

NEW APARTMENTS - FAIRLIGHT NSW

CIVIL & STORMWATER NOTES

CIVIL NOTES:

GENERAL

- G1. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH NORTHERN BEACHES COUNCIL'S REQUIREMENTS.
- G2. ALL WORK SHALL BE DONE IN A SOUND, EFFICIENT AND WORKMANLIKE MANNER AND IN ACCORDANCE WITH SOUND ENGINEERING PRACTICE AND PRINCIPLES. ALL WORKS ARE TO BE COMPLETED IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS, ALSO WITH THE ENGINEERING PURPOSE AND INTENT OF THE DRAWINGS SPECIFICATIONS AND INSTRUCTIONS BY PROJECT MANAGER.
- G3. LOCATION OF EXISTING SERVICES (IF SHOWN) IS APPROXIMATE ONLY. DESIGNER & CONTRACTOR SHALL CHECK LOCATION OF ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORK AND ACCEPT FULL RESPONSIBILITY FOR THE COST OF REPAIRS AND CONSEQUENCES OF ANY DAMAGE WHICH MAY OCCUR TO THESE SERVICES AS A RESULT OF CONSTRUCTION WORKS OR ALTERATION OF DESIGN.
- G4. ALL DISTURBED AREAS NOT SUBJECT TO NEW WORKS SHALL BE REINSTATED TO EXISTING CONDITION BY THE CONTRACTOR AT THE COMPLETION OF WORKS UNLESS OTHERWISE INSTRUCTED BY THE SUPERINTENDENT.
- G5. DURING THE ROAD WORKS ALL TRAFFIC MANAGEMENT IS TO BE IN ACCORDANCE WITH THE RMS TRAFFIC CONTROL WORK SITES (CURRENT) AND AS REQUIRED BY COUNCIL.

SITE PREPARATION, CLEARING AND GRUBBING

- S1. ALL WORK TO BE IN ACCORDANCE WITH AS 3798 U.N.O AND COUNCIL REQUIREMENTS.
- S2. SEDIMENT AND EROSION CONTROL MEASURES AS REQUIRED BY COUNCIL SHALL BE CARRIED OUT FOR THE FULL DURATION OF THE WORKS BY THE CONTRACTOR.

EARTHWORKS

- E1. ALL WORK TO BE IN ACCORDANCE WITH AS3798-2007 AND COUNCIL REQUIREMENTS.
- E2. IN CUT AREAS:-
CUT TO LEVEL OF TOP OF SUBGRADE. REPLACE SOFT AREAS. TOP 200 OF SUBGRADE TO BE COMPACTED TO 100% STANDARD, AS PER FILLING NOTES UNO.
- E3. IN FILL AREAS:-
REPLACE SOFT AREAS, PLACE AND COMPACT NEW FILL IN 200mm MAX. THICK LAYERS (LOOSE FILL), AT MOISTURE CONTENT IN RANGE OF 42% OF STANDARD OPTIMUM (AS PER AS1289.5) AND COMPACT TO 98% OF STANDARD DRY DENSITY RATIO AS PER AS1289.5 TEST COMPACTED FILL UNO. TOP 200 OF SUB GRADE TO BE COMPACTED TO 100% STANDARD DRY DENSITY RATIO UNO.
- E4. FILL MATERIAL- TO BE AS SPECIFIED IN AS3798-2007 CLAUSE 4.4 AND AS AGREED WITH THE SITE SUPERINTENDENT.

DRAINAGE NOTES

- ALL STORMWATER DRAINAGE WORK SHALL BE IN ACCORDANCE AS3500.3 & NORTHERN BEACHES COUNCIL DEVELOPMENT CONTROL PLAN, PART 25 "WATER MANAGEMENT" AND COUNCIL'S CONSTRUCTION SPECIFICATION.
- ALL PIPES TO BE CLASS SEWER GRADE SN4 (SEWER GRADE SN6 FOR 1000) UPVC TO AS1254 WITH SOLVENT WELDED JOINTS UNO.
- ALL PIPES TO BE 1500 UNO
- ALL CONCRETE PIPES TO BE 2250 CLASS 4 RRJ REINF CONC PIPES UNO
- ALL CONCRETE PIPES SHALL HAVE TYPE HS2 BEDDING UNO. (NO SAND BEDDING OR BACKFILL).
- ALL PIPES TO LAID AT A MINIMUM FALL OF 1% U.N.O.
- ALL PITS TO HAVE CONCRETE BENCHING TO FACILITATE THE SMOOTH FLOW OF WATER THROUGH THE PIT.
- THE CONTRACTOR SHALL CHECK THE LOCATIONS OF EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF WORK AND ACCEPT FULL RESPONSIBILITY FOR THE COST OF REPAIRS AND CONSEQUENCES OF ANY DAMAGE WHICH MAY OCCUR TO THESE SERVICES AS A RESULT OF THE CONSTRUCTION WORKS. THE DESIGNER SHALL BE RESPONSIBLE TO REDESIGN TO AVOID SERVICES.
- ALL DISTURBED AREAS BEYOND THE AREA OF THE WORKS SHALL BE REINSTATED TO THE EXISTING CONDITION BY THE CONTRACTOR AT THE COMPLETION OF THE WORKS.
- ALL PIPES TO HAVE A MINIMUM OF 25mm THICKNESS OF OVERLAY BETWEEN TOP OF PIPE AND UNDERSIDE OF SLAB.
- SUB-SOIL PIPES TO BE LAID IN 20mm CRUSHED AGGREGATE (0.1m³ PER METRE OF PIPE). A SOCK OF APPROVED SYNTHETIC GEOTEXTILE SHALL BE LAID AROUND THE SUB-SOIL PIPE. WRAP A LAYER OF BIDIUM U14 GEOTEXTILE (OR EQUIVALENT) AROUND AGGREGATE FILTER WITH 200mm OVERLAP AT JOINTS.
- ALL HIGH POINTS OF THE SUB-SOIL DRAIN SHALL BE RAISED ABOVE THE FLOOR OR GROUND LEVEL. PLACE A CAST IRON INSPECTION COVER OVER EXPOSED PIPE AND SURROUND IN CONCRETE UNO.
- PROVIDE ADDITIONAL SUB-SOIL DRAINAGE AS DIRECTED TO SUIT SITE CONDITIONS AND GROUNDWATER PRESENCE.
- PROVIDE SUBSOIL DRAINAGE AT BASE OF RETAINING WALLS AND CONNECT TO STORMWATER DRAINAGE SYSTEMS.
- REFERENCE SHALL BE MADE TO SITE SURVEY BY BEE & LETHBRIDGE PTY LTD REF No 21589 SHT 2 REV.00 DATED 10/03/2020.
- THIS CONCEPT STORMWATER DRAINAGE PLAN HAS BEEN DESIGNED USING "DRAINS" (ILSAX) SOFTWARE BY WATERCOM P/L. FOR STORMWATER DRAINAGE & "MUSIC" SOFTWARE BY eWATER FOR STORMWATER TREATMENT AND WATER QUALITY.

DRAINAGE LEGEND

- EXISTING SURFACE/PAVEMENT LEVEL
- + 8.05 PROPOSED SURFACE/PAVEMENT LEVEL
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING STORMWATER PIPE AND PIT
- PROPOSED STORMWATER PIPE AND JUNCTION PIT
- PROPOSED STORMWATER PIPE AND SURFACE INLET PIT
- PROPOSED RAINWATER PIPE
- PROPOSED 1000 SUBSOIL PIPE
- PROPOSED DOWNPIPE
- INVERT LEVEL OF PIPE
- GUTTER OVERFLOW (SPITTER) INTO COURTYARD
- OVERLAND FLOW PATH
- GRATED DRAIN
- DIRECTION OF FALL
- FFL FINISHED FLOOR LEVEL
- RWO RAINWATER OUTLET
- C.O.S CONFIRM ON SITE
- PROPOSED SEDIMENT FENCE
- GEOTEXTILE FABRIC TO PIT

RAINWATER TANK NOTES:

- A) REFER TO BUILDING HYDRAULIC ENGINEER'S DRAWINGS FOR RAINWATER TANK PIPE, PUMP AND ELECTRICAL SYSTEMS DETAILS.
- B) RAINWATER TANK OVERFLOW TO BE DIRECTED TO OSD TANK VIA SWD SYSTEM.

ON-SITE STORMWATER DETENTION SYSTEM

REQUIRED BY ASHFIELD COUNCIL

IT IS AN OFFENCE TO REDUCE THE VOLUME OF THE TANK OR BASIN OR TO INTERFERE WITH THE ORIFICE PLATE THAT CONTROLS THE OUTFLOW

THE BASE OF THE OUTLET CONTROL PIT AND THE DEBRIS SCREEN MUST BE CLEANED OF DEBRIS AND SEDIMENT ON A REGULAR BASIS BY THE OWNER

THIS PLATE MUST NOT BE REMOVED

OSD SIGN

- SIGN : 110mm x 80mm
- CORNERS : SQUARE
- COLOUR : ETCHED AND FILLED BLACK LEGEND ON NATURAL SILVER BACKGROUND
- MATERIAL : ALUMINIUM 0.9mm MILL
- LOCATION : FIXED TO THE TOP OF THE OUTLET CONTROL PIT

OSD TANK SIGNAGE



CONFINED SPACE DANGER SIGN

A CONFINED SPACE DANGER SIGN SHALL BE POSITIONED IN A LOCATION AT ALL ACCESS POINTS, SUCH THAT IT IS CLEARLY VISIBLE TO PERSONS PROPOSING TO ENTER THE BELOW GROUND TANKS/S CONFINED SPACE.

COLOURS: 'DANGER' AND BACKGROUND - WHITE
ELLIPTICAL AREA - RED
RECTANGLE CONTAINING ELLIPSE - BLACK
OTHER LETTERING AND BORDER - BLACK

MINIMUM DIMENSIONS:- 300mm x 450mm (LARGE ENTRIES, SUCH AS DOORS)
- 250mm x 180mm (SMALL ENTRIES SUCH AS GRATES & MANHOLES)

MATERIAL: COLOUR BONDED ALUMINIUM OR POLYPROPYLENE.

FIXING: USE SCREWS AT EACH CORNER AND/OR SUITABLE EPOXY GLUE/CEMENT.

DRAWING LIST

- C01 COVER SHEET
C02 SITE PLAN
C03 STORMWATER CONCEPT MANAGEMENT PLAN
C04 SEDIMENT AND EROSION CONTROL PLAN
C05 SEDIMENT AND EROSION CONTROL DETAILS
C06 STORMWATER CATCHMENT PLAN
C07 CONCRETE DRIVEWAY AND LAYBACK NOTES AND DETAILS
C08 STORMWATER DRAINAGE DETAILS
C10 BULK EARTHWORKS AND SHORING PLAN

No.	REVISION	DATE
2	ISSUED FOR AUTHORITY APPROVAL	23-11-21
1	ISSUED FOR COORDINATION	05-11-21

M+G Consulting
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(PO Box 1656, NSW 2059)

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ARCHITECT

PLATFORM ARCHITECTS

CLIENT

ALLEN GROUP DEVELOPMENTS

PROJECT

**NEW APARTMENTS
33-35 FAIRLIGHT STREET
FAIRLIGHT NSW**

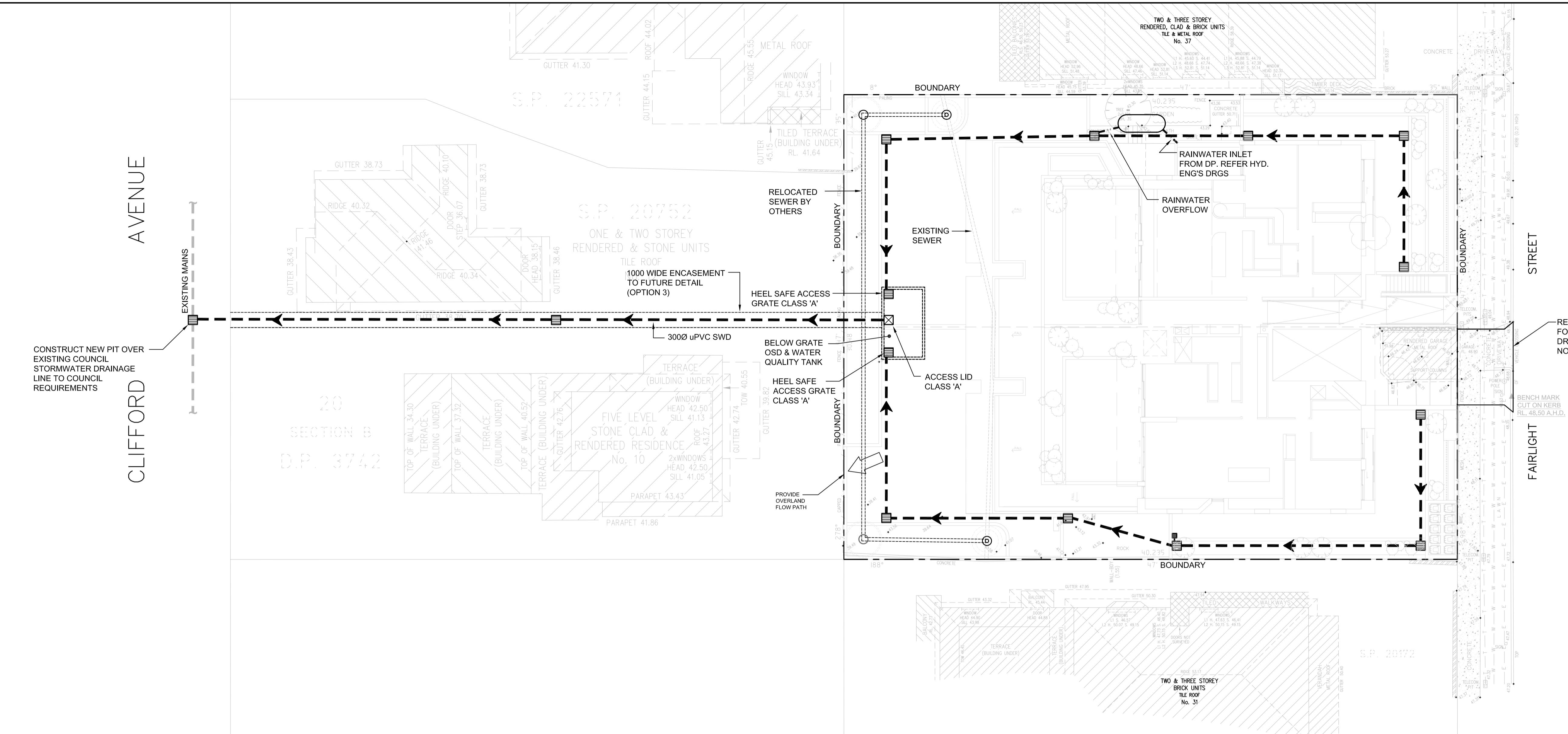
TITLE

COVER SHEET

DRAWN	DESIGNED	REVIEWED	DATE	SCALE
KKH	NN	SCM	NOV 2021	-
JOB No.	5631	DRAWING No.	C01	2 ISSUE

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SITE PLAN
SCALE 1:150

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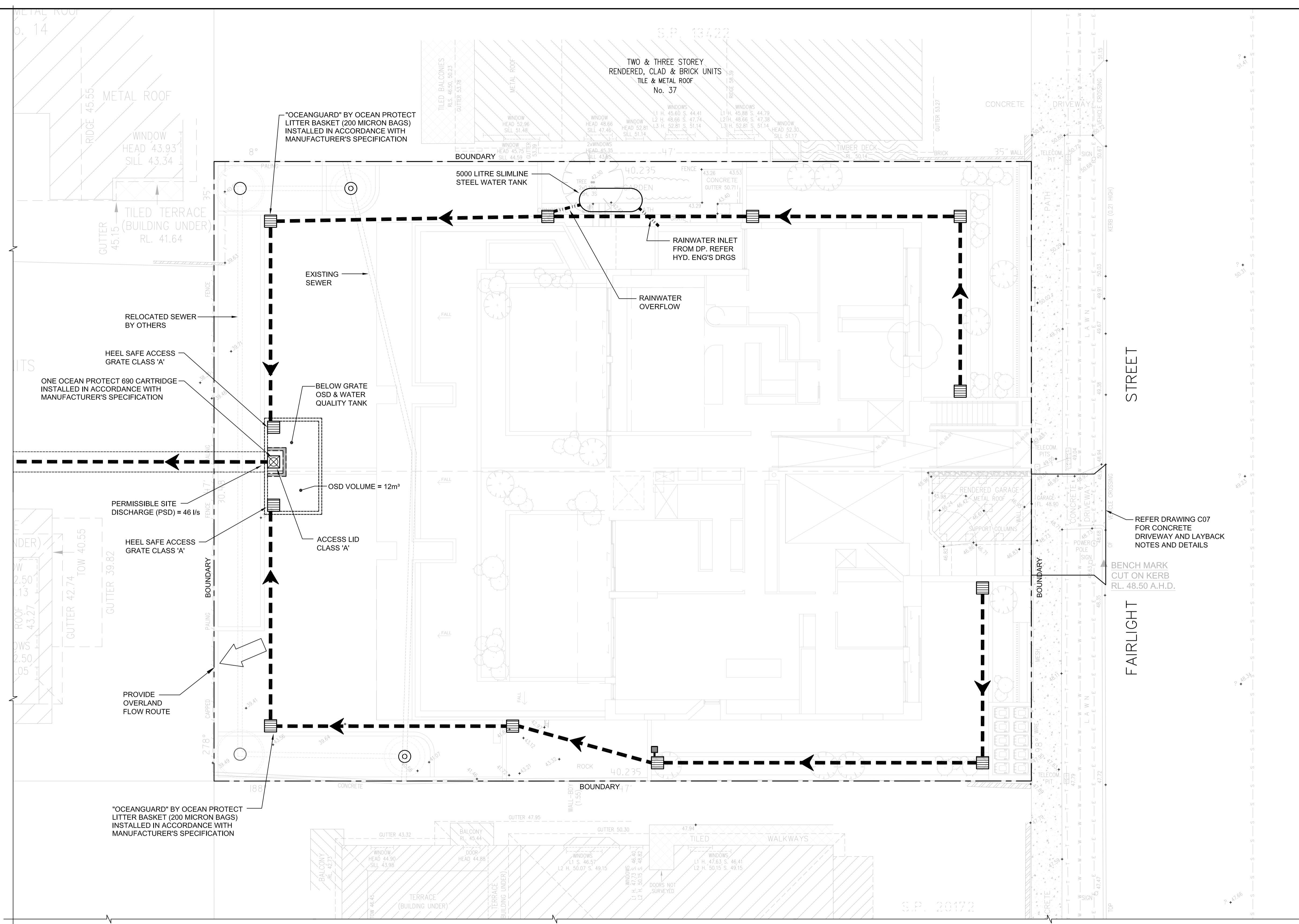
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FAIRLIGHT NSW**

TITLE
SITE PLAN

DRAWN	DESIGNED	REVIEWED	DATE	SCALE
KKH	NN	SCM	NOV 2021	1:150 AT A1
JOB No.	5631	DRAWING No.	C02	2 ISSUE

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STORMWATER CONCEPT MANAGEMENT PLAN
SCALE 1:100

WSUD PERFORMANCE

THIS SYSTEM IS DESIGNED TO ACHIEVE THE FOLLOWING POLLUTANT REDUCTIONS:-

POLLUTANT	% REDUCTION
TOTAL SUSPENDED SOLIDS	88%
TOTAL PHOSPHORUS	68%
TOTAL NITROGEN	47%
TOTAL GROSS POLLUTANTS	95%

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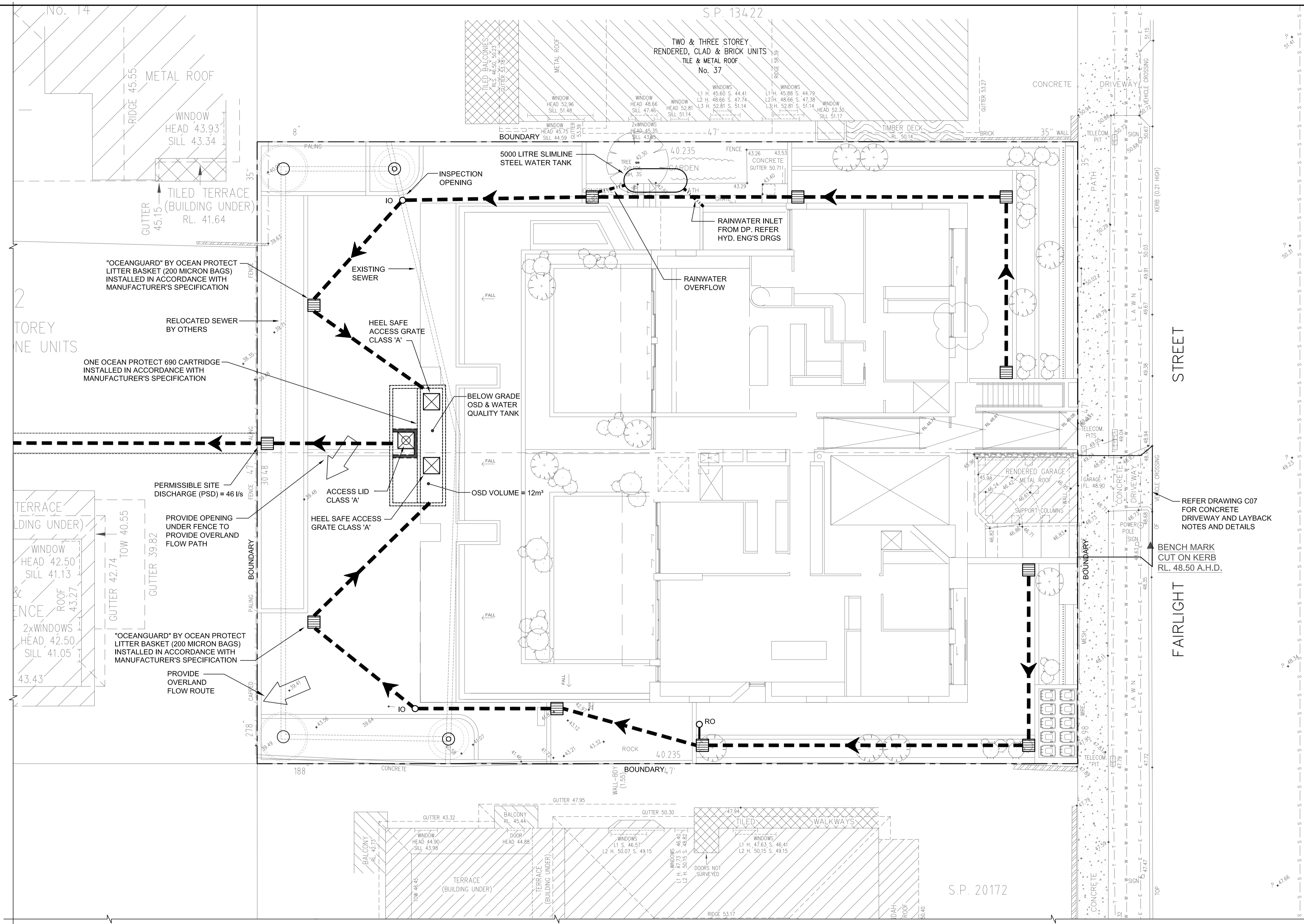
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PROJECT
**NEW APARTMENTS
33-35 FAIRLIGHT STREET
FAIRLIGHT NSW**

TITLE
**STORMWATER CONCEPT
MANAGEMENT PLAN**

DRAWN	DESIGNED	REVIEWED	DATE	SCALE
KKH	NN	SCM	NOV 2021	1:100 AT A1
JOB No.	5631	DRAWING No.	C03	2 ISSUE

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STORMWATER CONCEPT MANAGEMENT PLAN
SCALE 1:100

WSUD PERFORMANCE

THIS SYSTEM IS DESIGNED TO ACHIEVE THE FOLLOWING POLLUTANT REDUCTIONS:-

POLLUTANT	% REDUCTION
TOTAL SUSPENDED SOLIDS	88%
TOTAL PHOSPHORUS	68%
TOTAL NITROGEN	47%
TOTAL GROSS POLLUTANTS	95%

No.	REVISION	DATE
3	OSD TANK RELOCATED	06-12-21
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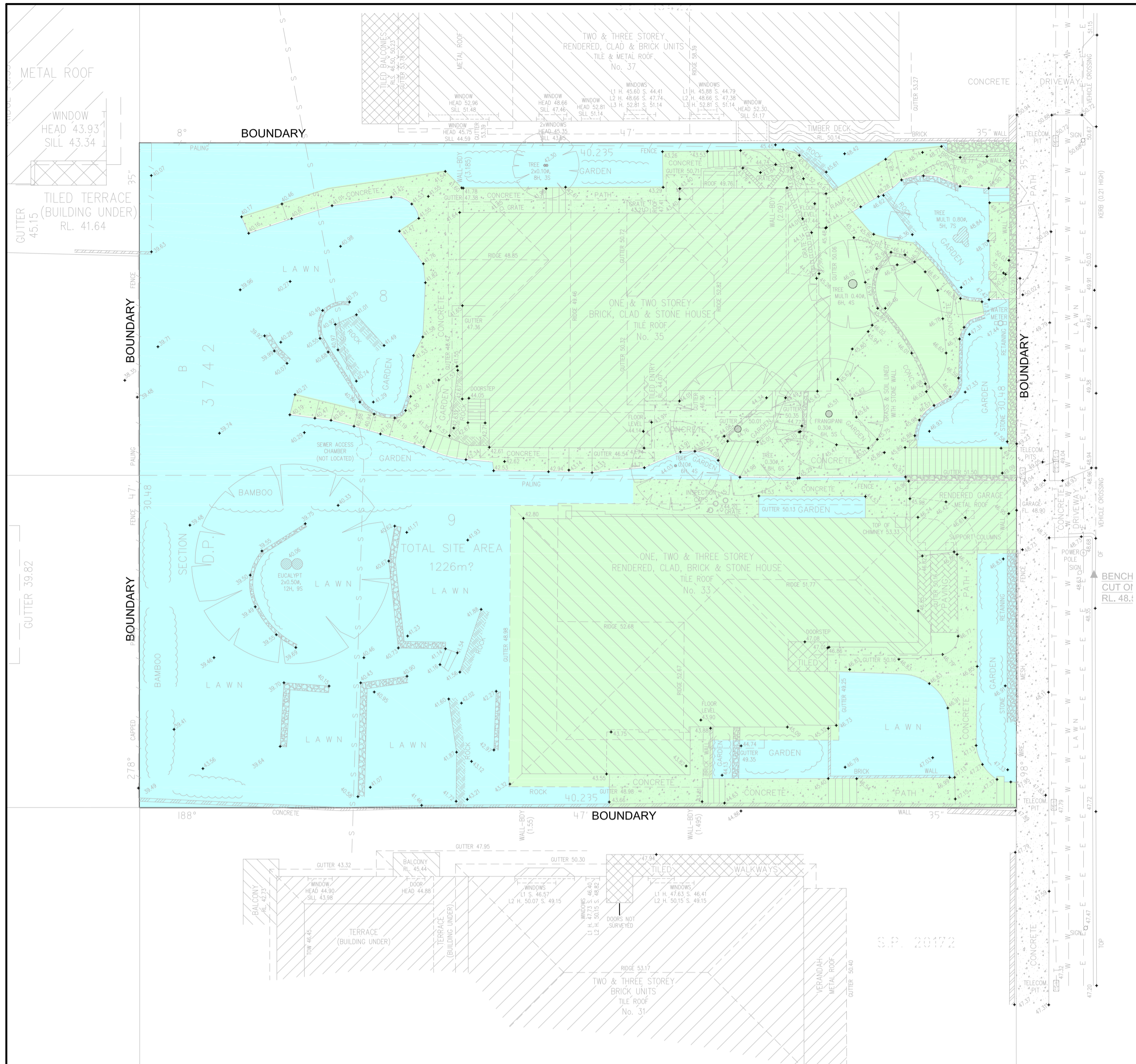
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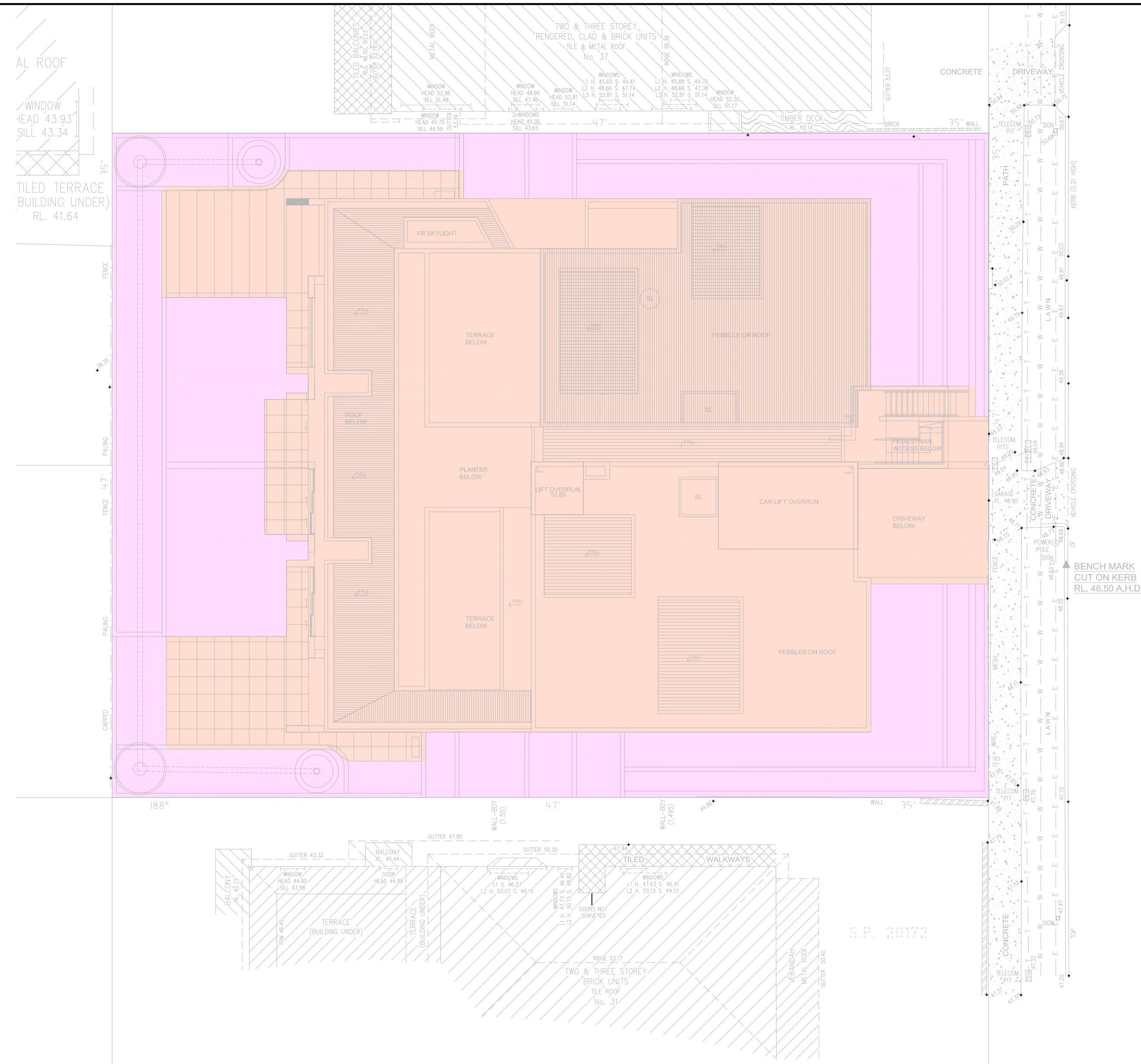
TITLE
**STORMWATER CONCEPT
MANAGEMENT PLAN**

DRAWN	DESIGNED	REVIEWED	DATE	SCALE
KKH	NN	SCM	NOV 2021	1:100 AT A1
JOB No.	6631	DRAWING No.	C03	3 ISSUE

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STORMWATER PRE-DEVELOPMENT CATCHMENT PLAN
SCALE 1:150



STORMWATER POST-DEVELOPMENT CATCHMENT PLAN
SCALE 1:150

PRE-DEVELOPMENT CATCHMENT

TOTAL PERVIOUS AREA 589m²
 TOTAL IMPERVIOUS AREA 637m²
 TOTAL CATCHMENT AREA 1226m²

- LEGEND:**
- DENOTES EXISTING PERVIOUS AREA
 - DENOTES EXISTING IMPERVIOUS AREA

POST-DEVELOPMENT CATCHMENT

TOTAL PERVIOUS AREA 441m²
 TOTAL IMPERVIOUS AREA 'A' 785m²
 TOTAL CATCHMENT AREA 1226m²

- LEGEND:**
- DENOTES NEW PERVIOUS AREA
 - DENOTES NEW IMPERVIOUS AREA A

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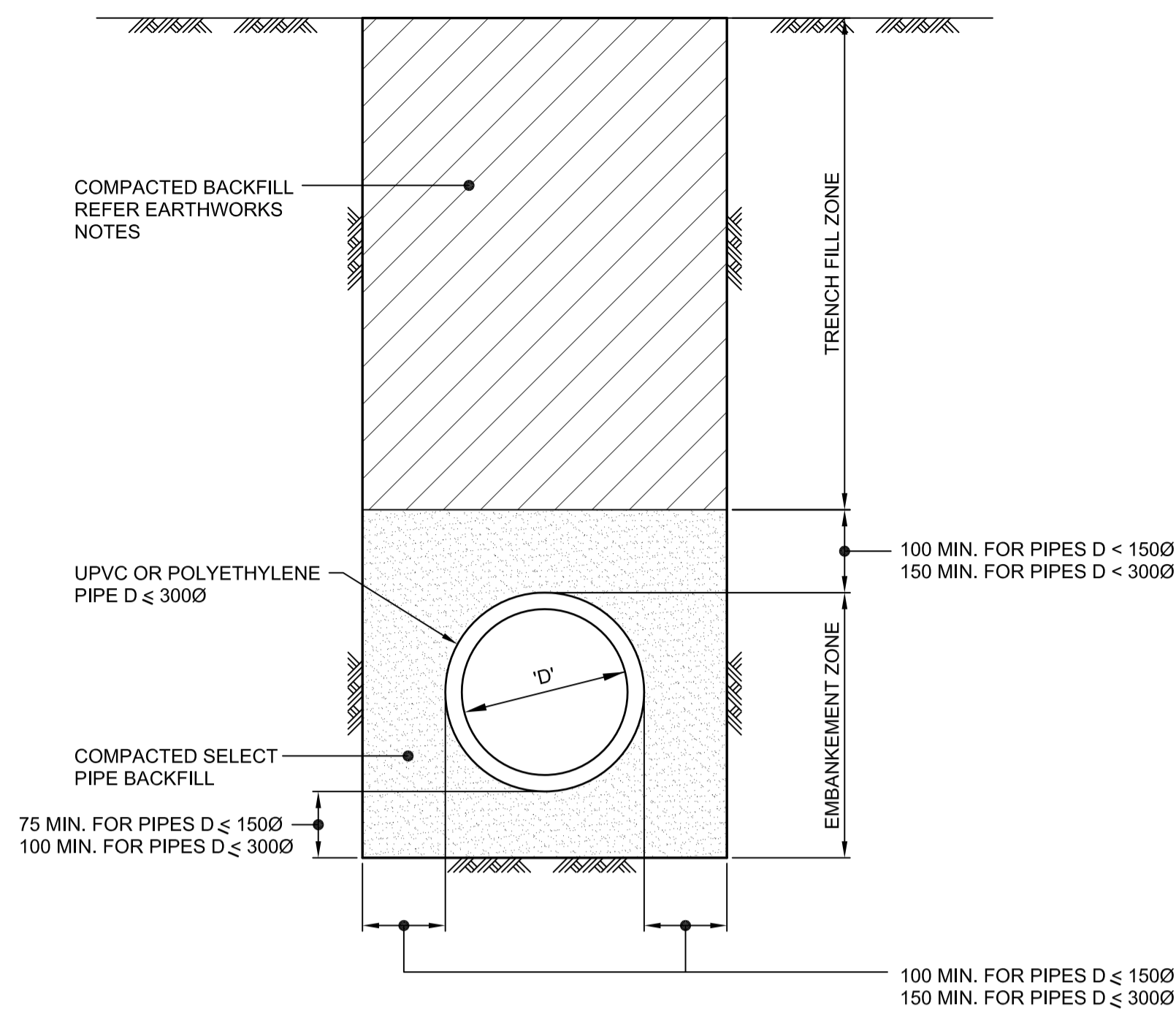
PROJECT
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TITLE
**STORMWATER CATCHMENT
PLANS**

DRAWN KKH	DESIGNED NN	REVIEWED SCM	DATE NOV 2021	SCALE 1:150 AT A1
JOB No. 5631		DRAWING No. C06		1 ISSUE

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UPVC OR POLYETHYLENE PIPE TRENCH DETAIL FOR PIPES LESS THAN OR EQUAL TO 3000

NOTE:
NOT FOR PIPES WITHIN ROAD RESERVE. REFER DRAWING C05 FOR DETAILS OF PIPES WITHIN ROAD RESERVE.

- NOTES:**
- TRENCH AND BACKFILL TO BE IN ACCORDANCE WITH AS/NZS 2566.2
 - EMBANKMENT ZONE:
SELECT FILL TO BE IN ACCORDANCE WITH AS/NZS 2566.2
ACCEPTABLE MATERIALS ARE:
5-7mm CRUSHED ROCK
GRADING SPECIFICATION

SIEVE SIZE (mm)	9.5	6.7	4.75	2.36	1.18
% PASSING BY MASS	100	85-100	30-85	0-30	0-5

COMPACTED TO 70% DENSITY INDEX (AS 1289.5.6.1)

OR

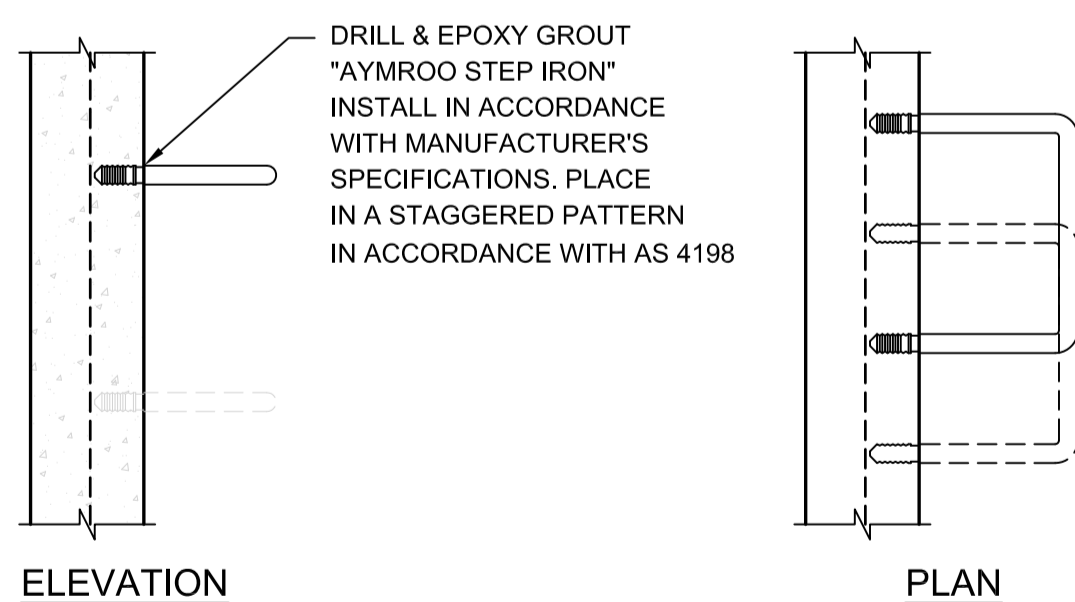
APPROVED SAND MATERIAL
GRADING SPECIFICATION

SIEVE SIZE (mm)	4.75	2.36	1.18	0.6	0.3	0.15	0.075
% PASSING BY MASS	100	90-100	85-100	70-100	50-100	0-40	0-5

COMPACTED TO 70% DENSITY INDEX (AS 1289.5.6.1)

OR

OTHER SUITABLE MATERIAL TO AS/NZS 2566.2 COMPACTED TO AS/NZS 2566.2 REQUIREMENTS

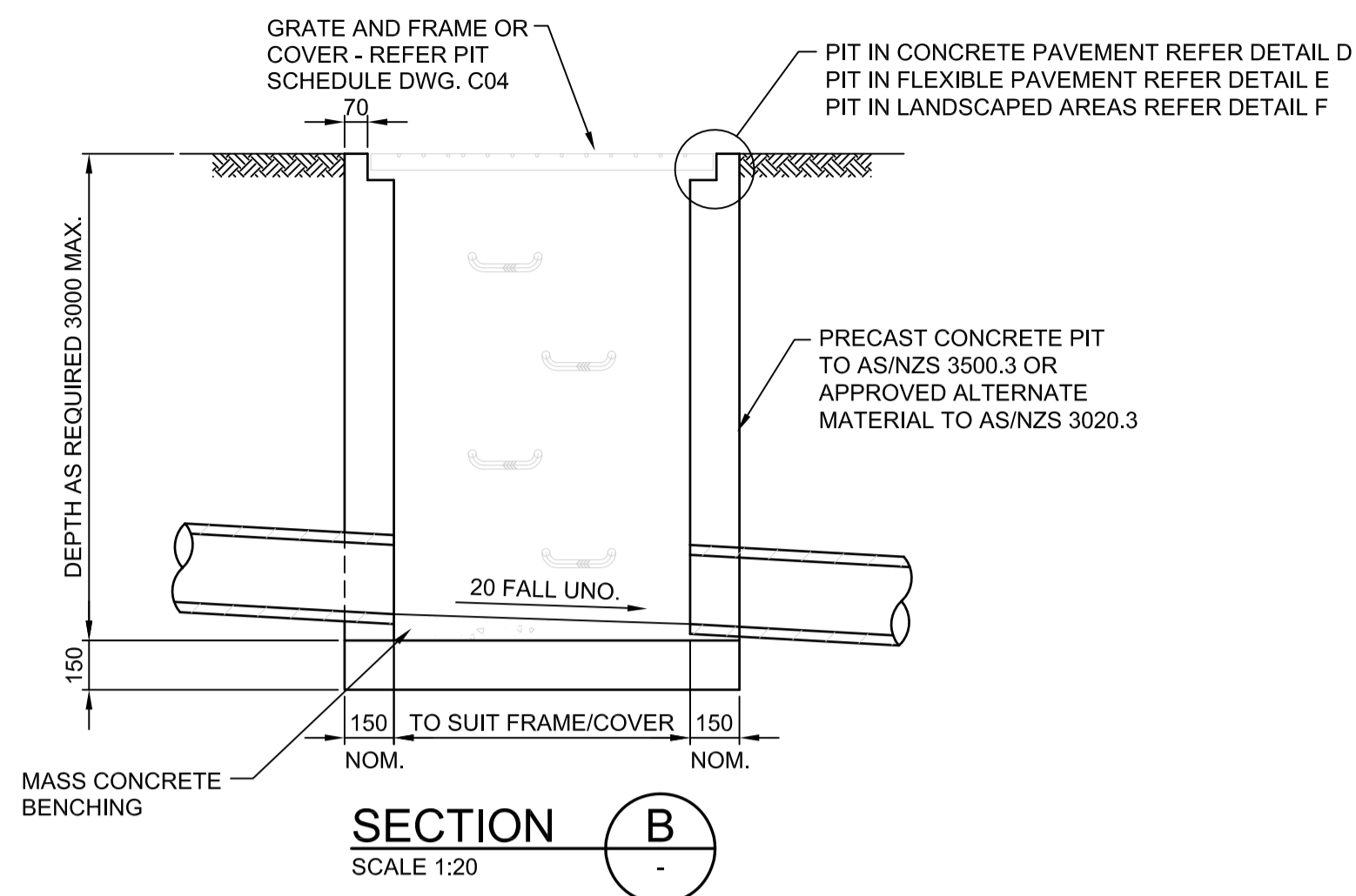


DETAILS OF STEP IRONS

SCALE 1:10

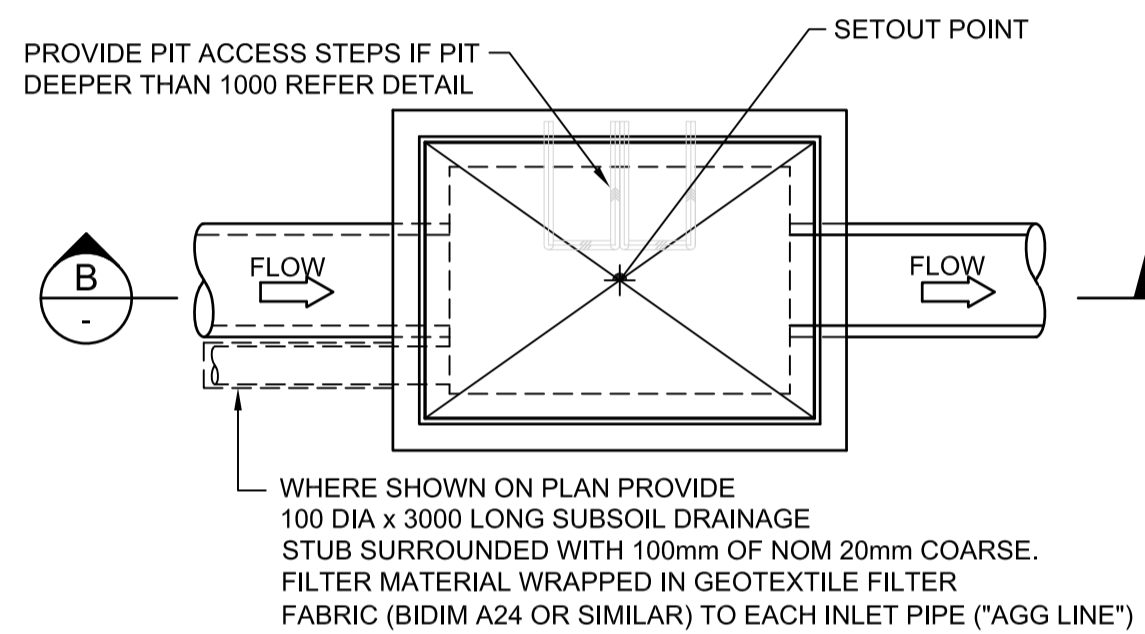
NOTE:

- WHEN POSITIONED IN STRAIGHT ALIGNMENT, STEP TO BE 400 WIDE.
- STAGGERED STEPS TO BE 200 WIDE, STEPS TO BE STAGGERED 200. CENTRE TO CENTRE FOR ALTERNATE STEPS.
- SPACING OF STEPS TO BE UNIFORM TO WITHIN ±8mm IN EACH PIT.



SECTION B

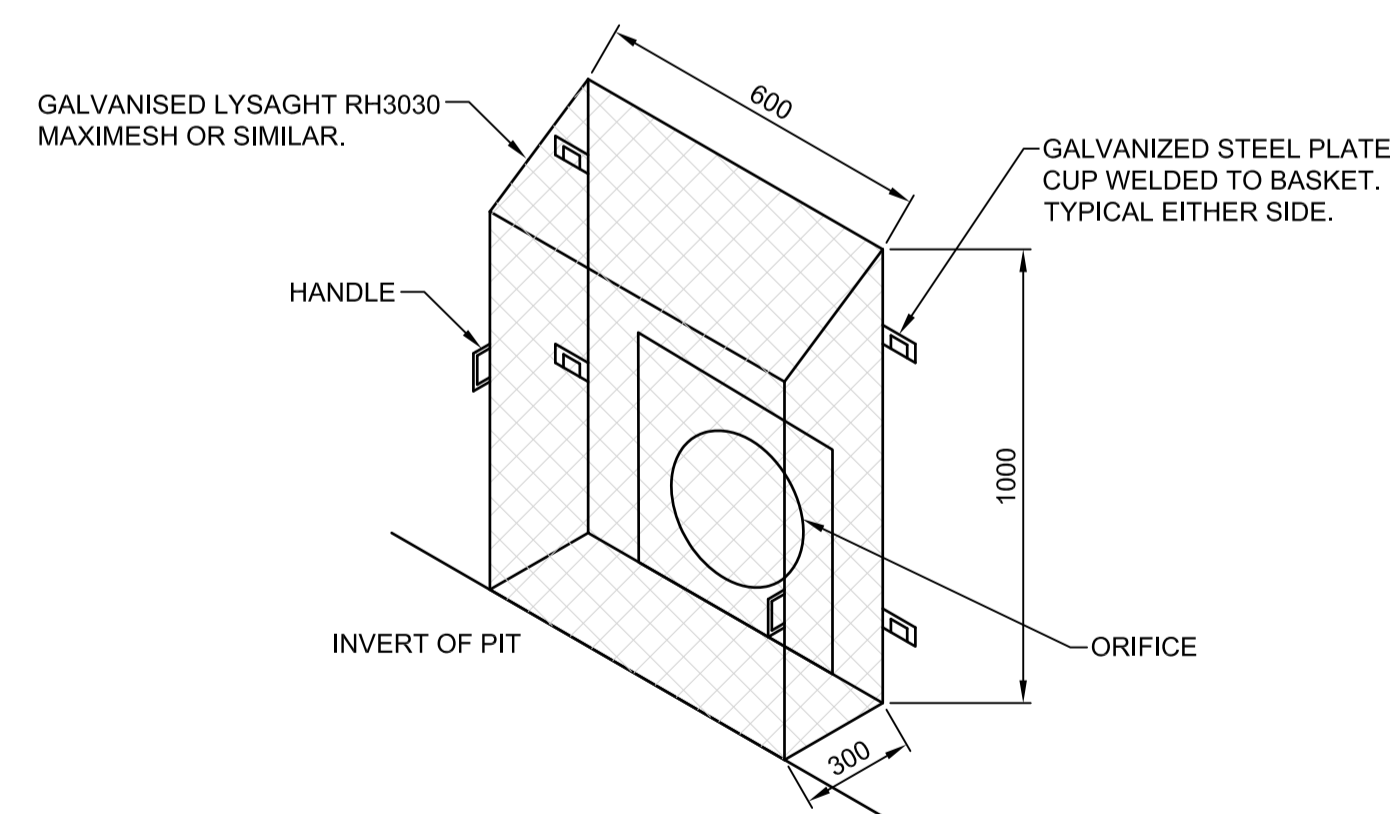
SCALE 1:20



PLAN

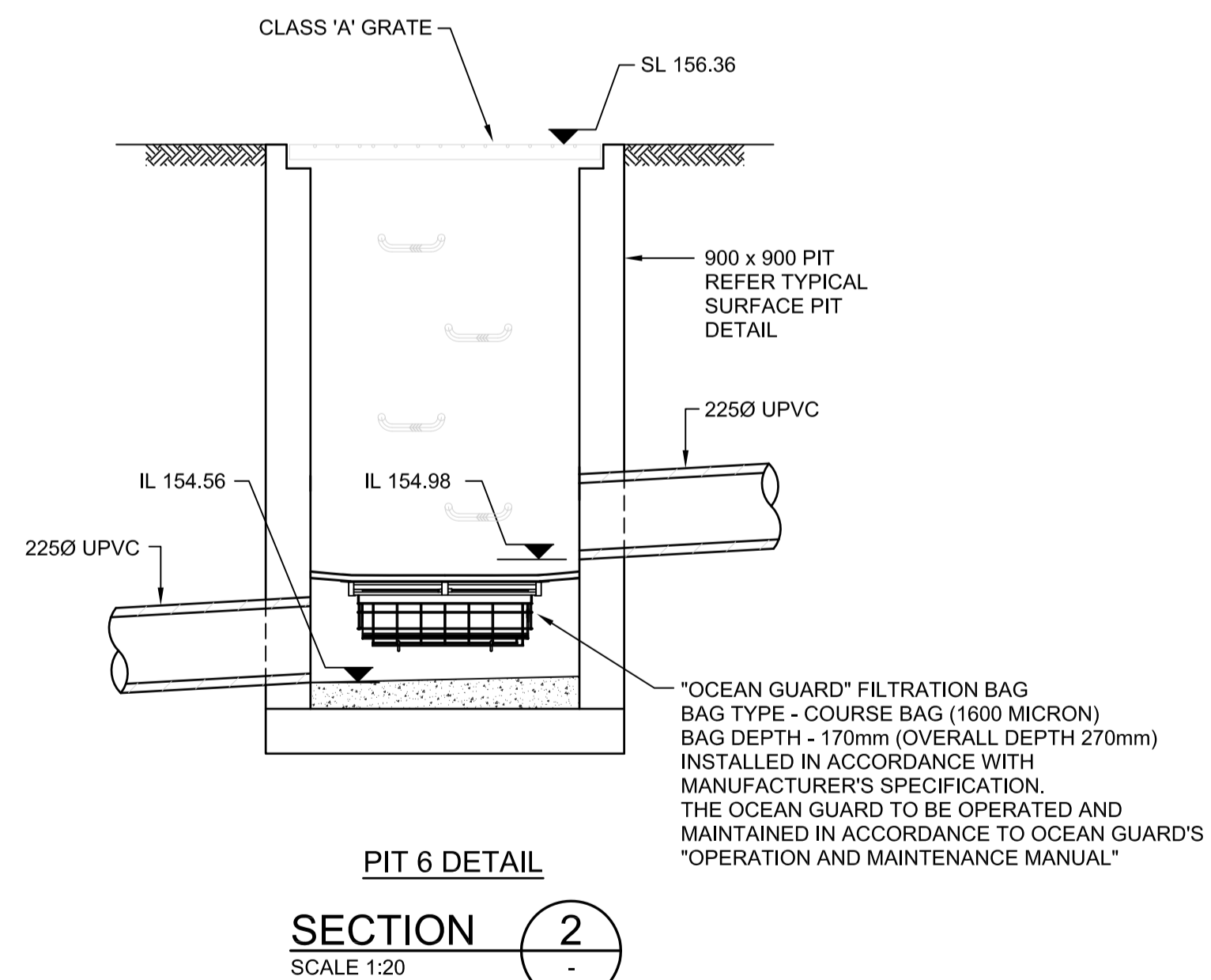
SURFACE PIT DETAIL

SCALE 1:20



SIDE VIEW CROSS SECTION TRASH SCREEN DETAIL

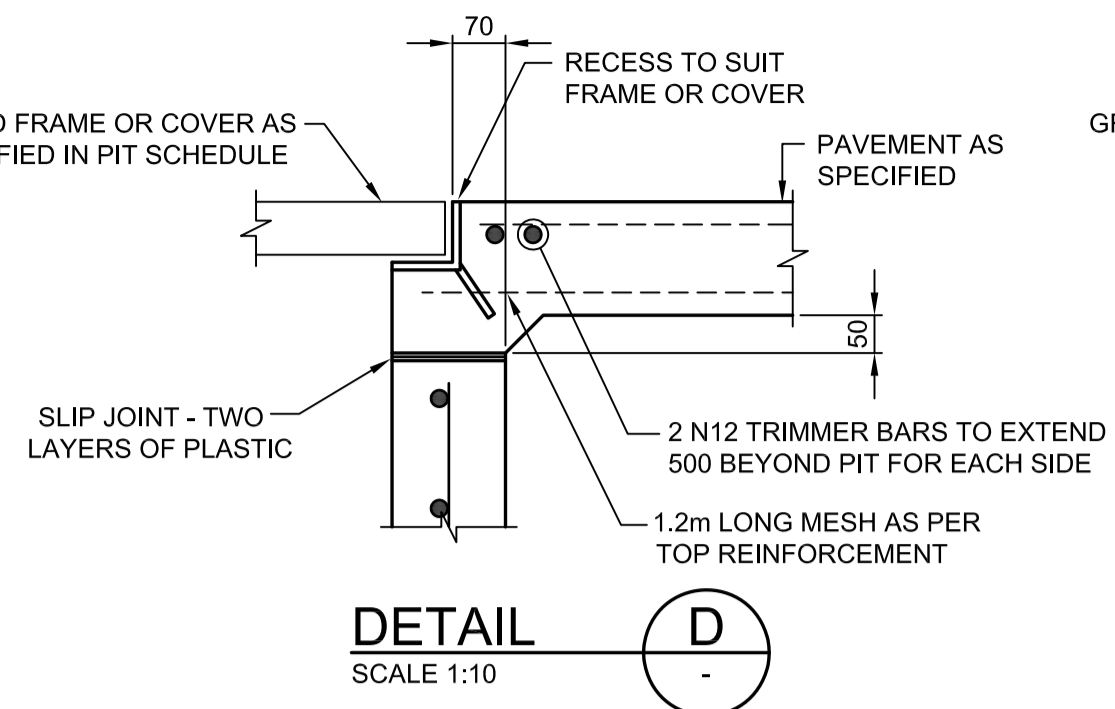
NOT TO SCALE



PIT 6 DETAIL

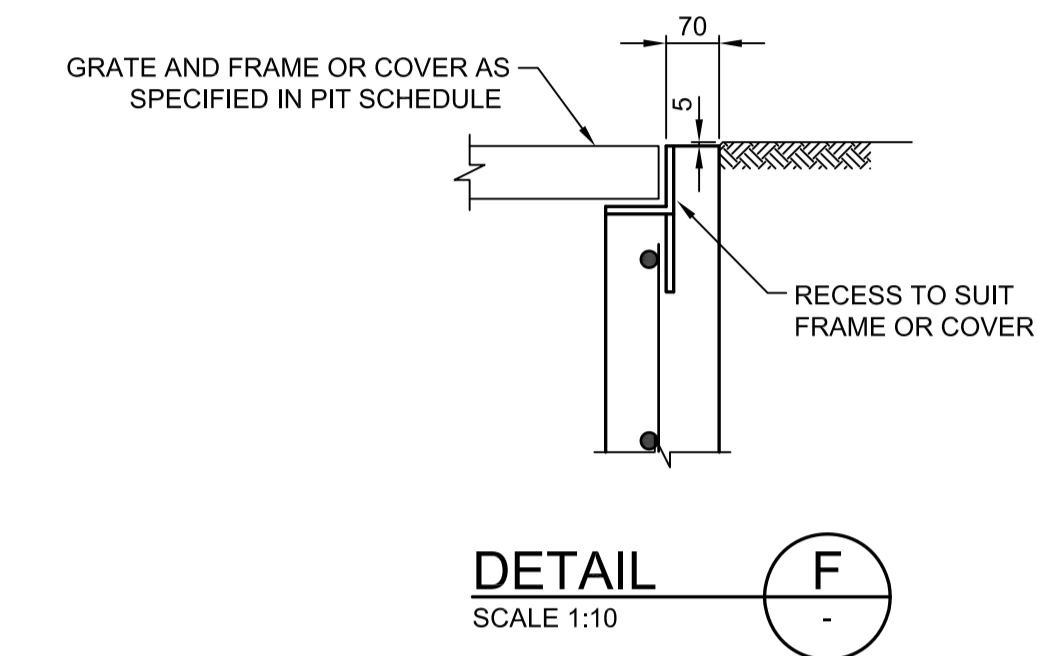
SECTION 2

SCALE 1:20



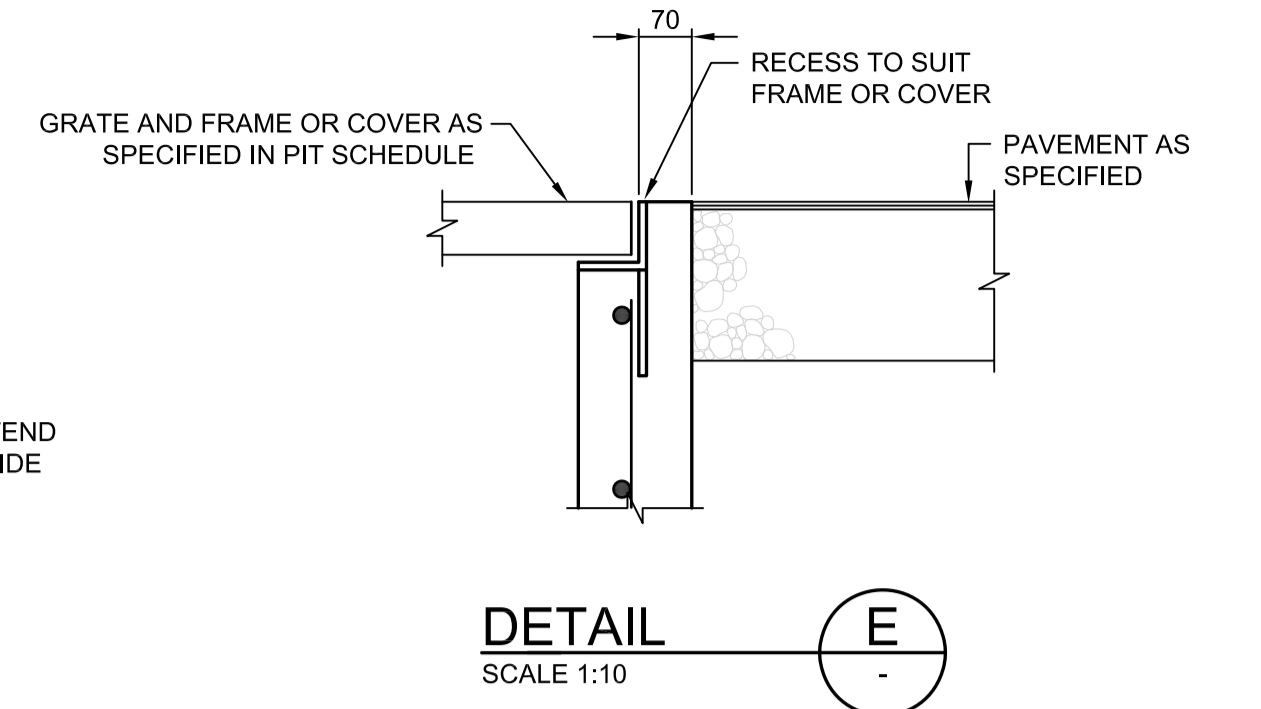
DETAIL D

SCALE 1:10



DETAIL F

SCALE 1:10



DETAIL E

SCALE 1:10

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**STORMWATER DRAINAGE
DETAILS**

DRAWN	DESIGNED	REVIEWED	DATE	SCALE
KKH	NN	SCM	NOV 2021	NOTED AT A1
JOB No.	5631	DRAWING No.	C08	1 ISSUE

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