

MIXED USE DEVELOPMENT

35-43 BELGRAVE STREET MANLY, NSW 2095

CIVIL DRAWING LIST

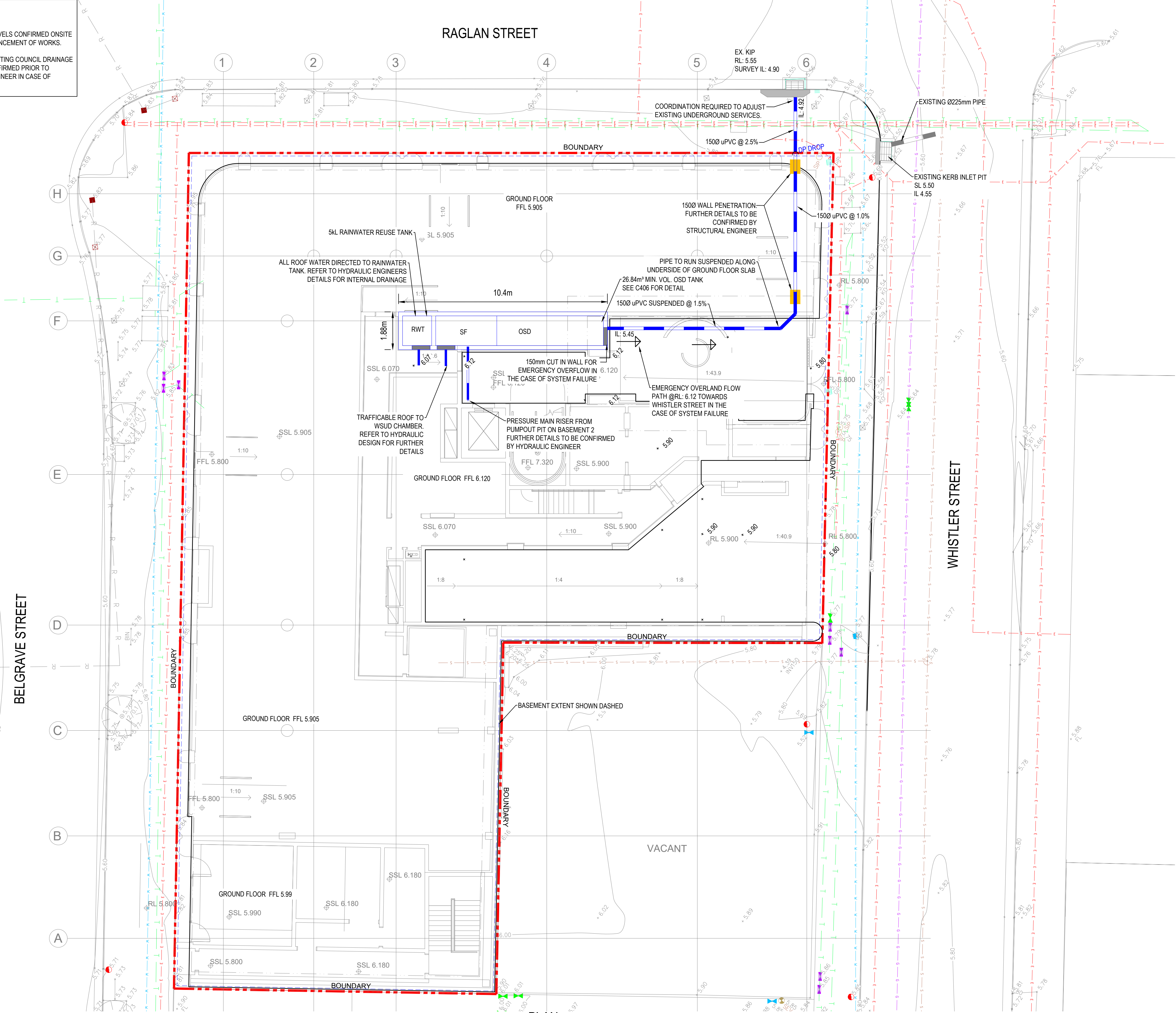
C000	COVER SHEET
C001	STANDARD NOTES
C402	DRAINAGE LAYOUT GROUND LEVEL
C405	DRAINAGE DETAILS
C406	OSD DETAILS



LOCALITY PLAN
NTS

REVISIONS:				SCALE BAR		 van der Meer Consulting van der meer LEVEL 6, 39 CHANDOS STREET ST LEONARDS NSW 2065 Telephone 61-2-9436 0433 Fax 61-2-9436 1370 www.vandermeer.com.au van der Meer (NSW) Pty Ltd A.B.N. 56 158 266 301		CLIENT TIME & PLACE PTY LTD 74 KING STREET, NEWTOWN NSW 2042		PROJECT TITLE RESIDENTIAL DEVELOPMENT 35-43 BELGRAVE STREET MANLY, NSW 2095		DRAWING STATUS APPROVAL ISSUE NOT TO BE USED FOR CONSTRUCTION			
E	FOR S.455 APPROVAL		AB	11.10.24	COPYRIGHT © THIS DRAWING IS COPYRIGHT AND THE PROPERTY OF VAN DER MEER (NSW) PTY LTD. IT MUST NOT BE RETAINED, COPIED OR USED WITHOUT THE AUTHORITY OF VAN DER MEER (NSW) PTY LTD. DISCLAIMER THIS DRAWING AND ITS CONTENTS ARE ELECTRONICALLY GENERATED. WHICH THEY WERE INTENDED. VAN DER MEER (NSW) PTY LTD. WILL NOT ACCEPT RESPONSIBILITY FOR ANY CONSEQUENCES ARISING FROM THE USE OF THE DRAWING FOR OTHER THAN ITS INTENDED PURPOSE OR			ARCHITECT SJB ARCHITECTS LEVEL 2 490 CROWN STREET, SURRY HILLS, NSW 2010		DRAWING TITLE COVER SHEET		PROJECT LEADER AW		SIGNATURE	
D	FOR TENDER		VB	05.08.24				DRAFTSPERSON VB		SCALE		DATE AS SHOWN		SHEET SIZE A1	
C	FOR COORDINATION		VB	30.07.24				JOB No.		DRAWING No.		REVISION			
B	FOR COORDINATION		VB	28.06.24				SY232-008		C000		E			
A	FOR APPROVAL		YK	10.07.23											
No.	REVISION DESCRIPTION			DRAWN	DATE										

NOTE:
EXISTING SERVICES TO BE LOCATED AND LEVELS CONFIRMED ONSITE TO ENSURE NO CLASHING PRIOR TO COMMENCEMENT OF WORKS.
STORMWATER CONNECTION LEVELS TO EXISTING COUNCIL DRAINAGE LOCATED ON RAGLAN STREET IS TO BE CONFIRMED PRIOR TO COMMENCEMENT OF WORKS. CONTACT ENGINEER IN CASE OF VARIATION

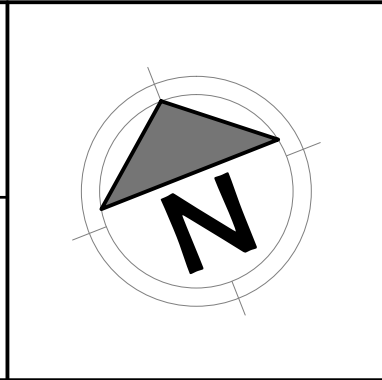


- LEGEND**
- BOUNDARY
 - BASEMENT EXTENTS
 - PROPOSED STORMWATER PIT
REFER TO DRAWING C405 FOR DETAILS
 - PROPOSED STORMWATER PIPE
REFER TO DRAWING C405 FOR DETAILS
 - PROPOSED CAST IN STORMWATER PIPE
 - EXISTING STORMWATER PIT
 - EXISTING STORMWATER PIPE
 - SUBSOIL DRAIN AND FLUSH POINT
REFER TO DRAWING C405 FOR DETAILS
 - DOWNPIPE CONNECTION
REFER TO HYDRAULIC ENGINEER'S PLAN
 - GRATED DRAIN
REFER TO DRAWING C310 FOR DETAILS
 - SURVEY
 - ARCHITECTURAL
 - SURCHARGE FLOW PATH
 - EXISTING STORMWATER
 - EXISTING ELECTRICITY
 - EXISTING OVERHANG ELECTRICITY
 - EXISTING SEWER
 - EXISTING WATER
 - EXISTING GAS
 - EXISTING TELECOMMUNICATION
 - EXISTING RMS UTILITIES

WARNING
BEWARE OF UNDERGROUND SERVICES
THE LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.

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SCALE BAR			
0	1	2	3
4	5m	10m	
SCALE 1:100			
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ARCHITECT
SJB ARCHITECTS
LEVEL 2 490 CROWN STREET, SURRY HILLS, NSW 2010

PROJECT TITLE
RESIDENTIAL DEVELOPMENT
35-43 BELGRAVE STREET
MANLY, NSW 2095
DRAWING TITLE
DRAINAGE LAYOUT
GROUND LEVEL

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JOB No. SY232-008	DRAWING No. C402	REVISION E	

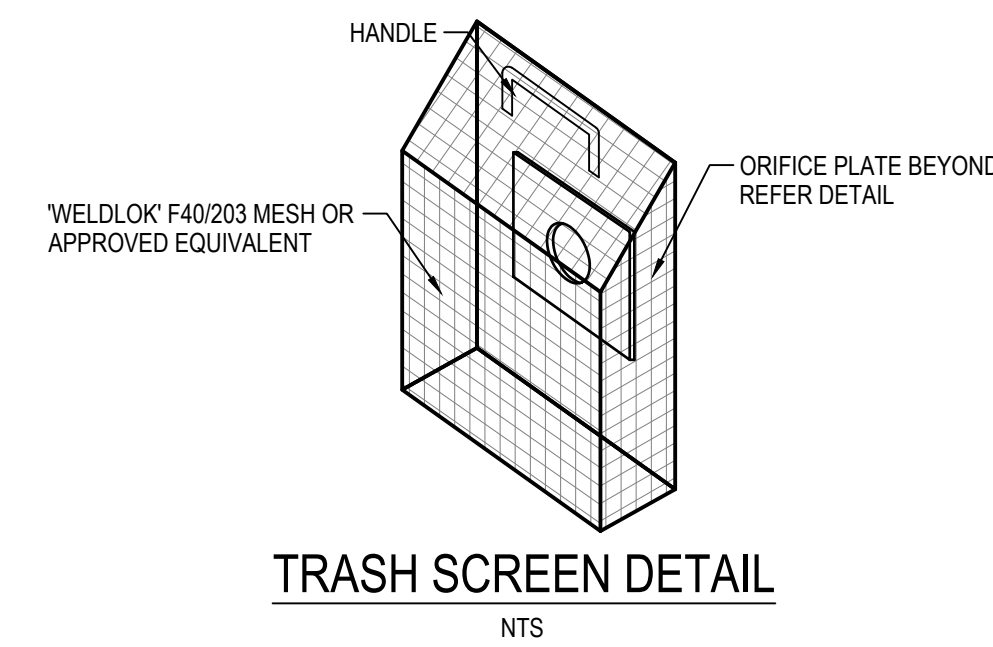
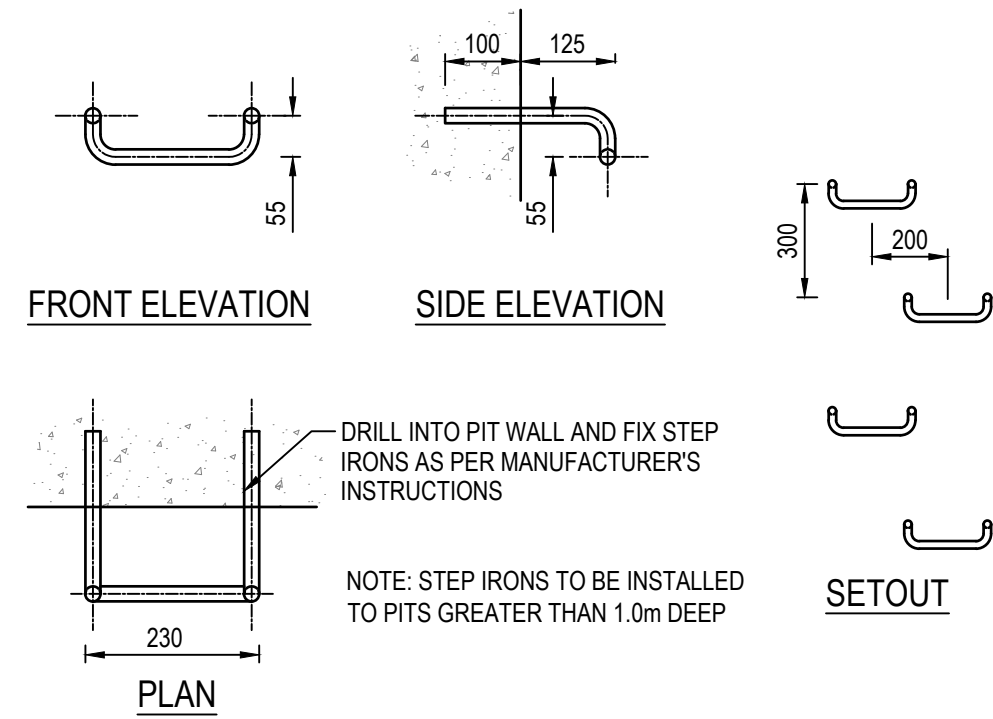
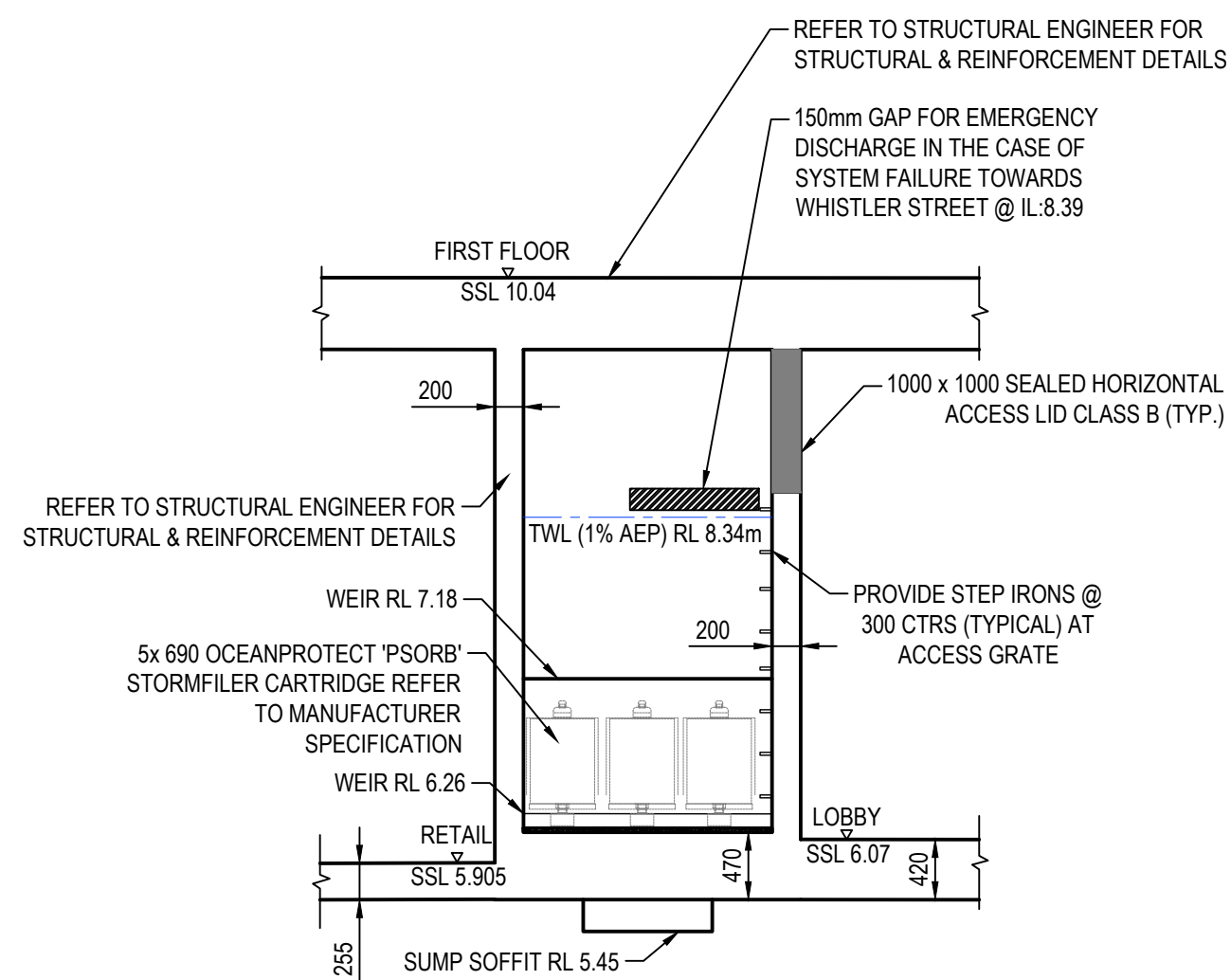
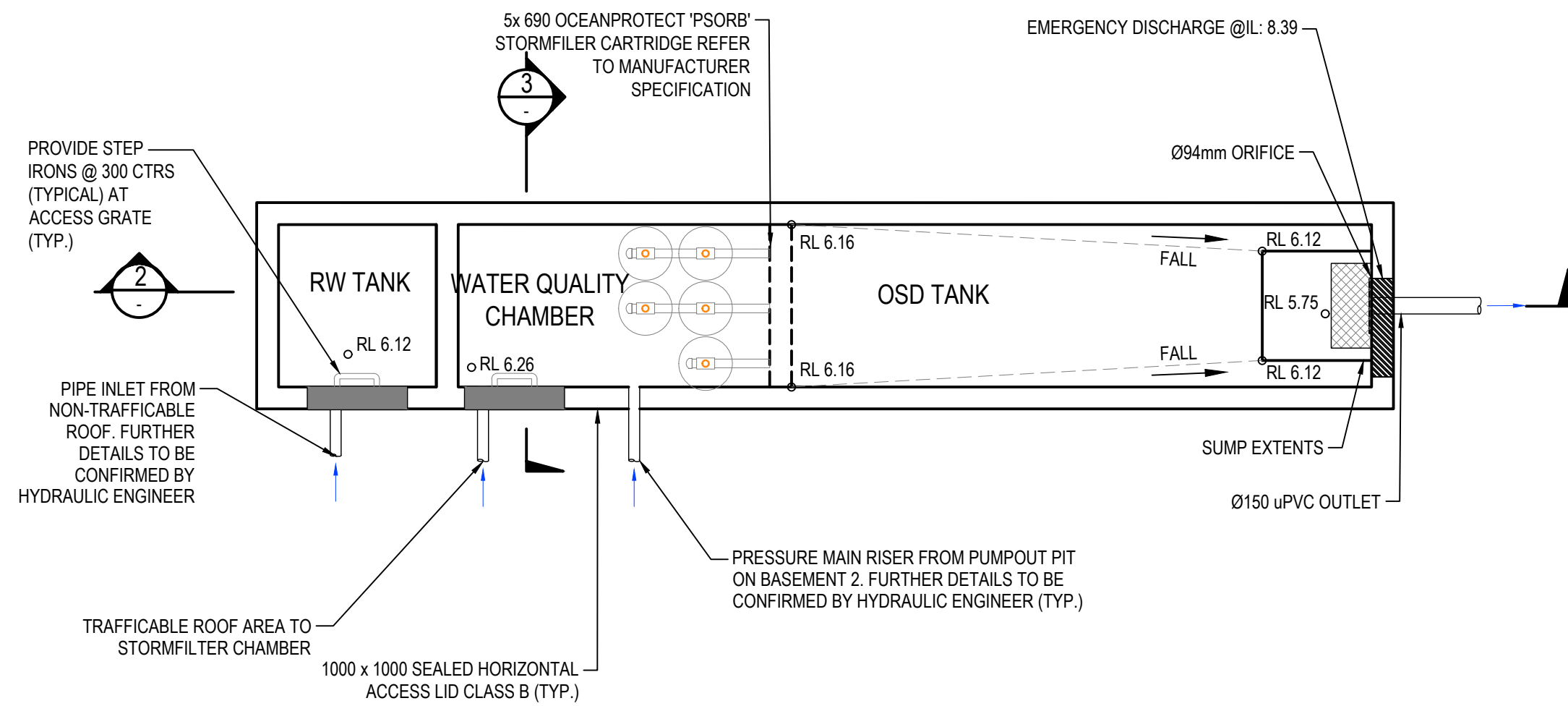
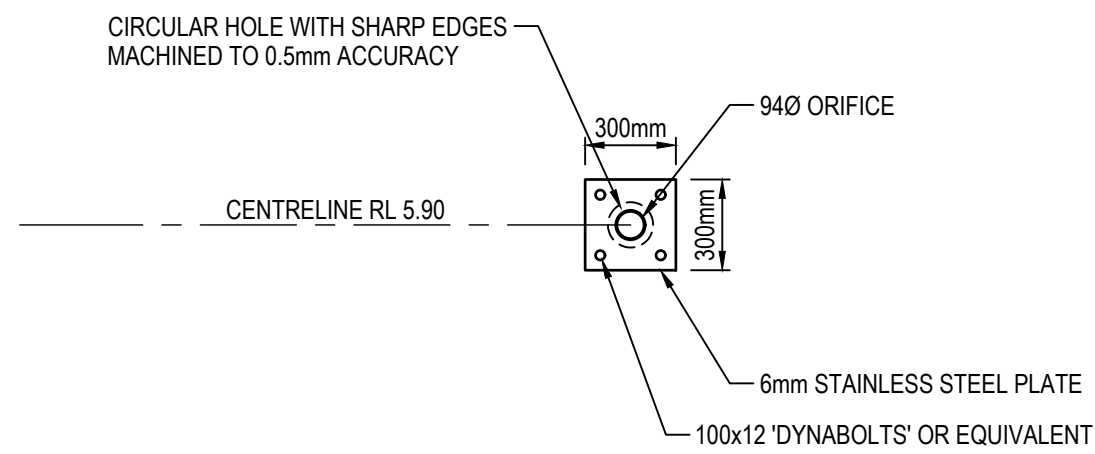
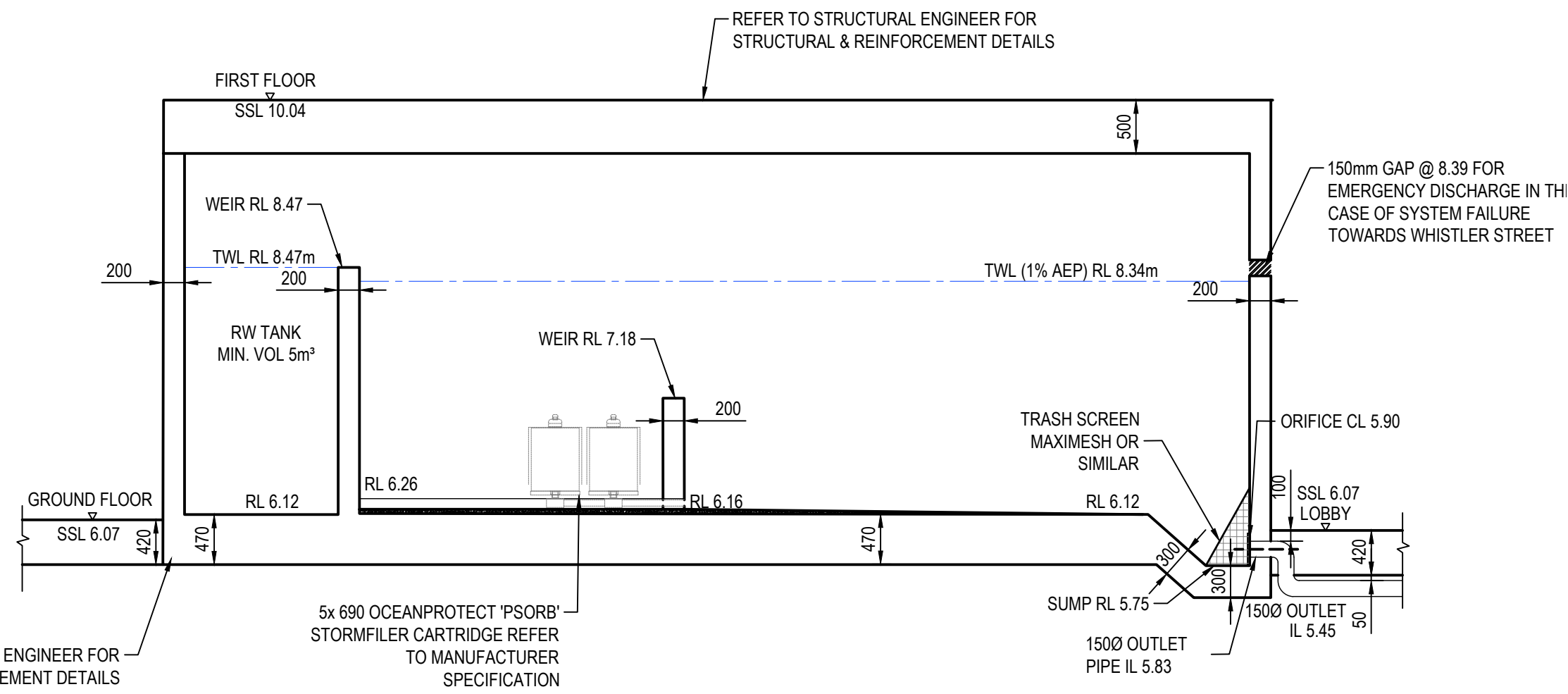
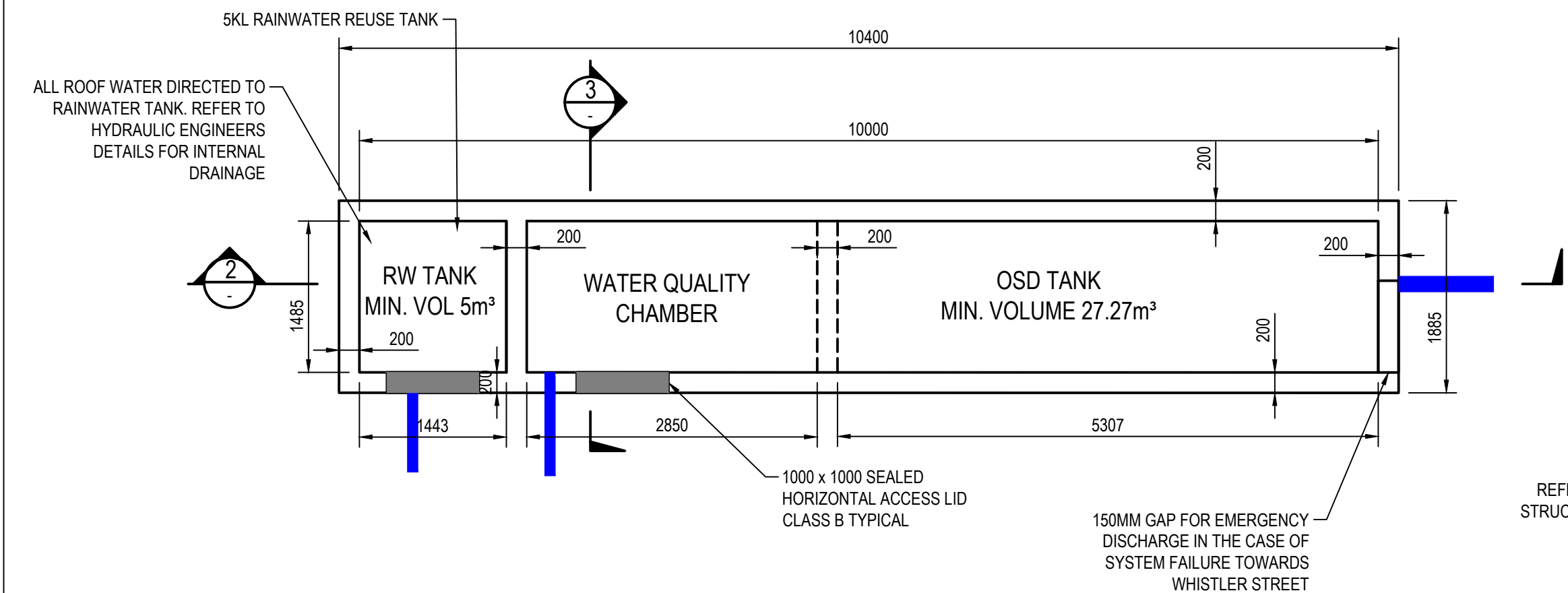


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Treatment Train Effectiveness - GP90IP65%TN45%			
	Sources	Residual Load	% Reduction
Flow (ML/yr)	1.17	1.17	0.1
Total Suspended Solids (kg/yr)	148	22	85.1
Total Phosphorus (kg/yr)	0.352	0.0739	79
Total Nitrogen (kg/yr)	3.01	1.44	52.3
Gross Pollutants (kg/yr)	29.7	0	100

SITE PEAK DISCHARGES				
REDUCE PEAK FLOWS FOR ALL STORMS AS PER NORTHERN BEACHES COUNCIL WATER MANAGEMENT FOR DEVELOPMENT POLICY (2021) SECTION 9.3.3.2.3 CONDITION TWO.				
PSD: PEAK FLOW ON 20% AEP WITH 250m² IMPERVIOUS AREA = 28L/s				
SITE AREA = 1,060m²				
PRE-DEV		POST-DEVELOPMENT		
STORM (ARI)	PEAK FLOW (m³/s)	STORM (ARI)	PEAK FLOW (m³/s)	PEAK STORAGE (m³)
5 YEAR	0.041	5 YEAR	0.019	11.77
10 YEAR	0.048	10 YEAR	0.022	15.01
20 YEAR	0.056	20 YEAR	0.024	18.45
100 YEAR	0.074	100 YEAR	0.028	26.84

- NOTE:
- OSD TANK VOLUME PROVIDED: 27.30m³
 - VALUES AS PER DRAINS MODELING
 - REFER TO DRAWING SHEETS C401 AND C402 FOR FURTHER DETAILS.

WSUD NOTES:	
ACCORDING TO NORTHERN BEACHES WATER MANAGEMENT FOR DEVELOPMENT POLICY SECTION 3 TABLE 5, GENERAL STORMWATER QUALITY TARGETS ARE LISTED BELOW:	
TOTAL PHOSPHOROUS:	65% REDUCTION IN POST DEVELOPMENT
TOTAL NITROGEN:	45% REDUCTION IN POST DEVELOPMENT
TOTAL SUSPENDED SOLIDS:	85% REDUCTION IN POST DEVELOPMENT
GROSS POLLUTANTS:	90% REDUCTION IN THE POST DEVELOPMENT MEAN ANNUAL LOAD

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SCALE BAR	0 1 2 3 4 5m
SCALE 1:50	0 1 2 3 4 5 1m 1.5 2m
SCALE 1:25	
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MANLY, NSW 2095

DRAWING TITLE

OSD DETAILS

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JOB No. SY232-008	DRAWING No. C406	REVISION E	

GENERAL NOTES

- G1. ALL LEVELS SHALL BE OBTAINED FROM ESTABLISHED BMS OR SSM.
- G2. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND EXISTING LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORK.
- G3. ALL WORKS ARE TO BE UNDERTAKEN IN ACCORDANCE WITH COUNCIL'S SPECIFICATIONS AND THE DIRECTIONS OF THE SUPERINTENDENT.
- G4. DIMENSIONS MUST NOT BE SCALED FROM DRAWINGS.
- G5. CONTRACTOR TO ENSURE THAT ALL ROADWORKS ARE SMOOTHLY TRANSITIONED TO EXISTING LEVELS FREE FROM ABRUPT CHANGES.
- G6. THE CONTRACTOR SHALL ARRANGE ALL SURVEY SETOUT TO BE CARRIED OUT BY A REGISTERED SURVEYOR. FURTHER, THE LOCATION OF RECOVERY MARKS SHOULD BE VERIFIED AND CONFIRMED BY THE CONTRACTOR AND ANY DISCREPANCIES SHOULD BE CLARIFIED IN WRITING WITH THE SUPERINTENDENT PRIOR TO THE COMMENCEMENT OF WORK.
- G7. AT COMPLETION OF WORKS ALL ADJOINING DISTURBED AREAS ARE TO BE REINSTATE TO THE "AS FOUND" CONDITION.
- G8. THE CONTRACTOR SHALL ENSURE ALL AREAS DRAIN WITH A MINIMUM FALL OF 1% (1:100) GRADE TO OUTLETS UNLESS INDICATED OTHERWISE. NO WORKS SHALL CAUSE PONDING OF STORMWATER ON UPSTREAM PROPERTIES OR CONCENTRATE RUNOFF ONTO DOWNSTREAM PROPERTIES.
- G9. THESE PLANS SHALL BE READ IN CONJUNCTION WITH APPROVED LANDSCAPE, ARCHITECTURAL, ELECTRICAL, RETICULATION, WATER & SEWER DRAWINGS AND SPECIFICATIONS AND OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED.
- G10. THE CONTRACTOR SHALL ENSURE THAT ALL PAVEMENTS GRADE EVENLY BETWEEN NOMINATED RL'S ON PLAN AND NO POND OF WATER OCCURS.
- G11. ALL DIMENSIONS ARE IN METERS UNLESS STATED OTHERWISE. ALL LEVELS ARE EXPRESSED IN METERS.
- G12. DURING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE STRUCTURE IN A STABLE CONDITION AND ENSURING NO PART SHALL BE OVERSTRESSED UNDER CONSTRUCTION ACTIVITIES.
- G13. WORKMANSHIP AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE RELEVANT CURRENT S.A. CODES INCLUDING ALL AMENDMENTS, AND THE LOCAL STATUTORY AUTHORITIES, EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS.
- G14. THE APPROVAL OF A SUBSTITUTION SHALL BE SOUGHT FROM THE ENGINEER BUT IS NOT AN AUTHORIZATION FOR AN EXTRA. ANY EXTRAS INVOLVED MUST BE TAKEN UP WITH THE SUPERINTENDENT BEFORE THE WORK COMMENCES.
- G15. THE CONTRACTOR IS TO EMPLOY A QUALIFIED GEOTECHNICAL ENGINEER AS REQUIRED FOR ALL GEOTECHNICAL ASPECTS OF THE BUILDING WORKS REFER TO FOUNDATION, GROUNDWORKS AND RETENTION/SHORING NOTES REFER ALSO TO THE GEOTECHNICAL REPORT FOR THIS PROJECT.

DRAINAGE NOTES

- D1. PIT LEVELS SHOWN ON STORMWATER DRAINAGE PLANS ARE FOR INFORMATION. EXACT PIT LEVELS TO BE ADJUSTED TO SUIT FALLS IN PAVEMENT/LANDSCAPED AREA.
- D2. PITS GREATER THAN 1.2m DEEP TO BE FITTED WITH STEP IRONS.
- D3. DRAINAGE PIPES SHALL BE BACKFILLED WITH COMPACTED CLEAN SHARP SAND TO 200 ABOVE PIPE OBVERT. ADDITIONAL BACKFILL UNDER ROADS SHALL CONSIST OF CLASS 2 F.C.R. MATERIAL COMPACTED IN 200mm LAYERS TO 80% SMD. UNDER LANDSCAPED AREAS ADDITIONAL BACKFILL SHALL CONSIST OF GRANULAR MATERIAL COMPACTED IN 200mm LAYERS TO 95% SMD.
A 3m LENGTH OF 100 L SLOTTED AGRICULTURAL LINE SURROUNDED BY GEOTECH STOCKING SHALL BE PROVIDED ON THE UPSTREAM SIDE OF ALL PITS.
- D4. CONCRETE STORMWATER PIPES TO BE CLASS '3' UNDER ROADS AND CLASS '2' IN NON-TRAFFICED AREAS. ALL PIPES GREATER THAN 3000 ARE TO BE RUBBER RING JOINTS U.N.O.
- D5. CONCRETE PITS GREATER THAN 1.0m DEEP TO BE REINFORCED WITH 150-220 EACH WAY CENTRED, MIN. 300 LAP. CONCRETE - Fc 25MPa
- D6. 1900, 2250 & 3000 uPVC PIPES TO BE SEWER GRADE PIPE UNDER TRAFFICABLE PAVEMENT. MIN. 400 COVER UNDER NON-TRAFFICABLE PAVEMENT.
- D7. PIT COVERS & GRATED DRAINS IN TRAFFICABLE PAVEMENT TO BE AS 3996 CLASS D "HEAVY DUTY" & IN NON-TRAFFICABLE AREAS TO BE AS 3996 CLASS C "LIGHT DUTY".

UTILITY SERVICES

- S1. CONDUITS TO BE PROVIDED FOR WATER AND ENERGY AUTHORITIES, TELSTRA AND OTHER SERVICES AS REQUIRED.
- S2. THE LOCATIONS OF UNDERGROUND SERVICES SHOWN ON THESE DRAWINGS HAVE BEEN PLOTTED FROM SURVEY AND AUTHORITY INFORMATION. THE SERVICE INFORMATION HAS BEEN PREPARED ONLY TO SHOW THE APPROXIMATE POSITIONS OF ANY KNOWN SERVICES AND MAY NOT BE AS CONSTRUCTED OR ACCURATE.
- S3. VAN DER MEER CANNOT GUARANTEE THAT THE SERVICES INFORMATION SHOWN ON THESE DRAWINGS ACCURATELY INDICATES THE PRESENCE OR ABSENCE OF SERVICES OR THEIR LOCATION AND WILL ACCEPT NO LIABILITY FOR INACCURACIES IN THE SERVICES INFORMATION SHOWN ARISING FROM ANY CAUSE WHATSOEVER.
- S4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH THE LOCATION AND LEVEL OF ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE SUPERINTENDENT. CLEARANCES SHALL BE OBTAINED FROM THE RELEVANT SERVICE AUTHORITY.
- S5. CONTRACTORS SHALL TAKE DUE CARE WHEN EXCAVATING ON SITE INCLUDING HAND EXCAVATION WHERE NECESSARY.
- S6. CONTRACTORS ARE TO CONTACT THE RELEVANT SERVICE AUTHORITY PRIOR TO COMMENCEMENT OF EXCAVATION OR FUTURE WORKS.
- S7. CONTRACTORS ARE TO UNDERTAKE A SERVICES SEARCH PRIOR TO COMMENCEMENT OF WORKS ON SITE. SEARCH RESULTS ARE TO BE KEPT ON SITE AT ALL TIMES.

TELSTRA - DUTY OF CARE NOTE:
TELSTRA'S PLANS SHOW ONLY THE PRESENCE OF CABLES AND PLANT. THEY ONLY SHOW THEIR POSITION RELATIVE TO ROAD BOUNDARIES, PROPERTY FENCES ETC. AT THE TIME OF INSTALLATION AND TELSTRA DOES NOT WARRANT OR UPHOLD THAT SUCH PLANS ARE ACCURATE THEREAFTER DUE TO CHANGES THAT MAY OCCUR OVER TIME. DO NOT ASSUME DEPTH OR ALIGNMENT OF CABLES OR PLANT AS THESE VARY SIGNIFICANTLY.

THE CONTRACTOR HAS A DUTY OF CARE WHEN EXCAVATING NEAR TELSTRA CABLES AND PLANT. BEFORE USING MACHINE EXCAVATORS TELSTRA PLANT MUST FIRST BE PHYSICALLY EXPOSED BY SOFT DIG POT HOLING TO IDENTIFY ITS LOCATION. TELSTRA WILL SEEK COMPENSATION FOR DAMAGES CAUSED TO ITS PROPERTY AND LOSSES CAUSED TO TELSTRA AND ITS CUSTOMERS.

ELECTRICAL & GAS NETWORK:
A MINIMUM OF 30 DAYS PRIOR TO COMMENCEMENT OF EXCAVATION WORKS THE SUBCONTRACTOR MUST CONTACT DIAL BEFORE YOU DIG.

SURVEY

- SU1. ALL SURVEY INFORMATION PROVIDED FOR THIS PROJECT IS OBTAINED FROM LTS SURVEYORS PTY LTD REV. A DATED 08/02/2023 AND GEOSURV REV. A DATED 19/07/2024.
- SU2. ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM.
- SU3. ALL CHAINAGES AND LEVELS ARE IN METRES, DIMENSION FOR DETAILS AS SHOWN.
- SU4. CONTRACTORS SHALL ARRANGE FOR THE WORKS TO BE SET OUT BY A REGISTERED SURVEYOR.

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