

Regulated Design Record				
Project Address: 28 SEDDON STREET, BANKSTOWN				
Project Title: PROPOSED NEW DEVELOPMENT				
Consent No:		Body Corporate Reg No:		
Drawing Title:		Drawing No:		
Rev	Date dd.mm.yy	Description	DP Full Name	Reg No
A	29/08/2022	ISSUED FOR DA ONLY	DAVID ZAITER	DEP0000078

EROSION CONTROL NOTES

- ALL EROSION AND SILTATION CONTROL DEVICES ARE TO BE PLACED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION WORKS, AND ALL SILT TRAPS ARE TO HAVE DEPOSITED SILT REMOVED REGULARLY DURING CONSTRUCTION.
- ALL TREES ARE TO BE PRESERVED UNLESS INDICATED OTHERWISE ON THE ARCHITECT'S OR LANDSCAPE ARCHITECT'S DRAWINGS. EXISTING GRASS COVER SHALL BE MAINTAINED EXCEPT IN AREAS CLEARED FOR BUILDINGS, PAVEMENTS ETC.
- INSTALL TEMPORARY SEDIMENT BARRIERS TO ALL INLET PITS LIKELY TO COLLECT SILT LADEN WATER, TO COUNCIL'S STANDARDS
- NOT WITHSTANDING DETAILS SHOWN IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO ENSURE THAT ALL SITE ACTIVITIES COMPLY WITH THE REQUIREMENTS OF THE CLEAN WATERS ACT.
- ALL TOPSOIL TO BE CONSERVED FOR RE-USE ON SITE

NOTES

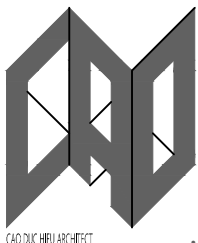
- ALL LINES ARE TO BE Ø100 U.P.V.C @ MIN 1.0% GRADE UNLESS NOTED OTHERWISE. CHARGED LINES TO BE SEWER GRADE & SEALED.
- IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE & LEVEL ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY EARTHWORKS.
- ALL PIPES TO HAVE MIN 150mm COVER IF LOCATED WITHIN PROPERTY.
- ALL PITS IN DRIVEWAYS TO BE 450x450 CONCRETE AND ALL PITS IN LANDSCAPED AREAS TO BE 450x450 PLASTIC.
- PITS LESS THAN 600 DEEP MAY BE BRICK, PRECAST OR CONCRETE.
- PITS DEEPER THAN 900 MUST BE 900x900 AND HAVE STEP RUNGS AT 300 CENTRES.
- ALL BALCONIES AND ROOFS TO BE DRAINED AND TO HAVE SAFETY OVERFLOWS IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS.
- ALL EXTERNAL SLABS TO BE WATERPROOFED.
- ALL GRATES TO HAVE CHILD PROOF LOCKS.
- ALL DRAINAGE WORKS TO AVOID TREE ROOTS.
- ALL DPs TO HAVE LEAF GUARDS
- ALL EXISTING LEVELS TO BE CONFIRMED BY BUILDER PRIOR TO CONSTRUCTION.
- ALL WORK WITHIN COUNCIL RESERVE TO BE INSPECTED BY COUNCIL PRIOR TO CONSTRUCTION.
- COUNCIL'S ISSUED FOOTWAY DESIGN LEVELS TO BE INCORPORATED INTO THE FINISHED LEVELS ONCE ISSUED BY COUNCIL.
- ALL WORK SHALL BE IN ACCORDANCE WITH B.C.A. AND A.S.3500.3.
- EXISTING STORMWATER PIPE LOCATIONS HAVE BEEN ASSUMED.
- PLUMBER TO INSPECT PRIOR TO WORKS AND UPGRADE PIPES AS NECESSARY.

PROJECT:

PROPOSED DEVELOPMENT  
28 SEDDON STREET, BANKSTOWN  
CANTERBURY-BANKSTOWN COUNCIL

ACHITECT:

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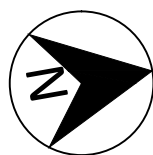
DRAWING TITLE:

ROOF & LEVEL 1 DRAINAGE PLAN

STATUS:

FOR D.A. ONLY

DESIGNED: DZ DAVID ZAITER  
BEng(Hons), MIEAust, CPEng, NER RPEQ  
DRAWN: VS SCALE SIZE  
CHECKED: DZ 1:100 A1  
JOB No. DRAWING No. REV.  
22-3339 D01 A

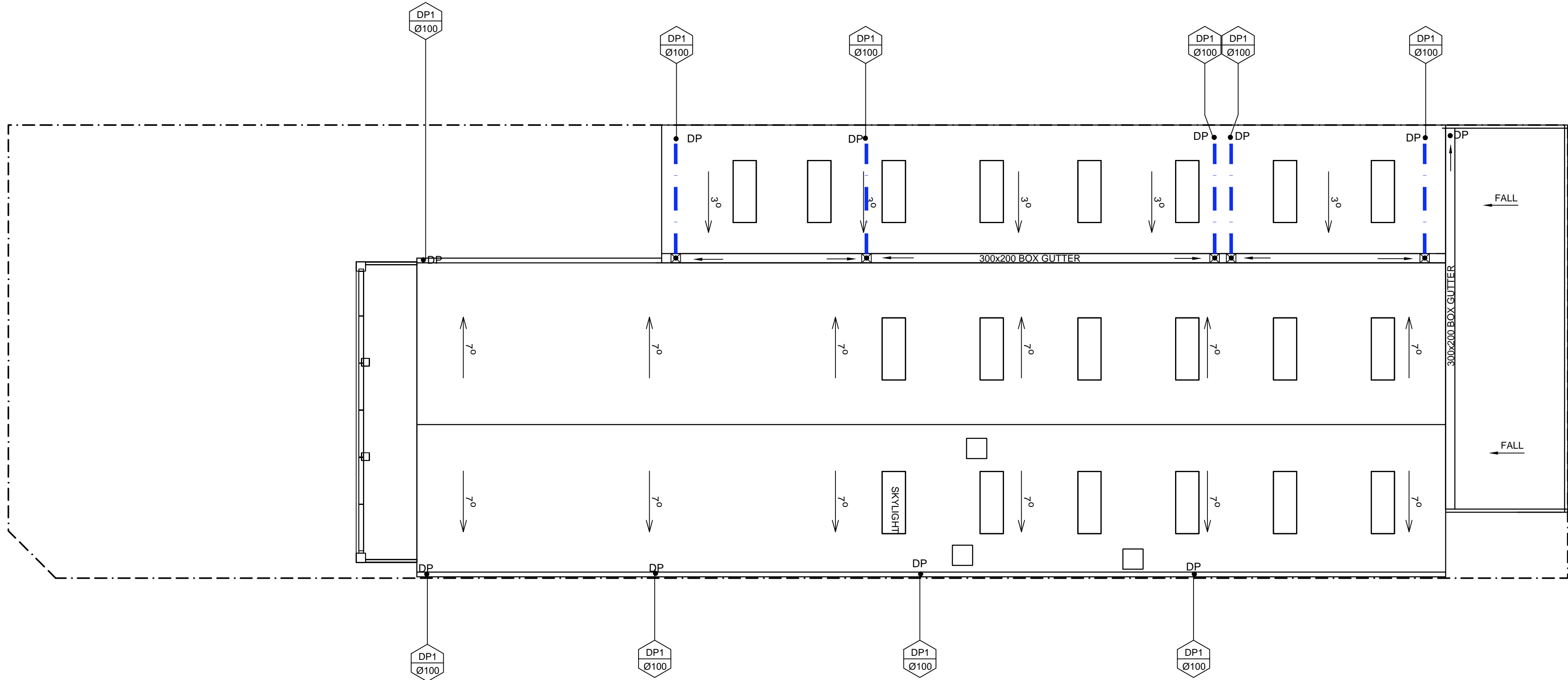


SYMBOLS

F.F.L.	FINISHED FLOOR LEVEL
F.G.L.	FINISHED GARAGE LEVEL
T.K.	TOP OF KERB
* 11.0	FINISHED LEVEL
+ 11.0	EXISTING LEVEL
S.L.	SURFACE LEVEL
I.L.	INVERT LEVEL
20 R	ROOF CATCHMENT AREA (m2)
20 I	IMPERVIOUS CATCHMENT AREA (m2)
20 L	LANDSCAPED CATCHMENT AREA (m2)
• DP	Ø100 DOWN PIPE OR EQUIVALENT
• SP	SPREADER
• VD	VERTICAL DROP
• VR	VERTICAL RISER
⊗	RAIN WATER HEAD & DOWN PIPE
⊙	CLEAN OUT POINT
⊙ SUMP	Ø150 SUMP
■	CONCRETE COVER JUNCTION PIT
■	GRATED INLET PIT 450x450
■	200Wx100D GRATED DRAIN WITH 2% BTM SLOPE
—	STORMWATER PIPE
- - -	SUSPENDED STORMWATER PIPE
- - -	CHARGED STORMWATER PIPE
- - -	PUMP LINE
- - -	Ø100 SUBSOIL PIPE / DISH DRAIN
- - -	SILT FENCE
←	OVERLAND FLOW
←	SURFACE FALL



DIAL 1100 BEFORE YOU DIG  
NO SUBSURFACE INVESTIGATION HAS BEEN MADE  
IT IS YOUR RESPONSIBILITY TO OBTAIN SERVICE  
DIAGRAMS FROM RELEVANT AUTHORITIES



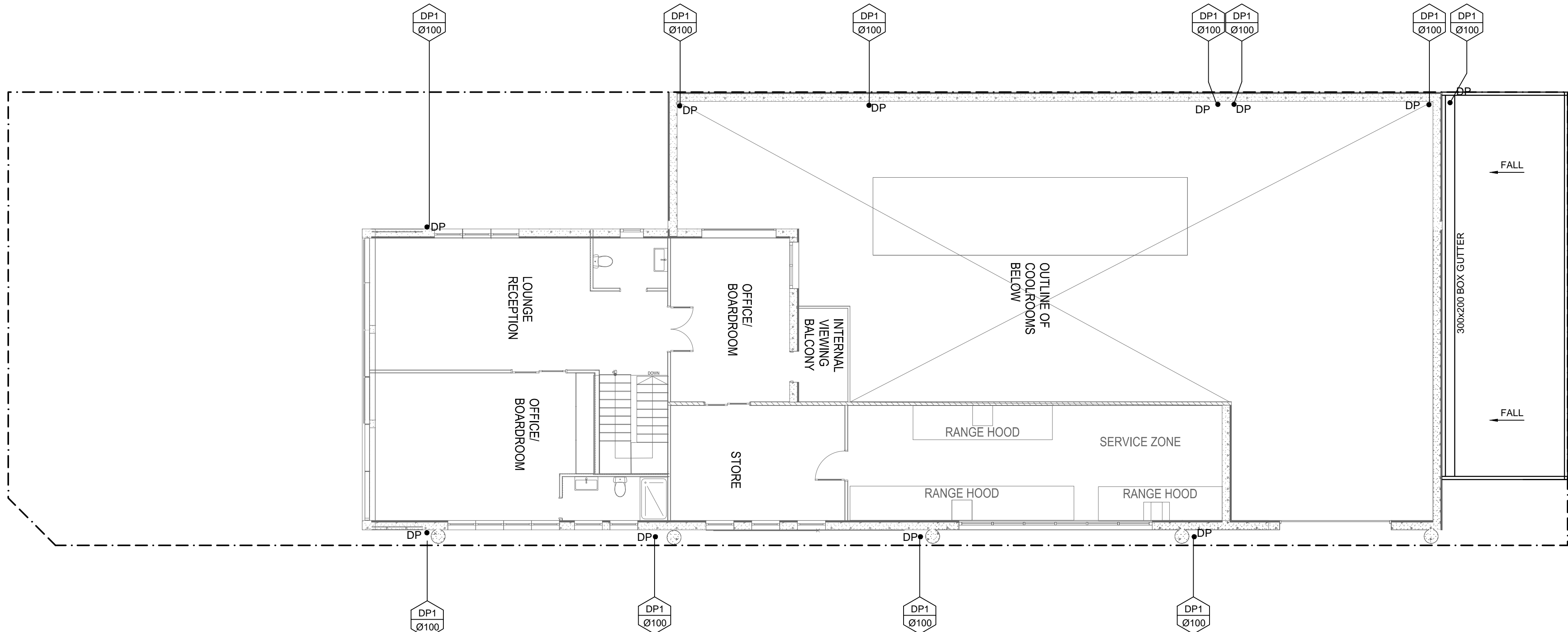
ROOF DRAINAGE PLAN

SCALE 1:100

NOTE:

- MINIMUM ROOF FALL 1% TO OUTLETS
- WATERPROOF ALL CONCRETE ROOFS
- PROVIDE SAFETY OVERFLOW TO ALL ROOFS
- ALL DOWNPIPES TO BE CONSTRUCTED OF ONE MATERIAL FOR AESTHETICS REASONS AND PAINTED TO PROTECT THEM AGAINST ULTRA-VIOLET LIGHT DAMAGE.

REFER TO DRAWING No. D02  
FOR ALL DRAINAGE DETAILS



LEVEL 1 DRAINAGE PLAN

SCALE 1:100

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