GENERAL

1. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL & OTHER WORKING DRAWINGS, SPECIFICATIONS & WITH SUCH WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT.
2. ALL WORKMANSHIP & MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT EDITION OF THE RELEVANT AUSTRALIAN STANDARDS, THE BUILDING CODE OF AUSTRALIA AND ANY OTHER APPLICABLE AUTHORITY REQUIREMENTS.
3. ANY CONFLICT BETWEEN THESE NOTES, THE SPECIFICATION, THE DRAWINGS OR ANY OTHER RELEVANT DOCUMENTS SHALL BE REFERRED TO THE ENGINEER FOR DECISION PRIOR TO PROCEEDING WITH THE WORK.
4. DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE DRAWINGS. FOR SETTING OUT DIMENSIONS & LEVELS REFER TO ARCHITECTURAL DRAWINGS.
5. THE BUILDER SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL SHORING TO MAINTAIN THE STABILITY & INTEGRITY OF EXCAVATIONS & ADJACENT STRUCTURES.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL SERVICES PRIOR TO COMMENCEMENT OF NAY EARTHWORKS.
7. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE.

STORMWATER

1. ALL LEVELS ARE TO A.H.D. UNO.
2. THE STORMWATER SYSTEM IS DESIGNED TO COMPLY WITH COUNCIL'S DESIGN CRITERIA AND TO APPROXIMATELY MAINTAIN EXISTING FLOW PATTERNS
3. OVERLAND FLOW PATHS ARE PRESERVED.
4. EXISTING DRAINAGE AND LEVELS ARE BASED ON SURVEY PROVIDED & SHOULD BE ASSUMED TO BE APPROXIMATE. ALLOW TO CONFIRM ALL RELEVANT DETAILS BEFORE PROCEEDING WITH AFFECTED AREAS.
5. STORMWATER DESIGN AND WORKS TO COMPLY WITH COUNCIL'S DCP, DESIGN CRITERIA AND AS3500.
6. ALL PITS TO BE PRECAST CONCRETE OR F.R..C. UNO.
7. DOWNPIPE LOCATIONS SHOULD BE CONFIRMED WITH ARCHITECTURAL PLANS UNO.
8. GRADE LOCAL SURFACES INTO PITS TO ENSURE COLLECTION OF WATER & THAT THERE ARE NO AREAS OF PONDING, TYPICAL.
9. GRATED TRENCHES AND SILT ARRESTOR PITS TO BE INSPECTED AND CLEANED AFTER PERIODS OF HEAVY RAINFALL.
10. TREE ROOTS TO BE AVOIDED DURING PLACEMENT OF DRAINAGE SYSTEM.
11. ALL PIPES TO BE Ø100 UPVC UNO.
12. ALL PIPES TO HAVE 100MIN. COVER IN LANDSCAPED AREAS AND 600 MIN. COVER IN TRAFFICABLE AREAS.
13. ALL INLET AND OUTLET PIPES FROM PITS TO BE CONNECTED AT THE HIGHEST POSSIBLE INVERT LEVEL WHILST KEEPING 1% MIN. GRADE UNO.
14. FINISHED SURFACES TO BE GRADED AWAY FROM THE DWELLING AND TOWARD THE PITS.
15. GRATED TRENCHES TO BE 1% MIN. GRADE THROUGHOUT TO OUTLET PIPE.
16. FINISHED CROSSING AND DRIVEWAY LEVELS ARE BASED ON SURFACE LEVELS OF THE EXISTING LAYBACK AND STREET BOUNDARY LEVELS.
17. BEFORE COMMENCING CONSTRUCTION OF THE CROSSING AND DRIVEWAY, COUNCIL'S DESIGNED STREET BOUNDARY LEVELS MUST BE OBTAINED AND USED FOR CONSTRUCTION.

SOIL AND WATER MANAGEMENT NOTES

1. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED AND MAITAINED DAILY BY SITE MANAGER
2. MINIMISE DISTURBED AREAS
3. ALL STOCKPILES TO BE CLEAR FROM DRAINS, GUTTERS AND FOOTPATHS.
4. DRAINAGE TO BE CONNECTED TO STORMWATER SYSTEM AS SOON AS POSSIBLE.
5. ROADS AND FOOTPATHS TO BE SWEPT DAILY AND KEPT CLEAN AT ALL TIMES
6. INSTALL TEMPORARY SEDIMENT BARRIERS TO ALL INLET PITS LIKELY TO COLLECT SILT LADDEN WATER, TO COUNCILS'S REQUIREMENTS.
7. NOT WITHSTANDING DETAILS SHOWN, IT IS THE SITE MANAGERS SOLE RESPONSIBILITY TO ENSURE THAT ALL SITE ACTIVITIES COMPLY WITH THE REQUIREMENTS OF THE CLEAN WATERS ACT.

SEDIMENT CONTROL NOTES

1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.
2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILISED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE X 300mm DEEP TRENCH.
4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60 % FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
5. ALL DISTURBED AREAS SHALL BE REVEGITATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE.
7. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 3.0m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.

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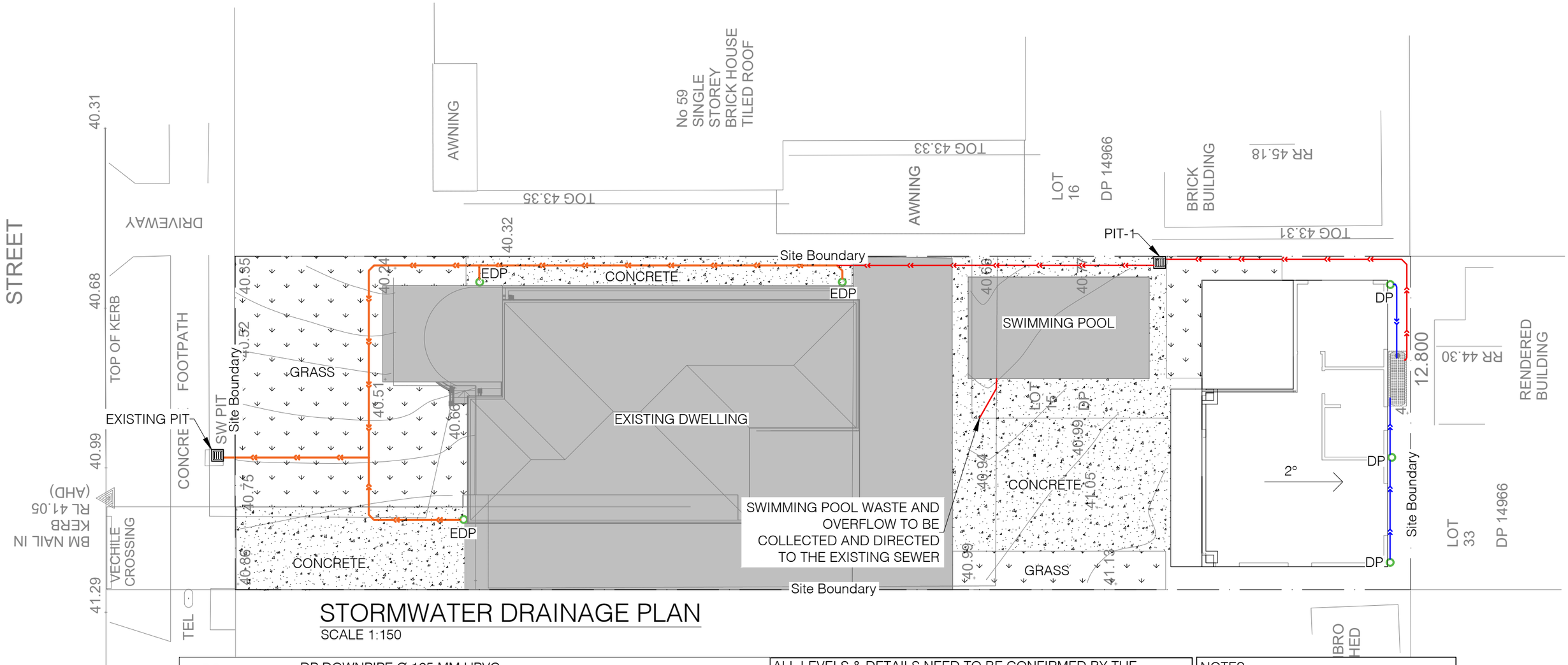
REV	DATE	DESCRIPTION
2	06/06/24	
3	13/06/24	
4	24/10/24	
5	26/11/24	

COUNCIL: *Canterbury Bankstown Council*
DRAWN BY: *S.S*
DESIGNED BY: *R.D*
CLIENT:
DRAWING TITLE: *Stormwater Notes*

SITE ADDRESS: *61 Batt St,Sefton NSW 2162*
LOT: *15* | **SEC:** | **DP:** *14966*
ISSUED FOR: *CDC*
PROJECT: *Proposed Secondary Dwelling*
SCALE: *N.T.S* **DATE:** *26/11/24* **REV:** *R5* **SHEET NO. :** *SW-00*

PROJECT NO *24-036*



STORMWATER DRAINAGE PLAN

SCALE 1:150

DP	DP DOWNPIPE Ø 125 MM UPVC
EDP	EXISITNG DOWNPIPE
	CONCRETE AREA
	GRASS AREA
	Ø 100 MM UPVC STORMWATER PIPE MIN 1 % FALL CONNECTED TO RAINWATER TANK
	Ø 100 MM UPVC STORMWATER PIPE MIN 1% FALL CONNECTED TO EXISITNG STORMWATER DISCHARGE SYSTEM
	Ø 100 MM EXISITNG UPVC STORMWATER PIPE MIN 1% FALL CONNECTED TO EXISITNG PIT
LL	LID LEVEL OF THE PIT
ILin	INVERT LEVEL OF INLET PIPE
ILout	INVERT LEVEL OF OUTLET PIPE
	ABOVEGROUND RAINWATER TANK OF MIN. 2500 LITRES AS PER BASIX

ALL LEVELS & DETAILS NEED TO BE CONFIRMED BY THE ENGINEER BEFORE COMMENCEMENT OF WORK

THIS SHEET NEEDS TO BE PRINTED IN COLOR FOR CLARITY

MIN SIZE OF EAVES GUTTER: 150MM x 70MM

THIS PLAN HAS BEEN PREPARED FROM A COMBINATION OF FIELD SURVEY AND EXISTING RECORDS. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR POSSIBLE LOCATION OF FURTHER UNDERGROUND SERVICES AND DETAILED LOCATION OF ALL SERVICES

PIT SCHEDULE

No.	Pit-Size	LL	ILin	ILout
1	450x450	40.80	40.50	40.50

NOTES:
1. INSTALL INSPECTION OPENINGS AT MAJOR BENDS FOR STORMWATER AND ALL LOW POINTS OF DOWNPIPES
2. ENSURE ANY PROPOSED PAVING IS GRADED SO THAT IT IS NOT IMPACTING ADJOINING PROPERTIES.
3. ENSURE TOP OF TANK IS MIN 0.7M BELOW ROOF GUTTERS TO ENSURE SUFFICIENT HEAD FOR THE SYSTEM.

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COUNCIL: Canterbury Bankstown Council
DRAWN BY: S.S
DESIGNED BY: R.D
CLIENT:
DRAWING TITLE: Stormwater Drainage Plan

SITE ADDRESS: 61 Batt St,Sefton NSW 2162
LOT: 15 | **SEC:** | **DP:** 14966
ISSUED FOR: CDC
PROJECT: Proposed Secondary Dwelling
SCALE: 1:150@ A3 **DATE:** 26/11/24 **REV:** R5 **SHEET NO. :** SW-01

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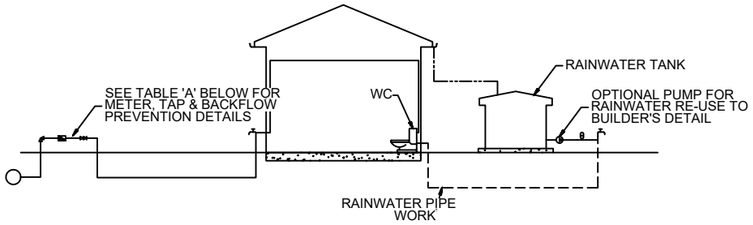


TABLE A			
RAINWATER TANK LOCATION SIZE (mm)	METER	TYPE OF TAP	TYPE OF BACKFLOW PREVENTION
ABOVE GROUND 20		BALL VALVE	DUAL CHECK VALVE (COMBINED WITH METER)
	25	BALL VALVE	DUAL CHECK VALVE
	> 32	BALL VALVE	DUAL CHECK VALVE
BELOW GROUND	20	BALL VALVE	TESTABLE DOUBLE CHECK VALVE
	25	BALL VALVE	TESTABLE DOUBLE CHECK VALVE
	> 32	BALL VALVE	TESTABLE DOUBLE CHECK VALVE

LEGEND

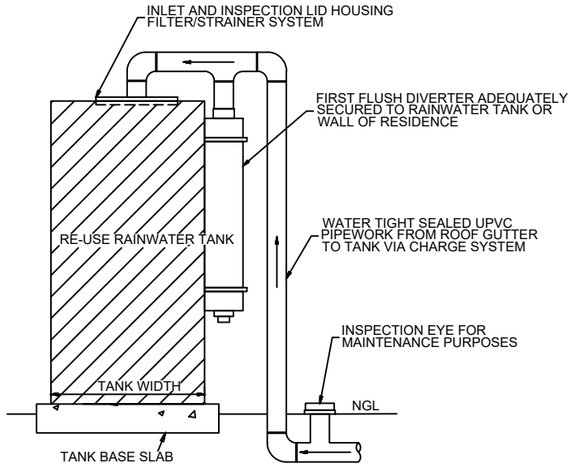
- PRESSURE VESSEL
- METER
- BALL VALVE RIGHT ANGLE TYPE
- DUAL CHECK VALVE
- PUMP
- GARDEN TAP
- DRINKING WATER SUPPLY PIPES
- RAINWATER SUPPLY PIPES
- DOWN PIPES

DUAL DRINKING WATER & RAINWATER SUPPLY DIAGRAM

N.T.S.

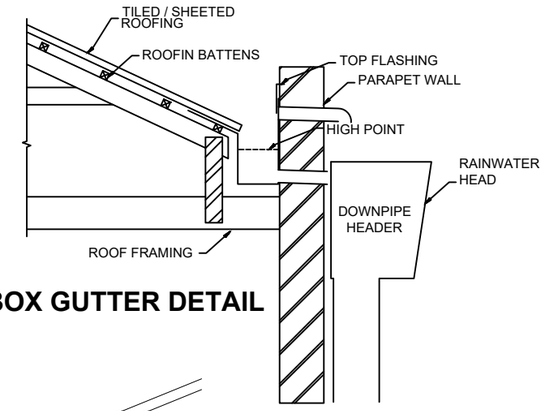
DIAGRAM NOTES:

1. DRAWING TO BE READ IN CONJUNCTION WITH SYDNEY WATER PLUMBING REQUIREMENTS
2. FOR TANKS 10,000 LITRES OR LESS, COUNCIL DEVELOPMENT CONSENT IS NOT REQUIRED, IF THEIR CONDITIONS FOR INSTALLATION ARE FOLLOWED.
3. FOR TANKS GREATER THAN 10,000 LITRES COUNCIL DEVELOPMENT CONSENT IS GENERALLY REQUIRED.
4. FOR TANKS MORE THAN 10,000 LITRES APPROVAL IS REQUIRED FOR BUILDING OVER SEWERS.
5. SYDNEY WATER'S APPROVAL IS REQUIRED FOR ANY TOP UP FROM DRINKING WATER SUPPLY, REGARDLESS OF TANK SIZE. NO DIRECT CONNECTION IS ALLOWED BETWEEN THE DRINKING WATER SUPPLY AND THE RAINWATER TANK SUPPLY.
6. RAINWATER PIPEWORK IS SHOWN ON THE DIAGRAM AS SUPPLYING INTERNAL AND EXTERNAL RAINWATER USES. CUSTOMERS MAY WANT ONE OR THE OTHER.
7. ANY DESIGNED ACCESS LID INTO RAINWATER RE-USE TANK IS TO HAVE A LOCKABLE LID. IF THE LID IS DESIGNED TO BE ACCESSED BY A MAINTENANCE PERSON, IT MUST BE AT LEAST 600 mm x 900 mm IN SIZE.



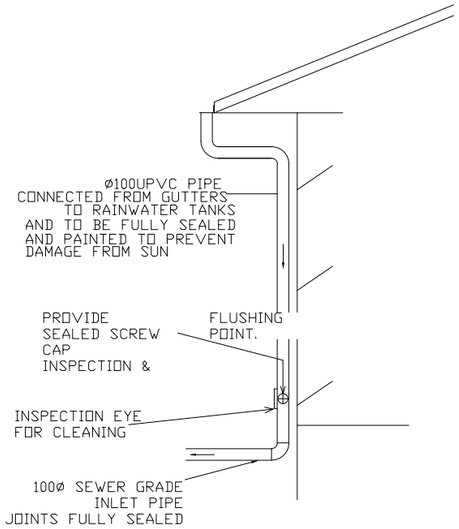
TYPICAL FIRST FLUSH DETAIL

N.T.S.



TYPICAL BOX GUTTER DETAIL

1:20



TYPICAL CHARGED DOWNPIPE

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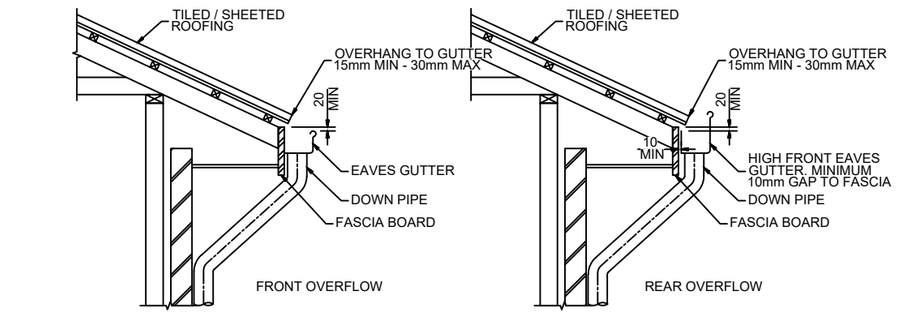
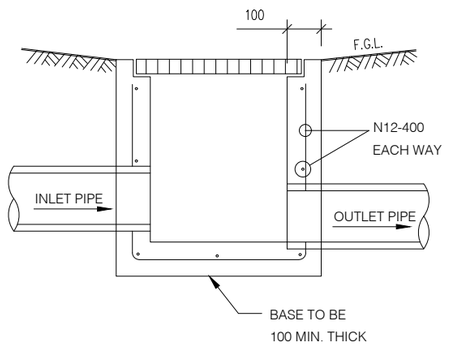


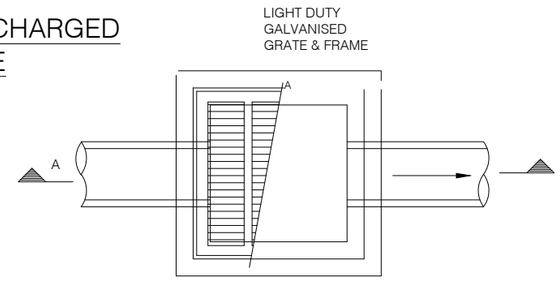
TYPICAL EAVES GUTTER DETAIL

1:20



TYPICAL PIT SECTION A-A

N.T.S



TYPICAL PIT DETAIL

N.T.S

BRICKWORK/BLOCKWORK WALLS OR PRECAST CONCRETE PITS MAY BE SUBSTITUTED SUBJECT TO APPROVAL

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COUNCIL: *Canterbury Bankstown Council*
DRAWN BY: *S.S*
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SCALE: *NTS* **DATE:** *26/11/24* **REV:** *R5* **SHEET NO. :** *SW-02*

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