CONCEPT STORMWATER DRAWINGS FOR
85-87 BLACKBUTTS RD FRENCHS FOREST NSW 2086

SYMBOLS

RL	PIT SURFACE LEVEL
IL	INVERT LEVEL
TK	TOP OF KERB
B.O.W	BOTTOM OF WALL
T.O.W	TOP OF WALL
SW SW	STORMWATER DRAINAGE PIPE
RWT	DOWNPIPE TO RAINWATER TANK
SW	OVERFLOW PIPE FROM RAINWATER TANK
	Ø100 SUBSOIL PIPE
FW	FLOOR WASTE 150X150
FW	FLOOR WASTE 150Ø
RWO	RAINWATER OUTLET 300Ø
PG	PLANTER GRATE
DP	DOWN PIPE
CO	CLEAN OUT
IO	INSPECTION OPENING
VD	VERTICAL DROP
VR	VERTICAL RISER
	CONCRETE COVER JUNCTION PIT
	GRATED INLET PIT
	WIDE GRATED DRAIN
	OVERLAND FLOW PATH
300x 300	CAST IN SLAB PIPE

NOTES

1. ALL LINES ARE TO BE MIN. 100Ø UPVC @ MIN 1.0% GRADE UNLESS NOTED OTHERWISE.
2. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE & LEVEL ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY EARTHWORKS. ALL DESIGN LEVELS SHOWN ON PLAN SHALL BE VERIFIED ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK.
3. ALL PIPES TO HAVE MIN 200mm COVER IF LOCATED WITHIN PROPERTY.
4. ALL PITS IN DRIVEWAYS BE HEAVY DUTY GRATES. DIRECT SURFACE FLOW TO ALL GRATED SURFACE INLET PITS.
5. ALL WORK DO BE DONE IN ACCORDANCE WITH AS/NZ 3500.3.2:1998 AND COUNCIL SPECIFICATIONS.
6. LOCATION OF DOWNPIPES & FLOOR WASTES ARE INDICATIVE ONLY. DOWNPIPE & FLOOR WASTE SIZE, LOCATION & QUANTITY TO BE DETERMINED BY BUILDER & IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS.
7. THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL, LANDSCAPE AND STRUCTURAL PLANS.
8. ANY DISCREPANCIES OR OMISSIONS SHALL BE REFERRED TO THE DESIGN ENGINEER FOR RESOLUTION.
9. ALL PITS OR GRATES IN TRAFFICABLE AREAS TO BE HEAVY DUTY.
10. ALL GUTTERS WILL BE FITTED WITH LEAF GUARDS AND SHOULD BE INSPECTED AND CLEANED TO ENSURE LEAF LITTER CANNOT ENTER THE DOWNPIPES
11. PROVIDE EMERGENCY OVERFLOW TO ALL PLANTER BOX AND BALCONIES.
12. ALL PITS WITH DEPTH MORE THAN 1M MUST HAVE IRON STEPS.
13. PROVIDE STORMWATER GRATE 200Wx200D AT THE BASE OF ALL MECHANICAL SHAFTS AND UNCOVERED STAIRS OR OPENINGS.
14. ENSURE ALL DRAINAGE WORKS ARE AWAY FROM TREE ROOTS

AS 3500.3- TABLE 8.2
SIZE OF MINIMUM INTERNAL DIMENSIONS
FOR STORMWATER AND INLET PITS

DEPTH OF INVERT OF OUTLET	MINIMUM INTERNAL DIMENSIONS (mm)		
	RECTANGULAR		CIRCULAR
	WIDTH	LENGTH	DIAMETER
≤600	450	450	600
>600 ≤900	600	600	900
>900 ≤1200	600	900	1000
>1200	900	900	1000

DRAWING LIST	
DRAWING NUMBER	DRAWING NAME
D00	COVER SHEET, LEGEND & DRAWING SCHEDULE
D01	GROUND FLOOR STORMWATER DRAINAGE PLAN AND DETAILS
D05	STORMWATER DRAINAGE SECTIONS AND DETAILS
D10	EROSION AND SEDIMENT CONTROL PLAN SHEET 1
D11	EROSION AND SEDIMENT CONTROL PLAN SHEET 2

DIAL 1100 BEFORE YOU DIG

No.	Description	Date	Issued by	Checked by
A	ISSUED FOR D.A.	07.01.2020	N.E.	K.E.

SCALE BARS
1:20 0 0.1 0.2 0.5 1 2
1:50 0 0.25 0.5 1.25 2.5 5
1:100 0 0.5 1 2.5 5 10
1:200 0 1 2 5 10 20

CLIENT: ATAII INVESTMENTS

ARCHITECT: WALSH² ARCHITECTS

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DRAWING TITLE: **COVER SHEET, LEGEND & DRAWING SCHEDULE**

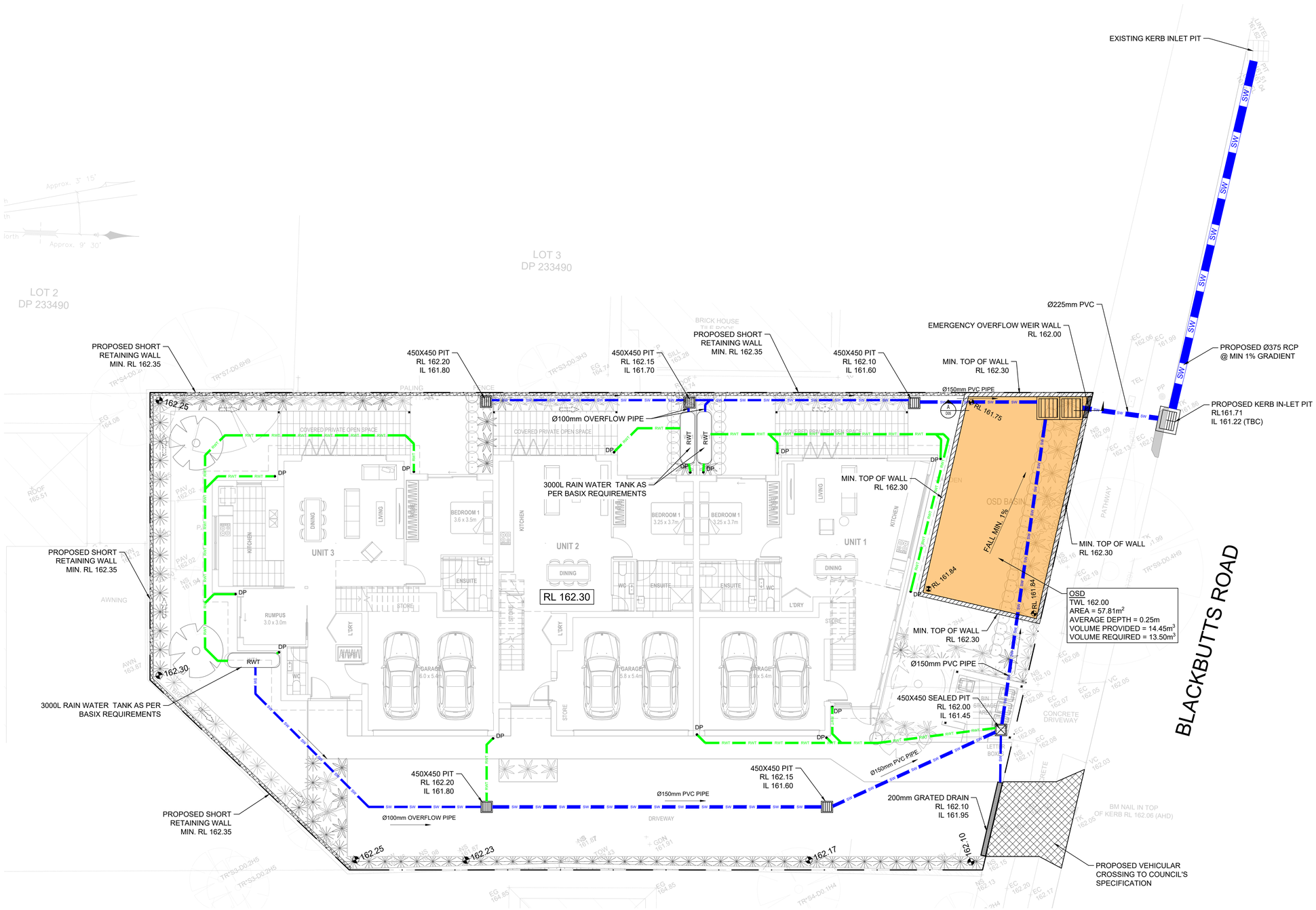
PROJECT: 85-87 BLACKBUTTS RD FRENCHS FOREST NSW 2086

SHEET NO.	REV.	SCALE @ A1	NORTH	PROJECT NO.
D00	A	NTS		190373
DESIGNED:	DRAWN:	AUTHORISED:		PROJECT START DATE:
K.E.	N.E.	K.E.		JANUARY 2020

LEGEND:

162.10 - PROPOSED LEVEL

+161.87 - EXISTING LEVELS



GROUND FLOOR STORMWATER DRAINAGE PLAN
SCALE 1:100

No.	Description	Date	Issued by	Checked by
C	ISSUED FOR D.A.	20.03.20	N.E.	K.E.
B	ISSUED FOR D.A.	10.01.20	K.E.	K.E.
A	ISSUED FOR D.A.	07.01.2020	N.E.	K.E.

SCALE BARS
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CLIENT: ATAII INVESTMENTS

ARCHITECT: WALSH² ARCHITECTS

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DRAWING TITLE: GROUND FLOOR STORMWATER DRAINAGE PLAN

PROJECT: 85-87 BLACKBUTTS RD FRENCHS FOREST NSW 2086

SHEET NO.	REV.	SCALE @ A1	NORTH	PROJECT NO.
D01	C	AS SHOWN		190373
DESIGNED: K.E.	DRAWN: N.E.	AUTHORISED: K.E.		PROJECT START DATE: JANUARY 2020

OSD DESIGN DETAILS

BASED ON WARRINGAH COUNCIL'S ON-SITE STORMWATER DETENTION TECHNICAL SPECIFICATION AN OSD SYSTEM IS REQUIRED FOR THE PROPOSED DEVELOPMENT.

TOTAL SITE AREA: 938.16 m^2

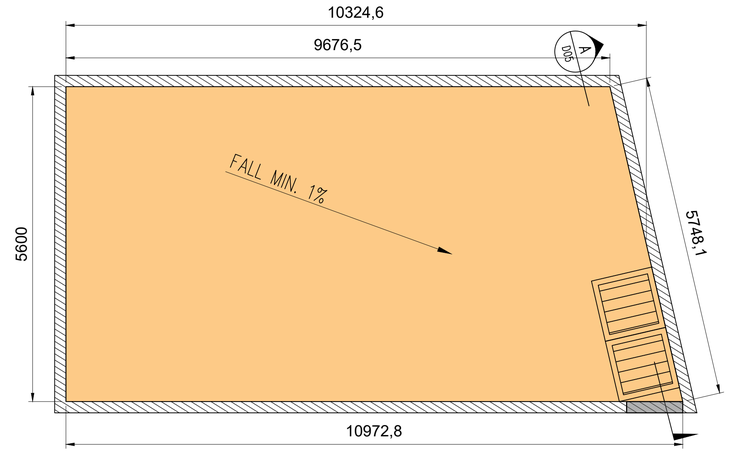
PRE-DEVELOPMENT CATCHMENT CONDITIONS:
IMPERVIOUS AREA = 247.40 m^2
PERVIOUS AREA = 690.76 m^2

POST DEVELOPMENT CATCHMENT CONDITIONS:

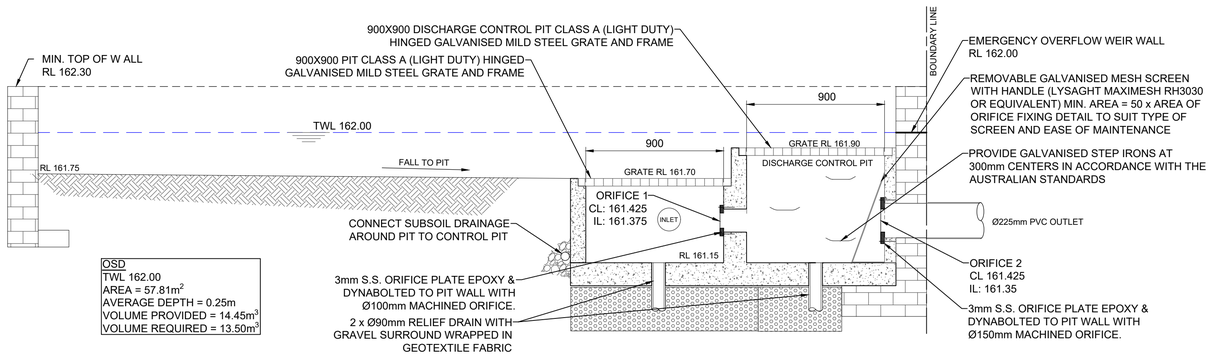
TOTAL AREA DRAINING TO OSD = 938.16m^2
- ROOF AREA (IMPERVIOUS) = 488.38 m^2
- DRIVEWAY AREA (IMPERVIOUS) = 135.50 m^2
- HARDSTAND AREA (IMPERVIOUS) = 49.03 m^2
- LANDSCAPE (PERVIOUS) = 265.25 m^2

TO SIZE THE OSD SYSTEM, A DRAINS MODEL HAS BEEN CREATED USING ILSAX METHOD. BASED ON THE DESIGN POLICY THE RUN-OFF FROM THE SITE AFTER DEVELOPMENT IS NOT TO EXCEED THE RUN-OFF FROM THE TOTAL SITE PRIOR TO THE DEVELOPMENT FOR ALL STORM DURATIONS INCLUDING 5YEAR, 20 YEAR AND 100 YEAR ARI STORM EVENTS. THE PSD IS ALSO TO BE CALCULATED BASED ON THE ASSUMPTION OF PRE-DEVELOPMENT CONDITION AS "STATE OF NATURE" (i.e. 100% PERVIOUS).

IN ORDER TO REACH AN OPTIMUM DESIGN, TWO-STAGE ORIFICE AND WEIR WALL METHODOLOGY ADOPTED TO SIZE OSD VOLUME AND CALCULATE THE SITE'S PSD VALUES FOR DESIGN STORM EVENTS.

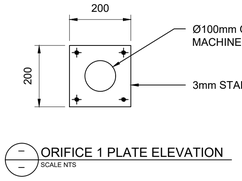


OSD PLAN VIEW
SCALE NTS

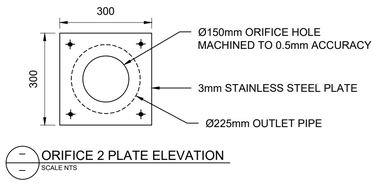


OSD
TWL 162.00
AREA = 57.81m^2
AVERAGE DEPTH = 0.25m
VOLUME PROVIDED = 14.45m^3
VOLUME REQUIRED = 13.50m^3

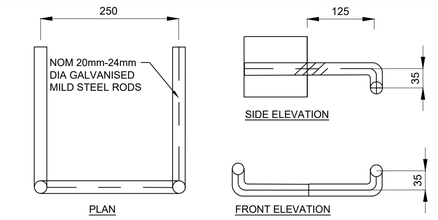
SECTION THROUGH ABOVE GROUND OSD (A D05)
SCALE NTS



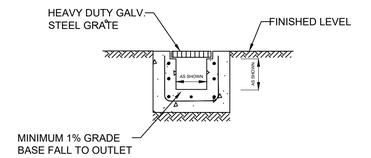
ORIFICE 1 PLATE ELEVATION
SCALE NTS



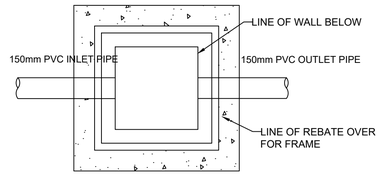
ORIFICE 2 PLATE ELEVATION
SCALE NTS



DETAIL
STEP IRONS
NTS
NOTE: INSTALL WHERE PITS ARE DEEPER THAN 1000

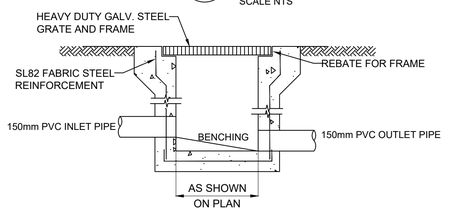


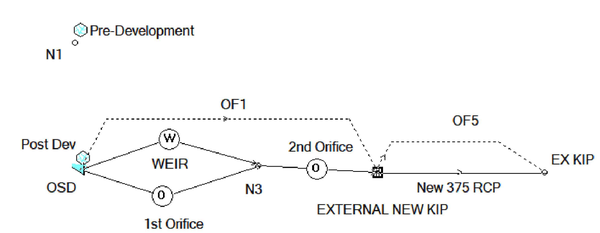
DETAIL
GRATED TRENCH DRAIN
SCALE NTS



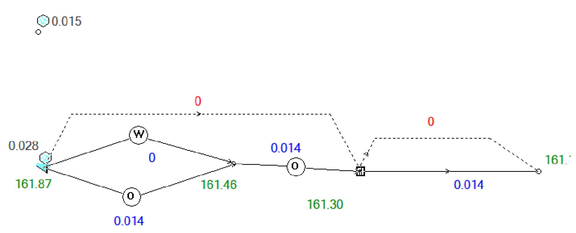
PLAN WITHOUT GRATE

DETAIL
STORMWATER PIT
SCALE NTS

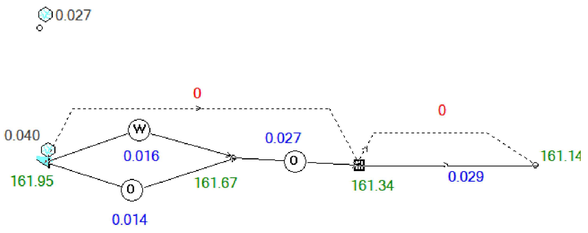




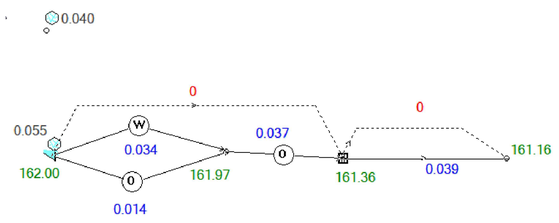
DRAINS MODEL



5 YEAR ARI (20% AEP) POST DEVELOPMENT - DRAINS MODEL



20 YEAR ARI (5% AEP) POST DEVELOPMENT - DRAINS MODEL



100 YEAR ARI (1% AEP) POST DEVELOPMENT - DRAINS MODEL

ON-SITE DETENTION DRAINS DESIGN SUMMARY

STORM EVENT	PRE-DEVELOPMENT (l/s)	OSD OUTFLOW (l/s)	OSD VOL. (m^3)	Top Water Level (m AHD)
5 YR ARI (20% AEP)	15	14	6.00	161.87
20 YR ARI (5% AEP)	27	27	10.60	161.95
100 YR ARI (1% AEP)	40	37	13.50	162.00

No.	Description	Date	Issued by	Checked by
B	ISSUED FOR D.A.	20.03.20	N.E.	K.E.
A	ISSUED FOR D.A.	07.01.2020	N.E.	K.E.

SCALE BARS
1:20 1:50 1:100 1:200

CLIENT: ATAII INVESTMENTS

ARCHITECT: WALSH² ARCHITECTS

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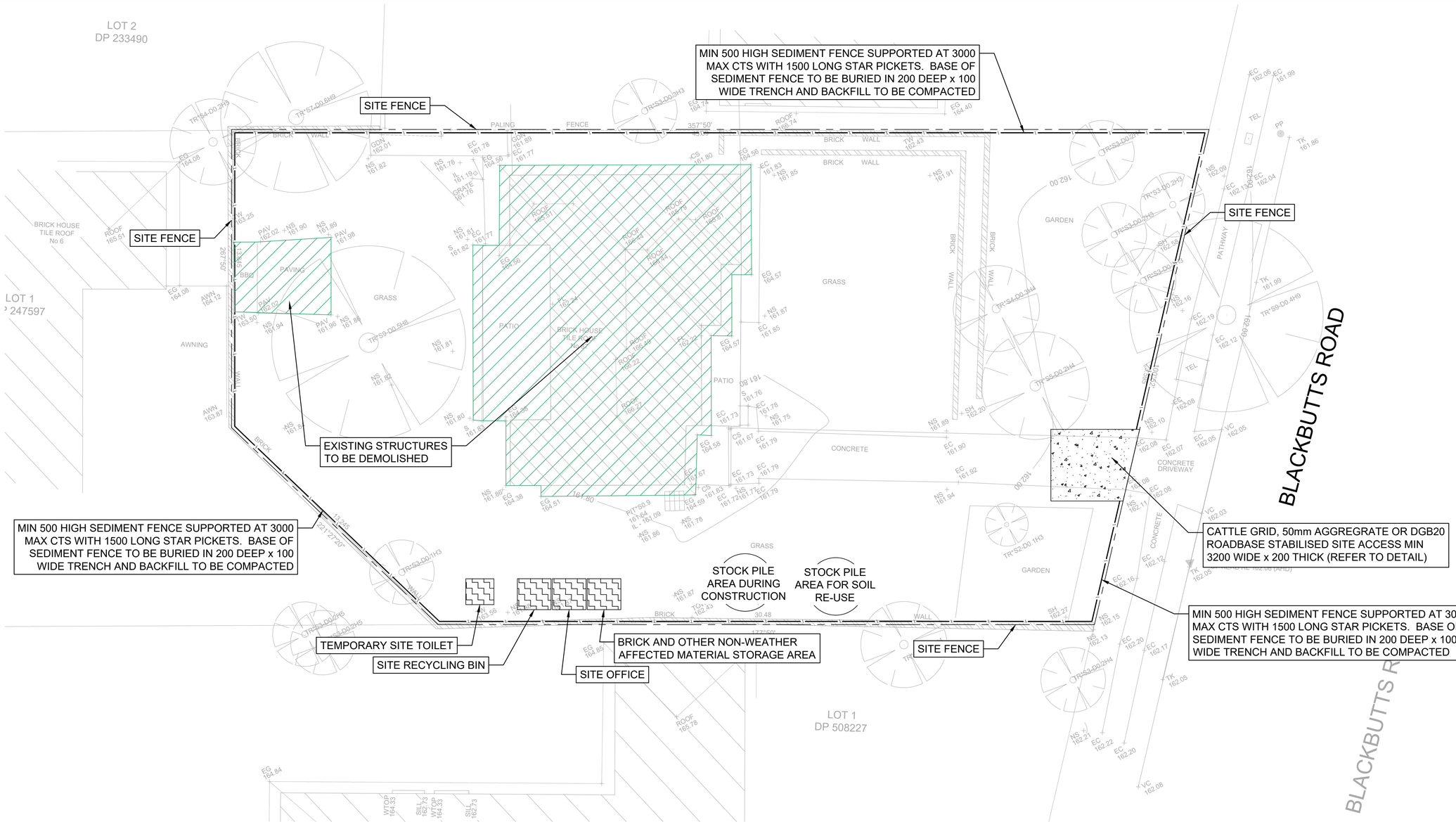
DRAWING TITLE: STORMWATER DRAINAGE SECTIONS AND DETAILS

PROJECT: 85-87 BLACKBUTTS RD FRENCHS FOREST NSW 2086

SHEET NO.	REV.	SCALE @ A1	NORTH	PROJECT NO.
D05	B	AS SHOWN		190373

DESIGNED:	DRAWN:	AUTHORISED:	PROJECT START DATE:
K.E.	N.E.	K.E.	JANUARY 2020



EROSION AND SEDIMENT CONTROL PLAN
SCALE 1:100

EROSION CONTROL NOTES

1. ALL EROSION & SEDIMENT CONTROL MEASURES ARE TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH 'MANAGING URBAN STORMWATER, 3RD EDITION' PRODUCED BY THE NSW DEPARTMENT OF HOUSING.
2. ALL EROSION AND SILTATION CONTROL DEVICES ARE TO BE PLACED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION AND REMOVED REGULARLY DURING CONSTRUCTION
3. ALL TREES ARE TO BE PRESERVED UNLESS INDICATED OTHERWISE ON THE ARCHITECT'S OR LANDSCAPE ARCHITECT'S DRAWINGS. EXISTING GRASS COVER SHALL BE MAINTAINED EXCEPT IN AREAS CLEARED FOR BUILDINGS, PAVEMENTS ETC- CONTRACTOR TO MINIMISE DISTURBED AREAS.
4. INSTALL TEMPORARY SEDIMENT BARRIERS TO ALL INLET PITS LIKELY TO COLLECT SILT LADDEN WATER
5. NOT WITHSTANDING DETAILS SHOWN, IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO ENSURE THAT ALL SITE ACTIVITIES COMPLY WITH THE REQUIREMENTS OF THE CLEAN WATERS ACT.
6. ALL DISTURBED AREAS AND STOCKPILES TO BE STABILISED WITHIN 14 DAYS. ALL STOCKPILES TO BE CLEAR FROM DRAINS, GUTERS AND FOOTPATHS.
7. TOPSOIL TO BE STRIPPED, STOCKPILED AND RE-SPREAD ON COMPLETION OF EARTHWORKS. NONE TO BE REMOVED.
8. NO DISTURBANCE OF SITE PERMITTED OTHER THAN IMMEDIATE AREA OF THE WORKS.
9. DRAINAGE IS TO BE CONNECTED TO STORMWATER SYSTEM AS SOON AS POSSIBLE.

NON-COMPLIANCE MAY RESULT IN A $1500 FINE

SYMBOLS

- EXISTING LEVELS
- SILT FENCE
- WIRE MESH FENCE
- STABILISED SITE ACCESS
- EXISTING STRUCTURE TO BE DEMOLISHED

No.	Description	Date	Issued by	Checked by
A	ISSUED FOR D.A.	07.01.2020	N.E.	K.E.

SCALE BARS
1:20 1:50 1:100 1:200

CLIENT: ATAII INVESTMENTS

ARCHITECT: WALSH² ARCHITECTS

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DRAWING TITLE: **EROSION AND SEDIMENT CONTROL PLAN SHEET 1**

PROJECT: 85-87 BLACKBUTTS RD FRENCHS FOREST NSW 2086

SHEET NO.	REV.	SCALE @ A1	NORTH	PROJECT NO.
D10	A	AS SHOWN		190373
DESIGNED: K.E.	DRAWN: N.E.	AUTHORISED: K.E.		PROJECT START DATE: JANUARY 2020

General Instructions:

SWM01
These plans present a conceptual soil and water management plan (SWMP) only and shows a possible way of managing soil and erosion. The contractor shall be responsible for the establishment and management of the site and preparing a detailed plan and obtaining approval from the relevant authority prior to the commencement of any works.

SWM02
This plan is to be read in conjunction with the engineering plans and any other plans, written instructions, specification or
documentation that may be issued and relating to development of the subject site.

SWM03
The contractor will ensure that all soil and water management works are consistent with ' Managing Urban Stormwater - Soils and Construction' - also known as ' The Blue Book'.

SWM04
All builders and sub-contractors shall be informed of their responsibilities in minimising the potential for soil erosion and pollution to downslope lands and waterways.

Erosion Control:

SWM05
Water shall be prevented from entering the permanent drainage system until sediment concentration is less then or equal to 50mg/L, ie the catchment area has been permanently landscaped and/ or any likely sediment has been filtered through and approved structure.

SWM06
Any sand used in the concrete curing process (spread the surface will be removed as soon as possible and within 10 working days from placement.

SWM07
Acceptable receptors will be constructed for concrete and mortar slurries, paints, acid washings, light-weight waste materials and litter.

SWM08
'Sediment' fencing will be installed as indicated on the plans and at the direction of site superintendent to ensure containment of sediment. The sediment fencing will outlet or overflow under stabilised conditions into the sediment basin, to safely convey water into a suitable filtering system should the pores in the fabric block.

SWM09
The sediment basins will be constructed with the minimum wet sediment capacity of CUM cubic meters and designed to remain stable in at least the 1 in CDSE year critical duration storm event. Artificial flocculation of the finer particles may not be necessary in this instance.

SWM10
Stockpiles should not be located within 5m of trees and hazard areas, including likely areas of concentrated or high velocity flows such as waterways, drainage lines, paved areas and driveways. Where they are within 5m from such areas, special sediment control measures should be taken to minimise possible pollution to downstream waters. Measure should also be applied to prevent the erosion of the stockpile.

SWM11
All cut and fill batters are to be seeded and mulched within 14 days of completion of formation.

SWM12
Any existing trees which form part of the final landscaping plan will be protected from construction activities by -
a. Protecting them with barrier fencing or similar materials installed outside the drip line,
b. Ensuring that nothing is nailed to them,
c. Prohibiting paving grading sediment wash or placing of stockpiles within the drip line except under the following conditions :

1. Encroachment only occurs on one side and no closer to the trunk than either 1.5 metres or half the distance between the outer edge of the drip line and the trunk, which ever is the greater,
2. A drainage system that allows air and water to circulate through the root zone (e.g. a gravel bed) is placed under all fill layers of more than 300 millimetres depth,
3. Care is taken.

SWM13
During windy weather, large disturbed unprotected areas should be kept moist (not wet) by sprinkling with water to keep dust under control.

SWM14
Temporary protection from erosive forces will be undertaken on lands where final shaping has not been completed but works are unlikely to proceed for periods of two months or more (eg. on top soil stockpiles). This may be achieved with a vegetative cover. A recommended listing of plant species for Soil and Water Management Notes:
temporary cover is -
i) autumn/winter sowing -oats/ryecorn at 20kg/ha
-japanese millet at 10kg/ha
ii) spring/summer sowing -japanese millet at 20kg/ha
- oats/ryecorn at 10 kg/ha

SWM15
Diversion banks/ channels will be rehabilitated as soon as possible and within 5 working days from their final shaping. Other than in the winter months, suitable materials's include turf grasses such s Couch or kikuyu. During winter, or at other times when temporary rehabilitation (more than 3 months) is required, it is suggested that hessian cloth is used but only if tacked with appropriate pegs and an anionic bitumen emulsion. Foot and vehicular traffic should be kept away from these areas.

SWM16
Undertake site development works in accordance with the engineering plans. Where possible, phase development so that land disturbance is confined to areas of workable size.

Construction Sequence

SWM17
Where practical, the soil erosion hazard on the site should be kept as low as possible. To this end, works should be undertaken in the FOLLOWING SEQUENCE -
i) Install inlet sediment traps to all gully pits fronting the site,
ii) Install a 1.8m chain wire fence around the boundaries and attach hessian cloth or similar to it on the windward side (ties at the top, centre and bottom and at 1m intervals or as instructed by the superintendent),
iii) Install geofabric sediment fence and sediment traps around all permanent stormwater reticulation structures as shown on the plan,
iv) Construct stabilised construction entrance as shown on the plan or to location as determined by superintendent,
v) Install diversion banks along the boundary where required, rehabilitate disturbed lands downslope from the basins within 20 working days,
vi) Ensure that the sediment basin is directed onto a turfed area and drains to a suitable location. A temporary stormwater line may be necessary to convey the flows to this location. Construct diversion channels at the boundary to drain into the sediment basin as shown on plans.
vii) At completion stabilise site and decommission sediment basin and all erosion control devices.

SWM18
Temporary soil and water management structures will be removed only after the lands they are protecting are rehabilitated.

SWM19
Final site landscaping will be undertaken as soon as possible and within 20 working days from completion of construction activities.

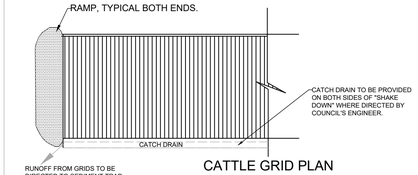
Site Inspection and Maintenance

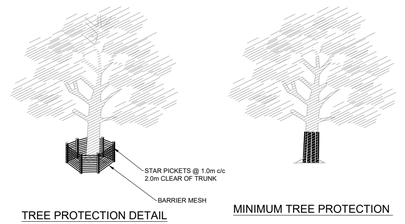
SWM 20
At least weekly and after every rain fall event, the
contractor will inspect the site and ensure that -
i) Drains and all sediment control devices operate effectively and initiate repair or maintenance as required,
ii) Receptors for concrete and mortar slurries, paints, acid washings, light-wight waste materials and litter are to be emptied as necessary. Disposal of waste shall be in a manor approved by the superintendent,
iii) Spill sand (or other materials) is removed from hazard areas, including likely areas of concentrated or high velocity flows such as waterways, gutters, paved areas and driveways,
iv) Sediment is removed from basins and / or traps when less than 20m^3 of trapping capacity remain per 1000m^2 of distributed lands, and or less than 500 depth remains in the settling zone. Any collected sediment will be disposed in areas where further pollution to down slope lands and waterways is unlikely,
v) Rehabilitated lands have effectively reduced the erosion hazard and initiate upgrading or repair as appropriate.

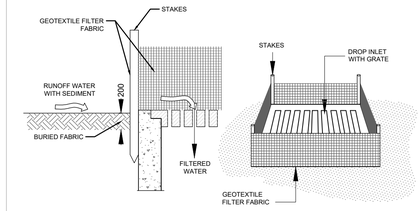
SWM 21
The contractor shall provide all monitoring control and testing.

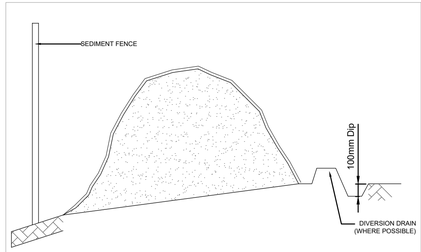
NOTES THIS DRAWING

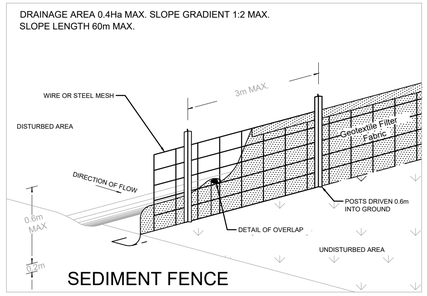
1. ALL DOCUMENTS WILL BE SUBMITTED TO COUNCIL FOR APPROVAL.
2. ALL SEDIMENT CONTROL MEASURES ARE TO BE IN PLACE.
3. INSTALLATION OF SILT FENCING, SEDIMENTATION BARRIERS AROUND DRAINS.
4. FENCING IS TO BE 1.8m(min) HEIGHT, PLACED AROUND THE SITE UNTIL THE WORK COMPLETE.
5. THE SITE GATES WILL BE LOCATED AT CAROLINE STREET.
6. THE HARDSTAND AREAS OR CATTLE GRIDS WILL BE PLACED AT THE SITE ENTRANCES AND EXITS. TO REMOVE THE BULK OF DIRT AND MUD THAT MAY ACCUMULATE ON TRUCK TYRES.
7. CONTRACTOR WILL CONDUCT REGULAR STREET SWEEPS ALONG THE ACCESS ROUTE TO ENSURE THE ROADS ADJACENT TO THE SITE ENTRANCES ARE KEPT CLEAN OF ANY DIRT AND DEBRIS.
8. REGULAR ENVIRONMENTAL INSPECTIONS WILL BE CARRIED OUT BY CONTRACTOR'S PERSONNEL TO ENSURE COMPLIANCE WITH THIS PLAN.

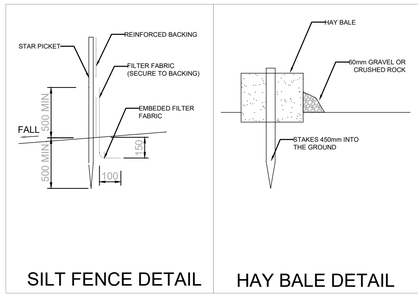


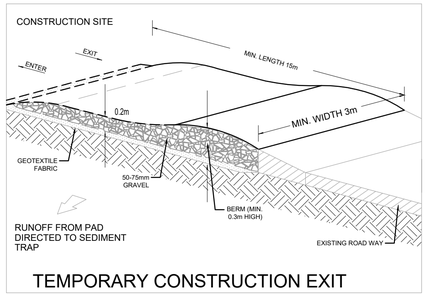


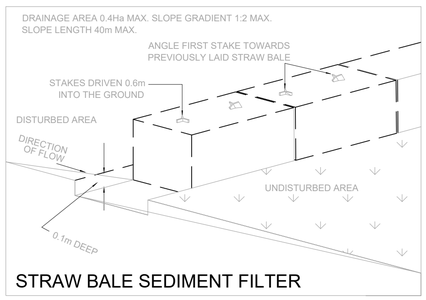


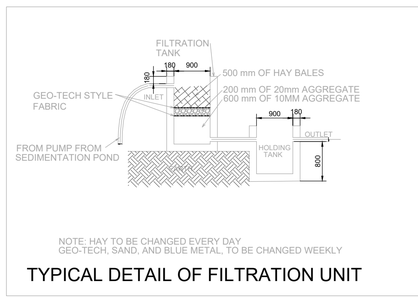












No.	Description	Date	Issued by	Checked by
A	ISSUED FOR D.A.	07.01.2020	N.E.	K.E.

SCALE BARS
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1:50 0 0.25 0.5 1.25 2.5 5
1:100 0 0.5 1 2.5 5 10
1:200 0 1 2 5 10 20

CLIENT: ATAII INVESTMENTS

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DRAWING TITLE: **EROSION AND SEDIMENT CONTROL PLAN SHEET 2**

PROJECT: 85-87 BLACKBUTTS RD FRENCHS FOREST NSW 2086

SHEET NO.	REV.	SCALE @ A1	NORTH	PROJECT NO.
D11	A	AS SHOWN		190373
DESIGNED: K.E.	DRAWN: N.E.	AUTHORISED: K.E.		PROJECT START DATE: JANUARY 2020