

RAINWATER TANK NOTES:  
STORMWATER MANAGEMENT

Development is not to discharge stormwater directly to a natural waterway.

b. Development complies with Part 3: Stormwater drainage of AS/NZS 3500.3, 2015 Plumbing and Drainage, unless otherwise specified in this Part.

c. Development manages stormwater generated from a 5% AEP via pipes / pits / tanks / pumps to a legal point of discharge, suitably designed / sized rubble drain or properly constructed drainage channel, at least 3 metres clear of buildings.

d. Development that incorporates a water tank(s) into the stormwater management system must comply with the following:

i. The water tank system, including roof area, tank inlet pipe size, tank storage capacity and tank outlet pipe size, must be suitably sized to accommodate stormwater in a 5% AEP, with all overflow being directed to a legal point of discharge, suitably sized rubble drain or properly constructed drainage channel, at least 3 metres clear of buildings.

ii. Stormwater from driveways and hardstand areas is directed away from the water tank(s) and is properly managed to a legal point of discharge in accordance with this Part.

iii. Tanks and fittings comply with Planning for Bushfire Protection 2019, where applicable.

iv. Tank(s) comply with Part C.6.7.

e. Development discharging stormwater to an on-site rubble drain complies with the following:

i. Installation of downpipes at a rate of 1 x 100mm diameter PVC drainage pipe for every 190m2 of roofed / driveway / hardstand area.

ii. Installation of minimum 600mm deep x 600mm wide x 4000mm long rubble drain.

iii. Backfill of rubble drain void with minimum 20mm diameter stone aggregate.

f. Development that drains surface water from driveways and hardstand areas towards buildings and side or rear properties must incorporate surface water drainage (grates, pits, pipes, pumps) which is then directed to a legal point of discharge or suitably sized rubble drain

PART C.6.7 UTILITIES

rainwater tank system is installed that complies with the following:

i. Planning for Bushfire Protection 2019 (where applicable).

ii. Minimum 45,000 litre water storage capacity, with 20,000 litres reserved for firefighting purposes in a fireproof tank.

iii. Tanks must not exceed 3 metres in height above ground level (including any tank stand).

iv. Tanks must not collect water from a source other than roof gutters or down pipes on a building or a water supply service pipe.

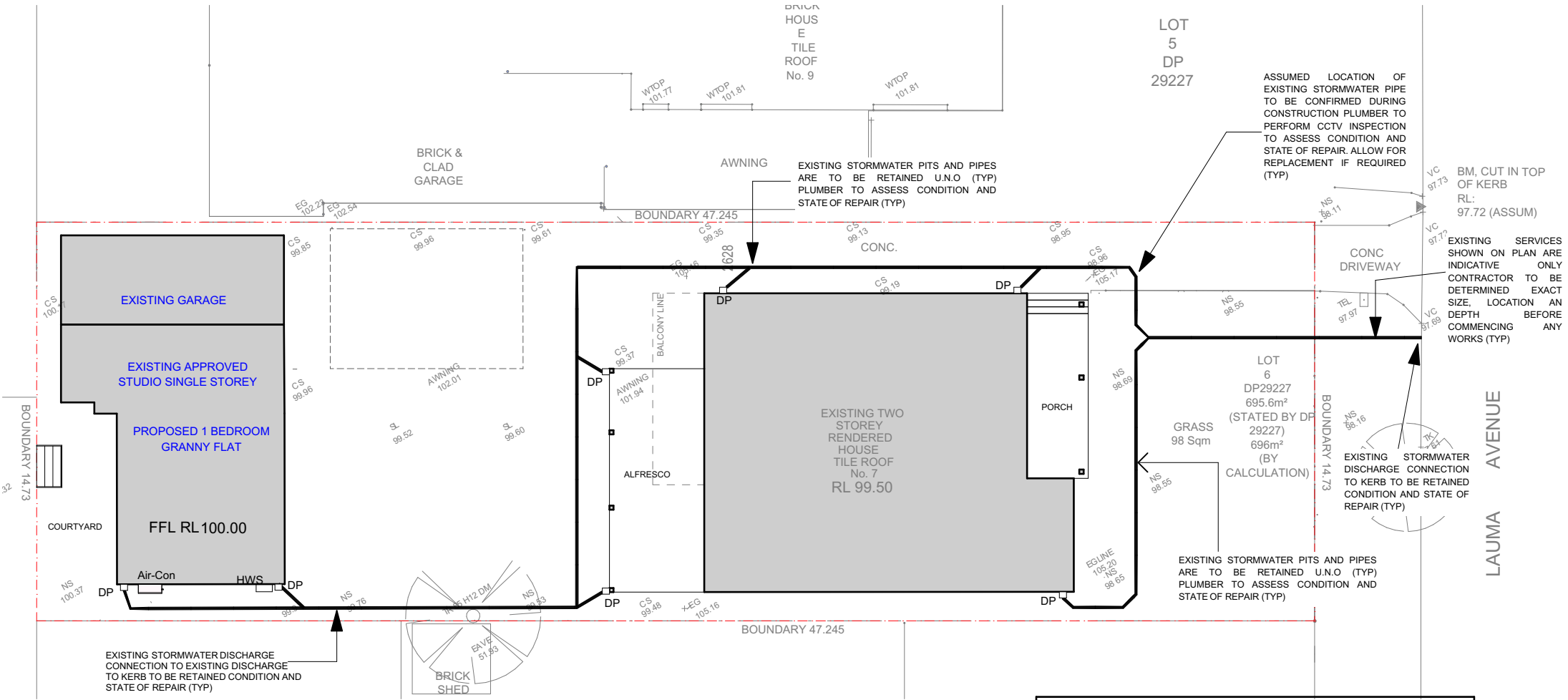
v. Tanks must be structurally sound and installed in accordance with manufacturer's specifications.

vi. Tanks must not rest on a footing of any building or other structure on the property including a retaining wall.

vii. Tanks must utilise prefabricated materials or be constructed from prefabricated elements designed and manufactured for the purpose of construction of a rainwater tank.

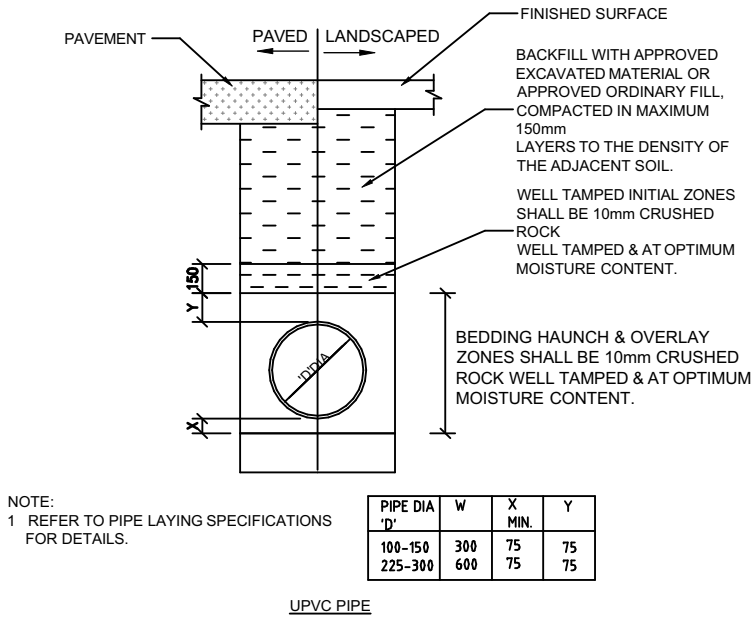
viii. Tanks must be enclosed and inlets screened or filtered to prevent the entry of foreign matter or creatures.

ix. Tanks must utilise a non-reflective finish where they are readily visible from adjoining land / roads.



STORM WATER DRAINAGE PLAN  
1:200

ENSURE A "DIAL BEFORE YOU DIG" IS COMPLETED FOR THE ESTABLISHMENT OF EXISTING SERVICE LOCATIONS. ANY DIFFERENCES/ISSUES /DISCREPANCIES NOTIFICATION/APPROVAL OF THE ENGINEER IS REQUIRED PRIOR TO COMMENCEMENT OF SITE WORKS.



NOTE:  
1 REFER TO PIPE LAYING SPECIFICATIONS FOR DETAILS.

TYPICAL PIPE LAYING DETAIL  
NTS

CANTERBURY BANKSTOWN COUNCIL

TOTAL SITE AREA = 696M<sup>2</sup>  
PROPOSED ROOF AREA = 92M<sup>2</sup>

1% AEP @ 5MIN. = 202 MM/HR  
5% AEP @ 5MIN. = 160 MM/HR  
DOWNPIPE CATCHMENT = 47m2

- DOWNPIPE SIZE MIN. Ø90, GUTTER SIZE MIN.125 TRIMLINE ROOF (6200MM<sup>2</sup> EFFECTIVE XSEC AREA EAVE) ROOF AREA .
- ALL CHARGED LINES MUST BE OF PRESSURE GRADE AND JOINTS ARE TO BE SOLVENT WELDED
- THE PIPE SYSTEM INCLUDING DOWNPIPES MUST BE CONSTRUCTED FROM SUITABLY DURABLE MATERIALS SEALED CLEANING EYES ARE TO BE PROVIDED AT LOWEST POINTS IN THE SYSTEM AND AT FRONT BOUNDARY PRIOR TO COUNCIL LAND AND SHOULD BE EASE TO ACCESS
- ALL SURFACE PIT SHALL BE CAST - IN - SITU OR PRECAST CONCRETE PIT



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LOCALITY	CANTERBURY BANKSTOWN COUNCIL
DRAWING TITLE:	STORMWATER PLAN
JOB NUMBER:	JB286

REV:	DESCRIPTION:	DATE:
A	ISSUE FOR DA	12.01.2025

SUBJECT SITE:	7 LAUMA AVENUE GREENACRE
SUBJECT:	STORMWATER DETAIL
SCALE / SHEET SIZE	1:100 A3
SHEET NO.	SW02

IF ANY DISCREPANCIES EXIST  
CONTACT ENGINEER BEFORE  
COMMENCING ANY ACTIVITY.

DRAWN:	MD	CHECKED:	GM
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