

STORMWATER CONCEPT MANAGEMENT PLANS FOR DA

at: 366-372 Lane Cove Road, 124A & 126 Epping Road
and 1 Paul Street, North Ryde N.S.W 2113

for: Franpina Developments Pty Ltd

Architect: BATESSMART

Prepared By:

NB NORTHERN BEACHES
Consulting Engineers P/L.

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Suite 207, 30 FISHER ROAD
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DRAWING SCHEDULE:

D01 - BASEMENT 2 STORMWATER DRAINAGE PLAN
D02 - BASEMENT 1 STORMWATER DRAINAGE PLAN
D03 - LOWER GROUND FLOOR STORMWATER DRAINAGE PLAN
D04 - UPPER GROUND FLOOR STORMWATER DRAINAGE PLAN
D05 - TYPICAL FLOOR STORMWATER DRAINAGE PLAN
D06 - ROOF STORMWATER DRAINAGE PLAN
D07 - STORMWATER DRAINAGE NOTES AND OSD CALCULATIONS
D08 - STORMWATER DRAINAGE HGL LONGITUDINAL SECTION
D09 - STORMWATER DRAINAGE DETAILS
D10 - CATCHMENT PLAN AND SITE DISCHARGE

ISSUED FOR
INDICATIVE
CONCEPT
DESIGN ONLY

150106

REV. A - 03.02.2015

1. ALL DIMENSIONS TO BE VERIFIED ON SITE BY BUILDER BEFORE COMMENCING WITH WORK.

NOTE:
PERIMETER DRAINAGE SYSTEM TO
BE DIRECTED TO PUMP OUT PIT
TO FUTURE DETAILS.

NET WELL AND PUMP OUT PIT-
TO DISCHARGE TO OSD TANK
5m3 MINIMUM VOLUME.
NOTE: SIZED FOR DRIVENAY
RUNOFF ONLY. VOLUME TO BE
CONFIRMED ON GEOTECH
RECOMMENDATIONS.

NOTE:
PERIMETER DRAINAGE SYSTEM TO
BE DIRECTED TO PUMP OUT PIT
TO FUTURE DETAILS.

NOTE: STORMWATER DRAWINGS DO NOT INCLUDE SUBSOIL AGRICULTURAL DRAINAGE DETAILS FOR D.A. SUBMISSION. NORTHERN BEACHES CONSULTING ENGINEERS PTY LTD MUST BE COMMISSIONED TO INCLUDE THESE DETAILS ONLY WHEN CONSTRUCTION CERTIFICATE AND/OR CONSTRUCTION DOCUMENTATION IS COMPLETE AND PROVIDED.



LEGEND

STORMWATER PIPE FLOW DIRECTION

ESTROGEN-WATER PIT

PERFORATED DRAIN

NOTE: ALL DRAINAGE LINES ARE INDICATIVE ONLY.
LOCATION MAY VARY DUE TO CONSTRAINTS.

NOTE: SUMPS IN LIFT PITS
ALL SUMPS IN LIFT PITS IF REQUIRED ARE
TO BE AS PER LIFT MANUFACTURERS DETAILS.

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SALE • 1 • 200

BASEMENT 2 STORMWATER DRAINAGE PLAN

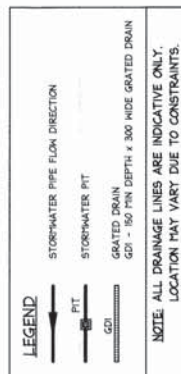
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I. ALL DIMENSIONS TO BE VERIFIED ON SITE BY BUILDER BEFORE COMMENCING WITH WORK.



NOTE:
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NOTE: SUMPS IN LIFT PITS
ALL SUMPS IN LIFT PITS IF REQUIRED ARE
TO BE AS PER LIFT MANUFACTURERS DET

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IF IN DOUBT ASK

[illegible]

BASEMENT 1 STORMWATER DRAINAGE PLAN

SCALE = 1 : 200

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BA



NOTE:
REFER TO FLOOD MANAGEMENT
REPORT FOR FURTHER
RECOMMENDATIONS

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SCALE • 1 : 200

[illegible]

1. ALL DIMENSIONS TO BE VERIFIED ON SITE BY BUILDER BEFORE COMMENCING WITH WORK.

BA

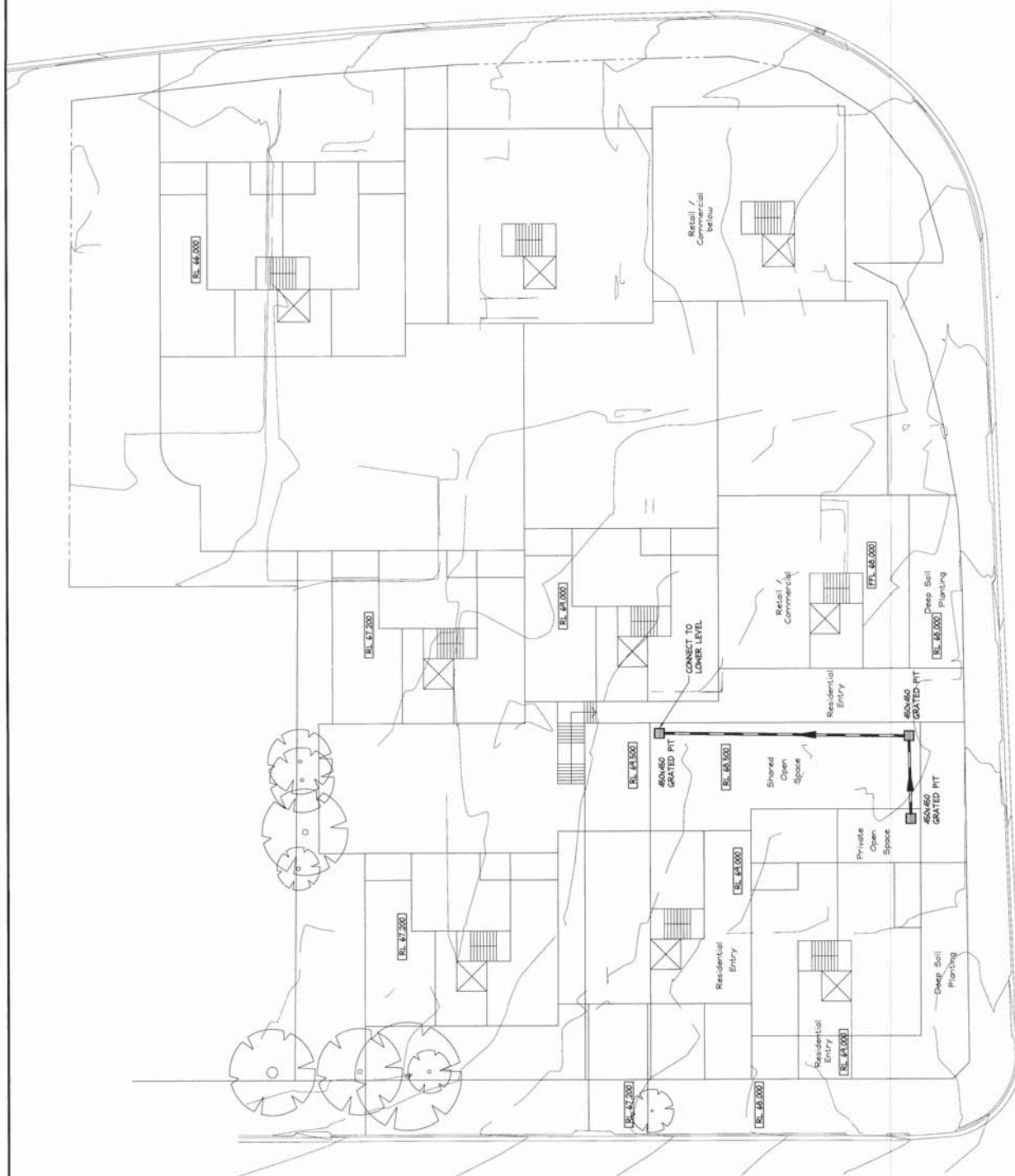
IF IN DOUBT ASK

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BEFORE YOU DIG

[illegible]

UPPER GROUND FLOOR STORMWATER DRAINAGE PLAN

SCALE = 1 : 200



1. ALL DIMENSIONS TO BE VERIFIED ON SITE BY BUILDER BEFORE COMMENCING WITH WORK.

NOTE:
ALL BALCONY DRAINAGE TO
DISCHARGE INTO OSD
TANK IN ACCORDANCE
WITH AS 3500.3

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ALL BALCONY DRAINAGE TO
DISCHARGE INTO OSD
TANK IN ACCORDANCE
WITH AS 3500.3



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TYPICAL FLOOR STORMWATER DRAINAGE PLAN

[illegible]

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NOTES:

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IF IN DOUBT ASK



DOWN PIPE SCHEDULE			
BUILDING	AREA m ²	No. of 100mm Ø D.P.'s	No. of 150mm Ø D.P.'s
A	260	8	3
E	260	8	3
C	260	7	3
D	260	8	3
E	260	8	3
F	260	8	3
G	464	11	4
H	464	11	4
J	324	9	3
K	279	8	3

NOTE:
NUMBER AND TYPE OF DOWN PIPES
NUMBERED FOR EACH ROOF AREA
IN ACCORDANCE WITH AS 3503
ROOF GUTTERING TO FUTURE DETAILS



ROOF STORMWATER DRAINAGE PLAN

SCALE = 1 : 200

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DOCUMENT CERTIFICATION	
Date: 15/02/2015	By: [Signature]
Project: 366-372 Lane Cove Road, 1244A & 126 Epping Road and 1 Paul Street, North Ryde N.S.W. 2113	
Client: Frapina Developments Pty Ltd	
Architect: BATESMART	
Project: PROPOSED DEVELOPMENT	
Date: Jan 2015	
Design: R.M.	
Drawn: Paul R Brose	
Checked: R.M.	

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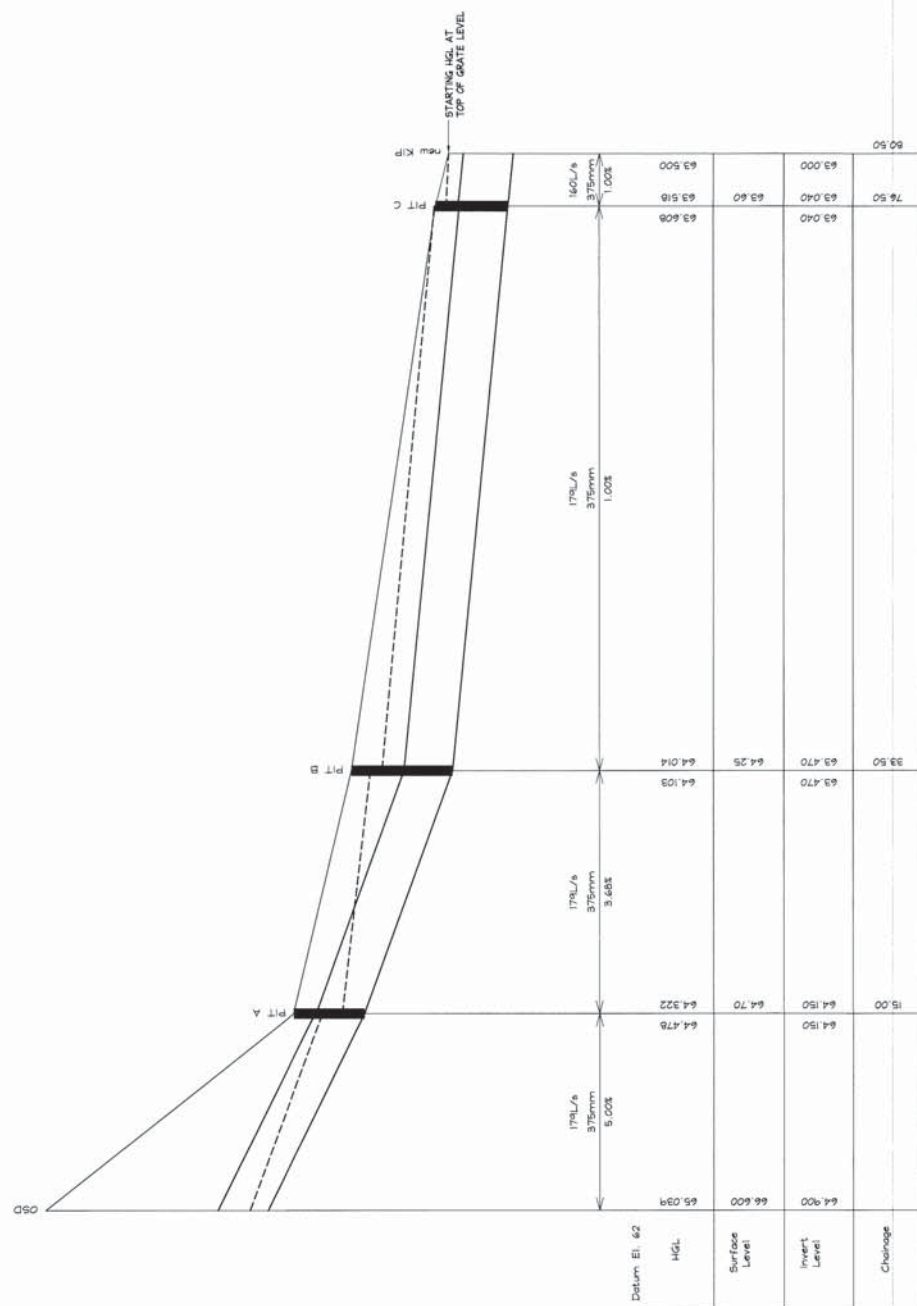
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HGL LONGITUDINAL SECTION

SCALE = 1 : 200 HORIZONTAL
1 : 2000 VERTICAL

[illegible]

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NOTE:
TANK STRUCTURE TO
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Project
366-372 Lane Cove Road, 124A & 126 Epping Road
and 1 Paul Street, North Ryde N.S.W 2113

Drawing Title
STORMWATER DRAINAGE
DETAILS SHEET 1

BATESSMART

Frampina Developments Pty Ltd

NORTHERN BEACHES
Consulting Engineers P/L
A.C.N. 076 121 616 A.B.N. 24 076 121 616
Suite 207, 30 FISHER ROAD
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Ph: (02) 9954 7000 Fax: (02) 9954 7444
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web page: www.nbeconsulting.com.au

DOCUMENT CERTIFICATION

Date: FEB 15' *R. Wang*
Rick G. Wang
BE(CWR), CPENG, MPELUST, NPER
(Director Northern Beaches Consulting Engineers)

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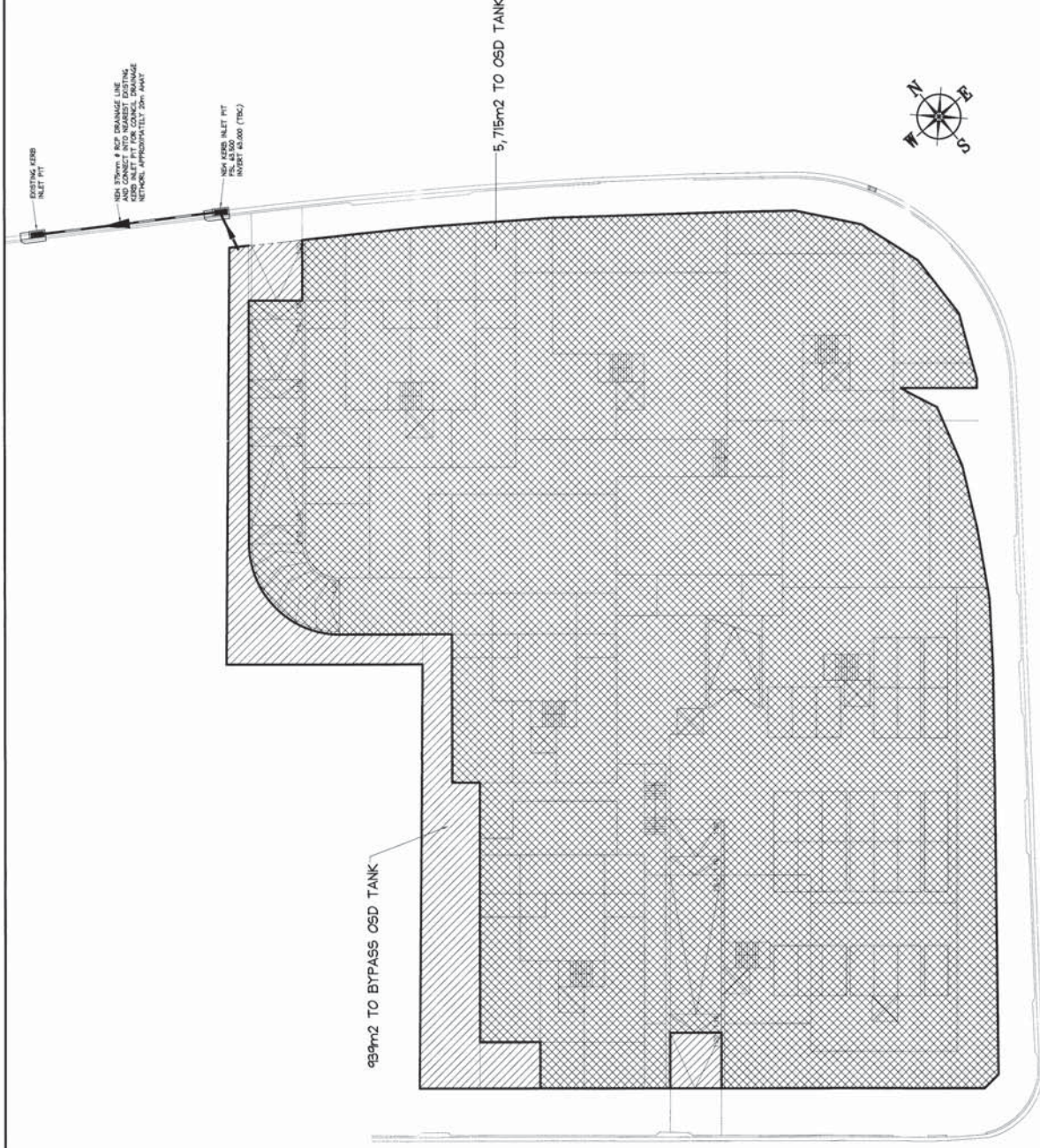
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Date	Revised	Drawn	Checked	Project	Architect	Client	Project	Date	Design	Drawn	Checked
03.02.2015	A	ISSUED FOR INDICATIVE CONCEPT DESIGN ONLY					366-372 Lane Cove Road, 1244A & 126 Epping Road and 1 Paul Street, North Ryde N.S.W 2113	Jan 2015	R.M.	Paul R Bruce	Paul R Bruce
Date	Revised	Drawn	Checked	Job No	150106	DIO	CATCHMENT PLAN AND SITE DISCHARGE	150106			
03.02.2015	A	ISSUED FOR INDICATIVE CONCEPT DESIGN ONLY		Job No	150106	DIO	CATCHMENT PLAN AND SITE DISCHARGE	150106			

CATCHMENT PLAN AND SITE DISCHARGE

SCALE = 1 : 250



Date	Revised	Drawn	Checked	Project	Architect	Client	Project	Date	Design	Drawn	Checked
03.02.2015	A	ISSUED FOR INDICATIVE CONCEPT DESIGN ONLY					366-372 Lane Cove Road, 1244A & 126 Epping Road and 1 Paul Street, North Ryde N.S.W 2113	Jan 2015	R.M.	Paul R Bruce	Paul R Bruce
Date	Revised	Drawn	Checked	Job No	150106	DIO	CATCHMENT PLAN AND SITE DISCHARGE	150106			
03.02.2015	A	ISSUED FOR INDICATIVE CONCEPT DESIGN ONLY		Job No	150106	DIO	CATCHMENT PLAN AND SITE DISCHARGE	150106			

NORTHERN BEACHES
Consulting Engineers PT.
A/CN 001 17189 A/BAL 24/05/13/13
SEE APP A N.W. 2009
Ph (02) 9944 1000 Fax (02) 9944 1044
web page: www.northernbeaches.com.au

DOCUMENT CERTIFICATION
Date: Feb 15
Rick G. Wray
BSc (Civil), ChEng, MInst. WEF.
(Director Northern Beaches Consulting Engineers)
By: [Signature]
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