

STORMWATER DRAINAGE PLAN

56 BRANSGROVE RD, REVESBY NSW 2212

LIST OF DRAWINGS

SHEET No.	SHEET NAME	REV	DATE
H01	CONSTRUCTION NOTES	E	04/10/2022
H02	SITE DRAINAGE PLAN	E	04/10/2022
H03	CATCHMENT PLAN	E	04/10/2022

GENERAL

- THE PLUMBER/ DRAINER SHALL INSPECT THE SITE AND CONFIRM THE EXISTING SITE STRUCTURES, SERVICES AND CONDITIONS PRIOR TO PROCEEDING. SHOULD ANY DISCREPANCIES BE FOUND, CONTACT THE ENGINEER FOR DISCUSSION PRIOR TO PROCEEDING THE WORKS.
- LOCATION OF STORMWATER SYSTEMS, INCLUDING DOWNPIPES, PIPES, PITS, ONSITE DETENTION AND RAINWATER TANK ARE INDICATIVE ONLY. EXACT LOCATION SHALL BE DETERMINED ON SITE BY THE PLUMBER/BUILDER TO SUIT SITE CONDITIONS.
- THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND OTHER CONSULTANT DRAWINGS. IF ANY DISCREPANCIES FOUND, CONTACT THE ENGINEER FOR DISCUSSION PRIOR TO PROCEEDING THE WORKS.
- ALL MATERIAL AND WORKMANSHIP TO BE CARRIED OUT IN ACCORDANCE WITH AS3500.3:2018 STORMWATER DRAINAGE, BCA AND LOCAL COUNCIL POLICY, CONSENT AND REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE PLUMBER/ DRAINER TO OBTAIN ANY APPROVALS/ PERMITS/ LICENSES ISSUED BY THE AUTHORITIES PRIOR TO PROCEEDING WITH STORMWATER WORKS.
- ALL DIMENSIONS AND LEVELS ARE TO BE VERIFIED AND CONFIRMED ONSITE BY THE PLUMBER/BUILDER PRIOR TO COMMENCEMENT OF THE WORKS.
- THESE DRAWINGS ARE NOT TO BE SCALED FOR DIMENSIONS NOR TO BE USED FOR SETOUT PURPOSES.
- THESE DRAWINGS DEPIC THE DESIGN OF SURFACE STORMWATER RUNOFF DRAINAGE SYSTEMS ONLY AND DO NOT DEPICT ROOF DRAINAGE OR SUBSOIL DRAINAGE SYSTEM. UNLESS NOTED OTHERWISE, THE DESIGN OF ROOF AND SUBSOIL DRAINAGE SYSTEMS IS THE RESPONSIBILITY OF OTHERS.
- ALL DOWNPIPES TO BE ø100 SEWER GRADE AND FULLY SEALED U.N.O. ALL STORMWATER PIPES TO BE ø100 SEWER GRADE AT 1% MIN. FALL U.N.O. ALL MATERIALS USED IN THE WORK SHALL BE NEW AND CONFORM WITH RELEVANT AUSTRALIAN STANDARDS AND BEAR THE REQUIRED STANDARDS MARK.
- INSPECTION AND CERTIFICATION, IF REQUIRED, SHALL BE DONE PRIOR TO BACKFILLING. ALLOW 24 HOUR NOTICE FOR THE ENGINEER TO CARRY OUT INSPECTION.
- ANY DAMAGE TO SERVICES DURING CONSTRUCTION SHALL BE REPAIRED IMMEDIATELY AT THE PLUMBER/ DRAINER'S OWN EXPENSE.

UTILITIES

- THE LOCATION OF UTILITIES SHOWN ON THESE DRAWINGS ARE INDICATIVE ONLY. THE CONTRACTOR SHALL, BEFORE COMMENCING ANY WORKS:
 - DETERMINE THE EXTENT OF EXISTING UTILITY SURVEY AND INFORMATION REFERENCED ON THESE DRAWINGS.
 - OBTAIN CURRENT DIAL BEFORE YOU DIG PLANS AND INFORMATION BY TELEPHONING 1100 OR FAX 1300 682 077 TO ASCERTAIN THE EXACT LOCATION OF UTILITIES.



- MAKE ANY OTHER ENQUIRIES AS THE CONTRACTOR CONSIDERS NECESSARY TO SATISFY ITSELF AS TO THE EXACT LOCATION OF UTILITY SERVICES; AND
 - ENSURE THAT THE ADOPTED WORK METHOD WILL AVOID DAMAGE TO ALL UTILITIES.
- THE CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF EXISTING UTILITY SERVICES.
 - THIS FIRM WILL NOT BE LIABLE FOR ANY COSTS ARISING FROM DAMAGE TO ANY UTILITY SERVICES CAUSED BY THE CONTRACTOR.

DRAINAGE NOTES

- UNLESS NOTED AS OTHERWISE, ALL DOWNPIPES TO BE ø100 ROUND (OR 100X75 RECTANGULAR) AND FULLY SEALED; ALL STORMWATER PIPES TO BE ø100 SEWER GRADE. ALL STORMWATER PIPES TO BE LAID AT 1% MIN. FALL. ALL MATERIALS USED IN THE WORK SHALL BE NEW AND CONFORM WITH RELEVANT AUSTRALIAN STANDARDS AND BEAR THE REQUIRED STANDARDS MARK.
- UNLESS NOTED AS OTHERWISE, THE PIPE COVER, MEASURED FROM THE TOP OF THE PIPE TO THE FINISHED SURFACE, SHALL BE AS PER THE TABLE BELOW:

PIPE LOCATION	MINIMUM COVER
NOT SUBJECT TO VEHICULAR LOADING	100MM FOR SINGLE DWELLING 300MM FOR ALL OTHER DEVELOPMENTS
SUBJECT TO VEHICULAR LOADING	450MM WHERE NOT UNDER ROAD
UNDER SEALED ROAD	600MM
UNDER UNSEALED ROAD	750MM
UNDER FOOTPATHS	400MM
PARKS	400MM
PAVED DRIVEWAY	100MM BELOW UNDER SIDE OF PAVEMENT

- ANY PIPES BENEATH RELEVANT LOCAL AUTHORITY ROAD TO BE RUBBER RING JOINTED RCP, UNLESS NOTED AS OTHERWISE.
- ALL STORMWATER PIT WITHIN THE PROPERTY ARE TO BE FITTED WITH "WELDLCK" OR APPROVED EQUIVALENT GRATE OF:
 - LIGHT DUTY FOR LANDSCAPED AREAS
 - HEAVY DUTY WHERE SUBJECTED TO VEHICULAR TRAFFIC
- UNLESS NOTED AS OTHERWISE, MINIMUM INTERNAL DIMENSIONS FOR STORMWATER AND INLET PITS SHALL BE GIVEN IN TABLE BELOW:

DEPTH TO INVERT OF OUTLET	MINIMUM INTERNAL DIMENSION (mm)	
	WIDTH	LENGTH
UP TO 450mm	450	450
450mm TO 600mm	600	600
600mm TO 900mm	600	900
900mm TO 1500mm (x)	900	900
1500mm TO 2000mm (x)	1200	1200

(x) NOTE : STEP IRONS SHALL BE PROVIDED FOR PITS WITH DEPTHS EXCEEDING 1200 MM

- ALL PITS IN ROADWAY SHALL BE FITTED WITH HEAVY DUTY GRATES WITH LOCKING BOLTS AND CONTINUOUS HINGES.
- SUB-SOIL DRAINS FOR RETAINING WALL AND EMBANKMENTS SHALL BE INSTALLED BY THE BUILDER AND CONNECTED TO STORMWATER LINES. ALL AGG. LINES SHALL BE 100MM DIA., UNLESS NOTED OTHERWISE.

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D	REISSUED FOR DA SUBMISSION	10/08/2022	LT	ET
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DRAWINGS / DESIGN PREPARED BY



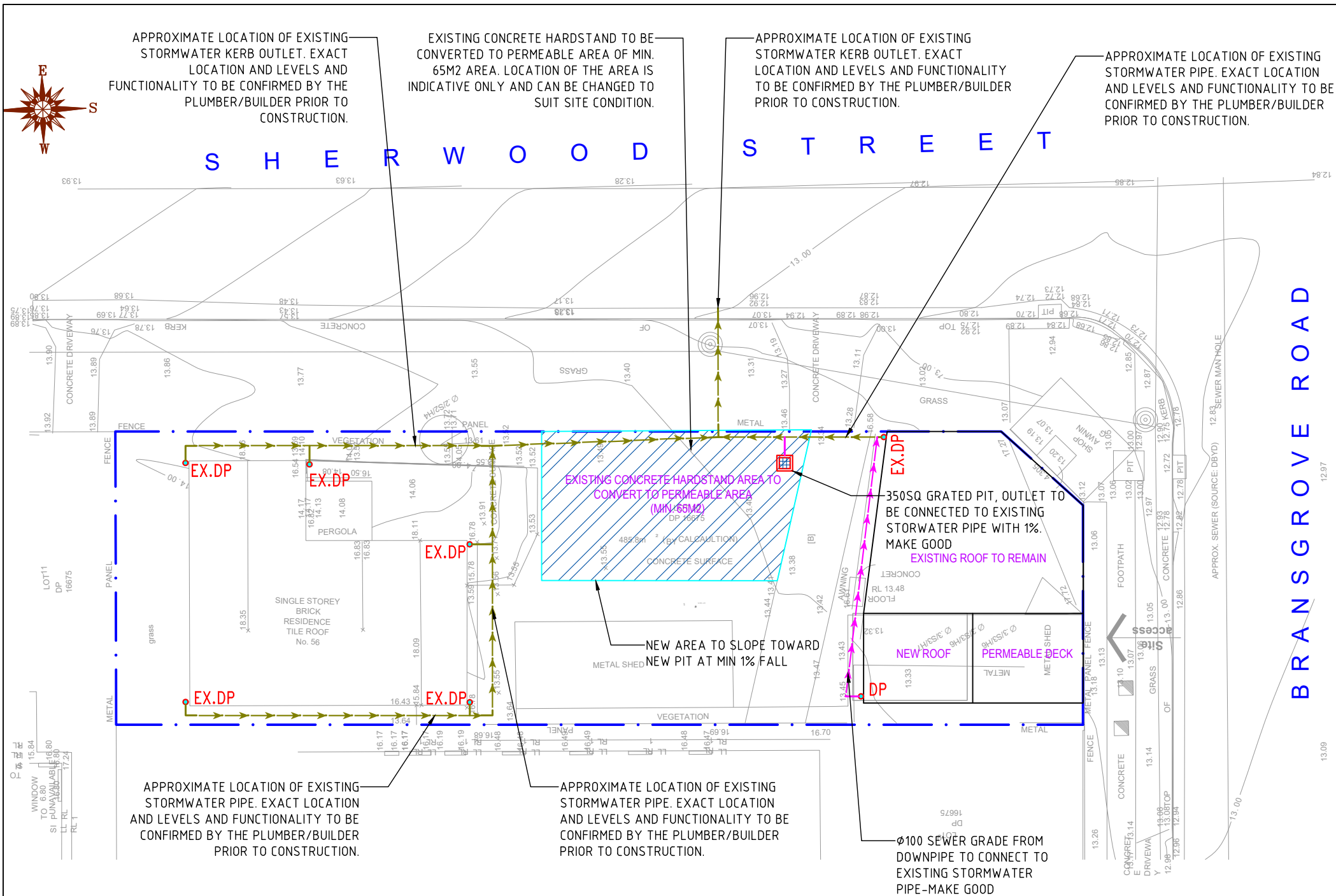
5S PROJECTS
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DRAWING NUMBER	SP-DWG-22475-H01
REVISION	E
TOTAL SHEET	03

DRAWING TITLE: CONSTRUCTION NOTES

LGA: CANTERBURY BANKSTOWN COUNCIL CLIENT: -

PROJECT ADDRESS: 56 BRANSGROVE RD, REVESBY NSW 2212



OSD REQUIREMENTS

SITE AREA = 485.8m²
GRANNY FLAT: 64M²
EXISTING HOUSE: 95.1M²
EXISTING CONCRETE HARDSTAND AREA: 234M²
=> EXISTING IMPERVIOUS AREA ~ 395.M² OR 81% OF THE SITE AREA

EXISTING CONCRETE HARDSTAND AREA TO BE CONVERTED
TO PERMEABLE AREA IS: 65M2 (APPROX.)
REAR LANDSCAPING: 43.2M2
PERMEABLE DECK: 17M2
TOTAL IMPERVIOUS AREA POST DEVELOPMENT
= 485.8 - 65 - 43.2 - 17 = 360.6 M2 OR 74.20% OF THE SITE AREA

THIS DEVELOPMENT IS AN ALTERATIONS AND ADDITIONS TO AN EXISTING SINGLE DWELLING. THE SITE CAN BE DRAINED TO STREET BY GRAVITY. DUE TO TOTAL IMPERVIOUS AREA IS LESSER THAN 75% OF THE SITE AREA, OSD SYSTEM IS NOT REQUIRED.

EXISTING STORMWATER SYSTEM NOTE:

THE EXISTING STORMWATER SYSTEM IS INDICATIVE ONLY AND HAS BEEN ASSUMED IN WORKING ORDER.

THE LOCATION AND FUNCTIONALITY OF THE EXISTING STORMWATER SYSTEM ARE TO BE CONFIRMED BY THE PLUMBER/BUILDER PRIOR TO ANY CONSTRUCTION WORK.

IT IS BUILDER/PLUMBER'S RESPONSIBILITY TO INSPECT THE EXISTING STORMWATER SYSTEM TO CONFIRM IF IT IS IN WORKING ORDER AND IS NOT COMPROMISED DUE TO THE DEVELOPMENT. ANY DAMAGE OR COMPROMISE TO THE EXISTING STORMWATER SYSTEM IS REQUIRED TO BE REINSTATED ACCORDINGLY.

IF DISCREPANCIES BETWEEN OUR ASSUMPTION ON EXISTING STORMWATER SYSTEM IS TO BE REPORTED IMMEDIATELY FOR FURTHER ADVICE.

IMPORTANT NOTE:




ALL DOWNSPIPE LOCATION IS INDICATIVE ONLY AND TO BE DETERMINED AND CONFIRMED ON SITE BY THE BUILDER/PLUMBER TO AVOID LOCATION OF WALL OPENINGS FOR WINDOWS AND DOORS.

FLOOR WASTES ARE TO BE PROVIDED FOR BALCONY AND EXPOSED DECK ABOVE GROUND

BASIX REQUIREMENTS

THE BASIX CERTIFICATE HAS NOT BEEN PROVIDED. WE HAS ASSUMED THERE IS NO COMMITMENT IN REUSE OF RAINWATER OR RAINWATER TANK PROVISION UNDER THE BASIX CERTIFICA. HOWEVER, THE RAINWATER TANK CAPACITY WILL BE IN ACCORDANCE WITH THE BASIX CERTIFICATE.

LEGEND:

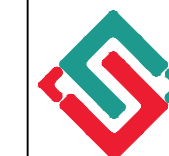
- | | |
|---|------------------------------|
| • DP | Ø100 DOWNPIPE |
| • DP+RWH | Ø100 DOWNPIPE+RAINWATER HEAD |
| • EX.DP | EXISTING DOWNPIPE |
| BG1 | BOX GUTTER |
|  | ROOF RUNOFF PIPE |
|  | SURFACE RUNOFF/OVERFLOW PIPE |
|  | EXISTING STORMWATER PIPE |

HOLD POINT:

PRIOR TO CONSTRUCTION, BUILDER/PLUMBER TO UNDERTAKE A CCTV CAMERA INSPECTION AND PROVIDE REPORT OF EXISTING STORMWATER SYSTEM TO THE ENGINEER AND THE CERTIFIER TO REVIEW AND CONFIRM ON THE DESIGN. FAIL IN DOING THIS, BUILDER/PLUMBER TAKE FULL RESPONSIBILITY FOR ANY DISPUTE AND DAMAGE CAUSE BY STORMWATER RUNOFF LATER ON.

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DRAWING NUMBER	FSP-DWG-22475-H02
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REVISION	E
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5	TOTAL SHEET
4	03

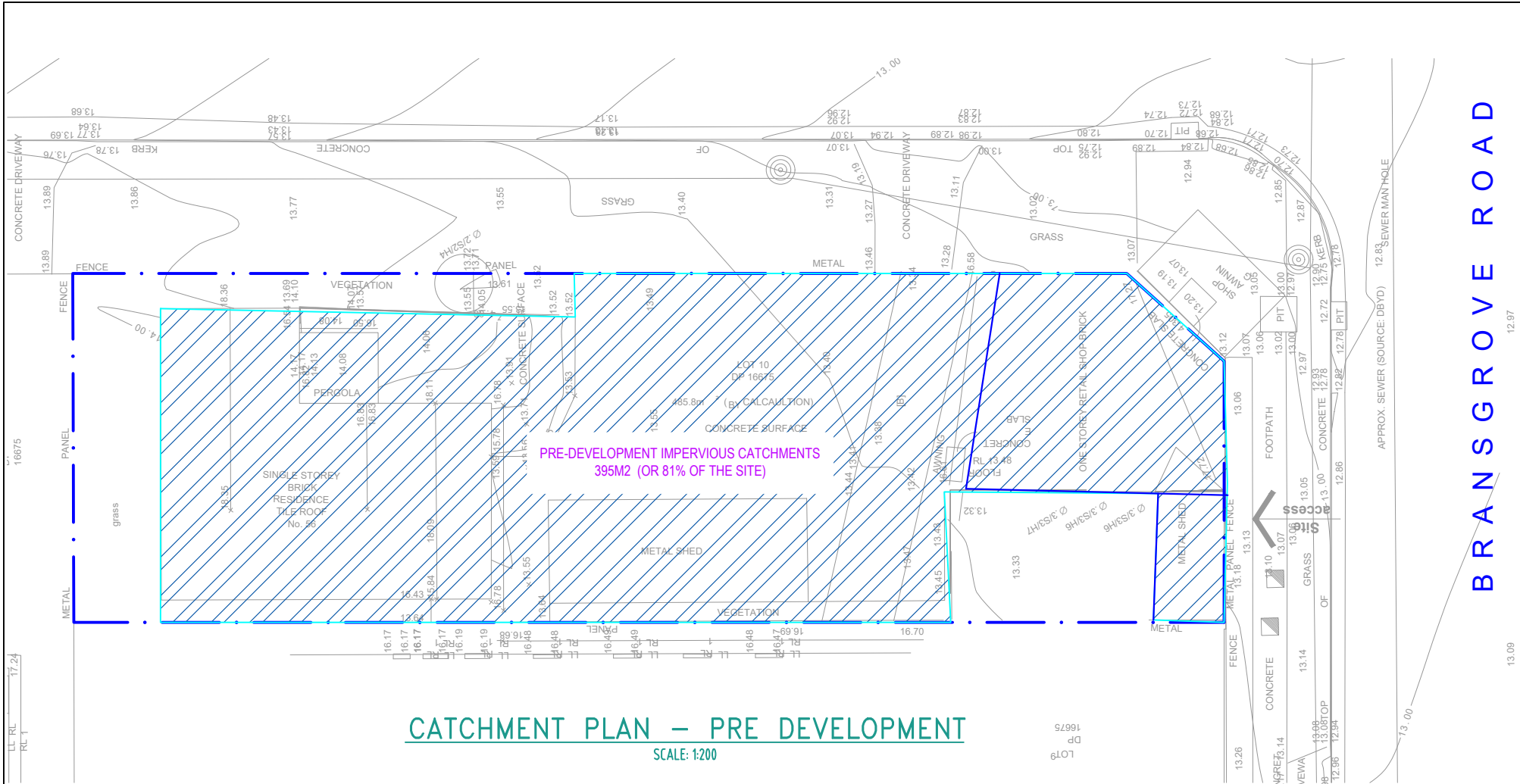
DRAWING TITLE: SITE DRAINAGE PLAN

LGA: CANTERBURY BANKSTOWN COUNCIL	CLIENT: -
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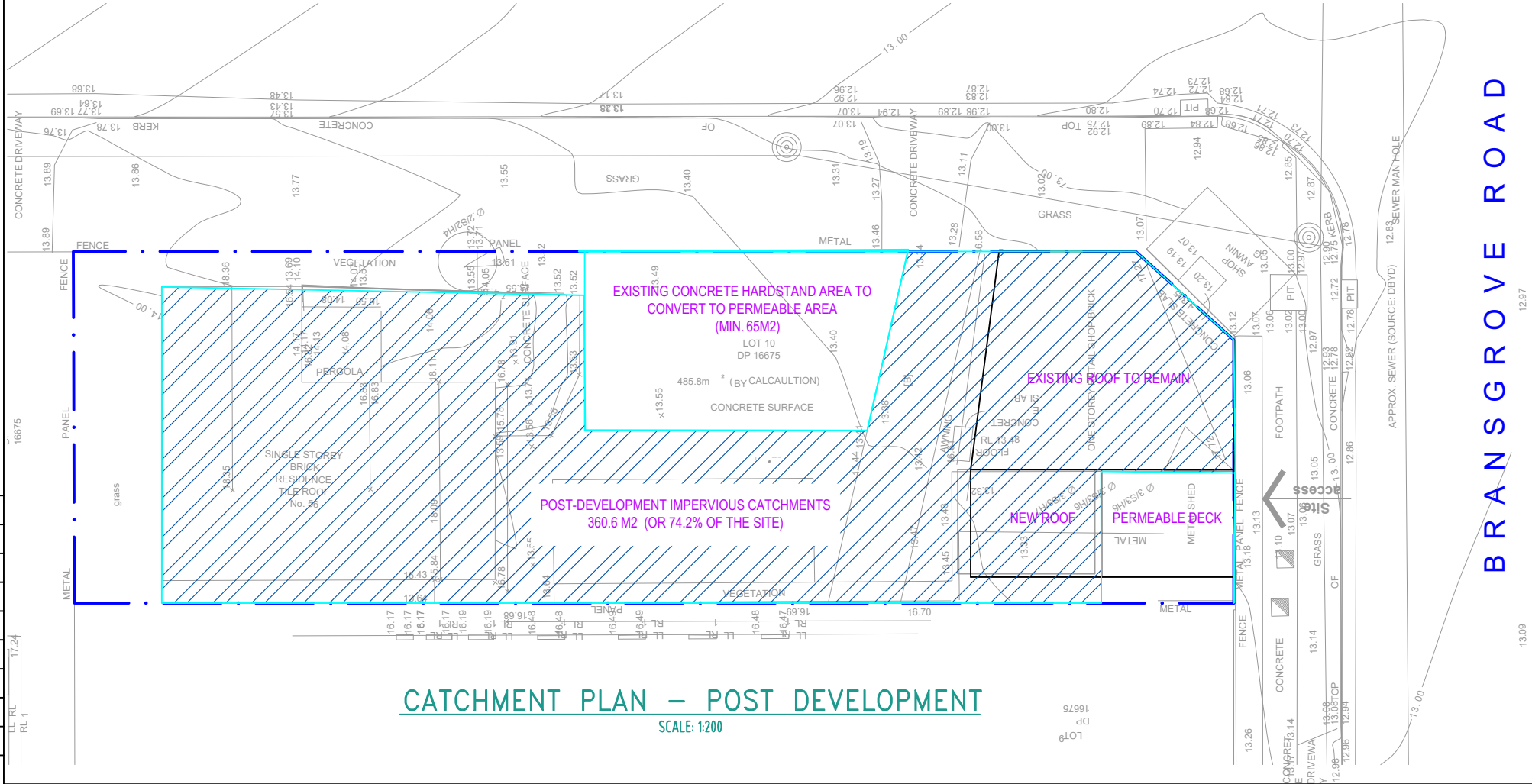
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THIS DRAWING MAY BE PREPARED IN COLOUR AND MAY BE INCOMPLETE IF COPIED

0 5 10 15 20 25 30 35 40 45 50mm ON A3 SIZE ORIGINAL



CATCHMENT PLAN – PRE DEVELOPMENT
SCALE: 1:200




CATCHMENT PLAN – POST DEVELOPMENT
SCALE: 1:200

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