
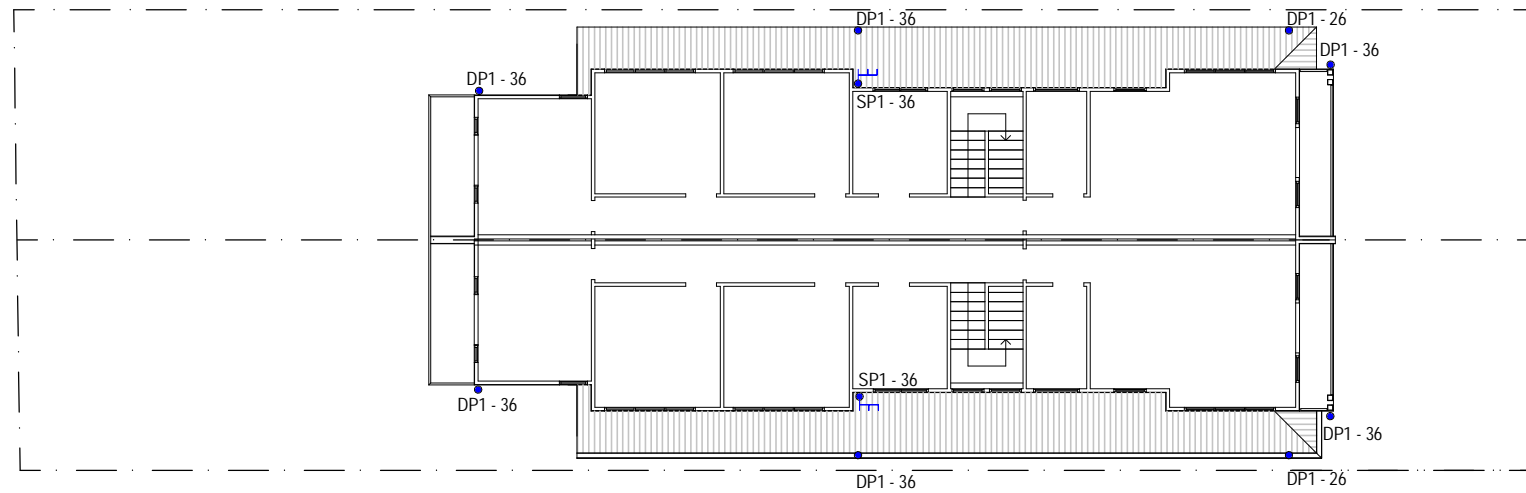
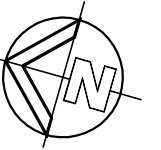
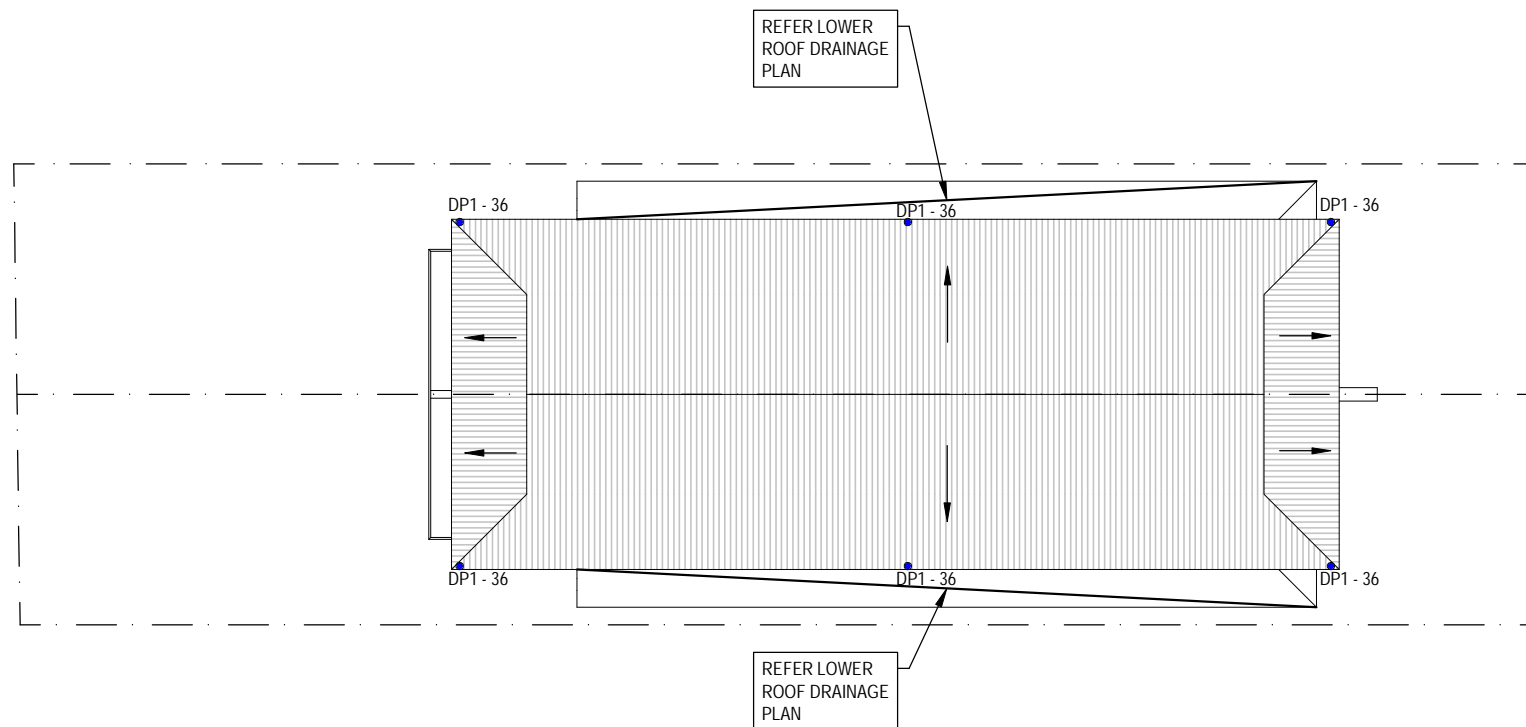


<div>STORMWATER DRAINAGE NOTES:</div> <div><div>- ALL PIPES TO BE 100mm Ø uPVC, LAID AT 1% MINIMUM GRADE TO AS1254.2002 U.N.O.</div><div>- ALL PIPES SHALL BE LAID ON A 75mm SAND BED, COMPACTED TO 100% S.M.D.D BELOW PAVEMENTS. (NO COMPACTION IS REQUIRED BELOW LANDSCAPING).</div><div>- COVER TO SURFACE 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.</div><div>- DOWNPIPE LOCATIONS ARE INDICATIVE ONLY. LOCATIONS TO BE CONFIRMED WITH ARCHITECT PRIOR TO COMMENCEMENT OF WORK.</div><div>- PROVIDE CLEANING EYES AND LEAF CATCHERS TO ALL DOWNPIPES.</div><div>- ALL WORK TO BE IN ACCORDANCE WITH LOCAL COUNCIL STANDARDS AND SPECIFICATIONS.</div><div>- ALL LEVELS SHOWN ARE TO AHD.</div><div>- ENSURE THAT ALL PITS AND STORMWATER PIPES ARE LOCATED CLEAR FROM TREE ROOT SYSTEMS.</div><div>- ALL EXISTING EARTHENWARE PIPES TO BE UPGRADED TO uPVC.</div><div>- ALL WORKS TO BE IN ACCORDANCE WITH AS3500.3-2003 NATIONAL PLUMBING AND DRAINAGE CODE PART 3 - STORMWATER DRAINAGE.</div><div>- 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.</div><div>- 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.</div></div> <div>RAINWATER STORAGE / REUSE NOTES:</div> <div><div>- 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.</div><div>- 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.</div><div>- 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.</div><div>- 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.</div></div>	<div><div>- 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.</div><div>- 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.</div><div>- 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.</div><div>- 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.</div><div>- RAINWATER TANK TO BE WATERPROOFED IN ACCORDANCE WITH HB-230-2008.</div><div>- 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.</div></div> <div>LEGEND</div> <div><div><div>DP1 - xxx</div><div>DP1 - 100mm Ø DOWNPIPE TO BOUNDARY PIT xxx - ROOF CATCHMENT AREA TO DOWNPIPE</div></div><div><div>SP</div><div>100mm Ø DOWNPIPE SPREADER TO LOWER ROOF</div></div><div><div></div><div>100mm Ø uPVC STORMWATER PIPELINE, UNO</div></div><div><div></div><div>PUMP LINE, TO PUMP MANUFACTURERS SPECIFICATIONS.</div></div><div><div>GDE</div><div>150 (W) x 150 (D) GRATED DRAIN</div></div><div><div></div><div>GRAVITY LINE PROVIDE 1% (MIN) FALL, UNO.</div></div><div><div></div><div>CHARGED LINE PROVIDE SEWER GRADE PIPE, UNO</div></div><div><div>SS</div><div>PIPELINE SUSPENDED FROM UNDERSIDE OF FLOOR STRUCTURE OVER</div></div><div><div>FD</div><div>200 x 200 SPS TRUFLOW FLOOR DRAIN.</div></div></div>	<div>SITE INFORMATION SUMMARY</div> <div><div>COUNCIL</div><div>NORTHERN BEACHES (REGION 3 - SOUTHERN)</div></div> <div><div>ZONE</div><div>ZONE 1 (ONSITE DETENTION)</div></div> <div><div>SITE AREA</div><div>490.5 m²</div></div> <div><div>EXISTING IMPERVIOUS AREA</div><div>248 m² (51%)</div></div> <div><div>PROPOSED IMPERVIOUS AREA</div><div>317 m² (65%)</div></div> <div><div>INCREASE</div><div>69 m²</div></div> <div>SINCE THE PROPOSED DEVELOPMENT CONSISTS OF A TORRENS TITLE SUBDIVISION INTO TWO DWELLINGS, SEPARATE OSD DESIGN IS REQUIRED FOR EACH DWELLING.</div> <div>ONSITE DETENTION REQUIREMENTS</div> <div><div>20% AEP</div><div>14 L/s (PSD - 35% IMPERVIOUS)</div></div> <div><div>1% AEP</div><div>28 L/s</div></div> <div><div>POST DEV</div><div></div></div> <div><div>20% AEP</div><div>8 L/s (2 L/s FROM OSD)</div></div> <div><div>1% AEP</div><div>14 L/s (2 L/s FROM OSD)</div></div> <div><div>OSD STORAGE (REQUIRED)</div><div>20.0 m³ (10.0 m³ PER DWELLING)</div></div> <div><div>RWT REQUIRED (BASIX)</div><div>10.0 m³ (5.00 m³ PER DWELLING)</div></div> <div><div>OSD OFFSET APPLIED</div><div>50 % (AS CONFIRMED WITH JOSEPH DICRISTO AT NB COUNCIL)</div></div> <div><div>REVISED OSD VOLUME</div><div>10.0 m³ (5.00 m³ PER DWELLING)</div></div> <div><div>TOTAL STORAGE PROVIDED</div><div>20.0 m³ (10.00 m³ PER DWELLING)</div></div> <div>DIAL BEFORE YOU DIG NOTICE</div> <div><div>NO INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN MADE. ALL RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION ON OR NEAR THE SITE</div><div>DEVELOPERS & EXCAVATORS MAY BE HELD FINANCIALLY RESPONSIBLE BY THE ASSET OWNER SHOULD THEY DAMAGE UNDERGROUND NETWORKS.</div><div>CARELESS DIGGING CAN:<ul style="list-style-type: none">CAUSE DEATH OR SERIOUS INJURY TO WORKERS AND THE GENERAL PUBLICINCONVENIENCE USERS OF ELECTRICITY, GAS, WATER AND COMMUNICATIONSLEAD TO CRIMINAL PROSECUTION AND DAMAGES CLAIMSCAUSE EXPENSIVE FINANCIAL LOSSES TO BUSINESSCUT OFF EMERGENCY SERVICESDELAY PROJECT COMPLETION TIMES WHILE THE DAMAGE IS REPAIRED</div><div>MINIMISE YOUR RISK AND DIAL BEFORE YOU DIG. – TEL. 1100</div><div><div>www.dialbeforeyoudig.com.au</div><div><div></div><div>1100</div><div>BEFORE YOU DIG</div></div></div></div>
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			Client	NONIE VANESS & PASA SAGLAM	 APPROVED CONSULTING ENGINEERS	Project	143 BALGOWLAH ROAD BALGOWLAH			Designed CH	11/05/2021	
			Architect						Checked CH	Approved CH	Scale 1 : 200	
			SCOPE ARCHITECTS			GENERAL NOTES		Drawing number SW01	Job number 2021080		Revision -	
-	ISSUE DA SUBMISSION	11/05/21		PO BOX: 1510, DEE WHY ABN - 90 645 409 801								
	AMENDMENT	DATE										



LOWER ROOF DRAINAGE PLAN
SCALE 1:200



UPPER ROOF DRAINAGE PLAN
SCALE 1:200

			Client	<div>NONIE VANESS & PASA SAGLAM</div> <div></div> <div>APPROVED CONSULTING ENGINEERS</div>	Project	143 BALGOWLAH ROAD BALGOWLAH		Designed CH	11/05/2021	
			Architect				Checked CH	Approved CH	Scale 1 : 200	
			SCOPE ARCHITECTS		Title	ROOF DRAINAGE PLAN	Drawing number SW03	Job number 2021080	Revision -	
-	ISSUE DA SUBMISSION	11/05/21								PO BOX: 1510, DEE WHY ABN - 90 645 409 801
	AMENDMENT	DATE								

