

# STORMWATER MANAGEMENT PLAN

## 35 BURBANK AVENUE, EAST HILLS

### GENERAL NOTES:

ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH COUNCIL'S REQUIREMENTS, BUILDING CODE OF AUSTRALIA, NSW CODE OF PRACTICE AND THE TO THE RELEVANT SERVICE CODES.

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS' DRAWINGS AND SPECIFICATIONS AND WITH SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ALL DISCREPANCIES SHALL BE REFERRED TO THE SUPERINTENDENT FOR DECISION BEFORE PROCEEDING WITH THE WORK.

ALL DIMENSIONS SHOWN ON THE DRAWINGS ARE IN MILLIMETERS (U.N.O.). DIMENSIONS SHALL NOT BE OBTAINED BY SCALING OF THESE DRAWINGS. USE FIGURED DIMENSIONS ONLY.

BENCHMARKS HAVE BEEN ESTABLISHED WHERE INDICATED ON THE DRAWINGS. ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (A.H.D.). THE CONTRACTOR SHALL UNDERTAKE ALL NECESSARY SURVEY WORK TO ENSURE THAT THE WORKS ARE CONSTRUCTED TO DESIGN LINE AND LEVEL.

SETTING OUT DIMENSIONS AND LEVELS SHOWN ON THE DRAWINGS SHALL BE VERIFIED BY THE CONTRACTOR.

ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE RELEVANT SAA CODES AND THE BY-LAWS AND ORDINANCES OF THE RELEVANT BUILDING AUTHORITIES.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL SAFETY FENCES, WARNING SIGNS, TRAFFIC DIVERSIONS AND THE LIKE DURING CONSTRUCTION. ALL WORKS TO COMPLY WITH WORK HEALTH AND SAFETY REQUIREMENTS AND OTHER RELEVANT AUTHORITY SAFETY REQUIREMENTS.

NO TREES SHALL BE REMOVED, CUTBACK OR RELOCATED WITHOUT THE WRITTEN INSTRUCTION FROM THE SUPERINTENDENT.

WHERE NEW WORKS ABOUT EXISTING THE CONTRACTOR SHALL ENSURE THAT A SMOOTH EVEN PROFILE, FREE FROM ABRUPT CHANGES IS OBTAINED.

ALL WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE DETAILS SHOWN ON THE DRAWINGS AND THESE SPECIFICATIONS.

DESIGN LEVELS GIVEN ARE TO FINISHED SURFACE LEVEL AND INCLUSIVE OF TOPSOIL. (TOPSOIL DEPTH VARIES)

THE CONTRACTOR SHALL ARRANGE ALL SURVEY SETOUT TO BE CARRIED OUT BY A N.A.T.A. REGISTERED SURVEYOR.

CARE IS TO BE TAKEN WHEN EXCAVATING NEAR EXISTING SERVICES. NO MECHANICAL EXCAVATIONS ARE TO BE UNDERTAKEN OVER TELECOMMUNICATIONS OR ELECTRICAL SERVICES. HAND EXCAVATE IN THESE AREAS.

THE LOCATIONS OF UNDERGROUND SERVICES SHOWN ON THE DRAWING HAVE BEEN PLOTTED FROM DIAGRAMS PROVIDED BY SERVICE AUTHORITIES. THIS INFORMATION HAS BEEN PREPARED SOLELY FOR THE AUTHORITIES OWN USE AND MAY NOT NECESSARILY BE UPDATED OR ACCURATE.

THE POSITION OF SERVICES AS RECORDED BY THE AUTHORITY AT THE TIME OF INSTALLATION MAY NOT REFLECT CHANGES IN THE PHYSICAL ENVIRONMENT SUBSEQUENT TO INSTALLATION.

CAPITAL ENGINEERING CONSULTANTS DOES NOT GUARANTEE THAT THE SERVICES INFORMATION SHOWN ON THE DRAWING SHOWS MORE THAN THE PRESENCE OR ABSENCE OF SERVICES, AND WILL ACCEPT NO LIABILITY FOR INACCURACIES IN THE SERVICES INFORMATION SHOWN FROM ANY CAUSE WHATSOEVER.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN FROM THE UTILITY SERVICES AUTHORITIES A CURRENT COPY OF UNDERGROUND SERVICES SEARCH FOR THE LOCATION OF ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF ANY WORK AND NOTIFY ANY CONFLICT WITH THE DRAWINGS IMMEDIATELY. CLEARANCE SHALL BE OBTAINED FROM THE RELEVANT REGULATORY AUTHORITY. CONTRACTOR TO KEEP COPY OF UNDERGROUND SERVICES SEARCH ON SITE AT ALL TIMES. ANY DAMAGES TO SERVICES OR SERVICES ADJUSTMENTS SHALL BE CARRIED OUT BY THE CONTRACTOR OR RELEVANT AUTHORITY AT THE CONTRACTOR'S EXPENSE.

VISIT THE SITE BEFORE SUBMITTING THE FINAL TENDER PRICE TO ASSESS 'ON SITE' CONDITIONS. FAILURE TO DO SO WILL FORFEIT ANY CLAIM FOR NOT BEING AWARE OF CONDITIONS AFFECTING THE TENDER.

THE CONTRACTOR SHALL PREPARE ACCURATE WORK-AS-EXECUTED DRAWINGS FOLLOWING THE COMPLETION OF ALL WORKS.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE IN PLACE & MAINTAIN TRAFFIC FACILITIES AT ALL TIMES DURING CONSTRUCTION.

### STORMWATER NOTES:

ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE AS3500.3-2018: 'STORMWATER DRAINAGE'.

FOR STORMWATER DRAINAGE PIPES THAT EXCEED 1:5 GRADE, REINFORCED CONCRETE ANCHOR BLOCKS SHALL BE INSTALLED. ANCHOR BLOCKS TO BE CONSTRUCTED TO SPECIFICATIONS SET OUT IN AS3500.3-2018.

COORDINATE THE INSTALLATION OF NEW SERVICES WITH ALL NEW & EXISTING SERVICES & STRUCTURAL PROVISIONS AS DETERMINED ON SITE.

ALL PIPEWORK TO BE SUPPORTED IN ACCORDANCE WITH AS3500.3-2018.

ALL PIPEWORK IS TO BE TESTED IN ACCORDANCE WITH THE REQUIREMENTS AS SET DOWN IN AS3500.3-2018. ALL IN-GROUND PIPEWORK TO BE INSPECTED BY THE SUPERINTENDENT UNDER TEST CONDITIONS PRIOR TO BACKFILLING.

PIPES SHALL BE TRUE TO GRADES SHOWN AND ALIGNED SO THAT THE CENTRE OF THE INLET PIPE INTERSECTS WITH THE CENTRE OF THE OUTLET PIPE AT THE DOWNSTREAM FACE OF THE PIT.

BED ALL PIPES FIRMLY AND EVENLY WITH IMPORTED FILL ONLY. THICKNESS OF BEDDING LAYER SHALL BE 75mm IN SOIL AND 200mm IN ROCK.

LAY AND JOINT ALL PIPES IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND AS3725-2007: 'DESIGN FOR INSTALLATION OF BURIED CONCRETE PIPES'.

ALLOW TO TEST ALL PIPES AND PITS TO LOCAL AUTHORITY'S REQUIREMENTS.

EXCAVATE TRENCHES AND STOCKPILE ALL MATERIAL FOR INSPECTION WITH REGARD TO REUSE FOR TRENCH BACKFILL. REMAINING MATERIAL TO BE REMOVED FROM SITE.

BACKFILL PIPES WITH IMPORTED FILL. PROVIDE 200mm SIDE SUPPORT AND 150mm OVERLAY ABOVE PIPE CROWN. TRENCH FILL ABOVE THE EMBEDMENT ZONE TO THE UNDERSIDE OF THE ROAD PAVEMENT OR THE FOOTWAY SHALL BE AS FOLLOW:-

UNDER ROADWAY  
TRENCH FILL MATERIAL SHALL CONSIST OF IMPORTED FILL AS SPECIFIED HEREIN OF EITHER HIGH GRADE COMPACTION SAND OR APPROVED CRUSHED ROAD GRAVEL CONFORMING TO RMS QA SPECIFICATION 3051 OR SIMILAR.

OTHER THAN ROADWAY  
TRENCH MATERIAL EXCAVATED SHALL CONSIST OF SELECT FILL AS SPECIFIED HEREIN AND SHALL NOT CONTAIN MORE THAN 20% OF STONES OF SIZE BETWEEN 25mm AND 75mm AND NONE LARGER THAN 75mm. PRIOR TO USE OF THE EXCAVATED MATERIAL IT SHALL BE INSPECTED AND APPROVED BY THE ENGINEER.

COMPACT BEDDING. EMBEDMENT AND TRENCH FILL MATERIALS AS FOLLOW:-

EMBEDMENT:-  
FOR GRANULAR FILL MATERIAL (NON-COHESIVE SOIL) e.g. COARSE AGGREGATE FILL, THE DENSITY INDEX (ID) SHALL BE NOT LESS THAN 70%.

TRENCH FILL:-  
FOR GRANULAR MATERIAL (NON COHESIVE SOILS), THE DENSITY INDEX (ID) SHALL BE NOT LESS THAN 70%. FOR NON-GRANULAR FILL MATERIAL (COHESIVE SOILS), THE DRY DENSITY RATIO (RD) SHALL BE NOT LESS THAN 95%.

UTILITY INFORMATION SHOWN ON THE PLANS IS NOT INTENDED TO DEPICT MORE THAN THE PRESENCE OF ANY SERVICES. ACTUAL LOCATIONS SHOULD BE VERIFIED BY HAND EXCAVATION PRIOR TO CONSTRUCTION.

THE CONTRACTOR SHALL ALLOW FOR THE CAPPING OFF, EXCAVATION AND REMOVAL (IF REQUIRED) OF ALL EXISTING SERVICES IN AREAS AFFECTED BY THE WORKS.

GEOTEXTILE FABRIC MATERIAL TO BE BIDIM A24 OR APPROVED EQUIVALENT AND SHALL COMPLY WITH AS3705-2012: 'GEOTEXTILES - IDENTIFICATION, MARKING AND GENERAL DATA'

THE CONTRACTOR SHALL ENSURE THAT SERVICES TO ALL BUILDINGS NOT AFFECTED BY THE WORKS ARE NOT DISRUPTED AT ALL TIMES. THE CONTRACTOR SHALL CONSTRUCT TEMPORARY SERVICES TO MAINTAIN EXISTING SUPPLY TO BUILDINGS REMAINING WHERE REQUIRED. ONCE THE WORKS ARE COMPLETE AND COMMISSIONED THE CONTRACTOR SHALL REMOVE ALL SUCH TEMPORARY SERVICES AND MAKE GOOD ALL DISTURBED AREAS.

### STORMWATER NOTES (CONT):

EXISTING PIPES WHICH FORM NO PART OF THE DRAINAGE SYSTEM SHALL BE REMOVED OR SEALED AS INDICATED ON THE PLANS. PIPES UP TO 300mm DIAMETER SHALL BE SEWER GRADE uPVC WITH SOLVENT WELDED JOINTS (U.N.O.). ALL PIPE JUNCTIONS AND TAPERS SHALL BE VIA PURPOSE MADE FITTINGS.

WHERE DOWNPIPES PASS UNDER FLOOR SLABS, SEWER GRADE uPVC WITH RUBBER RING JOINTS ARE TO BE USED.

MINIMUM GRADE TO DRAINAGE PIPES TO BE 1% (U.N.O.), MIN. SIZE 100mm DIAMETER (U.N.O.).

PIPES LARGER THAN OR EQUAL TO 300mm DIAMETER TO BE REINFORCED CONCRETE RUBBER RING JOINTED TYPE (CLASS 2) MANUFACTURED TO AS4058 (U.N.O.).

PIPE INSTALLATION UNDER TRAFFICABLE AREAS SHALL BE IN ACCORDANCE WITH CONCRETE PIPE ASSOCIATION OF AUSTRALIA PUBLICATION "CONCRETE PIPE SELECTION & INSTALLATION" TYPE HS3 SUPPORT.

EQUIVALENT STRENGTH FRC PIPES MAY BE USED SUBJECT TO AUTHORITY APPROVAL.

MINIMUM PIPE COVER TO BE 600mm UNDER TRAFFICABLE AREAS AND 300mm ELSEWHERE (U.N.O.).

CONTRACTOR TO SUPPLY AND INSTALL ALL FITTINGS AND SPECIALS INCLUDING VARIOUS PIPE ADAPTORS TO ENSURE PROPER CONNECTION BETWEEN DISSIMILAR PIPEWORK.

PROVIDE CLEANING EYES TO ALL DOWNPIPES NOT DIRECTLY CONNECTED TO PITS.

STORMWATER DRAINAGE CONNECTIONS TO COUNCIL'S SYSTEM SHALL BE TO THE REQUIREMENTS AND THE SATISFACTION OF LOCAL COUNCIL.

PITS DEEPER THAN 1200mm TO BE FITTED WITH STEP IRONS AT 300 CENTRES TO AS1657-2013: 'FIXED PLATFORMS, WALKWAYS, STAIRWAYS AND LADDERS - DESIGN, CONSTRUCTION AND INSTALLATION'.

ALL EXPOSED EDGES TO BE ROUNDED WITH 20mm RADIUS, OR CHAMFERED 20mm x 20mm.

PIT REINFORCEMENT - MESH SL82 LAP TO BE 400mm MIN. CLEAR COVER 40 MIN. CAST AGAINST BLINDING OR FORMWORK. CORNER RETURNS MAY BE FABRIC OR EQUIVALENT BARS.

BENCHING TO BE HALF OUTGOING PIPE DEPTH. CONCRETE FOR BENCHING TO BE 20MPa MASS CONCRETE.

BRICKWORK, BLOCKWORK, CONCRETE OR APPROVED PRECAST PITS ARE TO BE USED IN TRAFFICABLE AREAS SUBJECT TO APPROVAL.

FIBREGLASS, HARD-PLASTIC OR APPROVED PRECAST PITS ARE TO BE USED IN NON-TRAFFICABLE AREAS SUBJECT TO APPROVAL.

100mm DIAMETER HOLE FOR SUBSOIL DRAINAGE OUTLET TO BE LOCATED 100mm ABOVE INVERT OF ALL INLET PIPES. SUBSOIL DRAINAGE TO EXTEND FOR A DISTANCE OF 3m UPSTREAM OF PIT (AT EACH INLET TRENCH) WITH THE UPSTREAM END SEALED.

ALL CONNECTIONS TO EXISTING DRAINAGE PITS SHALL BE MADE IN TRADESMAN-LIKE MANNER AND THE INTERNAL WALL OF THE PIT AT THE POINT OF ENTRY SHALL BE CEMENT RENDERED TO ENSURE A SMOOTH FINISH.

PIT GRATE, FRAMES AND SOLID COVERS SHALL BE CLASS B IN NON TRAFFIC AREAS AND CLASS C IN TRAFFICABLE AREAS IN ACCORDANCE WITH AS3996 U.N.O.

ALL GRATES SHALL BE PROVIDED WITH A 'J-LOCK' TYPE LOCKING CLIPS.

GRATES TO PITS IN FOOTPATH AREAS SHALL BE HEEL SAFE COMPLYING WITH THE DISABLED ACCESS CODE

PIT GRATING TO BE GALVANISED STEEL TYPE 'WELDLOK' OR APPROVED EQUIVALENT.

SUBSOIL PIPES SHALL BE LAID AT A MIN GRADE OF 1% (U.N.O.).

ADDITIONAL SUBSOIL DRAINAGE SHALL BE LAID TO SUIT SITE CONDITIONS AND GROUNDWATER PRESENCE AS DIRECTED. SUBSOIL PIPES SHALL BE LAID BEHIND KERBS IN CUT AREAS OF THE SITE.

PROVIDE A MINIMUM OF 150mm GRAVEL AROUND SUBSOIL PIPE. TRENCH TO BE LINED WITH GEOTEXTILE FABRIC TYPE BIDIM A24

### SURVEY

THE EXISTING SITE CONDITIONS SHOWN ON THE FOLLOWING DRAWINGS HAVE BEEN INVESTIGATED BY REGISTERED SURVEYORS. THE INFORMATION IS SHOWN TO PROVIDE A BASIS FOR DESIGN.

CAPITAL ENGINEERING CONSULTANTS DOES NOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THE SURVEY BASE OR ITS SUITABILITY AS A BASIS FOR CONSTRUCTION OR DESIGN.

SHOULD DISCREPANCIES BE ENCOUNTERED DURING CONSTRUCTION BETWEEN THE SURVEY DATA AND ACTUAL FIELD DATA, CONTACT CAPITAL ENGINEERING CONSULTANTS.

### ABBREVIATIONS:

ø or DIA	DIAMETER
CBR	CALIFORNIA BEARING RATIO
CH	CHAINAGE
CL	CENTER LINE
CO	CLEAR OUT
DD	DISH DRAIN
DDO	DISH DRAIN OUTLET
DEJ	DOVELLED EXPANSION JOINT
DGB	DENSE GRADED BASECOURSE
DGS	DENSE GRADED SUB-BASE
DP	DOWNPIPE
e	EXISTING
FFL	FINISHED FLOOR LEVEL
GTD	GRADED TRENCH DRAIN
GSIP	GRADED SURFACE INLET PIT
HYD	HYDRANT
IJ	ISOLATING JOINT
IK	INTEGRAL KERB
IL	INVERT LEVEL
IP	INTERSECTION POINT
KIP	KERB INLET PIT
KO	KERB ONLY
K&G	KERB & GUTTER
KR	KERB RETURN
NGL	NATURAL GROUND LEVEL
OPF	OVERLAND FLOW PATH
OSD	ON-SITE DETENTION
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RK	ROLL KERB & GUTTER
RL	REDUCED LEVEL
RW	RETAINING WALL
RWT	RAINWATER TANK
SJ	SAWN CONTROL JOINT
SMH	SEWER MAN HOLE
SW	STORMWATER
SWP	STORMWATER PIT
SWRM	STORMWATER RISING MAIN
SWS	STORMWATER SUMP
SV	STOP VALVE
TOK	TOP OF KERB
TOW	TOP OF WALL
TWL	TOP WATER LEVEL
TP	TANGENT POINT
UPVC	UNPLASTICISED POLYVINYL CHLORIDE
UNO	UNLESS NOTED OTHERWISE
WPJ	WEAKENED PLANE JOINT
FF	FIRST FLUSH DEVICE
TYP	TYPICAL
BM	BENCH MARK



DIAL BEFORE YOU DIG SHOULD BE CONTACTED PRIOR TO ANY EXCAVATION ON SITE

TM: TRADE MARK OF THE ASSOCIATION OF DIAL BEFORE YOU DIG SERVICES LTD. USED UNDER LICENSE.

DRAWING REGISTER		
NUMBER	NAME	REVISION
SW001	COVER SHEET	B
SW010	GROUND FLOOR, NOTES & DETAILS	B
SW020	BASEMENT & LOWER BASEMENT PLAN, NOTES & DETAIL	B
SW021	BASEMENT PLAN, NOTES & DETAILS (CONT.)	B
SW030	ROOF PLAN, NOTES & DETAILS	B
SW031	ROOF PLAN, NOTES & DETAILS (CONT.)	B
ER001	EROSION & SEDIMENT CONTROL PLAN	B

### LEGEND:

	DOWNPIPE		EXISTING SEWER MANHOLE
	STORMWATER LINE		EXISTING JUNCTION PIT
	STORMWATER LINE DRAINING TO RWT		EXISTING KERB INLET PIT
	OVER FLOW PIPE		EXISTING TELSTRA PIT
	SUBSOIL LINE		EXISTING HYDRANT
	STORMWATER RISING MAIN		EXISTING STOP VALVE
	AUTHORITY SEWER LINE		EXISTING GAS VALVE
	AUTHORITY WATER LINE		EXISTING POWER POLE
	AUTHORITY GAS LINE		EXISTING GRATED SURFACE INLET PIT
	AUTHORITY ELECTRICITY LINE		FIRST FLUSH
	AUTHORITY FIBRE OPTIC LINE		RAINWATER OUTLET
	AUTHORITY COMMS LINE		CLEAR OUT POINT
	SEDIMENT FENCE		DISH DRAIN OUTLET
	GRATED SURFACE INLET PIT		PLANTER DRAIN
	GRATED SURFACE INLET PIT WITH OCEANGUARD INSERT		CAPPING
	SEALED JUNCTION PIT		RAINHEAD
	PROPOSED KERB INLET PIT		DOWNPIPE SPREADER
	GRATED TRENCH DRAIN		WARNING LIGHT
	RAINWATER RE-USE TANK		SPOT LEVELS
	PROPOSED RETAINING WALL		BENCHMARK
			OVERLAND FLOW PATH

## PROPOSED TWO STOREY DWELLING

35 BURBANK AVENUE, EAST HILLS

Scale 1:100 @ A1 Date 04/03/2022 Drawn S.H. Design S.H. Approved P.E.



9630 0121  
8 Buller Street, North Parramatta, NSW 2151  
www.cec-au.com

B	PLAN REVISED AS PER ARCH.	S.H.	M.W.	14/03/2022
A	FOR DA APPROVAL	S.H.	M.W.	04/03/2022

Rev	Description	By	Chk	Date
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Architect  
**ES DESIGN**  
SUITE 10, LEVEL 1/1 COOKS AVE  
GANTERBURY NSW 2161  
info@esdesign.com.au  
02 9107 2000  
ES.COM.AU

FOR COUNCIL / CONSTRUCTION CERTIFICATE ISSUE		Title
APPROVED BY:  <b>PAUL EL-BAYEH</b> B.E. (Civil), M.E. (Structural & Foundation) REBUS, CPEng No. 3132140, NER, RPES.	DATE:  14/03/2022	



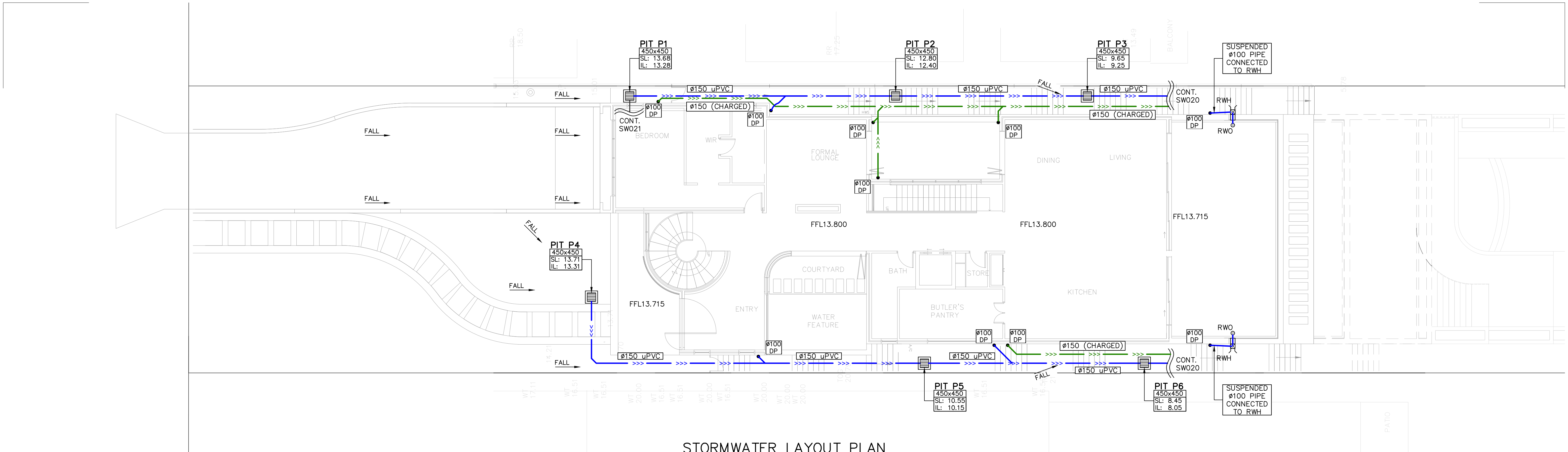
STORMWATER LAYOUT PLAN  
COVER SHEET

Do NOT SCALE DRAWING, USE FIGURED DIMENSIONS ONLY

North	Project Number	Revision
	SW22069	
	Drawing Number	
	SW001	

B





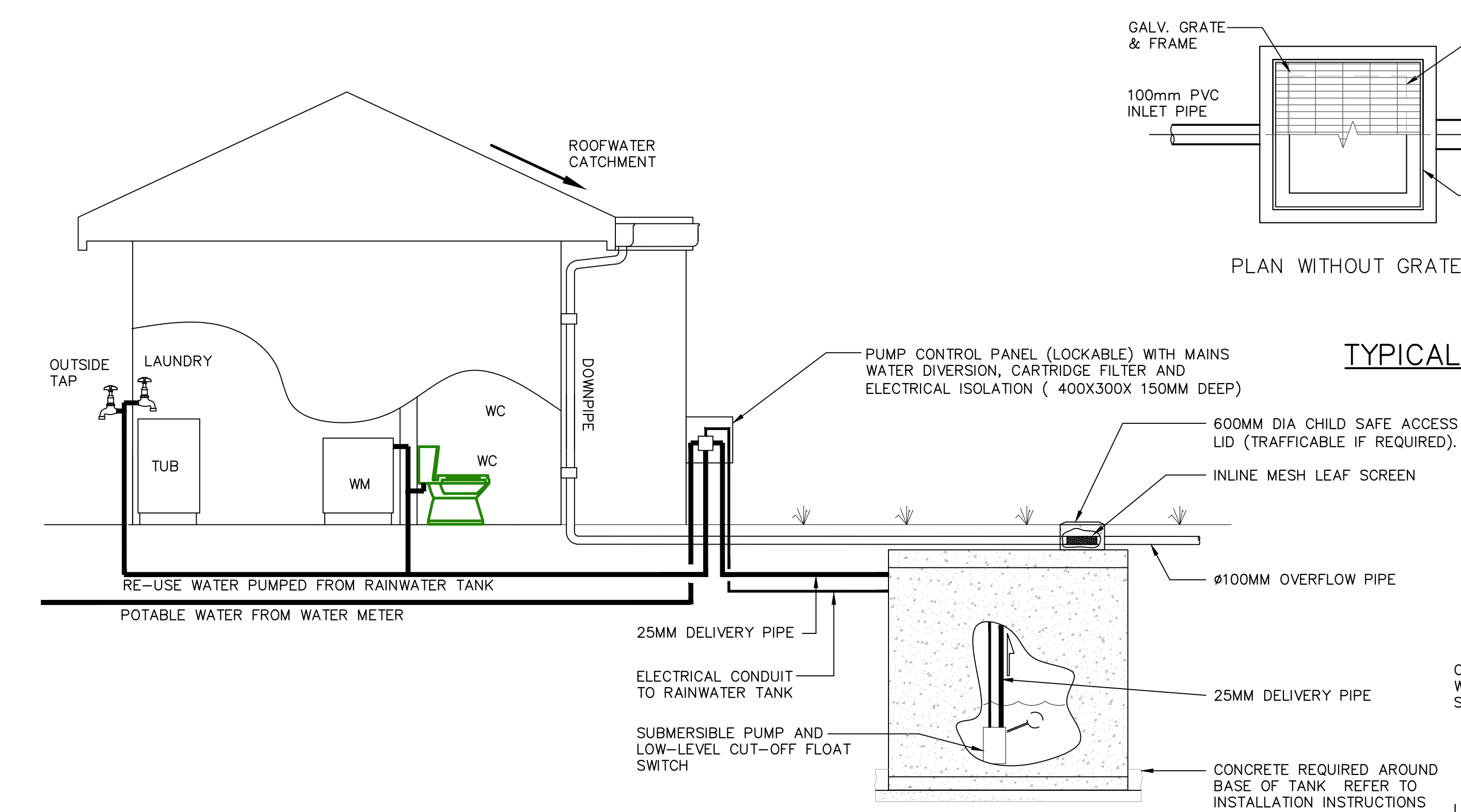
STORMWATER LAYOUT PLAN  
GROUND FLOOR  
SCALE 1:100

DESIGN NOTES:

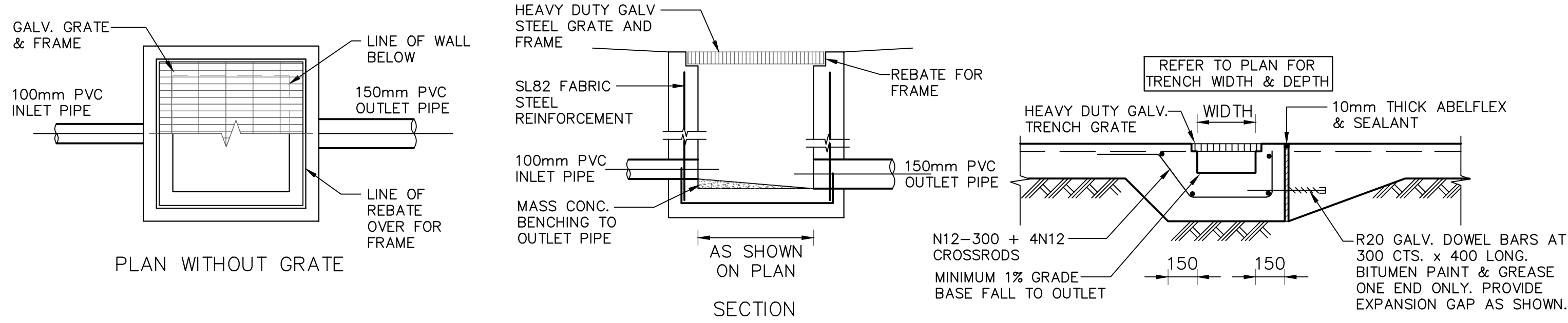
- SITE IS LOCATED IN CANTERBURY BANKSTOWN COUNCIL AND IS GOVERNED BY THE BANKSTOWN DCP 2015.
- RAINWATER TANK TO BE EQUIPPED WITH FIRST FLUSH AND MOSQUITO PROTECTION DEVICES (REFER DETAIL).
- ALL STORMWATER PIPES TO HAVE A MINIMUM OF 100mm CONCRETE OR 300mm TOPSOIL COVER U.N.O.
- INSTALL CLEAR OUT FOR INSPECTION AND MAINTENANCE PURPOSES WHERE REQUIRED (TYP).
- ALL DOWNPIPES AND STORMWATER PIPES SHOWN ON PLAN ARE Ø100mm uPVC AND SLOPE AT 1% U.N.O (TYP).
- PROPOSED DOWNPIPE LOCATIONS ARE NOMINAL AND TO BE CONFIRMED DURING CONSTRUCTION (TYP).
- ALL STORMWATER PITS AND PIPES TO BE A MINIMUM OF 0.6m CLEAR FROM EXISTING SEWER LINE (TYP).
- ALLOW FOR FILL & MINOR REGRADING OF FINISHED SURFACE TO ARCHIVE NOMINATED REDUCED LEVEL OF GRATED SURFACE INLET PITS, WHERE REQUIRED (TYP).
- PROVIDE SUBSOIL DRAINAGE WITHIN LANDSCAPED AREAS & BEHIND RETAINING WALLS TO PREVENT LONG TERM SATURATION DURING PROLONGED WET WEATHER.

CHARGED LINES:

- ALL CHARGED LINES SHALL BE MIN. 100mm SEWER GRADE uPVC FROM CONNECTION POINT TO THE GUTTER INVERT LEVEL.
- ALL EXPOSED PIPEWORK SHALL BE PAINTED IN A COLOUR TO COMPLIMENT THE DEVELOPMENT AND TO PROTECT AGAINST ULTRA-VIOLET LIGHT DAMAGE FROM THE SUN.
- ALL JOINTS WITHIN THE CHARGED SYSTEM MUST BE SOLVENT WELDED AND PRESSURE TESTED IN ACCORDANCE WITH AS3500.3.
- CLEAR-OUT POINTS (IN ADDITION TO THOSE SHOWN ON PLAN) SHALL BE PROVIDED AT 20m INTERVALS AND AT CRITICAL BENDS WITHIN THE CHARGED SYSTEM.

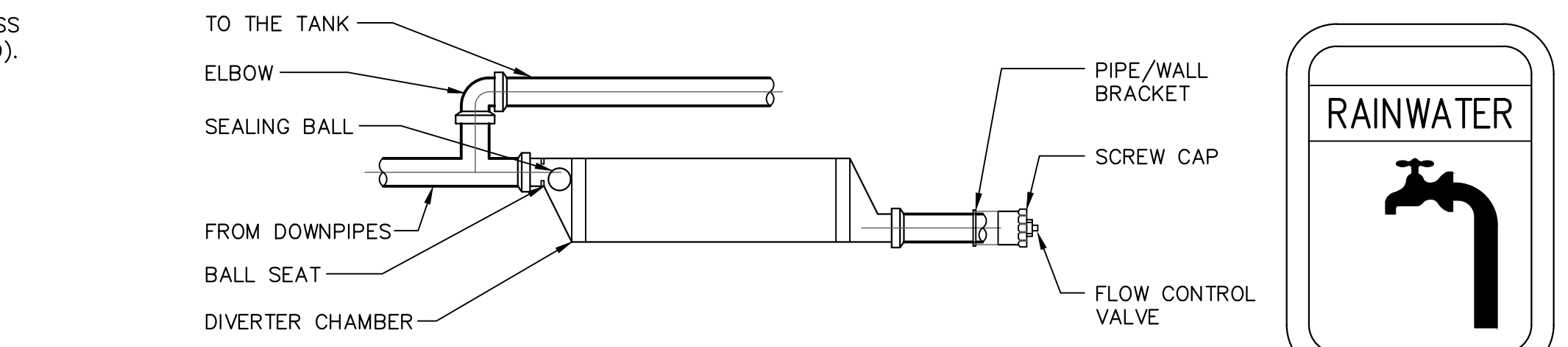


TYPICAL RAINWATER RE-USE TANK CONFIGURATION  
NOT TO SCALE



TYPICAL GRATED INLET PIT DETAIL  
SCALE: 1:20

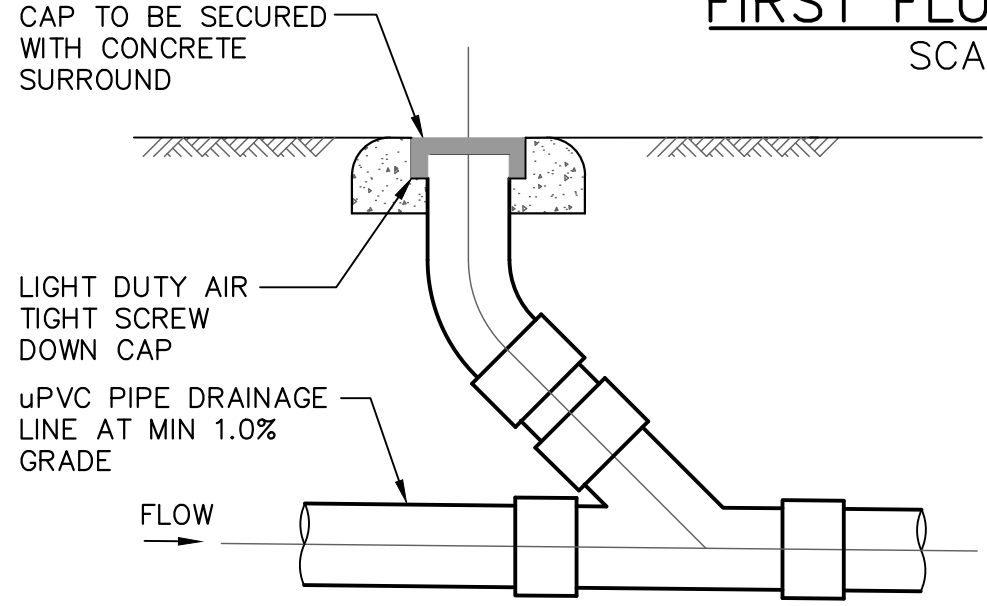
GRATED DRAIN DETAIL  
SCALE: 1:20



FIRST FLUSH DIVERTER  
SCALE: 1:20



RAINWATER SIGN DETAIL  
SCALE: 1:10



CLEANING EYE DETAIL  
SCALE: 1:20

FOR COUNCIL APPROVAL ONLY (CONCEPT)

PROPOSED TWO STOREY DWELLING  
35 BURBANK AVENUE, EAST HILLS

Scale 1:100 @ A1 Date 04/03/2022 Drawn S.H. Design S.H. Approved P.E.

**Capital Engineering Consultants**

9630 0121  
8 Buller Street, North Parramatta, NSW 2151  
www.cec-au.com

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A	FOR DA APPROVAL	S.H.	M.W.	04/03/2022

Architect  
**ES DESIGN**  
SUITE 10, LEVEL 1/1 COOKS AVE  
CANTERBURY NSW 2193  
INFO@ESDESIGN.COM.AU  
02 9707 2800  
ES.COM.AU

**design**

FOR COUNCIL / CONSTRUCTION CERTIFICATE ISSUE

APPROVED BY:  
**PAUL EL-BAYEH**  
B.E. (Civil), M.E. (Structural & Foundation),  
F.Aust. CPEng No. 3132146, NER, RPSC.

DATE:  
14/03/2022

**REGISTERED NER**  
Engineers Australia

Title  
**STORMWATER LAYOUT PLAN  
GROUND FLOOR PLAN,  
NOTES & DETAILS**

DO NOT SCALE DRAWING, USE FIGURED DIMENSIONS ONLY

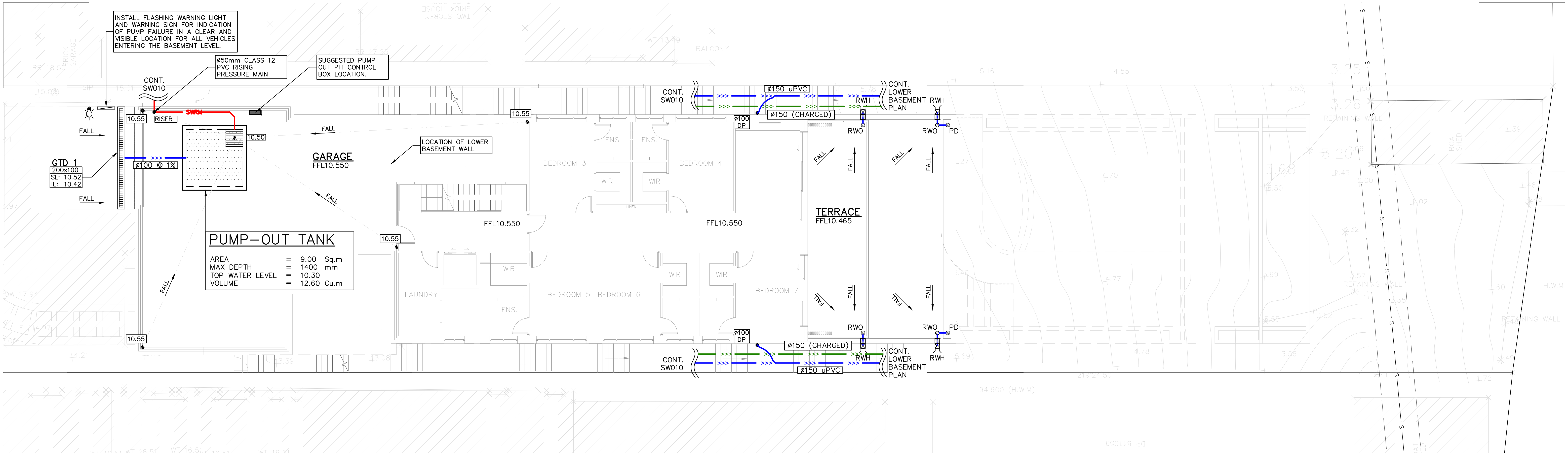
North

Project Number  
**SW22069**

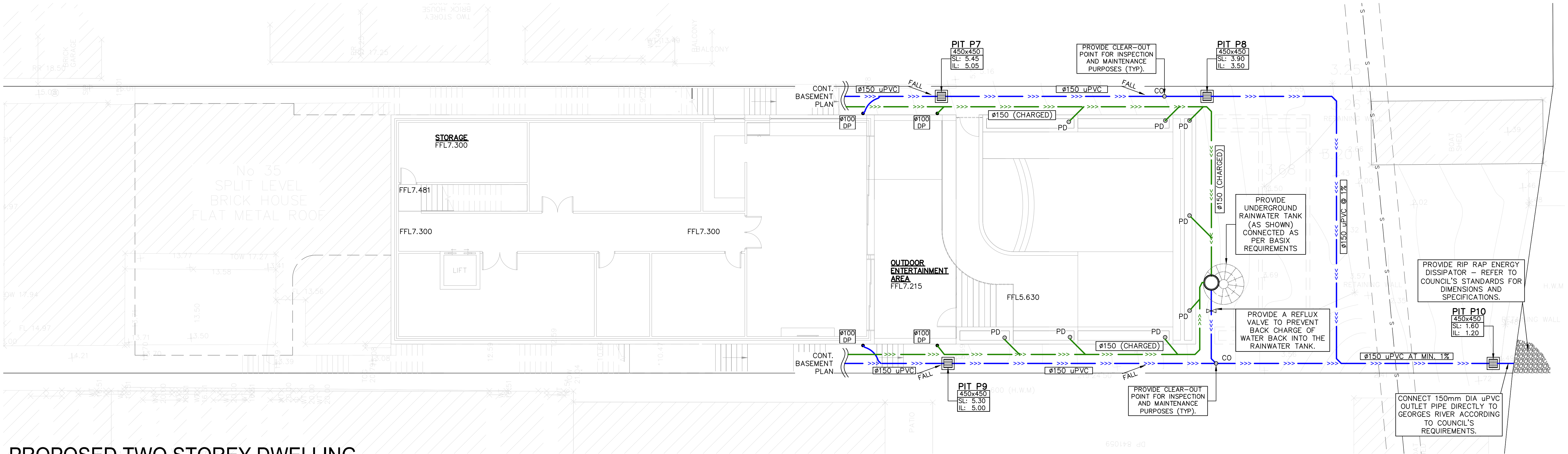
Drawing Number  
**SW010**

Revision  
**B**





STORMWATER LAYOUT PLAN  
BASEMENT – PART 1  
SCALE 1:100



PROPOSED TWO STOREY DWELLING  
35 BURBANK AVENUE, EAST HILLS

STORMWATER LAYOUT PLAN  
LOWER BASEMENT  
SCALE 1:100

FOR COUNCIL APPROVAL ONLY (CONCEPT)

Scale 1:100 @ A1 Date 04/03/2022 Drawn S.H. Design S.H. Approved P.E.



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8 Buller Street, North Parramatta, NSW 2151  
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Architect  
ES DESIGN  
SUITE 10, LEVEL 1/1 COOKS AVE  
CANTERBURY NSW 2193  
INFO@ESDESIGN.COM.AU  
02 9707 2000  
ES.COM.AU



FOR COUNCIL / CONSTRUCTION CERTIFICATE ISSUE  
APPROVED BY:  
PAUL EL-BAYEH  
B.E. (CIVIL) M.E. (Structural & Foundation)  
RENOV. CERT. NO. 3132148, NER, RPSCQ.

DATE:  
14/03/2022

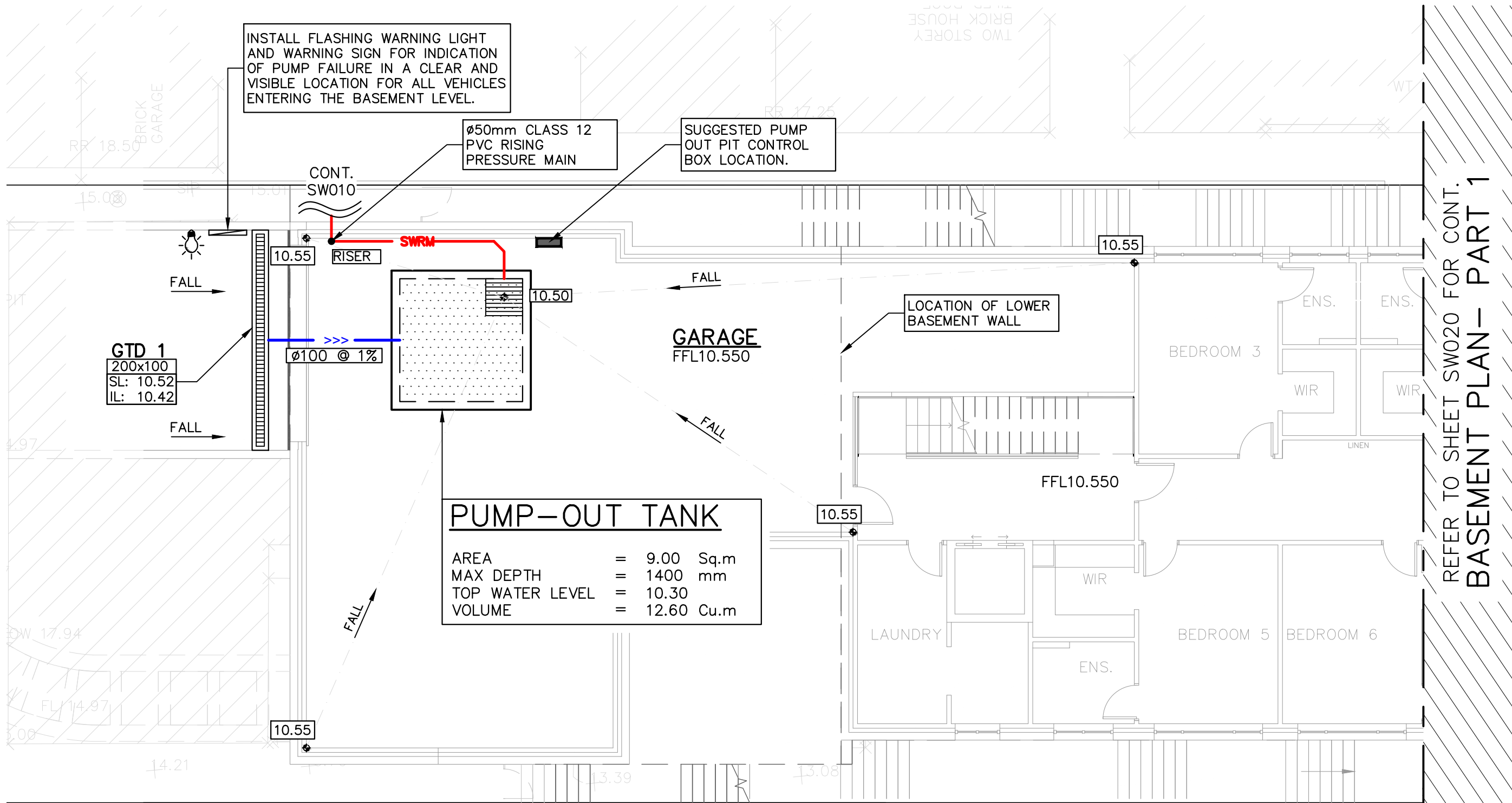


Title  
STORMWATER LAYOUT PLAN  
BASEMENT & LOWER BASEMENT  
PLAN, NOTES & DETAILS

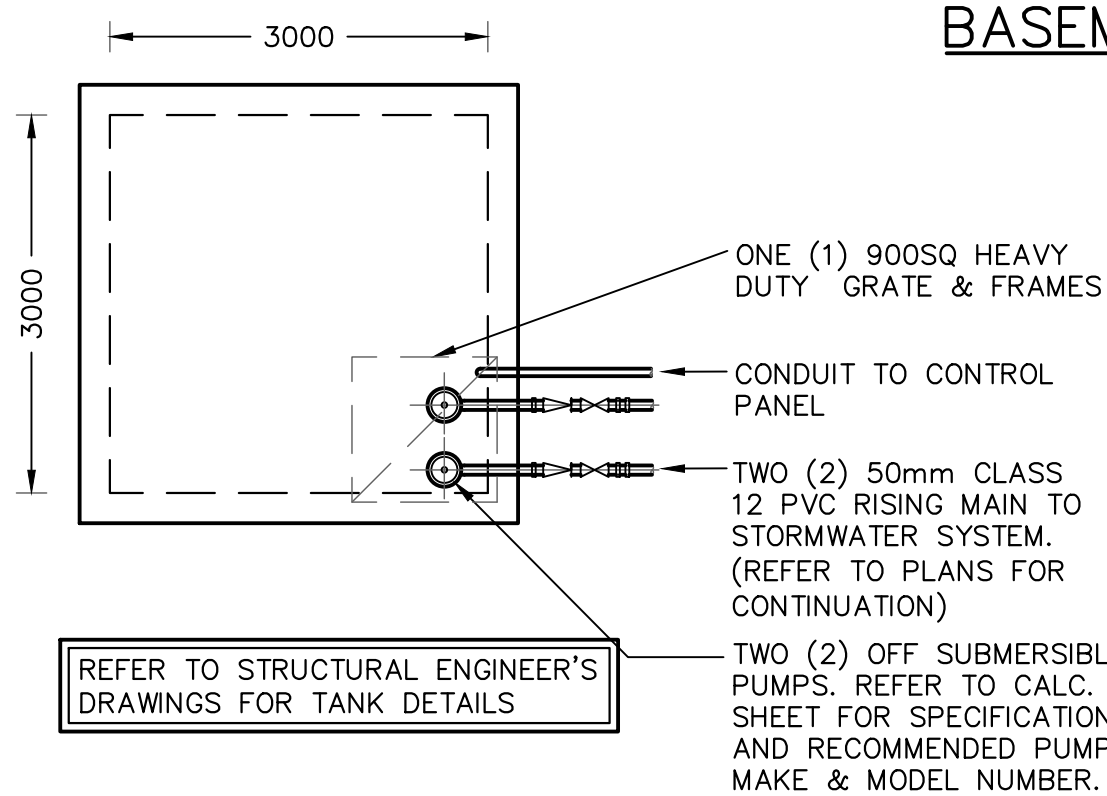
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North	Project Number	Revision
	SW22069	
	Drawing Number	
	SW020	
		B

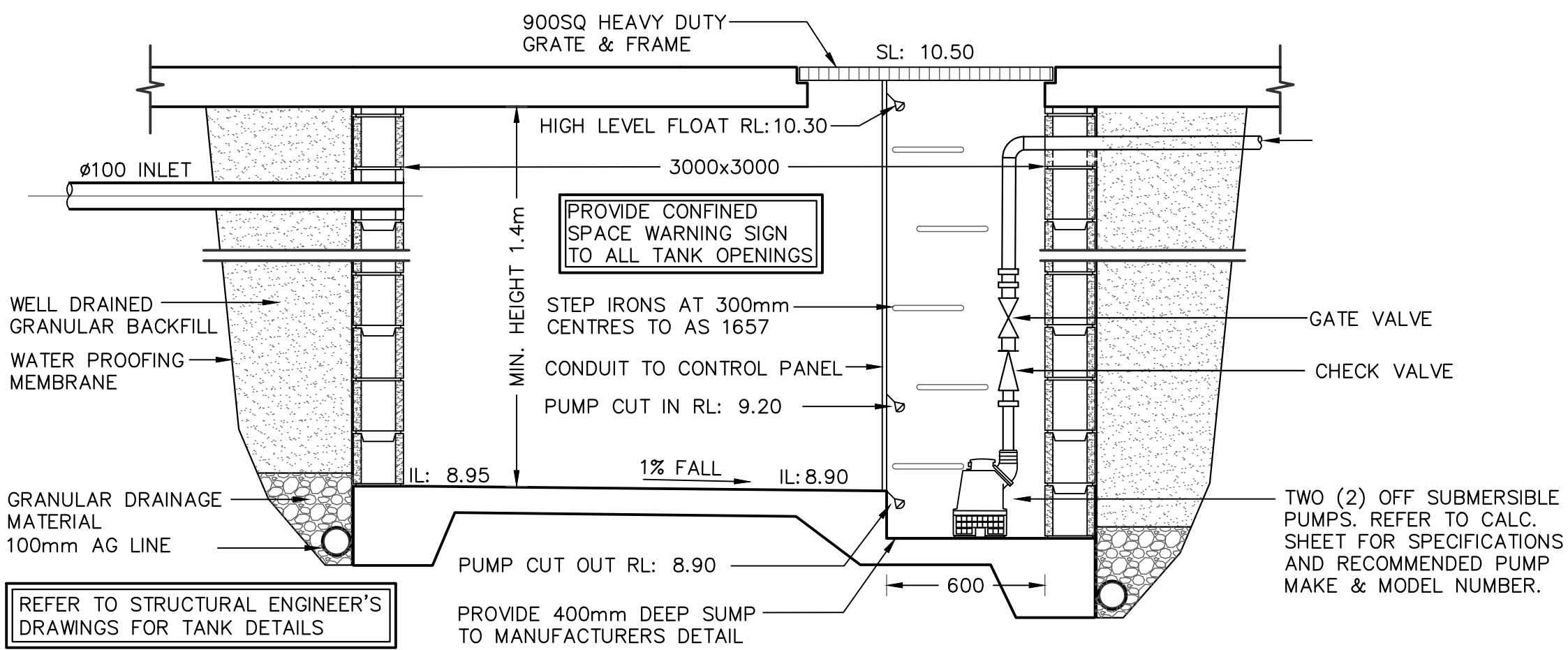




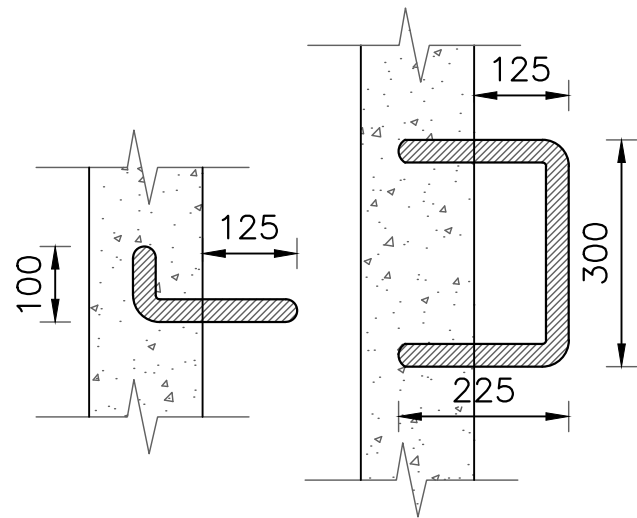
STORMWATER LAYOUT PLAN  
BASEMENT - PART 2  
SCALE 1:100



PUMP-OUT TANK PLAN DETAIL 'A/B'  
SCALE 1:50



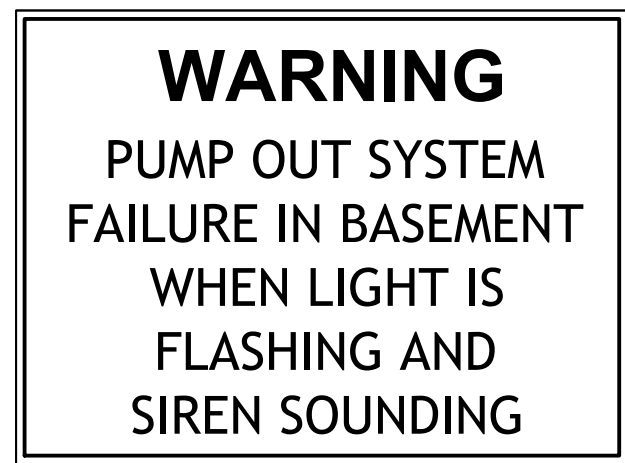
PUMP-OUT TANK SECTION DETAIL  
SCALE N.T.S.



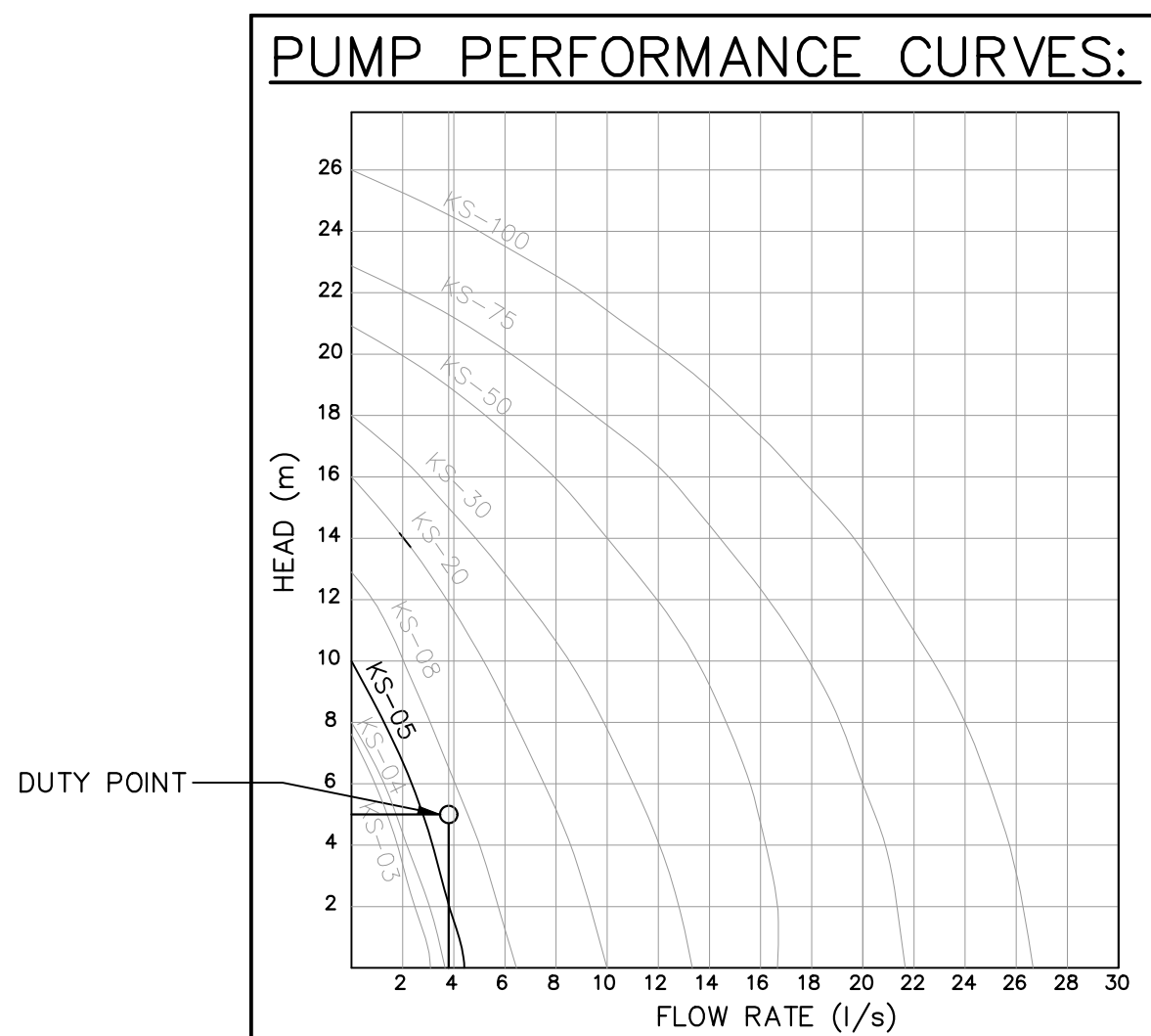
STEP IRON DETAIL  
SCALE: 1:10



CONFINED SPACE SIGN DETAIL  
SCALE 1:20



PUMP-OUT WARNING SIGN DETAIL  
SCALE 1:20



PUMP MAKE & MODEL DETAILS  
SCALE N.T.S.

PUMP TO BE USED (IN ACCORDANCE WITH AS/NZS 3500.3 A 3.8L/S PUMP IS REQUIRED AT MINIMUM)

Type	Output		Outlet		Rated		Maximum		Weigh		Dimension		
	HP	kW	mm	Inch	Head Capacity	Head	Capacity	Head	Kg	L(mm)	W(mm)	H(mm)	
KS-03	1/3	0.25	40	1 1/2"	3	130	8	180	9	188	141	305	
KS-04	1/2	0.4	50	2"	5	150	8	220	11	208	140	359	
KS-05	1/2	0.4	50	2"	5	160	10	260	14	230	156	375	
KS-08	1	0.75	50	2"	6	240	13	380	21	290	180	425	
KS-20	2	1.5	80	3"	10	300	16	600	31	278	182	475	
KS-30	3	2.2	80	3"	10	500	18	800	42	390	250	450	
KS-50	5	3.7	100	4"	10	800	21	1100	48	450	240	530	
KS-75	7 1/2	5.6	100	4"	15	800	23	1300	60	550	310	590	
KS-100	10	7.5	150	6"	18	900	25	1600	70	550	310	610	

## STANDARD PUMP OUT DESIGN NOTES:

THE PUMP OUT SYSTEM SHALL BE DESIGNED TO BE OPERATED IN THE FOLLOWING MANNER: -

I). THE PUMPS SHALL BE PROGRAMMED TO WORK ALTERNATELY TO ALLOW BOTH PUMPS TO HAVE AN EQUAL OPERATION LOAD AND PUMP LIFE.

II). A FLOAT SHALL BE PROVIDED TO ENSURE THAT THE MINIMUM REQUIRED WATER LEVEL IS MAINTAINED WITHIN THE SUMP AREA OF THE BELOW GROUND TANK. IN THIS REGARD THIS FLOAT WILL FUNCTION AS AN OFF SWITCH FOR THE PUMPS AT THE MINIMUM WATER LEVEL. THE SAME FLOAT SHALL BE SET TO TURN ONE OF THE PUMPS ON UPON THE WATER LEVEL IN THE TANK RISING TO APPROXIMATELY 300MM ABOVE THE MINIMUM WATER LEVEL. THE PUMP SHALL OPERATE UNTIL THE TANK IS DRAINED TO THE MINIMUM WATER LEVEL.

III). A SECOND FLOAT SHALL BE PROVIDED AT A HIGH LEVEL, WHICH IS APPROXIMATELY THE ROOF LEVEL OF THE BELOW GROUND TANK. THIS FLOAT SHALL START THE OTHER PUMP THAT IS NOT OPERATING AND ACTIVATE THE ALARM.

IV). AN ALARM SYSTEM SHALL BE PROVIDED WITH A FLASHING STROBELIGHT AND A PUMP FAILURE WARNING SIGN WHICH ARE TO BE LOCATED AT THE DRIVEWAY ENTRANCE TO THE BASEMENT LEVEL. THE ALARM SYSTEM SHALL BE PROVIDED WITH A BATTERY BACK-UP IN CASE OF POWER FAILURE.

V). A CONFINED SPACE DANGER SIGN SHALL BE PROVIDED AT ALL ACCESS POINTS TO THE PUMP OUT STORAGE TANK IN ACCORDANCE WITH THE UPPER PARRAMATTA RIVER CATCHMENT TRUST OSD HANDBOOK.

## KEY NOTES:

INSTALL STEP IRONS FOR EASE OF ACCESS DURING MAINTENANCE OF PUMP OUT CONTROL PIT TO COUNCIL SATISFACTION.

INSTALL CONFINED SPACE SIGN ABOVE PUMP OUT PIT FOR PUBLIC AWARENESS AND WARNING.

ALL STORMWATER PIPES ARE Ø100mm uPVC AND SLOPING @ 1.0% U.N.O (TYP).

ALL BUILDING AND HYDRAULIC SERVICES TO BE PROPERLY CO-ORDINATED WITH STORMWATER PIPES AND ENSURE NO CLASHES ARE PRESENT DURING CONSTRUCTION (TYP).

STORMWATER PIPE ARRANGEMENT TO BE CO-ORDINATED WITH STRUCTURAL SLAB AND BEAMS WHERE REQUIRED (TYP).

## PUMP STORAGE CALCS:

BELOW GROUND STORAGE:

100yr 12hr ARI STORM= 170mm  
CATCHMENT AREA= 70.0m<sup>2</sup>

V=Ax<sub>d</sub>  
=70x(170/1000)  
=11.9m<sup>3</sup> REQUIRED

PUMP-OUT VOLUME REQUIRED = 11.9m<sup>3</sup>  
PUMP-OUT VOLUME PROVIDED = 12m<sup>3</sup>

PUMP DISCHARGE RATE WAS DESIGNED FOR THE 100yr 5 MIN STORM:

Q=CIA/3600  
=1.0x195x70.0/3600  
=3.8 L/s REQUIRED @ 4.53 m OF HEAD

RECOMMENDED PUMP: DUAL **SABRE MODEL NO. KS-08** PUMPS WITH **50mm PVC CLASS 12** OUTLETS.

WATER DISCHARGE TO BE PUMPED UP TO IL 13.48 TO PIT 1 (REFER TO SW010)

## PROPOSED TWO STOREY DWELLING 35 BURBANK AVENUE, EAST HILLS

Scale 1:100 @ A1 Date 04/03/2022 Drawn S.H. Design S.H. Approved P.E.



9630 0121  
8 Buller Street, North Parramatta, NSW 2151  
www.cec-au.com

Rev	Description	By	Chk	Date
B	PLAN REVISED AS PER ARCH.	S.H.	M.W.	14/03/2022
A	FOR DA APPROVAL	S.H.	M.W.	04/03/2022

Architect  
ES DESIGN  
SUITE 10, LEVEL 1/1 COOKS AVE  
GANTHERBURY NSW 2103  
INFO@ESDESIGN.COM.AU  
02 9107 2000  
ES.COM.AU



FOR COUNCIL / CONSTRUCTION CERTIFICATE ISSUE  
APPROVED BY:  
PAUL EL-BAYEH  
B.E. (Civil), M.E. (Structural & Foundation),  
FEANet, CPEng No. 3132146, NER, RPSC.

DATE:  
14/03/2022



Title  
STORMWATER LAYOUT PLAN  
BASEMENT PLAN, NOTES &  
DETAILS (CONT.)

A1 0 20 40 60 80 100

DO NOT SCALE DRAWING, USE FIGURED DIMENSIONS ONLY

North Project Number Revision

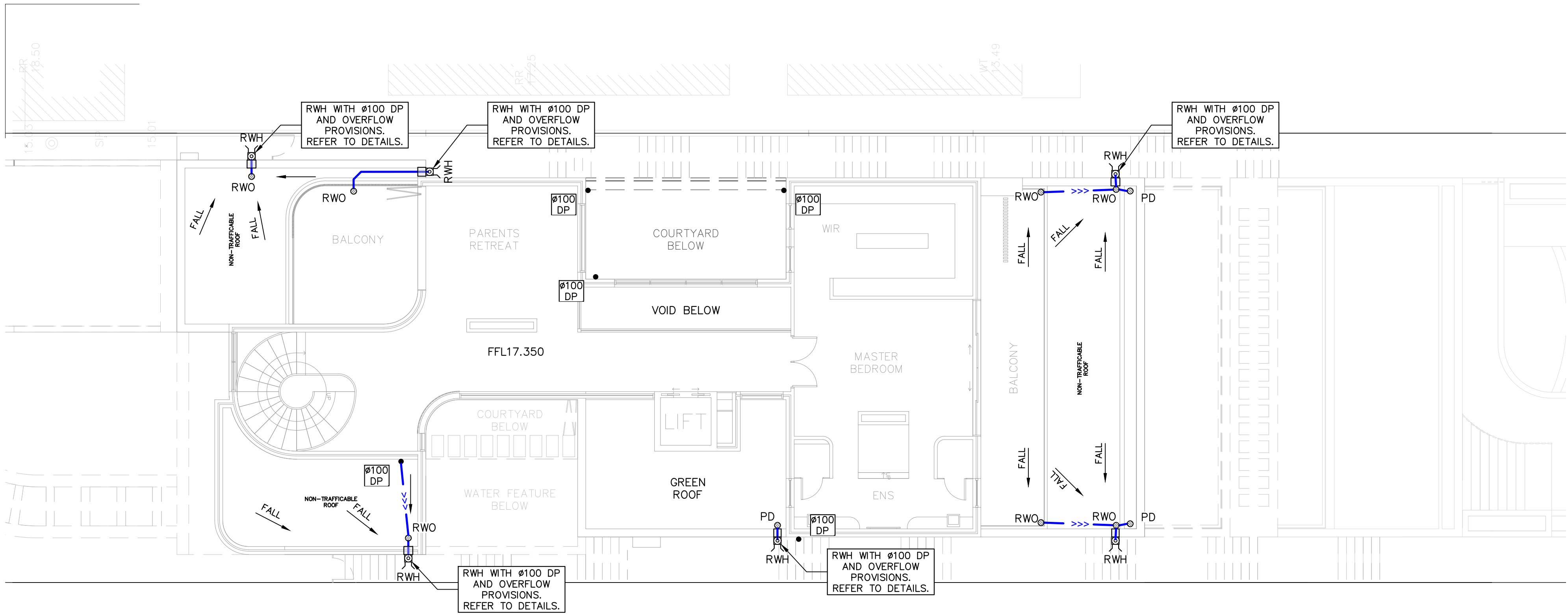
SW22069

Drawing Number

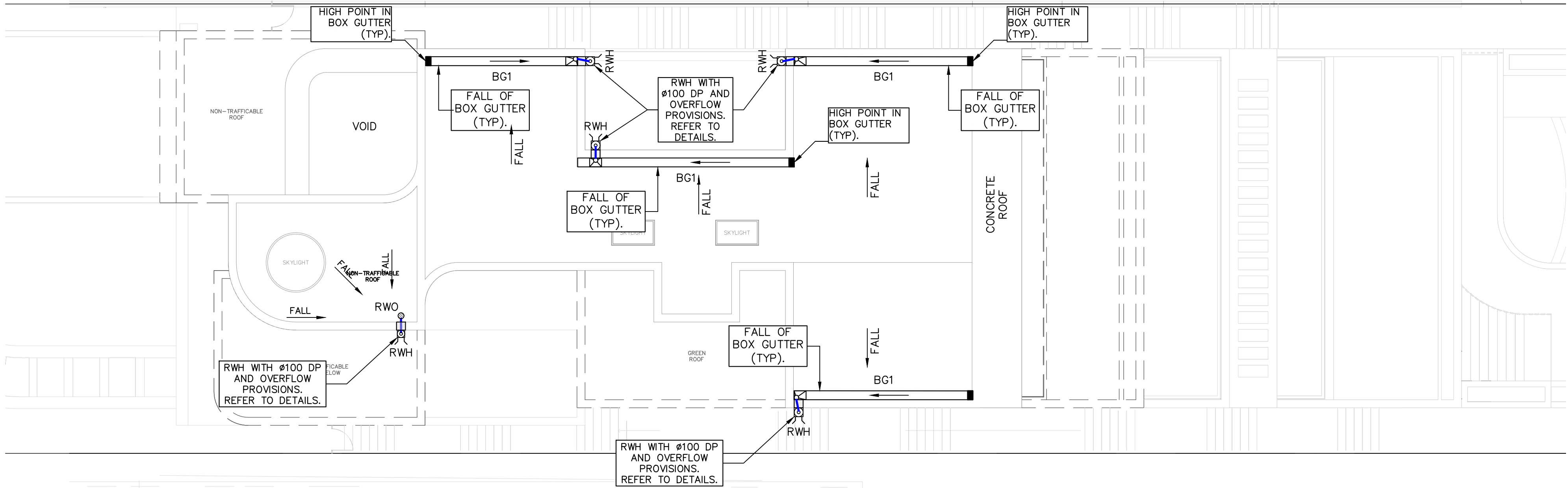
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STORMWATER LAYOUT PLAN  
FIRST FLOOR  
SCALE 1:100



STORMWATER LAYOUT PLAN  
ROOF LEVEL  
SCALE 1:100

FIRST FLOOR & ROOF NOTES:

INSTALL 50mm uPVC SPITTER PIPES 20mm ABOVE SURFACE LEVEL FOR BALCONY AND CONCRETE ROOF AREAS TO ALLOW FOR EMERGENCY OVERFLOW INCASE OF BLOCKAGES DURING HEAVY STORMS. PLUMBER TO CONFIRM LOCATION DURING CONSTRUCTION.

ALL BUILDING AND HYDRAULIC SERVICES TO BE PROPERLY CO-ORDINATED WITH STORMWATER PIPES AND ENSURE NO CLASHES ARE PRESENT DURING CONSTRUCTION (TYP).

STORMWATER PIPE ARRANGEMENT TO BE CO-ORDINATED WITH STRUCTURAL SLAB AND BEAMS WHERE REQUIRED (TYP).

BALCONY, TERRACE & CONCRETE ROOF AREAS TO SLOPE TOWARDS RAINWATER OUTLETS WHERE REQUIRED (TYP).

ARROW DENOTES THE SLOPE OF FINISHED SURFACE LEVEL (TYP).

DOWNPipes SHOWN ON PLAN ARE TO BE Ø100mm uPVC U.N.O. (TYP).

PROPOSED DOWNPIPE LOCATIONS ARE NOMINAL AND TO BE CONFIRMED DURING CONSTRUCTION (TYP).

INSTALL DOWNPIPE WITH SPREADER (IF REQUIRED) TO DISPERSE STORMWATER ONTO LOWER ROOF AREAS EFFECTIVELY.

PROVIDE SURFACE DRAINAGE FOR ALL CONCRETE AND BALCONY ROOF AREAS WHERE REQUIRED.

PROPOSED TWO STOREY DWELLING  
35 BURBANK AVENUE, EAST HILLS

Scale 1:100 @ A1 Date 04/03/2022 Drawn S.H. Design S.H. Approved P.E.



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www.cec-au.com

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Architect  
ES DESIGN  
SUITE 10, LEVEL 1/1 COOKS AVE  
GANTERBURY NSW 2163  
INFO@ESDESIGN.COM.AU  
02 9107 2000  
ES.COM.AU

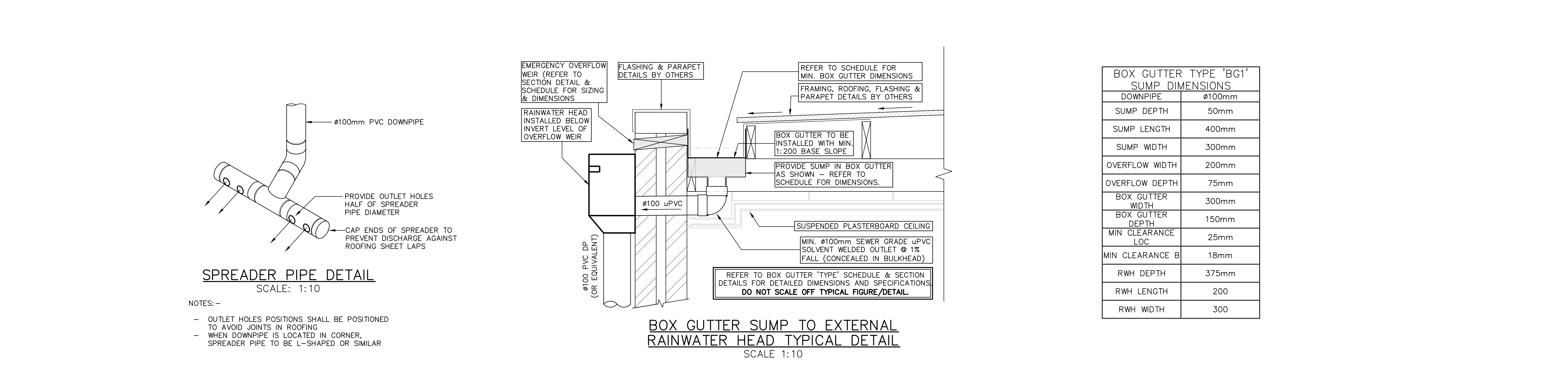
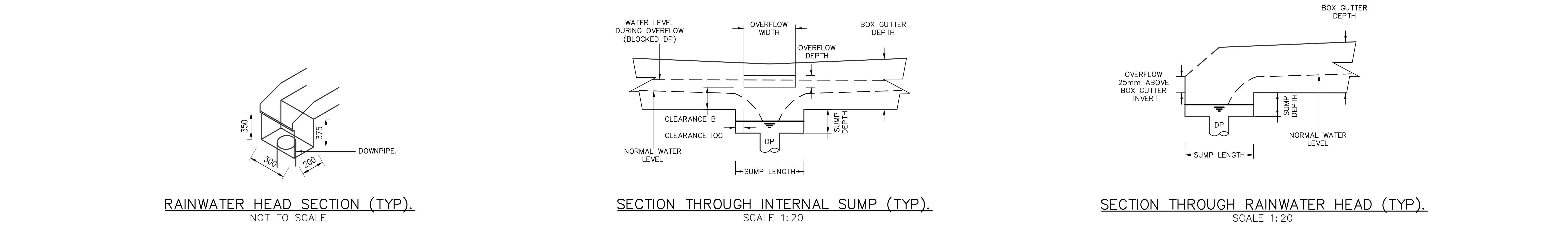
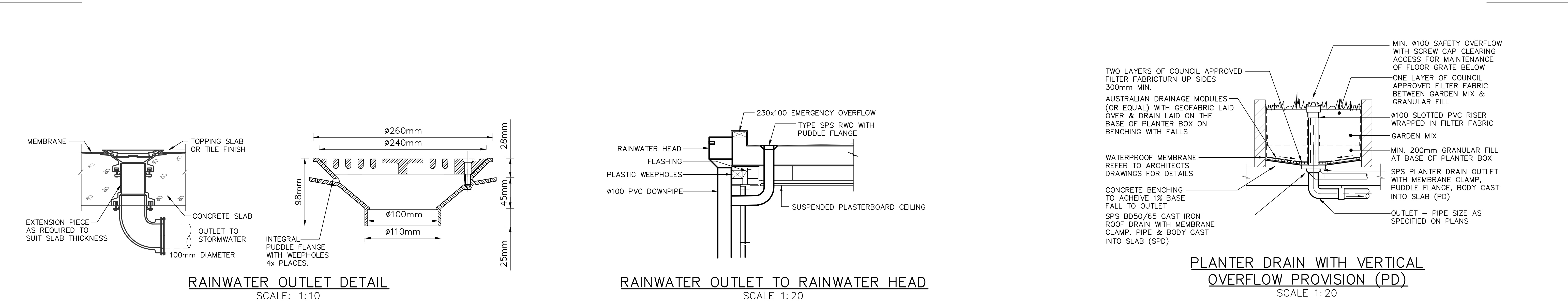


FOR COUNCIL / CONSTRUCTION CERTIFICATE ISSUE  
APPROVED BY: P. EL-BAYEH  
PAUL EL-BAYEH  
B.E. (Civil, M.E. (Structural & Foundation)  
FEAust, CPEng No. 3132140, NER, RPSC.  
DATE: 14/03/2022  
REGISTERED NER Engineers Australia

Title  
STORMWATER LAYOUT PLAN  
ROOF PLAN, NOTES & DETAILS

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Project Number SW22069  
Drawing Number SW030  
Revision B



PROPOSED TWO STOREY DWELLING

35 BURBANK AVENUE, EAST HILLS

Scale 1:100 @ A1

Date 04/03/2022

Drawn S.H.

Design S.H.

Approved P.E.

Capital Engineering Consultants

9630 0121

8 Buller Street, North Parramatta, NSW 2151

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FOR COUNCIL APPROVAL ONLY (CONCEPT)

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Architect

ES DESIGN

SUITE 10, LEVEL 5/11 COOKS AVE GANTHERBURY NSW 2163

02 9377 2000

info@esdesign.com.au

es.com.au

FOR COUNCIL / CONSTRUCTION CERTIFICATE ISSUE

APPROVED BY: P. EL-BAYEH

DATE: 14/03/2022

REGISTERED ENGINEERS AUSTRALIA

Title

STORMWATER LAYOUT PLAN

ROOF PLAN, NOTES & DETAILS (CONT.)

DO NOT SCALE DRAWING, USE FIGURED DIMENSIONS ONLY

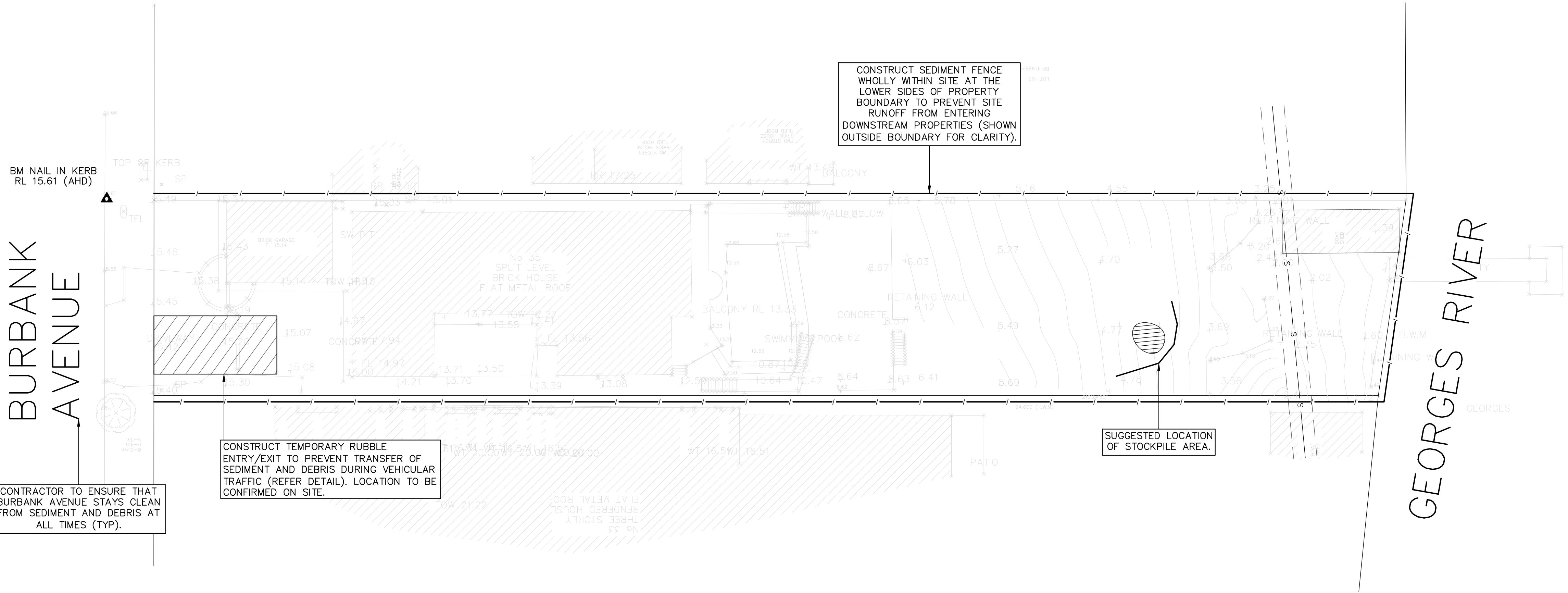
North

Project Number SW22069

Drawing Number SW031

Revision B





EROSION & SEDIMENT CONTROL PLAN  
SCALE 1: 200

EROSION CONTROL

BEFORE EARTHWORKS CAN COMMENCE THE EROSION & SEDIMENT CONTROL MEASURES MUST BE IN PLACE.

DURING THE CONSTRUCTION PERIOD, THESE CONTROL MEASURES WILL NEED TO BE INSPECTED & MAINTAINED REGULARLY, ESPECIALLY AFTER STORM EVENTS, BY THE CONTRACTOR.

ALL WORK IS TO BE CARRIED OUT TO PREVENT EROSION, CONTAMINATION & SEDIMENTATION OF THE STORAGE SITE, SURROUNDING AREAS & DRAINAGE SYSTEMS.

MINIMIZE DISTURBED AREA COVERED WITH NATURAL VEGETATION. ONLY THOSE AREAS DIRECTLY REQUIRED FOR CONSTRUCTION ARE TO BE DISTURBED.

ISOLATE EXISTING STORMWATER PITS WITH STRAW BALES OR SILT TRAPS TO FILTER ALL INCOMING FLOWS.

DO NOT STOCKPILE EXCAVATED MATERIAL ON THE ROAD WAY.

DIVERT CLEAN WATER FROM UNDISTURBED AREAS AROUND THE WORKING AREAS.

CONSTRUCTION ENTRY/EXIT SHALL BE VIA THE LOCATION NOTED ON THE DRAWING. CONTRACTOR SHALL ENSURE ALL DROPPABLE SOIL & SEDIMENT IS REMOVED PRIOR TO CONSTRUCTION TRAFFIC EXITING SITE. CONTRACTOR SHALL ENSURE ALL CONSTRUCTION TRAFFIC ENTERING AND LEAVING THE SITE DO SO IN A FORWARD DIRECTION.

ADOPT TEMPORARY MEASURES AS MAY BE NECESSARY FOR EROSION & SEDIMENT CONTROL, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

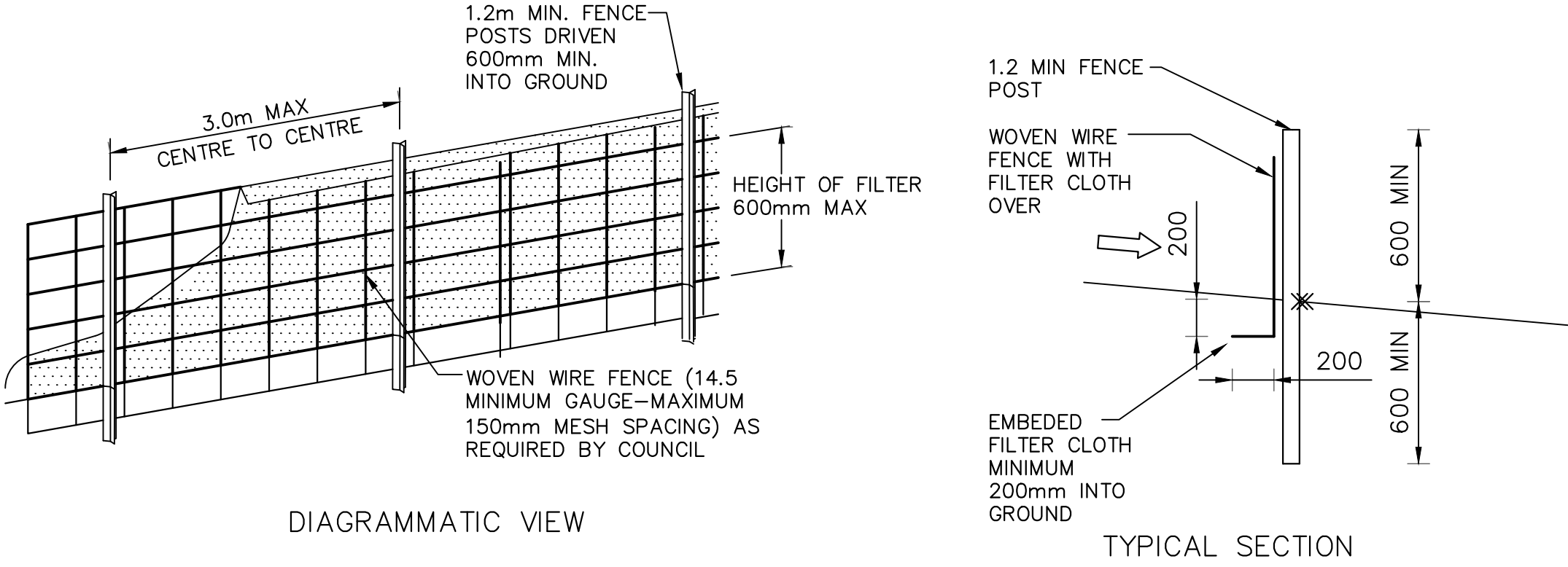
- DRAINS: TEMPORARY DRAINS AND CATCH DRAINS.
- SPREADER BANKS OR OTHER STRUCTURES: TO DISPERSE CONCENTRATED RUNOFF.
- SILT TRAPS: CONSTRUCTION AND MAINTENANCE OF SILT TRAPS TO PREVENT DISCHARGE OF SCOURED MATERIAL TO DOWNSTREAM AREAS.

AFTER RAIN, INSPECT, CLEAN, AND REPAIR IF REQUIRED, TEMPORARY EROSION & SEDIMENT CONTROL MEASURES.

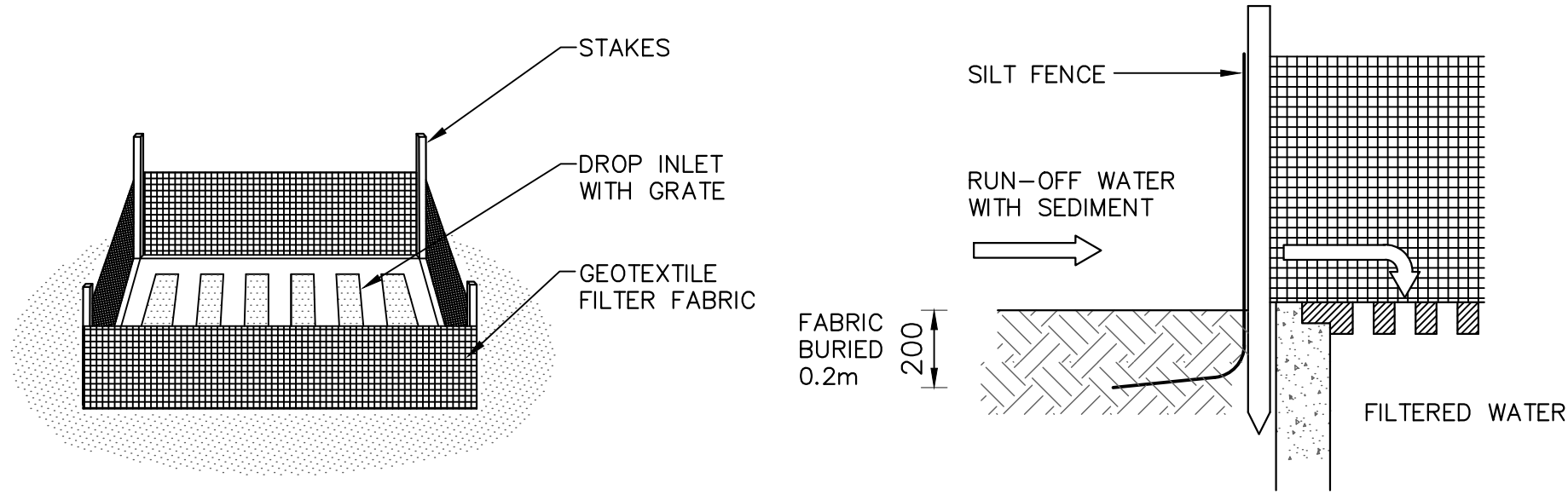
REMOVE TEMPORARY EROSION & SEDIMENT CONTROL MEASURES WHEN THEY ARE NO LONGER REQUIRED.

COMPLY WITH THE REQUIREMENTS OF LANDCOM'S MANAGING URBAN STORMWATER – SOIL AND CONSTRUCTION 'THE BLUE BOOK' LATEST EDITION

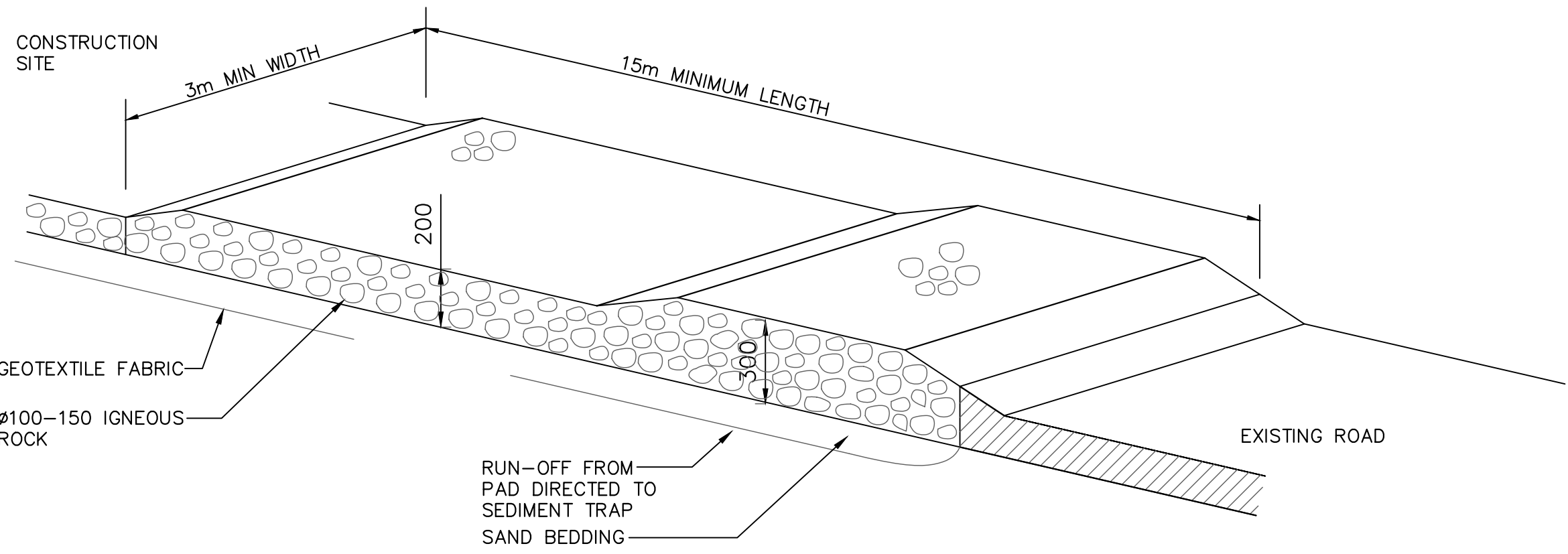
THE EROSION & SEDIMENT CONTROL PLAN PROVIDED IS ONLY INDICATIVE. THE CONTRACTOR SHOULD PREPARE A DETAILED ESCP SUITABLE FOR THE SPECIFIC SITE CONDITIONS



SEDIMENT FENCE DETAIL  
NOT TO SCALE



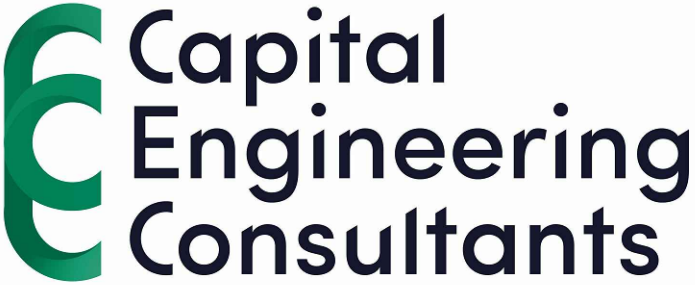
SUMP SEDIMENT TRAP DETAIL  
NOT TO SCALE



TEMPORARY CONSTRUCTION EXIT (RUBBLE ALTERNATIVE)  
NOT TO SCALE

PROPOSED TWO STOREY DWELLING  
35 BURBANK AVENUE, EAST HILLS

Scale 1:100 @ A1 Date 04/03/2022 Drawn S.H. Design S.H. Approved P.E.



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Architect  
ES DESIGN  
SUITE 10, LEVEL 1/1 COOKS AVE  
GANTERBURY NSW 2163  
INFO@ESDESIGN.COM.AU  
02 9107 2000  
ES.COM.AU



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APPROVED BY:  
PAUL EL-BAYEH  
B.E. (CIVIL), M.E. (Structural & Foundation)  
FE Aus. CP Eng No. 3132140, NER, RPSC.

DATE:  
14/03/2022

REGISTERED  
NER  
Engineers Australia

Title  
STORMWATER LAYOUT PLAN  
EROSION & SEDIMENT CONTROL  
PLAN, NOTES & DETAILS

A1 0 20 40 60 80 100  
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North	Project Number	Revision
	SW22069	
	Drawing Number	B
	ER001	