

49-51 Annam Rd Bayview NSW 2104

STORMWATER CONCEPT PLAN

GENERAL

G1. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL & OTHER WORKING DRAWINGS, SPECIFICATIONS & WITH SUCH WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT.

G2. ALL WORKMANSHIP & MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT EDITION OF THE RELEVANT AUSTRALIAN STANDARDS, THE BUILDING CODE OF AUSTRALIA AND ANY OTHER APPLICABLE AUTHORITY REQUIREMENTS.

G3. ANY CONFLICT BETWEEN THESE NOTES, THE SPECIFICATION, THE DRAWINGS OR ANY OTHER RELEVANT DOCUMENTS SHALL BE REFERRED TO ABCON ENGINEERS FOR DECISION PRIOR TO PROCEEDING WITH THE WORK.

G4. DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE DRAWINGS. FOR SETTING OUT DIMENSIONS & LEVELS REFER TO ARCHITECTURAL DRAWINGS.

G5. THE BUILDER SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL SHORING TO MAINTAIN THE STABILITY & INTEGRITY OF EXCAVATIONS & ADJACENT STRUCTURES.

G6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL SERVICES PRIOR TO COMMENCEMENT OF ANY EARTHWORKS.

G7. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE.

STORMWATER

W1. ALL LEVELS ARE TO A.H.D. UNO.

W2. THE STORMWATER SYSTEM IS DESIGNED TO COMPLY WITH COUNCIL'S DESIGN CRITERIA AND TO APPROXIMATELY MAINTAIN EXISTING FLOW PATTERNS.

W3. OVERLAND FLOW PATHS ARE PRESERVED.

W4. EXISTING DRAINAGE AND LEVELS ARE BASED ON SURVEY PROVIDED & SHOULD BE ASSUMED TO BE APPROXIMATE. ALLOW TO CONFIRM ALL RELEVANT DETAILS BEFORE PROCEEDING WITH AFFECTED AREAS.

W5. ALL WORK TO COMPLY WITH AS3500.3.

W6. ALL PITS TO BE PRECAST CONCRETE OR F.R.C. UNO.

W7. DOWNPIPE LOCATIONS SHOULD BE CONFIRMED WITH ARCHITECT'S PLAN UNO.

W8. GRADE LOCAL SURFACES INTO PITS TO ENSURE COLLECTION OF WATER & THAT THERE ARE NO AREAS OF PONDING, TYPICAL.

W9. GRATED TRENCHES AND SILT ARRESTOR PITS TO BE INSPECTED AND CLEANED AFTER PERIODS OF HEAVY RAINFALL.

W10. TREE ROOTS TO BE AVOIDED DURING PLACEMENT OF DRAINAGE SYSTEM.

W11. ALL PIPES TO BE Ø100 UPVC UNO.

W12. ALL PIPES TO HAVE 100 MIN. COVER IN LANDSCAPED AREAS AND 600 MIN. COVER IN TRAFFICABLE AREAS.

W13. ALL INLET AND OUTLET PIPES FROM PITS TO BE CONNECTED AT THE HIGHEST POSSIBLE INVERT LEVEL WHILST KEEPING 1% MIN. GRADE UNLESS NOTED OTHERWISE.

W14. FINISHED SURFACES TO BE GRADED AWAY FROM THE DWELLING AND TOWARD THE PITS.

W15. GRATED TRENCHES TO BE 1% MIN. GRADE THROUGHOUT TO OUTLET PIPE.

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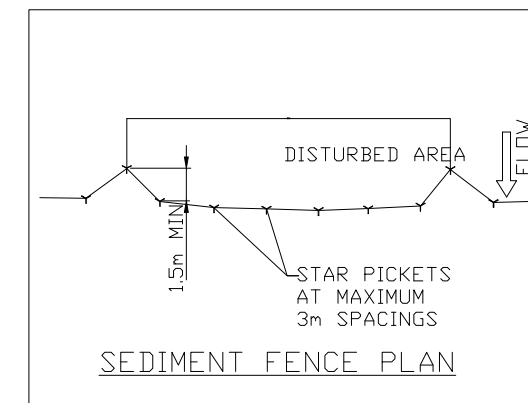
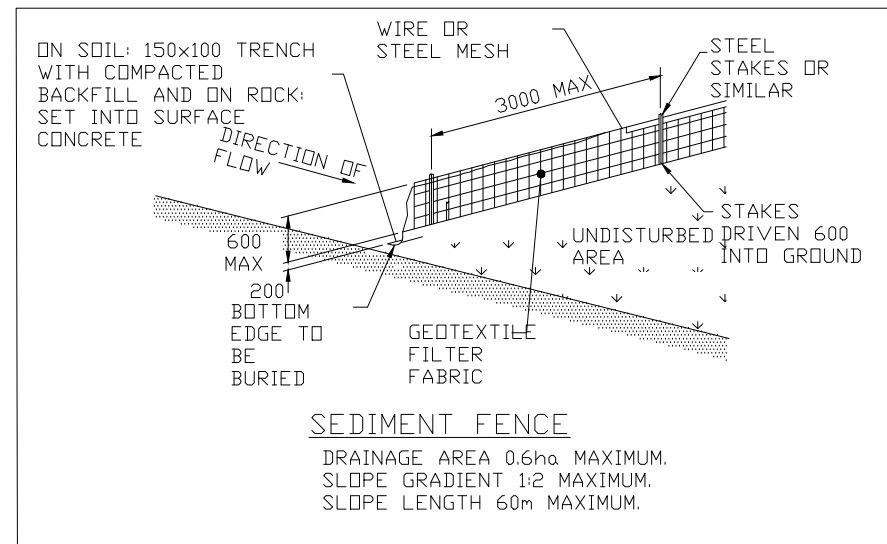
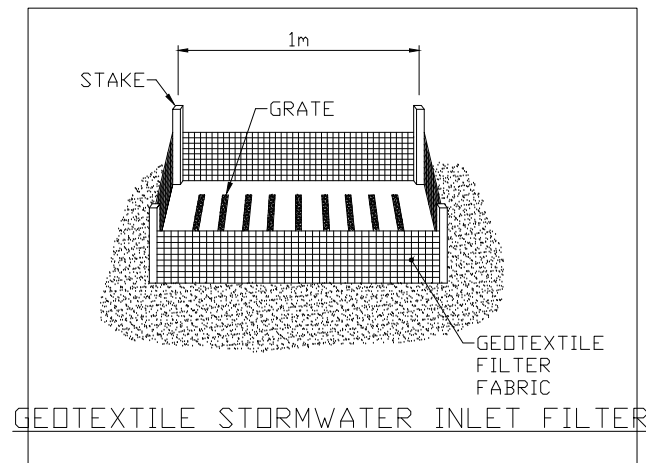
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LEGEND

- SURFACE FLOW
- EXISTING SURFACE LEVEL
- DP DOWN PIPE
- PROPOSED STORMWATER PIPE



SCALE 1:100 (m) @ A3
0 1 2 3 4 5

NOTE: DO NOT SCALE OFF DRAWINGS. REFER TO ARCHITECTURAL PLANS. VERIFY DIMENSIONS ON SITE

REV	DATE	DESCRIPTION	BY
A	22.02.2021	ISSUED FOR DA	AM

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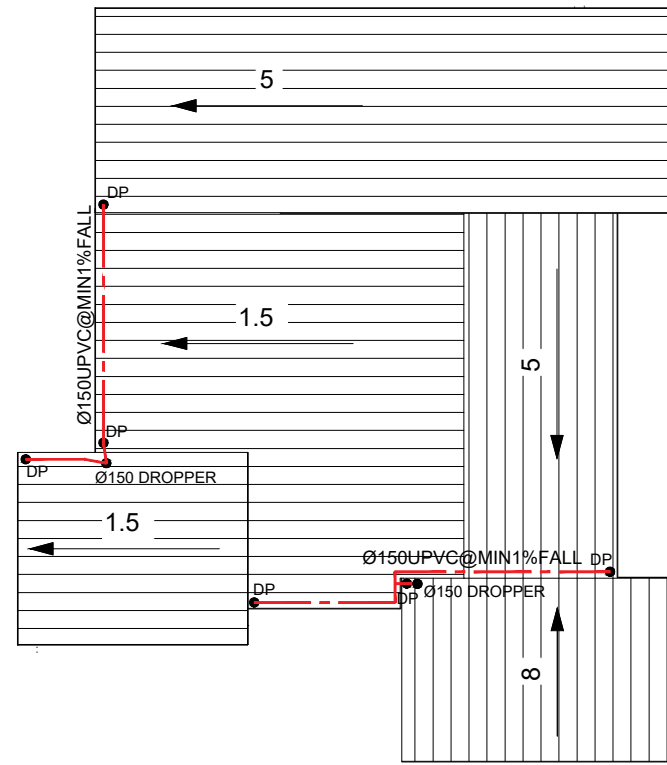
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PROPOSED DWELLING AT
21012
49-51 Annam Rd Bayview NSW 2104

JOB NUMBER:	DWG NUMBER:	ORIGINAL SIZE:
21012	C00	A3
DESIGNED BY:	DATE:	
FM	22.02.2021	
DRAWN BY:	SCALE:	
AM	AS SHOWN	

STORMWATER NOTES

21/2/2021 11:02 PM



SCALE 1:100 (m) @ A3
 0 1 2 3 4 5

NOTE: DO NOT SCALE OFF DRAWINGS. REFER TO ARCHITECTURAL PLANS. VERIFY DIMENSIONS ON SITE

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PROPOSED DWELLING AT
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ROOF PLAN

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DESIGNED BY: FM	DATE: 22.02.2021	
DRAWN BY: AM	SCALE: AS SHOWN	

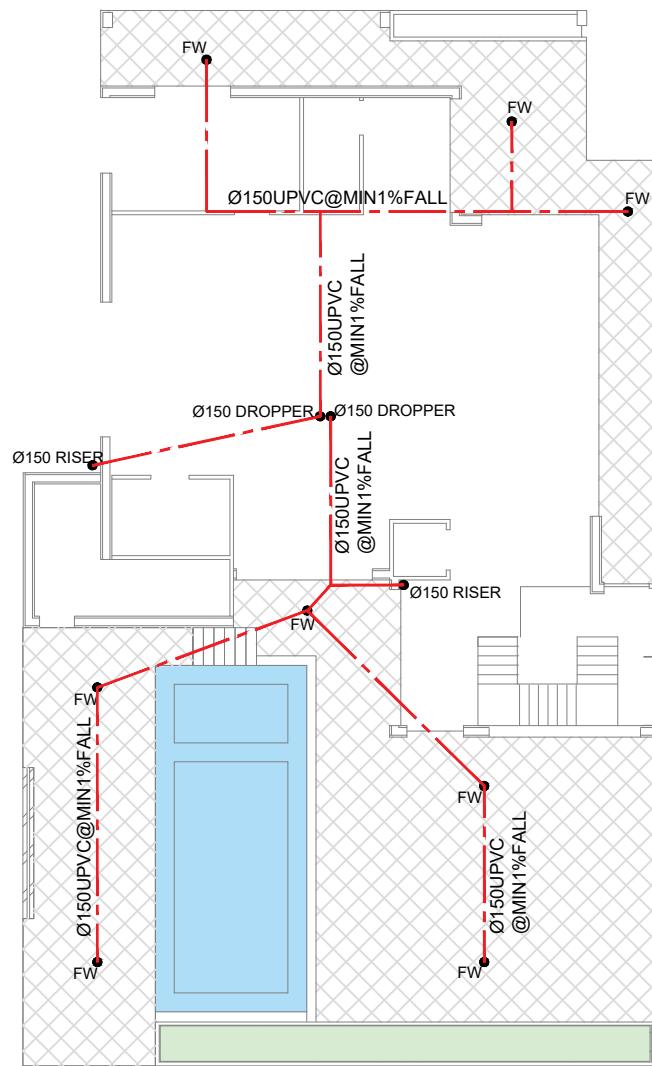
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SCALE 1:100 (m) @ A3

0 1 2 3 4 5



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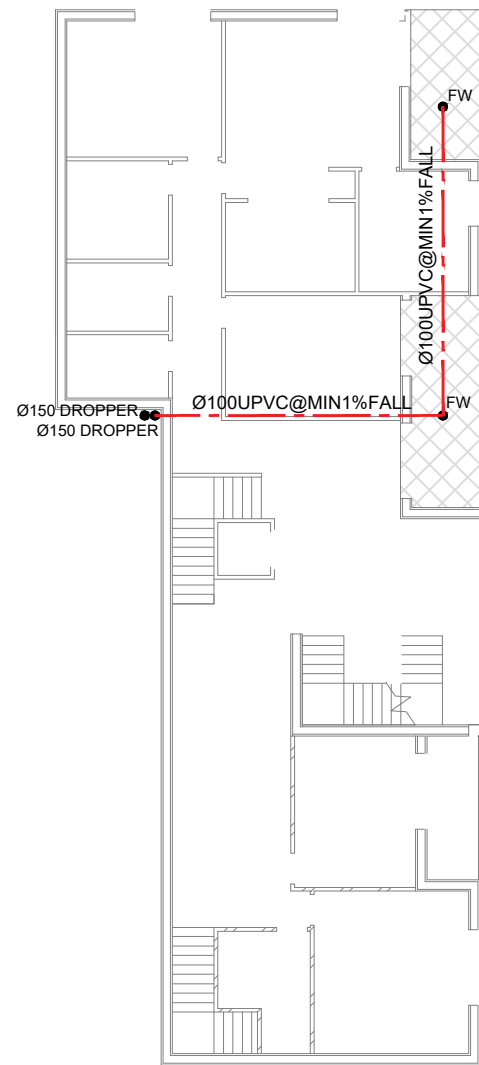
PROPOSED DWELLING AT

49-51 Annam Rd Bayview NSW 2104

LEVEL 2 PLAN

JOB NUMBER: 21012	DWG NUMBER: C02	ORIGINAL SIZE: A3
DESIGNED BY: FM	DATE: 22.02.2021	
DRAWN BY: AM	SCALE: AS SHOWN	

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SCALE 1:100 (m) @ A3
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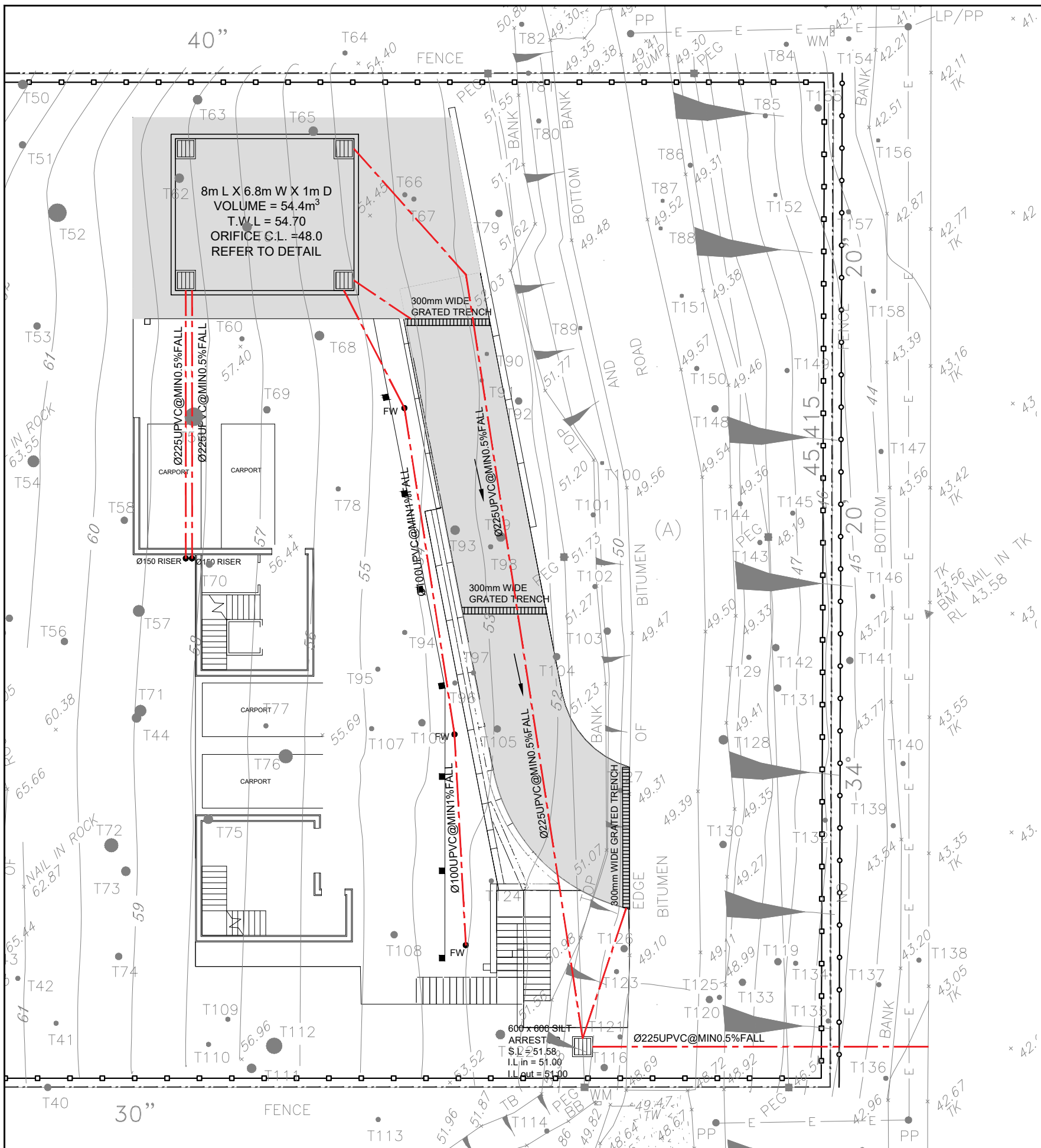
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PROPOSED DWELLING AT
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FIRST FLOOR PLAN

JOB NUMBER: 21012	DWG NUMBER: C03	ORIGINAL SIZE: A3
DESIGNED BY: FM	DATE: 22.02.2021	
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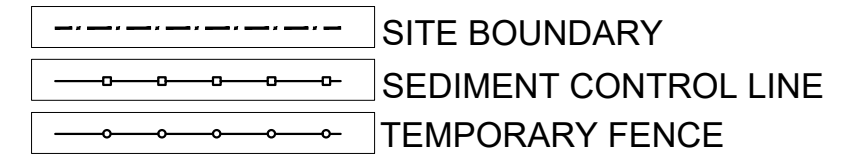
SITE LOCATION IN NORTHERN CATCHMENTS:

TOTAL IMPERVIOUS AREA = 894^m²

IN ACCORDANCE WITH TABLE 7 OF "Northern Beaches Councils" Water Management for Development Policy:

MINIMUM REQUIRED OSD TANK SIZE = 54^m³
 PROVIDED OSD TANK SIZE = 54.4^m³

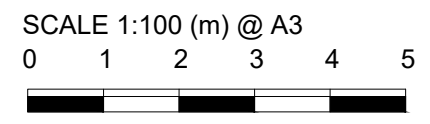
REQUIRED ORIFICE SIZE IN ACCORDANCE WITH "Appendix 9 - Orifice Plate Table" = 114mm DIAMETER



SEDIMENT CONTROL NOTES:

- 1- All EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED PRIOR TO SITE DISTURBANCE.
- 2- STRIPPING OF GRASS AND VEGETATION ETC. FROM SITE SHALL BE KEPT TO A MINIMUM.
- 3- ALL SEDIMENT CONTROL STRUCTURES TO BE INSPECTED AFTER EACH RAINFALL EVENT FOR AND ALL TRAPPED SEDIMENT TO STRUCTURAL DAMAGE BE REMOVED TO A NOMINATED STOCKPILE SITE.

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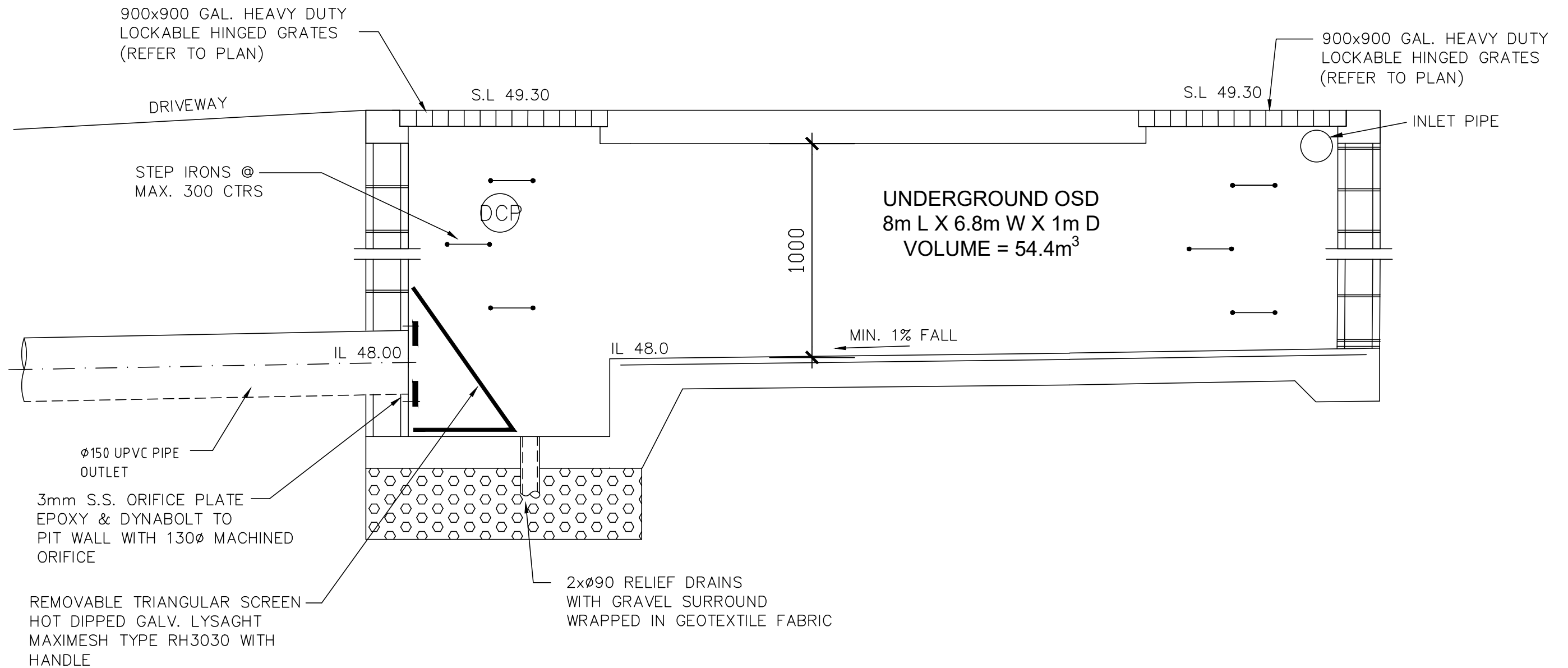
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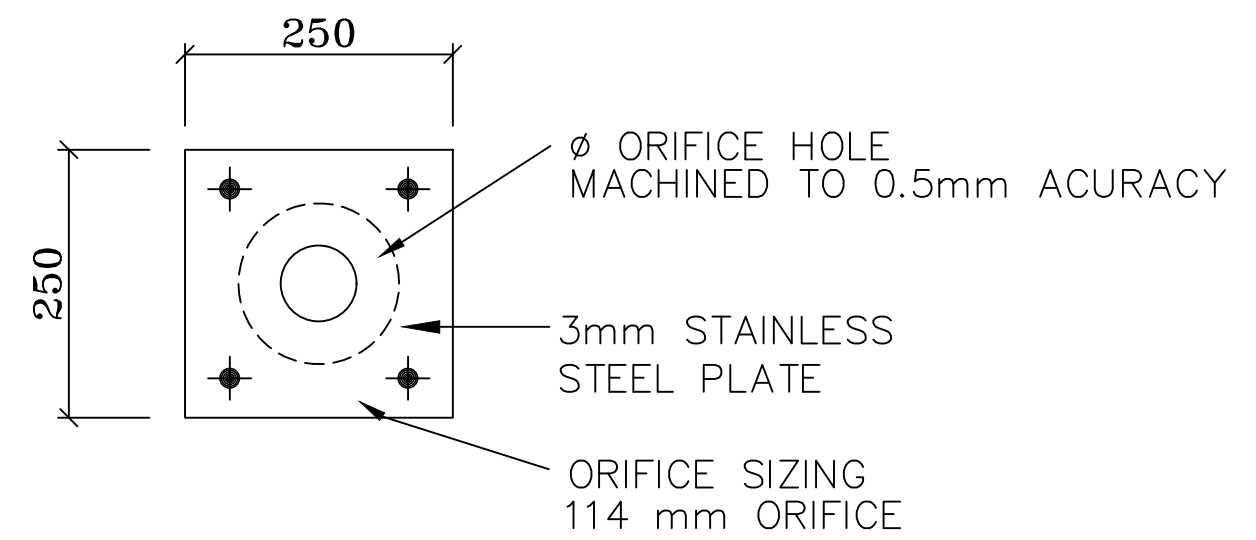
GROUND FLOOR PLAN

JOB NUMBER: 21012	DWG NUMBER: C04	ORIGINAL SIZE: A3
DESIGNED BY: FM	DATE: 22.02.2021	
DRAWN BY: AM	SCALE: AS SHOWN	

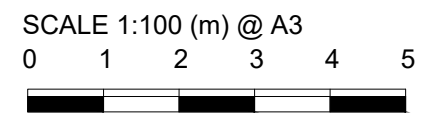


TYPICAL SECTION THROUGH OSD OUTLET

SCALE 1:20



ORIFICE PLATES ELEVATION



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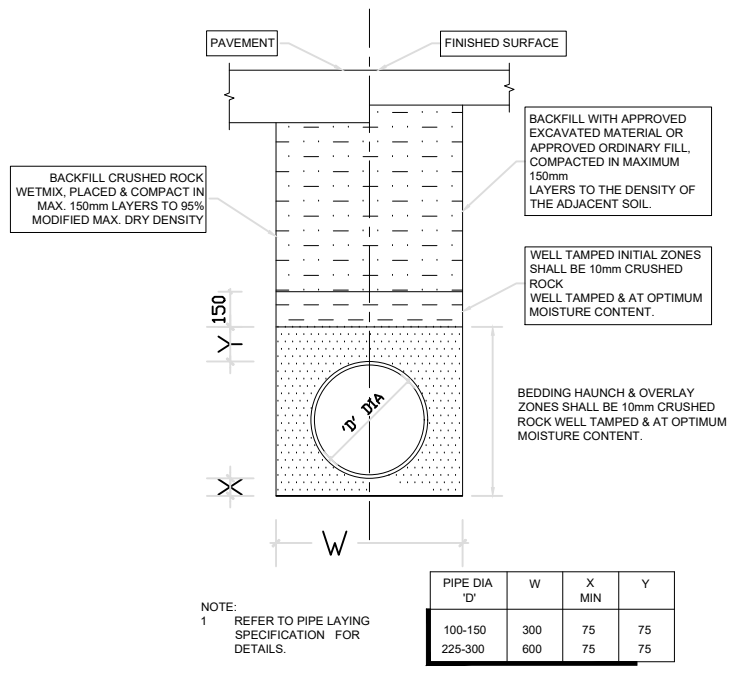
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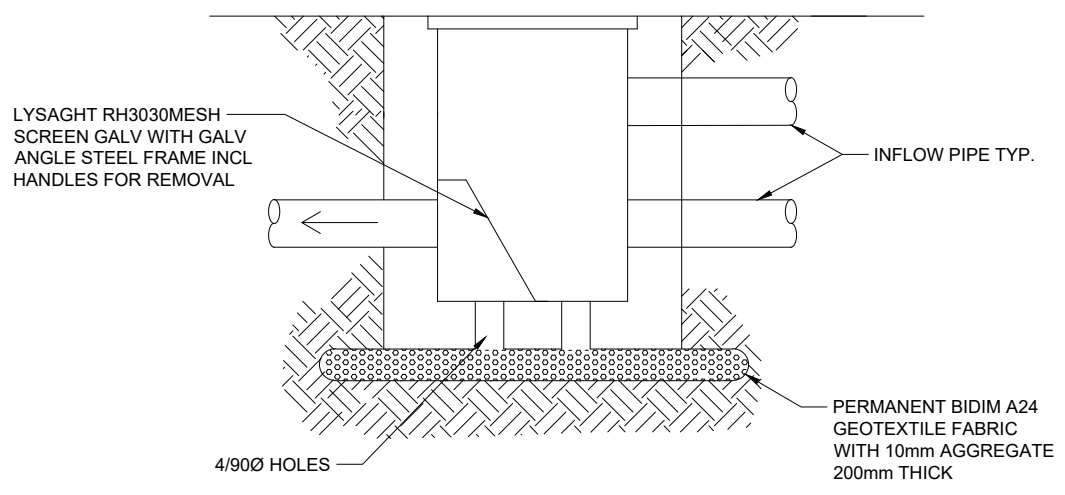
OSD DETAILS

JOB NUMBER: 21012	DWG NUMBER: C05	ORIGINAL SIZE: A3
DESIGNED BY: FM	DATE: 22.02.2021	
DRAWN BY: AM	SCALE: AS SHOWN	

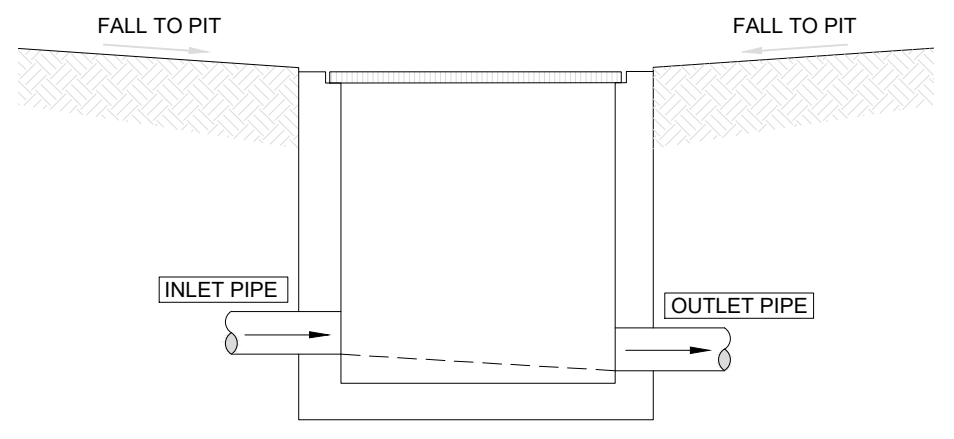
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TYPICAL PIPE LAYING DETAIL
1:20

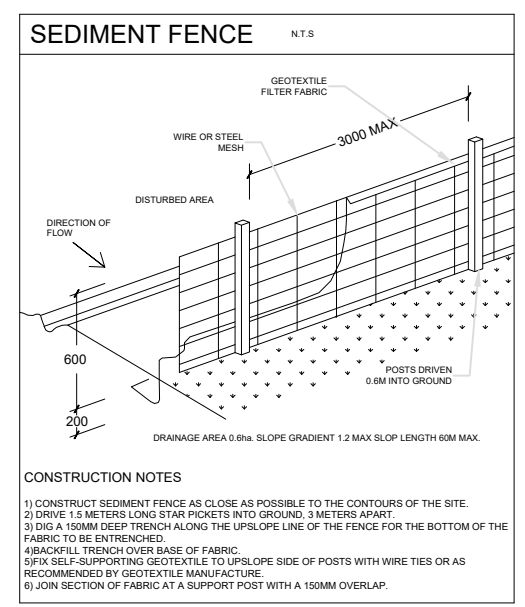


SILT & POLLUTANT ARRESTOR PIT DETAIL
N.T.S

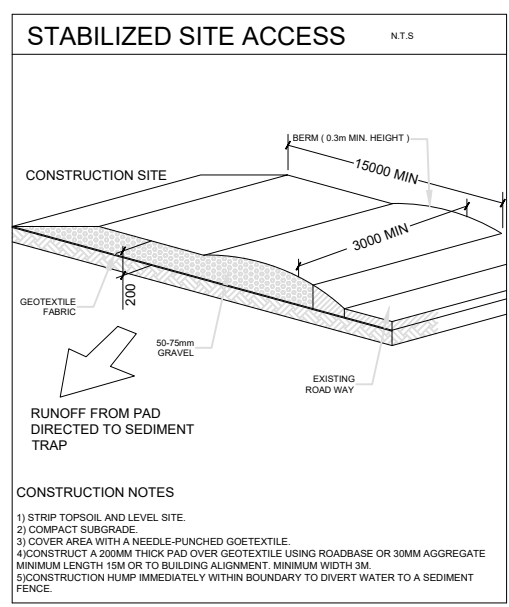


TYPICAL PIT DETAIL
N.T.S

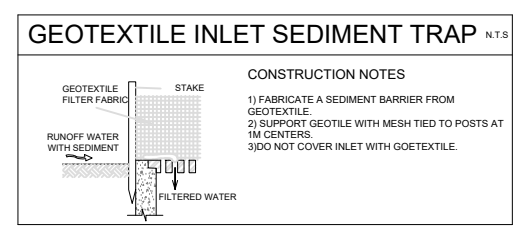
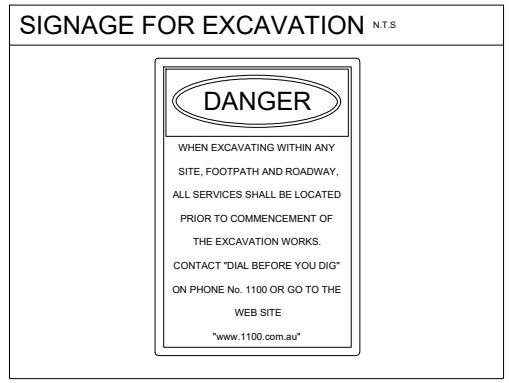
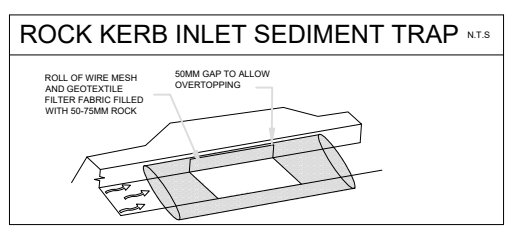
SEDIMENT & EROSION CONTROL DETAILS



- CONSTRUCTION NOTES**
- 1) CONSTRUCT SEDIMENT FENCE AS CLOSE AS POSSIBLE TO THE CONTOURS OF THE SITE.
 - 2) DRIVE 1.5 METERS 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) IF SELF-SUPPORTING GEOTEXTILE TO UPSLOPE SIDE OF POSTS WITH WIRE TIES OR AS RECOMMENDED BY GEOTEXTILE MANUFACTURER.
 - 6) JOIN SECTION OF FABRIC AT A SUPPORT POST WITH A 150MM OVERLAP.

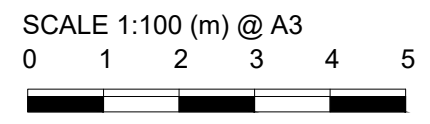


- CONSTRUCTION NOTES**
- 1) STRIP TOPSOIL AND LEVEL SITE.
 - 2) COMPACT SUBGRADE.
 - 3) COVER AREA WITH A NEEDLE-PUNCHED GEOTEXTILE.
 - 4) CONSTRUCT A 200MM THICK PAD OVER GEOTEXTILE USING ROADBASE OR 30MM AGGREGATE MINIMUM LENGTH 15M OR TO BUILDING ALIGNMENT, MINIMUM WIDTH 3M.
 - 5) CONSTRUCTION HUMP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



- CONSTRUCTION NOTES**
- 1) FABRICATE A SEDIMENT BARRIER FROM GEOTEXTILE.
 - 2) SUPPORT GEOTILE WITH MESH TIED TO POSTS AT 1M CENTERS.
 - 3) DO NOT COVER INLET WITH GOETEXTILE.
- RAINWATER TANK**
1. LABELS SHALL BE FIXED ADJACENT TO ALL OUTDOOR WATERING TAPS STATING THAT THE WATER IS NOT TO BE CONSUMED.
 2. AN EMERGENCY MAINS TAP SHALL BE PROVIDED ADJACENT TO THE WATER METER AND CONNECTED TO THE MAINS SUPPLY
 3. RAINWATER TANK SUPPLY SHALL NOT BE CONNECTED TO DRINKING AND BATHING WATER TAP OUTLETS.
 4. FIRST FLUSH DEVICES TO BE FITTED TO ALL DOWNPIPES CONNECTED TO THE RAINWATER TANK.
 5. ALL DOWNPIPES ARE TO BE ENTIRELY P.V.C ALL PIPES ARE TO BE SEALED UP TO THE UNDERSIDE OF ROOF GUTTERS.
 6. ENSURE ALL CONNECTIONS WITHIN CHARGED SYSTEMS ARE SOLVENT WELDED.
 7. TANK SHALL BE CONNECTED TO A SYDNEY WATER APPROVED CONTROL PANEL TO ENSURE MAINS WATER SUPPLY IS PROVIDED WHEN TANK EMPTIES.
 8. ALL PLUMBING WORKS SHALL BE CARRIED OUT BY A LICENSED PLUMBER IN ACCORDANCE WITH SYDNEY WATER GUIDELINES AND THE 'NSW CODE OF PRACTICE - PLUMBING AND DRAINAGE'.

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STORMWATER DETAILS

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DESIGNED BY:	DATE:	
FM	22.02.2021	
DRAWN BY:	SCALE:	
AM	AS SHOWN	