CONCEPT STORMWATER MANAGEMENT PLANS
PROPOSED NEW DUAL OCCUPANCY DEVELOPMENT
No.14 RAINE ROAD, PADSTOW NSW 2211

LEGEND

▦	GRATED INLET PIT
450×450	450mm SQUARE INTERNAL
GRT 75.54	GRATE LEVEL = RL 75.54
IL 75.12	INVERT LEVEL = RL 75.12
○ IO	INSPECTION OPENING CAP
○ DP	PROPOSED DOWNPIPE 90mm dia or 100mm x 50mm RECTANGULAR UNO
	EXISTING TREE
	GRATED TRENCH DRAIN
BO 100	GRATED ROUND OUTLET 100mm DIAMETER
	PROPOSED DOWNPIPE SPREADER
S1	STRUCTURE No 1 (FOR HYDRAULIC CALCS)
	STORMWATER DRAINAGE
	100 DIA CHARGED/1% MIN ROOF AREA ONLY UNO

CANTERBURY BANKSTOWN COUNCIL'S STORMWATER MANAGEMENT GUIDELINES/CODE

DESIGN CODE: *CANTERBURY-BANKSTOWN COUNCIL'S DEVELOPMENT CONTROL PLAN 2021 CHAPTER 3 GENERAL REQUIREMENTS*.

PROPOSED DEVELOPMENT: NEW DUAL OCCUPANCY DEVELOPMENT.
SITE AREA = 637.90m2

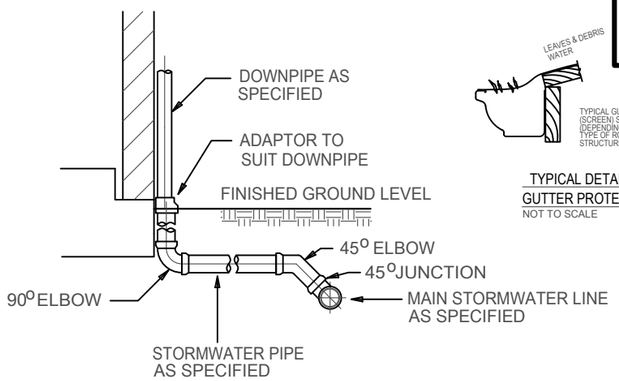
TOTAL PROPOSED IMPERVIOUS AREA = 240m^2
240/637.9 = 37.6% < 66%
THEREFORE OSD IS NOT REQUIRED.

COLLECT NEW ROOF AREA OF THE NEW DWELLINGS AND DISCHARGE INTO THE ABOVE GROUND 3000 LITRE BASIX RAINWATER TANK LOCATED AT THE REAR OF THE NEW DWELLINGS. THE DISCHARGE/OVERFLOW FROM THIS TANK SYSTEM WILL DISCHARGE VIA CHARGED SYSTEM TO THE KERB AND GUTTER. THE DRIVEWAY RUNOFF DRAINS VIA GRAVITY PIT AND PIPE SYSTEM TO THE TRANSPIRATION PITS LOCATED AT THE REAR OF THE PROPOSED DEVELOPMENTS, APPROPRIATELY DISTANCED FROM BOUNDARIES AND BUILDINGS. REFER TO SHEET D2 FOR FULL DESIGN.

DESIGN BASED ON AR & R, AS/NZS 3500.3:2025 & RELEVANT STORMWATER MANAGEMENT CODE.

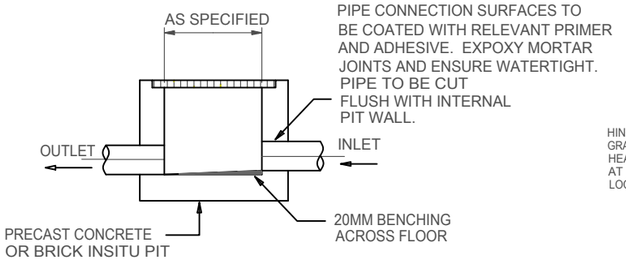
GENERAL NOTES

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. THESE DRAWINGS DEPICT THE DESIGN OF SURFACE STORMWATER RUNOFF DRAINAGE SYSTEMS ONLY AND DO NOT DEPICT ROOF DRAINAGE OR SUBSOIL DRAINAGE SYSTEMS UNLESS NOTED OTHERWISE. THE DESIGN OF ROOF AND SUBSOIL DRAINAGE SYSTEMS IS THE RESPONSIBILITY OF OTHERS.
7. ALL STORMWATER DRAINAGE PIPES ARE TO BE 100mm DIAMETER uPVC AT MINIMUM 1% GRADE UNLESS NOTED OTHERWISE.
8. 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.
9. ALL PITS WITHIN DRIVEWAYS TO BE 150mm THICK CONCRETE OR EQUAL.
10. THIS PLAN IS THE PROPERTY OF EZE DRAINAGE DESIGNS PTY LTD AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM EZE DRAINAGE DESIGNS PTY LTD.

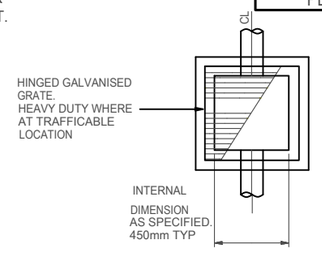


TYPICAL DETAIL - DOWNPIPE CONNECTION
NOT TO SCALE

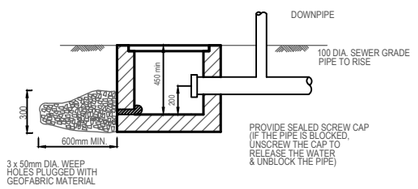
TYPICAL DETAIL OF GUTTER PROTECTION
NOT TO SCALE



CONCEPT ONLY
NOT FOR CONSTRUCTION



TYPICAL DETAIL - STANDARD PIT
NOT TO SCALE



TYPICAL DETAIL - CHARGED SYSTEM CLEANOUT PIT
NOT TO SCALE

ISS	DATE	AMENDMENT
A	07.05.26	DA ISSUE

ARCHITECT/BUILDER
ALLCASTLE HOMES

CLIENT
MR. B KATBAY

EZE DRAINAGE DESIGNS
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Email : info@ezeeng.com.au

DWG TITLE: COVER SHEET & DESIGN SUMMARY TABLE

PROJECT TITLE: PROPOSED NEW DUAL OCCUPANCY DEVELOPMENT No.14 RAINE ROAD, PADSTOW NSW 2211

DESIGNED BY : EZ

ISSUED BY : National Engineering Register — BE MIE Aust PENG

JOB No	DWG No	No IN SET	ISSUE
19017	D1	6	A

DISCHARGE TO KERB & GUTTER
TO COUNCIL REQUIREMENTS. LAY PIPE
AS SHOWN AND CLEAR OF EXISTING SERVICES
USE 100mm DIA uPVC AT 1% MIN GRADE.
OUTLET.OUTLET **IL 23.64 AHD** TO BE
CONFIRMED PRIOR TO COMMENCEMENT
OF WORKS. ALL SERVICES TO BE LOCATED
BEFOREHAND. IF IN DOUBT ASK.

NOTE
LOCATION OF NEW PITS
SHOWN ON THIS DRAWING ARE
SUBJECT TO VERIFICATION BY
BUILDER DURING CONSTRUCTION.
PIT LOCATIONS MAY BE VARIED
PROVIDED INTENT OF THIS DESIGN
IS MAINTAINED.

NOTE
LOCATION OF NEW DOWNPIPES
SHOWN ON THIS DRAWING ARE
SUBJECT TO VERIFICATION BY
BUILDER DURING CONSTRUCTION.
DOWNPIPE LOCATION MAY BE VARIED
PROVIDED INTENT OF THIS DESIGN
IS MAINTAINED.

NOTE
THIS DRAWING IS TO BE READ
IN CONJUNCTION WITH
ARCHITECTURAL DRAWINGS :
ALLCASTLE HOMES
JOB No. 80158 ISSUE D
DATED 05.05.2026

BASIX COMMITMENT
PROPOSED DWELLING TO HAVE A
3000 LITRE (MINIMUM)
RAINWATER TANK TO BE
CONNECTED TO 100m2 OF ROOF
AREA IN ACCORDANCE WITH
BASIX & COUNCIL REQUIREMENTS.

BASIX RAINWATER/RE-USE TANK 1
3000 litre ABOVE GROUND TANK
DIMENSIONS : 2400 LENGTH x 800 WIDTH x 1860 HEIGHT
"KINGSPAN SLIMLINE SERIES "
OR EQUAL. FOR RE-USE IN ACCORDANCE WITH
BASIX CERTIFICATE. INSTALL TO MANUFACTURERS
SPECIFICATIONS, AS 3500, DEPT HEALTH
AND COUNCIL'S REQUIREMENTS.
REFER TYPICAL DETAIL SHEET D3 & D4.
TANK INVERT = RL 23.10
TOP TANK = RL 24.96
CONNECT AT LEAST **100m²** OF ROOF AREA TO
TANK AS REQUIRED BASIX CERTIFICATE

HD GRATED TRENCH DRAIN
200mm WIDE min CLASS C
90mm DEEP min
GRATE RL : 23.37 NOM
100 DIA OUTLET 2% MIN

PIT P3 : 450 x 450 SQ
GRATE RL : 23.20 nom
INVERT RL: 22.80

PIT P1 : 450 x 450 SQ
GRATE RL : 23.10 nom
INVERT RL: 22.60

100 DIA ROOF ONLY.
CHARGED LINE PRESSURE GRADE
uPVC SOLVENT WELDED.
NOTE CHARGED SYSTEM TO BE
FULLY SEALED FROM TANK INLET
TO ROOF GUTTER LEVEL.
ROOF GUTTER RL = 26.20 (LOWEST)
TANK INLET RL = 24.96, 24.61
DIFFERENTIAL HEAD = **1.24, 1.59**
SUFFICIENT TO DRIVE SYSTEM.

100 DIA 1% MIN
100 DIA CHARGED MIN RWT OVERFLOW.
1.32m HEAD IN SYSTEM.
100 DIA CHARGED - ROOF AREA ONLY TO RWT

PROPOSED GARAGE
FFL 23.328
PROPOSED DWELLING 1
FFL 23.403
PROPOSED DWELLING 2
FFL 23.403
PROPOSED GARAGE
FFL 23.328

DP01 100
DP02 100
DP03 100
DP04 100
DP05 100
DP06 100
DP07 100
DP08 100
DP09 100
DP10 100

EXTENSION OF MAIN
CHARGED LINE CAPPED
INSIDE CLEANOUT PIT
FOR LINEMAINTENANCE.
REFER CLEANOUT PIT
DETAIL SHEET D1.

1000 WIDE x 5000 LONG TRANSPIRATION
BED CONSTRUCT 150mm WIDE BOX
GRATED DRAIN LAID LEVEL AT TOP WITH
600 SQ GRATED PIT:
GRATE RL: 22.50 nom
INVERT RL: 22.00
REFER TYPICAL DETAILS SHEET D5.

LOT B
637.9m²

HD GRATED TRENCH DRAIN
200mm WIDE min CLASS C
90mm DEEP min
GRATE RL : 23.10 NOM
100 DIA OUTLET 2% MIN

DISCHARGE TO KERB & GUTTER
TO COUNCIL REQUIREMENTS. LAY PIPE
AS SHOWN AND CLEAR OF EXISTING SERVICES
USE 100mm DIA uPVC AT 1% MIN GRADE.
OUTLET.OUTLET **IL 23.21 AHD** TO BE
CONFIRMED PRIOR TO COMMENCEMENT
OF WORKS. ALL SERVICES TO BE LOCATED
BEFOREHAND. IF IN DOUBT ASK.

PIT P4 : 450 x 450 SQ
GRATE RL : 23.00 nom
INVERT RL: 22.50

PIT P2 : 450 x 450 SQ
GRATE RL : 22.70 nom
INVERT RL: 22.30

100 DIA CHARGED RWT OVERFLOW.
1.4m HEAD IN SYSTEM.
100 DIA CHARGED - ROOF AREA ONLY TO RWT

EXTENSION OF MAIN
CHARGED LINE CAPPED
INSIDE CLEANOUT PIT
FOR LINEMAINTENANCE.
REFER CLEANOUT PIT
DETAIL SHEET D1.

NOTE: THIS DESIGN IS FOR STORMWATER DRAINAGE ONLY AND NOT FOR SUBSOIL. ANY FUTURE RETAINING WALLS AND SUBSOIL DRAINAGE IS THE RESPONSIBILITY OF THE OWNER.

BASIX RAINWATER/RE-USE TANK 2
3000 litre ABOVE GROUND TANK
DIMENSIONS : 2400 LENGTH x 800 WIDTH x 1860 HEIGHT
"KINGSPAN SLIMLINE SERIES "
OR EQUAL. FOR RE-USE IN ACCORDANCE WITH
BASIX CERTIFICATE. INSTALL TO MANUFACTURERS
SPECIFICATIONS, AS 3500, DEPT HEALTH
AND COUNCIL'S REQUIREMENTS.
REFER TYPICAL DETAIL SHEET D3 & D4.
TANK INVERT = RL 22.75
TOP TANK = RL 24.61
CONNECT AT LEAST **100m²** OF ROOF AREA TO
TANK AS REQUIRED BASIX CERTIFICATE

1250 WIDE x 4000 LONG TRANSPIRATION
BED CONSTRUCT 150mm WIDE BOX
GRATED DRAIN LAID LEVEL AT TOP WITH
600 SQ GRATED PIT:
GRATE RL: 22.20 nom
INVERT RL: 21.70
REFER TYPICAL DETAILS SHEET D5.

NOTE
CONNECT ONLY ROOF AREA TO
PROPOSED RAINWATER TANK. FIRST
FLUSH DEVICES TO BE INSTALLED TO
MANUFACTURERS SPECIFICATIONS.

NOTE
THIS DRAWING IS FOR STORMWATER
MANAGEMENT DESIGN AND DOES
NOT COVER ANY OVERLAND FLOW
DESIGN REQUIREMENTS.

WARNING
LOCATION AND DEPTH OF ALL
UNDERGROUND SERVICES TO
BE INVESTIGATED WITH THE
RELEVANT AUTHORITIES PRIOR
TO COMMENCING WORKS.

BEFORE YOU DIG byda.com.au

NOTE
THIS DRAWING IS NOT TO BE USED
FOR SETOUT PURPOSES- REFER TO
ARCHITECTURAL DRAWINGS.

CONCEPT ONLY
NOT FOR CONSTRUCTION

NORTH

STORMWATER MANAGEMENT PLAN

SCALE 1: 200 A3

0 10m
SCALE 1:200 at A3

A	07.05.26	DA ISSUE
ISS	DATE	AMENDMENT

ARCHITECT/BUILDER
ALLCASTLE HOMES
CLIENT
MR. B KATBAY

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DWG TITLE STORMWATER MANAGEMENT PLAN

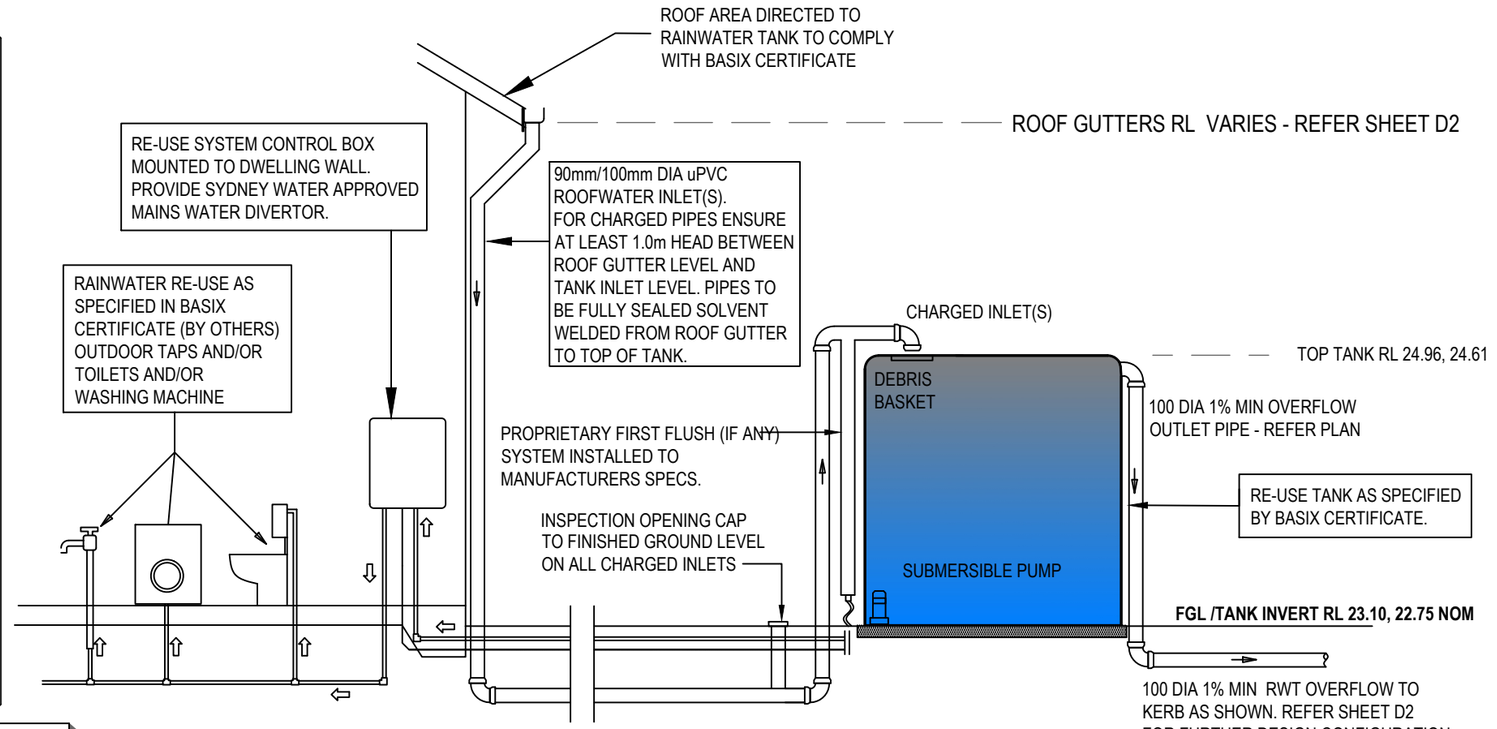
PROJECT TITLE
PROPOSED NEW DUAL OCCUPANCY DEVELOPMENT
No.14 RAINE ROAD, PADSTOW NSW 2211

DESIGNED BY : EZ
ISSUED BY : National Engineering Register — BE MIE Aust PENG

JOB No	DWG No	No IN SET	ISSUE
19017	D2	6	A

RAINWATER RE-USE SYSTEM NOTES

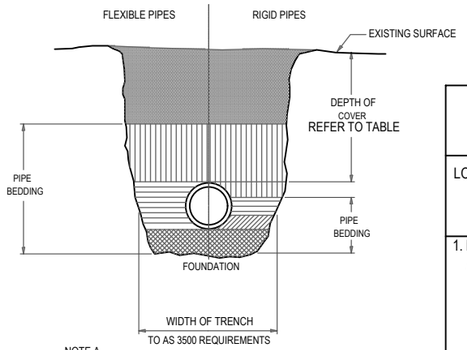
1. TOWNWATER CONNECTION TO RAINWATER TANK TO BE TO THE SATISFACTION OF SYDNEY WATER. THIS MAY REQUIRE PROVISION OF:
   a. PERMANENT AIR GAP.
   b. A BACKFLOW PREVENTION DEVICE.
   c. NO DIRECT CONNECTION BETWEEN TOWN WATER SUPPLY AND THE RAIN WATER SUPPLY.
   d. AN APPROVED STOP VALVE AND/OR PRESSURE LIMITING VALVE AT THE RAINWATER TANK.
2. PROVIDE AT LEAST ONE (1) EXTERNAL HOSE COCK ON THE TOWN WATER SUPPLY FOR FIRE FIGHTING.
3. PROVIDE APPROPRIATE FLOAT VALVES AND/OR SOLENOID VALVES
4. ALL PLUMBING WORKS ARE TO BE CARRIED OUT BY LICENSED PLUMBERS IN ACCORDANCE WITH AS3500.1 NATIONAL PLUMBING AND DRAINAGE CODE.
5. PRESSURE PUMP ELECTRICAL CONNECTION TO BE CARRIED OUT BY LICENSED ELECTRICIAN.
6. ONLY ROOF RUN-OFF IS TO BE DIRECTED TO THE RAINWATER TANK. SURFACE WATER INLETS ARE NOT TO BE CONNECTED.
7. PIPE MATERIALS FOR RAINWATER SUPPLY PLUMBING ARE TO BE APPROVED MATERIALS TO AS 3500 PART 1 SECTION 2 AND TO BE CLEARLY AND PERMANENTLY IDENTIFIED "RAINWATER". THIS MAY BE ACHIEVED FOR BELOW GROUND PIPES USING IDENTIFICATION TAPE (MADE IN ACCORDANCE WITH AS 2648) OR FOR ABOVE GROUND PIPES BY USING ADHESIVE PIPE MARKERS (MADE IN ACCORDANCE WITH AS1345).
8. EVERY RAINWATER SUPPLY OUTLET POINT AND THE RAINWATER TANK ARE TO BE LABELLED "RAINWATER" ON A METALLIC SIGN IN ACCORDANCE WITH AS 1319.
9. ALL INLETS AND OUTLETS TO THE RAINWATER TANK ARE TO HAVE SUITABLE MEASURES PROVIDED TO PREVENT MOSQUITO AND VERMIN ENTRY.
10. SYSTEM TO COMPLY WITH SYDNEY WATER REQUIREMENTS AND ANY CONDITIONS OF LOCAL COUNCIL DEVELOPMENT CONSENT.



TYPICAL DETAIL - RAINWATER RE-USE TANKS 1 & 2

NOT TO SCALE

CONCEPT ONLY
NOT FOR CONSTRUCTION



NOTE A

STORMWATER DRAINS CONSTRUCTED OF OTHER THAN CAST IRON, DUCTILE IRON OR GALVANISED STEEL HAVING COVER LESS THAN THAT SPECIFIED IN TABLE SHALL BE COVERED WITH AT LEAST 50mm OVERLAY AND SHALL BE PAVED WITH AT LEAST —

(a) 100mm THICKNESS OF REINFORCED CONCRETE WHERE SUBJECT TO HEAVY VEHICULAR LOADING

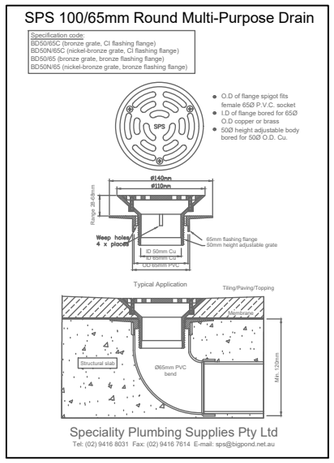
LEGEND - TRENCH BACKFILL

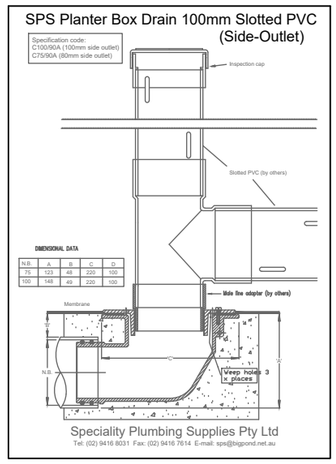
SYMBOL	FLEXIBLE PIPES	RIGID PIPES
	BACKFILL	
	PIPE OVERLAY	
	PIPE SIDE SUPPORT	SIDE ZONE
	—	HAUNCH ZONE
	PIPE UNDERLAY	BED ZONE

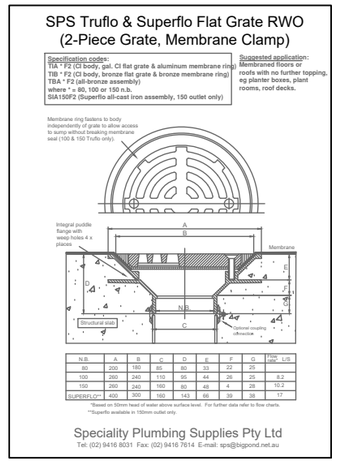
MINIMUM PIPE COVER
(FROM FINISHED SURFACE TO TOP OF PIPE)

LOCATION	MINIMUM COVER (mm) CAST/DUCTILE IRON GAL STEEL	MINIMUM COVER (mm) OTHER AUTHORISED PRODUCTS (*)
1. NOT SUBJECT TO VEHICULAR LOADING:		
A. WITHOUT PAVEMENT:		
i. FOR SINGLE DWELLINGS -	0	100
ii. OTHER THAN SINGLE DWELLINGS -	0	300
B. WITH PAVEMENT OF BRICK/UNREINFORCED CONCRETE -	0 (**)	50 (**)
2. SUBJECT TO VEHICULAR LOADING:		
A. OTHER THAN ROADS:		
i. WITHOUT PAVEMENT -	300	450
ii. WITH PAVEMENT OF:		
- REINF. CONC. FOR HEAVY VEHICLES -	0 (** #)	100 (** #)
- BRICK/UNREINF. CONC LIGHT VEHICLES -	0 (** #)	75 (** #)
B. ROADS		
i. SEALED	300	500 (#)
ii. UNSEALED	300	500 (#)
3. SUBJECT TO CONSTRUCTION VEHICLES OR IN EMBANKMENT CONDITIONS	300	500 (#)

(*) INCLUDES OVERLAY ABOVE THE TOP OF THE PIPE OF NOT LESS THAN 50mm THICK
(**) BELOW THE UNDERSIDE OF THE PAVEMENT
(#) SUBJECT TO COMPLIANCE WITH AS1762, AS2033, AS/NZS 2566.1, AS3725 OR AS 4060







TYPICAL DETAILS- PLANTER BOX, BALCONY & TERRACE GRATE

NOT TO SCALE

ISS	DATE	AMENDMENT
A	07.05.26	DA ISSUE

ARCHITECT/BUILDER
ALLCASTLE HOMES

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Email : info@ezeeng.com.au

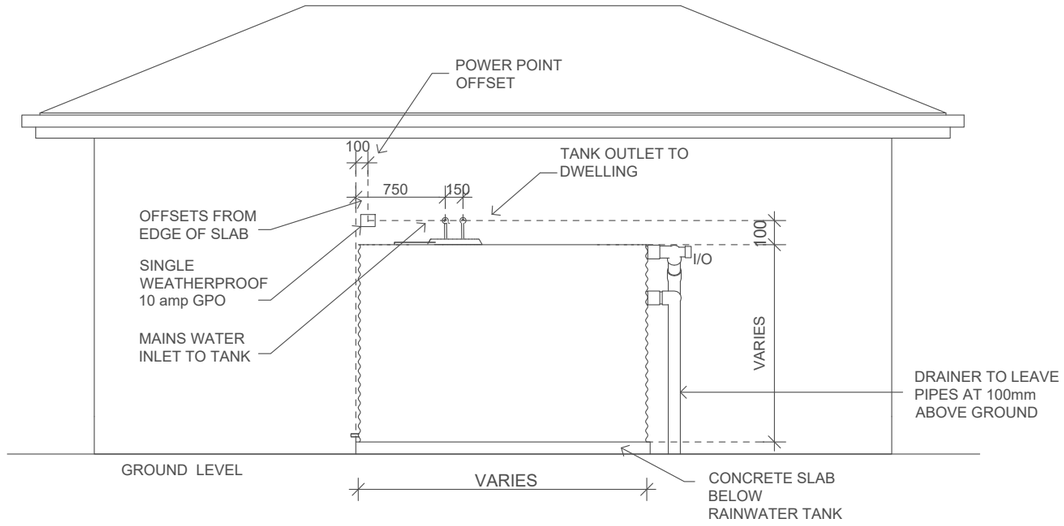
DWG TITLE: PROPOSED RAINWATER RE-USE SYSTEM

PROJECT TITLE:
PROPOSED NEW DUAL OCCUPANCY DEVELOPMENT
No.14 RAINE ROAD, PADSTOW NSW 2211

DESIGNED BY : EZ

ISSUED BY : BE MIE Aust PENG

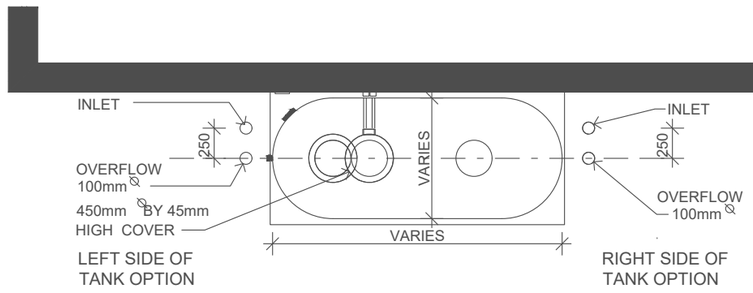
JOB No	DWG No	No IN SET	ISSUE
19017	D3	6	A



FRONT ELEVATION OPTION A

Tank can be rotated 180° to have charge lines on the right hand side so High-Flow can be installed right. Evo MkIII Pump and strainer is interchangable.

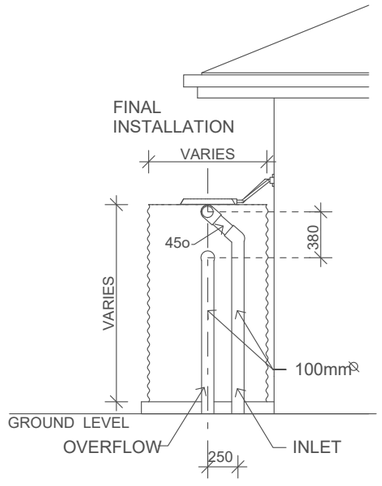
CONCEPT ONLY
NOT FOR CONSTRUCTION



LEFT SIDE OF TANK OPTION

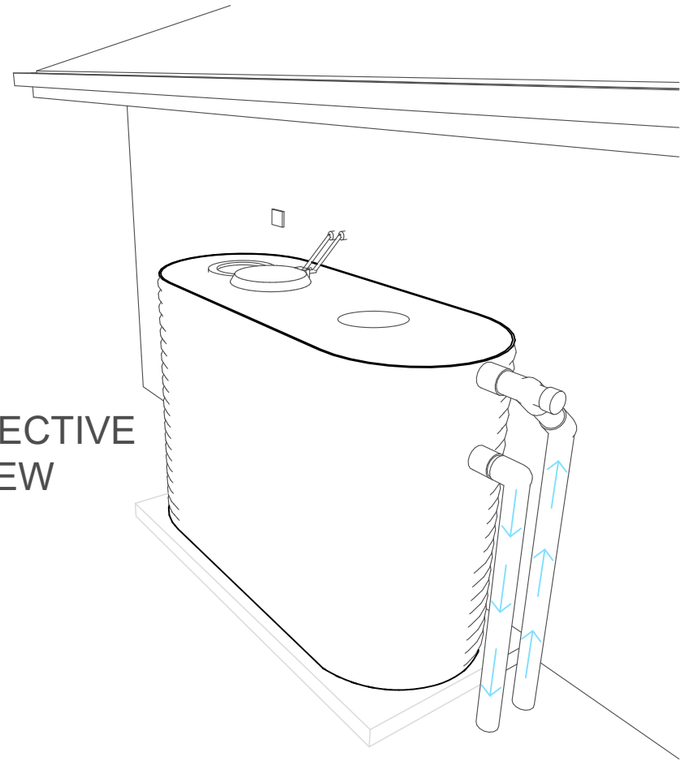
RIGHT SIDE OF TANK OPTION

PLAN VIEW
TYPICAL



SIDE ELEVATION
TYPICAL

PERSPECTIVE
VIEW



EVOLUTION AND HIGH-FLOW ROUGH-IN - SLIMLINE TANK

TYPICAL DETAILS- HIGHFLOW RAINWATER TANK

NOT TO SCALE

ISS	DATE	AMENDMENT
A	07.05.26	DA ISSUE

ARCHITECT/BUILDER
ALLCASTLE HOMES

CLIENT
MR. B KATBAY

EZE DRAINAGE DESIGNS
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DWG TITLE: PROPOSED HIGHFLOW RAINWATER TANK

PROJECT TITLE: PROPOSED NEW DUAL OCCUPANCY DEVELOPMENT
No.14 RAINE ROAD, PADSTOW NSW 2211

DESIGNED BY : EZ

ISSUED BY : BE MIE Aust PENG

JOB No	DWG No	No IN SET	ISSUE
19017	D4	6	A

CONCEPT ONLY
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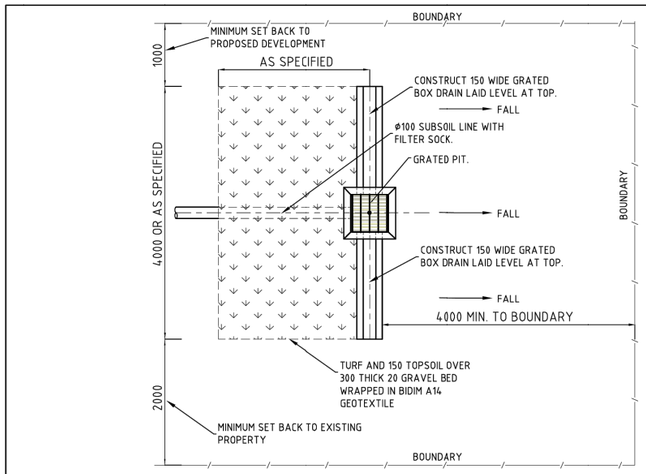
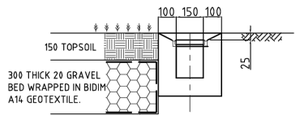
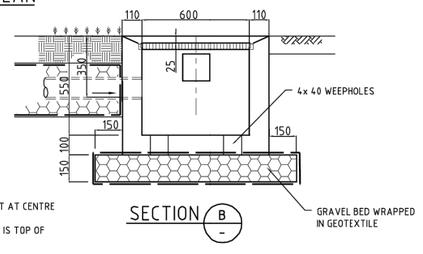


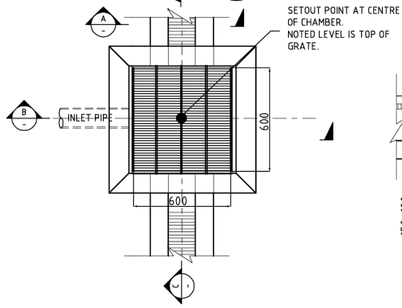
TRANSPIRATION BED PLAN



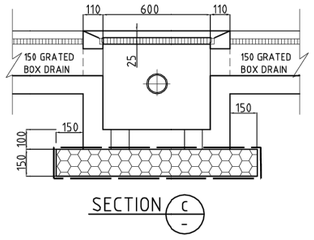
BOX DRAIN SECTION A



SECTION B



GRATED PIT PLAN



SECTION C

NOTES:
1. GEOTEXTILE IS TO BE BIDIM A14, PROPEX 4550 OR SIMILAR WITH COEFFICIENT OF PERMEABILITY GREATER THAN 50E-4m/s. FOR PIPES >ø225 USE PROPRIETARY UNIT.
2. ALL DIMENSIONS ARE IN MILLIMETRES.

U:\Standard Drawings\Standard Drawings - Draft\Brand LOGO Update\05-07-2017\S-125.dwg 5/07/2017 10:59:59 AM

CANTERBURY BANKSTOWN	CITY OF CANTERBURY BANKSTOWN	STD DWG N°
	STANDARD TRANSPIRATION BED FOR SMALL PAVED AREAS	S-125
	PLAN VIEW, SECTIONS AND GENERAL DETAILS	Sheet N°: 1 of 1 · Revision: 05.07.17 · File Name: S-125.dwg

TYPICAL DETAIL - TRANSPIRATION BED

NOT TO SCALE

ISS	DATE	AMENDMENT
A	07.05.26	DA ISSUE

ARCHITECT/BUILDER
ALLCASTLE HOMES

CLIENT
MR. B KATBAY

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DWG TITLE: PROPOSED TRANSPIRATION BED

PROJECT TITLE: PROPOSED NEW DUAL OCCUPANCY DEVELOPMENT No.14 RAINE ROAD, PADSTOW NSW 2211

DESIGNED BY : EZ

ISSUED BY : National Engineering Register — BE MIE Aust PENG

JOB No	DWG No	No IN SET	ISSUE
19017	D5	6	A

FIRST FLOOR & ROOF NOTES:

INSTALL 50mm uPVC SPITTER PIPES 20mm ABOVE SURFACE LEVEL FOR BALCONY AND CONCRETE ROOF AREAS TO ALLOW FOR EMERGENCY OVERFLOW INCASE OF BLOCKAGES DURING HEAVY STORMS. PLUMBER TO CONFIRM LOCATION DURING CONSTRUCTION.

ALL BUILDING AND HYDRAULIC SERVICES TO BE PROPERLY CO-ORDINATED WITH STORMWATER PIPES AND ENSURE NO CLASHES ARE PRESENT DURING CONSTRUCTION (TYP).

STORMWATER PIPE ARRANGEMENT TO BE CO-ORDINTED WITH STRUCTURAL SLAB AND BEAMS WHERE REQUIRED (TYP).

BALCONY, TERRACE & CONCRETE ROOF AREAS TO SLOPE TOWARDS RAINWATER OUTLETS WHERE REQUIRED (TYP).

ARROW DENOTES THE SLOPE OF FINISHED SURFACE LEVEL (TYP).

DOWNPIPES SHOWN ON PLAN ARE TO BE Ø100mm uPVC U.N.O. (TYP).

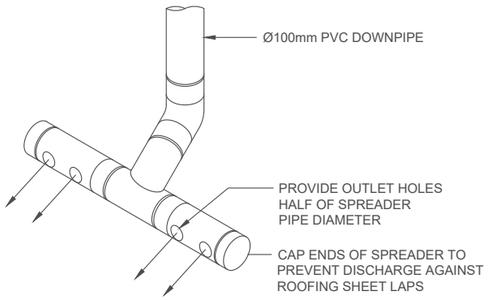
ALL EAVES GUTTERS SHALL BE 145mm WIDE x 75mm DEEP (OR EQUIVALENT) AND LAID AT MIN. 1:500 SLOPE.

ALL GUTTERS TO BE FITTED WITH ADEQUATE OVERFLOW MEASURES IN ACCORDANCE WITH AS3500.3:2021.

PROPOSED DOWNPIPE LOCATIONS ARE NOMINAL AND TO BE CONFIRMED DURING CONSTRUCTION (TYP).

INSTALL DOWNPIPE WITH SPREADER (IF REQUIRED) TO DISPERSE STORMWATER ONTO LOWER ROOF AREAS EFFECTIVELY.

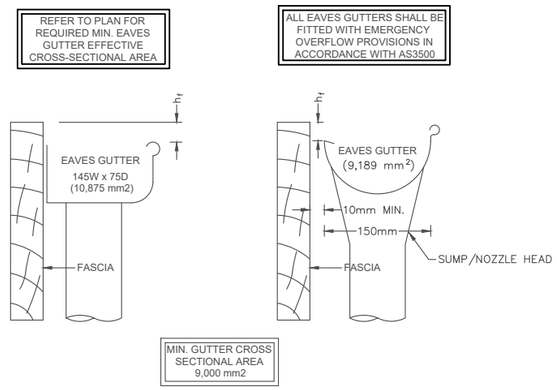
PROVIDE SURFACE DRAINAGE FOR ALL CONCRETE AND BALCONY ROOF AREAS WHERE REQUIRED.



SPREADER PIPE DETAIL
NOT SCALE

NOTES:-

- OUTLET HOLES POSITIONS SHALL BE POSITIONED TO AVOID JOINTS IN ROOFING
- WHEN DOWNPIPE IS LOCATED IN CORNER, SPREADER PIPE TO BE L-SHAPED OR SIMILAR

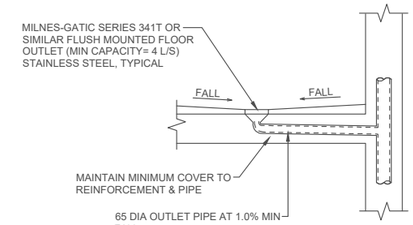


TYPICAL EAVES GUTTER DETAIL (EG1)
NOT TO SCALE

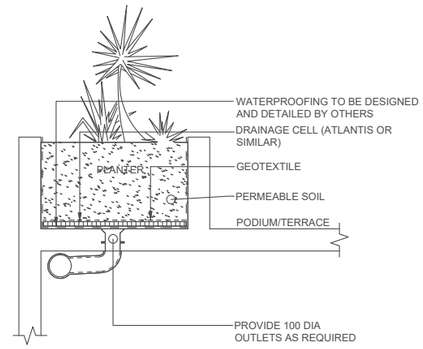
EAVES GUTTER TYPE 'EG1' NOTES:

- GUTTERING TO BE LAID AT MIN. 1:500mm FALL TO OUTLETS
- OUTLETS TO BE PROVIDED TO THE SOLE OF THE GUTTER
- PROVIDE SUITABLE NOZZLE ADAPTOR FITTINGS TO MATCH THE NOMINAL DOWNPIPE DIAMETER (WHERE REQUIRED)
- ALL DOWNPIPES TO BE MIN. 100mm uPVC U.N.O.
- ALL GUTTERS TO BE PROVIDED WITH LINEAR OVERFLOW MEASURES IN ACCORDANCE WITH THE NCC 2022 AND AS3500:2018

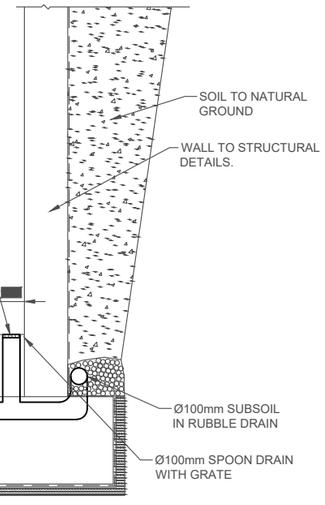
CONCEPT ONLY
NOT FOR CONSTRUCTION



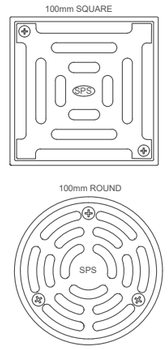
TYPICAL BALCONY FLOOR OUTLET DETAIL
NOT TO SCALE

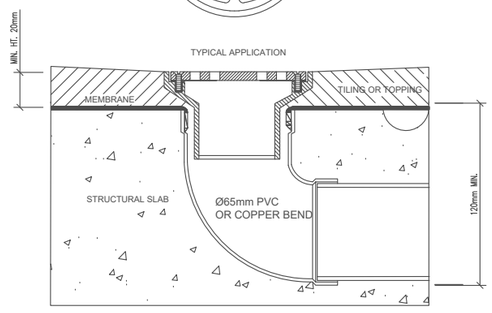


TYPICAL PLANTER DRAINAGE DETAIL
NOT TO SCALE



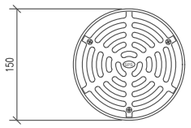
SUBSOIL DRAIN DETAILS AT RETAINING WALL SECTION 1
NOT TO SCALE



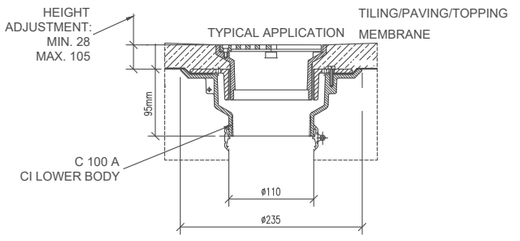


SPS 100x50mm SPECIAL DROP-IN BALCONY DRAIN (BD)
NOT TO SCALE

SPECIFICATION CODE:
R100S2(ROUND 316 STAINLESS STEEL GRATE)
Q100S2(SQUARE 316 STAINLESS STEEL GRATE)

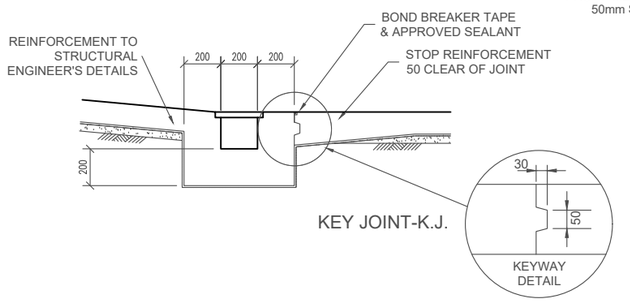


PLAN



SECTION - SPS TRUFLO Ø150 OR EQUIVALENT FLOOR DRAIN (FD) INLET IN SUSPENDED SLAB
NOT TO SCALE

SPECIFICATION CODE:
R150 G/C (BRONZE GRATE, CI LOWER BODY)
R150N/C (NICKEL - BRONZE GRATE, CI LOWER BODY)
R150 S/C (316 STAINLESS STEEL GRATE, CI LOWER BODY)



SECTION - TYPICAL GRATED DRAIN
NOT TO SCALE

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DWG TITLE: TYPICAL DETAILS

PROJECT TITLE:
PROPOSED NEW DUAL OCCUPANCY DEVELOPMENT
No.14 RAINE ROAD, PADSTOW NSW 2211

DESIGNED BY : EZ

ISSUED BY : National Engineering Register
BE MIE Aust PENG

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