





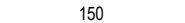







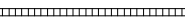
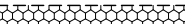







PROPOSED ALTERATIONS & ADDITIONS

Lot 23 (No.15) PLAYFAIR ROAD, NORTH CURL CURL

STORMWATER MANAGEMENT PLANS

LEGEND	
	DENOTES ON-SITE DETENTION TANK
	DENOTES ON-SITE RETENTION TANK
	DENOTES DWELLING FOOTPRINT
	DENOTES 100mm DIA. STORMWATER/SURFACE WATER SYSTEM PIPE AT 1% MIN. GRADE U.N.O.
	DENOTES 100mm DIA. FULLY SEALED RAINWATER SYSTEM PIPE U.N.O.
	DENOTES RAINWATER PIPE AND DIA. WHEN PIPE EXCEEDS 100mm DIA.
	DENOTES STORMWATER/SURFACE WATER PIPE AND DIA. WHEN PIPE EXCEEDS 100mm DIA.
	DENOTES RISING MAIN AND PIPE DIA. U.N.O.
	DENOTES SUBSOIL DRAINAGE LINE AND DIA. WRAPPED IN GEOFABRIC U.N.O.
	DENOTES DOWNPIPE
	DENOTES INSPECTION OPENING WITH SCREW DOWN LID AT FINISHED SURFACE LEVEL
	DENOTES INSPECTION OPENING WITH SCREW DOWN LID AT FINISHED SURFACE LEVEL FOR SYSTEM FLUSHING PURPOSES
	STORMWATER PIT - SOLID COVER
	STORMWATER PIT - GRATED INLET
	DENOTES GRATED DRAIN
	DENOTES ABSORPTION TRENCH
	NON RETURN VALVE
	PUMP
	STOP VALVE (ISOLATION VALVE)
	240v REQUIRED
	DENOTES LEVEL OF INLET /OUTLET OF STORMWATER PIPE. NOTE: UNLESS NOTED OTHERWISE, THE BASE OF THE PIT IS THE SAME AS THE PIPE INLET/OUTLET.

DIAL BEFORE YOU DIG



IMPORTANT: THE CONTRACTOR IS TO MAINTAIN A CURRENT SET OF "DIAL BEFORE YOU DIG" DRAWINGS ON SITE AT ALL TIMES.

GENERAL NOTES	
1.	THESE PLANS SHALL BE READ IN CONJUNCTION WITH OTHER RELEVANT CONSULTANTS' PLANS, SPECIFICATIONS, CONDITIONS OF DEVELOPMENT CONSENT AND CONSTRUCTION CERTIFICATE REQUIREMENTS. WHERE DISCREPANCIES ARE FOUND HYDRACOR CONSULTING ENGINEERS PTY LTD MUST BE CONTACTED IMMEDIATELY FOR VERIFICATION
2.	WHERE THESE PLANS ARE NOTED FOR DEVELOPMENT APPLICATION PURPOSES ONLY, THEY SHALL NOT BE USED FOR OBTAINING A CONSTRUCTION CERTIFICATE NOR USED FOR CONSTRUCTION PURPOSES
3.	SUBSOIL DRAINAGE SHALL BE DESIGNED AND DETAILED BY THE STRUCTURAL ENGINEER. SUBSOIL DRAINAGE SHALL NOT BE CONNECTED INTO THE STORMWATER SYSTEM IDENTIFIED ON THESE PLANS UNLESS APPROVED BY HYDRACOR CONSULTING ENGINEERS PTY LTD.

STORMWATER CONSTRUCTION NOTES	
1.	ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH AS/NZS 3500 (CURRENT EDITION) AND THE REQUIREMENTS OF THE LOCAL COUNCIL'S POLICIES AND CODES
2.	THE MINIMUM SIZES OF THE STORMWATER DRAINS SHALL NOT BE LESS THAN DN90 FOR CLASS 1 BUILDINGS AND DN100 FOR OTHER CLASSES OF BUILDING OR AS REQUIRED BY THE REGULATORY AUTHORITY
3.	THE MINIMUM GRADIENT OF STORMWATER DRAINS SHALL BE 1%, UNLESS NOTED OTHERWISE
4.	COUNCIL'S TREE PRESERVATION ORDER IS TO BE STRICTLY ADHERED TO. NO TREES SHALL BE REMOVED UNTIL PERMIT IS OBTAINED
5.	PUBLIC UTILITY SERVICES ARE TO BE ADJUSTED AS NECESSARY AT THE CLIENT'S EXPENSE
6.	ALL PITS TO BE BENCHED AND STREAMLINED. PROVIDE STEP IRONS FOR ALL PITS OVER 1.2m DEEP
7.	MAKE SMOOTH JUNCTION WITH ALL EXISTING WORK
8.	VEHICULAR ACCESS AND ALL SERVICES TO BE MAINTAINED AT ALL TIMES TO ADJOINING PROPERTIES AFFECTED BY CONSTRUCTION
9.	SERVICES SHOWN ON THESE PLANS HAVE BEEN LOCATED FROM INFORMATION SUPPLIED BY THE RELEVANT AUTHORITIES AND FIELD INVESTIGATIONS AND ARE NOT GUARANTEED COMPLETE NOR CORRECT. IT IS THE CLIENT & CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL PRIOR TO CONSTRUCTION
10.	ANY VARIATION TO THE WORKS AS SHOWN ON THE APPROVED DRAWINGS ARE TO BE CONFIRMED BY HYDRACOR CONSULTING ENGINEERS PTY LTD PRIOR TO THEIR COMMENCEMENT

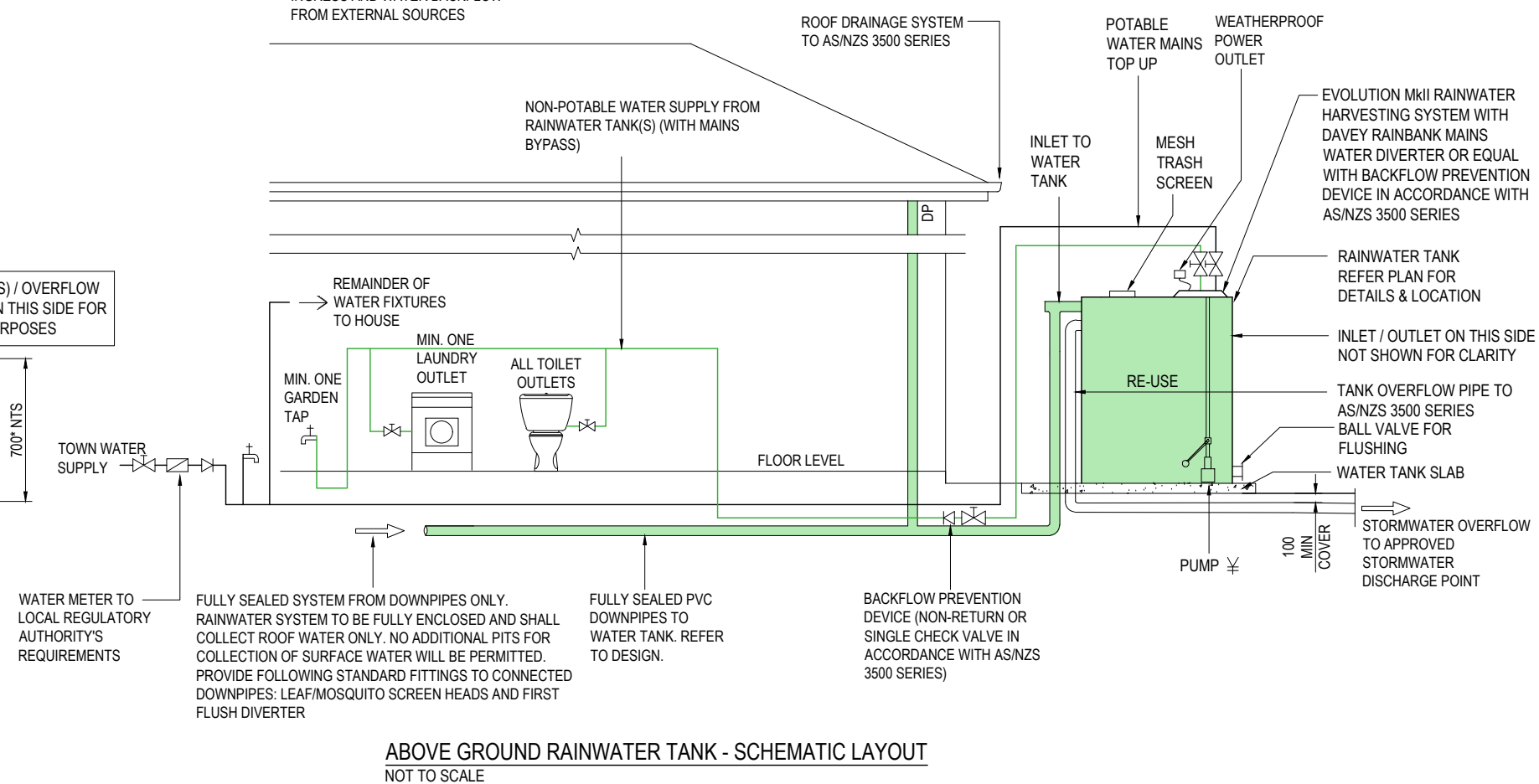
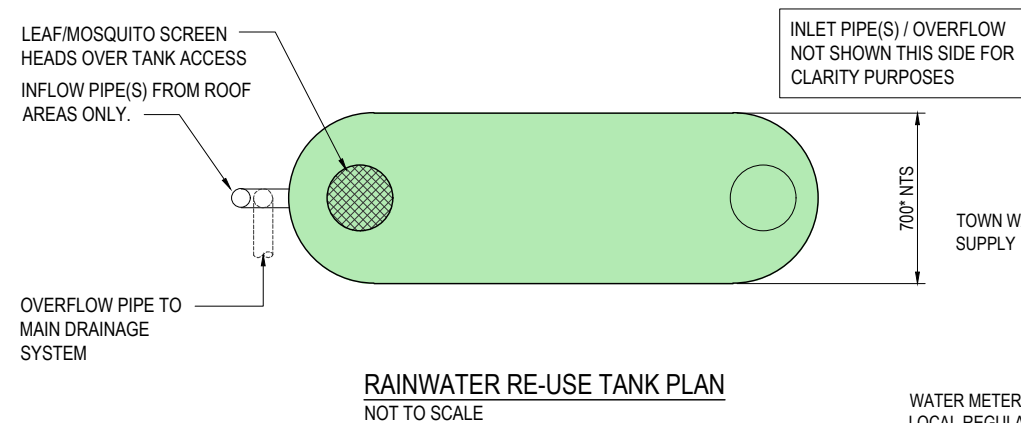
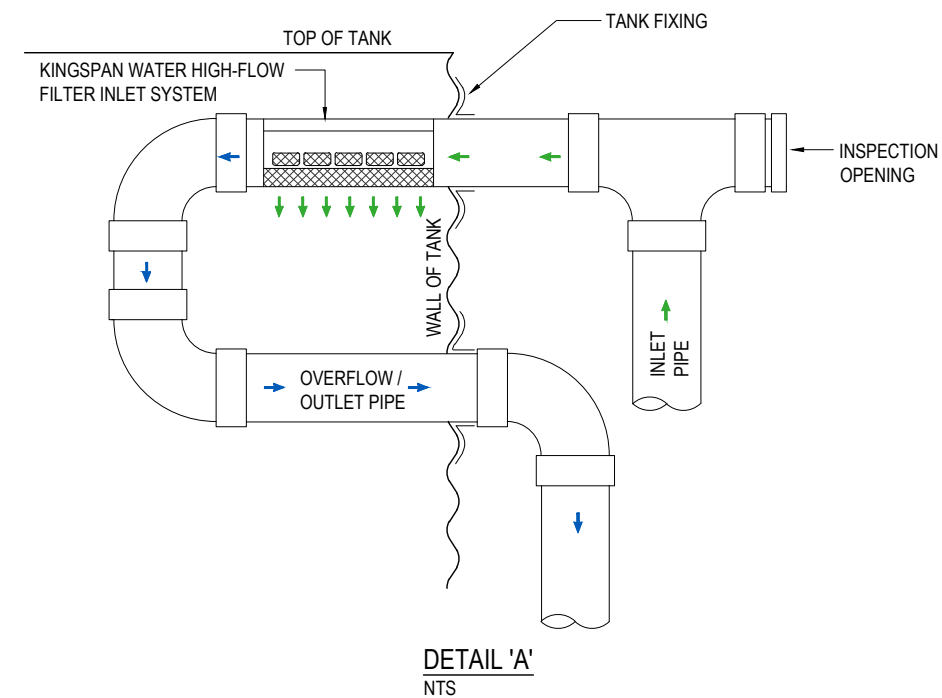
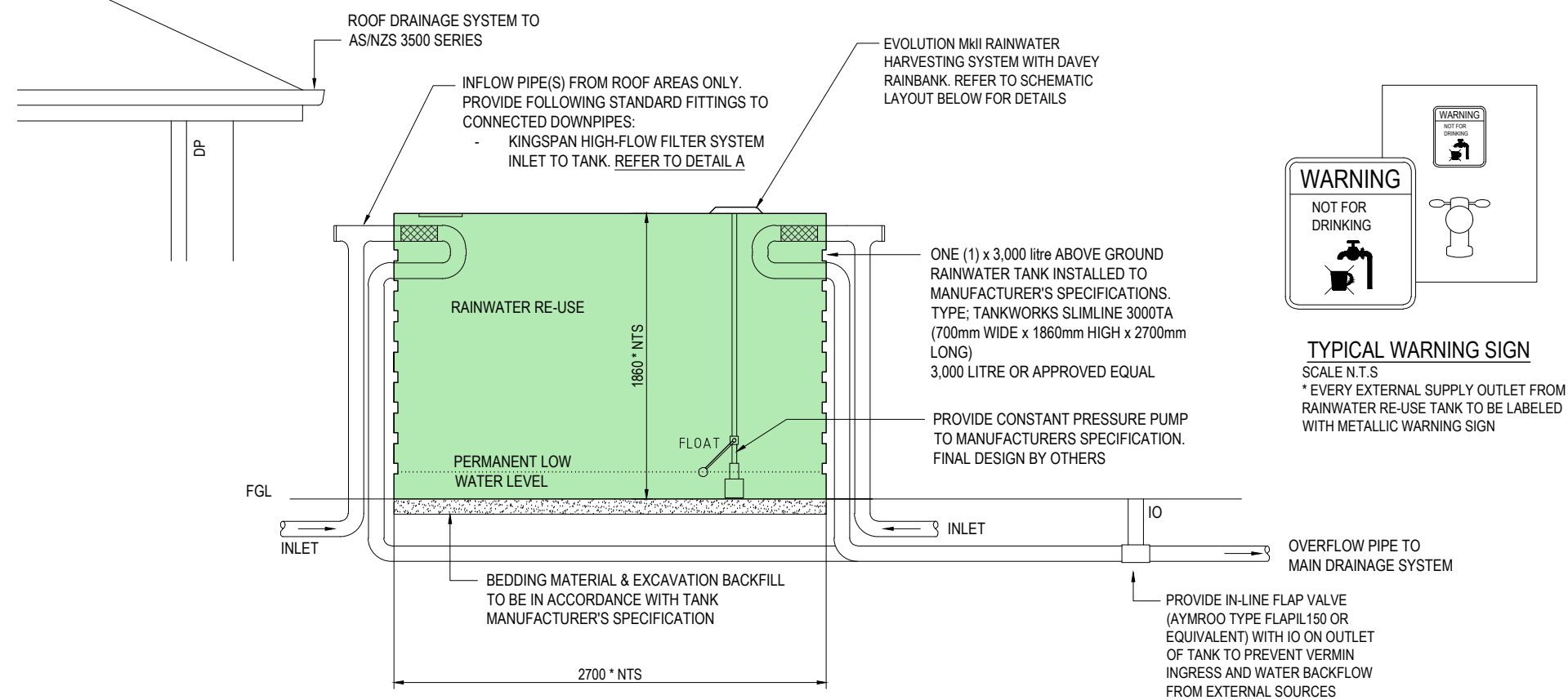
RAINWATER RE-USE SYSTEM NOTES	
1.	RAINWATER SUPPLY PLUMBING TO BE CONNECTED TO OUTLETS WHERE REQUIRED BY BASIX CERTIFICATE (BY OTHERS)
2.	TOWN WATER CONNECTION TO RAINWATER TANK TO BE TO THE SATISFACTION OF THE REGULATORY AUTHORITY. THIS MAY REQUIRE PROVISION OF: 2.1. PERMANENT AIR GAP 2.2. BACKFLOW PREVENTION DEVICE
3.	NO DIRECT CONNECTION BETWEEN TOWN WATER SUPPLY AND THE RAIN WATER SUPPLY
4.	AN APPROVED STOP VALVE AND/OR PRESSURE LIMITING VALVE AT THE RAINWATER TANK
5.	PROVIDE APPROPRIATE FLOAT VALVES AND/OR SOLENOID VALVES TO CONTROL TOWN WATER SUPPLY INLET TO TANK IN ORDER TO ACHIEVE THE TOP-UP INDICATED ON THE TYPICAL DETAIL
6.	ALL PLUMBING WORKS ARE TO BE CARRIED OUT BY LICENSED PLUMBERS IN ACCORDANCE WITH AS/NZS3500.1 NATIONAL PLUMBING AND DRAINAGE CODE
7.	PRESSURE PUMP ELECTRICAL CONNECTION TO BE CARRIED OUT BY A LICENSED ELECTRICIAN
8.	ONLY ROOF RUN-OFF IS TO BE DIRECTED TO THE RAINWATER TANK . SURFACE WATER INLETS ARE NOT TO BE CONNECTED
9.	PIPE MATERIALS FOR RAINWATER SUPPLY PLUMBING ARE TO BE APPROVED MATERIALS TO AS/NZS3500 PART 1 SECTION 2 AND TO BE CLEARLY AND PERMANENTLY IDENTIFIED AS 'RAINWATER'. THIS MAY BE ACHIEVED FOR BELOW GROUND PIPES USING IDENTIFICATION TAPE (MADE IN ACCORDANCE WITH AS2648) OR FOR ABOVE GROUND PIPES BY USING ADHESIVE PIPE MARKERS (MADE IN ACCORDANCE WITH AS1345)
10.	EVERY RAINWATER SUPPLY OUTLET POINT AND THE RAINWATER TANK ARE TO BE LABELED 'RAINWATER' ON A METALLIC SIGN IN ACCORDANCE WITH AS1319
11.	ALL INLETS AND OUTLETS TO THE RAINWATER TANK ARE TO HAVE SUITABLE MEASURES PROVIDED TO PREVENT MOSQUITO AND VERMIN ENTRY

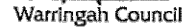
SHEET INDEX	
COVER SHEET & NOTES	SHEET C1
STORMWATER MANAGEMENT PLAN	SHEET C2
STORMWATER MANAGEMENT DETAILS SHEET No.1	SHEET C3
WARRINGAH COUNCIL OSD CHECKLIST	SHEET C4

NORTHERN BEACHES COUNCIL (WARRINGAH COUNCIL REQUIREMENTS)	
SITE AREA (m²)	864.1
PRE DEVELOPED IMPERVIOUS AREA (m²)	350 (40.5%)
POST DEVELOPED IMPERVIOUS AREA %	404 (46.8%)
1.	REFER TO WARRINGAH COUNCIL CHECKLIST ON SHEET C4
2.	OSD NOT REQUIRED
3.	TANK OVERFLOW TO DISCHARGE INTO EXISTING STORMWATER TRUNK LINE REFER TO PLAN SHEET C2
DESIGN PREPARED IN ACCORDANCE WITH WARRINGAH COUNCIL "ON SITE STORMWATER DETENTION TECHNICAL SPECIFICATION" AR&R & AS/NZS 3500.	

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					North	Client CHRIS BENNY	Architect		Project HYDRACOR Consulting Engineers Pty Ltd Platinum Building, Suite 2.01, 4 Ilya Avenue ERINA NSW 2250, Australia T +61 2 4324 3499	PROPOSED ALTERATIONS & ADDITIONS No. 15 PLAYFAIR ROAD NORTH CURL CURL	Drawing Title COVER SHEET & NOTES							
A		ISSUED FOR APPROVAL		11.12.24							IK	BK	Drawn	Date	Scale	A1	Q.A. Check	Date
Issue		Description		Date							Drawn	Approved	IK	NOV 2024	AS NOTED	-	-	-
1		0		10m at full size							0		10m at full size		0		10m at full size	
Designed		Project No.		Dwg. No.		Issue		BK		GO160285		C1		A				





For Single Dwelling Residential Developments

For assistance and support, please contact Council's Customer Service Centre on (02) 9942 2111.

Address of Proposed Development

Address of proposed development	Lot	23	DP (if applicable)	13900
	No.	15	Street	PLAYFAIR ROAD
	Suburb	NORTH CURL CURL		

PART 1 Exemption for properties that drain naturally away from the street

<p>Tick one only</p> <p>Does the site fall naturally away from the street?</p> <p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>If yes, stormwater drainage must be in accordance with Council's Policy No. PDS-POL 136 'Stormwater Drainage from Low Level Properties'.</p> <p>If no, proceed to the next part.</p>	
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PART 2 Is the site area less than 450m²

Tick one only	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	If yes, OSD is not required.
	If no, proceed to next part.

PART 3 Exemption for Direct Discharge to Ocean

<p>Tick one only</p>	<p>Does the site of the development drain directly to the ocean without the need to pass through a drainage control structure such as a pipe, bridge, culvert, kerb and gutter or natural drainage system?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>If yes, OSD is not required.</p> <p>If no, proceed to the next part.</p>
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x

PART 4 Exemption for Flood Affected Areas

<p>Tick one only</p>	<p>Is the site of the development located within an established Flood Prone Land as referred to in the Warringah Local Environmental Plan?</p> <p>Refer to section 2.6 of Council's OSD Technical Specification.</p> <p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>If yes, OSD is not required.</p> <p>If no, proceed to the next part.</p>
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PART 5 Determination of OSD Requirements

<p>3.1 Calculations</p> <p>Please view below examples</p>	<p>(a) Site area _____ m² x 0.40 = _____ m²</p> <p>(b) Proposed and remaining impervious area _____ m²</p> <p>OSD will not be required when (a) is greater than (b)</p> <p>Is OSD required for this development (tick one only) Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If yes, then a design in accordance with the Streamlined Method in Council's OSD Technical Specification is to be provided with the Development Application (refer to Clause 3.1.1)</p> <p>If no, OSD is not required.</p>
<p>3.2 Example</p>	<p>If the proposed combined impervious area is greater than 40% of the site area, then OSD is required.</p> <p><i>Example 1:</i> Site Area = 600m² Total proposed & remaining impervious area = 290m²</p> <p>600 x 0.4 = 240m² (290 > 240) OSD required</p> <p><i>Example 2:</i> Site Area = 800m² Total proposed & remaining impervious area = 290m²</p> <p>800 x 0.4 = 320m² (290 < 320) OSD is not required</p>

DEFINITIONS

Designed to help you fill out this application	Site area: This refers to the area of the land bounded by its existing or proposed boundaries.
	Impervious areas: This refers to driveways, pathways, paved areas, hardstand areas, roofed areas, garages and outbuildings that are proposed and to be retained.
	Where an existing structure is to be demolished to make way for a new dwelling, only the proposed impervious areas and remaining impervious areas are to be used in the calculations. No credit is given for existing impervious areas that are not retained.

NOTES

Please read before filling out this form	<ol style="list-style-type: none"> Other works, ancillary buildings, commercial, industrial, subdivisions and multiple occupancy developments are to comply with Council's OSD Technical Specification. A reduction in the OSD volume required may be permitted. Refer to Council's "OSD Rainwater Re-use Policy for Single Residential Dwellings". If OSD is required, then a design for OSD in accordance with Council's "OSD Technical Specifications" is to be provided with the development application.
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For assistance and support, please contact Council's Customer Service Centre on (02) 9942 2111

<p>North</p> <p>11.12.24 IK 8K</p> <p>ISSUED FOR APPROVAL</p> <p>Date Drawn Approved</p>					<p>Client</p> <p>CHRIS BENNY</p>	<p>Architect</p> <p>HYDRACOR CONSULTING ENGINEERS</p>	<p>HYDRACOR Consulting Engineers Pty Ltd Platinum Building, Suite 2.01, 4 Ilya Avenue ERINA NSW 2250, Australia T +61 2 4324 3499</p>	<p>Project</p> <p>PROPOSED ALTERATIONS & ADDITIONS No. 15 PLAYFAIR ROAD NORTH CURL CURL</p>	<p>Drawing Title</p> <p>WARRINGAH COUNCIL OSD CHECKLIST</p> <table border="1"> <tr> <td>Drawn IK</td> <td>Date NOV 2024</td> <td>Scale AS NOTED</td> <td>Q.A. Check AS NOTED</td> <td>Date -</td> </tr> <tr> <td>Designed BK</td> <td>Project No. GO160285</td> <td>Dwg. No. C4</td> <td>Issue A</td> <td></td> </tr> </table>	Drawn IK	Date NOV 2024	Scale AS NOTED	Q.A. Check AS NOTED	Date -	Designed BK	Project No. GO160285	Dwg. No. C4	Issue A	
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