











# CONCEPT STORMWATER MANAGEMENT PLANS

## PROPOSED NEW RESIDENTIAL DEVELOPMENT

### No.911 PITTWATER ROAD, COLLAROY NSW 2097

#### LEGEND

	GRATED INLET PIT
450x450	450mm SQUARE INTERNAL
GRT 75.54	GRATE LEVEL = RL 75.54
IL 75.12	INVERT LEVEL = RL 75.12
	INSPECTION OPENING CAP
	PROPOSED DOWNPIPE 90mm dia or 100mm x 50mm RECTANGULAR UNO
	EXISTING TREE
	GRATED TRENCH DRAIN
	GRATED ROUND OUTLET 100mm DIAMETER
	PROPOSED DOWNPIPE SPREADER
	STRUCTURE No 1 (FOR HYDRAULIC CALCS)
	STORMWATER DRAINAGE
	100 DIA CHARGED/1% MIN ROOF AREA ONLY UNO

#### NORTHERN BEACHES COUNCIL-STORMWATER MANAGEMENT DESIGN REQUIREMENTS

DESIGN CODE: NORTHERN BEACHES COUNCIL- STORMWATER MANAGEMENT CODE.

PROPOSED DEVELOPMENT: NEW SINGLE DWELLING DEVELOPMENT.  
SITE AREA = 623.30m<sup>2</sup>

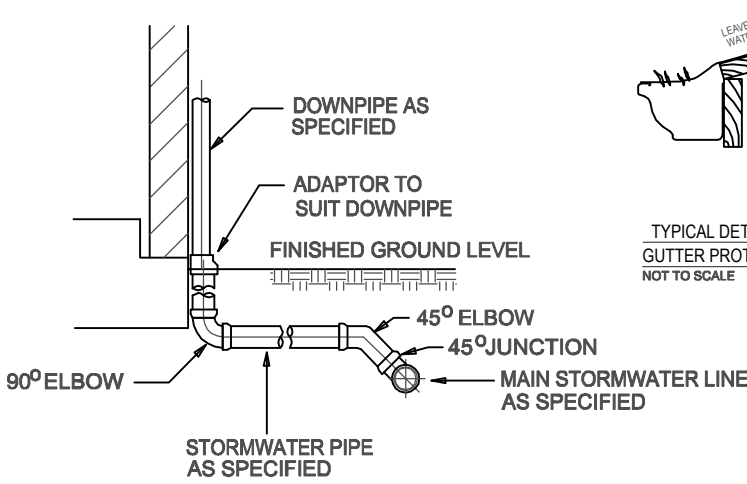
PROPOSED SITE COVERAGE DOES NOT EXCEED 40% THEREFORE ONSITE STORMWATER DETENTION IS NOT REQUIRED.

THEREFORE COLLECT 50m<sup>2</sup> OF NEW ROOF AREA OF DWELLING AND DISCHARGE INTO 3000 LITRE BASIX RAINWATER TANK WITH THE OVERFLOW AND DRIVEWAY RUNOFF INCLUDING REAR YARD AREA DISCHARGING TO THE KERB & GUTTER ON PITTWATER ROAD.

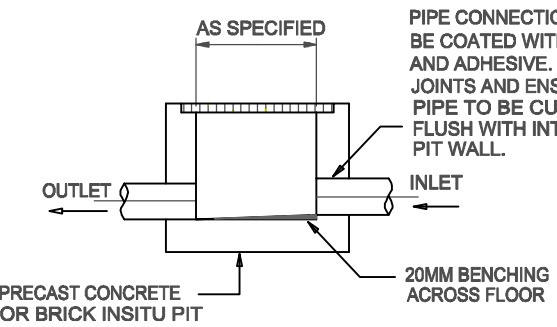
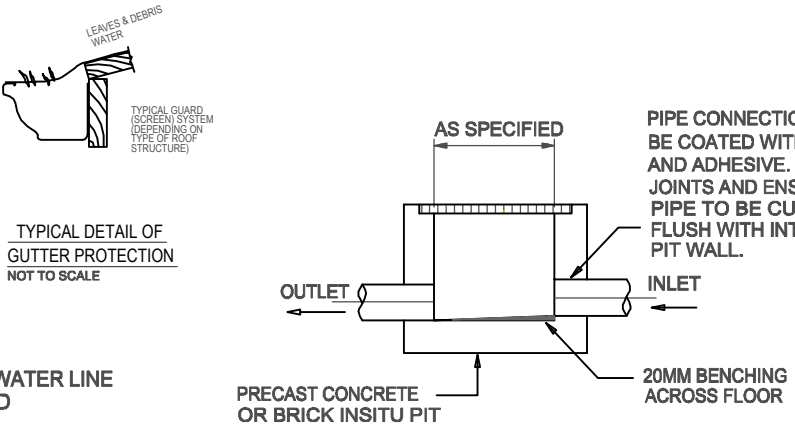
DESIGN BASED ON AR & R, AS3500 & RELEVANT STORMWATER MANAGEMENT CODE.

#### GENERAL NOTES

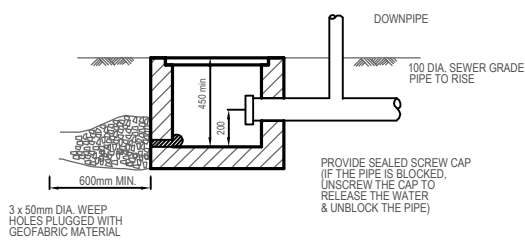
1. FINAL LOCATION OF NEW DOWNPIPES TO BE DETERMINED BY BUILDER/ARCHITECT AT TIME OF CONSTRUCTION.
2. THESE DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS DRAWINGS. ANY DISCREPANCIES TO BE REFERRED TO THE ENGINEER BEFORE PROCEEDING WITH WORK.
3. ALL MATERIALS AND WORKMANSHIP TO BE IN ACCORDANCE WITH AS/NZS 3500.3:2003 STORMWATER DRAINAGE, BCA AND LOCAL COUNCIL POLICY/CONSENT/REQUIREMENTS.
4. ALL DIMENSIONS AND LEVELS TO BE VERIFIED BY BUILDER ON-SITE PRIOR TO COMMENCEMENT OF WORKS. THESE DRAWINGS ARE NOT TO BE SCALED FOR DIMENSIONS NOR TO BE USED FOR SETOUT PURPOSES.
5. ALL SURVEY INFORMATION AND PROPOSED BUILDING AND FINISHED SURFACE LEVELS SHOWN IN THESE DRAWINGS ARE BASED ON LEVELS OBTAINED FROM DRAWINGS BY OTHERS.
6. THESE DRAWINGS DEPICT THE DESIGN OF SURFACE STORMWATER RUNOFF DRAINAGE SYSTEMS ONLY AND DO NOT DEPICT ROOF DRAINAGE OR SUBSOIL DRAINAGE SYSTEMS UNLESS NOTED OTHERWISE. THE DESIGN OF ROOF AND SUBSOIL DRAINAGE SYSTEMS IS THE RESPONSIBILITY OF OTHERS.
7. ALL STORMWATER DRAINAGE PIPES ARE TO BE 100mm DIAMETER uPVC AT MINIMUM 1% GRADE UNLESS NOTED OTHERWISE.
8. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE AND LEVEL ALL EXISTING SERVICES OR OTHER STRUCTURES WHICH MAY AFFECT/BE AFFECTED BY THIS DESIGN PRIOR TO COMMENCEMENT OF WORKS.
9. ALL PITS WITHIN DRIVEWAYS TO BE 150mm THICK CONCRETE OR EQUAL.
10. THIS PLAN IS THE PROPERTY OF EZE DRAINAGE SOLUTIONS PTY LTD AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM EZE DRAINAGE SOLUTIONS PTY LTD.



TYPICAL DETAIL - DOWNPIPE CONNECTION  
NOT TO SCALE



TYPICAL DETAIL - STANDARD PIT  
NOT TO SCALE



TYPICAL DETAIL - CHARGED SYSTEM CLEANOUT PIT  
NOT TO SCALE

A	04.09.19	DA ISSUE
ISS	DATE	AMENDMENT

ARCHITECT/BUILDER	WINCREST HOMES
CLIENT	MR. CLARK & MRS. HAY

**EZE DRAINAGE SOLUTIONS**  
Pty Ltd ACN 619 135 198  
Ph: (02) 97067767 Fax: (02) 94754315  
CONSULTING ENGINEERS  
CIVIL & STORMWATER MANAGEMENT  
Mobile: 0405507654 Email: info@ezeeng.com.au

DWG TITLE	COVER SHEET & DESIGN SUMMARY TABLE
PROJECT TITLE	PROPOSED NEW RESIDENTIAL DEVELOPMENT No.911 PITTWATER ROAD, COLLAROY NSW 2097

DESIGNED BY :	EZ	ISSUED BY :	BE MIE Aust PENG
JOB No	DWG No	No IN SET	ISSUE
18015	D1	3	A

**BASIX COMMITMENT**  
PROPOSED DWELLING TO HAVE A  
3000 LITRE (MINIMUM)  
RAINWATER TANK TO BE  
CONNECTED TO 50m<sup>2</sup> OF ROOF  
AREA IN ACCORDANCE WITH  
BASIX REQUIREMENTS.

**NOTE**  
THIS DRAWING IS TO BE READ  
IN CONJUNCTION WITH  
ARCHITECTURAL DRAWINGS :  
**WINCREST HOMES**  
**JOB NO.17338 ISSUE E**  
**DATED 18.07.2019**

**NOTE**  
LOCATION OF NEW PITS  
SHOWN ON THIS DRAWING ARE  
SUBJECT TO VERIFICATION BY  
BUILDER DURING CONSTRUCTION.  
PIT LOCATIONS MAY BE VARIED  
PROVIDED INTENT OF THIS DESIGN  
IS MAINTAINED.

**NOTE**  
THIS DRAWING IS FOR STORMWATER  
MANAGEMENT DESIGN AND DOES  
NOT COVER ANY OVERLAND FLOW  
DESIGN REQUIREMENTS.

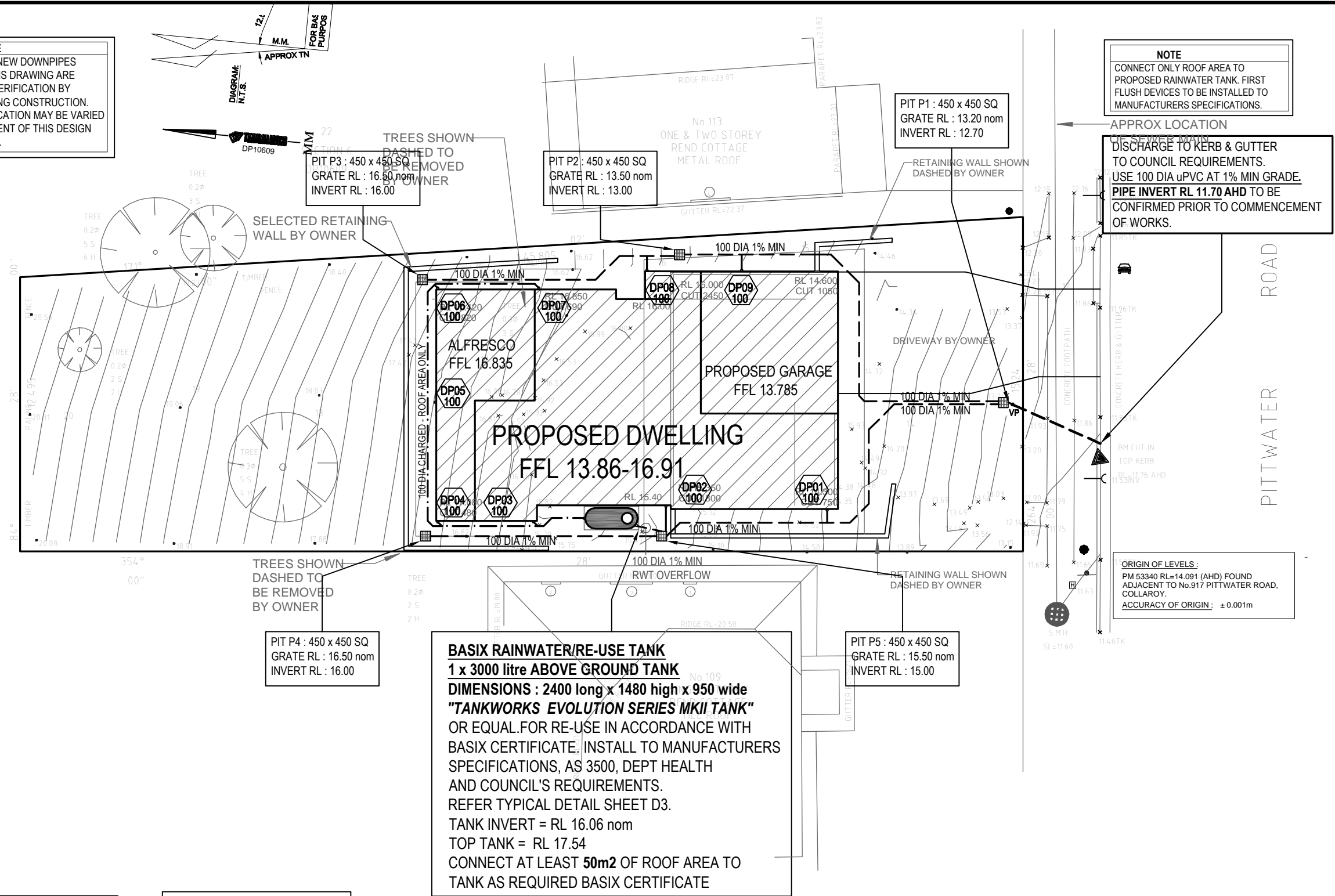
100 DIA ROOF ONLY.  
CHARGED LINE PRESSURE GRADE  
uPVC SOLVENT WELDED.  
NOTE CHARGED SYSTEM TO BE  
FULLY SEALED FROM TANK INLET  
TO ROOF GUTTER LEVEL.  
ROOF GUTTER RL = 19.60, 22.40  
TANK INLET RL = 17.50  
DIFFERENTIAL HEAD = **2.10, 5.10**  
SUFFICIENT TO DRIVE SYSTEM.



**WARNING**  
LOCATION AND DEPTH OF ALL  
UNDERGROUND SERVICES TO  
BE INVESTIGATED WITH THE  
RELEVANT AUTHORITIES PRIOR  
TO COMMENCING WORKS.

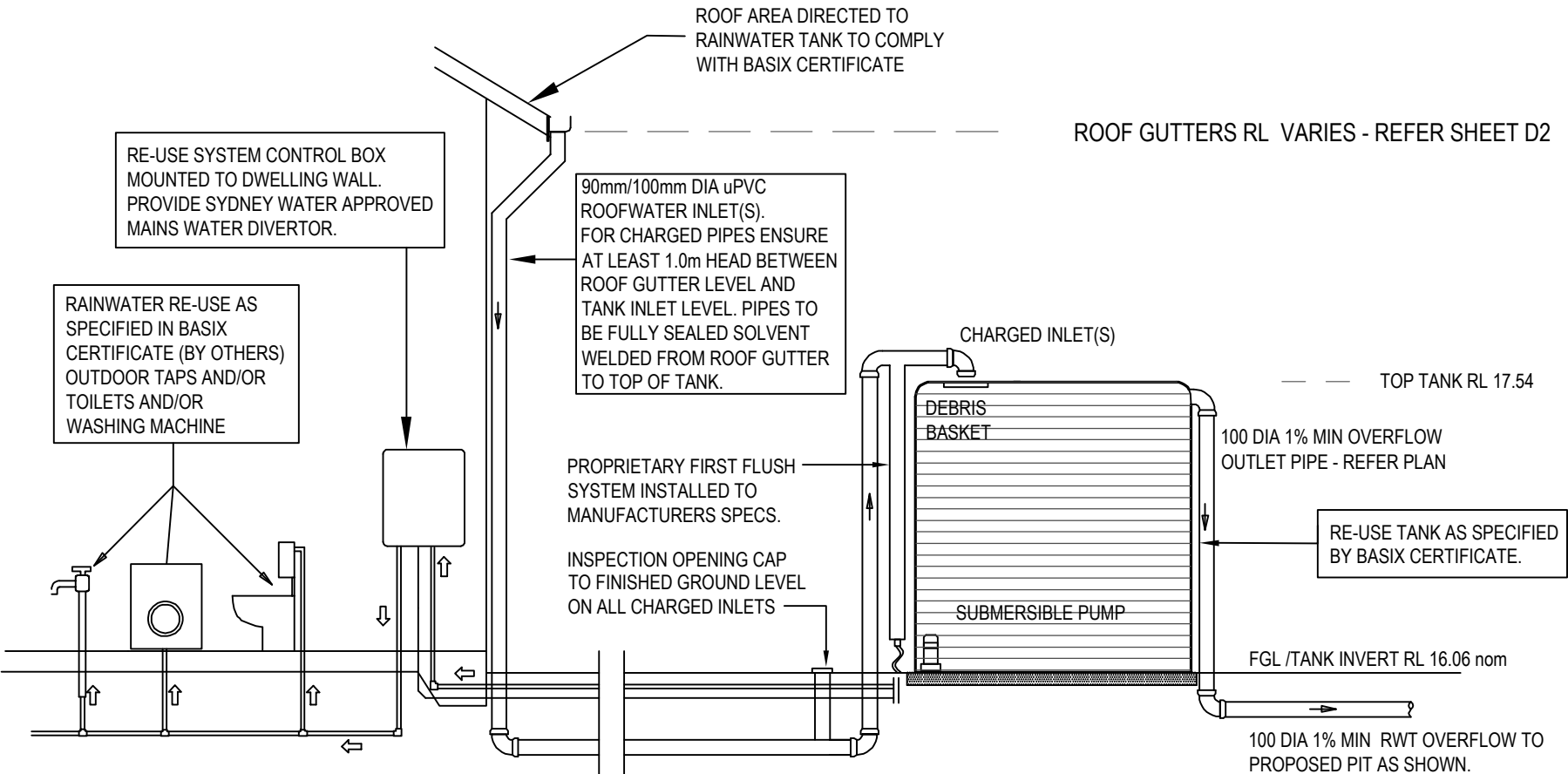
**NOTE**  
THIS DRAWING IS NOT TO BE USED  
FOR SETOUT PURPOSES- REFER TO  
ARCHITECTURAL DRAWINGS.

**NOTE**  
LOCATION OF NEW DOWNPIPES  
SHOWN ON THIS DRAWING ARE  
SUBJECT TO VERIFICATION BY  
BUILDER DURING CONSTRUCTION.  
DOWNPIPE LOCATION MAY BE VARIED  
PROVIDED INTENT OF THIS DESIGN  
IS MAINTAINED.



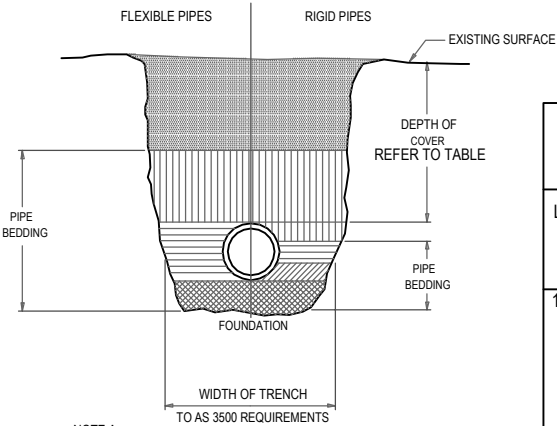
RAINWATER RE-USE SYSTEM NOTES

- 1. TOWNWATER CONNECTION TO RAINWATER TANK TO BE TO THE SATISFACTION OF SYDNEY WATER. THIS MAY REQUIRE PROVISION OF:
  - a. PERMANENT AIR GAP.
  - b. A BACKFLOW PREVENTION DEVICE.
  - c. NO DIRECT CONNECTION BETWEEN TOWN WATER SUPPLY AND THE RAIN WATER SUPPLY.
  - d. AN APPROVED STOP VALVE AND/OR PRESSURE LIMITING VALVE AT THE RAINWATER TANK.
- 2. PROVIDE AT LEAST ONE (1) EXTERNAL HOSE COCK ON THE TOWN WATER SUPPLY FOR FIRE FIGHTING.
- 3. PROVIDE APPROPRIATE FLOAT VALVES AND/OR SOLENOID VALVES
- 4. ALL PLUMBING WORKS ARE TO BE CARRIED OUT BY LICENSED PLUMBERS IN ACCORDANCE WITH AS3500.1 NATIONAL PLUMBING AND DRAINAGE CODE.
- 5. PRESSURE PUMP ELECTRICAL CONNECTION TO BE CARRIED OUT BY LICENSED ELECTRICIAN.
- 6. ONLY ROOF RUN-OFF IS TO BE DIRECTED TO THE RAINWATER TANK. SURFACE WATER INLETS ARE NOT TO BE CONNECTED.
- 7. PIPE MATERIALS FOR RAINWATER SUPPLY PLUMBING ARE TO BE APPROVED MATERIALS TO AS 3500 PART 1 SECTION 2 AND TO BE CLEARLY AND PERMANENTLY IDENTIFIED "RAINWATER". THIS MAY BE ACHIEVED FOR BELOW GROUND PIPES USING IDENTIFICATION TAPE (MADE IN ACCORDANCE WITH AS 2648) OR FOR ABOVE GROUND PIPES BY USING ADHESIVE PIPE MARKERS (MADE IN ACCORDANCE WITH AS1345).
- 8. EVERY RAINWATER SUPPLY OUTLET POINT AND THE RAINWATER TANK ARE TO BE LABELLED "RAINWATER" ON A METALLIC SIGN IN ACCORDANCE WITH AS 1319.
- 9. ALL INLETS AND OUTLETS TO THE RAINWATER TANK ARE TO HAVE SUITABLE MEASURES PROVIDED TO PREVENT MOSQUITO AND VERMIN ENTRY.
- 10. SYSTEM TO COMPLY WITH SYDNEY WATER REQUIREMENTS AND ANY CONDITIONS OF LOCAL COUNCIL DEVELOPMENT CONSENT.



TYPICAL DETAIL - RAINWATER RE-USE TANK

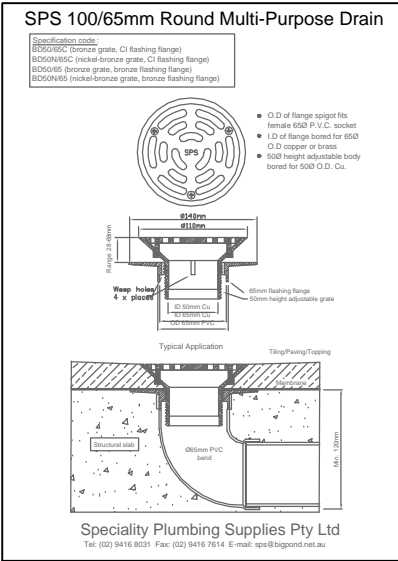
NOT TO SCALE



NOTE A  
STORMWATER DRAINS CONSTRUCTED OF OTHER THAN CAST IRON, DUCTILE IRON OR GALVANISED STEEL HAVING COVER LESS THAN THAT SPECIFIED IN TABLE SHALL BE COVERED WITH AT LEAST 50mm OVERLAY AND SHALL BE PAVED WITH AT LEAST—  
(a) 100mm THICKNESS OF REINFORCED CONCRETE WHERE SUBJECT TO HEAVY VEHICULAR LOADING

LEGEND - TRENCH BACKFILL		
SYMBOL	FLEXIBLE PIPES	RIGID PIPES
	BACKFILL	
	PIPE OVERLAY	
	PIPE SIDE SUPPORT	SIDE ZONE
	—	HAUNCH ZONE
	PIPE UNDERLAY	BED ZONE

MINIMUM PIPE COVER (FROM FINISHED SURFACE TO TOP OF PIPE)		
LOCATION	MINIMUM COVER (mm)	
	CAST/DUCTILE IRON GAL STEEL	OTHER AUTHORISED PRODUCTS (*)
1. NOT SUBJECT TO VEHICULAR LOADING: A. WITHOUT PAVEMENT: i. FOR SINGLE DWELLINGS - ii. OTHER THAN SINGLE DWELLINGS - B. WITH PAVEMENT OF BRICK/UNREINFORCED CONCRETE -	0	100
	0	300
	0 (**)	50 (**)
2. SUBJECT TO VEHICULAR LOADING: A. OTHER THAN ROADS: i. WITHOUT PAVEMENT - ii. WITH PAVEMENT OF: - REINF. CONC. FOR HEAVY VEHICLES - - BRICK/UNREINF. CONC LIGHT VEHICLES - B. ROADS i. SEALED ii. UNSEALED	300	450
	0 (** #)	100 (** #)
	0 (** #)	75 (** #)
	300	500 (#)
	300	500 (#)
3. SUBJECT TO CONSTRUCTION VEHICLES OR IN EMBANKMENT CONDITIONS	300	500 (#)
(*) INCLUDES OVERLAY ABOVE THE TOP OF THE PIPE OF NOT LESS THAN 50mm THICK (**) BELOW THE UNDERSIDE OF THE PAVEMENT (#) SUBJECT TO COMPLIANCE WITH AS1762, AS2033, AS/NZS 2566.1, AS3725 OR AS 4060		



TYPICAL DETAIL - BALCONY DRAINAGE SYSTEM


NOT TO SCALE

A	04.09.19	DA ISSUE
ISS	DATE	AMENDMENT

ARCHITECT/BUILDER WINCREST HOMES
CLIENT MR. CLARK & MRS. HAY

<b>EZE DRAINAGE SOLUTIONS</b> Pty Ltd ACN 619 135 198	CONSULTING ENGINEERS CIVIL & STORMWATER MANAGEMENT
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DWG TITLE TYPICAL DETAILS
PROJECT TITLE PROPOSED NEW RESIDENTIAL DEVELOPMENT No.911 PITTWATER ROAD, COLLAROY NSW 2097

DESIGNED BY :  EZ		ISSUED BY :   BE MIE Aust PENG	
JOB No 18015	DWG No D3	No IN SET 3	ISSUE A