

# PROPOSED ALTERATIONS AND ADDITIONS

## 52A CONSUL ROAD, BROOKVALE NSW 2100

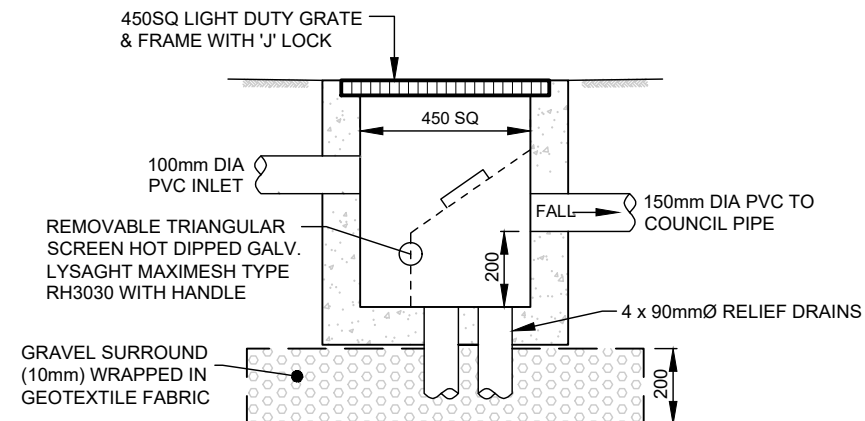
### STORMWATER MANAGEMENT DESIGN

#### GENERAL DRAINAGE NOTES

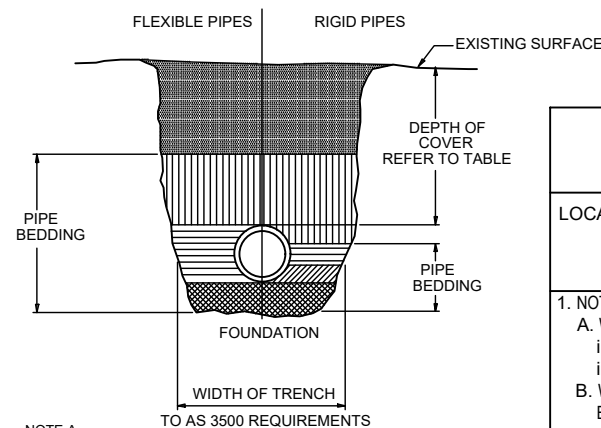
1. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE LOCAL COUNCIL'S RELEVANT SPECIFICATIONS AND/OR STORMWATER CODE. ANY DISCREPANCY VARIATION OR ADDITIONAL WORK SHALL BE APPROVED BY THE PRINCIPAL CERTIFIER.
2. ALL SERVICES SHALL BE VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORK.
3. DIAL BEFORE YOU DIG SHALL BE CONTACTED PRIOR TO COMMENCEMENT.
4. ALL DRAINAGE PIPEWORK AND PLUMBING SHALL BE INSTALLED BY A CERTIFIED PLUMBER IN ACCORDANCE WITH THE AUSTRALIAN STANDARDS AS3500 AND COUNCIL REQUIREMENTS.
5. ALL DRAINAGE PIPES ARE TO BE SEWER GRADE UNLESS NOTED OTHERWISE.
6. ALL COVERS, GRATES AND FRAMES ARE TO BE CLASS C HEAVY DUTY WHERE SUBJECT TO VEHICULAR TRAFFIC.
7. ALL COVERS, GRATES AND FRAMES ARE TO BE CLASS A MEDIUM DUTY WHERE SUBJECT TO PEDESTRIAN TRAFFIC OR IN LANDSCAPE AREAS.
8. COUNCIL PERMIT/APPROVAL SHALL BE OBTAINED PRIOR TO WORKS ON COUNCIL LAND AND CONNECTION TO COUNCIL SYSTEM.
9. ALL PIPE BENDS TO BE FITTED WITH AN INSPECTION OPENING.

#### RAINWATER TANK NOTES

1. THE TANK SHALL NOT BE LOCATED OVER A WATER OR SEWER MAIN UNLESS IT IS INSTALLED IN ACCORDANCE WITH THE REGULATORY AUTHORITY REQUIREMENTS
2. ABOVE GROUND TANKS SHALL BE LOCATED AT LEAST 100 MM FROM ANY POTABLE WATER SUPPLY PIPE AND AT LEAST 300 MM FOR BELOW GROUND TANKS.
3. ALL PLUMBING WORK SHALL BE CARRIED OUT BY A LICENSED PLUMBER IN ACCORDANCE WITH SYDNEY WATER REQUIREMENTS AND COUNCIL REGULATIONS.
4. ALL INLETS SHALL BE SCREENED OR FILTERED TO PREVENT THE ENTRY OF FOREIGN MATTER OR CREATURES.
5. REUSE PUMP TO BE INSTALLED BY A LICENSED PLUMBER AND ELECTRICIAN TO SYDNEY WATER REQUIREMENTS
6. A SIGN SHALL BE AFFIXED TO THE RAINWATER TANK AND ALL APERTURES CLEARLY STATING THAT THE WATER IN THE TANK IS RAINWATER
7. NOISE EMISSIONS FROM ANY PUMP SHALL MEET COUNCIL'S REQUIREMENTS.
8. WATER RETAINED FOR INDOOR HOUSEHOLD USE SHALL BE AUGMENTED BY MAINS WATER SUPPLY AND APPROVAL OBTAINED BY SYDNEY WATER.
9. WHERE RETAINED WATER IS AUGMENTED BY MAINS WATER SUPPLY A BACKFLOW PREVENTION DEVICE AND FLOW RESTRICTOR SHALL BE INSTALLED IN ACCORDANCE WITH AS 3500 AND SYDNEY WATER REQUIREMENTS.
10. ALL INLETS SHALL BE FITTED WITH A FIRST FLUSH DEVICE PRIOR TO DISCHARGING TO THE RAINWATER TANK.
11. THE INDIRECT CONNECTION TO MAINS WATER SUPPLY SHALL HAVE A VISIBLE AIR GAP IN ACCORDANCE WITH AS 3500.



**POLLUTION CONTROL PIT DETAIL**  
NOT TO SCALE



NOTE A  
STORMWATER DRAINS CONSTRUCTED OF OTHER THAN CAST IRON, DUCTILE IRON OR GALVANISED STEEL HAVING COVER LESS THAN THAT SPECIFIED IN TABLE SHALL BE COVERED WITH AT LEAST 50mm OVERLAY AND SHALL BE PAVED WITH AT LEAST 100mm THICKNESS OF REINFORCED CONCRETE WHERE SUBJECT TO HEAVY VEHICULAR LOADING

#### LEGEND - TRENCH BACKFILL

SYMBOL	FLEXIBLE PIPES	RIGID PIPES
	BACKFILL	
	PIPE OVERLAY	
	PIPE SIDE SUPPORT	SIDE ZONE
	—	HAUNCH ZONE
	PIPE UNDERLAY	BED ZONE

#### MINIMUM PIPE COVER (FROM FINISHED SURFACE TO TOP OF PIPE)

LOCATION	MINIMUM COVER (mm)	
	CAST / DUCTILE IRON OR GALV STEEL	AUTHORISED PRODUCTS (*)
1. NOT SUBJECT TO VEHICULAR LOADING: A. WITHOUT PAVEMENT: i. FOR SINGLE DWELLINGS - ii. OTHER THAN SINGLE DWELLINGS - B. WITH PAVEMENT OF BRICK/UNREINFORCED CONCRETE -	0 0 0 (**)	100 300 50 (**)
2. SUBJECT TO VEHICULAR LOADING: A. OTHER THAN ROADS: i. WITHOUT PAVEMENT - ii. WITH PAVEMENT OF: - REINF. CONC. FOR HEAVY VEHICLES - - BRICK/UNREINF. CONC LIGHT VEHICLES - B. ROADS i. SEALED ii. UNSEALED	300 0 (** #) 0 (** #) 300 300	450 100 (** #) 75 (** #) 500 (#) 500 (#)
3. SUBJECT TO CONSTRUCTION VEHICLES OR IN EMBANKMENT CONDITIONS	300	500 (#)

(\*) INCLUDES OVERLAY ABOVE THE TOP OF THE PIPE OF NOT LESS THAN 50mm THICK  
(\*\*) BELOW THE UNDERSIDE OF THE PAVEMENT  
(#) SUBJECT TO COMPLIANCE WITH AS1762, AS2033, AS/NZS 2566.1, AS3725 OR AS 4060

#### NORTHERN BEACHES COUNCIL REQUIREMENTS

THE STORMWATER DRAINAGE SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH THE NORTHERN BEACHES WATER MANAGEMENT DEVELOPMENT POLICY - CENTRAL CATCHMENTS AND AUSTRALIAN STANDARDS AS3500.3

#### ON-SITE DETENTION

THE PROPOSED DEVELOPMENT INVOLVES ALTERATIONS AND ADDITIONS TO THE EXISTING DWELLING HOUSE. THEREFORE, ON-SITE DETENTION IS NOT REQUIRED FOR THIS DEVELOPMENT.

#### BASIX CERTIFICATE REQUIREMENTS:

NO RAINWATER REUSE TANK REQUIRED IN ACCORDANCE WITH THE BASIX CERTIFICATE

#### LEGEND

	DENOTES ON-SITE DETENTION / RAINWATER REUSE TANK
	DENOTES 100mm DIA. STORMWATER PIPE AT 1% MIN. GRADE U.N.O
	DENOTES 100mm DIA. CHARGED STORMWATER PIPE
	DENOTES 90mm DIA. SUB-SOIL AG DRAINAGE PIPE
	DENOTES DOWNPIPE
	STORMWATER PIT - SOLID COVER
	STORMWATER PIT - GRATED INLET
	DENOTES GRATED DRAIN

#### SHEET INDEX

COVER SHEET AND NOTES .....	SHEET SW1
GROUND LEVEL DRAINAGE PLAN .....	SHEET SW2
LOWER LEVEL DRAINAGE PLAN .....	SHEET SW3

**WATERDESIGN**  
**CIVIL ENGINEERS**

1 FLAME TREE PLACE  
CHERRYBROOK NSW 2126  
MOBILE: 0417 671646  
EMAIL: waterdes@bigpond.net.au  
ABN: 77 928 166 729

CLIENT NAME:

**MR & MRS ANDERSON**

PROJECT TITLE:

**ALTERATIONS AND ADDITIONS  
52A CONSUL ROAD  
BROOKVALE NSW 2100**

DRAWING TITLE:

**COVER SHEET AND NOTES**

DRAWN: A.L.

DATE: 29.09.2023

JOB No: 2023-031

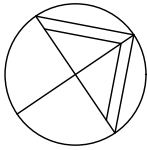
APPROVED BY:

ANDREW LAM  
MIEAust B.E. Civil (Hons)

DWG NO: SW1  
no. IN SET: 3

No. REVISION / ISSUE DESCRIPTION DATE

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#### NOTE:- TREE PRESERVATION

IT IS THE CONTRACTORS RESPONSIBILITY TO OBTAIN ANY APPROVALS NECESSARY FROM LOCAL COUNCIL PRIOR TO ANY WORKS COMMENCING WITH RESPECT TO THE POTENTIAL IMPACT ON ANY TREES FOR ANY WORKS SHOW ON THIS DRAWING

#### NOTE:

THIS DESIGN MANAGES STORMWATER RUNOFF FROM ROOF WATER AND DRIVEWAY SURFACES ONLY AS SHOWN ON THE ARCHITECTURAL DRAWINGS ALL ROOF GUTTER TO HAVE OVERFLOW PROVISION IN ACCORDANCE WITH AS 3500.3.

ASSUMED LOCATION OF EXISTING COUNCIL PIT PIT ID No. SPP03756 DERIVED FROM THE NORTHERN BEACHES ONLINE MAPPING  
NOTE: COUNCIL APPROVAL SHALL BE OBTAINED PRIOR TO CONNECTING TO COUNCIL'S PIT PURSUANT TO SECTION 68 OF THE LOCAL GOVERNMENT ACT

450 x 450 POLLUTION CONTROL PIT  
GRATE RL 43.20  
PIPE INVERT RL 42.70

450 x 450 GRATED SURFACE INLET PIT  
GRATE RL 43.60  
PIPE INVERT RL 43.10

350 x 350 GRATED SURFACE INLET PIT  
GRATE RL 46.30  
PIPE INVERT RL 45.90

450 x 450 GRATED SURFACE INLET PIT  
GRATE RL 46.35  
PIPE INVERT RL 45.95

350 x 350 GRATED SURFACE INLET PIT  
GRATE RL 46.50  
PIPE INVERT RL 46.10

GROUND FLOOR LEVEL PLAN  
FFL 46.51

REFER TO DWG No. SW3 FOR CONTINUATION OF STORMWATER PIPE FROM PIT IN DRAINAGE VOID BEHIND PROPOSED LOWER GROUND FLOOR

#### NOTE:

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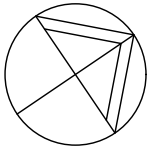
DRAWING TITLE:  
**GROUND LEVEL  
DRAINAGE PLAN**

DRAWN: A.L.  
DATE: 29.09.2023  
JOB No: 2023-031

APPROVED BY:  
  
ANDREW LAM  
MIEAust B.E. Civil (Hons)  
DWG NO: SW2  
no. IN SET: 3

No.	REVISION / ISSUE DESCRIPTION	DATE

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P.P.

CEMENT & RENDERED  
BUILDING  
METAL ROOF

**WATERDESIGN  
CIVIL ENGINEERS**

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PROJECT TITLE:

**ALTERATIONS AND ADDITIONS  
52A CONSUL ROAD  
BROOKVALE NSW 2100**

DRAWING TITLE:

**LOWER LEVEL  
DRAINAGE PLAN**

DRAWN:

A.L

DATE:

29.09.2023

JOB No:

2023-031

APPROVED BY:

Andrew Lam

MIE Aust B.E. Civil (Hons)

DWG NO:

SW3

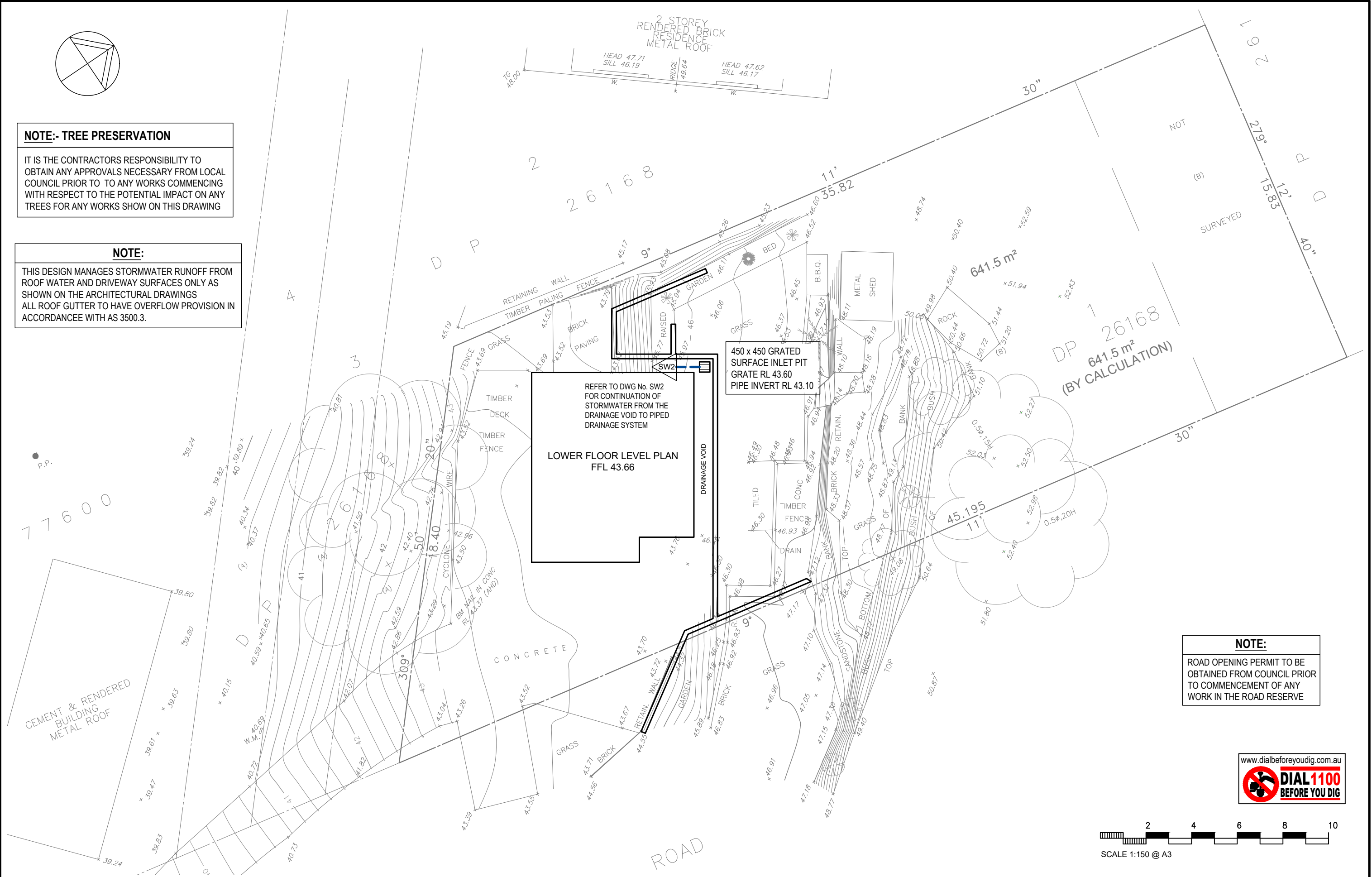
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REVISION / ISSUE DESCRIPTION

DATE



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SCALE 1:150 @ A3