27 OMAHA STREET, BELFIELD
PROPOSED TWO STOREY DWELLING

STORMWATER CONCEPT PLANS

LOCALITY PLAN

N.T.S

DRAWING INDEX	
Drawing No.	DESCRIPTION
000	COVER SHEET PLAN
101	STORMWATER CONCEPT PLAN BASEMENT LEVEL SHEET 1 OF 2
102	STORMWATER CONCEPT PLAN BASEMENT LEVEL SHEET 2 OF 2
103	STORMWATER CONCEPT PLAN
104	MISCELLANEOUS DETAILS SHEET

NOT FOR CONSTRUCTION

Issue	Description	Date	Design	Checked
A	ISSUE FOR DEVELOPMENT APPLICATION	05/09/2024	TJB	JSF

0 1cm at full size 10cm 20cm

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Scale

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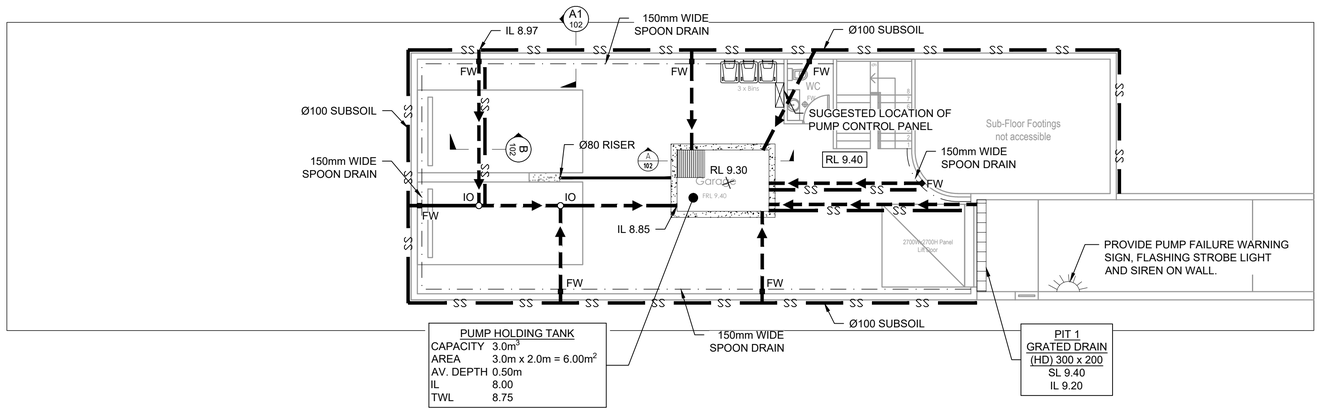
Project
27 OMAHA STREET, BELFIELD
PROPOSED TWO STOREY DWELLING
STORMWATER CONCEPT PLANS
DEVELOPMENT APPLICATION

Drawing Title
COVER SHEET PLAN

Scale	Project No.	Dwg. No.	Issue
N.T.S. A1	24342	000	A



BASEMENT LEVEL

SCALE 1:100

STREET

OMAHA

LEGEND

- PROPOSED STORMWATER
- SURFACE FLOW ARROWS
- SS SUBSOIL DRAINAGE
- CLEANING EYE (OR INSPECTION EYE)
- PROPOSED STORAGE AREA
- × RL 27.56 FINISHED SURFACE LEVEL
- GRATED DRAIN
- FG FLOOR GRATE
- IO INSPECTION OPENING

STANDARD PUMP OUT DESIGN NOTES

THE PUMP OUT SYSTEM SHALL BE DESIGN TO BE OPERATED IN THE FOLLOWING MANNER:

1 - THE PUMP SHALL BE PROGRAMMED TO WORK ALTERNATELY TO ALLOW BOTH PUMPS TO HAVE AN EQUAL OPERATION LOAD AND PUMP LIFE.

2 - A FLOAT SHALL BE PROVIDED TO ENSURE OF THE MINIMUM REQUIRED WATER LEVEL IS MAINTAINED WITHIN THE SUMP AREA OF THE BELOW GROUND TANK. IN THIS REGARD THIS FLOAT WILL FUNCTION AS AN OFF SWITCH FOR THE PUMPS AT THE MINIMUM WATER LEVEL. THE SAME FLOAT SHALL BE SET TO TURN ONE OF THE PUMPS ON UPON THE WATER LEVEL IN THE TANK RISING TO APPROXIMATELY 300mm ABOVE THE MINIMUM WATER LEVEL. THE PUMP SHALL OPERATE UNTIL THE TANK IS DRAINED TO THE MINIMUM WATER LEVEL.

3 - A SECOND FLOAT SHALL BE PROVIDE AT A HIGH LEVEL, WHICH IS APPROXIMATELY THE ROOF LEVEL OF THE BELOW GROUND TANK. THIS FLOAT SHALL START THE OTHER PUMP THAT IS NOT OPERATING AND ACTIVATE THE ALARM.

4 - AN ALARM SYSTEM SHALL BE PROVIDE WITH A FLASHING STROBE LIGHT AND A PUMP FAILURE WARNING SIGN WHICH ARE TO BE LOCATED AT THE DRIVEWAY ENTRANCE TO THE BASEMENT LEVEL THE ALARM SYSTEM SHALL BE PROVIDED WITH A BATTERY BACK-UP IN CASE OF POWER FAILURE.

5 - A CONFINED SPACE DANGER SIGN SHALL BE PROVIDED AT ALL ACCESS POINT TO THE PUMP-OUT STORAGE TANK IN ACCORDANCE WITH THE UPPER PARRAMATA RIVER CATCHMENT TRUST OSD HANDBOOK.

DANGER

WHEN EXCAVATING WITHIN ANY SITE, FOOTPATH AND ROADWAY, ALL SERVICES SHALL BE LOCATED PRIOR TO COMMENCEMENT OF THE EXCAVATION WORKS.

CONTACT "DIAL BEFORE YOU DIG" ON PHONE No. 1100 OR GO TO THE WEB SITE

"www.1100.com.au"

WARNING

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

BASEMENT PUMP OUT FAILURE WARNING SIGN

SIGN SHALL BE PLACED IN A CLEAR AND VISIBLE LOCATION WHERE VEHICLES ENTER THE BASEMENT

COLOURS:
"WARNING" = RED
BORDER AND OTHER LETTERING = BLACK

DANGER

CONFINED SPACE
NO ENTRY WITHOUT CONFINED SPACE TRAINING

CONFINED SPACE DANGER SIGN

A) A CONFINED SPACE DANGER SIGN SHALL BE POSITIONED IN A LOCATION AT ALL ACCESS POINTS, SUCH THAT IT IS CLEARLY VISIBLE TO PERSONS PROPOSING TO ENTER THE BELOW GROUND TANK/S CONFINED SPACE.

B) MINIMUM DIMENSIONS OF THE SIGN - 300mm x 450mm (LARGE ENTRIES, SUCH AS DOORS) -250mm x 180mm (SMALL ENTRIES SUCH AS GRATES & MANHOLES)

C) THE SIGN SHALL BE MANUFACTURED FROM COLOUR BONDED ALUMINUM OR POLYPROPYLENE

D) SIGN SHALL BE AFFIXED USING SCREWS AT EACH CORNER OF THE SIGN

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

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

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Project
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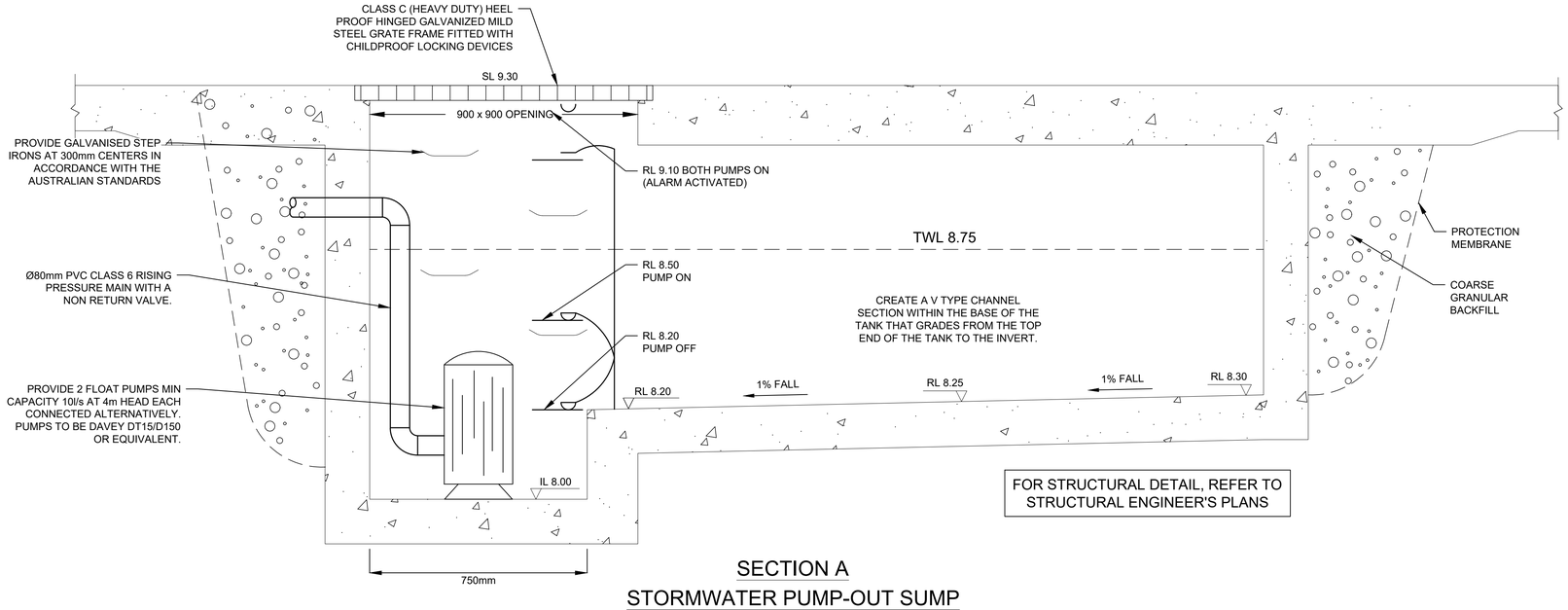
PROPOSED TWO STOREY DWELLING
STORMWATER CONCEPT PLANS
DEVELOPMENT APPLICATION

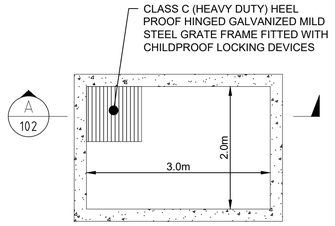
Drawing Title
STORMWATER CONCEPT PLAN
BASEMENT LEVEL
SHEET 1 OF 2

Scale	A1	Project No.	Dwg. No.	Issue
1:100		24342	101	A



SECTION A
STORMWATER PUMP-OUT SUMP

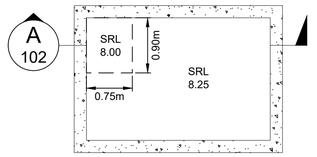
N.T.S



NOTE:
1- FOR ALL THE STRUCTURAL DETAILS, REFER TO STRUCTURAL ENGINEER'S PLAN.
2- ALL THE AG LINES BEHIND BASEMENT WALLS TO BE CONNECTED TO PUMP-OUT SUMP.

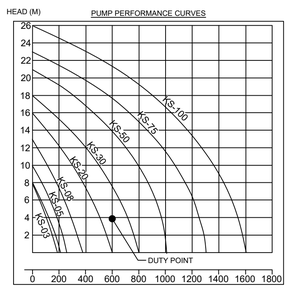
PUMP-OUT SUMP DETAIL
PLAN VIEW

SCALE 1:50



PUMP-OUT SUMP DETAIL
SRL

SCALE 1:50



PUMP STORAGE VOLUME CALCULATION

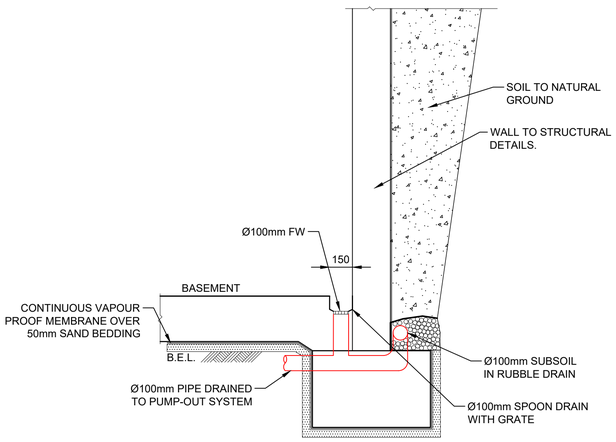
AREA DRAINING TO EACH SUMP = 18.60 m^2

SUMP SIZE BASED ON 10 YEAR 120 min STORM, I = 27.5 mm/hr,
Q = CIA/3600 = 1 x 27.5 x 18.60/3600 = 0.14L/sec
VOLUME REQUIRED = 0.14x(90x60) = 756L = 0.76m^3
STORAGE PROVIDED = 3.0x2.0x0.50 = 3.00m^3

PUMP OUT RATE BASED ON 100 YR 5 MIN STORM, I = 213 mm/hr
(MIN RATE REQUIRED AS PER AS3500.3 IS 10L/sec)
Q = CIA/3600 = 1 x 213 x 18.60/3600 = 1.10 L/sec

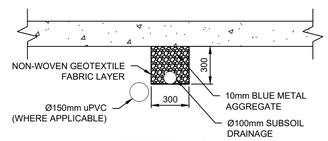
DUAL KS-30 PUMP OR EQUIVALENT TO BE INSTALLED IN SUMP AND CONNECTED TO CONTROL PANEL WHICH WILL ALLOW FOR THE PUMP TO OPERATE ALTERNATIVELY ON HIGH LEVEL WITH ALARM AT 10 L/sec AT 4.0m HEAD.

Type	Output		Outlet		Rated Head Capacity		Maximum Head	Maximum Capacity	Weigh	Dimension		
	HP	kW	mm	Inch	M	LPM	M	LPM	Kg	L(mm)	W(mm)	H(mm)
KS-03	1/3	0.25	40	1 1/2"	3	130	8	180	9	188	141	305
KS-04	1/2	0.4	50	2"	5	150	8	220	11	208	140	359
KS-05	1/2	0.4	50	2"	5	160	10	260	14	230	156	375
KS-08	1	0.75	50	2"	6	240	13	380	21	290	180	425
KS-20	2	1.5	80	3"	10	300	16	600	31	278	182	475
KS-30	3	2.2	80	3"	10	500	18	800	42	390	250	450
KS-50	5	3.7	100	4"	10	800	21	1100	48	450	240	530
KS-75	7 1/2	5.6	100	4"	15	800	23	1300	60	550	310	590
KS-100	10	7.5	150	6"	18	900	25	1600	70	550	310	610



SUBSOIL DRAIN DETAILS AT RETAINING WALL
SECTION A1

N.T.S.



SECTION B

N.T.S.

NOT FOR CONSTRUCTION

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Scale
0 200 400 600mm
SCALE 1:10 @ A1
0 1 2 3 m
SCALE 1:50 @ A1

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Project
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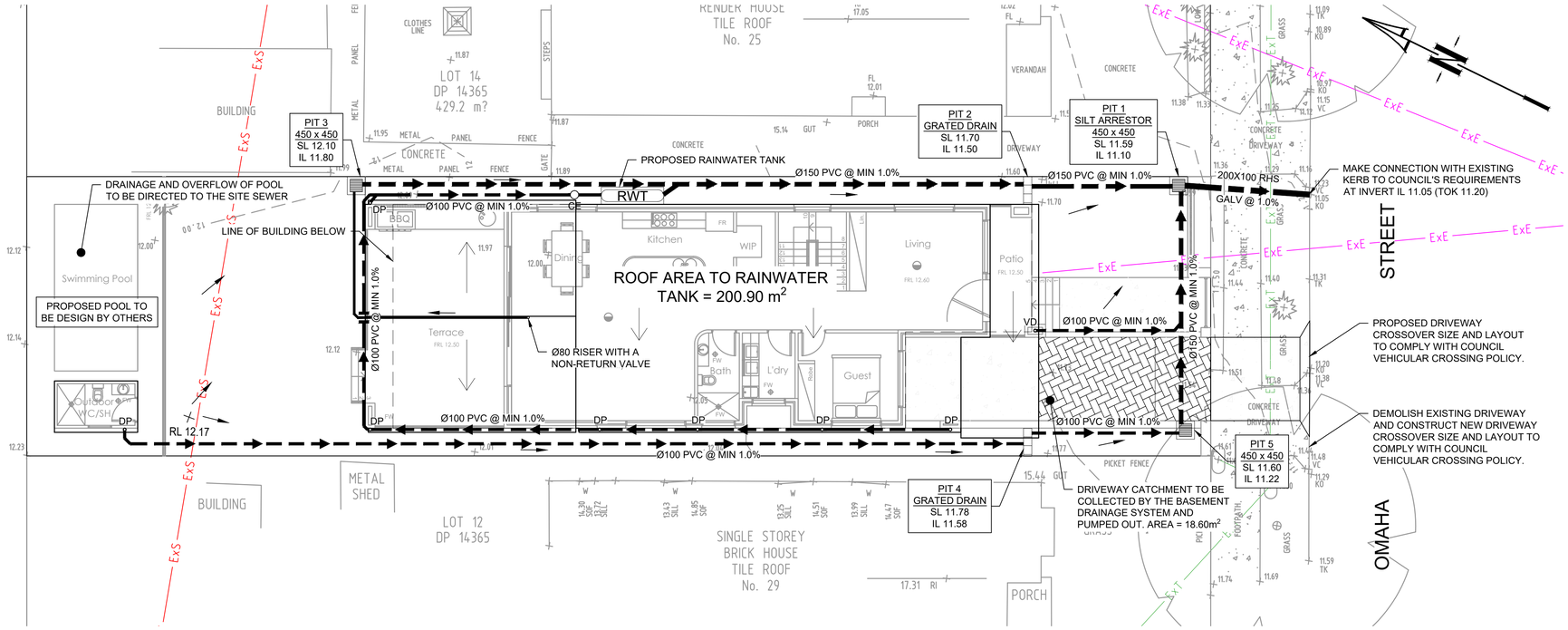
PROPOSED TWO STOREY DWELLING
STORMWATER CONCEPT PLANS
DEVELOPMENT APPLICATION

Drawing Title
STORMWATER CONCEPT PLAN
BASEMENT LEVEL
SHEET 2 OF 2

Scale	Project No.	Dwg. No.	Issue
A1 As Shown	24342	102	A

LEGEND

- PROPOSED STORMWATER
- PIPE OVERCROSSING MINIMUM 150mm CLEARANCE
- ExT — EXISTING TELSTRA MAIN
- ExS — EXISTING SEWER MAIN
- ExE — EXISTING ELECTRICAL
- DP — GUTTER DOWNPIPE
- VD — VERTICAL DROP
- ROOF SLOPE
- RWO — RAINWATER OUTLET
- CE — CLEANING EYE
- RWT — RAINWATER TANK
- SURFACE FLOW ARROWS
- RL 47.00 — DESIGN SURFACE LEVEL
- NS 26.45 — EXISTING SURFACE LEVEL
- IL 47.00 — INVERT LEVEL OF PIPE JUNCTION
- TREES TO BE RETAINED
- TREES TO BE REMOVED
- OF — Ø50mm EMERGENCY OVERFLOW SPITTERS/PIPES U.N.O.



GROUND FLOOR PLAN

SCALE 1:100

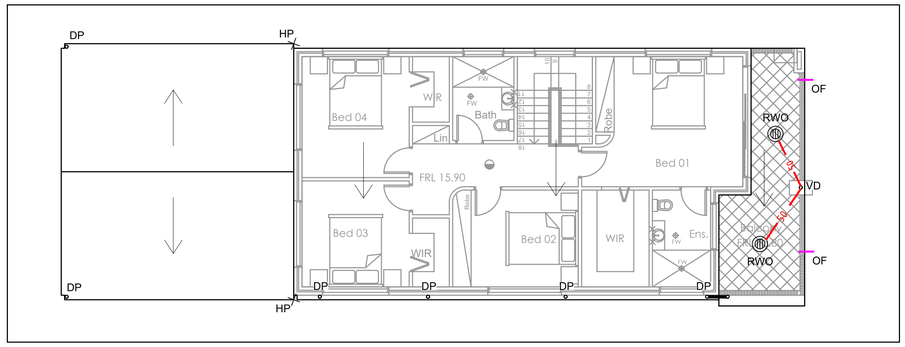
GENERAL NOTES

1. ALL LINES ARE TO BE Ø90 uPVC 1.0% GRADE UNLESS NOTED OTHERWISE. CHARGED LINES TO BE SEWERGRADE & SEALED.
2. 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.
3. ALL PIPES TO HAVE MIN 150mm COVER IF LOCATED WITHIN PROPERTY.
4. ALL PITS IN DRIVEWAYS TO BE 450x450 CONCRETE AND ALL PITS IN LANDSCAPED AREAS TO BE 450x450 PLASTIC.
5. PITS LESS THAN 600mm DEEP MAY BE BRICK, PRECAST OR CONCRETE.
6. ALL BALCONIES AND ROOFS TO BE DRAINED AND TO HAVE SAFETY OVERFLOWS IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS.
7. ALL EXTERNAL SLABS TO BE WATERPROOFED.
8. ALL GRATES TO HAVE CHILD PROOF LOCKS.
9. ALL DRAINAGE WORKS TO AVOID TREE ROOTS.
10. ALL DPs TO HAVE LEAF GUARDS.
11. ALL EXISTING LEVELS TO BE CONFIRMED BY BUILDER PRIOR TO CONSTRUCTION.
12. ALL WORK WITHIN COUNCIL RESERVE TO BE INSPECTED BY COUNCIL PRIOR TO CONSTRUCTION.
13. COUNCIL'S ISSUED FOOTWAY DESIGN LEVELS TO BE INCORPORATED INTO THE FINISHED LEVELS ONCE ISSUED BY COUNCIL.
14. ALL WORK SHALL BE IN ACCORDANCE WITH B.C.A. AND A.S.3500.3.
15. REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR LANDSCAPING.
16. CARE TO BE TAKEN AROUND EXISTING SEWER. STRUCTURAL ADVIICE IS REQUIRED FOR SEWER PROTECTION AGAINST ADDITIONAL LOADING FROM NEW PITS, PIPES, RETAINING WALLS AND OSD BASIN WATER LEVELS.

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)	429.2 m^2	
TOTAL IMPERVIOUS AREA	309.41 m^2	72.09% < 75%
NO OSD REQUIRED		



LEVEL 1 PLAN

SCALE 1:100

DRIVEWAY NOTE:

REFER TO ARCHITECTURAL PLANS FOR MORE INFORMATION REGARDING DRIVEWAY GRADES.

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

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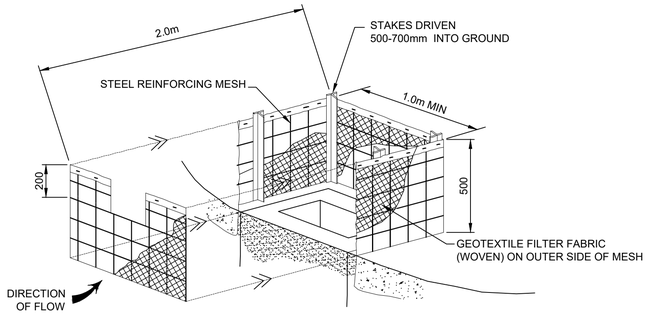
Drawing Title
STORMWATER CONCEPT PLAN

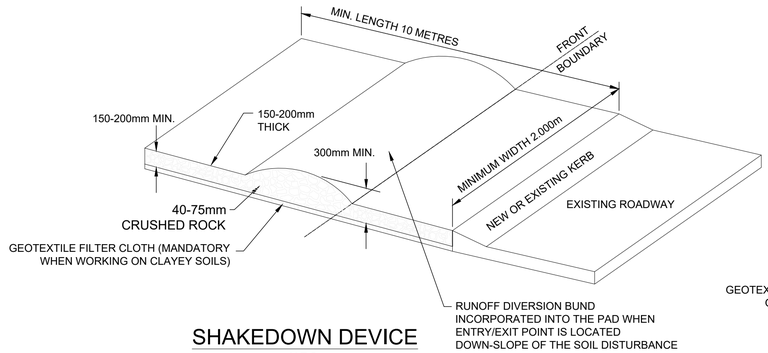
Scale	A1	Project No.	Dwg. No.	Issue
1:100		24342	103	A

SEDIMENT & EROSION NOTES

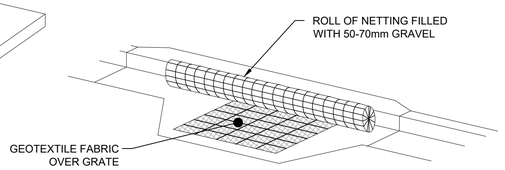
1. IMMEDIATELY FOLLOWING SETTING OUT OF THE WORKS, BUT PRIOR TO COMMENCEMENT OF ANY CLEARING OR EARTHWORKS, THE CONTRACTOR AND SUPERINTENDENT SHALL WALK THE SITE TO NOMINATE THE LOCATIONS AND TYPES OF SEDIMENT AND EROSION CONTROL MEASURES TO BE ADOPTED. THESE MEASURES SHALL BE IMPLEMENTED PRIOR TO ANY CLEARING OR EARTHWORKS AND MAINTAINED UNTIL THE WORKS ARE COMPLETED AND NO LONGER POSE AN EROSION HAZARD, UNLESS OTHERWISE APPROVED BY THE SUPERINTENDENT.
2. 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.
3. PROVIDE GULLY GRATE INLET SEDIMENT TRAPS AT ALL GULLY PITS.
4. PROVIDE SILT FENCING ALONG PROPERTY LINE AS DIRECTED BY SUPERINTENDENT.
5. ADDITIONAL CONTROL DEVICES TO BE PLACED WHERE DIRECTED BY THE PRINCIPLE.
6. ALTERNATIVE DESIGNS TO BE APPROVED BY SUPERINTENDENT PRIOR TO CONSTRUCTION.
7. WASH DOWN/RUMBLE AREA TO BE CONSTRUCTED WITH PROVISIONS RESTRICTING ALL SILT AND TRAFFICKED DEBRIS FROM ENTERING THE STORMWATER SYSTEM.
8. NO WORK OR STOCKPILING OF MATERIALS TO BE PLACED OUTSIDE OF SITE WORK BOUNDARY.
9. APPROPRIATE EROSION AND SEDIMENT CONTROLS TO BE USED TO PROTECT STOCKPILES AND MAINTAINED THROUGH OUT CONSTRUCTION.
10. IT IS THE CONTRACTORS RESPONSIBILITY TO TAKE DUE CARE OF NATURAL VEGETATION. NO CLEARING IS TO BE UNDERTAKEN WITHOUT PRIOR APPROVAL FROM THE SUPERINTENDENT.
11. TO AVOID DISTURBANCE TO EXISTING TREES, EARTHWORKS WILL BE MODIFIED AS DIRECTED ON-SITE BY THE SUPERINTENDENT.
12. THE LOCATION OF EROSION AND SEDIMENTATION CONTROLS WILL BE DETERMINED ON SITE BY THE SUPERINTENDENT.
13. ACCESS TRACKS THROUGH THE SITE WILL BE LIMITED TO THOSE DETERMINED BY THE SUPERINTENDENT AND THE CONTRACTOR PRIOR TO ANY WORK COMMENCING.
14. ALL SETTING OUT IS THE RESPONSIBILITY OF THE CONTRACTOR PRIOR TO WORKS COMMENCING ON SITE. THE SUPERINTENDENT'S SURVEYOR SHALL PEG ALL ALLOTMENT BOUNDARIES, PROVIDE COORDINATE INFORMATION TO THESE PEGS AND PLACE BENCH MARKS. THE CONTRACTOR SHALL SET OUT THE WORKS FROM AND MAINTAIN THESE PEGS.
15. 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 etc.



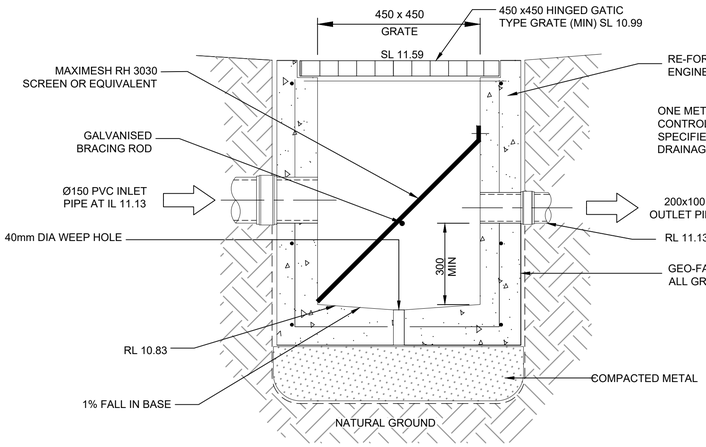
FIELD INLET SEDIMENT TRAP
N.T.S.



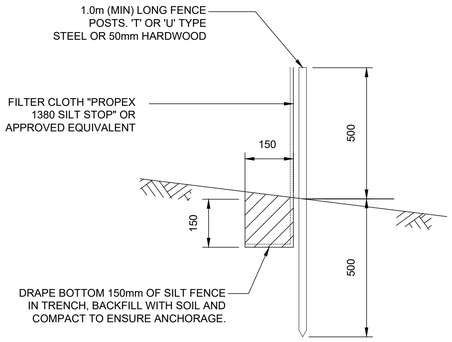
SHAKEDOWN DEVICE
N.T.S.



KERB INLET PROTECTION SAG GULLIES
N.T.S.



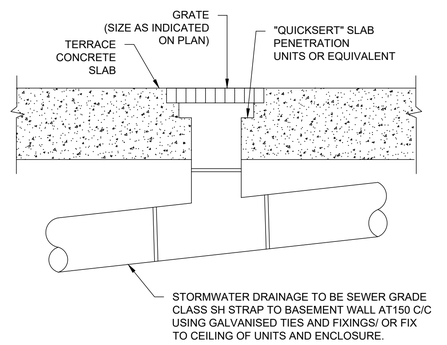
SILT ARRESTOR PIT 1 DETAILS
N.T.S



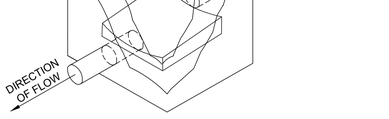
SILT FENCE DETAIL
N.T.S

SILT FENCE NOTES:

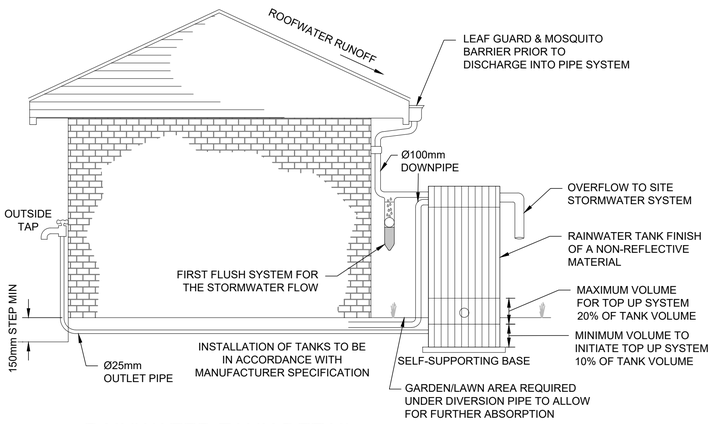
1. FILTER CLOTH TO BE FASTENED SECURELY TO POSTS WITH GALVANISED WIRE TIES, STAPLES OR ATTACHMENT BELTS.
2. POSTS SHOULD NOT BE SPACED MORE THAN 3.0m APART.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 150mm AND FOLDED.
4. FOR EXTRA STRENGTH TO SILT FENCE, WOVEN WIRE (14mm GAUGE, 150mm MESH SPACING) TO BE FASTENED SECURELY BETWEEN FILTER CLOTH AND POSTS BY WIRE TIES OR STAPLES
5. INSPECTIONS SHALL BE PROVIDED ON A REGULAR BASIS, ESPECIALLY AFTER RAINFALL AND EXCESSIVE SILT DEPOSITS REMOVED WHEN "BULGES" DEVELOP IN SILT FENCE
6. 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.



RAINWATER OUTLET DETAIL
N.T.S.



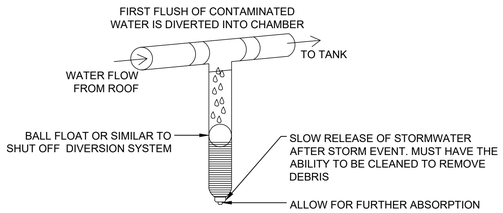
TYPICAL GRATED INLET PIT DETAIL
N.T.S.



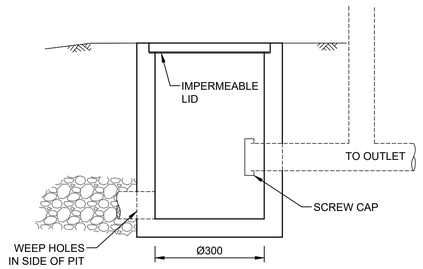
RAINWATER TANK DETAIL
N.T.S.

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

Issue	Description	Date	Design	Checked
A	ISSUE FOR DEVELOPMENT APPLICATION	05/09/2024	TJB	JSF

0 1cm at full size 10cm 20cm

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Canterbury Bankstown Council

Scale
0 200 400 600mm
SCALE 1:10 @ A1

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Project
27 OMAHA STREET, BELFIELD
PROPOSED TWO STOREY DWELLING
STORMWATER CONCEPT PLANS
DEVELOPMENT APPLICATION

Drawing Title
MISCELLANEOUS DETAILS SHEET

Scale	A1	Project No.	Dwg. No.	Issue
N.T.S.		24342	104	A