STORMWATER DRAINAGE NOTES:

- ALL PIPES TO BE 100mm Ø uPVC, LAID AT 1% MINIMUM GRADE TO AS1254.2002 U.N.O.

- ALL PIPES SHALL BE LAID ON A 75mm SAND BED, COMPACTED TO 100% S.M.D.D BELOW PAVEMENTS. (NO COMPACTION IS REQUIRED BELOW LANDSCAPING).

- COVER TO SURFACE FROM TOP OF PIPE TO BE 300mm MINIMUM. BACKFILL TO BE ADEQUATELY CONSOLIDATED AROUND PIPES BY METHOD OF RAMMING AND WATERING IN. TRENCHES TO BE FILLED WITH GRANULAR MATERIAL AS SPECIFIED.

- DOWNPIPE LOCATIONS ARE INDICATIVE ONLY. LOCATIONS TO BE CONFIRMED WITH ARCHITECT PRIOR TO COMMENCEMENT OF WORK.

- PROVIDE CLEANING EYES AND LEAF CATCHERS TO ALL DOWNPIPES.

- ALL WORK TO BE IN ACCORDANCE WITH LOCAL COUNCIL STANDARDS AND SPECIFICATIONS.

- ALL LEVELS SHOWN ARE TO AHD.

- ENSURE THAT ALL PITS AND STORMWATER PIPES ARE LOCATED CLEAR FROM TREE ROOT SYSTEMS.

- ALL EXISTING EARTHENWARE PIPES TO BE UPGRADED TO uPVC.

- ALL WORKS TO BE IN ACCORDANCE WITH AS3500.3-2003 NATIONAL PLUMBING AND DRAINAGE CODE PART 3 - STORMWATER DRAINAGE.

- SUBSOIL DRAINS ARE TO BE INSTALLED IN ACCORDANCE WITH AS3500.3 ALONGSIDE WALLS THAT IMPEDE THE NATURAL FLOW OF GROUNDWATER. THIS MAY ALSO INVOLVE TRENCHING INTO THE CLAY OR ROCK SUBGRADE TO DIRECT GROUNDWATER AWAY FROM STRUCTURES.

- EXISTING ROOF DRAINAGE AND SITE DRAINAGE SYSTEM TO BE CHECKED AND UPGRADED AS REQUIRED. BUILDER TO INSPECT AND UPGRADE DRAINAGE IN ACCORDANCE WITH AS3500.3 IF REQUIRED.

RAINWATER STORAGE / REUSE NOTES:

- THE RAINWATER TANK IS TO BE INSTALLED AND USED AS PER BASIX REQUIREMENTS AND SYDNEY WATER AND NSW HEALTH REQUIREMENTS FOR NON DRINKING USE ONLY.

- ALL CONNECTIONS TO PLUMBING AND RAINWATER TANKS IS TO BE IN ACCORDANCE WITH SYDNEY WATERS 'GUIDE TO INSTALLING A RAINWATER TANK' AVAILABLE AT: WWW.SYDNEYWATER.COM.AU.

- PROVIDE DUAL SUPPLY SYSTEM AND BACKFLOW PREVENTION SYSTEM IN ACCORDANCE WITH 'BASIX - DESIGN GUIDE FOR SINGLE DWELLINGS' BY NSW DEPARTMENT OF INFRASTRUCTURE, PLANNING AND NATURAL RESOURCES.

- IF NOT SPECIFIED ON PLANS, THE FIRST FLUSH SYSTEM IS TO HAVE A MINIMUM SIZE OF 20L PER 100 m2 OF ROOF CATCHMENT AREA PRIOR TO ENTERING THE RAINWATER TANK. INDIVIDUAL SITE ANALYSIS IS REQUIRED IN HEAVILY POLLUTED AREAS TO DETERMINE IF LARGER VOLUMES OF FIRST FLUSH RAINWATER ARE TO BE DIVERTED. IF IN DOUBT, CHECK WITH LOCAL HEALTH AUTHORITIES.

- SCREENED DOWNPIPE RAINWATER HEAD OR OTHER SUITABLE LEAF AND DEBRIS DEVICE TO BE INSTALLED ON EACH DOWNPIPE. SCREEN MESH TO BE 4-6mm AND DESIGNED TO BE SELF-CLEANING.

- FIRST FLUSH DEVISED, OR APPROVED ALTERNATIVE TO BE INSTALLED WITH AND AUTOMATED DIVERSION AND DRAINAGE SYSTEM, THAT IS, NO MANUAL DIVERSION AND DRAINAGE VALVES. REFER TYPICAL FLUSH OUT PIT FOR DETAILS.

- BEFORE PURCHASING MATERIALS OR PAINT TO BE USED ON ROOF CATCHMENT AREAS, THE MANUFACTURER'S RECOMMENDATIONS ON LABELS AND BROCHURES FOR RAINWATER TANK SUITABILITY TO BE READ AND ADHERED TO.

- BUILDER/PLUMBER TO ENSURE THE INSTALLATION OF THE RAINWATER TANK SYSTEM IS IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS AND THE RAINWATER TANK DESIGN AND INSTALLATION HANDBOOK - HB 230- 2008. IF IN DOUBT CONTACT ENGINEER.

- RAINWATER TANK TO BE WATERPROOFED IN ACCORDANCE WITH HB-230-2008.

- ORIFICE PLATE (IF APPLICABLE) TO BE INSTALLED PRIOR TO THE INSTALLATION OF THE ROOF DRAINAGE SYSTEM AND CONNECTION OF THE STORMWATER SYSTEM TO THE OSD TANK.

SITE INFORMATION SUMMARY

COUNCIL	NORTHERN BEACHES (REGION 2)
SITE AREA	1004.4 m^2
EXISTING IMPERVIOUS AREA	512 m^2 (51%)
PROPOSED IMPERVIOUS AREA	573 m^2 (57%)
INCREASE	61 m^2

SINCE THE SITE AREA EXCEEDS 450 m^2 AND THE TOTAL IMPERVIOUS AREA EXCEEDS 40% OF THE SITE AREA, OSD IS REQUIRED FOR THE PROPOSED NEW DEVELOPMENT.

OSD SUMMARY (BASED ON THE STEAMLINED METHOD CL 9.3.2.3):

SSR = 20.1 m^3
PSD = 40 l/s

SITE AREA DIRECTED TO OSD TANK = 846 m^2 (64% IMPERVIOUS)
IMPERVIOUS AREA BYPASSING OSD TANK = 35 m^2

ORIFICE PLATE SIZE REQUIRED = 100 mm

OSD CALCULATION SUMMARY (DRAINS):

	PRE - DEVELOPMENT	POST - DEVELOPMENT
20 % AEP	24 l/s	16 l/s (13 l/s FROM OSD)
5% AEP	37 l/s	23 l/s (17 l/s FROM OSD)
1% AEP	50 l/s	29 l/s (21 l/s FROM OSD)

RAINWATER TANK REQUIRED (BASIX) = 3 kL
OSD OFFSET APPLIED = 3kL

REVISED OSD VOLUME REQUIRED = 17.1 kL (NOTE: 17.6 kL OSD PROVIDED)

A	PLANS FOR DA SUBMISSION	03/12/25
	AMENDMENT	DATE

Client: ANTONIO PETROLO

Architect / Designer: JJ DRAFTING

PO BOX: 1510, DEE WHY
ABN - 90 645 409 801

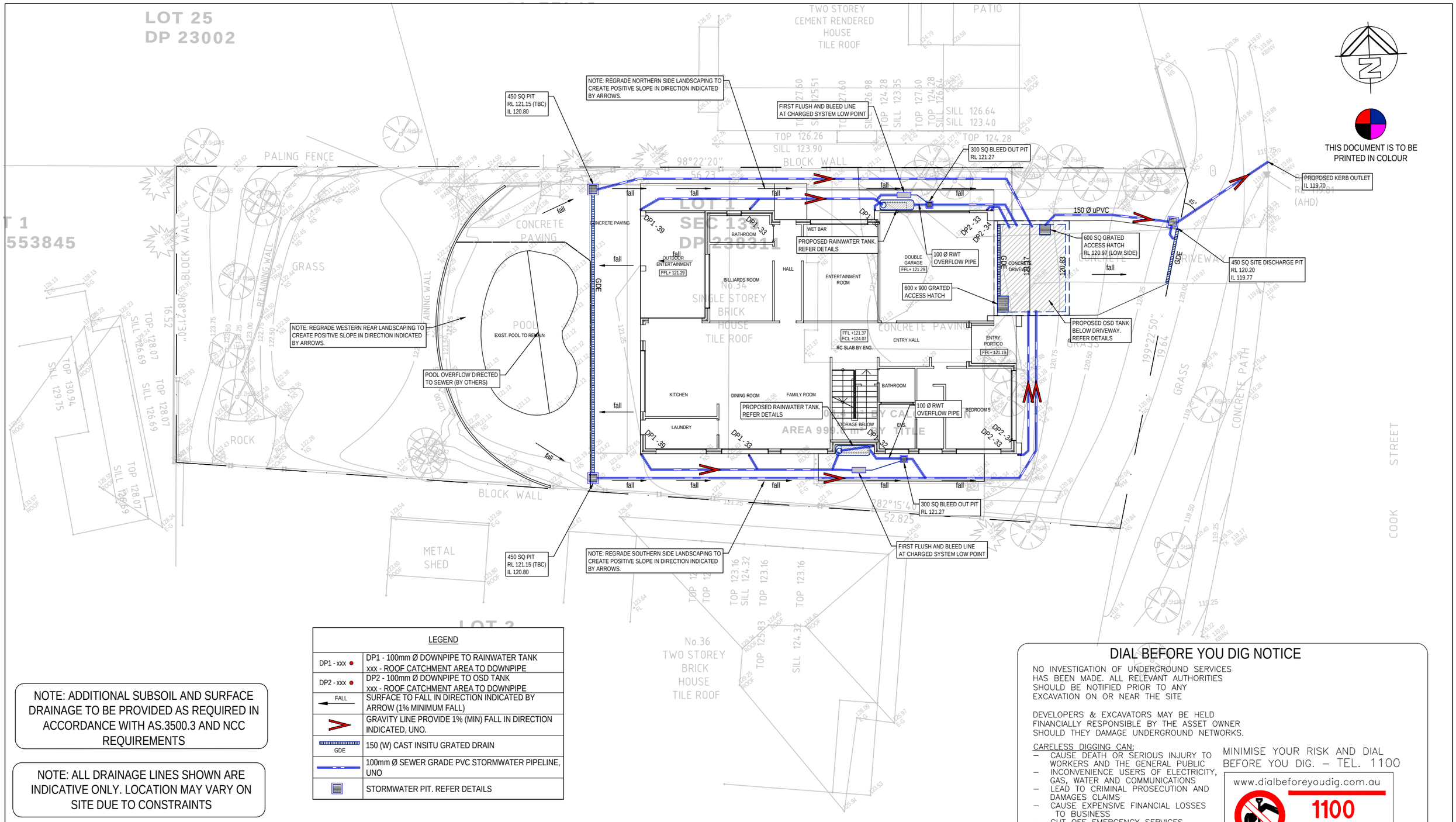
APPROVED CONSULTING ENGINEERS

Project: 34 COOKS STREET FORESTVILLE

Designed: CH 03/12/25
Checked: CH
Approved: CH
Scale: 1 : 200

Title: GENERAL NOTES

Drawing number: SW01
Job number: 2025006
Revision: A



LEGEND	
DP1 - xxx	DP1 - 100mm Ø DOWNPIPE TO RAINWATER TANK xxx - ROOF CATCHMENT AREA TO DOWNPIPE
DP2 - xxx	DP2 - 100mm Ø DOWNPIPE TO OSD TANK xxx - ROOF CATCHMENT AREA TO DOWNPIPE
FALL	SURFACE TO FALL IN DIRECTION INDICATED BY ARROW (1% MINIMUM FALL)
	GRAVITY LINE PROVIDE 1% (MIN) FALL IN DIRECTION INDICATED, UNO.
GDE	150 (W) CAST INSITU GRATED DRAIN
	100mm Ø SEWER GRADE PVC STORMWATER PIPELINE, UNO
	STORMWATER PIT. REFER DETAILS

NOTE: ADDITIONAL SUBSOIL AND SURFACE DRAINAGE TO BE PROVIDED AS REQUIRED IN ACCORDANCE WITH AS.3500.3 AND NCC REQUIREMENTS

NOTE: ALL DRAINAGE LINES SHOWN ARE INDICATIVE ONLY. LOCATION MAY VARY ON SITE DUE TO CONSTRAINTS

NOTE: ALL EXISTING SURFACE DRAINAGE TO BE RETAINED IS TO BE UPGRADED BY THE BUILDER IN ACCORDANCE WTIH AS3500.3

SITE DRAINAGE PLAN

SCALE 1:200

DIAL BEFORE YOU DIG NOTICE

NO INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN MADE. ALL RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION ON OR NEAR THE SITE

DEVELOPERS & EXCAVATORS MAY BE HELD FINANCIALLY RESPONSIBLE BY THE ASSET OWNER SHOULD THEY DAMAGE UNDERGROUND NETWORKS.

CARELESS DIGGING CAN:
- CAUSE DEATH OR SERIOUS INJURY TO WORKERS AND THE GENERAL PUBLIC
- INCONVENIENCE USERS OF ELECTRICITY, GAS, WATER AND COMMUNICATIONS
- LEAD TO CRIMINAL PROSECUTION AND DAMAGES CLAIMS
- CAUSE EXPENSIVE FINANCIAL LOSSES TO BUSINESS
- CUT OFF EMERGENCY SERVICES
- DELAY PROJECT COMPLETION TIMES WHILE THE DAMAGE IS REPAIRED

MINIMISE YOUR RISK AND DIAL BEFORE YOU DIG. – TEL. 1100

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1100 BEFORE YOU DIG

A	PLANS FOR DA SUBMISSION	03/12/25	
	AMENDMENT	DATE	

Client: ANTONIO PETROLO

Architect / Designer: JJ DRAFTING

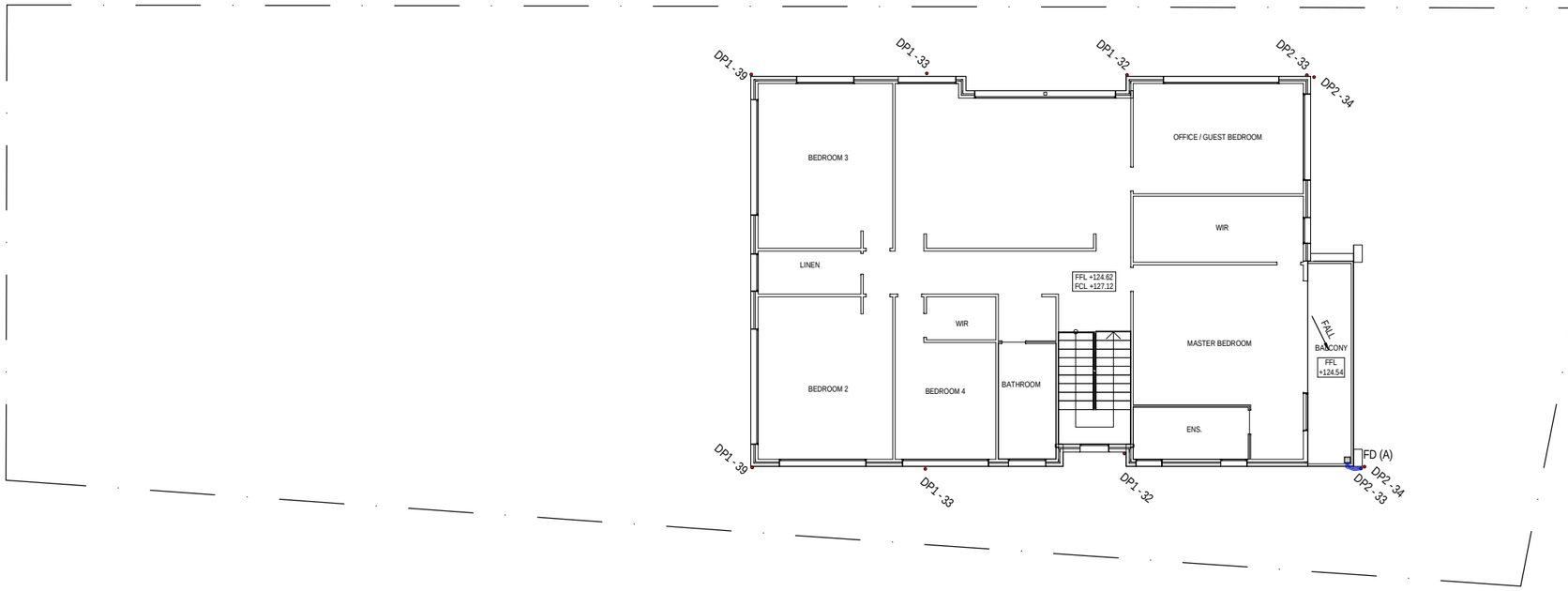
PO BOX: 1510, DEE WHY
ABN - 90 645 409 801

APPROVED CONSULTING ENGINEERS

Project: 34 COOKS STREET FORESTVILLE

Title: SITE DRAINAGE PLAN

	Designed: CH	03/12/25
Checked: CH	Approved: CH	Scale: 1 : 200
Drawing number: SW02	Job number: 2025006	Revision: A



THIS DOCUMENT IS TO BE PRINTED IN COLOUR

LEGEND	
DP1 - xxx	DP1 - 100mm Ø DOWNPIPE TO RAINWATER TANK xxx - ROOF CATCHMENT AREA TO DOWNPIPE
DP2 - xxx	DP2 - 100mm Ø DOWNPIPE TO OSD TANK xxx - ROOF CATCHMENT AREA TO DOWNPIPE
SP	DENOTES SPREADER PIPE TO ROOF BELOW
	ARROW INDICATES DIRECTION OF ROOF SLOPE. REFER ARCHITECTURAL PLANS FOR ROOF PITCH
FALL	SURFACE TO FALL IN DIRECTION INDICATED BY ARROW (1% MINIMUM FALL)
FD	200 x 200 SPS TRU FLOW FLOOR DRAIN
(A)	ABOVE

NOTE: PROVIDE OVERFLOW SPITTERS TO EXTERNAL BALCONIES 200 (W) x 50 (H) AT 3m CTS (MIN) WITH OBVERT OF OVERFLOW DUCT BELOW ADJACENT INTERNAL FFL

FIRST FLOOR - DRAINAGE PLAN

SCALE 1:200

	AMENDMENT	DATE
A	PLANS FOR DA SUBMISSION	03/12/25

Client: ANTONIO PETROLO

Architect / Designer: JJ DRAFTING

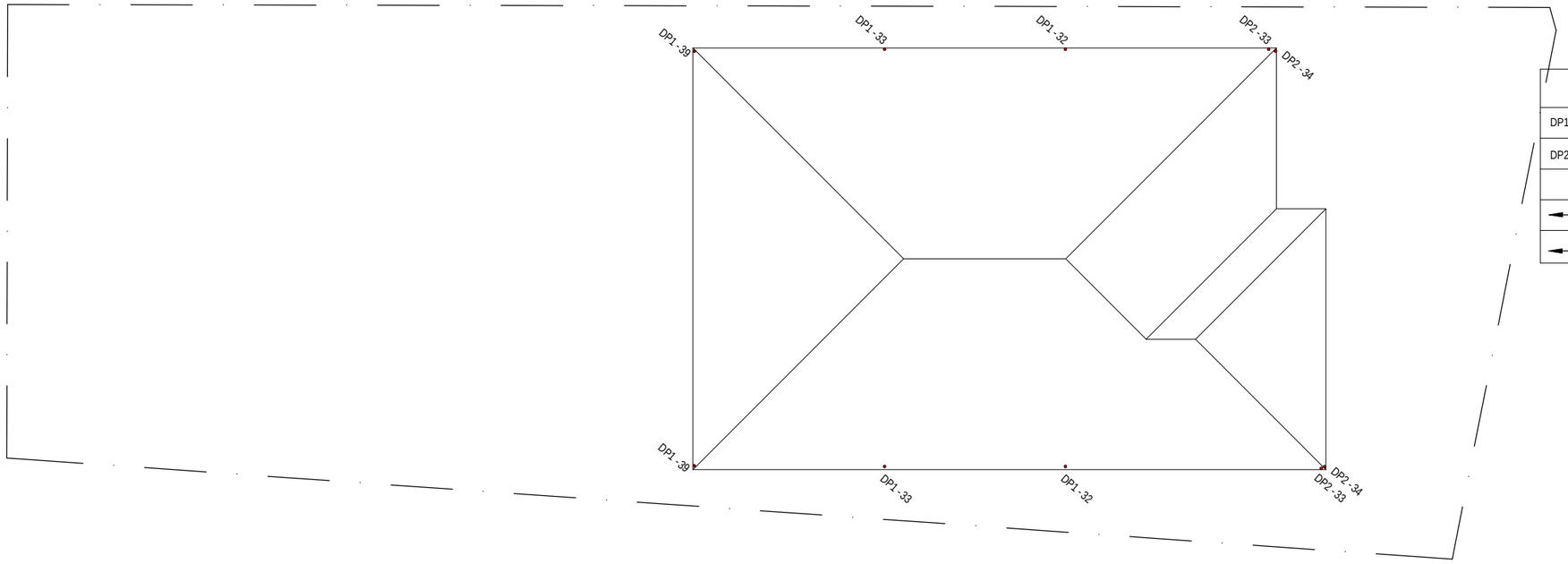
PO BOX: 1510, DEE WHY
ABN - 90 645 409 801

APPROVED CONSULTING ENGINEERS

Project: 34 COOKS STREET FORESTVILLE

Title: FIRST FLOOR DRAINAGE PLAN

Designed: CH 03/12/25
Checked: CH
Approved: CH
Scale: 1 : 200
Drawing number: SW03
Job number: 2025006
Revision: A



THIS DOCUMENT IS TO BE PRINTED IN COLOUR

LEGEND	
DP1 - xxx	DP1 - 100mm Ø DOWNPIPE TO RAINWATER TANK xxx - ROOF CATCHMENT AREA TO DOWNPIPE
DP2 - xxx	DP2 - 100mm Ø DOWNPIPE TO OSD TANK xxx - ROOF CATCHMENT AREA TO DOWNPIPE
SP	DENOTES SPREADER PIPE TO ROOF BELOW
	ARROW INDICATES DIRECTION OF ROOF SLOPE. REFER ARCHITECTURAL PLANS FOR ROOF PITCH
FALL	SURFACE TO FALL IN DIRECTION INDICATED BY ARROW (1% MINIMUM FALL)

ROOF DRAINAGE PLAN

SCALE 1:200

A	PLANS FOR DA SUBMISSION	03/12/25
	AMENDMENT	DATE

Client: ANTONIO PETROLO

Architect / Designer: JJ DRAFTING

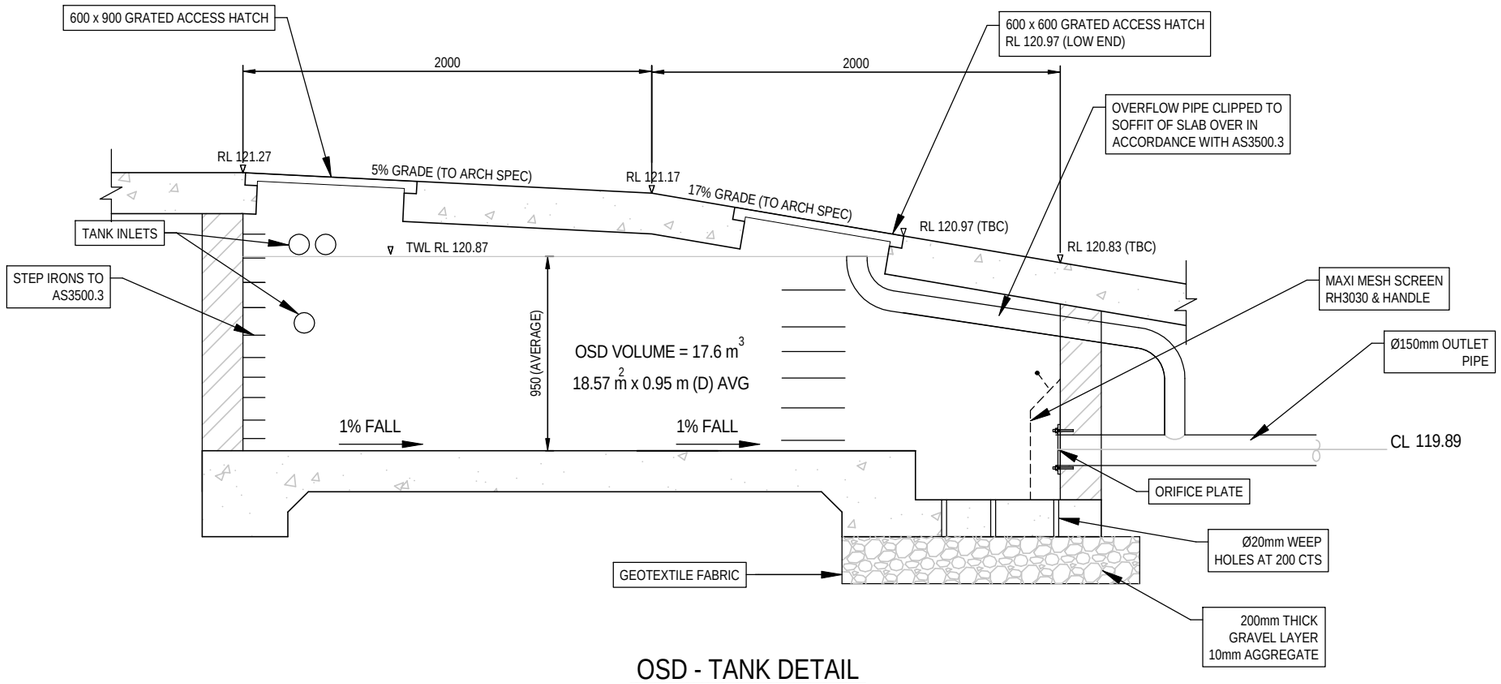
PO BOX: 1510, DEE WHY
ABN - 90 645 409 801

APPROVED CONSULTING ENGINEERS

Project: 34 COOKS STREET FORESTVILLE

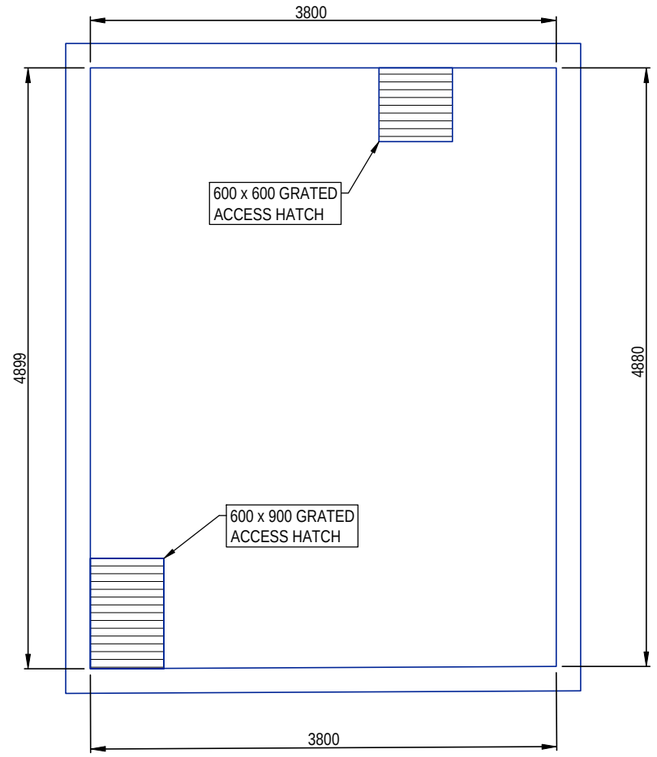
Title: ROOF DRAINAGE PLAN

	Designed: CH	03/12/25
Checked: CH	Approved: CH	Scale: 1 : 200
Drawing number: SW04	Job number: 2025006	Revision: A



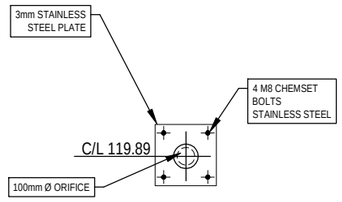
OSD - TANK DETAIL

SCALE = 1:30



OSD - TANK PLAN

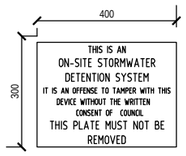
SCALE = 1:50



NOTE: ORIFICE PLATE SIZE TO BE CONFIRMED PRIOR TO CONSTRUCTION

ORIFICE PLATE DETAIL

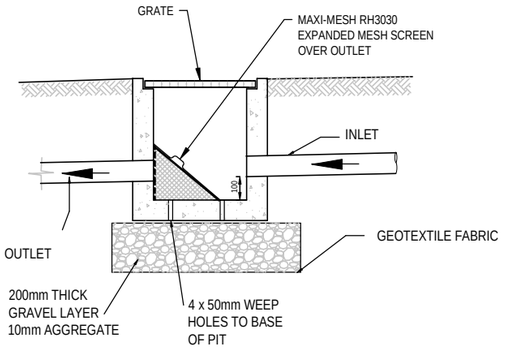
SCALE = NTS



OSD TANK PLAQUE

SCALE = N.T.S.

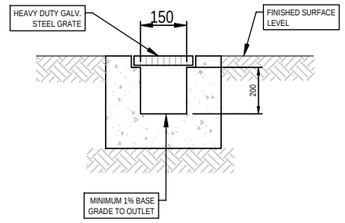
			Client: ANTONIO PETROLO	APPROVED CONSULTING ENGINEERS	Project: 34 COOKS STREET FORESTVILLE		Designed: CH	03/12/25
						Checked: CH	Approved: CH	Scale: 1 : 200
			Architect / Designer: JJ DRAFTING		Title: DETAILS	Drawing number: SW05	Job number: 2025006	Revision: A
A	PLANS FOR DA SUBMISSION	03/12/25	PO BOX: 1510, DEE WHY ABN - 90 645 409 801					
	AMENDMENT	DATE						



NOTE: PIT TO BE CLEANED AND MAINTAINED REGULARLY TO MITIGATE BUILDUP OF SEDIMENT

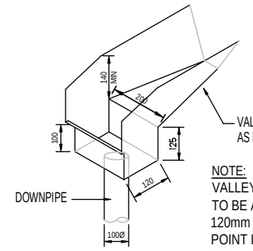
TYPICAL PIT DETAIL

SCALE = 1:20



GRATED DRAIN DETAIL (GDE)

SCALE = NTS



NOTE:
VALLEY GUTTER DEPTH TO BE A MINIMUM OF 120mm AT HIGHEST POINT IN INVERT OF VALLEY GUTTER WITH 1 % MINIMUM FALL TO RAINHEAD

VALLEY GUTTER IS DESIGNED IN ACCORDANCE WITH AS 3500.3

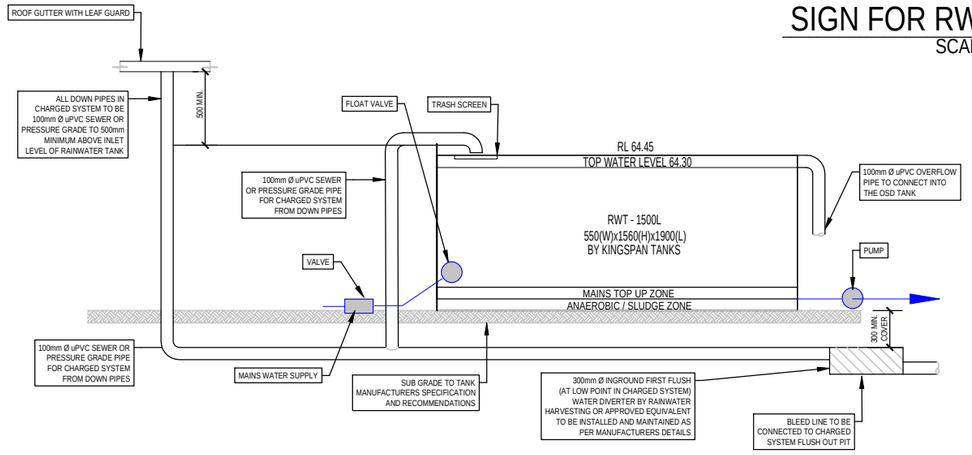
VALLEY GUTTER AND RAINHEAD RHD DETAIL

SCALE = NTS

LEGEND:
BLACK ON YELLOW BACKGROUND

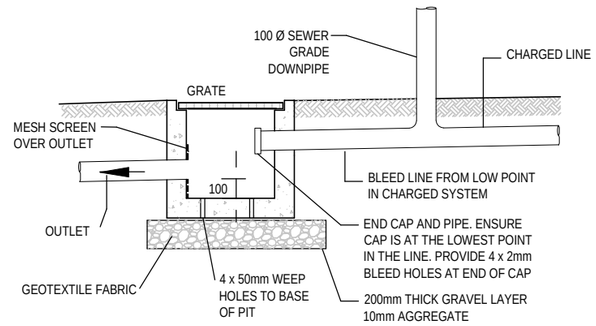
SIGN FOR RWT AND OUTLETS

SCALE = N.T.S.



RAINWATER RE-USE TANK DETAIL - TYPICAL

SCALE : NTS



NOTE: END CAP TO BE CLEANED REGULARLY

CLEAN-OUT PIT DETAIL

SCALE = NTS

			Client: ANTONIO PETROLO	APPROVED CONSULTING ENGINEERS	Project: 34 COOKS STREET FORESTVILLE		Designed: CH 03/12/25
						Checked: CH	Approved: CH Scale: 1 : 200
			Architect / Designer: JJ DRAFTING		Title: DETAILS	Drawing number: SW06	Job number: 2025006 Revision: A
A	PLANS FOR DA SUBMISSION	03/12/25	PO BOX: 1510, DEE WHY ABN - 90 645 409 801				
	AMENDMENT	DATE					