For General Notes, refer to Sheet 1

5 Roosevelt Avenue, Allambie Heights

Concept Stormwater Drainage

LEGEND:

- Stormwater pipe
- Charged Line
- Flush Line
- Sub Soil / Agricultural Pipe
- Pump Line
- Existing stormwater Pipe (eSW)
- Existing Pipe (e)
- Disused / Redundant Pipe (e)
- Sediment Fence (X)
- Site Fence (/)
- Conduit by others (C)
- Electrical Wiring by others (E)
- Existing Authority Stormwater Main (SW)
- Existing Authority Sewer Main (S)
- Existing Authority Water Main (W)
- Existing Authority Gas Main (GAS)
- Existing Authority Electrical Cabling (E)
- Existing Telstra Cabling (T)
- Stormwater pit (Grated / Solid Cover)
- Drainage Outlet
- Downpipe / Riser (DP)
- Dropper
- Direction of flow
- Pipe continuation
- Pipe continuation not shown
- Spreader
- Surface Fall (FALL)
- Overland Flow (OLF)

ABBREVIATIONS:

AG	Agricultural Line
AP	Aerial Pipe
BG	Box Gutter
BO	Balcony Outlet
CO	Clearout
CL	Charged Line
DP	Downpipe
EG	Eave Gutter
FW	Floor Waste
Galv.	Galvanised
GD	Grated Drain
HD	Heavy Duty
HP	High Point
IL	Invert Level
IO	Inspection Opening
L	Litres
LS	Level Spreader
L/s	Litres Per Second
L/s/m	Litres Per Second Per Metre
LD	Light Duty
m	Meters
m^2	Square Meters
m^3	Cubic Meters
mm/h	Millimetres per Hour
O/F	Overflow
OLF	Overland Flow
OSD	On Site Detention
PDO	Planter Drain Outlet
PL	Pump Line
PVC	Poly Vinyl Chloride
PVC-U	Poly Vinyl Chloride - Unplasticised
RH	Rainwater Head
RHS	Rectangular Hollow Section
RL	Reduced Level
RWT	Rainwater Tank
RWO	Rainwater Outlet
S	Sump
SW	Stormwater Pipe
TB	Thrust Block

GENERAL NOTES:

1. All work is to be performed in accordance with AS3500.3 and council codes where applicable.

2. The Plumber/ Drainer shall inspect the site and confirm the existing site structures, services and conditions prior to proceeding. If any discrepancies found, contact the engineer for further instructions.

3. All underground pipes shall be P.V.C-U. laid at min. 1:100, unless noted otherwise.

4. All connections to P.V.C. pipes are to be solvent welded to manufacturers specification

5. All prefabricated pits, drains etc. are to be of heavy duty concrete construction unless noted other.

6. Precise location of down pipes shall be nominated by others. Locations shown are for hydraulic design purposes only.

7. Precise location of pits shall be nominated by others. Locations shown are for hydraulic design purposes only.

8. All eaves gutters shall be of minimum cross sectional area of 7800mm^2 unless noted otherwise.

9. This design covers the collection and disposal of rainwater from ROOF AREAS ONLY. Any paved areas not noted on the supplied architectural drawings are not included, unless shown.

10. This design does not cover sub surface hydraulic flows.

11. The installer is encouraged to use the 'Dial Before You Dig' service prior to excavation. No underground services have been noted or surveyed in this design. Dig at your own risk.

12. IF IN DOUBT ASK. Consult the design engineer for any changes, omissions and discrepancies.

13. System design has been produced to reflect reduced levels shown on architect supplied drawings.

14. Pipe cover for uPVC pipes:
a. Single dwellings, no vehicular loading - 100mm
b. Single dwellings, vehicular loading without pavement - 450mm
c. Single dwellings, heavy vehicular loading on concrete - 100mm below underside of concrete
d. Single dwellings, no vehicular loading on un-reinforced concrete/pavers - 50mm below underside of concrete/pavers
e. Single dwellings, light vehicular loading on un-reinforced concrete/pavers - 75mm below underside of concrete/pavers

15. Silt arrestor pit and rain guards must be regularly inspected and cleaned.

16. Location of Stormwater Systems, including downpipes, pipes, pits and rainwater tank are indicative only. Exact locations shall be determined on site to suit site conditions.

17. Sub-soil drains for retaining walls shall be installed by the builder and connected to Stormwater lines. All AG Lines shall be 100mm DIA, unless noted otherwise.

18. Levels are approximate only. The plumber/drainer shall confirm the levels prior to proceeding. If any discrepancies found, contact the engineer for further instructions.

19. Inspection and certification, if required, shall be done prior to backfilling, allow 48 hour notice for the engineer to carry out the inspection.

20. Any damage to services during construction shall be repaired immediately at the plumber/drainers own expense.

21. Areas & Geometry calculated are approximate and dependent on Surveyors & Architects drawings.

22. It is essential that areas calculated are within plus/minus 5% range.

23. Provide adequate access and overland flow routes out of property and not into adjoining properties

24. Provide minimum 75mm clearance under all gates and operable external doors as to not impede overland flow

25. Water entry and backflow into buildings should be prevented at all times

26. All finished ground surfaces should fall away from structures

27. Charged lines are to be flushed regularly and flush/arrestor pits are to be regularly inspected and cleaned

28. All pipes entering a water tank shall have a first flush device installed. First flush device is to be sized as per document "BASIX Interim Rainwater Harvesting Systems Guidelines".

29. All water tanks will be insect proofed by others

30. If tanked water is being reused for drinking or sanitary purposes, appropriate disinfecting by others should be considered.

31. Schedule of calculations is based on plan areas

32. Plumber to provide 'leaf guard' or similar over all gutter, rainheads & sumps

33. Atlantis Blockade or similar recommended to be installed in all underground pipes to prevent blockages forming in the pipes during the construction phases

LOCALITY PLAN
Not to scale

Issued for DA approval

Rev.	Date	Amendment Description	By	App.
01	20.11.2024	Amended as requested	CO	BM
02	27.11.2024	Amended as requested	CO	BM
03	06.12.2024	Amended as per revised architecturals	CO	BM

Scale @ A1 Original Size Scale: 1:100
0 1 2 4 6 8 10 meters

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CONSULTING STRUCTURAL & CIVIL ENGINEERS
Suite 63, 59-61 Marborough St, SURRY HILLS 2010 Tel: 9690 2547
Email: admin@harrismorris.com.au

ARCHITECT: Baikie Corr

CLIENT: Aaron Hawkins & Rebecca Sleeman

Address: 5 Roosevelt Avenue
Allambie Heights NSW 2100

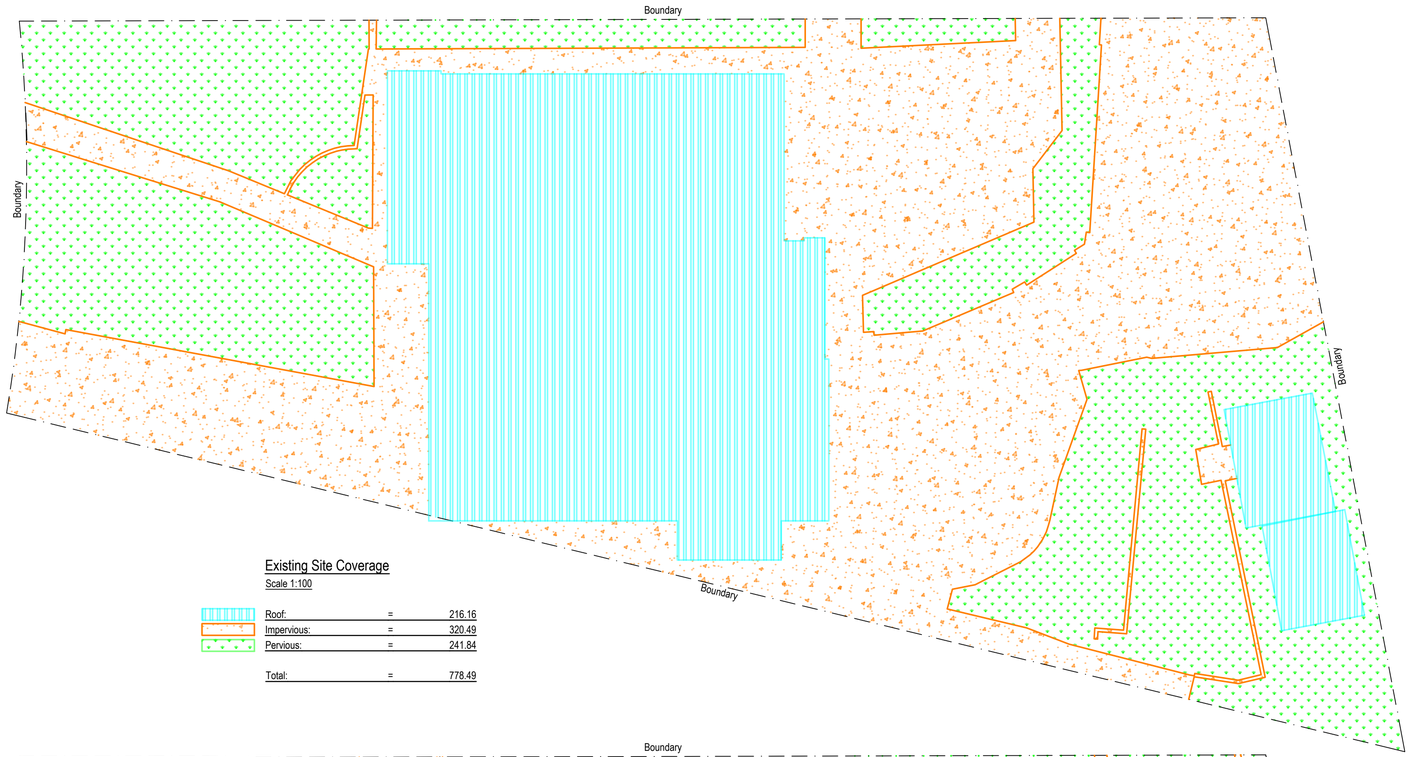
Job Description: Proposed Additions & Alterations To Residence

Stormwater Engineering Title: Concept Stormwater Drainage Project Information Sheet

Original Sheet Size:	Scale:	Drawn:	Design:
A1	1:100, 1:20, 1:5	NL	CO
Date:	Job No.	Sheet No.	Rev:
November 2024	2425-038	01 of 06	03

50mm On original size A1

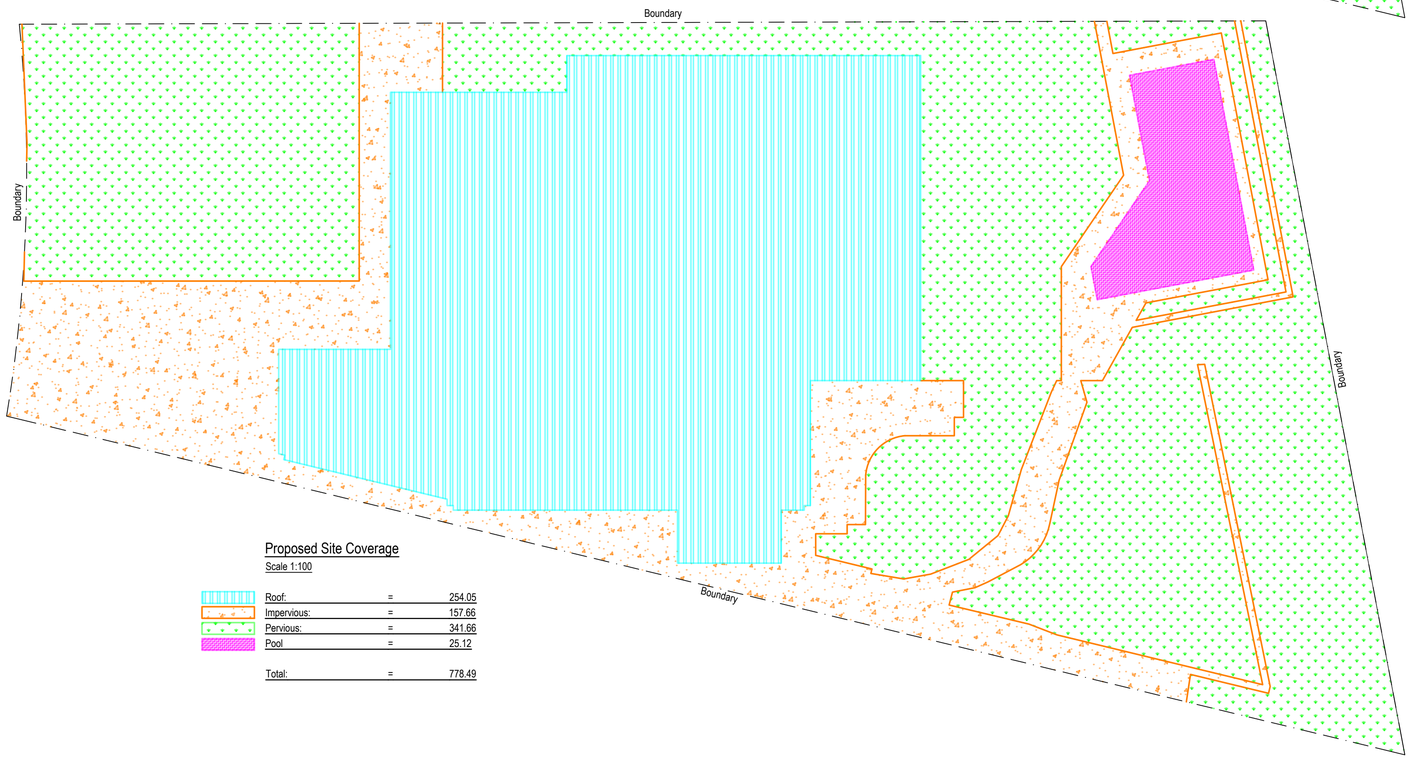
For General Notes, refer to Sheet 1



Existing Site Coverage

Scale 1:100

Roof:	=	216.16
Impervious:	=	320.49
Pervious:	=	241.84
Total:	=	778.49



Proposed Site Coverage

Scale 1:100

Roof:	=	254.05
Impervious:	=	157.66
Pervious:	=	341.66
Pool	=	25.12
Total:	=	778.49

Issued for DA approval

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01	20.11.2024	Amended as requested	CO	BM
02	27.11.2024	Amended as requested	CO	BM
03	06.12.2024	Amended as per revised architecturals	CO	BM

Scale @ A1 Original Size Scale: 1:100

0 1 2 4 6 8 10 meters

100mm On original size A1

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ARCHITECT: Baikie Corr

CLIENT: Aaron Hawkins & Rebecca Sleeman

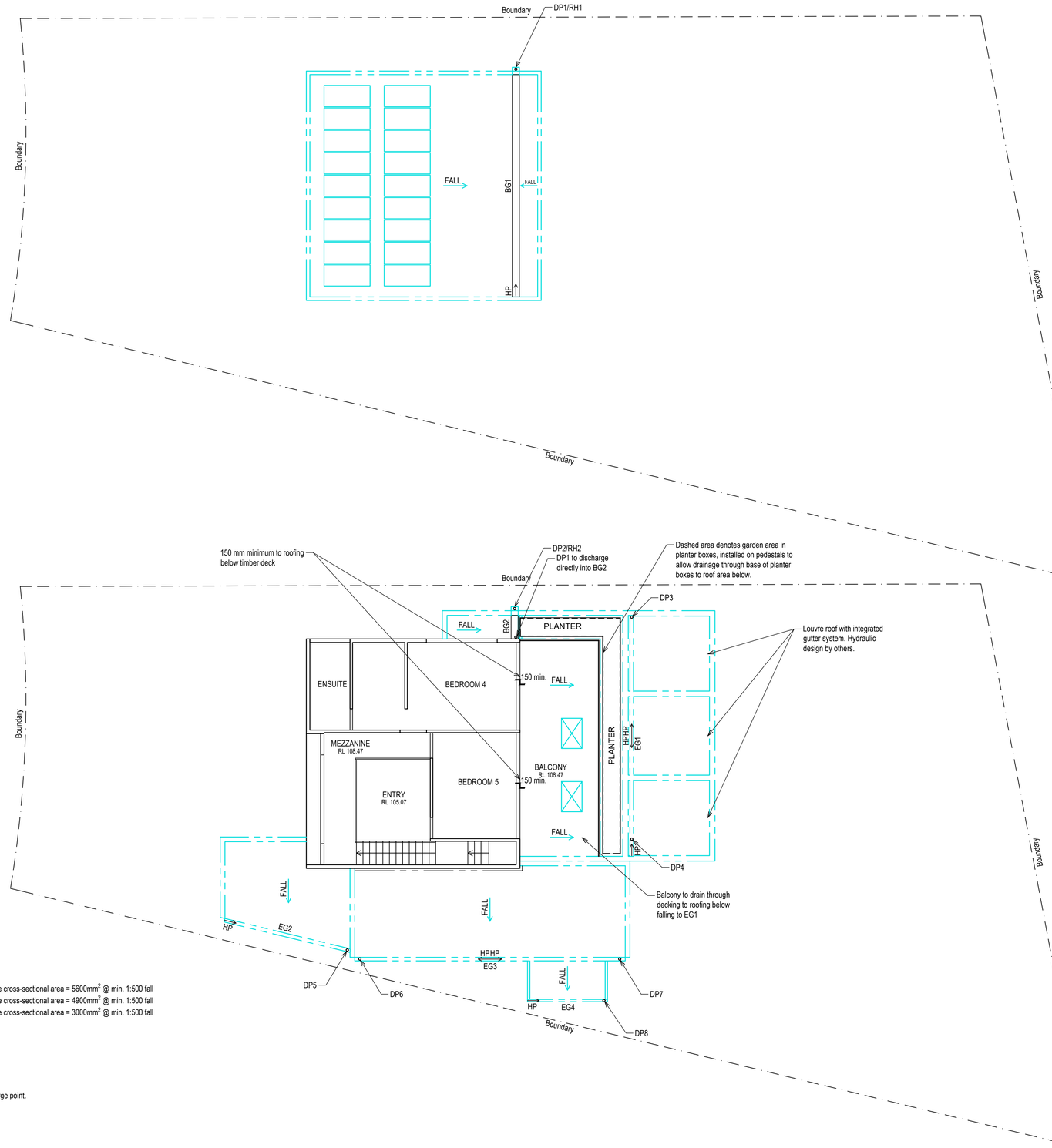
Address: 5 Roosevelt Avenue
Allambie Heights NSW 2100

Job Description: Proposed Additions & Alterations To Residence

Stormwater Engineering Title: Existing & Proposed Site Coverage

Original Sheet Size:	Scale:	Drawn:	Design:
A1	1:100, 1:20, 1:5	NL	CO
Date:	Job No.	Sheet No.	Rev:
November 2024	2425-038	02 of 06	03

For General Notes, refer to Sheet 1



Upper Roof Drainage Plan

Scale 1:100

Downpipes:	DP1	= Ø100 P.V.C-U
Box Gutter:	BG1	= 300(W) x 130(D) min. @ 1:200 fall
Rainhead:	RH1	= Refer to Rainhead Schedule

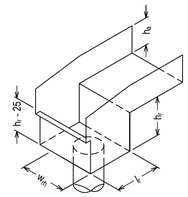
Note:
HP denotes high point of gutters.
Max. fall of roofs to be determined from architecturals.

Lower Roof Drainage Plan

Scale 1:100

Downpipes:	DP1 & DP2	= Ø100 P.V.C-U
	DP3 - DP8	= Ø90 P.V.C-U
Eave Gutter:	EG1 & EG3	= 150 Half - Round or equivalent, min. effective cross-sectional area = 5600mm^2 @ min. 1:500 fall
	EG2	= 150 Half - Round or equivalent, min. effective cross-sectional area = 4900mm^2 @ min. 1:500 fall
	EG4	= 100 Half - Round or equivalent, min. effective cross-sectional area = 3000mm^2 @ min. 1:500 fall
Box Gutter:	BG2	= 300(W) x 130(D) min. @ 1:200 fall
Rainhead:	RH2	= Refer to Rainhead Schedule

Note:
HP denotes high point of gutters.
Max. fall of roofs to be determined from architecturals.
Where spreaders are used, the roof sheets are to be sealed for 1800mm either side of discharge point.



RAINHEAD SCHEDULE

NOT TO SCALE
AS/NZS 3500.3:2015, page 140

Rainhead	Down Pipe	h_a	l_r	h_r	w_m
RH1	DP1	130	160	210	300
RH2	DP2	130	170	230	300

Note:
1. All units are in millimetres
2. All values are the minimum required
3. The width of the rainhead is equal to the width of the box gutter
4. Rainhead shall be fully sealed to the box gutter and the front of the Rainhead left open above the overflow weir
5. Min value of $h_r \geq 1.25\ D_a$ or $1.25\ D_i$

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0 1 2 4 6 8 10 meters

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ARCHITECT: Baikie Corr

CLIENT: Aaron Hawkins & Rebecca Sleeman

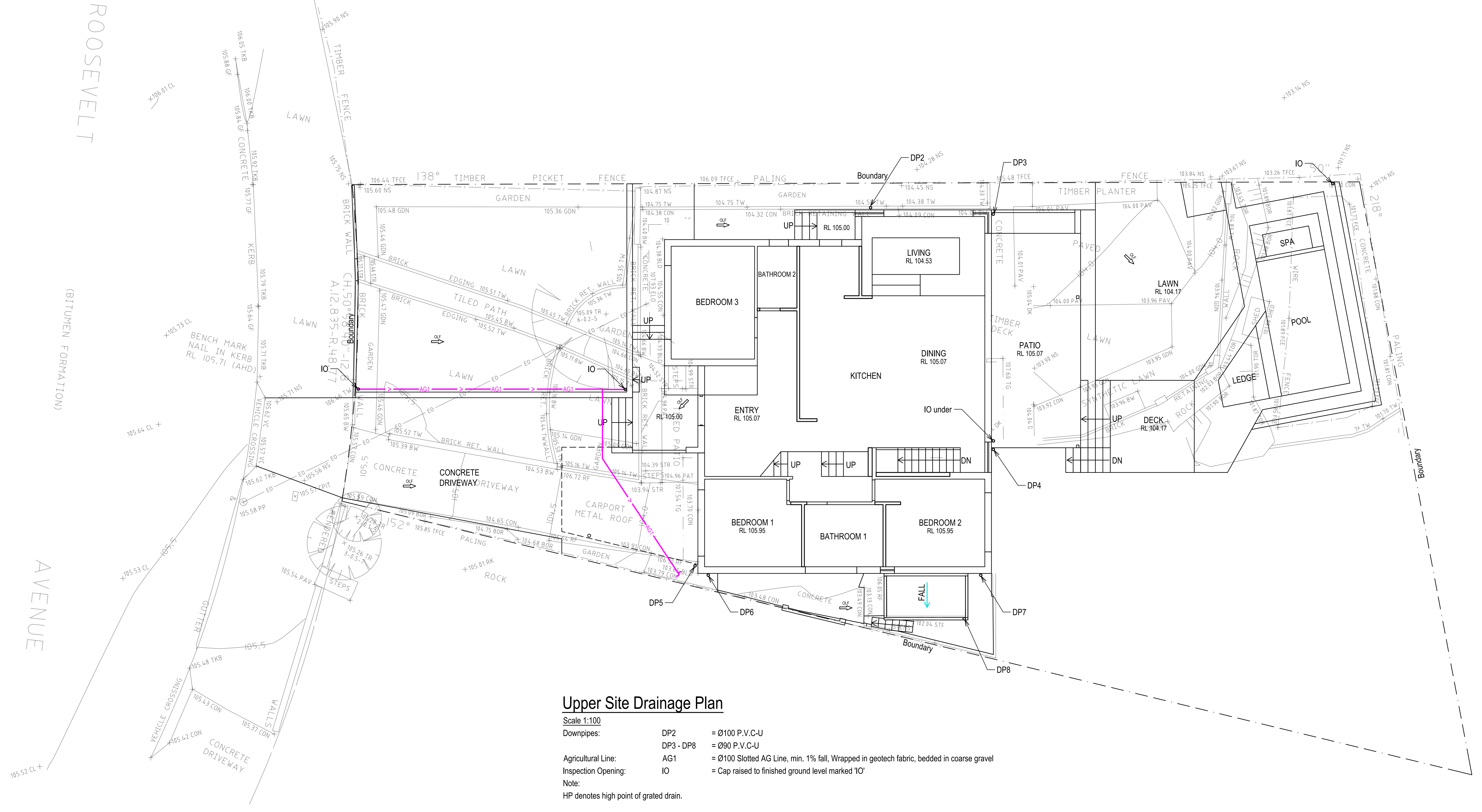
Address: 5 Roosevelt Avenue Allambie Heights NSW 2100

Job Description: Proposed Additions & Alterations To Residence

Stormwater Engineering Title: Upper & Lower Roof Drainage Plan

Original Sheet Size:	Scale:	Drawn:	Design:
A1	1:100, 1:20, 1:5	NL	CO
Date:	Job No.	Sheet No.	Rev:
November 2024	2425-038	03 of 06	03

For General Notes, refer to Sheet 1



Upper Site Drainage Plan

Scale 1:100

Downpipes:	DP2	= Ø100 P.V.C-U
	DP3 - DP8	= Ø90 P.V.C-U
Agricultural Line:	AG1	= Ø100 Slotted AG Line, min. 1% fall, Wrapped in geotech fabric, bedded in coarse gravel
Inspection Opening:	IO	= Cap raised to finished ground level marked 'IO'

Note:

HP denotes high point of grated drain.

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01	20.11.2024	Amended as requested	CO	BM
02	27.11.2024	Amended as requested	CO	BM
03	06.12.2024	Amended as per revised architecturals	CO	BM

Scale @ A1 Original Size Scale: 1:100

0 1 2 4 6 8 10 meters

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Do not scale drawings, use figured dimensions only.

WHEN IN DOUBT, ASK. It is your responsibility.

If HARRISON & MORRIS CONSULTANCY has not been engaged or notified to carry out stormwater inspections, no certificate will be issued.

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ARCHITECT: Baikie Corr

CLIENT: Aaron Hawkins & Rebecca Sleeman

Address: 5 Roosevelt Avenue Allambie Heights NSW 2100

Job Description: Proposed Additions & Alterations To Residence

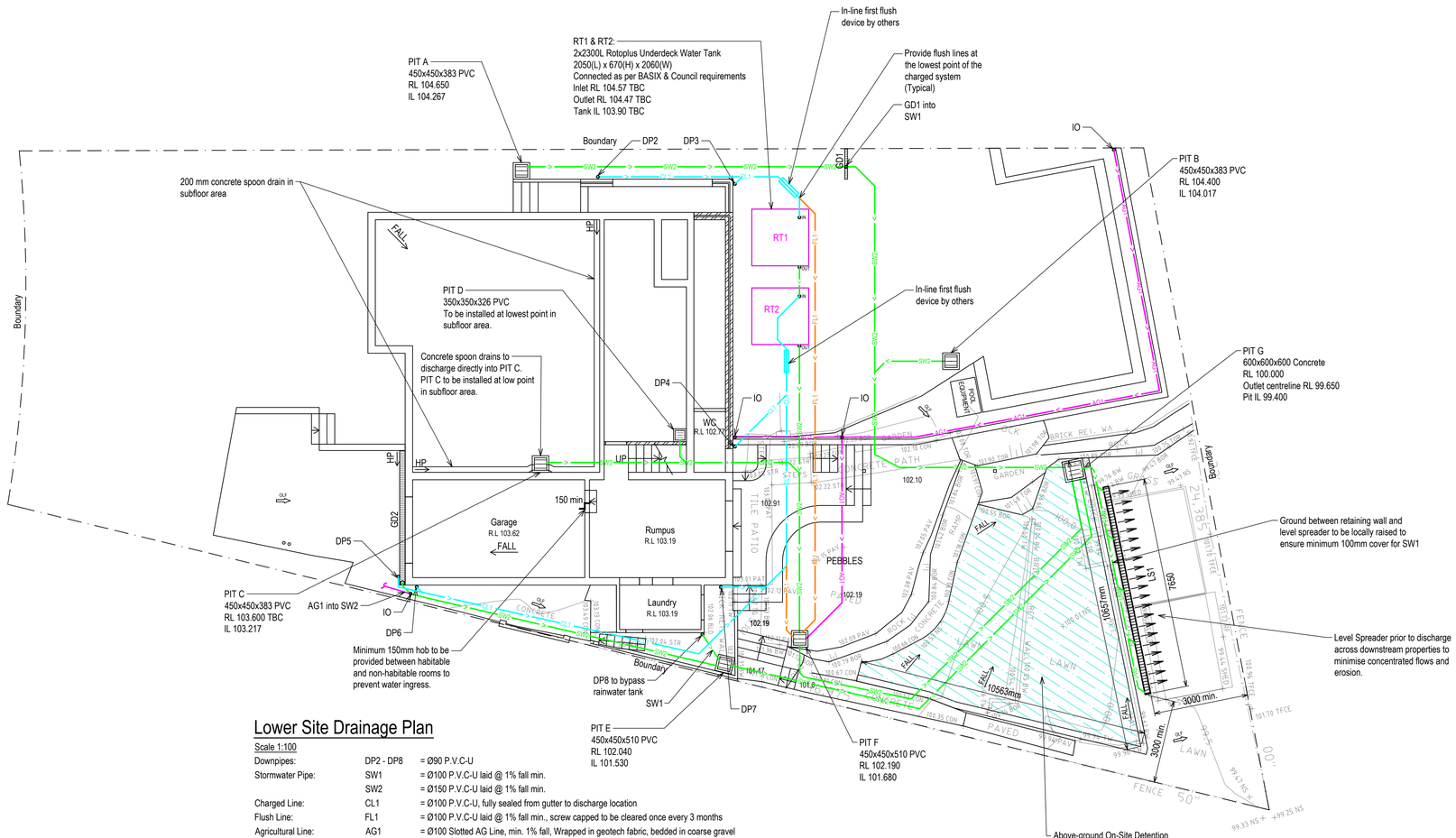
Stormwater Engineering Title: Upper Site Drainage Plan

Orginal Sheet Size:	Scale:	Drawn:	Design:
A1	1:100, 1:20, 1:5	NL	CO

Date:	Job No.	Sheet No.	Rev:
November 2024	2425-038	04 of 06	03

For General Notes, refer to Sheet 1

SCHEDULE OF CALCULATIONS		
ITEM	**VALUE**	**UNITS**
CATCHMENT DATA		
100I5 Rainfall intensity - BOM 21-10-24	278	mm/h
20I5 Rainfall intensity - BOM 21-10-24	209	mm/h
5I5 Rainfall intensity - BOM 21-10-24	155	mm/h
Site Area	778.49	m²
EXISTING		
Total Roof Area	216.16	m²
Total Additional Impervious Area	320.49	m²
Total Pervious Area	241.84	m²
Total Pool Area	0.00	m²
Total Runoff for Existing Catchment Q100	48.30	L/s
Total Runoff for Existing Catchment Q20	36.31	L/s
Total Runoff for Existing Catchment Q5	26.93	L/s
PROPOSED		
Total Roof Area	254.05	m²
Total Additional Impervious Area	157.66	m²
Total Pervious Area	341.66	m²
Total Pool Area	25.12	m²
Total Runoff for Proposed Catchment Q100	45.71	L/s
Total Runoff for Proposed Catchment Q20	34.36	L/s
Total Runoff for Proposed Catchment Q5	25.48	L/s
OSD Required as per Northern Beaches Council Water Management for Development Policy Appendix 4, as the primary form of site discharge is a Level Spreader.		
Existing stormwater system discharges via overland flow across rear boundary. Easement refusal letters from downstream property owners as per attached letters (Refer to sheet 06 of 06). On-site Absorption system not feasible due to visable rock outcroppings on surface. Level Spreader and OSD design provided in accordance with Northern Beaches Stormwater Policy Section 5.5.1.2.4 & Appendix 4, to reduce concentrated surface runoff flow into downstream property(s).		
BASIX DATA		
Rainwater Tank Size required by BASIX	4025	L
Rainwater Tank Size provided	4600	L
Roof Area required to Rainwater Tank	40	m²
Roof Area provided to Rainwater Tank	248.19	m²
ON-SITE DETENTION DATA		
Total Existing Site Discharge Q5	26.93	L/s
Total Proposed Site Discharge Q100	45.71	L/s
Permissible Site Discharge, PSD (20% AEP [Q5] state of nature design storm event)	16.76	L/s
Total Discharge to OSD Basin Q100	38.24	L/s
Height above orifice	0.65	m
Orifice Diameter	74.00	mm
Orifice Discharge	9.30	L/s
On-Site Detention Volume Required	8.684	m³
Revised On-Site Detention Volume Required with BASIX rainwater reuse credit as per Northern Beaches Council Water Management for Development Policy Section 9.3.2.1.	4.659	m³
On-Site Detention Volume Required with additional 20% for landscaped storage areas as per Northern Beaches Council Water Management for Development Policy Section 9.10.5.	5.591	m³
On-Site Detention Volume Provided (without accounting for 1.5% surface slope of OSD Basin)	15.703	m³
On-Site Detention Volume Provided (Accounted for 1.5% minimum surface slope in OSD Basin)	6.657	m³
SITE DISCHARGE DATA		
Total Existing Site Discharge to rear Q100	48.30	L/s
Total Flow Bypassing Level Spreader Q100	7.46	L/s
Total Controlled Flow to Level Spreader Q100	9.30	L/s
Level Spreader Length	7.65	m
Level Spreader Discharge Per Metre Q100	1.22	L/s/m
Total Proposed Site Discharge to rear Q100	16.76	L/s

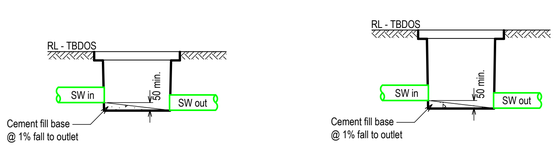


Lower Site Drainage Plan

Scale 1:100

Downpipes:	DP2 - DP8	= Ø90 P.V.C-U
Stormwater Pipe:	SW1	= Ø100 P.V.C-U laid @ 1% fall min.
	SW2	= Ø150 P.V.C-U laid @ 1% fall min.
Charged Line:	CL1	= Ø100 P.V.C-U, fully sealed from gutter to discharge location
Flush Line:	FL1	= Ø100 P.V.C-U laid @ 1% fall min., screw capped to be cleared once every 3 months
Agricultural Line:	AG1	= Ø100 Slotted AG Line, min. 1% fall, Wrapped in geotech fabric, bedded in coarse gravel
Inspection Opening:	IO	= Cap raised to finished ground level marked 'IO'
Grated Drain:	GD1	= 100(W) x 100(D) @ 2% fall min.
	GD2	= 200(W) x 200(D) @ 2% fall min.
Stormwater Pit:	PIT A - PIT C	= 450 x 450 x 383 PVC
	PIT D	= 350 x 350 x 326 PVC
	PIT E & PIT F	= 450 x 450 x 510 PVC
	PIT G	= 600 x 600 x 600 Concrete
Rainwater Tank:	RT1 & RT2	= 2300L Rotoplus Underdeck Water Tank, connect rainwater re-use tank as per BASIX and Council requirements
Level Spreader:	LS1	= Refer to detail, 200(W) x 200(D) P.V.C. grated drain

Note:
HP denotes high point of grated drain.

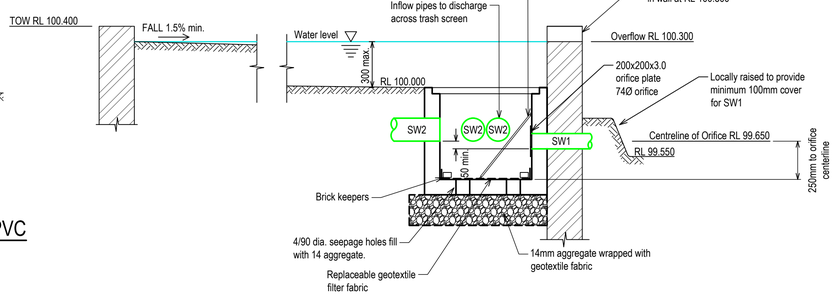


TYPICAL 450x450x383 PVC PIT DETAIL

Scale 1:20

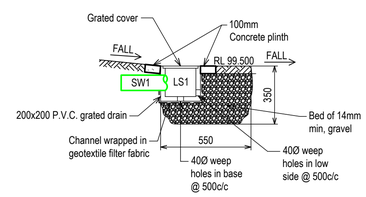
TYPICAL 450x450x510 PVC PIT DETAIL

Scale 1:20



PIT G DETAIL - 600x600x600 Concrete & 10563(L) x 10657(W) x 300(D) On-Site Detention Basin Section

Scale 1:20



LEVEL SPREADER LS1

Scale 1:20

Note: Weir of Level Spreader to be installed at continuous even level shown above.

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01	20.11.2024	Amended as requested	CO	BM
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Email: admin@harrismorris.com.au

ARCHITECT: Baikie Corr

CLIENT: Aaron Hawkins & Rebecca Sleeman

Address: 5 Roosevelt Avenue Allambie Heights NSW 2100

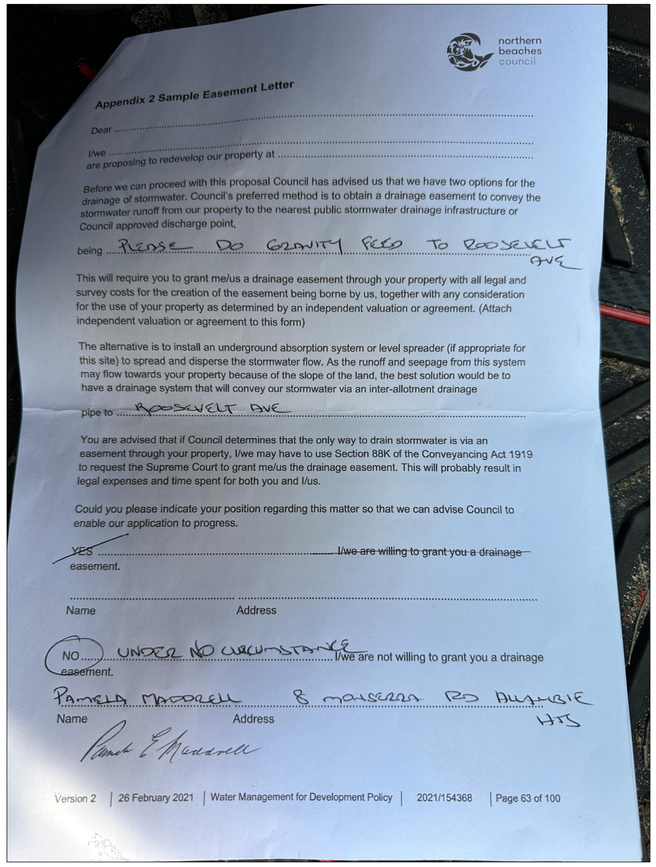
Job Description: Proposed Additions & Alterations To Residence

Stormwater Engineering Title: Lower Site Drainage Plan

Original Sheet Size:	Scale:	Drawn:	Design:
A1	1:100, 1:20, 1:5	NL	CO
Date:	Job No.	Sheet No.	Rev:
November 2024	2425-038	05 of 06	03

Scale @ A1 Original Size Scale: 1:100
0 1 2 4 6 8 10 meters

100mm On original size A1



northern beaches council

Appendix 2 Sample Easement Letter

Dear .....

I/we .....
are proposing to redevelop our property at .....

Before we can proceed with this proposal Council has advised us that we have two options for the drainage of stormwater. Council's preferred method is to obtain a drainage easement to convey the stormwater runoff from our property to the nearest public stormwater drainage infrastructure or Council approved discharge point,

being ..... PLEASE DO GRAVITY FEED TO ROOSEVELT AVE

This will require you to grant me/us a drainage easement through your property with all legal and survey costs for the creation of the easement being borne by us, together with any consideration for the use of your property as determined by an independent valuation or agreement. (Attach independent valuation or agreement to this form)

The alternative is to install an underground absorption system or level spreader (if appropriate for this site) to spread and disperse the stormwater flow. As the runoff and seepage from this system may flow towards your property because of the slope of the land, the best solution would be to have a drainage system that will convey our stormwater via an inter-allotment drainage

pipe to ..... ROOSEVELT AVE

You are advised that if Council determines that the only way to drain stormwater is via an easement through your property, I/we may have to use Section 88K of the Conveyancing Act 1919 to request the Supreme Court to grant me/us the drainage easement. This will probably result in legal expenses and time spent for both you and I/us.

Could you please indicate your position regarding this matter so that we can advise Council to enable our application to progress.

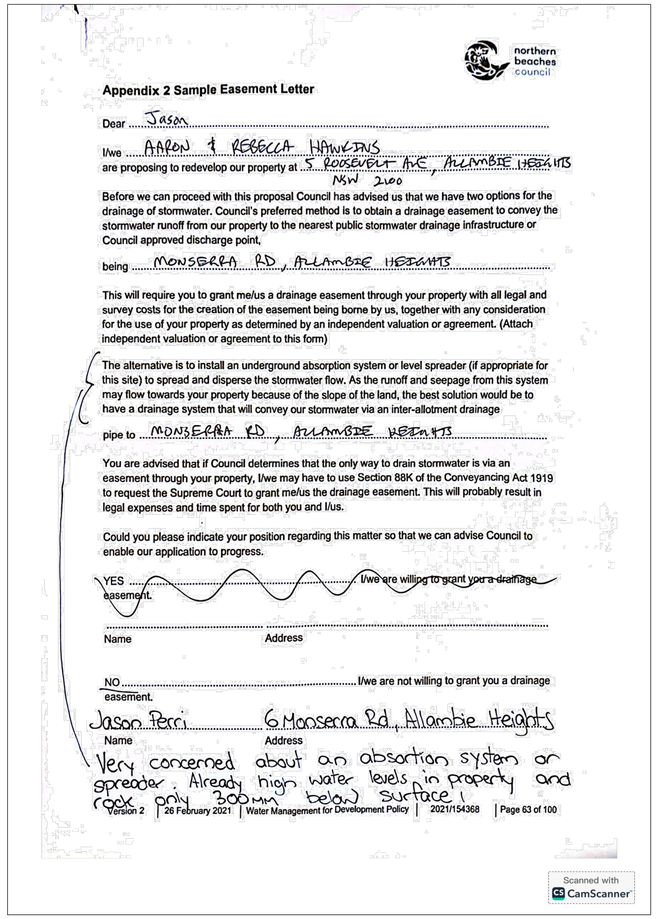
~~YES ..... I/we are willing to grant you a drainage easement.~~

....
Name Address

NO ..... UNDER NO CIRCUMSTANCE ..... I/we are not willing to grant you a drainage easement.

PAMELA MADDRELL 8 MONSERRA RD ALLAMBIE HTS
Name Address

Version 2 | 26 February 2021 | Water Management for Development Policy | 2021/154368 | Page 63 of 100



northern beaches council

Appendix 2 Sample Easement Letter

Dear ..... Jason .....

I/we ..... AARON & REBECCA HAWKINS .....
are proposing to redevelop our property at ..... 5 ROOSEVELT AVE, ALLAMBIE HEIGHTS NSW 2100

Before we can proceed with this proposal Council has advised us that we have two options for the drainage of stormwater. Council's preferred method is to obtain a drainage easement to convey the stormwater runoff from our property to the nearest public stormwater drainage infrastructure or Council approved discharge point,

being ..... MONSERRA RD, ALLAMBIE HEIGHTS .....

This will require you to grant me/us a drainage easement through your property with all legal and survey costs for the creation of the easement being borne by us, together with any consideration for the use of your property as determined by an independent valuation or agreement. (Attach independent valuation or agreement to this form)

The alternative is to install an underground absorption system or level spreader (if appropriate for this site) to spread and disperse the stormwater flow. As the runoff and seepage from this system may flow towards your property because of the slope of the land, the best solution would be to have a drainage system that will convey our stormwater via an inter-allotment drainage

pipe to ..... MONSERRA RD, ALLAMBIE HEIGHTS .....

You are advised that if Council determines that the only way to drain stormwater is via an easement through your property, I/we may have to use Section 88K of the Conveyancing Act 1919 to request the Supreme Court to grant me/us the drainage easement. This will probably result in legal expenses and time spent for both you and I/us.

Could you please indicate your position regarding this matter so that we can advise Council to enable our application to progress.

YES ..... I/we are willing to grant you a drainage easement.

....
Name Address

NO ..... I/we are not willing to grant you a drainage easement.

Jason Perri 6 Monserra Rd, Allambie Heights
Name Address

Very concerned about an absortion system or spreader. Already high water levels in property and rock only 300mm below surface!

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Issued for DA approval

Rev.	Date	Amendment Description	By	App.
01	20.11.2024	Amended as requested	CO	BM
02	27.11.2024	Amended as requested	CO	BM
03	06.12.2024	Amended as per revised architecturals	CO	BM

Scale @ A1 Original Size Scale: 1:100
0 1 2 4 6 8 10 meters

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Job Description: Proposed Additions & Alterations To Residence

Stormwater Engineering Title: Easement Refusal Letters

Original Sheet Size:	Scale:	Drawn:	Design:
A1	1:100, 1:20, 1:5	NL	CO

Date:	Job No.	Sheet No.	Rev:
November 2024	2425-038	06 of 06	03