

A1 GENERAL NOTES:

- ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH NORTHERN BEACHES COUNCIL'S STORMWATER, DETENTION & SEDIMENT CODE
- THE CONTRACTOR SHALL LOCATE AND LEVEL ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND MAKE ARRANGEMENTS WITH THE RELEVANT AUTHORITY TO RELOCATE OR ADJUST IF NECESSARY.
- THE CONTRACTOR SHALL NOT ENTER UPON NOR DO ANY WORK WITHIN ADJOINING LANDS WITHOUT THE PERMISSION OF THE SUPERINTENDENT.
- ALL NEW WORKS SHALL MAKE SMOOTH CONNECTION TO EXISTING CONDITIONS.
- ALL IMPORTED FILL SHALL BE APPROVED BY THE COUNCIL. THE FILL SHALL BE PLACED IN NOT MORE THAN 300mm LAYERS AND SHALL BE COMPACTED TO AT LEAST 98% STANDARD COMPACTION TO COUNCIL'S SPECIFICATION.
- PROVIDE VEHICULAR CROSSING TO COUNCIL'S SPECIFICATION IN KERB WHERE SHOWN (IF APPLICABLE).
- THE CONTRACTOR SHALL MAINTAIN SERVICES AND ALL WEATHER ACCESS AT ALL TIMES TO ADJOINING PROPERTIES.
- ALL IMPORTED FILL TO BE USED TO SUPPORT GROUND SLABS SHALL BE COMPACTED TO A MINIMUM LEVEL OF COMPACTION OF 98% OF MAXIMUM DRY DENSITY AT A MOISTURE CONTENT WITHIN $\pm$ 2% OF OPTIMUM (AS1289.5.1.1)
- STEP IRONS AT 300mm CENTRES & TO COUNCIL'S SPECIFICATIONS SHALL BE PROVIDED WHERE PITS ARE DEEPER THAN 1000mm
- ALL DOWNPIPES ARE SHOWN DIAGRAMATICALLY POSITION OF DOWNPIPES SHALL BE CONFIRMED ON SITE
- EXISTING LEVELS AND SERVICE DEPTH AND LOCATION TO BE CHECKED PRIOR TO CONSTRUCTION.
- THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH OTHER CONSULTANTS DOCUMENTATION WHICH INCLUDE BUT IS NOT LIMITED TO ARCHITECTURAL AND SURVEY DRAWINGS

SEDIMENT & EROSION CONTROL

- THE CONTRACTOR SHALL IMPLEMENT EROSION AND SEDIMENT CONTROL MEASURES TO THE COUNCIL'S SPECIFICATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND DURING CONSTRUCTION.
- ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED IN A SATISFACTORY WORKING ORDER DURING THE CONSTRUCTION PERIOD. INSPECTIONS OF THESE DEVICES SHALL BE CARRIED OUT AFTER EACH STORM. REPAIRS AND/OR DE-CLOGGING SHALL BE CARRIED OUT TO ENSURE PROPER OPERATION OF THE DEVICE.
- PROVIDE TEMPORARY CONSTRUCTION EXIT TO SHAKE OFF SITE MATERIALS FROM EXITING VEHICLES AND SHALL CONSIST OF A PAD OF COURSE CRUSHED ROCK, (75mm TO 150mm RANGE) HAVING A MINIMUM DEPTH OF 200mm, A MINIMUM LENGTH OF 25m AND 3.5m WIDE OR "CATTLE GRID" SYSTEM.
- THE GULLY PITS SHALL BE PROTECTED IN ACCORDANCE WITH COUNCIL'S REQUIREMENTS
- THE GRATED SURFACE PITS SHALL BE PROTECTED IN ACCORDANCE TO COUNCIL'S REQUIREMENTS
- ENSURE ACCESS IS PROVIDED TO PROPOSED RAINWATER TANK FOR MAINTENANCE PURPOSES.

STORMWATER DRAINAGE NOTES:

THE STORMWATER DRAINAGE WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH AS/NZS 3500.3:2021 "STORMWATER DRAINAGE" & AS/NZS 3500.3.2:1998 "STORMWATER DRAINAGE-ACCEPTABLE SOLUTIONS".

ANY VARIATIONS TO THE NOMINATED LEVELS SHALL BE REFERRED TO ENGINEER IMMEDIATELY.

ANY VARIATIONS TO SPECIFIED PRODUCTS OR DETAILS SHALL BE REFERRED TO THE ENGINEER FOR APPROVAL.

BOX COLORBOND OR ZINCALUME STEEL GUTTERS SHALL BE A MINIMUM OF 450 WIDE X 150 DEEP UNO.

EAVES GUTTERS SHALL BE COLORBOND OR ZINCALUME STEEL AND HAVE A MINIMUM EFFECTIVE CROSS-SECTIONAL AREA (A_e) OF 10,500mm² UNO. MINIMUM EFFECTIVE EAVES GUTTER SLOPE = 1:500.

ALL DRAINAGE LINES SHALL BE SEWER GRADE UPVC PIPES, UNO.

ALL DRAINAGE LINES SHALL BE LAID @ 1% FALL MIN. UNO.

FIRST FLUSH RAINWATER DEVICES TO BE FITTED TO DRAINAGE LINES TO BUILDER'S DETAIL.

SUBSOIL DRAINAGE SHALL BE PROVIDED TO ALL RETAINING WALLS & EMBANKMENTS, WITH LINES FEEDING INTO THE STORMWATER DRAINAGE SYSTEM.

SYMBOLS & ABBREVIATIONS:

DP = Ø100 OR 100 x 75 RECTANGULAR DOWN PIPE, UNO.
FO = Ø150 FLOOR OUTLET
GSIP = GRATED SURFACE INLET PIT (NO LINTEL)
Ø100 (c) = Ø100 CHARGED LINE
IP = Ø100 INSPECTION POINT
SP = RAINWATER DOWNPIPE SPREADER
EX DP = EXISTING DOWNPIPE
RH & SP = RAINHEAD AND DOWNPIPE SPREADER
RH & DP = RAINHEAD AND DOWNPIPE
BG = BOX GUTTER
TOW = TOW OF WALL RL
GSIP = GRATED SURFACE INLET PIT
NGL = NATURAL GROUND LEVEL

XXXXX PROPOSED FINISHED SURFACE LEVEL

R16.4m?

= CATCHMENT AREA (WHERE R=ROOF, P=PAVED, L=LANDSCAPED, S = COMBINED SURFACE)

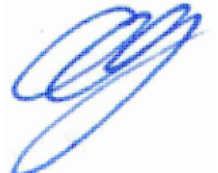
NOT FOR CONSTRUCTION
- CONCEPT DRAWINGS FOR
DEVELOPMENT APPLICATION

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CLIENT: ALEX PICKERING

PROJECT: PROPOSED DEVELOPMENT AT
41A PONSONBY PARADE, SEAFORTH

APPROVED:


ADAM GILLETT
B.ENG (Hons), M.I.E. AUST.

DRAWING TITLE:
GENERAL & SITE-SPECIFIC NOTES,
GENERAL DRAINAGE PLAN

A 10/12/2024

FOR DA APPROVAL

ISSUE

DATE

REVISIONS:

DRAWN BY: SZ

ENGINEER: SZ

DATE: 10/12/2024

SCALE: AS SHOWN ON A1

JOB NO: 241097

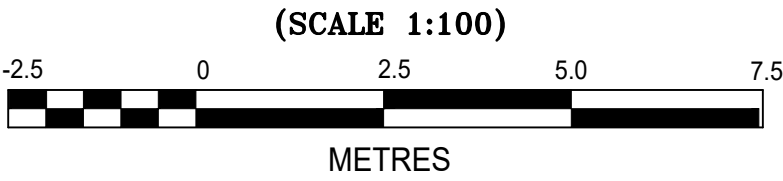
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SITE SPECIFIC NOTES:

- THE EXISTING DRAINAGE LINES SHOWN ON THIS PLAN ARE INDICATIVE AND HAVE BEEN ASSUMED BASED ON SITE INVESTIGATIONS AND THE INFORMATION PROVIDED BY THE CLIENT. THE CONTRACTOR IS TO CARRYOUT INVESTIGATIONS PRIOR TO THE COMMENCEMENT OF WORKS AND DETERMINE THE EXACT LOCATION, SIZE & MATERIAL OF THE EXISTING DRAINAGE SYSTEMS SHOWN ON THESE PLANS. ALL INGROUND DRAINAGE PIPES MUST BE Ø100 MINIMUM UNO.
- PORTIONS OF THE EXISTING DRAINAGE SYSTEMS BEING RETAINED AS SHOWN ON THESE PLANS INCLUDING DOWNPIPES, INGROUND DRAINAGE LINES ETC SERVICING THE EXISTING DWELLING ARE TO BE ASSESSED BY A PLUMBER AND REPLACED WITH NEW IF FOUND TO BE IN POOR WORKING CONDITION. REPLACEMENT OF THE EXISTING DRAINAGE SYSTEM IS TO BE GENERALLY IN ACCORDANCE WITH THESE PLANS;

PLAN- GENERAL DRAINAGE LAYOUT



NOTATION:

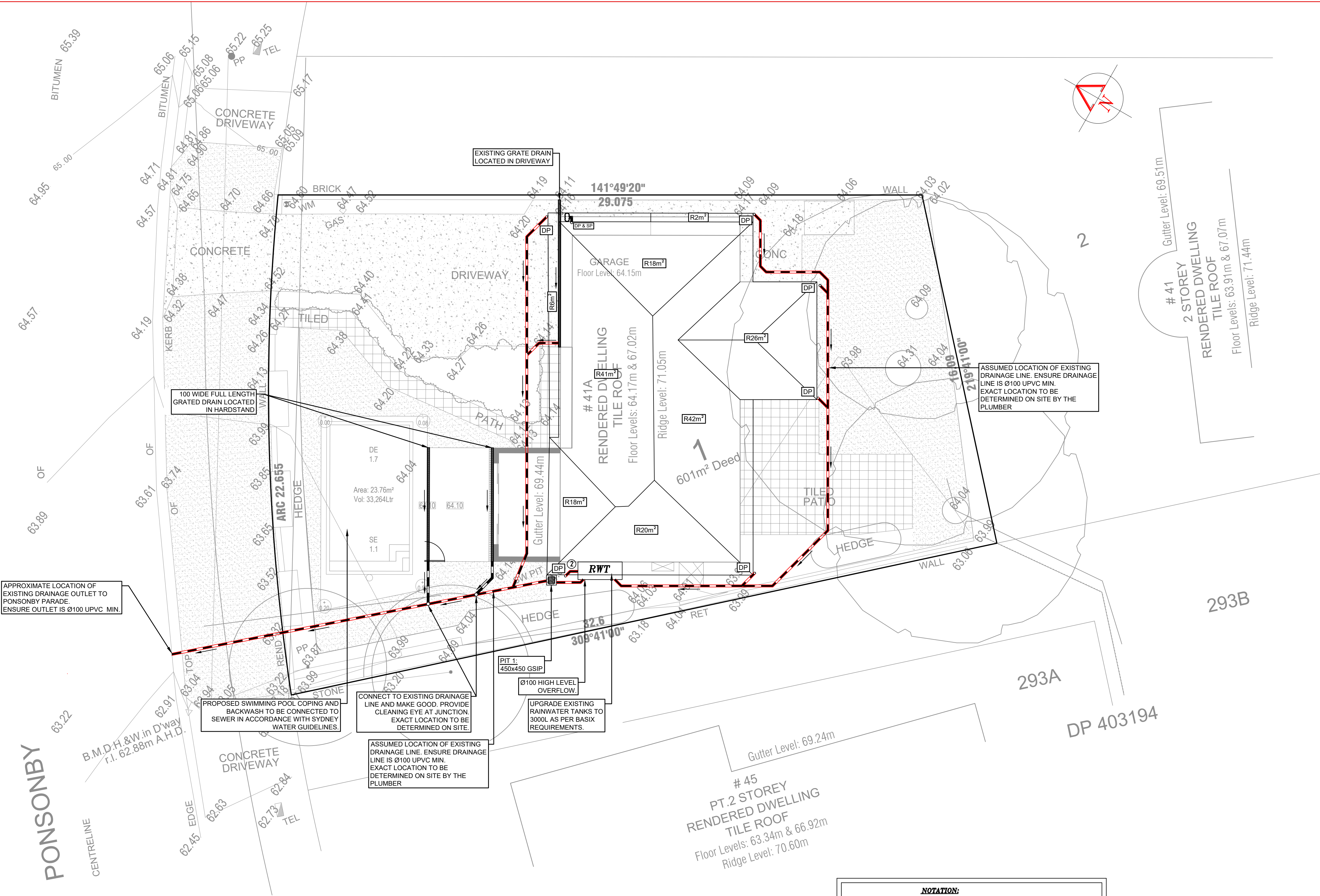
- PROPOSED DRAINAGE LINE
ENSURE Ø100 UPVC @ 1% MIN. UNO
- EXISTING DRAINAGE LINE
- DRAINAGE LINE IDENTIFICATION NUMBER.
- PIPE FLOW DIRECTION

NOTE:

FOR TREES TO BE REMOVED, RETAINED OR NEWLY PLANTED, REFER TO ARCHITECTURAL DRAWINGS AND SPECIFICATIONS

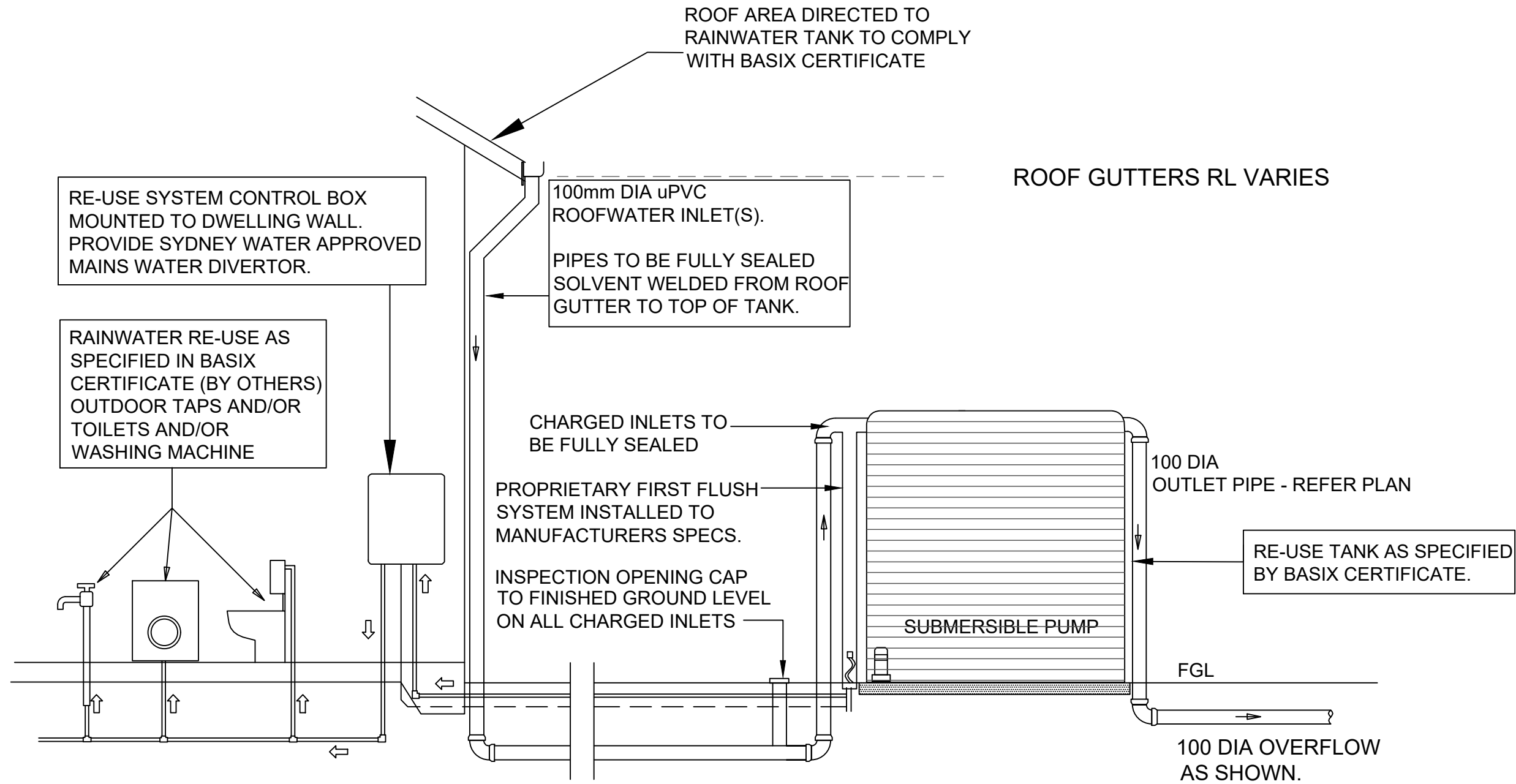
EXTREME CARE SHALL BE TAKEN WHEN DOING WORK NEAR EXISTING PIT/STRUCTURES AND UNDERGROUND CABLES.

LOCATION & DEPTH OF ALL UNDERGROUND CABLES & SERVICES TO BE CONFIRMED PRIOR TO CONSTRUCTION. CONTACT 'DIAL BEFORE YOU DIG' ON 1100

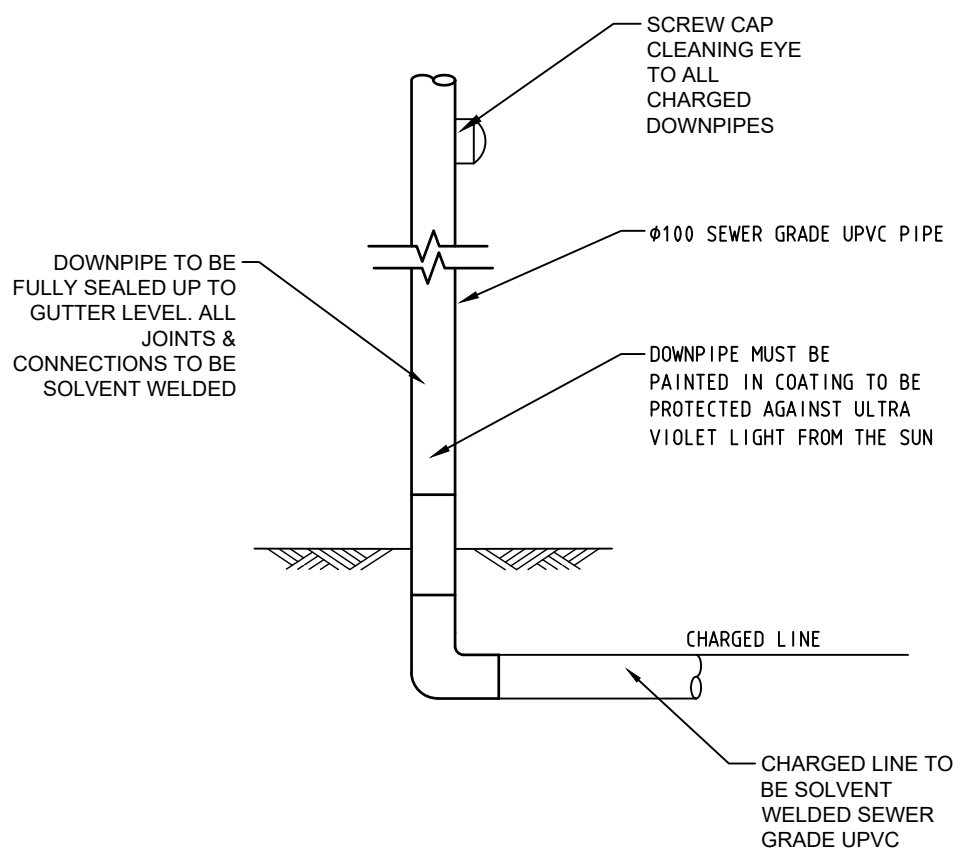
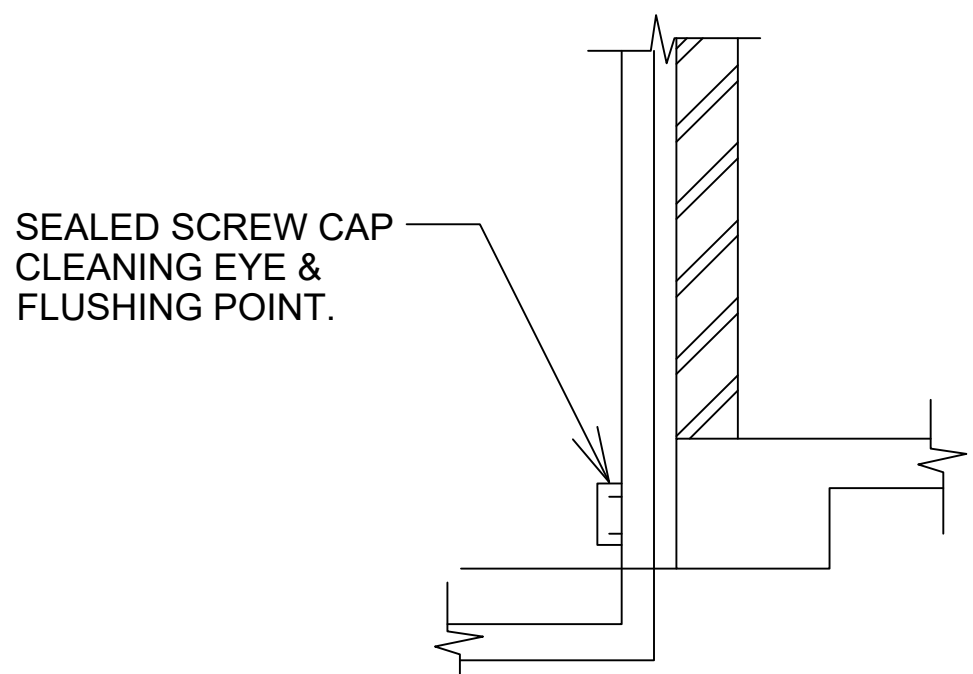


RAINWATER RE-USE SYSTEM NOTES:

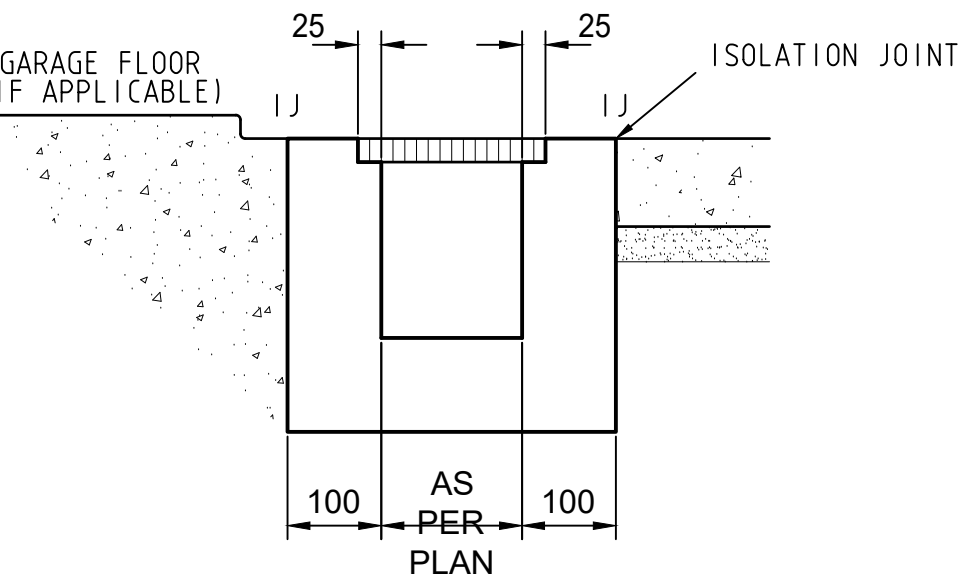
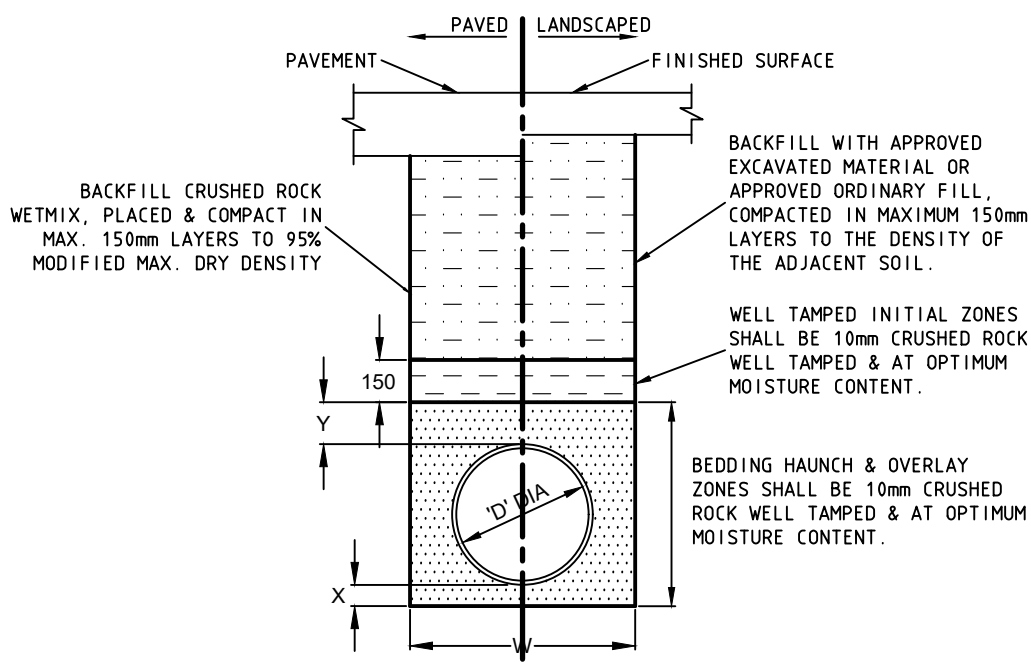
- R1. RAINWATER SUPPLY PLUMBING TO BE CONNECTED AS REQUIRED BY THE BASIX CERTIFICATE.
- R2. TOWNWATER CONNECTION TO RAINWATER TANKS TO BE TO THE SATISFACTION OF SYDNEY WATER. THIS MAY REQUIRE PROVISION OF:
- a. PERMANENT AIR GAP
 - b. A BACKFLOW PREVENTION DEVICE
 - c. NO DIRECT CONNECTION BETWEEN TOWN WATER SUPPLY AND THE RAINWATER SUPPLY
 - d. AN APPROVED STOP VALVE AND/OR PRESSURE LIMITING VALVE AT THE RAINWATER TANKS.
- R3. PROVIDE AT LEAST ONE (1) EXTERNAL HOSE COCK ON THE TOWN WATER SUPPLY FOR FIRE FIGHTING PURPOSES.
- R4. PROVIDE APPROPRIATE FLOAT VALVES AND/OR SOLENOID VALVES TO CONTROL TOWN WATER SUPPLY INLET TO TANK IN ORDER TO ACHIEVE THE TOP-UP ZONE INDICATED ON THE TYPICAL DETAIL.
- R5. ALL PLUMBING WORKS ARE TO BE CARRIED OUT BY LICENSED PLUMBERS IN ACCORDANCE WITH AS3500.1 NATIONAL PLUMBING AND DRAINAGE CODE.
- R6. PRESSURE PUMP ELECTRICAL CONNECTION TO BE CARRIED OUT BY A LICENSED ELECTRICIAN.
- R7. ONLY ROOF RUN-OFF IS TO BE DIRECTED TO THE RAINWATER TANKS. SURFACE WATER INLETS ARE NOT TO BE CONNECTED.
- R8. PIPE MATERIALS FOR RAINWATER SUPPLY PLUMBING ARE TO BE APPROVED MATERIALS TO AS3500 PART 1, SECTION 2 AND TO BE CLEARLY AND PERMANENTLY IDENTIFIED "RAINWATER". THIS MAY BE ACHIEVED FOR BELOW GROUND PIPES USING IDENTIFICATION TAPE (MADE IN ACCORDANCE WITH AS2648) OR FOR ABOVE GROUND PIPES BY USING ADHESIVE PIPE MARKERS (MADE IN ACCORDANCE WITH AS1345).
- R9. EVERY RAINWATER SUPPLY OUTLET POINT AND RAINWATER TANK ARE TO BE LABELED "RAINWATER" ON A METALLIC SIGN IN ACCORDANCE WITH AS1319.
- R10. ALL INLETS AND OUTLETS TO THE RAINWATER TANK ARE TO HAVE SUITABLE MEASURES PROVIDED TO PREVENT MOSQUITO AND VERMIN ENTRY.



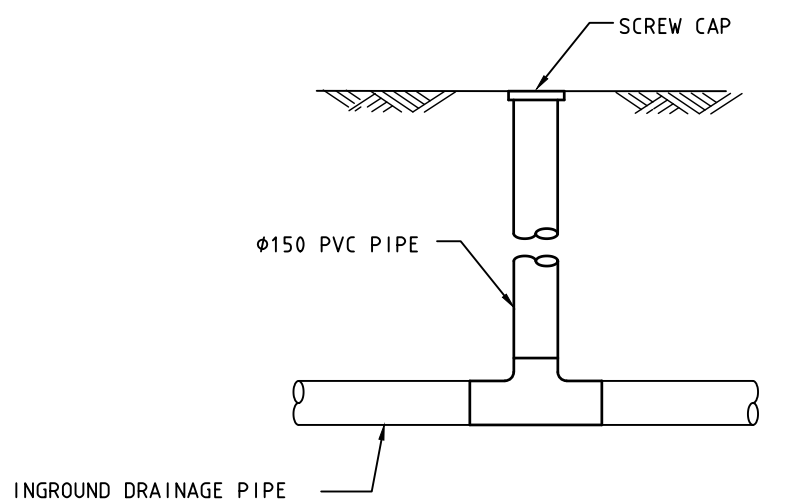
TYPICAL DETAIL - RAINWATER RE-USE TANK
NOT TO SCALE



TYPICAL DETAIL - DOWNPIPE TO CHARGED LINE
N.T.S.

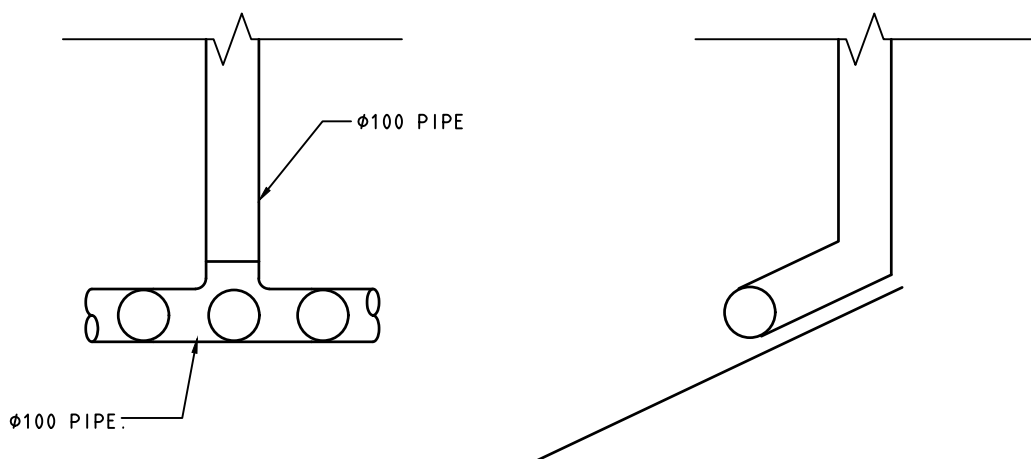


TYPICAL TRENCH GRATE DETAIL (FOR PAVED AREAS)
SCALE: 1:10



TYPICAL DETAIL - INSPECTION / CLEANING EYE
N.T.S.

NOTE:
CLEANING EYE TO BE PROVIDED AT START OF CHARGED LINES AND AT CRITICAL JUNCTIONS TO BUILDERS DETAIL



TYPICAL DETAIL - DOWNPIPE SPREADER
N.T.S.

JOB ADDRESS: 41A PONSONBY PARADE, SEAFORTH
A.R.I. IN YEARS: 20
TIME OF CONC.: 5min
RAINFALL INTENSITY: 206mm/hr (OBTAINED FROM B.O.M. DECEMBER 2024)
MANNINGS ROUGHNESS: 0.01 "n" UPVC

DRAINAGE CALCULATIONS

L I N	IN No.	LET Type	AREA m²	RUNOF COEF. "C"	INLET IMP AREA	DISC "Q" l/s	SIDE Lin	LINE Area	TOT. IMP. AREA	DESIGN "Q" l/s	DIA mm	PIPE GRADE %	NOM. CAP. l/s	REMARKS
1	1	DP	149.0	1.00	149.0	8.5			149.0	8.5	100.0	CHARGE		CONNECT TO RWT CONNECT TO LINE 2
2	1	DP	24.0	1.00	24.0	1.4			24.0	1.4	100.0	1.0	6.7	ROOF AREA
	2	DP	66.0	0.90	59.4	3.4			83.4	4.8	100.0	1.0	6.7	PAVED AREA
	3	DP	13.0	0.90	11.7	0.7			95.1	5.4	100.0	1.0	6.7	PAVED AREA
	4	DP	15.0	0.90	13.5	0.8			108.6	6.2	100.0	1.0	6.7	PAVED AREA
	3	LINE 1&2	257.6	1.00	257.6	14.7			257.6	14.7	100.0	4.8	14.7	CONNECT TO LINE 1 LINE 1 & 2 DISCHARGE TO KERB

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DRAWING TITLE:
DRAINAGE DETAILS & CALCULATIONS

			DRAWN BY: SZ	ENGINEER: SZ
			DATE: 10/12/2024	
A	10/12/2024	FOR DA APPROVAL	SCALE: AS SHOWN ON A1	SHEET No:
ISSUE	DATE	REVISIONS:	JOB NO: 241097	C02