













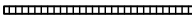








PROPOSED DEVELOPMENT

No.5 & 7 BEACONSFIELD PARADE, LINDFIELD

STORMWATER MANAGEMENT PLANS

LEGEND	
	DENOTES ON-SITE DETENTION TANK
	DENOTES ON-SITE RETENTION TANK
	DENOTES DWELLING FOOTPRINT
	DENOTES 100mm DIA. STORMWATER/SURFACE WATER SYSTEM PIPE AT 1% MIN. GRADE U.N.O.
	DENOTES 100mm DIA. FULLY SEALED RAINWATER SYSTEM PIPE U.N.O.
	DENOTES RAINWATER PIPE AND DIA. WHEN PIPE EXCEEDS 100mm DIA.
	DENOTES STORMWATER/SURFACE WATER PIPE AND DIA. WHEN PIPE EXCEEDS 100mm DIA.
	DENOTES RISING MAIN AND PIPE DIA. U.N.O.
	DENOTES SUBSOIL DRAINAGE LINE AND DIA. WRAPPED IN GEOFABRIC U.N.O.
	DENOTES DOWNPIPE
	DENOTES INSPECTION OPENING WITH SCREW DOWN LID AT FINISHED SURFACE LEVEL
	DENOTES INSPECTION OPENING WITH SCREW DOWN LID AT FINISHED SURFACE LEVEL FOR SYSTEM FLUSHING PURPOSES
	STORMWATER PIT - SOLID COVER
	STORMWATER PIT - GRATED INLET
	DENOTES GRATED DRAIN
	DENOTES ABSORPTION TRENCH
	NON RETURN VALVE
	PUMP
	STOP VALVE (ISOLATION VALVE)
	240v REQUIRED
	DENOTES LEVEL OF INLET /OUTLET OF STORMWATER PIPE. NOTE: UNLESS NOTED OTHERWISE, THE BASE OF THE PIT IS THE SAME AS THE PIPE INLET/OUTLET.



DIAL BEFORE YOU DIG
www.1100.com.au

IMPORTANT: THE CONTRACTOR IS TO MAINTAIN A CURRENT SET OF "DIAL BEFORE YOU DIG" DRAWINGS ON SITE AT ALL TIMES.

GENERAL NOTES	
1.	THESE PLANS SHALL BE READ IN CONJUNCTION WITH OTHER RELEVANT CONSULTANTS' PLANS, SPECIFICATIONS, CONDITIONS OF DEVELOPMENT CONSENT AND CONSTRUCTION CERTIFICATE REQUIREMENTS. WHERE DISCREPANCIES ARE FOUND ACOR CONSULTANTS (CC) MUST BE CONTACTED IMMEDIATELY FOR VERIFICATION
2.	WHERE THESE PLANS ARE NOTED FOR DEVELOPMENT APPLICATION PURPOSES ONLY, THEY SHALL NOT BE USED FOR OBTAINING A CONSTRUCTION CERTIFICATE NOR USED FOR CONSTRUCTION PURPOSES
3.	SUBSOIL DRAINAGE SHALL BE DESIGNED AND DETAILED BY THE STRUCTURAL ENGINEER. SUBSOIL DRAINAGE SHALL NOT BE CONNECTED INTO THE STORMWATER SYSTEM IDENTIFIED ON THESE PLANS UNLESS APPROVED BY ACOR CONSULTANTS (CC)

STORMWATER CONSTRUCTION NOTES	
1.	ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH AS/NZS 3500 (CURRENT EDITION) AND THE REQUIREMENTS OF THE LOCAL COUNCIL'S POLICIES AND CODES
2.	THE MINIMUM SIZES OF THE STORMWATER DRAINS SHALL NOT BE LESS THAN DN90 FOR CLASS 1 BUILDINGS AND DN100 FOR OTHER CLASSES OF BUILDING OR AS REQUIRED BY THE REGULATORY AUTHORITY
3.	THE MINIMUM GRADIENT OF STORMWATER DRAINS SHALL BE 1%, UNLESS NOTED OTHERWISE
4.	COUNCIL'S TREE PRESERVATION ORDER IS TO BE STRICTLY ADHERED TO. NO TREES SHALL BE REMOVED UNTIL PERMIT IS OBTAINED
5.	PUBLIC UTILITY SERVICES ARE TO BE ADJUSTED AS NECESSARY AT THE CLIENT'S EXPENSE
6.	ALL PITS TO BE BENCHED AND STREAMLINED. PROVIDE STEP IRONS FOR ALL PITS OVER 1.2m DEEP
7.	MAKE SMOOTH JUNCTION WITH ALL EXISTING WORK
8.	VEHICULAR ACCESS AND ALL SERVICES TO BE MAINTAINED AT ALL TIMES TO ADJOINING PROPERTIES AFFECTED BY CONSTRUCTION
9.	SERVICES SHOWN ON THESE PLANS HAVE BEEN LOCATED FROM INFORMATION SUPPLIED BY THE RELEVANT AUTHORITIES AND FIELD INVESTIGATIONS AND ARE NOT GUARANTEED COMPLETE NOR CORRECT. IT IS THE CLIENT & CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL PRIOR TO CONSTRUCTION
10.	ANY VARIATION TO THE WORKS AS SHOWN ON THE APPROVED DRAWINGS ARE TO BE CONFIRMED BY ACOR CONSULTANTS (CC) PRIOR TO THEIR COMMENCEMENT

RAINWATER RE-USE SYSTEM NOTES	
1.	RAINWATER SUPPLY PLUMBING TO BE CONNECTED TO OUTLETS WHERE REQUIRED BY BASIX CERTIFICATE (BY OTHERS)
2.	TOWN WATER CONNECTION TO RAINWATER TANK TO BE TO THE SATISFACTION OF THE REGULATORY AUTHORITY. THIS MAY REQUIRE PROVISION OF: 2.1. PERMANENT AIR GAP 2.2. BACKFLOW PREVENTION DEVICE
3.	NO DIRECT CONNECTION BETWEEN TOWN WATER SUPPLY AND THE RAIN WATER SUPPLY
4.	AN APPROVED STOP VALVE AND/OR PRESSURE LIMITING VALVE AT THE RAINWATER TANK
5.	PROVIDE APPROPRIATE FLOAT VALVES AND/OR SOLENOID VALVES TO CONTROL TOWN WATER SUPPLY INLET TO TANK IN ORDER TO ACHIEVE THE TOP-UP INDICATED ON THE TYPICAL DETAIL
6.	ALL PLUMBING WORKS ARE TO BE CARRIED OUT BY LICENSED PLUMBERS IN ACCORDANCE WITH AS/NZS3500.1 NATIONAL PLUMBING AND DRAINAGE CODE
7.	PRESSURE PUMP ELECTRICAL CONNECTION TO BE CARRIED OUT BY A LICENSED ELECTRICIAN
8.	ONLY ROOF RUN-OFF IS TO BE DIRECTED TO THE RAINWATER TANK . SURFACE WATER INLETS ARE NOT TO BE CONNECTED
9.	PIPE MATERIALS FOR RAINWATER SUPPLY PLUMBING ARE TO BE APPROVED MATERIALS TO AS/NZS3500 PART 1 SECTION 2 AND TO BE CLEARLY AND PERMANENTLY IDENTIFIED AS '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)
10.	EVERY RAINWATER SUPPLY OUTLET POINT AND THE RAINWATER TANK ARE TO BE LABELED 'RAINWATER' ON A METALLIC SIGN IN ACCORDANCE WITH AS1319
11.	ALL INLETS AND OUTLETS TO THE RAINWATER TANK ARE TO HAVE SUITABLE MEASURES PROVIDED TO PREVENT MOSQUITO AND VERMIN ENTRY

SHEET INDEX	
COVER SHEET & NOTES	SHEET C1
CATCHMENT PLAN	SHEET C2
STORMWATER SCHEMATICS	SHEET C3
STORMWATER DRAINAGE SUMMARY	SHEET C4
STORMWATER MANAGEMENT PLAN - BASEMENT 2 - SHEET 1	SHEET C5
STORMWATER MANAGEMENT PLAN - BASEMENT 2 - SHEET 1	SHEET C6
STORMWATER MANAGEMENT PLAN - BASEMENT 1	SHEET C7
STORMWATER MANAGEMENT PLAN - GROUND FL. SHEET 1	SHEET C8
STORMWATER MANAGEMENT PLAN - GROUND FL. SHEET 2	SHEET C9
STORMWATER MANAGEMENT DETAILS - SHEET 1	SHEET C10
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STORMWATER MANAGEMENT PLAN - ROADWORKS	SHEET C20
ROADWORKS PIPE LONG SECTION	SHEET C21
PIT DETAILS	SHEET C22
LOCAL OVERLAND FLOOD ASSESSMENT SHEET 1	SHEET C30
LOCAL OVERLAND FLOOD ASSESSMENT SHEET 2	SHEET C31

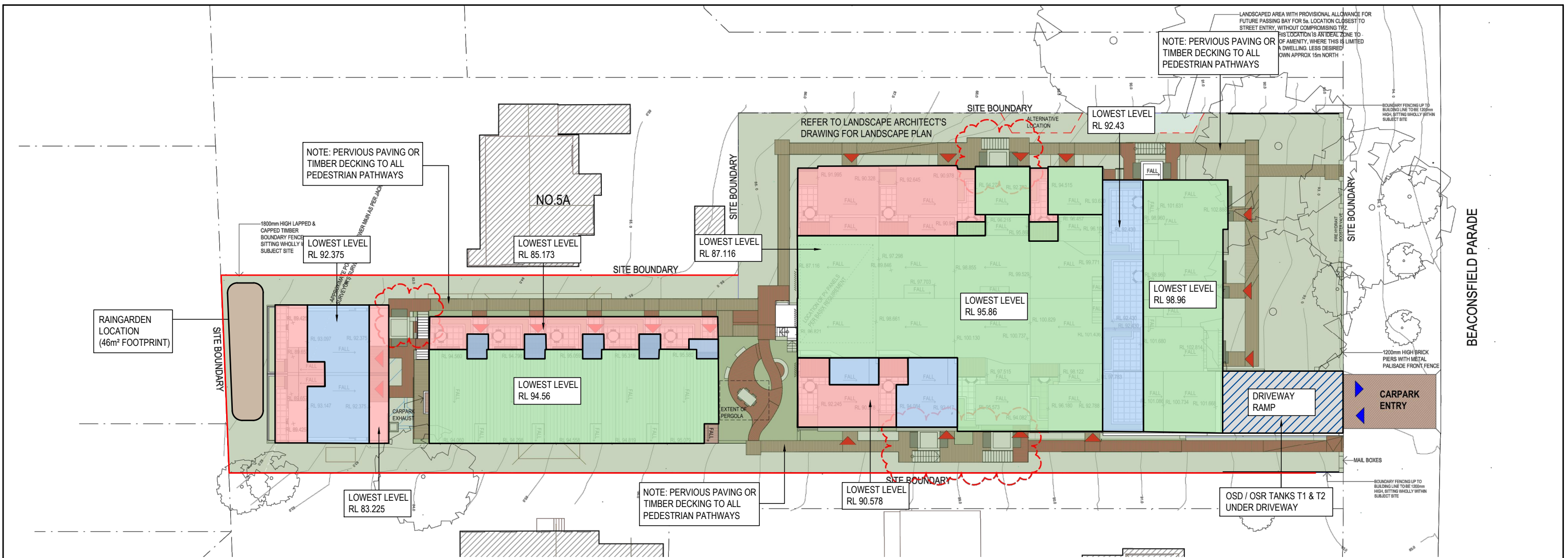


APPROVAL PURPOSES
NOT FOR CONSTRUCTION

DRAWINGS MUST BE PRINTED IN COLOUR

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										Client	Project	Drawing Title	COVER SHEET & NOTES		
										TRUSLAN GROUP	ALLEN JACK & COTTIER	<div><div>AcOR</div><div>CONSULTANTS</div></div> <div>ENGINEERS MANAGERS INFRASTRUCTURE PLANNERS DEVELOPMENT CONSULTANTS</div>	ACOR Consultants (CC) Pty Ltd Platinum Building, Suite 2.01, 4 Ilya Avenue ERINA NSW 2250, Australia T +61 2 4324 3499	PROPOSED RESIDENTIAL DEVELOPMENT	
										North					



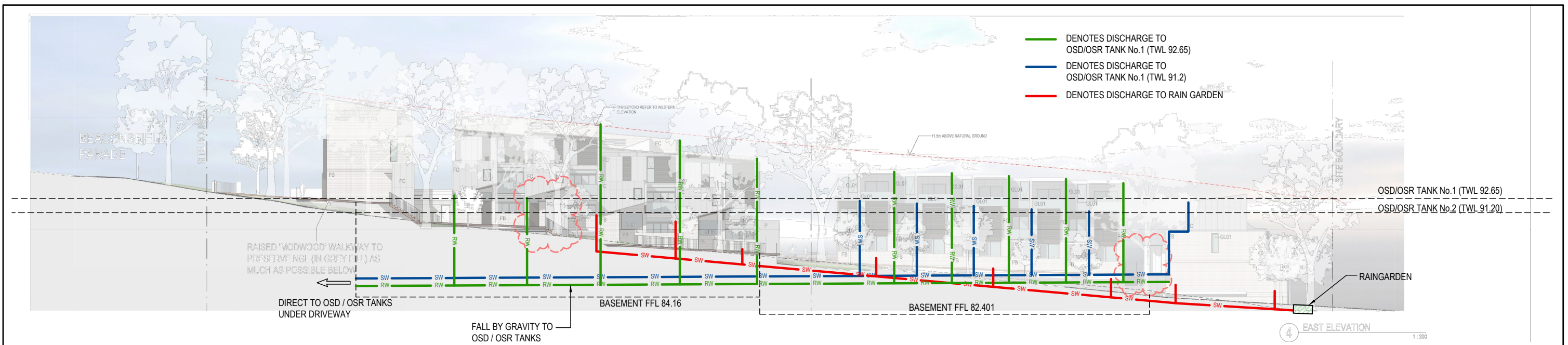
- 1 DENOTES CATCHMENT DIRECTED TO OSR TANK (TANK 2) - CATCHMENT BETWEEN RL 93.5 & RL 90.20
AREA = 270m² - (8.2%)
DRAINS TO BEACONSFIELD PARADE
- 2 DENOTES CATCHMENT DIRECTED TO OSD / OSR TANK (TANK 1) - CATCHMENT ABOVE RL 93.5
AREA = 1050m² - (31.8%)
DRAINS TO BEACONSFIELD PARADE
- 3 DENOTES CATCHMENT DIRECTED TO RAINGARDEN
AREA = 360m² - (10.9%)
- 4 DENOTES CATCHMENT DIRECTED TO TANK T2 FROM DRIVEWAY
AREA = 77m² - (2.3%)
- 5 DENOTES BALANCE OF LANDSCAPED AREA
AREA = 1546m² - (46.8%)

SITE AREA = 3303m²

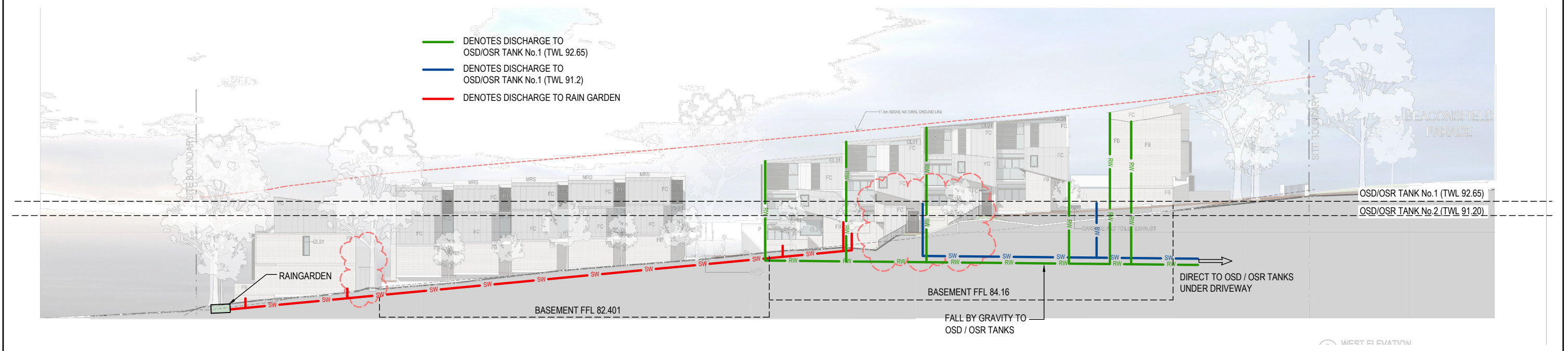
SITE CATCHMENT PLAN
SCALE - 1:200/A1, 1:400/A3
0 2 4 8 12 16 20m

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					TRUSLAN GROUP		ALLEN JACK & COTTIER		ACOR Consultants (CC) Pty Ltd Platinum Building, Suite 2.01, 4 Ilya Avenue ERINA NSW 2250, Australia T +61 2 4324 3499		PROPOSED RESIDENTIAL DEVELOPMENT	
									No. 5 - 7 BEACONSFIELD PARADE LINDFIELD		Project No. CC210476	
											Date 19.01.22	
											Scale AS NOTED	
											O.A. Check -	
											Designed BK	
											Issue B	





EAST ELEVATION
SCALE - 1:200/A1, 1:400/A3



WEST ELEVATION
SCALE - 1:200/A1, 1:400/A3

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Revision					North		Client	Architect	ACOR Consultants (CC) Pty Ltd			Project	Drawing Title			
							TRUSLAN GROUP	ALLEN JACK & COTTIER	 CONSULTANTS ENGINEERS MANAGERS INFRASTRUCTURE PLANNERS DEVELOPMENT CONSULTANTS	Platinum Building, Suite 2.01, 4 Ilya Avenue ERINA NSW 2250, Australia T +61 2 4324 3499	 PROPOSED RESIDENTIAL DEVELOPMENT No.5 - 7 BEACONSFIELD PARADE LINDFIELD	STORMWATER SCHEMATIC				
B	ISSUED FOR APPROVAL		19.01.22	SJ	BK			Drawn				Date	Scale	A1	G.A. Check	Date
A	ISSUED FOR CLIENT REVIEW		19.01.22	SJ	BK			SJ				19.01.22	AS NOTED	-	-	-
Issue	Description		Date	Drawn	Approved											
10mm																

KU-RING-GAI DCP PART 24 STORMWATER DRAINAGE SUMMARY

SITE AREA 3303 m²

PRE-DEVELOPED IMPERVIOUS AREA 1268 m²

POST DEVELOPED IMPERVIOUS AREA 1757 m²

DESIGN SUMMARY IN RESPONSE TO THE KU-RING-GAI DCP PART 24 - WATER MANAGEMENT:

- STORMWATER DISCHARGE (24B.5)

SURFACE CATCHMENTS ABOVE RL 90.20 ARE DIRECTED TO ON-SITE DETENTION / RAINWATER TANK WITH OVERFLOW DISCHARGE TO PROPOSED STREET SYSTEM IN BEACONSFIELD PARADE

IMPERVIOUS AREAS BELOW RL 90.20 DIRECTED TO RAINGARDEN AT REAR OF SITE
- STREAM FLOW CONTROLS PART 24 CLAUSE 24.C3

PROPOSAL

PROVISION OF 25,000 LITRE RAINWATER TANK FOR NON-POTABLE USE IN INTERNAL CONNECTIONS IE TOILETS, LAUNDRY.

PROVISION OF 30,000 LITRE RE-USE TANK FOR NON-POTABLE USE IN EXTERNAL CONNECTIONS IE IRRIGATION, LANDSCAPING

REFER TO SHEET C10 FOR DETAILS
- ON-SITE DETENTION PART 24 CLAUSE 24.C5

REFER TO CALCULATION SHEET C4.

PROPOSAL

PROVISION OF 30,200 LITRE ON-SITE DETENTION TANK (TANK T1)

PROVISION OF 9,900 LITRE ON-SITE DETENTION TANK (TANK T2)

REFER TO SHEET C10 FOR DETAILS

CATCHMENT DETAIL ON-SITE DETENTION CALCULATION SHEET - 24R.4

- CATCHMENT NAME LG1
 - CATCHMENT DISCHARGE RATE 0.0147 l/sec/m² **A**
 - CATCHMENT STORAGE RATE 0.0287 m³/m² **B**
- SITE DETAILS
- SITE AREA (m²) 3303 ~~60% OF SITE AREA m²~~ 1397 **C**
 - AREA(S) NOT DRAINING TO THE DETENTION SYSTEM 1906 m²
 - TOTAL IMPERVIOUS AREA (ROOFS, DRIVEWAYS, PAVING, FUTURE DEV.) 1757 m² **D**
 - IMPERVIOUS AREA BYPASSING DETENTION SYSTEM 360 m² **E**

PERMITTED SITE DISCHARGE

- C[..... 1397 m²] x A[..... 0.0147 l/sec/m²] = 20.5 l/sec **Flow 1**
- ADJUSTMENT FOR ANY UNCONTROLLED IMPERVIOUS FLOW E / D= 0.25 (<0.25) **F**
- FLOW 1 [..... 20.5 l/sec x F [..... 0.25] = 5.13 l/sec **Flow 2**
- FLOW 1 [..... 20.5] - FLOW 2 [..... 5.13] = 15.4 l/sec **PSD**

SITE STORAGE REQUIREMENT

- C [..... 1397 m²] x B [..... 0.0287 m³/m²] = 40.1 m³ **SSR1**
- IF THE STORAGE IS IN A LANDSCAPED BASIN, SSR1 x 1.2 = m³ N/A **SSR2**

**** SITE CATCHMENT AREA DIRECTED TO STREET VIA OSD TANKS T1 & T2
REFER TO CATCHMENT PLAN ON SHEET C2**

TANK T1 - ROOF CATCHMENT ABOVE RL 92.65

CATCHMENT AREA (m²) 1050 (REFER SHEET C2)

STORAGE VOLUME (m³) 30.2 (1050 x 0.0287)

PERMITTED SITE DISCHARGE (l/sec) 12.24 ((¹⁰⁵⁰/₁₃₉₇) x 15.4)

HEIGHT DIFFERENCE BETWEEN TOP WATER SURFACE
LEVEL & THE CENTRE OF THE ORIFICE 2.09

ORIFICE DIAMETER = 21.8 x $\sqrt{\frac{PSD}{\sqrt{G}}}$ = 21.8 x $\sqrt{\frac{12.24}{\sqrt{2.09}}}$ 63mm

TANK T2 - SURFACE CATCHMENT BETWEEN RL 91.20 & RL 92.65

CATCHMENT AREA (m²) 347 (REFER SHEET C2)





STORAGE VOLUME (m³) 9.90 (347 x 0.0287)

PERMITTED SITE DISCHARGE (l/sec) 3.16 ((³⁴⁷/₁₃₉₇) x 15.4)

HEIGHT DIFFERENCE BETWEEN TOP WATER SURFACE
LEVEL & THE CENTRE OF THE ORIFICE 3.16

ORIFICE DIAMETER = 21.8 x $\sqrt{\frac{PSD}{\sqrt{G}}}$ = 21.8 x $\sqrt{\frac{3.16}{\sqrt{0.51}}}$ 46mm

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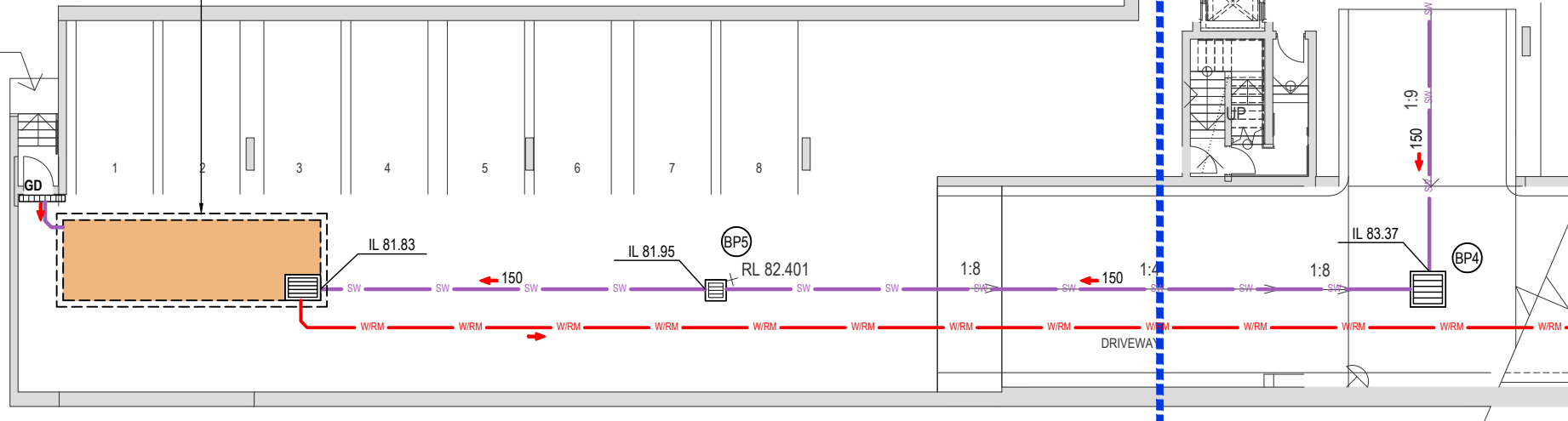
					Client	Architect		ACOR Consultants (CC) Pty Ltd Platinum Building, Suite 2.01, 4 Ilyia Avenue ERINA NSW 2250, Australia T +61 2 4324 3499		Project		Drawing Title														
					TRUSLAN GROUP	ALLEN JACK & COTTIER		  	PROPOSED RESIDENTIAL DEVELOPMENT No.5 - 7 BEACONSFIELD PARADE LINDFIELD	Designed BK	Date 19.01.22	Scale AS NOTED	A1 -	O.A. Check -	Date -											
										Project No. CC210476		Dwg. No. C4		Issue B												

STORMWATER LEGEND


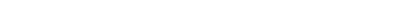

	DENOTES 100mm DIA. FULLY SEALED UNDERGROUND SYSTEM PIPE U.N.O. DIRECTED TO PUMP-OUT TANK
	DENOTES FULLY SEALED UNDERGROUND SYSTEM DIRECTED TO PUMP-OUT TANK WHEN PIPE EXCEEDS 100mm DIA
	DENOTES WATER RISER MAIN (BY OTHERS)
	DENOTES SEALED AERIAL LINE (UNDER SLAB) AND DIA. WHEN PIPE EXCEEDS 100mm DIRECTED TO PUMP-OUT TANK.
	DENOTES SURFACE OUTLET.
	DENOTES THE LOCATIONS OF DOWNPIPES AND SPECIFIED DIAMETER. FINAL LOCATIONS TO BE CONFIRMED BY THE ARCHITECT AT CC STAGE.
	DENOTES THE LOCATIONS OF STORMWATER DROPPERS AND SPECIFIED DIAMETER.
	DENOTES 100 WD x 100 DP GRATED DRAIN.
	DENOTES STORMWATER LINE CONTINUATION REFERENCE DRAWING

PIT SCHEDULE			
PIT No.	TYPE	SIZE	TOP GRATE
BP1	HD GRATED INLET	450 x 450	84.11
BP2	HD GRATED INLET	450 x 450	84.11
BP3	HD GRATED INLET	600 x 600	84.11
BP4	HD GRATED INLET	900 x 900	84.70
BP5	HD GRATED INLET	450 x 450	82.35
PROPOSED PIT SURFACE LEVELS AND INVERTS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION			

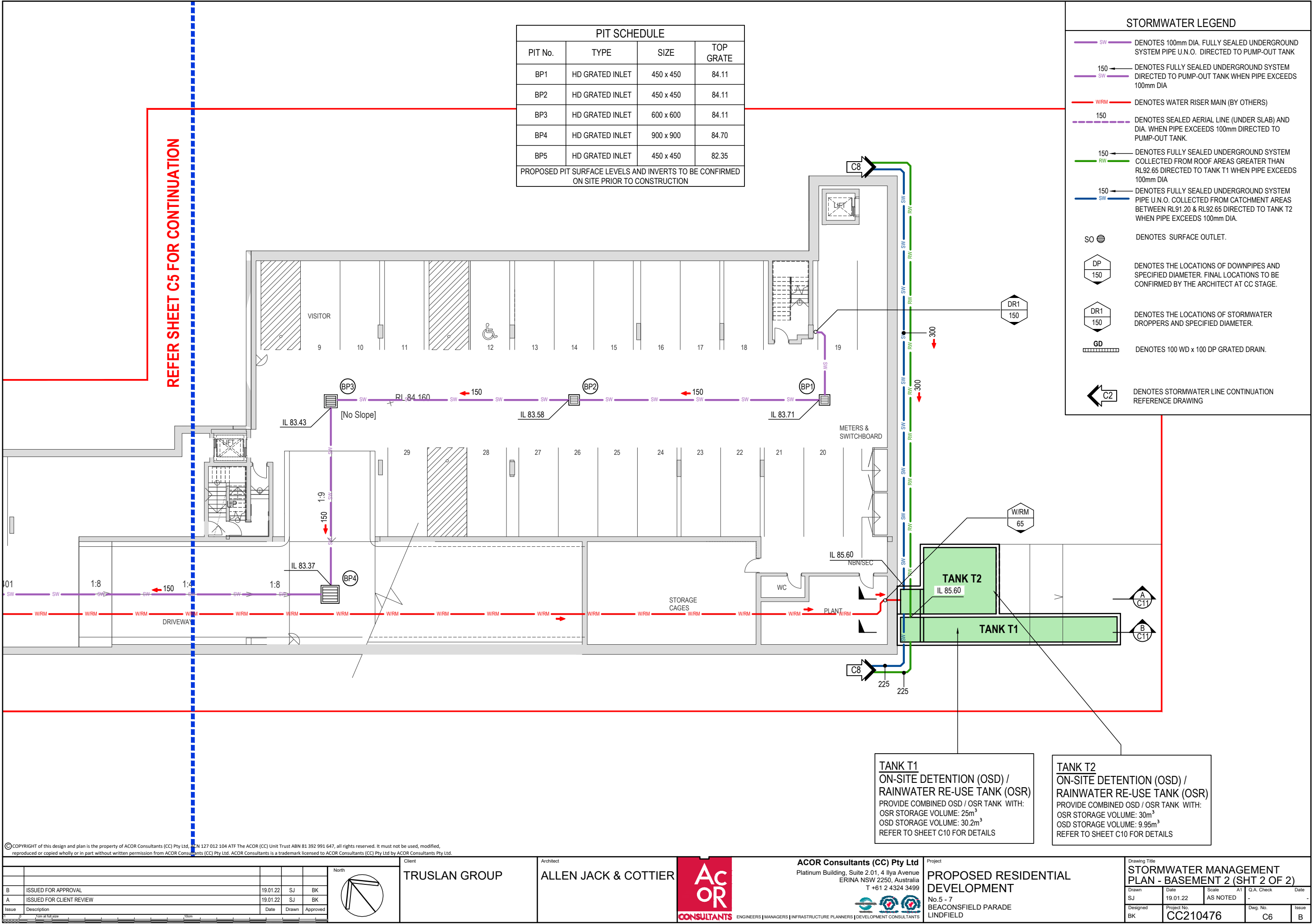
REFER TO SHEET C11 FOR DETAILS
APPROXIMATE TANK DIMENSIONS
INTERNAL LENGTH 8.0m
INTERNAL WIDTH 2.5m
INTERNAL DEPTH 1.00m
COVER LEVEL 82.35 NOM.
TANK INVERT LEVEL 81.15 NOM



REFER SHEET C6 FOR CONTINUATION

					Client		
							
B ISSUED FOR APPROVAL					19.01.22	SJ	BK
A ISSUED FOR CLIENT REVIEW					19.01.22	SJ	BK
Issue	Description				Date	Drawn	Approved
							
							

Drawing Title				
STORMWATER MANAGEMENT PLAN - BASEMENT 2 (SHT 1 OF 2)				
Drawn	Date	Scale	A1	Q.A. Check
SJ	19.01.22	AS NOTED	-	Date
Designed	Project No.		Dwg. No.	Issue
BK	CC210476		C5	B



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North			
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A	ISSUED FOR CLIENT REVIEW	19.01.22	SJ BK
Issue	Description	Date	Drawn Approved
0	10m at full scale		

Client
TRUSLAN GROUP

Architect
ALLEN JACK & COTTIER

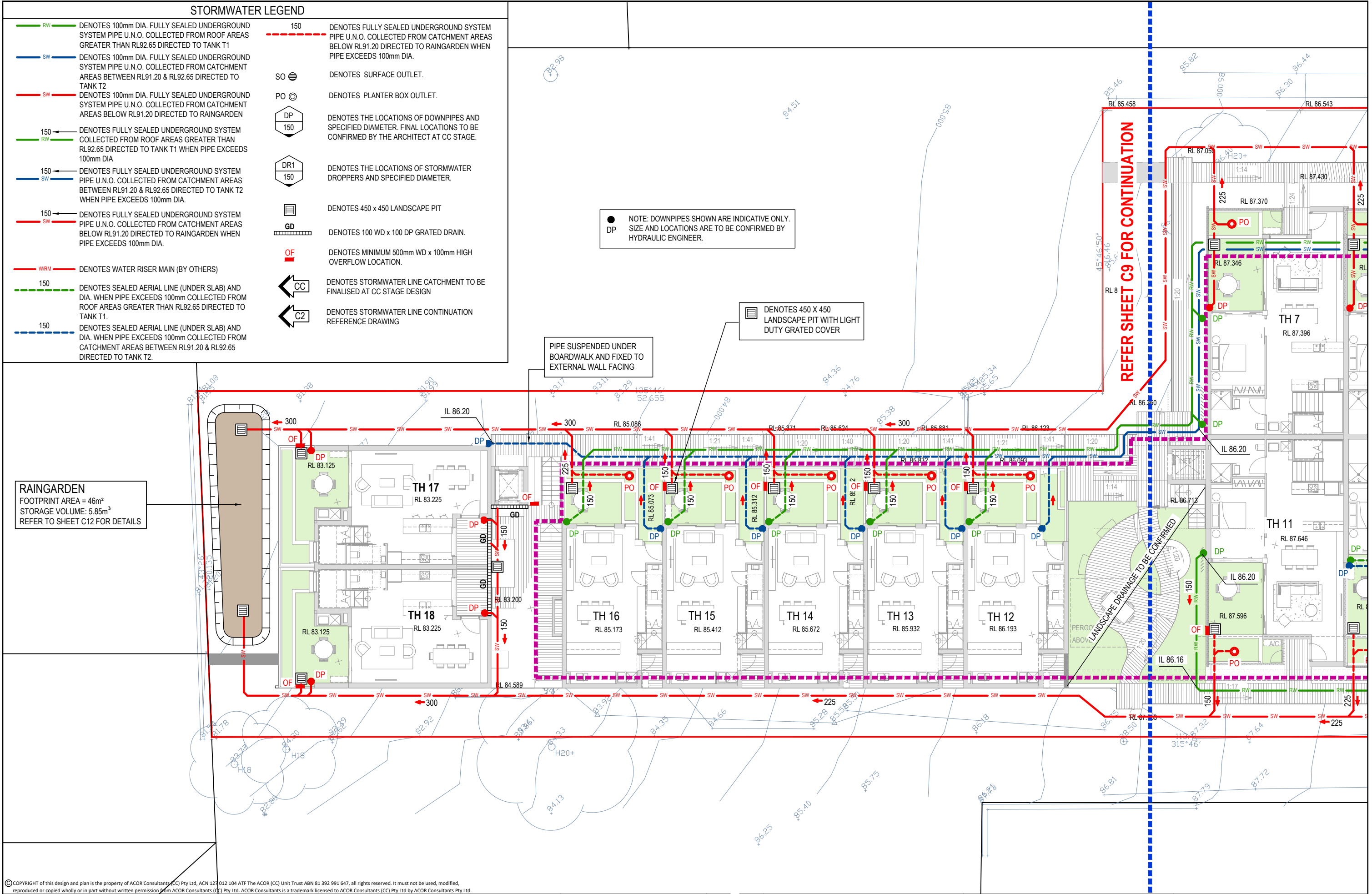
ACOR Consultants (CC) Pty Ltd
Platinum Building, Suite 2.01, 4 Illya Avenue
ERINA NSW 2250, Australia
T +61 2 4324 3499

ACOR
CONSULTANTS

ENGINEERS | MANAGERS | INFRASTRUCTURE PLANNERS | DEVELOPMENT CONSULTANTS

Project
PROPOSED RESIDENTIAL DEVELOPMENT
No. 5 - 7
BEACONSFIELD PARADE
LINDFIELD

Drawing Title STORMWATER MANAGEMENT PLAN - BASEMENT 2 (SHT 2 OF 2)			
Drawn	Date	Scale	A1
SJ	19.01.22	AS NOTED	-
Designed	Project No.	Dwg. No.	Issue
BK	CC210476	C6	B



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North			
B	ISSUED FOR APPROVAL	19.01.22	SJ BK
A	ISSUED FOR CLIENT REVIEW	19.01.22	SJ BK
Issue	Description	Date	Drawn Approved
0 10m at full scale			

Client
TRUSLAN GROUP

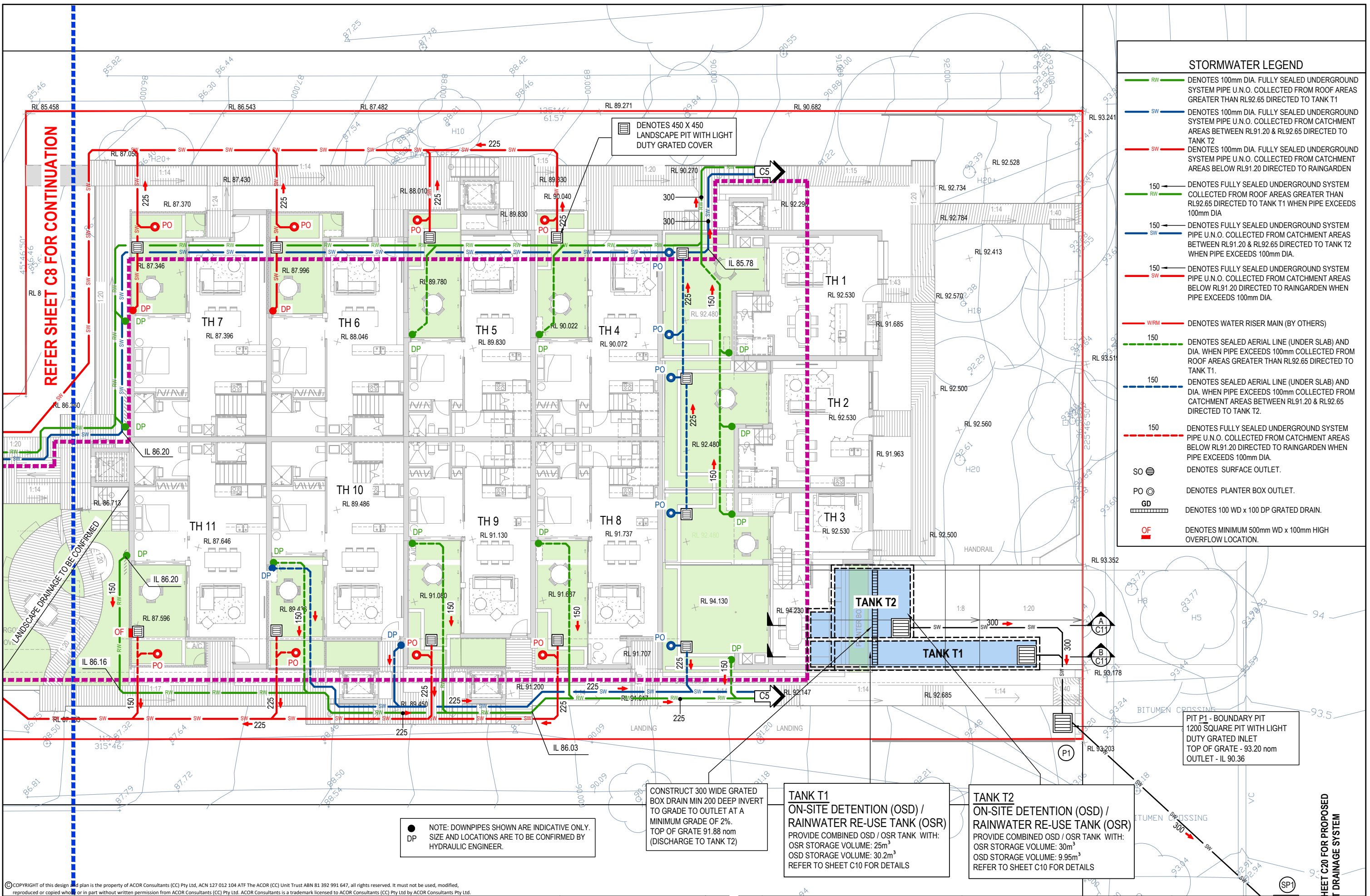
Architect
ALLEN JACK & COTTIER

ACOR CONSULTANTS
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Project
ACOR Consultants (CC) Pty Ltd
Platinum Building, Suite 2.01, 4 Illya Avenue
ERINA NSW 2250, Australia
T +61 2 4324 3499

PROPOSED RESIDENTIAL DEVELOPMENT
No. 5 - 7
BEACONSFIELD PARADE
LINDFIELD

Drawing Title STORMWATER MANAGEMENT PLAN - GROUND (SHT 1 OF 2)			
Drawn	Date	Scale	A1
SJ	19.01.22	AS NOTED	-
Designed	Project No.	Dwg. No.	Issue
BK	CC210476	C8	B



STORMWATER LEGEND

- RW** DENOTES 100mm DIA. FULLY SEALED UNDERGROUND SYSTEM PIPE U.N.O. COLLECTED FROM ROOF AREAS GREATER THAN RL92.65 DIRECTED TO TANK T1
- SW** DENOTES 100mm DIA. FULLY SEALED UNDERGROUND SYSTEM PIPE U.N.O. COLLECTED FROM CATCHMENT AREAS BETWEEN RL91.20 & RL92.65 DIRECTED TO TANK T2
- SW** DENOTES 100mm DIA. FULLY SEALED UNDERGROUND SYSTEM PIPE U.N.O. COLLECTED FROM CATCHMENT AREAS BELOW RL91.20 DIRECTED TO RAINGARDEN
- 150 RW** DENOTES FULLY SEALED UNDERGROUND SYSTEM COLLECTED FROM ROOF AREAS GREATER THAN RL92.65 DIRECTED TO TANK T1 WHEN PIPE EXCEEDS 100mm DIA
- 150 SW** DENOTES FULLY SEALED UNDERGROUND SYSTEM PIPE U.N.O. COLLECTED FROM CATCHMENT AREAS BETWEEN RL91.20 & RL92.65 DIRECTED TO TANK T2 WHEN PIPE EXCEEDS 100mm DIA.
- 150 SW** DENOTES FULLY SEALED UNDERGROUND SYSTEM PIPE U.N.O. COLLECTED FROM CATCHMENT AREAS BELOW RL91.20 DIRECTED TO RAINGARDEN WHEN PIPE EXCEEDS 100mm DIA.
- WRM** DENOTES WATER RISER MAIN (BY OTHERS)
- 150** DENOTES SEALED AERIAL LINE (UNDER SLAB) AND DIA. WHEN PIPE EXCEEDS 100mm COLLECTED FROM ROOF AREAS GREATER THAN RL92.65 DIRECTED TO TANK T1.
- 150** DENOTES SEALED AERIAL LINE (UNDER SLAB) AND DIA. WHEN PIPE EXCEEDS 100mm COLLECTED FROM CATCHMENT AREAS BETWEEN RL91.20 & RL92.65 DIRECTED TO TANK T2.
- 150** DENOTES FULLY SEALED UNDERGROUND SYSTEM PIPE U.N.O. COLLECTED FROM CATCHMENT AREAS BELOW RL91.20 DIRECTED TO RAINGARDEN WHEN PIPE EXCEEDS 100mm DIA.
- SO** DENOTES SURFACE OUTLET.
- PO** DENOTES PLANTER BOX OUTLET.
- GD** DENOTES 100 WD x 100 DP GRATED DRAIN.
- OF** DENOTES MINIMUM 500mm WD x 100mm HIGH OVERFLOW LOCATION.

DENOTES 450 X 450 LANDSCAPE PIT WITH LIGHT DUTY GRATED COVER

CONSTRUCT 300 WIDE GRATED BOX DRAIN MIN 200 DEEP INVERT TO GRADE TO OUTLET AT A MINIMUM GRADE OF 2%. TOP OF GRATE 91.88 nom (DISCHARGE TO TANK T2)

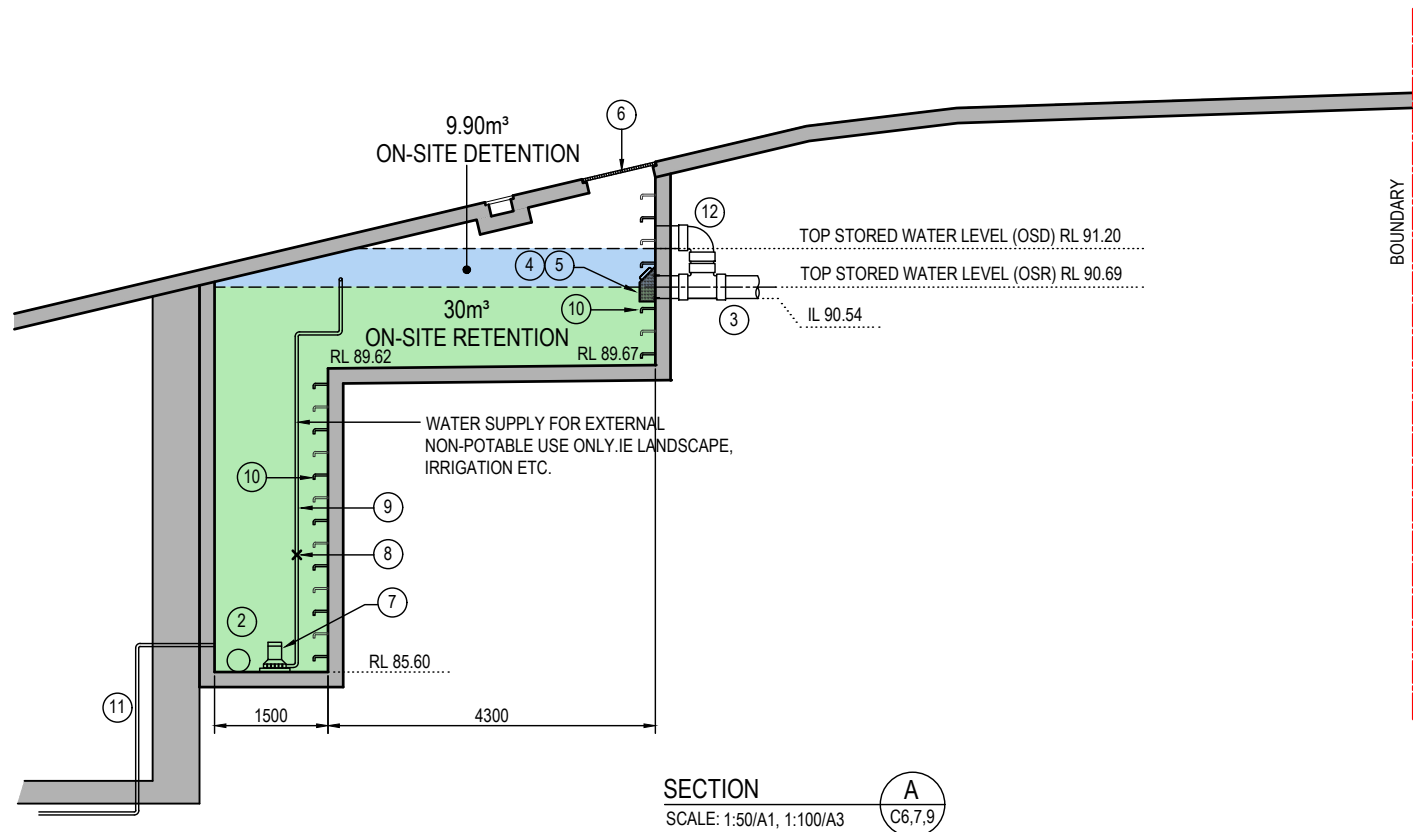
TANK T1
ON-SITE DETENTION (OSD) / RAINWATER RE-USE TANK (OSR)
PROVIDE COMBINED OSD / OSR TANK WITH:
OSR STORAGE VOLUME: 25m³
OSD STORAGE VOLUME: 30.2m³
REFER TO SHEET C10 FOR DETAILS

TANK T2
ON-SITE DETENTION (OSD) / RAINWATER RE-USE TANK (OSR)
PROVIDE COMBINED OSD / OSR TANK WITH:
OSR STORAGE VOLUME: 30m³
OSD STORAGE VOLUME: 9.95m³
REFER TO SHEET C10 FOR DETAILS

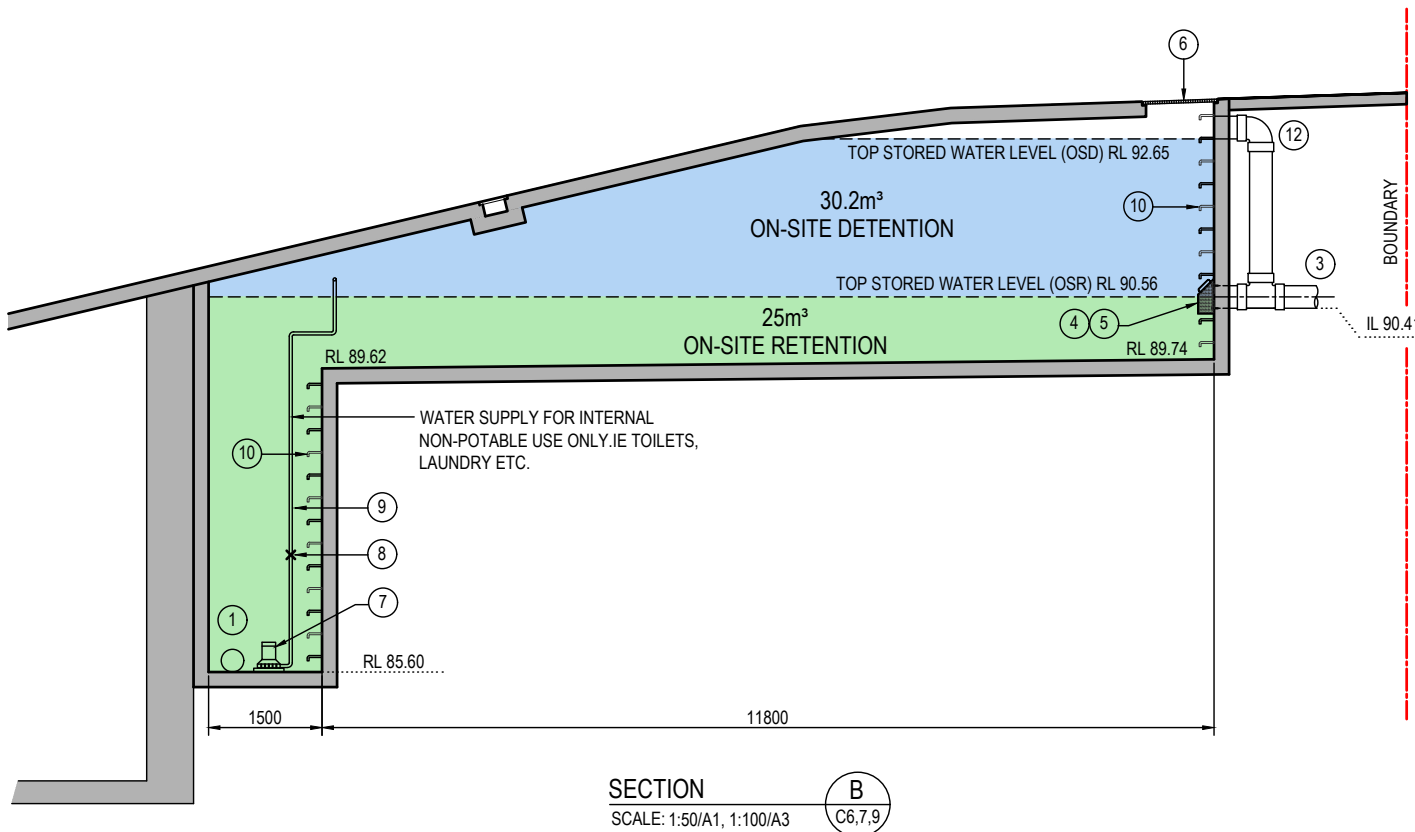
PIT P1 - BOUNDARY PIT
1200 SQUARE PIT WITH LIGHT DUTY GRATED INLET
TOP OF GRATE - 93.20 nom
OUTLET - IL 90.36

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B ISSUED FOR APPROVAL 19.01.22 SJ BK				A ISSUED FOR CLIENT REVIEW 19.01.22 SJ BK				Issue Description Date Drawn Approved				North			
TRUSLAN GROUP				ALLEN JACK & COTTIER				ACOR CONSULTANTS				ACOR Consultants (CC) Pty Ltd Platinum Building, Suite 2.01, 4 Illya Avenue ERINA NSW 2250, Australia T +61 2 4324 3499			
Project PROPOSED RESIDENTIAL DEVELOPMENT No. 5 - 7 BEACONSFIELD PARADE LINDFIELD				Drawing Title STORMWATER MANAGEMENT PLAN - GROUND (SHT 2 OF 2)				Drawn SJ 19.01.22 AS NOTED				Date 19.01.22 Scale AS NOTED			
Designed BK				Project No. CC210476				Dwg. No. C9				Issue B			

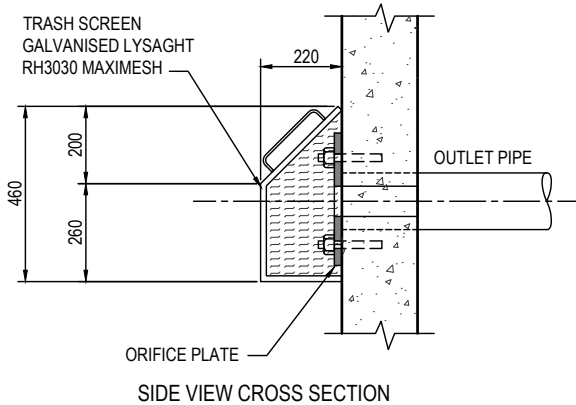
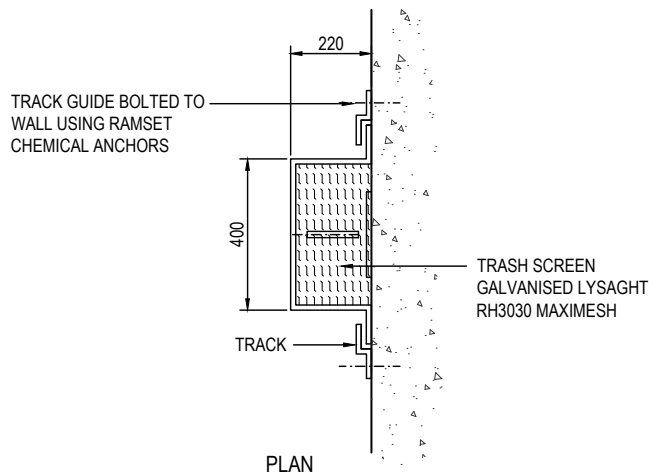


SECTION A
SCALE: 1:50/A1, 1:100/A3
C6,7,9

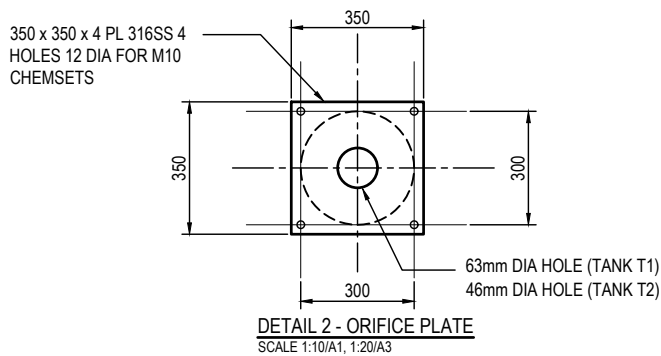


SECTION B
SCALE: 1:50/A1, 1:100/A3
C6,7,9

LEGEND	
①	ROOFWATER INLET PIPE
②	SURFACE WATER INLET PIPE
③	300 DIA DISCHARGE PIPE
④	350 x 350 x 4 PL 316SS 4 HOLES 12 DIA FOR M10 CHEMSETS
⑤	TRASH SCREEN LYSAGHT RH3030 GALV. REMOVABLE WITH HANDLE
⑥	900 x 900 HD GRATED INLET BOLTED DOWN
⑦	RE-USE PUMP TO MANUFACTURERS SPECIFICATIONS
⑧	NON-RETURN VALVE
⑨	50 DIA PVC PIPE CLASS '16' RISING MAIN
⑩	PROVIDE GALVANISED STEP IRONS AT 300mm CENTRES WHERE DEPTH EXCEEDS 1100mm IN ACCORDANCE WITH THE AUST. STANDARDS AT ALL ACCESS POINTS OF THE TANK, TYP.
⑪	RISING MAIN FROM PUMP-OUT TANK TO HYDRAULIC ENGINEERS SPECIFICATIONS
⑫	300 DIA HIGH LEVEL OVERFLOW PIPE
⑬	TANK STRUCTURE TO STRUCTURAL ENGINEERS DETAILS



DETAIL 1 - TRASH SCREEN
SCALE 1:10/A1, 1:20/A3



PROVIDE CONFINED SPACE SIGNAGE
AT ENTRY POINTS INTO TANK.

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Issue		Date	Drawn	Approved
B	ISSUED FOR APPROVAL	19.01.22	SJ	BK
A	ISSUED FOR CLIENT REVIEW	19.01.22	SJ	BK

Client	TRUSLAN GROUP
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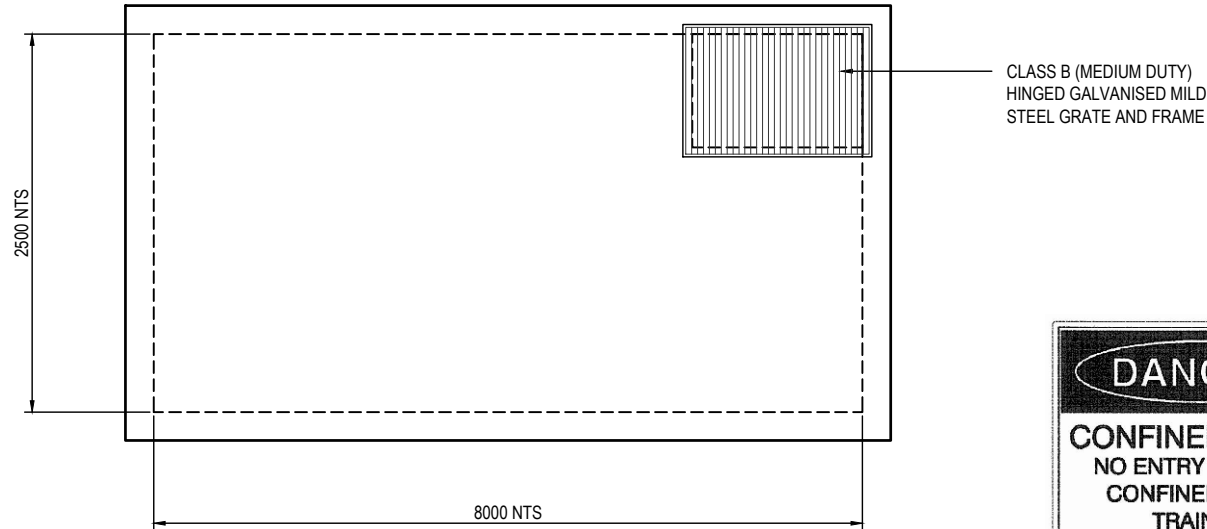
Architect	ALLEN JACK & COTTIER
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ACOR Consultants (CC) Pty Ltd
Platinum Building, Suite 2.01, 4 Ilya Avenue
ERINA NSW 2250, Australia
T +61 2 4324 3499

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Project	PROPOSED RESIDENTIAL DEVELOPMENT
No. 5 - 7	BEACONSFIELD PARADE LINDFIELD

Drawing Title	STORMWATER MANAGEMENT DETAILS SHEET 1
Drawn	SJ
Date	19.01.22
Scale	AS NOTED
A1	-
O.A. Check	-
Date	-
Designed	BK
Project No.	CC210476
Dwg. No.	C10
Issue	B



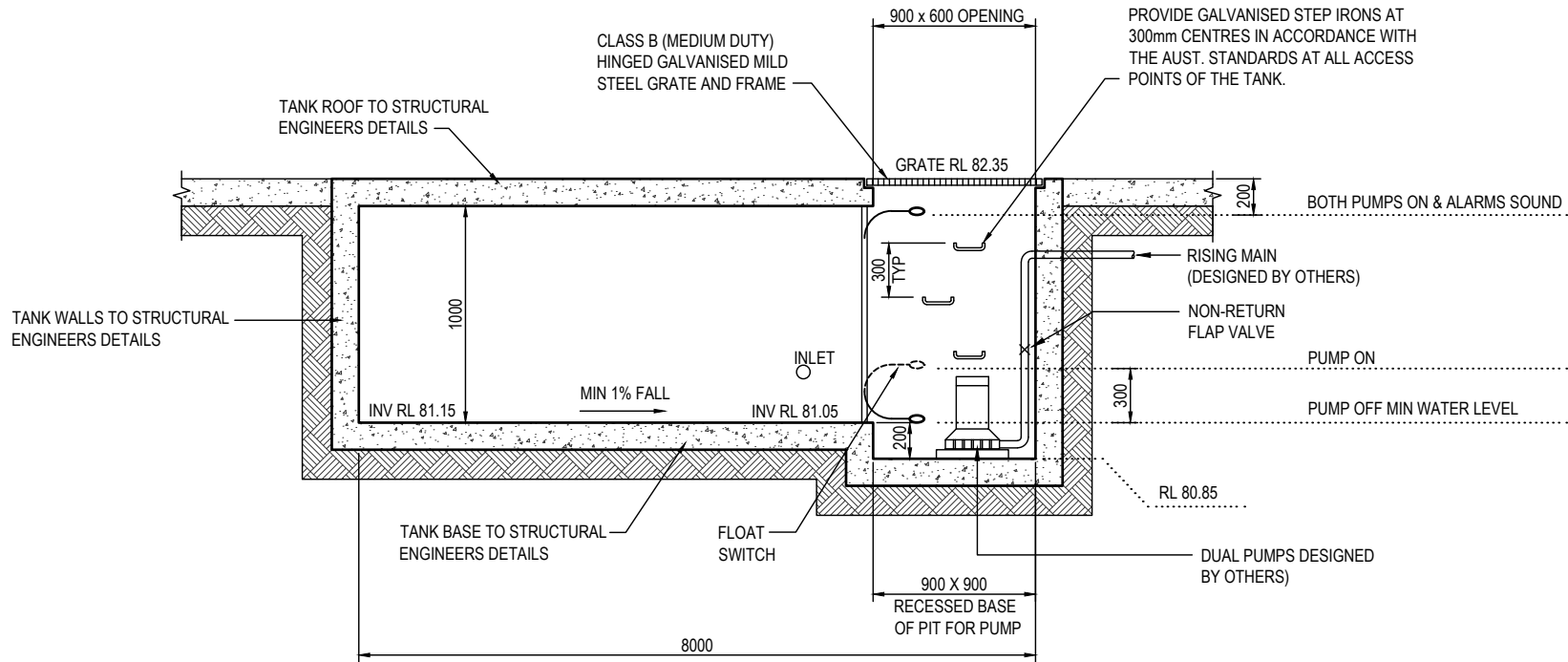
INSTALL CONFINED SPACE WARNING SIGN

PUMP OUT TANK PLAN
SCALE 1:20/A1, 1:40/A3

STANDARD PUMP OUT DESIGN NOTES

THE PUMP SYSTEM SHALL BE OPERATED IN THE FOLLOWING MANNER:-

1. THE PUMPS SHALL BE PROGRAMMED TO WORK ALTERNATELY TO ALLOW BOTH PUMPS TO HAVE AN EQUAL OPERATION LOAD AND PUMP LIFE
2. A FLOAT SHALL BE PROVIDED TO ENSURE THAT THE MINIMUM REQUIRED WATER LEVEL IS MAINTAINED WITHIN THE SUMP AREA OF THE BELOW GROUND TANK. IN THIS REGARD THIS FLOAT WILL FUNCTION AS AN OFF SWITCH FOR THE PUMPS AT THE MINIMUM WATER LEVEL. THE SAME FLOAT SHALL BE SET TO TURN ONE OF THE PUMPS ON UPON WATER LEVEL IN THE TANK RISING TO APPROXIMATELY 300mm ABOVE THE MINIMUM WATER LEVEL. THE PUMP SHALL OPERATE UNTIL THE TANK IS DRAINED TO THE MINIMUM WATER LEVEL.
3. A SECOND FLOAT SHALL BE PROVIDED AT A HIGH LEVEL, WHICH IS APPROXIMATELY THE ROOF LEVEL OF THE BELOW GROUND TANK. THIS FLOAT SHALL START THE OTHER PUMP THAT IS NOT OPERATING AND ACTIVATE THE ALARM.
4. AN ALARM SYSTEM SHALL BE PROVIDED WITH A FLASHING STROBE LIGHT AND A PUMP FAILURE WARNING SIGN WHICH ARE TO BE LOCATED AT THE DRIVEWAY ENTRANCE TO THE BASEMENT LEVEL. THE ALARM SYSTEM SHALL BE PROVIDED WITH A BATTERY BACK-UP IN CASE OF POWER FAILURE.
5. A CONFINED SPACE DANGER SIGN SHALL BE PROVIDED AT ALL ACCESS POINTS TO THE PUMP OUT STORAGE TANK.



PUMP OUT TANK
AVERAGE HEIGHT = 1.0m
WIDTH = 2.5m
LENGTH = 8.0m
VOLUME PROVIDED = 20.0m³

TYPICAL SECTION THROUGH PUMP OUT TANK
SCALE 1:20/A1, 1:40/A3

PUMP-OUT TANK MAINTENANCE SCHEDULE

MAINTENANCE CONTRACT

NOTE: A 24 HOUR X 12 MONTHLY EMERGENCY AND MAINTENANCE CONTRACT SHALL BE OBTAINED FROM A COMPANY CAPABLE OF EXECUTING THE WORK AND SHALL BE KEPT IN FORCE BY THE PROPERTY OWNER(S) FOR THE LIFE OF THE BUILDING.

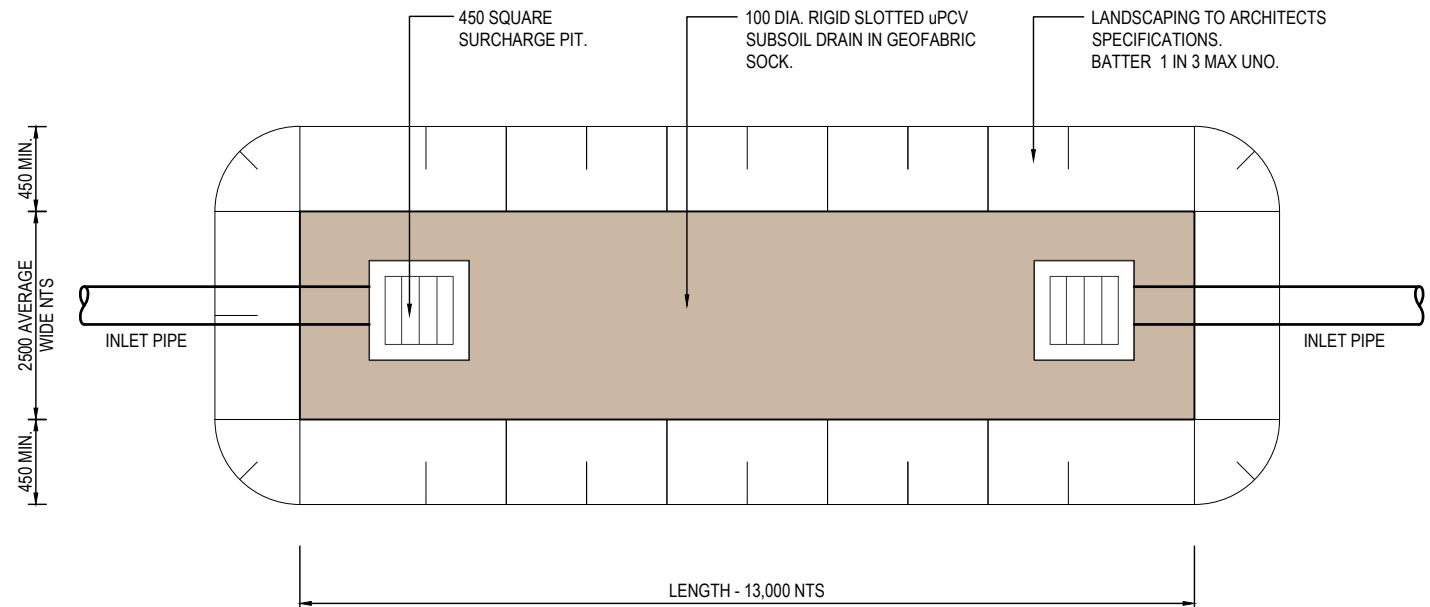
THE MAINTENANCE CONTRACT SHALL BE CARRIED OUT EVERY THREE (3) MONTHS AND SHALL INCLUDE THE FOLLOWING ACTIVITIES:

1. CLEAN OUT ALL PITS OF SILT AND DEBRIS.
2. CHECK AND CLEAN OUT, IF NECESSARY, ALL PIPELINES.
3. CHECK:
 - 3.1. PUMPS FOR WEAR
 - 3.2. PUMP OIL SEALS
 - 3.3. PUMP STRAINER AND CLEAN
4. CARRY OUT ROUTINE MAINTENANCE TO PUMPS AS RECOMMENDED BY THE MANUFACTURER.
5. CHECK OPERATIONAL SEQUENCE OF LEVEL SWITCHES, PUMPS AND CONTROL PANEL.
6. THE EMERGENCY CONTRACT SHALL PROVIDE FOR A 24 HOUR X 7 DAY PER WEEK SERVICE.

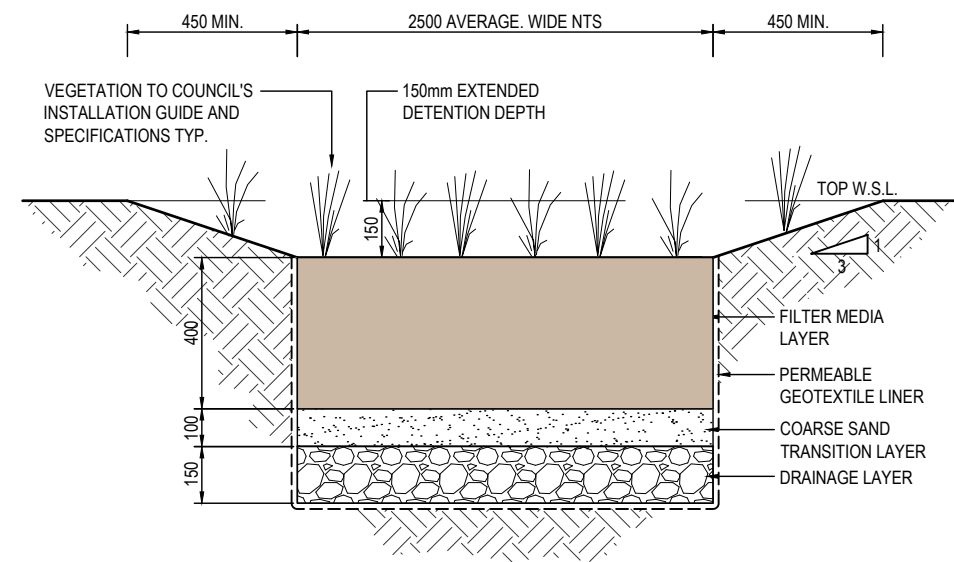
THE CONTRACTOR SHALL PROVIDE A NAME PLATE STATING NAME, WORKING HOURS, TELEPHONE NUMBER AND OUT OF HOURS NUMBER AND SUCH NAME PLATE SHALL BE FIXED TO THE FRONT OF THE CONTROL PANEL.

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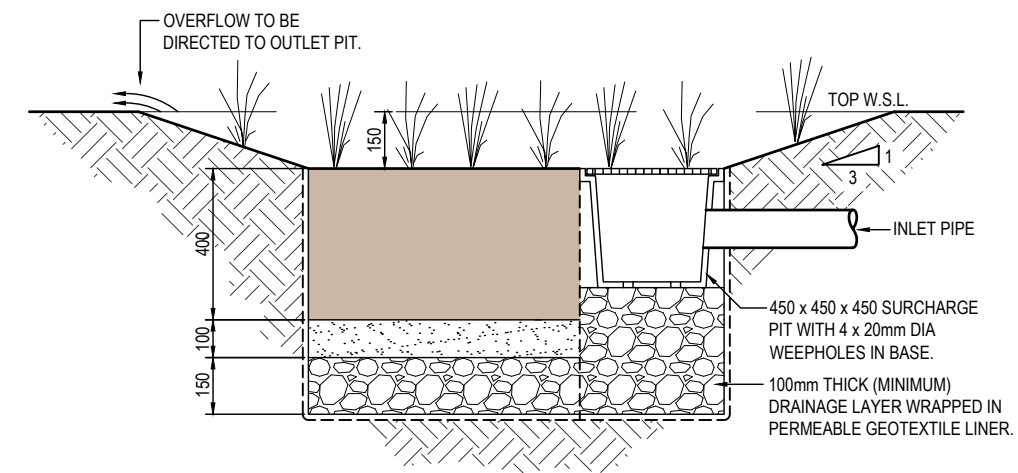
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								No. 5 - 7 BEACONSFIELD PARADE LINDFIELD		Drawn SJ		Date 19.01.22	
										Scale AS NOTED		A1	
										O.A. Check -		Date -	
										Designed BK		Project No. CC210476	
										Dwg. No. C11		Issue B	



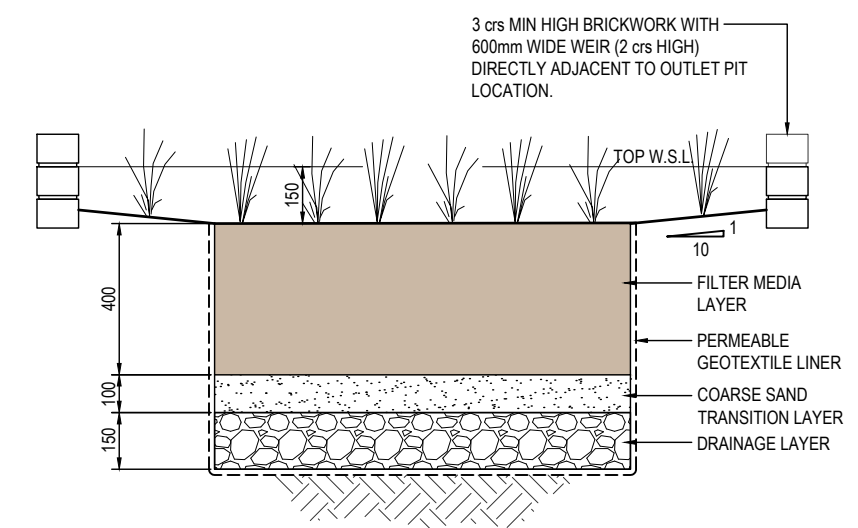
TYPICAL RAINGARDEN PLAN
SCALE - 1:20/A1, 1:40/A3



TYPICAL SECTION THROUGH RAINGARDEN
SCALE - 1:10/A1, 1:20/A3



TYPICAL SECTION THROUGH RAINGARDEN & SURCHARGE PIT
SCALE - 1:10/A1, 1:20/A3



ALTERNATIVE SECTION THROUGH RAINGARDEN
SCALE - 1:10/A1, 1:20/A3

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Issue	Description	Date	Drawn	Approved
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A	ISSUED FOR CLIENT REVIEW	19.01.22	SJ	BK

0 10m all fig. scale 100m

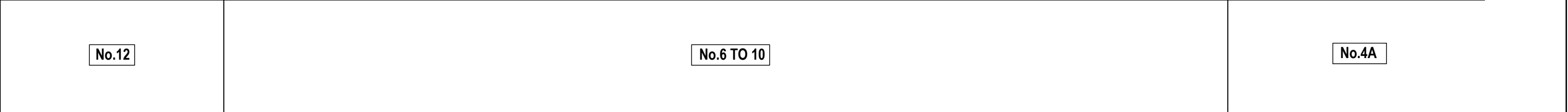
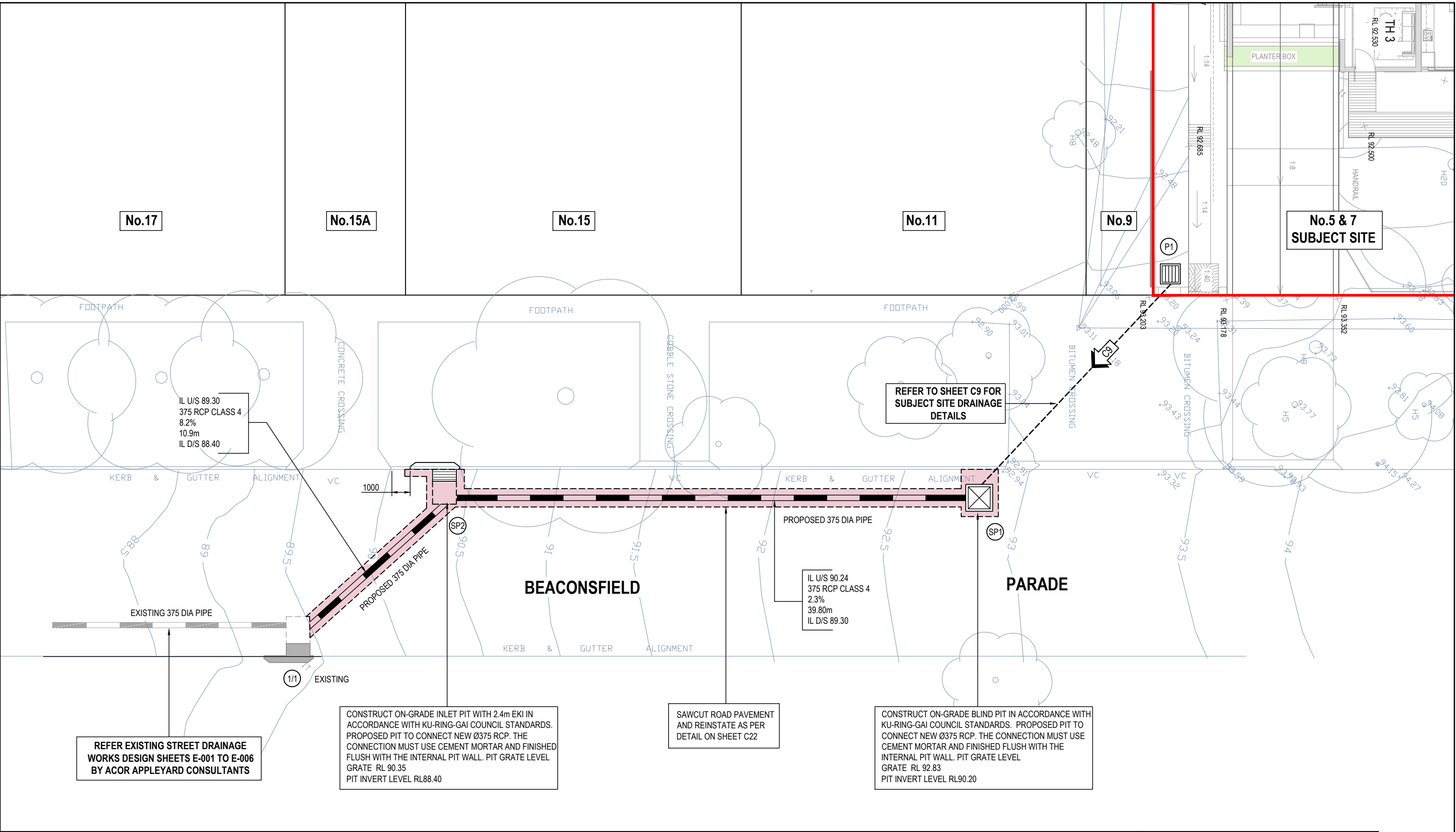
Client
TRUSLAN GROUP

Architect
ALLEN JACK & COTTIER

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Platinum Building, Suite 2.01, 4 Ilya Avenue
ERINA NSW 2250, Australia
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Project
PROPOSED RESIDENTIAL DEVELOPMENT
No. 5 - 7
BEACONSFIELD PARADE
LINDFIELD

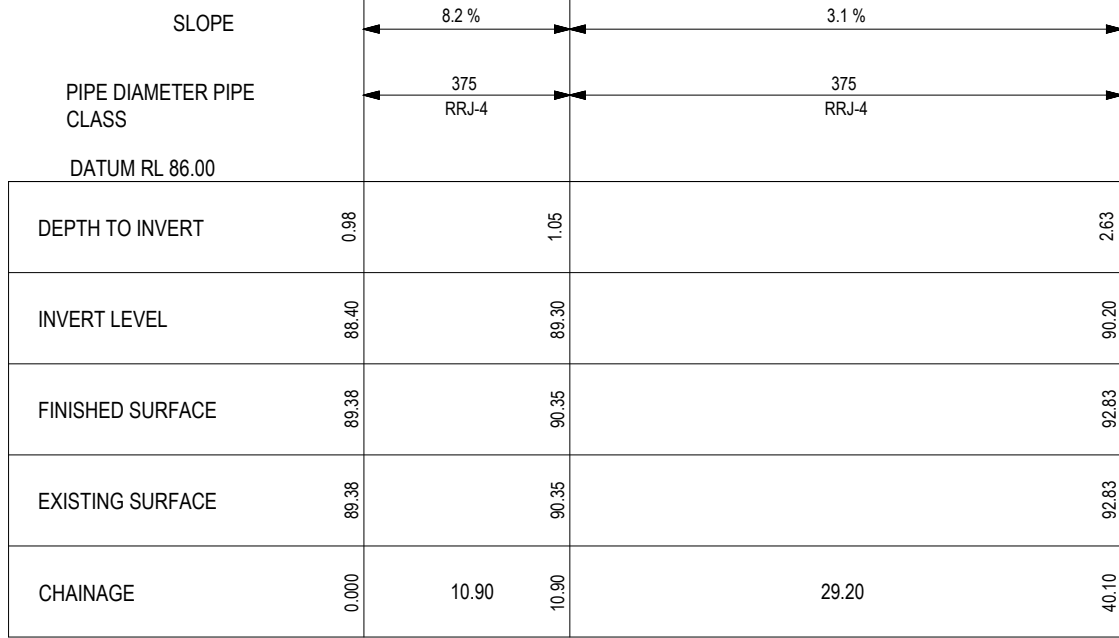
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Designed	Project No.	Dwg. No.	Issue		
BK	CC210476	C12	B		



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Designed	Project No.		Dwg. No.		Issue																																																										
BK	CC210476		C20		B																																																										

REFER EXISTING STREET DRAINAGE
WORKS DESIGN SHEETS E-001 TO E-006
BY ACOR APPELYARD CONSULTANTS




DRAINAGE LONG SECTION

HORIZONTAL SCALE - 1:200/A1, 1:400/A3

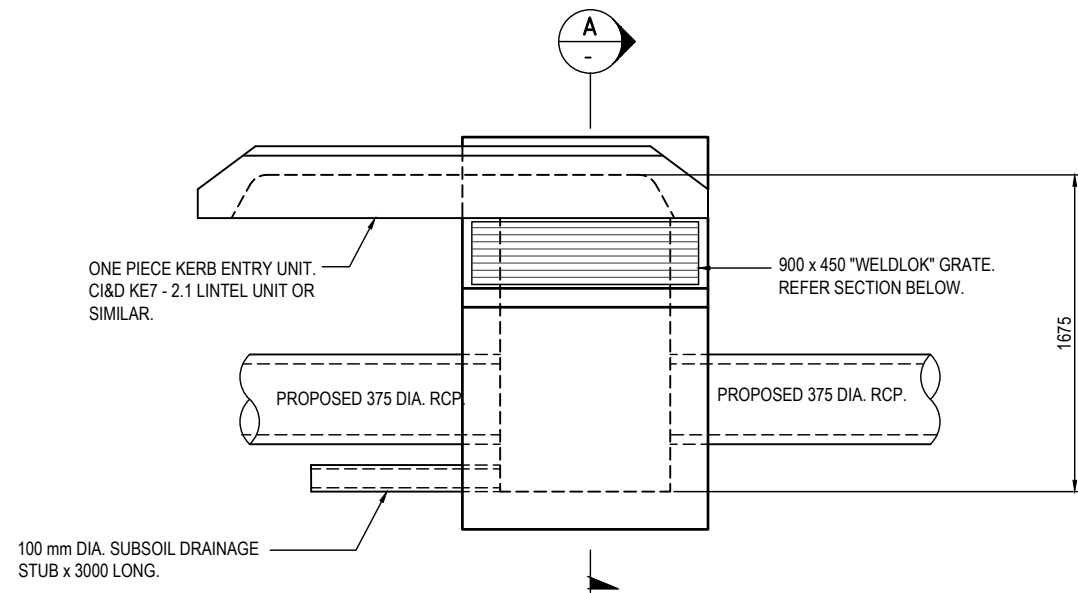
VERTICAL SCALE - 1:40/A1, 1:80/A3



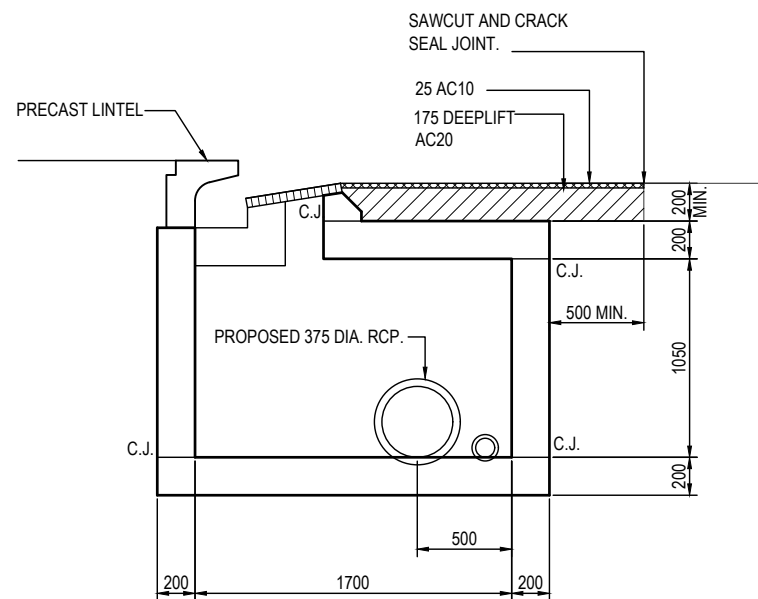
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										Client	Architect	 ENGINEERS MANAGERS INFRASTRUCTURE PLANNERS DEVELOPMENT CONSULTANTS	ACOR Consultants (CC) Pty Ltd Platinum Building, Suite 2.01, 4 Ilya Avenue ERINA NSW 2250, Australia T +61 2 4324 3499	Project PROPOSED RESIDENTIAL DEVELOPMENT No.5 - 7 BEACONSFIELD PARADE LINDFIELD	Drawing Title ROADWORKS PIPE LONG SECTION	Revision					
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										SJ	19.01.22					AS NOTED	-	-	-		
										Designed	Project No.					Dwg. No.		Issue			
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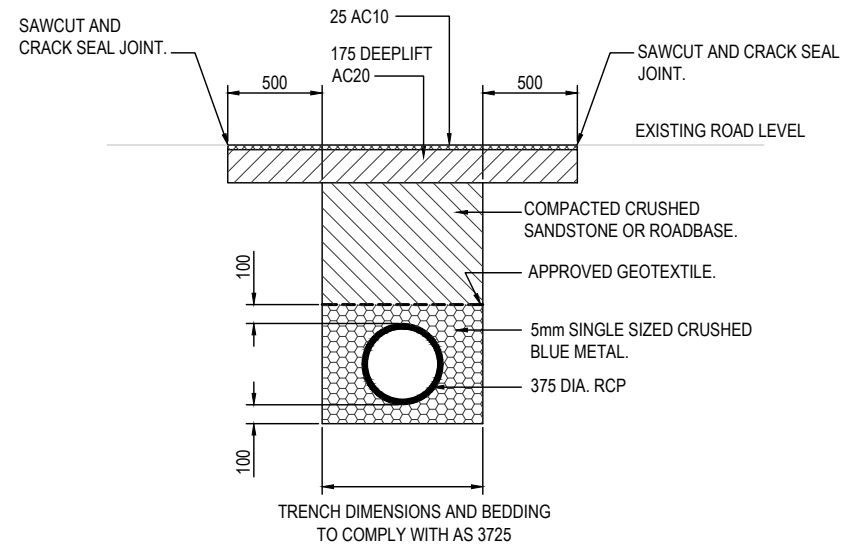
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										Date	Drawn	Approved		
										19.01.22	SJ	BK		
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										B	ISSUED FOR APPROVAL	19.01.22	SJ	BK
										A	ISSUED FOR CLIENT REVIEW	19.01.22	SJ	BK
										Issue	Description	Date	Drawn	Approved
										0	10m at full size	10cm		



PROPOSED PITS SP2 PLAN.



SECTION A
PROPOSED PITS SP2 SECTION.



ROADWAY PIPE TRENCH BACKFILL DETAIL.

PIT NOTES:

1. COMPRESSIVE STRENGTH OF CONCRETE (F_c) AT 28 DAYS TO BE MIN. 25 MPa.
2. MINIMUM 30mm COVER TO REINFORCEMENT, U.N.O.
3. 100mm DIA. SUBSOIL DRAINAGE PIPE 3.0m LONG WRAPPED IN FABRIC SOCK TO BE PLACED ADJACENT TO INLET PIPES ON BOTH SIDES & 100mm MINIMUM ABOVE PIT FLOOR.
4. SELECTED GRANULAR MATERIAL BACK FILL SHALL BE PLACED AGAINST THE FULL HEIGHT OF THE VERTICAL FACES FOR A HORIZONTAL DISTANCE EQUAL TO ONE-THIRD THE HEIGHT OF THE PIT STRUCTURE.
5. STEP IRONS TO BE PROVIDED FOR PITS DEEPER THAN 1200mm AT 300mm INTERVALS & PLACED ON A WALL CLEAR OF FLOW WHERE POSSIBLE.
6. A STRUCTURAL ENGINEER SHALL DESIGN PITS LARGER THAN PITS DETAILED ON THIS DRAWING.
7. WHERE PIPE SIZES ALLOW, INTERNAL PIT DIMENSIONS MAY BE A MINIMUM 900mm LONG x 600mm WIDE.
8. PROVIDE MASS CONCRETE BENCHING ACROSS PIT TO SUIT INLET & OUTLET PIPES AS DETAILED.
9. WALL THICKNESS IN TOWER TO BE ADJUSTED TO SUIT TYPE OF PIT LID.

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<div> <div>010m at full scale</div> <div>100m</div> </div>				North		Client		Architect		Client		Project		Drawing Title	
						TRUSLAN GROUP		ALLEN JACK & COTTIER		ACOR CONSULTANTS		Platinum Building, Suite 2.01, 4 Ilyia Avenue ERINA NSW 2250, Australia T +61 2 4324 3499		ROADWORKS PIT DETAILS	
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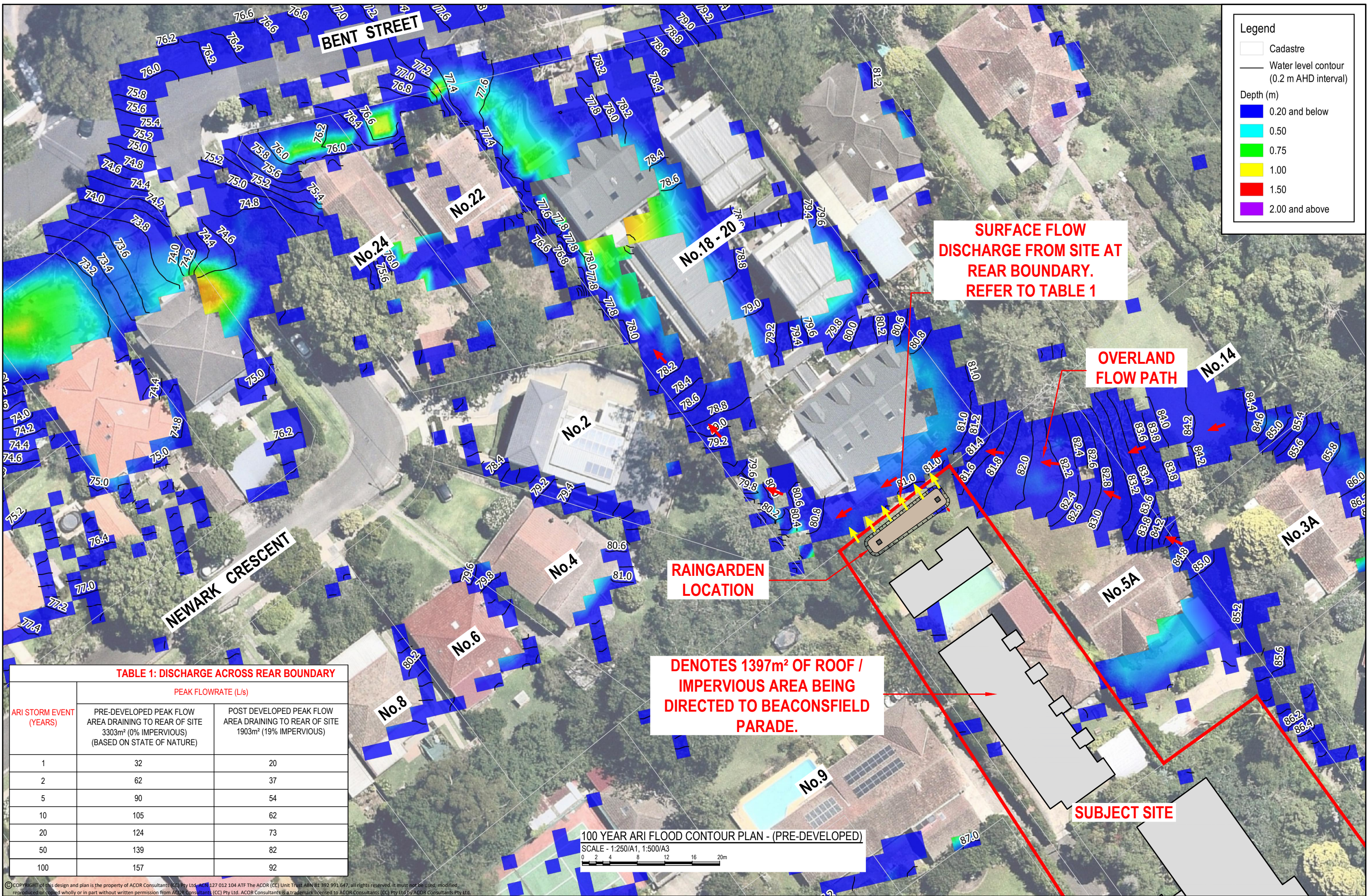


TABLE 1: DISCHARGE ACROSS REAR BOUNDARY

ARI STORM EVENT (YEARS)	PEAK FLOWRATE (L/s)	
	PRE-DEVELOPED PEAK FLOW AREA DRAINING TO REAR OF SITE 3303m² (0% IMPERVIOUS) (BASED ON STATE OF NATURE)	POST DEVELOPED PEAK FLOW AREA DRAINING TO REAR OF SITE 1903m² (19% IMPERVIOUS)
1	32	20
2	62	37
5	90	54
10	105	62
20	124	73
50	139	82
100	157	92

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A		ISSUED FOR CLIENT REVIEW	19.01.22	SJ	BK
Issue	Description	Date	Drawn	Approved	

North

Client	TRUSLAN GROUP
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Architect	ALLEN JACK & COTTIER
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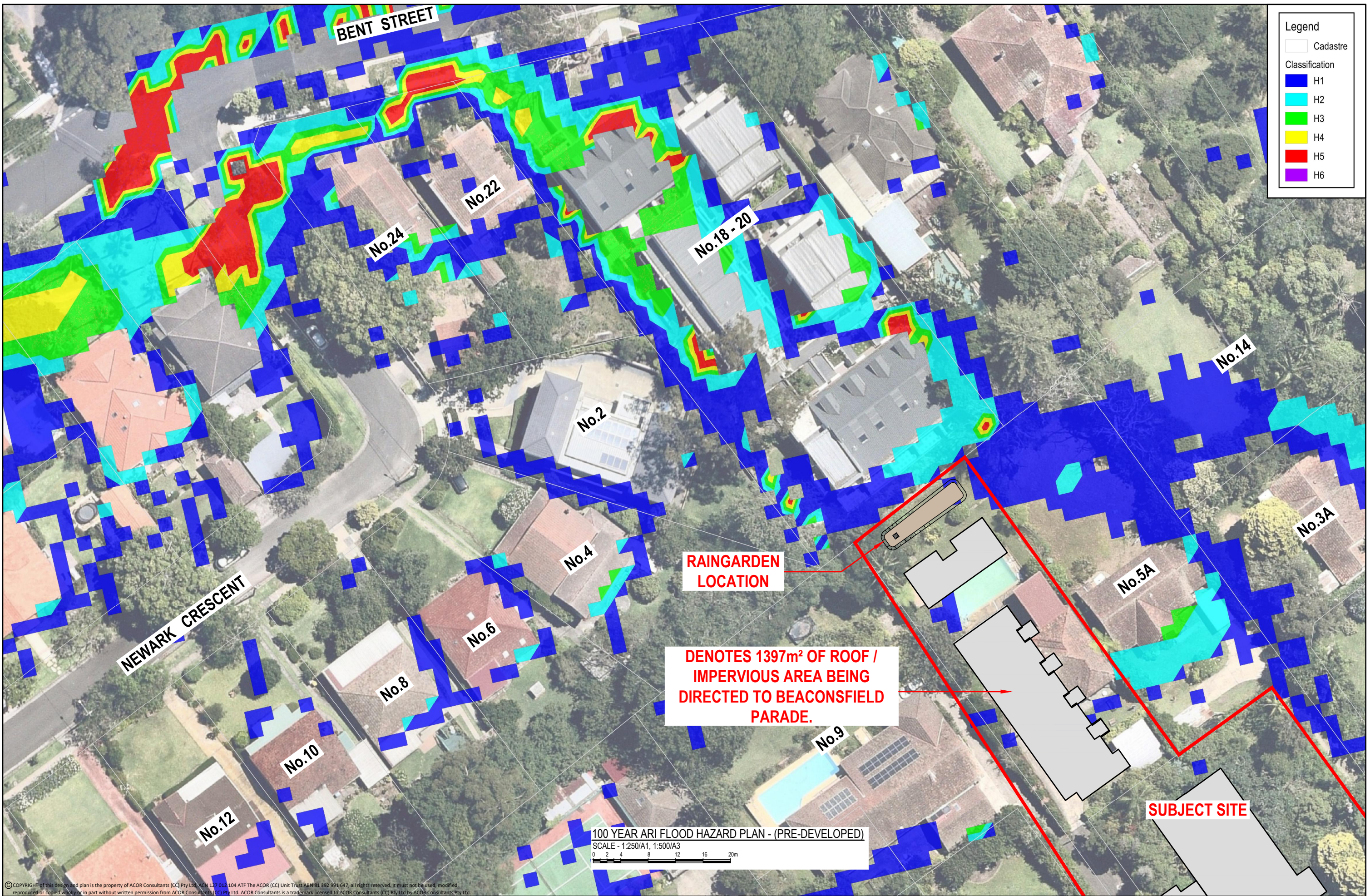
Platinum Building, Suite 2.01, 4 Ilya Avenue

ERINA NSW 2250, Australia

T +61 2 4324 3499

Project		PROPOSED RESIDENTIAL DEVELOPMENT	
No. 5 - 7		BEACONSFIELD PARADE LINDFIELD	

Drawing Title		LOCAL OVERLAND FLOOD ASSESSMENT - SHEET 1 OF 2	
Drawn	Date	Scale	A1
SJ	19.01.22	AS NOTED	-
Designed	Project No.	Dwg. No.	Issue
BK	CC210476	C30	B



Legend

Cadastre

Classification

H1

H2

H3

H4

H5

H6

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				North		Client		Architect		Project		Drawing Title			
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B				19.01.22		SJ		BK		Platinum Building, Suite 2.01, 4 Illya Avenue		Drawn		Date	
A				19.01.22		SJ		BK		ERINA NSW 2250, Australia		SJ		19.01.22	
Issue				Date		Drawn		Approved		T +61 2 4324 3499		Designed		Project No.	
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										BEACONSFIELD PARADE				Dwg. No.	
										LINDFIELD				C31	
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														B	