

STORM WATER DRAINAGE PLAN

SCALE: 1:400
NOTES:

- ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH AS/NZS 3500.3:21998 AND COUNCIL SPECIFICATIONS
- LOCATION OF DOWN PIPES AND FLOOR WASTES ARE INDICATIVE ONLY. DOWN PIPE AND FLOOR WASTE SIZE, LOCATION AND QUANTITY TO BE DETERMINED BY CONTRACTOR IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS
- ALL GUTTERS SHALL BE FITTED WITH LEAF GUARDS AND SHOULD BE INSPECTED AND CLEANED TO ENSURE LEAF LITTER CANNOT ENTER THE DOWN PIPES
- ALL PIPES TO BE 100ø MIN. AND ON 75mm SAND BED WITH THE BARRELS FULLY SUPPORTED. PIPES TO BE LAID ON MINIMUM GRADE 1%
- MINIMUM DEPTH OF COVER FOR PIPES NOT SUBJECT TO VEHICULAR LOADING TO BE 300mm
- ALL DRAINAGE PIPES LAID UNDER PAVEMENT SHALL BE REINFORCED CONCRETE WITH RUBBER RING JOINTS
- BACKFILL TRENCHES WITH COMPACTED SAND OR APPROVED AGGREGATE MATERIAL
- SILT ARRESTORS TO HAVE 900x900mm AND PITS TO HAVE 600x600 INTERNAL DIMENSIONS U.N.O
- HEAVY DUTY GRATES AND COVERS ARE TO BE PROVIDED IN TRAFFICABLE AREAS. SURFACE FLOW TO BE DIRECTED TO ALL GRATED SURFACE INLET PITS
- PIT GRATES TO BE TYPE WELDLOK OR APPROVED EQUIVALENT. ALL TRENCH GRATES SHALL HAVE A MIN. CLEAR WIDTH OF 200mm.
- ALL PITS SHALL BE PROVIDED WITH A LOCKING CLIP AND MAINTAINED REGULARLY
- DRAINAGE PLANS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURALS AND OTHER CONSULTANT DRAWINGS. ANY DISCREPANCIES ARE TO BE REFERRED TO TCSM ENGINEERING CONSULTANTS FOR REVIEW AND DECISION
- 100mm DIAMETER SUBSOIL DRAINAGE PIPE 3000mm LONG WRAPPED IN FABRIC SOCK TO BE PROVIDED ADJACENT TO INLET PIPES
- PROVIDE CLEANING EYES TO ALL DOWN PIPES NOT DIRECTLY CONNECTED TO PITS
- ISOLATION JOINTS TO BE PROVIDED TO ISOLATE CONCRETE PAVEMENTS FROM PITS
- STORM WATER DRAINAGE CONNECTIONS TO THE MAIN SYSTEM SHALL BE TO THE REQUIREMENTS AND SATISFACTION OF LOCAL COUNCIL
- SERVICES SHOWN ON PLAN ARE INDICATIVE ONLY, EXACT DEPTH AND LOCATION TO BE CONFIRMED ON SITE. THE CONTRACTOR SHALL CARRY OUT A "DIAL BEFORE YOU DIG" APPLICATION AND ENGAGE A REGISTERED SURVEYOR TO PEG OUT ALL EXISTING SERVICES PRIOR TO ANY WORK COMMENCING ON SITE
- ALL MILD STEEL FIXTURES INCLUDING GRATES, FRAMES, STEP IRONS, LADDERS AND ETC. SHALL BE HOT DIP GALVANIZED
- EXISTING STORM WATER PIPES AND DOWN PIPES TO BE RETAINED (IF ANY) SHALL HAVE THEIR CONDITION AND/OR STATE OF REPAIR ASSESSED BY A QUALIFIED PLUMBER, AND SHALL BE REPLACED WHERE DEEMED NECESSARY. CONNECTION MAY BE MADE INTO EXISTING SYSTEMS THAT ARE FOUND TO BE IN GOOD CONDITION.
- IF AN EXISTING STORM WATER SYSTEM IS CONNECTED TO THE SEWER, CONTRACTOR IS TO RECTIFY THE STORM WATER DESIGN AND CREATE A NEW CONNECTION AS PER COUNCIL AND AUSTRALIAN STANDARD SPECIFICATIONS. CONTRACTOR MUST CONTACT TCSM ENGINEERING CONSULTANTS PRIOR TO THE COMMENCEMENT OF ANY WORKS
- CONTRACTOR TO ENSURE LOCATION OF ANY NEW DWELLINGS/STRUCTURES DO NOT ADVERSELY IMPACT EXISTING STORM WATER SYSTEMS. ANY CLASHES/DISCREPANCIES ARE TO BE REFERRED TO TCSM ENGINEERING CONSULTANTS FOR REVIEW AND DECISION
- FINISHED GROUND LEVELS SHOULD BE IN ACCORDANCE WITH ARCHITECTURAL DRAWINGS. DISCREPANCIES BETWEEN THESE LEVELS AND THE SURFACE LEVELS SHOWN FOR DRAINAGE STRUCTURES SHOWN ON THESE DRAWINGS SHOULD BE REFERRED TO THE ENGINEER FOR ADVICE
- THE HEIGHT OF ANY SLAB-ON-GROUND ABOVE EXTERNAL FINISHED SURFACES SHALL BE IN ACCORDANCE WITH ARCHITECTURAL DOCUMENTATION, BUT MUST NOT BE LESS THAN 50mm ABOVE IMPERMEABLE (PAVED/CONCRETE) AREAS THAT SLOPE AWAY FROM THE BUILDING (50mm OVER THE FIRST 1m FROM THE BUILDING), 100mm ABOVE SANDY/WELL-DRAINED AREAS, OR 150mm IN ANY OTHER CASE. THE GROUND BENEATH SUSPENDED FLOORS MUST BE HIGHER THAN THE ADJACENT EXTERNAL FINISHED GROUND LEVEL, AND GRADED TO PREVENT PONDING UNDER THE BUILDING
- DOWNPIPE SPREADERS NOT BE TO BE USED OVER TILE ROOFS UNLESS SARKING IS PROVIDED UNDER TILES. IF REQUIRED, TILES SHOULD BE REMOVED AND ROOF SARKED AS REQUIRED BY BUILDER.

DESIGN NOTES:

- THE SITE IS GOVERNED BY NORTHERN BEACHES (PITTWATER) COUNCIL
- THE PROPOSED DEVELOPMENT IS A STORAGE SHED.
- IN ACCORDANCE WITH COUNCILS STORM WATER GUIDELINES, OSD IS REQUIRED FOR SUBJECT DEVELOPMENT. THE SITE IS LOCATED IN REGION 1.
- THE ADDITIONAL IMPERVIOUS AREA IS 280m² AND WILL THEREFORE REQUIRE 18,000L OF DEDICATED OSD VOLUME WITH A DISCHARGE RATE OF 9L/s
- ENSURE THAT ALL STORMWATER PIPES ARE A MINIMUM OF 600mm AWAY FROM SYDNEY WATER ASSETS (TYP.)
- ALL STORMWATER PIPES ARE TO BE A MINIMUM OF 600mm CLEAR FROM EXISTING SEWER LINE (TYP.).
- INSTALL CLEAR OUTS FOR INSPECTION AND MAINTENANCE PURPOSES (TYP.)



FOOTPATH REINSTATEMENT NOTES:

- REMOVE ALL SAND FILL WITHIN THE FOOTPATH AREA TO EXISTING SUBGRADE
- SUPPORT ALL AUTHORITY SERVICES TO STRUCTURAL ENGINEERS DETAILS DURING EXCAVATION
- REINSTATE FOOT PATH SUBGRADE
- THE CONTRACTOR SHALL PROVIDE CERTIFICATION OF COMPACTION FROM A NATA REGISTERED TESTING AUTHORITY, MINIMUM THREE TESTS PER LAYER AS FOLLOWS:
 - SELECT FILL 95% MODIFIED
 - SELECT FILL (>300mm BELOW BASE COURSE) 98% MODIFIED
 - BASE COURSE 100% MODIFIED

SURVEY NOTES:

THE EXISTING SITE CONDITIONS SHOWN ON DRAWINGS HAVE BEEN INVESTIGATED BY BEE & LETHBRIDGE QUALITY SURVEYING & DEVELOPMENT SOULUTIONS. THE INFORMATION IS SHOWN TO PROVIDE A BASIS FOR DESIGN AND TCSM ENGINEERING CONSULTANTS DOES NOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THE SURVEY BASE OR ITS SUITABILITY AS A BASIS FOR CONSTRUCTION DRAWINGS

SHOULD ANY DISCREPANCIES BE ENCOUNTERED DURING CONSTRUCTION BETWEEN THE SURVEY DATA AND ACTUAL FIELD DATA, CONTACT TCSM ENGINEERING CONSULTANTS FOR REVIEW

ADOPT DATUM S.S.M.43655, RL: 132.707 (A.H.D) AS PER BEE & LETHBRIDGE QUALITY SURVEYING & DEVELOPMENT SOULUTIONS REF-22581

LEGEND

SW	STORMWATER DRAINAGE PIPE	eDP	EXISTING DOWNPIPE
RWT	PIPE TO RAINWATER TANK	eKO	EXISTING KERB OUTLET
OF	OVERFLOW FROM RWT	RL	PIT SURFACE LEVEL
AG	ø100 SUBSOIL PIPE	IL	INVERT LEVEL
RM	RISING MAIN	TK	TOP OF KERB
ESL	EXISTING STORMWATER LINE		RAINWATER TANK
DP	PROPOSED DOWN PIPE	FF	FIRST FLUSH DEVICE
KO	PROPOSED KERB OUTLET	VD	VERTICAL DROP
CO	CLEAN OUT	VR	VERTICAL RISER
	CONC. COVER JUNCTION PIT	DP	DOWNPIPE SPREADER
	GRATED INLET PIT	RWO	RAINWATER OUTLET 300ø
	KERB INLET PIT		GRATED DRAIN

TCSMENGINEERINGCONSULTANTS

E: info@tcsmconsultants.com
P: 0456 645 770
W: www.tcsmconsultants.com

Rev.	Notes	Issued
C	ISSUED FOR DA	11.12.2024
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Sheet Title
STORM WATER DRAINAGE PLAN

Sheet No. SW01Revision CDrawing Status ISSUED FOR DA

Project No. 23015
Commencement Date 24.01.2023

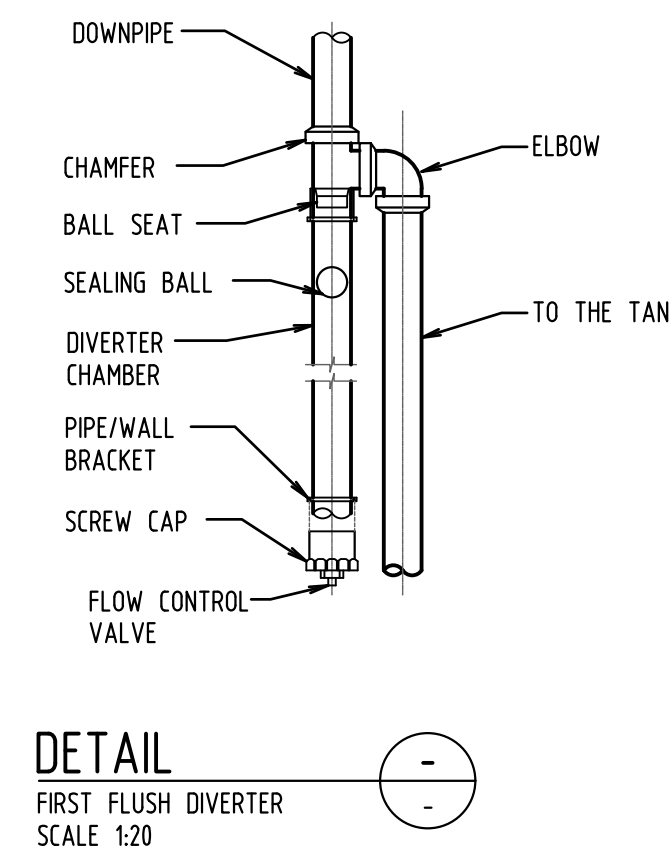
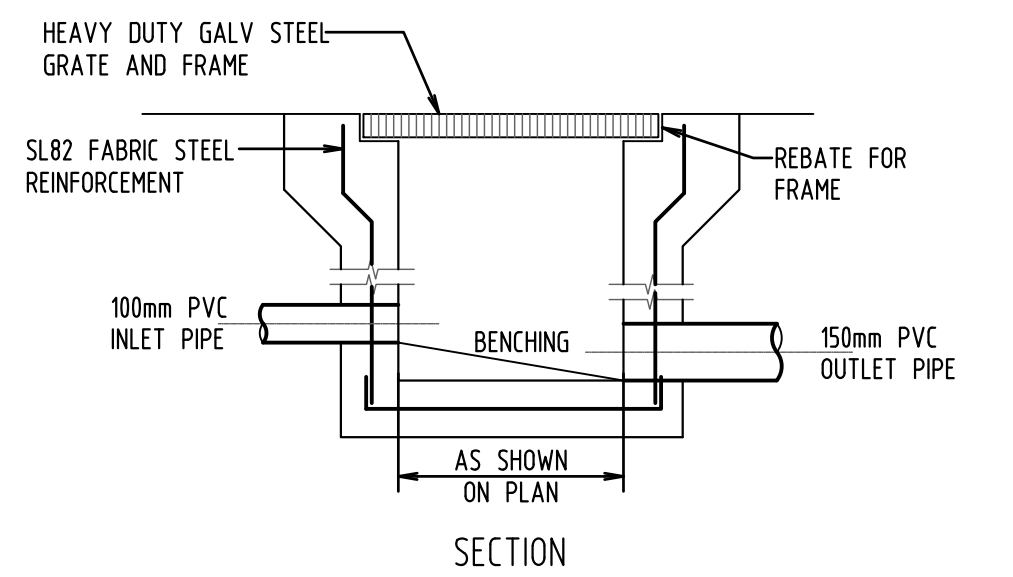
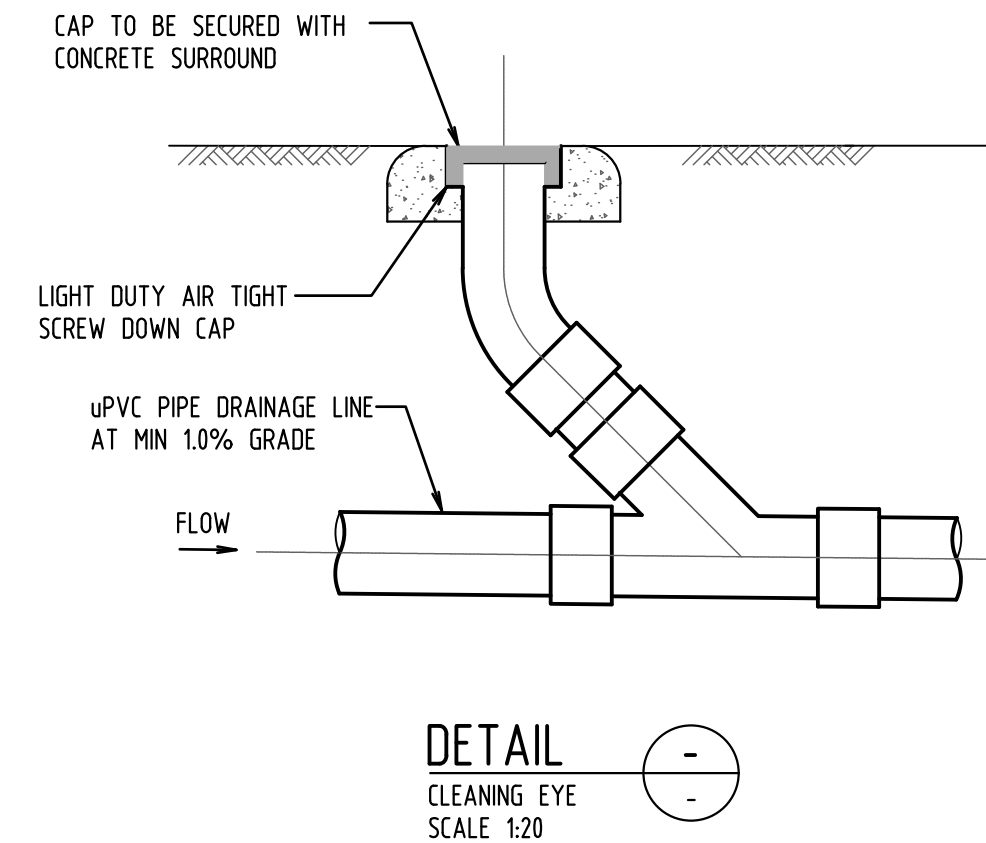
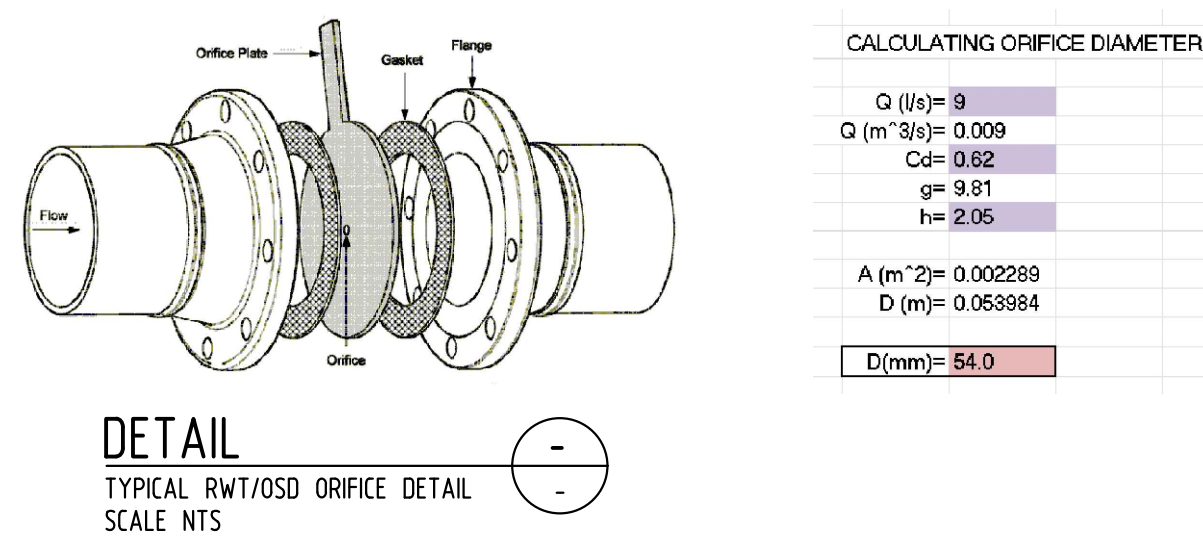
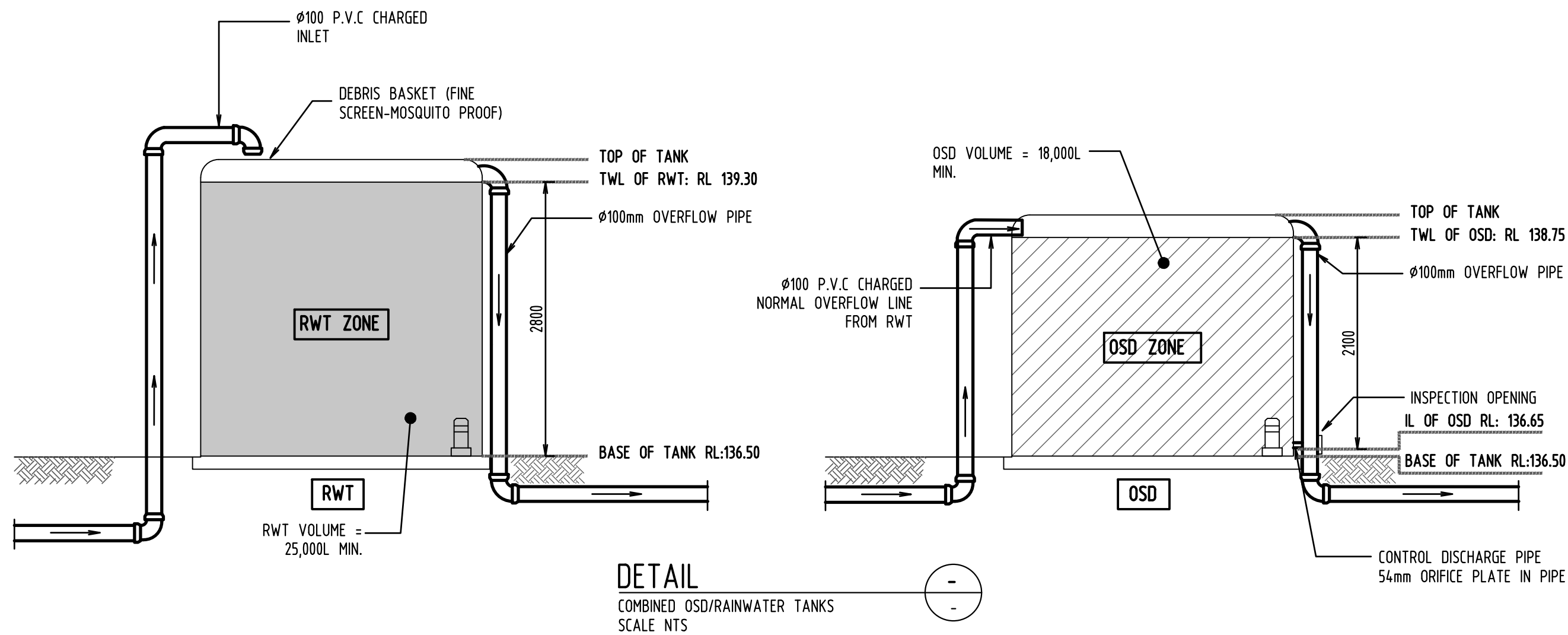
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Project
PROPOSED TRAINING CENTRE

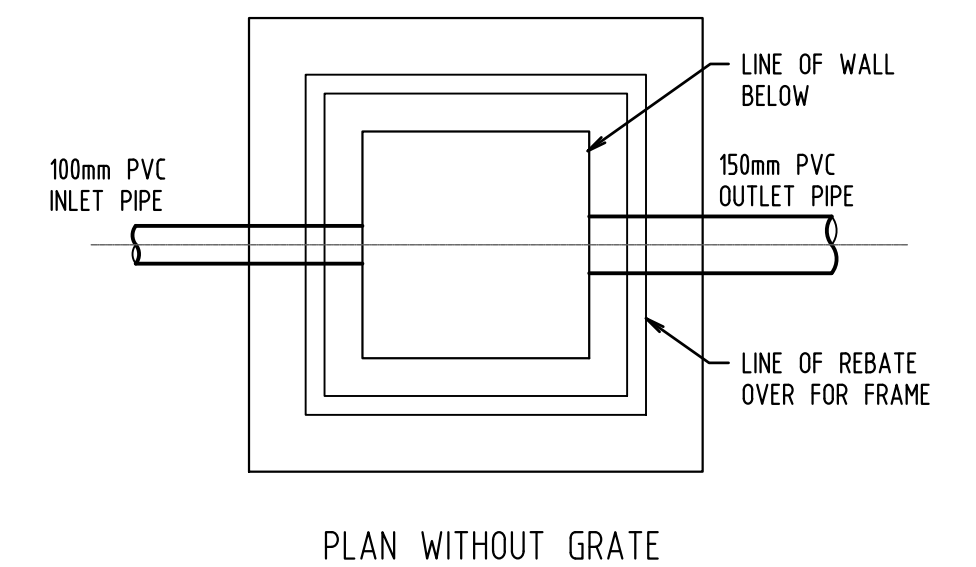
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Client
MARK WILLCOCKS

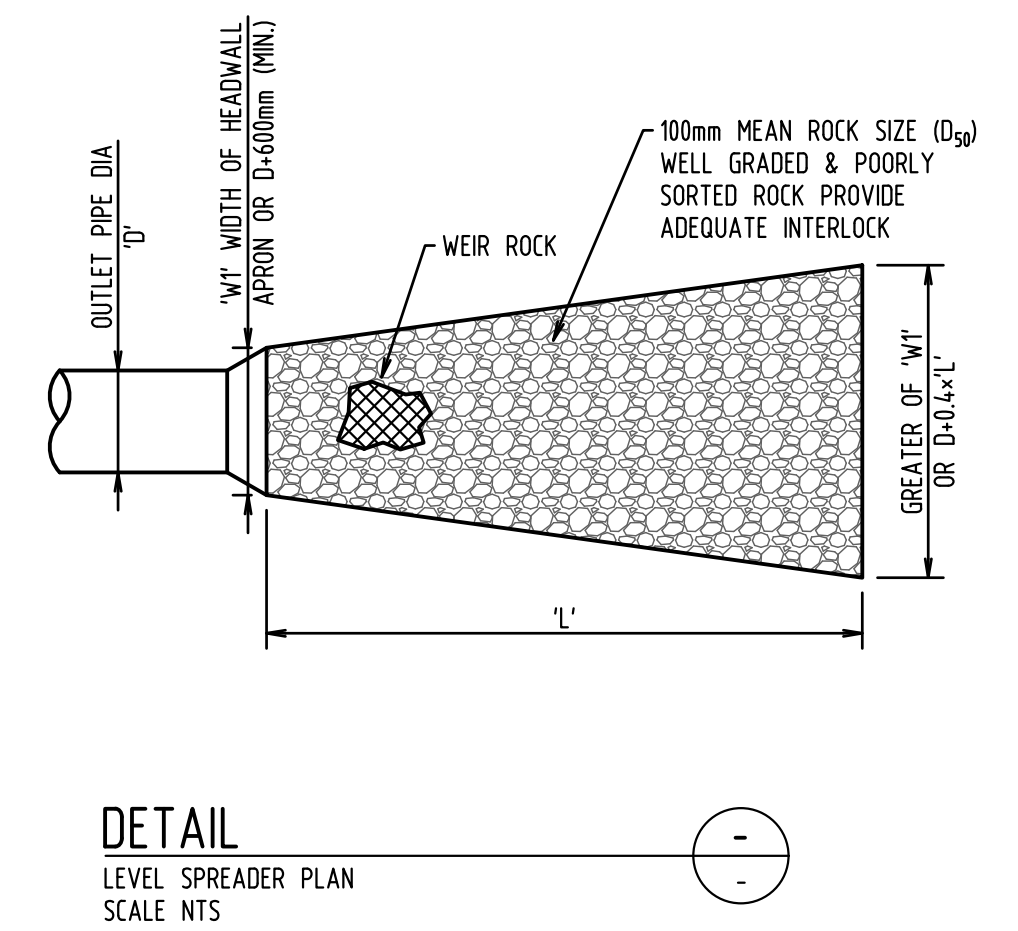
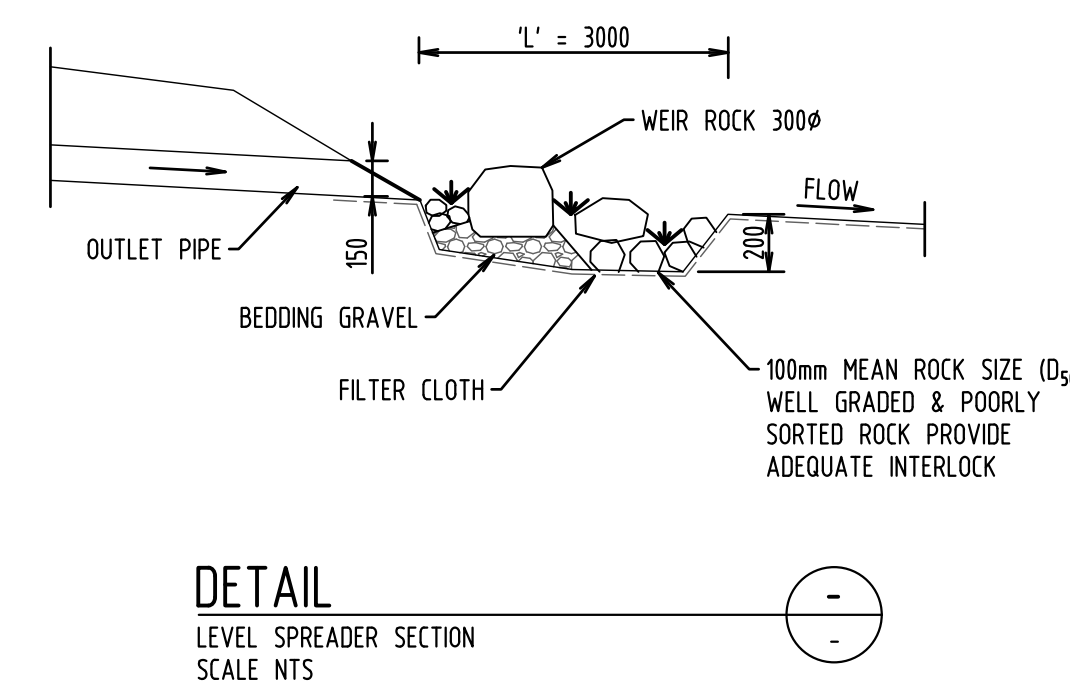
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DETAIL
RAINWATER SIGN
SCALE 1:10



DETAIL
STORMWATER PIT
SCALE 1:20



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E: info@tcsmconsultants.com
P: 0456 645 770
W: www.tcsmconsultants.com

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Sheet Title
STORM WATER SECTIONS AND DETAILS

Sheet No. SW02 | Revision C | Drawing Status ISSUED FOR DA





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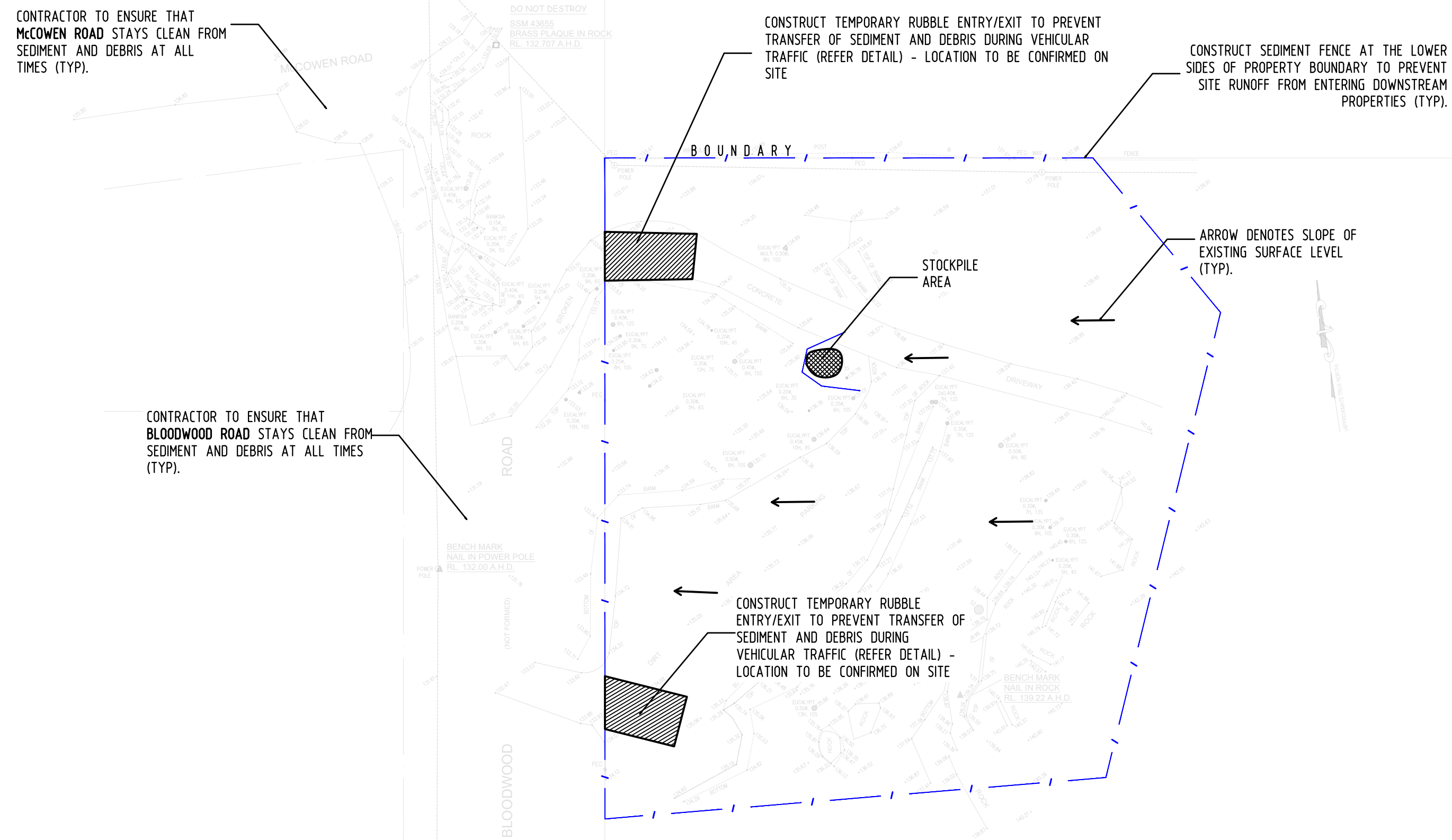
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SCALE: 1: 400
NOTES:

- LEGEND**
-  FENCE LINE
-  STOCK-PILE AREA
-  RUBBLE ENTRY/EXIT
-  GEO-TEXTILE SAUSAGE



E: info@tcsmconsultants.com
P: 0456 645 770
W: www.tcsmconsultants.com

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