# STORMWATER CONCEPT PLAN
# PROPOSED SINGLE RESIDENCE
# 284 TALLWOOD DR TALWOODS VILLAGE

## GENERAL

1. THIS PLAN IS TO BE USED IN CONJUNCTION WITH ARCHITECTURAL, STRUCTURAL, & LANDSCAPING PLANS. ANY DISCREPANCIES OR OMISSIONS ARE TO BE REFERRED TO THE ENGINEER FOR RESOLUTION PRIOR TO COMMENCING WORK.
2. ALL MATERIALS AND WORKMANSHIP IS TO MEET AS 3500.3:2015 STORMWATER DRAINAGE, BCA AND LOCAL COUNCIL DEVELOPMENT POLICIES, CONSENTS AND REQUIREMENTS.
3. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND DRAINAGE LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORKS. THIS INCLUDES EXISTING SERVICES AND/OR OTHER STRUCTURES THAT MAY AFFECT/BE AFFECTED BY THIS DESIGN PRIOR TO CONSTRUCTION.
4. THIS DRAWING IS NOT TO BE USED FOR SET-OUT PURPOSES. .ALL SURVEY INFORMATION, PROPOSED BUILDING LEVELS, FINISHED SURFACE LEVELS AND SITE DETAILS SHOWN IN THESE DRAWINGS ARE ESTABLISHED UPON LEVELS/DETAILS SUPPLIED BY OTHERS.
5. FLOOR WASTE & DOWNPIPE LOCATIONS ARE INDICATIVE ONLY. ULTIMATE FLOOR WASTE & DOWNPIPE LOCATION, SIZE, & QUANTITY ARE TO BE DETERMINED BY BUILDER IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS.
6. IT IS THE BUILDERS RESPONSIBILITY TO LOCATE AND LEVEL ALL EXISTING SERVICES OR OTHER STRUCTURES WHICH MAY AFFECT/BE AFFECTED BY THIS DESIGN PRIOR TO COMMENCEMENT OF WORKS.
7. ANY SUBSTITUTION OF MATERIALS SHALL BE APPROVED BY THE ENGINEER AND INCLUDED IN THE DEVELOPMENT APPLICATION.
8. CONTRACTORS ARE TO INVESTIGATE ALL EXISTING SERVICES AND APPLY FOR "DIAL BEFORE YOU DIG" PRIOR TO COMMENCEMENT OF CONSTRUCTION.

## COMPLIANCE

1. THESE PLANS WERE PREPARED IN ACCORDANCE WITH COUNCIL'S POLICIES AND REQUIREMENTS, BASIX REQUIREMENTS, AS 3500:2013, ARR (2016), ARQ (2006), BCA (2015), RELEVANT LEGISLATION, AND NSW MUSIC MODELLING GUIDELINES.

## SCOPE OF WORKS

1. DETAILED DESIGN, CALCULATION AND DOCUMENTATION FOR THE FOLLOWING (WHERE APPLICABLE): ROOFED, IMPERVIOUS AND PERVIOUS AREAS; RAINWATER REUSE SYSTEM, WATER QUALITY TREATMENT, ON-SITE DETENTION AND STORMWATER DISPOSAL.

## GENERAL

1. ALL GUTTERS TO BE FITTED WITH LEAF GUARDS AND SUBJECT TO REGULAR INSPECTION / CLEAN OUT.
2. MIN. TANK SIZE TO BE THAT SPECIFIED WITHIN DETAIL AND PLAN.
3. TANKS ARE TO BE INSTALLED BY A LICENSED PLUMBER IN ACCORDANCE WITH MANUFACTURES SPECIFICATIONS, AS3500 AND COUNCIL REQUIREMENTS.
4. RAINWATER RETENTION FOR RE-USE AS SPECIFIED BY BASIX CERTIFICATE.

## MINIMUM PIPE COVER

O.L OF PIPE TO F.S.L

| LOCATION | MIN. COVER (mm) CAST IRON, DUCTILE IRON, GALV. STEEL | MIN. COVER (mm) OTHER AUTHORISED PRODUCTS (1) |
|---|---|---|
| 1. NOT SUBJECT TO VEHICULAR LOADING: | | |
| a. WITHOUT PAVEMENT- | | |
| i. FOR SINGLE DWELLINGS | 100 | 100 |
| ii. FOR ITEMS OTHER THAN i. | 100 | 300 |
| b. WITH PAVEMENT OF BRICK OR UNREINFORCED CONCRETE | 100 (2) | 100 (2) |
| 2. SUBJECT TO VEHICULAR LOADING: | | |
| a. OTHER THAN ROADS- | | |
| i. WITHOUT PAVEMENT | 300 | 450 |
| ii. WITH PAVEMENT OF: | | |
| - REINFORCED CONCRETE FOR HEAVY VEHICULAR LOADINGS | 0 (2)(3) | 100 (2)(3) |
| - BRICK/UNREINFORCED CONCRETE FOR LIGHT VEHICULAR LOADING | 0 (2)(3) | 75 (2)(3) |
| b. ROADS- | | |
| i. SEALED | 600 | 600 (3) |
| ii. UNSEALED | 600 | 750 (3) |
| 3. SUBJECT TO CONSTRUCTION EQUIPTMENT OR IN EMBANKMENT CONDITIONS | 600 | 750 (3) |
| 4. LAND ZONE FOR AGRICULTURAL USE | 600 | 600 |

(1) INCLUDES OVERLAY ABOVE TOP OF THE PIPE NOT LESS THAN 50mm THICK

(2) BELOW THE UNDERSIDE OF THE PAVEMENT

(3) SUBJECT TO COMPLAINCE WITH AS 1762, AS 2033, AS 2566.1, AS 3725, AS 4060

## DRAINAGE LINES

1. MINIMUM PIPE GRADE AS SPECIFIED IN TABLE BELOW. MINIMUM DIAMETER IS TO BE (U.N.O):
   a. Ø100mm WHERE LINE RECEIVES ROOF WATER.
   b. Ø150mm WHERE LINE RECEIVES RUN-ON FROM PAVED/UNPAVED EXTERNAL SURFACES
2. PIPE EMBEDMENT IS TO BE IN ACCORDANCE WITH LOCAL AUTHORITY SPEC., AS 3500.3, AS 2032 FOR PVC, & AS 3725 FOR FCR/RCP PIPEWORK.
3. SUBSOIL DRAINAGE SHALL BE PROVIDED TO ALL RETAINING WALLS AND EMBANKMENTS WITH THE LINES FEEDING INTO THE STORMWATER DRAINAGE SYSTEM.

## MINIMUM SITE PIPE GRADIENT (U.N.O)

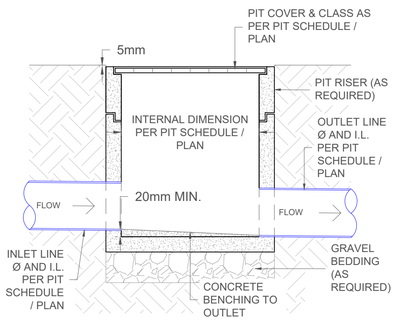
| DIAMETER Ø (mm) | MIN. GRADE | MIN. % SLOPE |
|---|---|---|
| ≤ Ø150 | 1:100 | 1% |
| 225 | 1:200 | 0.5% |
| 300 | 1:250 | 0.4% |
| 375 | 1:300 | 0.33% |

## MINIMUM INTERNAL DIMENSIONS FOR STORMWATER PITS

| DEPTH TO I.L OF OUTLET(mm) | MIN. INTERNAL DIMENSIONS (mm) WIDTH | LENGTH |
|---|---|---|
| ≤ 600 | 450 | 450 |
| > 600 TO ≤ 900 | 600 | 600 |
| > 900 TO ≤ 1200 | 600 | 900 |
| > 1200 | 900 | 900 |

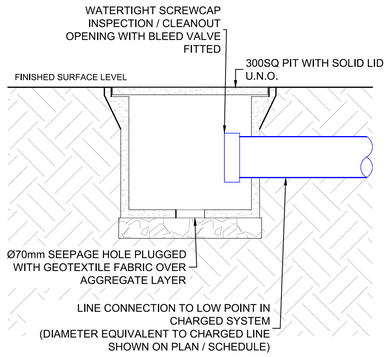
## PITS

1. ALL PITS TO BE FITTED WITH APPROVED GALAVANISED STEEL GRATES AND TO BE SUITABLE FOR THE FOLLOWING LOAD RATING (U.N.O):
   a. CLASS-B MIN. FOR LANDSCAPED AREAS
   b. CLASS-C WHERE SUBJECT TO VEHICULAR TRAFFIC
2. ALL PITS FITTED WITH CHILDPROOF SPRING LOCKING J-BOLTS.
3. GRATED COVERS OF PITS > 600SQ mm ARE TO BE HINGED & OFFSET FROM OBSTRUCTIONS TO ALLOW FOR FULL OPENING.
4. PROVIDE STEP IRONS TO STORMWATER PITS > 1200mm IN DEPTH.
5. PIT BASES ARE TO BE BENCHED LEVEL TO THE I.L OF THE OUTLET PIPE (NO SUMP U.N.O), WITH A MIN. FALL OF 20mm BETWEEN THE INLET AND OUTLET PIPE I.Ls. ALL PIPES SHOULD BE CUT FLUSH WITH THE WALL OF THE PITS.
6. PRECAST PITS ARE TO BE SET ON A 75mm CONCRETE BASE AND BACKFILLED WITH CONCRETE TO HALF THE PIT'S HEIGHT.
7. WATER SHOULD NOT BE PERMITTED TO POND WITHIN THE DRAINAGE SYSTEM.




GRATED SURFACE INLET PIT (GSIP) - TYPICAL SECTION DETAIL

SCALE: N.T.S.




CHARGED LINE CLEAN-OUT PIT (CO) - TYPICAL SECTION DETAIL

SCALE: N.T.S.

## KEY

| | |
|---|---|
| | SITE BOUNDARY |
| | EXISTING DRAINAGE LINE |
| | ROOF DRAINAGE LINE |
| | SURFACE DRAINAGE LINE |
| | GRATED SURFACE INLET PIT |
| | FLOW DIRECTION |
| DP.1 | DOWNPIPE TYPE 1 |
| SP.1 | SPREADER TO LWR ROOF TYPE 1 |
| IO | INSPECTION OPENING |
| VD / VR | VERTICAL DROPPER / VERTICAL RISER |
| RWO | RAINWATER OUTLET |
| OF | TANK OVERFLOW TO PIT / PIPE BELOW |
| VR.T | VERTICAL RISER OUTLET INTO TANK |
| CO | CHARGED LINE CLEAN-OUT POINT WITHIN PIT |

## ABBREVIATIONS

| | |
|---|---|
| A.H.D | AUSTRALIAN HEIGHT DATUM |
| A.R.I | AVERAGE RECURRENCE INTERVAL |
| A.E.P | ANNUAL EXCEEDANCE PROBAILITY |
| C.O | CLEAN-OUT PIT |
| DP | DOWNPIPE |
| D/S | DOWNSTREAM |
| FF | FIRST FLUSH DEVICE |
| F.F.L | FINISHED FLOOR LEVEL |
| F.G.L | FINISHED GROUND LEVEL |

## ABBREVIATIONS

| | |
|---|---|
| FW | FLOOR WASTE |
| G.S.I.P | GRATED SURFACE INLET PIT |
| HGL | HYDRAULIC GRADE LINE |
| I.L. | INVERT LEVEL |
| I.O | INSPECTION OPENING |
| N.S.L | NATURAL SURFACE LEVEL |
| N.T.S | NOT TO SCALE |
| O.F | OVERFLOW |
| O.L | OBVERT LEVEL |
| O.S.D | ON-SITE DETENTION |

## ABBREVIATIONS

| | |
|---|---|
| R.C.P | REINFORCED CONCRETE PIPE |
| R.H.S | RECTANGULAR HOLLOW SECTION |
| R.L | REDUCED LEVEL |
| R.W.T | RAINWATER TANK |
| S.L | SURFACE LEVEL |
| SQ | SQUARE |
| TYP. | TYPICAL |
| T.W.L | TOP WATER LEVEL |
| U/S | UPSTREAM |
| U.N.O | UNLESS NOTED OTHERWISE |
| w/ | WITH |

ALL DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE.

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|---|---|
| PROJECT DESCRIPTION: PROPOSED SINGLE RESIDENCE | SHEET: TITLE PAGE & GENERAL NOTES |
| PROJECT SITE: 284 TALLWOOD DR TALWOODS VILLAGE | PLAN: STORMWATER CONCEPT PLAN |
| LGA: MID-COAST COUNCIL | CLIENT: C. HALL C/- PRIME DRAFTING |

PROJECT ID: 3776-SW
SCALE: NTS @ A3, NTS @ A1
SHEET NO.: 1 OF 5

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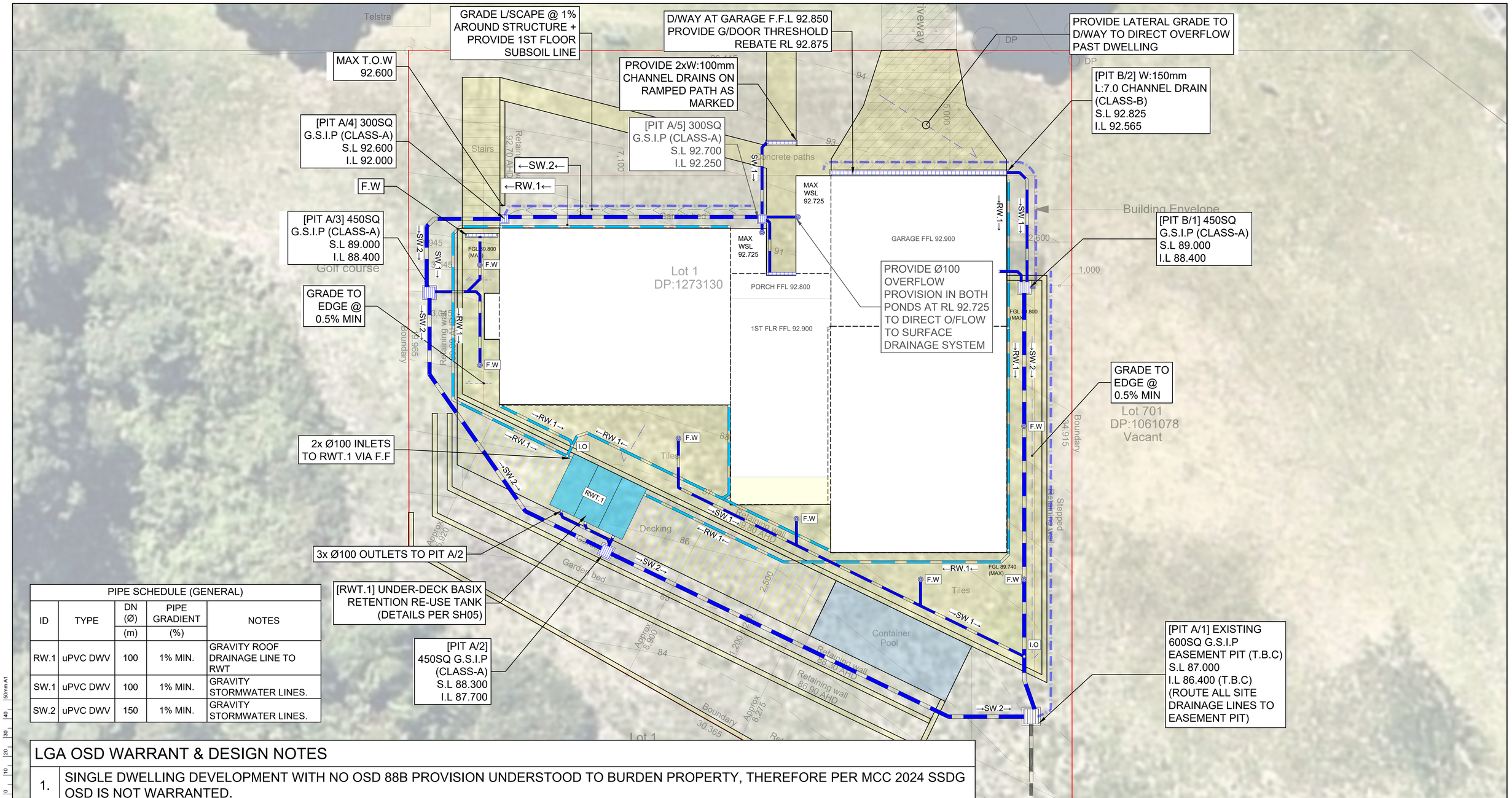
0 5 10 15 20 25 30 35 40 45 50mm A3 0 10 20 30 40 50mm A1




| PIPE SCHEDULE (GENERAL) | | | | |
|---|---|---|---|---|
| ID | TYPE | DN (Ø) (m) | PIPE GRADIENT (%) | NOTES |
| RW.1 | uPVC DWV | 100 | 1% MIN. | GRAVITY ROOF DRAINAGE LINE TO RWT |
| SW.1 | uPVC DWV | 100 | 1% MIN. | GRAVITY STORMWATER LINES. |
| SW.2 | uPVC DWV | 150 | 1% MIN. | GRAVITY STORMWATER LINES. |

## LGA OSD WARRANT & DESIGN NOTES

| | |
|---|---|
| 1. | SINGLE DWELLING DEVELOPMENT WITH NO OSD 88B PROVISION UNDERSTOOD TO BURDEN PROPERTY, THEREFORE PER MCC 2024 SSDG OSD IS NOT WARRANTED. |
| 2. | SINGLE DWELLING DEVELOPMENT, PER MCC 2019 GWSDS WSUD MEASURES UNDERSTOOD TO NOT BE WARRANTED. |
| 3. | SUBSOIL LINES ARE TO BE PROVIDED BEHIND THE UPSLOPE SIDE OF ALL RETAINING WALL FOOTINGS AND WHERE MARKED HEREIN. MIN GRADE 1:300. PROVIDE I.O + RISERS AT U/SLOPE END OF ALL SUBSOIL LINES TO FACILITATE MAINTENANCE. BACKFILL OF SS-LINES VIA NO-FINES CLEAN GRAVEL WRAPPED IN GEOTEXTILE. ROUTE SS-LINES TO NEARBY SURFACE DRAINAGE PITS OR D/STREAM LANDSCAPE. |
| 4. | SUBSOIL DRAINAGE TO BE PROVIDED TO ALL SUNKEN FACADE WALLS IN CONTACT WITH SOILS (i.e NORTERN GROUND FLOOR AND EASTERN GARAGE FACADES). WALLS TO BE WATERPROOFED TO MINIMUM GRADE-1, WITH GRADE-3 SUGGESTED, BY A LICENSED WATERPROOFING CONTRACTOR PER BS8102:2009. COMBINATON OF TYPE A & B WATERPROOFING SUGGESTED. |

ALL DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE.

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|---|---|
| PROJECT DESCRIPTION: PROPOSED SINGLE RESIDENCE | SHEET: 1ST FLOOR SITE DRAINAGE PLAN |
| PROJECT SITE: 284 TALLWOOD DR TALWOODS VILLAGE | PLAN: STORMWATER CONCEPT PLAN |
| LGA: MID-COAST COUNCIL | CLIENT: C. HALL C/- PRIME DRAFTING |

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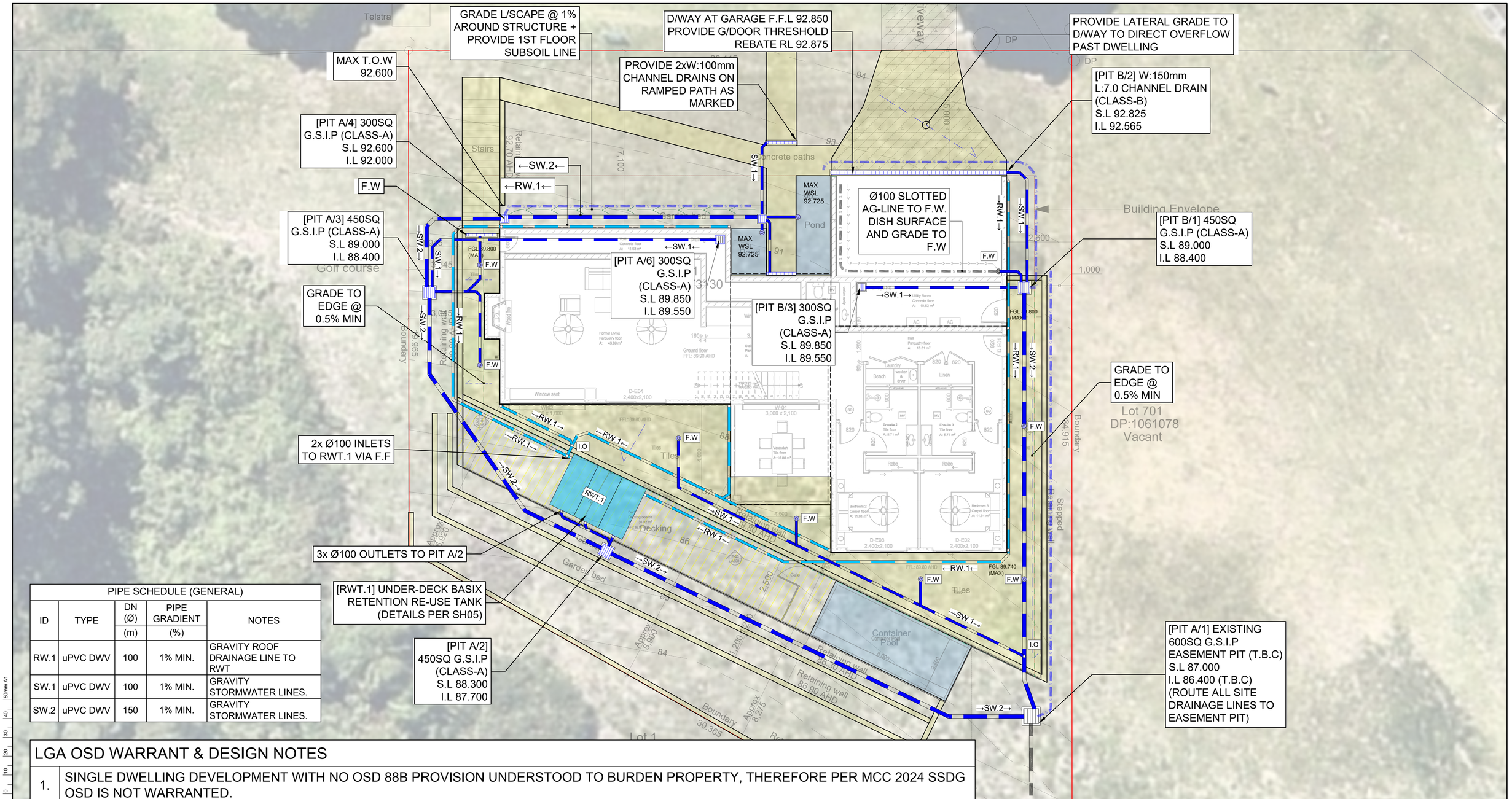
| PROJECT ID | 3776-SW |
| SCALE | 1:150@ A3<br>1:75@ A1 |
| SHEET NO. | 2 OF 5 |




| PIPE SCHEDULE (GENERAL) | | | | |
|---|---|---|---|---|
| ID | TYPE | DN (Ø) (m) | PIPE GRADIENT (%) | NOTES |
| RW.1 | uPVC DWV | 100 | 1% MIN. | GRAVITY ROOF DRAINAGE LINE TO RWT |
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|---|---|
| PROJECT DESCRIPTION: PROPOSED SINGLE RESIDENCE | SHEET: GROUND FLOOR DRAINAGE PLAN |
| PROJECT SITE: 284 TALLWOOD DR TALWOODS VILLAGE | PLAN: STORMWATER CONCEPT PLAN |
| LGA: MID-COAST COUNCIL | CLIENT: C. HALL C/- PRIME DRAFTING |

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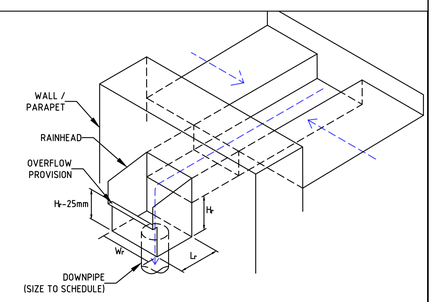
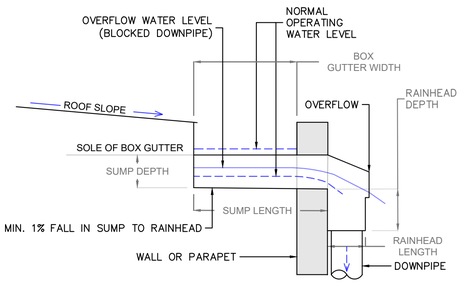
| PROJECT ID | 3776-SW |
| SCALE | 1:150@ A3<br>1:75@ A1 |
| SHEET NO. | 3 OF 5 |


| BOX-GUTTER TO SUMP OVERFLOW THROUGH PARAPET TO EXTERNAL RAINHEAD [1] (1%AEP DESIGN STORM) | | |
|---|---|---|
| ROOF IDENTIFIER | RF.3 | RF.4 |
| DESCRIPTOR | ENTRANCE ROOF | GARAGE ROOF |
| ROOF TYPE | COLORBOND / KLIPLOK | KLIPLOK |
| ROOF GRADE | 5° | 2.5° |
| BOX GUTTER WIDTH (mm) | 200 | 200 |
| BOX GUTTER MIN. DEPTH (mm) | 130 | 115 |
| BOX MIN. FALL | 1:200 | 1:200 |
| MIN. DOWNPIPE SIZE (Ø, mm) | 100 | 100 |
| NO. OF SUMPS w/ RH.S & DPs [2] | 1 | 1 |
| INTERNAL SUMP WIDTH (mm) | 200 | 200 |
| INTERNAL SUMP DEPTH (mm) | 130 | 115 |
| INTERNAL SUMP LENGTH (mm) | 205 | 330 |
| MIN. SUMP BASE FALL TO RAINHEAD | 1:100 | 1:100 |
| RAINHEAD WIDTH (mm) | 200 | 200 |
| RAINHEAD DEPTH (mm) | 125 | 125 |
| RAINHEAD LENGTH (mm) | 140 | 140 |
| NOTES | | |
| 1. EXPANSION JOINTS TO BE PROVIDED TO AS INDICATED TO EVENLY SPLIT CATCHMENTS BETWEEN SUMPS / DPs. | | |




BOX GUTTER WITH SUMP OVERFLOW THROUGH PARAPET TO RAINHEAD - ISOMETRIC
SCALE: NTS

NOTE:
1. SEE SCHEDULE FOR DIMENSIONS.
2. THE SUMP AND RAINHEAD ARE TO BE FULLY SEALED TO THE BOX GUTTER AND THE FRONT OF THE RAINHEAD LEFT OPEN ABOVE THE OVERFLOW WEIR.




BOX GUTTER WITH SUMP OVERFLOW THROUGH PARAPET TO RAINHEAD - SECTION
SCALE: NTS

| DOWNPIPE & SPREADER SCHEDULE | | | |
|---|---|---|---|
| I.D. | MINIMUM DIMENSIONS (INTERNAL) (mm) | | DESIGN STORM |
| | CIRCULAR | RECTANGULAR / SQUARE | |
| DP.1 | Ø90 | 75x70 | 5%AEP |
| DP.2 | Ø100 | 75x100 | 1%AEP |

| ROOF & EAVES GUTTER SCHEDULE | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| ROOF I.D. | DESCRIPTION | MATERIAL | PITCH | DOWNPIPE / SPREADER I.D. | MIN. NO. OF DPs / SPs | MIN. GUTTER CROSS-SECTIONAL AREA ($A_e$)(mm²) | GUTTER GRADE | DESIGN STORM |
| RF.1 | GABLE MASTER ROOF | COLORBOND | 40° | DP.1 | 4 | 5,800mm² | ≥1:500 | 5% AEP |
| RF.2 | GABLE DINNING ROOF | COLORBOND | 40° | DP/SP.1 | 4 | 5,800mm² | ≥1:500 | 5% AEP |

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| PROJECT DESCRIPTION: PROPOSED SINGLE RESIDENCE | SHEET: ROOF DRAINAGE PLAN |
| PROJECT SITE: 284 TALLWOOD DR TALWOODS VILLAGE | PLAN: STORMWATER CONCEPT PLAN |
| LGA: MID-COAST COUNCIL | CLIENT: C. HALL C/- PRIME DRAFTING |

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| PROJECT ID | 3776-SW |
| SCALE | 1:100@ A3<br>1:50@ A1 |
| SHEET NO. | 4 OF 5 |

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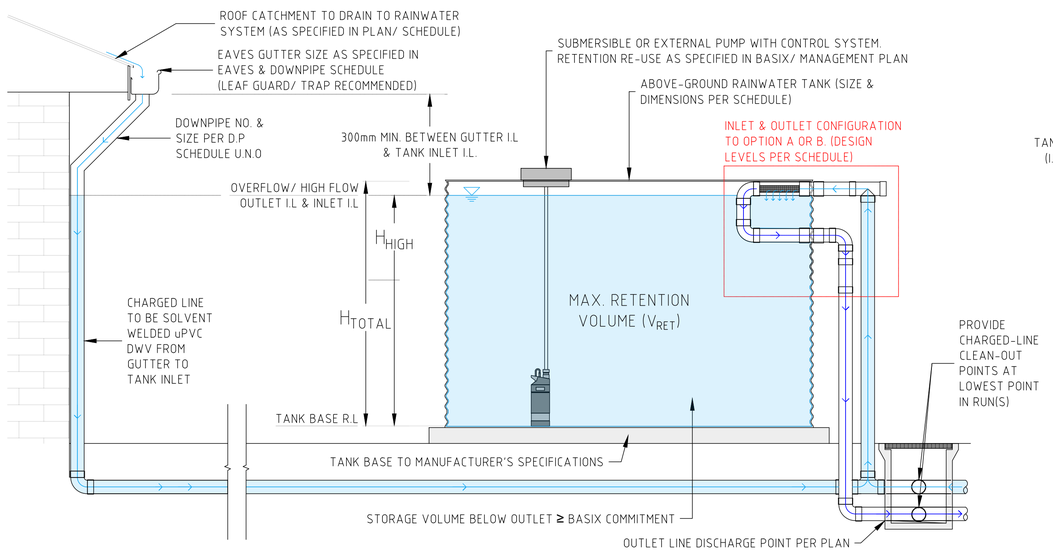
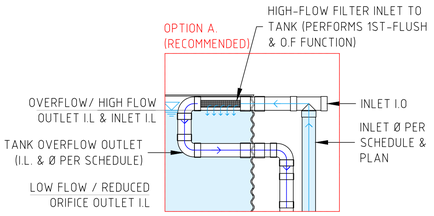



## TYPICAL DETAIL - CHARGED LINE TO ABOVE GROUND RAINWATER TANK (RWT)

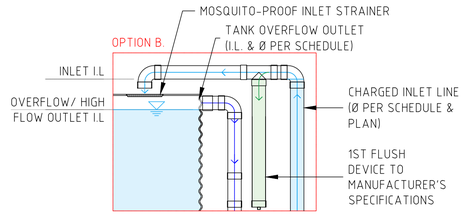
SCALE: N.T.S.

## NOTES FOR CHARGED SYSTEM:

1. PLAN, DETAILS, & DIAGRAM ARE TO BE READ IN CONJUNCTION WITH MANUFACTURER SPECIFICATIONS FOR ALL PRODUCTS.
2. INLET/OUTLET CONFIGURATION CAN BE PROVIDED AT EITHER OR BOTH SIDES OF THE TANK(S).
3. AN OUTLET MUST BE PROVIDED WITH EACH INLET PIPE U.N.O.




Ⓐ HIGH FLOW TANK INLET WITH FILTER & INBUILT HIGH FLOW BYPASS




Ⓑ CONVENTIONAL TANK INLET & OUTLET WITH EXTERNAL 1ST-FLUSH

| ABOVE GROUND TANK SCHEDULE | | |
|---|---|---|
| SYSTEM ID | | RWT. 1 |
| TYPE | | 3xBUSHMANS 2000L POLY UNDER-DECK TANK (OR EQUIV.) |
| TANK EFFECTIVE VOLUME (kL) | | 6.0 (2.0 EACH) |
| TANK DIMENSIONS (m) | | H: 1.15; W: 1.07, L: 2.25m (EACH) |
| TANK BASE R.L. (m, AHD) | | 88.300 |
| HIGH FLOW OUTLET HEIGHT '$H_{HIGH}$' | HEIGHT (m) | 1.04 |
| | I.L. (m, AHD) | 89.340 |
| | NOTES | OVERFLOW TO PIT A/2 |
| | TYPE | 1xØ100 PER TANK |
| COMMENTS | | PROVIDE FIRST-FLUSH DEVICES PRIOR TO INLET TO TANK. 2xØ100mm INLET LINES TO ASSEMBLY. RE-USE TO L/SCAPE + BASIX. 3xØ100mm VERTICAL DROPPER OUTLETS (1 PER TANK). DIRECT TOTAL DWELLING ROOF SPACE TO TANK. THANKS TO BE LINKED AT BASE VIA Ø50mn PRESSURE-RATED LINE, AND AT INLET IL VIA Ø100mm LINES. |



ALL DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE.

| REV | DATE | DES. | DRN. | APP. | REVISION DETAILS |
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| PROJECT DESCRIPTION: PROPOSED SINGLE RESIDENCE | SHEET: RAINWATER TANK DETAILS |
| PROJECT SITE: 284 TALLWOOD DR TALWOODS VILLAGE | PLAN: STORMWATER CONCEPT PLAN |
| LGA: MID-COAST COUNCIL | CLIENT: C. HALL C/- PRIME DRAFTING |

PROJECT ID: 3776-SW
SCALE: -@ A3, -@ A1
SHEET NO.: 5 OF 5