



Job Number	21-0713	
Drawn	S.G.	Drawing No. A1

REV A : MODIFIED TO SUIT COUNCIL REQUESTS 26/10/2022

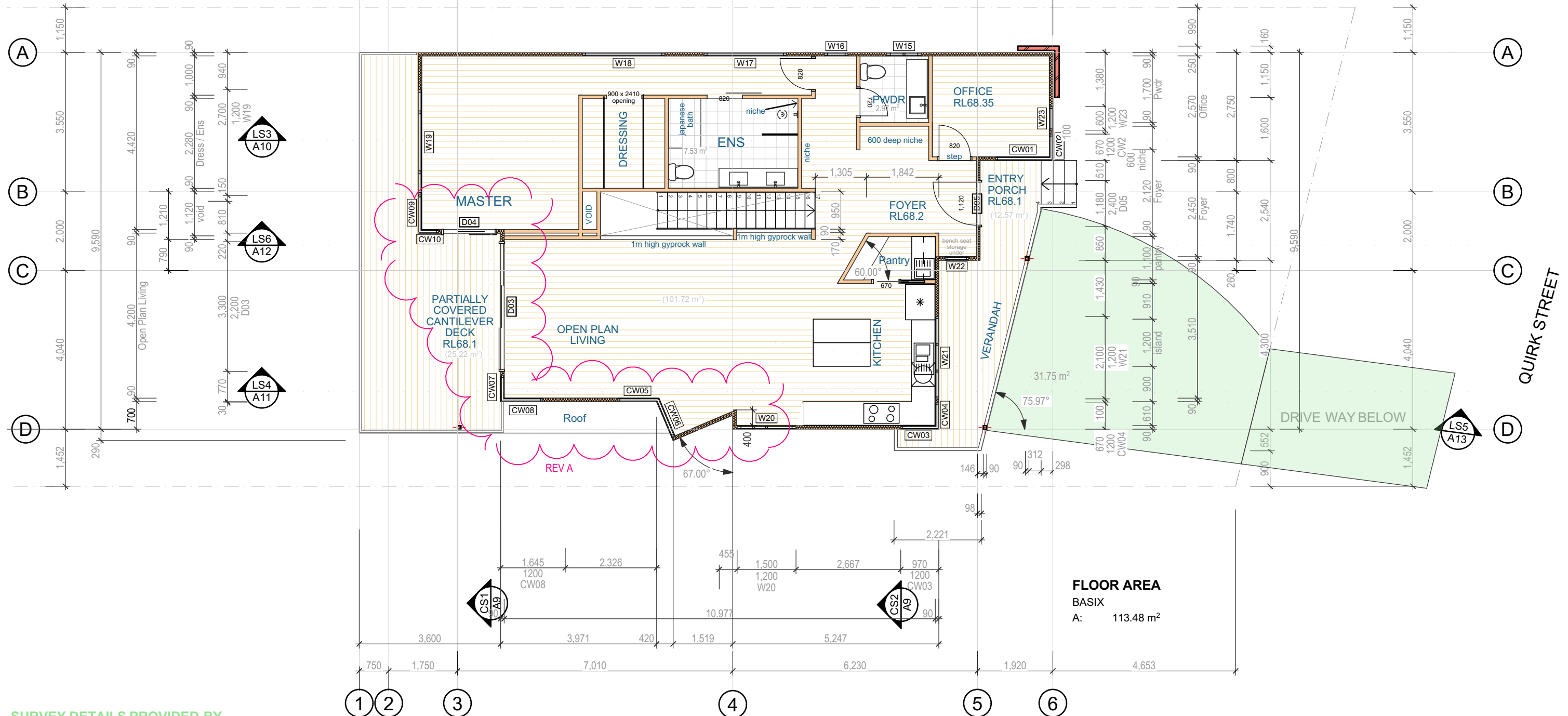
STAIRS
Provide a handrail along the full length of the flight and a slip resistant finish to the edge of the nosings to comply with 3.9.1 and 3.9.2 of NCC.

SMOKE DETECTORS:
Provide mains powered smoke & fire detection devices to comply with AS3786 & NCC clause 3.7.5



THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2022/0901



SURVEY DETAILS PROVIDED BY
C.M.S. SURVEYORS DEE WHY

**PENINSULA
HOMES**

bdca
ACCREDITED
BUILDING DESIGNER

ACCREDITATION No. 6255
ABN 17 751 732 195

SALLY GARDNER DESIGN AND DRAFT
PLANS DRAWN FOR APPROVAL

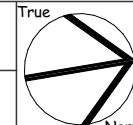


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Client **LOUISE
STRUTHERS
and MATT
TRUMAN**

PROPOSED RESIDENCE
67 QUIRK STREET DEE WHY 2099
FIRST FLOOR PLAN



Scale **1:100**
Date **Friday, 1 April 2022**

Job Number **21-0713**
Drawn **S.G.**
Drawing No. **A2**

STAIRS
Provide a handrail along the full length of the flight and a slip resistant finish to the edge of the nosings to comply with 3.9.1 and 3.9.2 of NCC.

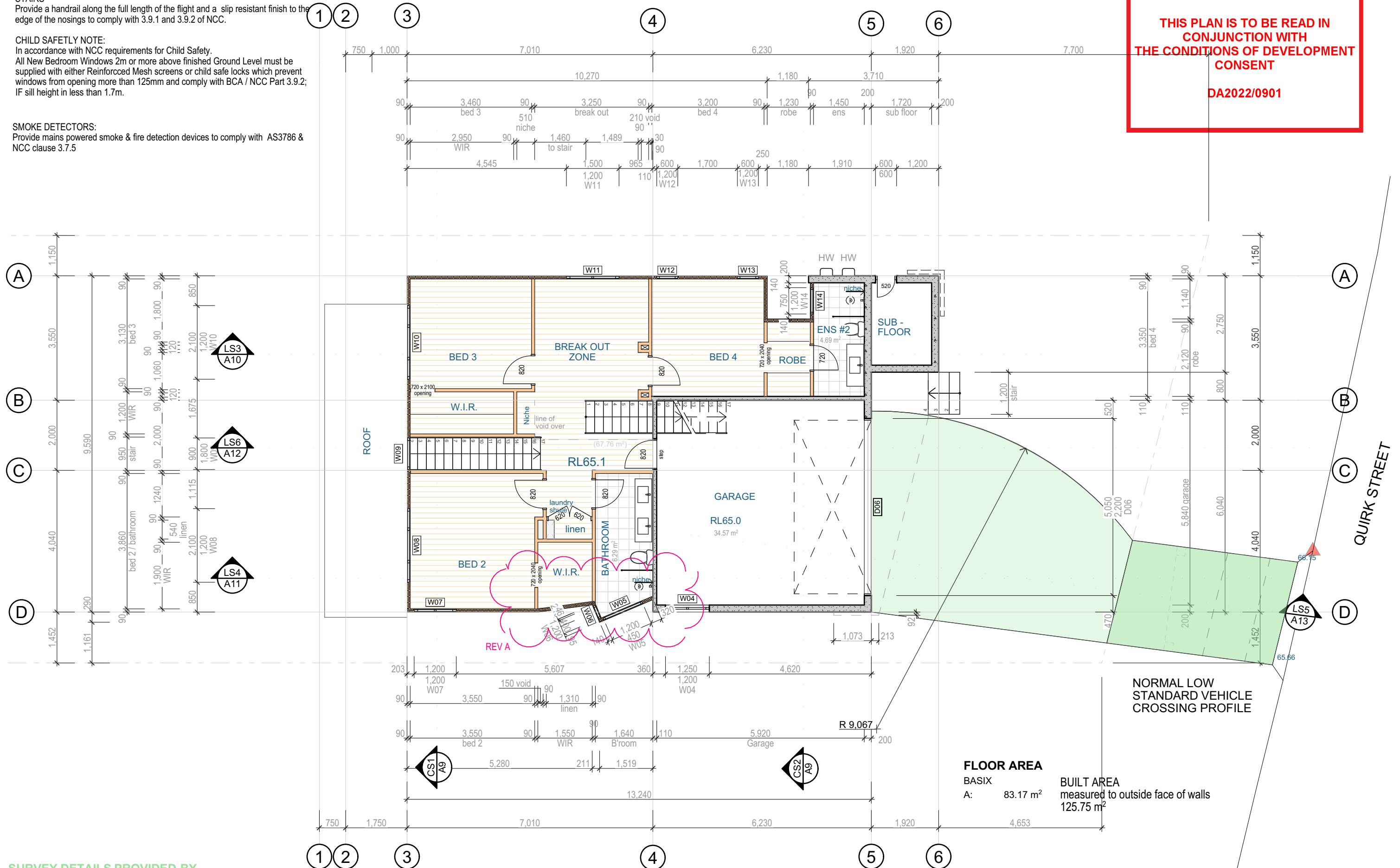
CHILD SAFETY NOTE:
In accordance with NCC requirements for Child Safety.
All New Bedroom Windows 2m or more above finished Ground Level must be supplied with either Reinforced Mesh screens or child safe locks which prevent windows from opening more than 125mm and comply with BCA / NCC Part 3.9.2; IF sill height in less than 1.7m.

SMOKE DETECTORS:
Provide mains powered smoke & fire detection devices to comply with AS3786 & NCC clause 3.7.5



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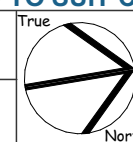


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PROPOSED RESIDENCE
67 QUIRK STREET DEE WHY 2099
GROUND FLOOR PLAN



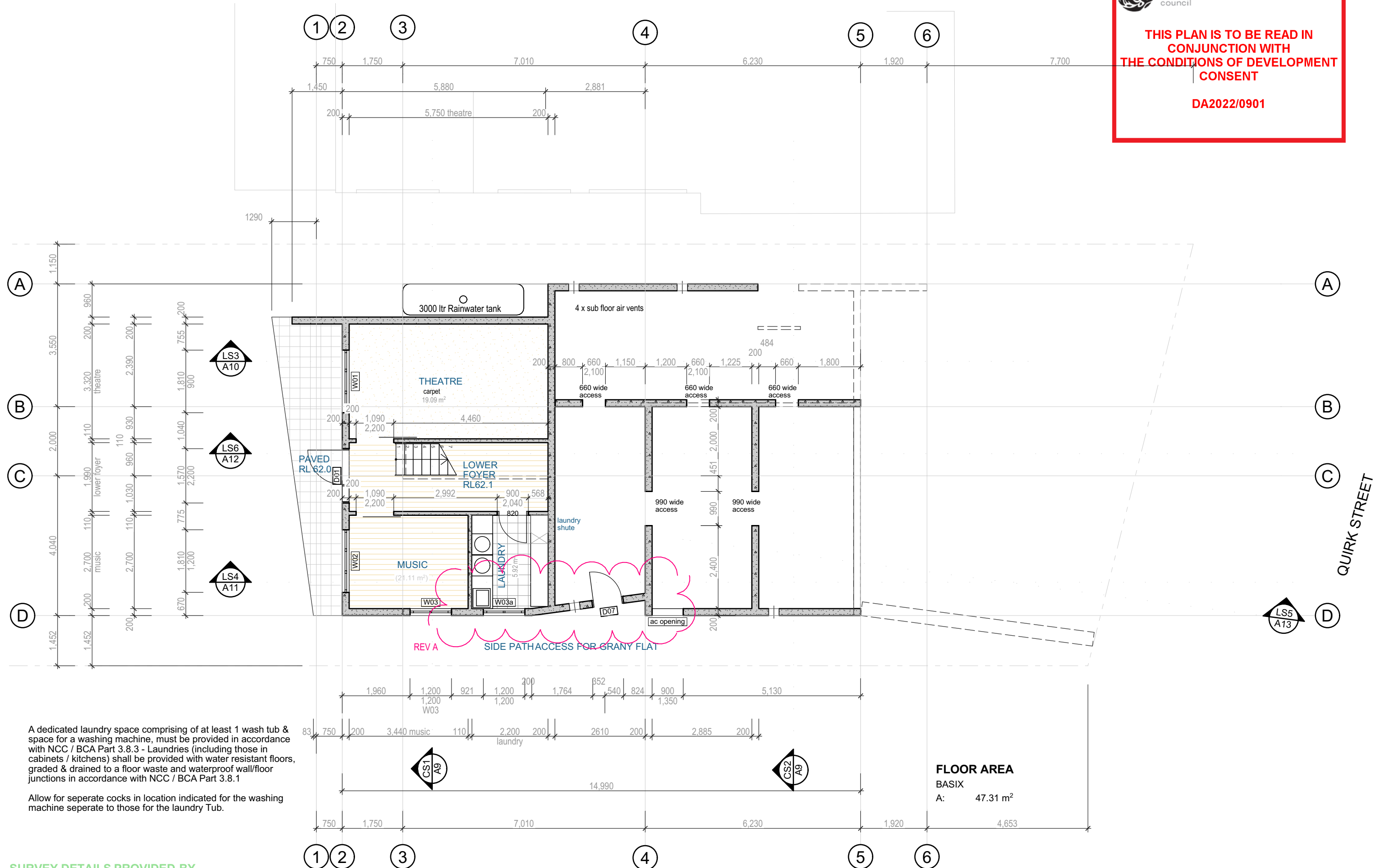
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Date **Friday, 1 April 2022**

Job Number **21-0713**
Drawn **S.G.**
Drawing No. **A3**

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A dedicated laundry space comprising of at least 1 wash tub & space for a washing machine, must be provided in accordance with NCC / BCA Part 3.8.3 - Laundries (including those in cabinets / kitchens) shall be provided with water resistant floors, graded & drained to a floor waste and waterproof wall/floor junctions in accordance with NCC / BCA Part 3.8.1

Allow for separate cocks in location indicated for the washing machine separate to those for the laundry Tub.

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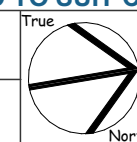


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PROPOSED RESIDENCE
67 QUIRK STREET DEE WHY 2099
LOWER GROUND PLAN



Scale **1:100**
Date **Friday, 1 April 2022**

Job Number **21-0713**
Drawn **S.G.**
Drawing No. **A4**

GENERAL WINDOW AND DOOR NOTE:
All windows to be Powder Coated Aluminium with fly screens.
Front door to be Solid Core Timber Feature door.
Garage Doors: Automatic Panel lift
All other external doors to be Powder Coated Aluminium.

EXTERNAL CLADDINGS:
All claddings to be compliant with the requirements of NCC 2019 vol 2 part 3.5 of the BCA particularly with respect to the referenced Acceptable Construction Practice as detailed in the BCA for product materials and installations.

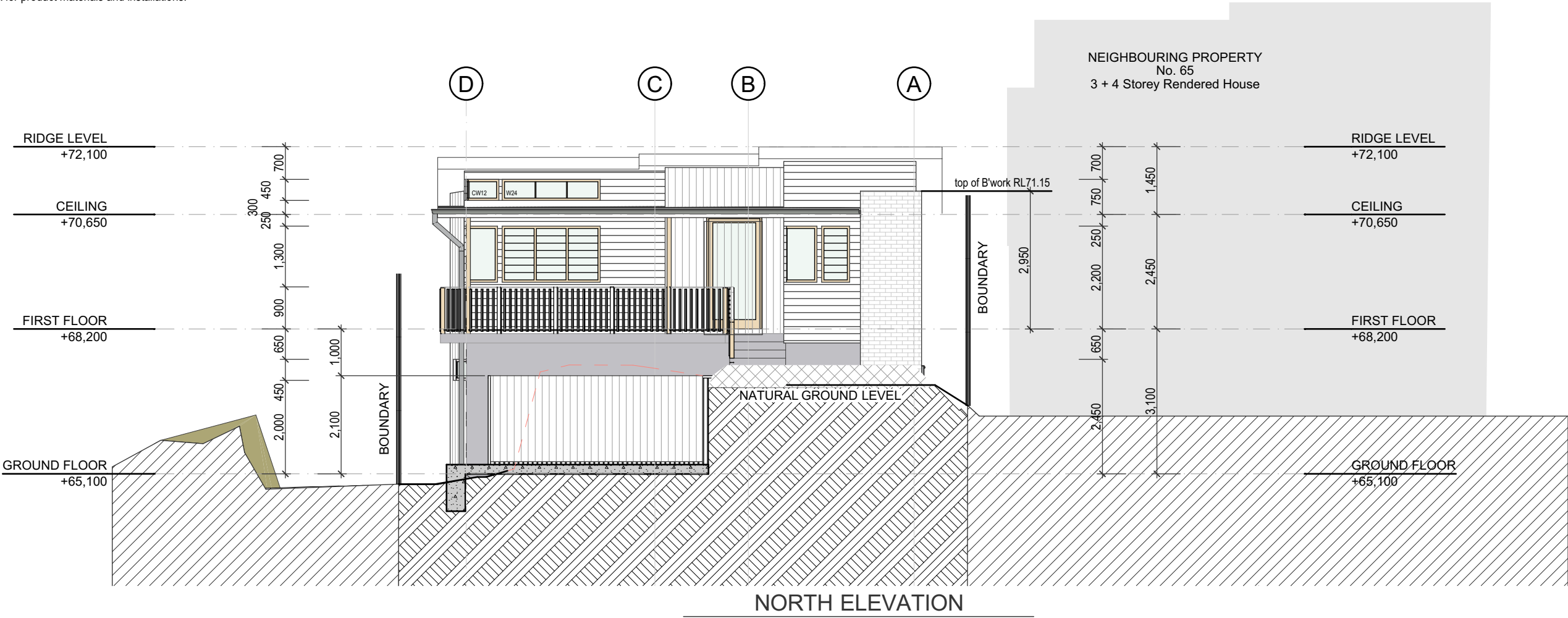
ROOFING:
All roofing to be compliant with the requirements of NCC 2019 vol 2 part 3.5 of the BCA particularly with respect to the referenced Acceptable Construction Practice as detailed in the BCA for product materials and installations.



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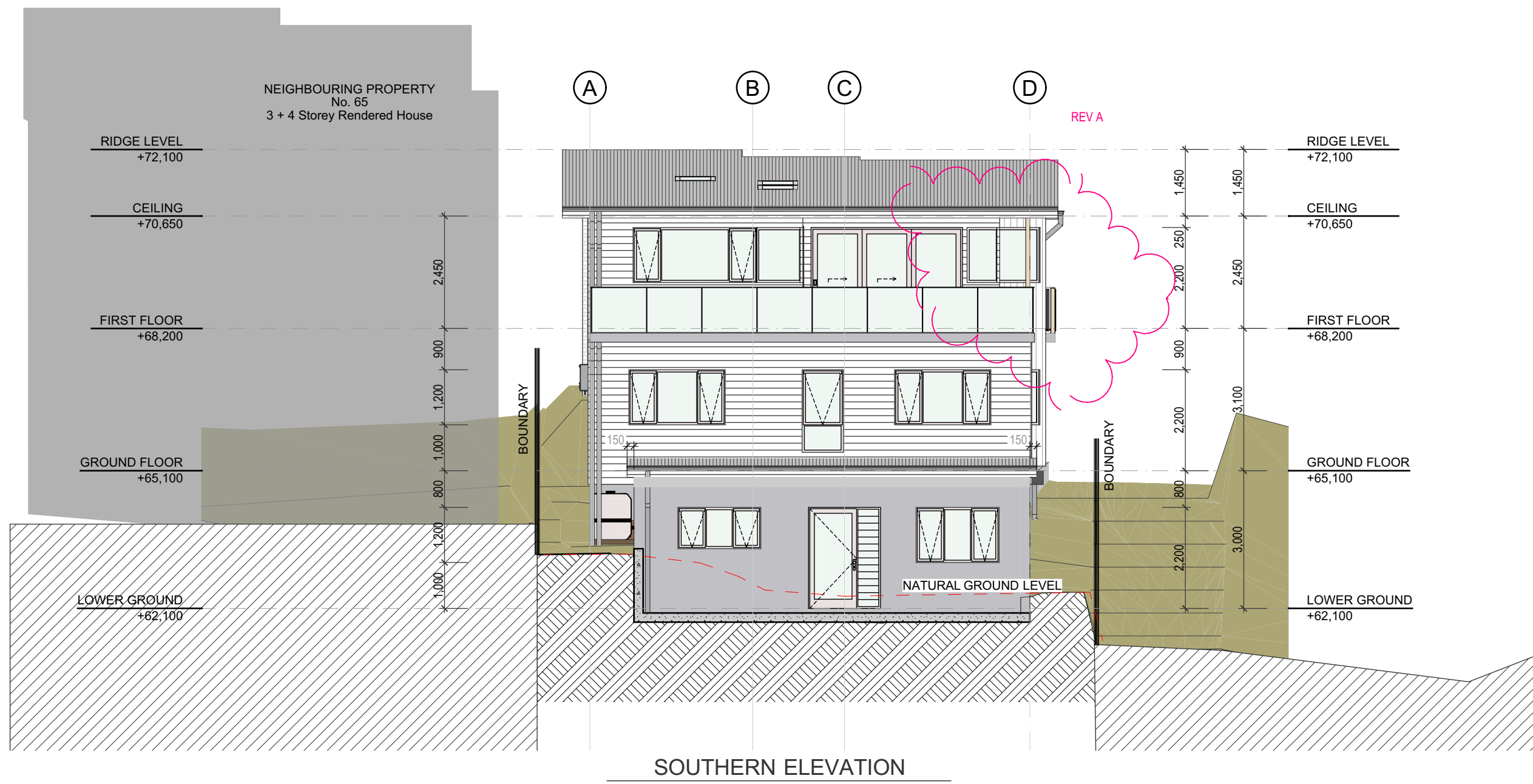




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67 QUIRK STREET DEE WHY 2099

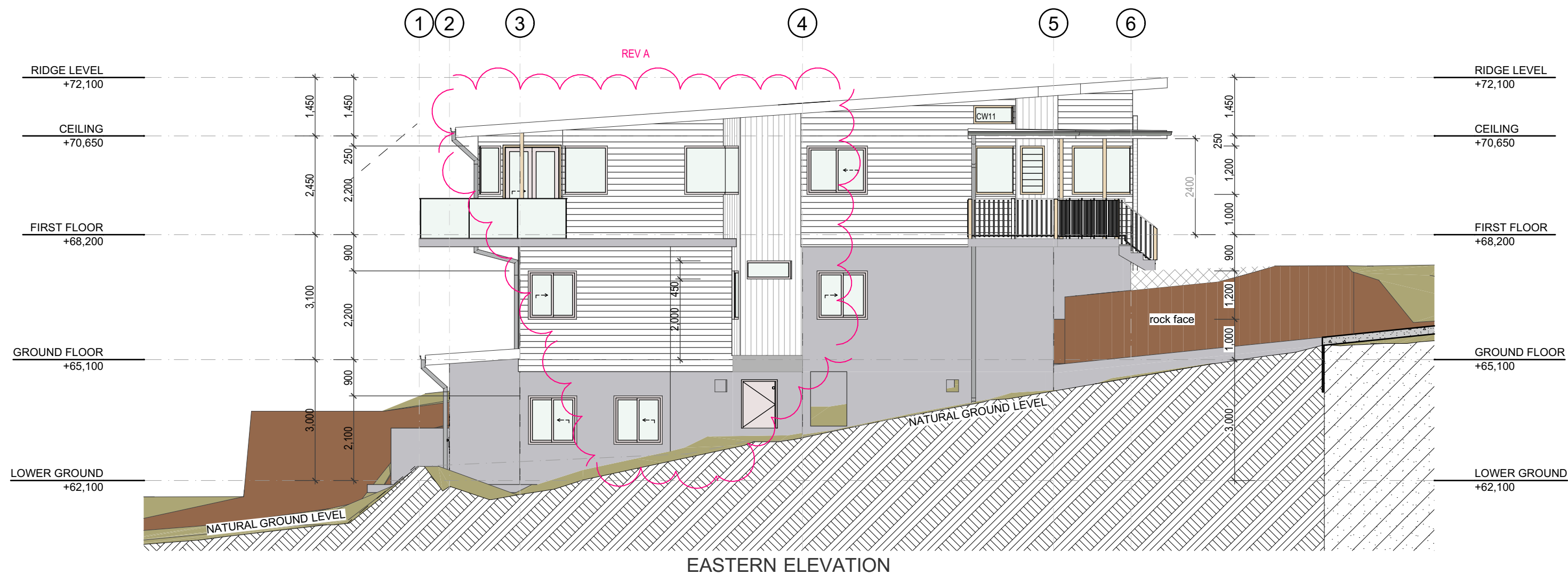
Drawing Title

ELEVATION SHEET 2

REV A : MODIFIED TO SUIT COUNCIL REQUESTS 26/10/2022

Scale	1:100	Job Number	21-0713
Date	Friday, 1 April 2022	Drawn	S.G.
		Drawing No.	A6

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67 QUIRK STREET DEE WHY 2099**

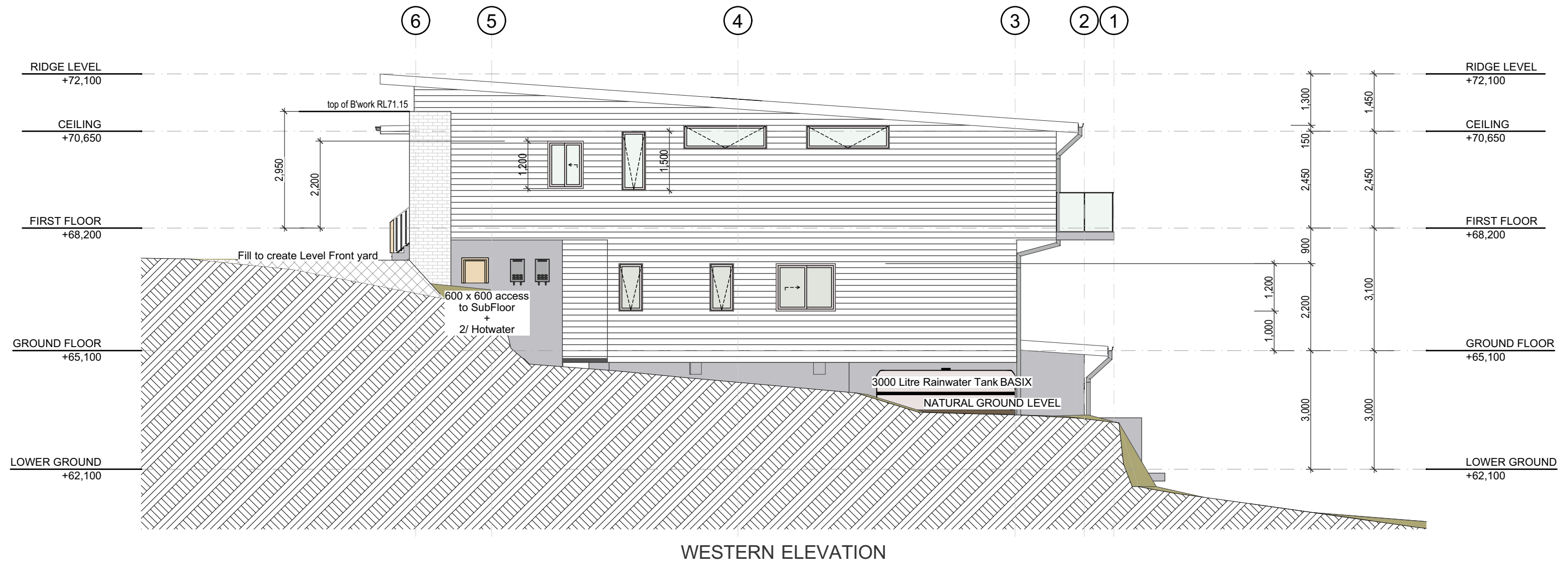
Drawing Title

ELEVATIONS SHEET 3

REV A : MODIFIED TO SUIT COUNCIL REQUESTS 26/10/2022

Scale **1:100**
Date **Friday, 1 April
2022**

Job Number **21-0713**
Drawn **S.G.**
Drawing No. **A7**
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67 QUIRK STREET DEE WHY 2099

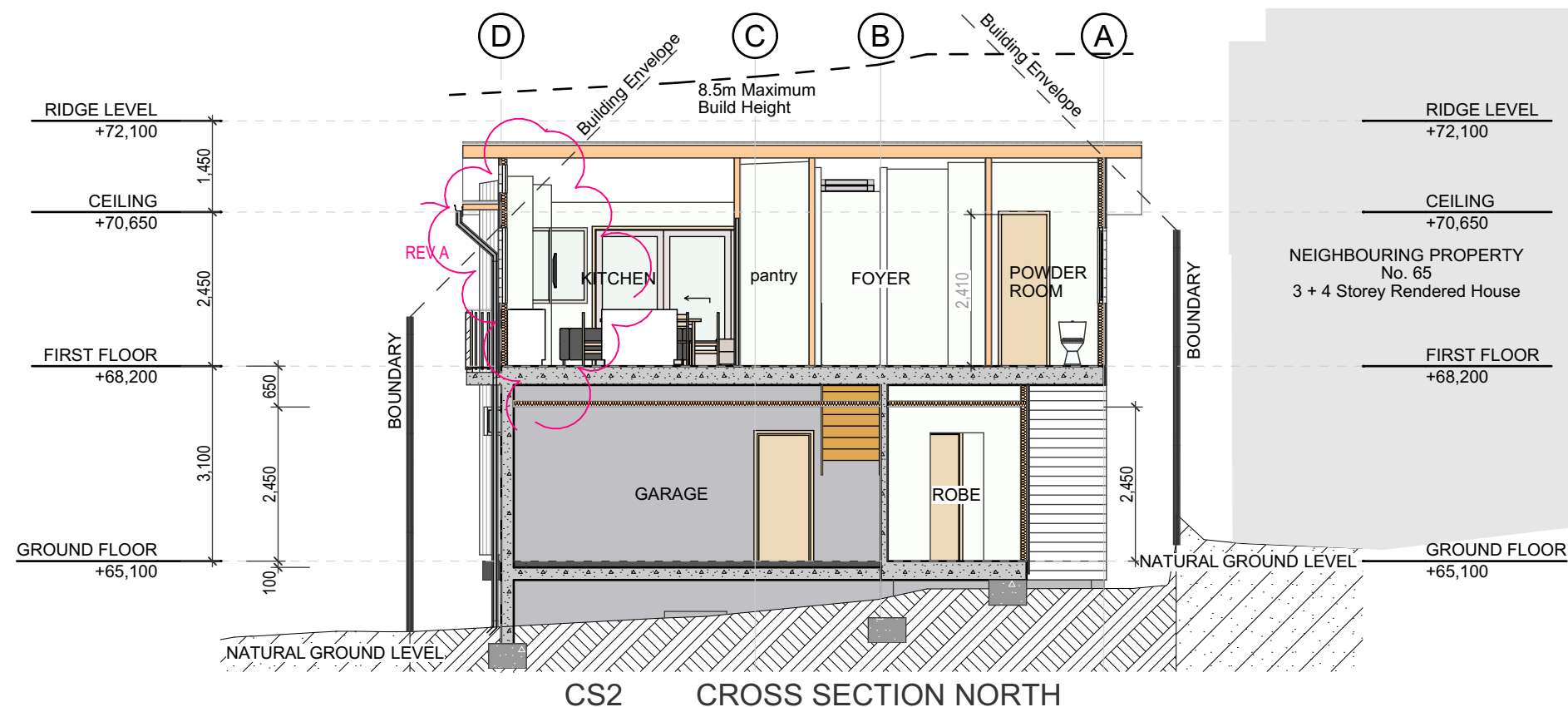
Drawing Title

ELEVATIONS SHEET 4

REV A : MODIFIED TO SUIT COUNCIL REQUESTS 26/10/2022

Scale 1:100	Job Number 21-0713
Date Friday, 1 April 2022	Drawn S.G. Drawing No. A8

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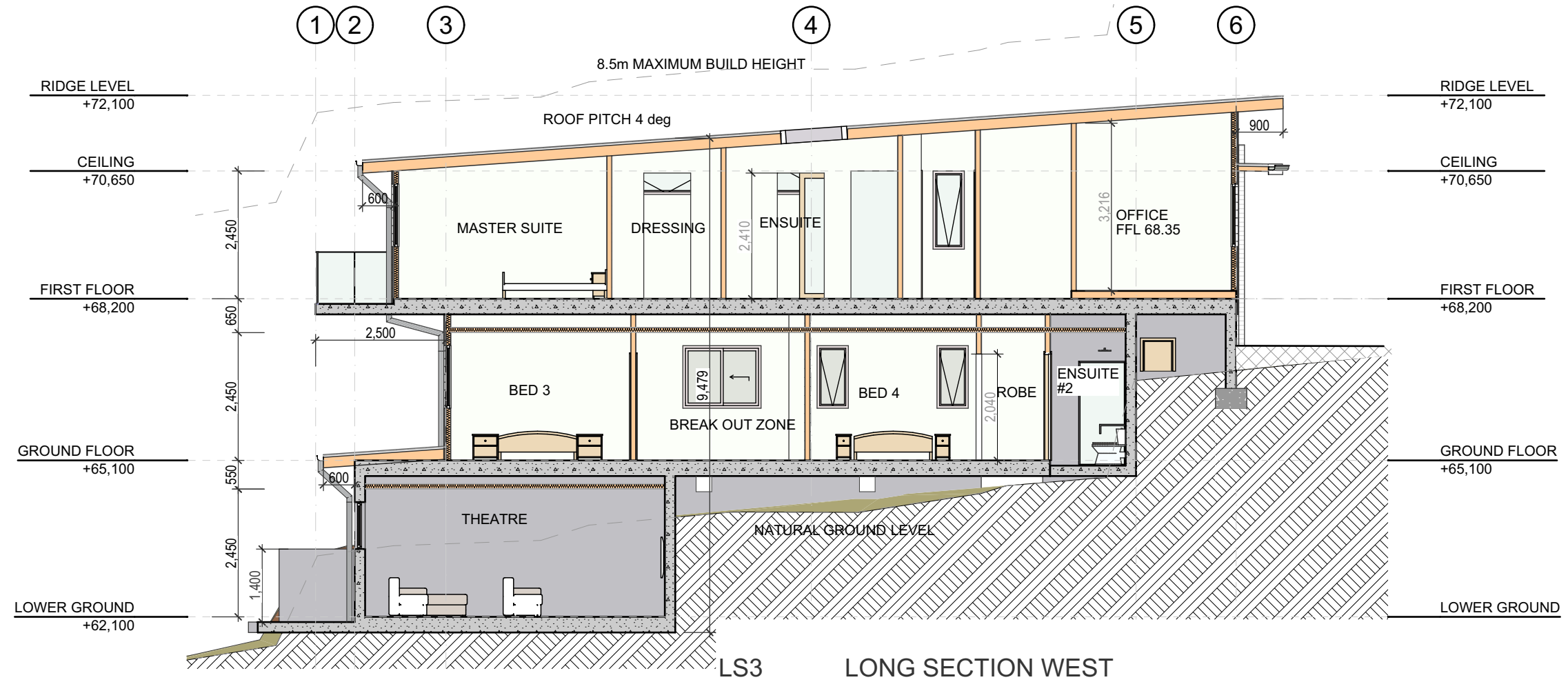
Drawing Title

SECTIONS SHEET 1

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Scale 1:100	Job Number 21-0713
Date Friday, 1 April 2022	Drawn S.G.
	Drawing No. A9

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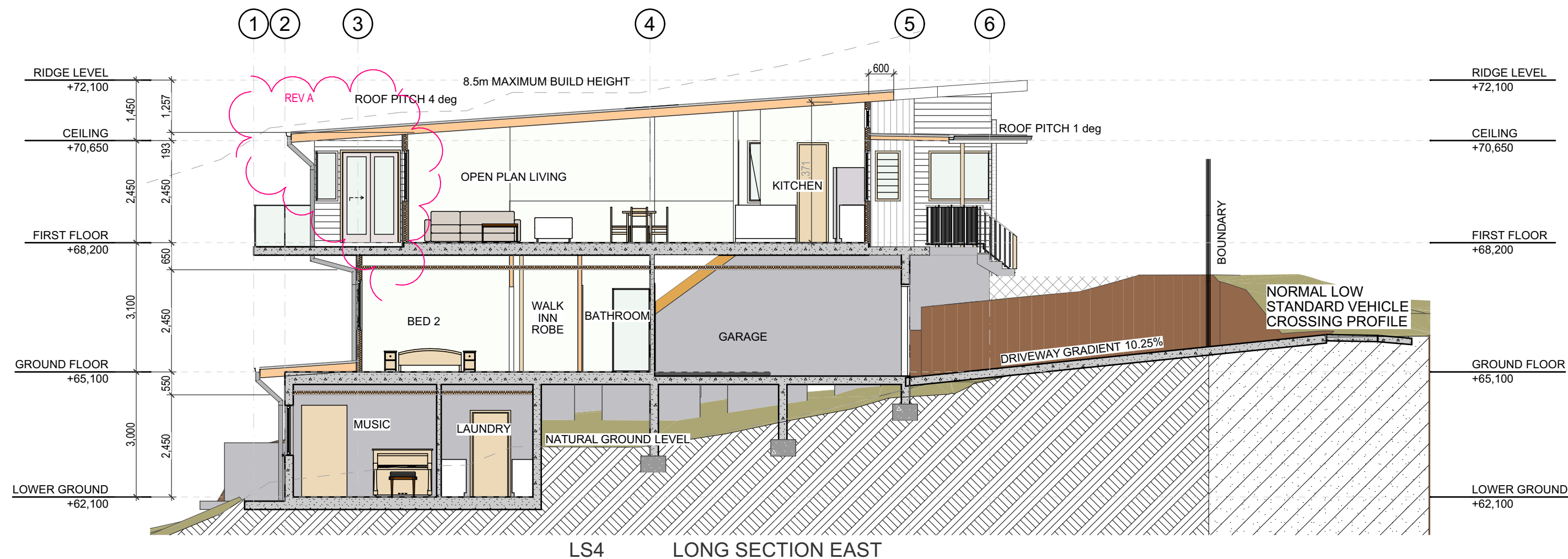
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67 QUIRK STREET DEE WHY 2099**

Drawing Title

SECTIONS SHEET 2

REV A : MODIFIED TO SUIT COUNCIL REQUESTS 26/10/2022

Scale 1:100	Job Number 21-0713
Date Friday, 1 April 2022	Drawn S.G. Drawing No. A10 IA



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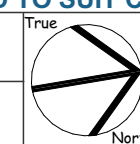


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67 QUIRK STREET DEE WHY 2099**












SECTIONS SHEET 3




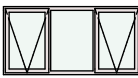






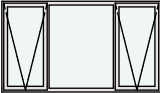
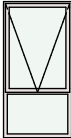
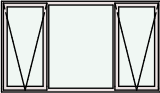
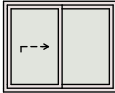
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
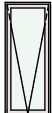



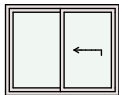
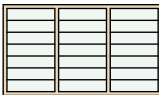


Job Number **21-0713**
Drawn **S.G.**
Drawing No. **A11**

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





WINDOW SCHEDULE												
ID	ac opening	CW01	CW02	CW03	CW04	CW05	CW06	CW07	CW08	CW09	CW10	CW11
W x H	900×1,350	1,389×1,200	600×1,200	900×1,200	600×1,200	889×1,200	465×1,200	600×1,200	1,000×1,200	900×1,200	900×1,200	900×450
SILL HEIGHT	1,350	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	2,750
HEAD HEIGHT	2,700	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	8,200
ELEVATION												
Surface Area	1.22	1.80	0.85	1.21	0.85	1.13	0.62	0.85	1.33	1.21	1.21	0.45
Home Story	LOWER GROUND	FIRST FLOOR	FIRST FLOOR	FIRST FLOOR	FIRST FLOOR	FIRST FLOOR	FIRST FLOOR	FIRST FLOOR	FIRST FLOOR	FIRST FLOOR	FIRST FLOOR	CEILING



WINDOW SCHEDULE												
ID	CW12	W01	W02	W03	W04	W05	W06	W07	W08	W09	W10	W11
W x H	600×450	1,810×900	1,810×1,200	1,200×1,200	1,250×1,200	1,200×450	400×1,200	1,200×1,200	2,100×1,200	900×1,800	2,100×1,200	1,500×1,200
SILL HEIGHT	2,750	1,300	1,000	900	1,000	2,000	1,000	1,000	1,000	400	1,000	1,000
HEAD HEIGHT	3,200	2,200	2,200	2,100	2,200	2,450	2,200	2,200	2,200	2,200	2,200	2,200
ELEVATION												
Surface Area	0.32	1.63	2.17	1.44	1.50	0.54	0.48	1.44	2.52	1.62	2.52	1.80
Home Story	CEILING	LOWER GROUND	LOWER GROUND	LOWER GROUND	GROUND FLOOR	GROUND FLOOR	GROUND FLOOR	GROUND FLOOR	GROUND FLOOR	GROUND FLOOR	GROUND FLOOR	GROUND FLOOR

WINDOW SCHEDULE												
ID	W12	W13	W14	W15	W16	W17	W18	W19	W20	W21	W22	W23
W x H	600×1,200	600×1,200	750×1,200	900×1,200	600×1,500	2,100×600	2,100×600	2,700×1,200	1,500×1,200	2,100×1,200	600×1,200	600×1,200
SILL HEIGHT	1,000	1,000	1,000	1,000	950	2,000	2,000	1,000	1,000	1,000	1,000	1,000
HEAD HEIGHT	2,200	2,200	2,200	2,200	2,450	2,600	2,600	2,200	2,200	2,200	2,200	2,200
ELEVATION												
Surface Area	0.72	0.72	0.90	1.08	0.90	1.26	1.26	3.24	1.80	2.52	0.72	0.72
Home Story	GROUND FLOOR	GROUND FLOOR	GROUND FLOOR	FIRST FLOOR	FIRST FLOOR	FIRST FLOOR	FIRST FLOOR	FIRST FLOOR	FIRST FLOOR	FIRST FLOOR	FIRST FLOOR	FIRST FLOOR

DOOR SCHEDULE							
ID	D01	D02	D03	D04	D05	D06	D07
W x H	1,570×2,200	1,250×2,100	3,300×2,200	1,400×2,200	1,120×2,372	5,050×2,250	900×1,200
Home Story	LOWER GROUND	LOWER GROUND	FIRST FLOOR	FIRST FLOOR	FIRST FLOOR	GROUND FLOOR	LOWER GROUND
Surface Area	3.45	2.63	7.26	3.08	2.82	11.36	1.08

OBJECT INVENTORY			
ID	a-SK1	a-SK2	a-SK3
NAME	Skylight Flat Panel 24	Skylight Flat Panel 24	Skylight Flat Panel 24
QUANTITY	1	1	1
LENGHT (A)	876	876	876
WIDTH (B)	1,181	1,181	1,181
HEIGHT	250	250	250
2D			
3D PREVIEW			

NOT FOR CONSTRUCTION
SURVEY DETAILS PROVIDED BY
C.M.S. SURVEYORS DEE WHY



ACCREDITATION No. 6255
ABN 17 751 732 195

SALLY GARDNER DESIGN AND DRAFT
PLANS DRAWN FOR APPROVAL



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The builder/contractor shall check and verify all levels and dimensions on site prior to commencement of any work, creation of shop drawings, or fabrication of components.
Any errors or omissions are to be verified by the builder/contractor and referred to the designer prior to the commencement of works.

Client LOUISE STRUTHERS and MATT TRUMAN

PROPOSED RESIDENCE
67 QUIRK STREET DEE WHY 2099

WINDOW & DOOR SCHEDULES

Scale 1:1,
1:1.33
Date Friday, 1 April 2022

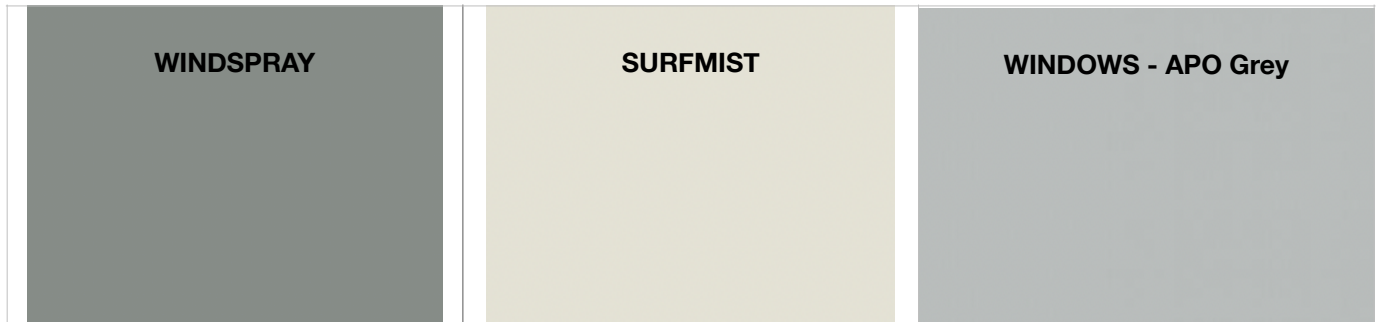
Job Number 21-0713
Drawn S.G.
Drawing No. N2

External Finishes Schedule

67 Quirk St, Dee Why

Colorbond Roof Sheetting	Windspray <i>(or similar)</i>
Gutters	Surfmist <i>(or similar)</i>
Fibre Cement Cladding	Hardies Scyon Linea in Dulux White Verdict half <i>(or similar)</i>
Rendered Walls	Dulux White Exchange <i>(or similar)</i>
Windows	APO Grey <i>(or similar)</i>
Feature Timber Cladding	Hardies Axon 133 overlaid with vertical timber battens Dulux White Exchange <i>(or similar)</i>
Stone feature	Light coloured rock face sandstone <i>(or similar)</i>
Entry Deck	Blackbutt Timber <i>(or similar)</i>
Balustrade	Vertical timber in Dulux White Exchange <i>(or similar)</i>

Colorbond Roof/Gutter

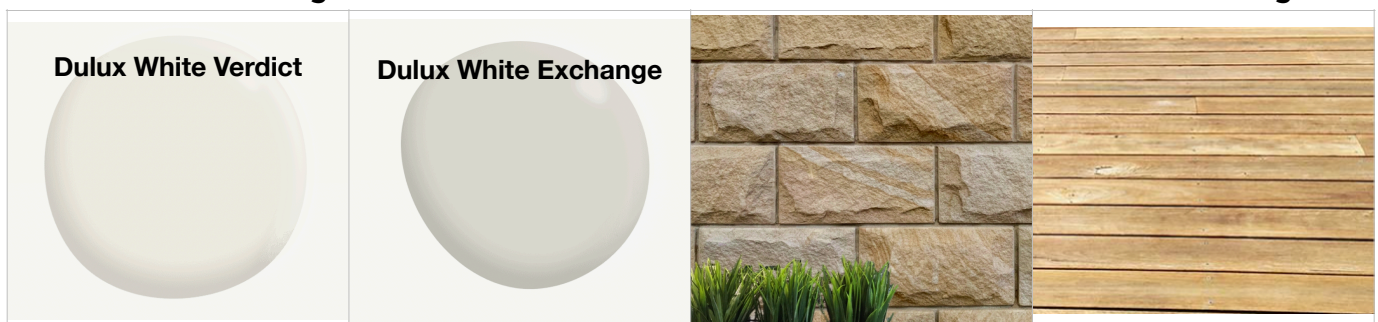


Fibre Cement Cladding

Render

Rock Face Sandstone

Timber Decking





Consulting Engineers

STRUCTURAL - CIVIL - STORMWATER - REMEDIAL

GENERAL NOTES: **Dated – 21.07.2021**

- 1. THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION IF THE ISSUE DATE PRECEDES THE ISSUE DATE ON THE LATEST ARCHITECTURAL DRAWINGS.
- 2. DO NOT SCALE FROM THESE DRAWING.
- 3. ALL DIMENSIONS ARE TO BE VERIFIED ON SITE BY THE BUILDER BEFORE COMMENCING WITH ASSOCIATED WORK.

STORMWATER NOTES:

GENERAL:

- A1. ALL WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE AUSTRALIAN STANDARDS (LATEST VERSION) AND THE REQUIREMENTS OF THE LOCAL COUNCIL AND ANY APPLICABLE AUTHORITIES.
- A2. ALL LEVELS SHOWN ARE TO THE AUSTRALIAN HEIGHT DATUM (AHD) UNLESS NOTED OTHERWISE.
- A3. THE LOCATION OF ALL DRAINAGE ELEMENTS ARE SHOWN INDICATIVELY BASED ON AVAILABLE SURVEY OR OTHER INFORMATION. ALL DRAINAGE ELEMENTS ARE TO BE INSTALLED WITH CONSIDERATION TO SITE CONSTRAINTS AND THE INTENT OF THE DRAINAGE CONCEPT.
- A4. ANY MATERIAL VARIATIONS TO THE DRAINAGE CONCEPT OR DETAILED STORMWATER ELEMENTS MUST BE APPROVED BY NORTHERN BEACHES CONSULTING ENGINEERS PTY LTD PRIOR TO COMMENCEMENT.
- A5. ANY EXCAVATION OR TRENCHING FOR SERVICES ADJACENT TO A STRUCTURE OR PROPERTY BOUNDARY MUST NOT ENCROACH ON THE 'ZONE OF INFLUENCE', REFER TO THE NCC FOR FURTHER DETAILS.

GENERAL CONSTRUCTION NOTES:

- B1. CONTRACTORS TO LOCATE ALL EXISTING SERVICES PRIOR TO EXCAVATION AND NOTIFY ENGINEER OF ANY POTENTIAL CLASHES WITH THE PROPOSED STORMWATER DRAINAGE SYSTEM.
- B2. ANY ELEMENTS OF THE EXISTING STORMWATER SYSTEM WHICH ARE PROPOSED TO BE RETAINED MUST BE INSPECTED AND APPROVED BY AN ENGINEER PRIOR TO CONSTRUCTION AS BOTH HAVING ADEQUATE CAPACITY TO CATER FOR THE RUNOFF DIRECTED TO IT AND BEING IN ADEQUATE CONDITION FOR USE.
- B3. EXISTING STORMWATER SYSTEM ALSO TO BE INSPECTED BY A SUITABLY QUALIFIED PLUMBER PRIOR TO CONSTRUCTION AND UPGRADED AS REQUIRED IN ACCORDANCE WITH AS3500.3.
- B4. CARE SHOULD BE TAKEN WHEN UNDERTAKING WORKS IN THE VICINITY OF TREES NOT TO DISTURB THE TREE ROOT SYSTEM. HAND DIGGING OF TRENCHES MAY BE REQUIRED SUBJECT TO THE PROJECT ARBORISTS REQUIREMENTS. REFER TO THE ARBORIST REPORT FOR EXCAVATION REQUIREMENTS SURROUNDING PROTECTED TREE ROOT ZONES.
- B5. SWIMMING POOL SURCHARGE OVERFLOW TO BE CONNECTED VIA GRAVITY TO THE SEWER IN ACCORDANCE WITH AS3500. DETAILS AND CERTIFICATION BY OTHERS.
- B6. EXTENT, ALIGNMENT, DEPTH AND CONDITION OF ANY COUNCIL STORMWATER PIPELINE WITHIN A DEVELOPMENT SITE MUST BE VERIFIED PRIOR TO CONSTRUCTION AND THE ENGINEER MUST BE NOTIFIED UPON VERIFICATION. ANY NEW CONNECTION TO A COUNCIL STORMWATER PIPELINE WILL BE SUBJECT TO COUNCIL APPROVAL AND MUST BE INSTALLED IN ACCORDANCE WITH THE LOCAL COUNCIL SPECIFICATIONS.

PIPEWORK INSTALLATION:

- C1. ALL PIPES TO BE MINIMUM 100mm ϕ UNLESS NOTED OTHERWISE.
- C2. ALL PIPES TO BE uPVC SEWER GRADE TO AS 1254 UNLESS NOTED OTHERWISE.
- C3. ALL PIPES TO BE LAYED AT 1 % MINIMUM GRADE UNLESS NOTED OTHERWISE.
- C4. ALL CONNECTIONS INTO EXISTING PIPES MUST BE MADE IN THE DIRECTION OF FLOW
- C5. ANY NEW uPVC CONNECTIONS INTO EXISTING R.C. PIPES MUST BE MADE INTO THE TOP HALF OF THE PIPE USING A FLOWCON CONNECTION FITTING U.N.O
- C6. 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 RAMPING AND WATERING IN. TRENCHES TO BE FILLED WITH NO-FINES GRANULAR MATERIAL AS SPECIFIED.
- C7. ALL EXISTING EARTHENWARE PIPES TO BE UPGRADED TO uPVC.
- C8. MINIMUM PIPE COVER TO ALL IN-GROUND PIPEWORK SHALL BE CARRIED OUT IN ACCORDANCE WITH TABLE 7.1 – AS3500.3.
- C9. ALL SUSPENDED PIPE FIXINGS ARE TO BE CARRIED OUT IN ACCORDANCE WITH AS2032.
- C10. ENSURE THAT ALL STORMWATER PITS AND PIPES ARE LOCATED CLEAR FROM TREE ROOT SYSTEMS.
- C11. ALL PIPEWORK MUST BE INSTALLED WITHIN THE SITE BOUNDARY OF THE DEVELOPMENT SITE. ANY NEW OR EXISTING PIPEWORK EXTENDING THROUGH PRIVATE PROPERTY BEYOND THE BOUNDARY OF THE DEVELOPMENT SITE MUST BE CONTAINED SOLELY WITHIN A DRAINAGE EASEMENT. IF NO DRAINAGE EASEMENT EXISTS, A NEW DRAINAGE EASEMENT MUST BE SOUGHT AND REGISTERED PRIOR TO UTILISING OR INSTALLING PIPEWORK THROUGH NEIGHBOURING PROPERTIES. CONTACT THE ENGINEER IF A DRAINAGE EASEMENT CANNOT BE OBTAINED.

ROOF DRAINAGE:

- D1. ALL DOWN PIPES TO BE 100mm ϕ UNLESS NOTED OTHERWISE.
- D2. DOWN PIPE LOCATIONS ARE INDICATIVE ONLY. LOCATIONS TO BE CONFIRMED WITH ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
- D3. PROVIDE CLEANING EYES AT ALL DOWNPIPES.
- D4. GUTTER GUARDS MUST BE INSTALLED ON ALL GUTTERS UNLESS NOTED OTHERWISE
- D5. ALL EAVES GUTTER AND VALLEY GUTTER SYSTEMS MUST BE INSTALLED IN ACCORDANCE WITH AS3500.3 REQUIREMENTS.
- D6. ALL BOX GUTTER SYSTEMS MUST BE INSTALLED STRICTLY IN ACCORDANCE WITH THE DETAILS SHOWN ON THE APPROVED STORMWATER MANAGEMENT PLAN. IF NO DETAILS ARE SHOWN, THE BOX GUTTER SYSTEM MUST BE INSTALLED IN ACCORDANCE WITH AS3500.3. IF ANY CHANGE TO THE BOX GUTTER SYSTEM CONFIGURATION IS PROPOSED, THE ENGINEER MUST BE NOTIFIED FOR A RE-DESIGN. IF THE INSTALLED BOX GUTTER DOES NOT STRICTLY COMPLY WITH THE DESIGN DETAILED ON THE STORMWATER MANAGEMENT PLAN, CERTIFICATION OF THE HYDRAULIC SYSTEM MAY BE REFUSED.
- D7. ALL GREEN ROOFS, PEBBLED ROOFS AND PLANTERS WITH A CONCRETE BASE MUST BE WATERPROOFED AND HAVE DRAINAGE CELL INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATION.

PITS:

- E1. ALL STORMWATER PITS MUST BE INSTALLED IN ACCORDANCE WITH AS3500.3.
- E2. ALL CONCRETE PITS TO BE CAST INSITU OR, IF PRECAST, APPROVED BY ENGINEER. CAST INSITU PITS TO HAVE 150mm THICK CONCRETE WALLS AND BASE. WALLS TO BE REINFORCED WITH ϕ 12 TOP TIE UNLESS NOTED OTHERWISE. CAST INSITU PITS GREATER THAN 900 DEEP TO BE MINIMUM 900x600 AND TO HAVE 150mm THICK CONCRETE WALLS AND BASE. WALLS TO BE REINFORCED WITH ϕ 12 AT 300 EACH WAY UNLESS NOTED OTHERWISE.
- E3. MINIMUM INTERNAL DIMENSIONS FOR STORMWATER AND INLET PITS TO BE IN ACCORDANCE WITH TABLE 8.2, AS3500.3.
- E4. ALL PITS GREATER THAN 1200mm DEEP SHALL HAVE STEP IRONS INSTALLED. STEP IRON INSTALLATION MUST BE IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS.

- E5. THE BOUNDARY OR SILT ARRESTOR PIT MUST INCORPORATE A SUMP OF MINIMUM 200mm DEPTH BELOW THE INVERT OF THE OUTLET PIPE AND A MAXI-MESH SCREEN AS PER LOCAL COUNCIL AND THE AUSTRALIAN STANDARD REQUIREMENTS. HOWEVER, UNLESS SPECIFICALLY REQUIRED BY COUNCILS POLICY OR IF THE SITE CONSISTS OF A CLAY OR ROCK SUBGRADE, ALL OTHER DRAINAGE PITS WILL NOT REQUIRE A SUMP.
- E6. ALL STORMWATER PITS TO BE LOCATED AT LOW POINTS TO PREVENT PONDED WATER.
- E7. FOR STORMWATER PITS LOCATED BELOW THE WATER TABLE, CUT INTO ROCK OR IN POORLY DRAINED SOILS, THE PIT SUMP MAY BE FILLED WITH MORTAR AND SCREEDED TOWARDS THE OUTLET AT MINIMUM 1% FALL, SUBJECT TO THE ENGINEERS APPROVAL.

SUBSOIL DRAINAGE:

- F1. ALL SUBSOIL DRAINAGE TO BE INSTALLED AS REQUIRED IN ACCORDANCE WITH AS3500.3 (SPECIFICALLY SECTION 6, 7 AND APPENDIX M) AND THE NCC.
- F2. INSTALLATION OF SUBSOIL DRAINAGE LINES IS GENERALLY REQUIRED WHERE SUBSURFACE WATER MOVEMENT COULD DAMAGE BUILDINGS OR CAUSE LOSS OF AMENITY THROUGH THE BUILD-UP OF EXCESSIVE MOISTURE OR LATERAL WATER PRESSURE. THIS INCLUDES ALONG WALLS THAT IMPEDE THE NATURAL FLOW OF GROUNDWATER, ON THE UPHILL SIDE OF CUT AND FILL SITES, ADJACENT TO DEEP FOOTINGS, BEHIND RETAINING WALLS AND ADJACENT TO BASEMENT WALLS. SUBSOIL DRAINAGE IS GENERALLY ALSO REQUIRED IN SHALLOW LANDSCAPED AREAS OVER ROCK OR POORLY DRAINED SOILS TO PREVENT OVERLY SATURATED LANDSCAPED AREAS.
- F3. THE INSTALLATION OF SUBSOIL DRAINAGE MAY REQUIRE TRENCHING THROUGH ROCK.
- F4. ALL SUBSOIL LINES ARE TO BE 100mm UPVC SLOTTED PIPE (UNSOCKETED), LAID AT (MIN.) 0.5% FALL UNO.
- F5. THE SUBSOIL LINE IS TO BE SURROUNDED BY SELECT FILTER MATERIAL, GENERALLY 10-20mm DIAMETER AGGREGATE.
- F6. THE TRENCH SHALL BE SIZED TO PROVIDE A MINIMUM 50mm BEDDING AND 100mm COVER ALL AROUND THE SUBSOIL LINE, GENERALLY MINIMUM 300mm WIDE X 300mm DEEP. THE TRENCH IS TO BE WRAPPED ALL-ROUND IN NON-WOVEN, GEOTEXTILE FABRIC OF STRENGTH CLASS A, WITH SUFFICIENT OVERLAP (LESSER OF TRENCH WIDTH OR 500mm).
- F7. WHERE THE IN-SITU SOILS HAVE A GRAIN SIZE SMALLER THAN THE GEOTEXTILE FABRIC, COURSE WASHED-SAND SHOULD BE USED AS A FILTER TO PREVENT BLOCKAGE OF THE GEOFABRIC.
- F8. THE BACKFILL LAYER OVER THE TRENCH SHALL BE NO-FINES COURSE WASHED-SAND. WHERE LANDSCAPED AREAS ARE PROPOSED OVER THE TRENCH, THE TOP 300mm OF BACKFILL MAY BE MIXED WITH UP TO 20% ORGANIC MATTER.
- F9. ALL SUBSOIL LINES ARE TO DISCHARGE INTO A GRATED PIT, AT A LEVEL MINIMUM 50mm ABOVE THE PIT OUTLET UNO. THE PROJECT BUILDER IS TO IMPLEMENT APPROPRIATE MEASURES TO PREVENT SUBSOIL LINE BLOCKAGE OR INFESTATION OF VERMIN.
- F10. THE HIGH-END OF THE SUBSOIL LINE IS TO BE TURNED UP AT 45° AND TERMINATE AT GROUND LEVEL WITH AN INSPECTION CAP TO ENABLE FUTURE FLUSH OUT AND MAINTENANCE.
- F11. 100mm ϕ x 3000 LONG TAIL OUT SUBSOIL LINE TO BE PROVIDED ON THE UPSTREAM SIDE OF ALL LARGE PITS OR IN AREAS WITH HIGH SEEPAGE FLOWS. SUBSOIL LINE TO BE COVERED WITH GEOTEXTILE FILTER SOCK FOR THE FULL LENGTH AND END COVERED. BACKFILL MUST BE IN NO-FINES COARSE WASHED-SAND.
- F12. CHARGED SYSTEM:
- G1. ALL PIPEWORK IN A CHARGED SYSTEM TO BE 100mm ϕ UPVC PRESSURE OR SEWER GRADE PIPES WITH ALL JOINTS PRESSURE SEALED TO A MINIMUM OF 1,000mm (UNLESS NOTED OTHERWISE) ABOVE THE INLET OF THE DISCHARGE POINT. ALL JOINTS TO BE SOLVENT WELDED IN ACCORDANCE WITH THE AUSTRALIAN STANDARDS.
- G2. ALL CHARGED SYSTEMS MUST HAVE A BLEED OUT LINE AT THE LOW POINT IN THE CHARGED SYSTEM WHICH MUST BE CONNECTED TO A FLUSH OUT PIT VIA GRAVITY. THE BLEED LINE MUST BE MAINTAINED AND REGULARLY FLUSHED OUT.

ON-SITE DETENTION NOTES:

- H1. ORIFICE PLATE MUST BE INSTALLED PRIOR TO INSTALLATION OF THE ROOF DRAINAGE SYSTEM AND CONNECTION OF THE SITE STORMWATER SYSTEM TO THE ON-SITE DETENTION TANK.
- H2. THE HEIGHT DIFFERENCE (H*) BETWEEN THE ORIFICE CENTRELINE AND THE TOP WATER LEVEL OF THE ON-SITE DETENTION TANK MUST BE CONSTRUCTED IN ACCORDANCE WITH THE STORMWATER MANAGEMENT PLAN. IF H* CHANGES DUE TO SITE CONDITIONS, THE ENGINEER MUST BE NOTIFIED FOR AN ORIFICE PLATE SIZE ADJUSTMENT.
- H3. ANY PIPE FITTINGS FOR BELOW GROUND ON-SITE DETENTION TANKS MUST BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS.
- H4. ACCESS HATCHES MUST BE INSTALLED AT BOTH ENDS OF THE ON-SITE DETENTION TANK. IF THE DEPTH OF THE TANK IS GREATER THAN 1200mm, STEPS IRONS MUST BE INSTALLED IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS.
- H5. ABOVE GROUND ON-SITE DETENTION BASINS MUST NOT EXCEED A PONDING DEPTH OF 300mm, UNLESS NOTED OTHERWISE. THE BUILDER MUST ENSURE THAT THE REQUIRED DETENTION VOLUME IS ACHIEVED DURING CONSTRUCTION. A WORK-AS-EXECUTED PLAN DETAILING THE FINISHED LEVELS AND VOLUME OF THE ON-SITE DETENTION BASIN MUST BE CARRIED OUT AT THE COMPLETION OF WORKS BY A REGISTERED SURVEYOR AND APPROVED BY THE ENGINEER PRIOR TO FINAL CERTIFICATION.
- H6. SURFACE DRAINAGE:
- J1. WHEN LAND FALLS TOWARDS A BUILDING, INCLUDING LAND UPSLOPE OF THE PROPERTY BOUNDARY, GROUND SURFACE LEVELS ADJACENT TO THE BUILDING ARE TO BE REGRADED SUCH THAT THE FIRST METRE HAS MINIMUM 50mm FALL AWAY FROM THE BUILDING, GENERALLY IN ACCORDANCE WITH THE NCC.

- J2. ANY NEW DEVELOPMENT WORKS MUST NOT CREATE ANY TRAPPED SURFACE AREAS. IN SUCH CASES WHERE TRAPPED AREAS EXIST, SWALE DRAINS OR GRATED PITS WITH PIPED OUTLETS OF ADEQUATE CAPACITY MAY BE REQUIRED TO ROUTE RUNOFF AROUND THE BUILDING TO AN APPROVED DISCHARGE POINT. IF THE TRAPPED AREA IS BELOW THE NATURAL SURFACE LEVEL, A PUMP OUT SYSTEM MAY BE REQUIRED. IN EITHER CASE, THE PROJECT ENGINEER MUST BE CONTACTED FOR DESIGN DETAILS (AS REQUIRED) PRIOR TO CONSTRUCTION.
- J3. BUILDER TO PROVIDE A MINIMUM 100mm WIDE x 30mm HIGH OR 50mm DIA OVERFLOW FOR EVERY 6m2 OF EXPOSED AREA THAT IS TRAPPED OR SURROUNDED BY HOBS/BALUSTRADES/WALLS/ETC. THE FULL OVERFLOW DEPTH MUST BE LOCATED BELOW ANY ADJACENT INTERNAL FLOOR LEVELS OR OPENINGS TO PROTECT AGAINST WATER INGRESS DUE TO BLOCKAGE OF THE PRIMARY OUTLET(S).

RAINWATER RE-USE TANKS:

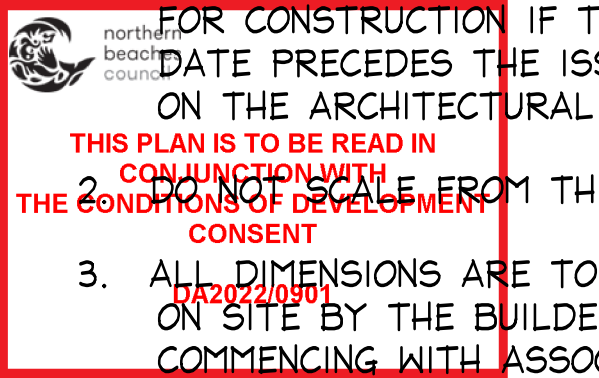
- K1. CONSIDERING THE ROOF CATCHMENT AREA, LOCATION OF PROPERTY, INTENDED USE OF RAINWATER AND GARDEN SIZE WE RECOMMEND PROVIDING A RAINWATER TANK FOR USE AS PER BASIX REQUIREMENTS, SYDNEY WATER AND NSW HEALTH REQUIREMENTS FOR NON DRINKING USE ONLY.
- K2. THE TANKS PROVIDED WILL REDUCE PRESSURE ON COUNCIL'S STORMWATER INFRASTRUCTURE.
- K3. REFERENCES: COOMBS P.J. & KUCZERA G. (2001), "RAINWATER TANK DESIGN FOR WATER SUPPLY & STORMWATER MANAGEMENT." STORMWATER INDUSTRY ASSOCIATION REGIONAL CONFERENCE. PATRICK DUPONT & STEVE SHACKLE, "RAINWATER" AUSTRALIAN GOVERNMENT (2004), "GUIDANCE ON USE OF RAINWATER TANKS".
- K4. ALL CONNECTIONS TO PLUMBING AND RAINWATER TANKS TO BE IN ACCORDANCE WITH SYDNEY WATERS' GUIDE "INSTALLING A RAINWATER TANK" AVAILABLE AT www.sydneywater.com.au
- K5. PROVIDE A DUAL SUPPLY SYSTEM AND BACKFLOW PREVENTION SYSTEM IN ACCORDANCE WITH 'BASIX-DESIGN GUIDE FOR SINGLE DWELLINGS' BY NSW DEPARTMENT OF INFRASTRUCTURE, PLANING AND NATURAL RESOURCES.
- K6. IF NOT SPECIFIED ON PLANS, THE FIRST FLUSH SYSTEM IS TO HAVE A MINIMUM SIZE OF 20L PER 100m2 OF ROOF CATCHMENT AREA PRIOR TO ENTERING THE RAINWATER TANK. INDIVIDUAL SITE ANALYSIS IS REQUIRED IN HEAVILY POLLUTED AREAS TO DETERMINE IF LARGER VOLUMES OF FIRST FLUSH RAINWATER ARE TO BE DIVERTED. IF IN DOUBT, CHECK WITH LOCAL HEALTH AUTHORITIES.
- K7. SCREENED DOWNPIPE RAINWATER HEAD OR OTHER SUITABLE LEAF AND DEBRIS DEVICE TO BE INSTALLED ON EACH DOWNPIPE. SCREEN MESH TO BE 4-6mm AND DESIGNED TO BE SELF-CLEANING.
- K8. FIRST FLUSH DEVICES, OR APPROVED ALTERNATIVE, TO BE INSTALLED WITH AN AUTOMATED DIVERSION AND DRAINAGE SYSTEM, THAT IS, NO MANUAL DIVERSION AND DRAINAGE VALVES. REFER TYPICAL FLUSH OUT PIT FOR DETAILS.
- K9. BEFORE PURCHASING MATERIALS OR PAINT TO BE USED ON ROOF CATCHMENT AREAS, THE MANUFACTURER'S RECOMMENDATIONS ON LABELS AND BROCHURES FOR RAINWATER TANK SUITABILITY TO BE READ AND ADHERED TO.
- K10. PRE-STORAGE PITS FOR UNDERGROUND RAINWATER STORAGE TANKS AND FLUSH OUT PITS MAY ASSIST IN LIMITING SILT, AND PREVENT VERMIN, INSECTS (INCLUDING MOSQUITOES) AND DEBRIS FROM ENTERING THE RAINWATER STORAGE AREA.
- K11. BUILDER/PLUMBER TO ENSURE THE INSTALLATION OF THE RAINWATER TANK SYSTEM IS IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS AND THE RAINWATER TANK DESIGN AND INSTALLATION HANDBOOK – HB 230-2008. IF IN DOUBT CONTACT ENGINEER.
- K12. RAINWATER TANK TO BE WATER PROOFED IN ACCORDANCE WITH HB 230-2008

STORMWATER RE-USE TANKS:

- ST1: BASIX RECOMMENDS PROVIDING A STORMWATER TANKS FOR USE AS PER BASIX REQUIREMENTS FOR THE FOLLOWING USES: a) TO WATER GARDEN AREAS
- ST2: THE TANKS PROVIDED WILL REDUCE PRESSURE ON COUNCIL'S STORMWATER INFRASTRUCTURE.
- ST3: IF NOT SPECIFIED ON PLANS, THE FIRST FLUSH SYSTEM IS TO HAVE A MINIMUM SIZE OF 20L PER 100m2 OF ROOF CATCHMENT AREA PRIOR TO ENTERING THE RAINWATER TANK. INDIVIDUAL SITE ANALYSIS IS REQUIRED IN HEAVILY POLLUTED AREAS TO DETERMINE IF LARGER VOLUMES OF FIRST FLUSH RAINWATER ARE TO BE DIVERTED. IF IN DOUBT, CHECK WITH LOCAL HEALTH AUTHORITIES.
- ST4: SCREENED DOWNPIPE RAINWATER HEAD OR OTHER SUITABLE LEAF AND DEBRIS DEVICE TO BE INSTALLED ON EACH DOWNPIPE. SCREEN MESH TO BE 4-6mm AND DESIGNED TO BE SELF-CLEANING.
- ST5: FIRST FLUSH DEVICES, OR APPROVED ALTERNATIVES, TO BE INSTALLED WITH AN AUTOMATED DIVERSION AND DRAINAGE SYSTEM, THAT IS, NO MANUAL DIVERSION AND DRAINAGE VALVES. REFER TYPICAL FLUSH OUT PIT FOR DETAILS.
- ST6: BEFORE PURCHASING MATERIALS OR PAINT TO BE USED ON ROOF CATCHMENT AREAS, THE MANUFACTURER'S RECOMMENDATIONS ON LABELS AND BROCHURES FOR RAINWATER TANK SUITABILITY TO BE READ AND ADHERED TO.

NOTES:

- 1. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION IF THE ISSUE DATE PRECEDES THE ISSUE DATE ON THE ARCHITECTURAL DRAWINGS.
- 2. THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT.
- 3. ALL DIMENSIONS ARE TO BE VERIFIED ON SITE BY THE BUILDER BEFORE COMMENCING WITH ASSOCIATED WORK.
- 4. FOR GENERAL NOTES REFER TO DRAWING NUMBER: S01.



DIAL BEFORE YOU DIG NOTE:

NO INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN MADE. ALL RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION ON OR NEAR THE SITE DEVELOPERS & EXCAVATORS MAY BE HELD FINANCIALLY RESPONSIBLE BY THE ASSET OWNER SHOULD THEY DAMAGE UNDERGROUND NETWORKS.

CARELESS DIGGING CAN:

- 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



MINIMISE YOUR RISK
AND DIAL BEFORE YOU
DIG. - TEL. 1100

NORTHERN BEACHES COUNCIL (REGION 2) ON SITE DETENTION SYSTEM CALCULATION SHEET	
ADDRESS: 67 QUIRK STREET, DEE WHY	
ALL WORKS IN ACCORDANCE WITH WATER MANAGEMENT FOR DEVELOPMENT POLICY, SECTION 5.5	
DEVELOPMENT TYPE	ALTERATIONS AND ADDITIONS
REGION 2	
STEP 1: INTER- ALLOTMENT DRAINAGE EASMENT	EASEMENT REJECTED (REFER EMAIL)
STEP 2: ONSITE STORMWATER ABSORPTION	NOT ADEQUATE (SHALLOW ROCK)
STEP 3: LEVEL SPREADER	ADEQUATE
SITE DETAILS	
TOTAL SITE AREA	763.9 m ²
PRE DEVELOPMENT IMPERVIOUS AREA	351.7 m ² (46%)
POST DEVELOPMENT IMPERVIOUS AREA	393.4 m ² (51.5%)
INCREASE	41.7 m ²
DEVELOPMENT SITE STORAGE REQUIREMENT	
AREA TO OSD	624.0 m ² (395.2 m ² IMPERVIOUS)
AREA BYPASS	139.9 m ² (14 m ² IMPERVIOUS)
PRE DEVELOPMENT SITE DISCHARGE	
5 YR	15 l/s (100% PERVIOUS – STATE OF NATURE)
100 YR	39 l/s
POST DEVELOPMENT SITE DISCHARGE	
5 YR	11 l/s (7 l/s FROM OSD)
100 YR	15 l/s (8 l/s FROM OSD)
OSD VOLUME REQUIRED	20,400 L
OSD VOLUME PROVIDED	25,200 L (INCLUDING 20% ADDITIONAL VOLUME)
RAINWATER 'BASIX' REQUIRED	2,000L (2,000L PROVIDED)
OUTLET CONTROL	
METHOD OF DISCHARGE	LEVEL SPREADER
LENGTH OF LEVEL SPREADER	Min. 4m (USING V = 0.24m/s FOR CLAY AND FINE PARTICALS)
ORIFICE SIZE	68 mm ϕ

DRAWING SCHEDULE:

- D01 – STORMWATER DRAINAGE GENERAL NOTES
- D02 – LOWER GROUND FLOOR STORMWATER DRAINAGE PLAN
- D03 – GROUND & FIRST FLOOR STORMWATER DRAINAGE PLAN
- D04 – ROOF STORMWATER DRAINAGE PLAN & DETAILS SHEET I

ISSUED FOR D.A.
SUBMISSION ONLY
NOT FOR
CONSTRUCTION

IF IN DOUBT ASK

Scale check - 100mm when printed to scale

A1

25/10/2022	D	UPDATE FOR RFI	HS	CJ	DOCUMENT CERTIFICATION Date : 26/10/22 Michael Wachjo B.E.(Civil), MIEAust. (Director NB Consulting Engineers) The copyright of this drawing remains with NB Consulting Engineers
28/09/2022	C	UPDATE FOR RFI	HS	CJ	
06/04/2022	B	UPDATE TO SUIT ARCHITECTURALS	NB	CJ	
30/03/2022	A	ISSUED FOR DA SUBMISSION ONLY	NB	CJ	
Date:	Issue:	Description:	By:	Review:	

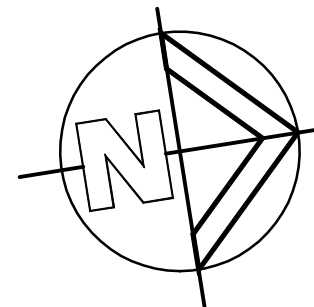
Consulting Engineers
STRUCTURAL - CIVIL - STORMWATER - REMEDIAL
A.C.N. 076 121 616 A.B.N. 24 076 121 616
Sydney: Ph: (02) 9984 7000
Suite 207, 30 Fisher Road Dee Why N.S.W. 2099
Gold Coast: Ph: (07) 5631 4744
Suite 1, 30B Griffith Street, Coolangatta QLD 4225
E : nb@nbconsulting.com.au W : www.nbconsulting.com.au

Architect:	PENINSULA HOMES
Client:	MATT TRUMAN

Project:	NEW DWELLING 67 QUIRK STREET, DEE WHY
Drawing Title:	STORMWATER DRAINAGE GENERAL NOTES

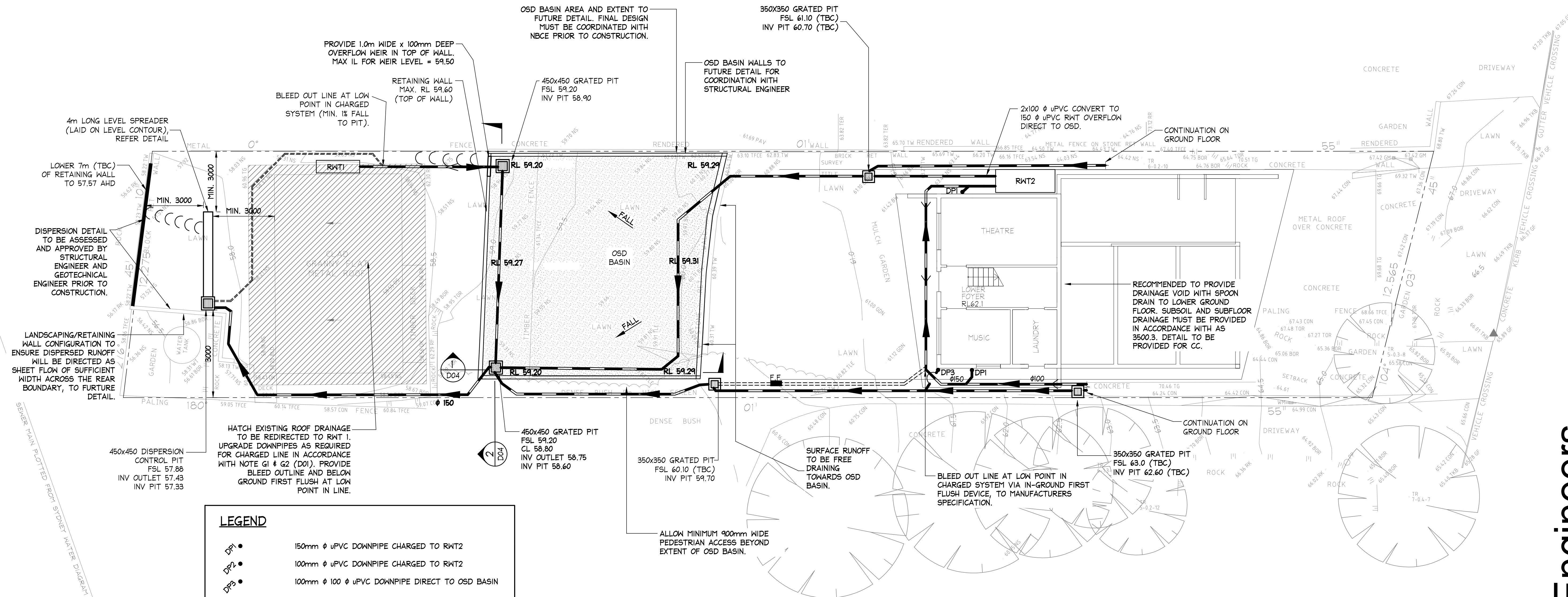
Date:	Design:	Drawn:
MAR' 22	HS	NB
Job No:	Drawing No:	Issue:
211230	D01	D

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LOWER GROUND FLOOR STORMWATER DRAINAGE PLAN

SCALE = 1 : 100

LEGEND

- DPI • 150mm ϕ uPVC DOWNPIPE CHARGED TO RWT2
- DP2 • 100mm ϕ uPVC DOWNPIPE CHARGED TO RWT2
- DP3 • 100mm ϕ 100 ϕ uPVC DOWNPIPE DIRECT TO OSD BASIN
- NEW STORMWATER PIPE
- STORMWATER PIPE FLOW DIRECTION
- CHARGED LINE FALL DIRECTION
- F.F. IN GROUND FIRST FLUSH DEVICE TO MANUFACTURERS SPECIFICATION
- I.O. INSPECTION OPENING
- RWT1 4500L RAINWATER TANK TO REPLACE EXISTING RAINWATER TANK
- RWT2 2000L RAINWATER TANK (BASIX)
- OSD BASIN 25,200L OSD BASIN STORAGE
- OVERFLOW PATH - BUILDER TO ENSURE ANY OVERLAND FLOW IS DIRECTED AWAY FROM THE GRANNY FLAT STRUCTURE AND HAS AT LEAST 150mm FREEBOARD TO THE INTERNAL FLOOR LEVELS.

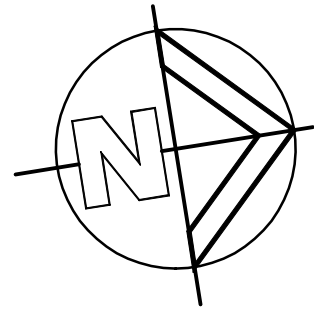
NOTE: ALL DRAINAGE LINE LOCATIONS ARE INDICATIVE ONLY. LOCATION MAY VARY DUE TO CONSTRAINTS.

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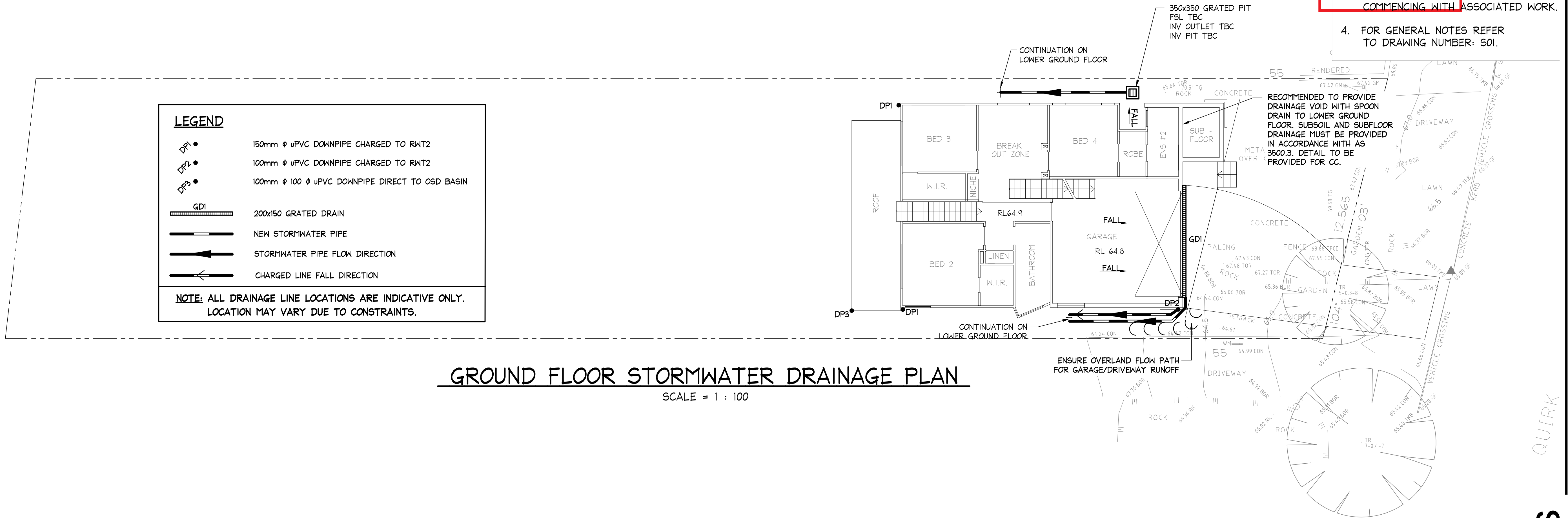
25/10/2022	D	UPDATE FOR RFI	HS	CJ	DOCUMENT CERTIFICATION Date : 26/10/22 Michael Wachjo B.E.(Civil), MIEAust. (Director NB Consulting Engineers) The copyright of this drawing remains with NB Consulting Engineers	NB Consulting Engineers STRUCTURAL - CIVIL - STORMWATER - REMEDIAL A.C.N. 076 121 616 A.B.N. 24 076 121 616 Sydney: Ph: (02) 9984 7000 Suite 207, 30 Fisher Road Dee Why N.S.W. 2099 Gold Coast: Ph: (07) 5631 4744 Suite 1, 30B Griffith Street, Coolangatta QLD 4225 E : nb@nbconsulting.com.au W : www.nbconsulting.com.au	Architect: PENINSULA HOMES Client: MATT TRUMAN	Project: NEW DWELLING 67 QUIRK STREET, DEE WHY Drawing Title: LOWER GROUND FLOOR STORMWATER DRAINAGE PLAN	Date: MAR' 22 Job No: 211230	Design: HS Drawing No: D02	Drawn: NB Issue: D
28/09/2022	C	UPDATE FOR RFI	HS	CJ							
06/04/2022	B	UPDATE TO SUIT ARCHITECTURALS	NB	CJ							
30/03/2022	A	ISSUED FOR DA SUBMISSION ONLY	NB	CJ							
Date:	Issue:	Description:	By:	Review:							

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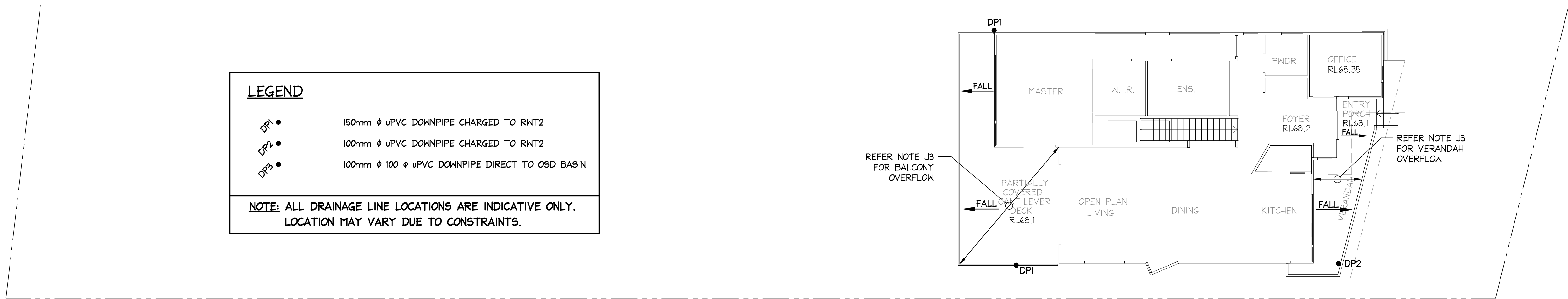
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GROUND FLOOR STORMWATER DRAINAGE PLAN

SCALE = 1 : 100



FIRST FLOOR STORMWATER DRAINAGE PLAN

SCALE = 1 : 100

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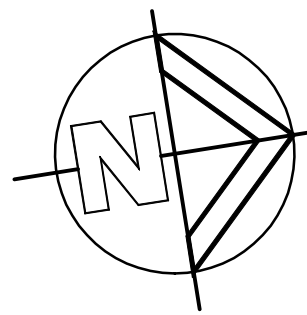
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28/09/2022	C	UPDATE FOR RFI	HS	CJ		Date : 26/10/22	<div>Michael Wachjo</div> <div>B.E.(Civil), MIEAust.</div> <div>(Director NB Consulting Engineers)</div> <div>The copyright of this drawing remains with NB Consulting Engineers</div>	Client:	MATT TRUMAN	Drawing Title:	GROUND & FIRST FLOOR STORMWATER DRAINAGE PLAN	Job No:	211230	Drawing No:	D03	Issue:	D
06/04/2022	B	UPDATE TO SUIT ARCHITECTURALS	NB	CJ													
30/03/2022	A	ISSUED FOR DA SUBMISSION ONLY	NB	CJ													
Date:	Issue:	Description:	By:	Review:													

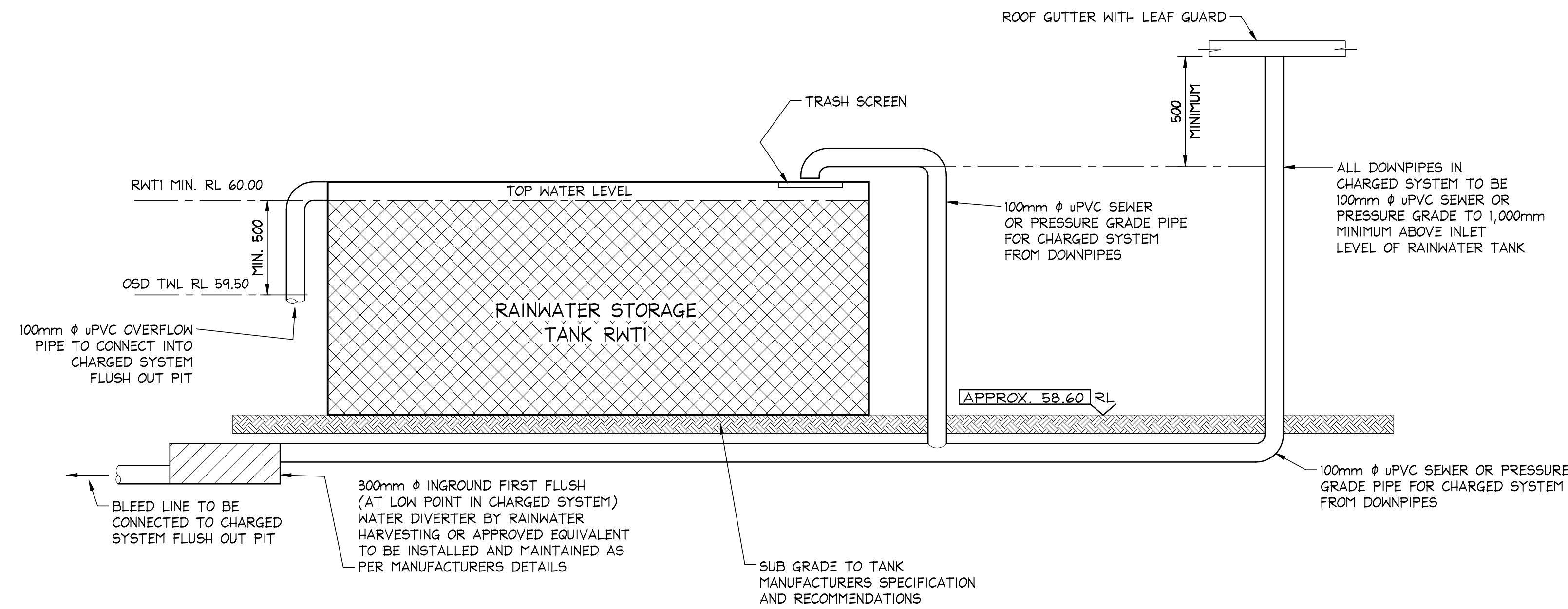
QUIRK

NB Consulting Engineers



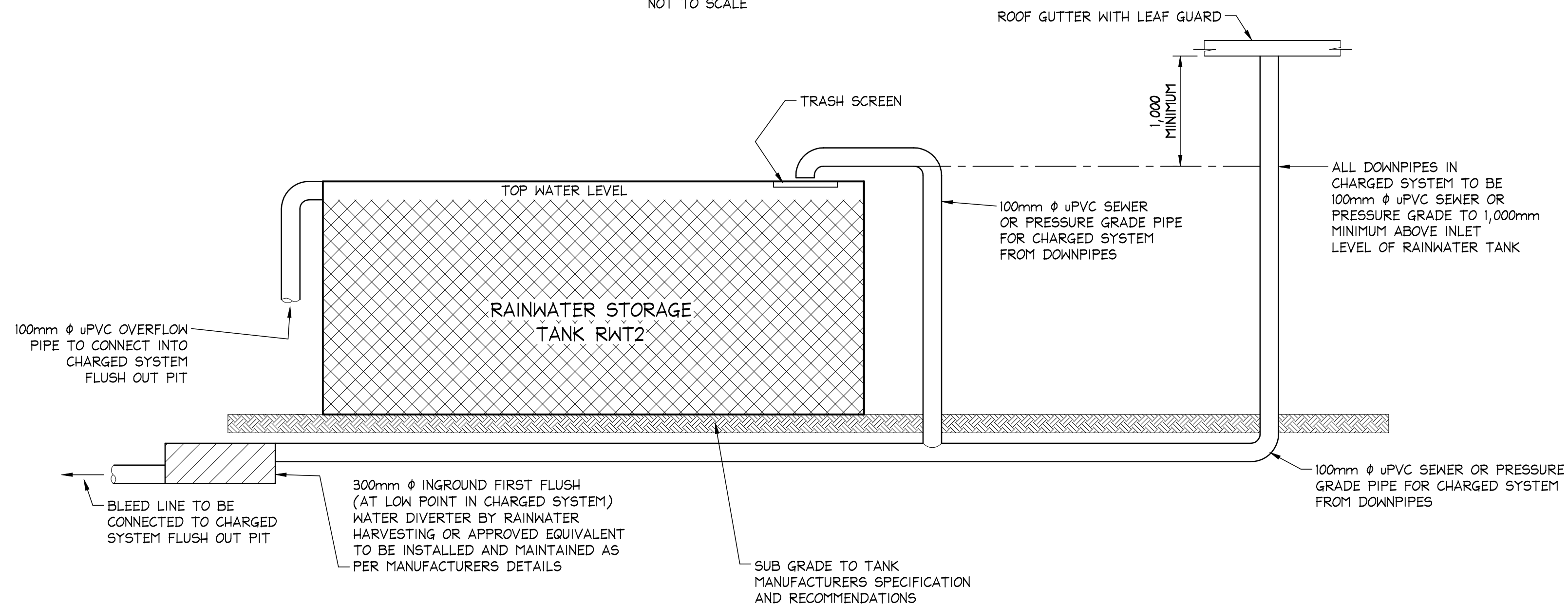
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TYPICAL SECTION RAINWATER RE-USE TANKS WITH CHARGED PIPE SYSTEM

NOT TO SCALE



TYPICAL SECTION RAINWATER RE-USE TANKS WITH CHARGED PIPE SYSTEM

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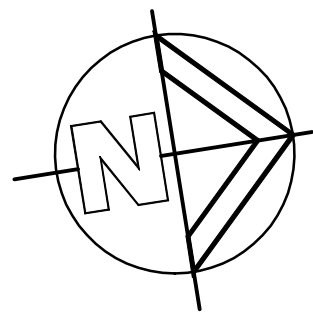
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A1

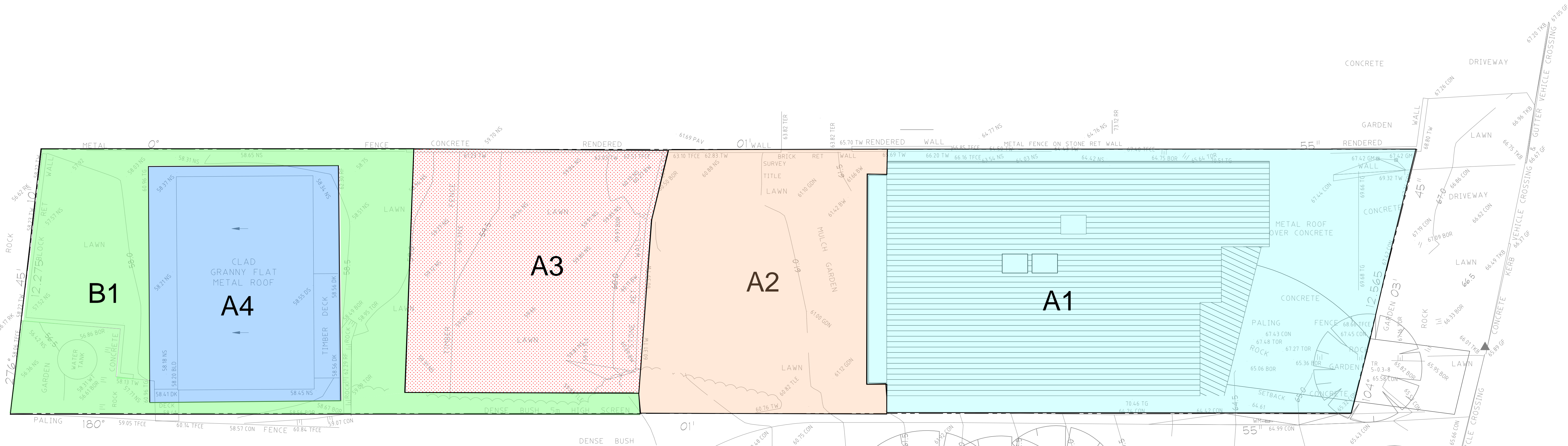
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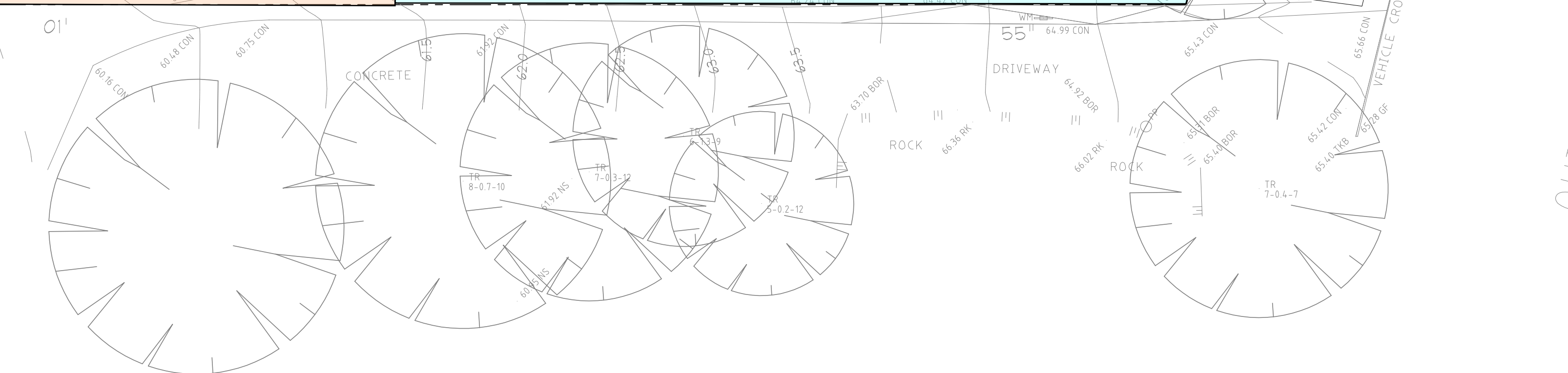


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KEY	CATCHMENT DESCRIPTION	AREA	%IMPERVIOUS
	A1 - Main dwelling roof and surrounding area to OSD	299 m ²	100%
	A2 - Pervious area to OSD	118 m ²	0%
	A3 - OSD Basin area	111 m ²	0%
	A4 - Granny flat roof area to OSD	96 m ²	100%
	B1 - OSD Bypass area	140 m ²	10%



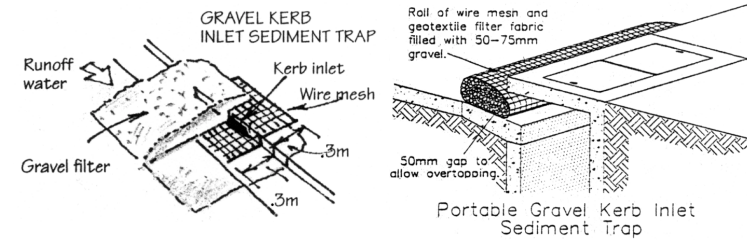
OSD CATCHMENT PLAN

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DOCUMENT CERTIFICATION			NB Consulting Engineers		Architect:	PENINSULA HOMES		Project:	NEW DWELLING 67 QUIRK STREET, DEE WHY		Date:	Design:	Drawn:
Date : 26/10/22 Michael Wachjo B.E.(Civil), MIEAust. (Director NB Consulting Engineers)			STRUCTURAL - CIVIL - STORMWATER - REMEDIAL A.C.N. 076 121 616 A.B.N. 24 076 121 616			Suite 207, 30 Fisher Road Dee Why N.S.W. 2099					MAR' 22	HS	NB
The copyright of this drawing remains with NB Consulting Engineers			Sydney: Ph: (02) 9984 7000 Gold Coast: Ph: (07) 5631 4744 Suite 1, 30B Griffith Street, Coolangatta QLD 4225 E : nb@nbconsulting.com.au W : www.nbconsulting.com.au		Client:	MATT TRUMAN		Drawing Title:	CATCHMENT PLAN		Job No:	Drawing No:	Issue:
25/10/2022			A		UPDATE FOR RFI		NB		CJ		211230		D06
Date:	Issue:	Description:	By:	Review:									A

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GUTTER PROTECTION

Provide protection to down hill Grate in Gutter by means of Sand bags or blue metal wrapped in geotextile fabric. When soil or sand builds up around this sediment barrier, the material should be relocated to the site for disposal.

SITE ACCESS

Vehicular access to the site must be via a single entry point that is stabilised to prevent the tracking of sediment onto the roads and footpath.

Soil, earth, mud, clay, concrete washing, paint or similar materials must be removed from the roadway, by means other than washing, on a daily basis.

ON-SITE PRACTICES

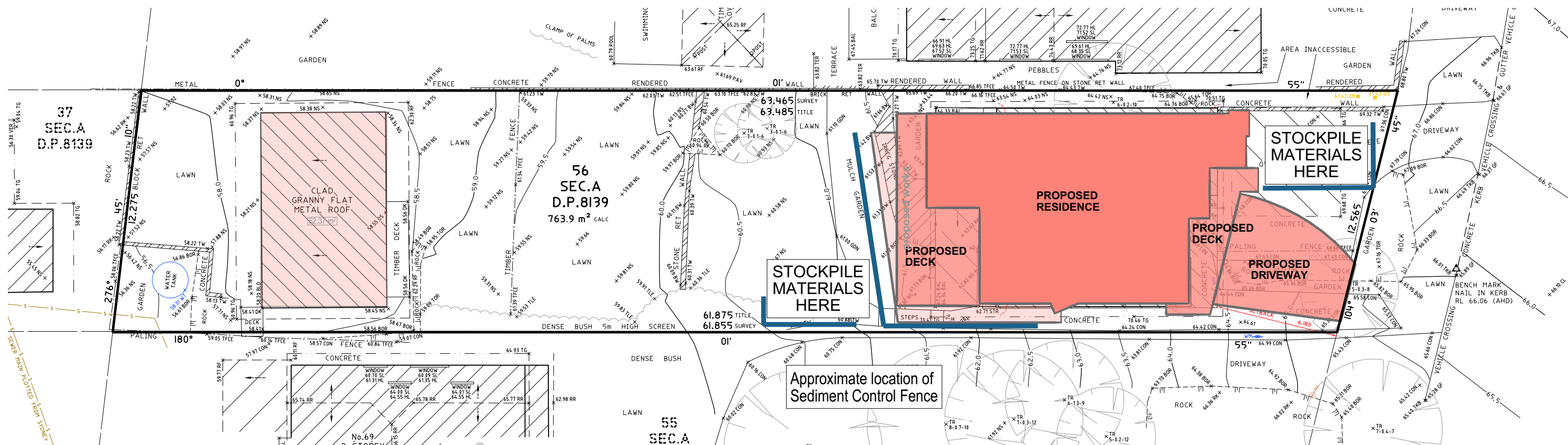
All trenches must be filled immediately after services are laid.
Excess materials such as cement, water from tool cleaning, paintbrushes and brick and concrete slurry, must not be washed into stormwater system.
It is against the law to pollute waters with any solid, liquid or gas. Where possible construct a depression or earth dam below brick, concrete or tile cutting.
If this is not possible, pass water through a filter.

SEDIMENT NOTE:

1. All Erosion and Sediment Control measures to be inspected and maintained daily, by the site manager.
2. Minimise disturbed areas, remove excess soil from excavation area as soon as possible.
3. All material stockpile to be clear from drains, gutters and footpaths, or within sediment fence.
4. Drainage to be connected to Stormwater as soon as possible. If stored on site, it must be filtered before releasing into the stormwater system or waterways.
5. Roads and footpaths to be swept daily.

ON-GOING WASTE MANAGEMENT

Residents to manage waste on a daily basis - by separating materials into re-usables, recyclables, waste and garden organics for inclusion in appropriate disposal bins.
Bins to be placed kerbside on specified days for collection by council.



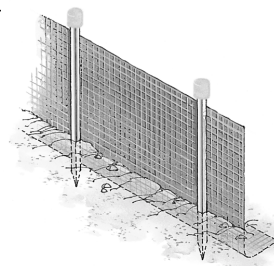
DUST CONTROL

To reduce dust generated by wind action, the removal of the top soil is to be minimised. To prevent dust generation, watering down of the site, especially during the movement of machinery is required.

Where excavating into rock, keep the surface moist to minimise dust. Construct a gravel entry/exit point using blue metal and restrict all vehicle movements within the site to a minimum.

Ensure wind breaks, such as existing fences are maintained during the construction phase until new landscaping is provided or reinstated.

Prevent dust by covering stockpiles.



SEDIMENT CONTROL FENCE

- 1 Excavate a trench a minimum of 200mm wide and 200mm deep on the uphill side of the proposed line of silt fence.
- 2 Drive adequate length support posts to a depth (minimum 400mm) appropriate for the site conditions downhill of the trench.
A. Post spacing is typically at 2m centres with wire attached along the top between posts to assist with support of the silt fence.
B. Post spacing can be increased up to 4m centres if supported by 2.5mm diameter high tensile wire at mid height and along the top with hog rings, clips or pins every 150mm connecting the silt fence along the top wire.
- 3 Roll out silt fence and position up against the support posts and fold over top wire. Hog rings, clips or pins are used to attach the silt fence to the top wire (at the required spacing).
- 4 Bury bottom section along the base and up the side of the trench leaving a minimum exposed height of 600mm and backfill with soil. Compact to ensure good anchorage. Place safety caps on posts.

BUILDING WASTE DISPOSAL

All waste materials are to be sorted and transported to the local authorized waste management centre for potential re-use or recycling.
Garden waste to be delivered to an authorized Recycling centre for chipping for reuse as mulch.
Any Asbestos materials located on the site during the demolition process is to be properly disposed of in accordance with the guidelines of the relevant regulatory authority.
Every attempt will be made to keep waste to a minimum.

STOCK PILES

All stockpiles are to be kept on-site where possible. Any materials placed on the footpaths or nature strips require council's permission.
All stockpiles are to be placed away from the drainage lines and street gutters.
It is best to locate these on the highest part of the site if possible. Place waterproof covering over stockpiles. If required provide diversion drain & bank around stockpiles.

