






CONCEPT STORMWATER MANAGEMENT PLANS

PROPOSED NEW RESIDENTIAL DEVELOPMENT

NO.44 COLIN STREET, LAKEMBA NSW 2195

LEGEND

| | |
|---|--|
|  | GRATED INLET PIT |
| 450x450 | 450mm SQUARE INTERNAL |
| GRT 75.54 | GRATE LEVEL = RL 75.54 |
| IL 75.12 | INVERT LEVEL = RL 75.12 |
| ○ IO | INSPECTION OPENING CAP |
| ○ DP | PROPOSED DOWNPIPE 90mm dia or 100mm x 50mm RECTANGULAR UNO |
|  | EXISTING TREE |
|  | GRATED TRENCH DRAIN |
|  | GRATED ROUND OUTLET 100mm DIAMETER |
|  | PROPOSED DOWNPIPE SPREADER |
| - . - . - | 100mm DIA CHARGED/1% MIN- ROOF AREA ONLY |
| - - - - - | STORMWATER DRAINAGE |
| ⇒ | OVERLAND FLOW OR BASIN OVERFLOW PATH |

CITY OF CANTERBURY BANKSTOWN COUNCIL'S STORMWATER MANAGEMENT CODE

DESIGN CODE: DEVELOPMENT DESIGN SPECIFICATION-D5- DRAINAGE DESIGN

PROPOSED DEVELOPMENT: NEW RESIDENTIAL DEVELOPMENT PROPOSAL

SITE AREA: 741.70m²

PROPOSAL IS FOR A NEW DUAL OCCUPANCY.

SITE COVERAGE = 310m² (ROOF) + 56.60m² (DRIVEWAY) = 366.60/741.70=50%
OSD IS NOT APPLICABLE AS THE SITE COVERAGE IS LESS THAN 70%.

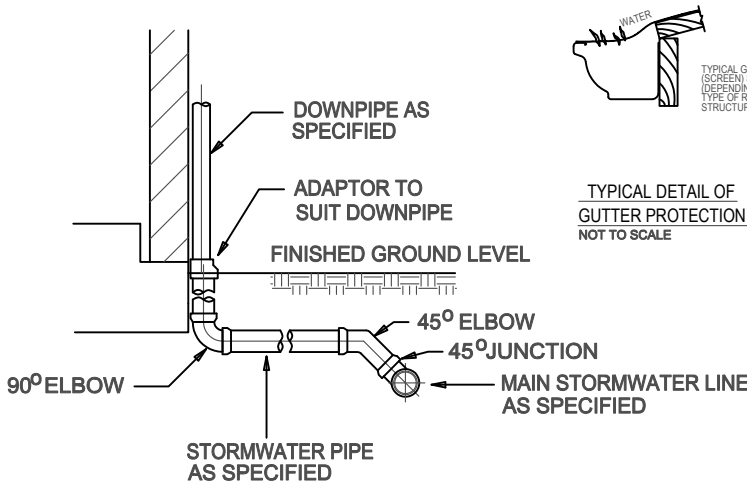
PROPOSED NEW DWELLINGS TO COLLECT MINIMUM 30m² OF ROOF AREAS AND
CHARGE TO ABOVE GROUND 3000 LITRE RAINWATER TANKS WITH THE OVERFLOW TO
DISCHARGE TO THE KERB & GUTTER AS SHOWN.

REFER TO SHEETS D2 & D3 FOR DESIGN AND CALCULATIONS.

DESIGN BASED ON COUNCIL CODE, AS3500 AND AR & R.

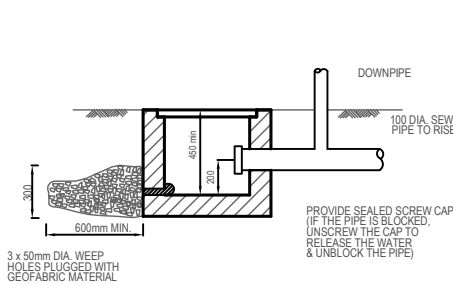
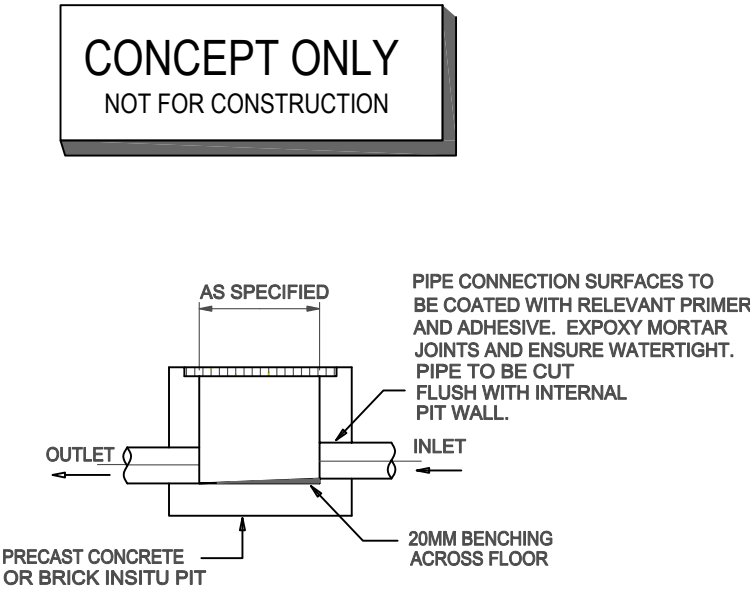
GENERAL NOTES

1. FINAL LOCATION OF NEW DOWNPIPES TO BE DETERMINED BY BUILDER/ARCHITECT AT TIME OF CONSTRUCTION.
2. THESE DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS DRAWINGS. ANY DISCREPANCIES TO BE REFERRED TO THE ENGINEER BEFORE PROCEEDING WITH WORK.
3. ALL MATERIALS AND WORKMANSHIP TO BE IN ACCORDANCE WITH AS/NZS 3500.3:2003 STORMWATER DRAINAGE, BCA AND LOCAL COUNCIL POLICY/CONSENT/REQUIREMENTS.
4. ALL DIMENSIONS AND LEVELS TO BE VERIFIED BY BUILDER ON-SITE PRIOR TO COMMENCEMENT OF WORKS. THESE DRAWINGS ARE NOT TO BE SCALED FOR DIMENSIONS NOR TO BE USED FOR SETOUT PURPOSES.
5. ALL SURVEY INFORMATION AND PROPOSED BUILDING AND FINISHED SURFACE LEVELS SHOWN IN THESE DRAWINGS ARE BASED ON LEVELS OBTAINED FROM DRAWINGS BY OTHERS.
6. THESE DRAWINGS DEPICT THE DESIGN OF SURFACE STORMWATER RUNOFF DRAINAGE SYSTEMS ONLY AND DO NOT DEPICT ROOF DRAINAGE OR SUBSOIL DRAINAGE SYSTEMS UNLESS NOTED OTHERWISE. THE DESIGN OF ROOF AND SUBSOIL DRAINAGE SYSTEMS IS THE RESPONSIBILITY OF OTHERS.
7. ALL STORMWATER DRAINAGE PIPES ARE TO BE 100mm DIAMETER uPVC AT MINIMUM 1% GRADE UNLESS NOTED OTHERWISE.
8. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE AND LEVEL ALL EXISTING SERVICES OR OTHER STRUCTURES WHICH MAY AFFECT/BE AFFECTED BY THIS DESIGN PRIOR TO COMMENCEMENT OF WORKS.
9. ALL PITS WITHIN DRIVEWAYS TO BE 150mm THICK CONCRETE OR EQUAL.
10. THIS PLAN IS THE PROPERTY OF EZE DRAINAGE DESIGNS PTY LTD AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM EZE DRAINAGE DESIGNS PTY LTD.



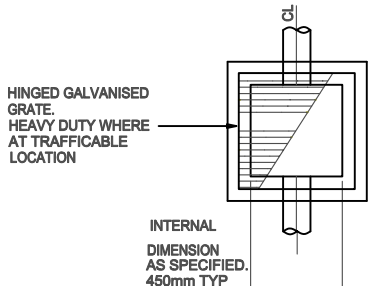
TYPICAL DETAIL - DOWNPIPE CONNECTION

NOT TO SCALE



TYPICAL DETAIL - CHARGED SYSTEM CLEANOUT PIT

NOT TO SCALE



TYPICAL DETAIL - STANDARD PIT

NOT TO SCALE



CONCEPT ONLY
NOT FOR CONSTRUCTION

| | | |
|-----|----------|-----------|
| | | |
| A | 25.03.25 | DA ISSUE |
| ISS | DATE | AMENDMENT |

ARCHITECT/BUILDER
ALLCASTLE HOMES
CLIENT
MR. F HAGEALI

EZE DRAINAGE DESIGNS
Pty Ltd ACN 656 950 793
Ph: (02) 97067767
Fax: (02) 94754315
CONSULTING ENGINEERS
CIVIL & STORMWATER MANAGEMENT
Mobile: 0405507654
Email : info@ezeeng.com.au

DWG TITLE
COVER SHEET & CALCULATION TABLE
PROJECT TITLE
PROPOSED NEW RESIDENTIAL DEVELOPMENT
No. 44 COLIN STREET, LAKEMBA NSW 2195

| | | | |
|---|--------|--|-------|
| DESIGNED BY : EZ | | ISSUED BY :  BE MIE Aust PENG | |
|  | | | |
| JOB No | DWG No | No IN SET | ISSUE |
| 17102 | D1 | 4 | A |

NOTE
THIS DRAWING IS FOR STORMWATER
MANAGEMENT DESIGN AND DOES
NOT COVER ANY OVERLAND FLOW
DESIGN REQUIREMENTS.

NOTE
LOCATION OF NEW DOWNPIPES
SHOWN ON THIS DRAWING ARE
SUBJECT TO VERIFICATION BY
BUILDER DURING CONSTRUCTION.
DOWNPIPE LOCATION MAY BE VARIED
PROVIDED INTENT OF THIS DESIGN
IS MAINTAINED.

NOTE
LOCATION OF NEW PITS
SHOWN ON THIS DRAWING ARE
SUBJECT TO VERIFICATION BY
BUILDER DURING CONSTRUCTION.
PIT LOCATIONS MAY BE VARIED
PROVIDED INTENT OF THIS DESIGN
IS MAINTAINED.

BASIX COMMITMENT
3000 LITRE (MINIMUM)
RAINWATER TANK TO BE
CONNECTED TO 30m² OF ROOF
AREA IN ACCORDANCE WITH
BASIX CERTIFICATE NO: 1788348M

NOTE
THIS DRAWING IS NOT TO BE USED
FOR SETOUT PURPOSES- REFER TO
ARCHITECTURAL DRAWINGS.

WARNING
LOCATION AND DEPTH OF ALL
UNDERGROUND SERVICES TO
BE INVESTIGATED WITH THE
RELEVANT AUTHORITIES PRIOR
TO COMMENCING WORKS.



NOTE
CONNECT ONLY ROOF AREA TO
PROPOSED RAINWATER TANK. FIRST
FLUSH DEVICES TO BE INSTALLED TO
MANUFACTURERS SPECIFICATIONS.

BASIX RAINWATER/RE-USE TANK 2
3000 litre ABOVE GROUND TANK
DIMENSIONS : 2400 LONG x 800 WIDE x 1860 HEIGHT
"KINGSPAN SLIMLINE SERIES " TANK
OR EQUAL.FOR RE-USE IN ACCORDANCE WITH
BASIX CERTIFICATE. INSTALL TO MANUFACTURERS
SPECIFICATIONS, AS 3500, DEPT HEALTH
AND COUNCIL'S REQUIREMENTS.
REFER TYPICAL DETAIL SHEET D3 & D4.
TANK INVERT = RL 34.10
TOP TANK = RL 35.96
CONNECT AT LEAST 30m² OF ROOF AREA TO
TANK AS REQUIRED BASIX CERTIFICATE

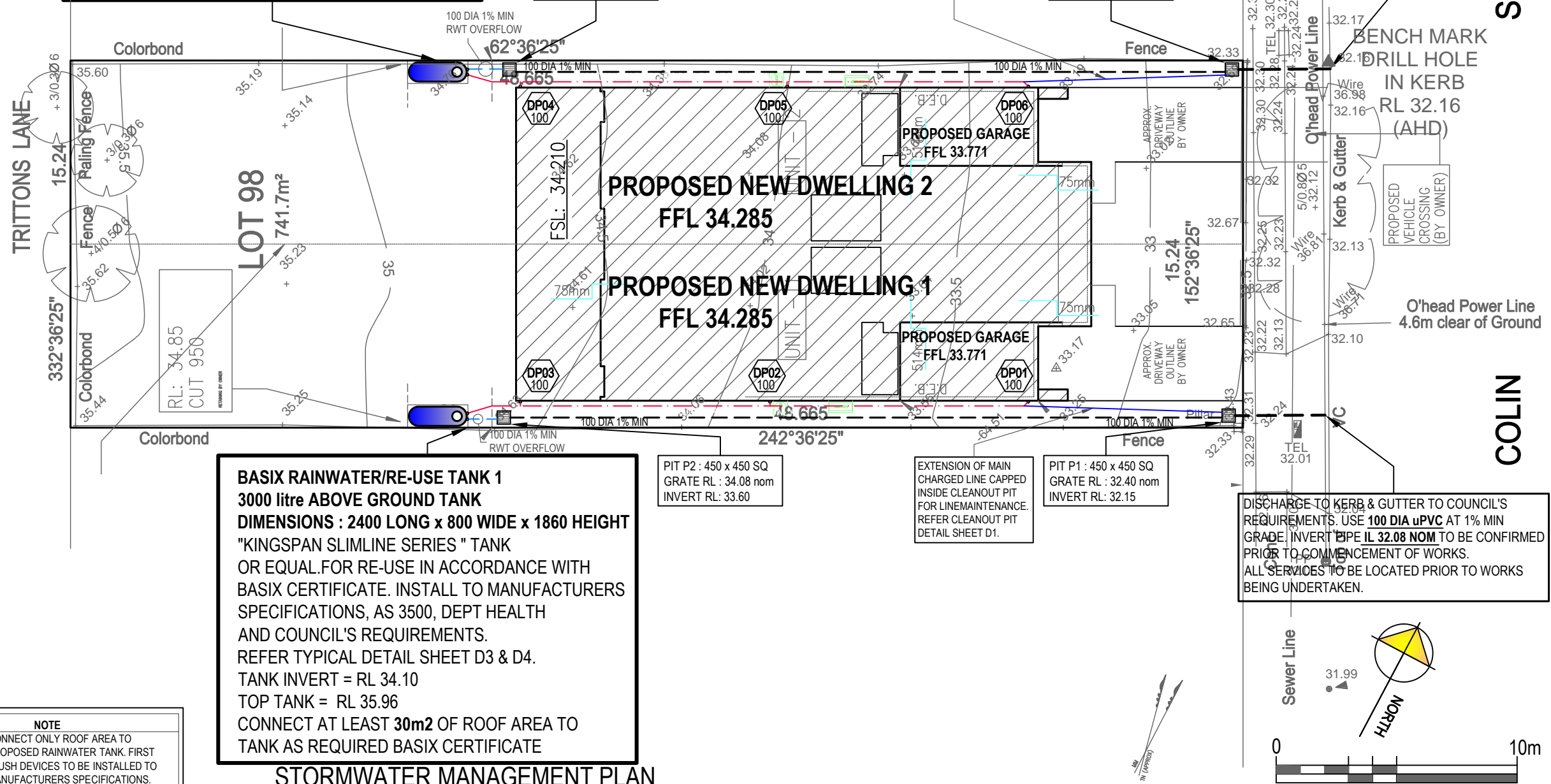
PIT P3 : 450 x 450 SQ
GRATE RL : 34.08 nom
INVERT RL: 33.60

EXTENSION OF MAIN
CHARGED LINE CAPPED
INSIDE CLEANOUT PIT
FOR LINEMAINTEINANCE.
REFER CLEANOUT PIT
DETAIL SHEET D1.

PIT P4 : 450 x 450 SQ
GRATE RL : 32.70 nom
INVERT RL: 32.30

NOTE
THIS DRAWING IS TO BE READ
IN CONJUNCTION WITH
ARCHITECTURAL DRAWINGS :
ALLCASTLE HOMES
JOB NO.7740 ISSUE C
DATED 12.03.2025

DISCHARGE TO KERB & GUTTER TO COUNCIL'S
REQUIREMENTS. USE 100 DIA uPVC AT 1% MIN
GRADE. INVERT PIPE IL 32.15 NOM TO BE CONFIRMED
PRIOR TO COMMENCEMENT OF WORKS.
ALL SERVICES TO BE LOCATED PRIOR TO WORKS
BEING UNDERTAKEN.



BASIX RAINWATER/RE-USE TANK 1
3000 litre ABOVE GROUND TANK
DIMENSIONS : 2400 LONG x 800 WIDE x 1860 HEIGHT
"KINGSPAN SLIMLINE SERIES " TANK
OR EQUAL.FOR RE-USE IN ACCORDANCE WITH
BASIX CERTIFICATE. INSTALL TO MANUFACTURERS
SPECIFICATIONS, AS 3500, DEPT HEALTH
AND COUNCIL'S REQUIREMENTS.
REFER TYPICAL DETAIL SHEET D3 & D4.
TANK INVERT = RL 34.10
TOP TANK = RL 35.96
CONNECT AT LEAST 30m² OF ROOF AREA TO
TANK AS REQUIRED BASIX CERTIFICATE

PIT P2 : 450 x 450 SQ
GRATE RL : 34.08 nom
INVERT RL: 33.60

EXTENSION OF MAIN
CHARGED LINE CAPPED
INSIDE CLEANOUT PIT
FOR LINEMAINTEINANCE.
REFER CLEANOUT PIT
DETAIL SHEET D1.

PIT P1 : 450 x 450 SQ
GRATE RL : 32.40 nom
INVERT RL: 32.15

DISCHARGE TO KERB & GUTTER TO COUNCIL'S
REQUIREMENTS. USE 100 DIA uPVC AT 1% MIN
GRADE. INVERT PIPE IL 32.08 NOM TO BE CONFIRMED
PRIOR TO COMMENCEMENT OF WORKS.
ALL SERVICES TO BE LOCATED PRIOR TO WORKS
BEING UNDERTAKEN.

STORMWATER MANAGEMENT PLAN
SCALE 1: 200 A3

EZE DRAINAGE DESIGNS
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DWG TITLE **STORMWATER MANAGEMENT PLAN**
PROJECT TITLE
PROPOSED NEW RESIDENTIAL DEVELOPMENT
No. 44 COLIN STREET, LAKEMBA NSW 2195

DESIGNED BY : **EZ**
ISSUED BY : **BE MIE Aust PENG**
JOB No 17102
DWG No D2
No IN SET 4
ISSUE A

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| | | |
| A | 25.03.25 | DA ISSUE |
| ISS | DATE | AMENDMENT |

ARCHITECT/BUILDER
ALLCASTLE HOMES
CLIENT
MR. F HAGEALI

1. TOWN WATER CONNECTION TO RAINWATER TANK TO BE TO THE SATISFACTION OF SYDNEY WATER. THIS MAY REQUIRE PROVISION OF:
 - a. PERMANENT AIR GAP.
 - b. A BACKFLOW PREVENTION DEVICE.
 - c. NO DIRECT CONNECTION BETWEEN TOWN WATER SUPPLY AND THE RAIN WATER SUPPLY.
 - d. AN APPROVED STOP VALVE AND/OR PRESSURE LIMITING VALVE AT THE RAINWATER TANK.
2. PROVIDE AT LEAST ONE (1) EXTERNAL HOSE COCK ON THE TOWN WATER SUPPLY FOR FIRE FIGHTING.
3. PROVIDE APPROPRIATE FLOAT VALVES AND/OR SOLENOID VALVES
4. ALL PLUMBING WORKS ARE TO BE CARRIED OUT BY LICENSED PLUMBERS IN ACCORDANCE WITH AS3500.1 NATIONAL PLUMBING AND DRAINAGE CODE.
5. PRESSURE PUMP ELECTRICAL CONNECTION TO BE CARRIED OUT BY LICENSED ELECTRICIAN.
6. ONLY ROOF RUN-OFF IS TO BE DIRECTED TO THE RAINWATER TANK. SURFACE WATER INLETS ARE NOT TO BE CONNECTED.
7. PIPE MATERIALS FOR RAINWATER SUPPLY PLUMBING ARE TO BE APPROVED MATERIALS TO AS 3500 PART 1 SECTION 2 AND TO BE CLEARLY AND PERMANENTLY IDENTIFIED "RAINWATER". THIS MAY BE ACHIEVED FOR BELOW GROUND PIPES USING IDENTIFICATION TAPE (MADE IN ACCORDANCE WITH AS 2648) OR FOR ABOVE GROUND PIPES BY USING ADHESIVE PIPE MARKERS (MADE IN ACCORDANCE WITH AS1345).
8. EVERY RAINWATER SUPPLY OUTLET POINT AND THE RAINWATER TANK ARE TO BE LABELLED "RAINWATER" ON A METALLIC SIGN IN ACCORDANCE WITH AS 1319.
9. ALL INLETS AND OUTLETS TO THE RAINWATER TANK ARE TO HAVE SUITABLE MEASURES PROVIDED TO PREVENT MOSQUITO AND VERMIN ENTRY
10. SYSTEM TO COMPLY WITH SYDNEY WATER REQUIREMENTS AND ANY CONDITIONS OF LOCAL COUNCIL DEVELOPMENT CONSENT.

CONCEPT
NOT FOR CONSTRUCTION

RE-USE SYSTEM CONTROL BOX MOUNTED TO DWELLING WALL. PROVIDE SYDNEY WATER APPROVED MAINS WATER DIVERTOR.

RAINWATER RE-USE AS SPECIFIED IN BASIX CERTIFICATE (BY OTHERS) OUTDOOR TAPS AND/OR TOILETS AND/OR WASHING MACHINE

ROOF AREA DIRECTED TO RAINWATER TANK TO COMPLY WITH BASIX CERTIFICATE

90mm/100mm DIA uPVC ROOFWATER INLET(S). FOR CHARGED PIPES ENSURE AT LEAST 1.0m HEAD BETWEEN ROOF GUTTER LEVEL AND TANK INLET LEVEL. PIPES TO BE FULLY SEALED SOLVENT WELDED FROM ROOF GUTTER TO TOP OF TANK.

PROPRIETARY FIRST FLUSH SYSTEM INSTALLED TO MANUFACTURERS SPECS.

INSPECTION OPENING CAP TO FINISHED GROUND LEVEL ON ALL CHARGED INLETS

CHARGED INLET(S)

DEBRIS BASKET

SUBMERSIBLE PUMP

RE-USE TANK AS SPECIFIED BY BASIX CERTIFICATE.

100 DIA 1% MIN HIGHFLOW OUTLET PIPE - REFER PLAN

FGL - TANK INVERT RL 67.20 nom

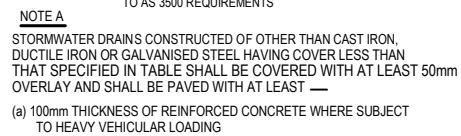
100 DIA 1% MIN OVERFLOW TO PROPOSED DRAINAGE SYSTEM AS SHOWN.






ROOF GUTTERS RL VARIES - REFER SHEET D2

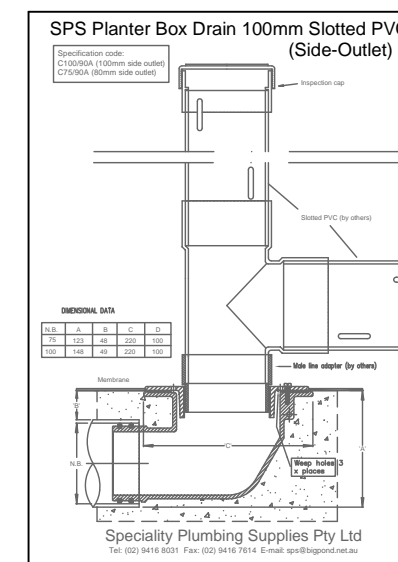
TOP TANK RL 69.06

TYPICAL DETAIL RAINWATER RE-USE TANK

NOT TO SCALE





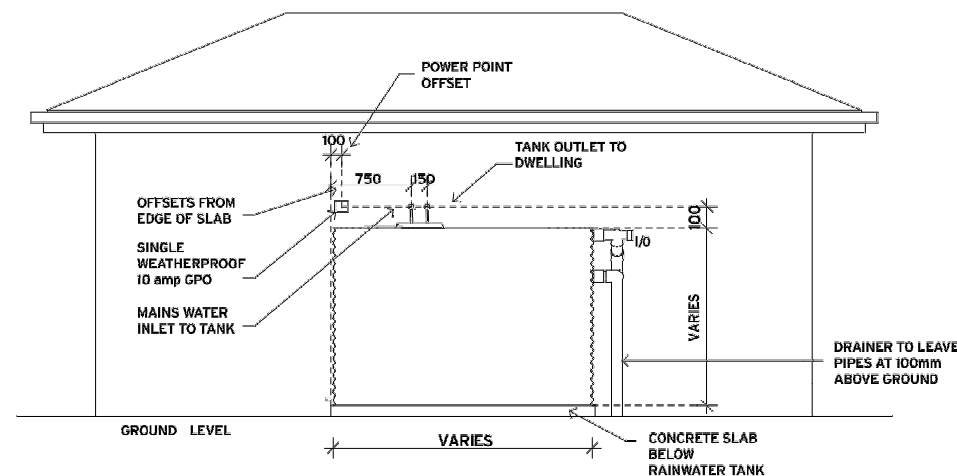
| LEGEND - TRENCH BACKFILL | | |
|---|----------------------|----------------|
| SYMBOL | FLEXIBLE PIPES | RIGID PIPES |
|  | BACKFILL | |
|  | PIPE OVERLAY | |
|  | PIPE SIDE SUPPORT | SIDE ZONE |
|  | — | HAUNCH ZONE |
|  | PIPE UNDERLAY | BED ZONE |



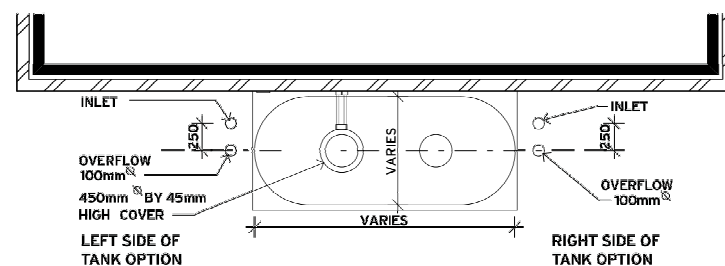
ARCHITECT/BUILDER
ALLCASTLE HOMES
CLIENT
MR. F HAGEALI

| | |
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| DWG TITLE | TYPICAL DETAILS |
| PROJECT TITLE | PROPOSED NEW RESIDENTIAL DEVELOPMENT No. 44 COLIN STREET, LAKEMBA NSW 2195 |

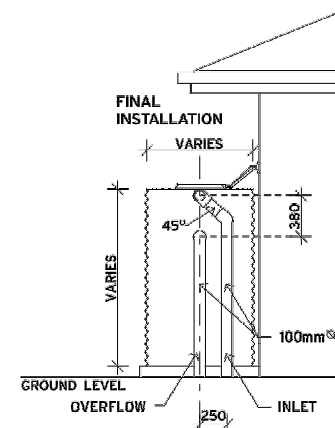
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| DESIGNED BY : EZ | |  ISSUED BY :  BE MIE Aust PENG | |
| JOB No 17102 | DWG No D3 | No IN SET 4 | ISSUE A |



FRONT ELEVATION OPTION A



PLAN VIEW
TYPICAL



SIDE ELEVATION
TYPICAL

Tank can be rotated 180° to have charge lines on the right hand side so High-Flow can be installed right. Evo MkIII Pump and strainer is interchangeable.

PERSPECTIVE
VIEW

ALL DIMENSIONS MEASURED TO CIRCLE ARE DIMENSIONS TO CENTRE.

OUTLET/INLET OPTION A & B: PIPEWORK CAN BE PROVIDED ON EITHER OR BOTH SIDES OF TANK.

AN OUTLET MUST BE PROVIDED WITH EACH INLET PIPE.

| KINGSPAN INSTALLATION | | Rev: |
|-----------------------|------------|-------------|
| DATE: | 01/06/2018 | C |
| DRAWN: | DG | CHECKED: CW |



Kingspan Environmental Pty Ltd
3 Herbert Place Smithfield NSW 2164
PH: 1300 736 562 E: sales.au@kingspan.com
www.kingspanwater.com.au

EVOLUTION AND HIGH-FLOW ROUGH-IN
- SLIMLINE TANK

TYPICAL DETAILS- PROPOSED HIGHFLOW RAINWATER TANK

NTS

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| ARCHITECT/BUILDER | ALLCASTLE HOMES |
| CLIENT | MR. F HAGEALI |

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| PROJECT TITLE | PROPOSED NEW RESIDENTIAL DEVELOPMENT No. 44 COLIN STREET, LAKEMBA NSW 2195 |

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