

# MENZIES HOUSE

111 BYNYA ROAD, PALM BEACH NSW

## PROPOSED RESIDENCE STORMWATER DRAINAGE PLAN



LOCALITY MAP. (COURTESY OF SIX MAPS)

PROPOSED SITE

DRAWING SCHEDULE - CIVIL		
DWG No.	TITLE	SCALE
C-0-GE-00	COVER SHEET	N/A
C-0-GE-01	CONSTRUCTION NOTES	N/A
C-0-GE-10	TYPICAL STORMWATER DETAILS SHEET 01	AS NOTED
C-1-GF-01	GROUND FLOOR STORMWATER PLAN	AS NOTED
C-1-GF-40	IMPERVIOUS AREA PLAN	

PRELIMINARY ONLY  
NOT FOR CONSTRUCTION

1	FOR APPROVAL		26.03.21
ISSUE	DESCRIPTION	APPROVED	DATE

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PROJECT
MENZIES HOUSE
111 BYNYA ROAD,
PALM BEACH, NSW

TITLE
COVER SHEET

SCALES	N/A @ A1	DATE	FEB, 2021
DRAWN	DESIGN	VERIFIED	APPROVED
C.KE	C.A	-	-

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ISSUE	PROJECT No.	DRAWING No.
1	8078	C-0-GE-00



STORMWATER DRAINAGE

01. All workmanship and materials shall be in accordance with AS3500.3 and other relevant codes where other materials are used.
02. For downpipe locations refer architectural drawings and the hydraulic engineers drawings.
03. Establish and locate existing invert levels of existing services prior to commencing works and confirm with engineer is the design is based on an assumption in the levels.
04. Pipes shall have a minimum fall of 1% unless noted otherwise. A minimum of 1:60 fall shall be provided for downpipes connecting to drainage lines.
05. Responsibility of roof drainage is by others unless specifically noted otherwise.
06. All UPVC stormwater drainage lines shall be in accordance with the latest version of AS1254 and shall be installed in accordance with the requirements of the latest version of ASS3500.3, AS 2032 & AS2566 unless noted otherwise.
07. All reinforced concrete stormwater drainage pipe work (RCP) shall be in accordance with AS1342, RMS standards (now Transport for NSW) requirements and specifications and shall be installed in accordance with AS 3725 or the previous relevant standard/specification whichever is the greater or more appropriate. The pipes shall be of the following minimum classes in accordance with AS 1342 unless noted otherwise:  
- Class 4 under flexible pavements with min 600mm cover  
- Class 2 in other areas with no flexible pavement over and heavy machinery/trucks does not need to pass over and not surcharged by vehicles loads or greater.
08. Subsoil drainage for flexible pavements shall be in accordance with RMS requirements (not Transport For NSW).
09. Inspections are required to confirm and certify the standard of construction by us. We shall be provided with 48 hours notice prior to all stormwater elements being backfilled or concealed to inspect. This does not remove the need for other authorities such as Certifiers to conduct inspections. Additional inspections of pavement materials and layers may also be required. Refer pavement or sub-grade specific notes and relevant Specification such as R44 RMS specifications.
10. Subsoil drainage (minimum 100mm diameter wrapped in a geo sock shall be provided behind and at the base of all retaining walls, upturn walls (with the exception of underpinning and contiguous/soldier piling) and shall be backfilled in accordance with crushed rock with 10% cement. The wall shall also be waterproofed and a layer of corflute applied between the waterproofing and the backfill. The backfill shall be wrapped in a geofabric. The subsoil drain shall connect to the downstream stormwater system and have sufficient clean out points to be adequately maintained.
11. Subsoil drainage shall be provided in poorly drained lawn style areas in accordance with best practice.
12. Step downs in flooring from internal to external shall be in accordance with the National Construction Code unless noted otherwise.
13. Falls in pavements shall be minimum 1% for external areas and 0.5% for external areas protected by a roof or undercover. Sufficient surface drainage shall be provided to facilitate these falls.
14. Subsoil drainage for flexible pavements shall be in accordance with RMS requirements (now Transport For NSW).
15. All drainage trenches shall not undermine existing structures and shall be in sound material. If soft spots exist they should be removed and backfilled with a compacted roadbase DGB20 or 40 and compacted to minimum 98% solid dry density at plus or minus 2% optimum moisture content.
16. All concrete pits deeper than 900mm shall have step irons installed, have a lid as per specification or a pit schedule, have bedding as required and shall have any child protection as required by Council, the Certifying Authority, the engineer or the Building Code of Australia.
17. Cover for stormwater pipes shall be:  
a) RCP: 600mm under flexible pavements or areas of vehicular loading  
b) RCP: 300mm under landscape areas or rigid pavements.  
c) UPVC: 300mm not subject to vehicular loading  
d) UPVC: 600mm subject to vehicular loading with sealed flexible carriageways.  
e) If not noted in the above the minimum covers shall be obtained from the relevant Australian Standard:  
i) AS 1762 for corrugated metal stormwater pipes  
ii) AS 2032 for PVC stormwater pipes  
iii) AS.NZS 2566.1 for flexible stormwater pipes  
iv) AS 3725 for reinforced concrete stormwater pipes  
v) AS 2033 for polyethylene stormwater pipes.
18. Lids of stormwater pits shall have the following class lids unless noted otherwise:  
a) Class A for areas accessed strictly by only pedestrians  
b) Class C for areas residential roads and car parks and areas subject to vehicle loads but not heavy vehicle loads.  
c) Class E for areas where heavy vehicles can access and use
19. Minimum pit sizes regardless of what is shown on the drawings shall be in accordance with Table 7.5.2.1 of AS/NZS 3500.3.
20. Where site have a high water table a minimum of 1.5 times the diameter over UPVC or lightweight pipes shall be provided as cover to prevent buoyancy.
21. All set out is to the face of the kerb, centreline of fence/bollard/pipe.
22. Smooth all transition between new and existing stormwater drainage works in level and alignment.
23. All uPVC shall be sewer grade if used in stormwater drainage applications.

SURVEY NOTES:

The existing site conditions shown on the following drawings have been investigated by the surveyor specified in the title block.

The information is shown to provide a basis for design. Birzulis Associates does NOT guarantee the accuracy or completeness of the survey base or its suitability as a basis for construction drawings.

Should discrepancies be encountered during construction between the survey data and actual field data, contact Birzulis Associates. The following notes have been taken directly from original survey documents.

NOTES:

ALL EXISTING DRAINAGE TO BE INSPECTED BY A REGISTERED PLUMBER AND CERTIFIED THAT IT IS IN GOOD WORKING CONDITION.

OTHERWISE, ALLOW TO RECTIFY AND/OR REPLACE AS NECESSARY.




AUTHORITY STORMWATER NOTES

01. It is the contractor's responsibility to check all set out and level prior to commencement of works and to report any discrepancies found to the superintendent.
02. All setout dimensions are to face of kerb, centreline of fence/bolard/pipe.
03. Smooth all transition between new and existing work in both level and alignment.
04. It is the contractor's responsibility to provide all safety fences, warning signs, traffic diversions and the like during construction. all works to comply with occupational health and safety requirements and other relevant authority safety requirements.
05. No trees shall be removed, cut back or relocated without the written instruction from the superintendent.
06. The contractor shall provide certification and compactions and pavement thickness from NATA Registered Testing Authority minimum three tests per layer as follows:  
- Pipe Backfill Density Index 75  
- Select Fill 95% Standard  
- Select Fill (Less than 300mm Follow Base Course) 98% Modified  
- Base Course 100% Modified
07. The AUSPEC specification shall be the specification for these works.

ABBREVIATIONS

Ø OR DIA	DIAMETER
CBR	CALIFORNIA BEARING RATIO
CH	CHAINAGE
CL	CENTRE LINE
CO	CLEAR OUT
DD	DISH CROSSING
DDO	DISH DRAIN OUTLET
DEJ	DOWELLED EXPANSION JOINT
DGB	DENSE GRADED BASECOURSE
DGS	DENSE GRADED SUB-BASE
DP	DOWNPIPE
e	EXISTING
FFL	FINISHED FLOOR LEVEL
FW	FLOOR WASTE
GTD	GRATED TRENCH DRAIN
GSIP	GRATED SURFACE INLET PIT
HYD	HYDRANT
IJ	ISOLATING JOINT
IK	INTEGRAL KERB
IL	INVERT LEVEL
IP	INTERSECTION POINT
KIP	KERB INLET PIT
KO	KERB ONLY
K&G	KERB & GUTTER
KR	KERB RETURN
LS	LONGITUDINAL SECTION
NGL	NATURAL GROUND LEVEL
OPF	OVERLAND FLOW PATH
OSD	ON-SITE DETENTION
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RK	ROLL KERB & GUTTER
RL	REDUCED LEVEL
RW	RETAINING WALL
RWO	RAINWATER OUTLET
RWT	RAINWATER TANK
SJ	SAWN CONTROL JOINT
SMH	SEWER MAN HOLE
SW	STORMWATER
SWP	STORMWATER PIT
SWRM	STORMWATER RISING MAIN
SWS	STORMWATER SUMP
SV	STOP VALVE
TOK	TOP OF KERB
TOW	TOP OF WALL
TP	TANGENT POINT
UPVC	UNPLASTICISED POLYVINYL CHLORIDE
UNO	UNLESS NOTED OTHERWISE
WPJ	WEAKENED PLANE JOINT

LEGEND

AAPT LINE	— AAPT — — AAPT —
COMMS LINE	— C — - - - C —
ELECTRICAL LINE	— E — - - - E —
FIRE LINE	— F — - - - F —
GAS LINE	— G — - - - G —
NBN LINE	— NBN — - - - NBN —
OPTUS LINE	— OP — - - - OP —
OVERFLOW PIPE	— OFP — - - - OFP —
SEWER LINE	— S — - - - S —
SEWER EXISTING LINE	— EX.S — - - - EX.S —
SUBSOIL DRAINAGE	— SSD — - - - SSD —
TELECOMMUNICATION LINE	— T — - - - T —
TPG LINE	— TPG — - - - TPG —
WATER LINE	— W — - - - W —
GRATED SURFACE INLET PIT	
TELEPHONE PIT	
DOWNPIPE	● DP
PLANTER DRAIN	● PD
KERB INLET PIT	

SERVICES SHOWN ON PLAN ARE INDICATIVE. EXACT DEPTH AND LOCATION TO BE CONFIRMED ONSITE. CONTRACTOR TO CARRY OUT DIAL BEFORE YOU DIG APPLICATION AND ENGAGE A REGISTERED SURVEYOR TO PEG OUT ALL EXISTING SERVICES PRIOR TO ANY WORK COMMENCING ONSITE.

ALL SUBSOIL DRAINAGE NOT SHOWN ON PLAN ARE TO BE PROVIDED AND CONNECTED TO THE STORMWATER DRAINAGE SYSTEM.

RAINWATER TANK NOTES

1. All inlets to rainwater tank to be fitted with a first flush device.
2. Pressure pump or tap to be provided for the re-use of captured tank water.
3. A permanent sign shall be installed in close vicinity of the above pump or tap stating the water in not for potable use.
4. All water service contributed to by rain water shall be labelled 'Non Potable Water' with hazard identification.
5. As per requirements of AS 1344 pipework for rainwater services shall be coloured purple.
6. Valves and apertures shall comply with labelling requirements of AS 1319.
7. An air gap or equivalent shall be installed to protect against backflow prevention.
8. Rainwater reticulation system and top-up arrangement shall be installed to comply with AS/NZS 3500.1.2 and relevant Codes of Practice.
9. Rainwater tank water shall be plumbed to all elements as required by BASIX.

OSD DESIGN SUMMARY:

The site is located in NORTHERN BEACHES COUNCIL

Site Area = 762.2 m²

Existing impervious Area = 292m²  
Proposed impervious Area = 408m²

Region - 1

Alteration & Addition,  
OSD is not required as per checklist

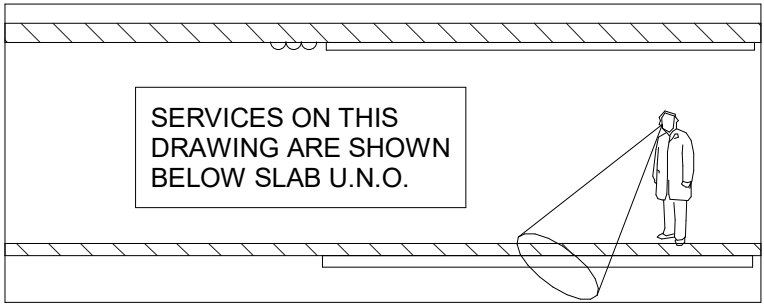
Concept of Drainage  
Level spreader system as per conditions of consent.

Level spreader design:  
1:5 ARI pre-development runoff = 15 L/sec

impervious area to level spreader = 408 L/sec  
storage required to detain 1:100 yr to 1:5 condition  
= 40m3 using a triangular hydrographic.

Volume provided = 2 rows of jumbo ever trench jumbo  
0.180m3 /m of trench (10m rows) + pits

Total volume = (10m x 2 x 0.18) + (2 x 0.6 x 0.6)  
= 4.032 m2 (Not including voids in gravel).



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PROJECT  
**MENZIES HOUSE**  
111 BYNYA ROAD,  
PALM BEACH, NSW

TITLE  
**CONSTRUCTION NOTES**

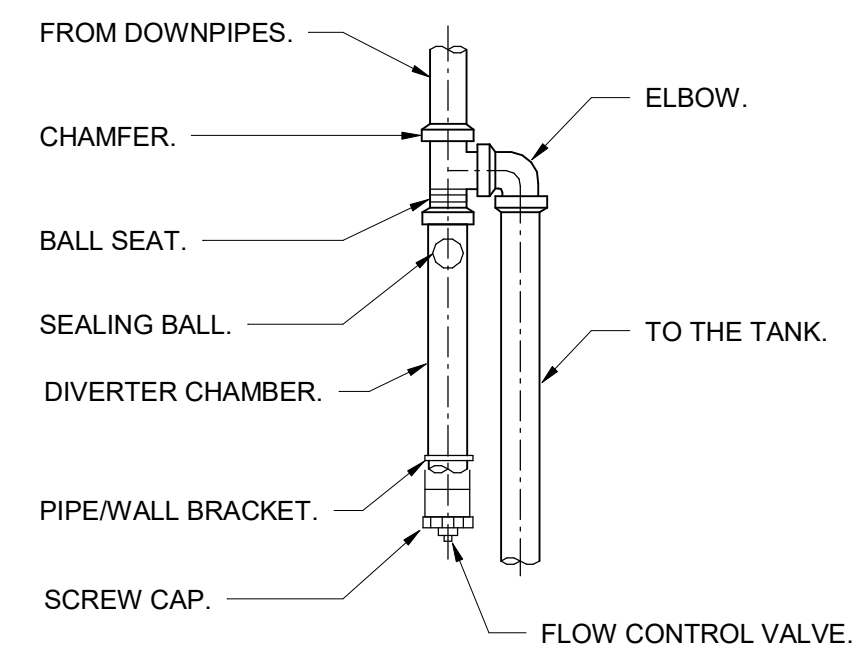
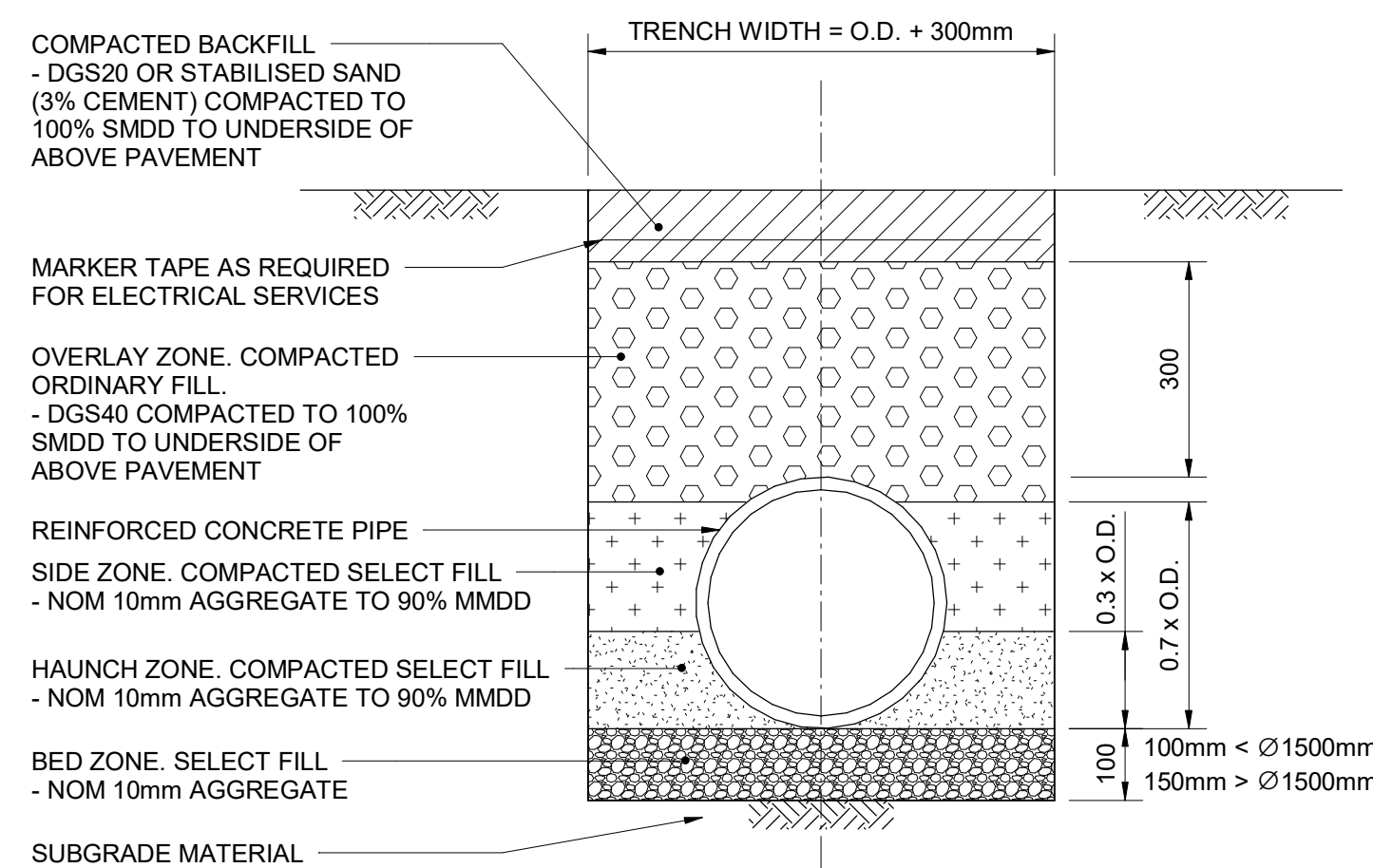
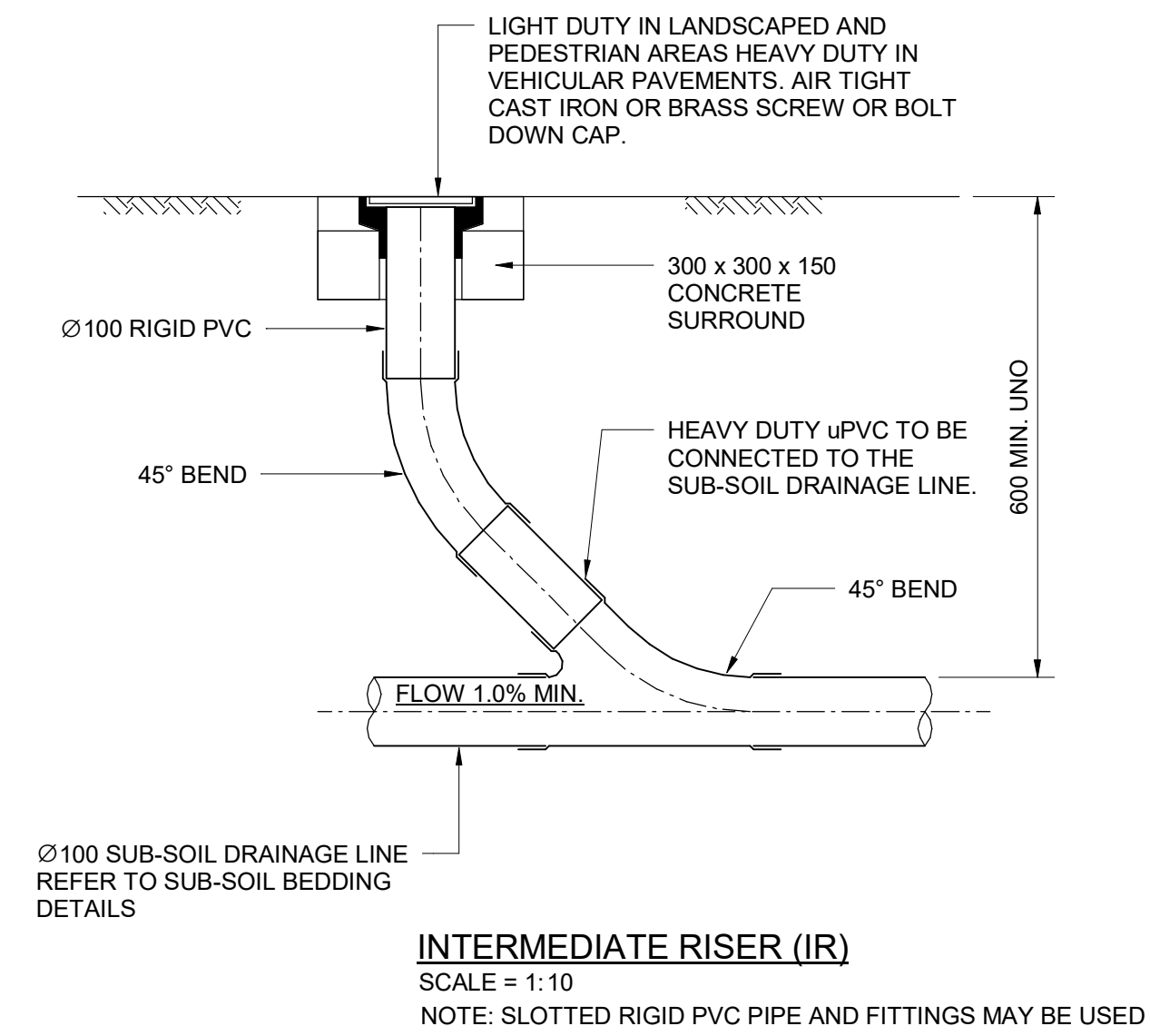
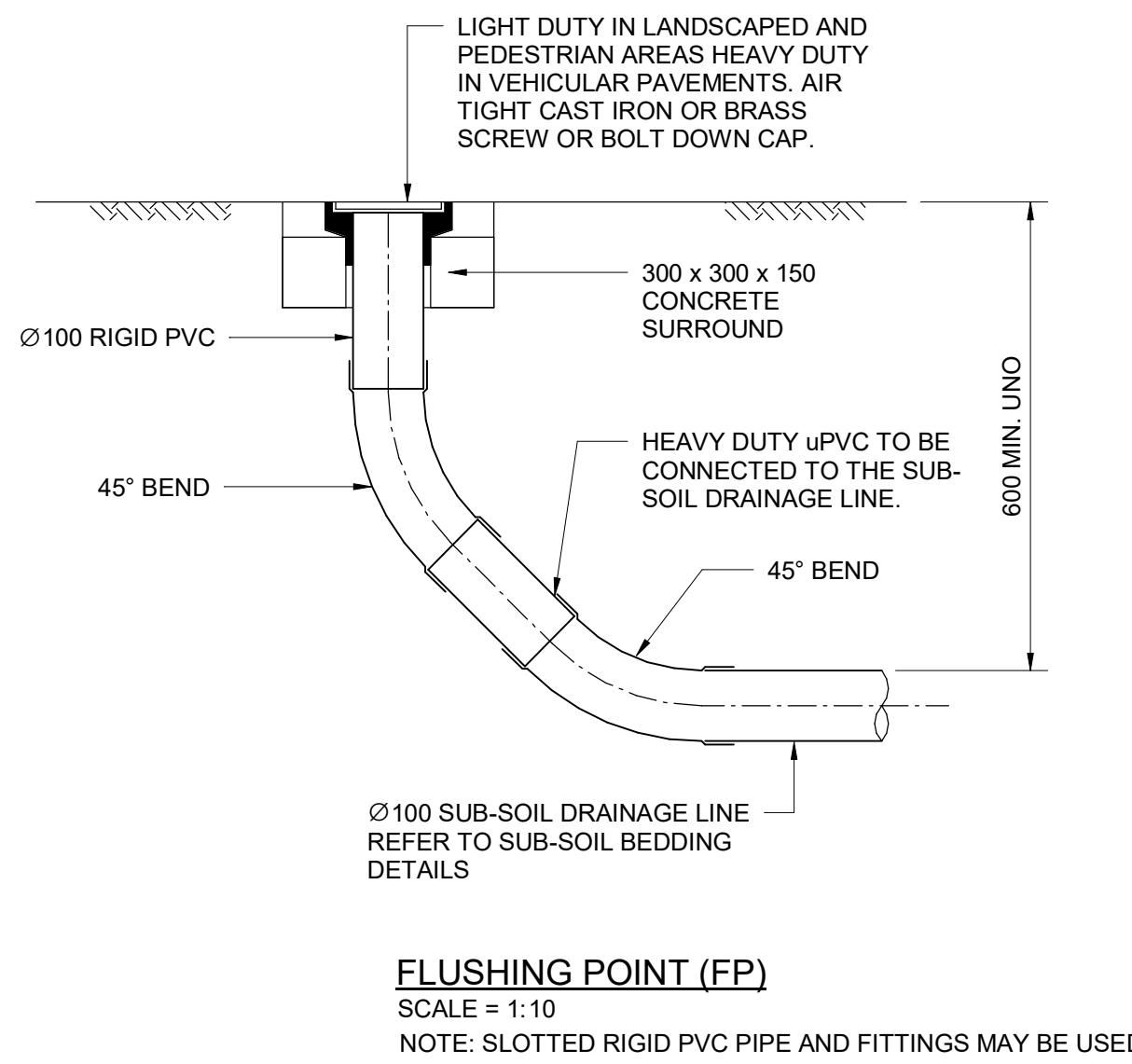
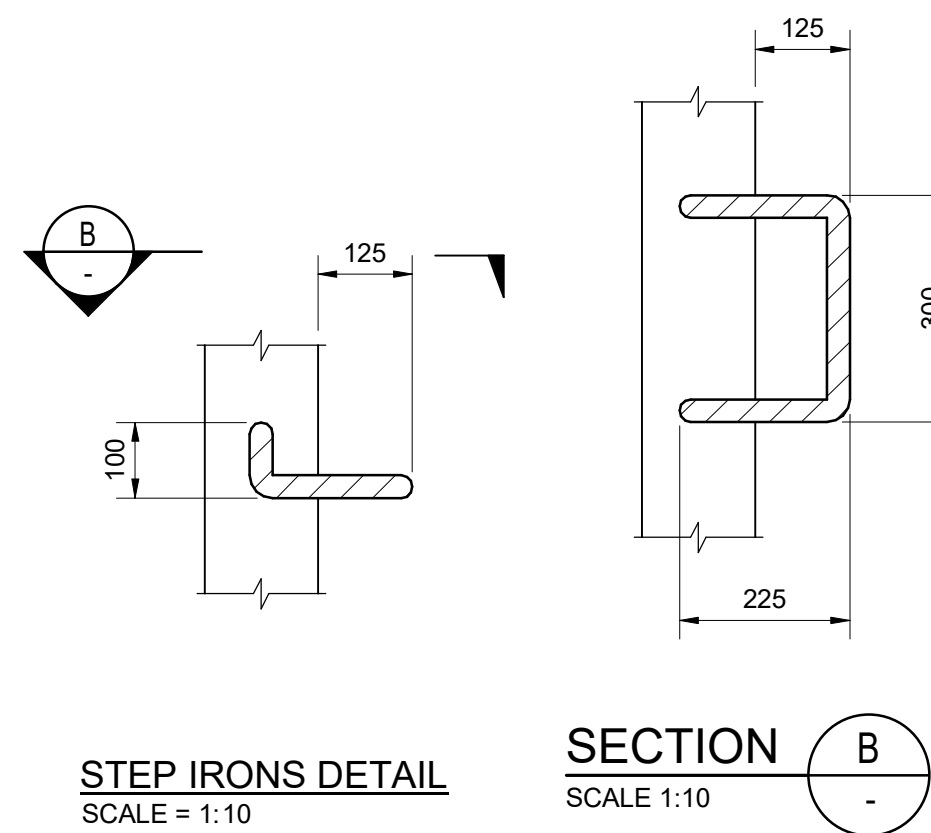
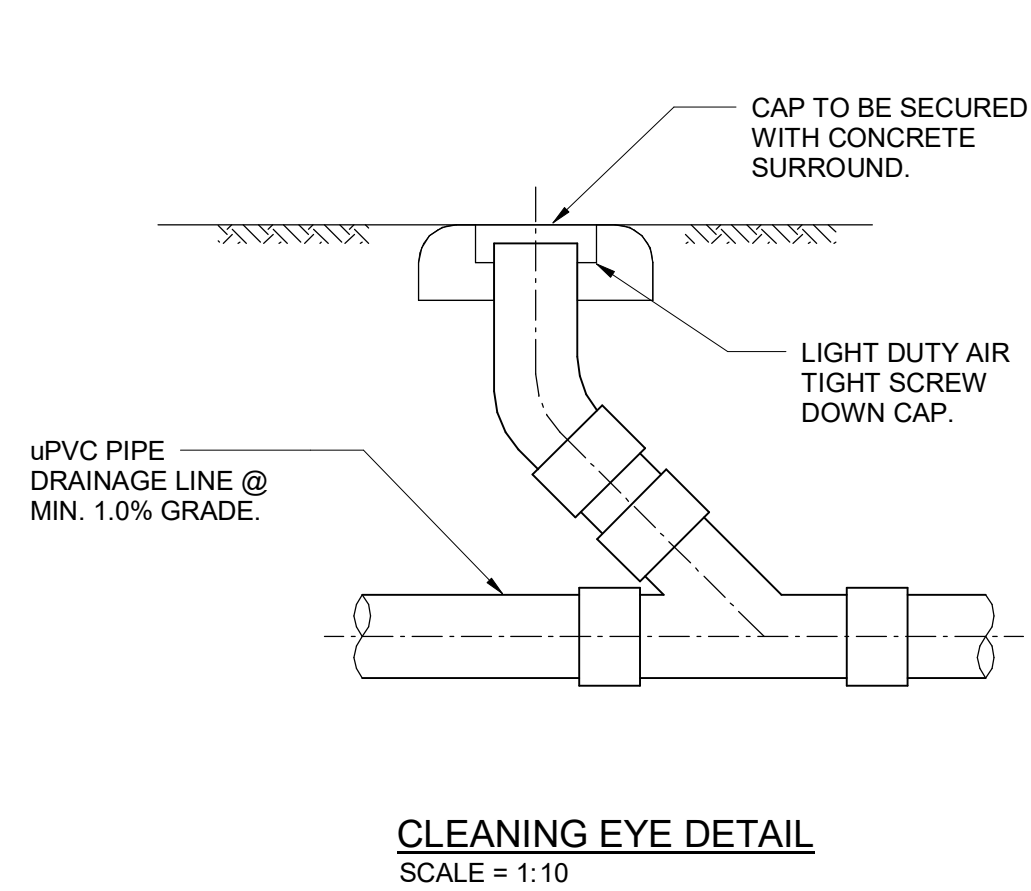
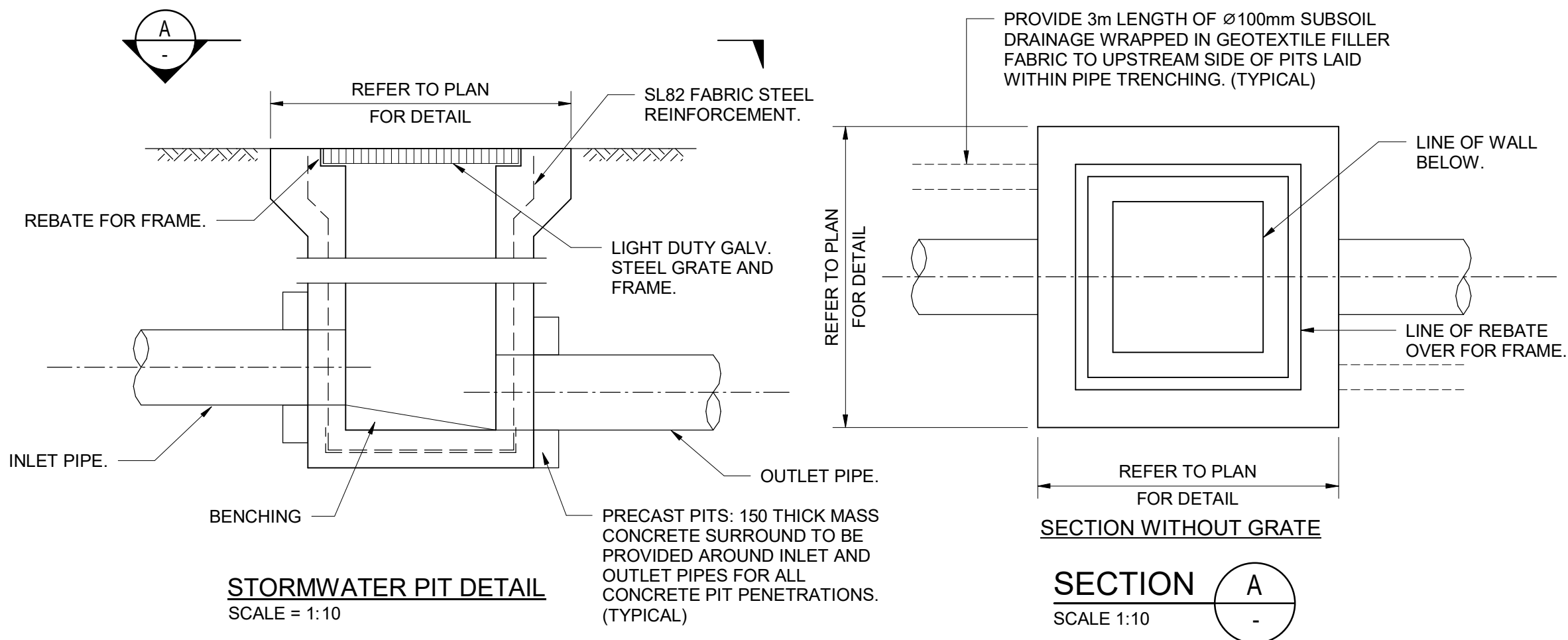
SCALES	N/A @ A1	DATE	FEB, 2021
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1	8078	C-0-GE-01

PRINT IN  
COLOUR

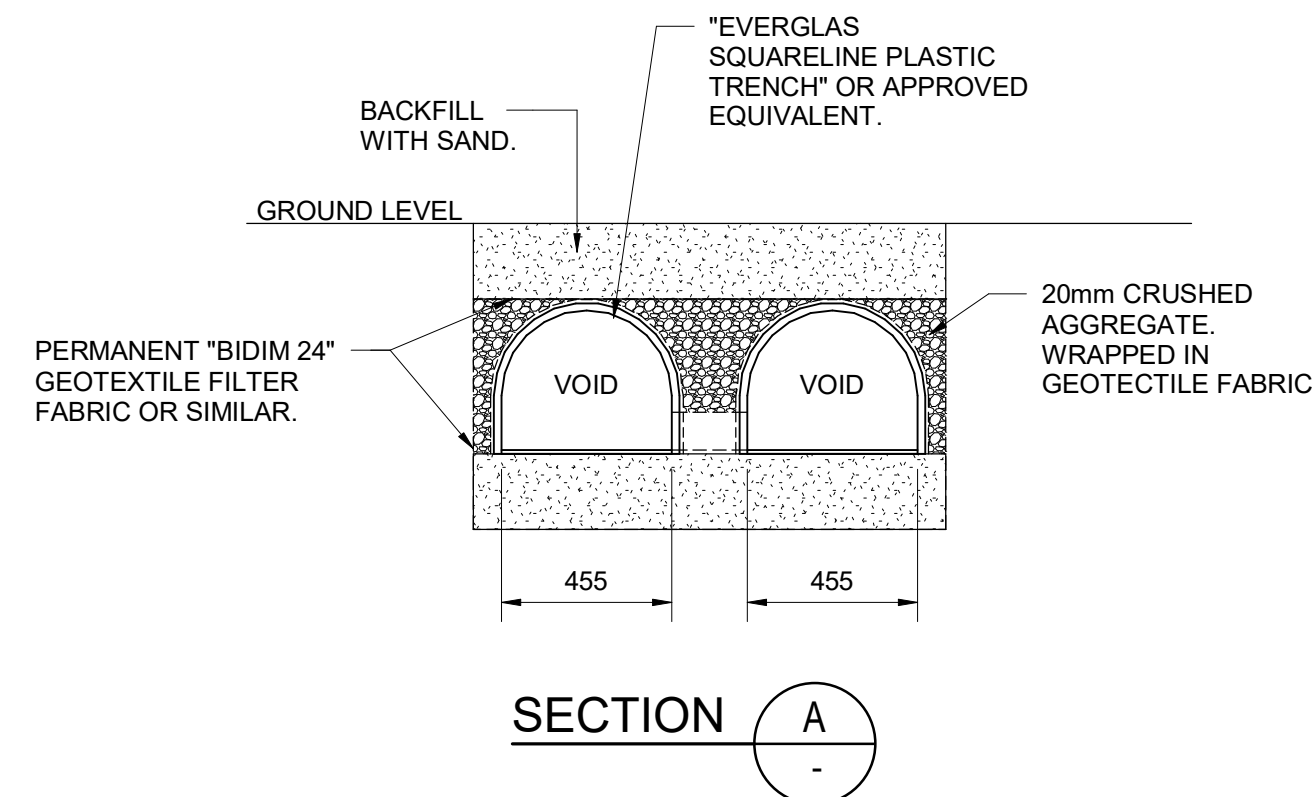
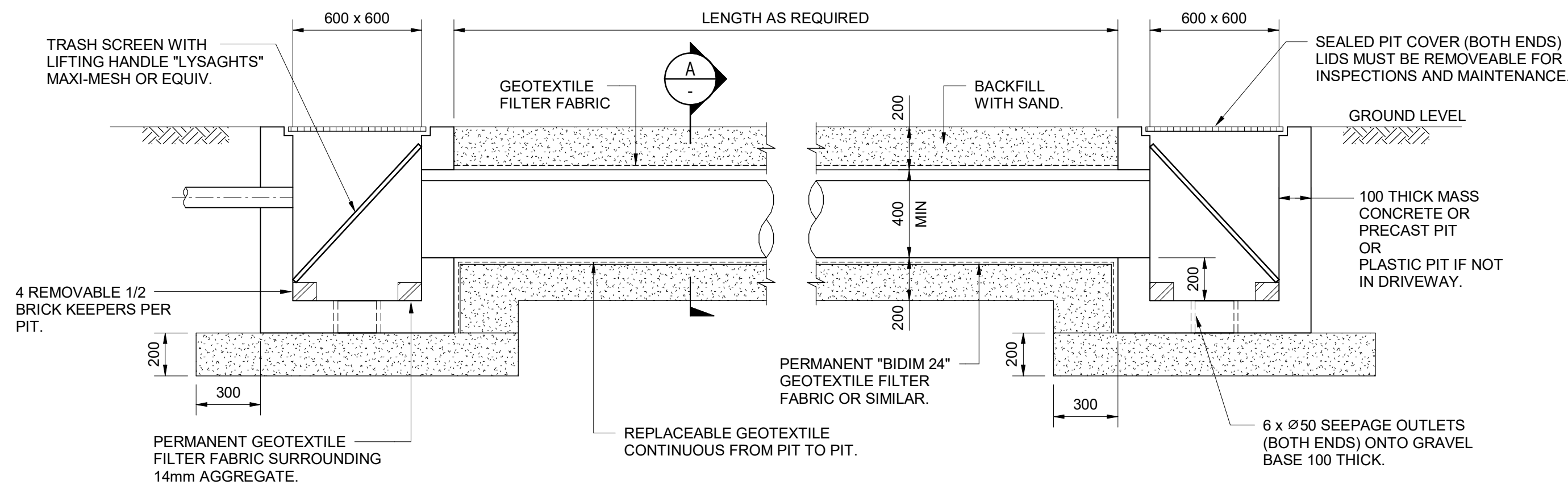




#### TYPICAL PIPE TRENCH - UNDER ROADS

NOT TO SCALE

- TRENCH WIDTH MAY NEED TO BE INCREASED SUBJECT TO ACHIEVING COMPACTION ENSURE MINIMUM 300mm CLEARANCE BETWEEN. WHEN USING MULTIPLE PIPES TO ACHIEVE ADEQUATE COMPACTION.
- MINIMUM PIPE COVER UNDER ROADS TO BE 600mm U.N.O. FOR CLASS '2' PIPES.
- THE CONTRACTOR SHALL ENSURE THAT SHORING OF TRENCHES IS INSTALLED AS REQUIRED BY STATUTORY REQUIREMENTS.
- ENSURE BACKFILLING COMPACTION MEETS THE FOLLOWING STANDARDS.  
4.1 TRENCHES UNDER PAVED AREAS / BUILDING - 100% SMDD.



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PROJECT  
**MENZIES HOUSE**  
111 BYNYA ROAD,  
PALM BEACH, NSW

TITLE  
**TYPICAL STORMWATER DETAILS  
SHEET 01**

SCALES  
AS NOTED @ A1

DATE  
FEB, 2021

DRAWN C.KE	DESIGN C.A	VERIFIED -	APPROVED -
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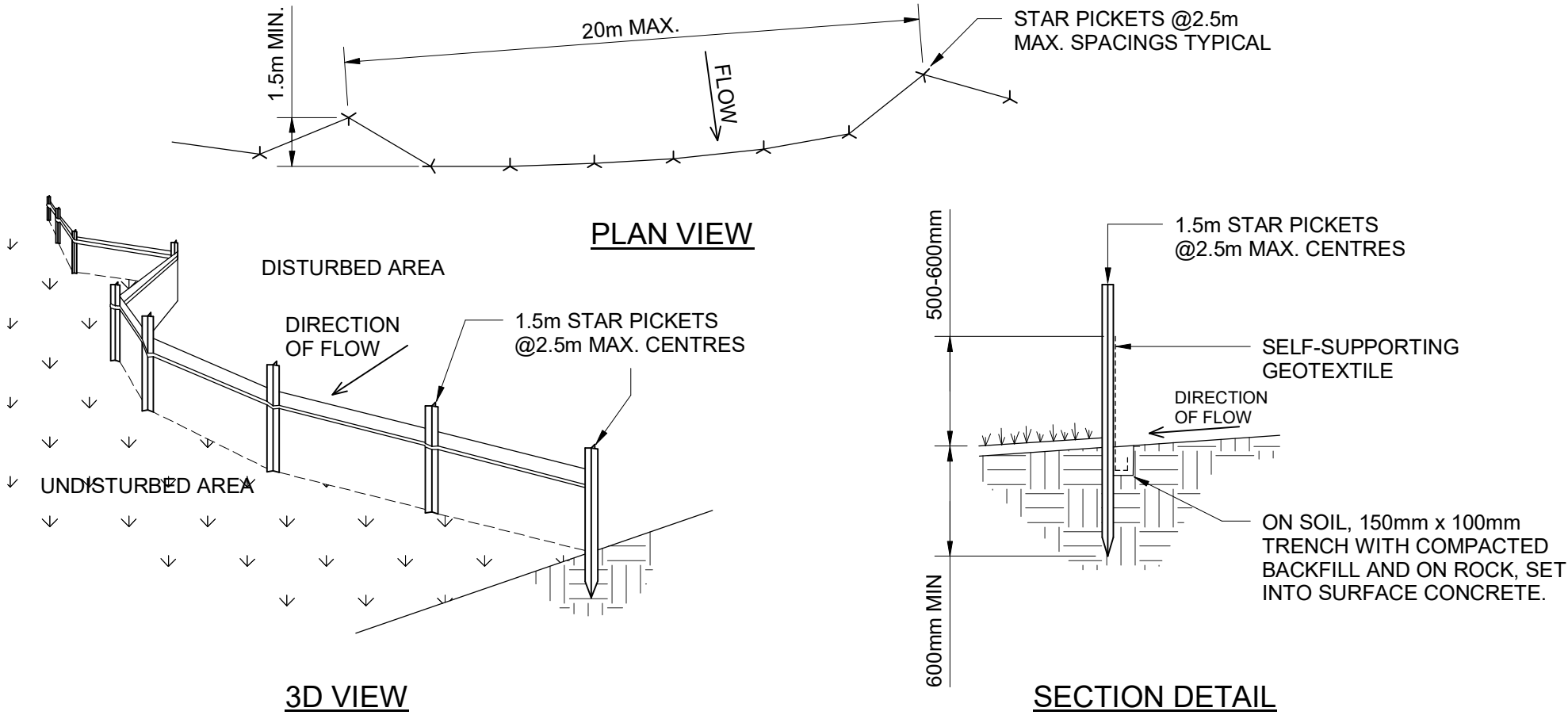
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ISSUE 1	PROJECT No. 8078	DRAWING No. C-0-GE-10
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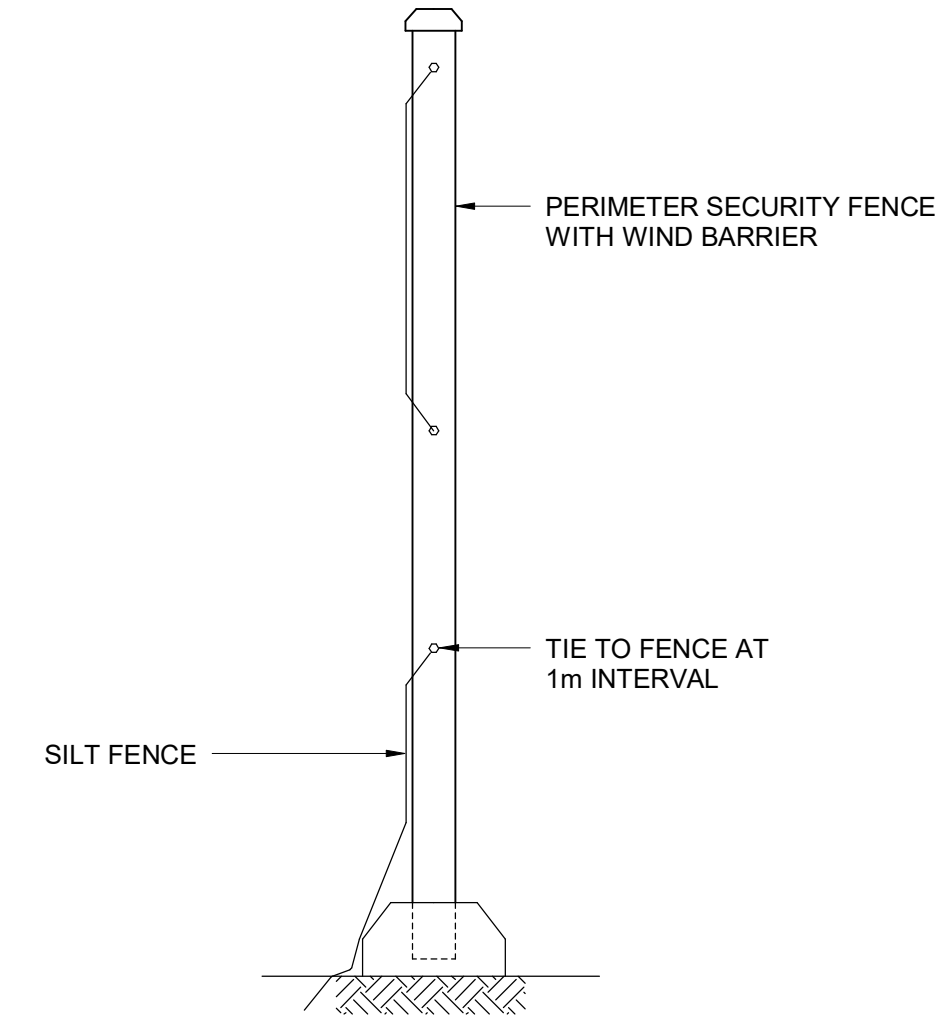


SEDIMENT FENCE CONSTRUCTION NOTES:

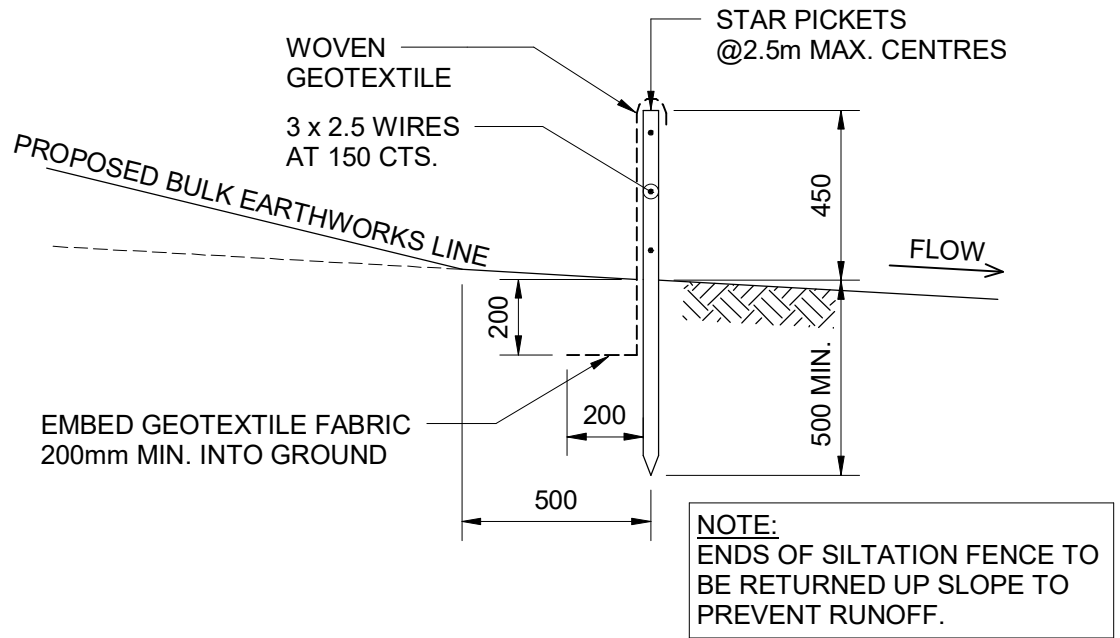
01. CONSTRUCT SEDIMENT FENCES AS CLOSE AS POSSIBLE TO BEING PARALLEL TO THE CONTOURS OF THE SITE, BUT WITH SMALL RETURNS AS SHOWN IN THE DRAWING TO LIMIT THE CATCHMENT AREA OF ANY ONE SECTION. THE CATCHMENT AREA SHOULD BE SMALL ENOUGH TO LIMIT WATER FLOW IF CONCENTRATED AT ONE POINT TO 50 LITRES PER SECOND IN THE DESIGN STORM EVENT, USUALLY THE 10-YEAR EVENT.
02. CUT A 150mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
03. DRIVE 1.5m LONG STAR PICKETS INTO GROUND @ 2.5m INTERVALS (MAX.) AT THE DOWNSLOPE EDGE OF THE TRENCH. ENSURE ANY STAR PICKETS ARE FITTED WITH SAFETY CAPS.
04. FIX SELF-SUPPORTING GEOTEXTILE TO THE UPSLOPE SIDE OF THE POSTS ENSURING IT GOES TO THE BASE OF THE TRENCH. FIX THE GEOTEXTILE WITH WIRE TIES OR AS RECOMMENDED BY THE MANUFACTURER. ONLY USE GEOTEXTILE SPECIFICALLY PRODUCED FOR SEDIMENT FENCING. THE USE OF SHADE CLOTH FOR THIS PURPOSE IS NOT SATISFACTORY.
05. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150mm OVERLAP.
06. BACKFILL THE TRENCH OVER THE BASE OF THE FABRIC AND COMPACT IT THOROUGHLY OVER THE GEOTEXTILE.



SEDIMENT FENCE DETAILS  
(NOT TO SCALE)



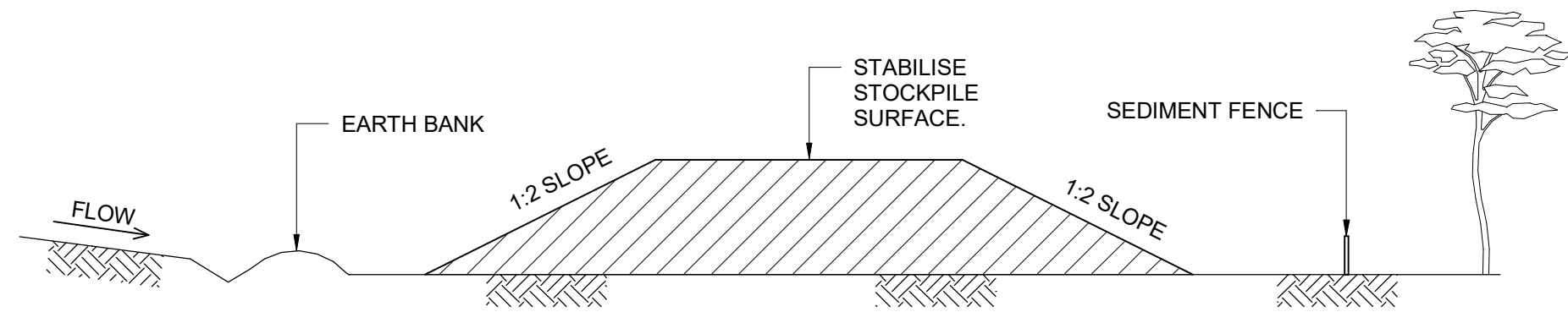
PERIMETER SECURITY FENCE WITH  
WIND BARRIER & SILT FENCE DETAIL  
(NOT TO SCALE)



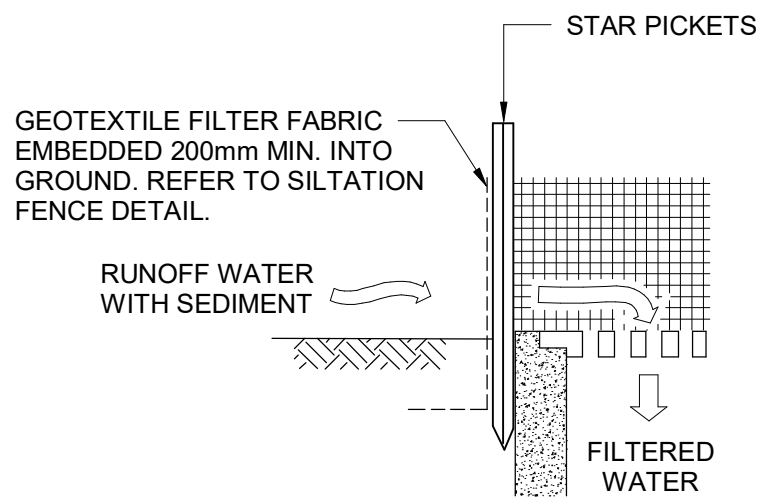
SILTATION FENCE DETAIL  
(NOT TO SCALE)

STOCKPILE CONSTRUCTION NOTES:

01. PLACE STOCKPILES MORE THAN 2 (PREFERABLY 5) METRES FROM EXISTING VEGETATION, CONCENTRATED WATER FLOW, ROADS AND HAZARD AREAS.
02. CONSTRUCT ON THE CONTOUR AS LOW, FLAT, ELONGATED MOUNDS.
03. WHERE THERE IS SUFFICIENT AREA, TOPSOIL STOCKPILES SHALL BE LESS THAN 2 METRES IN HEIGHT.
04. WHERE THEY ARE TO BE PLACED FOR MORE THAN 10 DAYS, STABILISE FOLLOWING THE APPROVED E.S.C.P. OR S.W.M.P. TO REDUCE THE C-FACTOR TO LESS THAN 0.10.
05. CONSTRUCT EARTH BANKS ON THE UPSLOPE SIDE TO DIVERT WATER AROUND STOCKPILES AND SEDIMENT FENCES 1 TO 2 METRES DOWNSLOPE.

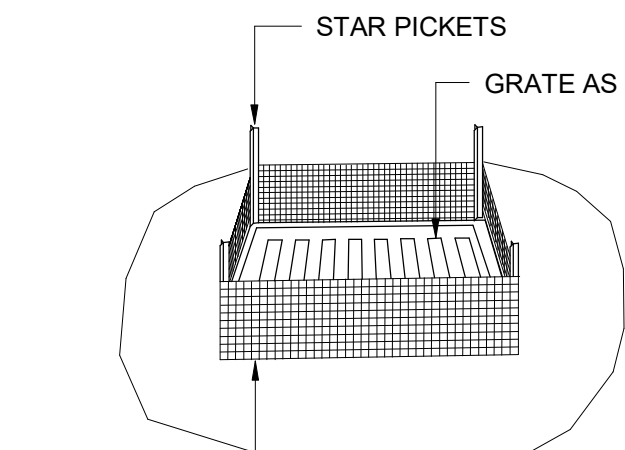


STOCKPILES DETAIL  
(NOT TO SCALE)

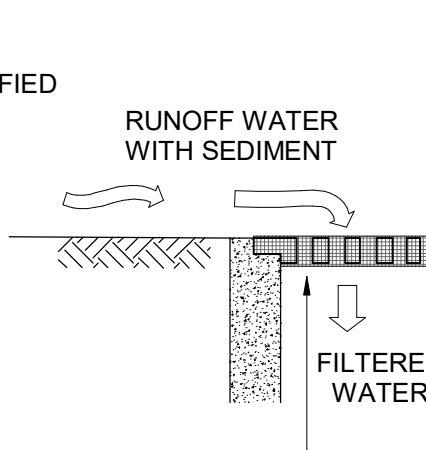


SECTION DETAIL

GEOTEXTILE FILTER PIT SURROUND DETAILS  
(NOT TO SCALE)

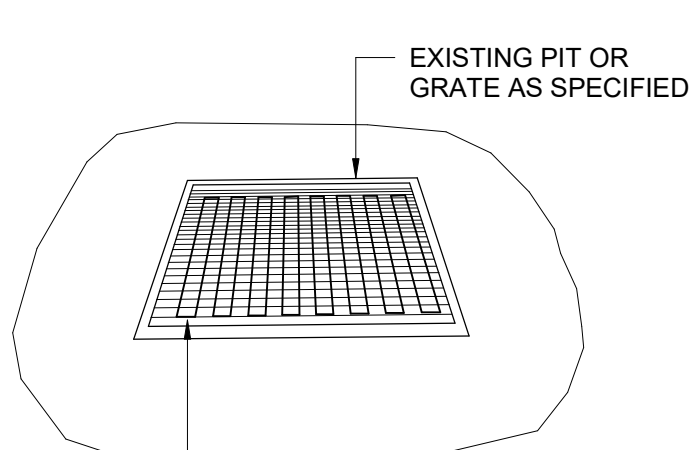


3D VIEW

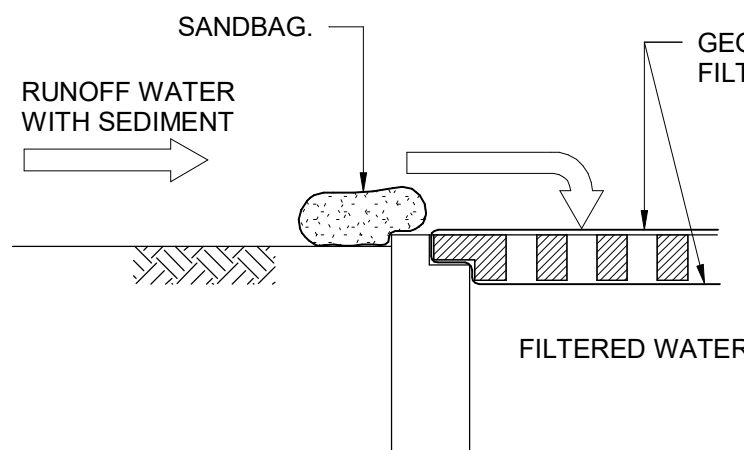


SECTION DETAIL

GEOTEXTILE PIT FILTER DETAILS  
(NOT TO SCALE)

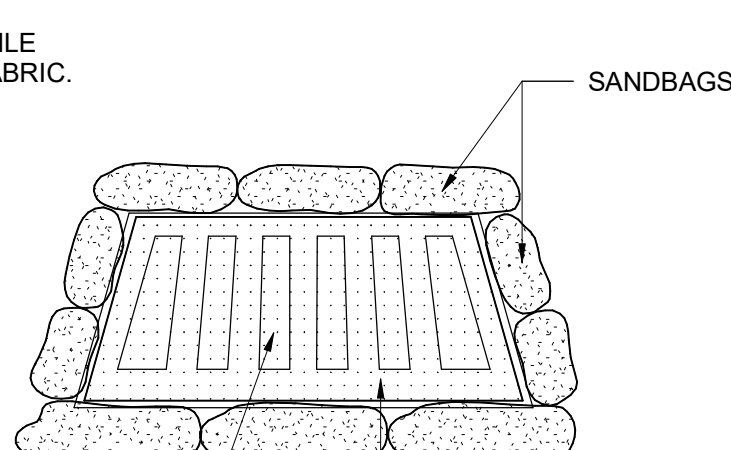


3D VIEW



SECTION DETAIL

GEOTEXTILE FILTER FAVRIC DROP INLET SEDIMENT TRAP  
(NOT TO SCALE)



3D VIEW

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PROJECT  
**MENZIES HOUSE**  
111 BYNYA ROAD,  
PALM BEACH, NSW

TITLE  
**TYPICAL SOIL EROSION &  
SEDIMENT CONTROL DETAILS**

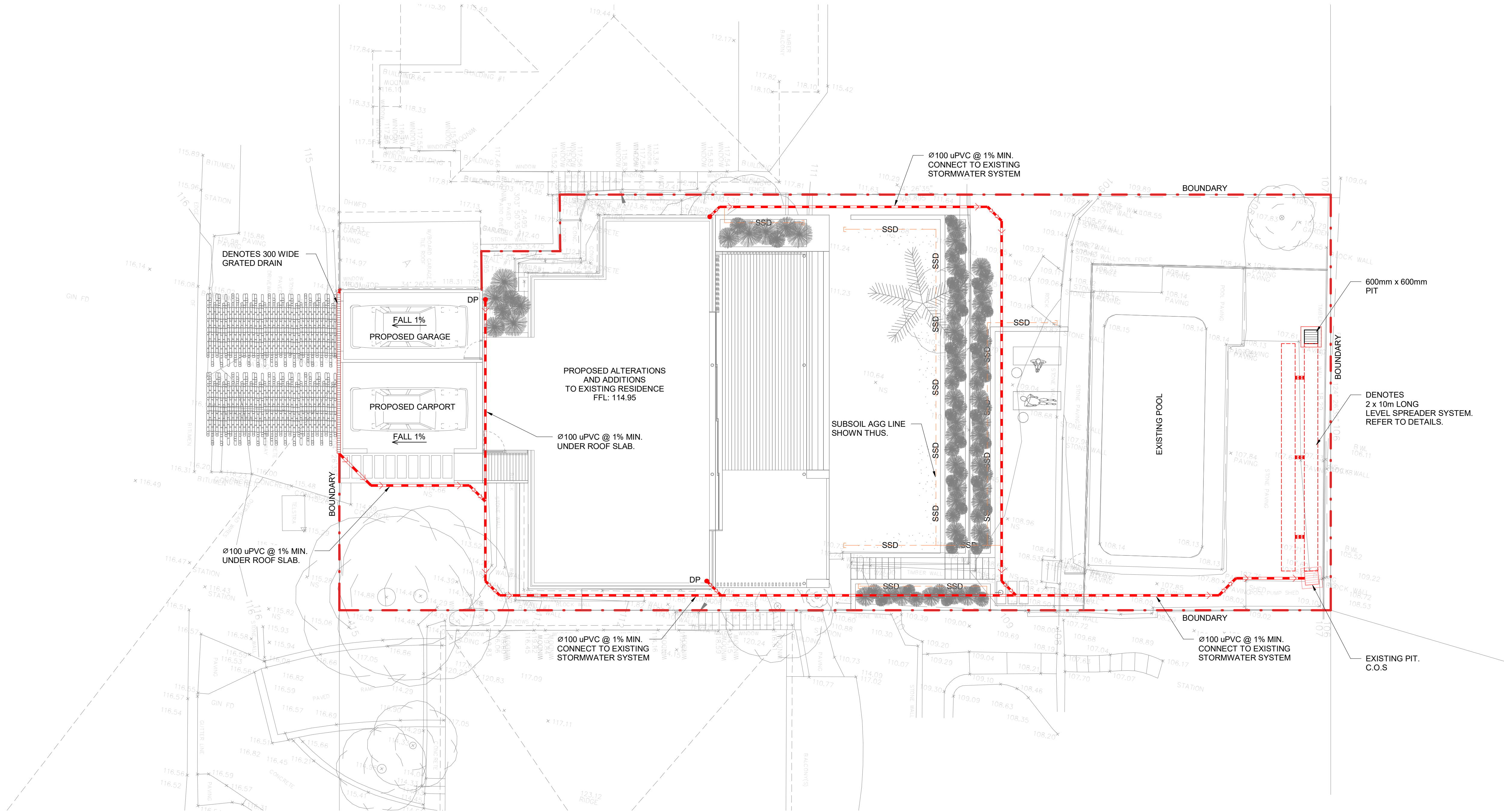
SCALES	DATE
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VERIFIED	APPROVED

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ISSUE	PROJECT No.	DRAWING No.
1	8078	C-0-GE-30

28/03/2021 09:03:25





### STORMWATER DRAINAGE PLAN

SCALE 1 : 100

- UNLESS NOTED OTHERWISE, GRATED DRAINS AT DOOR THRESHOLDS SHALL BE 150mm WIDE BY MIN. 100mm DEEP AND CONNECTED TO THE DOWNSTREAM.
- UNLESS NOTED OTHERWISE, NON CHARGED DOWNPIPES SHALL CONNECT TO MAIN STORMWATER DRAINAGE LINE USING Ø100mm uPVC LINE AT 1% MIN. FALL.
- UNLESS NOTED OTHERWISE, DOWNPIPES SHALL BE Ø90mm SEALED.
- ROOF DRAINAGE BY OTHERS.
- ALL uPVC STORMWATER DRAINAGE LINES SHALL BE 'CLASS SH' SEWER GRADE. U.N.O.
- CONFIRM EXISTING DRAINAGE SYSTEM ONSITE BY PLUMBER.

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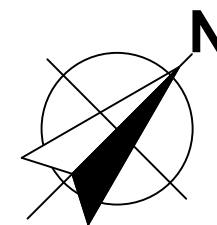
TITLE  
**GROUND FLOOR STORMWATER PLAN**

SCALES AS NOTED @ A1 DATE FEB, 2021

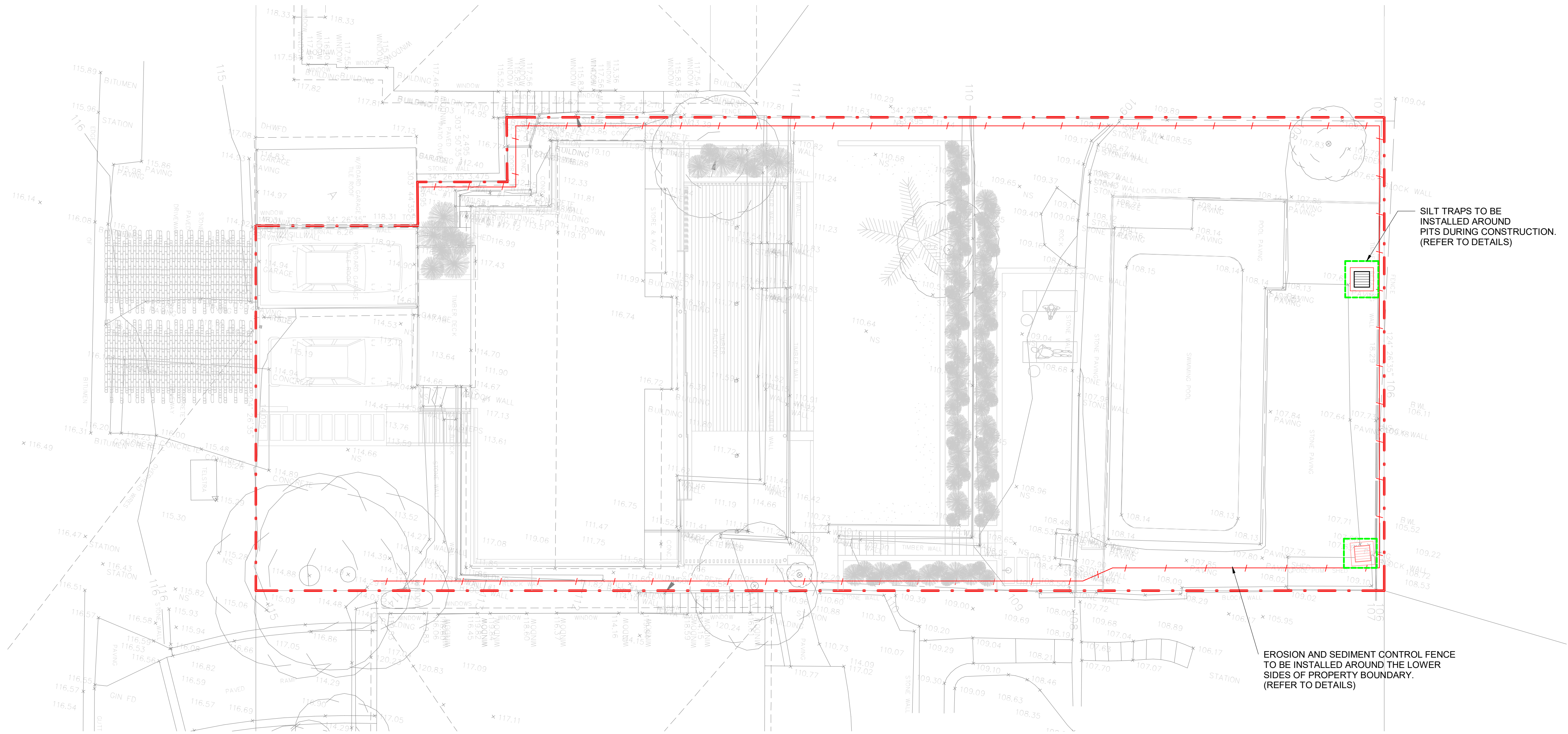
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ISSUE 1	PROJECT No. 8078	DRAWING No. C-1-GF-01
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**SOIL EROSION AND SEDIMENT CONTROL PLAN**  
SCALE 1:100

**GENERAL**

01. This plan is a concept plan only for stormwater disposal & erosion control. It is **NOT** suitable for construction. This plan should be adapted by the builder during demolition, excavation & construction phases to ensure adequate performance.
02. All drainage layout & details are diagrammatic and indicative only. Actual location, sizes, levels & grades may later when detail design works are documented.

**EROSION & SEDIMENT CONTROL NOTES**

01. Contractor shall provide sediment fencing material during construction to the low side of the works. Tie sediment fencing material to cyclone wire security fence. Sediment control fabric shall be an approved material (e.g. Humes propex silt stop) standing 300mm above ground & extending 150mm below ground.
02. Existing drains located within the site shall also be isolated by sediment fencing material.
03. No parking or stockpiling of material is permitted on the lower side of the sediment fence.
04. Grass verges shall be maintained as much as practical to provide a buffer zone to the construction site.
05. Construction entry/ exit shall be via the location noted on the drawing. Contractor shall ensure all droppable soil & sediment is removed prior to construction traffic exiting site. Contractor shall ensure all construction traffic entering & leaving the site do so in a forward direction.

**SOIL EROSION AND SEDIMENT CONTROL LEGEND**

SEDIMENT CONTROL FENCE

INLET TRAP

TEMPORARY STABILISED CONSTRUCTION EXIT

PROPOSED STOCKPILE LOCATION

**PRELIMINARY ONLY**  
NOT FOR CONSTRUCTION

1	FOR APPROVAL		28.03.21
ISSUE	DESCRIPTION	APPROVED	DATE

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PROJECT

**MENZIES HOUSE**  
111 BYNYA ROAD,  
PALM BEACH, NSW

TITLE

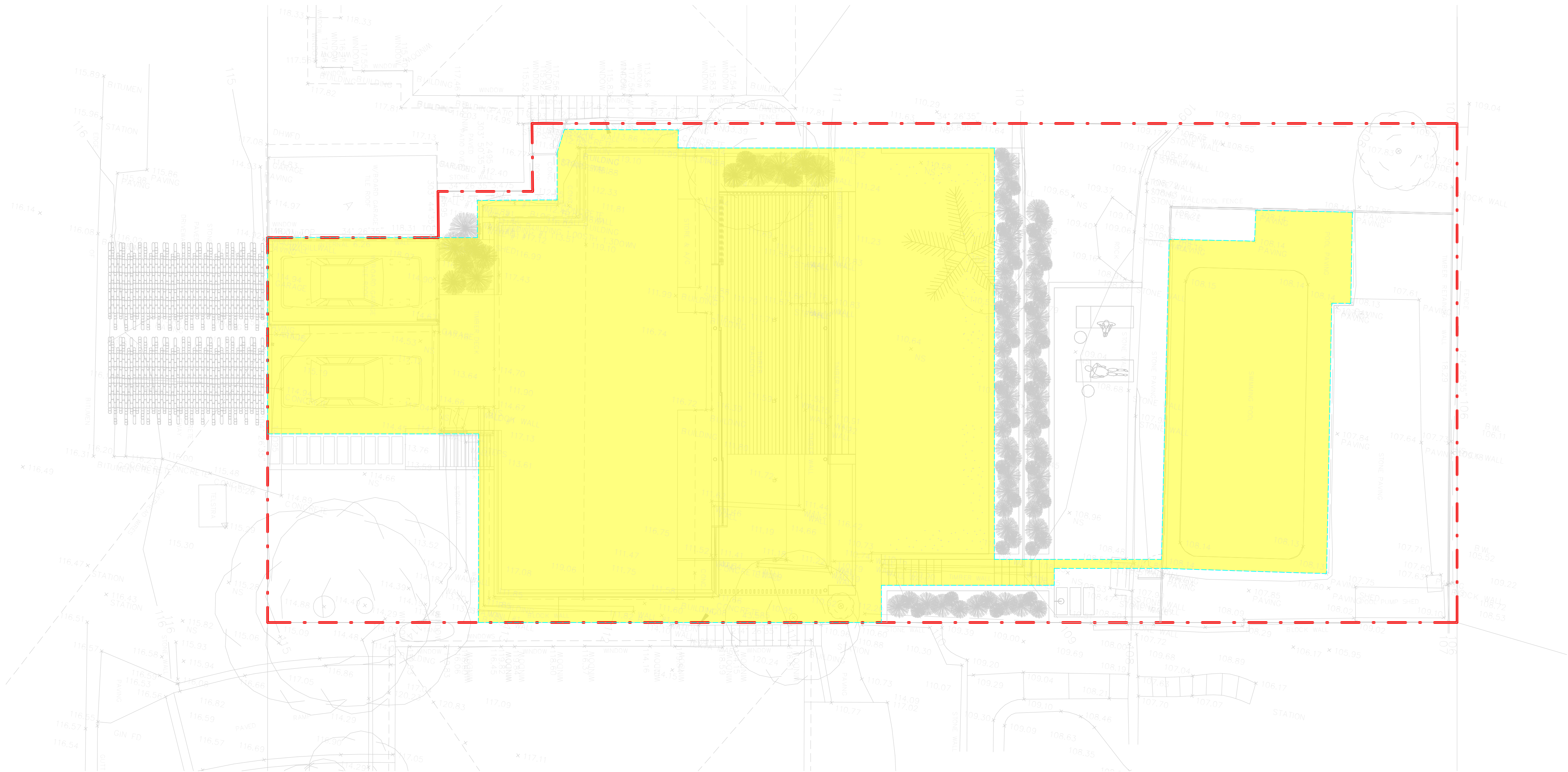
**GROUND FLOOR SOIL EROSION & SEDIMENT CONTROL PLAN**

SCALES			DATE
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1	8078	C-1-GF-30	

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COLOUR**





**PROPOSED IMPERVIOUS AREA PLAN**  
SCALE 1 : 100

**PRELIMINARY ONLY**  
NOT FOR CONSTRUCTION

1	FOR APPROVAL			26.03.21
ISSUE	DESCRIPTION	APPROVED	DATE	

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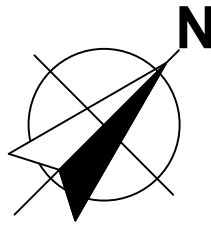
PROJECT  
**MENZIES HOUSE**  
111 BYNYA ROAD,  
PALM BEACH, NSW

TITLE  
**IMPERVIOUS AREA PLAN**

SCALES				DATE
DRAWN	DESIGN	VERIFIED	APPROVED	

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