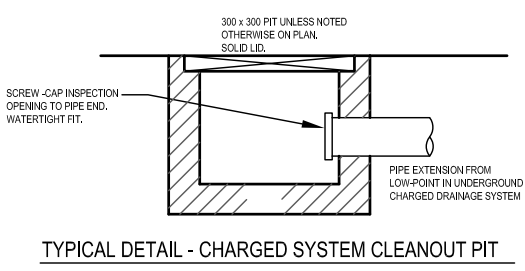


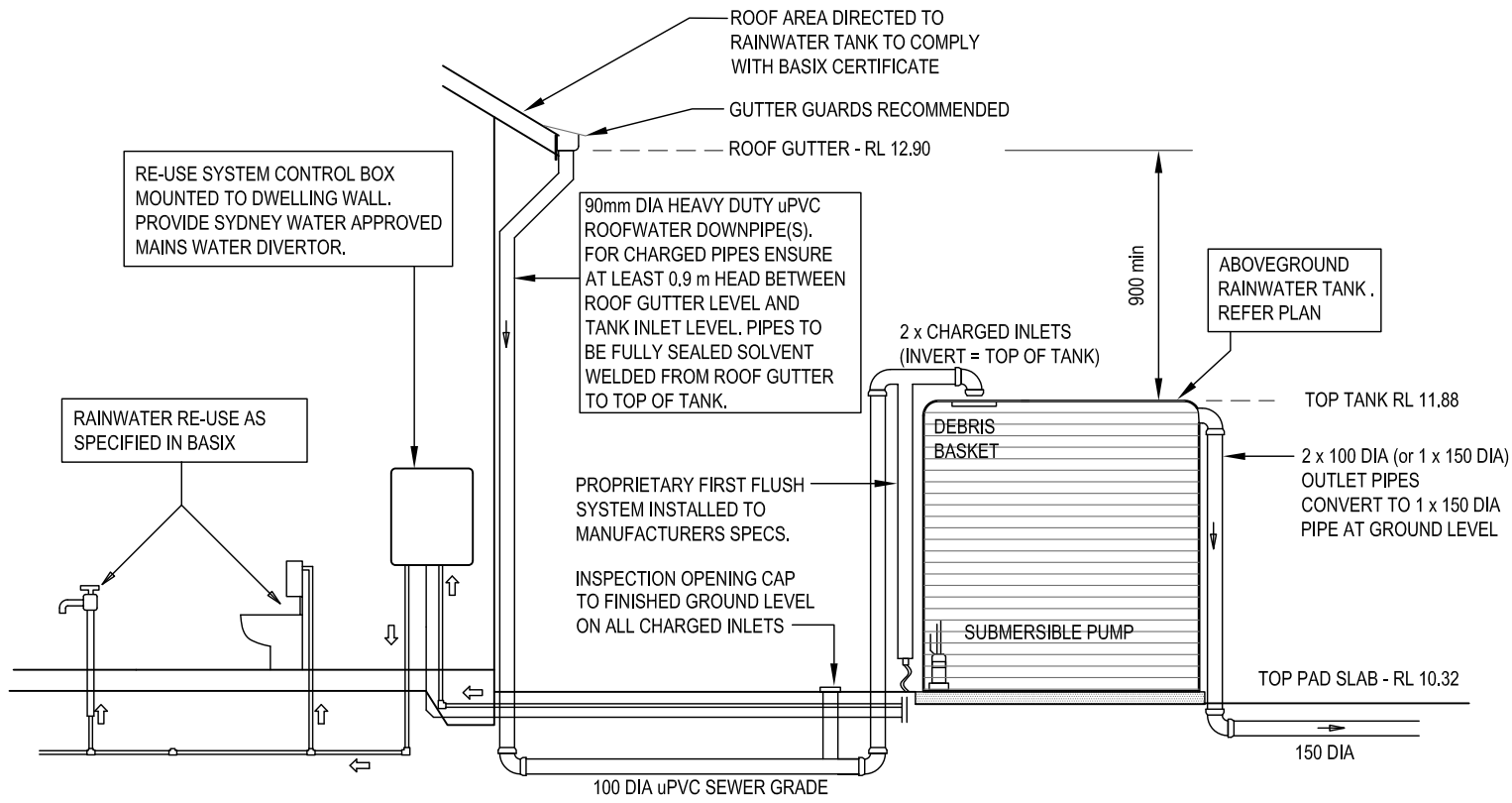
STORMWATER MANAGEMENT PLAN

PROPOSED SINGLE DWELLING DEVELOPMENT

Lot 14, No 14 BAZ RETREAT, WARRIEWOOD



TYPICAL DETAIL - CHARGED SYSTEM CLEANOUT PIT



TYPICAL DETAIL - RAINWATER RE-USE TANK

LEGEND

- GRATED INLET PIT
- 450x450
- GRT 75.54
- IL 75.12
- DP05
- PROPOSED DOWNPIPE No 5.
90mm dia. or 100mm x 50mm min.
- EXISTING TREE
- GRATED TRENCH DRAIN
- PROPOSED ROOF GUTTER FALL
- PROPOSED DOWNPIPE SPREADER
- STORMWATER PIPE 100mm dia min UNO
- SUBSOIL PIPE
- IO
- CONNECTION No 02, REFER SHEET D3 FOR CONTINUATION
- RAINWATER HEAD
- SUBSOIL CLEANOUT
- BALCONY OUTLET

GENERAL NOTES

1. FINAL LOCATION OF NEW DOWNPIPES TO BE DETERMINED BY BUILDER/ARCHITECT AT TIME OF CONSTRUCTION.
2. THESE DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS DRAWINGS. ANY DISCREPANCIES TO BE REFERRED TO THE ENGINEER BEFORE PROCEEDING WITH WORK.
3. ALL MATERIALS AND WORKMANSHIP TO BE IN ACCORDANCE WITH AS/NZS 3500.3:2003 STORMWATER DRAINAGE, BCA AND LOCAL COUNCIL POLICY/CONSENT/REQUIREMENTS.
4. ALL DIMENSIONS AND LEVELS TO BE VERIFIED BY BUILDER ON-SITE PRIOR TO COMMENCEMENT OF WORKS. THESE DRAWINGS ARE NOT TO BE SCALED FOR DIMENSIONS NOR TO BE USED FOR SETOUT PURPOSES.
5. ALL SURVEY INFORMATION AND PROPOSED BUILDING AND FINISHED SURFACE LEVELS SHOWN IN THESE DRAWINGS ARE BASED ON LEVELS OBTAINED FROM DRAWINGS BY OTHERS.
6. THESE DRAWINGS DEPICT THE DESIGN OF SURFACE STORMWATER RUNOFF DRAINAGE SYSTEMS ONLY AND DO NOT DEPICT ROOF DRAINAGE OR SUBSOIL DRAINAGE SYSTEMS UNLESS NOTED OTHERWISE. THE DESIGN OF ROOF AND SUBSOIL DRAINAGE SYSTEMS IS THE RESPONSIBILITY OF OTHERS.
7. ALL STORMWATER DRAINAGE PIPES ARE TO BE 100mm DIAMETER uPVC AT MINIMUM 1% GRADE UNLESS NOTED OTHERWISE.
8. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE AND LEVEL ALL EXISTING SERVICES OR OTHER STRUCTURES WHICH MAY AFFECT/BE AFFECTED BY THIS DESIGN PRIOR TO COMMENCEMENT OF WORKS.
9. ALL PITS WITHIN DRIVEWAYS TO BE 150mm THICK CONCRETE OR EQUAL.
10. THIS PLAN IS THE PROPERTY OF STORMCIVIL AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM STORMCIVIL.

MINIMUM PIPE COVER (FROM FINISHED SURFACE TO TOP OF PIPE)		
LOCATION	MINIMUM COVER (mm)	
	CAST/DUCTILE IRON GAL. STEEL	OTHER 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 AS1170.2, AS2033, AS/NZS 2966.1, AS3725 OR AS 4080		

ISS	DATE	AMENDMENT
C	25.02.2021	ADD DPs - DA ISSUE
B	20.02.2021	ADD RET WALL - DA ISSUE
A	13.02.2021	DA ISSUE

ARCHITECT/BUILDER	ARCH. REF : 29914757
CLARENDON HOMES	
OWNER	
TOMAS & HUANG	
LGA	NORTHERN BEACHES (ex PITTWATER)

Consulting Engineers
Civil & Environmental,
Stormwater Management.

3 Gresham Street,
Cowan NSW 2250
ph/fax (02) 9456 7233
mobile : 0424023047
mark@stormcivil.com.au

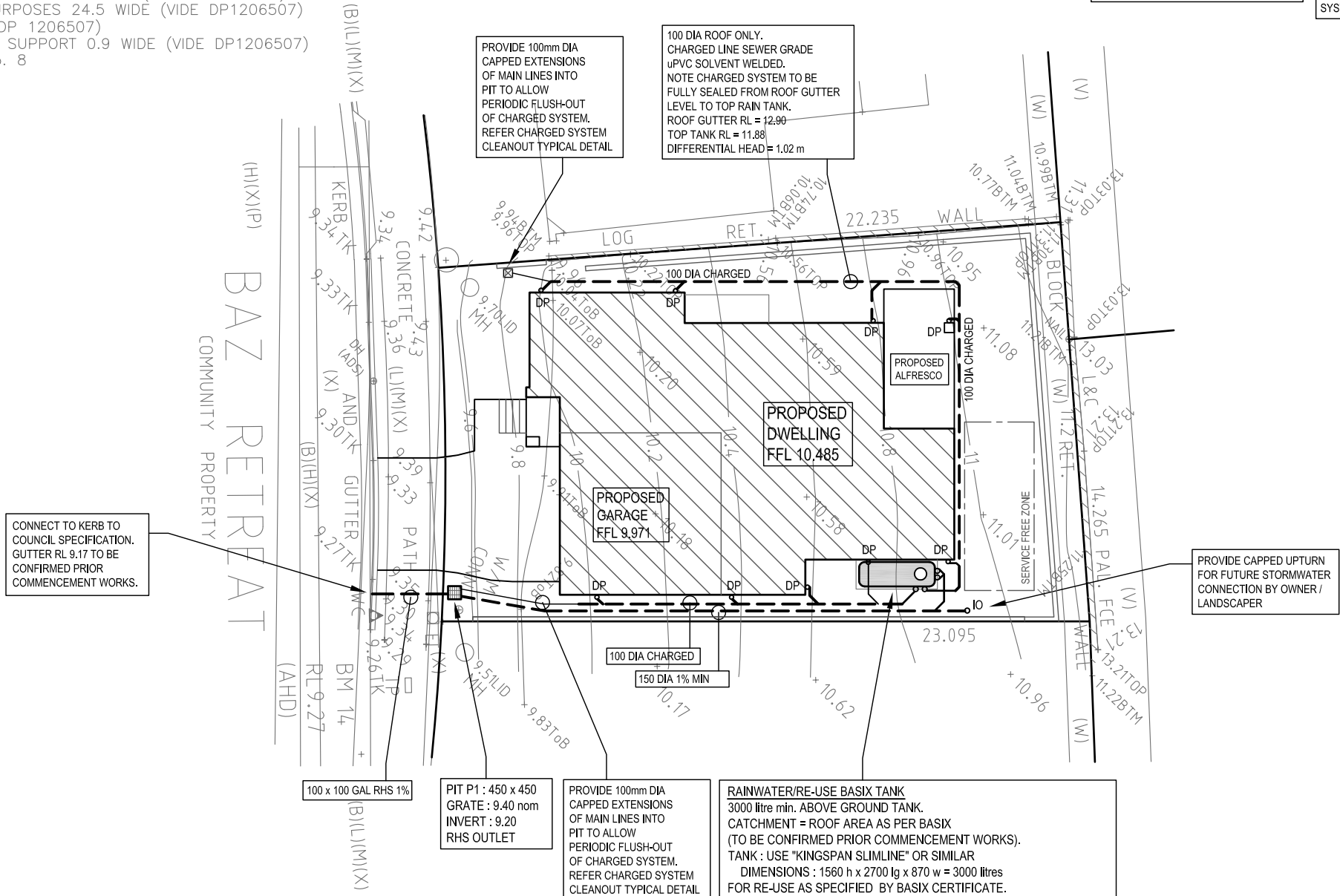
Pty Ltd. ABN 71 612 151 461

DWG TITLE	LEGEND, NOTES, DETAILS, CALCULATIONS
PROJECT TITLE	PROPOSED SINGLE DWELLING DEVELOPMENT Lot 14, No 14 BAZ RETREAT, WARRIEWOOD

StormCivil		APPROVED ON BEHALF OF STORMCIVIL PTY LTD	
JOB No	DWG No	No IN SET	ISSUE
305207	D1	2	C

- (B) EASEMENT TO DRAIN WATER 2.5 WIDE (VIDE DP1206507)
(H) EASEMENT FOR SEWERAGE PURPOSES 5 WIDE (VIDE 6390790)
(APPROXIMATE POSITION ONLY)
(L) EASEMENT FOR WATER SUPPLY PURPOSES 2.5 WIDE (VIDE 6390860)
(M) EASEMENT FOR ACCESS AND DRAINAGE PURPOSES 2.5 WIDE (VIDE DP1206507)
(P) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 24.5 WIDE (VIDE DP1206507)
(V) EASEMENT TO DRAIN WATER 2 WIDE (VIDE DP 1206507)
(W) EASEMENT FOR ACCESS, MAINTENANCE AND SUPPORT 0.9 WIDE (VIDE DP1206507)
(X) RIGHT OF CARRIAGEWAY VARIABLE WIDTH No. 8

TREE PRESERVATION NOTE
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 THOSE DRAWINGS.



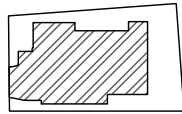
NOTE
ALL ROOF GUTTERS TO HAVE OVERFLOW PROVISION IN ACCORDANCE WITH AS 3500.3:2003 AND SECTIONS 3.5.3, 3.7.5 AND APPENDIX G OF AS 3500.3:2003.

NOTE
THIS DRAWING DOES NOT INCLUDE ROOF GUTTER/DOWNSPIPE OR SUBSOIL DRAINAGE DESIGN UNLESS NOTED OTHERWISE. THE DESIGN OF ROOF AND SUBSOIL DRAINAGE SYSTEMS IS THE RESPONSIBILITY OF OTHERS.

NOTE
THIS PLAN MANAGES STORMWATER RUNOFF DERIVED FROM ROOF SURFACES ONLY AS SHOWN ON ARCHITECTURAL DRAWINGS. ANY OTHER SURFACE RUNOFF WATER INCLUDING REAR/FRONT YARD OR NEIGHBOURING PROPERTY RUNOFF TO BE MANAGED BY SEPARATE SYSTEM BY OWNER IN ACCORDANCE WITH AS 3500.3 AND BCA PART 3.1.2

CONNECT TO KERB TO COUNCIL SPECIFICATION. GUTTER RL 9.17 TO BE CONFIRMED PRIOR COMMENCEMENT WORKS.

PROVIDE CAPPED UPTURN FOR FUTURE STORMWATER CONNECTION BY OWNER / LANDSCAPER



POST-DEVT SITE COVER = 167 m2

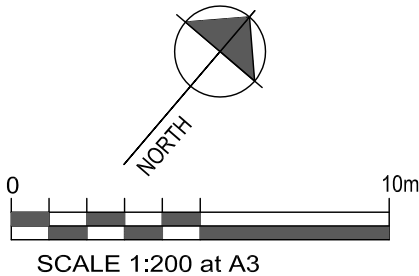
SITE AREA = 302.5 m2
PROPOSED SITE COVER = 167 m2
= 167 / 302.5
= 55.2 %
< 65 %

STORMWATER MANAGEMENT PLAN

SCALE 1:200 A3

SITE COVER CALCULATION

SCALE 1:1000 A3



NOTE
THIS DRAWING TO BE READ IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS BY : CLARENDON HOMES REF : 29914757

NOTE
THIS DRAWING IS NOT TO BE USED FOR SETOUT PURPOSES - REFER TO ARCHITECTURAL DRAWINGS

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DWG TITLE	STORMWATER MANAGEMENT PLAN
PROJECT TITLE	PROPOSED SINGLE DWELLING DEVELOPMENT Lot 14, No 14 BAZ RETREAT, WARRIEWOOD

StormCivil		APPROVED ON BEHALF OF STORMCIVIL PTY LTD Mark Taylor MIE Aust CP Eng NER 173333	
JOB No	DWG No	No IN SET	ISSUE
305207	D2	2	C