

GENERAL NOTES:

- ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH NORTHERN BEACHES COUNCIL'S SUB DIVISION, STORMWATER, DETENTION & SEDIMENT CODE
- THE CONTRACTOR SHALL LOCATE AND LEVEL ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND MAKE ARRANGEMENTS WITH THE RELEVANT AUTHORITY TO RELOCATE OR ADJUST IF NECESSARY.
- THE CONTRACTOR SHALL NOT ENTER UPON NOR DO ANY WORK WITHIN ADJOINING LANDS WITHOUT THE PERMISSION OF THE SUPERINTENDENT.
- ALL NEW WORKS SHALL MAKE SMOOTH CONNECTION TO EXISTING CONDITIONS.
- ALL IMPORTED FILL SHALL BE APPROVED BY THE COUNCIL. THE FILL SHALL BE PLACED IN NOT MORE THAN 300mm LAYERS AND SHALL BE COMPACTED TO AT LEAST 98% STANDARD COMPACTION TO COUNCIL'S SPECIFICATION.
- PROVIDE VEHICULAR CROSSING TO COUNCIL'S SPECIFICATION IN KERB WHERE SHOWN (IF APPLICABLE).
- THE CONTRACTOR SHALL MAINTAIN SERVICES AND ALL WEATHER ACCESS AT ALL TIMES TO ADJOINING PROPERTIES.
- ALL IMPORTED FILL TO BE USED TO SUPPORT GROUND SLABS SHALL BE COMPACTED TO A MINIMUM LEVEL OF COMPACTION OF 98% OF MAXIMUM DRY DENSITY AT A MOISTURE CONTENT WITHIN +- 2% OF OPTIMUM (AS1289.5.1.1)
- STEP IRONS AT 300mm CENTRES & TO COUNCIL'S SPECIFICATIONS SHALL BE PROVIDED WHERE PITS ARE DEEPER THAN 1000mm
- ALL DOWNPIPES ARE SHOWN DIAGRAMMATICALLY POSITION OF DOWNPIPES SHALL BE CONFIRMED ON SITE
- EXISTING LEVELS AND SERVICE DEPTH AND LOCATION TO BE CHECKED PRIOR TO CONSTRUCTION.
- THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH OTHER CONSULTANTS DOCUMENTATION WHICH INCLUDE BUT IS NOT LIMITED TO ARCHITECTURAL AND SURVEY DRAWINGS

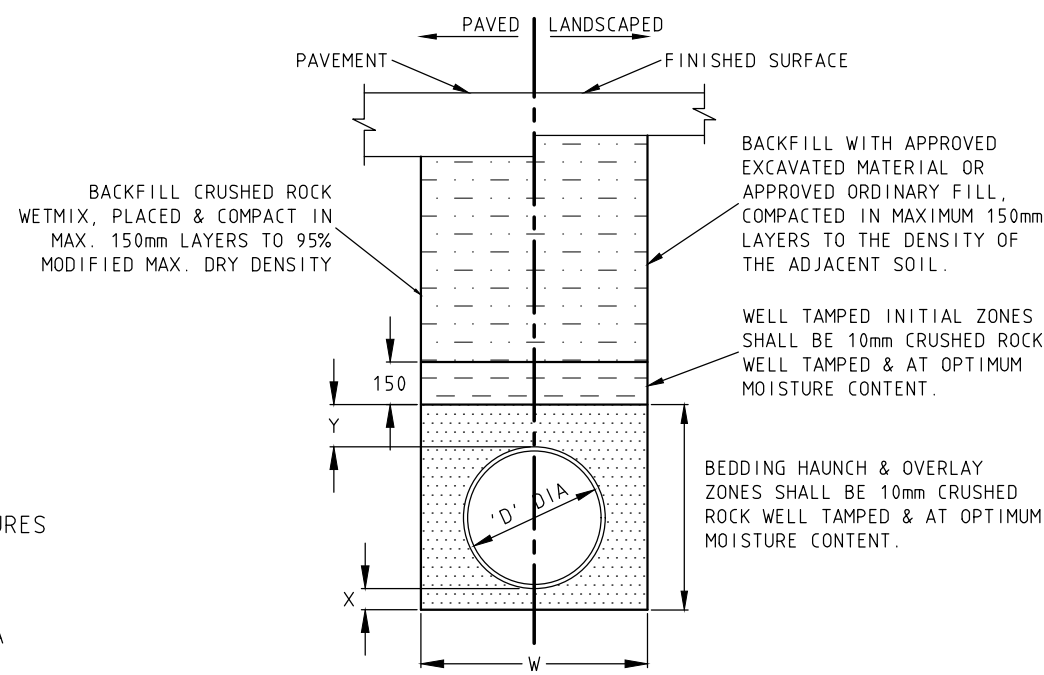
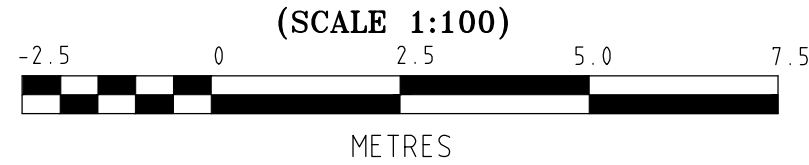
SITE SPECIFIC NOTES:

- THE EXISTING DRAINAGE PIPES SHOWN ON THIS PLAN ARE INDICATIVE AND ARE TO BE CONFIRMED ON SITE.
- THE EXISTING DRAINAGE SYSTEM INCLUDING (BUT NOT LIMITED TO) PITS, PIPES, GRATED TRENCH DRAINS, DOWNPIPES ETC ARE TO ALL BE ASSESSED BY A LICENCED PLUMBER AND REPLACED WITH NEW IF FOUND TO BE IN POOR WORKING CONDITION.
- ALL ROOF AREAS MUST DRAIN TO THE ON SITE DETENTION (OSD) SYSTEM. ANY DOWNPIPES THAT ARE NOT CONNECTED TO THE EXISTING RAINWATER TANK, MUST BE ROUTED TO THE PROPOSED "OSD 1" SYSTEM PRIOR TO DISCHARGING VIA THE LEVEL SPREADER
- PRIOR TO THE COMMENCEMENT OF ANY WORKS, BUILDINGS / RETAINING WALLS / FOOTINGS / STRUCTURES ETC NEAR OR ADJACENT TO THE PROPOSED OSD SYSTEMS (BOTH "OSD 1" AND "OSD 2") ARE TO BE ASSESSED (BY OTHERS) FOR THEIR ADEQUACY TO ALLOW FOR THE INSTALLATION OF THE PROPOSED OSD SYSTEMS. IF THERE ARE ANY CONCERNS, NOTIFY THIS OFFICE

SEDIMENT & EROSION CONTROL

- THE CONTRACTOR SHALL IMPLEMENT EROSION AND SEDIMENT CONTROL MEASURES TO THE COUNCIL'S SPECIFICATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND DURING CONSTRUCTION.
- ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED IN A SATISFACTORY WORKING ORDER DURING THE CONSTRUCTION PERIOD. INSPECTIONS OF THESE DEVICES SHALL BE CARRIED OUT AFTER EACH STORM. REPAIRS AND/OR DE-CLOGGING SHALL BE CARRIED OUT TO ENSURE PROPER OPERATION OF THE DEVICE.
- PROVIDE TEMPORARY CONSTRUCTION EXIT TO SHAKE OFF SITE MATERIALS FROM EXITING VEHICLES AND SHALL CONSIST OF A PAD OF COURSE CRUSHED ROCK, (75mm TO 150mm RANGE) HAVING A MINIMUM DEPTH OF 200mm, A MINIMUM LENGTH OF 25m AND 3.5m WIDE OR "CATTLE GRID" SYSTEM.
- THE GULLY PITS SHALL BE PROTECTED IN ACCORDANCE WITH COUNCIL'S REQUIREMENTS
- THE GRATED SURFACE PITS SHALL BE PROTECTED IN ACCORDANCE WITH COUNCIL'S REQUIREMENTS

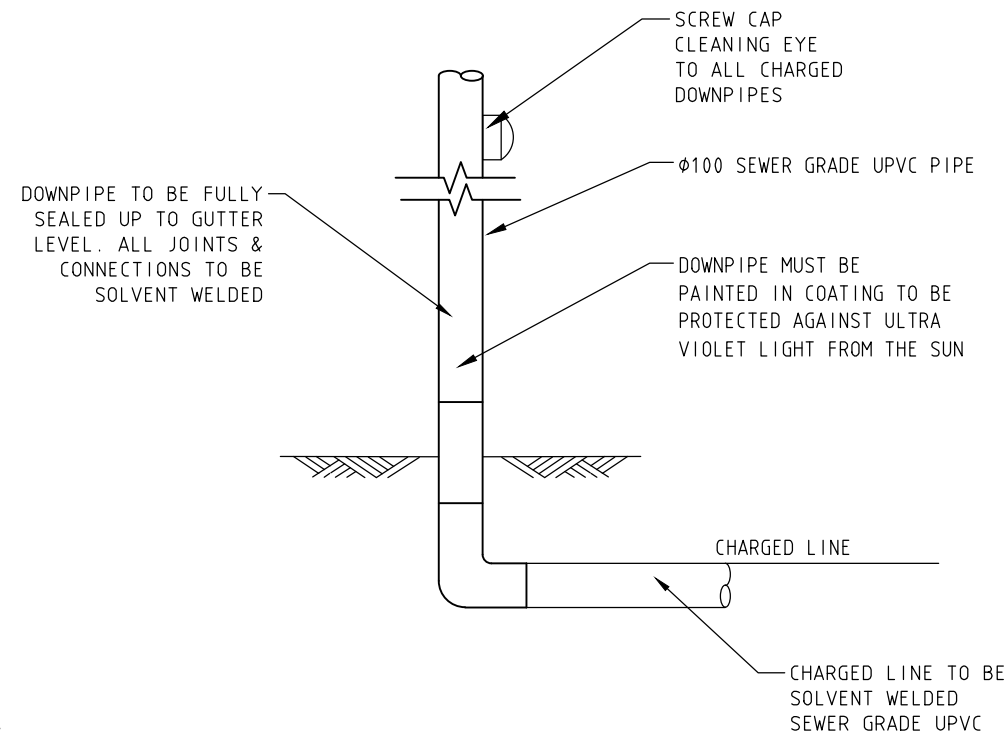
GENERAL DRAINAGE LAYOUT PLAN



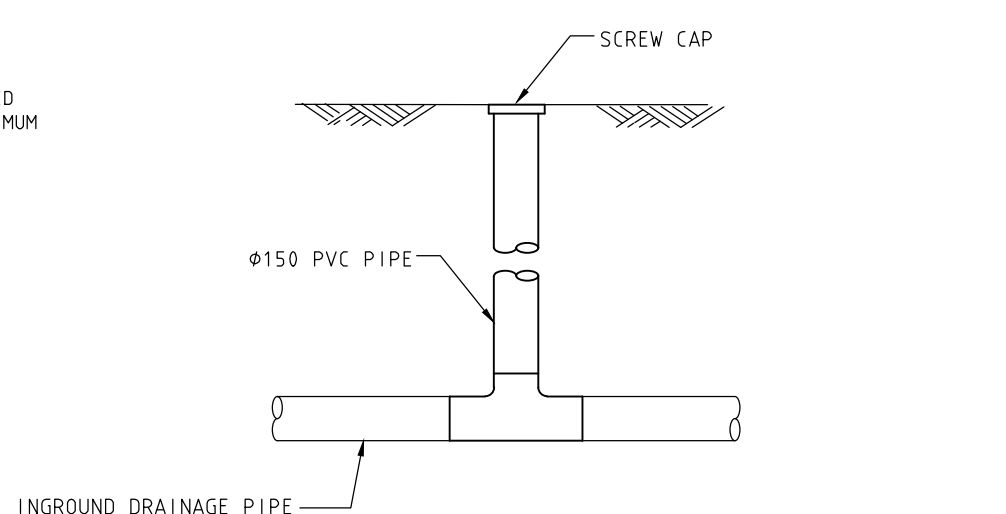
TYPICAL DETAIL - UPVC PIPE LAYING

N.T.S

PIPE DIA 'D'	W	X MIN	Y
100-150	300	75	75
225-300	600	75	75

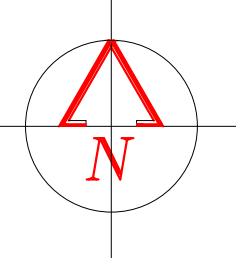


TYPICAL DETAIL - DOWNPIPE TO CHARGED LINE



TYPICAL DETAIL - INSPECTION / CLEANING EYE

NOTE: CLEANING EYE TO BE PROVIDED AT START OF CHARGED LINES AND AT CRITICAL JUNCTIONS TO BUILDERS DETAIL



STORMWATER DRAINAGE NOTES:

ALL STORMWATER DRAINAGE WORKS MUST BE CARRIED OUT BY A LICENCED PLUMBER & BE IN ACCORDANCE WITH AS/NZS 3500.3:2018 "STORMWATER DRAINAGE", AS/NZS 3500.3:2.1998 "STORMWATER DRAINAGE-ACCEPTABLE SOLUTIONS" AND THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA

ANY VARIATIONS TO THE NOMINATED LEVELS SHALL BE REFERRED TO ENGINEER IMMEDIATELY.

ANY VARIATIONS TO SPECIFIED PRODUCTS OR DETAILS SHALL BE REFERRED TO THE ENGINEER FOR APPROVAL.

BOX COLORBOND OR ZINCALUME STEEL GUTTERS SHALL BE A MINIMUM OF 450 WIDE X 150 DEEP WITH 1:200 FALL ON BASE OF GUTTER UNO.

EAVES GUTTERS SHALL BE COLORBOND OR ZINCALUME STEEL AND HAVE A MINIMUM EFFECTIVE CROSS-SECTIONAL AREA (A_e) OF 8,200mm². MINIMUM EFFECTIVE EAVES GUTTER SLOPE = 1:500.

ALL DRAINAGE LINES SHALL BE Ø100 SEWER GRADE UPVC PIPES UNO.

ALL DRAINAGE LINES SHALL BE LAID @ 1% FALL MIN. UNO.

FIRST FLUSH RAINWATER DEVICES TO BE FITTED TO DRAINAGE LINES TO BUILDER'S DETAIL.

SUBSOIL DRAINAGE SHALL BE PROVIDED TO ALL RETAINING WALLS & EMBANKMENTS. SUBSOIL DRAINAGE LINES MUST BE KEPT SEPARATE FROM ALL OTHER DRAINAGE SYSTEMS (SUCH AS ROOF OR SURFACE DRAINAGE SYSTEMS), AND MUST DISCHARGE INDEPENDENTLY AT THE POINT OF DISCHARGE. CONTACT THIS OFFICE IF THERE ARE ANY ISSUES, OR IF FURTHER ADVICE IS REQUIRED

SYMBOLS & ABBREVIATIONS:

DP = Ø100 SEWER GRADE UPVC DOWNPIPE.
FO = Ø150 FLOOR OUTLET
GSIP = GRATED SURFACE INLET PIT (NO LINTEL)
ØXXXX (C) = ØXXXX CHARGED PIPE (E.G. Ø150 (C) = Ø150 CHARGED PIPE)
IP = Ø100 INSPECTION POINT
SP = RAINWATER DOWNPIPE SPREADER
EX DP = EXISTING DOWNPIPE
RH & SP = RAINHEAD AND DOWNPIPE SPREADER
RH & DP = RAINHEAD AND DOWNPIPE
BG = BOX GUTTER
SX = BOX GUTTER SUMP 'X' OUTLET
TOW = TOW OF WALL RL
GSIP = GRATED SURFACE INLET PIT
NGL = NATURAL GROUND LEVEL
SL = SURFACE LEVEL (ALSO DRAIN GRADE / LID LEVEL)
IL = INVERT LEVEL
U/S IL = UPSTREAM INVERT LEVEL
D/S IL = DOWNSTREAM INVERT LEVEL
XXXX = PROPOSED FINISHED SURFACE LEVEL

R16.5m² = CATCHMENT AREA (WHERE R=ROOF, P=PAVED, L=LANDSCAPED, C=COMBINED SURFACE)

FALL = PROPOSED SURFACE FALL DIRECTION

XXX = HYDRAULIC GRADE LINE (HGL) POINT MARKER

PIPE NOTATION

EXISTING DRAINAGE PIPE
PROPOSED DRAINAGE PIPE

NOTE:

FOR TREES TO BE REMOVED, RETAINED OR NEWLY PLANTED, REFER TO ARCHITECTURAL DRAWINGS AND SPECIFICATIONS

EXTREME CARE SHALL BE TAKEN WHEN DOING WORK NEAR EXISTING PIT/STRUCTURES AND UNDERGROUND SERVICES.

LOCATION & DEPTH OF ALL UNDERGROUND CABLES & SERVICES TO BE CONFIRMED PRIOR TO CONSTRUCTION. CONTACT "DIAL BEFORE YOU DIG" ON 1100



NOT FOR CONSTRUCTION

GILCON
STRUCTURAL ENGINEERS
Suite 28, 185-187 Airlds Road Leumeah, NSW, 2560
PO BOX 7426, MOUNT ANNAN, NSW, 2567
P: (02) 4760 0760 E: adam@gilconse.com
W: gilconeng.com ABN: 73 931 889 644

CLIENT: CLIFFORD LEESON

PROJECT: PROPOSED ALTERATIONS AND ADDITIONS, AND SWIMMING POOL AT 52 SEAVIEW STREET, BALGOWLAH NSW

APPROVED:

ADAM GILLET
B.E (Hons) M.I.E. AUST CPeng NER

DRAWING TITLE: GENERAL DRAINAGE LAYOUT PLAN, NOTES & DETAILS

			DRAWN BY: TM	ENGINEER: TM
B	07/03/2024	UPDATED TO COUNCIL COMMENTS - REISSUED FOR DA	DATE: 31/08/2023	
A	31/08/2023	ISSUE FOR DEVELOPMENT APPLICATION	SCALE: AS SHOWN ON A1	SHEET No:
ISSUE	DATE	REVISIONS:	JOB NO: 230626	C01

OSD - HYDROLOGY CALCULATIONS

DEVELOPMENT AREA = 363.4m²

PRE DEVELOPMENT:

IMPERVIOUS AREA

EXISTING ROOF = 0.0m²
EXISTING PAVEMENT = 0.0m²
TOTAL IMPERVIOUS AREA = 0.0m²
FRACTION IMPERVIOUS = 0.0% (EXISTING SITE MODELLED AS "STATE OF NATURE")

OSD STRATEGY:

OSD HAS BEEN MODELLED TO LIMIT POST DEVELOPMENT SITE FLOWS TO MATCH STATE OF NATURE FLOWS FOR THE ENTIRE SITE FOR THE 1%, 5% AND 20% AEP DESIGN STORM EVENTS. REFER TO DRAINS MODEL OUTPUT SUMMARY TABLE

POST - DEVELOPMENT

IN OSD 1:

IN OSD 2:

BYPASS:

BYPASS EXCLUDING POOL:

NOTE:

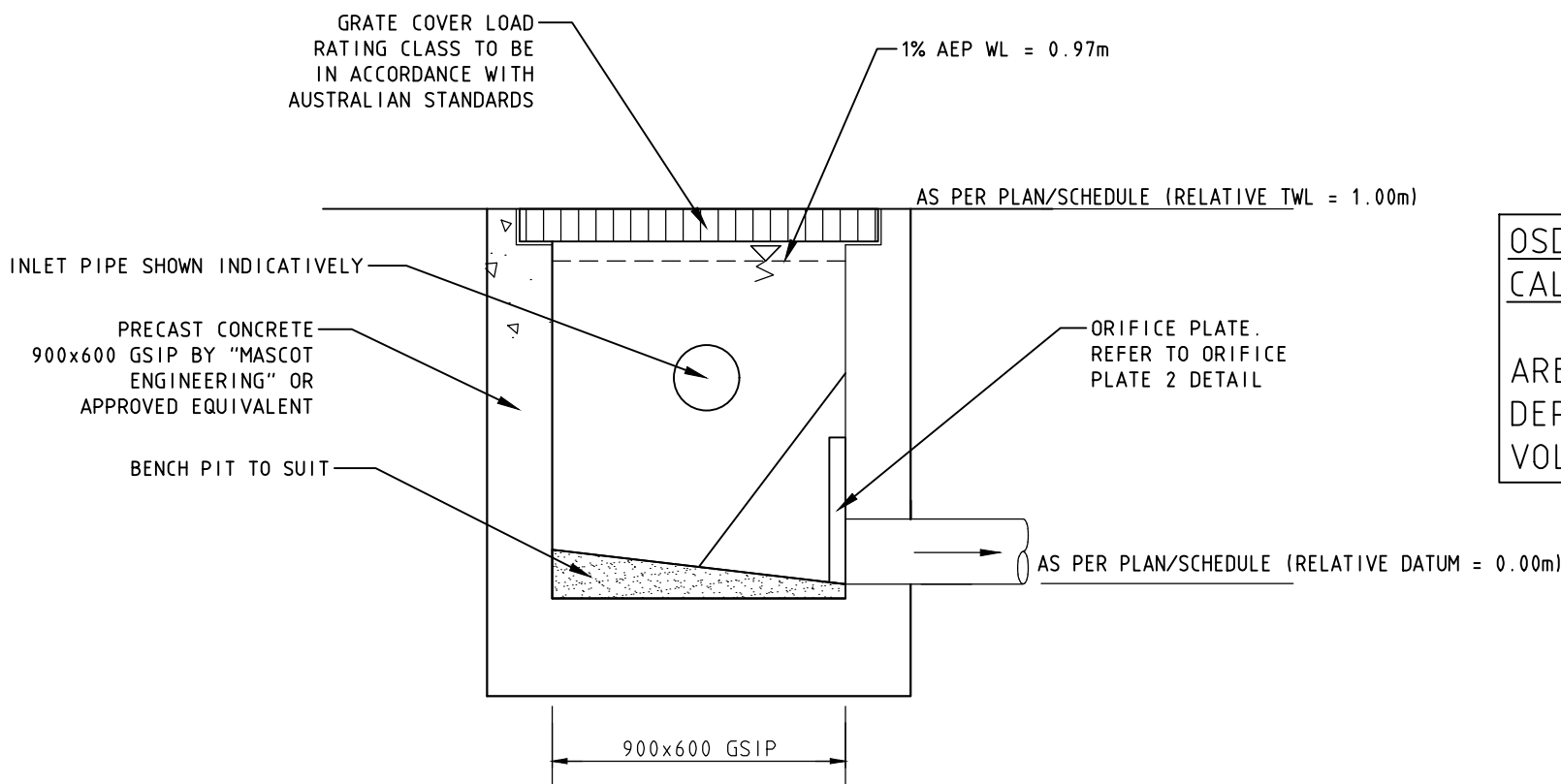
GIVEN THAT THE SWIMMING POOL WILL BE CONNECTED TO THE SEWER, AN ADDITIONAL SET OF CALCULATIONS HAVE BEEN MODELLED TO EXCLUDE THE SWIMMING POOL AREA FOR THE POST DEVELOPMENT SCENARIO

IMPERVIOUS AREA

PROPOSED ROOF = 196.9m²
PROPOSED PAVE = 91.1m²
TOTAL IMP. AREA = 288.0m²
FRACTION IMP. = 79.2%
LANDSCAPE AREA = 75.4m²
TOTAL AREA = 363.4m²
= 186.9m²
= 9.9m²
= 0.0m²
= 51.3m²
= 0.0m²
= 16.1m²
= 186.9m² (100%)
= 37.6m² (53.9%)
= 51.3m² (48.1%)
= 16.1m² (22.5%)
= 0.0m² (0.0%)
= 32.2m² (46.1%)
= 55.4m² (51.9%)
= 71.5m²

DRAINS OUTPUT SUMMARY - ILSAX METHOD

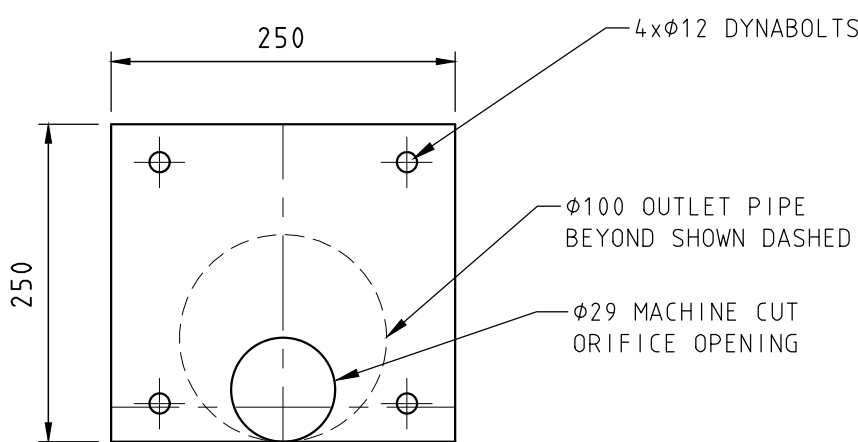
DRAINS MODEL OUTPUT SUMMARY											
AEP	PRE DEV TOTAL SITE DISCHARGE (L/s)	OSD 1 ORIFICE DISCHARGE (L/s)	OSD 1 OVERFLOW (L/s)	OSD 1 VOLUME REQUIRED (M3)	OSD 2 ORIFICE DISCHARGE (L/s)	OSD 2 OVERFLOW (L/s)	OSD 2 VOLUME REQUIRED (M3)	TOTAL BYPASS (L/s)	TOTAL BYPASS EXCLUDING POOL (L/s)	POST DEV TOTAL SITE DISCHARGE (L/s)	POST DEV TOTAL SITE DISCHARGE EXCLUDING POOL (L/s)
20%	8	2	0	3.2	1	0	0.2	3	2	6	5
5%	14	3	0	4.7	1	0	0.3	5	3	8	6
1%	19	4	0	6.6	2	0	0.5	6	4	10	8



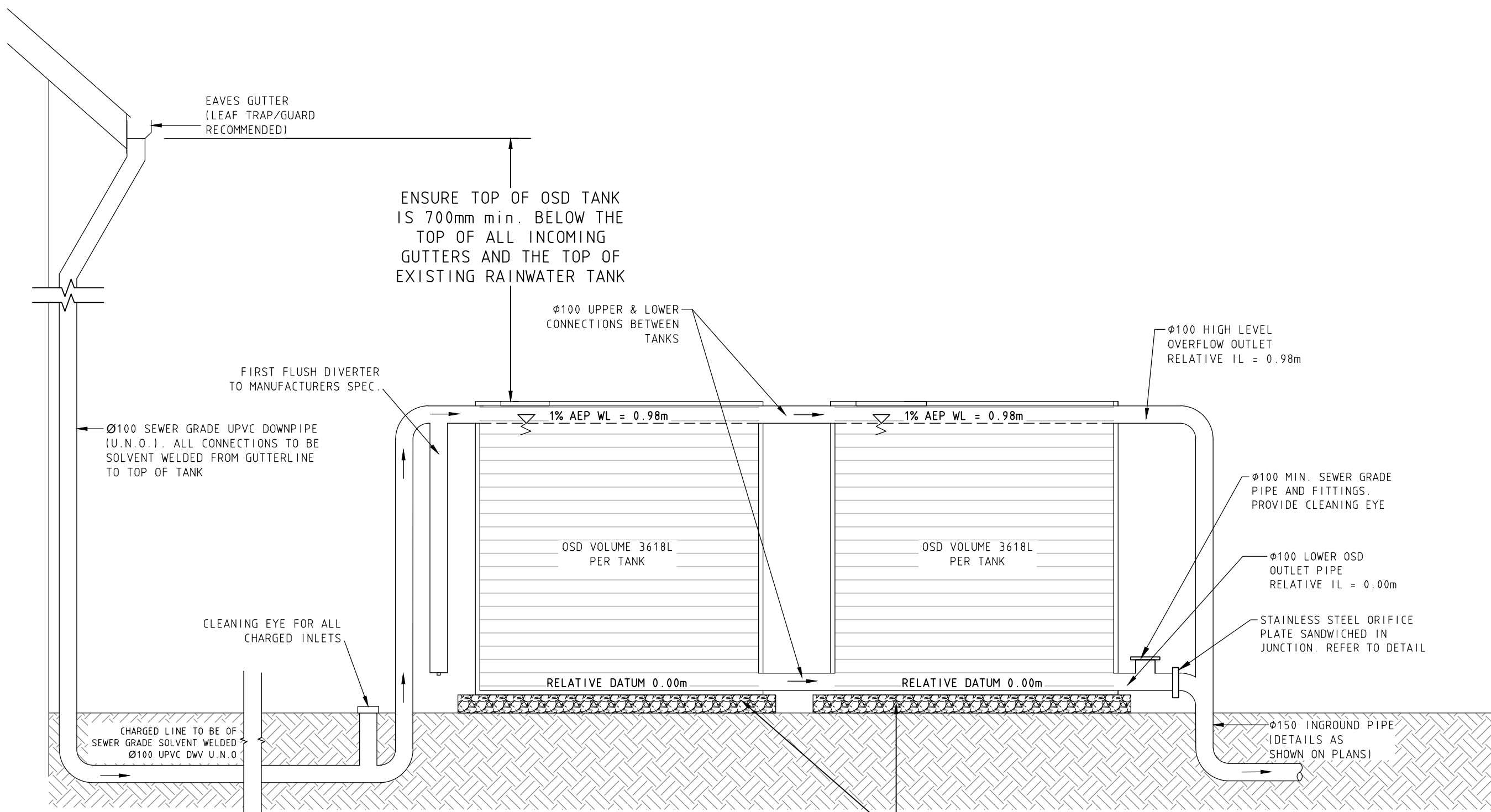
OSD 2 VOLUME CALCULATIONS:

AREA = 0.9x0.6 = 0.54m²
DEPTH = 1m
VOLUME PROVIDED = 0.54m³

TYPICAL PIT DETAIL
N.T.S



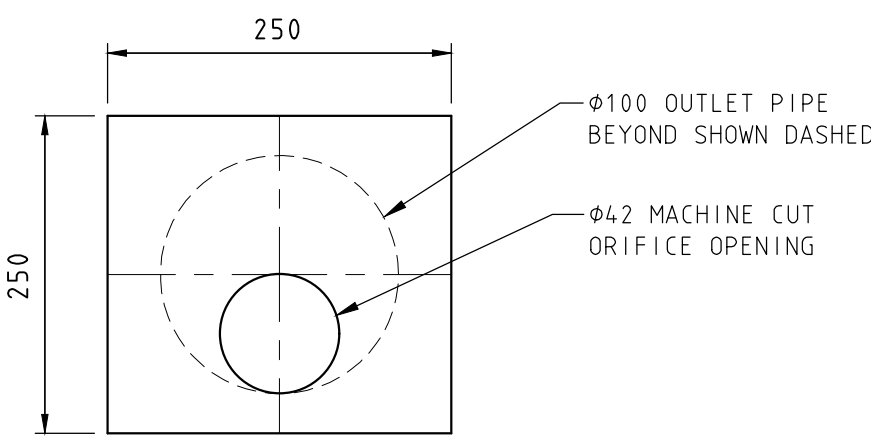
ORIFICE PLATE 2
DETAIL
N.T.S



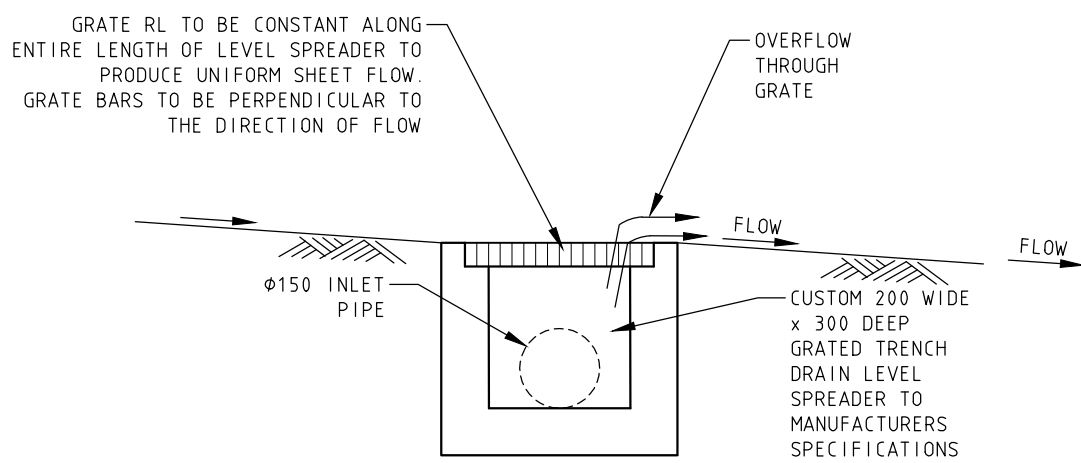
TYPICAL DETAIL - OSD 1

NTS

- NOTE:
1. PROVIDE 2 OF CUSTOM KINGSPAN 3618 LITRE MODLINE TANKS (TOTAL STORAGE OF 7236L), WITH DIMENSIONS AS FOLLOWS: WIDTH = 900mm, LENGTH = 3500mm, HEIGHT = 1180mm
 2. ENSURE TOP OF OSD TANK IS 700mm BELOW THE INVERT OF ALL INCOMING GUTTERS, AND 700mm MIN. BELOW THE TOP OF THE EXISTING RAINWATER TANK
 3. TANK SIZES MAY BE INCREASED TO SUIT SITE CONDITIONS. IF HEIGHT OF TANKS VARY, ENGINEER MUST BE NOTIFIED TO RECALCULATE ORIFICE PLATE OPENING SIZE



ORIFICE PLATE 1
DETAIL
N.T.S



TYPICAL DETAIL - LEVEL SPREADER

NTS

NB: LOCALLY REGRADE SURROUNDING AREA TO TIE IN NEATLY WITH ADJACENT SURFACES. ENSURE RUNOFF FLOWS UNIMPEDED & NO PONDING RESULTS FROM REGRADING. NOTIFY ENGINEER IF THERE ARE ANY INCONSISTENCIES

NOT FOR CONSTRUCTION

GILCON
STRUCTURAL ENGINEERS
Suite 28, 185-187 Airds Road Leumeah, NSW, 2560
PO BOX 7426, MOUNT ANNAN, NSW, 2567
P: (02) 4760 0760 E: adam@gilconse.com
W: gilconeng.com ABN: 73 931 889 644

CLIENT: CLIFFORD LEESON
PROJECT: PROPOSED ALTERATIONS AND ADDITIONS, AND SWIMMING POOL AT 52 SEAVIEW STREET, BALGOWLAH NSW

APPROVED:
ADAM GILLET
B.E (Hons) M.I.E. AUST CPEng NER

DRAWING TITLE: OSD & LEVEL SPREADER DETAILS AND CALCULATIONS

			DRAWN BY: TM	ENGINEER: TM
B	07/03/2024	UPDATED TO COUNCIL COMMENTS - REISSUED FOR DA	DATE: 31/08/2023	
A	31/08/2023	ISSUE FOR DEVELOPMENT APPLICATION	SCALE: AS SHOWN ON A1	SHEET No:
ISSUE	DATE	REVISIONS:	JOB NO: 230626	C02