


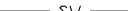





# 1164 BARRENJOEY ROAD, PALM BEACH

## STORMWATER MANAGEMENT PLAN

DRAWING INDEX:

- DR-000 LEGEND
- DR-001 PIPE LAYOUT – GARAGE FLOOR, SERVICE FLOOR AND DETAILS
- DR-002 PIPE LAYOUT – GROUND, FIRST, SECOND FLOOR AND DETAIL
- DR-003 ROOF LAYOUT AND DETAILS
- DR-004 DETAILS


LEGEND:

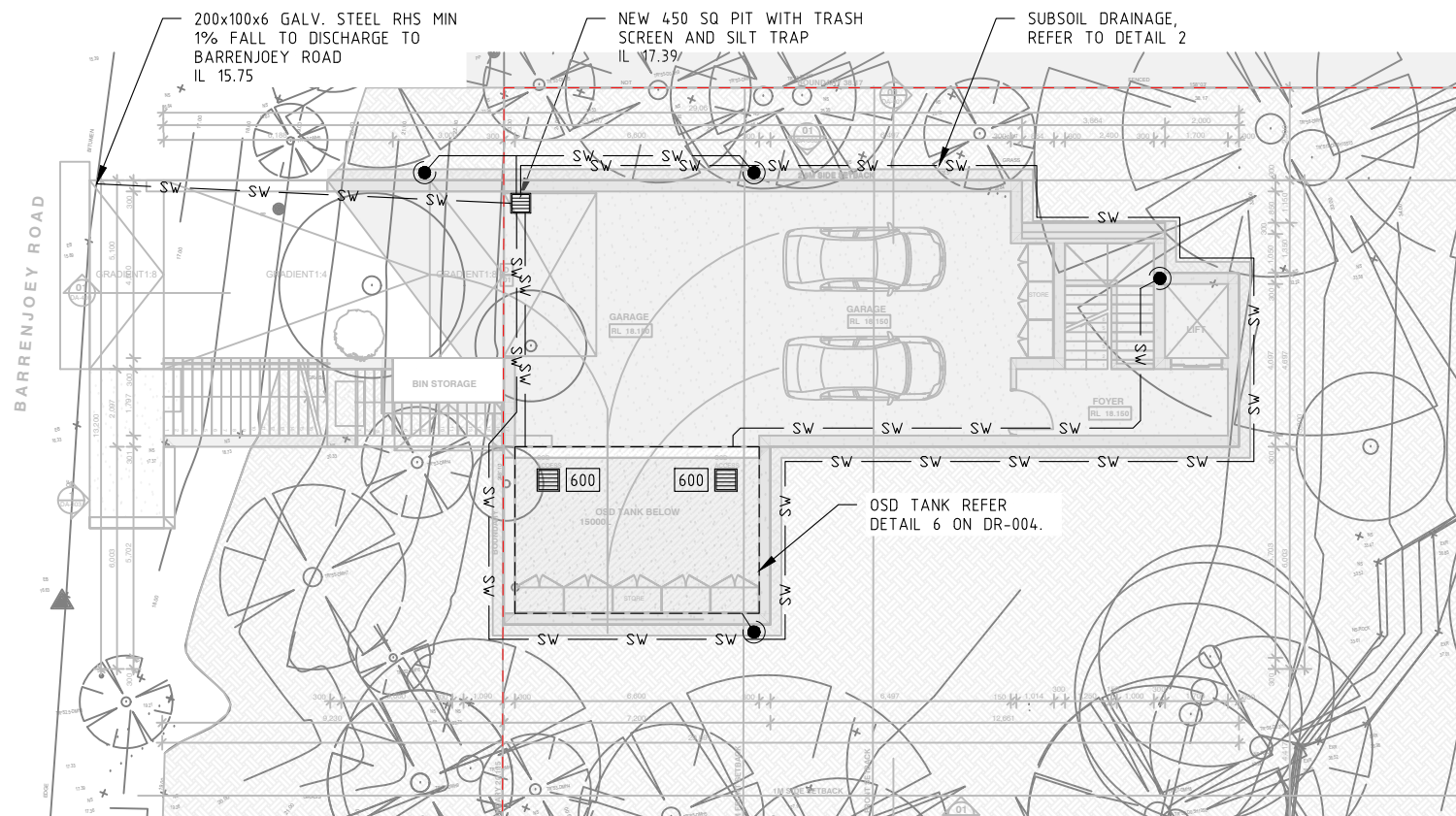
-  DOWNPIPE
-  SW STORMWATER PIPE
-  RW RAINWATER PIPE
-  SS SUBSOIL DRAINAGE
-  DRAINAGE PIT
-  PLANTER BOX OUTLET (PBO)
-  RAINWATER OUTLET (RWO)

NOTES:

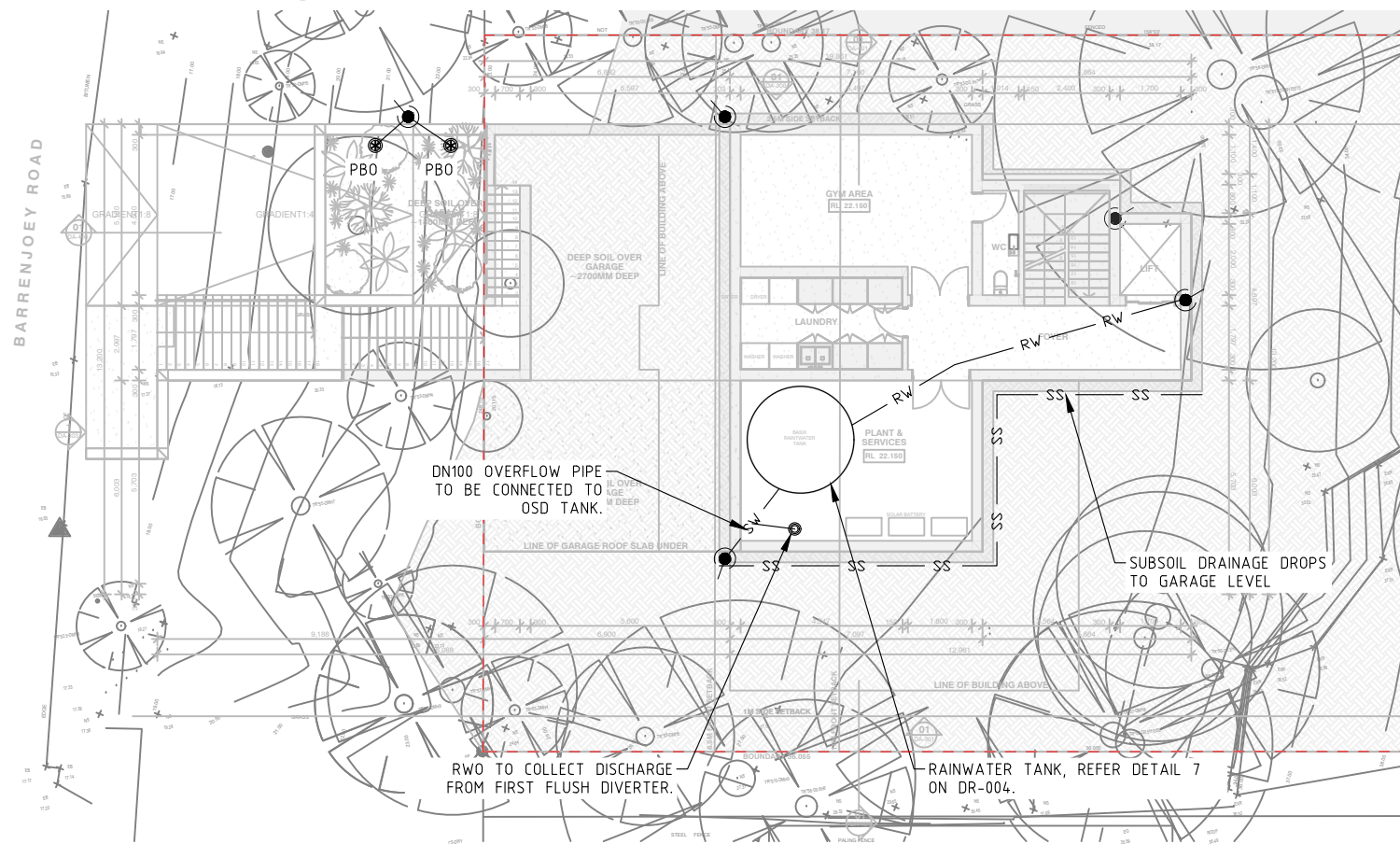
1. ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION.
2. SITE LAYOUT BASED ON ARCHITECTURAL PLANS BY RAMA ARCHITECTS (NOVEMBER 2024) AND SURVEY PLANS BY C&A SURVEYORS (FEBRUARY 2024).
3. LOCATION OF ALL SERVICES MUST BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF EXCAVATION WORKS.
4. ALL STORMWATER DRAINAGE PIPES AND ASSOCIATED DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE RELEVANT STANDARDS, THE BUILDING CODE OF AUSTRALIA, MANUFACTURER'S RECOMMENDATIONS.
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.

NOT FOR CONSTRUCTION

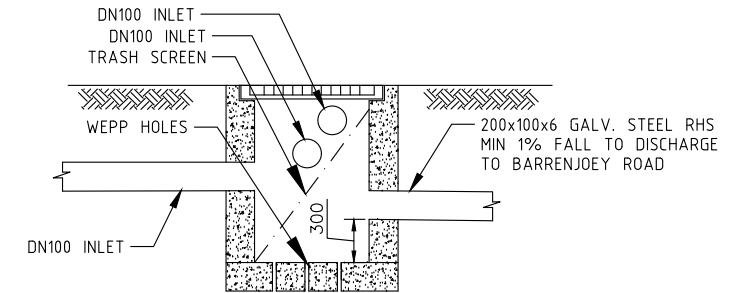
This drawing is confidential and shall only be used for the purposes of this project.				Scale				THE SIGNING OF THIS TITLE BLOCK CONFIRMS THE DESIGN AND DRAFTING OF THIS PROJECT HAVE BEEN PREPARED AND CHECKED IN ACCORDANCE WITH THE STELLEN QUALITY ASSURANCE SYSTEM				1164 BARRENJOEY ROAD, PALM BEACH							
<h1>NA</h1>				<b>DO NOT SCALE. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED</b>				 <b>Stellen</b> Stellen Consulting ABN 61 149 095 189				This design complies with: <b>AS3500.3:2021</b>				<b>LEGEND</b>			
REVISIONS	No.	BY	DATE									DESCRIPTION	APPD	DESIGNED	CHECKED	DATE	APPROVED	Size	Status
										A3	FOR DA SUBMISSION	DR-000	1						
1	MH		07/11/2024	FOR DA SUBMISSION	MH	FRM	DJ												
0	NTM		25/10/2024	FOR DA SUBMISSION	FRM	NTM	DJ												



PLAN 1  
PIPE LAYOUT – GARAGE FLOOR  
1:200



PLAN 2  
PIPE LAYOUT – SERVICE FLOOR  
1:200



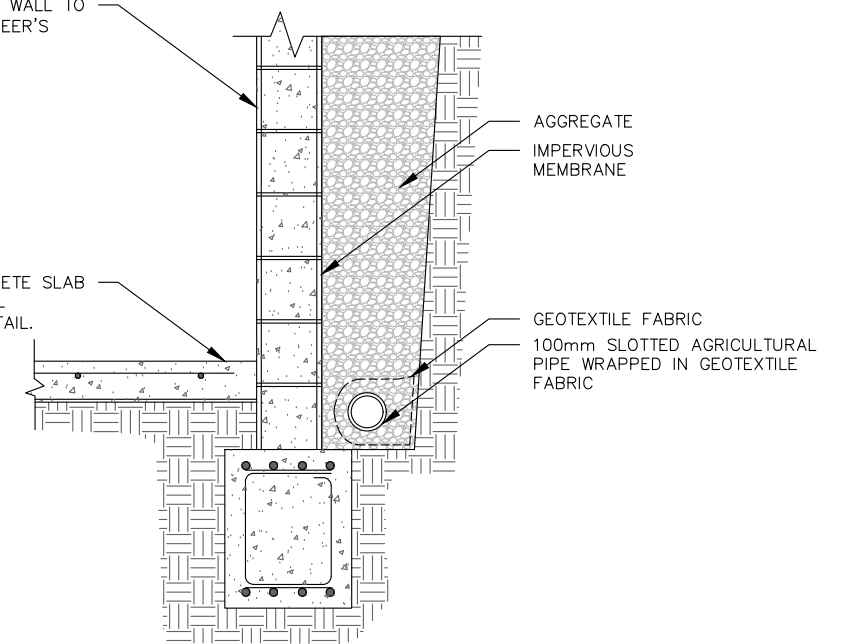
DETAIL 1  
450 SQUARE MEDIUM DUTY PIT  
NOT TO SCALE

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.

TYPICAL CONCRETE WALL TO STRUCTURAL ENGINEER'S DETAIL.

TYPICAL CONCRETE SLAB TO STRUCTURAL ENGINEER'S DETAIL.



DETAIL 2  
TYPICAL SUB-SOIL DRAINAGE  
NOT TO SCALE

NOT FOR CONSTRUCTION

REVISIONS	No.	BY	DATE	DESCRIPTION	APPD
	1	MH	07/11/2024	FOR DA SUBMISSION	MH
	0	NTM	25/10/2024	FOR DA SUBMISSION	FRM

Scale  
**AS NOTED**  
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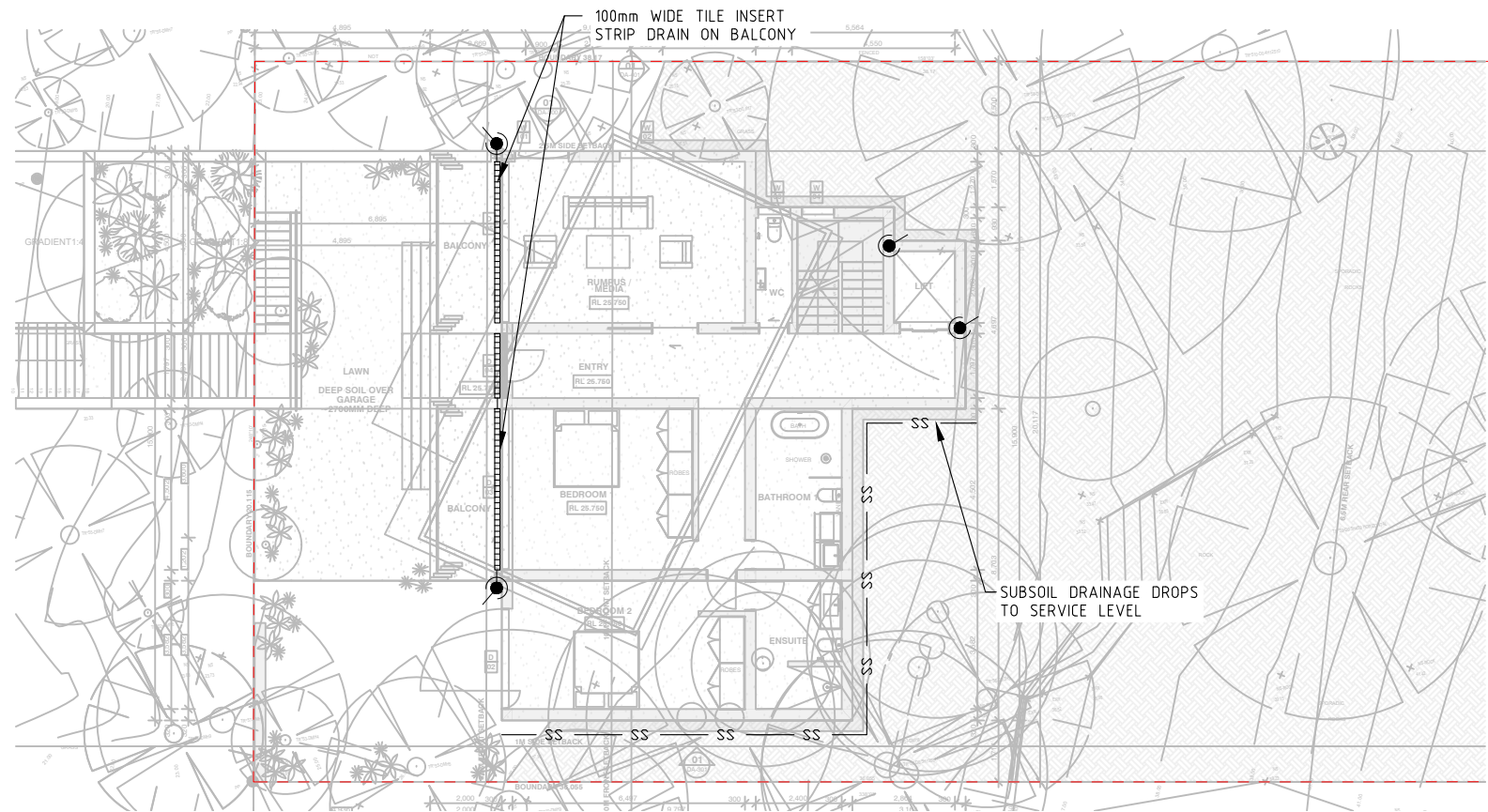
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DRAWN	NTM	CHECKED	DJ	
APPROVED	FRM	DATE	07/11/2024	

**Stellen**  
Stellen Consulting ABN 61 149 095 189

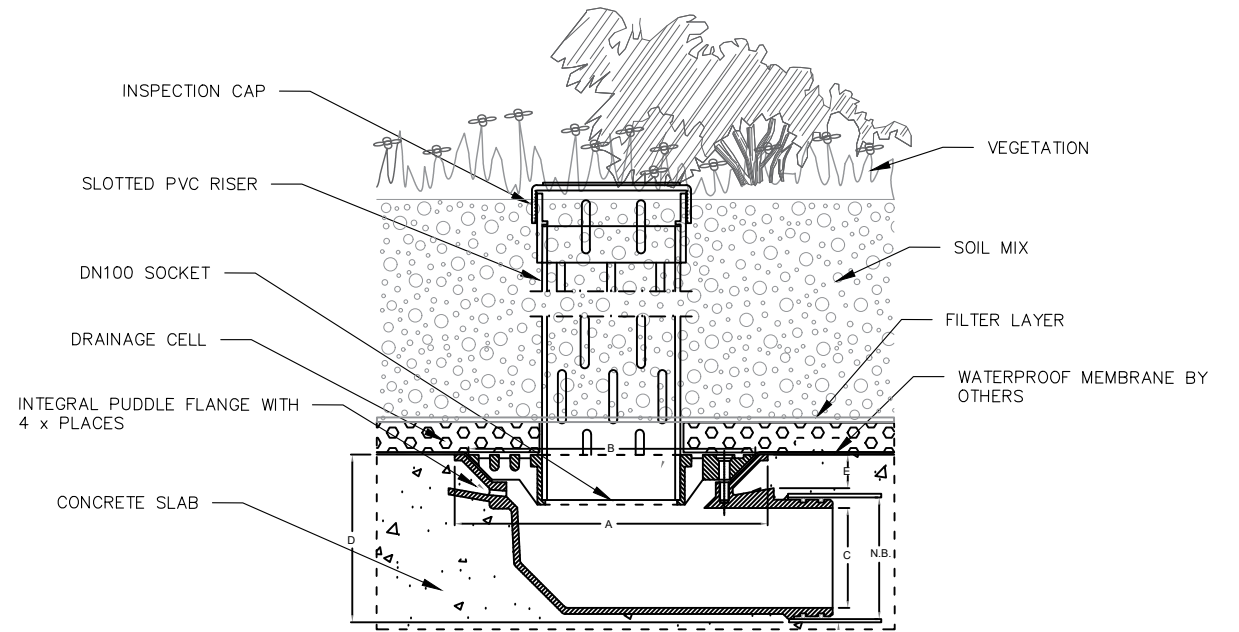
This design complies with:  
AS3500.3:2021

1164 BARRENJOEY ROAD, PALM BEACH			
PIPE LAYOUT - GARAGE FLOOR, SERVICE FLOOR AND DETAILS			
Size A3	Status FOR DA SUBMISSION	Drw No. DR-001	Rev. 1



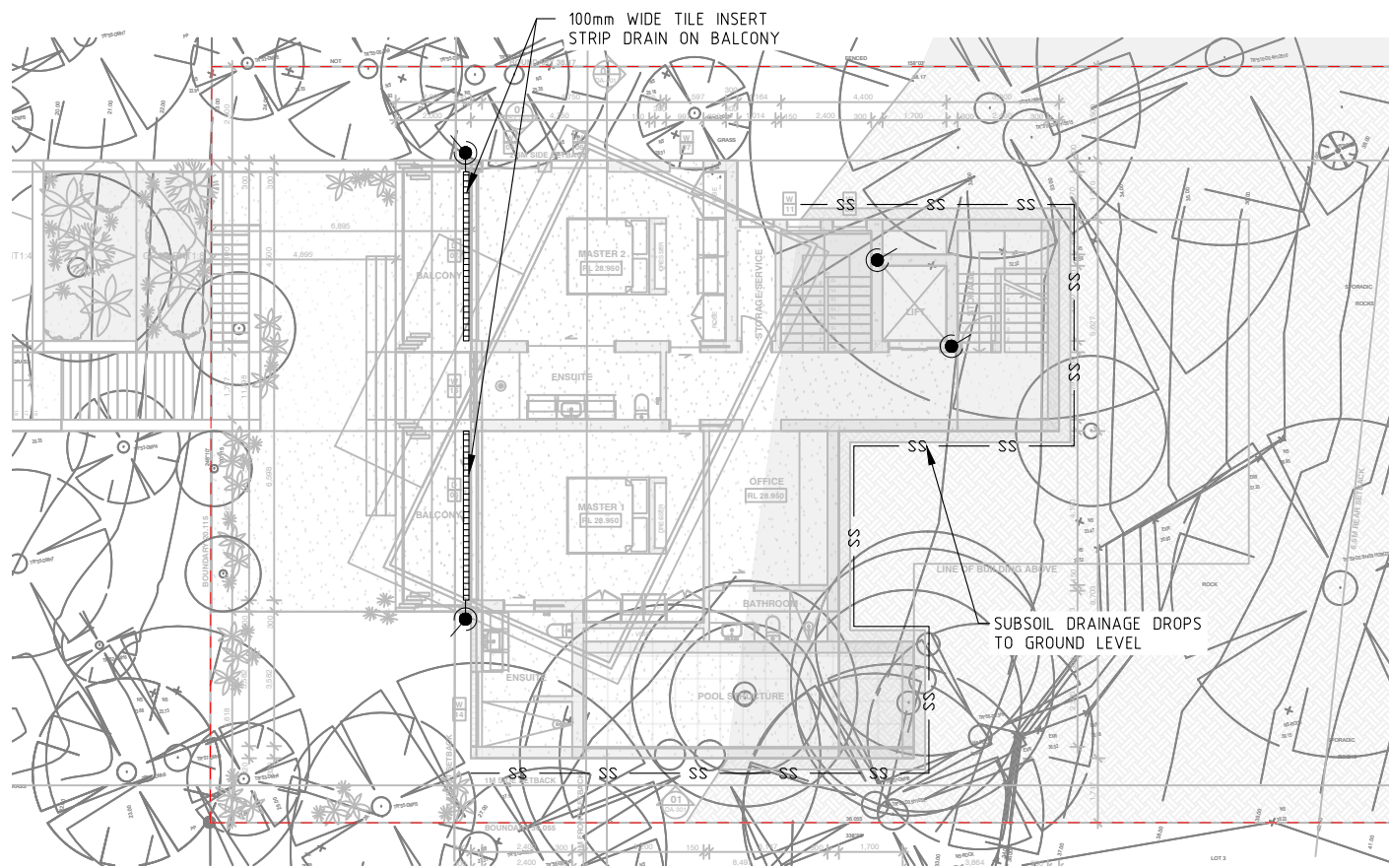


PLAN 3  
PIPE LAYOUT – GROUND FLOOR  
1: 200

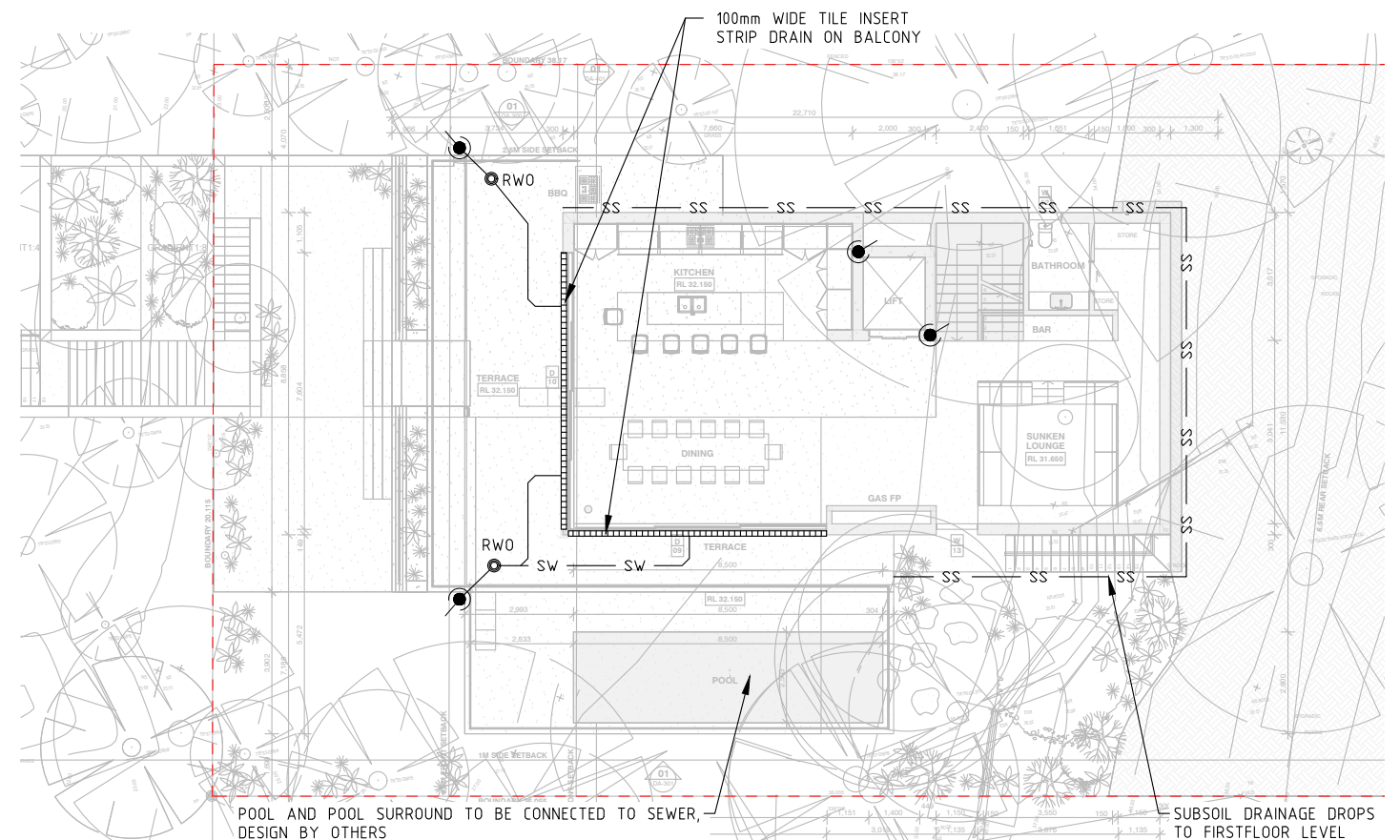


N.B.	A	B	C	D	E
100	260	240	83	140	28

DETAIL 3  
PLANTER BOX OUTLET (SPS TIA80PB)  
NOT TO SCALE



PLAN 4  
PIPE LAYOUT – FIRST FLOOR  
1: 200



PLAN 5  
PIPE LAYOUT – SECOND FLOOR  
1: 200

NOT FOR CONSTRUCTION

No.	BY	DATE	DESCRIPTION	APPD
1	MH	07/11/2024	FOR DA SUBMISSION	MH
0	NTM	25/10/2024	FOR DA SUBMISSION	FRM

Scale  
**AS NOTED**

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DESIGNED	FRM	CHECKED	DJ
DRAWN	NTM	CHECKED	DJ
APPROVED	FRM	DATE	07/11/2024



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AS3500.3:2021

1164 BARRENJOEY ROAD, PALM BEACH

PIPE LAYOUT - GROUND, FIRST, SECOND FLOOR AND DETAIL

Size	A3	Status	FOR DA SUBMISSION	Dwg No.	DR-001	Rev.	1
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**NOMENCLATURE**  
 DP - DOWNPIPE  
 RWO - RAINWATER OUTLET  
 Q100 - 100YR 5 MINUTE ARI FLOW RATE

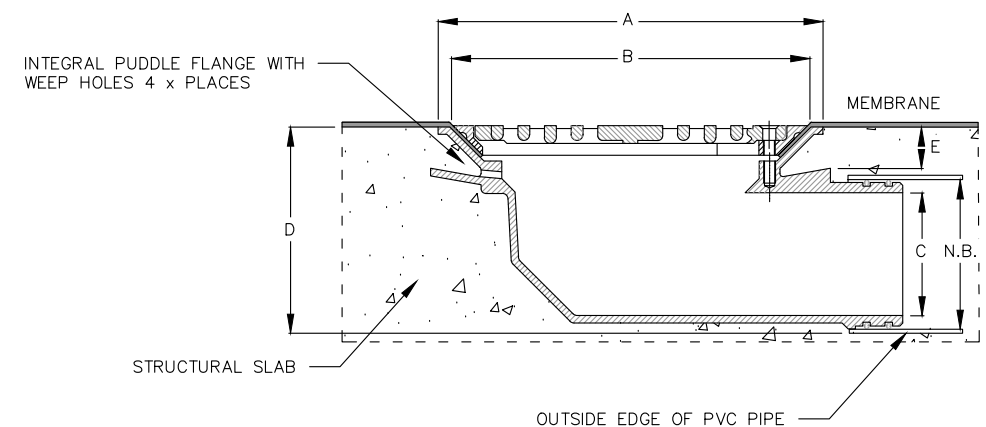
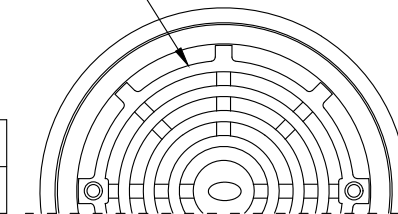
**GUTTER SIZING**  
 RWO DESIGNED TO ARI (100YR:290mm/hr)

**LEGEND**

- DOWNPIPE TYPE AND DIAMETER
- DIRECTION OF FALL
- DP

MEMBRANE RING FASTENS TO BODY INDEPENDENTLY OF GRATE TO ALLOW ACCESS TO SUMP WITHOUT BREAKING MEMBRANE SEAL.

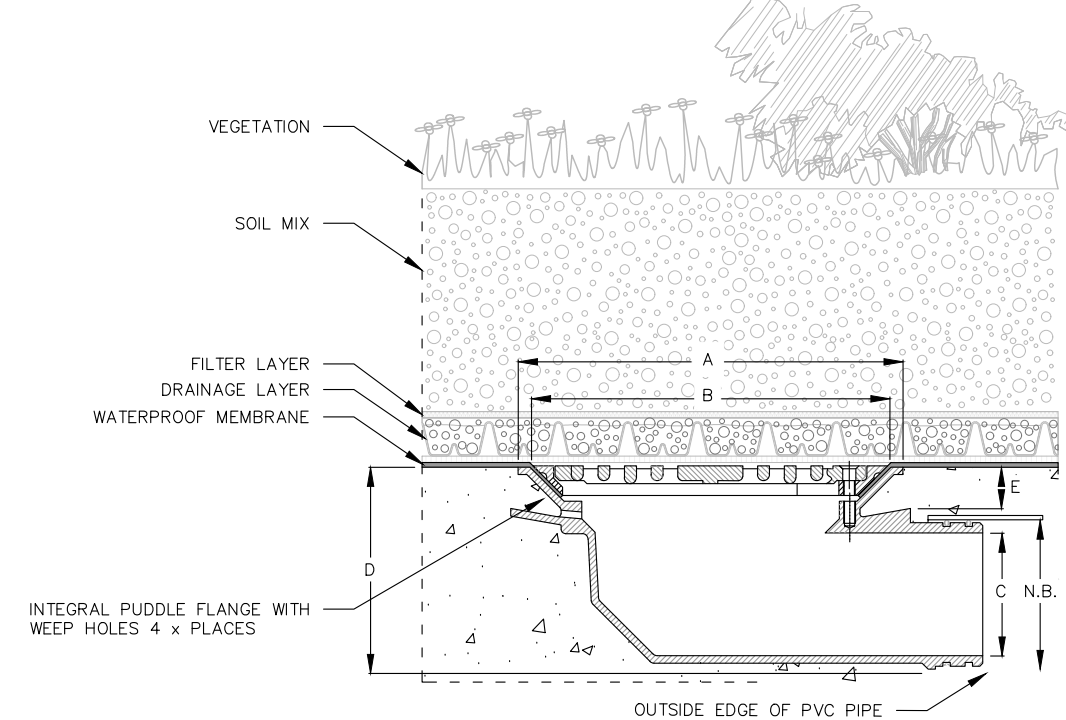
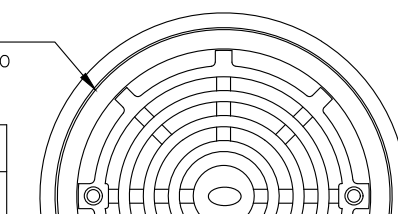
N.B.	A	B	C	D	E	F	G
100	260	240	83	140	28	45	25



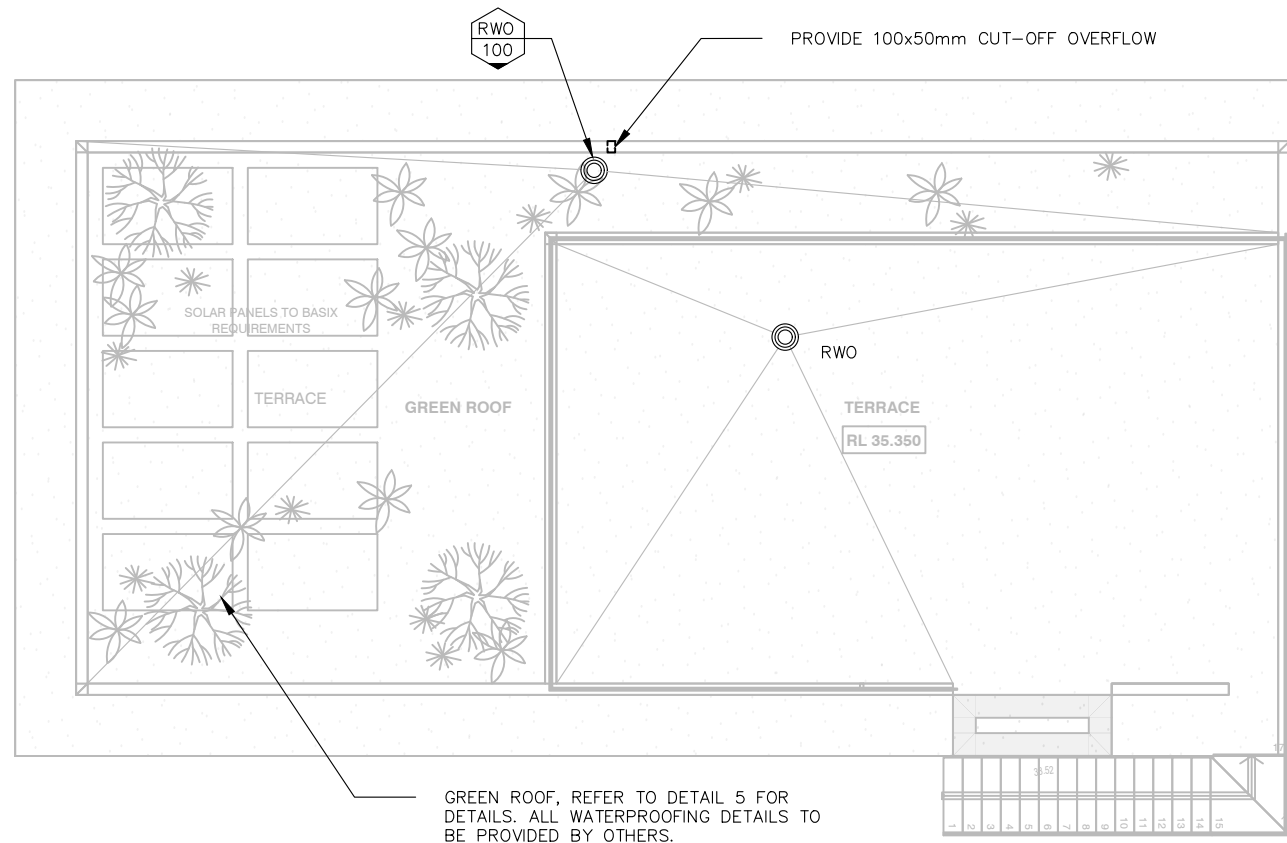
**DETAIL 4** TYPICAL DETAILS FOR CAST IN SLAB SPS  
 NOT TO SCALE

MEMBRANE RING FASTENS TO BODY INDEPENDENTLY OF GRATE TO ALLOW ACCESS TO SUMP WITHOUT BREAKING MEMBRANE SEAL.

N.B.	A	B	C	D	E	F	G
100	260	240	83	140	28	45	25



**DETAIL 5** TYPICAL ROOF GARDEN & RAINWATER OUTLET  
 NOT TO SCALE



**PLAN 6** ROOF LAYOUT  
 1:100

NOT FOR CONSTRUCTION

No.	BY	DATE	DESCRIPTION	APPD
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0	NTM	25/10/2024	FOR DA SUBMISSION	FRM

**AS NOTED**

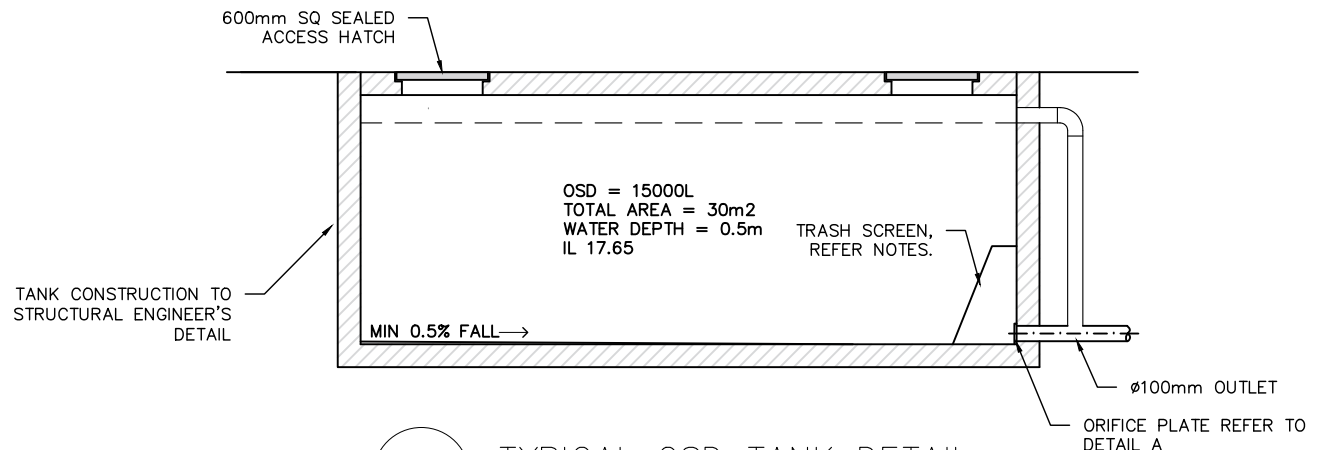
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DRAWN	NTM	CHECKED	DJ	
APPROVED	FRM	DATE	07/11/2024	

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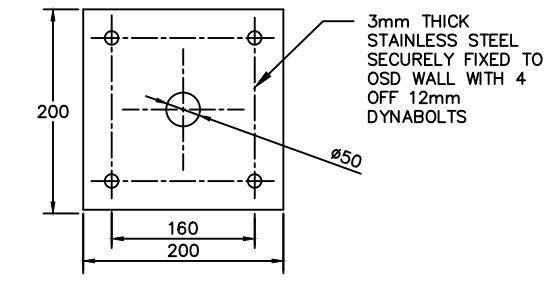
This design complies with:  
 AS3500.3:2021

1164 BARRENJOEY ROAD, PALM BEACH			
ROOF LAYOUT AND DETAILS			
Size	Status	Drw No.	Rev.
A3	FOR DA SUBMISSION	DR-003	1

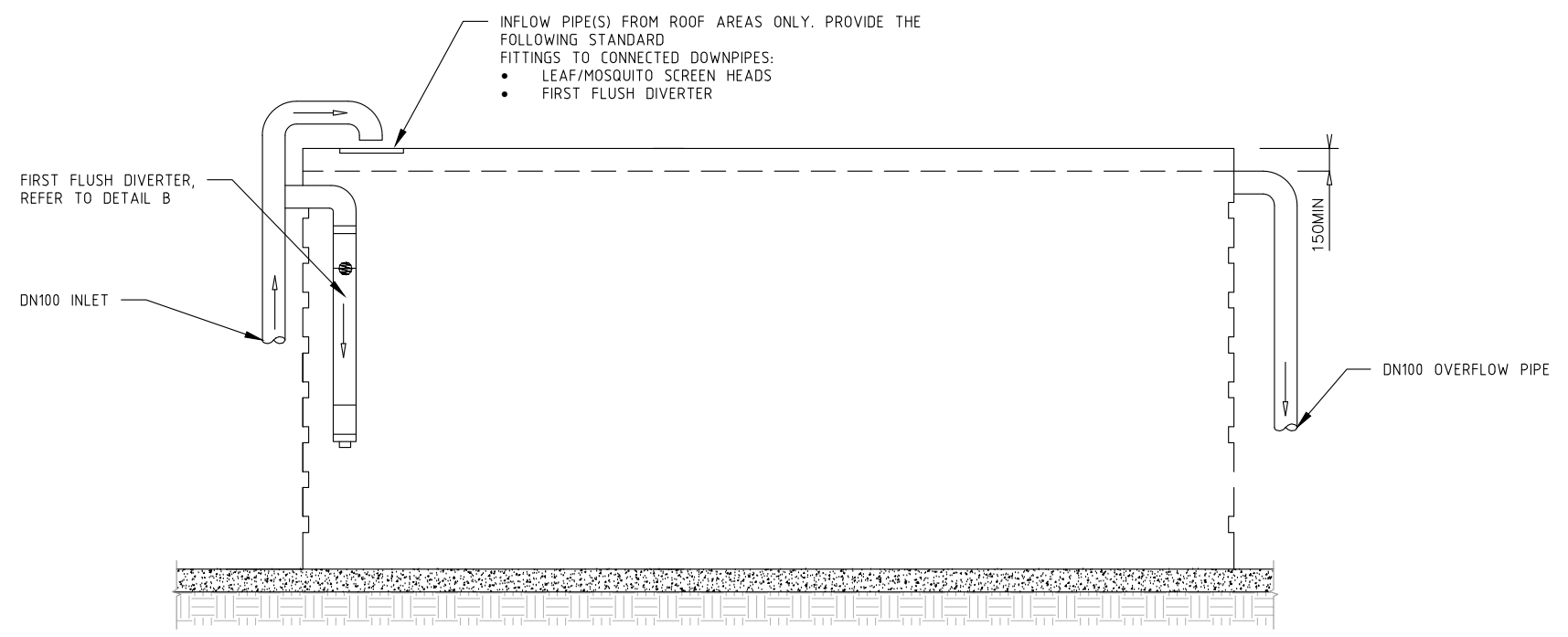


DETAIL 6  
TYPICAL OSD TANK DETAIL  
NOT TO SCALE

- NOTES:
- 'LYSAGHT' MAXIMESH RH3030 (HOT DIPPED GALVANISED) OR EQUIVALENT.
  - 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.

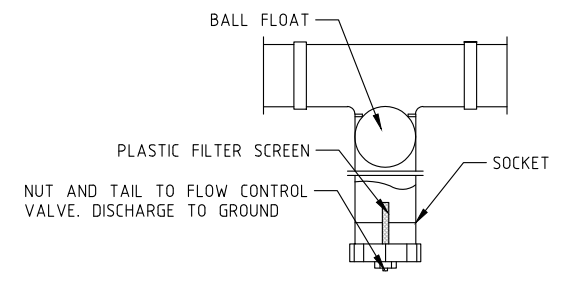


DETAIL A  
ORIFICE PLATE DETAIL  
NOT TO SCALE



DETAIL 7  
TYPICAL RAINWATER REUSE TANK ELEVATION  
NOT TO SCALE

- NOTES:
- 6000 LITRES MINIMUM RAINWATER TANK TO BE CONNECTED AS PER BASIX REQUIREMENTS.
  - RAINWATER TANK MUST MEET, AND BE INSTALLED IN ACCORDANCE WITH, THE REQUIREMENTS OF ALL APPLICABLE REGULATORY AUTHORITIES.



DETAIL B  
FIRST FLUSH DIVERTER  
NOT TO SCALE

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Scale  
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DRAWN	NTM	CHECKED	DJ	
APPROVED	FRM	DATE	07/11/2024	

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AS3500.3:2021

1164 BARRENJOEY ROAD, PALM BEACH				
DETAILS				
Size	Status	Drw No.	Rev	
A3	FOR DA SUBMISSION	DR-004	1	