

67 ROBERTSON ROAD, BASS HILL

PROPOSED DUAL OCCUPANCY

STORMWATER CONCEPT PLANS



LOCALITY PLAN
N.T.S

DRAWING INDEX

Drawing No.	DESCRIPTION
000	COVER SHEET PLAN
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NOT FOR CONSTRUCTION

A	ISSUE FOR DEVELOPMENT APPLICATION	25/04/2024	EAB	JSF	
Issue	Description	Date	Design	Checked	
10m at full size 10cm 20cm					

Certification By Dr. Michel Chaaya
B.E., M.E. (Res), Ph.D., F.I.E. Aust., CPEng.,
Civil & Structural Engineer

Architect
**Archi-Build
international**
61 Paton Street,
Merrylands 2160
EMAIL : antoine@archibuild-it.com
PHONE : 04 2030 7151

Council
Bankstown Council

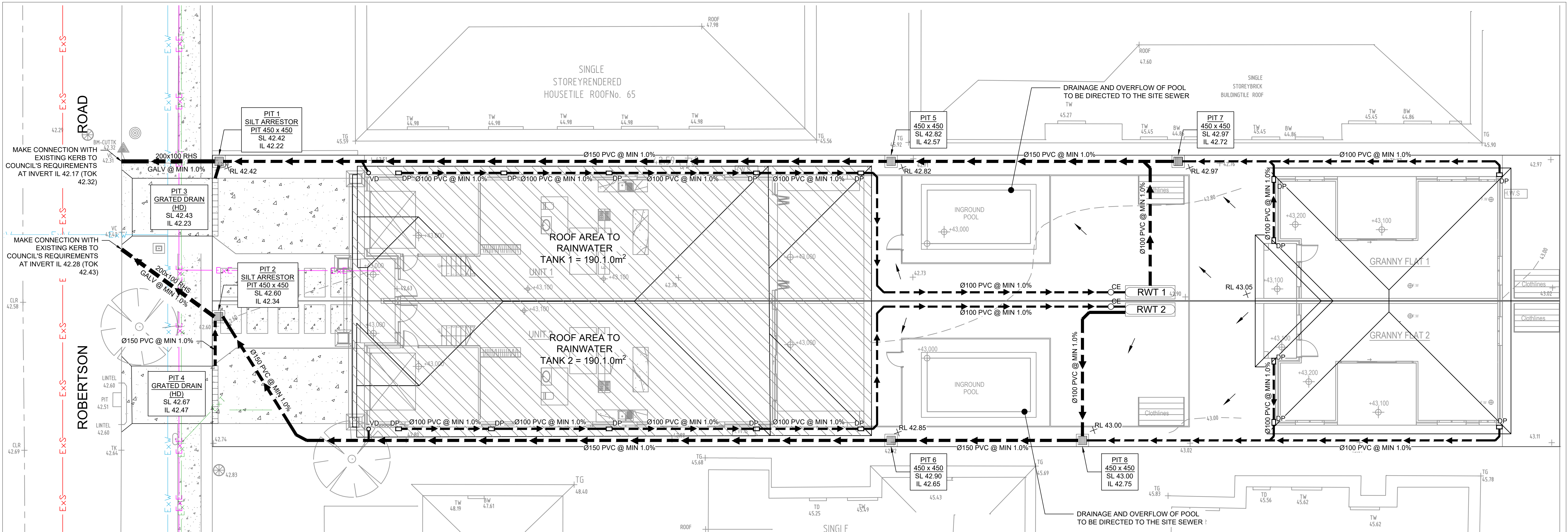
Scale

TELFORD_{CIVIL}
DESIGN & CONSTRUCTION EXCELLENCE
Level 14, 32 Smith Street,
Parramatta NSW 2150
PO BOX 3579 Parramatta 2124
Email : info@telfordcivil.com.au
Phone : 02 7809 4931
Company : Telford Consulting Pty Ltd

Project
**67 ROBERTSON ROAD, BASS HILL
PROPOSED DUAL OCCUPANCY
STORMWATER CONCEPT PLANS
DEVELOPMENT APPLICATION**

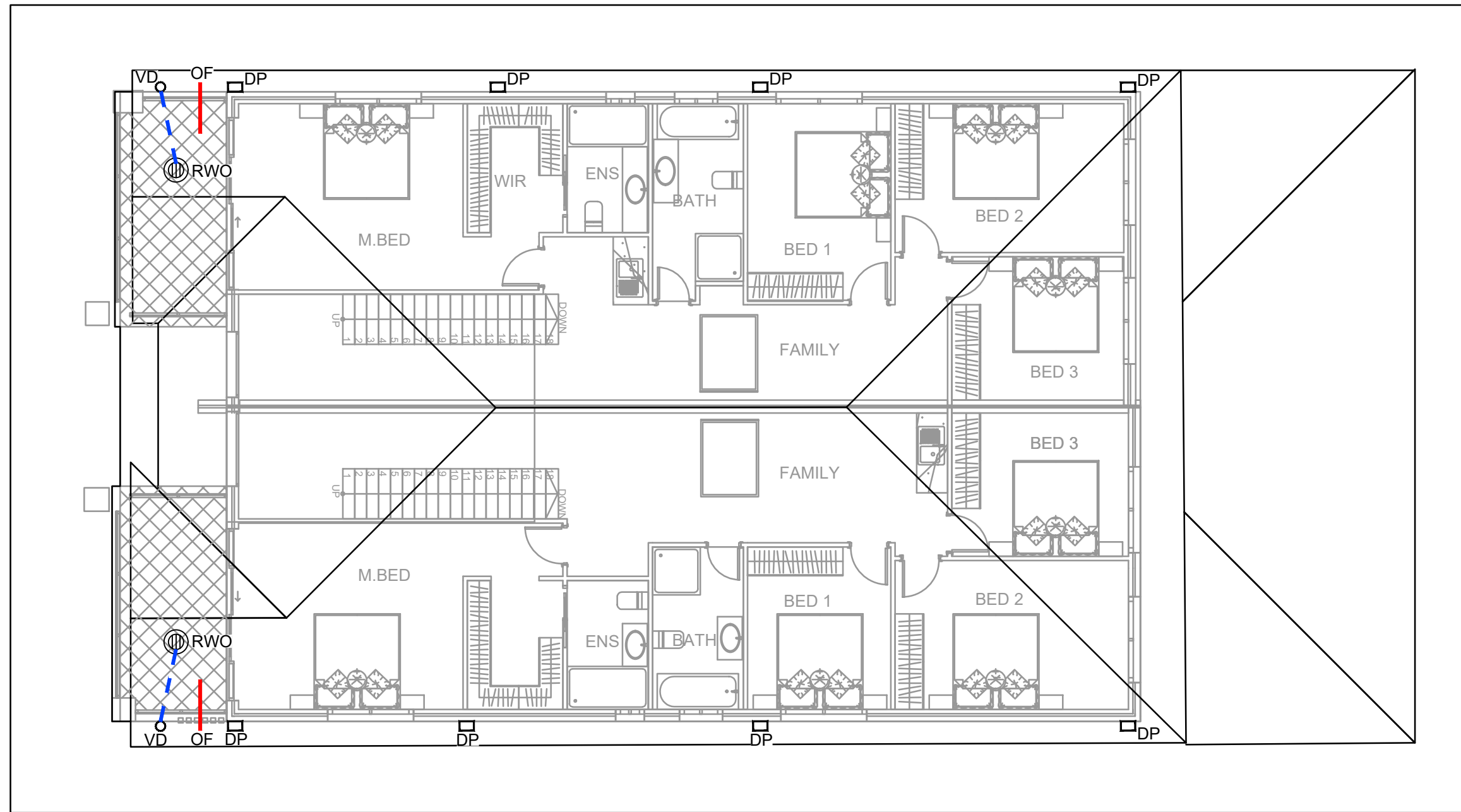
Drawing Title
COVER SHEET PLAN

Scale	A1	Project No.	Dwg. No.	Issue
N.T.S.		24089	000	A



LEGEND

- PROPOSED STORMWATER
- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- EXISTING TELSTRA
- EXISTING ELECTRICAL
- EXISTING GAS
- EXISTING SURFACE LEVEL
- GUTTER DOWNPIPE
- VERTICAL DROP
- ROOF GUTTER HIGH POINT
- ROOF SLOPE
- RAINWATER OUTLET
- Ø300 CLEANING EYE
- RAINWATER TANK
- SURFACE FLOW ARROWS
- DESIGN SURFACE LEVEL
- INVERT LEVEL OF PIPE JUNCTION
- ROOF AREA TO RAINWATER TANK
- TREES TO BE RETAINED
- TREES TO BE REMOVED
- Ø65mm HDPE CAST IN SLAB
- Ø50mm EMERGENCY OVERFLOW SPITTERS/PIPES



LEVEL 1 PLAN

SCALE 1:100

GROUND FLOOR PLAN

SCALE 1:100

GENERAL NOTES

- ALL LINES ARE TO BE Ø90 uPVC 1.0% GRADE UNLESS NOTED OTHERWISE. CHARGED LINES TO BE SEWERGRADE & SEALED.
- EXISTING SERVICES LOCATIONS SHOWN INDICATIVE ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE & LEVEL ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY EARTHWORKS.
- ALL PIPES TO HAVE MIN 150mm COVER IF LOCATED WITHIN PROPERTY.
- ALL PITS IN DRIVEWAYS TO BE 450x450 CONCRETE AND ALL PITS IN LANDSCAPED AREAS TO BE 450x450 PLASTIC.
- PITS LESS THAN 600mm DEEP MAY BE BRICK, PRECAST OR CONCRETE.
- ALL BALCONIES AND ROOFS TO BE DRAINED AND TO HAVE SAFETY OVERFLOWS IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS.
- ALL EXTERNAL SLABS TO BE WATERPROOFED.
- ALL GRATES TO HAVE CHILD PROOF LOCKS.
- ALL DRAINAGE WORKS TO AVOID TREE ROOTS.
- ALL DPs TO HAVE LEAF GUARDS.
- ALL EXISTING LEVELS TO BE CONFIRMED BY BUILDER PRIOR TO CONSTRUCTION.
- ALL WORK WITHIN COUNCIL RESERVE TO BE INSPECTED BY COUNCIL PRIOR TO CONSTRUCTION.
- COUNCIL'S ISSUED FOOTWAY DESIGN LEVELS TO BE INCORPORATED INTO THE FINISHED LEVELS ONCE ISSUED BY COUNCIL.
- ALL WORK SHALL BE IN ACCORDANCE WITH B.C.A. AND A.S.3500.3.
- REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR LANDSCAPING.
- CARE TO BE TAKEN AROUND EXISTING SEWER. STRUCTURAL ADVICE IS REQUIRED FOR SEWER PROTECTION AGAINST ADDITIONAL LOADING FROM NEW PITS, PIPES, RETAINING WALLS AND OSD BASIN WATER LEVELS.
- ALL PIPES IN BALCONIES TO BE Ø65 uPVC CAST IN CONCRETE SLAB. CONTRACTOR TO PROVIDE A BREAK / OPEN VOID IN RAIL / BALLUSTRADE FOR STORMWATER EMERGENCY OVERFLOW. ALL ENCLOSED AREAS/PLANTER BOXES TO BE FITTED WITH FLOOR WASTES & DRAINED TO OSD DOWNPIPES TO BE CHECKED BY ARCHITECT & PLUMBER PRIOR TO CONSTRUCTION.

RAINWATER TANK NOTE:

RAINWATER RE-USE AS SPECIFIED BY BASIX CERTIFICATE TO OUTDOOR TAPS AND/OR TOILETS AND/OR WASHING MACHINE.

ROOF NOTE:

IT IS CONTRACTOR'S RESPONSIBILITY TO ENSURE MINIMUM 30 TO 40mm OF PONDING IS ACHIEVED OVER THE FLOOR WASTES BY GRADING CATCHMENT'S SURFACES AT MINIMUM 1% FALL.

PIPES NOTE:

Ø65 PVC @ MIN 1.0%
Ø90 PVC @ MIN 1.0%
Ø100 PVC @ MIN 1.0%
Ø150 PVC @ MIN 1.0%
Ø225 PVC @ MIN 0.5%
Ø300 PVC @ MIN 0.4%
UNLESS NOTED OTHERWISE

TOTAL SITE AREA (m ²)	1073 m ²	
TOTAL IMPERVIOUS AREA (m ²)	650.45 m ²	60.62% < 66%
NO OSD REQUIRED		

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EMAIL : antoine@archibuild-it.com
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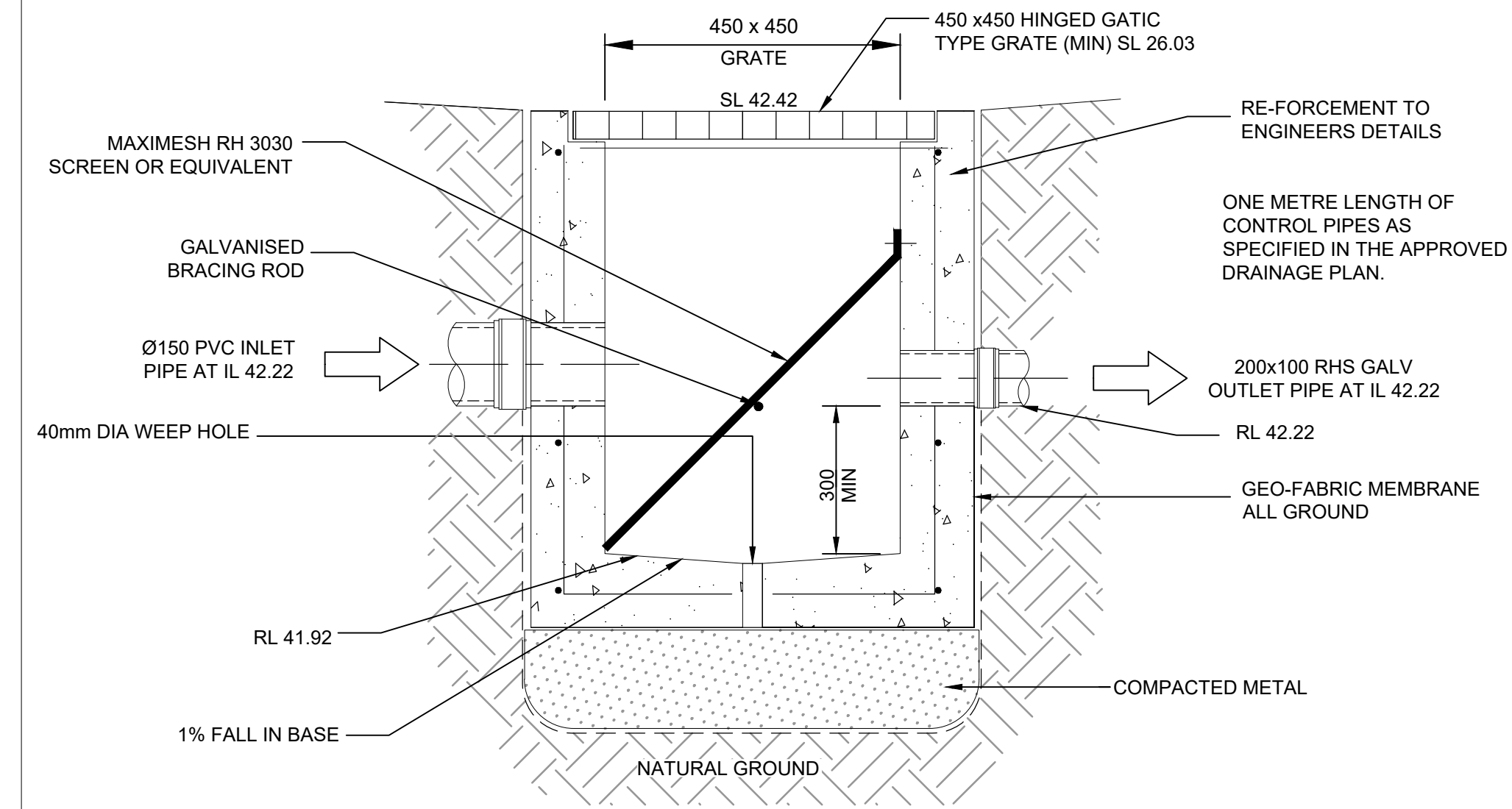
Council
Bankstown Council

Scale
0 2 4 6 m
SCALE 1:100 @ A1

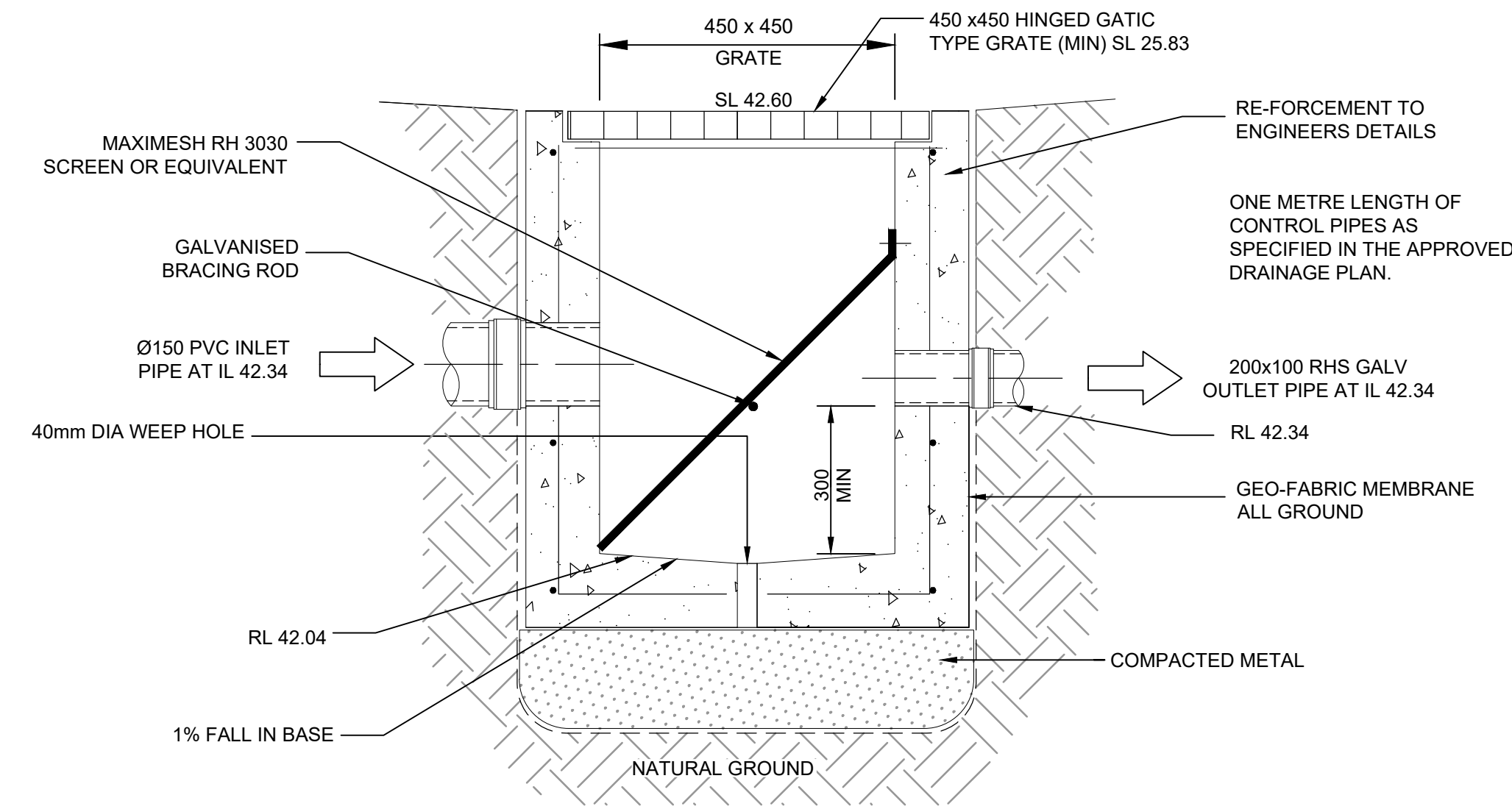
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Drawing Title STORMWATER CONCEPT PLAN				
Scale 1:100	A1	Project No. 24089	Dwg. No. 101	Issue A



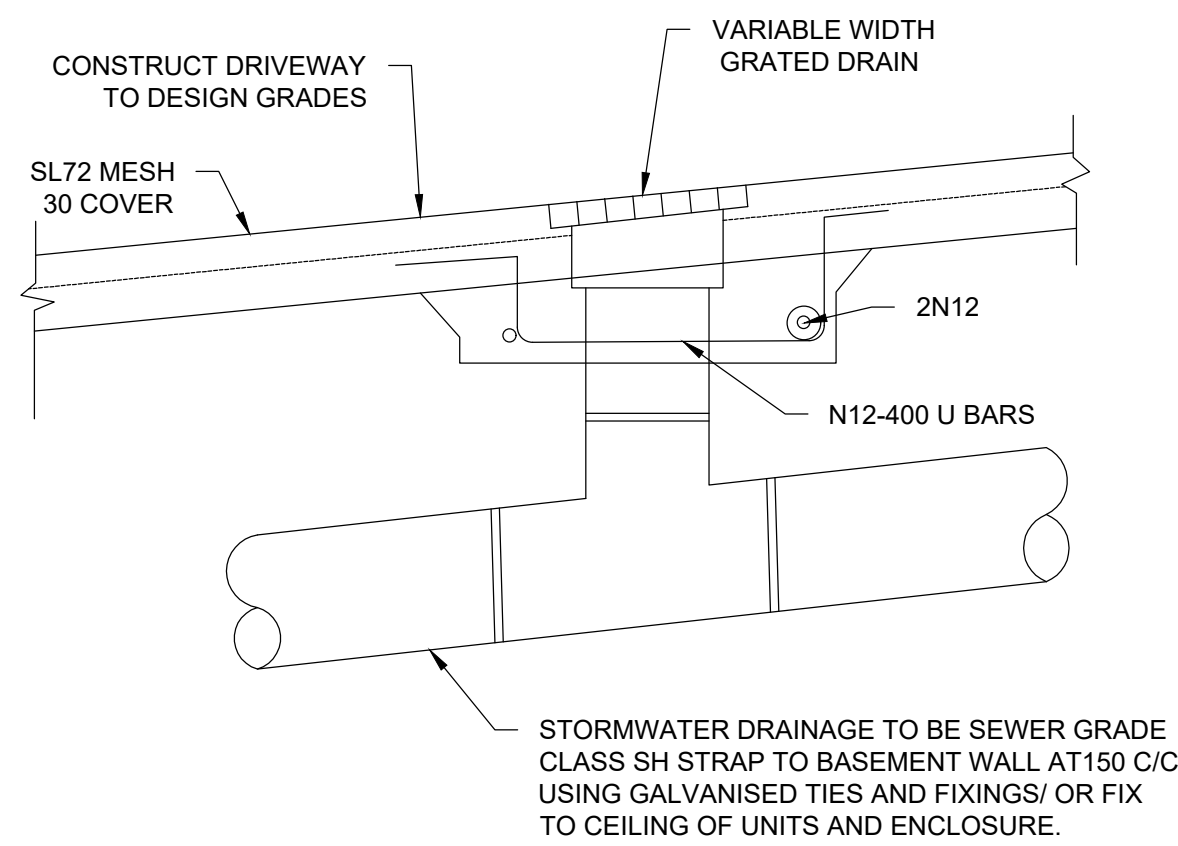
SILT ARRESTOR PIT 1 DETAILS
N.T.S.



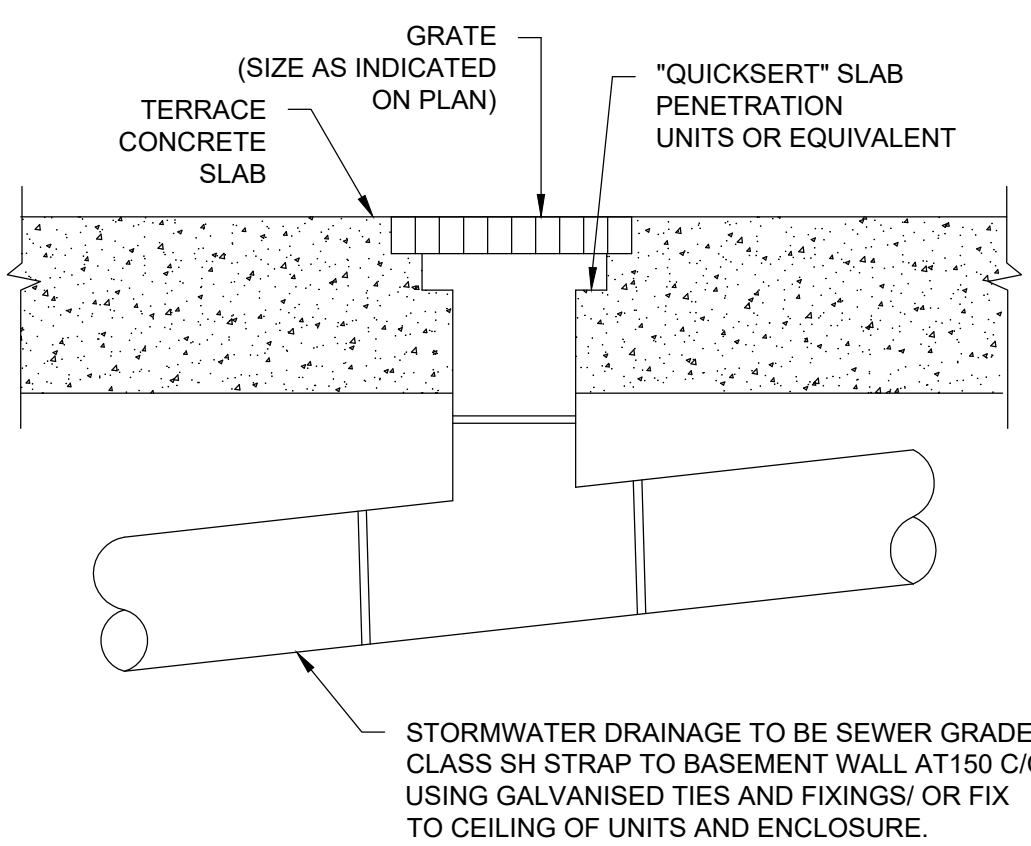
SILT ARRESTOR PIT 2 DETAILS
N.T.S.

SILT ARRESTOR PIT GENERAL NOTES

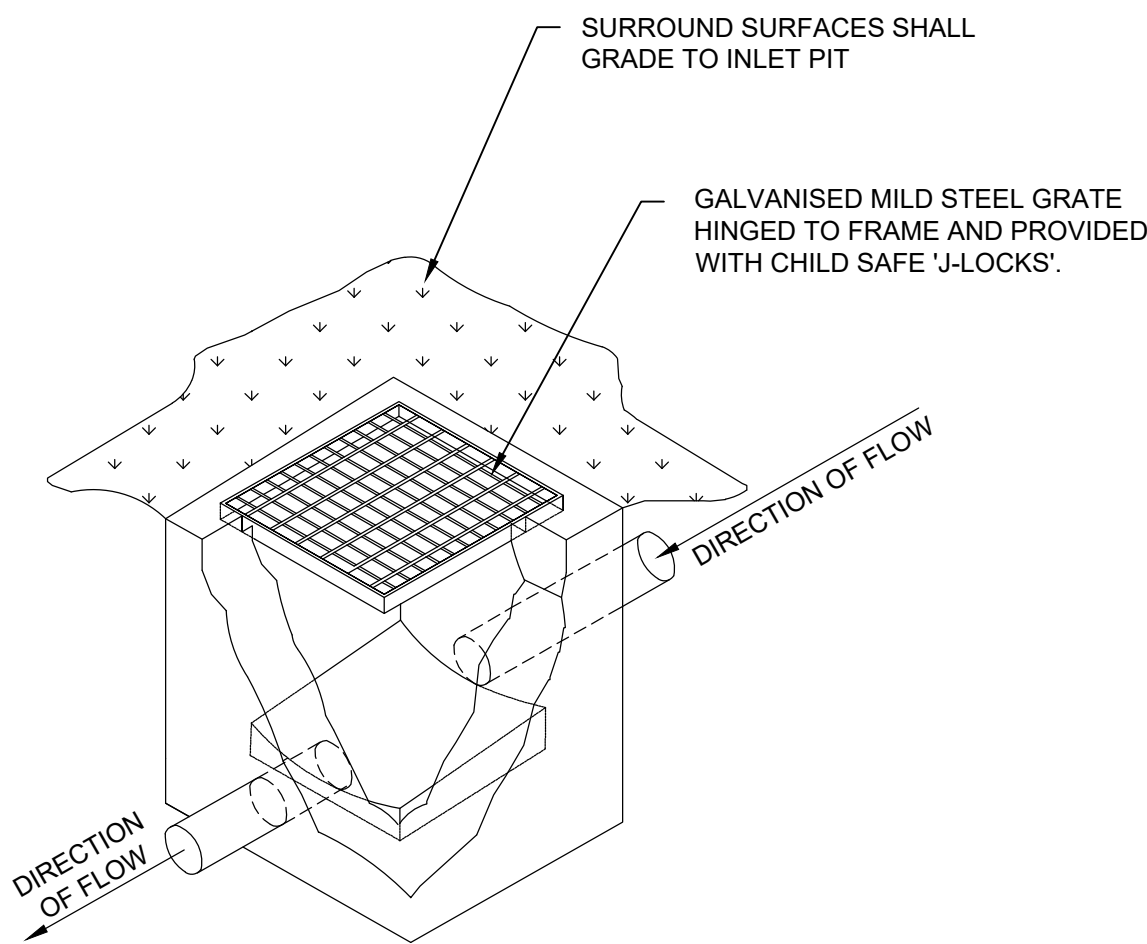
1. PITS TO BE CONSTRUCTED IN THE FOLLOWING MANNER
 - 1.1 PRECAST
 - 1.2 BRICKS WITH CEMENT RENDER
2. OUTLET PIPES TO BE PLACED AT 90 DEGREES TO THE INLET PIPELINE (AS SHOWN IN THE PLAN)
3. INLET TO BE ABOVE SCREEN AND THE OUTLET TO BE BELOW THE SCREEN
4. ALL WORK TO BE THE SATISFACTION OF THE DIRECTOR TECHNICAL SERVICES
5. ORIFICE PLATES ARE NOT TO BE USED
6. FOR CONNECTION TO COUNCIL'S DRAINAGE SYSTEM 6.1 CONNECTION TO BE MADE INTO TOP ONE THIRD OF COUNCIL'S PIPE AT 45 DEGREES TO FLOW
- 6.2 ON PIPE PROTRUSAION ALLOWED INTO COUNCIL'S PIPELINE
- 6.3 INSPECTION TO BE MADE BY COUNCIL'S ENGINEER PRIOR TO THE SEALING OF THE JOINT



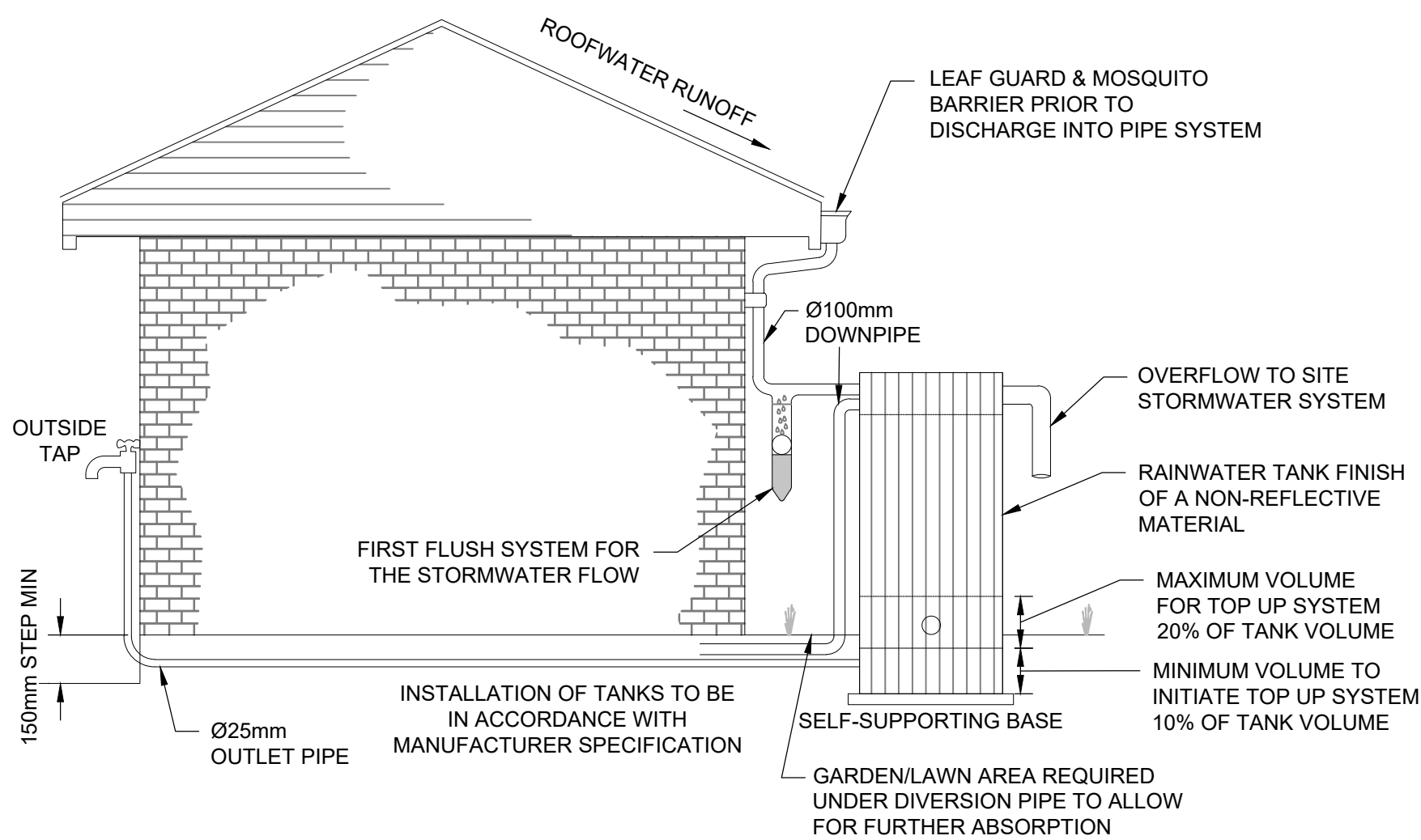
GRADED DRAIN DETAIL
N.T.S.



RAINWATER OUTLET DETAIL
N.T.S.



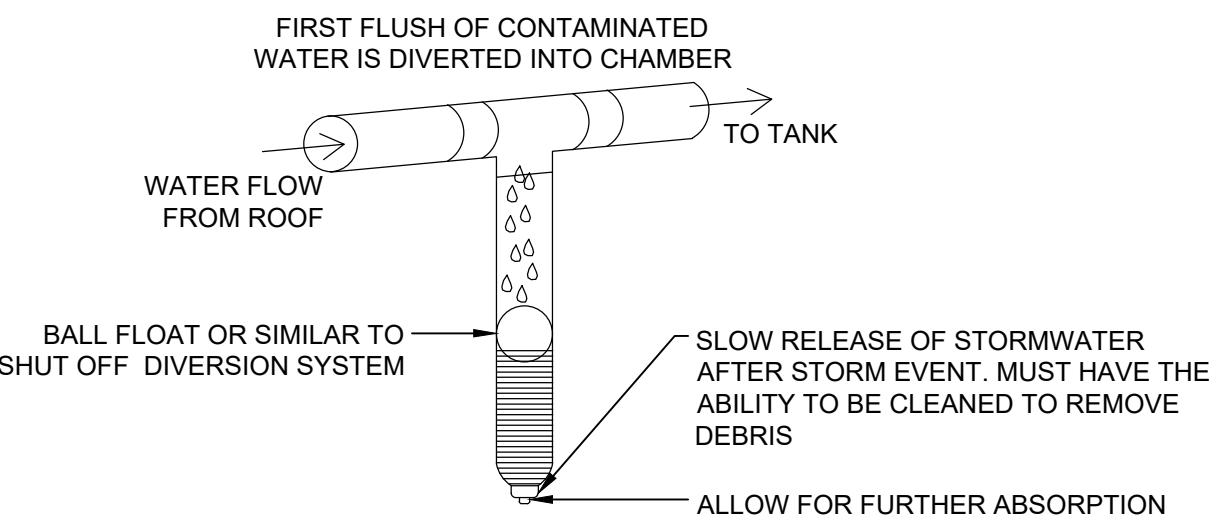
TYPICAL GRATED
INLET PIT DETAIL
N.T.S.



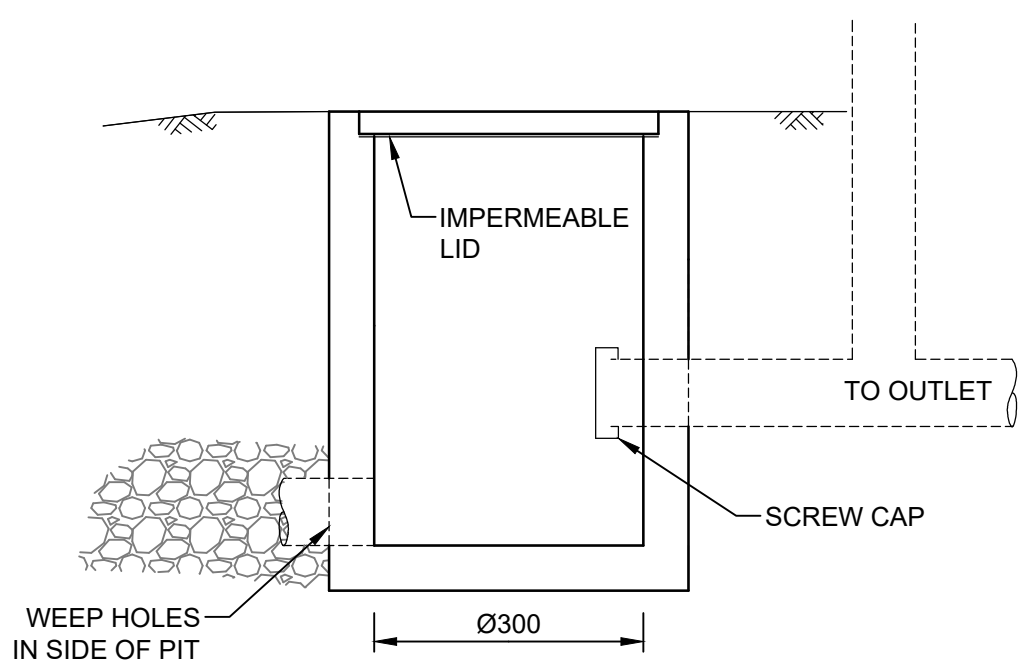
RAINWATER TANK DETAIL
N.T.S.

STORAGE TANK NOTES:

1. TANK WATER TAPS SHALL BE MARKED "RAINWATER NOT TO HUMAN CONSUMPTION".
2. RAINWATER TANKS SHALL BE CONNECTED TO MAINS WATER SUPPLY AS BACKUP.
3. THE PUMPS ARE TO BE INSULATED IN ACCORDANCE WITH COUNCIL POLICY.
4. PUMPS SHALL PROVIDE MINIMUM 150 kPa PRESSURE.
5. EACH TANK TO BE CONNECTED TO AN OUTDOOR TAP FOR IRRIGATION USE.
6. RAINWATER TANKS TO BE CLEANED OUT EVERY 6 MONTHS.
7. WATER TANK AND ASSOCIATED STRUCTURE TO BE THE SAME COLOR, OR A COLOR COMPLEMENTARY TO THE DWELLING.
8. TOP TANK TO BE BELOW TOP OF NEAREST FENCE, OR 1.8 METERS WHICHEVER IS LESS.
9. THE WATER TANK SHOULD BE LOCATED AT LEAST 900mm FROM ANY PROPERTY BOUNDARY
10. PLUMBING FROM THE WATER TANK IS TO BE KEPT SEPARATED FROM THE RETICULATED WATER SUPPLY SYSTEM.
11. TANK TO BE BUILT ON SELF-SUPPORTING BASE.
12. PROVIDE BACK-FLOW PREVENTION DEVICE AT MAINS WATER METER.
13. ROOF DRAINING TO TANK MUST NOT CONTAIN LEAD, TAR BASED PAINTS OR ASBESTOS.
14. WATER TO BE DRAWN FROM ANAEROBIC ZONE OF TANK.



FIRST FLUSH WATER
DIVERTER DETAIL
N.T.S.



CLEANING EYE DETAIL
N.T.S.

NOT FOR CONSTRUCTION