



PRIOR TO ANY EXCAVATION ON SITE, INVESTIGATION TO IDENTIFY SERVICES MUST BE UNDERTAKEN. AT A MINIMUM CONTACT DIAL BEFORE YOU DIG.

STORMWATER DRAINAGE PLAN

160 OLD KENT ROAD, MT LEWIS NSW 2190 -

LOT 02 DP 212104

PROPOSED SECONDARY DWELLING

DA APPROVAL DA-1531/2023

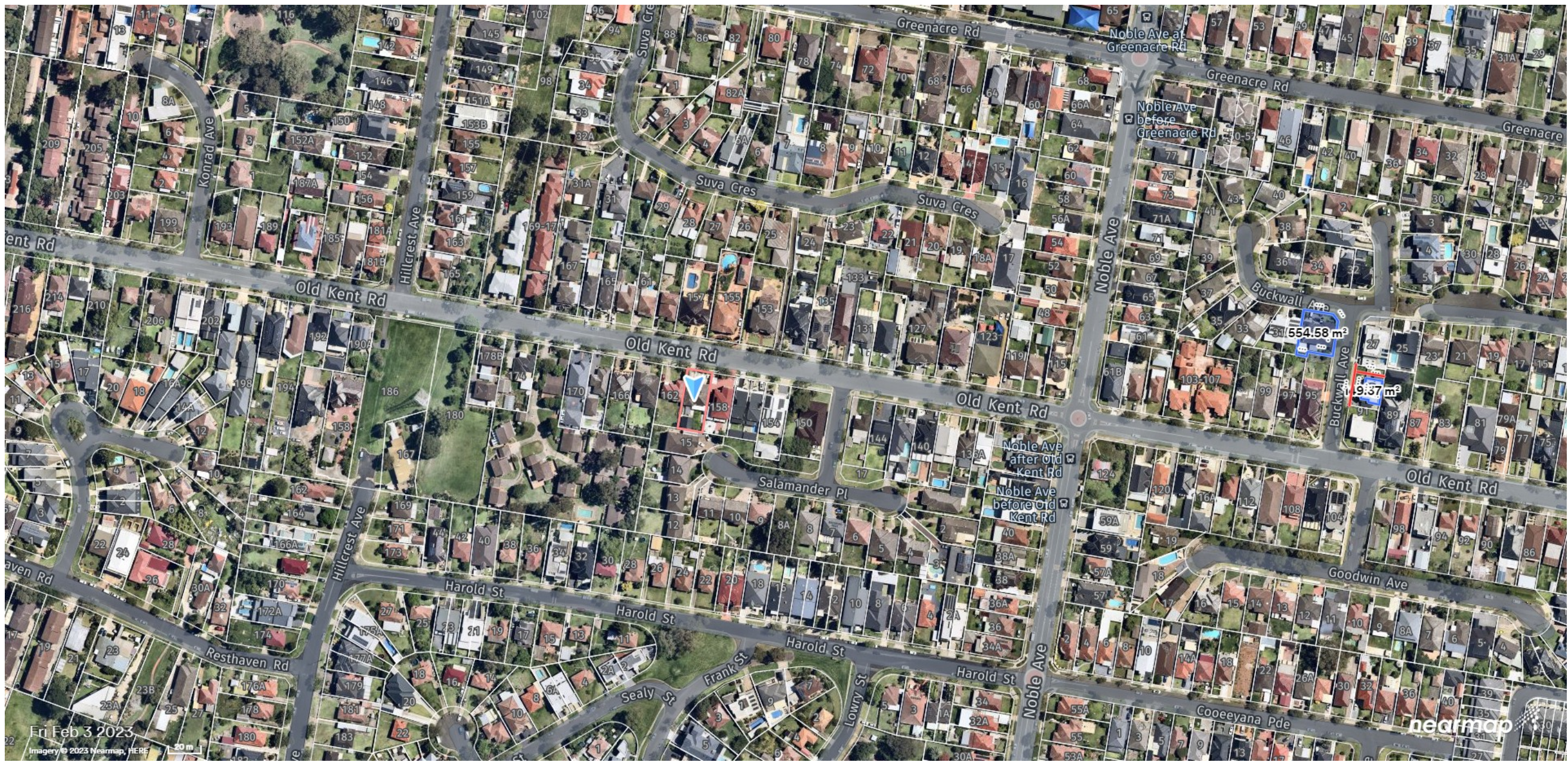
LGA: CANTERBURY BANKSTOWN COUNCIL

DRAWING REGISTER

Number	Sheet Name
SW01	COVER SHEET
SW02	GROUND FLOOR PLAN
SW03	DETAILS SHEET
SW04	EROSION SEDIMENT CONTROL PLAN

GENERAL NOTES

1. ALL LINES ARE TO BE MIN. 90mmø UPVC @ 1% GRADE UNLESS NOTED OTHERWISE.
2. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE & LEVEL ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY EARTHWORKS. ALL DESIGN LEVELS SHOWN ON PLAN SHALL BE VERIFIED ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORKS.
3. ALL PIPES TO HAVE MIN 200mm COVER IF LOCATED WITHIN THE PROPERTY, UNLESS CONCRETE PROTECTED.
4. ALL PITS AND GRATES IN DRIVEWAYS SHALL BE HEAVY DUTY GRATES. DIRECT SURFACE FLOW TO ALL GRATED SURFACE INLET PITS.
5. ALL WORKS TO BE DONE IN ACCORDANCE WITH COUNCIL'S DCP AND TO COUNCILS SATISFACTION. WORKS WITHIN THE COUNCIL ASSET AREA ARE TO BE CONSTRUCTED TO THE COUNCIL REQUIREMENTS.
6. LOCATION OF DOWNPIPES & FLOOR WASTES ARE INDICATIVE ONLY. DOWNPIPES & FLOOR WASTE SIZE, LOCATION QUANTITY TO BE DETERMINED BY BUILDER & IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS.
7. THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL, LANDSCAPE & STRUCTURAL PLANS.
8. ANY DISCREPANCIES OR OMISSIONS SHALL BE REFERRED TO THE DESIGN ENGINEER AND COUNCIL ENGINEER FOR RESOLUTION.
9. ALL GUTTERS WILL BE FILLED WITH LEAF GUARDS AND SHOULD BE INSPECTED AND CLEANED TO ENSURE LEAF LITTER CANNOT ENTER THE DOWNPIPES.
10. ALL PIT GRATES ON SITE MUST BE HINGED WITH J-BOLT LOCKDOWN SYSTEMS.
11. ALL WORKS TO COMPLY WITH AUSTRALIAN STANDARD 3500.3.
12. PITS DEEPER THAN 1m REQUIRE STEP IRONS IN A STAGGERED MANNER. THE DEPTH OF ANY PIT IN EXCESS OF 2m SHALL BE STRUCTURALLY DESIGNED AND CERTIFIED BY A STRUCTURAL ENGINEER AND SUBMITTED TO COUNCIL FOR APPROVAL.



BASIX CERTIFICATE #: 1412519S\_02, DATED: 08 JAN 2024  
REQUIREMENTS:  
1. 2,500L RAINWATER TANK  
2. RAINWATER TANK TO COLLECT 90m² RAIN RUNOFF  
3. CONNECT THE RAINWATER TANK TO ALL TOILETS AND ONE OUTDOOR TAP

ABBREVIATIONS

DP	DOWNPIPE
exDP	EXISTING DOWNPIPE
RL	RELATIVE LEVEL
IL	INVERT LEVEL
RWT	RAINWATER TANK
KIP	KERB INLET PIT
FFL	FINISH FLOOR LEVEL
TOP	TOP OF KERB
SWRM	STORMWATER RISING MAIN
NGL	NATURAL GROUND LEVEL
SL	SURFACE LEVEL
OSD	ON-SITE DETENTION
RW	RETAINING WALL
SW	STORMWATER
TOW	TOP OF WALL
UPVC	UNPLASTICISED POLYVINYL CHLORIDE
RWO	RAINWATER OUTLET
RH	RAINHEAD
FW	FLOOR WASTE
TWL	TOP WATER LEVEL
SS	SUB SOIL
HD	HEAVY DUTY

LEGEND

---	EXISTING STORMWATER DRAINAGE
---	CHARGED STORWATER DRAINAGE
---	GRAVITY STORMWATER DRAINAGE
---	SUBSOIL DRAIN
•DP	DOWNPIPE
⌈	GREATER SURFACE INLET PIT
→	OVERLAND FLOW PATH
91.2	EXISTING NATURAL GROUND LEVEL
⊙	CLEAN EYE
⌋	DOWNPIPE SPREADER
RWT	RAINWATER TANK
⊙	WARNING LIGHT
DP : 100mm DIA DOWN PIPE	
P1: 100mm UPVC PIPE AT 1.0% MIN. GRADE	
P2: 150mm UPVC PIPE AT 1% MIN. GRADE	
P3: 100mm UPVC PIPE - FULLY SEALED - CHARGED	
P4: 150mm UPVC PIPE - FULLY SEALED - CHARGED	
P5: 65mm uPVC PIPE - FULLY SEALED - CLASS 9	

DA APPROVAL - FOR MODIFICATION



31B BUCKWALL AVENUE  
GREENACRE, NSW 2190

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SIGNED: *Nouhad Farah*

NOUHAD FARAH  
B.E. MIE AUST. NER. CPENG  
MEMBERSHIP NUMBER: 3312640

NOTES

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2. Drawings to be read in conjunction with specification.
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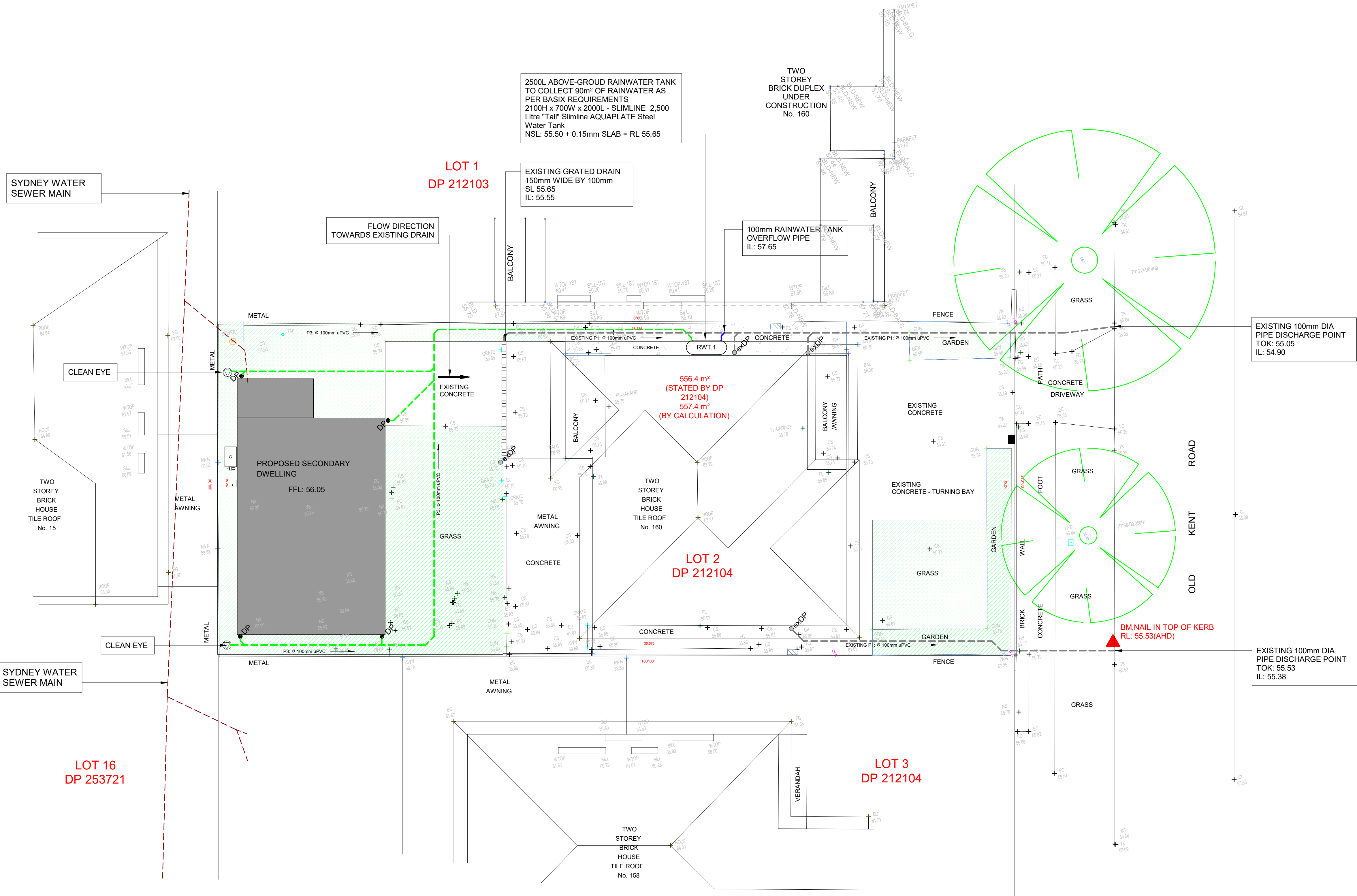
DATE	AMENDMENT	INIT	REV.
08/01/2024	ISSUE FOR DA APPROVAL	NF	A
27/02/2025	ISSUE FOR DA APPROVAL	NF	B

CLIENT: CHARLIE FARAH	
160 OLD KENT ROAD, MT LEWIS - PROPOSED SECONDARY DWELLING	
COVER SHEET	
Drawn by	NLCONS
Checked by	N.FARAH

Date	27/02/2025
Project number	SYD23/376
Sheet number	SW01
Scale	1 : 100







**NOTE**  
PLUMBER TO CONFIRM CONDITION OF EXISTING STORMWATER DRAINAGE SYSTEM VIA CCTV. IF THE EXISTING PIPE IS DAMAGED OR NOT IN AN ACCEPTABLE CONDITION, THEN THE DISCHARGE PIPE IS TO BE REPLACED. CONTACT THE ENGINEER IF FURTHER ADVICE IS REQUIRED.

AREA: 556.4m<sup>2</sup>  
LANDSCAPE AREA: 166.0m<sup>2</sup>  
SITE COVERAGE AREA: <75%  
**REFERRING TO BANKSTOWN CITY COUNCIL DES CHAPTER 3.1 - DEVELOPMENT ENGINEERING STANDARDS. SECTION 4, CLAUSE 4.1 NO OSD REQUIRED**

**NOTE:**  
THIS DRAWING IS NOT TO BE USED FOR SETOUT PURPOSES - REFER TO ARCHITECTURAL DRAWINGS BY NL CONSULTANTS PTY LTD

**NOTE:**  
ALL ROOF GUTTERS TO HAVE PROTECTIVE COVER / GUARD WITH MICRO MESH

**NOTE:**  
BOX GUTTERS SHALL COMPLY WITH AS 2179.1 AND HAVE A MIN GRADE OF 1:200 OF SUMP / DOWNPIPE.

**NOTE:**  
ALL RETAINING STRUCTURES TO HAVE AG TRENCH DRAINS, REFER TO LAYOUT SHEET AND DETAIL SHEET FOR SECTION.

**NOTE:**  
ALL ROOF GUTTERS TO HAVE OVERFLOW PROVISION IN ACCORDANCE WITH AS3500.3:2003 AND SECTIONS 3.5.3, 3.7.5 AND APPENDIX G OF 3500.3:2003.

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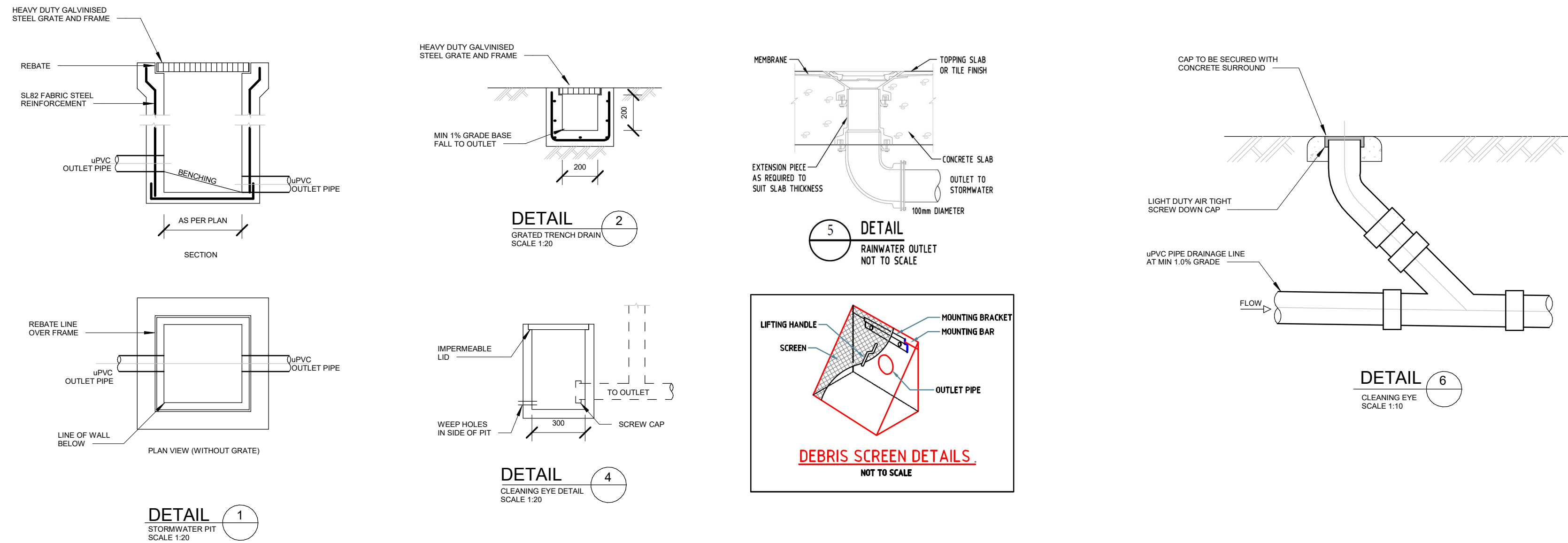
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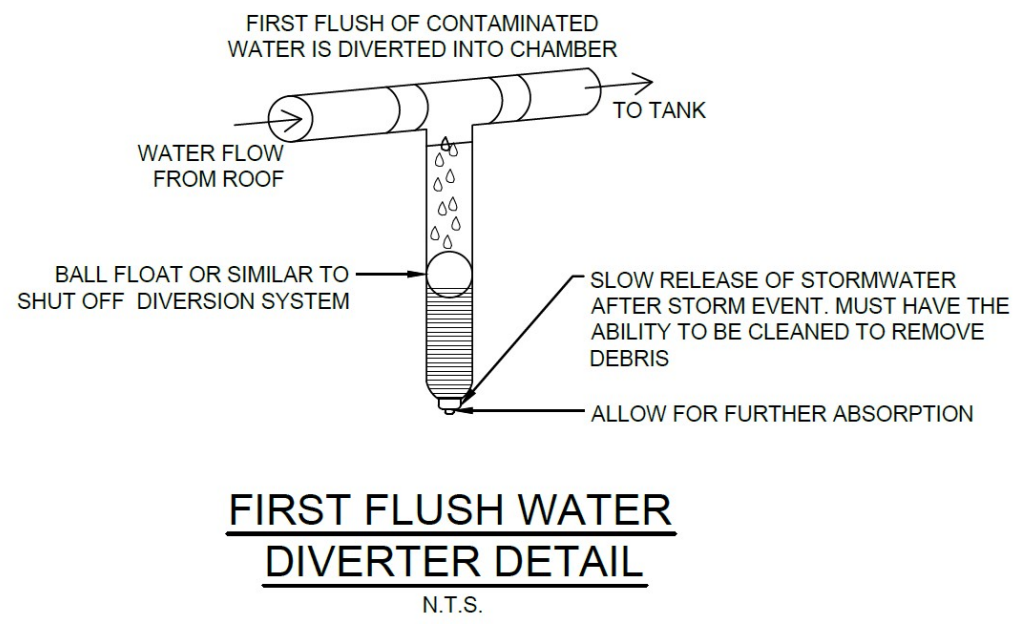
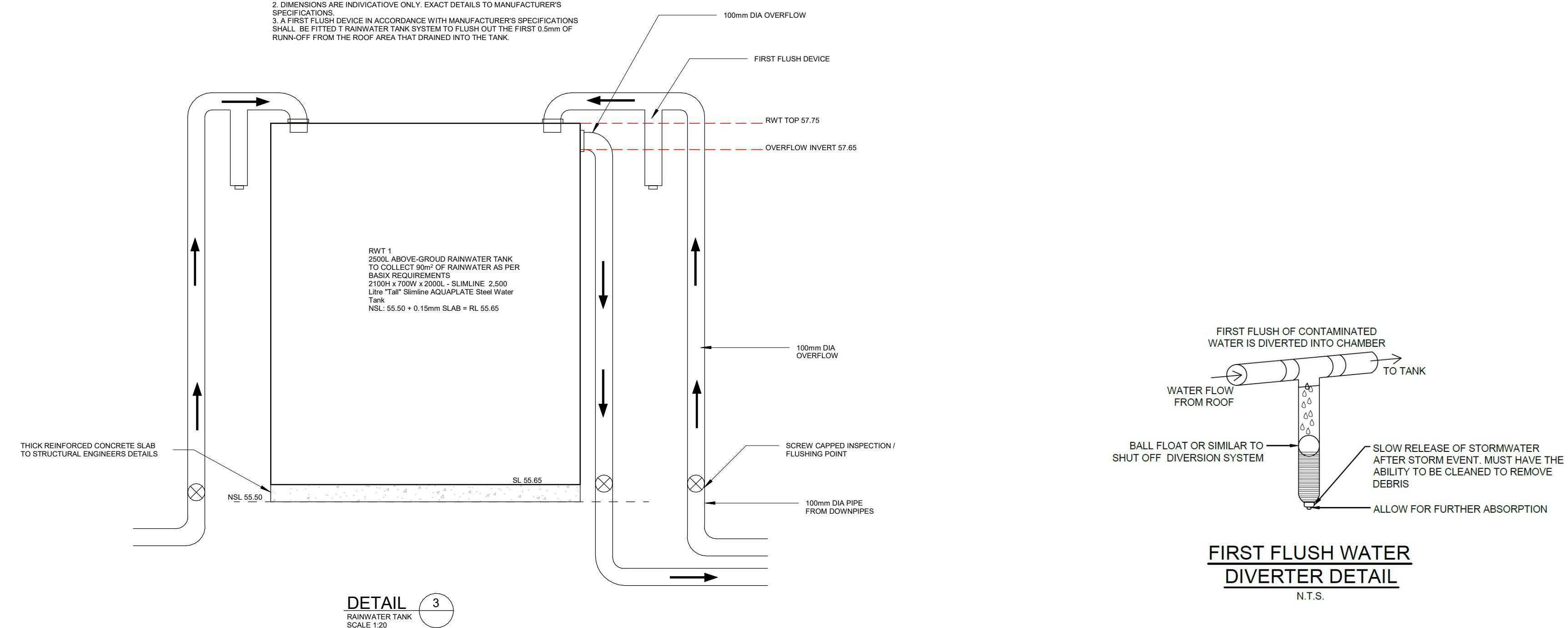
CLIENT: CHARLIE FARAH		Date	27/02/2025
160 OLD KENT ROAD, MT LEWIS - PROPOSED SECONDARY DWELLING		Project number	SYD23/376
GROUND FLOOR PLAN		Sheet number	SW02
Drawn by	NLCONS	Checked by	N.FARAH
		Scale	1 : 100







RAINWATER TANK NOTES:  
1. TYPICAL RAINWATER TANK MEASUREMENTS  
2. DIMENSIONS ARE INDICATIVE ONLY. EXACT DETAILS TO MANUFACTURER'S SPECIFICATIONS  
3. A FIRST FLUSH DEVICE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS SHALL BE FITTED TO RAINWATER TANK SYSTEM TO FLUSH OUT THE FIRST 0.9mm OF RUN-OFF FROM THE ROOF AREA THAT DRAINED INTO THE TANK.



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							160 OLD KENT ROAD, MT LEWIS - PROPOSED SECONDARY DWELLING		Project number	SYD23/376	
							DETAILS SHEET		Sheet number	SW03	
							Drawn by	NLCONS	Checked by	N.FARAH	
									Scale	As indicated	



# EROSION SEDIMENT CONTROL PLAN PROPOSED SECONDARY DWELLING

SCALE 1:100 @ A1

## EROSION CONTROL NOTES

1. ALL EROSION & SEDIMENT CONTROL MEASURES ARE TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH 'MANAGING URBAN STORMWATER, 3RD EDITION PRODUCED BY THE NSW DEPARTMENT OF HOUSING.
2. ALL EROSION AND SILTATION CONTROL DEVICES ARE TO BE PLACED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES AND ALL SILT TRAPS ARE TO HAVE DEPOSITED SILT REMOVED REGULARLY DURING CONSTRUCTION.
3. ALL TREES ARE TO BE PRESERVED UNLESS INDICATED OTHERWISE ON THE ARCHITECTURAL OR LANDSCAPE DRAWINGS.
4. EXISTING GRASS COVER SHALL BE MAINTAINED EXCEPT IN AREAS CLEARED FOR BUILDINGS, PAVEMENTS ETC.
5. INSTALL TEMPORARY SEDIMENT BARRIERS TO ALL INLET PITS LIKELY TO COLLECT SILT LADDED WATER.
6. NOT WITHSTANDING DETAILS SHOWN IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO ENSURE THAT ALL SITE ACTIVITIES COMPLY WITH THE REQUIREMENTS OF THE CLEAN WATERS ACT.
7. ALL STORAGE AREAS AND STOCKPILES SHALL BE BUNDED.

MIN 500mm HIGH SEDIMENT FENCE SUPPORTED AT 3000mm MAX CTS WITH 1500mm LONG STAR PICKETS. BASE OF SEDIMENT FENCE TO BE BURIED IN 200mm DEEP X 100mm WIDE TRENCH AND BACKFILLED TO BE COMPACTED AROUND SOIL STORAGE AREA

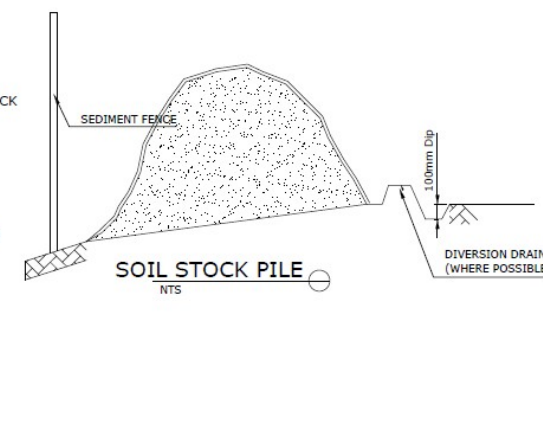
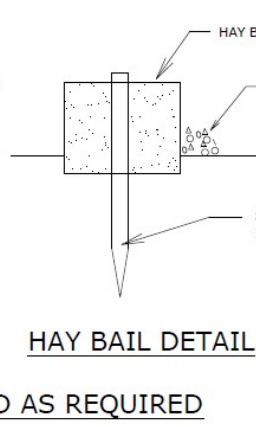
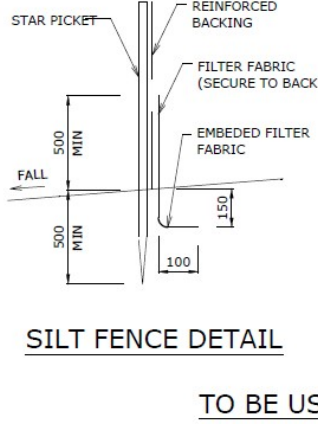
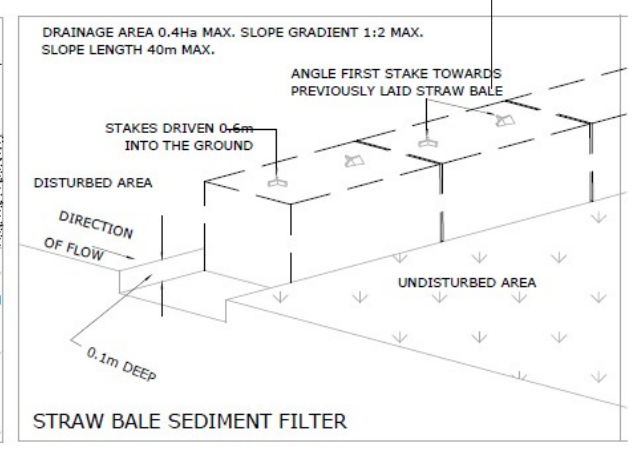
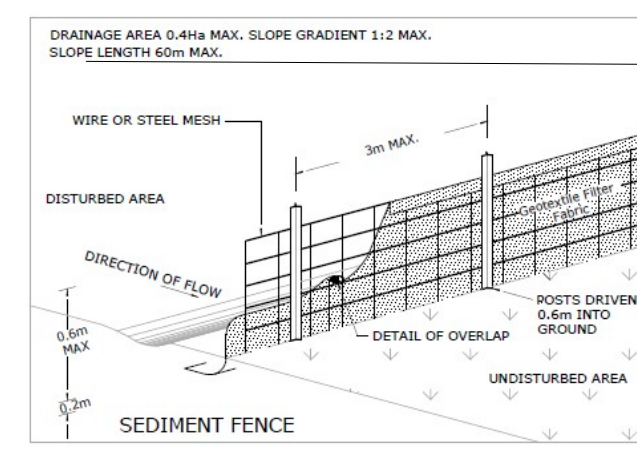
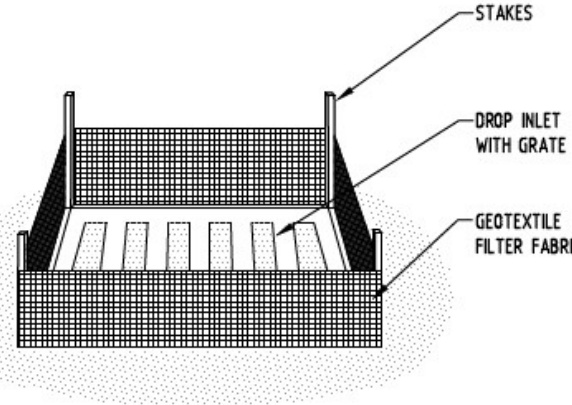
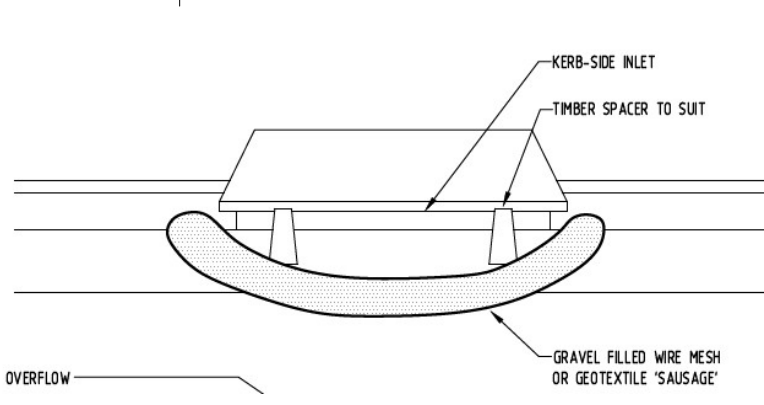
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TEMPORARY SITE FENCE TO BE PLACE AROUND INTERNAL PERIMETER OF SITE UNLESS EXISTING BOUNDARY FENCE

TREE PROTECTION REQUIRED AS PER COUNCIL STANDARD DRAWING S-209 AND AS4970-2009. TEMPORARY FENCE TO BE PLACE SURROUNDING THE TREES AND NO CONSTRUCTION ACCESS AREA.

TREE PROTECTION REQUIRED AS PER COUNCIL STANDARD DRAWING S-209 AND AS4970-2009. TEMPORARY FENCE TO BE PLACE SURROUNDING THE TREES AND NO CONSTRUCTION ACCESS AREA.

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EROSION SEDIMENT CONTROL PLAN  
Drawn by NLCONS      Checked by N.FARAH

Date 27/02/2025  
Project number SYD23/376  
Sheet number SW04  
Scale 1 : 100

