

11 December 2023

General Manager
Northern Beaches Council
725 Pittwater Road
Dee Why NSW 2099

Dear Sir/Madam

Re: Stormwater Management Plan – 4A Guardian Parade, Beacon Hill

With reference to the Development Application for the above property, please find enclosed a copy of the site Stormwater Management Plan, STORM-1, for your perusal.

The plan shows collected flows from the roof areas, along with the surrounding paved and landscaped areas, draining to the existing site drainage system.

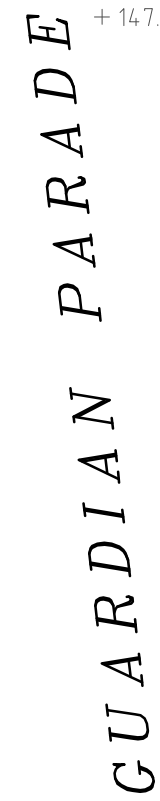
This is to certify that the Stormwater Management Plan layout as shown on STORM-1 by Taylor Consulting Civil & Structural Engineers has been designed in accordance with section 3.1.2, 'Drainage', of the Building Code of Australia Housing Provision, AS/NZS 3500.3.2 – Stormwater Drainage and Northern Beaches Council - Water Management for Development Policy.

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. N.E.R.






- ### **RAINAGE NOTES**
1. + DENOTES EXISTING GROUND LEVEL
 2. FALL STORMWATER PIPES AT 1% MIN UNLESS OTHERWISE NOTED
 3. SUB-SOIL DRAINAGE TO BE CONNECTED TO THE SITE DRAINAGE SYSTEM AS NECESSARY.
 4. SURFACE GRATES 300 SQ. UNLESS OTHERWISE NOTED
 5. ALL STORMWATER PIPES TO HAVE SOLVENT CEMENT WATERTIGHT JOINTS.
 6. CHECK & LOCATE DEPTH OF EXISTING MANS & SERVICES PRIOR TO CONSTRUCTION OF STORMWATER SYSTEM AS VARIATIONS IN POSITION OF MAINS COULD AFFECT DRAINAGE CONSTRUCTION DETAILS.
 7. INSPECTIONS MUST BE UNDERTAKEN BY THIS OFFICE BY PRIOR ARRANGEMENT WITH ENGINEER DURING CONSTRUCTION TO ENABLE FULL CERTIFICATION UPON COMPLETION OF WORKS.
 8. ALL CONSTRUCTION OF COUNCIL DRAINAGE WORKS TO COMPLY WITH COUNCIL STANDARD.
 9. REMOVE REDUNDANT DRAINAGE PITS AND SEAL PIPES.
 10. PIT BENCHING TO BE HALF THE OUTGOING PIPE DIAMETER. CONCRETE FOR BENCHING TO BE 20 MPa MASS CONCRETE.
 11. APPROVED PRE-CAST PITS MAY BE USED.
 12. ALL PIPES TO BE LAID ON COMPACTED FINE CRUSHED ROCK OR SAND BEDDING 150mm THICK & PIPES BACKFILLED WITH COMPACTED SAND TO 300mm ABOVE TOP OF PIPE, ELSE ATTACHED TO UNDERSIDE OF STRUCTURE AT 600mm c/c AS NECESSARY
 13. PIPE ROUTES SHOWN ARE INDICATIVE ONLY AND SHOULD BE AS NEARLY AS POSSIBLE ACCORDING TO SITE CONDITIONS, TREE POSITIONS ETC. CONFIRM SIGNIFICANT CHANGES IN PIPES SYSTEM WORKS WITH SUPERVISING ENGINEER PRIOR TO COMMENCEMENT OF DRAINAGE CONSTRUCTION WORKS.
 14. 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.
 15. STORMWATER SYSTEM REQUIRES SIGNIFICANT MAINTENANCE DUE TO POTENTIAL HIGH FLOW OF LEAKY FILTERS AND POLLUTANT TRAPS SHOULD BE CHECKED AFTER LARGE STORM EVENTS AND CLEANED EVERY 6 MONTHS.
 16. PLUMBING AND DRAINAGE WORKS TO COMPLY WITH AS-3500, THE NATIONAL DRAINAGE & PLUMBING CODE.
 17. 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.
 18. THIS STORMWATER MANAGEMENT PLAN HAS BEEN PREPARED FOR SUBMISSION TO COUNCIL/CERTIFIER AND DOES NOT NECESSARILY HAVE ALL APPROPRIATE INFORMATION AVAILABLE FOR ISSUE TO PLUMBER/BUILDER FOR CONSTRUCTION. CONTACT TAYLOR CONSULTING FOR MORE INFORMATION.

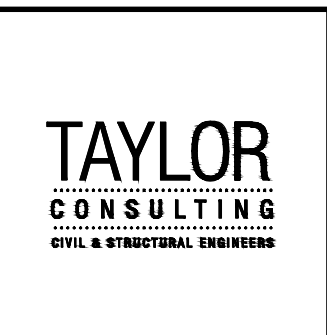
STORMWATER SYSTEM DESIGN DATA

SITE DATA

SITE AREA = 511.8 m² (100%)
PROPOSED IMPERVIOUS AREA = 297.8 m² (58%)
PROPOSED LANDSCAPED AREA = 214 m² (42%)
EXISTING IMPERVIOUS AREA = 287.3 m² (56%)
EXISTING LANDSCAPED AREA = 224.5 m² (44%)

[illegible]

TITLE			
STORMWATER MANAGEMENT PLAN 4A GUARDIAN PARADE, BEACON HIL			
DRAWN	DATE	CHECKED	SCALE: 1/10
L I	11 DECEMBER 2023		
ENGINEER	R B	:BE Civil (Hons) MIE Aust.	



DRAWING NO
STORM-1