

TOTAL SITE AREA LOT1: 585.0m²
OSD TANK VOLUME:
 582 x 0.02 = 11.7m³
PERMISSIBLE SITE DISCHARGE:
 400/10000 x 582 = 23.3 l/s

TOTAL SITE AREA LOT2: 541.0m²
OSD TANK VOLUME:
 541 x 0.02 = 10.9m³
PERMISSIBLE SITE DISCHARGE:
 400/10000 x 541 = 21.7 l/s

COMBINED SITE AREA LOT 1 & 2: 1126m²
COMBINED OSD TANK VOLUME LOT 1 & 2:
 1126 x 0.02 = 22.6m³
COMBINED PERMISSIBLE SITE DISCHARGE:
 400/10000 x 1126 = 45.0 l/s

UNDERGROUND SERVICES
 DIAL 1100 BEFORE YOU DIG FOR LOCATION OF UNDERGROUND SERVICES PRIOR TO ANY CONSTRUCTION WORKS.
 CONTACT TELSTRA FOR WRITTEN PERMISSION TO MAINTAIN OR RELOCATE ANY EXISTING SERVICE PIT.
 ALL SERVICES ARE TO MATCH INTO THE NEW FOOTPATH LEVELS CONTACT THE RELEVANT AUTHORITY FOR ADJUSTMENT TO SERVICES.

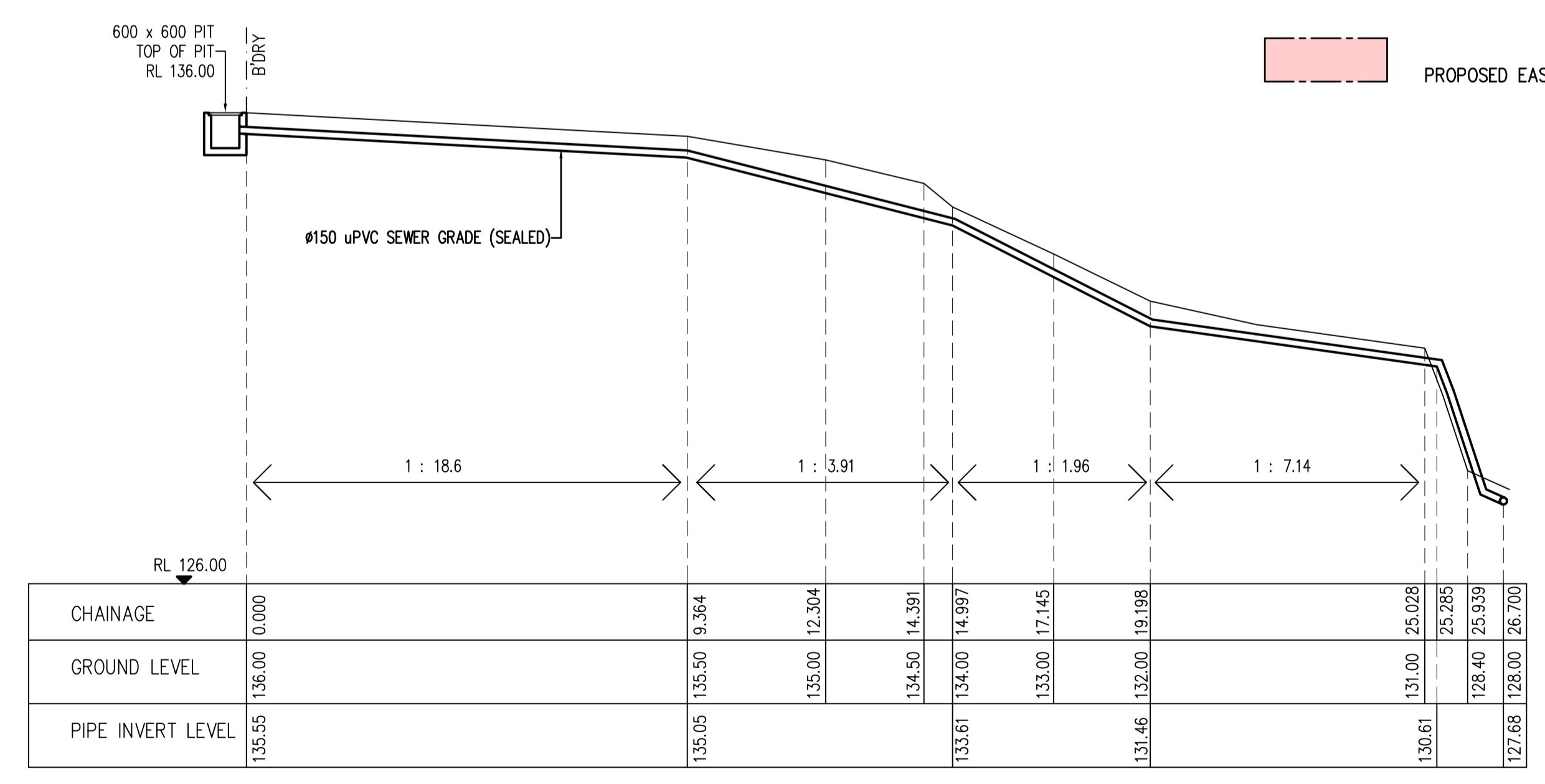
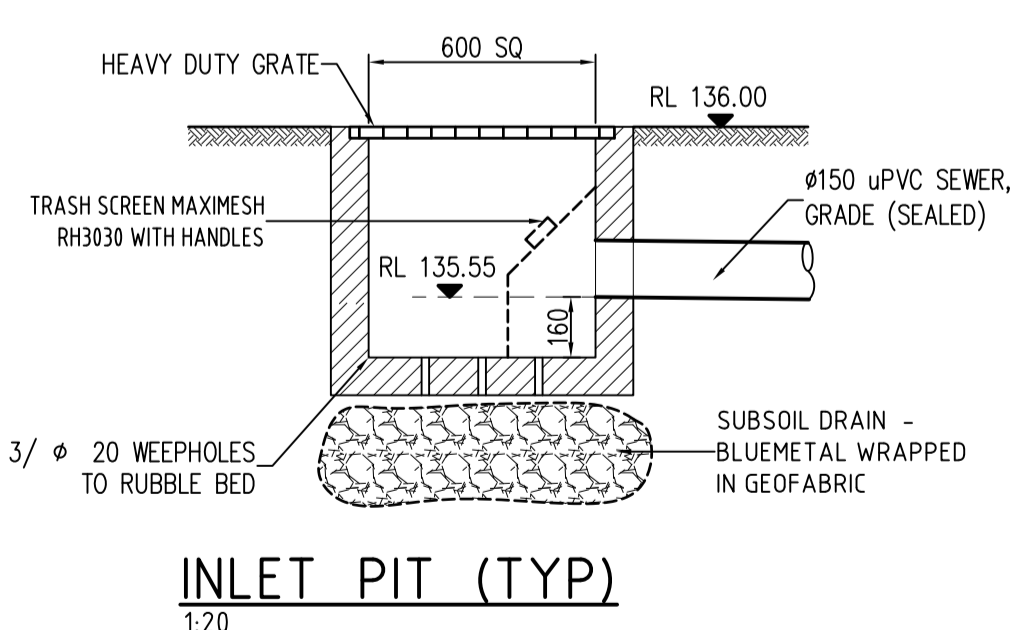
EXISTING STORMWATER SYSTEM TO BE CHECKED AND UPGRADED AS REQUIRED

DRAINAGE LINES LOCATIONS ARE INDICATIVE ONLY AND MAY VARY DUE TO SITE CONSTRAINTS. FINAL PIPES LOCATIONS TO BE COORDINATED ON SITE WITH OTHER SERVICES & BUILDERS.

MINIMAL INTERNAL DIMENSIONS FOR STORMWATER PITS (mm)			
DEPTH TO INVERT OF OUTLET	WIDTH	LENGTH	
<600	450	450	
>600 <900	600	600	
>900 <1200	600	900	
>1200	900	900	

DRAINAGE PIPES
 EXISTING PIPES WHICH FORM NO PART OF THE DRAINAGE SYSTEM SHALL BE REMOVED OR SANDFILLED AS INDICATED ON THE PLANS.
 PIPE LENGTHS MEASURED ARE BETWEEN PIT CENTRES.
 ALL DRAINAGE PIPES LESS THAN 300mm DIAMETER SHALL BE SEWER GRADE UPVC WITH SOLVENT WELDED JOINTS (U.N.O.). ALL PIPE JUNCTIONS AND TAPERS SHALL BE VIA PURPOSE MADE FITTINGS.
 MINIMUM GRADE TO DRAINAGE PIPES TO BE 1.5% U.N.O.
 MINIMUM PIPE SIZE TO BE 100mm DIAMETER U.N.O.

RAINWATER RE-USE NOTES AND SPECIFICATIONS
 ROOF WATER ONLY TO BE DRAINED TO THE RAINWATER STORAGE TANKS.
 THE RAINWATER STORAGE TANKS ARE TO BE CONNECTED FOR RE-USE AS REQUIRED BY THE BASIX CERTIFICATE.
 RAINWATER STORAGE TANKS TO BE CONFIGURED IN ACCORDANCE WITH SYDNEY WATER SPECIFICATIONS 'GUIDELINES FOR RAINWATER TANKS ON RESIDENTIAL PROPERTIES'.
 PROVIDE MAINS 'TOP-UP' SUPPLY TO RAINWATER TANKS. MAINS 'TOP-UP' ZONE TO BE BASED ON THE DAILY NON-POTABLE USAGE THAT MAY BE EXPECTED FROM THE TANK.
 PROVIDE A MECHANICAL PUMPING ARRANGEMENT (IN SOUND-PROOF HOUSING) TO PUMP SUPPLERS SPECIFICATION TO SUIT INTENDED USAGE OF RAINWATER STORAGE. PUMPING ARRANGEMENTS MUST COMPLY WITH BASIX GUIDELINES.
 INLETS TO RAINWATER TANKS MUST BE SCREENED TO PREVENT THE ENTRY OF FOREIGN MATTER, ANIMALS OR INSECTS.
 A SIGN MUST BE AFFIXED TO THE RAINWATER TANKS AND HOSE TAPS AS PER AS3500.1 CLEARLY STATING THAT THE WATER IN THE TANK IS RAINWATER AND IS NOT TO BE USED FOR HUMAN CONSUMPTION.
 'FIRST FLUSH' DEVICE TO BE PROVIDED TO EACH DOWNPIPE OR IF PREFERRED, A SINGLE DEVICE TO BE PROVIDED ON THE UPSTREAM SIDE OF STORAGE TANK FOR EACH PIPED INLET TO STORAGE TANK. A SINGLE FIRST FLUSH DEVICE MAY BE PROVIDED IN LIEU OF EACH DOWNPIPE.
 RAINWATER TANKS TO BE PROVIDED ON A STRUCTURALLY ADEQUATE BASE IN ACCORDANCE WITH THE MANUFACTURER'S OR STRUCTURAL ENGINEER'S DETAILS.
 THE TANK MUST NOT BE INSTALLED OVER ANY MAINTENANCE STRUCTURE OR FITTINGS USED BY A PUBLIC AUTHORITY.
 RAINWATER TANKS AND ASSOCIATED PLUMBING WORKS TO BE INSTALLED AND CONFIGURED BY A LICENSED PLUMBER. PUMP TO BE INSTALLED BY A LICENSED ELECTRICIAN.



STORMWATER EASEMENT PIPE LONGITUDINAL SECTION 1:100

GENERAL NOTES
 ALL PLUMBING WITHIN THE SITE MUST BE CARRIED OUT IN ACCORDANCE WITH RELEVANT PROVISIONS OF AUSTRALIAN STANDARD AS/NZS 3500.3-2003 PLUMBING AND DRAINAGE - STORMWATER DRAINAGE.
 ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (AHD)
 DO NOT SCALE FROM THE DRAWINGS.
 THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND EXISTING LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORKS. REPORT ANY DISCREPANCIES TO THE SUPERINTENDENT OR DESIGN ENGINEER.
 ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE DETAILS SHOWN ON THE DRAWINGS AND SPECIFICATION.
 READ THESE PLANS IN CONJUNCTION WITH APPROVED ARCHITECTURAL, STRUCTURAL, HYDRAULIC AND MECHANICAL DRAWINGS AND SPECIFICATION.
 WHERE NEW WORK ABUTS EXISTING, THE CONTRACTOR SHALL ENSURE THAT A SMOOTH EVEN PROFILE, FREE FROM ABRUPT CHANGES, IS OBTAINED.
 DESIGN LEVELS GIVEN ARE TO FINISHED SURFACE LEVEL AND INCLUSIVE OF TOPSOIL (TOPSOIL DEPTH VARIES).
 THE CONTRACTOR SHALL ARRANGE ALL SURVEY SETOUT TO BE CARRIED OUT BY A REGISTERED SURVEYOR.
 CARE IS TO BE TAKEN WHEN EXCAVATING NEAR EXISTING SERVICES. NO MECHANICAL EXCAVATIONS ARE TO BE UNDERTAKEN OVER TELECOM OR ELECTRICAL SERVICES. HAND EXCAVATE IN THESE AREAS.
 ALL BUILDING SURROUND SHOULD BE GRADED TO ENSURE OVERLAND FLOW FROM UPSTREAM AREAS CAN DRAIN AROUND THE FOUNDATIONS, WALLS OF BUILDING.
 ALL EXCAVATION SHORING OF EXCAVATION AND STABILITY OF ADJACENT STRUCTURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 DURING CONSTRUCTION, THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION AND NO PART SHALL BE OVERSTRESSED.
 WORKMANSHIP AND MATERIALS SHALL CONFORM WITH THE REQUIREMENTS OF THE RELEVANT SAA CODES, BCA REQUIREMENTS AND THE SPECIFICATION, BY-LAWS AND ORDINANCES OF THE RELEVANT AUTHORITIES.
 PROPRIETARY PRODUCTS USED SHALL BE INSTALLED TO MANUFACTURERS SPECIFICATION AND TO THE SATISFACTION OF THE SUPERINTENDENT.
EXTERNAL WORKS
 ALL ACTIVITIES AND WORKS EXTERNAL TO THE SITE, OR THAT AFFECT PUBLIC ROADS, ARE TO BE CARRIED OUT IN ACCORDANCE WITH COUNCIL'S CODES AND STANDARDS.
 PUBLIC FOOTPATHS SHALL BE RECONSTRUCTED TO THE SATISFACTION OF COUNCIL'S DIRECTOR OF ENGINEERING SERVICES. A ROAD OPENING PERMIT SHALL BE OBTAINED FOR ALL WORKS CARRIED OUT IN A PUBLIC OR COUNCIL CONTROLLED LAND. RESTORATION OF LANDSCAPING, ROADS AND PATHS SHALL BE TO COUNCIL'S REQUIREMENTS. ALL OTHER RESTORATION SHALL BE TO THE SATISFACTION OF THE AFFECTED PARTIES.
 WHERE WORKS ARE UNDERTAKEN ON PUBLIC ROADS, ADEQUATE TRAFFIC CONTROL AND DIRECTIONS TO MOTORISTS SHALL BE PROVIDED.
DRAINAGE PITS
 PITS DEEPER THAN 1200mm TO BE FITTED WITH STEP IRONS AT 300mm CENTRES AND STAGGERED.
 APPROVED PRECAST PITS MAY BE USED.
 DIAMETER 100mm HOLE FOR SUBSOIL DRAINAGE OUTLET TO BE LOCATED 100mm ABOVE INVERT OF ALL INLET PIPES. DIAMETER 100mm SUBSOIL DRAINAGE TO EXTEND FOR A DISTANCE OF 3.0m UPSTREAM OF PIT (AT EACH INLET PIT) WITH THE UPSTREAM END SEALED.
 ALL CONNECTIONS TO THE EXISTING DRAINAGE PITS SHALL BE MADE IN A TRADESMAN LIKE MANNER AND THE INTERNAL WALL OF THE PIT AT THE POINT OF ENTRY SHALL BE CEMENT RENDERED TO ENSURE A SMOOTH FINISH.
 PIT GRATES AND SOLID COVERS SHALL BE CLASS 'B' IN NON TRAFFIC AREAS AND CLASS 'D' IN TRAFFIC AREAS IN ACCORDANCE WITH AS 3996.

DOCUMENT CERTIFICATION
 I AM A QUALIFIED CIVIL ENGINEER. I HOLD THE FOLLOWING QUALIFICATIONS: EngSc (Civ), MIEAust, NER. I HEREBY STATE THAT THESE PLANS OR DETAILS COMPLY WITH THE CONDITIONS OF DEVELOPMENT CONSENT, THE PROVISIONS OF THE BUILDING CODE OF AUSTRALIA AND/OR RELEVANT AUSTRALIAN NATIONAL STANDARDS.
 DATE: 18/11/2022
 Michal Korecky

1 ISSUED FOR SUBDIVISION AMENDMENT
 No. 18/11/22
 DATE
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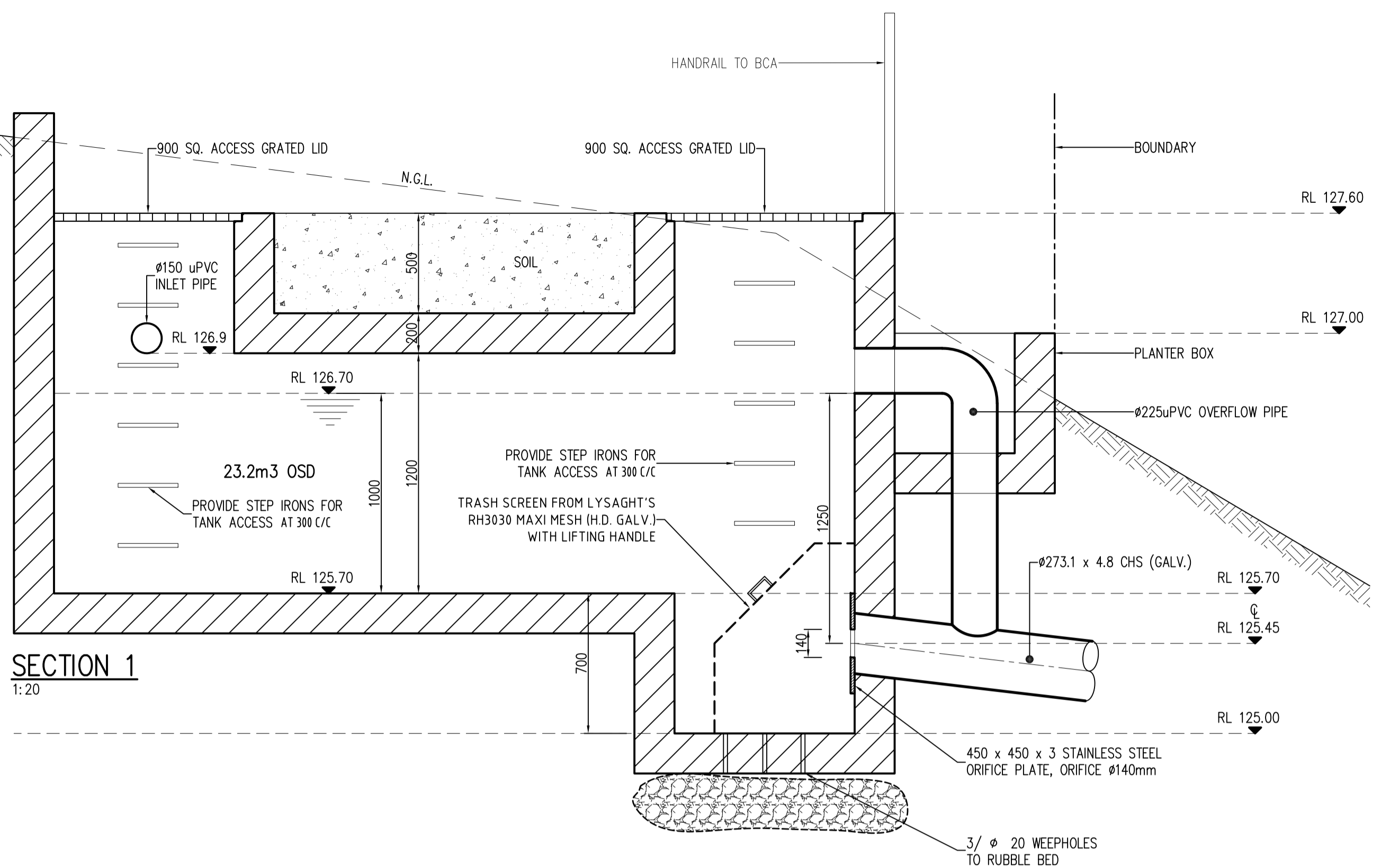
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PROJECT:
 PROPOSED SUBDIVISION
 No 45 OXFORD FALLS ROAD
 BEACON HILL
CLIENT:
 JIRI AND MARCELA ALBRECHT

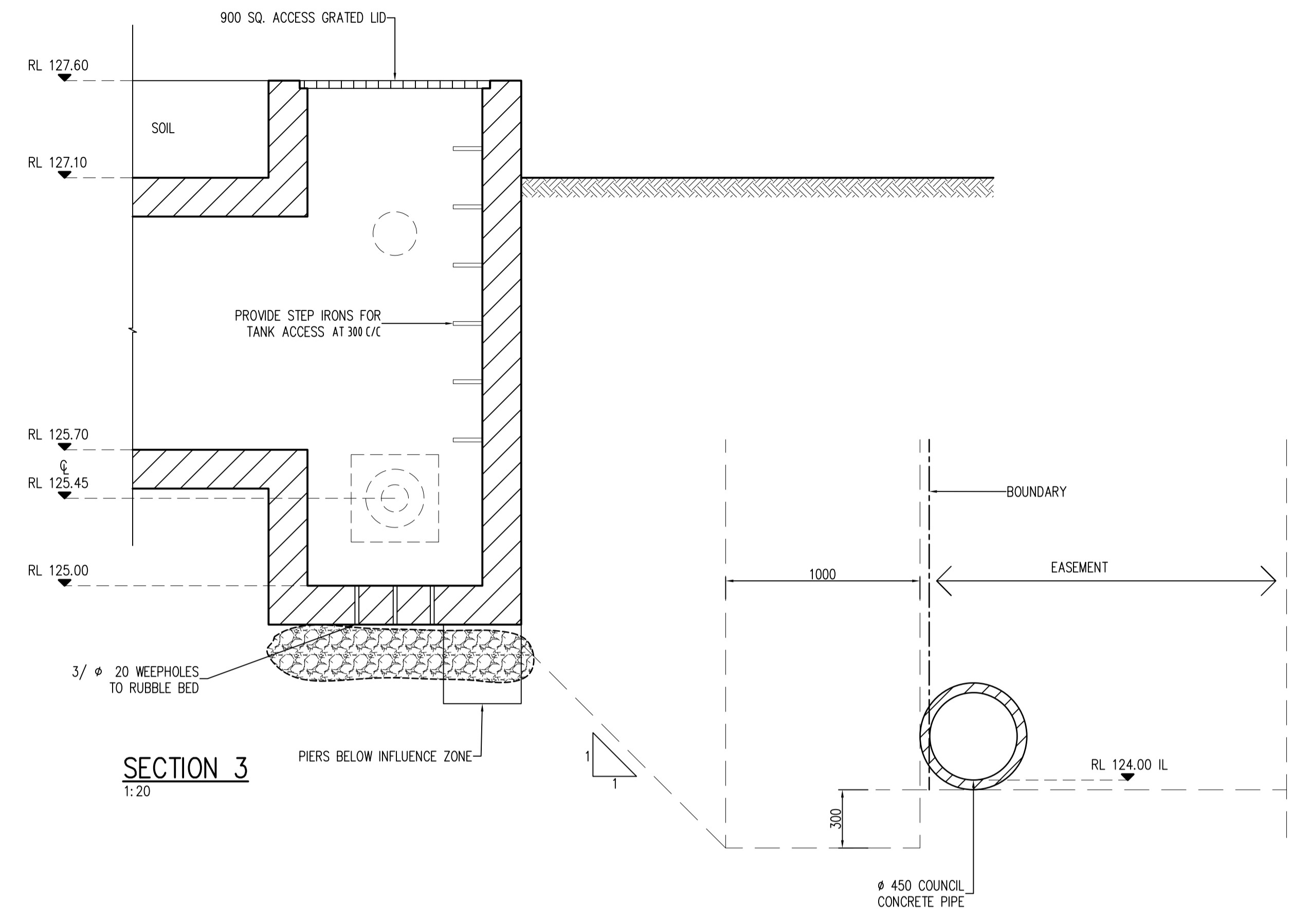
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 DRAWN: MK ISSUE: 1
 DRAWING Nr: 18080 SHEET: SW-1

THIS IS AN ON-SITE STORMWATER DETENTION SYSTEM REQUIRED BY YOUR LOCAL COUNCIL. IT IS AN OFFENCE TO REDUCE THE VOLUME OR TO INTERFERE WITH THE ORIFICE PLATE THAT CONTROLS THE OUTFLOW. THE BASE OF THE OUTLET CONTROL PIT AND DEBRIS SCREEN MUST BE CLEANED OF DEBRIS AND SEDIMENT ON REGULAR BASIS BY OWNER. THIS PLATE MUST NOT BE REMOVED.

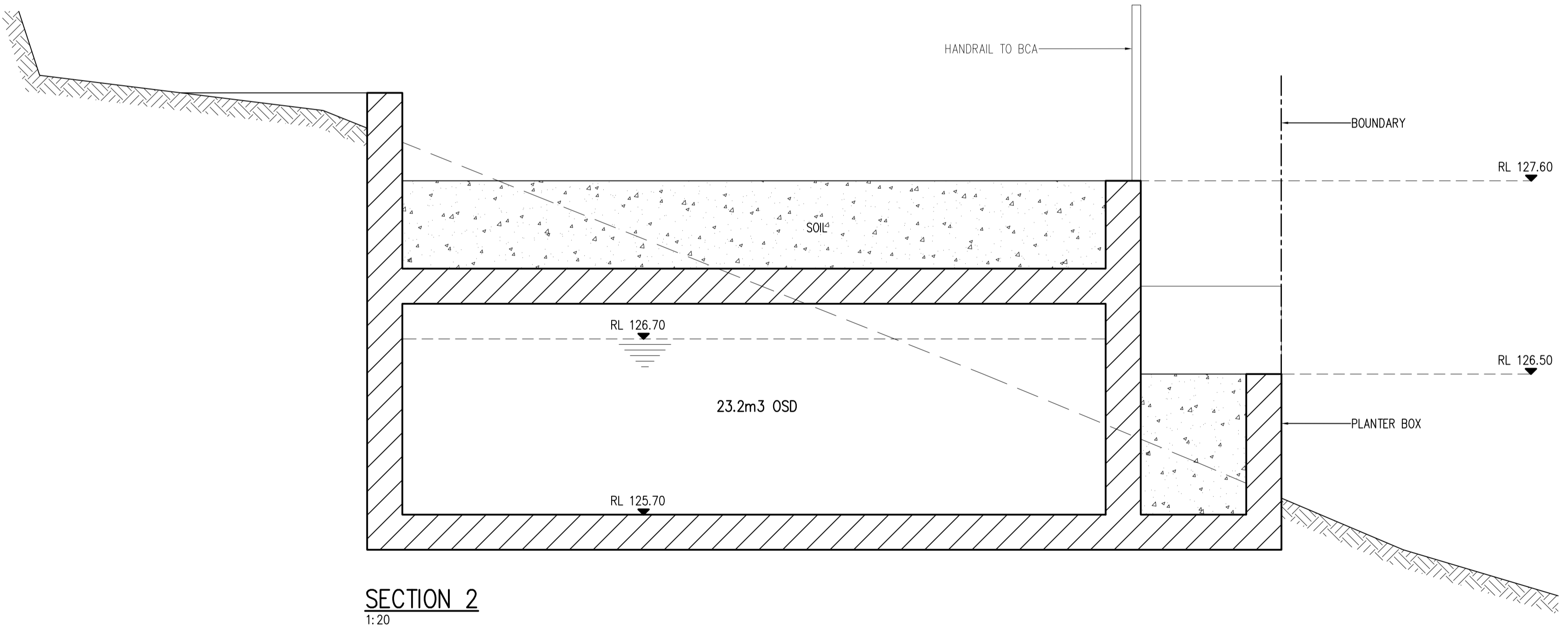
ORIFICE PLATE NOTES:
 1. HOLE IN ORIFICE PLATE TO BE PRECISION CUT WITH SHARP EDGES
 2. ORIFICE PLATE TO BE CENTRALLY PLACED OVER THE DISCHARGE PIPE
 3. ORIFICE PLATE HAS TO BE MADE FROM STAINLESS STEEL
 4. DISCHARGE PIPE HAS TO BE INTO THE WALL OF THE PIT
 5. HOLE IN PLATE TO BE CENTRALLY PLACED



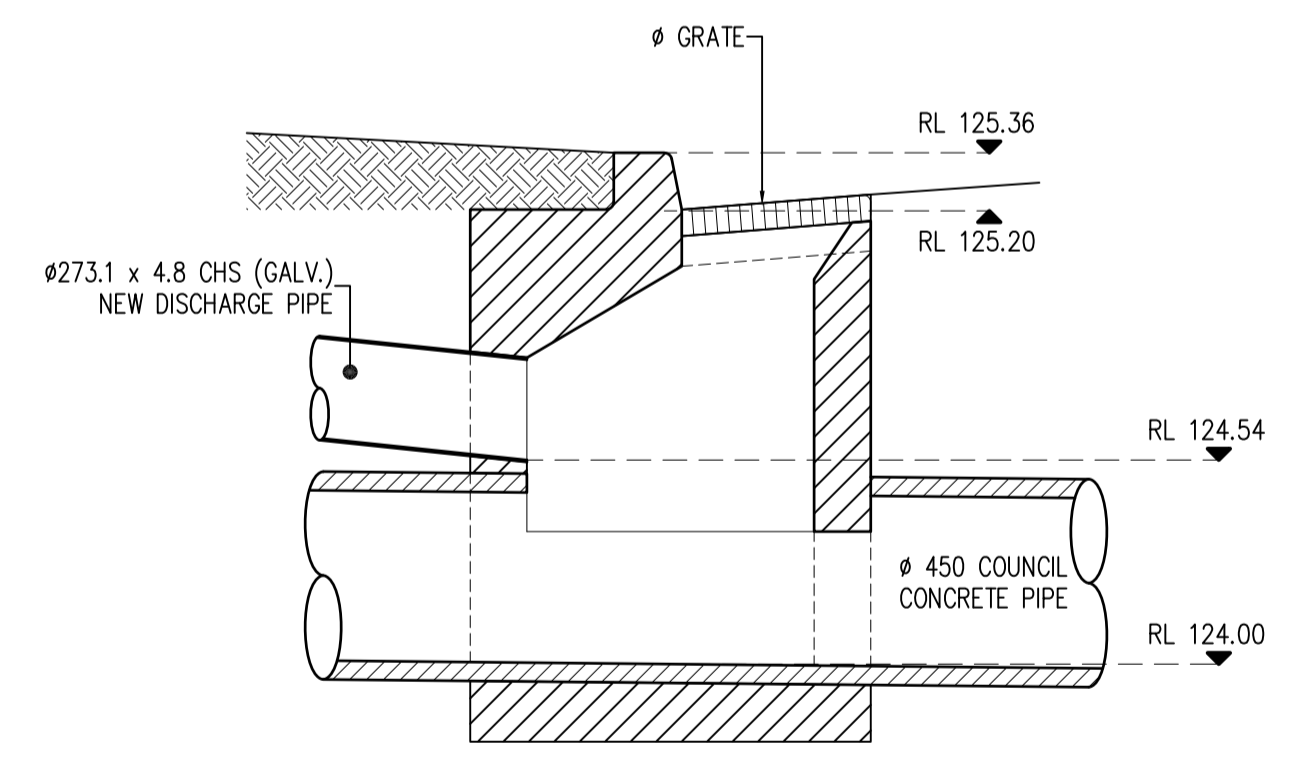
SECTION 1
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SECTION 3
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SECTION 2
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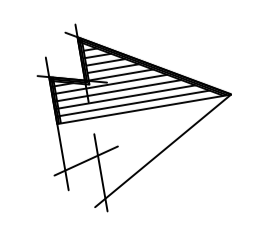


SECTION 4
1:20

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 DATE: 18/11/2022
 Michal Korecky

No.	1	ISSUED FOR SUBDIVISION AMENDMENT	18/11/22
DATE			

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DATE: 18/11/22	SCALE: AS NOTED
DRAWN: MK	ISSUE: 1
DRAWING No: 18080	SHEET: SW-2