

PROPOSED DEVELOPMENT

STORMWATER_220628_40 BRYANT ST, PADSTOW

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GENERAL NOTES

1. THESE PLANS SHALL BE READ IN CONJUNCTION WITH OTHER RELEVANT CONSULTANTS' PLANS, SPECIFICATIONS, CONDITIONS OF DEVELOPMENT CONSENT AND CONSTRUCTION CERTIFICATE REQUIREMENTS.

2. WHERE THESE PLANS ARE NOTED FOR DEVELOPMENT APPLICATION PURPOSES ONLY, THEY SHALL NOT BE USED FOR OBTAINING A CONSTRUCTION CERTIFICATE NOR USED FOR CONSTRUCTION PURPOSES.

3. SUBSOIL DRAINAGE SHALL BE DESIGNED AND DETAILED BY THE STRUCTURAL ENGINEER. SUBSOIL DRAINAGE SHALL BE CONNECTED INTO THE STORMWATER SYSTEM IDENTIFIED ON THESE PLANS.

STORMWATER CONSTRUCTION NOTES

1. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH AS/NZS 3500 (CURRENT EDITION) AND THE REQUIREMENTS OF THE LOCAL COUNCIL'S POLICIES AND CODES.

2. THE MINIMUM SIZES OF THE STORMWATER DRAINS SHALL NOT BE LESS THAN DN90 FOR CLASS 1 BUILDINGS AND DN100 FOR OTHER CLASSES OF BUILDING OR AS REQUIRED BY THE REGULATORY AUTHORITY AND SHALL BE SEWER GRADE uPVC TYPE S88 MIN.

3. THE MINIMUM GRADIENT OF STORMWATER DRAINS SHALL BE 1%, UNLESS NOTED OTHERWISE.

4. COUNCIL'S TREE PRESERVATION ORDER IS TO BE STRICTLY ADHERED TO. NO TREES SHALL BE REMOVED UNTIL PERMIT IS OBTAINED.

5. PUBLIC UTILITY SERVICES ARE TO BE ADJUSTED AS NECESSARY AT THE CLIENT'S EXPENSE.

6. ALL PITS TO BE BENCHED AND STREAMLINED. PROVIDE STEP IRONS FOR ALL PITS OVER 1.2m DEEP.

7. MAKE SMOOTH JUNCTION WITH ALL EXISTING WORK.

8. VEHICULAR ACCESS AND ALL SERVICES TO BE MAINTAINED AT ALL TIMES TO ADJOINING PROPERTIES AFFECTED BY CONSTRUCTION.

9. SERVICES SHOWN ON THESE PLANS HAVE BEEN LOCATED FROM INFORMATION SUPPLIED BY THE RELEVANT AUTHORITIES AND FIELD INVESTIGATIONS AND ARE NOT GUARANTEED COMPLETE NOR CORRECT. IT IS THE CLIENT & CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL PRIOR TO CONSTRUCTION.

10. ANY VARIATION TO THE WORKS AS SHOWN ON THE APPROVED DRAWINGS ARE TO BE CONFIRMED BY SYJ CONSULTING ENGINEERS PRIOR TO THEIR COMMENCEMENT.

EXISTING SERVICE LEGENDS

NOTES: ALL EXISTING SERVICE LINES ARE DRAWN SCHEMATICALLY AND NOT TO BE USED FOR CONSTRUCTION.

—●—●—●—

EXISTING SEWER MAIN

—●—●—●—

EXISTING UNDERGROUND ELECTRICITY LINE

—●—●—●—

EXISTING UNDERGROUND COMMUNICATION LINE

—●—●—●—

EXISTING UNDERGROUND WATER MAIN

DRAWING INDEX	
DRAWING NO.	DRAWING TITLE
D001	COVER SHEET
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D050	SITE EROSION AND SEDIMENTAL CONTROL PLAN

SEDIMENT AND EROSION CONTROL

1. THESE NOTES ARE TO BE READ IN CONJUNCTION WITH LANDCOM'S SOILS AND CONSTRUCTION 'MANAGING URBAN STORMWATER'.

2. SEDIMENT AND EROSION CONTROL SHALL BE IMPLEMENTED PRIOR TO AND MAINTAINED DURING AND AFTER THE CONSTRUCTION WORKS.

3. SOIL AND SEDIMENT CONTROL DEVICES SHALL BE AS SHOWN IN THE DRAWINGS. THE CONTRACTOR SHALL REGULARLY MAINTAIN ALL SEDIMENT AND EROSION CONTROL DEVICES AND REMOVE ACCUMULATED SEDIMENT FROM SUCH DEVICES BEFORE 50% CAPACITY IS USED. ALL THE ACCUMULATED SEDIMENT SHALL BE RE-SPREAD OR REMOVED IN ACCORDANCE WITH THE SUPERINTENDENTS INSTRUCTIONS. THE DEVICES SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL SUCH TIME AS THE DISTURBED AREAS HAVE BEEN REHABILITATED TO A CONDITION SATISFACTORY TO THE SUPERINTENDENT.

4. NO DISTURBANCE OF SITE PERMITTED OTHER THAN THE IMMEDIATE AREA OF THE WORKS.

5. COUNCIL TO RE-INSPECT TREES PRIOR TO THE CONSTRUCTION WORKS COMMENCING.

6. NO TREES ARE TO BE REMOVED WITHOUT PRIOR COUNCIL CONSENT.

7. VEHICULAR ACCESS TO THE SITE SHALL BE CONTROLLED THROUGH THE ACCESS POINTS IDENTIFIED ON THE DRAWINGS. VEHICLES NOT REQUIRED IN THE PERFORMANCE OF THE WORKS SHALL BE PARKED OFF SITE AWAY FROM DISTURBED AREAS.

8. A VEHICLE WASHDOWN BAY INCLUDING A 25mmØ HOSE SHALL BE PROVIDED.

9. THESE PLANS ARE SUPPLEMENTARY TO THE CONTRACTORS EMP FOR CONSTRUCTION AND SHALL BE READ IN CONJUNCTION WITH THE BUILDING CONTRACTORS E&S&S PLANS

10. THE CONTRACTOR SHALL ENSURE TEMPORARY CONTROLS DO NOT DAMAGE EXISTING STRUCTURES.

11. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED PRIOR TO SITE DISTURBANCE.

12. ALL SEDIMENT CONTROL STRUCTURES TO BE INSPECTED FOLLOWING EACH RAINFALL EVENT FOR STRUCTURAL DAMAGE AND ALL TRAPPED SEDIMENT TO BE REMOVED TO A NOMINATED SITE.

13. THE CONTRACTOR SHALL INFORM ALL SUB-CONTRACTORS OF THEIR OBLIGATIONS UNDER THE EROSION AND SEDIMENT CONTROL PLAN

14. ALL FILLS ARE TO BE LEFT WITH A LIP AT THE TOP OF THE SLOPE AT THE END OF THE DAYS ACTIVITIES.

15. THE CONTRACTOR MUST ENSURE THE SUITABILITY AND INTEGRITY OF ALL WORKS AT THE END OF EACH DAYS WORK.

16. NOMINATED UNDISTURBED AREAS SHALL BE BARRICADED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

17. PUBLIC ROADS ARE TO BE SWEEPED FREE OF DEBRIS RESULTING FROM CONSTRUCTION ACTIVITIES. SWEEPING SHALL BE UNDERTAKEN AT A MINIMUM TWICE WEEKLY.

18. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE LOCATED ON EXISTING ACCESS TRACKS OR ROADWAYS SO AS NOT TO ENCROACH ON TRAFFIC. ALL EROSION CONTROL MEASURES PLACED SHALL BE CLEARLY IDENTIFIABLE DURING BOTH DAY AND NIGHT. EROSION CONTROL MEASURES SHALL BE COORDINATED WITH THE CONTRACTORS TRAFFIC MANAGEMENT PLANS IN ORDER TO LIMIT 'CLUTTERING' OF THE EXISTING TRAFFICABLE AREAS.

19. PROVIDE 150mm TOPSOIL WITH TURF OR GRASS SEEDING ON ALL BATTERS & DISTURBED AREAS.

20. TURFED AREAS ADJACENT TO CONSTRUCTION AREA ARE TO BE MAINTAINED TO PROVIDE A VEGETATED BUFFER STRIP.

21. THE CONTRACTOR SHALL STRIP AND STOCKPILE TOPSOIL PRIOR TO EXCAVATION OR FILLING. TOPSOIL SHALL BE RESPREAD ON THE COMPLETION OF EARTHWORKS.

22. THE CONTRACTOR SHALL STABILISE ALL DISTURBED AREAS AND STOCKPILES WITHIN 14 DAYS.

23. THE CONTRACTOR SHALL INSTALL A MIN. 300mm WIDE STRIP OF TURF BEHIND THE KERB.

24. THE CONTRACTOR SHALL PROVIDE A MIN. 1m WIDE TURFING AROUND ALL SURFACE INLET PITS.



SITE LOCALITY PLAN
NOT TO SCALE

THIS DRAWING HAS BEEN PREPARED USING COLOUR

DIAL BEFORE YOU DIG

www.dialbeforeyoudig.com.au

DIAL 1100

BEFORE YOU DIG

BUILDER TO DETERMINE THE EXACT LOCATIONS OF EXISTING SERVICES PRIOR TO THE START OF ANY CONSTRUCTION WORK. BUILDER TO CONTACT 'DIAL BEFORE YOU DIG' AND THE AUTHORITIES CONCERNED TO CONFIRM THE ACTUAL LOCATIONS OF EXISTING SERVICES. IN THE EVENT THAT ANY OF THE SERVICES MIGHT BE AFFECTED BY STRUCTURAL WORK, STRUCTURAL ENGINEER IS TO BE NOTIFIED AND CONSULTED IMMEDIATELY TO REVIEW THE STRUCTURAL DETAILS AFFECTING THE SERVICES.

C	ISSUE FOR DA APPROVAL	J.S.	L.L.	20/03/2024
B	ISSUE FOR CO-ORDINATION ONLY	J.S.	L.L.	29/01/2024
A	ISSUE FOR CO-ORDINATION ONLY	J.S.	L.L.	12/10/2023
REV	DESCRIPTION	ENG.	DRAFT	DATE

Client
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PROJECT
40 BRYANT STREET
PADSTOW

SHEET SUBJECT

COVER SHEET

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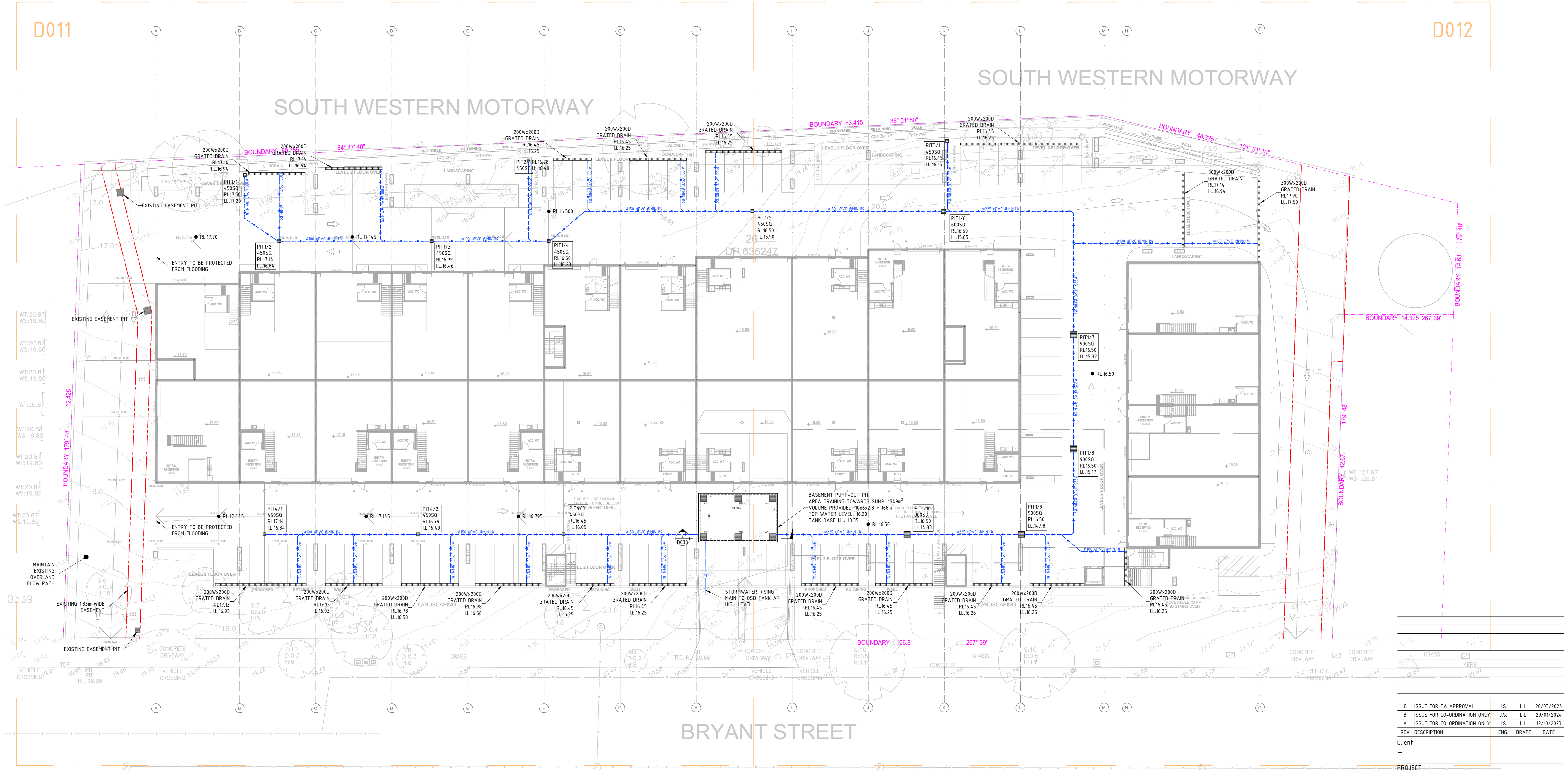
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A5 indicated	L.L.	J.S.
Job No.	Drawing No	Revision
230628	D001	C



BASEMENT STORMWATER GENERAL ARRANGEMENT PLAN
1:250

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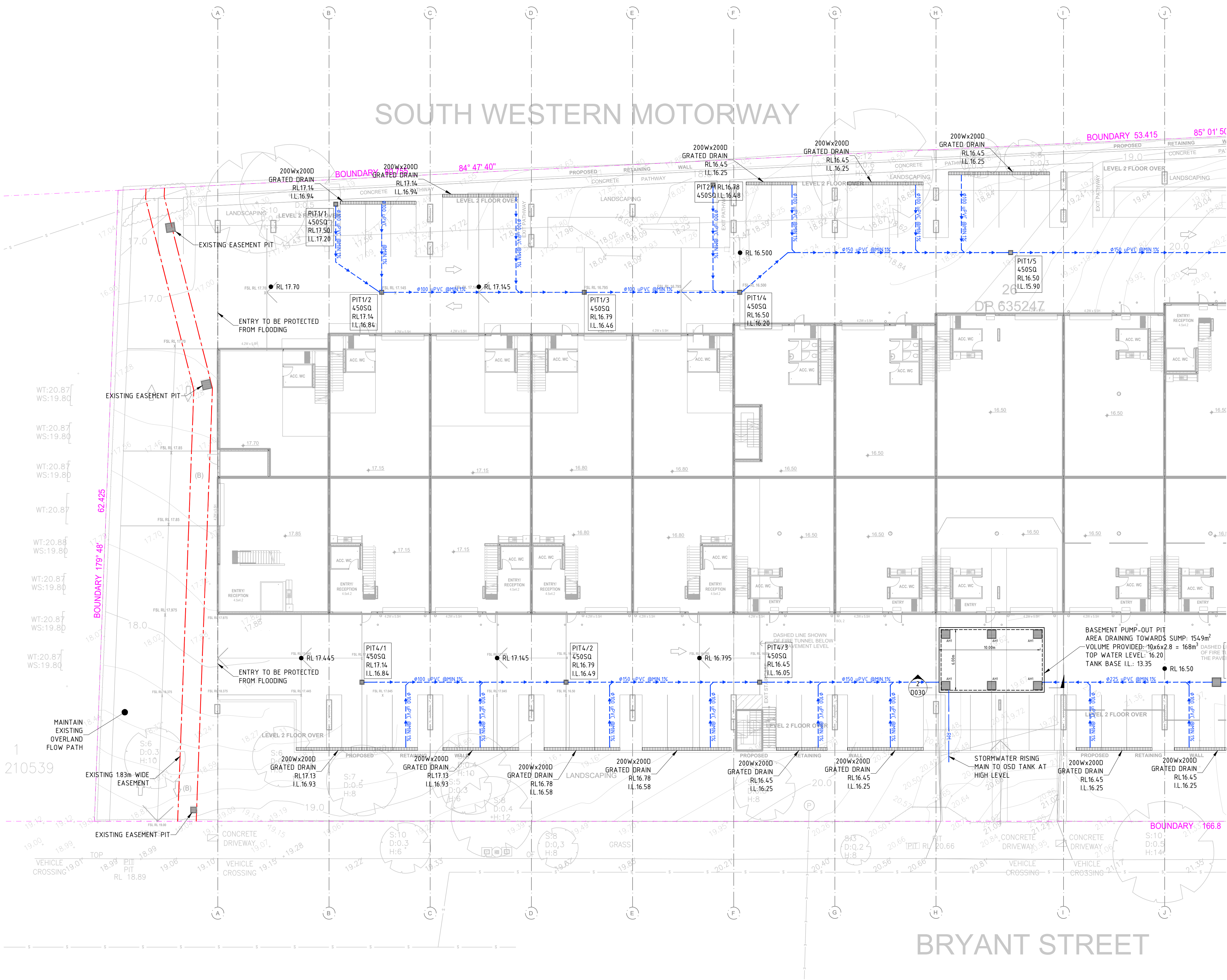
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PADSTOW
SHEET SUBJECT

BASEMENT STORMWATER
GENERAL ARRANGEMENT PLAN

ARCHITECT
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As indicated
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LEGENDS	
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	DENOTES PROPOSED STORMWATER TO RWT
	DENOTES PROPOSED STORMWATER BYPASSING OSD
	DENOTES PROPOSED SUBSOIL DRAINAGE LINE
	DENOTES PIPE OVERCROSSING (MIN.150mm CLEARANCE)
	DENOTES PITS WITH GRATED COVER
	DENOTES PITS WITH SEALED COVER
	DENOTES ROOF GUTTER DOWNPIPE
	DENOTES RAINWATER OUTLET
	DENOTES FLOOR WASTES
	DENOTES FLUSH POINT
	DENOTES DESIGN SURFACE LEVELS
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	DENOTES OUTLET INVERT LEVELS
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	DENOTES SURFACE FLOW DIRECTION
	DENOTES AREA BYPASSING OSD
	DENOTES MASONRY RETAINING WALL TO STRUCTURAL ENGINEER'S DETAILS
	DENOTES SEDIMENT FENCE

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PADSTOW

SHEET SUBJECT

BASEMENT STORMWATER
MANAGEMENT PLAN - 1

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A5
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Drawing No: D011
Authorised: J.S.
Revision: C

BASEMENT STORMWATER MANAGEMENT PLAN - 1
1:200

PUMP STORAGE VOLUME CALCULATION	
AREA DRAINING TOWARDS SUMP:	154.9m ²
100 Yr 2Hr STORM:	52.4mm/Hr
Q = CIA/3600 = 1x52.4x154.9/3600:	22.55L/s
VOLUME REQUIRED:	22.55x(2x60x60) = 162360L = 162.4m ³
STORAGE PROVIDED:	10x6x2.8 = 168m ³
PUMP OUT RATE BASED ON 100Yr 5min STORM, I = 242mm/Hr	
Q = CIA/3600 = 1x242x154.9/3600 = 104L/s	
DUAL PUMP TO BE INSTALLED IN SUMP AND CONNECTED TO CONTROL PANEL WHICH WILL ALLOW FOR THE PUMP TO OPERATE SIMULTANEOUSLY ON HIGH LEVEL AT 104L/s AT 8m HEAD.	

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RWO	DENOTES RAINWATER OUTLET
FLW	DENOTES FLOOR WASTES
FP	DENOTES FLUSH POINT
● RL 27.6	DENOTES DESIGN SURFACE LEVELS
● RL 42.5	DENOTES EXISTING SURFACE LEVELS
● FFL 42.5	DENOTES DESIGN FLOOR FINISH LEVELS
IL _{IN}	DENOTES INLET INVERT LEVELS
IL _{OUT}	DENOTES OUTLET INVERT LEVELS
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BASEMENT STORMWATER
MANAGEMENT PLAN - 2

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230628	D012	C

BASEMENT STORMWATER MANAGEMENT PLAN - 2
1:200

PUMP STORAGE VOLUME CALCULATION

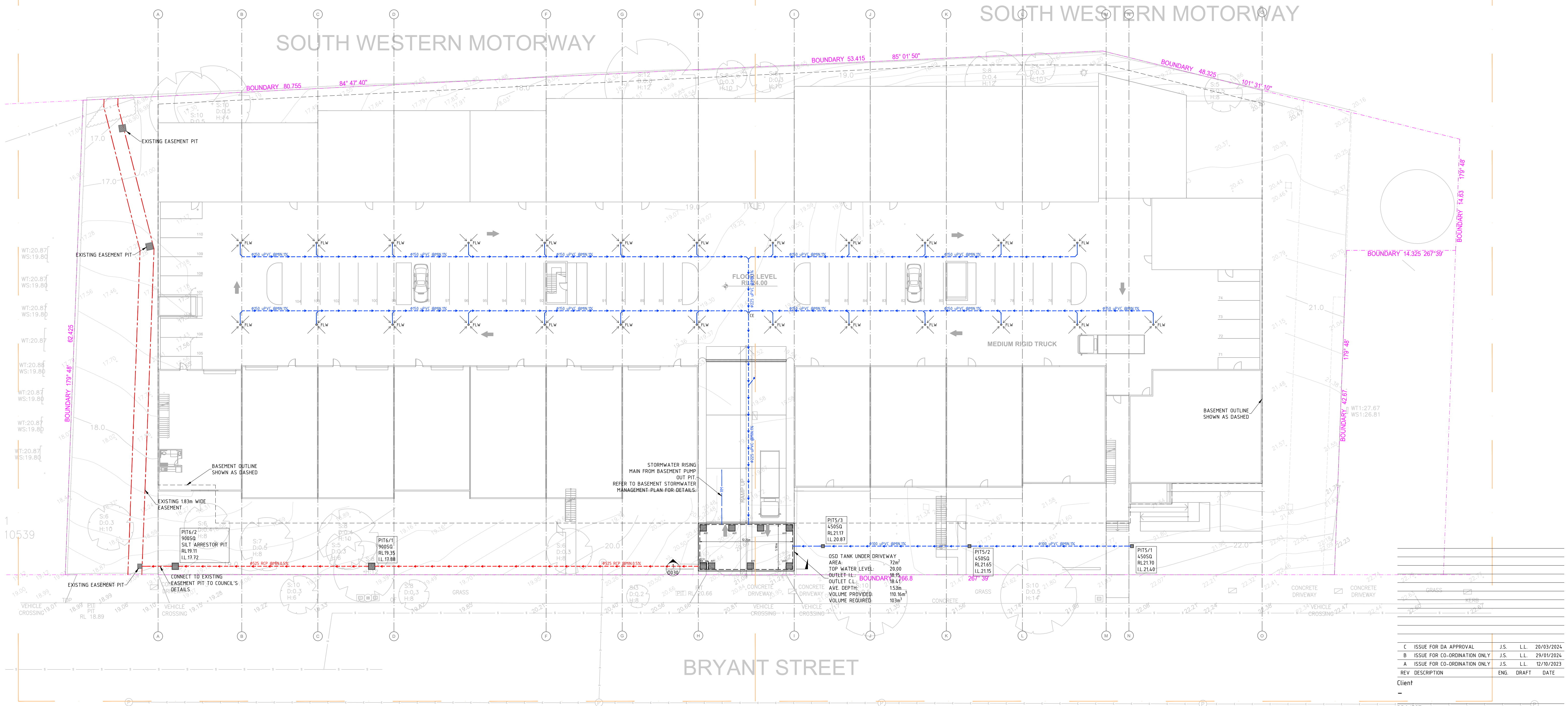
AREA DRAINING TOWARDS SUMP: 1549m²
 100 Yr 2Hr STORM: 52.4mm/Hr
 $Q = CIA/3600 = 1 \times 52.4 \times 1549 / 3600$: 22.55L/s
 VOLUME REQUIRED: 22.55x(2x60x60) = 162360L = 162.4m³
 STORAGE PROVIDED: 10x6x2.8 = 168m³

PUMP OUT RATE BASED ON 100Yr 5min STORM, $I = 242\text{mm/Hr}$
 $Q = CIA/3600 = 1 \times 242 \times 1549 / 3600 = 104\text{L/s}$

DUAL PUMP TO BE INSTALLED IN SUMP AND CONNECTED TO CONTROL PANEL WHICH WILL ALLOW FOR THE PUMP TO OPERATE SIMULTANEOUSLY ON HIGH LEVEL AT 104L/s AT 8m HEAD.

D021

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SITE STORMWATER GENERAL ARRANGEMENT PLAN
1:250

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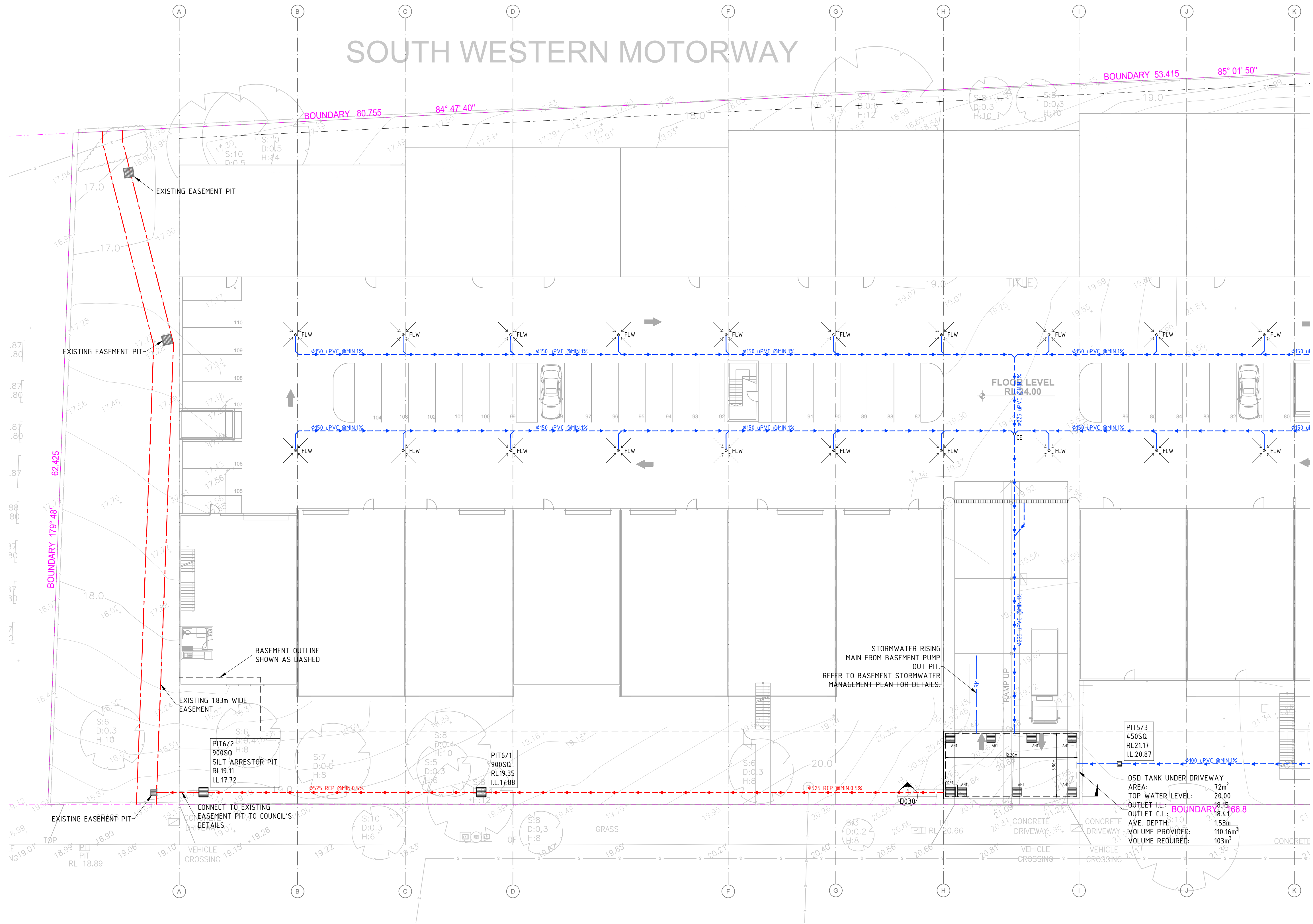
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Job No.	Drawing No	Revision
230628	D020	C



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SITE STORMWATER
MANAGEMENT PLAN - 1

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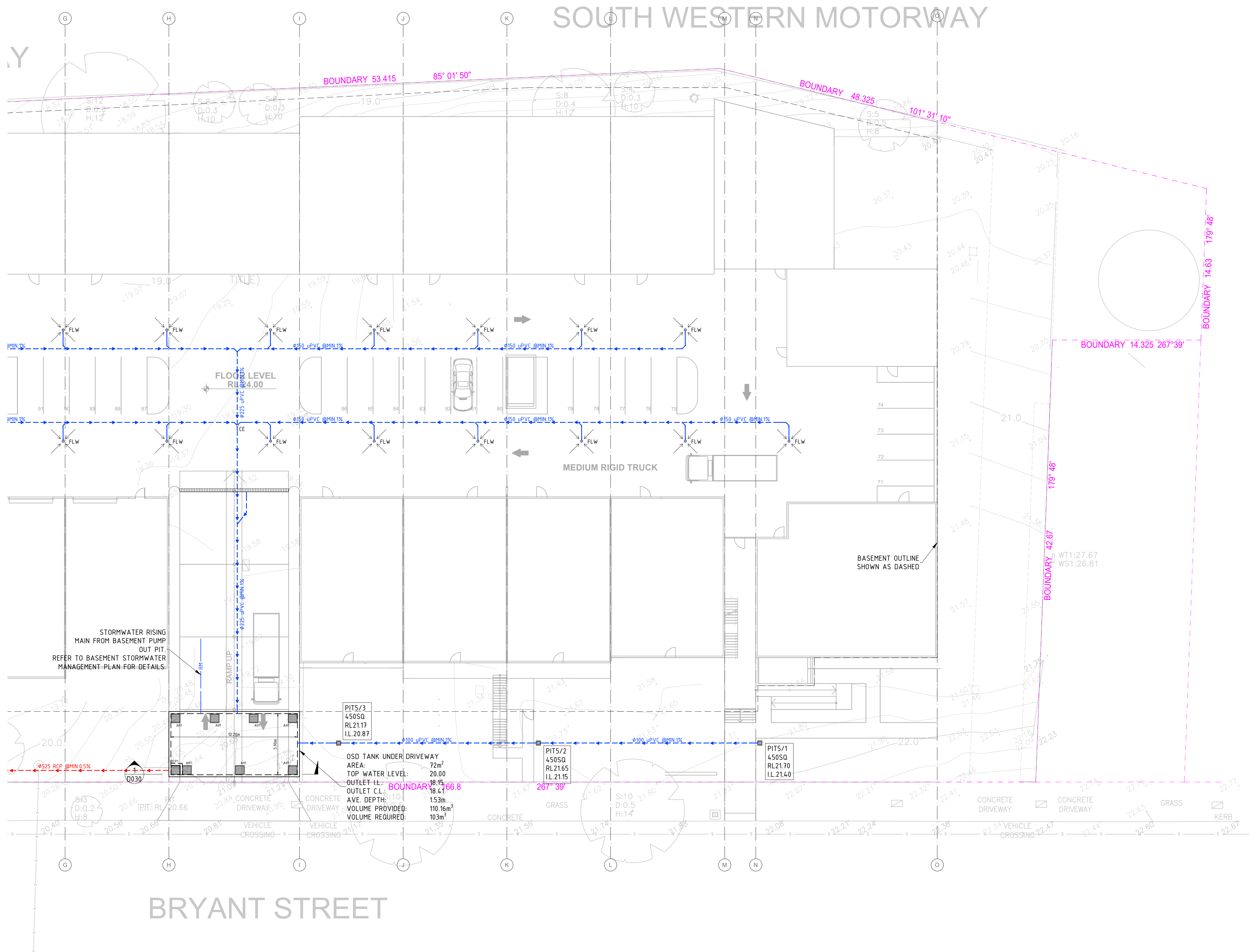
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Job No. 230628	Drawing No. D021	Revision C

SITE STORMWATER MANAGEMENT PLAN - 1
1:200

NOTE: REFER TO DRAINS MODEL_40 BRYANT ST, PADSTOW-REV1
FOR DESIGN DETAILS



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SITE STORMWATER
MANAGEMENT PLAN - 2

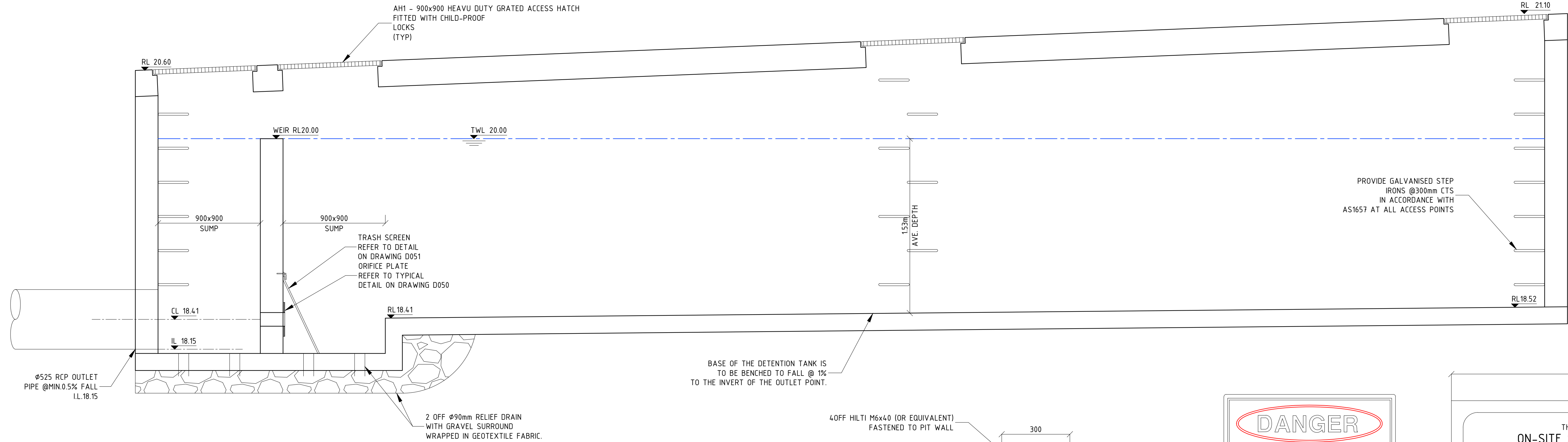
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Drawn
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Drawing No.
D022
Revision
C

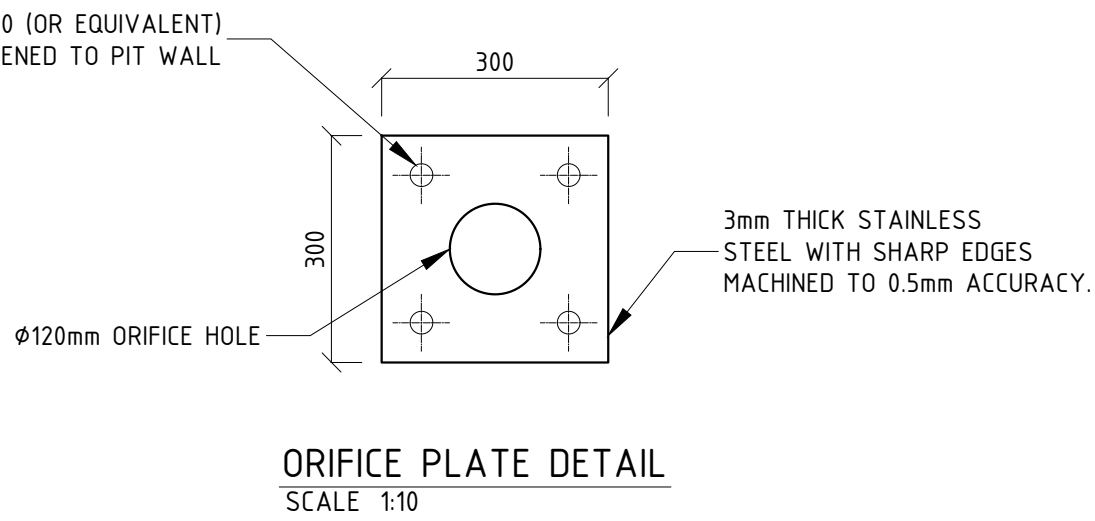
SITE STORMWATER MANAGEMENT PLAN - 2
1:200
NOTE: REFER TO DRAINS MODEL_40 BRYANT ST, PADSTOW-REV1
FOR DESIGN DETAILS



SECTION 1
SCALE 1:20
D020

NOTE: TANK STRUCTURE REFER TO
STRUCTURAL ENGINEER DETAILS

OSD CALCULATION SUMMARY TABLE										
LOT AREA (m ²)	PRE-DEV IMPERVIOUS (%)	POST-DEV IMPERVIOUS (%)	STORM (% AEP)	PRE-DEV FLOW (m ³ /s)	POST-DEV FLOW (m ³ /s)	PIPE OUTFLOW (m ³ /s)	WEIR OUTFLOW (m ³ /s)	BYPASSING OUTFLOW (m ³ /s)	TOTAL PSD (m ³ /s)	OSD VOLUME (m ³) FOR 1% AEP STORM STORAGE
10470 (EXCLUDE OVERLAND FLOW PATH)	85	88.6	1	0.528	0.551	0.039	0.414	0.015	0.468	103
	85	88.6	20	0.289	0.340	0.037	0.192	0.007	0.236	
	85	88.6	50	0.215	0.243	0.037	0.125	0.005	0.167	



DANGER

CONFINED SPACE

NO ENTRY WITHOUT

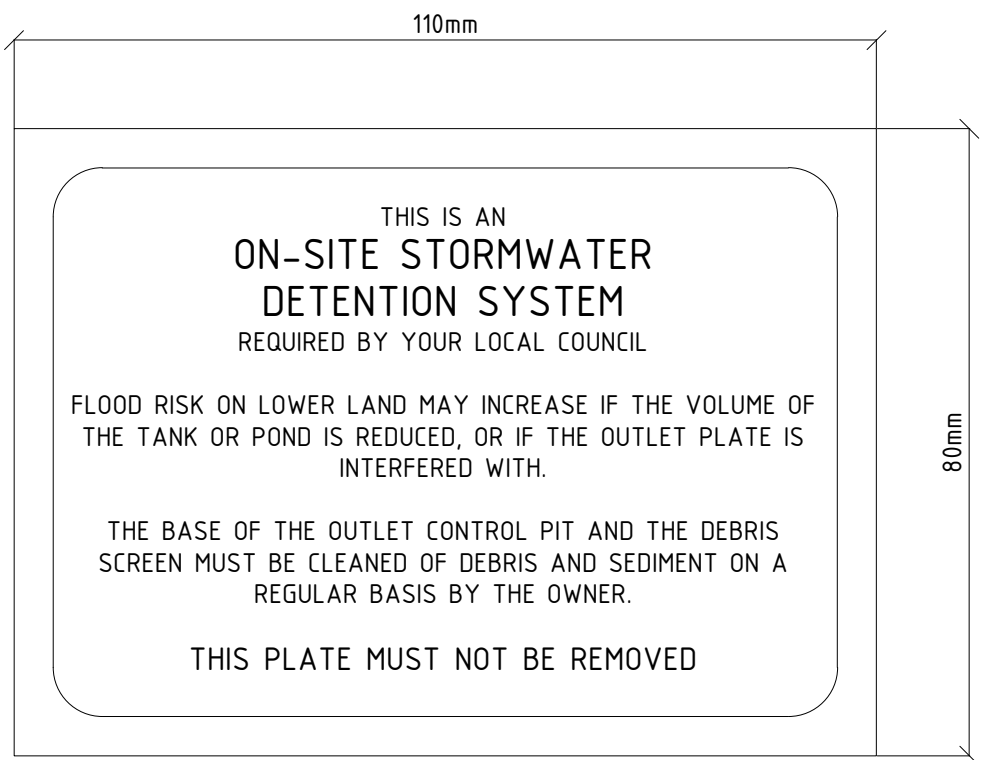
CONFINED SPACE

TRAINING

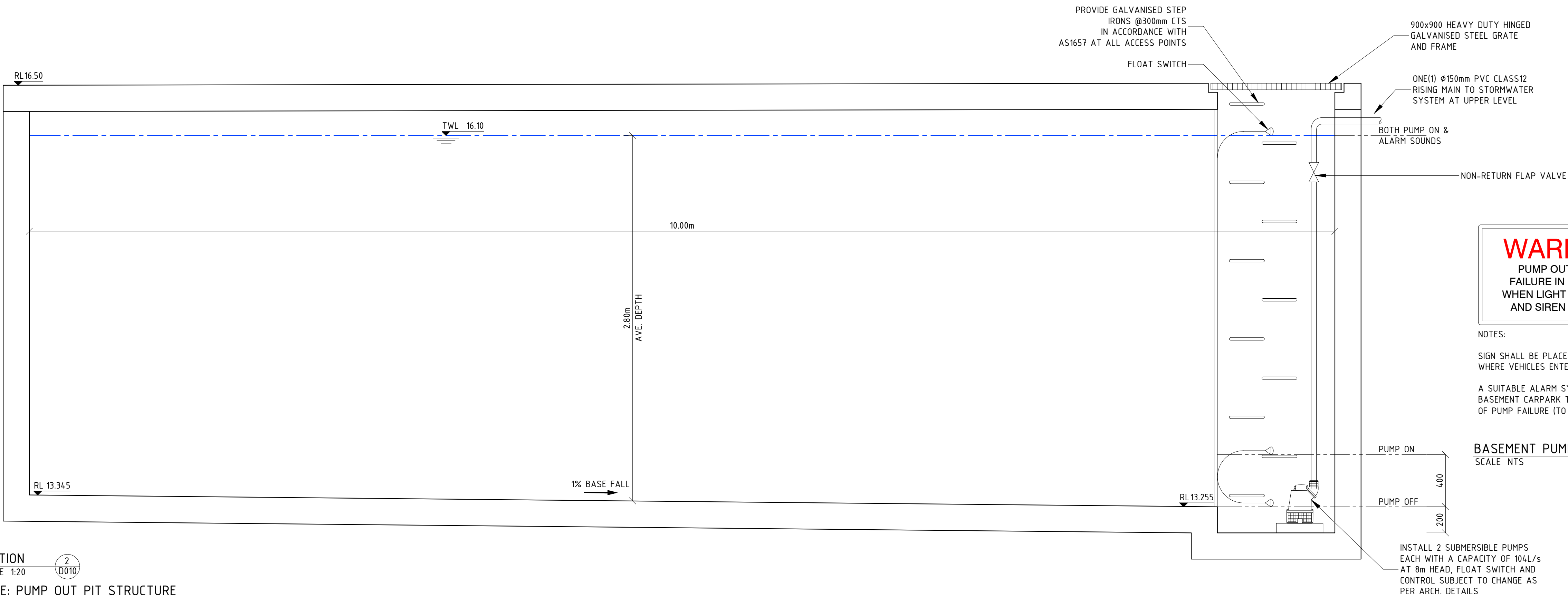
COLOURS:	
"DANGER" AND BACKGROUND	WHITE
ELLIPTICAL AREA	RED
RECTANGLE CONTAINING ELIPSE	BLACK
OTHER LETTERING AND BORDER	BLACK

MATERIALS:
POLYPROPYLENE

CONFINED SPACE SIGN
SCALE NTS



ON-SITE STORMWATER DETENTION SYSTEM SIGN
SCALE NTS



WARNING
PUMP OUT SYSTEM
FAILURE IN BASEMENT
WHEN LIGHT IS FLASHING
AND SIREN SOUNDING

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).

BASEMENT PUMP FAILURE WARNING SIGN

SCALE NTS

C	ISSUE FOR DA APPROVAL	J.S.	L.L.	20/03/2024
B	ISSUE FOR CO-ORDINATION ONLY	J.S.	L.L.	29/01/2024
A	ISSUE FOR CO-ORDINATION ONLY	J.S.	L.L.	12/10/2023
REV	DESCRIPTION	ENG.	DRAFT	DATE

Client

40 BRYANT STREET
PADSTOW

SHEET SUBJECT

STORMWATER DETAILS - 1

ARCHITECT

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ENGINEER

 **SYJ CONSULTING ENGINEERS** CIVIL | STRUCTURAL
FACADE | TRAFFIC | FLOOD

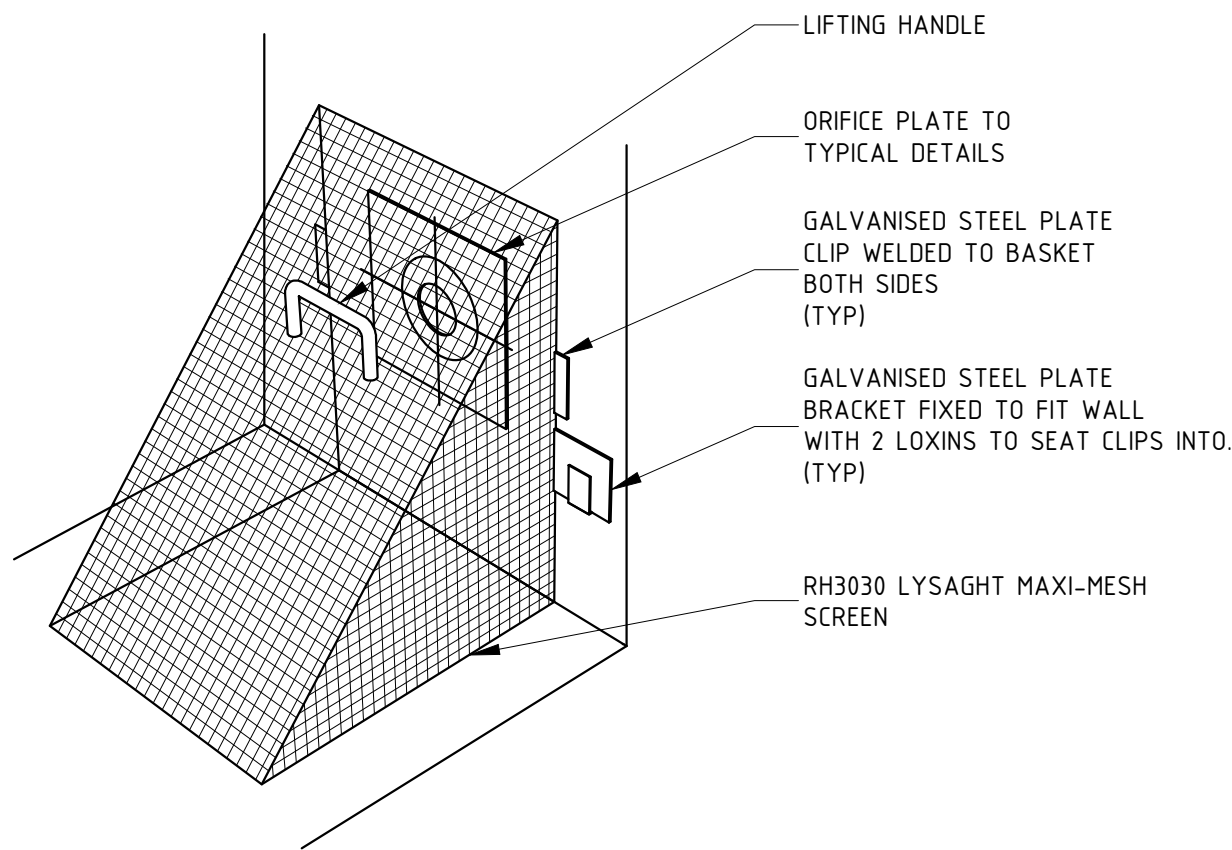
SUITE 604A, 1-5 RAILWAY ST,
CHATSWOOD NSW 2067

M: (02) 9411 3556
E: JACK.SHI@SYJENG.COM.AU
W: WWW.SYJENG.COM.AU

Scale : A1	Drawn	Authorised
As indicated	L.L.	J.S.
Job No.	Drawing No	Revision
230628	D030	C

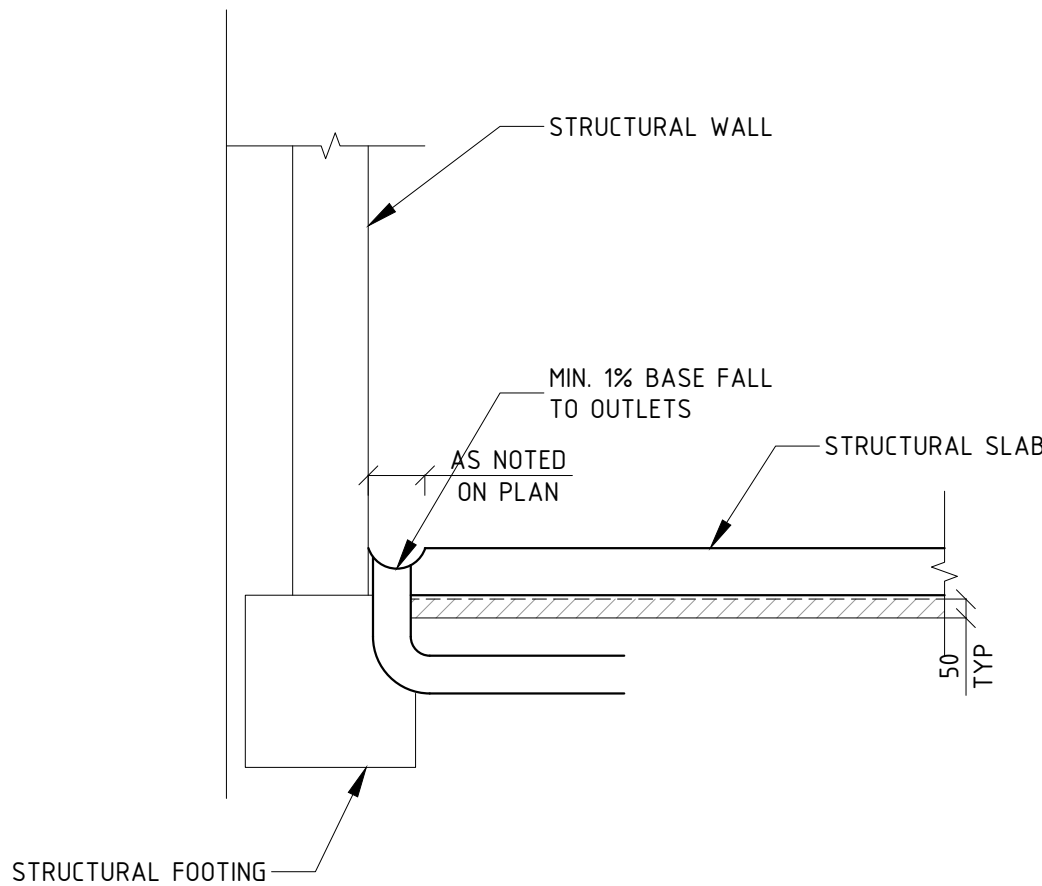
SECTION 2
SCALE 1:20

NOTE: PUMP OUT PIT STRUCTURE
REFER TO STRUCTURAL ENGINEER
DETAILS



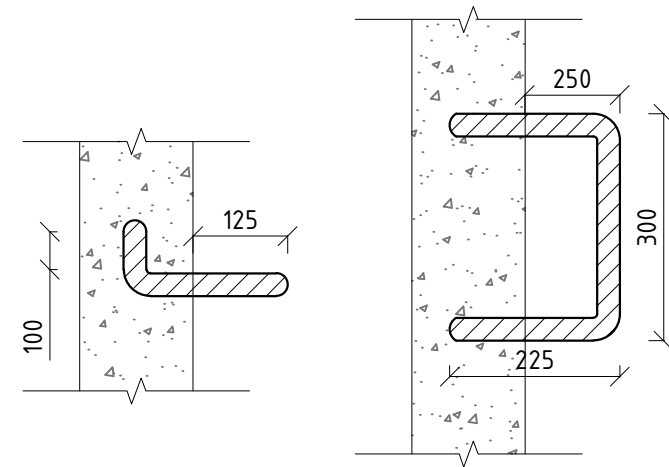
DEBRIS SCREEN DETAIL
SCALE 1:20

1
-



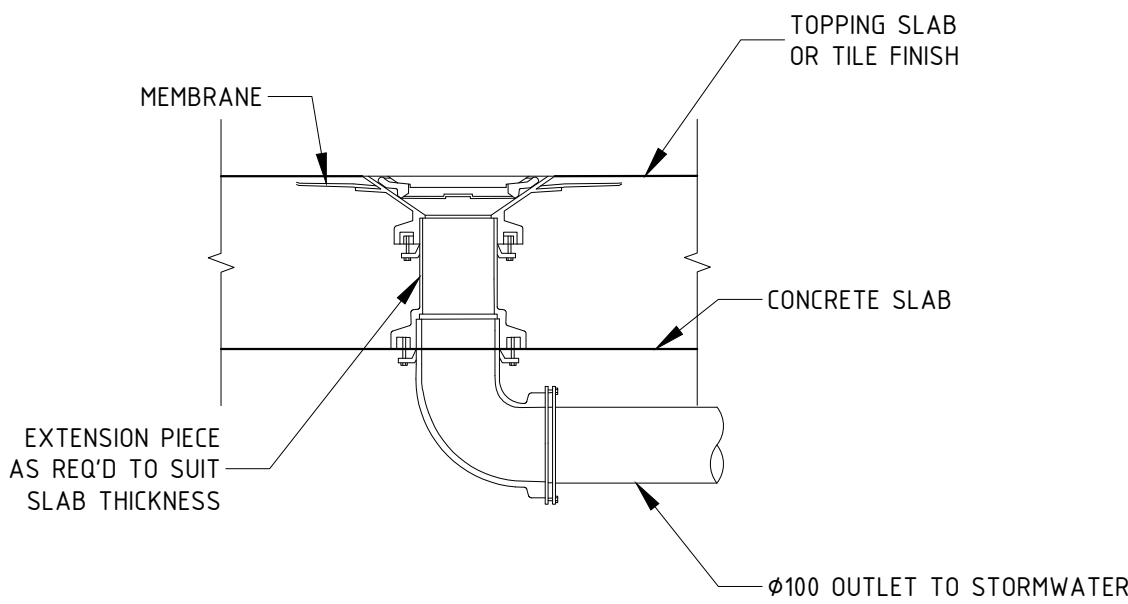
DISH DRAIN DETAIL
SCALE 1:20

2
-



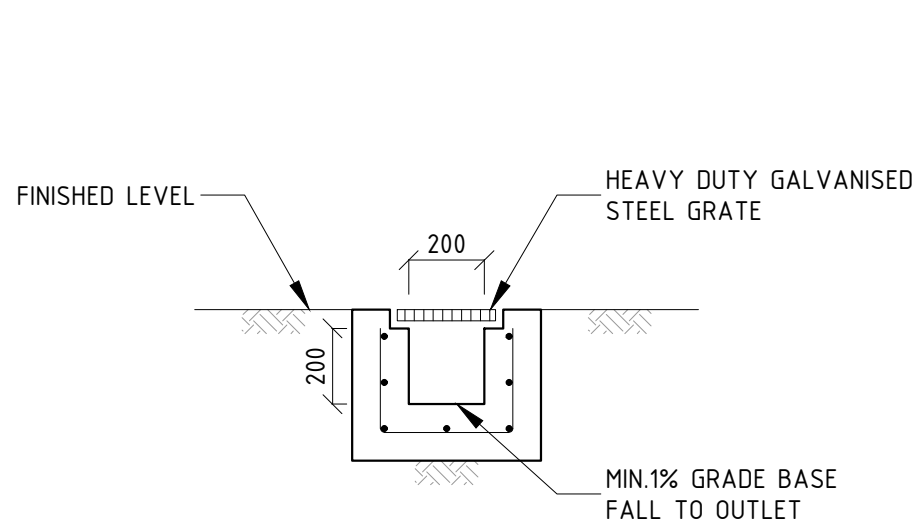
STEP IRONS DETAIL
SCALE 1:10

3
-



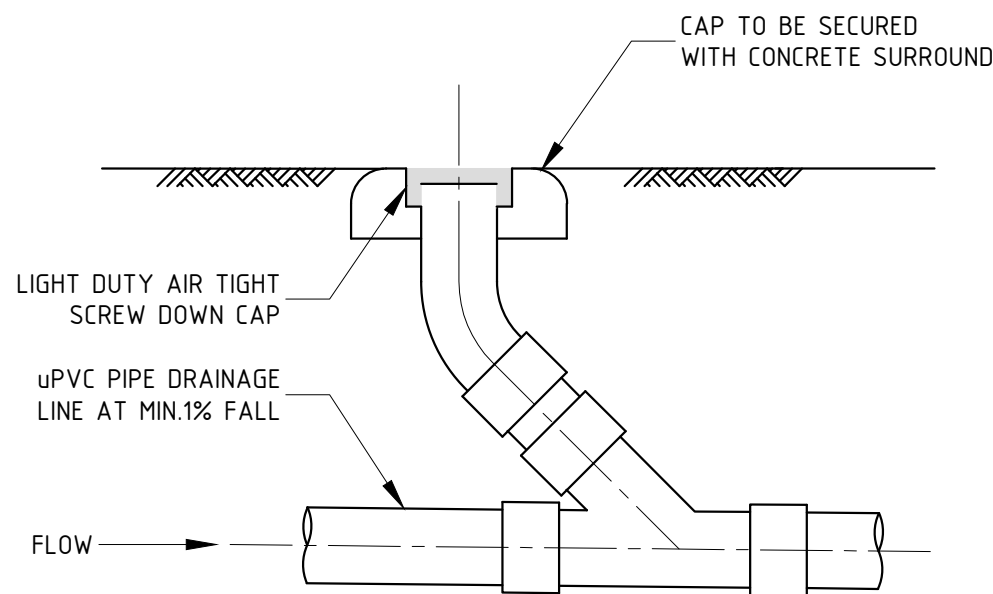
FLOOR DRAIN DETAIL
SCALE 1:10

4
-



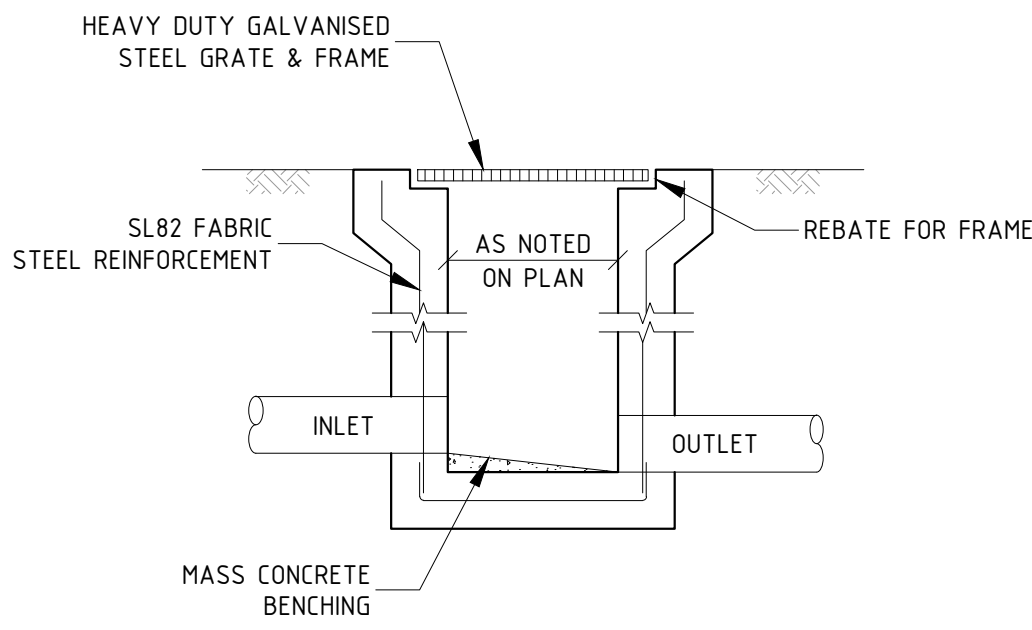
GRATED TRENCH DRAIN
SCALE 1:20

5
-

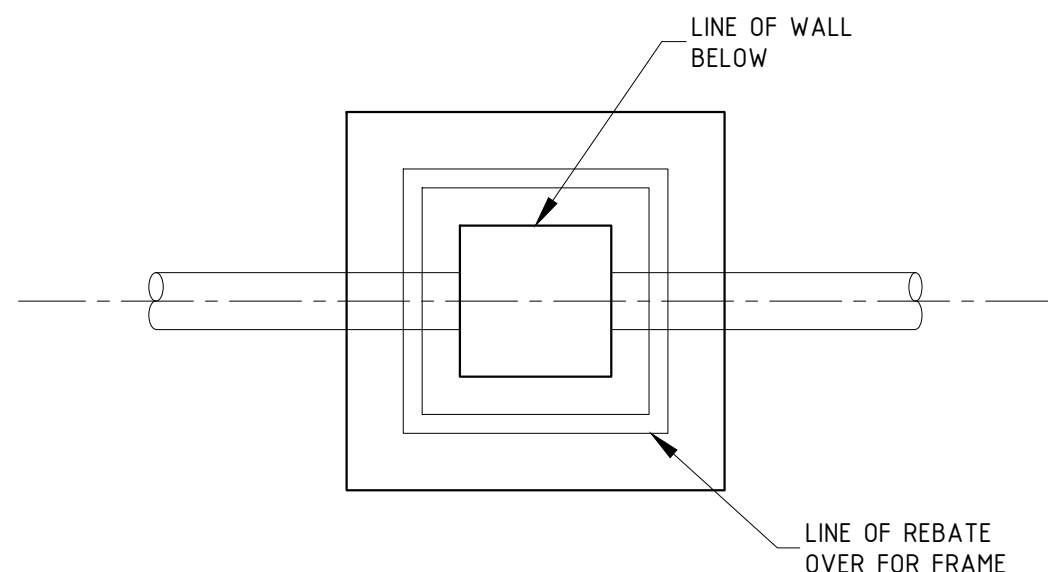


RODDING POINT DETAIL
SCALE 1:10

6
-



SECTION VIEW



PLAN VIEW WITHOUT GRATE

TYPICAL PIT DETAIL
SCALE 1:20

7
-



RAINWATER SIGN
SCALE NTS

8
-

LEGEND:
BACKGROUND IS YELLOW
TEXT IS WHITE ON BLACK
BACKGROUND

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Client
-

PROJECT

40 BRYANT STREET
PADSTOW

SHEET SUBJECT

STORMWATER DETAILS - 2

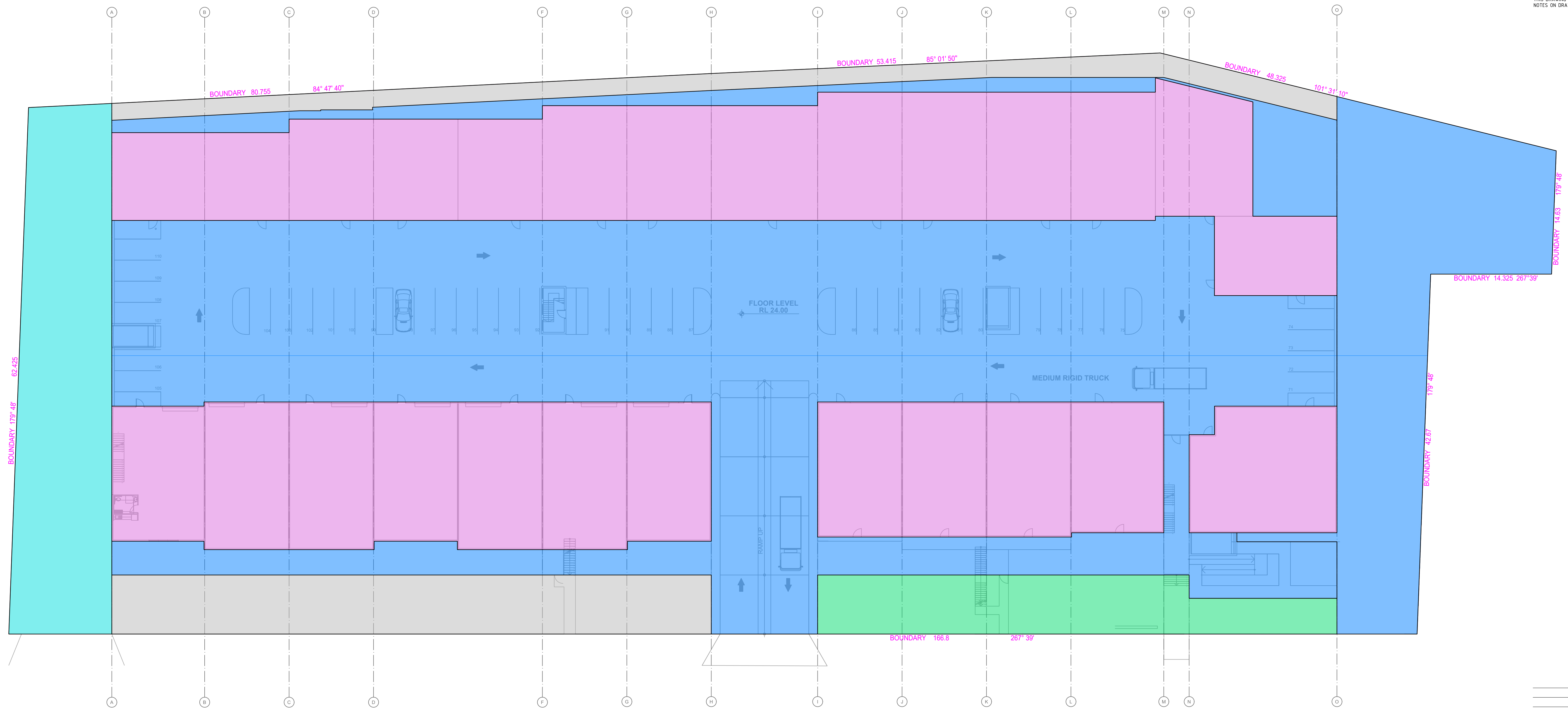
ARCHITECT
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Scale : A1 As indicated	Drawn L.L.	Authorised J.S.
Job No. 230628	Drawing No D031	Revision C



POST DEVELOPMENT SITE CATCHMENTS PLAN
1:250

POST-DEVELOPMENT SITE CATCHMENTS		
TERRAIN	AREA(m ²)	PERCENTAGE (%)
ROOF AREA	4048.2	36.3
GROUND AREA	5225.8	46.8
LANDSCAPE AREA	382.1	3.4
BYPASS AREA	813.8	7.3
OVERLAND FLOWPATH	690.2	6.2
TOTAL	1166.2	100.0

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PADSTOW

SHEET SUBJECT

POST DEVELOPMENT SITE CATCHMENTS PLAN

ARCHITECT

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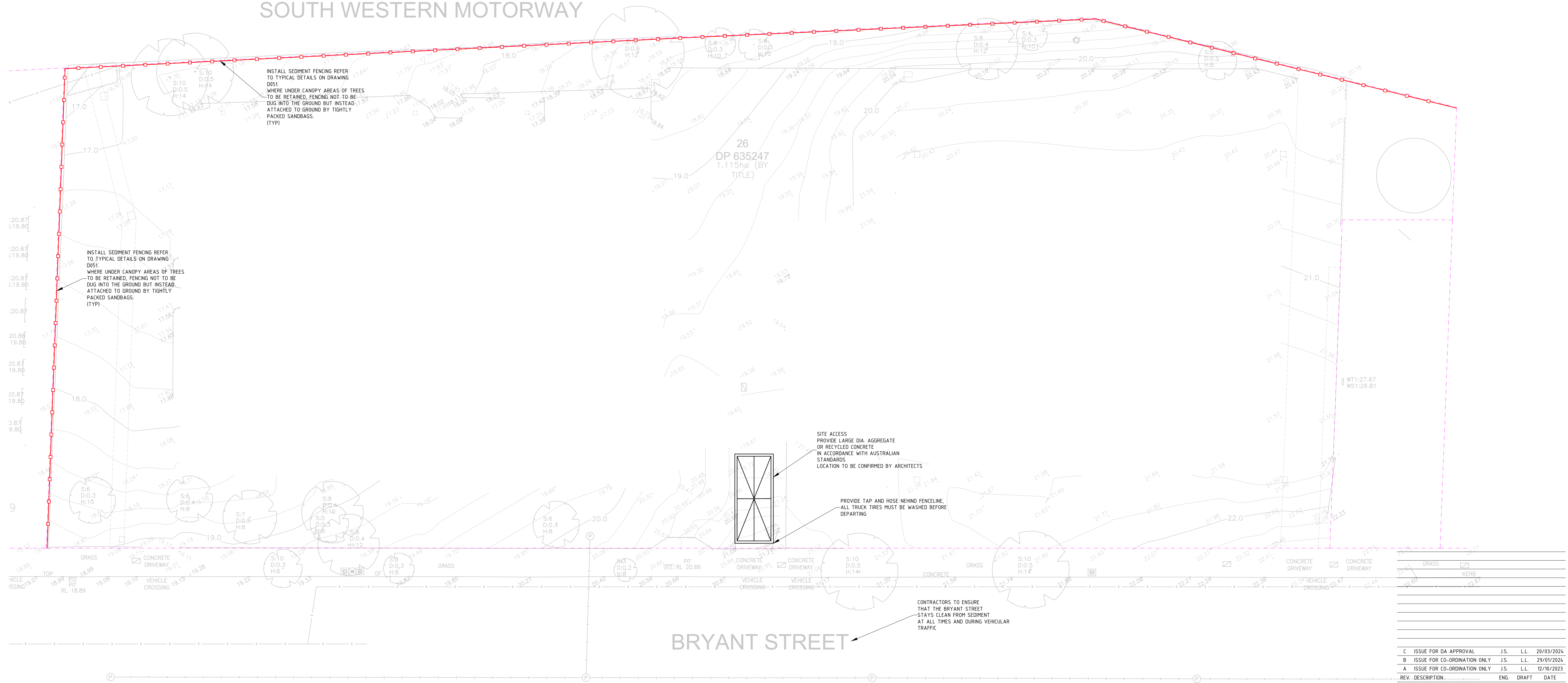
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Scale : A1	Drawn	Authorised
As	L.L.	J.S.

Job No.	Drawing No	Revision
230628	D040	C

SOUTH WESTERN MOTORWAY

SOUTH WESTERN MOTORWAY



SITE EROSION AND SEDIMENTAL CONTROL PLAN
1:250

C	ISSUE FOR DA APPROVAL	J.S.	L.L.	20/03/2024
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SITE EROSION AND SEDIMENTAL CONTROL PLAN

ARCHITECT

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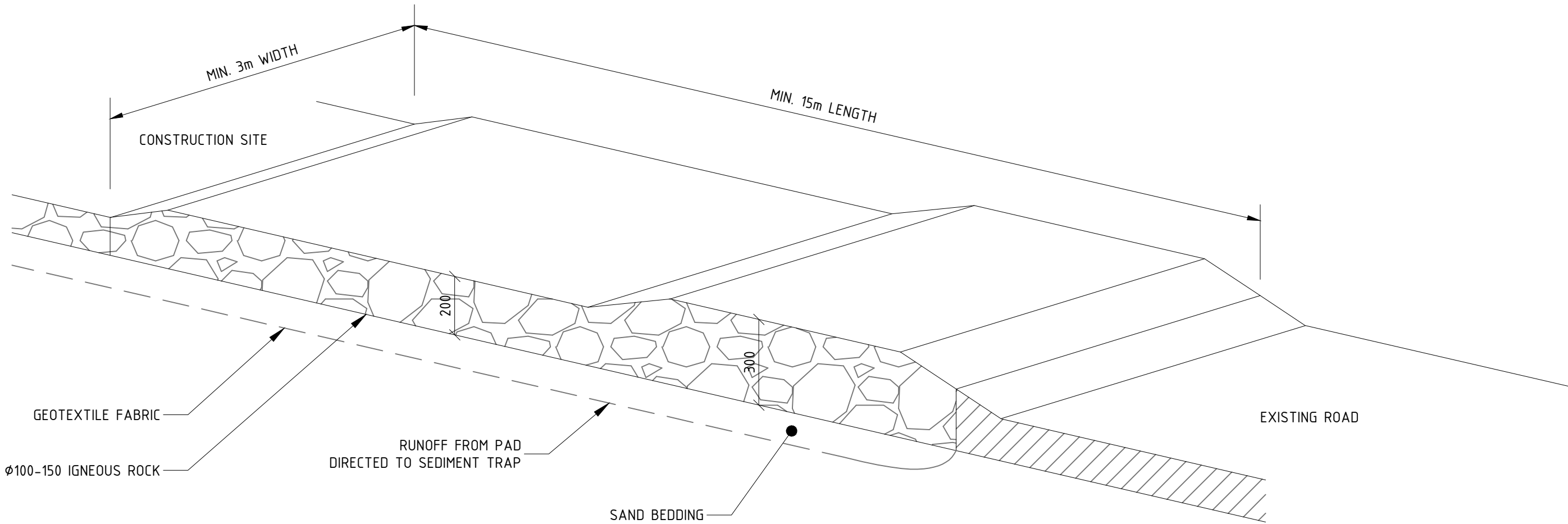
ENGINEER

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ENGINEERS CIVIL & STRUCTURAL
FACADE TRAFFIC FLOOD

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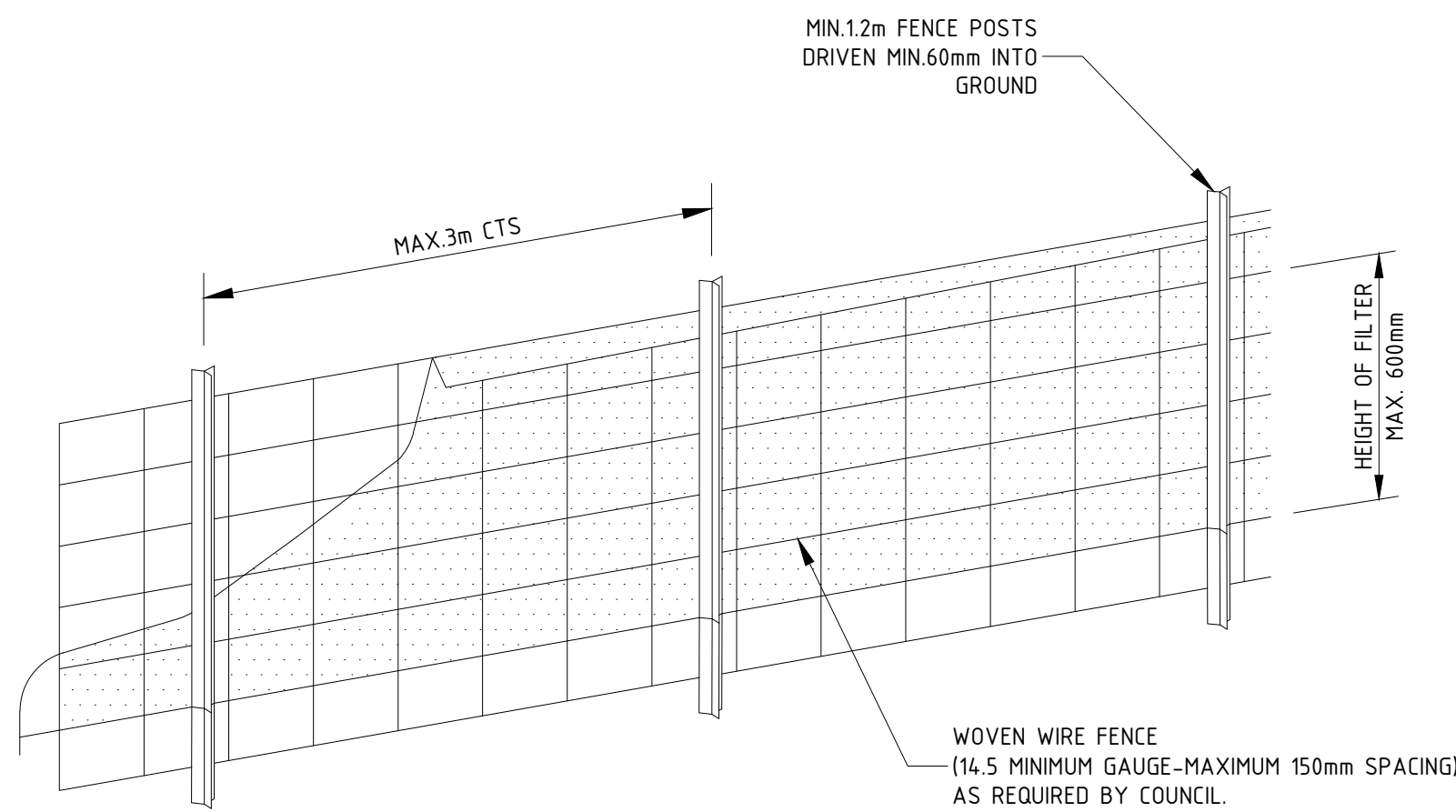
Scale : A1	Drawn	Authorised
As	L.L.	J.S.

Job No.	Drawing No	Revision
230628	D050	C

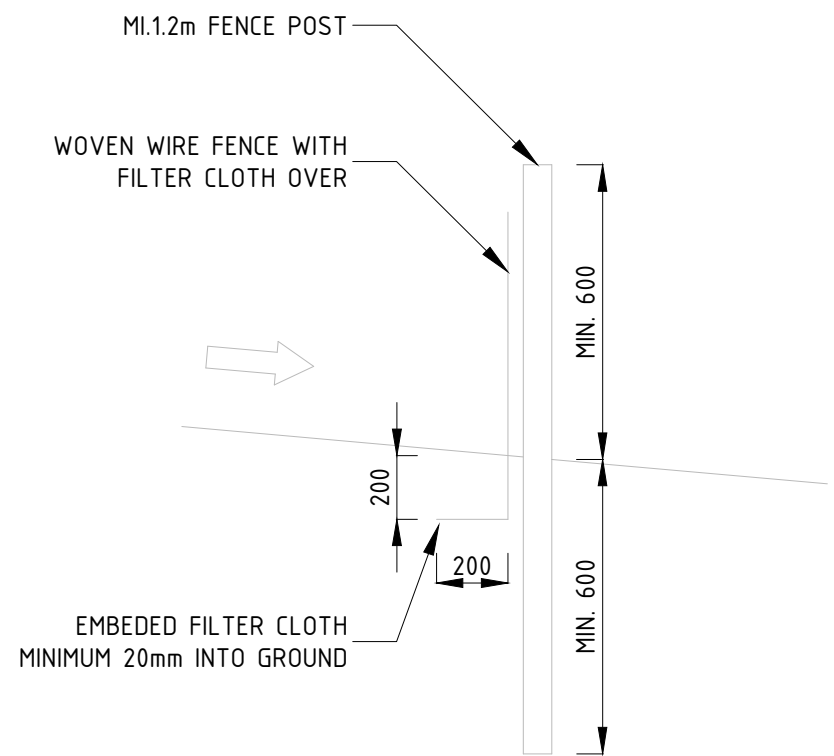


TEMPORARY CONSTRUCTION ENTRY/EXIT
SCALE NTS

1
-



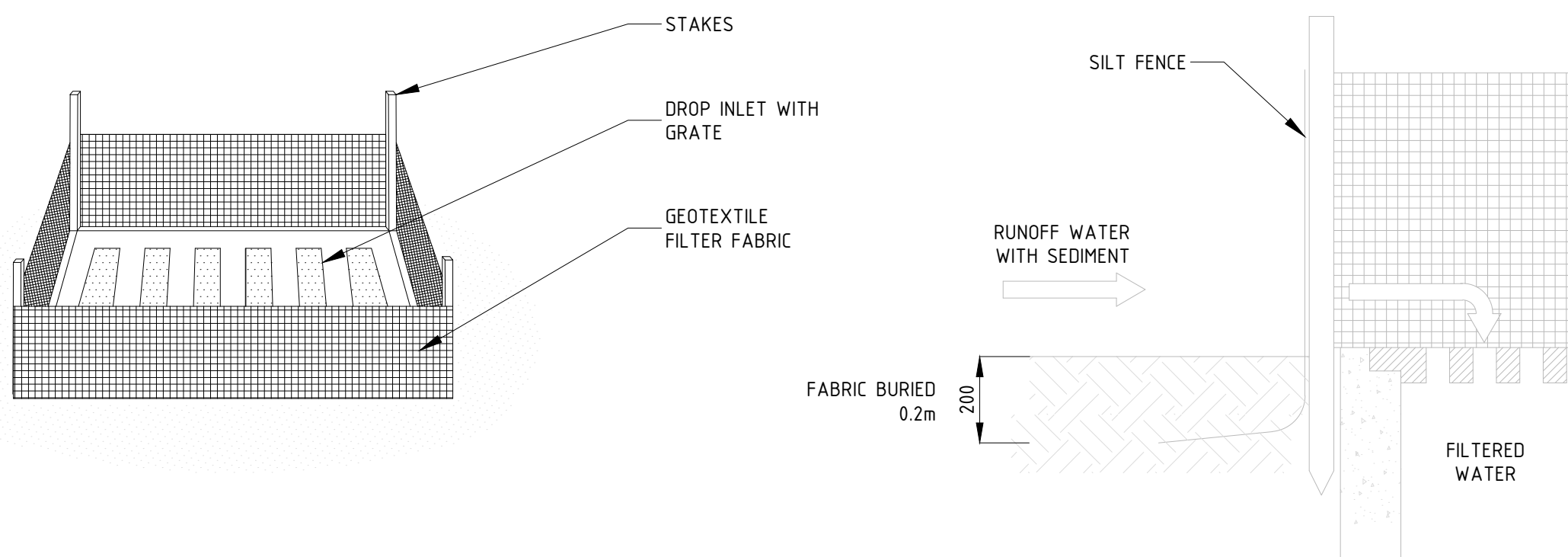
DIAGRAMMATIC VIEW



TYPICAL SECTION

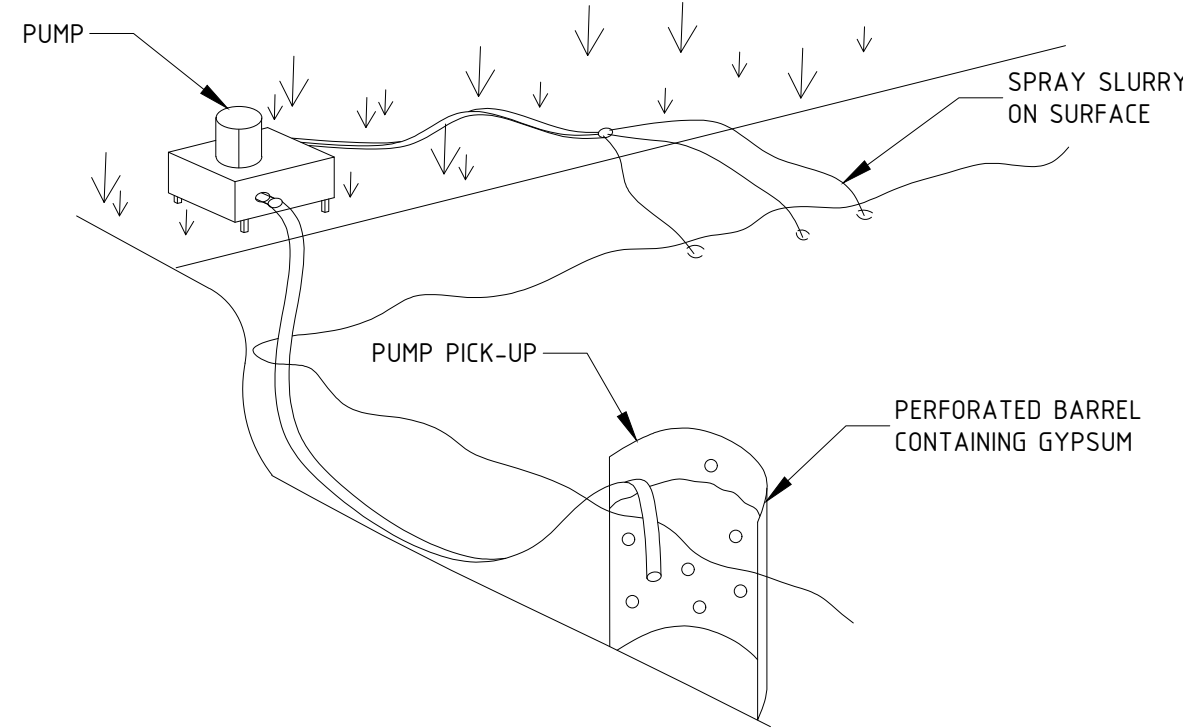
TEMPORARY CONSTRUCTION ENTRY/EXIT
SCALE NTS

2
-



SUMP SEDIMENT TRAP
SCALE NTS

3
-



FLOCCULATION DETAIL
SCALE NTS

4
-

NOTES:

- FLOCCULATION TO BE USED IF WATER IS NOT CLEAR, (i.e. SEDIMENT GREATER THAN 50mg/L) PRIOR TO DISCHARGING FROM TEMPORARY PUMP-OUT.
- FOR RATES & AGENTS REFER TO NEW SOUTH WALES DEPARTMENT OF HOUSING 'MANAGING URBAN STORMWATER SOILS & CONSTRUCTION'.

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Client

PROJECT

40 BRYANT STREET
PADSTOW

SHEET SUBJECT

SITE EROSION AND SEDIMENTAL
CONTROL DETAILS

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Scale : A1
As
indicated

Drawn
L.L.

Authorised
J.S.

Job No.

230628

Drawing No

D051

Revision

C