

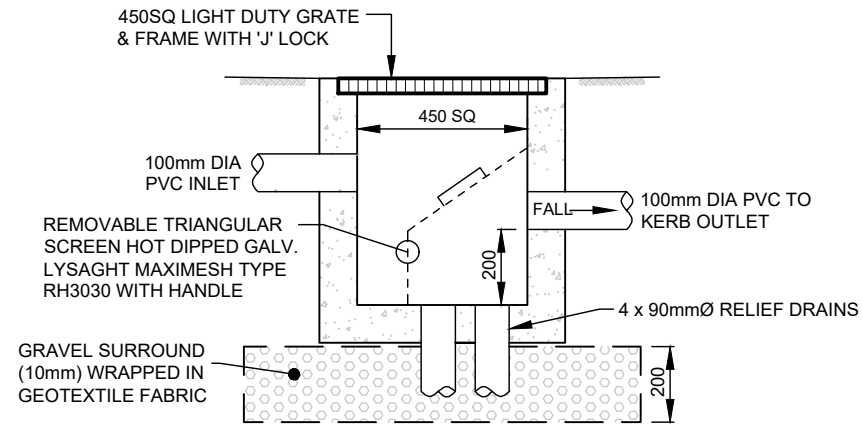
PROPOSED NEW POOL, GYM AND REAR DECK 36 ALBERT ROAD, AVALON BEACH NSW 2107 STORMWATER MANAGEMENT DESIGN

GENERAL DRAINAGE NOTES

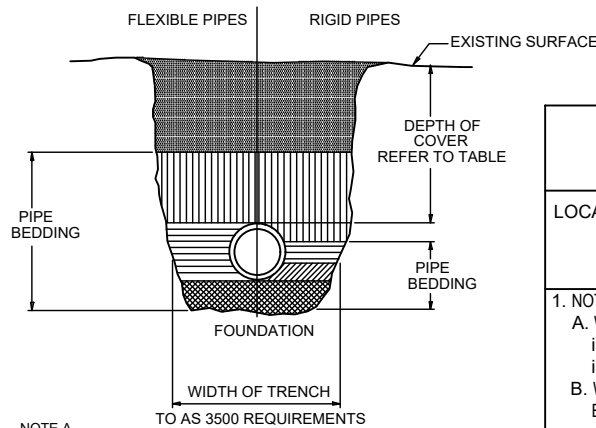
1. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE LOCAL COUNCIL'S RELEVANT SPECIFICATIONS AND/OR STORMWATER CODE. ANY DISCREPANCY VARIATION OR ADDITIONAL WORK SHALL BE APPROVED BY THE PRINCIPAL CERTIFIER.
2. ALL SERVICES SHALL BE VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORK.
3. DIAL BEFORE YOU DIG SHALL BE CONTACTED PRIOR TO COMMENCEMENT.
4. ALL DRAINAGE PIPEWORK AND PLUMBING SHALL BE INSTALLED BY A CERTIFIED PLUMBER IN ACCORDANCE WITH THE AUSTRALIAN STANDARDS AS3500 AND COUNCIL REQUIREMENTS.
5. ALL DRAINAGE PIPES ARE TO BE SEWER GRADE UNLESS NOTED OTHERWISE.
6. ALL COVERS, GRATES AND FRAMES ARE TO BE CLASS C HEAVY DUTY WHERE SUBJECT TO VEHICULAR TRAFFIC.
7. ALL COVERS, GRATES AND FRAMES ARE TO BE CLASS A MEDIUM DUTY WHERE SUBJECT TO PEDESTRIAN TRAFFIC OR IN LANDSCAPE AREAS.
8. COUNCIL PERMIT/APPROVAL SHALL BE OBTAINED PRIOR TO WORKS ON COUNCIL LAND AND CONNECTION TO COUNCIL SYSTEM.
9. ALL PIPE BENDS TO BE FITTED WITH AN INSPECTION OPENING.

RAINWATER TANK NOTES

1. THE TANK SHALL NOT BE LOCATED OVER A WATER OR SEWER MAIN UNLESS IT IS INSTALLED IN ACCORDANCE WITH THE REGULATORY AUTHORITY REQUIREMENTS
2. ABOVE GROUND TANKS SHALL BE LOCATED AT LEAST 100 MM FROM ANY POTABLE WATER SUPPLY PIPE AND AT LEAST 300 MM FOR BELOW GROUND TANKS.
3. ALL PLUMBING WORK SHALL BE CARRIED OUT BY A LICENSED PLUMBER IN ACCORDANCE WITH SYDNEY WATER REQUIREMENTS AND COUNCIL REGULATIONS.
4. ALL INLETS SHALL BE SCREENED OR FILTERED TO PREVENT THE ENTRY OF FOREIGN MATTER OR CREATURES.
5. REUSE PUMP TO BE INSTALLED BY A LICENSED PLUMBER AND ELECTRICIAN TO SYDNEY WATER REQUIREMENTS
6. A SIGN SHALL BE AFFIXED TO THE RAINWATER TANK AND ALL APERTURES CLEARLY STATING THAT THE WATER IN THE TANK IS RAINWATER
7. NOISE EMISSIONS FROM ANY PUMP SHALL MEET COUNCIL'S REQUIREMENTS.
8. WATER RETAINED FOR INDOOR HOUSEHOLD USE SHALL BE AUGMENTED BY MAINS WATER SUPPLY AND APPROVAL OBTAINED BY SYDNEY WATER.
9. WHERE RETAINED WATER IS AUGMENTED BY MAINS WATER SUPPLY A BACKFLOW PREVENTION DEVICE AND FLOW RESTRICTOR SHALL BE INSTALLED IN ACCORDANCE WITH AS 3500 AND SYDNEY WATER REQUIREMENTS.
10. ALL INLETS SHALL BE FITTED WITH A FIRST FLUSH DEVICE PRIOR TO DISCHARGING TO THE RAINWATER TANK.
11. THE INDIRECT CONNECTION TO MAINS WATER SUPPLY SHALL HAVE A VISIBLE AIR GAP IN ACCORDANCE WITH AS 3500.



POLLUTION CONTROL PIT DETAIL
NOT TO SCALE



NOTE A
STORMWATER DRAINS CONSTRUCTED OF OTHER THAN CAST IRON, DUCTILE IRON OR GALVANISED STEEL HAVING COVER LESS THAN THAT SPECIFIED IN TABLE SHALL BE COVERED WITH AT LEAST 50mm OVERLAY AND SHALL BE PAVED WITH AT LEAST 100mm THICKNESS OF REINFORCED CONCRETE WHERE SUBJECT TO HEAVY VEHICULAR LOADING

LEGEND - TRENCH BACKFILL

SYMBOL	FLEXIBLE PIPES	RIGID PIPES
[Pattern]	BACKFILL	
[Pattern]	PIPE OVERLAY	
[Pattern]	PIPE SIDE SUPPORT	SIDE ZONE
[Pattern]	-	HAUNCH ZONE
[Pattern]	PIPE UNDERLAY	BED ZONE

LOCATION	MINIMUM PIPE COVER (FROM FINISHED SURFACE TO TOP OF PIPE)	
	CAST / DUCTILE IRON OR GALV STEEL	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 4060

NORTHERN BEACHES COUNCIL REQUIREMENTS

THE STORMWATER DRAINAGE SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH THE NORTHERN BEACHES WATER MANAGEMENT DEVELOPMENT POLICY - NORTHERN CATCHMENTS AND AUSTRALIAN STANDARDS AS3500.3

ON-SITE DETENTION

THE PROPOSED DEVELOPMENT INVOLVES ALTERATIONS AND ADDITIONS TO THE EXISTING DWELLING HOUSE AND DOES NOT INCREASE THE EXISTING IMPERVIOUS AREA BY MORE THAN 50m². THEREFORE, ON-SITE DETENTION IS NOT REQUIRED FOR THIS DEVELOPMENT.

BASIX CERTIFICATE REQUIREMENTS:

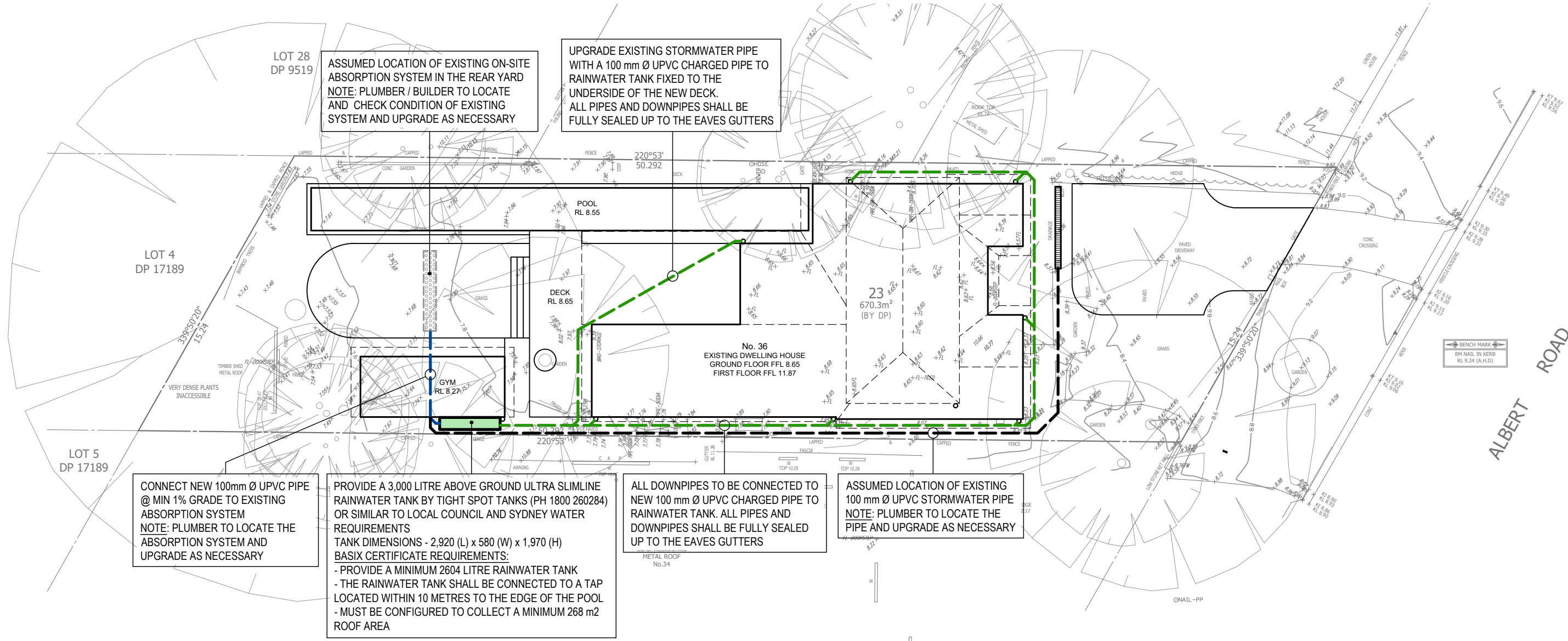
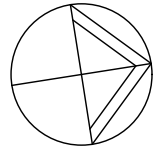
- PROVIDE A MINIMUM 2604 LITRE RAINWATER TANK
- THE RAINWATER TANK SHALL BE CONNECTED TO A TAP LOCATED WITHIN 10 METRES TO THE EDGE OF THE POOL
- MUST BE CONFIGURED TO COLLECT A MINIMUM 268 m² ROOF AREA

LEGEND

[Symbol]	DENOTES ON-SITE DETENTION / RAINWATER REUSE TANK
[Symbol]	DENOTES 100mm DIA. STORMWATER PIPE AT 1% MIN. GRADE U.N.O
[Symbol]	DENOTES 100mm DIA. CHARGED STORMWATER PIPE TO ON-SITE / DETENTION RAINWATER TANK
[Symbol]	DENOTES DOWNPIPE
[Symbol]	STORMWATER PIT - SOLID COVER
[Symbol]	STORMWATER PIT - GRATED INLET
[Symbol]	DENOTES GRATED DRAIN

SHEET INDEX

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STORMWATER MANAGEMENT PLAN	SHEET SW2
SECTIONS AND DETAILS	SHEET SW3



ASSUMED LOCATION OF EXISTING ON-SITE ABSORPTION SYSTEM IN THE REAR YARD
NOTE: PLUMBER / BUILDER TO LOCATE AND CHECK CONDITION OF EXISTING SYSTEM AND UPGRADE AS NECESSARY

UPGRADE EXISTING STORMWATER PIPE WITH A 100 mm Ø UPVC CHARGED PIPE TO RAINWATER TANK FIXED TO THE UNDERSIDE OF THE NEW DECK.
ALL PIPES AND DOWNPIPES SHALL BE FULLY SEALED UP TO THE EAVES GUTTERS

CONNECT NEW 100mm Ø UPVC PIPE @ MIN 1% GRADE TO EXISTING ABSORPTION SYSTEM
NOTE: PLUMBER TO LOCATE THE ABSORPTION SYSTEM AND UPGRADE AS NECESSARY

PROVIDE A 3,000 LITRE ABOVE GROUND ULTRA SLIMLINE RAINWATER TANK BY TIGHT SPOT TANKS (PH 1800 260284) OR SIMILAR TO LOCAL COUNCIL AND SYDNEY WATER REQUIREMENTS
TANK DIMENSIONS - 2,920 (L) x 580 (W) x 1,970 (H)
BASIX CERTIFICATE REQUIREMENTS:
- PROVIDE A MINIMUM 2604 LITRE RAINWATER TANK
- THE RAINWATER TANK SHALL BE CONNECTED TO A TAP LOCATED WITHIN 10 METRES TO THE EDGE OF THE POOL
- MUST BE CONFIGURED TO COLLECT A MINIMUM 268 m2 ROOF AREA

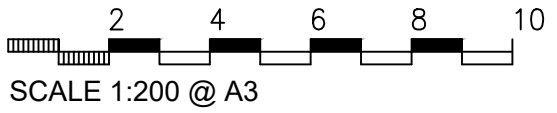
ALL DOWNPIPES TO BE CONNECTED TO NEW 100 mm Ø UPVC CHARGED PIPE TO RAINWATER TANK. ALL PIPES AND DOWNPIPES SHALL BE FULLY SEALED UP TO THE EAVES GUTTERS

ASSUMED LOCATION OF EXISTING 100 mm Ø UPVC STORMWATER PIPE
NOTE: PLUMBER TO LOCATE THE PIPE AND UPGRADE AS NECESSARY

NOTE:
THIS DESIGN MANAGES STORMWATER RUNOFF FROM ROOF WATER AND DRIVEWAY SURFACES ONLY AS SHOWN ON THE ARCHITECTURAL DRAWINGS
ALL ROOF GUTTER TO HAVE OVERFLOW PROVISION IN ACCORDANCE WITH AS 3500.3.

NOTE:
ROAD OPENING PERMIT TO BE OBTAINED FROM COUNCIL PRIOR TO COMMENCEMENT OF ANY WORK IN THE ROAD RESERVE

NOTE:- TREE PRESERVATION
IT IS THE CONTRACTORS RESPONSIBILITY TO OBTAIN ANY APPROVALS NECESSARY FROM LOCAL COUNCIL PRIOR TO ANY WORKS COMMENCING WITH RESPECT TO THE POTENTIAL IMPACT ON ANY TREES FOR ANY WORKS SHOWN ON THIS DRAWING



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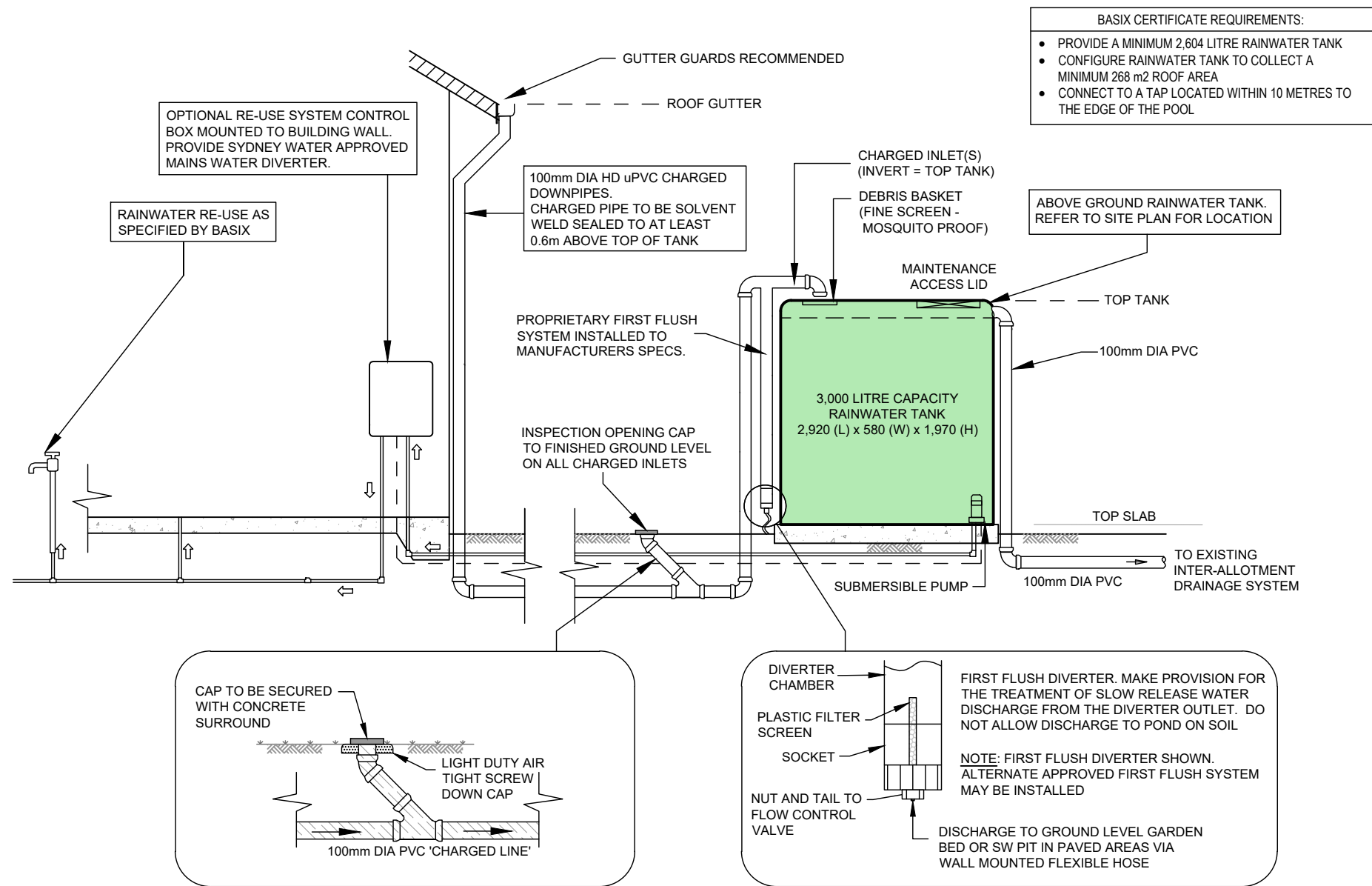
CLIENT NAME:
MR & MRS SQUIRE

PROJECT TITLE:
**NEW POOL, GYM AND DECK
36 ALBERT ROAD,
AVALON BEACH NSW 2107**

DRAWING TITLE:
**STORMWATER
MANAGEMENT PLAN**

DRAWN: A.L	APPROVED BY: 		
DATE: 27.05.2024	ANDREW LAM MIEAust B.E. Civil (Hons)		
JOB No: 2024-020	DWG NO: SW2	no. IN SET: 3	
	No.	REVISION / ISSUE DESCRIPTION	DATE

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TYPICAL WARNING SIGN
SCALE N.T.S
* EVERY EXTERNAL SUPPLY OUTLET FROM RAINWATER RE-USE TANK TO BE LABELED WITH METALLIC WARNING SIGN

ABOVE GROUND RAINWATER TANK SCHEMATIC DETAIL
NOT TO SCALE

WATERDESIGN CIVIL ENGINEERS 1 FLAME TREE PLACE CHERRYBROOK NSW 2126 MOBILE: 0417 671646 EMAIL: waterdes@bigpond.net.au ABN: 77 928 166 729 <small>© All design and drawings are the property of Waterdesign Civil Engineers. This drawing must not be used, reproduced or copied without the written approval of Waterdesign Civil Engineers.</small>	CLIENT NAME:	PROJECT TITLE:	DRAWING TITLE:	DRAWN:	APPROVED BY:		
	MR & MRS SQUIRE	NEW POOL, GYM AND DECK 36 ALBERT ROAD, AVALON BEACH NSW 2107	SECTIONS AND DETAILS	A.L.	<i>Andrew Lam</i>		
				DATE: 27.05.2024	ANDREW LAM MIEAust B.E. Civil (Hons)		
				JOB No: 2024-020	DWG NO: SW3	no. IN SET: 3	No.
							DATE