



PRIME ENGINEERING CONSULTANTS

BUILDING APPROVAL SOLUTIONS

PROPOSED PATIO & INFILL LIVING SPACE BENEATH AT 125 PALMGROVE ROAD, AVALON BEACH


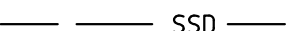





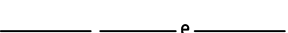







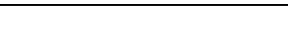
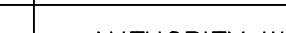
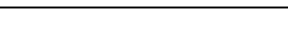
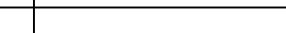
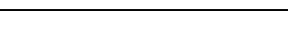
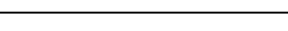
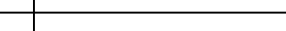
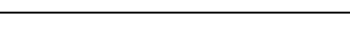

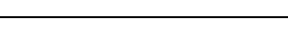
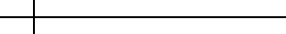
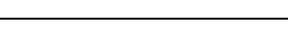
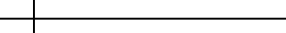
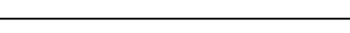

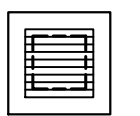
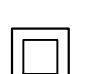
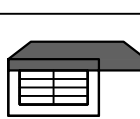


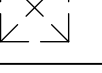

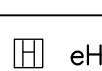
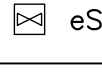
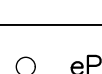
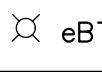


IF IN DOUBT, CONTACT THIS CONSULTANCY

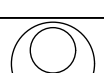












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DRAWN	DATE	DESCRIPTION	ISSUE	CLIENT	DESIGNED BY:	A.D.	ISSUE:	COVER SHEET
A.D.	18.06.2020	ISSUED FOR DA	A	BUILDING APPROVAL SOLUTIONS	CHECKED BY:	A.D.	A	
				SITE ADDRESS	SCALE:	1:100		
				125 PALMGROVE ROAD, AVALON BEACH	CLIENT REF:	DRAWING NO:	SHEET NO:	
					PSW20081	-	SW01	

LEGEND	
DP ●	DOWNPIPE
	STORMWATER LINE
 SSD 	SUBSOIL DRAINAGE LINE
 OF 	OVERFLOW LINE
 SWRM 	STORMWATER RISING MAIN
 e 	EXISTING STORMWATER LINE
 SW 	AUTHORITY STORMWATER LINE
 HL 	HIGH LEVEL STORMWATER LINE
 S 	AUTHORITY SEWER LINE
 W 	AUTHORITY WATER LINE
 G 	AUTHORITY GAS LINE
	AUTHORITY ELECTRICITY LINE
 FO  FO  FO 	AUTHORITY FIBRE OPTIC LINE
 TEL 	AUTHORITY COMMS LINE
 /  / 	FENCE LINE
	GRATED SURFACE INLET PIT
	GRATED SURFACE INLET PIT WITH ENVIROPOD INSERT
	JUNCTION PIT
	KERB INLET PIT
	EXISTING GRATED SURFACE INLET PIT
	GRATED TRENCH DRAIN
	EXISTING JUNCTION PIT
	EXISTING KERB INLET PIT
 eTEL	EXISTING TELSTRA PIT
 eHYD	EXISTING HYDRANT
 eSV	EXISTING STOP VALVE
 eGAS	EXISTING GAS VALVE
 ePP	EXISTING POWER POLE
 eBT	EXISTING BOUNDARY TRAP

LEGEND	
FF ●	FIRST FLUSH
 eSMH	EXISTING SEWER MANHOLE
OFF 	OVERLAND FLOW PATH
RWO ●	RAINWATER OUTLET
CO ●	CLEAR OUT POINT
DDO ●	DISH DRAIN OUTLET
PD ●	PLANTER DRAIN
	CAPPING
 (1.01)	PIT TAG/NUMBER
RH 	RAINHEAD
	DOWNPIPE DROP
	NON RETURN VALVE
	WALL PENETRATION
DP ● 	DOWNPIPE SPREADER
	WARNING LIGHT
0.00 ●	SPOT LEVELS
	BENCHMARK



DIAL BEFORE YOU DIG SHOULD BE CONTACTED PRIOR TO ANY EXCAVATION ON SITE

TM: TRADE MARK OF THE ASSOCIATION OF DIAL BEFORE YOU DIG SERVICES LTD. USED UNDER LICENSE.

SERVICES SHOWN ON PLAN ARE INDICATIVE, EXACT DEPTH AND LOCATION TO BE CONFIRMED ONSITE. CONTRACTOR TO CARRY OUT DIAL BEFORE YOU DIG APPLICATION AND ENGAGE A REGISTERED SURVEYOR TO PEG OUT ALL EXISTING SERVICES PRIOR TO ANY WORK COMMENCING ONSITE.

ABBREVIATIONS:

ø or DIA	DIAMETER
CBR	CALIFORNIA BEARING RATIO
CH	CHAINAGE
CL	CENTER LINE
CO	CLEAR OUT
DD	DISH DRAIN
DDO	DISH DRAIN OUTLET
DEJ	DOWELLED EXPANSION JOINT
DGB	DENSE GRADED BASECOURSE
DGS	DENSE GRADED SUB-BASE
DP	DOWNPIPE
e	EXISTING
FFL	FINISHED FLOOR LEVEL
GTD	GRATED TRENCH DRAIN
GSIP	GRATED SURFACE INLET PIT
HYD	HYDRANT
IJ	ISOLATING JOINT
IK	INTEGRAL KERB
IL	INVERT LEVEL
IP	INTERSECTION POINT
KIP	KERB INLET PIT
KO	KERB ONLY
K&G	KERB & GUTTER
KR	KERB RETURN
LS	LONGITUDINAL SECTION
NGL	NATURAL GROUND LEVEL
OFF	OVERLAND FLOW PATH
OSD	ON-SITE DETENTION
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RK	ROLL KERB & GUTTER
RL	REDUCED LEVEL
RW	RETAINING WALL
RWT	RAINWATER TANK
SJ	SAWN CONTROL JOINT
SMH	SEWER MAN HOLE
SW	STORMWATER
SWP	STORMWATER PIT
SWRM	STORMWATER RISING MAIN
SWS	STORMWATER SUMP
SV	STOP VALVE
TOK	TOP OF KERB
TOW	TOP OF WALL
TWL	TOP WATER LEVEL
TP	TANGENT POINT
UPVC	UNPLASTICISED POLYVINYL CHLORIDE
UNO	UNLESS NOTED OTHERWISE
WPJ	WEAKENED PLANE JOINT
FF	FIRST FLUSH DEVICE
TYP	TYPICAL
BM	BENCH MARK

DRAINAGE NOTES:

ALL PIPES TO BE LAID ON 75mm SAND BED WITH THE BARRELS FULLY SUPPORTED

100mm AND 150mm DIAMETER PIPES TO BE LAID ON MINIMUM 1% GRADE

MINIMUM DEPTH OF COVER FOR PIPES NOT SUBJECT TO VEHICULAR LOADING TO BE 300mm

ALL DRAINAGE PIPES LAID UNDER PAVEMENT SHALL BE REINFORCED CONCRETE WITH RUBBER RING JOINTS

BACKFILL TRENCHES WITH COMPACTED SAND OR APPROVED AGGREGATE MATERIAL

ALL PITS TO HAVE 600x600mm INTERNAL DIMENSIONS (U.N.O.)

SILT ARRESTORS TO HAVE 900x900mm INTERNAL DIMENSIONS

HEAVY DUTY GRATES AND COVERS ARE TO BE PROVIDED IN TRAFFICABLE AREAS

PIT GRATE TO BE TYPE WELDL0K OR APPROVED EQUIVALENT

ALL PITS SHALL BE PROVIDED WITH A LOCKING CLIP

ALL PITS SHALL BE MAINTAINED REGULARLY

TOP OF BENCHING SHALL BE TO THE HALF OF THE OUTLET PIPE DIAMETER

MAXIMUM FRONT ENTRY PIPE: –
STRAIGHT ENTRY – ø750
SKEW ENTRY 45° – ø525

ø100 SUBSOIL DRAINAGE PIPE 3000mm LONG WRAPPED IN FABRIC SOCK TO BE PROVIDED ADJACENT TO INLET PIPES

COMPRESSIVE STRENGTH f_c FOR CAST IN SITU CONCRETE TO BE A MINIMUM OF 20MPa AT 28 DAYS

PROVIDE CLEANING EYES TO ALL DOWNPIPES NOT DIRECTLY CONNECTED TO PITS

ISOLATED JOINTS TO BE PROVIDED TO ISOLATE CONCRETE PAVEMENTS FROM PITS

ALL TRENCH GRATES PROVIDED SHALL HAVE A MINIMUM CLEAR WIDTH OF 200mm

STORMWATER DRAINAGE CONNECTIONS TO THE MAIN SYSTEM SHALL BE TO THE REQUIREMENTS AND THE SATISFACTION OF LOCAL COUNCIL

STORMWATER PIPE BEDDING/PAVING NOTES:

WHERE TRENCH BASE IS ROCK A MINIMUM OF 75mm BEDDING TO BE PROVIDED UNDER PIPE COLLARS.

STORMWATER PIPE BEDDING DETAIL TO BE IN ACCORDANCE WITH LOCAL COUNCIL REQUIREMENTS. BEDDING DETAILS TO BE CONFIRMED UPON EXCAVATION & PRIOR TO INSTALLATION OF PIPEWORK.

FOOTPATH REINSTATEMENT NOTES:

REMOVE ALL SAND FILL WITHIN THE FOOTPATH AREA TO THE EXISTING SUBGRADE.

SUPPORT ALL AUTHORITY SERVICES TO STRUCTURAL ENGINEERS DETAILS DURING EXCAVATION.

REINSTATE FOOTPATH SUBGRADE.

THE CONTRACTOR SHALL PROVIDE CERTIFICATION OF COMPACTION FROM A NATA REGISTERED TESTING AUTHORITY. MINIMUM THREE TESTS PER LAYER AS FOLLOWS:

SELECT FILL	95% MODIFIED
SELECT FILL (LESS THAN 300mm BELOW BASE COURSE)	98% MODIFIED
BASE COURSE	100% MODIFIED

EROSION & SEDIMENT CONTROL NOTES:

PROVIDE SILT FENCE/HAY BAIL BARRIERS TO THE LOW SIDE OF ALL EXPOSED EARTH EXCAVATIONS (TYPICAL).

ISOLATE EXISTING STORMWATER PITS WITH HAY BALES TO FILTER ALL INCOMING FLOWS.

DO NOT STOCK PILE EXCAVATED MATERIAL ON THE ROAD WAY.

SURVEY

THE EXISTING SITE CONDITIONS SHOWN ON THE FOLLOWING DRAWINGS HAVE BEEN INVESTIGATED BY BEE & LETHBRIDGE QUALITY SURVEYING & DEVELOPMENT SOLUTIONS, BEING REGISTERED SURVEYORS. THE INFORMATION IS SHOWN TO PROVIDE A BASIS FOR DESIGN. PRIME ENGINEERING CONSULTANTS DOES NOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THE SURVEY BASE OR ITS SUITABILITY AS A BASIS FOR CONSTRUCTION DRAW.

SHOULD DISCREPANCIES BE ENCOUNTERED DURING CONSTRUCTION BETWEEN THE SURVEY DATA AND ACTUAL FIELD DATA, CONTACT PRIME ENGINEERING CONSULTANTS.

ADOPT DATUM PM 55496 RL:31.7 (A.H.D) AS PER BEE & LETHBRIDGE QUALITY SURVEYING & DEVELOPMENT SOLUTIONS.

DRAWING REGISTER		
NUMBER	NAME	REVISION
SW01	COVER SHEET	A
SW02	SPECIFICATIONS SHEET	A
SW03	STORMWATER DRAINAGE PLAN & DETAILS	A

DESIGN NOTES:

SITE IS LOCATED IN NORTHERN BEACHES COUNCIL.

SITE AREA = 580.6m²

ALL DOWNPIPES SHOWN ON PLAN ARE Ø100mm uPVC U.N.O.

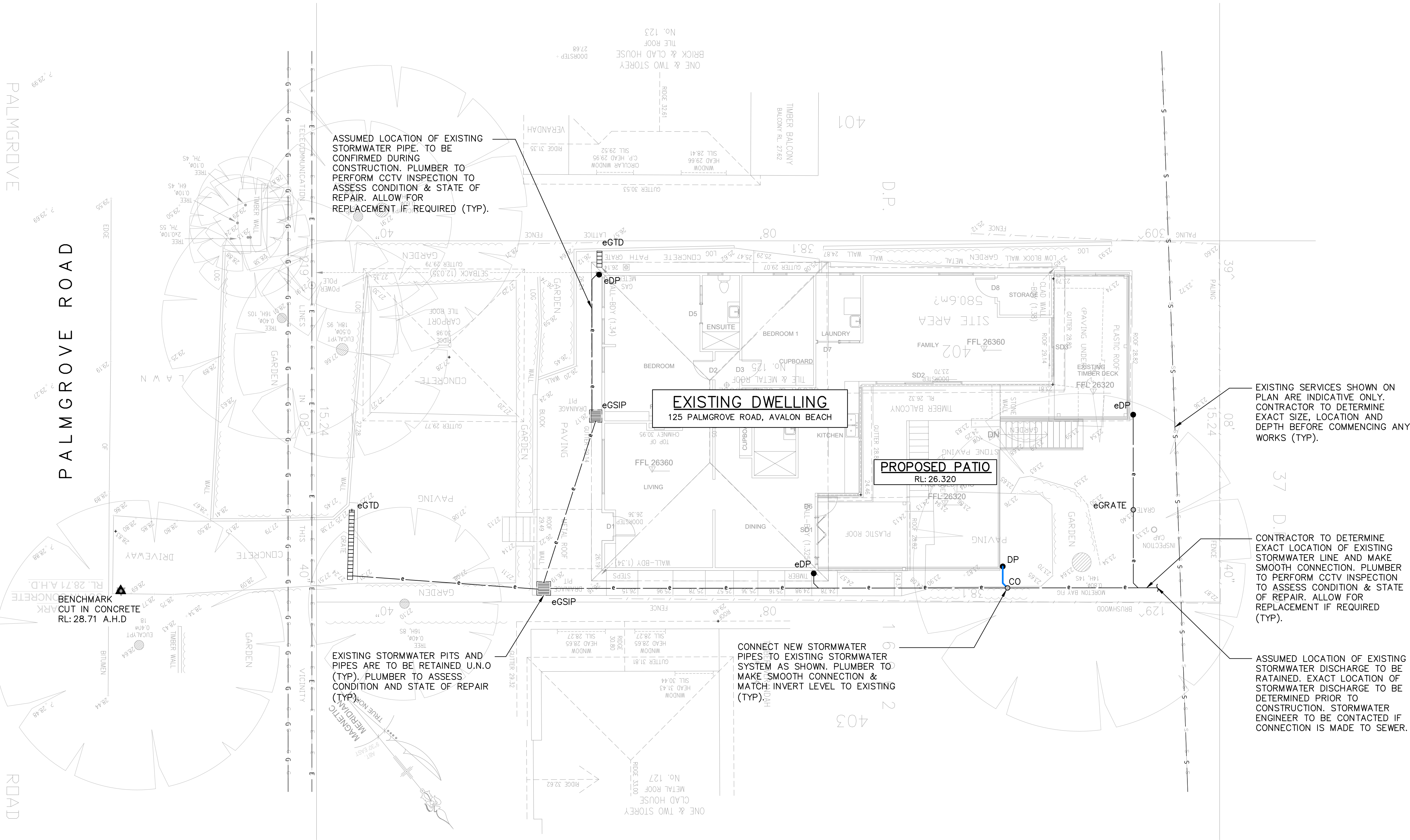
ALL NEW STORMWATER PIPES TO HAVE A MINIMUM OF 100mm CONCRETE OR 300mm TOPSOIL COVER U.N.O.

PROPOSED DOWNPIPE LOCATIONS ARE NOMINAL AND TO BE CONFIRMED DURING CONSTRUCTION (TYP).

ALL STORMWATER PITS AND PIPES TO BE A MINIMUM OF 0.6m CLEAR FROM EXISTING SEWER LINE (TYP).

KEY NOTES:

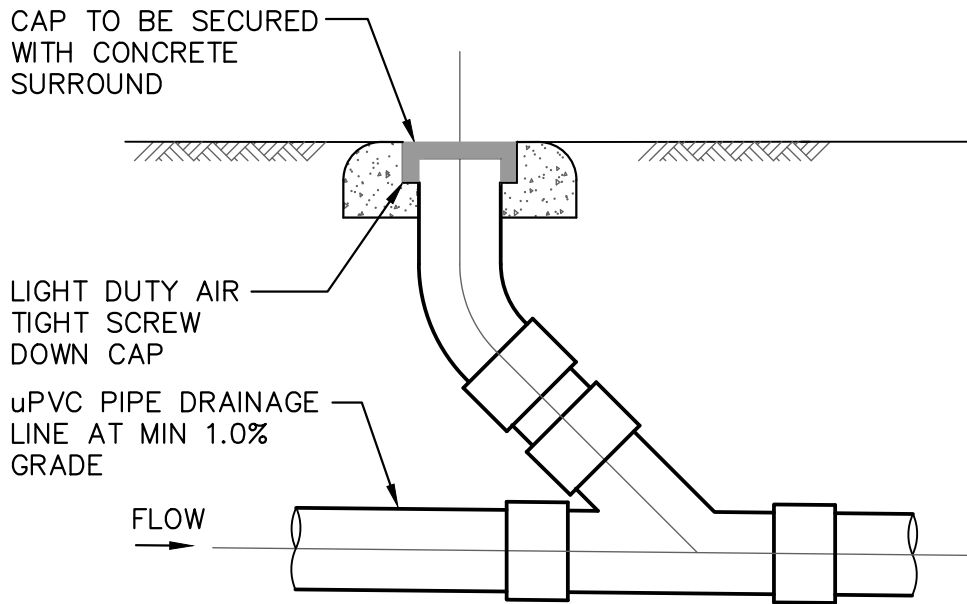
- ALL EXISTING STORMWATER PIPES AND DOWNPIPES ARE TO BE RETAINED U.N.O (TYP). PLUMBER TO ASSESS CONDITION AND STATE OF REPAIR. ALLOW FOR REPLACEMENT IF REQUIRED.
- CONTRACTOR TO ENSURE LOCATION OF NEW DWELLING DOES NOT ADVERSELY IMPACT EXISTING STORMWATER SYSTEM. IF SO, CONTRACTOR TO CONTACT STORMWATER ENGINEER PRIOR TO COMMENCING ANY WORKS.
- CONTRACTOR PERMITTED TO CONNECT TO EXISTING STORMWATER SYSTEM IF FOUND TO BE IN GOOD CONDITION DURING CONSTRUCTION. STORMWATER ENGINEER TO BE CONTACTED PRIOR TO COMMENCING ANY WORKS WHICH VARY FROM THE APPROVED STORMWATER PLANS.
- IF EXISTING STORMWATER SYSTEM IS CONNECTED TO SEWER, CONTRACTOR IS TO RECTIFY STORMWATER DESIGN AND CREATE A NEW CONNECTION AS PER COUNCIL SPECIFICATIONS AND AUSTRALIAN STANDARDS. CONTRACTOR TO CONTACT STORMWATER ENGINEER PRIOR TO COMMENCING ANY WORKS.



EXISTING SERVICES SHOWN ON PLAN ARE INDICATIVE ONLY. CONTRACTOR TO DETERMINE EXACT SIZE, LOCATION AND DEPTH BEFORE COMMENCING ANY WORKS (TYP).

CONTRACTOR TO DETERMINE EXACT LOCATION OF EXISTING STORMWATER LINE AND MAKE SMOOTH CONNECTION. PLUMBER TO PERFORM CCTV INSPECTION TO ASSESS CONDITION & STATE OF REPAIR. ALLOW FOR REPLACEMENT IF REQUIRED (TYP).

ASSUMED LOCATION OF EXISTING STORMWATER DISCHARGE TO BE RATAINED. EXACT LOCATION OF STORMWATER DISCHARGE TO BE DETERMINED PRIOR TO CONSTRUCTION. STORMWATER ENGINEER TO BE CONTACTED IF CONNECTION IS MADE TO SEWER.



DETAIL 1
CLEANING EYE
SCALE 1:20



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GROUND FLOOR PLAN
SCALE 1:100



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				SITE ADDRESS	SCALE:	1:100	
				125 PALMGROVE ROAD, AVALON BEACH	CLIENT REF:	DRAWING NO:	SHEET NO:
					PSW20081	-	SW03

SITE STORMWATER
DRAINAGE PLAN &
DETAILS