

LEGEND

- > PROPOSED STORMWATER DRAINAGE PIPE
- > Ø100 HDPE OR PVC WRAPPED IN 20mm ABLEFLEX STORMWATER DRAINAGE PIPE CAST IN SLAB
- SEWER GRADE CHARGED LINE PIPE
- 65 Ø65 HDPE OR PVC WRAPPED IN 20mm ABLEFLEX STORMWATER DRAINAGE PIPE CAST IN SLAB
- RWT PROPOSED SEWER GRADE CHARGED PIPE TO RWT
- SS Ø100mm SUBSOIL DRAINAGE TO BE WRAPPED IN GEOTEXTILE BIDIMA34
- RISER PIPE
- CE Ø300 CLEANING EYE
- RWT RAINWATER TANK
- DP DOWNPIPE Ø100
- VD VERTICAL DROP Ø100
- PG PLANTER GRATE Ø150
- FG FLOOR GRATE Ø150
- FG FLOOR GRATE 200x200 (ALLOW MINIMUM 1.0% FALL TO FG)
- FG FLOOR GRATE 300x300 (ALLOW MINIMUM 1.0% FALL TO FW)
- FW RAINWATER OUTLET Ø260 SPS (ALLOW MINIMUM 1.0% FALL TO RWO)
- RWO SUSPENDED PLANTER BOX RAINWATER OUTLET
- SPB
- RL 47.00 DESIGN SURFACE LEVEL
- IL 47.00 EXISTING SURFACE LEVEL
- INVERT LEVEL
- TD AC CONDENSER TUNDISH TO MANUFACTURER'S DETAILS
- 50 Ø50mm HDPE OR PVC WRAPPED IN 20mm ABLEFLEX CAST IN SLAB
- OF Ø50mm EMERGENCY OVERFLOW SPITTERS/PIPES
- FENCE WITH 50mm GAP BENEATH FOR OVERLAND FLOWS
- EXISTING STORMWATER
- ExW EXISTING WATER MAIN
- ExS EXISTING SEWER MAIN
- ExT EXISTING TELSTRA
- ExE EXISTING ELECTRICAL
- ExG EXISTING GAS
- ExOP EXISTING OPTIC FIBER

GENERAL NOTES

- ALL LINES ARE TO BE Ø90 uPVC 1.0% GRADE UNLESS NOTED OTHERWISE. CHARGED LINES TO BE SEWERGRADE & SEALED.
- EXISTING SERVICES LOCATIONS SHOWN INDICATIVE ONLY. IT IS THE CONTRACTOR'S 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 600mm DEEP MAY BE BRICK, PRECAST OR CONCRETE.
- 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.
- REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR LANDSCAPING.
- CARE TO BE TAKEN AROUND EXISTING SEWER. STRUCTURAL ADVICE IS REQUIRED FOR SEWER PROTECTION AGAINST ADDITIONAL LOADING FROM NEW PITS, PIPES, RETAINING WALLS AND OSD BASIN WATER LEVELS.
- ALL WALLS FORMING THE DETENTION BASINS SHALL BE CONSTRUCTED WHOLLY WITHIN THE PROPERTY BOUNDARIES OF THE SITE BEING DEVELOPED.
- OSD WARNING SIGN AND SAFETY FENCING SHALL BE PROVIDED TO ABOVE GROUND OSD STORAGE AREA IN ACCORDANCE WITH COUNCIL REQUIREMENTS.
- ENSURE THAT NON FLOATABLE MULCH IS USED IN DETENTION BASINS, ie. USE DECORATIVE ROCK MULCH OR EQUIVALENT.
- ALL PIPES IN BALCONIES TO BE Ø65 uPVC CAST IN CONCRETE SLAB. CONTRACTOR TO PROVIDE A BREAK / OPEN VOID IN RAIL / BALLUSTRADE FOR STORMWATER EMERGENCY OVERFLOW. ALL ENCLOSED AREAS/PLANTER BOXES TO BE FITTED WITH FLOOR WASTES & DRAINED TO OSD DOWNPIPES TO BE CHECKED BY ARCHITECT & . PLUMBER PRIOR TO CONSTRUCTION
- THE OSD BASIN / TANK IS TO BE BUILT TO THE CORRECT LEVELS & SIZE AS PER THIS DESIGN. ANY VARIATIONS ARE TO BE DONE UNDER CONSULTATION FROM OUR OFFICE ONLY. ANY AMENDMENTS WITHOUT OUR APPROVAL WOULD RESULT IN ADDITIONAL FEES FOR REDESIGN AT OC STAGE OR IF A SOLUTION CANNOT BE FOUND, RECONSTRUCTION IS REQUIRED UNDER THE CONTRACTOR'S EXPENSES.

NOTE:

IT IS CONTRACTOR'S RESPONSIBILITY TO CONFIRM THAT THE EXISTING STORMWATER SYSTEM TO WHICH IT IS PROPOSED TO CONNECT, IS FLUSHED AND CHECKED AGAINST BLOCKAGE AND INTEGRITY

NOTE:

IT IS CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE DETAILS OF THE EXISTING STORMWATER SYSTEM PRIOR TO COMMENCEMENT OF ANY SITE WORKS. IF ANY DISCREPANCIES WITH WHAT HAS BEEN SHOWN ON THESE SET OF PLANS ARE IDENTIFIED ON SITE, CONTACT CIVIL & STORMWATER ENGINEERING SERVICES PTY LTD IMMEDIATELY FOR AN ALTERNATIVE DESIGN.

NOTE:

ALL STORMWATER DRAINAGE PIPES ARE Ø100 PVC U.N.O.

NOTE:

ALL LINEAR GRATED DRAINS TO BE MIN. 100mm DEEP.

NOTE:

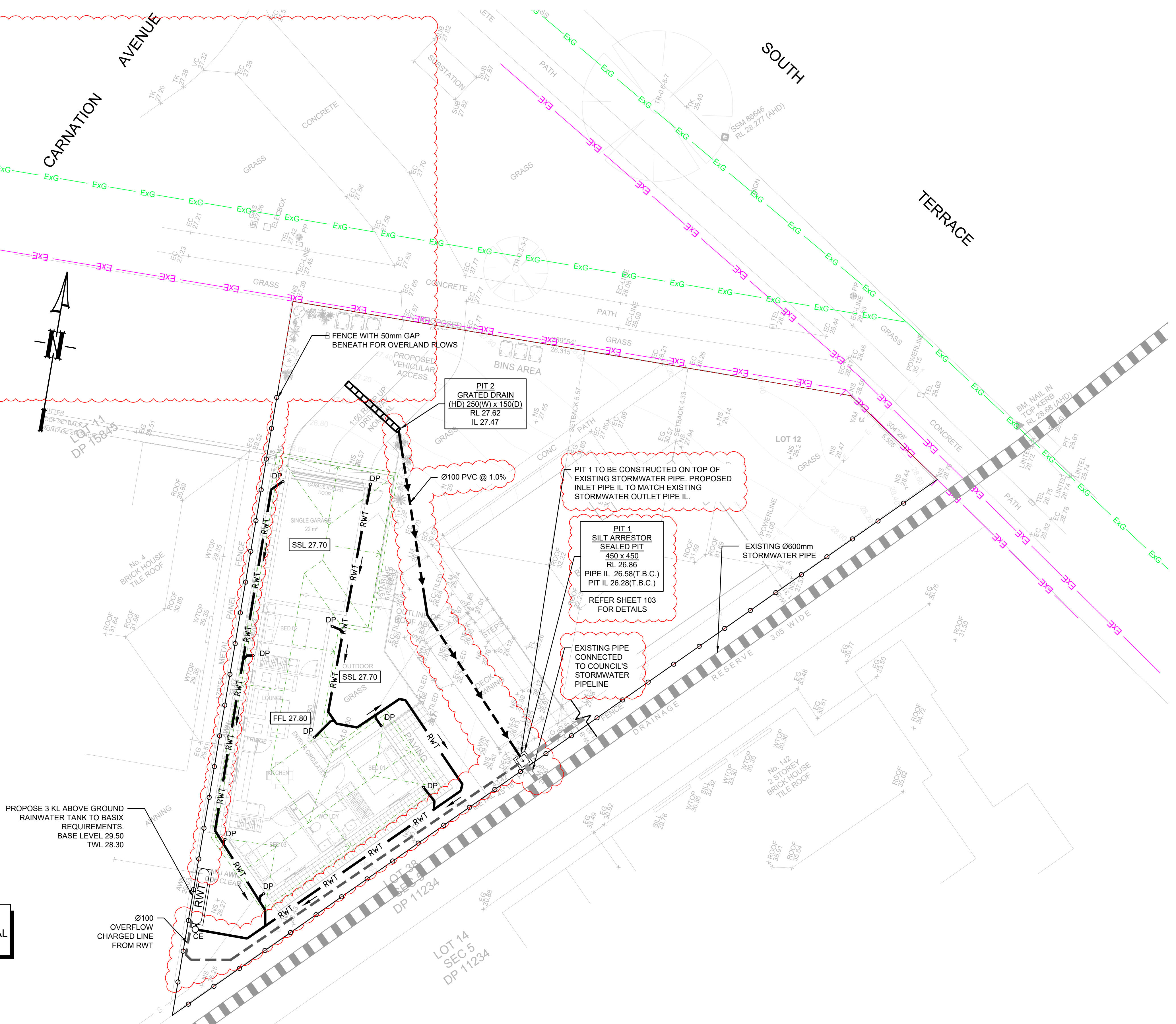
IT IS CONTRACTOR'S RESPONSIBILITY TO ENSURE MINIMUM PONDING IS ACHIEVED OVER THE FLOOR WASTES BY GRADING CATCHMENTS' SURFACES AT MINIMUM 1.0% FALL.

NOTE:

REFER ARCHITECTURAL DRAWINGS FOR FINAL SET-OUT LEVELS.

PIPES NOTE:

Ø65 PVC @ MIN 1.0%  
Ø90 PVC @ MIN 1.0%  
Ø100 PVC @ MIN 1.0%  
Ø150 PVC @ MIN 1.0%  
Ø225 PVC @ MIN 0.5%  
Ø300 PVC @ MIN 0.4%  
UNLESS NOTED OTHERWISE



GROUND FLOOR PLAN

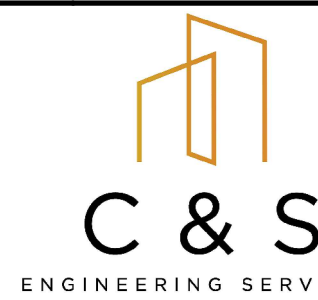
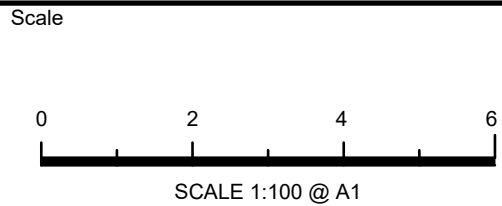
SCALE 1:100

NOT FOR CONSTRUCTION

Issue	Description	Date	Designed	Engineer	Checked
C	ISSUE FOR DEVELOPMENT APPLICATION	04/11/2022	GMS	EH	OC
B	ISSUE FOR DEVELOPMENT APPLICATION	01/11/2022	GMS	EH	OC
A	ISSUE FOR DEVELOPMENT APPLICATION	17/08/2022	GMS	EH	OC

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Client <b>ISAAC AL RABADI</b>



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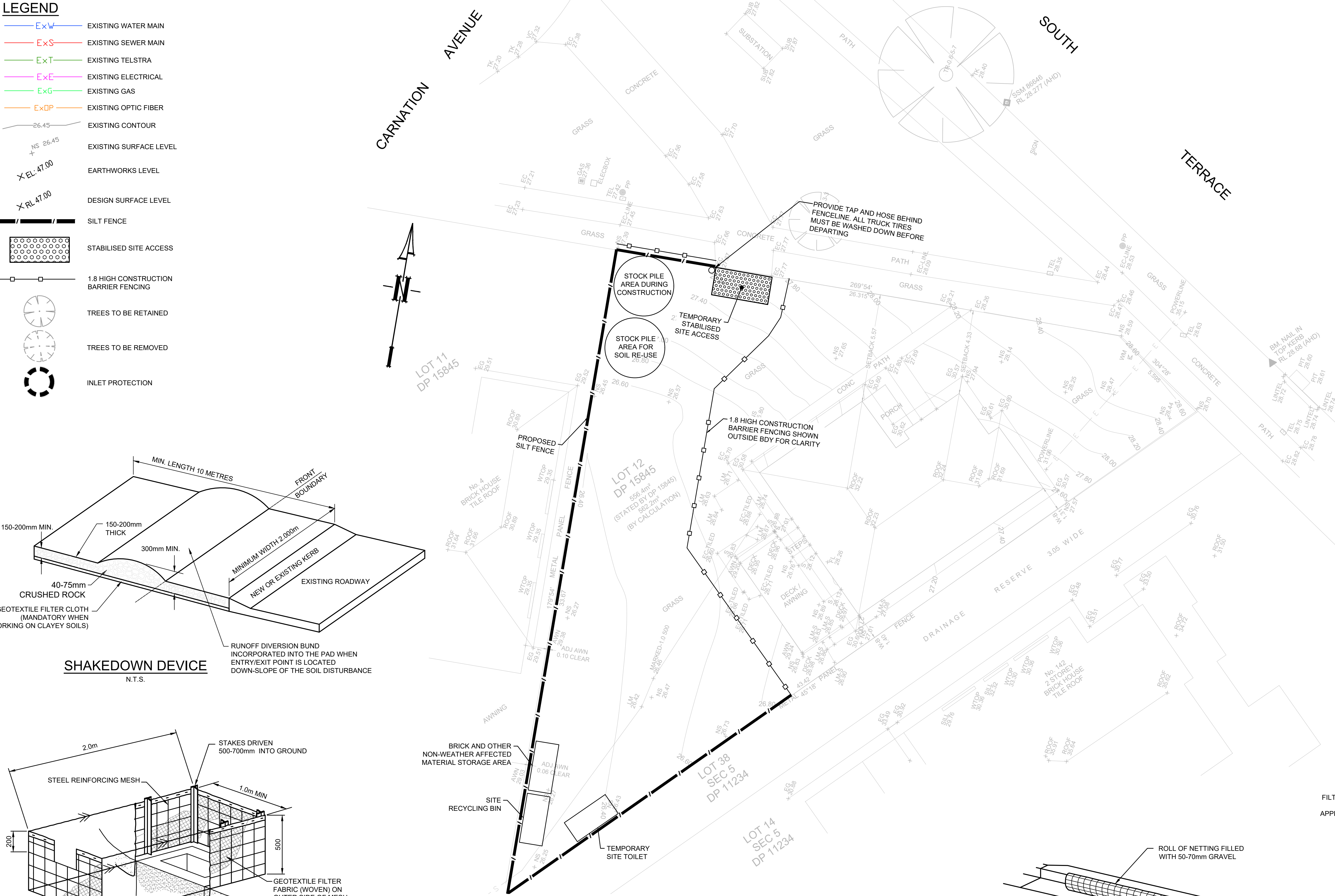
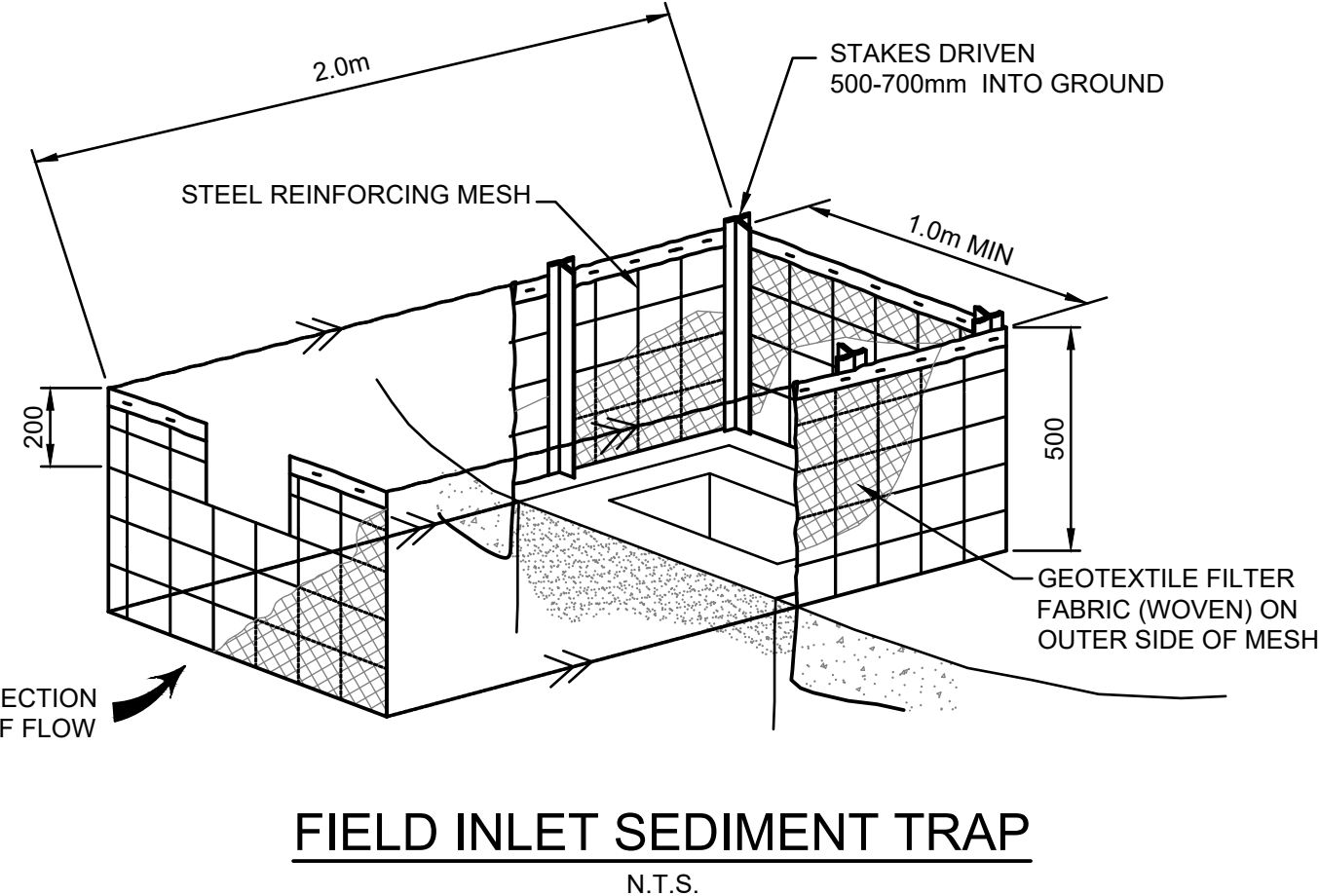
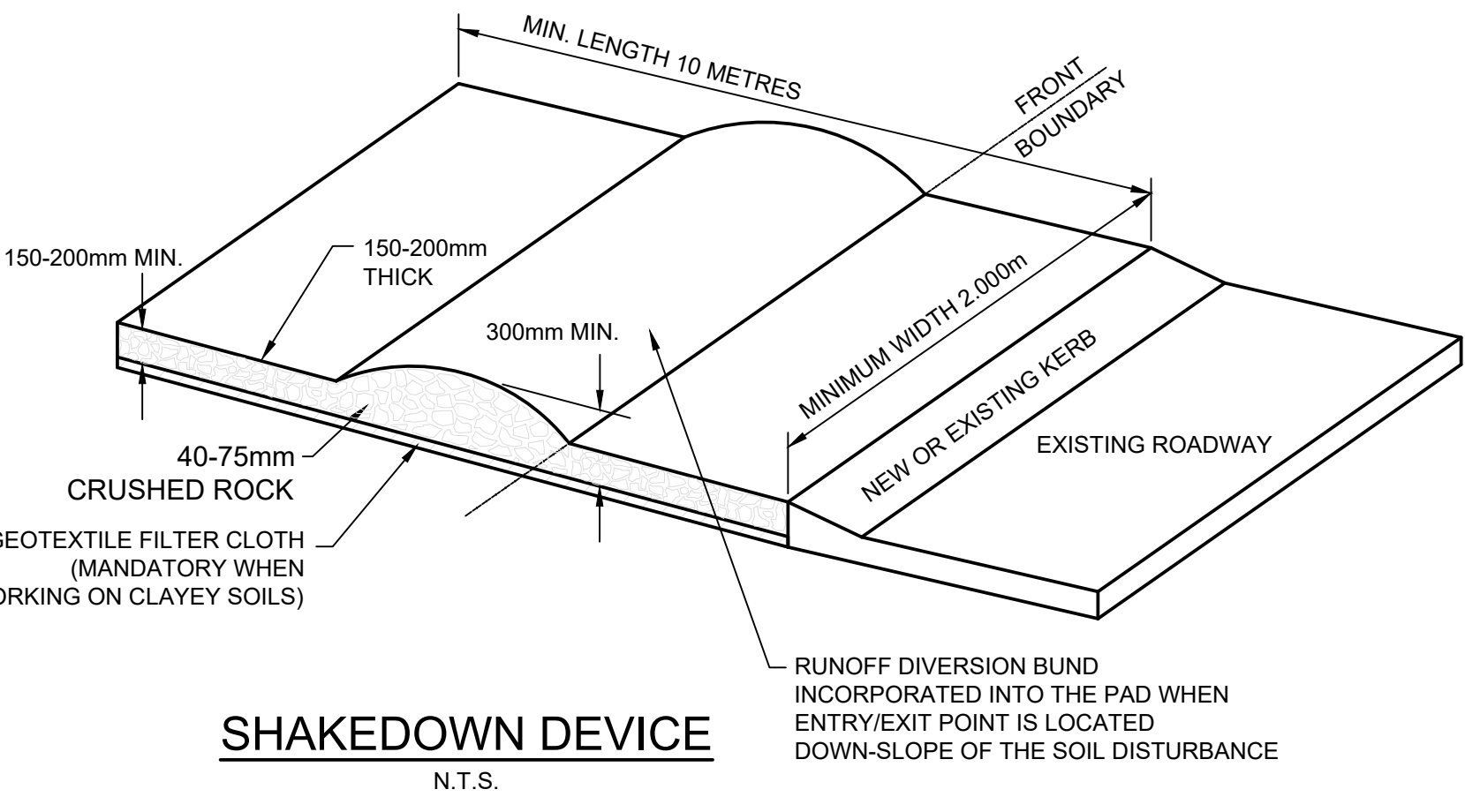
Project  
**2 CARNATION AVENUE, BANKSTOWN  
PROPOSED GRANNY FLAT  
STORMWATER CONCEPT PLAN  
DEVELOPMENT APPLICATION**

Drawing Title				
STORMWATER CONCEPT PLAN GROUND LEVEL				
Scale	A1	Project No.	Dwg. No.	Issue
1:100		220427	101	C



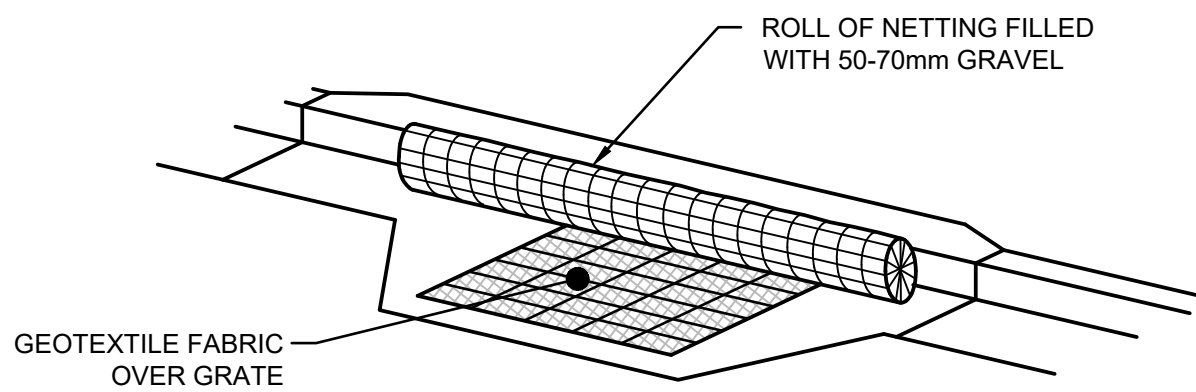
LEGEND

- ExW — EXISTING WATER MAIN  
— ExS — EXISTING SEWER MAIN  
— ExT — EXISTING TELSTRA  
— ExE — EXISTING ELECTRICAL  
— ExG — EXISTING GAS  
— ExOP — EXISTING OPTIC FIBER  
— 26.45 — EXISTING CONTOUR  
+ NS 26.45 — EXISTING SURFACE LEVEL  
X EL-47.00 — EARTHWORKS LEVEL  
X RL 47.00 — DESIGN SURFACE LEVEL  
— / — / — SILT FENCE  
[Pattern] — STABILISED SITE ACCESS  
— [Symbol] — 1.8 HIGH CONSTRUCTION BARRIER FENCING  
[Symbol] — TREES TO BE RETAINED  
[Symbol] — TREES TO BE REMOVED  
[Symbol] — INLET PROTECTION



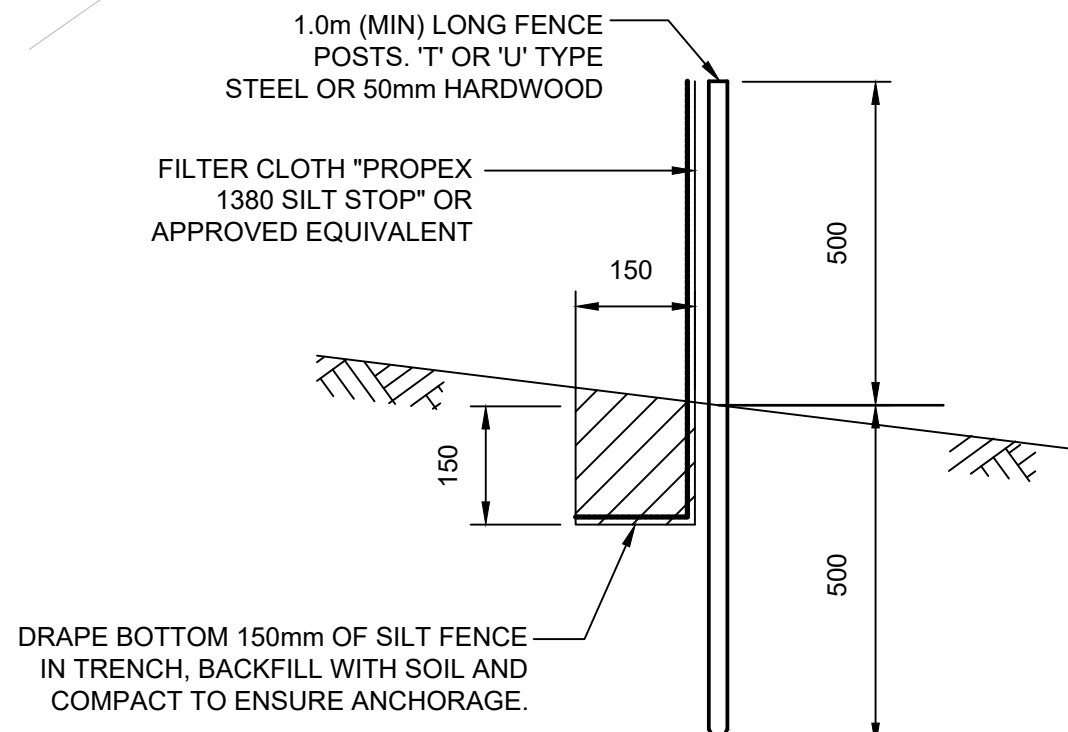
SEDIMENT & EROSION CONTROL PLAN

SCALE 1:100



KERB INLET PROTECTION  
SAG GULLIES

N.T.S.



SILT FENCE DETAIL

N.T.S.

SEDIMENT & EROSION NOTES

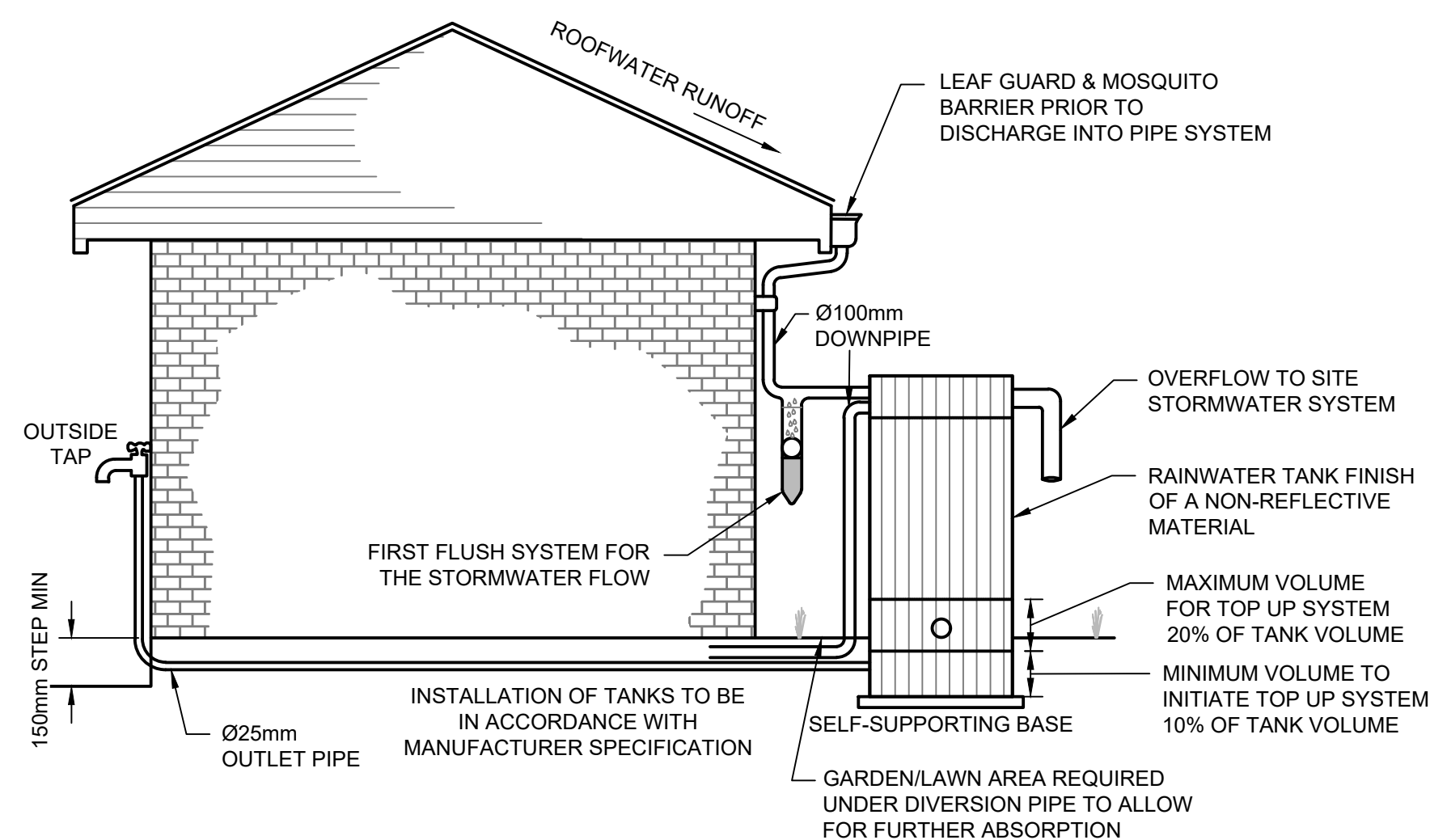
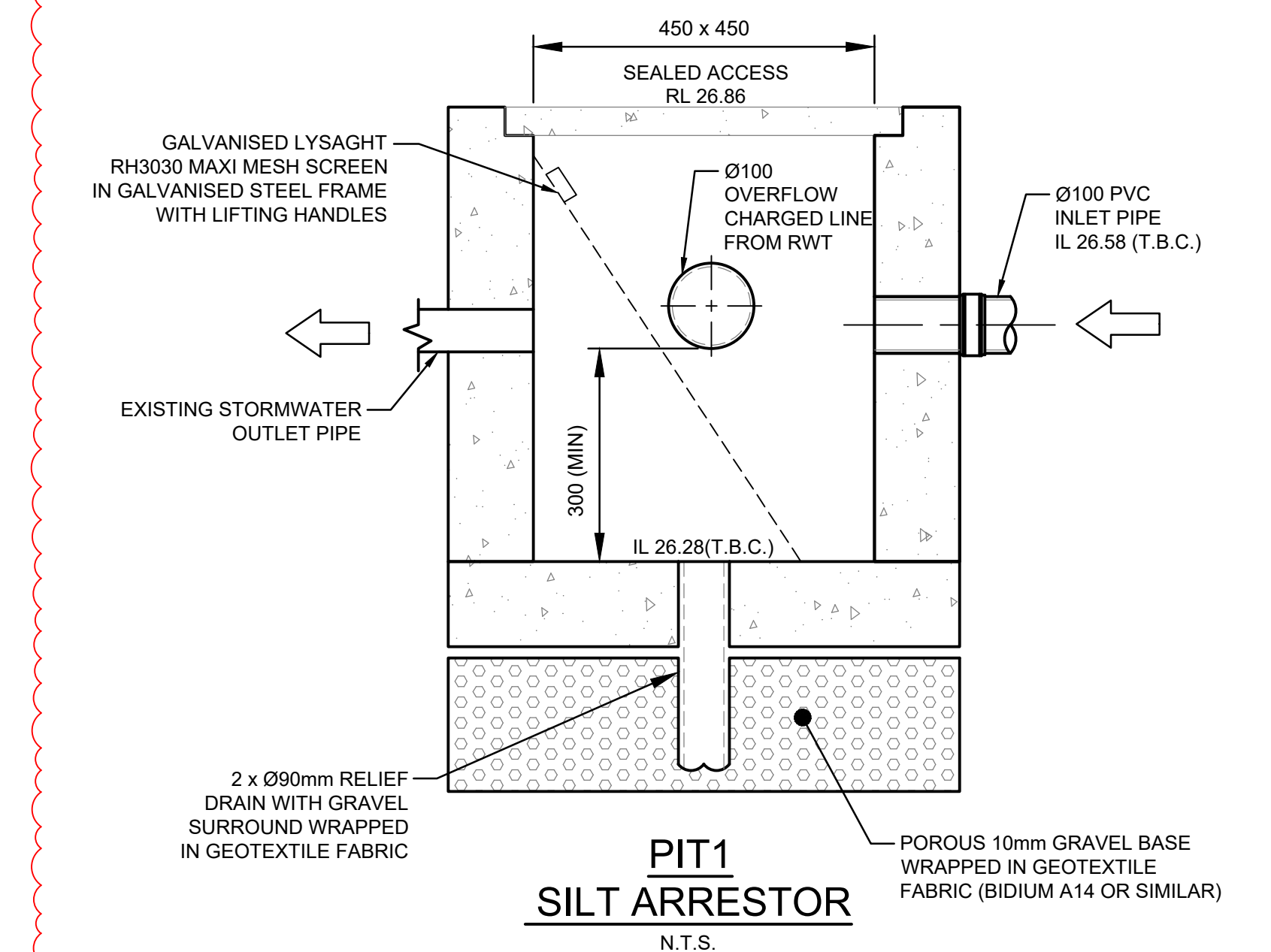
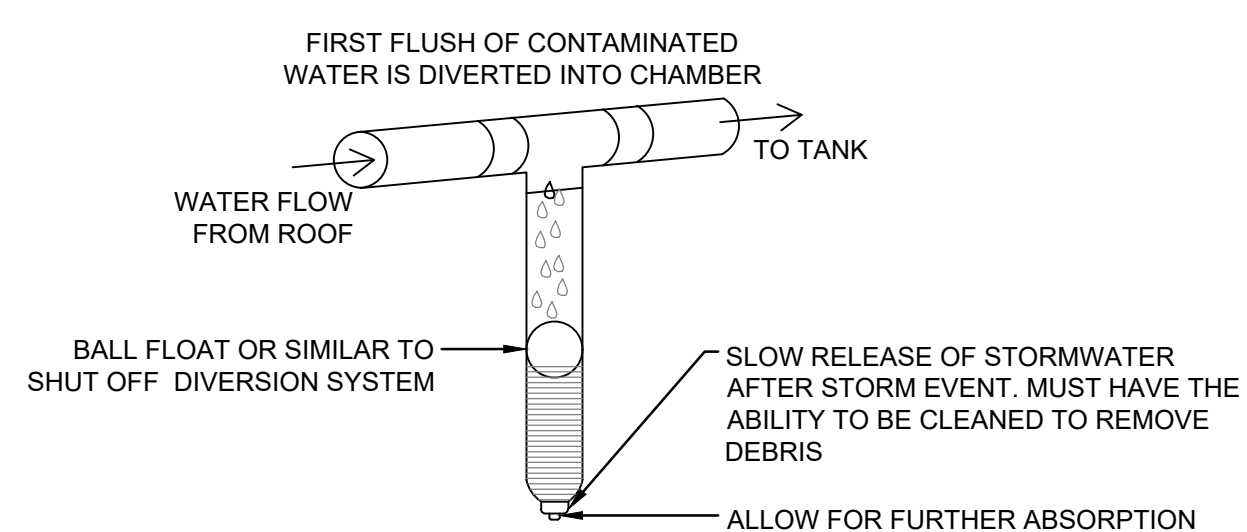
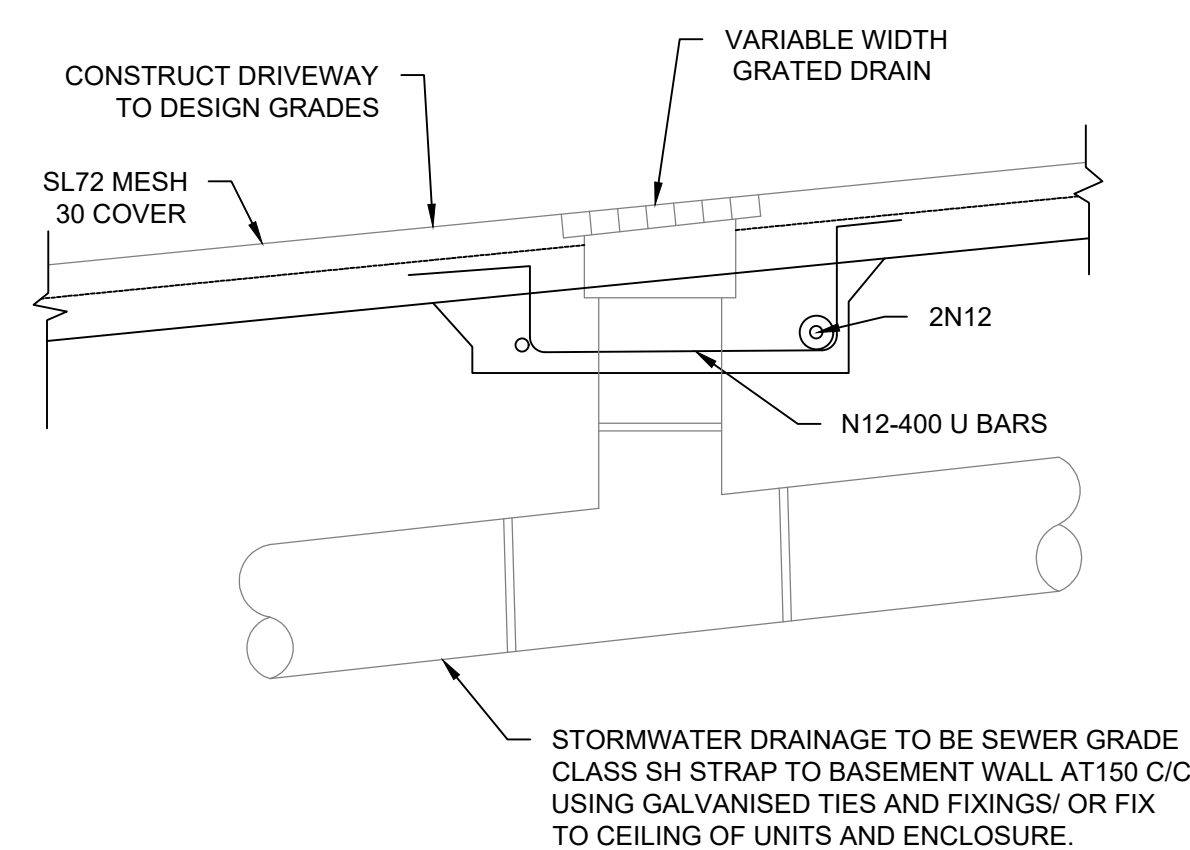
1. IMMEDIATELY FOLLOWING SETTING OUT OF THE WORKS, BUT PRIOR TO COMMENCEMENT OF ANY CLEARING OR EARTHWORKS, THE CONTRACTOR AND SUPERINTENDENT SHALL WALK THE SITE TO NOMINATE THE LOCATIONS AND TYPES OF SEDIMENT AND EROSION CONTROL MEASURES TO BE ADOPTED. THESE MEASURES SHALL BE IMPLEMENTED PRIOR TO ANY CLEARING OR EARTHWORKS AND MAINTAINED UNTIL THE WORKS ARE COMPLETED AND NO LONGER POSE AN EROSION HAZARD, UNLESS OTHERWISE APPROVED BY THE SUPERINTENDENT.
2. IMMEDIATELY FOLLOWING SETTING OUT OF THE WORKS, BUT PRIOR TO COMMENCEMENT OF ANY CLEARING OR EARTHWORKS, THE CONTRACTOR AND SUPERINTENDENT SHALL WALK THE SITE TO IDENTIFY AND MARK TREES WHICH ARE TO BE PRESERVED. NOTWITHSTANDING THE ABOVE, THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS TO MINIMISE DISTURBANCE TO EXISTING VEGETATION AND GROUND COVER OUTSIDE THE MINIMUM AREAS REQUIRED TO COMPLETE THE WORKS AND SHALL BE RESPONSIBLE FOR RECTIFICATION, AT ITS OWN COST, OF ANY DISTURBANCE BEYOND THOSE AREAS.
3. PROVIDE GULLY GRATE INLET SEDIMENT TRAPS AT ALL GULLY PITS.
4. PROVIDE SILT FENCING ALONG PROPERTY LINE AS DIRECTED BY SUPERINTENDENT.
5. ADDITIONAL CONTROL DEVICES TO BE PLACED WHERE DIRECTED BY THE PRINCIPLE.
6. ALTERNATIVE DESIGNS TO BE APPROVED BY SUPERINTENDENT PRIOR TO CONSTRUCTION.
7. WASH DOWN/RUMBLE AREA TO BE CONSTRUCTED WITH PROVISIONS RESTRICTING ALL SILT AND TRAFFICKED DEBRIS FROM ENTERING THE STORMWATER SYSTEM.
8. NO WORK OR STOCKPILING OF MATERIALS TO BE PLACED OUTSIDE OF SITE WORK BOUNDARY.
9. APPROPRIATE EROSION AND SEDIMENT CONTROLS TO BE USED TO PROTECT STOCKPILES AND MAINTAINED THROUGHOUT CONSTRUCTION.
10. IT IS THE CONTRACTORS RESPONSIBILITY TO TAKE DUE CARE OF NATURAL VEGETATION. NO CLEARING IS TO BE UNDERTAKEN WITHOUT PRIOR APPROVAL FROM THE SUPERINTENDENT.
11. TO AVOID DISTURBANCE TO EXISTING TREES, EARTHWORKS WILL BE MODIFIED AS DIRECTED ON-SITE BY THE SUPERINTENDENT.
12. THE LOCATION OF EROSION AND SEDIMENTATION CONTROLS WILL BE DETERMINED ON SITE BY THE SUPERINTENDENT.
13. ACCESS TRACKS THROUGH THE SITE WILL BE LIMITED TO THOSE DETERMINED BY THE SUPERINTENDENT AND THE CONTRACTOR PRIOR TO ANY WORK COMMENCING.
14. ALL SETTING OUT IS THE RESPONSIBILITY OF THE CONTRACTOR PRIOR TO WORKS COMMENCING ON SITE. THE SUPERINTENDENT'S SURVEYOR SHALL PEG ALL ALLOTMENT BOUNDARIES, PROVIDE COORDINATE INFORMATION TO THESE PEGS AND PLACE BENCH MARKS. THE CONTRACTOR SHALL SET OUT THE WORKS FROM AND MAINTAIN THESE PEGS.

SILT FENCE NOTES:

1. FILTER CLOTH TO BE FASTENED SECURELY TO POSTS WITH GALVANISED WIRE TIES, STAPLES OR ATTACHMENT BELTS.
2. POSTS SHOULD NOT BE SPACED MORE THAN 3.0m APART.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 150mm AND FOLDED.
4. FOR EXTRA STRENGTH TO SILT FENCE, WOVEN WIRE (14mm GAUGE, 150mm MESH SPACING) TO BE FASTENED SECURELY BETWEEN FILTER CLOTH AND POSTS BY WIRE TIES OR STAPLES.
5. INSPECTIONS SHALL BE PROVIDED ON A REGULAR BASIS, ESPECIALLY AFTER RAINFALL AND EXCESSIVE SILT DEPOSITS REMOVED WHEN "BULGES" DEVELOP IN SILT FENCE.
6. SEDIMENT FENCES SHALL BE CONSTRUCTED WITH SEDIMENT TRAPS AND EMERGENCY SPILLWAYS AT SPACINGS NO GREATER THAN 40m ON FLAT TERRAIN DECREASING TO 20m SPACINGS ON STEEP TERRAIN.

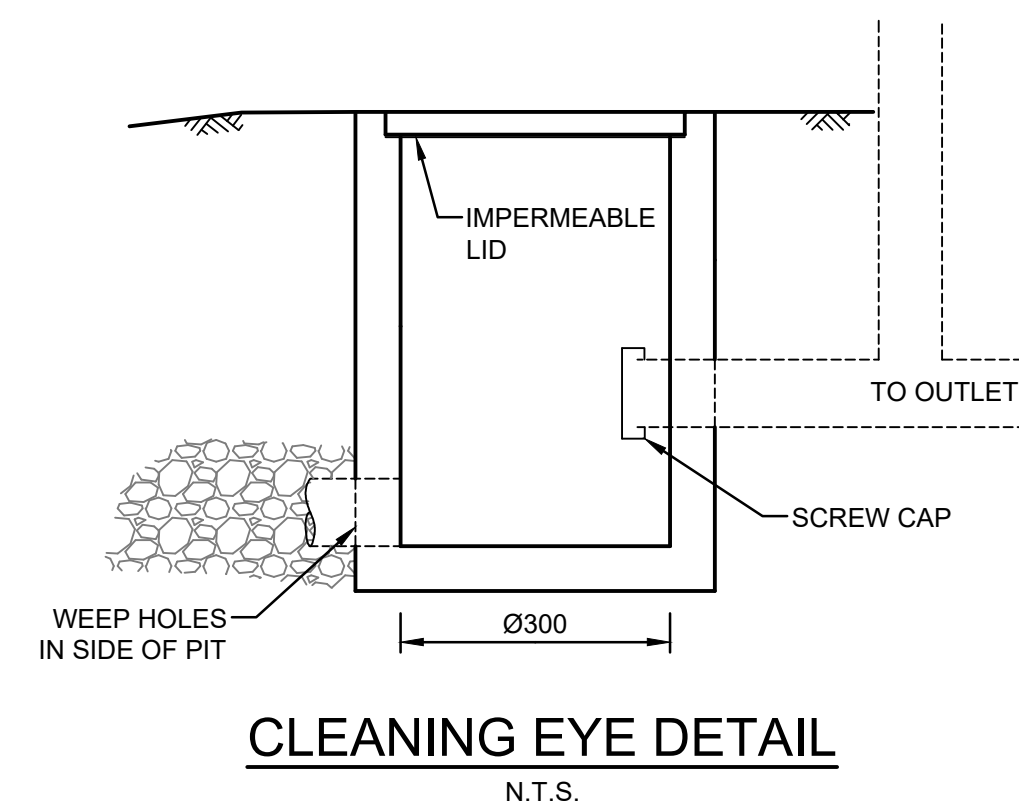
					Architect <b>ZIAD ZAHRAAN</b> 66A WATTLE STREET, PUNCHBOWL, NSW, AUSTRALIA 2196 T: +61 407 679 036 E: ze-1@gmail.com e: Ziad.Zahran@gmail.com			Council <b>CANTERBURY -BANKSTOWN COUNCIL</b>  Client <b>ISAAC AL RABADI</b>			Scale  0 2 4 6 m SCALE 1:100 @ A1			 CIVIL & STORMWATER ENGINEERING SERVICES PTY LTD ABN: 27 644 422 506 Shop 1, 143-147 Parramatta Road, Concord, NSW 2137 P:(02) 8397 6500 E:info@esgconsult.com.au			Project <b>2 CARNATION AVENUE, BANKSTOWN PROPOSED GRANNY FLAT STORMWATER CONCEPT PLAN DEVELOPMENT APPLICATION</b>			Drawing Title <b>SEDIMENT &amp; EROSION CONTROL PLAN &amp; DETAILS</b>  Scale As Shown A1 Project No. 220427 Dwg No. 102 Issue A		
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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 BACKUP.
3. THE PUMPS ARE TO BE INSULATED IN ACCORDANCE WITH COUNCIL POLICY.
4. PUMPS SHALL PROVIDE MINIMUM 150 kPa PRESSURE.
5. EACH TANK TO BE CONNECTED TO AN OUTDOOR TAP FOR IRRIGATION USE.
6. RAINWATER TANKS 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 TOP OF NEAREST FENCE, OR 1.8 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 PREVENTION 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.



NOT FOR CONSTRUCTION

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B	ISSUE FOR DEVELOPMENT APPLICATION	04/11/2022	GMS	EH	OC						
A	ISSUE FOR DEVELOPMENT APPLICATION	17/08/2022	GMS	EH	OC						
Issue	Description	Date	Designed	Engineer	Checked						
Drawn by	Drawn by	Drawn by	Drawn by	Drawn by	Drawn by						