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.

- SCREENED DOWNPIPE RAINWATER HEAD OR OTHER SUITABLE LEAF AND DEBRIS DEVICE TO BE INSTALLED ON EACH DOWNPIPE. SCREEN MESH TO BE 4-6mm AND DESIGNED TO BE SELF-CLEANING.

- FIRST FLUSH DEVISED, OR APPROVED ALTERNATIVE TO BE INSTALLED WITH AND AUTOMATED DIVERSION AND DRAINAGE SYSTEM, THAT IS, NO MANUAL DIVERSION AND DRAINAGE VALVES. REFER TYPICAL FLUSH OUT PIT FOR DETAILS.

- BEFORE PURCHASING MATERIALS OR PAINT TO BE USED ON ROOF CATCHMENT AREAS, THE MANUFACTURER'S RECOMMENDATIONS ON LABELS AND BROCHURES FOR RAINWATER TANK SUITABILITY TO BE READ AND ADHERED TO.

- BUILDER/PLUMBER TO ENSURE THE INSTALLATION OF THE RAINWATER TANK SYSTEM IS IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS AND THE RAINWATER TANK DESIGN AND INSTALLATION HANDBOOK - HB 230- 2008. IF IN DOUBT CONTACT ENGINEER.

- RAINWATER TANK TO BE WATERPROOFED IN ACCORDANCE WITH HB-230-2008.

- ORIFICE PLATE (IF APPLICABLE) TO BE INSTALLED PRIOR TO THE INSTALLATION OF THE ROOF DRAINAGE SYSTEM AND CONNECTION OF THE STORMWATER SYSTEM TO THE OSD TANK.

SITE INFORMATION SUMMARY

COUNCIL	NORTHERN BEACHES (SOUTHERN)
SITE LOCATION	ZONE 1 (ONSITE DETENTION)
SITE AREA	988 m^2
EXISTING IMPERVIOUS AREA	493 m^2 (50%)
PROPOSED IMPERVIOUS AREA	523 m^2 (53%)
INCREASE	30 m^2

AS THE INCREASE IN IMPERVIOUS AREA IS LESS THEN 50 m_2 AND THE TOTAL IMPERVIOUS AREA IS LESS THEN 60 % OF THE SITE AREA, OSD IS NOT RECOMMENDED FOR THIS DEVELOPMENT.

LEGEND

DP1 - xxx	DP1 - 100mm Ø DOWNPIPE TO BOUNDARY PIT xxx - ROOF CATCHMENT AREA TO DOWNPIPE
DP2 - xxx	DP2 - 100mm Ø DOWNPIPE TO BOUNDARY PIT xxx - SURFACE CATCHMENT AREA TO DOWNPIPE
DP3 - xxx	DP3 - 150mm Ø DOWNPIPE TO BOUNDARY PIT xxx - CATCHMENT AREA TO DOWNPIPE
	100mm Ø uPVC STORMWATER PIPELINE, UNO
SDE	65 AG STORMTECH STRIP DRAIN OR APPROVED EQUIVALENT
GDE	150 (W) x 150 (D) GRATED DRAIN (EMERGENCY OVERFLOW)
	GRAVITY LINE PROVIDE 1% (MIN) FALL, UNO.
SS	PIPELINE SUSPENDED FROM UNDERSIDE OF FLOOR STRUCTURE OVER
BG1	400 WIDE x 110 (DEEP AT HIGH POINT) BOX GUTTER WITH 1% (MIN) FALL TO SUMP.
SD1	500 (L) x 400 (W) x 70 (D) SUMP + 350 (W) x 60 (D) OVERFLOW IN ACCORDANCE WITH AS3500.3
BG2	600 WIDE x 95 (DEEP AT HIGH POINT) BOX GUTTER WITH 1% (MIN) FALL TO SUMP.
SD2	400 (L) x 600 (W) x 125 (D) SUMP + 300 (W) x 60 (D) OVERFLOW IN ACCORDANCE WITH AS3500.3
FD	200 x 200 SPS TRUFLOW FLOOR DRAIN.
PBD	240 Ø FLOOR DRAIN WITH PLANTER BOX RISER. REFER DETAILS

	AMENDMENT	DATE
-	ISSUE FOR DA SUBMISSION - NOT FOR CONSTRUCTION	10/05/21

Client: NICKY ADAMO

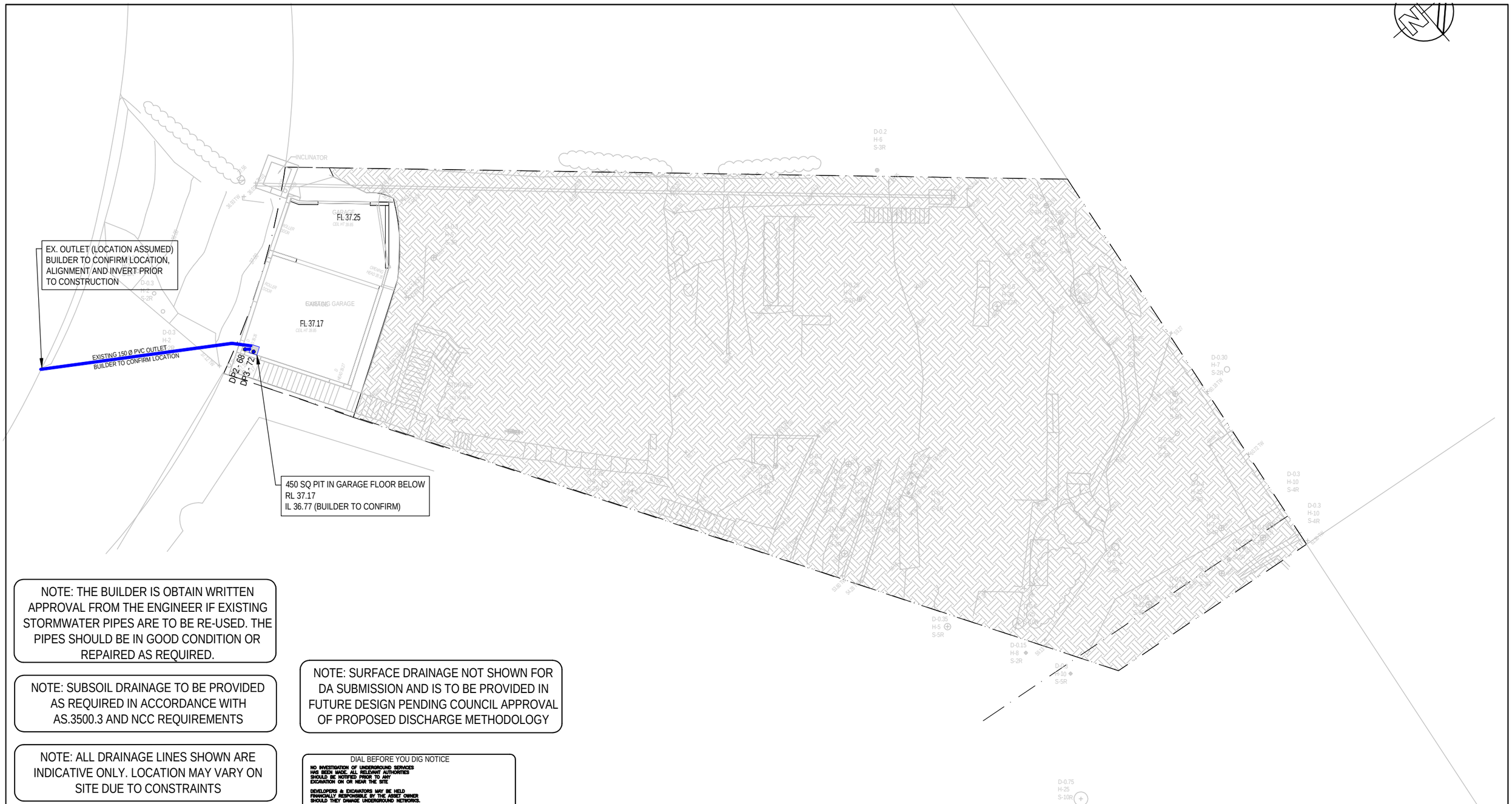
Architect: MICHAEL CUMMING ARCHITECT
PO BOX: 1510, DEE WHY
ABN - 90 645 409 801

APPROVED CONSULTING ENGINEERS

Project: 56 PERONNE AVENUE CLONTARF

Title: GENERAL NOTES

Designed: CH | 10/05/2021
Checked: CH | Approved: CH | Scale: 1 : 200
Drawing number: SW01 | Job number: 2021068 | Revision: -



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: SUBSOIL DRAINAGE TO BE PROVIDED AS REQUIRED IN ACCORDANCE WITH AS.3500.3 AND NCC REQUIREMENTS

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

NOTE: ALL EXISTING SURFACE DRAINAGE TO BE RETAINED IS TO BE UPGRADED BY THE BUILDER IN ACCORDANCE WTIH AS3500.3

NOTE: SURFACE DRAINAGE NOT SHOWN FOR DA SUBMISSION AND IS TO BE PROVIDED IN FUTURE DESIGN PENDING COUNCIL APPROVAL OF PROPOSED DISCHARGE METHODOLOGY

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

MINIMISE YOUR RISK AND DIAL BEFORE YOU DIG. – TEL. 1100

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1100 BEFORE YOU DIG

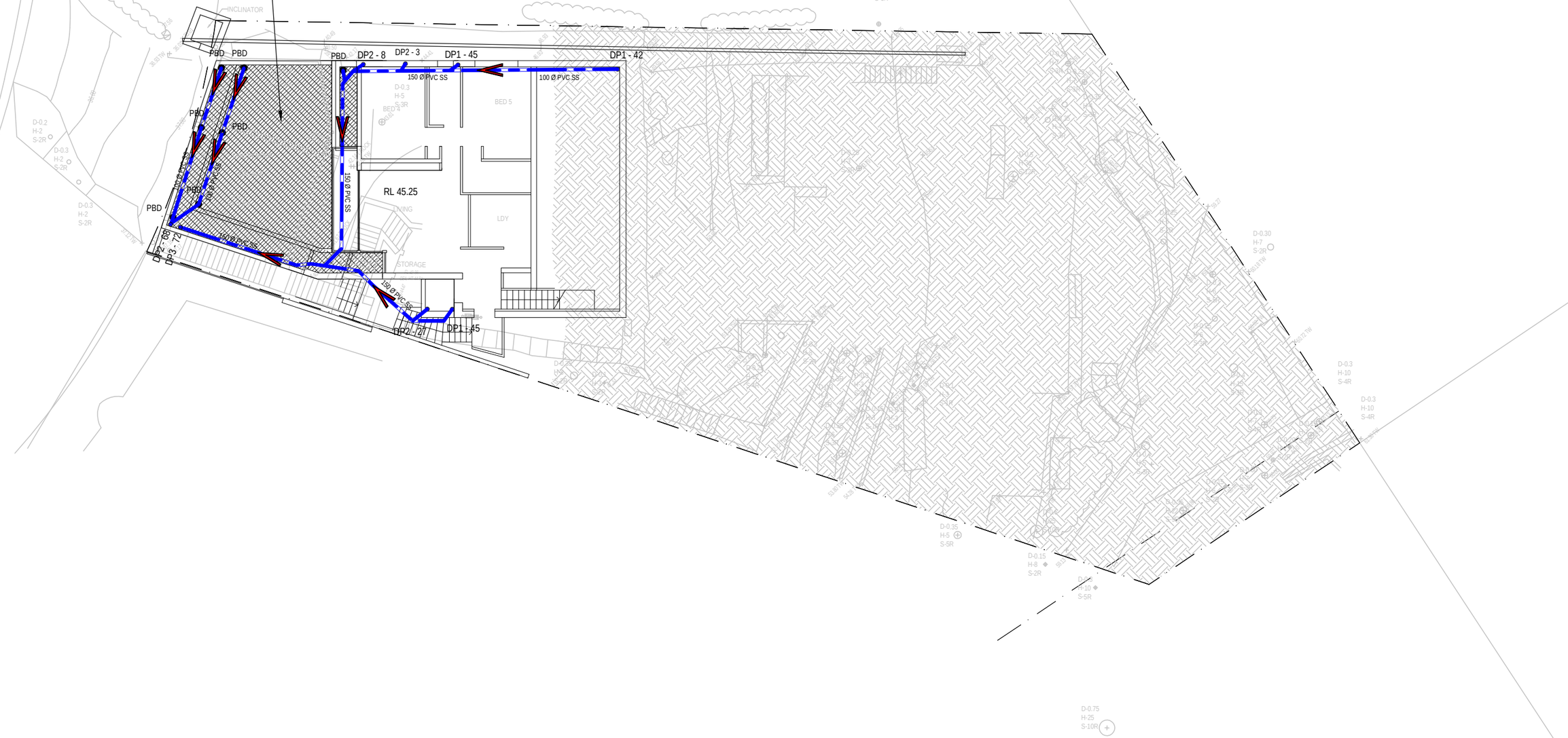
SITE DRAINAGE PLAN

SCALE 1:200

			Client	NICKY ADAMO		Project	56 PERONNE AVENUE CLONTARF	Designed CH 10/05/2021
			Architect	MICHAEL CUMMING ARCHITECT				Checked CH / Approved CH / Scale 1 : 200
-	ISSUE FOR DA SUBMISSION - NOT FOR CONSTRUCTION	10/05/21		PO BOX: 1510, DEE WHY	APPROVED CONSULTING ENGINEERS	Title	SITE DRAINAGE PLAN	Drawing number SW02 / Job number 2021068 / Revision -
	AMENDMENT	DATE		ABN - 90 645 409 801				

NOTE: PROVIDE OVERFLOW SPITTERS TO EXTERNAL BALCONIES 200 (W) x 50 (H) AT 5m CTS (MIN) WITH OBVERT OF OVERFLOW DUCT BELOW ADJACENT INTERNAL FFL

PROVIDE ATLANTIS DRAINAGE CELL (OR EQUIVALENT) TO PLANTER



LOWER GROUND FLOOR DRAINAGE PLAN

SCALE 1:200

-	ISSUE FOR DA SUBMISSION - NOT FOR CONSTRUCTION	10/05/21
	AMENDMENT	DATE

Client: NICKY ADAMO

Architect: MICHAEL CUMMING ARCHITECT

PO BOX: 1510, DEE WHY
ABN - 90 645 409 801

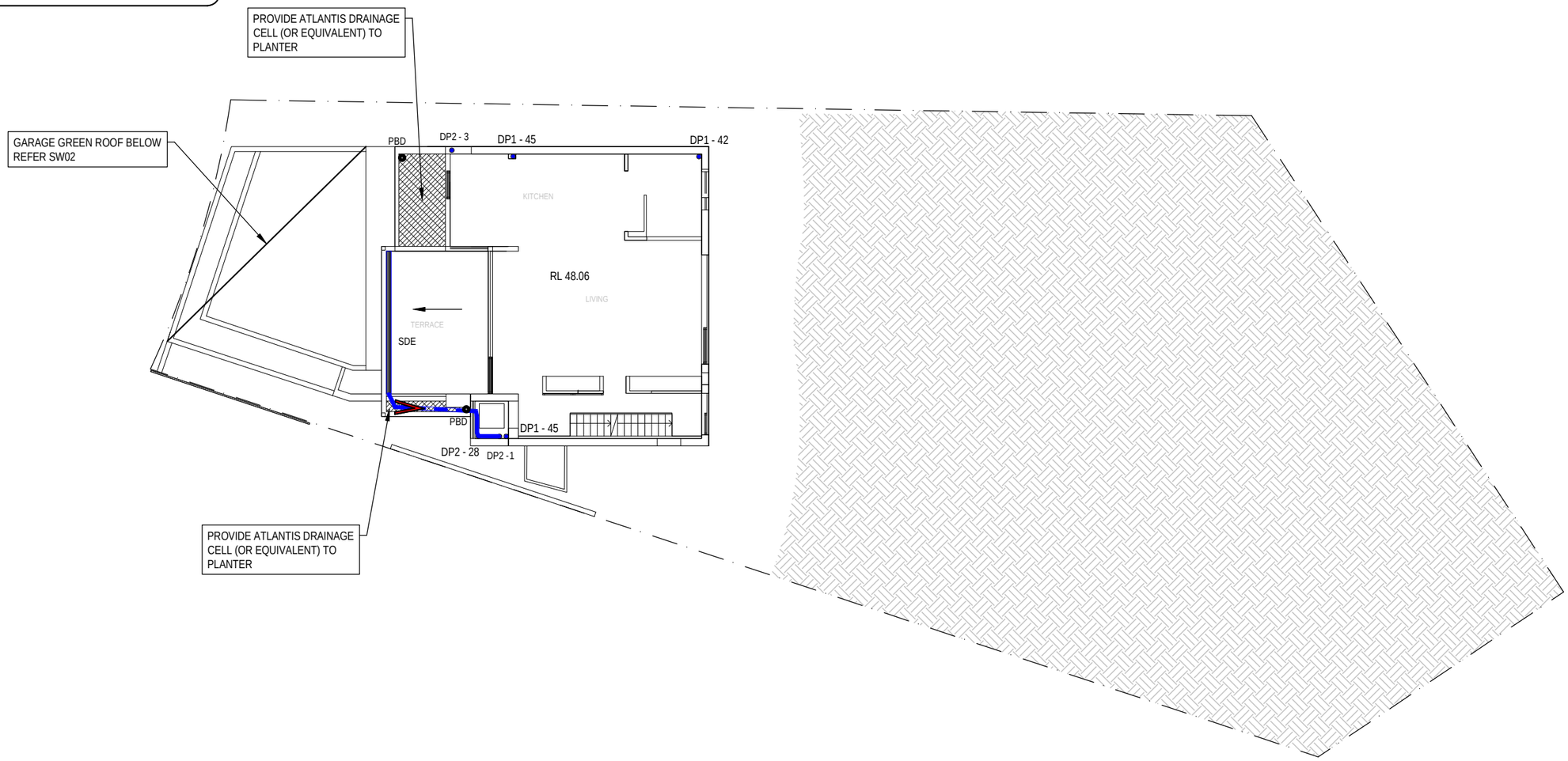
APPROVED CONSULTING ENGINEERS

Project: 56 PERONNE AVENUE CLONTARF

Title: LOWER GROUND FLOOR DRAINAGE PLAN

	Designed: CH		10/05/2021
Checked: CH	Approved: CH	Scale: 1 : 200	
Drawing number: SW03	Job number: 2021068	Revision: -	

NOTE: PROVIDE OVERFLOW SPITTERS TO EXTERNAL BALCONIES 200 (W) x 50 (H) AT 5m CTS (MIN) WITH OBVERT OF OVERFLOW DUCT BELOW ADJACENT INTERNAL FFL



GROUND FLOOR DRAINAGE PLAN

SCALE 1:200

-	ISSUE FOR DA SUBMISSION - NOT FOR CONSTRUCTION	10/05/21
	AMENDMENT	DATE

Client: NICKY ADAMO

Architect: MICHAEL CUMMING ARCHITECT

PO BOX: 1510, DEE WHY
ABN - 90 645 409 801

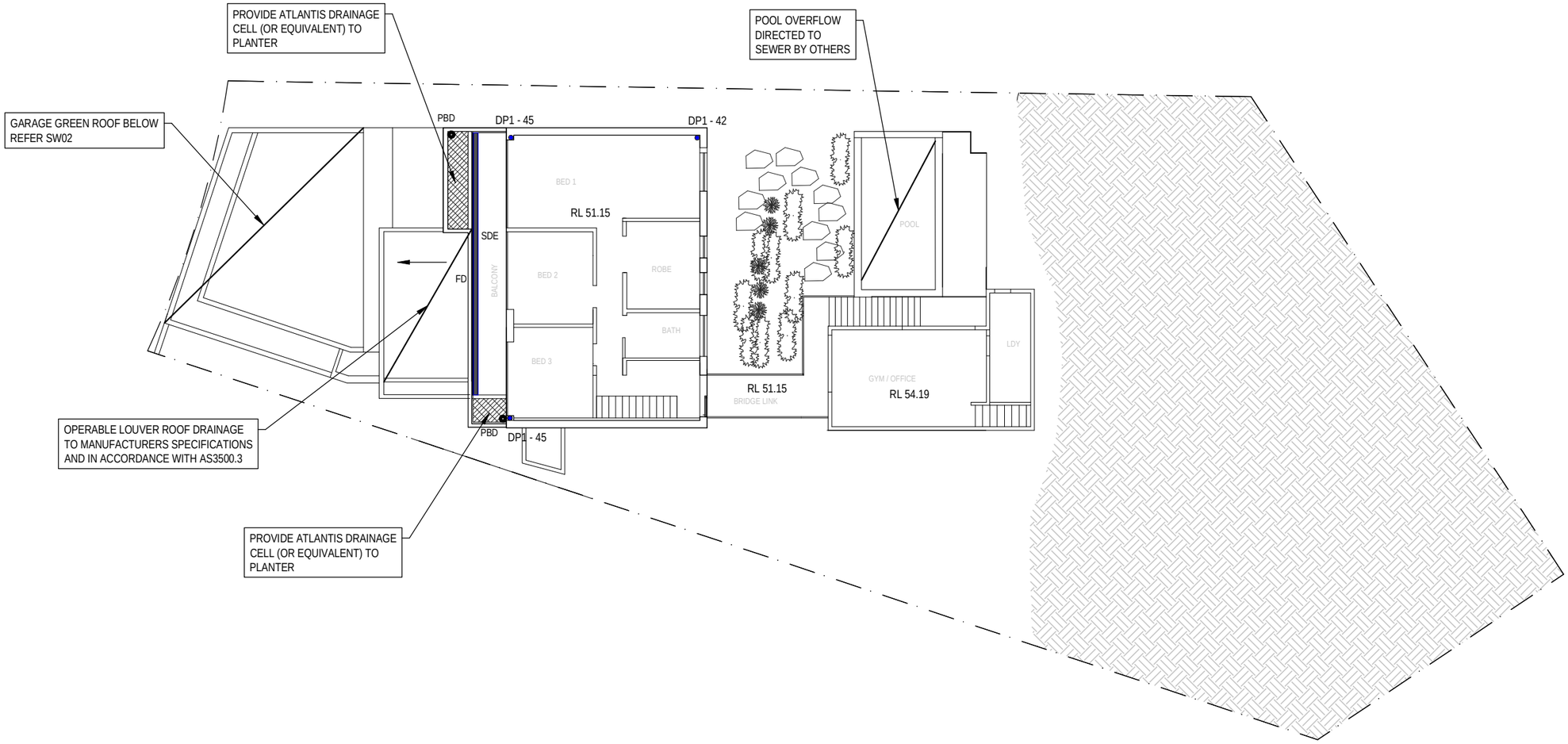
APPROVED CONSULTING ENGINEERS

Project: 56 PERONNE AVENUE CLONTARF

Title: GROUND FLOOR DRAINAGE PLAN

	Designed: CH	10/05/2021	
Checked: CH	Approved: CH	Scale: 1 : 200	
Drawing number: SW04	Job number: 2021068	Revision: -	

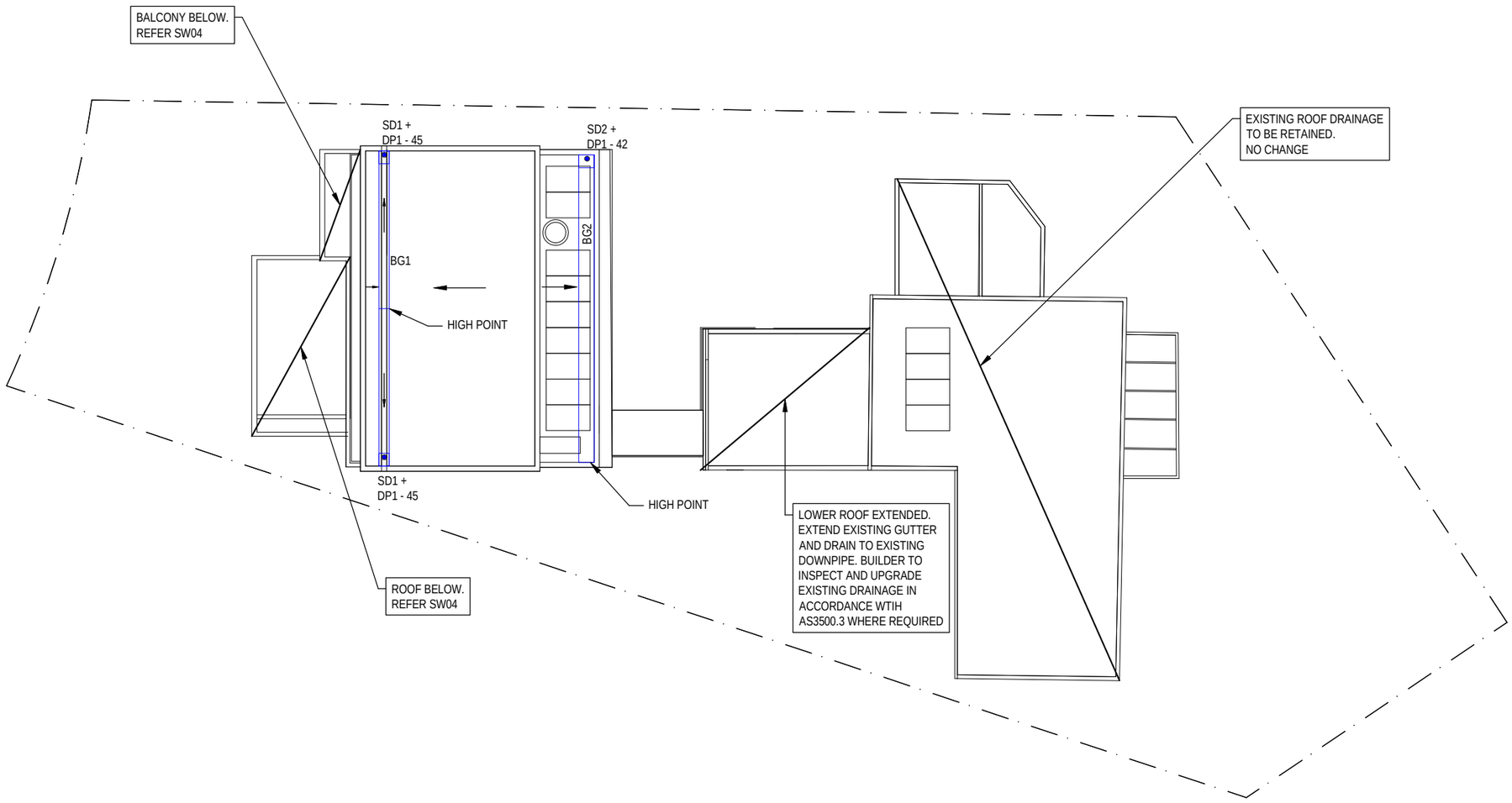
NOTE: PROVIDE OVERFLOW SPITTERS TO EXTERNAL BALCONIES 200 (W) x 50 (H) AT 5m CTS (MIN) WITH OBVERT OF OVERFLOW DUCT BELOW ADJACENT INTERNAL FFL



FIRST FLOOR DRAINAGE PLAN

SCALE 1:200

			Client: NICKY ADAMO	APPROVED CONSULTING ENGINEERS	Project: 56 PERONNE AVENUE CLONTARF		Designed: CH	10/05/2021
						Checked: CH	Approved: CH	Scale: 1 : 200
			Architect: MICHAEL CUMMING ARCHITECT		Title: FIRST FLOOR DRAINAGE PLAN	Drawing number: SW05	Job number: 2021068	Revision: -
-	ISSUE FOR DA SUBMISSION - NOT FOR CONSTRUCTION	10/05/21	PO BOX: 1510, DEE WHY ABN - 90 645 409 801					
	AMENDMENT	DATE						



ROOF DRAINAGE PLAN

SCALE 1:200

-	ISSUE FOR DA SUBMISSION - NOT FOR CONSTRUCTION	10/05/21
	AMENDMENT	DATE

Client: NICKY ADAMO

Architect: MICHAEL CUMMING ARCHITECT

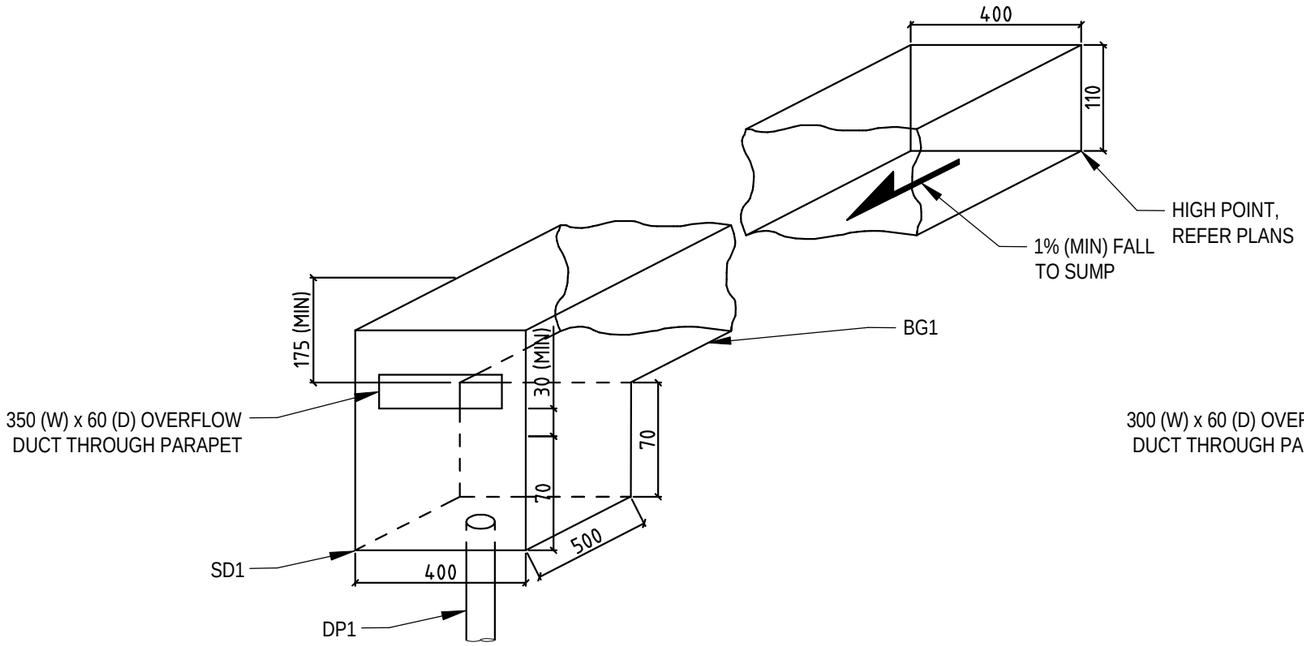
PO BOX: 1510, DEE WHY
ABN - 90 645 409 801

APPROVED CONSULTING ENGINEERS

Project: 56 PERONNE AVENUE CLONTARF

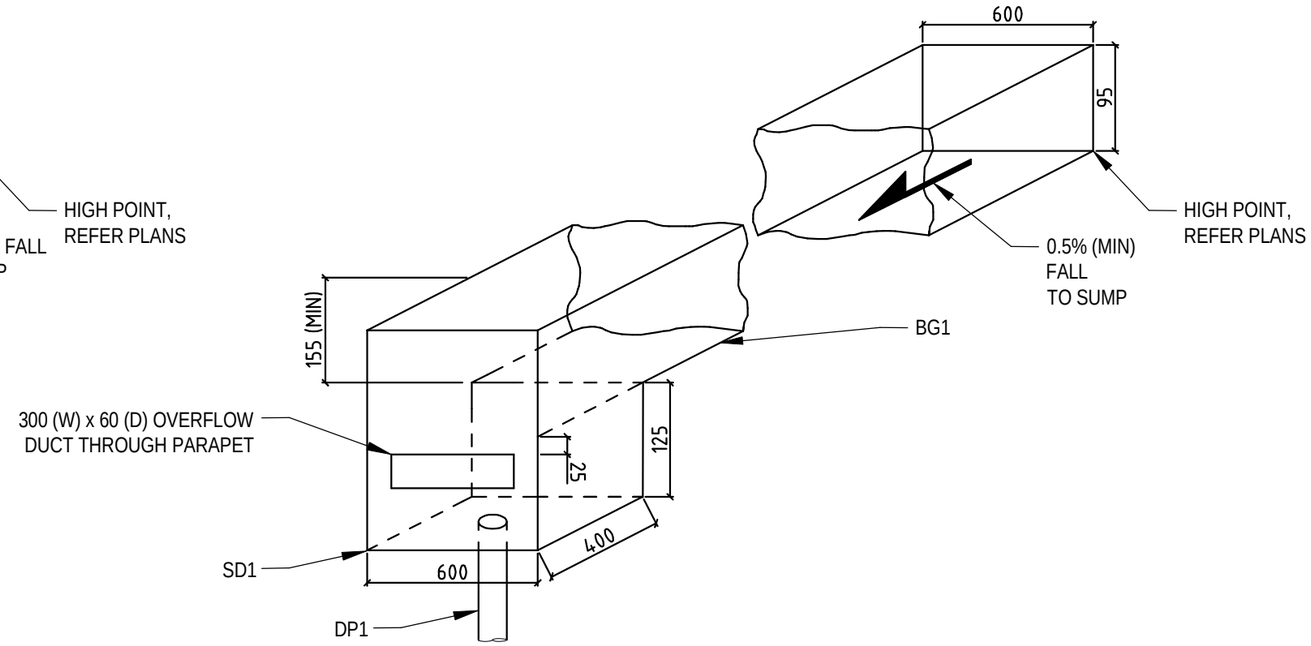
Title: ROOF DRAINAGE PLAN

	Designed: CH	10/05/2021
Checked: CH	Approved: CH	Scale: 1 : 200
Drawing number: SW06	Job number: 2021068	Revision: -



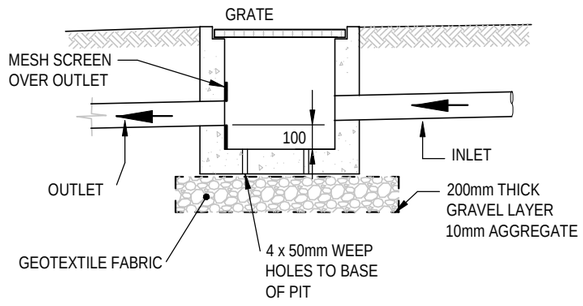
BG1 / SD1 DETAIL

SCALE = NTS



BG2 / SD2 DETAIL

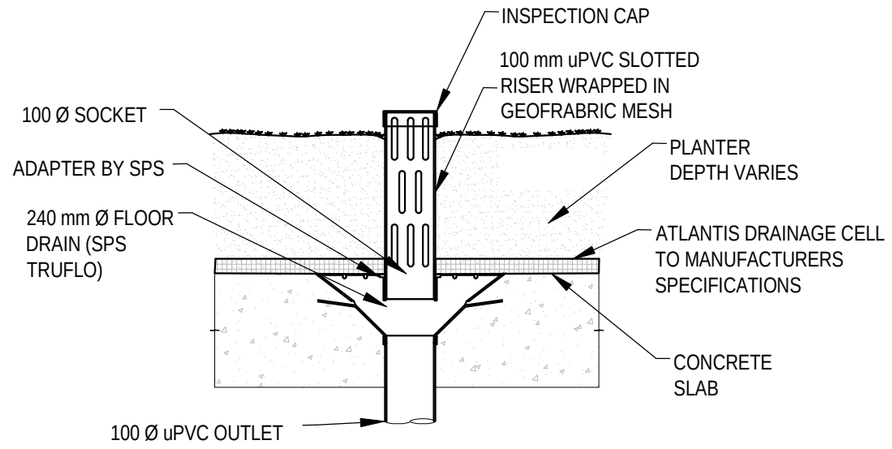
SCALE = NTS



ALTERNATIVE POLYPROPYLENE PIT BY MANUFACTURER

PIT DETAIL

SCALE = NTS



SPS TRUFLO WITH ALL PURPOSE PLANTER BOX ADAPTER (PBD)

SCALE = NTS

			Client: NICKY ADAMO		Project: 56 PERONNE AVENUE CLONTARF		Designed: CH	10/05/2021
			Architect: MICHAEL CUMMING ARCHITECT			Checked: CH	Approved: CH	Scale: 1 : 200
-	ISSUE FOR DA SUBMISSION - NOT FOR CONSTRUCTION	10/05/21	PO BOX: 1510, DEE WHY ABN - 90 645 409 801	APPROVED CONSULTING ENGINEERS	Title: DETAILS	Drawing number: SW07	Job number: 2021068	Revision: -
	AMENDMENT	DATE						