

6 May 2025

Chief Executive Officer
Northern Beaches Council
725 Pittwater Road
DEE WHY NSW 2099

Address of the Project: **46A York Terrace, Bilgolah Heights**

Description of Project: **Stormwater Management Plan - Alterations and Additions**

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

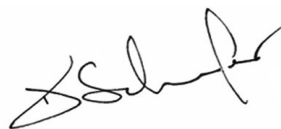
The plans show the collected flows from the existing dwelling roof areas, along with the surrounding paved and landscaped areas, being discharged to the Council's drainage system adjacent to the boundary via a combination of existing and new stormwater infrastructure.

Note that the proposed increase to the site's impervious area is approximately 14 m²; therefore, there is no requirement for on-site stormwater detention.

This is to certify that the Stormwater Management Plan layout, as shown on **STORM-1/A** 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.

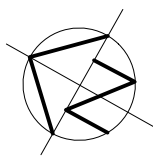
Should you require any further information, please contact the undersigned.

Yours faithfully
TAYLORCONSULTING.NET.AU



D.M.Schaefer - Director
B.E Civil (Hons) M.I.E. Aust. N.E.R.





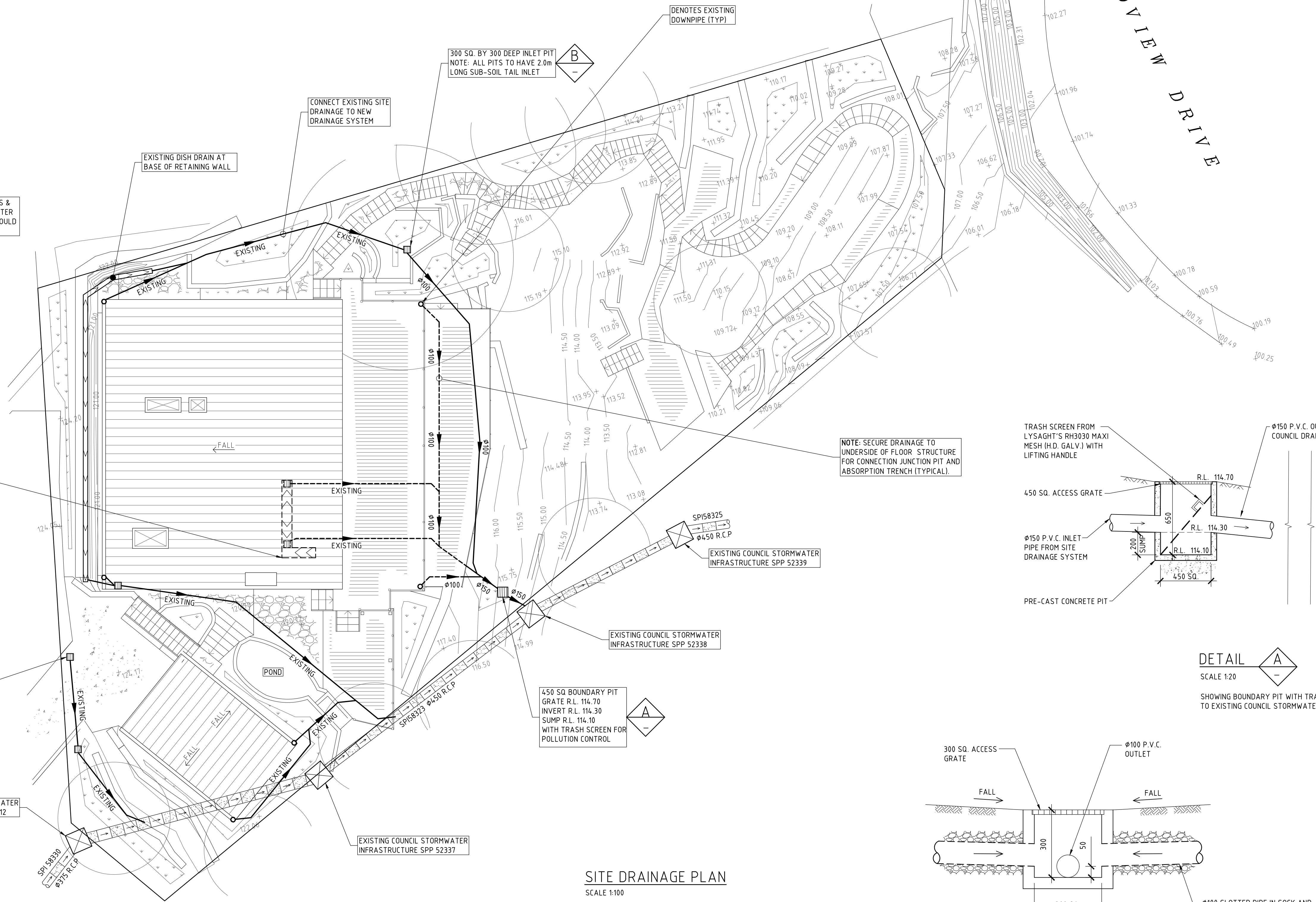
NOTE: CHECK & LOCATE DEPTH OF EXISTING MAINS & SERVICES PRIOR TO CONSTRUCTION OF STORMWATER SYSTEM AS VARIATIONS IN POSITION OF MAINS COULD AFFECT DRAINAGE CONSTRUCTION DETAILS.

EXISTING SUB-FLOOR CATCH DRAIN

EXISTING SURFACE INLET PIT (TYP)

EXISTING COUNCIL STORMWATER INFRASTRUCTURE SPP 44012

NOTE: PLUMBER TO PERFORM WATER TESTING OF EXISTING PIPED SYSTEM TO DETERMINE CAPACITY AND STATE OF REPAIR. PLUMBER TO INSPECT & REPAIR DAMAGED SECTIONS OF EXISTING PIPE (INCLUDING DOWNPIPES) AS NECESSARY OR PROVIDE NEW DRAINAGE LINES WHERE NECESSARY SUBJECT TO THE APPROVAL BY THE SUPERVISING ENGINEER.



SITE DRAINAGE PLAN
SCALE 1:100

DENOTES EXISTING DOWNPIPE (TYP)

300 SQ. BY 300 DEEP INLET PIT
NOTE: ALL PITS TO HAVE 2.0m LONG SUB-SOIL TAIL INLET

CONNECT EXISTING SITE DRAINAGE TO NEW DRAINAGE SYSTEM

EXISTING DISH DRAIN AT BASE OF RETAINING WALL

NOTE: SECURE DRAINAGE TO UNDERSIDE OF FLOOR STRUCTURE FOR CONNECTION JUNCTION PIT AND ABSORPTION TRENCH (TYPICAL).

SP158325
Ø450 R.C.P.
EXISTING COUNCIL STORMWATER INFRASTRUCTURE SPP 52339

EXISTING COUNCIL STORMWATER INFRASTRUCTURE SPP 52338

450 SQ BOUNDARY PIT
GRATE R.L. 114.70
INVERT R.L. 114.30
SUMP R.L. 114.10
WITH TRASH SCREEN FOR POLLUTION CONTROL

EXISTING COUNCIL STORMWATER INFRASTRUCTURE SPP 52337

SP158330
Ø375 R.C.P.

TRASH SCREEN FROM
LYSAGHT'S RH3030 MAXI
MESH (H.D. GALV.) WITH
LIFTING HANDLE

450 SQ. ACCESS GRATE

Ø150 P.V.C. INLET
PIPE FROM SITE
DRAINAGE SYSTEM

PRE-CAST CONCRETE PIT

Ø150 P.V.C. OUTLET TO
COUNCIL DRAINAGE SYSTEM

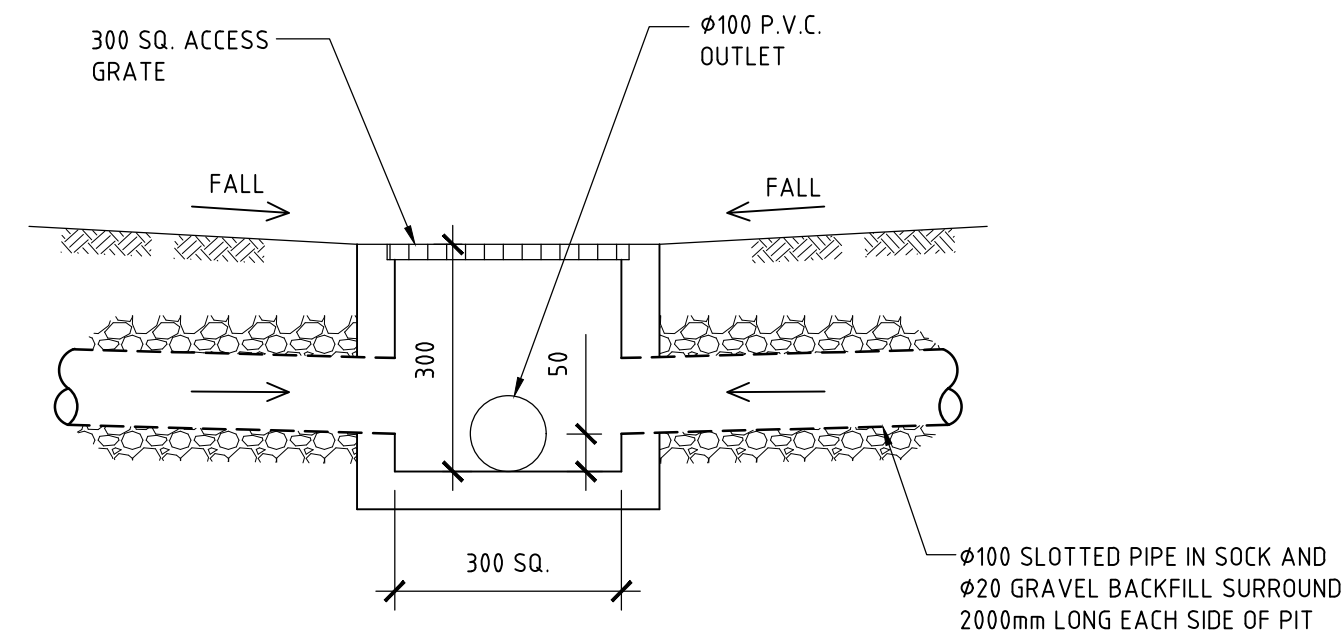
CORE AND MAKE GOOD
CONNECTION TO COUNCIL
STORMWATER INFRASTRUCTURE

COUNCIL INFRASTRUCTURE
SPP 52338

Ø450 COUNCIL R.C.P.
BEYOND

DETAIL A
SCALE 1:20

SHOWING BOUNDARY PIT WITH TRASH SCREEN CONNECTION
TO EXISTING COUNCIL STORMWATER INFRASTRUCTURE



DETAIL B
SCALE 1:10
TYPICAL 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 SUBMISSION TO COUNCIL/CERTIFIER 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 = 800.5 m² (100%)
PROPOSED IMPERVIOUS AREA = 410.5 m² (51%)
PROPOSED LANDSCAPED AREA = 401.7 m² (49%)
EXISTING IMPERVIOUS AREA = 396.7 m² (49%)
EXISTING LANDSCAPED AREA = 415.8 m² (51%)

ISSUE DATE	REVISION
5 MAY 2025	CHANGES MADE TO SUIT COUNCIL RFI

TITLE
**STORMWATER MANAGEMENT PLAN
46A YORK TERRACE, BILGOLA PLATEAU**

DRAWN MDB
ENGINEER JPL
DATE 6 MARCH 2025
CHECKED [Signature]
SCALE © A1
1:100
1:20
1:10
[Signature] BE Civil (Hons) MIE Aust.



DRAWING NO.
STORM-1/A