

# PROPOSED RESIDENTIAL DEVELOPMENT AT LOT G (NO. 9) MILLER ROAD, CHESTER HILL, NSW

## GENERAL NOTES

- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ARCHITECTURAL, LANDSCAPE AND OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS AND WITH OTHER SUCH WRITTEN INSTRUCTION AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ANY DISCREPANCY SHALL BE REFERRED TO THE ENGINEERS BEFORE PROCEEDING WITH THE WORK.
- ALL DIMENSIONS ARE IN MILLIMETERS & ALL LEVELS ARE IN METERS, UNO (UNLESS NOTED OTHERWISE).
- NO DIMENSION SHALL BE OBTAINED BY SCALING THE DRAWINGS.
- EXISTING SERVICES LOCATIONS SHOWN INDICATIVE ONLY. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE & LEVEL ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF ANY WORKS.
- ALL BALCONIES AND ROOFS TO BE DRAINED AND TO HAVE SAFETY OVERFLOWS IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS. ALL EXTERNAL SLABS TO BE WATERPROOFED.
- DURING EXCAVATION WORK, THE STRUCTURE SHALL BE MAINTAINED IN A STABLE AND NO PART SHALL BE OVERSTRESSED.
- ALL WORK IS TO BE UNDERTAKEN IN ACCORDANCE WITH THE DETAILS SHOWN ON THE DRAWINGS & SPECIFICATION.
- EXISTING SERVICES WHERE SHOWN HAVE BEEN PLOTTED FROM SUPPLIED DATA AND SUCH THEIR ACCURACY CAN NOT BE GUARANTEED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH THE LEVEL OF ALL EXISTING SERVICE PRIOR TO THE COMMENCEMENT OF WORK.
- ALL SERVICE TRENCHES UNDER VEHICULAR PAVEMENTS SHALL BE BACK FILLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL COUNCIL.
- ALL TRENCH BACK FILL MATERIAL SHALL BE COMPACTED TO THE SAME DENSITY AS THE ADJACENT MATERIAL.
- ON COMPLETION OF STORMWATER INSTALLATION, ALL DISTURBED AREAS MUST BE RESTORED TO ORIGINAL CONDITION, INCLUDING KERBS, FOOTPATHS, CONCRETE AREAS, GRAVEL AND GRASSED AREAS AND ROAD PAVEMENTS, UNLESS DIRECTED OTHERWISE.
- CONTRACTOR TO OBTAIN ALL AUTHORITY APPROVALS UNLESS DIRECTED OTHERWISE.
- LOCATION OF DOWNPIPES AND FLOOR WASTES ARE INDICATIVE ONLY. DOWN PIPE AND FLOOR WASTE SIZE, LOCATION AND QUANTITY TO BE DETERMINED BY BUILDER & IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARD.
- 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 GRATES TO HAVE CHILD PROOF LOCKS
- ALL CUTTERS WILL BE FITTED WITH LEAF GUARDS AND SHOULD BE INSPECTED AND CLEANED TO ENSURE LEAF LITTER CANNOT ENTER THE DOWNPIPES.
- ENSURE ALL DRAINAGE WORKS ARE AWAY FROM TREE ROOTS.

## IMPORTANT NOTES

- ALLOW FOR EMERGENCY OVERFLOW SPLITTER SYSTEM AWAY FROM BUILDING FOR ALL TRAPPED AREAS AND ROOF GUTTER SYSTEM.
- DRIVEWAY GRADES, LEVELS TO COMPLY WITH COUNCIL'S ISSUED ALIGNMENT LEVELS (WHERE APPLICABLE), FLOOD ENGINEER'S REQUIREMENTS AND TO COMPLY WITH AUSTRALIAN STANDARDS INCLUDING AS2890; TRAFFIC ENGINEER TO BE CONSULTED WHERE REQUIRED.
- EX. LEVELS HAVE BEEN INTERPOLATED / ASSUMED BASED ON PROVIDED SURVEY INFORMATION; THESE NEED TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION AND AUSSIE STRUCTURAL ENGINEERS NOTIFIED OF ANY INCONSISTENCIES WITH WHAT HAS BEEN SHOWN ON THESE SET OF DRAWINGS IMMEDIATELY REFER ARCHITECTURAL/LANDSCAPE ARCHITECTURAL DRAWINGS FOR FINAL INTERNAL LEVELS AND LANDSCAPING RL'S. IF THESE LEVELS ARE NOT CONSISTENT WITH THE LEVELS SHOWN ON THESE DRAWINGS, CONTACT AUSSIE STRUCTURAL ENGINEERS IMMEDIATELY TO RESOLVE INCONSISTENCIES WITH THE ARCHITECT/LANDSCAPE ARCHITECT.
- SEWER PEG-OUT TO BE CONDUCTED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORKS AND AUSSIE STRUCTURAL ENGINEERS TO BE NOTIFIED OF ANY CLASH IMMEDIATELY.
- ADEQUATE ACCESS TO BE PROVIDED TO THE RWT AS PER MANUFACTURER'S REQUIREMENTS. ALLOW MIN. 2% FALL AWAY FROM BUILDING AT ALL ENTRIES.
- SYDNEY WATER TO BE NOTIFIED OF WORKS IN PROXIMITY TO THEIR ASSETS AND NECESSARY APPROVALS TO BE OBTAINED BY DEVELOPER PRIOR TO CONSTRUCTION.
- PIT SURFACE LEVELS SHOWN ON THESE SET OF DRAWINGS MUST BE CHECKED BY CONTRACTOR PRIOR TO CONSTRUCTION AGAINST LANDSCAPE AND ARCHITECTURAL LEVELS AND AUSSIE STRUCTURAL ENGINEERS TO BE NOTIFIED IMMEDIATELY SHOULD ANY DISCREPANCIES BE IDENTIFIED FOR AN ALTERNATIVE DESIGN.
- PROVIDE AGG LINES TO ALL LANDSCAPE AREAS AND CONNECT IT TO THE NEAREST PROPOSED STORMWATER DRAINAGE SYSTEM BY GRAVITY; THESE HAVE NOT BEEN SHOWN ON THE PLANS IN ALL AREAS FOR CLARITY OF THE PLANS; CONTACT AUSSIE STRUCTURAL ENGINEERS IMMEDIATELY FOR ANY CLARIFICATIONS PRIOR TO CONSTRUCTION.
- WORKS PROPOSED IN PROXIMITY OF EX. TREES TO REMAIN MUST BE CONDUCTED USING NON-DESTRUCTIVE HAND DIGGING METHODS; ARBORIST TO BE CONSULTED AND TO APPROVE THE PROPOSED WORKS.
- REFER ARCHITECTURAL/LANDSCAPE ARCHITECTURAL DRAWINGS FOR FINAL DETAILS OF PROPOSED RETAINING WALLS. REFER ARCHITECTURAL DRAWINGS FOR FINAL INTERNAL LEVELS. DRIVEWAY PROFILE AND NUMBER AND LOCATION OF DOWNPIPES AND LANDSCAPING RL'S
- RAINWATER TANKS TO BE PLUMBED INTO THE HOUSEHOLD WATER SUPPLY SYSTEM SO THAT ITS WATER IS AUTOMATICALLY USED FOR NON-POTABLE PURPOSES - WORKS INCLUDING RE-USE TO BE AS PER BASIX REQUIREMENTS.
- PROVIDE CLEAN-OUT PIT TO CHARGED LINES AT LOWEST POINT IN THE LINE.
- AGG LINES TO ALL RETAINING WALLS AND FOOTINGS TO BE PROVIDED AND CONNECTED TO THE NEAREST PROPOSED STORMWATER DRAINAGE SYSTEM BY GRAVITY.
- ALL GRATES AND LIDS TO BE HINGED TYPE AND FITTED WITH CHILDPROOF LOCKS LIDS WITHIN TRAFFICABLE AREAS TO BE ALSO BIKE SAFE, HEAVY DUTY.
- ADEQUATE ACCOUSTIC MEASURES TO BE PROVIDED FOR PIPEWORK RUNNING WITHIN HABITABLE AREAS.

## DRAINAGE REQUIREMENTS

- ALL WORKMANSHIP AND MATERIAL SHALL BE IN ACCORDANCE WITH CURRENT EDITIONS OF AS2870, AS/NZS 2032 INTALL OF PVC PIPES AND AS/NZS 3500 PLUMBING & DRAINAGE.
- PLUMBING TRENCHES SHALL BE SLOPED AWAY FROM THE HOUSE AND SHALL BE BACKFILLED WITH CLAY IN THE OP 300mm WITHIN 1.5m OF THE HOUSE. THE CLAY USED FOR BACKFILLING SHALL BE COMPACTED. WHERE PIPES PASS UNDER THE FOOTING SYSTEM, THE TRENCH SHALL BE BACKFILLED WITH CLAY OR CONCRETE TO RESTRICT THE INGRESS OF WATER BENEATH THE FOOTING SYSTEM.
- DRAINAGE SHALL BE CONSTRUCTED TO AVOID WATER PONDING AGAINST OR NEAR THE FOOTING.
- ECAVATION NEAR THE EDGE OF THE FOOTING SYSTEM SHALL BE BACKFILLED IN SUCH A WAY AS TO PREVENT ACESS OF WATER TO THE FOUNDATION.
- WATER RUN-OFF SHALL BE COLLECTED AND CHANNELLED AWAY FROM THE HOUSE DURING CONSTRUCTION.
- PENETRATIONS OF THE EDGE BEMS AND FOOTING BEAMS ARE TO BE AVOIDED, BUT WHERE NECESSARY SHALL BE SLEEVED TO ALLOW FOR MOVEMENT.
- CONNECTION OF STORMWATER DRAINS AND WASTE DRAINS SHALL BE INCLUDED FLEXIBLE CONNECTIONS.

## RAINWATER TANK INFORMATION

- RAINWATER TANK TO COLLECT RAIN RUNOFF FROM AT LEAST AS PER BASIX SQUARE METERS OF ROOF AREA.
- PROPOSED RAINWATER TANK SIZE AS PER SUPPLIERS SPECIFICATIONS
- RAINWATER TANKS SHALL BE CONNECTED TO MAINS WATER SUPPLY AS BACKUP.
- PUMPS SHALL PROVIDE MINIMUM 150kPa PRESSURE.
- RAINWATER TANK TO BE CONNECTED AS PER BASIX REQUIREMENTS.
- A SIGN TO BE INSTALLED STATING "NOT FOR HUMAN CONSUMPTION".
- TANKS TO BE PLUMBED TO TOP-UP FROM THE POTABLE WATER SUPPLY DURING DRY PERIODS WHEN THE TANKS ARE 80% EMPTY.
- NO DIRECT CROSS-CONNECTION WITH THE SYDNEY WATER POTABLE SUPPLY AND AN AIR GAP MAINTAINED ABOVE THE OVERFLOW IN THE TANK.
- ANY OPENINGS SHALL BE MESHED OR SEALED TO PREVENT MOSQUITOS BREEDING AND ENTRY OF ANIMALS OR FOREIGN MATTER.
- RAINWATER TANKS TO BE CLEANED OUT EVERY 6 MONTHS.
- ALL DOWNPIPES TO BE SEALED TO UNDERSIDE OF FIRST FLOOR GUTTER AS DRAINAGE SYSTEM IS CHARGED TO FACILITATE PROPOSED ABOVE GROUND REUSE TANK.
- THIS SYSTEM TO BE DESIGNED WITH A "FIRST FLUSH" DIVERSION TO REMOVE ROOF CONTAMINANTS.
- REUSE WATER TO BE DIRECTED TO THE FOLLOWING:
  - MINIMUM 1 OUTDOOR GARDEN TAP
  - ALL CISTERNS (TOILETS)
  - COLD WATER SERVICE TO THE CLOTHES WASHER.

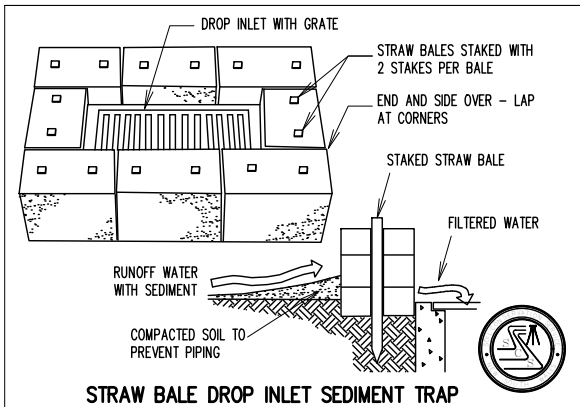


FIGURE 1 SCALE: NTS

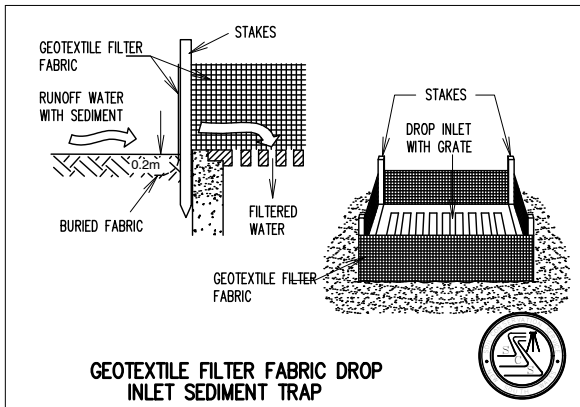


FIGURE 2 SCALE: NTS

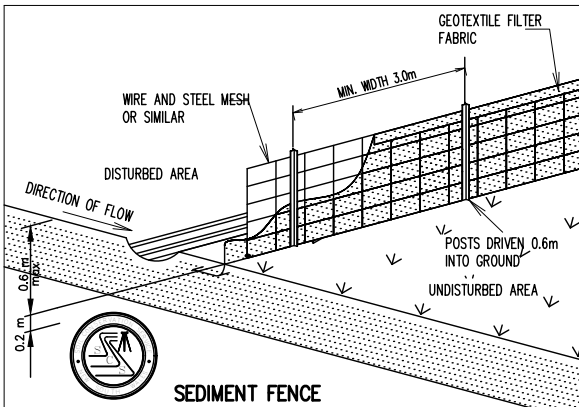


FIGURE 3 SCALE: NTS

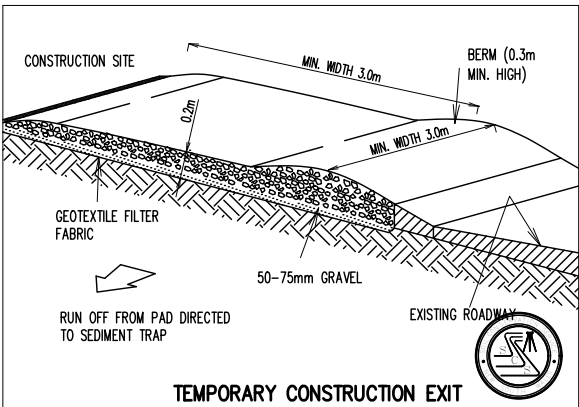


FIGURE 4 SCALE: NTS

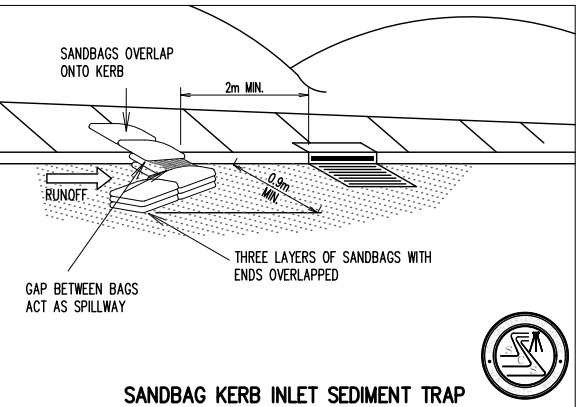
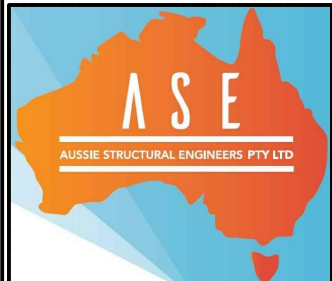


FIGURE 5 SCALE: NTS

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BUILDER



STORMWATER NOTES

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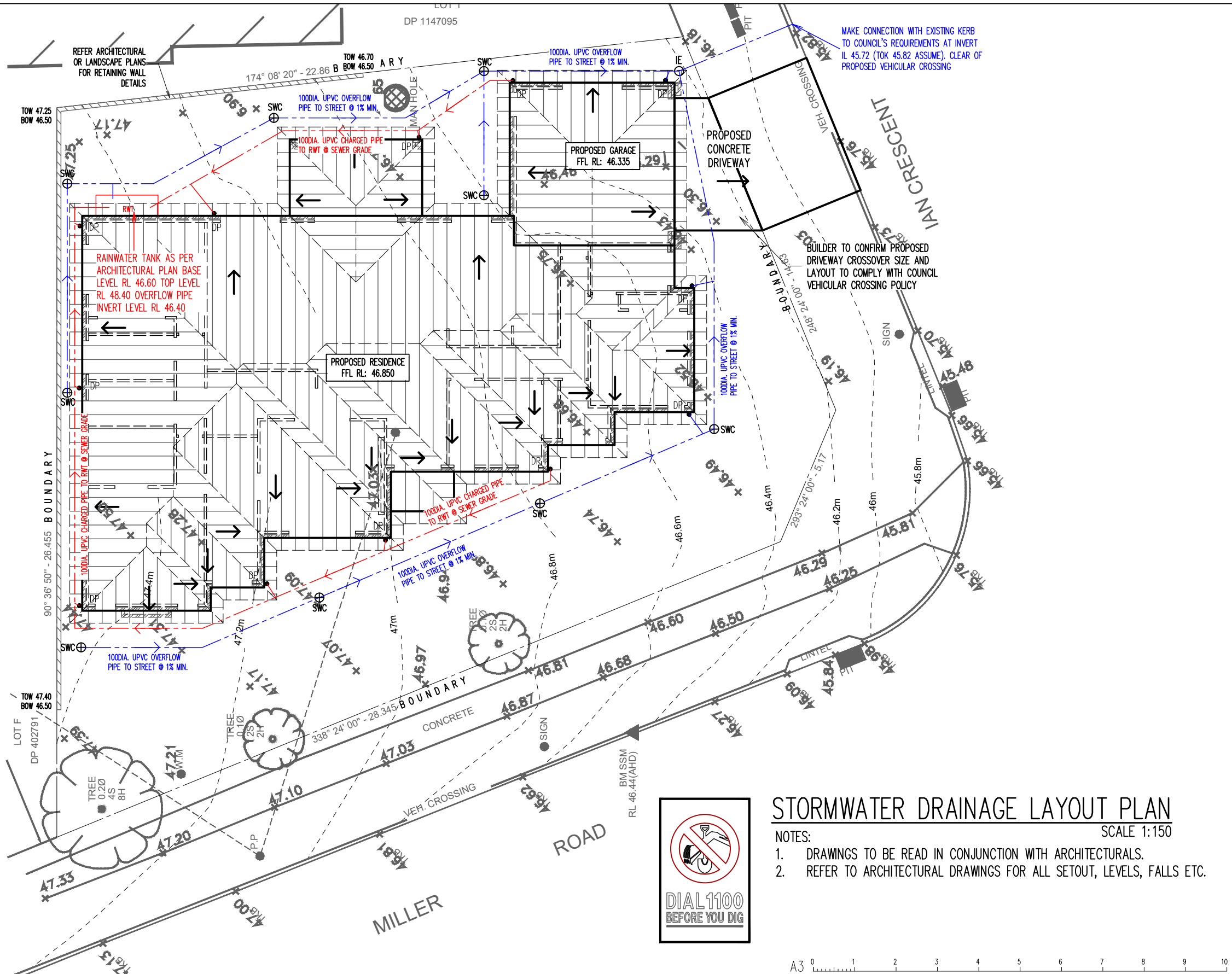
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PLUMBER NEED TO MAKE SURE THAT ALL SURFACE WATER TO BE DIRECTED TO STREET OR PROVIDE DRAINAGE PIT AND CONNECTED TO OVERFLOW AND EASEMENT/STREET.

- NOTES:
- ALL WORK TO BE DONE TO THE SATISFACTION OF CANTERBURY-BANKSTOWN CITY COUNCIL.
  - PROPOSED CONCRETE DRIVEWAY TO BE CONSTRUCTED IN ACCORDANCE WITH PLANS, SPECIFICATIONS, AND LEVEL ISSUED SEPARATELY BY COUNCIL.
  - ALL PIPES TO BE MIN. 100MM DIA UNLESS NOTED OTHERWISE (UNO).
  - ALL PIPES TO BE GRADE UPVC AT MIN. 1% UNO.
  - OWNER NEED TO CLEAN ALL PITS AND GRATED DRAIN REGULARLY TO MINIMIZE BLOCKING OVERFLOW PIPE.
  - ALL GRATES TO BE FITTED WITH CHILDPROOF LOCK.

LEGEND	
	100DIA. UPVC CHARGED PIPE TO RWT @ SEWER GRADE
	100DIA. UPVC OVERFLOW PIPE TO STREET/SWP @ 1% MIN.
TK	TOP OF KERB
FFL	FINISHED FLOOR LEVEL
FW	FLOOR WASTE
○ IE	PVC SEWER GRADE INSPECTION EYE
⊕ SWC	100 DIA SURFACE WATER COLLECTION
MH	SEWER MANHOLE (EXISTING)
GIP	GRATED INLET PIT
● DP	DOWN PIPE
● CSDP	CONCEALED DOWN PIPE
● DPS	DOWN PIPE WITH SPREADER

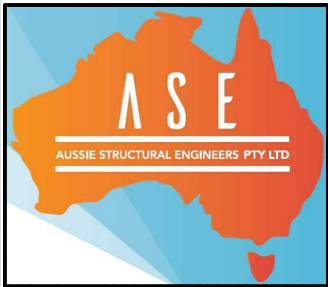


## STORMWATER DRAINAGE LAYOUT PLAN

- NOTES:
- DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTURALS.
  - REFER TO ARCHITECTURAL DRAWINGS FOR ALL SETOUT, LEVELS, FALLS ETC.

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STORMWATER PLAN

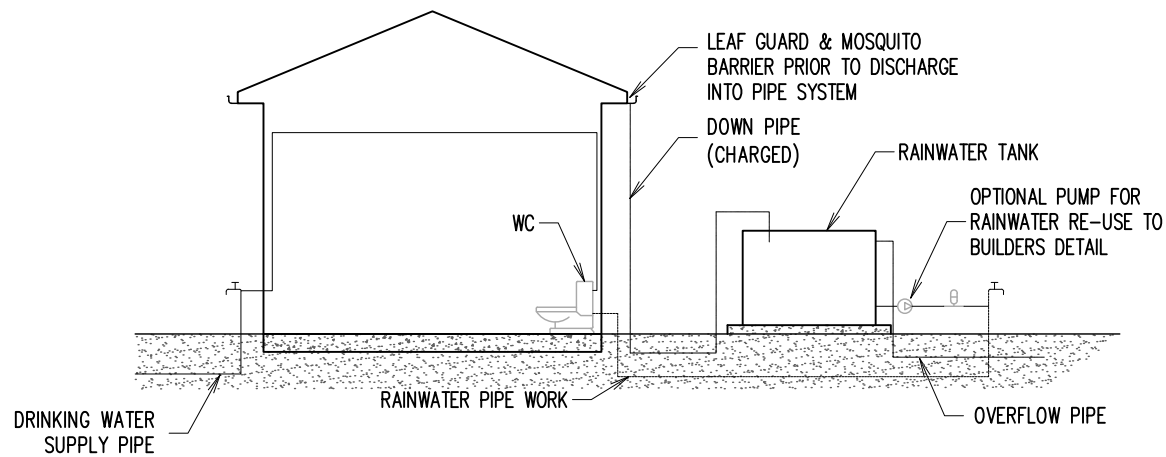
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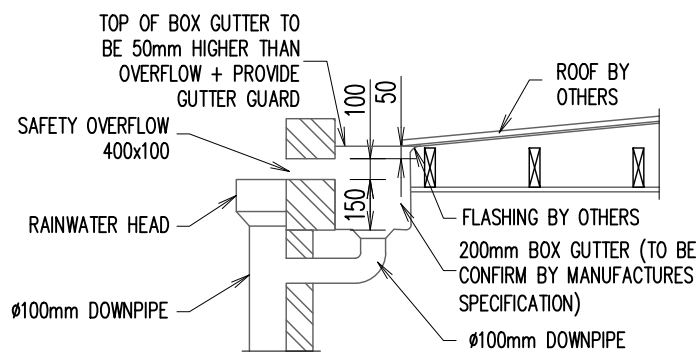
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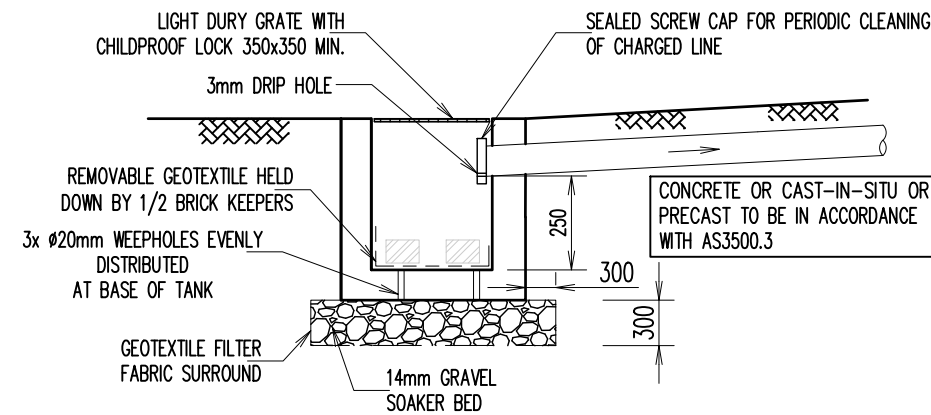
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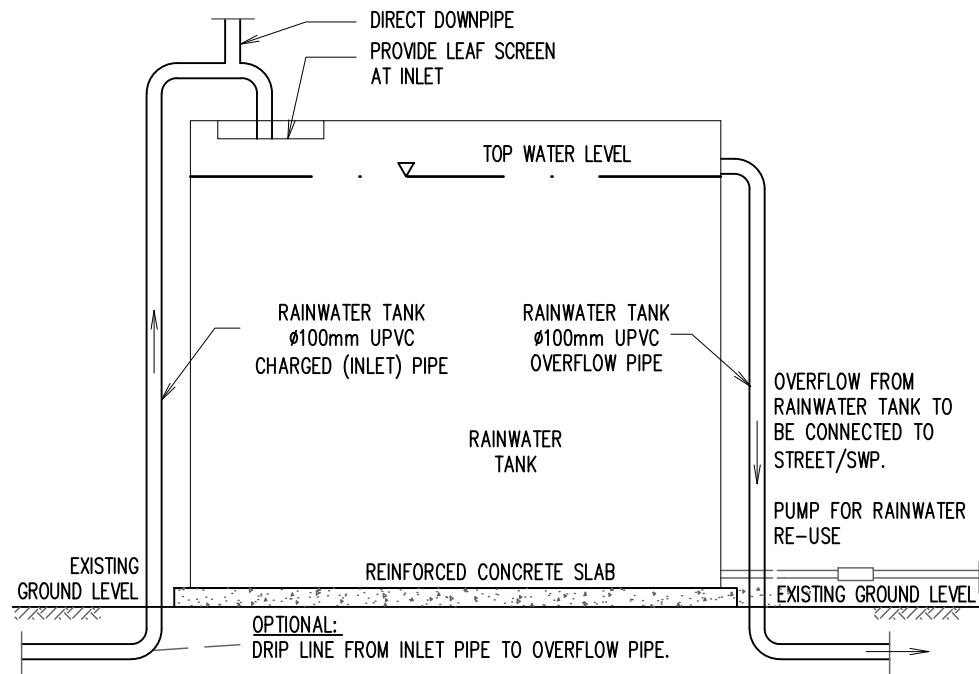
DUAL WATER & RAINWATER SUPPLY DIAGRAM  
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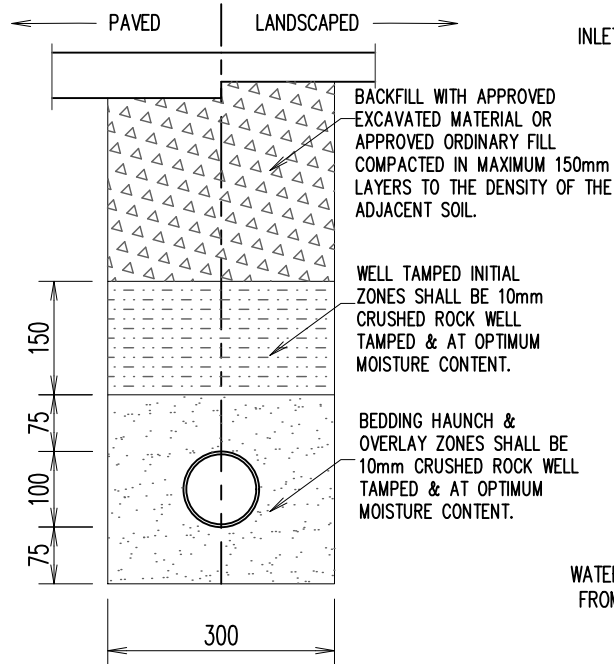
RAINWATER OUTLET WITH BOX GUTTER  
TO BE USED IF REQUIRED



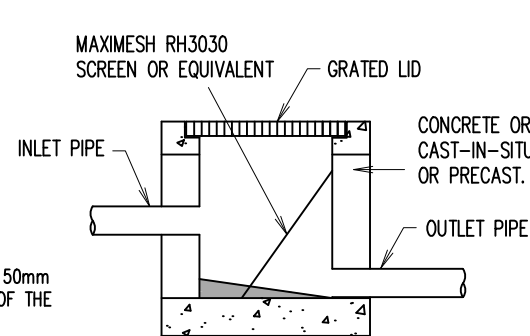
CHARGED PIPE CLEANOUT PIT  
TO BE USED IF REQUIRED



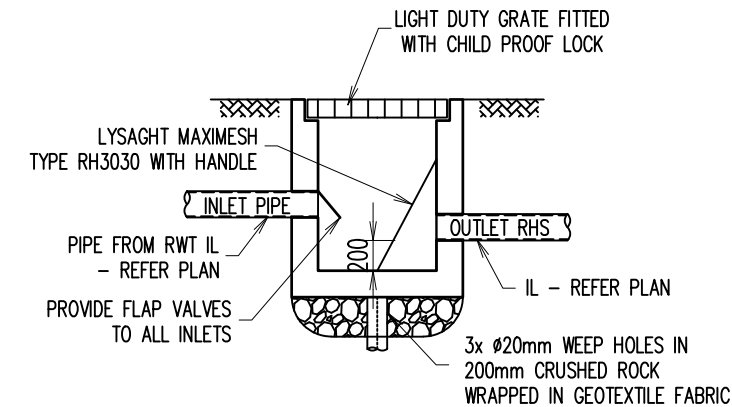
RAINWATER REUSE TANK CONNECTION DETAILS  
SCALE NTS



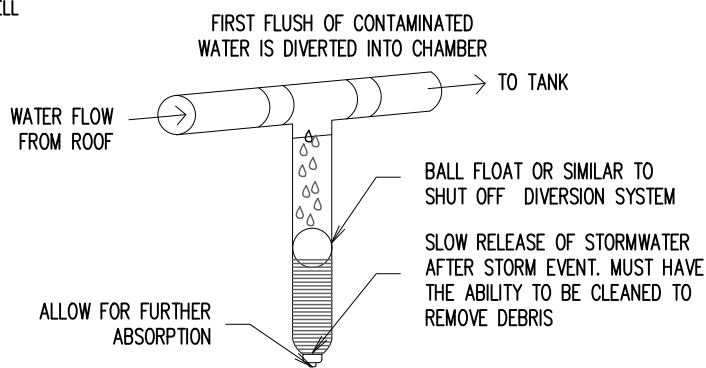
TYPICAL PIPE LAYING DETAILS



TYPICAL GRATED PIT  
TO BE USED IF REQUIRED



TYPICAL SILT ARRESTOR PIT DETAILS  
TO BE USED IF REQUIRED



FIRST FLUSH WATER DIVERTER DETAIL



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**STORMWATER DETAILS**

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