



PRIME ENGINEERING CONSULTANTS

PROPOSED RESIDENTIAL DWELLING AT 63 RAMSAY ROAD, PICNIC POINT NSW 2213



PRIME
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CONSULTANTS

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DRAWN	DATE	DESCRIPTION	ISSUE	CLIENT	DESIGNED BY:	D.S.	ISSUE:	COVER PAGE
A.M.	08.09.2023	ISSUED FOR DEVELOPMENT APPLICATION	A	MOHAMMAD HAMMOUD	CHECKED BY:	D.S.	C	
A.M.	27.09.2023	ISSUED FOR DEVELOPMENT APPLICATION	B	SITE ADDRESS	SCALE:	1:100		
A.M.	16.10.2023	ISSUED FOR DEVELOPMENT APPLICATION	C	63 RAMSAY ROAD, PICNIC POINT NSW 2213	CLIENT REF:	DRAWING NO:	SHEET NO:	
					PSW23342	–	SW01	

LEGEND	
DP ●	DOWNPIPE
	STORMWATER LINE
SSD	SUBSOIL DRAINAGE LINE
OF	OVERFLOW LINE
SWRM	STORMWATER RISING MAIN
e	EXISTING STORMWATER LINE
SW SW	AUTHORITY STORMWATER LINE
HL HL	HIGH LEVEL STORMWATER LINE
S	AUTHORITY SEWER LINE
W	AUTHORITY WATER LINE
G G	AUTHORITY GAS LINE
	AUTHORITY ELECTRICITY LINE
FO FO FO	AUTHORITY FIBRE OPTIC LINE
TEL	AUTHORITY COMMS LINE
	FENCE LINE
	GRATED SURFACE INLET PIT
	GRATED SURFACE INLET PIT WITH ENVIROPOD INSERT
	JUNCTION PIT
	KERB INLET PIT
	EXISTING GRATED SURFACE INLET PIT
	GRATED TRENCH DRAIN
	EXISTING JUNCTION PIT
	EXISTING KERB INLET PIT
	EXISTING TELSTRA PIT
	EXISTING HYDRANT
	EXISTING STOP VALVE
	EXISTING GAS VALVE
	EXISTING POWER POLE
	EXISTING BOUNDARY TRAP

LEGEND	
FF ●	FIRST FLUSH
eSMH	EXISTING SEWER MANHOLE
OFF	OVERLAND FLOW PATH
RWO ●	RAINWATER OUTLET
CO ●	CLEAR OUT POINT
DDO ●	DISH DRAIN OUTLET
PD ●	PLANTER DRAIN
	CAPPING
(1.01)	PIT TAG/NUMBER
RH	RAINHEAD
	DOWNPIPE DROP
	NON RETURN VALVE
	WALL PENETRATION
DP ●	DOWNPIPE SPREADER
	WARNING LIGHT
0.00 ●	SPOT LEVELS
	BENCHMARK



DIAL BEFORE YOU DIG SHOULD BE CONTACTED PRIOR TO ANY EXCAVATION ON SITE

TM: TRADE MARK OF THE ASSOCIATION OF DIAL BEFORE YOU DIG SERVICES LTD. USED UNDER LICENSE.

SERVICES SHOWN ON PLAN ARE INDICATIVE, EXACT DEPTH AND LOCATION TO BE CONFIRMED ONSITE. CONTRACTOR TO CARRY OUT DIAL BEFORE YOU DIG APPLICATION AND ENGAGE A REGISTERED SURVEYOR TO PEG OUT ALL EXISTING SERVICES PRIOR TO ANY WORK COMMENCING ONSITE.

ABBREVIATIONS:

Ø or DIA	DIAMETER
CBR	CALIFORNIA BEARING RATIO
CH	CHAINAGE
CL	CENTER LINE
CO	CLEAR OUT
DD	DISH DRAIN
DDO	DISH DRAIN OUTLET
DEJ	DOWELLED EXPANSION JOINT
DGB	DENSE GRADED BASECOURSE
DGS	DENSE GRADED SUB-BASE
DP	DOWNPIPE
e	EXISTING
FFL	FINISHED FLOOR LEVEL
GTD	GRATED TRENCH DRAIN
GSIP	GRATED SURFACE INLET PIT
HYD	HYDRANT
IJ	ISOLATING JOINT
IK	INTEGRAL KERB
IL	INVERT LEVEL
IP	INTERSECTION POINT
KIP	KERB INLET PIT
KO	KERB ONLY
K&G	KERB & GUTTER
KR	KERB RETURN
LS	LONGITUDINAL SECTION
NGL	NATURAL GROUND LEVEL
OFF	OVERLAND FLOW PATH
OSD	ON-SITE DETENTION
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RK	ROLL KERB & GUTTER
RL	REDUCED LEVEL
RW	RETAINING WALL
RWT	RAINWATER TANK
SJ	SAWN CONTROL JOINT
SMH	SEWER MAN HOLE
SW	STORMWATER
SWP	STORMWATER PIT
SWRM	STORMWATER RISING MAIN
SWS	STORMWATER SUMP
SV	STOP VALVE
TOK	TOP OF KERB
TOW	TOP OF WALL
TWL	TOP WATER LEVEL
TP	TANGENT POINT
UPVC	UNPLASTICISED POLYVINYL CHLORIDE
UNO	UNLESS NOTED OTHERWISE
WPJ	WEAKENED PLANE JOINT
FF	FIRST FLUSH DEVICE
TYP	TYPICAL
BM	BENCH MARK

DRAINAGE NOTES:

ALL PIPES TO BE LAID ON 75mm SAND BED WITH THE BARRELS FULLY SUPPORTED

100mm AND 150mm DIAMETER PIPES TO BE LAID ON MINIMUM 1% GRADE

MINIMUM DEPTH OF COVER FOR PIPES NOT SUBJECT TO VEHICULAR LOADING TO BE 300mm

ALL DRAINAGE PIPES LAID UNDER PAVEMENT SHALL BE REINFORCED CONCRETE WITH RUBBER RING JOINTS

BACKFILL TRENCHES WITH COMPACTED SAND OR APPROVED AGGREGATE MATERIAL

ALL PITS TO HAVE 600x600mm INTERNAL DIMENSIONS (U.N.O.)

SILT ARRESTORS TO HAVE 900x900mm INTERNAL DIMENSIONS

HEAVY DUTY GRATES AND COVERS ARE TO BE PROVIDED IN TRAFFICABLE AREAS

PIT GRATE TO BE TYPE WELDLOK OR APPROVED EQUIVALENT

ALL PITS SHALL BE PROVIDED WITH A LOCKING CLIP

ALL PITS SHALL BE MAINTAINED REGULARLY

TOP OF BENCHING SHALL BE TO THE HALF OF THE OUTLET PIPE DIAMETER

MAXIMUM FRONT ENTRY PIPE: –
STRAIGHT ENTRY – Ø750
SKEW ENTRY 45° – Ø525

Ø100 SUBSOIL DRAINAGE PIPE 3000mm LONG WRAPPED IN FABRIC SOCK TO BE PROVIDED ADJACENT TO INLET PIPES

COMPRESSIVE STRENGTH f_c FOR CAST IN SITU CONCRETE TO BE A MINIMUM OF 20MPa AT 28 DAYS

PROVIDE CLEANING EYES TO ALL DOWNPIPES NOT DIRECTLY CONNECTED TO PITS

ISOLATED JOINTS TO BE PROVIDED TO ISOLATE CONCRETE PAVEMENTS FROM PITS

ALL TRENCH GRATES PROVIDED SHALL HAVE A MINIMUM CLEAR WIDTH OF 200mm

STORMWATER DRAINAGE CONNECTIONS TO THE MAIN SYSTEM SHALL BE TO THE REQUIREMENTS AND THE SATISFACTION OF LOCAL COUNCIL

STORMWATER PIPE BEDDING/PAVING NOTES:

WHERE TRENCH BASE IS ROCK A MINIMUM OF 75mm BEDDING TO BE PROVIDED UNDER PIPE COLLARS.

STORMWATER PIPE BEDDING DETAIL TO BE IN ACCORDANCE WITH LOCAL COUNCIL REQUIREMENTS. BEDDING DETAILS TO BE CONFIRMED UPON EXCAVATION & PRIOR TO INSTALLATION OF PIPEWORK.

FOOTPATH REINSTATEMENT NOTES:

REMOVE ALL SAND FILL WITHIN THE FOOTPATH AREA TO THE EXISTING SUBGRADE.

SUPPORT ALL AUTHORITY SERVICES TO STRUCTURAL ENGINEERS DETAILS DURING EXCAVATION.

REINSTATE FOOTPATH SUBGRADE.

THE CONTRACTOR SHALL PROVIDE CERTIFICATION OF COMPACTION FROM A NATA REGISTERED TESTING AUTHORITY. MINIMUM THREE TESTS PER LAYER AS FOLLOWS:

SELECT FILL	95% MODIFIED
SELECT FILL (LESS THAN 300mm BELOW BASE COURSE)	98% MODIFIED
BASE COURSE	100% MODIFIED

EROSION & SEDIMENT CONTROL NOTES:

PROVIDE SILT FENCE/HAY BAIL BARRIERS TO THE LOW SIDE OF ALL EXPOSED EARTH EXCAVATIONS (TYPICAL).

ISOLATE EXISTING STORMWATER PITS WITH HAY BALES TO FILTER ALL INCOMING FLOWS.

DO NOT STOCK PILE EXCAVATED MATERIAL ON THE ROAD WAY.

SURVEY

THE EXISTING SITE CONDITIONS SHOWN ON THE FOLLOWING DRAWINGS HAVE BEEN INVESTIGATED BY REGISTERED SURVEYORS. THE INFORMATION IS SHOWN TO PROVIDE A BASIS FOR DESIGN. PRIME ENGINEERING CONSULTANTS DOES NOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THE SURVEY BASE OR ITS SUITABILITY AS A BASIS FOR CONSTRUCTION DRAW.

SHOULD DISCREPANCIES BE ENCOUNTERED DURING CONSTRUCTION BETWEEN THE SURVEY DATA AND ACTUAL FIELD DATA, CONTACT PRIME ENGINEERING CONSULTANTS.

DRAWING REGISTER		
NUMBER	NAME	REVISION
SW01	COVER SHEET	C
SW02	SPECIFICATIONS SHEET	C
SW03	STORMWATER PLAN – BASEMENT LEVEL	C
SW04	STORMWATER PLAN – GROUND LEVEL	C
SW05	SITE CATCHMENT PLAN	C
SW06	STORMWATER DETAILS SHEET 1	C
SW07	STORMWATER DETAILS SHEET 2	C
SW08	STORMWATER DETAILS SHEET 3	C
SW09	SEDIMENT & EROSION CONTROL PLAN	C
SW10	SEDIMENT & EROSION CONTROL PLAN	C



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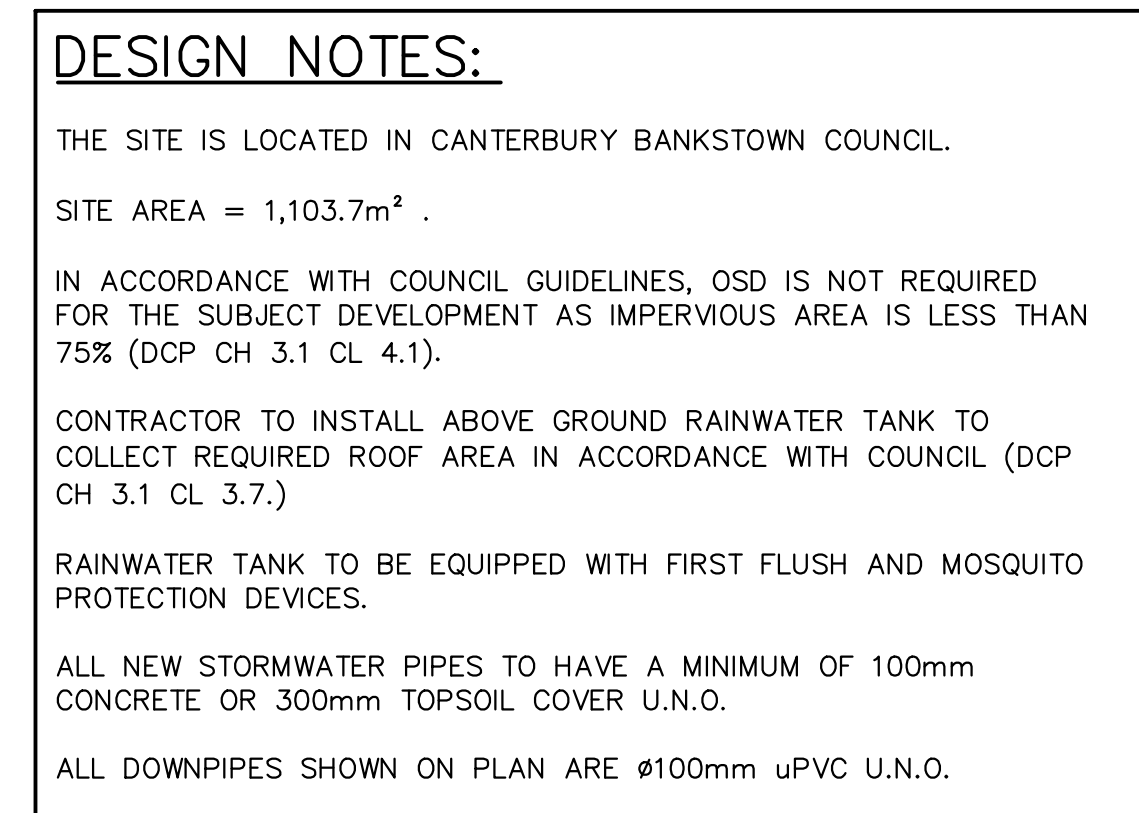
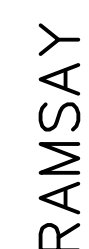
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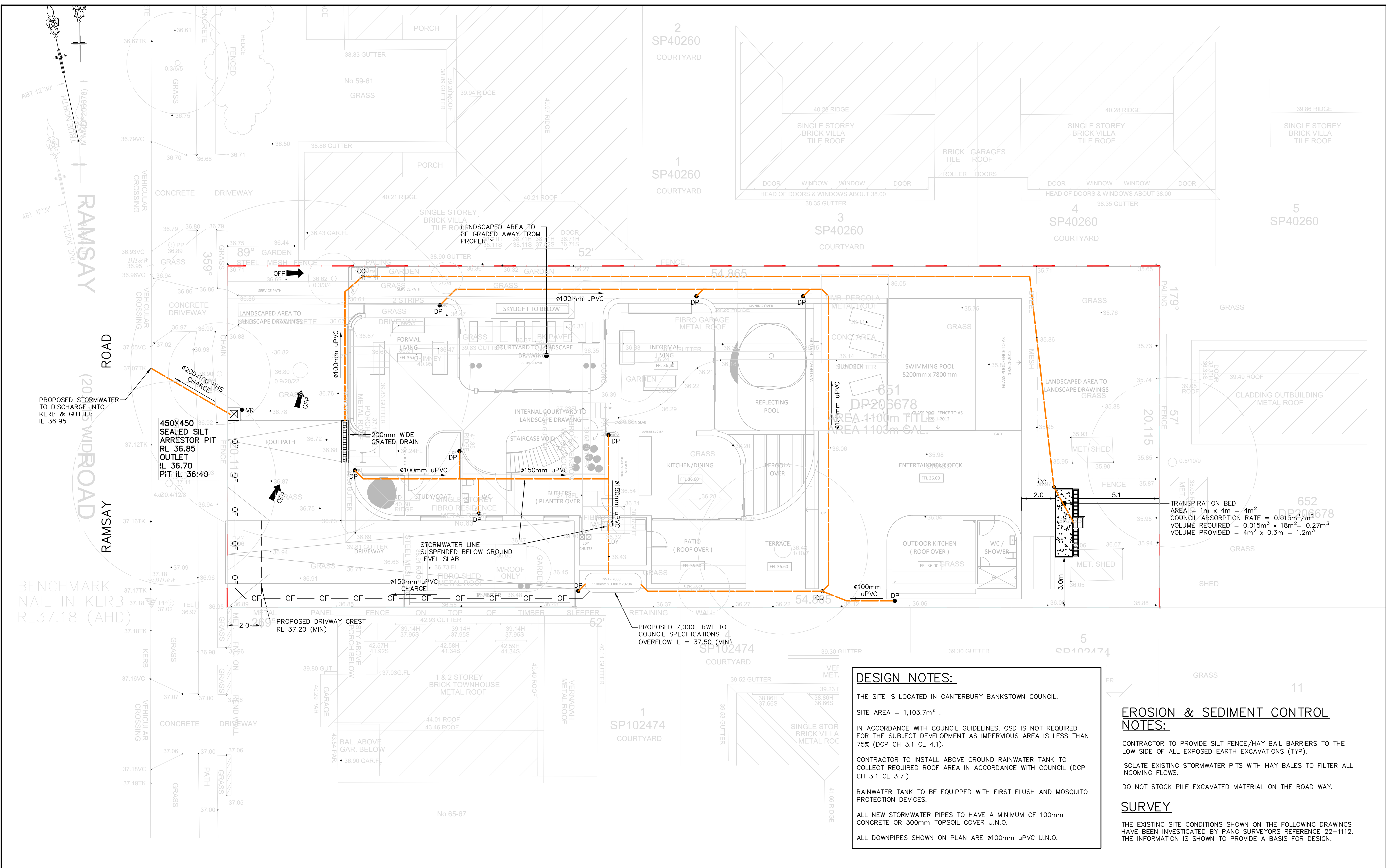
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					PSW23342	–	SW02

SPECIFICATIONS
SHEET



THE EXISTING SITE CONDITIONS SHOWN ON THE FOLLOWING DRAWINGS
HAVE BEEN INVESTIGATED BY PANG SURVEYORS REFERENCE 22-1112.
THE INFORMATION IS SHOWN TO PROVIDE A BASIS FOR DESIGN.

DRAWN	DATE	DESCRIPTION	ISSUE	CLIENT	DESIGNED BY:	D.S.	ISSUE:	STORMWATER PLAN BASEMENT LEVEL
A.M.	08.09.2023	ISSUED FOR DEVELOPMENT APPLICATION	A	MOHAMMAD HAMMOUD	CHECKED BY:	D.S.	C	
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					PSW23342	-	SW03	



DESIGN NOTES:

THE SITE IS LOCATED IN CANTERBURY BANKSTOWN COUNCIL.

SITE AREA = 1,103.7m² .

IN ACCORDANCE WITH COUNCIL GUIDELINES, OSD IS NOT REQUIRED FOR THE SUBJECT DEVELOPMENT AS IMPERVIOUS AREA IS LESS THAN 75% (DCP CH 3.1 CL 4.1).

CONTRACTOR TO INSTALL ABOVE GROUND RAINWATER TANK TO COLLECT REQUIRED ROOF AREA IN ACCORDANCE WITH COUNCIL (DCP CH 3.1 CL 3.7.)

RAINWATER TANK TO BE EQUIPPED WITH FIRST FLUSH AND MOSQUITO PROTECTION DEVICES.

ALL NEW STORMWATER PIPES TO HAVE A MINIMUM OF 100mm CONCRETE OR 300mm TOPSOIL COVER U.N.O.

ALL DOWNPIPES SHOWN ON PLAN ARE Ø100mm uPVC U.N.O.

EROSION & SEDIMENT CONTROL NOTES:




CONTRACTOR TO PROVIDE SILT FENCE/HAY BAIL BARRIERS TO THE LOW SIDE OF ALL EXPOSED EARTH EXCAVATIONS (TYP).

ISOLATE EXISTING STORMWATER PITS WITH HAY BALES TO FILTER ALL INCOMING FLOWS.

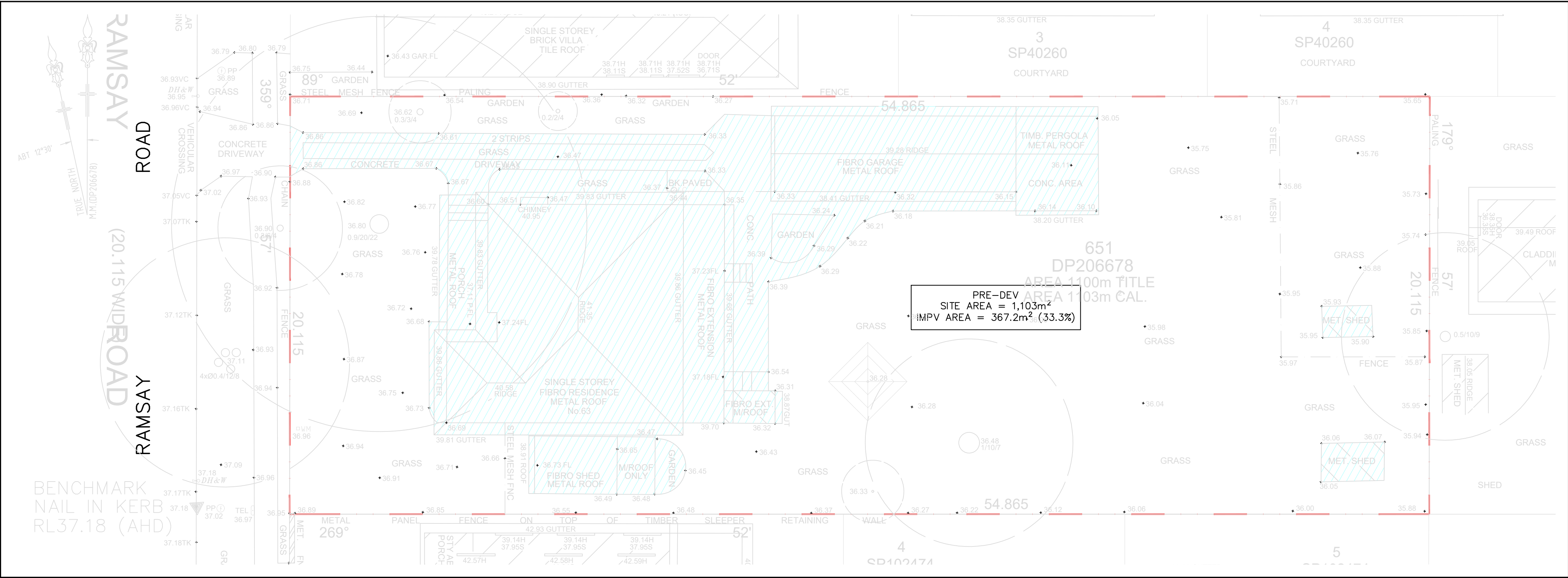
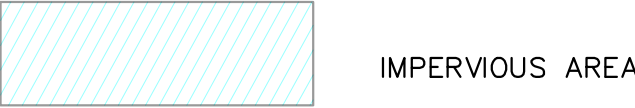
DO NOT STOCK PILE EXCAVATED MATERIAL ON THE ROAD WAY.

SURVEY

THE EXISTING SITE CONDITIONS SHOWN ON THE FOLLOWING DRAWINGS HAVE BEEN INVESTIGATED BY PANG SURVEYORS REFERENCE 22-1112. THE INFORMATION IS SHOWN TO PROVIDE A BASIS FOR DESIGN.

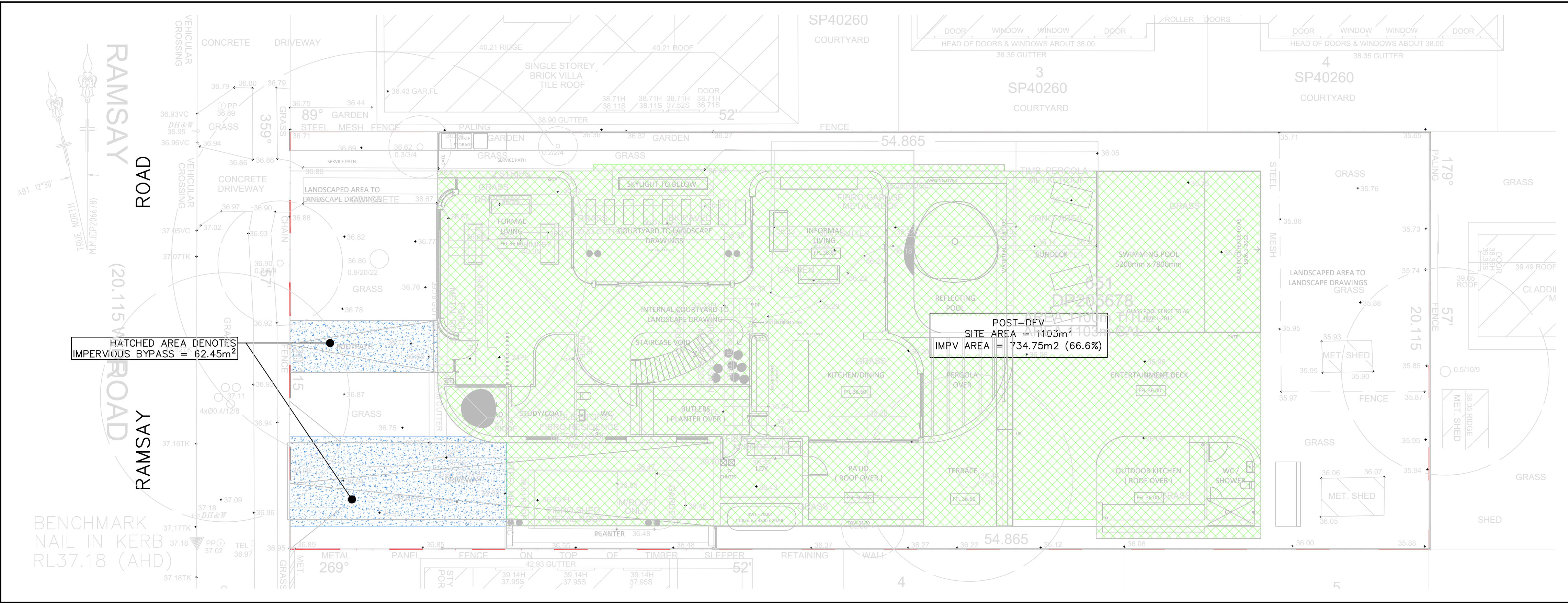
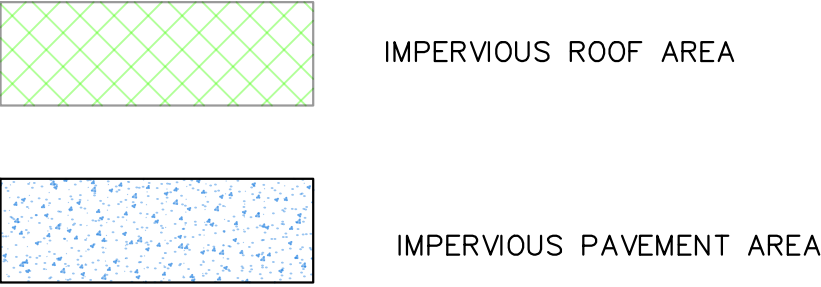
<div><div>PRIME ENGINEERING CONSULTANTS</div><div>PUTTING DESIGN TO ITS PRIME</div><div>Suite 1, 6 WELD STREET, PRESTONS NSW 2170</div><div>M: 0450 877 463 M: 0428 088 893</div><div>www.primeec.com.au admin@primeec.com.au</div></div> <td rowspan="5"><div><div>ArtMade Architects</div></div></td> <td>DRAWN</td> <td>DATE</td> <td>DESCRIPTION</td> <td>ISSUE</td> <td>CLIENT</td> <td>DESIGNED BY:</td> <td>D.S.</td> <td>ISSUE:</td> <td rowspan="5">STORMWATER PLAN GROUND LEVEL</td>	<div><div>ArtMade Architects</div></div>	DRAWN	DATE	DESCRIPTION	ISSUE	CLIENT	DESIGNED BY:	D.S.	ISSUE:	STORMWATER PLAN GROUND LEVEL
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							PSW23342	-	SW04	

SYMBOLS



PRE IMPERVIOUS CATCHMENT PLAN
SCALE 1:125

SYMBOLS



POST IMPERVIOUS CATCHMENT PLAN
SCALE 1:125



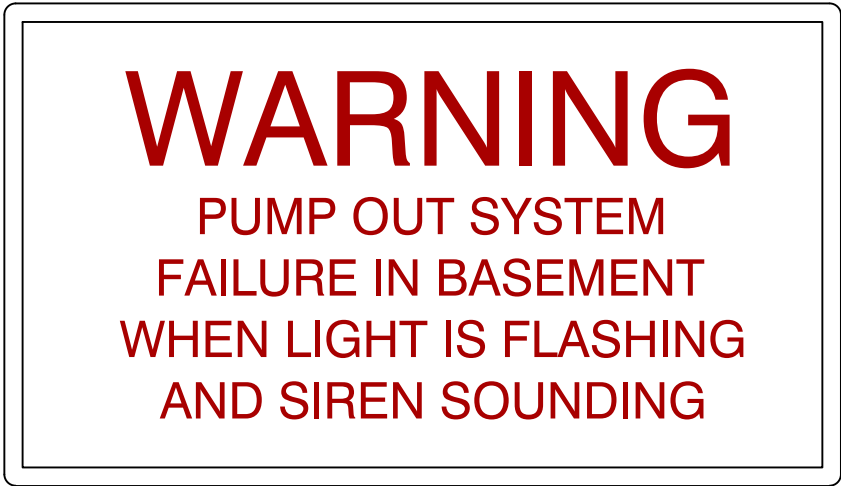
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					PSW23342	-	SW05	



COLOURS :
WARNING – RED
BORDER AND OTHER – BLACK

NOTES:

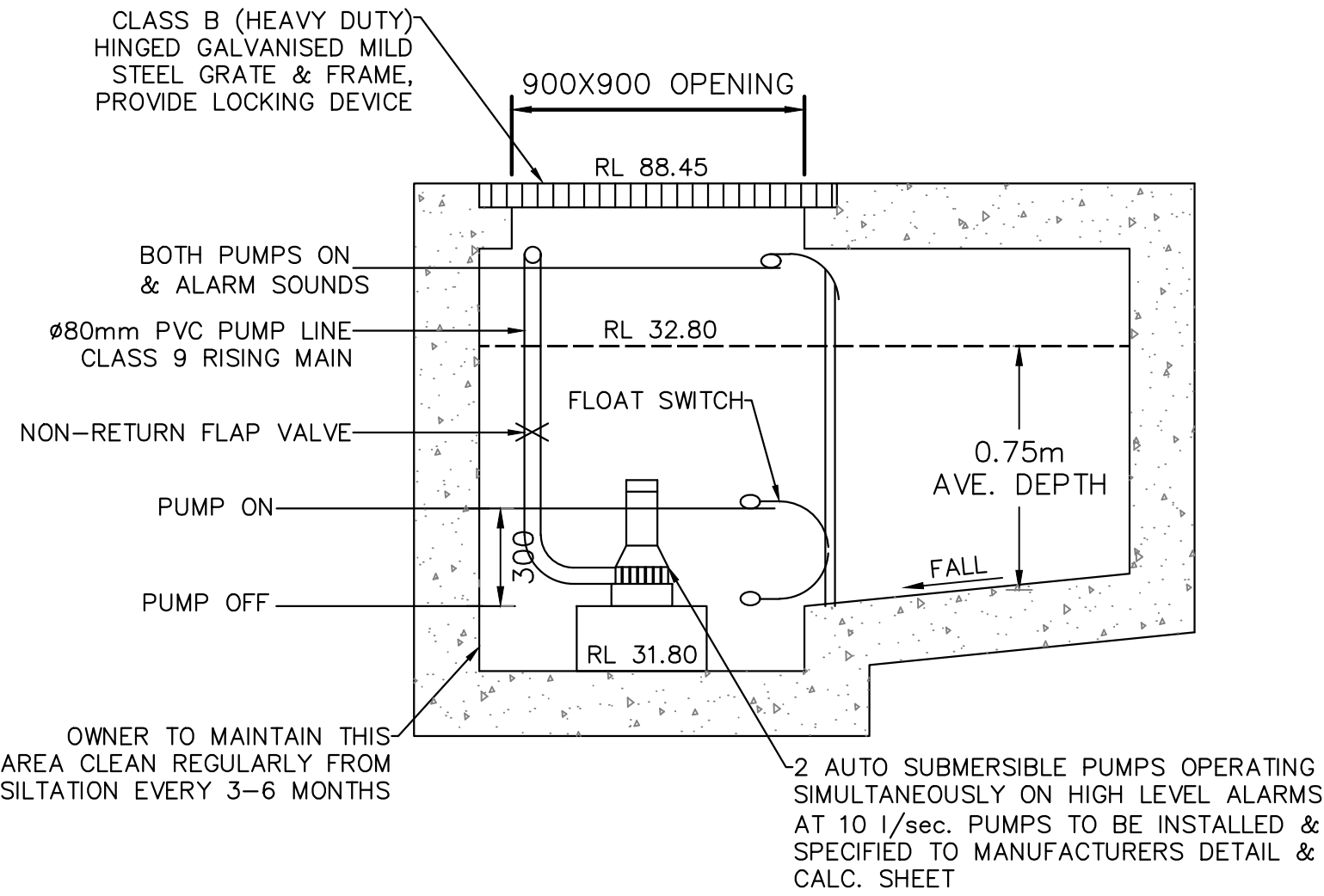
SIGN SHALL BE PLACED IN A CLEAR AND VISIBLE LOCATION WHERE VEHICLES ENTER THE BASEMENT.

A SUITABLE ALARM SYSTEM POSITIONED AT ENTRANCE OF BASEMENT CARPARK TO PROVIDE A FLOOD WARNING IN CASE OF PUMP FAILURE (TO COUNCILS SPEC).



COLOURS:
"DANGER" AND BACKGROUND WHITE
ELLIPTICAL AREA RED
RECTANGLE CONTAINING ELIPSE BLACK
OTHER LETTERING AND BORDER BLACK

MATERIALS:
POLYPROPYLENE



DETAIL 2
PUMP OUT PIT 3.0m³
SCALE N.T.S.

PUMP SPECIFICATIONS: STANDARD PUMP–OUT NOTES

- THE PUMP–OUT SYSTEM IS DESIGNED TO WORK IN THE FOLLOWING MANNER –
1. THE PUMPS SHALL BE PROGRAMMED TO WORK ALTERNATELY SO AS TO ALLOW BOTH PUMPS TO HAVE EQUAL OPERATION LOAD & PUMP LIFE.
 2. A LOW LEVEL FLOAT SHALL BE PROVIDED TO ENSURE THAT THE MINIMUM REQUIRED WATER LEVEL IS MAINTAINED WITHIN THE SUMP AREA OF THE BELOW GROUND TANK. IN THIS REGARD THIS FLOAT WILL FUNCTION AS AN OFF SWITCH FOR THE PUMPS.
 3. A SECOND FLOAT SHALL BE PROVIDED AT A HIGHER LEVEL, APPROXIMATELY 300mm ABOVE THE MINIMUM WATER LEVEL, WHEREBY ONE OF THE PUMPS WILL OPERATE & DRAIN THE TANK TO THE LEVEL OF THE LOW LEVEL FLOAT.
 4. A THIRD FLOAT SHALL BE PROVIDED AT A HIGH LEVEL, WHICH IS APPROXIMATELY THE ROOF LEVEL OF THE BELOW GROUND TANK. THIS FLOAT SHOULD START THE OTHER PUMP THAT IS NOT OPERATING & ACTIVATE THE ALARM.
 5. AN ALARM SYSTEM SHALL BE PROVIDED WITH A FLASHING STROBE LIGHT & A PUMP FAILURE WARNING SIGN WHICH ARE TO BE LOCATED AT THE DRIVEWAY ENTRANCE TO THE BASEMENT LEVEL. THE ALARM SYSTEM SHALL BE PROVIDED WITH A BATTERY BACK–UP IN CASE OF POWER FAILURE.

PUMP WELL DETAILS – 63 RAMSAY ROAD

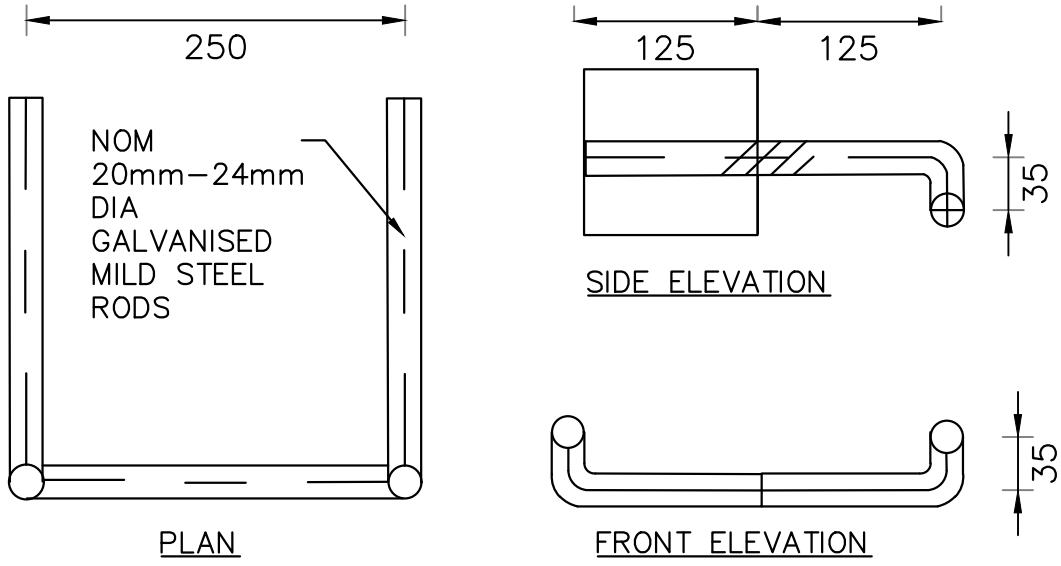
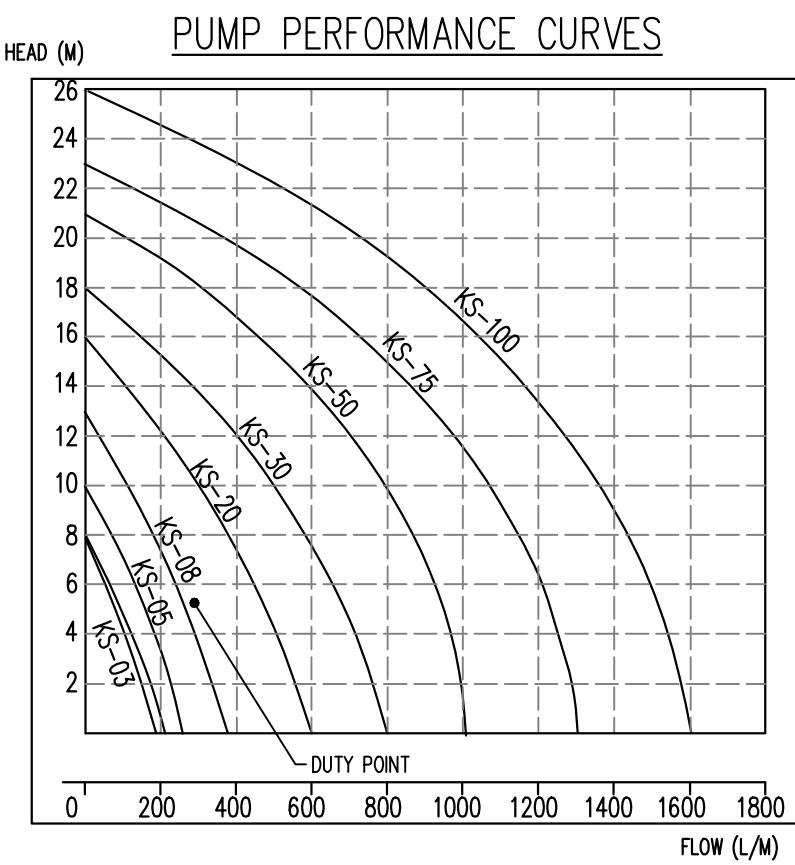
AREA DRAINING TO SUMP= 33.45m²

SUMP SIZE BASED ON 100 YEAR 2 HR STORM, I = 36.80 mm/hr,
Q=CIA/3600= 1X 36.80 X 33.45/3600 = 0.342 l/sec
VOLUME REQUIRED = 0.342 X(2x60x60) =2461.32 L = 2.46m³
STORAGE PROVIDED 2.0X2.0X0.75 = 3m³

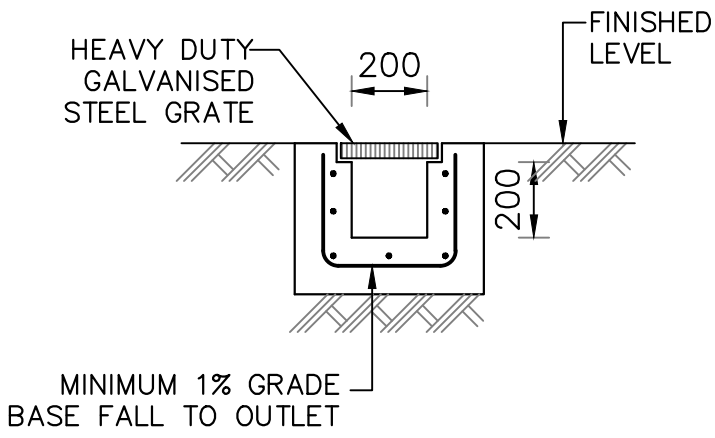
PUMP OUT RATE BASED ON 100YR 5MIN STORM, I=246 mm/hr
Q=CIA/3600= 1X 268X 33.45/3600 = 2.49 l/sec
Q= 5.0 l/sec (AS 3500 MIN.)

DUAL KS–08 PUMP OR EQUIVALENT TO BE INSTALLED IN SUMP AND CONNECTED TO CONTROL PANEL WHICH WILL ALLOW FOR THE PUMPS TO OPERATE SIMULTANEOUSLY ON HIGH LEVEL ALARMS AT 5.0 l/sec (PER PUMP) AT 5.05m HEAD

Type	Output		Outlet		Rated		Maximum		Weigh	Dimension			
	HP	kW	mm	Inch	Head Capacity	Capacity	Head	Capacity		L(mm)	W(mm)	H(mm)	
KS-03	1/3	0.25	40	1 1/2"	3	130	8	180	9	188	141	305	
KS-04	1/2	0.4	50	2"	5	150	8	220	11	208	140	359	
KS-05	1/2	0.4	50	2"	5	160	10	260	14	230	156	375	
KS-08	1	0.75	50	2"	6	240	13	380	21	290	180	425	
KS-20	2	1.5	80	3"	10	300	16	600	31	278	182	475	
KS-30	3	2.2	80	3"	10	500	18	800	42	390	250	450	
KS-50	5	3.7	100	4"	10	800	21	1100	48	450	240	530	
KS-75	7 1/2	5.6	100	4"	15	800	23	1300	60	550	310	590	
KS-100	10	7.5	150	6"	18	900	25	1600	70	550	310	610	



DETAIL 1
STEP IRONS
SCALE 1:5



DETAIL 3
GRADED TRENCH DRAIN
SCALE 1:20



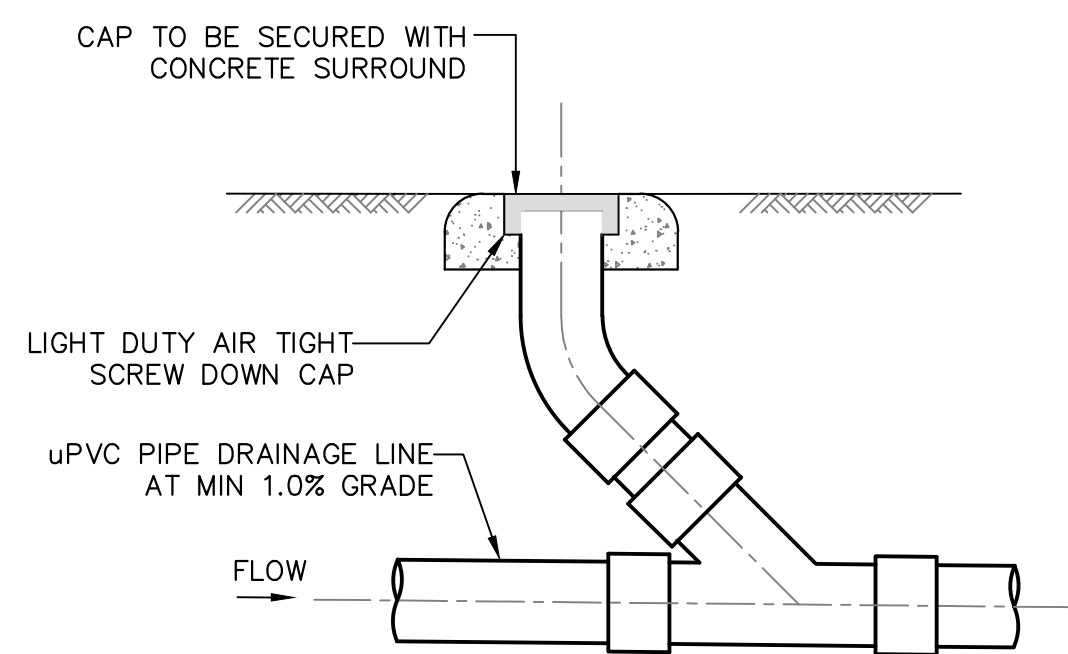
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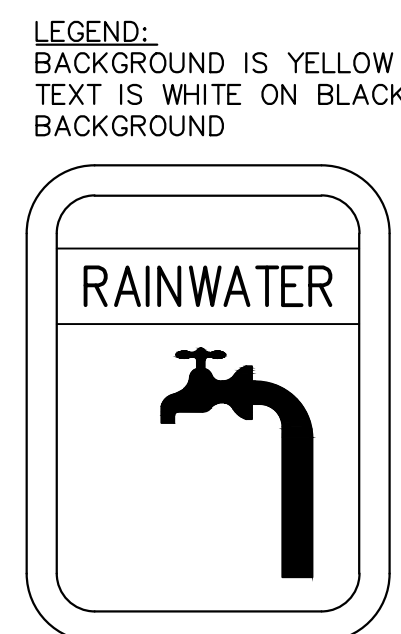


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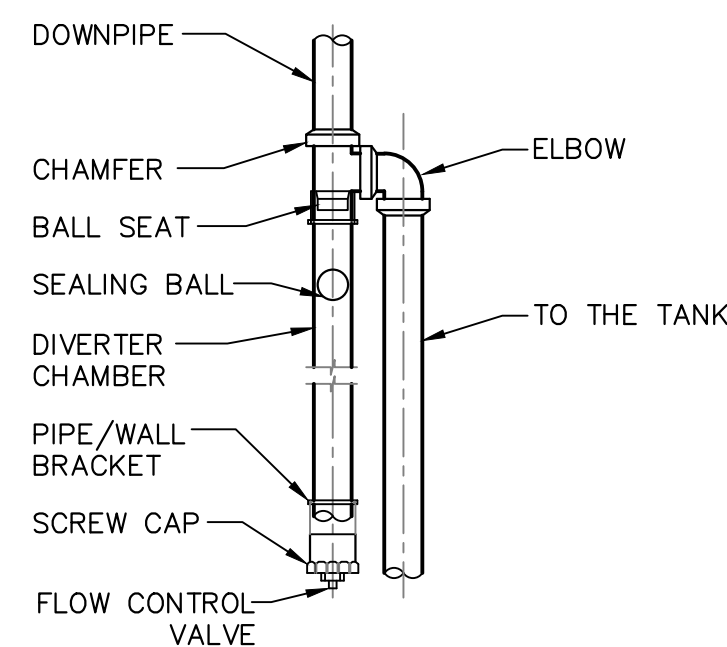
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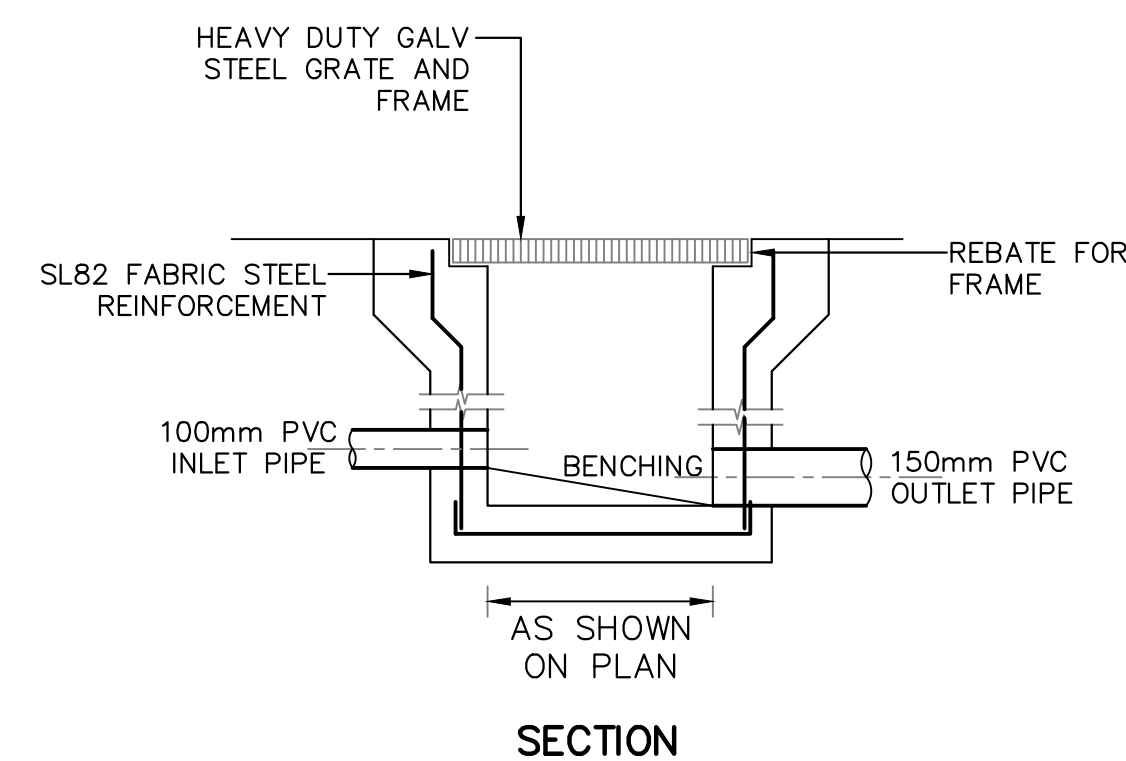
DETAIL 4
CLEANING EYE
SCALE 1:20



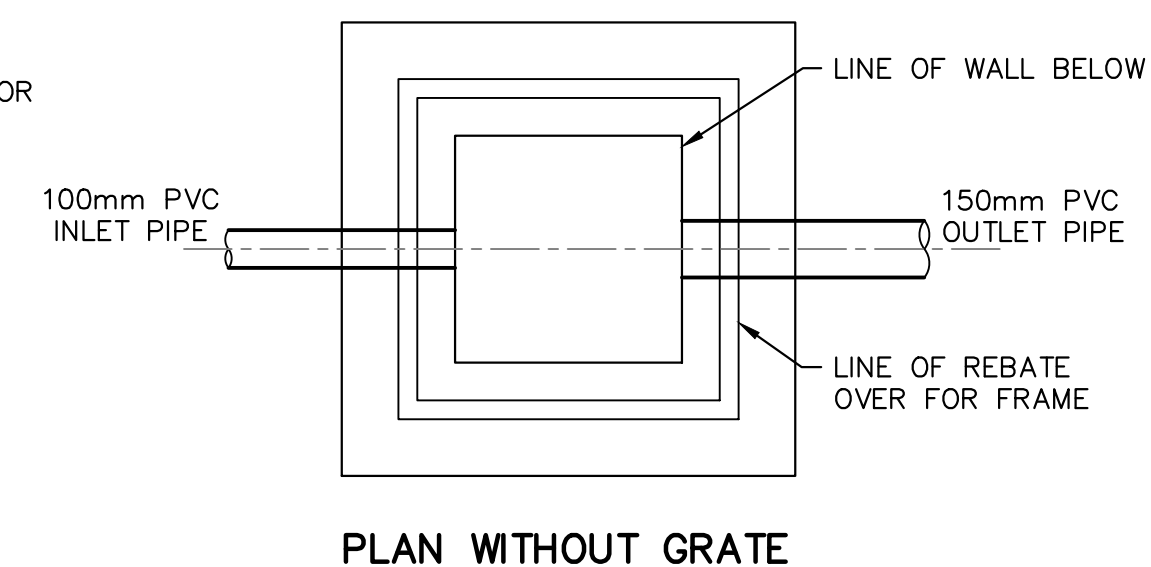
DETAIL 5
RAINWATER SIGN
SCALE 1:10



DETAIL 6
FIRST FLUSH DIVERTER
SCALE 1:20

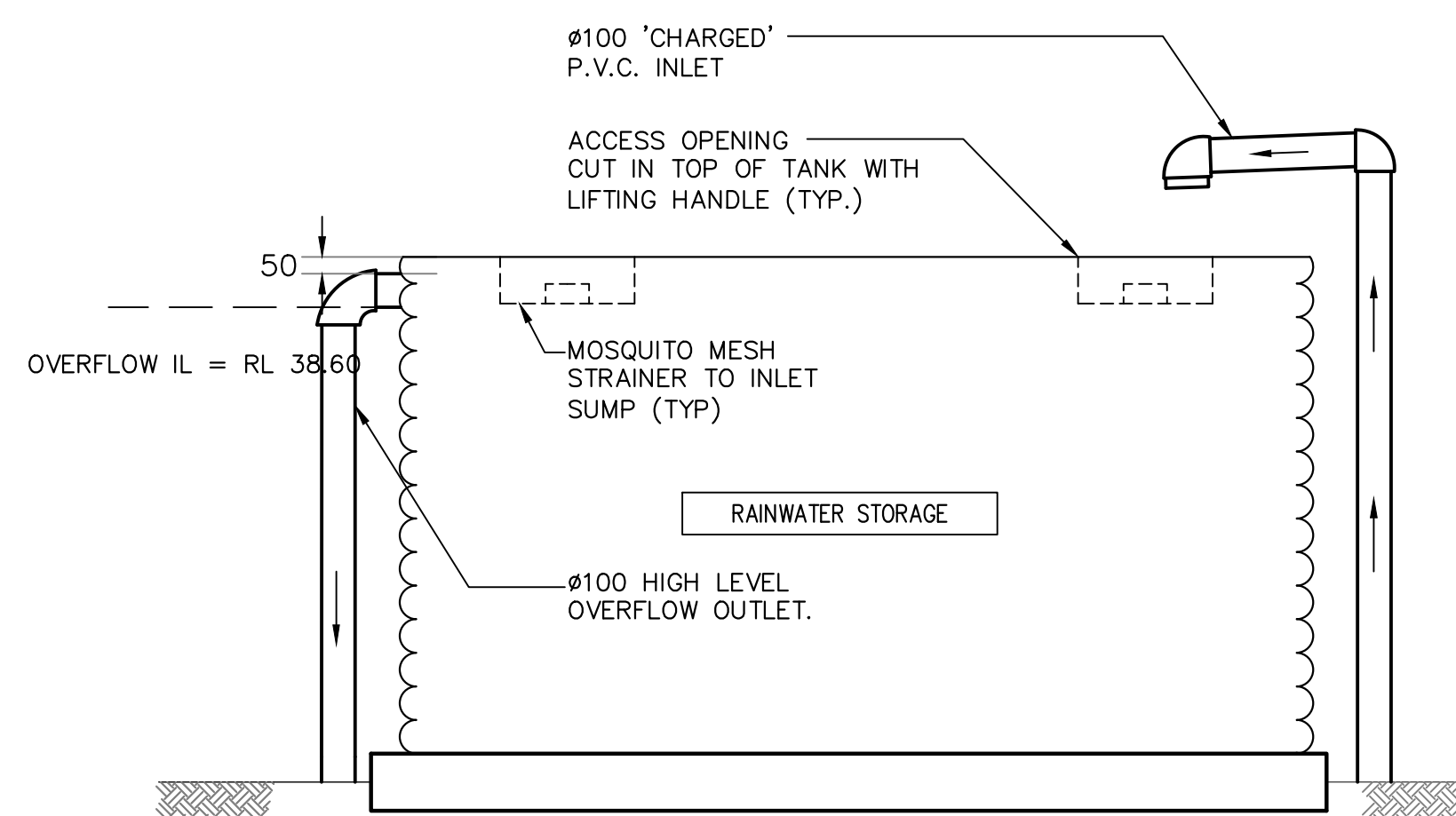


DETAIL 7
STORMWATER PIT
SCALE 1:20

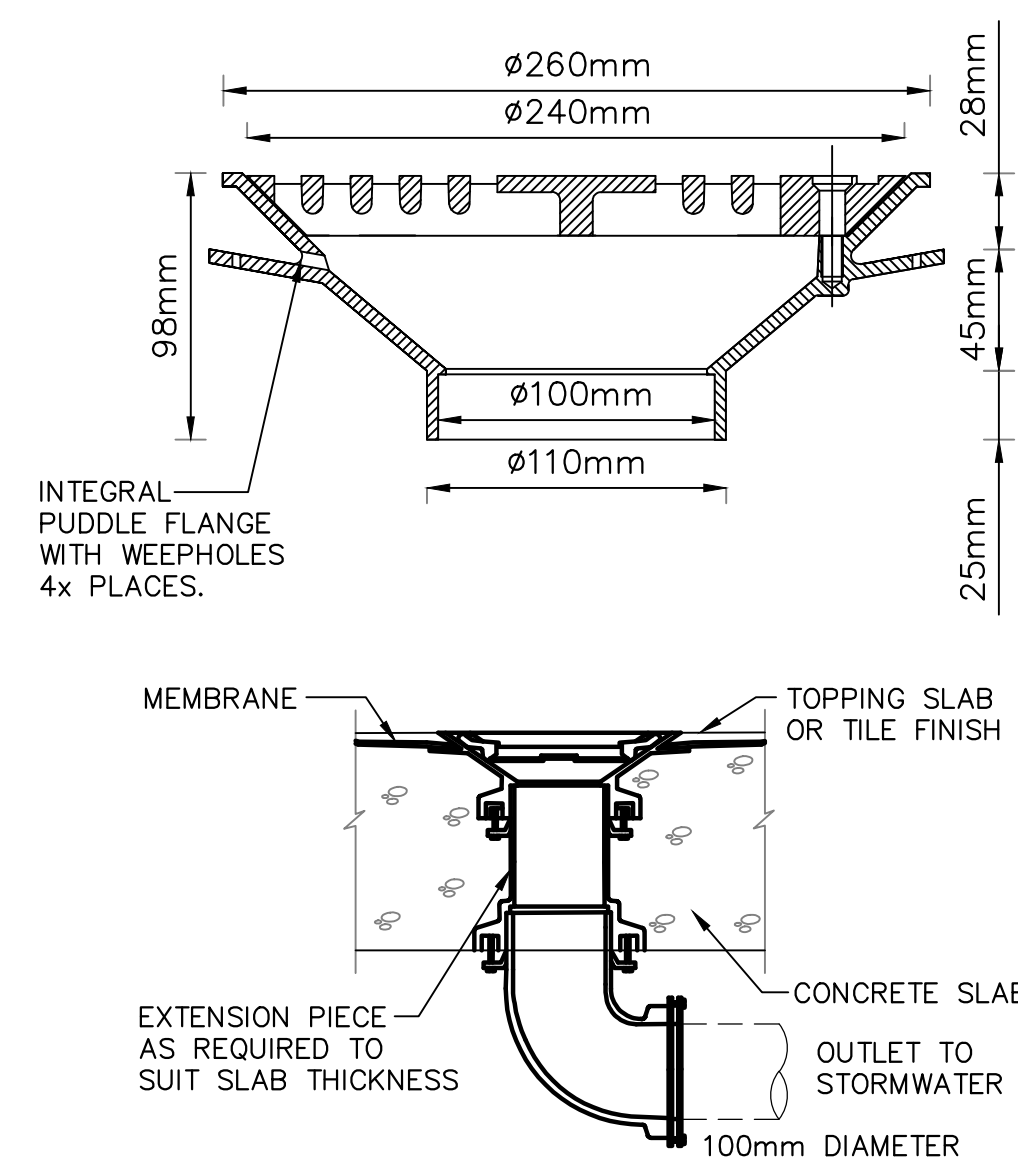


SILT ARRESTOR PIT GENERAL NOTES:

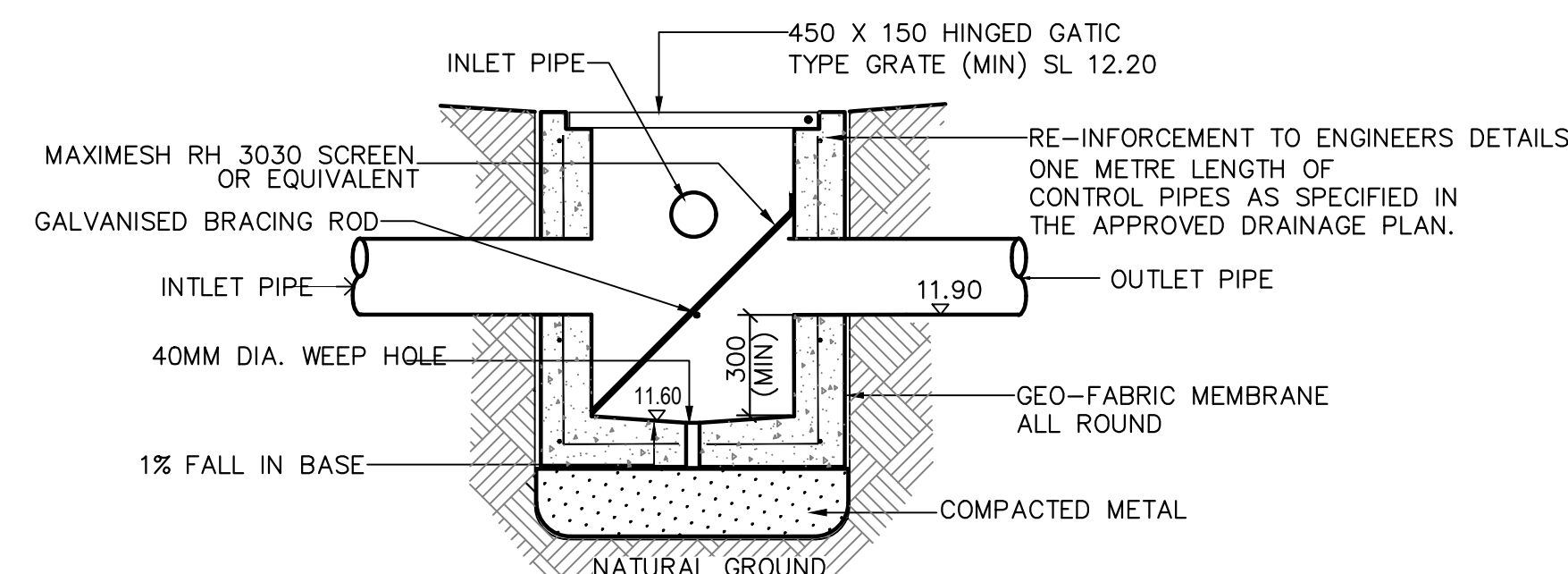
- PITS TO BE CONSTRUCTED IN THE FOLLOWING MANNER
 - PRECAST
 - BRICKS WITH CEMENT RENDER
- OUTLET PIPES TO BE PLACED AT 90 DEGREES TO THE INLET PIPELINE (AS SHOWN IN THE PLAN).
- INLET TO BE ABOVE THE SCREEN AND THE OUTLET TO BE BELOW THE SCREEN.
- ALL WORK TO BE TO THE SATISFACTION OF THE DIRECTOR OF TECHNICAL SERVICES.
- ORIFICE PLATES ARE NOT TO BE USED.
- FOR CONNECTION TO COUNCIL'S DRAINAGE SYSTEM
 - CONNECTION TO BE MADE INTO TOP ONE THIRD OF COUNCIL'S PIPE AT 45 DEGREES TO FLOW
 - ON PIPE PROTRUSION ALLOWED INTO COUNCIL'S PIPELINE
 - INSPECTION TO BE MADE BY COUNCIL'S ENGINEER PRIOR TO THE SEALING OF THE JOINT



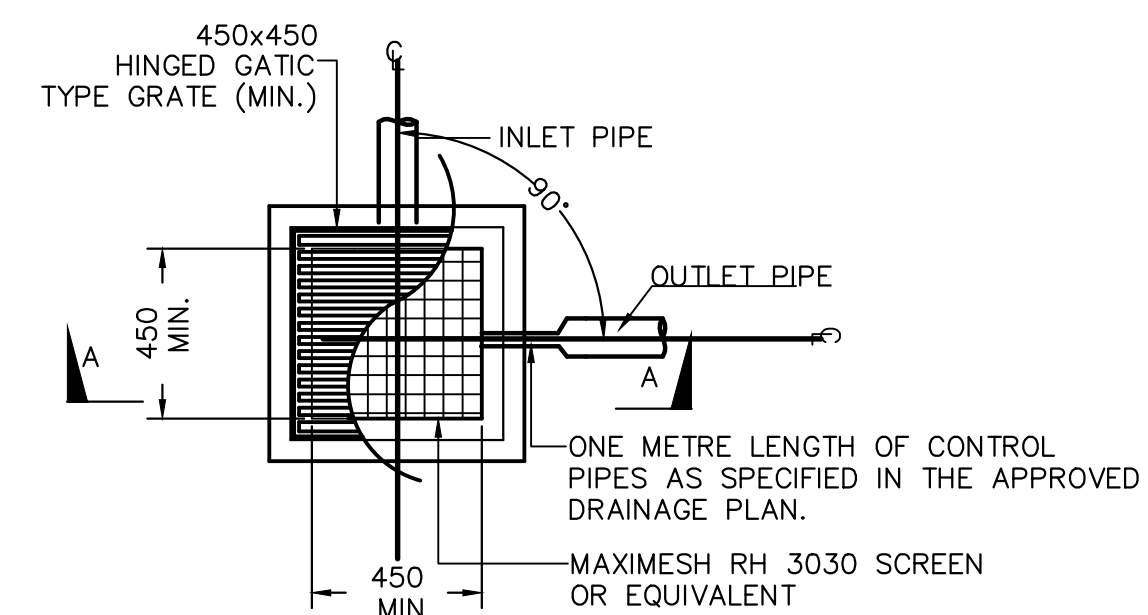
DETAIL 8
TYPICAL ABOVE GROUND
RAINWATER TANK
NOT TO SCALE



DETAIL 9
FLOOR WASTE
NOT TO SCALE



DETAIL
SILT ARRESTOR PIT DETAILS
SCALE N.T.S.



PLAN
SCALE N.T.S.

DETAIL
SILT ARRESTOR PIT DETAILS & NOTES
SCALE N.T.S.



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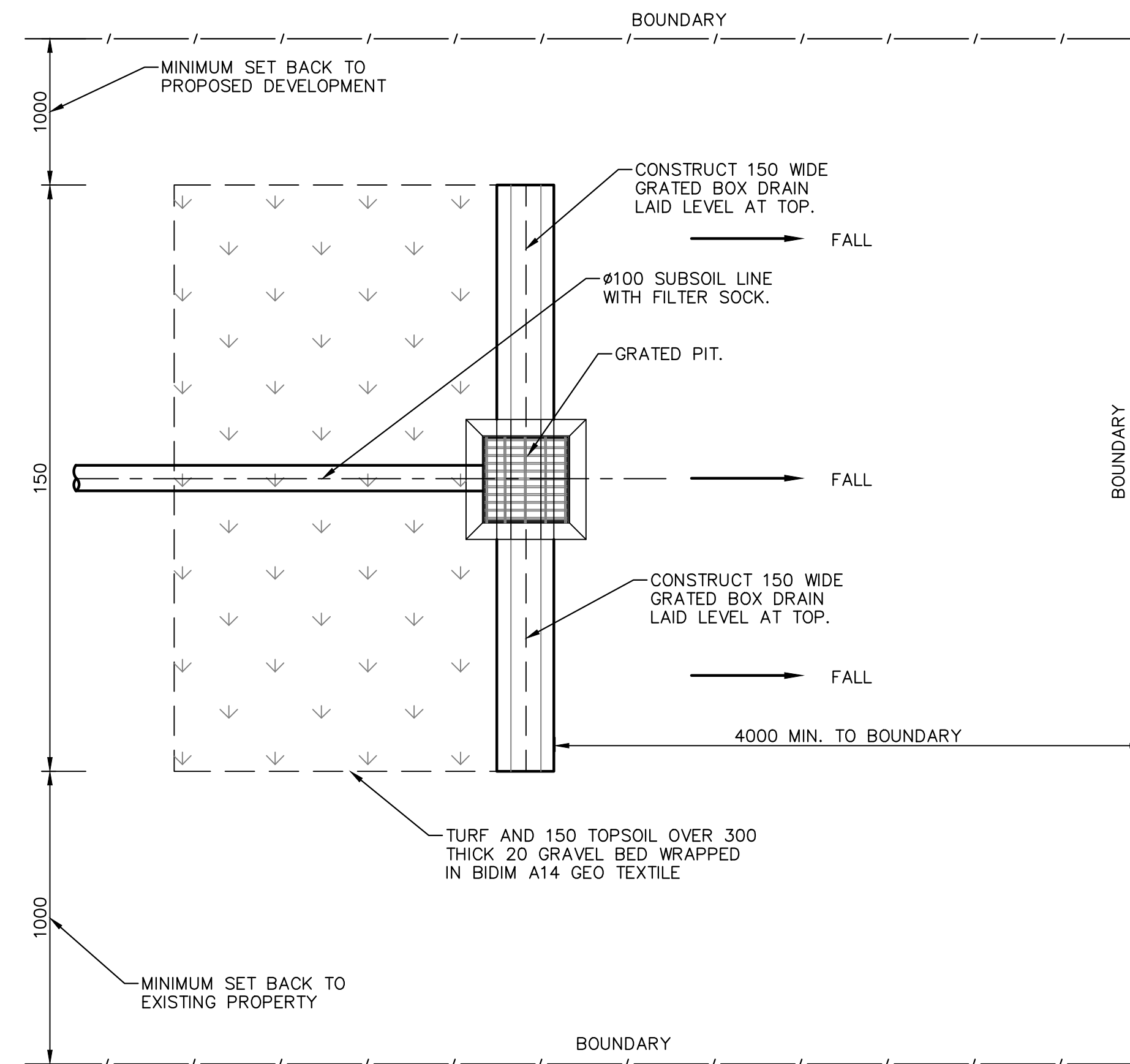
Suite 1, 6 WELD STREET, PRESTONS
NSW 2170

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M: 0428 088 893
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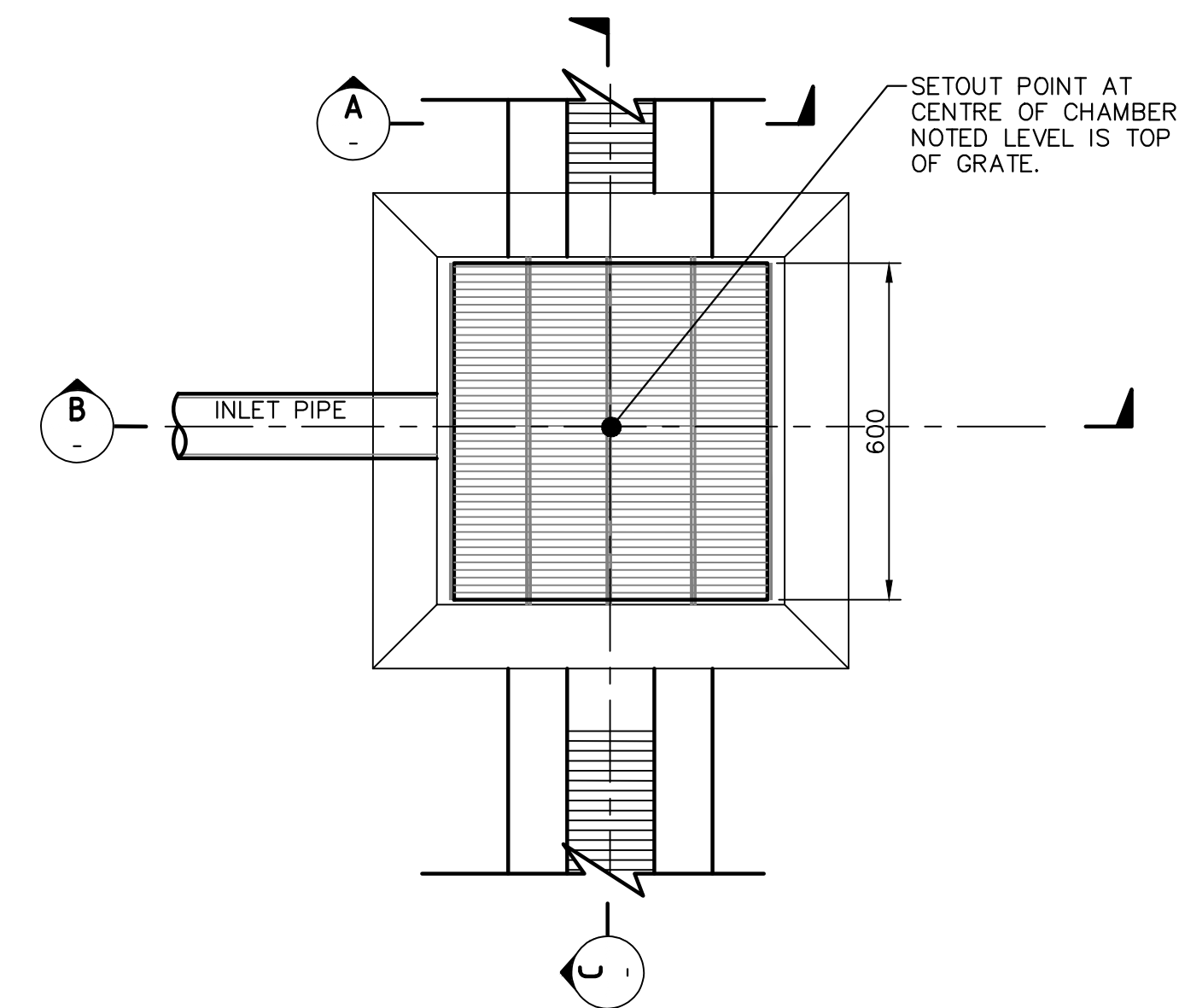


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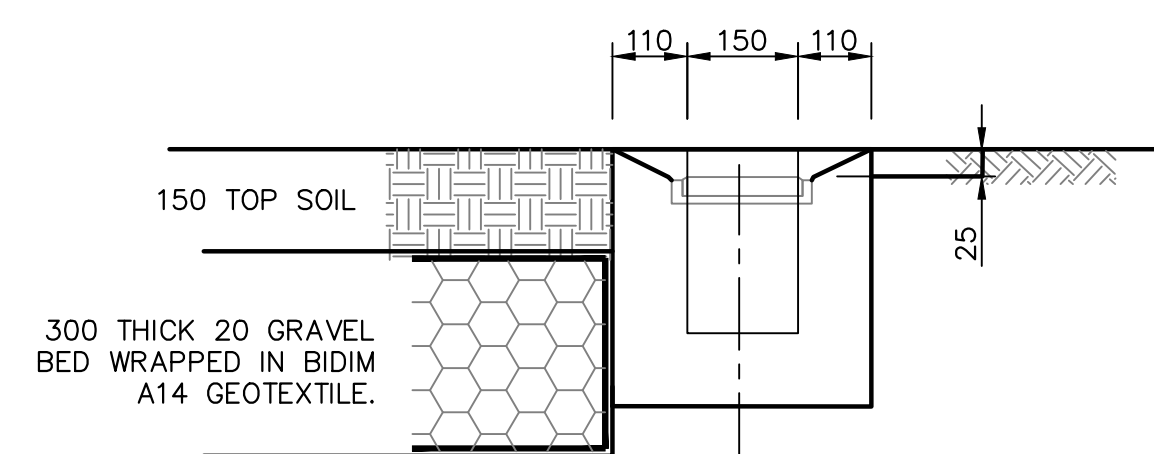
DRAWN	DATE	DESCRIPTION	ISSUE	CLIENT	DESIGNED BY:	D.S.	ISSUE:	
A.M.	08.09.2023	ISSUED FOR DEVELOPMENT APPLICATION	A	MOHAMMAD HAMMOUD	CHECKED BY:	D.S.	C	STORMWATER DETAILS SHEET 2
A.M.	27.09.2023	ISSUED FOR DEVELOPMENT APPLICATION	B	SITE ADDRESS	SCALE:	1:100		
A.M.	16.10.2023	ISSUED FOR DEVELOPMENT APPLICATION	C	63 RAMSAY ROAD, PICNIC POINT NSW 2213	CLIENT REF:	DRAWING NO:	SHEET NO:	
					PSW23342	-	SW07	



**TRANSPARATION BED
PLAN**

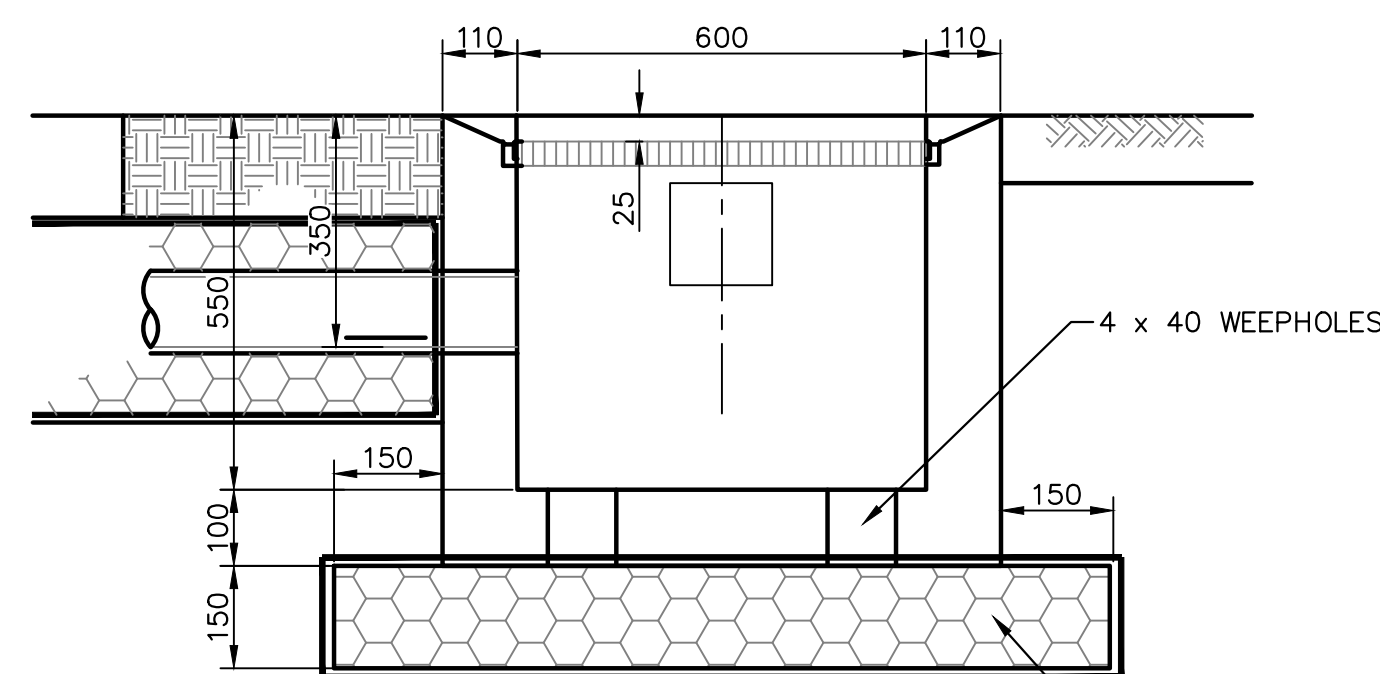


**GRATED PIT
PLAN**

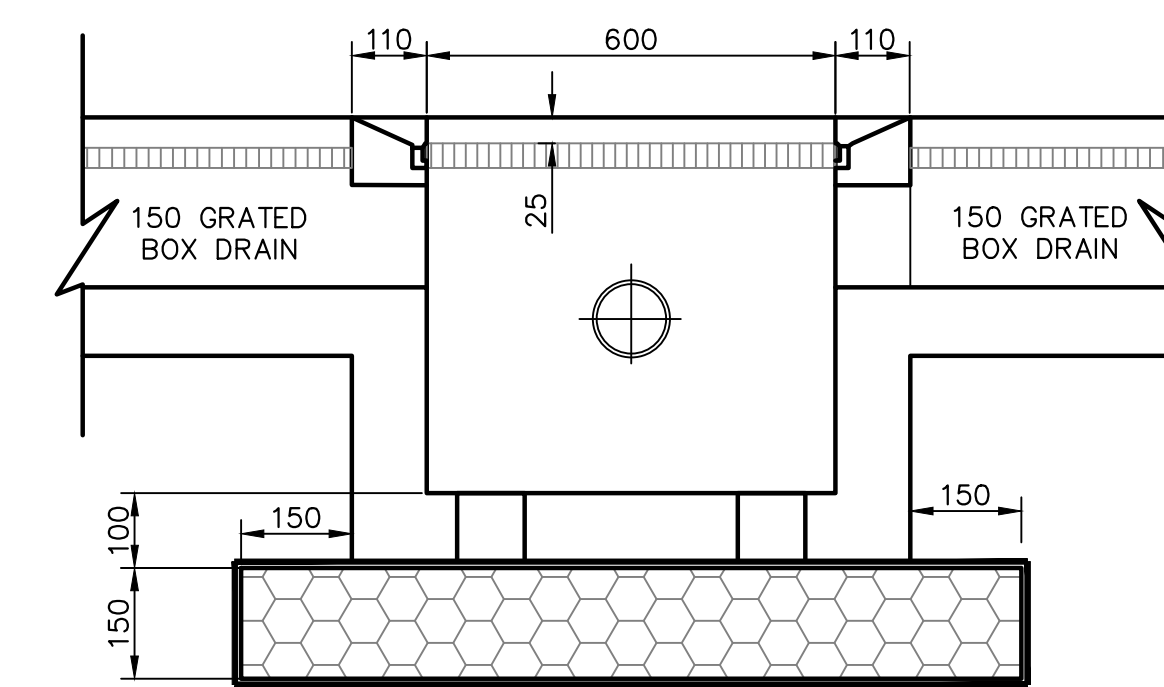


BOX DRAIN

SECTION A



SECTION B



SECTION C

NOTES :

1. GEOTEXTILE IS TO BE BIDIM A14, PROFEX 4550 OR SIMILAR WITH COEFFICIENT OF PERMEABILITY GREATER THAN 50E-4m/s
2. ALL DIMENSION ARE IN MILLIMETRES.

CANTERBURY BANKSTOWN – STANDARD TRANSPARATION BED FOR SMALL PAVED AREAS



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A.M.	16.10.2023	ISSUED FOR DEVELOPMENT APPLICATION	C	63 RAMSAY ROAD, PICNIC POINT NSW 2213	CLIENT REF:	DRAWING NO:	
					PSW23342	-	SW08

**STORMWATER DETAILS
SHEET 3**