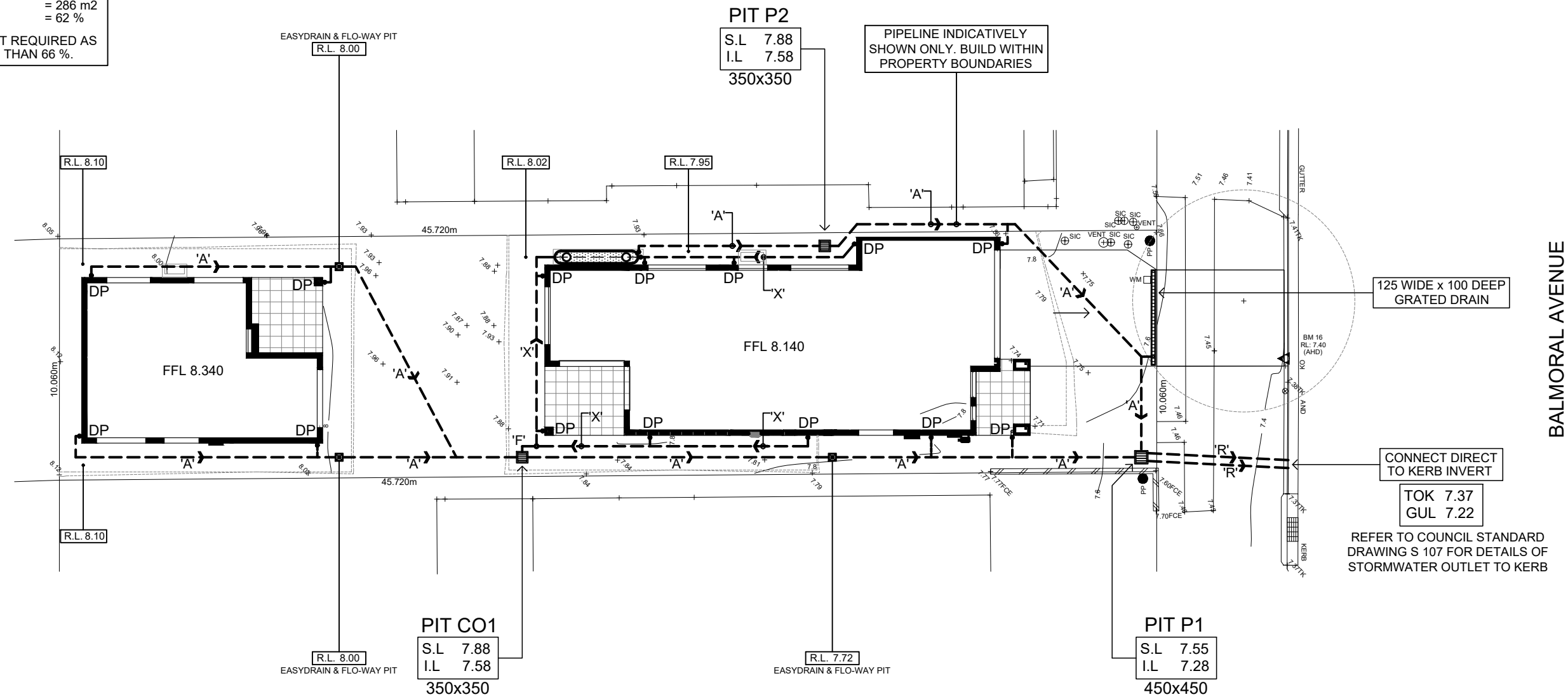


SITE COVERAGE / IMPERVIOUS AREAS

SITE AREA	= 460 m2
ROOF AREA (DWELLING)	= 170 m2
ROOF AREA (GRANNY FLAT)	= 85 m2
DRIVEWAY	= 31 m2
TOTAL IMPERVIOUS AREA	= 286 m2
SITE COVERAGE	= 62 %

ON SITE DETENTION IS NOT REQUIRED AS SITE COVERAGE IS LESS THAN 66 %.



PIPE SCHEDULE				
TAG	SIZE	MATERIAL	GRADE	DESCRIPTION
'A'	100 Ø	P.V.C	1% MIN	REGULAR GRAVITY PIPE
'B'	150 Ø	P.V.C	1% MIN	REGULAR GRAVITY PIPE
'X'	100 Ø	P.V.C	CHARGED	TO FEED RAINWATER TANK
'F'	100 Ø	P.V.C	1% MIN	FLUSHING LINE - CAPPED END
'R'	100 Ø	S.G P.V.C	1% MIN	SEWER GRADE DISCHARGE PIPE

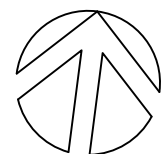
NOTE, ALL PIT & PIPELINE LOCATIONS SHOWN ON PLAN ARE INDICATIVE. BUILDER TO DETERMINE BEST POSITION FOR PLACEMENT WITHIN A 1m TOLERANCE OF WHAT IS SHOWN ON PLAN.
THROUGH PITS CAN ALSO BE ADJUSTED TO BE 'END OF LINE' WITH THE OUTLETS TO JUNCTION INTO THE MAIN GRAVITY LINE IF LEVELS PERMIT. TYPE & POSITION OF PITS TO BE TO THE DISCRETION OF THE BUILDER & PLUMBER DURING CONSTRUCTION. IF IN DOUBT CONTACT DESIGN ENGINEER.

RAINWATER TANK AS SHOWN ON PLAN
3041L TANK: 1635H X 3500L X 550W
PROVIDE A RAINWATER TANK 3041L IN CAPACITY TO SUIT ALL BASIX REQUIREMENTS. TANK TO BE CONNECTED AS SPECIFIED IN BASIX REPORT.

ENSURE ALL CONNECTIONS WITHIN CHARGED SYSTEM ARE SOLVENT WELDED

ALL DOWNPIPES ARE TO BE ENTIRELY PVC. PIPES ARE TO BE SEALED UPTO U/S OF ROOF GUTTERS

ROOF GUTTERS I.L. 10.72
TANK INLET I.L. 9.62
HEAD PRESSURE - 1100mm



SITE STORMWATER MANAGEMENT LAYOUT

SCALE 1:200/A3

STORMWATER LAYOUT NOTES

- 1) PITS DEEPER THAN 600mm TO BE 600 X 900 W, ELSE 375 SQ U.N.O.
- 2) ALL PIPES TO HAVE 1% MIN. GRADE U.N.O.
- 3) ALL DOWNPIPES TO BE 100 X 50 BOX OR 90 Ø.
- 4) PIPES TO BE U.P.V.C. OR STORMWATER PIPE TO A.S.1254.
- 5) PITS TO BE STANDARD PRECAST CONCRETE PITS OR BRICK RENDERED WITH CONCRETE HEAVY DUTY GRATES SIZED AS PITS PER PLAN.
- 6) NO SEWER VENTS, GULLY PITS OR SIMILAR TO BE LOCATED BELOW THE MAXIMUM WATER SURFACE LEVEL IN DETENTION BASINS.
- 7) PERSONS UTILISING THIS PLAN FOR ANY PURPOSES SHALL VERIFY THE DATUM & RESPECTIVE LEVELS PRIOR TO

- COMMENCING ANY WORKS & NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- 8) DRIVEWAY LEVELS PROVIDED FOR DRAINAGE DESIGN PURPOSES ONLY. LEVELS MAY BE ADJUSTED TO SUIT FINAL HOUSE CUT/FILL CONDITIONS BUT NEED TO MAINTAIN INTENT OF DRAINAGE SYSTEM. ENGINEER TO BE CONSULTED PRIOR TO CONSTRUCTION TO ENSURE INTENT MAINTAINED.
 - 9) END OF EXISTING DRAINAGE LINE TO BE EXPOSED & LEVELS CONFIRMED BY BUILDER PRIOR TO COMMENCEMENT OF WORKS.
 - 10) BUILDERS TO ENSURE SERVICES CONNECTIONS TO HOUSE DO NOT CONFLICT WITH DRAINAGE DESIGN REQUIREMENTS.
 - 11) ALL WORKS TO BE CONSTRUCTED TO GOOD BUILDING PRACTICE & MATERIALS TO MEET ACCEPTED SPECIFICATIONS.

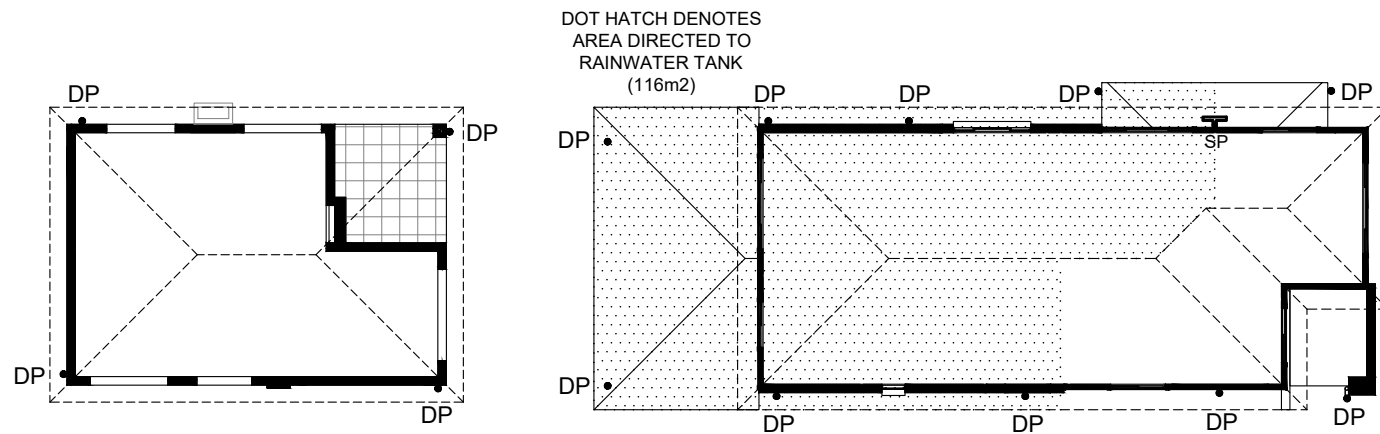
LEGEND

P1	PIT LABEL	G.F.L.	GARAGE FLOOR LEVEL
	SUMP PIT - PIT SIZE REFERS TO GRATE DIMENSIONS	• 0.00	EXISTING REDUCED LEVEL
	300x300 FLOOR GULLY	• R.L. 157.00	PROPOSED REDUCED LEVEL
	100/150 Ø GARDEN GULLY	■ DP	DOWNPIPE
	DRAINAGE PIPE	⊥ SP	SPITTER/SPREADER
	AERIAL PIPE	⊙	CLEANING EYE
S.L.	SURFACE LEVEL	—	SEDIMENT FENCE
I.L.	INVERT LEVEL	—	AG LINE
F.F.L.	FINISHED FLOOR LEVEL	⇒	OVERLAND FLOW

alwdesign
CIVIL ENGINEERING CONSULTANTS
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M: 0413 763 432 69 DELANGE ROAD, PUTNEY NSW 2112

JOB NUMBER:
SW26225
DRAWING NUMBER:
SW26225 - S1

PROJECT: PROPOSED RESIDENTIAL DWELLING AT LOT 16, # 77 BALMORAL AVENUE, CROYDON PARK		
DRAWING: SITE STORMWATER MANAGEMENT LAYOUT		
DESIGNED	DRAWN	CHECKED:
A.W	N.W	ANDREW L WAHBE - BE (CIVIL) MIEAUST PENG
DRAWINGS NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED BY DESIGNING ENGINEER		
B	ISSUED FOR DEVELOPMENT APPLICATION	
ISSUE	REVISION DESCRIPTION	APPR. DATE
		21/07/26



GUTTER SELECTED: STRAMIT INFINITILINE QUAD GUTTER - SLOTTED;
AREA = 5200 SQ.MM

ALL DOWNPIPES TO BE 90 Ø MIN

ROOF & FIRST FLOOR LAYOUTS

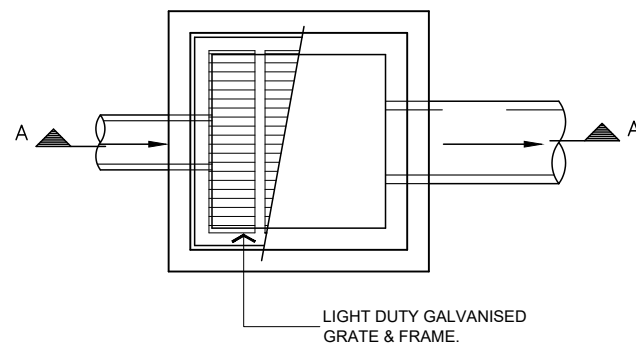
SCALE 1:200/A3

ENSURE ALL CONNECTIONS WITHIN CHARGED SYSTEM ARE SOLVENT WELDED

ALL DOWNPIPES ARE TO BE ENTIRELY PVC. PIPES ARE TO BE SEALED UP TO U/S OF ROOF GUTTERS

ROOF GUTTERS I.L. 10.72
TANK INLET I.L. 9.62
HEAD PRESSURE - 1100mm

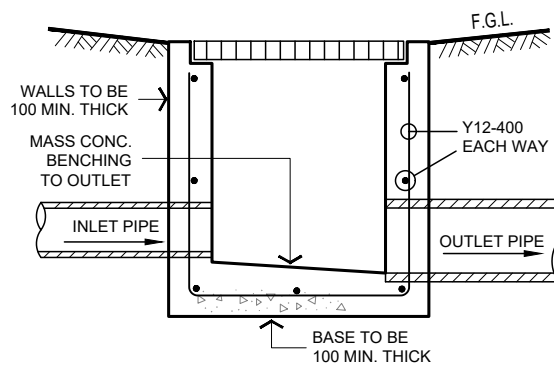
NOTE, ALL PIT SIZES SHOWN ON PLAN REFLECT THE REQUIRED GRATE DIMENSION



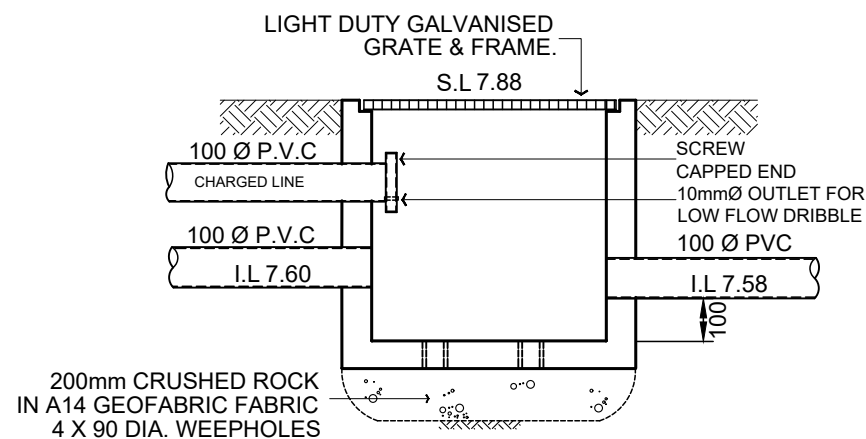
TYPICAL PIT DETAIL

IN TRAFFICABLE AREAS
BRICKWORK/BLOCKWORK WALLS OR PRECAST CONCRETE PITS MAY BE USED
SUBJECT TO APPROVAL

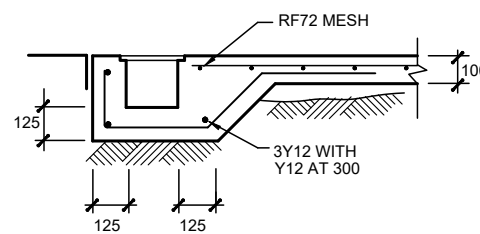
IN NON-TRAFFICABLE AREAS
FIBRE-GLASS OR HARD-PLASTIC PITS MAY BE USED
SUBJECT TO APPROVAL



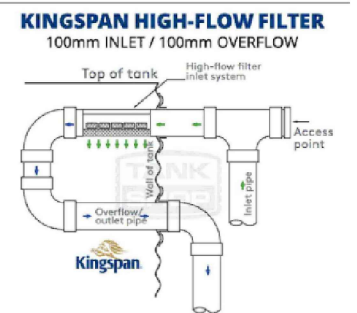
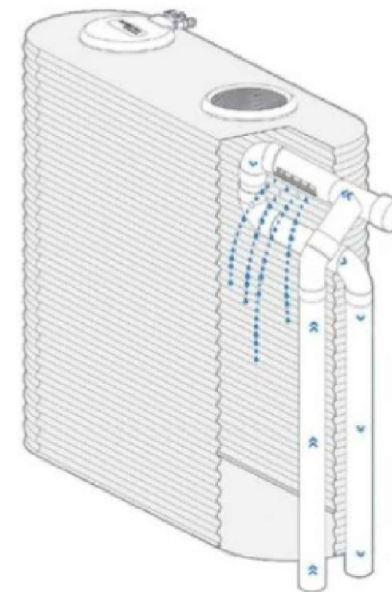
TYPICAL SECTION A



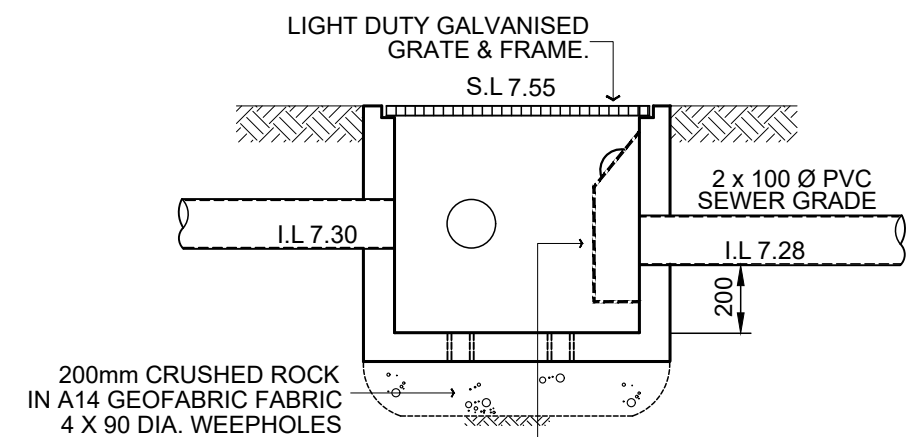
PIT CO1 - 350x350 CLEAN-OUT PIT FOR CHARGED LINE SYSTEMS



GRADED DRAIN

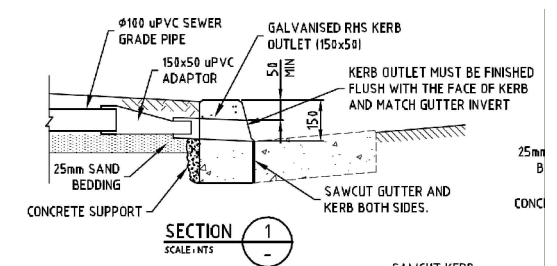
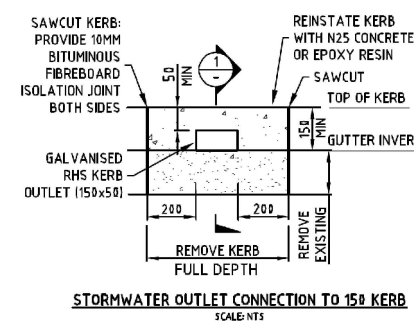


RAINWATER TANK CONFIGURATION BY KINGSPAN



REMOVABLE RECTANGULAR SCREEN HOT DIPPED GALV. LYSAGHT MAXIMESH TYPE RH3030 WITH HANDLE

PIT P1 - 450x450



EXCERPTS FROM COUNCIL STANDARD DRAWING S 107 FOR DETAILS OF STORMWATER OUTLET TO KERB

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M: 0413 763 432 69 DELANGE ROAD, PUTNEY NSW 2112

JOB NUMBER:
SW26225
DRAWING NUMBER:
SW26225 - S2

PROJECT:	PROPOSED RESIDENTIAL DWELLING AT LOT 16, # 77 BALMORAL AVENUE, CROYDON PARK		
DRAWING:	ROOF LAYOUT & GENERAL DETAILS		
DESIGNED	A.W	DRAWN	N.W
CHECKED:	ANDREW L WAHBE - BE (CIVIL) MIEAUST PENG		
ISSUE	B	ISSUED FOR DEVELOPMENT APPLICATION	
REVISION DESCRIPTION			21/07/26
APPR. DATE			