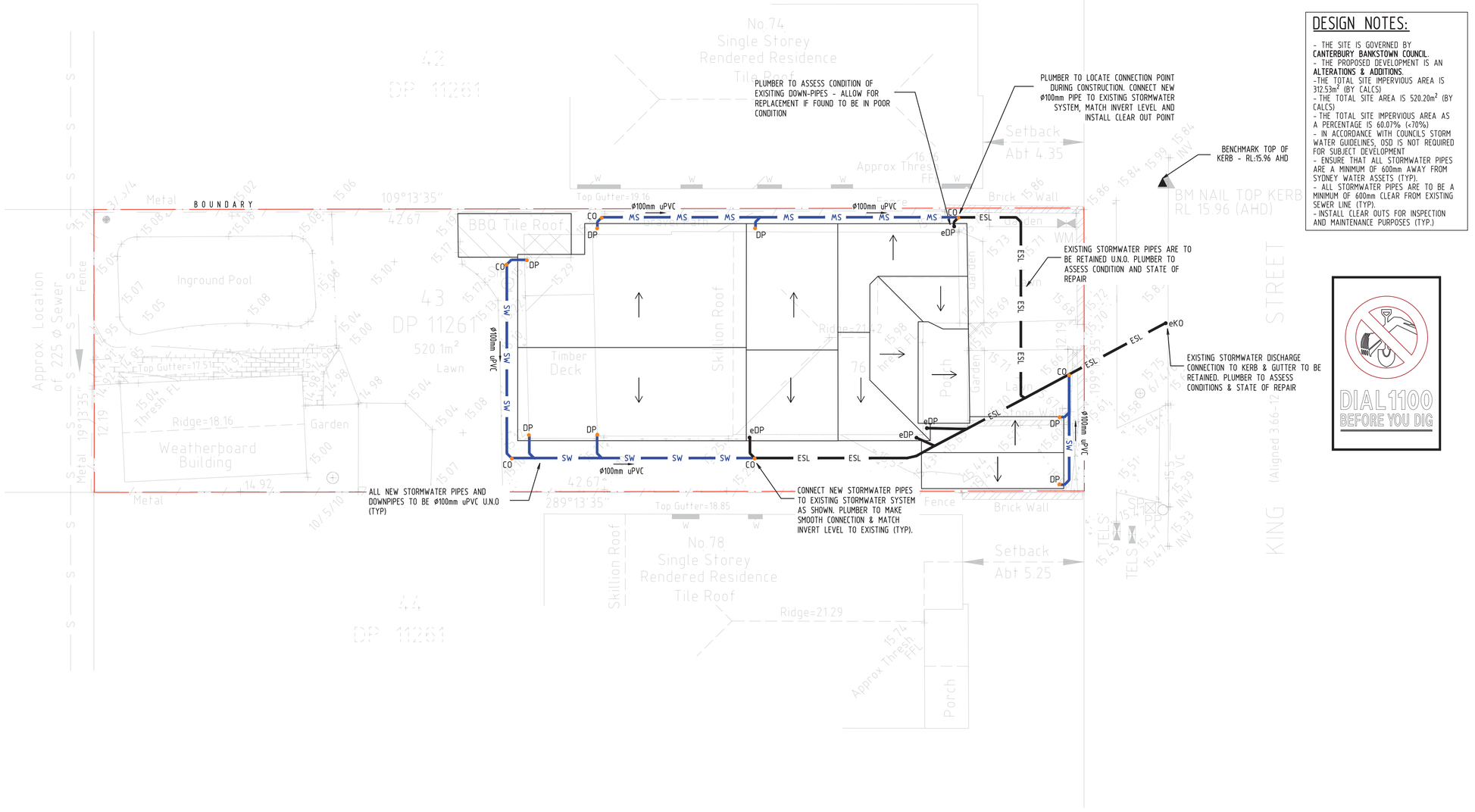
STORM WATER DRAINAGE PLAN

SCALE: 1:100

NOTES:

1. ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH AS/NZS 3500.3.2:1998 AND COUNCIL SPECIFICATIONS
2. LOCATION OF DOWN PIPES AND FLOOR WASTES ARE INDICATIVE ONLY. DOWN PIPE AND FLOOR WASTE SIZE, LOCATION AND QUANTITY TO BE DETERMINED BY CONTRACTOR IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS
3. ALL GUTTERS SHALL BE FITTED WITH LEAF GUARDS AND SHOULD BE INSPECTED AND CLEANED TO ENSURE LEAF LITTER CANNOT ENTER THE DOWN PIPES
4. ALL PIPES TO BE 100ø MIN. AND ON 75mm SAND BED WITH THE BARRELS FULLY SUPPORTED. PIPES TO BE LAID ON MINIMUM GRADE 1%
5. MINIMUM DEPTH OF COVER FOR PIPES NOT SUBJECT TO VEHICULAR LOADING TO BE 300mm
6. ALL DRAINAGE PIPES LAID UNDER PAVEMENT SHALL BE REINFORCED CONCRETE WITH RUBBER RING JOINTS
7. BACKFILL TRENCHES WITH COMPACTED SAND OR APPROVED AGGREGATE MATERIAL
8. SILT ARRESTORS TO HAVE 900x900mm AND PITS TO HAVE 600x600 INTERNAL DIMENSIONS U.N.O
9. HEAVY DUTY GRATES AND COVERS ARE TO BE PROVIDED IN TRAFFICABLE AREAS. SURFACE FLOW TO BE DIRECTED TO ALL GRATED SURFACE INLET PITS
10. PIT GRATES TO BE TYPE WELDLOK OR APPROVED EQUIVALENT. ALL TRENCH GRATES SHALL HAVE A MIN. CLEAR WIDTH OF 200mm.
11. ALL PITS SHALL BE PROVIDED WITH A LOCKING CLIP AND MAINTAINED REGULARLY
12. DRAINAGE PLANS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURALS AND OTHER CONSULTANT DRAWINGS. ANY DISCREPANCIES ARE TO BE REFERRED TO TCSM ENGINEERING CONSULTANTS FOR REVIEW AND DECISION
13. 100mm DIAMETER SUBSOIL DRAINAGE PIPE 3000mm LONG WRAPPED IN FABRIC SOCK TO BE PROVIDED ADJACENT TO INLET PIPES
14. PROVIDE CLEANING EYES TO ALL DOWN PIPES NOT DIRECTLY CONNECTED TO PITS
15. ISOLATION JOINTS TO BE PROVIDED TO ISOLATE CONCRETE PAVEMENTS FROM PITS
16. STORM WATER DRAINAGE CONNECTIONS TO THE MAIN SYSTEM SHALL BE TO THE REQUIREMENTS AND SATISFACTION OF LOCAL COUNCIL
17. SERVICES SHOWN ON PLAN ARE INDICATIVE ONLY, EXACT DEPTH AND LOCATION TO BE CONFIRMED ON SITE. THE CONTRACTOR SHALL CARRY OUT A "DIAL BEFORE YOU DIG" APPLICATION AND ENGAGE A REGISTERED SURVEYOR TO PEG OUT ALL EXISTING SERVICES PRIOR TO ANY WORK COMMENCING ON SITE
18. ALL MILD STEEL FIXTURES INCLUDING GRATES, FRAMES, STEP IRONS, LADDERS AND ETC. SHALL BE HOT DIP GALVANIZED
19. EXISTING STORM WATER PIPES AND DOWN PIPES TO BE RETAINED (IF ANY) SHALL HAVE THEIR CONDITION AND/OR STATE OF REPAIR ASSESSED BY A QUALIFIED PLUMBER, AND SHALL BE REPLACED WHERE DEEMED NECESSARY. CONNECTION MAY BE MADE INTO EXISTING SYSTEMS THAT ARE FOUND TO BE IN GOOD CONDITION.
20. IF AN EXISTING STORM WATER SYSTEM IS CONNECTED TO THE SEWER, CONTRACTOR IS TO RECTIFY THE STORM WATER DESIGN AND CREATE A NEW CONNECTION AS PER COUNCIL AND AUSTRALIAN STANDARD SPECIFICATIONS. CONTRACTOR MUST CONTACT TCSM ENGINEERING CONSULTANTS PRIOR TO THE COMMENCEMENT OF ANY WORKS
21. CONTRACTOR TO ENSURE LOCATION OF ANY NEW DWELLINGS/STRUCTURES DO NOT ADVERSELY IMPACT EXISTING STORM WATER SYSTEMS. ANY CLASHES/DISCREPANCIES ARE TO BE REFERRED TO TCSM ENGINEERING CONSULTANTS FOR REVIEW AND DECISION
22. FINISHED GROUND LEVELS SHOULD BE IN ACCORDANCE WITH ARCHITECTURAL DRAWINGS. DISCREPANCIES BETWEEN THESE LEVELS AND THE SURFACE LEVELS SHOWN FOR DRAINAGE STRUCTURES SHOWN ON THESE DRAWINGS SHOULD BE REFERRED TO THE ENGINEER FOR ADVICE
23. THE HEIGHT OF ANY SLAB-ON-GROUND ABOVE EXTERNAL FINISHED SURFACES SHALL BE IN ACCORDANCE WITH ARCHITECTURAL DOCUMENTATION, BUT MUST NOT BE LESS THAN 50mm ABOVE IMPERMEABLE (PAVED/CONCRETE) AREAS THAT SLOPE AWAY FROM THE BUILDING (50mm OVER THE FIRST 1m FROM THE BUILDING), 100mm ABOVE SANDY/WELL-DRAINED AREAS, OR 150mm IN ANY OTHER CASE. THE GROUND BENEATH SUSPENDED FLOORS MUST BE HIGHER THAN THE ADJACENT EXTERNAL FINISHED GROUND LEVEL, AND GRADED TO PREVENT PONDING UNDER THE BUILDING



DESIGN NOTES:

- THE SITE IS GOVERNED BY **CANTERBURY BANKSTOWN COUNCIL.**
- THE PROPOSED DEVELOPMENT IS AN **ALTERATIONS & ADDITIONS.**
- THE TOTAL SITE IMPERVIOUS AREA IS 312.53m² (BY CALCS)
- THE TOTAL SITE AREA IS 520.20m² (BY CALCS)
- THE TOTAL SITE IMPERVIOUS AREA AS A PERCENTAGE IS 60.07% (~70%)
- IN ACCORDANCE WITH COUNCILS STORM WATER GUIDELINES, OSD IS NOT REQUIRED FOR SUBJECT DEVELOPMENT
- ENSURE THAT ALL STORMWATER PIPES ARE A MINIMUM OF 600mm AWAY FROM SYDNEY WATER ASSETS (TYP).
- ALL STORMWATER PIPES ARE TO BE A MINIMUM OF 600mm CLEAR FROM EXISTING SEWER LINE (TYP).
- INSTALL CLEAR OUTS FOR INSPECTION AND MAINTENANCE PURPOSES (TYP.)

SURVEY NOTES:

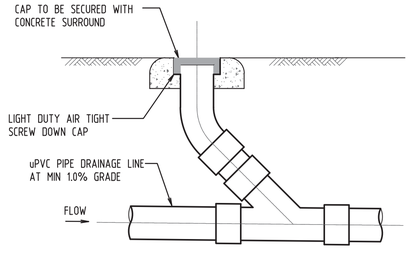
THE EXISTING SITE CONDITIONS SHOWN ON DRAWINGS HAVE BEEN INVESTIGATED BY **BURTON & FIELD SURVEYING & LAND DEVELOPMENT**. THE INFORMATION IS SHOWN TO PROVIDE A BASIS FOR DESIGN AND TCSM ENGINEERING CONSULTANTS DOES NOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THE SURVEY BASE OR ITS SUITABILITY AS A BASIS FOR CONSTRUCTION DRAWINGS

SHOULD ANY DISCREPANCIES BE ENCOUNTERED DURING CONSTRUCTION BETWEEN THE SURVEY DATA AND ACTUAL FIELD DATA, CONTACT TCSM ENGINEERING CONSULTANTS FOR REVIEW

ADOPT DATUM **AHD, RL: 14.518** (A.H.D) AS PER **BURTON & FIELD SURVEYING & LAND DEVELOPMENT REF-78972**

LEGEND

SW	STORMWATER DRAINAGE PIPE	eDP	EXISTING DOWNPIPE
RWT	PIPE TO RAINWATER TANK	eKO	EXISTING KERB OUTLET
OF	OVERFLOW FROM RWT	RL	PIT SURFACE LEVEL
AG	ø100 SUBSOIL PIPE	IL	INVERT LEVEL
RM	RISING MAIN	TK	TOP OF KERB
ESL	EXISTING STORMWATER LINE		RAINWATER TANK
DP	PROPOSED DOWN PIPE	FF	FIRST FLUSH DEVICE
KO	PROPOSED KERB OUTLET	VD	VERTICAL DROP
CO	CLEAN OUT	VR	VERTICAL RISER
	CONC. COVER JUNCTION PIT	DP	DOWNPIPE SPREADER
	GRATED INLET PIT	RWO	RAINWATER OUTLET 300ø
	KERB INLET PIT		GRATED DRAIN



DETAIL -
CLEANING EYE
SCALE 1:20

TCSM ENGINEERING CONSULTANTS

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Rev.	Notes	Issued
A	ISSUED FOR DA	02.05.2022

Sheet Title: STORM WATER DRAINAGE PLAN

Sheet No.: SW01 | Revision: A | Drawing Status: ISSUED FOR DA

Project No.: 22096
Commencement Date: 13.05.2022
Scale: 1:100 | Size: A1

Project: PROPOSED ALTERATIONS & ADDITIONS
Address: 76 KING STREET, ASHBURY

Client: MR & MRS FARIA

0 50 100 150 200

DO NOT SCALE OFF DRAWINGS

EROSION & SEDIMENT CONTROL PLAN

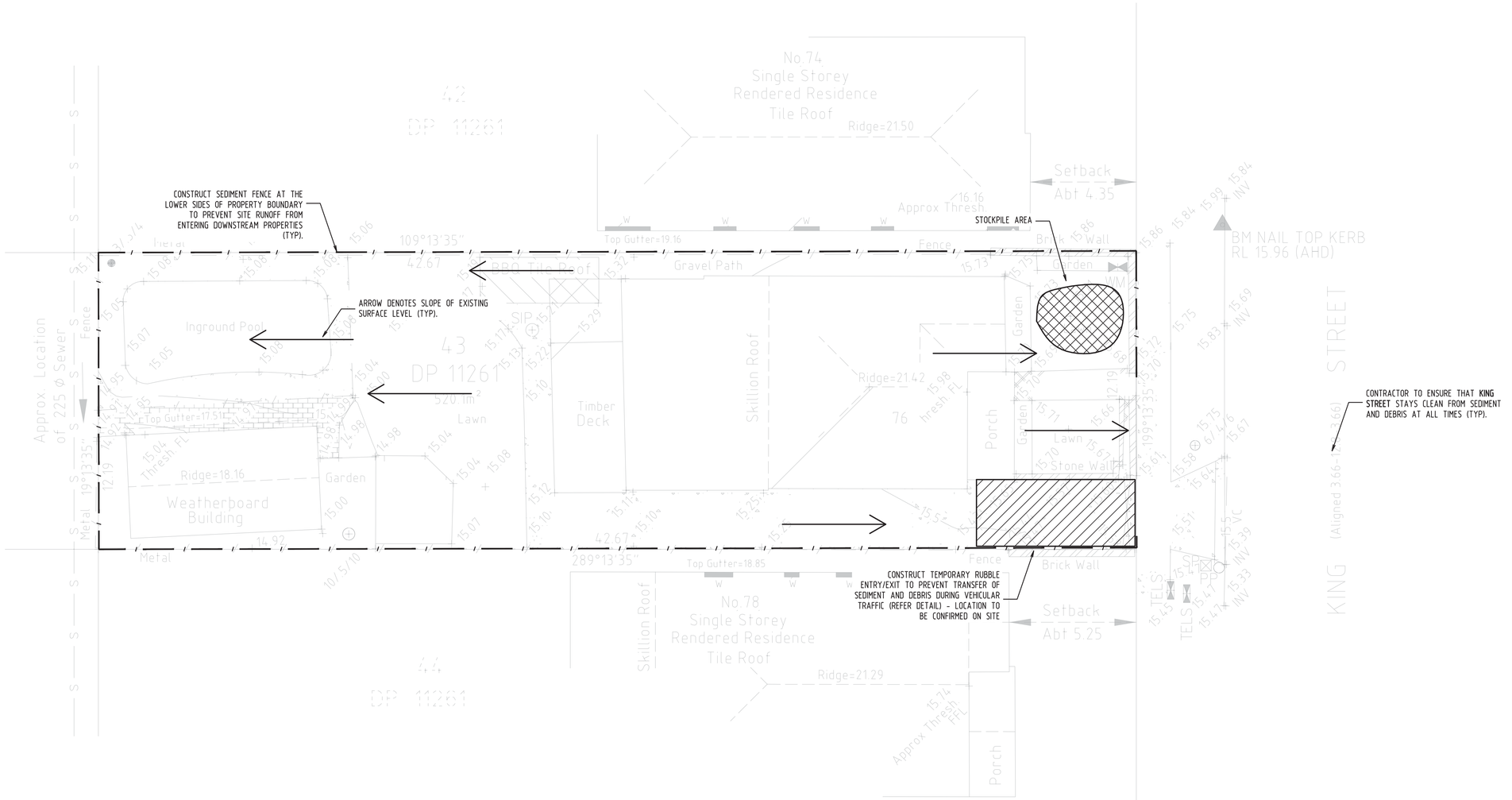
SCALE: 1:100

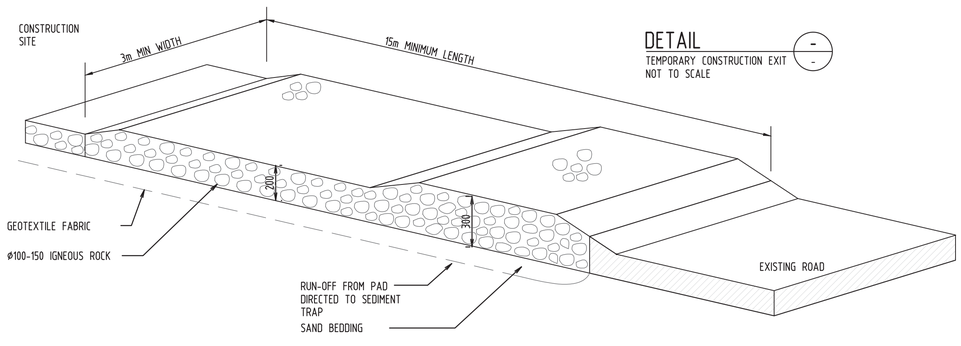
NOTES:

1. THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE ENGINEERING PLANS AND ANY OTHER PLANS OR WRITTEN INSTRUCTIONS THAT MAY BE ISSUED AND RELATING TO THE DEVELOPMENT AT THE SUBJECT SITE
2. THE CONTRACTOR MUST ENSURE THAT ALL SOIL AND WATER MANAGEMENT WORKS ARE LOCATED AS INSTRUCTED IN THIS SPECIFICATION
3. ALL BUILDERS AND SUB-CONTRACTORS SHALL BE INFORMED OF THEIR RESPONSIBILITIES IN MINIMIZING THE POTENTIAL FOR SOIL EROSION AND POLLUTION TO DOWN SLOPE LANDS AND WATERWAYS
4. DURING WINDY CONDITIONS, LARGE, UNPROTECTED AREAS SHALL BE KEPT MOIST (NOT WET) BY SPRINKLING WITH WATER TO KEEP DUST UNDER CONTROL
5. FINAL SITE LANDSCAPING SHALL BE UNDERTAKEN AS SOON AS POSSIBLE AND WITHIN 20 WORKING DAYS FROM COMPLETION OF CONSTRUCTION ACTIVITIES
6. WATER WILL BE PREVENTED FROM ENTERING THE PERMANENT DRAINAGE SYSTEM UNLESS IT IS RELATIVELY SEDIMENT FREE BY FILTERING THROUGH AN APPROVED STRUCTURE
7. TEMPORARY SOIL AND WATER MANAGEMENT STRUCTURES SHALL BE REMOVED ONLY AFTER THE LANDS THEY ARE PROTECTING HAVE BEEN REHABILITATED
8. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AFTER RAINFALL EVENTS TO ENSURE THEY HAVE OPERATED EFFECTIVELY AND REMAIN IN WORKING CONDITION
9. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH PREVENTS TACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITHIN ADDITIONAL GRAVEL AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS OF WAY MUST BE REMOVED IMMEDIATELY
10. PROVIDE SILT FENCE/HAY BALE BARRIERS TO THE LOW SIDE OF ALL EXPOSED EARTH EXCAVATIONS (TYPICAL)
11. ISOLATE EXISTING STORMWATER PITS WITH HAY BALES TO FILTER ALL INCOMING FLOWS
12. DO NOT STOCK PILE EXCAVATED MATERIAL ON THE ROAD WAY

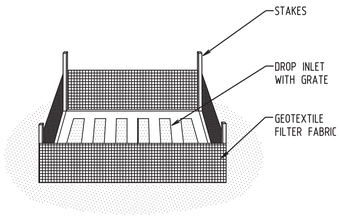
LEGEND

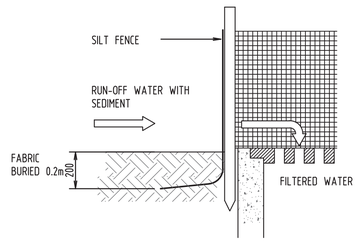
- FENCE LINE
- STOCK-PILE AREA
- RUBBLE ENTRY/EXIT



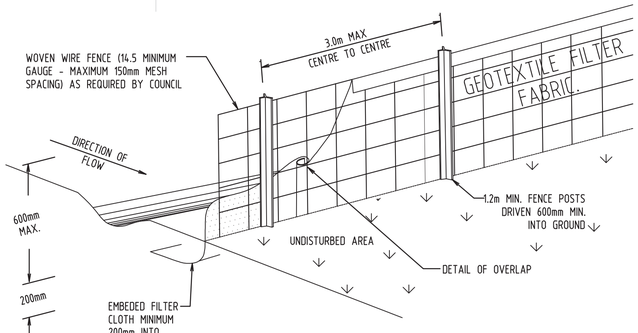


DETAIL – TEMPORARY CONSTRUCTION EXIT
NOT TO SCALE





DETAIL – SUMP SEDIMENT TRAP
NOT TO SCALE



DETAIL – SEDIMENT FENCE
NOT TO SCALE

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Sheet Title: EROSION & SEDIMENT CONTROL PLAN

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