

26 July 2024

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

Address of the Project: **75 Victor Road, Dee Why**

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

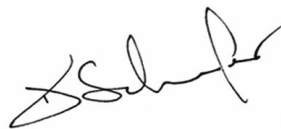
With reference to the Development Application for the above property, please find attached a copy of the site Stormwater Management Plan, STORM-1/A, for your perusal.

The plan shows the collected flows from the proposed and existing roof areas, along with the surrounding hardstand and landscaped areas, discharging to Council Drainage Channel SPO00627.

This is to certify that the Stormwater Management Plan layout as shown on Plan 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's Water Management for Development Policy.

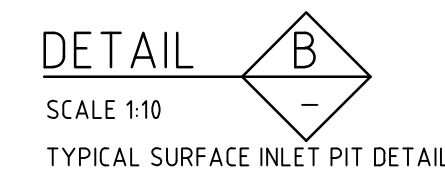
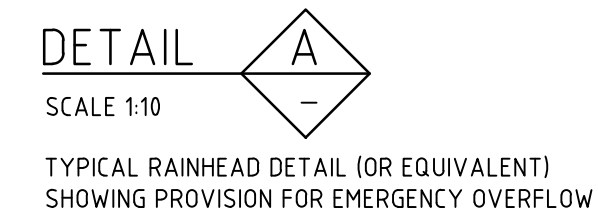
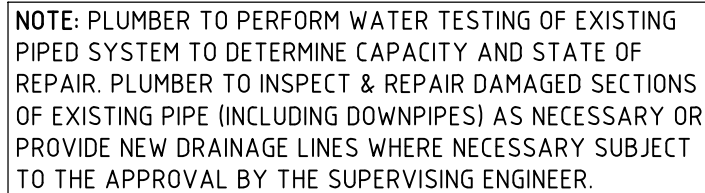
Should you require any further information, please contact the undersigned.

Yours faithfully
TAYLORCONSULTING.NET.AU



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

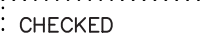




- ### **DRAINAGE NOTES**
1. + DENOTES EXISTING GROUND LEVEL
 2. FALL STORMWATER PIPES AT 1% MIN UNLESS OTHERWISE NOTED
 3. SUB-SOIL DRAINAGE TO BE CONNECTED TO THE SITE DRAINAGE SYSTEM AS NECESSARY.
 4. SURFACE GRATES 300 S0 UNLESS OTHERWISE NOTED
 5. ALL STORMWATER PIPES TO HAVE SOLVENT CEMENT WATERTIGHT JOINTS.
 6. CHECK & LOCATE DEPTH OF EXISTING MAINS & SERVICES PRIOR TO CONSTRUCTION OF DRAINAGE SYSTEMS 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 UNDERGIRD OF STRUCTURE AT 600mm c/c AS NECESSARY
 13. PIPED RIGS SHOWN ARE INDICATIVE ONLY AND SHOULD BE AS NECESSARY ACCORDING TO SITE CONDITIONS, TREE POSITIONS ETC. CONFORM 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 THE ISSUE TO PLUMBER/BUILDER FOR CONSTRUCTION CONTACT TAYLOR CONSULTING FOR MORE INFORMATION.

STORMWATER SYSTEM DESIGN DATA	
<u>SITE DATA</u>	
SITE AREA = 975.3 m ²	(100%)
PROPOSED IMPERVIOUS AREA = 565.4 m ²	(58%)
PROPOSED LANDSCAPED AREA = 409.9 m ²	(42%)
EXISTING IMPERVIOUS AREA = 521 m ²	(53%)
EXISTING LANDSCAPED AREA = 454.3 m ²	(47%)

[illegible]

TITLE STORMWATER MANAGEMENT PLAN 75 VICTOR ROAD, DEE WHY		DRAWING NO STORM-1/A	
DRAWN LI	DATE 18 JULY 2024	CHECKED  BE Civil (Hons) MIE Aust.	SCALE @ A1 1:100 1:10
ENGINEER HSC		TAYLOR CONSULTING INCORPORATED IN AUSTRALIA CIVIL & STRUCTURAL ENGINEERS	