ALTERATIONS AND ADDITIONS

at: 77 Bungan Head Road, Newport

for: Life Property Group

Architect: Space Design Architecture

Prepared By:

Consulting Engineers STRUCTURAL • CIVIL • STORMWATER • REMEDIAL

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DRAWING SCHEDULE:

D01 A STORMWATER DRAINAGE GENERAL NOTES

D03 A GROUND FLOOR STORMWATER DRAINAGE PLAN

D04 A FIRST FLOOR & ROOF STORMWATER DRAINAGE PLAN

D10 A STORMWATER DRAINAGE DETAILS SHEET 1

ISSUED FOR D.A.
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NOT FOR
CONSTRUCTION

IF IN DOUBT ASK

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REV. A -

2. DO NOT SCALE FROM THESE DRAWING. 3. ALL DIMENSIONS ARE TO BE VERIFIED ON SITE BY THE BUILDER BEFORE COMMENCING WITH

STORMWATER NOTES:

AL ALL WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT NATIONAL CONSTRUCTION CODE (NCC), AUSTRALIAN STANDARDS (LATEST VERSION), THE REQUIREMENTS OF THE LOCAL COUNCIL AND ANY APPLICABLE AUTHORITIES.

A2. ALL LEVELS SHOWN ARE TO THE AUSTRALIAN HEIGHT DATUM (AHD) UNLESS NOTED OTHERWISE. A3. THE LOCATION OF ALL DRAINAGE ELEMENTS ARE SHOWN INDICATIVELY BASED ON AVAILABLE SURVEY OR OTHER INFORMATION. ALL DRAINAGE ELEMENTS ARE TO BE INSTALLED WITH CONSIDERATION TO SITE CONSTRAINTS AND THE INTENT OF THE DRAINAGE CONCEPT

A4. ANY MATERIAL VARIATIONS TO THE DRAINAGE CONCEPT OR DETAILED STORMWATER ELEMENTS MUST BE APPROVED BY NORTHERN BEACHES CONSULTING ENGINEERS PTY LTD PRIOR TO COMMENCEMENT. A5. ANY EXCAVATION OR TRENCHING FOR SERVICES ADJACENT TO A STRUCTURE OR PROPERTY BOUNDARY MUST NOT ENCROACH ON THE 'ZONE OF INFLUENCE', REFER TO THE NCC FOR FURTHER

A6. ALL LEVELS SHOWN ON THIS PLAN MUST BE COORDINATED WITH ALL RELEVANT INFORMATION, INCLUDING THE ARCHITECTURAL, CIVIL & STRUCTURAL ENGINEERING PLANS. WHERE A LEVEL IS SHOWN WITHIN A RAMPED AREA (EG A PIT GRATE), THE LEVEL IS APPROXIMATE AND MAY NEED TO BE ADJUSTED TO ACCOMODATE THE SLOPE.

A7. ANY DESIGN CLASHES, INCLUDING WITH SERVICES, STRUCTURE CONFIGURATION OR FINISHED LEVELS MUST BE COMMUNICATED WITH THE PROJECT STORMWATER ENGINEER NOMINATED ON THIS PLAN PRIOR

GENERAL CONSTRUCTION NOTES:

BI. CONTRACTORS TO LOCATE ALL EXISTING SERVICES PRIOR TO EXCAVATION AND NOTIFY ENGINEER OF ANY POTENTIAL CLASHES WITH THE PROPOSED STORMWATER DRAINAGE SYSTEM.

B2. ANY ELEMENTS OF THE EXISTING STORMWATER SYSTEM WHICH ARE PROPOSED TO BE RETAINED MUST BE INSPECTED AND APPROVED BY AN ENGINEER PRIOR TO CONSTRUCTION AS BOTH HAVING ADEQUATE CAPACITY TO CATER FOR THE RUNOFF DIRECTED TO IT AND BEING IN ADEQUATE CONDITION

B3. EXISTING STORMWATER SYSTEM ALSO TO BE INSPECTED BY A SUITABLY QUALIFIED PLUMBER PRIOR TO CONSTRUCTION AND UPGRADED AS REQUIRED IN ACCORDANCE WITH AS3500.3.

B4. CARE SHOULD BE TAKEN WHEN UNDERTAKING WORKS IN THE VICINITY OF TREES NOT TO DISTURB THE TREE ROOT SYSTEM. HAND DIGGING OF TRENCHES MAY BE REQUIRED SUBJECT TO THE PROJECT ARBORISTS REQUIREMENTS. REFER TO THE ARBORIST REPORT FOR EXCAVATION REQUIREMENTS

SURROUNDING PROTECTED TREE ROOT ZONES B5. SWIMMING POOL SURCHARGE OVERFLOW TO BE CONNECTED VIA GRAVITY TO THE SEWER IN ACCORDANCE WITH AS3500. DETAILS AND CERTIFICATION BY OTHERS.

B6. EXTENT, ALIGNMENT, DEPTH AND CONDITION OF ANY COUNCIL STORMWATER PIPELINE WITHIN A DEVELOPMENT SITE MUST BE VERIFIED PRIOR TO CONSTRUCTION AND THE ENGINEER MUST BE NOTIFIED UPON VERIFICATION. ANY NEW CONNECTION TO A COUNCIL STORMWATER PIPELINE WILL BE SUBJECT TO COUNCIL APPROVAL AND MUST BE INSTALLED IN ACCORDANCE WITH THE LOCAL COUNCIL SPECIFICATIONS. B7. ALL UNDERGROUND CONFINED SPACES MUST PROVIDE SAFE AND SUFFICIENT MAINTENANCE ACCESS POINTS IN ACCORDANCE WITH WORK HEALTH AND SAFETY BILL 2011, WORK HEALTH AND SAFETY REGULATIONS 2011 AND AUSTRALIAN STANDARDS AS 2865-2009 CONFINED SPACES. ADEQUATE

VENTILATION POINTS MUST BE PROVIDED WHERE GAS BUILD UP IS LIKELY. B8. THE PROJECT ENGINEER MUST BE NOTIFIED IF ANY CHANGES ARE PROPOSED DURING CONSTRUCTION TO WHAT IS SHOWN ON THE LATEST STORMWATER MANAGEMENT PLAN PREPARED BY NBCE. THIS MUST BE CO-ORDINATED AND APPROVED BY NBCE. IF NBCE ARE NOT NOTIFIED OF ANY CHANGES DURING CONSTRUCTION, THIS MAY HINDER FINAL CERTIFICATION.

B9. NBCE MUST CONDUCT A FINAL INSPECTION OF ANY INSTALLED STORMWATER WORKS PRIOR TO ISSUE OF THE FINAL HYDRAULIC CERTIFICATION.

BIO. THE PROJECT BUILDER MUST CONTACT THE PROJECT STORMWATER ENGINEER FOR SITE INSPECTIONS IN ACCORDANCE WITH THE SITE INSPECTION SCHEDULE SHOWN ON THIS DRAWING, U.N.O. IF NBCE DO NOT INSPECT THE ITEMS DETAILED ON THE SITE INSPECTION SCHEDULE, THIS MAY AFFECT THE FINAL

HYDRAULIC CERTIFICATION. PIPEWORK INSTALLATION:

CI. ALL PIPES TO BE MINIMUM 100mm & UNLESS NOTED OTHERWISE.

C2. ALL PIPES TO BE UPVC SEWER GRADE TO AS 1254 UNLESS NOTED OTHERWISE.

C3. ALL PIPES TO BE LAYED AT 1 % MINIMUM GRADE UNLESS NOTED OTHERWISE.

C4. ALL CONNECTIONS INTO EXISTING PIPES MUST BE MADE IN THE DIRECTION OF FLOW C5. ANY NEW UPVC CONNECTIONS INTO EXISTING R.C. PIPES MUST BE MADE INTO THE TOP HALF OF THE PIPE USING A FLOWCON CONNECTION FITTING U.N.O.

C6. ALL PIPES SHALL BE LAID ON A 75mm SAND BED, COMPACTED TO 100% S.M.D.D. BELOW PAVEMENTS. (NO COMPACTION 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 NO-FINES GRANULAR MATERIAL AS SPECIFIED.

C7. ALL EXISTING EARTHENWARE PIPES TO BE UPGRADED TO UPVC. C8. MINIMUM PIPE COVER TO ALL IN-GROUND PIPEWORK SHALL BE CARRIED OUT IN ACCORDANCE WITH

TABLE 6.2.5 - AS3500.3 (2021). C9. ALL SUSPENDED PIPE FIXINGS ARE TO BE CARRIED OUT IN ACCORDANCE WITH AS2032.

CIO. ENSURE THAT ALL STORMWATER PITS AND PIPES ARE LOCATED CLEAR FROM TREE ROOT SYSTEMS. CII. ALL PIPEWORK MUST BE INSTALLED WITHIN THE SITE BOUNDARY OF THE DEVELOPMENT SITE. ANY NEW OR EXISTING PIPEWORK EXTENDING THROUGH PRIVATE PROPERTY BEYOND THE BOUNDARY OF THE DEVELOPMENT SITE MUST BE CONTAINED SOLELY WITHIN A DRAINAGE EASEMENT. IF NO DRAINAGE

EASEMENT EXISTS, A NEW DRAINAGE EASEMENT MUST BE SOUGHT AND REGISTERED PRIOR TO UTILISING OR INSTALLING PIPEWORK THROUGH NEIGHBOURING PROPERTIES. CONTACT THE ENGINEER IF A DRAINAGE CI2. THE PROJECT STORMWATER ENGINEER MUST BE NOTIFIED AND INSPECT ALL IN-GROUND PIPEWORK

AND CONNECTIONS PRIOR TO BACKFILLING. IF ENGINEER DOES NOT INSPECT THE IN-GROUND PIPEWORK, THIS MAY AFFECT THE FINAL HYDRAULIC CERTIFICATION. NBCE WILL NOT APPROVE PIPE GRADES. ALL PIPE GRADES MUST BE VERIFIED BY A SUITABLY QUALIFIED PERSON.

CI3. PIPE ANCHOR BLOCKS TO BE INSTALLED FOR ALL PVC PIPEWORK WHEN THE GRADIENT EXCEEDS 1:5 IN ACCORDANCE WITH AS 3500.3.

ROOF DRAINAGE: DI. ALL DOWN PIPES TO BE 100mm & UNLESS NOTED OTHERWISE.

D2. DOWN PIPE LOCATIONS ARE INDICATIVE ONLY. LOCATIONS TO BE CONFIRMED WITH ARCHITECT PRIOR TO COMMENCEMENT OF WORK.

D3. PROVIDE CLEANING EYES AT ALL DOWNPIPES.

D4. GUTTER GUARDS MUST BE INSTALLED ON ALL GUTTERS UNLESS NOTED OTHERWISE. D5. ALL EAVES GUTTER AND VALLEY GUTTER SYSTEMS MUST BE INSTALLED IN ACCORDANCE WITH

AS3500.3 REQUIREMENTS. D6. ALL BOX GUTTER SYSTEMS MUST BE INSTALLED STRICTLY IN ACCORDANCE WITH THE DETAILS SHOWN ON THE APPROVED STORMWATER MANAGEMENT PLAN. IF NO DETAILS ARE SHOWN, THE BOX GUTTER SYSTEM MUST BE INSTALLED IN ACCORDANCE WITH AS3500.3. IF ANY CHANGE TO THE BOX GUTTER SYSTEM CONFIGURATION IS PROPOSED, THE ENGINEER MUST BE NOTIFIED FOR A RE-DESIGN. IF THE INSTALLED BOX GUTTER DOES NOT STRICTLY COMPLY WITH THE DESIGN DETAILED ON THE STORMWATER MANAGEMENT PLAN, CERTIFICATION OF THE HYDRAULIC SYSTEM MAY BE REFUSED. D7. ALL GREEN ROOFS, PEBBLED ROOFS AND PLANTERS WITH A CONCRETE BASE MUST BE WATERPROOFED AND HAVE DRAINAGE CELL INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATION.



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D8. IF ANY VALLEY GUTTER SHOWN ON THIS PLAN IS BELOW A 12.5-DEGREE ROOF PITCH WITH A CATCHMENT AREA ABOVE 20m? A CUSTOM VALLEY GUTTER, OR BOX GUTTER WILL BE REQUIRED. IF THE ROOF PITCH REQUIREMENT CANNOT BE ACHIEVED, THE PROJECT ENGINEER MUST BE NOTIFIED FOR DESIGN DETAILS AND THE GUTTER SYSTEM MUST BE INSTALLED IN ACCORDANCE WITH AS3500.3 PRIOR

D9. ADEQUATE FLASHING WILL BE REQUIRED TO DIVERT FLOWS AROUND SKYLIGHTS. FLASHING WORKS TO BE CARRIED OUT BY A SUITABLY QUALIFIED PERSON AND BE INSTALLED IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS AND NCC REQUIREMENTS.

DIO. ALL EAVES GUTTERS MUST BE MINIMUM 150 HALF ROUND GUTTERS (WITH A CROSS-SECTIONAL AREA OF 9200mm²) OR AN APPROVED EQUIVALENT, UNO. ALL EAVES GUTTER FALLS MUST BE DIRECTED TO THE NOMINATED DOWNPIPES AS SHOWN ON THE STORMWATER MANAGEMENT PLAN. THE PROJECT STORMWATER ENGINEER MUST BE NOTIFIED IF ANY CHANGES ARE PROPOSED OR THE ABOVE CANNOT BE ACHIEVED PRIOR TO CONSTRUCTION.

DII. ALL EAVES GUTTERS AND ASSOCIATED DOWNPIPES MUST BE INSTALLED IN ACCORDANCE WITH TABLE 3.5.2, AS3500.3 (2021), UNLESS NOTHED OTHERWISE.

DI2. NOTIFY THE PROJECT ENGINEER IF THE MINIMUM HEAD PRESSURE HEIGHT (AS SHOWN ON THIS PLAN) BETWEEN THE INVERT OF THE GUTTER AND INVERT OF THE CHARGED SYSTEM OUTLET CANNOT BE ACHIEVED.

EI. ALL STORMWATER PITS MUST BE INSTALLED IN ACCORDANCE WITH AS3500.3.

E2. ALL CONCRETE PITS TO BE DESIGNED BY STRUCTURAL ENGINEER. E3. MINIMUM INTERNAL DIMENSIONS FOR STORMWATER AND INLET PITS TO BE IN ACCORDANCE WITH

TABLE 7.5.2.1, AS3500.3 (2021) E4. ALL PITS GREATER THAN 1200mm DEEP SHALL HAVE STEP IRONS INSTALLED. STEP IRON INSTALLATION MUST BE IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS. E5. THE BOUNDARY OR SILT ARRESTOR PIT MUST INCORPORATE A SUMP OF MINIMUM 200mm DEPTH

BELOW THE INVERT OF THE OUTLET PIPE AND A MAXI-MESH SCREEN AS PER LOCAL COUNCIL AND THE AUSTRALIAN STANDARD REQUIREMENTS. HOWEVER, UNLESS SPECIFICALLY REQUIRED BY COUNCILS POLICY OR IF THE SITE CONSISTS OF A CLAY OR ROCK SUBGRADE, ALL OTHER DRAINAGE PITS WILL NOT REQUIRE A SUMP.

E6. ALL STORMWATER PITS TO BE LOCATED AT LOW POINTS TO PREVENT PONDED WATER. E7. FOR STORMWATER PITS LOCATED BELOW THE WATER TABLE, CUT INTO ROCK OR IN POORLY DRAINED SOILS, THE PIT SUMP MAY BE FILLED WITH MORTAR AND SCREEDED TOWARDS THE OUTLET AT MINIMUM 1% FALL, SUBJECT TO THE ENGINEERS APPROVAL.

E8. A STAINLESS STEEL OR GALVANISED MESH SCREEN (MAXI-MESH RH3030 OR APPROVED EQUIVALENT) MUST BE INSTALLED OVER OUTLETS WITHIN ALL SURFACE PITS AND ORIFICE PLATES, UNO. THE TRASH SCREEN AREA MUST BE A MINIMUM OF 50 TIMES THE ORIFICE AREA FOR ALL ORIFICES BELOW 150mm DIAMETER. IF ABOVE 150mm, TRASH SCREEN AREA MAY BE REDUCED TO 20 TIMES THE ORIFICE AREA. ALL TRASH SCREENS MUST REMAIN A DISTANCE OF 1.5 TIMES THE ORIFICE AREA AWAY FROM THE OUTLET STRUCTURE. OR 200mm. WHICHEVER IS GREATER.

E9. 20mm WEEP HOLES TO BE INSTALLED AT 200mm CENTRES AT THE BASE OF ALL SURFACE PITS UNLESS FOUNDED ON A ROCK FOUNDATION. SUBSOIL DRAINAGE:

FI. ALL SUBSOIL DRAINAGE TO BE INSTALLED AS REQUIRED IN ACCORDANCE WITH AS3500.3

(SPECIFICALLY SECTION 6, 7 AND APPENDIX L) AND THE NCC. F2. INSTALLATION OF SUBSOIL DRAINAGE LINES IS GENERALLY REQUIRED WHERE SUBSURFACE WATER MOVEMENT COULD DAMAGE BUILDINGS OR CAUSE LOSS OF AMENITY THROUGH THE BUILD-UP OF EXCESSIVE MOISTURE OR LATERAL WATER PRESSURE. THIS INCLUDES ALONG WALLS THAT IMPEDE THE NATURAL FLOW OF GROUNDWATER, ON THE UPHILL SIDE OF CUT AND FILL SITES, ADJACENT TO DEEP FOOTINGS, BEHIND RETAINING WALLS AND ADJACENT TO BASEMENT WALLS. SUBSOIL DRAINAGE IS

GENERALLY ALSO REQUIRED IN SHALLOW LANDSCAPED AREAS OVER ROCK OR POORLY DRAINED SOILS

TO PREVENT OVERLY SATURATED LANDSCAPED AREAS. F3. THE INSTALLATION OF SUBSOIL DRAINAGE MAY REQUIRE TRENCHING THROUGH ROCK. F4. ALL SUBSOIL LINES ARE TO BE 100mm uPVC SLOTTED PIPE (UNSOCKED), LAID AT (MIN.) 0.5% FALL

F5. THE SUBSOIL LINE IS TO BE SURROUNDED BY SELECT FILTER MATERIAL, GENERALLY 10-20mm

DIAMETER AGGREGATE. F6. THE TRENCH SHALL BE SIZED TO PROVIDE A MINIMUM 50mm BEDDING AND 100mm COVER ALL AROUND THE SUBSOIL LINE, GENERALLY MINIMUM 300mm WIDE X 300mm DEEP. THE TRENCH IS TO BE WRAPPED ALL-ROUND IN NON-WOVEN, GEOTEXTILE FABRIC OF STRENGTH CLASS A, WITH SUFFICIENT OVERLAP (LESSER OF TRENCH WIDTH OR 500mm).

F7. WHERE THE IN-SITU SOILS HAVE A GRAIN SIZE SMALLER THAN THE GEOTEXTILE FABRIC, COURSE WASHED-SAND SHOULD BE USED AS A FILTER TO PREVENT BLOCKAGE OF THE GEOFABRIC. F8. THE BACKFILL LAYER OVER THE TRENCH SHALL BE NO-FINES COURSE WASHED-SAND. WHERE LANDSCAPED AREAS ARE PROPOSED OVER THE TRENCH, THE TOP 300mm OF BACKFILL MAY BE MIXED

WITH UP TO 20% ORGANIC MATTER. F9. ALL SUBSOIL LINES ARE TO DISCHARGE INTO A GRATED PIT, AT A LEVEL MINIMUM 50mm ABOVE THE PIT OUTLET UNO. THE PROJECT BUILDER IS TO IMPLEMENT APPROPRIATE MEASURES TO PREVENT SUBSOIL LINE BLOCKAGE OR INFESTATION OF VERMIN.

FIO. THE HIGH-END OF THE SUBSOIL LINE IS TO BE TURNED UP AT 45° AND TERMINATE AT GROUND LEVEL WITH AN INSPECTION CAP TO ENABLE FUTURE FLUSH OUT AND MAINTENANCE. FII. 100mm \$\phi x 3000mm LONG TAIL OUT SUBSOIL LINE TO BE PROVIDED ON THE UPSTREAM SIDE OF ALL LARGE PITS OR IN AREAS WITH HIGH SEEPAGE FLOWS. SUBSOIL LINE TO BE COVERED WITH GEOTEXTILE FILTER SOCK FOR THE FULL LENGTH AND END COVERED. BACKFILL MUST BE IN NO-FINES

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CHARGED SYSTEM:

GI. ALL PIPEWORK IN A CHARGED SYSTEM TO BE 100mm \$\phi\$ uPVC PRESSURE OR SEWER GRADE PIPES WITH ALL JOINTS PRESSURE SEALED TO A MINIMUM OF 1,000mm (UNLESS NOTED OTHERWISE) ABOVE THE INLET OF THE DISCHARGE POINT. ALL JOINTS TO BE SOLVENT WELDED IN ACCORDANCE WITH THE AUSTRALIAN STANDARDS.

G2. ALL CHARGED SYSTEMS MUST HAVE A BLEED OUT LINE AT THE LOW POINT IN THE CHARGED SYSTEM WHICH MUST BE CONNECTED TO A FLUSH OUT PIT VIA GRAVITY. THE BLEED LINE MUST BE MAINTAINED AND REGULARLY FLUSHED OUT.

ON-SITE DETENTION NOTES:

HI. ORIFICE PLATE MUST BE INSTALLED PRIOR TO INSTALLATION OF THE ROOF DRAINAGE SYSTEM AND CONNECTION OF THE SITE STORMWATER SYSTEM TO THE ON-SITE DETENTION TANK. H2. THE HEIGHT DIFFERENCE (H*) BETWEEN THE ORIFICE CENTRELINE AND THE TOP WATER LEVEL OF THE ON-SITE DETENTION TANK MUST BE CONSTRUCTED IN ACCORDANCE WITH THE STORMWATER MANAGEMENT PLAN. IF H* CHANGES DUE TO SITE CONDITIONS, THE ENGINEER MUST BE NOTIFIED FOR AN ORIFICE PLATE SIZE ADJUSTMENT

H3. ANY PIPE FITTINGS FOR BELOW GROUND ON-SITE DETENTION TANKS MUST BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS.

H4. ACCESS HATCHES MUST BE INSTALLED AT BOTH ENDS OF THE ON-SITE DETENTION TANK. IF THE DEPTH OF THE TANK IS GREATER THAN 1200mm, STEPS IRONS MUST BE INSTALLED IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS.

H5. ABOVE GROUND ON-SITE DETENTION BASINS MUST NOT EXCEED A PONDING DEPTH OF 300mm. UNLESS NOTED OTHERWISE. THE BUILDER MUST ENSURE THAT THE REQUIRED DETENTION VOLUME IS ACHIEVED DURING CONSTRUCTION. A WORK-AS-EXECUTED PLAN DETAILING THE FINISHED LEVELS AND VOLUME OF THE ON-SITE DETENTION BASIN MUST BE CARRIED OUT AT THE COMPLETION OF WORKS BY A REGISTERED SURVEYOR AND APPROVED BY THE ENGINEER PRIOR TO FINAL CERTIFICATION.

H6. IF ORIFICE HEIGHT (H*) IS SUBJECT TO CHANGE, THE PROJECT ENGINEER MUST BE NOTIFIED FOR AN ORIFICE PLATE ADJUSTMENT. H7. PONDING DEPTHS IN LANDSCAPED AREAS MUST NOT EXCEED 300mm UNDER THE DESIGN CONDITIONS

FOR ALL RESIDENTIAL DEVELOPMENTS. IF THE PONDING DEPTH EXCEEDS 300mm, POOL FENCING MUST BE DESIGN AND CONSTRUCTED IN ACCORDANCE WITH THE SWIMMING POOLS ACT 1992. H8. THE MAXIMUM SLOPE AND BATTERS SHOULD NOT EXCEED 1 IN 4, UNO. THE MINIMUM SLOPE IN LANDSCAPED BASINS MUST BE 1.5%, WITH ABSOLUTE MINIMUM BEING 1%, UNO. NO PLANTING IS ALLOWED

WITHIN THE LANDSCAPED BASIN AREA. H9. SUB-SOIL DRAINAGE MUST BE INSTALLED WITHIN LANDSCAPED BASIN AREA IN ACCORDANCE WITH AS3500.3 AND DIRECTED TO THE SITE STORMWATER SYSTEM TO PREVENT PROLONGED SATURATED GROUND CONDITIONS.

SURFACE DRAINAGE:

JI. WHEN LAND FALLS TOWARDS A BUILDING, INCLUDING LAND UPSLOPE OF THE PROPERTY BOUNDARY, GROUND SURFACE LEVELS ADJACENT TO THE BUILDING ARE TO BE REGRADED SUCH THAT THE FIRST METRE HAS MINIMUM 50mm FALL AWAY FROM THE BUILDING, GENERALLY IN ACCORDANCE WITH THE NCC. J2. ANY NEW DEVELOPMENT WORKS MUST NOT CREATE ANY TRAPPED SURFACE AREAS. IN SUCH CASES WHERE TRAPPED AREAS EXIST, SWALE DRAINS OR GRATED PITS WITH PIPED OUTLETS OF ADEQUATE CAPACITY MAY BE REQUIRED TO ROUTE RUNOFF AROUND THE BUILDING TO AN APPROVED DISCHARGE POINT. IF THE TRAPPED AREA IS BELOW THE NATURAL SURFACE LEVEL, A PUMP OUT SYSTEM MAY BE REQUIRED. IN EITHER CASE, THE PROJECT ENGINEER MUST BE CONTACTED FOR DESIGN DETAILS (AS REQUIRED) PRIOR TO CONSTRUCTION.

J3. BUILDER TO PROVIDE A MINIMUM 100mm WIDE x 30mm HIGH OR 50mm DIA OVERFLOW FOR EVERY 6m OF EXPOSED AREA THAT IS TRAPPED OR SURROUNDED BY HOBS/BALUSTRADES/WALLS/ETC. THE FULL OVERFLOW DEPTH MUST BE LOCATED BELOW ANY ADJACENT INTERNAL FLOOR LEVELS OR OPENINGS TO PROTECT AGAINST WATER INGRESS DUE TO BLOCKAGE OF THE PRIMARY OUTLET(S). THE OVERFLOW MUST BE FREE DRAINING TO THE LEGAL POINT OF DISCHARGE.

J4. ALL INTERNAL FINISHED FLOOR LEVELS MUST BE A MINIMUM 50mm ABOVE ALL ADJACENT PAVED EXTERNAL LEVELS AND 150mm ABOVE ALL ADJACENT PERVIOUS EXTERNAL LEVELS, U.N.O. IMMEDIATELY ADJACENT EXTERNAL AREAS (WITHIN IM OF INTERNAL AREAS) MUST SLOPE AWAY FROM THE DWELLING AT A MINIMUM 2.5% FALL. IF ANY ASPECT IS UNACHIEVABLE, NBCE MUST BE NOTIFIED FOR ALTERNATIVE DRAINAGE DETAILING, IF APPLICABLE.

J5. ALL TRAPPED AREAS REQUIRE BOTH PRIMARY DISCHARGE \$ EMERGENCY (SECONDARY) DISCHARGE PROVISIONS IN CASE THE PRIMARY DISCHARGE BLOCKS. THIS MUST BE COORDINATED WITH THE PROJECT HYDRAULIC ENGINEER PRIOR TO CONSTRUCTION.

NORTHERN BEACHES COUNCIL - REGION 1 ON-SITE DETENTION SYSTEM CALCULATION SHEET

ADDRESS: 77 BUNGAN HEAD ROAD, NEWPORT

ALL WORKS IN ACCORDANCE WITH COUNCIL'S WATER MANAGEMENT FOR DEVELOPMENT POLICY.

DEVELOPMENT TYPE ALTERATIONS AND ADDITIONS

SITE DETAILS

REGION

TOTAL SITE AREA (35.4% OF SITE) PRE DEVELOPMENT IMPERVIOUS AREA

DECREASE

OSD REQUIREMENTS

INCREASE IN IMPERVIOUS AREA IS LESS THAN 50 m 2, THEREFORE OSD IS NOT REQUIRED AS PER SECTION 9.3.3.2 OF THE WATER MANAGEMENT FOR DEVELOPMENT POLICY.

OSD STORAGE REQUIREMENT

POST DEVELOPMENT IMPERVIOUS AREA

m³ (0 m³ PROVIDED) OSD VOLUME REQUIRED

RAINWATER REUSE STORAGE REQUIREMENT

RAINWATER 'BASIX' REQUIRED 'BASIX' REQUIRED ROOF AREA TO RAINWATER TANKS

OUTLET CONTROL

METHOD OF DISCHARGE DISCHARGES TO EXISTING OUTLET (TO BUNGAN HEAD RESERVE)

BEFORE YOU DIG NOTE:

IS REPAIRED

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

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(33.4% OF SITE)

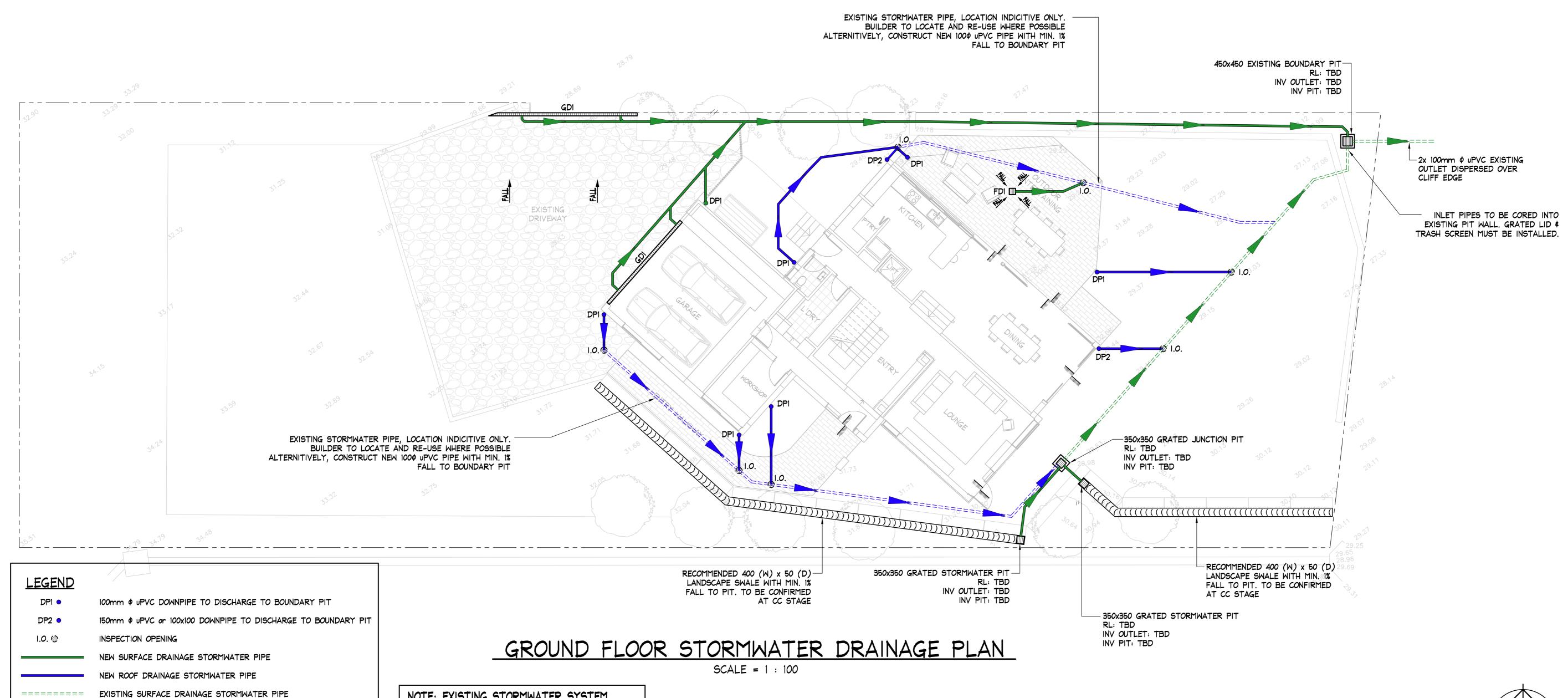
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TION SCHEDULE
STAGE OF CONSTRUCTION
PRIOR TO BACKFILL
PRIOR TO BACKFILL
PRIOR TO CONCRETE POUR/BACKFILL
PRIOR TO CONCRETE POUR
POST INSTALLATION WITH SAFE ROOF ACCESS MADE AVAILABLE
FINAL CERTIFICATION

A1	IF IN DOUBT A	SK	CONSTRUCTION				FINISHED SURFACE LEVELS			
			Date: DRAFT	Consulting Engineers STRUCTURAL • CIVIL • STORMWATER • REMEDIAL A.C.N. 076 121 616 A.B.N. 24 076 121 616	Architect:	Space Design Architecture	Project: ALTERATIONS AND ADDITIONS 77 BUNGAN HEAD ROAD, NEWPORT	Date: NOV. 2024	Design:	Drawn: NB
27.11.2024 Date:	A ISSUED FOR DA SUBMISSION ONLY - NOT FOR CONSTRUCTION Issue: Description:	NB +	Michael Wachjo B.E.(Civil), MIEAust., PRE, DEP. (Director NB Consulting Engineers) ew: The copyright of this drawing remains with NB Consulting Engineers	Sydney: Ph: (02) 9984 7000 Suite 207, 30 Fisher Road Dee Why N.S.W. 2099 Gold Coast: Ph: (07) 5631 4744 Suite 1, 30B Griffith Street, Coolangatta QLD 4225 E: nb@nbconsulting.com.au W: www.nbconsulting.com.au	Client:	Life Property Group	Drawing Title: STORMWATER DRAINAGE GENERAL NOTES	Job No: 240	1102	Drawing No:

po

Issue:



EXISTING ROOF DRAINAGE STORMWATER PIPE STORMWATER PIPE FLOW DIRECTION

STORMWATER PIT

FDI 🗏

GDI - 150 MIN DEPTH x 150 WIDE GRATED DRAIN RECOMMENDED TO PROVIDE MINIMUM 50mm SET DOWN

FLOOR DRAIN, REFER TO DETAILS

NOTE: ALL DRAINAGE LINE LOCATIONS ARE INDICATIVE ONLY. LOCATION MAY VARY DUE TO CONSTRAINTS.

TO EXTERNAL AREAS, ALTERNATIVELY THRESHOLD

DRAINAGE TO BE INCORPORATED INTO SUBSILL

NOTE: EXISTING STORMWATER SYSTEM

EXISTING DRAINAGE ROUTE INDICATIVE ONLY. EXISTING STORMWATER DRAINAGE SYSTEM TO BE UTILISED WHERE ADEQUATE. BUILDER TO INSPECT PRIOR TO CONSTRUCTION AND UPGRADE IF REQUIRED IN ACCORDANCE WITH AS 3500.3

NOTE: EXCAVATION AROUND TREES

CARE SHOULD BE TAKEN WHEN UNDERTAKING WORKS IN THE VICINITY OF SELECTED TREES NOT TO DISTURB THE TREE ROOT SYSTEM. HAND DIGGING OF TRENCHES ETC MAY BE NECESSARY, REFER ARBORISTS REPORT

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7.11.2024	A	ISSUED FOR DA SUBMISSION ONLY - NOT FOR CONSTRUCTION		NB	+	HS	DOCUMENT CERTIFICATION Date: DRAFT Michael Wachjo B.E.(Civil), MIEAust., PRE, DEP.
Date:	Issue:	Description:		Ву:	Re		(Director NB Consulting Engineers) The copyright of this drawing remains wi

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Architect: Space Design Architecture	Project: ALTERATIONS AND ADDITIONS 77 BUNGAN HEAD ROAD, NEWPORT	
Life Property Group	GROUND FLOOR STORMWATER DRAINAGE PLAN	

THIS DRAWING IS NOT TO BE USED

FOR CONSTRUCTION IF THE ISSUE

DATE PRECEDES THE ISSUE DATE ON THE ARCHITECTURAL DRAWINGS.

2. DO NOT SCALE FROM THIS DRAWING.

NOTES:

Engineer

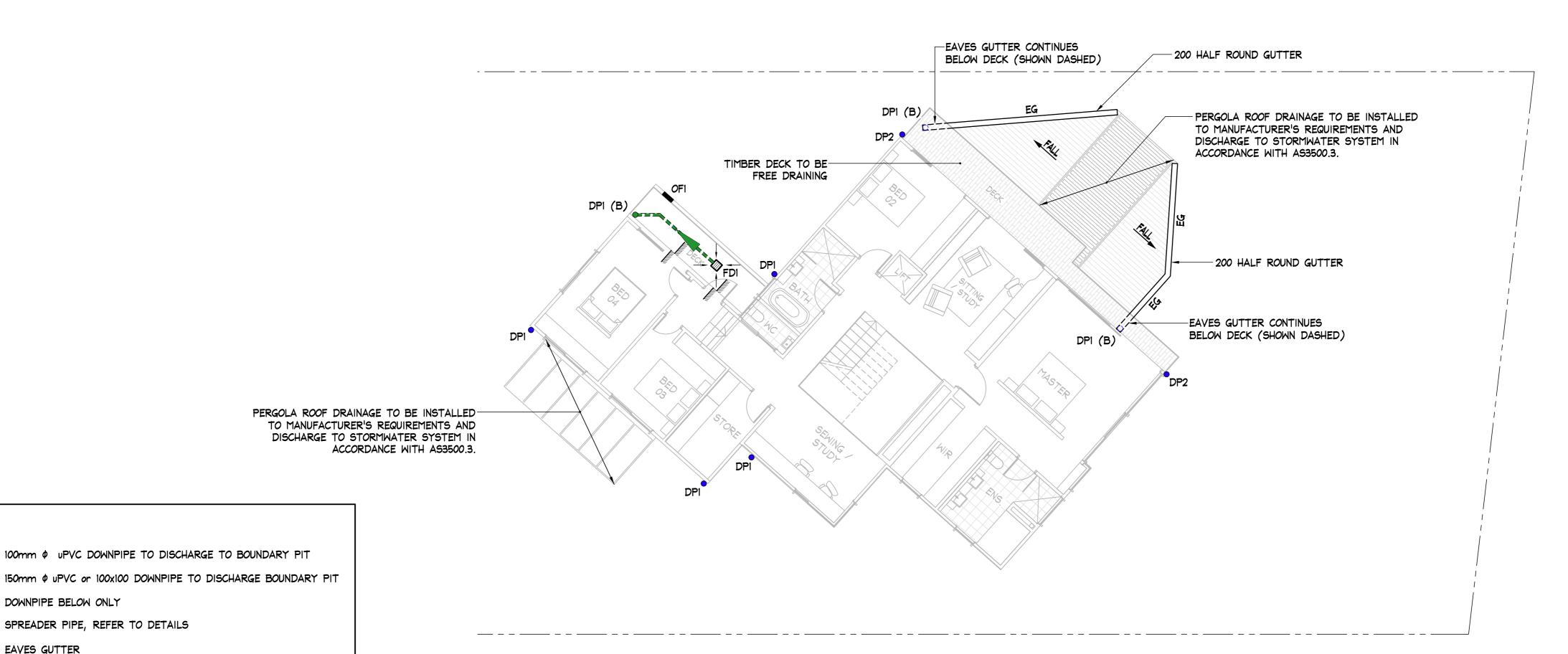


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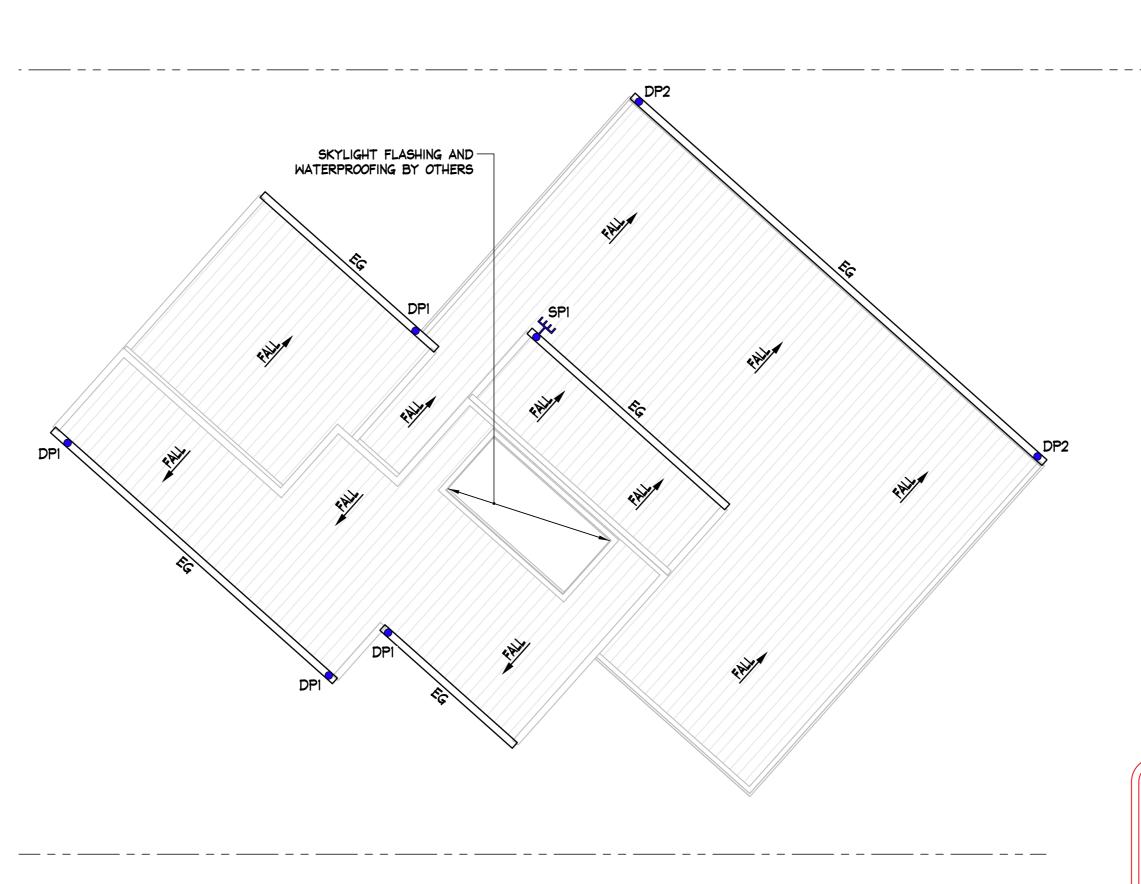
IF IN DOUBT ASK

Project: ALTERATIONS AND ADDITIONS NOV. 2024 NB



FIRST FLOOR STORMWATER DRAINAGE PLAN

SCALE = 1 : 100



ROOF STORMWATER DRAINAGE PLAN

SCALE = 1 : 100

					DOCUMENT CERTIFICATION
					Date: DRAFT
					Michael Wachjo
11.2024	А	ISSUED FOR DA SUBMISSION ONLY - NOT FOR CONSTRUCTION	NB	HS	B.E.(Civil), MIEAust.,PRE,DEP. (Director NB Consulting Engineers)
ate:	Issue:	Description:	Ву:	Review:	The copyright of this drawing remains with NB Consulting Engineers

Consulting Engineers Architect:

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	Space	Design	Architecture
Client:			

77 BUNGAN HEAD ROAD, NEWPORT FIRST FLOOR \$ ROOF Life Property Group STORMWATER DRAINAGE PLAN

ISSUED FOR D.A.

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CONSTRUCTION

LEGEND

DPI •

DP2 •

EG

100000000000

FDI 🗏

OFI =

DOWNPIPE BELOW ONLY

EAVES GUTTER

SPREADER PIPE, REFER TO DETAILS

STORMWATER PIPE FLOW DIRECTION

FLOOR DRAIN, REFER TO DETAILS

NOTE: ALL DRAINAGE LINE LOCATIONS ARE INDICATIVE ONLY. LOCATION MAY VARY DUE TO CONSTRAINTS.

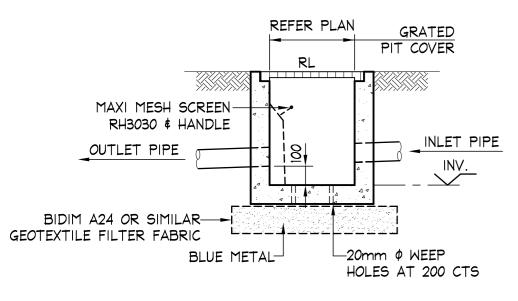
OVERFLOW (TO BE COORDINATED AT CC STAGE)

65mm \$\phi\$ uPVC STORMWATER PIPE CAST INTO SLAB

RECOMMENDED TO PROVIDE MINIMUM 50mm SET DOWN TO EXTERNAL AREAS, ALTERNATIVELY THRESHOLD DRAINAGE TO BE INCORPORATED INTO SUBSILL

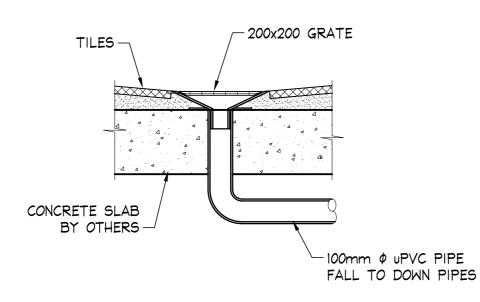
REFER TO NOTE 'J3' ON DRAWING No. DOI

4. FOR GENERAL NOTES REFER TO DRAWING NUMBER: DOI.

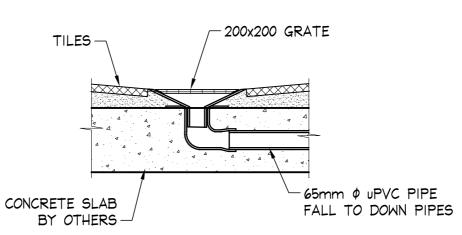


PRECAST OR CAST INSITU PIT REFER STORMWATER NOTES ALTERNATE POLYPROPYLENE PIT BY MANUFACTURER

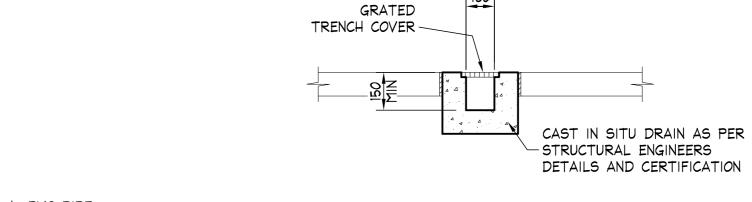
> TYPICAL PIT DETAIL SCALE = 1 : 20



STANDARD FLOOR DRAIN - 'FDI' SCALE = 1 : 10

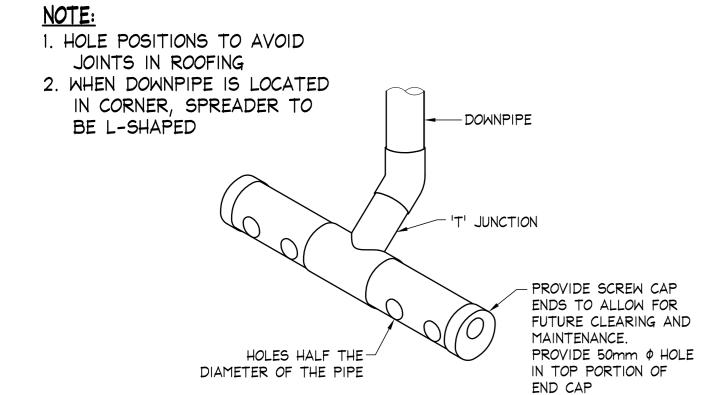


ALTERNATIVE FLOOR DRAIN - 'FDI' SCALE = 1 : 10

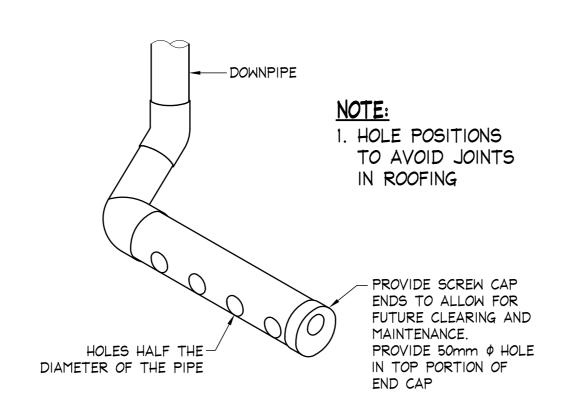


OR PRECAST GRATED DRAIN BY MANUFACTURER ALTERNATE POLYPROPYLENE DRAIN BY MANUFACTURER

TYPE 'GDI' GRATED DRAIN SCALE = 1 : 20



SPREADER PIPE 'SPI' DETAIL OPTION 1 SCALE = NTS



SPREADER PIPE 'SPI' DETAIL OPTION 2 SCALE = NTS

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IF IN DOUBT ASK

Design:

Consulting

Engineer

41						
					DOCUMENT CERTIFICATION	
					Date: DRAF I Michael Wachjo	,
27.11.2024	А	ISSUED FOR DA SUBMISSION ONLY - NOT FOR CONSTRUCTION	NB	HS	B.E.(Civil), MIEAust.,PRE,DEP. (Director NB Consulting Engineers)	
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Architect:	
	Space Design Architecture
Client:	
	Life Property Group

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	Job No:		Draw	ing No:	Issue:
-	NOV. 2024	WF		NB	