

PROPOSED RESIDENTIAL DEVELOPMENT No. 116 & 118 SHINFIELD ROAD & STORMWATER MANAGEMENT PLANS

GENERAL NOTES

1. THESE PLANS SHALL BE READ IN CONJUNCTION WITH OTHER RELEVANT CONSULTANT'S PLANS, SPECIFICATIONS, CONDITIONS OF DEVELOPMENT, CONSENT AND CONSTRUCTION CERTIFICATE REQUIREMENTS, WHERE DISCREPANCIES ARE FOUND ACOR APPELBYARD CONSULTANTS MUST BE CONTACTED IMMEDIATELY FOR VERIFICATION.
2. WHERE THESE PLANS ARE NOTED FOR DEVELOPMENT APPLICATION, THE CONSULTANT'S SIGNATURE MUST BE USED FOR CONSTRUCTION PURPOSES.
3. SUBSOIL DRAINAGE SHALL BE DESIGNED AND DETAIL BY THE STRUCTURAL ENGINEER. SUBSOIL DRAINAGE SHALL NOT BE CONNECTED INTO THE STORMWATER SYSTEM DERIVED ON THESE PLANS UNLESS APPROVED BY ACOR APPELBYARD CONSULTANTS.

LEGEND

- 100 DIA. 1% MIN
- STORMWATER PIPE, GRADE AND SIZE
- STORMWATER PIT (SOLID COVER)
- STORMWATER PIT (GRADED COVER)
- GRADED DRAIN
- DOWNPIPE
- INSPECTION OPENING
- ABSORPTION FRENCH
- DIAMETER
- FSL
- NATURAL SURFACE LEVEL
- NSL
- NON RETURN VALVE
- PUMP
- STOP TAP (ISOLATION VALVE)
- 24hr REQUIRED

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 POLICES AND CODES.
2. THE MINIMUM SIZE OF THE STORMWATER DRAINS SHALL NOT BE LESS THAN 100MM FOR CLASS 1 BUILDINGS AND 150MM 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 CONTRACTOR'S EXPENSE.
6. ALL PITS TO BE BLENDED AND STREAMLINED, PROVIDE STEP BROWS FOR ALL PITS OVER 1.2m DEEP.
7. CATCH DRAINS ARE TO BE CONSTRUCTED AS REQUIRED BY COUNCIL'S ENGINEER.
8. MAKE SMOOTH JUNCTION WITH ALL EXISTING WORK.
9. VEHICULAR ACCESS AND ALL SERVICES TO BE MAINTAINED AT ALL TIMES TO ADJOINING PROPERTIES AFFECTED BY CONSTRUCTION.
10. SERVICES SHOWN ON THESE PLANS HAVE BEEN LOCATED FROM INFORMATION SUPPLIED BY THE RELEVANT AUTHORITIES AND FIELD INVESTIGATIONS AND ARE NOT GUARANTEED COMPLETELY CORRECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL PRIOR TO CONSTRUCTION.
11. ANY VARIATION TO THE WORKS AS SHOWN ON THE APPROVED DRAWINGS ARE TO BE COOPERED BY ACOR APPELBYARD CONSULTANTS PRIOR TO THEIR COMMENCEMENT.



STORMWATER MANAGEMENT STATEMENT

PART 5 OF KUL-RING-GAI COUNCIL CENTRES 2010 CONTROL PLAN (TOWN CENTRES)

1. KUL-RING-GAI COUNCIL REQUIREMENTS FOR STORMWATER MANAGEMENT FOR A PROJECT OF THIS NATURE ARE OUTLINED IN PART 5 OF KUL-RING-GAI COUNCIL DEVELOPMENT CONTROL PLAN (TOWN CENTRES) 2010.
- 1.1 DEVELOPMENT TYPE - CLAUSE 5A.1
TYPE 5
- 1.2 LOCATION OF DEVELOPMENT - CLAUSE 5A.2
LOCATION A
- 1.3 STORMWATER DISCHARGE, LEAVING THE SITE - CLAUSE 5A.2
DISCHARGE TO AN EXISTING COUNCIL PIPE IN ROAD RESERVE IN ACCORDANCE WITH PARTS B & V OF CLAUSE 5A.2
- 1.4 HANDMADE STORMWATER TANK REQUIREMENTS - CLAUSE 5A.4
HANDMADE STORMWATER TANK IN ACCORDANCE WITH COUNCIL REQUIREMENTS 5A.4
- 1.5 ADDITIONAL CONTROL FOR LOCATION A, B & D PROPERTIES - CLAUSE 5D.1
ON SITE STORMWATER DETENTION IS REQUIRED.
CATCHMENT REFERENCE RCT 121 L/V/7%
CATCHMENT DISCHARGE RATE 345 m³/hr
CATCHMENT STORAGE RATE 345 m³/hr
AREA ADAPTED FOR CALCULATIONS 0.3850 Hk
DSD STORAGE VOLUME REQUIRED 0.3850 x 50% x 345 x 18% = 60 m³
PERMITTED SITE DISCHARGE 0.3850 x 50% x 12% = 23.87 L/S
- 1.6 THERE ARE NO EASEMENTS OR WATERCOURSES THAT AFFECT THE SITE. THE SITE HAS BEEN DESIGNED BY COUNCIL AS NOT BEING AFFECTED BY FLOODING. A FLOOD STUDY HAS BEEN CONDUCTED AND NO FLOOD STUDY ASSESSING ONE YEAR OVERLAND FLOOD WATERS IS REQUIRED FOR THIS SITE.

SHEET INDEX

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ISSUED FOR DEVELOPMENT APPLICATION NOT FOR CONSTRUCTION

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2	CLIENT REVISIONS	LA	18/03/11
1	PRELIMINARY DESIGN REVIEW	LA	18/03/11

CLIENT
STALDONE DEVELOPMENTS

ACOR
APPELBYARD
CONSULTANTS PTY LTD
Email: respon@acorappelyard.com.au
38-42 HILLS STREET, GOSFORD NSW 2250
U.S. 7 ANABELLA AVE, GOSFORD NSW 2250
Phone 02 9234 2145 Fax 02 9234 6544

DRAWING
COVER SHEET & NOTES

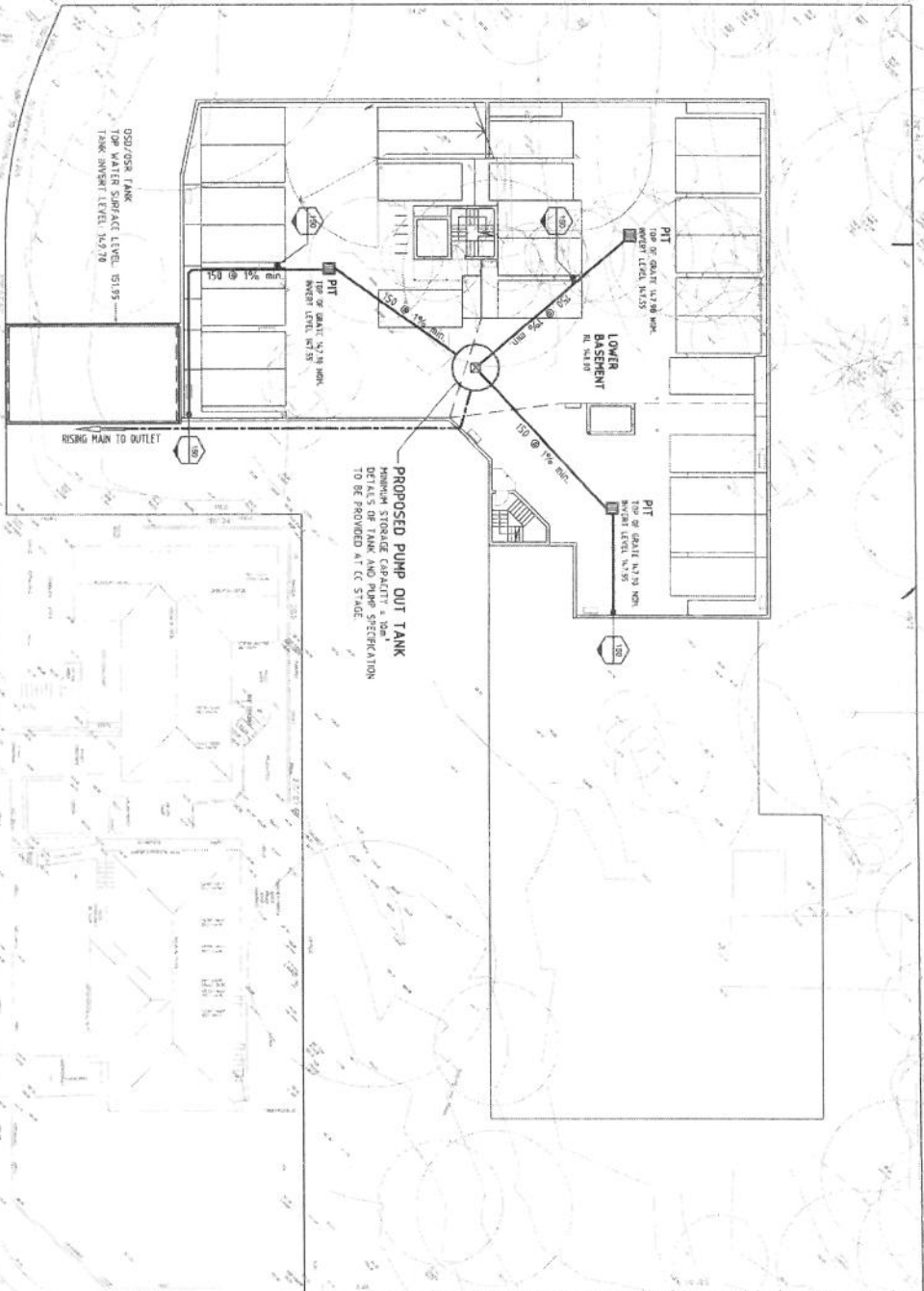
PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT
No. 116 & 118 SHINFIELD ROAD & No. 118 &
118 ROSEDALE ROAD, ST. IVES

Designed By	Drawn By	Checked By	Authorised By	Issue
CO100893	CO100893/C1	CO100893	CO100893/C1	2

PLAN - LOWER BASEMENT STORMWATER MANAGEMENT

SHINFIELD AVENUE

ROSEDALE ROAD



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1 PREPARED FOR CLIENT REVIEW 2 CLIENT REVISIONS		LA 1/1/2011 LA 1/1/2011		STALDOW DEVELOPMENTS		ACOR APPELYARD ACOR APPELYARD CONSULTANTS PTY LTD 58/62 HILLS STREET, GOSFORD NSW 2250 U.S. 7 ANSELVA AVE, GOSFORD NSW 2250 Phone: (02) 4324 3499 Fax: (02) 4324 3951 Mobile: (02) 9634 6211 Mobile: (02) 9634 6244		STORMWATER MANAGEMENT PLAN LOWER BASEMENT		PROPOSED RESIDENTIAL DEVELOPMENT No. 18 SHINFIELD ROAD & No. 116 & 118 ROSEDALE ROAD, ST. IVES		Drawn: [Signature] Checked: [Signature] Design: [Signature] Author: [Signature]		Drawn: [Signature] Checked: [Signature] Design: [Signature] Author: [Signature]	
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PLAN - UPPER BASEMENT STORMWATER MANAGEMENT

SCALE 1/32"=1'-0" (1/32"=1'-0")

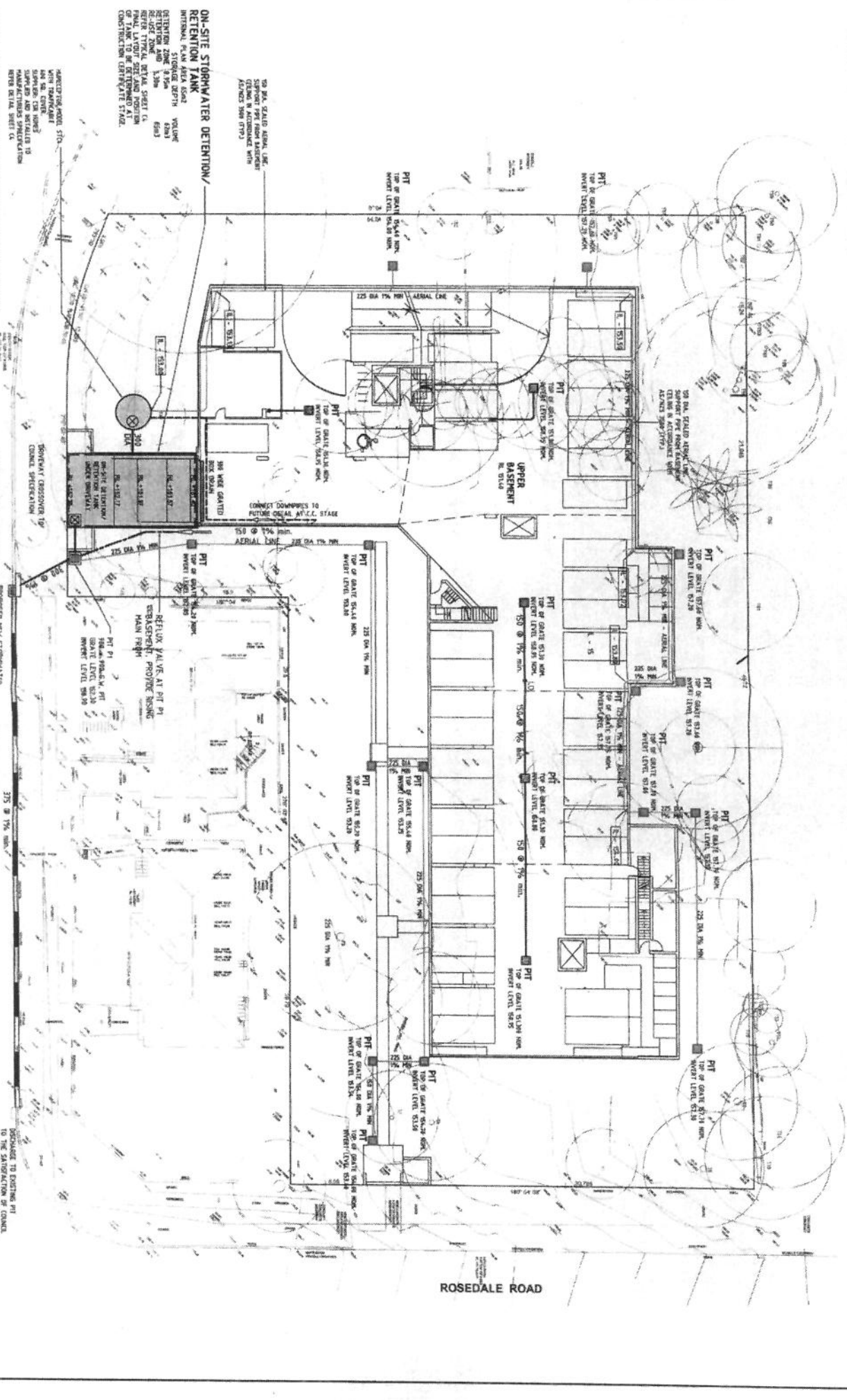
SHINFIELD AVENUE

STORMWATER MANAGEMENT PLAN

PROPOSED RESIDENTIAL DEVELOPMENT
No. 18 SHINFIELD ROAD & No. 116 &
116 ROSDALE ROAD, ST. VES

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CHECKED BY: [blank]
DATE: [blank]
DRAWING NO.: [blank]
PROJECT NO.: [blank]

3



ON-SITE STORMWATER DETENTION/RETENTION TANK

UPPER BASEMENT

STORMWATER MANAGEMENT PLAN

PROPOSED RESIDENTIAL DEVELOPMENT

No. 18 SHINFIELD ROAD & No. 116 & 116 ROSDALE ROAD, ST. VES

DESIGNED BY: [blank]
CHECKED BY: [blank]
DATE: [blank]
DRAWING NO.: [blank]
PROJECT NO.: [blank]

3

ON-SITE STORMWATER DETENTION/RETENTION TANK

UPPER BASEMENT

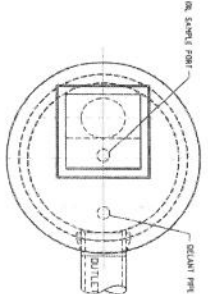
STORMWATER MANAGEMENT PLAN

PROPOSED RESIDENTIAL DEVELOPMENT

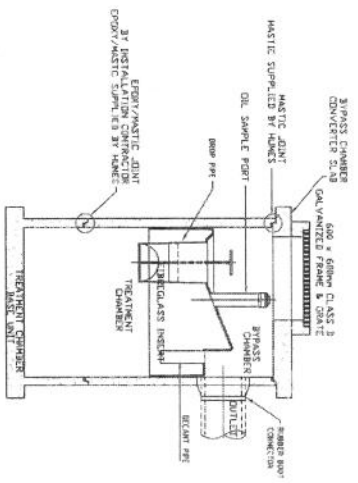
No. 18 SHINFIELD ROAD & No. 116 & 116 ROSDALE ROAD, ST. VES

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PROJECT NO.: [blank]

3



PLAN
SCALE 1:8



TYPICAL SECTION THROUGH GPT
SCALE 1:8

MAINTENANCE SCHEDULE - HUNECEPTOR

MAINTENANCE BACKGROUND

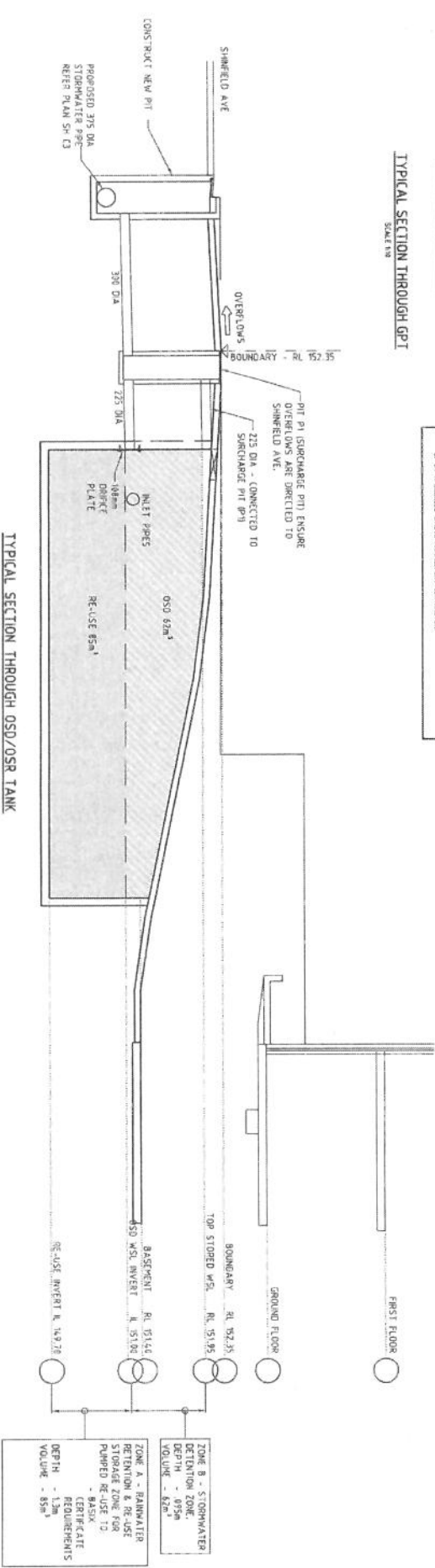
1. INSPECTION OF THE HUNECEPTOR SHOULD BE UNDERTAKEN EVERY THREE (3) MONTHS OR MORE FREQUENTLY IF REQUIRED. FREQUENT MAY THEN BE REQUIRED IF THE HUNECEPTOR IS USED FOR INDUSTRIAL PURPOSES.
2. INSPECTION MAY BE UNDERTAKEN BY ANYONE QUALIFIED IN THE WATER MAINS/STORMWATER FIELD. THE HUNECEPTOR SHOULD BE INSPECTED AND MAINTENANCE PROVIDED. CONTACT MUST BE MADE WITH AGENCY TO PROVIDE LIST OF SUCH COMPANIES IN THE AREA. THE HUNECEPTOR SHOULD BE INSPECTED AND MAINTENANCE PROVIDED. CONTACT MUST BE MADE WITH AGENCY TO PROVIDE LIST OF SUCH COMPANIES IN THE AREA.
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MAINTENANCE FREQUENCY

MAINTENANCE FREQUENCY	MAINTENANCE FREQUENCY
1. INSPECTION	1. INSPECTION
2. MAINTENANCE	2. MAINTENANCE
3. MAINTENANCE	3. MAINTENANCE
4. MAINTENANCE	4. MAINTENANCE
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8. MAINTENANCE	8. MAINTENANCE
9. MAINTENANCE	9. MAINTENANCE
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11. MAINTENANCE	11. MAINTENANCE
12. MAINTENANCE	12. MAINTENANCE
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15. MAINTENANCE	15. MAINTENANCE
16. MAINTENANCE	16. MAINTENANCE
17. MAINTENANCE	17. MAINTENANCE
18. MAINTENANCE	18. MAINTENANCE
19. MAINTENANCE	19. MAINTENANCE
20. MAINTENANCE	20. MAINTENANCE

DISPOSAL OF MATERIAL

1. STORMWATER DETENTION TANKS MAY BE USED FOR DISPOSAL OF MATERIAL IN A STORMWATER DETENTION TANK. THE MATERIAL SHOULD BE REMOVED FROM THE TANK AND DISPOSED OF IN A MANNER THAT DOES NOT CAUSE POLLUTION OR AFFECT THE TANK'S FUNCTION.
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TYPICAL SECTION THROUGH OSD/OSR TANK
NOT TO SCALE

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1. CLIENT: STALDORF DEVELOPMENTS	2. DESIGNER: ACOR APPLEYARD
3. PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT No. 18 SHINFIELD ROAD & No. 116 & 118 ROSEDALE ROAD, ST. IVES	4. DRAWING NO: GOT100893/C4
5. DATE: 19/01/21	6. SCALE: 1:8
7. DRAWN BY: LA	8. CHECKED BY: LA
9. APPROVED BY: LA	10. DATE: 19/01/21