

NORTHERN BEACHES COUNCIL

ALTERATIONS AND ADDITIONS

3 OCEAN GROVE, COLLAROY NSW 2097

STORMWATER DRAINAGE PLAN

STORMWATER DRAINAGE NOTES

- ALL LINES ARE TO BE MIN. 100Ø UPVC @ MIN 1.0% GRADE UNLESS NOTED OTHERWISE.
- IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE & LEVEL ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY EARTHWORKS. ALL DESIGN LEVELS SHOWN ON PLAN SHALL BE VERIFIED ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK.
- EXISTING STORMWATER DRAINAGE SYSTEM TO BE CCTV CAMERA TESTED BY LICENSED PLUMBER PRIOR TO CONSTRUCTION.
- ALL PIPES MINIMUM GRADIENT AND COVER TO BE IN ACCORDANCE WITH AS/NZ 3500.3:2018.
- ENSURE ALL PIT GRATES ARE SET BELOW FINISHED SURFACE LEVEL WITHIN THE PROPERTY.
- TOP OF PIT RL'S ARE APPROXIMATE ONLY AND MAY BE VARIED SUBJECT TO APPROVAL OF THE ENGINEER. ALL INVERT LEVELS ARE TO BE ACHIEVED.
- ALL PITS IN DRIVEWAYS BE HEAVY DUTY GRATES. DIRECT SURFACE FLOW TO ALL GRATED SURFACE INLET PITS.
- ALL WORK DO BE DONE IN ACCORDANCE WITH AS/NZ 3500.3:2018 AND COUNCIL SPECIFICATIONS.
- LOCATION OF DOWNPIPES & FLOOR WASTES ARE INDICATIVE ONLY. DOWNPIPE & FLOOR WASTE SIZE, LOCATION & QUANTITY TO BE DETERMINED BY BUILDER & IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS.
- THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL, HYDRAULIC, LANDSCAPE AND STRUCTURAL PLANS.
- ANY DISCREPANCIES OR OMISSIONS SHALL BE REFERRED TO THE DESIGN ENGINEER FOR RESOLUTION PRIOR PROCEEDING CONSTRUCTION.
- THE SITE SHALL BE GRADED AND DRAINED SO THAT STORMWATER WILL BE DIRECTED AWAY FROM THE BUILDING PLATFORM.
- SITE TO BE GRADED AS SUCH SO WATER CAN NOT POND ON THE SURFACE.
- ALL PITS OR GRATES IN TRAFFICABLE AREAS TO BE HEAVY DUTY.
- PROVIDE EMERGENCY OVERFLOW TO ALL PLANTER BOX AND BALCONIES.
- ALL PITS WITH DEPTH MORE THAN 1M MUST HAVE IRON STEPS.
- ADEQUATE SUB-SOIL DRAINAGE CONNECTING TO THE STORMWATER DRAINAGE SYSTEM SHALL BE PROVIDED TO ALL RETAINING WALLS & EMBANKMENTS.
- PROVIDE STORMWATER GRATE 150wX150D AT THE BASE OF ALL MECHANICAL SHAFTS AND UNCOVERED STAIRS OR OPENINGS.
- ENSURE ALL DRAINAGE WORKS ARE AWAY FROM TREE ROOTS.

AS3500.3:2021 MIN. REQUIREMENTS

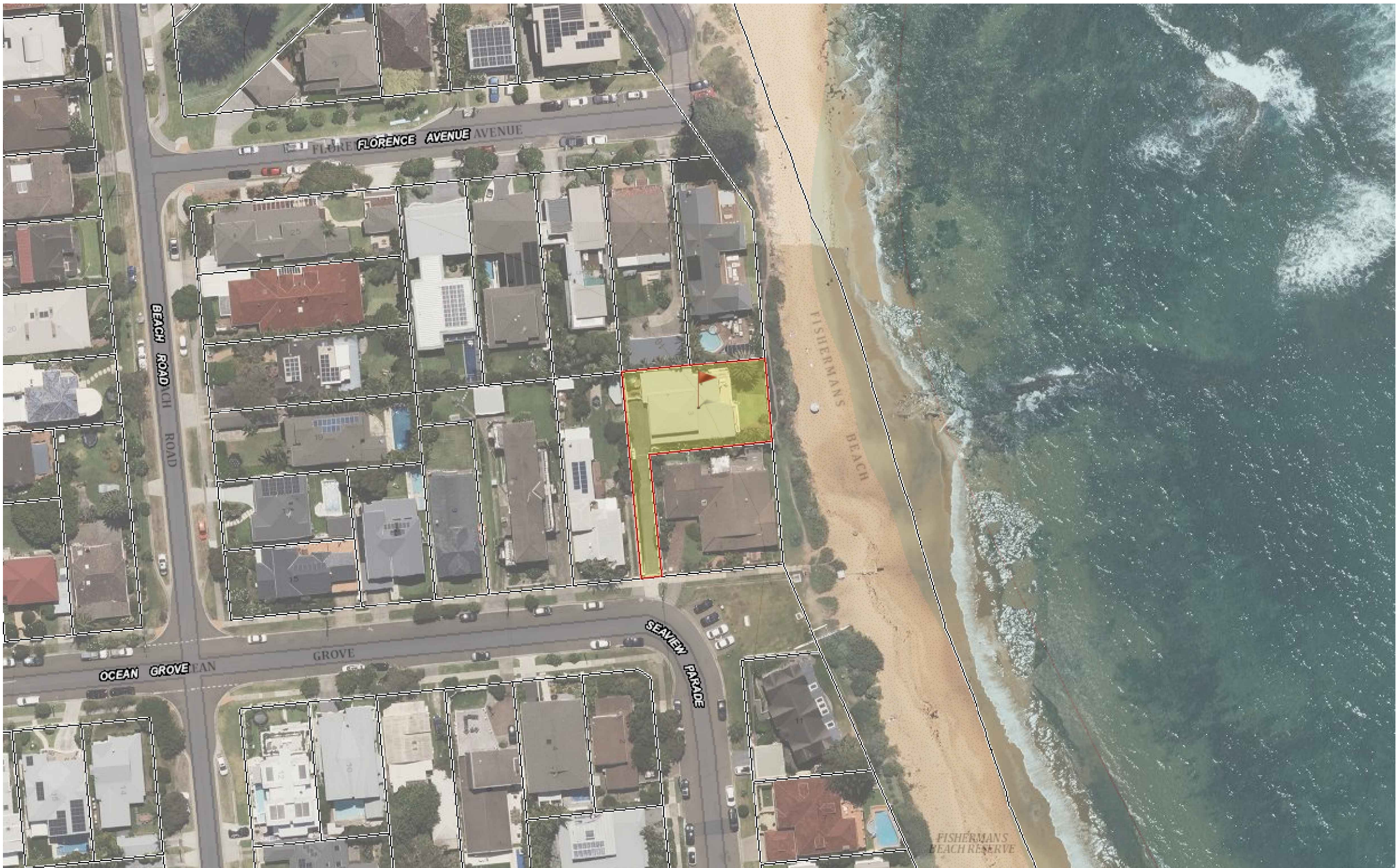
MINIMUM GRADIENT OF PIPES	
PIPE DIAMETER (mm)	MINIMUM GRADIENT
100	1:100
150	1:100
225	1:200
300	1:250
375	1:300

MINIMUM PIPE COVERS	
LOCATION	PLASTIC PIPES MINIMUM COVER (mm)
1. NO VEHICULAR LOADING	-
(a) NOT PAVED	-
(i) SINGLE DWELLING	100
(ii) OTHERS	300
(b) PAVED	100 BELOW UNDERSIDE OF PAVEMENT
2. VEHICULAR LOADING (NOT ROAD)	-
(i) NOT PAVED	450
(ii) PAVED	100 BELOW UNDERSIDE OF PAVEMENT

MINIMUM INTERNAL DIMENSIONS FOR PITS	
DEPTH TO INVERT OF OUTLET	MINIMUM PIT SIZE (mm)
≤ 450mm	350 x 350
≤ 600mm	450 x 450
< 600mm ≤ 900mm	600 x 600
< 900mm ≤ 1200mm	600 x 900
> 1200mm	900 x 900

RAINWATER REUSE NOTES

- EVERY FIXTURE SERVICED FROM THE RECYCLED WATER SUPPLY MUST BE NOTED WITH A PLAQUE FOR IDENTIFICATION AND MARKED WITH "NOT FOR HUMAN CONSUMPTION" OR "NON-POTABLE WATER".
- RAINWATER TANK TO BE CONNECTED TO AT LEAST ONE OUTDOOR TAP.
- OVERFLOW FROM RAINWATER TANK TO BE CONNECTED TO STORMWATER DRAINAGE SYSTEM. NO OTHER CONNECTIONS TO THE OVERFLOW PIPELINE SUCH AS SURFACE WATER INLETS.
- ALL RECYCLE WATER PIPES TO BE COLOUR CODED FOR IDENTIFICATION.
- FIRST-FLUSH DEVICES ARE REQUIRED TO BE CHECKED AND CLEANED REGULARLY.
- WATER AUTHORITY MUST BE CONTACTED REGARDING RECYCLED WATER ON THE BUILDING AND FOR THE BACKFLOW PREVENTION REQUIREMENTS AND TOP-UP SYSTEM.
- ANY GARDEN OR CARWASH TAPS CONNECTED RECYCLE SYSTEM MUST BE LOCATED 15m MIN. ABOVE THE SURFACE.
- FOR PERIOD OF LOW WATER LEVEL IN THE RAINWATER TANK, A CONNECTION TO WATER MAIN IS NEEDED AND TO BE PROVIDED IN ACCORDANCE WITH THE WATER AUTHORITY.
- PUMPS AND FILTERS ON OUTLETS FROM RECYCLE SYSTEM TO BE SUPPLIED AS MAY BE REQUIRED.



SITE LOCATION PLAN

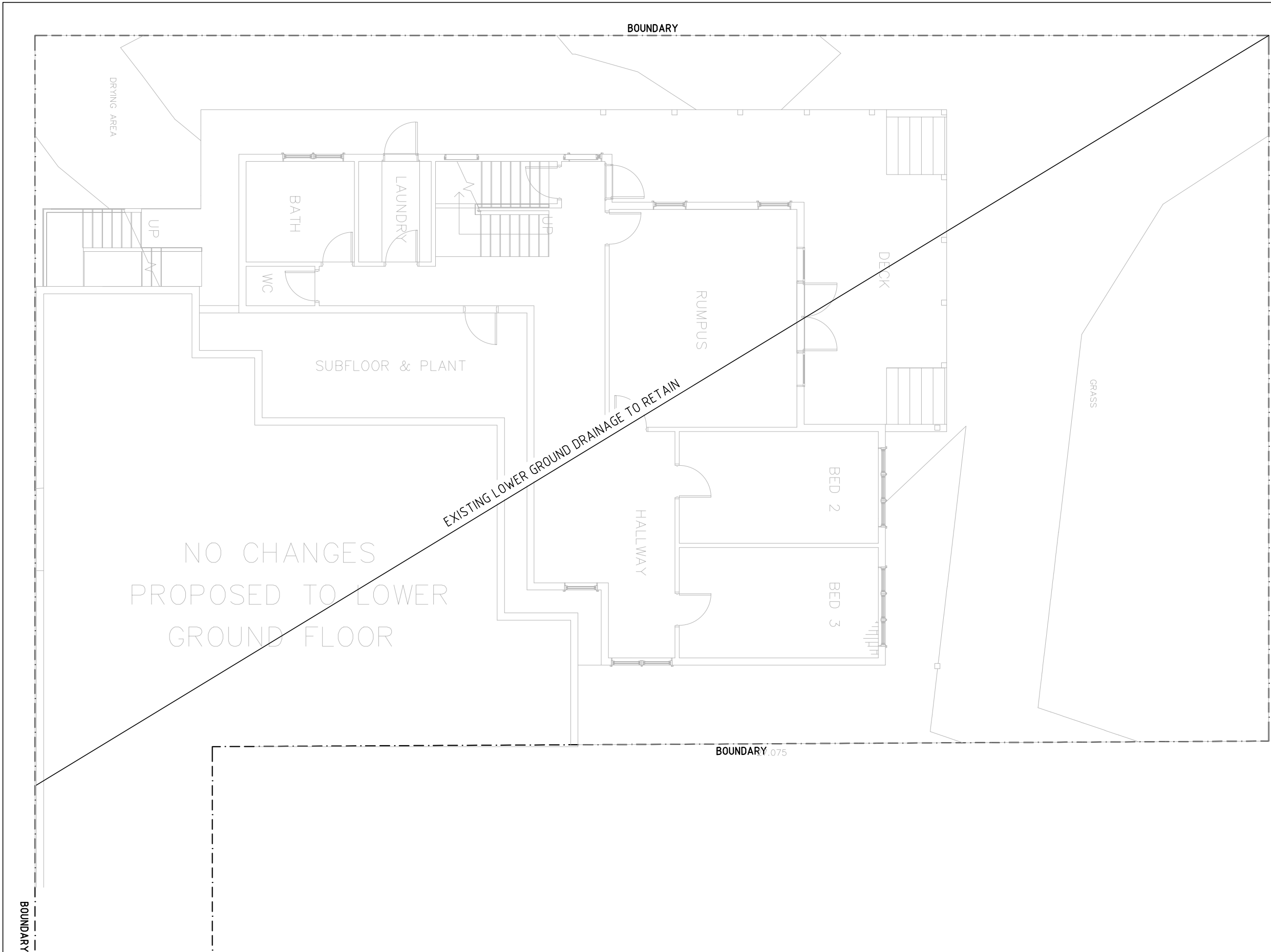
LEGEND

• DP#	DOWNPIPE
◦ u/DP#	DOWNPIPE UNDER
• EX. DP#	EXISTING DOWNPIPE
— SW —	STORMWATER PIPE
— SW —	EXISTING STORMWATER PIPE
— AG —	SUBSOIL DRAINAGE AG PIPE
→	PIPED FLOW DIRECTION
→	SURFACE FALL/OVERLAND FLOW DIRECTION
□	GRATED PIT
—	STRIP DRAIN
⊗ FW	FLOOR WASTE
⊗ PD	PLANTER BOX DRAIN

DRAWING SCHEDULE

DWG NO.	DWG TITLE
D000	COVER SHEET
D010	LOWER GROUND AND GROUND FLOOR STORMWATER DRAINAGE CONCEPT PLAN
D020	LEVEL 1 AND ROOF STORMWATER DRAINAGE CONCEPT PLAN

REVISIONS					
B	H.P.	22.10.2025		ISSUED FOR DA	O.S.
A	H.P.	03.10.2025		PRELIMINARY ISSUE	O.S.
REV.	BY	DATE		DESCRIPTION	APPD.
CLIENT			ARCHITECT		
GRAHAM DICKSON					
			A: G03/15-19 ATCHISON STREET, ST LEONARDS NSW 2065 E: admin@riseengineers.com.au P: (02) 8057 9109		
			DRAWN H.P. DESIGNED H.P. CHECKED O.S. SCALE AS INDICATED SIZE A1		
			PROJECT ALTERATION AND ADDITIONS 3 OCEAN GROVE, COLLAROY NSW 2097		
			DRAWING TITLE COVER SHEET		
			DRAWING NO. D000 REV. B		
			JOB NO. 25068		

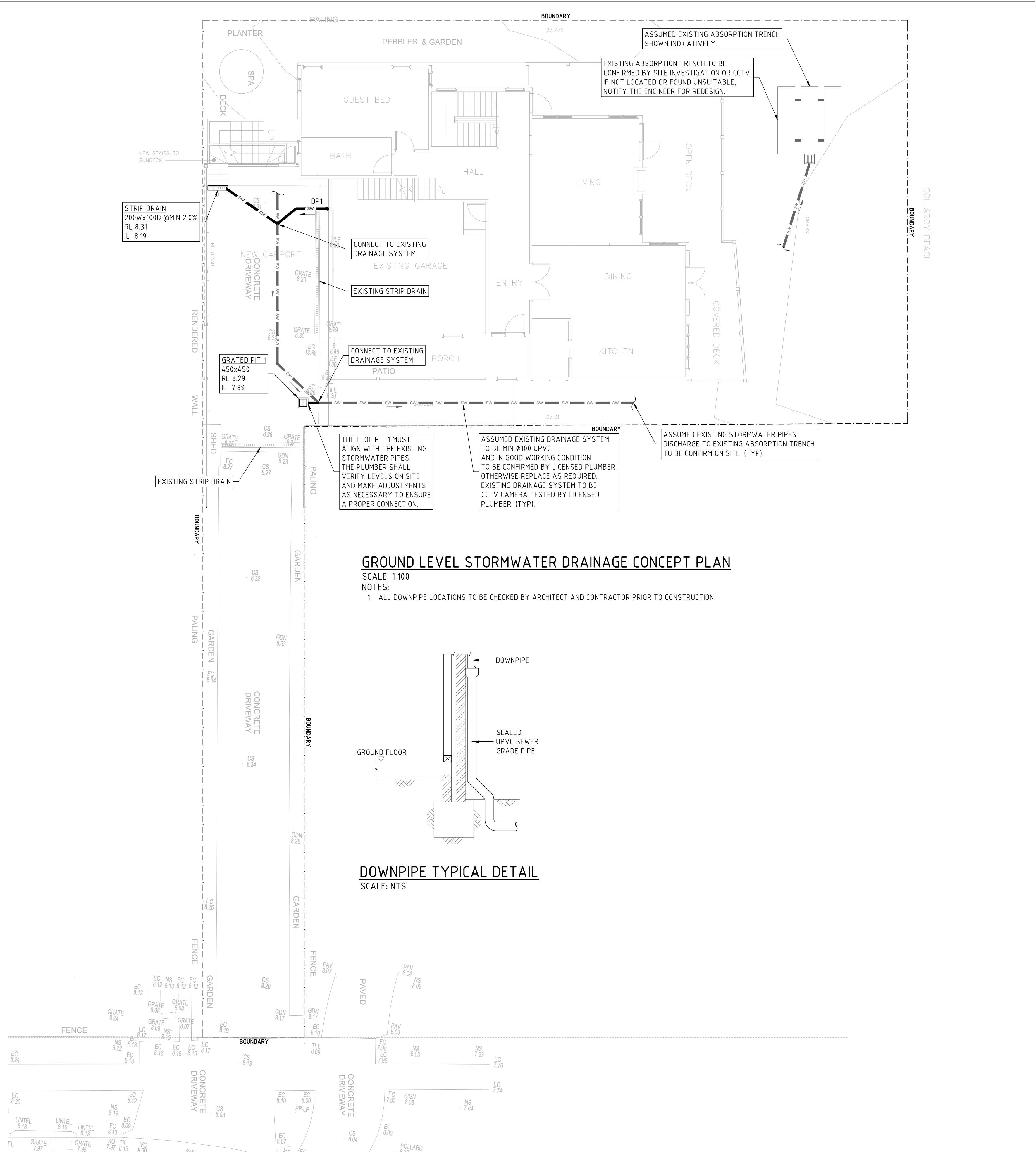


LOWER GROUND LEVEL STORMWATER DRAINAGE CONCEPT PLAN

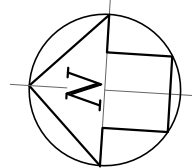
SCALE: 1:100

NOTES:

1. ALL DOWNPIPE LOCATIONS TO BE CHECKED BY ARCHITECT AND CONTRACTOR PRIOR TO CONSTRUCTION.



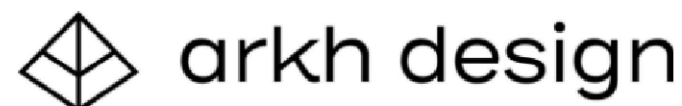
REV.	BY	DATE	DESCRIPTION	APPD.
B	H.P.	22.10.2025	ISSUED FOR DA	O.S.
A	H.P.	03.10.2025	PRELIMINARY ISSUE	O.S.



CLIENT

GRAHAM DICKSON

ARCHITECT



RISE CONSULTING ENGINEERS PTY. LTD.

A: G03/15-19 ATCHISON STREET,
ST LEONARDS NSW 2065
E: admin@riseengineers.com.au
P: (02) 8057 9109



DRAWN	H.P.
DESIGNED	H.P.
CHECKED	O.S.
SCALE	AS INDICATED
SIZE	A1

PROJECT

ALTERATION AND ADDITIONS
3 OCEAN GROVE, COLLAROY NSW 2097

DRAWING TITLE

LOWER GROUND AND GROUND FLOOR STORMWATER
DRAINAGE CONCEPT PLAN

DRAWING NO.

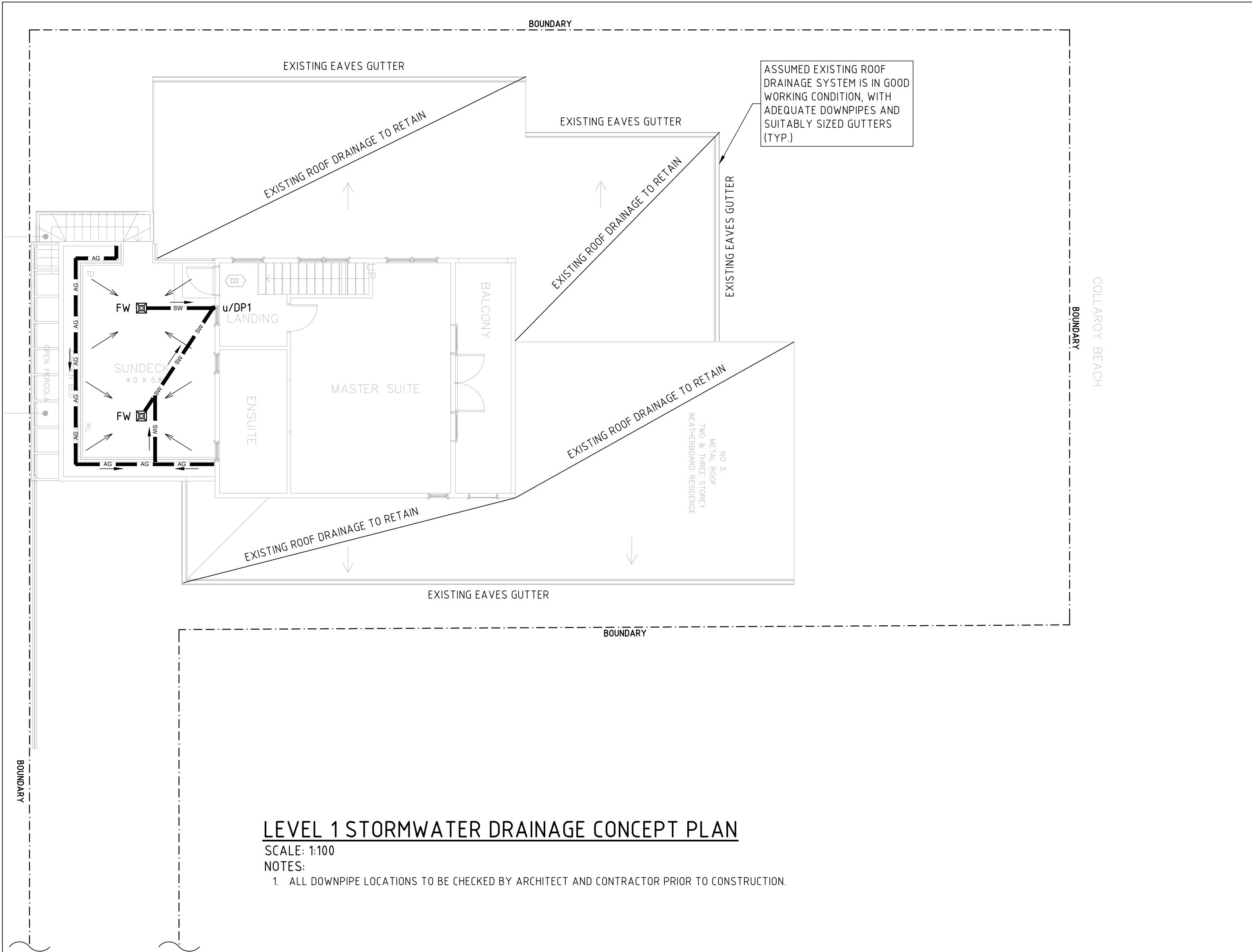
D010

REV.

B

JOB NO.

25068

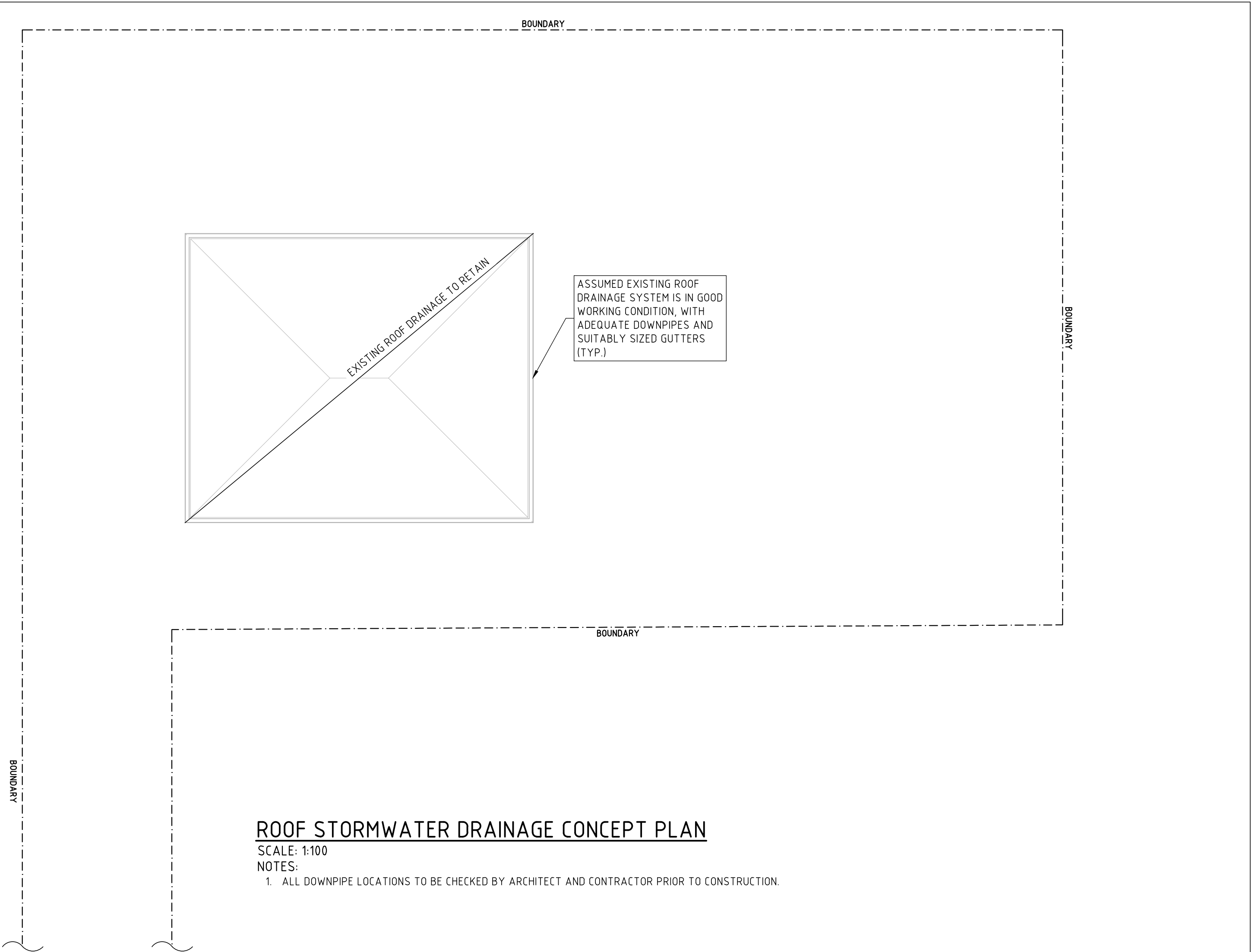


LEVEL 1 STORMWATER DRAINAGE CONCEPT PLAN

SCALE: 1:100

NOTES:

1. ALL DOWNPIPE LOCATIONS TO BE CHECKED BY ARCHITECT AND CONTRACTOR PRIOR TO CONSTRUCTION.

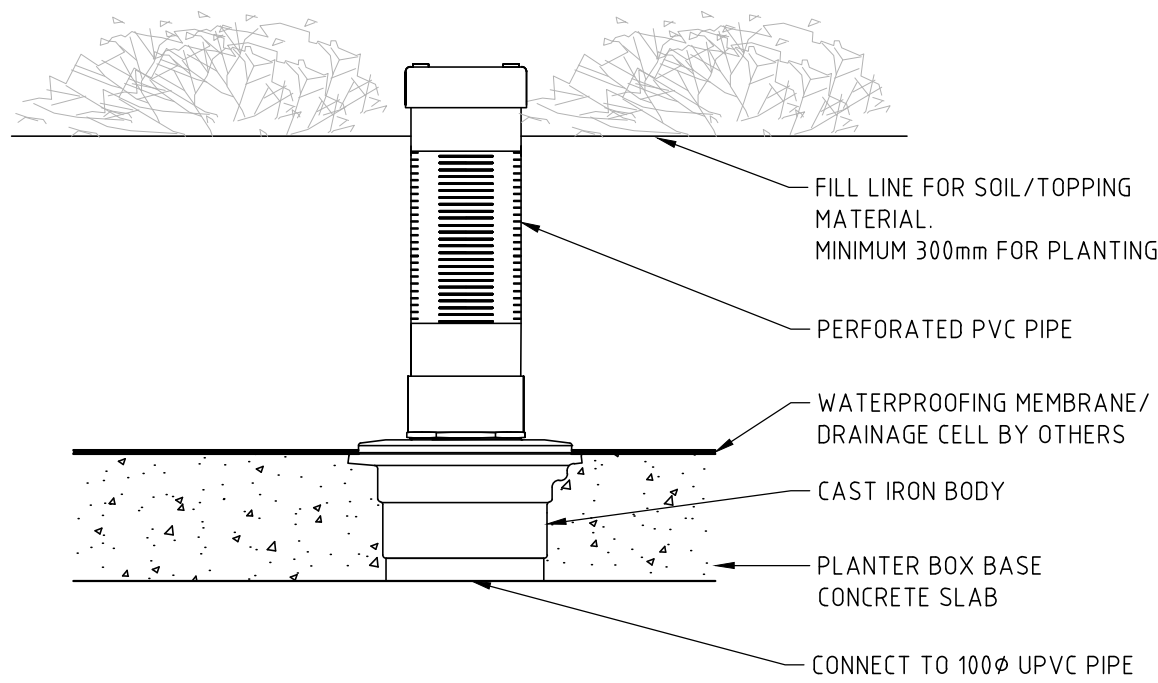


ROOF STORMWATER DRAINAGE CONCEPT PLAN

SCALE: 1:100

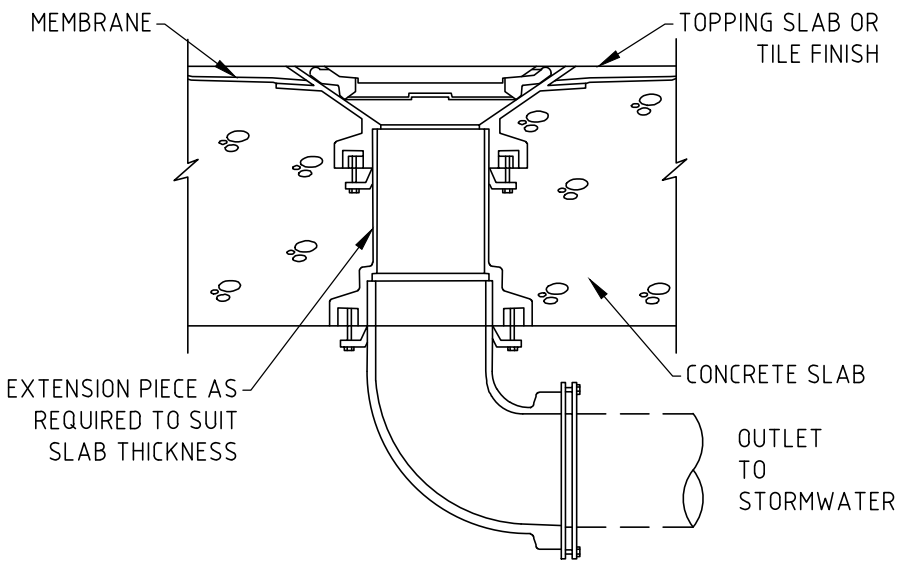
NOTES:

1. ALL DOWNPIPE LOCATIONS TO BE CHECKED BY ARCHITECT AND CONTRACTOR PRIOR TO CONSTRUCTION.



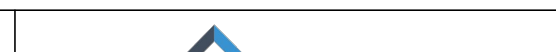
PLANTER BOX DRAIN TYPICAL DETAIL

SCALE: NTS



FLOOR WASTE TYPICAL DETAIL

SCALE: NTS

REVISIONS							CLIENT	GRAHAM DICKSON		ARCHITECT	 A: G03/15-19 ATCHISON STREET, ST LEONARDS NSW 2065 E: admin@riseengineers.com.au P: (02) 8057 9109  RISE CONSULTING ENGINEERS PTY. LTD.	<table><tr><td>DRAWN</td><td>H.P.</td></tr><tr><td>DESIGNED</td><td>H.P.</td></tr><tr><td>CHECKED</td><td>O.S.</td></tr><tr><td>SCALE</td><td>AS INDICATED</td></tr><tr><td>SIZE</td><td>A1</td></tr></table>	DRAWN	H.P.	DESIGNED	H.P.	CHECKED	O.S.	SCALE	AS INDICATED	SIZE	A1	<table><tr><td>PROJECT</td><td rowspan="2">ALTERATION AND ADDITIONS 3 OCEAN GROVE, COLLARROY NSW 2097</td></tr><tr><td>DRAWING TITLE</td></tr><tr><td colspan="2">LEVEL 1 AND ROOF STORMWATER DRAINAGE CONCEPT PLAN</td></tr></table>	PROJECT	ALTERATION AND ADDITIONS 3 OCEAN GROVE, COLLARROY NSW 2097	DRAWING TITLE	LEVEL 1 AND ROOF STORMWATER DRAINAGE CONCEPT PLAN		DRAWING NO. D020	REV. B
	DRAWN	H.P.																												
	DESIGNED	H.P.																												
	CHECKED	O.S.																												
	SCALE	AS INDICATED																												
	SIZE	A1																												
	PROJECT	ALTERATION AND ADDITIONS 3 OCEAN GROVE, COLLARROY NSW 2097																												
	DRAWING TITLE																													
	LEVEL 1 AND ROOF STORMWATER DRAINAGE CONCEPT PLAN																													
	B	H.P.	22.10.2025	ISSUED FOR DA	O.S.							JOB NO. 25068																		
A	H.P.	03.10.2025	PRELIMINARY ISSUE	O.S.																										
REV.	BY	DATE	DESCRIPTION	APPD.																										