



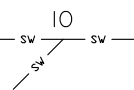
50 CONDOVER STREET, NORTH BALGOWLAH

STORMWATER MANAGEMENT PLAN

DRAWING INDEX:

DR-SW-000	LEGEND
DR-SW-001	PIPE LAYOUT – LOT 1
DR-SW-002	PIPE LAYOUT LOT 2
DR-SW-003	ROOF LAYOUT
DR-SW-004	DETAILS & EASEMENT SECTION
DR-SW-005	OSD DETAILS
DR-SW-006	SITE AREAS
DR-SD-100	SEDIMENT AND EROSION CONTROL PLAN


LEGEND:

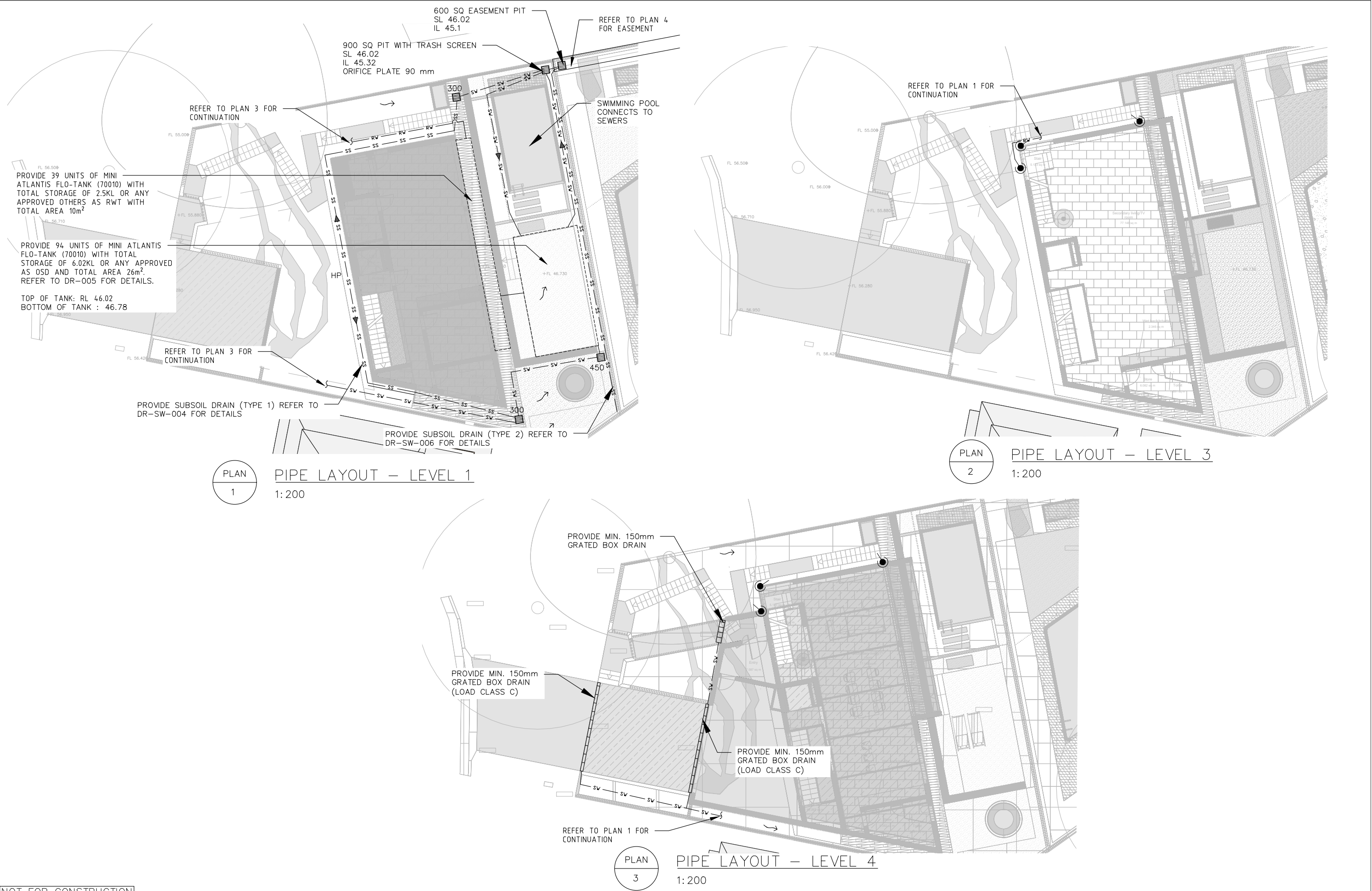
	STORMWATER PIPE
	DRAINAGE PIT
	INSPECTION OPENING

NOTES:

1. ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION.
2. SITE LAYOUT BASED ON ARCHITECTURAL PLANS BY MCGREGOR COXALL (29/03/2023) AND SURVEY PLANS BY TOTAL SURVEYING SOLUTION TSS (04/05/2021).
3. LOCATION OF ALL SERVICES MUST BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF EXCAVATION WORKS.
4. ALL STORMWATER DRAINAGE PIPES AND ASSOCIATED DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE RELEVANT STANDARDS, THE BUILDING CODE OF AUSTRALIA, MANUFACTURER’S RECOMMENDATIONS, SYDNEY CATCHMENT AUTHORITY RECOMMENDED PRACTICE, AND LOCAL COUNCIL, AS APPLICABLE.
5. ALL INVERT LEVELS PROVIDED ON THIS DRAWING ARE REDUCED TO AHD AND BASED ON INTERPOLATED SURFACE LEVELS AND SYSTEM REQUIREMENTS.
6. WHERE POSSIBLE, PIPEWORK SHALL BE LOCATED EXTERNAL TO THE BUILDING.
7. DOWNPIPES AND STORMWATER LINES TO BE SEALED DN100 uPVC UNLESS OTHERWISE NOTED.
8. STORMWATER PIPES TO BE GRADED AT A MINIMUM 1% UNLESS NOTED OTHERWISE.
9. ALTERNATIVE GUTTER AND DOWNPIPE CONFIGURATION MAY BE INSTALLED PROVIDED IT COMPLIES WITH AS3500.
10. ALL PIPE AND CONDUITS TO BE MARKED IN ACCORDANCE WITH AS1345 – 1995.
11. TRENCHES AND SERVICE SEPARATIONS IN ACCORDANCE WITH AS/NZS 5601, AS/NZS 3500, AND AS/CA S009.

NOT FOR CONSTRUCTION

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<div>REVISIONS</div> <table><tr><td>2</td><td>SHA</td><td>03/05/2023</td><td>APPROVED FOR DA SUBMISSION</td><td>YYA</td></tr><tr><td>1</td><td>SHA</td><td>28/04/2023</td><td>APPROVED FOR DA SUBMISSION</td><td>YYA</td></tr><tr><td>0</td><td>SHA</td><td>29/03/2023</td><td>APPROVED FOR DA SUBMISSION</td><td>YYA</td></tr></table> <table><tr><td>No.</td><td>BY</td><td>DATE</td><td colspan="2">DESCRIPTION</td><td>APPD</td></tr><tr><td></td><td></td><td></td><td colspan="2"></td><td></td></tr></table>						2	SHA	03/05/2023	APPROVED FOR DA SUBMISSION	YYA	1	SHA	28/04/2023									APPROVED FOR DA SUBMISSION	YYA	0	SHA	29/03/2023	APPROVED FOR DA SUBMISSION	YYA	No.	BY	DATE	DESCRIPTION		APPD							NA				DO NOT SCALE. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED			
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No.	BY	DATE	DESCRIPTION		APPD																																											
														Size		Status		Dwg No.		Rev.																												
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REVISIONS				
No.	BY	DATE	DESCRIPTION	APPD
2	SHA	03/05/2023	APPROVED FOR DA SUBMISSION	YYA
1	SHA	28/04/2023	APPROVED FOR DA SUBMISSION	YYA
0	SHA	29/03/2023	APPROVED FOR DA SUBMISSION	YYA

Scale
1:200
DO NOT SCALE. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED

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DRAWN	SHA	CHECKED	YYA
APPROVED	YYA	DATE	03/05/2023



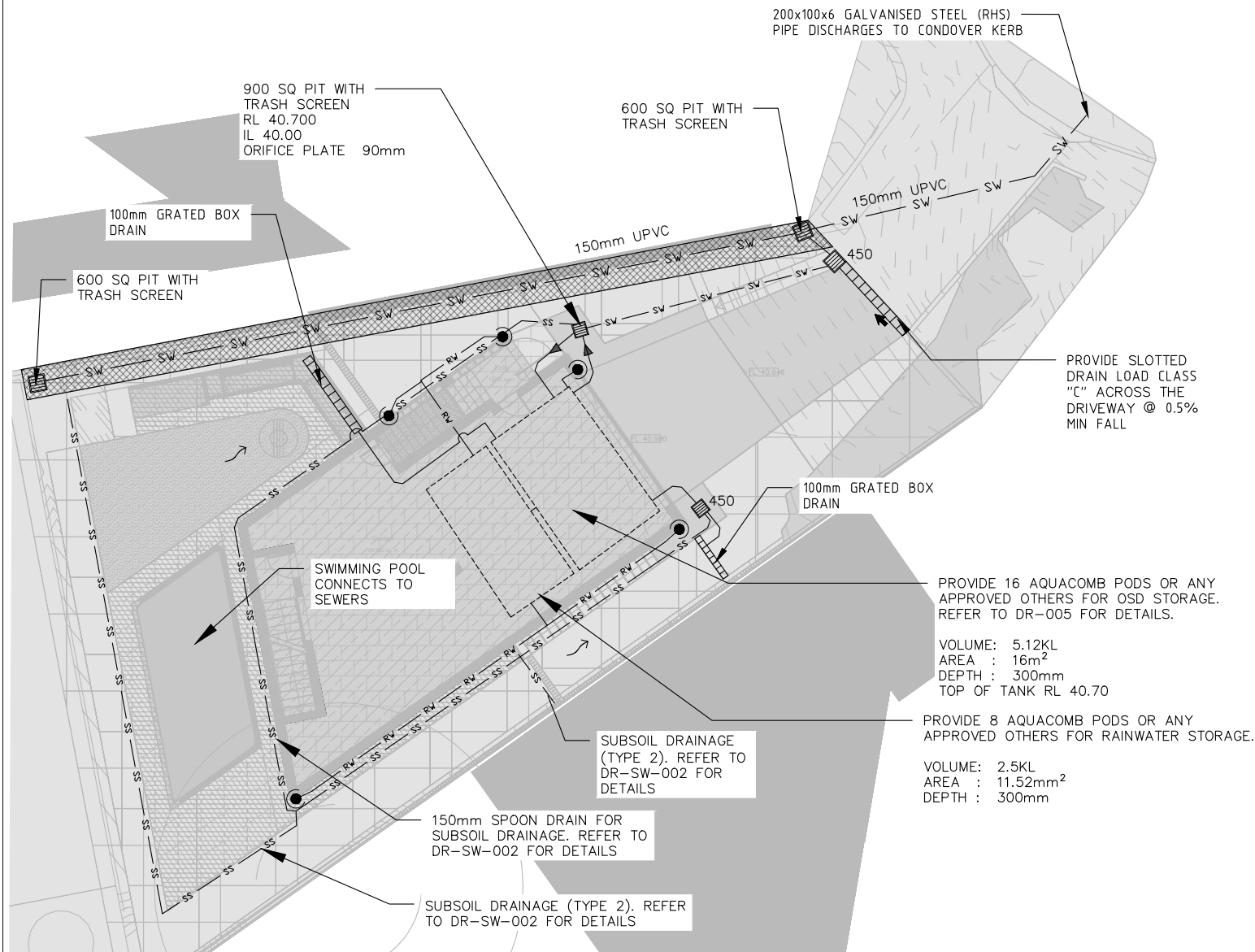
Stellen Consulting ABN 61 149 095 189

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AS3500.3:2021

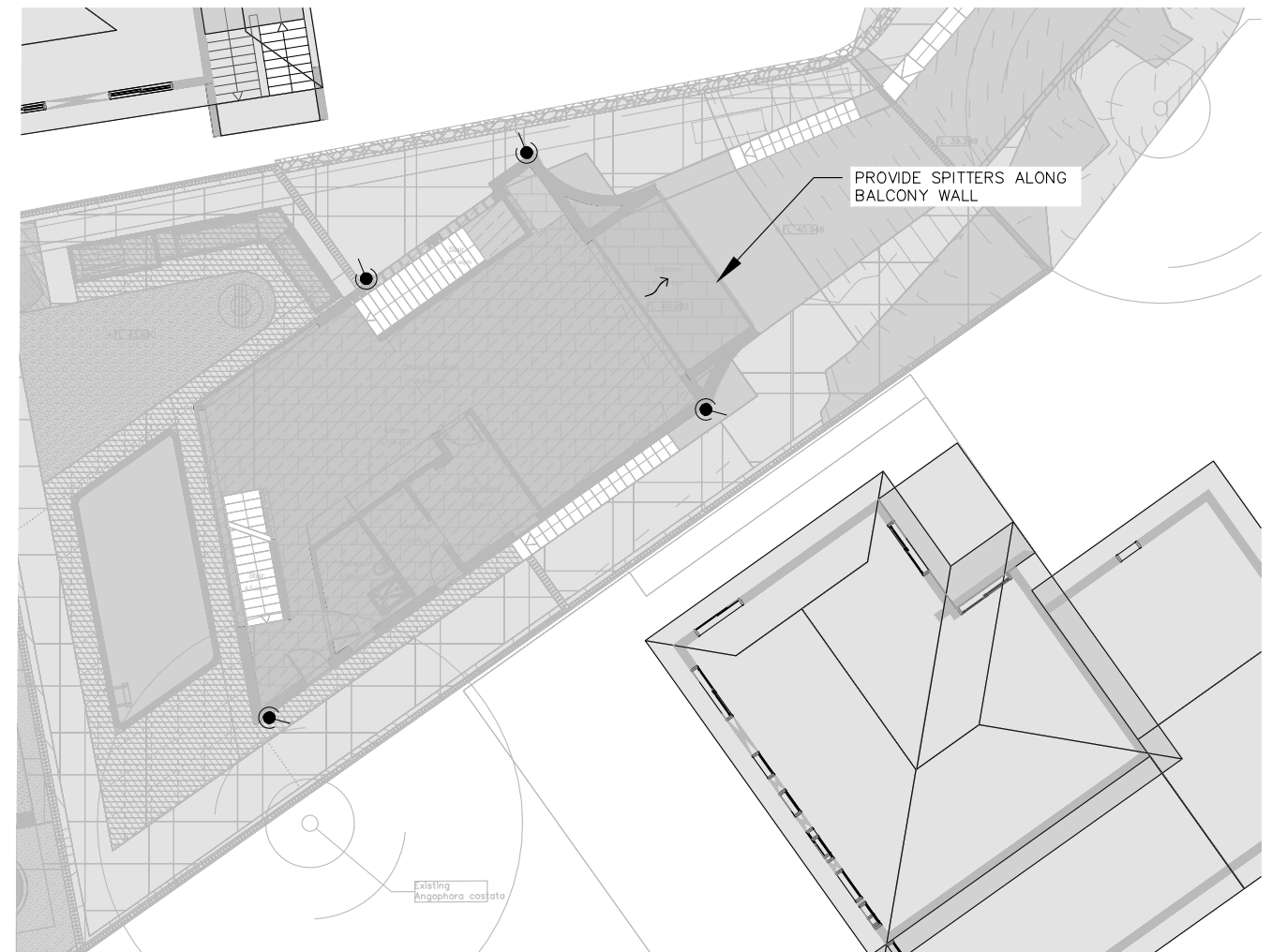
50 CONDOVER STREET, NORTH BALGOWLAH

PIPE LAYOUT - LOT 1

Size	Status	Dwg No.	Rev.
A3	APPROVED FOR DA SUBMISSION	P170945-DR-SW-001	2



PLAN 4
PIPE LAYOUT - LEVEL 1
1:200



PLAN 5
PIPE LAYOUT - LEVEL 2
1:200

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REVISIONS				
No.	BY	DATE	DESCRIPTION	APPD
2	SHA	03/05/2023	APPROVED FOR DA SUBMISSION	YYA
1	SHA	28/04/2023	APPROVED FOR DA SUBMISSION	YYA
0	SHA	29/03/2023	APPROVED FOR DA SUBMISSION	YYA

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DESIGNED	SHA	CHECKED	YYA
DRAWN	SHA	CHECKED	YYA
APPROVED	YYA	DATE	03/05/2023




This design complies with: AS3500.3:2021			
50 CONDOVER STREET, NORTH BALGOWLAH			
PIPE LAYOUT - LOT 2			
Size A3	Status APPROVED FOR DA SUBMISSION	Dwg No. P170945-DR-SW-002	Rev. 2

NOMENCLATURE
DP - DOWNPIPE
RWH - RAINWATER HEAD
BG - BOX GUTTER
EG - EAVES GUTTER

GUTTER SIZING
EAVE GUTTER DESIGNED TO ARI (20YR:205mm/hr)
BOX GUTTER & RWH DESIGNED TO ARI (200YR:269mm/hr)
BG1 - 200X125mm REFER TO TABLE 3 FOR DETAILS
EG1 - MIN CSA 8,100 mm²
EG2 - MIN CSA 6,900 mm²

LEGEND

 DOWNPIPE TYPE AND DIAMETER


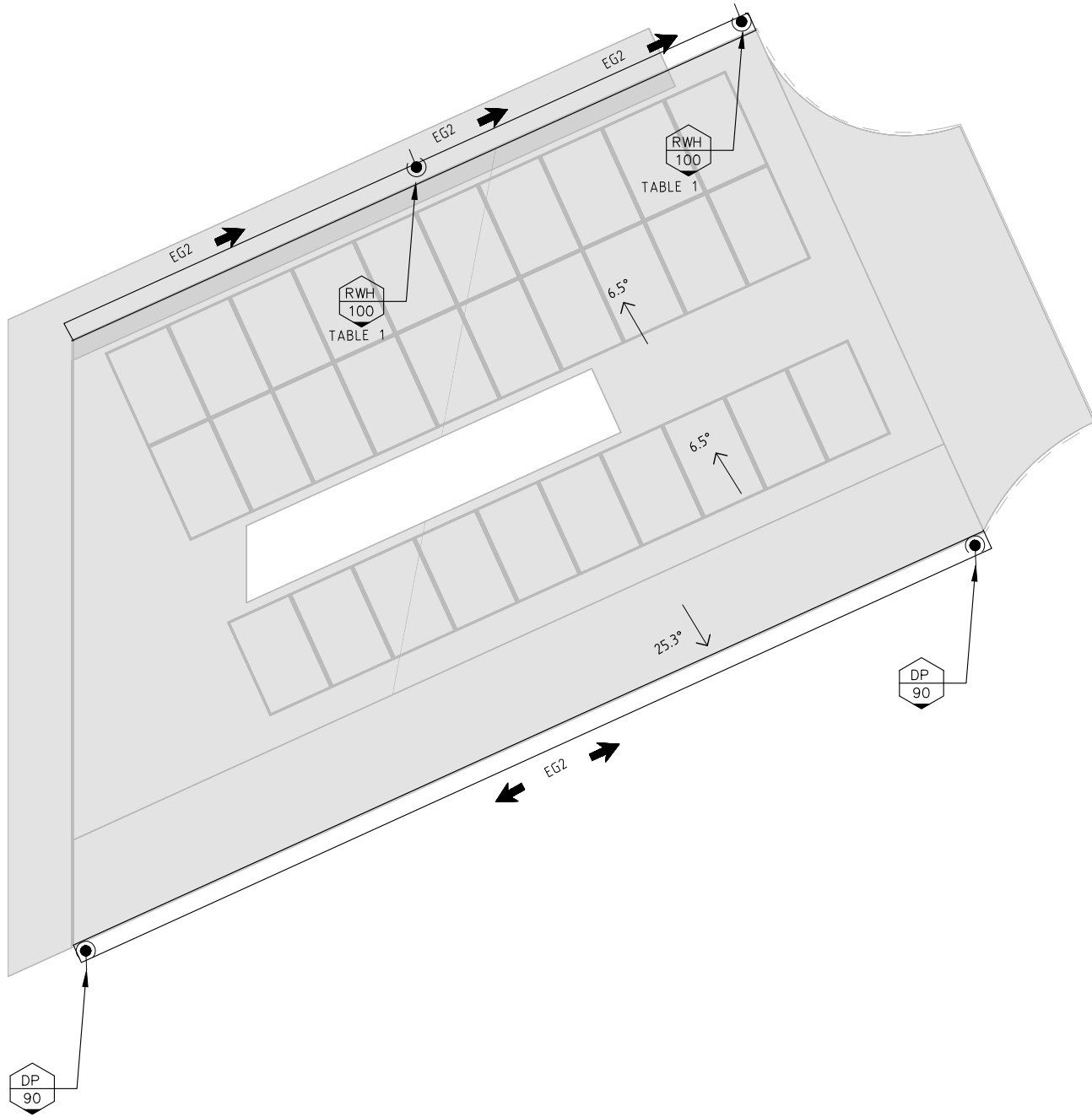
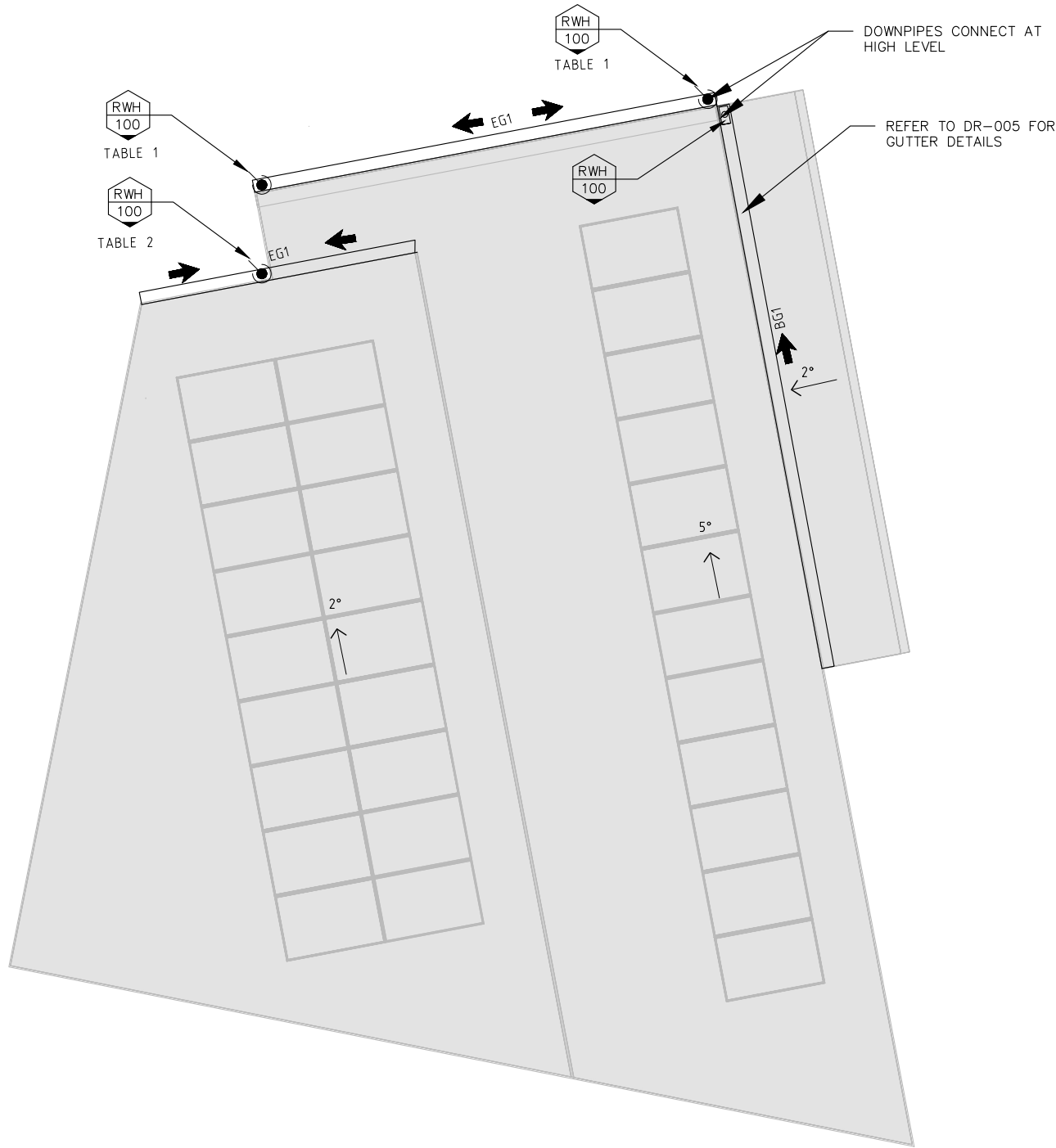
 DIRECTION OF FALL

TABLE 1 – RAIN WATER HEAD DESIGN (100 YEAR ARI, 1:200 FALL)		
ROOF SERVICE AREA	–	82m ²
DOWNPIPE DIAMETER	DP	100mm
LENGTH OF RAINWATER HEAD	L _r	125mm
RAINWATER HEAD DEPTH	h _r	125mm
RAINWATER HEAD WIDTH (MIN)	W _{rh}	200mm

TABLE 2 – RAIN WATER HEAD DESIGN (100 YEAR ARI, 1:200 FALL)		
ROOF SERVICE AREA	–	81.5m ²
DOWNPIPE DIAMETER	DP	100mm
LENGTH OF RAINWATER HEAD	L _r	150mm
RAINWATER HEAD DEPTH	h _r	145mm
RAINWATER HEAD WIDTH (MIN)	W _{rh}	200mm



PLAN
6
ROOF LAYOUT – LOT 1
1:100

PLAN
7
ROOF LAYOUT – LOT 2
1:100

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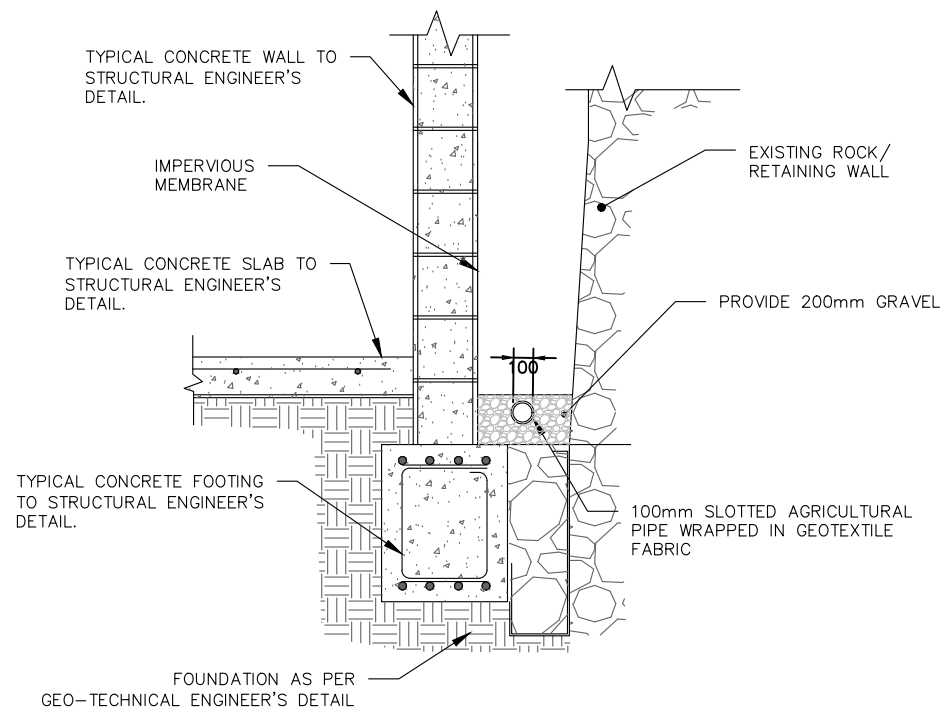
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DRAWN	SHA	CHECKED	YYA
APPROVED	YYA	DATE	03/05/2023



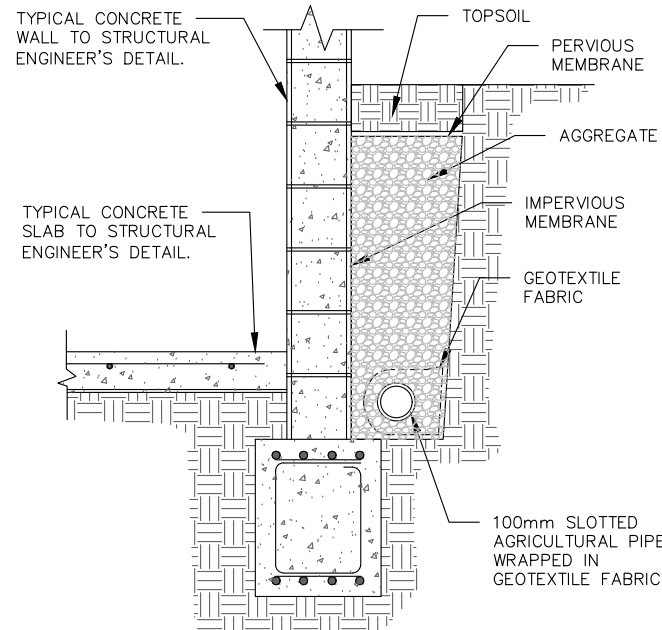
This design complies with:
AS3500.3:2021

50 CONDOVER STREET, NORTH BALGOWLAH			
ROOF LAYOUT			
Size A3	Status APPROVED FOR DA SUBMISSION	Dwg No. P170945-DR-SW-003	Rev. 2



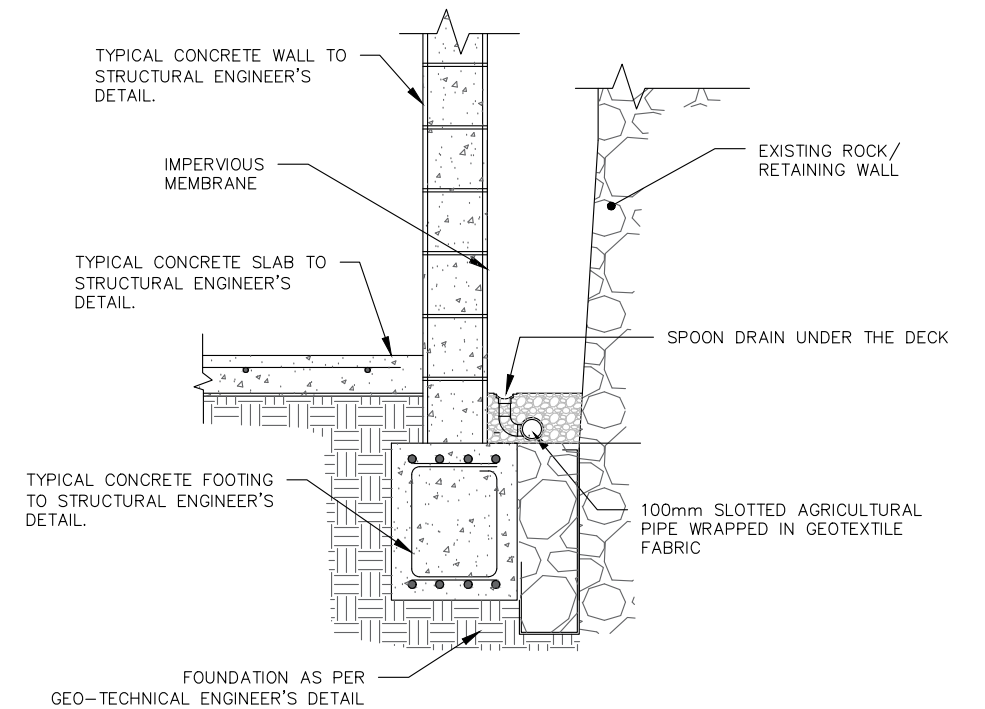
DETAIL
1

TYPICAL SUBSOIL DRAIN (TYPE 1)
NOT TO SCALE



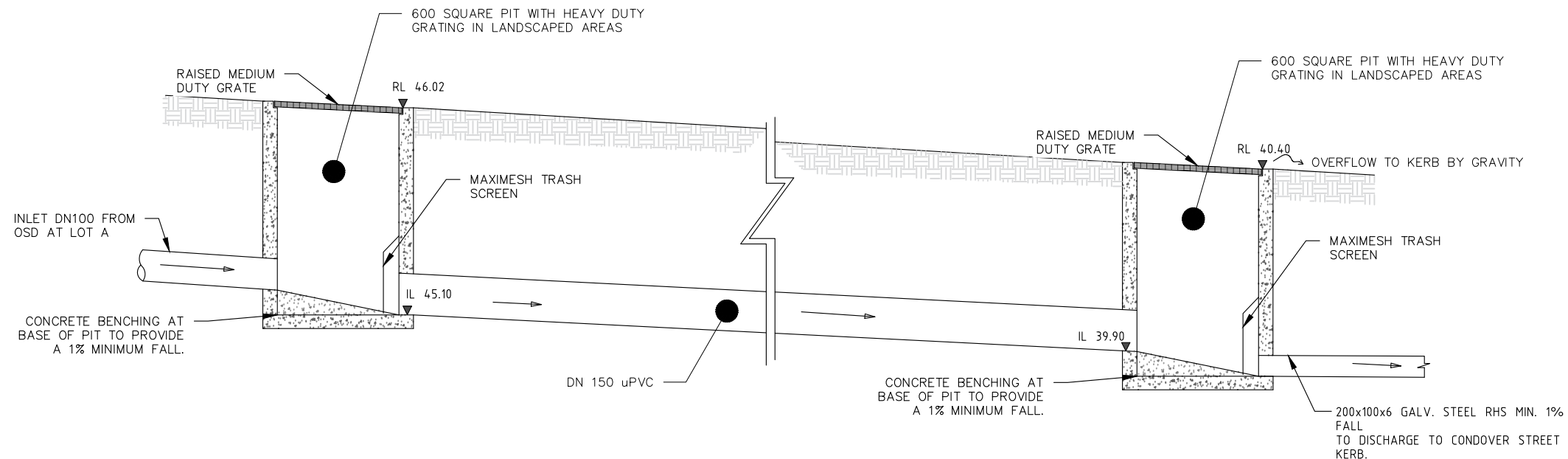
DETAIL
2

TYPICAL SUBSOIL DRAIN (TYPE 2)
NOT TO SCALE



DETAIL
3


TYPICAL SUBSOIL WITH SPOON DRAIN
NOT TO SCALE



SECTION
VIEW

EASEMENT SECTION VIEW
NOT TO SCALE

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NOT TO SCALE

— ALL LEVELS ARE SHOWN IN THE LAYOUT PLAN.

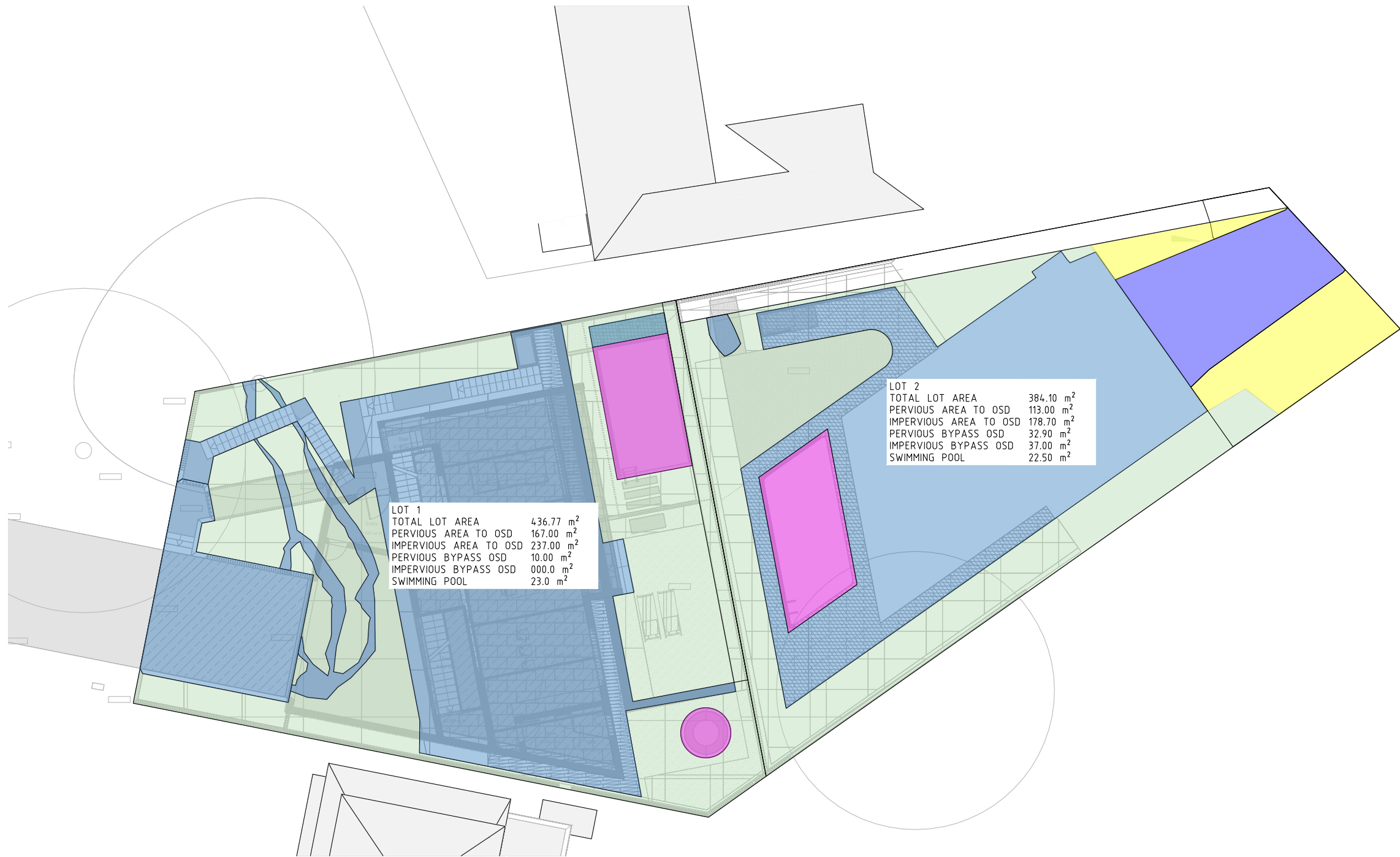


NOT TO SCALE

NOTES:

1. TOP OF RAINWATER HEAD TO BE SET MIN 25mm LOWER THAN INVERT BOX GUTTER.
2. RAINWATER HEAD OVERFLOW WEIR TO BE SET 25mm BELOW SOLE OF BOX GUTTER.
3. BOX GUTTER SOLE TO HAVE MINIMUM 1:200 FALL
4. BOX GUTTER AND RAINHEAD TO BE DESIGNED TO ARCHITECTURAL SPECIFICATION PROVIDED IT COMPLIES WITH THE MINIMUM DIMENSIONS IN TABLE 1.

50 CONDOVER STREET, NORTH BALGOWLAH			
OSD DETAILS			
Size A3	Status APPROVED FOR DA SUBMISSION	Org No. P170945-DR-SW-005	Rev. 1



- LEGEND
- PERVIOUS TO OSD
 - IMPERVIOUS TO OSD
 - PERVIOUS BYPASS OSD
 - IMPERVIOUS BYPASS OSD
 - SWIMMING POOL

LOT 1
TOTAL LOT AREA 436.77 m²
PERVIOUS AREA TO OSD 167.00 m²
IMPERVIOUS AREA TO OSD 237.00 m²
PERVIOUS BYPASS OSD 10.00 m²
IMPERVIOUS BYPASS OSD 000.0 m²
SWIMMING POOL 23.0 m²

LOT 2
TOTAL LOT AREA 384.10 m²
PERVIOUS AREA TO OSD 113.00 m²
IMPERVIOUS AREA TO OSD 178.70 m²
PERVIOUS BYPASS OSD 32.90 m²
IMPERVIOUS BYPASS OSD 37.00 m²
SWIMMING POOL 22.50 m²

PLAN 8 SITE AREAS – PROPOSED
1:200

TABLE 1 – PRE AND POST DEVELOPMENT FLOWS				
LOT 1				
ARI	STATE OF NATURE, PSD (l/s)	POST DEVELOPED FLOWS (l/s)		
		TO OSD	BYPASS	TOTAL
5 YEAR	12	9	1	10
20 YEAR	19	10	1	11
100 YEAR	25	12	2	14

TABLE 2 – PRE AND POST DEVELOPMENT FLOWS				
LOT 2				
ARI	STATE OF NATURE, PSD (l/s)	POST DEVELOPED FLOWS (l/s)		
		TO OSD	BYPASS	TOTAL
5 YEAR	10	5	2	7
20 YEAR	17	7	3	10
100 YEAR	23	9	4	13

TABLE 3 – PRE AND POST DEVELOPMENT FLOWS				
FLOW FROM LOT 1 AND LOT 2 LIMITED TO 30l/s				
ARI	PRE DEVELOPMENT FLOW, PSD (l/s)	POST DEVELOPED FLOWS (l/s)		
		LOT A	LOT B	TOTAL
5 YEAR	25	10	7	17
20 YEAR	39	11	10	21
100 YEAR	52	14	13	27

NOT FOR CONSTRUCTION

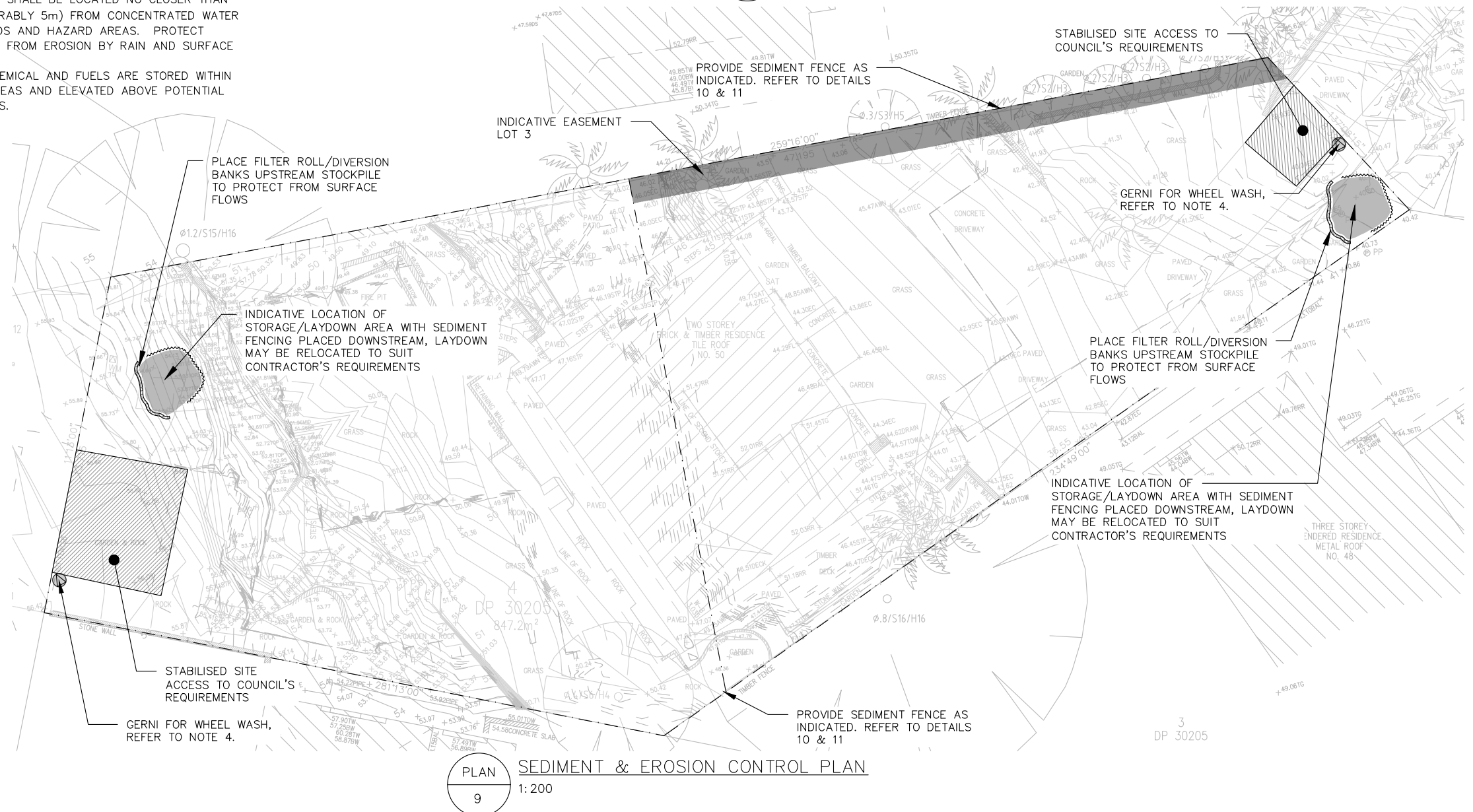
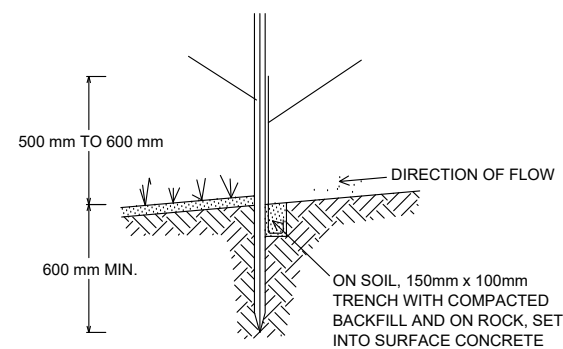
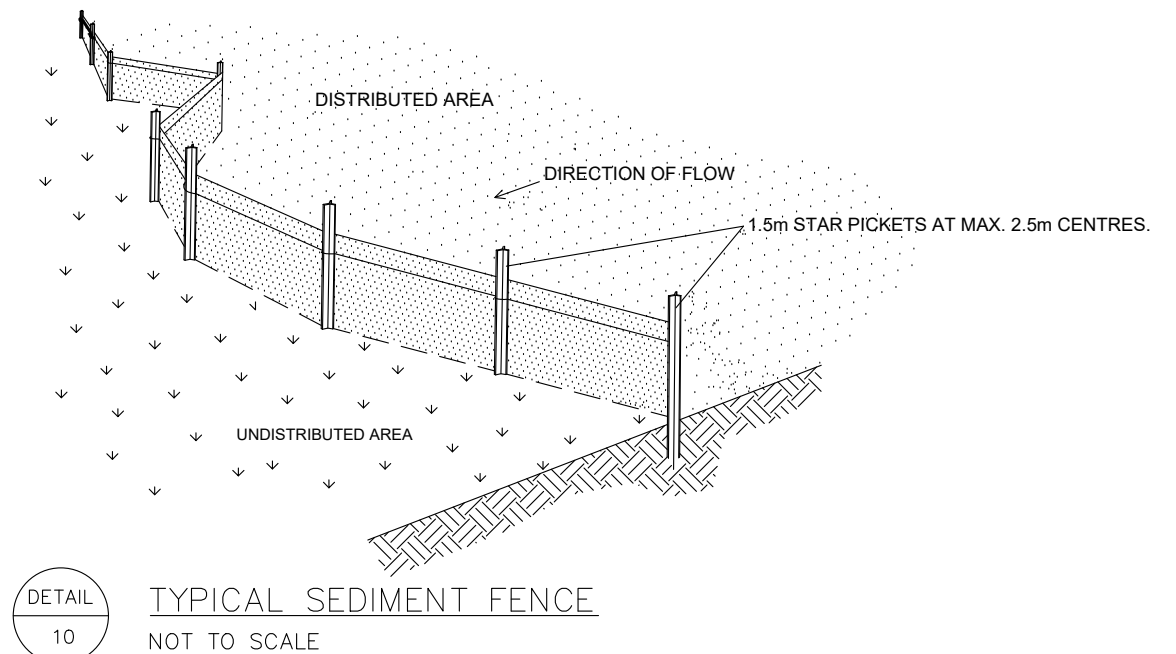
THE FOLLOWING EROSION AND SEDIMENT CONTROL PLAN (ESCP) HAS BEEN DEVELOPED IN GENERAL ACCORDANCE WITH LANDCOM (2004) – MANAGING URBAN STORMWATER: SOILS AND CONSTRUCTION, OTHERWISE KNOWN AS "THE BLUE BOOK". THIS PLAN SHOULD ALSO BE READ IN CONJUNCTION WITH MANAGING URBAN STORMWATER – SOILS AND CONSTRUCTION (VOLUME 2A INSTALLATION OF SERVICES).

PRIOR TO THE COMMENCEMENT OF EARTHWORKS ON THE SITE THE FOLLOWING SHALL BE UNDERTAKEN AS A MINIMUM:

1. ERECT SAFETY FENCING WITH SIGNAGE CLEARLY INDICATING THAT THE SITE IS A CONSTRUCTION ZONE AND ACCESS IS RESTRICTED AS DEEMED NECESSARY.
2. ERECT CLEARLY VISIBLE BARRIER FENCING AT LOCATIONS SHOWN OR IF NOT SHOWN AT THE DISCRETION OF THE SITE SUPERINTENDENT TO ENSURE TRAFFIC IS CONTROLLED AND TO PROHIBIT UNNECESSARY SITE DISTURBANCE.
3. WHERE REQUIRED AT THE DISCRETION OF THE SITE SUPERINTENDENT, INSTALL STABILISED SITE ACCESS AT SITE ACCESS POINT TO PREVENT CONSTRUCTION EQUIPMENT FROM CARRYING SEDIMENT OFF THE SITE ONTO SURROUNDING ROADS.
4. PROVIDE GERNI PRESSURE CLEANER AT SITE EXIT POINT FOR TYRE WASH DOWN AT THE DISCRETION OF THE SITE SUPERINTENDENT.
5. INSTALL SEDIMENT AND EROSION CONTROL DEVICES IN ACCORDANCE WITH THE CONSTRUCTION DETAILS SPECIFIED IN THIS DRAWING SET AND/OR THE REQUIREMENTS OF THE 'BLUE BOOK'.

6. USE SANDBAGS, HAY BALES AND/OR GRAVEL FILLED GEOTEXTILE SOCKS TO FILTER AND CONVEY STORMWATER RUNOFF WITHIN THE SITE.
7. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILISED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
8. INLET FILTERS SHALL BE INSTALLED WHERE SHOWN TO PREVENT WATER FROM DIRECTLY ENTERING THE PERMANENT DRAINAGE SYSTEM UNLESS IT IS RELATIVELY SEDIMENT FREE. IF THE LOCATION OF INLET FILTERS ARE NOT SHOWN ON THE PLAN THEIR LOCATION SHALL BE AT THE DISCRETION OF THE SUPERINTENDENT.
9. STAGE WORK AND PROGRAMMING OF CONSTRUCTION ACTIVITIES TO MINIMISE THE EXTENT AND DURATION OF OPEN EXCAVATION. AVOID OPENING TRENCHES WHENEVER THE RISKS OF STORMS ARE HIGH.
10. DIVERT SURFACE WATER AWAY FROM EXCAVATION AREAS WITH SANDBAGS OR EQUIVALENT.
11. FOR DEWATERING OF EXCAVATION AREAS SET UP TEMPORARY DEWATERING PUMP OUT SYSTEM AS REQUIRED AND ENSURE FLOCCULATION IS USED IF WATER IS NOT CLEAR (i.e. SEDIMENT > 50mg/L). FOR RATES AND AGENTS REFER APPENDIX E NSW DEPARTMENT OF HOUSING "MANAGING URBAN STORMWATER SOILS & CONSTRUCTION". DISCHARGE SHALL BE DIRECTLY TO COUNCIL'S PIPED DRAINAGE SYSTEM. DO NOT DISCHARGE TO THE KERB.
12. STOCKPILES SHALL BE LOCATED NO CLOSER THAN 2m (PREFERABLY 5m) FROM CONCENTRATED WATER FLOW, ROADS AND HAZARD AREAS. PROTECT STOCKPILES FROM EROSION BY RAIN AND SURFACE FLOWS.
13. ENSURE CHEMICAL AND FUELS ARE STORED WITHIN BUNDED AREAS AND ELEVATED ABOVE POTENTIAL FLOW PATHS.

14. ALL DEDICATED SEDIMENT STORAGE ZONES WITHIN TRAPS SHALL BE CLEANED WHEN A MAXIMUM OF 60% FULL OF SOLID MATERIALS AND DISPOSED OF IN A MANNER THAT PREVENTS FURTHER POLLUTION OF THE SITE.
15. TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES WILL BE RETAINED UNTIL EARTHWORK ACTIVITIES ARE COMPLETED AND THE SITE IS STABILISED.
16. THE CONTRACTOR SHALL INSPECT THE SITE AT LEAST WEEKLY AND AFTER ANY STORM EVENT AND WILL:
 - ENSURE THAT DRAINS OPERATE PROPERLY AND TO EFFECT ANY NECESSARY REPAIRS;
 - REMOVE SPILLED SAND OR OTHER MATERIALS FROM AREAS OF LIKELY CONCENTRATED OR HIGH VELOCITY FLOWS (ESPECIALLY DRAINS AND TEMPORARY FLOW PATHS)
 - REMOVE TRAPPED SEDIMENT WHENEVER LESS THAN DESIGN CAPACITY REMAINS WITHIN THE STRUCTURE;
 - CONSTRUCT ADDITIONAL EROSION AND/OR SEDIMENT CONTROL WORKS AS REQUIRED;
 - MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES IN A FULLY FUNCTIONING CONDITION UNTIL ALL EARTHWORK ACTIVITIES ARE COMPLETED AND THE SITE IS STABILISED; AND
 - REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL STRUCTURES AS THE LAST ACTIVITY IN THE CONSTRUCTION PROGRAM.



This drawing is confidential and shall only be used for the purposes of this project.					
REVISIONS					
	1	SHA	28/04/2023	APPROVED FOR DA SUBMISSION	YYA
0	SHA	29/03/2023	APPROVED FOR DA SUBMISSION	YYA	
	No.	BY	DATE	DESCRIPTION	APPD

Scale

AS NOTED

DO NOT SCALE. ALL DIMENSIONS ARE IN
MILLIMETRES UNLESS OTHERWISE SPECIFIED

THE SIGNING OF THIS TITLE BLOCK CONFIRMS THE DESIGN AND DRAFTING OF THIS PROJECT HAVE BEEN PREPARED AND CHECKED IN ACCORDANCE WITH THE STELLEN QUALITY ASSURANCE SYSTEM			
DESIGNED	SHA	CHECKED	YYA
DRAWN	SHA	CHECKED	YYA
APPROVED	YYA	DATE	28/04/2023



This design complies with:
AS3500.3:2021

Stellen Consulting ABN 61 149 095 189

50 CONDOVER STREET, NORTH BALGOWLAH

SEDIMENT & EROSION CONTROL PLAN

Size A3	Status APPROVED FOR DA SUBMISSION	Drg No. P170945-DR-SD-100	Rev. 1
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