

STORMWATER LAYOUT NOTES

PITS UP TO 600mm DEEP TO BE 450x450 U.N.O.
PITS UP TO 900mm DEEP TO BE 600x600 U.N.O.
PITS UP TO 1200mm DEEP TO BE 900x900 U.N.O.

PITS TO BE PRECAST CONCRETE OR RENDERED BRICK WITH CONCRETE HEAVY DUTY GRATES. U.N.O. LIGHT DUTY PITS & GRATES MAY BE USED ONLY IN LIGHT/FOOT TRAFFICABLE AREAS.

U.N.O. ALL PITS TO BE BENCHED TO DISCHARGE PIPES (U.N.O. GALVANISED STEP IRONS TO ALL PITS EXCEEDING 900 DEPTH.)

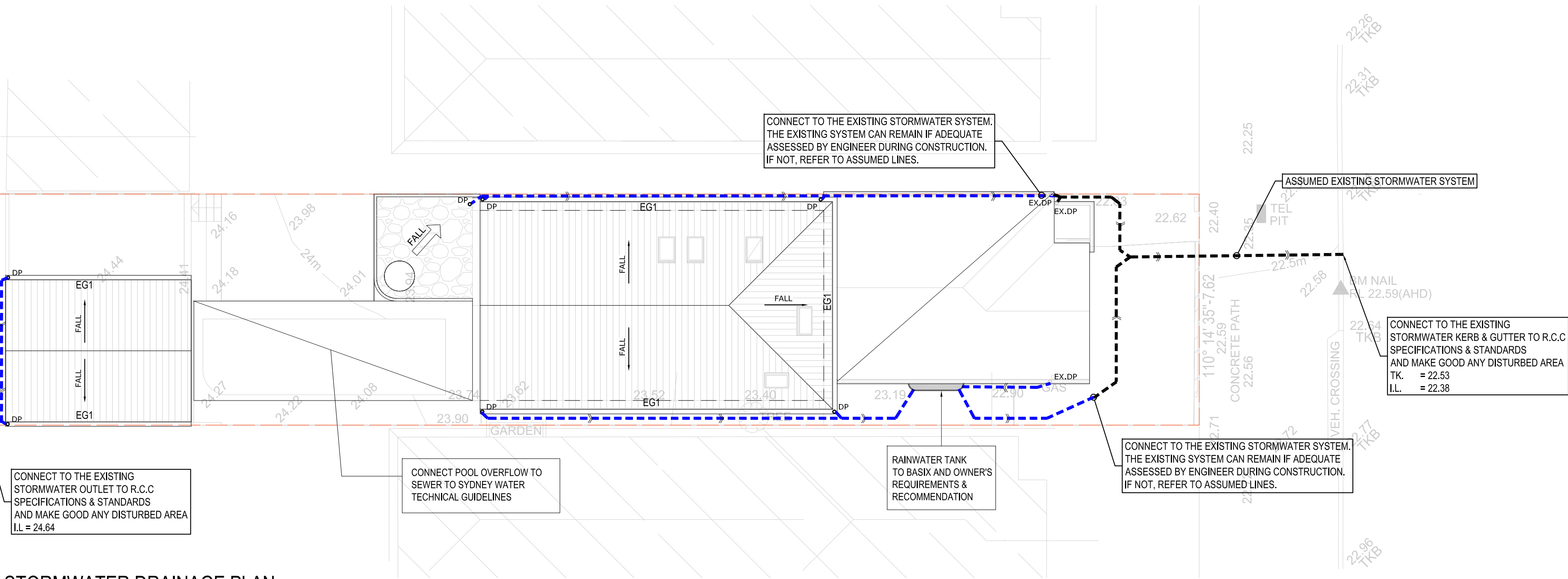
- COVER & SUMO GRATES SHALL COMPLY WITH AS2733 & AS4198
- DOWNPIPES Ø=90mm IF CHARGED AND 100x50 BOX IF GRAVITY. U.N.O. DP's SHALL BE INSTALLED IN ACCORDANCE WITH AS3500.3.2.4,11 & AS4198. MAXIMUM ROOF AREA PER DOWNPIPE IS 30m² WITH A QUAD 115 HI-FRONT GUTTER U.N.O.
- PIPES TO HAVE 1% MINIMUM GRADE U.N.O. BY PIT INVERTS, PIPES TO BE V.C. CLASS "X" OR U.P.V.C. CLASS STORMWATER PIPE TO AS1254,1260,1273,1477,2179.2 AND WHERE EXPOSED TO DIRECT SUNLIGHT TO HAVE ADEQUATE PROTECTION TO U.V. RADIATION IN ACCORDANCE WITH AS2032. SEWER GRADE/GALVANISED PIPES TO BE USED WHERE COUNCIL POLICY OR CONSENT REQUIRE SUCH.
- GUTTER OUTLETS SHALL BE FITTED VERTICALLY TO THE SOLE OF THE EAVE GUTTERS. RAINHEADS TO HAVE AN OVERFLOW DUCT OR WEIR 50mm BELOW THEIR CREST.
- PROVIDE OVERFLOW SPITTERS TO ALL COVERED BALCONIES/TERRACES. NOT TO BE DIRECTED ON TO ROOF SURFACES.
- RISING MAINS (PRESSURE PIPE) TO BE IN ACCORDANCE WITH AS3500.1.2.
- SUBSOIL DRAINS TO BE IN ACCORDANCE WITH AS2439.1 CLASS 100 TO BE USED ONLY IN SINGLE DWELLINGS.
- ALL PIPE JOINTS TO BE IN ACCORDANCE WITH AS3500.3.2.2.7
- ALL VALVES TO BE IN ACCORDANCE WITH AS3500.3.2
- EXPANSION JOINTS AND ACCESSORIES TO COMPLY WITH AS2179.2 & AS4198.
- ALL TRENCHES TO BE IN ACCORDANCE WITH AS3500.3.2.7.2.8-14, EMBEDMENT MATERIAL & TRENCH FILL TO ALL PIPES & SUBSOIL DRAINS TO BE IN ACCORDANCE WITH AS3500.3.2.7, ALL WORKS TO BE IN ACCORDANCE WITH AS1254,1741,2032,2733,2865,3996,1260,1477,2179.1 & 2.2566, 6367,8301, ARR97 & BCA
- IT IS THE BUILDER'S RESPONSIBILITY TO CONFIRM THAT LEVELS AND SURVEYS ARE IN ACCORDANCE WITH LEVELS ON SITE AND ARE APPROVED BY COUNCIL & THE ARCHITECT BEFORE COMMENCING WORK.
- NO SEWER VENTS, GULLY PITS OR SIMILAR TO BE LOCATED BELOW THE MAXIMUM WATER SURFACE LEVEL IN DETENTION BASINS. ALL BASIN WALLS TO BE WATERTIGHT & STRUCTURALLY DESIGNED BY A STRUCTURAL ENGINEER.
- ALL FENCES WHICH MAY DIVERT FLOW FROM PROPOSED DIRECTION TO BE RAISED 100mm.
- BUILDER TO ENSURE ALL DRAINAGE AREAS INCLUDING EXPOSED BALCONIES TO HAVE OVERFLOW MECHANISM IN PLACE IN THE EVENT OF BLOCKAGE WITH ADEQUATE OVERFLOW SECTION THROUGH PLANTERS, PARAPETS ETC.
- ALL EXTERIOR FINISHED GROUND LEVEL TO BE SLOPING AWAY FROM PERIMETER WALLS IN ALL CASES.
- ALL HEADROOM CLEARANCES TO BE COORDINATED BETWEEN THE BUILDER & THE ARCHITECT. NOTIFY ENGINEER FOR APPROVAL IF ANY CHANGES ARE TO OCCUR.
- ALL GULLY POSITIONS ARE DIAGRAMMATIC ONLY - BUILDER SHOULD CONSULT ARCHITECTURALS FOR DIMENSIONS TO LOCATE STORMWATER ELEMENTS U.N.O.
- FIRE RATING TO ARCHITECT'S SPECIFICATIONS.
- ALL FINISHED FLOOR LEVELS ARE NOMINATED BY ARCHITECT.
- ALL SITE SAFTEY MEASURES AND WORK METHOD STATEMENTS PREPARED BY BUILDER/SUB-CONTRACTORS ARE TO BE IMPLEMENTED DURING CONSTRUCTION. NO WORK IS TO COMMENCE UNTIL ALL WORKERS CARRY OUT SITE INDUCTION, PREPARED AND CARRIED OUT BY BUILDER. ANY HAZARD IDENTIFICATION TO BE REPORTED IMMEDIATELY TO SITE SUPERVISOR TO CARRY OUT NECESSARY PROCEDURES TO ELIMINATE HAZARD, PRIOR TO PROCEEDING WITH WORK. STRUCTURAL AND GEOTECHNICAL ADVICE SHOULD BE SOUGHT IN ALL CASES. CONFINED SPACES SIGNAGE TO BE INSTALLED IN ACCESSIBLE UNDERGROUND TANKS TO WORK COVER SPECIFICATIONS. ALL PITS EXCEEDING 600mm DEPTH TO HAVE "J" BOLTS INSTALLED TO GRATES.
- MAINTENANCE DEVICES REQUIRED BY AUTHORITIES ARE NOT TO BE ASSUMED SHOWN ON DRAWINGS.
- EARTH MOUNDING SHOWN AS TEMPORARY MEASURE UNTIL LANDSCAPING COMPLETED TO DIRECT FLOWS AS SHOWN.

LEGEND

- EXISTING ROOF
- PROPOSED ROOF
- DP# NEW DOWNPIPE 1000
- FALL OVERLAND FLOW PATH
- ROOF FLOW PATH
- Ø100 SEWER GRADE PVC @ 1% MIN. FALL
- EG1 150mm (W) EAVES GUTTER
- DP+S DOWNPIPE WITH SPREADER



DIAL 1100
BEFORE YOU DIG



STORMWATER DRAINAGE PLAN
1:100

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Rev.	Description	By.	App.	Date
A	ISSUED FOR D.A. APPROVAL	M.M.	M.A.	30.05.2022



Client MR & MRS FERRARA

Project 26 SECOND STREET,
ASHBURY

Title STORM WATER DRAINAGE PLAN

ISSUED FOR
D.A. APPROVAL

Project Number
22 H 5004

Design M.M.
Drawn M.M.

Drawing Number
SW 01



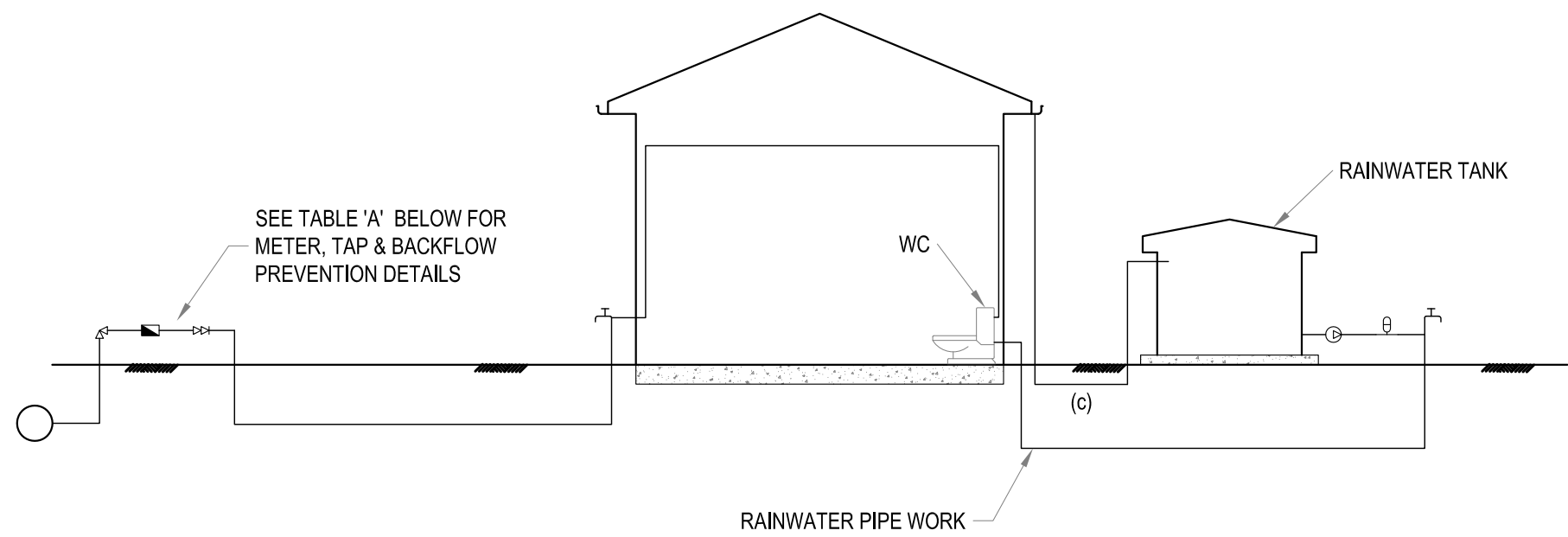


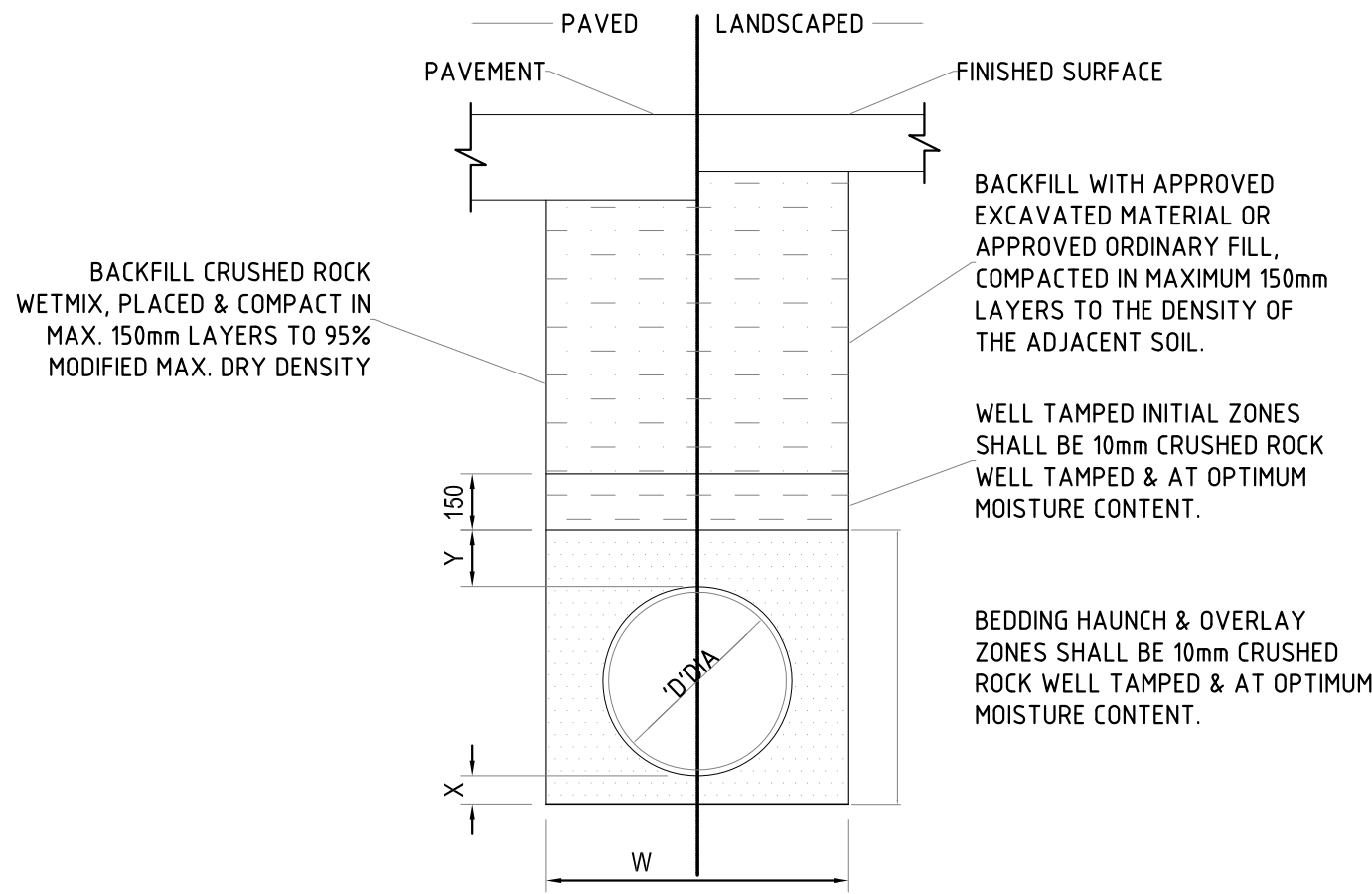
TABLE A			
RAINWATER TANK LOCATION	METER SIZE (mm)	TYPE OF TAP	TYPE OF BACKFLOW PREVENTION
ABOVE GROUND	20	BALL VALVE	DUAL CHECK VALVE (COMBINED WITH METER)
	25	BALL VALVE	DUAL CHECK VALVE
	> 32	BALL VALVE	DUAL CHECK VALVE
BELOW GROUND	20	BALL VALVE	TESTABLE DOUBLE CHECK VALVE
	25	BALL VALVE	TESTABLE DOUBLE CHECK VALVE
	> 32	BALL VALVE	TESTABLE DOUBLE CHECK VALVE

LEGEND	
	PRESSURE VESSEL
	METER
	BALL VALVE RIGHT ANGLE TYPE
	DUAL CHECK VALVE
	PUMP
	GARDEN TAP
	DRINKING WATER SUPPLY PIPES
	RAINWATER SUPPLY PIPES
	DOWN PIPES

- DIAGRAM NOTES:
DRAWING TO BE READ IN CONJUNCTION WITH SYDNEY WATER PLUMBING REQUIREMENTS
- FOR TANKS 10,000 LITRES OR LESS, COUNCIL DEVELOPMENT CONSENT IS NOT REQUIRED, IF THEIR CONDITIONS FOR INSTALLATION ARE FOLLOWED.
 - FOR TANKS GREATER THAN 10,000 LITRES COUNCIL DEVELOPMENT CONSENT IS GENERALLY REQUIRED.
 - FOR TANKS MORE THAN 10,000 LITRES APPROVAL IS REQUIRED FOR BUILDING OVER SEWERS.
 - SYDNEY WATER'S APPROVAL IS REQUIRED FOR ANY TOP UP FROM DRINKING WATER SUPPLY, REGARDLESS OF TANK SIZE.
 - NO DIRECT CONNECTION IS ALLOWED BETWEEN THE DRINKING WATER SUPPLY AND THE RAINWATER TANK SUPPLY.
 - RAINWATER PIPEWORK IS SHOWN ON THE DIAGRAM AS SUPPLYING INTERNAL RAINWATER USES.
 - ANY DESIGNED ACCESS LID INTO RAINWATER RE-USE TANK IS TO HAVE A LOCKABLE LID. IF THE LID IS DESIGNED TO BE ACCESSED BY A MAINTENANCE PERSON, IT MUST BE AT LEAST 600 mm x 900 mm IN SIZE.
 - MAINS WATER TO BYPASS TO TANK (BY PLUMBER) FOR LOW TANK STORAGE.

DUAL WATER & RAINWATER SUPPLY DIAGRAM

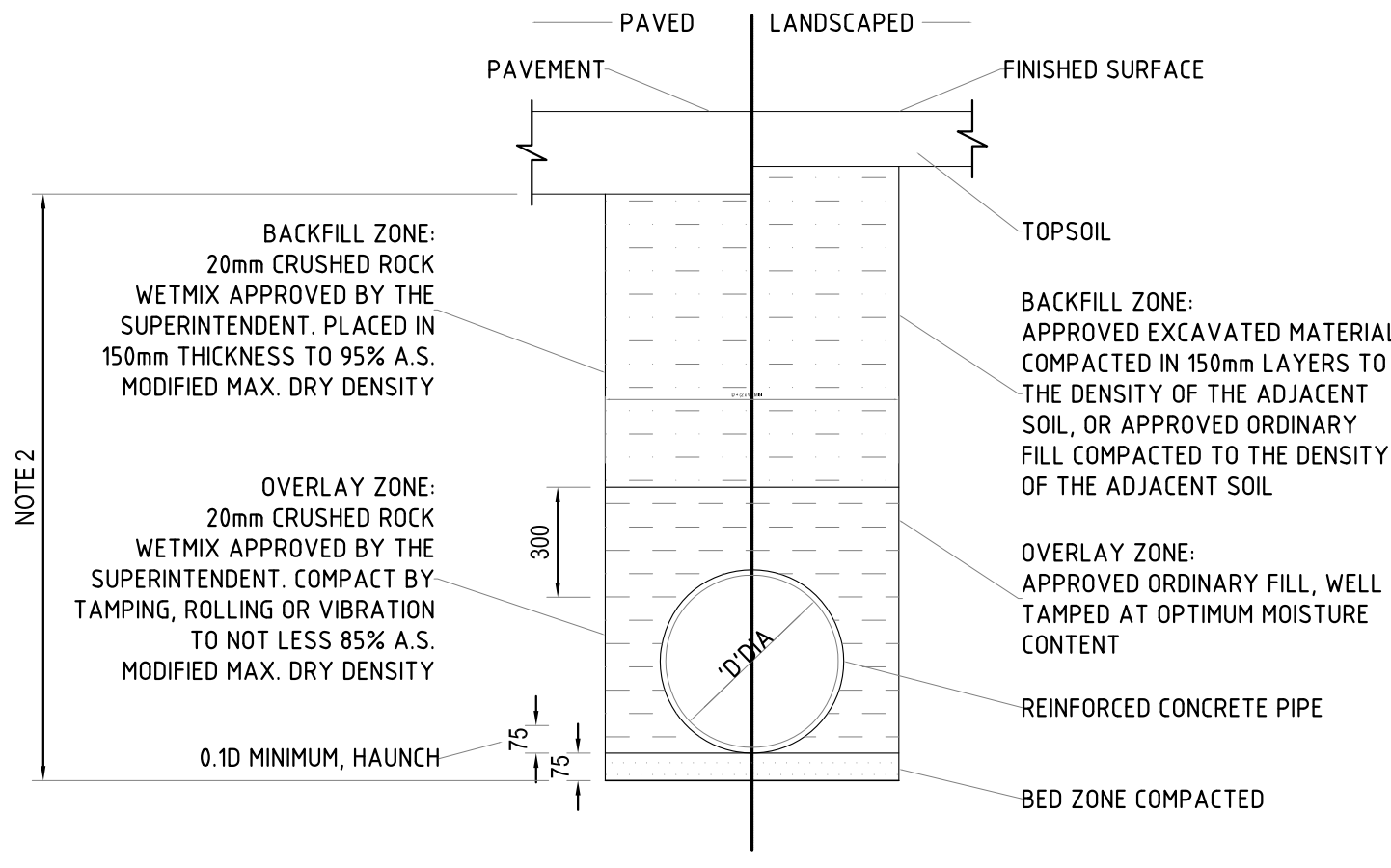
N.T.S.
THE RAINWATER TANK SHALL BE INSTALLED WITH A FIRST FLUSH DEVICE TO SUPPLIERS DETAILS



NOTE:
1 REFER TO PIPE LAYING SPECIFICATIONS FOR DETAILS.

PIPE DIA 'D'	W	X MIN	Y
100-150	300	75	75
225-300	600	75	75

UPVC PIPE



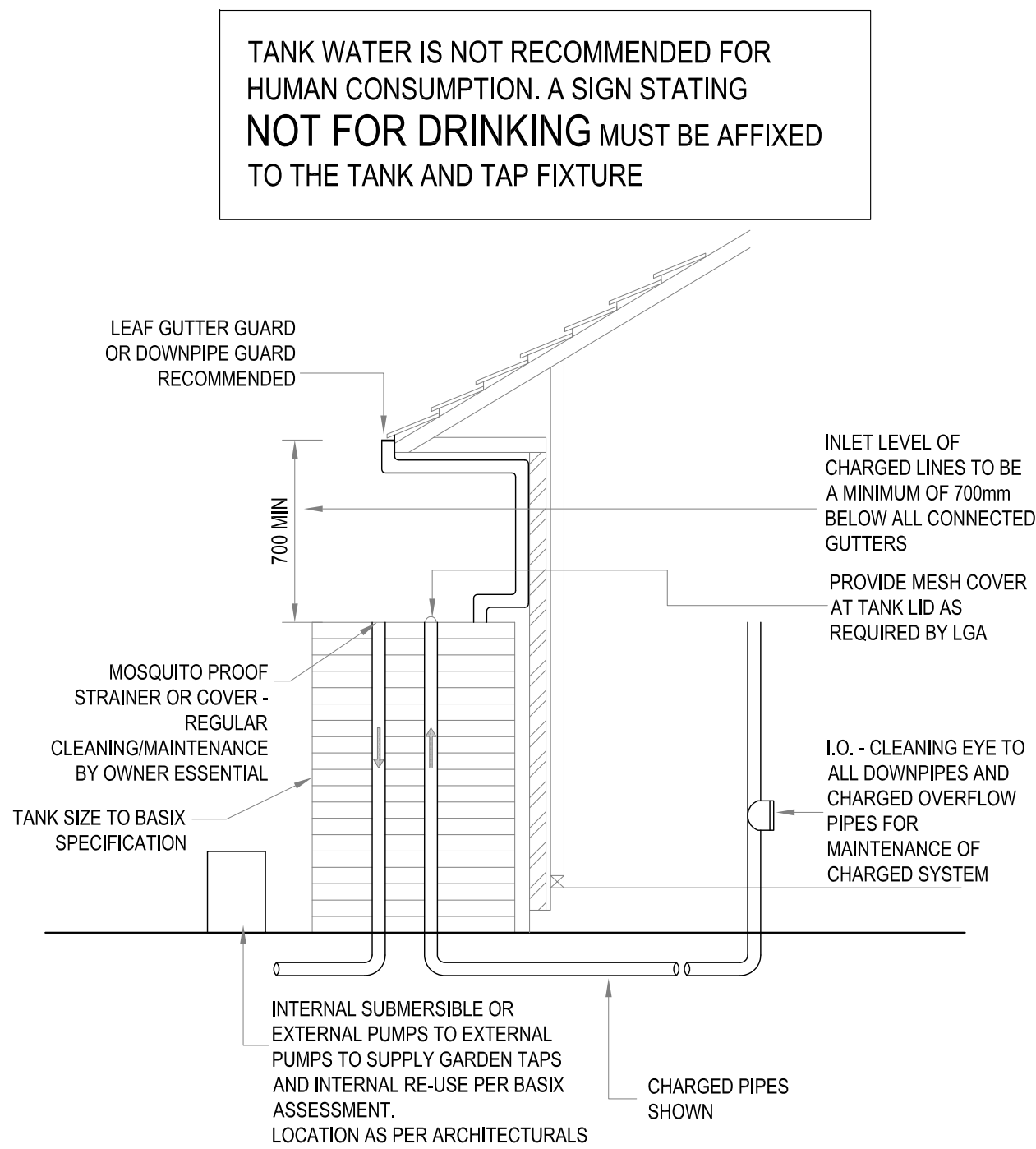
NOTE:
1 REFER TO PIPE LAYING SPECIFICATION FOR DETAILS.
2 BACKFILL OVERLAY & BEDDING ZONES 20mm CRUSHED ROCK COMPACT BY TAMPING ROLLING OR VIBRATION TO NOT LESS THAN 85% A.S. STD. MAX. DRY DENSITY.

D	W
150-300	150
375-750	300
+750	600

REINFORCED CONCRETE PIPE

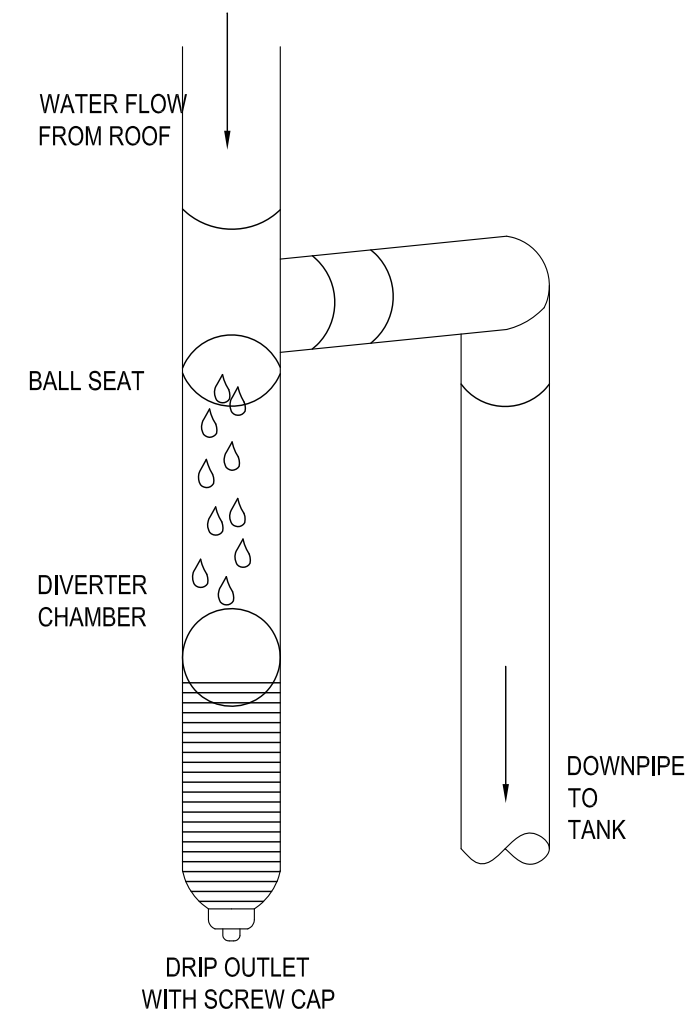
TYPICAL PIPE LAYING DETAIL

1:20



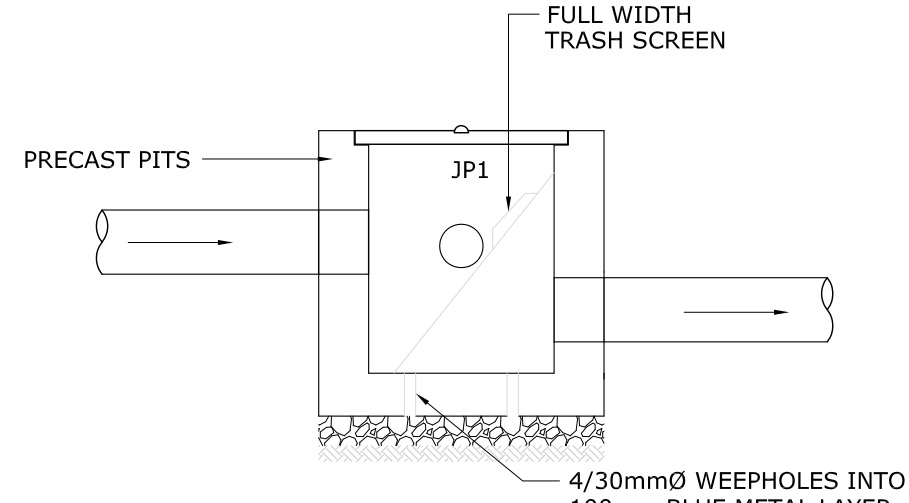
ABOVEGROUND RAINWATER TANK

1:100



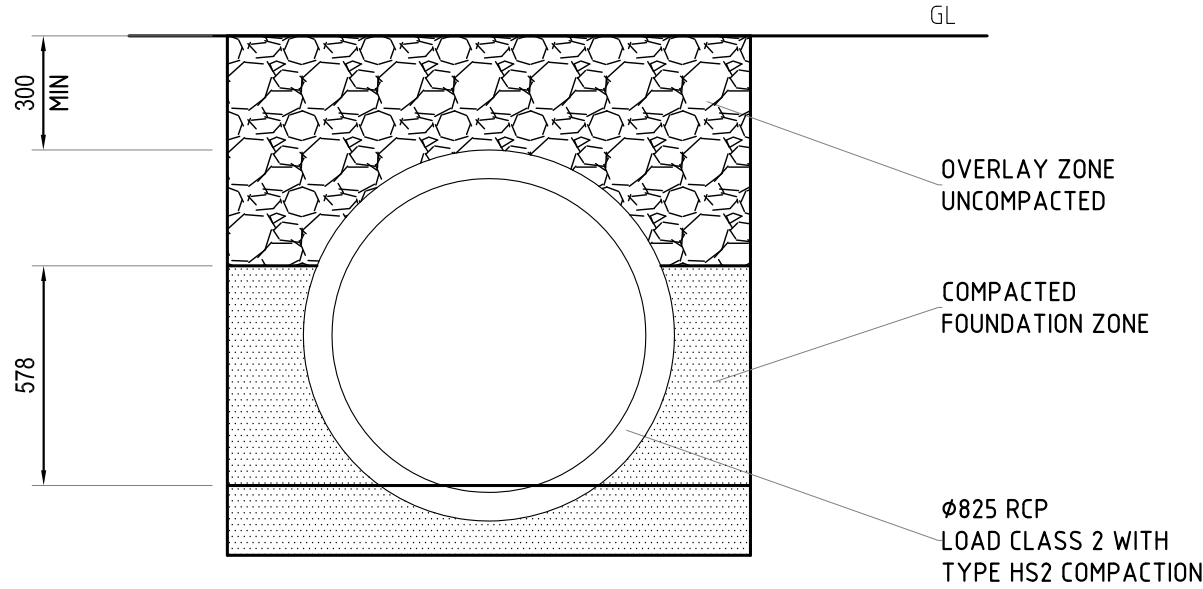
PROPRIETARY FIRST FLUSH DIVERTER

N.T.S.



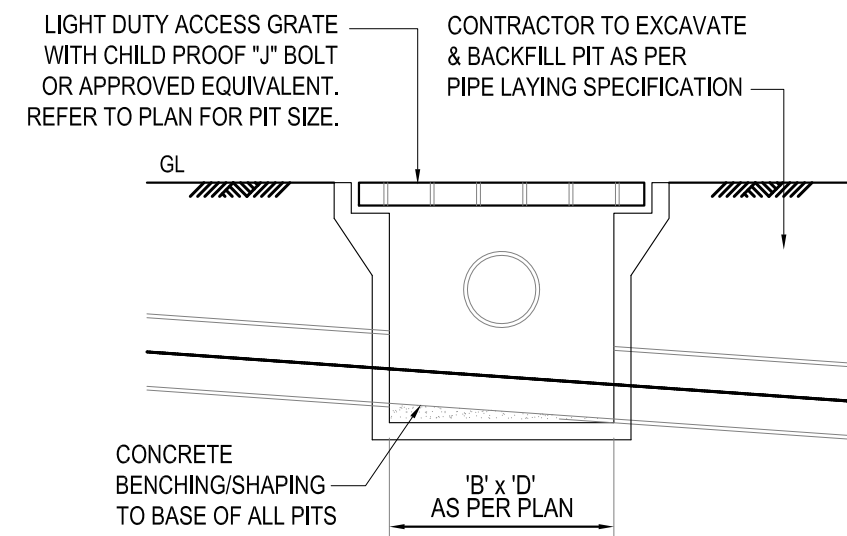
SEDIMENT CONTROL PIT DETAIL (IF REQUIRED)

SCALE 1:100



TYPICAL PIPE BEDDING SUPPORT

1:10



TYPICAL SURFACE INLET PIT DETAIL (IF REQUIRED)

N.T.S.
TYPICAL FOR ALL PITS IN NON TRAFFIC AREAS.

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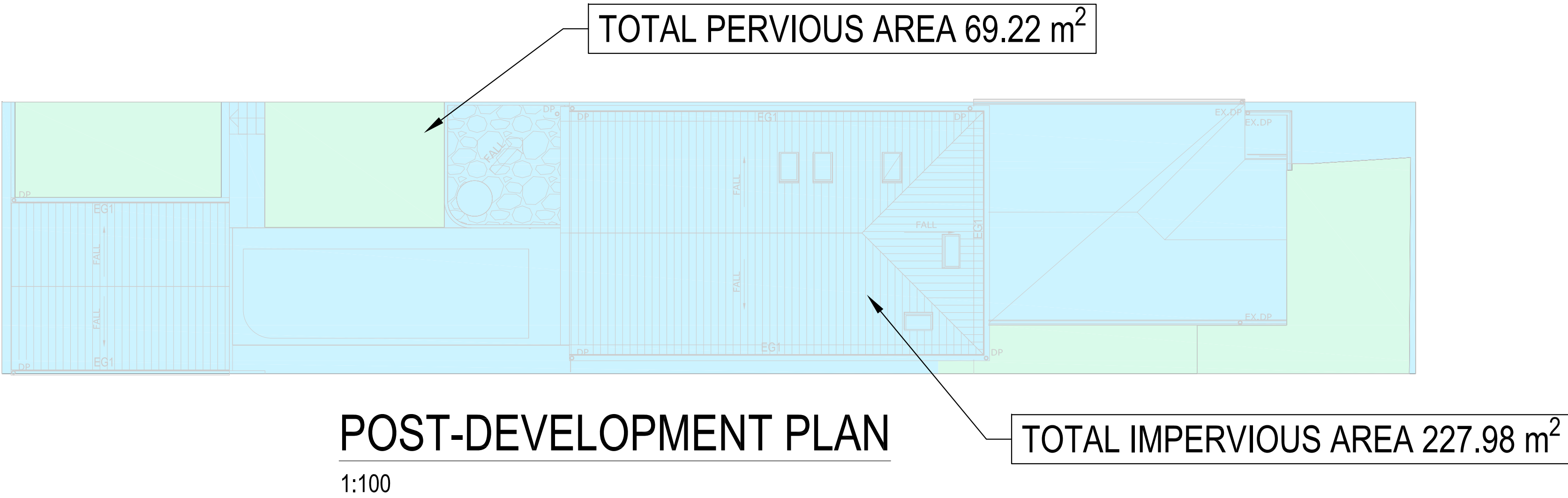
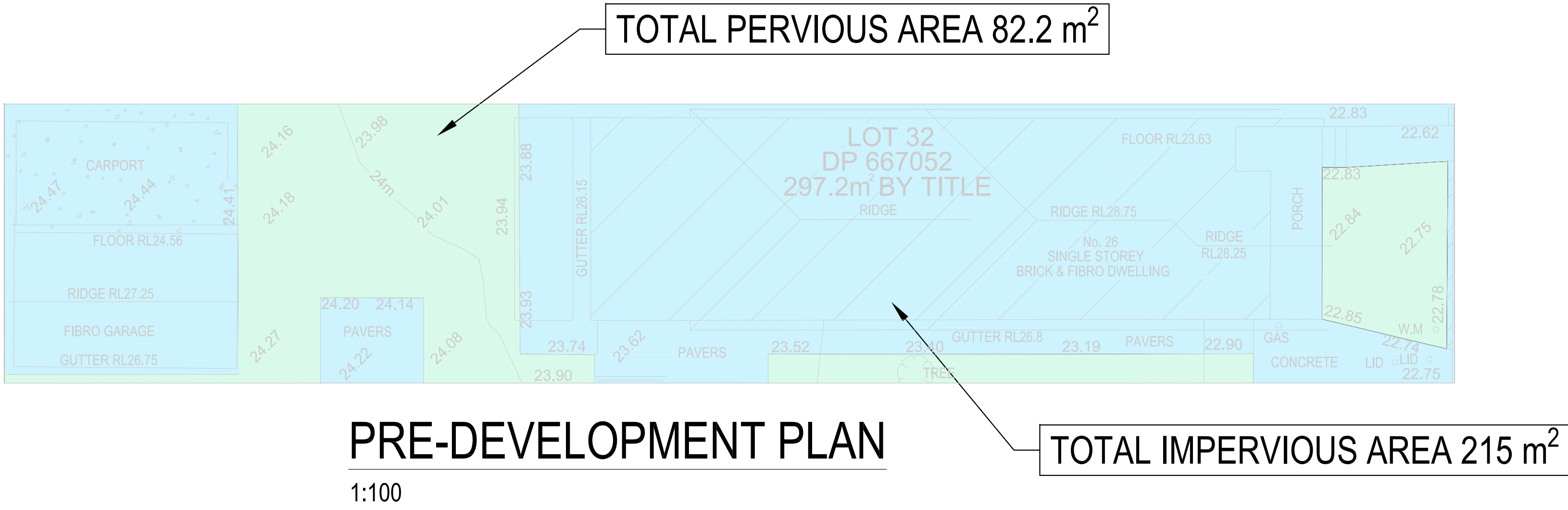
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Rev.	Description	By.	App.	Date
A	ISSUED FOR D.A. APPROVAL	M.M.	M.A.	30.05.2022

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Client	MR & MRS FERRARA
Project	26 SECOND STREET, ASHBURY

Title	STORM WATER DETAILS	Design	M.M.	Drawn	M.M.
ISSUED FOR	D.A. APPROVAL	Project Number	22 H 5004	Drawing Number	SW 02



DESIGN SUMMARY
TOTAL SITE AREA = 297.2 m²
PRE - DEVELOPMENT IMPERVIOUS AREA = 215 m²
PRE - DEVELOPMENT IMPERVIOUS PERCENTAGE = 72.3 %
POST - DEVELOPMENT IMPERVIOUS AREA = 227.98 m²
POST - DEVELOPMENT IMPERVIOUS PERCENTAGE = 76.7%
TOTAL IMPERIOUS AREA INCREASED = 12.98 m²
TOTAL IMPERIOUS PERCENTAGE INCREASED = 4.4 %
OSD NOT REQUIRED
AS PER
CANTERBURY COUNCIL DCP 2012 APPENDIX 1
ON-SITE STORMWATER DETENTION (OSD) CHECKLIST

1: On-Site Stormwater Detention (OSD) Checklist

For Dual Occupancy and Single Dwelling including Additions and Alterations

This form is to be used to determine if OSD will be required for residential developments and must be completed before the submission of any Application. Please read the reverse side of this form carefully for its applications and definitions.

Part A. Address and type of proposed development

Lot...32...DP...667052
No...26...Street...SECOND STREET
Suburb...ASHBURY

Type of development (tick relevant boxes):

- ☐ Dual Occupancy
☐ Single Dwelling
☒ Extensions
☐ Garage, outbuildings and others (specify).....

Part B. Exemption for flood affected areas

Is the subject site located within an established 100 year floodplain and the site also floods in 20 and 50 year storm events (tick one only):

☐ Yes

☒ No

If yes, OSD is not required. If no, go to Part C.

Part C. Exemption for minimum allowable size of site impervious area

Refer to the back of this page for definitions and explanations.

(a) Site area = 297.2 (m²)

(b1) Total existing impervious area = 215 (m²)

(b2) Total remaining existing impervious area = (m²)

(C) Proposed impervious area:

(C1) roofed areas = (m²)

(C2) paved areas = (m²)

(C3) supplementary areas = (m²)

(d) Total post-development impervious area (b2) + (C1 + C2 + C3) = 227.98 (m²)

(e) Total proposed impervious area (C1 + C2 + C3) x 100 / (a) = 4.4 (%)

(f) Existing impervious area percentage (b1) x 100 / (a) = 72.3 (%)

(g) Post-development impervious area percentage (d) x 100 / (a) = 76.7 (%)

OSD will not be required if either of the following is satisfied:

☐ (g) is less than 70%

☒ (f) is greater than 70% and (e) is less than or equal to 5%

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Client MR & MRS FERRARA

Project 26 SECOND STREET,
ASHBURY

Title STORMWATER DESIGN SUMMARY

ISSUED FOR
D.A. APPROVAL

Project Number
22 H 5004

Design
M.M.

Drawn
M.M.

Drawing Number
SW 03