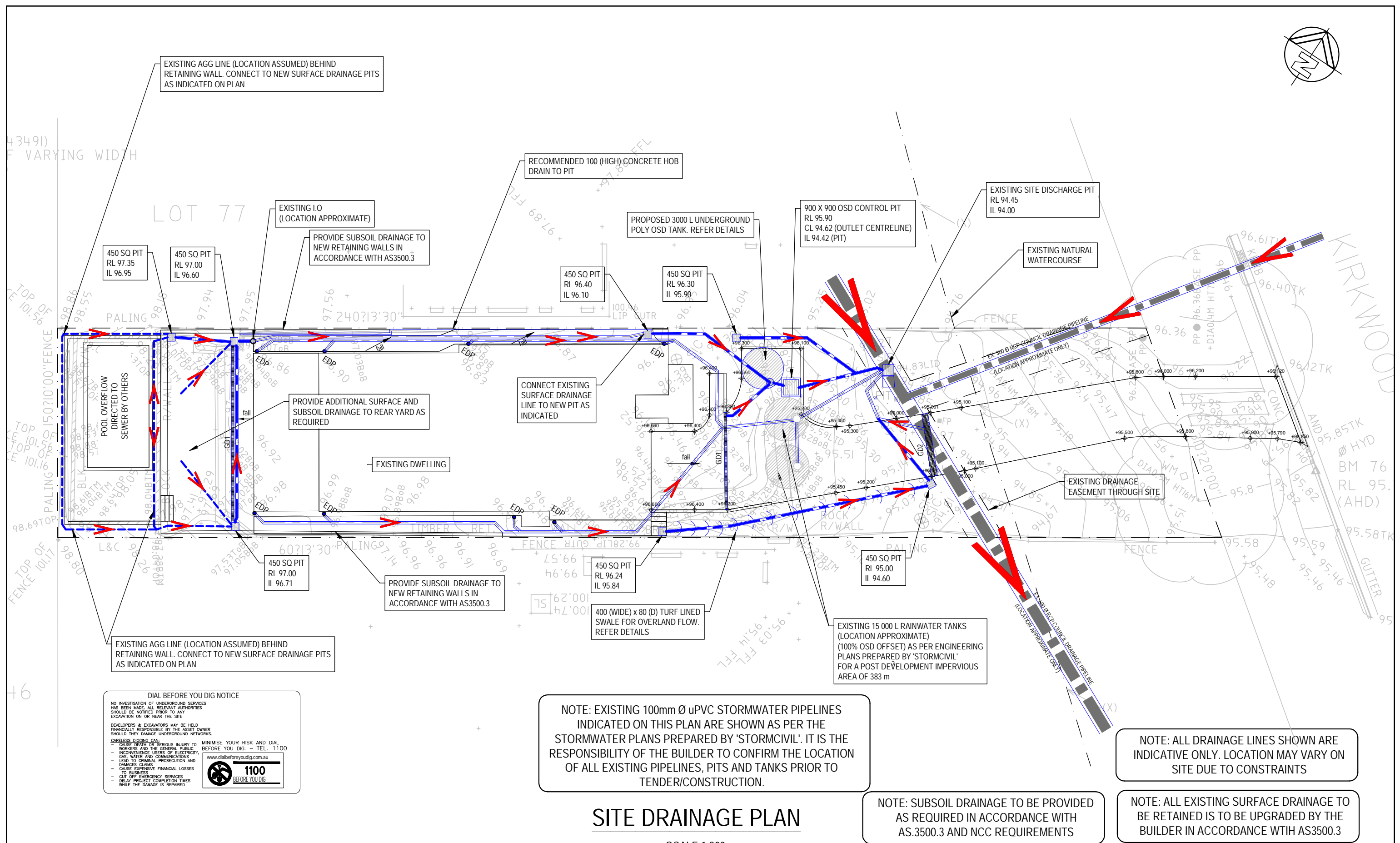


<div>STORMWATER DRAINAGE NOTES:</div> <div><div>- ALL PIPES TO BE 100mm Ø uPVC, LAID AT 1% MINIMUM GRADE TO AS1254.2002 U.N.O.</div><div>- ALL PIPES SHALL BE LAID ON A 75mm SAND BED, COMPACTED TO 100% S.M.D.D BELOW PAVEMENTS. (NO COMPACTION IS REQUIRED BELOW LANDSCAPING).</div><div>- COVER TO SURFACE 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>- 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>SITE INFORMATION SUMMARY</div> <div><div>COUNCIL</div><div>NORTHERN BEACHES (REGION 3)</div><div>OSD CONTROL ZONE</div><div>ZONE 1 (OSD ZONE)</div><div>SITE AREA</div><div>799.5 m²</div><div>EXISTING IMPERVIOUS AREA</div><div>383 m² (48%)</div><div>PROPOSED IMPERVIOUS AREA</div><div>472 m² (59%)</div><div>INCREASE</div><div>89 m²</div><div>SINCE THE INCREASE IN IMPERVIOUS AREA EXCEEDS 50m², AND THE TOTAL IMPERVIOUS AREA EXCEEDS 35%, ONSITE DETENTION (OSD) IS REQUIRED FOR THIS DEVELOPMENT.</div><div>NOTE: PREVIOUS STORMWATER PLANS APPROVED BY 'STORMCIVIL' DETAIL 15000L RAINWATER TANK (100% OSD OFFSET) BASED ON A POST DEVELOPMENT IMPERVIOUS AREA OF 383m², THEREFORE OSD DESIGN IS BASED OFF THE INCREASE IN IMPERVIOUS AREA ONLY.</div></div> <div><div>ONSITE DETENTION REQUIREMENTS</div><div><div>CONSIDERED IMPERVIOUS AREA</div><div>89 m²</div><div>PSD (APPENDIX 14)</div><div>2 L/s</div><div>(NOTE: PSD CALCULATED USING 'DRAINS' PROGRAM AND IS BASED ON 20% AEP RAINFALL EVENT WITH 100% PERVIOUS AREA OF CONSIDERED SITE AREA ONLY.</div><div>SSR (DRAINS)</div><div>2.4 m³ (2.5 m³ PROVIDED)</div><div>DRAINS OSD SUMMARY:</div><div>POST DEVELOPMENT RUNOFF</div><div>20% AEP</div><div>1 L/s (1 L/s FROM OSD)</div><div>1% AEP</div><div>2 L/s (2 L/s FROM OSD)</div></div></div>					
			<div>LEGEND</div> <div><div>EDP</div><div>EXISTING DOWNPIPE</div><div>90mm SLOTTED AGG LINE WRAPPED IN FILTER SOCK LAID IN PERMEABLE TRENCH. REFER DETAILS</div><div>100mm Ø uPVC STORMWATER PIPELINE, UNO</div><div>GD1</div><div>150 (WIDE) GRATED DRAIN</div><div>GD2</div><div>300 (WIDE) GRATED DRAIN</div><div>GRAVITY LINE PROVIDE 1% (MIN) FALL, UNO.</div><div>CHARGED LINE PROVIDE SEWER GRADE PIPE, UNO</div><div>SURFACE TO FALL IN DIRECTION INDICATED BY ARROW (1% MINIMUM FALL)</div><div>EXISTING 100mm Ø uPVC STORMWATER PIPELINE, AS DETAILED ON THE STORMWATER PLANS PREPARED BY 'STORMCIVIL'. NOTE: IT IS THE RESPONSIBILITY OF THE BUILDER TO CONFIRM THE LOCATION OF ALL EXISTING PIPELINES, PITS AND</div></div>								



SCALE 1:200

			Samm Carbin		Project 14 Kirkwood Street Seaforth	EG	Designed EG	27/09/2022
D	Issue for DA Submission - Not for Construction	22/11/22						
C	Issue for DA Submission - Not for Construction	21/10/22	Architect	Rapid Plans		Checked EG	Approved EG	Scale 1 : 200
B	Issue for DA Submission - Not for Construction	06/10/22						
A	Issue for DA Submission - Not for Construction	27/09/22						
Revision	Amendment	Date						

