

Ashbury Stage 2

149-163 Milton St, Ashbury NSW 2193

STORMWATER MANAGEMENT

SHEET LIST

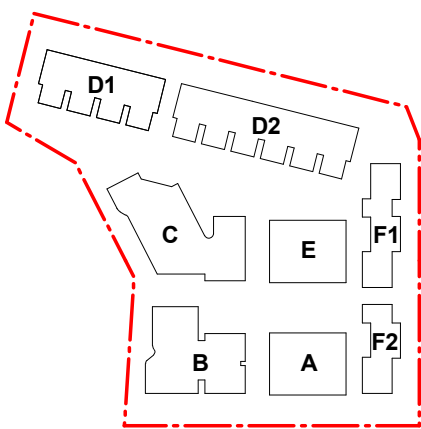
(20) DRAWING LIST - STORMWATER		
NUMBER	TITLE	REVISION
CV-Z-0000	COVER SHEET & DRAWINGS SCHEDULE	3
CV-Z-0001	LEGEND & NOTES	3
CV-Z-1001	STORMWATER - BASEMENT - ZONE 1	3
CV-Z-1002	STORMWATER - BASEMENT - ZONE 2	3
CV-Z-1003	STORMWATER - BASEMENT - ZONE 3	3
CV-Z-1004	STORMWATER - BASEMENT - ZONE 4	3
CV-Z-1005	STORMWATER - BASEMENT - ZONE 5	3
CV-Z-1006	STORMWATER - BASEMENT - ZONE 6	3
CV-Z-1007	STORMWATER - BASEMENT - ZONE 7	3
CV-Z-1111	STORMWATER - GROUND FLOOR - ZONE 1	3
CV-Z-1112	STORMWATER - GROUND FLOOR - ZONE 2	3
CV-Z-1113	STORMWATER - GROUND FLOOR - ZONE 3	3
CV-Z-1114	STORMWATER - GROUND FLOOR - ZONE 4	3
CV-Z-1115	STORMWATER - GROUND FLOOR - ZONE 5	3
CV-Z-1116	STORMWATER - GROUND FLOOR - ZONE 6	3
CV-Z-1117	STORMWATER - GROUND FLOOR - ZONE 7	3
CV-Z-4001	STORMWATER - GROUND FLOOR OVERALL	3



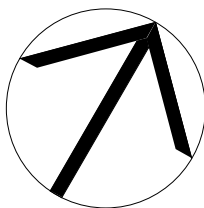
AMENDMENTS/REVISIONS			
Rev	Description	Initials	Date
1	FOR APPROVAL	JC	28.05.24
2	FOR APPROVAL	JC	10.10.24
3	FOR APPROVAL	JC	28.02.25

NOTES

KEY PLAN



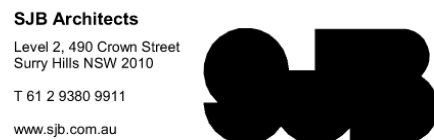
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PROJECT

Ashbury Stage 2
149-163 Milton St, Ashbury NSW 2193

DRAWING TITLE

STORMWATER MANAGEMENT
COVER SHEET & DRAWINGS
SCHEDULE

FOR APPROVAL			
DRAWN	DESIGNED	CHECKED	SCALE @A1
RN	PS	BM	N.T.S
PROJECT No:	DRAWING No:	REVISION	DATE
EN-N23_262	CV-Z-0000	3	28.02.25

STORMWATER

- ALL WORKS ARE TO BE UNDERTAKEN IN ACCORDANCE WITH THE FOLLOWING AUSTRALIAN STANDARDS AS2032, AS3500 AND AS3725 AS A MINIMUM. THESE PLANS ARE TO BE READ IN CONJUNCTION WITH THE FOLLOWING:
- ARCHITECTURAL PLANS BY SJB ARCHITECT, REVISION: 10 DATED 17.05.24 , CONTACT: (02) 9380 9911
 - SURVEY PREPARED BY BEVERIDGE WILLIAMS CONSULTING SURVEYORS, DRAWING NO. 1901210, DATE OF SURVEY: 26.05.20, CONTACT: 02 9283 6677
 - STORMWATER MANGEMENT REPORT BY IGS DATED 28 MAY 2024.
- ALL PIPES LESS THAN OR EQUAL TO Ø300mm IN SIZE ARE TO BE SOLVENT WELD-JOINTED UPVC CLASS SN8 U.N.O.
- ALL PIPES Ø375mm OR GREATER IN SIZE ARE TO BE MIN. CLASS 2 REINFORCED CONCRETE PIPE (RCP) OR FIBRE REINFORCED CONCRETE (FRC) RUBBER RING JOINTED (RRJ) U.N.O.
- ALL PIPES ARE TO BE LAID AT MIN. 1.0% GRADE U.N.O.
- PIPE BEDDING IS TO BE HS2 UNDER ROADS AND TRAFFICKED AREAS AND SHALL BE H2 IN LANDSCAPED AND PEDESTRIAN TRAFFICKED AREAS U.N.O.
- ALL PIPE BENDS AND JUNCTIONS ARE TO BE MADE WITH EITHER PURPOSE MADE FITTINGS OR STORMWATER DRAINAGE PITS.
- MINIMUM COVER FROM THE OBVERT OF THE STORMWATER PIPE OF 300mm IS TO BE PROVIDED IN LANDSCAPED AREAS AND 600mm IN VEHICULAR TRAFFICKED AREAS U.N.O.
- WHERE MINIMUM COVER CANNOT BE ACHIEVED CONCRETE ENCASEMENT OF THE AFFECTED PIPE IS MAY BE UNDERTAKEN WITH 20MPa CONCRETE WITH A MIN. COVER OF 150mm TO ALL SIDES OF THE PIPE. THE CONTRACTOR SHALL CONFIRM THIS REQUIREMENT WITH THE ENGINEER OR SUPERINTENDENT.
- LAID PIPELINES ARE TO HAVE THE FOLLOWING CONSTRUCTED TOLERANCES:
 - HORIZONTAL-1:300 ANGULAR DEVIATION FROM REQUIRED ALIGNMENT;
 - VERTICAL-1:300 ANGULAR DEVIATION FROM REQUIRED ALIGNMENT.
 - ALL DRAINAGE PITS ARE TO BE CAST IN-SITU, PRECAST DRAINAGE PITS MAY BE USED WITH APPROVAL FROM THE ENGINEER. THE CONTRACTOR SHALL SUBMIT A PRECAST PIT INSTALLATION WORK METHOD STATEMENT FOR ASSESSMENT BY THE ENGINEER FOR APPROVAL.
 - DRAINAGE PIT COVERS ARE TO BE EITHER GALVANISED STEEL OR CAST IRON CLASS 'B' IN LANDSCAPED AND PEDESTRIAN TRAFFICKED AREAS AND CLASS 'D' IN ALL VEHICULAR TRAFFICKED AREAS U.N.O.
 - DRAINAGE PIT COVERS ARE TO BE 'HEELSAFE' TYPE IN ALL PEDESTRIAN TRAFFICKED AREAS U.N.O.
 - EXISTING STORMWATER PIT LOCATIONS AND INVERT LEVELS TO BE CONFIRMED PRIOR TO COMMENCING WORKS ON SITE.
 - PROVIDE CLEANING EYES (RODDING POINTS) TO PIPES AT ALL CORNERS AND T-JUNCTIONS WHERE NO PITS ARE PRESENT.
 - DOWN PIPES CONNECTED DIRECT TO PIPES TO BE CONNECTED AT 45° TO THE FLOW DIRECTION WITH A CLEANING EYE PROVIDED AT GROUND LEVEL.

SITE WORKS - ACCESS AND SAFETY

- ALL WORKS ARE TO BE UNDERTAKEN IN A SAFE MANNER IN ACCORDANCE WITH ALL STATUTORY AND INDUSTRIAL RELATION REQUIREMENTS.
- ACCESS TO ADJACENT BUILDINGS AND PROPERTIES SHALL BE MAINTAINED AT ALL TIMES.
- WHERE NECESSARY SAFE PASSAGE SHALL BE PROVIDED FOR VEHICLES AND PEDESTRIANS THROUGH OR ADJACENT TO THE SITE.

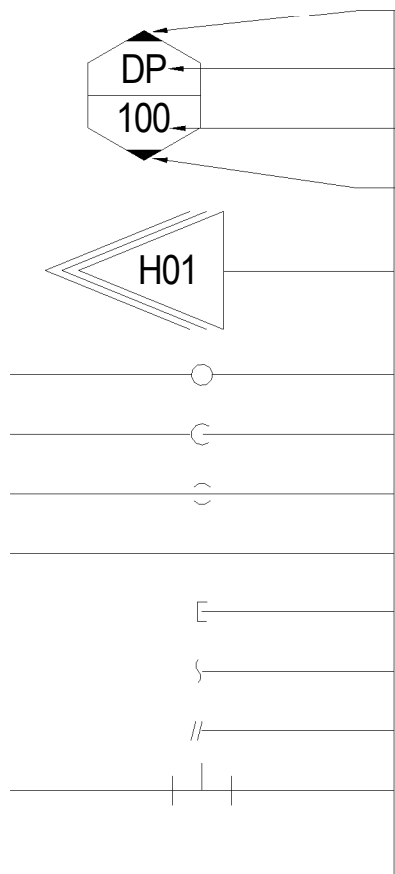
SITE WORKS - GENERAL

- ALL WORKS ARE TO BE UNDERTAKEN IN ACCORDANCE WITH LOCAL COUNCIL, AUSTRALIAN AND AUTHORITY STANDARDS.
- ALL TRENCHING WORKS ARE TO BE RESTORED TO ORIGINAL CONDITION.
- THE INTEGRITY OF ALL EXISTING AND NEW SERVICES IS TO BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
- ALL PLANS ARE TO BE READ IN CONJUNCTION WITH APPROVED ARCHITECTS, STRUCTURAL ENGINEERS AND OTHER CONSULTANT'S PLANS. ANY DISCREPANCIES ARE TO BE NOTIFIED TO THE ENGINEER FOR CLARIFICATION.
- THE ENGINEER SHALL BE GIVEN A MIN. OF 48 HOURS NOTICE FOR ALL STORMWATER DRAINAGE AND PAVEMENT INSPECTIONS. CONCRETE SHALL NOT BE DELIVERED UNTIL ENGINEERS APPROVAL IS OBTAINED.

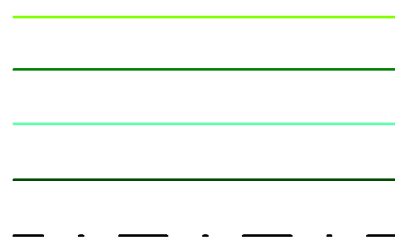
DESIGN NOTES

- ALL WORKS TO BE IN ACCORDANCE WITH CANTERBURY-BANKSTOWN COUNCIL'S DEVELOPMENT CONTROL PLAN 2023, DEVELOPMENT ENGINEERING STANDARDS GUIDE.
- PROVIDED 20,000 LITRES RAINWATER TANK FOR IRRIGATION AND AS PER BASIX REQUIREMENTS.
- THIS SITE HAS A TOTAL AREA OF 1.645 Ha. AS PER CANTERBURY- BANKSTOWN COUNCIL'S REQUIREMENT PROVIDE 129.92 m3 OF OSD TANK.
- PROPOSED A BOUNDRY PIT ALONG EASEMENT TO DISPOSE STORMWATER FROM THE SITE. REFER TO CV-Z-1111 STORMWATER MANAGEMENT PLAN VIEW FOR MORE DETAILS.
- THE CONTRACTOR SHALL IMPLEMENT SEDIMENT AND EROSION CONTROL MEASURES AS NECESSARY AND TO THE SATISFACTION OF COUNCIL PRIOR TO COMMENCEMENT OF CONSTRUCTION AND DURING CONSTRUCTION.
- DEPTH AND LOCATION OF SEWER AND SERVICES TO BE CONFIRMED PRIOR TO COMMENCEMENT OF DRAINAGE WORKS.
- STORMWATER PLANS ARE SUBJECTED TO COUNCIL APPROVAL

LEGEND



LEGEND



GENERAL SYMBOLS

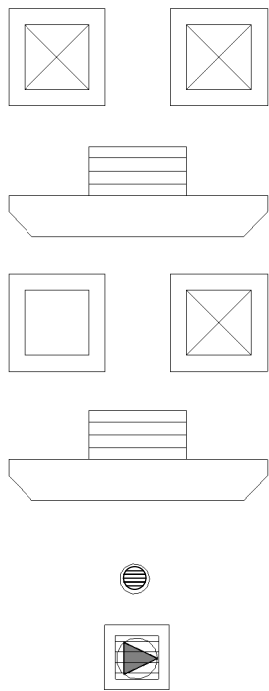
- FLOW DIRECTION
SERVICES TAG
SERVICES DIAMETER
FLOW DIRECTION
CONTINUATION ARROW
- RISER/TEE RISER SYMBOL
DROPPER SYMBOL
TEE DROP SYMBOL
PIPE FLOW SYMBOL PRESSURE
CAP SERVICE
SERVICES CONTINUOUS
SERVICES UNKNOWN CONTINUATION
CONNECTION TO EXISTING

LOCATION PLAN

NOT TO SCALE



LEGEND



STORMWATER SYMBOLS

- PROPOSED STORMWATER PITS
GRATE / SOLID COVER
PROPOSED KERB INLET PIT
- EXISTING STORMWATER PITS
GRATE / SOLID COVER
EXISTING KERB INLET PIT
- RAINWATER OUTLET
STORM WATER PUMP OUT PIT

LEGEND

- DP
IL
OF
RL
RWO
SYDP
STW

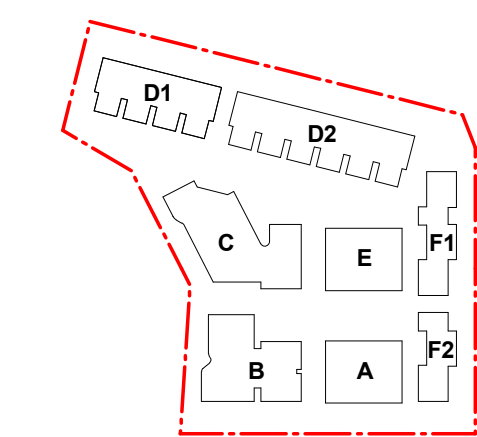
ABBREVIATIONS

- DOWNPIPE
INVERT LEVEL
OVERFLOW
REDUCED LEVEL
RAINWATER OUTLET
SYPHONIC DOWNPIPE
STORMWATER

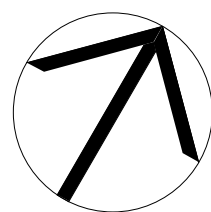
AMENDMENTS/REVISIONS			
Rev	Description	Initials	Date
1	FOR APPROVAL	JC	28.05.24
2	FOR APPROVAL	JC	10.10.24
3	FOR APPROVAL	JC	28.02.25

NOTES

KEY PLAN



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PROJECT

Ashbury Stage 2
149-163 Milton St, Ashbury NSW 2193

DRAWING TITLE

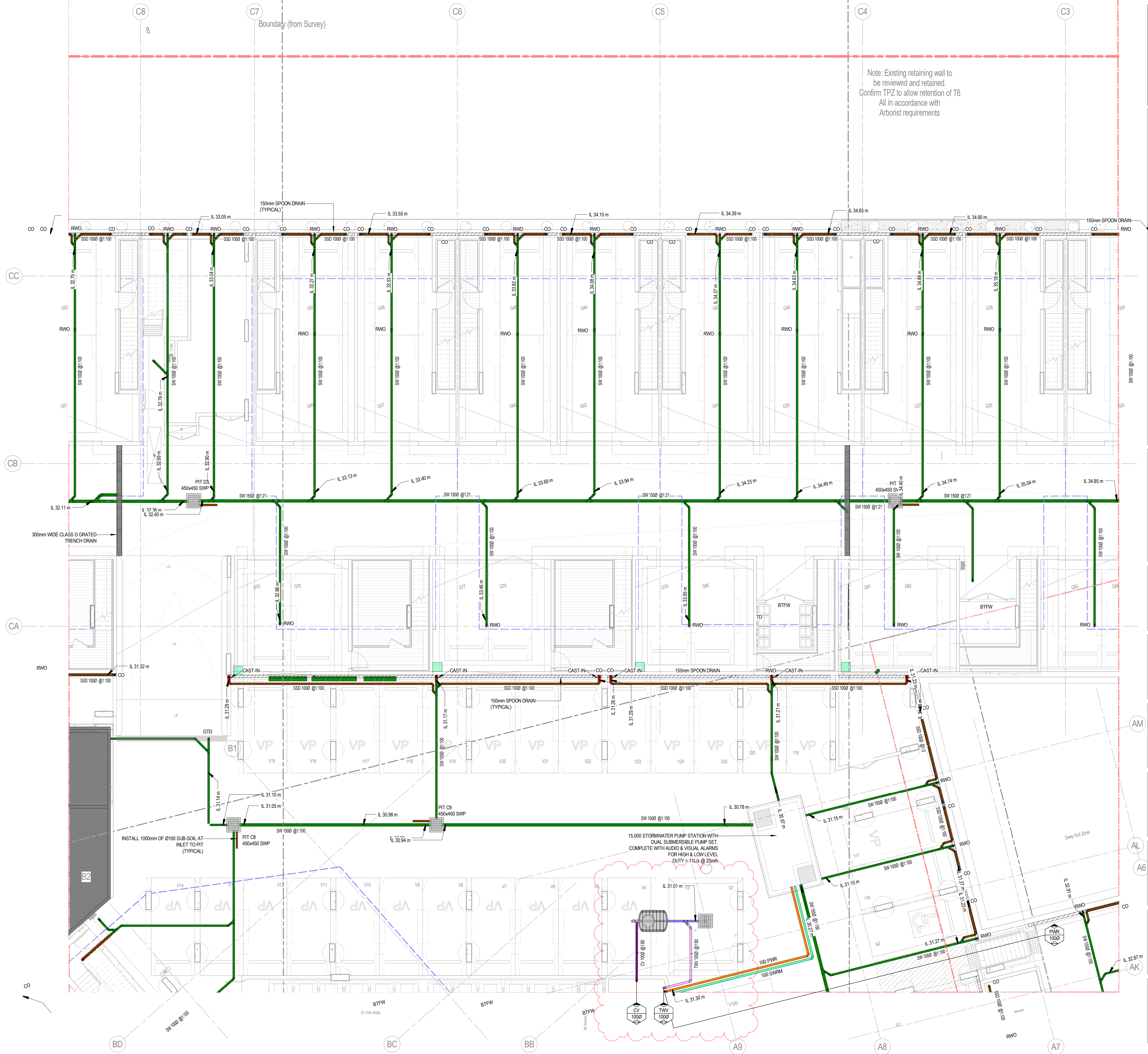
STORMWATER MANAGEMENT
LEGEND & NOTES

FOR APPROVAL

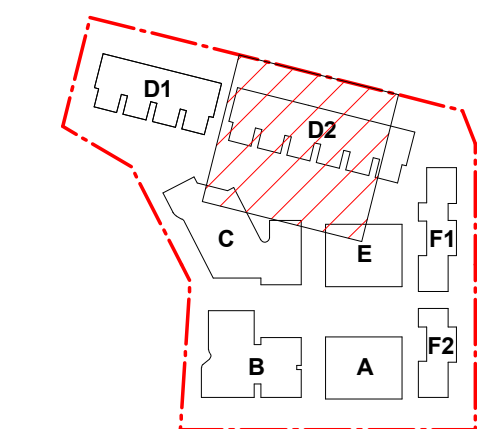
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EN-N23_262		CV-Z-0001		3

AMENDMENTS/REVISIONS			
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2	FOR APPROVAL	JC	10.10.24
3	FOR APPROVAL	JC	28.02.25

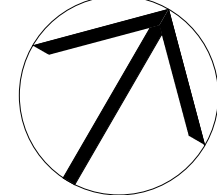
NOTES



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Ashbury Stage 2

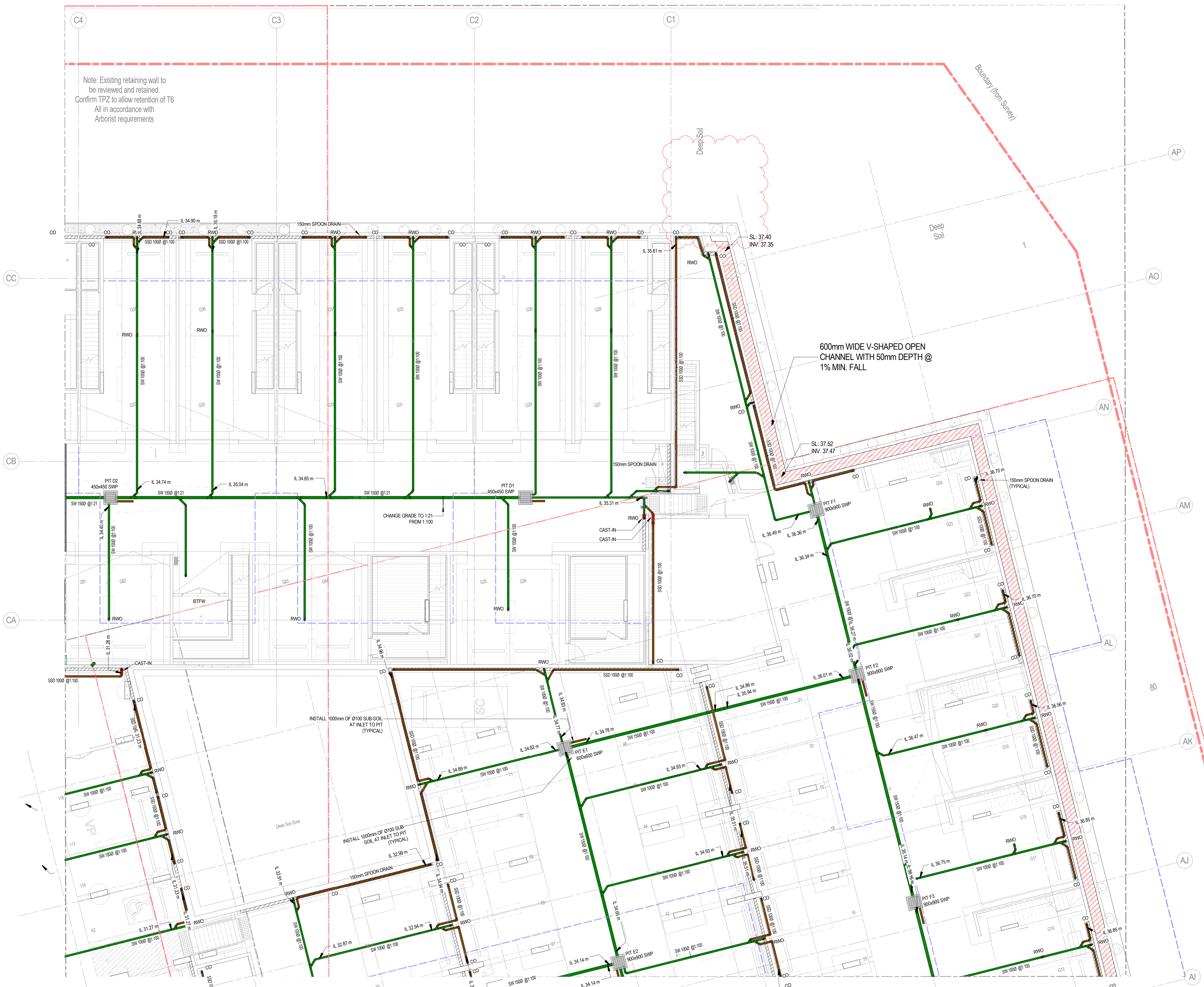
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DRAWING TITLE

STORMWATER MANAGEMENT
STORMWATER - BASEMENT - ZONE
2

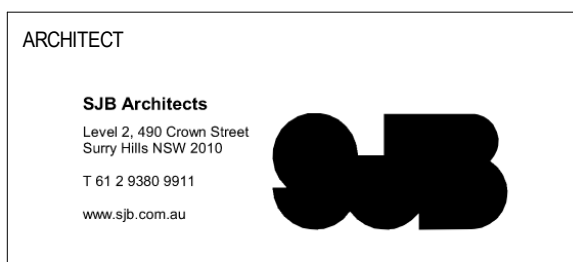
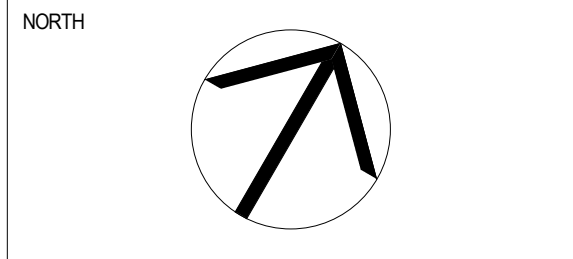
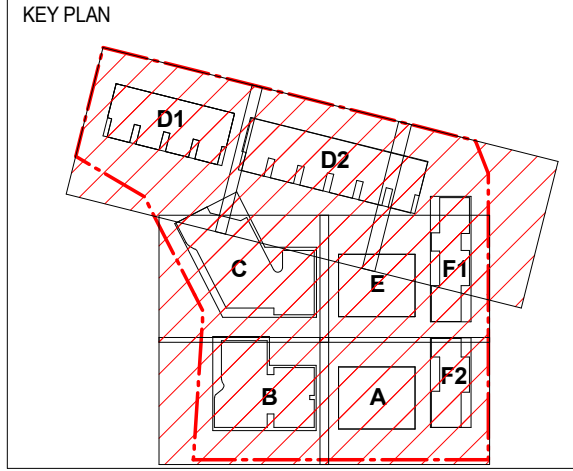
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EN-N23_262			CV-Z-1002	3



AMENDMENTS/REVISIONS			
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2	FOR APPROVAL	JC	10.10.24
3	FOR APPROVAL	JC	28.02.25

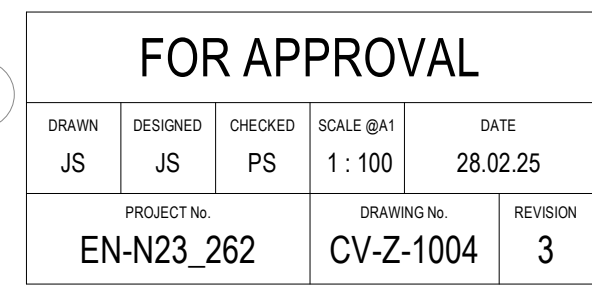
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Ashbury Stage 2
149-163 Milton St, Ashbury NSW 2193

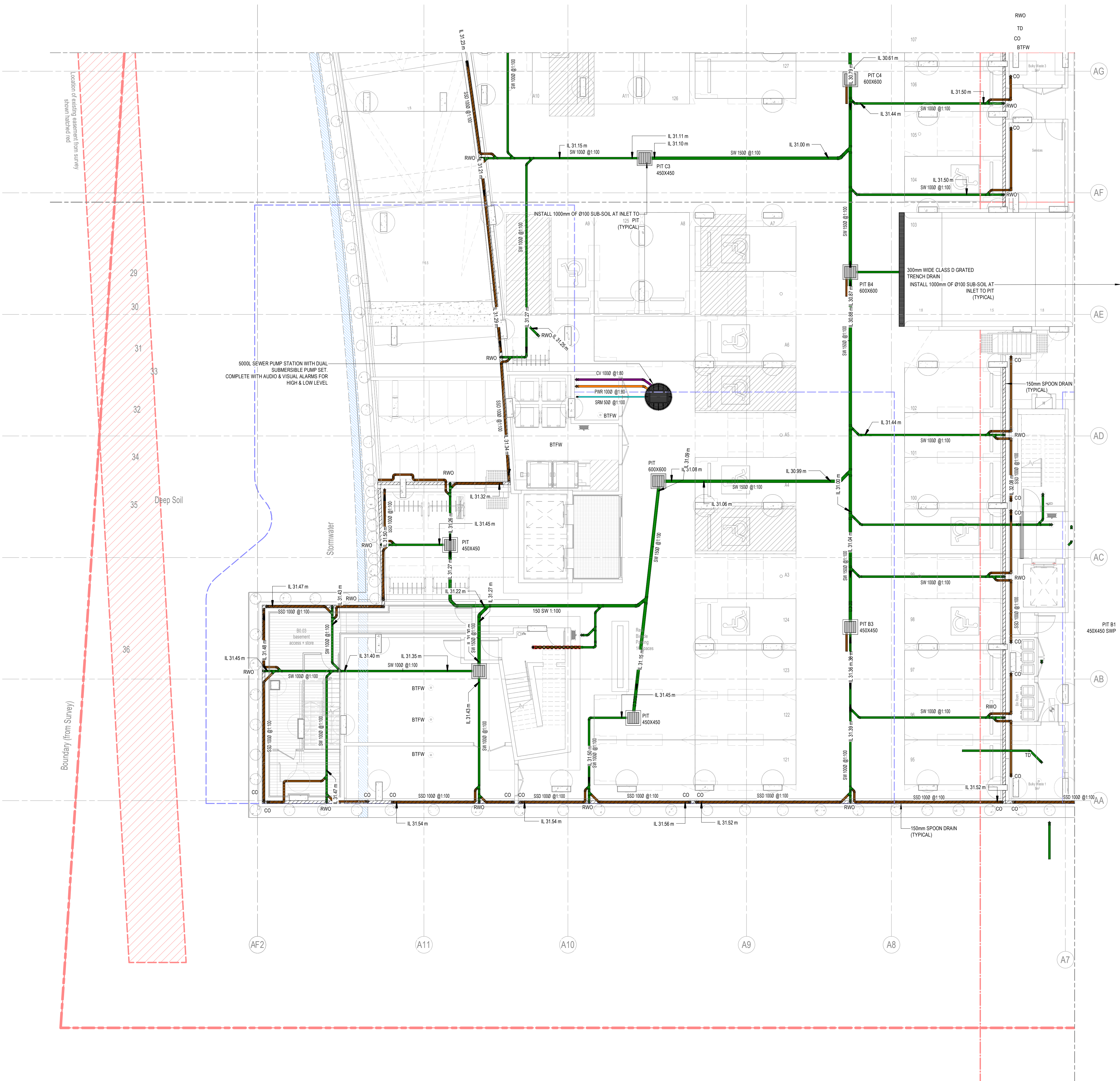
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STORMWATER MANAGEMENT
STORMWATER - BASEMENT - ZONE 3

FOR APPROVAL			
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PROJECT No:	DRAWING No:	DATE	REVISION
EN-N23_262	CV-Z-1003	28.02.25	3



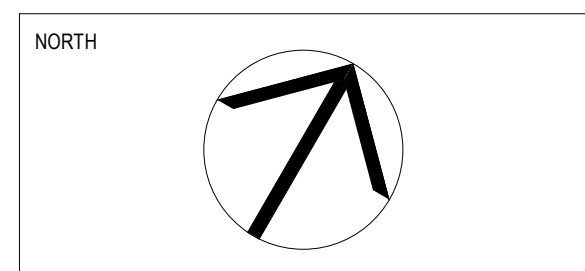
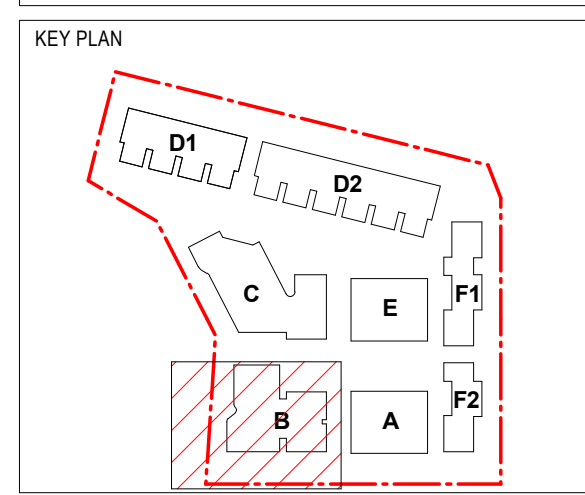
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PROJECT No. EN-N23_262			DRAWING No. CV-Z-1004	REVISION 3

FOR APPROVAL				
DRAWN JS	DESIGNED JS	CHECKED PS	SCALE @A1 1 : 100	DATE 28.02.25
PROJECT No. EN-N23_262			DRAWING No. CV-Z-1004	REVISION 3



AMENDMENTS/REVISIONS			
Rev	Description	Initials	Date
1	FOR APPROVAL	JC	28.05.24
2	FOR APPROVAL	JC	10.10.24
3	FOR APPROVAL	JC	28.02.25

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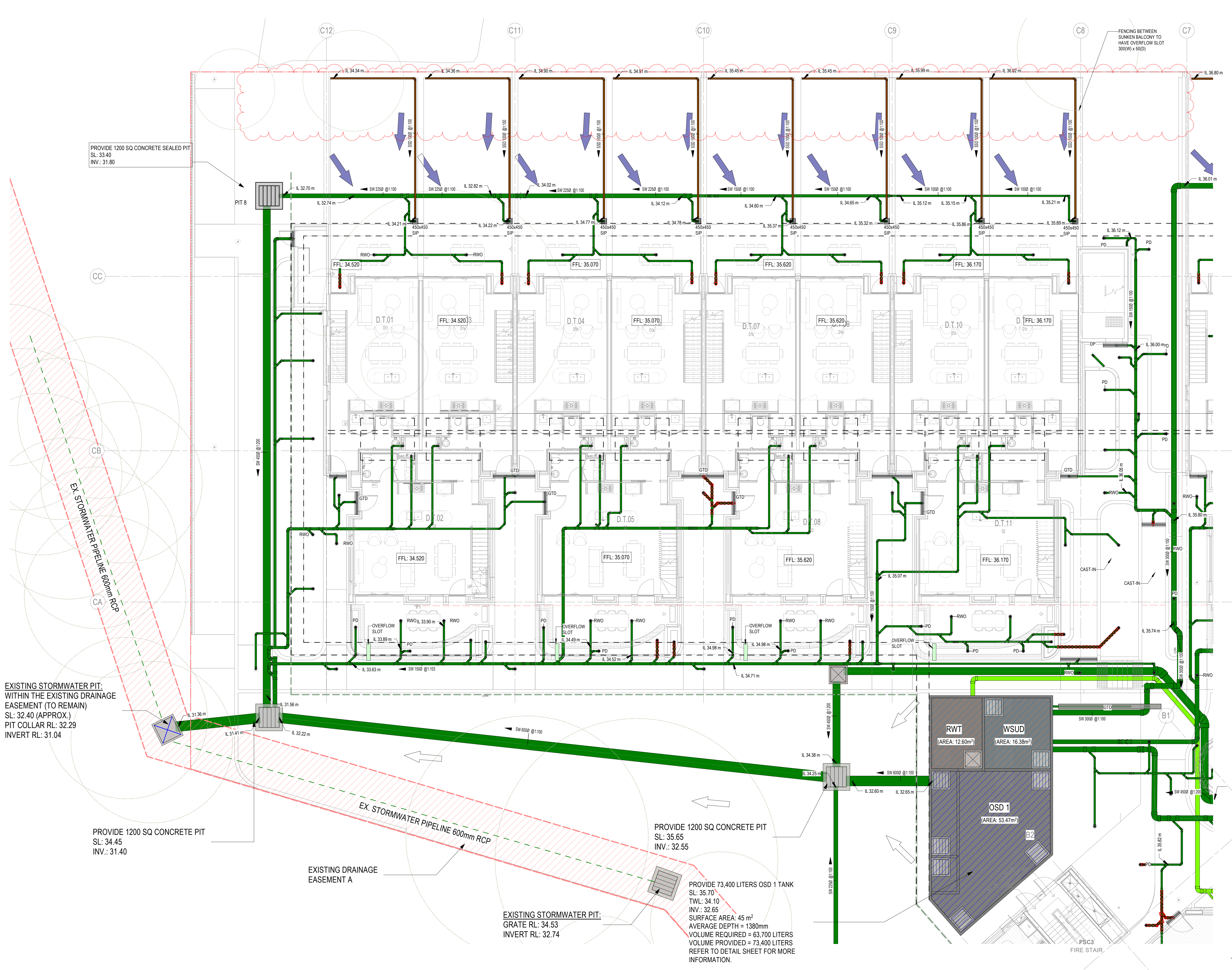
Ashbury Stage 2
149-163 Milton St, Ashbury NSW 2193

DRAWING TITLE

STORMWATER MANAGEMENT
STORMWATER - BASEMENT - ZONE 6

FOR APPROVAL

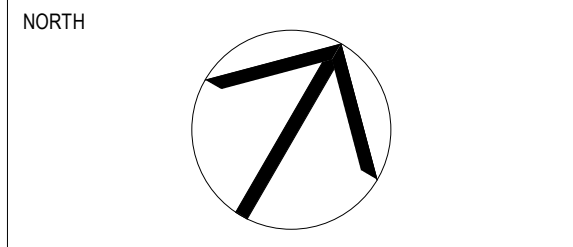
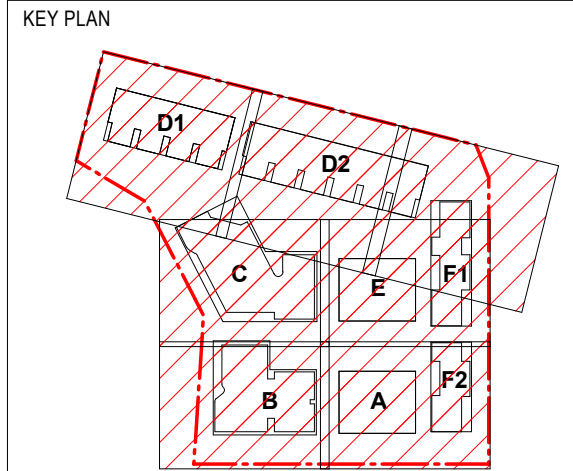
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PROJECT No.	DRAWING No.	REVISION		
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AMENDMENTS/REVISIONS			
Rev	Description	Initials	Date
1	FOR APPROVAL	JC	28.05.24
2	FOR APPROVAL	JC	10.10.24
3	FOR APPROVAL	JC	28.02.25

NOTES

FENCING BETWEEN SUNKEN BALCONY TO HAVE OVERFLOW SLOT 300(W) x 50(D)



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PROJECT

Ashbury Stage 2
149-163 Milton St, Ashbury NSW 2193

DRAWING TITLE

STORMWATER MANAGEMENT
STORMWATER - GROUND FLOOR - ZONE 1

FOR APPROVAL				
DRAWN	DESIGNED	CHECKED	SCALE @A1	DATE
JC	PS	PS	1: 100	28.02.25
PROJECT No.			DRAWING No.	REVISION
EN-N23_262			CV-Z-1111	3





AMENDMENTS/REVISIONS			
Rev	Description	Initials	Date
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2	FOR APPROVAL	JC	10.10.24
3	FOR APPROVAL	JC	28.02.25

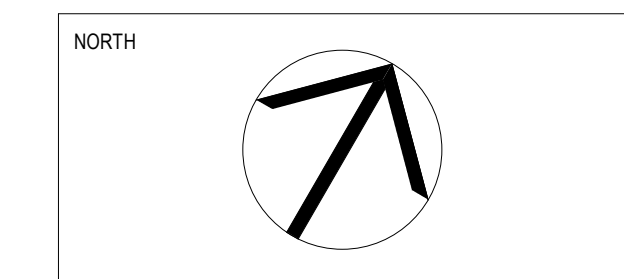
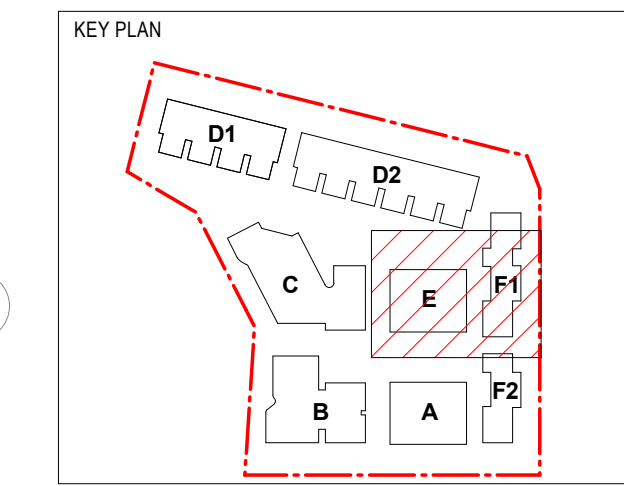
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Ashbury Stage 2
149-163 Milton St, Ashbury NSW 2193

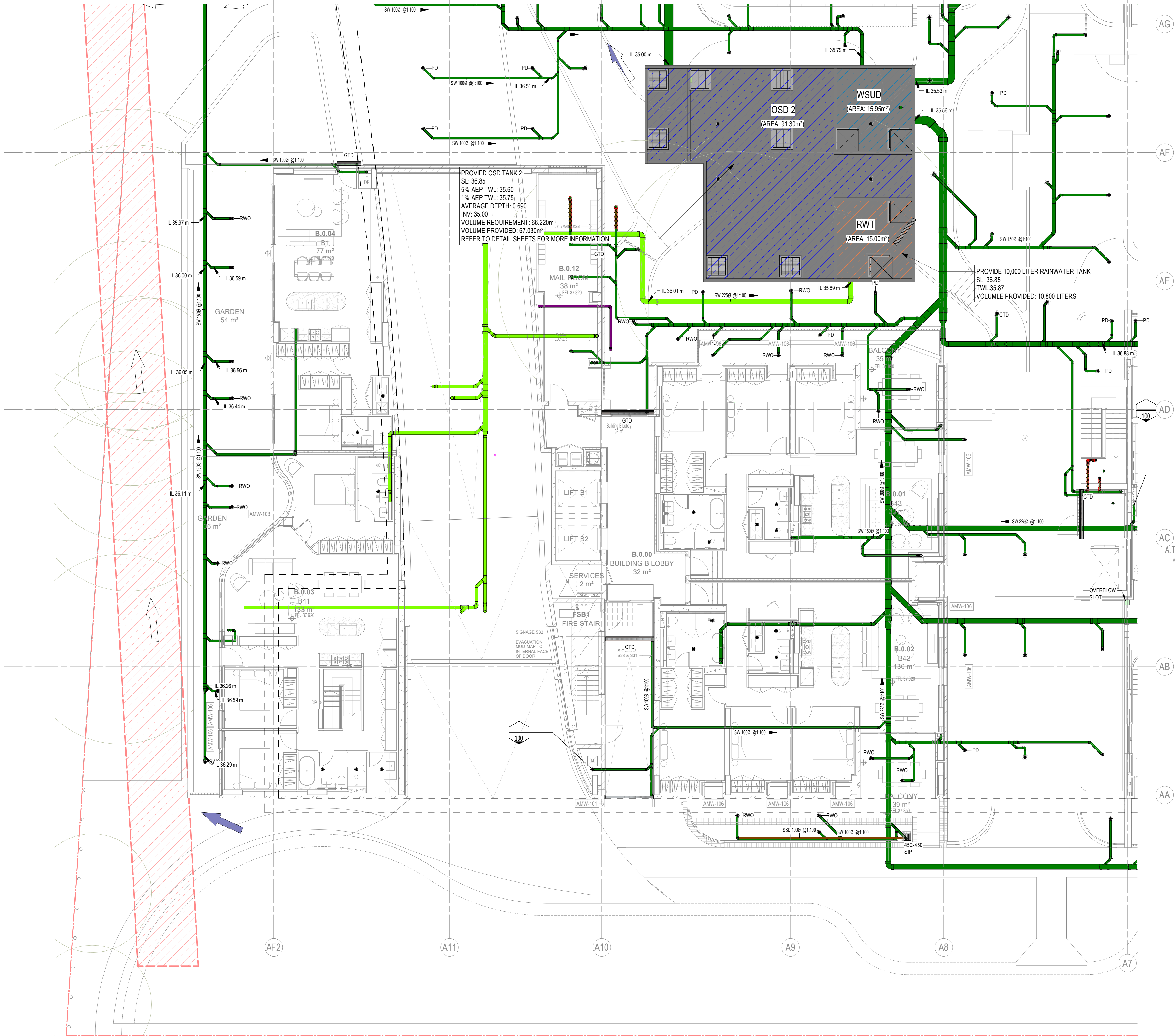
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**STORMWATER MANAGEMENT
STORMWATER - GROUND FLOOR -
ZONE 5**

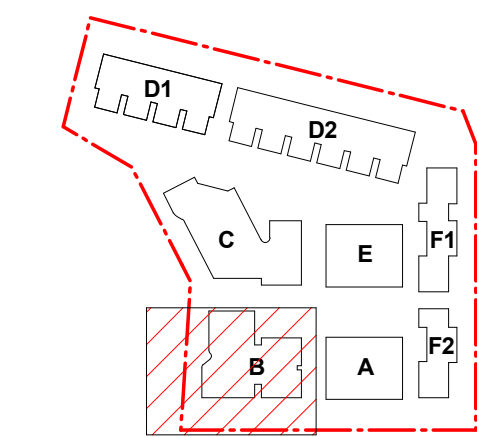
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EN-N23_262		CV-Z-1115	28.02.25
		REVISION	
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AMENDMENTS/REVISIONS			
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2	FOR APPROVAL	JC	10.10.24
3	FOR APPROVAL	JC	28.02.25

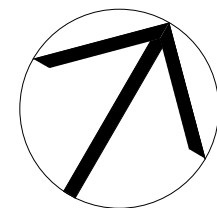
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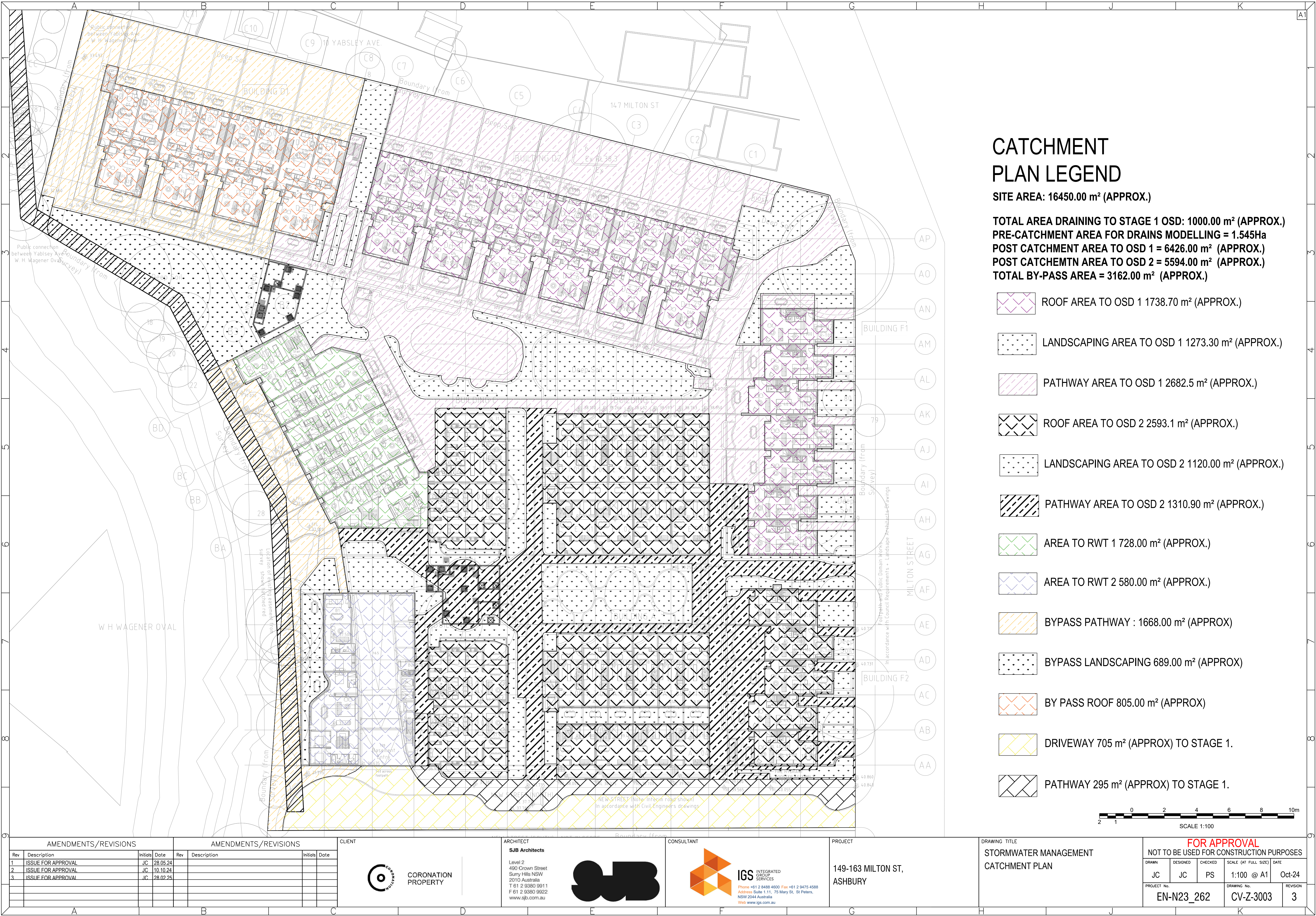
Ashbury Stage 2
149-163 Milton St, Ashbury NSW 2193

DRAWING TITLE

STORMWATER MANAGEMENT
STORMWATER - GROUND FLOOR -
ZONE 6

FOR APPROVAL

DRAWN	DESIGNED	CHECKED	SCALE @A1	DATE
JS	JS	PS	1 : 100	28.02.25
PROJECT No.			DRAWING No.	REVISION
EN-N23_262			CV-Z-1116	3



AMENDMENTS/REVISIONS				AMENDMENTS/REVISIONS			
Rev	Description	Initials	Date	Rev	Description	Initials	Date
1	ISSUE FOR APPROVAL	JC	28.05.24				
2	ISSUE FOR APPROVAL	JC	10.10.24				
3	ISSUE FOR APPROVAL	JC	28.02.25				

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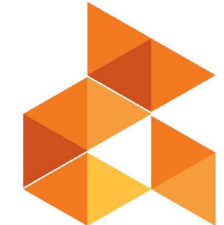
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PROJECT

149-163 MILTON ST,
ASHBURY

DRAWING TITLE

STORMWATER MANAGEMENT
CATCHMENT PLAN

FOR APPROVAL
NOT TO BE USED FOR CONSTRUCTION PURPOSES

DRAWN	DESIGNED	CHECKED	SCALE (AT FULL SIZE)	DATE
JC	JC	PS	1:100 @ A1	Oct-24

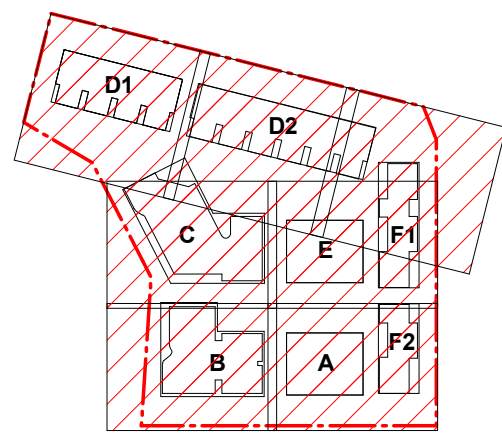
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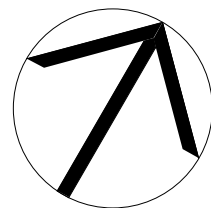
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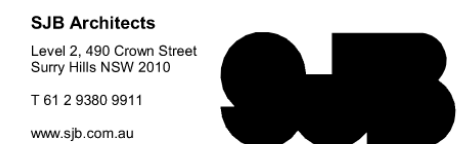
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Ashbury Stage 2
149-163 Milton St, Ashbury NSW 2193

DRAWING TITLE

STORMWATER MANAGEMENT
STORMWATER - GROUND FLOOR
OVERALL

FOR APPROVAL

DRAWN	DESIGNED	CHECKED	SCALE @A1	DATE
JC	PS	PS	1 : 300	28.02.25
PROJECT No:		DRAWING No:		REVISION
EN-N23_262		CV-Z-4001		3