






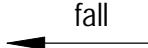



STORMWATER DRAINAGE NOTES:

- ALL PIPES TO BE 100mm Ø uPVC, LAID AT 1% MINIMUM GRADE TO AS1254.2002 U.N.O.
- ALL PIPES SHALL BE LAID ON A 75mm SAND BED, COMPACTED TO 100% S.M.D.D BELOW PAVEMENTS. (NO COMPACTION IS 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.
- DOWNPIPE LOCATIONS ARE INDICATIVE ONLY. LOCATIONS TO BE CONFIRMED WITH ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
- PROVIDE CLEANING EYES AND LEAF CATCHERS TO ALL DOWNPIPES.
- 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.
- ALL EXISTING EARTHENWARE PIPES TO BE UPGRADED TO uPVC.
- ALL WORKS TO BE IN ACCORDANCE WITH AS3500.3-2003 NATIONAL PLUMBING AND DRAINAGE CODE PART 3 - STORMWATER DRAINAGE.
- SUBSOIL DRAINS ARE TO BE INSTALLED IN ACCORDANCE WITH AS3500.3 ALONGSIDE WALLS THAT IMPEDE THE NATURAL FLOW OF GROUNDWATER. THIS MAY ALSO INVOLVE TRENCHING INTO THE CLAY OR ROCK SUBGRADE TO DIRECT GROUNDWATER AWAY FROM STRUCTURES.
- EXISTING ROOF DRAINAGE AND SITE DRAINAGE SYSTEM TO BE CHECKED AND UPGRADED AS REQUIRED. BUILDER TO INSPECT AND UPGRADE DRAINAGE IN ACCORDANCE WITH AS3500.3 IF REQUIRED.


RAINWATER STORAGE / REUSE NOTES:

- THE RAINWATER TANK IS TO BE INSTALLED AND USED AS PER BASIX REQUIREMENTS AND SYDNEY WATER AND NSW HEALTH REQUIREMENTS FOR NON DRINKING USE ONLY.
- ALL CONNECTIONS TO PLUMBING AND RAINWATER TANKS IS TO BE IN ACCORDANCE WITH SYDNEY WATERS 'GUIDE TO INSTALLING A RAINWATER TANK' AVAILABLE AT: WWW.SYDNEYWATER.COM.AU.
- PROVIDE DUAL SUPPLY SYSTEM AND BACKFLOW PREVENTION SYSTEM IN ACCORDANCE WITH 'BASIX - DESIGN GUIDE FOR SINGLE DWELLINGS' BY NSW DEPARTMENT OF INFRASTRUCTURE, PLANNING AND NATURAL RESOURCES.
- IF NOT SPECIFIED ON PLANS, THE FIRST FLUSH SYSTEM IS TO HAVE A MINIMUM SIZE OF 20L PER 100 m² OF ROOF CATCHMENT AREA PRIOR TO ENTERING THE RAINWATER TANK. INDIVIDUAL SITE ANALYSIS IS REQUIRED IN HEAVILY POLLUTED AREAS TO DETERMINE IF LARGER VOLUMES OF FIRST FLUSH RAINWATER ARE TO BE DIVERTED. IF IN DOUBT, CHECK WITH LOCAL HEALTH AUTHORITIES.

- | LEGEND | |
|---|---|
| DP1 - xxx  | DP1 - 100mm Ø DOWNPIPE TO RAINWATER TANK
xxx - ROOF CATCHMENT AREA TO DOWNPIPE |
| DP2 - xxx  | DP2 - 100mm Ø DOWNPIPE TO SITE DISCHARGE PIT
xxx - ROOF CATCHMENT AREA TO DOWNPIPE |
| SP  | 100mm Ø DOWNPIPE SPREADER TO LOWER ROOF |
|  | 100mm Ø uPVC STORMWATER PIPELINE, UNO |
| GDE  | 150 (W) x 150 (D) GRATED DRAIN |
|  | GRAVITY LINE PROVIDE 1% (MIN) FALL, UNO. |
|  | CHARGED LINE PROVIDE SEWER GRADE PIPE, UNO |
|  | SURFACE TO FALL IN DIRECTION INDICATED BY ARROW
(1% MINIMUM FALL) |
| BG1 | 300 WIDE x 115 (DEEP AT HIGH POINT) BOX GUTTER
WITH 0.5% (MIN) FALL TO SUMP. |
| SD1 | 400 (L) x 300 (W) x 100 (D) SUMP + 300 (W) x 65 (D)
OVERFLOW IN ACCORDANCE WITH AS3500.3 |
|  | 300 (W) x 65 (D) BGOX GUTTER OVERFLOW DUCT
THROUGH PARAPET IN ACCORDANCE WITH AS3500.3 |

SITE INFORMATION SUMMARY	
COUNCIL	NORTHERN BEACHES (REGION 2)
SITE AREA	487.7 m ²
EXISTING IMPERVIOUS AREA	245 m ² (50%)
PROPOSED IMPERVIOUS AREA	284 m ² (58%)
INCREASE	39 m ²
SINCE THIS IS ALTERATIONS AND ADDITIONS, OSD IS NOT REQUIRED FOR THIS DEVELOPMENT.	

RAINWATER TANK REQUIRED (BASIX)	1142 L
MINIMUM ROOF AREA TO TANK (BASIX)	221 m ²
MINIMUM TANK RE-USE (BASIX):	
- AT LEAST ONE OUTDOOR TAP WITHIN 10m OF POOL EDGE	

			Client	<div>FLORENCE VAN CASTER</div> <div></div> <div>APPROVED CONSULTING ENGINEERS</div>	Project	3 HENRY STREET DEE WHY			Designed CH	30/12/2022
			Architect			Checked CH	Approved CH	Scale 1 : 200		
			RAPID PLANS		Title	GENERAL NOTES		Drawing number SW01	Job number 2022141	Revision A
A	ISSUE FOR DA SUBMISSION - NOT FOR CONSTRUCTION	30/12/22				PO BOX: 1510, DEE WHY ABN - 90 645 409 801				
	AMENDMENT	DATE								

REFER SW03
FOR CONTINUATION

EXISTING DWELLING AT NO.4 KESWICK
STREET. SURVEYOR TO CONFIRM
FOOTPRINT

WATERPROOFING MEMBRANE
BY OTHERS. PROVIDE SUBSOIL
DRAINAGE IN ACCORDANCE
WITH AS3500.3

POOL OVERFLOW
TO SEWER BY
OTHERS

SURVEYOR TO UNDERTAKE PARTIAL
SURVEY ALONG NO.4 KESWICK
EASTERN BOUNDARY FOR DETERMINATION
OF PIPELINE ROUTE AND
INVERT LEVELS

REFER SW03
FOR CONTINUATION

FIRST FLUSH AND
BLEED LINE LOCATED
AT CHARGED SYSTEM
LOW POINT

450 SQ CLEAN OUT PIT
RL 36.30
IL 35.90

PROPOSED 150 Ø SEWER GRADE
PVC PIPELINE AND DRAINAGE
EASEMENT THROUGH NO. 4 KESWICK STREET.
(SUBJECT TO COUNCIL APPROVAL). REFER
SW06 FOR LONGSECTION

450 SQ PIT
RL 32.40 (APPROXIMATE)
IL 32.00 (APPROXIMATE)

KERB OUTLET TO KESWICK STREET
IL 31.80 (APPROXIMATE)

POLY SLIMLINE RAINWATER TANK
2050 (L) x 620 (W) x 2020 (H)
TOTAL STORAGE - 2000 L

450 SQ SITE DISCHARGE PIT
RL 35.25 (APPROXIMATE)
IL 34.85 (APPROXIMATE)

NOTE: THE BUILDER IS OBTAIN WRITTEN
APPROVAL FROM THE ENGINEER IF EXISTING
STORMWATER PIPES ARE TO BE RE-USED. THE
PIPES SHOULD BE IN GOOD CONDITION OR
REPAIRED AS REQUIRED.

NOTE: SURFACE AND SUBSOIL DRAINAGE NOT
SHOWN FOR DA SUBMISSION. TO FUTURE
DETAILS

NOTE: ALL DRAINAGE LINES SHOWN ARE
INDICATIVE ONLY. LOCATION MAY VARY ON
SITE DUE TO CONSTRAINTS

NOTE: ALL EXISTING SURFACE AND SUBSOIL
DRAINAGE IS TO BE UPGRADED AND
RE-DIRECTED TO NEW SITE DISCHARGE PIT
BY THE BUILDER. ALL WORKS TO BE
UNDERTAKEN IN ACCORDANCE WITH
AS3500.3, NCC AND COUNCIL REQUIREMENTS

SITE DRAINAGE AND PROPOSED EASEMENT PLAN

SCALE 1:200

DIAL BEFORE YOU DIG NOTICE

NO INVESTIGATION OF UNDERGROUND SERVICES
HAS BEEN MADE. ALL RELEVANT AUTHORITIES
SHOULD BE NOTIFIED PRIOR TO ANY
EXCAVATION ON OR NEAR THE SITE


DEVELOPERS & EXCAVATORS MAY BE HELD
FINANCIALLY RESPONSIBLE BY THE ASSET OWNER
SHOULD THEY DAMAGE UNDERGROUND NETWORKS.

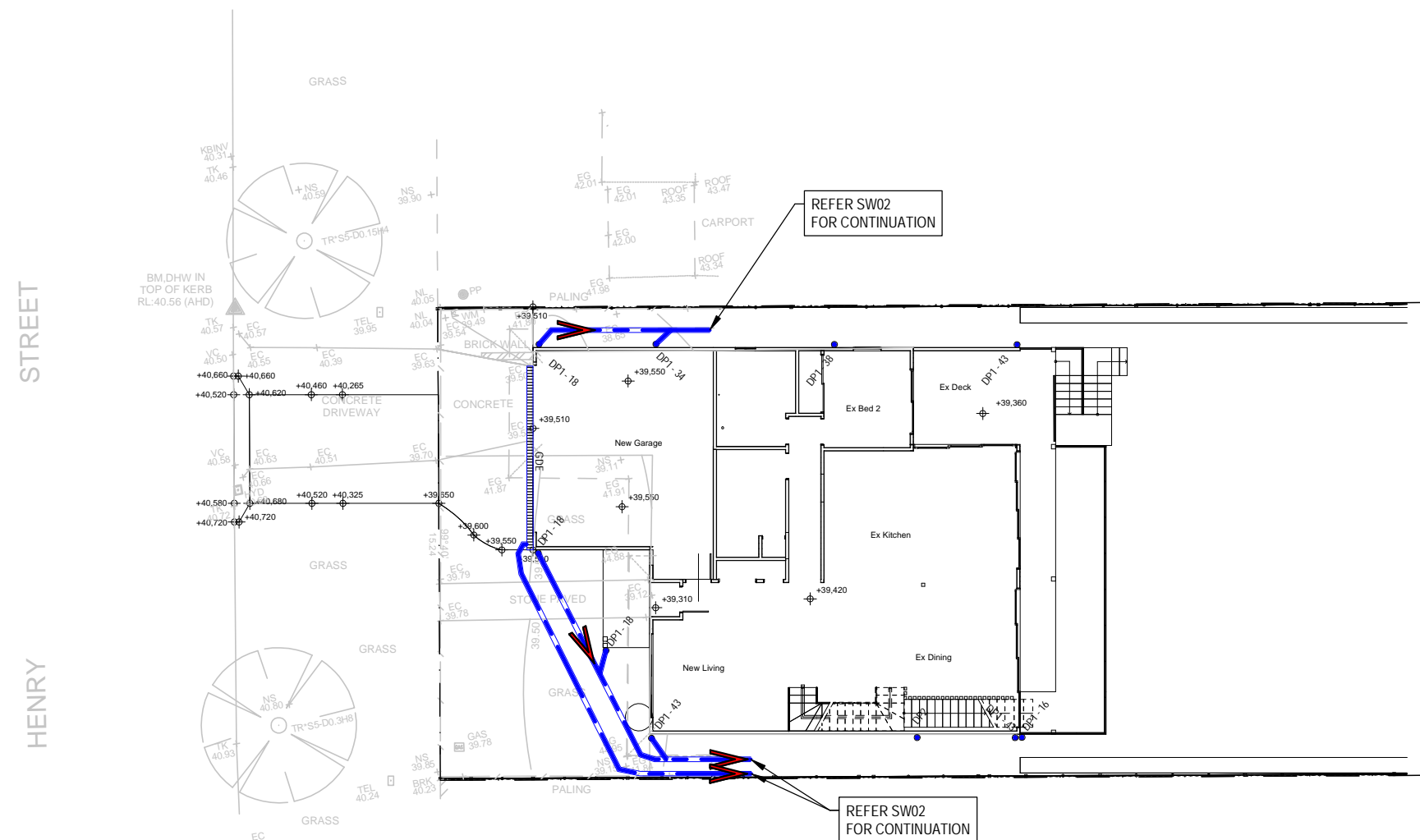
- CARELESS DIGGING CAN:**
- CAUSE DEATH OR SERIOUS INJURY TO WORKERS AND THE GENERAL PUBLIC
 - INCONVENIENCE USERS OF ELECTRICITY, GAS, WATER AND COMMUNICATIONS
 - LEAD TO CRIMINAL PROSECUTION AND DAMAGES CLAIMS
 - CAUSE EXPENSIVE FINANCIAL LOSSES TO BUSINESS
 - CUT OFF EMERGENCY SERVICES
 - DELAY PROJECT COMPLETION TIMES WHILE THE DAMAGE IS REPAIRED

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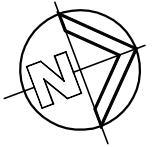
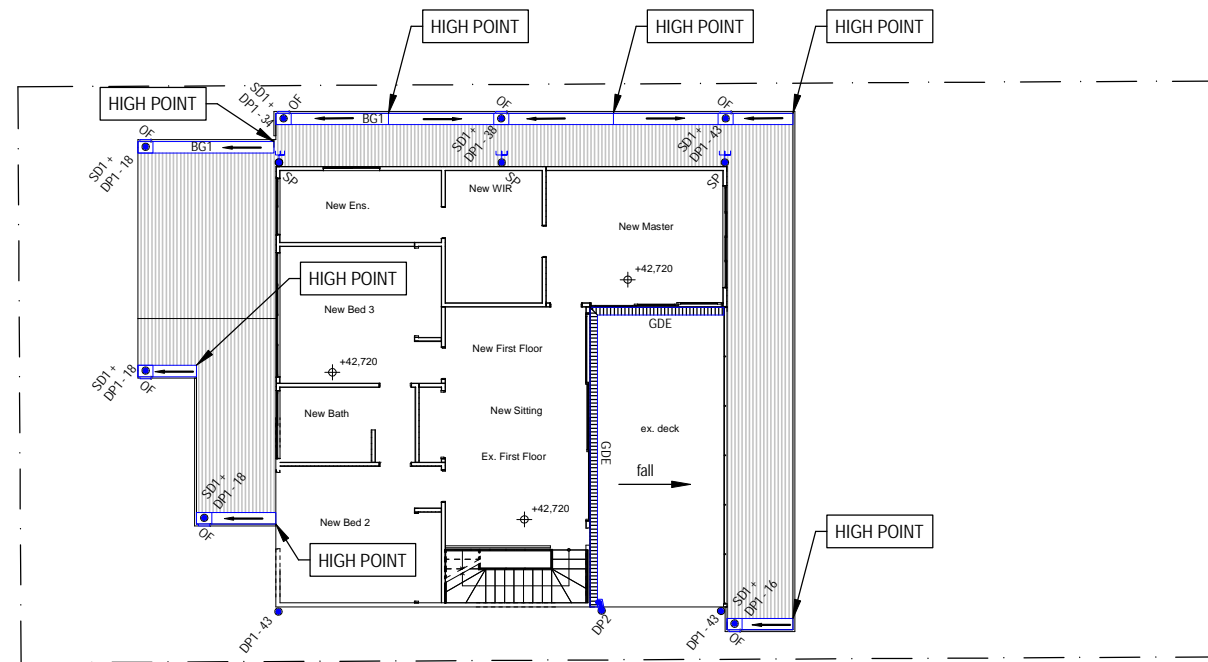


			Client	<div>FLORENCE VAN CASTER</div> <div></div> <div>APPROVED CONSULTING ENGINEERS</div>	Project	3 HENRY STREET DEE WHY		Designed	CH	30/12/2022			
			Architect				Checked	CH	Approved	CH	Scale	1 : 200	
					RAPID PLANS	Title	SITE AND PROPOSED EASEMENT DRAINAGE PLAN	Drawing number	SW02	Job number	2022141	Revision	A
A	ISSUE FOR DA SUBMISSION - NOT FOR CONSTRUCTION	30/12/22			PO BOX: 1510, DEE WHY ABN - 90 645 409 801								
	AMENDMENT	DATE											



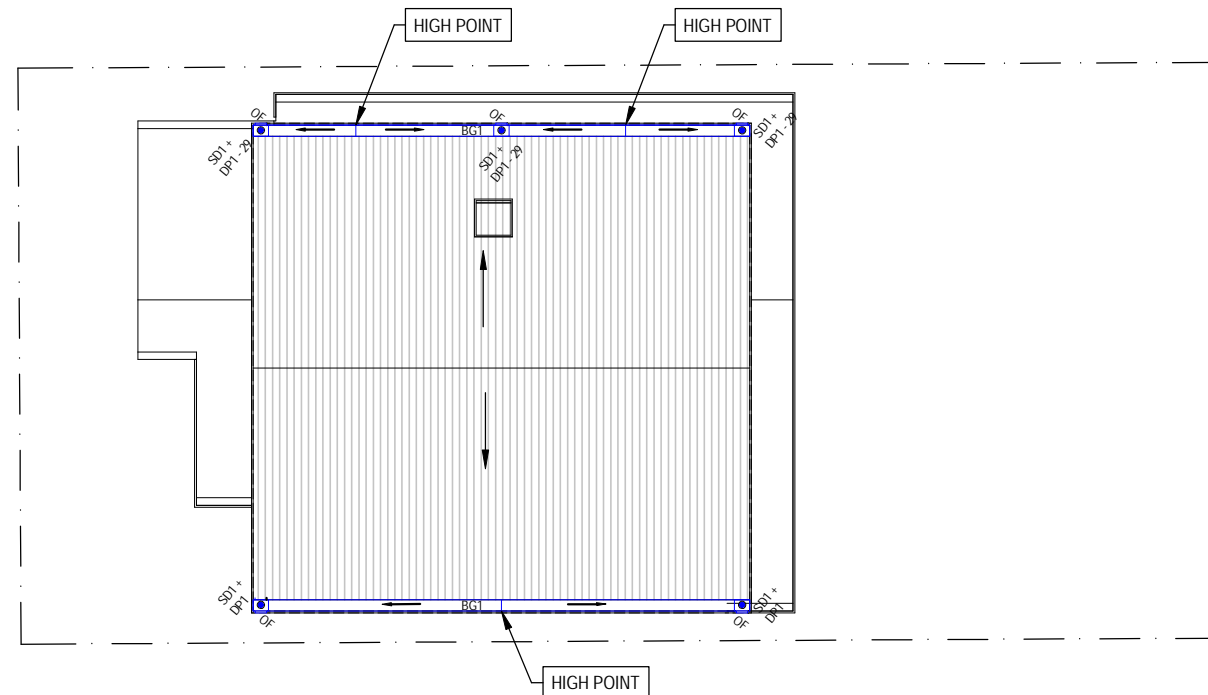
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			Client	FLORENCE VAN CASTER	 APPROVED CONSULTING ENGINEERS	Project	3 HENRY STREET DEE WHY		Designed CH	30/12/2022
			Architect	RAPID PLANS		Checked CH	Approved CH	Scale 1 : 200		
						Title	UPPER SITE DRAINAGE PLAN	Drawing number SW03	Job number 2022141	Revision A
A	ISSUE FOR DA SUBMISSION - NOT FOR CONSTRUCTION	30/12/22								
	AMENDMENT	DATE		PO BOX: 1510, DEE WHY ABN - 90 645 409 801						




LOWER ROOF DRAINAGE PLAN

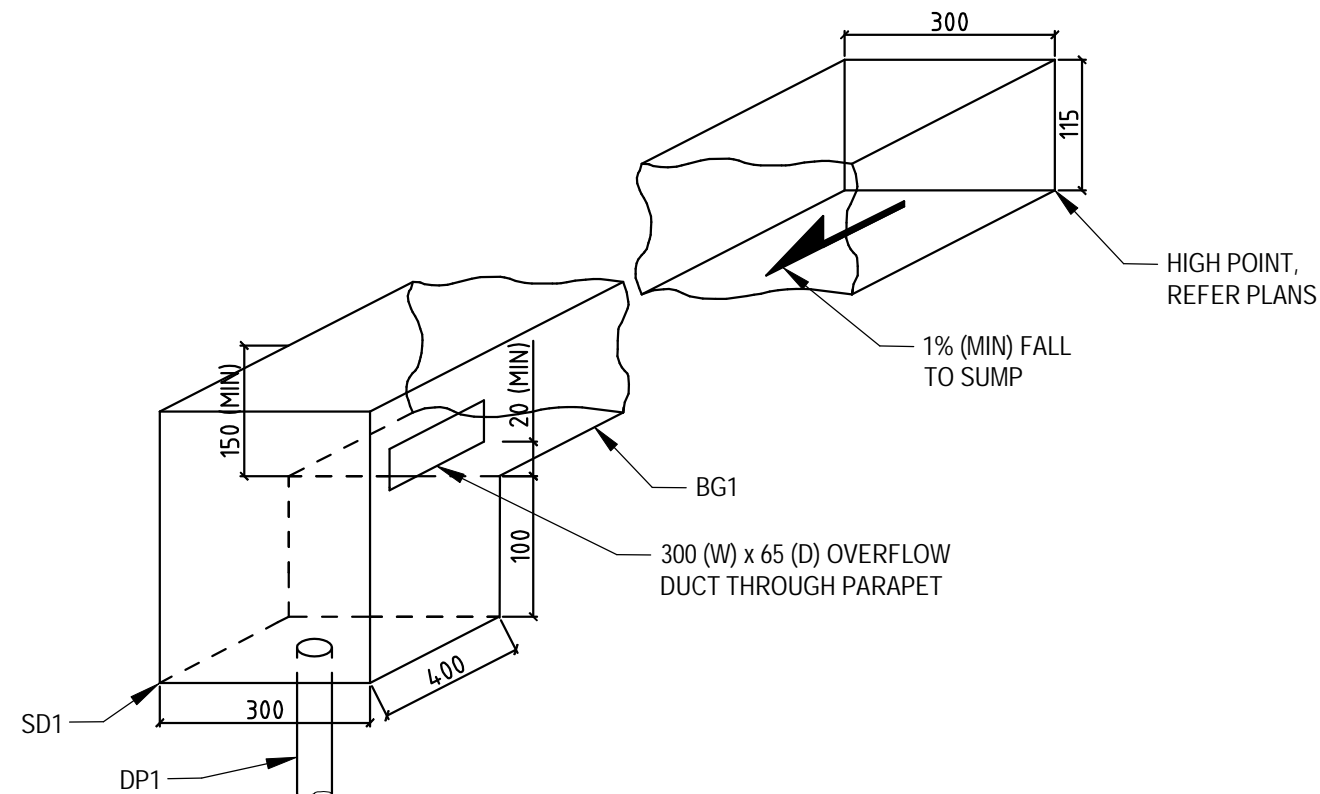
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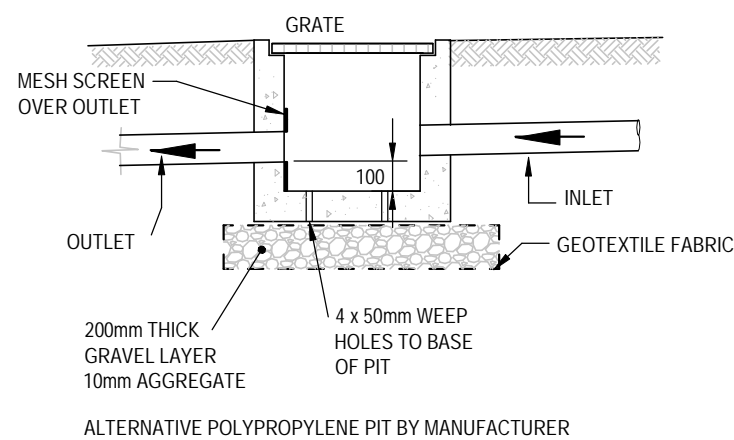
UPPER ROOF DRAINAGE PLAN

SCALE 1:200

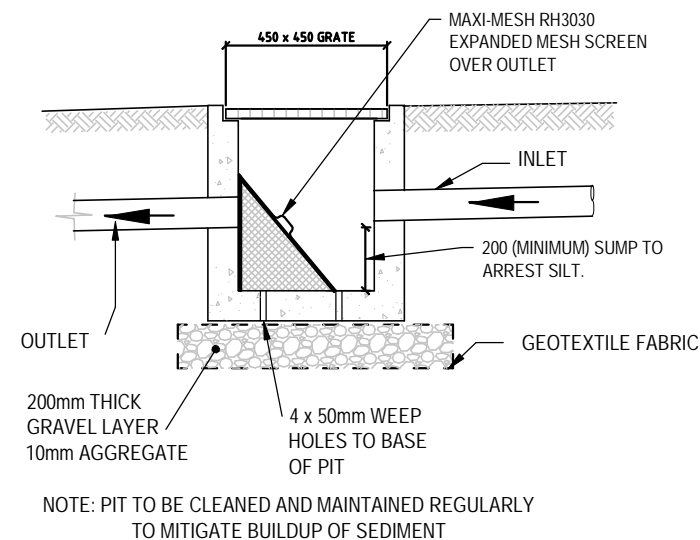
			Client	FLORENCE VAN CASTER	 APPROVED CONSULTING ENGINEERS	Project	3 HENRY STREET DEE WHY		Designed CH	30/12/2022
			Architect	RAPID PLANS		Checked CH	Approved CH	Scale 1 : 200		
						Title	LOWER AND UPPER ROOF DRAINAGE PLAN	Drawing number SW04	Job number 2022141	Revision A
A	ISSUE FOR DA SUBMISSION - NOT FOR CONSTRUCTION	30/12/22		PO BOX: 1510, DEE WHY ABN - 90 645 409 801						
	AMENDMENT	DATE								



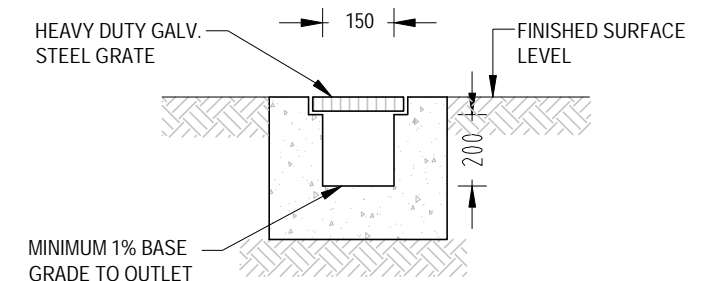
TYPICAL BG1 / SD1 DETAIL
SCALE = NTS




TYPICAL PIT DETAIL
SCALE = NTS



450 SQ SITE DISCHARGE PIT DETAIL
SCALE = NTS



TYPICAL GRATED DRAIN DETAIL (GDE)
SCALE = NTS

			Client	 APPROVED CONSULTING ENGINEERS	Project	3 HENRY STREET DEE WHY		Designed CH	30/12/2022
			Architect				Checked CH	Approved CH	Scale 1 : 200
					Title	DETAILS	Drawing number SW05	Job number 2022141	Revision A
A	ISSUE FOR DA SUBMISSION - NOT FOR CONSTRUCTION	30/12/22	PO BOX: 1510, DEE WHY ABN - 90 645 409 801						
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