


NOTES:
1. REFER GENERAL NOTES FOR SPECIFICATIONS
2. REFER TO ARCHITECT'S DRAWINGS FOR ALL SET-OUT DIMENSIONS, LEVELS, SETDOWNS, HOBS AND FALLS

PORTES



Registered Professional Engineer 1149560
Mr Marcio Rodrigues Portes
MIE Aust CP Eng (Civil/Structural) NPER

Signature _____ Date _____
Registered on the NPER in the Category of
Civil/Structural
National Professional Engineers Register

NO INSPECTION = NO CERTIFICATE

IF IN DOUBT ASK

Issue	Description	By	Date
G	ISSUED AS PER COUNCIL	GL	15-09-2020
F	ISSUED AS PER COUNCIL	GL	01-09-2020
E	ISSUED AS PER COUNCIL	GL	05-08-2020
D	ISSUED AS PER COUNCIL	GL	28-05-2020
C	ISSUED FOR COMMENTS	GL	25-10-2019
B	ISSUED AS REQUESTED	GL	02-09-2019

REVISION

ARCHITECTURAL DESIGN

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Civil & Structural Engineers

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Tel: 02 9703 3650 Mobile: 0412 258 348
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PROJECT TITLE:
PROPOSED DRIVEWAY CROSSING
AT 130 & 132 ELANORA ROAD,
ELANORA HEIGHTS NSW
for COSIMO & KELLY GALLO

DRAWING TITLE:
RESIDENTIAL VEHICULAR
CROSSINGS/DRIVEWAYS
CONCEPTUAL PLAN

DRAWN:	DESIGN:	DRAWING SIZE
GL	MP	A1

DATE:	SCALE:
17-07-2019	UNO 1:100 @ A1 1:200 @ A3

PROJECT NUMBER:
19-240

DRAWING NUMBER:
C1.0

ISSUE:
G

NEW DRIVEWAY AND SUBDIVISION BOUNDARIES PLAN
1:125 @ A1

- NOTE:
- REFER TO C2.0 FOR MAIN DRIVEWAY DETAILS AND SECTIONS
 - REFER TO C3.0 FOR DRIVEWAY (No130) DETAILS AND SECTIONS
 - WORKS OUTSIDE BOUNDARY SHALL BE TO RMS STANDARD DRAWING MD R15 A08 A
 - WORKS SHALL BE APPROVED BY RMS PRIOR TO CONSTRUCTION.
 - WORKS TO BE IN ACCORDANCE TO NORTHERN BEACHES COUNCIL SPECIFICATIONS (PIT WATER INTERNAL DRIVEWAYS CLAUSE B6.1 & B6.2)
- EJ EXPANSION JOINT
FULL DEPTH EXPANSION JOINTS SHALL BE PLACED AT THE PROPERTY BOUNDARY, AT THE REAR OF THE LAYBACK AND AT EITHER SIDE OF A PREEIST FOOTPATH AND WHERE SHOWN ON PLAN. EXPANSION JOINTING MATERIAL SHALL BE APPROVED BITUMINOUS MATERIAL NOT LESS THAN 10MM THICK.
- CJ DUMMY/CONTRACTION JOINT
THE DEPTH OF DUMMY JOINTS SHALL BE 20MM SPACED AT INTERVALS OF APPROX 1.5M APART OR AS SHOWN ON PLANNOTES. THE JOINTS SHALL BE STEEL TROWELLED FINISHED.

GENERAL NOTES

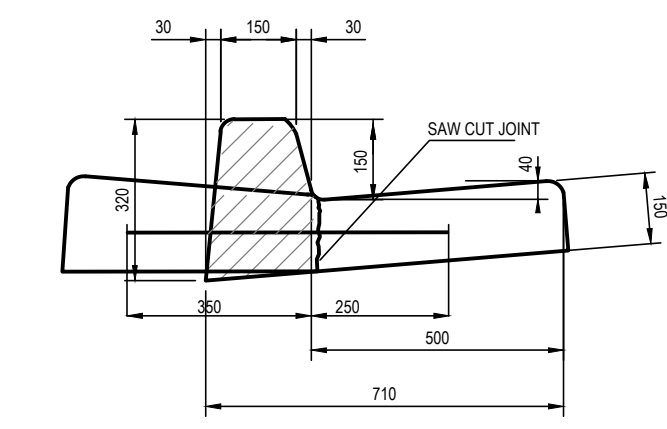
- THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANT'S DRAWINGS AND SPECIFICATIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ALL DISCREPANCIES SHALL BE REFERRED TO THE ARCHITECT FOR DECISION BEFORE PROCEEDING WITH THE WORK.
- ALL DIMENSIONS REFER TO SETTING OUT AND OFF-SITE WORK SHALL BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION AND FABRICATION IS COMMENCED.
- DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE STRUCTURAL DRAWINGS.
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS STATED OTHERWISE. ALL LEVELS ARE EXPRESSED IN METRES.
- DURING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE STRUCTURE IN A STABLE CONDITION AND ENSURING NO PART SHALL BE OVERSTRESSED UNDER CONSTRUCTION ACTIVITIES.
- WORKMANSHIP AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE REFER CURRENT S.A.A. CODES INCLUDING ALL AMENDMENTS, AND THE LOCAL STATUTORY AUTHORITIES, EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS.
- THE APPROVAL OF A SUBSTITUTION SHALL BE SOUGHT FROM THE ENGINEER BUT IS NOT AN AUTHORIZATION FOR AN EXTRA ANY EXTRAS INVOLVED MUST BE TAKEN UP WITH THE OWNER / CLIENT / ARCHITECT BEFORE THE WORK COMMENCES.

- ROOF CONSTRUCTION:- ALL ROOFS TO BE TIED DOWN WITH H.D.GALV. STRAPS AS PER GOOD BUILDING PRACTICE. IF BUILDER IS IN DOUBT HE MUST GET GUIDANCE FROM THE ENGINEER.
- IF STRUCTURAL DRAWINGS DO NOT COVER A PARTICULAR STRUCTURAL DETAIL, THEN THE BUILDER SHALL SKETCH UP DETAIL AND FAX IT TO THE STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO ERECTION.
- THE WORD 'THE ENGINEER' USED IN THESE NOTES REFER TO AN EMPLOYEE OR NOMINATED REPRESENTATIVE OF **PORTES PROJECT AND SERVICES**
- THE CONTRACTOR IS TO EMPLOY A QUALIFIED GEOTECHNICAL ENGINEER AS REQUIRED FOR ALL GEOTECHNICAL ASPECTS OF THE BUILDING WORKS. REFER TO FOUNDATION, GROUNDWORKS AND RETENTION/SHORINGS NOTES. REFER ALSO TO THE GEOTECHNICAL REPORT FOR THIS PROJECT.
- THE CONTRACTOR MUST INSPECT AND SIGN OFF ALL STRUCTURAL ELEMENTS (e.g. CONCRETE PROFILES OF SLABS, BEAMS, REINFORCEMENT COVERS, STEEL & TIMBER BEAMS, PURLIN SIZES & CONNECTIONS etc.) PRIOR TO REQUESTING AN INSPECTION FROM PPS.
- THE ENGINEER IS TO BE GIVEN 48 HOURS NOTICE OF INSPECTIONS BEING REQUIRED BEFORE ANY STRUCTURAL WORK IS CONCEALED.

- SUB-CONTRACTOR FOR PRECAST CONCRETE PANELS, POST-TENSIONED SLABS & STRUCTURAL STEELWORK SHALL SUBMIT MINIMUM OF 2 COPIES OF SHOP DRAWINGS TO THE ENGINEER FOR REVIEW & TO BE APPROVED PRIOR TO FABRICATION AND CONSTRUCTION
- ALL SERVICE CONSULTANTS WORKS FOR SEWERAGE, DRAINAGE, HYDRAULICS, ELECTRICAL LIFTS, AIR CONDITIONING etc. THAT ARE NOT SHOWN ON OUR DRAWINGS SHALL BE THE RESPONSIBILITY OF OTHERS.
- THE 'TENDER' ISSUE SET OF THESE DRAWINGS IS BASED ON PRELIMINARY ARCHITECTURAL INFORMATION AND PRELIMINARY ENGINEERING DESIGN. QUANTITIES AND RATES GIVEN ARE FOR INITIAL PRICING AND MAY VARY IN LATER 'FOR CONSTRUCTION' ISSUE DOCUMENTS. THE TENDERER IS TO ALLOW FOR THIS WITH NO CLAIM FOR A VARIATION.

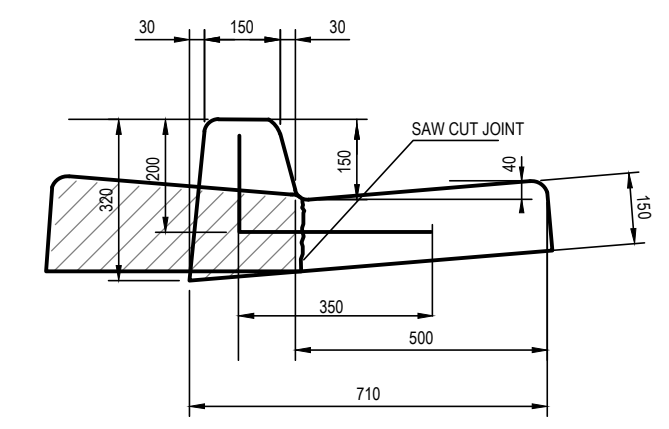
CONCRETE NOTES

- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS 3600 AND OTHER RELEVANT AUSTRALIAN CODES.



REPLACING SA KERB WITH LAYBACK DETAILS

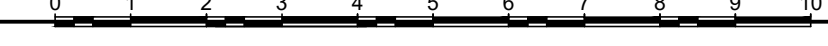
- SAWCUT 50mm AT GUTTER
- DEMOLISH KERB
- INSTALL 600mm N12 GALVANIZED DEFORMED BARS. DRILL AND EPOXY FIX AT 500mm CTRS 250mm INTO EXISTING CONCRETE
- FROM AND POUR LAYBACK IN 32 MPa CONCRETE



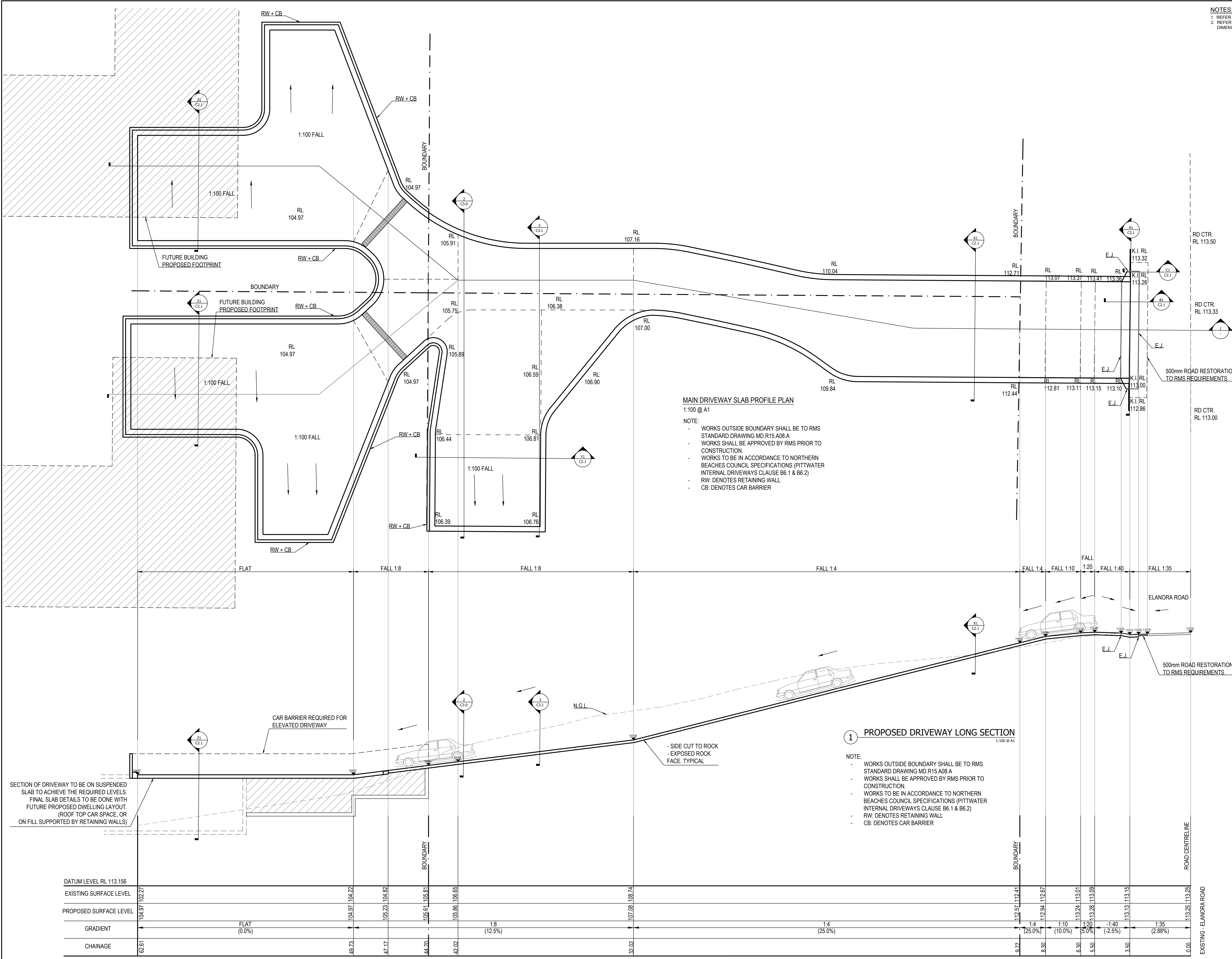
REPLACING LAYBACK WITH SA KERB DETAILS

- SAWCUT 50mm AT GUTTER
- DEMOLISH LAYBACK
- INSTALL 350mm X 200mm N12 GALVANIZED DEFORMED BARS. DRILL AND EPOXY FIX AT 500mm CTRS 250mm INTO EXISTING CONCRETE
- FROM AND POUR KERB IN 32 MPa CONCRETE

IF IN DOUBT ASK
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NOTES:
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2. REFER TO ARCHITECT'S DRAWINGS FOR ALL SET-OUT
DIMENSIONS, LEVELS, SETDOWNS, HOBS AND FALLS



MAIN DRIVEWAY SLAB PROFILE PLAN
1:100 @ A1

NOTE:

- WORKS OUTSIDE BOUNDARY SHALL BE TO RMS STANDARD DRAWING MD.R15.A08.A
- WORKS SHALL BE APPROVED BY RMS PRIOR TO CONSTRUCTION.
- WORKS TO BE IN ACCORDANCE TO NORTHERN BEACHES COUNCIL SPECIFICATIONS (PITTWATER INTERNAL DRIVEWAYS CLAUSE B6.1 & B6.2)
- RW: DENOTES RETAINING WALL
- CB: DENOTES CAR BARRIER

1 PROPOSED DRIVEWAY LONG SECTION
1:100 @ A1

NOTE:

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- WORKS TO BE IN ACCORDANCE TO NORTHERN BEACHES COUNCIL SPECIFICATIONS (PITTWATER INTERNAL DRIVEWAYS CLAUSE B6.1 & B6.2)
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PROPOSED DRIVEWAY CROSSING
AT 130 & 132 ELANORA ROAD,
ELANORA HEIGHTS NSW
for COSIMO & KELLY GALLO

DRAWING TITLE:

PROPOSED
DRIVEWAY/CROSSING 1
PLAN

DRAWN:	DESIGN:	DRAWING SIZE
GL	MP	A1

DATE: 17-07-2019

SCALE: UNO
1:100 @ A1
1:200 @ A3

PROJECT NUMBER:

19-240

DRAWING NUMBER:

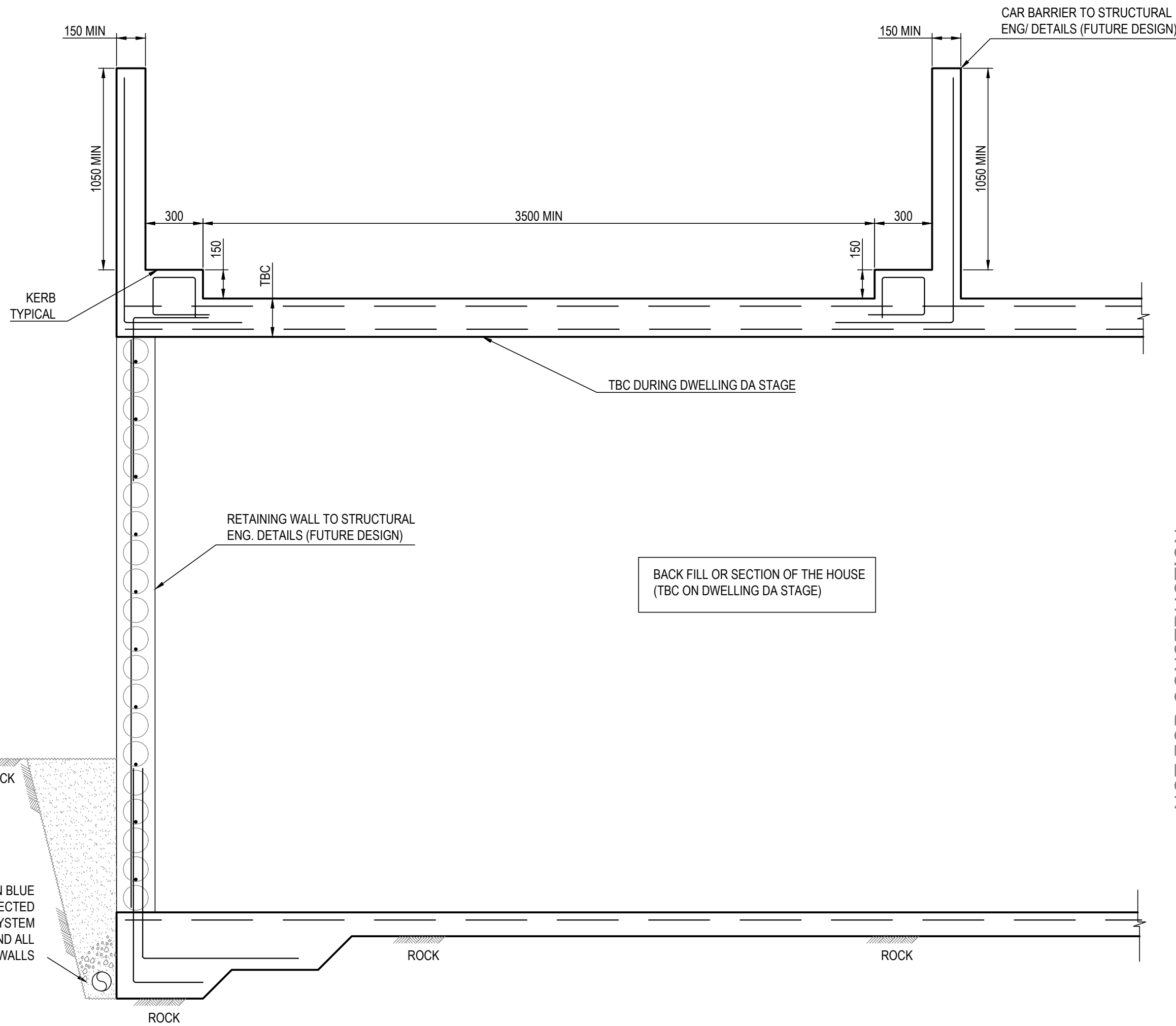
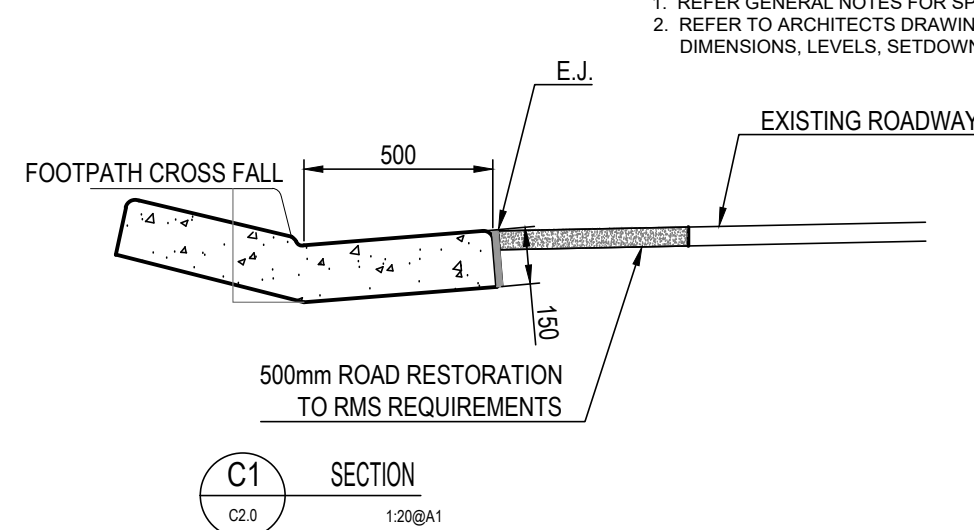
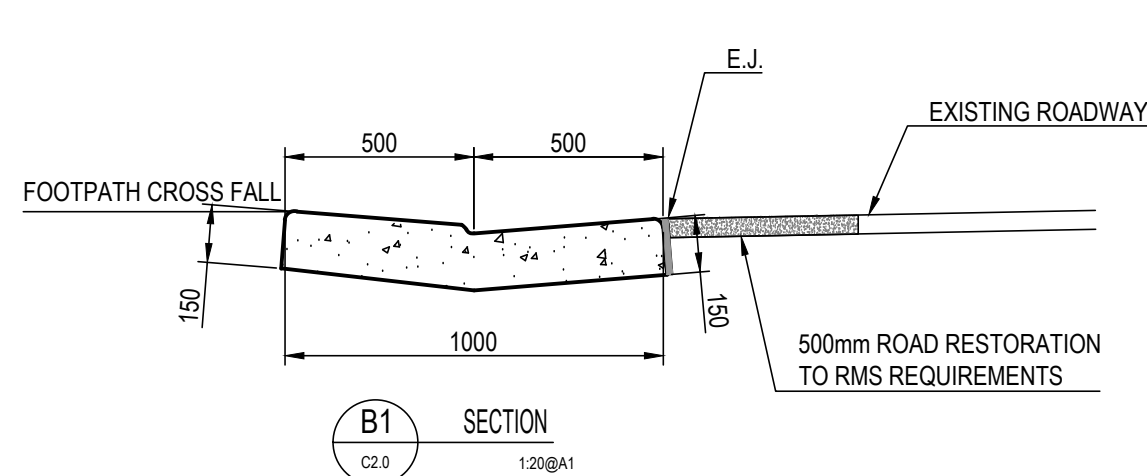
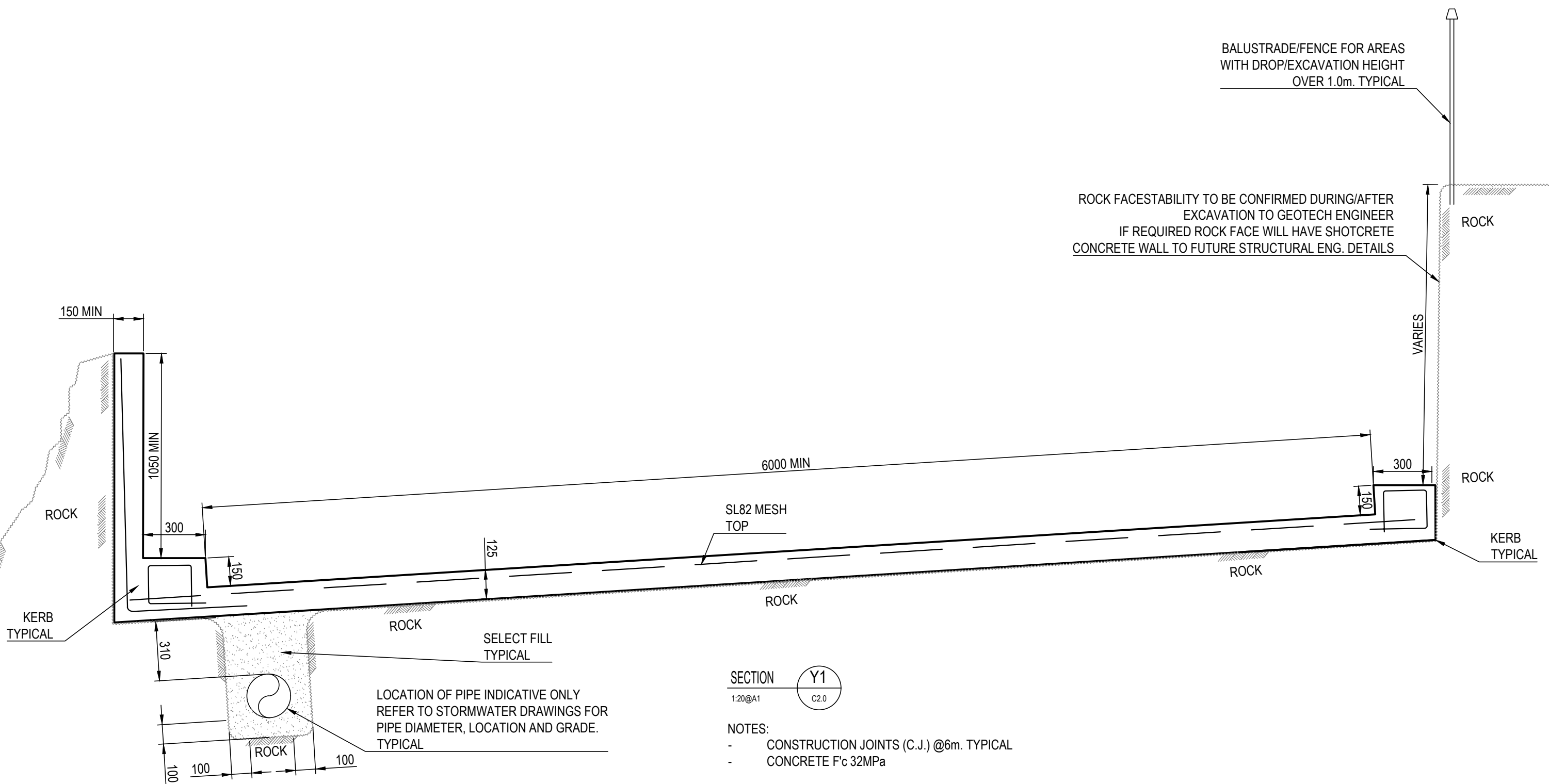
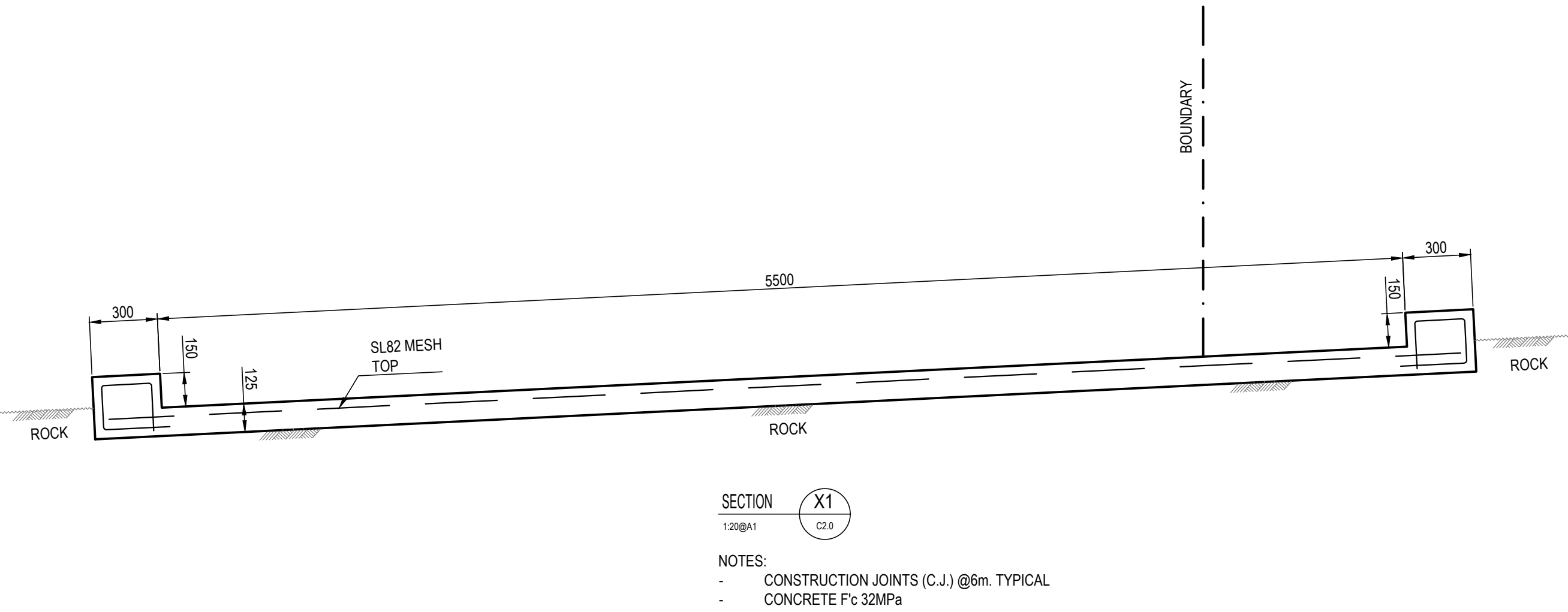
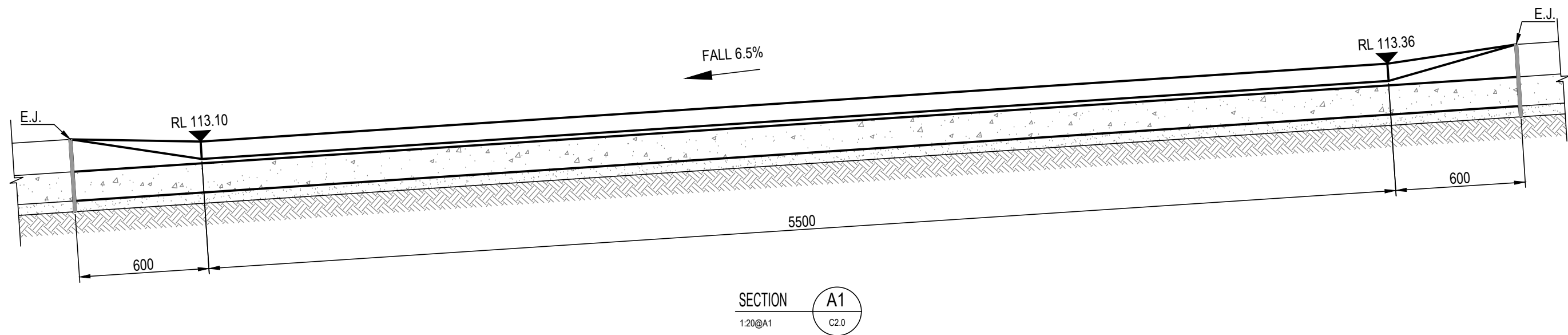
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ISSUE:

G

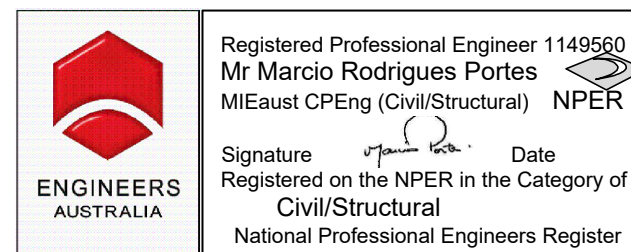
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A	ISSUED AS PER COUNCIL	GL	28-05-2020

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AT 130 & 132 ELANORA ROAD,
ELANORA HEIGHTS NSW
for COSIMO & KELLY GALLO

DRAWING TITLE:
PROPOSED
DRIVEWAY/CROSSING 1
SECTIONS

DRAWN: GL
DESIGN: MP
DRAWING SIZE: A1

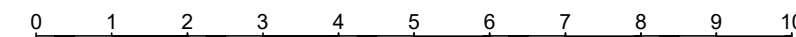
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SCALE: UNO
1:100 @ A1
1:200 @ A3

PROJECT NUMBER:
19-240

DRAWING NUMBER:
C2.1

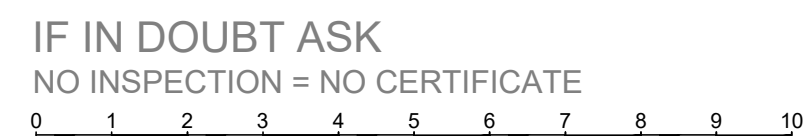
ISSUE: D

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PORTES

ALL DRAWINGS, REPORTS, SPECIFICATIONS, BILLS OF MATERIALS, CALCULATIONS AND ANY OTHER RELEVANT DOCUMENTS
WITH THIS PROJECT SHALL REMAIN VESTED IN PP&S Pty. Limited. PROVIDED BY PP&S Pty. Limited IN CONNECTION COPYRIGHT IN



ALL DRAWINGS, REPORTS, SPECIFICATIONS, BILLS OF QUANTITIES, CALCULATIONS AND ANY OTHER RELEVANT DOCUMENTS WITH THIS PROJECT SHALL REMAIN VESTED IN PPAS Pte. Limited. PROVIDED BY PPAS Pte. Limited IN CONNECTION COPYRIGHT IN

SPORTS



Z IF IN DOUBT ASK

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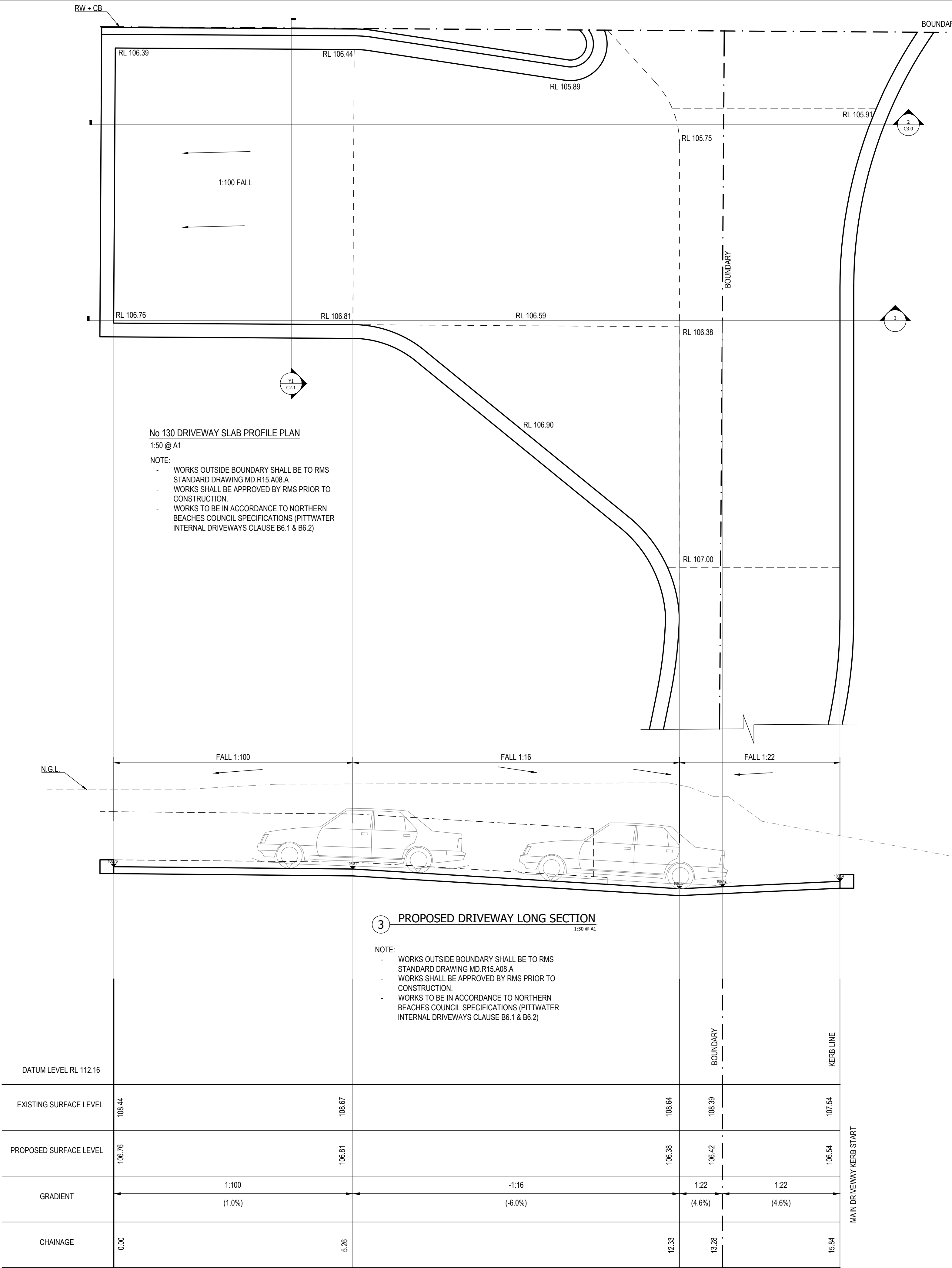
PROPOSED
DRIVEWAY/CROSSING (No 130)
PLAN & SECTIONS

DATE:	SCALE: UNO
17-07-2019	1:100 @ A1 1:200 @ A3

PROJECT NUMBER:
19-240

DRAWING NUMBER:
C3.0

ISSUE:	D
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ENGINEERS AUSTRALIA

Registered Professional Engineer 1149560
Mr Marcio Rodrigues Portes
MIEaust CPEng (Civil/Structural) NPER

Signature: [Signature] Date: [Date]
Registered on the NPER in the Category of Civil/Structural
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A	ISSUED AS PER COUNCIL	GL	15-09-2020
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DRAWING TITLE:
PROPOSED
DRIVEWAY/CROSSING (No 130)
PLAN & SECTIONS

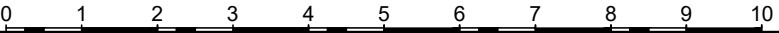
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PROJECT NUMBER:
19-240

DRAWING NUMBER:
C3.1

ISSUE:
A

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Portes Project & Services Pty Ltd

CIVIL & STRUCTURAL ENGINEERING CONSULTING

STORMWATER DESIGN

SERVICE	MATERIAL			
	ABBREVIATION	DESCRIPTION	STANDARD	NOTES
STORMWATER DRAINAGE	UPVC	UNPLASTICIZED POLYVINYL CHLORIDE	- AS 1254 - AS 1260 - AS 2032	- BELOW GROUND - ABOVE GROUND - INSTALLATION
		REINFORCED CONCRETE	- AS 4058 - AS 3725	CLASS 4 UNO LAYING
		HIGH DENSITY POLYETHYLENE	INSTALLED IN ACCORDANCE WITH MANUFACTURERS (VINIDEX / GEBERT) REQUIREMENTS	
	FRC	FIBRE REINFORCED CEMENT	- AS 4139 - AS 3725	- CLASS 4 UNO - LAYING & INST.

TABLE: DRAINAGE INSPECTION CHAMBER SIZES

MINIMUM INTERNAL MEASUREMENTS:				
DEPTH TO BASE OF CHAMBER	RECTANGULAR		CIRCULAR	LADDER / STEP IRON
	WIDTH	LENGTH		
SMALLER THAN 600	450	600	600	NO
601 TO 900	600	900	900	NO
GREATER THAN 900	750	1200	1050	YES

STORMWATER

- ALL PIPEWORK TO BE 100mm @ 1% FALL UNO

TABLE: STORMWATER PIT SIZES

MINIMUM INTERNAL MEASUREMENTS:				
DEPTH TO BASE OF CHAMBER	RECTANGULAR		CIRCULAR	LADDER / STEP IRON
	WIDTH	LENGTH		
SMALLER THAN 600	450	450	600	NO
601 TO 900	600	600	900	NO
901 TO 1200	600	900	1050	NO
GREATER THAN 1200	900	900	1050	YES

SYMBOLS

TWL	TOP WATER LEVEL
FFL	FINISHED FLOOR LEVEL
FGL	FINISHED GARAGE LEVEL
TK	TOP OF KERB
RL11.0	FINISHED LEVEL
	EXISTING LEVEL
SL	PIT SURFACE LEVEL
IL	INVERT LEVEL
	DOWNPIPE AND STORMWATER PIPE
●DP	DOWN PIPE
●SP	SPREADER
●IP	INSPECTION POINT
	MASONRY RETAINING WALL
TW 81.20	TOP OF WALL LEVEL
	FLOOR WASTE 150Ø
	GRATED INLET PIT - NON TRAFFICABLE - CHILD SAFE LID
	GRATED DRAIN - TRAFFICABLE TRANSVERSE
	RAIN WATER HEAD
	OVER FLOW POINT (Ø40mm MIN)
	PIPE FLOW
	RUNOFF FLOW DIRECTION
	EMERGENCY OVERLAND FLOW PATH

STORAGE VERIFICATION

CHECKLIST OF CERTIFICATION ITEMS FOR VERIFICATION BY SURVEYOR

AVERAGE STORAGE TANK DIMENSIONS:

AVERAGE LENGTH = _____ m
AVERAGE WIDTH = _____ m
AVERAGE DEPTH = _____ m

AVAILABLE VOLUME OF STORED WATER (BETWEEN PUMP SUCTION & OVERFLOW LEVEL) = _____ m³

COVER LEVEL OF TANK ACCESS = RL _____ m AHD

NOTE:
THE SURVEYOR SHALL ADVISE ON ANY VARIATION TO THE APPROVED TANK LEVELS AND THIS INFORMATION SHALL BE CLEARLY MARKED ON THE AS-BUILT DRAWINGS.

NAME OF SURVEYOR:
DATE:

DETENTION STORAGE VERIFICATION

CHECKLIST OF CERTIFICATION ITEMS FOR VERIFICATION BY SURVEYOR

AVERAGE STORAGE TANK OR BASIN DIMENSIONS:

AVERAGE LENGTH = _____ m
AVERAGE WIDTH = _____ m
AVERAGE DEPTH = _____ m

AVAILABLE VOLUME OF STORED WATER (BETWEEN ORIFICE & OVERFLOW LEVEL) = _____ m³

SPOT LEVELS:

TOP OF BASIN WALL OR TANK OVERFLOW LEVEL = RL _____ m AHD
GRATE LEVEL OF CONTROL PIT OR TANK ACCESS = RL _____ m AHD
CENTRE OF ORIFICE = _____ mm DIA
DIAMETER OF ORIFICE = _____ mm DIA
DIAMETER OF OUTLET PIPE = _____ mm DIA
SIZE OF OPENINGS IN DEBRIS SCREEN = _____ mm X _____ mm

NOTE:
THE SURVEYOR SHALL ADVISE ON ANY VARIATION TO THE APPROVED TANK LEVELS AND THIS INFORMATION SHALL BE CLEARLY MARKED ON THE AS-BUILT DRAWINGS.

NAME OF SURVEYOR:
DATE:

UNDERGROUND SERVICES IN THE FOOTPATH AREA MAY AFFECT THE DESIGN OF THE STORMWATER SYSTEM. DIAL 1100 BEFORE YOU DIG FOR THEIR LOCATION DIAL 1100 DIAL BEFORE YOU DIG BEFORE CONSTRUCTION COMMENCES

GENERAL NOTES

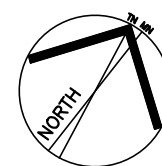
- CONFIRM LOCATION, SIZE, CONDITION AND LEVELS OF ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORK
- ALL WORK TO BE IN ACCORDANCE WITH SPECIFICATION, AUTHORITIES REQUIREMENTS, BCA AND RELEVANT AUSTRALIAN STANDARDS (IN PARTICULARLY AS 3500)
- DISCONNECT, CAP OFF AND REMOVE ALL EXISTING, REDUNDANT SERVICES TO AUTHORITIES APPROVAL
- ALL DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND OTHER CONSULTANTS DOCUMENTS. ALL DISCREPANCIES SHALL BE REFERRED TO THE PROJECT MANAGER BEFORE PROCEEDING WITH THE WORK
- LOCATION OF ALL PIPEWORK IS DIAGRAMMATIC ONLY FINAL LOCATION TO BE CO-ORDINATED ON SITE AND APPROVED BY THE PROJECT MANAGER PRIOR TO COMMENCEMENT OF ANY WORK

GENERAL DRAINAGE NOTES:

- ALL GRATED DRAINAGE PITS ARE TO BE BENCHED OR STREAMLINED, UNLESS NOTED OTHERWISE.
- ALL DRAINAGE PIPES ARE TO BE UPVC GRADE, UNLESS NOTED OTHERWISE.
- THE MINIMUM COVER OVER ALL DRAINAGE PIPES IS TO BE 150mm UNO.
- ALL DRAINAGE PIPES ARE TO HAVE A MINIMUM PIPE GRADIENT OF 1.0% UNO.
- ALL DRAINAGE PITS ARE TO BE INSTALLED WITH A CHILD PROOF SAFETY LATCH ON THE ACCESS GRATE.
- ALL DOWNPIPES ARE TO BE 100 x 75 SQUARE BOX OR 100Ø CIRCULAR SECTIONS UNLESS NOTED OTHERWISE MAXIMUM PROJECTED ROOF AREA PER DOWN PIPE = 65 m²
- ALL INLET & OUTLET PIPES SHALL BE CUT FLUSH WITH PIT WALL
- PROVIDE ALL GRATED PIT LIDS TO BE HINGED AND FITTED WITH AN APPROPRIATE CHILDPROOF LOCK-DOWN SYSTEM
- ALL PITS TO BE CONSTRUCTED ARE SHOWN IN CONCRETE, HOWEVER PRECAST OR BRICK PITS (PLASTIC FOR NO TRAFFICABLE AREAS) OF SIMILAR SIZE AND CONSTRUCTION AND TO THE SAME LEVELS ARE ACCEPTABLE
- IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE & LEVEL ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY EARTHWORKS.
- ALL PITS IN DRIVEWAYS TO BE 600x600 INTERNAL AND ALL PITS IN LANDSCAPED AREAS TO BE 450x450 INTERNAL UNO
- ALL WORK DO BE DONE IN ACCORDANCE WITH AS/NZ 3500.3:1998 AND COUNCIL SPECIFICATIONS.
- COUNCIL APPROVAL REQUIRED FOR ANY STORMWATER WORKS IN THE ROAD RESERVE INCLUDING PIPE CONNECTION TO KERB & GUTTER
- PORTES PROJECT AND SERVICES P/L ISSUED A STORMWATER CONCEPTUAL DESIGN PLAN FOR CLIENT (CLIENT REPRESENTATIVE) AND THE DESIGN MUST BE APPROVED BY THE PRINCIPAL CERTIFYING AUTHORITY PRIOR TO BE IMPLEMENTED ON SITE.
- STORMWATER DRAWINGS TO BE USED ON SITE MUST BE APPROVED AND STAMPED BY PRINCIPAL CERTIFYING AUTHORITY. APPROVED STAMPED DRAWINGS BY PRINCIPAL CERTIFYING AUTHORITY SHALL BE AVAILABLE ON SITE IF REQUESTED.

NOTES:

- REFER GENERAL NOTES FOR SPECIFICATIONS
- REFER TO ARCHITECTS DRAWINGS FOR ALL SET-OUT DIMENSIONS, LEVELS, SETDOWNS, HOBS AND FALLS



Registered Professional Engineer 1149560
Mr Marcio Rodrigues Portes
MEaust CPEng (Civil/Structural) NPER
Signature _____ Date _____
Registered on the NPER in the Category of
Civil/Structural
National Professional Engineers Register

NO INSPECTION = NO CERTIFICATE

IF IN DOUBT ASK

B	ISSUED AS PER COUNCIL	GL	05-08-2020
A	ISSUED AS PER COUNCIL	GL	03-06-2020
Issue	Description	By	Date

REVISION

ARCHITECTURAL DESIGN

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PROJECT TITLE:

**PROPOSED SUBDIVISION at
130 & 132 ELANORA ROAD,
ELANORA HEIGHTS for
KELLY GALLO**

DRAWING TITLE:

SPECIFICATIONS & DETAILS

DRAWN:	DESIGN:	DRAWING SIZE
GL	MP	A1

DATE:	SCALE: UNO
27May2020	1:100 @ A1 1:200 @ A3

PROJECT NUMBER:

19-240

DRAWING NUMBER:

D1

ISSUE:

B

IF IN DOUBT ASK

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0 1 2 3 4 5 6 7 8 9 10

PORTES

ALL DRAWINGS, REPORTS, SPECIFICATIONS, BILLS OF QUANTITIES, CALCULATIONS AND ANY OTHER RELEVANT DOCUMENTS WITH THIS PROJECT SHALL REMAIN VESTED IN PP&S Pty. Limited. PROVIDED BY PP&S Pty. Limited IN CONNECTION COPYRIGHT IN



STORMWATER CONCEPTUAL DESIGN PLAN
scale 1:150@A1

CONTROL ARRESTOR/PIT



SCALE N.T.S



1. FIRST RUNG 150mm DOWN FROM TOP, THEN SPACED AT 300 CENTRES
2. STEP IRON MATERIAL: 20mm DIAMETER MILD STEEL, HEAVY GALVINISED

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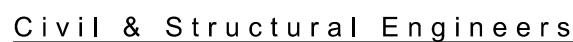
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B	ISSUED AS PER COUNCIL	GL	05-08-2020
A	ISSUED AS PER COUNCIL	GL	03-06-2020

REVISION

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PROJECT TITLE:

**PROPOSED SUBDIVISION at
130 & 132 ELANORA ROAD,
ELANORA HEIGHTS for
KELLY GALLO**

DRAWING TITLE:

SITE LAYOUT PLAN

DATE:	SCALE: UNO
27May2020	1:100 @ A1
	1:200 @ A2

PROJECT NUMBER:

19-240

DRAWING NUMBER:

D2

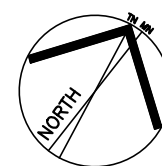
ISSUE:



B



NOTES:

1. REFER GENERAL NOTES FOR SPECIFICATIONS
2. REFER TO ARCHITECTS DRAWINGS FOR ALL SET-OUT DIMENSIONS, LEVELS, SETDOWNS, HOBS AND FALLS



Registered Professional Engineer 1149560
Mr Marcio Rodrigues Portes 
MIEast CPEng (Civil/Structural) **NPER**
Signature  Date _____
Registered on the NPER in the Category of
Civil/Structural
National Professional Engineers Register

NO INSPECTION = NO CERTIFICATE

IF IN DOUBT ASK

C	ISSUED AS PER COUNCIL	GL	05-08-2021
B	AMENDED AS REQUESTED	GL	05-06-2021
A	ISSUED AS PER COUNCIL	GL	03-06-2021

REVISION

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PROJECT TITLE:

**PROPOSED SUBDIVISION at
130 & 132 ELANORA ROAD,
ELANORA HEIGHTS for
KELLY GALLO**

DRAWING TITLE:

PROPOSED
STORMWATER MANAGEMENT PLAN

DRAWN: GL	DESIGN: MP	DRAWING SIZE: A1
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DATE: 27May2020	SCALE: UNO 1:100 @ A1 1:200 @ A3
--------------------	--

PROJECT NUMBER:

19-240

DRAWING NUMBER
D3

ISSUE: C

STORMWATER CONCEPTUAL DESIGN PLAN

scale 1:200@A1

SITE DETAILS	
Total Site Area	3,005m ²
No 130	1,500.44m ²
No 132	1,505.55m ²
Pre-Development	
Total impervious areas	805.4m ² (26.8%)
No 130	445.8m ² (29.7%)
No 132	359.6m ² (23.9%)
Landscaped areas	
	2,199.6m ² (73.2%)
No 130	1,054.6m ² (70.3%)
No 132	1,145.9m ² (76.1%)
Post-Development	
No 130	748.2m ²
No 130 Rear	752.2m ²
No 132	753.3m ²
No 132 Rear	752.2m ²
Total impervious areas	
	1,491.6m ² (48.9%)
No 130	519.1m ² (69.4%)
No 130 Rear	376.1m ² (50.0%) - ASSUMED MAX
No 132	425.7m ² (56.5%)
No 132 Rear	376.1m ² (50.0%) - ASSUMED MAX
Landscaped areas	
	1,558.4m ² (51.1%)
No 130	229.1m ² (30.6%)
No 130 Rear	376.1m ² (50.0%) - ASSUMED
No 132	327.6m ² (43.5%)
No 132 Rear	376.1m ² (50.0%) - ASSUMED

- LOCATION OF NEW DOWNPIPES SHOWN ON THIS DRAWING ARE SUBJECT TO VERIFICATION BY BUILDER DURING CONSTRUCTION. DOWNPIPE LOCATION MAY BE VARIED PROVIDED INTENT OF THIS DESIGN IS MAINTAINED.

- PROVIDE REMOVABLE PIT INSERT BASKET SCREENS TO ALL SURFACE INLET GRATED PITS EQUIVALENT TO "STORMWATER 360 ENVIROPOD" 100 MICRON.

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

- LOCATION OF SURFACE STORMWATER GRATED INLET PITS MAY BE VARIED OR NEW PITS INSTALLED AT THE CONSTRUCTION STAGE PROVIDED INTENT OF THIS DRAWING IS MAINTAINED.

- 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.

NOTE:
- PRIOR ANY EXCAVATION
CALL - CALL BEFORE YOU DIG -
DIAL 1100
AND CHECK LOCATION AND DEPTH
OF ALL UNDERGROUND SERVICES
WITH THE RELEVANT AUTHORITIES

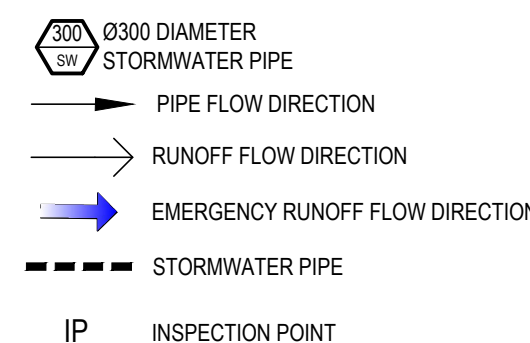
FOR SURVEYOR WORK-AS-EXECUTED PLAN, SURVEYOR TO
CONFIRM **ALL** LEVELS, PIPE SIZES, ORIFICE DIAMETER,
TANK VOLUME ETC AS SHOWN ON THIS PLAN.
CONFIRM THE AS BUILT OSD FACILITY / STORMWATER
SYSTEM COMPLIES WITH THE DESIGN.

STORMWATER DISPOSAL CONSIDERATION

- PROPOSED NEW SUBDIVISION WITH ACCESS DRIVEWAY IN ACCORDANCE WITH NORTHERN BEACHES COUNCIL - PITTWATER 21 DCP CLAUSE 5.10
- PROPOSED EASEMENT AT REAR NEIGHBOUR DOWNSTREAM
- CAN DRAIN TO EXISTING COUNCIL PIPED SYSTEM AT REAR
- CAN DRAIN TO NORMAL CATCHMENT FLOW AS PRE DEVELOPMENT

STORMWATER MANAGEMENT CONSIDERATION

- ON SITE DETENTION TANK (OSD) MAY BE REQUIRED FOR FUTURE DEVELOPMENTS (TO BE ASSESSED DURING DEVELOPING STAGE)
- EXISTING DWELLING (NO 130 & 132) STORMWATER SYSTEMS ARE WORKING AND IN GOOD CONDITION, NO CHANGES PROPOSED
- DRIVEWAY IMPERVIOUS SURFACE TO DISCHARGE INTO SEPARATED OSD
- SILT CONTROL PIT PROVIDED PRIOR TO CONNECTIONS INTO EASEMENT DISCHARGE MAIN PIPE AT ALL SITES
- CERTIFIED PLUMBER SHALL VERIFY EXISTING STORMWATER SYSTEM FOR COMPLIANCE WITH AS3500.3 AND THE BCA



DISCLAIMER

1% AEP MAX Q_{out} PROVIDED IS BASED ON:

- 5min/100yr RAINFALL INTENSITY IN ACCORDANCE TO AUSTRALIAN BUREAU OF METEOROLOGY.
- IMPIRVIOUS AREAS AS NOTED FOR THE DEVELOPMENTS AT No 130 AND 132.
- FUTURE DEVELOPMENTS (130 REAR AND 132 REAR IMPIRVIOUS AREAS AS NOTED.
- FOR OSD CALCULATION, 50% IMPIRVIOUS AREA WAS ASSUMED FOR NEW DEVELOPMENTS (MAX ALL OUPD).

IF IN DOUBT ASK
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