



PRIOR TO ANY EXCAVATION ON SITE, INVESTIGATION TO IDENTIFY SERVICES MUST BE UNDERTAKEN. AT A MINIMUM CONTACT DIAL BEFORE YOU DIG.

STORMWATER DRAINAGE PLAN

PROPOSED DUAL OCCUPANCY

103 TOWER STREET, PANANIA NSW 2213

LOT 5 & DP27642

COUNCIL: CANTERBURY BANKSTOWN

DRAWING REGISTER

Number	Sheet Name
SW01	COVER SHEET
SW02	GROUND FLOOR PLAN
SW03	DETAILS SHEET

GENERAL NOTES

1. ALL LINES ARE TO BE MIN. 90mm ϕ UPVC @ 1% GRADE UNLESS NOTED OTHERWISE.
2. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE & LEVEL ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY EARTHWORKS. ALL DESIGN LEVELS SHOWN ON PLAN SHALL BE VERIFIED ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORKS.
3. ALL PIPES TO HAVE MIN 200mm COVER IF LOCATED WITHIN THE PROPERTY, UNLESS CONCRETE PROTECTED.
4. ALL PITS AND GRATES IN DRIVEWAYS SHALL BE HEAVY DUTY GRATES. DIRECT SURFACE FLOW TO ALL GRATED SURFACE INLET PITS.
5. ALL WORKS TO BE DONE IN ACCORDANCE WITH COUNCIL'S DCP AND TO COUNCILS SATISFACTION. WORKS WITHIN THE COUNCIL ASSET AREA ARE TO BE CONSTRUCTED TO THE COUNCIL REQUIREMENTS.
6. LOCATION OF DOWNPIPES & FLOOR WASTES ARE INDICATIVE ONLY. DOWNPIPES & FLOOR WASTE SIZE, LOCATION QUANTITY TO BE DETERMINED BY BUILDER & IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS.
7. THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL, LANDSCAPE & STRUCTURAL PLANS.
8. ANY DISCREPANCIES OR OMISSIONS SHALL BE REFERRED TO THE DESIGN ENGINEER AND COUNCIL ENGINEER FOR RESOLUTION.
9. ALL GUTTERS WILL BE FILLED WITH LEAF GUARDS AND SHOULD BE INSPECTED AND CLEANED TO ENSURE LEAF LITTER CANNOT ENTER THE DOWNPIPES.
10. ALL PIT GRATES ON SITE MUST BE HINGED WITH J-BOLT LOCKDOWN SYSTEMS.
11. ALL WORKS TO COMPLY WITH AUSTRALIAN STANDARD 3500.3.
12. PITS DEEPER THAN 1m REQUIRE STEP IRONS IN A STAGGERED MANNER. THE DEPTH OF ANY PIT IN EXCESS OF 2m SHALL BE STRUCTURALLY DESIGNED AND CERTIFIED BY A STRUCTURAL ENGINEER AND SUBMITTED TO COUNCIL FOR APPROVAL.



ABBREVIATIONS

DP	DOWNPIPE
exDP	EXISTING DOWNPIPE
RL	RELATIVE LEVEL
IL	INVERT LEVEL
RWT	RAINWATER TANK
KIP	KERB INLET PIT
FFL	FINISH FLOOR LEVEL
TOP	TOP OF KERB
SWRM	STORMWATER RISING MAIN
NGL	NATURAL GROUND LEVEL
SL	SURFACE LEVEL
OSD	ON-SITE DETENTION
RW	RETAINING WALL
SW	STORMWATER
TOW	TOP OF WALL
UPVC	UNPLASTICISED POLYVINYL CHLORIDE
RWO	RAINWATER OUTLET
RH	RAINHEAD
FW	FLOOR WASTE
TWL	TOP WATER LEVEL
SS	SUB SOIL
HD	HEAVY DUTY

LEGEND

---	EXISTING STORMWATER DRAINAGE
---	CHARGED STORWATER DRAINAGE
---	GRAVITY STORMWATER DRAINAGE
SS	SUBSOIL DRAIN
• DP	DOWNPIPE
[Symbol]	GREATER SURFACE INLET PIT
[Symbol]	OVERLAND FLOW PATH
91.2	EXISTING NATURAL GROUND LEVEL
[Symbol]	CLEAN EYE
[Symbol]	DOWNPIPE SPREADER
[Symbol]	RAINWATER TANK
[Symbol]	WARNING LIGHT
DP : 100mm DIA DOWN PIPE	
P1: 100mm UPVC PIPE AT 1.0% MIN. GRADE	
P2: 150mm UPVC PIPE AT 1% MIN. GRADE	
P3: 100mm UPVC PIPE - FULLY SEALED - CHARGED	
P4: 150mm UPVC PIPE - FULLY SEALED - CHARGED	
LOT 103 - BASIX CERTIFICATE #: 1377495S, DATED 01/04/2023. LOT 103A - BASIX CERTIFICATE #: 1377495S, DATED 01/04/2023. REQUIRES 1,500L RAINWATER TANK TO COLLECT 50m ² OF ROOF WATER. RAINWATER TANK TO BE CONNECTED INTO ALL TOILETS, AND OUTDOOR TAP.	

FOR DA APPROVAL



31B BUCKWALL AVENUE
GREENACRE, NSW 2190

CONTACT: 0434 575 819
INFO@NLCONSULTANTS.COM.AU

SIGNED:

NOUHAD FARAH
B.E. MIE AUST. NER. CPENG
MEMBERSHIP NUMBER: 3312640

NOTES

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2. Drawings to be read in conjunction with specification.
3. Authorities mains and or existing services are to be located and checked prior to commencement of any works.
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DATE	AMENDMENT	INIT	REV.
01/04/2022	ISSUE FOR DA APPROVAL	NF	A

CLIENT: ANTHONY CHALLITA

Date 01/04/2023

103 TOWER STREET, PANANIA - DUAL
OCCUPANCY - STORMWATER DESIGN

Project number SYD22/382

COVER SHEET

Sheet number SW01

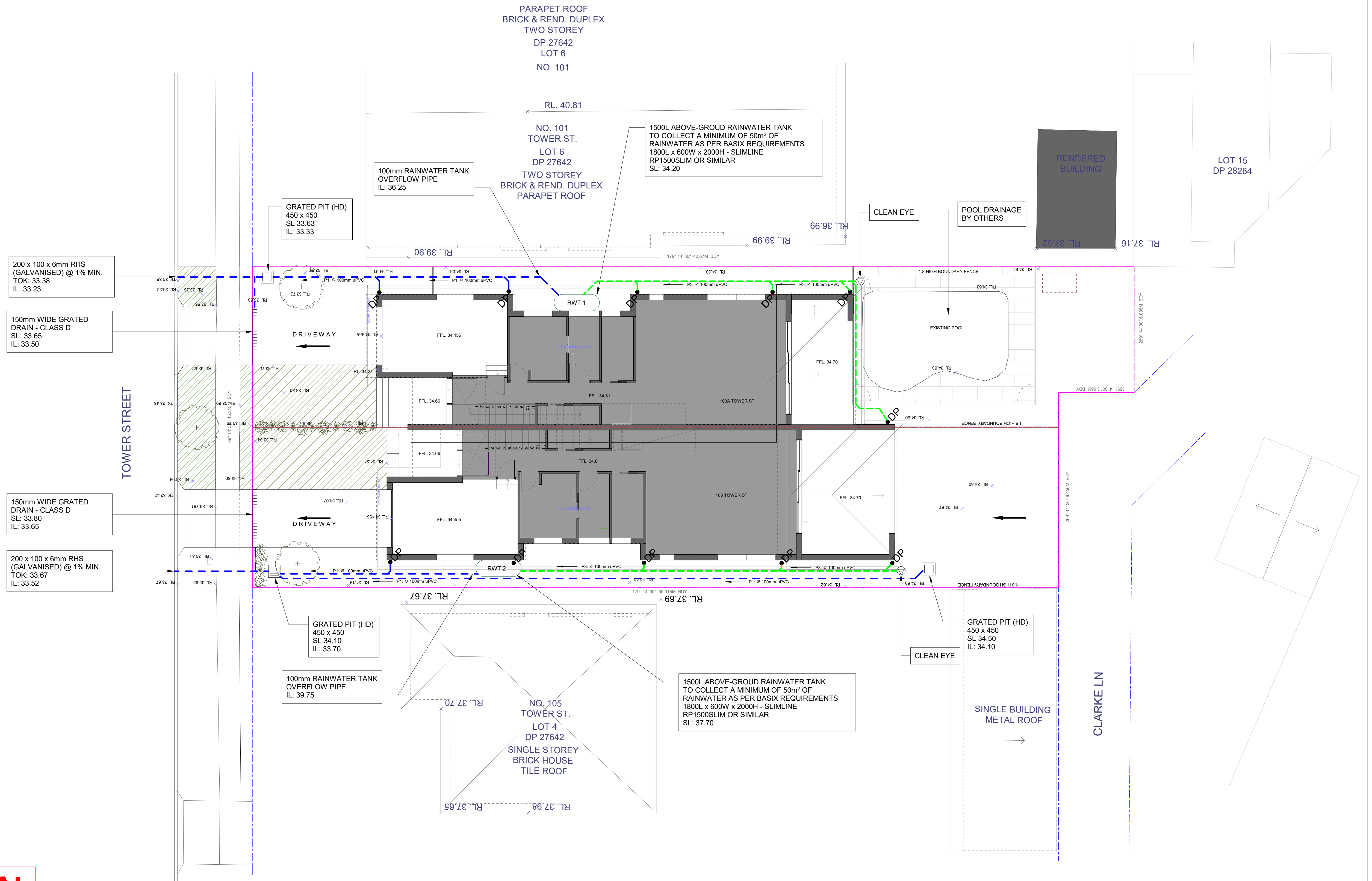
Drawn by NLCONS

Checked by N.FARAH

Scale 1 : 100



AREA: 628.6m²
LANDSCAPE AREA: 230.8m²
SITE COVERAGE AREA: 397.8m² OR 63.3%(<66%)
REFERRING TO BANKSTOWN CITY COUNCIL DES
10.1.2
NO OSD REQUIRED



FOR DA APPROVAL




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GREENACRE, NSW 2190

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INFO@NLCONSULTANTS.COM.AU

SIGNED:



NOUHAD FARAH
B.E, MIE AUST, NER, CPENG
MEMBERSHIP NUMBER: 1262640

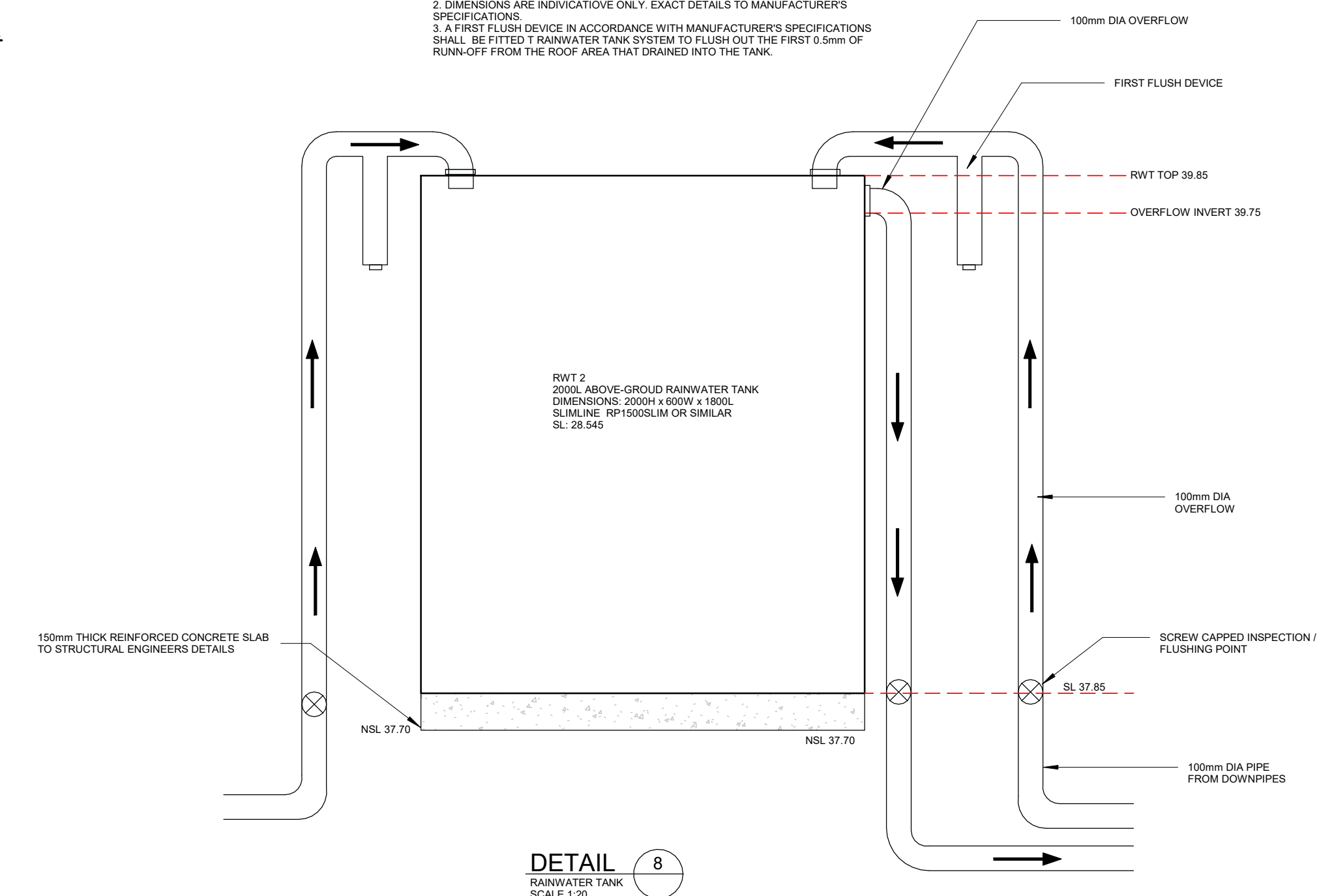
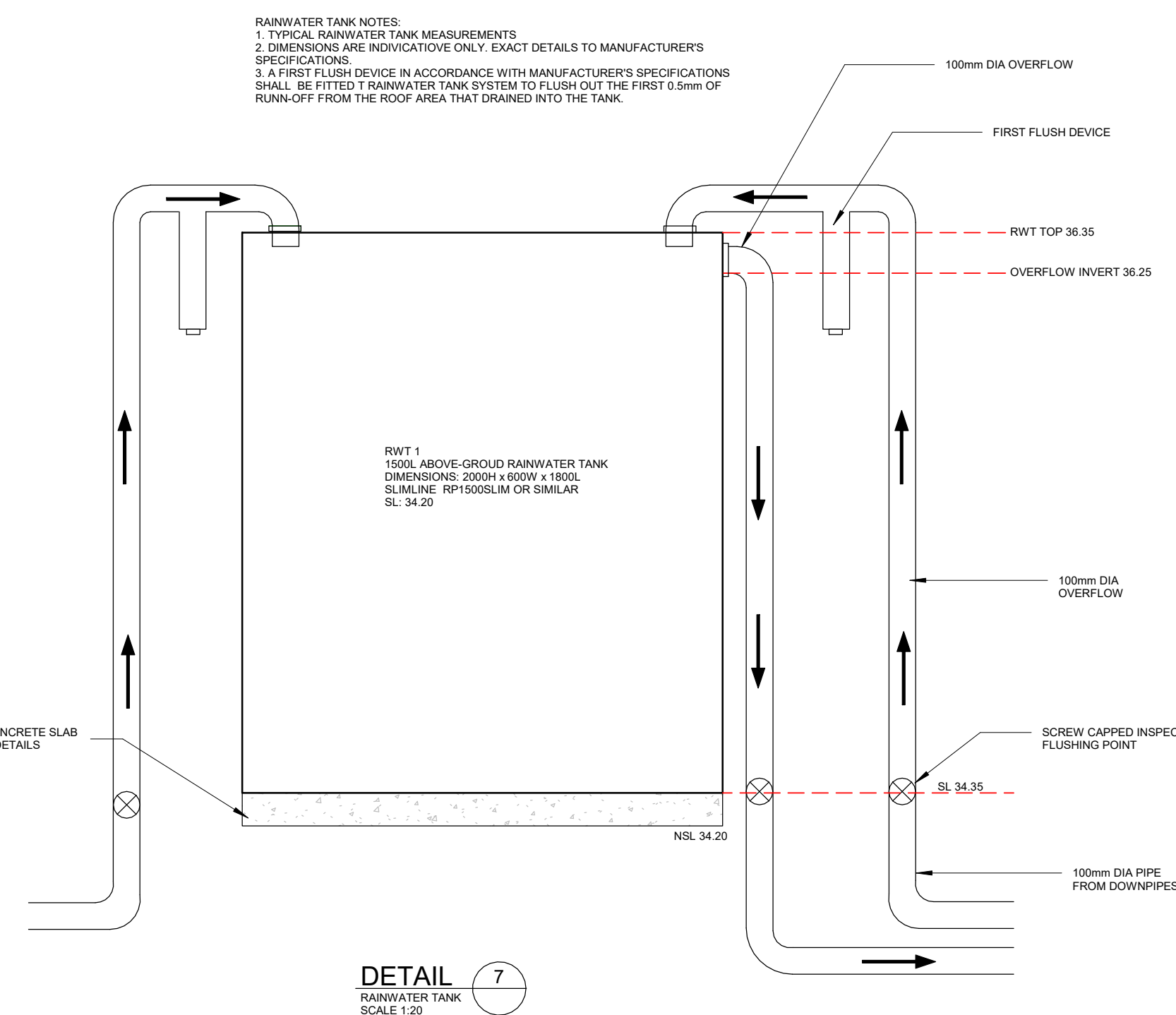
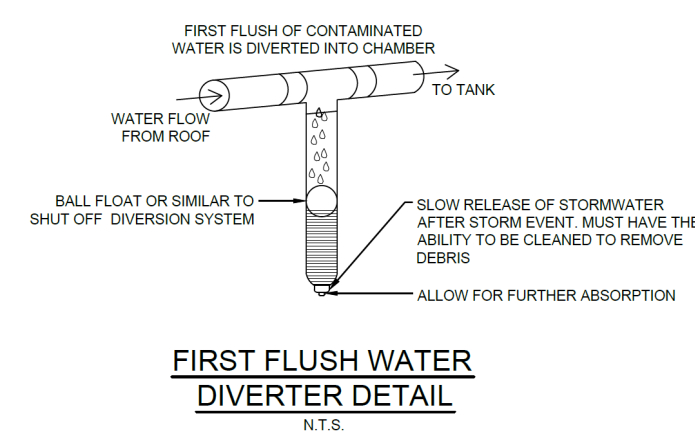
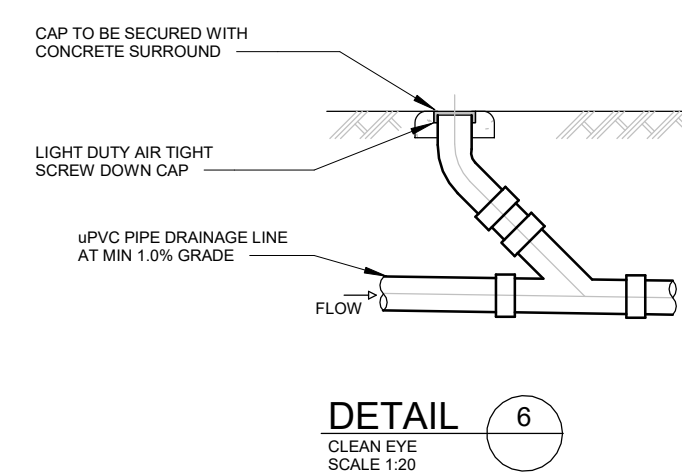
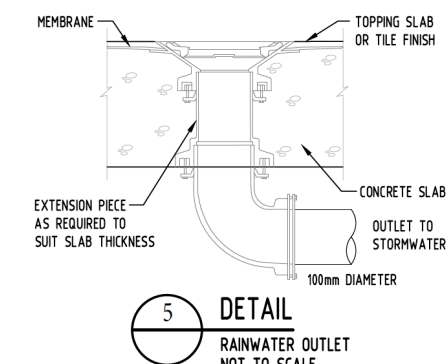
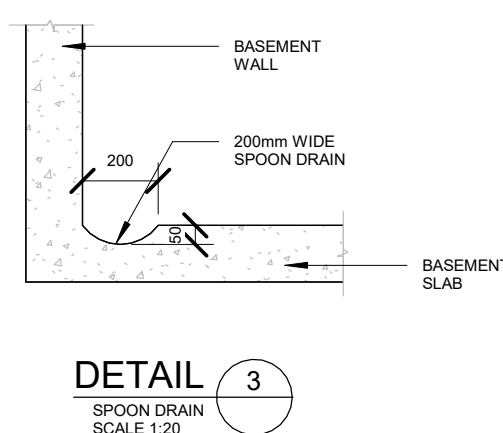
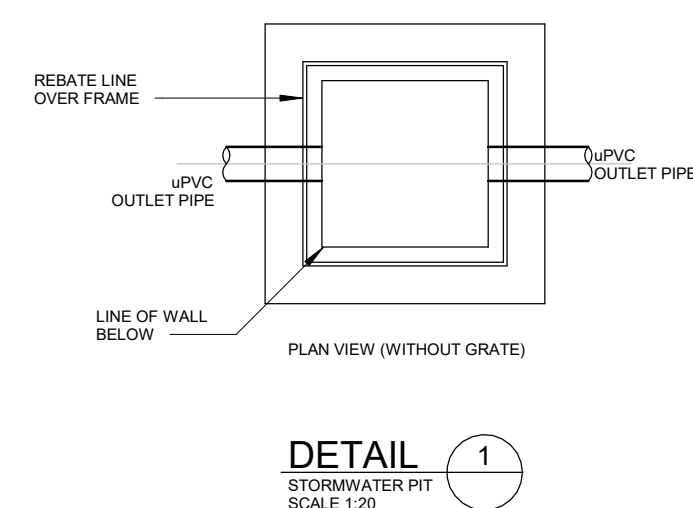
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[illegible]

CLIENT: ANTHONY CHALLITA	
103 TOWER STREET, PANANIA - DUAL OCCUPANCY - STORMWATER DESIGN	
GROUND FLOOR PLAN	
Drawn by NLCONS	Checked by N.FAR.

Date	01/04/2023
Project number	SYD22/382
Sheet number	SW02
Scale	1 : 100



The logo for NJ Consultants features the letters 'NJ' in a large, blue, sans-serif font. A black gear is positioned behind the 'J', partially overlapping it. Below the 'NJ' text, the word 'CONSULTANTS' is written in a smaller, blue, sans-serif font.

Naruto

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[illegible]

103 TOWER STREET, PANANIA - DUAL OCCUPANCY - STORMWATER DESIGN

DETAILS SHEET

Drawn by	NLCONS	Checked by	N.FAR
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Project number	SYD22/382
Sheet number	SW03
Scale	As indicated

