

SITE DRAINAGE CONCEPT PLAN

LEGEND
VERTICAL DOWN PIPE = ● DP
SURFACE RUN OFF = ———→
SEALED SCREW OFF LID = SSL
FIRST FLASH DEVICE = FFD

TO BE READ IN CONJUNCTION WITH SUBDIVISION
DRAINAGE PLAN DATED 14/06/2023

TOTAL SITE AREA LOT1: 585.0m2

OSD TANK VOLUME:

582 x 0.02 = 11.7m3

PERMISSIBLE SITE DISCHARGE:

400/10000 x 582 = 23.3 l/s

TOTAL SITE AREA LOT2: 541.0m2

OSD TANK VOLUME:

541 x 0.02 = 10.9m3

RWT BY BASIX

REVISED OSD VOLUME = 5.0m3

PERMISSIBLE SITE DISCHARGE:

400/10000 x 541 = 21.7 l/s

COMBINED SITE AREA LOT 1 & 2: 1126m2

COMBINED OSD TANK VOLUME LOT 1 & 2:

1126 x 0.02 = 22.6m3

REVISED OSD VOLUME = 22.6-5.0=17.6m3

COMBINED PERMISSIBLE SITE DISCHARGE:

400/10000 x 1126 = 45.0 l/s

UNDERGROUND SERVICES

DIAL 1100 BEFORE YOU DIG FOR LOCATION OF UNDERGROUND SERVICES PRIOR TO ANY CONSTRUCTION WORKS.

CONTACT TELSTRA FOR WRITTEN PERMISSION TO MAINTAIN OR RELOCATE ANY EXISTING SERVICE PIT.

ALL SERVICES ARE TO MATCH INTO THE NEW FOOTPATH LEVELS CONTACT THE RELEVANT AUTHORITY FOR ADJUSTMENT TO SERVICES.

DRAINAGE LINES LOCATIONS ARE INDICATIVE ONLY AND MAY VARY DUE TO SITE CONSTRAINTS. FINAL PIPES LOCATIONS TO BE COORDINATED ON SITE WITH OTHER SERVICES & BUILDERS.

MINIMAL INTERNAL DIMENSIONS FOR STORMWATER PITS (mm)

DEPTH TO INVERT OF OUTLET	WIDTH	LENGTH
<600	450	450
>600 <900	600	600
>900 <1200	600	900
>1200	900	900

GENERAL NOTES

ALL PLUMBING WITHIN THE SITE MUST BE CARRIED OUT IN ACCORDANCE WITH RELEVANT PROVISIONS OF AUSTRALIAN STANDARD AS/NZS 3500.3-2003 PLUMBING AND DRAINAGE - STORMWATER DRAINAGE.

ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM. (AHD)

DO NOT SCALE FROM THE DRAWINGS.

THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND EXISTING LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORKS. REPORT ANY DISCREPANCIES TO THE SUPERINTENDENT OR DESIGN ENGINEER.

ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE DETAILS SHOWN ON THE DRAWINGS AND SPECIFICATION.

READ THESE PLANS IN CONJUNCTION WITH APPROVED ARCHITECTURAL, STRUCTURAL, HYDRAULIC AND MECHANICAL DRAWINGS AND SPECIFICATION.

WHERE NEW WORK ABUTS EXISTING, THE CONTRACTOR SHALL ENSURE THAT A SMOOTH EVEN PROFILE, FREE FROM ABRUPT CHANGES, IS OBTAINED.

DESIGN LEVELS GIVEN ARE TO FINISHED SURFACE LEVEL AND INCLUSIVE OF TOPSOIL. (TOPSOIL DEPTH VARIES).

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CARE IS TO BE TAKEN WHEN EXCAVATING NEAR EXISTING SERVICES. NO MECHANICAL EXCAVATIONS ARE TO BE UNDERTAKEN OVER TELECOM OR ELECTRICAL SERVICES. HAND EXCAVATE IN THESE AREAS.

ALL BUILDING SURROUND SHOULD BE GRADED TO ENSURE OVERLAND FLOW FROM UPSTREAM AREAS CAN DRAIN AROUND THE FOUNDATIONS, WALLS OF BUILDING.

ALL EXCAVATION SHORING OF EXCAVATION AND STABILITY OF ADJACENT STRUCTURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

DURING CONSTRUCTION, THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION AND NO PART SHALL BE OVERSTRESSED.

WORKMANSHIP AND MATERIALS SHALL CONFORM WITH THE REQUIREMENTS OF THE RELEVANT SAA CODES, BCA REQUIREMENTS AND THE SPECIFICATION, BY-LAWS AND ORDINANCES OF THE RELEVANT AUTHORITIES.

PROPRIETARY PRODUCTS USED SHALL BE INSTALLED TO MANUFACTURERS SPECIFICATION AND TO THE SATISFACTION OF THE SUPERINTENDENT.

EXTERNAL WORKS

ALL ACTIVITIES AND WORKS EXTERNAL TO THE SITE, OR THAT AFFECT PUBLIC ROADS, ARE TO BE CARRIED OUT IN ACCORDANCE WITH COUNCIL'S CODES AND STANDARDS.

PUBLIC FOOTPATHS SHALL BE RECONSTRUCTED TO THE SATISFACTION OF COUNCIL'S DIRECTOR OF ENGINEERING SERVICES. A ROAD OPENING PERMIT SHALL BE OBTAINED FOR ALL WORKS CARRIED OUT IN A PUBLIC OR COUNCIL CONTROLLED LAND. RESTORATION OF LANDSCAPING, ROADS AND PATHS SHALL BE TO COUNCIL'S REQUIREMENTS. ALL REQUIREMENTS FOR RESTORATION SHALL BE TOTHE SATISFACTION OF THE AFFECTED PARTIES.

WHERE WORKS ARE UNDERTAKEN ON PUBLIC ROADS, ADEQUATE TRAFFIC CONTROL AND DIRECTIONS TO MOTORISTS SHALL BE PROVIDED.

DRAINAGE PITS

PITS DEEPER THAN 1200mm TO BE FITTED WITH STEP IRONS AT 300mm CENTRES AND STAGGERED.

APPROVED PRECAST PITS MAY BE USED.

DIAMETER 100mm HOLE FOR SUBSOIL DRAINAGE OUTLET TO BE LOCATED 100mm ABOVE INVERT OF ALL INLET PIPES. DIAMETER 100mm SUBSOIL DRAINAGE TO EXTEND FOR A DISTANCE OF 3.0m UPSTREAM OF PIT (AT EACH INLET PIT) WITH THE UPSTREAM END SEALED.

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PIT GRATES AND SOLID COVERS SHALL BE CLASS 'B' IN NON TRAFFIC AREAS AND CLASS 'D' IN TRAFFIC AREAS IN ACCORDANCE WITH AS 3996.

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RAINWATER RE-USE NOTES AND SPECIFICATIONS

ROOF WATER ONLY TO BE DRAINED TO THE RAINWATER STORAGE TANKS.

THE RAINWATER STORAGE TANKS ARE TO BE CONNECTED FOR RE-USE AS REQUIRED BY THE BASIX CERTIFICATE.

RAINWATER STORAGE TANKS TO BE CONFIGURED IN ACCORDANCE WITH SYDNEY WATER SPECIFICATIONS 'GUIDELINES FOR RAINWATER TANKS ON RESIDENTIAL PROPERTIES'.

PROVIDE MAINS 'TOP-UP' SUPPLY TO RAINWATER TANKS. MAINS TOP-UP ZONE TO BE BASED ON THE DAILY NON-POTABLE USAGE THAT MAY BE EXPECTED FROM THE TANK.

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INLETS TO RAINWATER TANKS MUST BE SCREENED TO PREVENT THE ENTRY OF FOREIGN MATTER, ANIMALS OR INSECTS.

A SIGN MUST BE AFFIXED TO THE RAINWATER TANKS AND HOSE TAPS AS PER AS3500.1 CLEARLY STATING THAT THE WATER IN THE TANK IS RAINWATER AND IS NOT TO BE USED FOR HUMAN CONSUMPTION.

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RAINWATER TANKS TO BE PLACED ON A STRUCTURALLY ADEQUATE BASE IN ACCORDANCE WITH THE MANUFACTURERS OR STRUCTURAL ENGINEERS DETAILS.

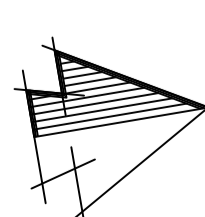
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DATE: 20/06/2025

Michal Korecky

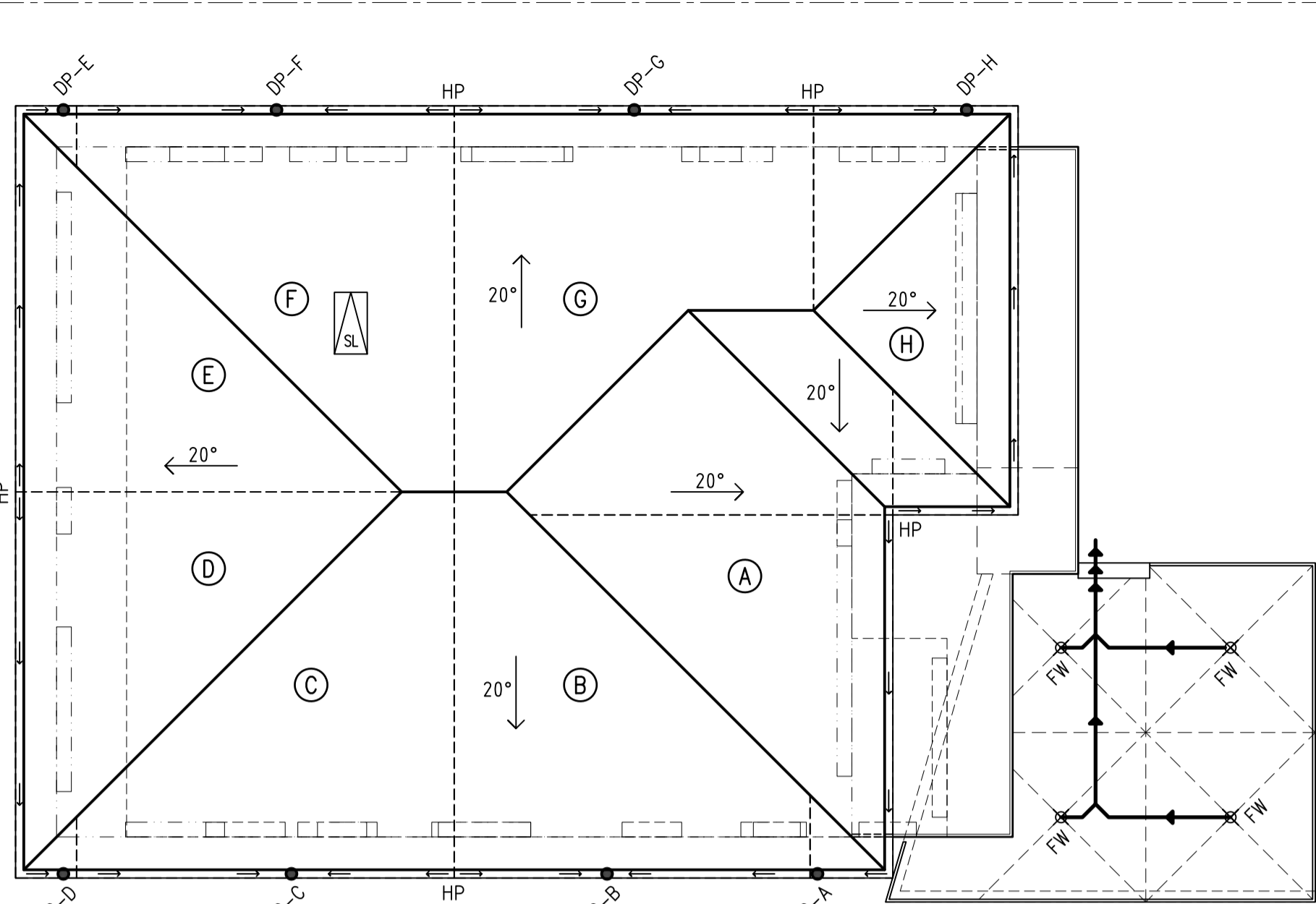
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No.	AMENDMENT	DATE
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MOB: 0438148944

PROJECT:
PROPOSED RESIDENCE
No 45 OXFORD FALLS ROAD
BEACON HILL
CLIENT:
JIRI AND MARCELA ALBRECHT

DATE:	20/06/25	SCALE: AS NOTED
DRAWN:	MK	ISSUE: 1
DRAWING Nr :	18080-LOT 2	SHEET: SW-1/2



ROOF PLAN

1:100

LEGEND
VERTICAL DOWN PIPE = ● DP
HIGH POINT = HP
FLOOR WASTE = FW

VERTICAL DOWNPIPE	SUB-CATCHMENT			
	PLAN AREA (m ²)	CATCHMENT AREA (m ²)	min. EFFECTIVE GUTTER CROSS-SECT. AREA (mm ²)	min. DP CROSS-SECT. AREA (mm ²)
A	33.2	39.2	8200	Ø100
B	30.6	36.1	8200	Ø100
C	31.1	36.7	8200	Ø100
D	25.5	30.1	8200	Ø100
E	25.5	30.1	8200	Ø100
F	31.1	36.7	8200	Ø100
G	33.2	39.2	8200	Ø100
H	33.6	39.7	8200	Ø100

EAVES GUTTER SPECIFICATION

EAVES GUTTER GRADIENTS TO BE 1500 OR GREATER.
EAVES GUTTER TO HAVE AN EFFECTIVE CROSS SECTIONAL AREA AS PER TABLE ABOVE.
DOWNPIPES CROSS-SECTION TO BE AS PER TABLE ABOVE.
FASCIA TO BE A MINIMUM OF 14mm ABOVE GUTTER OVERFLOW.
W - WALL CATCHMENT

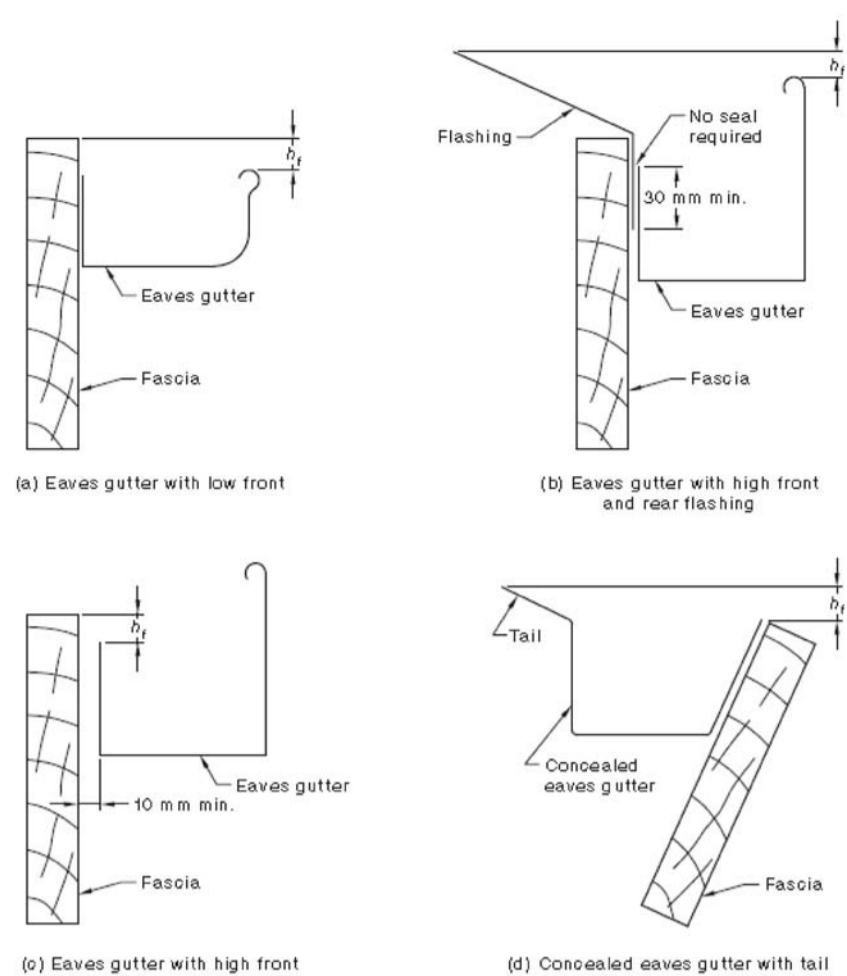


FIGURE G1 EAVES GUTTER OVERFLOW METHODS

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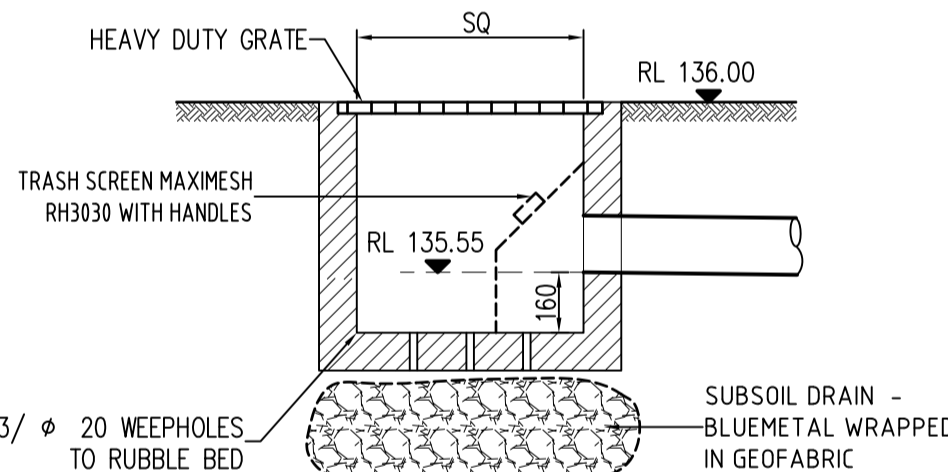
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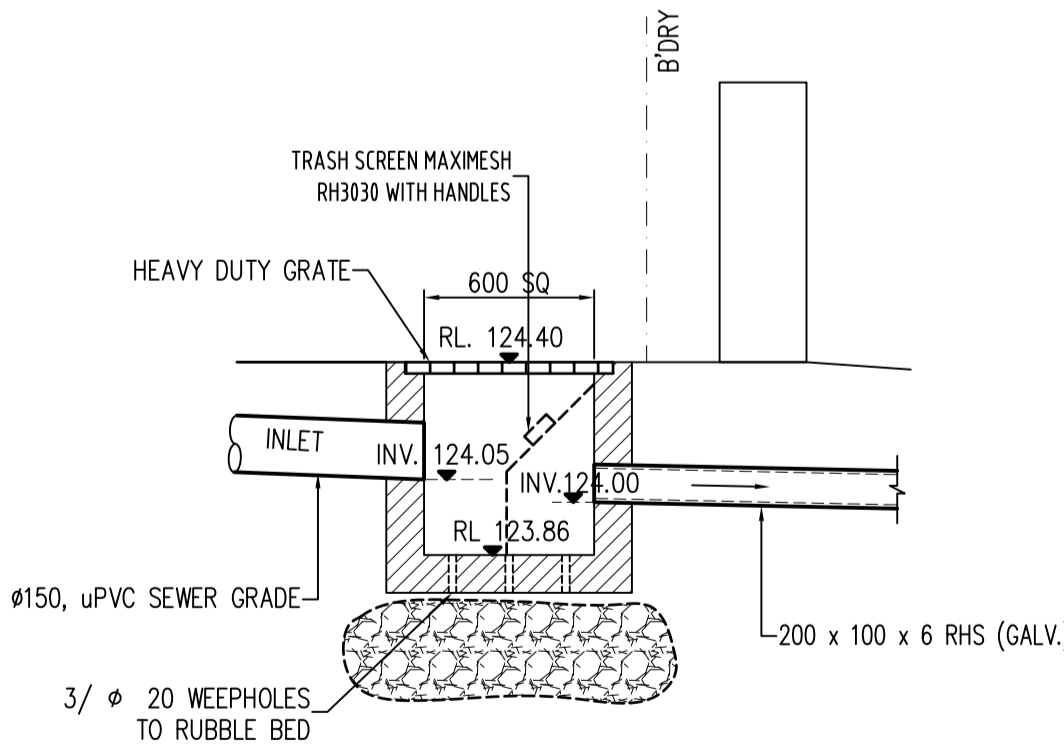
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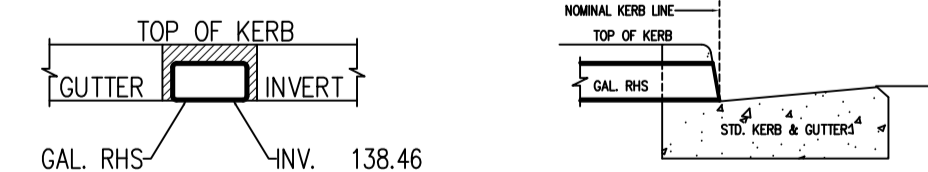
INLET PIT (TYP)

1:20



SITE DISCHARGE PIT

1:20

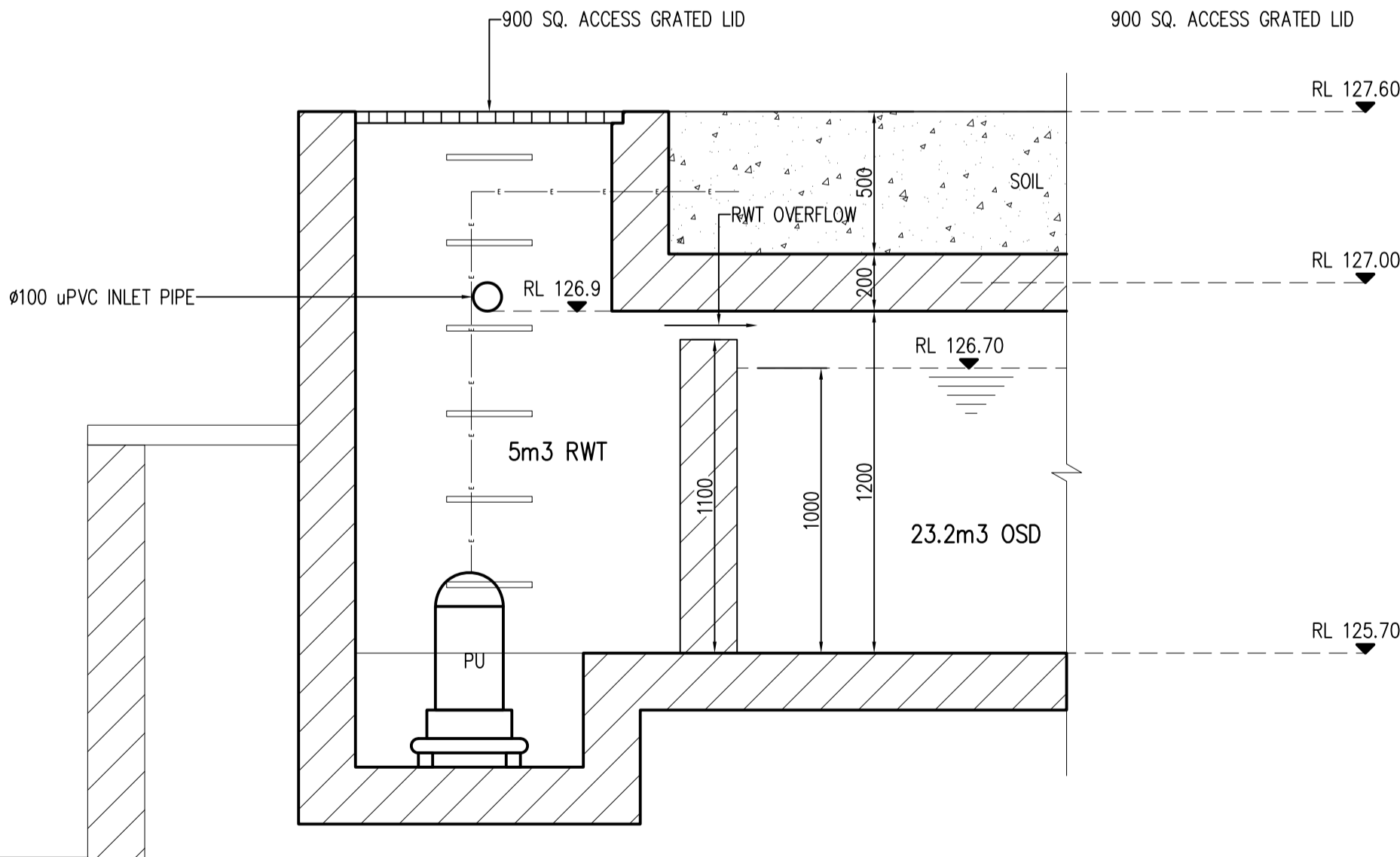


CONNECTION WITH 150mm CONCRETE KERB

1:20

NOTES

- INTERNAL HEIGHT OF RECTANGULAR SECTION ACROSS THE FOOTPATH SHALL BE 100mm MAXIMUM.
- RECTANGULAR SECTION ACROSS FOOTPATH SHALL BE HOT DIP GALVANISED RHS.
- CONVERT STORMWATER PIPES WITHIN PROPERTY TO SHS ACROSS FOOTPATH USING STORMWATER PIT.



SECTION 1

1:20

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DATE:

20/06/2025

Michal Korecky

1 ISSUED FOR DA
No. AMENDMENT

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Email: koreckym@gmail.com

MOB: 0438148944

PROJECT:

PROPOSED RESIDENCE
No 45 OXFORD FALLS ROAD
BEACON HILL

CLIENT:

JIRI AND MARCELA ALBRECHT

DATE:

20/06/25

SCALE: AS NOTED

DRAWN:

MK

ISSUE: 1

DRAWING Nr :

18080-LOT 2

SHEET:

SW-2/2