


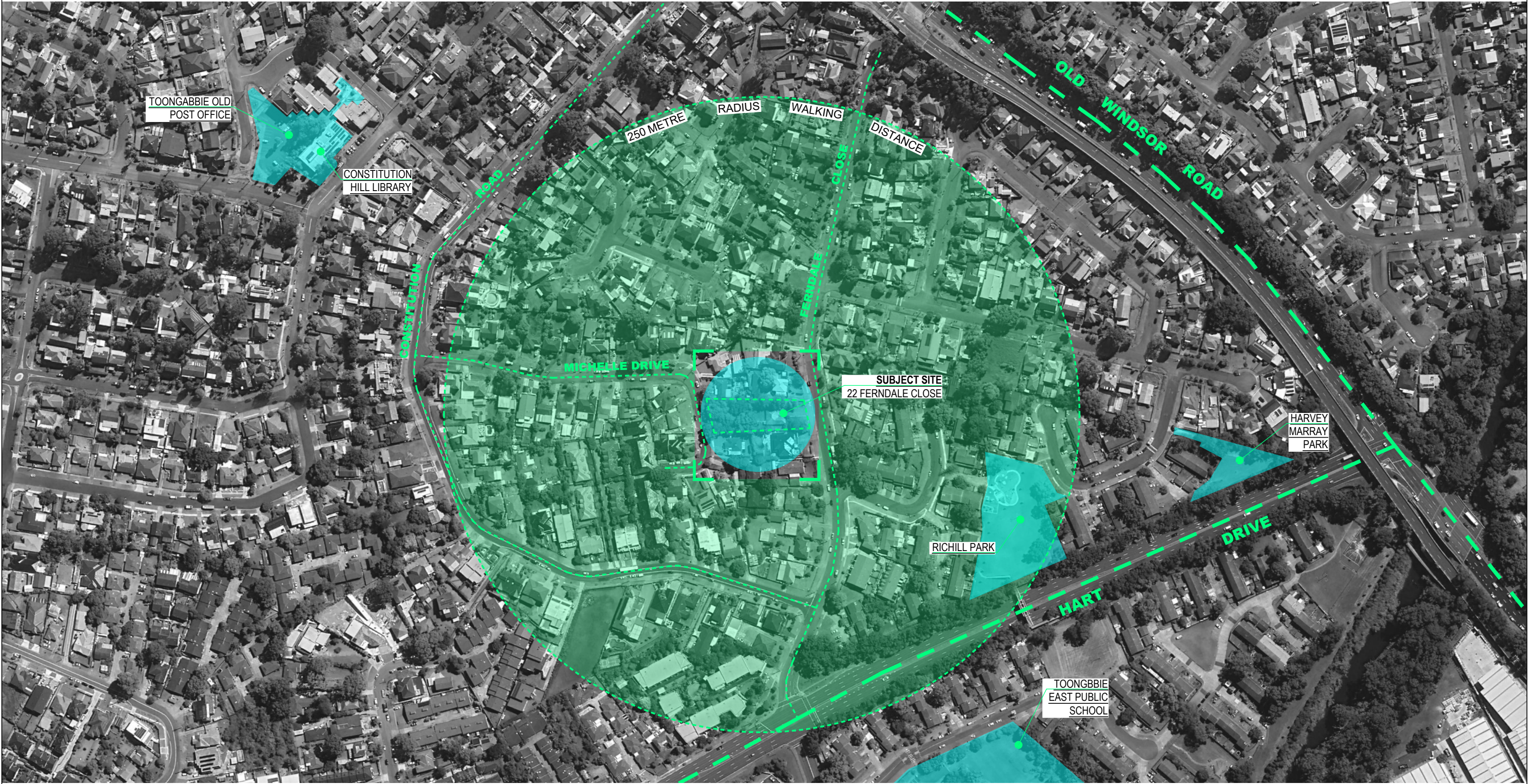
A3

PROPOSED SUBDIVISION OF LOT 3 IN DP229006  
22 FERNDAL CLOSE CONSTITUTION HILL

- DA000COVER SHEET
- DA001CONTEXT ANALYSIS
- DA002SITE ANALYSIS
- DA003DEMOLITION PLAN

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	A	04/04/24	ORIGINAL ISSUE	PROPOSED SUBDIVISION OF LOT 3 IN DP229006	COVER SHEET	TURGUT ERCAN	PRELIMINARY- NOT FOR CONSTRUCTION	8957	
				ADDRESS:	SCALE:	DATE: 27/05/2024	DRAWING NO:	ISSUE	
				22 FERNDAL CLOSE	@ A3	DRAWN BY: OL CHECKED BY: NN	DA000	A	

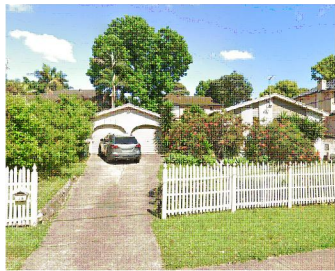
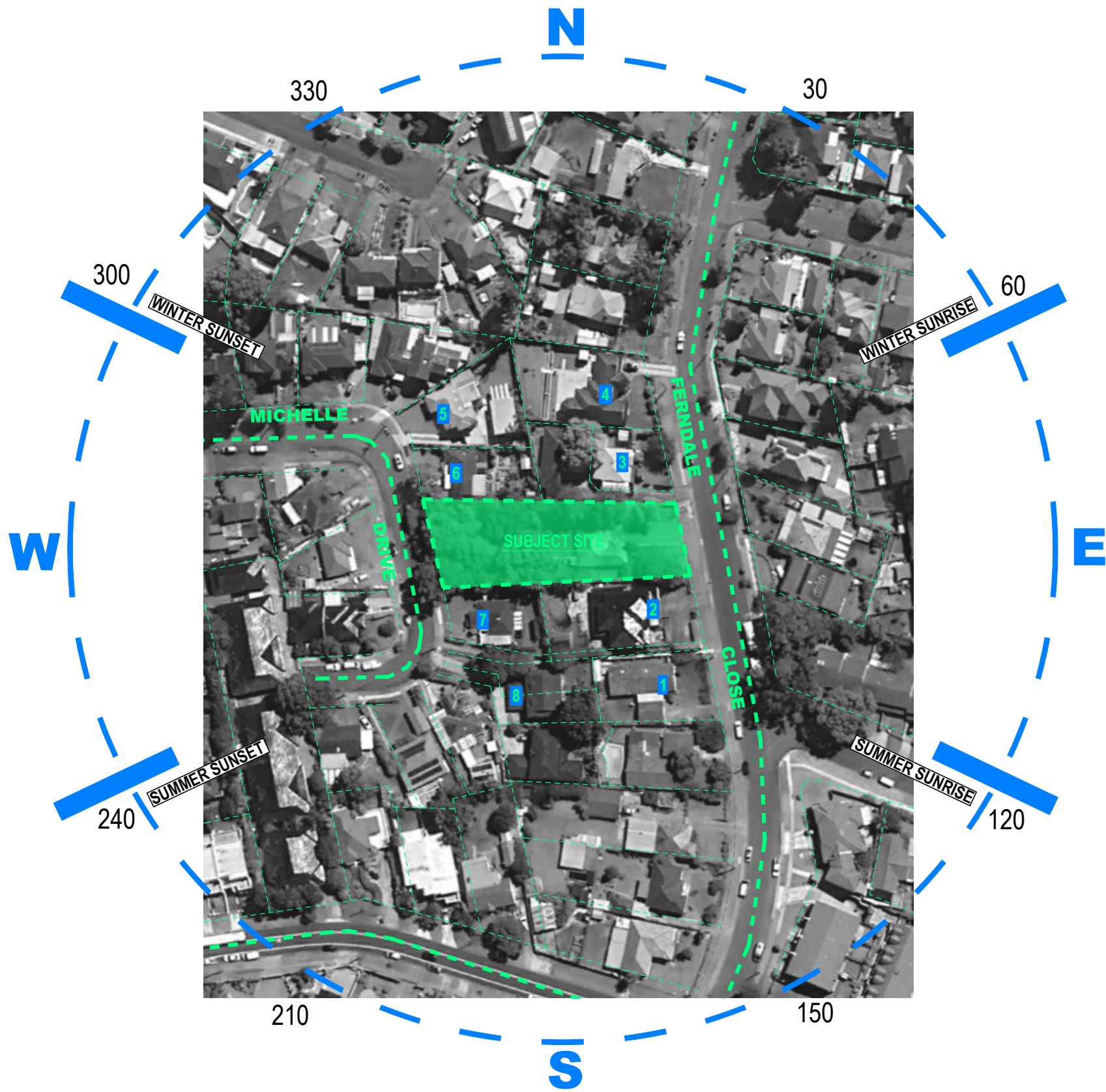




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	A	04/04/24	ORIGINAL ISSUE	PROPOSED SUBDIVISION OF LOT 3 IN DP229006	CONTEXT ANALYSIS	TURGUT ERCAN	PRELIMINARY- NOT FOR CONSTRUCTION	8957	
				ADDRESS: 22 FERNDAL CLOSE	SCALE: 1:3000 @ A3	DATE: 27/05/2024 DRAWN BY: OL CHECKED BY: NN	DRAWING NO: DA001	ISSUE A	



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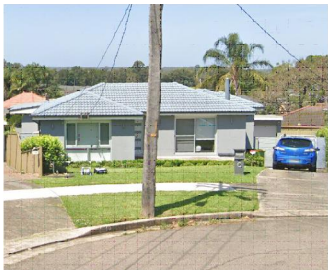
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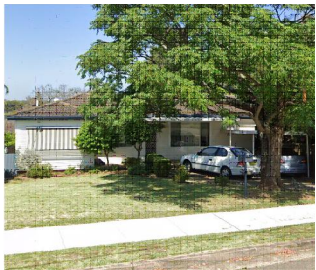
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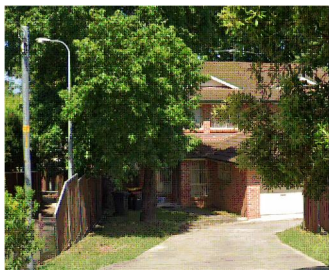
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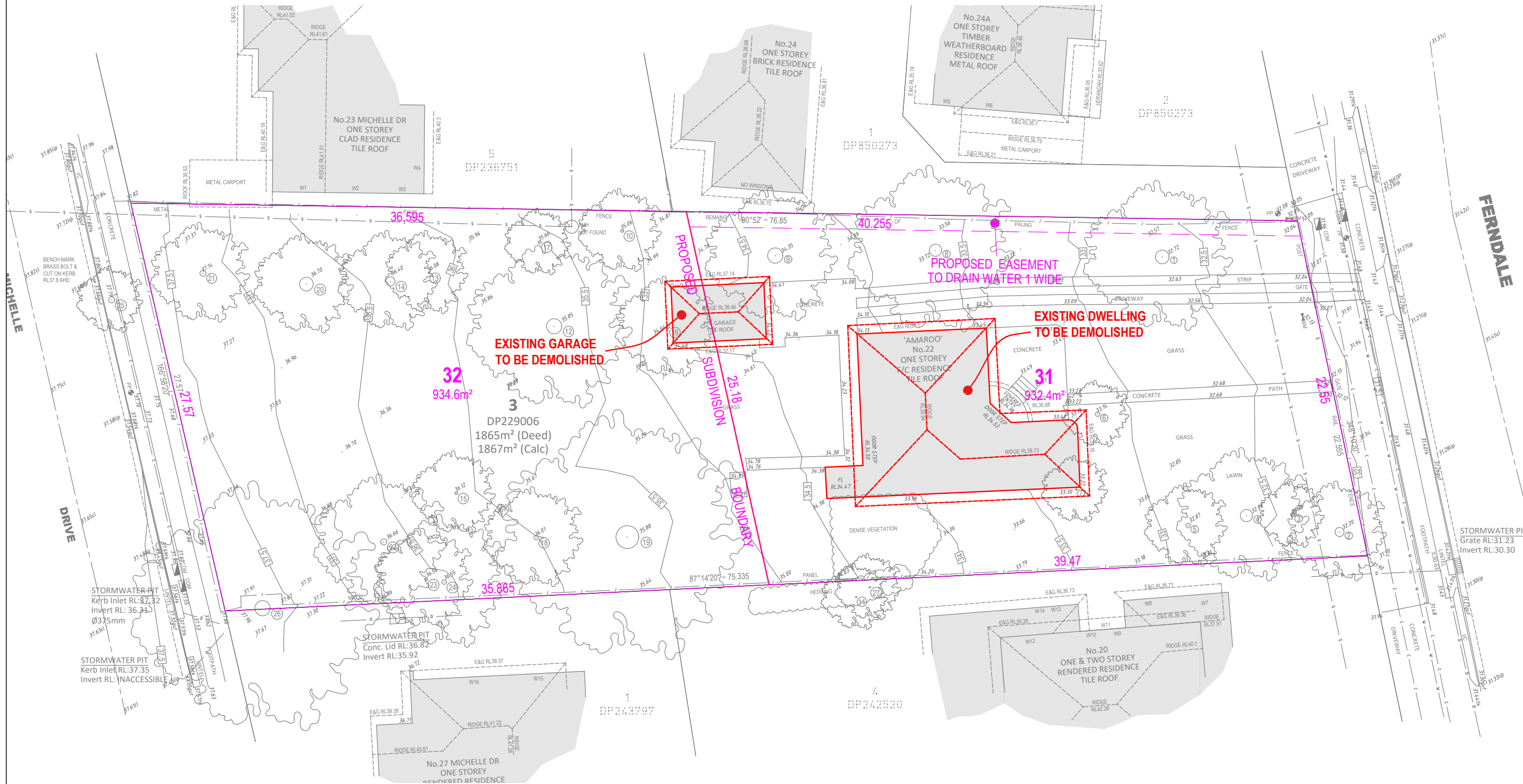


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	A	04/04/24	ORIGINAL ISSUE	PROPOSED SUBDIVISION OF LOT 3 IN DP229006	SITE ANALYSIS	TURGUT ERCAN	PRELIMINARY- NOT FOR CONSTRUCTION	8957	
				ADDRESS:	SCALE:	DATE: 27/05/2024	DRAWING NO:	ISSUE	
				22 FERNDAL CLOSE	1:1500 @ A3	DRAWN BY: OL CHECKED BY: NN	DA002	A	



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	A	04/04/24	ORIGINAL ISSUE	PROPOSED SUBDIVISION OF LOT 3 IN DP229006	DEMOLITION PLAN	TURGUT ERCAN	PRELIMINARY- NOT FOR CONSTRUCTION	8957
				ADDRESS:	SCALE:	DATE: 27/05/2024	DRAWING NO:	ISSUE
				22 FERNDAL CLOSE	1:1500 @ A3	DRAWN BY: OL CHECKED BY: NN	DA004	A



GENERAL NOTES

ONLY TREES GREATER THAN 3.5 METRES IN HEIGHT ARE SHOWN ON THIS PLAN AND THEIR POSITIONS ARE DIAGRAMMATIC ONLY AND MAY REQUIRE ADDITIONAL SURVEY WHERE CRITICAL TO DESIGN.

CONTOURS ARE INDICATIVE AT GROUND FORM ONLY. SPOT LEVELS ONLY SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.

LEVELS ARE ON AUSTRALIAN HEIGHT DATUM (AHD).

ALL SETOUT LEVELS MUST BE REFERRED TO THE BENCH MARK SHOWN ON THIS PLAN.

BOUNDARY NOTES

THE BOUNDARIES OF THE LAND HAVE BEEN SURVEYED. UNLESS SHOWN BY OFFSETS, THE POSITION OF THE FEATURES SHOWN IS DIAGRAMMATIC ONLY.

BOUNDARIES HAVE NOT BEEN MARKED.

SURVEY INFORMATION NOTES

THE ORIGIN OF COORDINATES COMES FROM SSM168027 E312843.742 N6258694.654 CLASS B POSITIONAL UNCERTAINTY (PU) 0.02 (MGA2020) ADOPTED FROM SCIMS DATED 22/06/2023.

THE ORIGIN OF LEVELS COMES FROM SSM168111 RL30.054 CLASS LB POSITIONAL UNCERTAINTY (PU) 0.01 ADOPTED FROM SCIMS DATED 22/06/2023.

THE ORIENTATION OF THIS PLAN IS MGA NORTH WHICH HAS BEEN DETERMINED BY A COORDINATE JOIN BETWEEN SSM168027 AND SSM168111.

CERTIFICATE OF TITLE NOTES

THE FOLLOWING INFORMATION RELATES TO THE CERTIFICATE OF TITLE OF THE SUBJECT LOT:

- LOT 3 IN DP229006  
(CT EDITION 6 DATED 28/03/2023 SEARCH DATE 15/06/2023)  
- AFFECTED BY:  
- COVENANT (D362788)

COVENANT NOTED ON THE TITLE HAVE NOT BEEN INVESTIGATED. THESE SHOULD BE INVESTIGATED PRIOR TO DESIGN TO ENSURE ANY FUTURE DEVELOPMENT COMPLIES.

SERVICES NOTES

ONLY THOSE SERVICES VISIBLE AT THE TIME OF SURVEY HAVE BEEN LOCATED AND ARE QUALITY LEVEL A AS DEFINED BY AS 5488.1:2019.

UNDERGROUND SERVICES HAVE BEEN PLOTTED FROM 'DIAL-BEFORE-YOU-DIG' PLANS, ARE QUALITY LEVEL D AS DEFINED BY AS 5488.1:2019 AND ARE ONLY CURRENT AT THE DATE OF SEARCH.

ALL RELEVANT AUTHORITIES MUST BE CONTACTED TO DETERMINE THE FULL EXTENT OF SERVICES PRIOR TO ANY PLANNING OR WORKS NEAR THE SITE.

LEGEND

TAG	DESCRIPTION
COM	COMMUNICATIONS PIT
PP	POWER POLE
SMH	SEWER MANHOLE
VC	VEHICLE CROSSING
TK	TOP OF KERB
LIP	LIP LINE OF KERB
GLT	GUTTER OF KERB
WM	WATER METER

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PROJECT:

DETAIL AND LEVEL SURVEY OF LOT 3 IN DP229006

No.22 FERNDAL CLOSE CONSTITUTION HILL

CLIENT: TURGUT ERGAN

FILE: 8957 - DETAIL - ISSUE B - 22-05-2024 - 22 FERNDAL CLOSE CONSTITUTION HILL.dwg

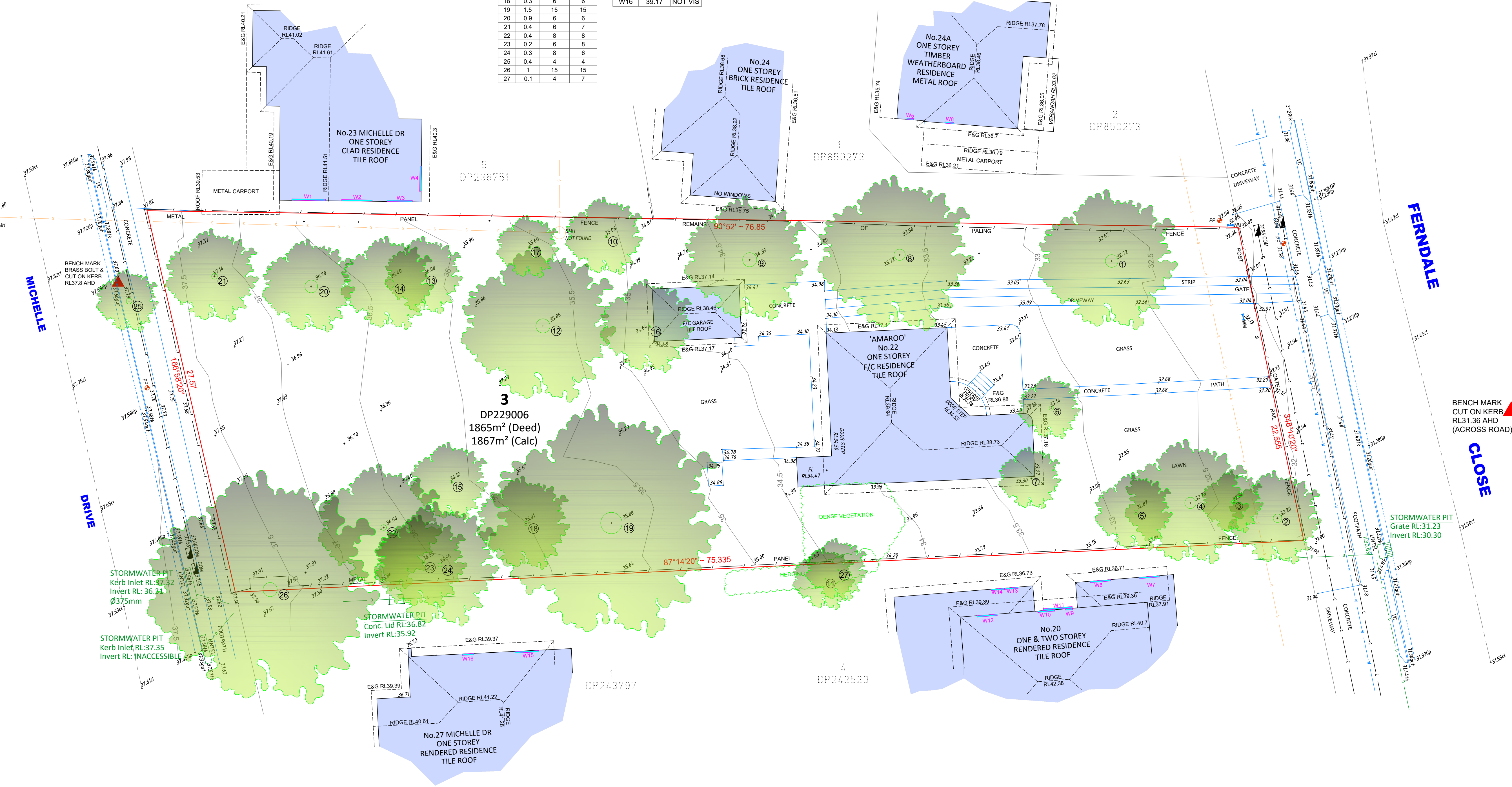
LGA: CITY OF PARRAMATTA

REF: 8957	CONTOURS: 0.5m
ISSUE: B	DATUM: AHD
SURVEY DATE: 22/05/2024	AZIMUTH: MGA2020
SCALE: 1:150	SHEET 1 OF 1 SHEETS

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Suite 1, 3 Railway Street, Baulkham Hills NSW 2153  
t: (02) 9630 7955 w: sdg.net.au  
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Schedule of Trees			
No	Diam	Spread	Height
1	0.9	9	9
2	0.6	6	8
3	0.2	4	6
4	0.8	8	8
5	0.3	5	6
6	0.3	4	6
7	0.1	4	4
8	0.8	10	15
9	1	8	7
10	0.2	5	5
11	0.1	4	7
12	1	10	10
13	0.1	5	6
14	0.6	6	6
15	0.2	5	6
16	0.2	6	8
17	0.2	4	6
18	0.3	6	6
19	1.5	15	15
20	0.9	6	6
21	0.4	6	7
22	0.4	8	8
23	0.2	6	8
24	0.3	8	6
25	0.4	4	4
26	1	15	15
27	0.1	4	7

Windows Schedule		
#	Head	Sill
W1	39.83	39.28
W2	39.83	39.48
W3	39.76	38.56
W4	39.76	38.58
W5	35.83	34.80
W6	35.93	34.80
W7	36.26	35.67
W8	36.29	35.69
W9	39.25	38.31
W10	39.24	38.31
W11	36.27	NOT VIS
W12	39.12	38.07
W13	36.24	NOT VIS
W14	36.25	NOT VIS
W15	39.21	NOT VIS
W16	39.17	NOT VIS



UNDERGROUND SERVICES LEGEND  
QUALITY LEVEL D (AS 5488.1:2019)

W	POTABLE WATER MAIN
D	STORMWATER PIPE
S	SEWER MAIN
C	COMMUNICATIONS CABLES

CAUTION: FIBRE OPTIC CABLES ARE PRESENT IN THIS AREA

APPROXIMATE POSITION ONLY VIDE 'DIAL-BEFORE-YOU-DIG' PLANS JOB No.34380657 SEARCH DATE 09/06/2023. WHERE CRITICAL TO DESIGN, UNDERGROUND SERVICES SHOULD BE LOCATED BY MORE ACCURATE METHODS.

SERVICES NOTES:-

- ONLY THOSE SERVICES VISIBLE AT THE TIME OF SURVEY HAVE BEEN LOCATED AND IF SHOWN AS 'A' ARE QUALITY LEVEL A AS DEFINED BY AS 5488.1:2019. LEVELS SHOWN ARE SURFACE LEVELS UNLESS NOTED OTHERWISE.
- UNDERGROUND SERVICES HAVE BEEN PLOTTED FROM 'DIAL-BEFORE-YOU-DIG' PLANS, ARE QUALITY LEVEL D AS DEFINED BY AS 5488.1:2019 AND ARE ONLY CURRENT FOR 3 MONTHS FROM THE SEARCH DATE NOTED ABOVE. ALL RELEVANT AUTHORITIES MUST BE CONTACTED TO DETERMINE THE FULL EXTENT OF SERVICES PRIOR TO ANY PLANNING OR WORKS NEAR THE SITE.

ISSUE	DATE	AMENDMENT	SURV	CHK
A	16/06/23	ORIGINAL ISSUE	GS	NN
B	22/05/24	SURVEY PLAN UPDATED	SM	NN



NAIB NICHOLAS ID: SU009009  
REGISTERED LAND SURVEYOR



# STORMWATER MANAGEMENT PLAN

## 22 FERNDALE CL, CONSTITUTION HILL NSW

### 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
GSIP	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	C
SW010	EASEMENT PLAN, NOTES & DETAILS	C
ER001	EROSION AND SEDIMENT CONTROL PLAN	C

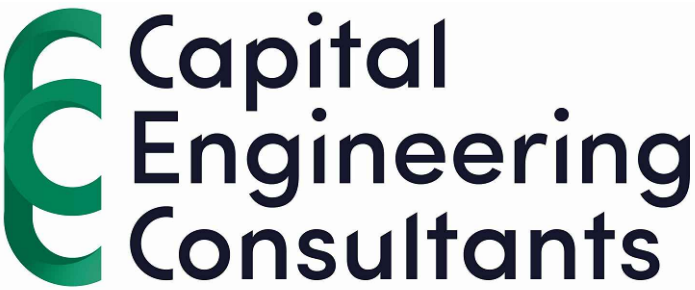
### LEGEND:

● 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		RH	RAINHEAD
	SEALED JUNCTION PIT		SP	DOWNPIPE SPREADER
	PROPOSED KERB INLET PIT			WARNING LIGHT
	GRATED TRENCH DRAIN		1144.37	SPOT LEVELS
	RAINWATER RE-USE TANK			BENCHMARK
	PROPOSED RETAINING WALL		OFF	OVERLAND FLOW PATH

## PROPOSED SUB-DIVISION

### 22 FERNDALE CL, CONSTITUTION HILL NSW

Scale	1:100 @ A1	Date	28/05/2024	Drawn	B.E.	Design	B.E.	Approved	P.E.
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C	FOR APPROVAL	B.E.	M.W.	28/05/2024	
B	FOR APPROVAL	B.E.	M.W.	13/05/2024	
A	FOR APPROVAL	B.E.	M.W.	20/03/2024	
Rev	Description	By	Chk	Date	

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FOR COUNCIL / CONSTRUCTION CERTIFICATE ISSUE	Title
APPROVED BY:  PAUL EL-BAYEH B.E. (Civl), M.E. (Structural & Foundation), FEAust, CPEng No. 3125148, NER, 1995.	DATE: 28/05/2024 

	Title	Project Number	Revision
	STORMWATER LAYOUT PLAN COVER SHEET	SW24038 Drawing Number SW001	C



DESIGN NOTES:

SITE IS LOCATED IN COUNCIL OF THE CITY OF PARRAMATTA.

STORMWATER DRAINAGE PLANS HAVE BEEN PROVIDED IN ACCORDANCE WITH THE BOTANY BAY STORMWATER TECHNICAL GUIDELINES 2013.

RAINWATER TANK TO BE EQUIPPED WITH FIRST FLUSH AND MOSQUITO PROTECTION DEVICES (REFER DETAIL).

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).

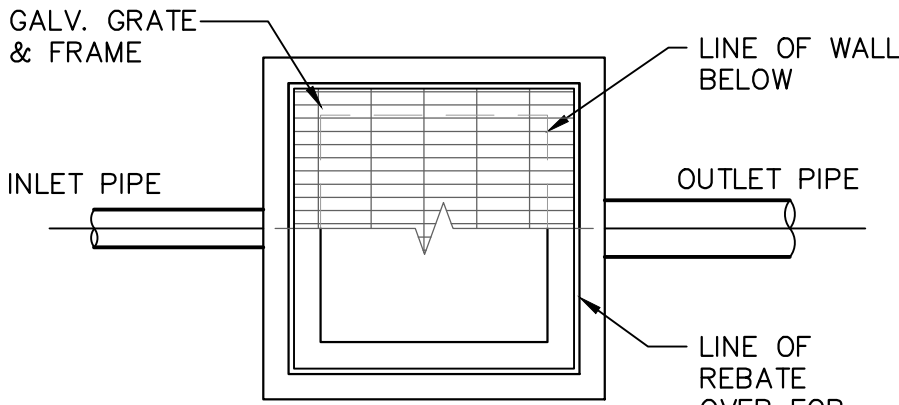
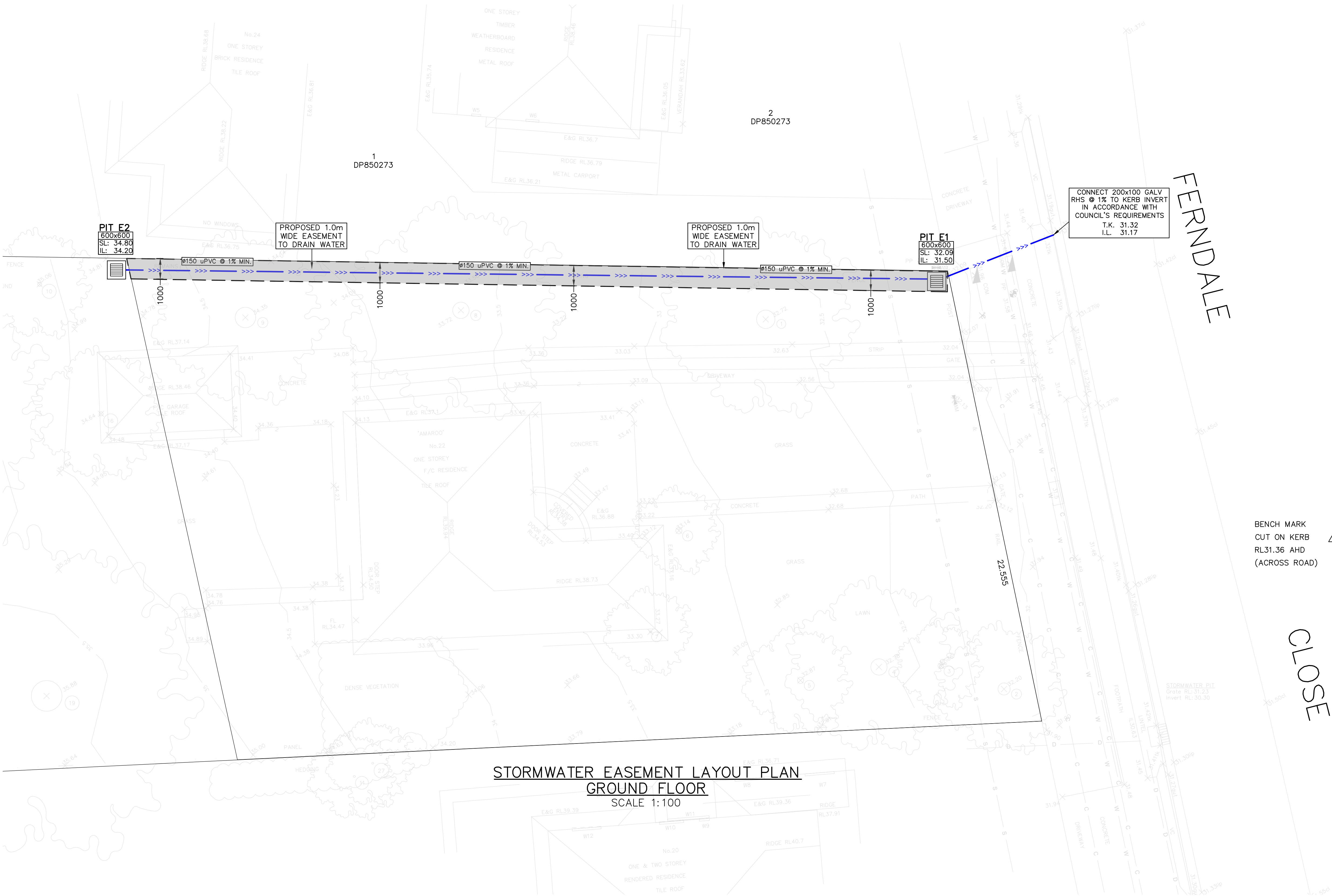
ALL DOWNPIPES AND STORMWATER PIPES SHOWN ON PLAN ARE ø100mm uPVC AND SLOPE AT 1% U.N.O (TYP).

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).

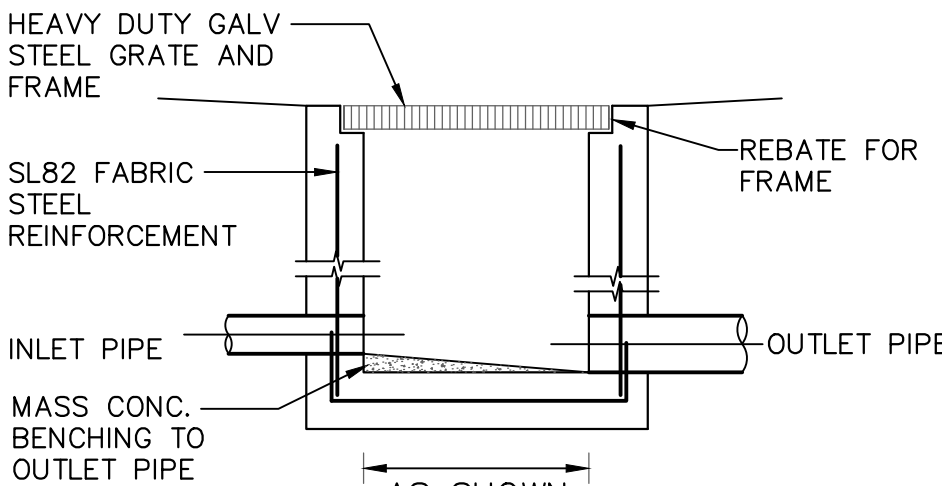
ALLOW FOR FILL & MINOR REGRADING OF FINISHED SURFACE TO ARCHIVE NOMINATED REDUCED LEVEL OF GRATED SURFACE INLET PITS, WHERE REQUIRED (TYP).

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



PLAN WITHOUT GRATE

BENCH MARK  
CUT ON KERB  
RL31.36 AHD  
(ACROSS ROAD)



SECTION

TYPICAL GRATED INLET PIT DETAIL

SCALE: 1:20

STORMWATER EASEMENT LAYOUT PLAN

GROUND FLOOR

SCALE 1:100

PROPOSED SUB-DIVISION

22 FERNDALE CL, CONSTITUTION HILL NSW

Scale 1:100 @ A1 Date 28/05/2024 Drawn B.E. Design B.E. Approved P.E.



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B	FOR APPROVAL	B.E.	M.W.	13/05/2024
A	FOR APPROVAL	B.E.	M.W.	20/03/2024
Rev	Description	By	Chk	Date

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FOR COUNCIL / CONSTRUCTION CERTIFICATE ISSUE

APPROVED BY: PAUL EL-BAYEH  
B.E. (Civil, M.E. (Structural & Foundation),  
FEAust, CPDng No. 3132148, NER, 1995.

DATE: 28/05/2024

FOR COUNCIL APPROVAL ONLY (CONCEPT)

Title: STORMWATER LAYOUT PLAN  
GROUND FLOOR PLAN,  
NOTES & DETAILS

DO NOT SCALE DRAWING. USE FIGURED DIMENSIONS ONLY

North

Project Number: SW24038  
Drawing Number: SW010

Revision: C



EROSION CONTROL

BEFORE EARTHWORKS CAN COMMENCE THE EROSION & SEDIMENT CONTROL MEASURES MUST BE IN PLACE.

DURING THE CONSTRUCTION PERIOD, THESE CONTROL MEASURES WILL NEED TO BE INSPECTED & MAINTAINED REGULARLY, ESPECIALLY AFTER STORM EVENTS, BY THE CONTRACTOR.

ALL WORK IS TO BE CARRIED OUT TO PREVENT EROSION, CONTAMINATION & SEDIMENTATION OF THE STORAGE SITE, SURROUNDING AREAS & DRAINAGE SYSTEMS.

MINIMIZE DISTURBED AREA COVERED WITH NATURAL VEGETATION. ONLY THOSE AREAS DIRECTLY REQUIRED FOR CONSTRUCTION ARE TO BE DISTURBED.

ISOLATE EXISTING STORMWATER PITS WITH STRAW BALES OR SILT TRAPS TO FILTER ALL INCOMING FLOWS.

DO NOT STOCKPILE EXCAVATED MATERIAL ON THE ROAD WAY.

DIVERT CLEAN WATER FROM UNDISTURBED AREAS AROUND THE WORKING AREAS.

CONSTRUCTION ENTRY/EXIT SHALL BE VIA THE LOCATION NOTED ON THE DRAWING. CONTRACTOR SHALL ENSURE ALL DROPPABLE SOIL & SEDIMENT IS REMOVED PRIOR TO CONSTRUCTION TRAFFIC EXITING SITE. CONTRACTOR SHALL ENSURE ALL CONSTRUCTION TRAFFIC ENTERING AND LEAVING THE SITE DO SO IN A FORWARD DIRECTION.

ADOPT TEMPORARY MEASURES AS MAY BE NECESSARY FOR EROSION & SEDIMENT CONTROL, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

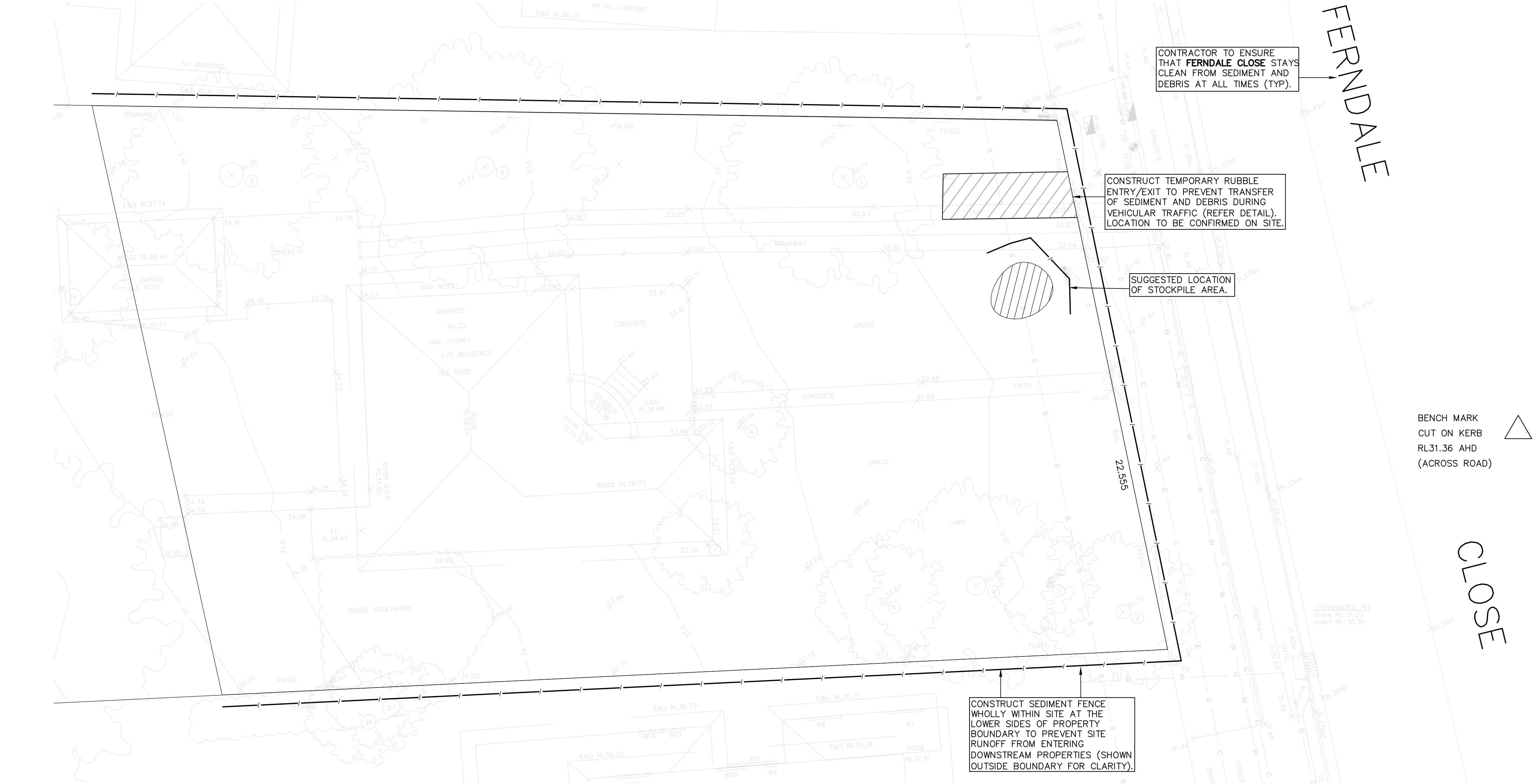
- DRAINS: TEMPORARY DRAINS AND CATCH DRAINS.
- SPREADER BANKS OR OTHER STRUCTURES: TO DISPERSE CONCENTRATED RUNOFF.
- SILT TRAPS: CONSTRUCTION AND MAINTENANCE OF SILT TRAPS TO PREVENT DISCHARGE OF SCOURED MATERIAL TO DOWNSTREAM AREAS.

AFTER RAIN, INSPECT, CLEAN, AND REPAIR IF REQUIRED, TEMPORARY EROSION & SEDIMENT CONTROL MEASURES.

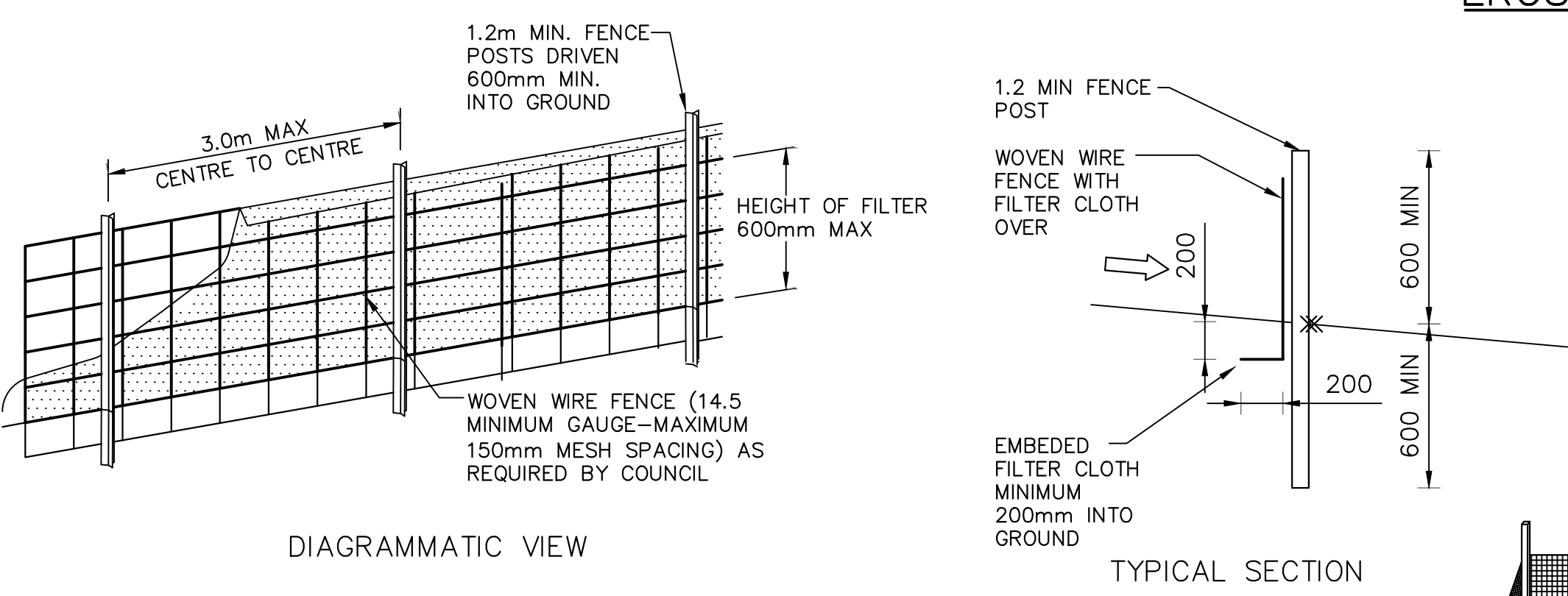
REMOVE TEMPORARY EROSION & SEDIMENT CONTROL MEASURES WHEN THEY ARE NO LONGER REQUIRED.

COMPLY WITH THE REQUIREMENTS OF LANDCOM'S MANAGING URBAN STORMWATER – SOIL AND CONSTRUCTION 'THE BLUE BOOK' LATEST EDITION

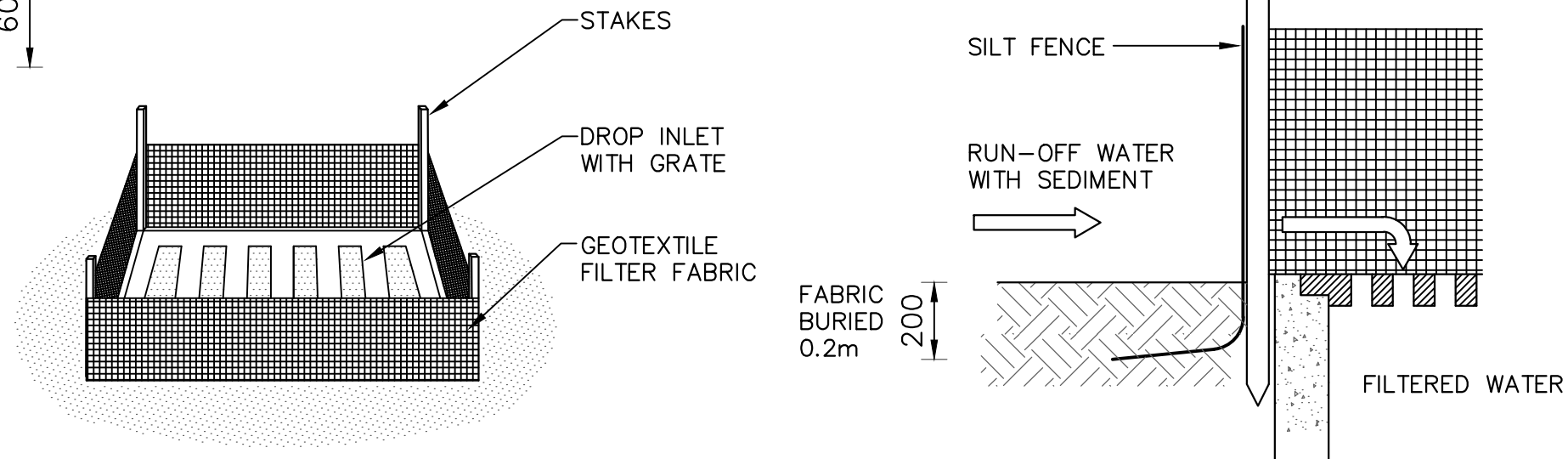
THE EROSION & SEDIMENT CONTROL PLAN PROVIDED IS ONLY INDICATIVE. THE CONTRACTOR SHOULD PREPARE A DETAILED ESCP SUITABLE FOR THE SPECIFIC SITE CONDITIONS



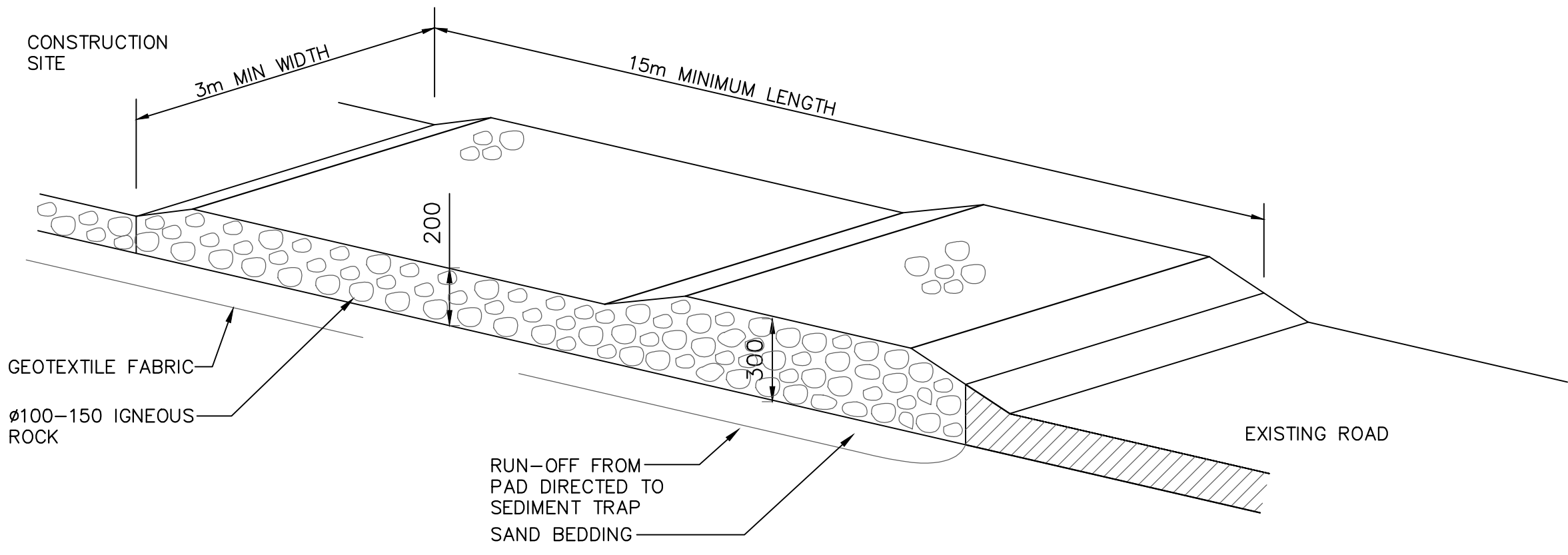
EROSION & SEDIMENT CONTROL PLAN  
SCALE 1:100



SEDIMENT FENCE DETAIL  
NOT TO SCALE



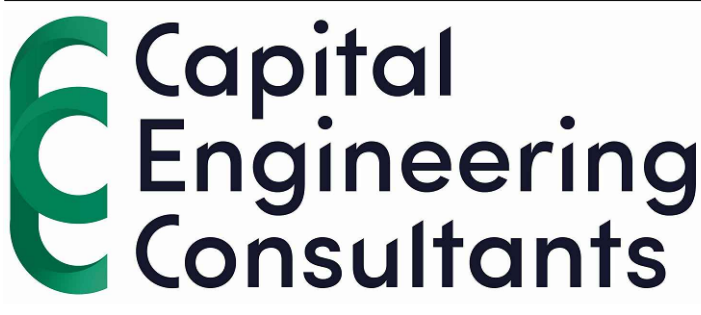
SUMP SEDIMENT TRAP DETAIL  
NOT TO SCALE



TEMPORARY CONSTRUCTION EXIT (RUBBLE ALTERNATIVE)  
NOT TO SCALE

PROPOSED SUB-DIVISION  
22 FERNDAL CL, CONSTITUTION HILL NSW

Scale 1:100 @ A1 Date 28/05/2024 Drawn B.E. Design B.E. Approved P.E.



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FOR COUNCIL / CONSTRUCTION CERTIFICATE ISSUE  
APPROVED BY: *P. El-Bayeh*  
**PAUL EL-BAYEH**  
B.E. (Civil), M.E. (Structural & Foundation),  
FEAust, CPDing No. 3132148, NER, 19950

FOR COUNCIL APPROVAL ONLY (CONCEPT)  
Title  
**STORMWATER LAYOUT PLAN  
EROSION & SEDIMENT CONTROL  
PLAN, NOTES & DETAILS**

DO NOT SCALE DRAWING, USE FIGURED DIMENSIONS ONLY

North

Project Number  
**SW24038**

Drawing Number  
**ER001**

Revision  
**C**