

# STORMWATER MANAGEMENT PLAN

## 892 HERNY LAWSON DRIVE, PICNIC POINT NSW 2213

### GENERAL NOTES:

ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH COUNCIL'S REQUIREMENTS, BUILDING CODE OF AUSTRALIA, NSW CODE OF PRACTICE AND THE TO THE RELEVANT SERVICE CODES.

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS' DRAWINGS AND SPECIFICATIONS AND WITH SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ALL DISCREPANCIES SHALL BE REFERRED TO THE SUPERINTENDENT FOR DECISION BEFORE PROCEEDING WITH THE WORK.

ALL DIMENSIONS SHOWN ON THE DRAWINGS ARE IN MILLIMETERS (U.N.O.). DIMENSIONS SHALL NOT BE OBTAINED BY SCALING OF THESE DRAWINGS. USE FIGURED DIMENSIONS ONLY.

BENCHMARKS HAVE BEEN ESTABLISHED WHERE INDICATED ON THE DRAWINGS. ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (A.H.D.). THE CONTRACTOR SHALL UNDERTAKE ALL NECESSARY SURVEY WORK TO ENSURE THAT THE WORKS ARE CONSTRUCTED TO DESIGN LINE AND LEVEL.

SETTING OUT DIMENSIONS AND LEVELS SHOWN ON THE DRAWINGS SHALL BE VERIFIED BY THE CONTRACTOR.

ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE RELEVANT SAA CODES AND THE BY-LAWS AND ORDINANCES OF THE RELEVANT BUILDING AUTHORITIES.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL SAFETY FENCES, WARNING SIGNS, TRAFFIC DIVERSIONS AND THE LIKE DURING CONSTRUCTION. ALL WORKS TO COMPLY WITH WORK HEALTH AND SAFETY REQUIREMENTS AND OTHER RELEVANT AUTHORITY SAFETY REQUIREMENTS.

NO TREES SHALL BE REMOVED, CUTBACK OR RELOCATED WITHOUT THE WRITTEN INSTRUCTION FROM THE SUPERINTENDENT.

WHERE NEW WORKS ABOUT EXISTING THE CONTRACTOR SHALL ENSURE THAT A SMOOTH EVEN PROFILE, FREE FROM ABRUPT CHANGES IS OBTAINED.

ALL WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE DETAILS SHOWN ON THE DRAWINGS AND THESE SPECIFICATIONS.

DESIGN LEVELS GIVEN ARE TO FINISHED SURFACE LEVEL AND INCLUSIVE OF TOPSOIL. (TOPSOIL DEPTH VARIES)

THE CONTRACTOR SHALL ARRANGE ALL SURVEY SETOUT TO BE CARRIED OUT BY A N.A.T.A. REGISTERED SURVEYOR.

CARE IS TO BE TAKEN WHEN EXCAVATING NEAR EXISTING SERVICES. NO MECHANICAL EXCAVATIONS ARE TO BE UNDERTAKEN OVER TELECOMMUNICATIONS OR ELECTRICAL SERVICES. HAND EXCAVATE IN THESE AREAS.

THE LOCATIONS OF UNDERGROUND SERVICES SHOWN ON THE DRAWING HAVE BEEN PLOTTED FROM DIAGRAMS PROVIDED BY SERVICE AUTHORITIES. THIS INFORMATION HAS BEEN PREPARED SOLELY FOR THE AUTHORITIES OWN USE AND MAY NOT NECESSARILY BE UPDATED OR ACCURATE.

THE POSITION OF SERVICES AS RECORDED BY THE AUTHORITY AT THE TIME OF INSTALLATION MAY NOT REFLECT CHANGES IN THE PHYSICAL ENVIRONMENT SUBSEQUENT TO INSTALLATION.

CAPITAL ENGINEERING CONSULTANTS DOES NOT GUARANTEE THAT THE SERVICES INFORMATION SHOWN ON THE DRAWING SHOWS MORE THAN THE PRESENCE OR ABSENCE OF SERVICES, AND WILL ACCEPT NO LIABILITY FOR INACCURACIES IN THE SERVICES INFORMATION SHOWN FROM ANY CAUSE WHATSOEVER.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN FROM THE UTILITY SERVICES AUTHORITIES A CURRENT COPY OF UNDERGROUND SERVICES SEARCH FOR THE LOCATION OF ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF ANY WORK AND NOTIFY ANY CONFLICT WITH THE DRAWINGS IMMEDIATELY. CLEARANCE SHALL BE OBTAINED FROM THE RELEVANT REGULATORY AUTHORITY. CONTRACTOR TO KEEP COPY OF UNDERGROUND SERVICES SEARCH ON SITE AT ALL TIMES. ANY DAMAGES TO SERVICES OR SERVICES ADJUSTMENTS SHALL BE CARRIED OUT BY THE CONTRACTOR OR RELEVANT AUTHORITY AT THE CONTRACTOR'S EXPENSE.

VISIT THE SITE BEFORE SUBMITTING THE FINAL TENDER PRICE TO ASSESS 'ON SITE' CONDITIONS. FAILURE TO DO SO WILL FORFEIT ANY CLAIM FOR NOT BEING AWARE OF CONDITIONS AFFECTING THE TENDER.

THE CONTRACTOR SHALL PREPARE ACCURATE WORK-AS-EXECUTED DRAWINGS FOLLOWING THE COMPLETION OF ALL WORKS.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE IN PLACE & MAINTAIN TRAFFIC FACILITIES AT ALL TIMES DURING CONSTRUCTION.

### STORMWATER NOTES:

ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE AS3500.3-2018: 'STORMWATER DRAINAGE'.

FOR STORMWATER DRAINAGE PIPES THAT EXCEED 1:5 GRADE, REINFORCED CONCRETE ANCHOR BLOCKS SHALL BE INSTALLED. ANCHOR BLOCKS TO BE CONSTRUCTED TO SPECIFICATIONS SET OUT IN AS3500.3-2018.

COORDINATE THE INSTALLATION OF NEW SERVICES WITH ALL NEW & EXISTING SERVICES & STRUCTURAL PROVISIONS AS DETERMINED ON SITE.

ALL PIPEWORK TO BE SUPPORTED IN ACCORDANCE WITH AS3500.3-2018.

ALL PIPEWORK IS TO BE TESTED IN ACCORDANCE WITH THE REQUIREMENTS AS SET DOWN IN AS3500.3-2018. ALL IN-GROUND PIPEWORK TO BE INSPECTED BY THE SUPERINTENDENT UNDER TEST CONDITIONS PRIOR TO BACKFILLING.

PIPES SHALL BE TRUE TO GRADES SHOWN AND ALIGNED SO THAT THE CENTRE OF THE INLET PIPE INTERSECTS WITH THE CENTRE OF THE OUTLET PIPE AT THE DOWNSTREAM FACE OF THE PIT.

BED ALL PIPES FIRMLY AND EVENLY WITH IMPORTED FILL ONLY. THICKNESS OF BEDDING LAYER SHALL BE 75mm IN SOIL AND 200mm IN ROCK.

LAY AND JOINT ALL PIPES IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND AS3725-2007: 'DESIGN FOR INSTALLATION OF BURIED CONCRETE PIPES'.

ALLOW TO TEST ALL PIPES AND PITS TO LOCAL AUTHORITY'S REQUIREMENTS.

EXCAVATE TRENCHES AND STOCKPILE ALL MATERIAL FOR INSPECTION WITH REGARD TO REUSE FOR TRENCH BACKFILL. REMAINING MATERIAL TO BE REMOVED FROM SITE.

BACKFILL PIPES WITH IMPORTED FILL. PROVIDE 200mm SIDE SUPPORT AND 150mm OVERLAY ABOVE PIPE CROWN. TRENCH FILL ABOVE THE EMBEDMENT ZONE TO THE UNDERSIDE OF THE ROAD PAVEMENT OR THE FOOTWAY SHALL BE AS FOLLOW:-

UNDER ROADWAY  
TRENCH FILL MATERIAL SHALL CONSIST OF IMPORTED FILL AS SPECIFIED HEREIN OF EITHER HIGH GRADE COMPACTION SAND OR APPROVED CRUSHED ROAD GRAVEL CONFORMING TO RMS QA SPECIFICATION 3051 OR SIMILAR.

OTHER THAN ROADWAY  
TRENCH MATERIAL EXCAVATED SHALL CONSIST OF SELECT FILL AS SPECIFIED HEREIN AND SHALL NOT CONTAIN MORE THAN 20% OF STONES OF SIZE BETWEEN 25mm AND 75mm AND NONE LARGER THAN 75mm. PRIOR TO USE OF THE EXCAVATED MATERIAL IT SHALL BE INSPECTED AND APPROVED BY THE ENGINEER.

COMPACT BEDDING. EMBEDMENT AND TRENCH FILL MATERIALS AS FOLLOW:-

EMBEDMENT:-  
FOR GRANULAR FILL MATERIAL (NON-COHESIVE SOIL) e.g. COARSE AGGREGATE FILL, THE DENSITY INDEX (ID) SHALL BE NOT LESS THAN 70%.

TRENCH FILL:-  
FOR GRANULAR MATERIAL (NON COHESIVE SOILS), THE DENSITY INDEX (ID) SHALL BE NOT LESS THAN 70%. FOR NON-GRANULAR FILL MATERIAL (COHESIVE SOILS), THE DRY DENSITY RATIO (RD) SHALL BE NOT LESS THAN 95%.

UTILITY INFORMATION SHOWN ON THE PLANS IS NOT INTENDED TO DEPICT MORE THAN THE PRESENCE OF ANY SERVICES. ACTUAL LOCATIONS SHOULD BE VERIFIED BY HAND EXCAVATION PRIOR TO CONSTRUCTION.

THE CONTRACTOR SHALL ALLOW FOR THE CAPPING OFF, EXCAVATION AND REMOVAL (IF REQUIRED) OF ALL EXISTING SERVICES IN AREAS AFFECTED BY THE WORKS.

GEOTEXTILE FABRIC MATERIAL TO BE BIDIM A24 OR APPROVED EQUIVALENT AND SHALL COMPLY WITH AS3705-2012: 'GEOTEXTILES - IDENTIFICATION, MARKING AND GENERAL DATA'

THE CONTRACTOR SHALL ENSURE THAT SERVICES TO ALL BUILDINGS NOT AFFECTED BY THE WORKS ARE NOT DISRUPTED AT ALL TIMES. THE CONTRACTOR SHALL CONSTRUCT TEMPORARY SERVICES TO MAINTAIN EXISTING SUPPLY TO BUILDINGS REMAINING WHERE REQUIRED. ONCE THE WORKS ARE COMPLETE AND COMMISSIONED THE CONTRACTOR SHALL REMOVE ALL SUCH TEMPORARY SERVICES AND MAKE GOOD ALL DISTURBED AREAS.

### STORMWATER NOTES (CONT):

EXISTING PIPES WHICH FORM NO PART OF THE DRAINAGE SYSTEM SHALL BE REMOVED OR SEALED AS INDICATED ON THE PLANS. PIPES UP TO 300mm DIAMETER SHALL BE SEWER GRADE uPVC WITH SOLVENT WELDED JOINTS (U.N.O.). ALL PIPE JUNCTIONS AND TAPERS SHALL BE VIA PURPOSE MADE FITTINGS.

WHERE DOWNPIPES PASS UNDER FLOOR SLABS, SEWER GRADE uPVC WITH RUBBER RING JOINTS ARE TO BE USED.

MINIMUM GRADE TO DRAINAGE PIPES TO BE 1% (U.N.O.), MIN. SIZE 100mm DIAMETER (U.N.O.).

PIPES LARGER THAN OR EQUAL TO 300mm DIAMETER TO BE REINFORCED CONCRETE RUBBER RING JOINTED TYPE (CLASS 2) MANUFACTURED TO AS4058 (U.N.O.).

PIPE INSTALLATION UNDER TRAFFICABLE AREAS SHALL BE IN ACCORDANCE WITH CONCRETE PIPE ASSOCIATION OF AUSTRALIA PUBLICATION "CONCRETE PIPE SELECTION & INSTALLATION" TYPE HS3 SUPPORT.

EQUIVALENT STRENGTH FRC PIPES MAY BE USED SUBJECT TO AUTHORITY APPROVAL.

MINIMUM PIPE COVER TO BE 600mm UNDER TRAFFICABLE AREAS AND 300mm ELSEWHERE (U.N.O.).

CONTRACTOR TO SUPPLY AND INSTALL ALL FITTINGS AND SPECIALS INCLUDING VARIOUS PIPE ADAPTORS TO ENSURE PROPER CONNECTION BETWEEN DISSIMILAR PIPEWORK.

PROVIDE CLEANING EYES TO ALL DOWNPIPES NOT DIRECTLY CONNECTED TO PITS.

STORMWATER DRAINAGE CONNECTIONS TO COUNCIL'S SYSTEM SHALL BE TO THE REQUIREMENTS AND THE SATISFACTION OF LOCAL COUNCIL.

PITS DEEPER THAN 1200mm TO BE FITTED WITH STEP IRONS AT 300 CENTRES TO AS1657-2013: 'FIXED PLATFORMS, WALKWAYS, STAIRWAYS AND LADDERS - DESIGN, CONSTRUCTION AND INSTALLATION'.

ALL EXPOSED EDGES TO BE ROUNDED WITH 20mm RADIUS, OR CHAMFERED 20mm x 20mm.

PIT REINFORCEMENT - MESH SL82 LAP TO BE 400mm MIN. CLEAR COVER 40 MIN. CAST AGAINST BLINDING OR FORMWORK. CORNER RETURNS MAY BE FABRIC OR EQUIVALENT BARS.

BENCHING TO BE HALF OUTGOING PIPE DEPTH. CONCRETE FOR BENCHING TO BE 20MPa MASS CONCRETE.

BRICKWORK, BLOCKWORK, CONCRETE OR APPROVED PRECAST PITS ARE TO BE USED IN TRAFFICABLE AREAS SUBJECT TO APPROVAL.

FIBREGLASS, HARD-PLASTIC OR APPROVED PRECAST PITS ARE TO BE USED IN NON-TRAFFICABLE AREAS SUBJECT TO APPROVAL.

100mm DIAMETER HOLE FOR SUBSOIL DRAINAGE OUTLET TO BE LOCATED 100mm ABOVE INVERT OF ALL INLET PIPES. SUBSOIL DRAINAGE TO EXTEND FOR A DISTANCE OF 3m UPSTREAM OF PIT (AT EACH INLET TRENCH) WITH THE UPSTREAM END SEALED.

ALL CONNECTIONS TO EXISTING DRAINAGE PITS SHALL BE MADE IN TRADESMAN-LIKE MANNER AND THE INTERNAL WALL OF THE PIT AT THE POINT OF ENTRY SHALL BE CEMENT RENDERED TO ENSURE A SMOOTH FINISH.

PIT GRATE, FRAMES AND SOLID COVERS SHALL BE CLASS B IN NON TRAFFIC AREAS AND CLASS C IN TRAFFICABLE AREAS IN ACCORDANCE WITH AS3996 U.N.O.

ALL GRATES SHALL BE PROVIDED WITH A 'J-LOCK' TYPE LOCKING CLIPS.

GRATES TO PITS IN FOOTPATH AREAS SHALL BE HEEL SAFE COMPLYING WITH THE DISABLED ACCESS CODE

PIT GRATING TO BE GALVANISED STEEL TYPE 'WELDLOK' OR APPROVED EQUIVALENT.

SUBSOIL PIPES SHALL BE LAID AT A MIN GRADE OF 1% (U.N.O.).

ADDITIONAL SUBSOIL DRAINAGE SHALL BE LAID TO SUIT SITE CONDITIONS AND GROUNDWATER PRESENCE AS DIRECTED. SUBSOIL PIPES SHALL BE LAID BEHIND KERBS IN CUT AREAS OF THE SITE.

PROVIDE A MINIMUM OF 150mm GRAVEL AROUND SUBSOIL PIPE. TRENCH TO BE LINED WITH GEOTEXTILE FABRIC TYPE BIDIM A24

### 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.

CAPITAL ENGINEERING CONSULTANTS DOES NOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THE SURVEY BASE OR ITS SUITABILITY AS A BASIS FOR CONSTRUCTION OR DESIGN.

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

### 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	GRADED TRENCH DRAIN
GSIF	GRADED 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
NGL	NATURAL GROUND LEVEL
OPF	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



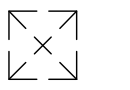

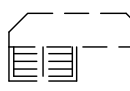




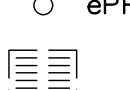
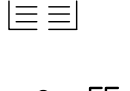
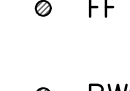
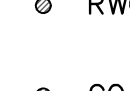
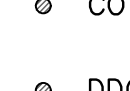
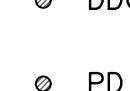
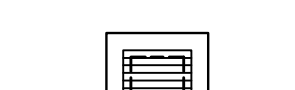
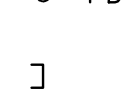


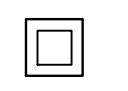



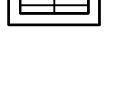



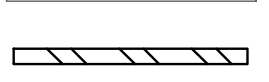




DIAL BEFORE YOU DIG SHOULD BE CONTACTED PRIOR TO ANY EXCAVATION ON SITE

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

DRAWING REGISTER		
NUMBER	NAME	REVISION
SW001	COVER SHEET	A
SW010	GROUND FLOOR PLAN, NOTES & DETAILS	A
SW020	FIRST FLOOR & ROOF PLAN, NOTES & DETAILS	A
ER001	EROSION AND SEDIMENT CONTROL PLAN	A

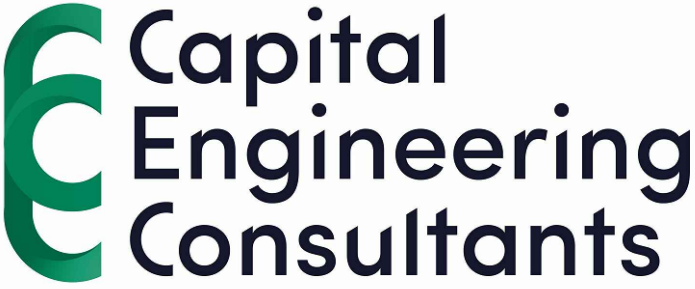
### LEGEND:

● DP	DOWNPIPE		eSMH	EXISTING SEWER MANHOLE
	STORMWATER LINE			EXISTING JUNCTION PIT
	STORMWATER LINE DRAINING TO RWT			EXISTING KERB INLET PIT
— OF —	OVER FLOW PIPE		eTEL	EXISTING TELSTRA PIT
— SSD —	SUBSOIL LINE		eHYD	EXISTING HYDRANT
— SWRM —	STORMWATER RISING MAIN		eSV	EXISTING STOP VALVE
— e —	EXISTING STORMWATER LINE		eGAS	EXISTING GAS VALVE
— s —	AUTHORITY SEWER LINE		ePP	EXISTING POWER POLE
— w —	AUTHORITY WATER LINE			EXISTING GRATED SURFACE INLET PIT
— G — G —	AUTHORITY GAS LINE		FF	FIRST FLUSH
— E —	AUTHORITY ELECTRICITY LINE		RWO	RAINWATER OUTLET
— FO — FO — FO —	AUTHORITY FIBRE OPTIC LINE		CO	CLEAR OUT POINT
— TEL —	AUTHORITY COMMS LINE		DDO	DISH DRAIN OUTLET
	SEDIMENT FENCE		PD	PLANTER DRAIN
	GRATED SURFACE INLET PIT			CAPPING
	SEALED JUNCTION PIT		RH	RAINHEAD
	PROPOSED KERB INLET PIT		SP	DOWNPIPE SPREADER
	GRATED TRENCH DRAIN			WARNING LIGHT
	RAINWATER RE-USE TANK		1144.37	SPOT LEVELS
	PROPOSED RETAINING WALL			BENCHMARK
		OFF 		OVERLAND FLOW PATH

## PROPOSED ALTERNATIONS AND ADDITIONS

892 HERNY LAWSON DRIVE, PICNIC POINT NSW 2213

Scale	1:100 @ A1	Date	16/02/2024	Drawn	C.S.	Design	C.S.	Approved	P.E.
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9630 0121  
8 Buller Street, North Parramatta, NSW 2151  
www.cec-au.com

A	FOR APPROVAL	K.T.	M.W.	16/02/2024	
Rev	Description	By	Chk	Date	



Phone: (02) 9790 5810 Address: Level 3 Suite 303, 398 Chapel Rd, Bankstown  
Mobile: 0414 671 114 email: charbel@inkonplans.com.au NSW 2200

FOR COUNCIL / CONSTRUCTION CERTIFICATE ISSUE	Title
APPROVED BY:  PAUL EL-BAYEH B.E. (Civil) M.E. (Structure & Foundation) REASAT, CPEng No. 312548, NER, 1995.	STORMWATER LAYOUT PLAN COVER SHEET

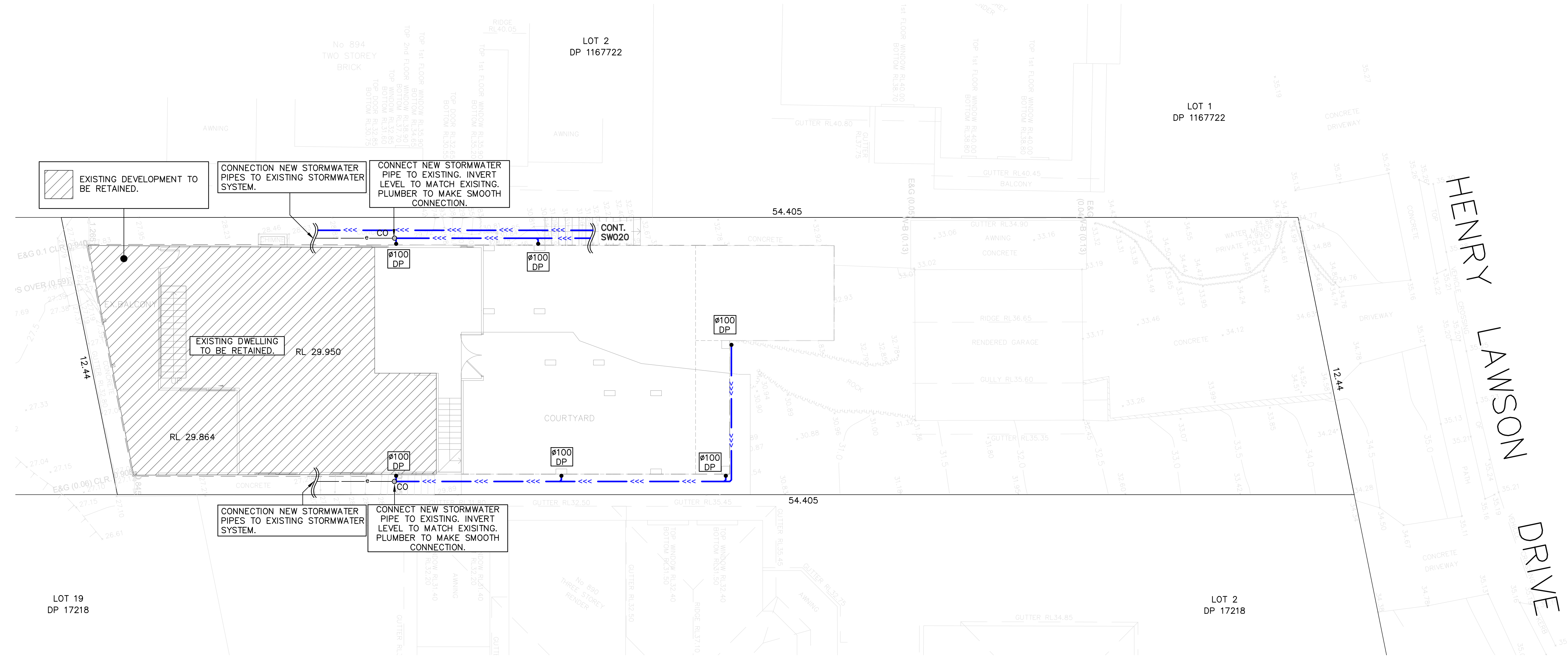
DATE: 16/02/2024 	Project Number SW24036 Drawing Number SW001
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North 	Revision A
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## FOR COUNCIL APPROVAL ONLY (CONCEPT)

A1 0 10 20 30 40 50 60 70 80 90 100  
DO NOT SCALE DRAWING, USE FIGURED DIMENSIONS ONLY





PLUMBER TO PERFORM CCTV INSPECTION AND ASSESS CONDITION OF ALL EXISTING STORMWATER PIPES FOUND DURING EXCAVATION WHICH ARE TO BE RETAINED (TYP). ALLOW FOR REPAIR OR REPLACEMENT IF REQUIRED.

ALL EXISTING STORMWATER LINES SHOWN ON PLAN HAVE NOT BEEN SURVEYED AND ARE SHOWN INDICATIVELY ONLY. CONTRACTOR TO LOCATE ALL EXISTING PIPELINES ON SITE PRIOR TO CONSTRUCTION. ENGINEER MUST BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF ANY WORKS

STORMWATER LAYOUT PLAN  
GROUND FLOOR  
SCALE 1:100

DESIGN NOTES:

SITE IS LOCATED IN CANTERBURY-BANKSTOWN COUNCIL AND IS GOVERNED BY THE CANTERBURY-BANKSTOWN DCP 2023.

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

INSTALL CLEAR OUT FOR INSPECTION AND MAINTENANCE PURPOSES WHERE REQUIRED (TYP).

ALL DOWNPIPES AND STORMWATER PIPES SHOWN ON PLAN ARE Ø100mm uPVC AND SLOPE AT 1% U.N.O (TYP).

PROPOSED DOWNPIPE LOCATIONS ARE NOMINAL AND TO BE CONFIRMED DURING CONSTRUCTION (TYP).

ALL STORMWATER PITS AND PIPES TO BE A MINIMUM OF 0.6m CLEAR FROM EXISTING SEWER LINE (TYP).

ALLOW FOR FILL & MINOR REGRADING OF FINISHED SURFACE TO ARCHIVE NOMINATED REDUCED LEVEL OF GRATED SURFACE INLET PITS, WHERE REQUIRED (TYP).

PROVIDE SUBSOIL DRAINAGE WITHIN LANDSCAPED AREAS & BEHIND RETAINING WALLS TO PREVENT LONG TERM SATURATION DURING PROLONGED WET WEATHER.

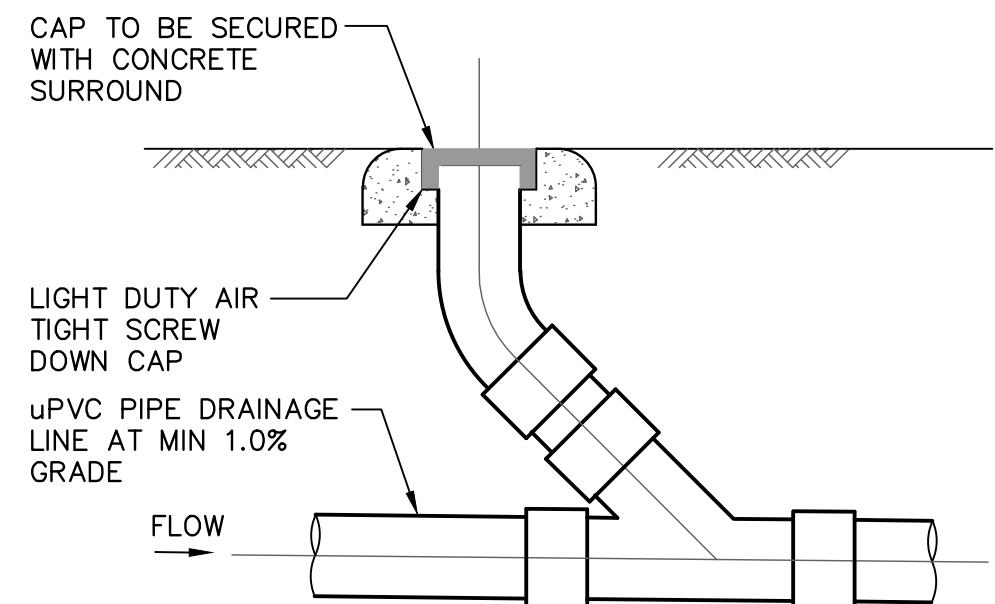
KEY NOTES:

1. ALL EXISTING STORMWATER PIPES AND DOWNPIPES ARE TO BE RETAINED U.N.O (TYP). PLUMBER TO ASSESS CONDITION AND STATE OF REPAIR. ALLOW FOR REPLACEMENT IF REQUIRED.

2. CONTRACTOR TO ENSURE LOCATION OF NEW DWELLING DOES NOT ADVERSELY IMPACT EXISTING STORMWATER SYSTEM. IF SO, CONTRACTOR TO CONTACT STORMWATER ENGINEER PRIOR TO COMMENCING ANY WORKS.

3. CONTRACTOR PERMITTED TO CONNECT TO EXISTING STORMWATER SYSTEM IF FOUND TO BE IN GOOD CONDITION DURING CONSTRUCTION. STORMWATER ENGINEER TO BE CONTACTED PRIOR TO COMMENCING ANY WORKS WHICH VARY FROM THE APPROVED STORMWATER PLANS.

4. IF EXISTING STORMWATER SYSTEM IS CONNECTED TO SEWER, CONTRACTOR IS TO RECTIFY STORMWATER DESIGN AND CREATE A NEW CONNECTION AS PER COUNCIL SPECIFICATIONS AND AUSTRALIAN STANDARDS. CONTRACTOR TO CONTACT STORMWATER ENGINEER PRIOR TO COMMENCING ANY WORKS.



CLEANING EYE DETAIL  
SCALE: 1:20

PROPOSED ALTERNATIONS AND ADDITIONS  
892 HERNY LAWSON DRIVE, PICNIC POINT NSW 2213

Scale 1:100 @ A1 Date 16/02/2024 Drawn C.S. Design C.S. Approved P.E.



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A	FOR APPROVAL	K.T.	M.W.	16/02/2024	
Rev	Description	By	Chk	Date	

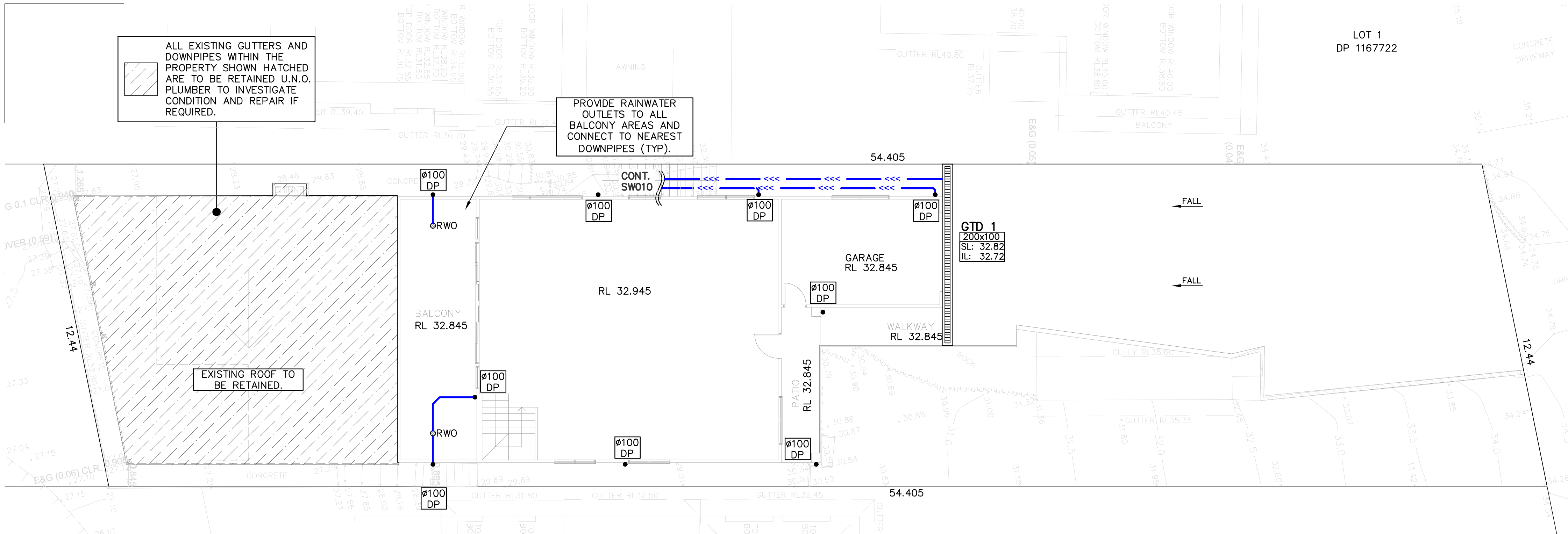
inkon plans  
architectural drafting group  
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Mobile: 0414 671 114 email: charbel@inkonplans.com.au

FOR COUNCIL / CONSTRUCTION CERTIFICATE ISSUE  
APPROVED BY: P. EL-BAYEH  
PAUL EL-BAYEH  
B.E. (Civil), M.E. (Structure & Foundation), FEAust, CPEng No. 3132148, NER, RP50.  
DATE: 16/02/2024  
REGISTERED NER Engineer Australia

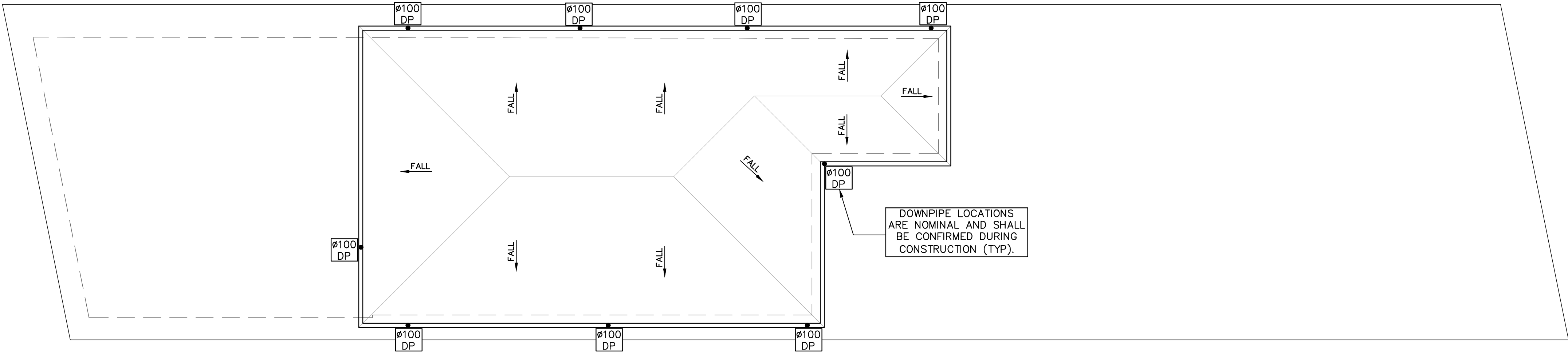
Title  
STORMWATER LAYOUT PLAN  
GROUND FLOOR PLAN,  
NOTES & DETAILS

DO NOT SCALE DRAWING, USE FIGURED DIMENSIONS ONLY  
North  
Project Number SW24036  
Drawing Number SW010  
Revision A





STORMWATER LAYOUT PLAN  
FIRST FLOOR  
SCALE 1:100



STORMWATER LAYOUT PLAN  
ROOF LEVEL  
SCALE 1:100

FIRST FLOOR & ROOF NOTES:

INSTALL 50mm uPVC SPITTER PIPES 20mm ABOVE SURFACE LEVEL FOR BALCONY AND CONCRETE ROOF AREAS TO ALLOW FOR EMERGENCY OVERFLOW INCASE OF BLOCKAGES DURING HEAVY STORMS. PLUMBER TO CONFIRM LOCATION DURING CONSTRUCTION.

ALL BUILDING AND HYDRAULIC SERVICES TO BE PROPERLY CO-ORDINATED WITH STORMWATER PIPES AND ENSURE NO CLASHES ARE PRESENT DURING CONSTRUCTION (TYP).

STORMWATER PIPE ARRANGEMENT TO BE CO-ORDINATED WITH STRUCTURAL SLAB AND BEAMS WHERE REQUIRED (TYP).

BALCONY, TERRACE & CONCRETE ROOF AREAS TO SLOPE TOWARDS RAINWATER OUTLETS WHERE REQUIRED (TYP).

ARROW DENOTES THE SLOPE OF FINISHED SURFACE LEVEL (TYP).

DOWNPIPES SHOWN ON PLAN ARE TO BE Ø100mm uPVC U.N.O. (TYP).

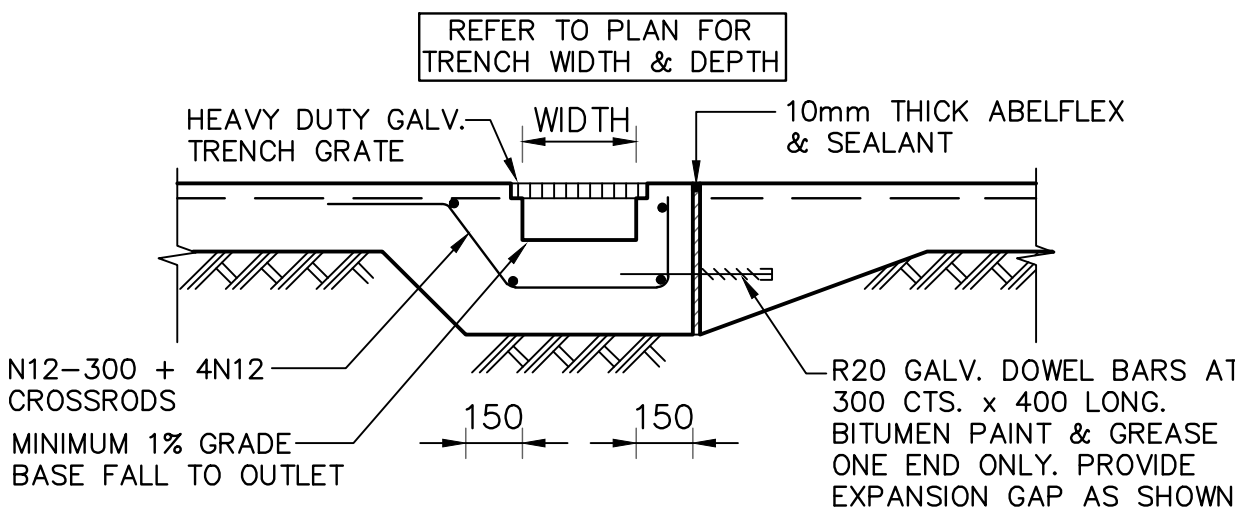
ALL EAVES GUTTERS SHALL BE 145mm WIDE x 75mm DEEP (OR EQUIVALENT) AND LAID AT MIN. 1:500 SLOPE.

ALL GUTTERS TO BE FITTED WITH ADEQUATE OVERFLOW MEASURES IN ACCORDANCE WITH AS3500.3:2018.

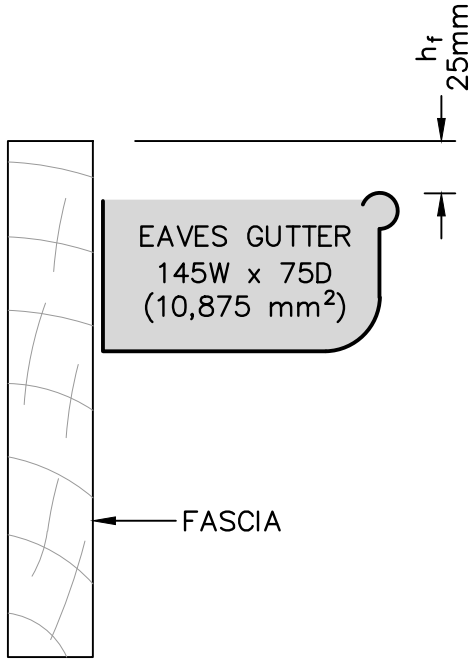
PROPOSED DOWNPIPE LOCATIONS ARE NOMINAL AND TO BE CONFIRMED DURING CONSTRUCTION (TYP).

INSTALL DOWNPIPE WITH SPREADER (IF REQUIRED) TO DISPERSE STORMWATER ONTO LOWER ROOF AREAS EFFECTIVELY.

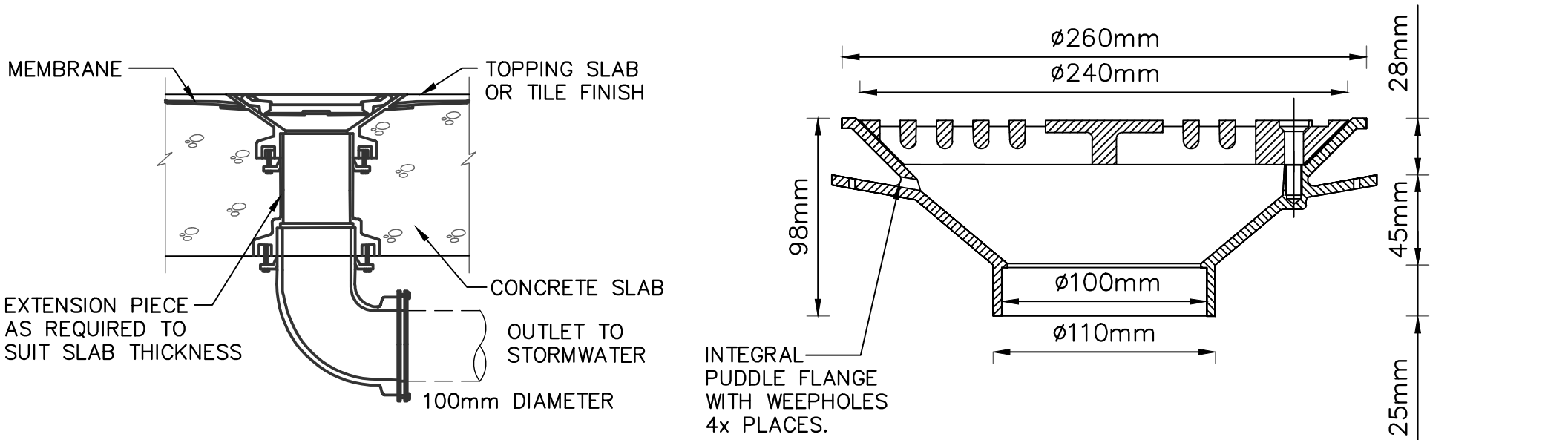
PROVIDE SURFACE DRAINAGE FOR ALL CONCRETE AND BALCONY ROOF AREAS WHERE REQUIRED.



GRADED DRAIN DETAIL  
SCALE: 1:20



TYPICAL EAVES GUTTER  
DETAIL (LOW FRONT)  
NOT TO SCALE



RAINWATER OUTLET DETAIL  
SCALE: 1:10

PROPOSED ALTERNATIONS AND ADDITIONS  
892 HERNY LAWSON DRIVE, PICNIC POINT NSW 2213

Scale 1:100 @ A1 Date 16/02/2024 Drawn C.S. Design C.S. Approved P.E.



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PAUL EL-BAYEH  
B.E. (CIVIL) M.E. (Structural & Foundation)  
FEAust. CPEng No. 3132148 NER 1950  
DATE: 16/02/2024  
REGISTERED NER  
Engineers Australia

Title  
STORMWATER LAYOUT PLAN  
FIRST FLOOR & ROOF PLAN,  
NOTES & DETAILS

DO NOT SCALE DRAWING. USE FIGURED DIMENSIONS ONLY	
North	Project Number SW24036 Drawing Number SW020
	Revision A



