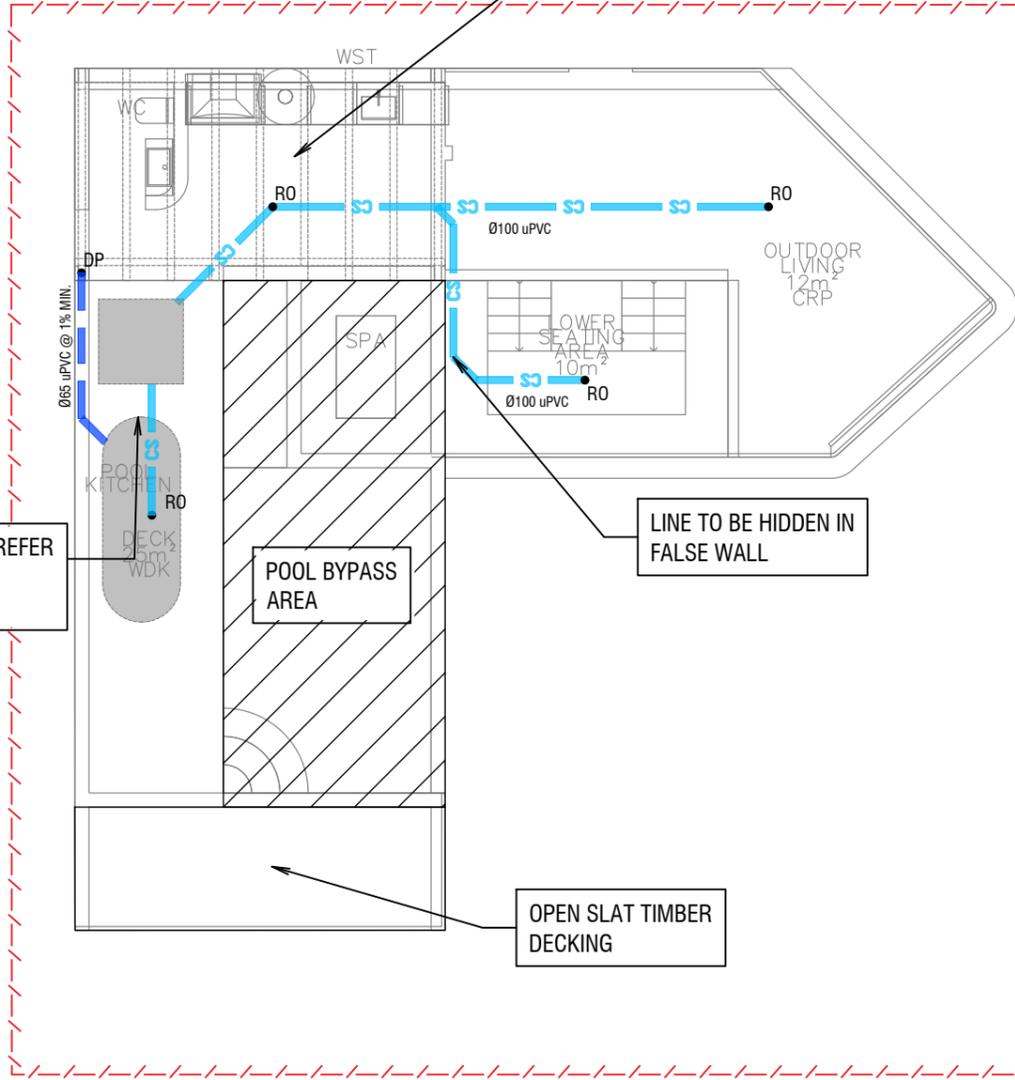




PERGOLA DRAINAGE TO MANUFACTURER'S SPECIFICATIONS

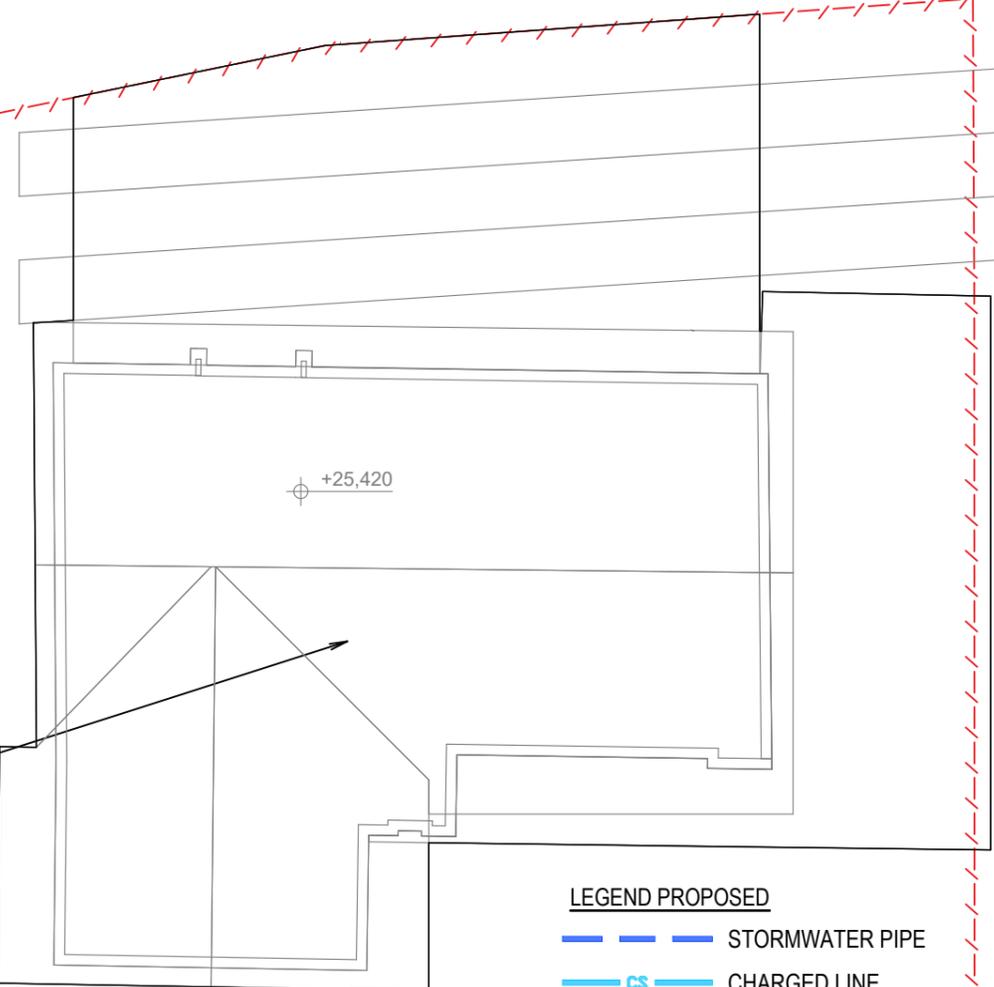


OSD & RWT REFER TO GROUND FLOOR PLAN

LINE TO BE HIDDEN IN FALSE WALL

OPEN SLAT TIMBER DECKING

EXISTING MAIN HOUSE TO BE REMAINED, NO ALTERATIONS TO DRAINAGE



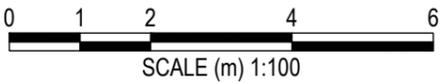
- LEGEND PROPOSED**
- STORMWATER PIPE
 - CHARGED LINE
 - GRATED PIT
 - DP.** DOWNPIPE
 - RO** RAINWATER OUTLET
 - GRATED DRAIN
 - GRADE DIRECTION
 - BOUNDARY LINE

- NOTES:**
1. ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH NORTHERN BEACHES COUNCIL'S DCP, AS3500.3 STORMWATER DRAINAGE.
 2. THE CONTRACTOR IS TO LOCATE AND LEVEL ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, WHETHER INDICATED ON THE PLANS OR NOT, AND MAKE ARRANGEMENTS WITH THE RELEVANT AUTHORITY TO RELOCATE OR ADJUST IF NECESSARY. ANY DAMAGE TO EXISTING SERVICES SHALL BE RECTIFIED AT THE CONTRACTORS EXPENSE.
 3. THE CONTRACTOR IS NOT TO ENTER UPON NOR DO ANY WORK WITHIN ADJOINING LANDS WITHOUT THE PERMISSION OF THE SUPERINTENDENT.
 4. THE CONTRACTOR SHALL EFFECT TEMPORARY DRAINAGE MEASURES TO AVOID LOCALISED PONDING OF SURFACE RUN-OFF.
 5. ALL NEW WORKS TO MAKE SMOOTH CONNECTION TO EXISTING CONDITIONS.
 6. THE CONTRACTOR IS TO MAINTAIN SERVICES AND ALL WEATHER ACCESS AT ALL TIMES TO ADJOINING PROPERTIES.
 7. ALL DRAINAGE ELEMENTS ARE SHOWN DIAGRAMMATICALLY BASED ON AVAILABLE DRAWINGS, TO BE INSTALLED WITH CONSIDERATION TO SITE CONSTRAINTS AND THE INTENT OF THE DRAINAGE CONCEPT.
 8. ALL DOWNPIPES ARE SHOWN DIAGRAMMATICALLY, POSITIONS ARE TO BE CONFIRMED ON SITE USING THE WORKING DRAWINGS.
 9. THE CONTRACTOR IS TO LOCATE AND LEVEL ALL EXISTING DRAINAGE PITS AND PIPES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND THE CONSTRUCTION IS TO COMMENCE FROM THE DOWNSTREAM PIT AND STRUCTURES.
 10. ALL DOWNPIPES ARE TO BE MINIMUM 90mm uPVC OR 100mm x 75mm U.N.O.
 11. ALL DOWNPIPES TO BE PROVIDED WITH CLEANING EYES.
 12. ALL STORMWATER PIPES ARE TO BE MINIMUM 100mm uPVC ON 1% MINIMUM GRADE U.N.O. AND TO HAVE MIN 100mm COVER.
 13. ALL GUTTERS TO BE INSTALLED WITH GUTTER GUARDS UNLESS NOTED OTHERWISE.
 14. ENSURE THAT ALL PITS AND PIPES ARE LOCATED CLEAR FROM ANY TREE ROOT SYSTEMS.
 15. ALL STORMWATER PITS TO BE LOCATED AT LOW POINTS TO PREVENT PONDED WATER.
 16. CHARGED DOWNPIPE LINES ARE TO BE 100MM SEWER GRADE UPVC AND SEALED FROM 300MM BELOW THE TOP OF THE DOWNPIPE.

STORMWATER PLAN - FIRST FLOOR

SCALE 1:100

ISSUED FOR COORDINATION



DRAWINGS TO BE PRINTED IN COLOUR

IF IN DOUBT, ASK

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A	11/12/2024	ISSUED FOR COORDINATION	DRAWN	JLam
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			DESIGN CHECK	PH
			APPROVED	PH

HYVE DESIGNS

SITE ADDRESS
21 PARK STREET, COLLARROY

CLIENT
PRISCILA WAGNER & GLENN DAVIS

STORMWATER FIRST FLOOR PLAN

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JOB NUMBER: 24234	DATUM AHD	SCALE A3, 1:100	SHEET No SW01	REV A
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KINGSPAN 2000L SQUARE SLIMLINE
AQUAPLATE STEEL RAINWATER TANK
1200W X 1200L X 1560H
OSD TANK
OUTLET RL: 23.68

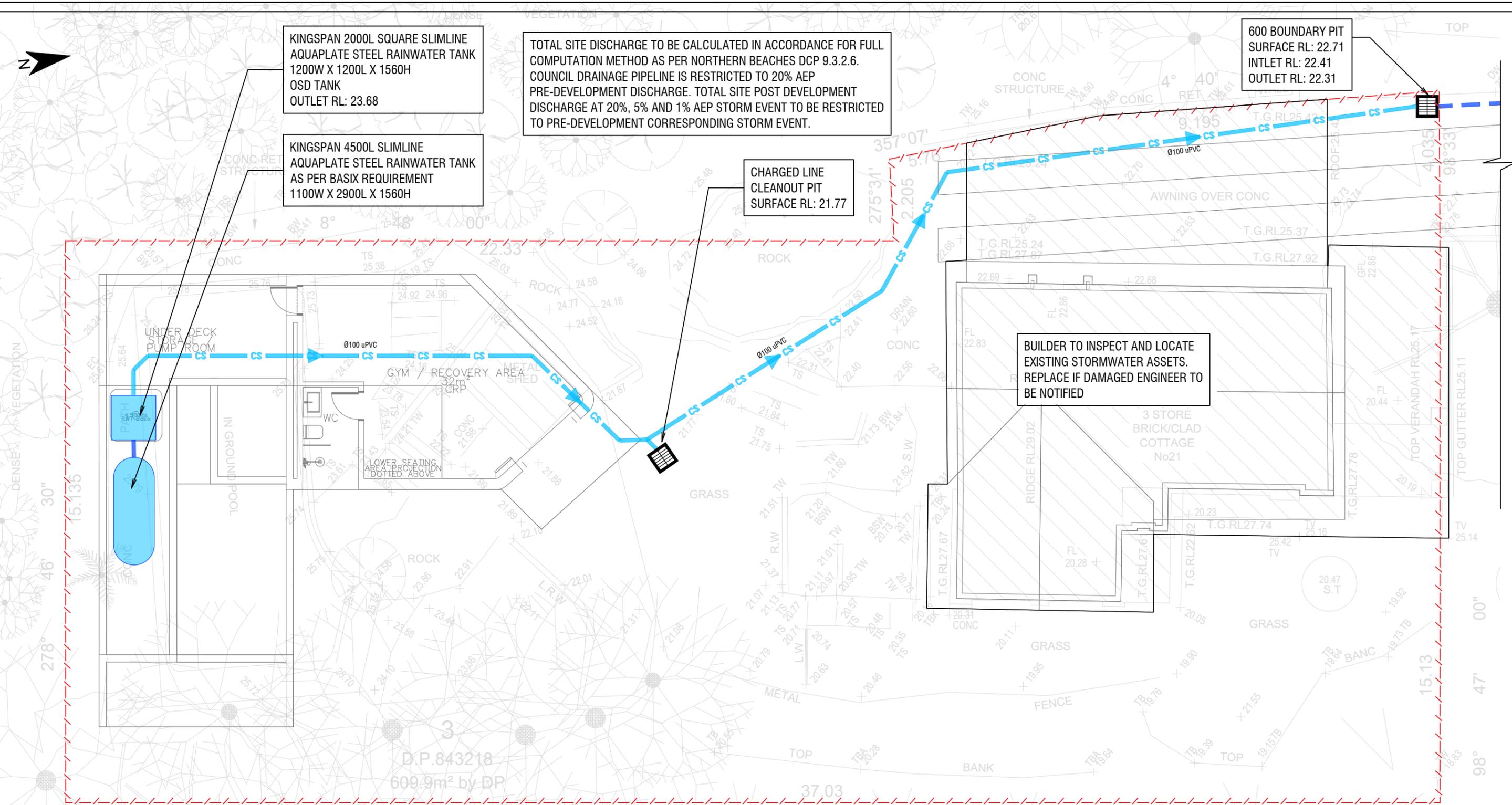
KINGSPAN 4500L SLIMLINE
AQUAPLATE STEEL RAINWATER TANK
AS PER BASIX REQUIREMENT
1100W X 2900L X 1560H

TOTAL SITE DISCHARGE TO BE CALCULATED IN ACCORDANCE FOR FULL
COMPUTATION METHOD AS PER NORTHERN BEACHES DCP 9.3.2.6.
COUNCIL DRAINAGE PIPELINE IS RESTRICTED TO 20% AEP
PRE-DEVELOPMENT DISCHARGE. TOTAL SITE POST DEVELOPMENT
DISCHARGE AT 20%, 5% AND 1% AEP STORM EVENT TO BE RESTRICTED
TO PRE-DEVELOPMENT CORRESPONDING STORM EVENT.

600 BOUNDARY PIT
SURFACE RL: 22.71
INLET RL: 22.41
OUTLET RL: 22.31

CHARGED LINE
CLEANOUT PIT
SURFACE RL: 21.77

BUILDER TO INSPECT AND LOCATE
EXISTING STORMWATER ASSETS.
REPLACE IF DAMAGED ENGINEER TO
BE NOTIFIED



- RAINWATER TANK NOTES:**
1. RAINWATER REUSE SHALL BE PLUMBED FOR BOTH INDOOR AND OUTDOOR USE TO MAXIMISE REUSE.
 2. RAINWATER TANK IS TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND NORTHERN BEACHES COUNCIL'S DCP.
 3. THE TANK SHALL BE ENCLOSED AND ANY INLET INTO THE TANK SHALL BE SCREENED OR FILTERED AND FITTED WITH MEASURES TO PREVENT MOSQUITO BREEDING.
 4. A SIGN SHALL BE AFFIXED TO THE TANK CLEARLY STATING THAT THE WATER IN THE TANK IS RAINWATER AND ALL TAPS AND RAINWATER TANK APERTURES SHALL BE SIMILARLY MARKED.
 5. PLUMBER TO ENSURE INSTALLATION OF THE RAINWATER SYSTEM IS IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS AND THE RAINWATER TANK DESIGN AND INSTALLATION HANDBOOK - HB 230 2008.
 6. ALL CONNECTIONS TO PLUMBING AND RAINWATER TANKS TO BE IN ACCORDANCE WITH SYDNEY WATER'S GUIDE "INSTALLING A RAINWATER TANK".
 7. PROVIDE A DUAL SUPPLY SYSTEM AND BACKFLOW PREVENTION SYSTEM IN ACCORDANCE WITH "BASIX DESIGN GUIDE FOR SINGLE DWELLINGS".

LEGEND PROPOSED

- STORMWATER PIPE
- CHARGED LINE
- GRATED PIT
- DOWNPIPE
- RAINWATER OUTLET
- GRATED DRAIN
- GRADE DIRECTION
- BOUNDARY LINE

STORMWATER PLAN - GROUND (1 OF 2)

SCALE 1:100

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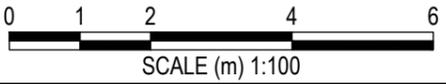
IF IN DOUBT, ASK

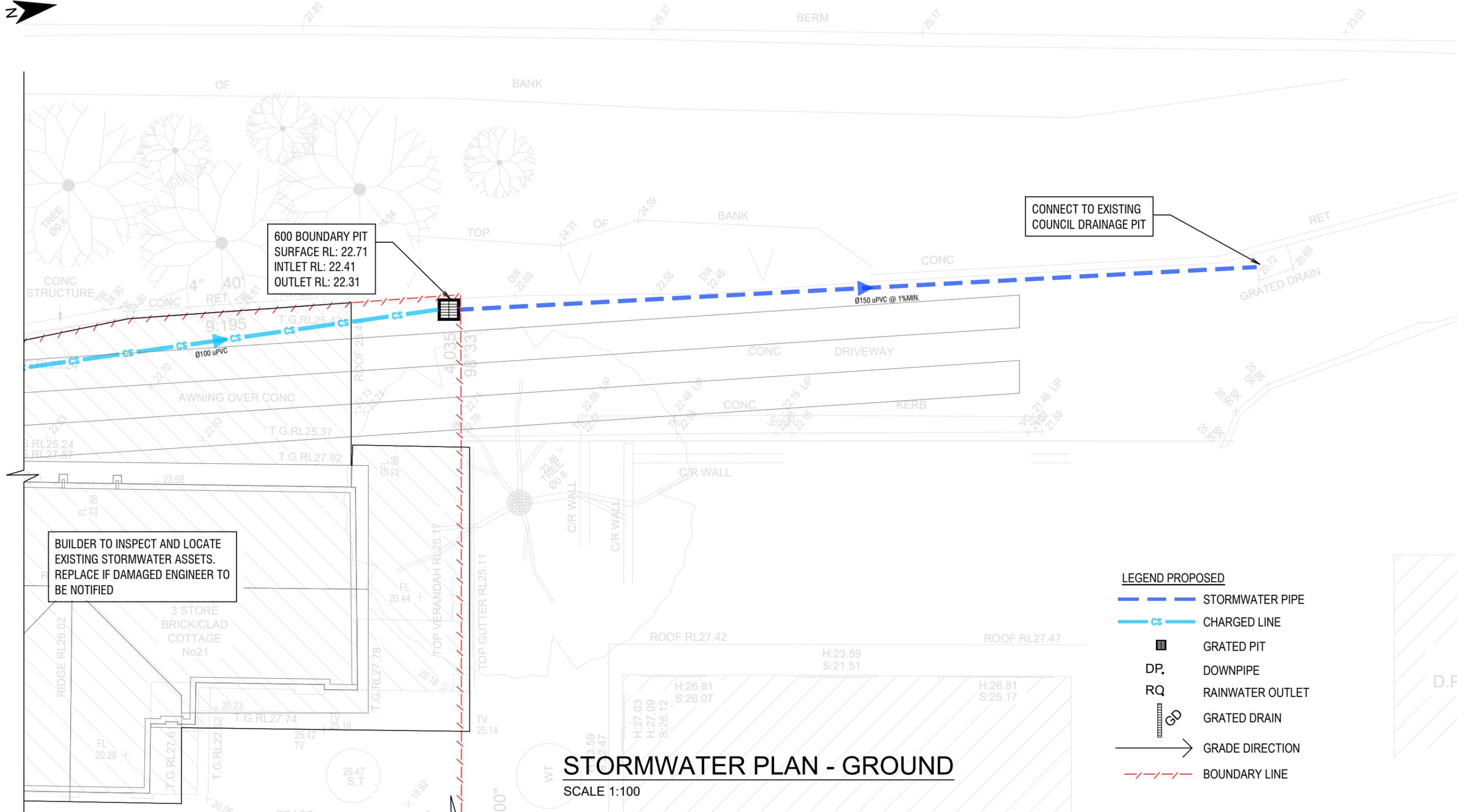
HYVE DESIGNS



ISSUED FOR COORDINATION

SITE ADDRESS 21 PARK STREET, COLLARROY			
CLIENT PRISCILA WAGNER & GLENN DAVIS			
PROJECT STORMWATER GROUND PLAN (1 OF 2)			
JOB NUMBER: 24234			
DATUM	SCALE	SHEET No	REV
AHD	A3, 1:100	SW02	A





BUILDER TO INSPECT AND LOCATE EXISTING STORMWATER ASSETS. REPLACE IF DAMAGED ENGINEER TO BE NOTIFIED

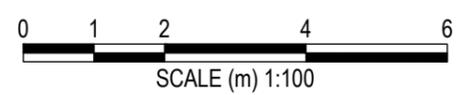
600 BOUNDARY PIT
SURFACE RL: 22.71
INTLET RL: 22.41
OUTLET RL: 22.31

CONNECT TO EXISTING COUNCIL DRAINAGE PIT

STORMWATER PLAN - GROUND

SCALE 1:100

- LEGEND PROPOSED**
- STORMWATER PIPE
 - CHARGED LINE
 - GRATED PIT
 - DOWNPIPE
 - RAINWATER OUTLET
 - GRATED DRAIN
 - GRADE DIRECTION
 - BOUNDARY LINE



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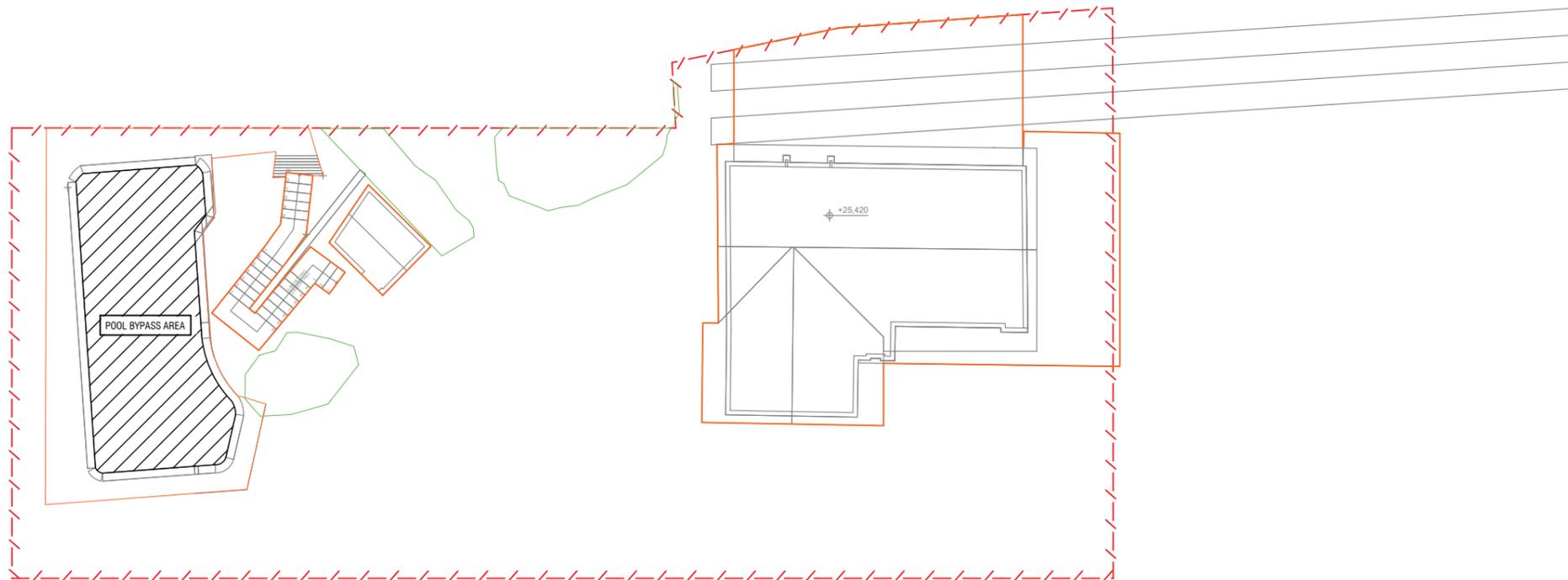
STORMWATER GROUND PLAN (2 OF 2)

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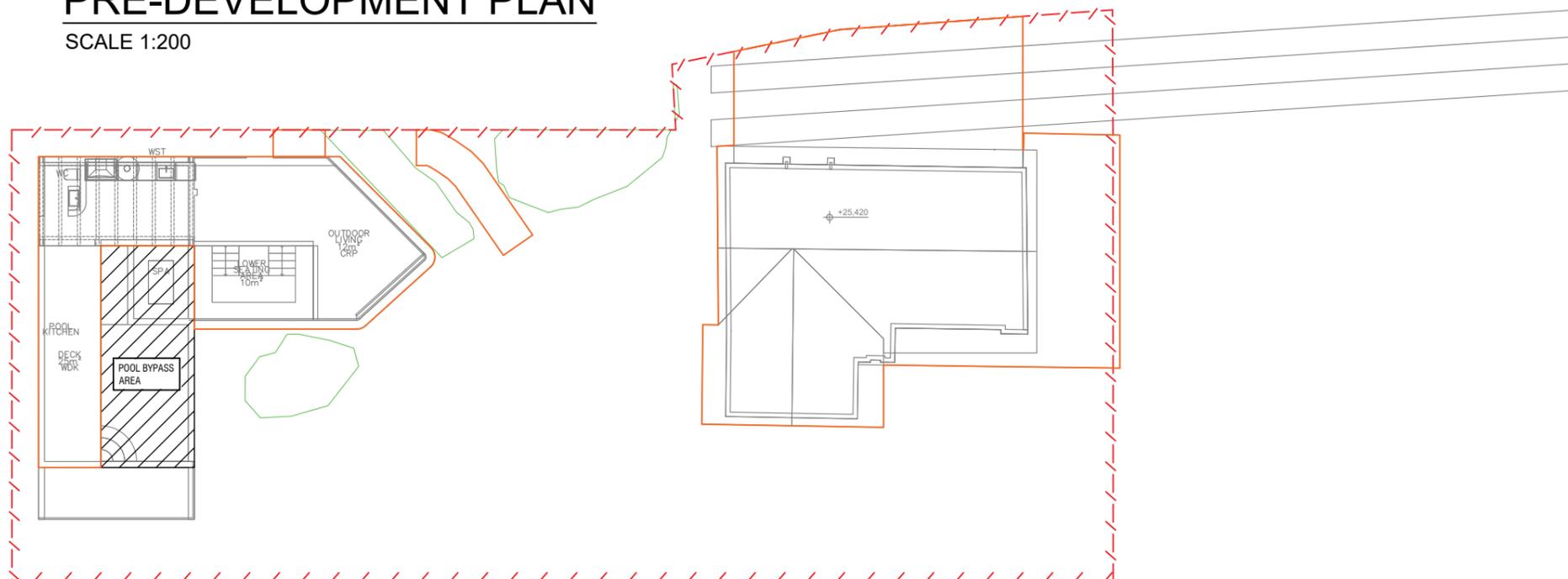


IMPERVIOUS AREA 
 POOL AREA 
 ROCK FACES 



PRE-DEVELOPMENT PLAN

SCALE 1:200



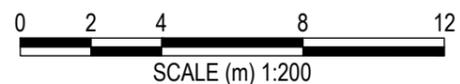
POST-DEVELOPMENT PLAN

SCALE 1:200

IMPERVIOUS AREA 
 POOL AREA 
 ROCK FACES 

	Area (m2)	Percentage (%)
Existing Site Area	609.844	
Pool Bypass Area	41.931	
Impervious Areas		
Rock Faces	28.027	4.94
Hardstand Area	204.399	35.99
Pervious Area	335.49	59.07

	Area (m2)	Percentage (%)
Proposed Site Area	609.844	
Pool Bypass Area	23.377	
Impervious Areas		
Rock Faces	28.027	4.78
Hardstand Area	230.452	39.29
Pervious Area	327.99	55.93



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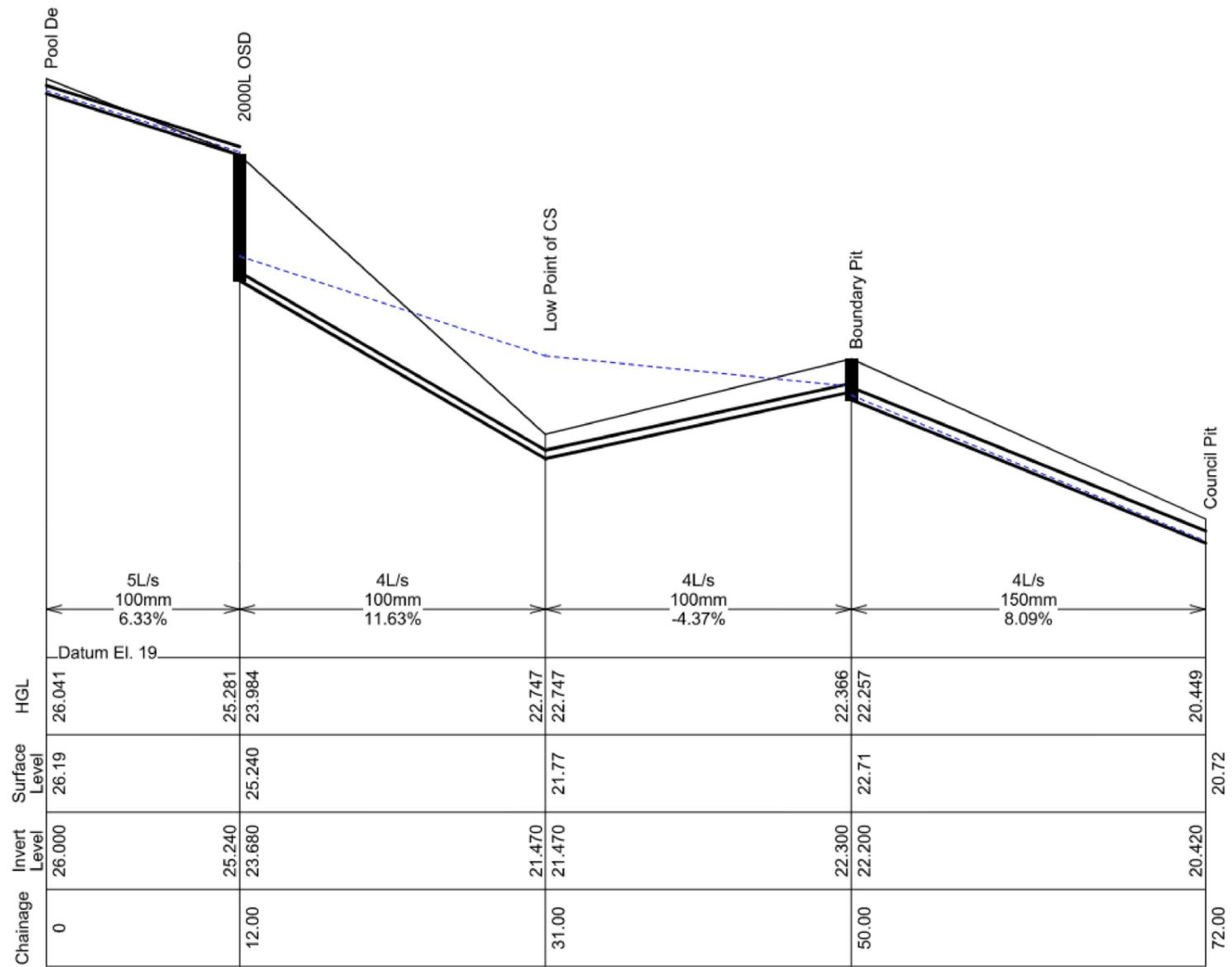
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PRE & POST DEVELOPMENT PLAN

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OSD TO BOUNDARY PIT CHARGED LINE HYDRAULIC GRADIENT ANALYSIS

SCALE NTS

ISSUED FOR COORDINATION

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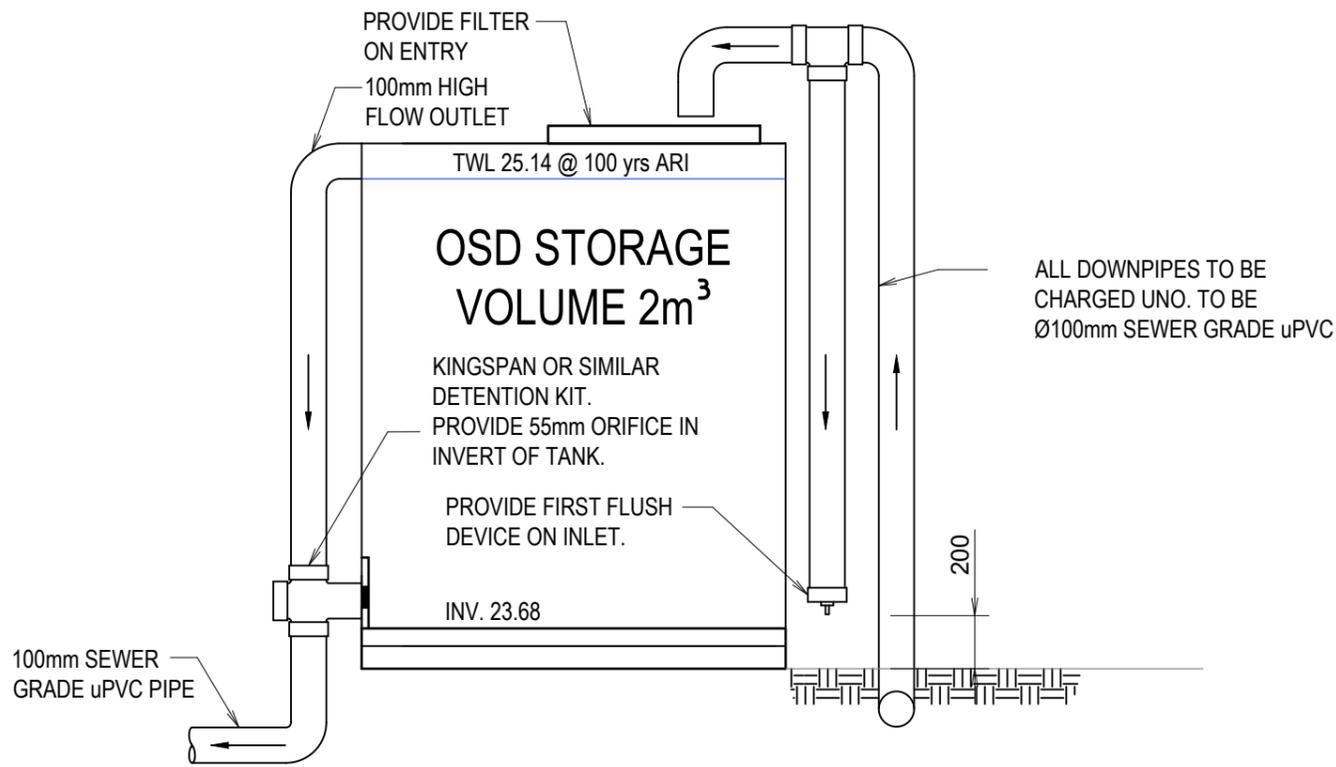
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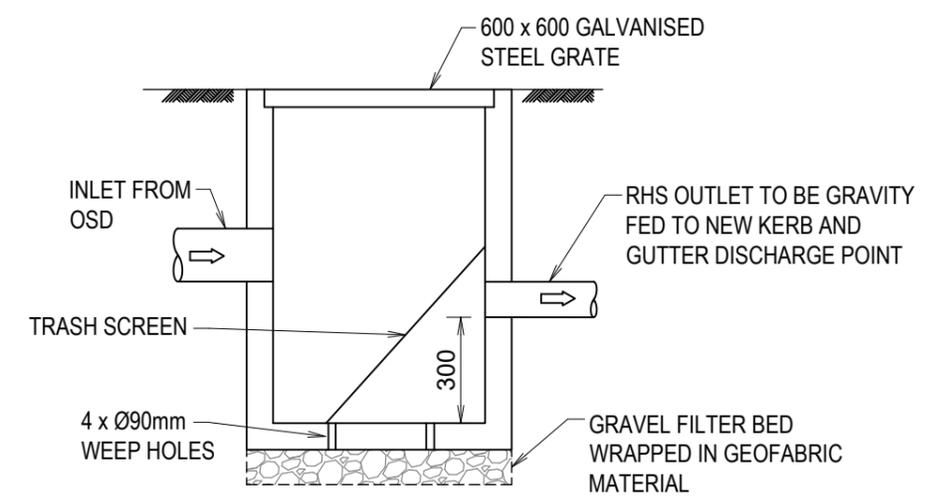
CHARGED LINE ANALYSIS

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ABOVE GROUND DETENTION TANK SECTION
SCALE: NTS



SILT ARRESTOR PIT DETAILS
SCALE: NTS

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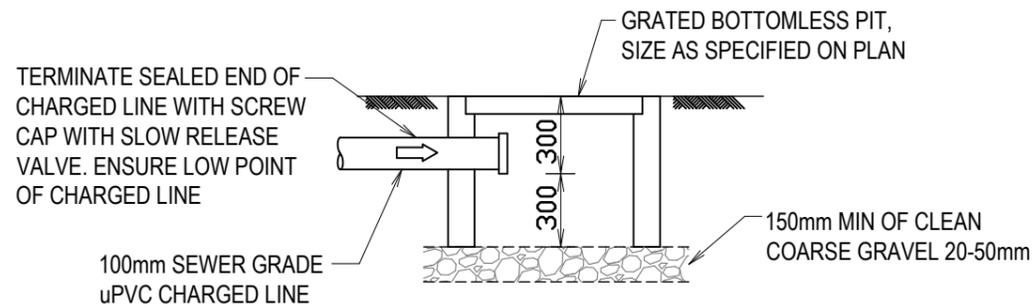


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STORMWATER DETAILS (SHEET 1 OF 2)			
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JOB NUMBER: 24234	DATUM AHD	SCALE A3, 1:100	SHEET No SW06
			REV A



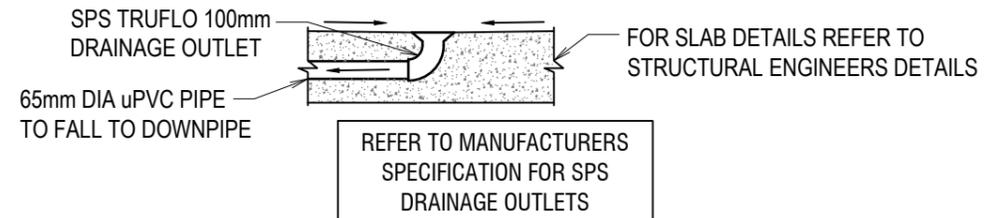
RAINWATER TANK SECTION

SCALE: NTS



CHARGED LINE CLEANOUT PIT DETAIL

N.T.S.



TYPICAL FLOOR WASTE/RAINWATER OUTLET

SCALE 1:20

ISSUED FOR COORDINATION

DRAWINGS TO BE PRINTED IN COLOUR

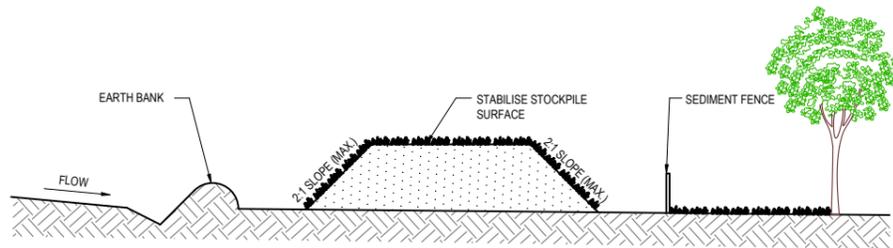
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STORMWATER DETAILS (SHEET 2 OF 2)			
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			REV A

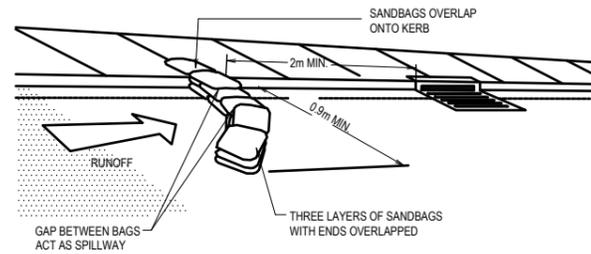


CONSTRUCTION NOTES:

1. PLACE STOCKPILES MORE THAN 2 (PREFERABLY 5) METRES FROM EXISTING VEGETATION, CONCENTRATED WATER FLOW, ROADS AND HAZARD AREAS.
2. CONSTRUCT ON THE CONTOUR AS LOW, FLAT, ELONGATED MOUNDS
3. WHERE THERE IS SUFFICIENT AREA, TOPSOIL STOCKPILES SHALL BE LESS THAN 2m IN HEIGHT
4. WHERE THERE ARE TO BE IN PLACE FOR MORE THAN 10 DAYS, STABILISE FOLLOWING THE APPROVED ESCP OR SWMP TO REDUCE THE C-FACTOR TO LESS THAN 0.10
5. CONSTRUCT EARTH BANKS (STANDARD DRAWING 5-5) ON THE UPSLOPE SIDE TO DIVERT WATER AROUND STOCKPILES AND SEDIMENT FENCES (STANDARD DRAWING 6-8) 1m TO 2m DOWNSLOPE

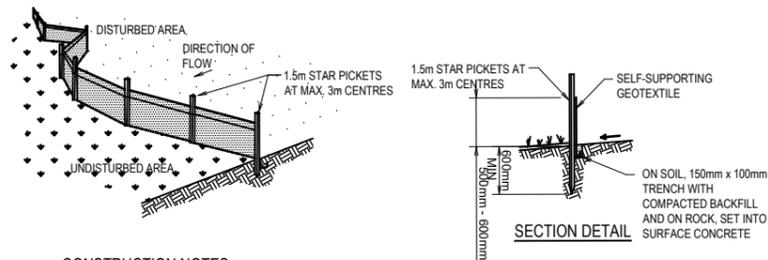
STOCKPILES

N.T.S.



SANDBAG KERB INLET SEDIMENT TRAP.

N.T.S.



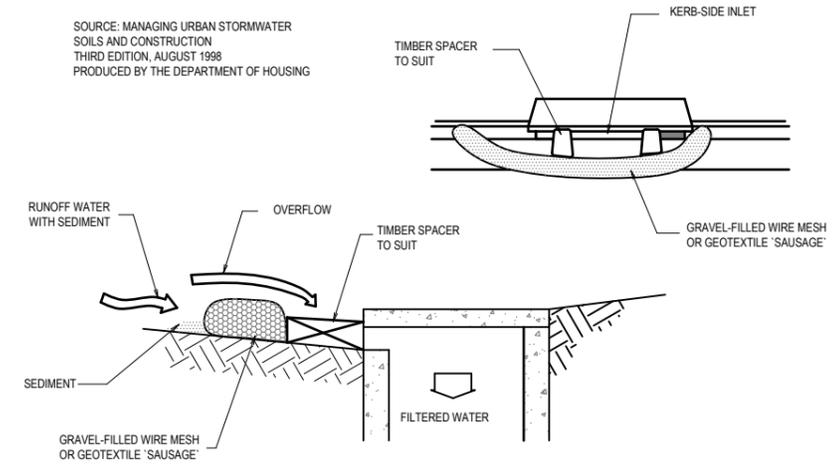
CONSTRUCTION NOTES

1. CONSTRUCT SEDIMENT FENCE AS CLOSE AS POSSIBLE TO PARALLEL TO THE CONTOURS OF THE SITE.
2. DRIVE 1.5m LONG STAR PICKETS INTO GROUND, 3 METERS APART.
3. DIG A 150mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
4. BACKFILL TRENCH OVER BASE OF FABRIC.
5. FIX SELF-SUPPORTING GEOTEXTILE TO UPSLOPE SIDE OF POSTS WITH WIRE TIES OR AS RECOMMENDED BY GEOTEXTILE MANUFACTURER.
6. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150mm OVERLAP.

SEDIMENT CONTROL FENCE

N.T.S.

SOURCE: MANAGING URBAN STORMWATER
SOILS AND CONSTRUCTION
THIRD EDITION, AUGUST 1998
PRODUCED BY THE DEPARTMENT OF HOUSING



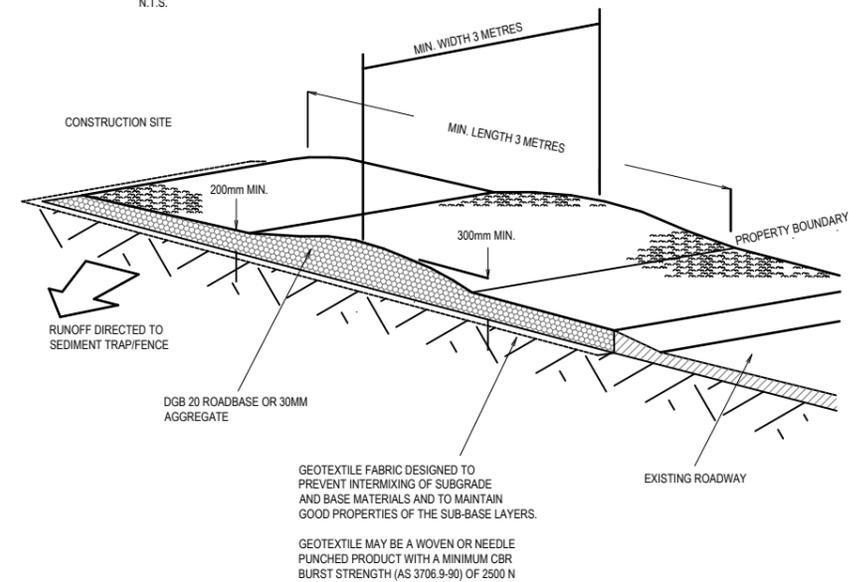
NOTE: THIS PRACTICE ONLY TO BE USED WHERE SPECIFIED IN AN APPROVED SWMP/ESCP.

CONSTRUCTION NOTES

1. FABRICATE A SLEEVE MADE FROM GEOTEXTILE OR WIRE MESH LONGER THAN THE LENGTH OF THE INLET PIT.
2. FILL THE SLEEVE WITH 25mm TO 50mm GRAVEL.
3. FORM AN ELLIPTICAL CROSS-SECTION ABOUT 150mm HIGH X 400mm WIDE.
4. PLACE THE FILTER AT THE OPENING OF THE KERB INLET LEAVING A 100mm GAP AT THE TOP TO ACT AS AN EMERGENCY SPILLWAY.
5. MAINTAIN THE OPENING WITH SPACER BLOCKS.
6. FORM A SEAL WITH THE KERBING AND PREVENT SEDIMENT BYPASSING THE FILTER.
7. FIT TO ALL KERB INLETS AT SAG POINTS.

MESH AND GRAVEL INLET FILTER

N.T.S.



CONSTRUCTION NOTES

1. STRIP TOPSOIL, AND LEVEL SITE
2. COMPACT SUBGRADE.
3. COVER AREA WITH NEEDLE-PUNCHED GEOTEXTILE.
4. CONSTRUCT 200mm THICK PAD OVER GEOTEXTILE USING ROADBASE OR 30MM AGGREGATE. MINIMUM LENGTH 15m OR TO BUILDING ALIGNMENT. MINIMUM WIDTH 3 METRES.
5. CONSTRUCT HUMP IMMEDIATELY WITHIN BOUNDARY TO DIVERT WATER TO A SEDIMENT FENCE OR OTHER SEDIMENT TRAP.

STABILISED SITE ACCESS

N.T.S.

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CLIENT
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