

DOCUMENTATION OF STORMWATER CONCEPT DESIGN

NEW DEVELOPMENT

12-14 ROCK BATH ROAD PALM BEACH NSW

JAMES TAYLOR AND ASSOCIATES

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| STORMWATER DRAWING LIST | |
|-------------------------|---|
| Sheet Number | Sheet Name |
| SW1 | STORMWATER CONCEPT DESIGN COVER SHEET |
| SW2 | EXISTING SERVICES PLAN |
| SW3 | STORMWATER DRAINAGE PLAN - LOWER GROUND FLOOR |
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| SW8 | SECTION |

STORMWATER NOTES

- SW1. STORMWATER DRAINS TO BE RUN TO SUIT THE LOCAL SEWERAGE AND DRAINAGE BOARD, FROM THE STORMWATER DRAINS WITH PIPES AND FITTINGS SET NOT LESS THAN MINIMUM FALLS RECOMMENDED BY THE GOVERNING AUTHORITY, WITH MATERIALS AND LEVELS SHOWN ON THE DRAWINGS AND IN THE SPECIFICATION.
- SW2. ALL PIPES SHALL BE UPVC 100mm DIAMETER U.N.O. IN ACCORDANCE WITH AS3500.3 NATIONAL PLUMBING AND DRAINAGE CODE, PART 3: STORMWATER DRAINAGE.
- SW3. ALL PIPES TO BE UPVC OR CONCRETE AS NOTED AND IN ACCORDANCE WITH AS3500.3 NATIONAL PLUMBING AND DRAINAGE CODE, PART 3: STORMWATER DRAINAGE.
- SW4. ALL UPVC PIPES TO BE INSTALLED IN ACCORDANCE WITH AUSTRALIAN STANDARD AS2032.
- SW5. ALL PIPES SHALL BE LAID AT A MINIMUM GRADE OF 1 IN 100 U.N.O.
- SW6. ARROWS INDICATE THE DIRECTION OF GRADE.
- SW7. ALL FOOTPATH AND DRIVEWAY CROSSINGS SHALL BE TO LOCAL COUNCIL REQUIREMENTS.
- SW8. ALL LEVELS ARE APPROXIMATE ONLY AND SHALL NEED TO BE CONFIRMED PRIOR TO CONSTRUCTION.
- SW9. ALL EXISTING LEVELS ARE SHOWN AS A SPOT LEVEL OR A CONTOUR WITHOUT ANY PREFIX OR DESCRIPTION.
 LEVEL DESCRIPTIONS ARE AS FOLLOWS:
 FL - FLOOR LEVEL
 SL - SURFACE LEVEL
 IL - INVERT LEVEL
 ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (AHD) U.N.O.
- SW10. MINIMUM COVER TO UPVC STORMWATER PIPES SHALL BE: TRAFFICABLE AREAS - 450 mm
 LANDSCAPE AREAS - 300 mm
 COVER IS MEASURED VERTICALLY FROM THE TOP OF THE PIPE TO THE FINISHED SURFACE LEVEL.
 PIPES TO BE PROTECTED BY CONCRETE ENCASEMENT TO ENGINEERS APPROVAL IF MINIMUM COVER CANNOT BE ACHIEVED.
- SW11. CONNECTION OF UPVC TO PRECAST PITS TO BE BY TREATING THE PIPE WITH PVC GLUE AND SEAL WITH A 3:1 SAND CEMENT MORTAR.
- SW12. ALL CONCRETE PIPES AND ASSOCIATED ELEMENTS SHALL BE MANUFACTURED AND PROVIDED WITH A STRENGTH CLASSIFICATION IN ACCORDANCE WITH AS4058, PRECAST CONCRETE PIPES (PRESSURE AND NON-PRESSURE).
- SW13. ALL CONCRETE PIPES AND ASSOCIATED ELEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH AS3725, LOADS ON BURIED CONCRETE PIERS AND AS3500.3 NATIONAL PLUMBING AND DRAINAGE CODE, PART 3: STORMWATER DRAINAGE.
- SW14. "K" ON PLAN DENOTES KERB AS DETAILED WITH "T.O.K" DENOTING LEVEL FOR TOP OF KERB FOR DATUM INDICATED.
- SW15. PITS SHALL BE OF A SIZE AS SHOWN OR NOTED WITH GALVANISED GRATED COVERS OR AN APPROVED EQUIVALENT. ALL PITS IN BARKED OR WOODCHIP LANDSCAPED AREAS SHALL HAVE COVERS OR STANDARD COVERS MODIFIED TO ENSURE DEBRIS DOES NOT ENTER STORMWATER SYSTEM.

GENERAL COMPACTION NOTES

- FOUNDATION MATERIAL DEEMED BY THE SUPERINTENDENT AS UNSUITABLE TO BE REMOVED AS DIRECTED BY THE SUPERINTENDENT AND REPLACED WITH APPROVED MATERIAL SATISFYING THE REQUIREMENTS LISTED BELOW.
- UNLESS OTHERWISE APPROVED OR SPECIFIED, ALL FILL MATERIAL SHALL BE FROM A SOURCE APPROVED BY THE SUPERINTENDENT AND SHALL COMPLY WITH THE FOLLOWING:
 A) FREE FROM ORGANIC AND PERISHABLE MATTER
 B) MAXIMUM PARTICLE SIZE 75MM
 C) PLASTICITY INDEX BETWEEN 2% AND 20%
 D) CBR > 10
- THE PAVEMENT AREAS SHALL BE PROOF ROLLED WITH AN ROLLER PRIOR TO COMPACTION. LOOSE OR SOFT AREAS SHALL BE REMOVED & REPLACED WITH ENGINEERED FILL MATERIAL.
 SELECT FILL MATERIAL SHALL BE PLACED IN MAXIMUM 200MM LOOSE THICK LAYERS AND COMPACTED AT OPTIMUM MOISTURE CONTENT (+ OR - 2%) TO ACHIEVE A DRY DENSITY DETERMINED IN ACCORDANCE WITH AS1289E3.1 OF NOT LESS THAN THE FOLLOWING STANDARD MAXIMUM DRY DENSITY IN ACCORDANCE WITH AS1289E1.1:
 LOCATION STANDARD DRY DENSITY
 - AREAS OF SERVICE TRENCHES 98%
 - EMBANKMENTS 100%
 - LANDSCAPED AREAS 90%
 - CONCRETE FOUNDATIONS 100%
 - PAVEMENT SLABS 100%
- MINIMUM SUBGRADE THICKNESS WHERE NOT ON ROCK SHALL BE 450mm
- THE CONTRACTOR SHALL PROGRAMME THE EARTHWORKS OPERATION SO THAT THE WORKING AREAS ARE ADEQUATELY DRAINED DURING THE PERIOD OF CONSTRUCTION. THE SURFACE SHALL BE GRADED AND SEALED OFF TO REMOVE DEPRESSIONS. ROLLER MARKS AND SIMILAR WHICH WOULD ALLOW WATER TO POND AND PENETRATE THE UNDERLYING MATERIAL. ANY DAMAGE RESULTING FROM THE CONTRACTOR NOT OBSERVING THESE REQUIREMENTS SHALL BE RECTIFIED BY THE CONTRACTOR AT HIS COST.
- COMPACTION CONTROL TESTING SHALL BE CARRIED OUT BY AND AT THE COST OF THE CONTRACTOR TO CONFORM WITH LEVEL 1, AS DEFINED IN AS3798 (LATEST EDITION).

SERVICES NOTES:

- THE LOCATION OF ALL EXISTING SERVICES SHOWN ON THE DRAWINGS ARE APPROXIMATE ONLY AND HAVE BEEN TAKEN FROM SURVEY (REFERENCE DOCUMENT 1)
- EXISTING PITS GRL, SL & RL ARE TAKEN FROM SURVEY (REFERENCE DOCUMENT 1)
- IT IS THE CONSTRUCTORS RESPONSIBILITY TO NOTIFY THE RELEVANT SERVICES AUTHORITIES OF THE WORKS AND VERIFY THE LOCATIONS OF ALL EXISTING SERVICES PRIOR TO ANY CONSTRUCTION ACTIVITIES COMMENCING.
- THE CONTRACTOR SHALL LIAISE AND COORDINATE THE TIMING OF THE CONSTRUCTION OF THE WORKS WITH THE RELEVANT SERVICES AUTHORITIES AND/OR OTHER CONSTRUCTORS INSTALLING SERVICES CONCURRENTLY AT THIS SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE CAUSED TO EXISTING SERVICES AS A RESULT OF THE CONSTRUCTION WORKS.
- PRIOR TO COMMENCEMENT CONTRACTOR SHALL ACCURATELY LOCATE EXISTING SERVICES TO IDENTIFY THEIR POSITION, DEPTH AND CONDITION. POTENTIAL CLASHES SHALL BE IDENTIFIED AND SERVICES RELOCATED OR CAPPED OFF AS REQUIRED.

REFERENCE DOCUMENTS

- SURVEY DRAWING PREPARED BY:
 TSS TOTAL SURVEYING SOLUTIONS
 JOB No: 220083
 PLAN No: 220083-1
 DATE: 02/03/2022



WITHOUT ADMISSION

| HA | RY | FOR DA | 30.04.2024 | D |
|----|------|-------------|------------|-----|
| HA | RY | FOR DA | 02.11.2023 | C |
| HA | RY | FOR REVIEW | 27.10.2023 | B |
| HL | RY | FOR DA | 16.02.2023 | A |
| BY | CHKD | DESCRIPTION | DATE | REV |

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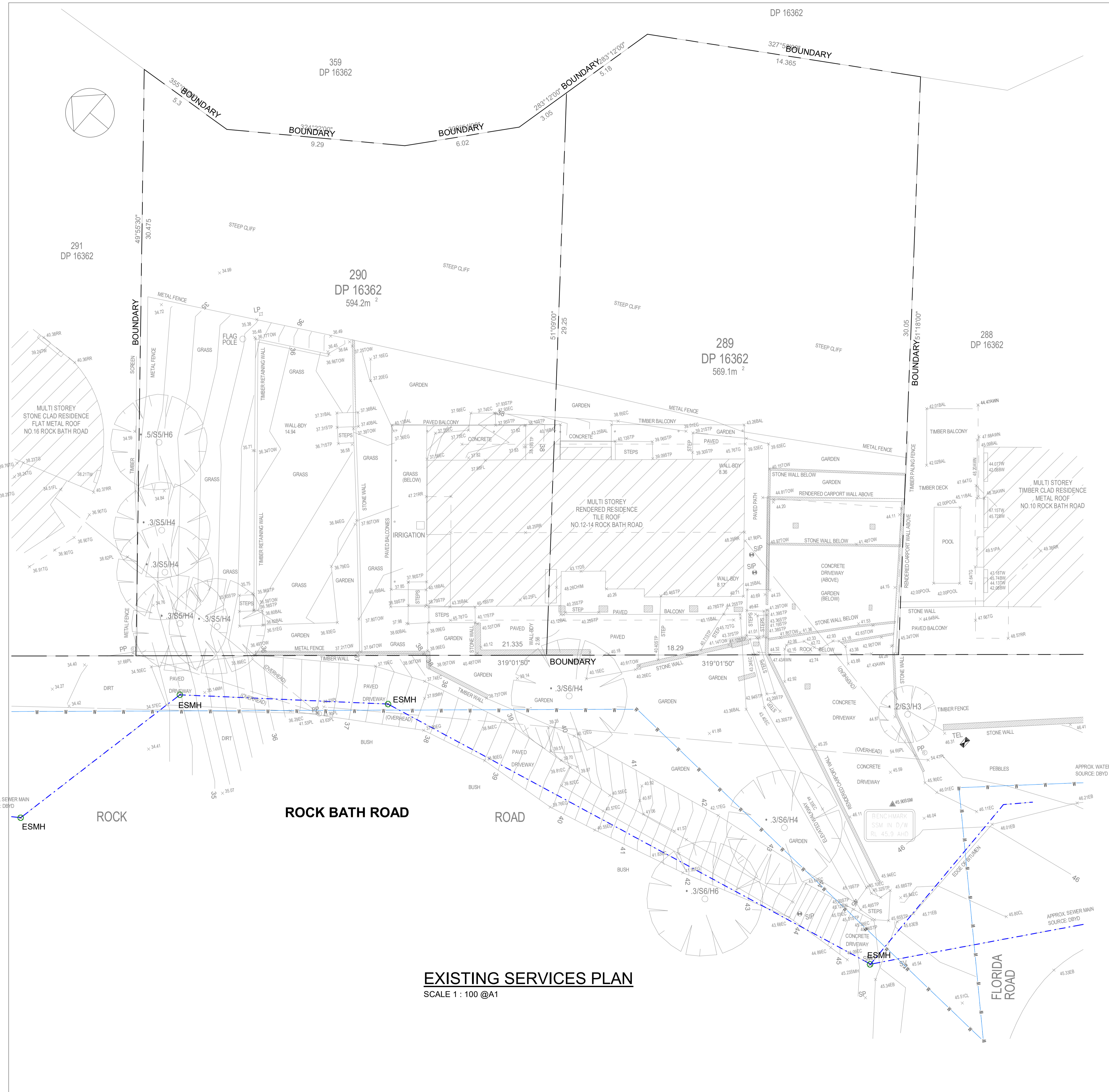
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12-14 ROCK BATH ROAD PALM BEACH NSW

STORMWATER CONCEPT DESIGN COVER SHEET

| | | |
|-----------------------|-------------|--------------|
| DESIGN RY | DRAWN HL | PROJECT NO. |
| CHKD. | | 6458 |
| APPRD. | DRAWING NO. | REV |
| A1 SCALE As indicated | DATE | SW1 D |



LEGEND

| | |
|---------|----------------------------|
| + xx.xx | EXISTING LEVEL FROM SURVEY |
| + xx.xx | PROPOSED RLS |
| ESMH | EXISTING SEWER MANHOLE |
| --- | EXISTING SEWER PIPE |
| --- | EXISTING STORMWATER PIPE |
| --- | EXISTING WATER MAIN PIPE |
| --- | PROPOSED STORMWATER PIPE |
| ○ DP | PROPOSED DOWNPIPE |
| ○ RWO | PROPOSED RAINWATER OUTLET |
| ▭ GD | PROPOSED GRATED DRAIN |
| RWT | RAINWATER TANK |
| P1 - P6 | PROPOSED PIT |

NOTE: ALL EXISTING SERVICES LOCATIONS ARE APPROXIMATE

REFERENCE DOCUMENTS

- SURVEY DRAWING PREPARED BY:
TSS TOTAL SURVEYING SOLUTIONS
JOB No: 220083
PLAN No: 220083-1
DATE: 02/03/2022

GEOTECHNICAL REPORT



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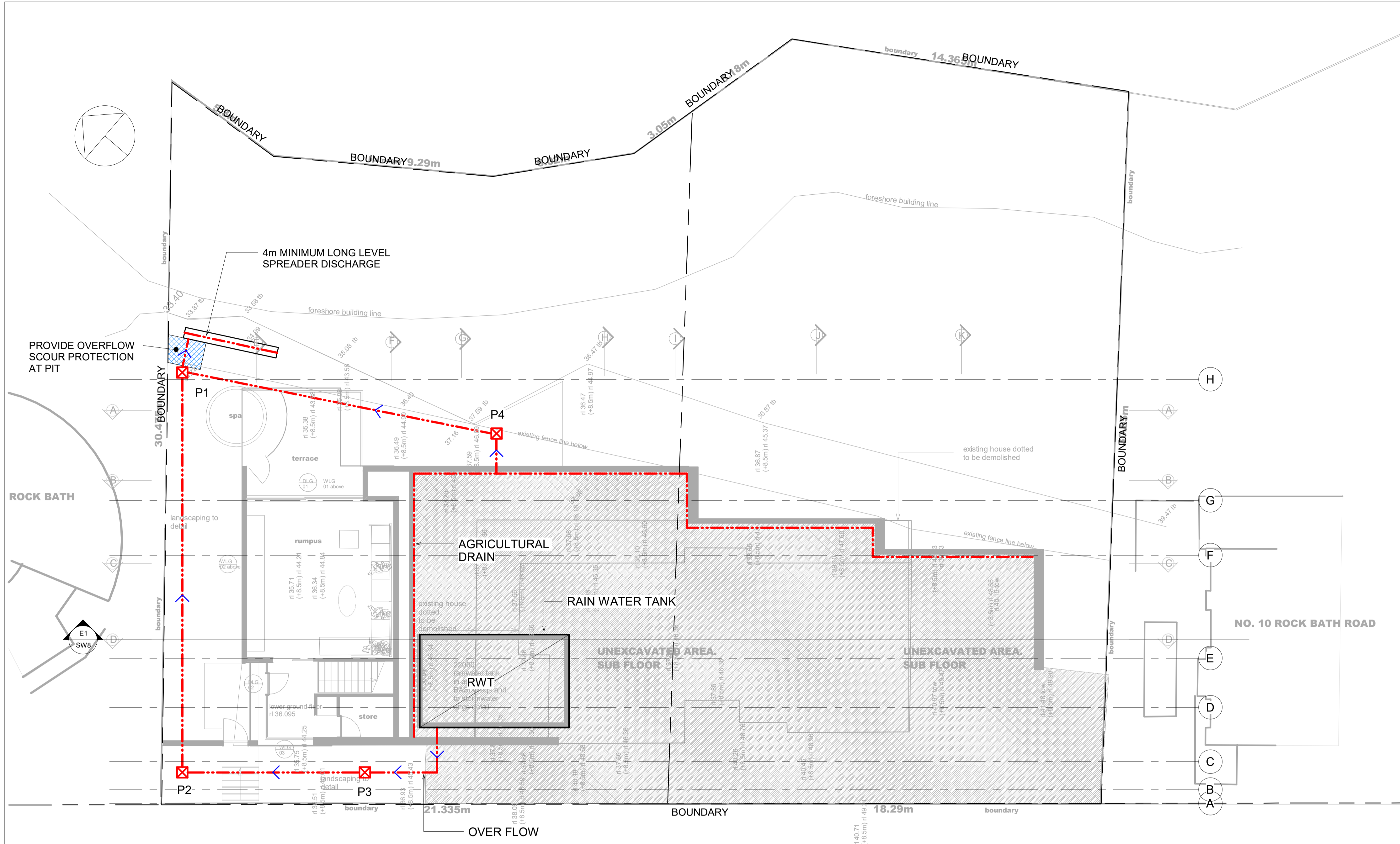
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EXISTING SERVICES PLAN

| | | |
|-----------|---------------|-----------------|
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| CHKD. | | 6458 |
| APPRD. | | DRAWING NO. REV |
| A1 | SCALE 1 : 100 | DATE |
| | | SW2 E |

EXISTING SERVICES PLAN
SCALE 1 : 100 @A1



LEGEND

- + xx.xx EXISTING LEVEL FROM SURVEY
- + xx.xx PROPOSED RLS
- ESMH ⊗ EXISTING SEWER MANHOLE
- EXISTING SEWER PIPE
- EXISTING STORMWATER PIPE
- EXISTING WATER MAIN PIPE
- PROPOSED STORMWATER PIPE
- DP PROPOSED DOWNPIPE
- RWO PROPOSED RAINWATER OUTLET
- ▬ GD PROPOSED GRATED DRAIN
- RWT RAINWATER TANK
- P1 - P6 PROPOSED PIT

NOTE: ALL EXISTING SERVICES LOCATIONS ARE APPROXIMATE

ALL PITS 1200x1200 U.N.O.



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STORMWATER DRAINAGE PLAN - LOWER GROUND FLOOR

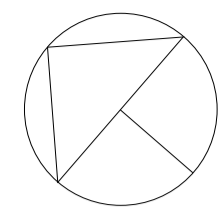
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| A1 SCALE As indicated | DATE | SW3 E |

STORMWATER DRAINAGE PLAN - LOWER GROUND FLOOR

SCALE 1 : 100 @A1

ALL PIPEWORK TO AS3500 AND LOCAL AUTHORITY REQUIREMENTS
 100 UPVC AT MIN 1:100 FALL U.N.O.

FINAL PIT LOCATIONS SUBJECT TO
 COORDINATION WITH ARCHITECT



LEGEND

- + xx.xx EXISTING LEVEL FROM SURVEY
 - + xx.xx PROPOSED RLS
 - ESMH EXISTING SEWER MANHOLE
 - EXISTING SEWER PIPE
 - EXISTING STORMWATER PIPE
 - EXISTING WATER MAIN PIPE
 - PROPOSED STORMWATER PIPE
 - PROPOSED DOWNPIPE
 - PROPOSED RAINWATER OUTLET
 - PROPOSED GRATED DRAIN
 - RWT RAINWATER TANK
 - P1 - P6 PROPOSED PIT
- NOTE: ALL EXISTING SERVICES LOCATIONS ARE APPROXIMATE

RWT - 22000L REFER BASIX CERTIFICATE
CONNECT TO OUTLETS AS NOMINATED IN BASIX
REFER CERTIFICATE
DISPLAY NON POTABLE SIGNAGE AT
ALL RWT SUPPLIED OUTLETS

NO. 16 ROCK BATH ROAD

NO. 10 ROCK BATH ROAD

STORMWATER DRAINAGE PLAN - GROUND

SCALE 1 : 100 @A1

ALL PIPEWORK TO AS3500 AND LOCAL AUTHORITY REQUIREMENTS
100 UPVC AT MIN 1:100 FALL U.N.O.

RAINWATER OUTLET LOCATIONS SUBJECT TO COORDINATION
CONFIRM LEVEL, FALLS, THRESHOLDS WITH ARCHITECT
TYPICAL.



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| HA | R.Y. | FOR DA | 02.11.2023 | D |
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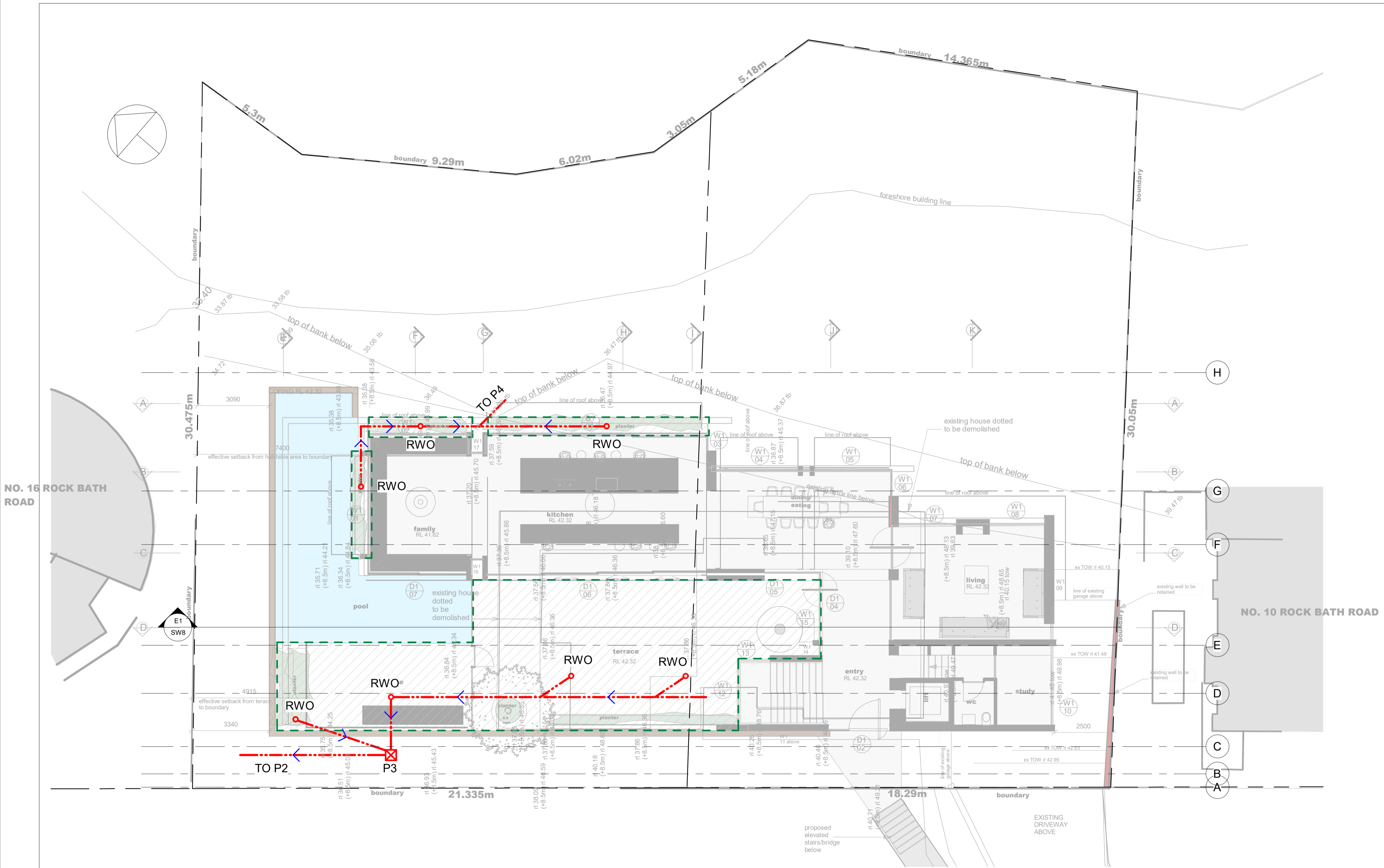
STORMWATER DRAINAGE PLAN - GROUND FLOOR

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| CHKD. | | 6458 |
| APPRD. | DRAWING NO. | REV |
| A1 | SCALE 1 : 100 | DATE |
| | | SW4 |
| | | E |

LEGEND

- + ~~xx.xx~~ EXISTING LEVEL FROM SURVEY
- + xx.xx PROPOSED RLS
- ESMH EXISTING SEWER MANHOLE
- - - - - EXISTING SEWER PIPE
- . - . - EXISTING STORMWATER PIPE
- - - - - EXISTING WATER MAIN PIPE
- . - . - PROPOSED STORMWATER PIPE
- DP PROPOSED DOWNPIPE
- RWO PROPOSED RAINWATER OUTLET
- ▬ GD PROPOSED GRATED DRAIN
- RWT RAINWATER TANK
- P1 - P6 PROPOSED PIT

NOTE: ALL EXISTING SERVICES LOCATIONS ARE APPROXIMATE



STORMWATER DRAINAGE PLAN - LEVEL 1
 SCALE 1 : 100 @A1

ALL PIPEWORK TO AS3500 AND LOCAL AUTHORITY REQUIREMENTS
 100 UPVC AT MIN 1:100 FALL U.N.O.

RAINWATER OUTLET LOCATIONS SUBJECT TO COORDINATION
 CONFIRM LEVEL, FALLS, THRESHOLDS WITH ARCHITECT
 TYPICAL.



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STORMWATER DRAINAGE PLAN - LEVEL 1

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| A1 | SCALE 1 : 100 | DATE |
| | | SW5 E |

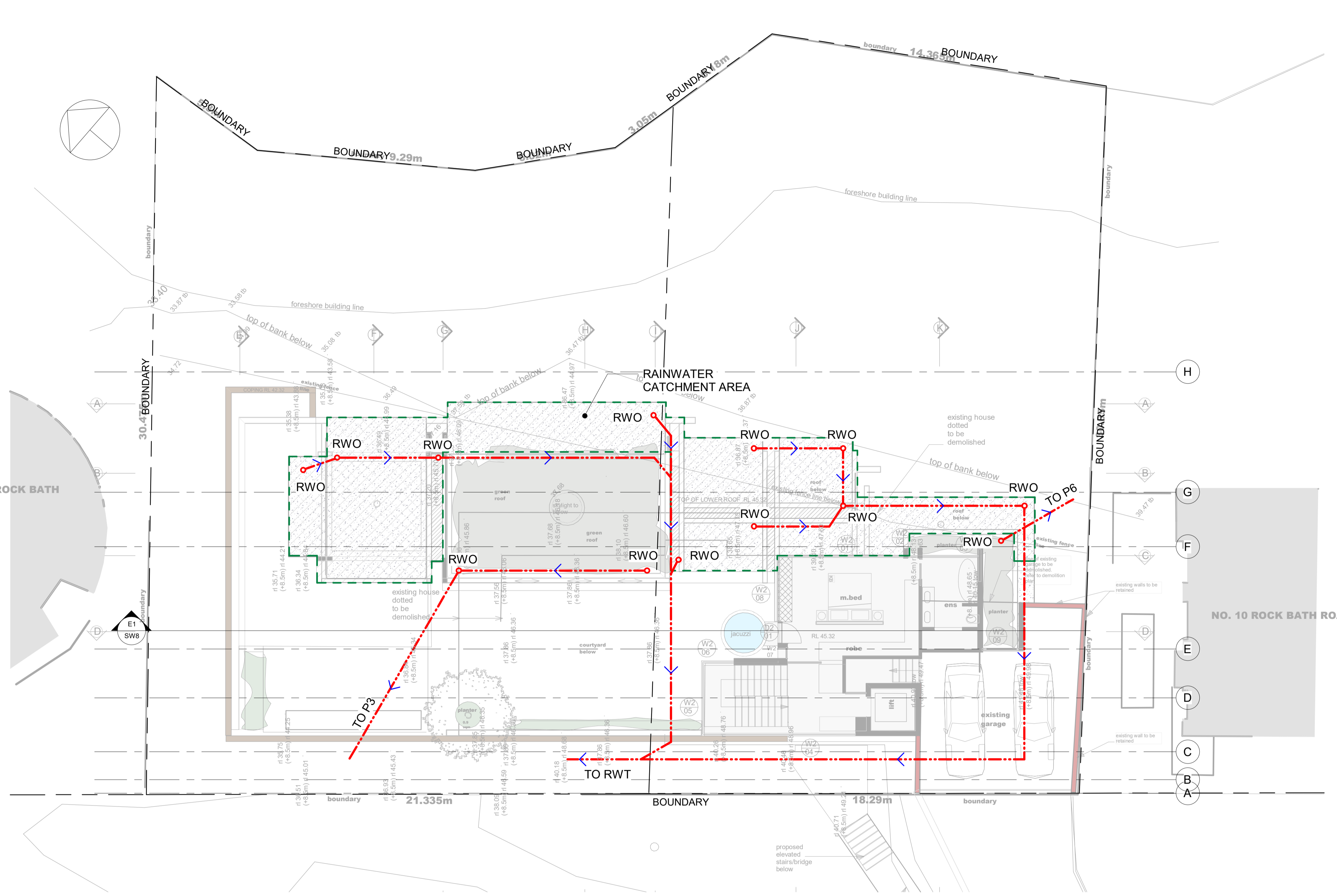
LEGEND

- + xx.xx EXISTING LEVEL FROM SURVEY
- + xx.xx PROPOSED RLS
- ESMH ⊗ EXISTING SEWER MANHOLE
- EXISTING SEWER PIPE
- EXISTING STORMWATER PIPE
- EXISTING WATER MAIN PIPE
- PROPOSED STORMWATER PIPE
- DP PROPOSED DOWNPIPE
- RWO PROPOSED RAINWATER OUTLET
- ▬ GD PROPOSED GRATED DRAIN
- RWT RAINWATER TANK
- P1 - P6 PROPOSED PIT

NOTE: ALL EXISTING SERVICES LOCATIONS ARE APPROXIMATE

MINIMUM TOTAL ROOF CATCHMENT AREA DRAINING TO RWT REQUIRED BY BASIX 150m²

RAIN WATER CATCHMENT AREA:
 120m² FROM LEVEL 2
 127m² FROM ROOF
 TOTAL: 247m²



STORMWATER DRAINAGE PLAN - LEVEL 2

SCALE 1 : 100 @A1

ALL PIPEWORK TO AS3500 AND LOCAL AUTHORITY REQUIREMENTS
 100 UPVC AT MIN 1:100 FALL U.N.O.

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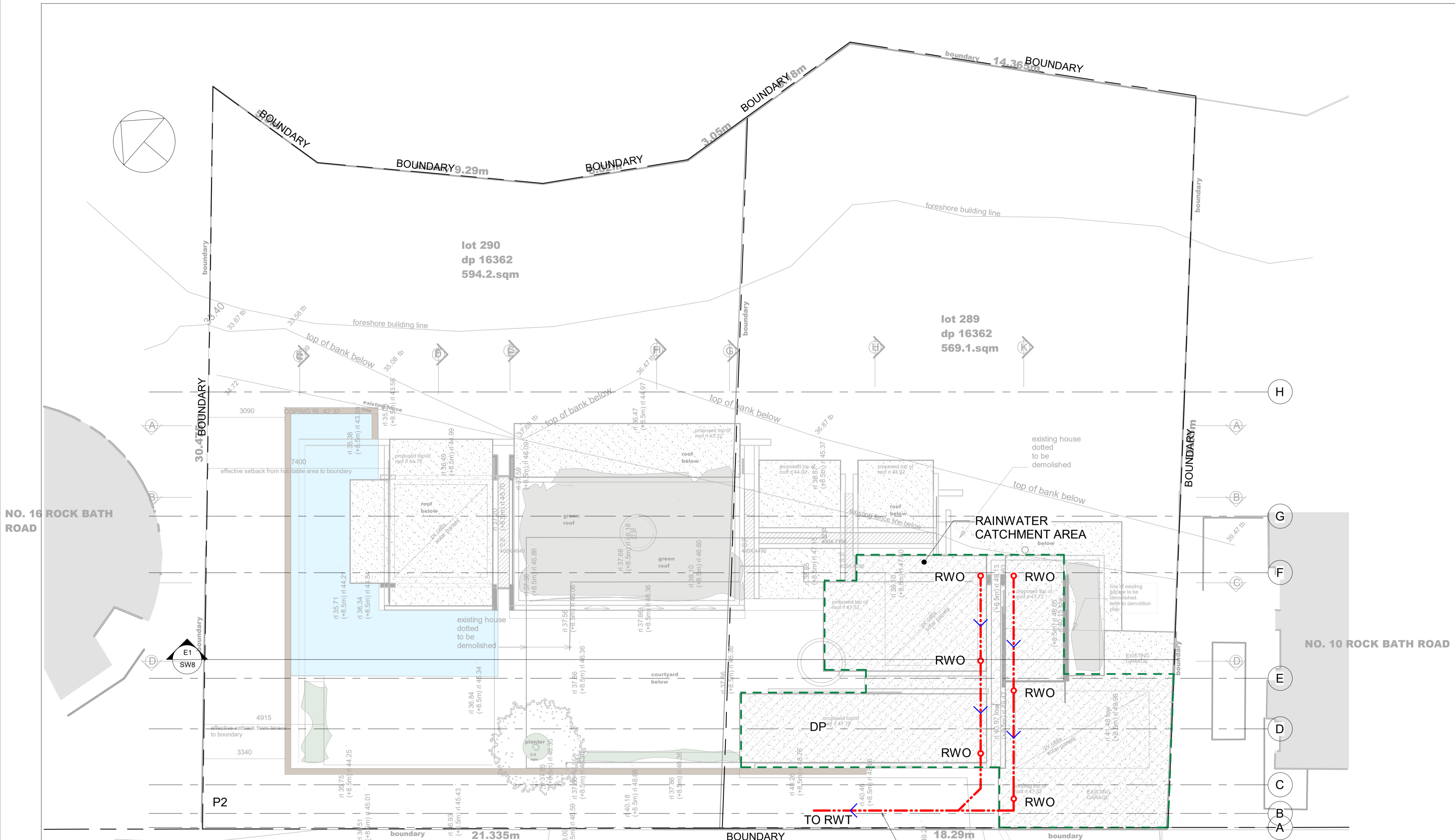
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12-14 ROCK BATH ROAD PALM BEACH NSW

STORMWATER DRAINAGE PLAN - LEVEL 2

| DESIGN RY | DRAWN HL | PROJECT NO. |
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| CHKD. | | 6458 |
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| A1 | SCALE 1 : 100 | DATE |
| | | SW6 |
| | | E |



| LEGEND | |
|---|----------------------------|
| + xx.xx | EXISTING LEVEL FROM SURVEY |
| + xx.xx | PROPOSED RLS |
| ESMH ⊗ | EXISTING SEWER MANHOLE |
| --- | EXISTING SEWER PIPE |
| --- | EXISTING STORMWATER PIPE |
| --- | EXISTING WATER MAIN PIPE |
| --- | PROPOSED STORMWATER PIPE |
| ○ DP | PROPOSED DOWNPIPE |
| ○ RWO | PROPOSED RAINWATER OUTLET |
| ▬ GD | PROPOSED GRATED DRAIN |
| RWT | RAINWATER TANK |
| P1 - P6 | PROPOSED PIT |
| NOTE: ALL EXISTING SERVICES LOCATIONS ARE APPROXIMATE | |

RWT - 22000L REFER BASIX CERTIFICATE PROVIDE FILTRATION AND PUMP TO CONNECT TO OUTLETS AS NOMINATED IN THE BASIX CERTIFICATE DISPLAY NON POTABLE SIGNAGE AT ALL RWT SUPPLIED OUTLETS

ALL ROOF DRAINAGE TO WATER TANK SHALL PASS THROUGH A FIRST FLUSH DEVICE PRIOR TO ENTERING THE TANK

STORMWATER DRAINAGE PLAN - ROOF

- SCALE 1 : 100 @A1
- ALL PIPEWORK TO AS3500 AND LOCAL AUTHORITY REQUIREMENTS 100 UPVC AT MIN 1:100 FALL U.N.O.
- RAINWATER OUTLET LOCATIONS SUBJECT TO COORDINATION CONFIRM LEVEL, FALLS, THRESHOLDS WITH ARCHITECT TYPICAL.



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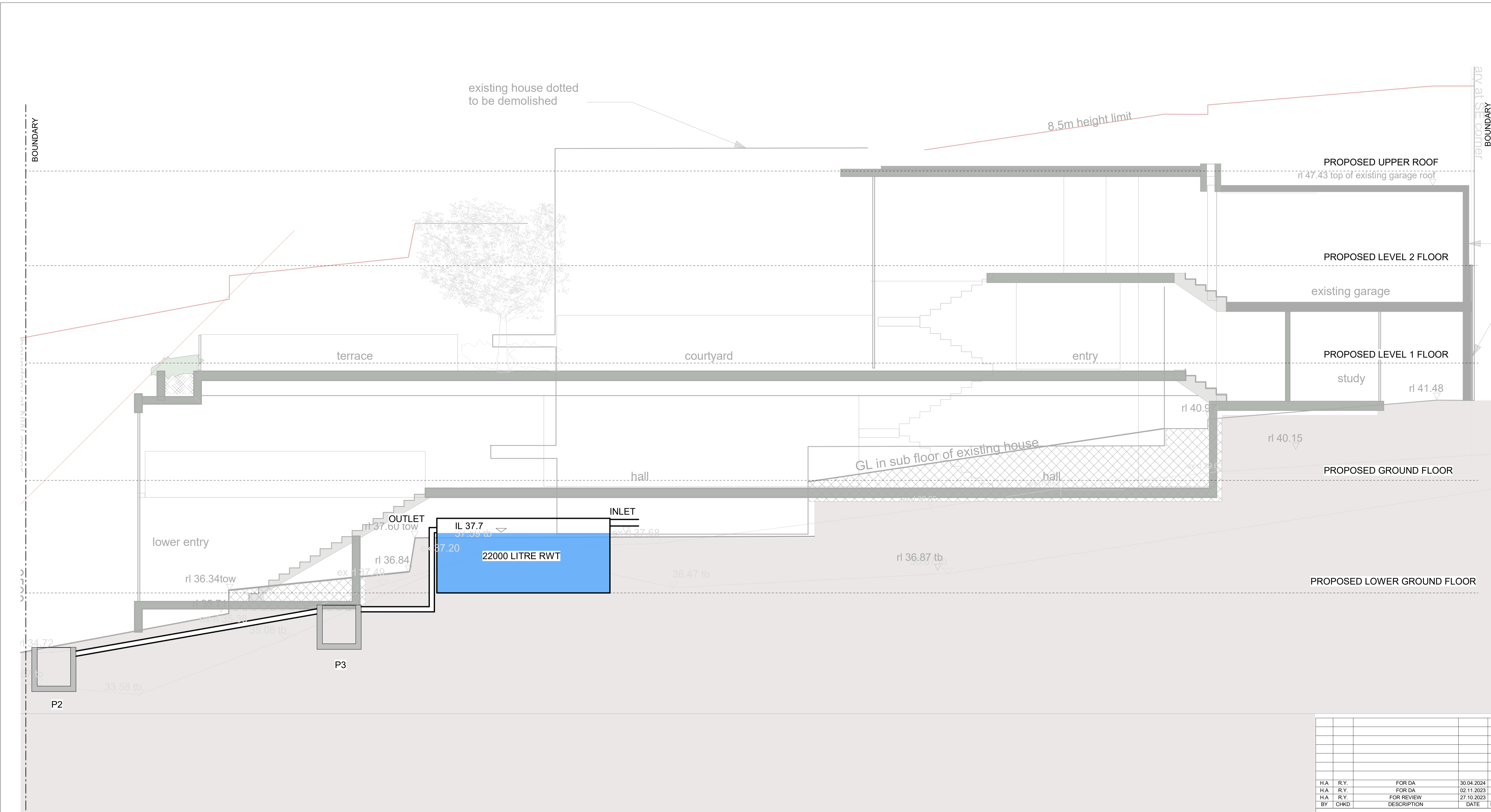
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STORMWATER DRAINAGE PLAN - ROOF

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| RY | HL | 6458 |
| CHKD. | APPRD. | DRAWING NO. |
| | | SW7 |
| SCALE | DATE | REV |
| A1 | | E |



E1 Section
SCALE 1 : 50 @A1

| | | | | |
|----|------|-------------|------------|-----|
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12-14 ROCK BATH ROAD PALM BEACH NSW

SECTION

| | | |
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| A1 SCALE 1 : 50 | DATE | SW8 C |