

WORKS WITHIN ROAD RESERVE
ALL WORKS WITHIN THE ROAD RESERVE (INCLUDING FOOTPATH AND VERGE) REQUIRES COUNCIL APPROVAL VIA SECTION 138 APPLICATION PRIOR TO CONSTRUCTION

CONSTRUCT LAYBACK AND VEHICLE CROSSOVER TO COUNCIL STANDARDS

REMOVE EXISTING LAYBACK AND VEHICLE CROSSOVER AND REINSTATE K&G, FOOTPATH AND TURF VERGE TO COUNCIL STANDARDS

STORMWATER DRAINAGE

- ALL STORMWATER DRAINAGE WORK SHALL BE INSTALLED AND TESTED TO AS3500.3:2021.
- MINIMUM PIPE GRADE SHALL BE 1.0% UNLESS NOTED OTHERWISE ON THE DRAWINGS.
- ALL PIPE PENETRATIONS THROUGH CONCRETE STRUCTURAL ELEMENTS SHALL BE COORDINATED AND WHERE POSSIBLE CAST-IN PRIOR TO THE PLACEMENT OF CONCRETE. THE CONTRACTOR SHALL NOT CUT OR MOVE ANY STEEL REINFORCING BARS TO SUIT A PIPE PENETRATION UNLESS APPROVED IN WRITING BY THE BUILDER AND OR THE PROJECTS STRUCTURAL ENGINEER.
- ALL CORE HOLE LOCATIONS SHALL BE APPROVED IN WRITING BY THE BUILDER AND OR THE PROJECTS STRUCTURAL ENGINEER PRIOR TO THE COMMENCEMENT OF ANY CORING ACTIVITIES.
- THE CONTRACTOR SHALL PROVIDE AND REMOVE ON COMPLETION ALL TIMBERING AND SHORING AS NECESSARY TO CONSTRUCT THE PIPEWORK.
- WHERE THE CLEARANCE FROM THE TOP OF PIPE WORK TO THE UNDERSIDE OF A FOOTING IS LESS THAN 150mm THEN THE CONTRACTOR SHALL INSTALL AN 80mm COMPRESSIBLE MATERIAL OVER THE PIPE WORK.
- ALL DRAINS SHALL BE SUPPORTED ON FIRM GROUND. UPON EXCAVATION TO THE REQUIRED LEVELS, IF SOFT OR WATER CHARGED GROUND IS ENCOUNTERED, THEN THE CONTRACTOR SHALL NOTIFY THE BUILDER IMMEDIATELY AND AWAIT FURTHER DIRECTION PRIOR TO PROCEEDING WITH ANY PIPE LAYING.

GRATES

- ALL GRATES FOR ALL PITS SHALL BE HINGED AND HAVE A CHILD PROOF LOCKING MECHANISM.
- ALL GRATES WITHIN PAVED OR TILED AREAS SHALL HEEL PROOF.

HYDRAULIC SERVICE MATERIALS

- STORMWATER DRAINAGE PIPES
 - DN100 OR SMALLER SHALL BE UPVC STORMWATER DRAINAGE PIPE TO AS1254
 - DN150 TO DN300 SHALL BE UPVC CLASS SM4 (SEWER HEAVY GRADE)
 - DN375 OR LARGER SHALL BE REINFORCED CONCRETE OR FIBRE REINFORCED CONCRETE PIPE

SURFACE DRAINAGE

- GROUND SURFACES ADJOINING AND UNDER BUILDINGS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NCC ABCB HOUSING PROVISIONS PART 3.3 DRAINAGE.

GUTTER, DOWNPIPE & CHARGED DRAINS:

EAVES GUTTERS

- EAVES GUTTERS SHALL BE AS NOMINATED ON THE DRAWINGS WITH COLOUR AS SPECIFIED BY THE ARCHITECT:
 - LYSAGHT SHEERLINE (UNSLOTTED) OR EQUAL (MINIMUM CROSS-SECTIONAL AREA 8,300mm²)
- EAVES GUTTERS AND DOWNPIPES SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NCC ABCB HOUSING PROVISIONS PART 3.3 DRAINAGE AND AS3500.3.
- EAVES GUTTERS MUST BE:
 - INSTALLED WITH A FALL OF 1:500 OR GREATER; AND
 - SUPPORTED BY BRACKETS SECURELY FIXED AT STOP ENDS, CORNERS AND AT NOT MORE THAN 1.2m CENTRES; AND
 - FITTED WITH OVERFLOW MEASURES CAPABLE OF REMOVING THE OVERFLOW VOLUME REQUIRED BY THE NCC ABCB HOUSING PROVISIONS PART 7.4.6 AND 7.4.7.
- IF HIGH FRONT EAVES GUTTERS (INCLUDING THOSE WITH OVERFLOW SLOTS) OR UNSLOTTED EAVES GUTTERS ARE USED, ENSURE THAT A CONTINUOUS OVERFLOW MEASURE IS PROVIDED IN ACCORDANCE WITH THE NCC ABCB HOUSING PROVISIONS PART 7.4.6. CONTINUOUS OVER FLOW MEASURE SHALL BE A CONTROLLED BACK GAP WITH:
 - A PERMANENT MINIMUM 10mm SPACER INSTALLED BETWEEN THE GUTTER BACK AND FASCIA; AND
 - ONE SPACER PER BRACKET, WITH THE SPACER NOT MORE THAN 50mm WIDE; AND
 - THE BACK OF THE GUTTER INSTALLED A MINIMUM OF 10mm BELOW THE TOP OF THE FASCIA.

BOX GUTTERS

- BOX GUTTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF AS3500.3:2021
- DO NOT INSTALL A CHANGE OF DIRECTION IN ANY BOX GUTTER.
- DO NOT ALLOW THE DOWNPIPE FROM A BOX GUTTER TO DISCHARGE OR SPREAD ONTO ANOTHER ROOF.

DOWNPIPES & CHARGED DRAINS

- ALL DOWNPIPES SHALL BE DN100 UPVC (UNLESS NOTED OTHERWISE) CLASS SN10 WITH SOLVENT WELD JOINTS. DOWNPIPE COLOUR AS SPECIFIED BY THE ARCHITECT.
- ALL STORMWATER DRAINAGE LINES INCLUDING CONNECTING DOWNPIPES SHALL BE UPVC SN10 WITH SOLVENT WELD JOINTS AND SEALED TO THE EAVES GUTTER CONNECTION.
- AN IO SHALL BE INSTALLED AT ALL BENDS AND AT SPACINGS NO LESS THAN 20m ALONG THE LENGTH OF THE CHARGED LINES.

RAINWATER TANK NOTES:

- ALL PREFABRICATED RAINWATER TANKS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATION.
- ALL RAINWATER TANK INLETS MUST BE FITTED WITH A FIRST FLUSH DEVICE
- A SIGN WITH THE WORDS 'NOT FOR HUMAN CONSUMPTION' OR SIMILAR MUST BE FIXED TO EACH RAINWATER TANK.
- ALL RAINWATER TANK INLETS MUST HAVE A SCREEN TO PREVENT ENTRY OF DEBRIS OR VERMIN.
- PUMPS SHALL NOT GENERATE NOISE ABOVE EXISTING BACKGROUND 85A LEVELS

SEDIMENT AND EROSION CONTROL:

- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED, PLACED AND MAINTAINED IN ACCORDANCE WITH THE DEPARTMENT OF HOUSING'S 'MANAGING URBAN STORMWATER: SOILS AND CONSTRUCTION' MANUAL.
- NO CONSTRUCTION WORKS ARE TO COMMENCE ON SITE UNTIL ALL EROSION AND SEDIMENT CONTROL MEASURES ARE IN PLACE AND HAVE BEEN INSPECTED AND APPROVED BY THE PRINCIPAL CERTIFYING AUTHORITY.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REGULARLY INSPECTED, IN PARTICULAR AFTER STORMS, AND REPAIRED OR MAINTAINED AS REQUIRED TO ENSURE THE MEASURES' CORRECT AND EFFICIENT FUNCTION THROUGHOUT THE DURATION OF THE WORKS, UNTIL SUCH TIME AS THE PRINCIPAL CERTIFYING AUTHORITY AUTHORISES THE REMOVAL OF SUCH MEASURES.
- ALL STOCKPILES SHALL BE CLEAR OF ALL TREES AND DRAINAGE LINES (INCLUDING OVERLAND FLOW PATHS) AND PROTECTED FROM EROSION.
- DUST CONTROL MEASURES SHALL BE IMPLEMENTED CONTINUOUSLY DURING CONSTRUCTION WORKS.

MANDATORY INSPECTIONS:

IF A FINAL CERTIFICATE FOR ANY OF THE WORKS SHOWN ON THESE DRAWINGS IS REQUIRED FROM VD&D THEN THE FOLLOWING INSPECTIONS ARE MANDATORY:

INSPECTIONS DURING CONSTRUCTION:

- IN-GROUND PIPE WORK PRIOR TO BACKFILLING.
- OSD TANK(S) PRIOR TO TANK COVER BEING FORMED.
- CONNECTION TO EXISTING DRAINAGE SYSTEM PRIOR TO BACKFILLING.
- FINAL INSPECTION.

NOTE THAT PRIOR TO A FINAL INSPECTION, THE CONTRACTOR MUST PROVIDE US WITH THE FOLLOWING:

- WORK AS EXECUTED DRAWINGS BY REGISTERED SURVEYOR.
- INSTALLATION CERTIFICATE FROM THE CONTRACTOR CONFIRMING THAT THE WORKS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE APPROVED DRAWINGS, NCC AND RELEVANT STANDARDS.

NOT FOR CONSTRUCTION

EXISTING DN150
INTERALLOTMENT
DRAIN

600SQ GSIP
RL 159.10
IL 158.50

600SQ GSIP
RL 159.13
IL 158.58

PROPOSED EASEMENT TO
DRAIN WATER 1m WIDE

PROPOSED SEWERMAIN
EXTENSION TO FUTURE
DETAIL

SHADED AREA
DENOTES LOT 1
OSD BYPASS
(116m²)

SHADED AREA
DENOTES LOT 2
OSD BYPASS
(115m²)

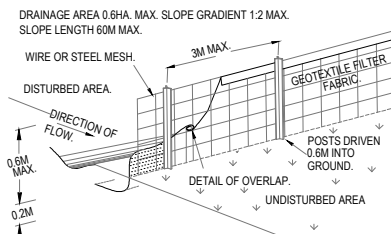
IMPORTANT

THE STORMWATER DRAINAGE SYSTEM (INCLUDING ROOF DRAINAGE) SHOWN ON THESE DRAWINGS HAS BEEN DESIGNED FOR A 1 IN 100 YEAR (5 MIN) STORM EVENT (INTENSITY=265mm/hr).

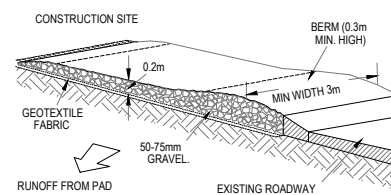
DO NOT MODIFY THE PROPOSED STORMWATER DRAINAGE DESIGN WITHOUT WRITTEN CONSENT FROM THE DESIGNING CIVIL ENGINEER.

LEGEND

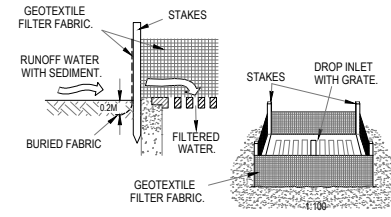
- Ø100 STORMWATER DRAINAGE LINE (GRAVITY LINE)
- Ø100 STORMWATER DRAINAGE LINE (CHARGED LINE)
- SS SUBSOIL DRAIN
- GSIP STORMWATER DRAINAGE PITS
- x00.00 PROPOSED LEVEL
- RETAINING WALL (REFER STRUCTURAL DWGS FOR DETAILS)
- DP DOWNPIPE
- DP w/SPR DOWNPIPE WITH SPREADER
- RWO RAINWATER OUTLET
- PD PLANTER DRAIN
- C DROPPER
- FP FLUSHING POINT
- OF BALCONY OVERFLOW
- GTD GRATED TRENCH DRAIN



TEMPORARY SEDIMENT FENCE
NOT TO SCALE



TEMPORARY CONSTRUCTION EXIT
NOT TO SCALE



**GEOTEXTILE FILTER FABRIC DROP INLET
SEDIMENT TRAP**
NOT TO SCALE

SCALE 1:150

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DESIGNED / APPROVED:
ANTHONY MANCONE
BEICw@Hons, MIEAust, CPEng,
NER, APEC Eng, Int(PE)Aust

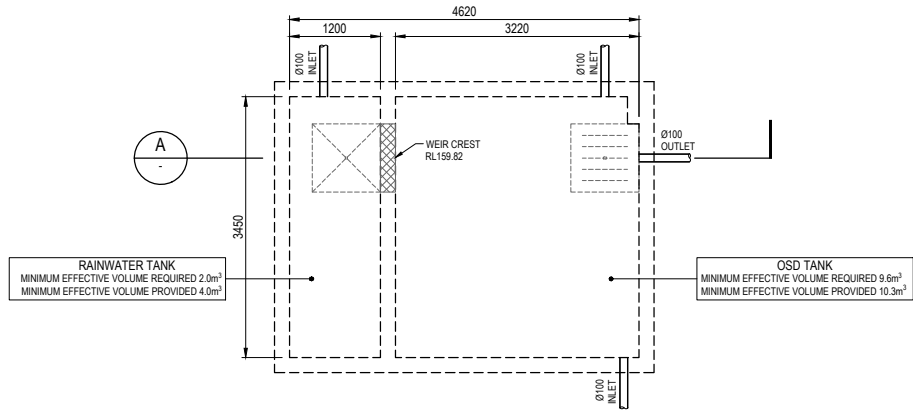
CLIENT:
BATROUNIAN FAMILY

PROJECT:
**PROPOSED DUAL OCCUPANCY
10 LOCKWOOD AVENUE
FRENCHS FOREST NSW 2086**

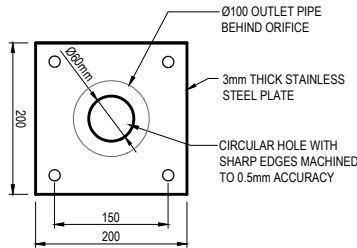
DRAWING STATUS:
ISSUED FOR DA

DRAWING TITLE:
**STORMWATER DRAINAGE PLAN &
SEDIMENT & EROSION CONTROL DETAILS**

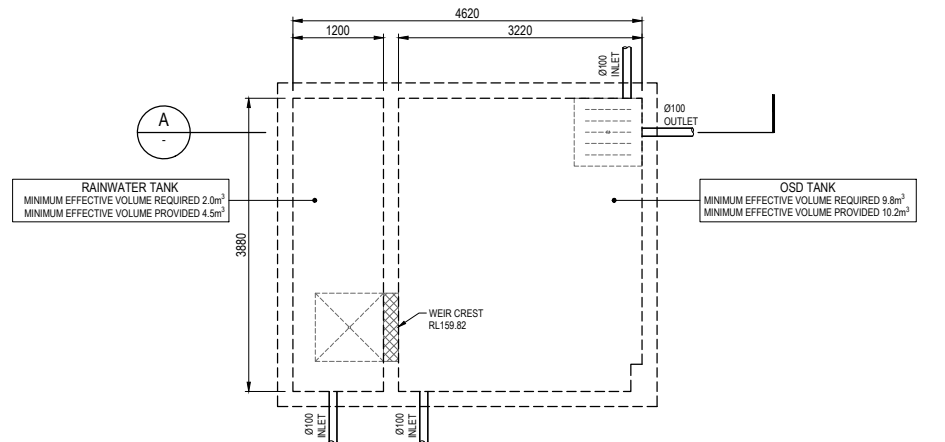
DESIGNED: A.M. DRAWN: S.V.
CHECKED: A. MANCONE
SCALE: as noted on A3 DATE: APR/2025
PROJECT No:
PN-24060
DRAWING No:
C001 REV ISSUE:
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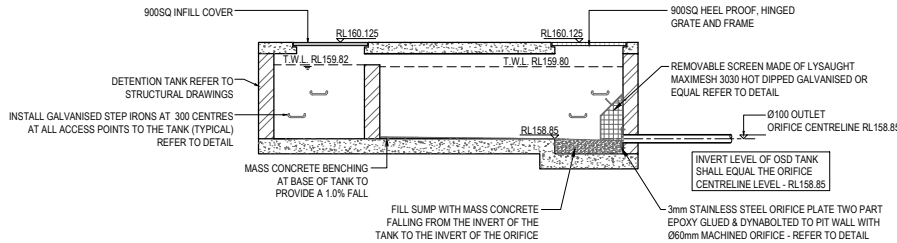
OSD TANK PLAN - LOT 1
SCALE 1:100



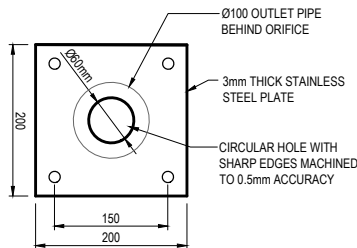
ORIFICE PLATE DETAIL (LOT 1)
SCALE 1:10



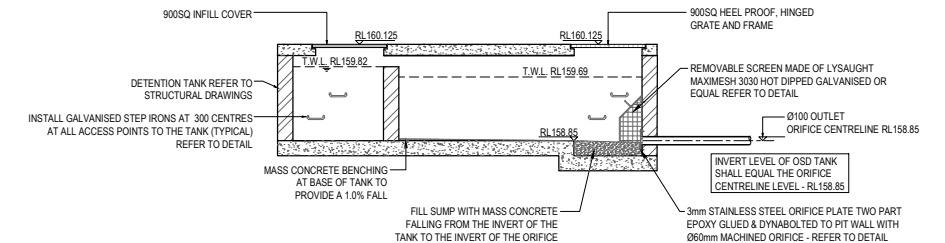
OSD TANK PLAN - LOT 2
SCALE 1:100



SECTION A OSD TANK - LOT 1
SCALE 1:100



ORIFICE PLATE DETAIL (LOT 2)
SCALE 1:10



SECTION A OSD TANK - LOT 2
SCALE 1:100

OSD RESULTS SUMMARY - LOT 1

STORM	PRE (l/s)	POST			POST ≤ PRE (YES/NO)
		OSD (l/s)	BYPASS (l/s)	TOTAL (l/s)	
20%	15	5	5	10	YES
5%	20	6	6	12	YES
1%	24	7	8	15	YES

OSD RESULTS SUMMARY - LOT 2

STORM	PRE (l/s)	POST			POST ≤ PRE (YES/NO)
		OSD (l/s)	BYPASS (l/s)	TOTAL (l/s)	
20%	15	5	5	10	YES
5%	20	6	6	12	YES
1%	24	7	8	15	YES

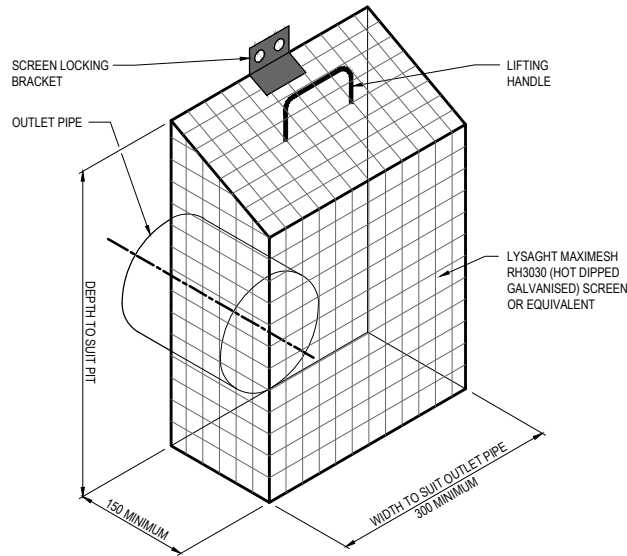
THIS IS AN
**ON-SITE STORMWATER
DETENTION SYSTEM**

REQUIRED BY NORTHERN BEACHES COUNCIL
IT IS AN OFFENCE TO REDUCE THE VOLUME OF THE
TANK OR TO INTERFERE WITH THE
ORIFICE PLATE THAT CONTROLS THE OUTFLOW
THE BASE OF THE OUTLET CONTROL PIT AND THE
DEBRIS SCREEN MUST BE CLEARED OF DEBRIS AND
SEDIMENT ON A REGULAR BASIS BY THE OWNER
THIS PLATE MUST NOT BE REMOVED

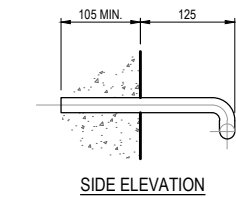
MARKER PLATE NOTES:

1. THE MARKER PLATE SHALL BE FIXED TO THE DISCHARGE
CONTROL PIT.
2. THE MINIMUM SIZE OF THE MARKER PLATE IS 150mm X 100mm.
3. MARKER PLATE SHALL BE MADE FROM A NON-CORROSIVE METAL
OR 4mm THICK LAMINATED PLASTIC

DETAIL M MARKER PLATE DETAIL
SCALE: NTS



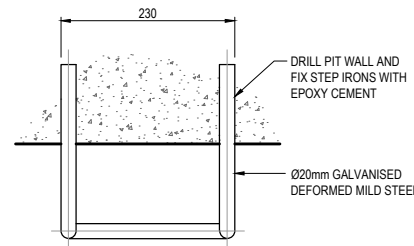
TRASH SCREEN DETAIL (TYPICAL)
SCALE 1:10



SIDE ELEVATION



FRONT ELEVATION



PLAN

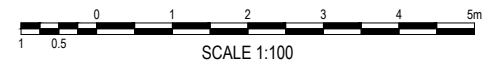
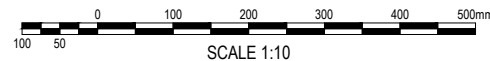
STEP IRON DETAIL (TYPICAL)
SCALE 1:10

CONSTRUCTOR TO NOTE:

DO NOT ALTER THE DIMENSIONS AND LEVELS OF THE ON
SITE STORMWATER DETENTION (OSD) SYSTEM WITHOUT
WRITTEN APPROVAL FROM THE DESIGN ENGINEER.

ANY ALTERATIONS TO THE DESIGN WITHOUT THE DESIGN
ENGINEERS WRITTEN CONSENT IS DONE AT THE
CONSTRUCTORS OWN RISK.

NOT FOR CONSTRUCTION



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A A.M. ISSUE FOR DA 29/04/2025 A. MANCONE				1:100 0 10 20 30 40 50 mm		ANTISIN PTY LTD ATF VUJICA FAMILY TRUST T/A VUJICA DESIGN & DRAFTING ABN: 64 212 868 652 A: SUITE 2.09, 11-13 SOLENT CIRCUIT, NORWEST 2163 M: (+61) 401 886 580 E: SINISA@VDND.COM.AU W: WWW.VDND.COM.AU						DRAWING TITLE: ON-SITE STORMWATER DETENTION DETAILS AND CALCULATIONS		DRAWING No: C003 REV ISSUE: A	
REV	BY	AMENDMENTS		DATE	APPROVED BY										