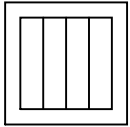
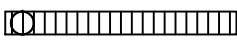


16 MELWOOD AVENUE,
FORESTVILLE NSW 2087
SITE STORMWATER
MANAGEMENT PLAN

LOCALITY



LEGEND

-----	STORMWATER DRAINAGE
-----R-----R-----R-----	RECYCLED RAINWATER (TO RWT)
-----OF-----OF-----OF-----	OVERFLOW PIPE
	STORMWATER GRATED PIT
RWO⊗	RAINWATER OUTLET (ROOF OUTLETS)
BO⊗	BALCONY OUTLET
PB⊗	PLANTER BOX OUTLET
OF	OVERFLOW SLOT
	GRATED DRAIN
CO ⊗	CLEAROUT TO SURFACE
RWDP○	RAINWATER DOWN PIPE
DP○	DOWN PIPE
<div>RWT</div>	RAINWATER TANK

DRAWING SCHEDULE

SW001	COVER SHEET & NOTES
SW100	GROUND FLOOR PLAN
SW200	DETAIL SHEET

G01. All construction activities must adhere to the approved plans, complying with the standards set by the local council.

G02. Any discrepancies between the provided drawings and other project documentation should be brought to the attention of the engineer before installation.

G03. Construction work must align with the specifications indicated on the drawings, council specifications, or relevant authority specifications. In case of discrepancies, contact engineer

G04. Before commencing any work, the contractor must locate, expose, level, and record all existing services and utilities. Note that the accuracy of information on services and utilities is for guidance only and not guaranteed.

G05. The designated work area for the contractor is confined to the site as depicted on the drawings unless stated otherwise.

G06. All pre-existing structures, improvements, stockpiles, rubbish, and debris must be removed as specified.

G07. The final grading of the project must meet the satisfaction of the superintendent but should not extend beyond the designated work area.

G08. New construction must seamlessly integrate with existing structures.

G09. Any construction activities near a watercourse should be referred to the NSW Office of Water for Controlled Activity Approval.

G10. These drawings are conceptual only. They are not to be used for tender or construction purposes.

SE01. Prior to initiating excavation, install sediment and erosion controls

SE02. Regularly inspect all sediment and erosion controls on a weekly basis and promptly after rainfall. Remove sediment buildup and repair controls as needed.

SE03. Turf and seed all exposed or excavated areas as soon as possible following construction.

SE04. Upon completion of the project, remove all sediment and erosion controls. Restore disturbed ground by turfing, seeding, or reinstating to the satisfaction of the superintendent.

SE05. Lay turf perpendicular to the direction of surface runoff flow, securing it with wire “U” shaped pins, each measuring a maximum length of 200mm, at intervals not exceeding 1m on batters or grades exceeding 5%.

SD01. Ensure that all stormwater drainage conforms to AS 3500.3 standards.

SD02. uPVC pipes, as specified, must adhere to AS 1254 standards, while concrete pipes, as specified, should comply with AS 1342 standards.

SD03. Critical stages (hold points) require the contractor to present executed survey plans to the superintendent, illustrating the on-site detention and bio-retention system’s location, extent, and level at various project milestones: a. completion of sub-grade excavation, b. installation of tank structure/filter medium, c. installation of orifice plate and/or outlet pipe, d. upon completion of all works.

SD04. Unless otherwise noted, all concrete pipes must be rubber ring jointed.

SD05. Minimum pipe grades are is to be 1%, unless otherwise specified.

SD06. The material for pipe bedding must align with either AS 2032 or AS 3725, as appropriate.

SD07. Pipe cover requirements are 450mm in roads and carparks and 300mm elsewhere, unless otherwise specified.

SD08. Trenches must be backfilled with approved fill only, compacted in 200mm layers to 98% of standard density following AS1289.5.1.1.

SD09. Install concrete bulkheads on all pipes with grades exceeding 16%.

SD10. Subsoil drains should be laid at a minimum grade of 1.0%, backfilled with free-draining granular material within 200mm of the surface, and compacted per relevant standards, the geotech report, or superintendent instructions. Overlay backfill with approved geofabric to maintain separation from topsoil.

SD11. Replacement of designed stormwater pipes with numerous smaller pipes requires authorization from the designing engineer.

SD12. Confirm the invert level of receiving pits, pipes, outlet channels, etc., before commencing work.

SD13. Connect all existing impervious areas and/or pipework within the site or study area to new pits or junctions, as applicable.

SD14. Grout or seal all connections to pits, headwalls, or other existing or proposed structures within the site or study area to the satisfaction of the superintendent or council.

SD15. Provide a sealed screw cap clear-out inspection opening (I.O.) at the lowest point on all charged stormwater lines, at a minimum.

SD16. Use solvent-welded joints for all charged stormwater lines.

ISSUED FOR DA	18/07/2025	B	AB
ISSUED FOR CLIENT REVIEW	08/07/2025	A	AB
AMENDMENTS	DATE	ISSUE	BY

ISSUED FOR DA
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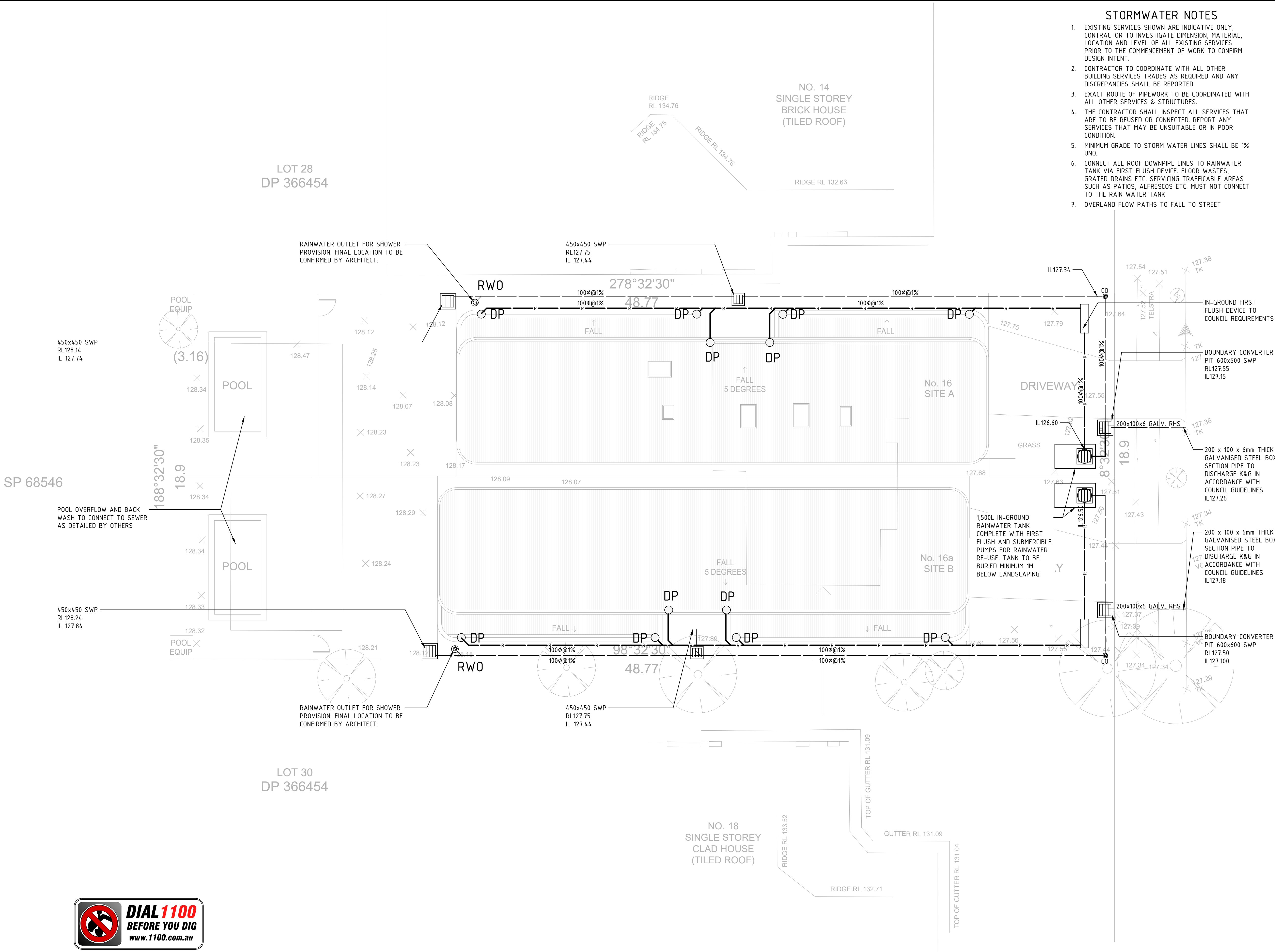
PROJECT
16 MELWOOD AVENUE,
FORESTVILLE NSW 2087

DRAWING TITLE

COVER SHEET, LEGEND
AND NOTES



DRAWN: JW	DATE: JULY 2025
DESIGNED: AB	SIZE: A1
APPROVED: AB	SCALE:
JOB: 2025_AVC-119	PRINT IN COLOUR
DWG: SW001	REV: B SH: 1 of 3



STORMWATER NOTES

- EXISTING SERVICES SHOWN ARE INDICATIVE ONLY. CONTRACTOR TO INVESTIGATE DIMENSION, MATERIAL, LOCATION AND LEVEL OF ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF WORK TO CONFIRM DESIGN INTENT.
- CONTRACTOR TO COORDINATE WITH ALL OTHER BUILDING SERVICES TRADES AS REQUIRED AND ANY DISCREPANCIES SHALL BE REPORTED
- EXACT ROUTE OF PIPEWORK TO BE COORDINATED WITH ALL OTHER SERVICES & STRUCTURES.
- THE CONTRACTOR SHALL INSPECT ALL SERVICES THAT ARE TO BE REUSED OR CONNECTED. REPORT ANY SERVICES THAT MAY BE UNSUITABLE OR IN POOR CONDITION.
- MINIMUM GRADE TO STORM WATER LINES SHALL BE 1% UNO.
- CONNECT ALL ROOF DOWNPIPE LINES TO RAINWATER TANK VIA FIRST FLUSH DEVICE. FLOOR WASTES, GRATED DRAINS ETC. SERVICING TRAFFICABLE AREAS SUCH AS PATIOS, ALFRESCOS ETC. MUST NOT CONNECT TO THE RAIN WATER TANK
- OVERLAND FLOW PATHS TO FALL TO STREET

ISSUED FOR DA	18/07/2025	B	AB
ISSUED FOR CLIENT REVIEW	08/07/2025	A	AB
AMENDMENTS	DATE	ISSUE	BY

GENERAL NOTES

- DISCREPANCIES: ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND OTHER DOCUMENTATION MUST BE REPORTED TO THE ENGINEER FOR RESOLUTION PRIOR TO INSTALLATION.
- SPECIFICATIONS COMPLIANCE: ALL WORKS MUST BE EXECUTED IN ACCORDANCE WITH THE SPECIFICATIONS DETAILED ON THESE DRAWINGS, RELEVANT COUNCIL SPECIFICATIONS, OR APPLICABLE AUTHORITY STANDARDS. REFER TO NOTE 1 FOR ADDRESSING DISCREPANCIES.
- EXISTING SERVICES AND UTILITIES: PRIOR TO COMMENCING ANY WORKS, THE CONTRACTOR MUST LOCATE, EXPOSE, LEVEL, AND RECORD ALL EXISTING SERVICES AND UTILITIES. INFORMATION PROVIDED ON SERVICES AND UTILITIES IS FOR GUIDANCE ONLY AND IS NOT GUARANTEED TO BE ACCURATE.
- WORK AREA LIMITS: THE CONTRACTOR'S WORK AREA IS CONFINED TO THE SITE BOUNDARIES AS SHOWN ON THESE DRAWINGS, UNLESS OTHERWISE SPECIFIED.
- SITE PREPARATION: ALL EXISTING STRUCTURES, IMPROVEMENTS, STOCKPILES, RUBBISH, AND DEBRIS MUST BE REMOVED AS SPECIFIED IN THE PROJECT REQUIREMENTS.
- FINISHED GRADING: ALL FINISHED GRADING MUST MEET THE SUPERINTENDENT'S SATISFACTION AND MUST NOT EXTEND BEYOND THE DESIGNATED SCOPE OF WORKS.
- SMOOTH TRANSITIONS: ALL NEW WORKS MUST SEAMLESSLY TRANSITION WITH THE EXISTING WORKS.
- ALL WORKS TO BE UNDERTAKEN IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS (AS3500), RELEVANT AUTHORITIES AND NATIONAL CONSTRUCTION CODE, INCLUDING BUT NOT LIMITED TO:
 - NATIONAL CONSTRUCTION CODE 2022
 - AS3500.3:2021 - PLUMBING AND DRAINAGE PART 3: STORMWATER DRAINAGE

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PROJECT
16 MELWOOD AVENUE,
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DRAWING TITLE
SITE STORMWATER
MANAGEMENT PLAN



DRAWN: JW	DATE: JULY 2025
DESIGNED: AB	SIZE: A1
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JOB: 2025_AVC-119	PRINT IN COLOUR
DWG: SW100	REV: B
SH: 2	of 3

NOTE

ALL UTILITIES ARE TO BE ACCURATELY LOCATED
BY CONTRACTOR BEFORE CONSTRUCTION.



GENERAL NOTES

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PROJECT
16 MELWOOD AVENUE,
FORESTVILLE NSW 2087

DRAWING TITLE
DETAIL SHEET
STORMWATER
MANAGEMENT



DRAWN: JW	DATE: JULY 2025
DESIGNED: AB	SIZE: A1
APPROVED: AB	SCALE: 1:100@A1 & 1:200@A3
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SH: 3 of 3	

STORMWATER DRAINAGE NOTES

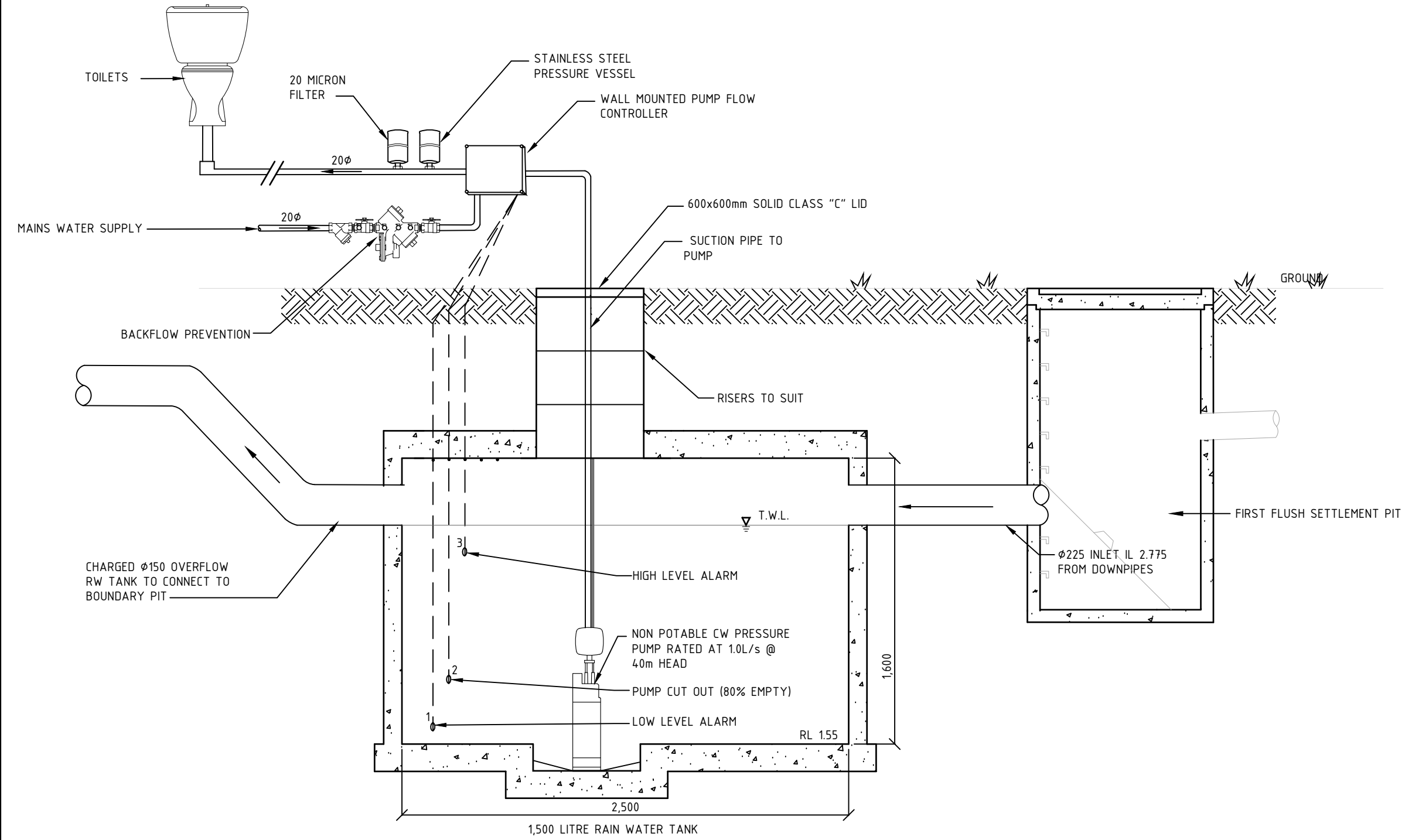
1. ALL PIPES LESS THAN OR EQUAL TO Ø225mm ARE TO BE SOLVENT WELD-JOINTED SEWER GRADE uPVC CLASS SH, OR (min) CLASS 2 RUBBER-RING JOINTED RCP (UNO).
2. WHERE uPVC STORMWATER LINES PASS UNDER FLOOR SLABS SEWER GRADE RUBBER RING JOINTS ARE TO BE USED.
3. PIPES GREATER THAN OR EQUAL TO Ø300mm ARE TO BE (min) CLASS 2 RUBBER-RING JOINTED RCP (UNO).
4. STORMWATER DRAINAGE SHALL HAVE TO BE TESTED IN ACCORDANCE WITH AS3500.3 SECTION 10 WHERE RUN UNDER OR WITHIN THE BUILDINGS.
5. INSTALL A TEST GATE AT THE BASE OF ALL INTERNAL DOWNPIPES TO ALLOW FOR FULL HYDROSTATIC TESTING OF EACH DOWNPIPE INSTALLED.
6. ALL DP'S FIXED TO EXTERNAL WALL OF BUILDING SHALL HAVE EXPANSION COUPLINGS AT BASE OF DP'S INSTALLED TO MANUFACTURES GUIDELINES TO ALLOW FOR SITE SOIL CONDITIONS. ALL EXPANSION COUPLINGS ARE TO BE MIN Ø OF DP SHOWN.
7. CLEAROUTS ARE TO BE INSTALLED IN ACCORDANCE WITH AS/NZ3500.3 AND LOCAL AUTHORITY REQUIREMENTS.
8. PROVISION TO MADE FOR ALL HARVESTED RAINWATER RUNNING TO A RAINWATER TANK TO HAVE FIRST FLUSH DEVISE INSTALLED.
9. PIPE GRADES UNLESS NOTED OTHERWISE:
 - 100mm & 150mm PIPEWORK SHALL BE INSTALLED @ 1% GRADE MINIMUM.
 - 225mm PIPEWORK SHALL BE INSTALLED @ 0.5% GRADE MINIMUM.
 - 300mm PIPEWORK SHALL BE INSTALLED @ 0.4% GRADE MINIMUM.
 - +375mm PIPEWORK SHALL BE INSTALLED @ 0.35% GRADE MINIMUM.PIPEWORK MAY BE INSTALLED @ STEEPER GRADES AS REQUIRED TO MEET COVER REQUIREMENTS OR AS NOMINATED BY PIPEWORK INVERT LEVELS.
7. MATERIALS USED FOR STORMWATER DRAINAGE SYSTEMS ARE:
 - PIPEWORK UP TO AND INCLUDING 225mm DIAMETER SHALL BE UPVC DRAINAGE WASTE AND VENT GRADE WITH SOLVENT WELDED JOINTS.
 - PIPEWORK 300mm AND LARGER SHALL BE EQUAL TO "VINIDEX STORMPRO" POLYPROPYLENE.
8. SUBSOIL DRAINAGE SHALL BE 100MM SLOTTED UPVC PIPE WRAPPED IN CLOTH SOCK AND SURROUNDED WITH 150MM THICKNESS OF 20MM DIAMETER DRAINAGE GRAVEL AND SURROUNDED IN GEOTEXTILE FABRIC.
9. WRAP ALL PIPEWORK ABOVE HABITABLE AREAS WITH "SOUNDLAG 4525C" ACOUSTIC INSTALLATION MANUFACTURED BY PYROTEK. INSULATION IS TO BE INSTALLED TO MANUFACTURERS RECOMMENDATIONS.
10. STORMWATER PITS AS SPECIFIED IN THE DRAWINGS SHALL BE INSTALLED IN ACCORDANCE WITH AS3500.3 AND MANUFACTURERS INSTRUCTIONS.
11. LONGITUDINAL TRENCH GRATES SHALL BE AS NOMINATED AND WITH GRATES AS NOMINATED ON THE
12. ALL PIPE BENDS, JUNCTIONS, ETC. ARE TO BE PROVIDED USING PURPOSE MADE FITTINGS OR STORMWATER PITS
13. ALL CONNECTIONS TO EXISTING DRAINAGE PITS SHALL BE MADE IN A TRADESMAN-LIKE MANNER AND THE INTERNAL WALL OF THE PIT AT PIPE PENETRATIONS SHALL BE CEMENT RENDERED TO ENSURE A SMOOTH FINISH.
14. THE CONTRACTOR SHALL SUPPLY AND INSTALL ALL FITTINGS AND SPECIALS INCLUDING VARIOUS PIPE ADAPTERS TO ENSURE PROPER CONNECTION BETWEEN DISSIMILAR PIPEWORK.
15. U.N.Q. MATERIAL USED FOR BEDDING OF PIPES SHALL BE APPROVED NON-COHESIVE GRANULAR MATERIAL HAVING HIGH PERMEABILITY AND HIGH STABILITY WHEN SATURATED AND FREE OF ORGANIC AND CLAY MATERIAL.
16. WHERE TRENCHES ARE IN ROCK, THE PIPE SHALL BE BEDDED ON A MIN. 50mm CONCRETE BED (OR 75mm THICK BED OF 12mm BLUE METAL) UNDER THE BARREL OF THE PIPE. THE PIPE COLLAR AT NO POINT SHALL BEAR ON THE ROCK.
17. IN OTHER THAN ROCK, PIPES SHALL BE LAID ON A 75mm THICK SAND BED. IN ALL CASES BACKFILL THE TRENCH WITH SAND TO 200mm ABOVE THE PIPE. WHERE THE PIPE IS UNDER PAVEMENTS, BACKFILL REMAINDER OF TRENCH WITH APPROVED GRANULAR MATERIAL TO SUBGRADE LEVEL IN 150mm LAYERS COMPACTED TO 100% STANDARD MAXIMUM DRY DENSITY. A MINIMUM PAVEMENT OF 125 THICK DGB20 BASE AND 25 THICK AC10 WEARING COARSE SHALL BE PROVIDED (UNLESS SHOWN OTHERWISE ON THE CIVIL ENGINEERS DRAWINGS)
18. BEDDING SHALL BE (UNO) TYPE HS2 UNDER ROADS; H2 GENERAL AREAS, IN ACCORDANCE WITH CURRENT RELEVANT INDUSTRY STANDARDS AND GUIDELINES.
19. THE SUB-CONTRACTOR SHALL ENSURE AND PROTECT THE INTEGRITY OF ALL STORMWATER PIPES DURING CONSTRUCTION. ANY ALL DAMAGE TO THESE PIPES AS A RESULT OF THESE WORKS SHALL BE REPAIRED BY THE SUB-CONTRACTOR UNDER THE DIRECTION OF THE SUPERINTENDENT, AND AT NO EXTRA COST
20. ALL RECTANGULAR HOLLOW SECTIONS (RHS) SPECIFIED AS STORMWATER CONDUITS TO BE HOT DIPPED GALVANISED AND HAVE (MINIMUM) 5mm WALL THICKNESS.

ROOF NOTES

1. CONTRACTOR SHALL ALLOW FOR ALL FLASHING AND WATERPROOFING IN ACCORDANCE WITH THE AUSTRALIAN STANDARD AND INSTALLED IN A WORKMANSHIP LIKE MANNER.
2. CONTRACTOR SHALL ALLOW TO INSTALL 100% EMERGENCY OVERFLOW MEASURES TO ATMOSPHERE IN ACCORDANCE WITH AS3500.3.
3. CONTRACTOR SHALL ALLOW FOR ADEQUATE FALL AT A MINIMUM OF 1 : 200 TO ALLOW COMPLIANT FALL TO THE SUMP/ DOWNPIPE.
4. CONTRACTOR SHALL ALLOW FOR ALL REQUIRED EXPANSION JOINTS AND ADJUST FOR THERMAL VARIATION ALL EXPANSION SPACE SHALL BE A MINIMUM OF 50MM.
5. CONTRACTOR SHALL ALLOW TO INSTALL GUTTER GUARDS AND MESH SCREENS ON ALL GUTTERS, DOWNPIPES AND SUMPS THAT ARE WITHIN 2M OF VEGETATION.
6. CONTRACTOR TO PROVIDE A MAINTENANCE SCHEDULE FOR REGULAR CLEANING AND HOSE FLUSHING OF ALL DOWN PIPES AND GUTTERS.
7. CONTRACTOR TO PROVIDE A WATER TEST FOR ALL INTERNAL DOWNPIPES FOR 10 MINUTES AT 100MM OF HEAD WATER/ OR AIR TEST PRESSURE OF NOT LESS THAN 30KPA FOR A MINIMUM OF 3 MINUTES ALL IN ACCORDANCE WITH AS3500.3.

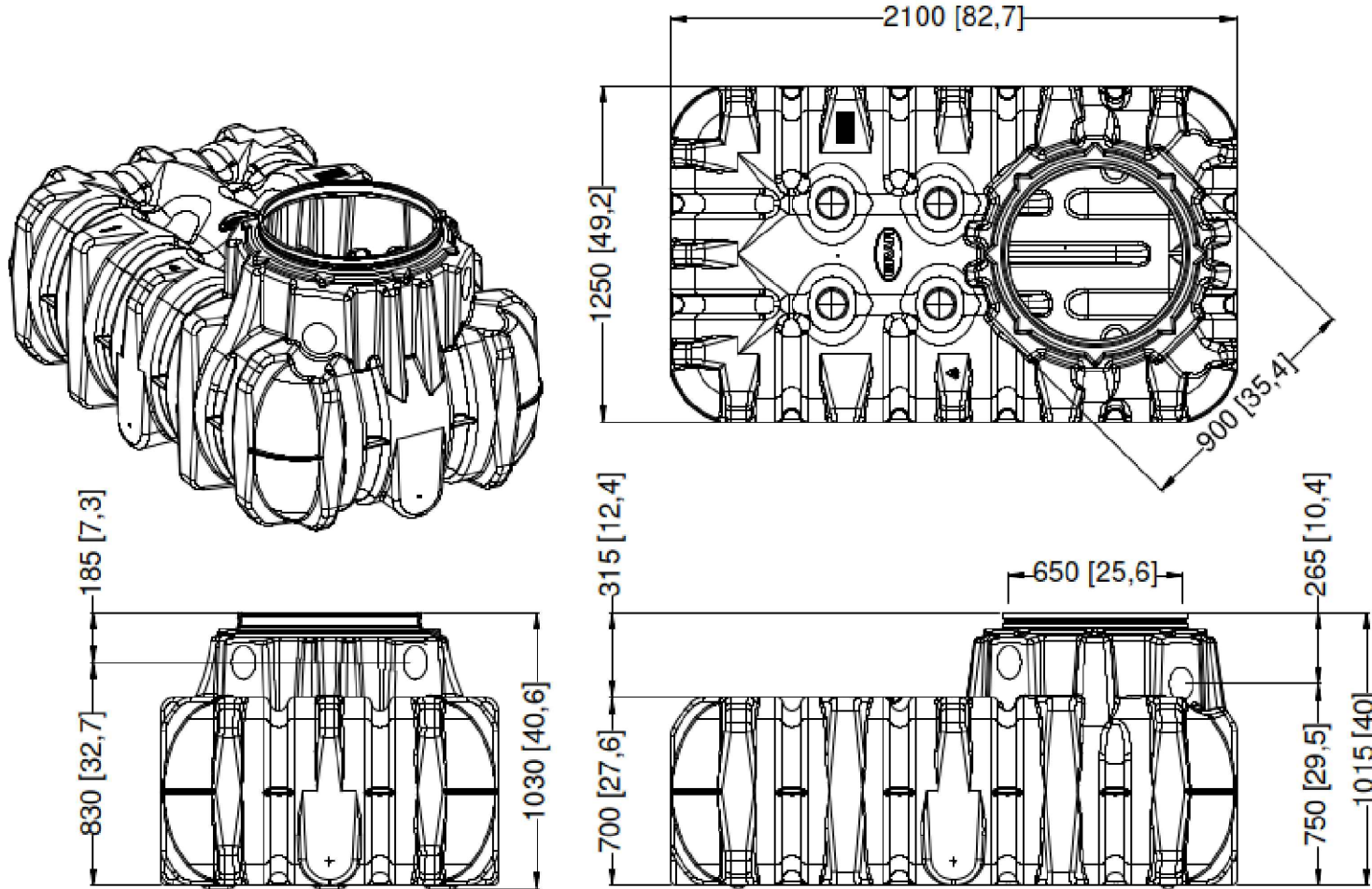
RAINWATER RE-USE

1. PROVIDE RAINWATER RE-USE SYSTEM TO SUPPLY WATER FOR IRRIGATION/TOILET FLUSHING.
2. A PERMANENT SIGN IS TO BE LOCATED IN THE VICINITY OF THE TANK STATING THE WATER IS NOT FOR POTABLE USE
3. PIPEWORK USED FOR RAINWATER SERVICES SHALL BE COLOURED LILAC IN ACCORDANCE WITH AS1345.
4. ALL VALVES & PIPE WORK SHALL BE CLEARLY AND PERMANENTLY LABELED WITH SAFETY SIGNS TO COMPLY WITH AS1319.
5. AN AIR GAP OR A RP2D TO BE INSTALLED TO ENSURE BACKFLOW PREVENTION (IF MAINS 'TOP-UP / BYPASS' UTILISED).
6. RAINWATER TANK RETICULATION SYSTEM AND MAINS TOP ARRANGEMENT TO BE INSTALLED IN ACCORDANCE WITH AS/NZS 3500.1 AND THE NSW CODE OF PRACTICE: PLUMBING AND DRAINAGE
7. A FIRST FLUSH DEVISE IS TO BE PROVIDED AT RAINWATER TANK TO BY PASS THE FIRST 10mm OF RAINWATER.
8. AS 3500.1 CLAUSE 14.3.2 REQUIRES THE WATER SUPPLY SYSTEM FROM A RAINWATER TANK IS CLEARLY MARKED AT INTERVALS NOT MORE THAN 500mm WITH THE WORD 'RAINWATER'. THIS CAN BE DONE FOR ABOVE GROUND PIPES BY USING ADHESIVE PIPE MARKERS (IN LINE WITH AS 1345). FOR BELOW GROUND PIPES, THIS CAN BE DONE BY USING IDENTIFICATION TAPE, WHICH IS AT LEAST 75mm WIDE WITH THE WORD 'RAINWATER' (IN LINE WITH AS 1345). THE IDENTIFICATION TAPE MUST BE INSTALLED ON TOP OF THE RAINWATER PIPELINE, RUNNING LONGITUIONALLY, AND FASTENED TO THE PIPE AT NOT MORE THAN THREE METRE INTERVALS.
9. EVERY RAINWATER TANK MUST BE LABELLED 'RAINWATER' ON A PERMANENT SIGN OR BY HAVING THE COVER PLATE AND TAP HANDLE CLEARLY MARKED.



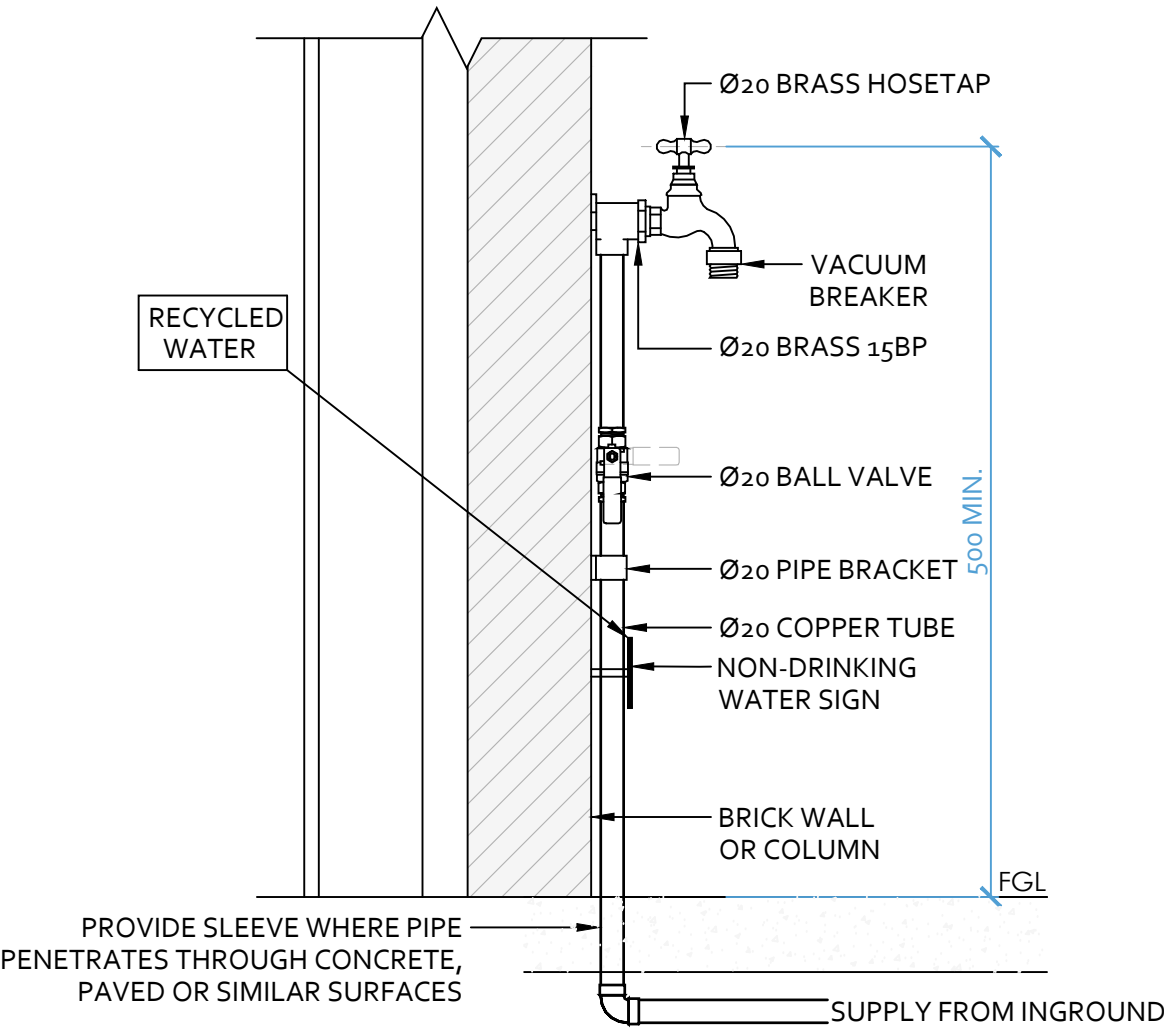
RAINWATER RE-USE ARRANGEMENT DETAIL

NTS
NOTE: TANK TO BE INSTALLED WITH A MINIMUM OF 100mm COVER ABOVE TO MEET LANDSCAPING REQUIREMENTS



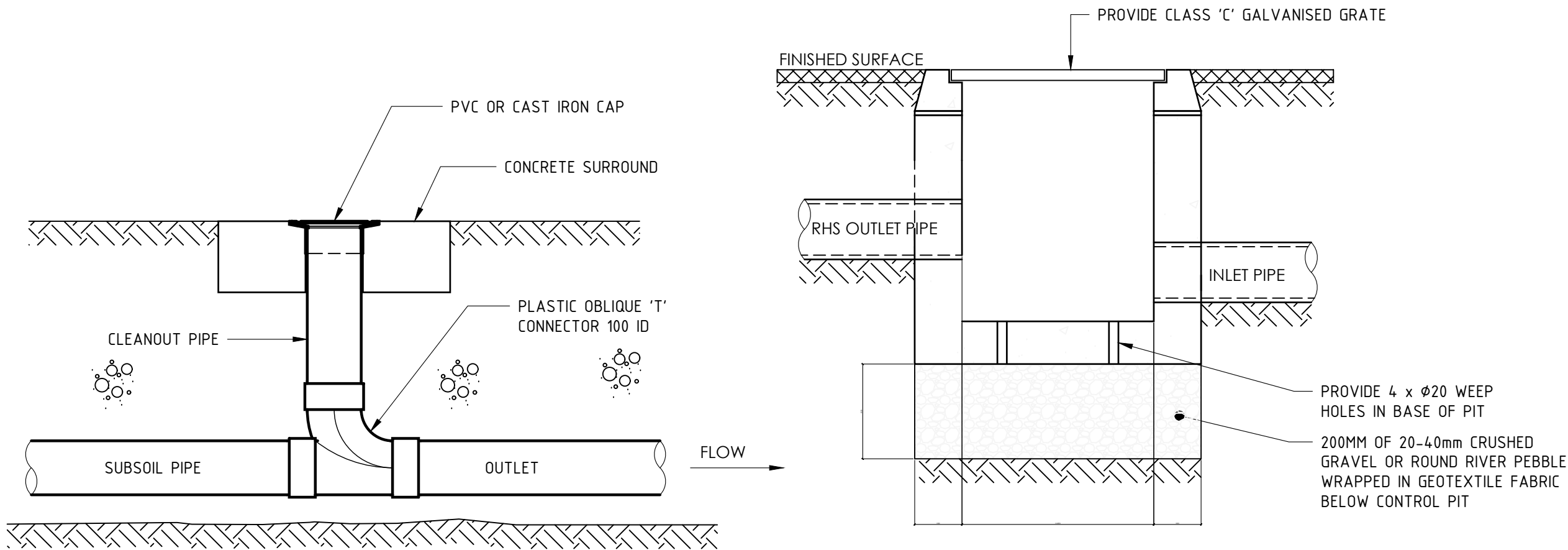
RAINWATER RTANK DETAIL

NTS



TYPICAL WALL MOUNTED
NON-POTABLE HOSETAP

N.T.S.



PIPE CLEANOUT EYE DETAIL

N.T.S.

BOUNDARY PIT

N.T.S.