

# PROPOSED SINGLE DWELLING

## AT 33 RUSSELL STREET, GREENACRE NSW 2190

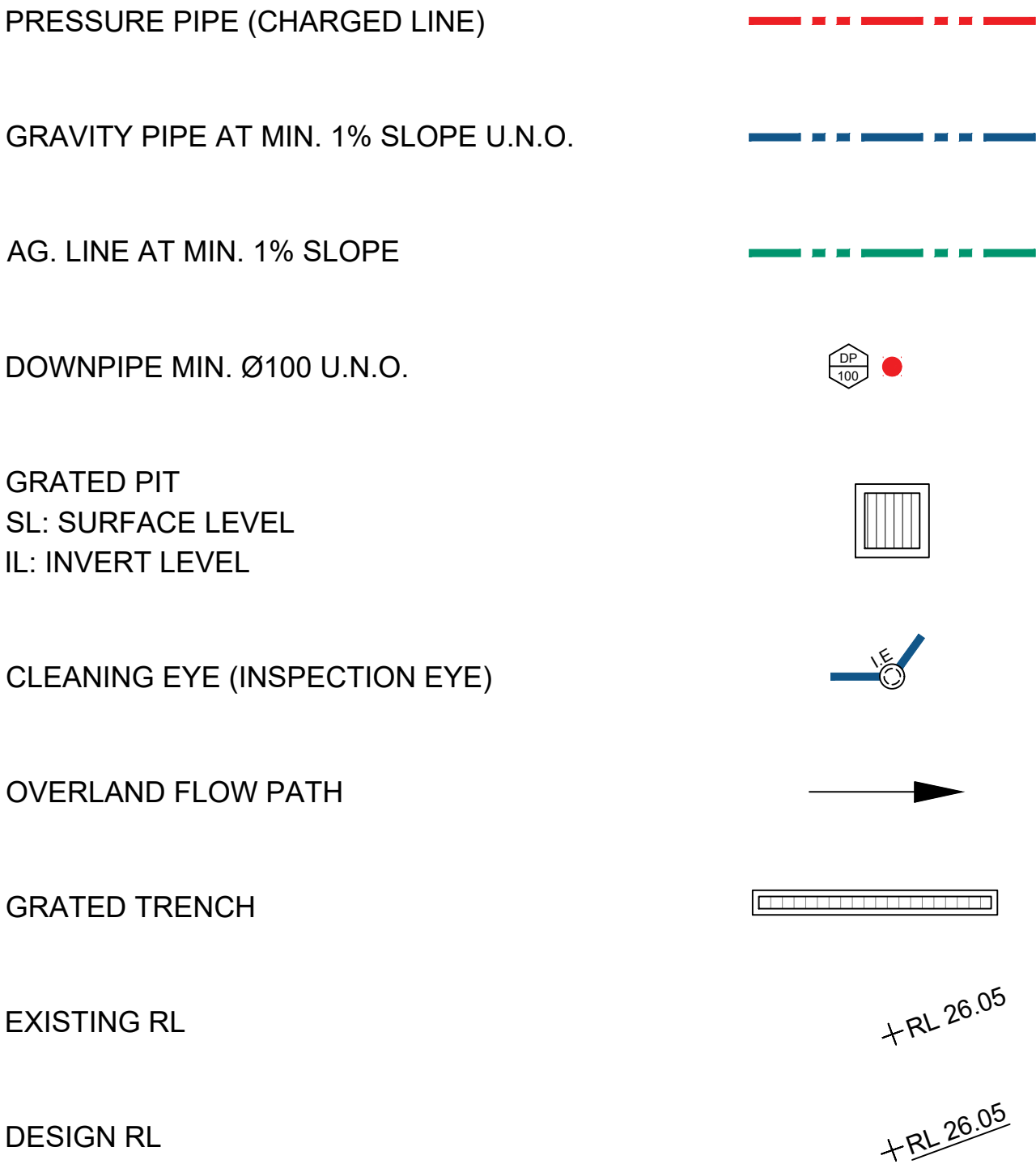
### GENERAL NOTES

- 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

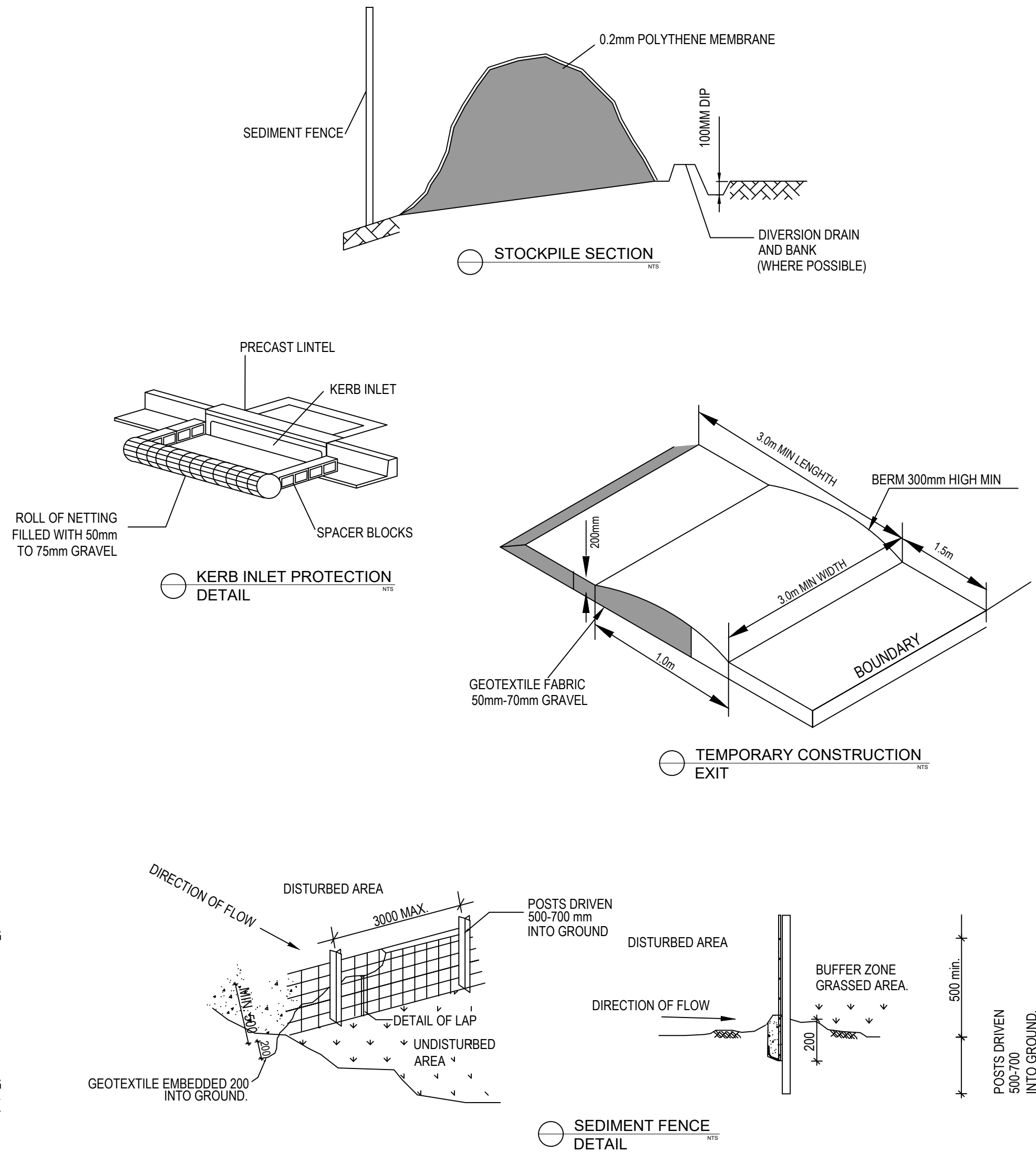
- R1 RAINWATER TANK, DRAINED ROOF AREAS AND REUSE PLUMBING TO COMPLY WITH BASIX REQUIREMENTS AND CERTIFICATE.
- R2 ADEQUATE SCREENING TO PREVENT MOSQUITO BREEDING AND ENTRY OF ANIMAL OR FLOATING MATTER.
- R3 A 'FIRST FLUSH' DIVERSION TO REMOVE ROOF CONTAMINANTS MUST BE PROVIDED.
- R4 TANKS TO BE PUMPED 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 OFF 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

REV	DATE	DESCRIPTION	BY
B	17.01.2024	ISSUED FOR DA SUBMISSION	S.G
A	08.11.2023	ISSUED FOR DA SUBMISSION	B.P

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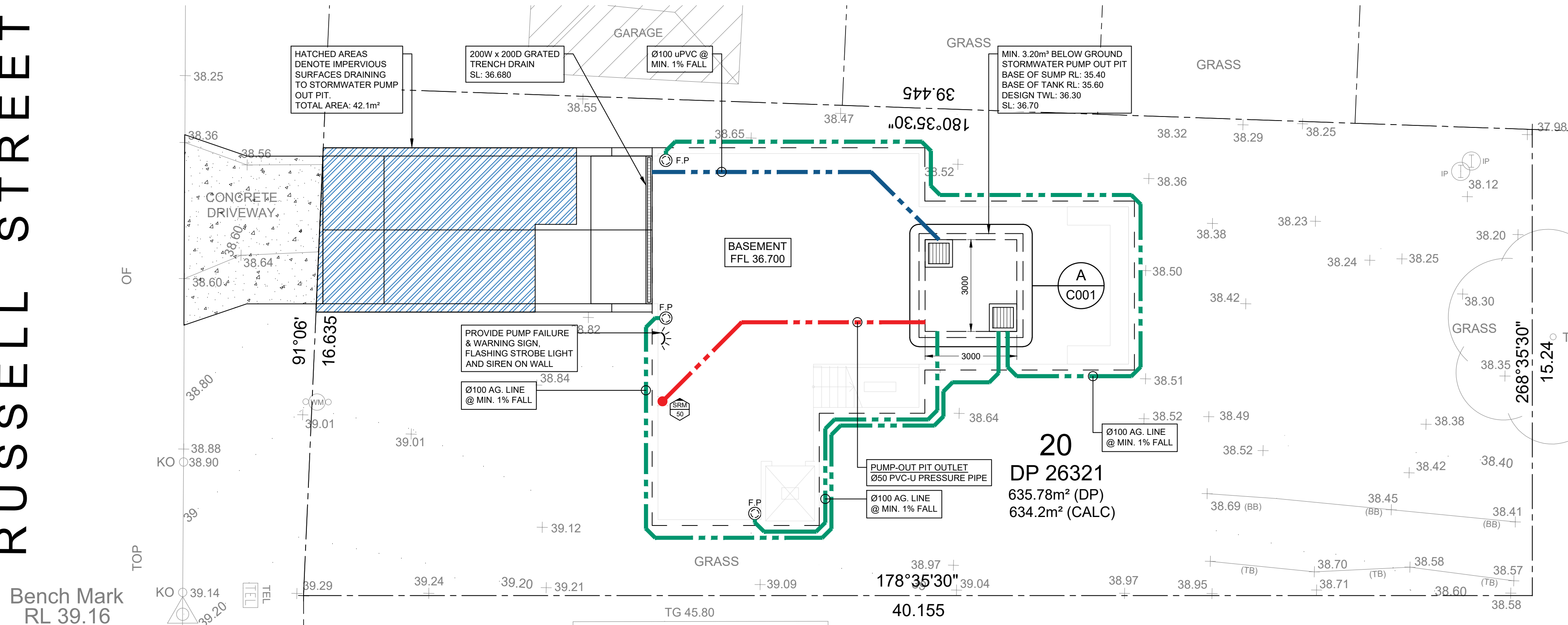
**PROPOSED  
SINGLE DWELLING**  
AT: 33 RUSSELL STREET, GREENACRE NSW 2190

#### GENERAL NOTES

JOB NUMBER: 231043	DWG NUMBER: C000	ORIGINAL SIZE: A1
DESIGNED BY: B.P	DATE: 08/11/2023	
DRAWN BY: B.P	SCALE: AS SHOWN	

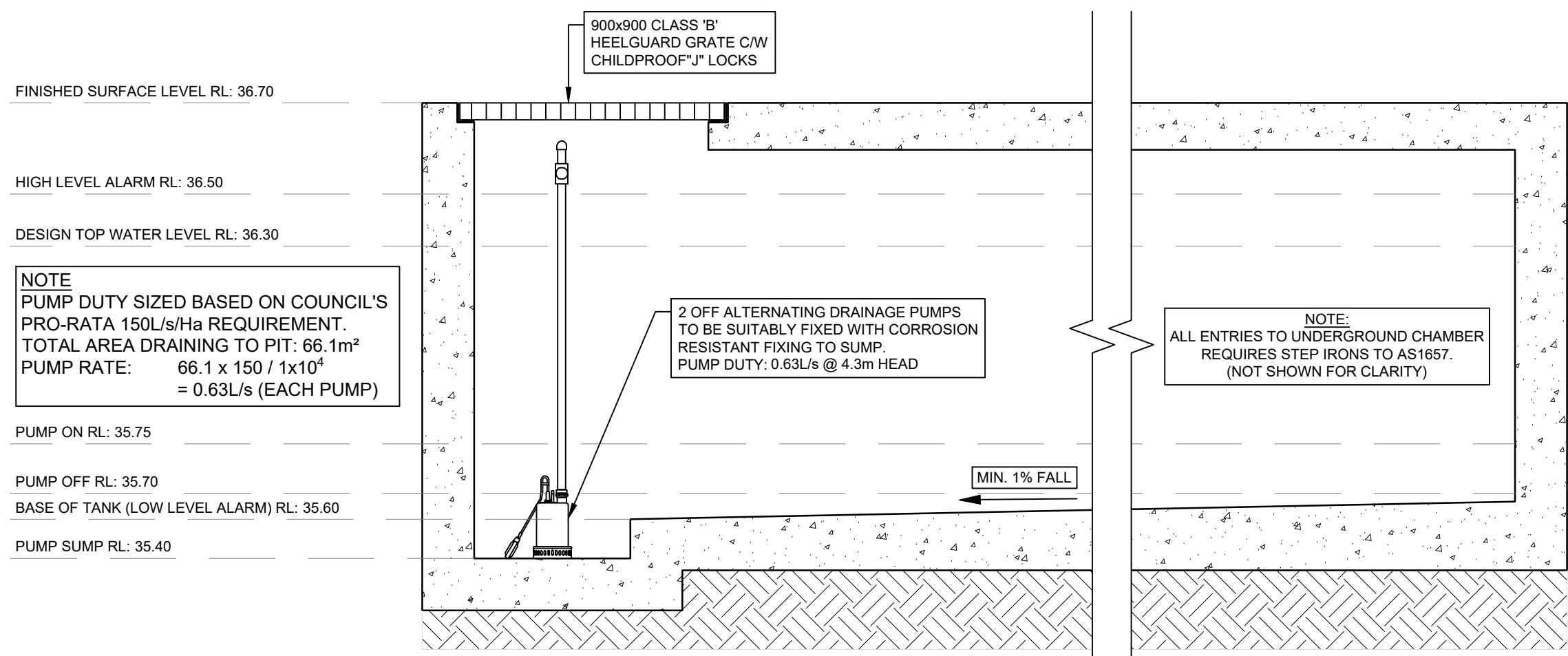


RUSSELL STREET



CONCEPT BASEMENT STORMWATER DRAINAGE PLAN  
1:100

**PUMP-OUT NOTES:**  
THE PUMP-OUT SYSTEM SHALL BE DESIGNED TO BE OPERATED AS FOLLOWS:  
1. A MINIMUM OF TWO PUMPS ARE TO BE PROVIDED - ONE DUTY PUMP AND ONE STAND-BY PUMP.  
2. THE PUMPS SHALL BE PROGRAMMED TO OPERATE ALTERNATIVELY SO AS TO ALLOW BOTH PUMPS TO HAVE AN OPERATIONAL LOAD AND PUMP LIFE.  
3. A LOW-LEVEL FLOAT SHALL BE PROVIDED TO ENSURE THAT THE MINIMUM REQUIRED WATER LEVEL IS MAINTAINED WITHIN THE SUMP AREA OF THE UNDERGROUND TANK. THE FLOAT SHALL FUNCTION AS AN 'OFF' SWITCH FOR THE PUMP.  
4. A SECOND FLOAT SHALL BE PROVIDED AT A HIGHER LEVEL, EQUAL TO THE PUMP DUTY WHEN OPERATING FOR 5-MINUTES ABOVE THE MINIMUM WATER LEVEL. AT THIS LEVEL ONE OF THE PUMPS WILL OPERATE AND DRAIN THE UNDERGROUND TANK TO THE LEVEL OF THE LOW-LEVEL FLOAT.  
5. A THIRD FLOAT SHALL BE PROVIDED AT HIGH LEVEL ABOVE THE DESIGN TOP WATER LEVEL. THIS FLOAT SHALL BE DESIGNED TO START THE STAND-BY PUMP THAT IS NOT OPERATING AND ACTIVATE THE ALARM.  
6. AN ALARM WARNING SYSTEM SHALL BE PROVIDED WITH A FLASHING STROBE LIGHT, SIREN AND PUMP FAILURE WARNING SIGN WHICH ARE TO BE LOCATED AT THE DRIVEWAY ENTRANCE TO THE BASEMENT. THE ALARM WARNING SYSTEM SHALL BE PROVIDED WITH A BATTERY BACK-UP IN CASE OF POWER FAILURE.



A C001 STORMWATER / SUB-SOIL PUMP-OUT PIT SECTION  
1:20

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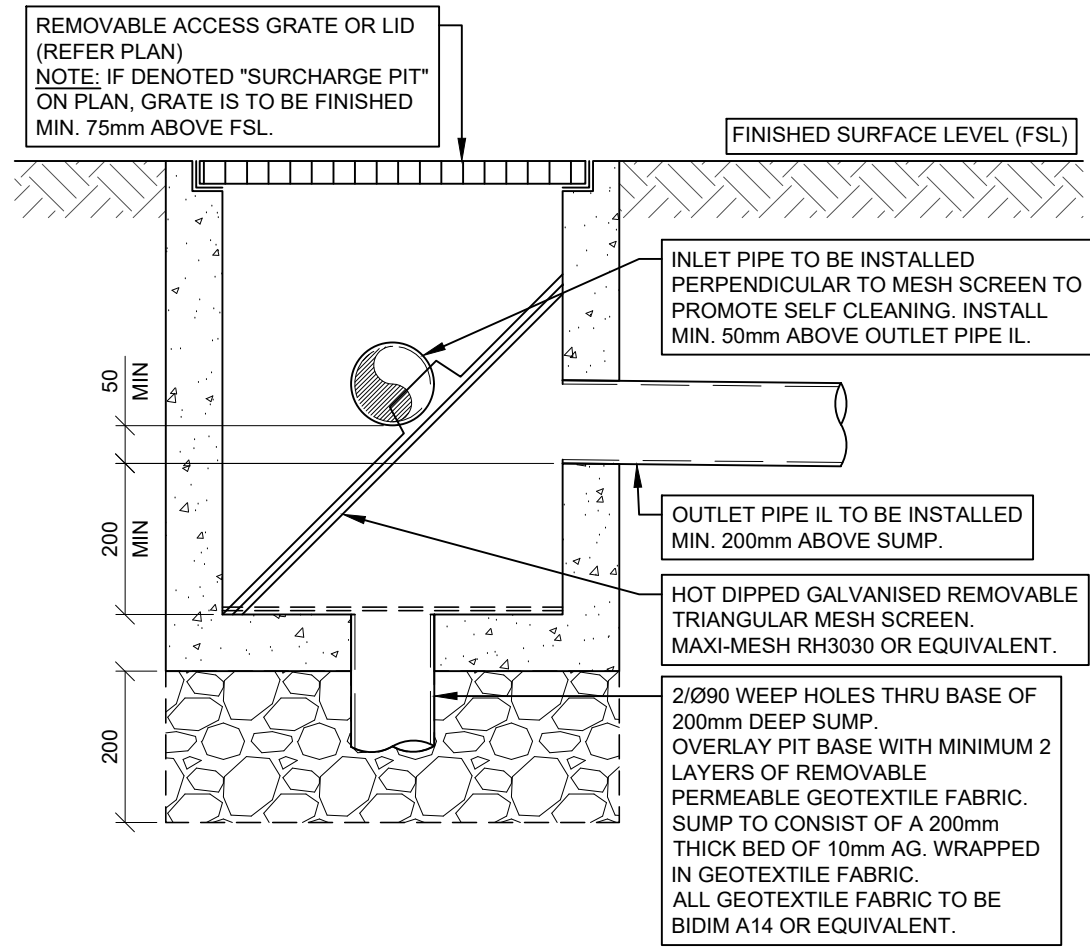
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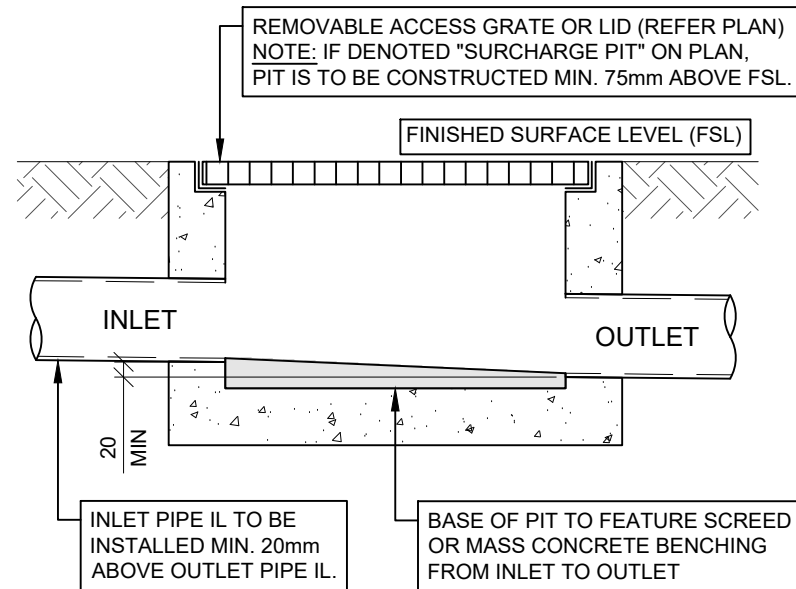
PROPOSED SINGLE DWELLING AT: 33 RUSSELL STREET, GREENACRE NSW 2190			JOB NUMBER: 231043	DWG NUMBER: C001	ORIGINAL SIZE: A1
CONCEPT BASEMENT LEVEL STORMWATER DRAINAGE PLAN			DESIGNED BY: B.P	DATE: 08/11/2023	
			DRAWN BY: B.P	SCALE: AS SHOWN	



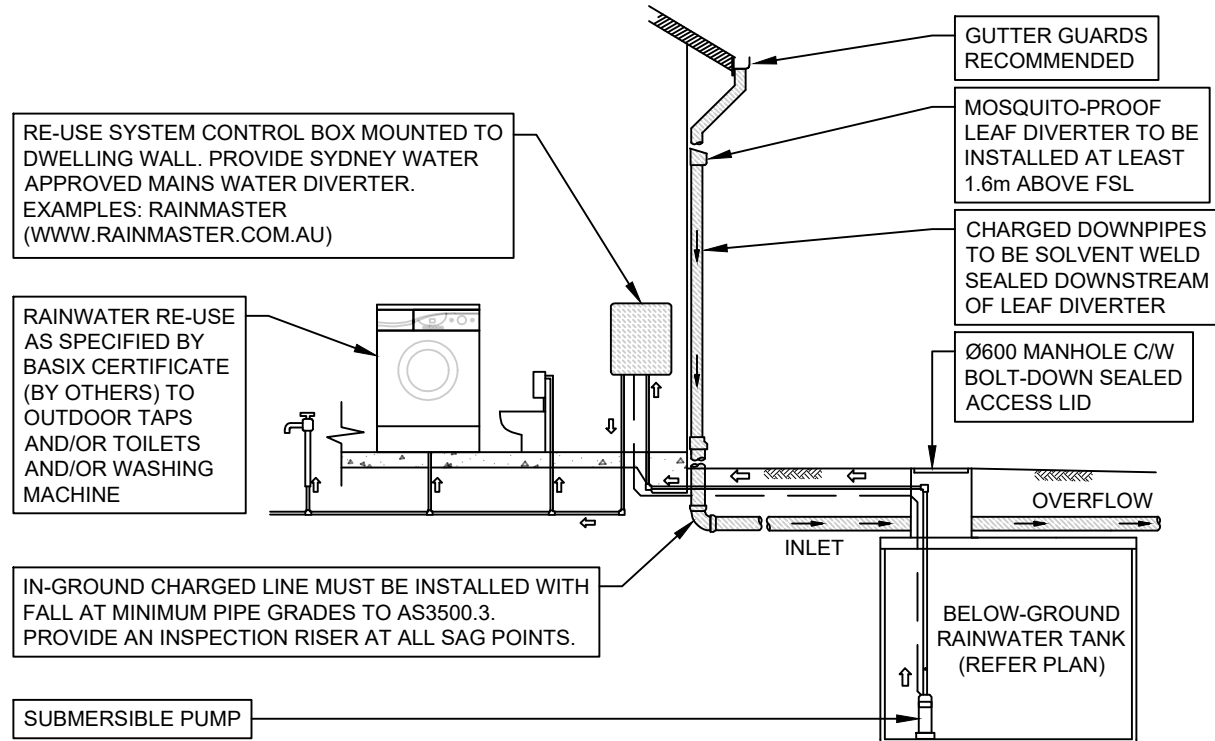
TYPICAL SILT ARRESTOR PIT DETAIL  
1:10



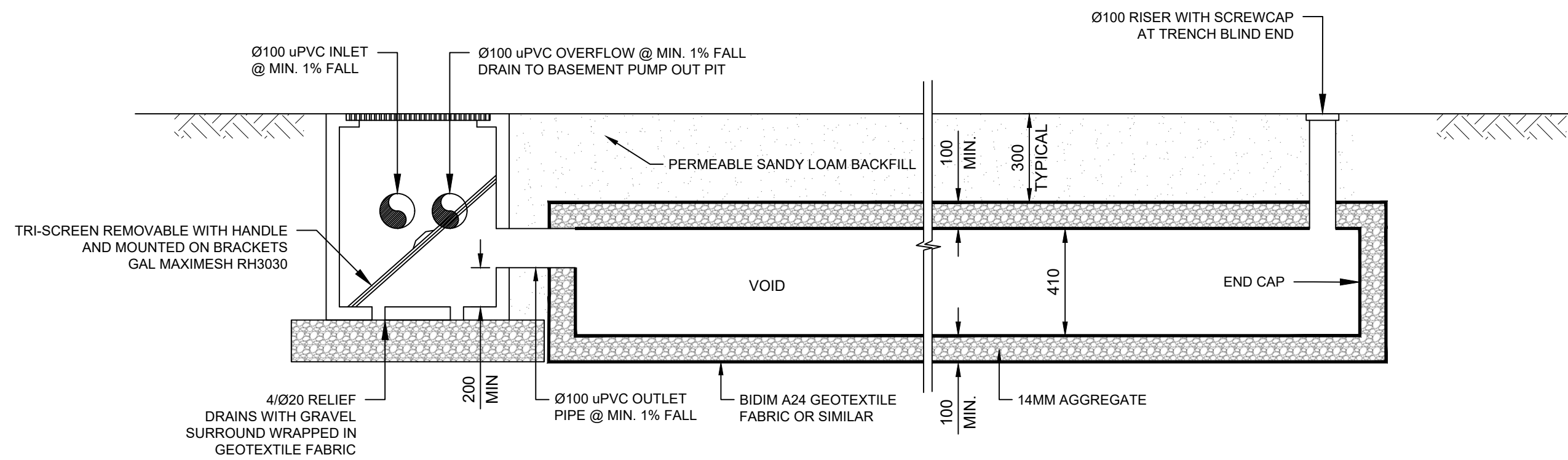
NON-POTABLE WARNING SIGN



TYPICAL JUNCTION PIT DETAIL  
1:10

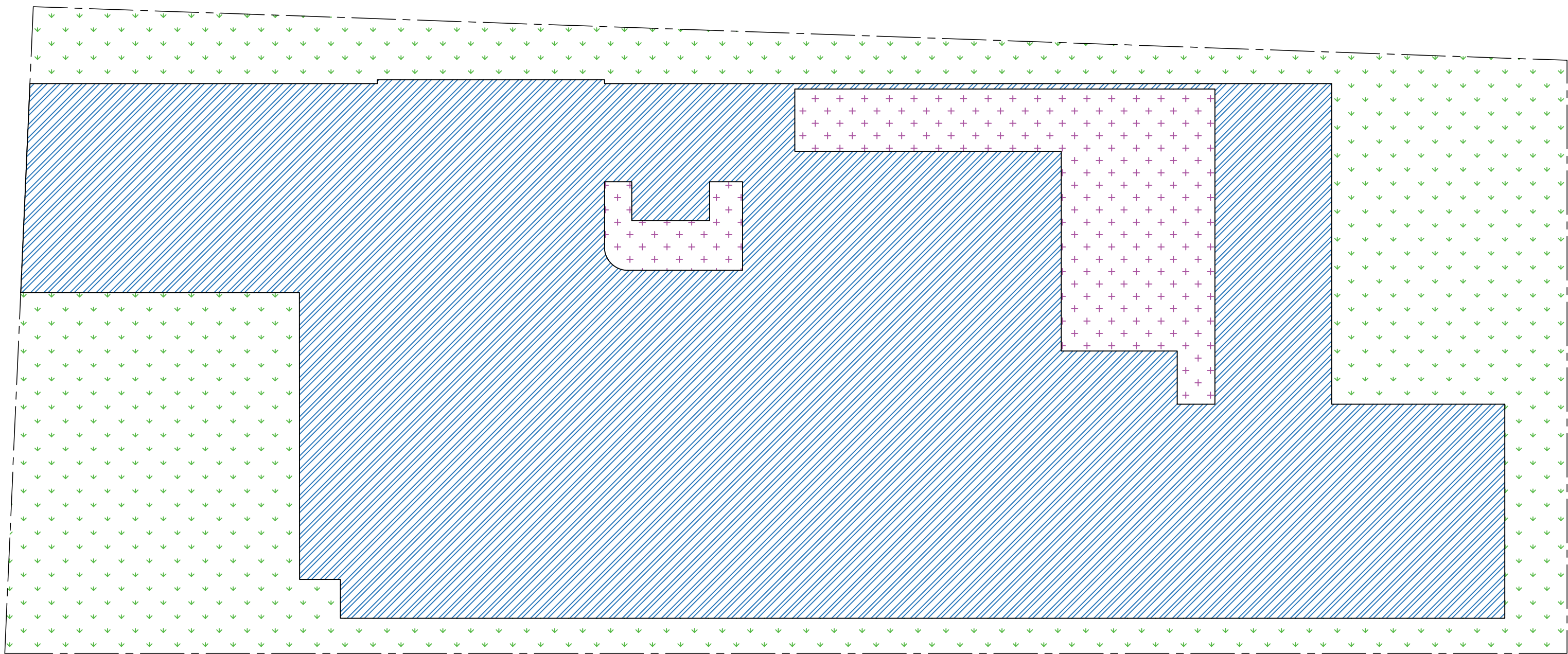


TYPICAL BELOW-GROUND RAINWATER RE-USE TANK DETAIL  
NTS



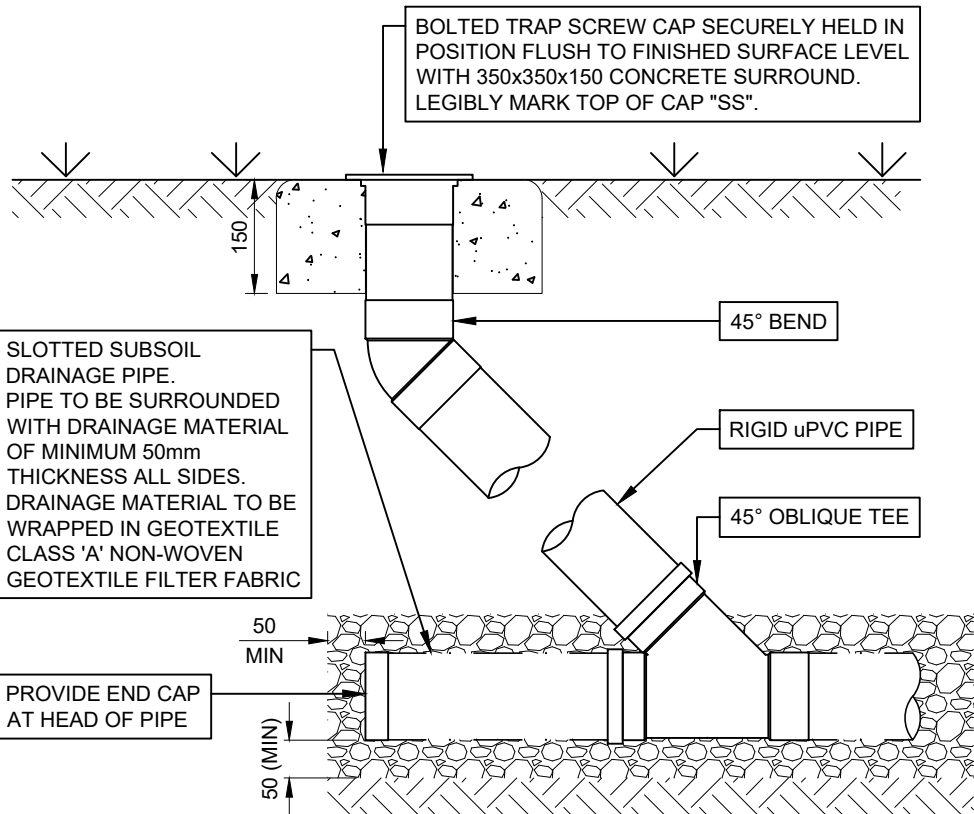
LONG SECTION  
ABSORPTION TRENCH NTS





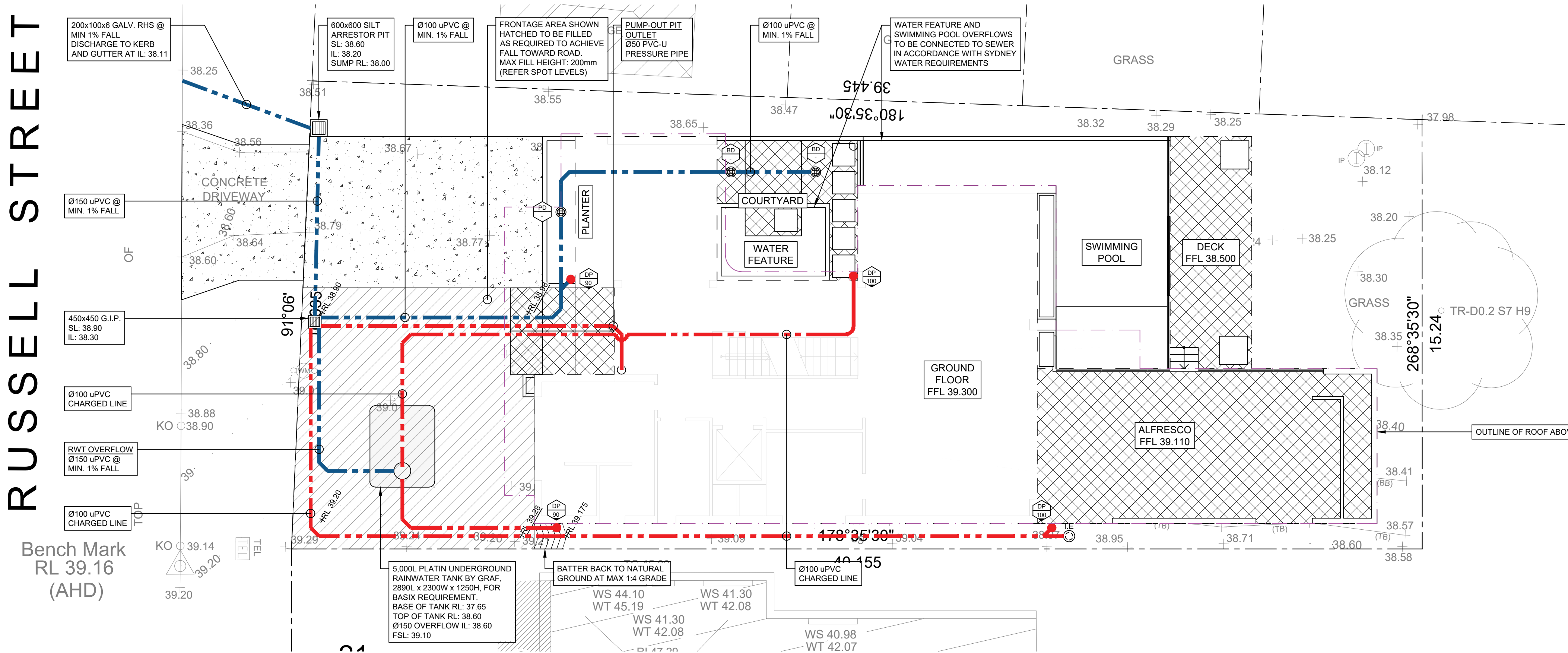
ON-SITE DETENTION  
WARRANT  
THE PROPOSED DEVELOPMENT DOES  
NOT EXCEED 75% IMPERVIOUSNESS.  
IN ACCORDANCE WITH  
CANTERBURY-BANKSTOWN'S DCP,  
OSD IS NOT REQUIRED.

SITE AREA: 634.1m<sup>2</sup>  
IMPERVIOUS AREAS: 381.5m<sup>2</sup> (60.2%)  
PERVIOUS AREA: 207.7m<sup>2</sup> (32.8%)  
AREA DRAINING TO SEWER: 44.9m<sup>2</sup> (7%)



TYPICAL SUBSOIL FLUSHING POINT DETAIL  
NTS

STORMWATER CATCHMENT PLAN  
1:100



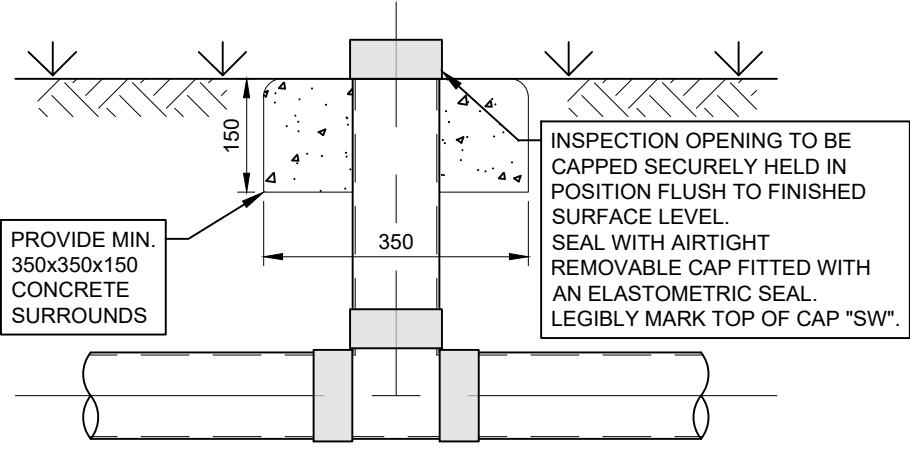
LEGEND - TRENCH BACKFILL

SYMBOL	FLEXIBLE PIPES	RIGID PIPES
[Pattern]	BACKFILL	BACKFILL
[Pattern]	PIPE OVERLAY	PIPE OVERLAY
[Pattern]	PIPE SIDE SUPPORT	PIPE SIDE SUPPORT
[Pattern]	PIPE UNDERLAY	PIPE UNDERLAY

MINIMUM PIPE COVER (FROM FINISHED SURFACE TO TOP OF PIPE)

LOCATION	MINIMUM COVER (mm)	OTHER AUTHORIZED PRODUCTS (L)
1. NOT SUBJECT TO VEHICULAR LOADING: A. WITHOUT PAVEMENT B. OTHER THAN SINGLE DWELLINGS - C. WITH PAVEMENT OR D. BRICK/UNREINFORCED CONCRETE -	100 100 100 100	100 300 100 100
2. SUBJECT TO VEHICULAR LOADING: A. OTHER THAN ROADS: B. REIN. CONC. FOR HEAVY VEHICLES - C. BRICK/UNREIN. CONC. LIGHT VEHICLES - D. ROADS E. SEALED F. UNSEALED	300 100 100 600 600 800	450 100 75 600 600 750
3. SUBJECT TO CONSTRUCTION VEHICLES OR IRREMOVABLE LOADS	800	750

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



LOCATION:  
INSPECTION EYES SHALL BE LOCATED AT:  
• EACH POINT OF CONNECTION.  
• EVEN SPACINGS OF NOT MORE THAN 30m.  
• EACH END OF ANY INCLINED JUMP UP THAT EXCEEDS 6m IN LENGTH.  
• EACH CONNECTION TO AN EXISTING SITE STORMWATER DRAIN.  
• AT ANY CHANGE OF DIRECTION GREATER THAN 45°.

SIZE:  
• FOR SIZES LESS THAN DN150, THE RISER SHALL BE THE SAME SIZE AS THE STORMWATER DRAIN.  
• OTHERWISE NOT LESS THAN DN150

NOTE: AN INLET OR STORMWATER PIT MAY BE USED IN LIEU OF AN INSPECTION EYE.

TYPICAL INSPECTION EYE DETAIL  
NTS

CONCEPT ONLY  
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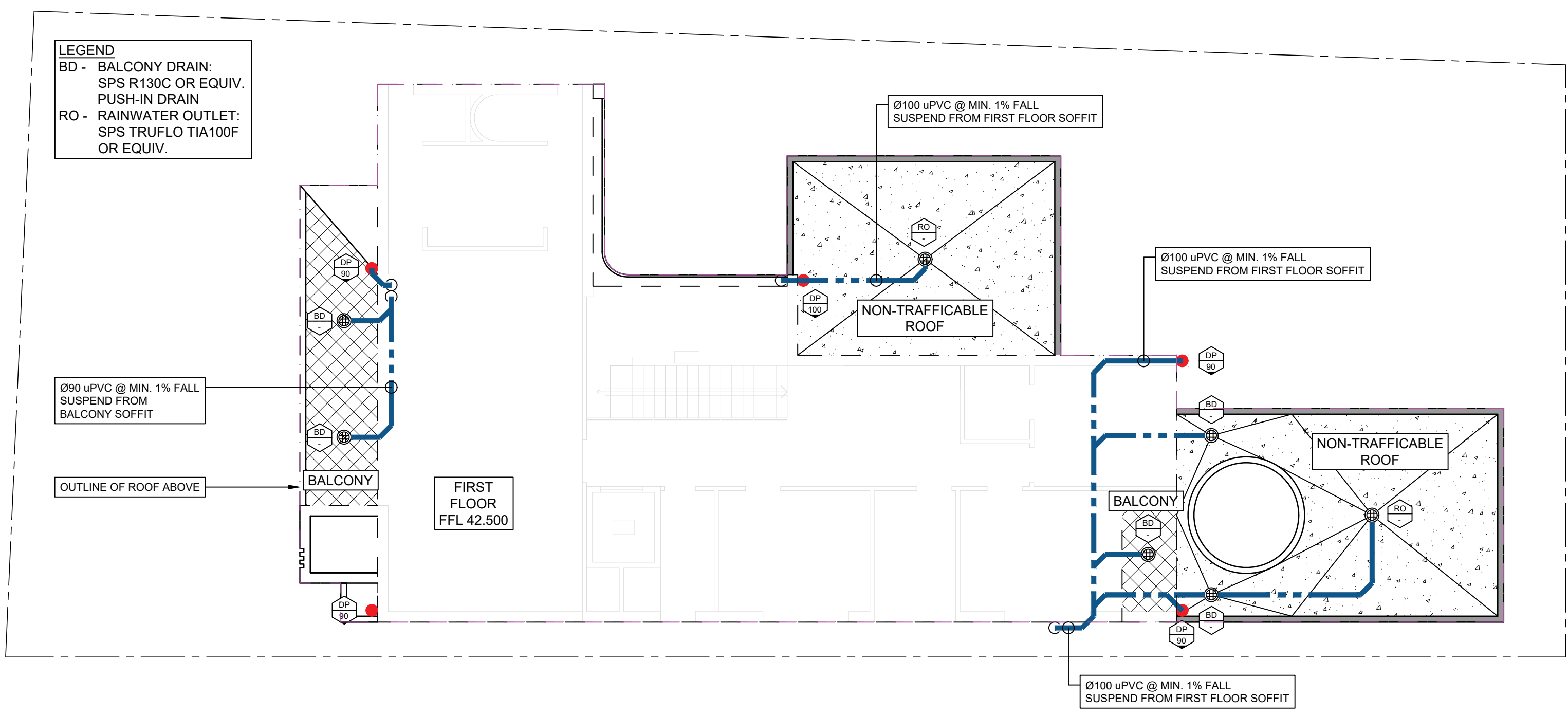
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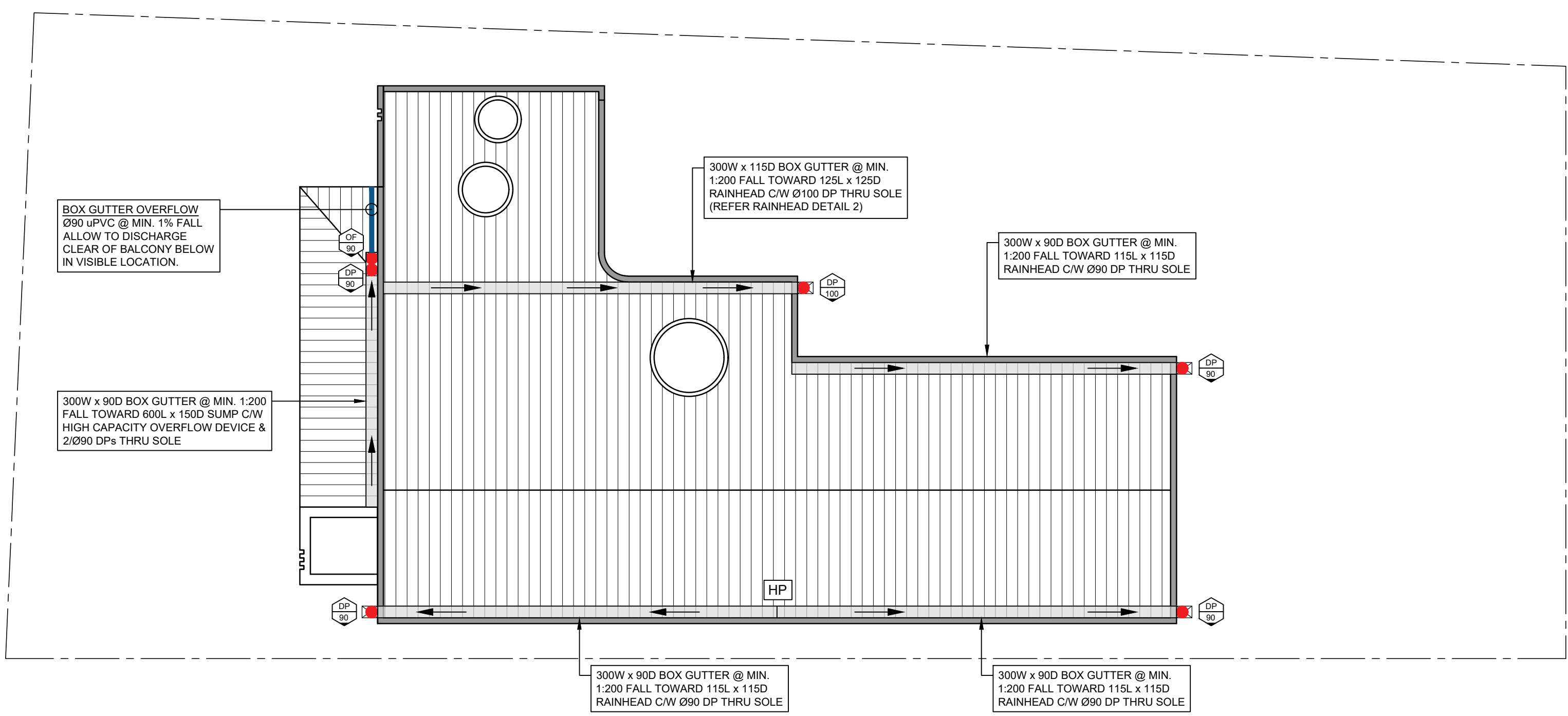
PROPOSED  
SINGLE DWELLING  
AT: 33 RUSSELL STREET, GREENACRE NSW 2190  
CONCEPT GROUND FLOOR  
STORMWATER DRAINAGE PLAN /  
STORMWATER CATCHMENT PLAN

JOB NUMBER: 231043	DWG NUMBER: C002	ORIGINAL SIZE: A1
DESIGNED BY: B.P	DATE: 08/11/2023	
DRAWN BY: B.P	SCALE: AS SHOWN	

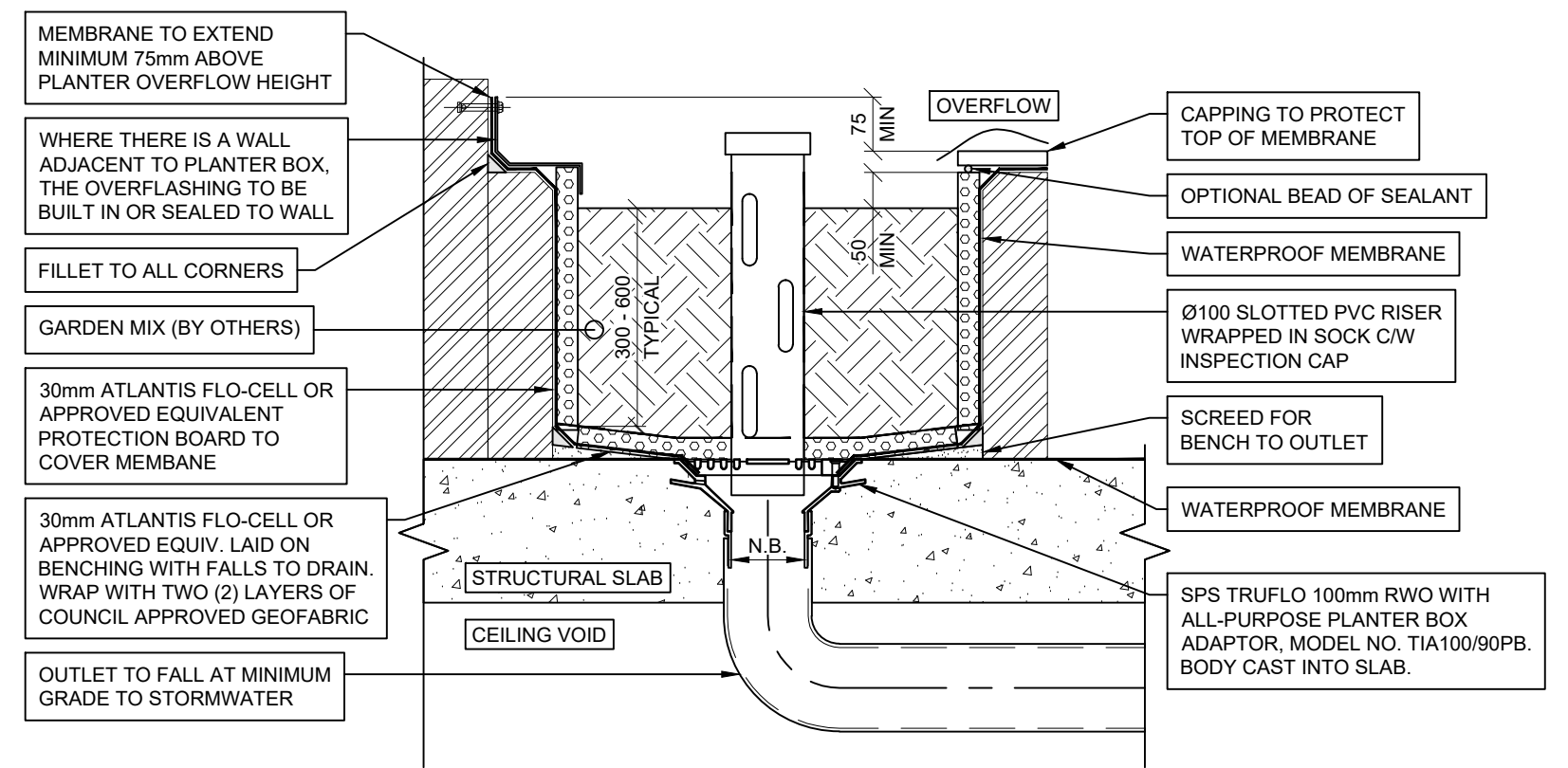




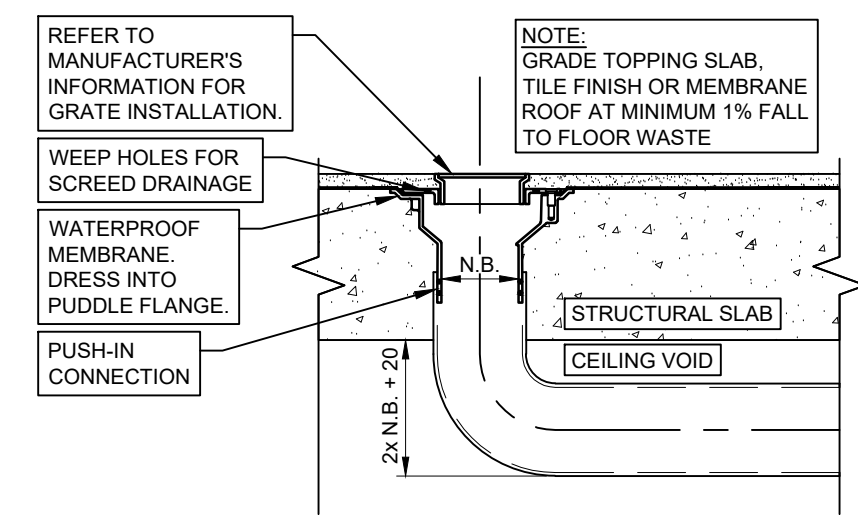
CONCEPT FIRST FLOOR STORMWATER DRAINAGE PLAN  
1:100



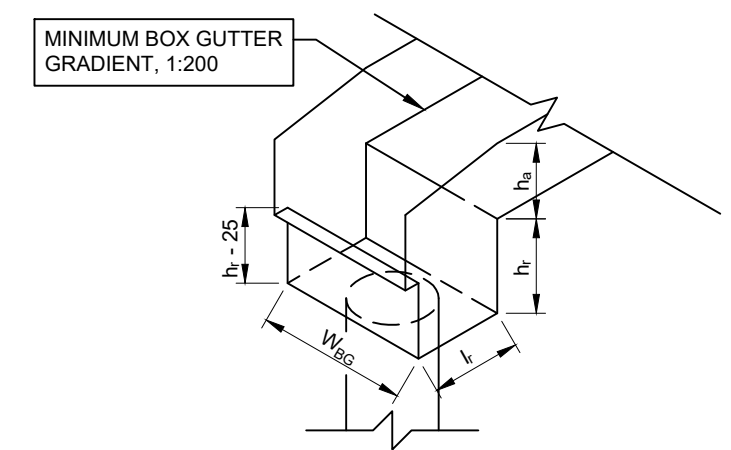
CONCEPT ROOF LEVEL STORMWATER DRAINAGE PLAN  
1:100



TYPICAL PLANTER DRAIN DETAIL  
1:10

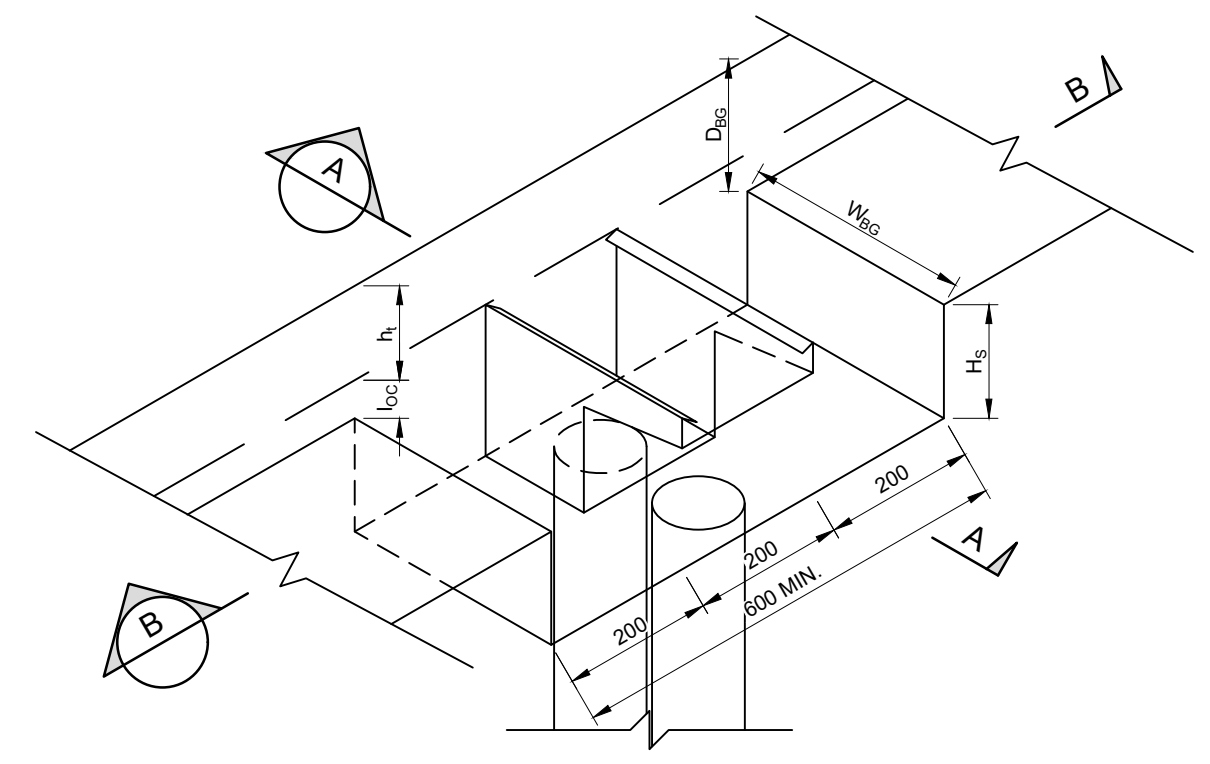


TYPICAL FLOOR WASTE DETAIL  
NTS



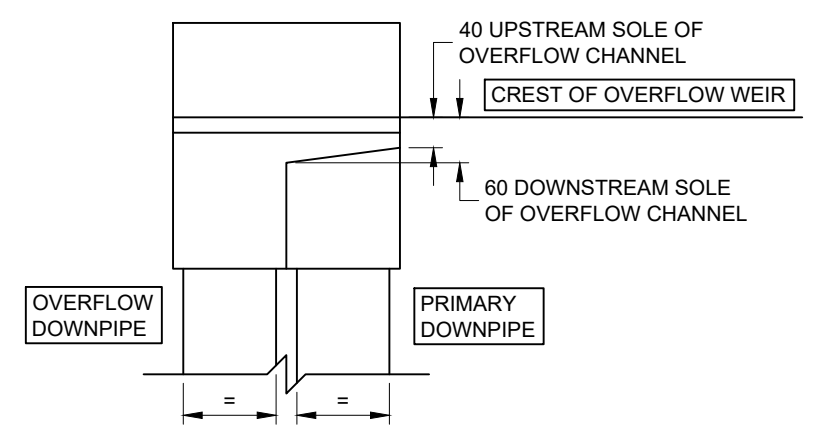
RAINHEAD DIMENSIONS		
RAINHEAD NUMBER	1	2
WIDTH (W <sub>BO</sub> )	300	300
BOX GUTTER DEPTH (h <sub>B</sub> )	90	115
RAINHEAD DEPTH (h <sub>1</sub> )	115	125
LENGTH (L)	115	125
DOWNPIPE DIAMETER	90	100

TYPICAL RAINHEAD DETAIL  
NTS

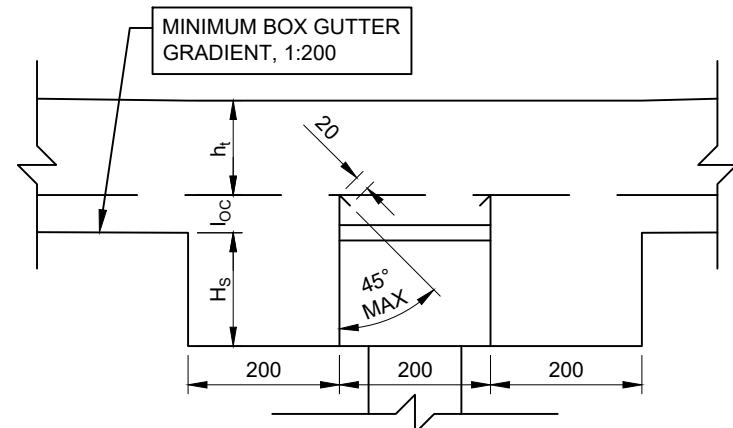


BOX GUTTER DIMENSIONS	
WIDTH (W <sub>BO</sub> )	300
DEPTH (D <sub>BO</sub> )	90
SUMP DEPTH (h <sub>B</sub> )	150
OVERFLOW CREST (l <sub>OC</sub> )	16
HEIGHT OVER CREST (h <sub>1</sub> )	70
DOWNPIPE DIAMETER	90

BOX GUTTER WITH HIGH-CAPACITY OVERFLOW DEVICE DETAIL  
NTS



SECTION A-A



SECTION B-B

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<b>PROPOSED SINGLE DWELLING</b> AT: 33 RUSSELL STREET, GREENACRE NSW 2190		JOB NUMBER: 231043	DWG NUMBER: C003	ORIGINAL SIZE: A1
<b>CONCEPT FIRST FLOOR / ROOF STORMWATER DRAINAGE PLANS / DETAILS</b>		DESIGNED BY: B.P	DATE: 08/11/2023	
		DRAWN BY: B.P	SCALE: AS SHOWN	