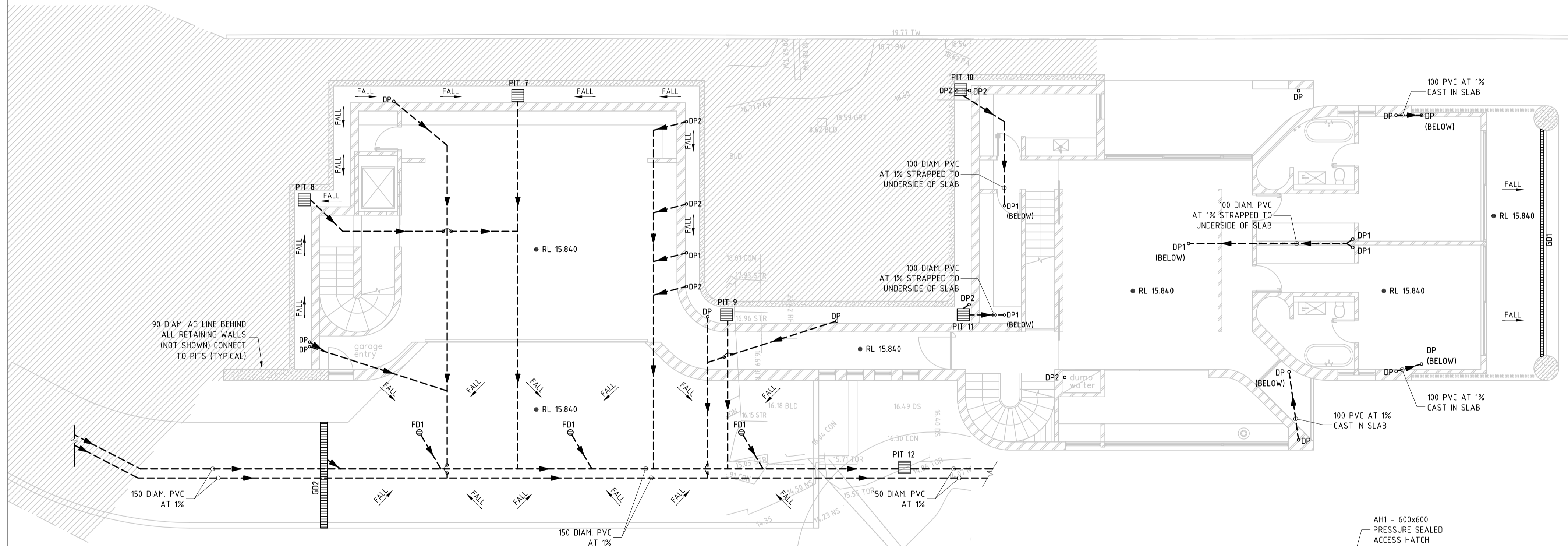
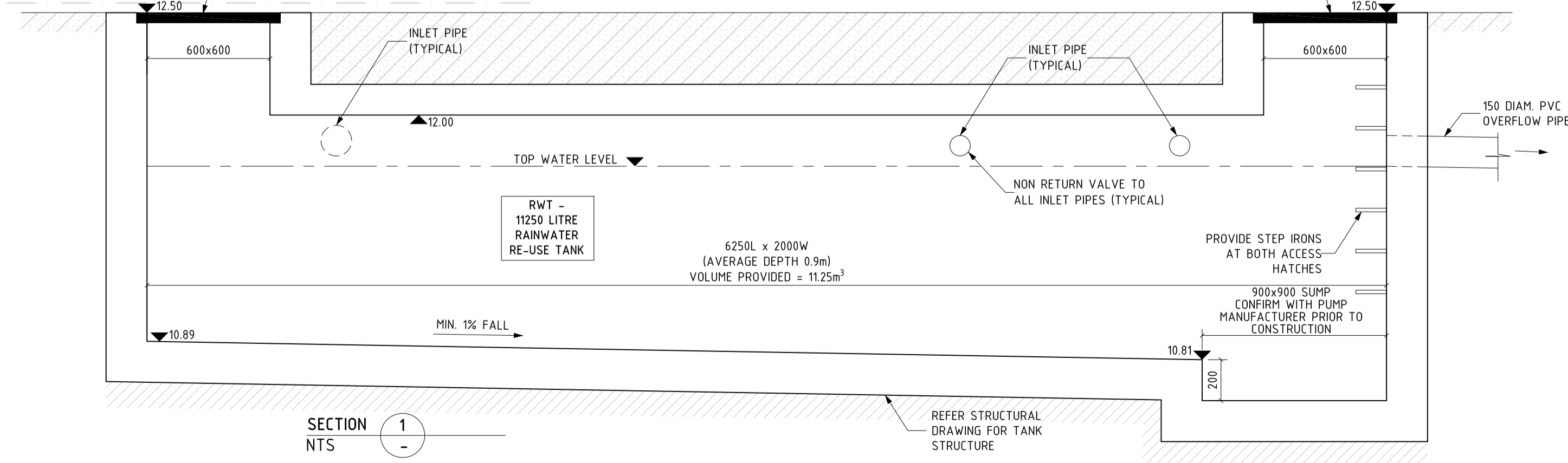


LEVEL 1 DRAINAGE & PART OF SITE STORWATER MANAGEMENT PLAN
1:100



LEVEL 2 DRAINAGE PLAN
1:100



SECTION 1
NTS

MARK	SIZE/TYPE	FSL	INV.
AH1	600x600 PRESSURE SEALED ACCESS HATCH	12.50	-
AH2	600x600 PRESSURE SEALED ACCESS HATCH	12.50	-
PIT 1	450x450 PIT WITH GRATED COVER	12.30	11.90
PIT 2	450x450 PIT WITH GRATED COVER	12.30	11.90
PIT 3	450x450 PIT WITH GRATED COVER	11.75	11.25
PIT 4	450x450 PIT WITH GRATED COVER	12.50	12.10
PIT 5	450x450 PIT WITH GRATED COVER	12.50	12.00
PIT 6	600x600 PIT WITH GRATED COVER	6.50	6.00
PIT 7	450x450 PIT WITH GRATED COVER	15.64	15.24
PIT 8	450x450 PIT WITH GRATED COVER	15.64	15.24
PIT 9	450x450 PIT WITH GRATED COVER	15.64	15.24
PIT 10	450x450 PIT WITH GRATED COVER	15.64	15.24
PIT 11	450x450 PIT WITH GRATED COVER	15.64	15.24
PIT 12	450x450 PIT WITH GRATED COVER	14.80	14.30
DP	100 DIAMETER PVC DOWNPIPE (ROOF ONLY)	-	-
DP1	100 DIAMETER PVC DOWNPIPE (TERRACE/BALCONY)	-	-
DP2	100 DIAMETER PVC DOWNPIPE (PLANTER)	-	-
FD1	200 DIAMETER FLOOR DRAIN (TERRACE/BALCONY)	-	-
GD1	STORMTECH 100MM FLOOR DRAIN TO ARCH DETAIL	-	-
GD2	100 DEEP x 250 WIDE GRATED DRAIN	-	-
RWT	11250 LITRE BELOW GROUND RAINWATER RE-USE TANK (6250Lx2000Wx900D). TANK TO COLLECT ROOF RAINWATER RUNOFF AS SHOWN & BE USED FOR LAUNDRIES & BE CONNECTED TO ONE OUTDOOR TAP & ONE TAP WITHIN 10 METRES OF THE EDGE OF THE POOL IN THE DEVELOPMENT. TANK TO BE FITTED WITH FIRST FLUSH DEVICE & WATER FILTRATION DEVICES & INSTALLED IN ACCORDANCE WITH ASS3500, BASIX & SYDNEY WATER REQUIREMENTS.	-	-

NOTE:
- ALL PIPES UNDER SUSPENDED FLOOR TO BE STRAPPED TO UNDERSIDE OF FLOOR STRUCTURE AT MIN. 1% U.O.

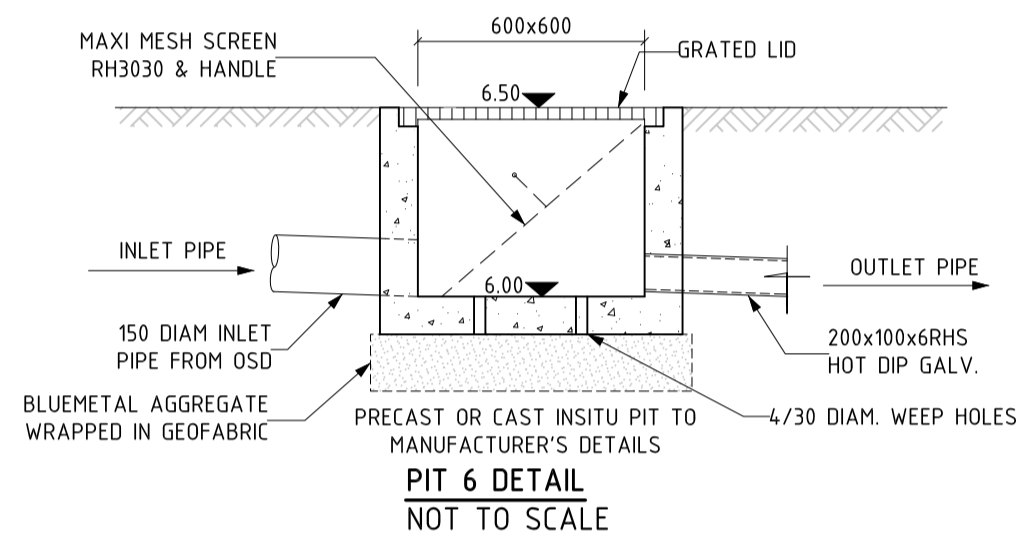
- STORMWATER NOTES:**
- ALL PIPES TO BE 100mm Ø UNLESS NOTED OTHERWISE.
 - ALL PIPES TO BE uPVC UNLESS NOTED OTHERWISE.
 - ALL PIPES TO BE LAID AT 1% MINIMUM GRADE UNLESS NOTED OTHERWISE.
 - ALL PIPES SHALL BE LAID ON A 75mm SAND BED, COMPACTED TO 100% S.M.D.D. BELOW PAVEMENTS. (NO COMPACTION REQUIRED 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.
 - ALL PIPES SHOWN ON PLAN ARE SHOWN INDICATIVELY ONLY & MINIMUM CLEARANCES FROM THE EXTERNAL WALLS OF BUILDINGS, FOR THE EXCAVATION OF TRENCHES, ARE TO BE PROVIDED IN ACCORDANCE WITH ASS3500.
 - ALL DOWN PIPES TO BE 90mm Ø UNLESS NOTED OTHERWISE.
 - DOWN PIPE LOCATIONS ARE INDICATIVE ONLY. LOCATIONS TO BE CONFIRMED WITH ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
 - PROVIDE CLEANING EYES AT ALL DOWNPIPES U.O.
 - ALL PITS GREATER THAN 1000mm DEEP SHALL HAVE STEP IRONS AS PER COUNCIL STANDARDS.
 - 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.
 - EXCAVATION OF TRENCHES ADJACENT TO TREES TO BE CARRIED OUT USING HAND TOOLS ONLY.
 - ALL EXISTING EARTHENWARE PIPES TO BE UPGRADED TO uPVC.
 - ALL WORKS TO BE IN ACCORDANCE WITH ASS 3500.
 - THE FOLLOWING ABBREVIATION DENOTES:
FSL - FINISHED SURFACE LEVEL
INV - INVERT
 - PROVIDE FALLS IN SURFACES TO ALL PITS, GRATED DRAINS & FLOOR DRAINS IN ACCORDANCE WITH ASS3500 & ARCHITECT'S DETAILS.

• RL 12.500 DENOTES EXISTING LEVELS
• RL 12.500 DENOTES PROPOSED LEVELS

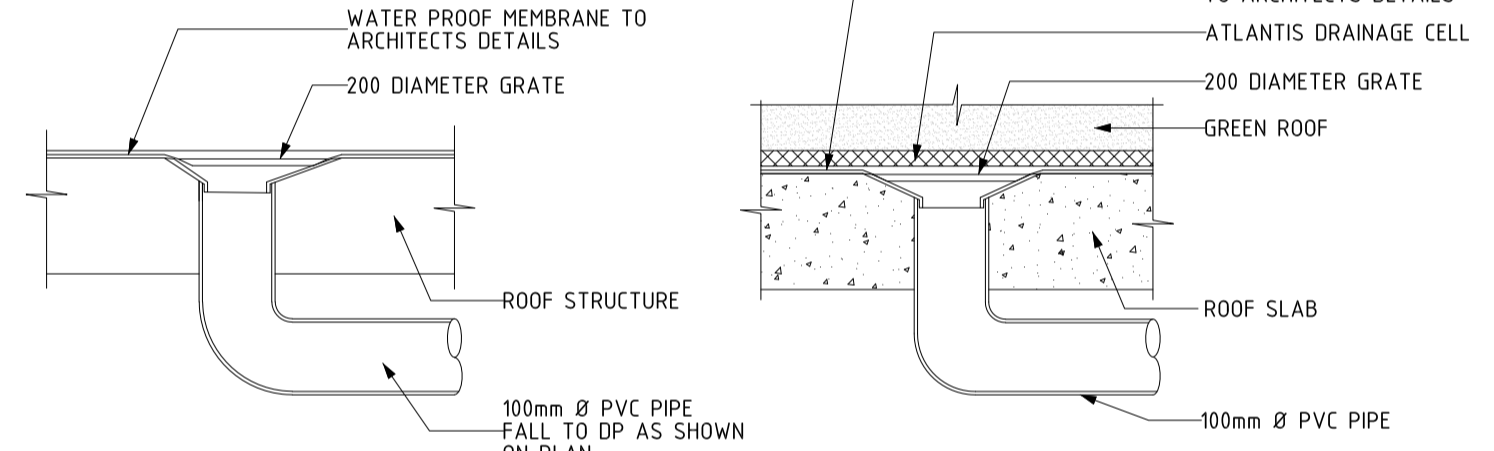
CALCULATIONS

SITE AREA:	1859.0m ²
PRE DEVELOPMENT IMPERVIOUS AREA:	762.7m ²
POST DEVELOPMENT IMPERVIOUS AREA:	1089.7m ²
INCREASE IN IMPERVIOUS AREA:	327.0m ²

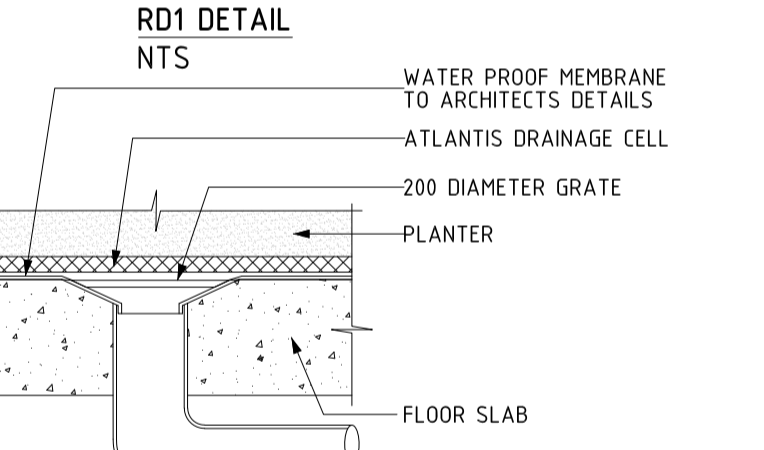
ACCORDING TO PRE DA LODGEMENT MEETING WITH NORTHERN BEACHES COUNCIL, OSD & WSUD IS NOT REQUIRED.



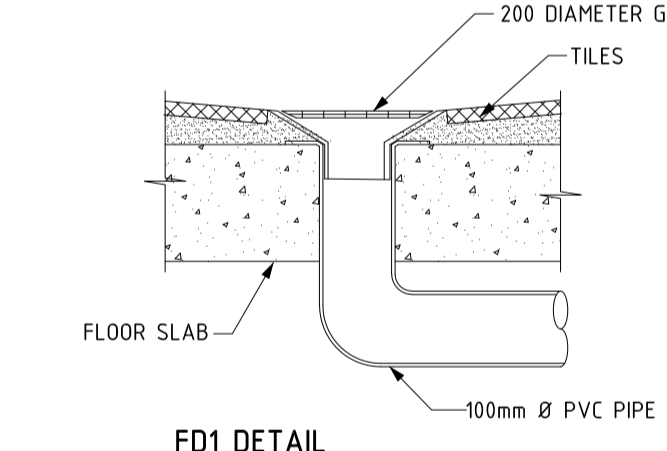
PIT 6 DETAIL
NTS



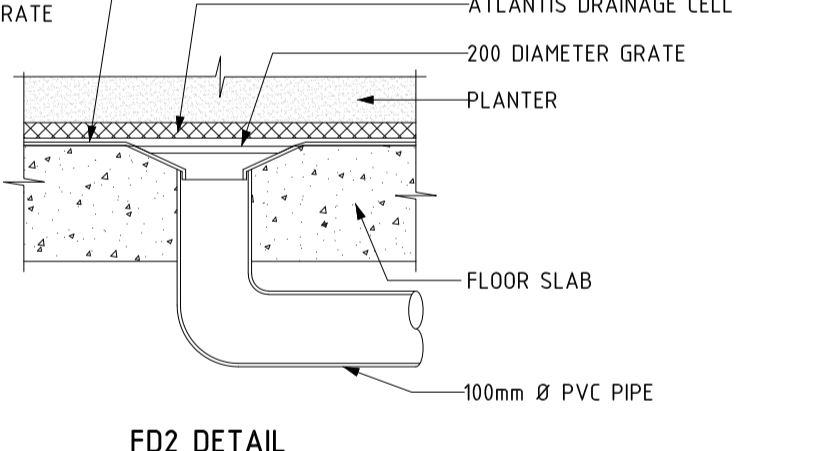
RD DETAIL
NTS



RD1 DETAIL
NTS



FD1 DETAIL
NTS

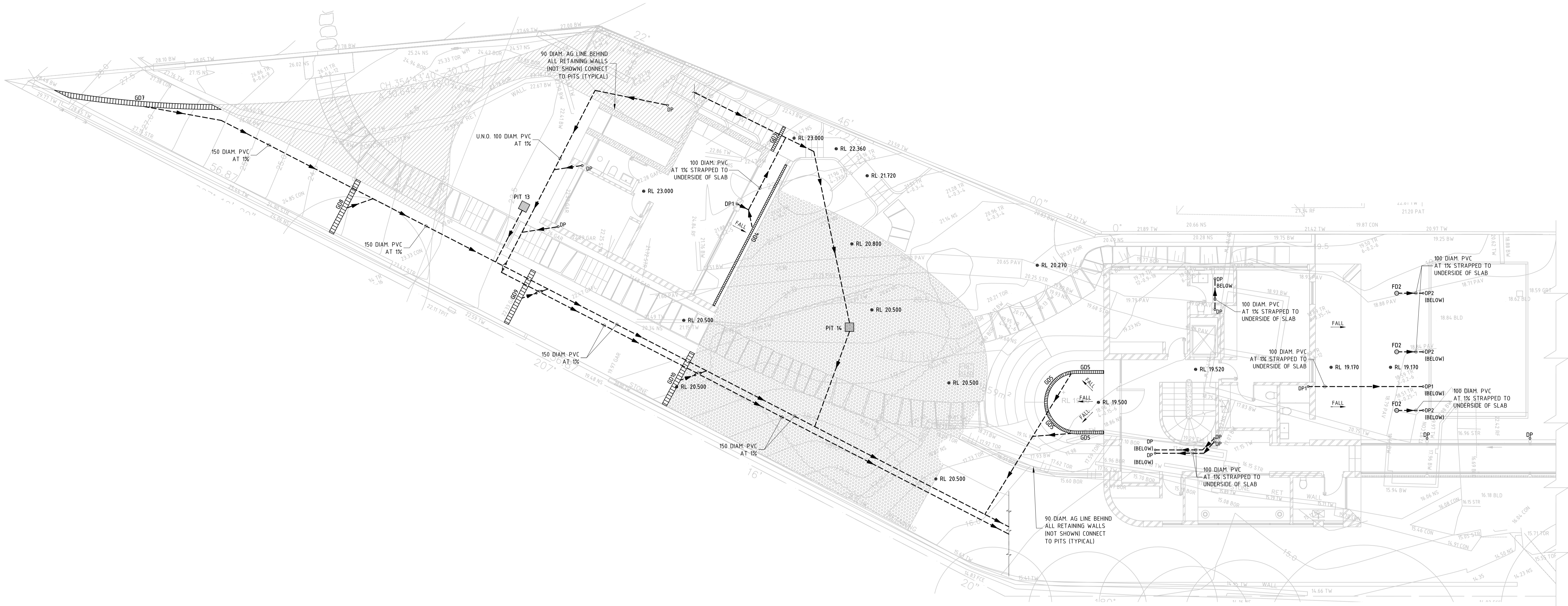


FD2 DETAIL
NTS

REV.	DATE	REVISION DESCRIPTION	BY	REV.	DATE	REVISION DESCRIPTION	BY
A	20.02.23	ISSUE FOR S4.55 SUBMISSION ONLY	DI				

ARCHITECT	EATON MOLINA ARCHITECTS
CLIENT	THE I'VE GOT TIME GROUP

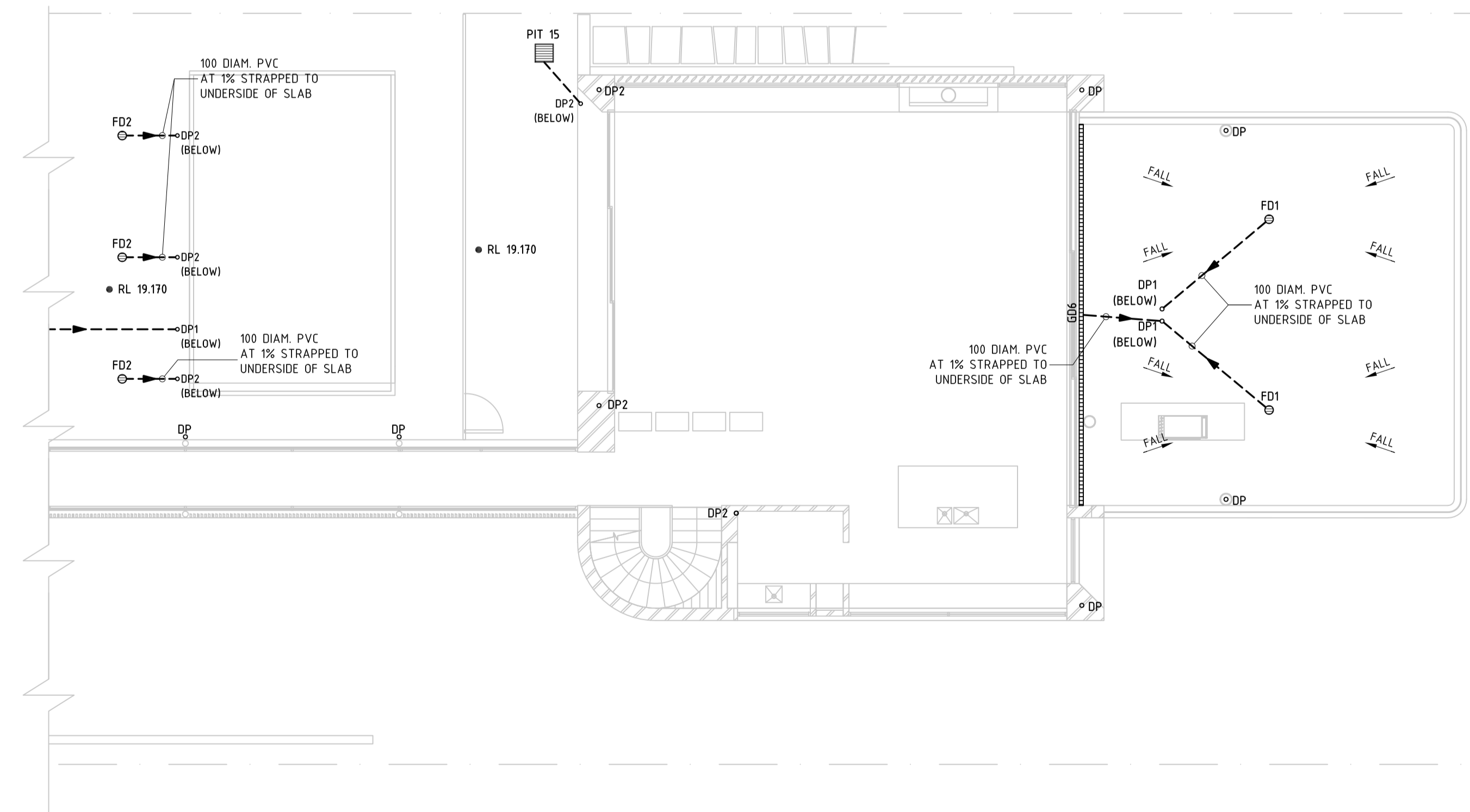
STATUS	ISSUE FOR S4.55 SUBMISSION ONLY	DATE	FEB 2023
PROJECT	32 BOWER ST, MANLY	PROJECT NUMBER	221102
DRAWING	STORMWATER MANAGEMENT PLAN 1	DRAWING NUMBER	D01



LEVEL 3 DRAINAGE & PART OF SITE STORWATER MANAGEMENT PLAN
1:100

MARK	SIZE/TYPE	FSL	INV.
PIT 13	450x450 PIT WITH GRATED COVER	22.48	21.98
PIT 14	450x450 PIT WITH GRATED COVER	20.50	20.00
PIT 15	450x450 PIT WITH GRATED COVER	19.17	18.67
DP	100 DIAMETER PVC DOWNPIPE (ROOF ONLY)	-	-
DP1	100 DIAMETER PVC DOWNPIPE (TERRACE/BALCONY)	-	-
DP2	100 DIAMETER PVC DOWNPIPE (PLANTER)	-	-
FD1	200 DIAMETER FLOOR DRAIN (TERRACE/BALCONY)	-	-
FD2	200 DIAMETER FLOOR DRAIN (PLANTER ONLY)	-	-
GD3	STORMTECH 100ARI FLOOR DRAIN TO ARCH DETAIL	-	-
GD4	STORMTECH 100ARI FLOOR DRAIN TO ARCH DETAIL	-	-
GD5	STORMTECH 100ARI FLOOR DRAIN TO ARCH DETAIL	-	-
GD6	STORMTECH 100ARI FLOOR DRAIN TO ARCH DETAIL	-	-
GD7	100 DEEP x 250 WIDE GRATED DRAIN	-	-
GD8	100 DEEP x 250 WIDE GRATED DRAIN	-	-
GD9	100 DEEP x 250 WIDE GRATED DRAIN	-	-
GD10	100 DEEP x 250 WIDE GRATED DRAIN	-	-

NOTE:
- ALL PIPES UNDER SUSPENDED FLOOR TO BE STRAPPED TO UNDERSIDE OF FLOOR STRUCTURE AT MIN. 1% U.N.O.

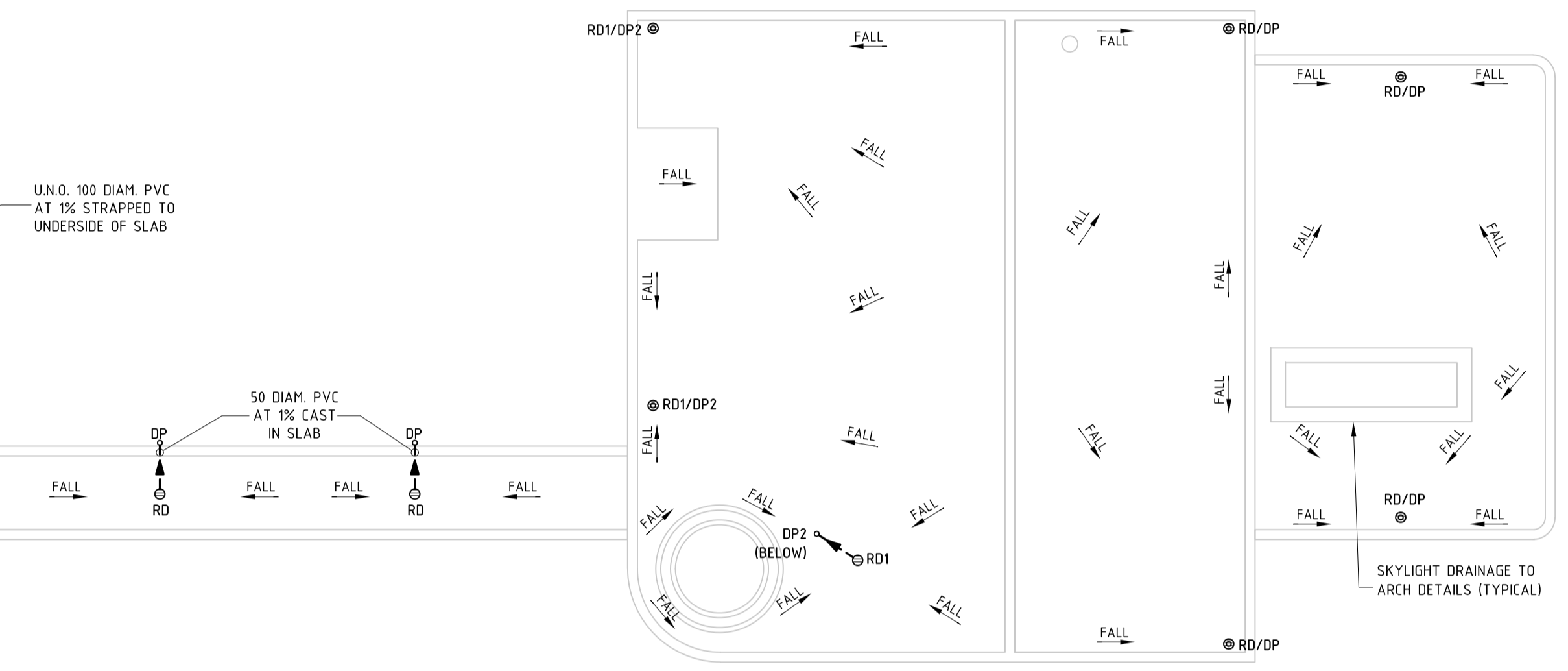
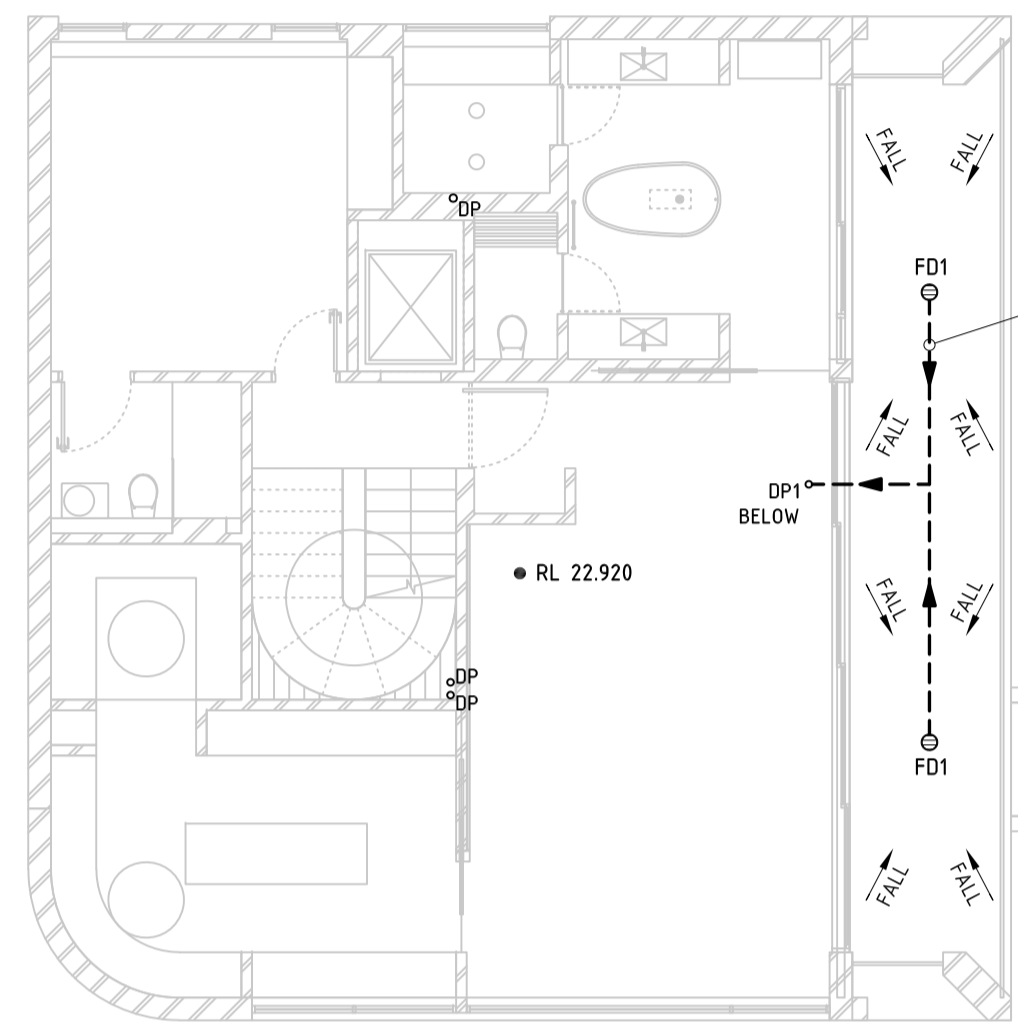
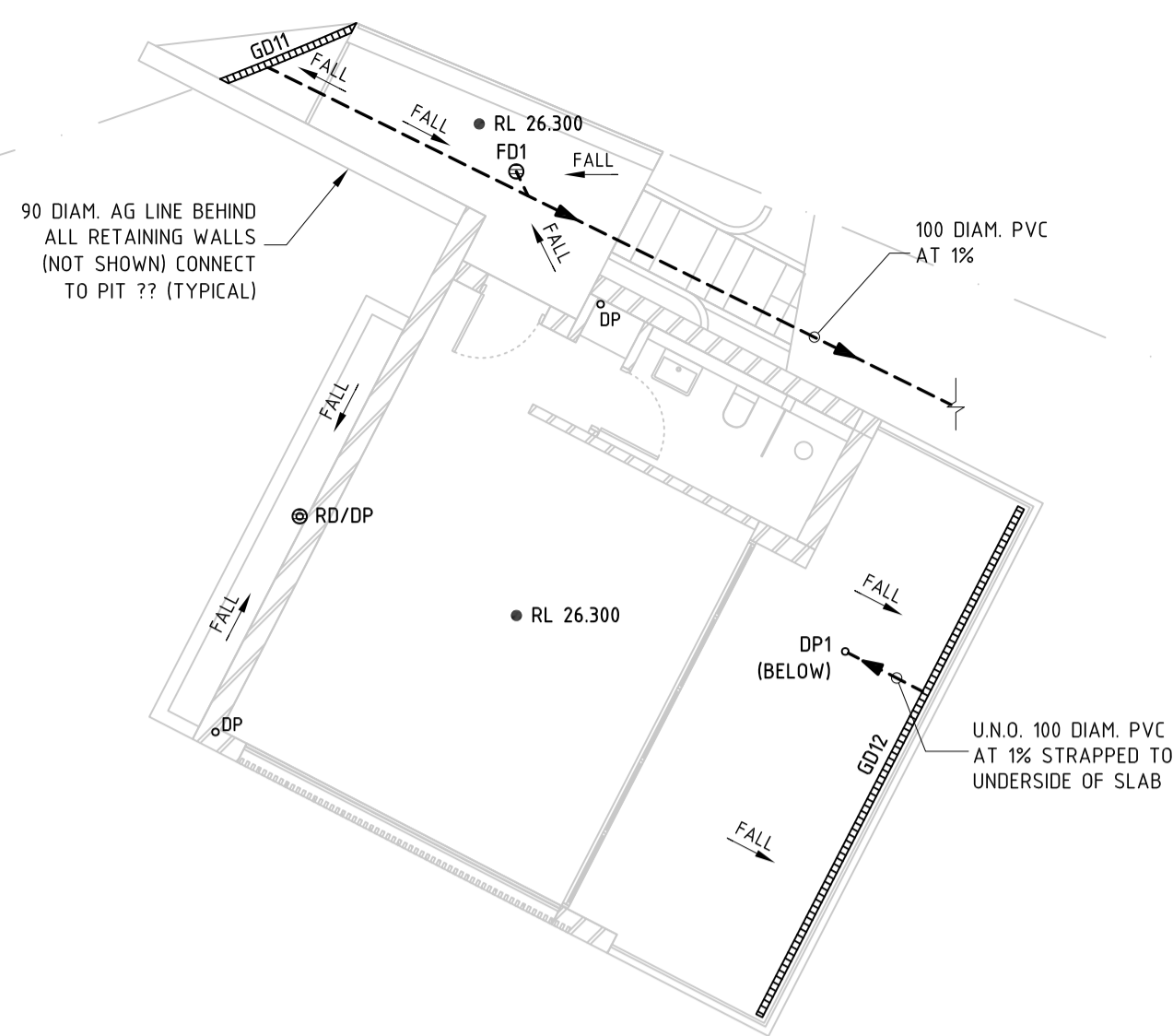


REV.	DATE	REVISION DESCRIPTION	BY	REV.	DATE	REVISION DESCRIPTION	BY
A	20.02.23	ISSUE FOR S4.55 SUBMISSION ONLY	DI				

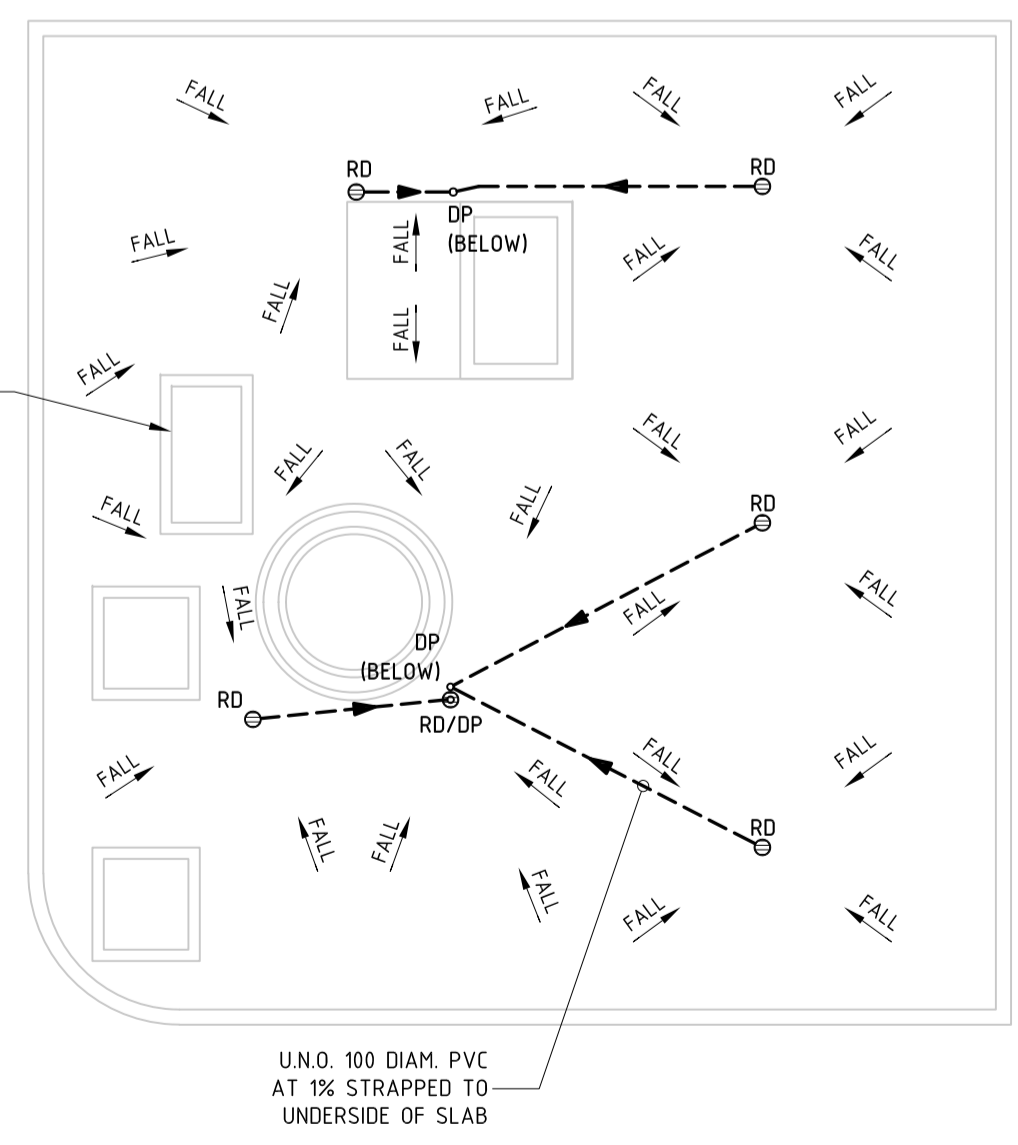
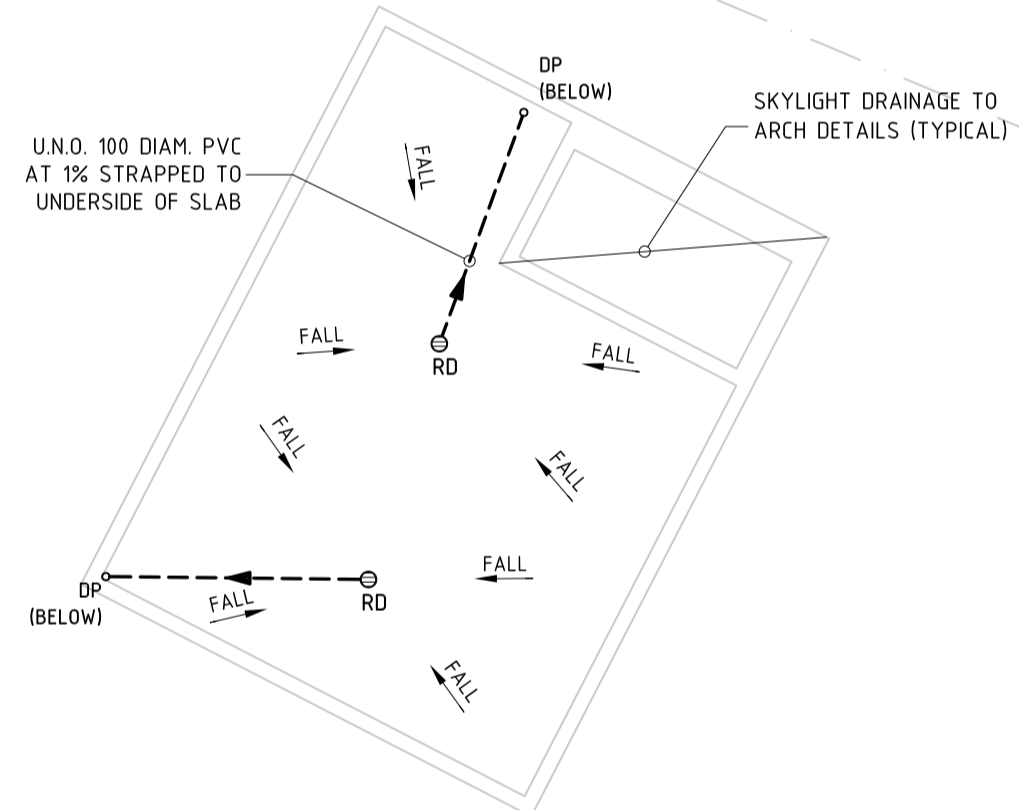
ARCHITECT	EATON
	MOLINA ARCHITECTS
CLIENT	THE I'VE GOT TIME GROUP

STATUS	ISSUE FOR S4.55 SUBMISSION ONLY	DATE	FEB 2023
PROJECT	32 BOWER ST, MANLY	PROJECT NUMBER	221102
DRAWING	STORMWATER MANAGEMENT PLAN 2	DRAWING NUMBER	D02
DESIGNED	JD	SCALE	1:100
DRAWN	JD	PAGE SIZE	A1
CHECKED	DI	REVISION	A

MARK	SIZE/TYPE	FSL	INV.
DP	100 DIAMETER PVC DOWNPIPE (ROOF ONLY)	-	-
DP1	100 DIAMETER PVC DOWNPIPE (TERRACE/BALCONY)	-	-
DP2	100 DIAMETER PVC DOWNPIPE (PLANTER ONLY)	-	-
RD	200 DIAMETER ROOF DRAIN (ROOF ONLY)	-	-
RD1	200 DIAMETER ROOF DRAIN (PLANTER ONLY)	-	-
FD1	200 DIAMETER FLOOR DRAIN (TERRACE/BALCONY)	-	-
GD11	STORMTECH 100ARI FLOOR DRAIN TO ARCH DETAIL	-	-
GD12	STORMTECH 100ARI FLOOR DRAIN TO ARCH DETAIL	-	-



LEVEL 4 & LOWER ROOF DRAINAGE PLAN
1:100

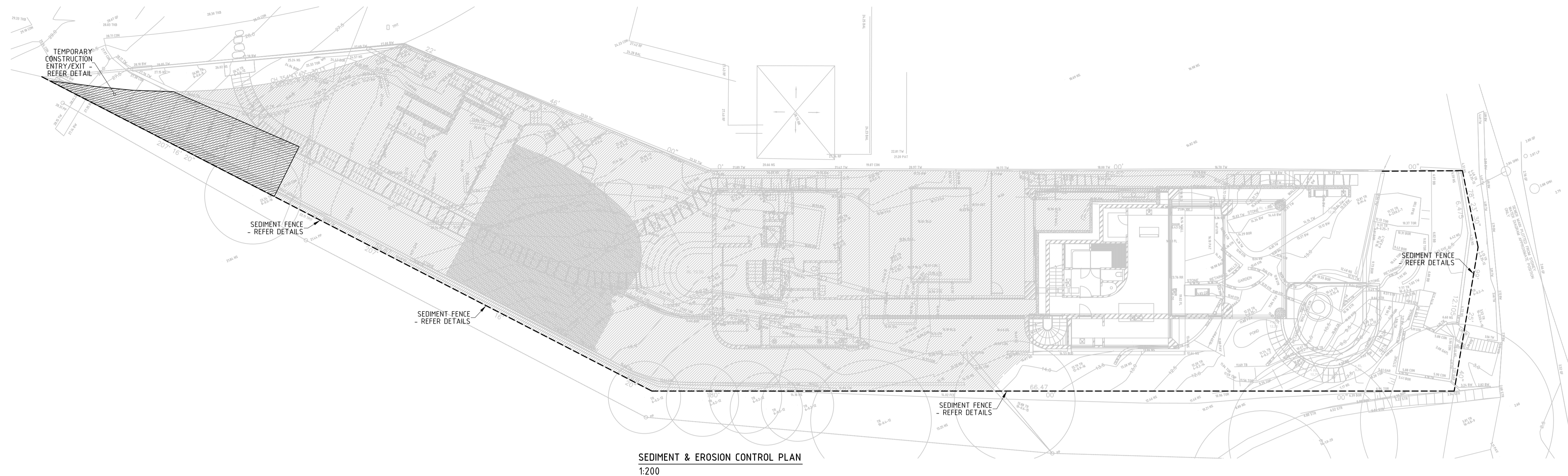


UPPER ROOF DRAINAGE PLAN
1:100

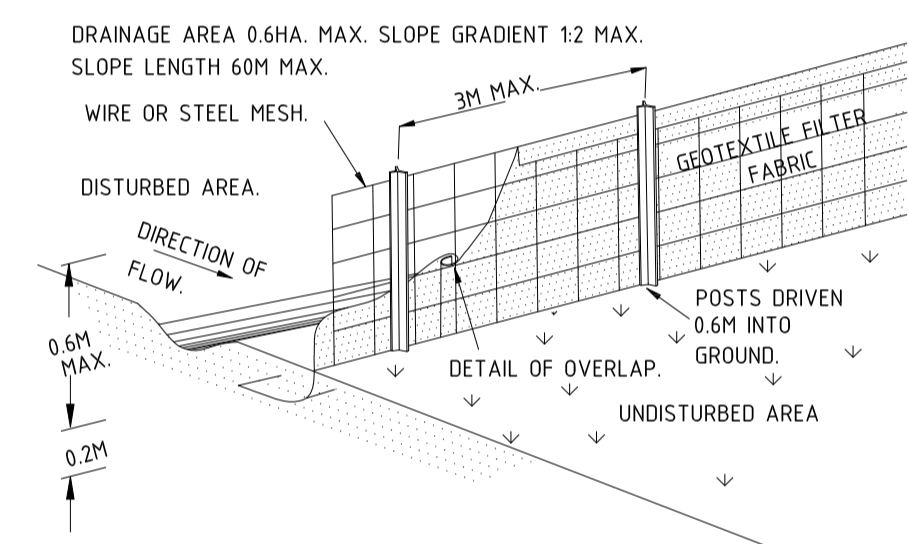
REV.	DATE	REVISION DESCRIPTION	BY	REV.	DATE	REVISION DESCRIPTION	BY
A	20.02.23	ISSUE FOR S4.55 SUBMISSION ONLY	DI				

ARCHITECT	EATON
ARCHITECT	EATON MOLINA ARCHITECTS
CLIENT	THE I'VE GOT TIME GROUP

STATUS	ISSUE FOR S4.55 SUBMISSION ONLY	DATE	FEB 2023
PROJECT	32 BOWER ST, MANLY	DESIGNED	JD
		SCALE	1:100
		PROJECT NUMBER	221102
		DRAWN	JD
		PAGE SIZE	A1
		DRAWING	STORMWATER MANAGEMENT PLAN 3
		CHECKED	DI
		REVISION	A
		DRAWING NUMBER	D03



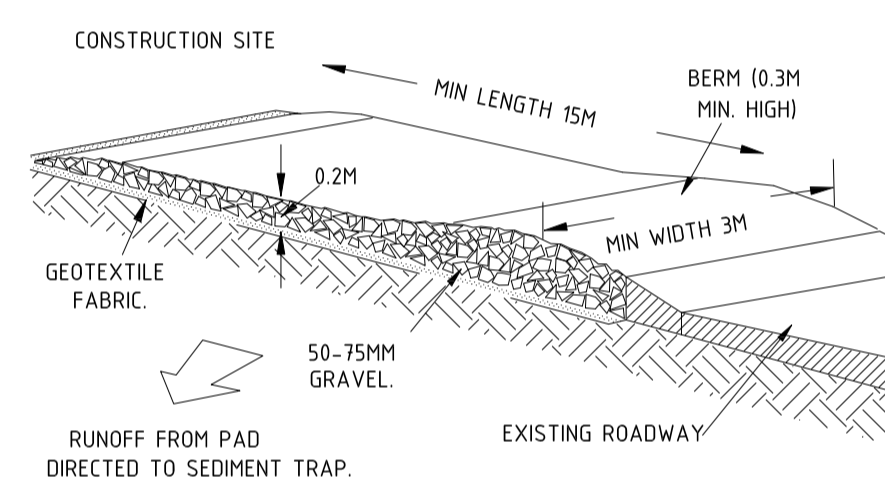
SEDIMENT & EROSION CONTROL PLAN
1:200



SEDIMENT FENCE

CONSTRUCTION NOTES:

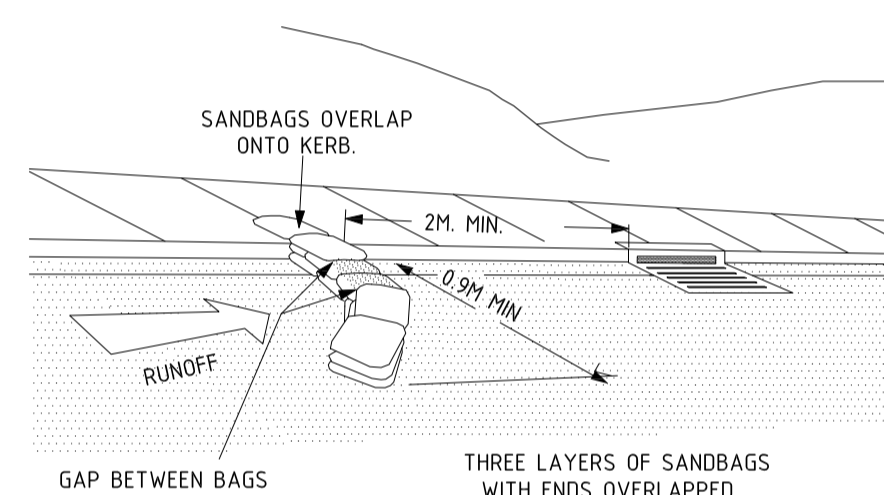
1. CONSTRUCT SEDIMENT FENCE AS CLOSE AS POSSIBLE TO PARALLEL TO THE CONTOURS OF THE SITE.
2. DRIVE 15 METRE LONG STAR PICKETS INTO GROUND, 3 METRES APART.
3. DIG A 150mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
4. BACKFILL TRENCH OVER BASE OF FABRIC.
5. FIX SELF-SUPPORTING GEOTEXTILE TO UPSLOPE SIDE OF POSTS WITH WIRE TIES OR AS RECOMMENDED BY GEOTEXTILE MANUFACTURER.
6. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150mm OVERLAP.



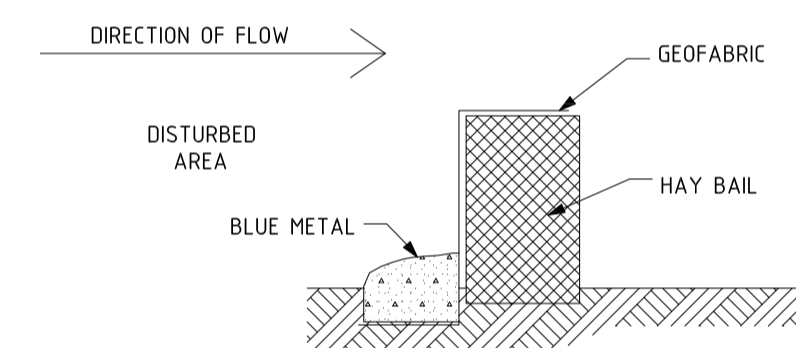
TYPICAL TEMPORARY CONSTRUCTION ENTRY/EXIT DETAIL

CONSTRUCTION NOTES:

1. STRIP TOPSOIL AND LEVEL SITE.
2. COMPACT SUBGRADE.
3. COVER AREA WITH NEEDLE-PUNCHED GEOTEXTILE.
4. CONSTRUCT 200mm THICK PAD OVER GEOTEXTILE USING ROADBASE or 30mm AGGREGATE. MINIMUM LENGTH 15 METRES OR TO BUILDING ALIGNMENT. MINIMUM WIDTH 3 METRES.
5. CONSTRUCT HUMP IMMEDIATELY WITHIN BOUNDARY TO DIVERT WATER TO A SEDIMENT FENCE OR OTHER SEDIMENT TRAP.



SANDBAG KERB INLET SEDIMENT TRAP

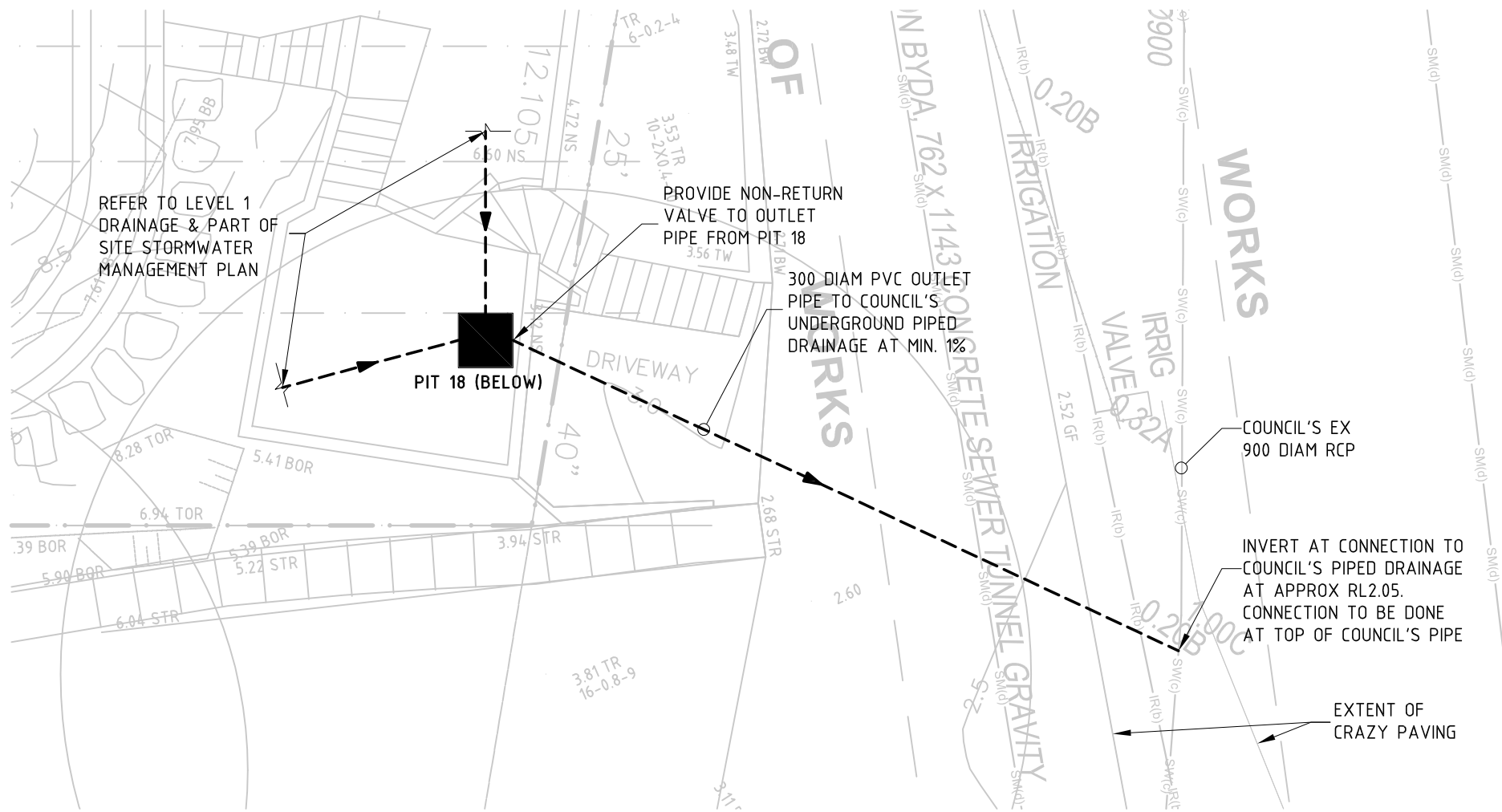


REMOVABLE HAY BAIL DETAIL
N.T.S.

REV.	DATE	REVISION DESCRIPTION	BY	REV.	DATE	REVISION DESCRIPTION	BY
A	20.02.23	ISSUE FOR S4.55 SUBMISSION ONLY	DI				

ARCHITECT	EATON
ARCHITECT	EATON MOLINA ARCHITECTS
CLIENT	THE I'VE GOT TIME GROUP

STATUS	ISSUE FOR S4.55 SUBMISSION ONLY	DATE	FEB 2023
PROJECT	32 BOWER ST, MANLY	DESIGNED	JD
		SCALE	REFER
		DRAWN	JD
		PAGE SIZE	A1
DRAWING	SEDIMENT & EROSION CONTROL PLAN & DETAILS	CHECKED	DI
		REVISION	A
		PROJECT NUMBER	221102
		DRAWING NUMBER	D04



STORMWATER OUTLET PLAN

1:100

MARK	SIZE/TYPE	FSL	INV.
PIT 18	900x900 PIT WITH PRESSURE SEALED COVER	3.08 COS	2.58 COS



Istruct Pty Limited
T/A Istruct Consulting Engineers
ABN 36 135 142 746
Suite 17, Level 2, 174 Willoughby Rd
P.O. Box 39 CROWS NEST NSW 1585
p: 02 9437 3331
f: 02 9437 3332
e: Info@Istruct.com.au
w: www.Istruct.com.au

REV.	DATE	REVISION DESCRIPTION	BY
A	25.08.23	ISSUE FOR S4.55 SUBMISSION ONLY	DI
1	25.08.23	ISSUE FOR REVIEW ONLY	DI

ARCHITECT	EATON MOLINA ARCHITECTS
CLIENT	THE I'VE GOT TIME GROUP

STATUS	ISSUE FOR S4.55 SUBMISSION ONLY		DATE	FEB 2023
PROJECT	32 BOWER ST, MANLY	DESIGNED	SCALE	PROJECT NUMBER
		JD	1:100	221102
DRAWING	STORMWATER OUTLET PLAN	DRAWN	PAGE SIZE	DRAWING NUMBER
		JD	A3	D05
		CHECKED	REVISION	
		DI	A	