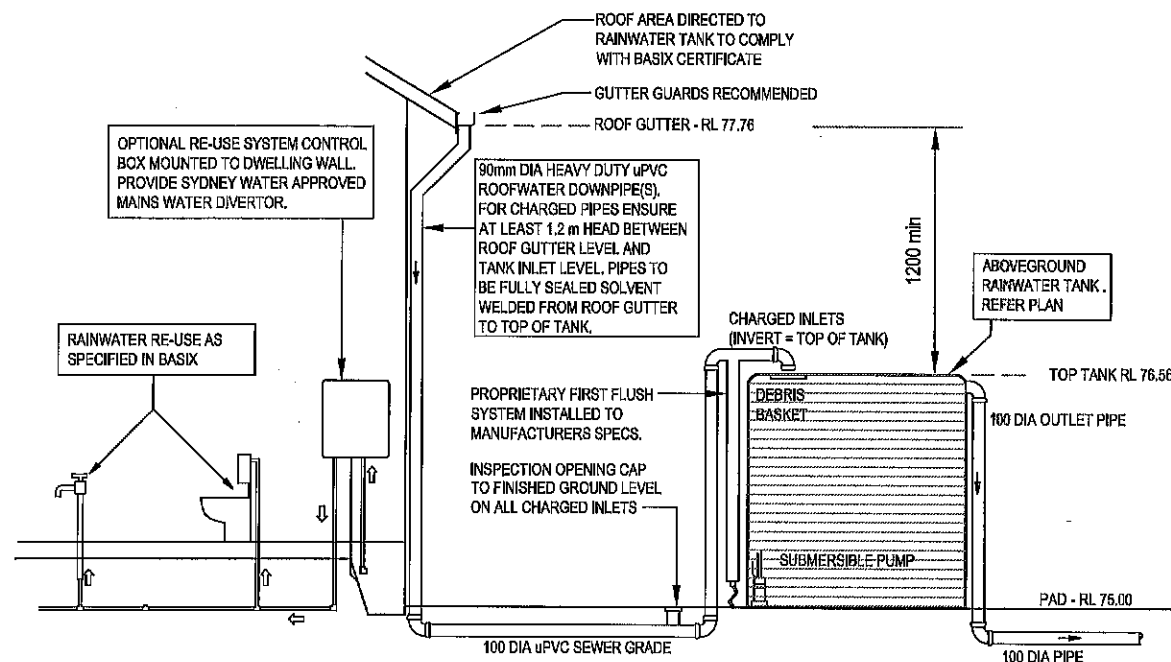


STORMWATER MANAGEMENT PLAN

PROPOSED RESIDENTIAL DEVELOPMENT

Lot 287, No 72 FRENCHS FOREST ROAD, SEAFORTH



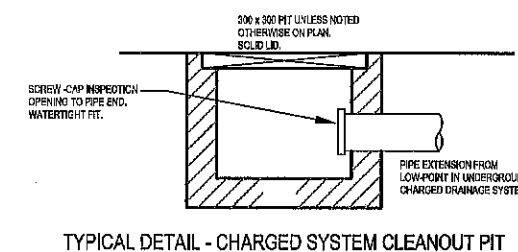
TYPICAL DETAIL - RAINWATER RE-USE TANK

LEGEND

	GRATED INLET PIT
450x450	450 SQUARE INTERNAL
GRT 75.54	GRATE LEVEL = 75.54
IL 75.12	INVERT LEVEL = RL 75.12
	PROPOSED DOWNPIPE No 5. 90mm dia. or 100mm x 50mm min.
	EXISTING TREE
	GRATED TRENCH DRAIN
	PROPOSED ROOF GUTTER FALL
	PROPOSED DOWNPIPE SPREADER
	STORMWATER PIPE 100mm dia min UNO
	SUBSOIL PIPE
	INSPECTION OPENING
	CONNECTION No 02, REFER SHEET D3 FOR CONTINUATION
	RAINWATER HEAD
	SUBSOIL CLEANOUT
	ROUND GRATED FLUSH OUTLET 100DIA

GENERAL NOTES

1. FINAL LOCATION OF NEW DOWNPIPES TO BE DETERMINED BY BUILDER/ARCHITECT AT TIME OF CONSTRUCTION.
2. THESE DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS DRAWINGS. ANY DISCREPANCIES TO BE REFERRED TO THE ENGINEER BEFORE PROCEEDING WITH WORK.
3. ALL MATERIALS AND WORKMANSHIP TO BE IN ACCORDANCE WITH AS/NZS 3500.3:2003 STORMWATER DRAINAGE, BCA AND LOCAL COUNCIL POLICY/CONSENT/REQUIREMENTS.
4. ALL DIMENSIONS AND LEVELS TO BE VERIFIED BY BUILDER ON-SITE PRIOR TO COMMENCEMENT OF WORKS. THESE DRAWINGS ARE NOT TO BE SCALED FOR DIMENSIONS NOR TO BE USED FOR SETOUT PURPOSES.
5. ALL SURVEY INFORMATION AND PROPOSED BUILDING AND FINISHED SURFACE LEVELS SHOWN IN THESE DRAWINGS ARE BASED ON LEVELS OBTAINED FROM DRAWINGS BY OTHERS.
6. THESE DRAWINGS DEPICT THE DESIGN OF SURFACE STORMWATER RUNOFF DRAINAGE SYSTEMS ONLY AND DO NOT DEPICT ROOF DRAINAGE OR SUBSOIL DRAINAGE SYSTEMS UNLESS NOTED OTHERWISE. THE DESIGN OF ROOF AND SUBSOIL DRAINAGE SYSTEMS IS THE RESPONSIBILITY OF OTHERS.
7. ALL STORMWATER DRAINAGE PIPES ARE TO BE 100mm DIAMETER uPVC AT MINIMUM 1% GRADE UNLESS NOTED OTHERWISE.
8. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE AND LEVEL ALL EXISTING SERVICES OR OTHER STRUCTURES WHICH MAY AFFECT/BE AFFECTED BY THIS DESIGN PRIOR TO COMMENCEMENT OF WORKS.
9. ALL PITS WITHIN DRIVEWAYS TO BE 150mm THICK CONCRETE OR EQUAL.
10. THIS PLAN IS THE PROPERTY OF STORMCIVIL AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM STORMCIVIL.



TYPICAL DETAIL - CHARGED SYSTEM CLEANOUT PIT

MINIMUM PIPE COVER (FROM FINISHED SURFACE TO TOP OF PIPE)		
LOCATION	MINIMUM COVER (mm) OR OVER	MINIMUM COVER (mm) OR OVER
1. NOT SUBJECT TO VEHICLE LOADINGS A. WITHOUT PAVEMENT: I. FOR SINGLE DWELLINGS - II. OTHER THAN SINGLE DWELLINGS - III. WITH PAVEMENT OF BRICK/UNREINFORCED CONCRETE -	0 0 100	100 200 100
2. SUBJECT TO VEHICLE LOADINGS A. OTHER THAN ROADS: I. WITHOUT PAVEMENT - II. WITH PAVEMENT OF: - REIN. CONC. FOR HEAVY VEHICLES - - UNREIN. CONC. FOR LIGHT VEHICLES B. ROADS I. GRADED II. UNGRADED	300 300 400 400 300 300 300 300	450 450 100 100 100 100 100 100
3. SUBJECT TO CONSTRUCTION VEHICLES OR IN SURROUNDING CONSTRUCTION	300	500

ISS	DATE	AMENDMENT
A	25.05.2019	DA ISSUE

ARCHITECT/BUILDER	ARCH. REF : MAYER
SYDNEY DESIGN	
OWNER	Mr & Ms MAYER
LGA	NORTHERN BEACHES (ex MANLY)

StormCivil

Consulting Engineers
Civil & Environmental,
Stormwater Management.
3 Gresham Street,
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ph/fax (02) 9456 7233
mobile : 0424023047
mark@stormcivil.com.au

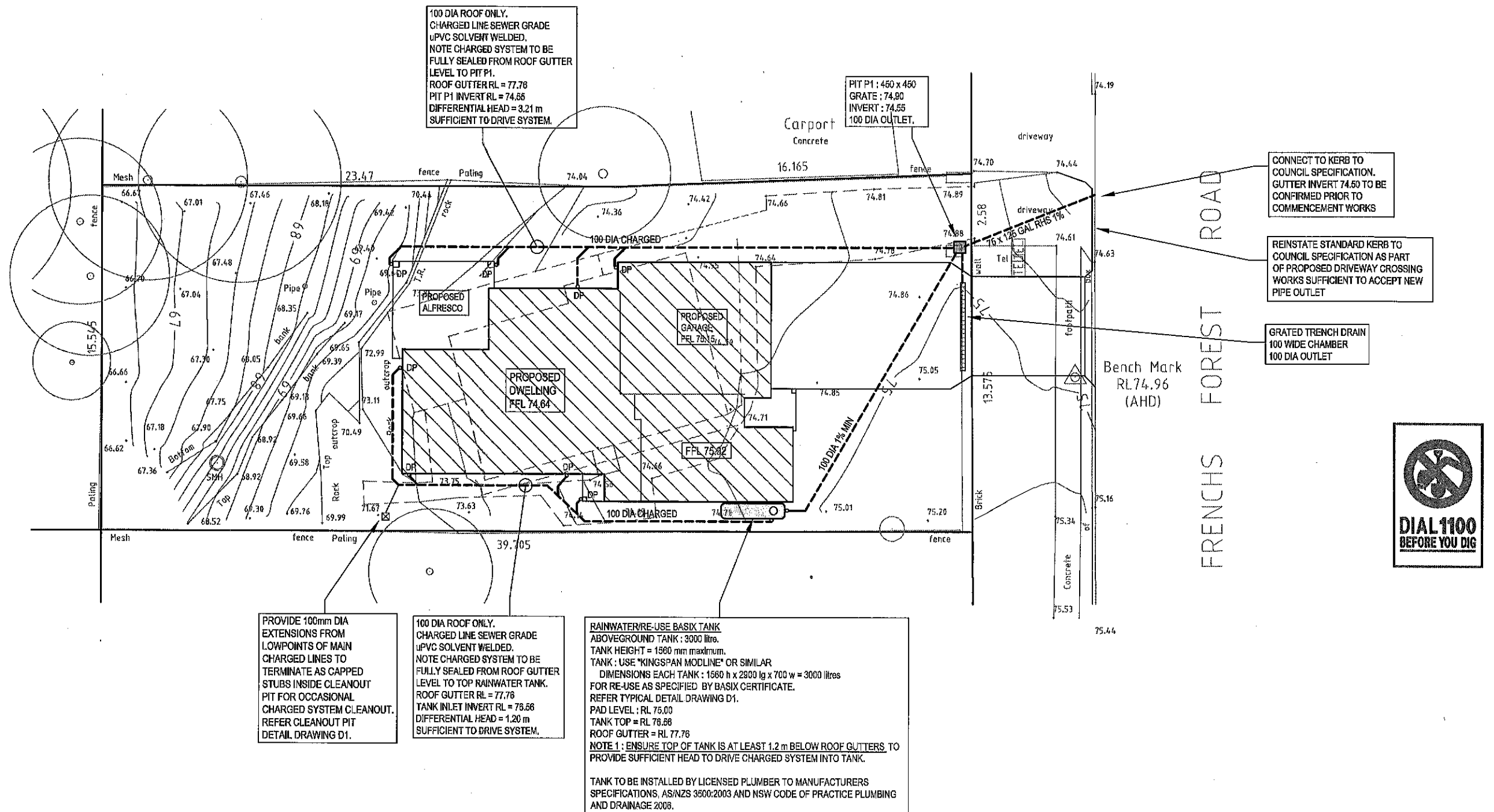
Pty Ltd. ABN 71 612 161 461

DWG TITLE	LEGEND, NOTES, DETAILS, CALCULATIONS
PROJECT TITLE	PROPOSED RESIDENTIAL DEVELOPMENT Lot 287, No 72 FRENCHS FOREST ROAD, SEAFORTH

APPROVED ON BEHALF OF STORMCIVIL PTY LTD			
Mark Taylor MIE Aust CP Eng NER 1473333			
JOB No	DWG No	No IN SET	ISSUE
303220	D1	2	A

NOTE
THIS PLAN MANAGES STORMWATER RUNOFF DERIVED FROM ROOF AND DRIVEWAY SURFACES ONLY AS SHOWN ON ARCHITECTURAL DRAWINGS. ANY OTHER SURFACE RUNOFF WATER TO BE MANAGED BY SEPARATE SYSTEM BY OWNER IN ACCORDANCE WITH AS 3500.3 AND BCA PART 3.1.2

NOTE
ALL ROOF GUTTERS TO HAVE OVERFLOW PROVISION IN ACCORDANCE WITH AS 3500.3:2003 AND SECTIONS 3.5.3, 3.7.5 AND APPENDIX G OF AS 3500.3:2003.

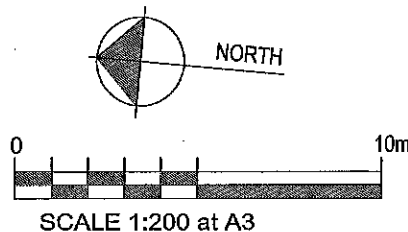
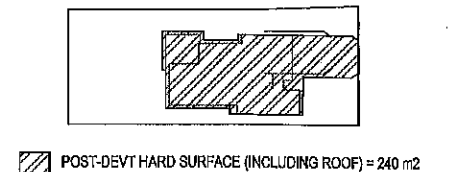


STORMWATER MANAGEMENT PLAN

SCALE 1:200 at A3

MANLY COUNCIL OSD CONSIDERATION
MANLY COUNCIL STORMWATER POLICY 2004:
OSD NOT REQUIRED WHERE PROPOSED IMPERVIOUS AREA LESS THAN 35% PLUS 50 m², UP TO 250 m².

SITE AREA = 620 m²
35% PLUS 50 m² = 620 x 0.35 + 50 = 267 m²
PROPOSED POST-DEVT IMPERVIOUS AREA = 240 m² (SEE DIAGRAM), < 267 m² & < 250 m².
THEREFORE OSD NOT REQUIRED.



NOTE
THIS DRAWING TO BE READ IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS BY: SYDNEY DESIGN REF: MAYER

NOTE
THIS DRAWING IS NOT TO BE USED FOR SETOUT PURPOSES - REFER TO ARCHITECTURAL DRAWINGS

TREE PRESERVATION NOTE
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ANY PRIOR APPROVAL REQUIRED FROM COUNCIL WITH RESPECT TO POTENTIAL IMPACT ON TREES FOR ANY WORKS SHOWN ON THIS DRAWING PRIOR TO THE COMMENCEMENT OF THOSE WORKS.

ISS	DATE	AMENDMENT
A	25.05.2019	DA ISSUE

ARCHITECT/BUILDER	ARCH. REF: MAYER
SYDNEY DESIGN	
OWNER	
Mr & Ms MAYER	
LGA	NORTHERN BEACHES (ex MANLY)

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DWG TITLE	STORMWATER MANAGEMENT PLAN
PROJECT TITLE	PROPOSED RESIDENTIAL DEVELOPMENT Lot 287, No 72 FRENCHS FOREST ROAD, SEAFORTH

APPROVED ON BEHALF OF STORMCIVIL PTY LTD			
Mark Taylor MIE Aust CP Eng NER 1/73333			
JOB No	DWG No	No IN SET	ISSUE
303220	D2	2	A