STORMWATER MANAGEMENT PLAN PROPOSED DUAL OCCUPANCY WITH BASEMENT 18 BRENNAN RD,YAGOONA

DRAINAGE NOTES

- GENERAL NOTES
- LOCATION OF DOWNPIPES & FLOOR WASTE TO BE DETERMINED BY BUILDER/ARCHITECT AT TIME OF CONSTRUCTION & IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS.
- THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL /OTHER CONSULTANTS DRAWINGS /SPECIFICATIONS AND SKETCHES AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ANY DISCREPANCIES SHALL BE REFERRED TO THE SUPERINTENDENT BEFORE PROCEEDING WITH ANY RELATED WORK.CONSTRUCTION FROM THESE DRAWINGS, AND THEIR ASSOCIATED CONSULTANT'S DRAWINGS IS NOT TO COMMENCE UNTIL APPROVED BY THE LOCAL AUTHORITIES.
- ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH AS/NZS 3500.3:2003 STORMWATER DRAINAGE, BCA AND LOCAL COUNCIL POLICY/CONSENT/REQUIREMENTS. ORDINANCES OF THE RELEVANT BUILDING AUTHORITIES EXCEPT WHERE VARIED BY THE PROJECT SPECIFICATION
- ALL SET OUT DIMENSIONS /LEVELS SHALL BE VERIFIED BY BUILDER AND OBTAINED FROM ARCHITECT'S / ENGINEER'S DETAILS. ALL DISCREPANCIES • SHALL BE REFERRED TO THE ARCHITECT AND ENGINEER FOR DECISION BEFORE PROCEEDING WITH RELATED WORK.
- DURING CONSTRUCTION THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION AND NO PART SHALL BE OVERSTRESSED. TEMPORARY BRACING SHALL BE PROVIDED BY THE BUILDER/SUBCONTRACTOR TO KEEP THE WORKS AND EXCAVATIONS STABLE AT ALL TIMES.
- ALL SURVEY LEVELS / PROPOSED BUILDING / FINISHED SURFACE LEVELS SHOWN IN THESE DRAWINGS ARE BASED ON LEVELS OBTAINED FROM DRAWINGS BY OTHERS.UNLESS NOTED OTHERWISE LEVELS ARE IN METERS AND DIMENSIONS ARE IN MILLIMETERS.
- THE ALIGNMENT AND LEVEL OF ALL SERVICES SHOWN ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL CONFIRM THE POSITION AND LEVEL OF ALL SERVICES PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DAMAGE TO SERVICES SHALL BE RECTIFIED AT THE CONTRACTORS EXPENSE.
- ALL STORMWATER DRAINAGE PIPES ARE TO BE uPVC AT MINIMUM 1% GRADE UNLESS NOTED OTHERWISE.
- ALL PITS WITHIN DRIVEWAYS TO BE 150mm THICK CONCRETE OR EQUAL.
- THIS PLAN IS THE PROPERTY OF AKT ENGINEERING & CONSULTING AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM QUANTUM ENGINEERS.

ON-SITE DETENSION NOTE:

THE OSD BASIN/TANK IS TO BE BUILT TO THE CORRECT LEVEL & SIZE AS PER THIS DESIGN. ANY VARIATIONS ARE TO BE DONE UNDER CONSULTATION FROM OUR OFFICE ONLY. ANY AMENDMENTS WITHOUT OUR APPROVAL WOULD RESULT IN FEES ADDITIONAL FOR REDESIGN AT OC STAGE OR IF A SOLUTION CANNOT BE FOUND, RECONSTRUCTION IS THE UNDER REQUIRED CONTRACTOR'S EXPENSES.

- ALL DRAINAGE LEVELS TO BE CONFIRMED ON SITE, PRIOR TO ANY CONSTRUCTION COMMENCING.
- ALL PIPES WITHIN THE PROPERTY TO BE A MINIMUM OF 100 DIA UPVC @ 1% MINIMUM GRADE, UNO.BEDDING MATERILS TO AS2032 OR 3725 AS APPROPRIATE .
- THE MINIMUM PIPE SZE SHALL BE 90mm WHERE RECEIVES ROOF WATER RUNOFF AND 100 mm WHERE RECEIVES RUNOFF FORM PAVED/ UNPAVED AREA INSIDE THE PROPERTY WITH MINUMIN VELOCITY SHALL BE 0.6m/s AND MAXIMUM SHALL BE 6m/s IN 1:100 YEARS STORM.
- MINIMUM COVER TO PIPES 300mm DIA. AND OVER GENERALLY SHALL BE 450mm IN CARPARK AND 600mm UNDER A SEALED ROADWAY AREAS AND 750 UNDER UNSEALED ROADWAY AREA UNO.
- CONCRETE PIPE COVER SHALL BE IN ACCORDANCE WITH AS3725-1989 LOADS ON BURIED CONCRETE PIPES, HOWEVER A MINIMUM COVER OF 450mm WILL APPLY.WHERE INSUFFICIENT COVER IS PROVIDED, THE PIPE SHALL BE COVERED AT LEAST
- 50mm THICK OVERLAY AND SHALL THEN BE PAVED WITH AT LEAST:
- 150mm REINFORCED CONCRETE WHERE SUBJECT TO HEAVY VEHICLE TRAFFIC;
- 75mm THICKNESS OF BRICK OR 100mm OF CONCRETE PAVING WHERE SUBJECT TO LIGHT VEHICLE TRAFFIC; OR 50mm THICK BRICK OR CONCRETE PAVING WHERE NOT SUBJECT TO VEHICLE TRAFFIC.
- CONNECTIONS TO STORMWATER DRAINS UNDER BUILDINGS SHALL BE CARRIED OUT IN ACCORDANCE WITH SECTION 3.10 OF AS3500.3-1990.
- ABOVE GROUND PIPEWORK SHALL BE CARRIED OUT IN ACCORDANCE WITH SECTION 6 OF AS3500.3-1990.
- ANY PIPES BENEATH RELEVANT LOCAL AUTHORITY ROAD TO BE RUBBER RING JOINTED RCP, UNO.
- ALL PITS WITHIN THE PROPERTY ARE TO BE FITTED WITH "WELDLOK" OR APPROVED EQUIVALENT GRATES:
- LIGHT DUTY FOR LANDSCAPED AREAS
- HEAVY DUTY WHERE SUBJECTED TO VEHICULAR TRAFFIC
- ALL PITS WITHIN THE PROPERTY TO BE CONSTRUCTED AS ONE OF THE FOLLOWING
- PRECAST STORMWATER PITS
- CAST INSITU MASS CONCRETE
- CEMENT RENDERED 230MM BRICKWORK SUBJECT TO THE RELEVANT LOCAL AUTHORITY CONSTRUCTION SPECIFICATION.
- ENSURE ALL GRATES TO PITS ARE SET BELOW FINISHED SURFACE LEVEL WITHIN THE PROPERTY. TOP OF PIT RL'S ARE APPROXIMATE ONLY AND MAY BE VARIED SUBJECT TO APPROVAL OF THE ENGINEER. ALL INVERT LEVELS ARE TO BE ACHIEVED.
- ALL PITS IN ROADWAYS ARE TO BE FITTED WITH HEAVY DUTY GRATES WITH LOCKING BOLTS AND CONTINUOUS HINGE.
- PROVIDE STEP IRONS TO STORMWATER PITS GREATER THAN 1200 IN DEPTH IN ACCORDANCE WITH AS 1657.
- THE WIDTH OF CONTINUOUS TRENCH DRAINS SHALL BE NOT LESS THAN 150MM AND DEPTH NOT LESS THAN 100MM. THE BARS OF THE GRATING SHALL BE PARALLEL TO THE DIRECTION OF SURFACE FLOW.
- PVC PITS ONLY PERMITED WHERE THE DEPTH LESS THAN 450MM
- GRATES ARE TO BE GALVANISED STEEL GRID TYPE. GRATES ARE TO BE OF HEAVY-DUTY TYPE IN AREAS WHERE THEY MAY BE SUBJECT TO VEHICLE LOADING
- TRENCH BACK FILL IN ROADWAYS SHALL COMPRISE SHARP, CLEAN GRANULAR BACK FILL IN ACCORDANCE WITH THE RELEVANT LOCAL AUTHORITY SPECIFICATION TO NON-TRAFFICABLE AREAS TO BE COMPACTED BY RODDING AND TAMPING USING A FLAT PLATE VIBRATOR.
- WHERE A HIGH EARLY DISCHARGE (HED) PIT IS PROVIDED ALL PIPES ARE TO BE CONNECTED TO THE HED PIT, UNO.

EROSION AND SEDIMENT CONTROL NOTES

THESE NOTES ARE TO BE READ IN CONJUNCTION WITH EROSION AND SEDIMENT CONTROL DETAILS IN THIS DRAWING SET AND IN ACCORDANCE WITH LOCAL COUNCIL 'S DCP.

- THE CONTRACTOR SHALL IMPLEMENT ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES AS NECESSARY AND TO THE SATISFACTION OF THE RELEVANT LOCAL AUTHORITY PRIOR TO THE COMMENCEMENT OF AND DURING CONSTRUCTION. NO DISTURBANCE TO THE SITE SHALL BE PERMITTED OTHER THAN IN THE IMMEDIATE AREA OF THE WORKS AND NO MATERIAL SHALL BE REMOVED FROM THE SITE WITHOUT THE RELEVANT LOCAL AUTHORITY APPROVAL. ALL EROSION AND SEDIMENT CONTROL DEVICES TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH STANDARDS OUTLINED IN NSW DEPARTMENT OF HOUSING'S "MANAGING URBAN STORMWATER - SOILS AND CONSTRUCTIONS".
- PLACE STRAW BALES LENGTH WISE IN A ROW AS PARALLEL AS POSSIBLE TO THE SITE CONTOURS, UNO. BALE ENDS TO BE TIGHTLY BUTTED. BALES ARE TO BE PLACED SO THAT STRAWS ARE PARALLEL TO THE ROW. BALES ARE TO BE PLACED 1.5M TO 2M DOWNSLOPE FROM THE TOE OF THE DISTURBED BATTER, UNO.
- COUNCIL APPROVED FILTER FABRIC TO BE ENTRENCHED 150MM DEEP UPSLOPE TOWARDS DISTURBED SURFACE. FABRIC TO BE A MINIMUM SF2000 OR BETTER. FIX FABRIC TO POSTS WITH WIRE TIES OR AS RECOMENDED WITH MANUFACTURER'S SPECIFICATIONS. FABRIC JOINTS TO HAVE A MINIMUM OF 150MM OVERLAP. WIRE TO BE STRUNG BETWEEN POSTS WITH FILTER FABRIC OVERLAP TO PREVENT SAGGING.
- STABALISED ENTRY/EXIT POINTS TO REMAIN INTACT UNTIL FINISHED DRIVEWAY IS COMPLETE. CONSTRUCTION OF ENTRY/EXIT POINTS TO BE MAINTAINED AND REPAIRED AS REQUIRED SO THAT IT'S FUNCTION IS NOT COMPROMISED. CONSTRUCTION OF ENTRY/EXIT POINT TO BE IN ACCORDANCE WITH THE DETAIL CONTAINED WITHIN THIS DRAWING SET.
- ALL DRAINAGE PIPE INLETS TO BE CAPPED UNTIL DOWNPIPES CONNECTED/PITS CONSTRUCTED AND PROTECTED WITH SILT BARRIER
- PROVIDE AND MAINTAIN SILT TRAPS AROUND ALL SURFACE INLET PITS UNTIL CATCHMENT IS REVEGETATED OR PAVED.
- THE CONTRACTOR SHALL REGULARLY MAINTAIN ALL EROSION AND SEDIMENT CONTROL DEVICES AND REMOVE ACCUMULATED SILT FROM SUCH DEVICES SUCH THAT MORE THAN 60% OF THEIR CAPACITY IS LOST. ALL THE SILT IS TO BE PLACED OUTSIDE THE LIMIT OF WORKS. THE PERIOD FOR MAINTAINING THESE DEVICES SHALL BE AT LEAST UNTIL ALL DISTURBED AREAS ARE REVEGETATED AND FURTHER AS MAY BE DIRECTED BY THE SUPERINTENDENT OR COUNCIL.

THE CONTRACTOR SHALL IMPLEMENT DUST CONTROL BY REGULARLY WETTING DOWN (BUT NOT SATURATING) DISTURBED AREA.

- TOPSOIL SHALL BE STRIPPED AND STOCKPILED OUTSIDE HAZARD AREAS SUCH AS DRAINAGE LINES. THIS TOPSOIL SHALL BE RESPREAD LATER ON AREAS TO BE REVEGETATED AND STABILISED ONLY, (I.E. ALL FOOTPATHS, BATTERS, SITE REGARDING AREAS, BASINS AND CATCHDRAINS). TOPSOIL SHALL NOT BE RESPREAD ON ANY OTHER AREAS UNLESS SPECIFICALLY INSTRUCTED BY THE SUPERINTENDENT. IF THEY ARE TO REMAIN FOR LONGER THAN ONE MONTH STOCKPILES SHALL BE PROTECTED FROM EROSION BY COVERING THEM WITH A MULCH AND HYDROSEEDING AND, IF NECESSARY, BY LOCATING BANKS OR DRAINS DOWNSTREAM OF A STOCKPILE TO RETARD SILT LADEN RUNOFF.
- THE CONTRACTOR SHALL GRASS SEED ALL DISTURBED AREAS WITH AN APPROVED MIX AS SOON AS PRACTICABLE AFTER COMPLETION OF EARTHWORKS AND REGRADING.

REV. NO.	DESCRIPTION TO REVISION	REV. BY	DATE	GENERAL NOTES		:: ARCHITECTURAL DESIGNERS :: CIVIL & STRUCTURAL ENGINEERS	:: LEVEL 1, 3A/549-553 WOODVILLE RD GUILDFORD NSW 2161	CUSTOMER	
A	ISSUE FOR DA LODGEMNT	K.A	3.02.2022	Figured dimensions & larger scale drawings shall be	copyright of the material shown hereon & in the	:: NATHERS & BASIX ASSESSORS	:: TEL: 02 80056525		KHALED AHMED YASSINE
В	AMENDED PLAN AS PER COUNCIL LETTER	K.A	31.03.2022	taken in preference to scaled readings.	AKT Engineering& Consulting P/I	:: CONSTRUCTION CERTIFICATES	WWW.AKTENGINEERING.COM.AU		
С	ISSUE FOR CC	K.A	4.05.2022	Check all dimensions and levels on site before	Arth Engineeringe oonseiting 17E.	·· PROJECT MANAGERS	INFO@AKTENGINEERING.COM.AU		
D	ISSUE FOR SEC 4.55	K.A	16.05.2023	commencement of work or ordering materials	AKT Engineering&Consulting P/L warrants only the		KHALED@AKTENGINEERING.COM.AU	PROJECT	
E	POSTS34 REVIEW	K.A	5.09.2024		original architectural data as retained by the				
F	FUTURE WORK	K.A	26.02.2025	All workmanship and materials shall comply with all	company.				18 BRENNAN RD, YAGOON/
				relevant codes, ordinances, Australian standards and	The data files are not to be altered without the written				
				manufacturer's instructions.	approval of AKT Engineering&Consulting P/L.				
				All discrepancies shall be brought to the attention of AKT Enginnering& Consulting P/L	The responsibility of AKT Engineering&Consulting P/L is removed if these conditions are not observed.	ENGINEERING &	CONSULTING P/L		

RECOMME

DISCHARGE

SPECT OVERFL

HECK ATTACHM

CK FLAP VAL

CT SCREEN

LEGEND

				SYMBOLS	* * * *		
				UNDISTURBED VEGETATION	* * * * * * * * *		
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				STOCK PILES	$(\downarrow) \square $		
				STABILIZED SITE ACCESS			
				WATER DIVERSION			
				STORMWATER PIT WITH SEDIMENT BARRIER			
				SURFACE INLET PIT			
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TITLE : GENERAL M	NOTES PLAN				
PROJECT PORTION					
CHECKED PROPOSAL	APPROVED PROPOSAL	CLIENT APPROVED	ENGINEER APPROVED		
DRAWN BY: K.A	SCALE 200 A3	JOB No:	22004	DRG No. D1	REV. A







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The responsibility of AKT Engineering&Consulting P/L is removed if these conditions are not observed.

repancies shall be brought to the attention of

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PROJECT PORTION	DUAL OCCUP	ANCY WITH BA			
CHECKED PROPOSAL	APPROVED PROPOSAL	CLIENT APPROVED	ENGINEER APPROVED		
DRAWN BY: K.A	SCALE 200 A3	JOB No:	22004	DRG No. D4	REV.