

THIS DRAWING MAY BE PREPARED IN COLOUR AND MAY BE INCOMPLETE IF COPIED

STORMWATER DRAINAGE PLAN

85 WOODLAND STREET, BALGOWLAH HEIGHTS, NSW 2093

LIST OF DRAWINGS

SHEET No.	SHEET NAME	REV	DATE
H01	CONSTRUCTION NOTES	A	10/09/2025
H02	SITE DRAINAGE PLAN	A	10/09/2025
H03	ROOF, FIRST & GROUND FLOOR DRAINAGE PLAN	A	10/09/2025

GENERAL

1. THE PLUMBER/ DRAINER SHALL INSPECT THE SITE AND CONFIRM THE EXISTING SITE STRUCTURES, SERVICES AND CONDITIONS PRIOR TO PROCEEDING. SHOULD ANY DISCREPANCIES BE FOUND, CONTACT THE ENGINEER FOR DISCUSSION PRIOR TO PROCEEDING THE WORKS.
2. LOCATION OF STORMWATER SYSTEMS, INCLUDING DOWNPIPES, PIPES, PITS, ONSITE DETENTION AND RAINWATER TANK ARE INDICATIVE ONLY. EXACT LOCATION SHALL BE DETERMINED ON SITE BY THE PLUMBER/BUILDER TO SUIT SITE CONDITIONS.
3. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND OTHER CONSULTANT DRAWINGS. IF ANY DISCREPANCIES FOUND, CONTACT THE ENGINEER FOR DISCUSSION PRIOR TO PROCEEDING THE WORKS.
4. ALL MATERIAL AND WORKMANSHIP TO BE CARRIED OUT IN ACCORDANCE WITH AS3500.3:2018 STORMWATER DRAINAGE, BCA AND LOCAL COUNCIL POLICY, CONSENT AND REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE PLUMBER/ DRAINER TO OBTAIN ANY APPROVALS/ PERMITS/ LICENSES ISSUED BY THE AUTHORITIES PRIOR TO PROCEEDING WITH STORMWATER WORKS.
5. ALL DIMENSIONS AND LEVELS ARE TO BE VERIFIED AND CONFIRMED ONSITE BY THE PLUMBER/BUILDER PRIOR TO COMMENCEMENT OF THE WORKS.
6. THESE DRAWINGS ARE NOT TO BE SCALED FOR DIMENSIONS NOR TO BE USED FOR SETOUT PURPOSES.
7. THESE DRAWINGS DEPIC THE DESIGN OF SURFACE STORMWATER RUNOFF DRAINAGE SYSTEMS ONLY AND DO NOT DEPICT ROOF DRAINAGE OR SUBSOIL DRAINAGE SYSTEM. UNLESS NOTED OTHERWISE, THE DESIGN OF ROOF AND SUBSOIL DRAINAGE SYSTEMS IS THE RESPONSIBILITY OF OTHERS.
8. ALL DOWNPIPES TO BE ø100 SEWER GRADE AND FULLY SEALED U.N.O. ALL STORMWATER PIPES TO BE ø100 SEWER GRADE AT 1% MIN. FALL U.N.O. ALL MATERIALS USED IN THE WORK SHALL BE NEW AND CONFORM WITH RELEVANT AUSTRALIAN STANDARDS AND BEAR THE REQUIRED STANDARDS MARK.
9. INSPECTION AND CERTIFICATION, IF REQUIRED, SHALL BE DONE PRIOR TO BACKFILLING. ALLOW 24 HOUR NOTICE FOR THE ENGINEER TO CARRY OUT INSPECTION.
10. ANY DAMAGE TO SERVICES DURING CONSTRUCTION SHALL BE REPAIRED IMMEDIATELY AT THE PLUMBER/ DRAINER'S OWN EXPENSE.

UTILITIES

1. THE LOCATION OF UTILITIES SHOWN ON THESE DRAWINGS ARE INDICATIVE ONLY. THE CONTRACTOR SHALL, BEFORE COMMENCING ANY WORKS:

a. DETERMINE THE EXTENT OF EXISTING UTILITY SURVEY AND INFORMATION REFERENCED ON THESE DRAWINGS.

b. OBTAIN CURRENT DIAL BEFORE YOU DIG PLANS AND INFORMATION BY TELEPHONING 1100 OR FAX 1300 682 077 TO ASCERTAIN THE EXACT LOCATION OF UTILITIES.



- c. MAKE ANY OTHER ENQUIRIES AS THE CONTRACTOR CONSIDERS NECESSARY TO SATISFY ITSELF AS TO THE EXACT LOCATION OF UTILITY SERVICES; AND
- d. ENSURE THAT THE ADOPTED WORK METHOD WILL AVOID DAMAGE TO ALL UTILITIES.
2. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF EXISTING UTILITY SERVICES.
3. THIS FIRM WILL NOT BE LIABLE FOR ANY COSTS ARISING FROM DAMAGE TO ANY UTILITY SERVICES CAUSED BY THE CONTRACTOR.

DRAINAGE NOTES

1. UNLESS NOTED AS OTHERWISE, ALL DOWNPIPES TO BE ø100 ROUND (OR 100X75 RECTANGULAR) AND FULLY SEALED; ALL STORMWATER PIPES TO BE ø100 SEWER GRADE. ALL STORMWATER PIPES TO BE LAID AT 1% MIN. FALL. ALL MATERIALS USED IN THE WORK SHALL BE NEW AND CONFORM WITH RELEVANT AUSTRALIAN STANDARDS AND BEAR THE REQUIRED STANDARDS MARK.
2. UNLESS NOTED AS OTHERWISE, THE PIPE COVER, MEASURED FROM THE TOP OF THE PIPE TO THE FINISHED SURFACE, SHALL BE AS PER THE TABLE BELOW:

PIPE LOCATION	MINIMUM COVER
NOT SUBJECT TO VEHICULAR LOADING	100MM FOR SINGLE DWELLING 300MM FOR ALL OTHER DEVELOPMENTS
SUBJECT TO VEHICULAR LOADING	450MM WHERE NOT UNDER ROAD
UNDER SEALED ROAD	600MM
UNDER UNSEALED ROAD	750MM
UNDER FOOTPATHS	400MM
PARKS	400MM
PAVED DRIVEWAY	100MM BELOW UNDER SIDE OF PAVEMENT

3. ANY PIPES BENEATH RELEVANT LOCAL AUTHORITY ROAD TO BE RUBBER RING JOINTED RCP, UNLESS NOTED AS OTHERWISE.
4. ALL STORMWATER PIT WITHIN THE PROPERTY ARE TO BE FITTED WITH "WELDLCK" OR APPROVED EQUIVALENT GRATE OF:

- LIGHT DUTY FOR LANDSCAPED AREAS


- HEAVY DUTY WHERE SUBJECTED TO VEHICULAR TRAFFIC
5. UNLESS NOTED AS OTHERWISE, MINIMUM INTERNAL DIMENSIONS FOR STORMWATER AND INLET PITS SHALL BE GIVEN IN TABLE BELOW:

DEPTH TO INVERT OF OUTLET	MINIMUM INTERNAL DIMENSION (mm)	
	WIDTH	LENGTH
UP TO 450mm	450	450
450mm TO 600mm	600	600
600mm TO 900mm	600	900
900mm TO 1500mm (x)	900	900
1500mm TO 2000mm (x)	1200	1200

(x) NOTE STEP IRONS SHALL BE PROVIDED FOR PITS WITH DEPTHS EXCEEDING 1200 MM

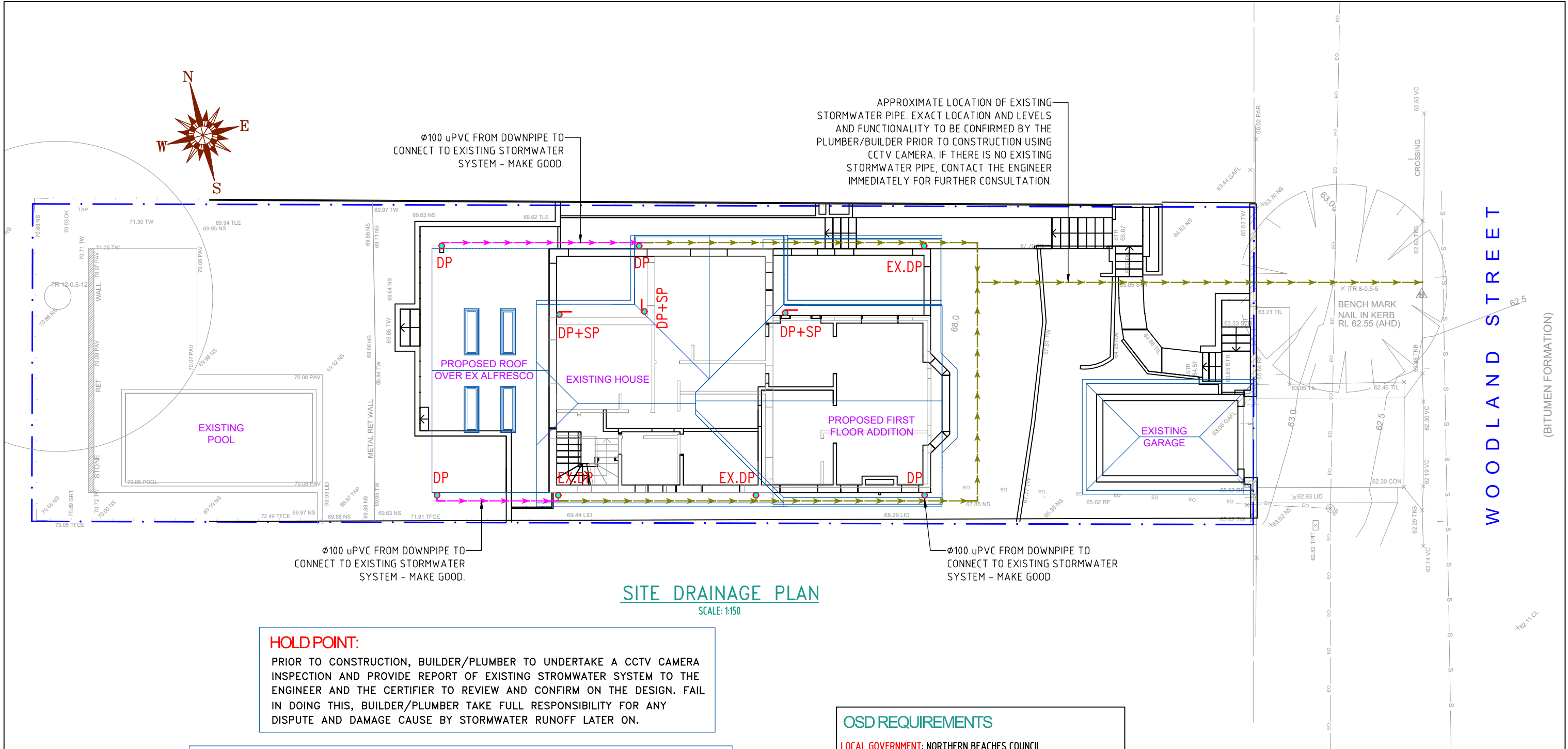
6. ALL PITS IN ROADWAY SHALL BE FITTED WITH HEAVY DUTY GRATES WITH LOCKING BOLTS AND CONTINUOUS HINGES.
7. SUB-SOIL DRAINS FOR RETAINING WALL AND EMBANKMENTS SHALL BE INSTALLED BY THE BUILDER AND CONNECTED TO STORMWATER LINES. ALL AGG. LINES SHALL BE 100MM DIA., UNLESS NOTED OTHERWISE.

FOR DA ONLY
NOT FOR CONSTRUCTION

PAPER SIZE: A3						<div>Eric Tran Structural/Civil Engineer B.E (Civil) MIE Aust, CPEng NER# 5259070 RPEQ# 22238</div>	DRAWINGS / DESIGN PREPARED BY		CLIENT:	PROJECT: PROPOSED ALTERATION & ADDITION			
							<div><div>5S PROJECTS CONSULTING ENGINEERS PTY LTD ABN: 38 634 702 113 A: PO BOX 208, EARLWOOD NSW 2206 M: (02) 9906 5668 E: info@5sprojects.com.au W: 5sprojects.com.au</div></div>	MATT & MELISSA DONNELLY	PROJECT ADDRESS: 85 WOODLAND STREET, BALGOWLAH HEIGHTS, NSW 2093				
								LGA: NORTHERN BEACHES COUNCIL	DRAWING TITLE		SCALE	A3	
	A	ISSUED FOR DA SUBMISSION	10/09/2025	LT	ET				CONSTRUCTION NOTES		TOTAL SHEET: 03		
	REV	DESCRIPTION	DATE	DRAWN	CHECKED				DRG NUMBER FSP-DWG-265485 - H01		REV: A		
								APPROVED					

50mm ON A3 SIZE ORIGINAL

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LEGEND:

- DP Ø100 DOWNPIPE
- DP+SP Ø100 DOWNPIPE WITH SPREADER
- 200x100 GRATED BOX DRAIN
- ROOF RUNOFF PIPE
- SURFACE RUNOFF PIPE
- EXISTING STORMWATER PIPE
- EX.DP EXISTING DOWNPIPE
- FW 100 DIA FLOOR WASTE
- SL FINISHED SURFACE LEVEL
- FFL FINISHED FLOOR LEVEL
- INV INVERT LEVEL (PIPE / PIT)
- BG1 BOX GUTTER
- LAND FALL DIRECTION

OSD REQUIREMENTS

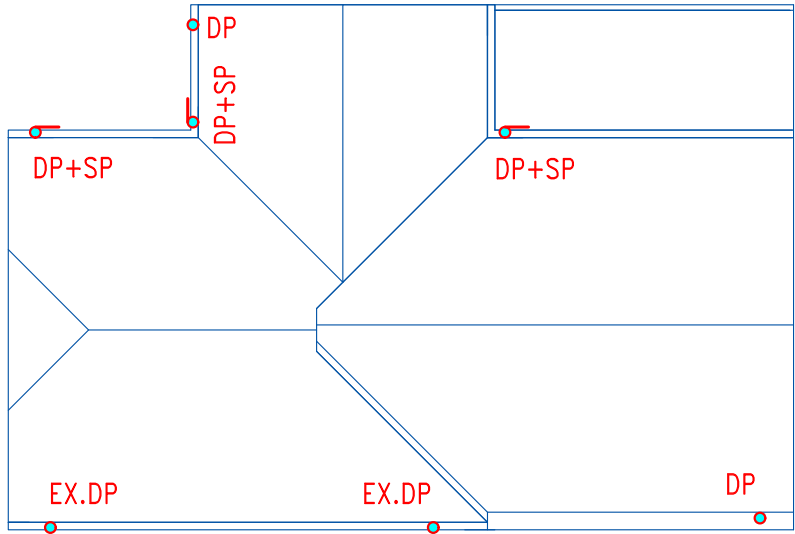
LOCAL GOVERNMENT: NORTHERN BEACHES COUNCIL
DCP REFERENCE: NORTHERN BEACHES COUNCIL STORMWATER DCP 2021
STORMWATER REGIONS (MAP 2): REGION 3 – ZONE 1 – ON-SITE STORMWATER DETENTION CONTROL

OSD REQUIREMENT:
SITE AREA : 572.3 M2
PERVIOUS AREA : 240.25 M2 (41.9%)
IMPERVIOUS AREA : 332.05 M2 (58.1%)
NO INCREASE OF IMPERVIOUS AREA AS A RESULT OF THE PROPOSED DEVELOPMENT, AS SUCH, OSD IS NOT REQUIRED.

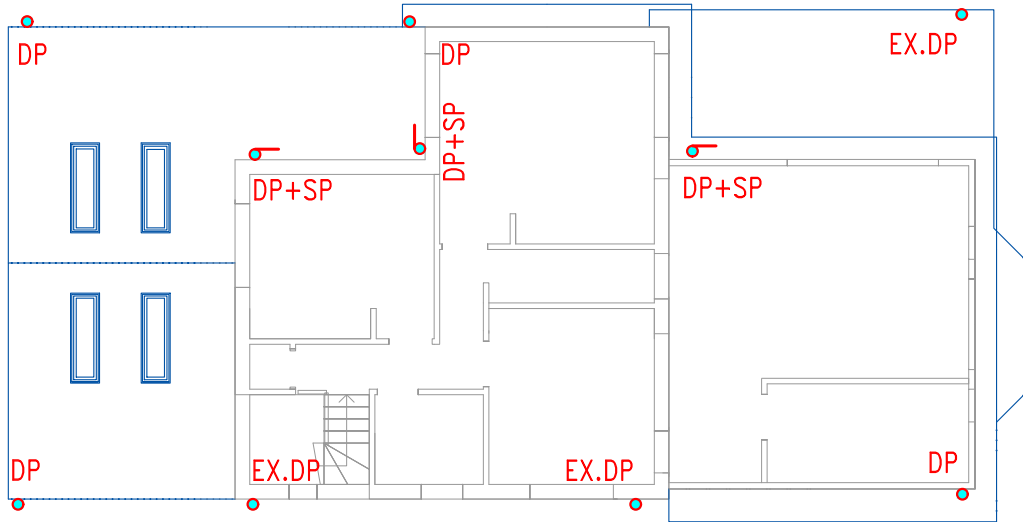
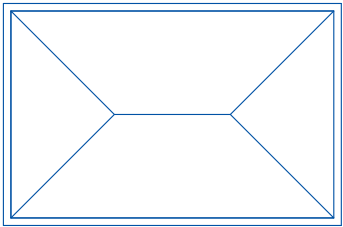
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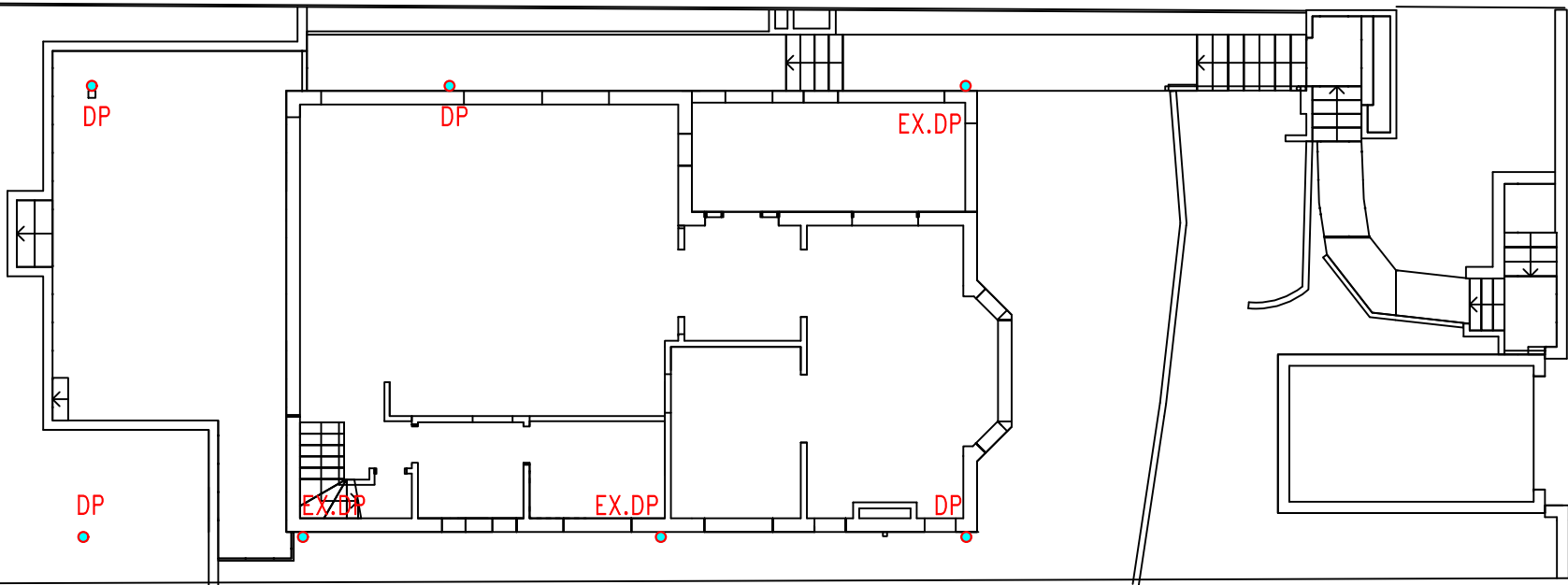
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ROOF DRAINAGE PLAN
SCALE: 1:150



FIRST FLOOR DRAINAGE PLAN
SCALE: 1:150



GROUND FLOOR DRAINAGE PLAN
SCALE: 1:150

LEGEND:

- DP Ø100 DOWNPIPE
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- 200x100 GRATED BOX DRAIN
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