



CONNECT TO EXISTING KERB OUTLET,
INV 96.85. EXACT LOCATION TO BE
CONFIRMED ON SITE

450 x 450 GRATED BOUNDARY
PIT WITH CHARGED LINE
CLEAN-OUT POINT
NS. RL. 97.40
INV. RL. 96.90

NEW SUBSOIL DRAINAGE
PLACED BEHIND ALL
RETAINING WALLS

450 x 450 GRATED
BOUNDARY PIT
NS. RL. 98.30
INV. RL. 97.60

CONNECT TO EXISTING KERB OUTLET,
INV 97.53. EXACT LOCATION TO BE
CONFIRMED ON SITE

450 x 450 GRATED PIT
FOR CHARGED LINE
CLEANOUT,
NS. RL. 98.80
INV. RL. 98.46

5000L RAINWATER TANK AS PER
BASIX REQUIREMENT, OVERFLOW
CONNECTED TO STORMWATER
DISCHARGE

GRADED NEW SLAB
AWAY FROM HOUSE

150 X 150 GRATED DRAINS

300 x 300 GRATED PIT
NS. RL. 100.4
INV. RL. 100.03

NOTES:

- ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH NORTHERN BEACHES COUNCIL'S DCP, AS3500.3 STORMWATER DRAINAGE.
- 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.
- THE CONTRACTOR IS NOT TO ENTER UPON NOR DO ANY WORK WITHIN ADJOINING LANDS WITHOUT THE PERMISSION OF THE SUPERINTENDENT.
- THE CONTRACTOR SHALL EFFECT TEMPORARY DRAINAGE MEASURES TO AVOID LOCALISED PONDING OF SURFACE RUN-OFF.
- ALL NEW WORKS TO MAKE SMOOTH CONNECTION TO EXISTING CONDITIONS.
- THE CONTRACTOR IS TO MAINTAIN SERVICES AND ALL WEATHER ACCESS AT ALL TIMES TO ADJOINING PROPERTIES.
- ALL DRAINAGE ELEMENTS ARE SHOWN DIAGRAMATICALLY BASED ON AVAILABLE DRAWINGS, TO BE INSTALLED WITH CONSIDERATION TO SITE CONSTRAINTS AND THE INTENT OF THE DRAINAGE CONCEPT.
- ALL DOWNPIPES ARE SHOWN DIAGRAMATICALLY, POSITIONS ARE TO BE CONFIRMED ON SITE USING THE WORKING DRAWINGS.
- 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.
- ALL DOWNPIPES ARE TO BE MINIMUM 90mm uPVC OR 100mm x 75mm U.N.O.
- ALL DOWNPIPES TO BE PROVIDED WITH CLEANING EYES.
- ALL STORMWATER PIPES ARE TO BE MINIMUM 100mm uPVC ON 1% MINIMUM GRADE U.N.O. AND TO HAVE MIN 100mm COVER.
- ALL GUTTERS TO BE INSTALLED WITH GUTTER GUARDS UNLESS NOTED OTHERWISE.
- ENSURE THAT ALL PITS AND PIPES ARE LOCATED CLEAR FROM ANY TREE ROOT SYSTEMS.
- ALL STORMWATER PITS TO BE LOCATED AT LOW POINTS TO PREVENT PONDED WATER.
- CHARGED DOWNPIPE LINES ARE TO BE 100MM SEWER GRADE UPVC AND SEALED FROM 300MM BELOW THE TOP OF THE DOWNPIPE.

ACCORDING TO COUNCIL WATER MANAGEMENT FOR DEVELOPMENT POLICY ON-SITE DETENTION CHECKLIST AS SHOWN BELOW, OSD TANK IS NOT REQUIRED

Part 4.2 Northern Beaches Stormwater Region 2

Part 4.2.1 Description of Work

Residential flat building, commercial, industrial, multiple occupancy development and subdivisions resulting in the creation of three lots or more, will require OSD in all case. Please provide a design in accordance with the section 9.3.2 of Council's Water Management for Development Policy.
Any single residential building development, please proceed to part 4.2.2 of this checklist.

Part 4.2.2 Exemption

Is the site area less than 450m ² ?	Yes ☐ No ☒
Does the site of the development drain directly to the ocean without the need to pass through a drainage control structure such as pipe, bridge, culvert, kerb and gutter or natural drainage system?	Yes ☐ No ☒
Is it an alternation and addition development to the existing dwellings?	Yes ☒ No ☐

If yes to any of the above questions, OSD is not required.
If no to all the above questions, proceed to part 4.2.3

LEGEND PROPOSED

- STORMWATER PIPE
- CHARGED LINE
- SUBSOIL DRAINAGE
- GRATED PIT
- DOWNPIPE
- GRATED DRAIN
- BOUNDARY LINE

ISSUED FOR DA

SITE ADDRESS
22 ALKOOMIE AVENUE, FORESTVILLE

CLIENT
EDWARD SEETO

GROUND FLOOR STORMWATER PLAN

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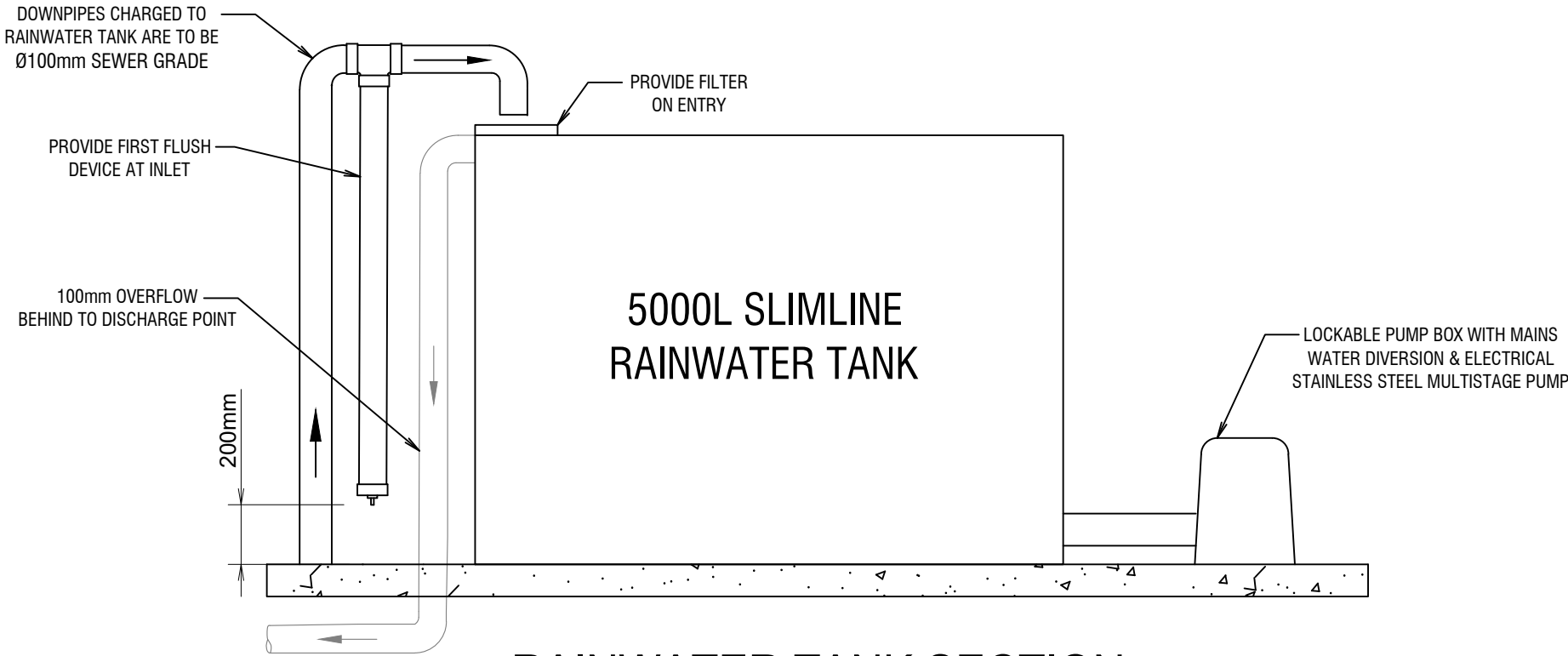
JOB NUMBER: SC21110	DATUM AHD	SCALE A3, 1:200	SHEET No SW01	REV A
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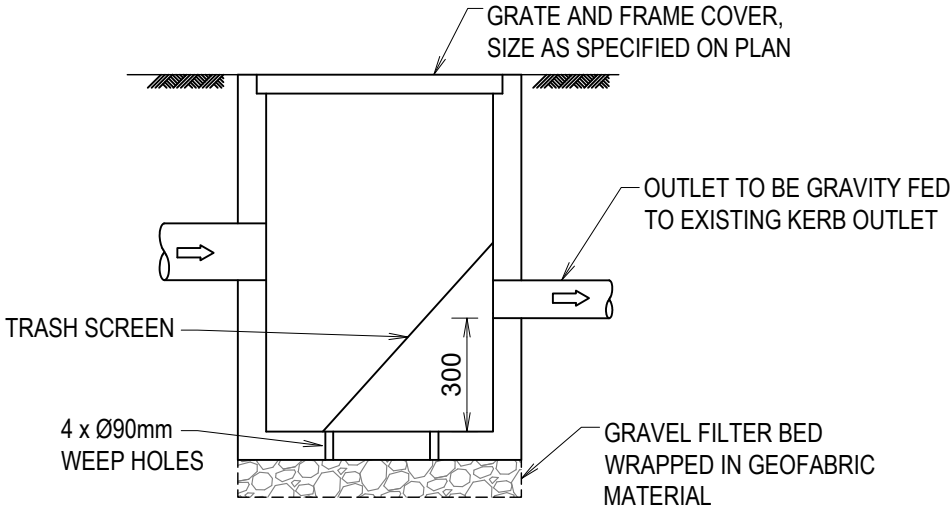
REV	DATE	AMENDMENT / REVISION DESCRIPTION	TITLE	NAME
A	03/03/2022	ISSUED FOR DEVELOPMENT APPLICATION	DRAWN	LW
			DESIGNED	LW
			DRG CHECK	JP
			DESIGN CHECK	JP
			APPROVED	PH

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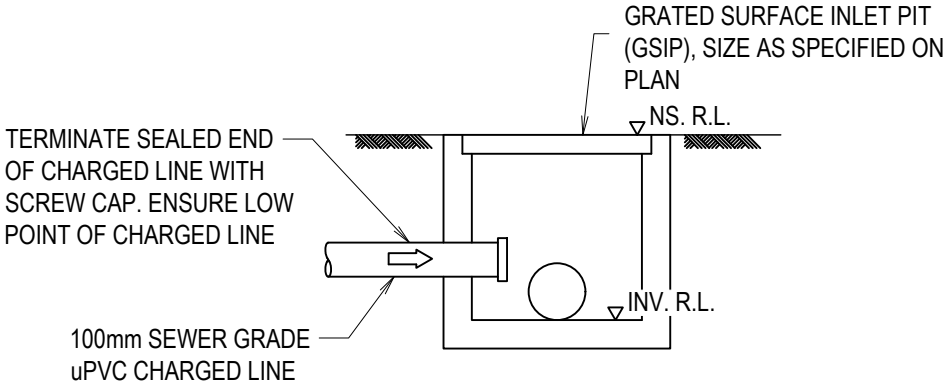




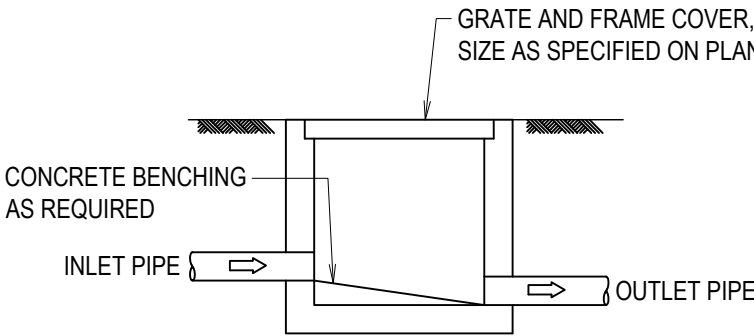
RAINWATER TANK SECTION
SCALE: NTS



BOUNDARY PIT DETAILS
SCALE: NTS



CHARGED LINE CLEANOUT PIT DETAIL
N.T.S.



TYPICAL PIT
N.T.S.

- RAINWATER TANK NOTES:
- RAINWATER REUSE SHALL BE PLUMBED FOR BOTH INDOOR AND OUTDOOR USE TO MAXIMISE REUSE.
 - RAINWATER TANK IS TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND NORTHERN BEACHES COUNCIL'S DCP.
 - THE TANK SHALL BE ENCLOSED AND ANY INLET INTO THE TANK SHALL BE SCREENED OR FILTERED AND FITTED WITH MEASURES TO PREVENT MOSQUITO BREEDING.
 - 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.
 - 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.
 - ALL CONNECTIONS TO PLUMBING AND RAINWATER TANKS TO BE IN ACCORDANCE WITH SYDNEY WATER'S GUIDE "INSTALLING A RAINWATER TANK".
 - PROVIDE A DUAL SUPPLY SYSTEM AND BACKFLOW PREVENTION SYSTEM IN ACCORDANCE WITH "BASIX DESIGN GUIDE FOR SINGLE DWELLINGS".

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STORMWATER DETAILS

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