

21 September 2020

General Manager
Northern Beaches Council
PO Box 882
MONA VALE NSW 2103

Dear Sir/Madam,

Re: Stormwater Management Plan – 87 Dolphin Crescent, Avalon Beach

With reference to the Development Application for the above property, please find copies of the site Stormwater Management Plan Sheet-1 for your perusal.

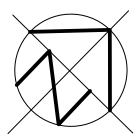
The plan shows the existing and proposed hard surface areas draining to the kerb and gutter at the front of the site.

Should you require any further information please contact the undersigned.

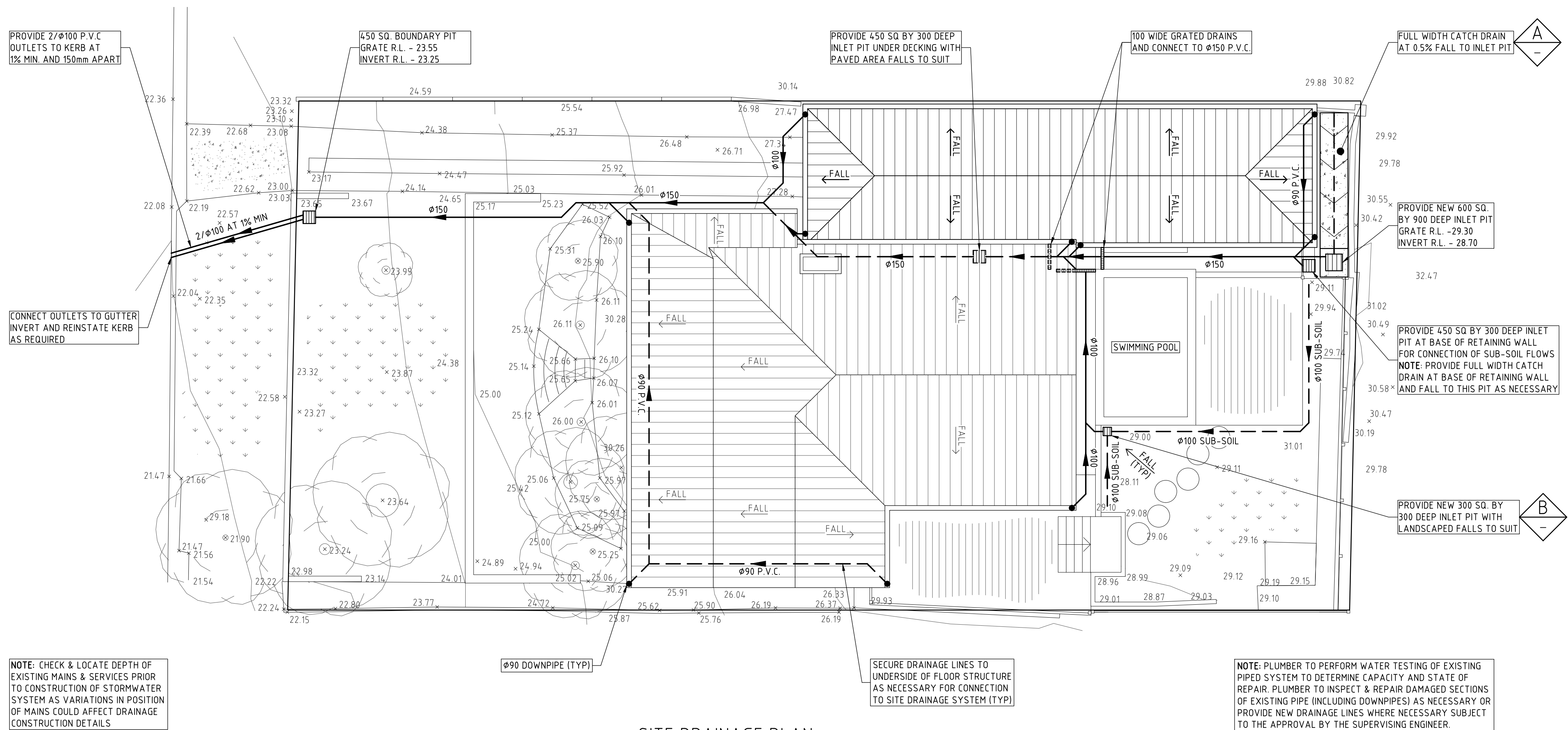
Yours faithfully
TAYLOR CONSULTING

D M SCHAEFER - Director
B.E. Civil – Hons. M.I.E. Aust.



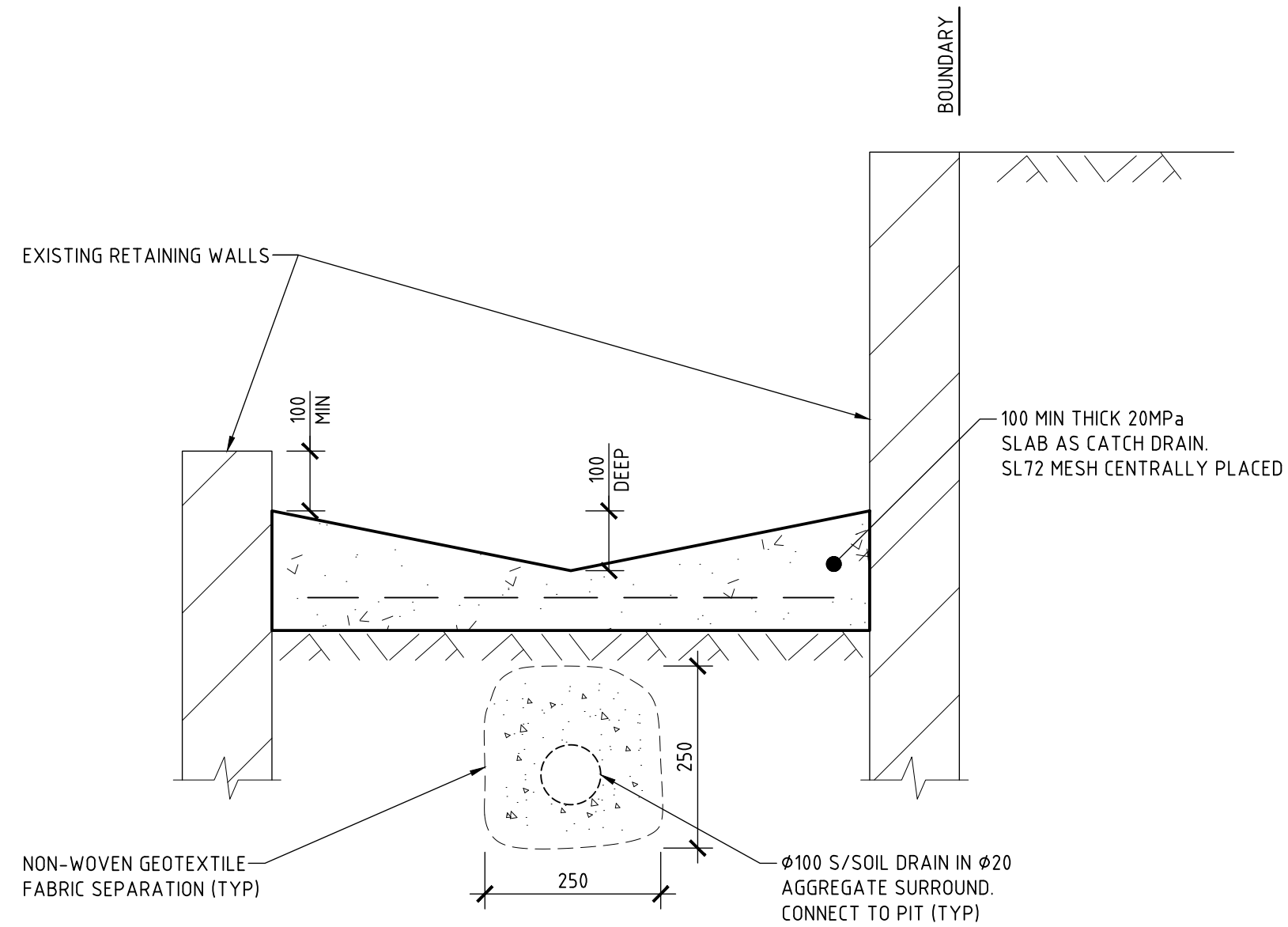


DOLPHIN CRESCENT



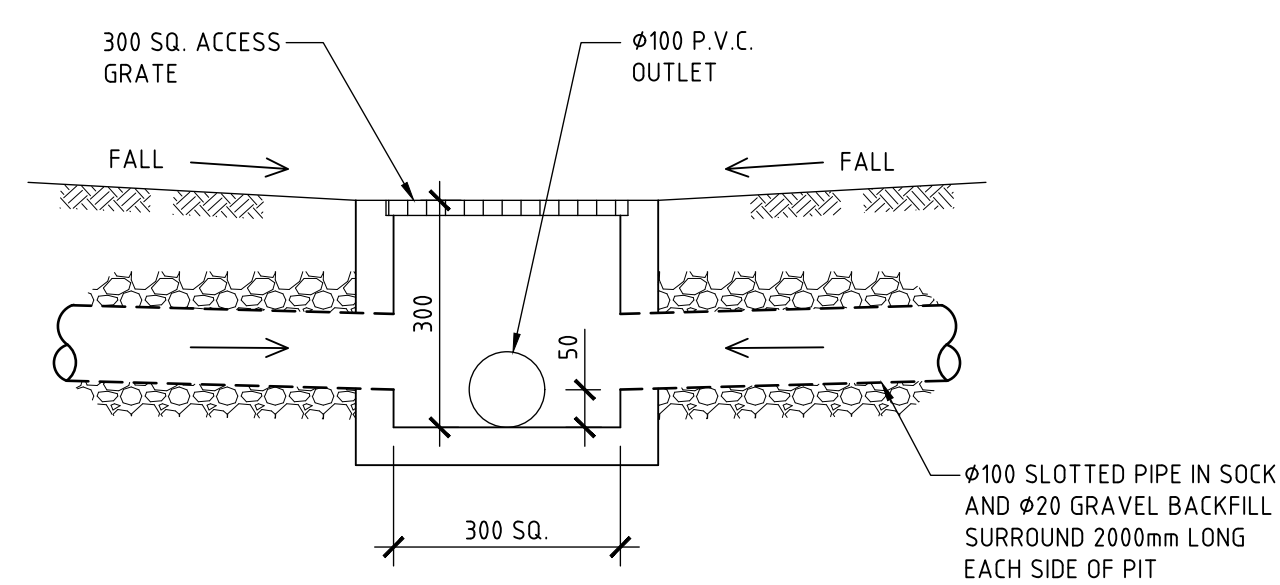
SITE DRAINAGE PLAN

SCALE 1:100



DETAIL A

SCALE 1:10



DETAIL B

SCALE 1:10

TYPICAL SURFACE INLET PIT DETAIL

- DRAINAGE NOTES**
- + DENOTES EXISTING GROUND LEVEL.
 - FALL STORMWATER PIPES AT 1% MIN. UNLESS OTHERWISE NOTED.
 - SUB-SOIL DRAINAGE TO BE CONNECTED TO THE SITE DRAINAGE SYSTEM AS NECESSARY.
 - SURFACE GRATES 300 SQ. UNLESS OTHERWISE NOTED.
 - ALL STORMWATER PIPES TO HAVE SOLVENT CEMENT WATERTIGHT JOINTS.
 - CHECK & LOCATE DEPTH OF EXISTING MAINS & SERVICES PRIOR TO CONSTRUCTION OF STORMWATER SYSTEM AS VARIATIONS IN POSITION OF MAINS COULD AFFECT DRAINAGE CONSTRUCTION DETAILS.
 - INSPECTIONS MUST BE UNDERTAKEN BY THIS OFFICE (BY PRIOR ARRANGEMENT WITH ENGINEER) DURING CONSTRUCTION TO ENABLE FULL CERTIFICATION UPON COMPLETION OF WORKS.
 - ALL CONSTRUCTION OF COUNCIL DRAINAGE WORKS TO COMPLY WITH COUNCIL STANDARD.
 - REMOVE REDUNDANT DRAINAGE PITS AND SEAL PIPES.
 - PIT BENCHING TO BE HALF THE OUTGOING PIPE DIAMETER. CONCRETE FOR BENCHING TO BE 20 MPa MASS CONCRETE.
 - APPROVED PRE-CAST PITS MAY BE USED.
 - ALL PIPES TO BE LAID ON COMPACTED FINE CRUSHED ROCK OR SAND BEDDING 75mm THICK & PIPES BACKFILLED WITH COMPACTED SAND TO 300mm ABOVE TOP OF PIPE, ELSE ATTACHED TO UNDERSIDE OF STRUCTURE AT 600mm c/c AS NECESSARY.
 - PIPE ROUTES SHOWN ARE INDICATIVE ONLY AND SHOULD BE AS NECESSARY ACCORDING TO SITE CONDITIONS, TREE POSITIONS ETC. CONFIRM SIGNIFICANT CHANGES IN PIPES SYSTEM DETAILS WITH SUPERVISING ENGINEER PRIOR TO COMMENCEMENT OF DRAINAGE CONSTRUCTION WORKS.
 - CONTRACTOR SHALL ENSURE THAT SERVICES TO BUILDINGS NOT AFFECTED BY THE WORKS ARE NOT DISRUPTED. CONTRACTOR SHALL CONSTRUCT TEMPORARY SERVICES TO MAINTAIN EXISTING SUPPLY TO BUILDINGS WHERE REQUIRED. ONCE WORKS ARE COMPLETE AND COMMISSIONED THE CONTRACTOR SHALL REMOVE ALL TEMPORARY SERVICES AND MAKE GOOD ALL DISTURBED AREAS.
 - STORMWATER SYSTEM REQUIRES SIGNIFICANT MAINTENANCE DUE TO POTENTIAL HIGH POLLUTANT LOAD. FILTERS AND POLLUTANT TRAPS SHOULD BE CHECKED AFTER LARGE STORM EVENTS AND CLEANED EVERY 6 MONTHS.
 - PLUMBING AND DRAINAGE WORKS TO COMPLY WITH AS-3500, THE NATIONAL DRAINAGE & PLUMBING CODE.
 - WHERE POSSIBLE DRAINAGE LINES SHALL BE LAID IN AREAS PREVIOUSLY DISTURBED BY OTHER SITE WORKS AND FOLLOW TOPOGRAPHICAL FEATURES TO REDUCE IMPACT AND AVOID TREE ROOTS.
 - THIS STORMWATER MANAGEMENT PLAN HAS BEEN PREPARED FOR D.A. SUBMISSION TO COUNCIL AND DOES NOT NECESSARILY CONTAIN ALL APPROPRIATE INFORMATION TO ENABLE FOR ISSUE TO PLUMBER/BUILDER FOR CONSTRUCTION. CONTACT TAYLOR CONSULTING FOR MORE INFORMATION.

STORMWATER SYSTEM DESIGN DATA

SITE DATA

SITE AREA = 696 m² (100%)
PROPOSED IMPERVIOUS AREA = 379 m² (54%)
PROPOSED LANDSCAPED AREA = 317 m² (46%)
EXISTING IMPERVIOUS AREA = 368 m² (52%)
EXISTING LANDSCAPED AREA = 328 m² (48%)

| ISSUE | DATE | REVISION |
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TITLE
STORMWATER MANAGEMENT PLAN
87 DOLPHIN CRESCENT, AVALON BEACH

DRAWN
JBP

DATE
21 SEPTEMBER 2020

CHECKED
[Signature]

SCALE
1:100
1:10

BE Civil (Hons) MIE Aust.

TAYLOR
CONSULTING
CIVIL & STRUCTURAL ENGINEERS

REVISION
SHEET - 1