

GROUND FLOOR LAYOUT

REFER TO SHEET 2 FOR RAINWATER TANK DETAILS. LEAF GUTTER GUARDS OR SIMILAR SCREENING RECOMMENDED TO ALL GUTTERS. BOX GUTTERS AND RWH/S TO BE DETAILED BY SUPPLIER/INSTALLER IN ACCORDANCE WITH AS3500 U.N.O. WHSA 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.

(ZA) EASEMENT FOR DRAINAGE OF WATER 1 WIDE (VIDE DP 1116822)

(ZB) EASEMENT FOR DRAINAGE OF WATER 1.5 WIDE (VIDE DP 1116822)

**LEGEND** 

### PIPE SCHEDULE REFER TO NOTES FOR PIPE CLAS TAG PIPE DIA. MIN. GRADE B1 CHARGED 100 *B2* 100 1% C1 150 1% 150x100x(6 GAL. PIPE D1 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

(NEW FINISHED GROUND LEVEL) + 00.00 SURFACE LEVEL I.L. 0.00 INVERT LEVEL T.O.W. TOP OF WALL LEVEL G.F.L.0.00 GARAGE FLOOR LEVE F.F.L.0.00 FINISHED FLOOR LEVE A,B,C etc. SEE PIPE SCHEDULE L1 PIT P1 SURFACE INLET PIT PIT OP1 OVERLAND FLOW PIT GP GARDEN GULLY PIT GP GARDEN GULLY PIT GP GARDEN GULLY PIT GOF OVERFLOW—200x100 SP DP WITH SPREADER DRWH/S RAIN WATER HEAD/SUMM SP DP WITH SPREADER BG BALCONY GULLY PIT GCE CLEANING EYE GROUND FALL 100 HIGH EARTH MOUNDING	R.L. 0.00	NEW REDUCED LEVEL
S.L. 0.00 SURFACE LEVEL  1.L. 0.00 INVERT LEVEL  7.O.W. TOP OF WALL LEVEL  G.F.L.0.00 GARAGE FLOOR LEVEL  F.F.L.0.00 FINISHED FLOOR LEVE  A.B.C. etc. SEE PIPE SCHEDULE  L1 PIPE LABEL  PIT P1 SURFACE INLET PIT  PIT OP1 OVERLAND FLOW PIT  G G GOMNPIPE—SIZE  REFER TO NOTES FOR DP SIZE  GERDEN GULLY PIT  G GARDEN GULLY PIT  G OF OVERFLOW—200x100  RWH/S RAIN WATER HEAD/SUM  O SP DP WITH SPREADER  G BG BALCONY GULLY PIT  G CE CLEANING EYE  GROUND FALL  100 HIGH EARTH	(NEW FINIS	HED GROUND 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 G G GOMNPIPE-SIZE REFER TO NOTES FOR DP SIZE GP GARDEN GULLY PIT GOF GARDEN GULLY PIT CONTROL OVERFLOW—200x100 RWH/S RAIN WATER HEAD/SUM SP DP WITH SPREADER GO BALCONY GULLY PIT CE CLEANING EYE GROUND FALL 100 HIGH EARTH	+ 00.00	EXISTING 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 OVERLAND FLOW P1 OVERFLOW—200x100 OVERF	S.L. 0.00	
G.F.L.O.OO GARAGE FLOOR LEVER F.F.L.O.OO FINISHED FLOOR LEVE A,B,C etc. SEE PIPE SCHEDULE PIT P1 SURFACE INLET PIT PIT OP1 OVERLAND FLOW PIT B GP GARDEN GULLY PIT G GF OVERFLOW—200x100 RWH/S RAIN WATER HEAD/SUM SP DP WITH SPREADER BG BALCONY GULLY PIT C CLEANING EYE GROUND FALL 100 HIGH EARTH	1.L. 0.00	
F.F.L.0.00 FINISHED FLOOR LEVE A,B,C etc. SEE PIPE SCHEDULE L1 PIPE LABEL PIT P1 SURFACE INLET PIT PIT OP1 OVERLAND FLOW PIT G DP DOWNPIPE-SIZE REFER TO NOTES FOR DP SIZE GP GARDEN GULLY PIT GP GARDEN GULLY PIT COVERFLOW—200×100 RWH/S RAIN WATER HEAD/SUM SP DP WITH SPREADER BG BALCONY GULLY PIT CE CLEANING EYE GROUND FALL 100 HIGH EARTH	T.O.W.	
A,B,C etc. SEE PIPE SCHEDULE L1 PIPE LABEL PIT P1 SURFACE INLET PIT PIT OP1 OVERLAND FLOW PIT B B G GOMM. AG. LINE ODP DOWNPIPE-SIZE REFER TO NOTES FOR DP SIZE GRADEN GULLY PIT GP GARDEN GULLY PIT GP GARDEN GULLY PIT GO/F OVERFLOW-200x100 RWH/S RAIN WATER HEAD/SUMM SP DP WITH SPREADER BALCONY GULLY PIT GC CE CLEANING EYE GROUND FALL 100 HIGH EARTH	G.F.L.0.00	GARAGE FLOOR LEVEL
PIT P1 SURFACE INLET PIT P1 SURFACE INLET PIT P1 OVERLAND FLOW P1T 90mm. AG. LINE 90mm. AG. LINE DOWNPIPE-SIZE REFER TO NOTES FOR DP SIZE GARDEN GULLY PIT GOVERFLOW-200×100 PM WITH SPREADER PBG BALCONY GULLY PIT GOVERFLOW GULLY PIT GULLY GU	F.F.L.0.00	
PIT P1 SURFACE INLET PIT PIT OP1 OVERLAND FLOW PIT  G G G GOWNPIPE—SIZE  REFER TO NOTES FOR DP SIZE  G GP GULLY PIT  G GARDEN GULLY PIT  C O/F OVERFLOW—200x100  RWH/S RAIN WATER HEAD/SUM  O SP DP WITH SPREADER  G BALCONY GULLY PIT  C C CLEANING EYE  GROUND FALL  100 HIGH EARTH		
PIT OP1 OVERLAND FLOW PIT  B B 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/SUMM  SP DP WITH SPREADER  BG BALCONY GULLY PIT  C C CLEANING EYE  GROUND FALL  100 HIGH EARTH		
Ø DP DOWNPIPE-SIZE  REFER TO NOTES FOR DP SIZE  GP GP GULLY PIT  GP GARDEN GULLY PIT  O/F OVERFLOW-200x100  RWH/S RAIN WATER HEAD/SUMM  SP DP WITH SPREADER  BG BALCONY GULLY PIT  C CE CLEANING EYE  GROUND FALL  100 HIGH EARTH	PIT P1	
© DP DOWNPIPE—SIZE  REFER TO NOTES FOR DP SIZE  ⊕ GP GULLY PIT  □ O/F OVERFLOW—200×100  □ RWH/S RAIN WATER HEAD/SUM  O SP DP WITH SPREADER  ⊕ BG BALCONY GULLY PIT  © CE CLEANING EYE  — GROUND FALL  100 HIGH EARTH		
REFER TO NOTES FOR DP SIZE  GP GULLY PIT  GP GARDEN GULLY PIT  O/F OVERFLOW—200×100  RWH/S RAIN WATER HEAD/SUMI  SP DP WITH SPREADER  BG BALCONY GULLY PIT  CE CLEANING EYE  GROUND FALL  100 HIGH EARTH		
⊕ GP GULLY PIT  ⊕ GP GARDEN GULLY PIT  □ O/F OVERFLOW-200×100  □ RWH/S RAIN WATER HEAD/SUMM  → SP DP WITH SPREADER  ⊕ BG BALCONY GULLY PIT  ⊙ CE CLEANING EYE  □ GROUND FALL  100 HIGH EARTH	O DP	DOWNPIPE-SIZE
GP GARDEN GULLY PIT  O/F OVERFLOW—200x100  RWH/S RAIN WATER HEAD/SUMM SP DP WITH SPREADER BALCONY GULLY PIT  CE CLEANING EYE  GROUND FALL  100 HIGH EARTH	REFER TO	NOTES FOR DP SIZE
■ O/F OVERFLOW—200x100  RWH/S RAIN WATER HEAD/SUMM SP DP WITH SPREADER BALCONY GULLY PIT CE CLEANING EYE GROUND FALL 100 HIGH EARTH	<b>⊕</b> GP	GULLY PIT
RWH/S RAIN WATER HEAD/SUMING SP DP WITH SPREADER BALCONY GULLY PIT CE CLEANING EYE GROUND FALL 100 HIGH EARTH	<b>⊕</b> GP	GARDEN GULLY PIT
SP DP WITH SPREADER  ⊕ BG BALCONY GULLY PIT  ⊕ CE CLEANING EYE  — → GROUND FALL  100 HIGH EARTH	<b>=</b> 0/F	OVERFLOW-200x100
● BG BALCONY GULLY PIT  © CE CLEANING EYE  GROUND FALL  100 HIGH EARTH	☐ RWH/S	RAIN WATER HEAD/SUMI
© CE CLEANING EYE  → GROUND FALL  100 HIGH EARTH		DP WITH SPREADER
─────────────────────────────────────	<b>⊕</b> BG	BALCONY GULLY PIT
)))) 100 HIGH EARTH	<b>◎</b> CE	CLEANING EYE
		GROUND FALL
//// MOUNDING	1111	
		MOUNDING

### STORMWATER LAYOUT NOTES

-PITS UP TO 450 DEEP TO BE 350SQ U.N.O., PITS UP TO 600
DEEP TO BE 450 SQ U.N.O., PITS UP TO 900 DEEP TO BE 600 SQ
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 BENCHED TO DISCHARGE PIPES U.N.O. GAL. STEP IRONS TO ALL PITS EXCEEDING 900 DEPTH.

-COVER AND SUMP GRATES SHALL COMPLY WITH AS2733 &

-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

-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/BOX GUTTER SUMPS TO HAVE AN OVERFLOW DUCT OR WEIR IN ACCORDANCE WITH AS3500 . -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 FNGINFFR.

-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 PER NCC WITH ADEQUATE OVERFLOW SECTION THROUGH PLANTERS, PARAPETS ETC. REFER TO ARCHT. FOR BALCONY DRAIMAGE DETAILS

-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.

CHANGES OCCUR.
—ALL GULLY POSITIONS ARE DIAGRAMMATIC ONLY— BUILDER SHOULD
CONSULT ARCHITECTURALS FOR DIMENSIONS TO LOCATE

STORMWATER ELEMENTS U.N.O.

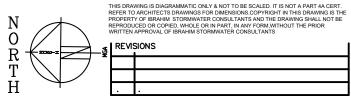
-FIRE RATING TO ARCHITECT'S SPECIFICATION. -ALL FINISHED FLOOR LEVELS ARE NOMINATED BY ARCHITECT. -ALL FINISHED FLOUR LEVELS ARE NOMINATED BY ARCHITECT.
-ALL SITE SAFETY MEASURES AND WORK METHOD STATEMENTS
PREPARED BY BUILDER/SUB-CONTRACTORS ARE TO BE
IMPLEMENTED DURING CONSTRUCTION. NO WORK IS TO COMMENCE
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.



ISSUE	PRINTS	ISSUED TO	DATE
1	EMAIL	BUILDER/CLIENT	10-3-25
			1

SCALE(A3) 1:200, 100 u.n.o. SCALE BAR - 1m INTERVALS DATE *FEB* . 2025 DRAWN M./. DESIGNED M./. APPROVED



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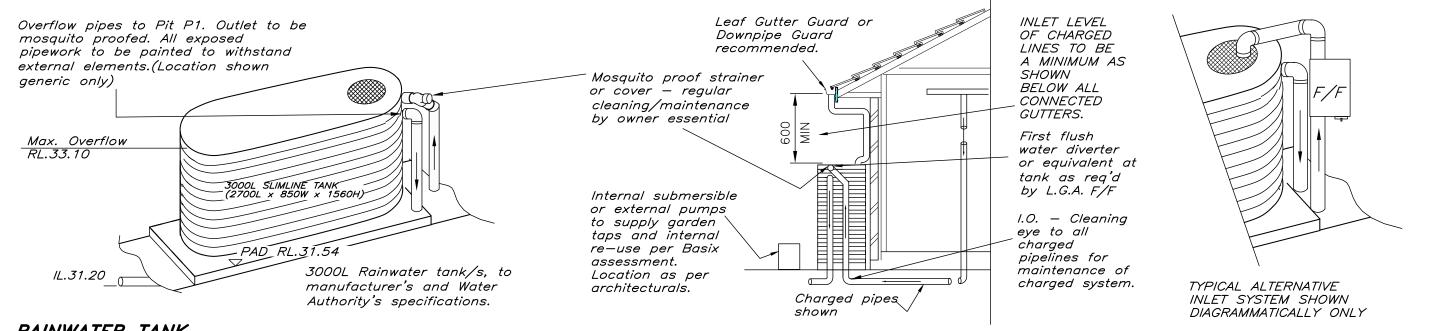
P.O. BOX 400 CHERRYBROOK NSW 2126 TELEPHONE: (02) 9980 5515 FAX: (02) 9980 6114 www.stormwater.net.au email: mail@stormwater.net.au

PROPOSED RESIDENCE AT 150 TOMPSON ROAD **PANANIA** FOR MR. & MRS KORKES

THIS DRAWING STORMWATER LAYOUT SH.1 JOB NUMBER

SHEET No. CLARENDON HOMES of 2 REVISION

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### RAINWATER TANK

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.

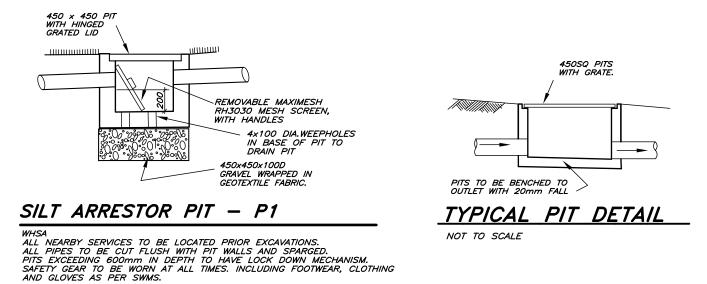
All joints to be solvent welded. All exposed pipework to be painted to withstand external elements.

First flush water diverter at tank to comply with Water Authority 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 maintainted to manufacturers specifications and to comply with all Water Authority 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 RAINTANKS: 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.



THIS DRAWING IS DIAGRAMMATIC ONLY & NOT TO BE SCALED. IT IS NOT A PART 4A CERT REPRODUCED OR COPIED, WHOLE OR IN PART, IN ANY F

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

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1	EMAIL	BUILDER/CLIENT	10-3-25

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APPROVED



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PROPOSED RESIDENCE AT 150 TOMPSON ROAD PANANIA FOR MR. & MRS KORKES

STORMWATER DETAILS SH.1 CLARENDON HOMES

THIS DRAWING

C12000-17420

SHEET No. 2 of 2