
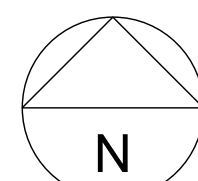


PROPOSED ADDITION AND ALTERATION
3 AYR STREET, ASHBURY
STORMWATER CONCEPT DESIGN



DRAWING REGISTER		
DRAWING NO.	TITLE	REVISION
DA-SW100	COVERSHEET	2
DA-SW200	STORMWATER CONCEPT DESIGN - GROUND FLOOR PLAN	2
DA-SW201	STORMWATER CONCEPT DESIGN - ROOF PLAN	2
DA-SW300	STORMWATER CONCEPT DESIGN - DETAILS SHEET	2
DA-SW600	EROSION AND SEDIMENT CONTROL PLAN & DETAILS	2

				Client		PETER GIURISSEVICH		JCO CONSULTANTS PTY LTD				Project PROPOSED ADDITION AND ALTERATION 3 AYR STREET, ASHBURY STORMWATER CONCEPT DESIGN			Job Number 20220111		Scale NTS				Status FOR APPROVAL NOT FOR CONSTRUCTION	
				Architect		JKM ARCHITECTS		SUITE 801C, NO.1 RIDER BOULEVARD, RHODES NSW 2138 EMAIL: JASON@JCOCONSULTANTS.COM.AU				Drawing Title COVERSHEET			Drawing Number DA-SW100		Size A1					
2		6/12/2022		ISSUE FOR DA		J.H		J.H				Design			Drawn		Validate					
1		28/07/2022		PRELIMINARY ISSUE		J.H		J.H				J.H			J.H		J.H		Datum		A.H.D	
REV.		DATE		AMENDMENT		INT.		APP.														

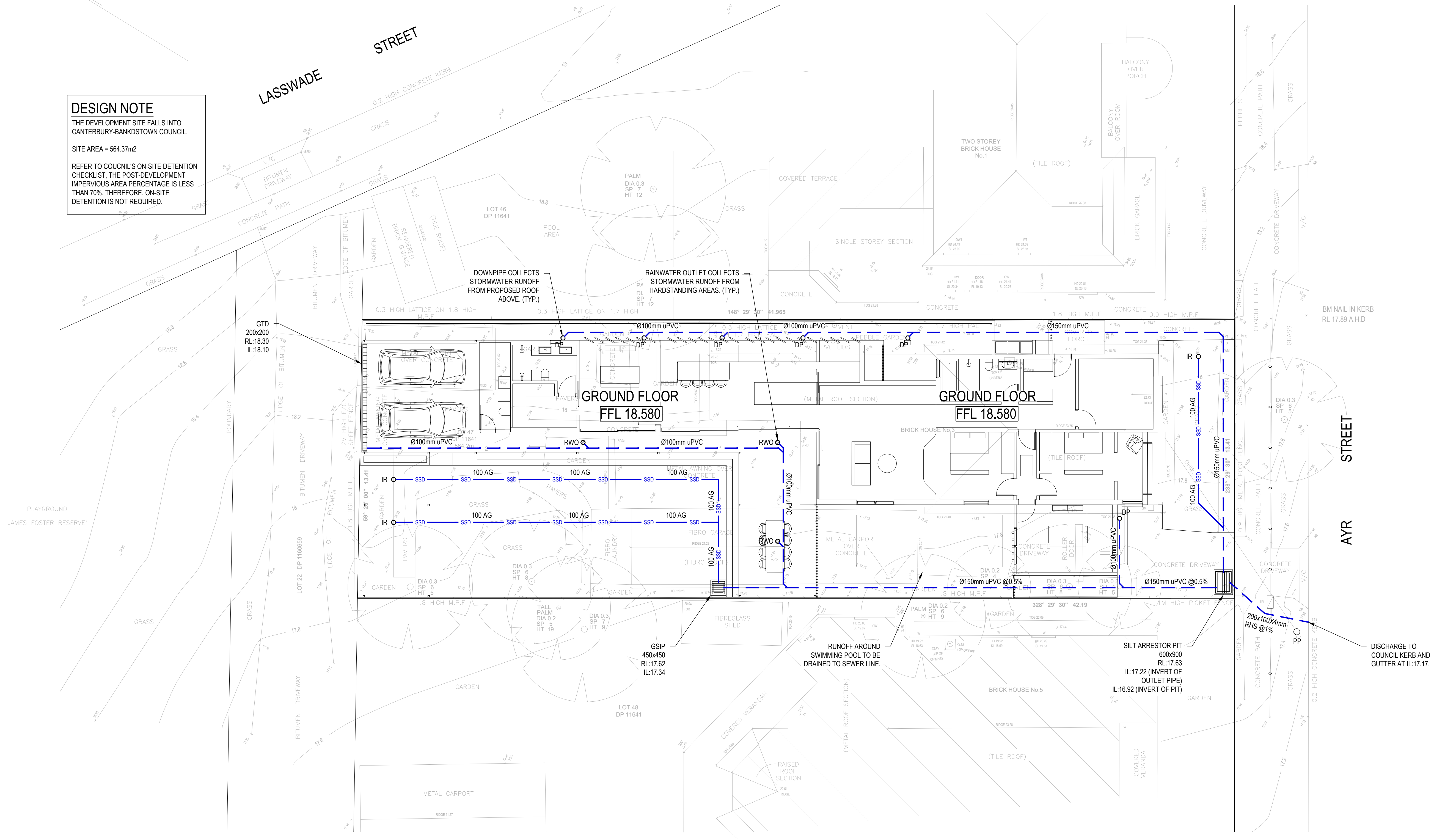
TN

STREET
LASSWADE

DESIGN NOTE
THE DEVELOPMENT SITE FALLS INTO
CANTERBURY-BANKSTOWN COUNCIL.

SITE AREA = 564.37m²

REFER TO COUNCIL'S ON-SITE DETENTION
CHECKLIST, THE POST-DEVELOPMENT
IMPERVIOUS AREA PERCENTAGE IS LESS
THAN 70%. THEREFORE, ON-SITE
DETENTION IS NOT REQUIRED.



STREET
AYR

DISCHARGE TO
COUNCIL KERB AND
GUTTER AT IL:17.17.

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2	6/12/2022	ISSUE FOR DA	J.H	J.H
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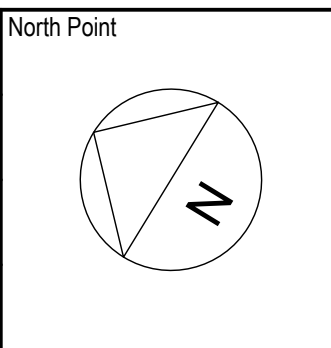
Client	PETER GIURISSEVICH
Architect	JKM ARCHITECTS

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Project	PROPOSED ADDITION AND ALTERATION 3 AYR STREET, ASHBURY STORMWATER CONCEPT DESIGN
Drawing Title	STORMWATER CONCEPT DESIGN - GROUND FLOOR PLAN
Design	J.H
Drawn	J.H
Validate	J.H

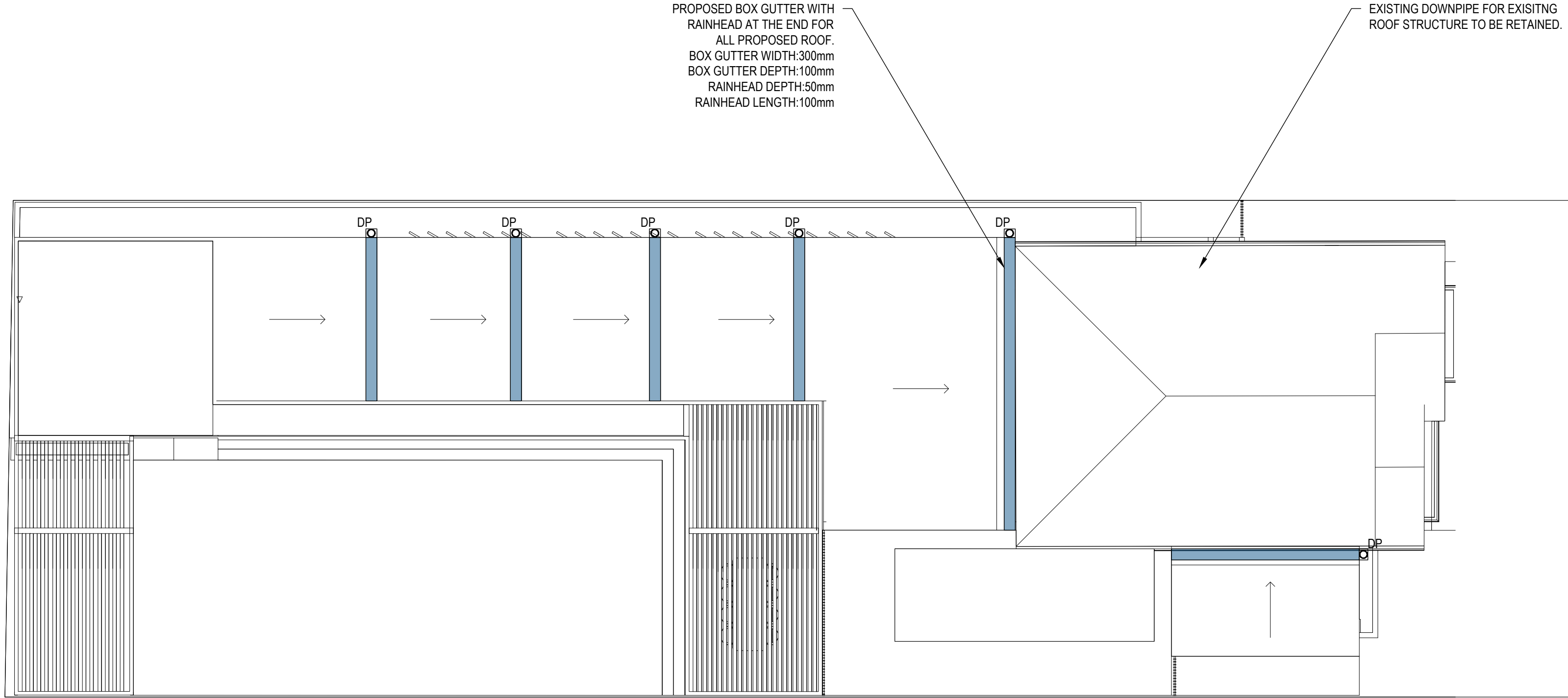
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Date	6/12/2022
Drawing Number	DA-SW200
Size	A1
Datum	A.H.D



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Scale	0 1 2 4 6 8 10m SCALE 1:100

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DATE PLOTTED: 6 December 2022 3:51 PM



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REV.	DATE	AMENDMENT		INT.	APP.

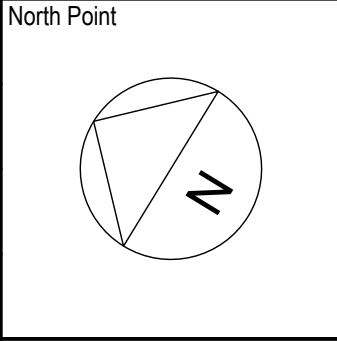
Client	PETER GIURISSEVICH
Architect	JKM ARCHITECTS

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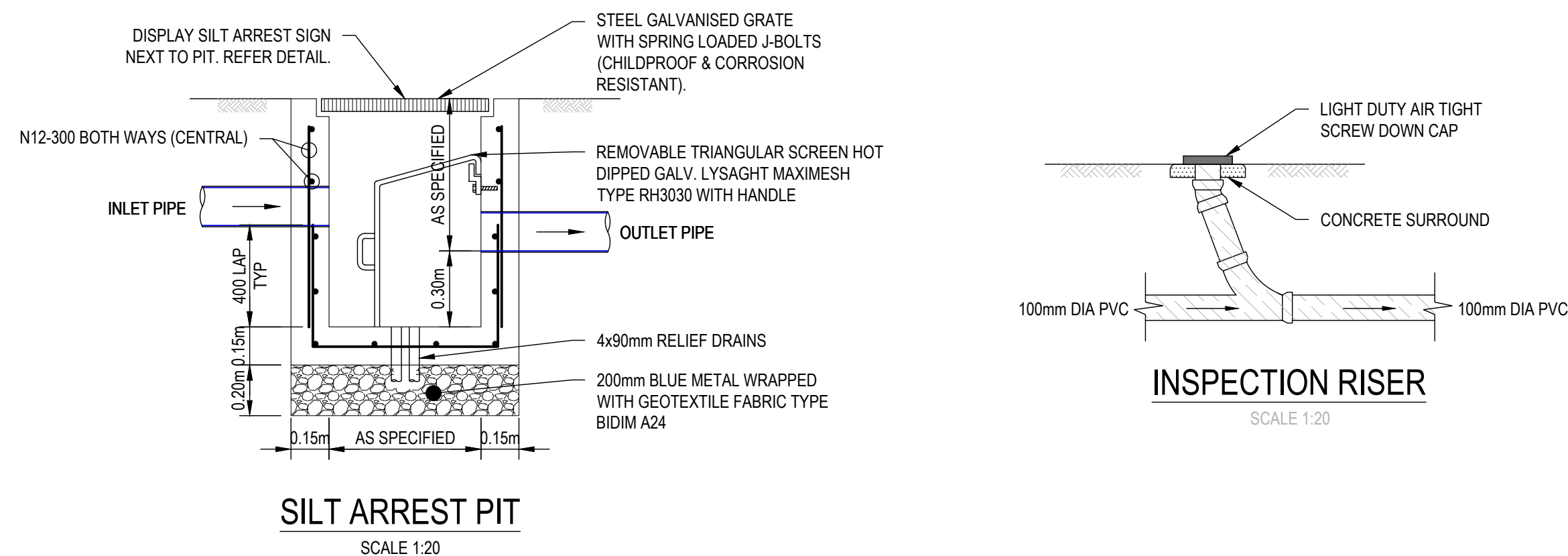
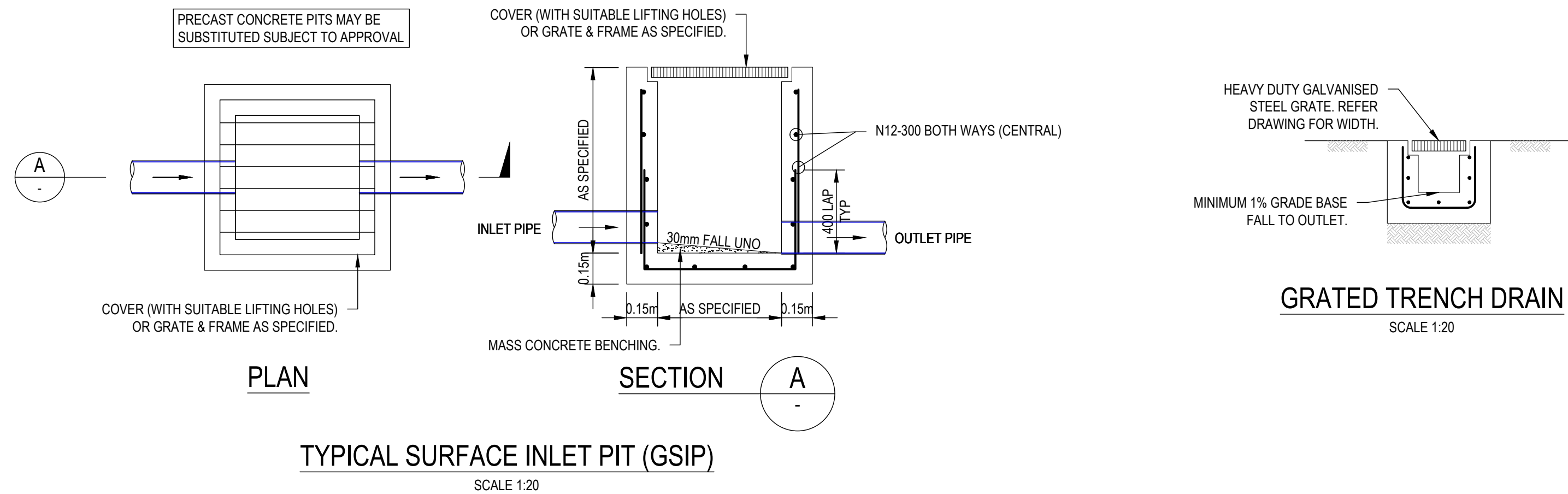


Project	PROPOSED ADDITION AND ALTERATION 3 AYR STREET, ASHBURY STORMWATER CONCEPT DESIGN
Drawing Title	STORMWATER CONCEPT DESIGN - ROOF PLAN
Design	J.H
Drawn	J.H
Validate	J.H

Job Number	20220111
Scale	1:100
Date	6/12/2022
Drawing Number	DA-SW201
Size	A1
Datum	A.H.D



Status	FOR APPROVAL NOT FOR CONSTRUCTION
Scale	0 1 2 4 6 8 10m SCALE 1:100 @A1



PROJECT:	3 AYR STREET, ASHBURY	PROJ. No:	20220111
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RAINHEAD			
Description	Code	Sizes	
CATCHMENT / ARI / DOWNPIPE			
Roof Catchment Area (m2)	A	41	
ARI Rainfall Intensity (mm/hr) [100 Yr, 5 min]	Y	258.52	
Design Flow (l/s)	Q	2.94	
Downpipe (mm)	dp	100	
BOX GUTTER			
Box Gutter Grade	-	1:200	
Box Gutter Width (mm)	Wbg	300	
Box Gutter Depth (mm)	ha	100	
RAINHEAD / OVERFLOW			
Rainhead Length (mm)	lr	100	
Rainhead Depth (mm)	hr	50	
Overflow Weir height (mm)	hr-25	25	
OVERFLOW			

BOX GUTTER WITH RAINHEAD DETAIL

APPENDIX A

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..... DP.....
No. 3 Suburb Ashbury Street Ayr Street

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 = 564.37 (m²)
(b1) Total existing impervious area = 384.1 (m²)
(b2) Total remaining existing impervious area = 121.55 (m²)
(C) Proposed impervious area:
(C1) roofed areas = 130.45 (m²)
(C2) paved areas = 128.15 (m²)
(C3) supplementary areas = 0 (m²)
(d) Total post-development impervious area (b2) + (C1 + C2 + C3) = 380.15 (m²)
(e) Total proposed impervious area (C1 + C2 + C3) x 100 / (a) = 45.82 (%)
(f) Existing impervious area percentage (b1) x 100 / (a) = 68.06 (%)
(g) Post-development impervious area percentage (d) x 100 / (a) = 67.36 (%)

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%

Notes:

Developments covered by this form are for dual occupancy, single dwelling including alterations and additions and works that involve driveways, garage, outbuildings and hardstand areas. Commercial and multiple occupancy developments are not exempt from OSD.

Definitions:

Site Area (a): This is the total area of the site for which the development is proposed for residential development, the total site area is taken to be the area as shown on the Deposited Plan (DP).

Existing impervious Area (b1): This refers to all of the impervious areas, within the site of the development, prior to any proposed works. This includes, calculated in plan view, all of the existing roofed areas, paved surfaces, hardstand areas, garages, outbuildings, etc.

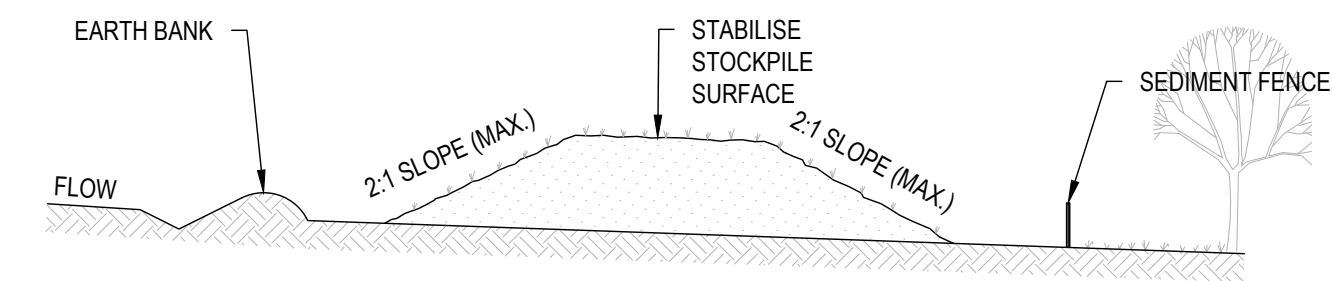
Remaining existing impervious Area (b2): This refers to the existing impervious areas of the site which will not be removed or demolished as part of the proposed works, but will remain after the proposed works have been carried out.

CANTERBURY DEVELOPMENT CONTROL PLAN 2012 P6.4-19

ON SITE DETENTION CHECKLIST

Client		PETER GIURISSEVICH		JCO CONSULTANTS PTY LTD		Project		PROPOSED ADDITION AND ALTERATION 3 AYR STREET, ASHBURY STORMWATER CONCEPT DESIGN		Job Number		20220111		Scale		AS SHOWN		North Point		Status	
Architect		JKM ARCHITECTS		SUITE 801C, NO.1 RIDER BOULEVARD, RHODES NSW 2138 EMAIL: JASON@JCOCONSULTANTS.COM.AU		Drawing Title		STORMWATER CONCEPT DESIGN - DETAILS SHEET		Drawing Number		DA-SW300		Size		A1				Scale	
Design		J.H.		Drawn		J.H.		Validate		J.H.				Datum		A.H.D.					

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1. PLACE STOCKPILES MORE THAN 2m (PREFERABLY 5m) FROM EXISTING VEGETATION, CONCENTRATED WATER FLOW, ROADS AND HAZARD AREAS.
2. CONSTRUCT ON THE CONTOUR AS LOW, FLAT, ELONGATED MOUNDS.
3. WHERE THERE IS SUFFICIENT AREA, TOPSOIL STOCKPILES SHALL BE LESS THAN 2m IN HEIGHT.
4. WHERE THEY ARE TO BE IN PLACE FOR MORE THAN 10 DAYS, STABILISE FOLLOWING THE APPROVED ESCP OR SWMP TO REDUCE THE C-FACTOR TO LESS THAN 0.10.
5. CONSTRUCT EARTH BANKS (STANDARD DRAWING 6-5) ON THE UPSLOPE SIDE TO DIVERT WATER AROUND STOCKPILES AND SEDIMENT FENCES (STANDARD DRAWING 6-8) 1 TO 2m DOWNSLOPE.

The diagram illustrates the correct placement of sandbags to contain a vehicle spill. A car is shown on a road. Behind the car, a row of sandbags is laid out. The distance from the rear of the car to the start of the sandbags is labeled '2000 MIN'. The length of the sandbag row is labeled '900 MIN'. The sandbags are placed such that they overlap onto the kerb. An arrow labeled 'RUNOFF' points away from the car, indicating the direction of potential spillage. A gap between the sandbags is labeled 'GAP BETWEEN BAGS ACT AS SPILLWAY'. The sandbags are labeled 'THREE LAYERS OF SANDBAGS WITH ENDS OVERLAPPED'.

The drawing consists of two parts: a plan view and a section detail.

Plan View: Shows a line of star pickets forming a barrier. The pickets are labeled "1.5m STAR PICKETS AT MAX 2.5m CENTRES". The area upstream is labeled "DISTURBED AREA" and the area downstream is labeled "UNDISTURBED AREA". An arrow indicates the "DIRECTION OF FLOW". A dimension line shows a maximum length of "20m MAX (UNLESS STATED OTHERWISE ON SWMP/ESCP)". A detail callout shows a "1.5m MIN" segment.

Section Detail: A cross-section of the silt fence. It shows a "SELF-SUPPORTING GEOTEXTILE" held in place by "1.5m STAR PICKETS AT MAX 2.5m CENTRES". The pickets are driven into the ground. Dimensions include a height of "500-800" mm, a minimum depth of "600 MIN" mm, and a minimum width of "500mm MIN". A note specifies: "ON SOIL, 150mmx100mm TRENCH WITH COMPACTED BACKFILL AND ON ROCK, SET INTO SURFACE CONCRETE." An arrow indicates the "DIRECTION OF FLOW".

1. CONSTRUCT SEDIMENT FENCES AS CLOSE AS POSSIBLE TO BEING PARALLEL TO THE CONTOURS OF THE SITE, BUT WITH SMALL RETURNS AS SHOWN IN THE DRAWING TO LIMIT THE CATCHMENT AREA OF ANY ONE SECTION. THE CATCHMENT AREA SHOULD BE SMALL ENOUGH TO LIMIT WATER FLOW IF CONCENTRATED AT ONE POINT TO 50 LITRES PER SECOND IN THE DESIGN STORM EVENT, USUALLY THE 10-YEAR EVENT.
2. CUT A 150mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
3. DRIVE 1.5 METRE LONG STAR PICKETS INTO GROUND AT 2.5 METRE INTERVALS (MAX) AT THE DOWNSLOPE EDGE OF THE TRENCH. ENSURE ANY STAR PICKETS ARE FITTED WITH SAFETY CAPS.
4. FIX SELF-SUPPORTING GEOTEXTILE TO THE UPSLOPE SIDE OF THE POSTS ENSURING IT GOES TO THE BASE OF THE TRENCH. FIX THE GEOTEXTILE WITH WIRE TIES OR AS RECOMMENDED BY THE MANUFACTURER. ONLY USE GEOTEXTILE SPECIFICALLY PRODUCED FOR SEDIMENT FENCING. THE USE OF SHADE CLOTH FOR THIS PURPOSE IS NOT SATISFACTORY.
5. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150mm OVERLAP.
6. BACKFILL THE TRENCH OVER THE BASE OF THE FABRIC AND COMPACT IT THOROUGHLY OVER THE GEOTEXTILE.

The diagrams illustrate the installation of a drop inlet at non-sag points using three methods: sandbags, earth bank, or excavation.

Top Diagram: Drop Inlet with Grate

- STAR PICKETS**: Indicated by arrows pointing to the vertical supports on either side of the inlet.
- 1 METRE MAX.**: A dimension line indicating the maximum width of the inlet.
- WIRE OR STEEL MESH (14 GAUGE x 150mm OPENINGS)**: A label pointing to the mesh structure above the inlet.
- WHERE GEOTEXTILE IS NOT SELF-SUPPORTING**: A note indicating the condition for using the mesh.
- WOVEN GEOTEXTILE**: A label pointing to the material at the bottom of the inlet.

Bottom Diagram: Drop Inlet at Non-Sag Points

- SANDBAGS**: A label pointing to a curved row of sandbags used to create a barrier.
- WATERWAY**: A label pointing to a black dot representing a waterway.
- EXCAVATION**: A label pointing to a cross-section of an excavation used to create a barrier.
- EARTH BANK**: A label pointing to a curved row of earth used to create a barrier.
- FLOW**: An arrow indicating the direction of water flow.
- STAR PICKET FITTED WITH SAFETY CAP**: A label pointing to the vertical support on the right side of the inlet.
- WOVEN GEOTEXTILE**: A label pointing to the material above the inlet.
- RUNOFF WATER WITH SEDIMENT**: A label pointing to the water flowing into the inlet.
- GEOTEXTILE EMBEDDED 150mm INTO GROUND**: A label pointing to the material embedded in the ground.
- FILTERED WATER**: A label pointing to the water exiting the inlet.




FOR DROP INLETS AT NON-SAG POINTS, SANDBAGS, EARTH BANK OR EXCAVATION USED TO CREATE ARTIFICIAL SAG POINT

1. FABRICATE A SEDIMENT BARRIER MADE FROM GEOTEXTILE OR STRAW BALES.
2. FOLLOW STANDARD DRAWING 6-7 AND STANDARD DRAWING 6-8 FOR INSTALLATION PROCEDURES FOR THE STRAW BALES OR GEOBAGS. REDUCE THE PICKET SPACING TO 1 METRE CENTRES.
3. IN WATERWAYS, ARTIFICIAL SAG POINTS CAN BE CREATED WITH SANDBAGS OR EARTH BANKS AS SHOWN IN THE DRAWING.
4. DO NOT COVER THE INLET WITH GEOTEXTILE UNLESS THE DESIGN IS ADEQUATE TO ALLOW FOR ALL WATERS TO BYPASS IT.

Diagram illustrating a drainage ditch cross-section. The ditch is 150mm deep and 2 metres wide. The road surface is 300mm high. The ditch is constructed with or without a channel. The batter grades are 2(H):1(V) max.

1. BUILD WITH GRADIENTS BETWEEN 1 AND 5 PERCENT
2. AVOID REMOVING TREES AND SHRUBS IF POSSIBLE - WORK AROUND THEM.
3. ENSURE THE STRUCTURES ARE FREE OF PROJECTIONS OR OTHER IRREGULARITIES THAT COULD IMPEDE WATER FLOW.
4. BUILD THE DRAINS WITH CIRCULAR, PARABOLIC OR TRAPEZOIDAL CROSS SECTIONS, NOT V SHAPED.
5. ENSURE THE BANKS ARE PROPERLY COMPACTED TO PREVENT FAILURE.
6. COMPLETE PERMANENT OR TEMPORARY STABILISATION WITHIN 10 DAYS OF CONSTRUCTION.

EARTH BANK - LOW FLOW (SD 5-5)

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					Architect		JKM ARCHITECTS		SUITE 801C, NO.1 RIDER BOULEVARD, RHODES NSW 2138 EMAIL: JASON@JCOCONSULTANTS.COM.AU				Drawing Title EROSION AND SEDIMENT CONTROL PLAN & DETAILS			Drawing Number DA-SW600		Date 6/12/2022						Size A1	
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