













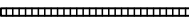








PROPOSED ALTERATIONS & ADDITIONS - NEW CARPORT

(No.17) JAMIESON PARADE, COLLAROY

STORMWATER MANAGEMENT PLANS

LEGEND	
	DENOTES ON-SITE DETENTION TANK
	DENOTES ON-SITE RETENTION TANK
	DENOTES DWELLING FOOTPRINT
	DENOTES 100mm DIA. STORMWATER/SURFACE WATER SYSTEM PIPE AT 1% MIN. GRADE U.N.O.
	DENOTES 100mm DIA. FULLY SEALED RAINWATER SYSTEM PIPE U.N.O.
	DENOTES RAINWATER PIPE AND DIA. WHEN PIPE EXCEEDS 100mm DIA.
	DENOTES STORMWATER/SURFACE WATER PIPE AND DIA. WHEN PIPE EXCEEDS 100mm DIA.
	DENOTES RISING MAIN AND PIPE DIA. U.N.O.
	DENOTES SUBSOIL DRAINAGE LINE AND DIA. WRAPPED IN GEOFABRIC U.N.O.
	DENOTES DOWNPIPE
	DENOTES INSPECTION OPENING WITH SCREW DOWN LID AT FINISHED SURFACE LEVEL
	DENOTES INSPECTION OPENING WITH SCREW DOWN LID AT FINISHED SURFACE LEVEL FOR SYSTEM FLUSHING PURPOSES
	STORMWATER PIT - SOLID COVER
	STORMWATER PIT - GRATED INLET
	DENOTES GRATED DRAIN
	DENOTES ABSORPTION TRENCH
	NON RETURN VALVE
	PUMP
	STOP VALVE (ISOLATION VALVE)
	240v REQUIRED
	DENOTES LEVEL OF INLET /OUTLET OF STORMWATER PIPE. NOTE: UNLESS NOTED OTHERWISE, THE BASE OF THE PIT IS THE SAME AS THE PIPE INLET/OUTLET.

DIAL BEFORE YOU DIG



IMPORTANT: THE CONTRACTOR IS TO MAINTAIN A CURRENT SET OF "DIAL BEFORE YOU DIG" DRAWINGS ON SITE AT ALL TIMES.

GENERAL NOTES	
1.	THESE PLANS SHALL BE READ IN CONJUNCTION WITH OTHER RELEVANT CONSULTANTS' PLANS, SPECIFICATIONS, CONDITIONS OF DEVELOPMENT CONSENT AND CONSTRUCTION CERTIFICATE REQUIREMENTS. WHERE DISCREPANCIES ARE FOUND ACOR CONSULTANTS (CC) MUST BE CONTACTED IMMEDIATELY FOR VERIFICATION
2.	WHERE THESE PLANS ARE NOTED FOR DEVELOPMENT APPLICATION PURPOSES ONLY, THEY SHALL NOT BE USED FOR OBTAINING A CONSTRUCTION CERTIFICATE NOR USED FOR CONSTRUCTION PURPOSES
3.	SUBSOIL DRAINAGE SHALL BE DESIGNED AND DETAILED BY THE STRUCTURAL ENGINEER. SUBSOIL DRAINAGE SHALL NOT BE CONNECTED INTO THE STORMWATER SYSTEM IDENTIFIED ON THESE PLANS UNLESS APPROVED BY ACOR CONSULTANTS (CC)

STORMWATER CONSTRUCTION NOTES	
1.	ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH AS/NZS 3500 (CURRENT EDITION) AND THE REQUIREMENTS OF THE LOCAL COUNCIL'S POLICIES AND CODES
2.	THE MINIMUM SIZES OF THE STORMWATER DRAINS SHALL NOT BE LESS THAN DN90 FOR CLASS 1 BUILDINGS AND DN100 FOR OTHER CLASSES OF BUILDING OR AS REQUIRED BY THE REGULATORY AUTHORITY
3.	THE MINIMUM GRADIENT OF STORMWATER DRAINS SHALL BE 1%, UNLESS NOTED OTHERWISE
4.	COUNCIL'S TREE PRESERVATION ORDER IS TO BE STRICTLY ADHERED TO. NO TREES SHALL BE REMOVED UNTIL PERMIT IS OBTAINED
5.	PUBLIC UTILITY SERVICES ARE TO BE ADJUSTED AS NECESSARY AT THE CLIENT'S EXPENSE
6.	ALL PITS TO BE BENCHED AND STREAMLINED. PROVIDE STEP IRONS FOR ALL PITS OVER 1.2m DEEP
7.	MAKE SMOOTH JUNCTION WITH ALL EXISTING WORK
8.	VEHICULAR ACCESS AND ALL SERVICES TO BE MAINTAINED AT ALL TIMES TO ADJOINING PROPERTIES AFFECTED BY CONSTRUCTION
9.	SERVICES SHOWN ON THESE PLANS HAVE BEEN LOCATED FROM INFORMATION SUPPLIED BY THE RELEVANT AUTHORITIES AND FIELD INVESTIGATIONS AND ARE NOT GUARANTEED COMPLETE NOR CORRECT. IT IS THE CLIENT & CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL PRIOR TO CONSTRUCTION
10.	ANY VARIATION TO THE WORKS AS SHOWN ON THE APPROVED DRAWINGS ARE TO BE CONFIRMED BY ACOR CONSULTANTS (CC) PRIOR TO THEIR COMMENCEMENT

RAINWATER RE-USE SYSTEM NOTES	
1.	RAINWATER SUPPLY PLUMBING TO BE CONNECTED TO OUTLETS WHERE REQUIRED BY BASIX CERTIFICATE (BY OTHERS)
2.	TOWN WATER CONNECTION TO RAINWATER TANK TO BE TO THE SATISFACTION OF THE REGULATORY AUTHORITY. THIS MAY REQUIRE PROVISION OF: 2.1. PERMANENT AIR GAP 2.2. BACKFLOW PREVENTION DEVICE
3.	NO DIRECT CONNECTION BETWEEN TOWN WATER SUPPLY AND THE RAIN WATER SUPPLY
4.	AN APPROVED STOP VALVE AND/OR PRESSURE LIMITING VALVE AT THE RAINWATER TANK
5.	PROVIDE APPROPRIATE FLOAT VALVES AND/OR SOLENOID VALVES TO CONTROL TOWN WATER SUPPLY INLET TO TANK IN ORDER TO ACHIEVE THE TOP-UP INDICATED ON THE TYPICAL DETAIL
6.	ALL PLUMBING WORKS ARE TO BE CARRIED OUT BY LICENSED PLUMBERS IN ACCORDANCE WITH AS/NZS3500.1 NATIONAL PLUMBING AND DRAINAGE CODE
7.	PRESSURE PUMP ELECTRICAL CONNECTION TO BE CARRIED OUT BY A LICENSED ELECTRICIAN
8.	ONLY ROOF RUN-OFF IS TO BE DIRECTED TO THE RAINWATER TANK . SURFACE WATER INLETS ARE NOT TO BE CONNECTED
9.	PIPE MATERIALS FOR RAINWATER SUPPLY PLUMBING ARE TO BE APPROVED MATERIALS TO AS/NZS3500 PART 1 SECTION 2 AND TO BE CLEARLY AND PERMANENTLY IDENTIFIED AS 'RAINWATER'. THIS MAY BE ACHIEVED FOR BELOW GROUND PIPES USING IDENTIFICATION TAPE (MADE IN ACCORDANCE WITH AS2648) OR FOR ABOVE GROUND PIPES BY USING ADHESIVE PIPE MARKERS (MADE IN ACCORDANCE WITH AS1345)
10.	EVERY RAINWATER SUPPLY OUTLET POINT AND THE RAINWATER TANK ARE TO BE LABELED 'RAINWATER' ON A METALLIC SIGN IN ACCORDANCE WITH AS1319
11.	ALL INLETS AND OUTLETS TO THE RAINWATER TANK ARE TO HAVE SUITABLE MEASURES PROVIDED TO PREVENT MOSQUITO AND VERMIN ENTRY

SHEET INDEX	
COVER SHEET & NOTES	SHEET D1
STORMWATER MANAGEMENT PLAN - NEW CARPORT	SHEET D2
COUNCIL ON SITE DETENTION CHECKLIST	SHEET D3

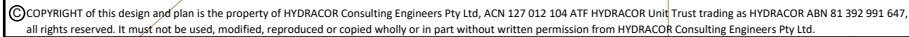
NORTHERN BEACHES COUNCIL	
SITE AREA (m²)	696.7
PRE-DEVELOPED IMPERVIOUS AREA (m²)	327.7(47.0%)
POST DEVELOPED IMPERVIOUS AREA (m²)	332 (47.6%)
1.	OSD NOT REQUIRED. REFER TO NORTHERN BEACHES COUNCIL CHECKLIST ON SHEET D3
2.	CARPORT ROOF AND GRATED DRAIN TO DISCHARGE TO EXISTING STORMWATER SYSTEM ON SITE. REFER TO SHEET D2 FOR DETAILS. WE NOTE PRE & POST IMPERVIOUS AREA (%) REMAINS RELATIVELY UNCHANGED, AND IN THIS REGARD ADDITIONAL STORMWATER RUNOFF GENERATED FROM THE PROPOSED CARPORT IS MINOR IN NATURE.
DESIGN HAS BEEN PREPARED IN ACCORDANCE WITH NORTHERN BEACHES COUNCIL WATER MANAGEMENT FOR DEVELOPMENT POLICY, AR&R AND AS/ANZS 3500.	

DEVELOPMENT APPLICATION ISSUE
NOT FOR CONSTRUCTION

DRAWINGS MUST BE PRINTED IN COLOUR

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										Client		Architect		<div>HYDRACOR</div> <div>CONSULTING ENGINEERS</div>		Project				Drawing Title																													
										<div>BRIANNA EMILY DESIGN</div> <div>MASCARENHAS</div>		<div>HYDRACOR Consulting Engineers Pty Ltd</div> <div>Platinum Building, Suite 2.01, 4 Ilya Avenue ERINA NSW 2250, Australia T +61 2 4324 3499</div> <div>ENGINEERS CIVIL FLOOD STUDIES STORMWATER HYDRAULIC</div>				<div>PROPOSED ALTERATIONS & ADDITIONS</div> <div>No. 17 JAMIESON PARADE COLLARROY</div>				<div>COVER SHEET & NOTES</div> <table><tr><td>Drawn</td><td>Date</td><td>Scale</td><td>A1</td><td>C.A. Check</td><td>Date</td></tr><tr><td>RH</td><td>APR 24</td><td>AS NOTED</td><td></td><td>BAK</td><td>09.04.24</td></tr><tr><td>Designed</td><td colspan="2">Project No.</td><td></td><td>Dwg. No.</td><td>Issue</td></tr><tr><td>BK</td><td colspan="2">CC210165</td><td></td><td>D1</td><td>A</td></tr></table>				Drawn	Date	Scale	A1	C.A. Check	Date	RH	APR 24	AS NOTED		BAK	09.04.24	Designed	Project No.			Dwg. No.	Issue	BK	CC210165			D1	A		
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A ISSUED FOR DEVELOPMENT APPROVAL 09.04.24 RH BK																																																	
<div>10m as full size</div> <div>10cm</div>																																																	
<div>North</div> <div></div>																																																	



Drawn RH	Date APR 24	Scale A1 AS NOTED	Q.A. Check BAK		Date -
Designed BK	Project No. CC210165		Dwg. No. D3	Issue A	