

Site Area 411.2  
Under Northern Beaches Council Conditions, "Water Management for Development Policy" revised 26/02/2021  
for Region 3 - Southern Catchments - Section 9.3.3.2 & Section 5.1 applies  
Property drains toward street

As Post Development Impervious Percentage is less than 60% - OSD is NOT required for Region 3

### Gutter Calculations -20 yr & 100 yr ARI Storm

### Alterations & Additions

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## 10 William Street Fairlight

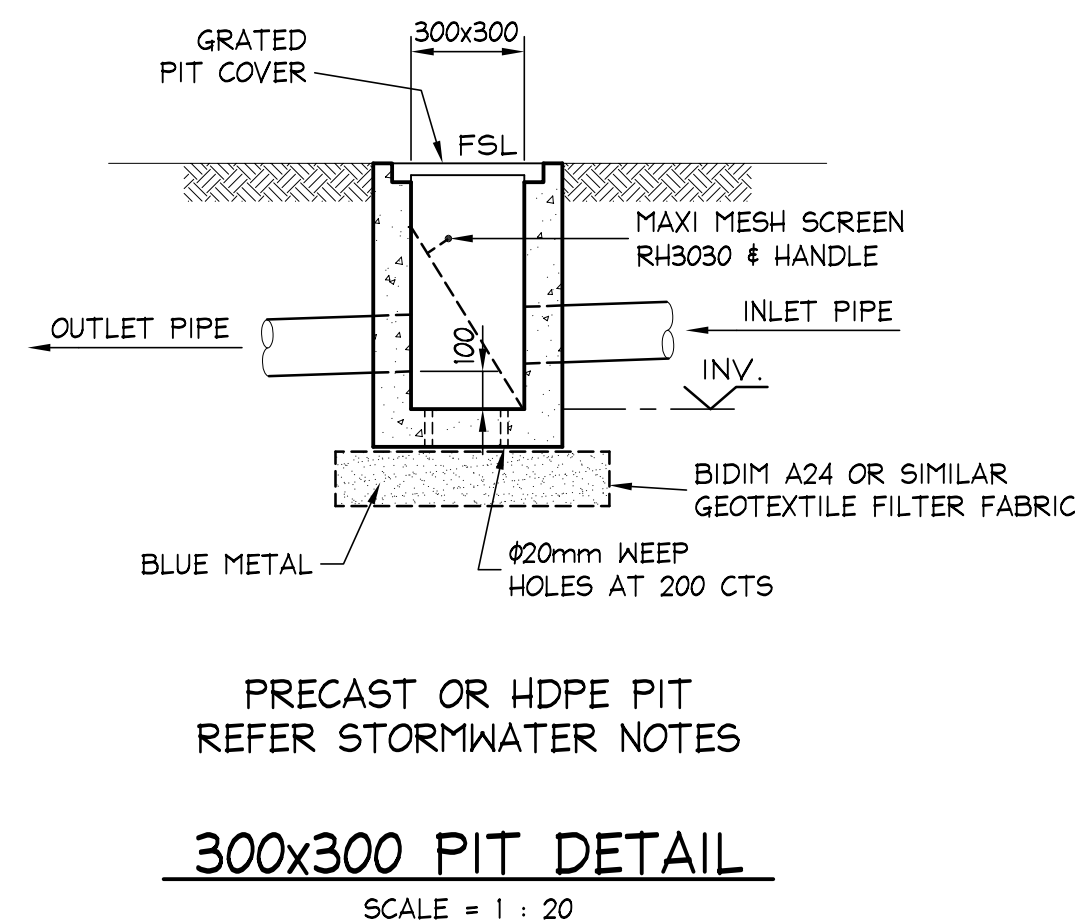
## 10 William Street Fairlight

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Project:	PROPOSED WORKS at: 10 WILLIAM STREET FAIRLIGHT for: MR & MRS YOUNG	CONCEPT STORMWATER MANAGEMENT PLAN & DETAILS		
		Job No: <b>22-0823</b>	Drawing No: <b>H01</b>	Rev: <b>A</b>

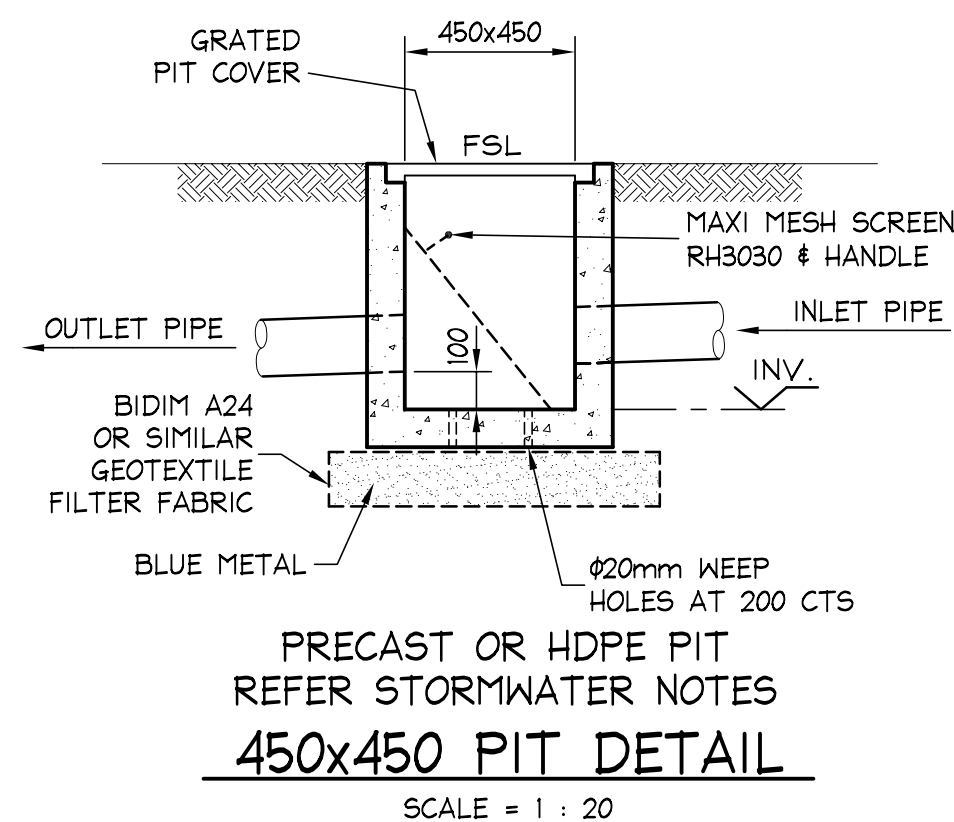
STORMWATER CONTROL ZONE	ZONE 1
RESIDENTIAL DENSITY SUB-ZONE	ZONE 4
TOTAL SITE AREA	411.2 m <sup>2</sup>
PRE DEVELOPMENT IMPERVIOUS AREA	255.1 m <sup>2</sup> 62%
POST DEVELOPMENT IMPERVIOUS AREA	245.7 m <sup>2</sup> 59.7%
DECREASE IN IMPERVIOUS AREA	-9.4 m <sup>2</sup>
SECTION 9 - ONSITE STORMWATER MANAGEMENT	
DESIGN IS IN ACCORDANCE WITH SECTION 5.1 OF COUNCIL "WATER MANAGEMENT FOR DEVELOPMENT POLICY"	
IMPERVIOUS PERCENTAGE IS LESS THAN 60% & SITE FALLS TO STREET - OSD IS NOT REQUIRED	

- 1 - ALL PIPES TO BE 100mm Ø SEWER GRADE uPVC UNLESS NOTED OTHERWISE.
- 2 - ALL PIPES TO BE uPVC TO AS 1254-2002 UNLESS NOTED OTHERWISE.
- 3 - ALL PIPES TO BE LAID AT 1 % MINIMUM GRADE UNLESS NOTED OTHERWISE.
- 4 - ALL PIPES SHALL BE LAID ON A 75mm SAND BED, COMPACTED TO 100% S.M.D.D. BELOW PAVEMENTS.  
( NO COMPACTATION REQUIRED BELOW LANDSCAPING )  
COVER TO SURFACE FROM TOP OF PIPE TO BE AS PER AS3500.  
BACKFILL TO BE ADEQUATELY CONSOLIDATED AROUND PIPES BY METHOD OF RAMMING AND WATERING IN. TRENCHES TO BE FILLED WITH GRANULAR MATERIAL AS SPECIFIED.
- 5 - DOWN PIPE LOCATIONS ARE INDICATIVE ONLY. LOCATIONS TO BE CONFIRMED WITH ARCHITECT PRIOR TO COMMENCEMENT WITH WORK.
- 6 - PROVIDE CLEANING EYES AT ALL DOWNPIPES.
- 7 - ALL PITS TO BE PRECAST, PREFORMED OR HDPE, IN ACCORDANCE WITH LOCAL COUNCIL SPECIFICATIONS.
- 8 - ALL PITS GREATER THAN 1000mm DEEP SHALL HAVE STEP IRONS AS PER COUNCIL STANDARDS.
- 9 - ALL WORK TO BE IN ACCORDANCE WITH LOCAL COUNCIL STANDARDS AND SPECIFICATIONS.
- 10 - PRIOR TO COMMENCING ANY SITE WORKS THE CONTRACTOR SHALL IMPLEMENT EROSION CONTROL MEASURES TO EPA GUIDELINES AND COUNCIL SPECIFICATIONS. ALL MEASURES TO REMAIN IN PLACE UNTIL COMPLETION AND STABILIZATION OF THE SITE TO COUNCIL SATISFACTION.
- 11 - ALL LEVELS SHOWN ARE TO AHD
- 12 - ENSURE THAT ALL PITS AND STORMWATER PIPES ARE LOCATED CLEAR FROM TREE ROOT SYSTEMS.
- 13 - ALL EXISTING EARTHENWARE PIPES TO BE UPGRADED TO uPVC.
- 14 - ALL WORKS TO BE IN ACCORDANCE WITH AS 3500-2021 NATIONAL PLUMBING DRAINAGE CODE PART 3 - STORMWATER DRAINAGE.  
AND ALL WORKS TO BE IN ACCORDANCE WITH AS 3500-2012 NATIONAL PLUMBING DRAINAGE CODE PART 5 - HOUSING INSTALLATIONS.



PRECAST OR HDPE PIT  
REFER STORMWATER NOTES

### 300x300 PIT DETAIL



PRECAST OR HDPE PIT  
REFER STORMWATER NOTES  
450x450 PIT DETAIL

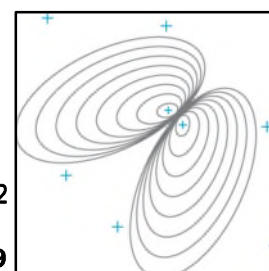
Date : NOV. 2022

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7-11-2022	A	FOR COUNCIL SUBMISSION
3-11-2022	P2	DRAFT
Date:	Rev:	Amendment:

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Project:

PROPOSED WORKS  
at: 10 WILLIAM STREET  
FAIRLIGHT  
for: MR & MRS YOUNG

Drawing Title:

# CONCEPT STORMWATER MANAGEMENT PLAN & DETAILS

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