

# 742 Henry Lawson Drive, Picnic Point NSW 2213

## STORMWATER PLAN

### GENERAL

G1. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL & OTHER WORKING DRAWINGS, SPECIFICATIONS & WITH SUCH WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT.

G2. ALL WORKMANSHIP & MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT EDITION OF THE RELEVANT AUSTRALIAN STANDARDS, THE BUILDING CODE OF AUSTRALIA AND ANY OTHER APPLICABLE AUTHORITY REQUIREMENTS.

G3. ANY CONFLICT BETWEEN THESE NOTES, THE SPECIFICATION, THE DRAWINGS OR ANY OTHER RELEVANT DOCUMENTS SHALL BE REFERRED TO ABCON ENGINEERS FOR DECISION PRIOR TO PROCEEDING WITH THE WORK.

G4. DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE DRAWINGS. FOR SETTING OUT DIMENSIONS & LEVELS REFER TO ARCHITECTURAL DRAWINGS.

G5. THE BUILDER SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL SHORING TO MAINTAIN THE STABILITY & INTEGRITY OF EXCAVATIONS & ADJACENT STRUCTURES.

G6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL SERVICES PRIOR TO COMMENCEMENT OF ANY EARTHWORKS.

G7. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE.

### STORMWATER

W1. ALL LEVELS ARE TO A.H.D. UNO.

W2. THE STORMWATER SYSTEM IS DESIGNED TO COMPLY WITH COUNCIL'S DESIGN CRITERIA AND TO APPROXIMATELY MAINTAIN EXISTING FLOW PATTERNS.

W3. OVERLAND FLOW PATHS ARE PRESERVED.

W4. EXISTING DRAINAGE AND LEVELS ARE BASED ON SURVEY PROVIDED & SHOULD BE ASSUMED TO BE APPROXIMATE. ALLOW TO CONFIRM ALL RELEVANT DETAILS BEFORE PROCEEDING WITH AFFECTED AREAS.

W5. ALL WORK TO COMPLY WITH AS3500.3.

W6. ALL PITS TO BE PRECAST CONCRETE OR F.R.C. UNO.

W7. DOWNPIPE LOCATIONS SHOULD BE CONFIRMED WITH ARCHITECT'S PLAN UNO.

W8. GRADE LOCAL SURFACES INTO PITS TO ENSURE COLLECTION OF WATER & THAT THERE ARE NO AREAS OF PONDING, TYPICAL.

W9. GRATED TRENCHES AND SILT ARRESTOR PITS TO BE INSPECTED AND CLEANED AFTER PERIODS OF HEAVY RAINFALL.

W10. TREE ROOTS TO BE AVOIDED DURING PLACEMENT OF DRAINAGE SYSTEM.

W11. ALL PIPES TO BE Ø100 UPVC UNO.

W12. ALL PIPES TO HAVE 100 MIN. COVER IN LANDSCAPED AREAS AND 600 MIN. COVER IN TRAFFICABLE AREAS.

W13. ALL INLET AND OUTLET PIPES FROM PITS TO BE CONNECTED AT THE HIGHEST POSSIBLE INVERT LEVEL WHILST KEEPING 1% MIN. GRADE UNLESS NOTED OTHERWISE.

W14. FINISHED SURFACES TO BE GRADED AWAY FROM THE DWELLING AND TOWARD THE PITS.

W15. GRATED TRENCHES TO BE 1% MIN. GRADE THROUGHOUT TO OUTLET PIPE.

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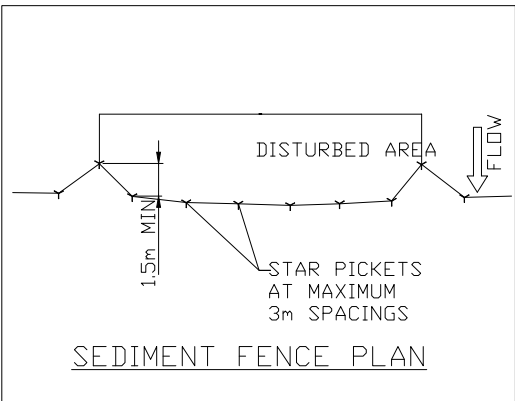
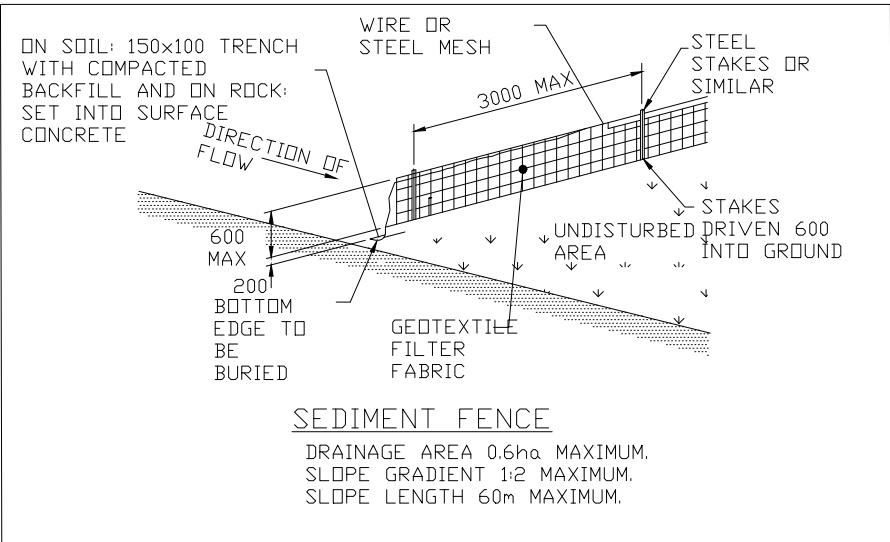
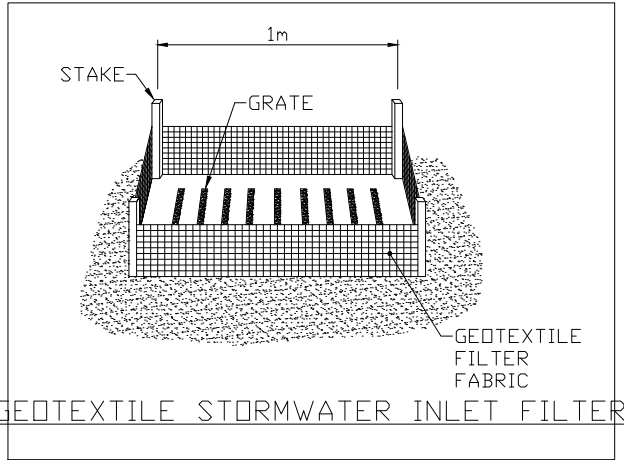
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### LEGEND

- SURFACE FLOW  
+78.63 EXISTING SURFACE LEVEL  
DP DOWN PIPE  
— PROPOSED STORMWATER PIPE



SCALE 1:150 (m) @ A3  
0 1 2 3 4 5

NOTE: DO NOT SCALE OFF DRAWINGS. REFER TO ARCHITECTURAL PLANS. VERIFY DIMENSIONS ON SITE

REV	DATE	DESCRIPTION	BY
B	15.03.2022	ISSUED FOR CONSTRUCTION	MA
A	01.12.2021	ISSUED FOR CONSTRUCTION	HA

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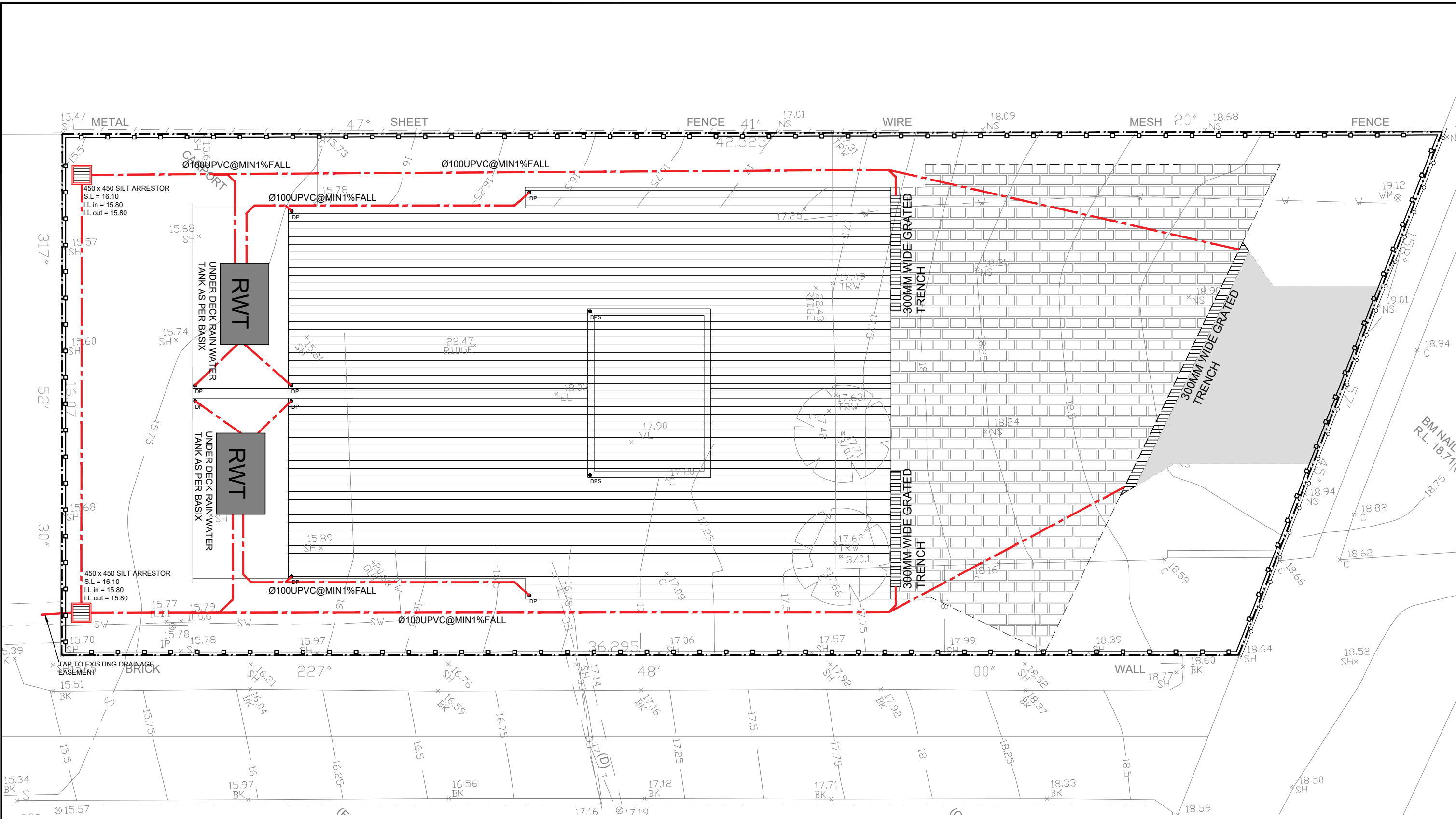


PROPOSED DWELLING AT  
742 Henry Lawson Drive, Picnic Point NSW 2213

### STORMWATER NOTES

JOB NUMBER: <b>21218</b>	DWG NUMBER: C00	ORIGINAL SIZE: A3
DESIGNED BY: <b>MA</b>	DATE: <b>15.03.2022</b>	
CHECKED BY: <b>TA</b>	SCALE: <b>AS SHOWN</b>	

16/3/2022 3:05 PM



**SEDIMENT CONTROL NOTES:**

- 1- All EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED PRIOR TO SITE DISTURBANCE.
- 2- STRIPPING OF GRASS AND VEGETATION ETC. FROM SITE SHALL BE KEPT TO A MINIMUM.
- 3- ALL SEDIMENT CONTROL STRUCTURES TO BE INSPECTED AFTER EACH RAINFALL EVENT FOR AND ALL TRAPPED SEDIMENT TO STRUCTURAL DAMAGE BE REMOVED TA A NOMINATED STOCKPILE SITE.

**SITE NOTE**

BALCONIES TO HAVE Ø100MM FLOOR WASTE CONNECTING DIRECTLY TO SILT ARRESTOR.

	SITE BOUNDARY
	SEDIMENT CONTROL LINE
	TEMPORARY FENCE

SCALE 1:150 (m) @ A3  
0 1 2 3 4 5

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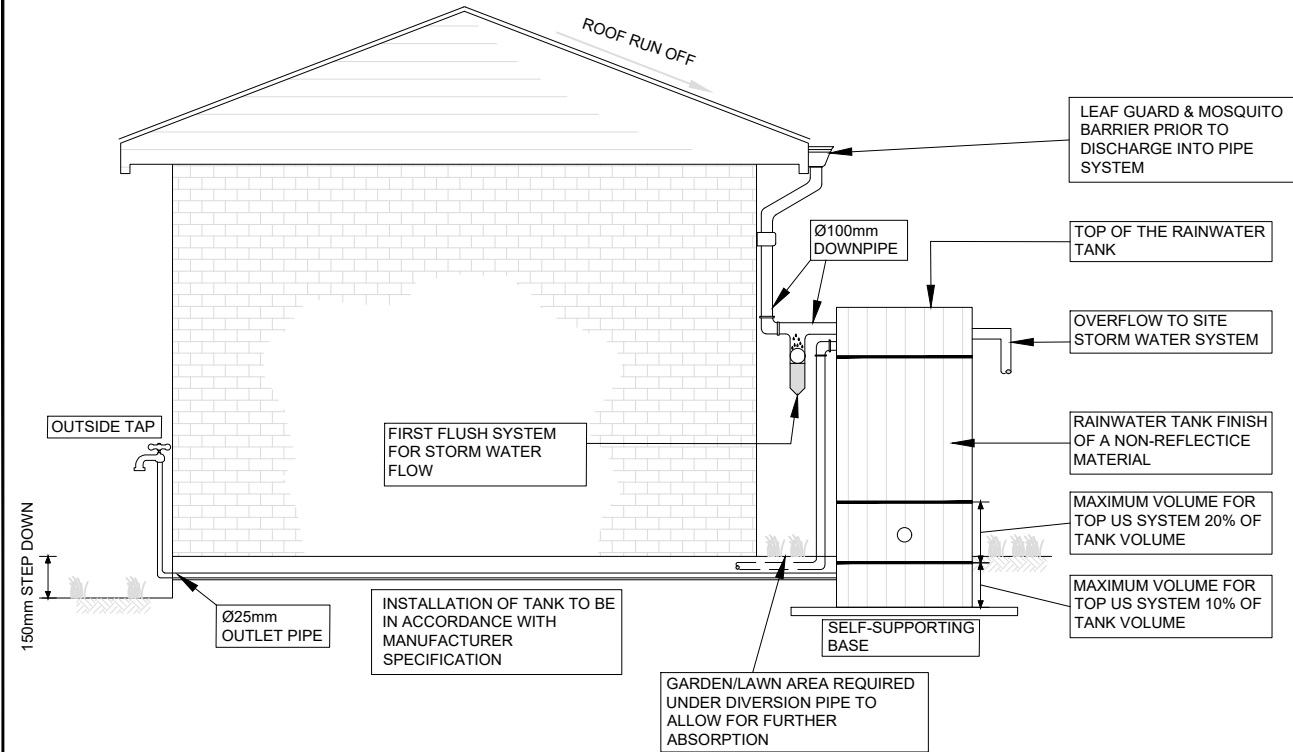
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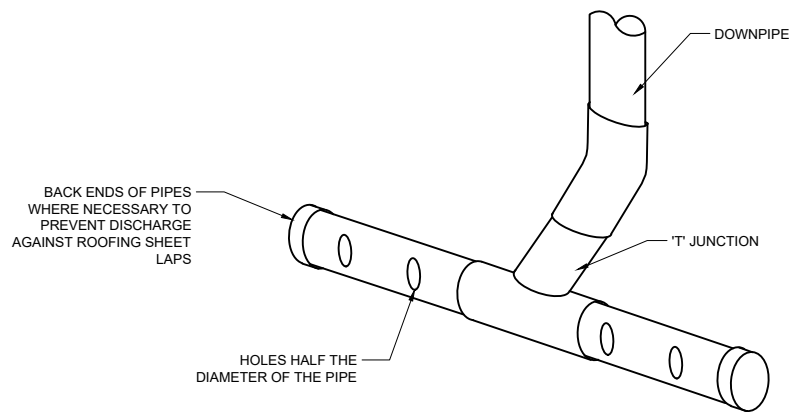


PROPOSED DWELLING AT  
742 Henry Lawson Drive, Picnic Point NSW 2213  
STORMWATER PLAN

JOB NUMBER: <b>21218</b>	DWG NUMBER: C01	ORIGINAL SIZE: A3
DESIGNED BY: <b>MA</b>	DATE: <b>15.03.2022</b>	
CHECKED BY: <b>TA</b>	SCALE: <b>AS SHOWN</b>	

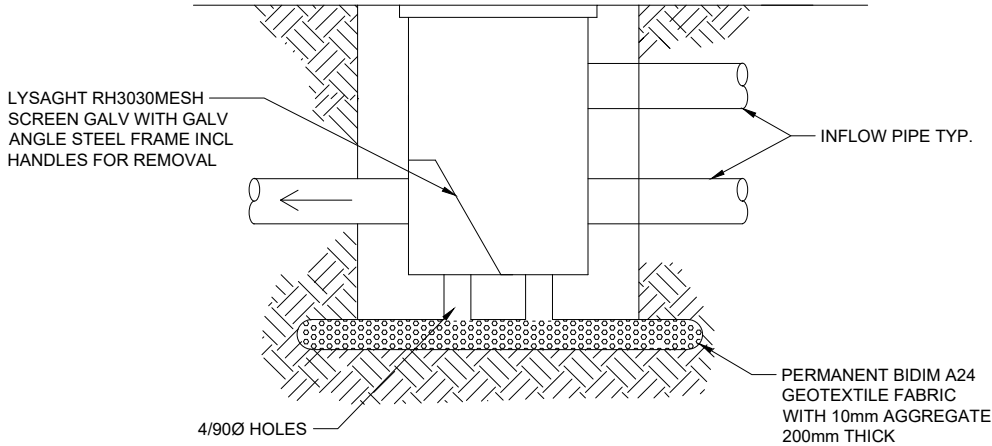


RAINWATER TANK DETAIL  
N.T.S

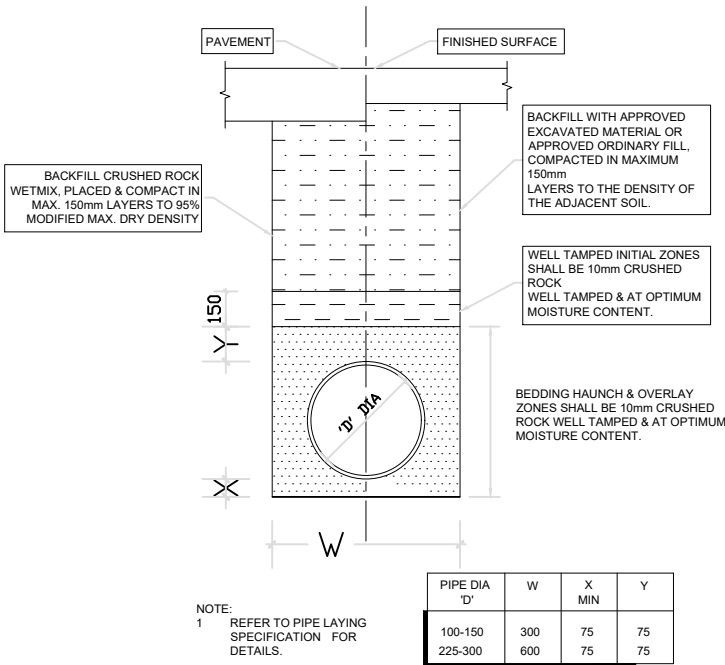


TYPICAL DOWNPIPE SPREADER

- STORAGE TANK NOTES:
1. TANK WATER TAPS SHALL BE MARKED "RAINWATER NOT TO HUMAN CONSUMPTION".
  2. RAINWATER TANKS SHALL BE CONNECTED TO MAINS WATER SUPPLY AS BACK UP.
  3. THE PUMP ARE TO BE INSULATED IN ACCORDANCE WITH COUNCIL POLICY.
  4. PUMPS SHALL PROVIDE MINIMUM 150 kPa PRESSURE.
  5. EACH TANK TOP BE CONNECTED TO AN OUTDOOR TAP FOR IRRIGATION USE.
  6. RAINWATER TANK TO BE CLEANED OUT EVERY 6 MONTHS.
  7. WATER TANK AND ASSOCIATED STRUCTURE TO BE THE SAME COLOR, OR A COLOR COMPLEMENTARY TO THE DWELLING.
  8. TOP TANK TO BE BELOW TO OF NEAREST FENCE, OR 1.8M METERS WHICHEVER IS LESS.
  9. THE WATER TANK SHOULD BE LOCATED AT LEAST 900mm FROM ANY PROPERTY BOUNDARY.
  10. PLUMBING FROM THE WATER TANK IS TO BE KEPT SEPARATED FROM THE RETICULATED WATER SUPPLY SYSTEM.
  11. TANK TO BE BUILT ON SELF-SUPPORTING BASE.
  12. PROVIDE BACK-FLOW PREVENTING DEVICE AT MAINS WATER METER.
  13. ROOF DRAINING TO TANK MUST NOT CONTAIN LEAD,TAR BASED PAINTS OR ASBESTOS.
  14. WATER TO BE DRAWN FROM ANAEROBIC ZONE OF TANK.



SILT & POLLUTANT ARRESTOR PIT DETAIL  
N.T.S



TYPICAL UPVC PIPE LAYING DETAIL  
1:20

SCALE 1:150 (m) @ A3  
0 1 2 3 4 5

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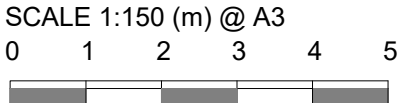
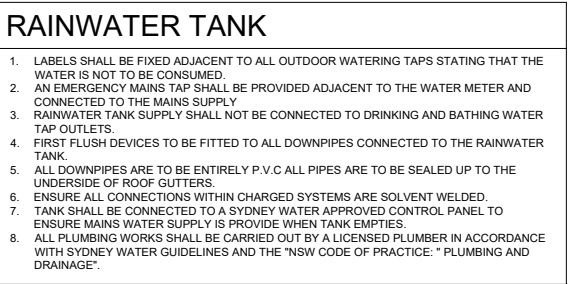
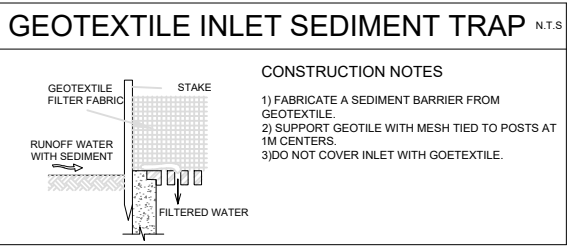
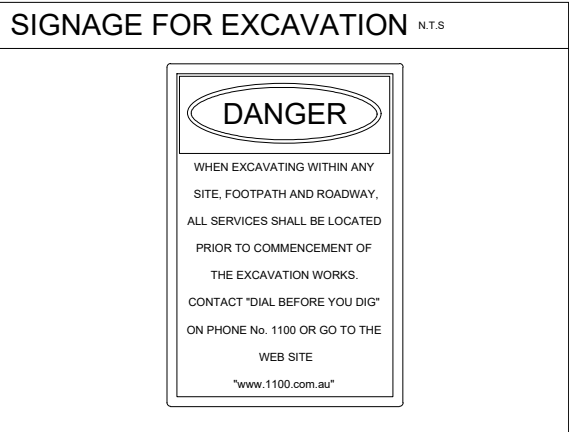
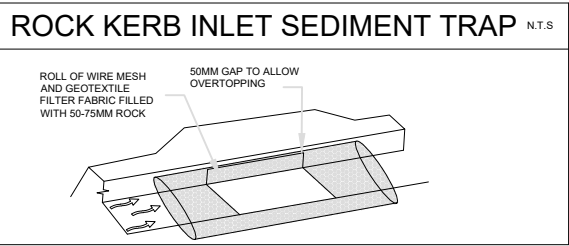
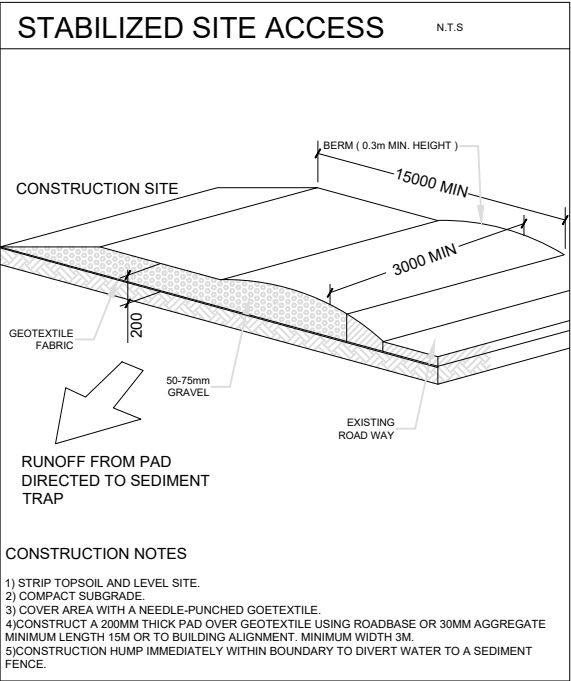
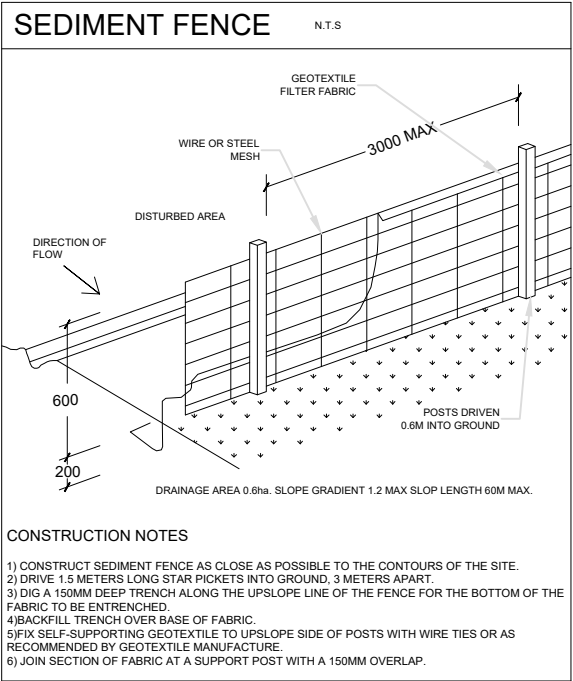


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JOB NUMBER: 21218	DWG NUMBER: C02	ORIGINAL SIZE: A3
DESIGNED BY: MA	DATE: 15.03.2022	
CHECKED BY: TA	SCALE: AS SHOWN	

SEDIMENT & EROSION CONTROL DETAILS



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