



OR DRAINAGE (C549309)

GULLY PIT 600 X 360
GL. 14.02
INV RL 13.12

CONNECT TO EXISTING
GULLY PIT
IL (PIT) +13.12
RHS 1% INCLINATION

450 x 450 GSIP
GL. 14.25
INV RL. 13.85

LOT 226
DP 5675

DRAINAGE RESEI

PROPOSED ROOF
46.7 m2

LOT 2
DP 13358

3000L RTW TO BASIX
REQUIREMENTS

PROPOSED ROOF
160.33 m2

LEGEND PROPOSED

- STORMWATER PIPE
- CHARGED LINE
- GRATED PIT
- DOWNPIPE
- GRADE DIRECTION
- BOUNDARY LINE

ISSUED FOR DA

NO OSD IS REQUIRED SINCE THIS IS A SINGLE DWELING
WITH A COMBINED IMPREVIOUS AREA OF NO MORE THAN
75% OF THE SITE AREA,BASED ON BANKSTOWN COUNCIL
DCP SECTION 4 PART 4.1.

NOTES:

- ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH BANKSTOWN COUNCIL'S DCP, AS3500.3 STORMWATER DRAINAGE.
- THE CONTRACTOR IS TO LOCATE AND LEVEL ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, WHETHER INDICATED ON THE PLANS OR NOT, AND MAKE ARRANGEMENTS WITH THE RELEVANT AUTHORITY TO RELOCATE OR ADJUST IF NECESSARY. ANY DAMAGE TO EXISTING SERVICES SHALL BE RECTIFIED AT THE CONTRACTORS EXPENSE.
- THE CONTRACTOR IS NOT TO ENTER UPON NOR DO ANY WORK WITHIN ADJOINING LANDS WITHOUT THE PERMISSION OF THE SUPERINTENDENT.
- THE CONTRACTOR SHALL EFFECT TEMPORARY DRAINAGE MEASURES TO AVOID LOCALISED PONDING OF SURFACE RUN-OFF.
- ALL NEW WORKS TO MAKE SMOOTH CONNECTION TO EXISTING CONDITIONS.
- THE CONTRACTOR IS TO MAINTAIN SERVICES AND ALL WEATHER ACCESS AT ALL TIMES TO ADJOINING PROPERTIES.
- ALL DRAINAGE ELEMENTS ARE SHOWN DIAGRAMATICALLY BASED ON AVAILABLE DRAWINGS, TO BE INSTALLED WITH CONSIDERATION TO SITE CONSTRAINTS AND THE INTENT OF THE DRAINAGE CONCEPT.
- ALL DOWNPIPES ARE SHOWN DIAGRAMATICALLY, POSITIONS ARE TO BE CONFIRMED ON SITE USING THE WORKING DRAWINGS.
- THE CONTRACTOR IS TO LOCATE AND LEVEL ALL EXISTING DRAINAGE PITS AND PIPES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND THE CONSTRUCTION IS TO COMMENCE FROM THE DOWNSTREAM PIT AND STRUCTURES.
- ALL DOWNPIPES ARE TO BE MINIMUM 90mm uPVC OR 100mm x 75mm U.N.O.
- ALL DOWNPIPES TO BE PROVIDED WITH CLEANING EYES.
- ALL STORMWATER PIPES ARE TO BE MINIMUM 100mm uPVC ON 1% MINIMUM GRADE U.N.O. AND TO HAVE MIN 100mm COVER.
- ALL GUTTERS TO BE INSTALLED WITH GUTTER GUARDS UNLESS NOTED OTHERWISE.
- ENSURE THAT ALL PITS AND PIPES ARE LOCATED CLEAR FROM ANY TREE ROOT SYSTEMS.
- ALL STORMWATER PITS TO BE LOCATED AT LOW POINTS TO PREVENT PONDED WATER.
- CHARGED DOWNPIPE LINES ARE TO BE 100MM SEWER GRADE UPVC AND SEALED FROM 300MM BELOW THE TOP OF THE DOWNPIPE.

STORMWATER DRIANAGE PLAN

SCALE 1:200

DRAWINGS TO BE PRINTED IN COLOUR

IF IN DOUBT, ASK

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			APPROVED	PH

HYVE DESIGNS



SITE ADDRESS
23 CHELMSFORD AVENUE, BANKSTOWN

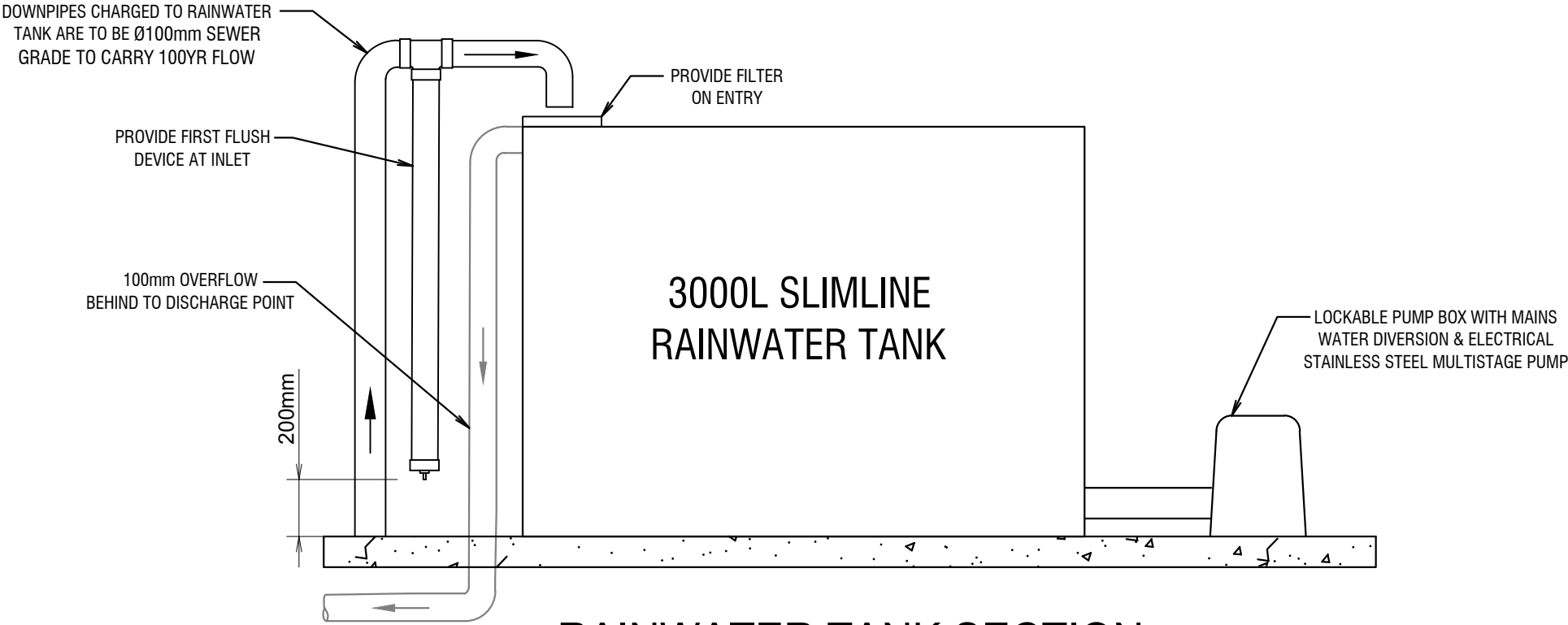
CLIENT
MINH TRAN

STORMWATER PLAN

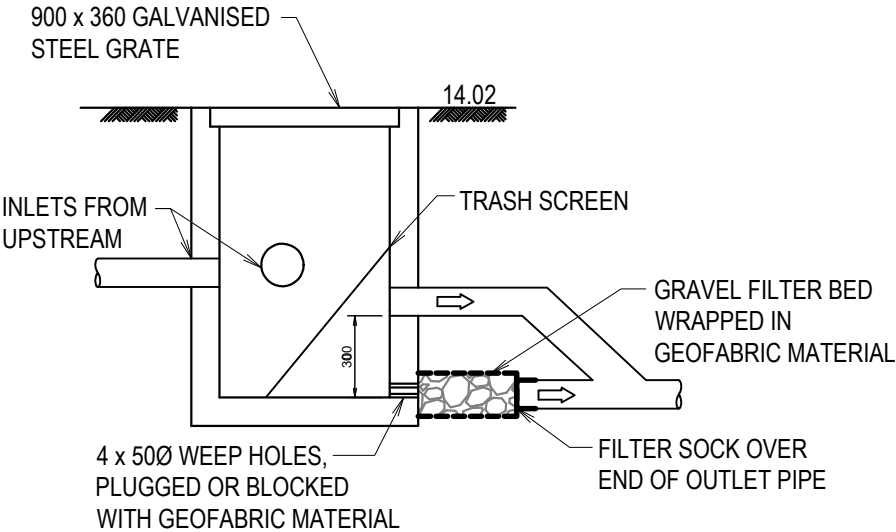
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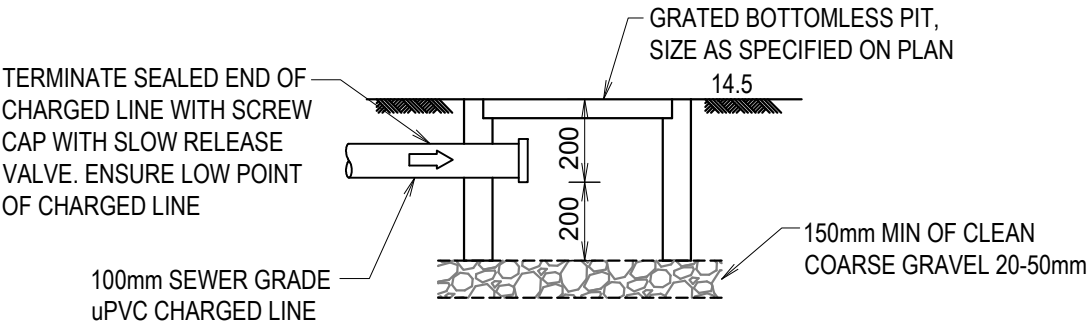
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SCALE (m) 1:200



RAINWATER TANK SECTION
SCALE: NTS



POLLUTION CONTROL PIT
SCALE: NTS



CHARGED LINE CLEANOUT PIT DETAIL
N.T.S.

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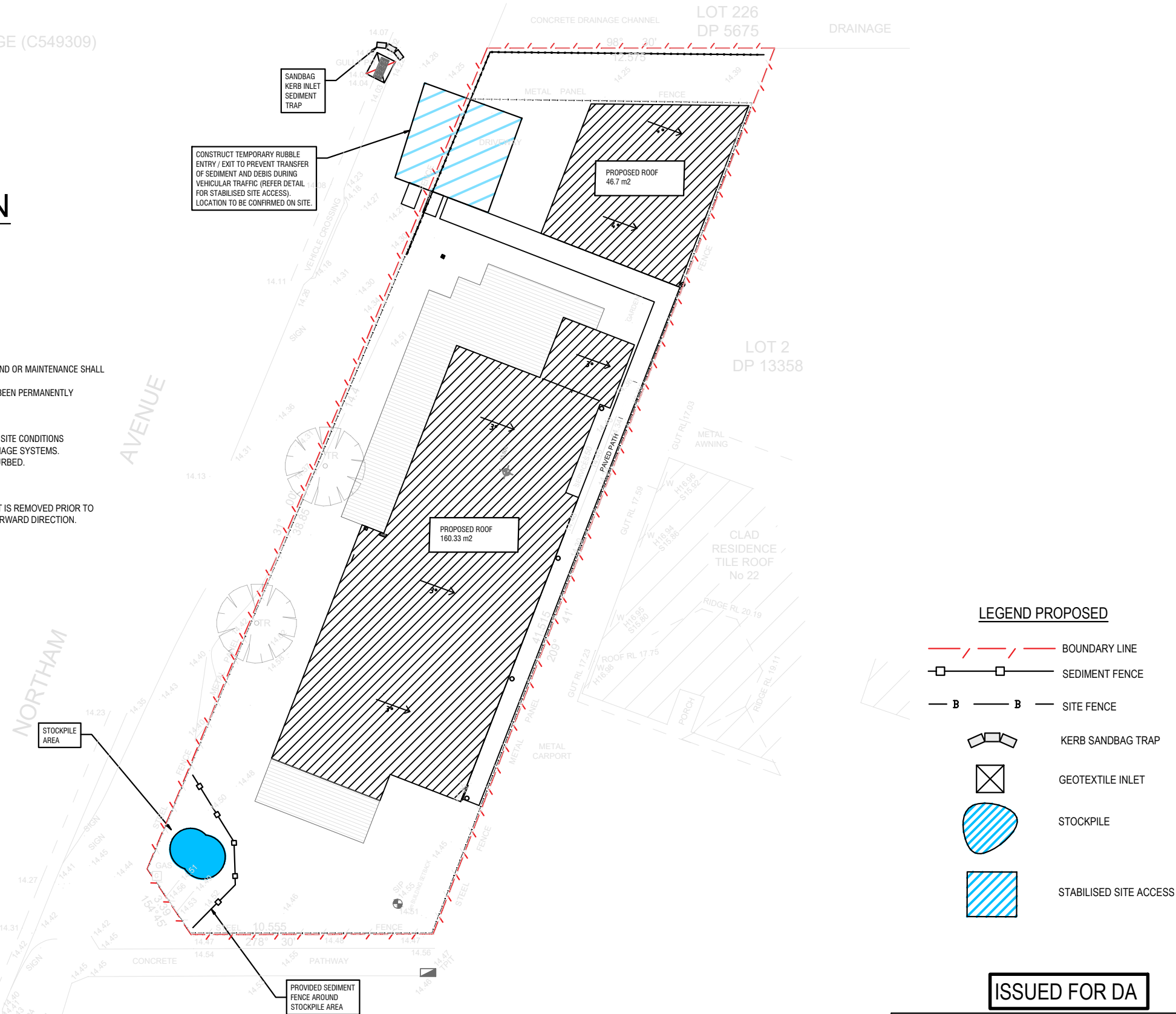
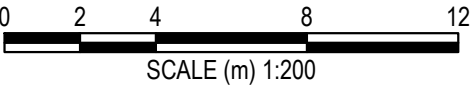
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SEDIMENT & EROSION CONTROL PLAN

SCALE 1:200

- NOTES:**
- THE SITE SUPERINTENDENT/ENGINEER WILL ENSURE THAT ALL SOIL AND WATER MANAGEMENT WORKS ARE LOCATED AS DOCUMENTED.
 - ALL WORK SHALL BE GENERALLY CARRIED OUT IN ACCORDANCE WITH
 - LOCAL AUTHORITY REQUIREMENT
 - EPA REQUIREMENTS
 - NSW DEPARTMENT OF HOUSING MANUAL "MANAGING URBAN STORMWATER, SOILS AND CONSTRUCTION", 4th EDITION, MARCH 2004.
 - LANDCOM'S MANAGING URBAN STORMWATER - SOIL AND CONSTRUCTION 'THE BLUE BOOK' LATEST EDITION.
 - MAINTAIN THE EROSION CONTROL DEVICES TO THE SATISFACTION OF THE SUPERINTENDENT AND THE LOCAL AUTHORITY.
 - CONTRACTOR IS TO ENSURE ALL EROSION & SEDIMENT CONTROL DEVICES ARE MAINTAINED IN GOOD WORKING ORDER AND OPERATE EFFECTIVELY. REPAIRS AND OR MAINTENANCE SHALL BE UNDERTAKEN AS REQUIRED, PARTICULARLY FOLLOWING STORM EVENTS.
 - WATER WILL BE PREVENTED FROM ENTERING THE PERMANENT DRAINAGE SYSTEM UNLESS IT IS RELATIVELY SEDIMENT FREE, I.E. THE CATCHMENT AREA HAS BEEN PERMANENTLY LANDSCAPED AND/OR ANY LIKELY SEDIMENT HAS BEEN FILTERED THROUGH AN APPROVED STRUCTURE.
 - TEMPORARY SOIL AND WATER MANAGEMENT STRUCTURES WILL BE REMOVED ONLY AFTER THE LANDS THEY ARE PROTECTING ARE REHABILITATED.
 - AFTER RAIN, INSPECT, CLEAN, AND REPAIR IF REQUIRED, TEMPORARY EROSION & SEDIMENT CONTROL MEASURES.
 - THE EROSION & SEDIMENT CONTROL PLAN PROVIDED IS ONLY INDICATIVE. THE CONTRACTOR SHOULD PREPARE A DETAILED ESCP SUITABLE FOR THE SPECIFIC SITE CONDITIONS
 - ALL WORK IS TO BE CARRIED OUT TO PREVENT EROSION, CONTAMINATION & SEDIMENTATION OF THE STORAGE SITE, SURROUNDING AREAS & DRAINAGE SYSTEMS.
 - MINIMISE DISTURBED AREA COVERED WITH NATURAL VEGETATION. ONLY THOSE AREAS DIRECTLY REQUIRED FOR CONSTRUCTION ARE TO BE DISTURBED.
 - INSTALL EROSION/SEDIMENT CONTROL MEASURES PRIOR TO COMMENCEMENT OF CONSTRUCTION OR EXCAVATION OPERATIONS.
 - DO NOT STOCKPILE EXCAVATED MATERIAL ON THE ROAD WAY.
 - DIVERT CLEAN WATER FROM UNDISTURBED AREAS AROUND THE WORKING AREAS.
 - CONSTRUCTION ENTRY/EXIT SHALL BE VIA THE LOCATION NOTED ON THE DRAWING. CONTRACTOR SHALL ENSURE ALL DROPPABLE SOIL & SEDIMENT IS REMOVED PRIOR TO CONSTRUCTION TRAFFIC EXITING SITE. CONTRACTOR SHALL ENSURE ALL CONSTRUCTION TRAFFIC ENTERING AND LEAVING THE SITE DO SO IN A FORWARD DIRECTION.



LEGEND PROPOSED

- BOUNDARY LINE
- SEDIMENT FENCE
- SITE FENCE
- KERB SANDBAG TRAP
- GEOTEXTILE INLET
- STOCKPILE
- STABILISED SITE ACCESS

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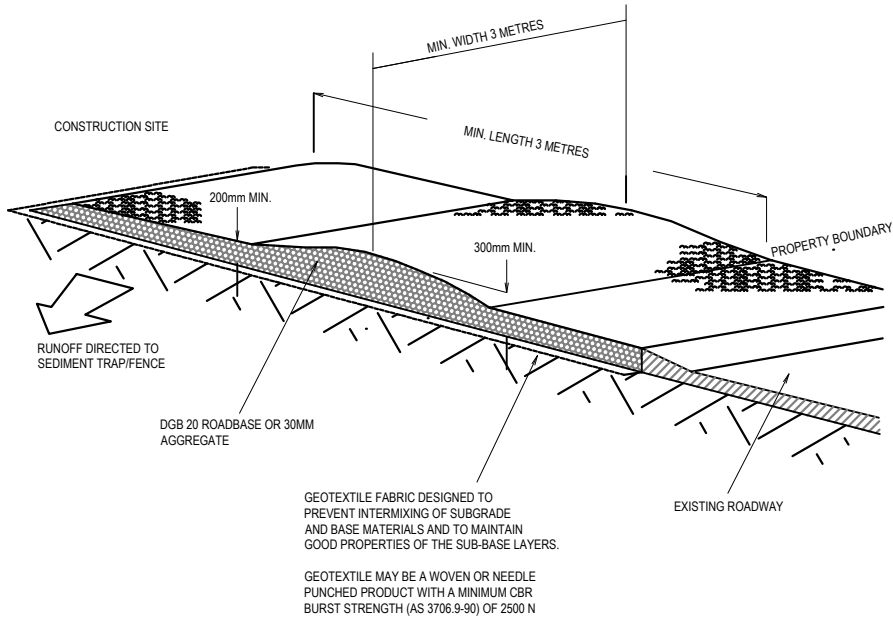
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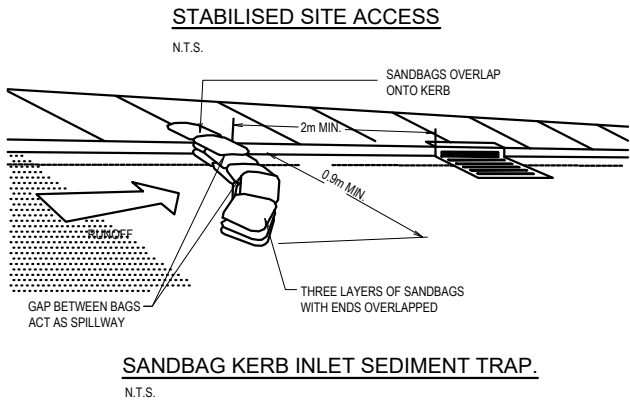
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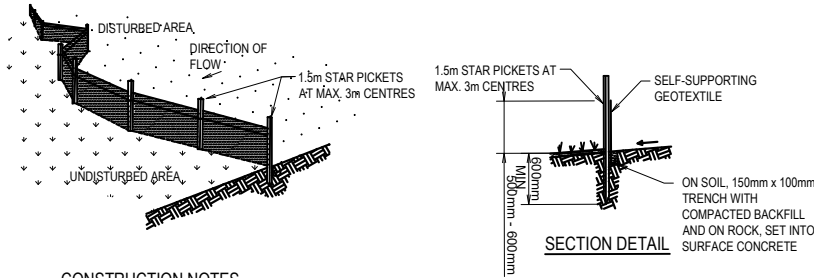
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- CONSTRUCTION NOTES
1. STRIP TOPSOIL AND LEVEL SITE
 2. COMPACT SUBGRADE.
 3. COVER AREA WITH NEEDLE-PUNCHED GEOTEXTILE.
 4. CONSTRUCT 200mm THICK PAD OVER GEOTEXTILE USING ROADBASE OR 30MM AGGREGATE. MINIMUM LENGTH 15m OR TO BUILDING ALIGNMENT. MINIMUM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

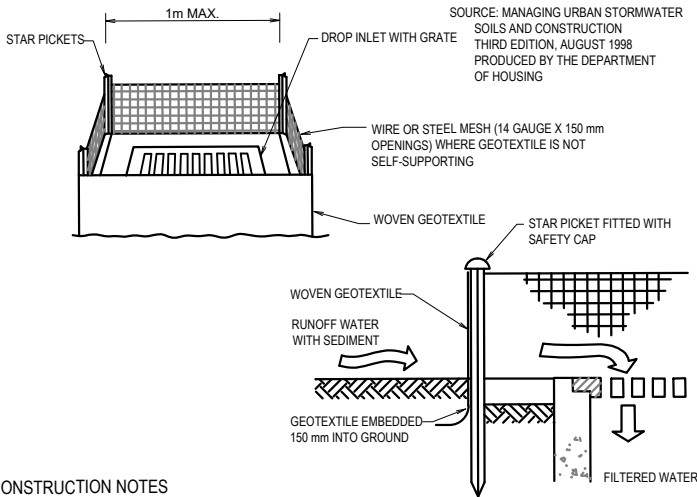


SANDBAG KERB INLET SEDIMENT TRAP.
N.T.S.



- CONSTRUCTION NOTES
1. CONSTRUCT SEDIMENT FENCE AS CLOSE AS POSSIBLE TO PARALLEL TO THE CONTOURS OF THE SITE.
 2. DRIVE 1.5m LONG STAR PICKETS INTO GROUND, 3 METERS 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.

SEDIMENT CONTROL FENCE
N.T.S.



- CONSTRUCTION NOTES
1. FABRICATE A SEDIMENT BARRIER FROM GEOTEXTILE OR STRAW BALES.
 2. SUPPORT GEOTEXTILE WITH MESH TIED TO POSTS AT 1 METER CENTRES.
 3. DO NOT COVER INLET WITH GEOTEXTILE.
 4. CONSTRUCTION DETAILS ARE SIMILAR TO TYPICAL SEDIMENT FENCING DETAIL.

GEOTEXTILE INLET FILTER
N.T.S.

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