NORTHERN BEACHES COUNCIL

BEER GARDEN AWNING
45 MITCHELL RD, BROOKVALE NSW 2100

DIAL 1100 BEFORE YOU DIG

STORMWATER DRAINAGE PLAN

STORMWATER DRAINAGE NOTES

1. ALL LINES ARE TO BE MIN. 100Φ UPVC @ MIN 1.0% GRADE UNLESS NOTED OTHERWISE.
2. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE & LEVEL ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY EARTHWORKS. ALL DESIGN LEVELS SHOWN ON PLAN SHALL BE VERIFIED ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK.
3. EXISTING STORMWATER DRAINAGE SYSTEM TO BE CCTV CAMERA TESTED BY LICENSED PLUMBER PRIOR TO CONSTRUCTION.
4. ALL PIPES MINIMUM GRADIENT AND COVER TO BE IN ACCORDANCE WITH AS/NZ 3500.3:2018.
5. ENSURE ALL PIT GRATES ARE SET BELOW FINISHED SURFACE LEVEL WITHIN THE PROPERTY.
6. TOP OF PIT RL'S ARE APPROXIMATE ONLY AND MAY BE VARIED SUBJECT TO APPROVAL OF THE ENGINEER. ALL INVERT LEVELS ARE TO BE ACHIEVED.
7. ALL PITS IN DRIVEWAYS BE HEAVY DUTY GRATES. DIRECT SURFACE FLOW TO ALL GRATED SURFACE INLET PITS.
8. ALL WORK DO BE DONE IN ACCORDANCE WITH AS/NZ 3500.3:2018 AND COUNCIL SPECIFICATIONS.
9. LOCATION OF DOWNPIPES & FLOOR WASTES ARE INDICATIVE ONLY. DOWNPIPE & FLOOR WASTE SIZE, LOCATION & QUANTITY TO BE DETERMINED BY BUILDER & IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS.
10. THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL, HYDRAULIC, LANDSCAPE AND STRUCTURAL PLANS.
11. ANY DISCREPANCIES OR OMISSIONS SHALL BE REFERRED TO THE DESIGN ENGINEER FOR RESOLUTION PRIOR PROCEEDING CONSTRUCTION.
12. THE SITE SHALL BE GRADED AND DRAINED SO THAT STORMWATER WILL BE DIRECTED AWAY FROM THE BUILDING PLATFORM.
13. SITE TO BE GRADED AS SUCH SO WATER CAN NOT POND ON THE SURFACE.
14. ALL PITS OR GRATES IN TRAFFICABLE AREAS TO BE HEAVY DUTY.
15. PROVIDE EMERGENCY OVERFLOW TO ALL PLANTER BOX AND BALCONIES.
16. ALL PITS WITH DEPTH MORE THAN 1M MUST HAVE IRON STEPS.
17. ADEQUATE SUB-SOIL DRAINAGE CONNECTING TO THE STORMWATER DRAINAGE SYSTEM SHALL BE PROVIDED TO ALL RETAINING WALLS & EMBANKMENTS.
18. PROVIDE STORMWATER GRATE 150Wx150D AT THE BASE OF ALL MECHANICAL SHAFTS AND UNCOVERED STAIRS OR OPENINGS.
19. ENSURE ALL DRAINAGE WORKS ARE AWAY FROM TREE ROOTS.

AS3500.3:2021 MIN. REQUIREMENTS

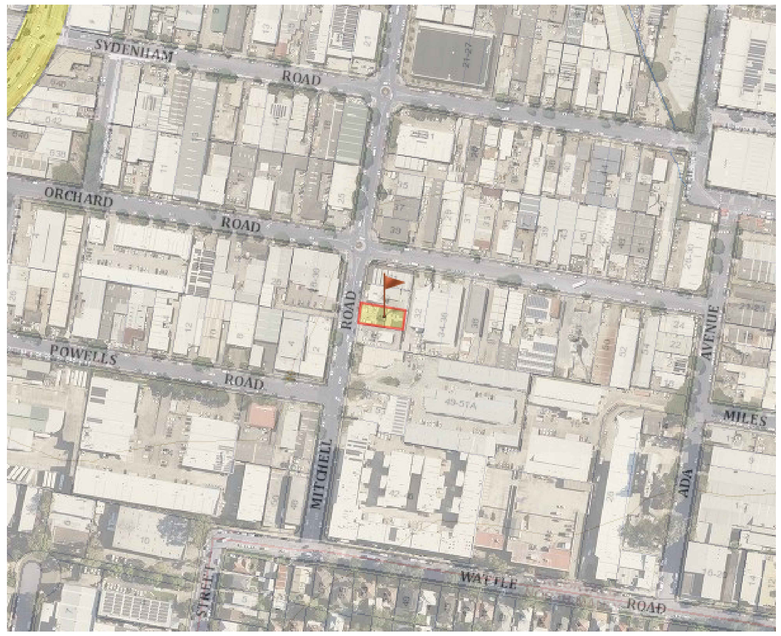
MINIMUM GRADIENT OF PIPES	
PIPE DIAMETER (mm)	MINIMUM GRADIENT
100	1:100
150	1:100
225	1:200
300	1:250
375	1:300

MINIMUM PIPE COVERS	
LOCATION	PLASTIC PIPES MINIMUM COVER (mm)
1. NO VEHICULAR LOADING	-
(a) NOT PAVED	-
(i) SINGLE DWELLING	100
(ii) OTHERS	300
(b) PAVED	100 BELOW UNDERSIDE OF PAVEMENT
2. VEHICULAR LOADING (NOT ROAD)	-
(i) NOT PAVED	450
(ii) PAVED	100 BELOW UNDERSIDE OF PAVEMENT

MINIMUM INTERNAL DIMENSIONS FOR PITS	
DEPTH TO INVERT OF OUTLET	MINIMUM PIT SIZE (mm)
≤ 450mm	350 x 350
≤ 600mm	450 x 450
< 600mm ≤ 900mm	600 x 600
< 900mm ≤ 1200mm	600 x 900
> 1200mm	900 x 900

RAINWATER REUSE NOTES

1. EVERY FIXTURE SERVICED FROM THE RECYCLED WATER SUPPLY MUST BE NOTED WITH A PLAQUE FOR IDENTIFICATION AND MARKED WITH "NOT FOR HUMAN CONSUMPTION" OR "NON-POTABLE WATER".
2. RAINWATER TANK TO BE CONNECTED TO AT LEAST ONE OUTDOOR TAP.
3. OVERFLOW FROM RAINWATER TANK TO BE CONNECTED TO STORMWATER DRAINAGE SYSTEM. NO OTHER CONNECTIONS TO THE OVERFLOW PIPELINE SUCH AS SURFACE WATER INLETS.
4. ALL RECYCLE WATER PIPES TO BE COLOUR CODED FOR IDENTIFICATION.
5. FIRST-FLUSH DEVICES ARE REQUIRED TO BE CHECKED AND CLEANED REGULARLY.
6. WATER AUTHORITY MUST BE CONTACTED REGARDING RECYCLED WATER ON THE BUILDING AND FOR THE BACKFLOW PREVENTION REQUIREMENTS AND TOP-UP SYSTEM.
7. ANY GARDEN OR CARWASH TAPS CONNECTED RECYCLE SYSTEM MUST BE LOCATED 1.5m MIN. ABOVE THE SURFACE.
8. FOR PERIOD OF LOW WATER LEVEL IN THE RAINWATER TANK, A CONNECTION TO WATER MAIN IS NEEDED AND TO BE PROVIDED IN ACCORDANCE WITH THE WATER AUTHORITY.
9. PUMPS AND FILTERS ON OUTLETS FROM RECYCLE SYSTEM TO BE SUPPLIED AS MAY BE REQUIRED.



SITE LOCATION PLAN

LEGEND

● DP#	DOWNPIPE
○ u/DP#	DOWNPIPE UNDER
● EX. DP#	EXISTING DOWNPIPE
●E SP#	DOWNPIPE SPREADER
RH	RAINWATER HEAD
SW	STORMWATER PIPE
SW	EXISTING STORMWATER PIPE
RWT	PIPES CONNECTING TO RAINWATER TANK
AG	SUBSOIL DRAINAGE AG PIPE
S	PIPE DRAINING TO SEWER BY OTHERS
	PIPED FLOW DIRECTION
	SURFACE FALL/OVERLAND FLOW DIRECTION
	GRATED PIT
	EXISTING STRIP DRAIN
FW	FLOOR WASTE
RO	RAINWATER OUTLET
PD	PLANTER BOX DRAIN
IO	INSPECTION OPENING

DRAWING SCHEDULE

DWG NO.	DWG TITLE
D000	COVER SHEET
D010	GROUND FLOOR AND ROOF STORMWATER DRAINAGE PLANS

REVISIONS

REV.	BY	DATE	DESCRIPTION	APPD.
B	N.A.	10.03.2025	ISSUED FOR DA	O.S.
A	N.E.	17.02.2025	PRELIMINARY ISSUE	O.S.

CLIENT: DAD&DAVE'S BREWING

ARCHITECT: HAO design Pty Ltd

RISE ENGINEERS
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RISE CONSULTING ENGINEERS PTY. LTD.

DRAWN	N.E.
DESIGNED	N.E.
CHECKED	O.S.
SCALE	AS INDICATED
SIZE	A1

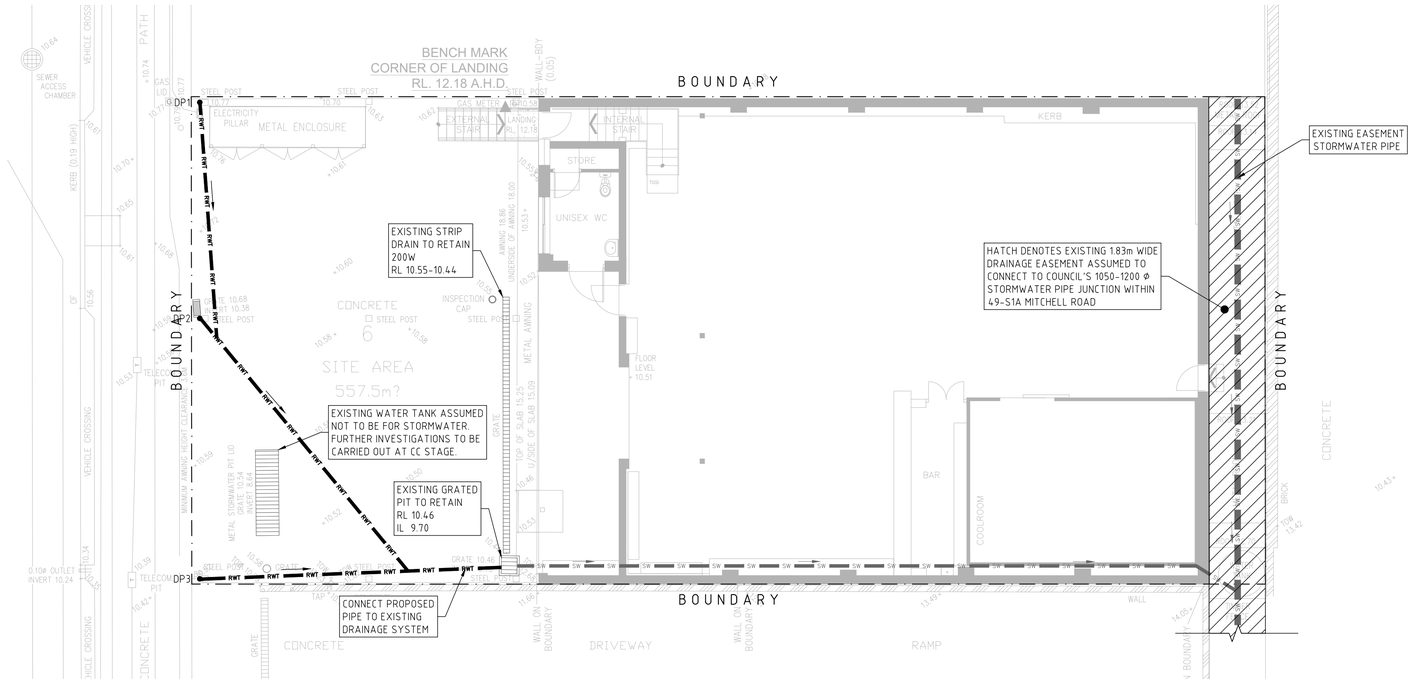
PROJECT: BEER GARDEN AWNING
45 MITCHELL RD, BROOKVALE NSW 2100

DRAWING NO.: D000

REV.: B

DRAWING TITLE: COVER SHEET

JOB NO.: 24119



GROUND FLOOR STORMWATER DRAINAGE PLAN

SCALE: 1:100

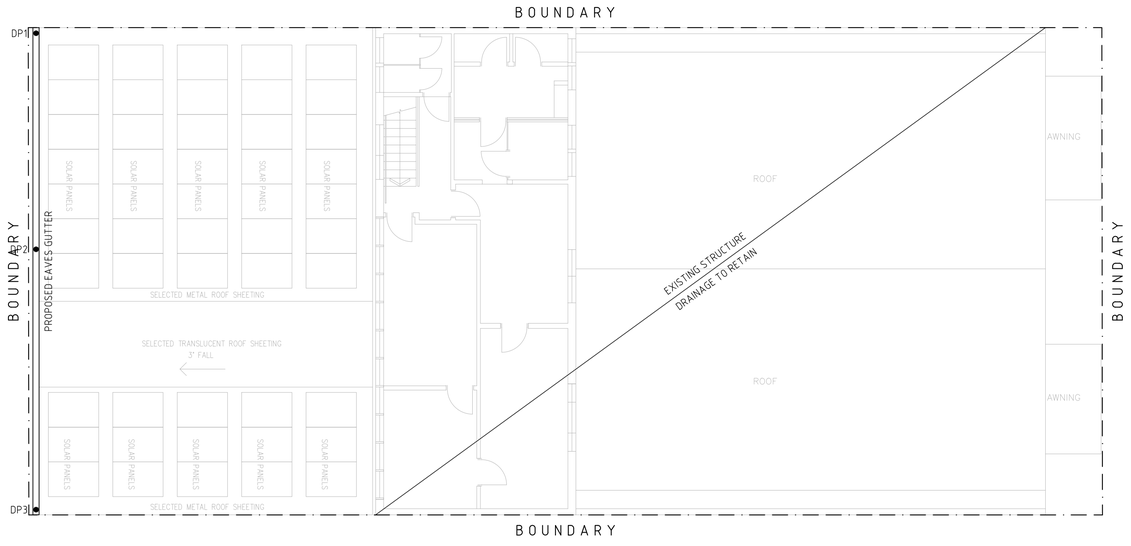
NOTES:

1. ALL DOWNPIPE LOCATIONS TO BE CHECKED BY ARCHITECT AND CONTRACTOR PRIOR TO CONSTRUCTION.
2. EXISTING DRAINAGE SYSTEM TO BE CCTV CAMERA TESTED BY LICENSED PLUMBER.

SITE CALCULATIONS:

–	TOTAL SITE AREA:	173.20 m^2
–	EXISTING PERVIOUS AREA:	0.00 m^2
–	EXISTING IMPERVIOUS AREA:	173.20 m^2
–	PROPOSED PERVIOUS AREA:	0.00 m^2
–	PROPOSED IMPERVIOUS AREA:	173.20 m^2
–	INCREASED IMPERVIOUS AREA:	0.00 m^2

NO CHANGE IN IMPERVIOUS AREA THEREFORE, OSD IS NOT REQUIRED. COUNCIL TO CONFIRM.

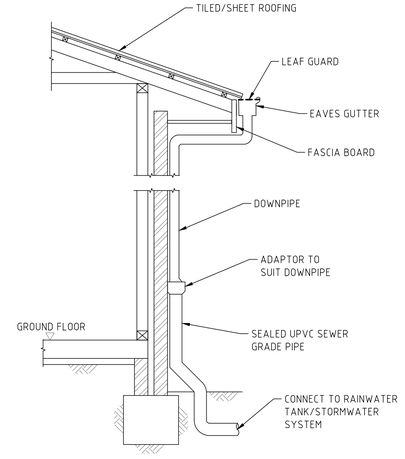


ROOF STORMWATER DRAINAGE PLAN

SCALE: 1:100

NOTES:

1. ALL DOWNPIPE LOCATIONS TO BE CHECKED BY ARCHITECT AND CONTRACTOR PRIOR TO CONSTRUCTION.
2. EXISTING DRAINAGE SYSTEM TO BE CCTV CAMERA TESTED BY LICENSED PLUMBER.



EAVES GUTTER AND DOWNPIPE TYPICAL DETAIL

SCALE: NTS

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DRAWN	N.E.
DESIGNED	N.E.
CHECKED	O.S.
SCALE	AS INDICATED
SIZE	A1

PROJECT: BEER GARDEN AWNING
45 MITCHELL RD, BROOKVALE NSW 2100

DRAWING TITLE: GROUND FLOOR AND ROOF STORMWATER DRAINAGE PLANS

DRAWING NO.: D000

REV.: B

JOB NO.: 24119