

STORMWATER MANAGEMENT PLAN

PROPOSED DEVELOPMENT

No. 29 GREGORY STREET, YAGOONA

GENERAL NOTES

1. FINAL LOCATION OF NEW DOWNPIPES TO BE DETERMINED BY BUILDER/ARCHITECT AT TIME OF CONSTRUCTION.
2. THESE DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS DRAWINGS. ANY DISCREPANCIES TO BE REFERRED TO THE ENGINEER BEFORE PROCEEDING WITH WORK.
3. ALL MATERIALS AND WORKMANSHIP TO BE IN ACCORDANCE WITH AS/NZS 3500.3:2021 STORMWATER DRAINAGE, BCA AND LOCAL COUNCIL POLICY/CONSENT/REQUIREMENTS.
4. ALL DIMENSIONS AND LEVELS TO BE VERIFIED BY BUILDER ON-SITE PRIOR TO COMMENCEMENT OF WORKS. THESE DRAWINGS ARE NOT TO BE SCALED FOR DIMENSIONS NOR TO BE USED FOR SETOUT PURPOSES.
5. ALL SURVEY INFORMATION AND PROPOSED BUILDING AND FINISHED SURFACE LEVELS SHOWN IN THESE DRAWINGS ARE BASED ON LEVELS OBTAINED FROM DRAWINGS BY OTHERS.
6. ALL STORMWATER DRAINAGE PIPES ARE TO BE uPVC AT MINIMUM 1% GRADE UNLESS NOTED OTHERWISE.
7. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE AND LEVEL ALL EXISTING SERVICES OR OTHER STRUCTURES WHICH MAY AFFECT/BE AFFECTED BY THIS DESIGN PRIOR TO COMMENCEMENT OF WORKS.
8. ALL PITS WITHIN DRIVEWAYS TO BE 150mm THICK CONCRETE OR EQUAL.
9. THIS PLAN IS THE PROPERTY OF RESOLUTE STORMWATER AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM RESOLUTE STORMWATER.

PLAN SPECIFIC NOTES

1. **ROOF DRAINAGE NOTE:** TO BE ISSUED AT CC STAGE -AS 3500-ROOF DRAINAGE REQUIRES EAVES GUTTERS TO BE SIZED FOR 20-YEAR 5 MIN. STORM = 205mm/hr. FOR EAVES GUTTERS, AS 3500.3:2021 THEN HAS THE FOLLOWING REQUIREMENTS:
 - i) FOR TYPICAL STANDARD QUAD GUTTER WITH $A_e = 8000\text{mm}^2$ AND GUTTER SLOPE 1:500 AND STEEPER, THIS REQUIRES ONE DOWNPIPE PER 30m^2 ROOF AREA.
 - ii) DOWNPIPES TO BE MINIMUM 90mm DIA. OR 100 x 50mm FOR GUTTERS SLOPE 1:500 AND STEEPER.
 - iii) OVERFLOW METHOD TO FIGURE G1 OF AS 3500.3:2021IT IS THE RESPONSIBILITY OF THE PLUMBER AND/OR BUILDER TO COMPLY WITH THIS. THIS DRAWING SHOWS PRELIMINARY LOCATIONS / NUMBERS OF DOWNPIPES ONLY WHICH ARE TO BE VERIFIED BY BUILDER / PLUMBER
2. **TREE PRESERVATION:** IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ANY PRIOR APPROVAL REQUIRED FROM COUNCIL WITH RESPECT TO POTENTIAL IMPACT ON TREES FOR ANY WORKS SHOWN ON THIS DRAWING PRIOR TO THE COMMENCEMENT OF THOSE WORKS
3. ALL ROOF GUTTERS TO HAVE OVERFLOW PROVISION IN ACCORDANCE WITH AS 3500.3:2021 AND SECTIONS 3.7.3, 3.7.7, 4.6 AND APPENDIX F OF AS 3500.3:2021
4. THIS DRAWING IS NOT TO BE USED FOR SET-OUT PURPOSES - REFER TO ARCHITECTURAL DRAWINGS
5. LOCATION OF SURFACE STORMWATER GRATED INLET PITS MAY BE VARIED OR NEW PITS INSTALLED AT THE CONSTRUCTION STAGE PROVIDED DESIGN INTENT OF THIS DRAWING IS MAINTAINED

LEGEND			
SURFACE INLET PIT		GRATED TRENCH DRAIN	
SURFACE INLET PIT (WITH ENVIROPOD 200 MICRON)		ABSORPTION TRENCH	
ACCESS GRATE (WITH ENVIROPOD 200 MICRON)		PROPOSED ROOF GUTTER FALL	
450 SQUARE INTERVAL	450 X 450	PROPOSED DOWNPIPE SPREADER	
GRATE LEVEL = 75.50	SL 75.50	STORMWATER PIPE 100mm DIA. MIN. UNO	
INVERT LEVEL = RL 75.20	IL 75.20	SUBSOIL PIPE	
PROPOSED DOWNPIPE 90mm DIA. OR 100mm x 50mm MIN.		EXISTING STORMWATER PIPE	
NATURAL GROUND FINISHED DESIGN LEVEL		INSPECTION RISER	
		RAINWATER HEAD	

DRAINAGE NOTES

PIPE SIZE:

THE MINIMUM PIPE SIZE SHALL BE:

- 90mm DIA WHERE THE LINE ONLY RECEIVES ROOFWATER RUNOFF; OR
- 100mm DIA WHERE THE LINE RECEIVES RUNOFF FROM PAVED OR UNPAVED AREAS ON THE PROPERTY

THE MINIMUM PIPE VELOCITY SHOULD BE 0.6 m/s AND A MAXIMUM PIPE VELOCITY OF 6.0 m/s DURING THE DESIGN STORM.

PIPE GRADE:

THE MINIMUM PIPE GRADE SHALL BE:

- 1.0% FOR PIPES LESS THAN 225mm DIA (UNO)
- 0.5% FOR ALL LARGER PIPES (UNO)

PIPES WITH A GRADIENT GREATER THAN 20% WILL REQUIRE ANCHOR BLOCKS AT THE TOP AND BOTTOM OF THE INCLINED SECTION; AND AT INTERVALS NOT EXCEEDING 3.0m

ANCHOR BLOCKS ARE DESIGNED ACCORDING TO *CLAUSE 7.9 OF AS3500.3:2021*

DEPTH OF COVER FOR PVC PIPES:

MINIMUM PIPE COVER SHALL BE AS FOLLOWS:

LOCATION	MINIMUM COVER
NOT SUBJECT TO VEHICLE LOADING	100mm SINGLE RESIDENTIAL 300mm ALL OTHER DEVELOPMENTS
SUBJECT TO VEHICLE LOADING UNDER A SEALED ROAD	450mm WHERE NOT IN A ROAD 600mm
UNSEALED ROAD	750mm
PAVED DRIVEWAY	100mm PLUS DEPTH OF CONCRETE

SEE AS2032 INSTALLATION OF UPVC PIPES FOR FURTHER INFORMATION.

CONCRETE PIPE COVER SHALL BE IN ACCORDANCE WITH AS3725-2007 LOADS ON BURIED CONCRETE PIPES, HOWEVER A MINIMUM COVER OF 450mm WILL APPLY.

WHERE INSUFFICIENT COVER IS PROVIDED, THE PIPE SHALL BE COVERED AT LEAST 50mm THICK OVERLAY AND SHALL THEN BE PAVED WITH AT LEAST:

- 150mm REINFORCED CONCRETE WHERE SUBJECT TO HEAVY VEHICLE TRAFFIC;
- 75mm THICKNESS OF BRICK OR 100mm OF CONCRETE PAVING WHERE SUBJECT TO LIGHT VEHICLE TRAFFIC; OR
- 50mm THICK BRICK OR CONCRETE PAVING WHERE NOT SUBJECT TO VEHICLE TRAFFIC.

CONNECTIONS TO STORMWATER DRAINS UNDER BUILDINGS:

SHALL BE CARRIED OUT IN ACCORDANCE WITH *SECTION 6.2.8 and 6.3.6 OF AS3500.3:2021*

CONNECTIONS TO COUNCIL SYSTEM:

IF PROPOSED DRAINAGE SYSTEM IS DESIGNED TO CONNECT TO COUNCIL'S DRAINAGE SYSTEM, IT IS ADVISED THAT A 'WORKS PERMIT' IS OBTAINED FROM THE RESPECTIVE COUNCIL PRIOR TO COMMENCEMENT OF WORKS

ABOVE GROUND PIPEWORK:

SHALL BE CARRIED OUT IN ACCORDANCE WITH *SECTION 6 OF AS2032-2006*

PIT SIZES AND DESIGN:

DEPTH (mm)	MINIMUM PIT SIZE (mm)
UP TO 600mm	450 x 450
600mm TO 900mm	600 x 600
900mm TO 1200mm	600 x 900
OVER 1200mm	900 x 900 (WITH STEP IRONS)

ALL PIPES SHOULD BE CUT FLUSH WITH THE WALL OF THE PIT.

PITS GREATER THAN 600mm DEEP SHALL HAVE A MINIMUM ACCESS OPENING OF 600 x 600mm

THE GRATED COVERS OF PITS LARGER THAN 600 x 600mm ARE TO BE HINGED TO PREVENT THE GRATE FROM FALLING INTO THE PIT.

THE BASE OF THE DRAINAGE PITS SHOULD BE AT THE SAME LEVEL AS THE INVERT OF THE OUTLET PIPE. RAINWATER SHOULD NOT BE PERMITTED TO POND WITHIN THE STORMWATER SYSTEM

- **TRENCH DRAINS:**
CONTINUOUS TRENCH DRAINS ARE TO BE OF WIDTH NOT LESS THAN 150mm AND DEPTH NOT LESS THAN 100mm. THE BARS OF THE GRATING ARE TO BE PARALLEL TO THE DIRECTION OF SURFACE FLOW.
- **STEP IRONS:**
PITS BETWEEN 1.2m AND 6m ARE TO HAVE STEP IRONS IN ACCORDANCE WITH AS1657. FOR PITS GREATER THAN 6m OTHER MEANS OF ACCESS MUST BE PROVIDED.
- **PVC PITS:**
PVC PITS WILL ONLY BE PERMITTED IF THEY ARE NOT A GREATER SIZE THAN 450 x 450mm (MAXIMUM DEPTH 450mm) AND ARE HEAVY DUTY
- **IN-SITU PITS:**
IN-SITU PITS ARE TO BE CONSTRUCTED ON A CONCRETE BED OF AT LEAST 150mm THICK. THE WALLS ARE TO BE DESIGNED TO MEET THE MINIMUM REQUIREMENTS OF CLAUSE 7.5.5.1 OF AS3500.3:2021. PITS DEEPER THAN 1.8m SHALL BE CONSTRUCTED WITH REINFORCED CONCRETE.
- **GRATES:**
GRATES ARE TO BE GALVANISED STEEL GRID TYPE. GRATES ARE TO BE OF HEAVY-DUTY TYPE IN AREAS WHERE THEY MAY BE SUBJECT TO VEHICLE LOADING.



DRAWING TITLE:
**DETAILS, NOTES &
LEGEND**

COPYRIGHT - THIS DRAWING REMAINS THE PROPERTY OF RESOLUTE SW AND MAY NOT BE ALTERED IN ANY WAY WITHOUT RESOLUTE STORMWATER WRITTEN CONSENT.

DRAWN	DATE	DESCRIPTION	ISSUE	FOR
AR	30/12/2024	ISSUED FOR DA	A	CHARBEL TAOUK
				SITE ADDRESS:
				29
				GREGORY STREET
				YAGONNA
PROJECT		DUAL OCCUPANCY		

APPROVED BY:
**NOT FOR
CONSTRUCTION**

DESIGNED BY:	AR	ISSUE
CHECKED BY:	JS	A
SCALE	-	
SHEET SIZE	A3	
CLIENT REF.	DRAWING No.	D1
-	24-0156	

NOTE: ENSURE ANY PROPOSED PAVING IS GRADED SO THAT IT IS NOT IMPACTING ADJOINING PROPERTIES.

NOTE: ENSURE SURFACE FLOWS CAN BE ACHIEVED AROUND THE DWELLINGS AND DOWN THE SIDE PASSAGEWAYS IN THE EVENT OF PIT AND PIPE FAILURE.

200mm WIDE x 100mm
HIGH GALV. RHS AT 1%

DISCHARGE DIRECTLY
TO KERB AT I.L. 46.63

DISCHARGE DIRECTLY
TO KERB AT I.L. 45.85

200mm WIDE x 100mm
HIGH GALV. RHS AT 1%

450 x 450 SIP
S.L. 46.95
I.L. 46.68

100mm DIA
AT 1% (MIN)

150mm DIA
(OVERFLOW FROM
RWT)

GARAGE
FFL 46.85

GARAGE
FFL 46.85

FFL 46.93

FFL 46.93

450 x 450 SIP
S.L. 46.27
I.L. 45.90

150mm DIA
(OVERFLOW FROM
RWT)

100mm DIA
AT 1% (MIN)

100mm DIA
'CHARGED LINE'
TO RWT (TYPICAL)

150mm DIA
'CHARGED LINE'
TO RWT (TYPICAL)

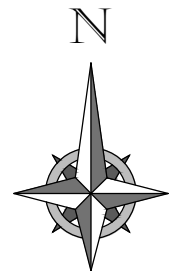
150mm DIA
(OVERFLOW FROM
RWT)

150mm DIA
(OVERFLOW FROM
RWT)

150mm DIA
'CHARGED LINE'
TO RWT (TYPICAL)

100mm DIA
'CHARGED LINE'
TO RWT (TYPICAL)

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MANAGEMENT PLAN**

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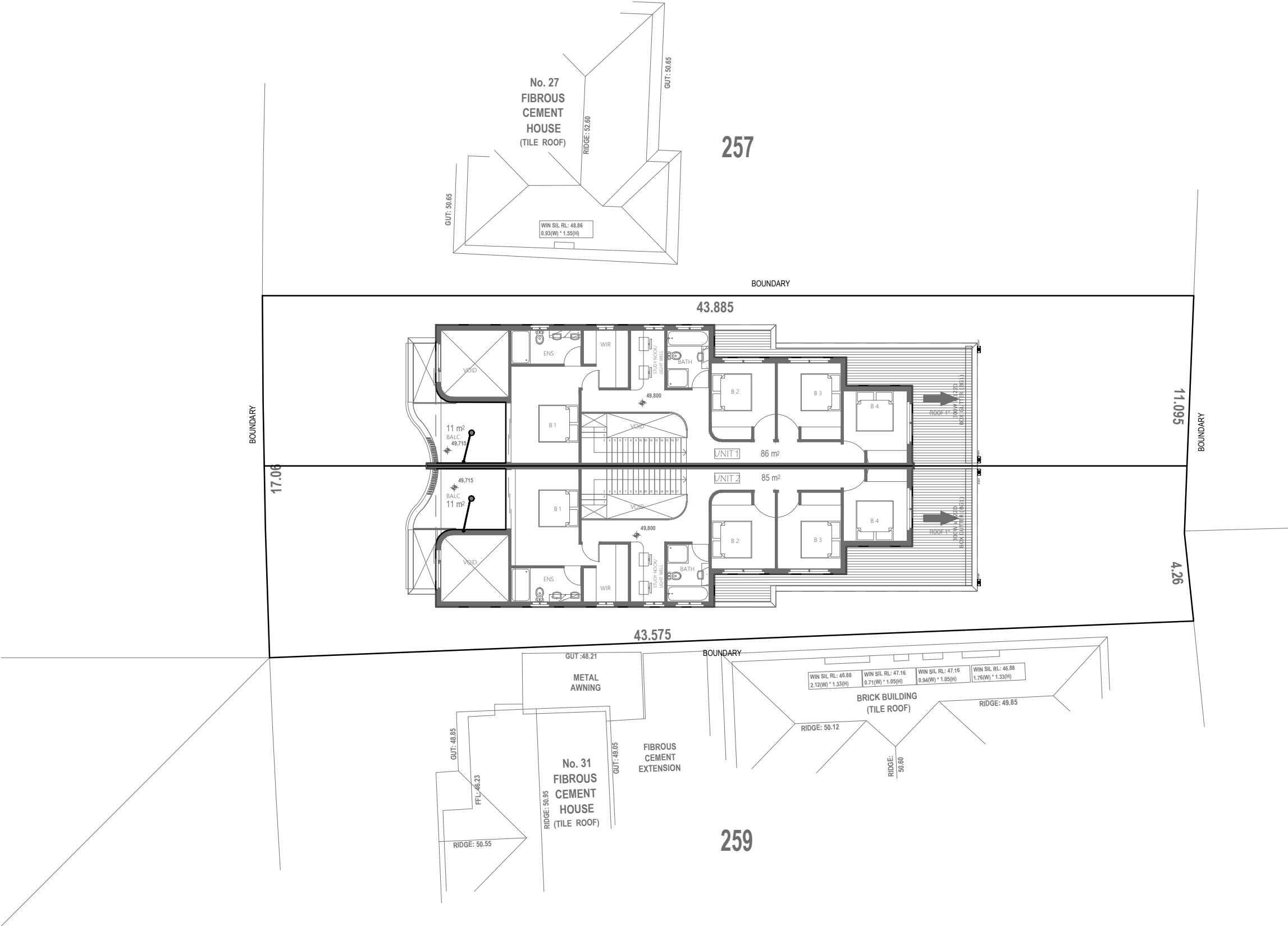
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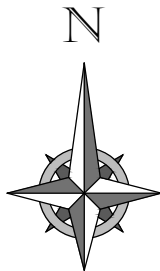
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-	24-0156	

NOTE: ENSURE ANY PROPOSED PAVING IS GRADED SO THAT IT IS NOT IMPACTING ADJOINING PROPERTIES.

NOTE: ENSURE SURFACE FLOWS CAN BE ACHIEVED AROUND THE DWELLINGS AND DOWN THE SIDE PASSAGEWAYS IN THE EVENT OF PIT AND PIPE FAILURE.



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DRAWING TITLE:
**GROUND FLOOR
ROOF PLAN**

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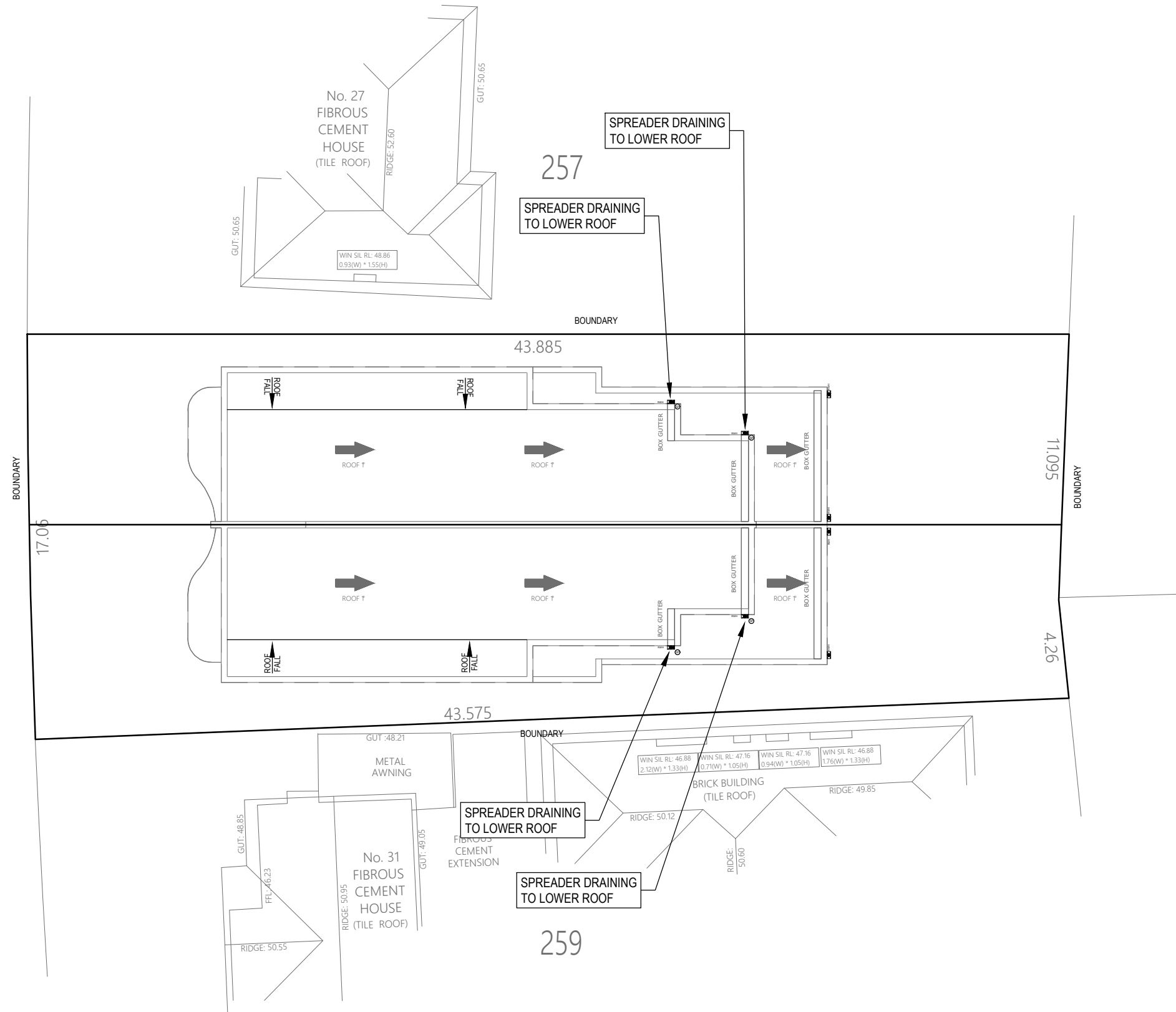
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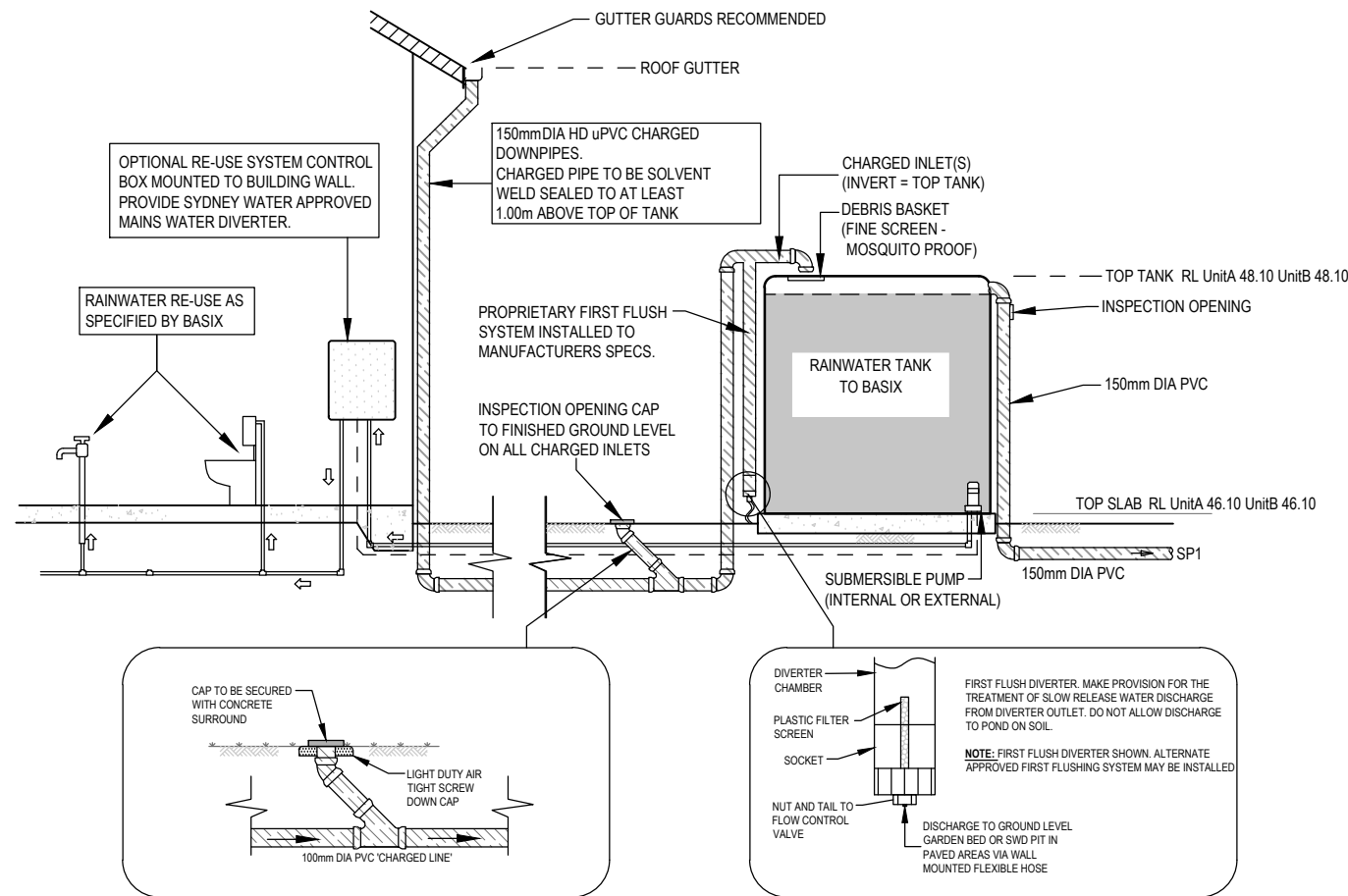
DRAWING TITLE:
**1ST FLOOR ROOF
PLAN**

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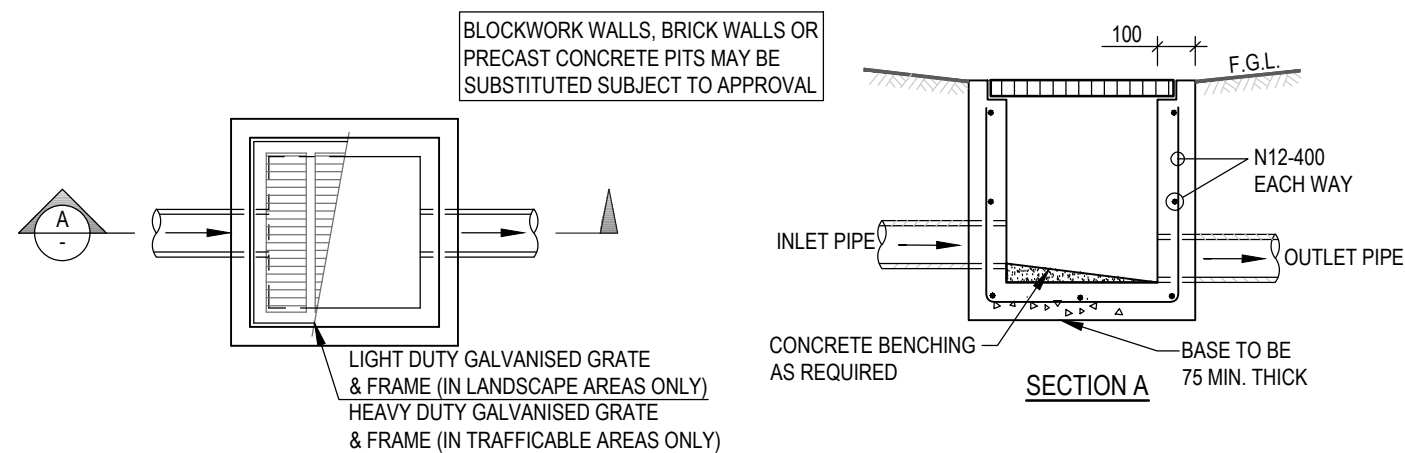
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-	24-0156	



RAINWATER RE-USE TANK - ABOVE GROUND

NTS



TYPICAL PIT (SIP)

NTS

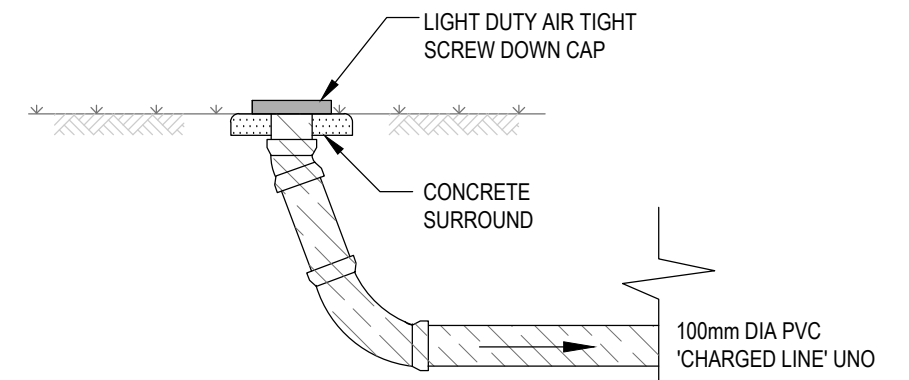
NOTE:
ALL PROPOSED SITE PITS ARE TO BE CONSTRUCTED IN CONCRETE CAST IN SITU, PLASTIC OR BRICK PITS ARE NOT ACCEPTABLE. HOWEVER, 'COUNCIL MAY CONSIDER PRE-CAST UNITS IF THE UNITS ARE PLACED ON A SOLID BASE OF GRAVEL OR CONCRETE OF 75mm THICK AND BACKFILL UP TO HALF THE DEPTH OF THE PIT SURROUND WITH CONCRETE.



TYPICAL WARNING SIGN

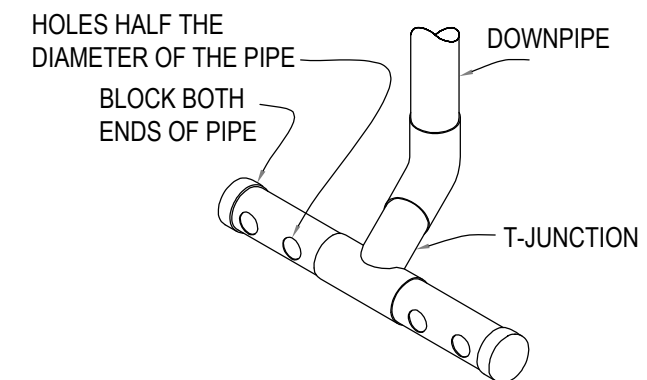
NTS

EVERY EXTERNAL SUPPLY OUTLET FROM RAINWATER RE-USE TANK TO BE LABELED WITH METALLIC WARNING SIGN



INSPECTION RISER - IR

NTS



TYPICAL DOWNPIPE SPREADER

1. HOLE POSITION TO AVOID JOINTS IN ROOFING
2. WHEN SPREADER IS LOCATED IN A CORNER, SPREADER TO BE L-SHAPED



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APPROVED BY:

**NOT FOR
CONSTRUCTION**

DESIGNED BY: AR

CHECKED BY: JS

SCALE: AS NOTED

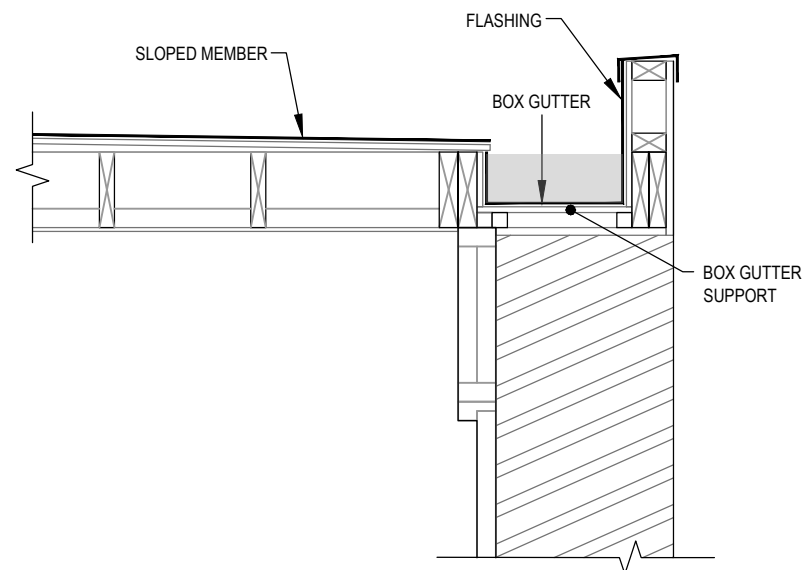
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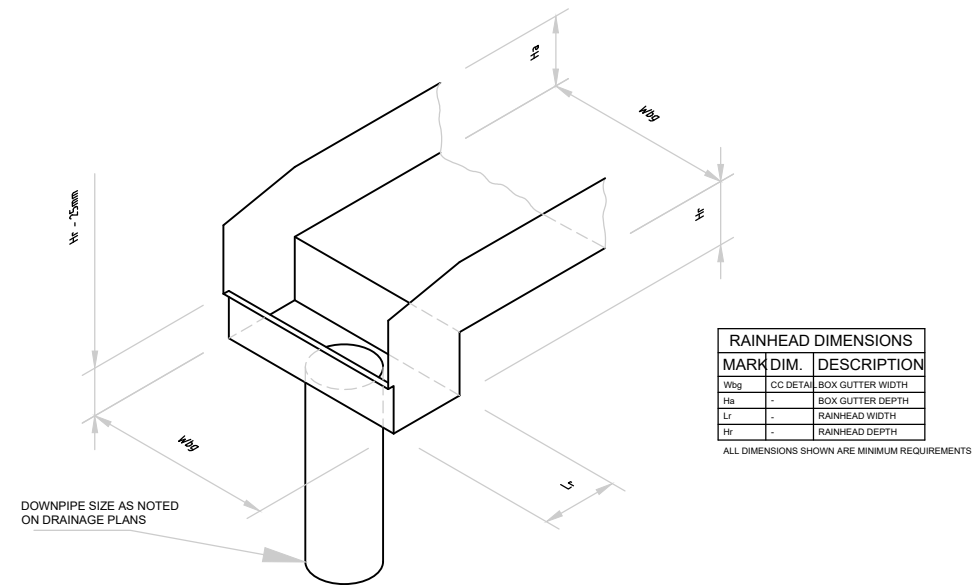
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ISSUE: A

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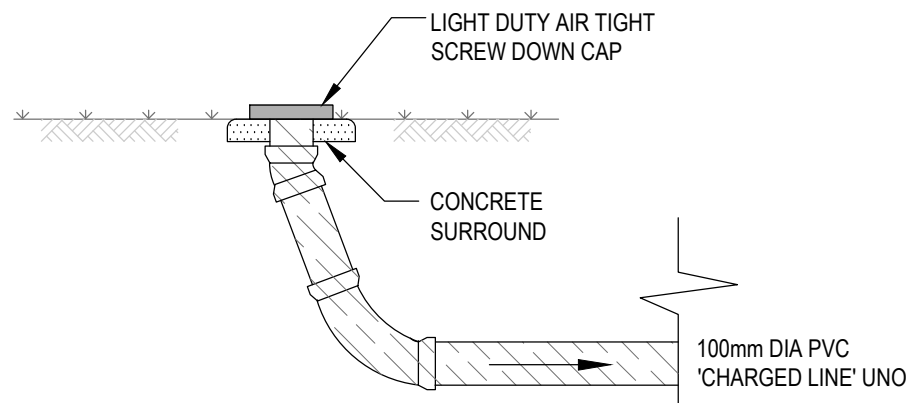


BOX GUTTER
1:20

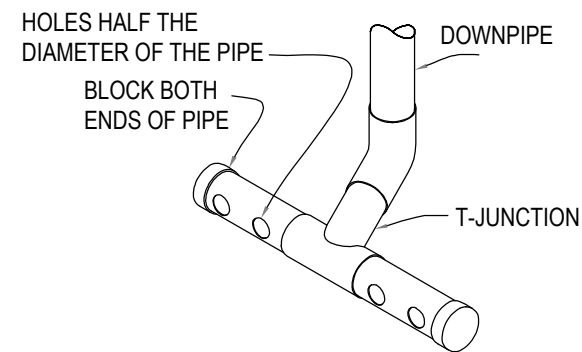


RAINWATER HEAD DIMENSIONS
NOT TO SCALE

1. THE RAINHEAD SHALL BE FULLY SEALED TO THE BOX GUTTER AND THE FRONT OF THE RAINHEAD LEFT OPEN ABOVE THE OVERFLOW WEIR
2. MINIMUM FALL ALONG BOX GUTTER SHALL BE 1:100



INSPECTION RISER - IR
NTS



TYPICAL DOWNPIPE SPREADER
NOT TO SCALE

1. HOLE POSITION TO AVOID JOINTS IN ROOFING
2. WHEN SPREADER IS LOCATED IN A CORNER, SPREADER TO BE L-SHAPED



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