

173 BIRDWOOD ROAD, GEORGES HALL PROPOSED ADDITIONS AND ALTERATIONS AND PROPOSED GRANNY FLAT

STORMWATER MANAGEMENT PLANS

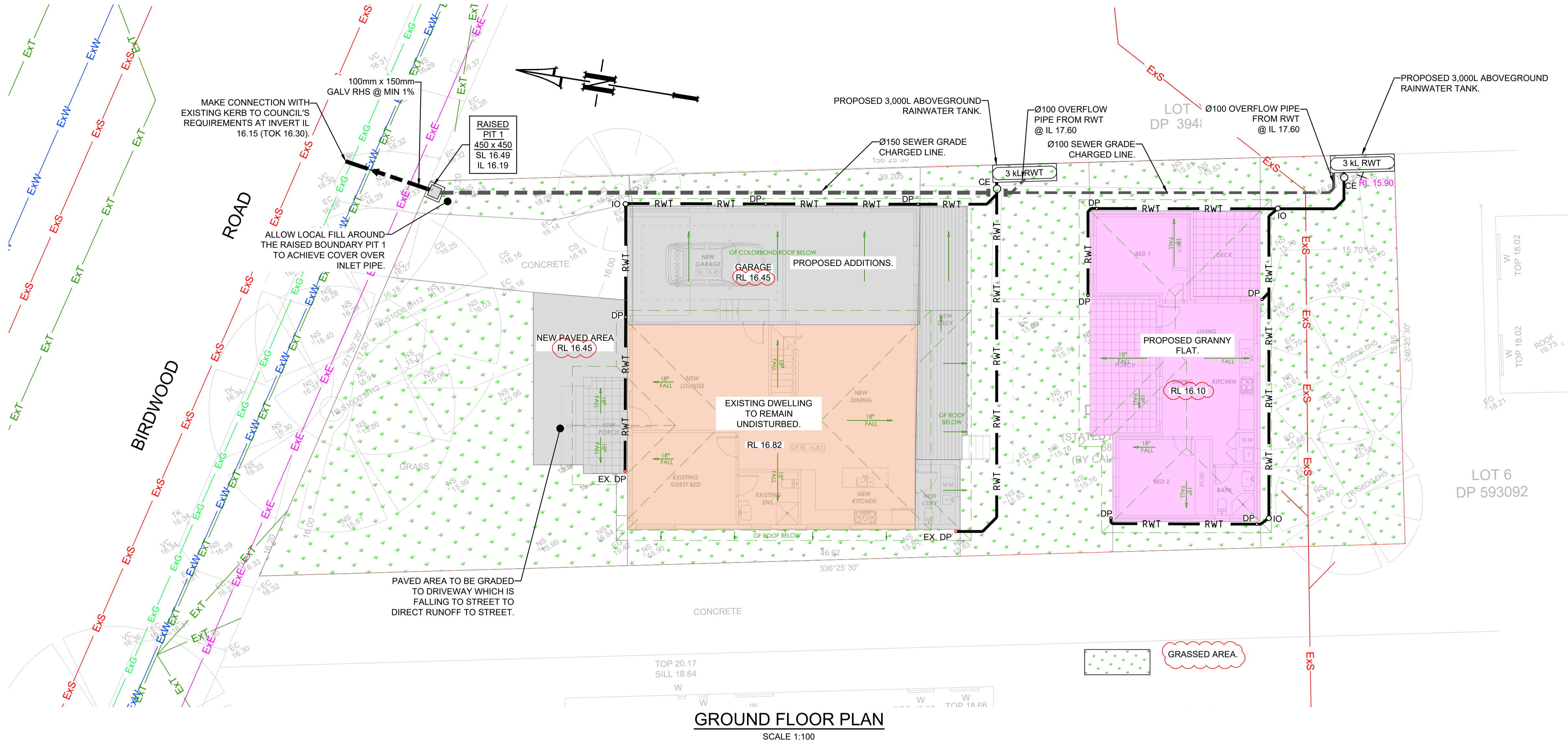


LOCALITY PLAN
N.T.S

DRAWING INDEX	
Drawing No.	DESCRIPTION
000	COVER SHEET PLAN
101	STORMWATER LAYOUT PLAN GROUND LEVEL
102	SEDIMENT & EROSION CONTROL PLAN & DETAILS
103	MAINTENANCE SCHEDULE & MISCELLANEOUS DETAILS SHEET

LEGEND

- > PROPOSED STORMWATER DRAINAGE PIPE
- PROPOSED SEWER GRADE CHARGED PIPE
- RWT --- PROPOSED SEWER GRADE CHARGED PIPE TO RWT
- CE Ø300 CLEANING EYE
- RWT RAINWATER TANK
- DP DOWNPIPE Ø100
- VD VERTICAL DROP Ø100
- EX. DP APPROXIMATE LOCATION OF EXISTING DP T.B.C.
- IO INSPECTION OPENING
- XRL 47.00 DESIGN SURFACE LEVEL
- + NS 26.45 EXISTING SURFACE LEVEL
- IL 47.00 INVERT LEVEL
- ExW EXISTING WATER MAIN
- ExS EXISTING SEWER MAIN
- ExT EXISTING TELSTRA
- ExE EXISTING ELECTRICAL
- ExG EXISTING GAS
- ExOP EXISTING OPTIC FIBER



NOTE:

IT IS CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE DETAILS OF THE EXISTING STORMWATER SYSTEM PRIOR TO COMMENCEMENT OF ANY SITE WORKS. IF ANY DISCREPANCIES WITH WHAT HAS BEEN SHOWN ON THESE SET OF PLANS ARE IDENTIFIED ON SITE, CONTACT CIVIL & STORMWATER ENGINEERING SERVICES PTY LTD IMMEDIATELY FOR AN ALTERNATIVE DESIGN.

NOTE:

IT IS CONTRACTOR'S RESPONSIBILITY TO CONFIRM THAT THE EXISTING STORMWATER SYSTEM IS FLUSHED AND CHECKED AGAINST BLOCKAGE AND INTEGRITY.

NOTE:

PITS DEEPER THAN 1.0m TO BE FITTED WITH STEP IRONS.

NOTE:

ALL STORMWATER DRAINAGE PIPES ARE Ø100 PVC AT MIN 1.0% SLOPE U.N.O.

NOTE:

SITE SETBACK TO BE GRASSED AREA.

NOTE:

IT IS CONTRACTOR'S RESPONSIBILITY TO ENSURE MINIMUM PONDING IS ACHIEVED OVER THE FLOOR WASTES BY GRADING CATCHMENTS' SURFACES AT MINIMUM 1.0% FALL.

NOTE:

PIPES CAST IN CONCRETE BEAMS/SLABS MUST BE WRAPPED WITH 20mm ABLEFLEX.

NOTE:

REFER ARCHITECTURAL DRAWINGS FOR FINAL SET-OUT LEVELS.

NOTE:

ALL LINEAR GRATED DRAINS TO BE MIN. 100mm DEEP.

GENERAL NOTES

- ALL LINES ARE TO BE Ø100 uPVC 1.0% GRADE UNLESS NOTED OTHERWISE. CHARGED LINES TO BE SEWERGRADE & SEALED.
- EXISTING SERVICES LOCATIONS SHOWN INDICATIVE ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE & LEVEL ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY EARTHWORKS.
- ALL PIPES TO HAVE MIN 150mm COVER IF LOCATED WITHIN PROPERTY.
- ALL PITS IN DRIVEWAYS TO BE 450x450 CONCRETE AND ALL PITS IN LANDSCAPED AREAS TO BE 450x450 PLASTIC.
- PITS LESS THAN 600mm DEEP MAY BE BRICK, PRECAST OR CONCRETE.
- ALL BALCONIES AND ROOFS TO BE DRAINED AND TO HAVE SAFETY OVERFLOWS IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS.
- ALL EXTERNAL SLABS TO BE WATERPROOFED.
- ALL GRATES TO HAVE CHILD PROOF LOCKS.
- ALL DRAINAGE WORKS TO AVOID TREE ROOTS.
- ALL DPs TO HAVE LEAF GUARDS.
- ALL EXISTING LEVELS TO BE CONFIRMED BY BUILDER PRIOR TO CONSTRUCTION.
- ALL WORK WITHIN COUNCIL RESERVE TO BE INSPECTED BY COUNCIL PRIOR TO CONSTRUCTION.
- COUNCIL'S ISSUED FOOTWAY DESIGN LEVELS TO BE INCORPORATED INTO THE FINISHED LEVELS ONCE ISSUED BY COUNCIL.
- ALL WORK SHALL BE IN ACCORDANCE WITH B.C.A. AND A.S.3500.3.

- REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR LANDSCAPING.
- CARE TO BE TAKEN AROUND EXISTING SEWER. STRUCTURAL ADVICE IS REQUIRED FOR SEWER PROTECTION AGAINST ADDITIONAL LOADING FROM NEW PITS, PIPES, RETAINING WALLS AND OSD BASIN WATER LEVELS.
- ALL WALLS FORMING THE DETENTION BASINS SHALL BE CONSTRUCTED WHOLLY WITHIN THE PROPERTY BOUNDARIES OF THE SITE BEING DEVELOPED.
- OSD WARNING SIGN AND SAFETY FENCING SHALL BE PROVIDED TO ABOVE GROUND OSD STORAGE AREA IN ACCORDANCE WITH COUNCIL REQUIREMENTS.
- ENSURE THAT NON FLOATABLE MULCH IS USED IN DETENTION BASINS, ie. USE DECORATIVE ROCK MULCH OR EQUIVALENT.
- ALL PIPES IN BALCONIES TO BE Ø50 CAST IN CONCRETE SLAB. CONTRACTOR TO PROVIDE A BREAK / OPEN VOID IN RAIL / BALUSTRADE FOR STORMWATER EMERGENCY OVERFLOW. ALL ENCLOSED AREAS/PLANTER BOXES TO BE FITTED WITH FLOOR WASTES & DRAINED TO OSD DOWNPIPES TO BE CHECKED BY ARCHITECT & PLUMBER PRIOR TO CONSTRUCTION.
- THE OSD BASIN / TANK IS TO BE BUILT TO THE CORRECT LEVELS & 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 ADDITIONAL FEES FOR REDESIGN AT OC STAGE OR IF A SOLUTION CANNOT BE FOUND, RECONSTRUCTION IS REQUIRED UNDER THE CONTRACTOR'S EXPENSES.

NOTE:

ALL GRATES WITHIN FOOTWAY AREAS TO BE HEEL GUARD & BIKE SAFE.

PIPES NOTE:

Ø65 PVC @ MIN 1.0%
Ø90 PVC @ MIN 1.0%
Ø100 PVC @ MIN 1.0%
Ø150 PVC @ MIN 1.0%
Ø225 PVC @ MIN 0.5%
Ø300 PVC @ MIN 0.4%
UNLESS NOTED OTHERWISE


						Architect Fuvis Building Design ABN 75 143 228 773 Suite 5, 13 Bridge Street Epping NSW 2121 T: 02 8065 8978 M: 0433 165 933 E: info@fuvis.com.au	Council Canterbury - Bankstown Council	Scale 0 2 4 6 m SCALE 1:100 @ A1	CIVIL & STORMWATER ENGINEERING SERVICES PTY LTD ABN: 27 644 422 506 Shop 1, 143-147 Parramatta Road, Concord, NSW 2137 P:(02) 8397 6500 E:info@esgconsult.com.au	Project 173 BIRDWOOD ROAD, GEORGES HALL PROPOSED ADDITIONS AND ALTERATIONS AND PROPOSED GRANNY FLAT STORMWATER MANAGEMENT PLAN	Drawing Title STORMWATER LAYOUT PLAN GROUND LEVEL Scale 1:100 A1 Project No. 240102 Dwg. No. 101 Issue B
B	ISSUE FOR COMPLYING DEVELOPMENT CERTIFICATE	17/05/2024	SFK	EH	OC						
A	ISSUE FOR COMPLYING DEVELOPMENT CERTIFICATE	03/05/2024	SFK	EH	OC						
Issue	Description	Date	Designed	Engineer	Checked						

	E x W	EXISTING WATER MAIN
	E x S	EXISTING SEWER MAIN
	E x T	EXISTING TELSTRA
	E x E	EXISTING ELECTRICAL
	E x G	EXISTING GAS
	E x DP	EXISTING OPTIC FIBER

NS 26.45

EXISTING SURFACE LEVEL

+

 SILT FENCE

1.8 HIGH CONSTRUCTION
BARRIER FENCING



TRUNK

BRANCHES

3. IMMEDIATELY FOLLOWING SETTING OUT OF THE WORKS, BUT PRIOR TO COMMENCEMENT OF ANY CLEARING OR EARTHWORKS, THE CONTRACTOR AND SUPERINTENDENT SHALL WALK THE SITE TO NOMINATE THE LOCATIONS AND TYPES OF SEDIMENT AND EROSION CONTROL MEASURES TO BE ADOPTED. THESE MEASURES SHALL BE IMPLEMENTED PRIOR TO ANY CLEARING OR EARTHWORKS AND MAINTAINED UNTIL THE WORKS ARE COMPLETED AND NO LONGER POSE AN EROSION HAZARD, UNLESS OTHERWISE APPROVED BY THE SUPERINTENDENT.
2. IMMEDIATELY FOLLOWING SETTING OUT OF THE WORKS, BUT PRIOR TO COMMENCEMENT OF ANY CLEARING OR EARTHWORKS, THE CONTRACTOR AND SUPERINTENDENT SHALL WALK THE SITE TO IDENTIFY AND MARK TREES WHICH ARE TO BE PRESERVED. NOTWITHSTANDING THE ABOVE, THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS TO MINIMISE DISTURBANCE TO EXISTING VEGETATION AND GROUND COVER OUTSIDE THE MINIMUM AREAS REQUIRED TO COMPLETE THE WORKS AND SHALL BE RESPONSIBLE FOR RECTIFICATION, AT ITS OWN COST, OF ANY DISTURBANCE BEYOND THOSE AREAS.
3. PROVIDE GULLY GRATE INLET SEDIMENT TRAPS AT ALL GULLY PITS.
4. PROVIDE SILT FENCING ALONG PROPERTY LINE AS DIRECTED BY SUPERINTENDENT.
5. ADDITIONAL CONTROL DEVICES TO BE PLACED WHERE DIRECTED BY THE PRINCIPLE.
6. ALTERNATIVE DESIGNS TO BE APPROVED BY SUPERINTENDENT PRIOR TO CONSTRUCTION.
7. WASH DOWN/RUMBLE AREA TO BE CONSTRUCTED WITH PROVISIONS RESTRICTING ALL SILT AND TRAFFICKED DEBRIS FROM ENTERING THE STORMWATER SYSTEM.
8. NO WORK OR STOCKPILING OF MATERIALS TO BE PLACED OUTSIDE OF SITE WORK BOUNDARY.
9. APPROPRIATE EROSION AND SEDIMENT CONTROLS TO BE USED TO PROTECT STOCKPILES AND MAINTAINED THROUGHOUT CONSTRUCTION.
10. IT IS THE CONTRACTORS RESPONSIBILITY TO TAKE DUE CARE OF NATURAL VEGETATION. NO CLEARING IS TO BE UNDERTAKEN WITHOUT PRIOR APPROVAL FROM THE SUPERINTENDENT.
11. TO AVOID DISTURBANCE TO EXISTING TREES, EARTHWORKS WILL BE MODIFIED AS DIRECTED ON-SITE BY THE SUPERINTENDENT.
12. THE LOCATION OF EROSION AND SEDIMENTATION CONTROLS WILL BE DETERMINED ON SITE BY THE SUPERINTENDENT.
13. ACCESS TRACKS THROUGH THE SITE WILL BE LIMITED TO THOSE DETERMINED BY THE SUPERINTENDENT AND THE CONTRACTOR PRIOR TO ANY WORK COMMENCING.
14. ALL SETTING OUT IS THE RESPONSIBILITY OF THE CONTRACTOR PRIOR TO WORKS COMMENCING ON SITE. THE SUPERINTENDENT'S SURVEYOR SHALL PEG ALL ALLOTMENT BOUNDARIES, PROVIDE COORDINATE INFORMATION TO THESE PEGS AND PLACE BENCH MARKS. THE CONTRACTOR SHALL SET OUT THE WORKS FROM AND MAINTAIN THESE PEGS.



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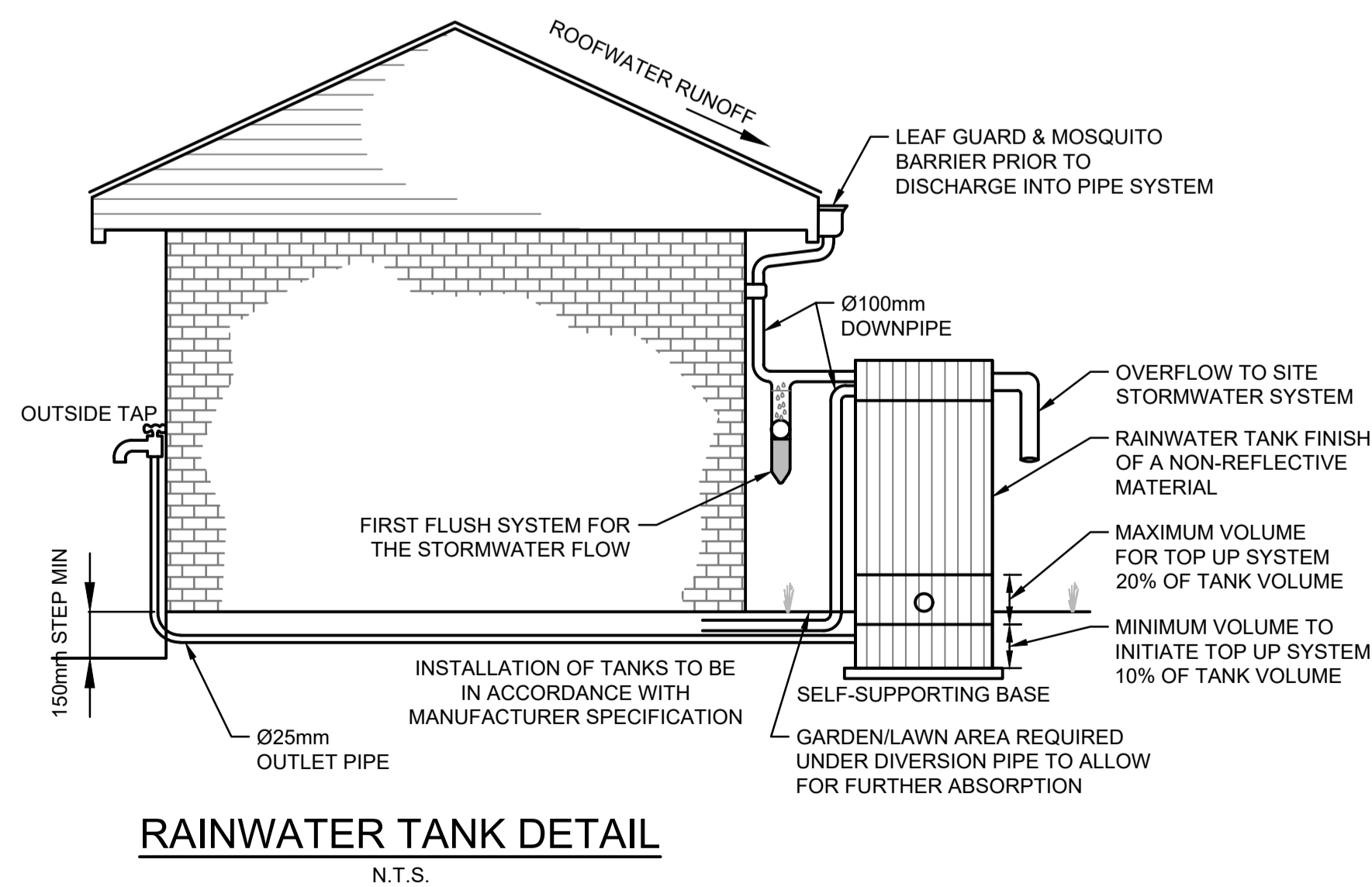
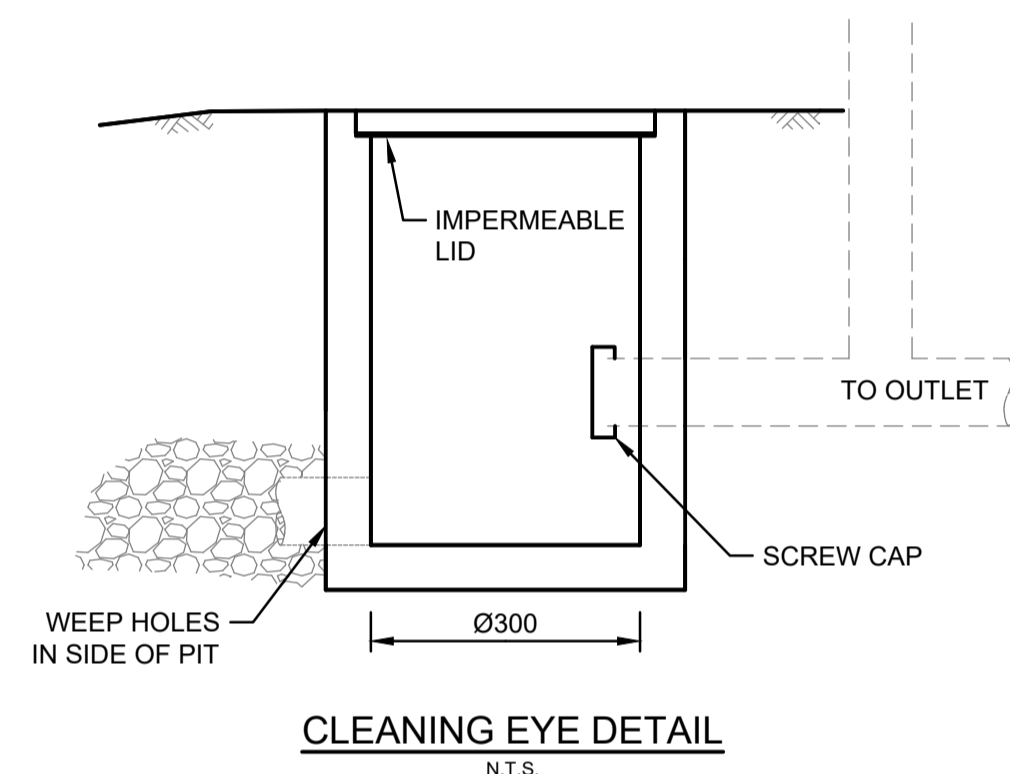
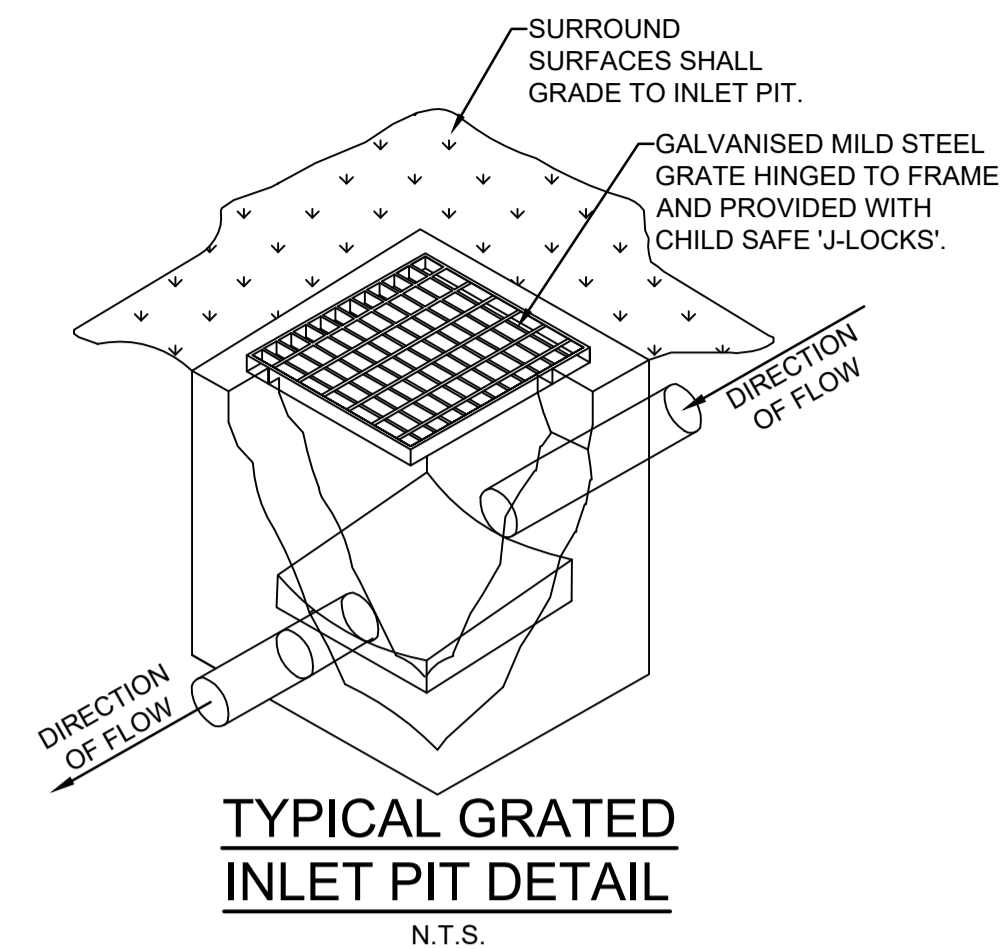
1. FILTER CLOTH TO BE FASTENED SECURELY TO POSTS WITH GALVANISED WIRE TIES, STAPLES OR ATTACHMENT BELTS.
2. POSTS SHOULD NOT BE SPACED MORE THAN 3.0m APART.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 150mm AND FOLDED.
4. FOR EXTRA STRENGTH TO SILT FENCE, WOVEN WIRE (14mm GAUGE, 150mm MESH SPACING) TO BE FASTENED SECURELY BETWEEN FILTER CLOTH AND POSTS BY WIRE TIES OR STAPLES.
5. INSPECTIONS SHALL BE PROVIDED ON A REGULAR BASIS, ESPECIALLY AFTER RAINFALL AND EXCESSIVE SILT DEPOSITS REMOVED WHEN "BULGES" DEVELOP IN SILT FENCE.
6. SEDIMENT FENCES SHALL BE CONSTRUCTED WITH SEDIMENT TRAPS AND EMERGENCY SPILLWAYS AT SPACINGS NO GREATER THAN 40m ON FLAT TERRAIN DECREASING TO 20m SPACINGS ON STEEP TERRAIN.



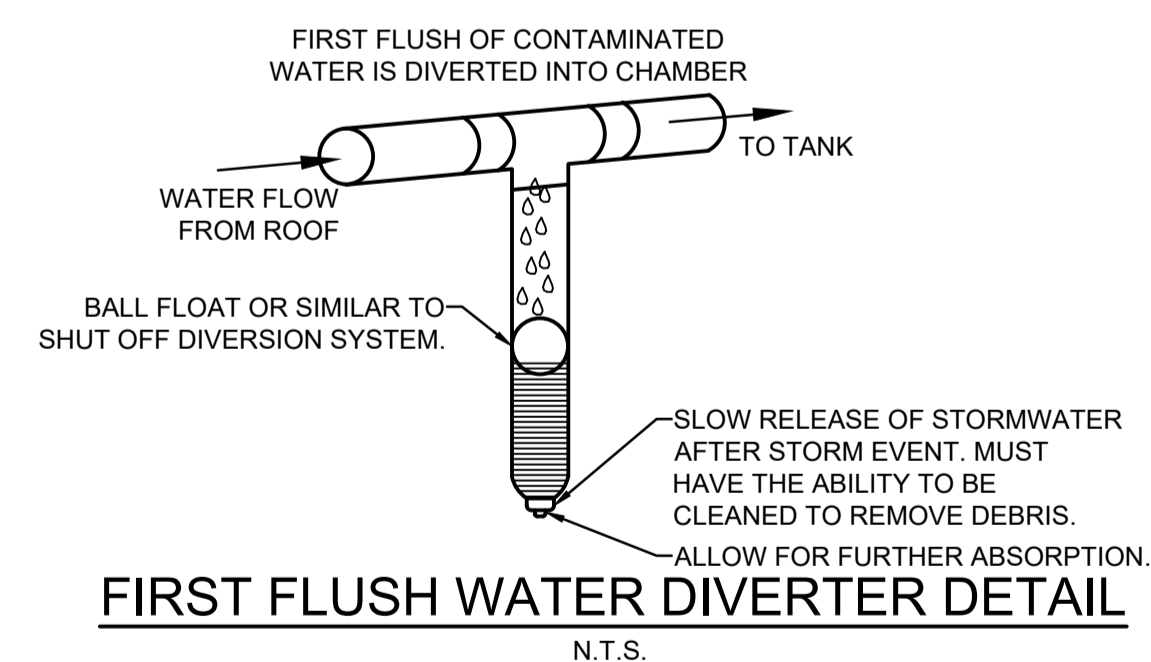
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Stormwater Drainage System Maintenance Schedule			
Maintenance Action	Frequency	Responsibility	Procedure
General			
Inspect roof drainage system of building and remove any debris/sludge	Six Monthly	Strata/Maintenance Contractor	Remove any leaves or debris and sludge from gutters of building and flush downpipes of building to remove any blockages. Pits downstream of downpipes to be cleaned of flushed debris.
Inspect pits and trench drains on site and remove debris/litter/sludge	Monthly or following Rain Period	Strata/Maintenance Contractor	Remove grate. Remove any debris/litter/sludge from within pits.
Inspect site for litter and floatable debris and remove	Fortnightly	Strata/Maintenance Contractor	Remove litter from site and sweep all driveway and pathways in order to remove leaves or sediments that may enter into the drainage system.
Storage			
Inspect storage & remove any sediment/sludge in pit	Six monthly	Strata/Maintenance Contractor	Remove grate(s) and screen(s). Remove sediment/sludge build-up.
Inspect internal walls of storage (and external, if appropriate) for cracks or spalling	Annually	Strata/Maintenance Contractor	Remove grate(s) to inspect internal walls. Repair as required. Clear vegetation from external walls if necessary and repair as required.
Inspect & remove any debris/litter/mulch etc blocking grates	Six monthly	Strata/Maintenance Contractor	Remove blockages from grate(s) and check if storage is blocked.
Inspect areas draining to the storage(s) & remove debris/mulch/litter etc likely to block screens/grates	Six monthly	Strata/Maintenance Contractor	Remove debris and floatable material likely to be carried to grates.
Compare storage volume to volume approved. (Rectify if loss > 5%)	Annually	Strata/Maintenance Contractor	Compare actual storage available with Work-as Executed plans. If volume loss is greater than 5%, arrange for reconstruction to replace the volume lost. Council to be notified of the proposal.
Inspect storages for subsidence near pits	Annually	Strata/Maintenance Contractor	Check along drainage lines and at pits for subsidence likely to indicate leakages.



STORAGE TANK NOTES:



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