

NOTE 1: PLUMBER TO ENSURE ALL AUTHORITY PERMITS/S138/S68 HAS BEEN OBTAINED AND ITS CONDITIONS COMPLIED WITH INCLUDING BUT NOT LIMITED TO COUNCIL INSPECTIONS AND MODIFICATIONS TO RESERVER OR OUTLET AS REQUIRED. OWNER SHALL BE RESPONSIBLE FOR ANY MODIFICATIONS OR RE-INSTATEMENT REQUIRED BY COUNCIL POST HANDOVER.

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 BENCH TO DISCHARGE PIPES U.N.O. GAL. STEP IRONS TO ALL PITS EXCEEDING 900 DEPTH. -COVER AND SUMP GRATES SHALL COMPLY WITH AS2733 & AS4198. -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 INSTALLERS. -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 ENGINEER. -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 DRAINAGE 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. -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 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.

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



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PROJECT
PROPOSED RESIDENCE
AT 16 WENKE CRESCENT
YAGOONA
FOR MR. NGUYEN &
MRS. TRUONG

THIS DRAWING JOB NUMBER
STORMWATER
LAYOUT SH.1 C12162-17560
BUILDER SHEET No. REVISION
CLARENDON HOMES **1 of 2** **C**

DRAINAGE CANAL

DRAINAGE RESERVE

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.

WHS 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.

- * CONNECTION POINT TO KERB TO BE WITHIN SITE PROLONGATION OF SIDE BOUNDARY
- * SAWCUT AND REMOVE 200mm OF KERB EITHER SIDE OF OUTLET PIPE TO KERB.
- * CONNECTION AND RE-CONSTRUCTION OF OLD KERB OUTLETS TO BE IN ACCORDANCE WITH STD DRAWING S107
- * CONNECTION POINT TO KERB TO BE 200mm CLEAR OF ANY CROSSING SPYAL
- * CONNECTION POINT TO BE AT THE INVERT OF THE KERB AND GUTTER

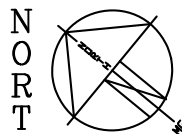
PIPE SCHEDULE

REFER TO NOTES FOR PIPE CLASS

TAG	PIPE DIA.	MIN.GRADE
B1	100	CHARGED
B2	100	2%
C1	150	1%
C2	150	2%
D1	200X100 GAL. PIPE	CHARGED

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



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REVISIONS	
C	Redesigned per council RFI
B	FFL raised per RFI
A	Granny flat mirrored

DESIGN BASED ON COUNCIL REFUSAL TO ALLOW A CONNECTION TO THE DRAINAGE CANAL

PERIMETER GROUND LEVELS TO REMAIN UNALTERED TO ENSURE NO CONCENTRATION OF FLOWS

ALL GROUND LEVELS TO REAR REMAIN UNALTERED TO ENSURE NO CHANGE IN FLOW PATHS OR STORAGE

TYPICAL CHARGED MAINTENANCE LINES FOR CHARGED SYSTEM ONLY TO PIT P2 WITH CLEANING EYES PER DETAIL

APPROX. LOCATION OF RETAINING WALL BY CLIENT

- * ALL GROUND LEVELS TO REMAIN UNALTERED IN ACCORDANCE WITH COUNCIL FLOOD REPORT.
- * ALL NEW FENCING TO BE OPEN STYLE FENCING TO BE 100mm ABOVE NGL TO SATISFACTION OF COUNCIL.
- * ALL MATERIALS TO BE FLOOD COMPATIBLE BELOW RL.33.10 AHD.
- * ALL SERVICES BELOW THE 1% FLOOD LEVEL+FREEBOARD ARE TO BE FLOOD PROOFED.
- * ALL STRUCTURES TO BE DESIGNED TO WITHSTAND FLOOD WATERS PER COUNCIL FLOOD REPORT

GRATED DRAIN BY OWNER

LEGEND

R.L. 0.00 NEW REDUCED LEVEL (NEW FINISHED GROUND LEVEL)	
+ 00.00	EXISTING LEVEL
S.L. 0.00	SURFACE 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
90mm. AG. LINE	90mm. AG. LINE
DP	DOWNPIPE-SIZE
REFER TO NOTES FOR DP SIZE	
GP	GULLY PIT
GP	GARDEN GULLY PIT
O/F	OVERFLOW-200x100
RWH/S	RAIN WATER HEAD/SUMP
SP	DP WITH SPREADER
BG	BALCONY GULLY PIT
CE	CLEANING EYE
	GROUND FALL
))))	100 HIGH EARTH MOUNDING

TRI 100Dia. Overflow pipes to Pit P1.
Outlet to be mosquito proofed. All
exposed pipework to be painted to
withstand external elements.(Location
shown generic only)

Max. Overflow
RL.34.80

IL.32.20

3000L SLIMLINE TANK
(2500L x 700W x 1860H)

RASIED PAD
RL.32.94

3000L Rainwater tank/s, to
manufacturer's and Water
Authority's specifications.

Mosquito proof strainer
or cover – regular
cleaning/maintenance
by owner essential

Internal submersible
or external pumps
to supply garden
taps and internal
re-use per Basix
assessment.
Location as per
architecturals.

Leaf Gutter Guard or
Downpipe Guard
recommended.

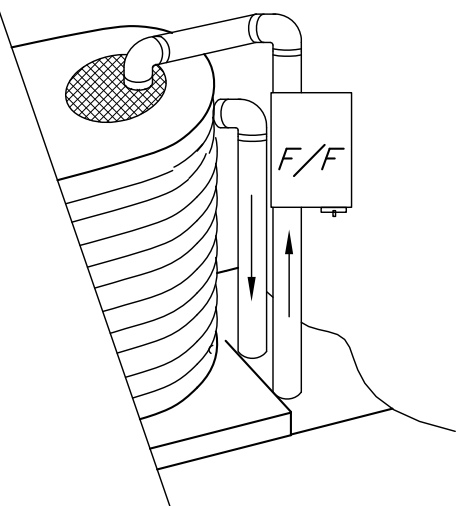
600
MIN

Charged pipes
shown

INLET LEVEL
OF CHARGED
LINES TO BE
A MINIMUM AS
SHOWN
BELOW ALL
CONNECTED
GUTTERS.

First flush
water diverter
or equivalent at
tank as req'd
by L.G.A. F/F

I.O. – Cleaning
eye to all
charged
pipelines for
maintenance of
charged system.



TYPICAL ALTERNATIVE
INLET SYSTEM SHOWN
DIAGRAMMATICALLY ONLY

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 maintained 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 RAINWATER TANKS: 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.

900SQ GRATED HINGED PIT LID SIGNAGE TO LIMIT
ACCESS TO LICENSED CONTRACTORS FOR MAINTENANCE

CLEANING EYES

NOTE: CLEANING EYES IN PIT FOR FLUSHING OUT OF CHARGED SYSTEM.
MAX. 5mm HOLE IN CAPS TO ALLOW SYSTEM TO SELF DRAIN.
PIT IS NOT BE USED AS SURFACE INLET PIT UNLESS PROVISIONS HAVE
BEEN FOR ITS OUTLET BY THIS DESIGN OTHERWISE BY OWNER.

PUMP ON &
ALARM SOUNDS

GRATE R.L.32.4

200

GATE VALVE

PVC PRESSURE PIPE
TO MANUF SPECS

NON RETURN FLAP VALVE

PUMP ON

PUMP OFF
MIN. WATER LEVEL

300

CONTROL PANEL TO M,ANUF. SPECS.
PUMPS TO OPERATE AT LOW LEVEL
2x PUMPS TO BE INSTALLED
WITH 0.1L/s AT 3.1m. HEAD.

LEVEL TO BE CONFIRMED BY
PUMP SUPPLIER TO ENSURE
THAT TANK IS EMPTY AT
RL.31.00

200 GRAVEL BED WRAPPED
IN GEOTEXTILE FABRIC.

2x100 DIA. PIPES

100 PLINTH FOR PUMPS

1200 MIN.

PROVIDE GALV. STEP IRONS
AT 300 CTS I ACCORDANCE
WITH THE AUST. STANDARDS
AT ALL ACCESS POINTS

3140L TANK –
1750DIA.x1580HIGH

R.L.30.48

MIN. 1% FALL

R.L.30.45

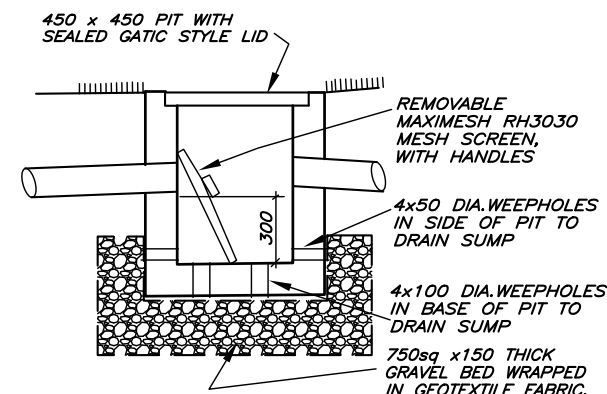
200 MIN.

PUMP PIT DETAILS N.T.S.

THE PUMP OUT SYSTEM SHALL BE DESIGNED TO OPERATE IN THE FOLLOWING MANNER– THE PUMPS SHALL BE PROGRAMMED TO WORK ALTERNATIVELY SO AS TO ALLOW THE TANK TO DRAIN EMPTY A LOW LEVEL FLOAT SHALL BE PROVIDED TO ENSURE THAT THE MINIMUM REQUIRED WATER LEVEL IS MAINTAINED WITHIN THE SUMP AREA OF THE BELOW GROUND TANK.

IN THIS REGARD THIS FLOAT WILL FUNCTION AS AN OFF SWITCH FOR THE PUMPS, A SECOND FLOAT SHALL BE PROVIDED AT A HIGHER LEVEL, APPROXIMATELY 300mm. ABOVE THE MINIMUM WATER LEVEL, WHEREBY THE PUMP WILL OPERATE & DRAIN THE TANK TO THE LEVEL OF THE LOW-LEVEL FLOAT. A THIRD FLOAT SHALL BE PROVIDED AT A HIGH LEVEL, WHICH IS APPROXIMATELY THE ROOF LEVEL OF THE BELOW GROUND TANK. THIS FLOAT SHOULD START THE OTHER PUMP THAT IS NOT OPERATING & ACTIVATE THE ALARM.

AN ALARM SYSTEM SHALL BE PROVIDED WITH A FLASHING STROBE LIGHT & A PUMP FAILURE WARNING SIGN WHICH ARE TO BE LOCATED AT THE DRIVEWAY ENTRANCE TO THE GARAGE THE ALARM SYSTEM SHALL BE PROVIDED WITH A BATTERY BACK UP IN CASE OF POWER FAILURE.



SILT ARRESTOR PIT – P1

WHSA
ALL NEARBY SERVICES TO BE LOCATED PRIOR EXCAVATIONS.
ALL PIPES TO BE CUT FLUSH WITH PIT WALLS AND SPARGED.
PITS EXCEEDING 600mm IN DEPTH TO HAVE LOCK DOWN
MECHANISM.
SAFETY GEAR TO BE WORN AT ALL TIMES. INCLUDING
FOOTWEAR, CLOTHING AND GLOVES AS PER SWMS.

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

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PROJECT
**PROPOSED RESIDENCE
AT 16 WENKE CRESCENT
YAGOONA
FOR MR. NGUYEN &
MRS. TRUONG**

THIS DRAWING
**STORMWATER
DETAILS SH.1**
BUILDER
CLARENDON HOMES

JOB NUMBER
C12162-17560
SHEET No.
2 of 2
REVISION
C