

19 May 2020

Fiona Bruzzano
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Stormwater design for proposed alterations and additions at 12 Nolan Place

Dear Fiona

Please find attached the drawings describing the stormwater management plan for the alterations and additions at 12 Nolan Place, Balgowlah Heights.

The stormwater design is described in the following Stellen drawings:

Drawing Number	Description	Revision	Date
DR-000	LEGEND	1	19.05.2020
DR-001	PIPE LAYOUT & DETAILS	1	19.05.2020
DR-002	DETAILS	0	19.05.2020

Stormwater Design

The stormwater disposal is to the existing council stormwater line running through the property.

The stormwater design as described by the drawings is generally in accordance with the following:

- i) *Australian Standard AS3500.3 – Plumbing and Drainage: Part 3 Stormwater Drainage.*
- ii) *Northern Beaches Council PL850 Water Management Policy*

Overland Flow

Though a council stormwater pipe runs through the property, the overland flow path for this part of the stormwater system follows Nolan Place downhill in westerly direction and does not pass through the property.

The property is not subject to a major stormwater overland flow path.

Please contact me if you have any inquiries.

Kind regards,



Ian Warren
Managing Director

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12NOLAN PLACE, BALGOWLAH

STORMWATER MANAGEMENT PLAN

DRAWING NUMBER	REVISION	DRAWING TITLE
DR-000	0	LEGEND
DR-001	0	STORMWATER DRAINAGE PLAN: PIPE LAYOUT

- NOTES:

1. ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION.

2. SITE LAYOUT BASED ON ARCHITECTURAL PLANS BY RAPID PLAN (APRIL 2020)

3. LOCATION OF ALL SERVICES MUST BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF EXCAVATION WORKS.

4. ALL STORMWATER DRAINAGE PIPES AND ASSOCIATED DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH

THE RELEVANT STANDARDS, THE BUILDING CODE OF AUSTRALIA, MANUFACTURER'S RECOMMENDATIONS, SYDNEY CATCHMENT AUTHORITY RECOMMENDED PRACTICE, AND LOCAL COUNCIL, AS APPLICABLE.

5. ALL INVERT LEVELS PROVIDED ON THIS DRAWING ARE REDUCED TO AHD AND BASED ON INTERPOLATED SURFACE LEVELS AND SYSTEM REQUIREMENTS.

6. WHERE POSSIBLE, PIPEWORK SHALL BE LOCATED EXTERNAL TO THE BUILDING.

7. DOWNPIPES AND STORMWATER LINES TO BE SEALED DN100 uPVC UNLESS OTHERWISE NOTED.

8. ALTERNATIVE GUTTER AND DOWNPIPE CONFIGURATION MAY BE INSTALLED PROVIDED IT COMPLIES WITH AS3500.

9. ALL PIPE AND CONDUITS TO BE MARKED IN ACCORDANCE WITH AS1345 - 1995.

10. TRENCHES AND SERVICE SEPARATIONS IN ACCORDANCE WITH AS/NZS 5601, AS/NZS 3500, AND AS/CA S009.
- LEGEND:

STORMWATER PIPE

DRAINAGE PIT

GRATED BOX DRAIN

RAINWATER HEAD

INDICATES SLOPE OR OVERLAND FLOW PATH

