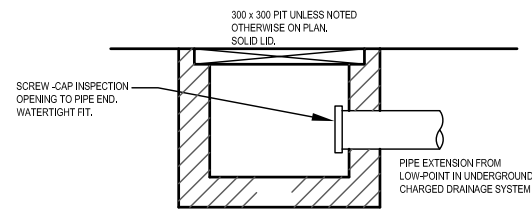


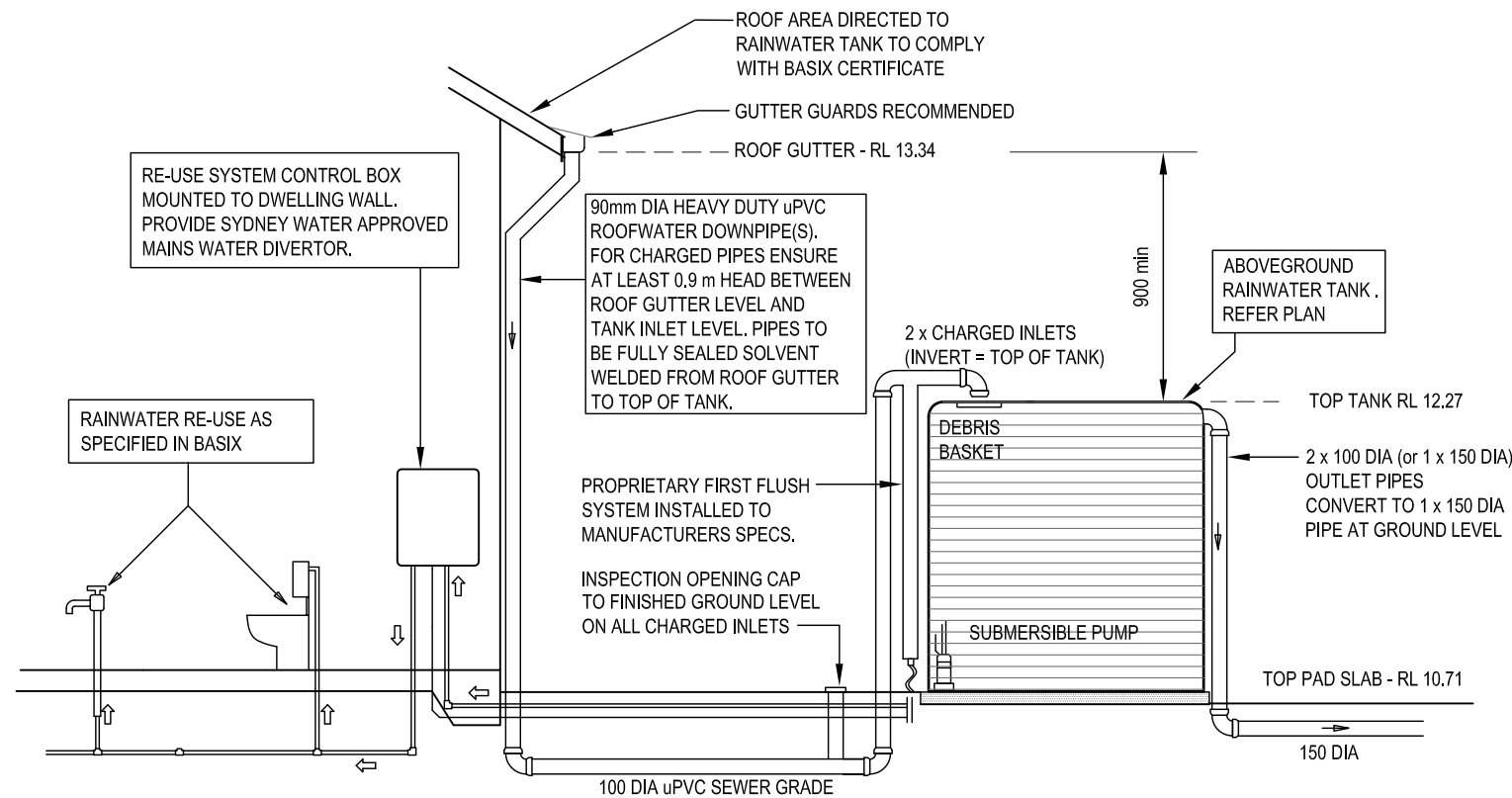
STORMWATER MANAGEMENT PLAN

PROPOSED SINGLE DWELLING DEVELOPMENT

Lot 18, No 22 BAZ RETREAT, WARRIEWOOD



TYPICAL DETAIL - CHARGED SYSTEM CLEANOUT PIT



TYPICAL DETAIL - RAINWATER RE-USE TANK

LEGEND

	GRATED INLET PIT
450x450	450 SQUARE INTERNAL
GRT 75.54	GRATE LEVEL = 75.54
IL 75.12	INVERT LEVEL = RL 75.12
	PROPOSED DOWNPIPE No 5. 90mm dia. or 100mm x 50mm min.
	EXISTING TREE
	GRATED TRENCH DRAIN
	PROPOSED ROOF GUTTER FALL
	PROPOSED DOWNPIPE SPREADER
	STORMWATER PIPE 100mm dia min UNO
	SUBSOIL PIPE
	INSPECTION OPENING
	CONNECTION No 02, REFER SHEET D3 FOR CONTINUATION
	RAINWATER HEAD
	SUBSOIL CLEANOUT
	BALCONY OUTLET

GENERAL NOTES

1. FINAL LOCATION OF NEW DOWNPIPES TO BE DETERMINED BY BUILDER/ARCHITECT AT TIME OF CONSTRUCTION.
2. THESE DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS DRAWINGS. ANY DISCREPANCIES TO BE REFERRED TO THE ENGINEER BEFORE PROCEEDING WITH WORK.
3. ALL MATERIALS AND WORKMANSHIP TO BE IN ACCORDANCE WITH AS/NZS 3500.3:2003 STORMWATER DRAINAGE, BCA AND LOCAL COUNCIL POLICY/CONSENT/REQUIREMENTS.
4. ALL DIMENSIONS AND LEVELS TO BE VERIFIED BY BUILDER ON-SITE PRIOR TO COMMENCEMENT OF WORKS. THESE DRAWINGS ARE NOT TO BE SCALED FOR DIMENSIONS NOR TO BE USED FOR SETOUT PURPOSES.
5. ALL SURVEY INFORMATION AND PROPOSED BUILDING AND FINISHED SURFACE LEVELS SHOWN IN THESE DRAWINGS ARE BASED ON LEVELS OBTAINED FROM DRAWINGS BY OTHERS.
6. THESE DRAWINGS DEPICT THE DESIGN OF SURFACE STORMWATER RUNOFF DRAINAGE SYSTEMS ONLY AND DO NOT DEPICT ROOF DRAINAGE OR SUBSOIL DRAINAGE SYSTEMS UNLESS NOTED OTHERWISE. THE DESIGN OF ROOF AND SUBSOIL DRAINAGE SYSTEMS IS THE RESPONSIBILITY OF OTHERS.
7. ALL STORMWATER DRAINAGE PIPES ARE TO BE 100mm DIAMETER uPVC AT MINIMUM 1% GRADE UNLESS NOTED OTHERWISE.
8. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE AND LEVEL ALL EXISTING SERVICES OR OTHER STRUCTURES WHICH MAY AFFECT/BE AFFECTED BY THIS DESIGN PRIOR TO COMMENCEMENT OF WORKS.
9. ALL PITS WITHIN DRIVEWAYS TO BE 150mm THICK CONCRETE OR EQUAL.
10. THIS PLAN IS THE PROPERTY OF STORMCIVIL AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM STORMCIVIL.

LOCATION	MINIMUM PIPE COVER (FROM FINISHED SURFACE TO TOP OF PIPE)	
	CAST/DUCTILE IRON GAL STEEL	OTHER AUTHORISED PRODUCTS (*)
1. NOT SUBJECT TO VEHICULAR LOADING:		
A. WITHOUT PAVEMENT:		
I. FOR SINGLE DWELLINGS -	0	100
II. OTHER THAN SINGLE DWELLINGS -	0	300
B. WITH PAVEMENT OF BRICK/UNREINFORCED CONCRETE -	0 (**)	50 (**)
2. SUBJECT TO VEHICULAR LOADING:		
A. OTHER THAN ROADS:		
I. WITHOUT PAVEMENT -	300	450
II. WITH PAVEMENT OF:		
- REINF. CONC. FOR HEAVY VEHICLES -	0 (** #)	100 (** #)
- BRICK/UNREINF. CONC LIGHT VEHICLES -	0 (** #)	75 (** #)
B. ROADS		
I. SEALED	300	500 (#)
II. UNSEALED	300	500 (#)
3. SUBJECT TO CONSTRUCTION VEHICLES OR IN EMBANKMENT CONDITIONS	300	500 (#)

(*) INCLUDES OVERLAY ABOVE THE TOP OF THE PIPE OF NOT LESS THAN 50mm THICK
(**) BELOW THE UNDERSIDE OF THE PAVEMENT
(#) SUBJECT TO COMPLIANCE WITH AS1762, AS2033, AS/NZS 2566.1, AS3725 OR AS 4080

ISS	DATE	AMENDMENT
A	28.10.2020	DA ISSUE

ARCHITECT/BUILDER	ARCH. REF : 29914556
CLARENDON HOMES	
OWNER	SAHAKIAN
LGA	NORTHERN BEACHES (ex PITTWATER)

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 Civil & Environmental,
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DWG TITLE	LEGEND, NOTES, DETAILS, CALCULATIONS
PROJECT TITLE	PROPOSED SINGLE DWELLING DEVELOPMENT Lot 18, No 22 BAZ RETREAT, WARRIEWOOD

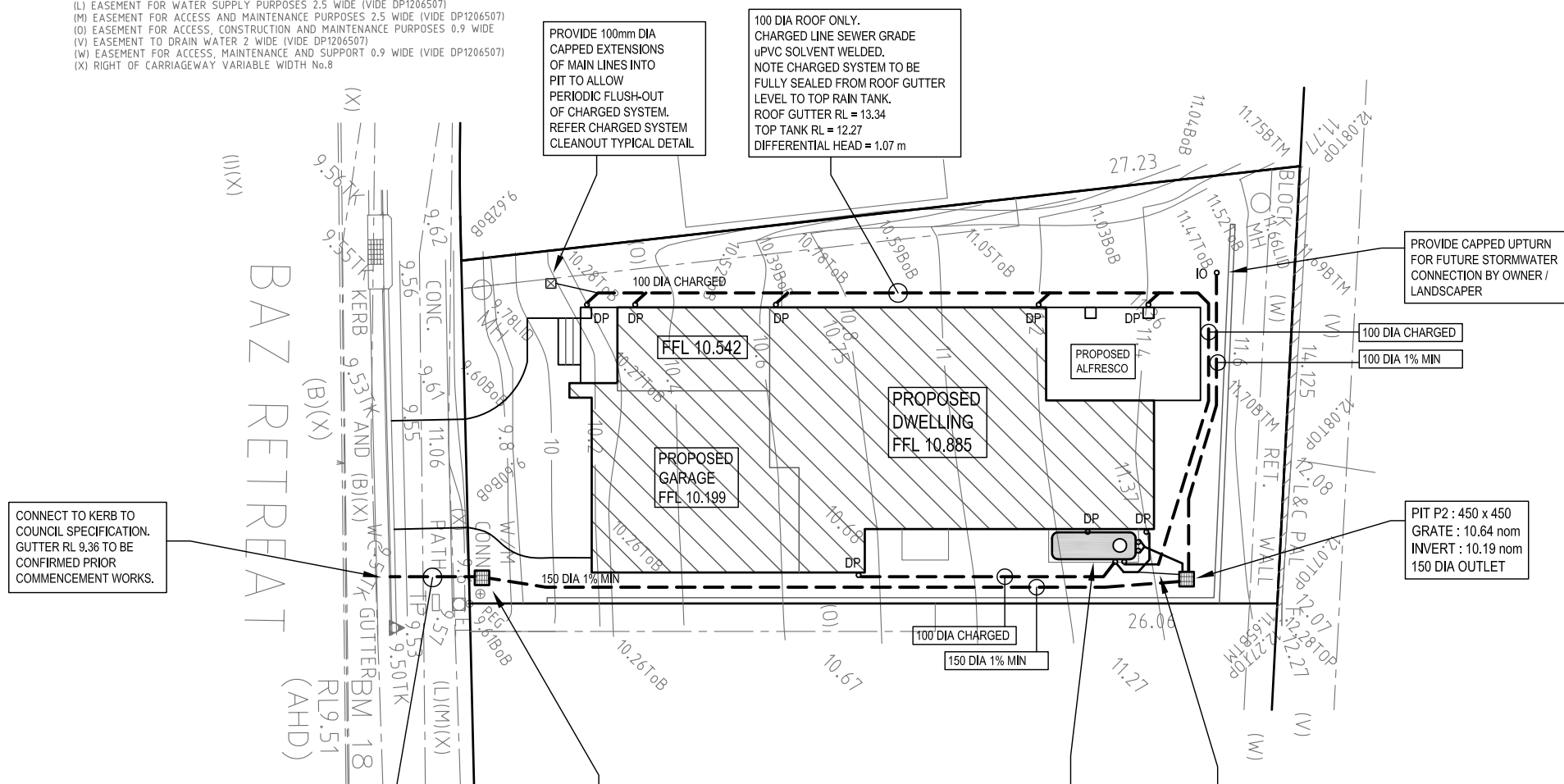
StormCivil APPROVED ON BEHALF OF STORMCIVIL PTY LTD
 Mark Taylor MIE Aust CP Eng NER 173333

JOB No	DWG No	No IN SET	ISSUE
305105	D1	2	A



(B) EASEMENT TO DRAIN WATER 2.5 WIDE (VIDE DP1206507)
 (I) EASEMENT FOR SEWERAGE PURPOSES 5 WIDE (VIDE 6390790) (APPROXIMATE POSITION)
 (L) EASEMENT FOR WATER SUPPLY PURPOSES 2.5 WIDE (VIDE DP1206507)
 (M) EASEMENT FOR ACCESS AND MAINTENANCE PURPOSES 2.5 WIDE (VIDE DP1206507)
 (O) EASEMENT FOR ACCESS, CONSTRUCTION AND MAINTENANCE PURPOSES 0.9 WIDE
 (V) EASEMENT TO DRAIN WATER 2 WIDE (VIDE DP1206507)
 (W) EASEMENT FOR ACCESS, MAINTENANCE AND SUPPORT 0.9 WIDE (VIDE DP1206507)
 (X) RIGHT OF CARRIAGEWAY VARIABLE WIDTH No.8

TREE PRESERVATION NOTE
 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ANY PRIOR APPROVAL REQUIRED FROM COUNCIL WITH RESPECT TO POTENTIAL IMPACT ON TREES FOR ANY WORKS SHOWN ON THIS DRAWING PRIOR TO THE COMMENCEMENT OF THOSE WORKS.

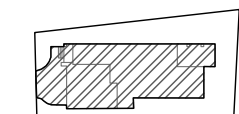


RAINWATER/RE-USE BASIX TANK
 3000 litre min. ABOVE GROUND TANK.
 CATCHMENT = ROOF AREA AS PER BASIX (TO BE CONFIRMED PRIOR COMMENCEMENT WORKS).
 TANK : USE "KINGSPAN SLIMLINE" OR SIMILAR
 DIMENSIONS : 1560 h x 2700 lg x 870 w = 3000 litres
 FOR RE-USE AS SPECIFIED BY BASIX CERTIFICATE.
 REFER TYPICAL DETAIL DRAWING D1.
 TANK INVERT = TOP OF PAD = RL 10.71
 TANK TOP = RL 12.27

NOTES :

- TANK TO HAVE 2 x SEPERATE CHARGED INLETS AS SHOWN.
- TANK TO HAVE 2 x 100 DIA (or 1 x 150 DIA) OVERFLOW PIPES CONVERTING TO 1 x 150 DIA AT GROUND LEVEL.

TANK TO BE INSTALLED BY LICENSED PLUMBER TO MANUFACTURERS SPECIFICATIONS, AS/NZS 3500:2003 AND NSW CODE OF PRACTICE PLUMBING AND DRAINAGE 2006.



POST-DEVT SITE COVER = 171.6 m2

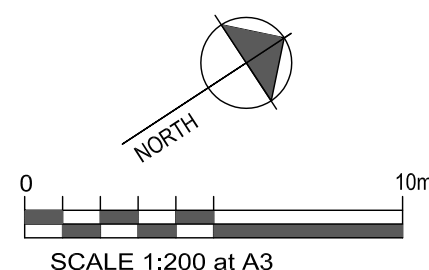
SITE AREA = 333.8 m2
 PROPOSED SITE COVER = 171.6 m2
 = 171.6 / 333.8
 = 51.4 %
 < 65 %

SITE COVER CALCULATION

SCALE 1:1000 A3

STORMWATER MANAGEMENT PLAN

SCALE 1:200 A3



NOTE
 THIS DRAWING TO BE READ IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS BY : CLARENDON HOMES REF : 29914556

NOTE
 THIS DRAWING IS NOT TO BE USED FOR SETOUT PURPOSES - REFER TO ARCHITECTURAL DRAWINGS

NOTE
 ALL ROOF GUTTERS TO HAVE OVERFLOW PROVISION IN ACCORDANCE WITH AS 3500.3:2003 AND SECTIONS 3.5.3, 3.7.5 AND APPENDIX G OF AS 3500.3:2003.

NOTE
 THIS DRAWING DOES NOT INCLUDE ROOF GUTTER/DOWNSPIPE OR SUBSOIL DRAINAGE DESIGN UNLESS NOTED OTHERWISE. THE DESIGN OF ROOF AND SUBSOIL DRAINAGE SYSTEMS IS THE RESPONSIBILITY OF OTHERS.

NOTE
 THIS PLAN MANAGES STORMWATER RUNOFF DERIVED FROM ROOF AND DRIVEWAY SURFACES ONLY AS SHOWN ON ARCHITECTURAL DRAWINGS . ANY OTHER SURFACE RUNOFF WATER INCLUDING REAR/FRONT YARD OR NEIGHBOURING PROPERTY RUNOFF TO BE MANAGED BY SEPARATE SYSTEM BY OWNER IN ACCORDANCE WITH AS 3500.3 AND BCA PART 3.1.2

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ARCHITECT/BUILDER	ARCH. REF : 29914556
CLARENDON HOMES	
OWNER	SAHAKIAN
LGA	NORTHERN BEACHES (ex PITTWATER)

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DWG TITLE	STORMWATER MANAGEMENT PLAN
PROJECT TITLE	PROPOSED SINGLE DWELLING DEVELOPMENT Lot 18, No 22 BAZ RETREAT, WARRIEWOOD

StormCivil

APPROVED ON BEHALF OF STORMCIVIL PTY LTD

Mark Taylor
 MIE Aust CP Eng NER 173333

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305105	D2	2	A