

PROPOSED ALTERATIONS AND ADDITIONS

AT 88 CRINAN STREET, HURLSTONE PARK NSW 2193

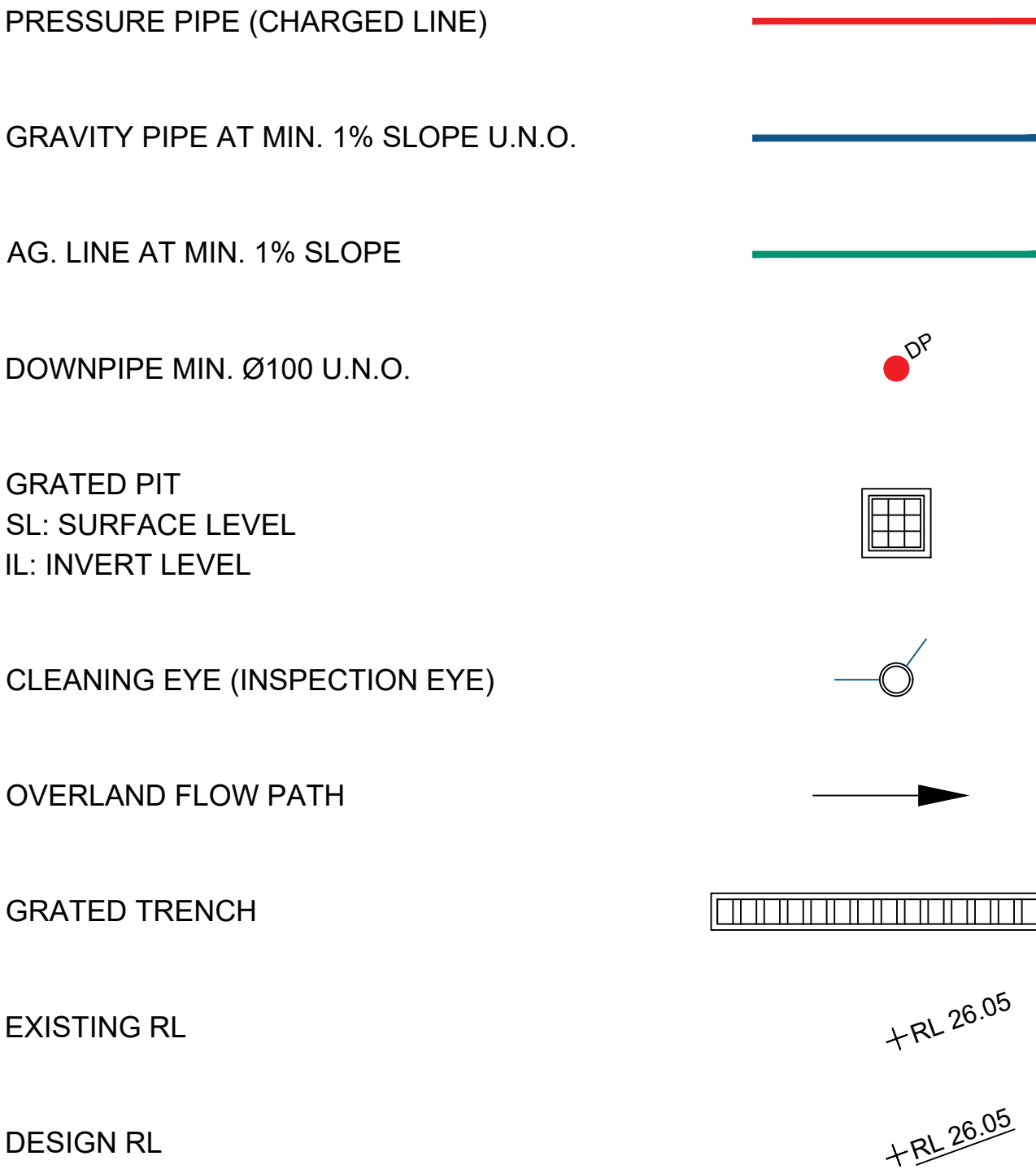
GENERAL NOTES

- G1 ALL WORKS SHALL BE IN ACCORDANCE WITH B.C.A AND AS3500.3.
- G2 ALL EXISTING LEVELS TO BE CONFIRMED BY BUILDER PRIOR TO CONSTRUCTION.
- G3 THE BUILDER SHALL ENSURE THAT THE STORMWATER ENGINEERS DRAWINGS CORRESPOND TO THE ARCHITECTURAL, STRUCTURAL, AND LANDSCAPING DRAWINGS. IF THERE EXISTS ANY DISCREPANCIES BETWEEN THE DRAWINGS, THE BUILDER SHALL REPORT THE DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCEMENT OF ANY WORKS.
- G4 PRIOR TO COMMENCING ANY WORKS, THE BUILDER SHALL ENSURE THAT THE INVERT LEVELS OF WHERE THE SITE STORMWATER SYSTEM CONNECTS INTO THE COUNCILS KERB/DRAINAGE SYSTEM MATCHED THE DESIGN LEVELS. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGN ENGINEER.
- G5 THE DRAINAGE CONTRACTOR IS TO LOCATE AND RELOCATE AS NECESSARY ALL SERVICES ON SITE.
- G6 ALL LEVELS SHALL RELATE TO THE ESTABLISHED BENCH MARK. THIS IS TYPICALLY METRES TO AUSTRALIAN HEIGHT DATUM (AHD).
- G7 ALL DOWNPIPES TO BE 100MM DIAMETER UNLESS NOTED OTHERWISE.
- G8 ALL DOWN PIPES TO HAVE LEAF GUARDS.
- G9 ALL LINES ARE TO BE 100MM DIAMETER uPVC AT A MINIMUM 1.0% SLOPE UNLESS NOTED OTHERWISE. LINES ARE TO BE SEWER-GRADE AND SEALED.
- G10 ALL PIPES TO HAVE MINIMUM 150MM COVER IF LOCATED WITHIN PROPERTY.
- G11 ALL THE CLEANING EYES (OR INSPECTION EYES) FOR THE UNDERGROUND PIPES HAVE TO BE TAKEN UP TO THE FINISHED GROUND LEVEL FOR EASY IDENTIFICATION AND MAINTENANCE PURPOSES.
- G12 ALL SUB-SOIL DRAINAGE SHALL BE OF A MINIMUM 100MM DIAMETER AND SHALL BE PROVIDED WITH A FILTER SOCK. THE SUBSOIL DRAINAGE SHALL BE INSTALLED IN ACCORDANCE WITH DETAILS TO BE PROVIDED BY THE LANDSCAPE ARCHITECT OR STORMWATER ENGINEER.
- G13 ALL RETAINING WALLS SHALL BE CONSTRUCTED COMPLETELY WITHIN THE PROPERTY BOUNDARY LIMITS TO DETAILS PREPARED BY THE STRUCTURAL ENGINEER. WALLS FORMING THE ON-SITE DETENTION SYSTEM SHALL BE OF MASONARY/BRICK/CONCRETE CONSTRUCTION AND WATER TIGHT.
- G14 ALL MULCHING TO BE USED WITHIN THE AREA DESIGNATED AS ON-SITE DETENTION STORAGE SHALL BE OF A NON-FLOTABLE MATERIAL SUCH AS DECORATIVE RIVER GRAVEL. PINE PARK MULCHING SHALL NOT BE USED WITHIN THE DETENTION STORAGE AREA.
- G15 ALL DRAINAGE WORKS ARE TO AVOID TREE ROOTS. ROOT BARRIER TO BE INSTALLED ADJACENT TO TREE ZONES WHERE DRAINAGE MAY BE AT RISK.
- G16 ALL WORK WITHIN COUNCIL RESERVE TO BE INSPECTED BY COUNCIL PRIOR TO CONSTRUCTION.
- G17 COUNCIL'S ISSUED FOOTWAY DESIGN LEVELS TO BE INCORPORATED INTO THE FINISHED LEVELS ONCE ISSUED BY COUNCIL.

RAINWATER TANKS

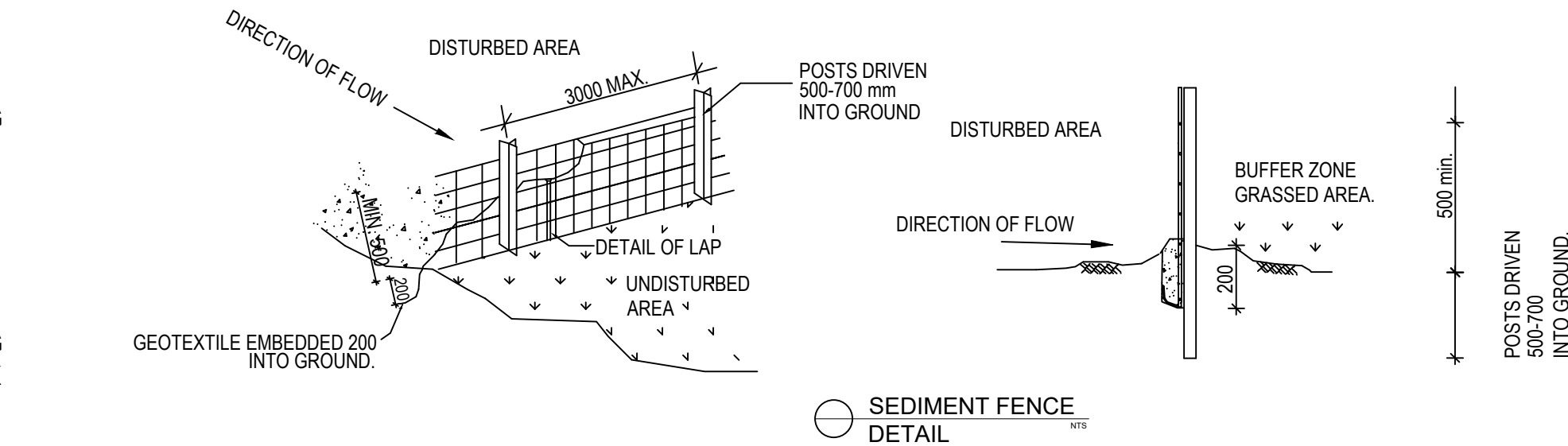
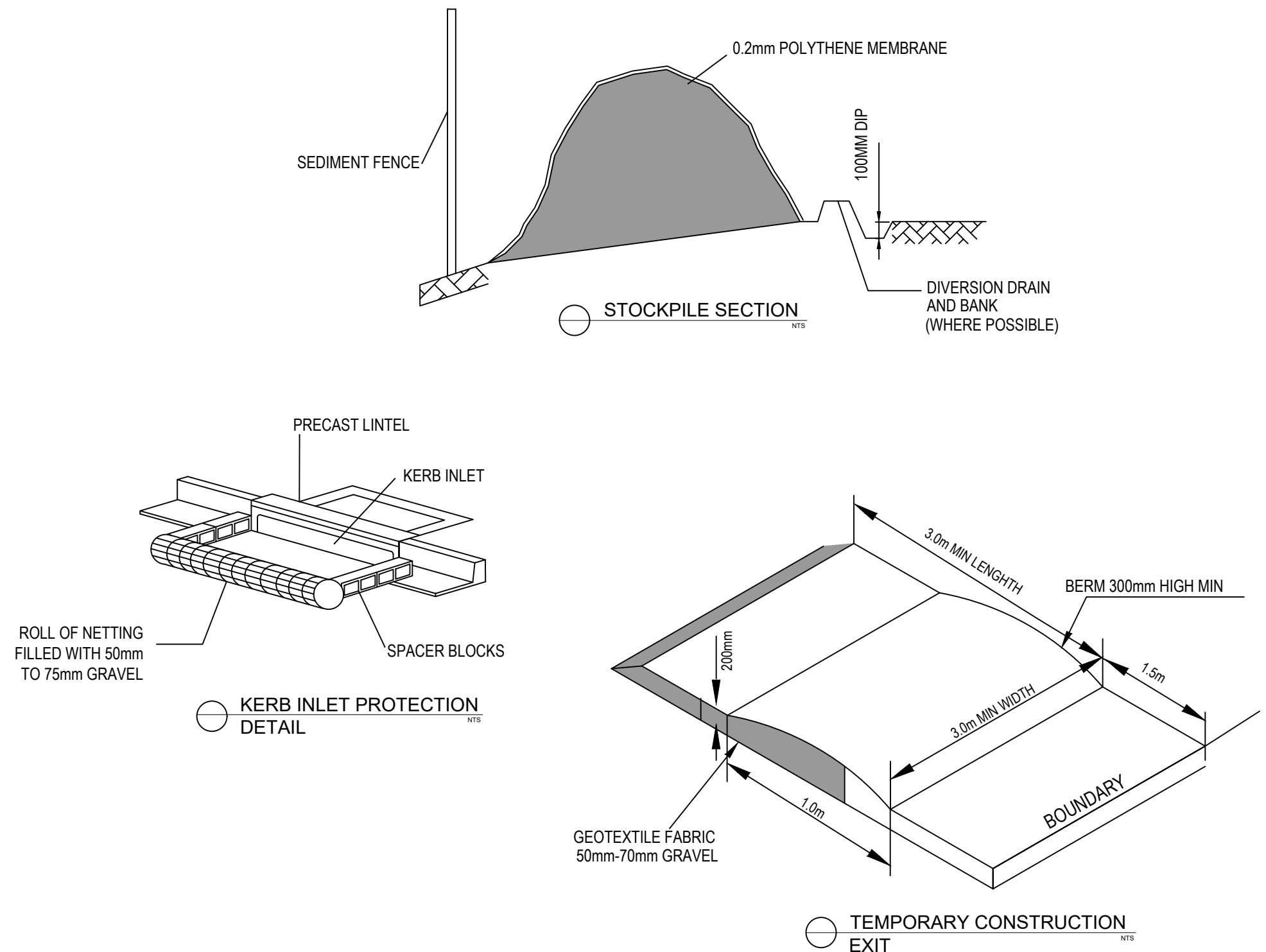
- R1 RAINWATER TANK, DRAINED ROOF AREAS AND REUSE PLUMBING TO COMPLY WITH BASIX REQUIREMENTS AND CERTIFICATE.
- R2 ADEQUATE SCREENING TO PREVENT MOSQUITO BREEDING AND ENTRY OF ANIMAL OR FLOATING MATTER.
- R3 A 'FIRST FLUSH' DIVERSION TO REMOVE ROOF CONTAMINANTS MUST BE PROVIDED.
- R4 TANKS TO BE PUMPED TO TOP-UP FROM THE POTABLE WATER SUPPLY DURING DRY PERIOD WHEN THE TANK IS 80% EMPTY.
- R5 PUMP TO BE SUITABLY SOUNDPROOFED.
- R6 A SIGN IS TO BE INSTALLED NEAR THE RAINWATER TANK HIGHLIGHTING "NOT FOR HUMAN CONSUMPTION".

LEGEND



SEDIMENT & EROSION CONTROL

- S1 PLANS ARE MINIMUM REQUIREMENTS AND ARE TO BE USED AS A GUIDE ONLY. EXACT MEASURES USED SHALL BE DETERMINED ON SITE IN CONJUNCTION WITH PROGRAM OF CONTRACTORS WORKS.
- S2 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 MEASURE 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.
- S3 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.
- S4 PROVIDE GULLY GRATE INLET SEDIMENT TRAPS AT ALL GULLY PITS.
- S5 PROVIDE SILT FENCING ALONG PROPERTY LINE AS DIRECTED BY SUPERINTENDENT.
- S6 ADDITIONAL CONTROL DEVICES TO BE PLACED WHERE DIRECTED BY THE PRINCIPLE.
- S7 ALTERNATIVE DESIGNS TO BE APPROVED BY SUPERINTENDENT PRIOR TO CONSTRUCTION.
- S8 WASH DOWN/RUMBLE AREA TO BE CONSTRUCTED WITH PROVISIONS RESTRICTING ALL SILT AND TRAFFICKED DEBRIS FROM ENTERING THE STORMWATER SYSTEM.
- S9 NO WORK OR STOCKPILING OF MATERIALS TO BE PLACED OUTSIDE OF SITE WORK BOUNDARY.
- S10 APPROPRIATE EROSION AND SEDIMENT CONTROLS TO BE USED TO PROTECT STOCKPILES AND MAINTAINED THROUGHOUT CONSTRUCTION.
- S11 IT IS THE CONTRACTORS RESPONSIBILITY TO TAKE DUE CARE OF NATURAL VEGETATION. NO CLEARING IS TO BE UNDERTAKEN WITHOUT PRIOR APPROVAL FROM THE SUPERINTENDENT.
- S12 TO AVOID DISTURBANCE TO EXISTING TREES, EARTHWORKS WILL BE MODIFIED AS DIRECTED ON SITE BY THE SUPERINTENDENT.



SEDIMENT FENCE

- F1 FILTER CLOTH TO BE FASTENED SECURELY TO POSTS WITH GALVANISED WIRE TIES, STAPLES OR ATTACHMENT BELTS.
- F2 WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 150MM AND FOLDED.
- F3 POSTS SHALL NOT BE SPACED MORE THAN 3.0 METRES APART.
- F4 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
- F5 INSPECTIONS SHALL BE PROVIDED ON A REGULAR BASIS, SPECIALLY AFTER RAINFALL AND EXCESSIVE SILT DEPOSITS REMOVED WHEN "BULGES" DEVELOP IN SILT FENCE
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

NOTE

DO NOT SCALE OF DRAWINGS. REFER TO ARCHITECTURAL PLANS FOR LEVELS, STEPS, DIMENSIONS AND SETOUT. VERIFY DIMENSIONS ON SITE. THE ENGINEER SHALL BE NOTIFIED OF ANY VARIATIONS TO THAT SHOWN ON STRUCTURAL PLANS BEFORE COMMENCEMENT OF WORKS

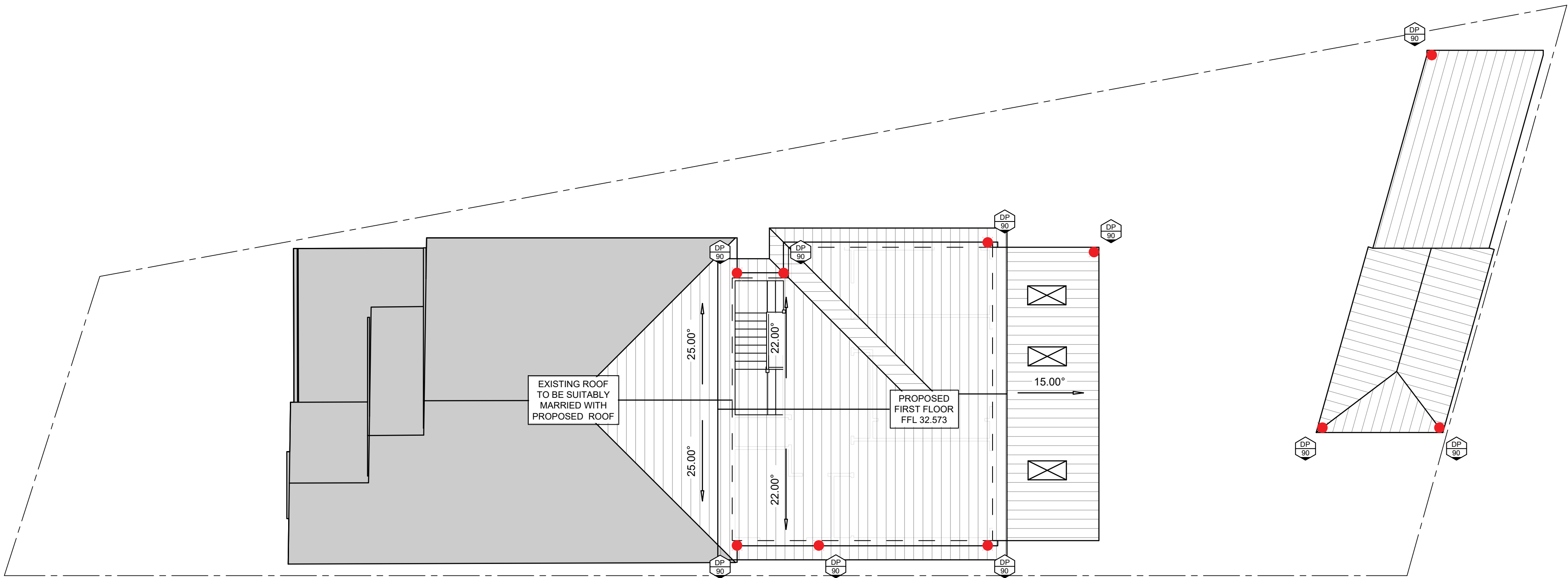
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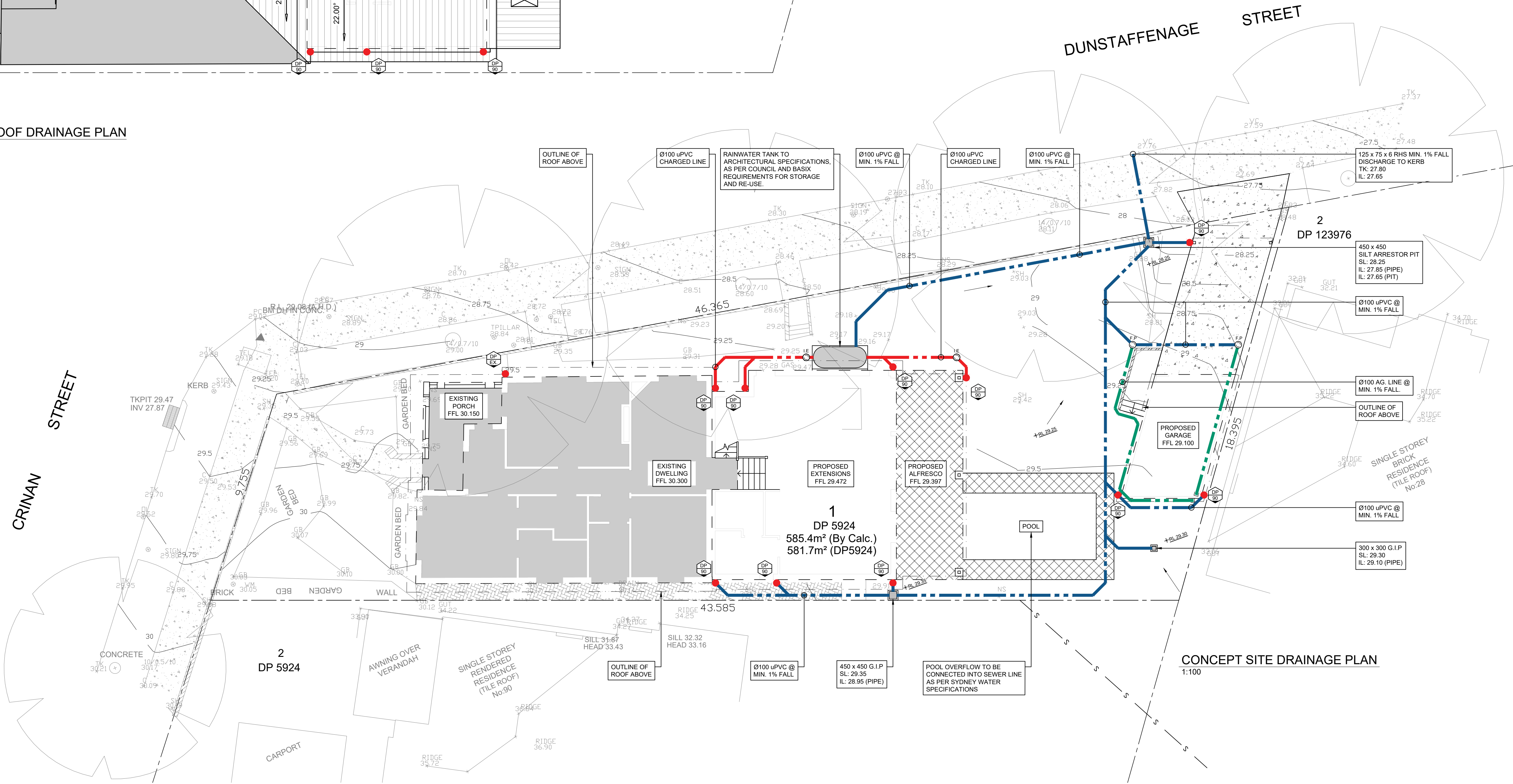
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PROPOSED ALTERATIONS AND ADDITIONS AT: 88 CRINAN STREET, HURLSTONE PARK NSW 2193 FOR: HOME IMPACT		JOB NUMBER: 230286	DWG NUMBER: C000	ORIGINAL SIZE: A1
GENERAL NOTES		DESIGNED BY: S.G	DATE: 31/05/2023	
		DRAWN BY: S.G	SCALE: AS SHOWN	



CONCEPT FIRST FLOOR AND ROOF DRAINAGE PLAN
1:100



CONCEPT SITE DRAINAGE PLAN
1:100

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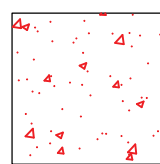
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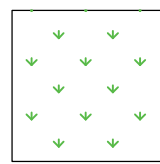
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FOR: HOME IMPACT

CONCEPT STORMWATER DRAINAGE PLANS

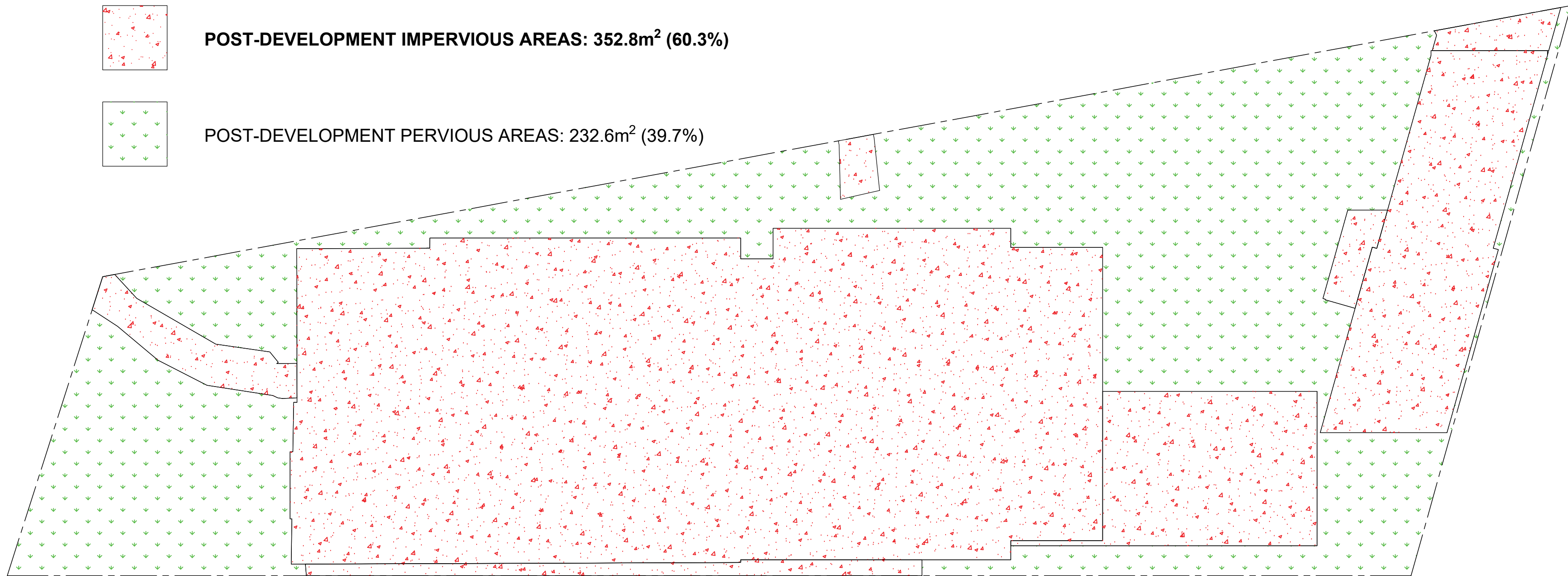
JOB NUMBER: 230286	DWG NUMBER: C001	ORIGINAL SIZE: A1
DESIGNED BY: S.G	DATE: 31/05/2023	
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POST-DEVELOPMENT IMPERVIOUS AREAS: 352.8m² (60.3%)



POST-DEVELOPMENT PERVIOUS AREAS: 232.6m² (39.7%)

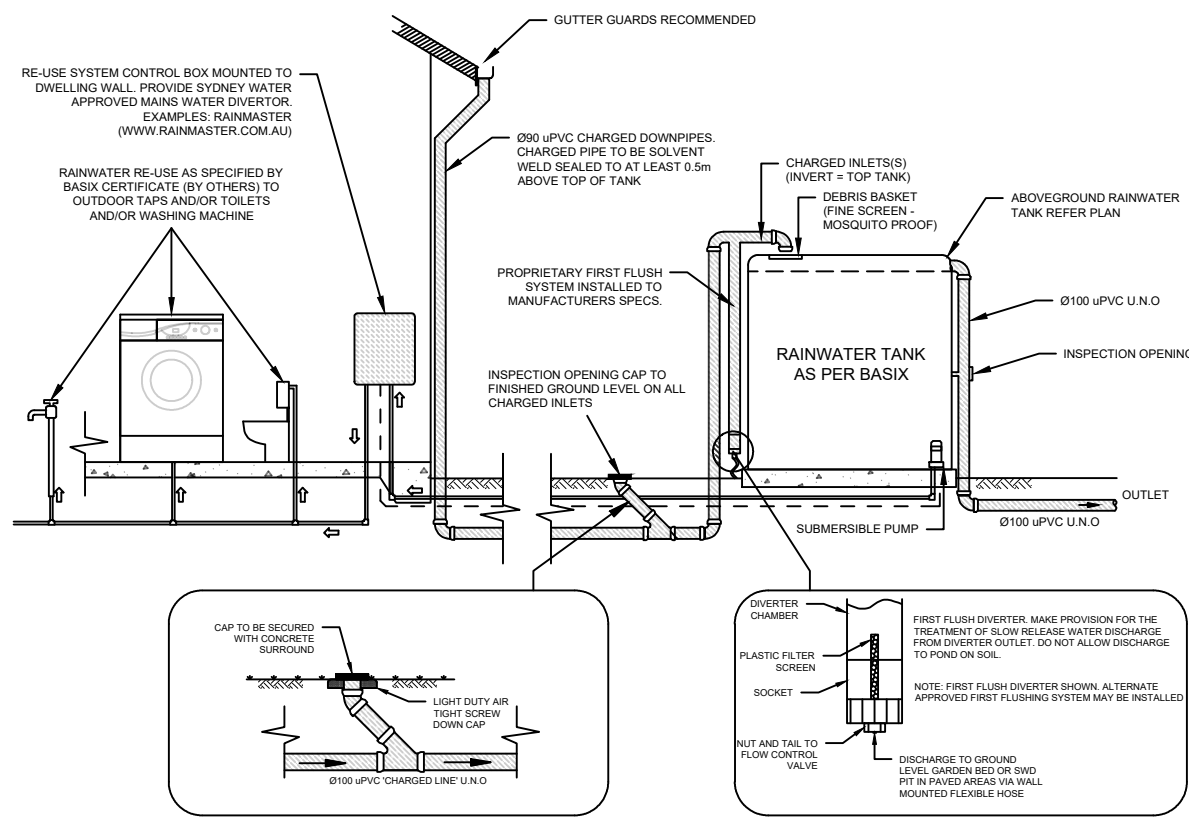


POST-DEVELOPMENT CATCHMENT PLAN
1:100

OSD WARRANT

TOTAL SITE AREA = 585.4m²
POST-DEVELOPMENT IMPERVIOUS AREAS = 352.8m² (60.3%)

AS THE COMBINED IMPERVIOUS AREA OF THE EXISTING SINGLE DWELLING AND PROPOSED ALTERATIONS AND ADDITIONS ARE LESS THAN 75% OF THE TOTAL SITE AREA, **OSD IS NOT REQUIRED** FOR THE PROPOSED DEVELOPMENT.

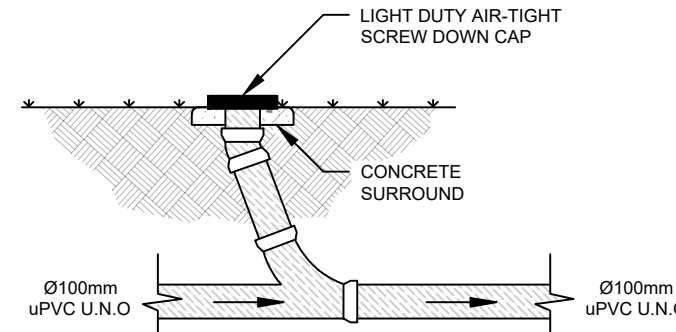


TYPICAL ABOVE-GROUND RAINWATER RE-USE TANK DETAIL NTS

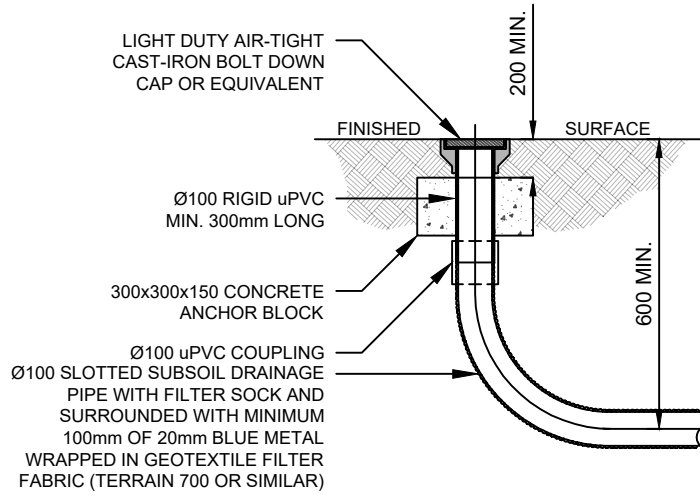


EVERY EXTERNAL SUPPLY OUTLET FROM RAINWATER RE-USE TANK TO BE LABELED WITH METALLIC WARNING SIGN

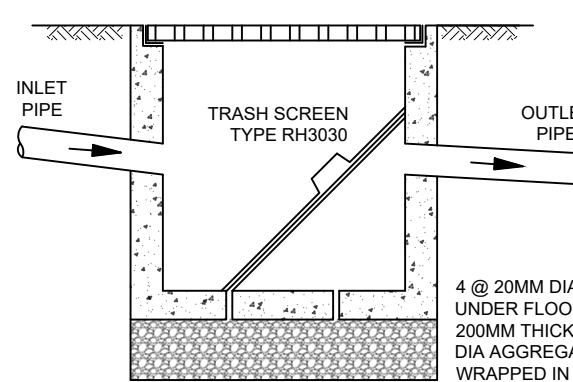
TYPICAL WARNING SIGN NTS



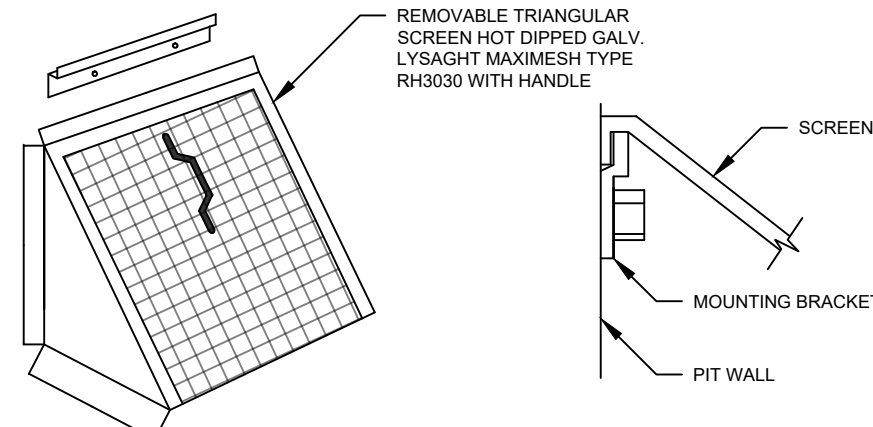
TYPICAL INSPECTION RISER DETAIL NTS



TYPICAL SUBSOIL FLUSHING POINT DETAIL NTS

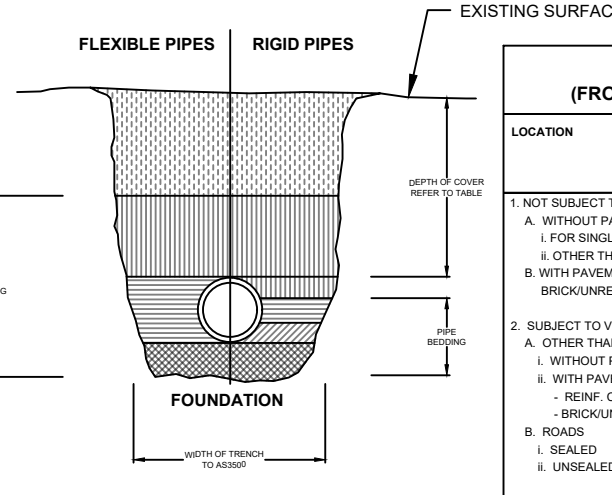


TYPICAL SILT ARRESTOR PIT DETAIL NTS



TYPICAL MULTI-PURPOSE FILTER SCREEN NTS

SYMBOL	FLEXIBLE PIPES	RIGID PIPES
BACKFILL	PIPE OVERLAY	PIPE OVERLAY
PIPE SIDE SUPPORT	HAUNCH ZONE	HAUNCH ZONE
PIPE UNDERLAY	BED ZONE	BED ZONE



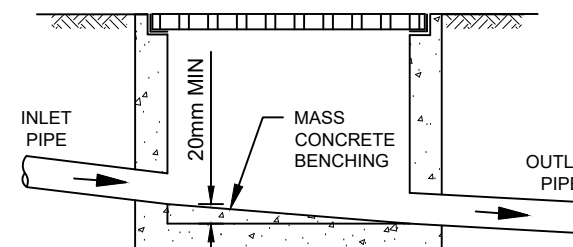
TYPICAL PIPE LAYING DETAIL NTS

MINIMUM PIPE COVER (FROM FINISHED SURFACE TO TOP OF PIPE)		
LOCATION	MINIMUM COVER (mm)	
	CAST-IN-PLACE RIGID STEEL	OTHER FLEXIBLE PRODUCTS ¹
1. NOT SUBJECT TO VEHICULAR LOADING: A. WITHOUT PAVEMENT	100	100
1. FOR SINGLE DWELLINGS -	100	300
2. OTHER THAN SINGLE DWELLINGS -	100	300
3. WITH PAVEMENT OF BRICK/UNREINFORCED CONCRETE -	100 ²	100 ²
2. SUBJECT TO VEHICULAR LOADING: A. OTHER THAN ROADS	300	450
1. WITHOUT PAVEMENT		
1. REINFORCED CONCRETE FOR HEAVY VEHICLES -	0 ³	100 ⁴
2. BRICK/UNREINFORCED CONCRETE LIGHT VEHICLES -	0 ³	75 ⁴
B. ROADS		
1. SEALED	600	600
2. UNSEALED	600	750
3. SUBJECT TO CONSTRUCTION VEHICLES OR IN EMBANKMENT CONDITIONS	600 ⁵	750 ⁵

¹ INCLUDES OVERLAY ABOVE THE TOP OF THE PIPE OR THE TOP OF THE PIPE NOT LESS THAN 500 mm ABOVE FINISHED SURFACE OF THE ROAD.

² SUBJECT TO COMPLIANCE WITH AS/NZS 4503.1, AS/NZS 5666 - 1, AS/NZS 7050 AND AS 4000.

NOTE: STORMWATER DRAINS CONSTRUCTED OF OTHER THAN CAST IRON DUCTILE IRON OR GALVANIZED STEEL HAVING COVER LESS THAN THAT SPECIFIED IN THE TABLE SHALL BE COVERED WITH AT LEAST 50mm OVERLAY AND SHALL BE PAVED WITH AT LEAST 100mm THICKNESS OF REINFORCED CONCRETE WHERE SUBJECT TO HEAVY VEHICULAR LOADING.



TYPICAL JUNCTION PIT DETAIL NTS

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FOR: HOME IMPACT
OSD WARRANT &
STORMWATER SECTIONS & DETAILS

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