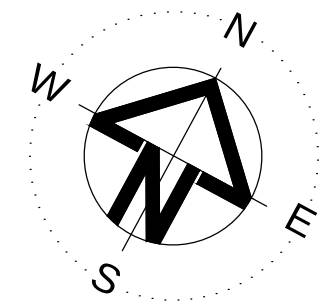
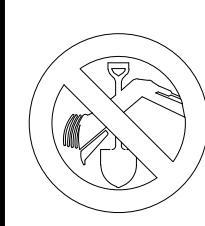


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NOTE RE. SERVICES

APPROXIMATE LOCATIONS OF EXISTING SERVICES SHOWN ON LONGITUDINAL SECTION. EXACT LOCATIONS & DEPTHS TO BE ACCURATELY LOCATED BY THE BUILDING CONTRACTOR BY CONTACTING THE RELEVANT AUTHORITIES BEFORE COMMENCEMENT OF ANY WORKS



SYMBOLS

- F.F.L. FINISHED FLOOR LEVEL
- T.K. TOP OF KERB
- RL PIT SURFACE LEVEL
- IL INVERT LEVEL
- STORMWATER DRAINAGE PIPE
- DOWNPIPE TO RAINWATER TANK
- DP 100Ø DOWN PIPE (U.N.O.)
- SP SPREADER
- IE INSPECTION EYE
- RWH RAINWATER HEAD
- /// MASONRY RETAINING WALL
- ⊗ FW FLOOR WASTE 150Ø
- GRATED INLET PIT
- ▨ GRATED DRAIN
- ← OVERLAND FLOW PATH
- ES EMERGENCY SPLITTER
- VD VERTICAL DROP
- EDP EXISTING 100Ø DOWN PIPE (U.N.O.)
- EXISTING STORMWATER DRAINAGE PIPE
- VR VERTICAL RISER
- CO CLEAN OUT PIT

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ARCHITECT:



CLIENT:



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KINGSGROVE NSW 2208

STRUCTURAL ENGINEERING
&
STORMWATER

PROJECT **PROPOSED DUPLEX**
16 CARINYA ROAD
PICNIC POINT NSW

SUBJECT

**BASEMENT STORMWATER
DRAINAGE PLAN AND DETAILS**

DESIGNED	M.D	DRAWN	N.A	AUTHORISED	M.D
CHECKED	M.D	SCALE : A1	NTS	DATE	DEC 2025
JOB NO.	PCE25178			DRAWING NO.	SW1

B	FOR DA APPROVAL	M.D	M.D	17.07.26
A	FOR DA APPROVAL	M.D	M.D	26.12.25
ISSUE	AMENDMENT	ENG.	DRA.	DATE

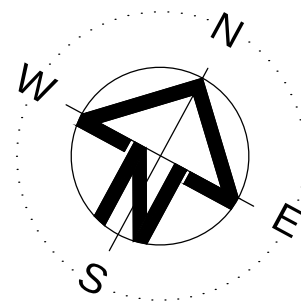
BASEMENT STORMWATER DRAINAGE PLAN
SCALE 1:100

NOTES

- ALL LINES ARE TO BE MIN. 100Ø UPVC @ MIN 1.0% GRADE UNLESS NOTED OTHERWISE.
- IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE & LEVEL ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY EARTHWORKS. ALL DESIGN LEVELS SHOWN ON PLAN SHALL BE VERIFIED ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK.
- ALL PIPES TO HAVE MIN 200mm COVER IF LOCATED WITHIN PROPERTY.
- ALL PITS IN DRIVEWAYS BE HEAVY DUTY GRATES. DIRECT SURFACE FLOW TO ALL GRATED SURFACE INLET PITS.
- ALL WORK DO BE DONE IN ACCORDANCE WITH AS/NZ 3500.3.2:2003 AND COUNCIL SPECIFICATIONS.
- LOCATION OF DOWNPIPES & FLOOR WASTES ARE INDICATIVE ONLY. DOWNPIPE & FLOOR WASTE SIZE, LOCATION & QUANTITY TO BE DETERMINED BY BUILDER & IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS.
- THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL, LANDSCAPE AND STRUCTURAL PLANS.
- ANY DISCREPANCIES OR OMISSIONS SHALL BE REFERRED TO THE DESIGN ENGINEER FOR RESOLUTION.
- ALL PITS OR GRATES IN TRAFFICABLE AREAS TO BE HEAVY DUTY.
- ALL GUTTERS WILL BE FITTED WITH LEAF GUARDS AND SHOULD BE INSPECTED AND CLEANED TO ENSURE LEAF LITTER CANNOT ENTER THE DOWNPIPES

NOTE RE. SERVICES

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SYMBOLS

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T.K.	TOP OF KERB
RL	PIT SURFACE LEVEL
IL	INVERT LEVEL
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---	DOWNPIPE TO RAINWATER TANK
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RWH	RAINWATER HEAD
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⊗	GRATED DRAIN
←	OVERLAND FLOW PATH
ES	EMERGENCY SPLITTER
•VD	VERTICAL DROP
•EDP	EXISTING 100Ø DOWN PIPE (U.N.O.)
---	EXISTING STORMWATER DRAINAGE PIPE
•VR	VERTICAL RISER
•CO	CLEAN OUT PIT

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STRUCTURAL ENGINEERING & STORMWATER

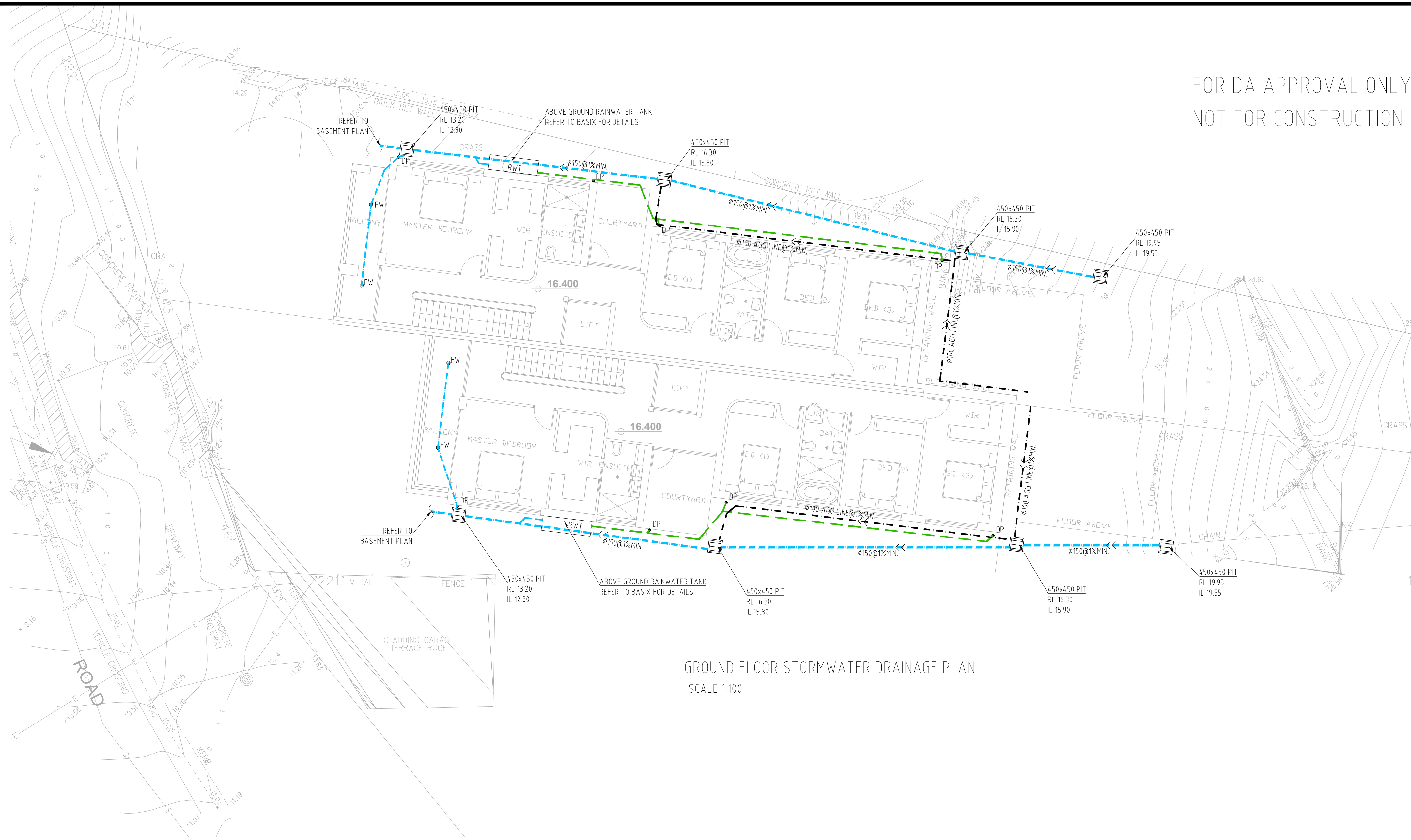
PROJECT **PROPOSED DUPLEX**
16 CARINYA ROAD
PICNIC POINT NSW

SUBJECT

GROUND FLOOR STORMWATER DRAINAGE PLAN AND DETAIL

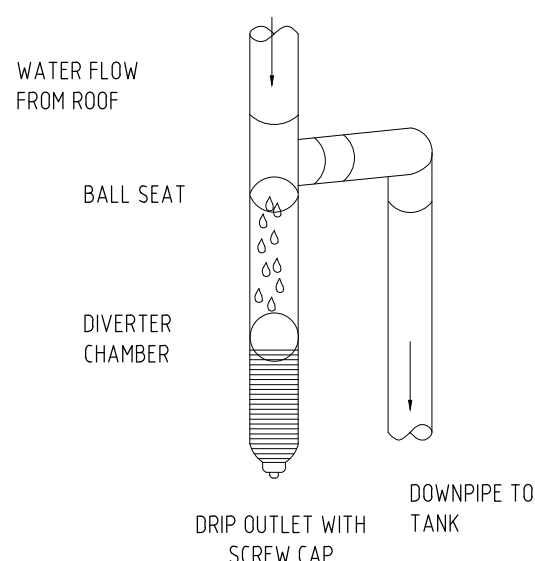
DESIGNED	M.D	DRAWN	N.A	AUTHORISED	M.D
CHECKED	M.D	SCALE : A1	NTS	DATE	DEC 2025
JOB NO.	PCE25178			DRAWING NO.	SW2

B	FOR DA APPROVAL	M.D	M.D	17.07.26
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ISSUE	AMENDMENT	ENG.	DRA.	DATE



GROUND FLOOR STORMWATER DRAINAGE PLAN
SCALE 1:100

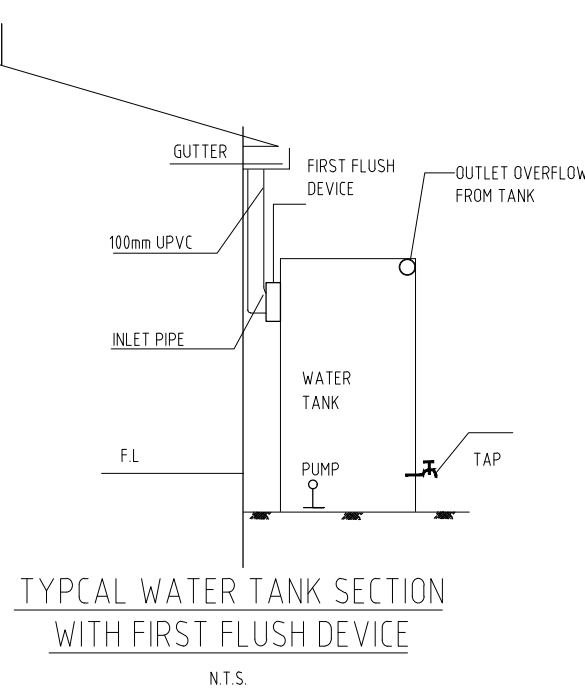
FIRST FLUSH OF CONTAMINATED WATER IS DIVERTED INTO CHAMBER DIVERTER DESIGNED TO CAUSE MINIMUM OF 1mm OF INITIAL RUNOFF FROM ROOF AREA TO BYPASS RAINWATER TANK(S)



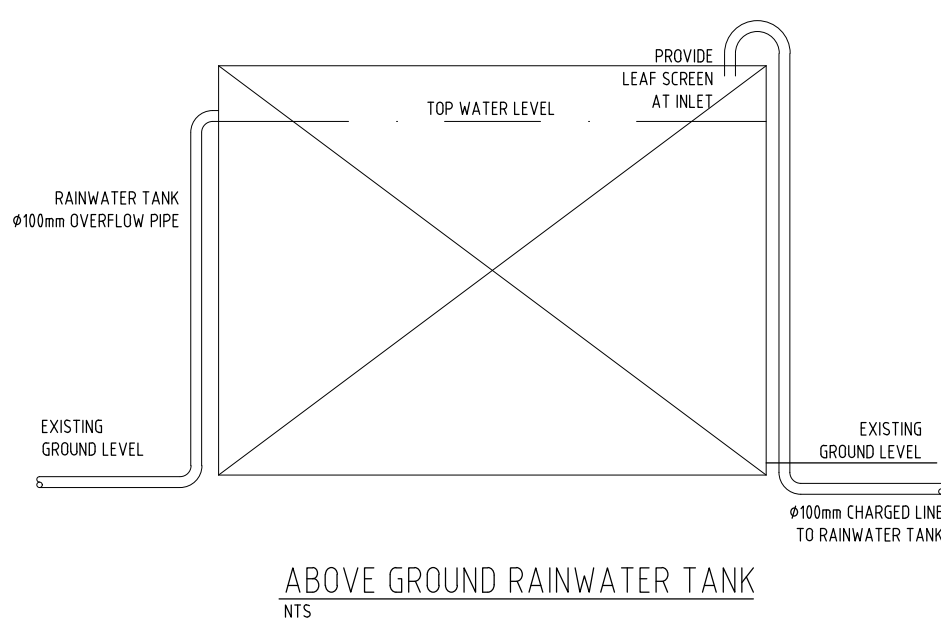
PROPRIETARY FIRST FLUSH
DIVERTER
SCALE N.T.S.

NOTE

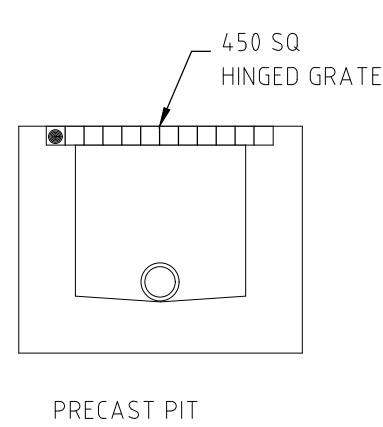
1. RAINWATER TANK CAPACITY AS PER BASIX CERTIFICATE.
2. THE SYSTEM TO BE DESIGNED WITH THE FOLLOWING GUIDELINES
 - A 'FIRST FLUSH' DIVERSION TO REMOVE ROOF CONTAMINANTS
 - ADEQUATE SCREENING TO PREVENT MOSQUITO BREEDING AND ENTRY OF ANIMALS OR FOREIGN MATTER
3. TANKS TO BE PLUMBED TO TOP-UP FROM THE POTABLE WATER SUPPLY DURING DRY PERIODS WHEN THE TANKS ARE 80% EMPTY.
4. NO DIRECT CROSS-CONNECTION WITH THE SYDNEY WATER POTABLE SUPPLY AND AN AIR GAP MAINTAINED ABOVE THE OVERFLOW IN THE TANK.
5. A SIGN TO BE INSTALLED STATING 'NOT FOR HUMAN CONSUMPTION'.
6. RAINWATER TANK TO BE CONNECTED AS PER BASIX REQUIREMENTS
7. OVERFLOW FROM THE TANK SHALL BE PIPED TO THE DRAINAGE SYSTEM.



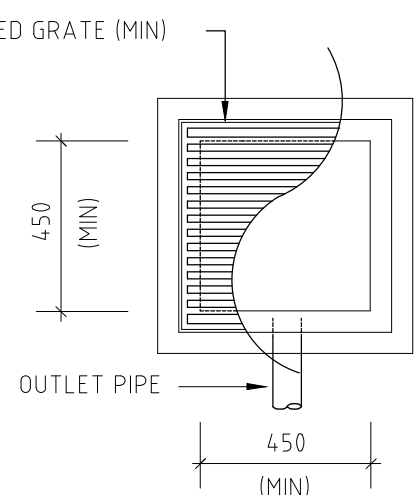
TYPICAL WATER TANK SECTION
WITH FIRST FLUSH DEVICE
NTS



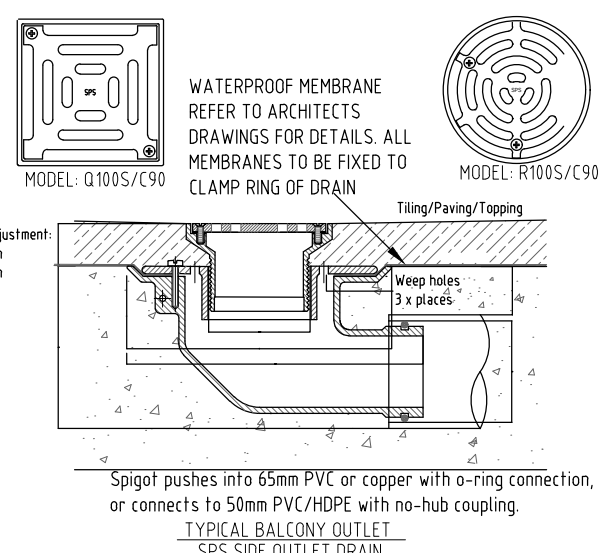
ABOVE GROUND RAINWATER TANK
NTS



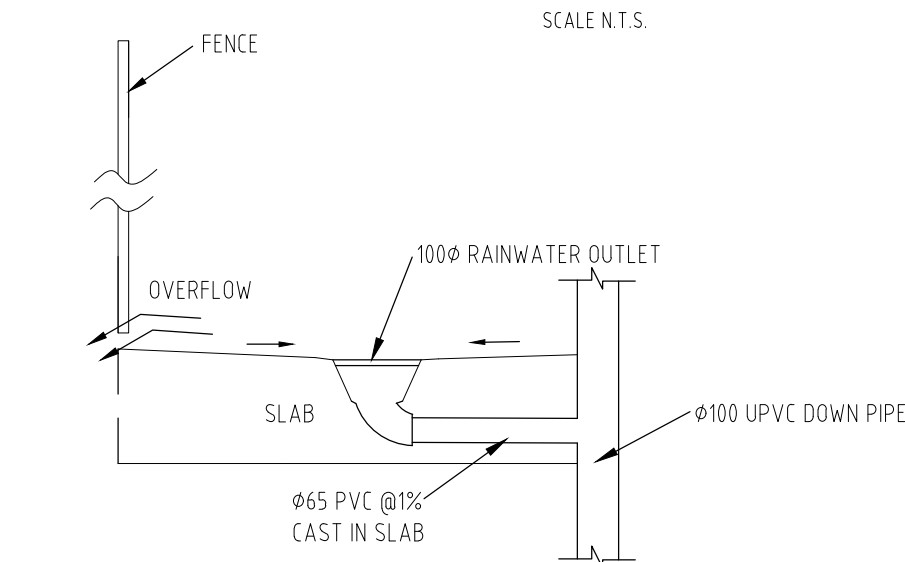
TYPICAL PIT SECTION
NTS



STANDARD PIT
NTS



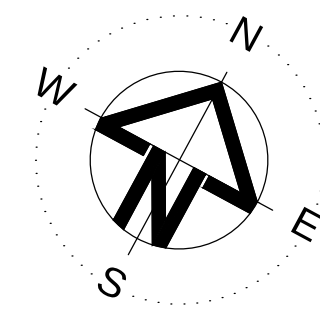
- NOTES:
1. ALL CAST IN PIPES FOR BALCONY TO BE Ø50mm MIN.
 2. ALL CAST IN PIPES TO BE HDPE.



BALCONY 'FW' DETAIL (WITH ROOF ABOVE)
SCALE N.T.S.

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—	EXISTING STORMWATER DRAINAGE PIPE
•VR	VERTICAL RISER
•CO	CLEAN OUT PIT

ARCHITECT:

BVD
Beyond Vision Design
concept - design - construct

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PROJECT PROPOSED DUPLEX
16 CARINYA ROAD
PICNIC POINT NSW

SUBJECT

FIRST FLOOR STORMWATER DRAINAGE PLAN AND DETAIL

DESIGNED	M.D	DRAWN	N.A	AUTHORISED	M.D
CHECKED	M.D	SCALE : A1	NTS	DATE	DEC 2025
JOB NO.			DRAWING NO.		
PCE25178			SW3		

B	FOR DA APPROVAL	M.D	M.D	17.07.26
A	FOR DA APPROVAL	M.D	M.D	26.12.25
ISSUE	AMENDMENT	ENG.	DRA.	DATE