

STORMWATER MANAGEMENT PLAN

PROPOSED SWIMMING POOL & OUTBUILDING

22B BARDWELL CRESCENT, EARLWOOD NSW

GENERAL NOTES:

- THE BUILDER/CONTRACTOR SHALL LOCATE ALL EXISTING PUBLIC UTILITY SERVICES WITHIN THE SITE, FOOTPATH AREA AND ROAD RESERVE PRIOR TO THE COMMENCEMENT OF ANY WORKS. ALL LOCATIONS AND LEVELS OF SERVICES SHALL BE REPORTED TO THE STORMWATER ENGINEER PRIOR TO THE COMMENCEMENT OF ANY WORKS TO ENSURE THERE ARE NO OBSTRUCTIONS IN THE LINE OF THE DRAINAGE DISCHARGE PIPES.
- THE BUILDER IS TO VERIFY ALL LEVELS ON SITE PRIOR TO COMMENCING CONSTRUCTION. SILT FENCE IS TO BE ERRECTED PRIOR TO COMMENCING WORK. FENCE TO BE MAINTAINED IN WORKING ORDER DURING TIME OF CONSTRUCTION.
- W.A.E. DRAWING BY A REGISTERED SURVEYOR IS REQUIRED PRIOR TO CERTIFICATION OF DRAINAGE.
- ALL THE CLEANING EYES (OR INSPECTION EYES) FOR THE UNDER GROUND PIPES HAVE TO BE TAKEN UP TO THE FINISHED GROUND LEVEL FOR EASY IDENTIFICATION AND MAINTENANCE PURPOSES.
- ALL TERRACE FLOOR & PLANTER GRATES TO HAVE FIRE COLLARS FITTED.
- ALL PITS HAVING AN INTERNAL DEPTH THAT EXCEEDS 10m SHALL BE PROVIDED WITH GALVANISED STEP IRONS AT 300mm CENTRES PLACED IN A STAGGERED PATTERN AND SHALL BE IN ACCORDANCE WITH THE AUSTRALIAN STANDARDS AS 4198-1994.
- ALL LEVELS SHALL RELATE TO THE ESTABLISHED BENCH MARK.
- THE BASE OF ALL DRAINAGE PITS SHALL BE BENCH TO THE INVERT OF THE OULET PIPE.
- ALL GUTTERS SHALL BE MINIMUM 100 x 75mm AND DOWNPIPES SHALL BE MINIMUM 100 x 75mm UNLESS NOTED OTHERWISE.
- ALL STORMWATER DRAINAGE PIPES SHALL BE A MINIMUM Ø100mm PVC LAID AT 1% MINIMUM GRADE UNLESS NOTED OTHERWISE ON THE DRAWING. WHERE GROUND COVER OVER THE PIPES IS LESS THAN 300mm THE STORMWATER PIPES SHALL BE SEWER GRADE uPVC.
- THE BUILDER SHALL ENSURE THAT THE STORMWATER ENGINEERING DRAWINGS CORRESPOND TO THE ARCHITECTURAL, STRUCTURAL AND LANDSCAPE DRAWINGS.
- IF THERE EXISTS ANY DISCREPANCIES BETWEEN THE DRAWINGS THE BUILDER SHALL REPORT THE DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCEMENT OF ANY WORKS.
- ALL MULCHING TO BE USED WITHIN THE AREA DESIGNATED AS ON SITE DETENTION STORAGE SHALL BE OF A NON-FLOATABLE MATERIAL SUCH AS DECORATIVE RIVER GRAVEL. PINE BARK MULCHING SHALL NOT BE USED WITHIN THE DETENTION STORAGE AREA.
- ALL WORKS WITHIN THE FOOTPATH AREA SHALL BE SUITABLY BARRICADED AND SIGNPOSTED IN ACCORDANCE WITH A TRAFFIC MANAGEMENT PLAN THAT HAS BEEN PREPARED BY A QUALIFIED AND RMS ACCREDITED TRAFFIC ENGINEER AND APPROVED BY COUNCIL.
- IT IS THE RESPONSIBILITY OF THE BUILDER OR CONTRACTOR CARRYING OUT THE WORKS WITHIN THE FOOTPATH AREA AND ROAD RESERVE TO OBTAIN THE NECESSARY APPROVED DOCUMENTS AS OUTLINED ABOVE.
- ALL RETAINING WALLS SHALL BE CONSTRUCTED COMPLETELY WITHIN THE PROPERTY BOUNDARY LIMITS TO DETAILS PREPARED BY THE STRUCTURAL ENGINEER. WALLS FORMING THE ON SITE DETENTION SYSTEM SHALL BE OF MASONARY/BRICK CONSTRUCTION AND SHALL BE WATER TIGHT.
- ALL SUB-SOIL DRAINAGE SHALL BE A MINIMUM OF Ø65mm AND SHALL BE PROVIDED WITH A FLITER SOCK. THE SUBSOIL DRAINAGE SHALL BE INSTALLED IN ACCORDANCE WITH DETAILS TO BE PROVIDED BY THE LANDSCAPE ARCHITECT.
- PRIOR TO COMMENCING ANY WORKS ON THE SITE, THE BUILDER SHALL ENSURE THAT THE INVERT LEVELS OF WHERE THE SITES STORMWATER SYSTEM CONNECTS INTO THE COUNCIL'S KERB/DRAINAGE SYSTEM MATCHES THE DESIGN LEVELS. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGN ENGINEER IMMEDIATELY.

SERVICES NOTES:

- IT IS THE CONSTRUCTORS RESPONSIBILITY TO NOTIFY THE RELEVANT SERVICES AUTHORITIES OF THE WORKS AND VERIFY THE LOCATION OF ALL EXISTING SERVICES PRIOR TO ANY CONSTRUCTION ACTIVITIES COMMENCING.
- THE CONSTRUCTOR SHALL LIAISE AND COORDINATE THE TIMING OF THE CONSTRUCTION OF THE WORKS WITH THE RELEVANT SERVICES AUTHORITIES AND/OR OTHER CONSTRUCTORS INSTALLING SERVICES CONCURRENTLY AT THIS SITE.
- THE LOCATION OF ALL EXISTING SERVICES SHOWN ON THE DRAWINGS ARE APPROXIMATE ONLY AND HAVE BEEN TAKEN FROM INFORMATION PROVIDED BY THE RELEVANT SERVICE AUTHORITIES.
- THE CONSTRUCTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE CAUSED TO EXISTING SERVICES AS A RESULT OF THE CONSTRUCTION WORKS.
- THE COORDINATION OF TELECOMMUNICATIONS, ELECTRICAL, GAS, WATER, SEWER, STORMWATER AND ANY OTHER SERVICE SHALL BE THE RESPONSIBILITY OF THE CONSTRUCTOR.

RAINWATER TANK NOTES:

- LABELS SHALL BE FIXED ADJACENT TO ALL OUTDOOR WATERING TAPS STATING THAT THE WATER IS NOT TO BE CONSUMED.
- AN EMERGENCY MAINS TAP SHALL BE PROVIDED ADJACENT TO THE WATER METER AND CONNECTED TO THE MAINS SUPPLY
- RAINWATER TANK SUPPLY SHALL NOT BE CONNECTED TO DRINKING AND BATHING WATER TAP OUTLETS.
- FIRST FLUSH DEVICES TO BE FITTED TO ALL DOWNPIPES CONNECTED TO RAINWATER TANK.
- TANK SHALL BE CONNECTED TO A SYDNEY WATER APPROVED CONTROL PANEL TO ENSURE MAINS WATER SUPPLY IS PROVIDED WHEN TANK EMPTIES.
- ALL PIPES WITHIN CHARGED RAINWATER COLLECTION SYSTEM TO BE MIN. Ø100 uPVC AND ALL JOINTS SOLVENT WELDED.
- ALL PLUMBING WORKS SHALL BE CARRIED OUT BY A LICENSED PLUMBER IN ACCORDANCE WITH SYDNEY WATER GUIDELINES AND THE "NSW CODE OF PRACTICE: PLUMBING & DRAINAGE".

SEDIMENT & EROSION CONTROL NOTES:

- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED, PLACED AND MAINTAINED IN ACCORDANCE WITH COUNCIL'S STANDARDS AND THE DEPARTMENT OF HOUSING'S "MANAGING URBAN STORMWATER: SOILS AND CONSTRUCTION" MANUAL.
- NO CONSTRUCTION WORKS ARE TO COMMENCE ON SITE UNTIL ALL EROSION AND SEDIMENT CONTROL MEASURES ARE IN PLACE AND HAVE BEEN INSPECTED AND APPROVED BY THE PRINCIPAL CERTIFYING AUTHORITY.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REGULARLY INSPECTED, IN PARTICULAR AFTER STORMS, AND REPAIRED OR MAINTAINED AS REQUIRED TO ENSURE THE MEASURES' CORRECT AND EFFICIENT FUNCTION THROUGHOUT THE DURATION OF THE WORKS, UNTIL SUCH TIME AS THE PRINCIPAL CERTIFYING AUTHORITY AUTHORISES THE REMOVAL OF SUCH MEASURES.
- ALL STOCKPILES SHALL BE CLEAR OF ALL TREES AND DRAINAGE LINES (INCLUDING OVERLAND FLOW PATHS) AND PROTECTED FROM EROSION.
- DUST CONTROL MEASURES SHALL BE IMPLEMENTED CONTINUOUSLY DURING CONSTRUCTION
- ALL AREAS OF THE SITE DISTURBED AND GRADED SHALL BE REVEGETATED AS SOON AS CONSTRUCTION WORKS HAVE BEEN COMPLETED.

BOX GUTTER NOTES:

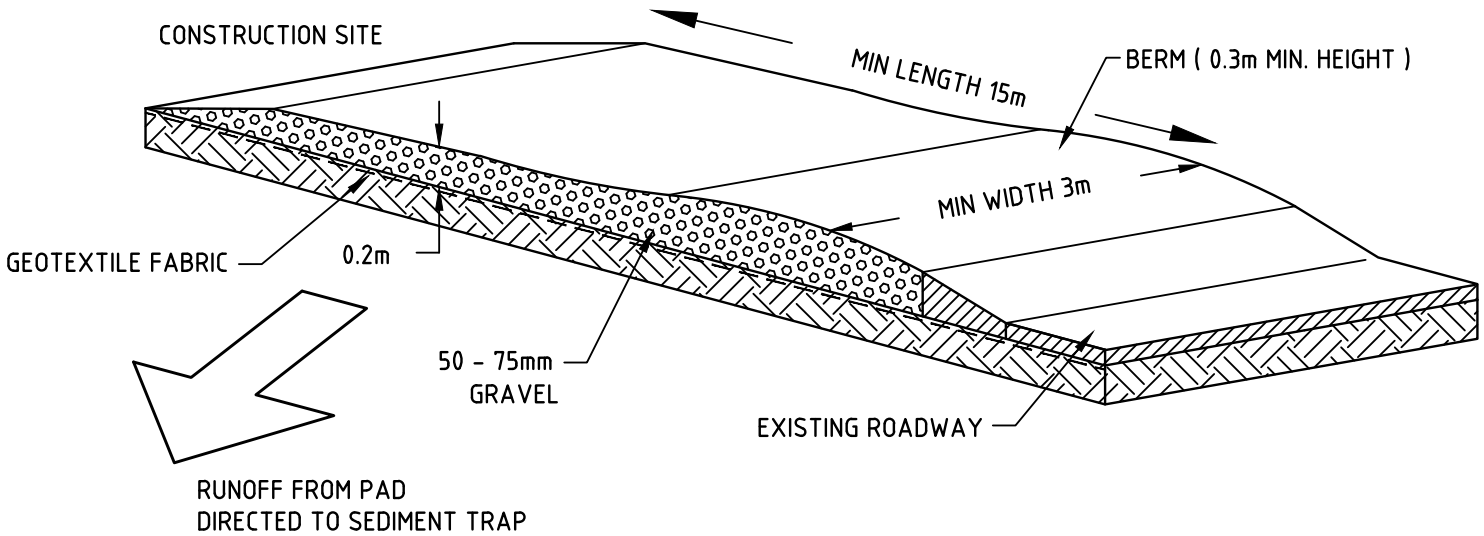
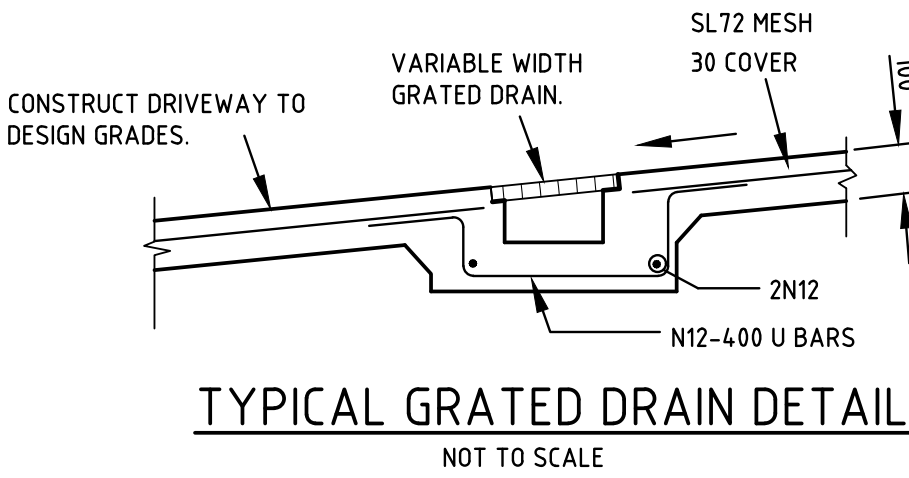
- ALL BOX GUTTERS TO HAVE A MINIMUM UNIFORM SLOPE OF 0.5% OVER THE ENTIRE GUTTER LENGTH U.N.O.
- PLUMBER /BUILDER IS TO ENSURE THAT ALL EMERGENCY OVERFLOW PROVISIONS DETAILED ARE IMPLEMENTED IN ACCORDANCE WITH THE APPROVED PLANS AS WELL AS ADDITIONAL MEASURES WHERE DEEMED NECESSARY ON SITE.
- BOX GUTTER WIDTH AND DEPTH SHOWN ON THIS PLAN ARE THE MINIMUM ALLOWABLE DIMENSIONS AT THE UPSTREAM END/CREST OF GUTTER U.N.O.
- ALL RESIDENTIAL BOX GUTTERS TO HAVE A MINIMUM WIDTH OF 200MM

LEGEND:

---	PROPOSED PIEWORK	PIT P1	PIT NO.
---	PROPOSED PUMP RISER	450X450	PIT SIZE
---	PIPE CAST IN SLAB	S.L. 10.45	SURFACE LEVEL
---	PROPOSED AG. LINE	ILL. 10.00	INVERT LEVEL
---	SILT FENCE	GD1	GRATED DRAIN NO.
---	DOWNPIPE	200X100	WIDTH & DEPTH
---	EXISTING LEVEL	S.L. 10.45	SURFACE LEVEL
---	PROPOSED LEVEL	ILL. 10.00	PIPE INV. LEVEL
---	ROOF / SURFACE FALL	FGL	denotes FINISHED FLOOR LVL
---	Ø100 FLOOR GRATE	FGL	denotes FINISHED GARAGE LVL
---	SPS FLOOR GRATE	SL	denotes SURFACE LEVEL
---	PLANTER GRATE	IL	denotes PIT/PIPE INVERT
---	GRATED DRAIN	CL	denotes ORIFICE CENTERLINE
---	SURFACE INLET PIT	TK	denotes TOP OF KERB
---	SEALED JUNCTION PIT	GI	denotes GUTTER INVERT
---	CLEANING EYE	LIP	denotes LIP LINE
		LB	denotes LAY BACK
		BP	denotes BACK of PATH
		FP	denotes FRONT of PATH
		BDY	denotes BOUNDARY
		EB	denotes EDGE OF BITUMEN
		CR	denotes CENTRELINE
		PP	denotes POWER POLE
		SC	denotes SAW CUT

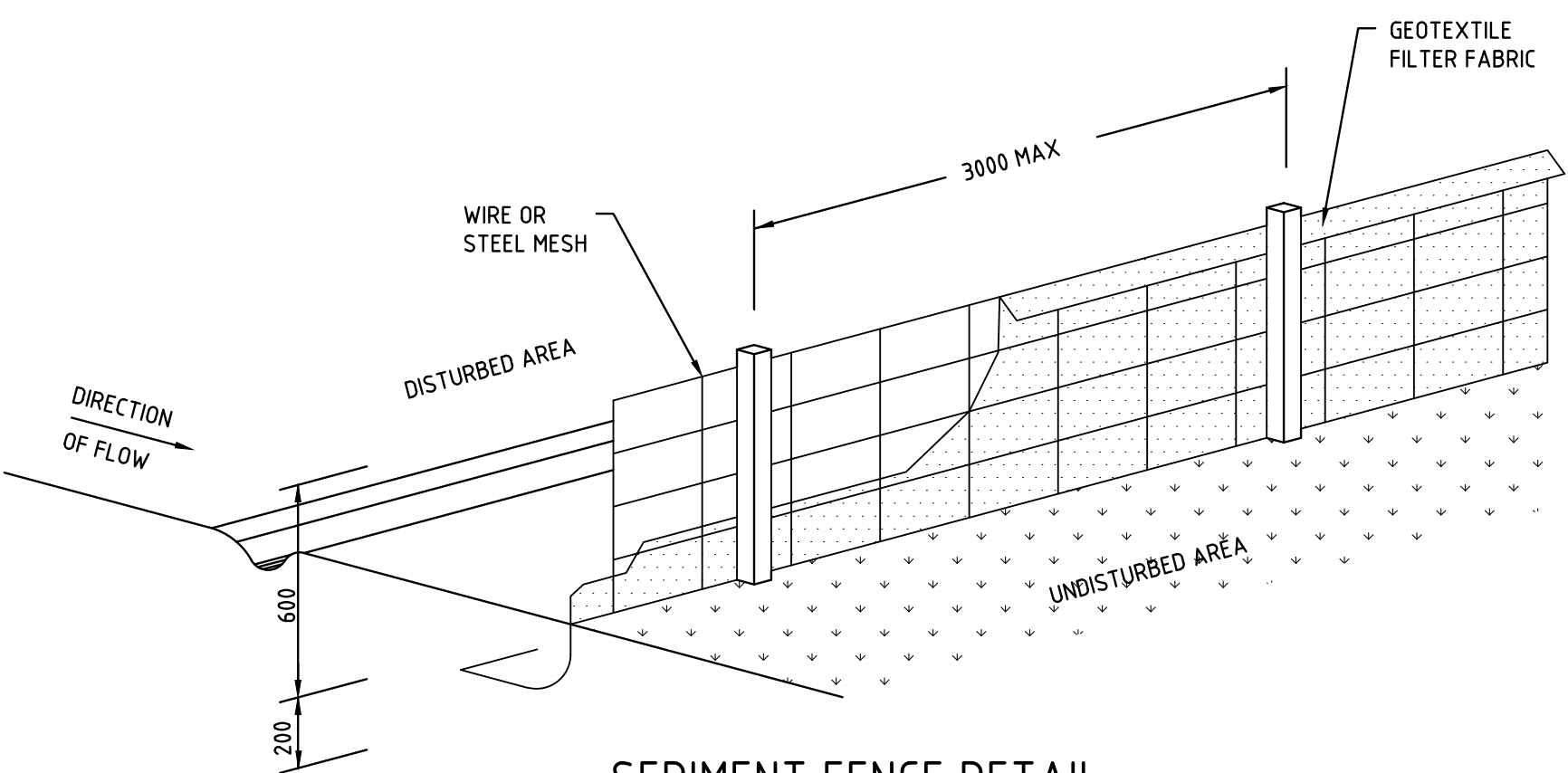
SUSPENDED DRAINAGE NOTES:

- ALL SUSPENDED DRAINAGE LINES TO BE SEWER GRADE uPVC U.N.O.
- ALL LINES SHALL BE SOLVENT WELDED AND PRESSURE TESTED IN ACCORDANCE WITH AS3500.3-2018 TO ENSURE WATERTIGHTNESS
- ALL SUSPENDED LINES SHALL BE SUPPORTED AT MAX. 1200 CENTERS WITH LIGHT DUTY FIXTURES IN ACCORDANCE WITH THE MANUFACTURERS TECHNICAL MANUAL.
- WHERE NOTED, CHARGED LINES MUST BE SUPPORTED WITH HEAVY DUTY FIXTURES CAPABLE OF SUPPORTING THE WEIGHT OF A FULLY CHARGED LINE
- STORMWATER SHALL TAKE PRECEDENCE TO ALL NON-GRAVITY SERVICES, ANY SERVICE CLASHES OR DISCREPANCIES MUST BE REPORTED TO THE DESIGNING ENGINEER IMMEDIATELY



TEMPORARY CONSTRUCTION ENTRANCE/EXIT DETAIL

NOT TO SCALE



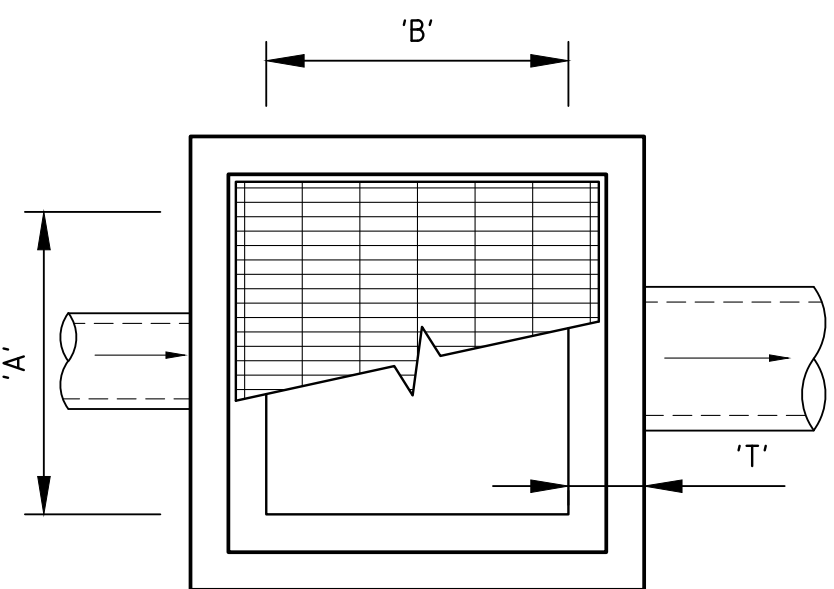
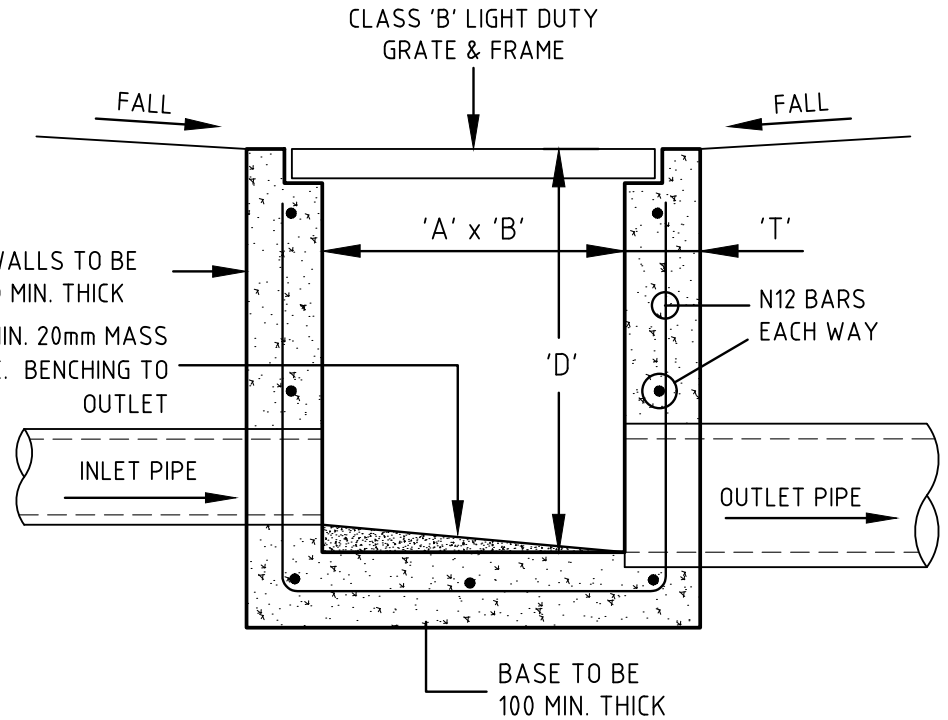
SEDIMENT FENCE DETAIL

NOT TO SCALE

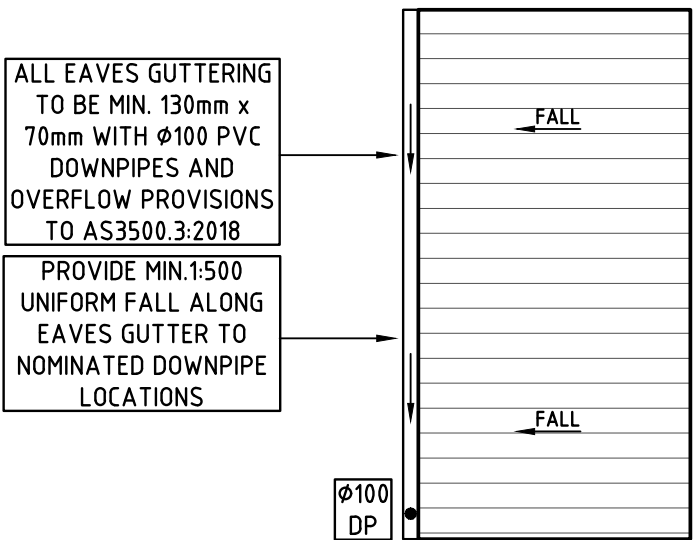
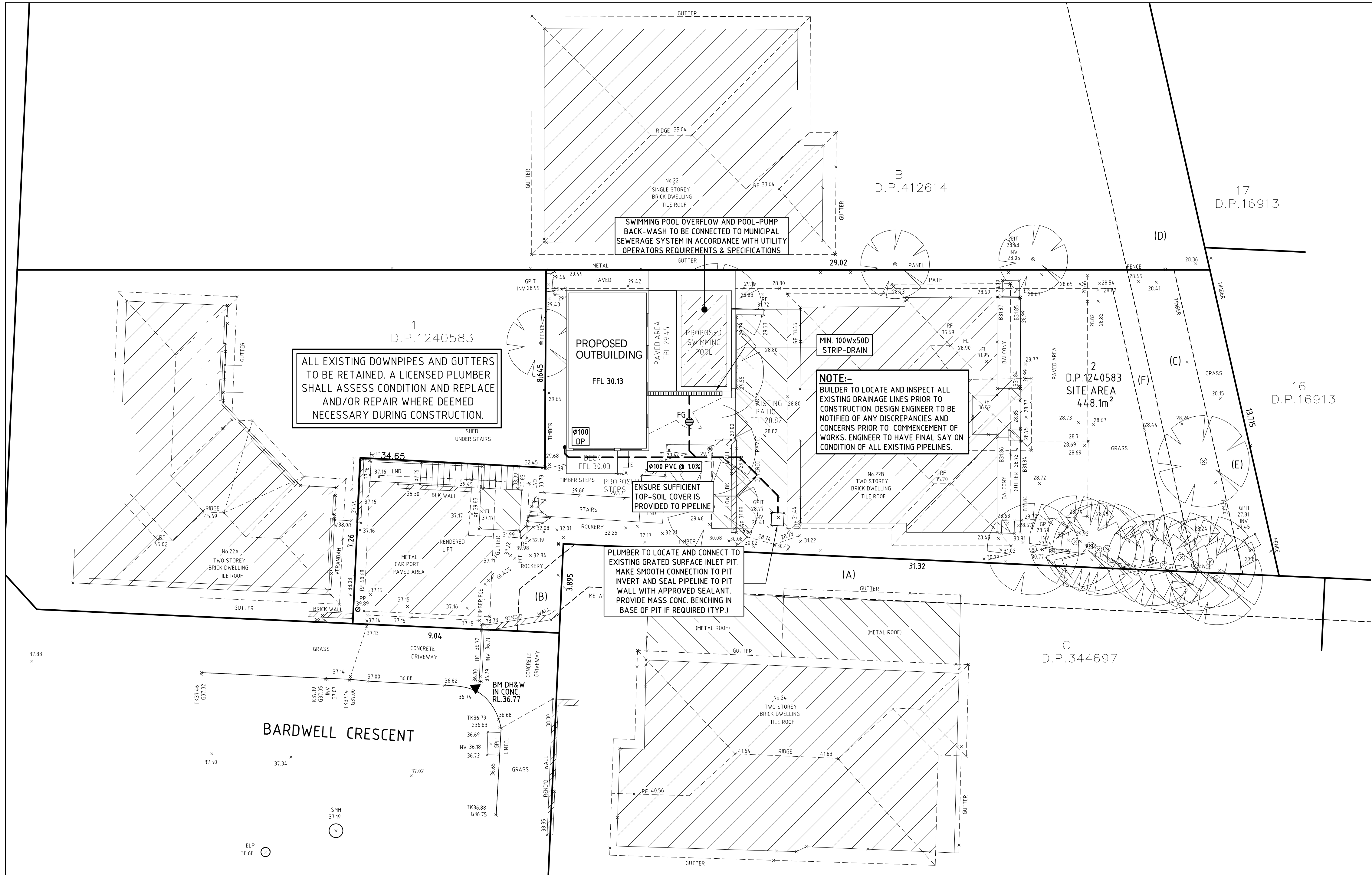
SCALE BAR 1:100		0 1 2 3 4 5 10	
MJW		CIVIL & STORMWATER CONSULTING ENGINEERS	
Office: 21 Greens Avenue Oaklands NSW 2107		Phone: 02 8320 0502	
Online: www.mjwcivil.com.au		Email: info@mjwcivil.com.au	
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01 ISSUED FOR APPROVAL		MJW	22/01/2025
ISSUE	DESCRIPTION	BY	DATE
PROJECT			
PROPOSED SWIMMING POOL & STUDIO			
22B BARDWELL CRESCENT			
EARLWOOD NSW			
DRAWING TITLE			
STORMWATER LAYOUT PLAN			
TITLE PAGE, NOTES & DETAILS			
		ISSUED FOR COMPLYING DEVELOPMENT CERT.	
CHECKED AND APPROVED BY:		Date:	
Signature: Mathew J. Wahbe		22/01/2025	
MATHEW J. WAHBE		DIRECTOR - B.E.Hons (CIVIL) MIE Aust., CPEng, NER	
DESIGNED	MJW	JOB NUMBER	ISSUE
CHECKED	MJW	1167-CDC	01
DATUM	AHD	SHEET NUMBER	A1
SCALE	1:100	SW001	

TYPICAL SURFACE INLET PIT DETAIL

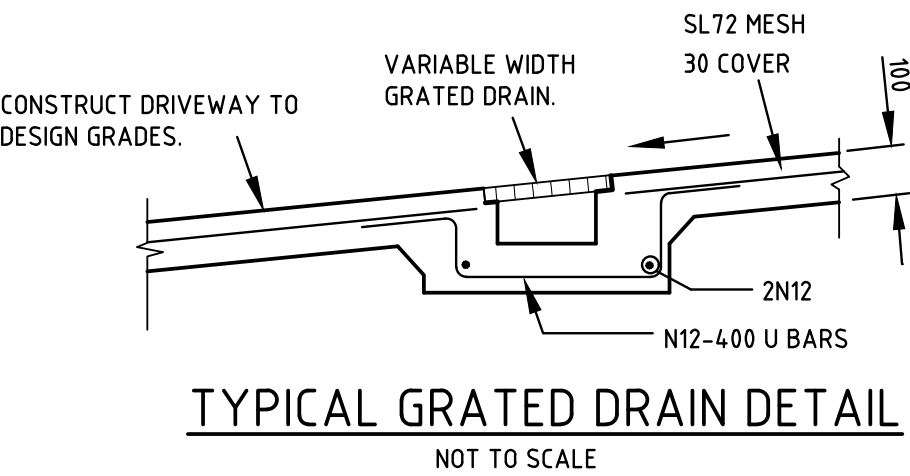
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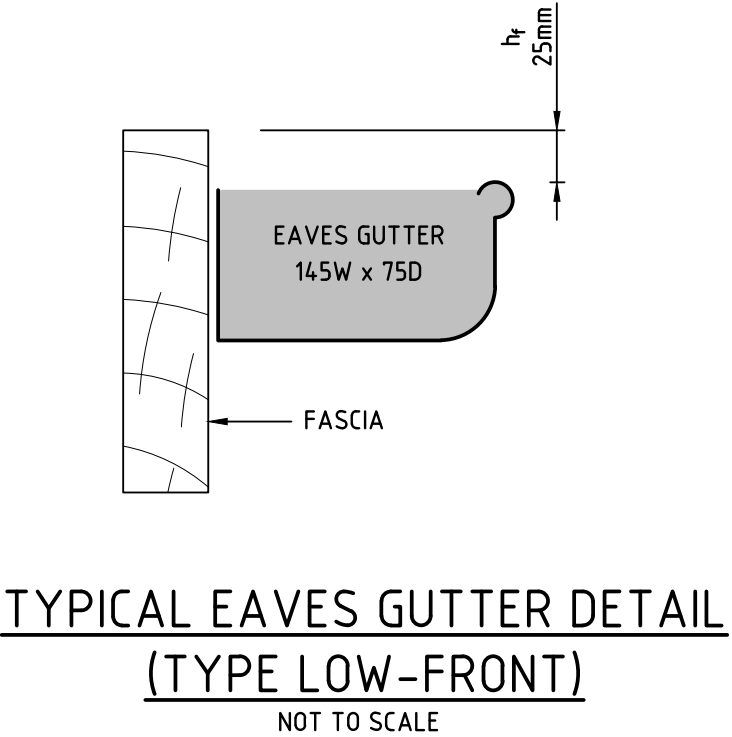
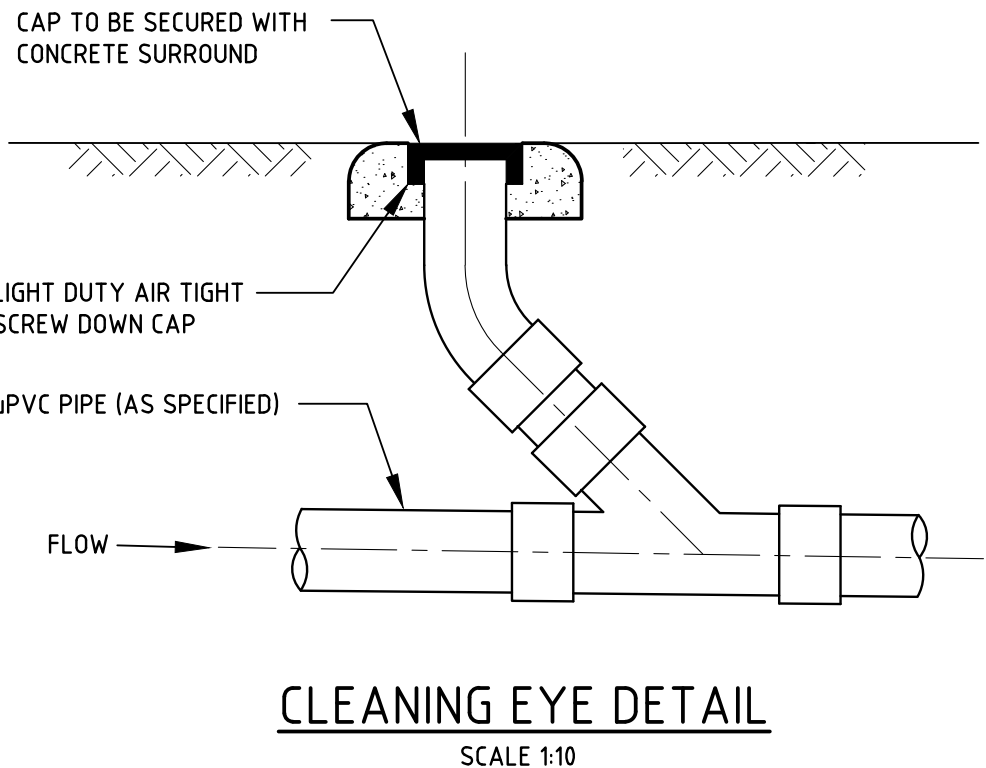
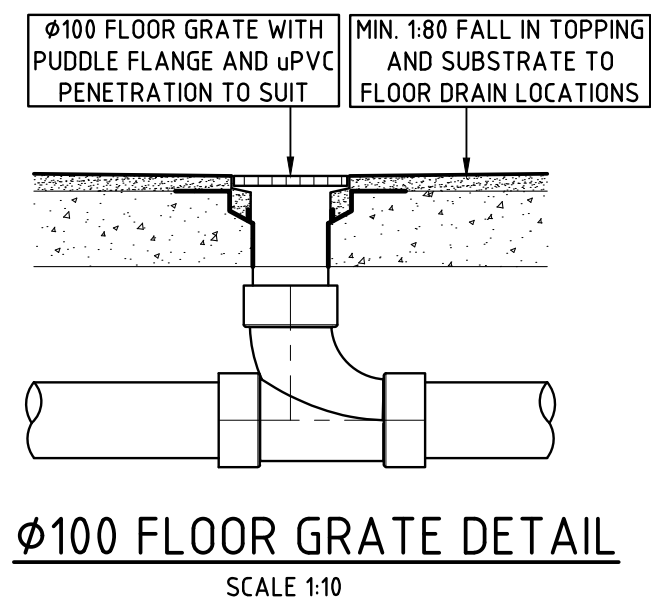
DEPTH	'A'	'B'	'T'	REQ SPACING
D ≤ 450	350	350	100	N12-400 H + V
450 < D ≤ 600	450	450		
600 < D ≤ 900	600	600		
900 < D ≤ 1200	600	900	150	N12-200 H + V
1200 < D ≤ 2000	900	900		N12 CORNER BARS



STORMWATER LAYOUT PLAN
ROOF LEVEL
SCALE 1:100



STORMWATER LAYOUT PLAN
SITE PLAN
SCALE 1:100



SCALE BAR 1:100		
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CHECKED AND APPROVED BY:		Date:
Signature: <i>Mathew J. Wahbe</i>		22/01/2025
MATHEW J. WAHBE		
DIRECTOR - B.E.Hons (CIVIL) MIE Aust. CPEng. NER		
DESIGNED	MJW	ISSUE
CHECKED	MJW	01
DATUM	AHD	
SCALE	1:100	
JOB NUMBER		
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