PROPOSED DEVELOPMENT
(No.116-120) FRENCHS FOREST RD, (No.11) GLADYS AVE, FRENCHS FOREST
STORMWATER MANAGEMENT PLANS

LEGEND

- DENOTES ON-SITE DETENTION TANK
- DENOTES ON-SITE RETENTION TANK
- DENOTES DWELLING FOOTPRINT
- SW — DENOTES 100mm DIA. STORMWATER/SURFACE WATER SYSTEM PIPE AT 1% MIN. GRADE U.N.O.
- RW — DENOTES 100mm DIA. FULLY SEALED RAINWATER SYSTEM PIPE U.N.O.
- 150 RW — DENOTES RAINWATER PIPE AND DIA. WHEN PIPE EXCEEDS 100mm DIA.
- 150 SW — DENOTES STORMWATER/SURFACE WATER PIPE AND DIA. WHEN PIPE EXCEEDS 100mm DIA.
- W/RM — DENOTES RISING MAIN AND PIPE DIA. U.N.O.
- 100 SS — DENOTES SUBSOIL DRAINAGE LINE AND DIA. WRAPPED IN GEOFABRIC U.N.O.
- DP — DENOTES DOWNPIPE
- IO — DENOTES INSPECTION OPENING WITH SCREW DOWN LID AT FINISHED SURFACE LEVEL
- CO — 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
- IL23.31 — 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

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 HYDRACOR CONSULTING ENGINEERS PTY LTD 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 HYDRACOR CONSULTING ENGINEERS PTY LTD.

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 HYDRACOR CONSULTING ENGINEERS PTY LTD 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

NORTHERN BEACHES COUNCIL REQUIREMENTS

SITE AREA (m²) 5740
SITE LOCATION ..... REGION 2
PRE-DEVELOPED IMPERVIOUS AREA (m²) 1825 (32%)
POST DEVELOPED IMPERVIOUS AREA (m²) 3354 (58%)

1. FULL COMPUTATIONAL METHOD ADOPTED USING DRAINS PROGRAM. REFER TO DRAINS MODEL CC230124.drn
2. DRAINS SUMMARY

SITE AREA (m²) 5740
IMPERVIOUS PRE-DEVELOPED FOR CALCULATIONS 0 (0%)

PRE-DEVELOPED DISCHARGE FLOW RATES

		POST-DEVELOPED FLOW RATES			
ARI (YEARS)	PRE-DEVELOPED FLOW RATE (L/sec)	OSD PIPED OUTFLOW (L/sec)	OVERFLOW (L/sec)	TOTAL OUTFLOW (L/sec)	OSD STORAGE VOMUME (m³)
5	190	164	0	164	35
100	330	198	121	319	50

POST DEVELOPED SUMMARY
ROOF AREA (m²) 2440
DRIVEWAY AREA 112
MISC. IMP AREA(m²) 802
TOTAL IMPERVIOUS AREA (m²) 3354

FOR CALCULATION

OSD CATCHMENT = 5740m² (roof area , driveway, paths, landscape)
OSD BYPASS = 0m²

STORAGE VOLUME REQUIRED = 50m³

MAXIMUM HEADWATER = 1.35m
TOP STORED WATER LEVEL = RL 152.70
C/L OF ORIFICE = RL 151.35
THEREFORE: ADOPT = 297mm ORIFICE

DESIGN HAS BEEN PREPARED IN ACCORDANCE WITH NORTHERN BEACHES COUNCIL'S WATER MANAGEMENT POLICY, AR&R AND AS/NZS 3500.

DEVELOPMENT APPLICATION ISSUE
NOT FOR CONSTRUCTION

DRAWINGS MUST BE PRINTED IN COLOUR

Issue	Description	Date	Drawn	Approved
G	RE-ISSUED FOR DEVELOPMENT APPROVAL	23.04.25	IK	BK
F	RE-ISSUED FOR DEVELOPMENT APPROVAL	23.04.25	IK	BK
E	ISSUED TO SUIT NEW ARCHITECTURALS	25.02.25	LW	BK
D	RE-ISSUED IN RESPONSE TO COUNCIL RFI	04.02.25	IK	BK

-1 0 1cm at full size 10cm

North

Client: BREWSTER MURRAY ARCHITECTS

Architect:

HYDRACOR CONSULTING ENGINEERS
HYDRACOR Consulting Engineers Pty Ltd
Platinum Building, Suite 2.01, 4 Ilya Avenue
ERINA NSW 2250, Australia
T +61 2 4324 3499
ENGINEERS | CIVIL | FLOOD STUDIES | STORMWATER | HYDRAULIC

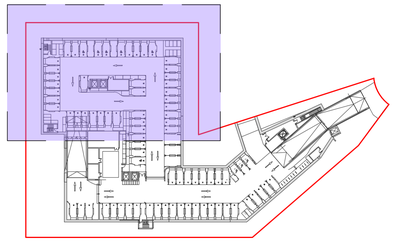
Project: PROPOSED RESIDENTIAL DEVELOPMENT
No.116 - 120 FRENCHS FOREST ROAD
No.11 GLADYS AVENUE
FRENCHS FOREST

Drawing Title: COVER SHEET & NOTES

Drawn	Date	Scale A1	Q.A. Check	Date
LW	NOV 2024	AS NOTED	-	-

Designed	Project No.	Dwg. No.	Issue
BK	CC230124	SW1	G

KEY PLAN



LEGEND

DENOTES TREE TO BE REMOVED

DENOTES TREE PROTECTION ZONE ON EXISTING TREES TO REMAIN. NOTE: PROVIDE APPROPRIATE PROTECTION MEASURES DURING CONSTRUCTION IN ACCORDANCE WITH ARBORISTS REQUIREMENTS

DENOTES STRUCTURAL ROOT ZONES ON EXISTING TREES TO REMAIN

PIT BP1
450 SQUARE PIT WITH MEDIUM DUTY GRATED INLET
TOP OF GRATE - 147.80 nom
OUTLET - IL 147.35

PIT BP2
450 SQUARE PIT WITH MEDIUM DUTY GRATED INLET
TOP OF GRATE - 147.80 nom
OUTLET - IL 147.20

PIT BP3
600 SQUARE PIT WITH MEDIUM DUTY GRATED INLET
TOP OF GRATE - 147.80 nom
OUTLET - IL 147.05

PIT BP11
450 SQUARE PIT WITH MEDIUM DUTY GRATED INLET
TOP OF GRATE - 147.80 nom
OUTLET - IL 147.35

PIT BP12
450 SQUARE PIT WITH MEDIUM DUTY GRATED INLET
TOP OF GRATE - 147.80 nom
OUTLET - IL 147.20

PIT BP4
600 SQUARE PIT WITH MEDIUM DUTY GRATED INLET
TOP OF GRATE - 147.80 nom
OUTLET - IL 146.95

BASEMENT 2
FFL RL. 147.91

CONVEX MIRROR

DP 150 · BP1 · BP2 · BP3 · BP4 · BP11 · BP12 · SW · 150

STORMWATER MANAGEMENT PLAN
BASEMENT 2 SHEET No.1

SCALE - 1:100/A1, 1:200/A3

0 1 2 4 6 8 10m

FOR CONTINUATION REFER TO SHEET SW3

Issue	Description	Date	Drawn	Approved
G	RE-ISSUED FOR DEVELOPMENT APPROVAL	23.04.25	IK	BK
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D	RE-ISSUED IN RESPONSE TO COUNCIL RFI	04.02.25	IK	BK

-1 0 1cm at full size 10cm

North

Client: BREWSTER MURRAY ARCHITECTS

Architect:

HYDRACOR Consulting Engineers Pty Ltd
Platinum Building, Suite 2.01, 4 Ilya Avenue
ERINA NSW 2250, Australia
T +61 2 4324 3499

ENGINEERS | CIVIL | FLOOD STUDIES | STORMWATER | HYDRAULIC

Project: PROPOSED RESIDENTIAL DEVELOPMENT
No.116 - 120 FRENCHS FOREST ROAD
No.11 GLADYS AVENUE
FRENCHS FOREST

Drawing Title: STORMWATER MANAGEMENT PLAN BASEMENT 2 SHEET No.1

Drawn	Date	Scale A1	Q.A. Check	Date
IK	NOV 2024	AS NOTED	-	-

Designed	Project No.	Dwg. No.	Issue
BK	CC230124	SW2	G

FOR CONTINUATION REFER TO SHEET SW2

FOR CONTINUATION REFER TO SHEET SW4

DP 150

DP 150

DP 150

DP 150

DP 150

BP5

BP6

BP7

BP8

BP9

PIT BP5
900 SQUARE PIT WITH MEDIUM DUTY GRATED INLET
TOP OF GRATE - 147.80 nom
OUTLET - IL 146.80

PIT BP7
900 SQUARE PIT WITH MEDIUM DUTY GRATED INLET
TOP OF GRATE - 147.80 nom
OUTLET - IL 146.50

PIT BP6
900 SQUARE PIT WITH MEDIUM DUTY GRATED INLET
TOP OF GRATE - 147.80 nom
OUTLET - IL 146.65

PIT BP8
600 SQUARE PIT WITH MEDIUM DUTY GRATED INLET
TOP OF GRATE - 147.80 nom
OUTLET - IL 146.95

BASEMENT PUMPOUT TANK

REFER TO SHEET SW13 FOR DETAILS
MINIMUM STORAGE CAPACITY BASED ON
DRIVEWAY CATCHMENT AREA OF 112m² = 15m³
VOLUME PROVIDED = 30m³
APPROXIMATE TANK DIMENSIONS
INTERNAL LENGTH 6.0m
INTERNAL WIDTH 3.0m
INTERNAL DEPTH 1.7m
GRATE LEVEL RL 147.80 NOM.

BASEMENT 2
FFL RL. 147.91

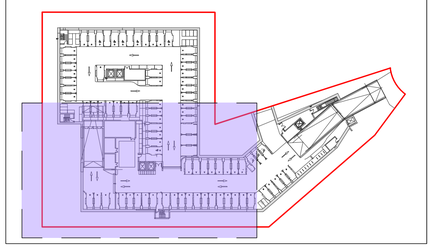
LIFT LIFT

EV EV

MOTORBIKE

W/RM @ HIGH LEVEL

KEY PLAN



STORMWATER MANAGEMENT PLAN - BASEMENT 2 SHEET No.2

SCALE - 1:100/A1, 1:200/A3

0 1 2 4 6 8 10m

Issue	Description	Date	Drawn	Approved
G	RE-ISSUED FOR DEVELOPMENT APPROVAL	23.04.25	IK	BK
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1cm at full size

North

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BREWSTER MURRAY ARCHITECTS

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HYDRACOR Consulting Engineers Pty Ltd
Platinum Building, Suite 2.01, 4 Ilya Avenue
ERINA NSW 2250, Australia
T +61 2 4324 3499

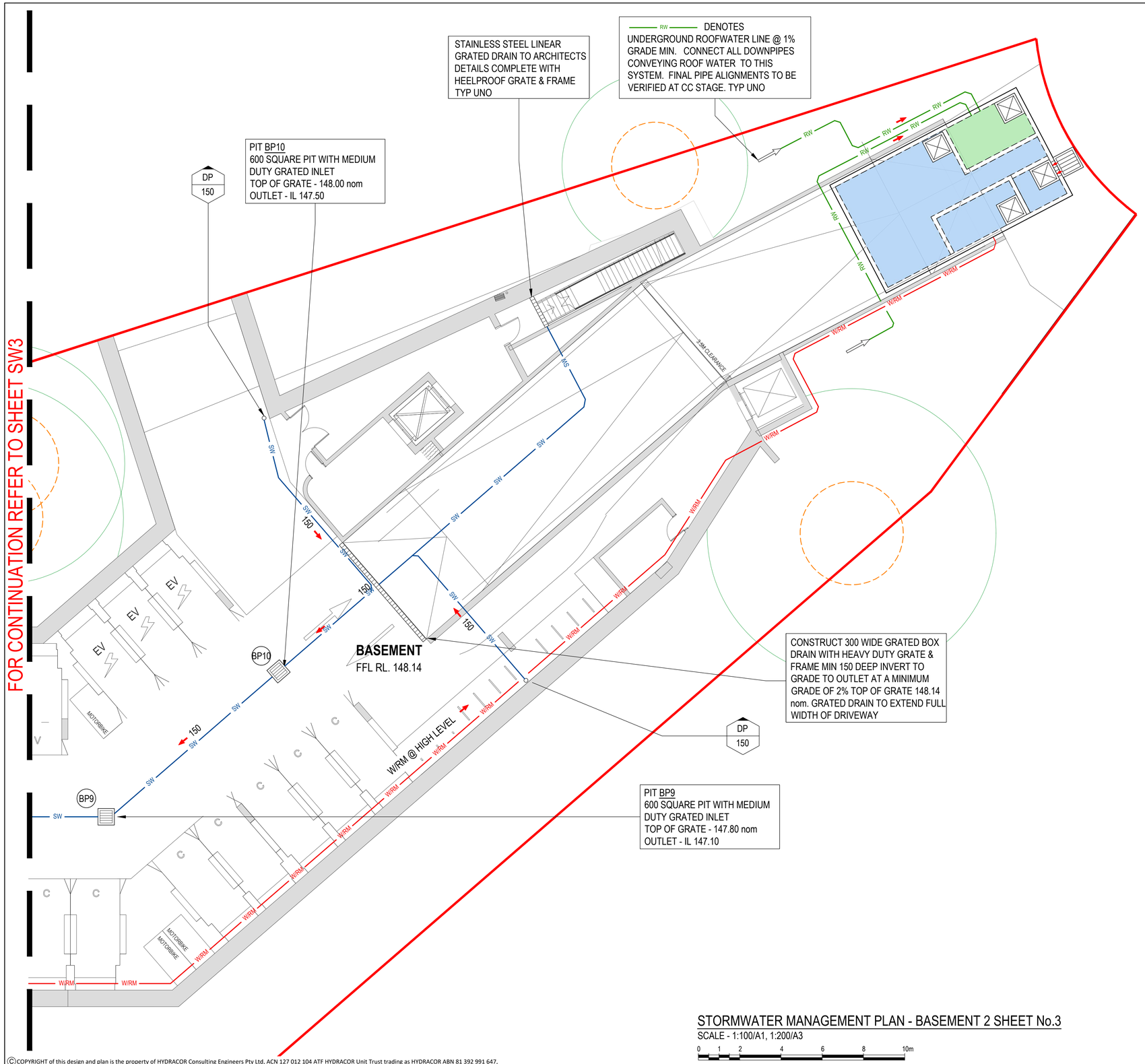
ENGINEERS | CIVIL | FLOOD STUDIES | STORMWATER | HYDRAULIC

Project
PROPOSED RESIDENTIAL DEVELOPMENT
No.116 - 120 FRENCHS FOREST ROAD
No.11 GLADYS AVENUE
FRENCHS FOREST

Drawing Title
STORMWATER MANAGEMENT PLAN BASEMENT 2 SHEET No.2

Drawn	Date	Scale A1	Q.A. Check	Date
IK	NOV 2024	AS NOTED	-	-

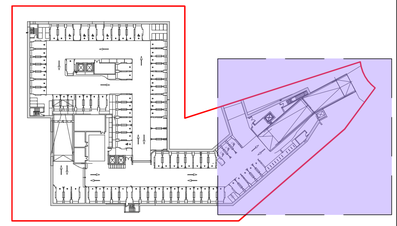
Designed	Project No.	Dwg. No.	Issue
BK	CC230124	SW3	G



LEGEND

- DENOTES TREE TO BE REMOVED
- DENOTES TREE PROTECTION ZONE ON EXISTING TREES TO REMAIN. NOTE: PROVIDE APPROPRIATE PROTECTION MEASURES DURING CONSTRUCTION IN ACCORDANCE WITH ARBORISTS REQUIREMENTS
- DENOTES STRUCTURAL ROOT ZONES ON EXISTING TREES TO REMAIN

KEY PLAN



STORMWATER MANAGEMENT PLAN - BASEMENT 2 SHEET No.3

SCALE - 1:100/A1, 1:200/A3

0 1 2 4 6 8 10m

Issue	Description	Date	Drawn	Approved
G	RE-ISSUED FOR DEVELOPMENT APPROVAL	23.04.25	IK	BK
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E	ISSUED TO SUIT NEW ARCHITECTURALS	25.02.25	LW	BK
D	RE-ISSUED IN RESPONSE TO COUNCIL RFI	04.02.25	IK	BK

-1 0 1cm at full size 10cm

North

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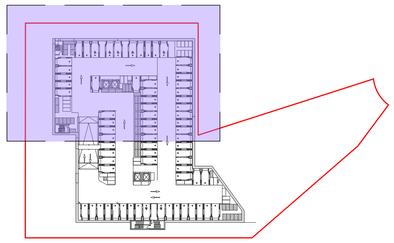
ERINA NSW 2250, Australia
T +61 2 4324 3499
ENGINEERS | CIVIL | FLOOD STUDIES | STORMWATER | HYDRAULIC

Project: PROPOSED RESIDENTIAL DEVELOPMENT
No.116 - 120 FRENCHS FOREST ROAD
No.11 GLADYS AVENUE
FRENCHS FOREST

Drawing Title: STORMWATER MANAGEMENT PLAN BASEMENT 2 SHEET No.3

Drawn	Date	Scale A1	Q.A. Check	Date
IK	NOV 2024	AS NOTED	-	-
Designed	Project No.		Dwg. No.	Issue
BK	CC230124		SW4	G

KEY PLAN



LEGEND

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DENOTES STRUCTURAL ROOT ZONES ON EXISTING TREES TO REMAIN

LOT 23
DP 25713

BASEMENT 1
FFL RL. 151.610

DENOTES SURFACE OUTLET. TYP. UNO

DENOTES 150Ø SEALED AERIAL LINE STORMWATER PIPE (UNDER SLAB). INSTALLED IN ACCORDANCE WITH AS3500.3. TYP. UNO.

DENOTES COLUMN UNDER SLAB. TYP.UNO

BENCHMARK
NAIL IN KERB
RL 159.66 AHD

STORMWATER MANAGEMENT - BASEMENT 1 SHEET No.1

SCALE - 1:100/A1, 1:200/A3

0 1 2 4 6 8 10m

FOR CONTINUATION REFER TO SHEET SW6

Issue	Description	Date	Drawn	Approved
G	RE-ISSUED FOR DEVELOPMENT APPROVAL	23.04.25	IK	BK
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North

Client
BREWSTER MURRAY ARCHITECTS

Architect

HYDRACOR Consulting Engineers 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.116 - 120 FRENCHS FOREST ROAD
No.11 GLADYS AVENUE
FRENCHS FOREST

Drawing Title
STORMWATER MANAGEMENT PLAN BASEMENT 1 SHEET No.1

Drawn	Date	Scale A1	Q.A. Check	Date
IK	NOV 2024	AS NOTED	-	-
Designed	Project No.		Dwg. No.	Issue
BK	CC230124		SW5	G

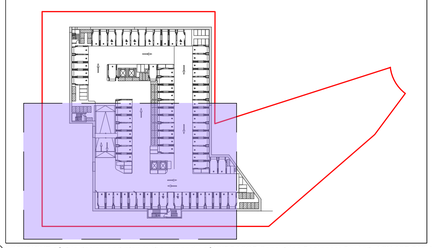
FOR CONTINUATION REFER TO SHEET SW5

NAIL IN KERB
RL 159.66 AHD

BASEMENT 1
FFL RL. 151.610

DENOTES 150Ø
DROPPER. TYP. UNO

KEY PLAN



LEGEND

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- DENOTES TREE PROTECTION ZONE ON EXISTING TREES TO REMAIN. NOTE: PROVIDE APPROPRIATE PROTECTION MEASURES DURING CONSTRUCTION IN ACCORDANCE WITH ARBORISTS REQUIREMENTS
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STORMWATER MANAGEMENT - BASEMENT 1 SHEET No.2
SCALE - 1:100/A1, 1:200/A3
0 1 2 4 6 8 10m

Issue	Description	Date	Drawn	Approved
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-1 0 1cm at full size 10cm

North

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Platinum Building, Suite 2.01, 4 Ilya Avenue
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Project
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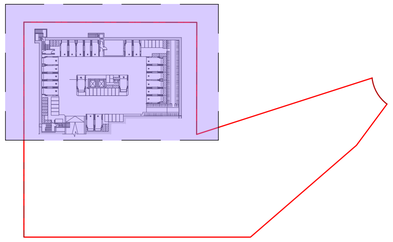
No.116 - 120 FRENCHS FOREST ROAD
No.11 GLADYS AVENUE
FRENCHS FOREST

Drawing Title
STORMWATER MANAGEMENT PLAN BASEMENT 1 SHEET No.2

Drawn	Date	Scale A1	Q.A. Check	Date
IK	NOV 2024	AS NOTED	-	-
Designed	Project No.		Dwg. No.	Issue
BK	CC230124		SW6	G

KEY PLAN



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DENOTES STRUCTURAL ROOT ZONES ON EXISTING TREES TO REMAIN

LOT 23
DP 25713

MEZZANINE
FFL RL. 154.51

DENOTES 150Ø SEALED AERIAL LINE STORMWATER PIPE (UNDER SLAB). INSTALLED IN ACCORDANCE WITH AS3500.3. TYP. UNO.

DENOTES 150Ø DROPPER. TYP. UNO

DENOTES SURFACE OUTLET. TYP. UNO

DENOTES COLUMN UNDER SLAB. TYP.UNO

BENCHMARK
NAIL IN KERB
RL 159.66 AHD

STORMWATER MANAGEMENT - MEZZANINE

SCALE - 1:100/A1, 1:200/A3

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1 0 10cm at full size 10cm

North

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Architect

HYDRACOR Consulting Engineers Pty Ltd
Platinum Building, Suite 2.01, 4 Ilya Avenue
ERINA NSW 2250, Australia
T +61 2 4324 3499

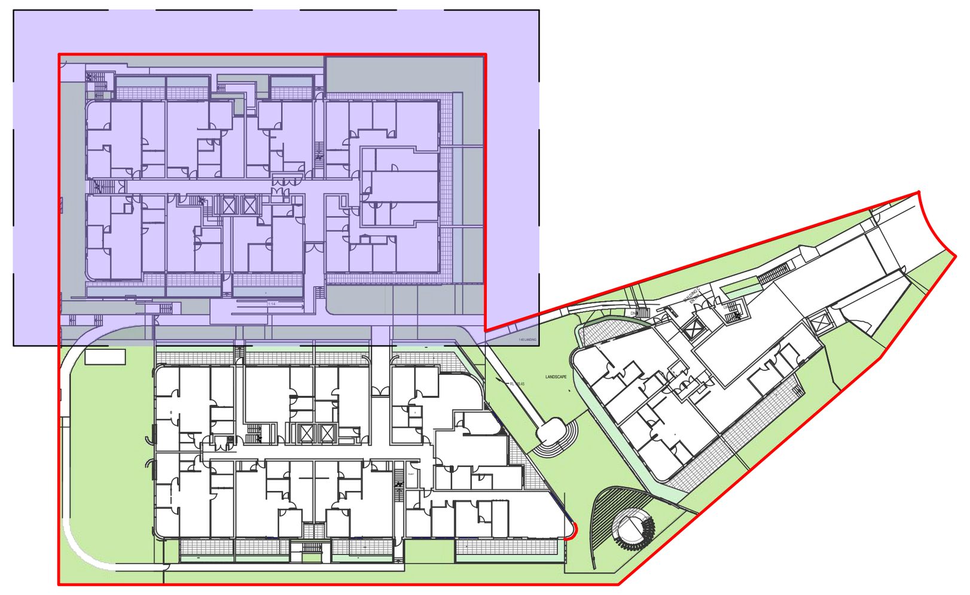
ENGINEERS | CIVIL | FLOOD STUDIES | STORMWATER | HYDRAULIC

Project
PROPOSED RESIDENTIAL DEVELOPMENT
No.116 - 120 FRENCHS FOREST ROAD
No.11 GLADYS AVENUE
FRENCHS FOREST

Drawing Title
STORMWATER MANAGEMENT PLAN MEZZANINE

Drawn	Date	Scale A1	Q.A. Check	Date
IK	NOV 2024	AS NOTED	-	-
Designed	Project No.		Dwg. No.	Issue
BK	CC230124		SW7	G

KEY PLAN



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- DENOTES STRUCTURAL ROOT ZONES ON EXISTING TREES TO REMAIN

NOTES:

1. TOP OF GRATE LEVELS HAVE BEEN DETERMINED FROM THE SURVEY DETAIL PROVIDED. FOLLOWING EARTHWORKS AND BENCHING, VALIDITY OF GRATE LEVELS SHOULD BE ASSESSED AND ADJUSTED AS REQUIRED TO MEET THE INTENT OF THE DESIGN. WHERE IN DOUBT CONTACT THE DESIGN ENGINEER.
2. DOWNPIPES CONVEYING ROOF WATER TO DISCHARGE TO RAINWATER TANK INDEPENDANT OF ANY OTHER STORMWATER SYSTEM ON SITE. REFER TO HYDRAULIC SERVICES PLANS FOR LOCATION OF ALL DOWNPIPES AND AERIAL PIPE ALIGNMENTS WITHIN THE BUILDING ENVELOPE. HYDRAULIC ENGINEER TO ALLOW TO TIE IN AS REQUIRED TO THE STORMWATER CONCEPT SHOWN ON THESE PLANS. TYP UNO.
3. DOWNPIPES AND PIPES LOCATED WITHIN THE BUILDING ENVELOPE SHOWN ON THESE PLANS ARE DOCUMENTED FOR APPROVAL PURPOSES ONLY. GENERALLY AERIAL PIPES LOCATED WITHIN THE BUILDING ENVELOPE WITH THE EXCEPTION OF BASEMENT LEVELS BEING CONVEYED TO THE PUMPOUT, ARE TO BE DOCUMENTED AND COORDINATED BY THE HYDRAULIC SERVICES ENGINEER.

FOR CONTINUATION REFER TO SHEET SW9

Issue	Description	Date	Drawn	Approved
G	RE-ISSUED FOR DEVELOPMENT APPROVAL	23.04.25	IK	BK
F	RE-ISSUED FOR DEVELOPMENT APPROVAL	23.04.25	IK	BK
E	ISSUED TO SUIT NEW ARCHITECTURALS	25.02.25	LW	BK
D	RE-ISSUED IN RESPONSE TO COUNCIL RFI	04.02.25	IK	BK

Client: BREWSTER MURRAY ARCHITECTS

Architect:

HYDRACOR CONSULTING ENGINEERS

HYDRACOR Consulting Engineers Pty Ltd
Platinum Building, Suite 2.01, 4 Ilya Avenue
ERINA NSW 2250, Australia
T +61 2 4324 3499

ENGINEERS | CIVIL | FLOOD STUDIES | STORMWATER | HYDRAULIC

Project: PROPOSED RESIDENTIAL DEVELOPMENT
No.116 - 120 FRENCHS FOREST ROAD
No.11 GLADYS AVENUE
FRENCHS FOREST

Drawing Title: STORMWATER MANAGEMENT PLAN GROUND FLOOR SHEET No.1

Drawn	Date	Scale A1	Q.A. Check	Date
IK	NOV 2024	AS NOTED	-	-

Designed	Project No.	Dwg. No.	Issue
BK	CC230124	SW8	G

FOR CONTINUATION REFER TO SHEET S8

FOR CONTINUATION REFER TO SHEET SW10

450 SQ SWP
RL 159.20
IL 158.75

450 SQ SWP
RL 158.00
IL 157.40

450 SQ SWP
RL 156.60
IL 156.25

450 SQ SWP
RL 155.10
IL 154.60

450 SQ SWP
RL 157.00
IL 156.40

450 SQ SWP
RL 155.00
IL 154.40

450 SQ SWP
RL 155.55
IL 154.95

RL 155.45

DENOTES AERIAL LINE REFER TO NOTE 3 SHEET SW8 TYP UNO

GROUND FLOOR
FFL RL. 155.92

LANDSCAPE

1:40 LANDING

DRIVEWAY

VEGETATION

CONCRETE

GRASS

GRASS AREA

LINTEL

DRAINAGE PIT

DRIVEWAY CONCRETE

FOOTPATH

FENCE

METAL

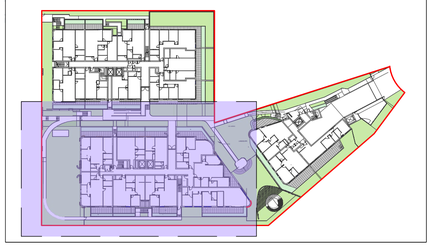
PLANT

LOT 25
DP 25713

OUTLINE OF BASEMENT BELOW SHOWN DASHED

PIPE SHOWN FOR CLARITY PURPOSES. LOCATE STORMWATER PIPES AS CLOSE AS PRACTICABLE TO BUILDING TO MINIMISE ROOT DISTURBANCE OF EXISTING TREES.

KEY PLAN



LEGEND

DENOTES TREE TO BE REMOVED

DENOTES TREE PROTECTION ZONE ON EXISTING TREES TO REMAIN. NOTE: PROVIDE APPROPRIATE PROTECTION MEASURES DURING CONSTRUCTION IN ACCORDANCE WITH ARBORISTS REQUIREMENTS

DENOTES STRUCTURAL ROOT ZONES ON EXISTING TREES TO REMAIN

STORMWATER MANAGEMENT GROUND - SHEET No.2

SCALE - 1:100/A1, 1:200/A3

0 1 2 4 6 8 10m

Issue	Description	Date	Drawn	Approved
G	RE-ISSUED FOR DEVELOPMENT APPROVAL	23.04.25	IK	BK
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-1 0 1cm at full size 10cm

North

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Architect

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HYDRACOR Consulting Engineers Pty Ltd
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ERINA NSW 2250, Australia
T +61 2 4324 3499
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Project
PROPOSED RESIDENTIAL DEVELOPMENT
No.116 - 120 FRENCHS FOREST ROAD
No.11 GLADYS AVENUE
FRENCHS FOREST

Drawing Title
STORMWATER MANAGEMENT PLAN GROUND FLOOR SHEET No.2

Drawn	Date	Scale A1	Q.A. Check	Date
IK	NOV 2024	AS NOTED	-	-
Designed	Project No.		Dwg. No.	Issue
BK	CC230124		SW9	G

DENOTES EXTENT OF HARDSTAND AREA DRAINING TO BASEMENT PUMPOUT TANK

OUTLINE OF BASEMENT BELOW SHOWN DASHED

450 SQ SWP
RL 154.00
IL 153.45

450 SQ SWP
RL 153.75
IL 153.15

150
DROPPER
T/B

GROUND FLOOR
FFL RL. 152.50

BUILDING C
ENTRY

UP

DN

TIMBER

DRIVEWAY

CONCRETE

GRASS AREA

VEGETATION

DRAINAGE PIT

LANDSCAPE

150
DROPPER
T/B

SO

900 SQ SWP
RL153.50
IL 152.75

DENOTES EXTENT OF HARDSTAND AREA DRAINING TO BASEMENT PUMPOUT TANK

900 SQ SWP
RL 153.55
IL 152.95

900 SQ SWP
RL154.20
IL 153.00

450 SQ SWP
RL 155.00
IL 154.40

450 SQ SWP
RL154.50
IL 153.90

LOT 5
DP 580693

REFER TO SHEET SW11
FOR OSD LAYOUT

FOR CONTINUATION REFER TO SHEET SW9

NOTES:

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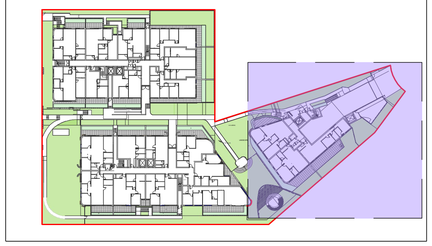
KEY PLAN



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DENOTES TREE PROTECTION ZONE ON EXISTING TREES TO REMAIN. NOTE: PROVIDE APPROPRIATE PROTECTION MEASURES DURING CONSTRUCTION IN ACCORDANCE WITH ARBORISTS REQUIREMENTS

DENOTES STRUCTURAL ROOT ZONES ON EXISTING TREES TO REMAIN

STORMWATER MANAGEMENT GROUND - SHEET No.3

SCALE - 1:100/A1, 1:200/A3

0 1 2 4 6 8 10m

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1cm at full size

North

Client
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Architect

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Project
PROPOSED RESIDENTIAL DEVELOPMENT
No.116 - 120 FRENCHS FOREST ROAD
No.11 GLADYS AVENUE
FRENCHS FOREST

Drawing Title
STORMWATER MANAGEMENT PLAN GROUND FLOOR SHEET No.3

Drawn	Date	Scale A1	Q.A. Check	Date
IK	NOV 2024	AS NOTED	-	-

Designed	Project No.	Dwg. No.	Issue
BK	CC230124	SW10	G

ON-SITE DETENTION TANK

PROVIDE ON-SITE DETENTION TANK (SHADED BLUE)
TOP STORED WATER LEVEL: RL 152.70
OSD INTERNAL FOOTPRINT : 43.4m²
AVG WATER DEPTH : 1.14m
INVERT OF OUTLET - IL 151.20
STORAGE VOLUME: 50m³
REFER TO SHEET SW12 FOR DETAILS

ON-SITE RETENTION TANK

PROVIDE ON-SITE DETENTION TANK (SHADED GREEN)
TOP STORED WATER LEVEL: RL 152.80
OSr INTERNAL FOOTPRINT : 8.3m²
AVG WATER DEPTH : 1.9m
INVERT OF TANK : RL 150.90
STORAGE VOLUME : 16m³

PIT P1
BOUNDARY PIT
900 SQUARE PIT WITH
LIGHT DUTY GRATED INLET
TOP OF GRATE - 153.30 nom

PIT PA1
900 SQUARE PIT JUNCTION PIT WITH
BOLT DOWN/WATER TIGHT SOLID
COVER TO THE SATISFACTION OF
COUNCIL
TOP OF COVER - 153.00 nom

IL U/S 151.11
450Ø RCP
1% MIN
11m
IL D/S 151.00

EXISTING KERB INLET PIT
RL 152.30 NOM.
INVERT LEVEL OF OUTLET SHALL BE
SITE CONFIRMED PRIOR TO
COMMENCEMENT OF WORK.
DESIGN INVERT: IL 151.00 NOM.
REFER TO PLATE 1 & 2

IL U/S 151.20
375Ø RCP
1% MIN
6.0m
IL D/S151.14

DISCHARGE STORMWATER TO
COUNCIL'S EXISTING KERB INLET PIT
AND MAKE GOOD CONSTRUCTION TO
THE SATISFACTION OF COUNCIL.
BREAK INTO EXISTING PIT & ADAPT TO
SUIT PROPOSED 450 DIA RCP PIPE.

GLADYS AVENUE

EXISTING 525 DIA SW PIPE

DRIVEWAY
CONCRETE
GRASS
STONE
VEGETATION
GRASS AREA
SURFACE WATER
ROOFWATER
WATER RISING MAIN
SURFACE WATER
RW
SW
A1
P1
EX1
315°20'03"
16.764

STORMWATER MANAGEMENT PLAN - OSD LAYOUT

SCALE - 1:50/A1, 1:100/A3

0 0.5 1 2 3 4 5m

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1cm at full size

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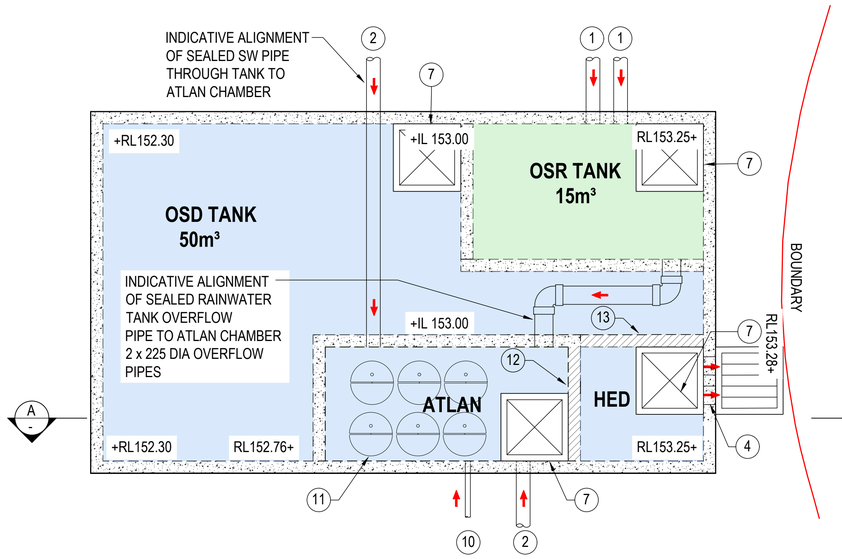
Project: PROPOSED RESIDENTIAL DEVELOPMENT
No.116 - 120 FRENCHS FOREST ROAD
No.11 GLADYS AVENUE
FRENCHS FOREST

Drawing Title: STORMWATER MANAGEMENT PLAN - ON SITE DETENTION LAYOUT

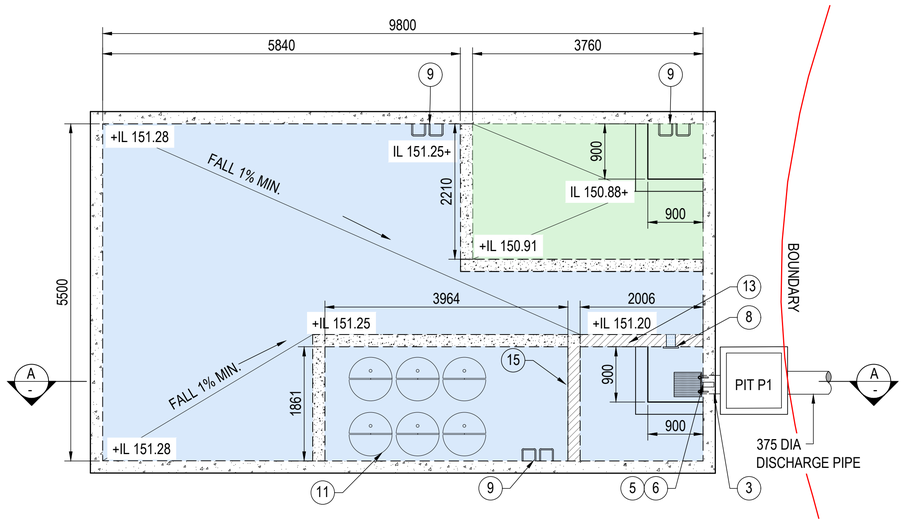
Drawn	Date	Scale A1	Q.A. Check	Date
IK	NOV 2024	AS NOTED	-	-

Designed	Project No.	Dwg. No.	Issue
BK	CC230124	SW11	G



ON-SITE DETENTION / RETENTION TANK ROOF PLAN

SCALE - 1:50/A1 1:100/A3



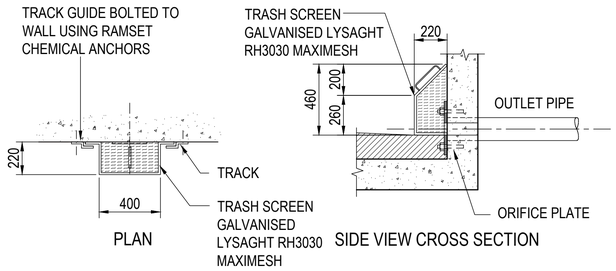
ON-SITE DETENTION / RETENTION TANK BASE PLAN

SCALE - 1:50/A1 1:100/A3

LEGEND

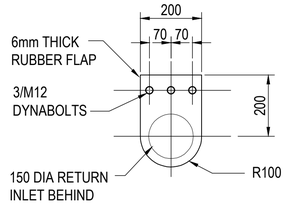
1	ROOFWATER INLET PIPE/S
2	SURFACE WATER INLET PIPE
3	375 DIA DISCHARGE PIPE
4	2 x 300 DIA HIGH LEVEL OVERFLOW PIPE/S
5	350 x 350 x 4 PL 316SS 4 HOLES 12 DIA FOR M10 CHEMSETS REFER TO DETAIL 2
6	TRASH SCREEN LYSAGHT RH3030 GALV. REMOVABLE WITH HANDLE REER TO DETAIL 1
7	900 x 900 SOLID COVER BOLTED DOWN
8	REFLUX FLAP. REFER TO DETAIL 3 150 DIA. VOID
9	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.
10	RISING MAIN FROM PUMP-OUT TANK
11	ATLAN CARTRIDGE FILTERS (6 FULL HEIGHT)
12	WATER QUALITY OVERFLOW WEIR
13	HIGH EARLY DISCHARGE OVERFLOW WEIR
14	TANK STRUCTURE TO STRUCTURAL ENGINEERS DETAILS

PROVIDE CONFINED SPACE SIGNAGE AT ENTRY POINTS INTO TANK.



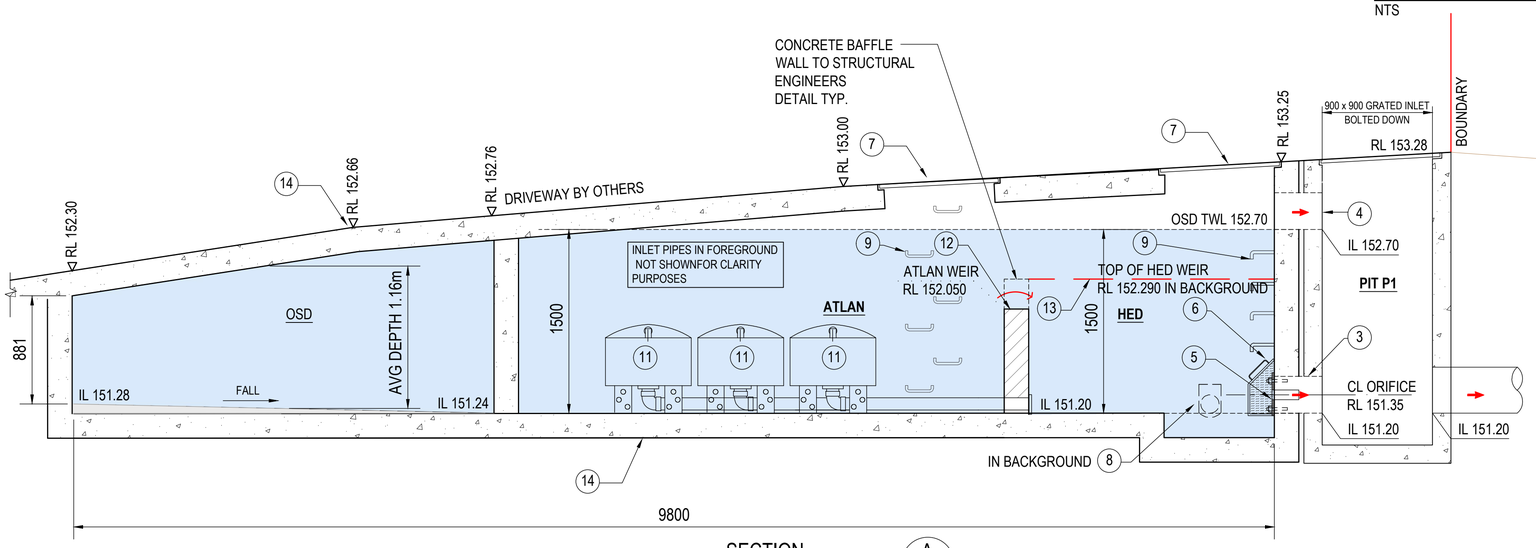
DETAIL 1 - TRASH SCREEN

NTS



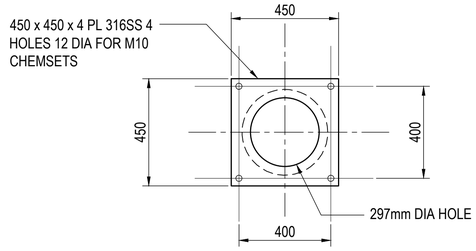
DETAIL 3 - REFLUX FLAP

NTS



SECTION A

SCALE: 1:25/A1, 1:50/A3



DETAIL 2 - ORIFICE PLATE

NTS

Issue	Description	Date	Drawn	Approved
G	RE-ISSUED FOR DEVELOPMENT APPROVAL	23.04.25	IK	BK
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North

-1 0 1cm at full size 10cm

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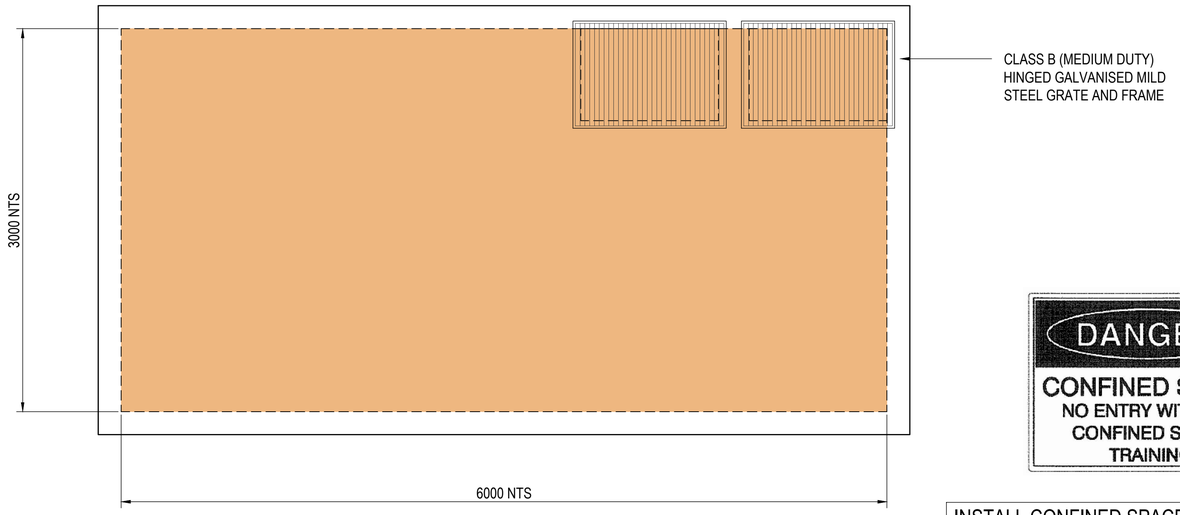
Project: PROPOSED RESIDENTIAL DEVELOPMENT
No.116 - 120 FRENCHS FOREST ROAD
No.11 GLADYS AVENUE
FRENCHS FOREST

Drawing Title: STORMWATER MANAGEMENT DETAILS SHEET No.1

Drawn	Date	Scale A1	Q.A. Check	Date
IK	NOV 2024	AS NOTED	-	-
Designed	Project No.		Dwg. No.	Issue
BK	CC230124		SW12	G



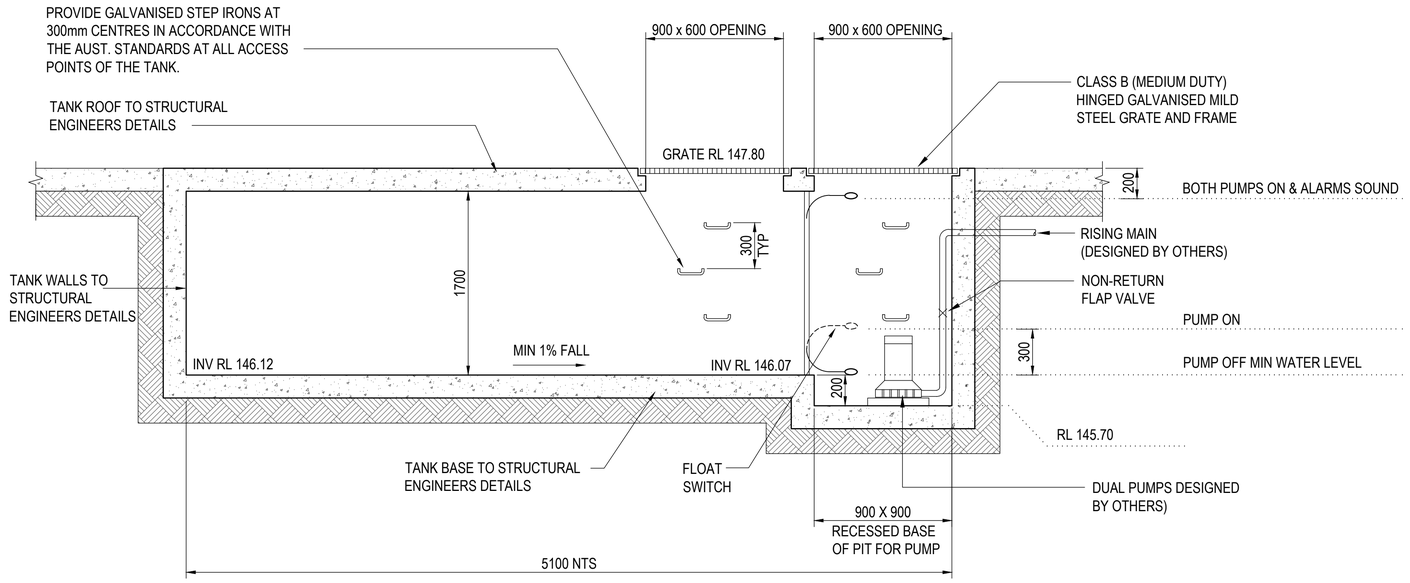
PUMP OUT TANK PLAN
SCALE 1:20/A1, 1:40/A3

INSTALL CONFINED SPACE WARNING SIGN

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 = 1.7m
WIDTH = 3.0m
LENGTH = 5.1m
VOLUME PROVIDED = 30m^3

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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-1 0 1cm at full size 10cm

North

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Project: PROPOSED RESIDENTIAL DEVELOPMENT
No.116 - 120 FRENCHS FOREST ROAD
No.11 GLADYS AVENUE
FRENCHS FOREST

Drawing Title: STORMWATER MANAGEMENT DETAILS SHEET No.2

Drawn	Date	Scale A1	Q.A. Check	Date
IK	NOV 2024	AS NOTED	-	-

Designed	Project No.	Dwg. No.	Issue
BK	CC230124	SW13	G

STORMWATER QUALITY REPORT

1 INTRODUCTION

A CATCHMENT BASED WATER QUALITY MODEL WAS DEVELOPED TO ASSESS THE STORMWATER RUNOFF QUALITY IN ACCORDANCE WITH THE REQUIREMENTS OF TABLE 5 NORTHERN BEACHES WATER MANAGEMENT FOR DEVELOPMENT POLICY AND THE OBJECTIVES OUTLINED IN WARRINGAH DCP PART G SECTION G9.9 OBJECTIVE A AND B. IN THIS REGARD WE REFER TO THE PRESCRIBED TARGETS TABLED FOLLOWING:

TABLE 1 - STORMWATER POLUTANT REDUCTION TARGETS

STORMWATER POLLUTANT	REDUCTION TARGETS
GROSS POLLUTANT	90%
TOTAL SUSPENDED SOLIDS (TSS)	85%
TOTAL PHOSPHORUS (TP)	65%
TOTAL NITROGEN (TN)	45%

2 STUDY METHODOLOGY

THE OBJECTIVES OF THIS REPORT ARE TO:

- ASSESS THE RUNOFF QUALITY FOR THE UNTREATED POST DEVELOPED SCENARIO AND IDENTIFY STORMWATER QUALITY CONTROLS LIKELY TO IMPACT ON RUNOFF QUALITY.
- ASSESS THE STORMWATER QUALITY FOR THE POST DEVELOPED SCENARIO INCLUDING THE MEASURES PROPOSED TO MEET THE POLLUTANT REMOVAL TARGETS .

THE REPORT IS BASED ON THE APPLICATION OF MUSIC SOFTWARE (MODEL FOR URBAN STORMWATER IMPROVEMENT CONCEPTUALISATION). IN THIS REGARD THE MODEL IS DEFINED AS FOLLOWS:

A STORMWATER QUALITY MODEL TO CONVERT RAINFALL AND EVAPOTRANSPIRATION INTO RUNOFF.

- ESTIMATION OF STORMWATER FLOW AND POLLUTION GENERATION BY SIMULATING THE PERFORMANCE OF STORMWATER TREATMENT DEVICES INDIVIDUALLY AND AS PART OF A TREATMENT TRAIN.

THE MODEL DEFINES WATER QUALITY PROFILES TREATED SCENARIOS. THE TREATED POST DEVELOPED MODEL INCLUDES PARAMETERS WHICH REPRESENT THE WATER QUALITY MEASURES.

3 STORMWATER QUALITY MODELLING

3.1 GENERAL

THE FOLLOWING PARAMETERS WERE ASSESSED FOR THE HYDROLOGICAL MODELLING ASSOCIATED WITH THE CATCHMENT.

- RAINFALL/RUNOFF AND EVAPOTRANSPIRATION.
- SUB CATCHMENT DIVERSIONS.
- LAND USE (PERVIOUS AND IMPERVIOUS)

3.2 RAINFALL/RUNOFF AND EVAPOTRANSPIRATION

NORTHERN BEACHES COUNCIL'S WSUD & MUSIC MODELING GUIDELINES WERE UTILISED IN THIS STUDY. THEREFORE DAILY RAINFALL DATA WAS OBTAINED FROM THE SYDNEY OBSERVATORY HILL RAINFALL STATION WITH 6 min TIMESTEP, STATION NO. 066062. THE COUNCIL'S DEFAULT MONTHLY AVERAGE POTENTIAL EVAPOTRANSPIRATION DATA WAS ALSO UTILISED IN THIS STUDY.
THE DETAILS ARE SUMMARISED IN TABLE 3.1 AND 3.2

TABLE 3.1 - DETAILS OF DAILY RAINFALL DATA			
STATION	NAME	PERIOD	TIMESTEP
066062	SYDNEY OBSERVATORY HILL	01/01/1981-31/08/1985	6 min

TABLE 3.2 - SUMMARY OF POTENTIAL EVAPOTRANSPIRATION (PET)					
JAN	FEB	MAR	APR	MAY	JUN
180	135	128	85	58	43
JUL	AUG	SEP	OCT	NOV	DEC
43	58	88	127	152	163

3.3 CATCHMENT DEFINITION

THE POST DEVELOPED CATCHMENT CHARACTERISTICS ARE IDENTIFIED IN TABLE 3.3.

TABLE 3.3 - POST DEVELOPMENT SUB CATCHMENT DETAILS			
SUB CATCHMENT ID	SUB CATCHMENT AREA (ha)	% IMPERVIOUS AREA	% PERVIOUS AREA
ROOF	0.244	100	0
IMPERVIOUS AREA TO OSD	0.080	100	0
DRIVEWAY DRAINING TO OSD	0.011	100	0

4 MUSIC MODEL

THE MUSIC MODEL IS BASED ON A 6 min RAINFALL-RUNOFF MODEL IN CONJUNCTION WITH REPRESENTATIVE BASEFLOW AND STORMFLOW EVENT MEAN CONCENTRATIONS (EMCs).

4.1 WATER QUALITY PARAMETERS

THE ADOPTED VALUES OF VARIOUS MUSIC RAINFALL AND RUNOFF PARAMETERS ARE SUMMARISED IN TABLE 4.1 AS PER THE DEFAULT VALUES WHEN ADOPTING THE NORTHERN BEACHES COUNCIL'S WSUD & MUSIC MODELING GUIDELINES .

TABLE 4.1 - ADOPTED MUSIC RAINFALL/RUNOFF PARAMETERS	
PARAMETER	VALUE
IMPERVIOUS AREA PROPERTIES	
RAINFALL THRESHOLD (mm/DAY)	0.3 (roof) else 1.5
PERVIOUS AREA PROPERTIES (SANDY CLAY LOAM)	
SOIL STORAGE CAPACITY (mm)	108
SOIL INITIAL STORAGE (% OF CAPACITY)	30
FIELD CAPACITY (mm)	73
INFILTRATION CAPACITY COEFFICIENT - a	250
INFILTRATION CAPACITY EXPONENT - b	1.3
GROUNDWATER PROPERTIES	
INITIAL DEPTH (mm)	10
DAILY RECHARGE RATE (%)	60
DAILY BASEFLOW RATE (%)	45
DAILY DEEP SEEPAGE RATE (%)	0

Issue	Description	Date	Drawn	Approved
G	RE-ISSUED FOR DEVELOPMENT APPROVAL	23.04.25	IK	BK
F	RE-ISSUED FOR DEVELOPMENT APPROVAL	23.04.25	IK	BK
E	ISSUED TO SUIT NEW ARCHITECTURALS	25.02.25	LW	BK
D	RE-ISSUED IN RESPONSE TO COUNCIL RFI	04.02.25	IK	BK

1 0 1cm at full size 100m

North

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Architect:

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HYDRACOR Consulting Engineers Pty Ltd
Platinum Building, Suite 2.01, 4 Ilya Avenue
ERINA NSW 2250, Australia
T +61 2 4324 3499
ENGINEERS | CIVIL | FLOOD STUDIES | STORMWATER | HYDRAULIC

Project: PROPOSED RESIDENTIAL DEVELOPMENT
No.116 - 120 FRENCHS FOREST ROAD
No.11 GLADYS AVENUE
FRENCHS FOREST

Drawing Title: STORMWATER QUALITY REPORT SHEET No.1

Drawn	Date	Scale A1	Q.A. Check	Date
IK	NOV 2024	AS NOTED	-	-
Designed	Project No.		Dwg. No.	Issue
BK	CC230124		SW14	G

4.1 WATER QUALITY PARAMETERS CONT.

STORMWATER QUALITY IS CHARACTERISED USING EVENT MEAN CONCENTRATION (EMCs) UNDER STORM AND BASE FLOW CONDITIONS. THE VALUE OF WATER QUALITY PARAMETERS ADOPTED IN THIS STUDY IS SUMMARISED IN TABLE 4.2

TABLE 4.2 - ADOPTED MUSIC WATER QUALITY PARAMETERS

LAND-USE CATEGORY		Log_{10} TSS (mg/L)		Log_{10} TP (mg/L)		Log_{10} TN (mg/L)	
		STORM FLOW	BASE FLOW	STORM FLOW	BASE FLOW	STORM FLOW	BASE FLOW
RESIDENTIAL	MEAN	2.15	1.20	-0.60	-0.85	0.30	0.11
	STD DEV	0.32	0.17	0.25	0.19	0.19	0.12
SEALED ROADS	MEAN	2.43	1.20	-0.3	-0.85	0.34	0.11
	STD DEV	0.32	0.17	0.25	0.19	0.19	0.12
ROOFS	MEAN	1.30	1.10	-0.89	-0.82	0.30	0.32
	STD DEV	0.32	0.17	0.25	0.19	0.19	0.12

4.2 STORMWATER TREATMENT MEASURES

THE PROPOSED STORMWATER TREATMENT MEASURES INCLUDED IN THE POST DEVELOPED MODEL ARE AS FOLLOWS:

- 15,000 LITRE OSR TANK (FOR IRRIGATION ONLY)
- 6 x ATLAN FILTERS (FULL HEIGHT) (FORMERLY SPELFILTERS)
- 2 x ATLAN STORMSACKS (FORMERLY SPEL STORMSACKS)

THE SCHEMATIC LAYOUT FOR THE POST DEVELOPED MUSIC MODEL IS DEPICTED IN FOLLOWING FIGURE 1

WATER QUALITY TREATMENT OPTIONS AND CONSTRAINTS

WE REFER TO GEOTECHNICAL INVESTIGATION REPORT PREPARED BY GREEN GEOTECHNICS PTY LTD, REFERENCE GG11138.001, DATED 8 AUGUST 2023 AND NOTE THAT THE SOIL PROFILE ON THE SITE CONSISTS GENERALLY OF FIRM TO STIFF AND STIFF TO VERY STIFF CLAYS OVERLAYING SHALE AND SANDSTONE BEDROCK. IN THIS REGARD, INFILTRATION IS EXTREMELY LIMITED ON THE SITE. THEREFORE INFILTRATION HAS NOT BEEN PROVIDED.

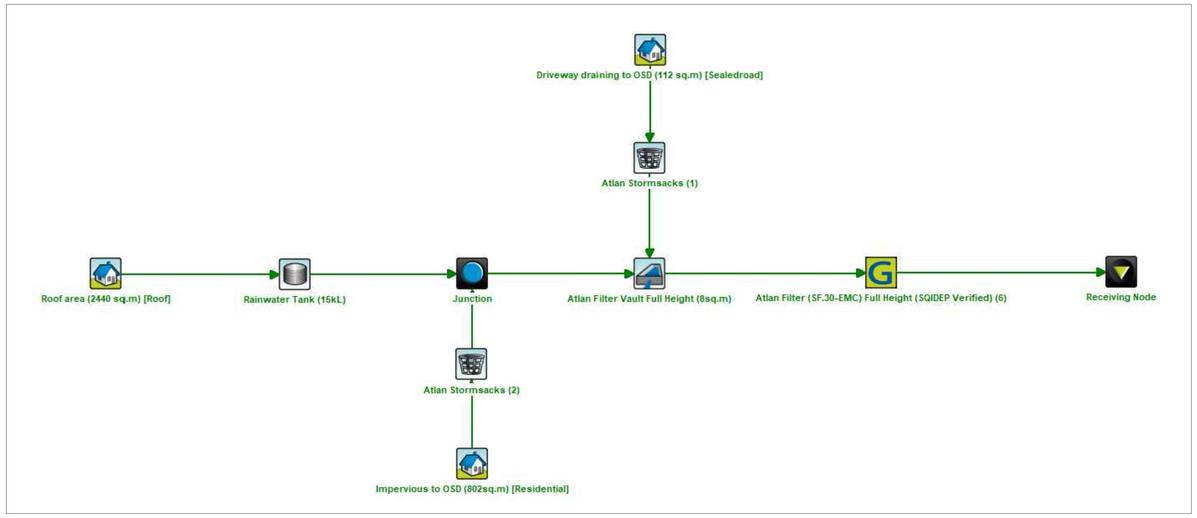

FIGURE 1 - MUSIC MODEL SCHEMATIC

5 RESULTS & CONCLUSION

BASED ON THE FOREGOING THE PROPOSED STORMWATER QUALITY TREATMENT MEASURES MEET THE REQUIRED TARGETS OF TABLE 5 OF NORTHERN BEACHES WATER MANAGEMENT FOR DEVELOPMENT POLICY AND THE OBJECTIVES OUTLINED IN WARRINGAH DCP PART G SECTION G9.9 OBJECTIVE A AND B.

TABLE 5.1 - TREATMENT TRAIN EFFECTIVENESS

Treatment Train Effectiveness - Receiving Node

	Sources	Residual Load	% Reduction
Flow (ML/yr)	3.96	3.26	17.5
Total Suspended Solids (kg/yr)	285	33.2	88.3
Total Phosphorus (kg/yr)	0.784	0.189	75.8
Total Nitrogen (kg/yr)	8.78	2.86	67.4
Gross Pollutants (kg/yr)	101	0	100

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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.116 - 120 FRENCHS FOREST ROAD
No.11 GLADYS AVENUE
FRENCHS FOREST

Drawing Title: STORMWATER QUALITY REPORT SHEET No. 2

Drawn	Date	Scale A1	Q.A. Check	Date
IK	NOV 2024	AS NOTED	-	-

Designed	Project No.	Dwg. No.	Issue
BK	CC230124	SW15	G

EROSION AND SEDIMENT CONTROL NOTES

GENERAL INSTRUCTIONS

1. THIS SOIL AND WATER MANAGEMENT PLAN IS TO BE READ IN CONJUNCTION WITH OTHER ENGINEERING PLANS RELATING TO THIS DEVELOPMENT.
2. CONTRACTORS WILL ENSURE THAT ALL SOIL AND WATER MANAGEMENT WORKS ARE UNDERTAKEN AS INSTRUCTED IN THIS SPECIFICATION AND CONSTRUCTED FOLLOWING THE GUIDELINES OF "MANAGING URBAN STORMWATER SOILS AND CONSTRUCTION", DEPT OF HOUSING, 1998 (BLUE BOOK).
3. ALL SUBCONTRACTORS WILL BE INFORMED OF THEIR RESPONSIBILITIES IN REDUCING THE POTENTIAL FOR SOIL EROSION AND POLLUTION TO DOWNSLOPE AREAS.

LAND DISTURBANCE INSTRUCTIONS

4. DISTURBANCE TO BE NO FURTHER THAN 5 (PREFERABLY 2) METRES FROM THE EDGE OF ANY ESSENTIAL ENGINEERING ACTIVITY AS SHOWN ON APPROVED PLANS. ALL SITE WORKERS WILL CLEARLY RECOGNISE THESE ZONES THAT, WHERE APPROPRIATE, ARE IDENTIFIED WITH BARRIER FENCING (UPSLOPE) AND SEDIMENT FENCING (DOWNSLOPE) OR SIMILAR MATERIALS.
5. ACCESS AREAS ARE TO BE LIMITED TO A MAXIMUM WIDTH OF 10 METRES THE SITE MANAGER WILL DETERMINE AND MARK THE LOCATION OF THESE ZONES ON-SITE. ALL SITE WORKERS WILL CLEARLY RECOGNISE THESE BOUNDARIES THAT, WHERE APPROPRIATE, ARE IDENTIFIED WITH BARRIER FENCING (UPSLOPE) AND SEDIMENT FENCING (DOWNSLOPE) OR SIMILAR MATERIALS.
6. ENTRY TO LANDS NOT REQUIRED FOR CONSTRUCTION OR ACCESS IS PROHIBITED EXCEPT FOR ESSENTIAL THINNING OF PLANT GROWTH.
7. WORKS ARE TO PROCEED IN THE FOLLOWING SEQUENCE:
   - A) INSTALL ALL BARRIER AND SEDIMENT FENCING WHERE SHOWN ON THE PLAN.
   - B) CONSTRUCT THE STABILISED SITE ACCESS.
   - C) CONSTRUCT DIVERSION DRAINS AS REQUIRED.
   - D) INSTALL MESH AND GRAVEL INLETS FOR ANY ADJACENT KERB INLETS.
   - E) INSTALL GEOTEXTILE INLET FILTERS AROUND ANY ON-SITE DROP INLET PITS.
   - F) CLEAR SITE AND STRIP AND STOCKPILE TOPSOIL IN LOCATIONS SHOWN ON THE PLAN.
   - G) UNDERTAKE ALL ESSENTIAL CONSTRUCTION WORKS ENSURING THAT ROOF AND/OR PAVED AREA STORMWATER SYSTEMS ARE CONNECTED TO PERMANENT DRAINAGE AS SOON AS PRACTICABLE.
   - H) GRADE LOT AREAS TO FINAL GRADES AND APPLY PERMANENT STABILISATION (LANDSCAPING) WITHIN 20 DAYS OF COMPLETION OF CONSTRUCTION WORKS.
   - I) REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER THE PERMANENT LANDSCAPING HAS BEEN COMPLETED.
5. ENSURE THAT SLOPE LENGTHS DO NOT EXCEED 80 METRES WHERE PRACTICABLE. SLOPE LENGTHS ARE DETERMINED BY SILTATION FENCING AND CATCH DRAIN SPACING.
6. ON COMPLETION OF MAJOR WORKS LEAVE DISTURBED LANDS WITH A SCARIFIED SURFACE TO ENCOURAGE WATER INFILTRATION AND ASSIST WITH KEYING TOPSOIL LATER.

SITE MAINTENANCE INSTRUCTIONS

7. THE SITE SUPERINTENDENT WILL INSPECT THE SITE AT LEAST WEEKLY AND AT THE CONCLUSION OF EVERY STORM EVENT TO:
   - A) ENSURE THAT DRAINS OPERATE PROPERLY AND TO EFFECT ANY NECESSARY REPAIRS.
   - B) REMOVE SPILLED SAND OR OTHER MATERIALS FROM HAZARD AREAS, INCLUDING LANDS CLOSER THAN 5 METRES FROM AREAS OF LIKELY CONCENTRATED OR HIGH VELOCITY FLOWS ESPECIALLY WATERWAYS AND PAVED AREAS.
   - C) REMOVE TRAPPED SEDIMENT WHENEVER THE DESIGN CAPACITY OF THAT STRUCTURE HAS BEEN EXCEEDED.
   - D) ENSURE REHABILITATED LANDS HAVE EFFECTIVELY REDUCED THE EROSION HAZARD AND TO INITIATE UPGRADING OR REPAIR AS NECESSARY.
   - E) CONSTRUCT ADDITIONAL EROSION AND/OR SEDIMENT CONTROL WORKS AS MIGHT BECOME NECESSARY TO ENSURE THE DESIRED PROTECTION IS GIVEN TO DOWNSLOPE LANDS AND WATERWAYS. MAKE ONGOING CHANGES TO THE PLAN WHERE IT PROVES INADEQUATE IN PRACTICE OR IS SUBJECTED TO CHANGES IN CONDITIONS ON THE WORK-SITE OR ELSEWHERE IN THE CATCHMENT.
   - F) MAINTAIN EROSION AND SEDIMENT CONTROL STRUCTURES IN A FULLY FUNCTIONING CONDITION UNTIL ALL EARTHWORK ACTIVITIES ARE COMPLETED AND THE SITE IS REHABILITATED.
8. THE SITE SUPERINTENDENT WILL KEEP A LOGBOOK MAKING ENTRIES AT LEAST WEEKLY, IMMEDIATELY BEFORE FORECAST RAIN AND AFTER RAINFALL. ENTRIES WILL INCLUDE:
   - A) THE VOLUME AND INTENSITY OF ANY RAINFALL EVENTS.
   - B) THE CONDITION OF ANY SOIL AND WATER MANAGEMENT WORKS.
   - C) THE CONDITION OF VEGETATION AND ANY NEED TO IRRIGATE.
   - D) THE NEED FOR DUST PREVENTION STRATEGIES.
   - E) ANY REMEDIAL WORKS TO BE UNDERTAKEN.

   THE LOGBOOK WILL BE KEPT ON-SITE AND MADE AVAILABLE TO ANY AUTHORISED PERSON UPON REQUEST. IT WILL BE GIVEN TO THE PROJECT MANAGER AT THE CONCLUSION OF THE WORKS.

SEDIMENT CONTROL INSTRUCTIONS

9. SEDIMENT FENCES WILL BE INSTALLED AS SHOWN ON THE PLAN AND ELSEWHERE AT THE DISCRETION OF THE SITE SUPERINTENDENT TO CONTAIN SOIL AS NEAR AS POSSIBLE TO THEIR SOURCE.
10. SEDIMENT FENCES WILL NOT HAVE CATCHMENT AREAS EXCEEDING 900 SQUARE METRES AND HAVE A STORAGE DEPTH OF AT LEAST 0.6 METRES.
11. SEDIMENT REMOVED FROM ANY TRAPPING DEVICES WILL BE RELOCATED WHERE FURTHER POLLUTION TO DOWNSLOPE LANDS AND WATERWAYS CANNOT OCCUR.
12. STOCKPILES ARE NOT TO BE LOCATED WITHIN 5 METRES OF HAZARD AREAS INCLUDING AREAS OF HIGH VELOCITY FLOWS SUCH AS WATERWAYS, PAVED AREAS AND DRIVEWAYS.
13. WATER WILL BE PREVENTED FROM DIRECTLY ENTERING THE PERMANENT DRAINAGE SYSTEM UNLESS THE CATCHMENT AREA HAS BEEN PERMANENTLY LANDSCAPED AND/OR WATER HAS BEEN TREATED BY AN APPROVED DEVICE.
14. TEMPORARY SEDIMENT TRAPS WILL REMAIN IN PLACE UNTIL AFTER THE LANDS THEY ARE PROTECTING ARE COMPLETELY REHABILITATED.
15. ACCESS TO SITES SHOULD BE STABILISED TO REDUCE THE LIKELIHOOD OF VEHICLES TRACKING SOIL MATERIALS ONTO PUBLIC ROADS AND ENSURE ALL-WEATHER ENTRY/EXIT.

SOIL EROSION CONTROL INSTRUCTIONS

16. EARTH BATTERS WILL BE CONSTRUCTED WITH AS LOW A GRADIENT AS PRACTICABLE BUT NO STEEPER, UNLESS OTHERWISE NOTED, THAN:
    - 2(H):1(V) WHERE SLOPE LENGTH LESS THAN 12 METRES
    - 2.5(H):1(V) WHERE SLOPE LENGTH BETWEEN 12 AND 16 METRES.
    - 3(H):1(V) WHERE SLOPE LENGTH BETWEEN 16 AND 20 METRES.
    - 4(H):1(V) WHERE SLOPE LENGTH GREATER THAN 20 METRES.
17. ALL WATERWAYS, DRAINS, SPILLWAYS AND THEIR OUTLETS WILL BE CONSTRUCTED TO BE STABLE IN AT LEAST THE 1:20 YEAR ARI, TIME OF CONCENTRATION STORM EVENT.
18. WATERWAYS AND OTHER AREAS SUBJECT TO CONCENTRATED FLOWS AFTER CONSTRUCTION ARE TO HAVE A MAXIMUM GROUNDCOVER C-FACTOR OF 0.05 (70% GROUND COVER) WITHIN 10 WORKING DAYS FROM COMPLETION OF FORMATION. FLOW VELOCITIES ARE TO BE LIMITED TO THOSE SHOWN IN TABLE 5-1 OF "MANAGING URBAN STORMWATER - SOILS AND CONSTRUCTION", DEPT OF HOUSING 1998 (BLUE BOOK). FOOT AND VEHICULAR TRAFFIC WILL BE PROHIBITED IN THESE AREAS.
19. STOCKPILES AFTER CONSTRUCTION ARE TO HAVE A MAXIMUM GROUND-COVER C-FACTOR OF 0.1 (60% GROUND-COVER) WITHIN 10 WORKING DAYS FROM COMPLETION OF FORMATION.
20. ALL LANDS, INCLUDING WATERWAYS AND STOCKPILES, DURING CONSTRUCTION ARE TO HAVE A MAXIMUM GROUND-COVER C-FACTOR OF 0.15 (50% GROUND COVER) WITHIN 20 WORKING DAYS FROM INACTIVITY EVEN THOUGH WORKS MAY CONTINUE LATER.
21. FOR AREAS OF SHEET FLOW USE THE FOLLOWING GROUND COVER PLANT SPECIES FOR TEMPORARY COVER: JAPANESE MILLET 20 KG/HA AND OATS 20 KG/HA.
22. PERMANENT REHABILITATION OF LANDS AFTER CONSTRUCTION WILL ACHIEVE A GROUND-COVER C-FACTOR OF LESS THAN 0.1 AND LESS THAN 0.05 WITHIN 60 DAYS. NEWLY PLANTED LANDS WILL BE WATERED REGULARLY UNTIL AN EFFECTIVE COVER IS ESTABLISHED AND PLANTS ARE GROWING VIGOROUSLY. FOLLOW-UP SEED AND FERTILISER WILL BE APPLIED AS NECESSARY.
23. REVEGETATION SHOULD BE AIMED AT RE-ESTABLISHING NATURAL SPECIES. NATURAL SURFACE SOILS SHOULD BE REPLACED AND NON-PERSISTANT ANNUAL COVER CROPS SHOULD BE USED.

WASTE CONTROL INSTRUCTIONS

24. ACCEPTABLE BINS WILL BE PROVIDED FOR ANY CONCRETE AND MORTAR SLURRIES, PAINTS, ACID WASHING, LIGHTWEIGHT WASTE MATERIALS AND LITTER. CLEARANCE SERVICES WILL BE PROVIDED AT LEAST WEEKLY. DISPOSAL OF WASTE WILL BE IN A MANNER APPROVED BY THE SITE SUPERINTENDENT.
25. ALL POSSIBLE POLLUTANT MATERIALS ARE TO BE STORED WELL CLEAR OF ANY POORLY DRAINED AREAS, FLOOD PRONE AREAS, STREAMBANKS, CHANNELS AND STORMWATER DRAINAGE AREAS. STORE SUCH MATERIALS IN A DESIGNATED AREA UNDER COVER WHERE POSSIBLE AND WITHIN CONTAINMENT BUNDS.
26. ALL SITE STAFF AND SUB-CONTACTORS ARE TO BE INFORMED OF THEIR OBLIGATION TO USE WASTE CONTROL FACILITIES PROVIDED.
27. ANY DE-WATERING ACTIVITIES ARE TO BE CLOSELY MONITORED TO ENSURE THAT WATER IS NOT POLLUTED BY SEDIMENT, TOXIC MATERIALS OR PETROLEUM PRODUCTS.
28. PROVIDE DESIGNATED VEHICULAR WASHDOWN AND MAINTENANCE AREAS WHICH ARE TO HAVE CONTAINMENT BUNDS.

PROCEDURE FOR DE-WATERING

1. ENSURE PERMISSION FOR DE-WATERING IS RECEIVED FROM AUTHORITIES BEFORE PUMPING OUT.
2. AN ON-SITE TREATMENT PROCESS DISCHARGING TO THE STORMWATER SYSTEM WILL BE IMPLEMENTED. ALL SITE WATERS DURING CONSTRUCTION WILL BE CONTAINED ON SITE AND RELEASED ONLY WHEN pH IS BETWEEN 8.5 & 6.5, SUSPENDED SOLIDS ARE LESS THAN 50mg/L, TURBIDITY LESS THAN 100 NTU'S, OIL AND GREASE LESS THAN 10mg/L AND BIOCHEMICAL OXYGEN DEMAND (BOD5) LESS THAN 30mg/L (FOR STORMS LESS INTENSE THAN 1 IN 5 YEAR EVENTS).
3. METHODS OF SAMPLING AND ANALYSIS OF WATER QUALITY WILL BE IN ACCORDANCE WITH THE APPLICABLE METHOD LISTED IN THE EPA PUBLISHED APPROVED METHODS FOR THE SAMPLING ANALYSIS OF WATER POLLUTANTS IN NEW SOUTH WALES.
4. WHERE LABORATORY ANALYSIS IS REQUIRED AS INDICATED BY IN-SITU TESTING, APPROPRIATE SAMPLE BOTTLES AND PRESERVATIVES WILL BE USED AND GUIDANCE FOR THE SAMPLING METHOD OBTAINED FROM APPLICABLE PARTS OF AS5667.1 AND AS5667.6. ANALYSIS WILL BE UNDERTAKEN WHERE PRACTICAL BY A NATA REGISTERED LABORATORY CERTIFIED TO PERFORM THE APPLICABLE ANALYSIS.
5. A FURTHER INSPECTION WILL BE CARRIED OUT DURING A STORM EVENT (DURING WORK HOURS WHERE POSSIBLE) TO ENSURE CONTROLS ARE COPING WITH THE EVENT. THIS APPLIES TO ANY RAIN EVENT AS WELL.
6. AS EXCAVATION TO TOP SOIL PROGRESSES, ANY WATER COLLECTED AT THE BOTTOM OF EXCAVATIONS WILL BE DIVERTED TO A TEMPORARY SEDIMENTATION BASIN OR SETTLEMENT TANK. IF THE WATER CONTAINS ONLY SEDIMENTS, IT WILL BE FILTERED AND PUMPED TO STORMWATER. BEFORE THIS CAN HAPPEN IT MUST CONTAIN LESS THAN 50mg/L TOTAL SUSPENDED SOLIDS.
7. POLLUTED WATER MUST NOT ENTER THE STORMWATER SYSTEM. IN SOME CIRCUMSTANCES, A LIQUID WASTE COMPANY MAY BE REQUIRED TO COLLECT CONTAMINATED WATER FOR DISPOSAL AT A LICENSED TREATMENT FACILITY

Issue	Description	Date	Drawn	Approved
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F	RE-ISSUED FOR DEVELOPMENT APPROVAL	23.04.25	IK	BK
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0 1cm at full size 10cm

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T +61 2 4324 3499
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Project: PROPOSED RESIDENTIAL DEVELOPMENT
No.116 - 120 FRENCHS FOREST ROAD
No.11 GLADYS AVENUE
FRENCHS FOREST

Drawing Title: EROSION & SEDIMENT CONTRL NOTES

Drawn	Date	Scale A1	Q.A. Check	Date
RH	NOV 2024	AS NOTED	-	-
Designed	Project No.		Dwg. No.	Issue
BK	CC230124		SW16	G

EROSION & SEDIMENT LEGEND

1. INSTALL SEDIMENT FENCING REFER DETAIL SD 6-8, SHEET SW18. WHERE UNDER CANOPY AREAS OF TREES TO BE RETAINED, FENCING NOT TO BE DUG INTO THE GROUND BUT INSTEAD ATTACHED TO GROUND BY TIGHTLY PACKED SANDBAGS.

2. NOTE: PROVIDE PROTECTION TO DRAINAGE PITS FOLLOWING PIT INSTALLATION. REFER DETAIL SD6-12 ON SHEET SW18

3. SITE ACCESS PROVIDE LARGE COARSE DIA AGGREGATE OR RECYCLED CONCRETE. IN ACCORDANCE WITH DETAIL SD 6-14, SHEET SW18

4. STOCKPILE IN ACCORDANCE WITH DETAIL SD 4-1, REFER TO SHEET SW18 LOCATION MAY VARY PENDING CONSTRUCTION STAGING

5. WASTE STORAGE AREA PROVIDE SOLID AND LIQUID WASTE RECEPTACLE BINS. LOCATION TO BE ADJUSTED TO SUIT CONSTRUCTION STAGING.

6. BARRIER FENCING OR UTILISE EXISTING BOUNDARY FENCE — B — B —

7. PROPOSED DISTURBED AREA

8. PROVIDE TYPE 'D' SEDIMENT RETENTION BASIN.
NOMINAL SIZE: 4.0m x 4.0m x 0.5m DEEP
VOLUME = 8.0m³
TO BE CONFIRMED AT CC STAGE
DISHCARGE TO BE CONTOLLED PUMP OUT FOLLOWING FLOCCULATION

9. PROVIDE TEMPORARY PUMP OUT AND RISING MAIN TO OUTLET. — W/RM —

10. TRUCK WASH DOWN AREA. PROVIDE RAILWAY LINE SHAKER ON LARGE COARSE DIA. AGGREGATE OR RECYCLED CONCRETE IN ACCORDANCE WITH DETAIL SD 10-1 ON SHEET S18

11. THE EXISTING CROSSOVER & LAYBACK ARE TO BE RETAINED FOR SITE ACCESS UNTIL REASONABLE COMPLETION OF CONSTRUCTION WORKS

NOTE: PROVIDE TREE PROTECTION MEASURES TO BE PROVIDED IN ACCORDANCE WITH ARBORIST REPORT OR COUNCIL SPECIFICATIONS.

DENOTES OUTLINE OF BASEMENT SHOWN DASHED

EXTENT OF BASEMENT EXCAVATION

PROVIDE TEMPORARY PUMPOUT & RISING MAIN TO OUTLET. EXACT LOCATION OF OUTLET TO BE DETERMINED ON SITE

EXTENT OF BASEMENT EXCAVATION

EXTENT OF BASEMENT EXCAVATION

FRENCHS FOREST ROAD

GLADYS AVENUE

TWO STOREY BRICK RESIDENCE TILE ROOF No. 120 FRENCHS FOREST ROAD 690.0m² (BY TITLE & BY SURVEY) LOT 1 DP 213608

TWO STOREY BRICK RESIDENCE TILE ROOF No. 118 FRENCHS FOREST ROAD LOT 2 DP 213608 1688.0m² (BY TITLE & BY SURVEY)

ONE & TWO STOREY WEATHERBOARD RESIDENCE TILE ROOF No. 116 FRENCHS FOREST ROAD LOT 24 DP 25713 1588.7m² (BY TITLE & BY SURVEY)

ONE STOREY BUILDING

PAVED SURFACE

LOT 14 DP 25713 1573.7m² (BY TITLE & BY SURVEY)

LOT 151 DP 847732

LOT 152 DP 847732

LOT 23 DP 25713

LOT 25 DP 25713

LOT 5 DP 580693

BENCHMARK NAIL IN KERB RL 159.66 AHD

BENCHMARK NAIL IN KERB RL 153.95 AHD

EROSION & SEDIMENT CONTROL PLAN

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

0 2 4 8 12 16 20m

Issue	Description	Date	Drawn	Approved
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1cm at full size

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Project: PROPOSED RESIDENTIAL DEVELOPMENT
No.116 - 120 FRENCHS FOREST ROAD
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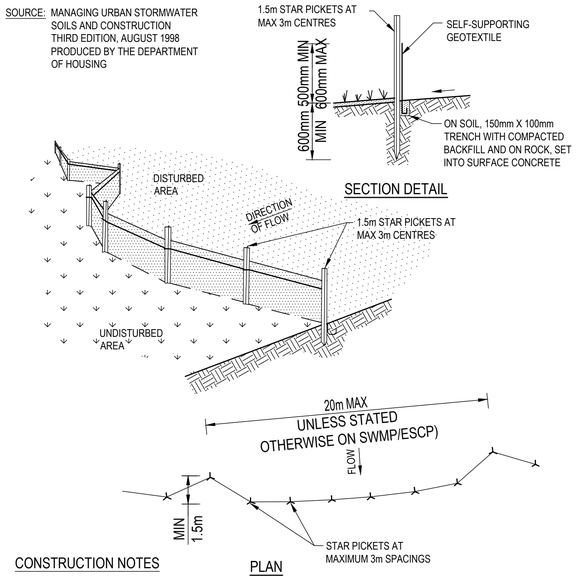
FRENCHS FOREST

Drawing Title: EROSION & SEDIMENT CONTROL PLAN

Drawn	Date	Scale A1	Q.A. Check	Date
RH	NOV 2024	AS NOTED	-	-

Designed	Project No.	Dwg. No.	Issue
BK	CC230124	SW17	G

SOURCE: MANAGING URBAN STORMWATER SOILS AND CONSTRUCTION THIRD EDITION, AUGUST 1998 PRODUCED BY THE DEPARTMENT OF HOUSING

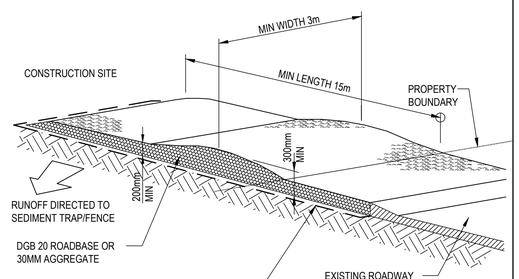


CONSTRUCTION NOTES

1. CONSTRUCT SEDIMENT FENCE AS CLOSE AS POSSIBLE TO PARALLEL TO THE CONTOURS OF THE SITE.
2. DRIVE 1.5 METRE LONG STAR PICKETS INTO GROUND, 3 METRES APART.
3. DIG A 150 MM DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
4. BACKFILL TRENCH OVER BASE OF FABRIC.
5. FIX SELF-SUPPORTING GEOTEXTILE TO UPSLOPE SIDE OF POSTS WITH WIRE TIES OR AS RECOMMENDED BY GEOTEXTILE MANUFACTURER.
6. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150 MM OVERLAP.

SEDIMENT FENCE SD 6-7

SOURCE: MANAGING URBAN STORMWATER SOILS AND CONSTRUCTION THIRD EDITION, AUGUST 1998 PRODUCED BY THE DEPARTMENT OF HOUSING



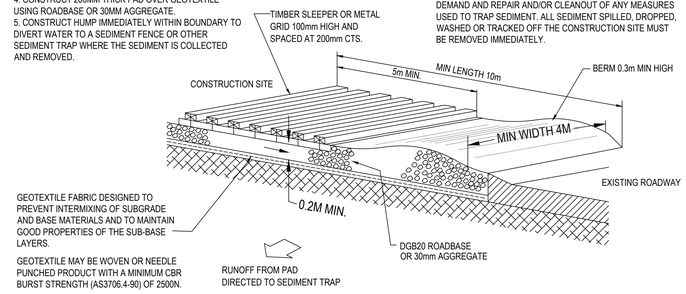
CONSTRUCTION NOTES:

1. STRIP TOPSOIL AND LEVEL SITE.
2. COMPACT SUBGRADE.
3. COVER AREA WITH NEEDLE-PUNCHED GEOTEXTILE.
4. CONSTRUCT 200MM THICK PAD OVER GEOTEXTILE USING ROADBASE OR 30MM AGREGATE. MINIMUM LENGTH 15M OR TO BUILDING ALIGNMENT. MINIMUM WIDTH 3 METRES.
5. CONSTRUCT HUMP IMMEDIATELY WITHIN BUUNDARY TO DIVERT WATER TO A SEDIMENT FENCE OR OTHER SEDIMENT TRAP.

STABILISED SITE ACCESS SD 6-14

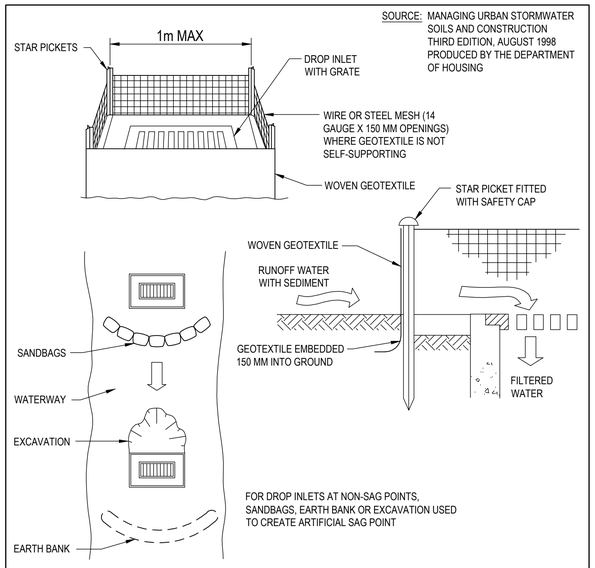
CONSTRUCTION NOTES
1. STRIP TOPSOIL AND LEVEL SITE.
2. COMPACT SUBGRADE.
3. COVER AREA WITH NEEDLE-PUNCHED GEOTEXTILE.
4. CONSTRUCT 200MM THICK PAD OVER GEOTEXTILE USING ROADBASE OR 30MM AGGREGATE.
5. CONSTRUCT HUMP IMMEDIATELY WITHIN BOUNDARY TO DIVERT WATER TO A SEDIMENT FENCE OR OTHER SEDIMENT TRAP WHERE THE SEDIMENT IS COLLECTED AND REMOVED.

MAINTENANCE NOTES
THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH PREVENTS TRACKING OR FLOWING OF SEDIMENT OFF THE CONSTRUCTION SITE. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL GRAVEL AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED OFF THE CONSTRUCTION SITE MUST BE REMOVED IMMEDIATELY.



TEMPORARY CONSTRUCTION EXIT SD 10-1

SOURCE: MANAGING URBAN STORMWATER SOILS AND CONSTRUCTION THIRD EDITION, AUGUST 1998 PRODUCED BY THE DEPARTMENT OF HOUSING

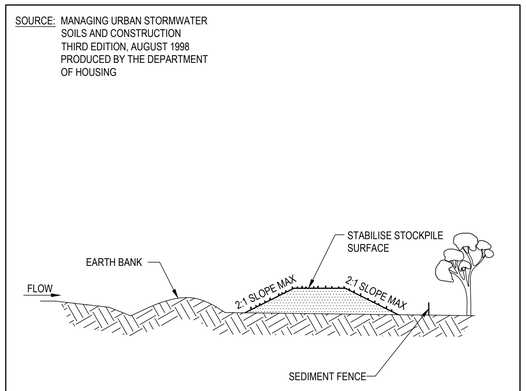


CONSTRUCTION NOTES:

1. FABRICATE A SEDIMENT BARRIER FROM GEOTEXTILE OR STRAW BALES.
2. SUPPORT GEOTEXTILE WITH MESH TIED TO POSTS AT 1 METRE CENTRES.
3. DO NOT COVER INLET WITH GEOTEXTILE.
4. CONSTRUCTION DETAILS ARE SIMILAR TO TYPICAL SEDIMENT FENCING DETAIL.

GEOTEXTILE INLET FILTER SD 6-9

SOURCE: MANAGING URBAN STORMWATER SOILS AND CONSTRUCTION THIRD EDITION, AUGUST 1998 PRODUCED BY THE DEPARTMENT OF HOUSING



CONSTRUCTION NOTES:

1. LOCATE STOCKPILE AT LEAST 5 METRES FROM EXISTING VEGETATION, CONCENTRATED WATER FLOWS, ROADS AND HAZARD AREAS.
2. CONSTRUCT ON THE CONTOUR AS A LOW, FLAT, ELONGATED MOUND.
3. WHERE THERE IS SUFFICIENT AREA TOPSOIL STOCKPILES SHALL BE LESS THAN 2 METERS IN HEIGHT.
4. REHABILITATE IN ACCORDANCE WITH THE SWMP/ESCP.
5. CONSTRUCT EARTH BANK (STANDARD DRAWING 5-2) ON THE UPSLOPE SIDE TO DIVERT RUN OFF AROUND THE STOCKPILE AND A SEDIMENT FENCE (STANDARD DRAWING 6-7) 1 TO 2 METRES DOWNSLOPE OF STOCKPILE.

STOCKPILES SD 4-1

Issue	Description	Date	Drawn	Approved
G	RE-ISSUED FOR DEVELOPMENT APPROVAL	23.04.25	IK	BK
F	RE-ISSUED FOR DEVELOPMENT APPROVAL	23.04.25	IK	BK
E	ISSUED TO SUIT NEW ARCHITECTURALS	25.02.25	LW	BK
D	RE-ISSUED IN RESPONSE TO COUNCIL RFI	04.02.25	IK	BK

-1 0 1cm at full size 10cm

North

Client: BREWSTER MURRAY ARCHITECTS

Architect:

HYDRACOR CONSULTING ENGINEERS
HYDRACOR Consulting Engineers Pty Ltd
Platinum Building, Suite 2.01, 4 Ilya Avenue
ERINA NSW 2250, Australia
T +61 2 4324 3499
ENGINEERS | CIVIL | FLOOD STUDIES | STORMWATER | HYDRAULIC

Project: PROPOSED RESIDENTIAL DEVELOPMENT
No.116 - 120 FRENCHS FOREST ROAD
No.11 GLADYS AVENUE
FRENCHS FOREST

Drawing Title: EROSION & SEDIMENT CONTROL DETAIL SHEET

Drawn	Date	Scale A1	Q.A. Check	Date
RH	NOV 2024	AS NOTED	-	-
Designed	Project No.		Dwg. No.	Issue
BK	CC230124		SW18	G

Appendix 16 – On-site Detention Checklist

This checklist is to be used to determine the on-site stormwater disposal requirement for developments and must be completed and included with the submission of any development application for these works. Please read this form carefully for its notes, guidelines, definition and relevant policies.

For assistance and support, please contact Council's Development Engineering and Certification team on 1300 434 434.

Part 1 Location of the Property			
House Humber	116-120 & 11	Legal Property Description	
Street	FRENCHS FOREST ROAD & 11 GLADYS AVENUE	Lot	LOT 24, 2, 1, 14
Suburb	FRENCHS FOREST	Section	
Postcode	2086	DP	25713 & 213608

Part 2 Site Details			
Northern Beaches Stormwater Regions (refer to Map 2 of Northern Beaches Council's Water Management for Development policy)	2	Total Site Area	5740m²
Pre-Development Impervious Area	1825m²	Post-Development Impervious Area	3354m²
Is the site of the development located within an established Flood Prone Land as referred to Council's Local Environmental Plans? If yes, On-site stormwater Detention system (OSD) is not required and please proceed to part 5 of this checklist If no, please proceed to part 3 of this checklist.			Yes ☐ No ☐

Part 3: Northern Beaches Stormwater Regions (refer to Map 2 of Northern Beaches Council's Water Management for Development policy)
If the site of the development located within Region 1, please proceed to the part 4.1 of this checklist
If the site of the development located within Region 2, please proceed to the part 4.2 of this checklist
If the site of the development located within Region 3, please proceed to the part 4.3 of this checklist
If the site of the development located within Region 4, please refer to Council's Warriewood Valley Water Management Specification.

Part 4 Determination of OSD Requirements

Part 4.1 Northern Beaches Stormwater Region 1	
Is the additional impervious area of the development more than 50 m² on a cumulative basis since February 1996?	Yes ☐ No ☐
If yes, OSD is required and please refer to section 9.3.1 of Council's Water Management for Development Policy If no, OSD is not required and please proceed to the part 5 of this checklist	

Part 4.2 Northern Beaches Stormwater Region 2	
Part 4.2.1 Description of Work	
Residential flat building, commercial, industrial, multiple occupancy development and subdivisions resulting in the creation of three lots or more, will require OSD in all case. Please provide a design in accordance with the section 9.3.2 of Council's Water Management for Development Policy. Any single residential building development, please proceed to part 4.2.2 of this checklist.	
Part 4.2.2 Exemption	
Is the site area less than 450m²?	Yes ☐ No ☑
Does the site of the development drain directly to the ocean without the need to pass through a drainage control structure such as pipe, bridge, culvert, kerb and gutter or natural drainage system?	Yes ☐ No ☑
Is it an alternation and addition development to the existing dwellings?	Yes ☐ No ☑
If yes to any of the above questions, OSD is not required. If no to all the above questions, proceed to part 4.2.3	
Part 4.2.3 Determination of OSD Requirements	
Calculation	a) Site area m² x 0.40 (40%) = 2296 m² b) Post- development impervious area = 3354 m² **OSD will not be required when (a) is greater than (b)** Is OSD required for this development (tick one only) Yes ☑ No ☐ If yes, provide a design in accordance with the section 9.3.2 of Council's Water Management for Development Policy. If no, OSD is not required and please proceed to part 5 of this checklist.

Issue	Description	Date	Drawn	Approved
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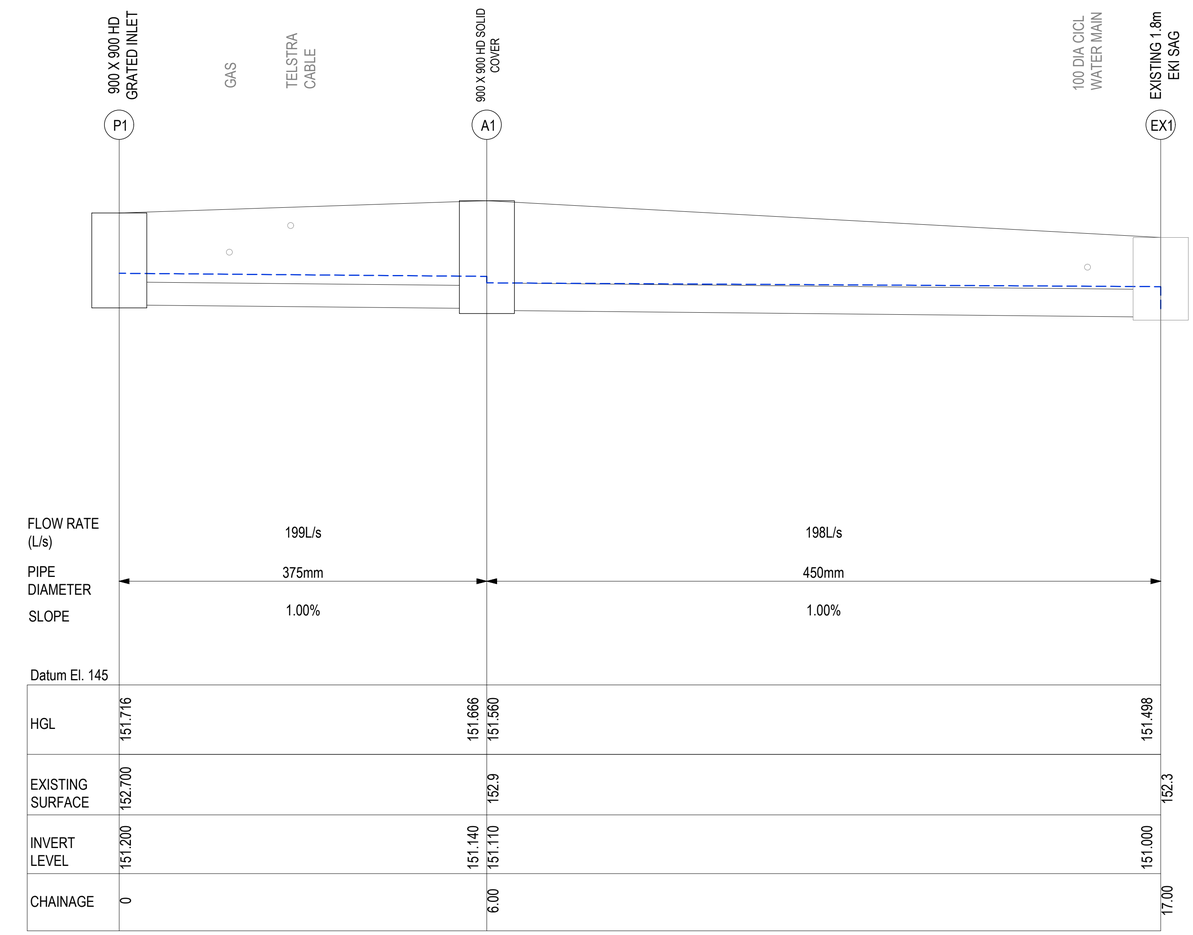
ERINA NSW 2250, Australia
T +61 2 4324 3499
ENGINEERS | CIVIL | FLOOD STUDIES | STORMWATER | HYDRAULIC

Project: PROPOSED RESIDENTIAL DEVELOPMENT
No.116 - 120 FRENCHS FOREST ROAD
No.11 GLADYS AVENUE
FRENCHS FOREST

Drawing Title: ON-SITE DETENTION CHECKLIST

Drawn	Date	Scale A1	Q.A. Check	Date
RH	NOV 2024	AS NOTED	-	-
Designed	Project No.		Dwg. No.	Issue
BK	CC230124		SW19	G



DRAINAGE LONG SECTION FROM PIT P1 TO PIT EX1

SCALE - 1:50/A1, 1:100/A3

VERTICAL SCALE 1:50/A1, 1:100/A3
HORIZONTAL SCALE 1:50/A1, 1:100/A3

0 0.5 1 2 3 4 5m

Issue	Description	Date	Drawn	Approved
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-1 0 1cm at full size 10cm

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Project
PROPOSED RESIDENTIAL DEVELOPMENT
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Drawing Title
DRAINAGE LONG SECTION

Drawn	Date	Scale A1	Q.A. Check	Date
RH	NOV 2024	AS NOTED	-	-

Designed	Project No.	Dwg. No.	Issue
BK	CC230124	SW20	G