PROJECT: 24 EPACRIS AVENUE FORESTVILLE 2087

PLANSET: STORMWATER MANAGEMENT PLAN

AFORM ARCHITECTURE PTY LTD



NOT TO SCALE

LGA: NORTHERN BEACHES COUNCIL

DRAWING LIST							
DRAWING NO.	REV	DRAWING TITLE					
D100	В	COVER SHEET					
D101	В	GENERAL NOTES					
D102	В	SITE DRAINAGE PLAN					
D103	В	ROOF & LEVEL 1 DRAINAGE PLAN					
D104	В	DRAINAGE DETAILS SHEET 1 / 2					
D105	В	DRAINAGE DETAILS SHEET 2 / 2					

В	10/08/25	DEVELOPMENT APPLICATION	WP	VH					
Α	27/07/25	ISSUE FOR REVIEW	WP	VH					
REV	DATE	DESCRIPTION	DRN	ENG	REV	DATE	DESCRIPTION	DRN	ENG

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24 EPACRIS AVENUE
FORESTVILLE, 2087

CLIENT
AFORM ARCHITECTURE

COVER SHEET

SCALE

DRAWN:
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SCALE -		DRAWN:		CHECKED VH		DATE	07/25		
PROJECT NO. SV25010				AWING NO. D100			REV		

GENERAL NOTES:

- THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS. DISCREPANCIES SHALL BE REFERRED TO THE ENGINEER AND ARCHITECT FOR DECISION BEFORE PROCEEDING WITH THE WORK.
- 2. ALL SET OUT DIMENSIONS AND LEVELS, INCLUDING ANY SHOWN ON STORMWATER DRAWINGS, SHALL BE IN ACCORDANCE WITH THE ARCHITECTS DRAWINGS AND VERIFIED BY THE BUILDER BEFORE CONSTRUCTION OR FABRICATION COMMENCES. ANY DISCREPANCIES IN THE DOCUMENTS MUST BE RESOLVED BEFORE ORDERING OR PLACING ANY MATERIALS. THESE DRAWINGS ARE NOT TO BE SCALED.
- 3. UNLESS NOTED OTHER WISE, ALL LEVELS ARE IN METERS AND ALL DIMENSIONS ARE IN MILLIMETERS.
- 4. DURING CONSTRUCTION, THE BUILDER SHALL ENSURE THAT ALL PARTS OF THE STRUCTURE ARE MAINTAINED IN A STABLE CONDITION AND THAT NO PART OF THE STRUCTURE IS OVERSTRESSED AS A RESULT OF HIS CONSTRUCTION PROCEDURE OR THE CONSTRUCTION LOADS WHICH ARE APPLIED.
- 5. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SAA CODES, THE BUILDING CODE OF AUSTRALIA, AND THE BY-LAWS AND ORDINANCES OF THE RELEVANT BUILDING AUTHORITY.
- 6. THE BUILDER SHALL BE RESPONSIBLE FOR ENSURING THAT ALL TEMPORARY WORKS (I.E. FORMWORK, SCAFFOLDING, PROPPING, PLATFORMS, HOISTS, CRANEAGE, HOARDING, SIGNAGE ETC.) ARE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SAA CODES, THE BUILDING CODE OF AUSTRALIA, AND THE BY-LAWS AND ORDINANCES OF THE RELEVANT BUILDING AUTHORITY.
- 7. THE BUILDER SHALL COMPLY WITH ALL APPLICABLE OCCUPATIONAL HEALTH AND SAFETY ACTS, CODES OF PRACTICE, GUIDANCE NOTES AND OTHER INFORMATION RELEVANT TO HEALTH AND SAFETY.
- 8. IF ANY DISCREPANCY OCCURS BETWEEN THE ENGINEER'S DRAWINGS AND SITE CONDITION, THE BUILDER SHALL SEEK ADVISE FROM THE ENGINEER.
- 9. BUILDER TO NOTIFY THE ENGINEER FOR INSPECTION PRIOR TO COVERING UP ANY STORMWATER ELEMENTS.

STORMWATER NOTE:

- BOUNDARY LEVELS MUST BE CONFIRMED PRIOR TO CONSTRUCTION.
- 2. THE CONNECTION TO COUNCIL'S DRAINAGE SYSTEM SHALL BE CONSTRUCTED PRIOR TO THE CONSTRUCTION OF ALL INTERNAL DRAINAGE. THE COUNCIL ENGINEERS BEING GIVEN 48 HOURS NOTICE PRIOR TO CONSTRUCTION.
- 3. STORMWATER DRAINAGE CONNECTION TO THE COUNCIL'S STORMWATER SYSTEM SHALL BE TO THE REQUIREMENTS AND THE SATISFACTION OF THE LOCAL COUNCIL.
- 4. ALL PIPES TO BE 100Ø or 150Ø UPVC SEWER GRADE, LAID ON A MIN 1% GRADE, MINIMUM 300mm COVER UNO.
- 5. PIT SIZE TO BE:
- 450x450mm, PITS UP TO 600mm IN DEPTH
 600x600mm, PITS UP TO 1000mm IN DEPTH
- 6. ALL PITS FLOORS TO HAVE A MINIMUM OF 20mm FALL, PROFILED AND STREAMLINED (FOR HALF THE DEPTH OF THE PIPE) IN THE DIRECTION OF FLOW.
- 7. PROVIDE INSPECTION OPENINGS TO ALL DOWN PIPES NOT DIRECTLY CONNECTED TO PITS.
- 8. CLEANING EYE/INSPECTION OPENING SHALL BE INSTALLED AT:
- ALL JUNCTIONS,
- CHANGE OF GRADIENTS & DIRECTION,
- MAXIMUM SPACING OF 30m ALONG THE LENGTH OF PIPE.
- DIRECTLY ABOVE ANY REFLUX VALVES & ORIFICES & DEBRIS SCREENS.
- 9. ALL DRAINAGE PIPES LAID UNDER PAVEMENT SHALL BE REINFORCED CONCRETE WITH RUBBER RING JOINTS.
- 10. HEAVY DUTY GRATES AND COVERS TO BE PROVIDED IN TRAFFICABLE AREAS.
- 11. ALL GUTTERS, PITS, PIPES AND DOWN PIPES TO BE INSTALLED IN ACCORDANCE WITH AS3500.3.
- 12. ISOLATION JOINTS TO BE PROVIDED BETWEEN CONCRETE PAVEMENT AND PITS.
- 13. ALL BALCONIES/ROOF AREAS TO HAVE 150X75 OVERFLOW SPOUTS, 70mm BELOW INTERIOR FFL, UNLESS NOTIFIED BY THE ARCHITECT.
- 14. BALCONY OVERFLOW SPOUTS TO BE AT LEAST 2.4m APART.
- 15. GRATES 900 DEEP OR GREATER OR 600x600 OR GREATER TO BE LOCKABLE AND HINGED.
- 16. PITS TO HAVE APPROPRIATE BENCHING OR AS PER COUNCIL REQUIREMENTS.
- 17. ALL MILD STEEL FIXTURES INCLUDING GRATES, FRAMES, STEP IRONS, LADDERS, ETC., SHALL BE HOT DIP GALVANISED. GALVANIZING SHALL COMPLY WITH THE REQUIREMENTS OF AS 1214 OR AS 1650, AS APPROPRIATE.
- 18. GEOFABRIC FILTER SHALL BE PERMEABLE, NON
 -WOVEN FABRIC MANUFACTURED FROM A POLYMER
 SUCH AS POLYPROPYLENE OR POLYESTER OF MASS
 NOT LESS THAN 135 g/m2.
- 19. ALL PIPES SHALL BE BACKFILLED WITH GRANULAR MATERIAL SUCH AS QUARRY FINES OR COARSE RIVER SAND TO A MINIMUM OF 150 mm ABOVE THE PIPE. THE GRANULAR MATERIAL SHALL BE PLACED IN 150 mm THICK MAXIMUM LAYERS AND COMPACTED TO ACHIEVE A DENSITY AT LEAST 95% OF STANDARD MAXIMUM DRY DENSITY. THE TOP 500MM BELOW PAVEMENT SUBGRADE LEVELS SHALL BE COMPACTED TO AT LEAST 100% STANDARD MAXIMUM DRY DENSITY.

RAINWATER REUSE NOTE:

- 1. EVERY FIXTURE SERVICED FROM THE RECYCLED WATER SUPPLY MUST BE NOTED WITH A PLAQUE FOR IDENTIFICATION AND MARKED WITH "NOT FOR HUMAN CONSUMPTION" OR "NON-POTABLE WATER".
- 2. RAINWATER TANKS SYSTEM TO BE DESIGNED WITH A 'FIRST FLUSH' DIVERSION TO REMOVE ROOF CONTAMINATES AND ADEQUATE SCREENING TO PREVENT MOSQUITO BREEDING AND ENTRY OF ANIMALS OR FOREIGN MATTER
- OVERFLOW FROM RAINWATER TANK TO BE CONNECTED TO STORMWATER DRAINAGE SYSTEM.
- 4. NO DIRECT CROSS-CONNECTION WITH THE SYDNEY WATER POTABLE SUPPLY AND AN AIR GAP MAINTAINED ABOVE THE OVERFLOW IN THE TANK.
- 5. ALL RECYCLE WATER PIPES TO BE COLOUR CODED FOR IDENTIFICATION.
- 6. WATER AUTHORITY MUST BE CONTACTED REGARDING RECYCLED WATER ON THE BUILDING AND FOR THE BACKFLOW PREVENTION REQUIREMENTS AND TOP-UP SYSTEM.
- ANY GARDEN OR CARWASH TAPS CONNECTED RECYCLE SYSTEM MUST BE LOCATED 1.5m MIN. ABOVE THE SURFACE.
- 8. FOR PERIOD OF LOW WATER LEVEL IN THE RAINWATER TANK, A CONNECTION TO WATER MAIN IS NEEDED AND TO BE PROVIDED IN ACCORDANCE WITH THE WATER AUTHORITY.

LEGEND:

- CO CLEAN OUT
 GSIP GRATED SURFACE INLET PIT
- GSIP GRATED SURFACE INLET PIT
 DIA DIAMETER
- DP DOWNPIPE FFL FINISHED FLOOR LEVEL
- HL HIGH LEVEL
 SP SPREADER
- SP SPREADER C INSPECTION CHAMBER
- IL INVERT LEVEL
- IL_{IN} INVERT LEVEL IN
 IL_{OUT} INVERT LEVEL OUT
- RHS RECTANGULAR HOLLOW SECTION
- RL REDUCED LEVEL RWO RAINWATER OUTLET
- FDO FLOOR DRAIN OUTLET
- RW RAIN WATER GL GROUND LEVEL

COP CLEAN OUT PIT

- STW STORMWATER
- SAP SILT ARRESTOR PIT
 GSIP GRATED SURFACE INLET PIT

PROPOSED DRAINAGE PIT WITH SOLID COVER



PROPOSED DRAINAGE PIT WITH GRATED COVER



PROPOSED OSD TANK

FLOW DIRECTION



EARTH BUNDING



SCOUR PROTECTION



DETENTION BASIN



PROPOSED STORMWATER DRAINAGE PIPE



PROPOSED STORMWATER OVERFLOW PIPE



PROPOSED RAINWATER PIPE



PROPOSED GRATED STRIP DRAIN



DOWN PIPE

— · — · — · — PROPOSED RISING MAIN PIPE



DOWN PIPE +SPREADER

PROPOSED RAINWATER OUTLET

PROPOSED RAINWATER HEAD





PROPOSED INSPECTION EYE



PROPOSED FLOOR WASTE



PROPOSED REDUCED LEVELS

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Fin G I N F

SEV

24 EPACRIS AVENUE FORESTVILLE, 2087

AFORM ARCHITECTURE

GENERAL NOTES

FOR DA APPROVAL

SCALE

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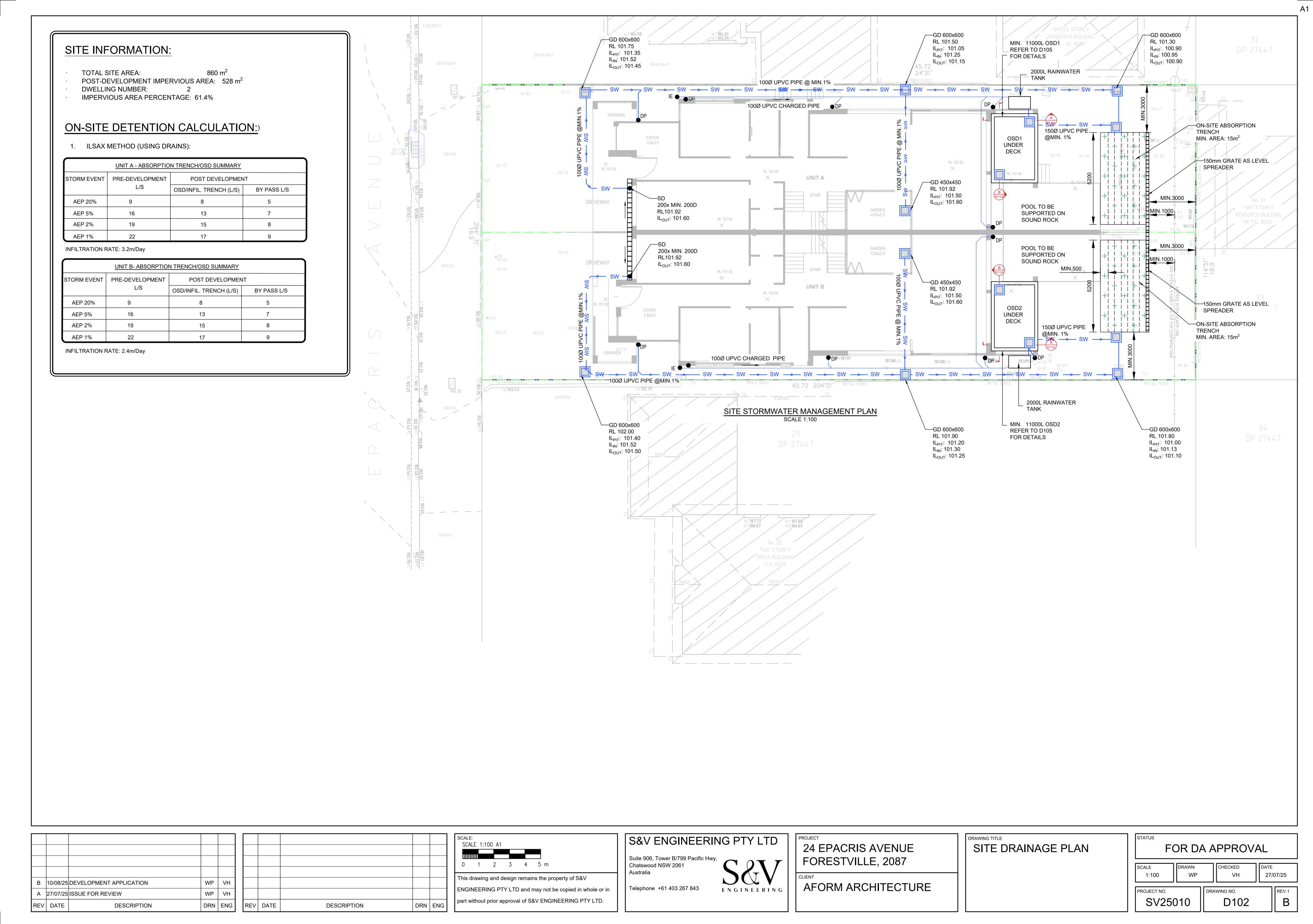
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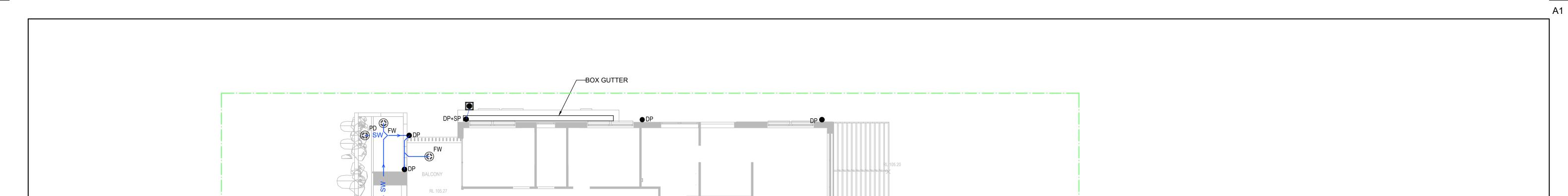
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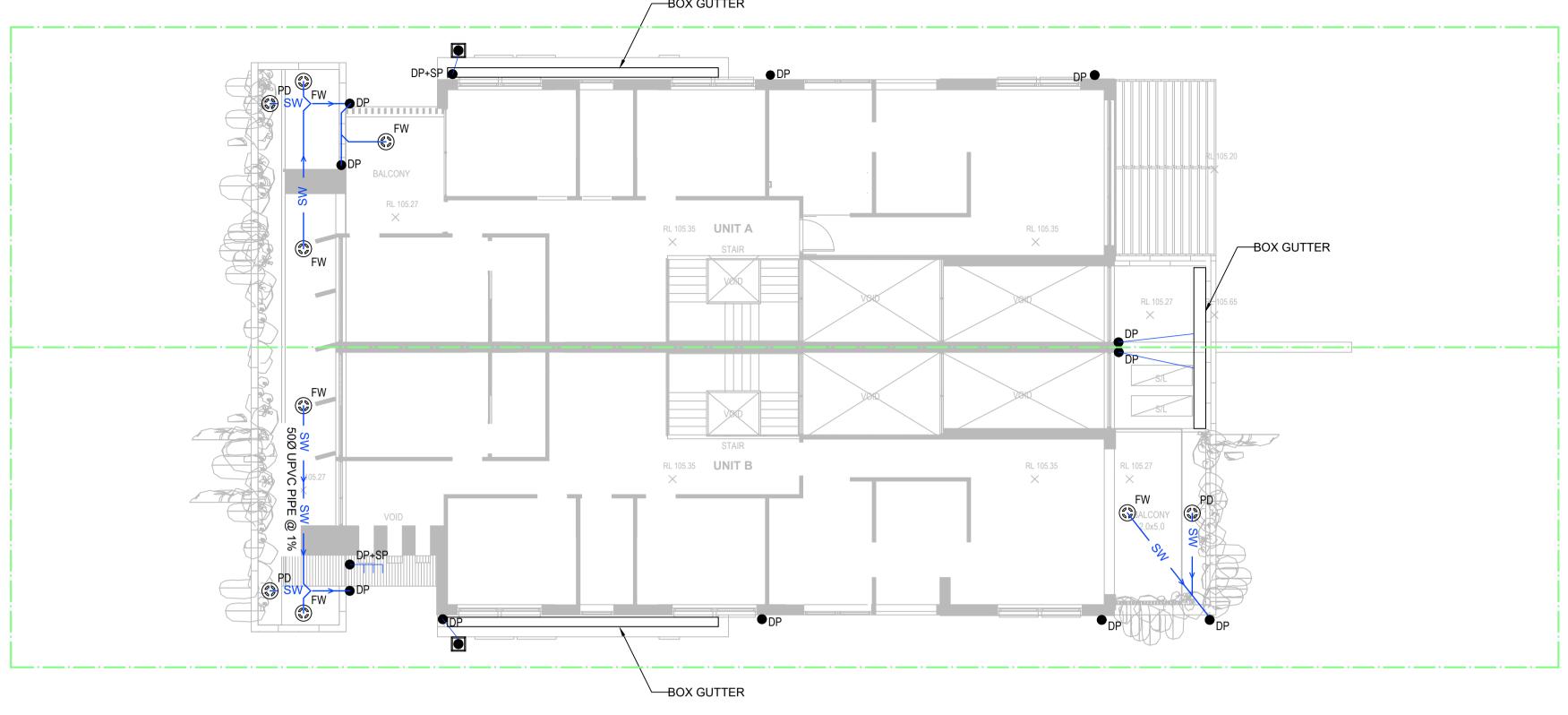
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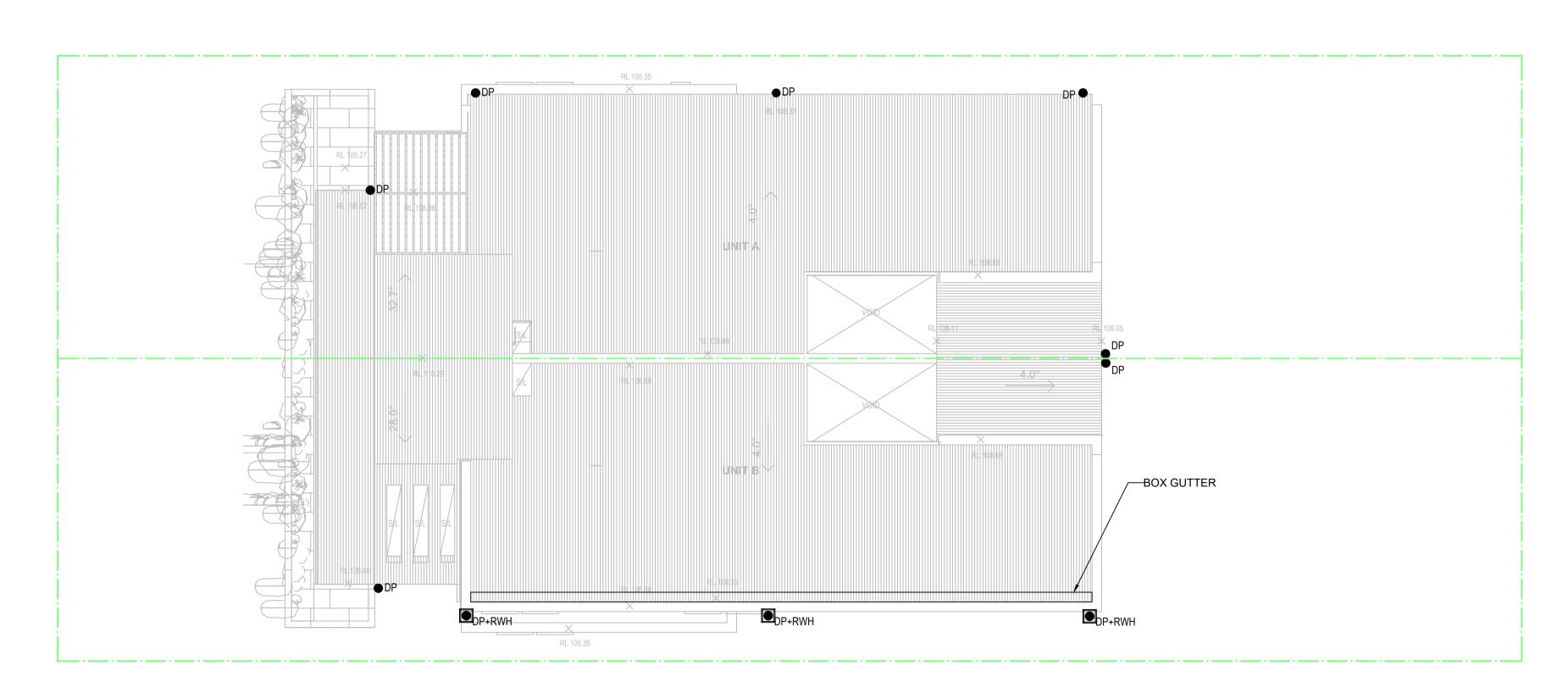
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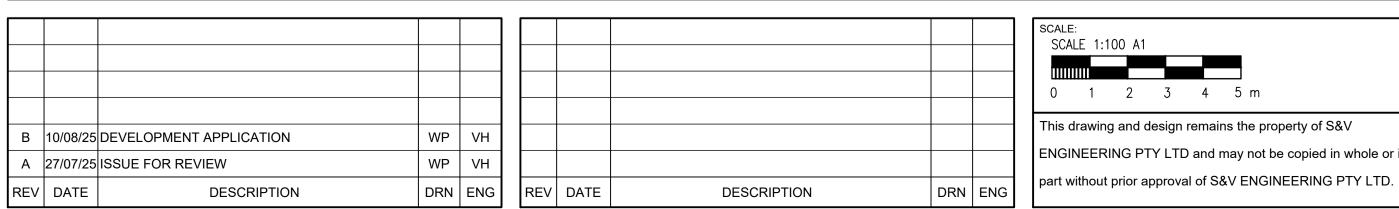


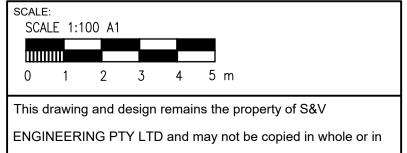


FIRST FLOOR DRAINAGE PLAN SCALE 1:100



ROOF DRAINAGE PLAN
SCALE 1:100







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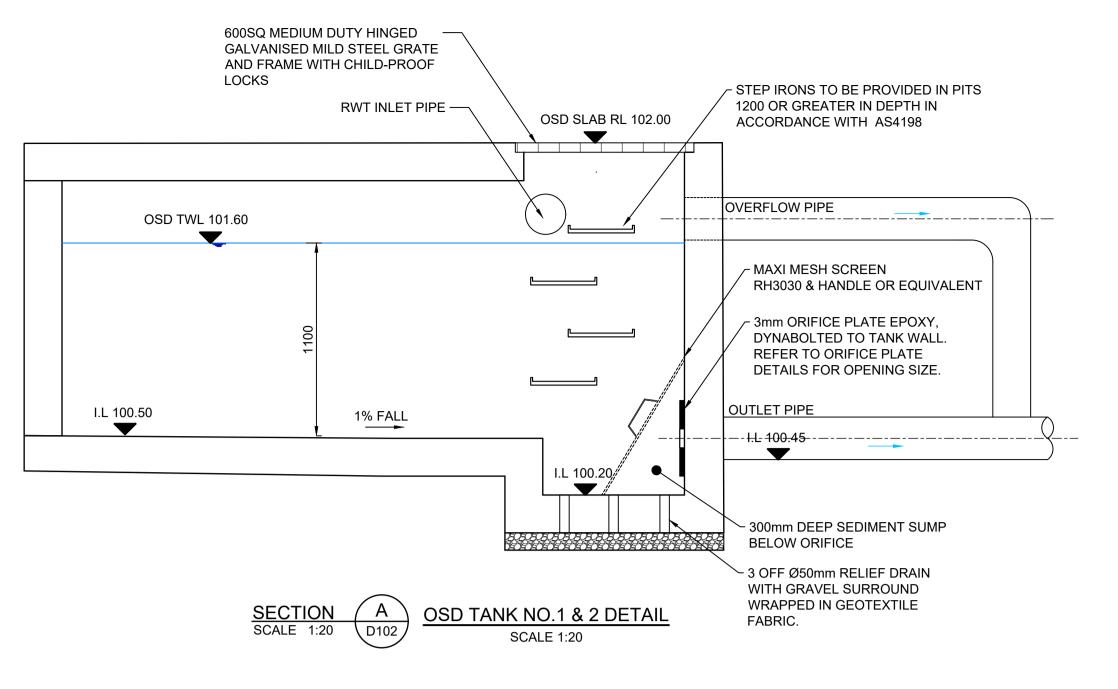
PROJECT
24 EPACRIS AVENUE
FORESTVILLE, 2087

AFORM ARCHITECTURE

	DIVIVING TITLE
PACRIS AVENUE	ROOF & LEVEL 1
STVILLE, 2087	DRAINAGE PLAN

DRAWING TITLE

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SCALE 1:100	DRAWN: WP		CHECKED VH	DATE 27.	: /07/25
PROJECT NO.	010	DRA	WING NO. D103		REV.1



OSD TANK 1 & 2 OSD DEPTH: 1.1m OSD AREA: 11m³ OSD VOLUME PROVIDED: OSD VOLUME REQUIRED: 11m³

- 3mm THICK STAINLESS 40 MIN. STEEL PLATE (GRADE 316) ORIFICE DIAMETER TO BE MACHINED TO +/- 2mm - Ø65mm ORIFICE HOLE - Ø9mm +/- 2mm HOLES TO BE SUIT M8 BOLTS MIN.

L 100Ø CHARGED PIPE

ORFICE PLATE DETAIL

RAINWATER RE-USE TANK (AS PER BASIX & COUNCIL REQUIREMENTS)

SIZE: 1 x 2000 LITRES RAINWATER TANK

RAINWATER TANKS MUST BE SEALED TO PREVENT MOSQUITOES BREEDING IN THE RESERVOIR.

INSTALL TO MANUFACTURES SPECIFICATIONS,

AS3500 AND COUNCIL REQUIREMENT

FOR RE-USE TO IRRIGATION/TOILET/LAUNDARY AND AS SPECIFIED. CONNECTED TO THE LAUNDRY, A MINIMUM OF 1 TOILETS, IRRIGATION AND CAR WASHING

TAPS ASSOCIATED WITH THE TANK SHALL BE CLEARLY MARKED INDICATING THE SOURCE OF THE WATER AND THAT IT IS NOT TO BE USED FOR DRINKING WATER.

ENSURE TOP OF TANK IS MIN 1.0m BELOW ROOF GUTTERS TO ENSURE SUFFICIENT HEAD FOR THE SYSTEM

PUMP UNIT —

BASIX SPECIFICATION

SUPPLY WATER AS PER-

CONFINED SPACE

. WHITE

RED

...BLACK

..BLACK

CONFINED SPACE

TRAINING

CONFINE SPACE DANGER SIGNAGE

N.T.S.

. CONFINE SPACE DANGER SIGN SHALL BE

GROUND TANK/S CONFINE SPACE.

2. MINIMUM DIMENSIONS OF THE SIGN

COLOUR BONDED ALUMINUM

EACH CORNES OF THE SIGN.

POSITIONED IN A LOCATION AT ALL ACCESS

- 300X450MM (LARGE ENTRIES EG. DOORS)

3. THE SIGN SHALL BE MANUFACTURED FROM

4. SIGNS SHALL BE FIXED USING SCREWS AT

- 250X180MM (SMALL ENTRIES EG. GRATES &

POINTS, SUCH THAT IT IS CLEARLY VISIBLE TO

PERSONS PROPOSING TO ENTER THE BELOW

"DANGER" AND BACKGROUND..

OTHER TEXT & BORDER

MANHOLES)

RECTANGLE CONTAINING ELLIPSE...

CONFINE SPACE NOTES:

ELLIPTICAL

REQUIRED BY CITY OF RYDE COUNCIL NO ENTRY WITHOUT IT IS AN OFFENCE TO REDUCE THE VOLUME OF

THE TANK OR BASIN OR TO REMOVE THE ORIFICE PLATE THAT CONTROLS THE OUTFLOW THE BASE OF THE OUTLET CONTROL PIT AND THE

THIS IS AN

ON-SITE STORMWATER

DETENTION SYSTEM

DEBRIS SCREEN MUST BE CLEANED OF DEBRIS AND SEDIMENT ON A REGULAR BASIS BY THE

THIS PLATE MUST NOT BE REMOVED

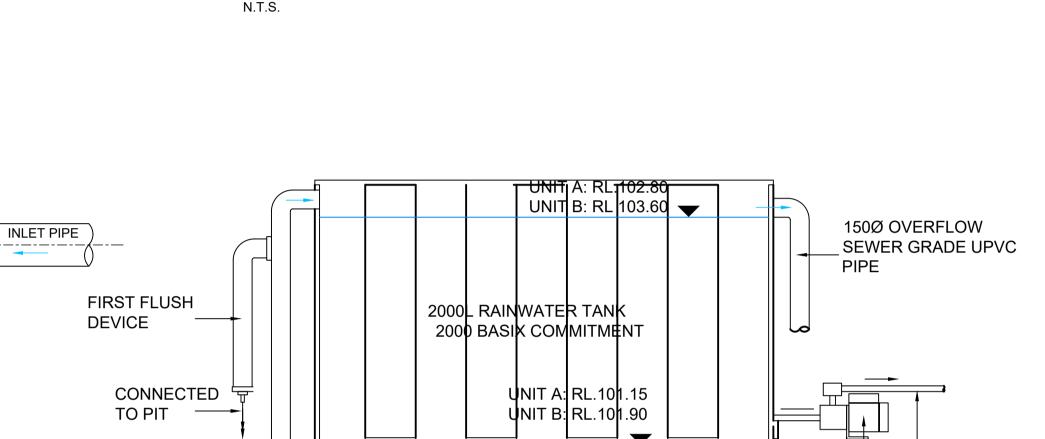
ONSITE DETENTION SYSTEM MARKER PLATE SIGNAGE

EACH ON-SITE STORMWATER DETENTION SYSTEM SHALL BE INDICATED ON THE SITE BY FIXING A MARKER

- PLATE IN A PROMINENT POSITION. THIS PLATE IS TO BE OF MINIMUM SIZE 150 MM X 100 MM AND IS
- TO BE MADE FROM NON-CORROSIVE METAL OR 4 MM
- THICK LAMINATED PLASTIC. IT IS TO BE FIXED TO
- NEAREST CONCRETE OR PERMANENT SURFACE IN A PROMINENT POSITION. THE WORDING ON THE MARKER
- PLATE IS TO BE AS PER FIGURE 1-10 ONSITE DETENTION SYSTEM MARKER PLATE.

ON SITE DETENTION SYSTEM PLATE NOTES:

- EACH ON-SITE STORMWATER DETENTION SYSTEM SHALL BE INDICATED ON THE SITE BY FIXING A MARKER PLATE IN A PROMINENT POSITION.
- 2. PLATE IS TO BE OF MINIMUM SIZE 150 MM X 100 MM AND IS TO BE MADE FROM NON-CORROSIVE METAL OR 4 MM THICK LAMINATED PLASTIC.
- 3. THE MARKER PLATE SHALL BE FIXED TO THE NEAREST CONCRETE OR PERMANENT SURFACE IN A PROMINENT POSITION.



B OSD TANK NO.1 & 2 DETAIL

OSD I.L 100.50

OSD TWL 101.60

UNIT A RAINWATER TANK DETAIL SCALE NTS

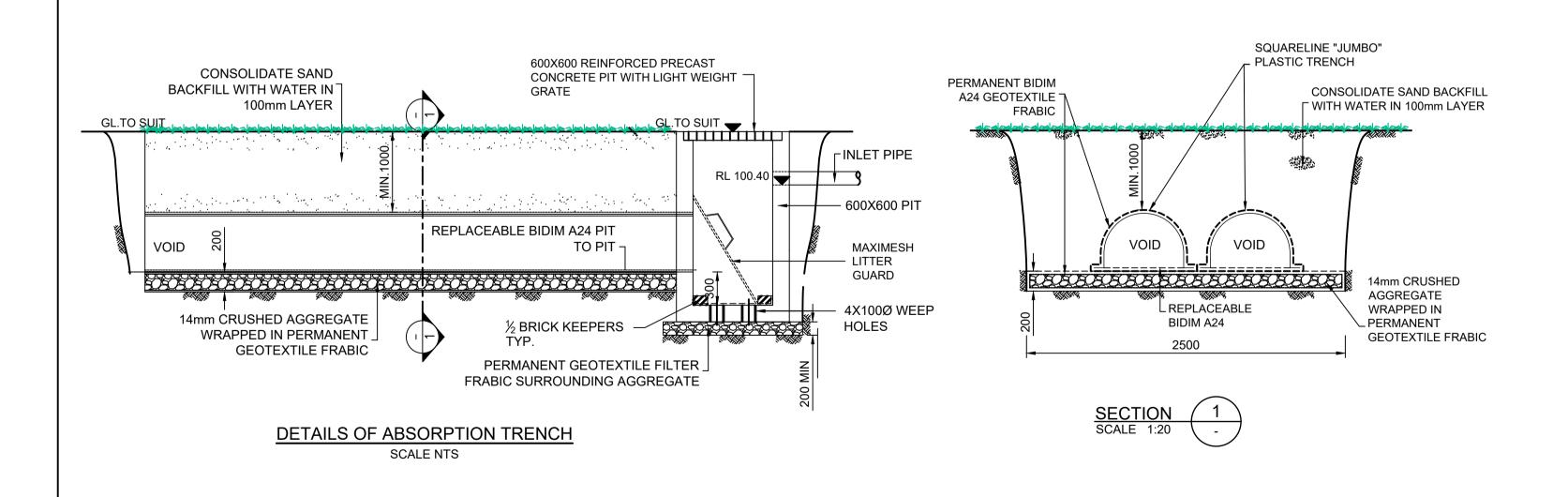


RAINWATER TANK & TAP SIGNAGE

TEXT IS WHITE ON BLACK BACKGROUND



BACKGROUND IS YELLOW



1% FALL

OSD SLAB RL 102.00

B 10/08/25 DEVELOPMENT APPLICATION WP VH A 27/07/25 ISSUE FOR REVIEW DESCRIPTION DESCRIPTION DRN ENG REV DATE DRN ENG REV DATE

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24 EPACRIS AVENUE FORESTVILLE, 2087

AFORM ARCHITECTURE

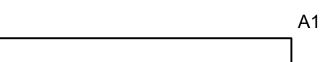
DRAINAGE DETAILS SHEET 1/2

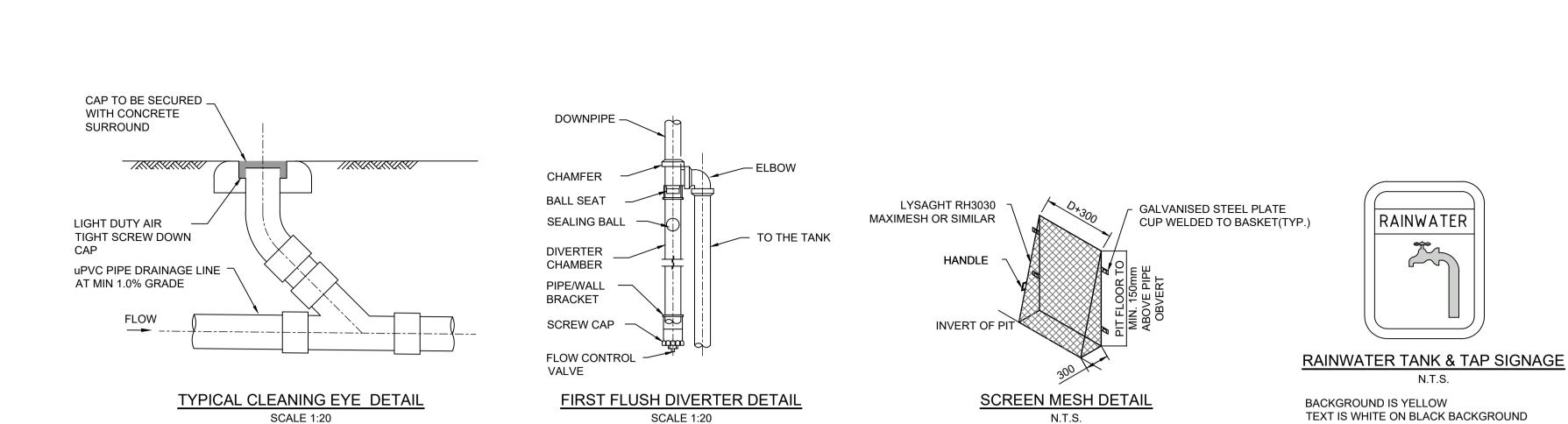
FOR DA APPROVAL CHECKED SCALE 27/07/25 1:100 VH DRAWING NO.

D104

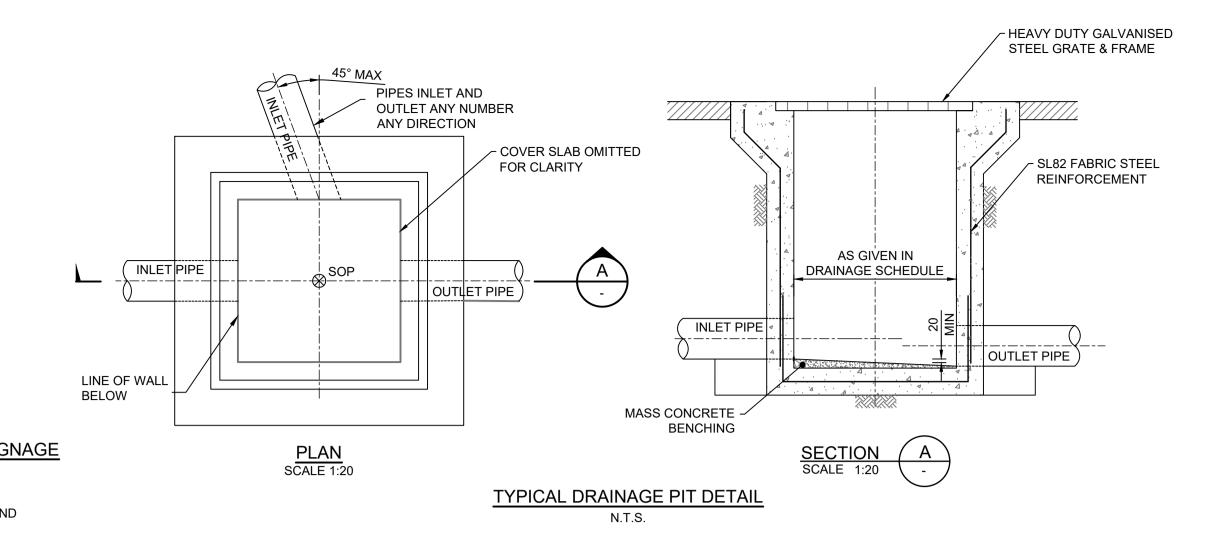
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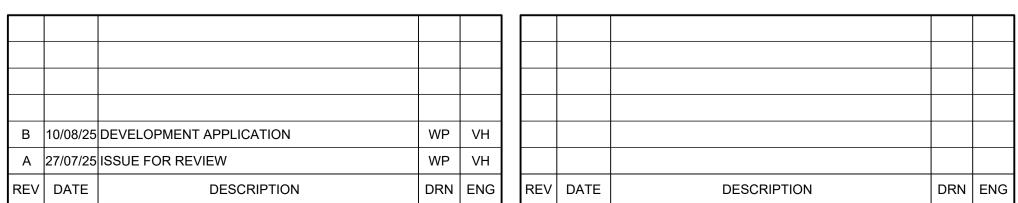
SV25010





SCALE 1:20





SCALE 1:20

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24 EPACRIS AVENUE
FORESTVILLE, 2087
CLIENT

AFORM ARCHITECTURE

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