


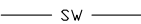


187 RIVERVIEW ROAD, AVALON BEACH

STORMWATER MANAGEMENT PLAN

DRAWING INDEX:

- DR-000 LEGEND
- DR-001 PIPE LAYOUT – LOWER GROUND & GROUND FLOORS
- DR-002 PIPE LAYOUT – FIRST FLOOR & GARAGE FLOOR
- DR-003 DETAILS

LEGEND:

-  DOWNPIPE
-  SW STORMWATER PIPE
-  RW RAINWATER PIPE
-  DRAINAGE PIT

NOTES:

1. ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION.

2. SITE LAYOUT BASED ON ARCHITECTURAL PLANS BY ABA ANDREW BURGESS ARCHITECTS (SEPTEMBER 2023).

3. LOCATION OF ALL SERVICES MUST BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF EXCAVATION WORKS.

4. ALL STORMWATER DRAINAGE PIPES AND ASSOCIATED DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE RELEVANT STANDARDS, THE BUILDING CODE OF AUSTRALIA, MANUFACTURER’S RECOMMENDATIONS, SYDNEY CATCHMENT AUTHORITY RECOMMENDED PRACTICE, AND LOCAL COUNCIL, AS APPLICABLE.
5. ALL INVERT LEVELS PROVIDED ON THIS DRAWING ARE REDUCED TO AHD AND BASED ON INTERPOLATED SURFACE LEVELS AND SYSTEM REQUIREMENTS.

6. WHERE POSSIBLE, PIPEWORK SHALL BE LOCATED EXTERNAL TO THE BUILDING.

7. DOWNPIPES AND STORMWATER LINES TO BE SEALED DN100 uPVC UNLESS OTHERWISE NOTED.


8. STORMWATER PIPES TO BE GRADED AT A MINIMUM 1% UNLESS NOTED OTHERWISE.

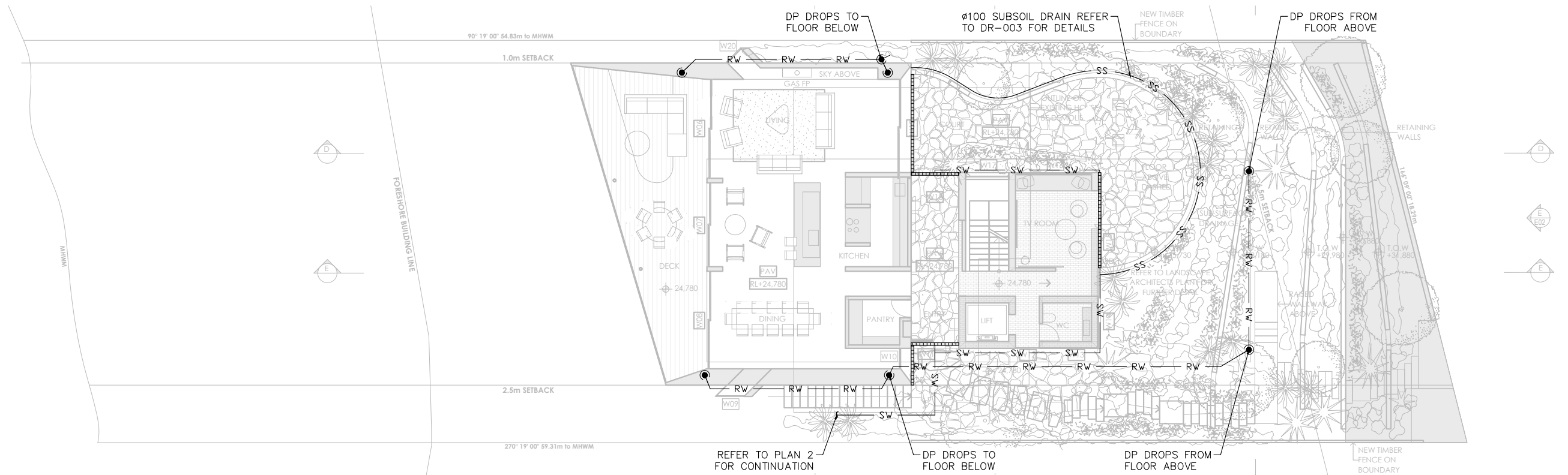
9. ALTERNATIVE GUTTER AND DOWNPIPE CONFIGURATION MAY BE INSTALLED PROVIDED IT COMPLIES WITH AS3500.

10. ALL PIPE AND CONDUITS TO BE MARKED IN ACCORDANCE WITH AS1345 – 1995.

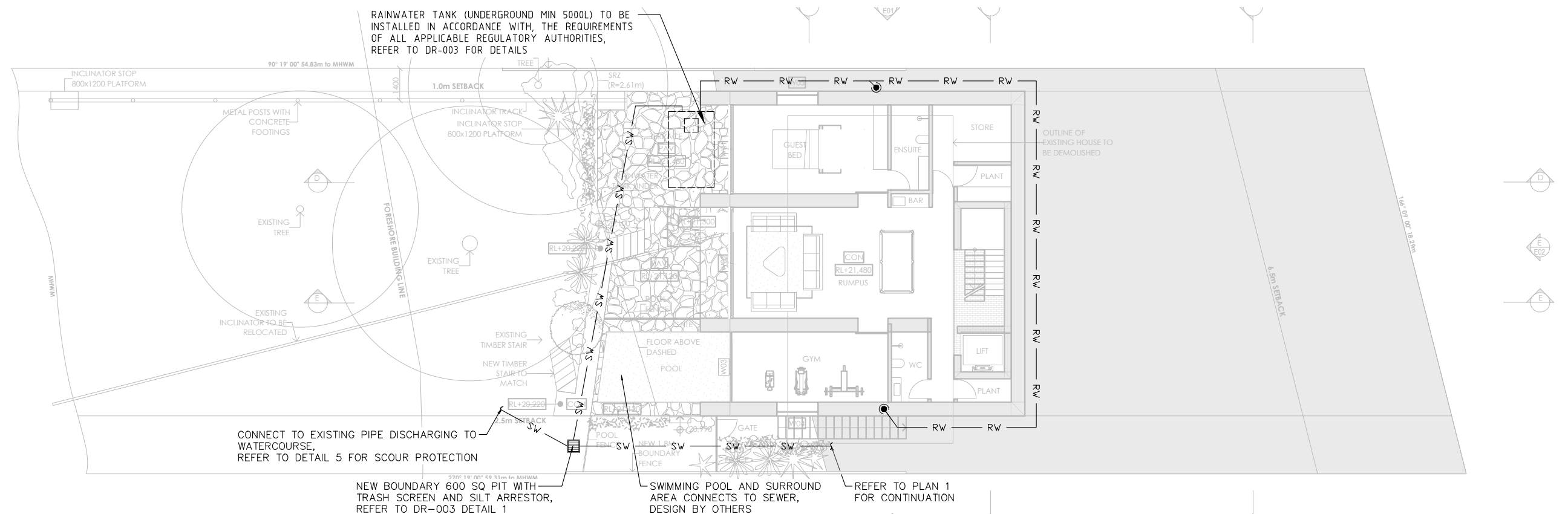
11. TRENCHES AND SERVICE SEPARATIONS IN ACCORDANCE WITH AS/NZS 5601, AS/NZS 3500, AND AS/CA S009.

NOT FOR CONSTRUCTION

REVISIONS	This drawing is confidential and shall only be used for the purposes of this project.				Scale NA DO NOT SCALE. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED	THE SIGNING OF THIS TITLE BLOCK CONFIRMS THE DESIGN AND DRAFTING OF THIS PROJECT HAVE BEEN PREPARED AND CHECKED IN ACCORDANCE WITH THE STELLEN QUALITY ASSURANCE SYSTEM				 Stellen Consulting ABN 61 149 095 189	This design complies with: AS3500.3:2021	187 RIVERVIEW ROAD, AVALON BEACH			
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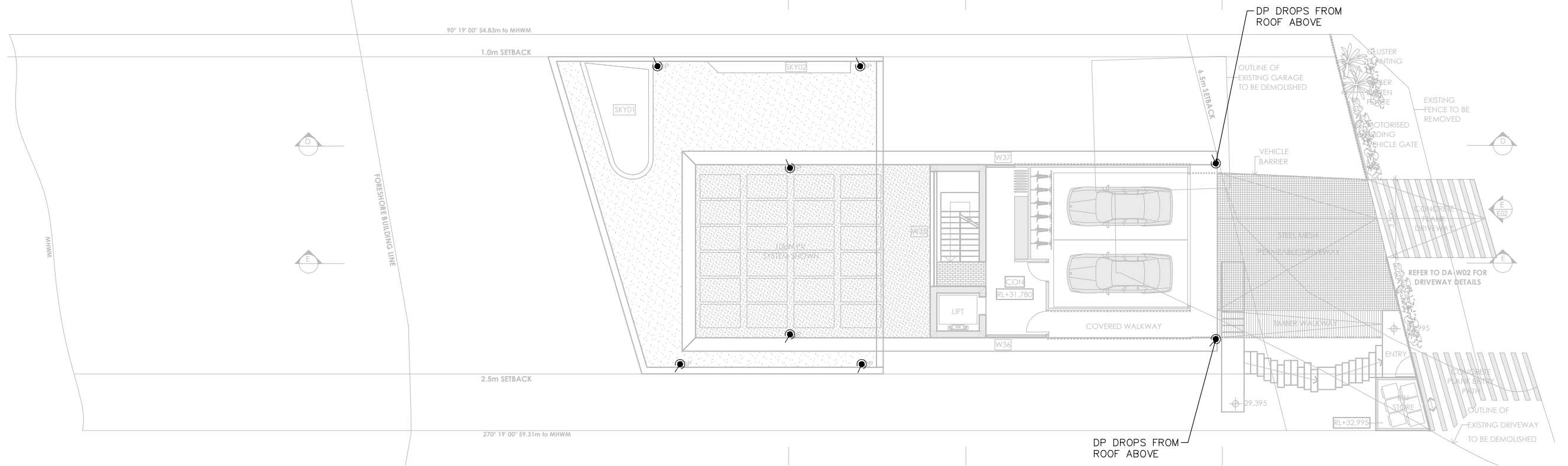
PLAN 1
PIPE LAYOUT – GROUND FLOOR
1:200



PLAN 2
PIPE LAYOUT – LOWER GROUND FLOOR
1:200

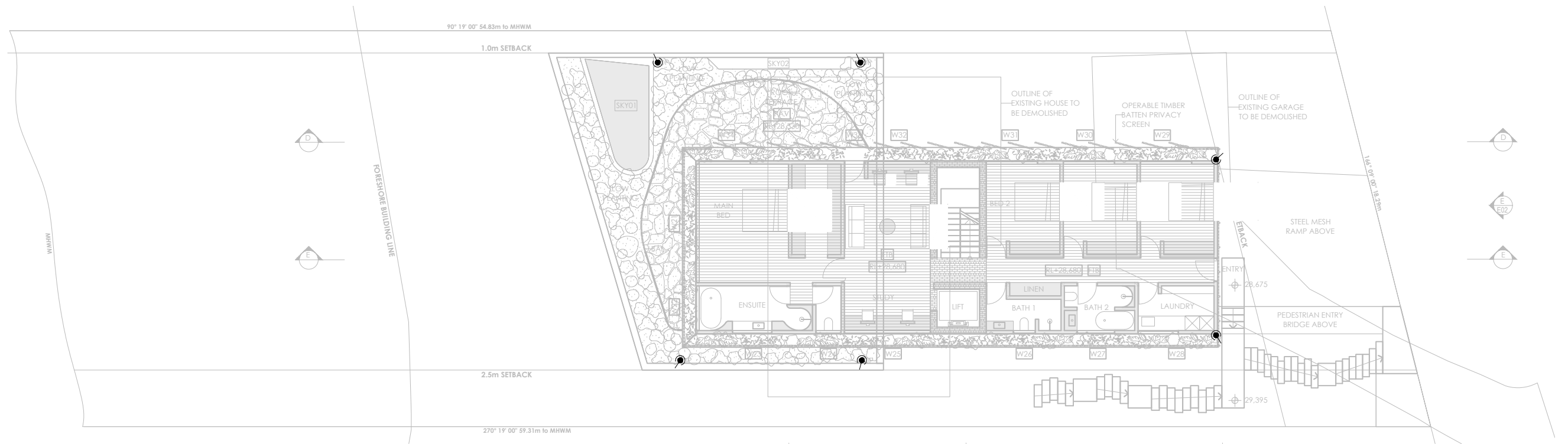
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PLAN
3


PIPE LAYOUT – GARAGE FLOOR
1: 200



PLAN
4

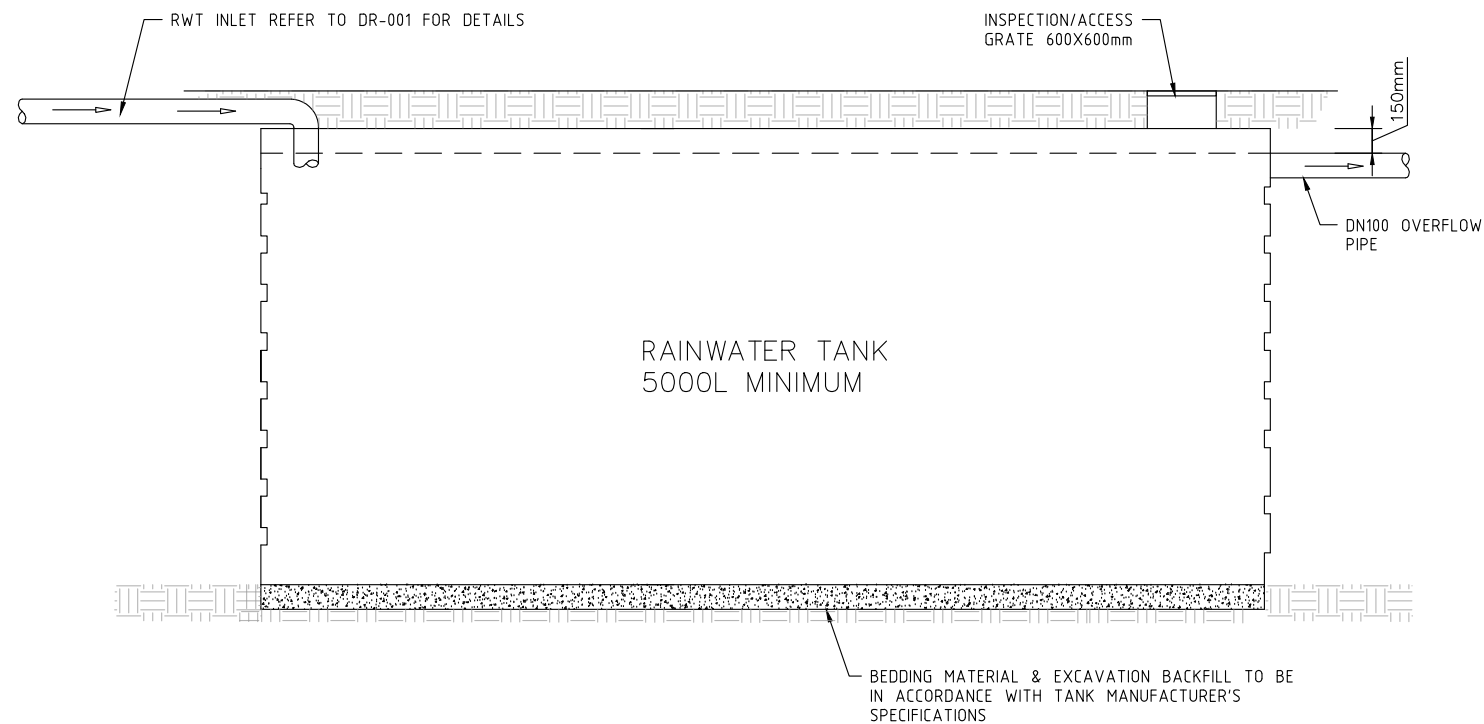
PIPE LAYOUT – FIRST FLOOR
1: 200

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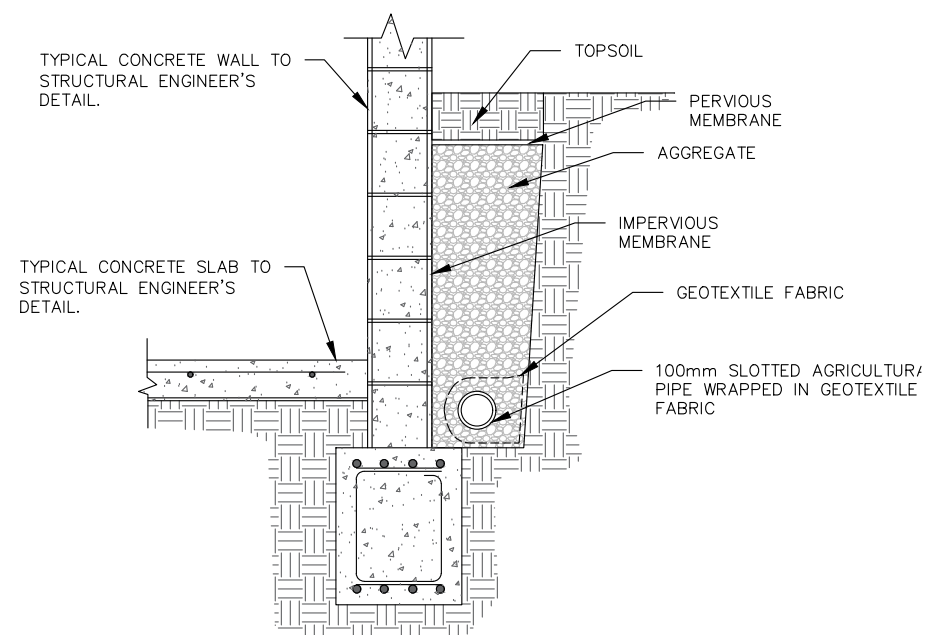
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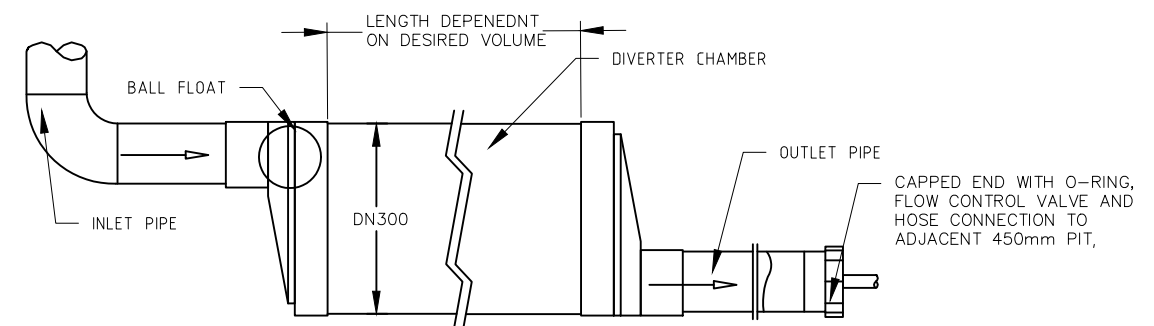


DETAIL 1
TYPICAL RAINWATER REUSE TANK ELEVATION
NOT TO SCALE

- NOTES:
1. RAINWATER TANK MUST MEET, AND BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ALL APPLICABLE REGULATORY AUTHORITIES.

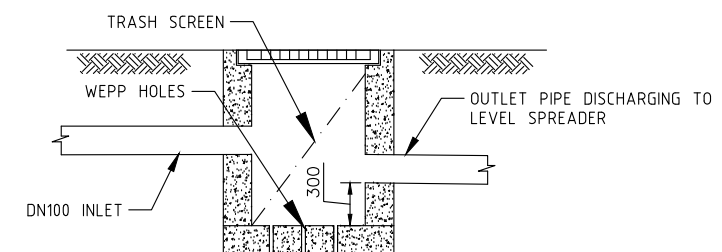


DETAIL 4
TYPICAL SUB-SOIL DRAINAGE
NOT TO SCALE



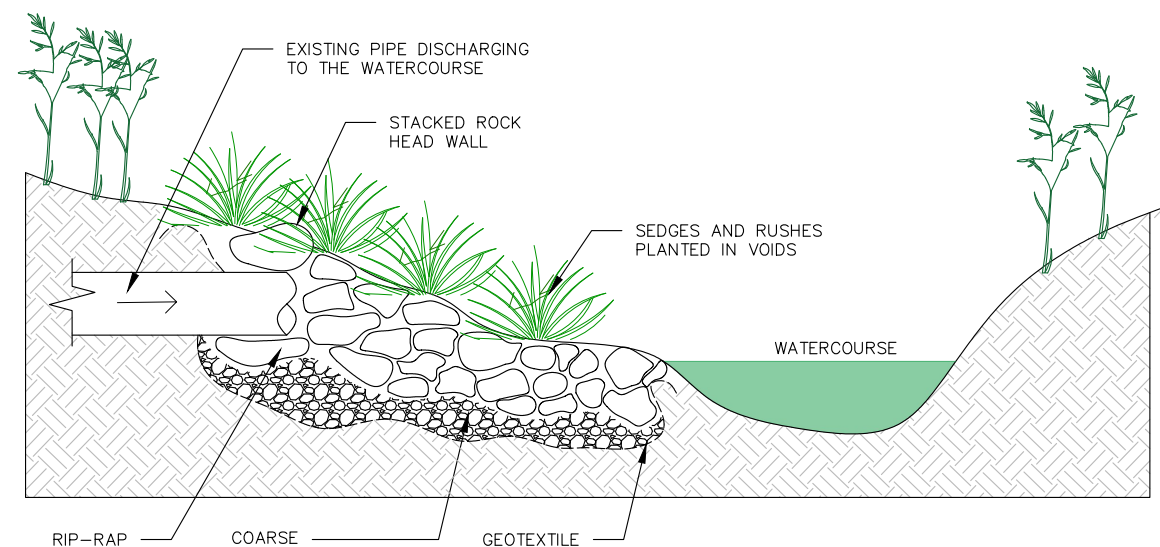
DETAIL 2
IN GROUND FIRST FLUSH DIVERTER
NOT TO SCALE

- NOTES:
1. INSTALL WITH MINIMUM 5 DEGREE SLOPE.
 2. DIVERTER VOLUME TO BE MIN 118 L (1500mm of DN 300).




DETAIL 3
600 SQUARE MEDIUM DUTY PIT
NOT TO SCALE

- NOTES:
1. 'LYSAGHT' MAXIMESH RH3030 (HOT DIPPED GALVANISED) OR EQUIVALENT.
 2. MAXI MESH SCREENS MUST BE PLACED SUCH THAT THE LONG AXIS OF THE OVAL SHAPED HOLES ARE ORIENTATED HORIZONTALLY WITH THE PROTRUDING LIP ANGLED UPWARDS AND FACING TOWARDS THE OUTLET
 3. 20DIA AT 150 SPACING AT BASE OF SUMP. BEDDING TO BE 100 THICK SAND/GRAVEL MATERIAL.



DETAIL 5
TYPICAL OUTLET STRUCTURE ON WATERFRONT LAND
NOT TO SCALE

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