

ON SITE DETENTION IS NOT REQUIRED FOR THIS PROPOSAL AS THE FINAL DISCHARGE IS DIRECTED TO MIDDLE HARBOUR VIA THE COUNCIL EASEMENT PIPELINE

PIT P3
S.L. 77.26
I.L. 76.96
350x350



RAINWATER TANK
AS SHOWN ON PLAN

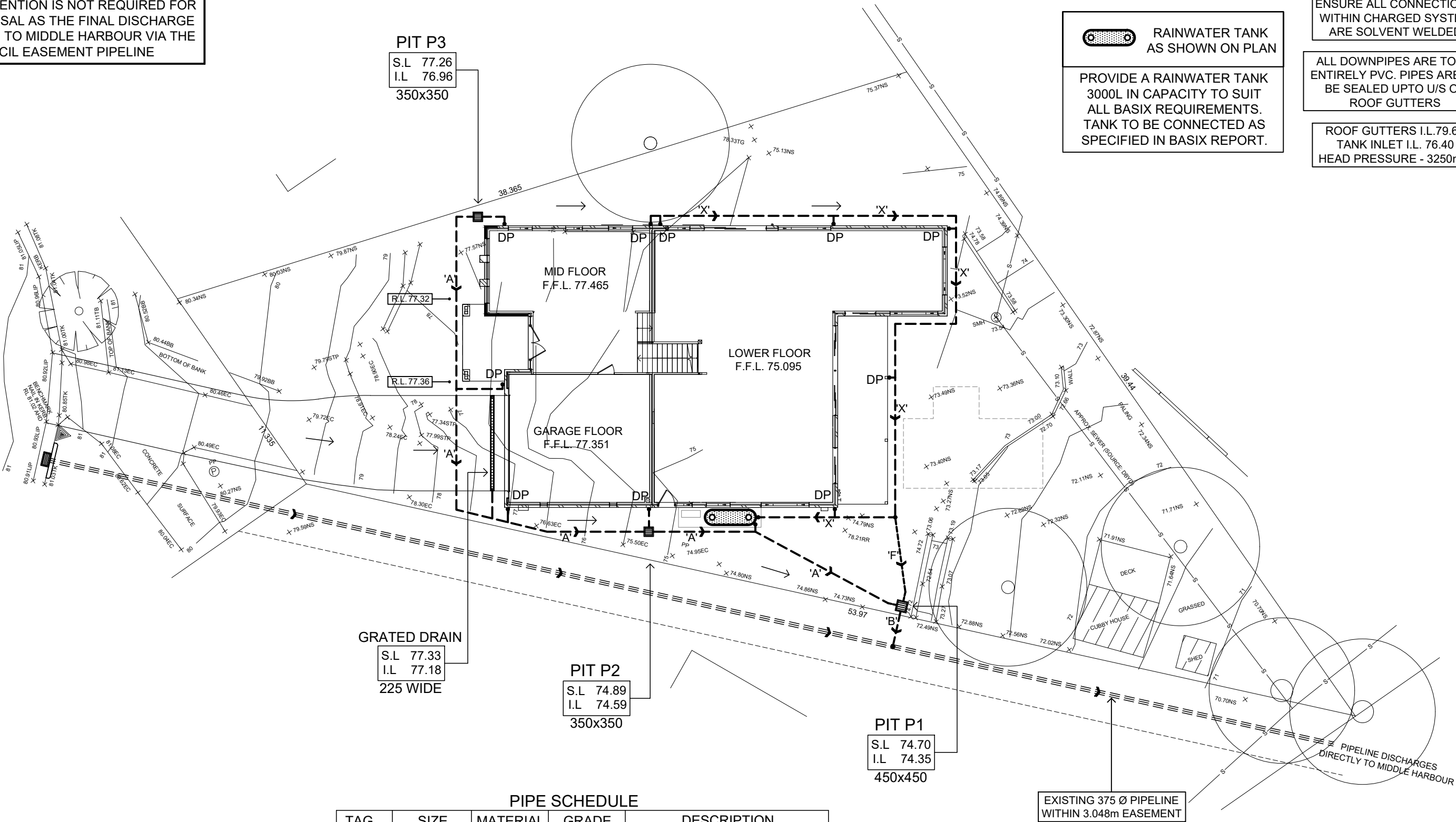
PROVIDE A RAINWATER TANK
3000L IN CAPACITY TO SUIT
ALL BASIX REQUIREMENTS.
TANK TO BE CONNECTED AS
SPECIFIED IN BASIX REPORT.

ENSURE ALL CONNECTIONS
WITHIN CHARGED SYSTEM
ARE SOLVENT WELDED

ALL DOWNPIPES ARE TO BE
ENTIRELY PVC. PIPES ARE TO
BE SEALED UP TO U/S OF
ROOF GUTTERS

ROOF GUTTERS I.L.79.65
TANK INLET I.L. 76.40
HEAD PRESSURE - 3250mm

BRIDGEVIEW
CRESCENT



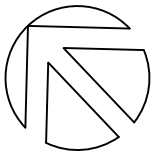
GRATED DRAIN
S.L. 77.33
I.L. 77.18
225 WIDE

PIT P2
S.L. 74.89
I.L. 74.59
350x350

PIT P1
S.L. 74.70
I.L. 74.35
450x450

PIPE SCHEDULE

TAG	SIZE	MATERIAL	GRADE	DESCRIPTION
'A'	100 Ø	P.V.C	1% MIN	REGULAR GRAVITY PIPE
'B'	150 Ø	P.V.C	1% MIN	REGULAR GRAVITY PIPE
'X'	100 Ø	P.V.C	CHARGED	TO FEED RAINWATER TANK
'F'	100 Ø	P.V.C	1% MIN	FLUSHING LINE - CAPPED END



SITE STORMWATER
MANAGEMENT LAYOUT
SCALE 1:200/A3

STORMWATER LAYOUT NOTES

- 1) PITS DEEPER THAN 600mm TO BE 600 X 900 W, ELSE 375 SQ U.N.O.
- 2) ALL PIPES TO HAVE 1% MIN. GRADE U.N.O.
- 3) ALL DOWNPIPES TO BE 100 X 50 BOX or 90 Ø.
- 4) PIPES TO BE U.P.V.C. OR STORMWATER PIPE TO A.S.1254.
- 5) PITS TO BE STANDARD PRECAST CONCRETE PITS OR BRICK RENDERED WITH CONCRETE HEAVY DUTY GRATES SIZED AS PITS PER PLAN.
- 6) NO SEWER VENTS, GULLY PITS OR SIMILAR TO BE LOCATED BELOW THE MAXIMUM WATER SURFACE LEVEL IN DETENTION BASINS.
- 7) PERSONS UTILISING THIS PLAN FOR ANY PURPOSES SHALL VERIFY THE DATUM & RESPECTIVE LEVELS PRIOR TO

- COMMENCING ANY WORKS & NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- 8) DRIVEWAY LEVELS PROVIDED FOR DRAINAGE DESIGN PURPOSES ONLY. LEVELS MAY BE ADJUSTED TO SUIT FINAL HOUSE CUT/FILL CONDITIONS BUT NEED TO MAINTAIN INTENT OF DRAINAGE SYSTEM. ENGINEER TO BE CONSULTED PRIOR TO CONSTRUCTION TO ENSURE INTENT MAINTAINED.
 - 9) END OF EXISTING DRAINAGE LINE TO BE EXPOSED & LEVELS CONFIRMED BY BUILDER PRIOR TO COMMENCEMENT OF WORKS.
 - 10) BUILDERS TO ENSURE SERVICES CONNECTIONS TO HOUSE DO NOT CONFLICT WITH DRAINAGE DESIGN REQUIREMENTS.
 - 11) ALL WORKS TO BE CONSTRUCTED TO GOOD BUILDING PRACTICE & MATERIALS TO MEET ACCEPTED SPECIFICATIONS.

LEGEND

P1	PIT LABEL	G.F.L.	GARAGE FLOOR LEVEL
	SUMP PIT	• 0.00	EXISTING REDUCED LEVEL
	300x300 FLOOR GULLY	• R.L. 157.00	PROPOSED REDUCED LEVEL
	100/150 Ø GARDEN GULLY	■ DP	DOWNPIPE
	DRAINAGE PIPE	■ SP	SPITTER/SPREADER
	AERIAL PIPE	⊙	CLEANING EYE
S.L.	SURFACE LEVEL	+++++	SEDIMENT FENCE
I.L.	INVERT LEVEL	— ∞ —	AG LINE
F.F.L.	FINISHED FLOOR LEVEL	⇒	OVERLAND FLOW

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JOB NUMBER:
SW21333
DRAWING NUMBER:
SW21333 - S1

PROJECT: PROPOSED RESIDENTIAL DWELLING AT
LOT 9, # 15 BRIDGEVIEW CRESCENT, FORESTVILLE
DRAWING: SITE STORMWATER MANAGEMENT LAYOUT

DESIGNED	DRAWN	CHECKED:	ANDREW L WAHBE - BE (CIVIL) MIEAUST PENG
A.W	N.W		
A	ISSUED FOR DEVELOPMENT APPLICATION		07/10/21
ISSUE	REVISION DESCRIPTION		APPR. DATE



Warringah Council

On-site Stormwater Detention (OSD) Checklist

For Single Dwelling Residential Developments

This form is to be used to determine if OSD will be required for demolition and reconstruction, or construction of new single dwelling residential developments and must be completed and included with the submission of any development application for these works. Please read both sides of this form carefully for its applications, guidelines and definitions.

For assistance and support, please contact Council's Customer Service Centre on (02) 9942 2111.

Address of Proposed Development

Address of proposed development	Lot	9	DP (if applicable)	
	No.	15	Street	BRIDGEVIEW CRESCENT
	Suburb	FORESTVILLE		

PART 1 Exemption for properties that drain naturally away from the street

Tick one only	Does the site fall naturally away from the street?
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
	If yes, stormwater drainage must be in accordance with Council's Policy No. PDS-POL 136 'Stormwater Drainage from Low Level Properties'.
	If no, proceed to the next part.

PART 2 Is the site area less than 450m²

Tick one only	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	If yes, OSD is not required.
	If no, proceed to next part.

PART 3 Exemption for Direct Discharge to Ocean

Tick one only	Does the site of the development drain directly to the ocean without the need to pass through a drainage control structure such as a pipe, bridge, culvert, kerb and gutter or natural drainage system?
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
	If yes, OSD is not required.
	If no, proceed to the next part.

DISCHARGE TO
MIDDLE HARBOUR

PART 4 Exemption for Flood Affected Areas

Tick one only	Is the site of the development located within an established Flood Prone Land as referred to in the Warringah Local Environmental Plan? Refer to section 2.6 of Council's OSD Technical Specification.
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
	If yes, OSD is not required.
	If no, proceed to the next part.

PART 5 Determination of OSD Requirements

3.1 Calculations	(a) Site area 928 m ² x 0.40 = 371 m ²
	(b) Proposed and remaining impervious area 383 m ² (333+50)
	OSD will not be required when (a) is greater than (b)
	Is OSD required for this development (tick one only) Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
	If yes, then a design in accordance with the Streamlined Method in Council's OSD Technical Specification is to be provided with the Development Application (refer to Clause 3.1.1)
	If no, OSD is not required.
3.2 Example	If the proposed combined impervious area is greater than 40% of the site area, then OSD is required.
	Example 1: Site Area = 600m ² Total proposed & remaining impervious area = 290m ² 600 x 0.4 = 240m ² (290 > 240) OSD required
	Example 2: Site Area = 800m ² Total proposed & remaining impervious area = 290m ² 800 x 0.4 = 320m ² (290 < 320) OSD is not required

DEFINITIONS

Designed to help you fill out this application	Site area: This refers to the area of the land bounded by its existing or proposed boundaries.
	Impervious areas: This refers to driveways, pathways, paved areas, hardstand areas, roofed areas, garages and outbuildings that are proposed and to be retained.
	Where an existing structure is to be demolished to make way for a new dwelling, only the proposed impervious areas and remaining impervious areas are to be used in the calculations. No credit is given for existing impervious areas that are not retained.

NOTES

Please read before filling out this form	1. Other works, ancillary buildings, commercial, industrial, subdivisions and multiple occupancy developments are to comply with Council's OSD Technical Specification.
	2. A reduction in the OSD volume required may be permitted. Refer to Council's "OSD Rainwater Re-use Policy for Single Residential Dwellings". If OSD is required, then a design for OSD in accordance with Council's "OSD Technical Specifications" is to be provided with the development application.