

# 2 HANDLE STREET, BASS HILL NSW 2197

## PROPOSED DUAL OCCUPANCY

### STORMWATER CONCEPT PLANS



LOCALITY PLAN  
N.T.S

DRAWING INDEX	
Drawing No.	DESCRIPTION
000	COVER SHEET PLAN
101	STORMWATER CONCEPT PLAN GROUND LEVEL
102	MISCELLANEOUS DETAILS SHEET

NOT FOR CONSTRUCTION

A	ISSUE FOR DEVELOPMENT APPLICATION	08/03/2024	GGH	JSF
Issue	Description	Date	Design	Checked
1cm at full size				
20cm				

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Project  
**2 HANDLE STREET, BASS HILL NSW 2197**  
**PROPOSED DUAL OCCUPANCY**  
**STORMWATER CONCEPT PLANS**  
**DEVELOPMENT APPLICATION**

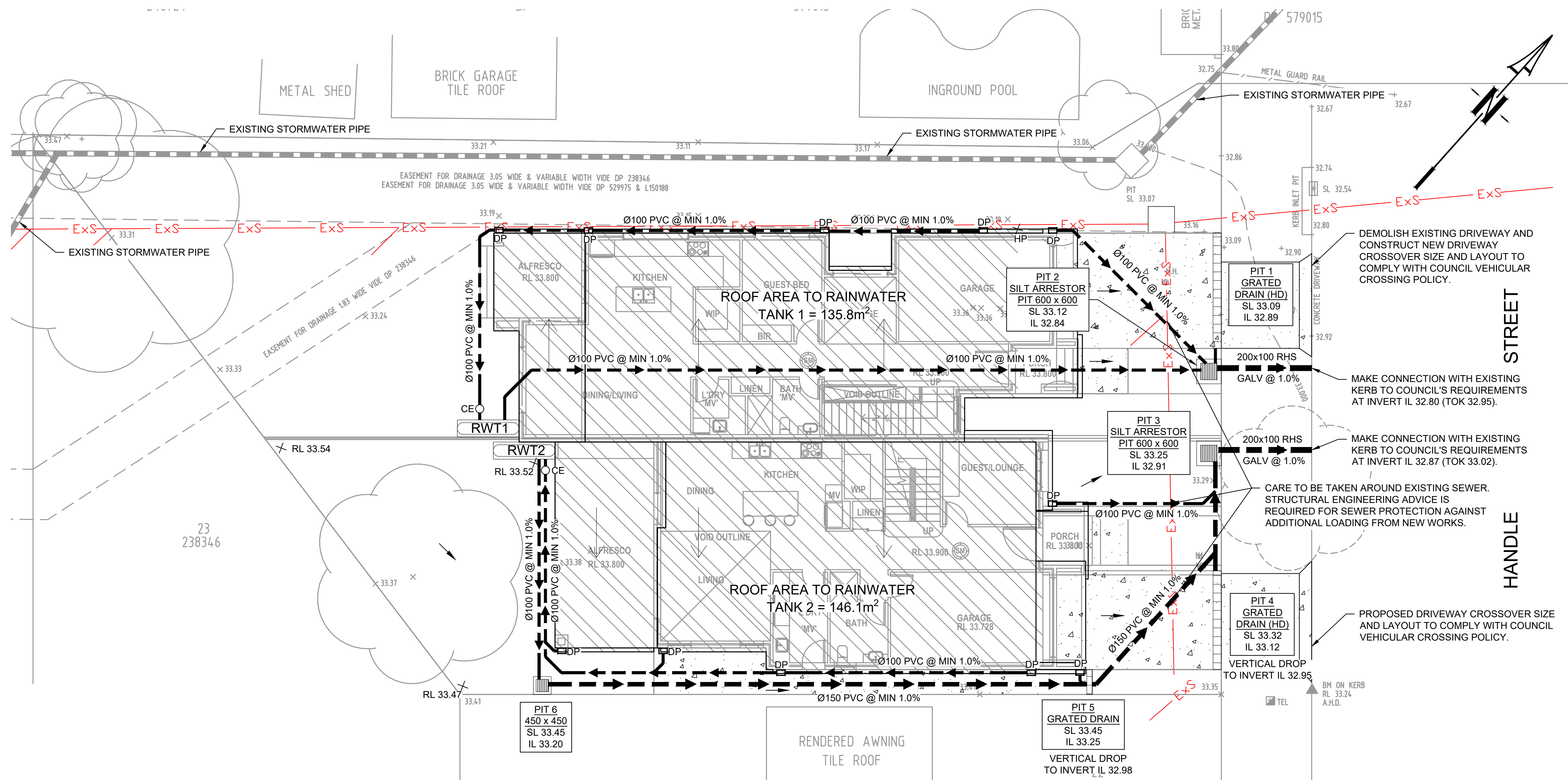
Drawing Title  
**COVER SHEET PLAN**

Scale	A1	Project No.	Dwg. No.	Issue
N.T.S.		24063	000	A

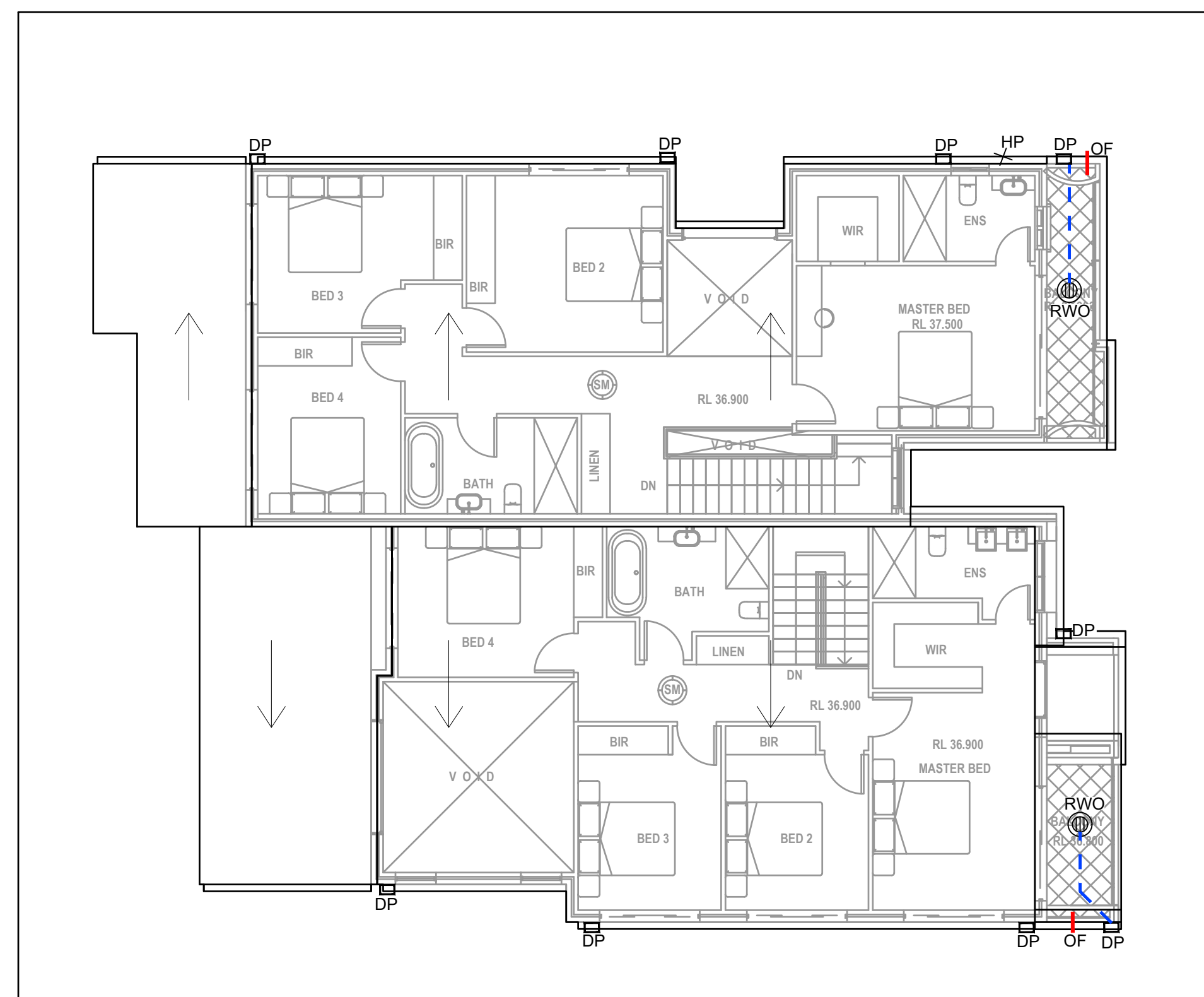


	PROPOSED STORMWATER
	EXISTING SEWER MAIN
	EXISTING TELSTRA MAIN
	GUTTER DOWNPIPE
	ROOF GUTTER HIGH POINT
	ROOF SLOPE
	RAINWATER OUTLET
	Ø300 CLEANING EYE
	RAINWATER TANK
	SURFACE FLOW ARROWS
	DESIGN SURFACE LEVEL
	EXISTING SURFACE LEVEL
	INVERT LEVEL OF PIPE JUNCTION
	ROOF AREA TO RAINWATER TANK
	TILED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

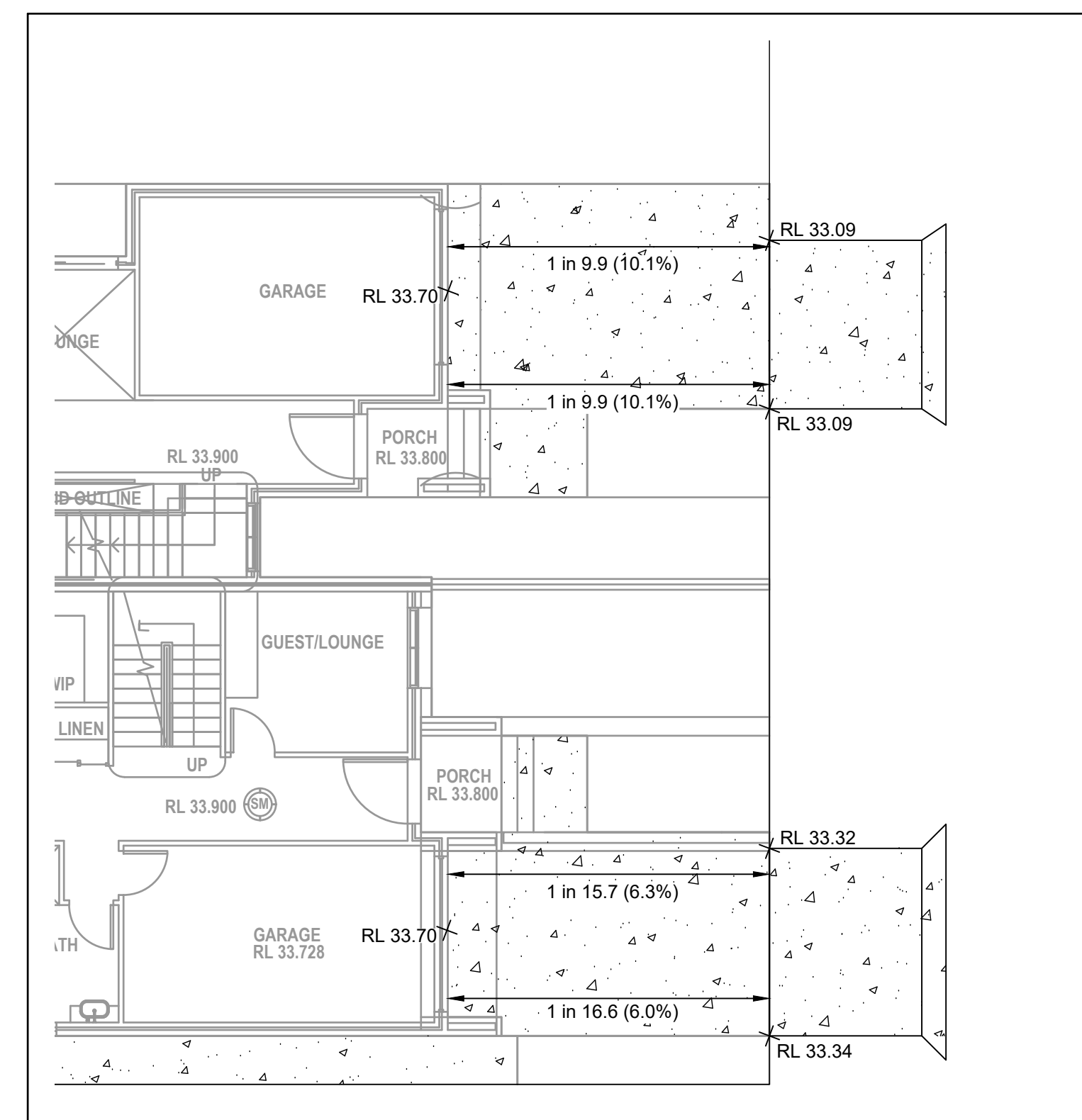
1. ALL LINES ARE TO BE Ø90 uPVC 1.0% GRADE UNLESS NOTED OTHERWISE. CHARGED LINES TO BE SEWERGRADE & SEALED.
2. EXISTING SERVICES LOCATIONS SHOWN INDICATIVE ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE & LEVEL ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY EARTHWORKS.
3. ALL PIPES TO 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 ADVICE IS REQUIRED FOR SEWER PROTECTION AGAINST ADDITIONAL LOADING FROM NEW PITS, PIPES, RETAINING WALLS AND OSD BASIN WATER LEVELS.
17. 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 OVERTFLOW. ALL ENCLOSED AREAS/PLANTER BOXES TO BE FITTED WITH FLOOR WASTES & DRAINED TO OSD DOWNPIPES TO BE CHECKED BY ARCHITECT & PUMPER PRIOR TO CONSTRUCTION.



SCALE 1:100



SCALE 1:100



SCALE 1:100

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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

REFER TO ARCHITECTURAL  
PLANS FOR MORE INFORMATION  
REGARDING DRIVEWAY GRADES.

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

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.

[illegible]

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**PROPOSED DUAL OCCUPANCY**

**STORMWATER CONCEPT PLANS**

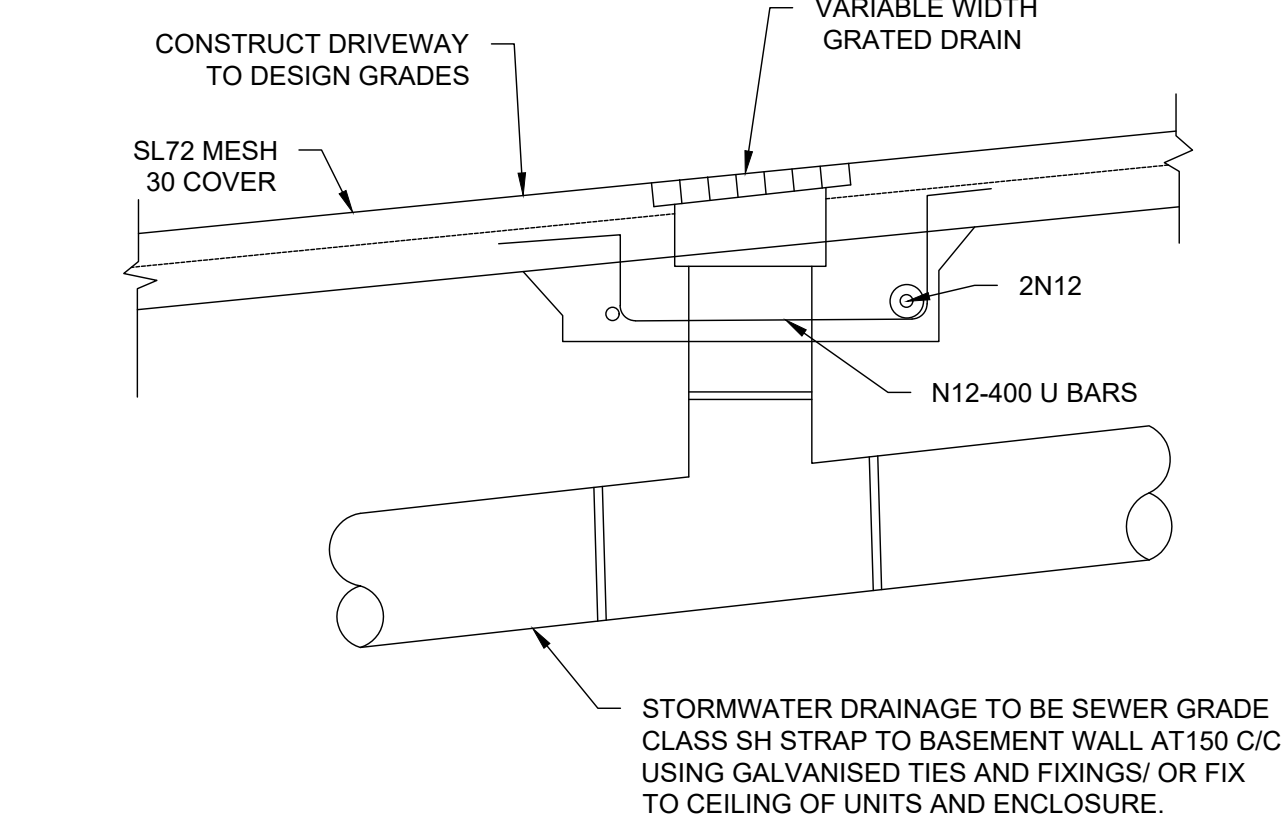
**DEVELOPMENT APPLICATION**

Drawing Title			
STORMWATER CONCEPT PLAN			
Scale	A1	Project No.	Dwg. No.
1:100		24063	101
			Issue A

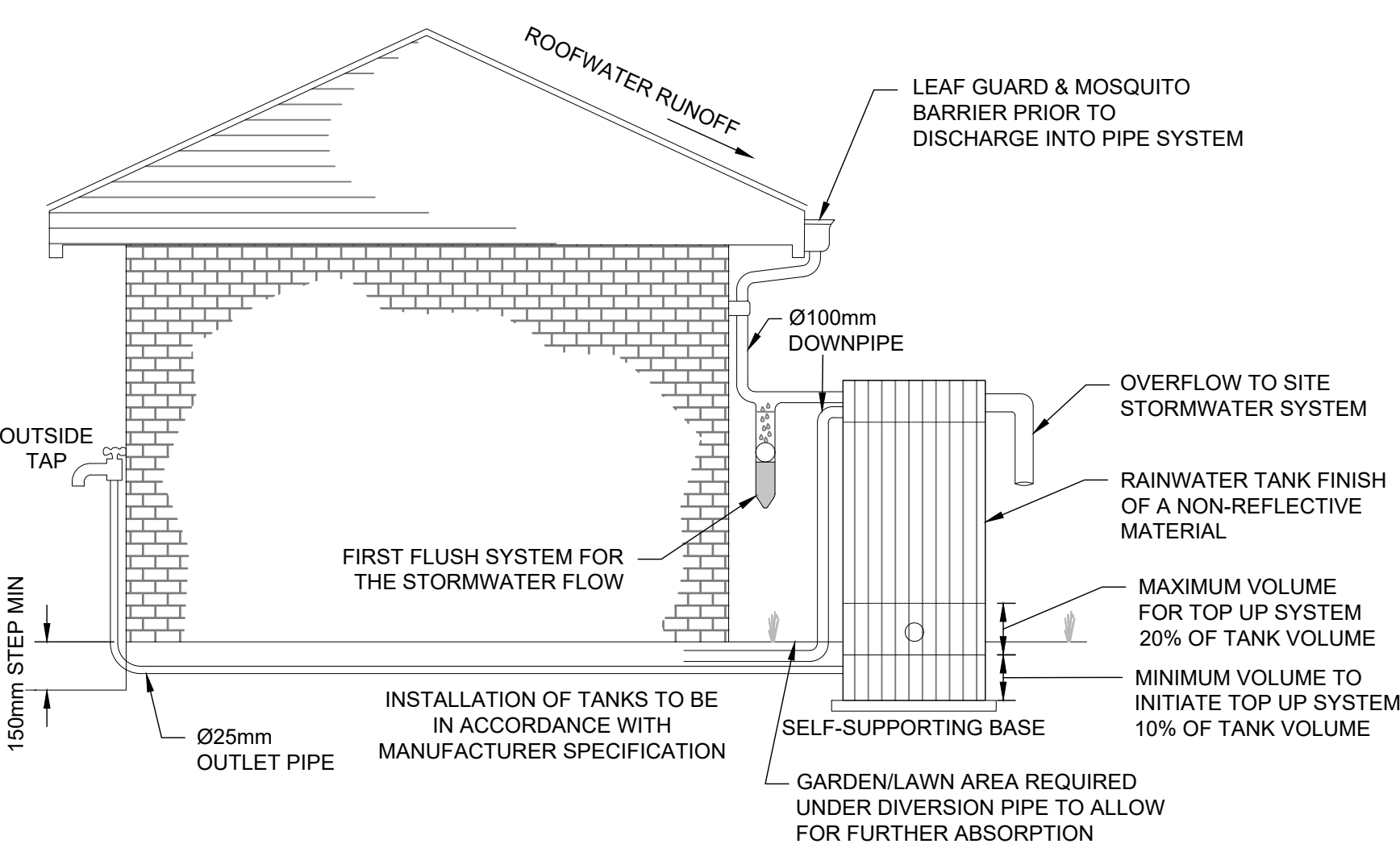


SEDIMENT & EROSION NOTES

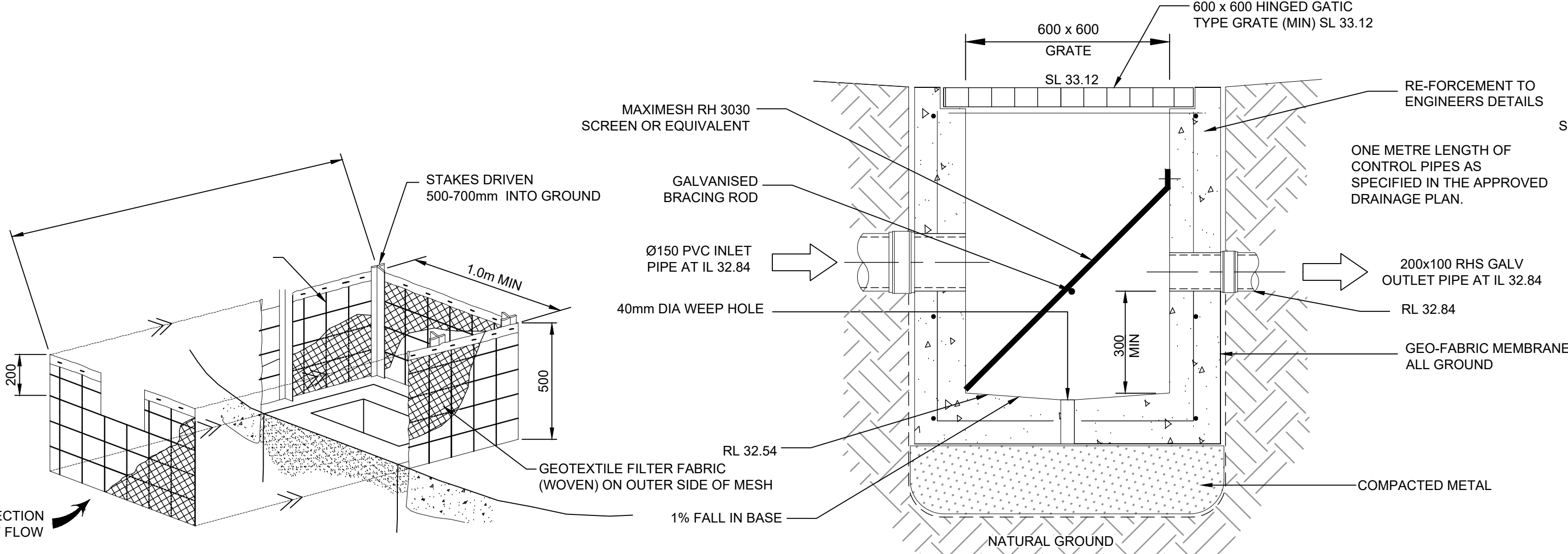
1. IMMEDIATELY FOLLOWING SETTING OUT OF THE WORKS, BUT PRIOR TO COMMENCEMENT OF ANY CLEARING OR EARTHWORKS, THE CONTRACTOR AND SUPERINTENDENT SHALL WALK THE SITE TO NOMINATE THE LOCATIONS AND TYPES OF SEDIMENT AND EROSION CONTROL MEASURES TO BE ADOPTED. THESE MEASURES SHALL BE IMPLEMENTED PRIOR TO ANY 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



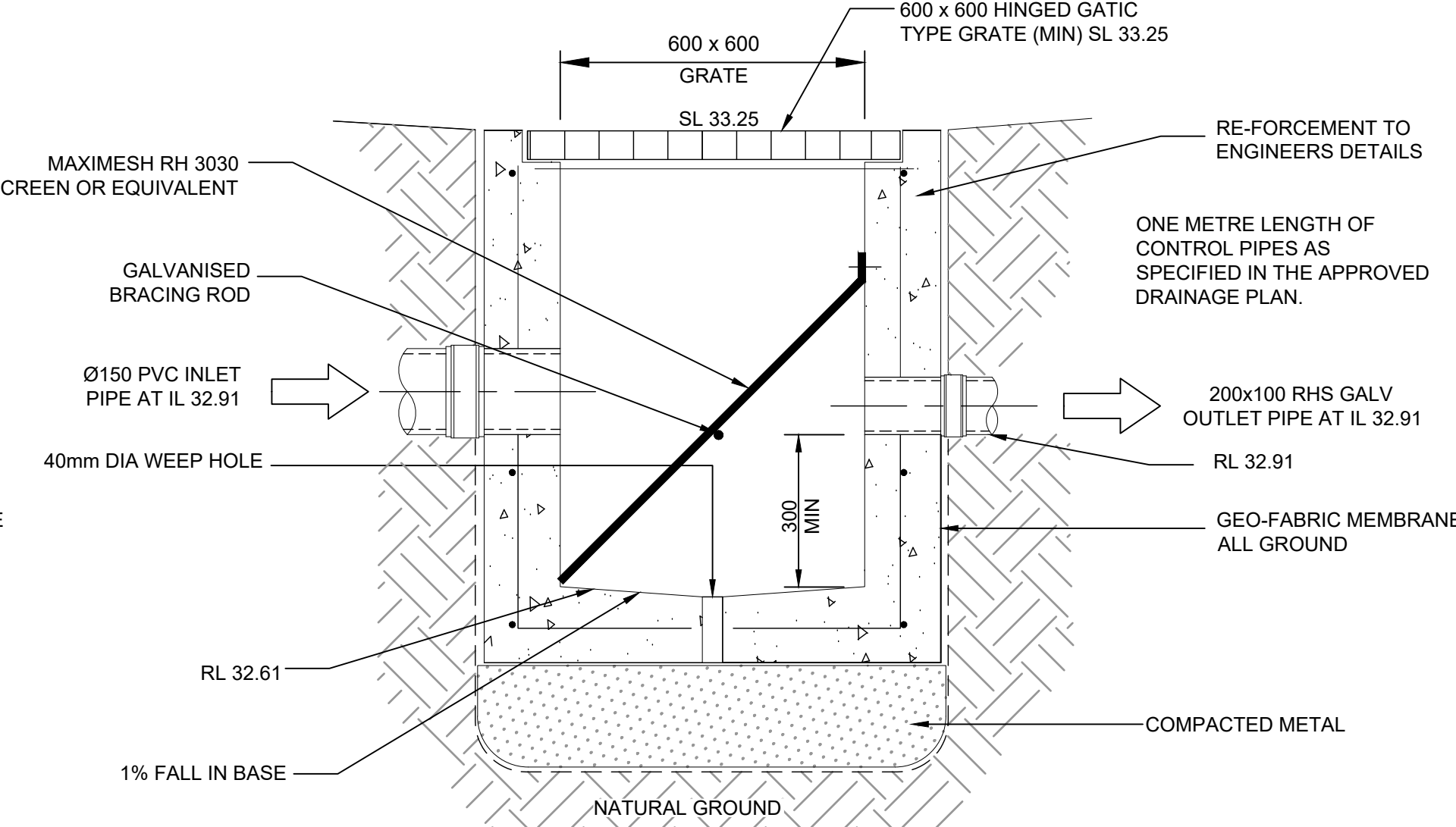
GRADED DRAIN DETAIL  
N.T.S.



RAINWATER TANK DETAIL  
N.T.S.



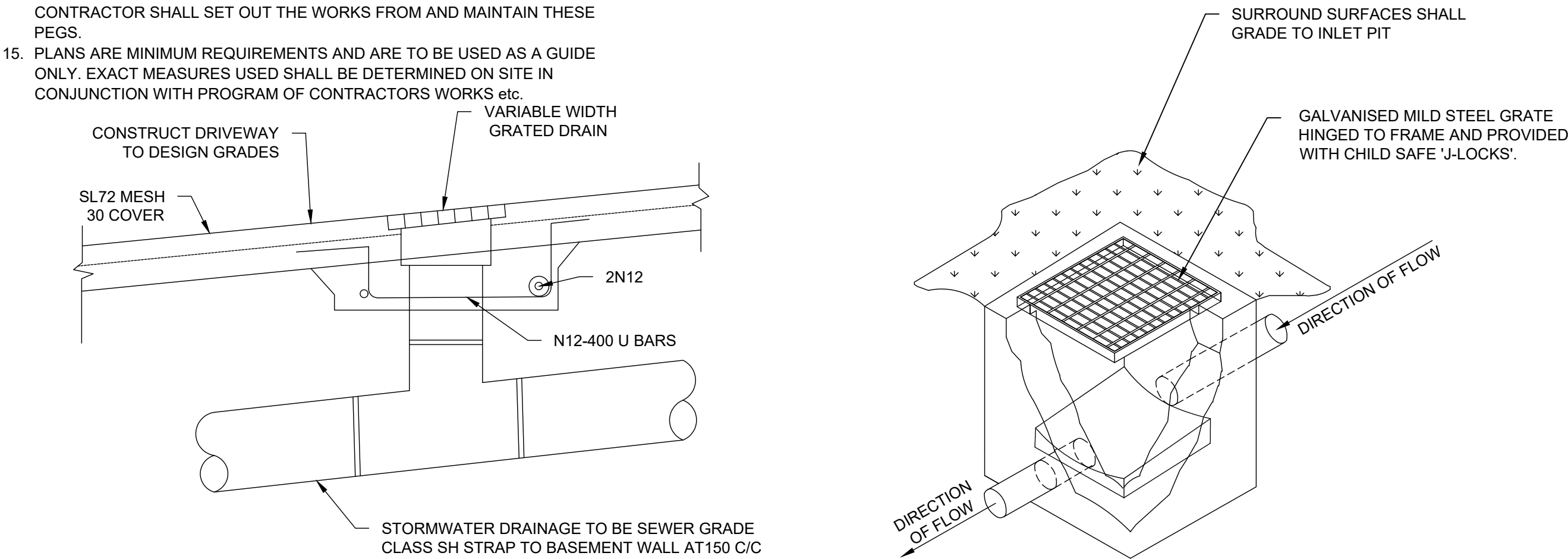
SILT ARRESTOR PIT 1 DETAILS  
N.T.S.



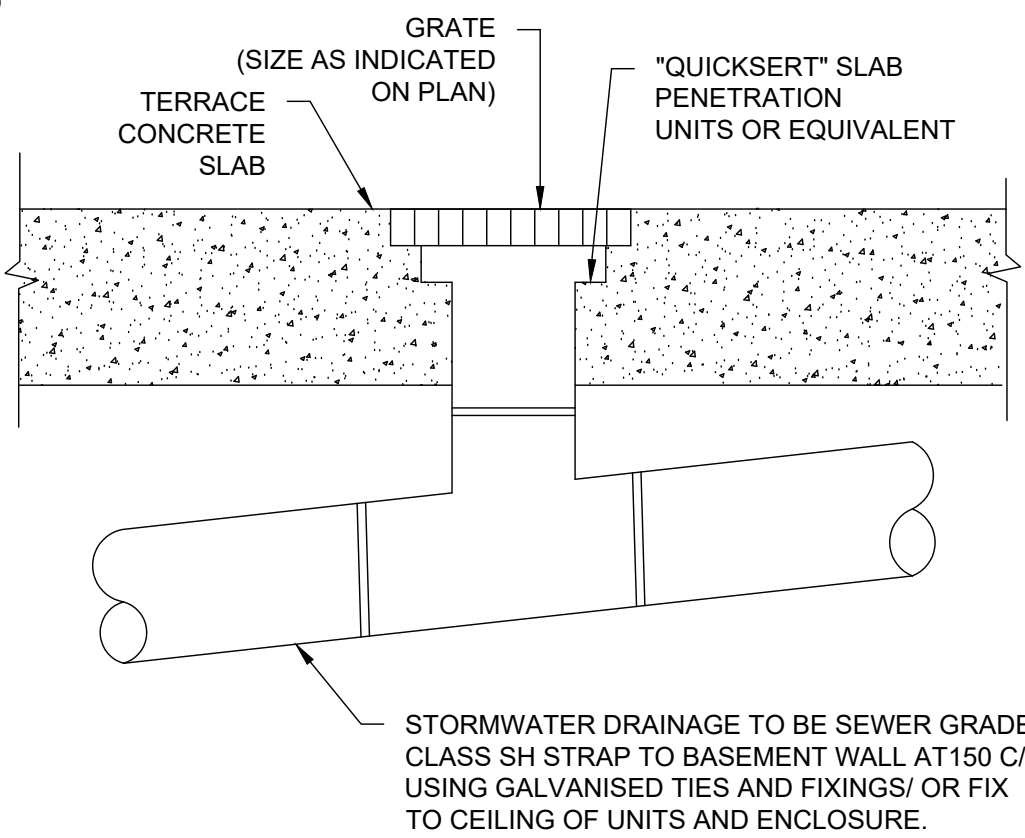
SILT ARRESTOR PIT 2 DETAILS  
N.T.S.

SILT ARRESTOR PIT GENERAL NOTES

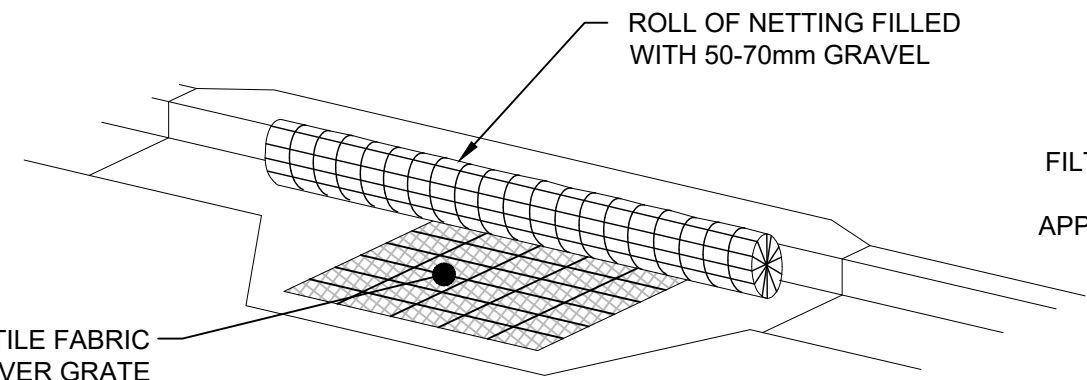
1. PITS TO BE CONSTRUCTED IN THE FOLLOWING MANNER
- 1.1 PRECAST
- 1.2 BRICKS WITH CEMENT RENDER
2. OUTLET PIPES TO BE PLACED AT 90 DEGREES TO THE INLET PIPELINE (AS SHOWN IN THE PLAN)
3. INLET TO BE ABOVE SCREEN AND THE OUTLET TO BE BELOW THE SCREEN
4. ALL WORK TO BE THE SATISFACTION OF THE DIRECTOR 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



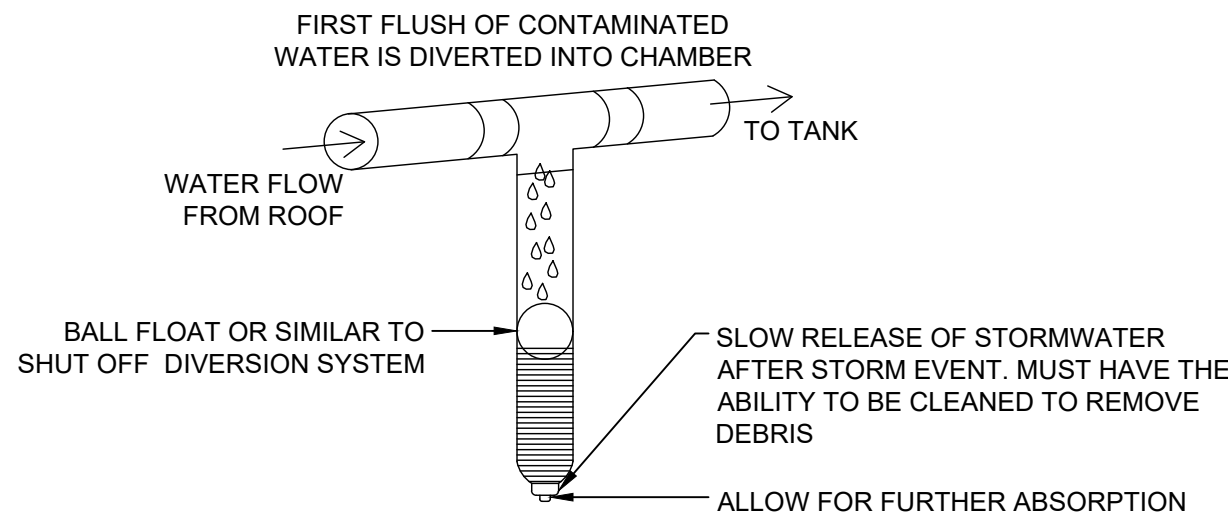
TYPICAL GRATED  
INLET PIT DETAIL  
N.T.S.



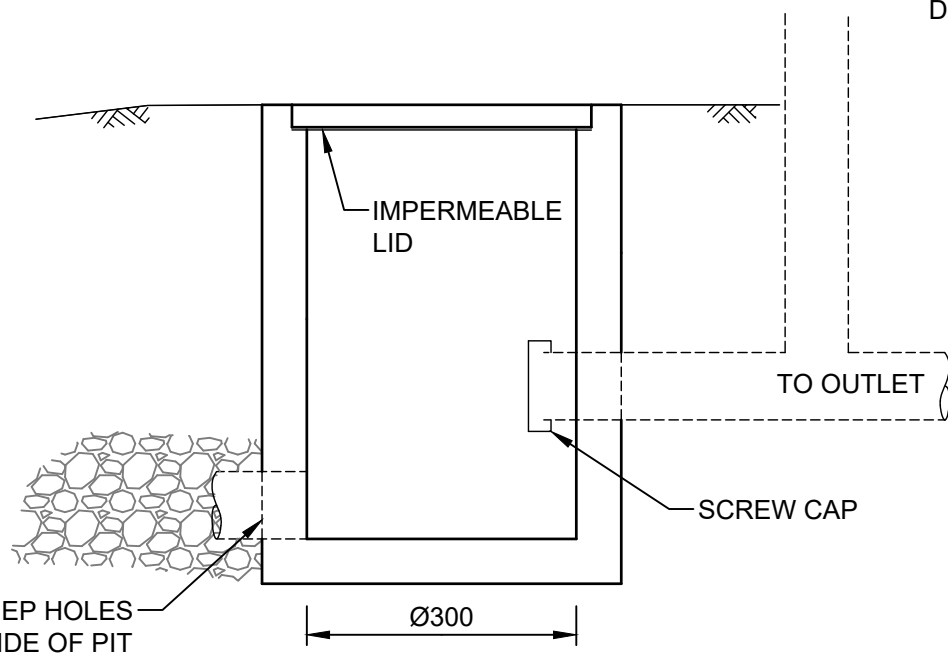
RAINWATER OUTLET DETAIL  
N.T.S.



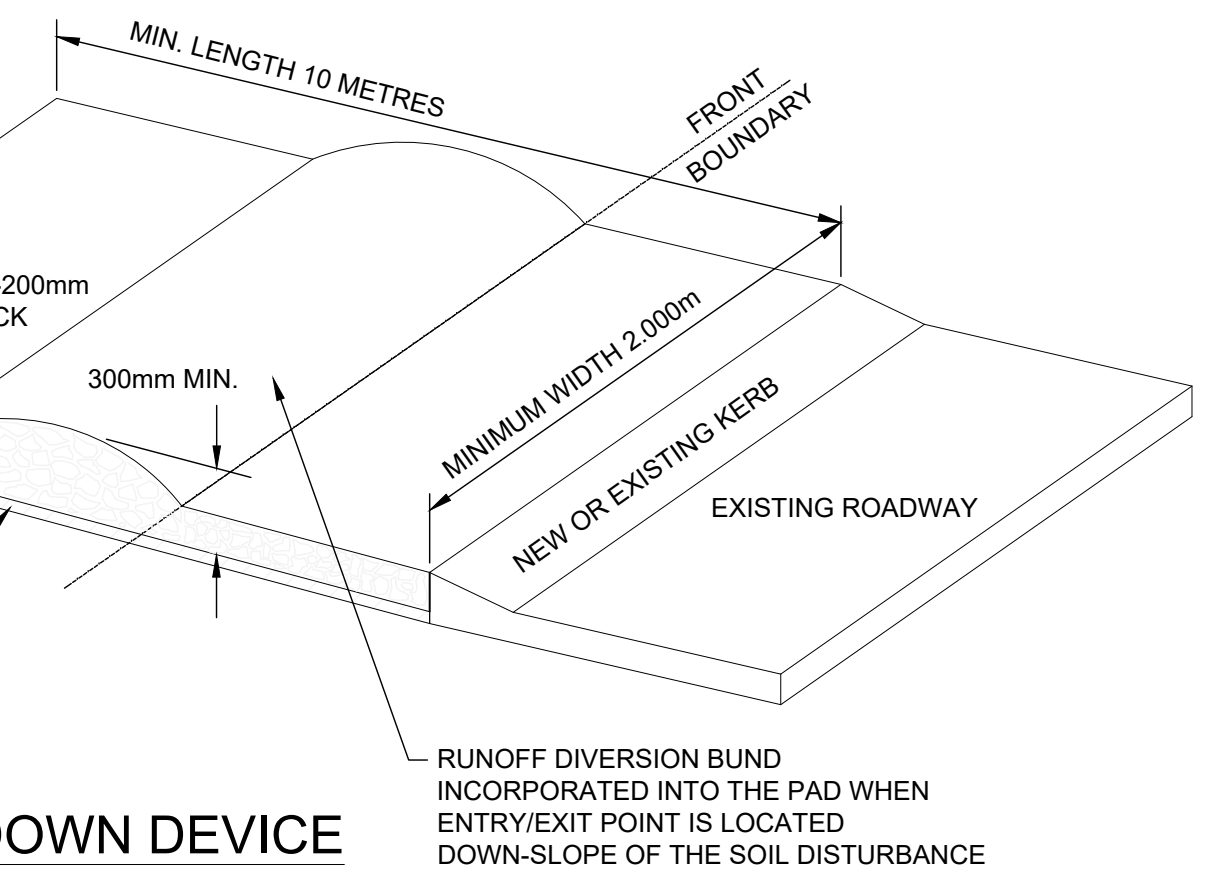
KERB INLET PROTECTION  
SAG GULLIES  
N.T.S.



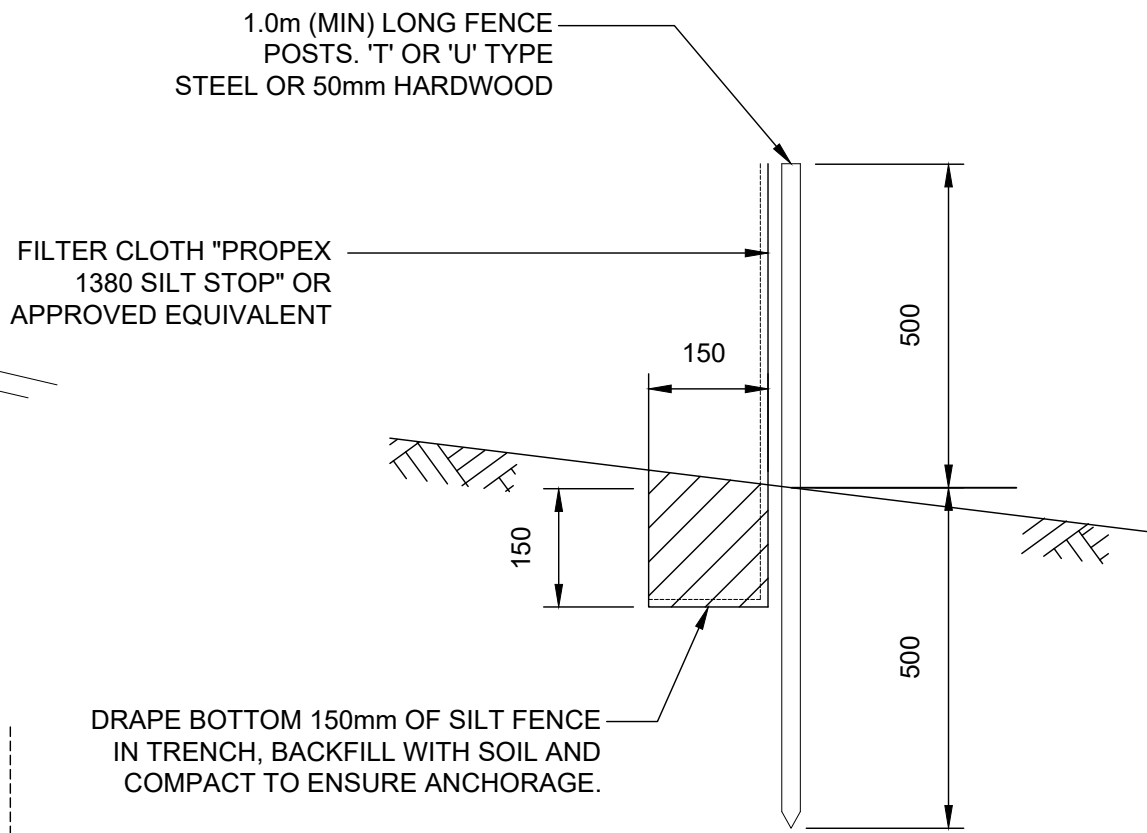
FIRST FLUSH WATER  
DIVERTER DETAIL  
N.T.S.



CLEANING EYE DETAIL  
N.T.S.



SHAKEDOWN DEVICE  
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.

NOT FOR CONSTRUCTION

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Issue	Description	Date	Design	Checked	
0	10m at full size	10cm	20cm		

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DEVELOPMENT APPLICATION**

Drawing Title <b>MISCELLANEOUS DETAILS SHEET</b>				
Scale <b>N.T.S.</b>	A1 Project No. <b>24063</b>	Dwg. No. <b>102</b>	Issue <b>A</b>	