

11 LEE STREET, CONDELL PARK

STORMWATER PLAN

GENERAL

G1. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL & OTHER WORKING DRAWINGS, SPECIFICATIONS & WITH SUCH WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT.

G2. ALL WORKMANSHIP & MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT EDITION OF THE RELEVANT AUSTRALIAN STANDARDS, THE BUILDING CODE OF AUSTRALIA AND ANY OTHER APPLICABLE AUTHORITY REQUIREMENTS.

G3. ANY CONFLICT BETWEEN THESE NOTES, THE SPECIFICATION, THE DRAWINGS OR ANY OTHER RELEVANT DOCUMENTS SHALL BE REFERRED TO ASCO ENGINEERING FOR DECISION PRIOR TO PROCEEDING WITH THE WORK.

G4. DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE DRAWINGS. FOR SETTING OUT DIMENSIONS & LEVELS REFER TO ARCHITECTURAL DRAWINGS.

G5. THE BUILDER SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL SHORING TO MAINTAIN THE STABILITY & INTEGRITY OF EXCAVATIONS & ADJACENT STRUCTURES.

G6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL SERVICES PRIOR TO COMMENCEMENT OF ANY EARTHWORKS.

G7. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE.

STORMWATER

W1. ALL LEVELS ARE TO A.H.D. UNO.

W2. THE STORMWATER SYSTEM IS DESIGNED TO COMPLY WITH COUNCIL'S DESIGN CRITERIA AND TO APPROXIMATELY MAINTAIN EXISTING FLOW PATTERNS.

W3. OVERLAND FLOW PATHS ARE PRESERVED.

W4. EXISTING DRAINAGE AND LEVELS ARE BASED ON SURVEY PROVIDED & SHOULD BE ASSUMED TO BE APPROXIMATE. ALLOW TO CONFIRM ALL RELEVANT DETAILS BEFORE PROCEEDING WITH AFFECTED AREAS.

W5. ALL WORK TO COMPLY WITH AS3500.3.

W6. ALL PITS TO BE PRECAST CONCRETE OR F.R.C. UNO.

W7. DOWNPIPE LOCATIONS SHOULD BE CONFIRMED WITH ARCHITECT'S PLAN UNO.

W8. GRADE LOCAL SURFACES INTO PITS TO ENSURE COLLECTION OF WATER & THAT THERE ARE NO AREAS OF PONDING, TYPICAL.

W9. GRATED TRENCHES AND SILT ARRESTOR PITS TO BE INSPECTED AND CLEANED AFTER PERIODS OF HEAVY RAINFALL.

W10. TREE ROOTS TO BE AVOIDED DURING PLACEMENT OF DRAINAGE SYSTEM.

W11. ALL PIPES TO BE Ø100 UPVC UNO.

W12. ALL PIPES TO HAVE 100 MIN. COVER IN LANDSCAPED AREAS AND 600 MIN. COVER IN TRAFFICABLE AREAS.

W13. ALL INLET AND OUTLET PIPES FROM PITS TO BE CONNECTED AT THE HIGHEST POSSIBLE INVERT LEVEL WHILST KEEPING 1% MIN. GRADE UNLESS NOTED OTHERWISE.

W14. FINISHED SURFACES TO BE GRADED AWAY FROM THE DWELLING AND TOWARD THE PITS.

W15. GRATED TRENCHES TO BE 1% MIN. GRADE THROUGHOUT TO OUTLET PIPE.

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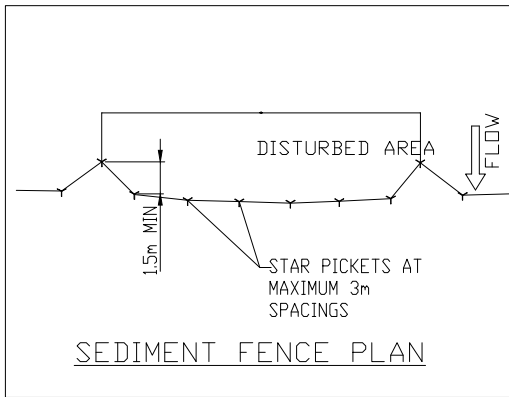
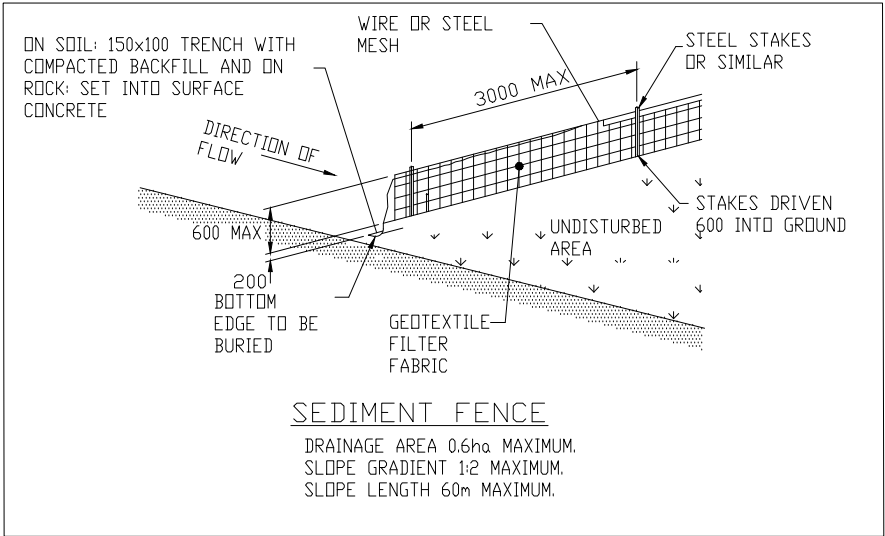
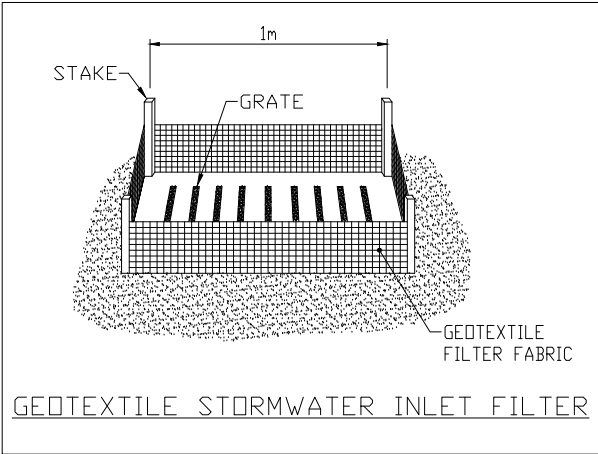
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→
+78.63
ns



NOTE: DO NOT SCALE OFF DRAWINGS. REFER TO ARCHITECTURAL PLANS. VERIFY DIMENSIONS ON SITE

REV	DATE	DESCRIPTION	DESIGNER
A	17.02.2025	ISSUED FOR CONSTRUCTION	TH

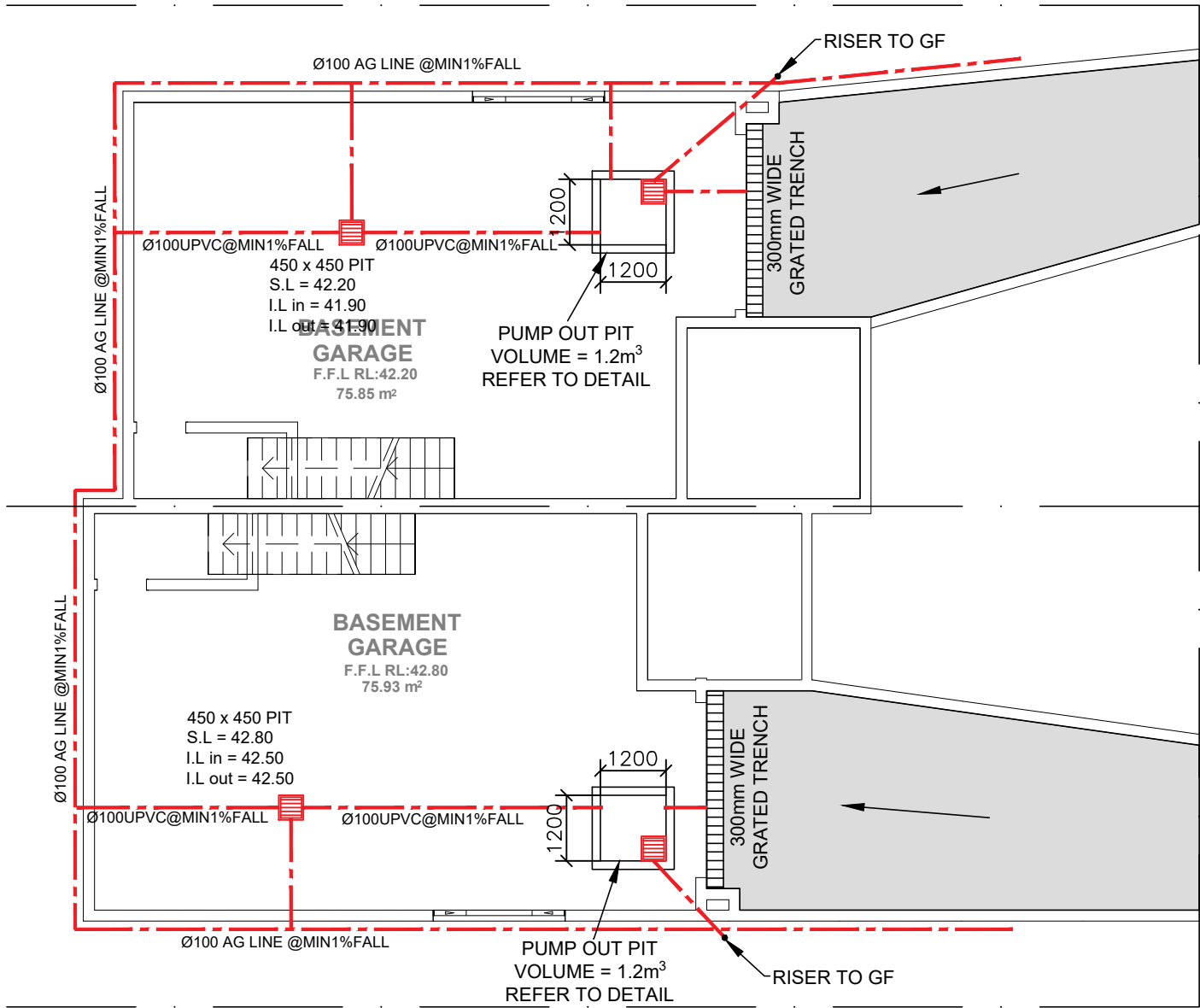
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PROPOSED DUAL OCCUPANCY AT
11 LEE STREET, CONDELL PARK

STORMWATER NOTES

JOB NUMBER: 25019	DWG NUMBER: C00	ORIGINAL SIZE: A3
DRAFTED BY: TH	DATE: 17.02.2025	
DESIGNED BY: TH	SCALE: AS SHOWN	



BASEMENT PLAN

1:100

ALL RETAINING WALLS TO HAVE 100mm DIA AG LINES INSTALLED
AT THE BOTTOM OF RETAINED SOIL AND CONNECTED TO
NEAREST DRAINAGE PIT

NOTE: DO NOT SCALE OFF DRAWINGS. REFER TO
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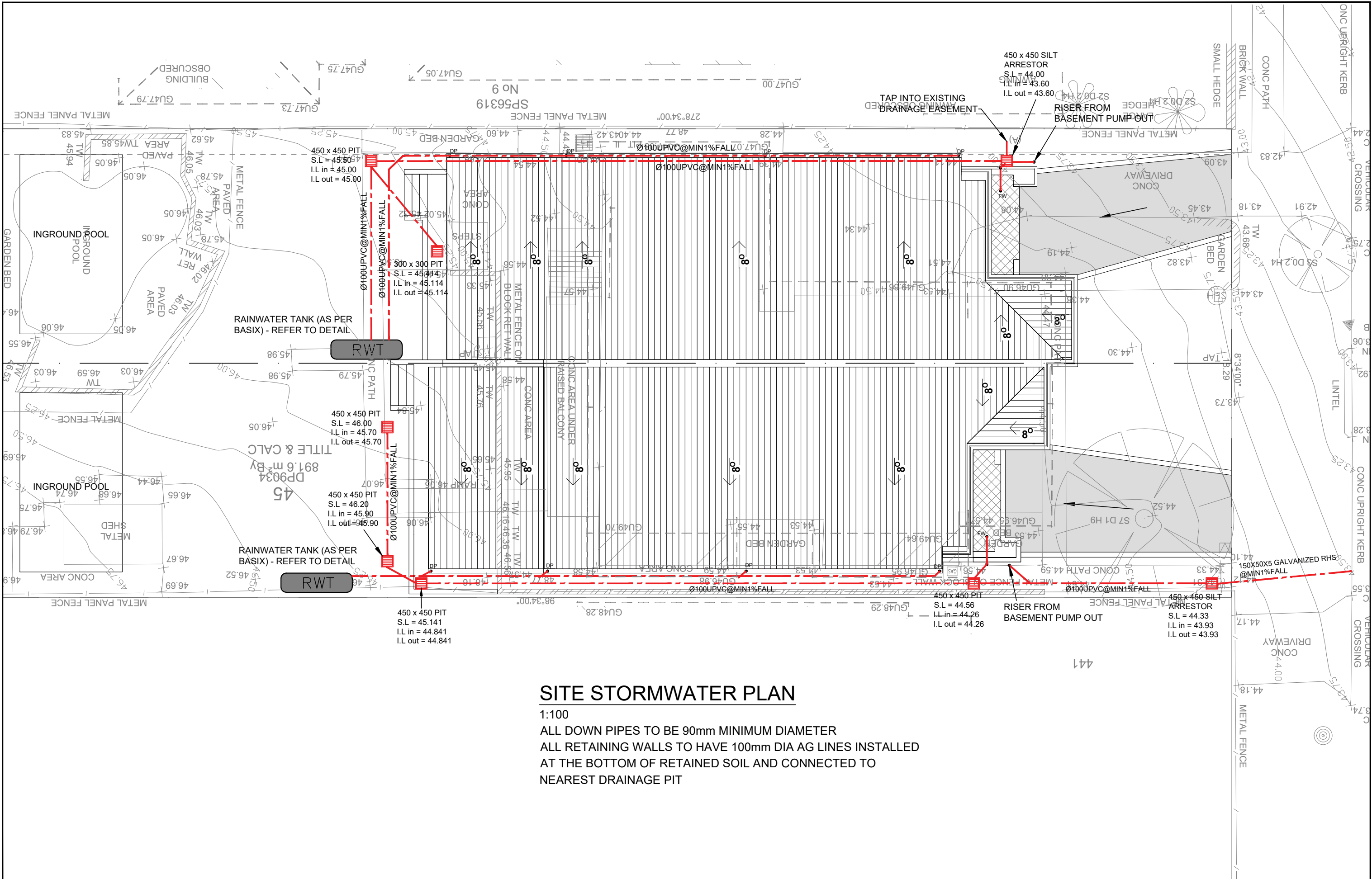
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PROPOSED DUAL OCCUPANCY AT
11 LEE STREET, CONDELL PARK

BASEMENT PLAN

JOB NUMBER: 25019	DWG NUMBER: C01	ORIGINAL SIZE: A3
DRAFTED BY: TH	DATE: 17.02.2025	
DESIGNED BY: TH	SCALE: AS SHOWN	



SITE STORMWATER PLAN

1:100
ALL DOWN PIPES TO BE 90mm MINIMUM DIAMETER
ALL RETAINING WALLS TO HAVE 100mm DIA AG LINES INSTALLED
AT THE BOTTOM OF RETAINED SOIL AND CONNECTED TO
NEAREST DRAINAGE PIT

NOTE: DO NOT SCALE OFF DRAWINGS. REFER TO
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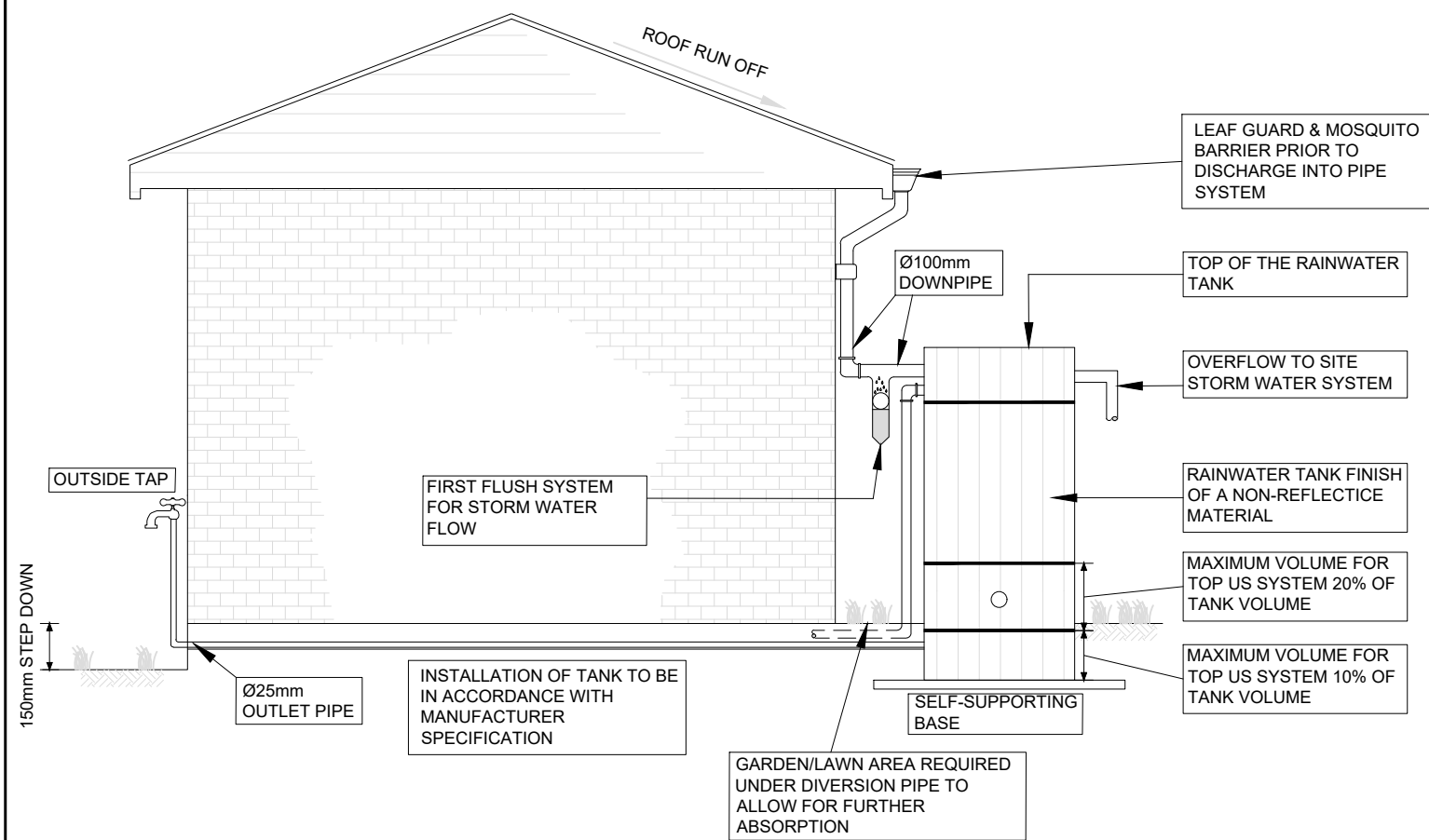
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PROPOSED DUAL OCCUPANCY AT
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SITE PLAN

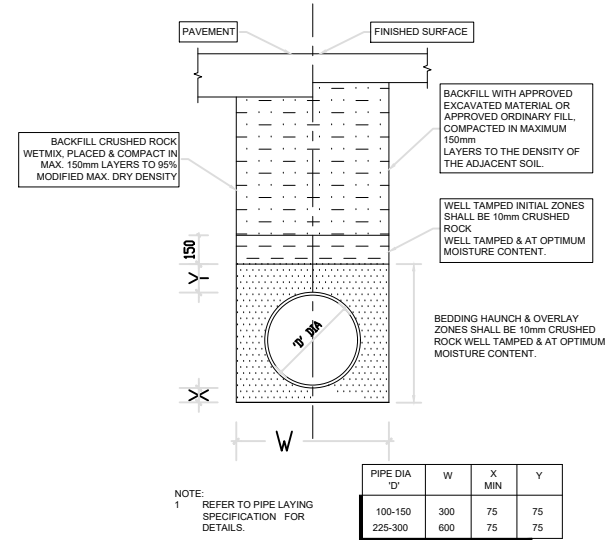
JOB NUMBER: 25019	DWG NUMBER: C02	ORIGINAL SIZE: A3
DRAFTED BY: TH	DATE: 17.02.2025	
DESIGNED BY: TH	SCALE: AS SHOWN	



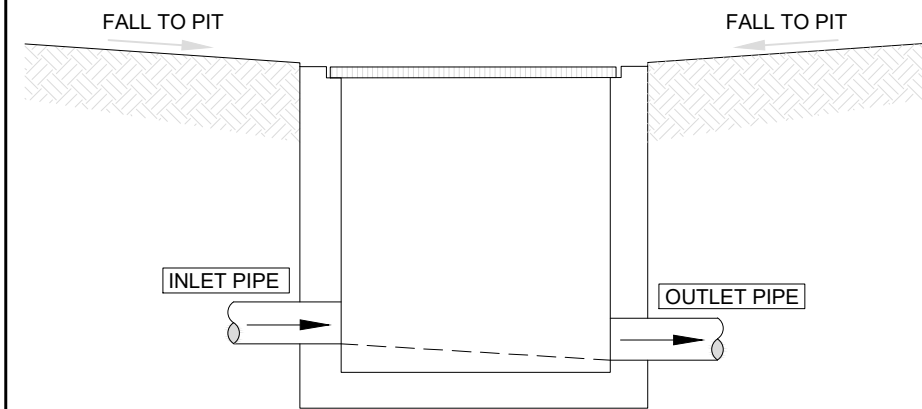
RAINWATER TANK DETAIL
N.T.S

STORAGE TANK NOTES:

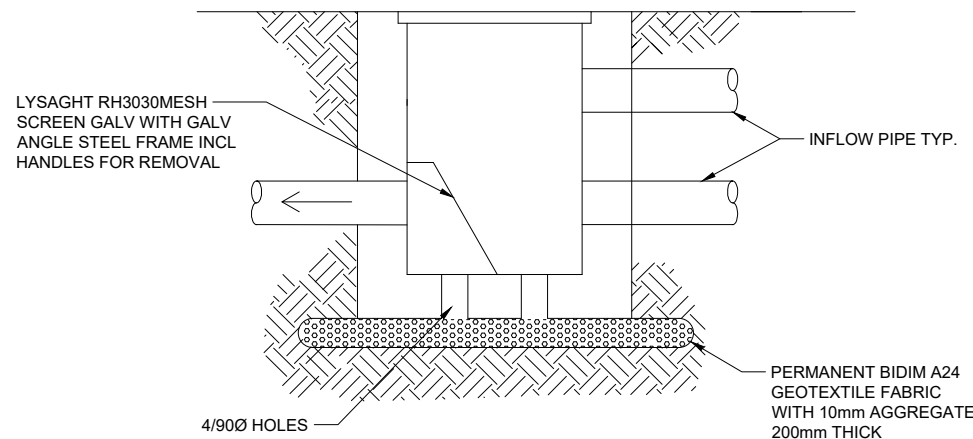
1. TANK WATER TAPS SHALL BE MARKED " RAINWATER NOT TO HUMAN CONSUMPTION".
2. RAINWATER TANKS SHALL BE CONNECTED TO MAINS WATER SUPPLY AS BACK UP.
3. THE PUMP ARE TO BE INSULATED IN ACCORDANCE WITH COUNCIL POLICY.
4. PUMPS SHALL PROVIDE MINIMUM 150 kPa PRESSURE.
5. EACH TANK TOP BE CONNECTED TO INTERNAL REUSE IN TOILET FLUSHING, LAUNDRY COLD WATER, AND TO OUTDOOR TAP FOR IRRIGATION USE.
6. RAINWATER TANK TO BE CLEANED OUT EVERY 6 MONTHS.
7. WATER TANK AND ASSOCIATED STRUCTURE TO BE THE SAME COLOR, OR A COLOR COMPLEMENTARY TO THE DWELLING.
8. TOP TANK TO BE BELOW TO OF NEAREST FENCE, OR 1.8M METERS WHICHEVER IS LESS.
9. THE WATER TANK SHOULD BE LOCATED AT LEAST 900mm FROM ANY PROPERTY BOUNDARY.
10. PLUMBING FROM THE WATER TANK IS TO BE KEPT SEPARATED FROM THE RETICULATED WATER SUPPLY SYSTEM.
11. TANK TO BE BUILT ON SELF-SUPPORTING BASE.
12. PROVIDE BACK-FLOW PREVENTING DEVICE AT MAINS WATER METER.
13. ROOF DRAINING TO TANK MUST NOT CONTAIN LEAD,TAR BASED PAINTS OR ASBESTOS.
14. WATER TO BE DRAWN FROM ANAEROBIC ZONE OF TANK.



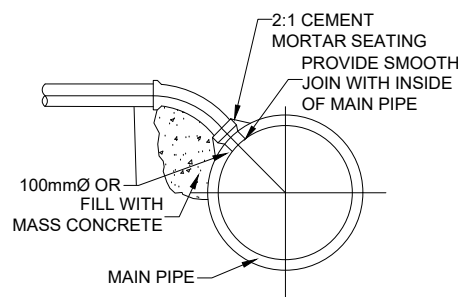
TYPICAL UPVC PIPE LAYING DETAIL
1:20



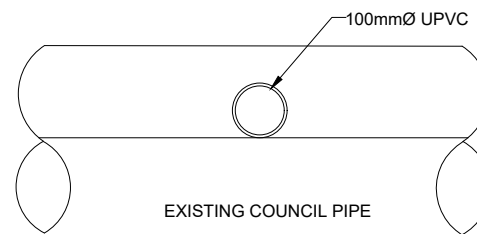
TYPICAL PIT DETAIL
N.T.S



SILT & POLLUTANT ARRESTOR PIT DETAIL
N.T.S



SECTION A



DETAIL 2

TYPICAL CONNECTION TO EXISTING DRAINAGE EASEMENT DETAIL

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PROPOSED DUAL OCCUPANCY AT
11 LEE STREET, CONDELL PARK

STORMWATER DETAILS

JOB NUMBER: 25019	DWG NUMBER: C03	ORIGINAL SIZE: A3
DRAFTED BY: TH	DATE: 17.02.2025	
DESIGNED BY: TH	SCALE: AS SHOWN	

WARNING
PUMP OUT SYSTEM
FAILURE IN BASEMENT
WHEN LIGHT IS FLASHING
AND SIREN SOUNDING

BASEMENT PUMP OUT FAILURE
WARNING SIGN

NOTE:
1- SIGN SHALL BE PLACED IN A CLEAR AND VISIBLE LOCATION
WHERE VEHICLES ENTER THE BASEMENT.

COLOURS:
"WARNING" - RED
BORDER AND OTHER LETTERING - BLACK

PUMP SPECIFICATIONS
STANDARD PUMP-OUT NOTES

THE PUMP-OUT SYSTEM IS DESIGNED TO WORK IN THE FOLLOWING MANNER -

1. THE PUMPS SHALL BE PROGRAMMED TO WORK ALTERNATELY SO AS TO ALLOW BOTH PUMPS TO HAVE EQUAL OPERATION LOAD & PUMP LIFE.
2. A LOW LEVEL FLOAT SHALL BE PROVIDED TO ENSURE THAT THE MINIMUM REQUIRED WATER LEVEL IS MAINTAINED WITHIN THE SUMP AREA OF THE BELOW GROUND TANK. IN THIS REGARD THIS FLOAT WILL FUNCTION AS AN OFF SWITCH FOR THE PUMPS.
3. A SECOND FLOAT SHALL BE PROVIDED AT A HIGHER LEVEL, APPROXIMATELY 300mm ABOVE THE MINIMUM WATER LEVEL, WHEREBY ONE OF THE PUMPS WILL OPERATE & DRAIN THE TANK TO THE LEVEL OF THE LOW LEVEL FLOAT.
4. A THIRD FLOAT SHALL BE PROVIDED AT A HIGH LEVEL, WHICH IS APPROXIMATELY THE ROOF LEVEL OF THE BELOW GROUND TANK. THIS FLOAT SHOULD START THE OTHER PUMP THAT IS NOT OPERATING & ACTIVATE THE ALARM.
5. AN ALARM SYSTEM SHALL BE PROVIDED WITH A FLASHING STROBE LIGHT & A PUMP FAILURE WARNING SIGN WHICH ARE TO BE LOCATED AT THE DRIVEWAY ENTRANCE TO THE BASEMENT LEVEL. THE ALARM SYSTEM SHALL BE PROVIDED WITH A BATTERY BACK-UP IN CASE OF POWER FAILURE.

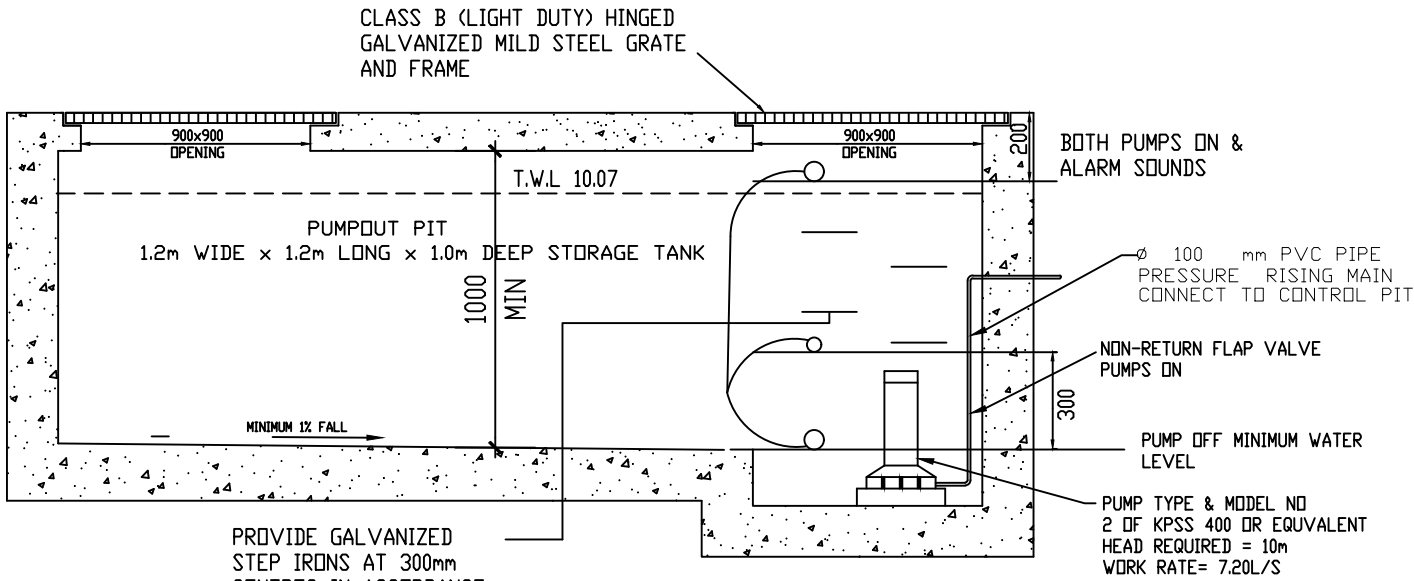
COMPONENTS

1. TWO(2) PUMPS KWIKFLO SUBMERSIBLE PUMPS (415v OR 240v)
2. ONE(1) PUMPS KWIK START CONTROL PANEL (CONTROL DESIGN TO ALTERNATE PUMPS ON START ON CONSECUTIVE START OPERATION)
3. TWO(2) GATE VALVES (BRONZE)
4. TWO(2) CHECK VALVES (SWING TYPE) (BRONZE)
5. TWO(2) SETS OF DISCHARGE HOSES WITH KAMLOK QUICK RELEASE COUPLINGS
6. ALL IN TANK PIT/PIPE AND PIPE FITTINGS, BRACKETS/SUPPORTS, HD GAL. CHAINS
7. FOUR(4) KWIK START KENRAHN MERCURY LEVEL FLOAT REGULATORS
8. INSTALLATION IN PROVIDED TANK/PIT

OPTIONS

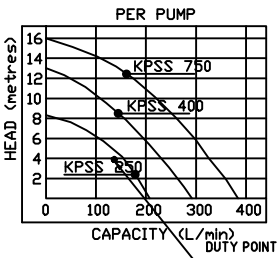
1. TANK PACKAGE/COVERS/MANHOLE, ALARM BELL, LOW LEVEL ALARM REGULATOR

MODEL	DIS. SIZE	MOTOR kw	POWER	Max Capacity	Max Head	Wt. kgs	CABLE m
KPSS 250	40mm BSP	0.25	240v	220 L/min	8 metres	17	5.2metre
KPSS 400	50mm BSP	0.40	240v	290 L/min	13 metres	19	5.2metre
KPSS 750	50mm BSP	0.75	240or415v	380 L/min	16 metres	20	5.2metre



PROVIDE GALVANIZED
STEP IRONS AT 300mm
CENTRES IN ACCORDANCE
WITH THE AUST STANDARDS
AT ALL ACCESS POINTS OF
THE TANK

PUMP STORAGE TANK DETAIL
N.T.S



PUMP PERFORMANCE CURVES

PUMP WELL DETAILS

SUMP SIZE AND PUMP SIZE BASE ON 100 YEAR 5MIN STORM
INTENSITY IS 242mm/hr, AREA DRAINING TOWARDS SUMP IS 42m2
ALLOWANCE MADE FOR SUB SOIL DRAINAGE
 $Q = CIA/3600 = 1.0 \times 242 \times 42 / 3600 = 2.82 \text{ L/S}$
VOLUME REQUIRED IS $2.82 \times (5 \times 60) = 846 \text{ L}$
STORAGE PROVIDED IS $1000 \times 1000 \times 1000 = 1000 \text{ L}$
THEREFORE ADEQUATE STORAGE PROVIDED
PUMP OUT RATE BASED ON 100YR 5MIN STORM = 242mm/hr
 $Q = CIA/3600 = 1.0 \times 242 \times 42 / 3600 = 2.82 \text{ L/s}$
USE 2 / KPSS 400 to pump out 2.82L/s at 3m head

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PROPOSED DUAL OCCUPANCY AT
11 LEE STREET, CONDELL PARK

PUMP OUT PIT DETAILS

JOB NUMBER:

25019

DWG NUMBER:

C04

ORIGINAL SIZE:

A3

DRAFTED BY:

TH

DATE:

17.02.2025

DESIGNED BY:

TH

SCALE:

AS SHOWN

