PROPOSED DEVELOPMENT
40 THOMAS STREET, PICNIC POINT

STORMWATER LAYOUT NOTES

1) PITS DEEPER THAN 600mm TO BE 600 X 900 W, ELSE 450 SQ U.N.O.
2) ALL PIPES TO HAVE 1% MIN. GRADE U.N.O.
3) ALL GUTTERS SHALL BE MINIMUM 100 X 75MM & DOWNPIPES TO BE 100 X 75 BOX.
4) PIPES TO BE U.P.V.C. OR STORMWATER PIPE TO A.S.1254.
5) PITS TO BE STANDARD PRECAST CONCRETE PITS OR BRICK RENDERED WITH CONCRETE HEAVY DUTY GRATES SIZED
6) NO SEWER VENTS, GULLY PITS OR SIMILAR TO BE LOCATED BELOW THE MAXIMUM WATER SURFACE LEVEL IN DETENTION BASINS.
7) PERSONS UTILISING THIS PLAN FOR ANY PURPOSES SHALL VERIFY DATUM & RESPECTIVE LEVELS PRIOR TO COMMENCING ANY WORKS & NOTIFY ENGINEER OF ANY DISCREPANCIES.
8) DRIVEWAY LEVELS PROVIDED FOR DRAINAGE DESIGN PURPOSES ONLY. LEVELS MAY BE ADJUSTED TO SUIT FINAL HOUSE CUT/FILL CONDITIONS BUT NEED TO MAINTAIN INTENT OF DRAINAGE SYSTEM. ENGINEER TO BE CONSULTED PRIOR TO CONSTRUCTION TO ENSURE INTENT MAINTAINED.
9) END OF EXISTING DRAINAGE LINE TO BE EXPOSED & LEVELS CONFIRMED BY THE BUILDER PRIOR TO COMMENCEMENT OF WORKS.
10) BUILDERS TO ENSURE SERVICES CONNECTIONS TO HOUSE DO NOT CONFLICT WITH DRAINAGE DESIGN REQUIREMENTS.
11) ALL WORKS TO BE CONSTRUCTED TO GOOD BUILDING PRACTISE
12) PROVIDE STEPS OR RAMP TO ALL OSD FOR MAINTANENCE AND ACCESS.
13) ALL DETENTION WALLS TO BE WATER TIGHT AND SMOOTH FINISHED.
14) ALL DETENTION WALLS SHALL BE CONSTRUCTED WITHIN THE PROPERTY BOUNDARIES OF THE SITE BEING DEVELOPED.
15) LANDSCAPE AREA WITHIN OSD STORAGE AREAS ARE TO BE MULCHED WITH DECORATIVE ROCK MULCH.
16) IF RAINWATER TANK IS PROVIDED, CONNECT OVERFLOW FROM THE RAINWATER TANK TO OSD. CONNECT ONLY THE ROOF WATER TO THE RAINWATER TANK.

LEGEND

P1	PIT LABEL		PLANTER DRAIN
	SUMP PIT		TERRACE DRAIN
	DRAINAGE PIPE		CLEANING EYE
	PIPES TO RWT	•0.00	EXISTING REDUCED LEVEL
	AG PIPE	+R.L 157.00	PROPOSED REDUCED LEVEL
	JUNCTION PIT	•DP	DOWNPIPE
S.L.	SURFACE LEVEL	■RWP	RAIN WATER HEAD
I.L.	INVERT LEVEL		OVERLAND FLOW
F.F.L.	FINISHED FLOOR LEVEL		SPILLWAY
G.F.L.	GARAGE FLOOR LEVEL	SP	SPITTER/SPREADER
			ABOVE GROUND RAINWATER TANK

SIGNAGE FOR EXCAVATION N.T.S.

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"

RAINWATER TANK IF REQUIRED

1) LABELS SHALL BE FIXED ADJACENT TO ALL OUTDOOR WATERING TAPS STATING THAT THE WATER IS NOT TO BE CONSUMED.
2) AN EMERGENCY MAINS TAP SHALL BE PROVIDED ADJACENT TO THE WATER METER AND CONNECTED TO THE MAINS SUPPLY
3) RAINWATER TANK SUPPLY SHALL NOT BE CONNECTED TO DRINKING AND BATHING WATER TAP OUTLETS.
4) FIRST FLUSH DEVICES TO BE FITTED TO ALL DOWNPIPES CONNECTED TO THE RAINWATER TANK.
5) ALL DOWNPIPES ARE TO BE ENTIRELY P.V.C. ALL PIPES ARE TO BE SEALED UPTO UNDERSIDE OF ROOF GUTTERS.
6) ENSURE ALL CONNECTIONS WITHIN CHARGED SYSTEMS ARE SOLVENT WELDED.
7) TANK SHALL BE CONNECTED TO A SYDNEY WATER APPROVED CONTROL PANEL TO NSURE MAINS WATER SUPPLY IS PROVIDED WHEN TANK EMPTIES.
8) ALL PLUMBING WORKS SHALL BE CARRIED OUT BY A LICENSED PLUMBER IN ACCORDANCE WITH SYDNEY WATERGUIDELINES AND THE "NSW CODE OF PRACTICE: "PLUMBING AND DRAINAGE".

LIST OF DRAWINGS

SW1039-1	CONSTRUCTION NOTES AND STANDARD DETAILS
SW1039-2	ROOF LAYOUT
SW1039-3	FIRST FLOOR LAYOUT
SW1039-4	STORMWATER SITE LAYOUT
SW1039-5	EASEMENT PLAN
SW1039-6	BASEMENT LAYOUT
SW1039-7	ON SITE DETENTION TANK DETAILS

SIGN FOR BELOW GROUND TANK N.T.S.

DANGER

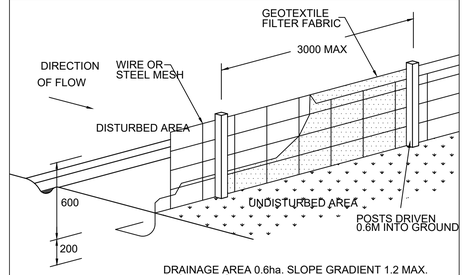
CONFINED SPACE
NO ENTRY WITHOUT CONFINED SPACE TRAINING

COLOURS:

'DANGER' AND BACKGROUND	- WHITE
ELLIPTICAL AREA	- RED
RECTANGLE CONTAINING ELLIPSE	- BLACK
OTHER LETTERING AND BORDER	- BLACK

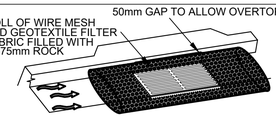
A) A CONFINED SPACE DANGER SIGN SHALL BE POSITIONED IN A LOCATION AT ALL ACCESS POINTS,SUCH THAT IT IS CLEARLY VISIBLE TO PERSONS PROPOSING TO ENTER THE BELOW GROUND TANK/S CONFINED SPACE.
B) MINIMUM DIMENSIONS OF THE SIGN:
- 300mm x 450mm (LARGE ENTRIES, SUCH AS DOORS)
- 250mm x 180mm (SMALL ENTRIES SUCH AS GRATES & MANHOLES)
C) THE SIGN SHALL BE MANUFACTURED FROM COLOUR BONDED ALUMINIUM OR POLYPROPELENE.
D) SIGN SHALL BE AFFIXED USING SCREWS AT EACH CORNER OF THE SIGN.

SEDIMENT FENCE N.T.S.

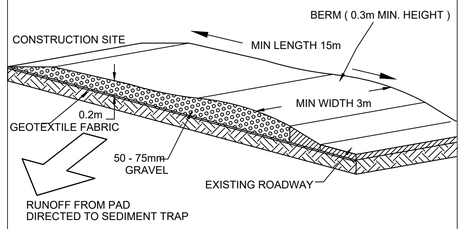


CONSTRUCTION NOTES
1) CONSTRUCT SEDIMENT FENCE AS CLOSE AS POSSIBLE TO THE CONTOURS OF THE SITE.
2) DRIVE 1.5 METRE LONG STAR PICKETS INTO GROUND, 3 METRES APART.
3) DIG A 150MM DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
4) BACKFILL TRENCH OVER BASE OF FABRIC.
5) FIX SELF-SUPPORTING GEOTEXTILE TO UPSLOPE SIDE OF POSTS WITH WIRE TIES OR AS RECOMMENDED BY GEOTEXTILE MANUFACTURER.
6) JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150MM OVERLAP.

ROCK KERB INLET SEDIMENT TRAP N.T.S.

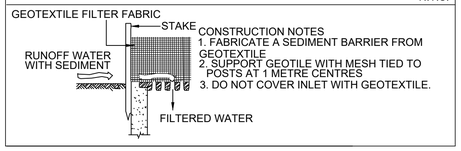


STABILISED SITE ACCESS N.T.S.

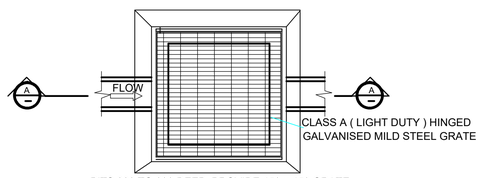


CONSTRUCTION NOTES
1) STRIP TOPSOIL AND LEVEL SITE.
2) COMPACT SUBGRADE.
3) COVER AREA WITH A NEEDLE-PUNCHED GEOTEXTILE.
4) CONSTRUCT A 200MM THICK PAD OVER GEOTEXTILE USING ROADBASE OR 30MM AGGREGATE MINIMUM LENGTH 15M OR TOBUILDING ALIGNMENT. MINIMUM WIDTH 3M.
5) CONSTRUCT HUMP IMMEDIATELY WITHIN BOUNDARY TO DIVERT WATER TO A SEDIMENT FENCE.

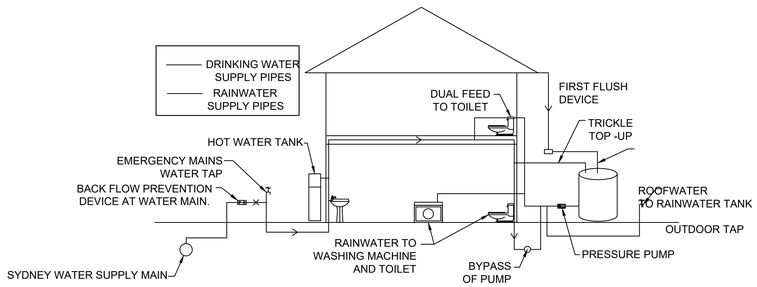
GEOTEXTILE INLET SEDIMENT TRAP N.T.S.



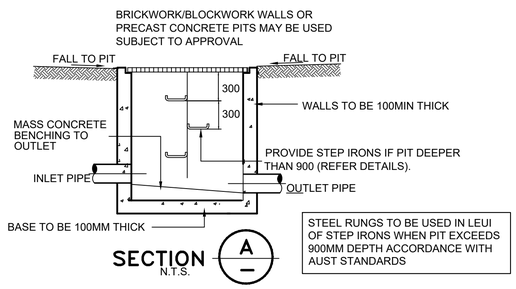
CONSTRUCTION NOTES
1. FABRICATE A SEDIMENT BARRIER FROM GEOTEXTILE
2. SUPPORT GEOTILE WITH MESH TIED TO POSTS AT 1 METRE CENTRES
3. DO NOT COVER INLET WITH GEOTEXTILE.



PLAN
N.T.S.

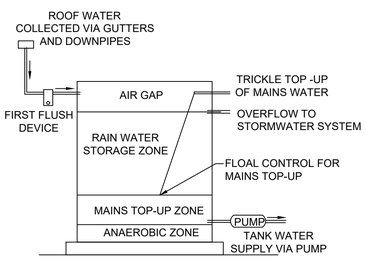


RAINWATER TANK EXPLANATORY DIAGRAM N.T.S.



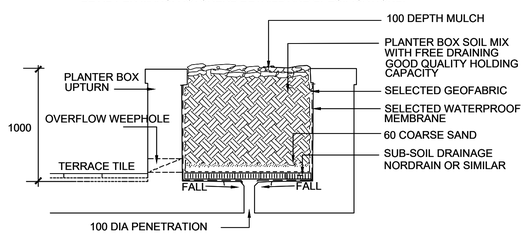
STEEL RUNGS TO BE USED IN LEUI OF STEP IRONS WHEN PIT EXCEEDS 900MM DEPTH ACCORDANCE WITH AUST STANDARDS

TYPICAL PIT DETAILS N.T.S.



RAINWATER TANK CONFIGURATION DIAGRAM N.T.S.

NOTE: INSTALLATION OF WATERPROOF MEMBRANE AND SUBSOIL DRAINAGE SHALL BE BY QUALIFIES INSTALLERS AND SHALL BE AS PER MANUFACTURERS DETAILS AND SPECIFICATIONS.



PLANTER BOX DRAIN DETAIL N.T.S.

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JOB NUMBER: 1039
DRAWING NUMBER: SW1039- 1

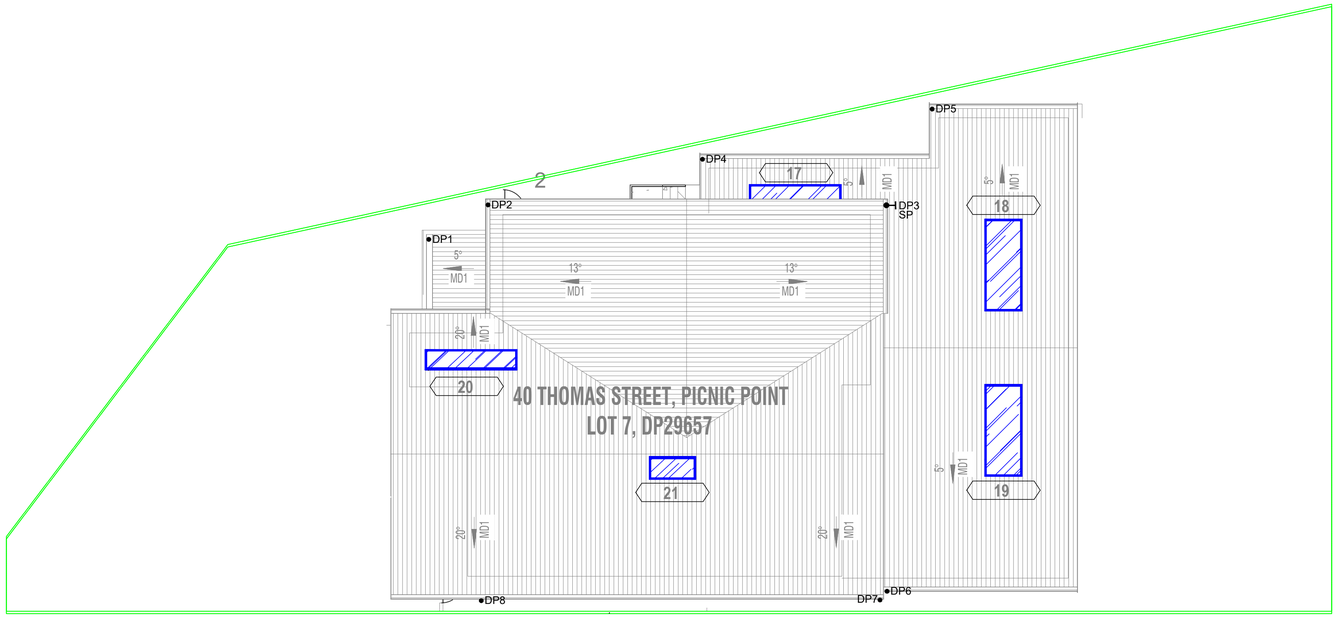
PROJECT: PROPOSED DEVELOPMENT
40 THOMAS STREET, PICNIC POINT
DRAWING: CONSTRUCTION NOTES

DESIGNED: S.W DRAWN: S.W SIGNED: S.WEHBE BE MIE AUST CP ENG NPER-3

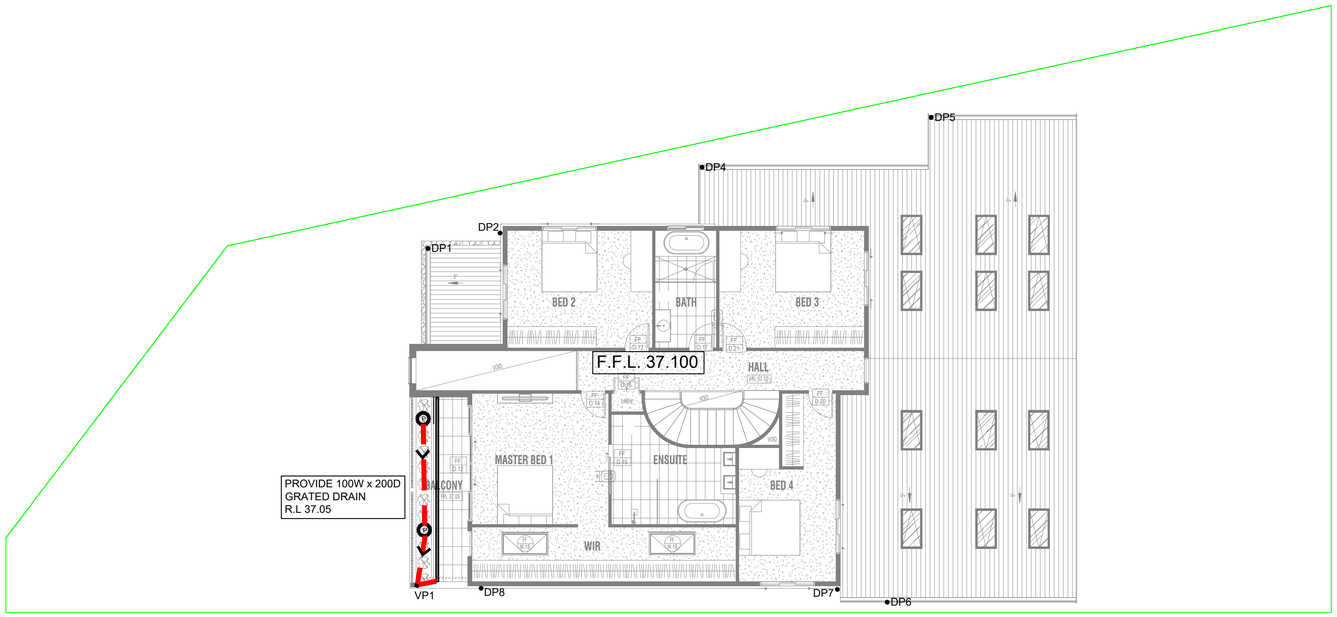
DRAWINGS NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED BY DESIGNING ENGINEER

ISSUE	REVISION DESCRIPTION	APPR. DATE
B	ISSUED FOR C.C	14/12/24

NORTH



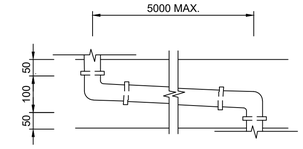
ROOF LAYOUT 1:100 ON A1



FIRST FLOOR LAYOUT 1:100 ON A1

DOWNPIPE LEGEND

● DP	DENOTES DOWNPIPE COLLECTING ROOF WATER ONLY. DIRECT DP'S TO RWT.
● VP	DENOTES VERTICAL PIPE COLLECTING SURFACE FLOWS. DIRECT VP'S TO STORMWATER SYSTEM AS SHOWN.



CAST IN SLAB PIPE SCHEME

LEVEL 6 NOTES

1. ALL PIPES TO HAVE MIN 1% FALL.
2. NO CAST IN SLAB PIPE SECTIONS TO EXCEED 5000MM.
3. MIN 50MM COVER FOR CAST IN SLAB PIPES.

CAST IN SLAB PIPE

wehbe CONSULTING

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PHONE: 0425 290 099
EMAIL: sharon@wehbeconsulting.com.au

JOB NUMBER: 1039
DRAWING NUMBER: SW1039- 2

PROJECT: PROPOSED DEVELOPMENT
40 THOMAS STREET, PICNIC POINT
DRAWING: ROOF AND FIRST FLOOR LAYOUT

DESIGNED: S.W DRAWN: S.W SIGNED: S.WEHBE BE MIE AUST CP ENG NPER-3

DRAWINGS NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED BY DESIGNING ENGINEER

ISSUE	REVISION DESCRIPTION	APPR. DATE
B	ISSUED FOR C.C	14/12/24

NORTH

RAINWATER TANK (RWT)

PROVIDE RAINWATER TANK 3500L IN CAPACITY TO SUIT ALL BASIX REQUIREMENTS TO COLLECT 319m2 OF ROOF AREA. TANK TO BE CONNECTED AS SPECIFIED IN BASIX REPORT. PROVIDE OVERFLOW TO STORMWATER SYSTEM AS SHOWN.

POOL AREA

POOL AREA TO BE DIRECTED TO SEWER.

CONNECT TO EXISTING KERB AND GUTTER ALL WORKS TO BE TO COUNCIL SPECIFICATIONS AND STANDARD

T.K 31.75
I.G. 31.60

PROVIDE 100W x 200D GRATED DRAIN R.L 32.68

PROVIDE 100W x 200D GRATED DRAIN R.L 33.65

PROVIDE 100W x 200D GRATED DRAIN R.L 32.00

PROVIDE 100W x 200D GRATED DRAIN R.L 32.850

PIT 2
450x450
S.L 32.15
I.L 31.65

PIT 1
450x450
S.L 33.40
I.L 33.00

R.L. 33.650

F.F.L. 33.700

F.F.L. 33.000

R.L. 33.650

Ø150 PVC @ 1% MIN.

Ø150 PVC TO RWT

Ø100 PVC @ 1% MIN.

2X100X200 RHS @ 1% MIN

R.L 32.00

SEWER MANHOLE
1.5m DEEP

PROPOSED RETAINING WALL
TO STRUCTURAL ENGINEERS DETAIL

LOT 8
DP 29657
ONE & TWO STOREY
CEMENT RENDERED
BRICK HOUSE
TILE ROOF
No. 42

LOT B
DP 406880

LOT 3
DP 406881

LOT 2
DP 406881

LOT 62
DP 1137664

LOT 61
DP 1137664

ONE & TWO STOREY
BRICK DUPLEX
TILE ROOF
No. 38 & 38A

FIBRO BUILDING
METAL ROOF

THOMAS STREET

167°42'

269°57'

359°58'50"

SITE STORMWATER LAYOUT 1:100 ON A1

SITE AREA = 623.24m2
POST DEVELOPMENT IMPERVIOUS AREA = 434.23m2
69% IMPERVIOUS AREA OF SITE AREA, HENCE NO ON SITE DETENTION REQUIRED.

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JOB NUMBER: 1039
DRAWING NUMBER: SW1039- 3

PROJECT: PROPOSED DEVELOPMENT
40 THOMAS STREET, PICNIC POINT
DRAWING: STORMWATER SITE LAYOUT

DESIGNED: S.W DRAWN: S.W SIGNED: S.WEHBE BE MIE AUST CP ENG NPER-3

DRAWINGS NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED BY DESIGNING ENGINEER

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B	ISSUED FOR C.C	14/12/24