

GROUND FLOOR LAYOUT

REFER TO SHEET 2 FOR RAINWATER TANK DETAILS.
LEAF GUTTER GUARDS OR SIMILAR SCREENING
RECOMMENDED TO ALL GUTTERS.

WHA HAZARD IDENTIFICATION:
TRENCHING—ALL PERSONS TO FOLLOW THEIR APPROVED SWMS
IN RELATION TO BARRICADING DEEP TRENCHES AND WEARING
APPROPRIATE CLOTHING. ANY PERSON WORKING INSIDE A
TRENCH MUST BE SUPERVISED BY ANOTHER PERSON.
DIAL BEFORE YOU DIG 1100 MUST BE CHECKED BEFORE ANY
TRENCHING COMMENCES ON SITE. ANY WORKS NEAR IDENTIFIED
SERVICES TO BE CARRIED OUT IN ACCORDANCE WITH THE
TRADES SWMS.
INSTALLATION OF DOWNPIPES AND GUTTERING TO BE CARRIED
OUT IN ACCORDANCE WITH INSTALLERS APPROVED SWMS.

MIN. 3000L FOR BASIX, AND EFFECTIVE
4980L FOR OSD/COUNCIL—
OSD/RAINWATER TANK
PROVIDE 2x4390L RAINWATER TANK
WITH PUMPS TO SUPPLY GARDEN TAPS
AND INTERNAL RE-USE TO BE
CONNECTED AS PER ARCHITECTURAL
DETAILS, BASIX ASSESSMENT AND
WATER AUTHORITY GUIDELINES.
Overflow pipe to Pit P1. LOCATION
SHOWN DIAGRAMMATIC ONLY.
Max. Overflow RL.29.24m
Outlet to be mosquito proofed. All
exposed pipework to be painted to
withstand external elements. PIPE
INLETS AND OUTLETS AS PER DETAILS
ON SHEET 2.

2x 4390L MODLINE TANKS
(2100L X 1100W X 2020H)

TWO STOREY
BRICK RESIDENCE
TILE ROOF
No 36
(ONE STOREY)

DOUBLE GARAGE

BRICK PAVED
DRIVEWAY

GRATED DRAIN BY OWNER

PIPE SCHEDULE

REFER TO NOTES FOR PIPE CLASS

TAG	PIPE DIA.	MIN.GRADE
B1	100	CHARGED
B2	100	2%
C1	150	1%

ALL OTHER SURFACE WATERS
TO BE STRICTLY CONNECTED
TO A SEPARATE SYSTEM BY
OWNER IN ACCORDANCE WITH
AS 3500.3:2003 AND BCA
PART 3.1.2.3.

RAINWATER TANKS WITH PUMPS
TO SUPPLY GARDEN TAPS AND
INTERNAL RE-USE AS PER
BASIX ASSESSMENT

LEGEND

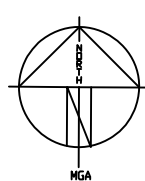
R.L.	NEW REDUCED LEVEL (NEW FINISHED GROUND LEVEL)
+ 00.00	EXISTING LEVEL
S.L. 0.00	SURFACE LEVEL
I.L. 0.00	INVERT LEVEL
T.O.W.	TOP OF WALL LEVEL
G.F.L. 0.00	GARAGE FLOOR LEVEL
F.F.L. 0.00	FINISHED FLOOR LEVEL
A,B,C etc.	SEE PIPE SCHEDULE PIPE LABEL
PIT P1	SURFACE INLET PIT
PIT OP1	OVERLAND FLOW PIT
90mm AG. LINE	
ODP	DOWNPIPE—SIZE
REFER TO NOTES FOR DP SIZE	
GP	GULLY PIT
GP	GARDEN GULLY PIT
O/F	OVERFLOW—200x100
RWH/S	RAIN WATER HEAD/SUMP
SP	DP WITH SPREADER
BG	BALCONY GULLY PIT
CE	CLEANING EYE
	GROUND FALL
))))	100 HIGH EARTH MOUNDING

STORMWATER LAYOUT NOTES

—PITS UP TO 600 DEEP TO BE 450 x 450 U.N.O., PITS UP TO
900 DEEP TO BE 600 x 600 U.N.O., PITS UP TO 1200 DEEP TO
BE 900 x 600 U.N.O., PITS EXCEEDING 1200 DEEP TO BE 900 SQ.
U.N.O. PITS TO BE PRECAST CONCRETE OR RENDERED BRICK WITH
CONCRETE HEAVY DUTY GRATES. U.N.O. LIGHT DUTY PITS AND
GRATES MAY BE USED ONLY IN LIGHT/FOOT TRAFFICABLE AREAS.
U.N.O. ALL PITS TO BE BENCHED TO DISCHARGE PIPES U.N.O. GAL.
STEP IRONS TO ALL PITS EXCEEDING 900 DEPTH.
—COVER AND SUMP GRATES SHALL COMPLY WITH AS2733 &
AS4198.
—DOWNPIPES TO BE 90 DIA IF CHARGED AND 100 x 50 BOX IF
GRAVITY. U.N.O. DP'S SHALL BE INSTALLED IN ACCORDANCE WITH
AS3500.3:2.4.11 & AS4198. MAX. ROOF AREA PER DOWNPIPE WITH
A NOMINATED GUTTER SIZE TO BE DETERMINED USING
MANUFACTURERS SPECIFICATIONS WITH OVERFLOW PROVISIONS BY
INSTALLERS.
—PIPES TO HAVE 1% MIN.GRADE U.N.O. BY PIT INVERTS. PIPES TO
BE V.C. CLASS 'X' OR U.P.V.C. CLASS STORMWATER PIPE TO
AS1254, 1260, 1273, 1477, 2179.2 AND WHERE EXPOSED TO DIRECT
SUNLIGHT TO HAVE ADEQUATE PROTECTION TO U.V. RADIATION IN
ACCORDANCE WITH AS2032. SEWER GRADE/GAL. PIPES AND KERB
ADAPTORS TO BE USED WHERE COUNCIL POLICY OR CONSENT
REQUIRE SUCH.
—GUTTER OUTLETS SHALL BE FITTED VERTICALLY TO THE SOLE OF
THE EAVE GUTTERS. RAINHEADS TO HAVE AN OVERFLOW DUCT OR
WEIR 50mm BELOW THEIR CREST.
—PROVIDE OVERFLOW SPITTERS TO ALL COVERED BALCONIES/
TERRACES. NOT TO BE DIRECTED ON TO ROOF SURFACES
—RISING MAINS (PRESSURE PIPE) TO BE IN ACCORDANCE WITH
AS3500.1:2.
—SUBSOIL DRAINS TO BE IN ACCORDANCE WITH AS2439.1 CLASS
100 TO BE USED ONLY IN SINGLE DWELLINGS.
—ALL PIPE JOINTS, VALVES TO BE IN ACCORDANCE WITH
AS3500.3:2.2.7 & AS3500.3.2
—EXPANSION JOINTS SHALL COMPLY WITH AS3500.3:2:TABLE 4.1
PVC JOINTS AND ACCESSORIES TO COMPLY WITH AS2179.2 &
AS4198.
—ALL TRENCHES TO BE IN ACCORDANCE WITH AS3500.3:2.7.2.8–14.
EMBEDMENT MATERIAL AND TRENCH FILL TO ALL PIPES &
SUBSOIL DRAINS TO BE IN ACCORDANCE WITH AS3500.3:2.7, ALL
WORKS TO BE IN ACCORDANCE WITH AS1254, 1741, 2032, 2733,
2865, 3996, 1260, 1477, 2179.1 & 2,2566, 6367, 8301, ARR97
& BCA.
—IT IS THE BUILDER'S RESPONSIBILITY TO CONFIRM THAT LEVELS
AND SURVEYS ARE IN ACCORDANCE WITH LEVELS ON SITE & ARE
APPROVED BY COUNCIL & ARCHITECT BEFORE COMMENCING WORK.
—NO SEWER VENTS, GULLY PITS OR SIMILAR TO BE LOCATED BELOW
THE MAXIMUM WATER SURFACE LEVEL IN DETENTION BASINS. ALL
BASIN WALLS TO BE WATERTIGHT & STRUCTURALLY DESIGNED BY A
STRUCTURAL ENGINEER.
—ALL FENCES WHICH MAY DIVERT FLOW FROM PROPOSED DIRECTION
TO BE RAISED 100mm.
—BUILDER TO ENSURE ALL DRAINAGE AREAS INCLUDING EXPOSED
BALCONIES TO HAVE OVERFLOW MECHANISM IN PLACE IN THE EVENT
OF BLOCKAGE WITH ADEQUATE OVERFLOW SECTION THROUGH
PLANTERS, PARAPETS ETC.
—ALL EXTERIOR FINISHED GROUND LEVELS TO BE SLOPING AWAY
FROM PERIMETER WALLS IN ALL CASES.
—ALL HEADROOM CLEARANCES TO BE COORDINATED BETWEEN
BUILDER & ARCHITECT. NOTIFY ENGINEER FOR APPROVAL IF ANY
CHANGES OCCUR.
—ALL GULLY POSITIONS ARE DIAGRAMMATIC ONLY— BUILDER SHOULD
CONSULT ARCHITECTURALS FOR DIMENSIONS TO LOCATE STORMWATER
ELEMENTS U.N.O.
—FIRE RATING TO ARCHITECT'S SPECIFICATION.
—ALL FINISHED FLOOR LEVELS ARE NOMINATED BY ARCHITECT.
—ALL SITE SAFETY MEASURES AND WORK METHOD STATEMENTS
PREPARED BY BUILDER/SUB-CONTRACTORS ARE TO BE
IMPLEMENTED DURING CONSTRUCTION. NO WORK IS TO COMMENCE
UNTIL ALL WORKERS CARRY OUT SITE INDUCTION, PREPARED AND
CARRIED OUT BY BUILDER. ANY HAZARD IDENTIFICATION TO BE
REPORTED IMMEDIATELY TO SITE SUPERVISOR TO CARRY OUT
NECESSARY PROCEDURES TO ELIMINATE HAZARD, PRIOR TO
PROCEEDING WITH WORK. STRUCTURAL AND GEOTECHNICAL ADVICE
SHOULD BE SOUGHT IN ALL CASES.
—CONFINED SPACES SIGNAGE TO BE INSTALLED IN ACCESSIBLE
UNDERGROUND TANKS TO WORK COVER SPECIFICATIONS. ALL PITS
EXCEEDING 600mm DEPTH TO HAVE 'J' BOLTS OR SIMILAR
INSTALLED TO GRATES.
—MAINTENANCE DEVICES REQ'D BY AUTHORITIES ARE NOT TO BE
ASSUMED SHOWN ON DRAWINGS.
—EARTH MOUNDING SHOWN AS TEMPORARY MEASURE UNTIL
LANDSCAPING COMPLETED TO DIRECT FLOWS AS SHOWN.

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REVISIONS	
A	Arch. revisions

ISSUE	PRINTS	ISSUED TO	DATE
1	EMAIL	BUILDER/CLIENT	7-5-21
2	EMAIL	BUILDER/CLIENT	10-8-21

SCALE(A3) 1:200, 100 u.n.o.
SCALE BAR - 1m INTERVALS
DATE DECEMBER 2020
DRAWN M.I.
DESIGNED M.I.
APPROVED

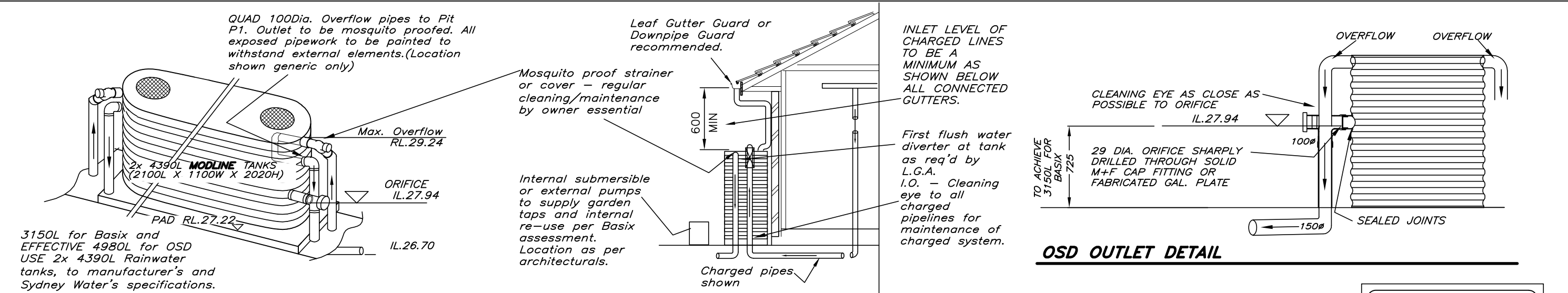


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PROJECT
**PROPOSED RESIDENCE
AT 38 LINDLEY AVENUE
NARRABEEN
FOR MR & MRS GREER**

THIS DRAWING
**STORMWATER
LAYOUT SH.1**
BUILDER
METRICON HOMES
JOB NUMBER
M9915-714763
SHEET No.
1 of 2
REVISION
A



RAINWATER TANK

TANK DETAILS SHOWN ARE A SUGGESTED CONFIGURATION ONLY. ANY MODIFICATIONS TO TANK VOLUME OR INLET AND OUTLET LEVELS MUST BE APPROVED BY ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION. TANK SHAPE, & DEVICES SHOWN ARE DIAGRAMMATIC ONLY. MINIMUM OF 450 CLEARANCE (UNLESS L.G.A. REQUIRES LARGER SETBACK) TO SIDE BOUNDARIES MUST BE MAINTAINED. CLIENT IS RESPONSIBLE TO ENSURE COMPLIANCE WITH THIS IN THE INSTALLED STATE. Charged stormwater lines from Roof Areas ONLY to rainwater tank.

All joints to be solvent welded. All exposed pipework to be painted to withstand external elements.

First flush water diverter at tank to comply with Sydney Water and council DCP's. An approved switch system similar to 'Rainbank' to be used via mains. Pumps to manuf. specs.

Rain Tank to be installed and maintained to manufacturers specifications and to comply with all Sydney Water Guidelines.

Client to be responsible for maintenance system of charged pipelines. Debris accumulation significantly affects systems performance. Maintenance program essential. Structural details for tank base by manufacturer or others.

WHSA HAZARD IDENTIFICATION:

INSTALLATION OF RAINWATER TANKS: PLUMBER/SITE SUPERVISOR TO ASSESS ACCESS SUITABILITY PRIOR OR POST SLAB CONSTRUCTION. INSTALLATION OF TANKS TO BE CARRIED OUT FOLLOWING SWMS OF TANK SUPPLIER AND PLUMBER. APPROPRIATE GLOVES TO BE WORN AT ALL TIMES WHILE HANDLING TANKS.

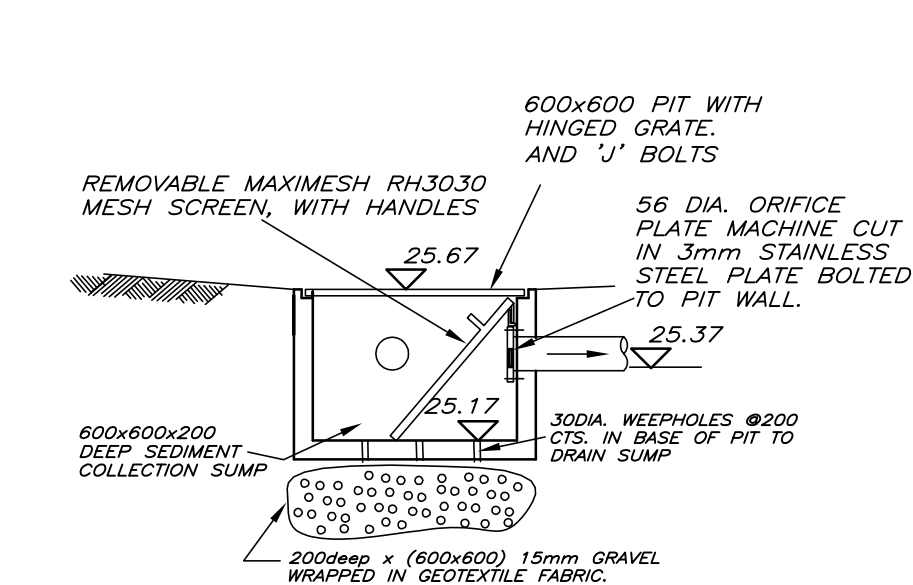
THIS IS AN
**ON-SITE STORMWATER
DETENTION SYSTEM**
REQUIRED BY YOUR LOCAL COUNCIL

IT IS AN OFFENSE TO REDUCE THE VOLUME OR TO INTERFERE WITH THE ORIFICE PLATE THAT CONTROLS THE OUTFLOW

THE BASE OF THE OUTLET CONTROL PIT AND DEBRIS SCREEN MUST BE CLEANED OF DEBRIS AND SEDIMENT ON A REGULAR BASIS BY THE OWNER.

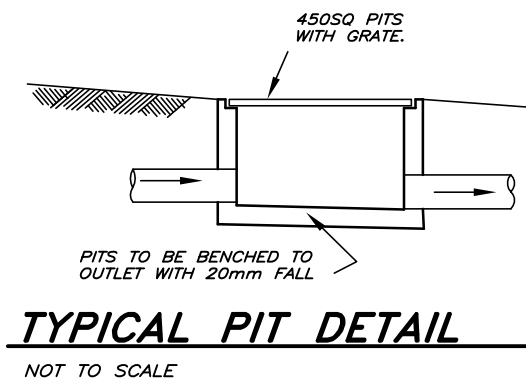
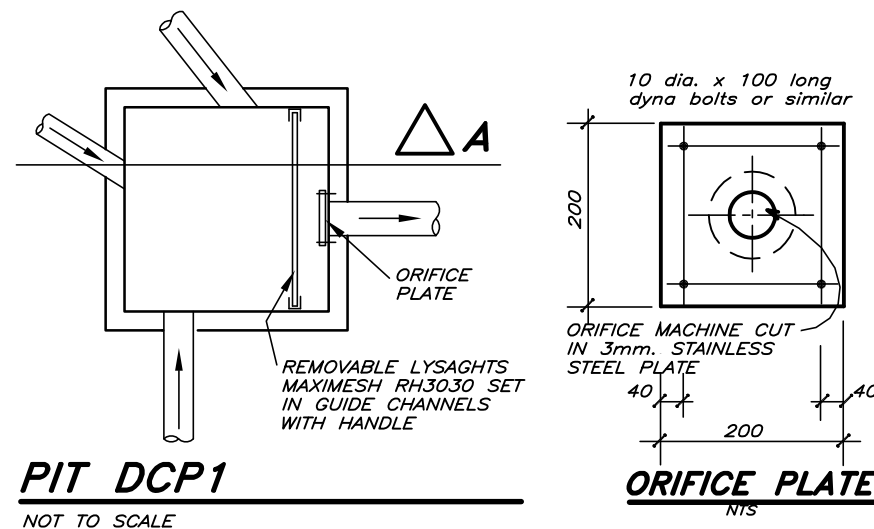
THIS PLATE MUST NOT BE REMOVED

2X Signages to be provided adjacent raintank and DCP1
Size: 110 mm x 80mm

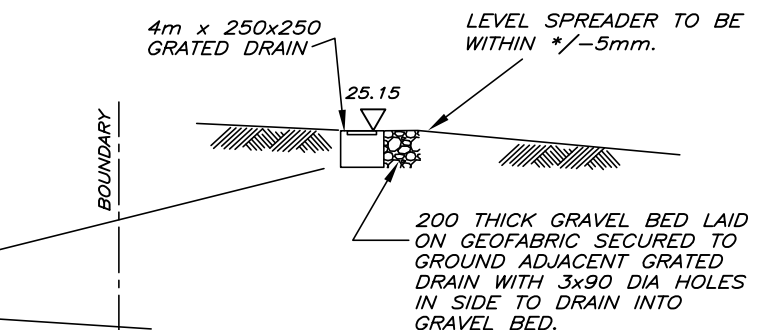
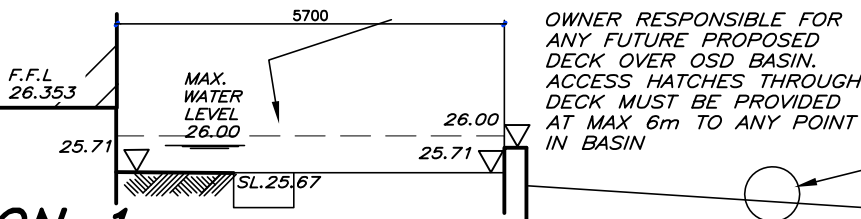


PIT DCP1 -SECTION A

NOT TO SCALE



SECTION 1



ALL RETAINING WALLS WHERE REQUIRED TO BE WHOLLY CONTAINED WITHIN SITE BOUNDARIES INCLUDING AG-LINES. STRUCTURAL DESIGN BY OTHERS. CONNECTION OF AGLINE TO BE CONNECTED TO PIT P1 OR ADDITIONAL SILT ARRESTOR PITS BY OWNER AS REQUIRED TO BE APPROVED BY COUNCIL/PCA PRIOR TO DOING SO.

WHSA
ALL NEARBY SERVICES TO BE LOCATED PRIOR EXCAVATIONS.
ALL PIPES TO BE CUT FLUSH WITH PIT WALLS AND SPARGED.
PITS EXCEEDING 600mm IN DEPTH TO HAVE LOCK DOWN MECHANISM.
SAFETY GEAR TO BE WORN AT ALL TIMES. INCLUDING FOOTWEAR, CLOTHING AND GLOVES AS PER SWMS.

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