

5 August 2025

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

Address of the Project: **4 Owen Stanley Avenue, Beacon Hill**

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

With reference to the Modification to Development Application DA2024/0271 for the above property, please find enclosed a copy of the site Stormwater Management Plan, STORM-1/A, for your perusal.

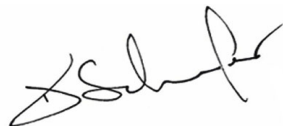
The stormwater plan shows runoff collected from the proposed roof areas, and surrounding hardstand and landscaped areas, discharged onto the Council water course via a sandstone headwall outlet located at the front of the site.

Note that it is proposed to provide 1250 Litres of rainwater storage, located towards the rear of the dwelling for non potable reuse in accordance with BASIX requirements.

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, NCC 2022 Part 3.3 Drainage and Northern Beaches Council's Water Management for Development Policy.

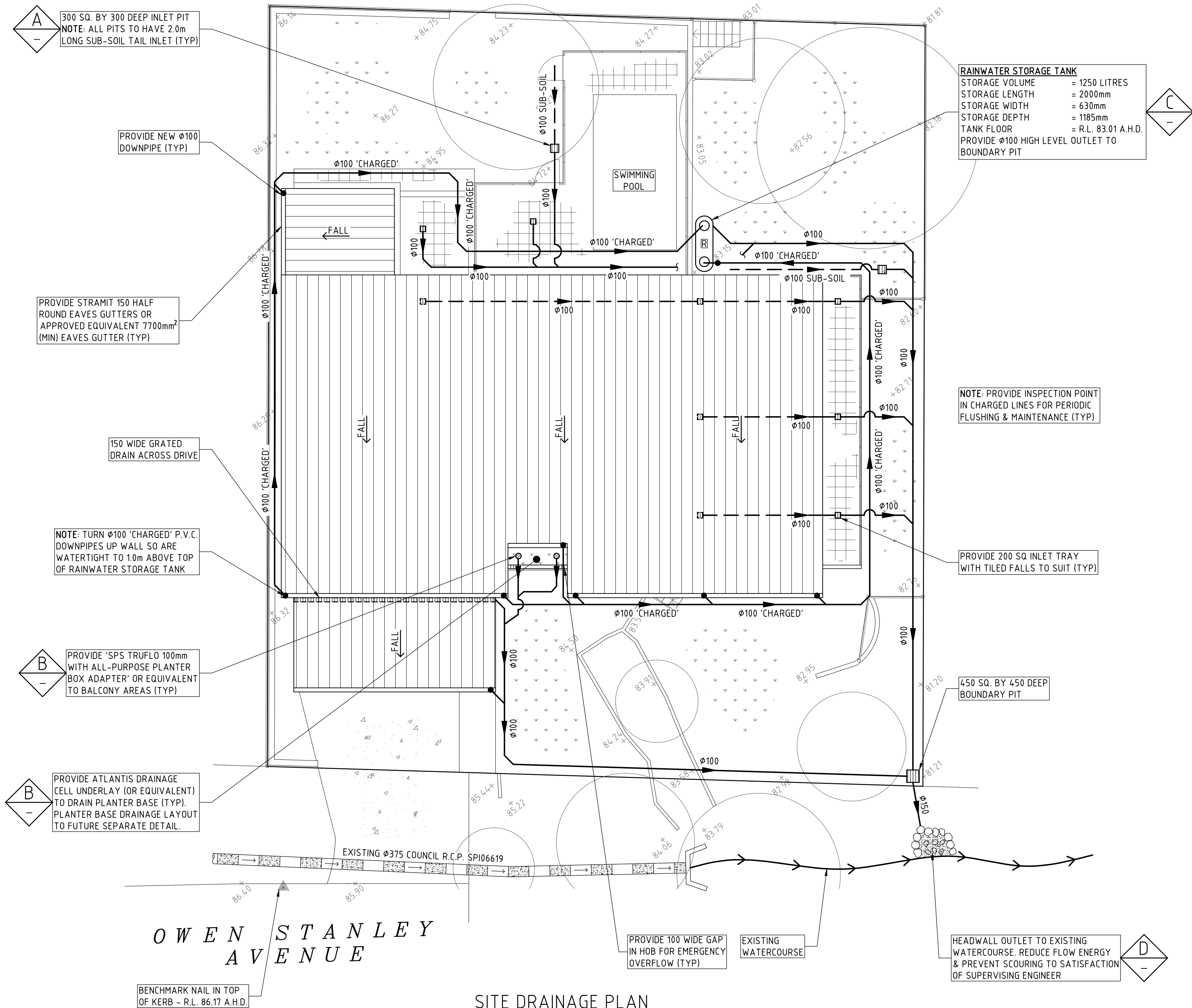
Should you require any further information, please contact the undersigned.

Yours faithfully
TAYLORCONSULTING.NET.AU



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





300 SQ. ACCESS GRATE

100 P.V.C. OUTLET

FALL

500

300 SQ.

2000mm LONG EACH SIDE OF PIT

100 SLOTTED PIPE IN SOCK AND 200mm GRAVEL BACKFILL SURROUND

A cross-sectional diagram of a planter box assembly. The planter box is a rectangular container with a central vertical divider. The interior is lined with a 'WATERPROOF MEMBRANE'. The bottom is filled with '10mm AGGREGATE 200mm THICK'. A 'GEOTEXTILE FABRIC' is placed over the aggregate. A 'CAPPED Ø100 SLOTTED P.V.C. RISER' is positioned in the center, extending from the aggregate layer up to the soil level. At the base of the riser, an 'ATLANTIS DRAINAGE CELL (OR APPROVED EQUIVALENT)' is installed. A 'Ø100 OUTLET (TYP)' pipe exits from the bottom of the drainage cell. The entire assembly is shown with soil and plants on top.

Labels and callouts in the diagram include:

- WATERPROOF MEMBRANE
- 10mm AGGREGATE 200mm THICK
- CAPPED Ø100 SLOTTED P.V.C. RISER
- GEOTEXTILE FABRIC
- ATLANTIS DRAINAGE CELL (OR APPROVED EQUIVALENT)
- Ø100 OUTLET (TYP)
- SPS TRUFLO 100mm R.W.O. WITH ALL PURPOSE PLANTER BOX ADAPTOR OR EQUIVALENT

Ø100 'CHARGED' DOWNPIPE INLET

2000 LONG x 630 WIDE 'ASC' RAINWATER TANK (OR EQUIVALENT)

Ø100 'CHARGED' DOWNPIPE INLET

1185 TANK DEPTH

ACCESS OPENING CUT IN TOP OF TANK WITH LIFTING HANDLE (TYP)

MOSQUITO MESH STRAINER TO INLET SUMP (TYP)

RAINWATER STORAGE

R.L. 83.01

Ø100 HIGH LEVEL OVERFLOW TO BOUNDARY PIT

EXISTING GROUND SURFACE

Ø150 OUTLET

1000 APPROX.

WATERCOURSE

GEOTEXTILE FABRIC

1

Ø200 TO Ø300 RANDOMLY PLACED SANDSTONE BOULDERS/COBBLES IN MORTAR SURROUND

NOTE: POSITION RANDOMLY RAISED STONES TO SUPERVISING ENGINEERS SATISFACTION FOR DISSIPATION OF FLOW ENERGY

LINE OF HEADWALL BEYOND

1500 (APPROX.)

250 (APPROX.)

GEOTEXTILE FABRIC

POSITION RANDOMLY RAISED STONES TO SUPERVISING ENGINEER'S SATISFACTION FOR DISSIPATION OF FLOW ENERGY

SECTION 1

SCALE 1:20

DRAINAGE NOTES

1. + DENOTES EXISTING DRAINAGE 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 GRASSES 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/s AS NECESSARY
13. PIPE ROUTES SHOWN ARE INDICATIVE ONLY & 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 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 CLEANNED 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 AVAILABLE FOR ISSUE TO PLUMBER/BUILDER FOR CONSTRUCTION CONTACT TAYLOR CONSULTING FOR MORE INFORMATION

RAINWATER RE-USE NOTES AND SPECIFICATIONS

1. ROOF WATER ONLY TO BE DRAINED TO THE RAINWATER STORAGE TANK.
2. THE RAINWATER STORAGE TANK NEEDS TO BE CONNECTED FOR RE-USE AS REQUIRED BY THE OWNER.
3. RAINWATER STORAGE TANK TO BE CONFIGURED IN ACCORDANCE WITH SYDNEY WATER SPECIFICATIONS' GUIDELINES FOR RAINWATER TANK ON RESIDENTIAL PROPERTIES'.
4. PROVIDE MAINS 'TOP-UP' SUPPLY TO RAINWATER TANK. MAINS TOP-UP LINE TO BE BASED ON THE DAILY NON-POTABLE USAGE THAT MAY BE EXPECTED FROM THE TANK.
5. PROVIDE A MECHANICAL PUMPING ARRANGEMENT (IN SOUND-PROOF HOUSING) TO PUMP SUPPLIERS SPECIFICATION TO SUIT INTENDED USAGE OF RAINWATER STORAGE. PUMPING ARRANGEMENTS MUST COMPLY WITH EPA GUIDELINES.
6. INLETS TO RAINWATER TANK MUST BE SCREENED TO PREVENT THE ENTRY OF FOREIGN MATTER, ANIMALS OR INSECTS.
7. A SIGN MUST BE AFFIXED TO THE RAINWATER TANK CLEARLY STATING THAT THE WATER IN THE TANK IS RAINWATER AND IS NOT TO BE USED FOR HUMAN CONSUMPTION.
8. RAINWATER TANK TO BE PLACED ON A STRUCTURALLY ADEQUATE BASE IN ACCORDANCE WITH THE MANUFACTURER'S OR STRUCTURAL ENGINEER'S DETAILS.
9. THE TANK MUST NOT BE INSTALLED OVER ANY MAINTENANCE STRUCTURE OR FITTINGS USED BY A PUBLIC AUTHORITY.
10. RAINWATER TANK AND ASSOCIATED PUMPING WORKS TO BE INSTALLED AND CONFIGURED BY A LICENSED PLUMBER. PUMP TO BE INSTALLED BY A LICENSED ELECTRICAL.

STORMWATER SYSTEM DESIGN DATA


SITE DATA

SITE AREA = 645.0 m² (100%)
PROPOSED IMPERVIOUS AREA = 349.5 m² (54%)
PROPOSED LANDSCAPED AREA = 295.5 m² (46%)
EXISTING IMPERVIOUS AREA = 214.2 m² (33%)
EXISTING LANDSCAPED AREA = 430.8 m² (67%)

[illegible]

TITLE
STORMWATER MANAGEMENT PLAN
4 OWEN STANLEY AVENUE, BEACON HILL

DRAWN	DATE
LI	
ENGINEER	28 MAY 2024

CHECKED  SCALE @ A1
1:100
1:20
1:10
RE Civil (Hons) MIF Aust:

BE Civil (Hons) MIE Aust

SCALE @ A1

1:100

1:20

1:10

TAYLOR
CONSULTING
CIVIL & STRUCTURAL ENGINEERS

DRAWING NO
STORM-1/A