



STORMWATER MANAGEMENT PLANS

FOR

1 YACHTVIEW AVENUE, NEWPORT NSW 2106



NOTES

- ALL LINES ARE TO BE MIN. 100Ø UPVC @ MIN 1.0% GRADE UNLESS NOTED OTHERWISE.
- IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE & LEVEL ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY EARTHWORKS. ALL DESIGN LEVELS SHOWN ON PLAN SHALL BE VERIFIED ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK.
- ALL PIPES TO HAVE MIN 200mm COVER IF LOCATED WITHIN PROPERTY.
- ALL PITS IN DRIVEWAYS BE HEAVY DUTY GRATES. DIRECT SURFACE FLOW TO ALL GRATED SURFACE INLET PITS.
- ALL WORK DO BE DONE IN ACCORDANCE WITH AS/NZ 3500.3.2:1998 AND COUNCIL SPECIFICATIONS.
- LOCATION OF DOWNPIPES & FLOOR WASTES ARE INDICATIVE ONLY. DOWNPIPE & FLOOR WASTE SIZE, LOCATION & QUANTITY TO BE DETERMINED BY BUILDER & IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS.
- THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL, LANDSCAPE AND STRUCTURAL PLANS.
- ANY DISCREPANCIES OR OMISSIONS SHALL BE REFERRED TO THE DESIGN ENGINEER FOR RESOLUTION.
- ALL PITS OR GRATES IN TRAFFICABLE AREAS TO BE HEAVY DUTY.
- ALL GUTTERS WILL BE FITTED WITH LEAF GUARDS AND SHOULD BE INSPECTED AND CLEANED TO ENSURE LEAF LITTER CANNOT ENTER THE DOWNPIPES
- PROVIDE EMERGENCY OVERFLOW TO ALL PLANTER BOX AND BALCONIES.
- ALL PITS WITH DEPTH MORE THAN 1M MUST HAVE IRON STEPS.
- PROVIDE STORMWATER GRATE 200Wx200D AT THE BASE OF ALL MECHANICAL SHAFTS AND UNCOVERED STAIRS OR OPENINGS.
- ENSURE ALL DRAINAGE WORKS ARE AWAY FROM TREE ROOTS

DRAWING SCHEDULE

DRAWING No.	DRAWING TITLE
D00	COVER SHEET, LEGEND & DRAWING SCHEDULE
D01	EROSION & SEDIMENT CONTROL PLAN AND DETAILS
D10	STORMWATER DRAINAGE PLAN AND DETAILS
D20	STORMWATER DRAINAGE DETAILS

AS 3500.3- TABLE 8.2
SIZE OF MINIMUM INTERNAL DIMENSIONS FOR STORMWATER AND INLET PITS

DEPTH OF INVERT OF OUTLET	MINIMUM INTERNAL DIMENSIONS (mm)		
	RECTANGULAR WIDTH	RECTANGULAR LENGTH	CIRCULAR DIAMETER
≤ 600	450	450	600
>600 ≤900	600	600	900
>900 ≤1200	600	900	1000
>1200	900	900	1000

REV	DESCRIPTION	DFT	ENG	DATE
A	ISSUED FOR D.A. APPROVAL	ASM	WAW	05.03.21

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SHEET SUBJECT
 COVER SHEET

PROJECT
**ALTERATIONS AND ADDITIONS
 1 YACHTVIEW AVENUE,
 NEWPORT, NSW 2106**



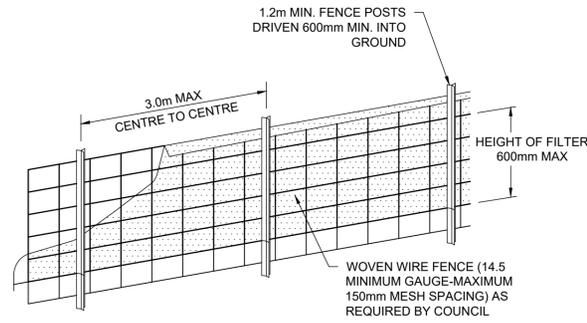
DRAFTED	ENGINEER	CHECKED
ASM	WAW	JCL
JOB No 200857		
AUTHORISED	DWG No	REV
JACKY CHEE HONG LEE	D00	A



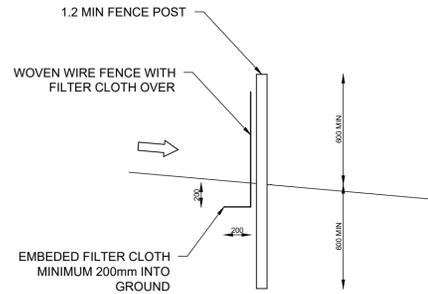
EROSION CONTROL NOTES

- ALL EROSION & SEDIMENT CONTROL MEASURES ARE TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH "MANAGING URBAN STORMWATER, 3RD EDITION" PRODUCED BY THE NSW DEPARTMENT OF HOUSING.
- ALL EROSION AND SILTATION CONTROL DEVICES ARE TO BE PLACED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION AND REMOVED REGULARLY DURING CONSTRUCTION
- ALL TREES ARE TO BE PRESERVED UNLESS INDICATED OTHERWISE ON THE ARCHITECT'S OR LANDSCAPE ARCHITECT'S DRAWINGS. EXISTING GRASS COVER SHALL BE MAINTAINED EXCEPT IN AREAS CLEARED FOR BUILDINGS, PAVEMENTS ETC- CONTRACTOR TO MINIMISE DISTURBED AREAS.
- INSTALL TEMPORARY SEDIMENT BARRIERS TO ALL INLET PITS LIKELY TO COLLECT SILT LADEN WATER
- NOT WITHSTANDING DETAILS SHOWN, IT IS THE CONTRACTORS' SOLE RESPONSIBILITY TO ENSURE THAT ALL SITE ACTIVITIES COMPLY WITH THE REQUIREMENTS OF THE CLEAN WATERS ACT.
- ALL DISTURBED AREAS AND STOCKPILES TO BE STABILISED WITHIN 14 DAYS. ALL STOCKPILES TO BE CLEAR FROM DRAINS, GUTTERS AND FOOTPATHS.
- TOPSOIL TO BE STRIPPED, STOCKPILED AND RE-SPREAD ON COMPLETION OF EARTHWORKS. NONE TO BE REMOVED.
- NO DISTURBANCE OF SITE PERMITTED OTHER THAN IMMEDIATE AREA OF THE WORKS.
- DRAINAGE IS TO BE CONNECTED TO STORMWATER SYSTEM AS SOON AS POSSIBLE.

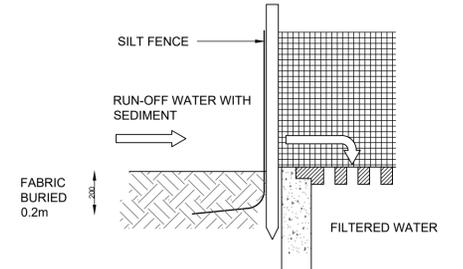
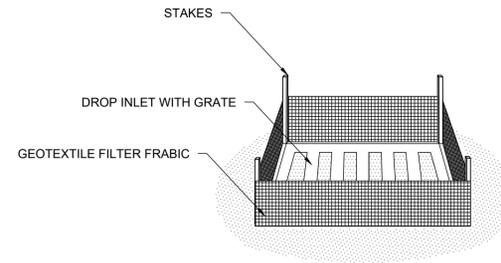
NON-COMPLIANCE MAY RESULT IN A \$1500 FINE



DIAGRAMMATIC VIEW

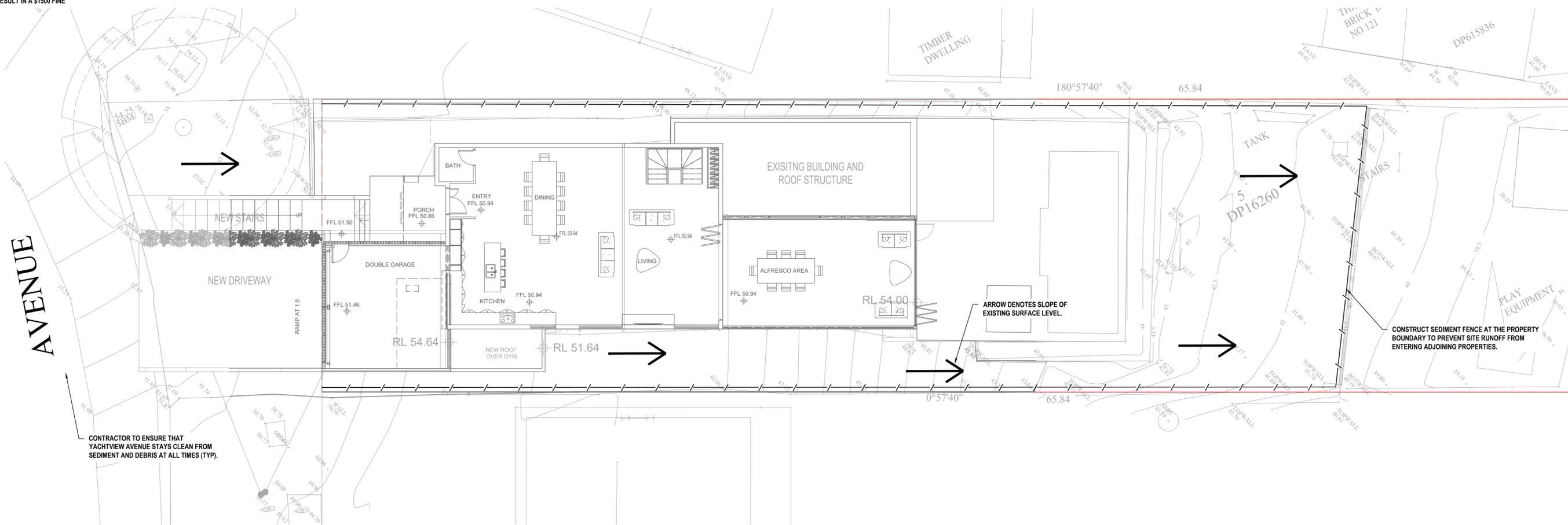


TYPICAL SECTION



1 SEDIMENT FENCE DETAIL
NOT TO SCALE

2 SUMP SEDIMENT TRAP DETAIL
NOT TO SCALE



CONTRACTOR TO ENSURE THAT YACHTVIEW AVENUE STAYS CLEAN FROM SEDIMENT AND DEBRIS AT ALL TIMES (TYP).

CONSTRUCT SEDIMENT FENCE AT THE PROPERTY BOUNDARY TO PREVENT SITE RUNOFF FROM ENTERING ADJOINING PROPERTIES.

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SHEET SUBJECT
EROSION AND SEDIMENT CONTROL PLAN & DETAILS

PROJECT
**ALTERATIONS AND ADDITIONS
 1 YACHTVIEW AVENUE,
 NEWPORT, NSW 2106**

DRAFTED	ENGINEER	CHECKED
ASM	WAW	JCL
JOB No 200857		
AUTHORISED	DWG No	REV
JACKY CHEE HONG LEE	D05	A



NOTES

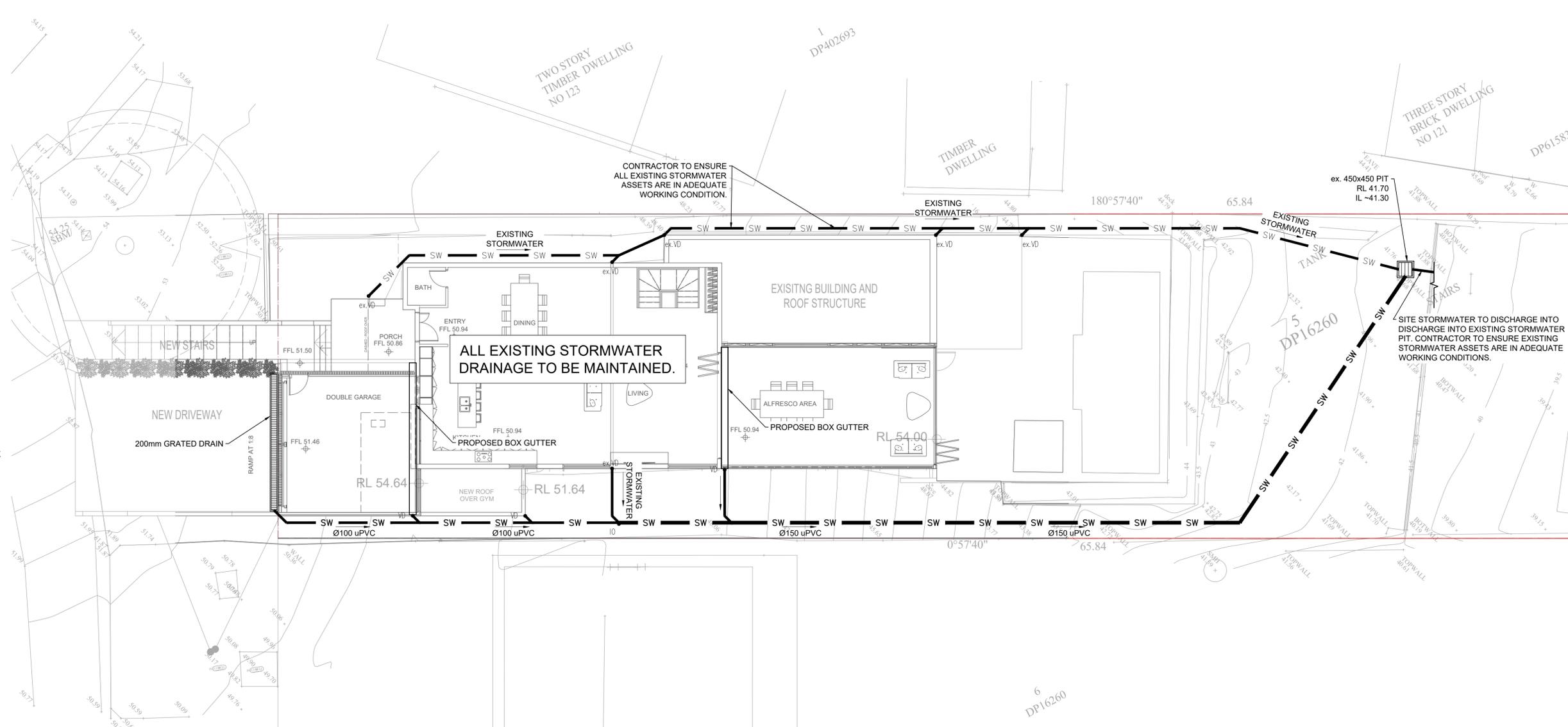
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- ALL GUTTERS WILL BE FITTED WITH LEAF GUARDS AND SHOULD BE INSPECTED AND CLEANED TO ENSURE LEAF LITTER CANNOT ENTER THE DOWNPIPES
- EXISTING STORMWATER DRAINAGE TO BE UTILISED WHERE CONTRACTOR SEE FIT.

SYMBOLS

- RL PIT SURFACE LEVEL
- IL INVERT LEVEL
- TK TOP OF KERB
- SW STORMWATER DRAINAGE PIPE
- RWT DOWNPIPE TO RAINWATER TANK
- SW OVERFLOW PIPE FROM RAINWATER TANK
- AG Ø100 SUBSOIL PIPE
- RM RISING MAIN
- FW FLOOR WASTE 150X150
- FW FLOOR WASTE 150Ø
- RWO RAINWATER OUTLET 300Ø
- DP DOWN PIPE
- CO CLEAN OUT
- IO INSPECTION OPENING
- VD VERTICAL DROP
- VR VERTICAL RISER
- CCJ CONCRETE COVER JUNCTION PIT
- GIP GRATED INLET PIT
- WGD WIDE GRATED DRAIN

DESIGN NOTES

- LGA =NORTHERN BEACHES CITY COUNCIL
- SCOPE OF WORKS TO INCLUDE ADDITIONS AND ALTERATIONS TO EXISTING SINGLE RESIDENTIAL DWELLING.
- IN ACCORDANCE WITH COUNCIL GUIDELINES, OSD IS NOT REQUIRED AS IMPERVIOUS AREA OF THE ADDITIONS AND ALTERATIONS TO THE EXISTING SINGLE RESIDENTIAL DWELLING IS LESS THAN 40m².
- RAINWATER TANK PER DWELLING AS PER BASIX SPECIFICATIONS.



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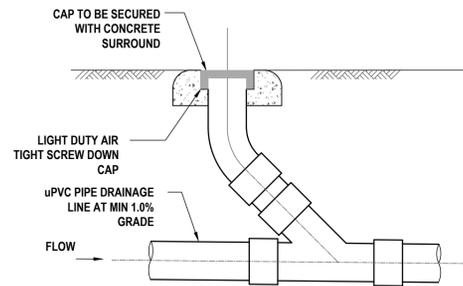
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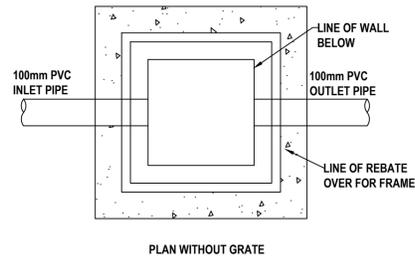
SHEET SUBJECT
 STORMWATER DRAINAGE PLAN

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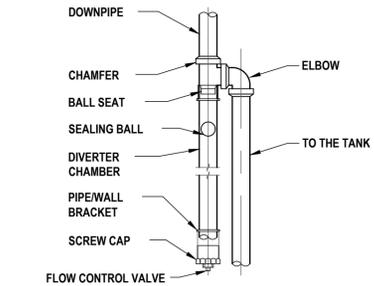
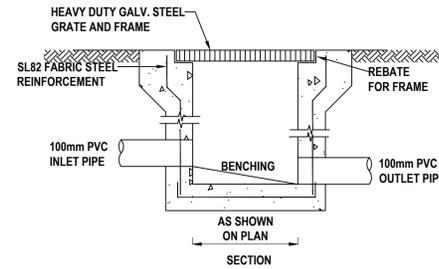
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AUTHORISED JACKY CHEE HONG LEE	DWG No D10	REV A



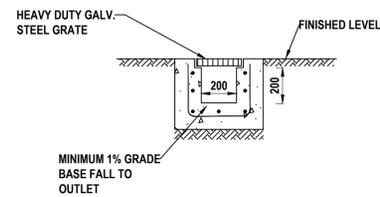
TYPICAL CLEANING EYE DETAIL
SCALE NTS



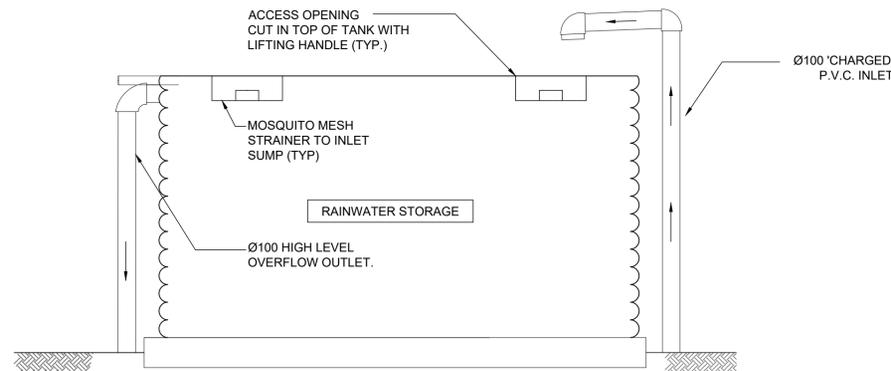
STORMWATER PIT DETAIL
SCALE NTS



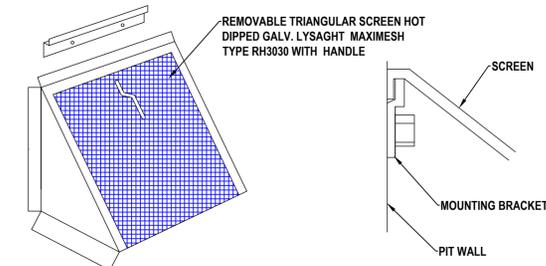
FIRST FLUSH DETAIL
SCALE 1:20



GRATED TRENCH DRAIN DETAIL
SCALE 1:20



TYPICAL RAINWATER TANK DETAIL
NOT TO SCALE



MULTI PURPOSE FILTER SCREEN
SCALE 1:10

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