


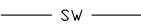


# 187 RIVERVIEW ROAD, AVALON BEACH

## 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.

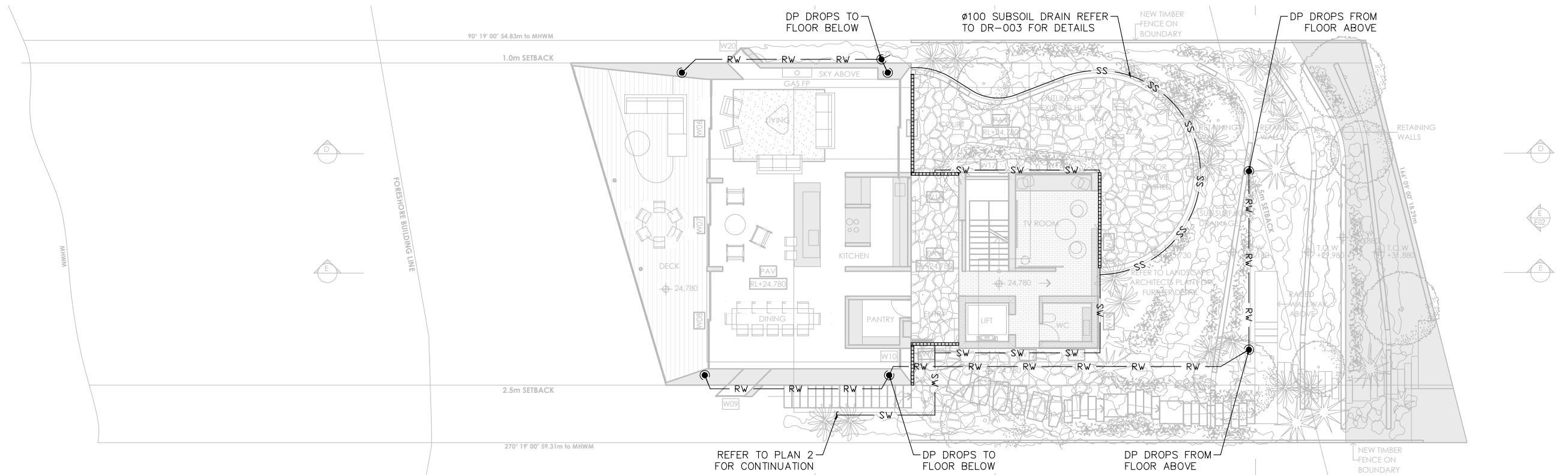
9. ALTERNATIVE GUTTER AND DOWNPIPE CONFIGURATION MAY BE INSTALLED PROVIDED IT COMPLIES WITH AS3500.

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

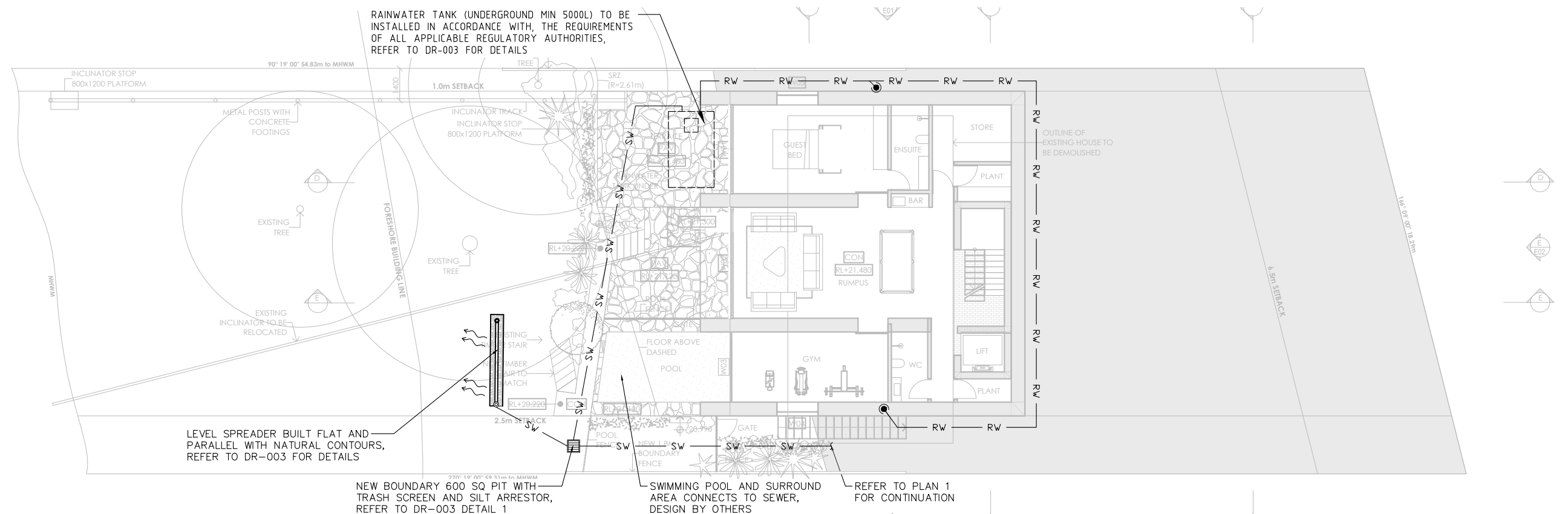
11. TRENCHES AND SERVICE SEPARATIONS IN ACCORDANCE WITH AS/NZS 5601, AS/NZS 3500, AND AS/CA S009.

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PLAN 1  
PIPE LAYOUT – GROUND FLOOR  
1:200

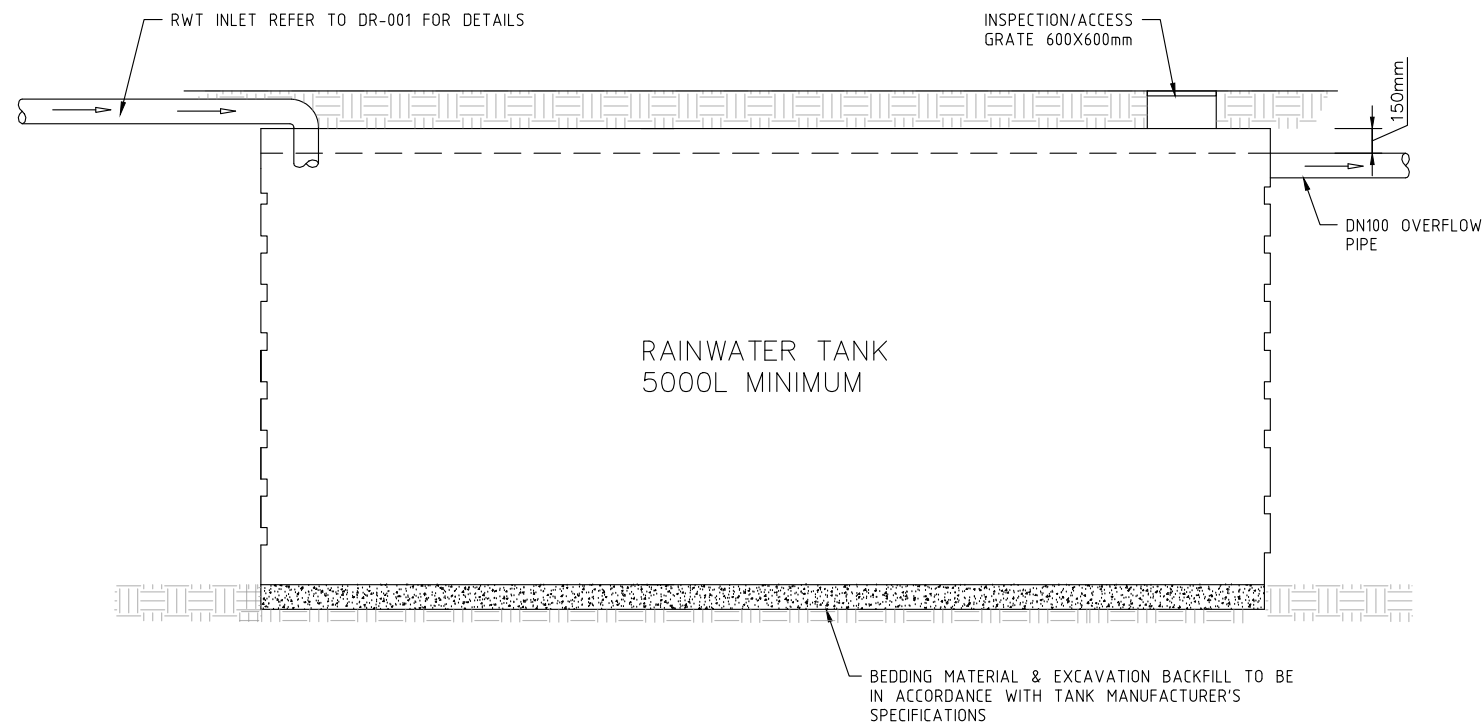


PLAN 2  
PIPE LAYOUT – LOWER GROUND FLOOR  
1:200

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AS NOTED					DO NOT SCALE. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED				DESIGNED	NTM	CHECKED	SHA					PIPE LAYOUT - LOWER GROUND & GROUND FLOORS		
REVISIONS	No.	BY	DATE	DESCRIPTION	APPD	DRAWN				NTM	CHECKED	FRM	Size A3 Status FOR DA		Drg No. DR-001	Rev. 0			
	0	NTM	18/09/2023	FOR DA		APPROVED				FRM	DATE	18/09/2023							

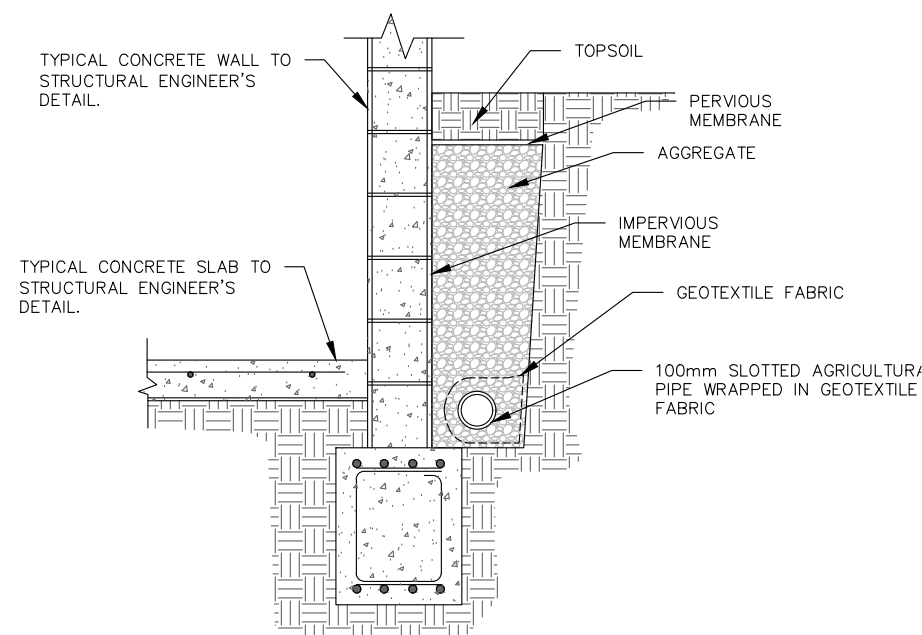




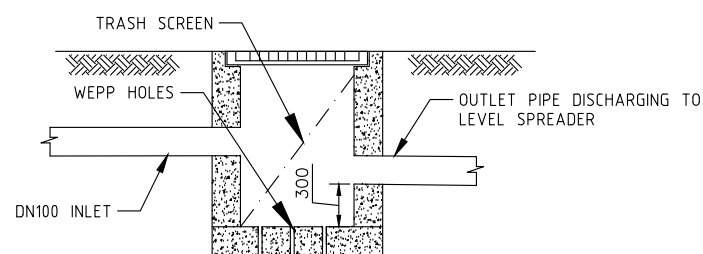
DETAIL 1  
TYPICAL RAINWATER REUSE TANK ELEVATION  
NOT TO SCALE

NOTES:

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



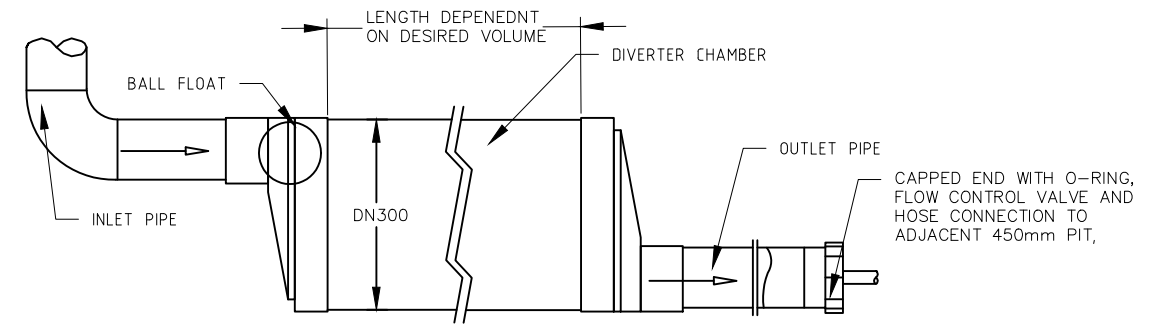
DETAIL 4  
TYPICAL SUB-SOIL DRAINAGE  
NOT TO SCALE



DETAIL 3  
600 SQUARE MEDIUM DUTY PIT  
NOT TO SCALE

NOTES:

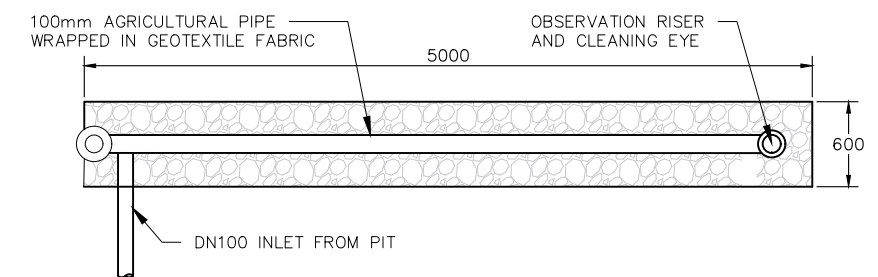
1. 'LYSAGHT' MAXIMESH RH3030 (HOT DIPPED GALVANISED) OR EQUIVALENT.
2. MAXI MESH SCREENS MUST BE PLACED SUCH THAT THE LONG AXIS OF THE OVAL SHAPED HOLES ARE ORIENTATED HORIZONTALLY WITH THE PROTRUDING LIP ANGLED UPWARDS AND FACING TOWARDS THE OUTLET
3. 20DIA AT 150 SPACING AT BASE OF SUMP. BEDDING TO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



DETAIL 2  
IN GROUND FIRST FLUSH DIVERTER  
NOT TO SCALE

NOTES:

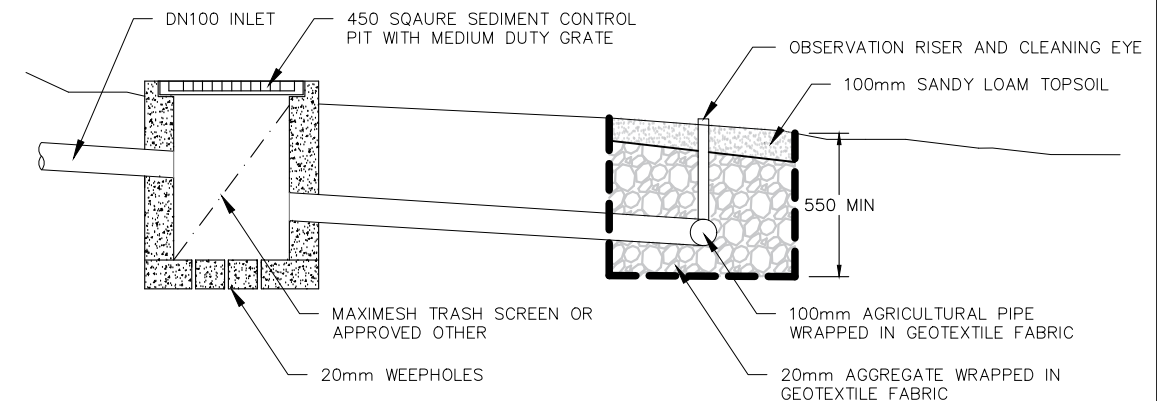
1. INSTALL WITH MINIMUM 5 DEGREE SLOPE.
2. DIVERTER VOLUME TO BE MIN 118 L (1500mm of DN 300).



PLAN 5  
LEVEL SPREADER PLAN VIEW  
NOT TO SCALE


LEVEL SPREADER TRENCH CONSTRUCTION

1. THE BASE OF THE BED MUST BE LEVEL TO ENSURE EVEN DISTRIBUTION OF STORMWATER. IT MUST ALSO BE SCARIFIED TO OVERCOME ANY SMEARING DURING EXCAVATION. BASE LEVELS SHOULD BE CHECKED WITH A DUMPY / LASER LEVEL.
2. LEVEL SPREADING MOUND TO BE CONSTRUCTED PARALLEL TO THE NATURAL CONTOURS OF THE GROUND
3. INSPECTION PORT ON DOWNHILL SIDE OF THE BED. MADE FROM 50 MM PVC PIPE WITH PERFORATIONS AT THE AGGREGATE LEVEL OF THE BED.
4. BED DIMENSIONS ARE TYPICAL ONLY.
5. MIN 2m FROM BUILDINGS AND 3m SETBACK FROM ANY BOUNDARY.
6. TRENCHES ARE NOT TO BE PLACED UNDER THE CANOPY AREA OF ANY TREE.



SECTION A  
LEVEL SPREADER CROSS-SECTION  
NOT TO SCALE

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<div>AS NOTED</div> <div>DO NOT SCALE. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED</div>					DESIGNED	NTM	CHECKED	SHA	DETAILS										
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