STORMWATER DRAINAGE NOTES:

- ALL PIPES TO BE 100mm Ø uPVC, LAID AT 1% MINIMUM GRADE TO AS1254.2002 U.N.O.
- ALL PIPES SHALL BE LAID ON A 75mm SAND BED, COMPACTED TO 100% S.M.D.D BELOW PAVEMENTS. (NO COMPACTION IS 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.
- DOWNPIPE 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 AS3500.3-2003 NATIONAL PLUMBING AND DRAINAGE CODE PART 3 - STORMWATER DRAINAGE.
- SUBSOIL 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 INSPECT AND UPGRADE DRAINAGE IN ACCORDANCE WITH AS3500.3 IF REQUIRED.

RAINWATER STORAGE / REUSE NOTES:

- THE RAINWATER TANK IS TO BE INSTALLED AND USED AS PER BASIX REQUIREMENTS AND SYDNEY WATER AND NSW HEALTH REQUIREMENTS FOR NON DRINKING USE ONLY.
- ALL CONNECTIONS TO PLUMBING AND RAINWATER TANKS IS TO BE IN ACCORDANCE WITH SYDNEY WATERS 'GUIDE TO INSTALLING A RAINWATER TANK' AVAILABLE AT: WWW.SYDNEYWATER.COM.AU.
- PROVIDE DUAL SUPPLY SYSTEM AND BACKFLOW PREVENTION SYSTEM IN ACCORDANCE WITH 'BASIX - DESIGN GUIDE FOR SINGLE DWELLINGS' BY NSW DEPARTMENT OF INFRASTRUCTURE, PLANNING AND NATURAL RESOURCES.
- IF NOT SPECIFIED ON PLANS, THE FIRST FLUSH SYSTEM IS TO HAVE A MINIMUM SIZE OF 20L PER 100 m2 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.

- 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.
- FIRST FLUSH DEVISED, OR APPROVED ALTERNATIVE TO BE INSTALLED WITH AND AUTOMATED DIVERSION AND DRAINAGE SYSTEM, THAT IS, NO MANUAL DIVERSION AND DRAINAGE VALVES. REFER TYPICAL FLUSH OUT PIT FOR DETAILS.
- 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.
- 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.
- RAINWATER TANK TO BE WATERPROOFED IN ACCORDANCE WITH HB-230-2008.
- ORIFICE PLATE (IF APPLICABLE) TO BE INSTALLED PRIOR TO THE INSTALLATION OF THE ROOF DRAINAGE SYSTEM AND CONNECTION OF THE STORMWATER SYSTEM TO THE OSD TANK.

	LEGEND
DP1 - xxx ●	DP1 - 100mm Ø DOWNPIPE TO BOUNDARY PIT xxx - ROOF CATCHMENT AREA TO DOWNPIPE
SP 🍑	100mm Ø DOWNPIPE SPREADER TO LOWER ROOF
	100mm Ø uPVC STORMWATER PIPELINE, UNO
• • • • • • •	PUMP LINE, TO PUMP MANUFACTURERS SPECIFICATIONS.
GDE	150 (W) x 150 (D) GRATED DRAIN
	GRAVITY LINE PROVIDE 1% (MIN) FALL, UNO.
	CHARGED LINE PROVIDE SEWER GRADE PIPE, UNO
SS	PIPELINE SUSPENDED FROM UNDERSIDE OF FLOOR STRUCTURE OVER
FD 🗆	200 x 200 SPS TRUFLOW FLOOR DRAIN.

SITE INFORMATION SUMMARY

COUNCIL NORTHERN BEACHES (REGION 3 - SOUTHERN) **ZONE 1 (ONSITE DETENTION)** ZONE

SITE AREA 490.5 m **EXISTING IMPERVIOUS AREA** 248 m² (51%) PROPOSED IMPERVIOUS AREA 317 m ¹ (65%) 69 m **INCREASE**

SINCE THE PROPOSED DEVELOPMENT CONSISTS OF A TORRENS TITLE SUBDIVISION INTO TWO DWELLINGS, SEPARATE OSD DESIGN IS REQUIRED FOR EACH DWELLING.

ONSITE DETENTION REQUIREMENTS

20% AEP 14 L/s (PSD - 35% IMPERVIOUS) 1% AEP 28 L/s **POST DEV**

8 L/s (2 L/s FROM OSD) 20% AEP 14 L/s (2 L/s FROM OSD) 1% AEP

20.0 m (10.0 m PER DWELLING) OSD STORAGE (REQUIRED)

10.0 m³ (5.00 m³ PER DWELLING) RWT REQUIRED (BASIX) 50 % (AS CONFIRMED WITH OSD OFFSET APPLIED

JOSEPH DICRISTO AT NB

COUNCIL)

10.0 m³ (5.00 m³ PER DWELLING) REVISED OSD VOLUME

20.0 m³ (10.00 m³ PER DWELLING) TOTAL STORAGE PROVIDED

DIAL BEFORE YOU DIG NOTICE

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 DISINESS

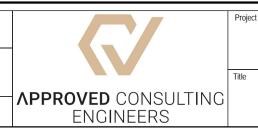
TO BUSINESS
CUT OFF EMERGENCY SERVICES
DELAY PROJECT COMPLETION TIMES
WHILE THE DAMAGE IS REPAIRED

GENERAL NOTES

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



		NONIE VANESS & PASA SAGLAM
 ISSUE DA SUBMISSION	11/05/21	SCOPE ARCHITECTS
AMENDMENT	DATE	PO BOX: 1510, DEE WHY ABN - 90 645 409 801

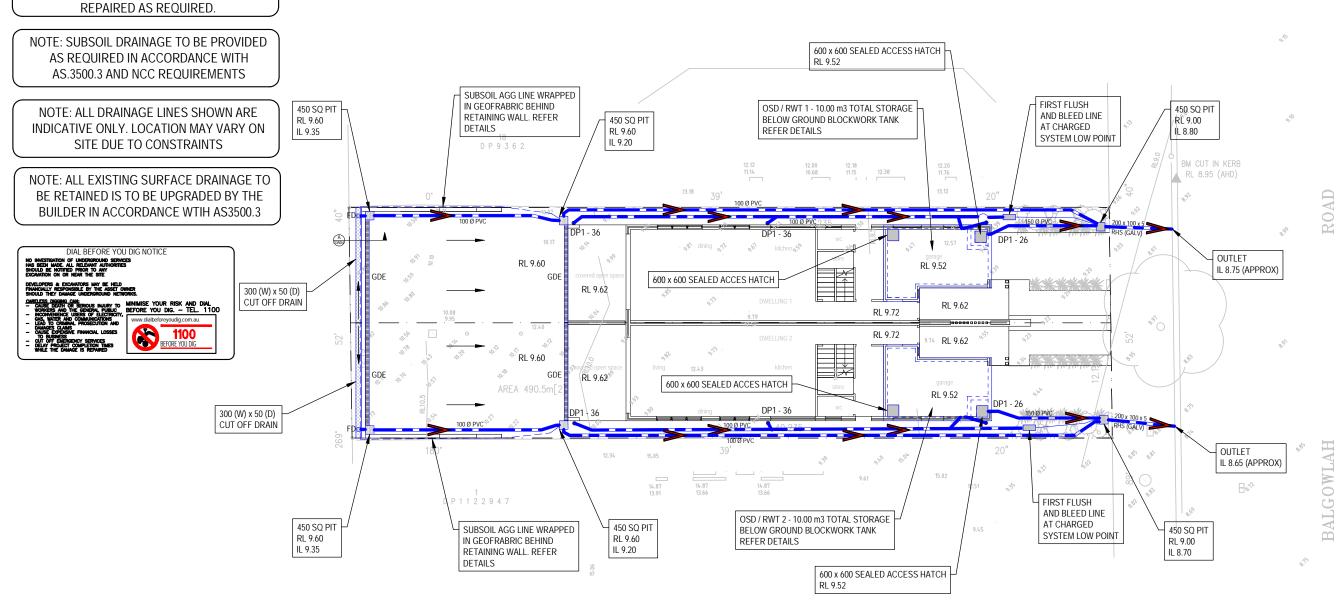


143 BALGOWLAH ROAD		Des
BALGOWLAH	Checked CH	App
	December of the second	

	Designed CH		11/0	5/2021
Checked CH	Approved CH		Scale 1	200
Drawing number		Job number		Revision
SW01		2021	080	-

NOTE: THE BUILDER IS OBTAIN WRITTEN
APPROVAL FROM THE ENGINEER IF EXISTING
STORMWATER PIPES ARE TO BE RE-USED. THE
PIPES SHOULD BE IN GOOD CONDITION OR
REPAIRED AS REQUIRED





SITE DRAINAGE PLAN

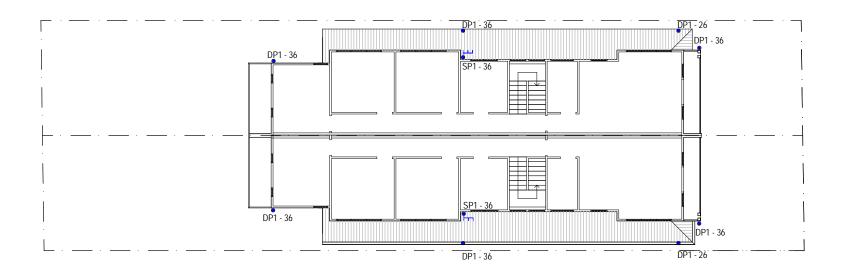
SCALE 1:200

			NONIE VANESS & PASA SAGLAM
			Architect
			SCOPE ARCHITECTS
-	ISSUE DA SUBMISSION	11/05/21	PO BOX: 1510, DEE WHY
	AMENDMENT	DATE	ABN - 90 645 409 801



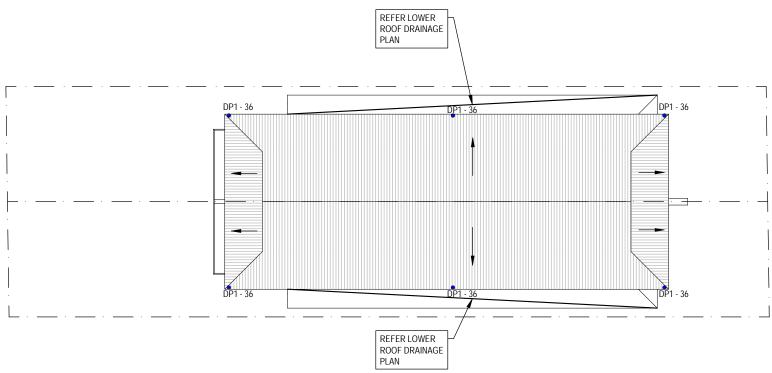
Project	143 BALGOWLAH ROAD		Designed CH		11/05/2021		
	BALGOWLAH	Checked CH	Appr	Approved CH		200	
itle	SITE DRAINAGE PLAN	Drawing number SW02		Job number 2021	080	Revision -	





LOWER ROOF DRAINAGE PLAN

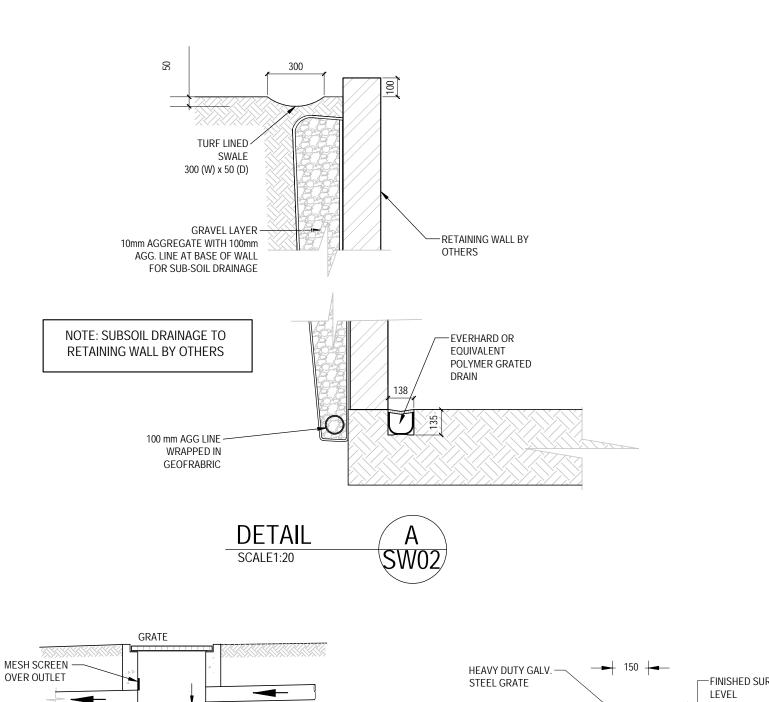
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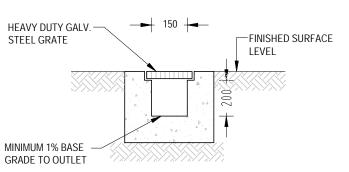


UPPER ROOF DRAINAGE PLAN

SCALE 1:200

	NONIE VANESS & PASA SAGLAM	Proj	143 BALGOWLAH ROAD		Designed CH	11/05/2021
	Architect		BALGOWLAH	Checked CH	Approved CH	1 : 200
- ISSUE DA SUBMISSION 11/05/21	SCOPE ARCHITECTS	APPROVED CONCULTANO	ROOF	Drawing number SW03	Job number	Revision
AMENDMENT DATE	PO BOX: 1510, DEE WHY ABN - 90 645 409 801	APPROVED CONSULTING ENGINEERS	DRAINAGE PLAN	34403	20210	J8U -





ALTERNATIVE POLYPROPYLENE PIT BY MANUFACTURER

OUTLET

GEOTEXTILE FABRIC

ISSUE DA SUBMISSION

PIT DETAIL SCALE = NTS

AMENDMENT

OF PIT

100

4 x 50mm WEEP

HOLES TO BASE

200mm THICK

GRAVEL LAYER

10mm AGGREGATE

Architect

11/05/21

DATE

GRATED DRAIN DETAIL (GDE)

SCALE = NTS

NONIE VANESS & PASA SAGLAM

SCOPE ARCHITECTS

PO BOX: 1510, DEE WHY

ABN - 90 645 409 801

APPROVED CONSULTING **ENGINEERS**

CLEAN-OUT PIT DETAIL SCALE = NTS

600x600

Ø

3mm STAINLESS

STEEL PLATE

C/L 8.92

NOTE: ORIFICE PLATE SIZE TO BE CONFIRMED PRIOR TO CONSTRUCTION

ORIFICE PLATE DETAIL

SCALE = NTS

MESH SCREEN

OUTLET

GEOTEXTILE FABRIC

OVER OUTLET

38mm Ø ORIFICE

O OVERFLOW

ORIFICE PLATE REFER DETAIL

MAXI MESH SCREEN AND HANDLE

4 M8 CHEMSET BOLTS

STAINLESS STEEL

SEALED LID~

ISSUE FOR DA SUBMISSION

BLEED LINE FROM LOW POINT

END CAP AND PIPE. ENSURE

CAP IS AT THE LOWEST POINT

IN THE LINE. PROVIDE 4 x 2mm

BLEED HOLES AT END OF CAP

200mm THICK GRAVEL LAYER

10mm AGGREGATE

IN CHARGED SYSTEM

CHARGED LINE

TWL (OSD) 9.22

TWL (RWT) 8.92

RL 8.62

OSD VOLUME = 5.0 m³ TOTAL

16.69 m² x 0.30 m (DEEP)

RWT VOLUME = 5.0 m³ TOTAL

16.69 m² x 0.30 m (DEEP)

OSD TANK DETAIL

SCALE = NTS

100 Ø SEWER-GRADE

DOWNPIPE

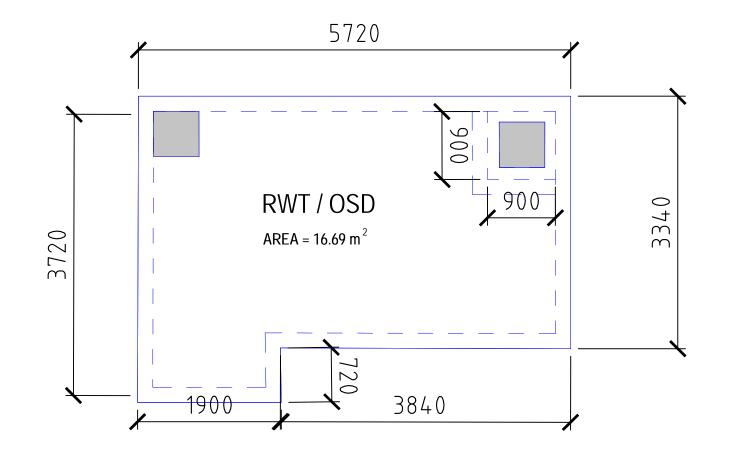
4 x 50mm WEEP

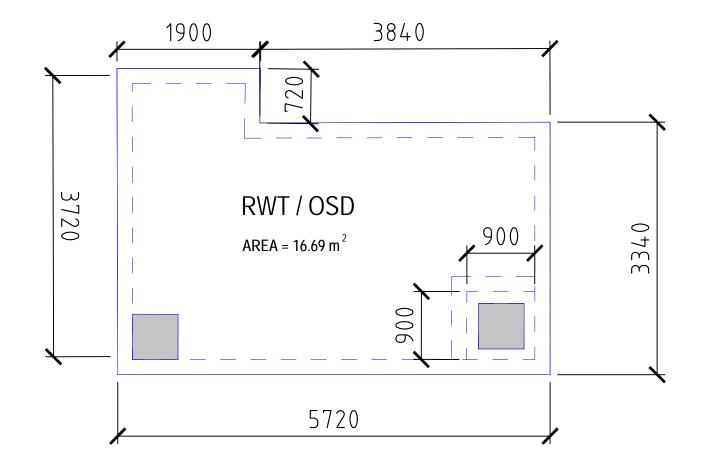
HOLES TO BASE

NOTE: END CAP TO BE CLEANED REGULARLY

GRATE

Designed 143 BALGOWLAH ROAD CH 11/05/2021 Approved CH **BALGOWLAH** Checked СH 1:200 Drawing number Job number Revision SW04 2021080 **DETAILS**





RWT / OSD 1 - TANK PLAN
SCALE = 1:20

RWT / OSD 2 - TANK PLAN
SCALE = 1:20

ISSUE FOR DA SUBMISSION

		NONIE VANESS & PASA SAGLAM	Pri		143 BALGOWLAH ROAD	Checked CH	Designed CH	11/05/2	2021
		Architect			BALGOWLAH		Approved CH	Scale 1:20)0
- ISSUE DA SUBMISSION 11	1/05/21	SCOPE ARCHITECTS	ADDDOVED COMOUNTING	Title		Drawing number SW05	Job number		evision
	DATE	PO BOX: 1510, DEE WHY ABN - 90 645 409 801	APPROVED CONSULTING ENGINEERS		DETAILS	3000	2021	080	-