






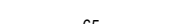






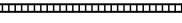








PROPOSED SECONDARY DWELLING

Lot 8 (No.'s 2-4) SOUTH STREET, GLENMORE PARK

STORMWATER MANAGEMENT PLANS

LEGEND	
	DENOTES ON-SITE DETENTION TANK
	DENOTES ON-SITE RETENTION TANK
	DENOTES DWELLING FOOTPRINT
	DENOTES 90mm DIA. STORMWATER/SURFACE WATER SYSTEM PIPE AT 1% MIN. GRADE U.N.O.
	DENOTES 90mm DIA. FULLY SEALED RAINWATER SYSTEM PIPE U.N.O.
	DENOTES RAINWATER PIPE AND DIA. WHEN PIPE EXCEEDS 90mm DIA.
	DENOTES STORMWATER/SURFACE WATER PIPE AND DIA. WHEN PIPE EXCEEDS 90mm 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



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

GENERAL NOTES

- 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
- 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
- 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

- 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
- 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
- THE MINIMUM GRADIENT OF STORMWATER DRAINS SHALL BE 1%, UNLESS NOTED OTHERWISE
- COUNCIL'S TREE PRESERVATION ORDER IS TO BE STRICTLY ADHERED TO. NO TREES SHALL BE REMOVED UNTIL PERMIT IS OBTAINED
- PUBLIC UTILITY SERVICES ARE TO BE ADJUSTED AS NECESSARY AT THE CLIENT'S EXPENSE
- ALL PITS TO BE BENCHED AND STREAMLINED. PROVIDE STEP IRONS FOR ALL PITS OVER 1.2m DEEP
- MAKE SMOOTH JUNCTION WITH ALL EXISTING WORK
- VEHICULAR ACCESS AND ALL SERVICES TO BE MAINTAINED AT ALL TIMES TO ADJOINING PROPERTIES AFFECTED BY CONSTRUCTION
- 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
- 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

- RAINWATER SUPPLY PLUMBING TO BE CONNECTED TO OUTLETS WHERE REQUIRED BY BASIX CERTIFICATE (BY OTHERS)
- TOWN WATER CONNECTION TO RAINWATER TANK TO BE TO THE SATISFACTION OF THE REGULATORY AUTHORITY. THIS MAY REQUIRE PROVISION OF:
 - PERMANENT AIR GAP
 - BACKFLOW PREVENTION DEVICE
- NO DIRECT CONNECTION BETWEEN TOWN WATER SUPPLY AND THE RAIN WATER SUPPLY
- AN APPROVED STOP VALVE AND/OR PRESSURE LIMITING VALVE AT THE RAINWATER TANK
- 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
- ALL PLUMBING WORKS ARE TO BE CARRIED OUT BY LICENSED PLUMBERS IN ACCORDANCE WITH AS/NZS3500.1 NATIONAL PLUMBING AND DRAINAGE CODE
- PRESSURE PUMP ELECTRICAL CONNECTION TO BE CARRIED OUT BY A LICENSED ELECTRICIAN
- ONLY ROOF RUN-OFF IS TO BE DIRECTED TO THE RAINWATER TANK. SURFACE WATER INLETS ARE NOT TO BE CONNECTED
- 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)
- EVERY RAINWATER SUPPLY OUTLET POINT AND THE RAINWATER TANK ARE TO BE LABELED 'RAINWATER' ON A METALLIC SIGN IN ACCORDANCE WITH AS1319
- 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
STORMWATER MANAGEMENT PLAN SHEET No.1	SHEET C2
STORMWATER MANAGEMENT PLAN SHEET No.2	SHEET C3
STORMWATER MANAGEMENT DETAILS	SHEET C4

PENRITH CITY COUNCIL REQUIREMENTS

SITE AREA (m²)4359.3
PROPOSED SECONDARY DWELLING ROOF AREA (m²).....101.5 (2.3%)

- PROVIDE 3,000L RAINWATER RE-USE IN ACCORDANCE WITH BASIX CERTIFICATE REQUIREMENTS. REFER TO SHEET C4 FOR DETAILS.
- ON-SITE DETENTION NOT REQUIRED IN ACCORDANCE WITH PENRITH CITY COUNCIL 'STORMWATER DRAINAGE SPECIFICATION FOR BUILDING DEVELOPMENTS - SECTION 4.1'.
- OVERFLOW FROM RAINWATER TANKS DISCHARGED TO SOUTH STREET VIA EXISTING STORMWATER SYSTEM. REFER SHEETS C2 & C3 FOR DETAILS.

DESIGN PREPARED IN ACCORDANCE WITH PENRITH CITY COUNCIL'S "DCP 2014", "STORMWATER DRAINAGE SPECIFICATION FOR BUILDING DEVELOPMENTS", AR&R AND AS/NZS 3500.

DEVELOPMENT APPLICATION ISSUE
NOT FOR CONSTRUCTION

DRAWINGS MUST BE PRINTED IN COLOUR

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				Client	Architect	ACOR Consultants (CC) Pty Ltd Platinum Building, Suite 2.01, 4 Ilya Avenue ERINA NSW 2250, Australia T +61 2 4324 3499		Project	DRAWING TITLE COVER SHEET & NOTES			
				IAN CUBITT'S CLASSIC HOME IMPROVEMENTS (SCHAFFER)		 ENGINEERS MANAGERS INFRASTRUCTURE PLANNERS DEVELOPMENT CONSULTANTS		LOT 8 (No.'s 2-4) SOUTH STREET GLENMORE PARK	Drawn	Date	Scale	A1
									CL	JUNE 2021	AS NOTED	-
									Designed	Project No.	Dwg. No.	Issue
									BK	CC210212	C1	A

CONTINUES TO SHEET C3

ANTICIPATED ALIGNMENT OF EXISTING UNDERGROUND STORMWATER SYSTEM. PRIOR TO COMMENCEMENT OF WORKS EXISTING PIPE SHALL BE LOCATED AT NEW CONNECTION POINT AND HYDRAULICALLY TESTED TO ENSURE COMPATIBILITY WITH THE DESIGN REQUIREMENTS.

MAKE CONNECTION INTO EXISTING SYSTEM USING STANDARD COUPLINGS AND SOLVENT WELDED JOINTS. PROVIDE IO AT CONNECTION INTO EXISTING SYSTEM. PIPE INVERT AND EXACT LOCATION OF EXISTING SYSTEM TO BE SITE VERIFIED PRIOR TO COMMENCEMENT OF WORK.



FULLY SEALED ROOF DRAINAGE SYSTEM

SHOWN THUS:  RW  RW
DRAINAGE SYSTEM TO BE FULLY SEALED FROM ROOF GUTTER LEVEL TO TOP OF RAINWATER TANK. SEAL ALL PIPEWORK FROM RE-USE TANK TO EAVE LINE USING SOLVENT WELDED JOINTS. RAINWATER SYSTEM SHALL COLLECT ROOF WATER ONLY. NO ADDITIONAL PITS FOR COLLECTION OF SURFACE WATER WILL BE PERMITTED FOR THE ROOF WATER SYSTEM. PROVIDE FOLLOWING STANDARD FITTINGS TO CONNECTED DOWNPIPES: LEAF/MOSQUITO SCREEN HEADS AND FIRST FLUSH DIVERTER, TYP.











RAINWATER RE-USE TANKS

PROVIDE 4 x 750 litre ABOVE GROUND TANKS FOR RE-USE IN ACCORDANCE WITH THE REQUIREMENTS OF THE BASIX CERTIFICATE & COUNCIL REQUIREMENTS. INSTALL IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATION, AS/NZS 3500, AND COUNCIL'S GUIDELINES. REFER SHEET C4 FOR DETAIL. FINAL LOCATION OF TANKS TO BE SITE CONFIRMED.

PROVIDE TANK RE-USE PUMP CONTROL UNIT TO MANUFACTURERS SPECIFICATION. PROVIDE FIRST FLUSH DEVICE OR EQUIVALENT PRIOR TO DISCHARGING TO TANK.

- NOTES:
- LANDSCAPE SURFACE DRAINAGE SYSTEM TO DETAIL BY OTHERS. THIS SYSTEM IS TO BE INTEGRATED WITH ANY LANDSCAPE REQUIREMENTS. THE COLLECTION OF LANDSCAPE STORMWATER SHALL BE CONVEYED BY A SEPARATE SYSTEM OF PITS AND PIPES. NO CONNECTION IS ALLOWED INTO THE RAINWATER PIPE SYSTEM IDENTIFIED AS SHOWN  RW  RW
 - THE LOCATIONS OF DOWNPIPES SHOWN ON THIS DRAWING ARE INDICATIVE AND WILL NEED TO BE SITE VERIFIED BY THE BUILDER. ALL DOWNPIPES TO BE 90mm MIN. DIA. U.N.O. IF CHANGES ARE MADE TO THE NUMBER OR POSITION OF DOWNPIPES THE DESIGN ENGINEER SHALL BE CONTACTED FOR VERIFICATION.
 - FOR CHARGED/SEALED LINES PROVIDE APPROPRIATE CLEAN OUT FACILITY AT LOW POINTS OF SYSTEM, TYP.

STORMWATER LEGEND

-  RW  DENOTES 90mm DIA. FULLY SEALED UNDERGROUND RAINWATER SYSTEM PIPE U.N.O.
-  SW  DENOTES 90mm DIA. UNDERGROUND STORMWATER / SURFACE WATER SYSTEM PIPE AT 1% MIN. GRADE U.N.O.
-  EX/SW  DENOTES EXISTING & ASSUMED LOCATION OF UNDERGROUND STORMWATER SYSTEM PIPE U.N.O.
-  150  DENOTES RAINWATER PIPE AND DIA. WHEN PIPE EXCEEDS 90mm DIA.
-  150  DENOTES STORMWATER/SURFACE WATER PIPE AND DIA. WHEN PIPE EXCEEDS 90mm DIA.

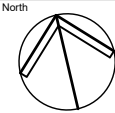
STORMWATER MANAGEMENT PLAN

SCALE - 1:125/A1, 1:250/A3



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Issue	Description	Date	Drawn	Approved
A	ISSUE FOR DEVELOPMENT APPLICATION	08.06.21	CL	BK



Client
IAN CUBITT'S CLASSIC HOME IMPROVEMENTS (SCHAFFER)

Architect



ENGINEERS | MANAGERS | INFRASTRUCTURE PLANNERS | DEVELOPMENT CONSULTANTS

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ERINA NSW 2250, Australia
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Project

PROPOSED DWELLING TO CREATE A DUAL OCCUPANCY
LOT 8 (No.'s 2-4)
SOUTH STREET
GLENMORE PARK

Drawing Title

STORMWATER MANAGEMENT PLAN SHEET No.1

Drawn	Date	Scale	A1	Q.A. Check	Date
CL	JUNE 2021	AS NOTED	-	-	-
Designed	Project No.	Dwg. No.	Issue		
BK	CC210212	C2	A		

 DENOTES EXISTING DWELLING TO BE RETAINED

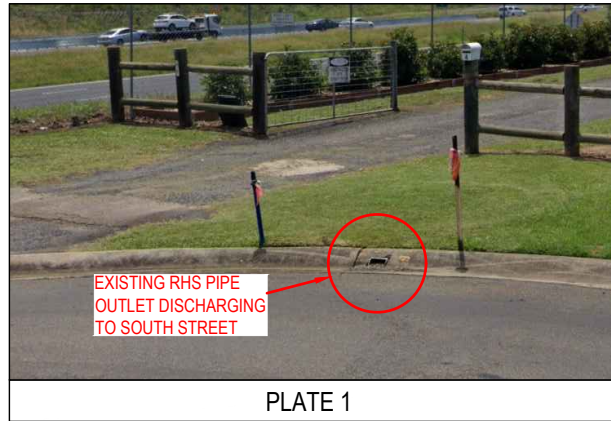
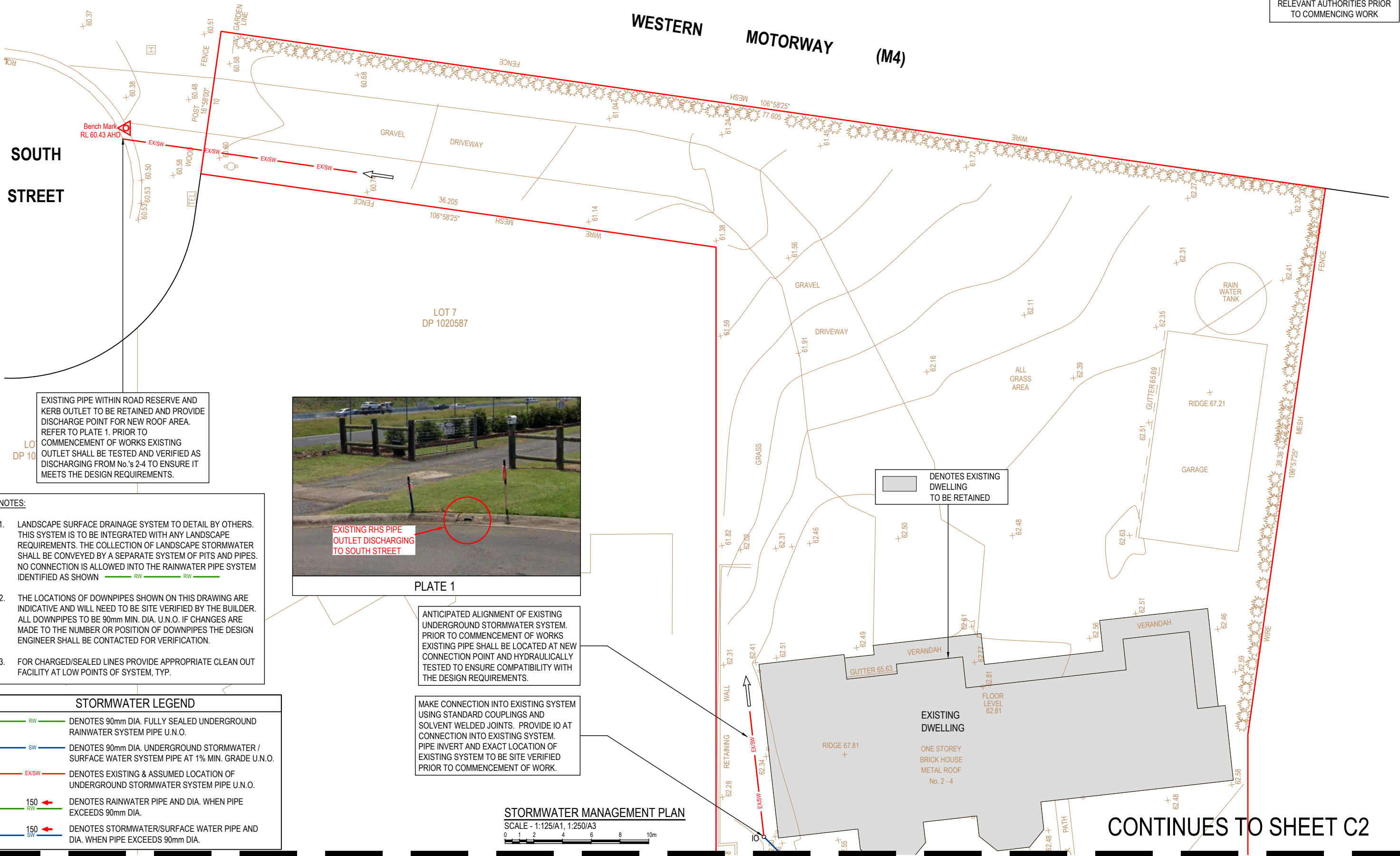
PROVIDE IO FOR CLEANOUT AT LOW POINT IN SYSTEM. TYP.

FOR ALL DOWNPIPES REFER TO NOTE 2.

LOT 262
DP 869597

WARNING
LOCATION AND DEPTH OF ALL UNDERGROUND SERVICES TO BE INVESTIGATED WITH THE RELEVANT AUTHORITIES PRIOR TO COMMENCING WORK

WARNING
LOCATION AND DEPTH OF ALL
UNDERGROUND SERVICES TO BE
INVESTIGATED WITH THE
RELEVANT AUTHORITIES PRIOR
TO COMMENCING WORK



ANTICIPATED ALIGNMENT OF EXISTING UNDERGROUND STORMWATER SYSTEM. PRIOR TO COMMENCEMENT OF WORKS EXISTING PIPE SHALL BE LOCATED AT NEW CONNECTION POINT AND HYDRAULICALLY TESTED TO ENSURE COMPATIBILITY WITH THE DESIGN REQUIREMENTS.

MAKE CONNECTION INTO EXISTING SYSTEM USING STANDARD COUPLINGS AND SOLVENT WELDED JOINTS. PROVIDE IO AT CONNECTION INTO EXISTING SYSTEM. PIPE INVERT AND EXACT LOCATION OF EXISTING SYSTEM TO BE SITE VERIFIED PRIOR TO COMMENCEMENT OF WORK.

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				North		
A	ISSUE FOR DEVELOPMENT APPLICATION			08.06.21	CL	BK
Issue	Description			Date	Drawn	Approved
1cm at full size						

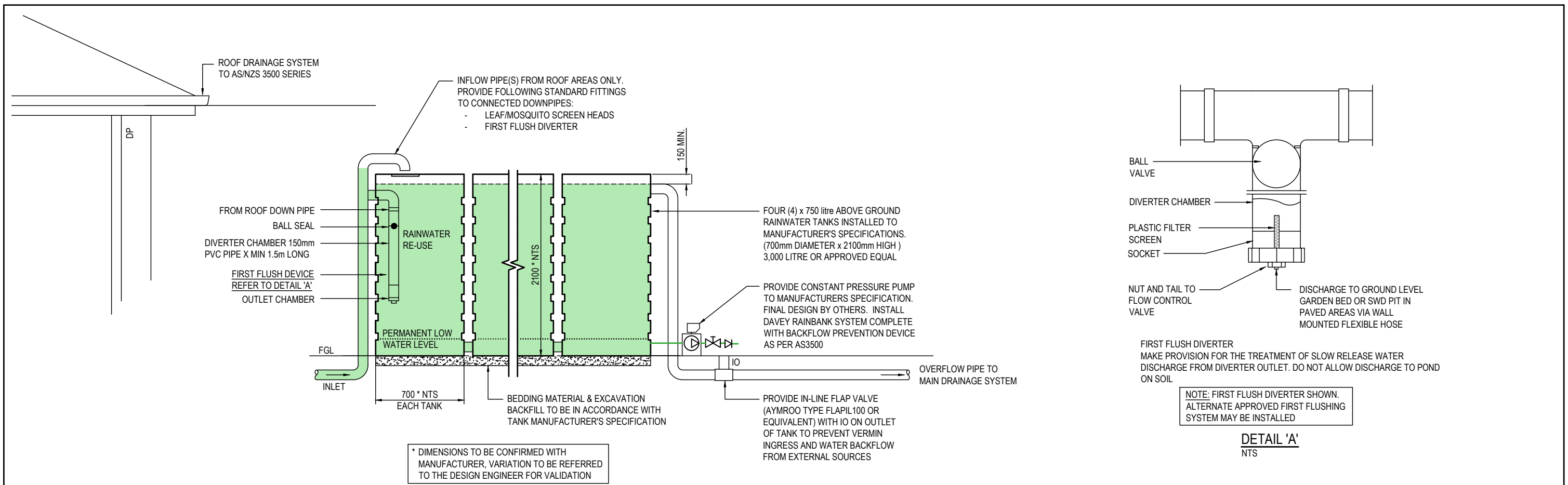
Client
IAN CUBITT'S CLASSIC HOME IMPROVEMENTS (SCHAFFER)

Architect
ACOR CONSULTANTS

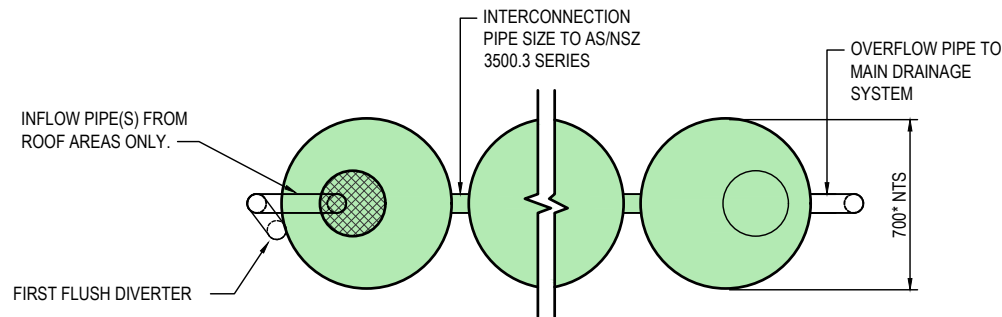
ACOR Consultants (CC) Pty Ltd
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Project
PROPOSED DWELLING TO CREATE A DUAL OCCUPANCY
LOT 8 (No.'s 2-4)
SOUTH STREET
GLENMORE PARK

Drawing Title STORMWATER MANAGEMENT PLAN SHEET No.2					
Drawn	Date	Scale	A1	Q.A. Check	Date
CL	JUNE 2021	AS NOTED	-	-	-
Designed	Project No.	Dwg. No.		Issue	
BK	CC210212	C3		A	



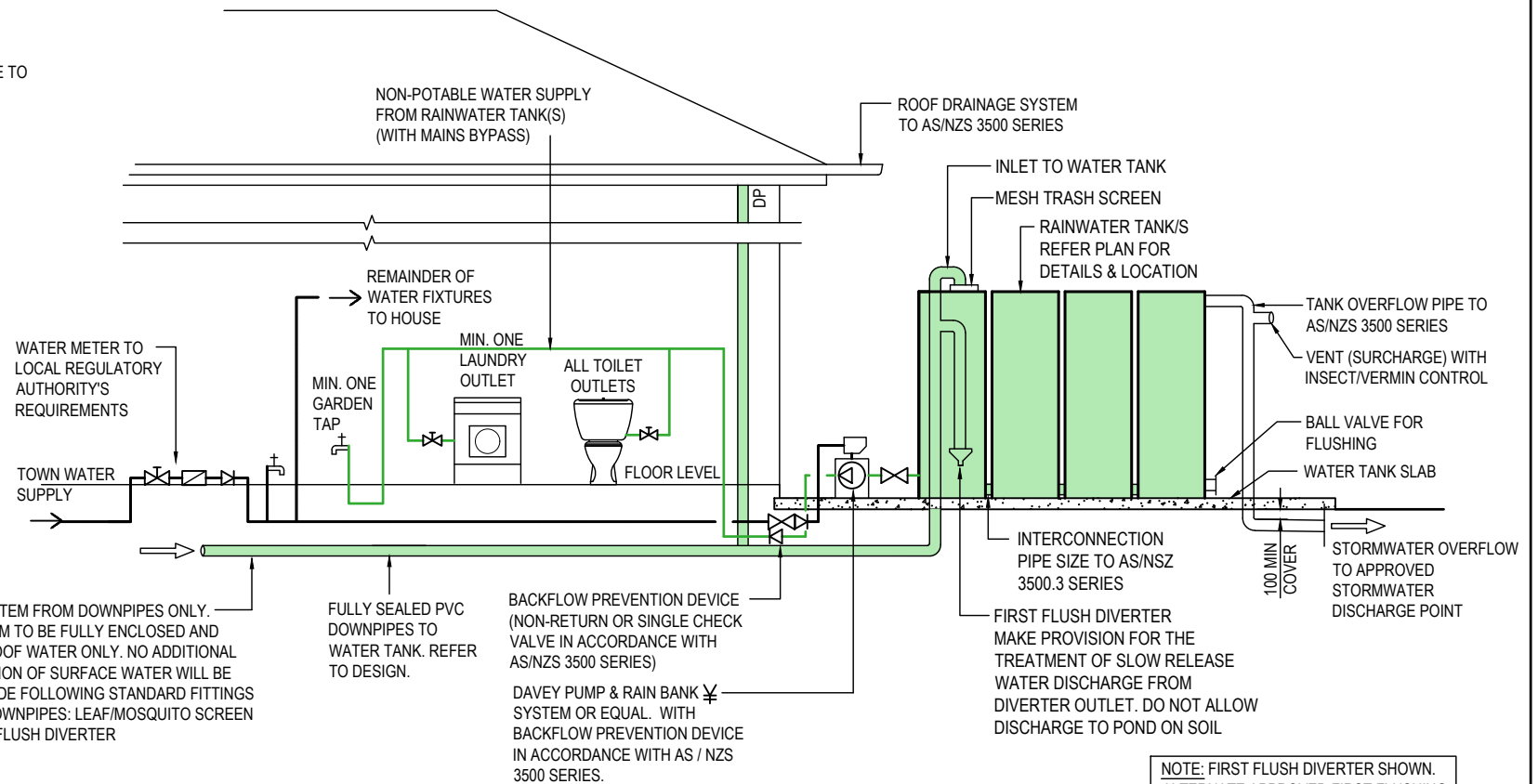
ABOVE GROUND RAINWATER RE-USE TANK ELEVATION
NOT TO SCALE



RAINWATER RE-USE TANK PLAN
NOT TO SCALE



TYPICAL WARNING SIGN
SCALE N.T.S
* EVERY EXTERNAL SUPPLY OUTLET FROM RAINWATER RE-USE TANK TO BE LABELED WITH METALLIC WARNING SIGN



ABOVE GROUND RAINWATER TANK - SCHEMATIC LAYOUT
NOT TO SCALE

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North				Client				Architect				Project				Drawing Title			
				IAN CUBITT'S CLASSIC HOME IMPROVEMENTS (SCHAFFER)				ACOR Consultants (CC) Pty Ltd Platinum Building, Suite 2.01, 4 Ilya Avenue ERINA NSW 2250, Australia T +61 2 4324 3499				PROPOSED DWELLING TO CREATE A DUAL OCCUPANCY LOT 8 (No.'s 2-4) SOUTH STREET GLENMORE PARK				STORMWATER MANAGEMENT DETAILS			
A		ISSUE FOR DEVELOPMENT APPLICATION		08.06.21		CL		BK		Date		Scale		A1		Q.A. Check		Date	
Issue		Description		Date		Drawn		Approved		Designed		Project No.		Dwg. No.		Issue			
0		1cm at full size										CC210212		C4		A			