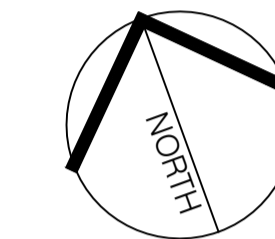
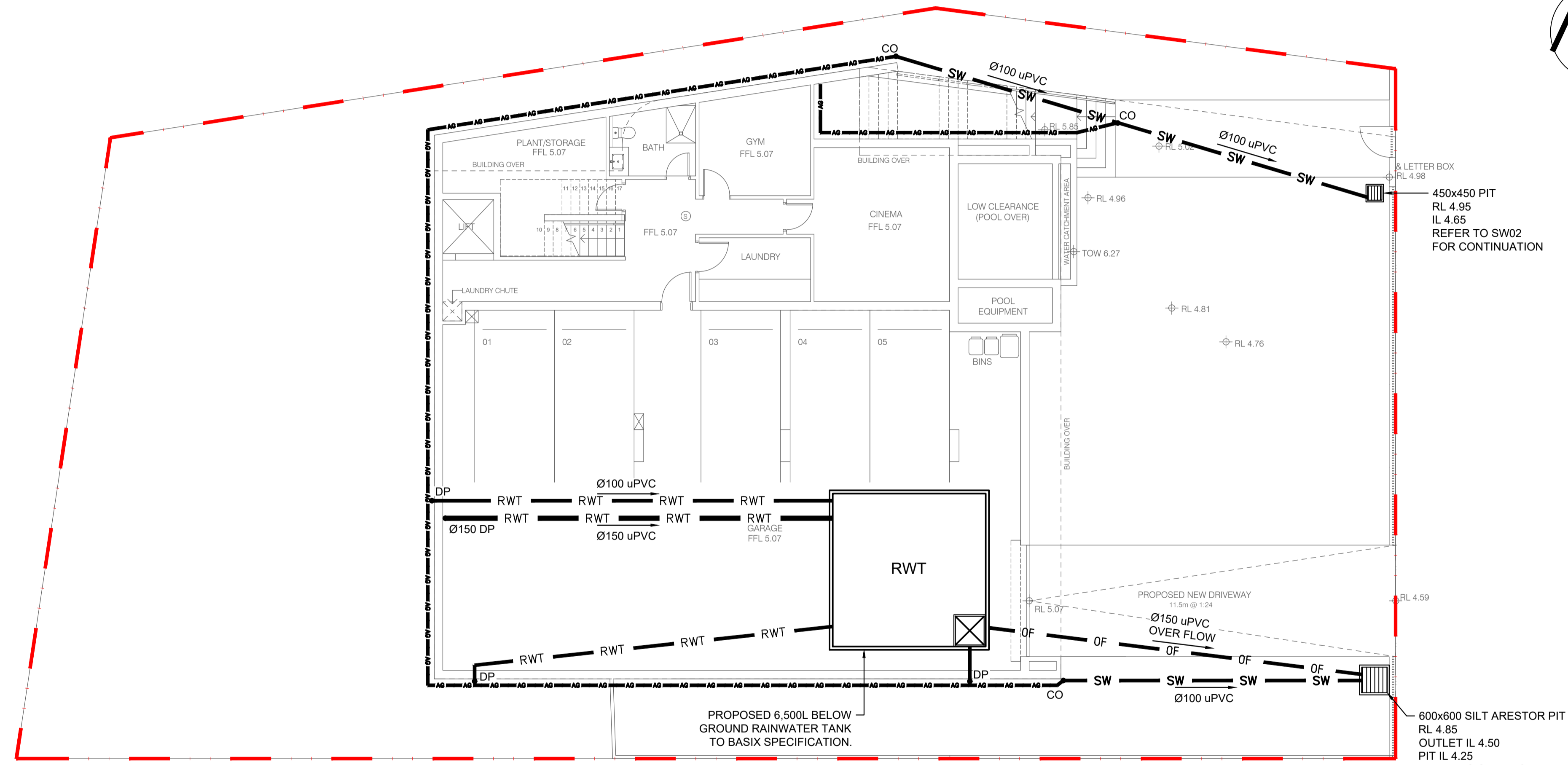


NOTES

- ALL LINES ARE TO BE MIN. 100Ø UPVC @ MIN 1.0% GRADE UNLESS NOTED OTHERWISE.
- 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.
- ALL PIPES TO HAVE MIN 200mm COVER IF LOCATED WITHIN PROPERTY.
- ALL PITS IN DRIVEWAYS BE HEAVY DUTY GRATES. DIRECT SURFACE FLOW TO ALL GRATED SURFACE INLET PITS.
- ALL WORK DO BE DONE IN ACCORDANCE WITH AS/NZ 3500.3.2:1998 AND COUNCIL SPECIFICATIONS.
- 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.
- THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL, LANDSCAPE AND STRUCTURAL PLANS.
- ANY DISCREPANCIES OR OMISSIONS SHALL BE REFERRED TO THE DESIGN ENGINEER FOR RESOLUTION.
- ALL PITS OR GRATES IN TRAFFICABLE AREAS TO BE HEAVY DUTY.
- ALL GUTTERS WILL BE FITTED WITH LEAF GUARDS AND SHOULD BE INSPECTED AND CLEANED TO ENSURE LEAF LITTER CANNOT ENTER THE DOWNPIPES
- EXISTING STORMWATER DRAINAGE TO BE UTILISED WHERE CONTRACTOR SEE FIT.

SYMBOLS

RL	PIT SURFACE LEVEL
IL	INVERT LEVEL
TK	TOP OF KERB
SW	STORMWATER DRAINAGE PIPE
RWT	DOWNPIPE TO RAINWATER TANK
OF	OVERFLOW PIPE FROM RAINWATER TANK
AG	Ø100 SUBSOIL PIPE
RM	RISING MAIN
FW	FLOOR WASTE 150X150
FW	FLOOR WASTE 150Ø
RWO	RAINWATER OUTLET 300Ø
DP	DOWN PIPE
DPS	DOWN PIPE SPREADER
CO	CLEAN OUT
IO	INSPECTION OPENING
VD	VERTICAL DROP
VR	VERTICAL RISER
CCJP	CONCRETE COVER JUNCTION PIT
GI	GRATED INLET PIT
WGD	WIDE GRATED DRAIN



ROAD
OCEAN

DESIGN NOTES

- LGA = NORTHERN BEACHES COUNCIL.
- SITE AREA = 911.98m²
- SCOPE OF WORKS TO INCLUDE DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION OF PROPOSED NEW RESIDENTIAL DWELLING.
- IN ACCORDANCE WITH COUNCIL GUIDELINES OSD IS NOT REQUIRED FOR SUBJECT DEVELOPMENT. AS PER NORTHERN BEACHES COUNCIL; WATER MANAGEMENT FOR DEVELOPMENT POLICY CLAUSE 9.3.1, POST DEVELOPMENT IMPERVIOUS AREA IS LESS THAN PRE DEVELOPMENT IMPERVIOUS AREA REFER TO SW15 FOR CALCULATIONS.
- PROPOSED RAINWATER TANK PER DWELLING AS PER BASIX SPECIFICATIONS.

No	AMENDMENT	ENG	DRAFT	DATE
A	ISSUED FOR D.A.	A.E.	J.L.	22.09.23

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SHEET SUBJECT
**STORMWATER DRAINAGE PLAN
LOWER GROUND FLOOR**

PROJECT	15 OCEAN ROAD, PALM BEACH NSW 2108		
DATE	11.08.2023	DRAWN	J.L.
DESIGNED	J.L.	CHECKED	A.E.
SCALE @ A1	1:100 U.N.O.	JOB No	D23183
AUTHORISED	A.E.	DWG No	SW01
		REV	A

ISSUED FOR D.A.
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NOTES

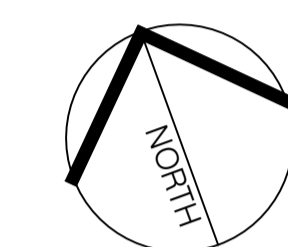
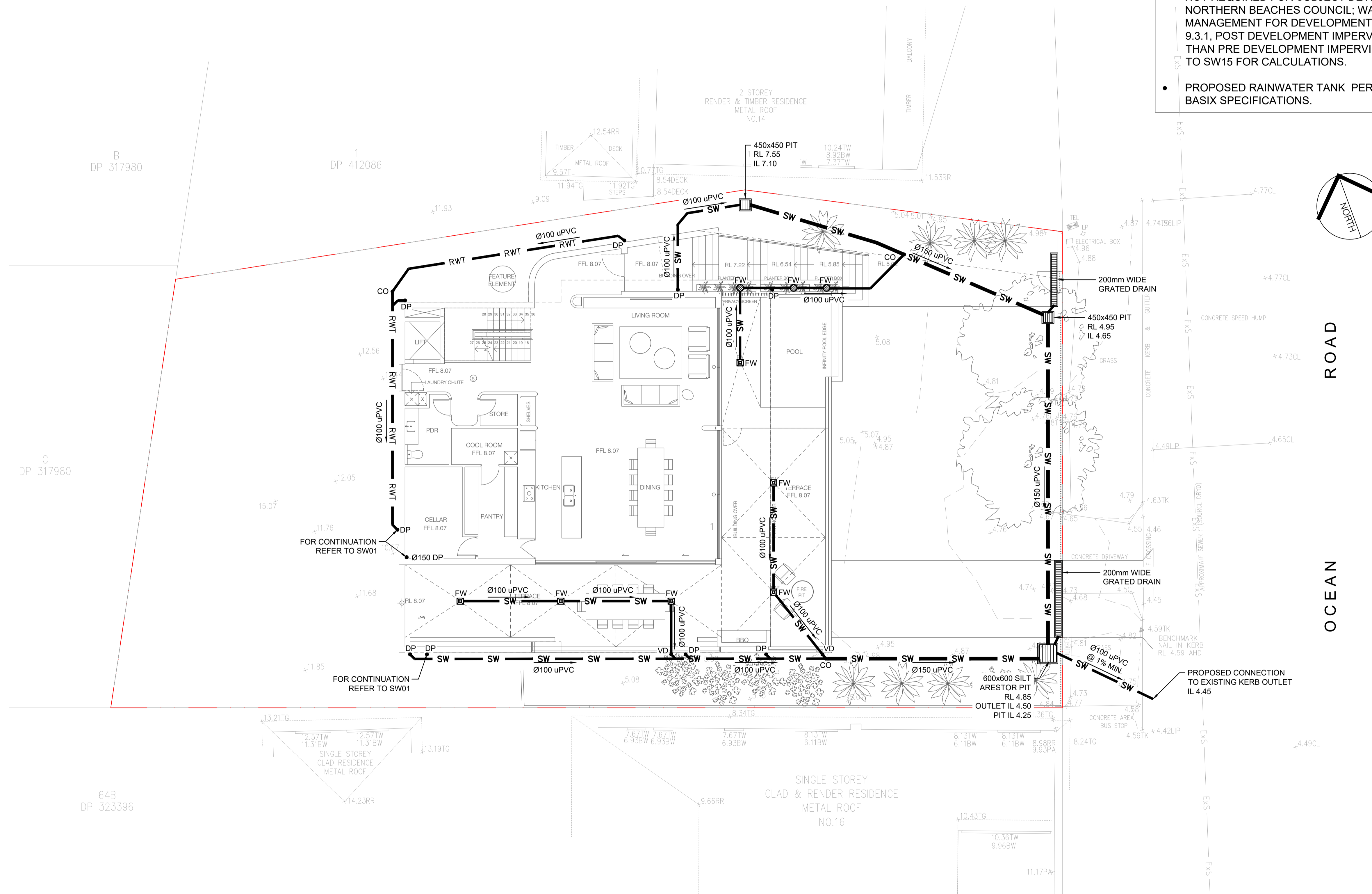
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- ALL PIPES TO HAVE MIN 200mm COVER IF LOCATED WITHIN PROPERTY.
- ALL PITS IN DRIVEWAYS BE HEAVY DUTY GRATES. DIRECT SURFACE FLOW TO ALL GRATED SURFACE INLET PITS.
- ALL WORK DO BE DONE IN ACCORDANCE WITH AS/NZ 3500.3.2:1998 AND COUNCIL SPECIFICATIONS.
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- EXISTING STORMWATER DRAINAGE TO BE UTILISED WHERE CONTRACTOR SEE FIT.

SYMBOLS

- RL PIT SURFACE LEVEL
- IL INVERT LEVEL
- TK TOP OF KERB
- SW STORMWATER DRAINAGE PIPE
- RWT DOWNPIPE TO RAINWATER TANK
- OF OVERFLOW PIPE FROM RAINWATER TANK
- Ø100 SUBSOIL PIPE
- RM RISING MAIN
- FW FLOOR WASTE 150X150
- FW FLOOR WASTE 150Ø
- RWO RAINWATER OUTLET 300Ø
- DP DOWN PIPE
- DPS DOWN PIPE SPREADER
- CO CLEAN OUT
- IO INSPECTION OPENING
- VD VERTICAL DROP
- VR VERTICAL RISER
- CONCRETE COVER JUNCTION PIT
- GRATED INLET PIT
- WIDE GRATED DRAIN

DESIGN NOTES

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- SITE AREA = 911.98m²
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- IN ACCORDANCE WITH COUNCIL GUIDELINES OSD IS NOT REQUIRED FOR SUBJECT DEVELOPMENT. AS PER NORTHERN BEACHES COUNCIL; WATER MANAGEMENT FOR DEVELOPMENT POLICY CLAUSE 9.3.1, POST DEVELOPMENT IMPERVIOUS AREA IS LESS THAN PRE DEVELOPMENT IMPERVIOUS AREA REFER TO SW15 FOR CALCULATIONS.
- PROPOSED RAINWATER TANK PER DWELLING AS PER BASIX SPECIFICATIONS.



No	AMENDMENT	ENG	DRAFT	DATE
A	ISSUED FOR D.A.	A.E.	J.L.	22.09.23

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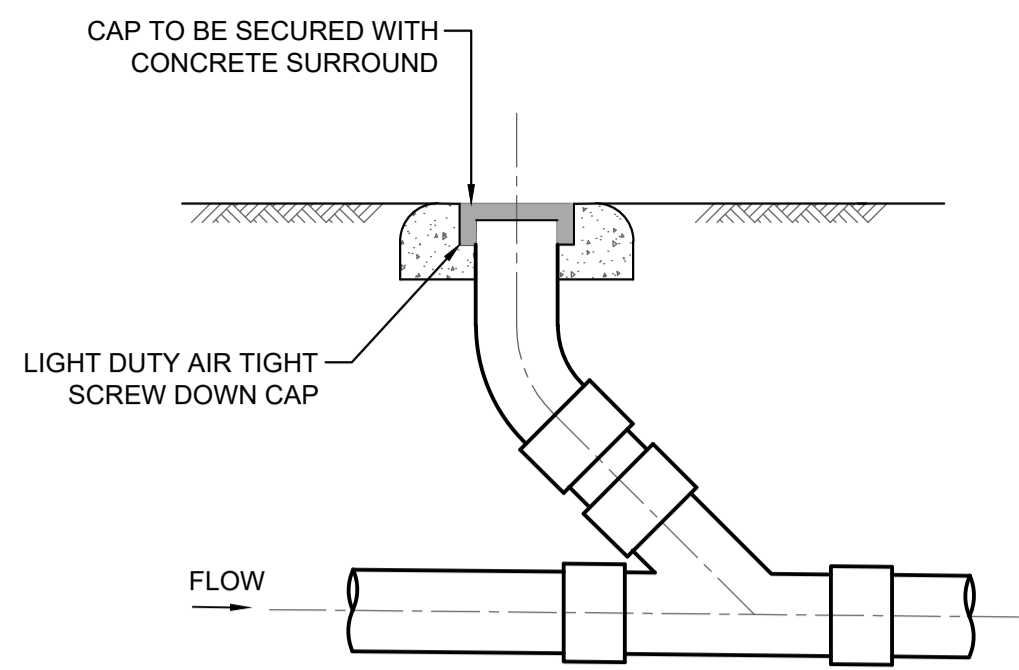
ARCHITECT
BB ARCHITECTS

CLIENT
 PROJECT
 SHEET SUBJECT
**STORMWATER DRAINAGE PLAN
 GROUND FLOOR**

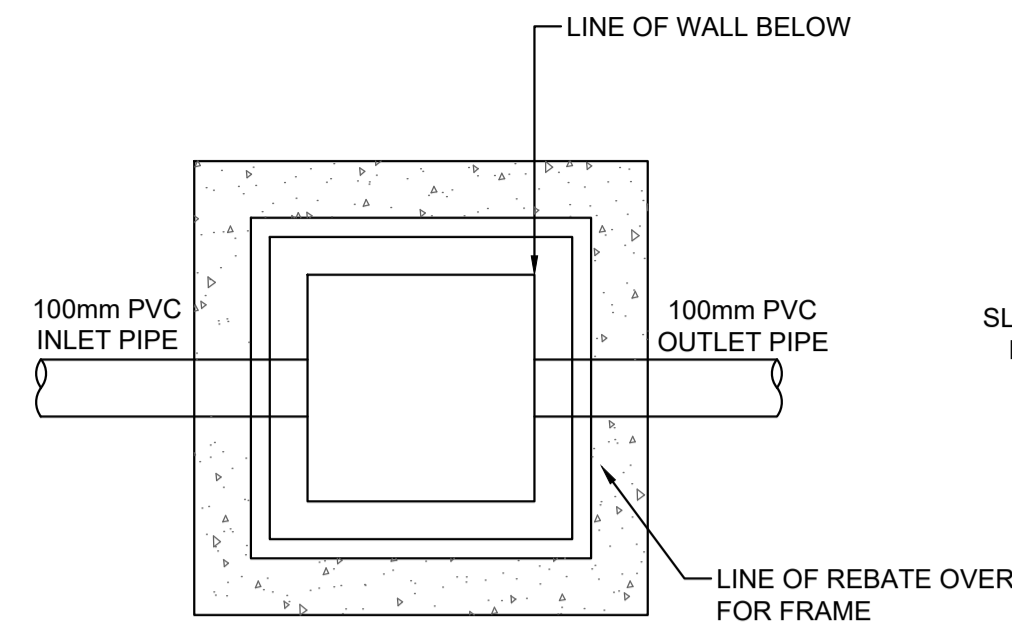
PROJECT	15 OCEAN ROAD, PALM BEACH NSW 2108
DATE	11.08.2023
SCALE @ A1	1:100 U.N.O.
AUTHORISED	A.E.

DRAWN	J.L.
DESIGNED	J.L.
CHECKED	A.E.
JOB No	D23183
DWG No	SW02
REV	A

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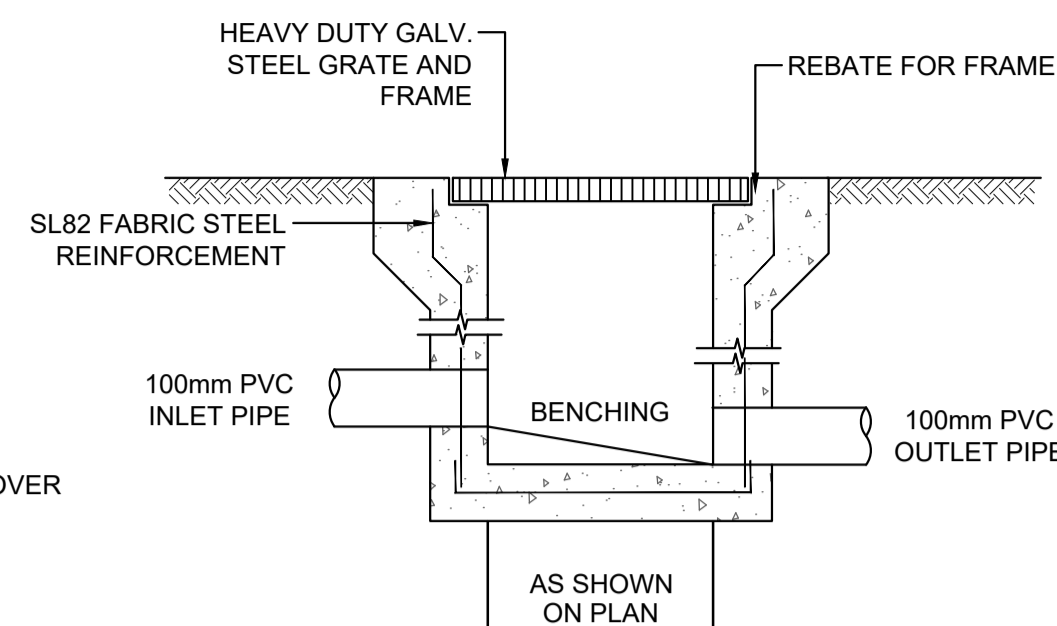


TYPICAL CLEANING EYE DETAIL
SCALE N.T.S.

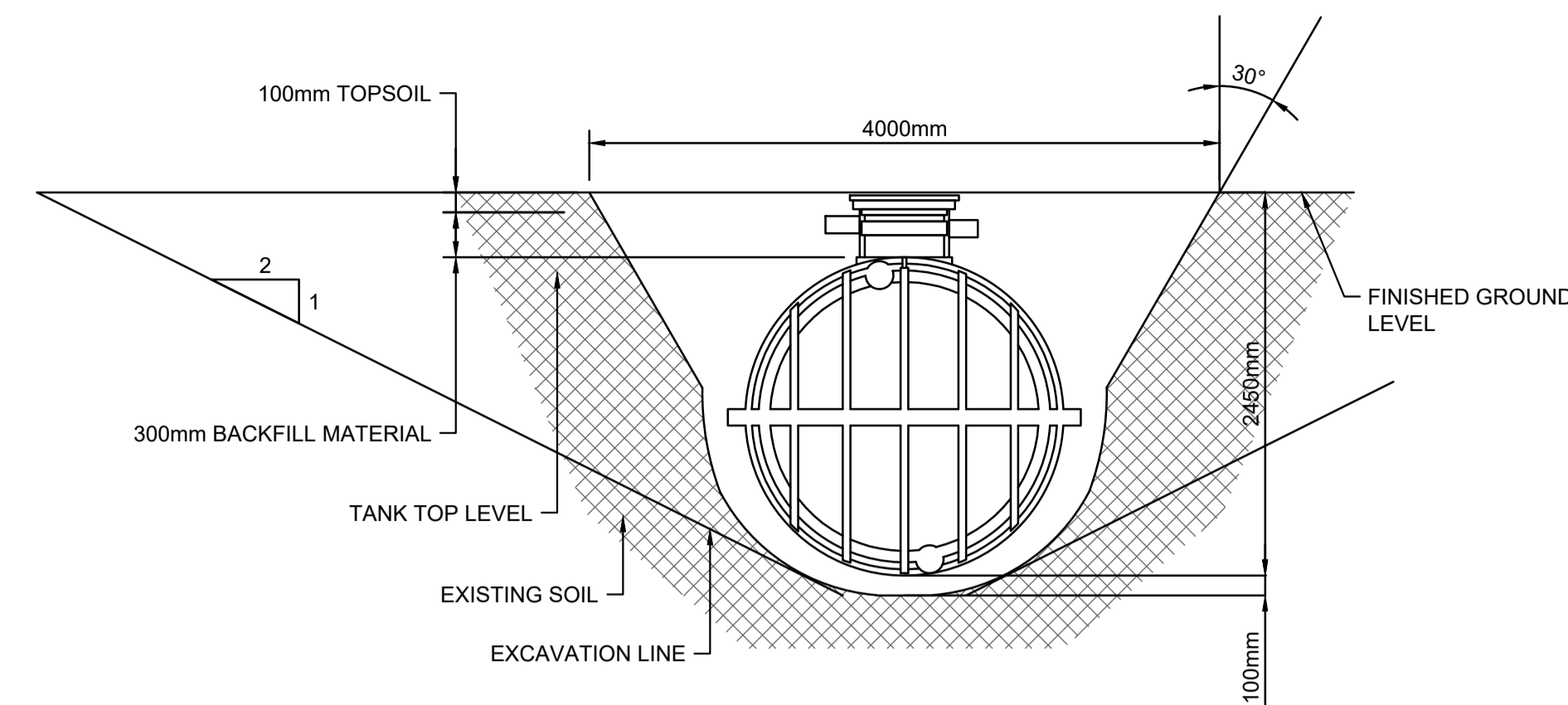


PLAN WITHOUT GRATE

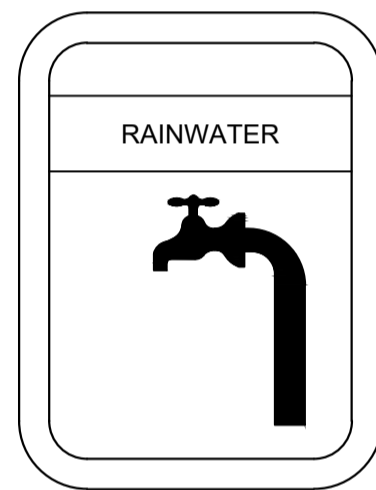
STORMWATER PIT DETAIL
SCALE N.T.S.



SECTION

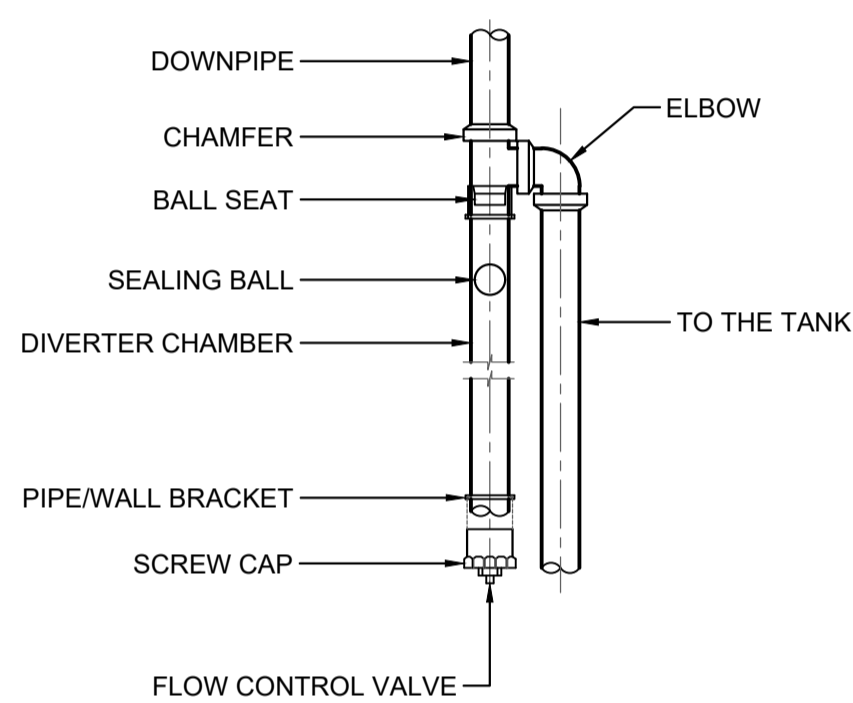


TYPICAL UNDERGROUND RAINWATER TANK DETAIL
SCALE N.T.S.

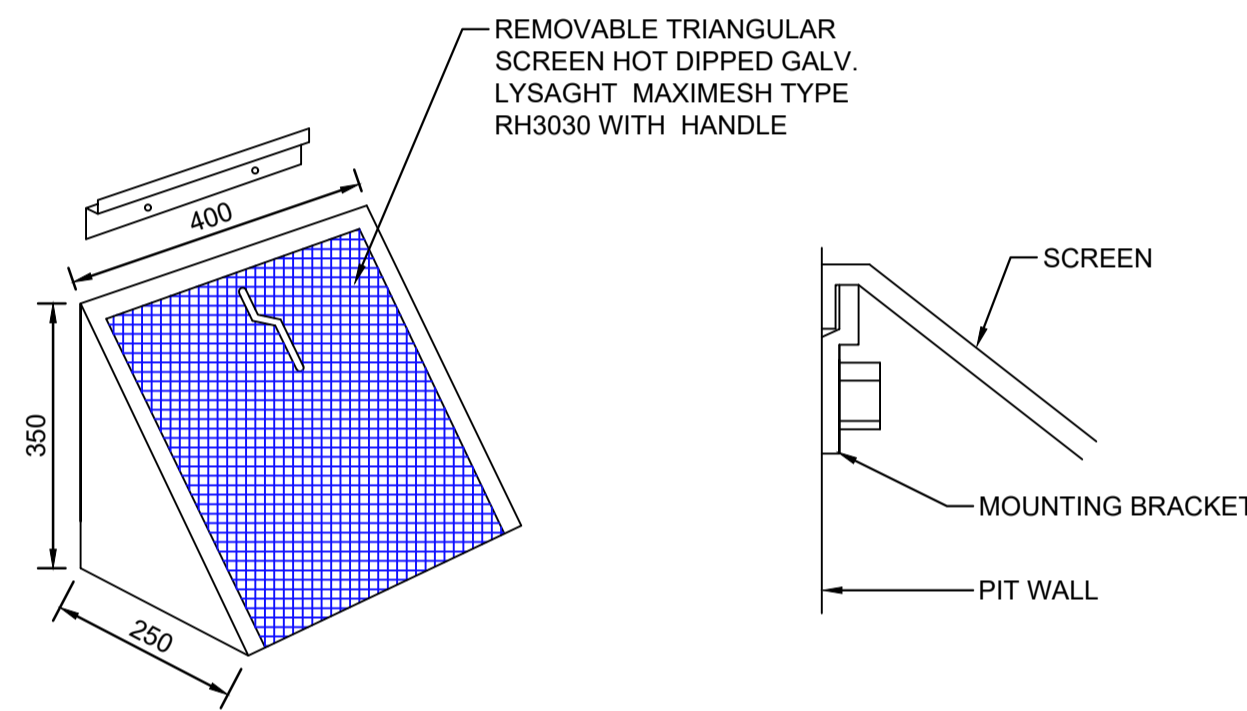


LEGEND:
BACKGROUND IS YELLOW
TEXT IS WHITE ON BLACK
BACKGROUND

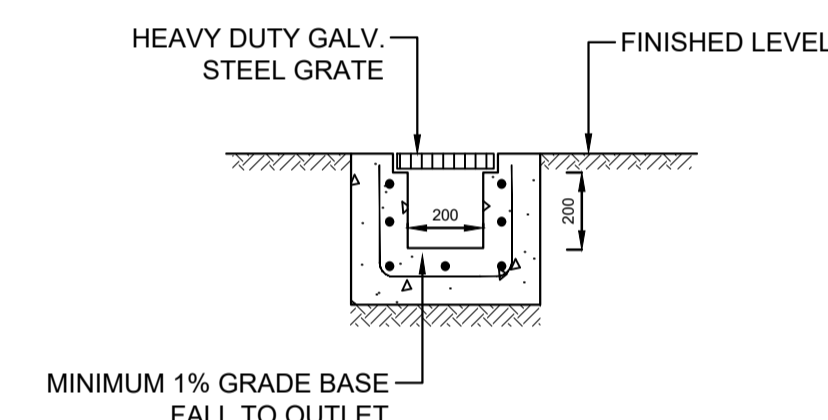
RAINWATER SIGN DETAIL
SCALE 1:20



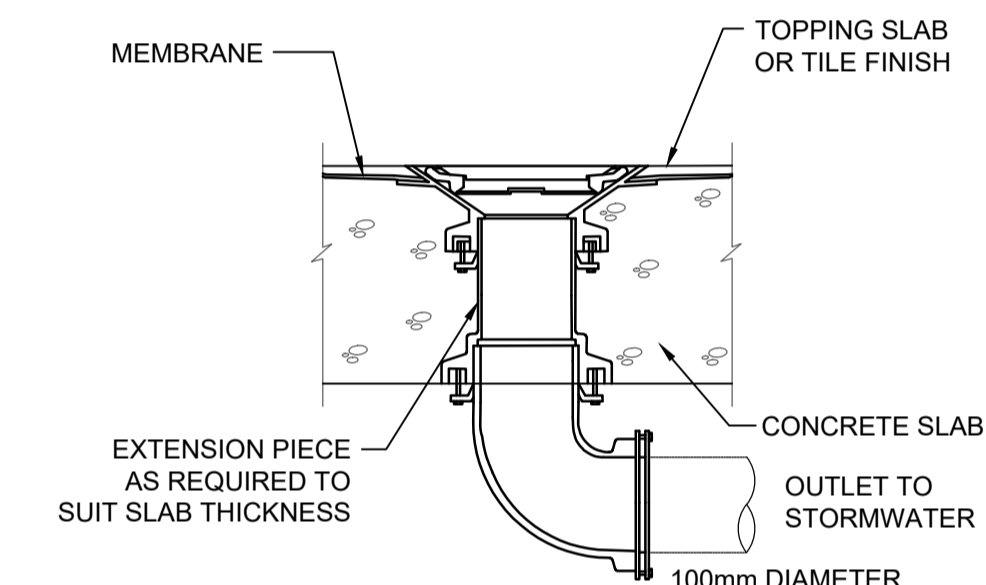
FIRST FLUSH DETAIL
SCALE 1:10



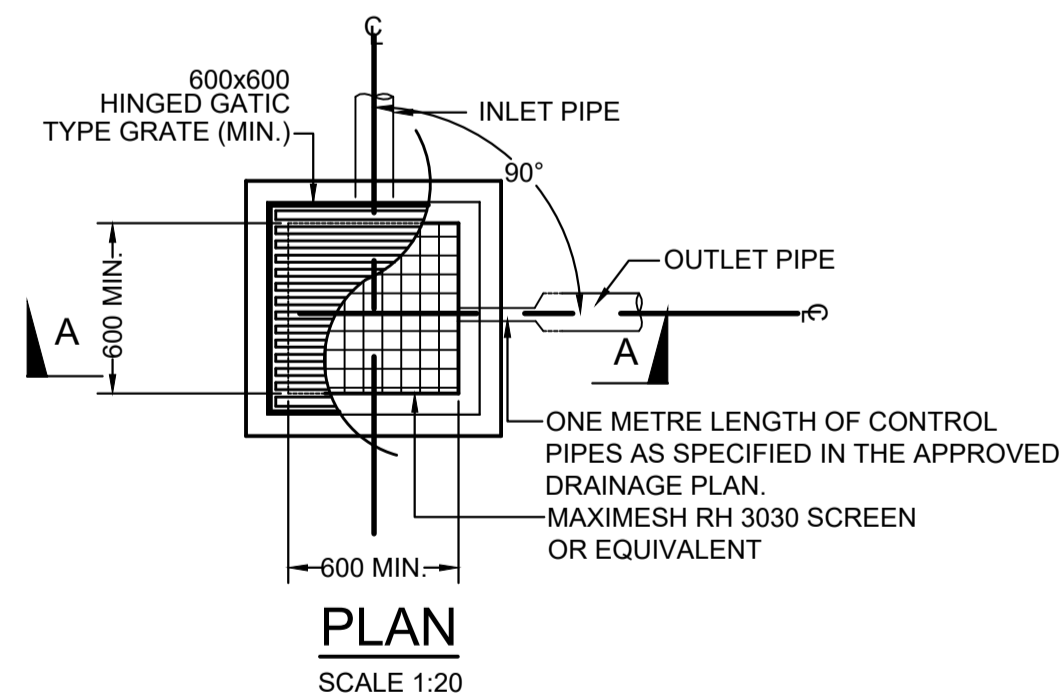
MULTI PURPOSE FILTER SCREEN
SCALE 1:10



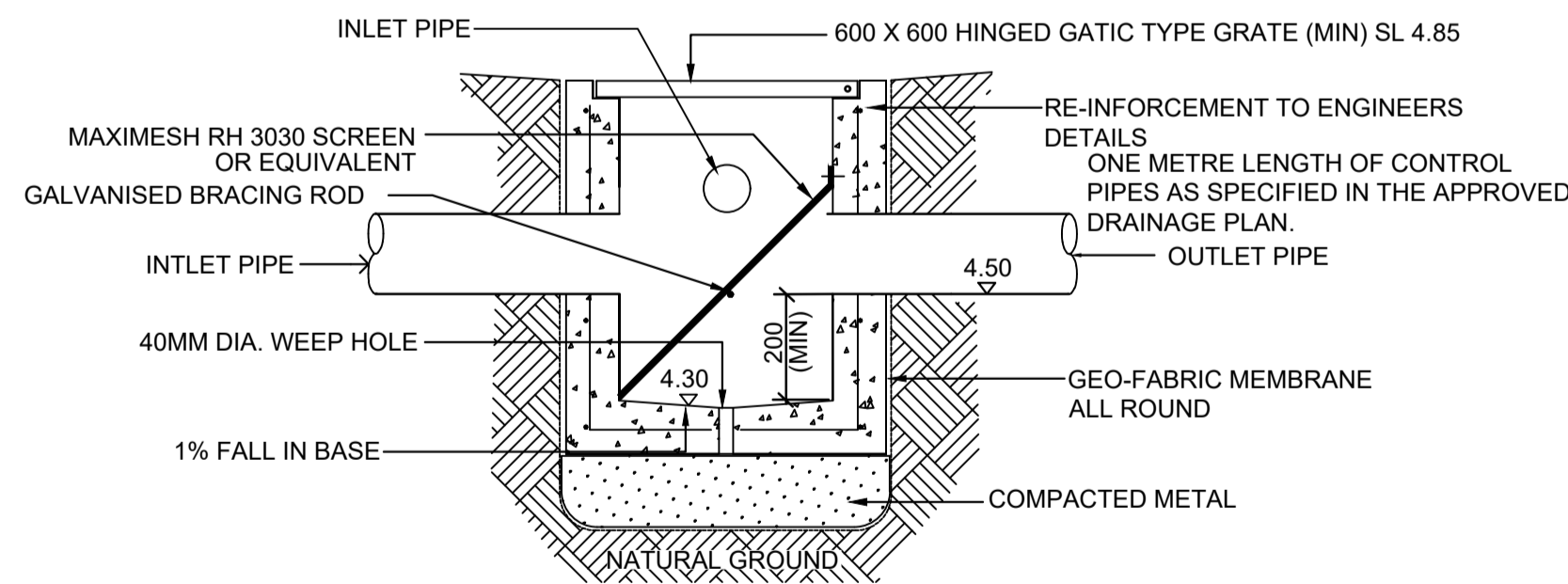
GRADED TRENCH DRAIN DETAIL
SCALE 1:20



FLOOR WASTE OUTLET
NOT TO SCALE



PLAN
SCALE 1:20

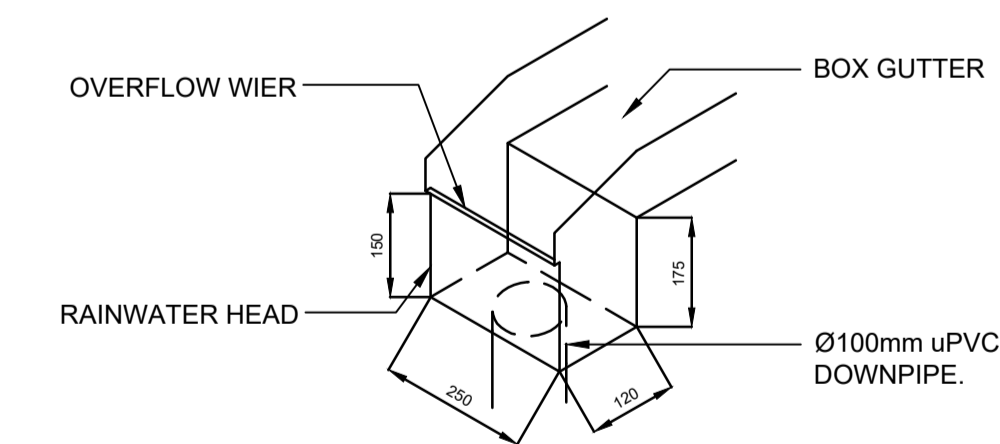


SILT ARRESTOR PIT DETAILS
NTS

SILT ARRESTOR PIT DETAILS
SCALE N.T.S.

SILT ARRESTOR PIT GENERAL NOTES:

- PITS TO BE CONSTRUCTED IN THE FOLLOWING MANNER
 - PRECAST
 - BRICKS WITH CEMENT RENDER
- OUTLET PIPES TO BE PLACED AT 90 DEGREES TO THE INLET PIPELINE (AS SHOWN IN THE PLAN)
- INLET TO BE ABOVE THE SCREEN AND THE OUTLET TO BE BELOW THE SCREEN
- ALL WORK TO BE TO THE SATISFACTION OF THE DIRECTOR OF TECHNICAL SERVICES
- ORIFICE PLATES ARE NOT TO BE USED
- FOR CONNECTION TO COUNCIL'S DRAINAGE SYSTEM
 - CONNECTION TO BE MADE INTO TOP ONE THIRD OF COUNCIL'S PIPE AT 45 DEGREES TO FLOW
 - ON PIPE PROTRUSION ALLOWED INTO COUNCIL'S PIPELINE
 - INSPECTION TO BE MADE BY COUNCIL'S ENGINEER PRIOR TO THE SEALING OF THE JOINT



STANDARD RAINWATER HEAD SECTION
NOT TO SCALE

No	AMENDMENT	ENG	DRAFT	DATE
A	ISSUED FOR D.A.	A.E.	J.L.	22.09.23

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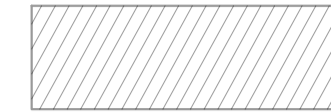
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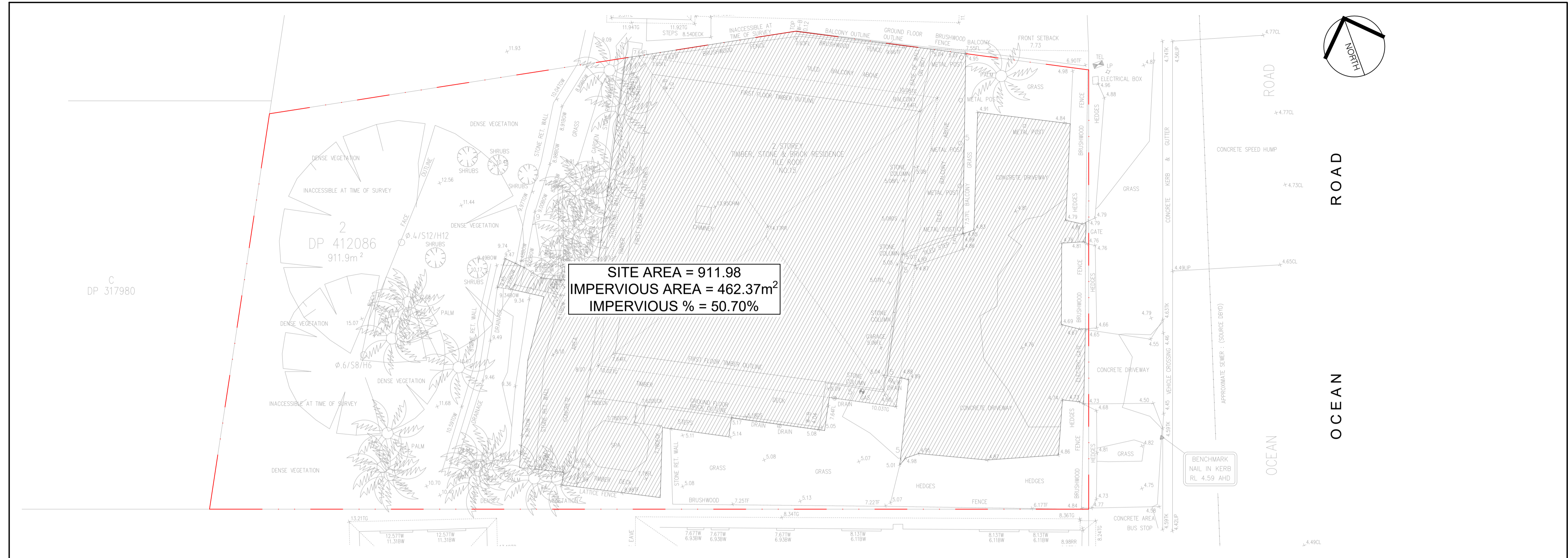
SHEET SUBJECT
**STORMWATER DRAINAGE
DETAILS SHEET 1**

PROJECT	15 OCEAN ROAD, PALM BEACH NSW 2108		
DATE	DRAWN	DESIGNED	CHECKED
11.08.2023	J.L.	J.L.	A.E.
SCALE @ A1	JOB No		
1:100 U.N.O.	D23183		
AUTHORISED	DWG No	REV	
A.E.	SW10	A	

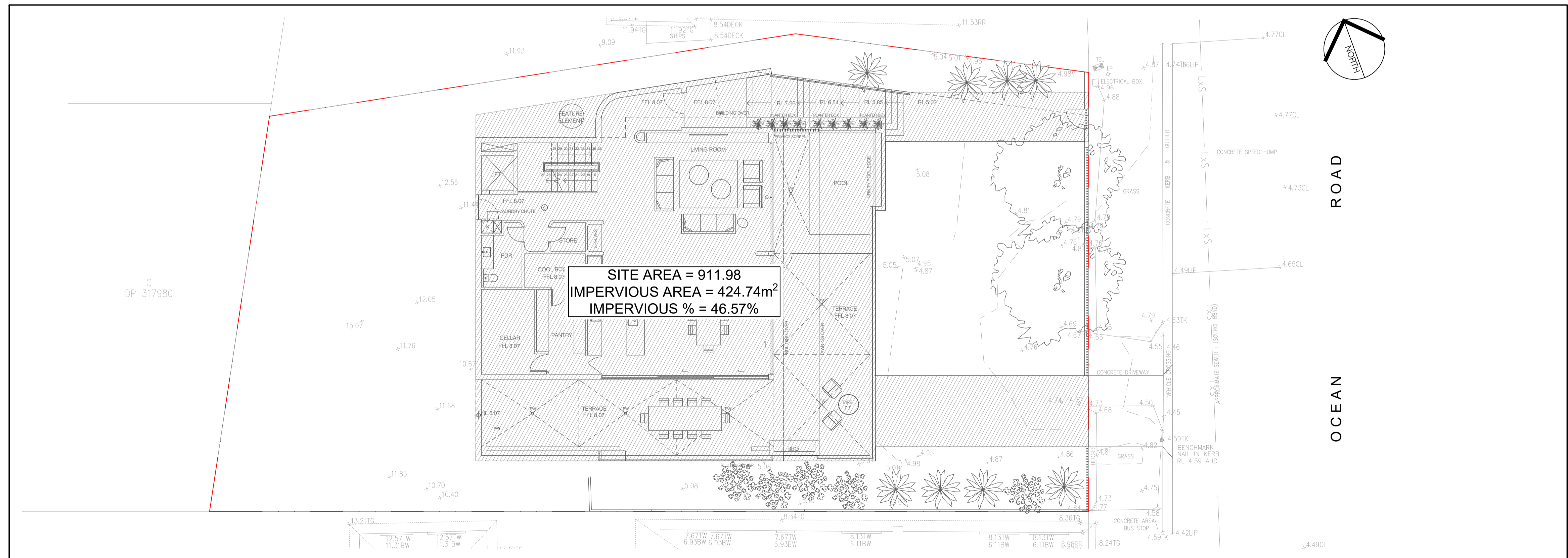
ISSUED FOR D.A.			
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SYMBOLS

 IMPERVIOUS AREA



 PRE DEVELOPMENT CATCHMENT
SCALE 1:125



 POST DEVELOPMENT CATCHMENT
SCALE 1:125

No	AMENDMENT	ENG	DRAFT	DATE
A	ISSUED FOR D.A.	A.E.	J.L.	22.09.23

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SHEET SUBJECT
CATCHMENT PLAN

PROJECT 15 OCEAN ROAD, PALM BEACH NSW 2108			
DATE	DRAWN	DESIGNED	CHECKED
11.08.2023	J.L.	J.L.	A.E.
SCALE @ A1		JOB No	
1:100 U.N.O.		D23183	
AUTHORISED		DWG No	REV
		A.E.	SW15 A

ISSUED FOR D.A.

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