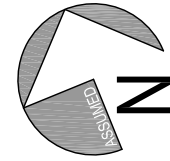


GENERAL NOTES:

- 1... These drawings shall be read in conjunction with Architectural and all other Consultant's drawings and specifications, and with such other written instructions as may be issued during the course of the works.
- 2... No building works shall be constructed on or over any allotment boundary or easement or other similar such property title without the necessary permits and/or approvals. These drawings do not constitute such permits and/or approvals irrespective of whether building works are so indicated on or over such property titles.

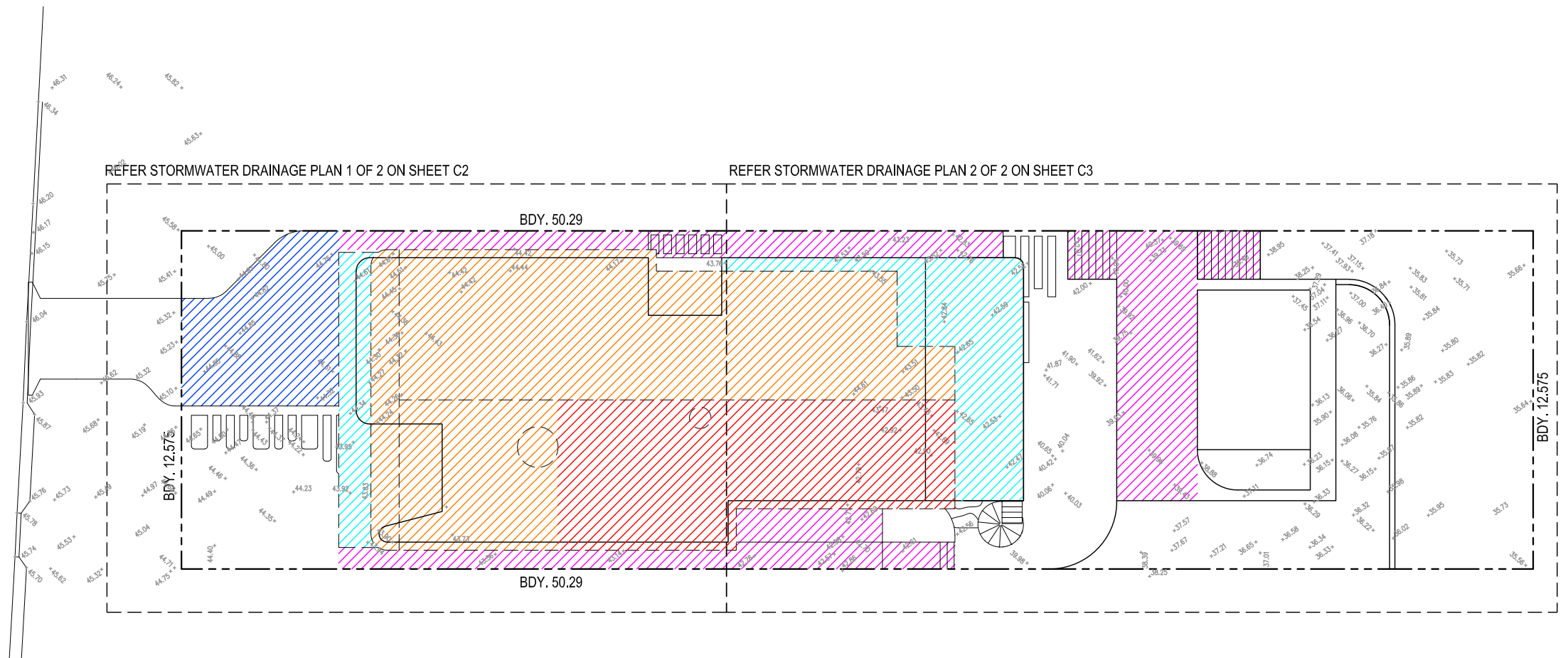


STORMWATER NOTES:

- 1... All plumbing and drainage within the site shall be constructed in accordance with **AS3500.3** Plumbing and Drainage - Stormwater drainage.
- 2... All pipes to have a minimum cover of 450mm under trafficable areas, and 100mm elsewhere - UNO.
- 3... All pipes to be laid on a minimum grade of 1% - UNO.
- 4... All pipes less than 300mm diameter to be uPVC - UNO.
- 5... Minimum surface grade of 0.5% for overland flow paths.
- 6... Plastic pits may be used in non-trafficable areas only.
- 7... All pipes to be SN6 sewer grade uPVC and shall be resistant to ultraviolet light when installed in direct sunlight.
- 8... Roof gutters to & downpipes to future design
- 9... Charged line pipework to be sewer grade.

Catchment Areas

- Impervious area - first & upper ground
A = 47 m²
Connected to OSD tank via gravity system
- Driveway area
A = 31 m²
- Hardstand area
A = 90 m²
- Main roof area
A = 145 m²
Connected to RWT2
- Main roof area
A = 70 m²
Connected to RWT1



Compliance with Northern Beaches Council DCP:

OSD storage: 200 m³/ha = 633 m² x 0.02 = 12.66 m³

Permissible site discharge: 400 L/s/ha = 633 x 0.04 = 25.3 L/s

Required rainwater tank (BASIX): 7,000 L

Revised OSD storage = 12.66 - 7 = 5.66 m³

Q₁₀₀ RWT1 = 10.6L/s

Q_{OSD} outlet = 14.7 L/s

OSD outlet RL = 39.20

RL top of storage = 40.20 m

Available head = 1.0 m

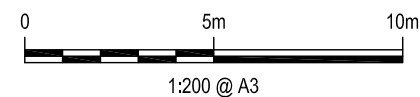
Orifice plate diameter = 83mm

SITE SUMMARY:

(1) SITE AREA	= 633 m ²
(2) TOTAL IMPERVIOUS	= 383 m ²
(3) TOTAL ROOF AREA CONNECTED TO TANKS	= 215 m ²
(4) TOTAL IMPERVIOUS AREA CONNECTED TO OSD	= 70 m ²
(5) TOTAL IMPERVIOUS UNMANAGED	= 101 m ²
(6) SITE DISCHARGE INDEX (5/1)	= 16.0 %

SITE & CATCHMENT PLAN

SCALE 1:200



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DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS

by: **FBC Design**, project no: 2409
dated: 16/12/24

DIMENSIONS MAY NOT BE EXACT.
DO NOT SCALE OFF THESE DRAWINGS.

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SITE & CATCHMENT PLAN
PROPOSED DWELLING
11 LOCH STREET, FRESHWATER
G & L AITKEN

Drawing: 245016	
Sheet: C1	Revision: -
Original Sheet Size: A3	

THIS SHEET IS TO BE PRINTED IN COLOUR

ALL EXISTING GROUND LEVELS AND PROPOSED FINISHED LEVELS TO BE CONFIRMED

DOWNPIPE LOCATIONS ARE INDICATIVE ONLY LOCATIONS TO BE CONFIRMED BY BUILDER

5,000L SLIMLINE WATER TANK (RWT1)
RE-USE TO BE IN ACCORDANCE WITH BASIX REQUIREMENTS
TANK BASE RL: 45.20 NOM
OVERFLOW RK: 47.00 MIN










PIT-A1 450SQ.
GR. RL 45.00

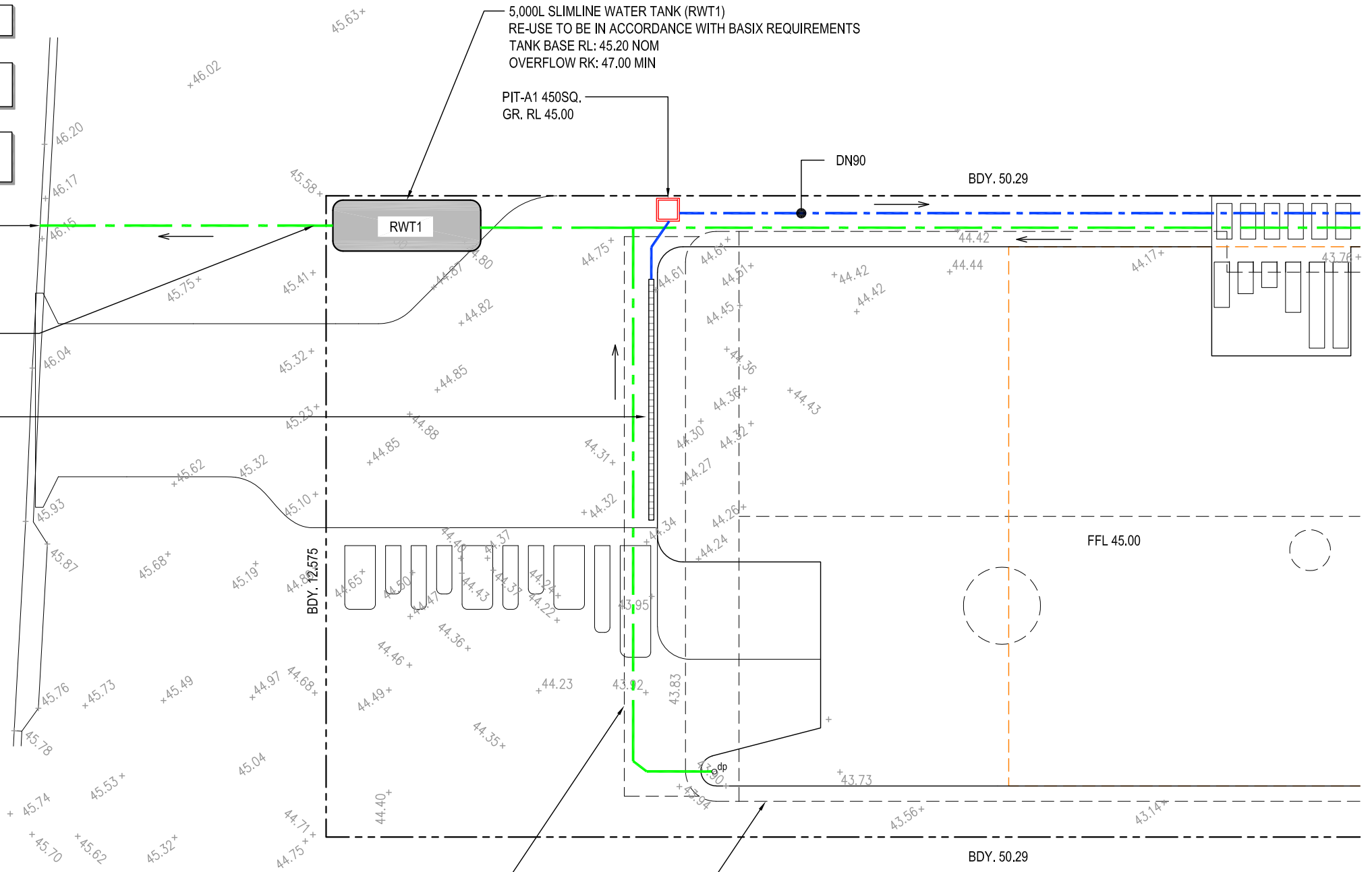
GUTTER INV. 46.00 NOM.
TBC ON SITE AT TIME OF CONSTRUCTION.

REDUCER FROM Ø150 TO Ø100 ONCE OVERFLOW PIPE IS BELOW GROUND

150 NOM WIDE TRAFFICABLE GRATED DRAIN

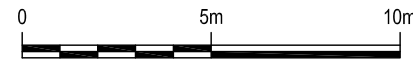
LEGEND

-  LOWER FLOOR
-  **BDY.** BOUNDARY
-  STORMWATER DRAINAGE PIPE - REFER PLAN
-  Ø100 CHARGED STORMWATER DRAINAGE PIPE
-  STORMWATER DRAINAGE PIT - REFER PLAN
-  DIRECTION OF ROOF DRAINAGE
-  DIRECTION OF PIPE FLOW
-  OVERLAND FLOW PATH
-  DOWNPIPE



STORMWATER DRAINAGE PLAN 1 OF 2

SCALE 1:200



1:200 @ A3

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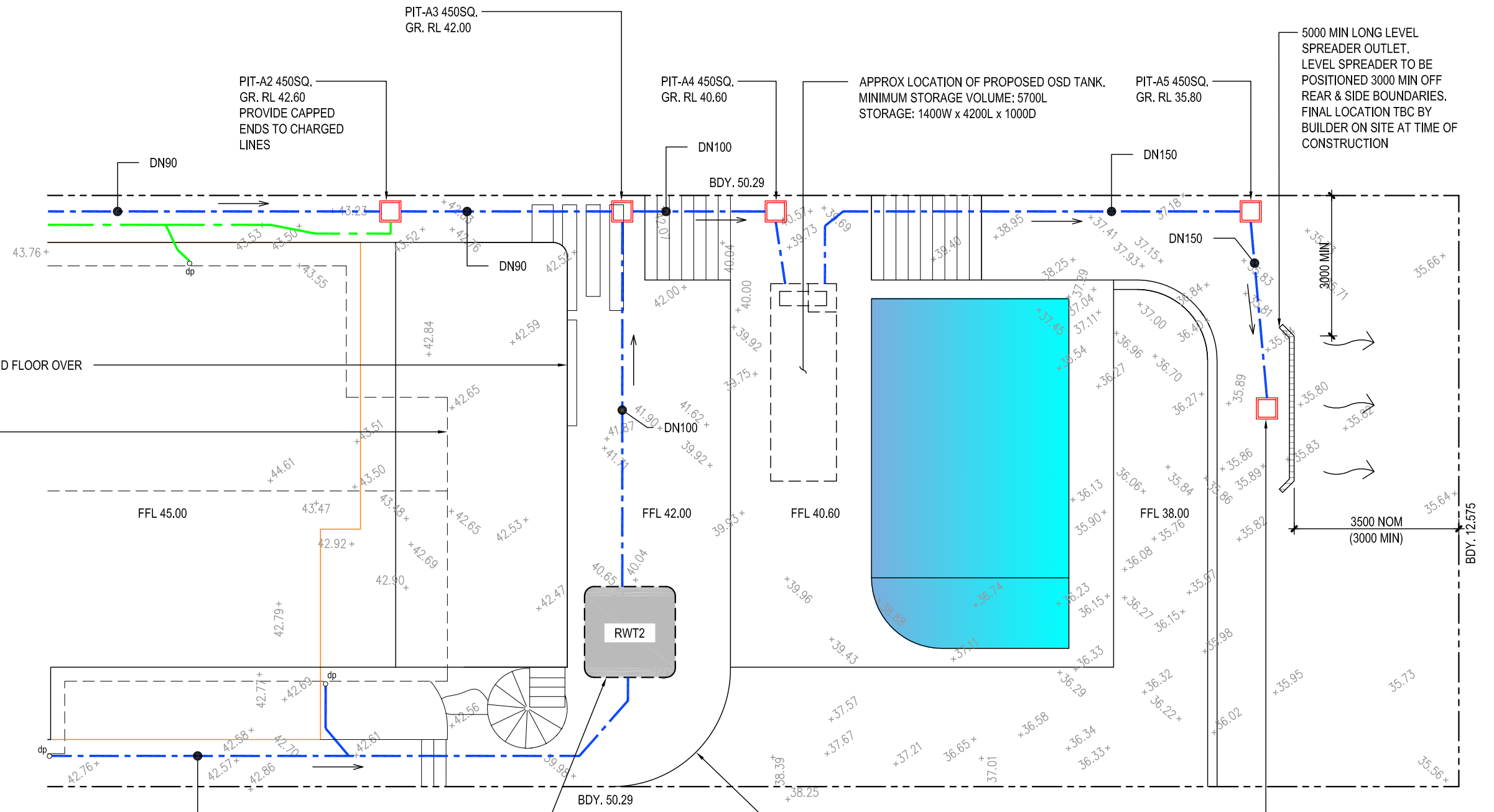
STORMWATER DRAINAGE PLAN 1 OF 2
PROPOSED DWELLING
11 LOCH STREET, FRESHWATER
G & L AITKEN

Drawing: 245016	
Sheet: C2	Revision: -
Original Sheet Size: A3	

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DOWNPIPE LOCATIONS ARE INDICATIVE ONLY LOCATIONS TO BE CONFIRMED BY BUILDER



LEGEND

- LOWER GROUND FLOOR
- BDY.** BOUNDARY
- STORMWATER DRAINAGE PIPE - REFER PLAN
- Ø100 CHARGED STORMWATER DRAINAGE PIPE
- STORMWATER DRAINAGE PIT - REFER PLAN
- DIRECTION OF ROOF DRAINAGE
- DIRECTION OF PIPE FLOW
- OVERLAND FLOW PATH
- DOWNPIPE

STORMWATER DRAINAGE PLAN 2 OF 2

SCALE 1:200



1:200 @ A3

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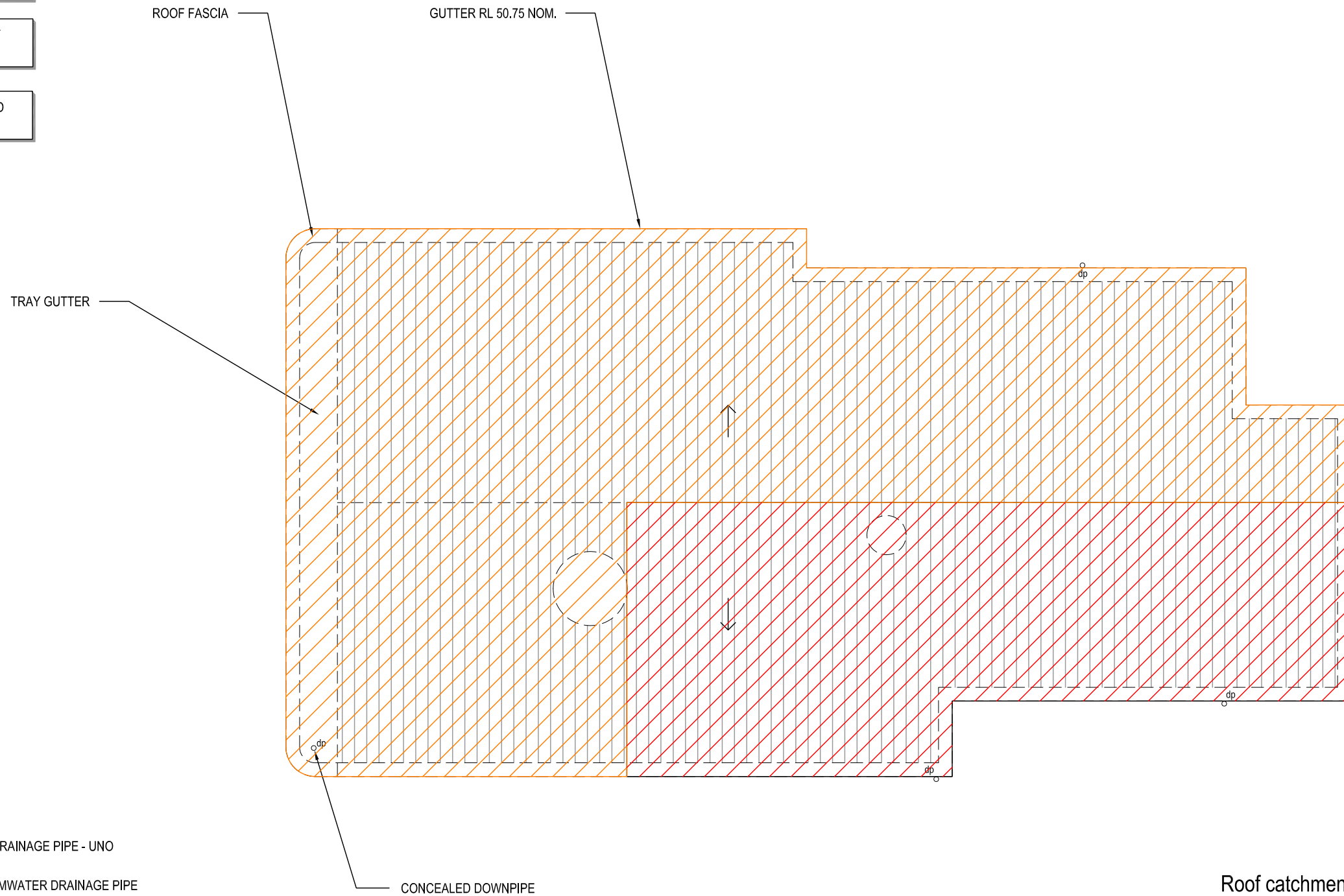
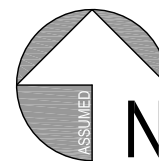
STORMWATER DRAINAGE PLAN 2 OF 2
PROPOSED DWELLING
11 LOCH STREET, FRESHWATER
G & L AITKEN

Drawing: 245016	
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LOCATIONS TO BE CONFIRMED BY BUILDER

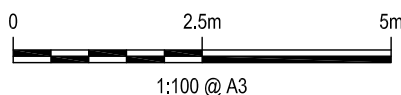
THE ADEQUACY OF EXISTING DOWNPIPES AND
GUTTERS HAS NOT BEEN ASSESSED



LEGEND

- BOUNDARY
- Ø100 STORMWATER DRAINAGE PIPE - UNO
- Ø100 CHARGED STORMWATER DRAINAGE PIPE
- STORMWATER DRAINAGE PIT - REFER PLAN
- DIRECTION OF ROOF DRAINAGE
- DIRECTION OF PIPE FLOW
- OVERLAND FLOW PATH
- DOWNPIPE

ROOF DRAINAGE PLAN
SCALE 1:100



Roof catchment summary

- Connected to RWT1
A = 145 m²
Q₂₀ = 8.1 L/s
Q₁₀₀ = 10.6 L/s
- Connected to RWT1
A = 70 m²
Q₂₀ = 3.7 L/s
Q₁₀₀ = 5.1 L/s

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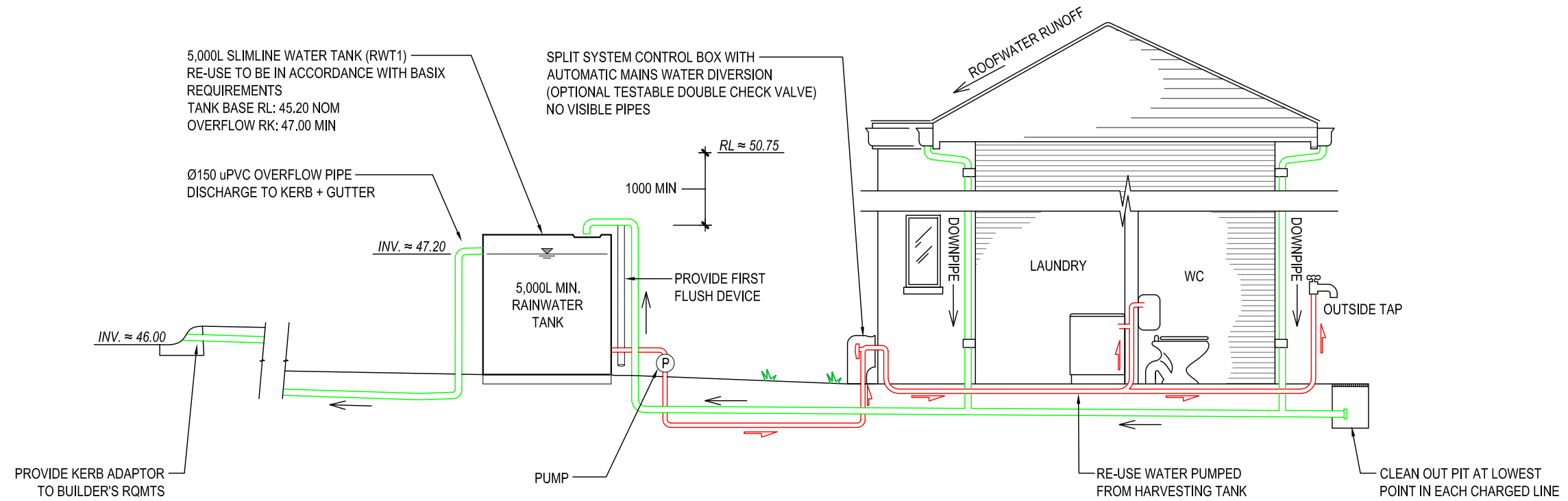
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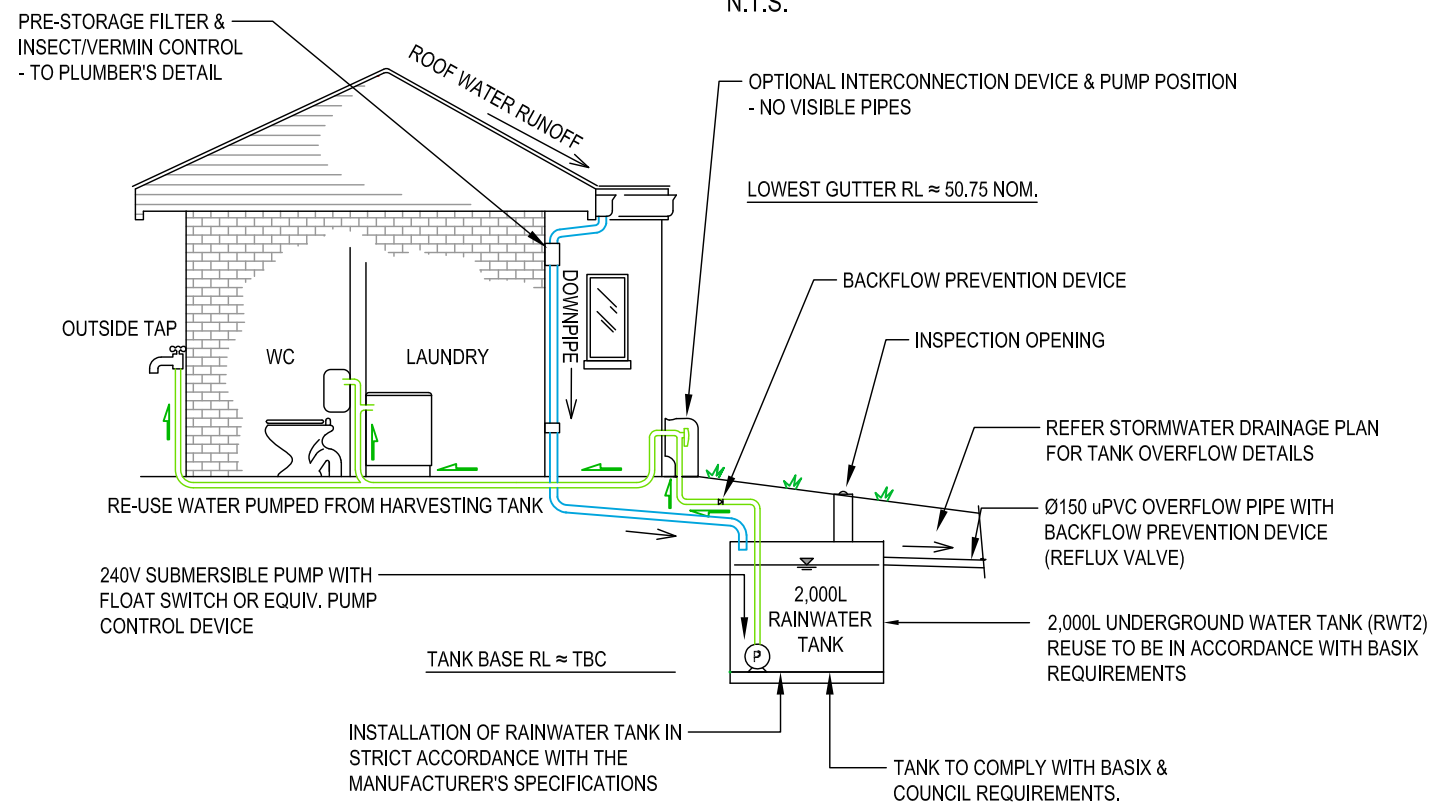
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ROOF DRAINAGE PLAN
PROPOSED DWELLING
11 LOCH STREET, FRESHWATER
G & L AITKEN

Drawing: **245016**
Sheet: **C4** Revision: **-**
Original Sheet Size: **A3**



RWT1 HARVESTING TANK SCHEMATIC
N.T.S.



RWT2 HARVESTING TANK SCHEMATIC
N.T.S.

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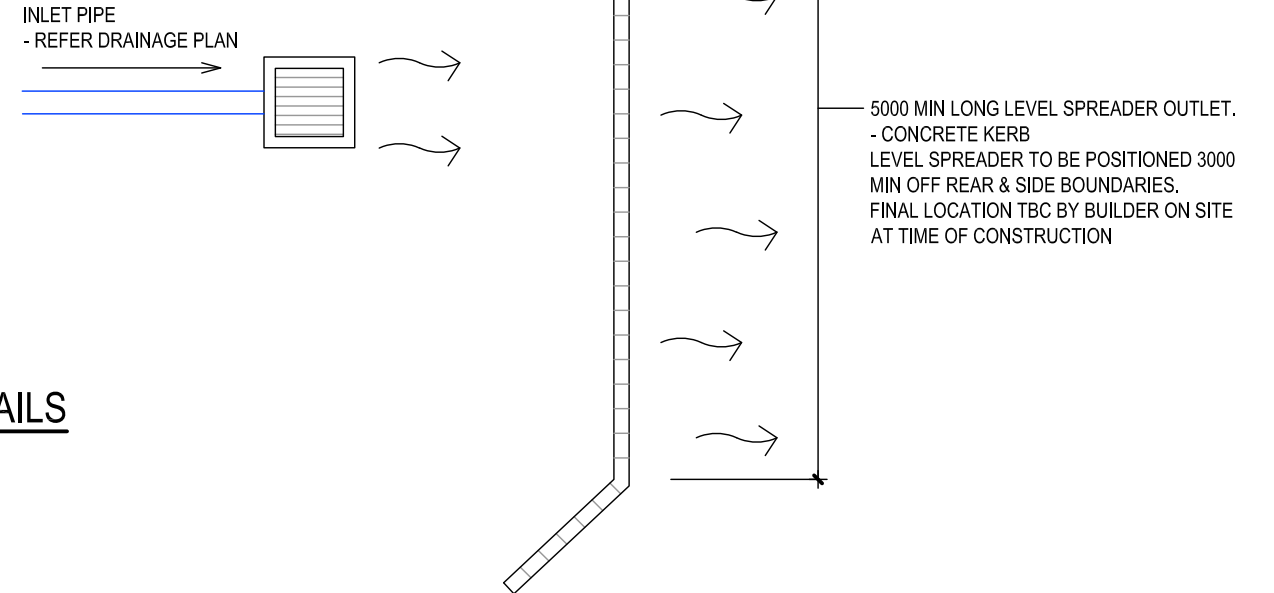
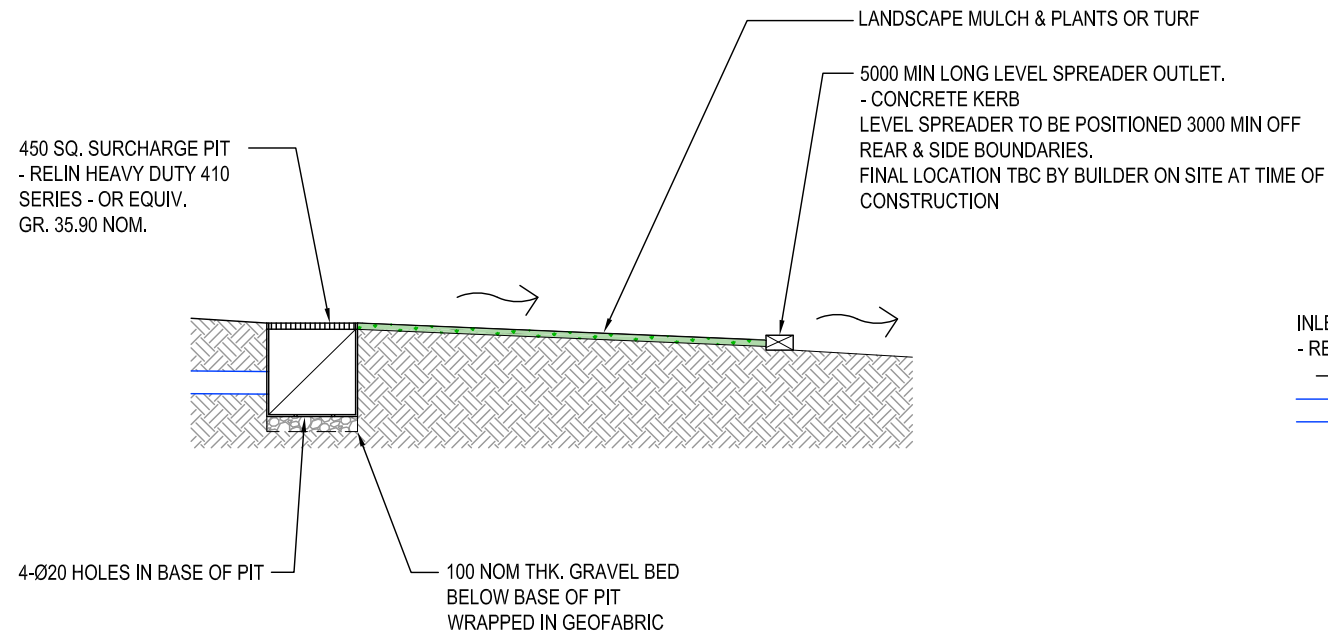


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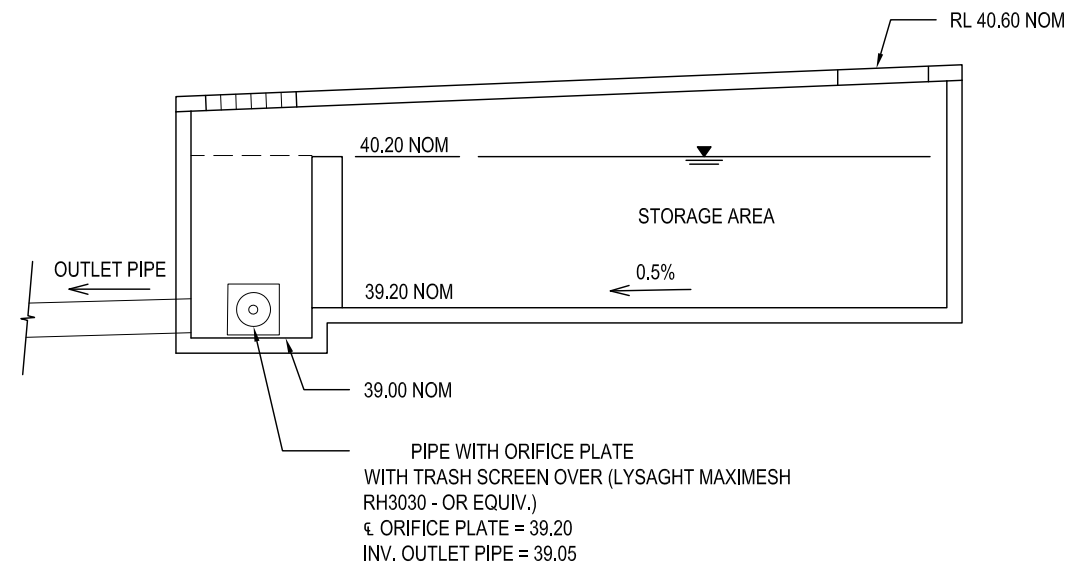
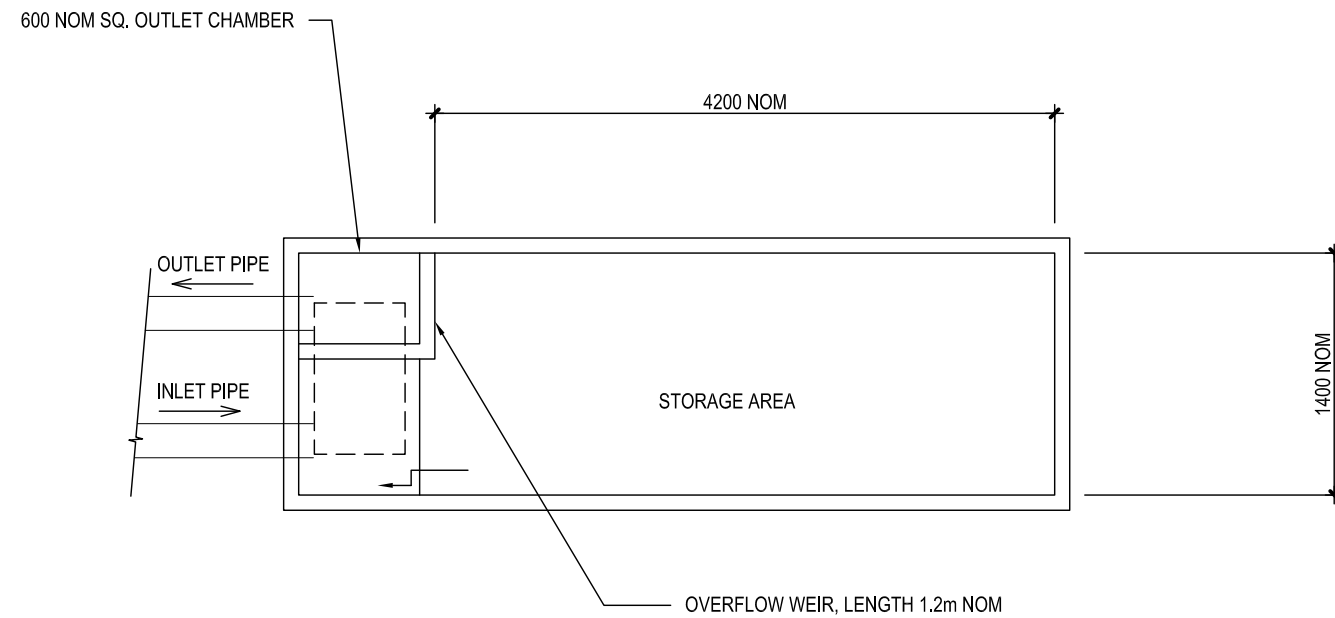
HARVESTING TANK SCHEMATICS
PROPOSED DWELLING
11 LOCH STREET, FRESHWATER
G & L AITKEN

Drawing: 245016	
Sheet: C5	Revision: -
Original Sheet Size: A3	



LEVEL SPREADER DETAILS

SCALE 1:50



OSD TANK SCHEMATIC

N.T.S.

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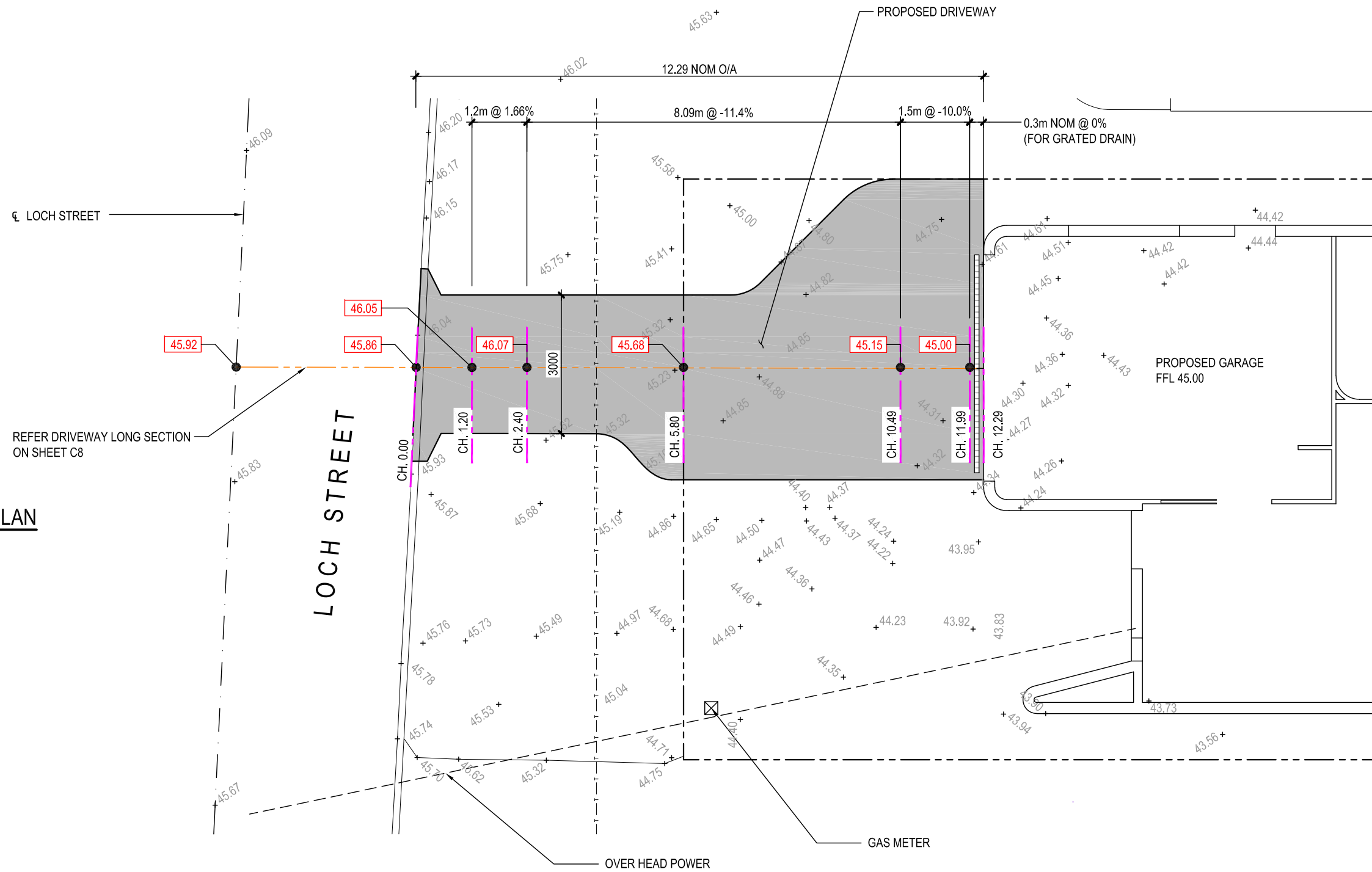
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OSD TANK SCHEMATIC
PROPOSED DWELLING
11 LOCH STREET, FRESHWATER
G & L AITKEN

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Original Sheet Size: A3	

DRIVEWAY PLAN
SCALE 1:100



LEGEND:

1.23 = PROPOSED FINISHED SURFACE LEVEL

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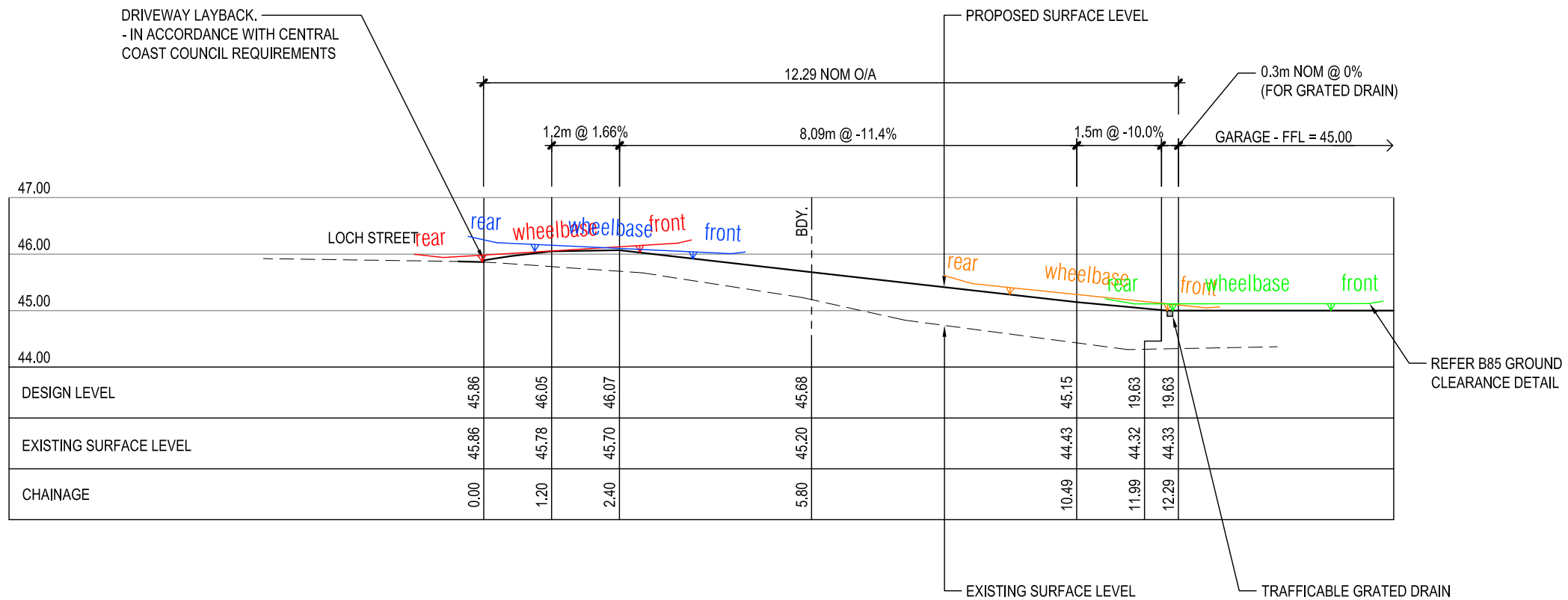


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DRIVEWAY PLAN
PROPOSED DWELLING
11 LOCH STREET, FRESHWATER
G & L AITKEN

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B85 GROUND CLEARANCE DETAIL
SCALE 1:50

DRIVEWAY LONG SECTION
SCALE 1:100

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DRIVEWAY LONG SECTION
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