

STORMWATER MANAGEMENT PLAN

PROPOSED SECONDARY DWELLING UNIT IN

73 BRUNKER ROAD, YAGOONA, NSW 2199

GENERAL NOTES:

- THE BUILDER/CONTRACTOR SHALL LOCATE ALL EXISTING PUBLIC UTILITY SERVICES WITHIN THE SITE, FOOTPATH AREA AND ROAD RESERVE PRIOR TO THE COMMENCEMENT OF ANY WORKS. ALL LOCATIONS AND LEVELS OF SERVICES SHALL BE REPORTED TO THE STORMWATER ENGINEER PRIOR TO THE COMMENCEMENT OF ANY WORKS TO ENSURE THERE ARE NO OBSTRUCTIONS IN THE LINE OF THE DRAINAGE DISCHARGE PIPES.
- THE BUILDER IS TO VERIFY ALL LEVELS ON SITE PRIOR TO COMMENCING CONSTRUCTION. SILT FENCE IS TO BE ERECTED PRIOR TO COMMENCING WORK. FENCE TO BE MAINTAINED IN WORKING ORDER DURING TIME OF CONSTRUCTION.
- W.A.E. DRAWING BY A REGISTERED SURVEYOR IS REQUIRED PRIOR TO CERTIFICATION OF DRAINAGE.
- ALL THE CLEANING EYES (OR INSPECTION EYES) FOR THE UNDER GROUND PIPES HAVE TO BE TAKEN UP TO THE FINISHED GROUND LEVEL FOR EASY IDENTIFICATION AND MAINTENANCE PURPOSES.
- ALL TERRACE FLOOR & PLANTER GRATES TO HAVE FIRE COLLARS FITTED.
- ALL PITS HAVING AN INTERNAL DEPTH THAT EXCEEDS 1.0m SHALL BE PROVIDED WITH GALVANISED STEP IRONS AT 300mm CENTRES PLACED IN A STAGGERED PATTERN AND SHALL BE IN ACCORDANCE WITH THE AUSTRALIAN STANDARDS AS 4198-1994.
- ALL LEVELS SHALL RELATE TO THE ESTABLISHED BENCH MARK.
- THE BASE OF ALL DRAINAGE PITS SHALL BE BENCHMARKED TO THE INVERT OF THE OULET PIPE.
- ALL GUTTERS SHALL BE MINIMUM 145 x 75mm AND DOWNPIPES SHALL BE MINIMUM 100 x 75mm UNLESS NOTED OTHERWISE.
- ALL STORMWATER DRAINAGE PIPES SHALL BE A MINIMUM Ø100mm PVC LAID AT 1% MINIMUM GRADE UNLESS NOTED OTHERWISE ON THE DRAWING. WHERE GROUND COVER OVER THE PIPES IS LESS THAN 300mm THE STORMWATER PIPES SHALL BE SEWER GRADE uPVC.
- THE BUILDER SHALL ENSURE THAT THE STORMWATER ENGINEERING DRAWINGS CORRESPOND TO THE ARCHITECTURAL, STRUCTURAL AND LANDSCAPE DRAWINGS.
- IF THERE EXISTS ANY DISCREPANCIES BETWEEN THE DRAWINGS THE BUILDER SHALL REPORT THE DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCEMENT OF ANY WORKS.
- ALL MULCHING TO BE USED WITHIN THE AREA DESIGNATED AS ON SITE DETENTION STORAGE SHALL BE OF A NON-FLOATABLE MATERIAL SUCH AS DECORATIVE RIVER GRAVEL. PINE BARK MULCHING SHALL NOT BE USED WITHIN THE DETENTION STORAGE AREA.
- ALL WORKS WITHIN THE FOOTPATH AREA SHALL BE SUITABLY BARRICADED AND SIGNPOSTED IN ACCORDANCE WITH A TRAFFIC MANAGEMENT PLAN THAT HAS BEEN PREPARED BY A QUALIFIED AND RMS ACCREDITED TRAFFIC ENGINEER AND APPROVED BY COUNCIL.
- IT IS THE RESPONSIBILITY OF THE BUILDER OR CONTRACTOR CARRYING OUT THE WORKS WITHIN THE FOOTPATH AREA AND ROAD RESERVE TO OBTAIN THE NECESSARY APPROVED DOCUMENTS AS OUTLINED ABOVE.
- 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 CONSTRUCTION AND SHALL BE WATER TIGHT.
- ALL SUB-SOIL DRAINAGE SHALL BE A MINIMUM OF Ø65mm 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.
- PRIOR TO COMMENCING ANY WORKS ON THE SITE, THE BUILDER SHALL ENSURE THAT THE INVERT LEVELS OF WHERE THE SITES STORMWATER SYSTEM CONNECTS INTO THE COUNCIL'S KERB/DRAINAGE SYSTEM MATCHES THE DESIGN LEVELS. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGN ENGINEER IMMEDIATELY.

SERVICES NOTES:

- IT IS THE CONSTRUCTORS RESPONSIBILITY TO NOTIFY THE RELEVANT SERVICES AUTHORITIES OF THE WORKS AND VERIFY THE LOCATION OF ALL EXISTING SERVICES PRIOR TO ANY CONSTRUCTION ACTIVITIES COMMENCING.
- THE CONSTRUCTOR SHALL LIAISE AND COORDINATE THE TIMING OF THE CONSTRUCTION OF THE WORKS WITH THE RELEVANT SERVICES AUTHORITIES AND/OR OTHER CONSTRUCTORS INSTALLING SERVICES CONCURRENTLY AT THIS SITE.
- THE LOCATION OF ALL EXISTING SERVICES SHOWN ON THE DRAWINGS ARE APPROXIMATE ONLY AND HAVE BEEN TAKEN FROM INFORMATION PROVIDED BY THE RELEVANT SERVICE AUTHORITIES.
- THE CONSTRUCTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE CAUSED TO EXISTING SERVICES AS A RESULT OF THE CONSTRUCTION WORKS.
- THE COORDINATION OF TELECOMMUNICATIONS, ELECTRICAL, GAS, WATER, SEWER, STORMWATER AND ANY OTHER SERVICE SHALL BE THE RESPONSIBILITY OF THE CONSTRUCTOR.

BOX GUTTER NOTES:

- ALL BOX GUTTERS TO HAVE A MINIMUM UNIFORM SLOPE OF 0.5% OVER THE ENTIRE GUTTER LENGTH U.N.O.
- PLUMBER/BUILDER IS TO ENSURE THAT ALL EMERGENCY OVERFLOW PROVISIONS DETAILED ARE IMPLEMENTED IN ACCORDANCE WITH THE APPROVED PLANS AS WELL AS ADDITIONAL MEASURES WHERE DEEMED NECESSARY ON SITE.
- BOX GUTTER WIDTH AND DEPTH SHOWN ON THIS PLAN ARE THE MINIMUM ALLOWABLE DIMENSIONS AT THE UPSTREAM END/CREST OF GUTTER U.N.O.
- ALL RESIDENTIAL BOX GUTTERS TO HAVE A MINIMUM WIDTH OF 200MM

LEGEND:

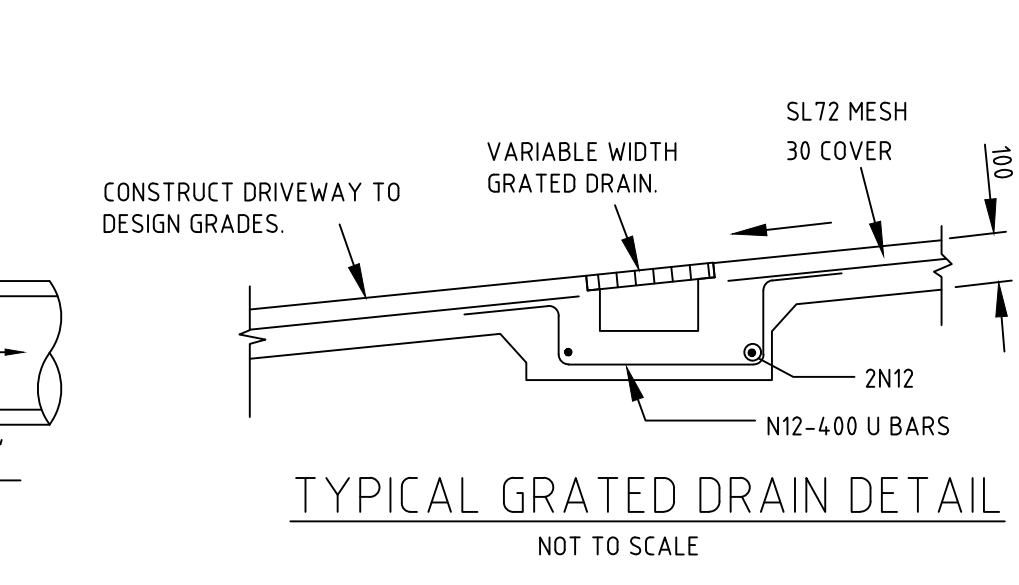
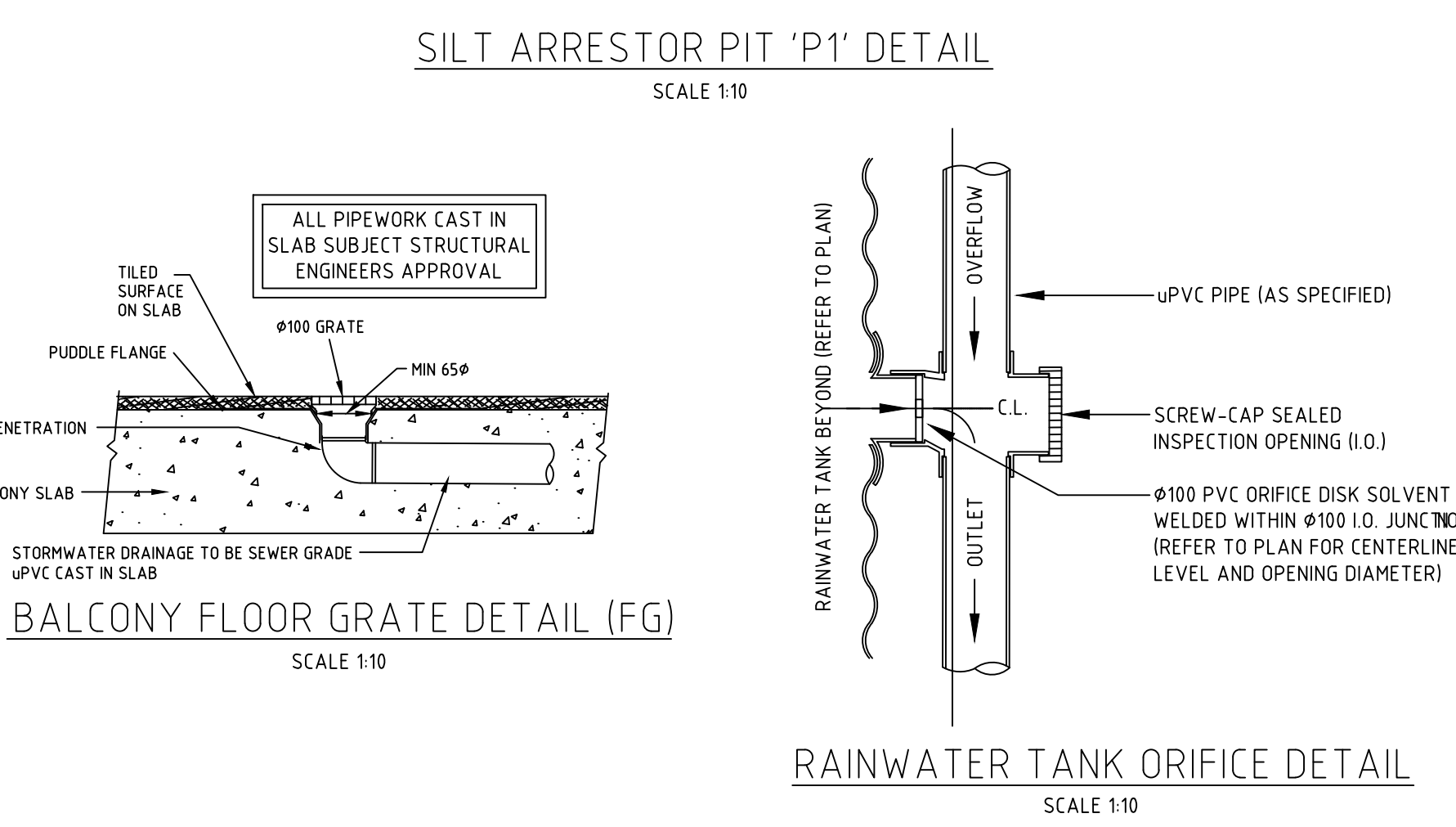
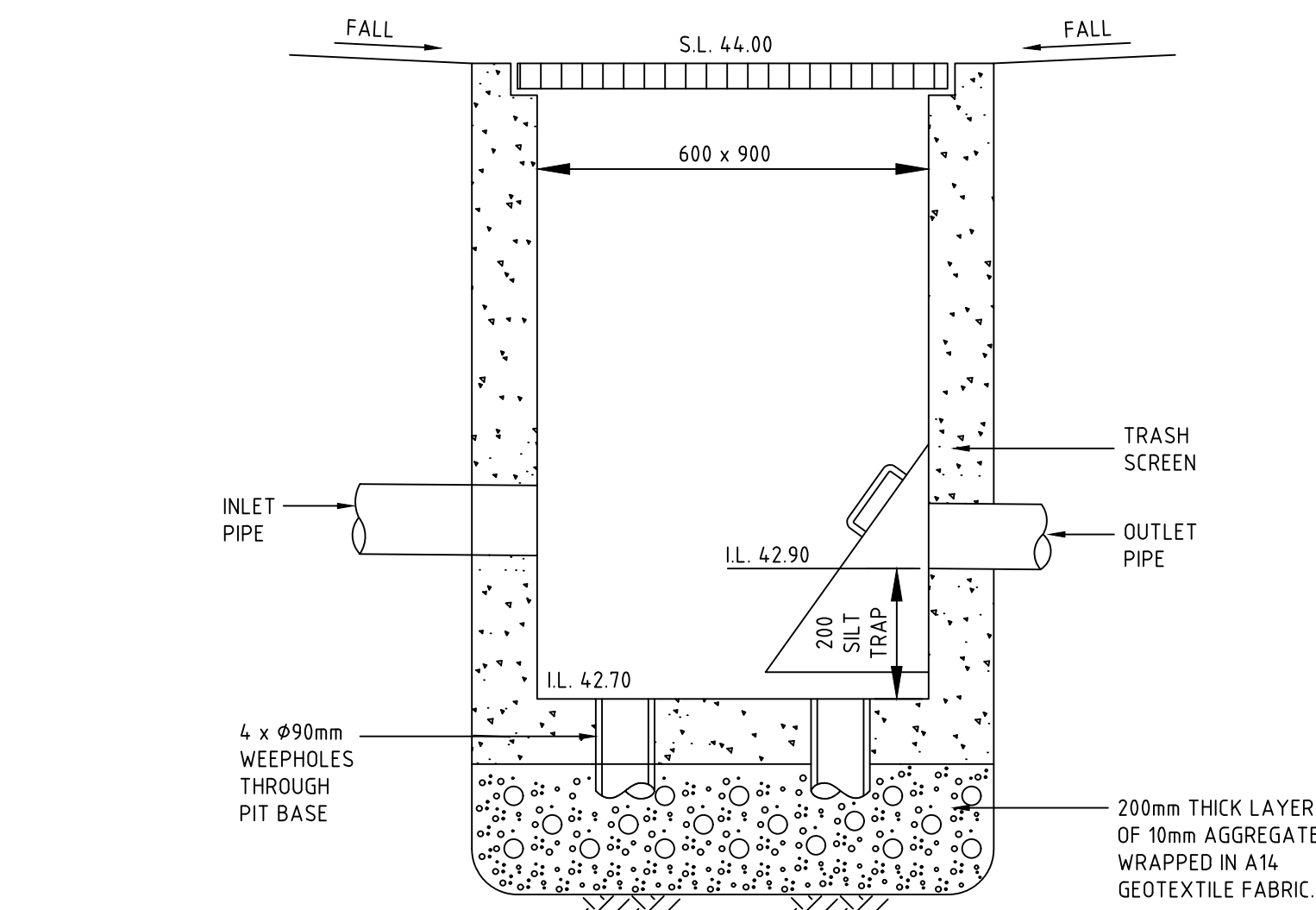
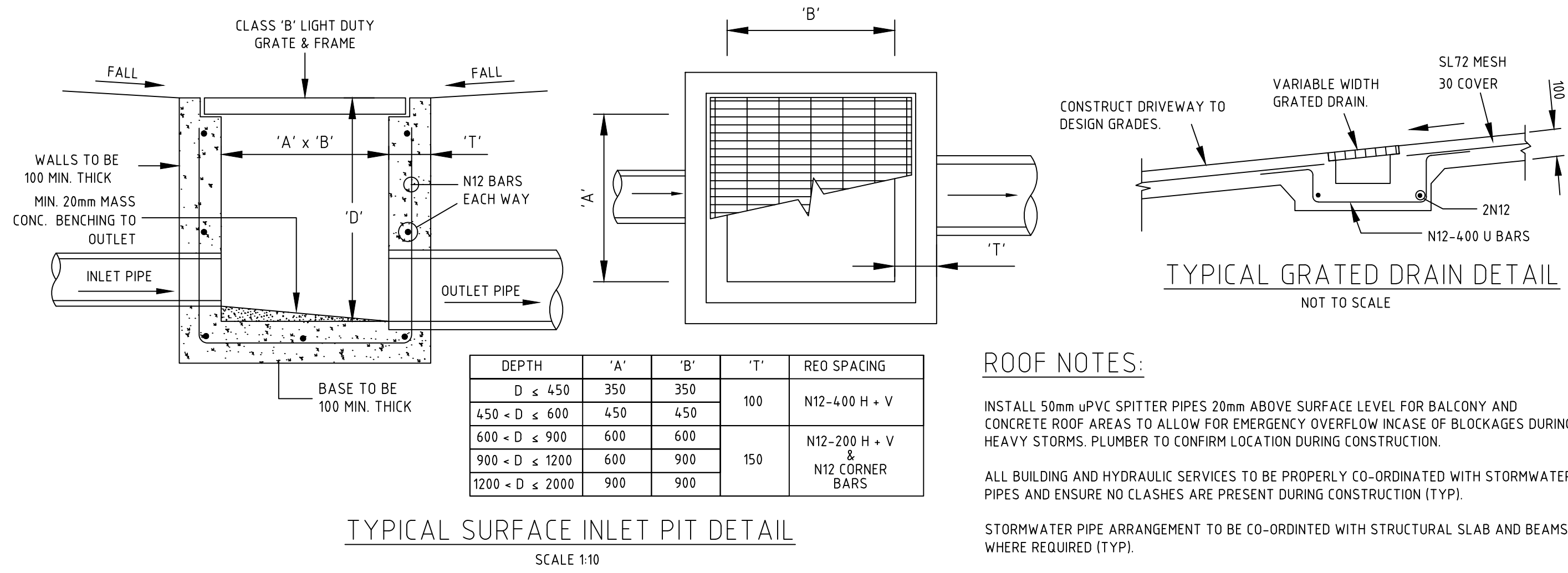
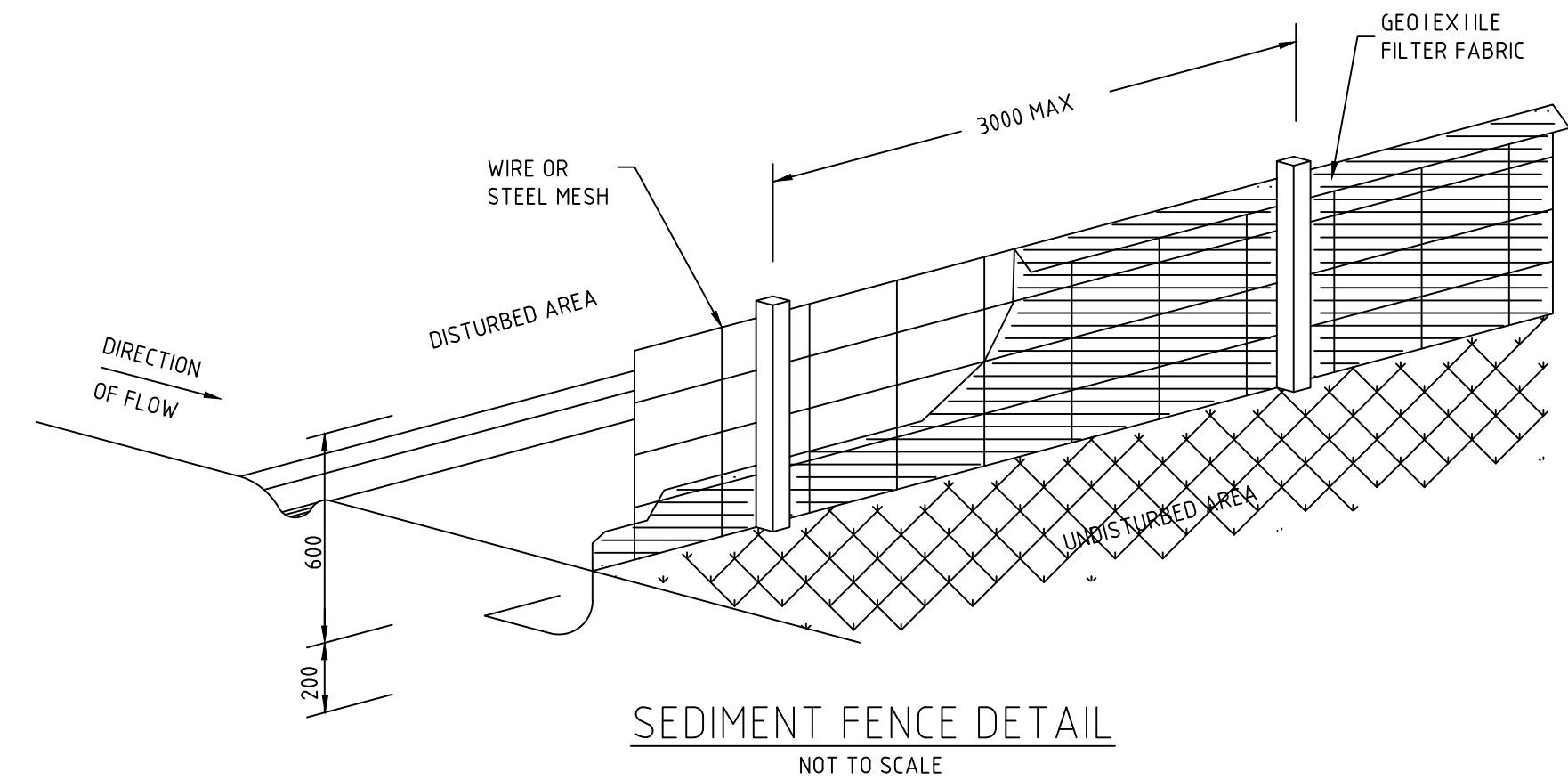
	PROPOSED PIEWORK		PIT NO.
	PROPOSED PUMP RISER		PIT SIZE
	PIPE CAST IN SLAB		SURFACE LEVEL
	PROPOSED AG. LINE		INVERT LEVEL
	SILT FENCE		GRATED DRAIN NO.
	DOWNPIPE		WIDTH & DEPTH
	EXISTING LEVEL		SURFACE LEVEL
	PROPOSED LEVEL		PIPE INV. LEVEL
	ROOF / SURFACE FALL		
	Ø100 FLOOR GRATE		
	SPS FLOOR GRATE		
	PLANTER GRATE		
	GRATED DRAIN		
	SURFACE INLET PIT		
	SEALED JUNCTION PIT		
	CLEANING EYE		

RAINWATER TANK NOTES:

- LABELS SHALL BE FIXED ADJACENT TO ALL OUTDOOR WATERING TAPS STATING THAT THE WATER IS NOT TO BE CONSUMED.
- AN EMERGENCY MAINS TAP SHALL BE PROVIDED ADJACENT TO THE WATER METER AND CONNECTED TO THE MAINS SUPPLY.
- RAINWATER TANK SUPPLY SHALL NOT BE CONNECTED TO DRINKING AND BATHING WATER TAP OUTLETS.
- FIRST FLUSH DEVICES TO BE FITTED TO ALL DOWNPIPES CONNECTED TO RAINWATER TANK.
- TANK SHALL BE CONNECTED TO A SYDNEY WATER APPROVED CONTROL PANEL TO ENSURE MAINS WATER SUPPLY IS PROVIDED WHEN TANK EMPTIES.
- ALL PIPES WITHIN CHARGED RAINWATER COLLECTION SYSTEM TO BE MIN. Ø100 uPVC AND ALL JOINTS SOLVENT WELDED.
- ALL PLUMBING WORKS SHALL BE CARRIED OUT BY A LICENSED PLUMBER IN ACCORDANCE WITH SYDNEY WATER GUIDELINES AND THE "NSW CODE OF PRACTICE: PLUMBING & DRAINAGE".

SEDIMENT & EROSION CONTROL NOTES:

- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED, PLACED AND MAINTAINED IN ACCORDANCE WITH RYDE CITY COUNCIL STANDARDS AND THE DEPARTMENT OF HOUSING'S "MANAGING URBAN STORMWATER: SOILS AND CONSTRUCTION" MANUAL.
- NO CONSTRUCTION WORKS ARE TO COMMENCE ON SITE UNTIL ALL EROSION AND SEDIMENT CONTROL MEASURES ARE IN PLACE AND HAVE BEEN INSPECTED AND APPROVED BY THE PRINCIPAL CERTIFYING AUTHORITY.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REGULARLY INSPECTED, IN PARTICULAR AFTER STORMS, AND REPAIRED OR MAINTAINED AS REQUIRED TO ENSURE THE MEASURES' CORRECT AND EFFICIENT FUNCTION THROUGHOUT THE DURATION OF THE WORKS, UNTIL SUCH TIME AS THE PRINCIPAL CERTIFYING AUTHORITY AUTHORISES THE REMOVAL OF SUCH MEASURES.
- ALL STOCKPILES SHALL BE CLEAR OF ALL TREES AND DRAINAGE LINES (INCLUDING OVERLAND FLOW PATHS) AND PROTECTED FROM EROSION.
- DUST CONTROL MEASURES SHALL BE IMPLEMENTED CONTINUOUSLY DURING CONSTRUCTION.
- ALL AREAS OF THE SITE DISTURBED AND GRADED SHALL BE REVEGETATED AS SOON AS CONSTRUCTION WORKS HAVE BEEN COMPLETED.



ROOF NOTES:

INSTALL 50mm uPVC SPLITTER 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).

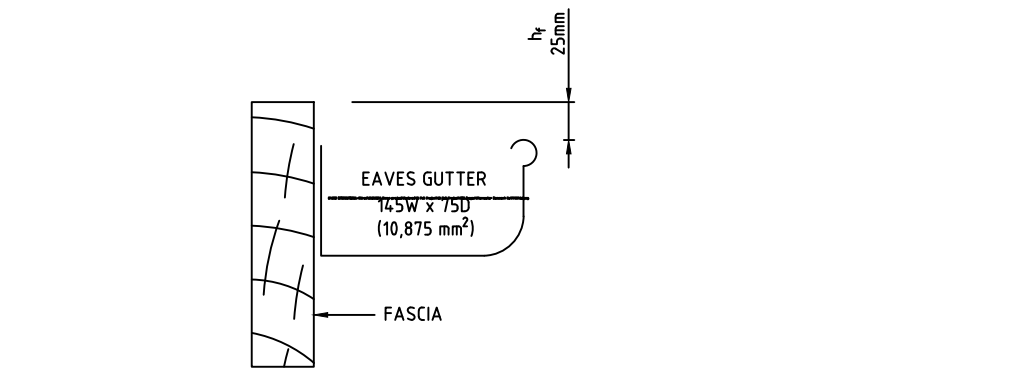
DOWNPIPES SHOWN ON PLAN ARE TO BE Ø100mm uPVC U.N.O. (TYP).

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.


NOTE: ALL THE CONSTRUCTION STEPS SHALL BE SUPERVISED BY THE STRUCTURAL ENGINEER



TYPICAL EAVES GUTTER DETAIL (TYPE LOW-FRONT) NOT TO SCALE

NOTE: STORMWATER DESIGN COMPLY WITH SEPP CODE CLAUSE 3.31 AND COUNCIL'S DCP, AS3500.3 AND BCA

T L PRADEEP
MIEAust CPEng NER APEC Engineer IntPE(Aus) EA ID: 9671388
RPEQ MIEAust CPEng NER APEC
Chartered Engineer (Civil / Structural / Geotechnical),
Engineers Australia EA ID: 9671388
Registered Professional Engineer (NSW) PRE0002243
Registered Principal Design practitioner (NSW)
PDP0001240
Registered Design practitioner (NSW) DEP0003694

<div>Registered Professional Engineer 9671388</div> <div>T L PRADEEP</div> <div>MIEAust CPEng NER APEC Engineer IntPEN(Aus)</div> <div>Signature.....Date 17 / 05 / 2024</div> <div>Register on the NPER in the Category of</div> <div>Civil/Structural</div> <div>National Professional Engineers Register</div>	 <div>LS ECO CONSULTING</div> <div>SURVEYING & ENGINEERING CONSULTING</div> <div>UNIT 142/23 NORTON STREET, LEICHHARDT, NSW 2040.</div> <div>AUSTRALIA</div> <div>PHONE 02 95 692 430</div> <div>EMAIL surveyors@lsurveyors.com.au</div> <div>ABN 97 655 519 949</div>	AMENDMENTS				PROJECT PROPOSED SECONDARY DWELLING UNIT IN 73 BRUNKER ROAD YAGOONA, NSW 2199	CLIENT MR. MOHAMMAD KHAN	LOCATION 73 BRUNKER ROAD YAGOONA, NSW 2199	DRAWN BY	UN	DRAWING TITLE TITLE PAGE, GENERAL NOTE AND DETAILS	ISSUE 02
		REV	DESCRIPTION	APP	DATE				CHECKED BY	TLP		
		A0	ISSUED FOR CLIENT	TLP	06/05/2024				APPROVED BY	TLP		
		A1	ISSUED FOR CLIENT	TLP	17/05/2024				DATE	17/05/2024		
									SCALE	AS SHOWN		
						DISIPLINE		DRAWING NO	LSECO-STW-D1-1003-A1-1			
						SHEET SIZE	A 1					

CONNECT Ø110 uPVC
@ 1% TO KERB INLET PIT
ACCORDANCE WITH
ALL COUNCIL REQUIREMENTS

BRUNKER ROAD

TOP OF CONCRETE KERB

LOT4 SEC 3
DP16224

LOT4 SEC 1
DP16224

LOT32 SEC 1
DP16224

LOT7 SEC 1
DP16224

LOT2 SEC 1
DP16224

PT 1
(450x450)

PT 1
(450x450)

PT 1
(450x450)

PT 1
(450x450)

FALL 3"

FALL 3"

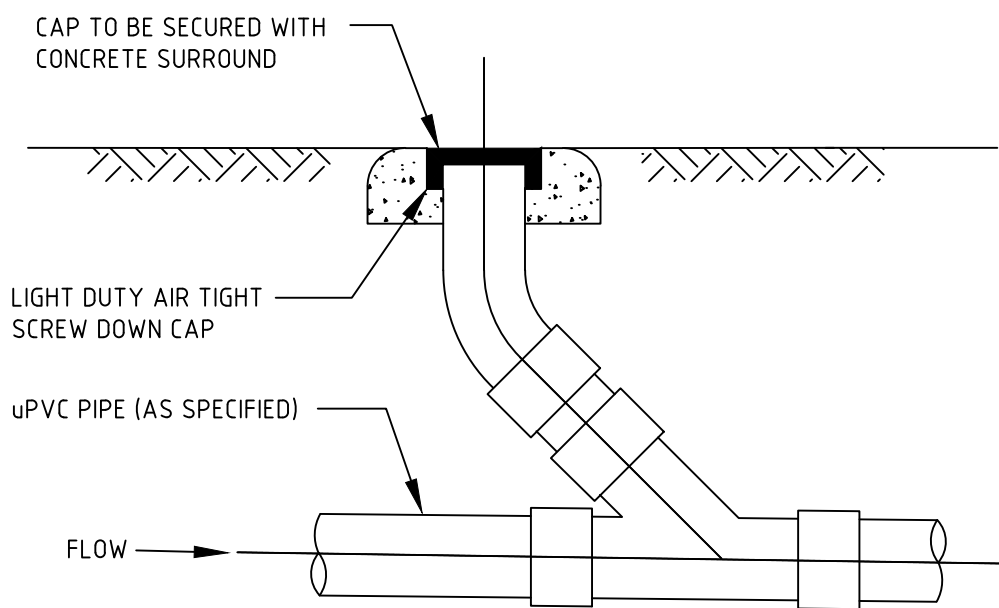
Ø100 DP

STORM WATER LAYOUT PLAN

SCALE 1:100

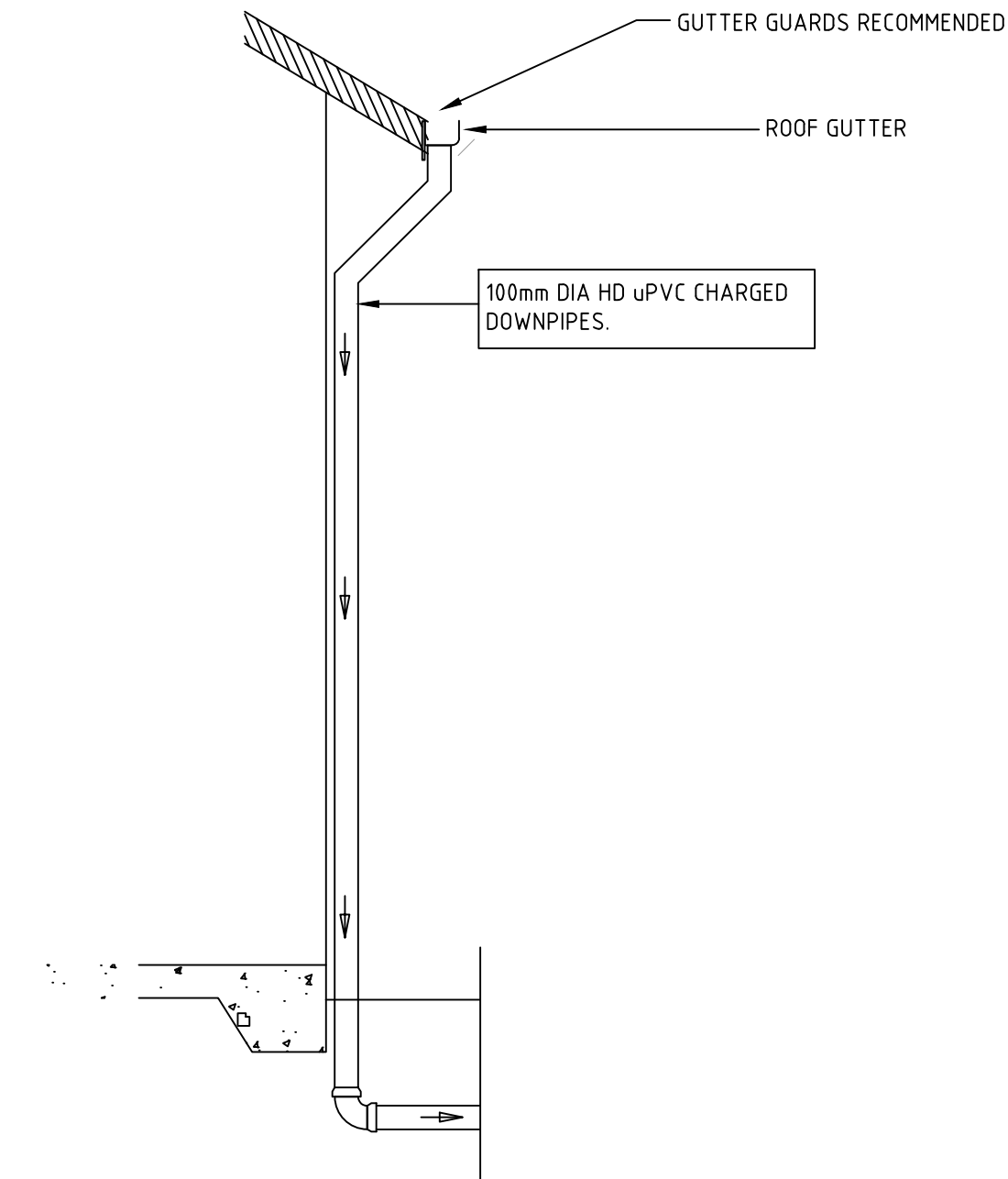
LEGEND:

- PROPOSED PIPEWORK
- FALL → ROOF / SURFACE FALL
- [Symbol] — SURFACE INLET PIT
- [Symbol] — SEALED JUNCTION PIT
- [Symbol] — CLEANING EYE



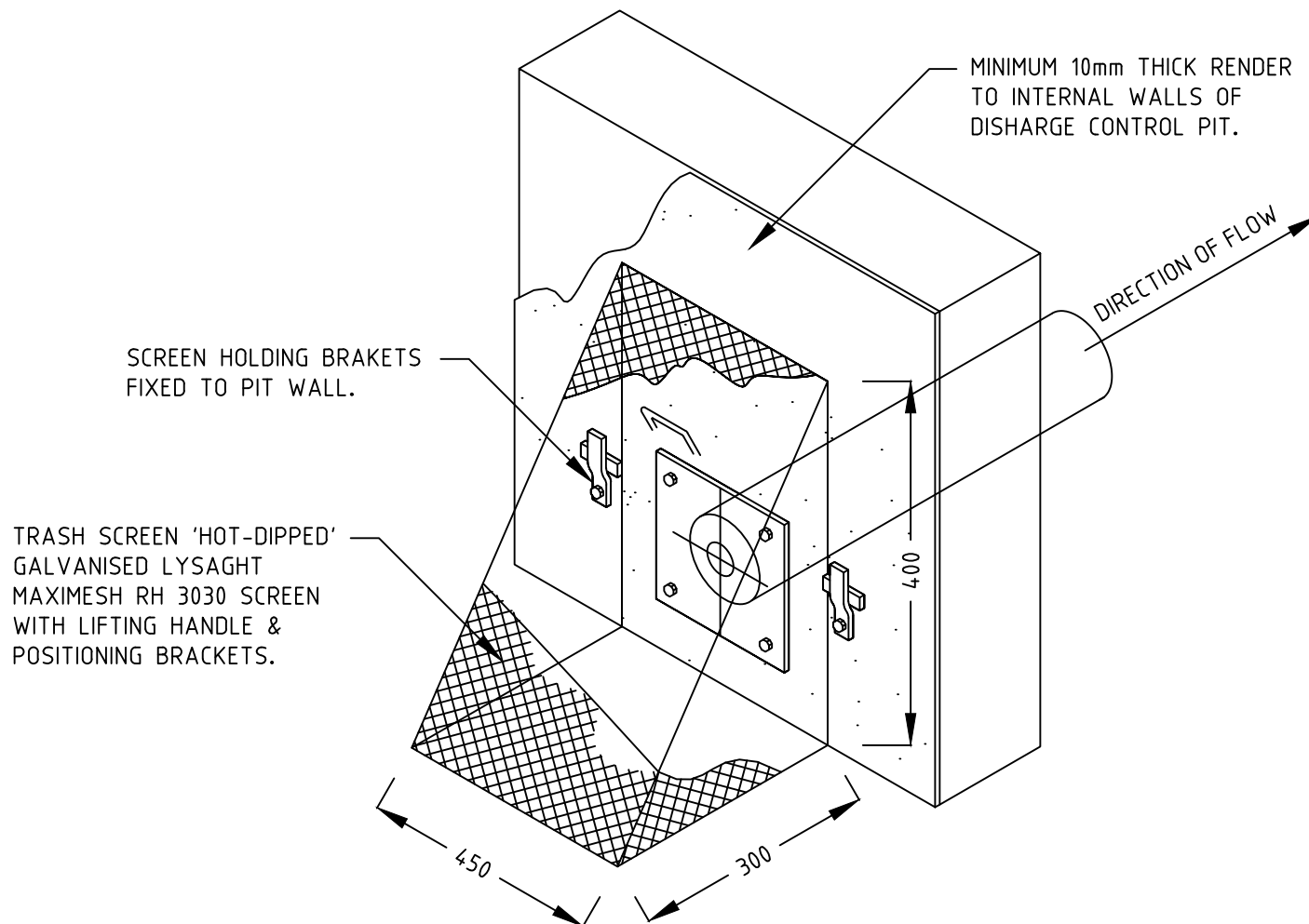
CLEANING EYE DETAIL

SCALE 1:10



DOWN PIPE FIXING DETAIL

NOT TO SCALE



TRASH RACK INSTALLATION DETAIL

SCALE 1:10

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Registered Professional Engineer 9671388
MIEAust CPEng NER APEC Engineer IntPEN(Aus)

Signature.....Date 17 / 05 / 2024
Register on the NPER in the Category of
National Professional Engineers Register



LS ECO CONSULTING
SURVEYING & ENGINEERING CONSULTING
UNIT 142/23 NORTON STREET, LEICHHARDT, NSW 2040,
AUSTRALIA
PHONE 02 96 692 430
EMAIL surveyors@lsecosurveyors.com.au
ABN 97 655 519 949

AMENDMENTS			
REV	DESCRIPTION	APP	DATE
A0	ISSUED FOR CLIENT	TLP	06/05/2024
A1	ISSUED FOR CLIENT	TLP	17/05/2024

PROJECT
PROPOSED SECONDARY
DWELLING UNIT IN 73
BRUNKER ROAD
YAGOONA, NSW 2199

CLIENT
MR. MOHAMMAD KHAN

LOCATION
73 BRUNKER ROAD
YAGOONA, NSW 2199

DRAWN BY	UN
CHECKED BY	TLP
APPROVED BY	TLP
DATE	17/05/2024
SCALE	AS SHOWN

DRAWING TITLE STORM WATER LAYOUT, GENERAL NOTE AND DETAILS	
DISIPLINE	
DRAWING NO	LSECO-STW-D1-1003-A1-2
SHEET SIZE	A 1

ISSUE
02