

45-45A OAKS AVENUE DEE WHY STORMWATER CONCEPT DESIGN



LOCALITY PLAN
NOT TO SCALE
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PREPARED BY


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ARCHITECT

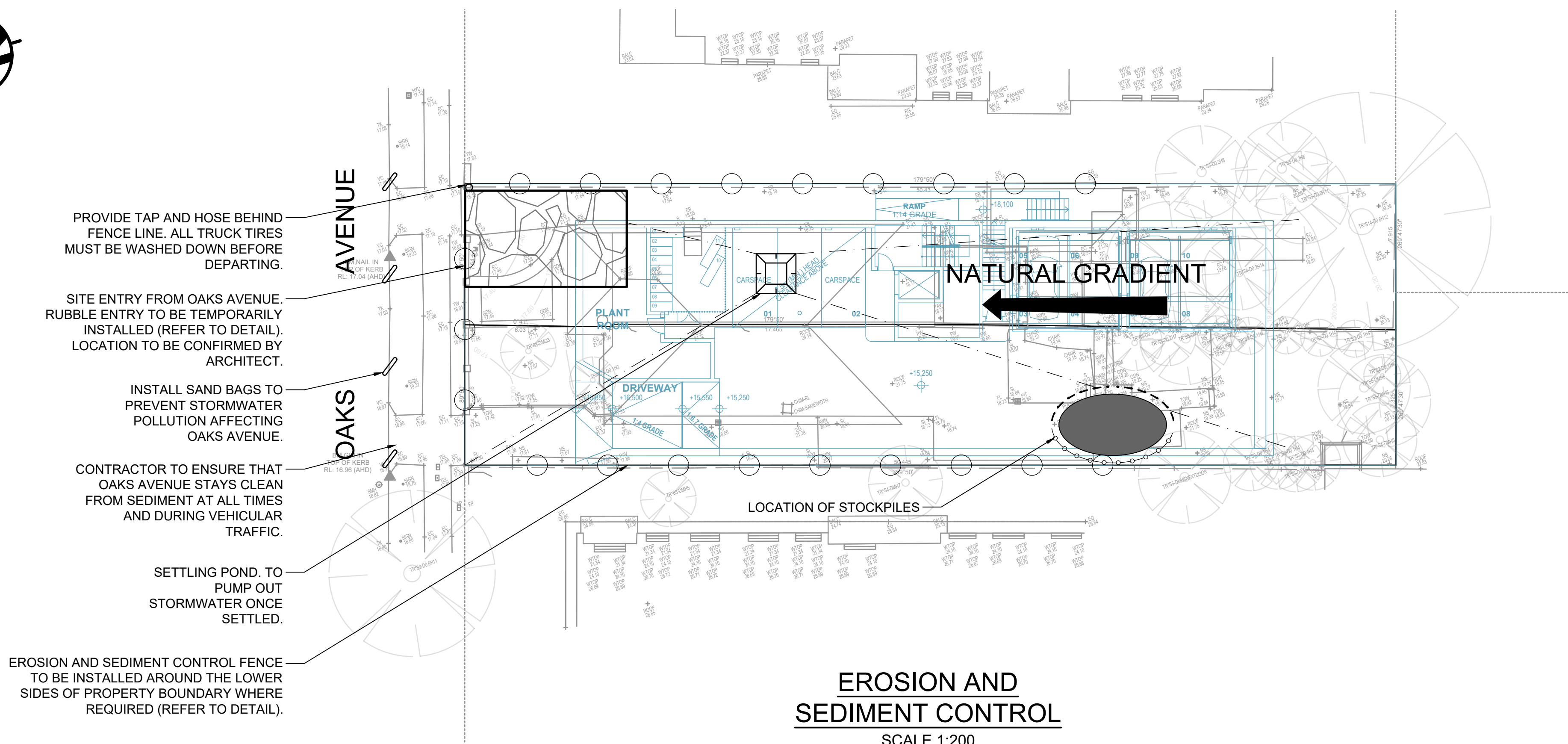
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architects
international**

CLIENT

AMERSFOORT
INVESTMENT GROUP

LGA

 **northern
beaches
council**



FABRICATE A SLEEVE MADE FROM
GEOTEXTILE OR WIRE MESH LONGER THAT
THE LENGTH OF THE INLET PIT

FILL THE SLEEVE WITH 25mm TO 50mm GRAVEL

FORM AN ELLIPTICAL CROSS-SECTION OF THE KERB INLET LEAVING A 100mm GAP AT THE TOP TO ACT AS AN EMERGENCY SPILLWAY

MAINTAIN THE OPENING WITH SPACE
BLOCKS

FORM A SEAL WITH THE KERBING AND
PREVENT SEDIMENT BYPASSING THE FILTER

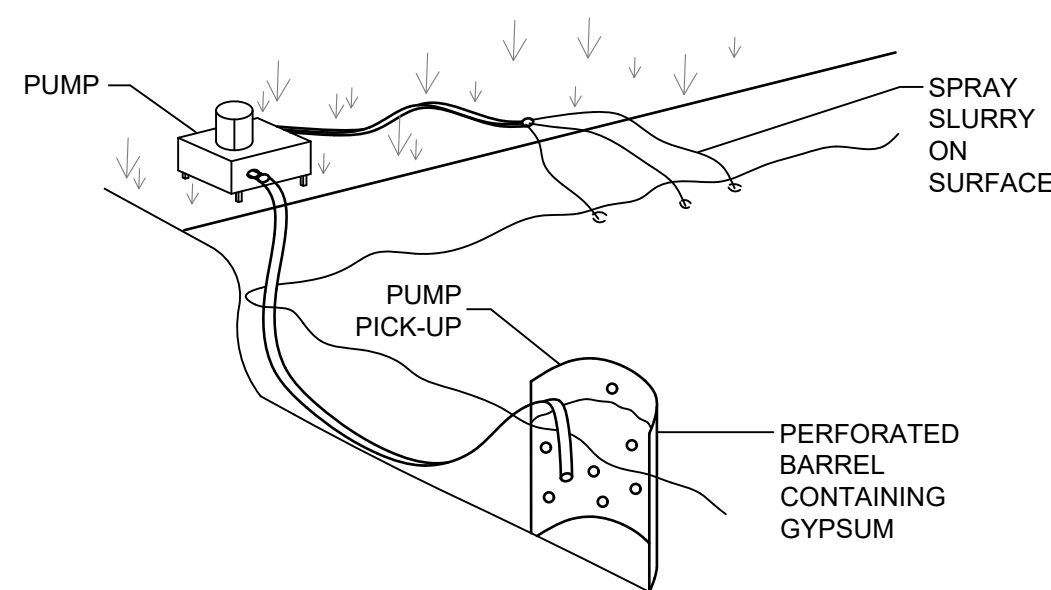
FIT TO ALL KERB INLETS AT SAG POINTS

1. CONTRACTOR SHALL PROVIDE SEDIMENT FENCING MATERIAL DURING CONSTRUCTION TO THE LOW SIDE OF THE WORKS. THE SEDIMENT FENCING MATERIAL TO CYCLONE WIRE SECURITY FENCE. SEDIMENT CONTROL FABRIC SHALL BE AN APPROVED MATERIAL (EG. HUMES PROPEX SILT STOP) STANDING 300mm ABOVE GROUND & EXTENDING 150mm BELOW GROUND.
2. EXISTING DRAINS LOCATED WITHIN THE SITE SHALL ALSO BE ISOLATED BY SEDIMENT FENCING MATERIAL.
3. NO PARKING OR STOCKPILING OF MATERIALS IS PERMITTED ON THE LOWER SIDE OF THE SEDIMENT FENCE.
4. GRASS VERGES SHALL BE MAINTAINED AS MUCH AS PRACTICAL TO PROVIDE A BUFFER ZONE TO THE CONSTRUCTION SITE.
5. CONSTRUCTION ENTRY/EXIT SHALL BE VIA THE LOCATION NOTED ON THE DRAWING. CONTRACTOR SHALL ENSURE ALL DROPPABLE SOIL & SEDIMENT IS REMOVED PRIOR TO CONSTRUCTION TRAFFIC EXITING SITE. CONTRACTOR SHALL ENSURE ALL CONSTRUCTION TRAFFIC ENTERING & LEAVING THE SITE DO SO IN A FORWARD DIRECTION.

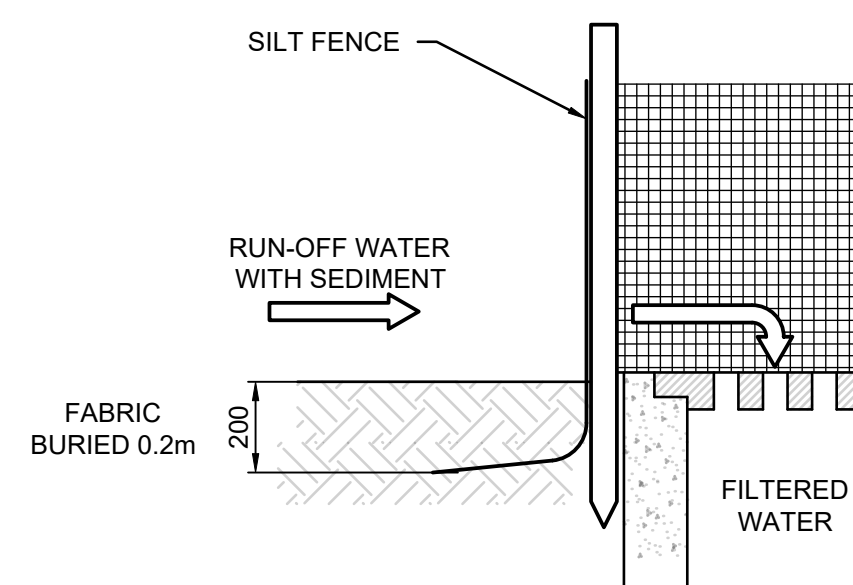
NOTE:

1. FLOCCULATION TO BE USED IF WATER IS NOT CLEAR (ie. SEDIMENT GREATER THAN 50 mg/L) PRIOR TO DISCHARGING FROM TEMPORARY PUMP OUT

2. FOR RATES & AGENTS SEE
APPENDIX E
OF NEW SOUTH WALES
DEPARTMENT OF
HOUSING "MANAGING URBAN
STORMWATER
SOILS & CONSTRUCTION".



NOT TO SCALE



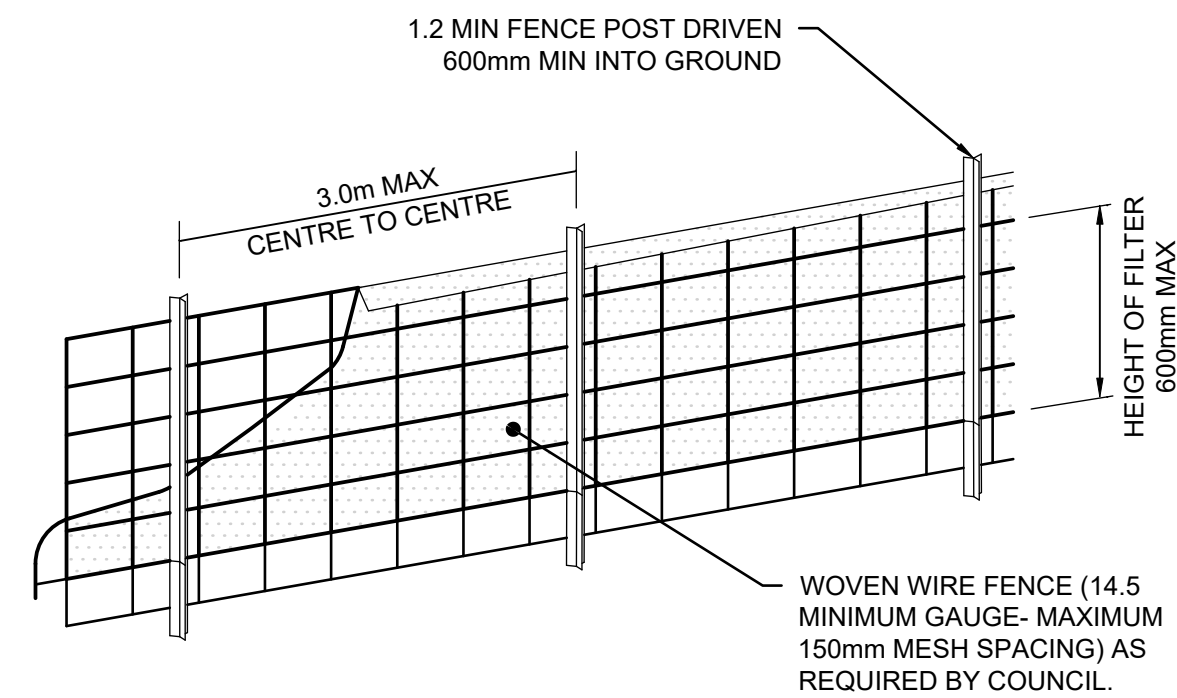
NOT TO SCALE

1. THIS PLAN IS A CONCEPT PLAN ONLY FOR STORMWATER DISPOSAL & EROSION CONTROL. IT IS NOT SUITABLE FOR CONSTRUCTION. THIS PLAN SHOULD BE ADAPTED BY THE BUILDER DURING DEMOLITION, EXCAVATION & CONSTRUCTION PHASES TO ENSURE ADEQUATE PERFORMANCE.
2. ALL DRAINAGE LAYOUT & DETAILS ARE DIAGRAMMATIC & INDICATIVE ONLY. ACTUAL LOCATION, SIZES, LEVELS & GRADES MAY ALTER WHEN DETAIL DESIGN WORKS ARE DOCUMENTED.

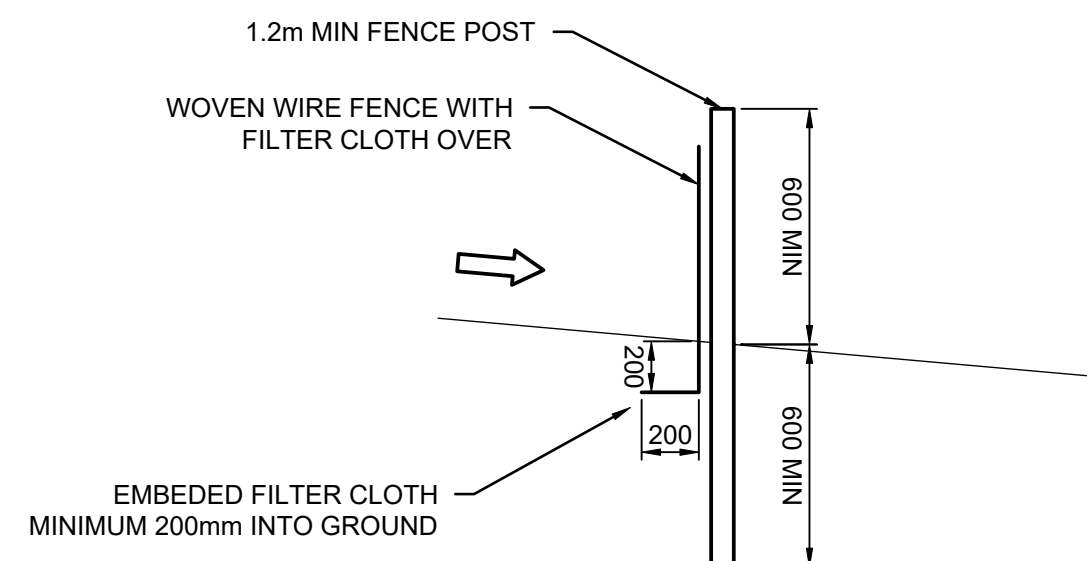
GEOTEXTILE INLET FILTER IS PLACED IN EVERY PIT WITHIN THE SITE TO ENSURE THE RUNOFF WATER DURING CONSTRUCTION NOT ENTER THE PITS.

A SYSTEM SHALL BE INSTALLED TO EITHER:

1. TRANSPORT STORMWATER RUNOFF WITH SUSPENDED SOLIDS FROM SITE VIA PUMP TRUCKS.
2. TREAT THE STORMWATER RUNOFF WITH SUSPENDED SOLIDS SO THE DISCHARGE WATER QUALITY TO COUNCIL STORMWATER DRAINAGE SYSTEM HAS A MAXIMUM CONCENTRATION OF SUSPENDED SOLIDS THAT DOES NOT EXCEED 50 MILLIGRAMS PER LITRE IN ACCORDANCE WITH THE PROTECTION OF THE ENVIRONMENT OPERATION ACT (POEA 1997) AND SHALL BE APPROVED BY LOCAL COUNCIL.

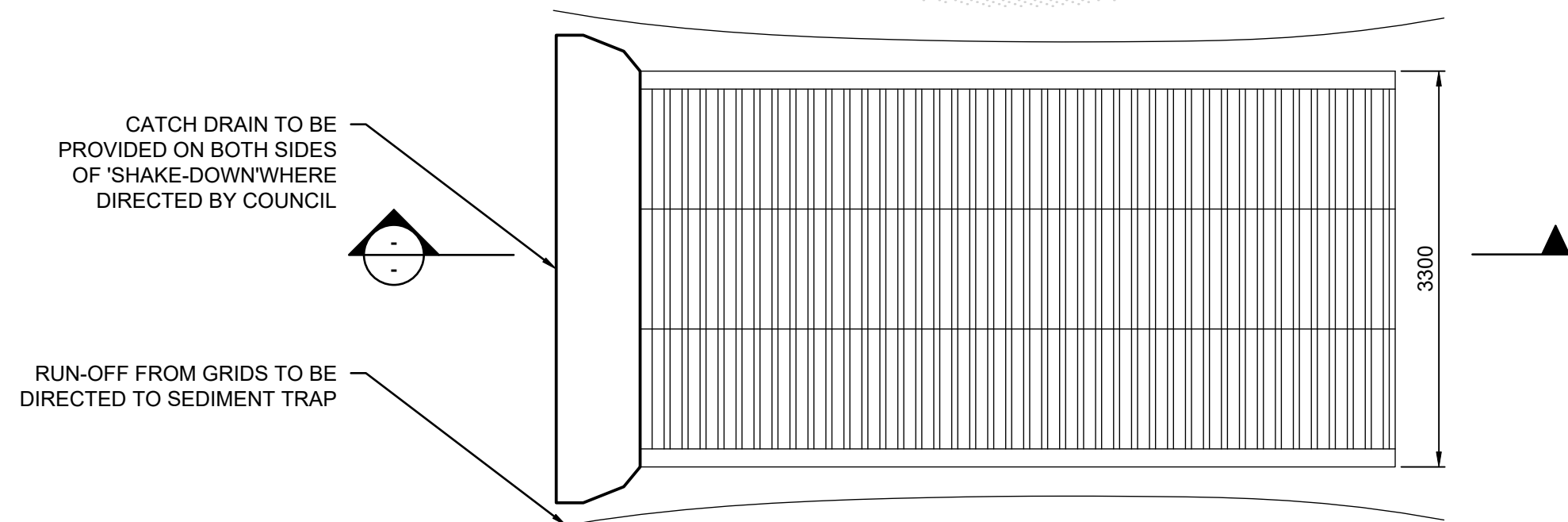
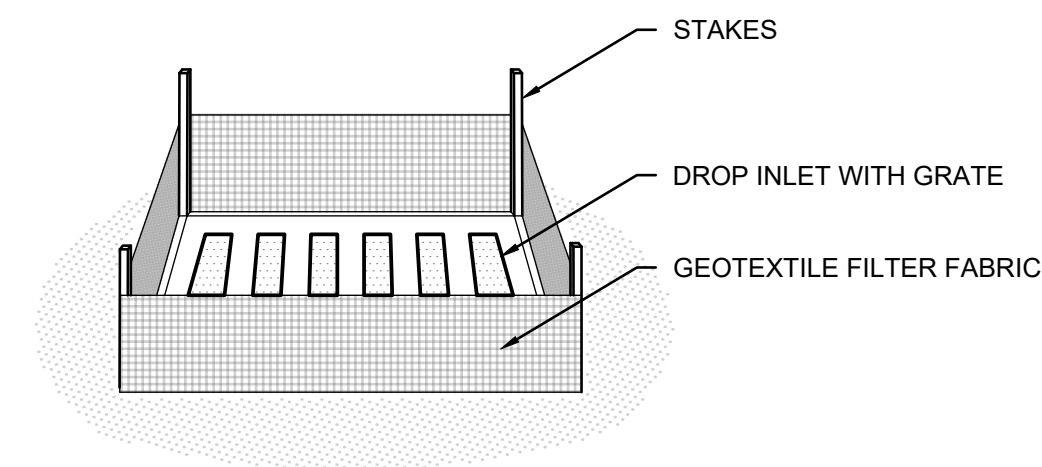


DIAGRAMMATIC VIEW

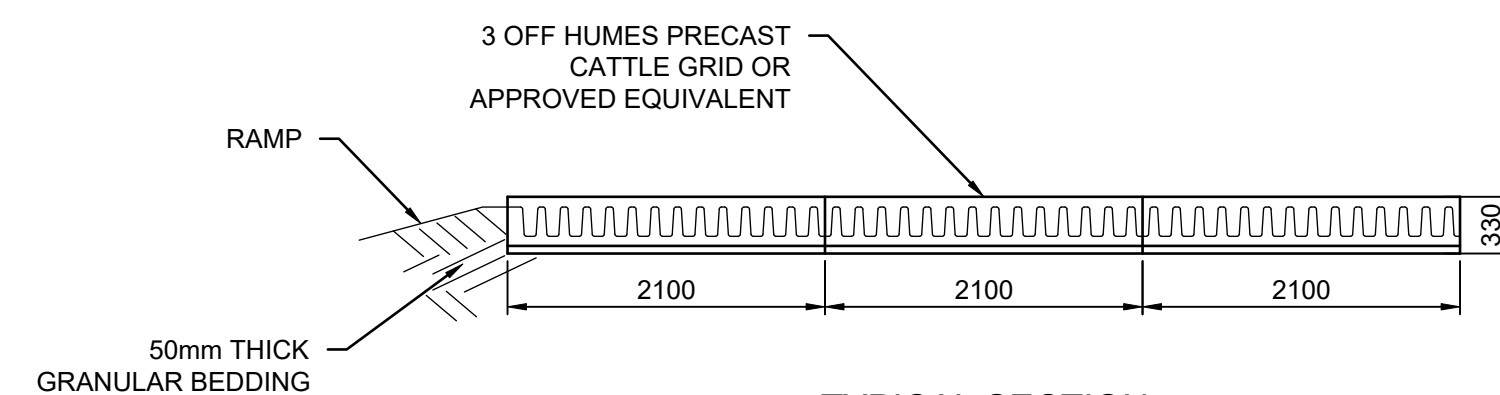


TYPICAL SECTION

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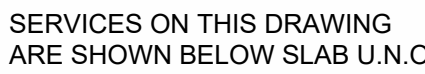
PLAN VIEW



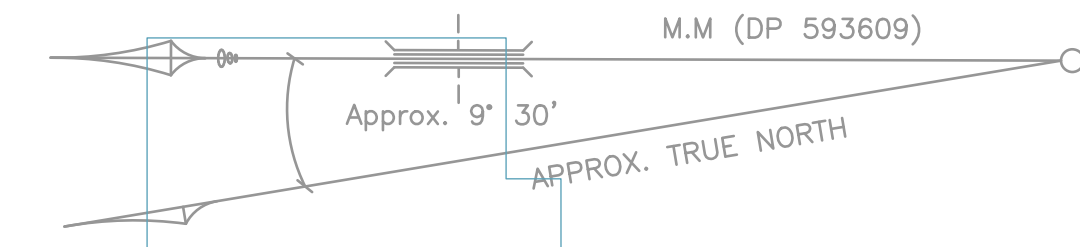
TYPICAL SECTION

TEMPORARY CONSTRUCTION EXIT - NOT TO SCALE

A1 Plotted: Wednesday, 9 April 2025 11:18:27 AM By KHALEELFANOUSSGC. File Name: Z:\Production\2024\20240075 45-45a Oaks Avenue, Dec Why/Civil/CAD/S01 SW DA\20240075_S01-SW201.dwg



Status	ISSUED FOR DA NOT FOR CONSTRUCTION		
Drawing Title	STORMWATER CONCEPT DESIGN BASEMENT PLAN		
Project No.	Set No. - Drg No.	Revision No.	
20240075	S01-SW301	B	



DESIGN NOTES :

THE PROPOSED DEVELOPMENT IS A
RESIDENTIAL FLAT BUILDING.

LGA: NORTHERN BEACHES COUNCIL
DCP: WATER MANAGEMENT FOR DEVELOPMENT
POLICY

SITE AREA = 775 m²,

ONSITE DETENTION SYSTEM (OSD):

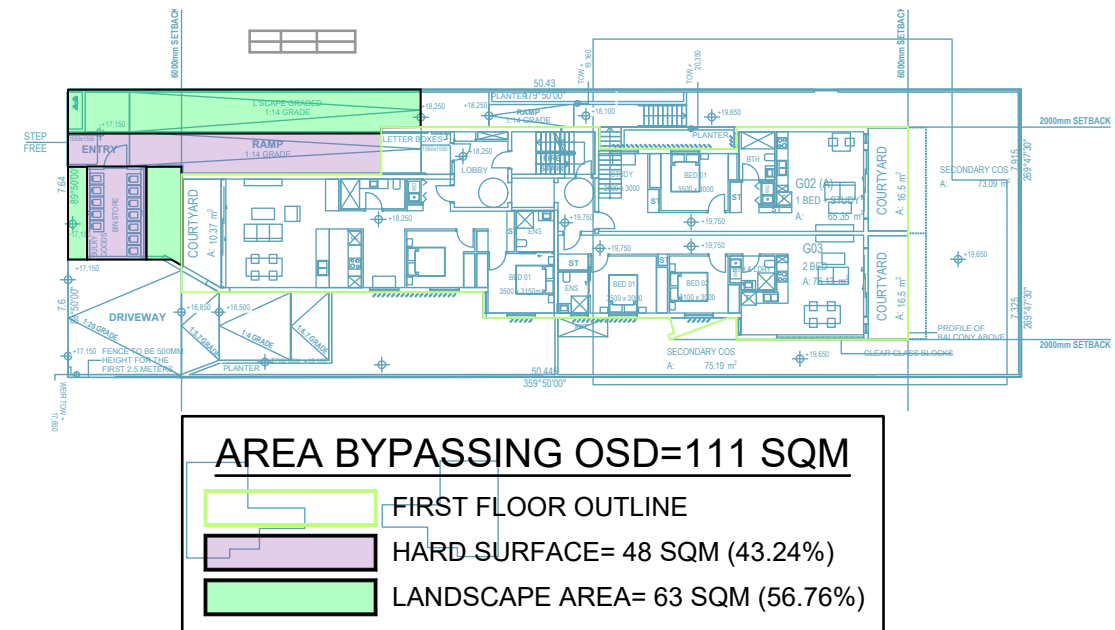
OSD VOLUME HAS BEEN CALCULATED USING
'DRAINS' TO RESTRICT POST DEVELOPMENT
DISCHARGE TO STATE OF NATURE (0%
IMPERVIOUS) PRE-DEVELOPMENT FLOW FOR 1%,
5% & 20% AEP STORM EVENT.

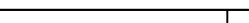

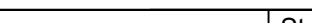
RAINWATER TANK (RWT):

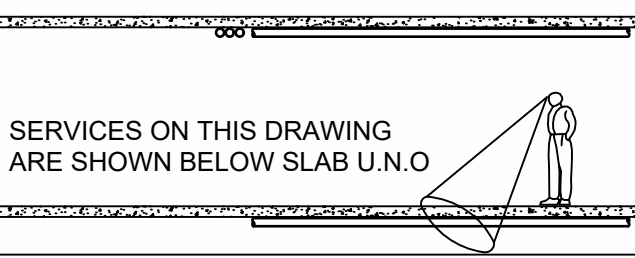
THE SIZE OF THE RWT, REQUIRED ROOF AREA &
RAINWATER RE-USE REQUIREMENTS ARE TO BE
AS PER BASIX REQUIREMENTS. LOCATION OF
THE RWT IS BE CONFIRMED BY ARCHITECT.

STORMWATER QUALITY: //

THE SITE AREA IS LESS THAN 1000m². THEREFORE;
NO MUSIC MODELLING IS REQUIRED.



				Reference Coordination Drawing				Quality Control		<div><div>ENGINEERS AUSTRALIA Chartered Professional Engineer MEMBER</div></div> <div>WARNING: THE DESIGNS, DRAWINGS, SPECIFICATIONS AND THE COPYRIGHT HEREIN REMAIN THE SOLE INTELLECTUAL PROPERTY OF S&G CONSULTANTS PTY LTD AND MUST NOT BE USED, COPIED, ALTERED OR REPRODUCED WHOLLY OR IN PART IN ANY FORM WITHOUT THE WRITTEN CONSENT OF S&G CONSULTANTS PTY LTD</div> <div>DIMENSIONS NOT SHOWN TO BE CHECKED ON SITE. DO NOT SCALE OF THIS DRAWING. POSITIONS OF AUTHORITIES MAINS AND/OR EXISTING SERVICES ARE TO BE CHECKED PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES TO THE CONSULTING ENGINEER FOR DECISION/CLARIFICATION BEFORE PROCEEDING WITH THE WORK. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE SPECIFICATIONS AND OTHER CONSULTANTS' DRAWINGS.</div>	Scales		<div><div>0m12345</div><div>SCALE 1:100 ON ORIGINAL SIZE</div></div>	Client AMERSFOORT INVESTMENT GROUP	Architect <div><div><div>mackenzie architects international</div></div><div><div>S&G CONSULTANTS PTY LTD SUITE 311, LEVEL 3 480 PACIFIC HIGHWAY ST. LEONARDS, N.S.W. 2065 T: +61 2 8883 4239 Email: office@sgce.com.au Web: www.sgce.com.au A.B.N. 21 118 222 530</div></div></div>	PROJECT 45-45A OAKS AVENUE DEE WHY STORMWATER CONCEPT DESIGN			Status ISSUED FOR DA NOT FOR CONSTRUCTION		
B	ISSUED FOR DA	KF	09.04.25	02	Discipline	Drawing Title and Number	Date	Rev.	DRAWN DATE 09.04.25		Drawing Title STORMWATER CONCEPT DESIGN GROUND FLOOR					Project No. Set No. - Drg No. Revision No.					
P04	PRELIMINARY ISSUE	KF	08.04.25	01	ARCH				CHECKED DATE 09.04.25							20240075 S01-SW302 B					
P03	PRELIMINARY ISSUE	KF	08.04.25	01	STRUCT				SH DATE 09.04.25												
A	ISSUED FOR DA	KF	24.05.24	02	MECH				DESIGNED DATE 09.04.25												
P02	PRELIMINARY ISSUE	KF	16.05.24	01	ELEC				KF DATE 09.04.25												
P01	PRELIMINARY ISSUE	KF	08.05.24	01	HYD				VERIFIED DATE 09.04.25												
Issue	Last revision title	By	Date	Status	FIRE				SH DATE 09.04.25												
Issuer internal sequence and revision history					LANDS				APPROVED DATE 09.04.25												
1-preliminary tender	2-development application construction	3-construction certificate 6-other			CIVIL SURVEY				SH DATE 09.04.25												

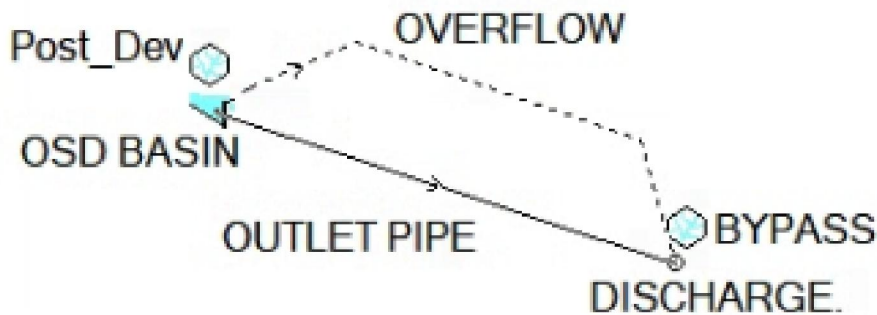


ALL RAINWATER, PLANTER DRAIN, AND OVERFLOW ARE INDICATIVE.
EXACT SIZE AND LOCATION TO BE CONFIRMED AT C.C. STAGE.



Status	ISSUED FOR DA NOT FOR CONSTRUCTION		
Drawing Title STORMWATER CONCEPT DESIGN ROOF			
Project No.	Set No. -	Drg No.	Revision No.
20240075	S01-SW303		B

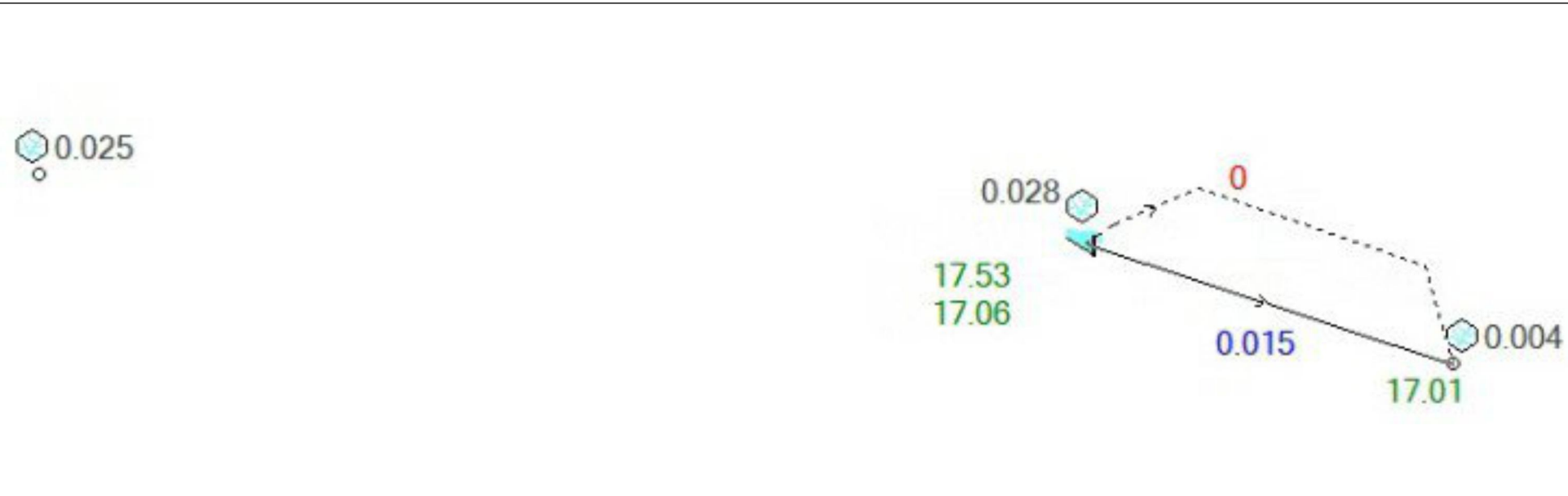
Pre_Dev
DISCHARGE



DRAINS MODEL



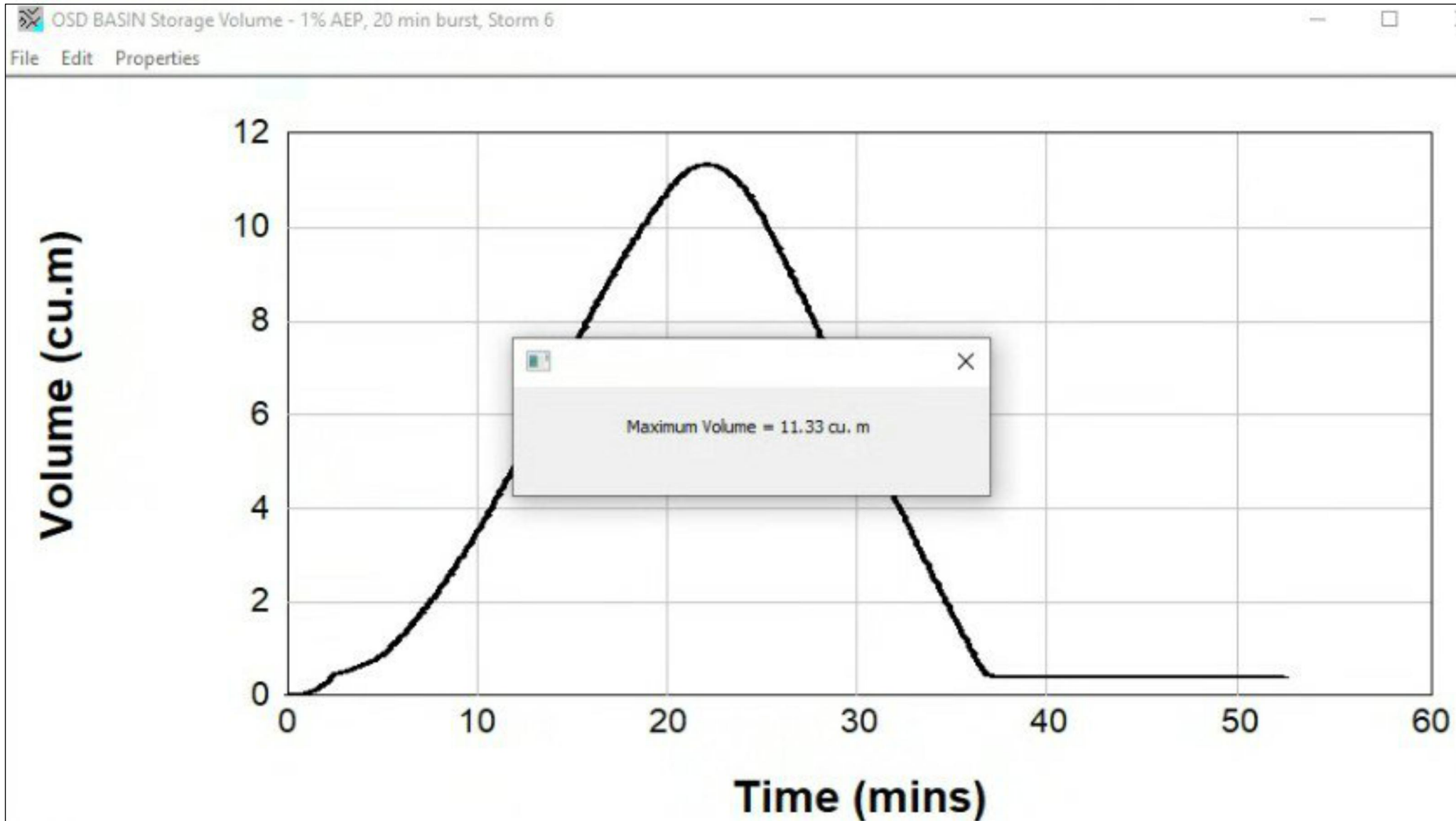
1% AEP DRAINS RESULTS



5% AEP DRAINS RESULTS

























20% AEP DRAINS RESULTS






DRAINS OSD VOLUME

SITeworks LEGEND

	STORMWATER LINE
	STORMWATER LINE TO RAINWATER TANK
	SUBSOIL LINE
	STORMWATER RISING MAIN
	AUTHORITY SEWER LINE
	AUTHORITY WATER LINE
	AUTHORITY GAS LINE
	AUTHORITY OVER HEAD ELECTRICITY LINE
	AUTHORITY UNDERGROUND ELECTRICITY LINE
	AUTHORITY COMMS LINE
	OVERFLOW LINE
	GRATED SURFACE INLET PIT
	GRATED TRENCH DRAIN
	RAINWATER OUTLET
	PLANTER DRAIN
	DOWNPIPE DROP
	DOWNPIPE
	EXISTING TELSTRA PIT
	EXISTING HYDRANT
	EXISTING SEWER MANHOLE
	SIGNAGE
	FINISH SURFACE LEVEL

ABBREVIATIONS:

OR DIA	DIAMETER
CO	CLEAR OUT
DDO	DISH DRAIN OUTLET
DP	DOWNPIPE
e	EXISTING
FFL	FINISHED FLOOR LEVEL
GTD	GRATED TRENCH DRAIN
GSIP	GRATED SURFACE INLET PIT
IL	INVERT LEVEL
KIP	KERB INLET PIT
NGL	NATURAL GROUND LEVEL
OFF	OVERLAND FLOWPATH
OSD	ON-SITE DETENTION
RCP	REINFORCED CONCRETE PIPE
RL	REDUCED LEVEL
RWT	RAINWATER TANK
SW	STORMWATER
	STORMWATER PIT
SWRM	STORMWATER RISING MAIN
SWS	STORMWATER SUMP
TOK	TOP OF KERB
TOW	TOP OF WALL
UPVC	UNPLASTICIZED POLYVINYL CHLORIDE PIPE

B										ISSUED FOR DA										KF										09.04.25										02										Reference Coordination Drawing										Quality Control										<div><div></div><div>ENGINEERS AUSTRALIA</div><div>Chartered Professional Engineer</div><div>MEMBER</div></div>										<div><div>0m</div><div>12345</div><div>SCALE 1:100 ON ORIGINAL SIZE</div></div>										Client										Architect										<div><div></div><div>S&G CONSULTANTS PTY LTD SUITE 311, LEVEL 3 480 PACIFIC HIGHWAY ST. LEONARDS, N.S.W. 2065 T: +61 2 8883 4239 Email: office@sgce.com.au Web: www.sgce.com.au</div><div>A.B.N. 21 118 222 530</div></div>										PROJECT										Status									
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