


SITE DRAINAGE PLAN

SCALE 1:200

ISSUE FOR DA

SITE INFORMATION SUMMARY	
COUNCIL	NORTHERN BEACHES (PITTWATER)
SITE AREA	622.7 m ²
OSD CALCULATION SUMMARY	
EXISTING IMPERVIOUS AREA	182 m ² (29 %)
PROPOSED IMPERVIOUS AREA	402 m ² (65 %)
INCREASE	220 m ²
OSD REQUIREMENT	15.0 m ³
NOTE: AS THIS SITE IS LOCATED AT THE END OF THE CATCHMENT, A LAG IN FLOWS IS LIKELY TO COINCIDE WITH THE PEAK FLOWS FROM THE CATCHMENT. OSD IS THEREFORE NOT RECOMMENDED FOR THIS DEVELOPMENT.	
OSD PROVIDED	NIL
LEGEND	
DP1 ●	150mm Ø DOWNPIPE TO RWT
DP2 ●	100mm Ø DOWNPIPE TO RWT
SP ●└┐	100mm Ø SPREADER
≡≡≡	100mm Ø STORMWATER PIPELINE, UNO
<p>NO INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN MADE. ALL RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION ON OR NEAR THE SITE</p> <p>DEVELOPERS & EXCAVATORS MAY BE HELD FINANCIALLY RESPONSIBLE BY THE ASSET OWNER SHOULD THEY DAMAGE UNDERGROUND NETWORKS.</p> <p>CARELESS DIGGING CAN:</p> <ul style="list-style-type: none">– CAUSE DEATH OR SERIOUS INJURY TO WORKERS AND THE GENERAL PUBLIC– INCONVENIENCE USERS OF ELECTRICITY, GAS, WATER AND COMMUNICATIONS– LEAD TO CRIMINAL PROSECUTION AND DAMAGES CLAIMS– CAUSE EXPENSIVE FINANCIAL LOSSES TO BUSINESS– CUT OFF EMERGENCY SERVICES– DELAY PROJECT COMPLETION TIMES WHILE THE DAMAGE IS REPAIRED <p>MINIMISE YOUR RISK AND DIAL BEFORE YOU DIG. – TEL. 1100</p>	

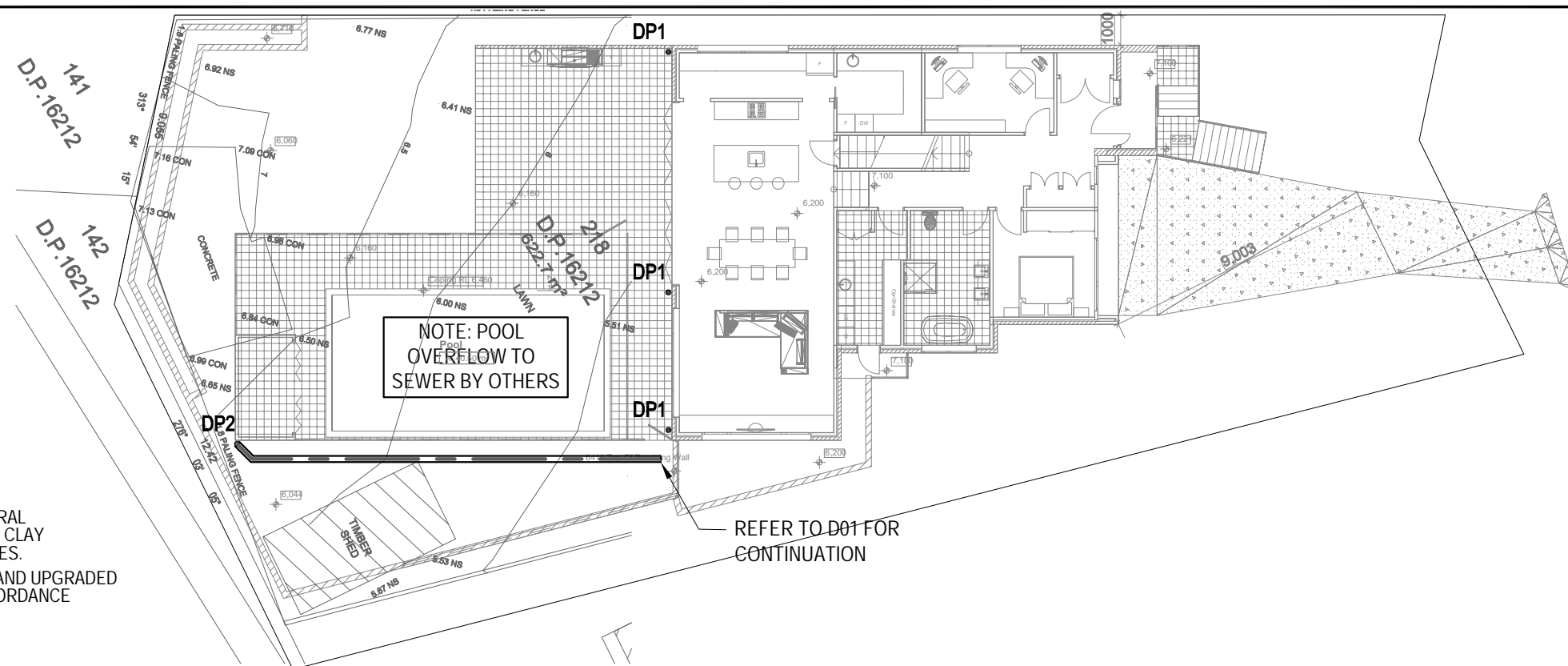
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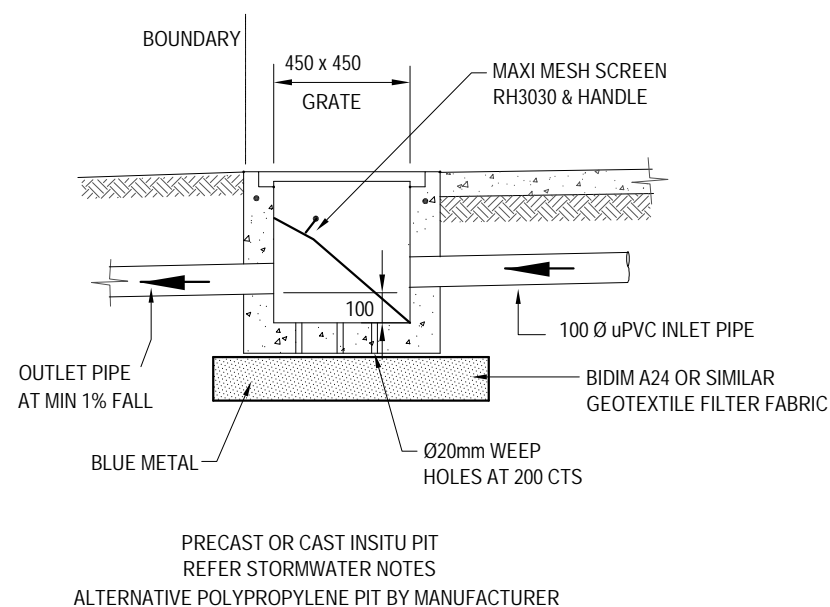
1100
BEFORE YOU DIG

			Client BEEMAN	 GREENWOOD CONSULTING ENGINEERS	Project 63 GONDOLA ROAD NORTH NARRABEEN	Drawn EG	Designed EG	Date 27/07/2019
						Architect RAPID PLANS	Checked EG	Approved EG
				2/25 Seabeach Avenue, Mona Vale ABN - 90 625 916 341	Title SITE DRAINAGE PLAN		Drawing number DO1	
-	ISSUED FOR DA SUBMISSION	27/07/19						
REVISION	AMENDMENT	DATE						

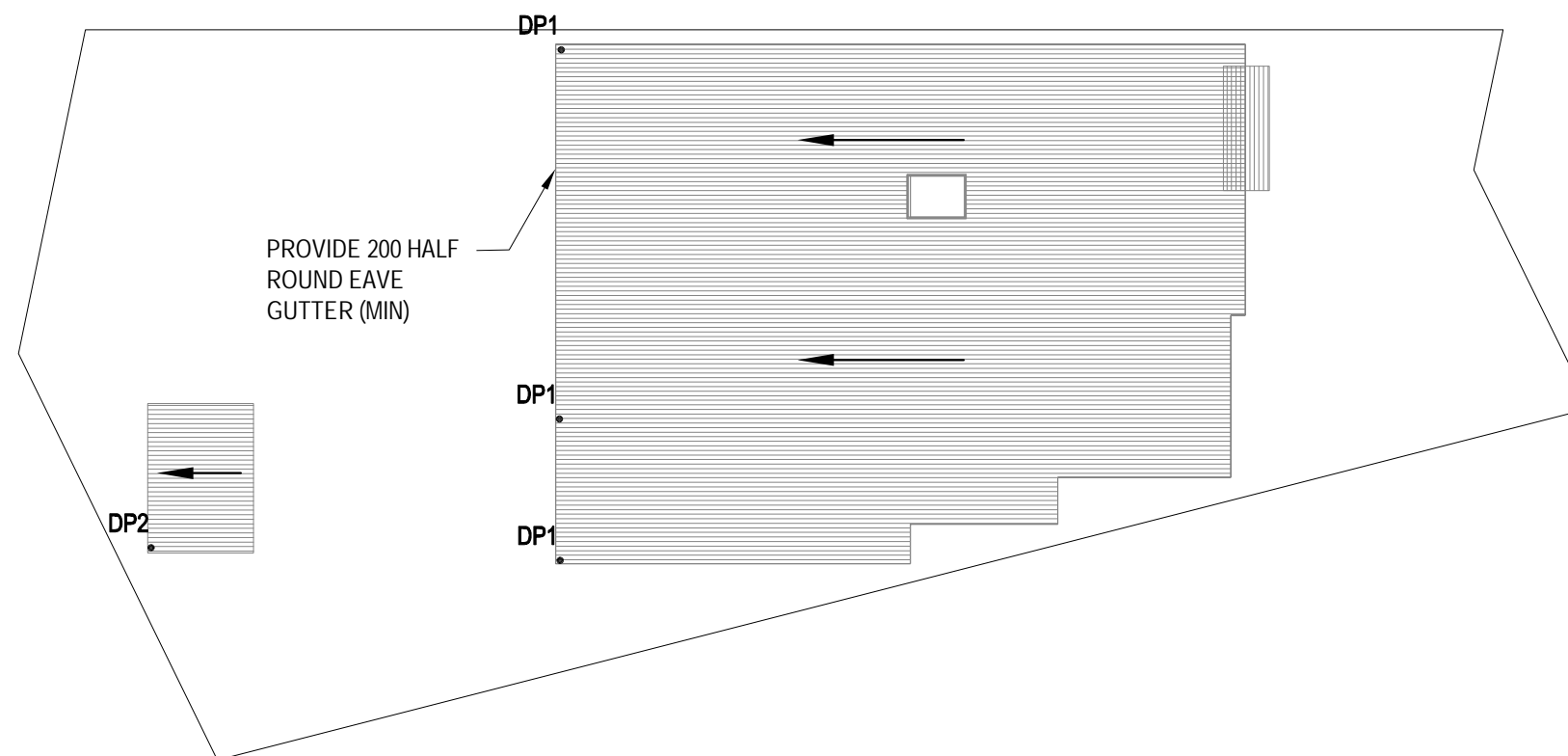
- ALL PIPES TO BE 100mm Ø, LAID AT 1 % MINIMUM GRADE AND uPVC TO AS 1254.2002 U.N.O.
- ALL PIPES SHALL BE LAID ON A 75mm SAND BED, COMPACTED TO 100% S.M.D.D. BELOW PAVEMENTS.
(NO COMPACTION REQUIRED BELOW LANDSCAPING)
COVER TO SURFACE FROM TOP OF PIPE TO BE 300mm MINIMUM.
BACKFILL TO BE ADEQUATELY CONSOLIDATED AROUND PIPES BY METHOD OF RAMMING AND WATERING IN. TRENCHES TO BE FILLED WITH GRANULAR MATERIAL AS SPECIFIED.
- DOWN PIPE LOCATIONS ARE INDICATIVE ONLY. LOCATIONS TO BE CONFIRMED WITH ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
- PROVIDE CLEANING EYES AND LEAF CATCHERS TO ALL DOWNPIPES
- ALL WORK TO BE IN ACCORDANCE WITH LOCAL COUNCIL STANDARDS AND SPECIFICATIONS.
- ALL LEVELS SHOWN ARE TO AHD
- ENSURE THAT ALL PITS AND STORMWATER PIPES ARE LOCATED CLEAR FROM TREE ROOT SYSTEMS.
- ALL EXISTING EARTHENWARE PIPES TO BE UPGRADED TO uPVC.
- ALL WORKS TO BE IN ACCORDANCE WITH AS 3500-2003 NATIONAL PLUMBING DRAINAGE CODE PART 3 - STORMWATER DRAINAGE.
- SUB-SOIL DRAINS ARE TO BE INSTALLED IN ACCORDANCE WITH AS3500.3 ALONGSIDE WALLS THAT IMPEDE THE NATURAL FLOW OF GROUNDWATER. THIS MAY ALSO INVOLVE TRENCHING INTO THE CLAY OR ROCK SUBGRADE TO DIRECT GROUNDWATER AWAY FROM STRUCTURES.
- EXISTING ROOF DRAINAGE AND SITE DRAINAGE SYSTEM TO BE CHECKED AND UPGRADED AS REQUIRED. BUILDER TO INSPECTION AND UPGRADE DRAINAGE IN ACCORDANCE WITH AS 3500.3 IF REQUIRED.



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SCALE = NTS



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			Architect			Checked EG	Approved EG	Scale 1:200		
						Title	Drawing number			Revision
-	ISSUED FOR DA SUBMISSION	27/07/19				FIRST FLOOR / LOWER ROOF PLAN	DO2			
REVISION	AMENDMENT	DATE								