29 QUEENSBURY STREET, PADSTOW PROPOSED DUAL OCCUPANCY

STORMWATER CONCEPT PLANS

LEGEND PROPOSED STORMWATER ROPOSED SEWER ROOF GUTTER HIGH POINT ROOF SLOPE RAINWATER OUTLET Ø300 CLEANING EYE 2,000L 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

Certification By Dr. Michel Chaaya



LOCALITY PLAN

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

GENERAL NOTES

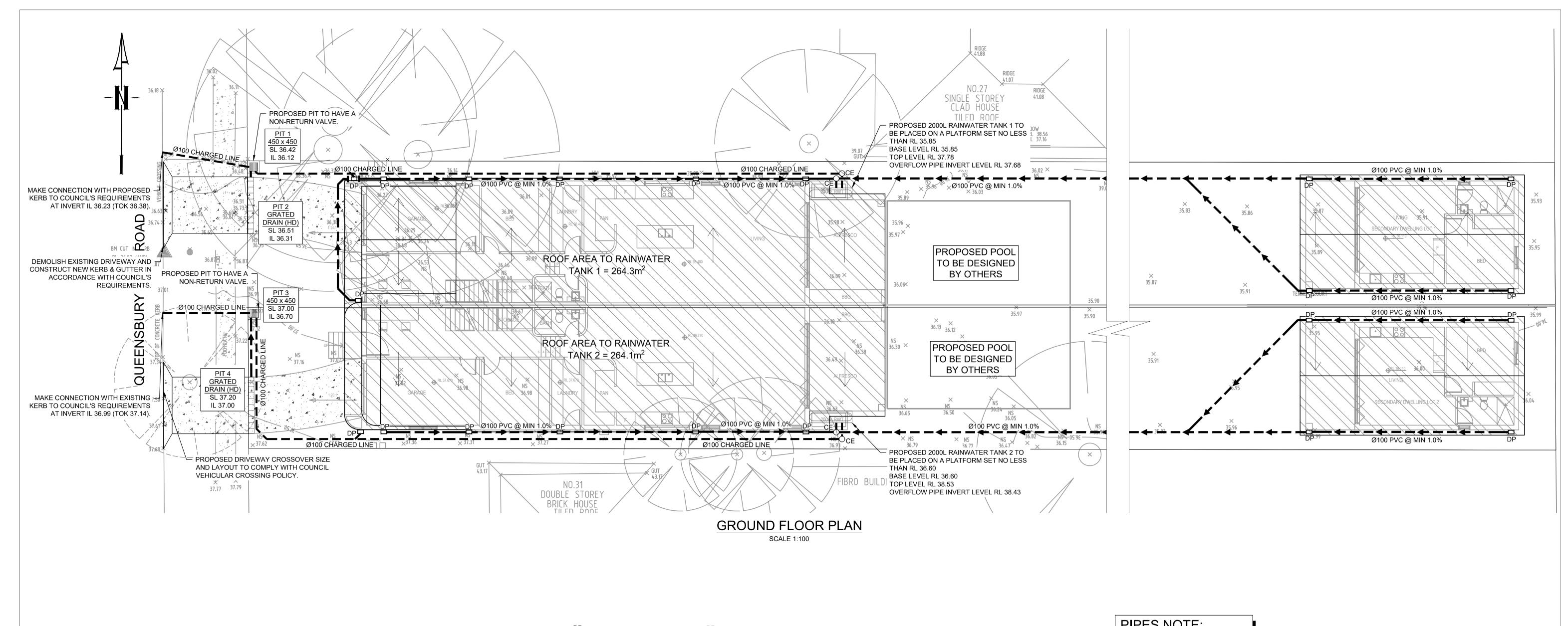
- ALL LINES ARE TO BE Ø90 uPVC 1.0% GRADE UNLESS
 NOTED OTHERWISE. CHARGED LINES TO BE
 SEWERGRADE & SEALED.
- 2. EXISTING SERVICES LOCATIONS SHOWN INDICATIVE ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE & LEVEL ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY EARTHWORKS.
- 3. ALL PIPES 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.
- PITS LESS THAN 600mm DEEP MAY BE BRICK, PRECAST OR CONCRETE.
- ALL BALCONIES AND ROOFS TO BE DRAINED AND TO
 HAVE SAFETY OVERFLOWS IN ACCORDANCE WITH
- 7. ALL EXTERNAL SLABS TO BE WATERPROOFED.

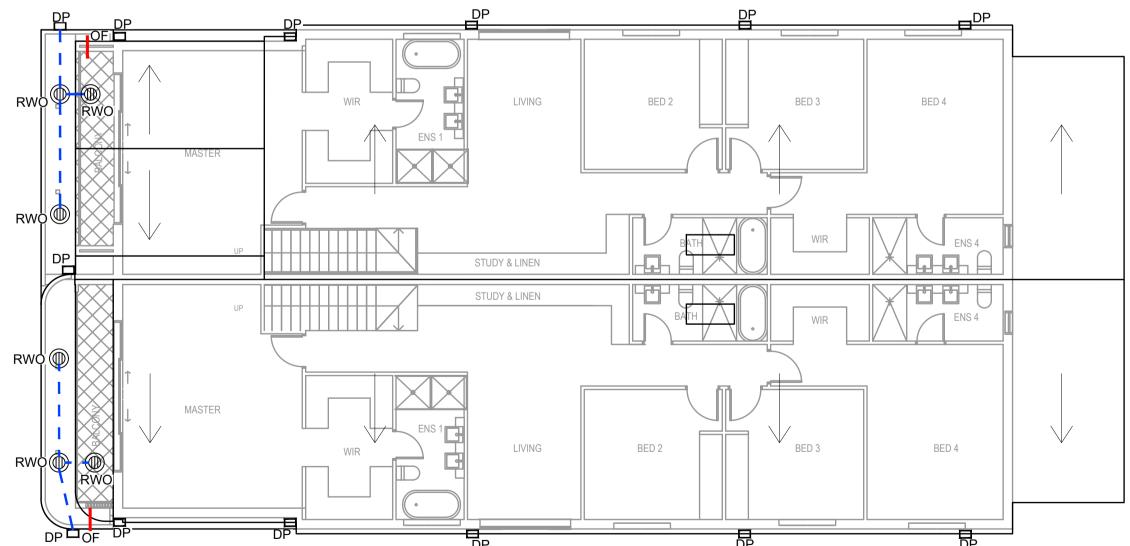
RELEVANT AUSTRALIAN STANDARDS.

- 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.
- 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 OVERFLOW.
 ALL ENCLOSED AREAS/PLANTER BOXES TO BE FITTED
 WITH FLOOR WASTES & DRAINED TO OSD
 DOWNPIPES TO BE CHECKED BY ARCHITECT &
 PLUMBER PRIOR TO CONSTRUCTION.

NOT FOR CONSTRUCTION

B.E., M.E. (Res), Ph.D., F.I.E. Aust., CPEng., 29 QUEENSBURY STREET, PADSTOW COVER SHEET PLAN Civil & Structural Engineer JMJ HOMES Canterbury PROPOSED DUAL OCCUPANCY 52 Hall Street, Bondi Beach, COUNCIL COMMENTS 30/01/2025 | GGH | AGN **Banktown Council** NSW 2026 STORMWATER CONCEPT PLANS ISSUE FOR DEVELOPMENT APPLICATION 08/02/2024 | GGH | JSF Level 14, 32 Smith Street, Email: info@telfordcivil.com.au PHONE: 0456 888 4444 Phone: 02 7809 4931 Design Checked Parramatta NSW 2150 DEVELOPMENT APPLICATION EMAIL : info@jmjhomes.com.au 23618 N.T.S. 000 PO BOX 3579 Parramatta 2124 Company: Telford Consulting Pty Ltd





LEVEL 1 PLAN

SCALE 1:100

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

RAINWATER TANK NOTE:

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

ROOF NOTE:

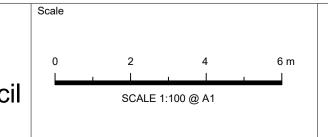
IT IS CONTRACTOR'S RESPONSABILITY TO ENSURE MINIMUM 30 TO 40mm OF PONDING IS ACHIEVED OVER THE FLOOR WASTES BY GRADING CATCHMENT'S SURFACES AT MINIMUM 1% FALL.

NOT FOR CONSTRUCTION

Certification By Dr. Michel Chaaya B.E., M.E. (Res), Ph.D., F.I.E. Aust., CPEng., Civil & Structural Engineer 🤫 COUNCIL COMMENTS 30/01/2025 | GGH | AGN ISSUE FOR DEVELOPMENT APPLICATION 08/02/2024 | GGH | JSF Issue Description Design Checked

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29 QUEENSBURY STREET, PADSTOW PROPOSED DUAL OCCUPANCY STORMWATER CONCEPT PLANS DEVELOPMENT APPLICATION

STORMWATER CONCEPT PLAN

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SEDIMENT & EROSION NOTES 1. IMMEDIATELY FOLLOWING SETTING OUT OF THE WORKS, BUT PRIOR TO COMMENCEMENT OF ANY CLEARING OR EARTHWORKS, THE CONTRACTOR AND STAKES DRIVEN SUPERINTENDENT SHALL WALK THE SITE TO NOMINATE THE LOCATIONS AND TYPES OF 500-700mm INTO GROUND 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, STEEL REINFORCING MESH UNLESS OTHERWISE APPROVED BY THE SUPERINTENDENT. . 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 -CONCRETE LID 450 x 450 REASONABLE PRECAUTIONS TO MINIMISE DISTURBANCE TO EXISTING VEGETATION AND GROUND COVER OUTSIDE THE MINIMUM AREAS REQUIRED TO COMPLETE THE WORKS - 150-200mm 150-200mm MIN FALL TO PIT FALL TO PIT AND SHALL BE RESPONSIBLE FOR RECTIFICATION, AT ITS OWN COST, OF ANY THICK DISTURBANCE BEYOND THOSE AREAS. SL 36.42 300mm MIN. 3. PROVIDE GULLY GRATE INLET SEDIMENT TRAPS AT ALL GULLY PITS. 4. PROVIDE SILT FENCING ALONG PROPERTY LINE AS DIRECTED BY SUPERINTENDENT. NON-RETURN -5. ADDITIONAL CONTROL DEVICES TO BE PLACED WHERE DIRECTED BY THE PRINCIPLE. GEOTEXTILE FILTER FABRIC VALVE 6. ALTERNATIVE DESIGNS TO BE APPROVED BY SUPERINTENDENT PRIOR TO (WOVEN) ON OUTER SIDE OF MESH EXISTING ROADWAY 40-75mm -CONSTRUCTION. Ø100 PRESSURISED CRUSHED ROCK 7. WASH DOWN/RUMBLE AREA TO BE CONSTRUCTED WITH PROVISIONS RESTRICTING ALL SEWER GRADE DIRECTION SILT AND TRAFFICKED DEBRIS FROM ENTERING THE STORMWATER SYSTEM. OF FLOW GEOTEXTILE FILTER CLOTH (MANDATORY 8. NO WORK OR STOCKPILING OF MATERIALS TO BE PLACED OUTSIDE OF SITE WORK WHEN WORKING ON CLAYEY SOILS) BOUNDARY. 9. APPROPRIATE EROSION AND SEDIMENT CONTROLS TO BE USED TO PROTECT FIELD INLET SEDIMENT TRAP STOCKPILES AND MAINTAINED THROUGH OUT CONSTRUCTION. - RUNOFF DIVERSION BUND 10. IT IS THE CONTRACTORS RESPONSIBILITY TO TAKE DUE CARE OF NATURAL INCORPORATED INTO THE PAD WHEN VEGETATION. NO CLEARING IS TO BE UNDERTAKEN WITHOUT PRIOR APPROVAL FROM PIT DETAIL WITH NON-RETURN VALVE SHAKEDOWN DEVICE ENTRY/EXIT POINT IS LOCATED THE SUPERINTENDENT DOWN-SLOPE OF THE SOIL DISTURBANCE 11. TO AVOID DISTURBANCE TO EXISTING TREES, EARTHWORKS WILL BE MODIFIED AS N.T.S. N.T.S. DIRECTED ON-SITE BY THE SUPERINTENDENT. 12. THE LOCATION OF EROSION AND SEDIMENTATION CONTROLS WILL BE DETERMINED ON SITE BY THE SUPERINTENDENT. -CONCRETE LID 450 x 450 13. ACCESS TRACKS THROUGH THE SITE WILL BE LIMITED TO THOSE DETERMINED BY THE SUPERINTENDENT AND THE CONTRACTOR PRIOR TO ANY WORK COMMENCING. FALL TO PIT FALL TO PIT 14. ALL SETTING OUT IS THE RESPONSIBILITY OF THE CONTRACTOR PRIOR TO WORKS COMMENCING ON SITE. THE SUPERINTENDENT'S SURVEYOR SHALL PEG ALL SL 37.00 ALLOTMENT BOUNDARIES, PROVIDE COORDINATE INFORMATION TO THESE PEGS AND SURROUND SURFACES SHALL PLACE BENCH MARKS. THE CONTRACTOR SHALL SET OUT THE WORKS FROM AND **GRADE TO INLET PIT** NON-RETURN 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 Ø100 PRESSURISED —— Ø100 PRESSURISED CONTRACTORS WORKS etc. GALVANISED MILD STEEL GRATE SEWER GRADE SEWER GRADE HINGED TO FRAME AND PROVIDED WITH CHILD SAFE 'J-LOCKS'. **GRATE** VARIABLE WIDTH (SIZE AS INDICATED "QUICKSERT" SLAB **GRATED DRAIN CONSTRUCT DRIVEWAY** ON PLAN) PENETRATION TERRACE TO DESIGN GRADES PIT DETAIL WITH NON-RETURN VALVE UNITS OR EQUIVALENT CONCRETE SLAB 1.0m (MIN) LONG FENCE-SL72 MESH POSTS. 'T' OR 'U' TYPE 30 COVER STEEL OR 50mm HARDWOOD 2N12 4 4 4 4 4 FILTER CLOTH "PROPEX N12-400 U BARS 1380 SILT STOP" OR APPROVED EQUIVALENT 150 ROLL OF NETTING FILLED WITH 50-70mm GRAVEL TYPICAL GRATED STORMWATER DRAINAGE TO BE SEWER GRADE STORMWATER DRAINAGE TO BE SEWER GRADE CLASS SH STRAP TO BASEMENT WALL AT150 C/C **INLET PIT DETAIL** CLASS SH STRAP TO BASEMENT WALL AT150 C/C USING GALVANISED TIES AND FIXINGS/ OR FIX USING GALVANISED TIES AND FIXINGS/ OR FIX TO CEILING OF UNITS AND ENCLOSURE. N.T.S. TO CEILING OF UNITS AND ENCLOSURE. DRAPE BOTTOM 150mm OF SILT FENCE -RAINWATER OUTLET DETAIL IN TRENCH, BACKFILL WITH SOIL AND GEOTEXTILE FABRIC GRATED DRAIN DETAIL COMPACT TO ENSURE ANCHORAGE. **OVER GRATE** N.T.S. SILT FENCE DETAIL KERB INLET PROTECTION SAG GULLIES STORAGE TANK NOTES: LEAF GUARD & MOSQUITO BARRIER PRIOR TO 1. TANK WATER TAPS SHALL BE MARKED "RAINWATER DISCHARGE INTO PIPE SYSTEM NOT TO HUMAN CONSUMPTION". FIRST FLUSH OF CONTAMINATED 2. RAINWATER TANKS SHALL BE CONNECTED TO WATER IS DIVERTED INTO CHAMBER MAINS WATER SUPPLY AS BACKUP. 3. THE PUMPS ARE TO BE INSULATED IN ACCORDANCE WITH COUNCIL POLICY. **SILT FENCE NOTES:** 4. PUMPS SHALL PROVIDE MINIMUM 150 kPa WATER FLOW PRESSURE. -IMPERMEABLE FROM ROOF EACH TANK TO BE CONNECTED TO AN OUTDOOR 1. FILTER CLOTH TO BE FASTENED SECURELY TO POSTS WITH DOWNPIPE LID GALVANISED WIRE TIES, STAPLES OR ATTACHMENT BELTS. TAP FOR IRRIGATION USE. 6. RAINWATER TANKS TO BE CLEANED OUT EVERY 6 2. POSTS SHOULD NOT BE SPACED MORE THAN 3.0m APART. **OVERFLOW TO SITE** WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER MONTHS. STORMWATER SYSTEM BALL FLOAT OR SIMILAR TO -SLOW RELEASE OF STORMWATER THEY SHALL BE OVERLAPPED BY 150mm AND FOLDED. WATER TANK AND ASSOCIATED STRUCTURE TO BE SHUT OFF DIVERSION SYSTEM AFTER STORM EVENT. MUST HAVE THE THE SAME COLOR, OR A COLOR COMPLEMENTARY TO OUTLET 4. FOR EXTRA STRENGTH TO SILT FENCE, WOVEN WIRE (14mm ABILITY TO BE CLEANED TO REMOVE RAINWATER TANK FINISH TO THE DWELLING. GAUGE, 150mm MESH SPACING) TO BE FASTENED SECURELY OF A NON-REFLECTIVE 8. TOP TANK TO BE BELOW TOP OF NEAREST FENCE, BETWEEN FILTER CLOTH AND POSTS BY WIRE TIES OR STAPLES **MATERIAL** 5. INSPECTIONS SHALL BE PROVIDED ON A REGULAR BASIS, OR 1.8 METERS WHICHEVER IS LESS. ALLOW FOR FURTHER ABSORPTION -SCREW CAP FIRST FLUSH SYSTEM FOR ESPECIALLY AFTER RAINFALL AND EXCESSIVE SILT DEPOSITS 9. THE WATER TANK SHOULD BE LOCATED AT LEAST THE STORMWATER FLOW 900mm FROM ANY PROPERTY BOUNDARY REMOVED WHEN "BULGES" DEVELOP IN SILT FENCE MAXIMUM VOLUME SEDIMENT FENCES SHALL BE CONSTRUCTED WITH SEDIMENT FOR TOP UP SYSTEM 10. PLUMBING FROM THE WATER TANK IS TO BE KEPT FIRST FLUSH WATER TRAPS AND EMERGENCY SPILLWAYS AT SPACINGS NO GREATER 20% OF TANK VOLUME SEPARATED FROM THE RETICULATED WATER WEEP HOLES Ø300 IN SIDE OF PIT THAN 40m ON FLAT TERRAIN DECREASING TO 20m SPACINGS ON SUPPLY SYSTEM. MINIMUM VOLUME TO **DIVERTER DETAIL** 11. TANK TO BE BUILT ON SELF-SUPPORTING BASE. STEEP TERRAIN. INSTALLATION OF TANKS TO BE INITIATE TOP UP SYSTEM 12. PROVIDE BACK-FLOW PREVENTION DEVICE AT **CLEANING EYE DETAIL** IN ACCORDANCE WITH SELF-SUPPORTING BASE 10% OF TANK VOLUME MAINS WATER METER. MANUFACTURER SPECIFICATION **OUTLET PIPE** 13. ROOF DRAINING TO TANK MUST NOT CONTAIN LEAD, GARDEN/LAWN AREA REQUIRED TAR BASED PAINTS OR ASBESTOS. UNDER DIVERSION PIPE TO ALLOW 14. WATER TO BE DRAWN FROM ANAEROBIC ZONE OF FOR FURTHER ABSORPTION TANK. RAINWATER TANK DETAIL N.T.S. NOT FOR CONSTRUCTION Certification By Dr. Michel Chaaya B.E., M.E. (Res), Ph.D., F.I.E. Aust., CPEng., 29 QUEENSBURY STREET, PADSTOW | MISCELLANEOUS JMJ HOMES Civil & Structural Engineer Canterbury PROPOSED DUAL OCCUPANCY **DETAILS SHEET** 52 Hall Street, Bondi Beach, COUNCIL COMMENTS 30/01/2025 | GGH | AGN **Banktown Council** NSW 2026 STORMWATER CONCEPT PLANS ISSUE FOR DEVELOPMENT APPLICATION 08/02/2024 | GGH | JSF Level 14, 32 Smith Street, Email: info@telfordcivil.com.au

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DEVELOPMENT APPLICATION

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Design Checked

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