TAYLOR

NORTHERN SYDNEY
Seascape
Suite 7 22-27 Fisher Rd
Dee Why NSW 2099

BLUE MOUNTAINS
Shop 1
274 Macquarie Rd
Springwood NSW 2777

TAYLORCONSULTING.NET.AU

CONSULTING ENGINEERS
Civil
Structural
Stormwater & Flood

13 June 2025

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

Address of the Project: **19 Emma Street, Mona Vale**

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**, for your perusal.

The Stormwater Management Plan shows runoff collected from the proposed and existing roof areas, landscaped and hardstand areas, which discharge to the kerb and gutter in Emma Street via a combination of the existing and proposed drainage systems. A new boundary pit is proposed to capture and control pollutants from leaving the site.

Note that on-site stormwater detention is not required as the proposed site impervious area is less than 50m^2. This is in accordance with the Onsite Stormwater Disposal Requirements Region 1 – Northern Catchments of the Northern Beaches Council Water Management for Development Policy.

This is to certify that the Stormwater Management Plan layout, as shown on **STORM-1** by Taylor Consulting Civil & Structural Engineer,s 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's 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.

REGISTERED NER Engineers Australia

PROVIDE STRAMIT 150 HALF ROUND EAVES GUTTERS OR APPROVED EQUIVALENT 7700mm² (MIN) EAVES GUTTER

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

EXISTING GRATED DRAIN

DENOTES EXISTING DOWNPIPES (TYP)

PROVIDE Ø100 DOWNPIPE (TYP)

PROVIDE SPREADER FOR DISCHARGE OF RUNOFF FROM UPPER TO LOWER ROOF AREA (TYP)

450 SQ. BOUNDARY PIT
GRATE R.L. - 35.10
INVERT R.L. - 34.70
SUMP R.L. - 34.50
WITH TRASH SCREEN FOR POLLUTION CONTROL
A —

PROVIDE 2/Ø100 P.V.C. OUTLETS TO KERB AT 1% MIN. AND 150mm APART

BENCHMARK NAIL IN TOP OF KERB
R.L. 33.605 (A.H.D.)

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.

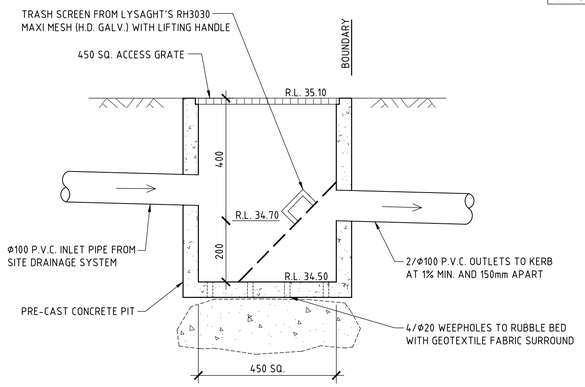
NOTE: CHECK & LOCATE DEPTH OF EXISTING MAINS & SERVICES PRIOR TO CONSTRUCTION OF STORMWATER SYSTEM AS VARIATIONS IN POSITION OF MAINS COULD AFFECT DRAINAGE CONSTRUCTION DETAILS

EMMA STREET

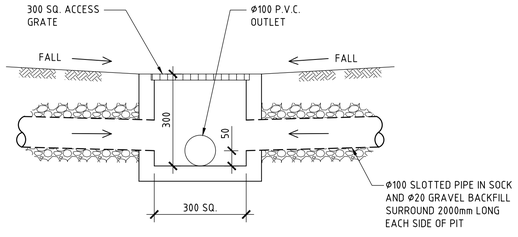
ELWYN CLOSE

SITE DRAINAGE PLAN

SCALE 1:100



DETAIL A
SCALE 1:10
TYPICAL BOUNDARY PIT DETAIL



DETAIL B
SCALE 1:10
TYPICAL SURFACE INLET PIT DETAIL

DRAINAGE 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 MAINS & 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 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
13. 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.
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 POLLUTANT LOAD. 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 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 = 698.7 m² (100%)
PROPOSED IMPERVIOUS AREA = 358.5 m² (51%)
PROPOSED LANDSCAPED AREA = 340.2 m² (49%)
EXISTING IMPERVIOUS AREA = 346.3 m² (50%)
EXISTING LANDSCAPED AREA = 352.4 m² (50%)

ISSUE	DATE	REVISION

TITLE
STORMWATER MANAGEMENT PLAN
19 EMMA STREET, MONA VALE

DRAWN	DATE	CHECKED	SCALE @ A1
LI	12 JUNE 2025	BE Civil (Hons) MIE Aust.	1:100 1:10
ENGINEER JPL			

DRAWING NO. STORM-1

TAYLOR

"Seascape" Suite 7 22-26 Fisher Rd Dee Why NSW 2099 | T 02 9982 7092 | F 02 9982 5898 | enquire@taylorconsulting.net.au | www.taylorconsulting.net.au