

GENERAL

- 1. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL & OTHER WORKING DRAWINGS, SPECIFICATIONS & WITH SUCH WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT.
- 2. ALL WORKMANSHIP & MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT EDITION OF THE RELEVANT AUSTRALIAN STANDARDS, THE BUILDING CODE OF AUSTRALIA AND ANY OTHER APPLICABLE AUTHORITY REQUIREMENTS.
- 3. ANY CONFLICT BETWEEN THESE NOTES, THE SPECIFICATION, THE DRAWINGS OR ANY OTHER RELEVANT DOCUMENTS SHALL BE REFERRED TO THE ENGINEER FOR DECISION PRIOR TO PROCEEDING WITH THE WORK.
- 4. DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE DRAWINGS. FOR SETTING OUT DIMENSIONS & LEVELS REFER TO ARCHITECTURAL DRAWINGS.
- 5. THE BUILDER SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL SHORING TO MAINTAIN THE STABILITY & INTEGRITY OF EXCAVATIONS & ADJACENT STRUCTURES.
- 6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL SERVICES PRIOR TO COMMENCEMENT OF ANY EARTHWORKS.
- 7. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE.

STORMWATER

- 1. ALL LEVELS ARE TO A.H.D. UNO.
- 2. THE STORMWATER SYSTEM IS DESIGNED TO COMPLY WITH COUNCIL'S DESIGN CRITERIA AND TO APPROXIMATELY MAINTAIN EXISTING FLOW PATTERNS
- 3. OVERLAND FLOW PATHS ARE PRESERVED.
- 4. EXISTING DRAINAGE AND LEVELS ARE BASED ON SURVEY PROVIDED & SHOULD BE ASSUMED TO BE APPROXIMATE. ALLOW TO CONFIRM ALL RELEVANT DETAILS BEFORE PROCEEDING WITH AFFECTED AREAS.
- 5. STORMWATER DESIGN AND WORKS TO COMPLY WITH COUNCIL'S DCP, DESIGN CRITERIA AND AS3500.
- 6. ALL PITS TO BE PRECAST CONCRETE OR F.R..C. UNO.
- 7. DOWNPIPE LOCATIONS SHOULD BE CONFIRMED WITH ARCHITECTURAL PLANS UNO.
- 8. GRADE LOCAL SURFACES INTO PITS TO ENSURE COLLECTION OF WATER & THAT THERE ARE NO AREAS OF PONDING, TYPICAL.
- 9. GRATED TRENCHES AND SILT ARRESTOR PITS TO BE INSPECTED AND CLEANED AFTER PERIODS OF HEAVY RAINFALL.
- 10. TREE ROOTS TO BE AVOIDED DURING PLACEMENT OF DRAINAGE SYSTEM.
- 11. ALL PIPES TO BE Ø100 UPVC UNO.
- 12. ALL PIPES TO HAVE 100MIN. COVER IN LANDSCAPED AREAS AND 600 MIN. COVER IN TRAFFICABLE AREAS.
- 13. ALL INLET AND OUTLET PIPES FROM PITS TO BE CONNECTED AT THE HIGHEST POSSIBLE INVERT LEVEL WHILST KEEPING 1% MIN. GRADE UNO.
- 14. FINISHED SURFACES TO BE GRADED AWAY FROM THE DWELLING AND TOWARD THE PITS.
- 15. GRATED TRENCHES TO BE 1% MIN. GRADE THROUGHOUT TO OUTLET PIPE.
- 16. FINISHED CROSSING AND DRIVEWAY LEVELS ARE BASED ON SURFACE LEVELS OF THE EXISTING LAYBACK AND STREET BOUNDARY LEVELS.
- 17. BEFORE COMMENCING CONSTRUCTION OF THE CROSSING AND DRIVEWAY, COUNCIL'S DESIGNED STREET BOUNDARY LEVELS MUST BE OBTAINED AND USED FOR CONSTRUCTION.

SOIL AND WATER
MANAGEMENT NOTES

- 1. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED AND MAINTAINED DAILY BY SITE MANAGER
- 2. MINIMISE DISTURBED AREAS
- 3. ALL STOCKPILES TO BE CLEAR FROM DRAINS, GUTTERS AND FOOTPATHS.
- 4. DRAINAGE TO BE CONNECTED TO STORMWATER SYSTEM AS SOON AS POSSIBLE.
- 5. ROADS AND FOOTPATHS TO BE SWEEPED DAILY AND KEPT CLEAN AT ALL TIMES
- 6. INSTALL TEMPORARY SEDIMENT BARRIERS TO ALL INLET PITS LIKELY TO COLLECT SILT LADDED WATER, TO COUNCILS'S REQUIREMENTS.
- 7. NOT WITHSTANDING DETAILS SHOWN, IT IS THE SITE MANAGERS SOLE RESPONSIBILITY TO ENSURE THAT ALL SITE ACTIVITIES COMPLY WITH THE REQUIREMENTS OF THE CLEAN WATERS ACT.

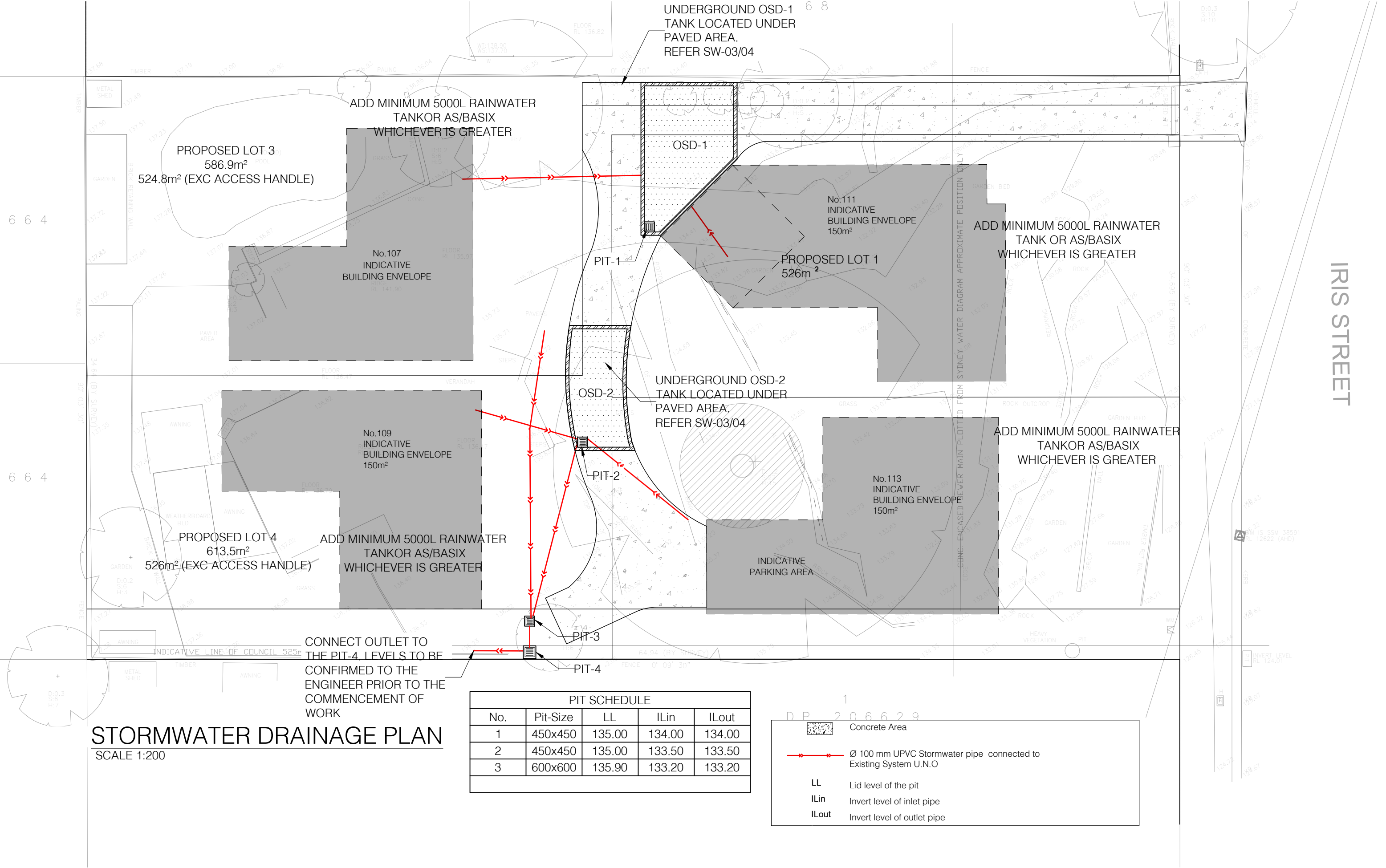
SEDIMENT CONTROL NOTES

- 1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.
- 2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILISED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
- 3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE X 300mm DEEP TRENCH.
- 4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60 % FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
- 5. ALL DISTURBED AREAS SHALL BE REVEGITATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
- 6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE.
- 7. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 3.0m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.



CONSULTANTS:

REV	DATE	DESCRIPTION
1	06/04/23	
2	11/04/23	
3	14/04/23	



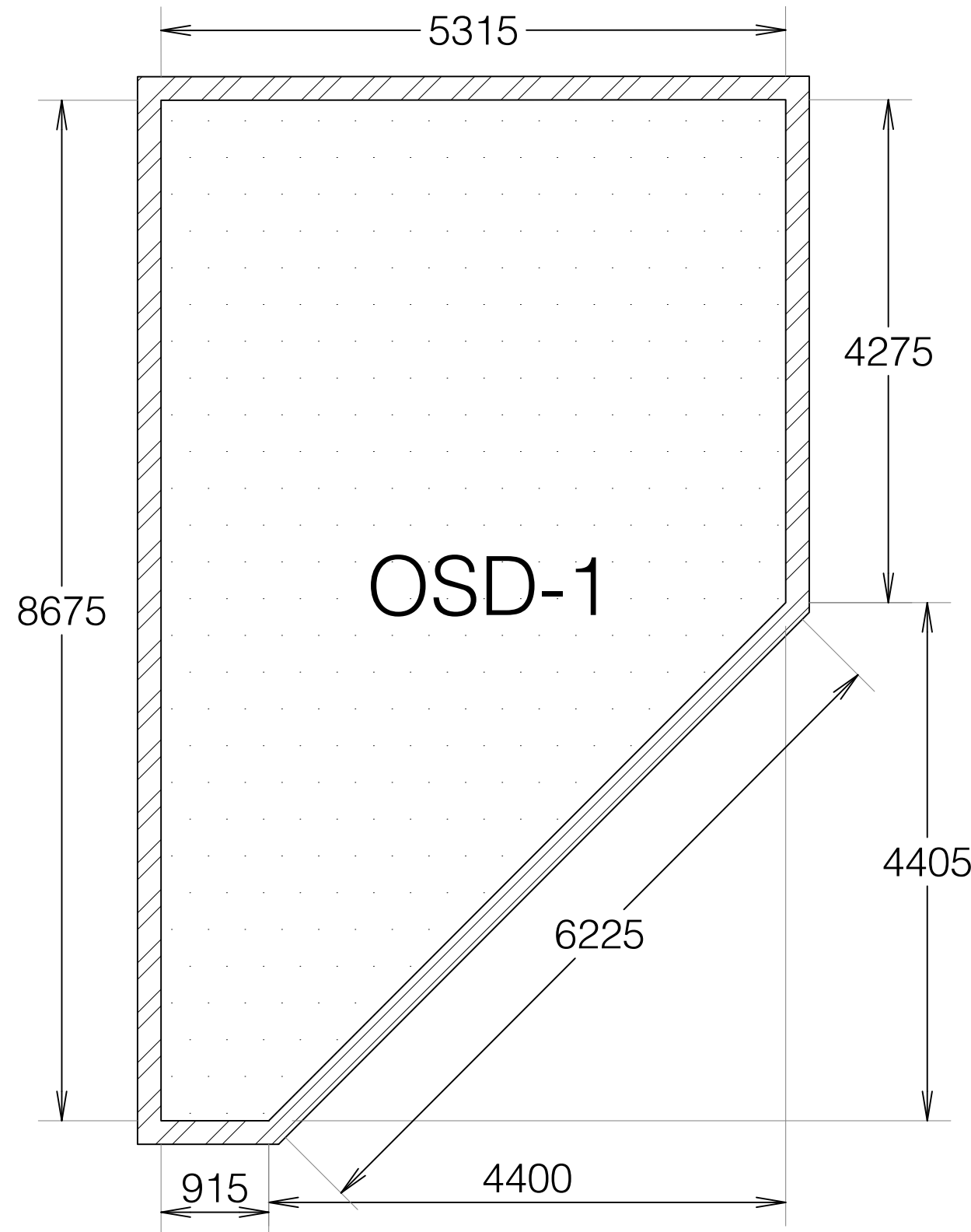
REV	DATE	DESCRIPTION
1	06/04/23	
2	11/04/23	
3	14/04/23	

COUNCIL: Northern Beaches Council
DRAWN BY: D.B
DESIGNED BY: R.D
CLIENT:

DRAWING TITLE: Stormwater Drainage Plan

SITE ADDRESS: 107 Iris St, Beacon Hill NSW 2100
LOT:18 | **SEC: -** | **DP:19022**
ISSUED FOR: CDC
PROJECT: Proposed Dwelling

SCALE: 1:200 @ A3 **DATE:** 14/04/23 **REV:** R3 **SHEET NO.:** SW-01



IT IS THE OWNER'S RESPONSIBILITY TO:

1. KEEP THE DRAINAGE SYSTEM CLEAN AND FREE FROM SILT, RUBBISH AND DEBRIS.
2. MAINTAIN AND REPAIR THE DRAINAGE SYSTEM SO THAT IT FUNCTIONS IN A SAFE AND EFFICIENT MANNER.
3. REPLACE, REPAIR, ALTER AND RENEW THE WHOLE OR PARTS OF THE DRAINAGE SYSTEM FACILITY WITHIN THE TIME AND IN A MANNER SPECIFIED IN A WRITTEN NOTICE ISSUED BY THE COUNCIL.
4. NOT MAKE ANY ALTERATION TO THE DRAINAGE SYSTEM FACILITY OR ELEMENTS THEREOF WITHOUT PRIOR CONSENT IN WRITING OF THE COUNCIL.
5. PERMIT THE COUNCIL OR ITS AUTHORISED AGENT FROM TIME TO TIME UPON GIVING REASONABLE NOTICE (BUT AT ANYTIME AND WITHOUT NOTICE IN THE CASE OF AN EMERGENCY) TO ENTER AND INSPECT THE LAND FOR COMPLIANCE WITH THE REQUIREMENTS OF THIS CLAUSE.
6. COMPLY WITH THE TERMS OF ANY WRITTEN NOTICE ISSUED BY THE COUNCIL IN RESPECT TO THE REQUIREMENTS OF THE CLAUSE WITHIN THE TIME STATED IN THE NOTICE.
7. UPON COMPLETION THE WORKS ARE TO BE CERTIFIED BY A SUITABLY QUALIFIED CIVIL ENGINEER OR LAND SURVEYOR.

UNDERGROUND OSD-1
AREA REQUIRED = 35 m²
AVERAGE DEPTH = 1 m
AREA PROVIDED = 36.06 m²
VOLUME PROVIDED = 36.06 m³

ON SITE DETENTION LAYOUT

SCALE 1:50

NOTES:

1. INTERNAL DIMENSIONS HAVE BEEN SHOWN FOR THE OSD-LAYOUT
2. REFER SW-04 FOR DETAILED SECTIONS
3. 200MM DINCEL WALL SHOWN. STRUCTURE TO BE VERIFIED BY THE STRUCTURAL ENGINEER

CONSULTANTS:

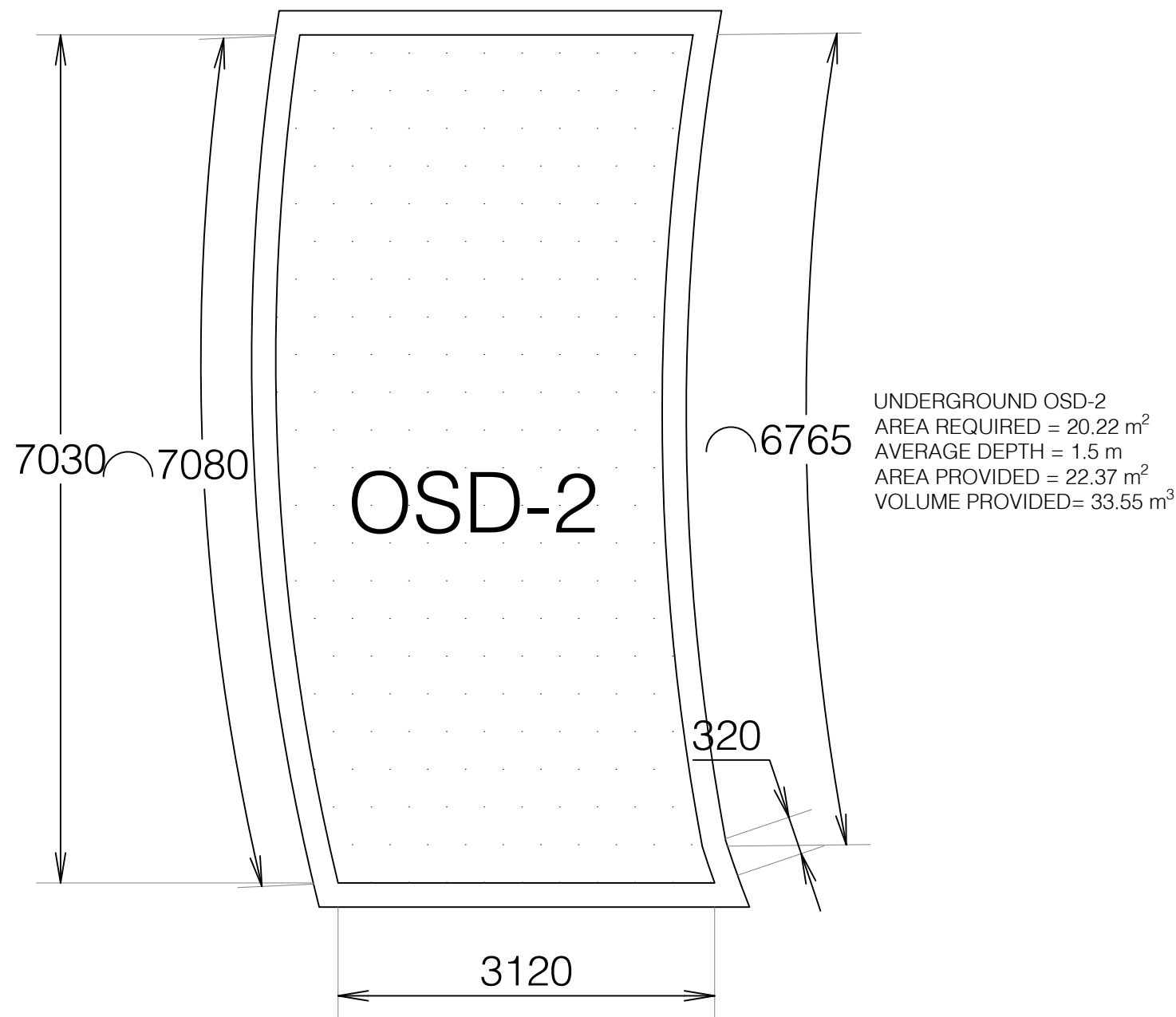
REV	DATE	DESCRIPTION
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2	11/04/23	
3	14/04/23	

COUNCIL: Northern Beaches Council
DRAWN BY: D.B
DESIGNED BY: R.D
CLIENT:

DRAWING TITLE: OSD-1 Details

SITE ADDRESS: 107 Iris St, Beacon Hill NSW 2100
LOT: 18 | **SEC:** - | **DP:** 19022
ISSUED FOR: CDC
PROJECT: Proposed Dwelling

SCALE: 1:50 @ A3 **DATE:** 14/04/23 **REV:** R3 **SHEET NO.:** SW-02



IT IS THE OWNER'S RESPONSIBILITY TO:

1. KEEP THE DRAINAGE SYSTEM CLEAN AND FREE FROM SILT, RUBBISH AND DEBRIS.
2. MAINTAIN AND REPAIR THE DRAINAGE SYSTEM SO THAT IT FUNCTIONS IN A SAFE AND EFFICIENT MANNER.
3. REPLACE, REPAIR, ALTER AND RENEW THE WHOLE OR PARTS OF THE DRAINAGE SYSTEM FACILITY WITHIN THE TIME AND IN A MANNER SPECIFIED IN A WRITTEN NOTICE ISSUED BY THE COUNCIL.
4. NOT MAKE ANY ALTERATION TO THE DRAINAGE SYSTEM FACILITY OR ELEMENTS THEREOF WITHOUT PRIOR CONSENT IN WRITING OF THE COUNCIL.
5. PERMIT THE COUNCIL OR ITS AUTHORISED AGENT FROM TIME TO TIME UPON GIVING REASONABLE NOTICE (BUT AT ANYTIME AND WITHOUT NOTICE IN THE CASE OF AN EMERGENCY) TO ENTER AND INSPECT THE LAND FOR COMPLIANCE WITH THE REQUIREMENTS OF THIS CLAUSE.
6. COMPLY WITH THE TERMS OF ANY WRITTEN NOTICE ISSUED BY THE COUNCIL IN RESPECT TO THE REQUIREMENTS OF THE CLAUSE WITHIN THE TIME STATED IN THE NOTICE.
7. UPON COMPLETION THE WORKS ARE TO BE CERTIFIED BY A SUITABLY QUALIFIED CIVIL ENGINEER OR LAND SURVEYOR.

ON SITE DETENTION LAYOUT

SCALE 1:50

NOTES:

1. INTERNAL DIMENSIONS HAVE BEEN SHOWN FOR THE OSD-LAYOUT
2. REFER SW-04 FOR DETAILED SECTIONS
3. 200MM DINCEL WALL SHOWN. STRUCTURE TO BE VERIFIED BY THE STRUCTURAL ENGINEER

CONSULTANTS:

REV	DATE	DESCRIPTION
1	06/04/23	
2	11/04/23	
3	14/04/23	

COUNCIL: Northern Beaches Council

DRAWN BY: D.B

DESIGNED BY: R.D

CLIENT:

DRAWING TITLE: OSD-2 Details

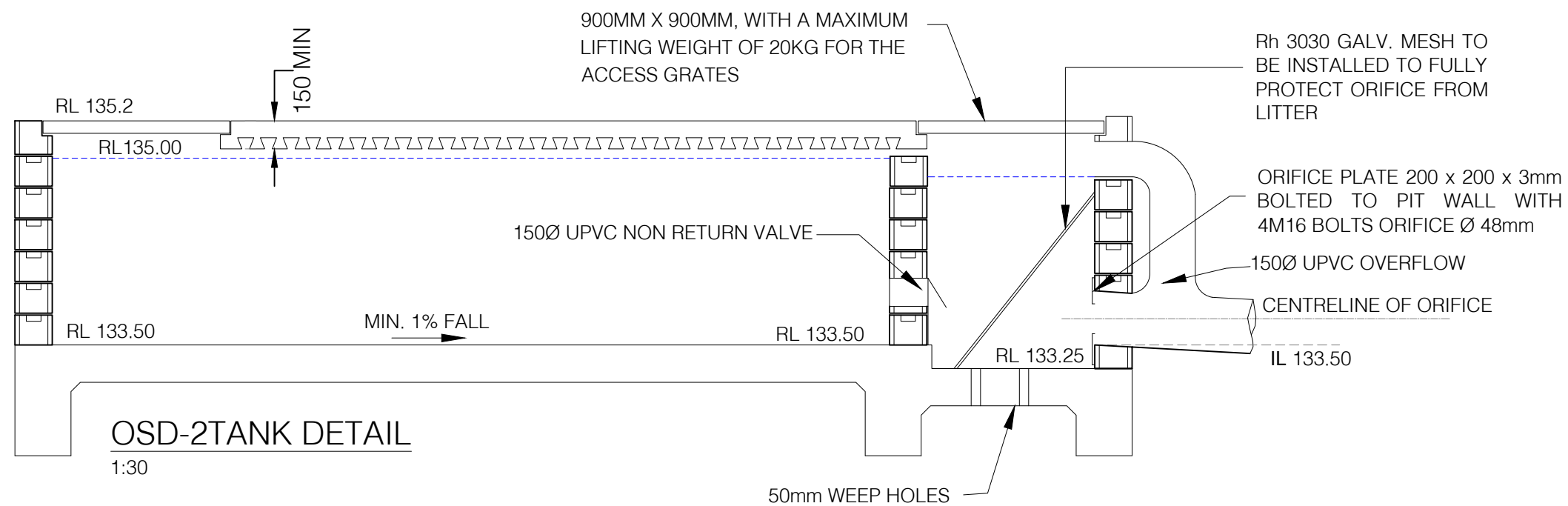
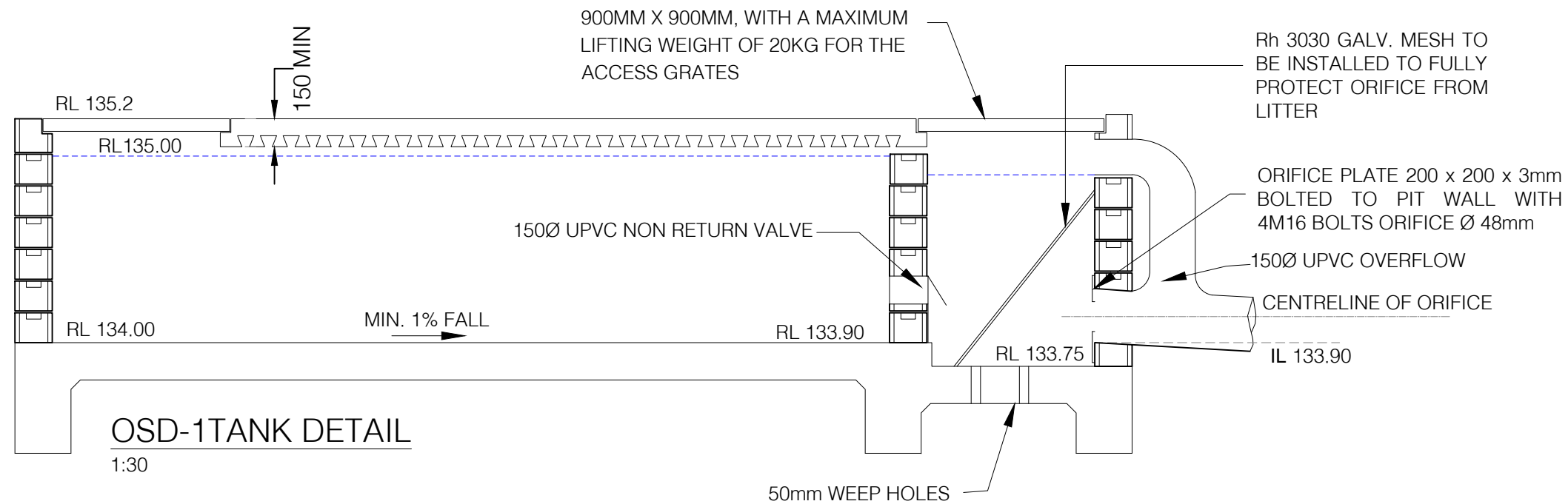
SITE ADDRESS: 107 Iris St, Beacon Hill NSW 2100

LOT: 18 | SEC: - | DP: 19022

ISSUED FOR: CDC

PROJECT: Proposed Dwelling

SCALE: 1:50 @ A3 DATE: 14/04/23 REV: R3 SHEET NO.: SW-03



REV	DATE	DESCRIPTION
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2	11/04/23	
3	14/04/23	

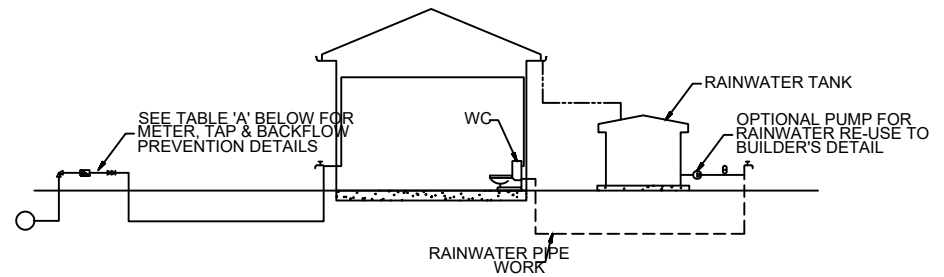


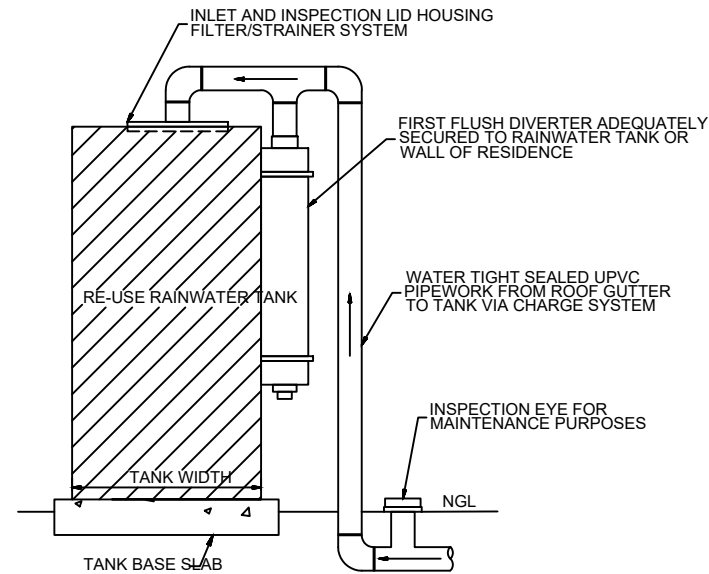
TABLE A			
RAINWATER TANK LOCATION SIZE (mm)	METER	TYPE OF TAP	TYPE OF BACKFLOW PREVENTION
ABOVE GROUND 20		BALL VALVE	DUAL CHECK VALVE (COMBINED WITH METER)
	25	BALL VALVE	DUAL CHECK VALVE
	≥ 32	BALL VALVE	DUAL CHECK VALVE
BELOW GROUND	20	BALL VALVE	TESTABLE DOUBLE CHECK VALVE
	25	BALL VALVE	TESTABLE DOUBLE CHECK VALVE
	≥ 32	BALL VALVE	TESTABLE DOUBLE CHECK VALVE

LEGEND	
	PRESSURE VESSEL
	METER
	BALL VALVE RIGHT ANGLE TYPE
	DUAL CHECK VALVE
	PUMP
	GARDEN TAP
	DRINKING WATER SUPPLY PIPES
	RAINWATER SUPPLY PIPES
	DOWN PIPES

DUAL DRINKING WATER & RAINWATER SUPPLY DIAGRAM

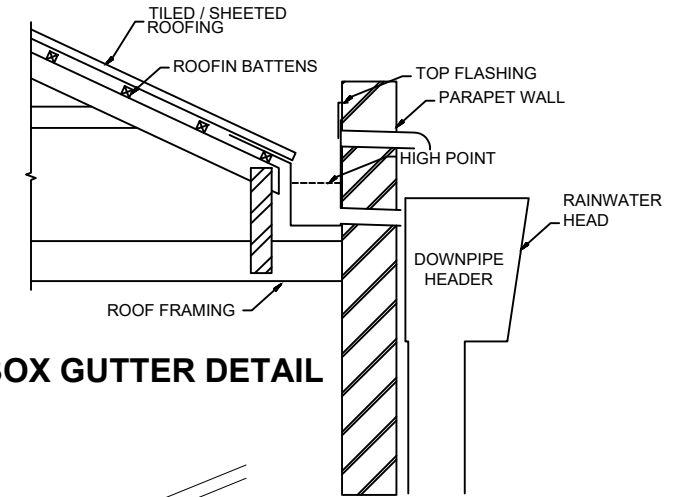
N.T.S.

- DIAGRAM NOTES:
- DRAWING TO BE READ IN CONJUNCTION WITH SYDNEY WATER PLUMBING REQUIREMENTS.
 - FOR TANKS 10,000 LITRES OR LESS, COUNCIL DEVELOPMENT CONSENT IS NOT REQUIRED, IF THEIR CONDITIONS FOR INSTALLATION ARE FOLLOWED.
 - FOR TANKS GREATER THAN 10,000 LITRES COUNCIL DEVELOPMENT CONSENT IS GENERALLY REQUIRED.
 - FOR TANKS MORE THAN 10,000 LITRES APPROVAL IS REQUIRED FOR BUILDING OVER SEWERS.
 - SYDNEY WATER'S APPROVAL IS REQUIRED FOR ANY TOP UP FROM DRINKING WATER SUPPLY, REGARDLESS OF TANK SIZE. NO DIRECT CONNECTION IS ALLOWED BETWEEN THE DRINKING WATER SUPPLY AND THE RAINWATER TANK SUPPLY.
 - RAINWATER PIPEWORK IS SHOWN ON THE DIAGRAM AS SUPPLYING INTERNAL AND EXTERNAL RAINWATER USES. CUSTOMERS MAY WANT ONE OR THE OTHER.
 - ANY DESIGNED ACCESS LID INTO RAINWATER RE-USE TANK IS TO HAVE A LOCKABLE LID. IF THE LID IS DESIGNED TO BE ACCESSED BY A MAINTENANCE PERSON, IT MUST BE AT LEAST 600 mm x 900 mm IN SIZE.



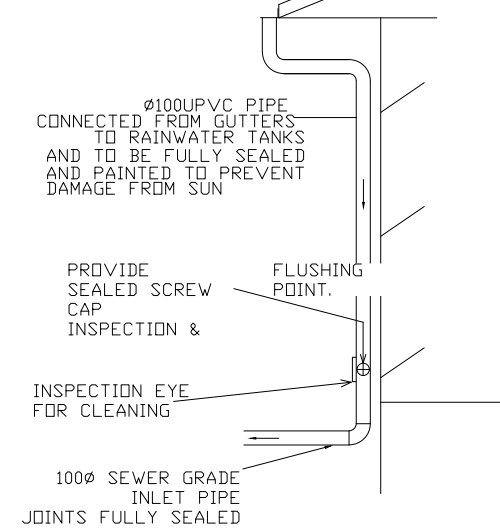
TYPICAL FIRST FLUSH DETAIL

N.T.S.



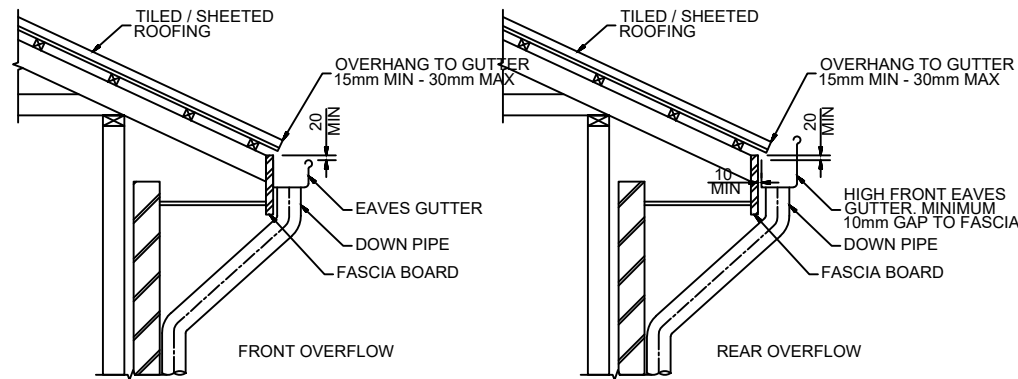
TYPICAL BOX GUTTER DETAIL

1:20



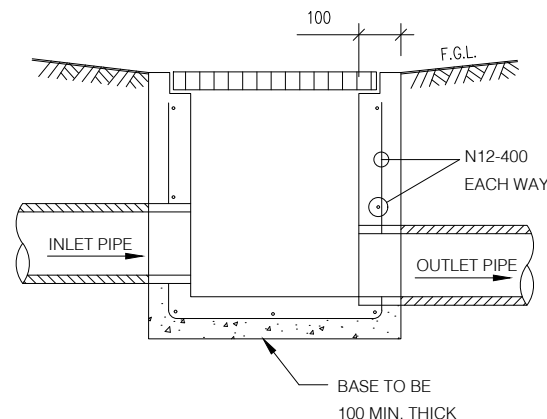
TYPICAL CHARGED DOWNPIPE

N.T.S.



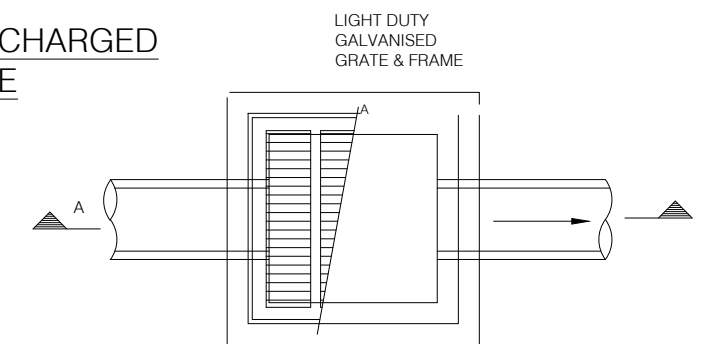
TYPICAL EAVES GUTTER DETAIL

1:20



TYPICAL PIT SECTION A-A

N.T.S.



TYPICAL PIT DETAIL

N.T.S.

BRICKWORK/BLOCKWORK WALLS OR PRECAST CONCRETE PITS MAY BE SUBSTITUTED SUBJECT TO APPROVAL

REV	DATE	DESCRIPTION
1	06/04/23	
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