

STORMWATER MANAGEMENT

149-155 MILTON STREET ASHBURY



STORMWATER

- ALL WORKS ARE TO BE UNDERTAKEN IN ACCORDANCE WITH THE FOLLOWING AUSTRALIAN STANDARDS AS2032, AS3500 AND AS3725 AS A MINIMUM.
- THESE PLANS ARE TO BE READ IN CONJUNCTION WITH THE FOLLOWING:
 - ARCHITECTURAL PLANS BY SJB ARCHITECTS, REVISION 2, DATED 02/12/24 , CONTACT: (02) 9380 9911
 - SURVEY PREPARED BY SDG PTY LTD, DATE OF SURVEY: 29.11.2024, REFERENCE 6175, ISSUE A , CONTACT 02 9630 7955.
 - STORMWATER MANGEMENT PLANS BY IGS.
- ALL PIPES LESS THAN OR EQUAL TO Ø300mm IN SIZE ARE TO BE SOLVENT WELD-JOINTED UPVC CLASS SN8 U.N.O.
- ALL PIPES Ø375mm OR GREATER IN SIZE ARE TO BE MIN. CLASS 2 REINFORCED CONCRETE PIPE (RCP) OR FIBRE REINFORCED CONCRETE (FRC) RUBBER RING JOINTED (RRJ) U.N.O.
- ALL PIPES ARE TO BE LAID AT MIN. 1.0% GRADE U.N.O.
- PIPE BEDDING IS TO BE HS2 UNDER ROADS AND TRAFFICKED AREAS AND SHALL BE H2 IN LANDSCAPED AND PEDESTRIAN TRAFFICKED AREAS U.N.O.
- ALL PIPE BENDS AND JUNCTIONS ARE TO BE MADE WITH EITHER PURPOSE MADE FITTINGS OR STORMWATER DRAINAGE PITS.
- MINIMUM COVER FROM THE OBVERT OF THE STORMWATER PIPE OF 300mm IS TO BE PROVIDED IN LANDSCAPED AREAS AND 600mm IN VEHICULAR TRAFFICKED AREAS U.N.O.
- WHERE MINIMUM COVER CANNOT BE ACHIEVED CONCRETE ENCASEMENT OF THE AFFECTED PIPE IS MAY BE UNDERTAKEN WITH 20MPa CONCRETE WITH A MIN. COVER OF 150mm TO ALL SIDES OF THE PIPE. THE CONTRACTOR SHALL CONFIRM THIS REQUIREMENT WITH THE ENGINEER OR SUPERINTENDENT.
- LAID PIPELINES ARE TO HAVE THE FOLLOWING CONSTRUCTED TOLERANCES:
 - HORIZONTAL-1:300 ANGULAR DEVIATION FROM REQUIRED ALIGNMENT;
 - VERTICAL-1:300 ANGULAR DEVIATION FROM REQUIRED ALIGNMENT.
- ALL DRAINAGE PITS ARE TO BE CAST IN-SITU, PRECAST DRAINAGE PITS MAY BE USED WITH APPROVAL FROM THE ENGINEER. THE CONTRACTOR SHALL SUBMIT A PRECAST PIT INSTALLATION WORK METHOD STATEMENT FOR ASSESSMENT BY THE ENGINEER FOR APPROVAL.
- DRAINAGE PIT COVERS ARE TO BE EITHER GALVANISED STEEL OR CAST IRON CLASS 'B' IN LANDSCAPED AND PEDESTRIAN TRAFFICKED AREAS AND CLASS 'D' IN ALL VEHICULAR TRAFFICKED AREAS U.N.O.
- DRAINAGE PIT COVERS ARE TO BE 'HEELSAFE' TYPE IN ALL PEDESTRIAN TRAFFICKED AREAS U.N.O.
- EXISTING STORMWATER PIT LOCATIONS AND INVERT LEVELS TO BE CONFIRMED PRIOR TO COMMENCING WORKS ON SITE.
- PROVIDE CLEANING EYES (RODDING POINTS) TO PIPES AT ALL CORNERS AND T-JUNCTIONS WHERE NO PITS ARE PRESENT.
- DOWN PIPES CONNECTED DIRECT TO PIPES TO BE CONNECTED AT 45° TO THE FLOW DIRECTION WITH A CLEANING EYE PROVIDED AT GROUND LEVEL.

SITE WORKS - ACCESS AND SAFETY

- ALL WORKS ARE TO BE UNDERTAKEN IN A SAFE MANNER IN ACCORDANCE WITH ALL STATUTORY AND INDUSTRIAL RELATION REQUIREMENTS.
- ACCESS TO ADJACENT BUILDINGS AND PROPERTIES SHALL BE MAINTAINED AT ALL TIMES.
- WHERE NECESSARY SAFE PASSAGE SHALL BE PROVIDED FOR VEHICLES AND PEDESTRIANS THROUGH OR ADJACENT TO THE SITE.

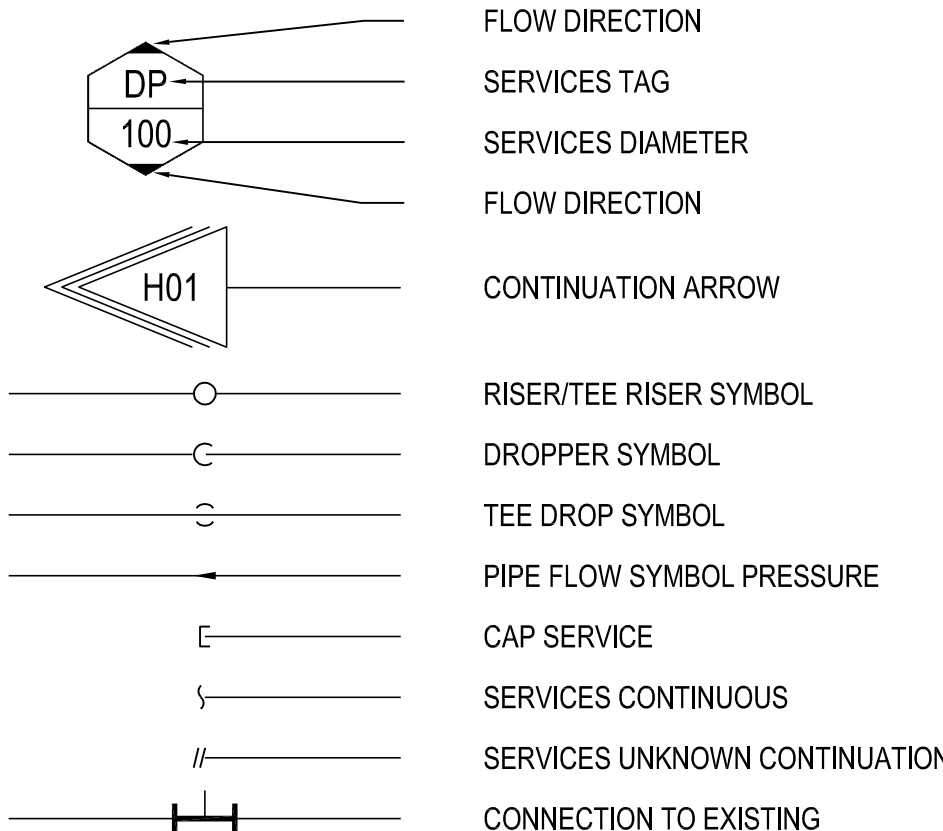
SITE WORKS - GENERAL

- ALL WORKS ARE TO BE UNDERTAKEN IN ACCORDANCE WITH LOCAL COUNCIL, AUSTRALIAN AND AUTHORITY STANDARDS.
- ALL TRENCHING WORKS ARE TO BE RESTORED TO ORIGINAL CONDITION.
- THE INTEGRITY OF ALL EXISTING AND NEW SERVICES IS TO BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
- ALL PLANS ARE TO BE READ IN CONJUNCTION WITH APPROVED ARCHITECTS, STRUCTURAL ENGINEERS AND OTHER CONSULTANT'S PLANS. ANY DISCREPANCIES ARE TO BE NOTIFIED TO THE ENGINEER FOR CLARIFICATION.
- THE ENGINEER SHALL BE GIVEN A MIN. OF 48 HOURS NOTICE FOR ALL STORMWATER DRAINAGE AND PAVEMENT INSPECTIONS. CONCRETE SHALL NOT BE DELIVERED UNTIL ENGINEERS APPROVAL IS OBTAINED.

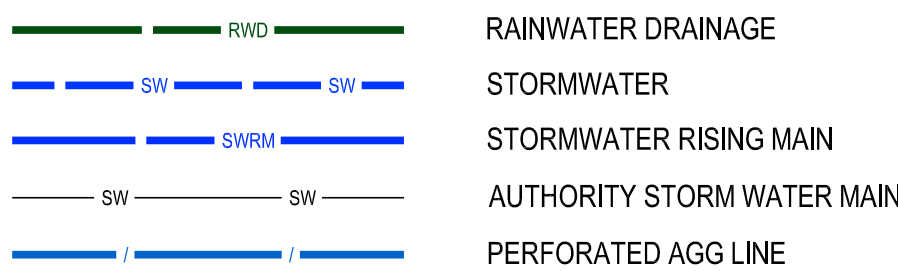
DESIGN NOTES

- ALL WORKS TO BE IN ACCORDANCE WITH INNER WEST COUNCIL'S STANDARD SPECIFICATIONS AND TO THE SUPERVISING ENGINEERS SATISFACTION.
- PROVIDED 5000 LITRES RAINWATER TANK AT THE SITE IS TO BE UTILIZED ONLY FOR IRRIGATION/ TOILET FLUSHING PURPOSES.
- STORMWATER IS DISPOSED TO THE EXISTING PIT WITHIN THE EASEMENT. REFER TO SW100 / SW200 STORMWATER MANAGEMENT PLAN FOR MORE DETAILS.
- THE CONTRACTOR SHALL IMPLEMENT SEDIMENT AND EROSION CONTROL MEASURES AS NECESSARY AND TO THE SATISFACTION OF COUNCIL PRIOR TO COMMENCEMENT OF CONSTRUCTION AND DURING CONSTRUCTION.
- DEPTH AND LOCATION OF SEWER AND SERVICES TO BE CONFIRMED PRIOR TO COMMENCEMENT OF DRAINAGE WORKS.
- STORMWATER PLANS ARE SUBJECTED TO COUNCIL APPROVAL

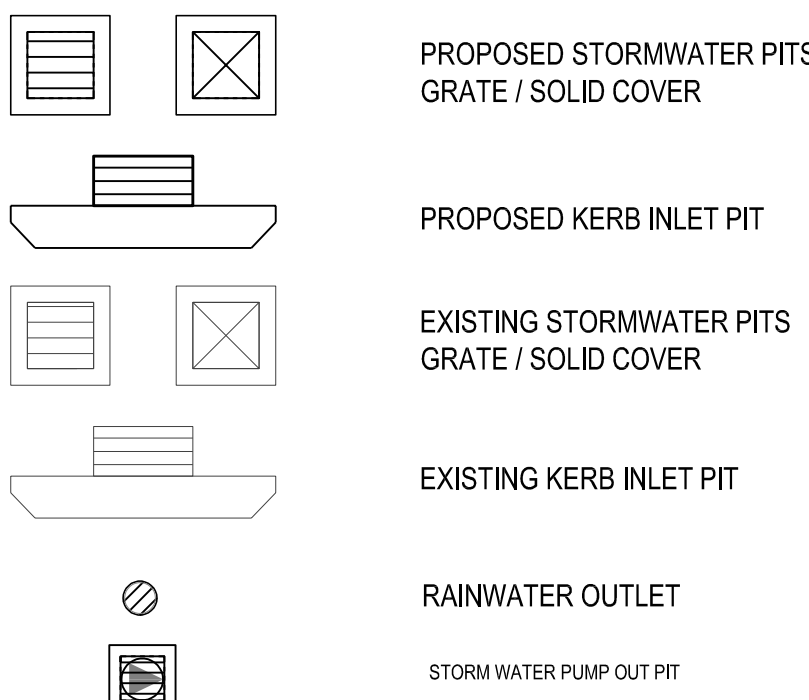
LEGEND - GENERAL SYMBOLS



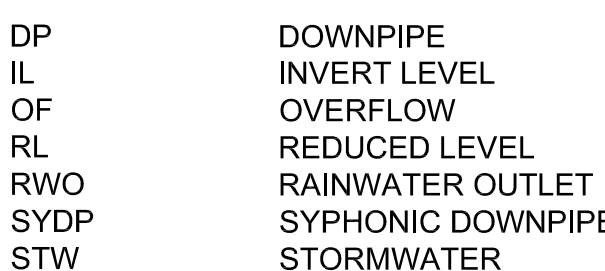
LEGEND STORMWATER SERVICES



LEGEND - STORMWATER SYMBOLS



LEGEND - ABBREVIATIONS



LOCATION PLAN

NOT TO SCALE

STORMWATER MANAGEMENT DRAWING LIST

- SW000 - STORMWATER LEGEND AND COVER SHEET
- SW100 - STORMWATER MANAGEMENT PLAN - GROUND FLOOR
- SW101 - STORMWATER MANAGEMENT PLAN - ROOF
- SW200 - EASEMENT PLAN
- SW300 - RAINWATER TANK AND PIT DETAIL SHEET



AMENDMENTS/REVISIONS				AMENDMENTS/REVISIONS			
Rev	Description	Initials	Date	Rev	Description	Initials	Date
01	DA ISSUE	KP	13.12.24				

CLIENT	

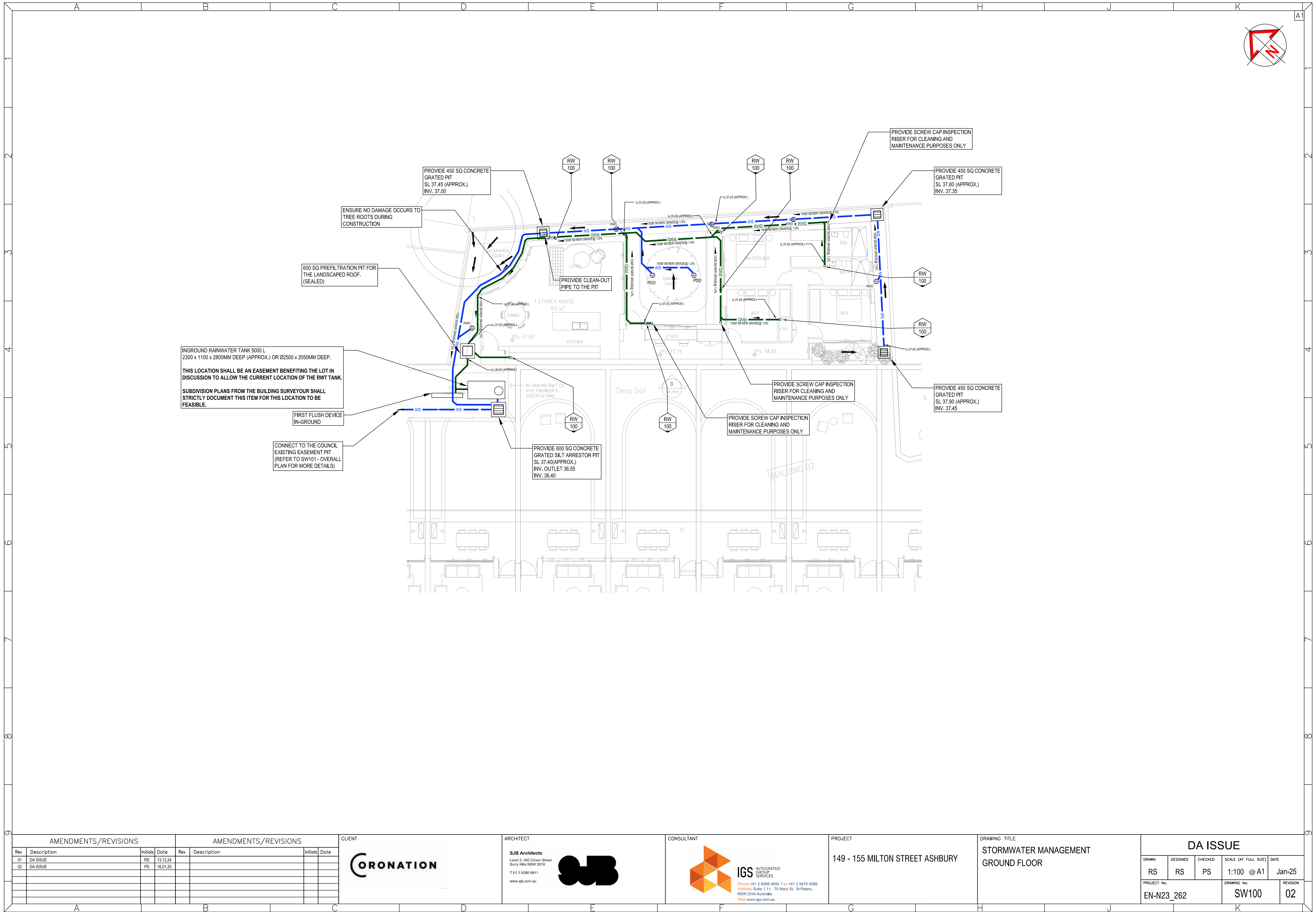
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PROJECT	
149 - 155 MILTON STREET ASHBURY	

DRAWING TITLE	
STORMWATER MANAGEMENT COVER SHEET	

DA ISSUE				
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02	DA ISSUE	PS	16.01.25				

CLIENT

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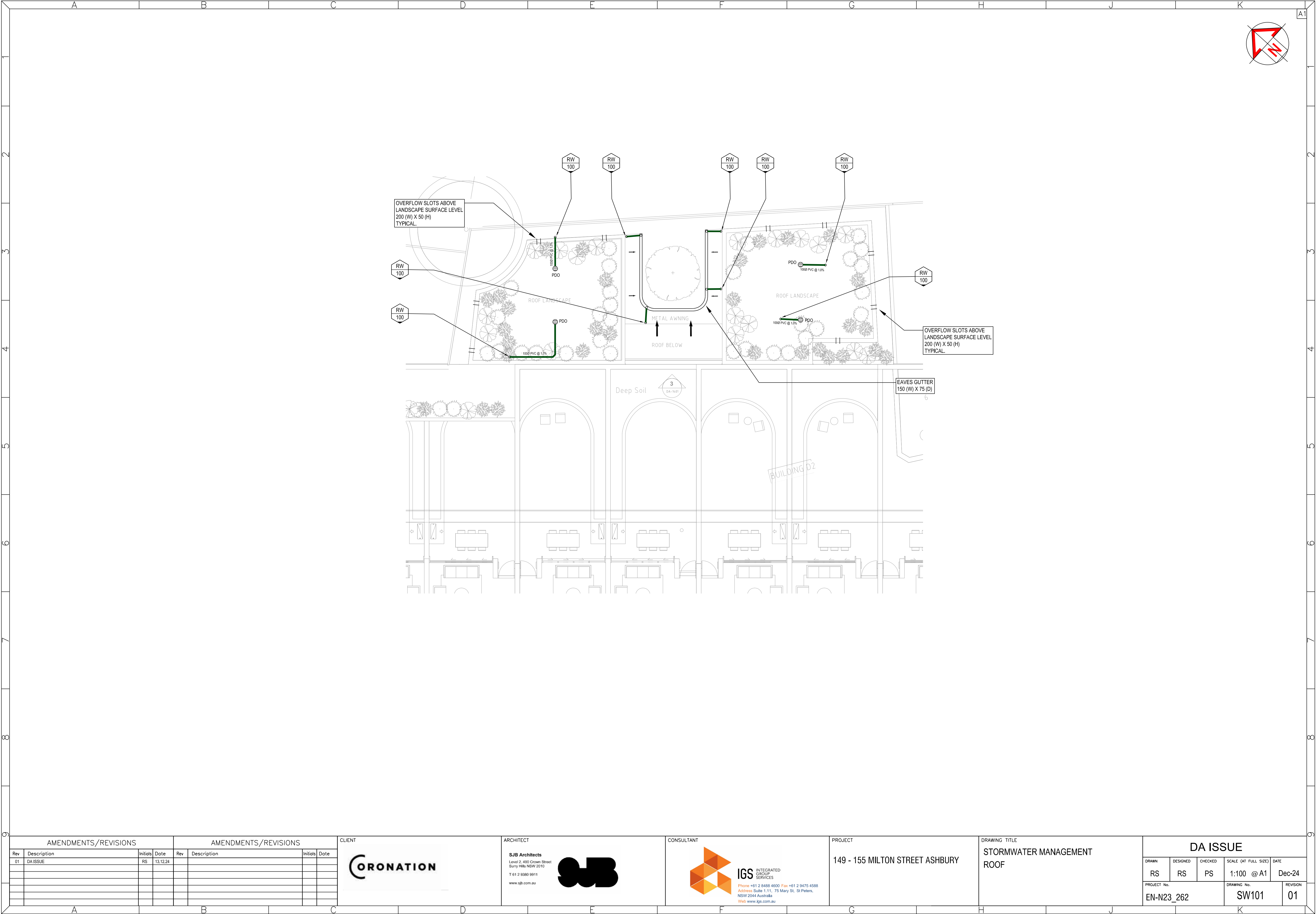
DRAWING TITLE

STORMWATER MANAGEMENT
GROUND FLOOR

DA ISSUE

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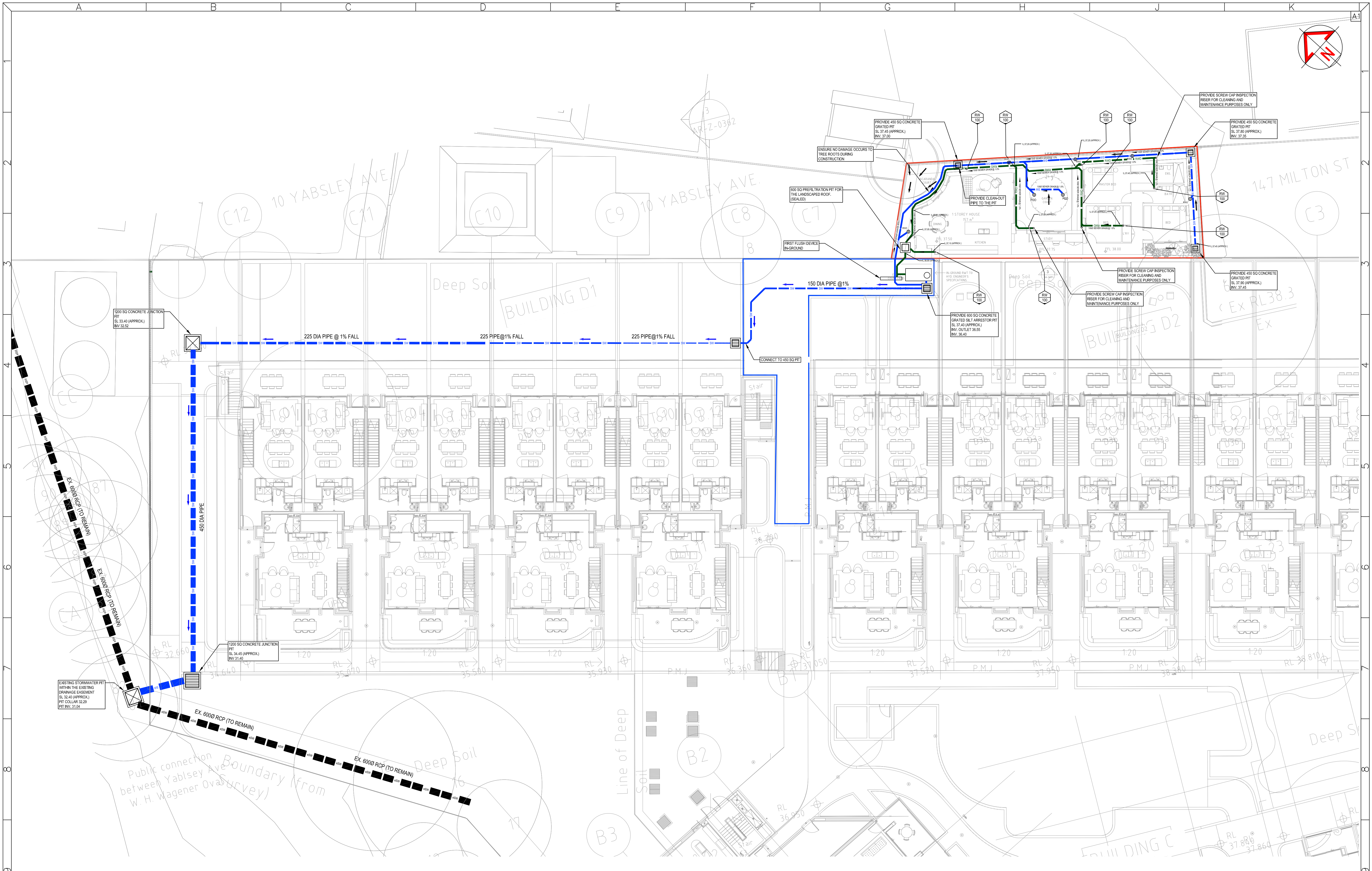
PROJECT

149 - 155 MILTON STREET ASHBURY

DRAWING TITLE

STORMWATER MANAGEMENT ROOF

DA ISSUE				
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PROJECT

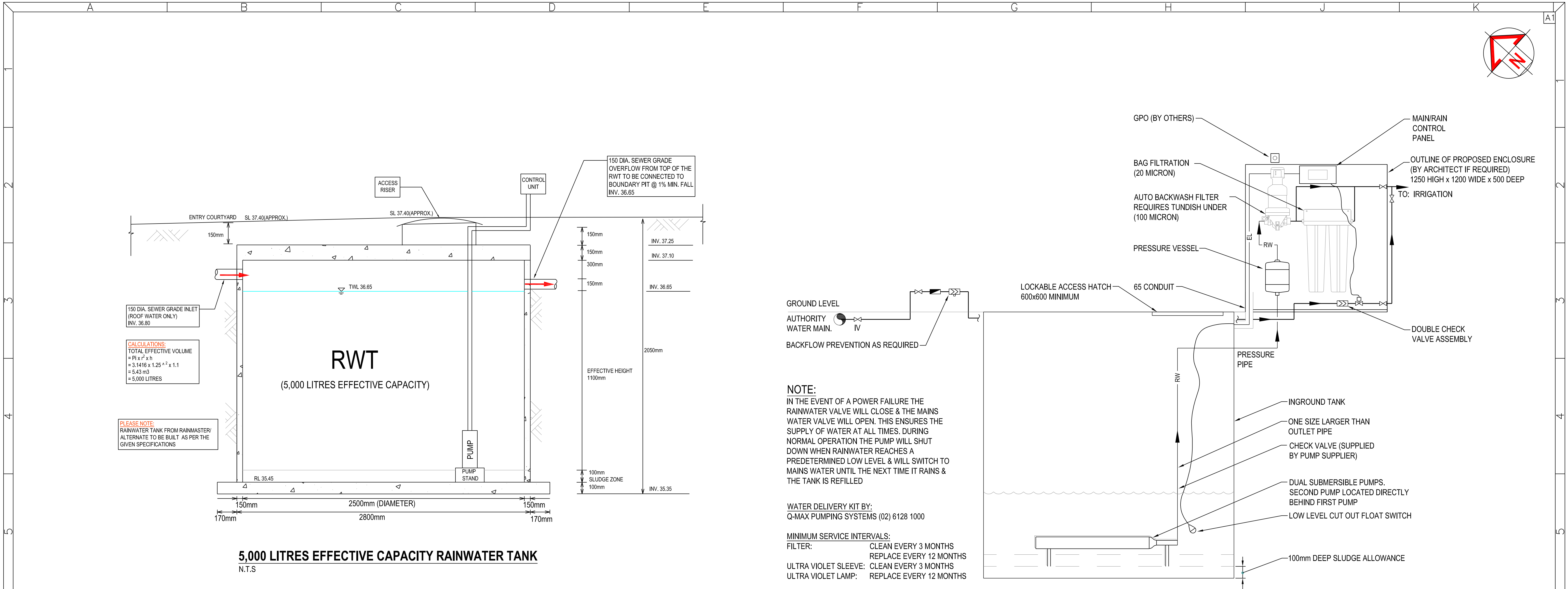
149 - 155 MILTON STREET ASHBURY

DRAWING TITLE

STORMWATER MANAGEMENT
OVERALL EASEMENT PLAN

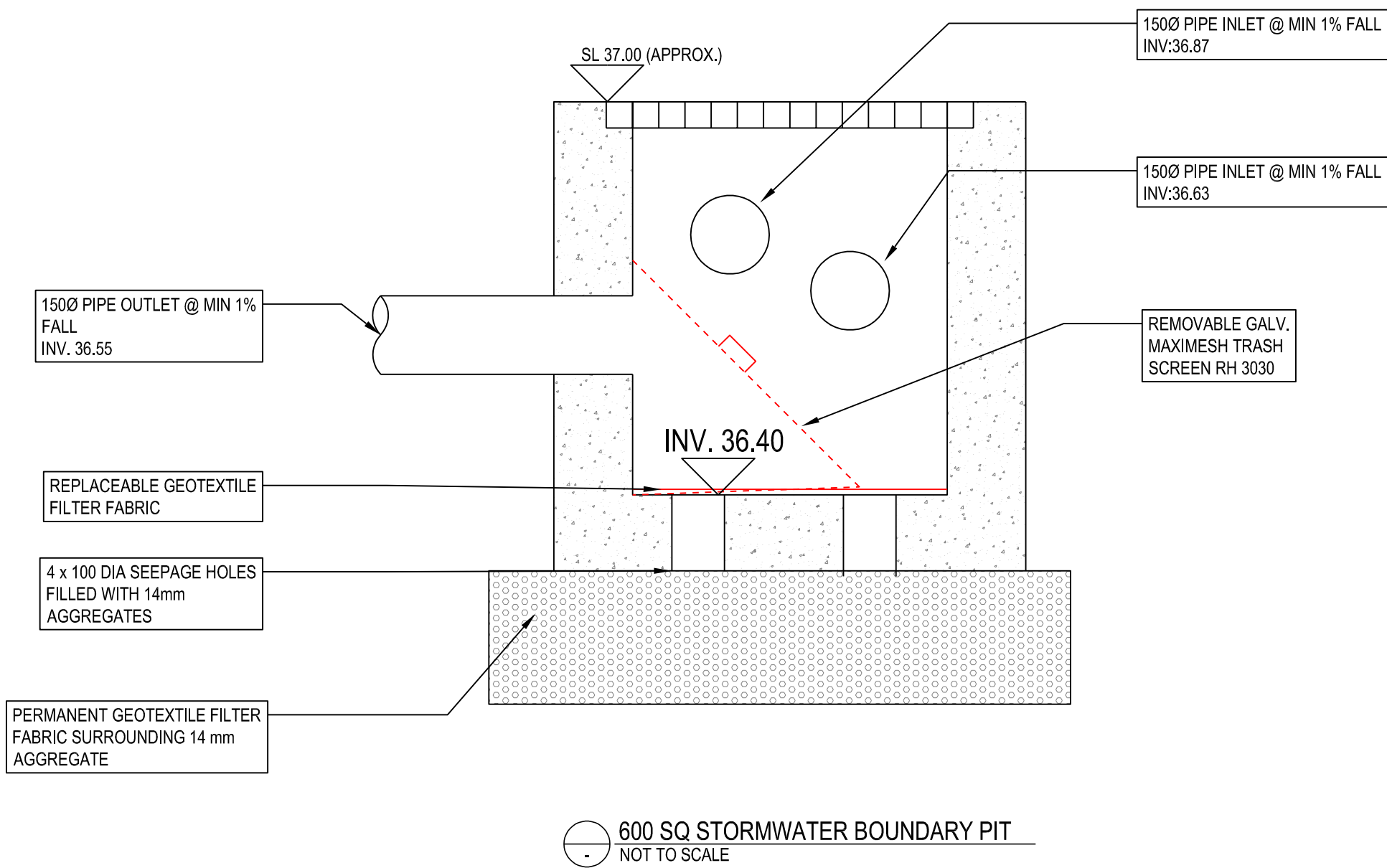
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RAINWATER SETUP BELOW GROUND TANK WITH DUAL SUBMERSIBLE PUMP

N.T.S



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PROJECT

149 - 155 MILTON STREET ASHBURY

DRAWING TITLE

STORMWATER MANAGEMENT
RAINWATER TANK & PIT DETAILS

DA ISSUE

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EN-N23_262			SW300	01