

CALCULATIONS

SITE AREA (as per Calc.) = 612.76 m²

PROPOSED PERMEABLE/ LANDSCAPE AREAS:

PROPOSED PERVIOUS AREA = 379.98 m² i.e. 62.01 % < 66% (OK)

Alternative water

Rainwater tank

The applicant must install a rainwater tank of at least 1500 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.

The applicant must configure the rainwater tank to collect rain runoff from at least 150 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).

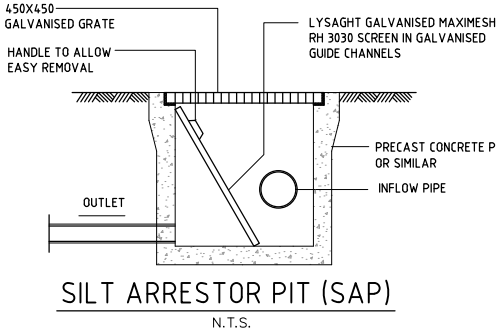
The applicant must connect the rainwater tank to:

- at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)

	✓	✓	✓
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GENERAL DRAINAGE NOTES:

- THIS DRAINAGE PLAN SHOULD BE READ STRICTLY IN ACCORDANCE WITH THE COUNCIL APPROVED ARCHITECTURAL PLANS
- LOCATIONS OF DOWN PIPES TO BE CONFIRMED BY THE ARCHITECT
- DEPTH AND LOCATION OF SERVICES TO BE ESTABLISHED PRIOR TO COMMENCEMENT OF DRAINAGE WORKS.
- ALL GUTTERS TO BE MIN STRAMIT 115 QUAD OR EQUIVALENT
- ALL BALCONIES TO HAVE FLOOR WASTE CONNECTED TO DOWNPIPE
- ALL DRAINAGE PIPES ARE TO BE UPVC GRADE, UNLESS NOTED OTHERWISE.
- THE MINIMUM COVER OVER ALL DRAINAGE PIPES IS TO BE 150mm.
- ALL DRAINAGE PIPES ARE TO HAVE A MINIMUM PIPE GRADIENT OF 1%
- ALL DRAINAGE PITS ARE TO BE INSTALLED WITH A CHILD PROOF SAFETY LATCH ON THE ACCESS GRATE.
- ALL DOWNPIPES ARE TO BE 100mm Dia. UPVC PIPES UNLESS NOTED OTHERWISE
- ALL PITS TO BE CONSTRUCTED ARE SHOWN IN REINFORCED CONCRETE, HOWEVER PRECAST OR BRICK PITS OF SIMILAR SIZE
- IT IS THE RESPONSIBILITY OF OWNER TO CHECK AND ENSURE THE EXISTENCE AND THE LEGAL ASPECTS OF ANY EASEMENTS AND CONSTRUCTION AND TO THE SAME LEVELS ARE ACCEPTABLE.
- IT IS THE RESPONSIBILITY OF OWNER TO CHECK AND ENSURE CONCRETE, HOWEVER PRECAST OR BRICK PITS OF SIMILAR SIZE
- IT IS THE RESPONSIBILITY OF THE BUILDER TO CHECK AND ENSURE THE EXISTENCE OF ANY DRAINAGE PIPES AND OTHER SERVICES ON SITE PRIOR TO CONSTRUCTION ALL LEVELS MUST BE VERIFIED ON SITE START FROM THE MOST DOWNSTREAM POINT



STORMWATER PLAN

1 : 100

- NOTE: 1) IT IS MANADATORY TO INSTALL AND MAINTAIN "PROPRIETARY LEAF GUARDS" ON ROOF GUTTERS.
- 2) RWTs SHOULD BE LOCATED BEHIND THE BUILDING LINE & A MINIMUM 450mm AWAY FROM ALL BOUNDARY FENCES.
- 3) ALL GRATES SHOULD BE CHILD PROOF "J" TYPE SPRING LOCKS
- 4) IT IS MANDATORY TO CLEAN/MAINTAIN EXISTING TANKS AND PITS AFTER EVERY QUARTER OF YEAR.
- 5) OUTLET RHS SHOULD BE AT LEAST 200mm AWAY FROM DRIVEWAY EDGE TOUCHING THE KERB & GUTTER
- 6) ALL THE OUTLETS AND PITS SHOULD BE CONSTRUCTED WITH IN THE CONCERNED BOUNDARY OF SUBJECT LOT.

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The applicant must connect the rainwater tank to:

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	✓	✓	✓
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STORM WATER - CHARGED SYSTEM NOTES:

- ALL THE "PIPES" AND "CLEAN EYES" SHOULD BE SEALED PROPERLY.
- ALL THE DOWN PIPES SHOULD BE PAINTED. IN A COLOUR TO COMPLIMENT THE DEVELOPMENT AND TO PROTECT THEM AGAINST "ULTRA-VIOLET LIGHT DAMAGE FROM SUN.
- THE SEALED DOWN PIPES SHOULD BE CONSTRUCTED OF ONE MATERIAL TO THE UNDERSIDE OF ROOF GUTTER FOR AESTHETICS REASONS.



HYDRAULICS, STRUCTURES, ARCHITECTURE, BUILDING INSPECTIONS, PLANNING, BCA REPORTS, COMPLIANCE REPORTS, FLOOD RISK MANAGEMENT, STD WATER CO-ORDINATION, ESTIMATION, PRE & POST CONSTRUCTION PROJECT MANAGEMENT, QA/QC, PM CONSTRUCTION.

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CHECK ALL DIMENSIONS, WINDOWS AND SETBACKS ON SITE BEFORE COMMENCING. REPORT ANY DISCREPANCIES TO DESIGNER FOR DECISION BEFORE PROCEEDING WITH WORK.

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PROPOSED : ATTACHED DUAL OCCUPANCY

PROPERTY ADDRESS: 24-PARK ROAD, EAST HILLS NSW

A3

A3-1:200

LGA : CB CITY COUNCIL

DESIGNER: MM CONSULTING ENGINEERS

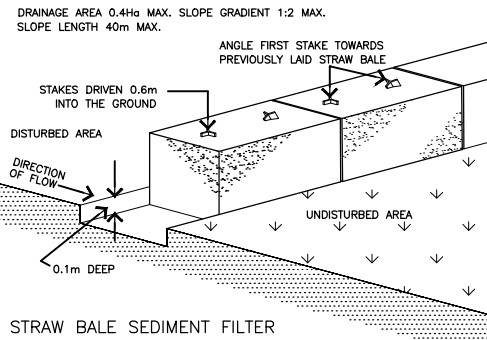
AMENDMENTS		
ISSUE	AMENDMENT	DATE
A	FOR DA	FEB-22
B	COUNCIL LETTER-1	25-06-22
C		
D		

Date 05/02/2022

STW PLAN

SHEET - STW-1/2

SEDIMENTATION CONTROL MEASURES & TYPICAL DETAILS TO BE FOLLOWED ON SITE



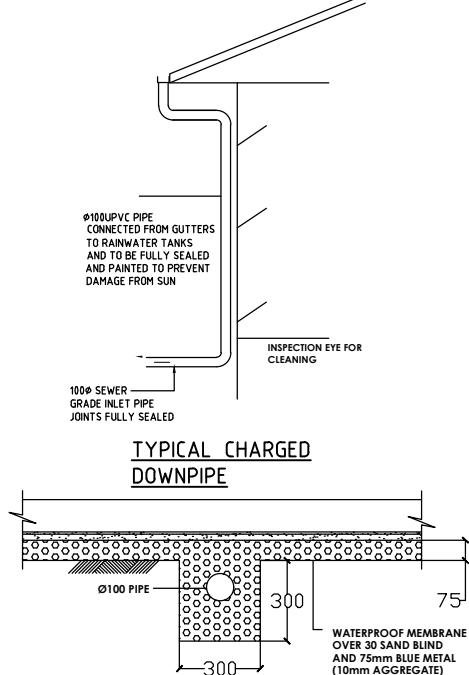
WARNING \$1500 FINE.

IT IS ILLEGAL TO ALLOW SOIL, CEMENT SLURRY OR OTHER BUILDING MATERIALS TO BE PUMPED, DRAINED OR ALLOWED TO ENTER THE STORMWATER SYSTEM.



RAIN WATER TANK NOTES:

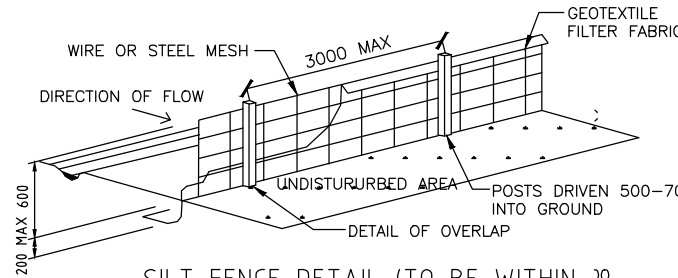
1. TANK WATER TAPS SHALL BE MARKED "RAINWATER NOT TO BE USED FOR HUMAN CONSUMPTION".
2. MINIMUM TANK SIZE 2000 LITRES or AS PER BASIX.
3. RAINWATER TANK SHALL BE CONNECTED TO MAIN WATER SUPPLY AS BACKUP.
4. THE PUMPS ARE TO BE INSTALLED IN ACCORDANCE WITH COUNCIL POLICY.
5. TANK TO BE CONNECTED TO ALL TOILETS FOR TOILET FLUSHING, TO THE COLD WATER TAPS THAT SUPPLIES EACH WASHING MACHINE FOR CLOTHES WASHING & OUT DOOR TAPS FOR IRRIGATION USE.
6. RAINWATER TANKS TO BE CLEANED OUT EVERY 6 MONTHS.
7. WATER TANK AND ASSOCIATED STRUCTURE TO BE THE SAME COLOUR, OR A COLOUR COMPLEMENTARY TO THE DWELLING.
8. TOP OF TANK TO BE BELOW TOP OF NEAREST FENCE, OR 2.1 METRES, WHICH EVER IS LESSER.
9. THE WATER TANK SHOULD BE LOCATED AT LEAST 450mm FROM ANY PROPERTY BOUNDARY.
10. PLUMBING FROM THE WATER TANK IS TO BE KEPT SEPARATE FROM THE RETICULATED WATER SUPPLY SYSTEM.
11. TANK TO BE BUILT ON SELF SUPPORTING BASE.
12. PROVIDE BACK-FLOW PREVENTION DEVICE AT MAINS WATER METER.
13. ROOF DRAINING TO TANK MUST NOT CONTAIN LEAD, TAR BASED PAINTS AND ASBESTOS.
14. WATER TO BE DRAWN FROM ANAEROBIC ZONE OF TANK.



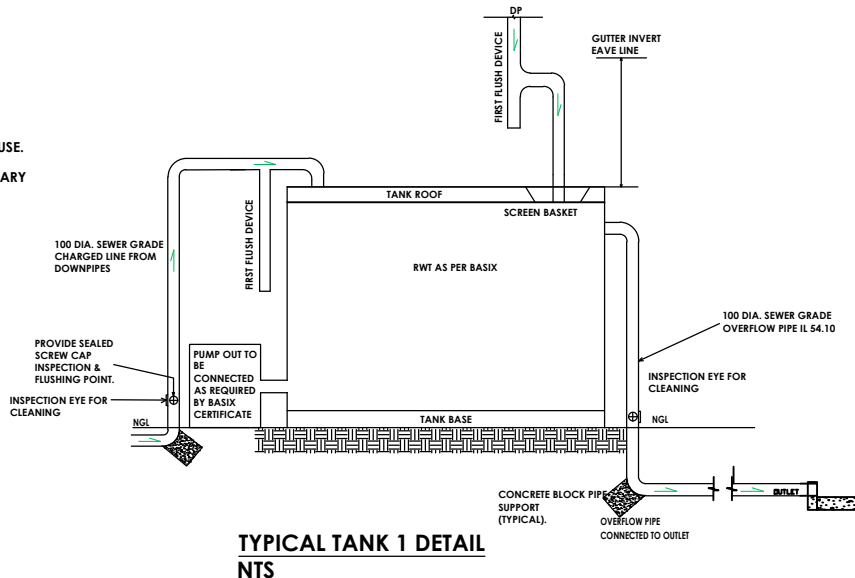
TYPICAL SECTION THROUGH SUBSOIL HARD PIPE SCALE 1:20

SILT FENCES

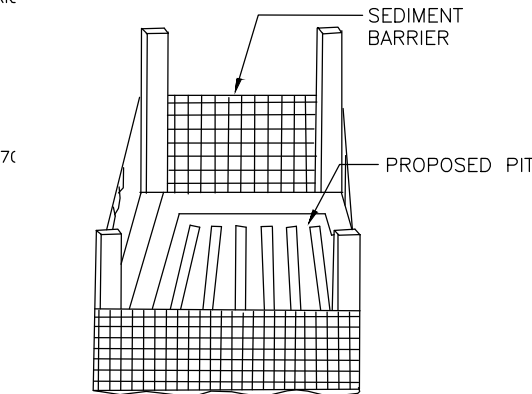
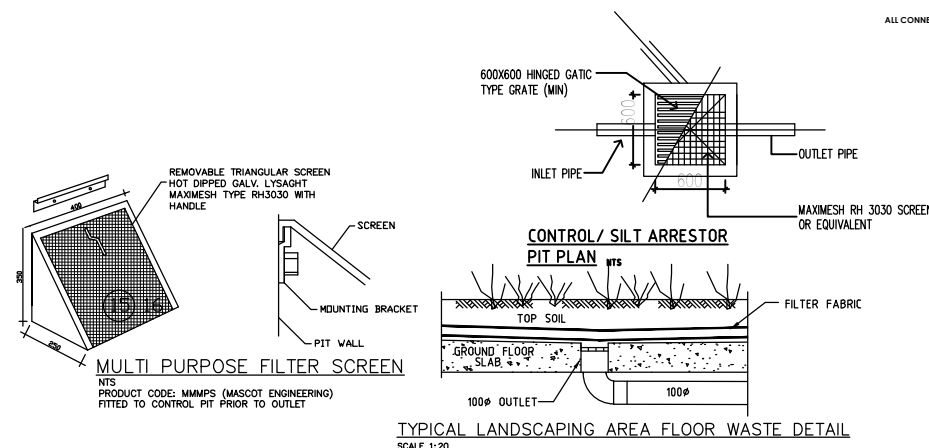
- FILTERS SILT FROM LOW TO MEDIUM FLOWS OF SURFACE WATER ON GENTLY SLOPING OR STEEP UNEVEN TERRAIN.
- CONSIST OF A FILTER FABRIC ('GEOTEXTILE FILLER'), ATTACHED TO A STEEL WIRE OR CABLE, WHICH IS SUPPORTED ON 900mm LONG STEEL OR WOODEN POSTS AT 2.5-3m CENTRES.
- THE LOWER END OF THE FABRIC IS EMBEDDED INTO THE GROUND, AS SHOWN IN FIGURE 1.
- GENERALLY FOLLOW THE CONTOURS OF THE LAND.



SILT FENCE DETAIL (TO BE WITHIN 30 THE PROPERTY BOUNDARY-DURING CONSTRUCTION ONLY) NOT TO SCALE



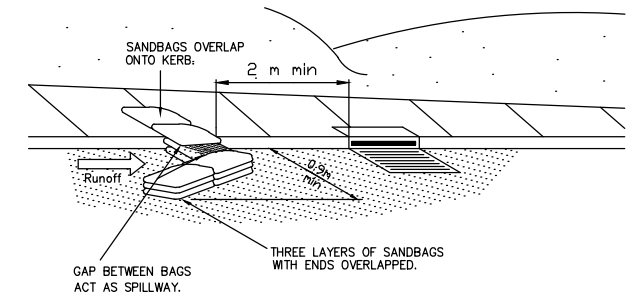
TYPICAL TANK 1 DETAIL NTS



SEDIMENT BARRIER AROUND STORMWATER PIT (DURING CONSTRUCTION)

EROSION CONTROL NOTES:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED PRIOR TO SITE DISTURBANCE AND TO BE INSPECTED AND MAINTAINED DAILY BY SITE MANAGER.
2. STRIPPING OF GRASS AND VEGETATION ETC. FROM SITE SHALL BE KEPT TO A MINIMUM.
3. TOPSOIL FROM ALL AREAS THAT WILL BE DISTURBED TO BE STRIPPED AND STOCKPILED AND TO BE KEPT CLEAR FROM DRAINS, GUTTERS AND FOOTPATHS.
4. DRAINAGE IS TO BE CONNECTED TO STORMWATER SYSTEM AS SOON AS POSSIBLE.
5. ROADS AND FOOTPATH TO BE SWEEPED DAILY
6. ALL SEDIMENT CONTROL STRUCTURES TO BE INSPECTED AFTER EACH RAINFALL EVENT FOR STRUCTURAL DAMAGE AND ALL TRAPPED SEDIMENT TO BE REMOVED TO



SANDBAG KERB INLET SEDIMENT TRAP

