WARNING! Existing services shown on these plans are not guaranteed complete or correct and further information is required from the relevant authority and field investigation and are to be verified by the contractor prior to construction.

12 BOYERS RD, BEACON HILL

CIVIL STORMWATER DESIGN FOR DA SUBMISSION

GENERAL NOTES:

- ALL DIMENSIONS IN MILLIMETERS UNLESS OTHERWISE STATED. ALL REDUCED LEVELS (SURFACE LEVELS, INVERT LEVELS) 1. AND CHAINAGES ARE IN METERS UNLESS OTHERWISE STATED. DO NOT SCALE OFF THE DRAWINGS, SCALES ARE AS SHOWN, USE FIGURED DIMENSIONS.
- THIS PLAN IS TO BE READ IN JUNCTION WITH LATEST ARCHITECTURAL, STRUCTURAL, UTILITY AND LANDSCAPE PLANS IN 2. ADDITION TO ANY RELEVANT GEOTECHNICAL, SOIL CLASSIFICATION OR REF/ENVIRONMENTAL REPORTS. ENGINEER IS TO BE NOTIFIED OF ANY DISCREPANCIES QUOTED ON THIS PLAN.
- ALL WORKS SHALL BE CARRIED OUT TO LOCAL COUNCIL'S DEVELOPMENT CONTROL PLAN AND SPECIFICATIONS, AS/NZS 3. 3500.3 AND B.C.A.
- ALL LEVELS SHALL RELATE TO THE ESTABLISHED BM, PM AND/OR LM. ALL EXISTING SERVICES ARE TO BE VERIFIED FOR 4. LOCATION AND DEPTH PRIOR TO COMMENCEMENT OF ANY WORK. CONTRACTOR TO NOIFY DESIGNER OF ANY DISCREPANCIES OF SERVICE LEVELS QUOTED ON THIS PLAN. ALL SURVEY INFORMATION, BUILDING AND FINISHED SURFACE LEVELS SHOWN IN THESE DRAWINGS ARE BASED ON LEVELS OBTAINED FROM DRAWINGS BY OTHERS.
- 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 5. WORKS. NO TREES SHALL BE REMOVED WITHOUT THE WRITTEN PERMISSION OF COUNCIL.
- 6. THE CONTRACTOR SHALL TAKE ALL DUE CARE TO USE THE ABSOLUTE MINIMUM AREA FOR CONSTRUCTION AND THAT NO UNDUE DAMAGE IS DONE TO THE EXISTING VEGETATION.
- 7. THE CONTRACTOR SHALL COMPLY WITH CONDITIONS, AND SPECIFICATION OF COUNCIL AND ALL ACTS OF THE NSW EPA.
- THE CONTRACTOR SHALL TAKE ALL REASONABLE CARE TO PROTECT EXISTING SERVICES. DAMAGED SERVICES SHALL BE 8. REPAIRED AT THE CONTRACTOR'S EXPENSE.
- ALL NEW WORK IS TO MAKE A SMOOTH JUNCTION WITH EXISTING WORK. 9.
- SUITABLE WARNING SIGNS AND BARRICADES ARE TO BE PROVIDED IN ACCORDANCE WITH THE AUSTRALIAN STANDARDS AND 10. AS DIRECTED BY THE RELEVANT AUTHORITY.
- 11. SERVICES SHOWN ARE INDICATIVE ONLY FROM AVAILABLE INFORMATION AND THE TIME OF SITE INVESTIGATION (IF ANY). The builder is to notify engineer of any discrepancies quoted on this plan.
- RESTORE ALL TRAFFIC AREAS TO PRE EXISTING CONDITION, FOR ALL SURFACES OTHER THAN IN TRAFFIC AREAS RESTORE 12. DISTURBED SURFACES TO PRE-EXISTING CONDITION AND COMPACT AS SPECIFIED.
- 13. RESTORE ALL AUTHORITY OWNED AREAS TO COUNCIL AND/OR AUTHORITY STANDARD AND SPECIFICATION.
- THE WORK AS CONSTRUCTED WORKS SHALL BE INSPECTED BY THE ENGINEER, MINIMUM 48 HOURS NOTICE SHALL BE 14. PROVIDED FOR ALL INSPECTION REQUESTS.
- THE DESIGN PLANS HEREIN ARE SUBJECT TO COUNCIL APPROVAL PRIOR TO CONSTRUCTION. 15.
- WORK AS CONSTRUCTED DRAWINGS TO BE REQUESTED AND RECEIVED IN CAD/DWG FILE TYPE AND HARD COPY 'RED 16. LINE' MARKUP FROM CONSTRUCTOR FOR VERIFICATION AND CERTIFICATION.

ROOF STORMWATER DRAINAGE NOTES:

- ALL DOWN PIPES TO BE MINIMUM DN90 OR 100x50MM FOR GUTTERS SLOPE 1:500 AND 1. STEEPER AS PER AS 3500.3 - 3.7.8
- ALL ROOF GUTTERS TO HAVE OVERFLOW PROVISION IN ACCORDANCE WITH AS 3500.3 AND SECTIONS 3.5.3. 3.7.5 AND APPENDIX G OF AS 3500.3.
- ALL DOWNPIPES TO BE FITTED VERTICALLY TO THE SOLE OF EAVES GUTTERS, RAINHEAD AND/OR SUMP
- ALL DOWNPIPES TO DRAIN INTO RAINWATER TANK AND OR PIT PRIOR TO DISCHARGE 4. OFFSITE UNLESS PRIOR APPROVAL IS OBTAINED FROM COUNCIL IN WRITING.
- ALL EAVES GUTTERS TO BE SIZED FOR ARI 20 AS PER AS 3500.3 3.5 AND 5. APPENDIX H.
- 6. ROOF DRAINAGE INSTALLATION TO BE IN ACCORDANCE TO AS 3500.3 SECTION 4.

	DRAWING LIST
DRAWING NO.	DESCRIPTION
C0-00	COVER PAGE AND NOTES
C0-01	STORMWATER MANAGEMENT PLAN
C0-02	STORMWATER DETAILS
C0-03	STORMWATER AND RAINWATER TANK DETAILS
C0-04	OSD DETAILS
C0-05	EROSION AND SEDIMENT CONTROL PLAN
C0-06	EROSION AND SEDIMENT CONTROL DETAILS

STORMWATER DRAINAGE NOTES:

<u>PIPE SIZE:</u>

- 1. THE MINIMUM PIPE SIZE SHALL BE:
- 1.1. DN90 FOR ALL DOWNPIPES:
- DN100 WHERE THE LINE ONLY RECEIVES ROOF STORMWATER RUNOFF, OR; 1.2
- DN100 WHERE THE LINE RECEIVES RUNOFF FROM PAVED OR UNPAVED AREAS. 1.3.

PIPE GRADE:

- 1. THE MINIMUM PIPE GRADE SHALL BE:
- 1.1 FOR DN100 - DN150 - 1.00%
- FOR DN225 0.50% 1.2.
- 1.3. FOR DN300 - 0.45% 1.4. FOR DN375 - 0.35%

STANDARD COVER:

- 1. MINIMUM PIPE COVER FOR PVC PIPES SHALL BE AS PER AS 3500.3 TABLE 6.2.5:
- NOT SUBJECT TO VEHICULAR LOADING: 11
- 1.1.1. WITHOUT PAVEMENT SINGLE DWELLINGS - 100mm
- 1.1.2. WITHOUT PAVEMENT OTHER THAN SINGLE DWELLINGS - 300mm
- 1.1.3. WITH PAVEMENT (BRICK/PAVERS) AND/OR UNREINFORCED CONCRETE - 100mm
- SUBJECT TO VEHICULAR LOADING: 1.2.
- 1.2.1. ROADS (SEALED) - 600mm
- 1.2.2. ROADS (UNSEALED) - 750mm
- OTHER THAN ROADS (WITH PAVEMENT) 100mm 1.2.3.
- OTHER THAN ROADS (WITHOUT PAVEMENT) 450mm 1.2.4.

PIPE INSTALLATION

1. PIPES AND FITTINGS FOR STORMWATER DRAINAGE SHALL BE AS FOLLOWS:

- 11 FOR PIPE SIZES UP TO DN225 - PVC WITH SOLVENT WELDED JOINTS (IN GROUND).
- FOR PIPE SIZES GREATER THAN DN225 RCP WITH RUBBER RING JOINTS 1.2
- FOR LARGER PIPE DEPTHS AS SPECIFIED IN AS 3500.3 RCP WITH RUBBER RING JOINTS. 1.3.
- FOR PIPES AND FITTINGS FOR SUBSOIL DRAINAGE SHALL BE SLOTTED PVS WITH SOLVENT WELDED JOINTS MINIMUM 1.4.

FOR GRATED DRAINS SHALL BE MINIMUM DN150 IN NON-TRAFFICABLE ZONES AND DN225 IN TRAFFICABLE ZONES. 2.

- LAY AND JOINT ALL PIPES IN ACCORDANCE WITH THE MANUFACTURING RECOMMENDATIONS AND: 3.
- 3.1
- AS 3725-1989 LOADS ON BURIED CONCRETE PIPES AS 2566 - 1988 - BURIED FLEXIBLE PIPELINES 3.2
- AS 1597.2 1996 PRECAST REINFORCED CONCRETE BOX CULVERTS 33
- AS 3500 1990 NATIONAL PLUMBING AND DRAINAGE CODE PART 2 SANITARY PLUMBING AND SANITARY 3.4.
- DRAINAGE SYDNEY WATER REQUIREMENTS. ALLOW TO TEST ALL PIPES AND PITS TO MANUFACTURERS REQUIREMENTS.

CONNECTIONS TO STORMWATER SYSTEMS UNDER BUILDINGS: IN ACCORDANCE WITH AS 3500.3 SECTION 3.10.

CONNECTIONS TO COUNCIL STORMWATER SYSTEMS: CONNECTION TO COUNCIL STORWWATER SYSTEM TO BE IN ACCORDANCE TO LOCAL COUNCIL DCP AND STANDARDS. NO

CONNECTIONS TO BE MADE UNTIL PROPER PERMIT/APPROVALS ARE OBTAINED FROM LOCAL COUNCIL IN WRITING

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	Water Management Pty Ltd'.												OPAL Wetherill Park NSW 2164 Ph: 02 9756 1623 Ph: 02 9756 1623 Ph: 02 9756 1623	
NOT SCALE	DRAWINGS, USE FIGURED DIMENSIONS												WATER MARAGEMENT hydraulics@opalwm.com.au	

1. PII SIZES WILL	BE AS FOLLOWS:
DEPTH (mm)	MIN. PIT SIZE (mm)
UP TO 450	450x450
450 - 600	600x600
600 - 900	600x900
900 - 1500	900x900 (WITH STEP IRONS)
1500 - 2000	1200x1200 (WITH STEP IRONS)

PIT DESIGNS:

SURFACE INLET PIT

SURFACE INLET PIT

ACCESS GRATE

(WITH ENVIROPOD 200 MICRON

(WITH ENVIROPOD 200 MICRON)

450 SQUARE INTERVAL

GRATE LEVEL = 75.50

INVERT LEVEL = RL 75.20

PROPOSED DOWNPIPE

DESIGN LEVEL

90mm DIA. OR 100mm x 50mm MIN.

NATURAL GROUND FINISHED

450 X 450

SL 75.50

IL 75.20

× 10.00

PIT SIZES AND DEPTHS:

- FLOW. PROVIDED
- 3.
- REINFORCED CONCRETE.

INSTALLATION NOTES:

A3

DO NO

LEGEND

GRATED TRENCH DRAIN	
ABSORPTION TRENCH	
PROPOSED ROOF GUTTER FALL	
PROPOSED DOWNPIPE SPREADER	⊢o SP
STORMWATER PIPE 100mm DIA. MIN. UNO	ZZZZZ
SUBSOIL PIPE	—a—a—
EXISTING STORMWATER PIPE	 _ sw
INSPECTION RISER	O IR
RAINWATER HEAD	O RWH

STORMWATER PIT/STRUCTURES NOTES:

1. TRENCH DRAINS: CONTINUOUS TRENCH DRAINS ARE TO BE MIN. DN150 AND MIN. 100mm DEPTH. THE BARS OF THE GRATE ARE TO BE PARALLEL TO THE DIRECTION OF SURFACE

STEP IRONS: PITS BETWEEN 1.2m AND 6m ARE TO HAVE STEP IRONS IN ACCORDANCE WITH AS 1657. FOR PITS GREATER THAN 6m OTHER MEANS OF ACCESS MUST BE

PLASTIC/PVC PITS: PVC PITS WILL ONLY BE PERMITTED IF THEY ARE MAX. 450x450 AND MAX. 450mm DEPTH AS WELL AS BEING HEAVY DUTY

IN-SITU PITS: IN-SITU PITS ARE TO BE CONSTRUCTED ON A CONCRETE BED OF AT LEAST 150mm THICK. THE WALLS ARE TO BE DESIGNED TO MEET THE MINIMUM REQUIREMENTS OF CLAUSE 4.6.3 OF AS 3500.4. PITS DEEPER THAN 1.8m SHALL BE CONSTRUCTED WITH

GRATES: GRATES ARE TO BE GALVANIZED STEEL GRID TYPE. GRATES ARE TO BE OF HEAVY-DUTY TYPE IN AREAS WHERE THEY MAY BE SUBJECT TO VEHICLE LOADING.

1. ALL PIPES INTO PITS TO BE CUT FLUSH WITH PIT WALL. 2. ALL PITS THAT ARE INSTALLED AT GREATER THAN 600mm DEEP TO BE MIN. 600x600 PIT. 3. GRATED COVERS ON PITS GREATER THAN 600mm TO BE HINGED. 4. BASE OF PIT TO BE SAME LEVEL OF INVERT OF OUTLET.



TITLE : BEACON HILL	FOR APPR DATE : DESIGN : 27/10/21 VJ SCALE :@ A3 DRAWN : AS NOTED VJ JOB NUMBER : DRAWING N HDE-00037 C0-00	OR APPRO	VAL
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12 BOYERS ROAD BEACON HILL	,	DRAWING NUN	MBER : REVISION
	HDE-00037	CO-00	В

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AREA CALCULATIONS		
TOTAL SITE AREA	558.1	m²
EXISTING DEVELOPMENT		
ROOF AREA	186.8	m²
PAVED AREA	7.9	m²
DRIVEWAY AREA	12.0	m²
IMPERVIOUS AREA	206.7	m²
TOTAL IMPERVIOUS AREA PERCENTAGE	37.04%	
PROPOSED DEVELOPMENT		
PROPOSED ROOF AREA	246.0	m²
PROPOSED PAVED AREA	1.1	m²
PROPOSED DRIVEWAY AREA	42.9	m²
TOTAL IMPERVIOUS AREA	290.0	m²
TOTAL IMPERVIOUS AREA PERCENTAGE	51.96%	

EXISTING STORMWATER PIPE

CHARGED DRAINAGE PIPES

DRAINAGE PIPES VIA GRAVITY

DRAINAGE PIPES TO RAINWATER TANK

WARRINGAH COUNCIL

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LGA: -

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SITE AREA

PRE-DEV IMPERVIOUS AREA

POST-DEV IMPERVIOUS AREA

INSPECTION RISER (IR)

PROVIDE 'SCREW CAP' INSPECTION RISER

AT LOWEST POINT OF 'CHARGED LINES'

NOTE: ENSURE ANY PROPOSED PAVING

IMPACTING ADJOINING

PROPERTIES.

IS GRADED SO THAT IT IS NOT

DRAINAGE PIPE LEGEND

NOTE: ALL IN GROUND PIPES TO BE 100mm DIA PVC UNO

OSD WARRANT

OSD REQUIRED WHERE THE TOTAL EXISTING AND PROPOSED

558.10m²

206.7m² (37.0%)

290.0m² (52.0%)

IMPERVIOUS AREAS EXCEED 40% OF THE SITE AREA

THEREFORE >40% POST-DEV IMPERVIOUS AREA

OSD REQUIRED

RELEVANT CODE - "2.1 PLANNING AND DESIGN - APPLICATIONS"

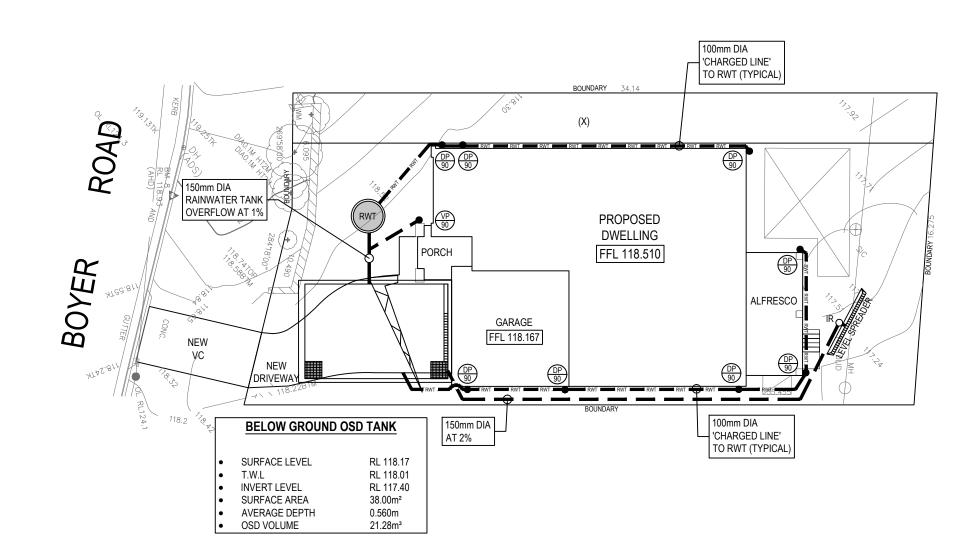
RAINWATER RE-USE TANK - RWT (AS PER BASIX REQUIREMENTS)

SIZE: 2,000 LITRES (MIN) UNDERGROUND RAINWATER TANK

INSTALL TO MANUFACTURES SPECIFICATIONS, AS3500 AND COUNCIL REQUIREMENTS

FOR RE-USE AS SPECIFIED BY BASIX CERTIFICATE ENSURE TOP OF TANK IS MIN 1.0m BELOW ROOF GUTTERS TO ENSURE SUFFICIENT HEAD FOR THE SYSTEM TANK TO BE INSTALLED BY LICENSED PLUMBER IN ACCORDANCE WITH AS/NZS 3500:2003 AND NSW CODE OF PRACTICE PLUMBING AND DRAINAGE 2006

OSD CALCULATION SUMMARY											
STORM (AEP)	1%	20%									
PRE-DEVELOPMENT STATE PSD (L/s)	34	19									
POST DEVELOPMENT OSD DISCHARGE (L/s)	3	2									
POST DEVELOPMENT (L/s) (BYPASSING OSD)	16	9									
OSD VOLUME (m ³)	21.1	11.0									

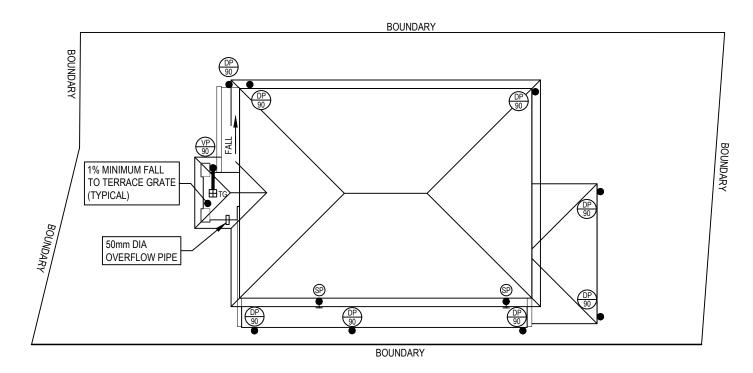


(X) - DRAINAGE EASEMENT 2.44m WIDE

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ļ	DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS										Ph: 02 9756 1623 hydraulics@opalwm.com.au		BEACON HILL	JOB NUMBER : DRAWI		REVISION
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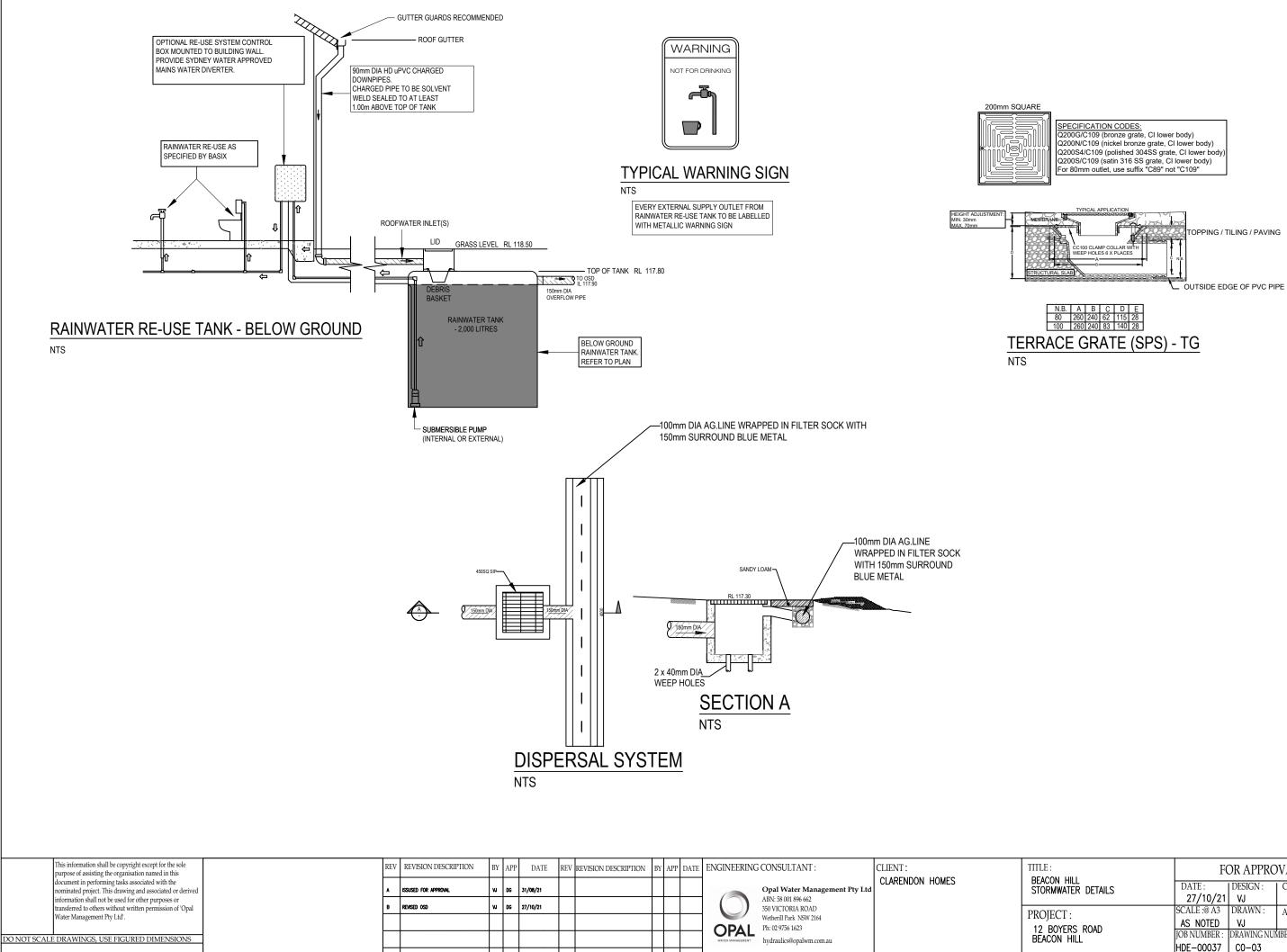
	ROOF DRAINAGE
• GUTTERING	- CROSS SECTIONAL AREA OF GUTTER TO BE GREATER THAN 8500mm ²
DOWN PIPES	- 90mm DIA PVC OR COLORBOND
NOTE: ROO	OF DESIGNED TO 1% AEP INTENSITY 278 mm/hr
LEG	END:
DP	- DOWNPIPE TO RWT
VP	- VERTICAL PIPE NOT TO RWT



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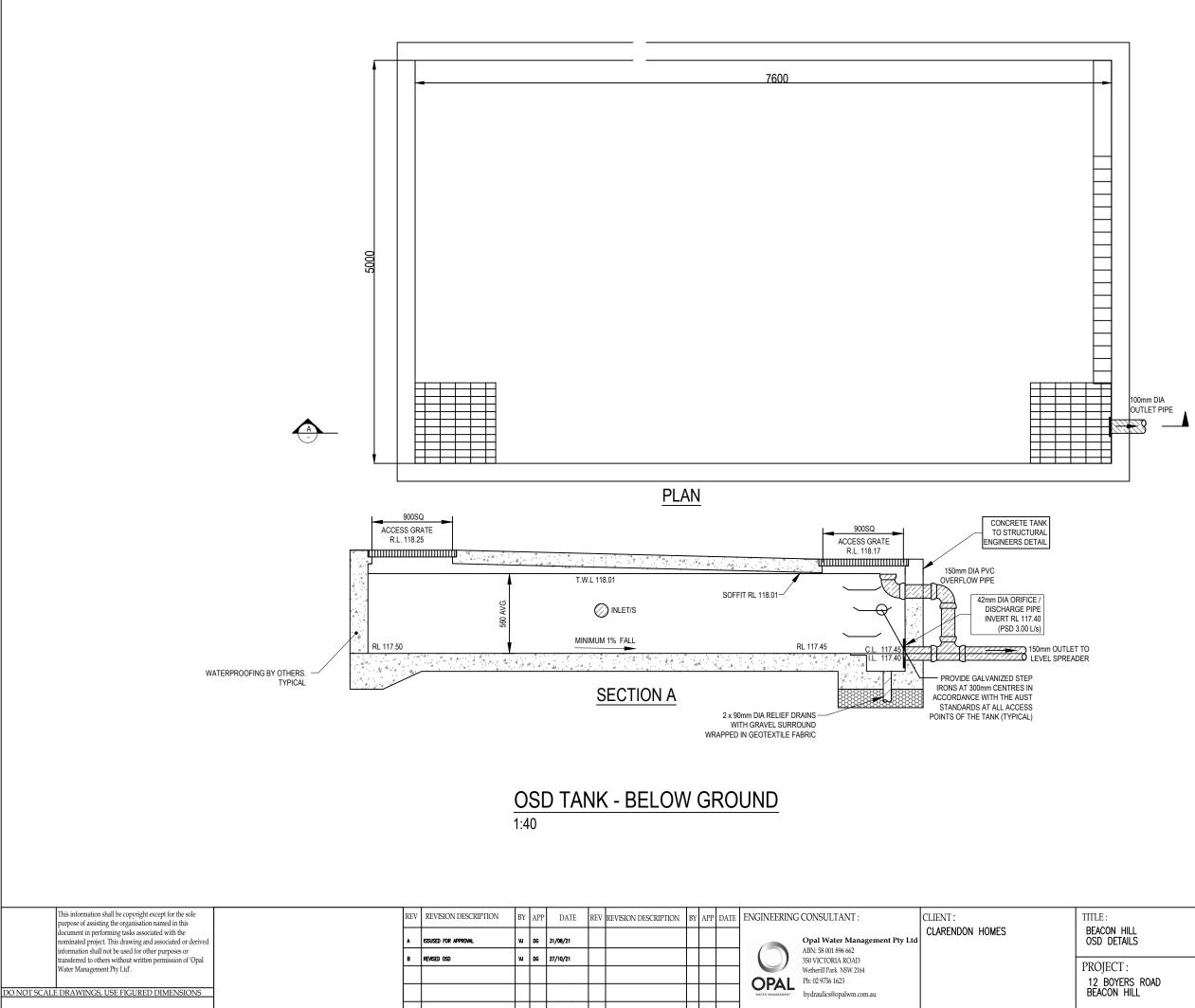
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DUST CONTROL:

• NOTE: DURING EXCAVATION, DEMOLITION AND CONSTRUCTION, ADEQUATE MEASURES SHALL BE TAKEN TO PREVENT DUST FROM AFFECTING THE AMENITY OF THE NEIGHBORHOOD.

THE FOLLOWING MEASURES MUST BE ADOPTED:

1. PHYSICAL BARRIERS SHALL BE ERECTED AT RIGHT ANGLES TO PREVENT WIND DIRECTION OR SHALL BE PLACED AROUND OR OVER DUST SOURCES TO PREVENT WIND OR ACTIVITY FROM GENERATING DUST.

2. EARTHWORKS AND SCHEDULING ACTIVITIES SHALL BE MANAGED TO COINCIDE WITH THE NEXT STAGE OF DEVELOPMENT TO MINIMISE THE AMOUNT OF TIME THE SITE IS LEFT TO CUT OR EXPOSED. 3. ALL MATERIALS SHALL BE STORED OR STOCKPILED AT THE BEST LOCATIONS.

4. THE GROUND SURFACE SHOULD BE DAMPENED SLIGHTLY TO PREVENT DUST FROM BECOMING AIRBORNE BUT SHOULD NOT BE WET TO THE EXTENT THAT RUN-OFF OCCURS.

5. ALL VEHICLES CARRYING SOIL OR RUBBLE TO OR FROM THE SITE SHALL AT ALL TIMES BE COVERED TO PREVENT THE ESCAPE OF DUST.

6. ALL EQUIPMENT WHEELS SHALL BE WASHED BEFORE EXISTING THE SITE USING MANUAL OR AUTOMATED SPRAYERS AND DRIVE - THROUGH WASHING BAYS.

7. GATES SHALL BE CLOSED BETWEEN VEHICLE MOVEMENTS SHALL BE FITTED WITH SHADE CLOTH.

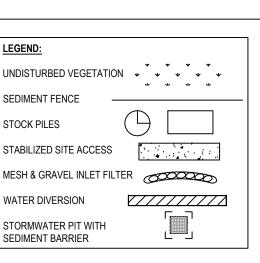
8. CLEANING OF FOOTPATHS AND ROADWAYS SHALL CARRIED OUT DAILY.

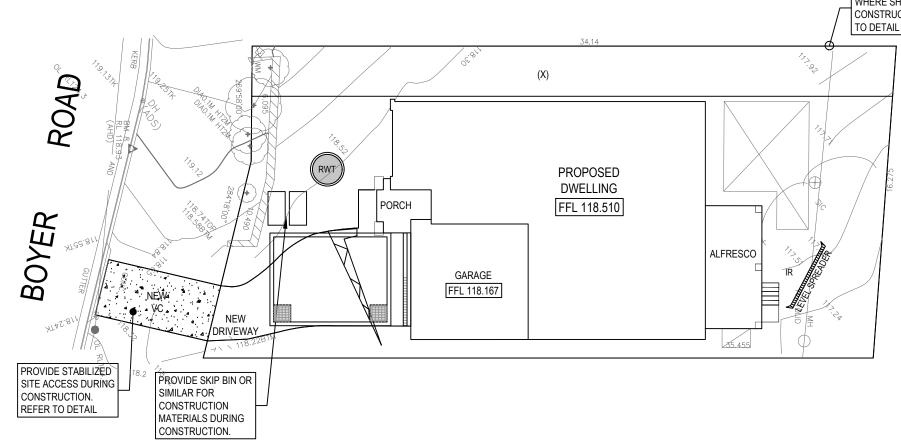
9. ALL BUILDERS REFUSE, SPOIL AND/OR MATERIAL UNSUITABLE FOR USE IN LANDSCAPE AREAS SHALL

BE REMOVED FROM SITE ON COMPLETION OF THE BUILDING WORKS.



- ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED AND MAINTAINED DAILY BY SITE MANAGER IN ACCORDANCE WITH COUNCIL REQUIREMENTS.
- ALL STOCKPILES TO BE CLEAR FROM DRAINS, GUTTERS AND FOOTPATHS.
- 3. DRAINAGE IS TO BE CONNECTED TO STORMWATER SYSTEM AS SOON AS POSSIBLE.
- ROADS AND FOOTPATH TO BE SWEPT DAILY AS REQUIRED BY COUNCIL.
- IF YOU DO NOT COMPLY WITH COUNCIL REQUIREMENTS & DOCUMENTATION, YOU MAY BE LIABLE TO PROSECUTION FROM GOVERNMENT AUTHORITIES .





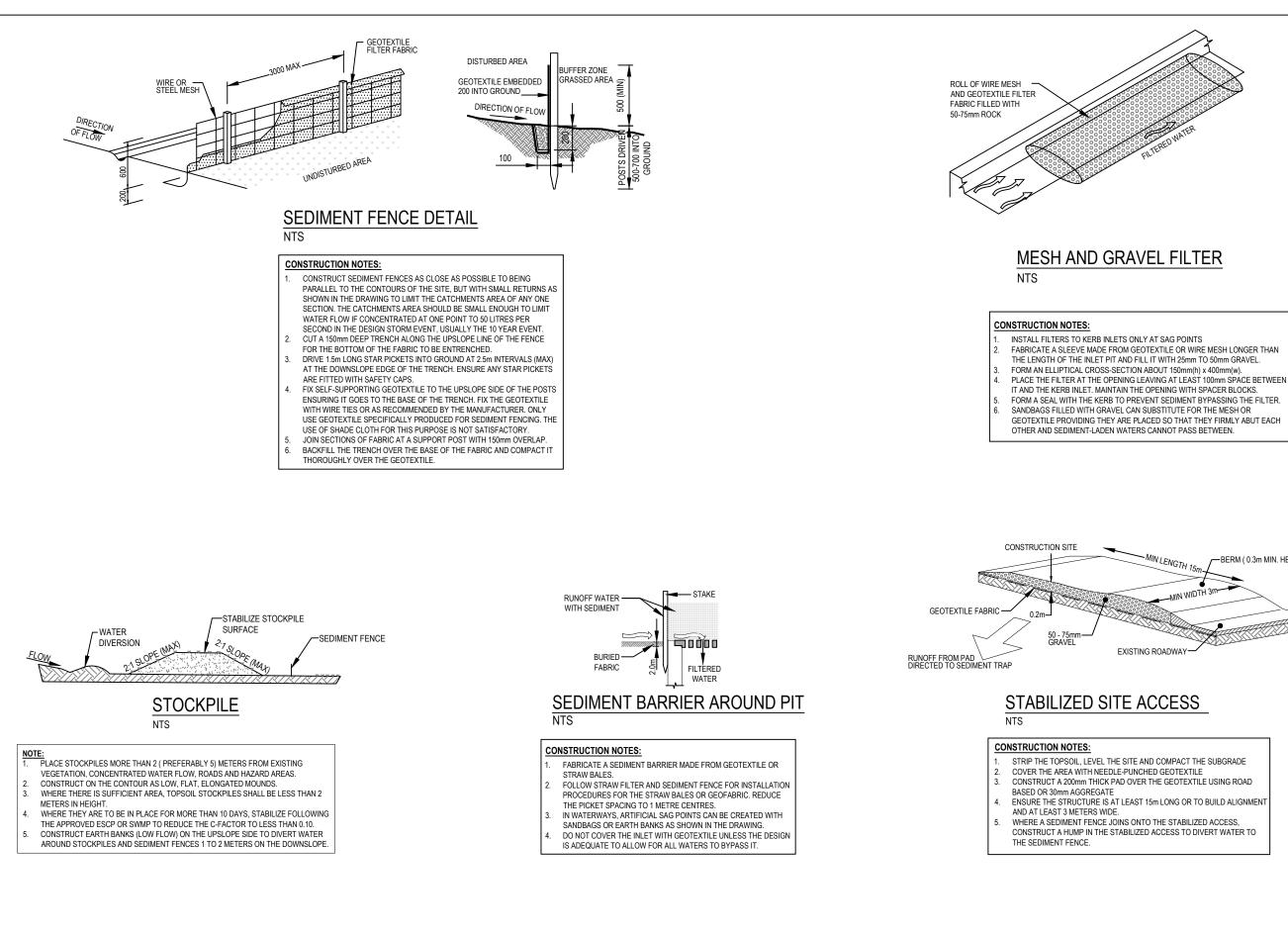
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Water N	Management Pty Ltd'.												Wetherill Park NSW 2164 Ph: 02 9756 1623	
DO NOT SCALE DRAV	WINGS, USE FIGURED DIMENSIONS												WATER MANAGEMENT hydraulics@opalwm.com.au	

ERECT SEDIMENT FENCE, WHERE SHOWN, DURING CONSTRUCTION. REFER





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	Water Management Pty Ltd'.											OPAL Wetherill Park NSW 2164 Ph: 02 9756 1623 Ph: 02 9756 1623 Ph: 02 9756 1623	
O NOT SCALE	DRAWINGS, USE FIGURED DIMENSIONS											water MANAGEMENT hydraulics@opalwm.com.au	

MIN LENGTH 15m	BERM (0.3m MIN. HEIGHT)
MIN WIDT	
	Looseff
EXISTING ROADWAY	

BEACON HILL SEDIMENT CONTROL DETAILS DATE : DESIGN : CHECKED : 27/10/21 VJ JOD PROJECT : SCALE :@ A3 DRAWN : APPROVED 4S NOTED VJ DG	
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