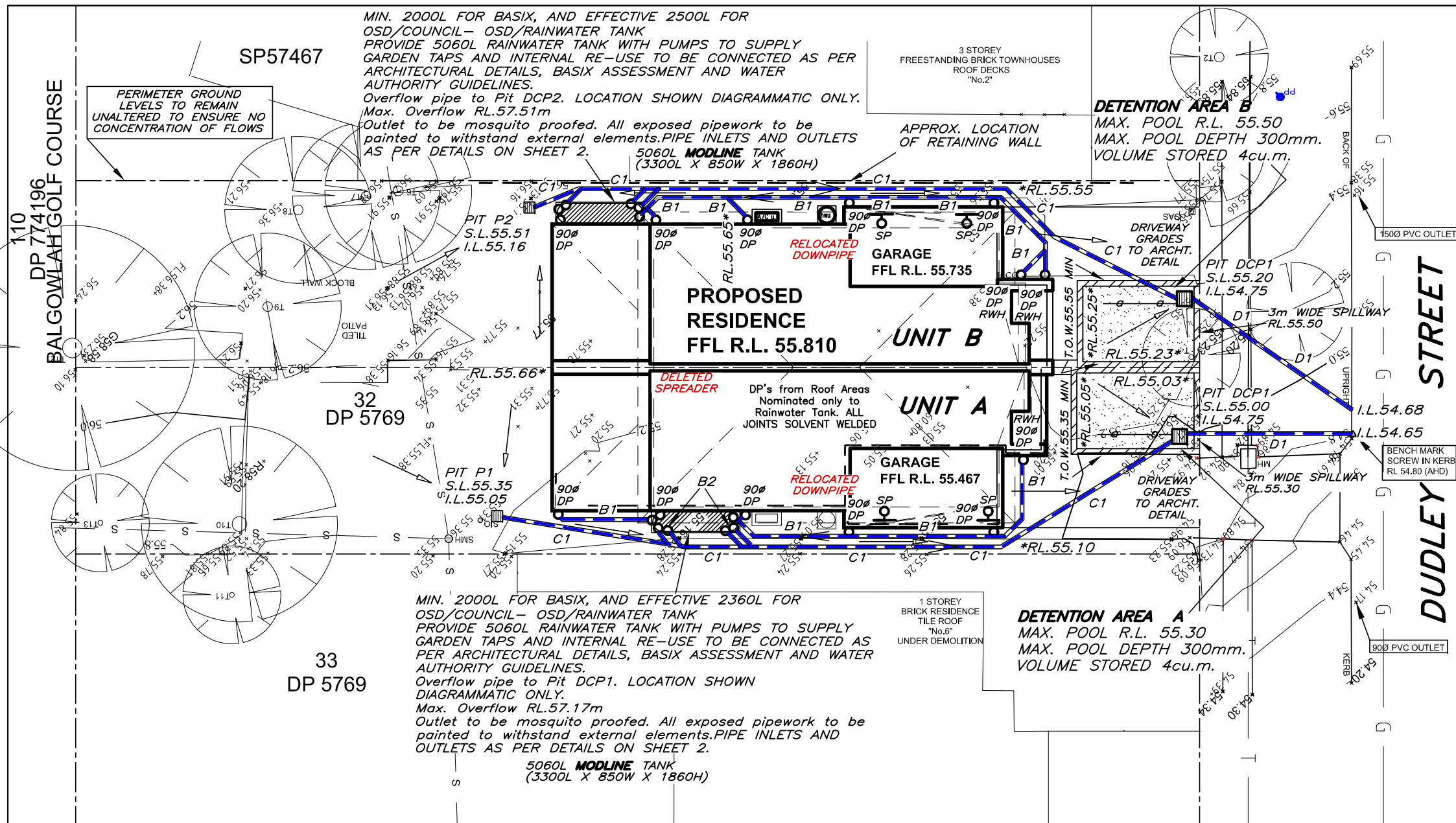




STORMWATER LAYOUT NOTES

- 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 BENCH 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.

GROUND FLOOR LAYOUT

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

WHS 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.

PIPE SCHEDULE

REFER TO NOTES FOR PIPE CLASS

TAG	PIPE DIA.	MIN.GRADE
B1	100	CHARGED
B2	100	1%
C1	150	1%
D1	125x75 GAL. PIPE	1%

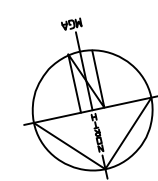
ALL OTHER SURFACE WATERS
TO BE STRICTLY CONNECTED
TO A SEPARATE SYSTEM BY
OWNER IN ACCORDANCE WITH
AS 3500.3:2003 AND BCA
PART 3.1.2.3.

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

LEGEND

R.L. 0.00	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
L1	PIPE LABEL
PIT P1	SURFACE INLET PIT
PIT OP1	OVERLAND FLOW PIT
90mm. AG. LINE	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	GROUND FALL
))))	100 HIGH EARTH MOUNDING

N
O
R
T
H



REVISIONS

ISSUE	PRINTS	ISSUED TO	DATE
1	EMAIL	BUILDER/CLIENT	22-5-20

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



IBRAHIM STORMWATER CONSULTANTS

CONSULTING CIVIL ENGINEERS

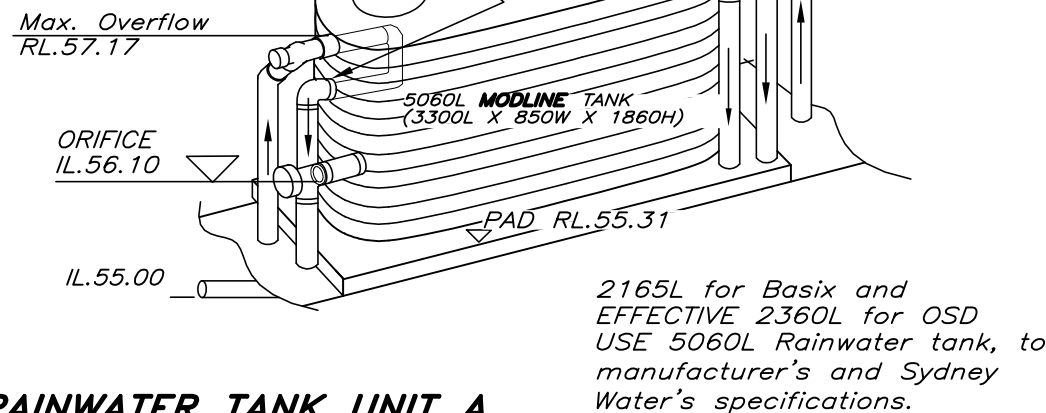
P.O. BOX 400 CHERRYBROOK NSW 2126
TELEPHONE: (02) 9980 5515 FAX: (02) 9980 6114
www.stormwater.net.au email: mail@stormwater.net.au

PROJECT
**PROPOSED RESIDENCE
AT 32 (UNIT A & B) DUDLEY
STREET BALGOWLAH
FOR MR SAMMOUR**

THIS DRAWING
**STORMWATER
LAYOUT SH.1**
BUILDER
METRICON HOMES

JOB NUMBER
M9610-707083
SHEET No.
1 of 3
REVISION

QUAD 100Dia. Overflow pipes to Pit P1. Outlet to be mosquito proofed. All exposed pipework to be painted to withstand external elements.(Location shown generic only)



Mosquito proof strainer or cover – regular cleaning/maintenance by owner essential

Internal submersible or external pumps to supply garden taps and internal re-use per Basix assessment. Location as per architecturals.

Leaf Gutter Guard or Downpipe Guard recommended.

800 MIN

INLET LEVEL OF CHARGED LINES TO BE A MINIMUM AS SHOWN BELOW ALL CONNECTED GUTTERS.

First flush water diverter at tank as req'd by L.G.A.
I.O. – Cleaning eye to all charged pipelines for maintenance of charged system.

Charged pipes shown

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

Signage to be provided adjacent tanks Size: 110 mm x 80mm

RAINWATER TANK UNIT A

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.

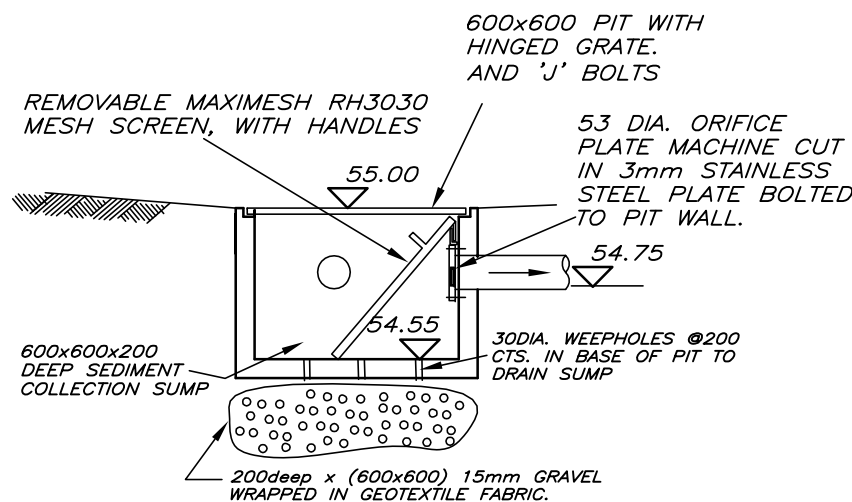
Rain Tank to be installed and maintained to manufacturers specifications and to comply with all Sydney Water Guidelines.

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.

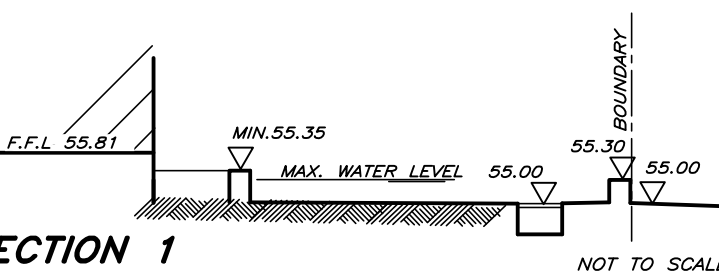
WHSA HAZARD IDENTIFICATION:

INSTALLATION OF RAIN 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.



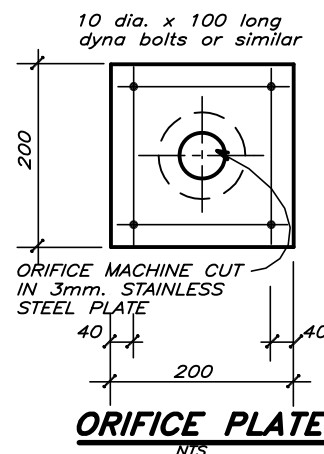
PIT DCP1

NOT TO SCALE



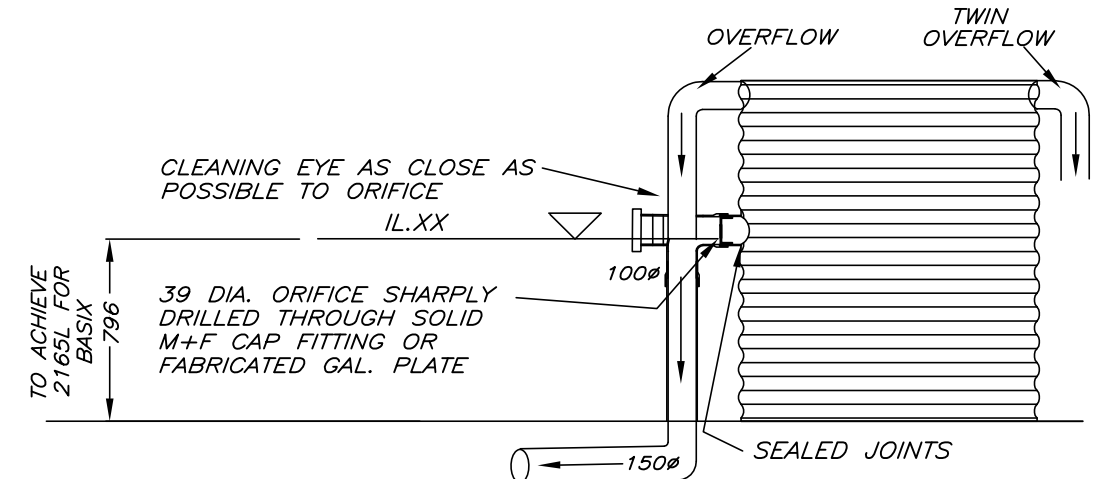
SECTION 1

NOT TO SCALE



ORIFICE PLATE

NTS



OSD OUTLET DETAIL

PIT DCP1 -SECTION A

NOT TO SCALE

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.

BUILDER/CLIENT TO ENSURE THAT ALL SAFETY MEASURES ARE TAKEN DURING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, SAFETY FENCING, SIGNAGE, OBTAINING STRUCTURAL AND GEOTECHNICAL ADVICE WHERE EXCAVATIONS ARE NEAR STRUCTURES OR SERVICES, SAFETY MEASURES RECOMMENDED BY PRODUCT SUPPLIERS ETC.

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REVISIONS	

ISSUE	PRINTS	ISSUED TO	DATE
1	EMAIL	BUILDER/CLIENT	22-5-20

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



IBRAHIM STORMWATER CONSULTANTS
CONSULTING CIVIL ENGINEERS

P.O. BOX 400 CHERRYBROOK NSW 2126
TELEPHONE: (02) 9980 5515 FAX: (02) 9980 6114
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PROJECT
PROPOSED RESIDENCE
AT 32 (UNIT A & B) DUDLEY
STREET BALGOWLAH
FOR MR SAMMOUR

THIS DRAWING
STORMWATER
DETAILS SH.1
BUILDER
METRICON HOMES

JOB NUMBER
M9610-707083

SHEET No.
2 of 3
REVISION

QUAD 100Dia. Overflow pipes to Pit P1. Outlet to be mosquito proofed. All exposed pipework to be painted to withstand external elements.(Location shown generic only)

Max. Overflow
RL.57.51

ORIFICE
IL.56.44

IL.XXX

5060L MODLINE TANK
(3300L X 850W X 1860H)

PAD RL.55.65

2165L for Basix and
EFFECTIVE 2500L for OSD
USE 5060L Rainwater tank, to
manufacturer's and Sydney
Water's specifications.

Mosquito proof strainer
or cover - regular
cleaning/maintenance
by owner essential

Internal submersible
or external pumps
to supply garden
taps and internal
re-use per Basix
assessment.
Location as per
architecturals.

Leaf Gutter Guard or
Downpipe Guard
recommended.

800
MIN

INLET LEVEL OF
CHARGED LINES
TO BE A
MINIMUM AS
SHOWN BELOW
ALL CONNECTED
GUTTERS.

First flush water
diverter at tank
as req'd by
L.G.A.
I.O. - Cleaning
eye to all
charged
pipelines for
maintenance of
charged system.

Charged pipes
shown

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

Signage to be provided
adjacent tanks Size: 110 mm
x 80mm

RAINWATER TANK UNIT B

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.

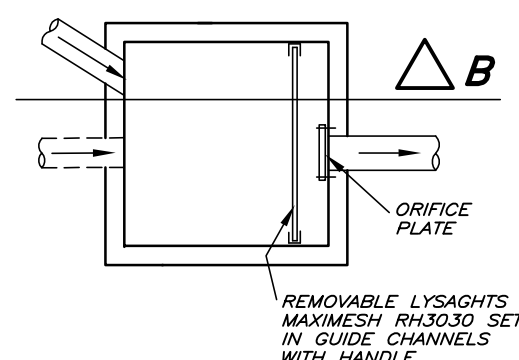
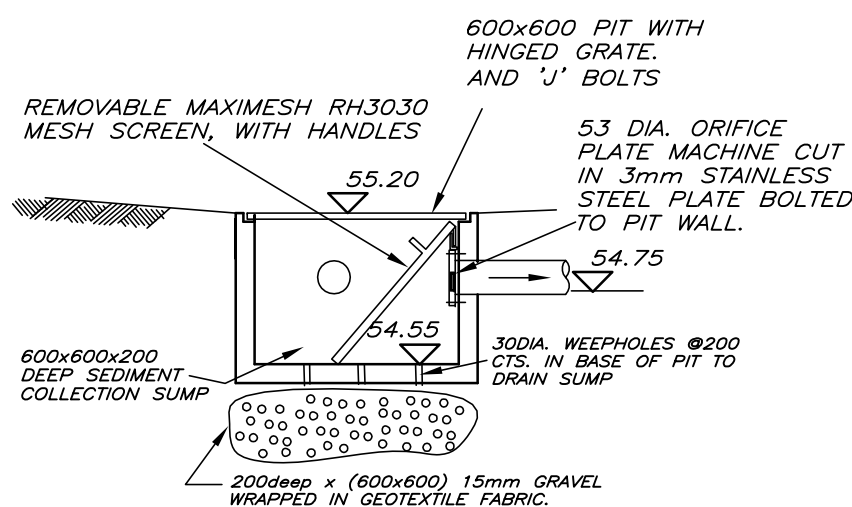
Rain Tank to be installed and maintained to manufacturers specifications and to comply with all Sydney Water Guidelines.

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.

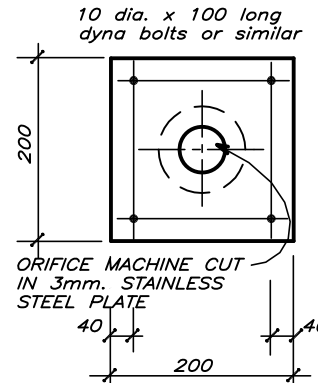
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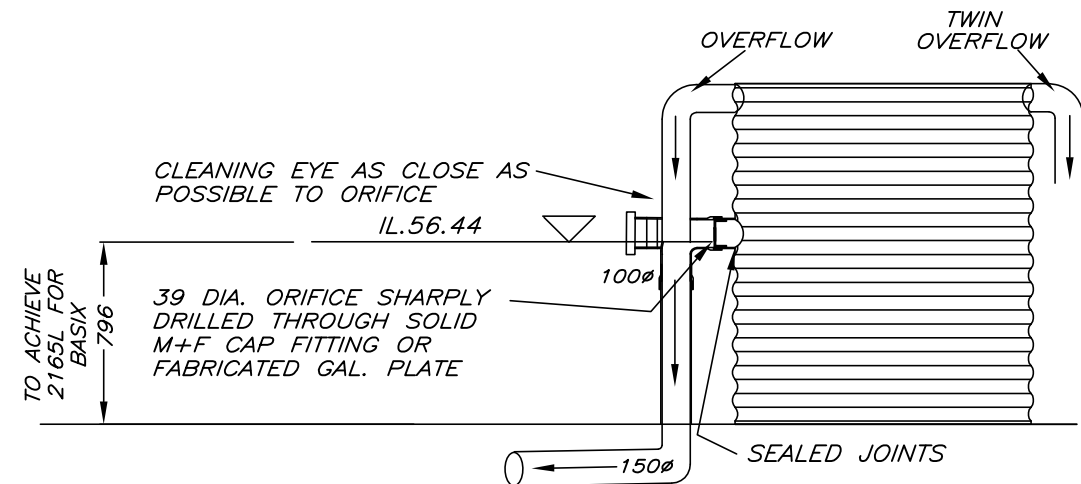
PIT DCP2

NOT TO SCALE



ORIFICE PLATE

NTS

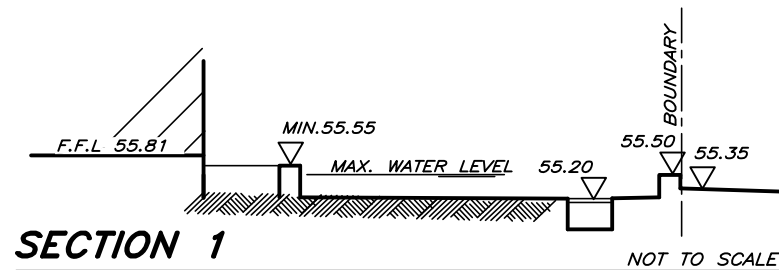


OSD OUTLET DETAIL

PIT DCP2 -SECTION B

NOT TO SCALE

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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.



SECTION 1

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AT 32 (UNIT A & B) DUDLEY
STREET BALGOWLAH
FOR MR SAMMOUR**

THIS DRAWING
**STORMWATER
DETAILS SH.2**
BUILDER
METRICON HOMES

JOB NUMBER
M9610-707083

SHEET No.
3 of 3

REVISION