

3 May 2022

General Manager
Northern Beaches Council
725 Pittwater Rd
DEE WHY NSW 2099

Dear Sir/Madam

Re: Stormwater Management Plan – 8 Grosvenor Place, Brookvale

With reference to the Development Application for the above property, please find copies of the site Stormwater Management Plan & Details STORM-1C, STORM-2C & STORM-3B, for your perusal.

The plans show the proposed roofed and landscaped areas of the site being discharged via the existing Council pit and R.C.P. drainage line in Grosvenor Place. 'SPEL Stormsack' and 'SPEL Hydrosystem' devices have been shown on the plan for pollution control measures.

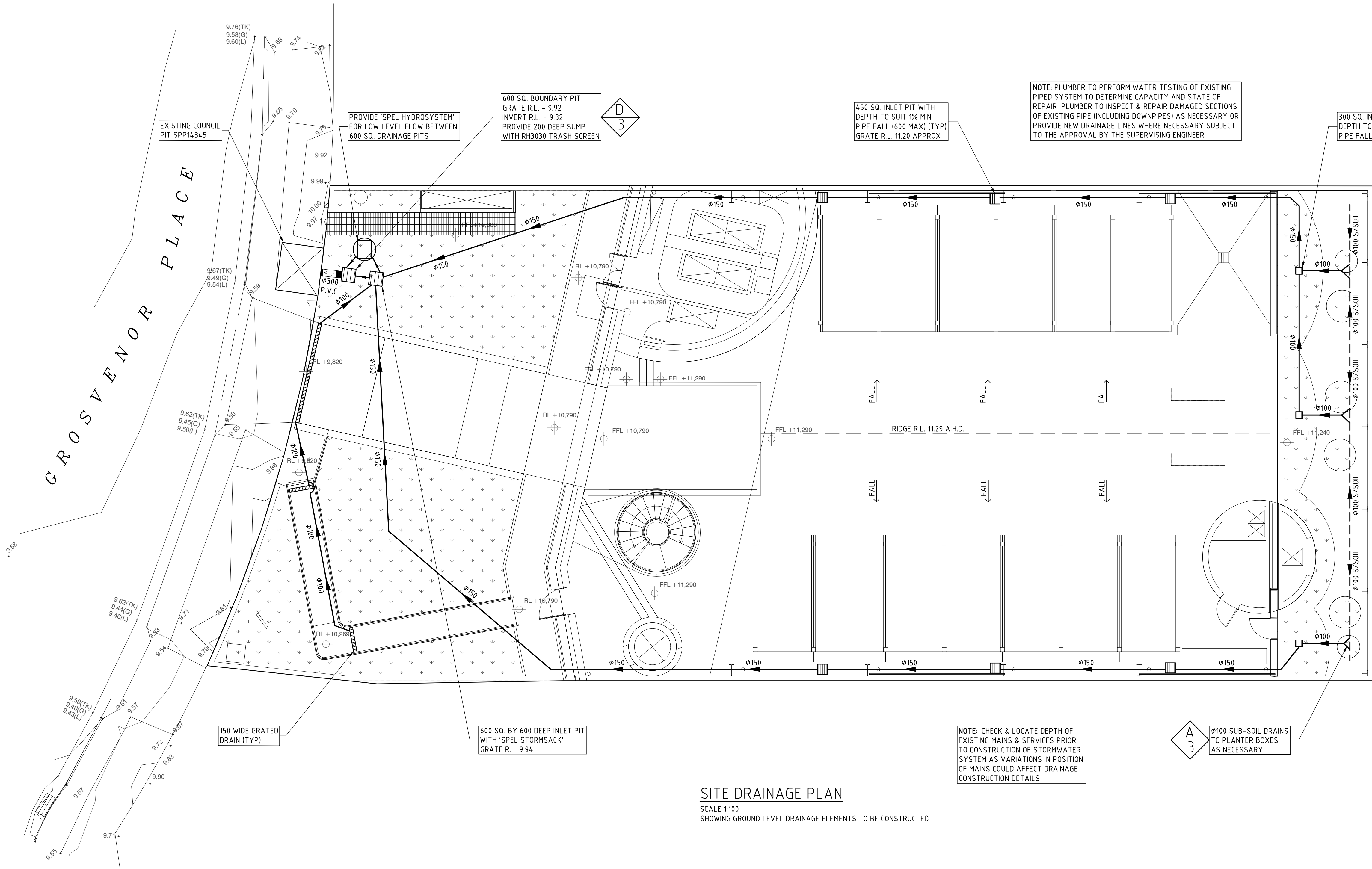
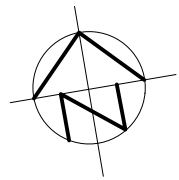
As the site is affected by the 1 in 100 year flood extents, there has been no provision for the on-site detention of stormwater.

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.





SITE DRAINAGE PLAN
SCALE 1:100
SHOWING GROUND LEVEL DRAINAGE ELEMENTS TO BE CONSTRUCTED

- 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 450 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

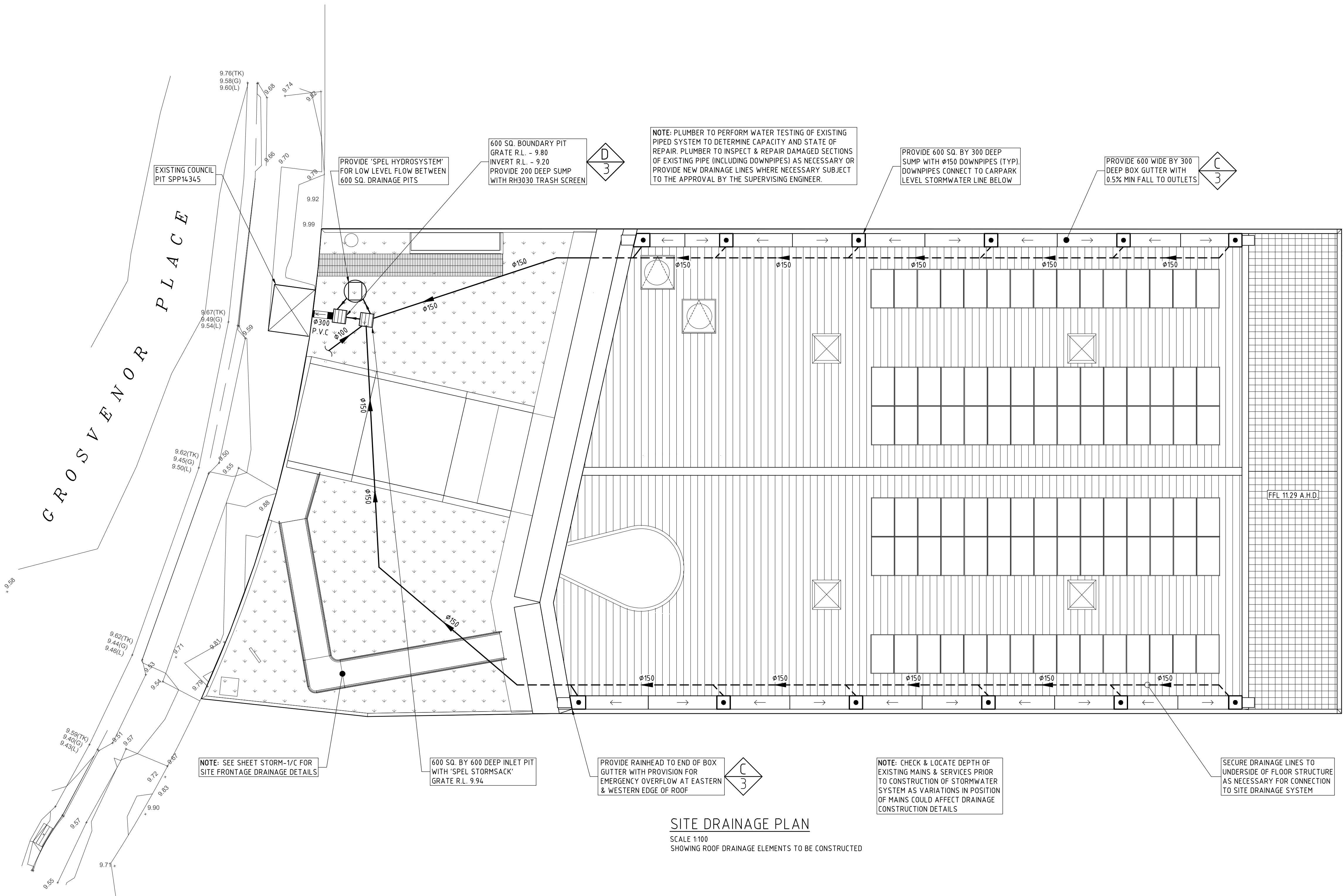
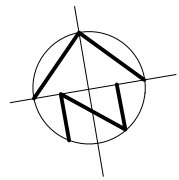
SITE AREA = 1051 m² (100%)
PROPOSED IMPERVIOUS AREA = 736 m² (70%)
PROPOSED LANDSCAPED AREA = 315 m² (30%)
EXISTING IMPERVIOUS AREA = 321 m² (31%)
EXISTING LANDSCAPED AREA = 730 m² (69%)

ISSUE DATE	REVISION
9 DEC 21	CHANGES TO SUIT REVISED ARCHITECTURAL PLANS
25 FEB 22	POLLUTION CONTROL ELEMENTS ADDED
3 MAY 22	CHANGES TO SUIT FLOOD STORAGE REQUIREMENTS

TITLE	STORMWATER MANAGEMENT PLAN – GROUND 8 GROSVENOR PLACE, BROOKVALE
DRAWN	CJM
DATE	29 OCTOBER 2021
CHECKED	
SCALE	© A1 1:100

TAYLOR
CONSULTING
CIVIL & STRUCTURAL ENGINEERS

STORM-1/C



- DRAINAGE NOTES**
- + DENOTES EXISTING GROUND LEVEL
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SITE DRAINAGE PLAN
SCALE 1:100
SHOWING ROOF DRAINAGE ELEMENTS TO BE CONSTRUCTED

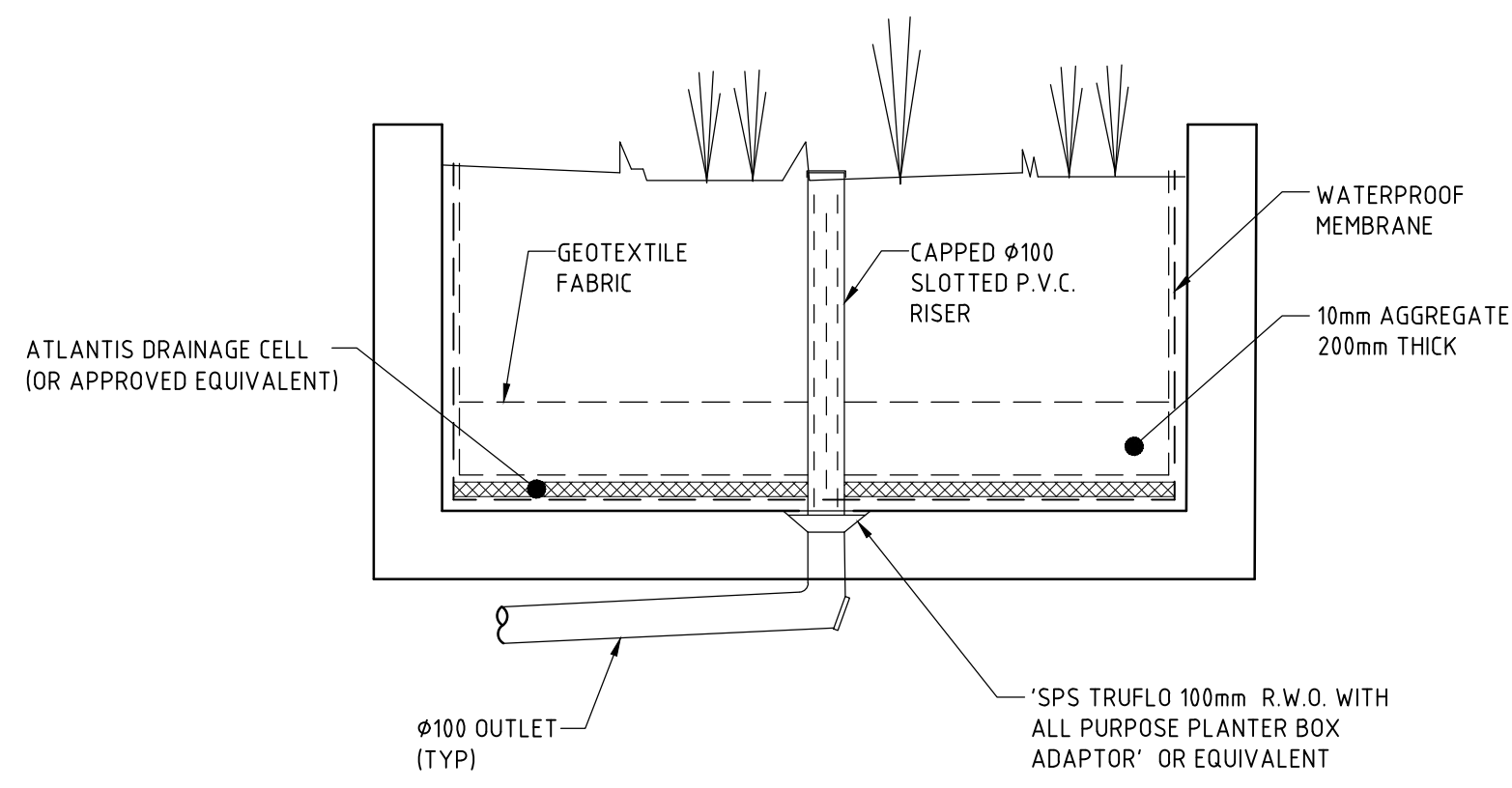
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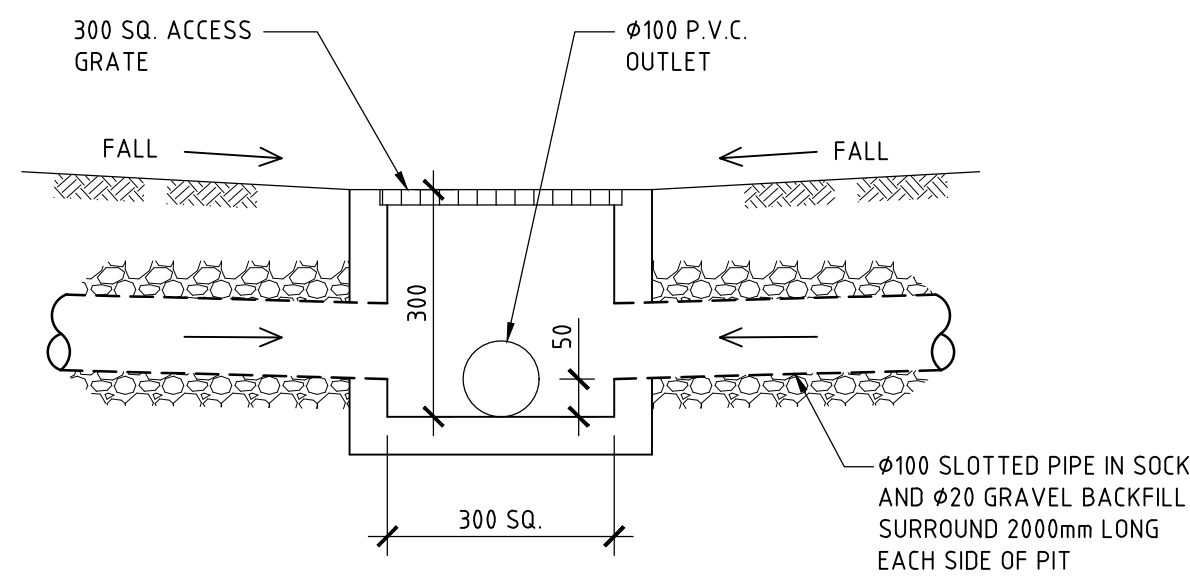
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DRAWN CJM	DATE 29 OCTOBER 2021	CHECKED <i>[Signature]</i> BE Civil (Hons) MIE Aust.	SCALE A1 1:100

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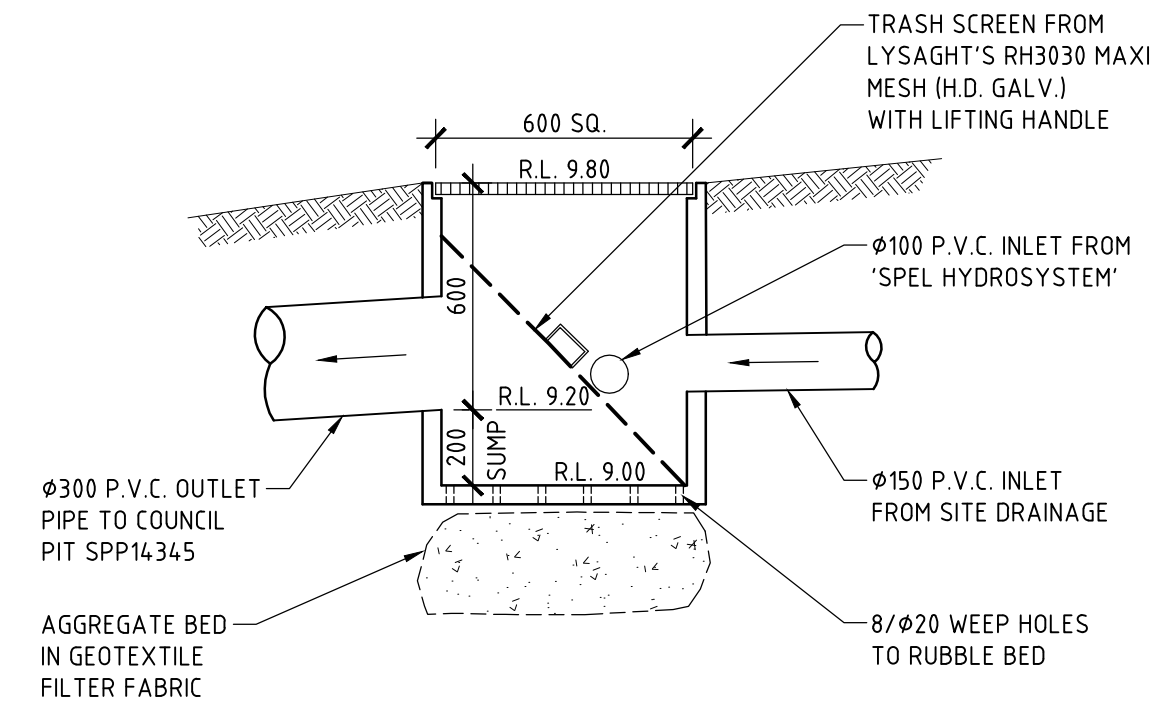
STORM-2/C



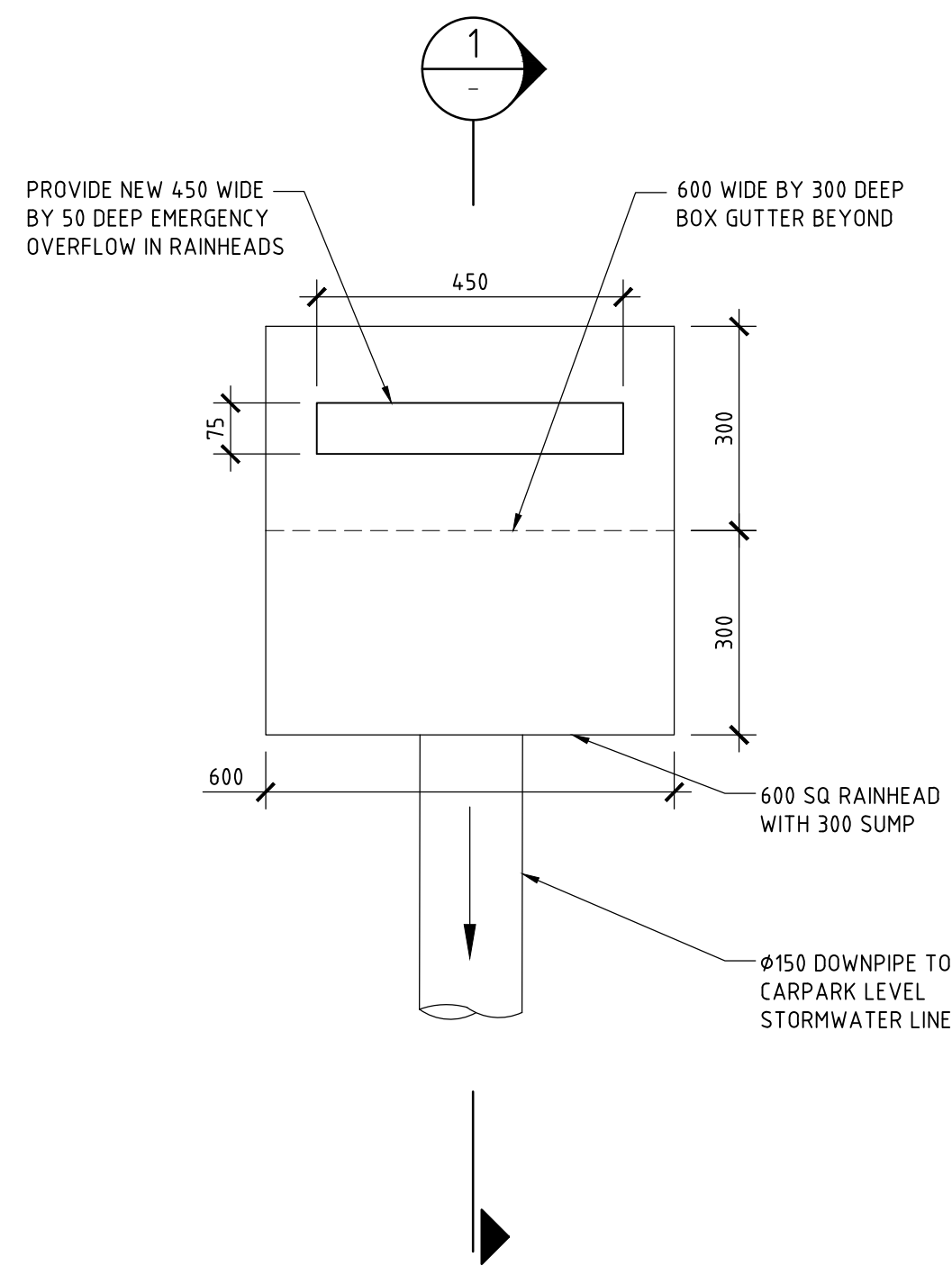
DETAIL A
1
SCALE 1:20
SHOWING TYPICAL PLANTER BOX DETAIL



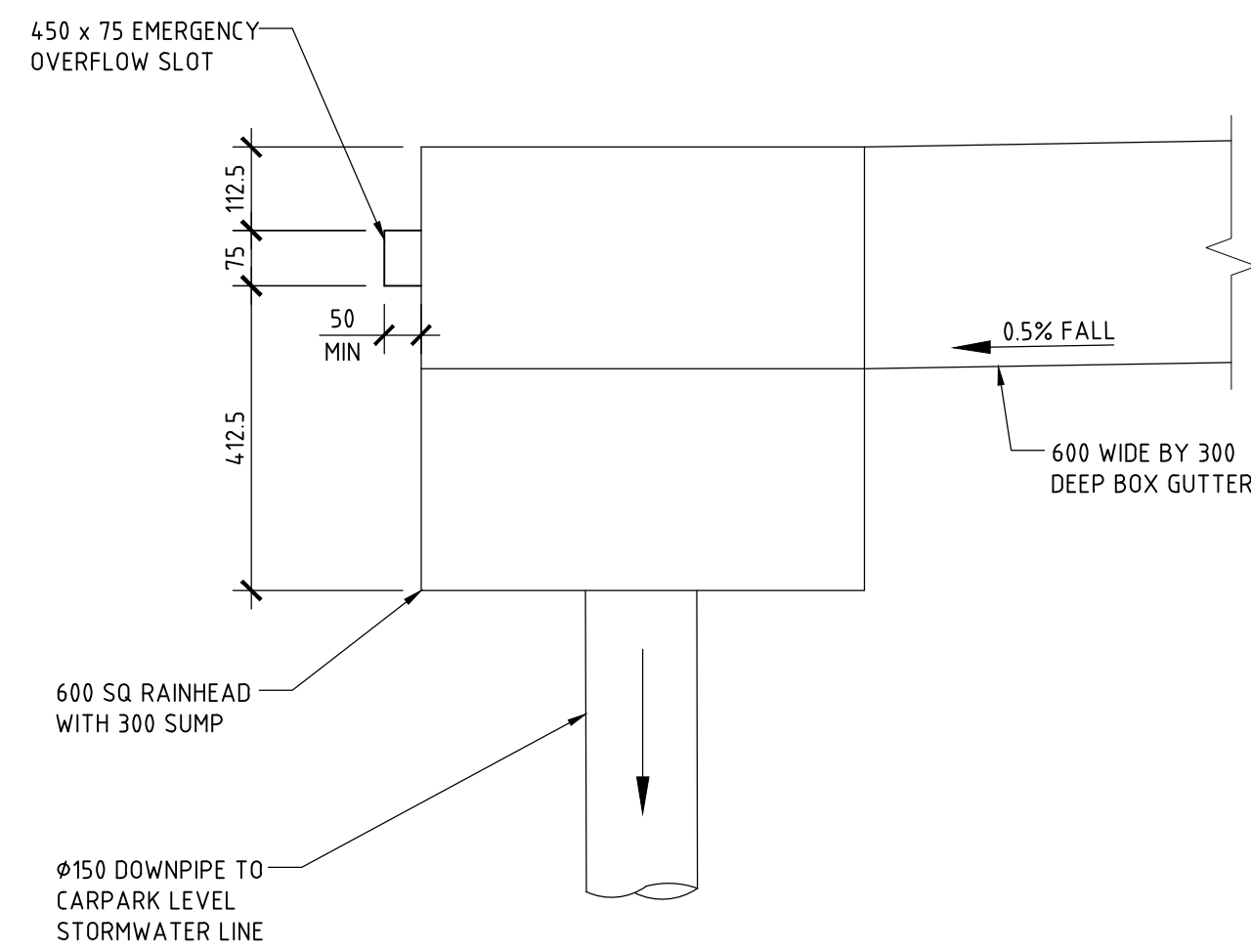
DETAIL B
1
SCALE 1:10
TYPICAL SURFACE INLET PIT DETAIL



DETAIL D
1
SCALE 1:20
TYPICAL BOUNDARY PIT AND SUMP DETAIL



DETAIL C
2
SCALE 1:10
TYPICAL RAINHEAD DETAIL (OR EQUIVALENT)
SHOWING PROVISION FOR EMERGENCY OVERFLOW



SECTION 1
-
SCALE 1:10

ISSUE DATE	REVISION
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TITLE STORMWATER MANAGEMENT PLAN DETAILS 8 GROSVENOR PLACE, BROOKVALE			
DRAWN CJM	DATE 29 OCTOBER 2021	CHECKED 	SCALE @ A1 1:20 1:10
*BE Civil (Hons) MIE Aust.			

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STORM-3/B