A3

34 HIGHLAND AVENUE, BANKSTOWN
STORMWATER MANAGEMENT PLANS

STORMWATER DESIGN NOTES

1. ALL DRAINAGE WORKS ARE TO BE IN ACCORDANCE WITH AS/NZS 3500.3 - STORMWATER DRAINAGE, CANTERBURY-BANKSTOWN DEVELOPMENT CONTROL PLAN 2023.

2. THE SITE IS FLOOD AFFECTED BASED ON A DESKTOP ASSESSMENT OF COUNCILS STORMWATER SYSTEM REPORT.

3. THE SITE AREA = 1214 m2
- TOTAL SITE EXISTING IMPERVIOUS AREA = 288 m2 (24%)
- TOTAL SITE PROPOSED IMPERVIOUS AREA = 589 m2 (49%)

4. OSD IS NOT REQUIRED FOR THE DEVELOPMENT BASED ON A DESKTOP ASSESSMENT OF DUAL OCCUPANCY DEVELOPMENT WITH IMPERVIOUS AREA IS LESS THAN 66% OF SITE AREA.

5. RAINWATER TANK IS NOT REQUIRED FOR THE DEVELOPMENT BASED ON A DESKTOP ASSESSMENT OF THE LASTEST BASIX CERTIFICATE.

6. THE POINT OF DISCHARGE SHALL BE VIA NEW KERB AND GUTTER CONNECTION WITHIN STREET FRONTAGE.

ABBREVIATIONS

LEVELS

FFL	FINISHED FLOOR LEVEL
IL	INVERT LEVEL
RL	REDUCED LEVEL
H/L	HIGH LEVEL
L/L	LOW LEVEL
+	NEW REDUCED LEVEL
×	EXISTING LEVEL
AHD	AUSTRALIAN HEIGHT DATUM
OFP	OVERLAND FLOW PATH
SSL	STRUCTURAL SLAB LEVEL
SRZ	STRUCTURAL ROOT ZONE
TRZ	TREE ROOT ZONE
UNO	UNLESS NOTED OTHERWISE

FIXTURES

RWO	RAINWATER OUTLET
SWP	STORMWATER PIT (GRATE/SEALED)
PBO	PLANTER BOX OUTLET
CO	CLEAR OUT
GD	GRATED TRENCH DRAIN
RWT	RAINWATER TANK
KIP	KERB INLET PIT

SERVICES LEGEND

eW	EXISTING WATER MAIN
eG	EXISTING GAS MAIN
eS	EXISTING SEWER MAIN
eElec	EXISTING ELECTRICAL SERVICE
eSW	EXISTING STORMWATER PIPEWORK
SW	STORMWATER PIPEWORK
RW	RAINWATER PIPEWORK

ROOF DRAINAGE FIXTURES

RHS	RECTANGULAR HOLLOW SECTION
O/F	OVERFLOW
SP	SPREADER
DP	DOWN PIPE
RH	RAINWATER HEAD
BO	BALCONY OUTLET

SITE LOCALITY PLAN

DRAWING LIST	
DRAWING NUMBER	DRAWING NAME
2024H0048-SW01	COVER SHEET, NOTES & LEGEND
2024H0048-SW02	SEDIMENT AND EROSION CONTROL PLAN
2024H0048-SW03	CATCHMENT PLAN
2024H0048-SW04	GROUND FLOOR PLAN
2024H0048-SW05	DETAILS SHEET

REV.	DES.	DATE	VER.	DESCRIPTION
P1	T.D	04.11.2024	L.N	ISSUED FOR DA

STORMWATER MANAGEMENT PLANS

COVER SHEET, NOTES & LEGEND

DRAWING # 2024H0048-SW01 REVISION P1

CLIENT: LISA LE

PROJECT NAME: 34 HIGHLAND AVENUE, BANKSTOWN

PROJECT NORTH POINT

DESIGNER	T.N	DATE CREATED	04.11.2024
ENGINEER	L.N	STATUS	DA
VERIFIER	L.N	SCALE @ A3	N/A

THIS DRAWING IS NOT TO BE USED FOR TENDER/CONSTRUCTION UNLESS ENDORSED BELOW

PROJECT SUPERINTENDENT'S SIGNATURE: DATE:

CIVIL AND HYDRAULIC ENGINEERING
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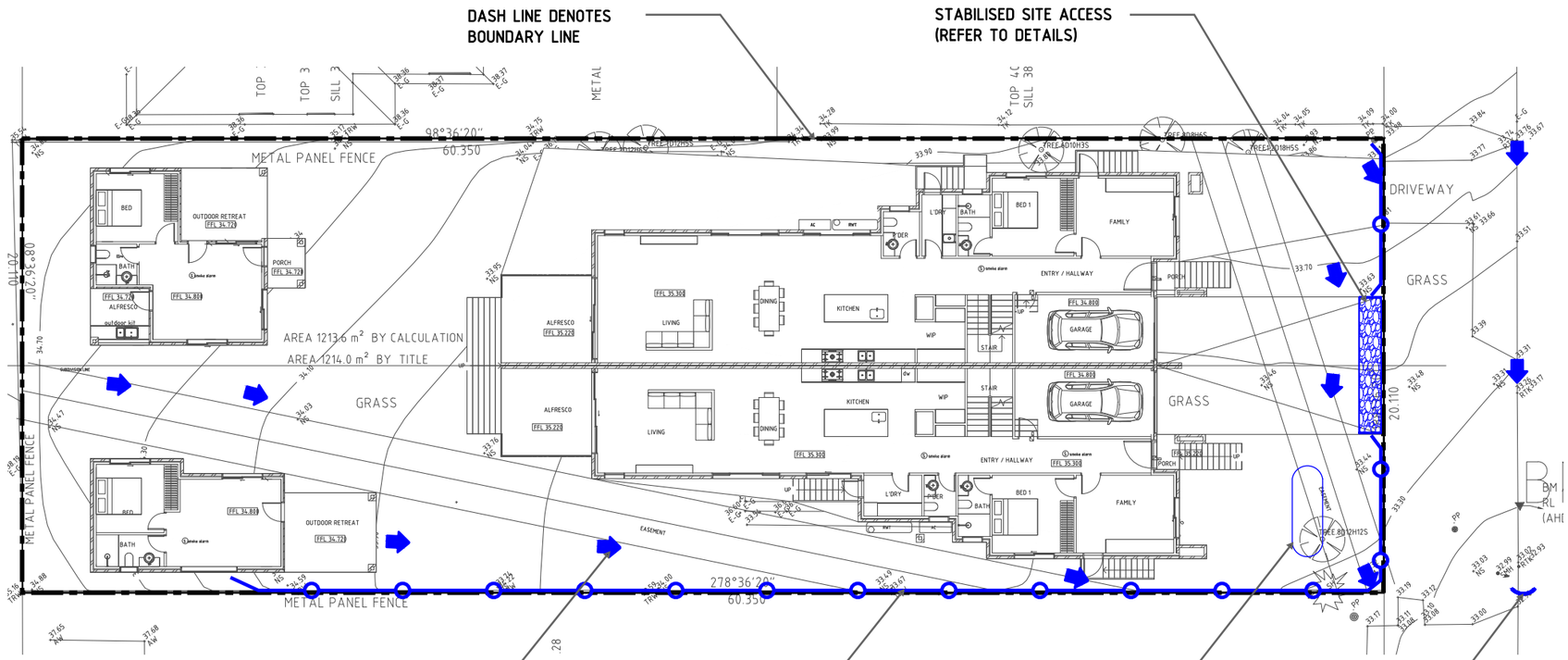
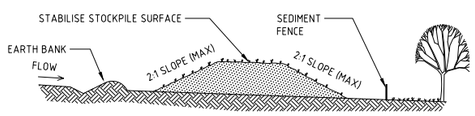
A3



LEGEND

- SEDIMENT FENCE
- GEOTEXTILE INLET FILTER (FOR PITS WITHIN LANDSCAPED AREAS)
- GEOTEXTILE INLET FILTER (FOR PITS WITHIN PAVEMENT AREAS)
- MESH & GRAVEL INLET FILTER
- STABILISED SITE ACCESS
- STOCK PILE

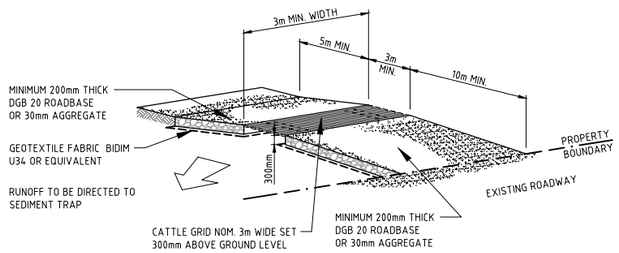
SITE PLAN
SCALE 1:250



CONSTRUCTION NOTES:

1. PLACE STOCKPILES MORE THAN 2 (PREFERABLY 5) METRES FROM EXISTING VEGETATION, CONCENTRATED WATER FLOW, ROADS AND HAZARD AREAS.
2. CONSTRUCT ON THE CONTOUR AS LOW, FLAT, ELONGATED MOUNDS.
3. WHERE THERE IS SUFFICIENT AREA, TOPSOIL STOCKPILES SHALL BE LESS THAN 2 METRES IN HEIGHT.
4. WHERE THEY ARE TO BE IN PLACE FOR MORE THAN 10 DAYS, STABILISE FOLLOWING THE APPROVED ESCP OR SWMP TO REDUCE THE C-FACTOR TO LESS THAN 0.10.
5. CONSTRUCT EARTH BANKS (STANDARD DRAWING 5-5) ON THE UPSLOPE SIDE TO DIVERT WATER AROUND STOCKPILES AND SEDIMENT FENCES (STANDARD DRAWING 6-8) 1 TO 2 METRES DOWNSLOPE.

STOCK PILE DETAIL
NOT TO SCALE

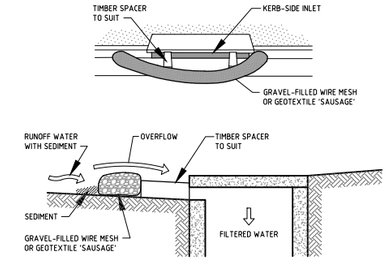


GEOFABRIC MAY BE A WOVEN OR NEEDLE-PUNCHED PRODUCT WITH A MINIMUM CBR BURST STRENGTH (AS3706.4-90) OF 2500 N

CONSTRUCTION NOTES:

1. STRIP THE TOPSOIL, LEVEL THE SITE AND COMPACT THE SUBGRADE.
2. COVER THE AREA WITH NEEDLE-PUNCHED GEOTEXTILE.
3. CONSTRUCT A 200mm THICK PAD OVER THE GEOTEXTILE USING ROAD BASE OR 30mm AGGREGATE.
4. ENSURE THE STRUCTURE IS AT LEAST 15m LONG OR TO BUILDING ALIGNMENT AND AT LEAST 3m WIDE.
5. WHERE A SEDIMENT FENCE JOINS ONTO THE STABILISED ACCESS, CONSTRUCT A HUMP IN THE STABILISED ACCESS TO DIVERT WATER TO THE SEDIMENT FENCE.

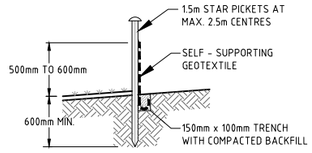
STABILISED SITE ACCESS WITH SHAKER GRID DETAIL
NOT TO SCALE



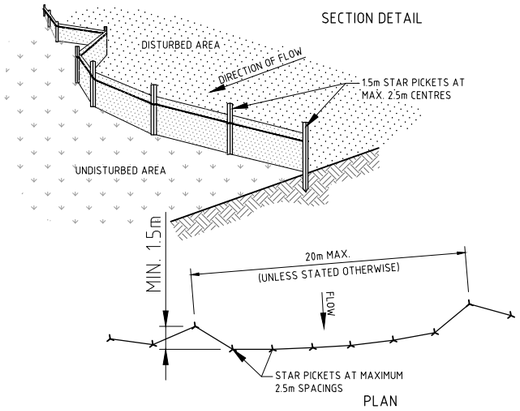
CONSTRUCTION NOTES:

1. INSTALL FILTERS TO KERB INLETS ONLY AT SAG POINTS.
2. FABRICATE A SLEEVE MADE FROM GEOTEXTILE OR WIRE MESH LONGER THAN THE LENGTH OF THE INLET PIT AND FILL IT WITH 25mm TO 50mm GRAVEL.
3. FORM AN ELLIPTICAL CROSS-SECTION ABOUT 150mm HIGH x 400mm WIDE.
4. PLACE THE FILTER AT THE OPENING LEAVING AT LEAST A 100mm SPACE BETWEEN IT AND THE KERB INLET. MAINTAIN THE OPENING WITH SPACER BLOCKS.
5. FORM A SEAL WITH THE KERB TO PREVENT SEDIMENT BYPASSING THE FILTER.
6. SANDBAGS FILLED WITH GRAVEL CAN SUBSTITUTE FOR THE MESH OR GEOTEXTILE PROVIDING THEY ARE PLACED SO THAT THEY FIRMLY ABUT EACH OTHER AND SEDIMENT-LADEN WATERS CANNOT PASS BETWEEN.

MESH AND GRAVEL INLET FILTER DETAIL
NOT TO SCALE



SECTION DETAIL



PLAN

CONSTRUCTION NOTES:

1. CONSTRUCT SEDIMENT FENCES AS CLOSE AS POSSIBLE TO BEING PARALLEL TO THE CONTOURS OF THE SITE, BUT WITH SMALL RETURNS AS SHOWN IN THE DRAWING TO LIMIT THE CATCHMENT AREA OF ANY ONE SECTION. THE CATCHMENT AREA SHOULD BE SMALL ENOUGH TO LIMIT WATER FLOW IF CONCENTRATED AT ONE POINT TO 50 LITRES PER SECOND IN THE DESIGN STORM EVENT, USUALLY THE 10-YEAR EVENT.
2. CUT A 150mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
3. DRIVE 1.5 METRE LONG STAR PICKETS INTO THE GROUND AT 2.5 METRE INTERVALS (MAX) AT THE DOWNSLOPE EDGE OF THE TRENCH. ENSURE ANY STAR PICKETS ARE FITTED WITH SAFETY CAPS.
4. FIX SELF SUPPORTING GEOTEXTILE TO THE UPSLOPE SIDE OF THE POSTS ENSURING IT GOES TO THE BASE OF THE TRENCH. FIX THE GEOTEXTILE WITH WIRE TIES OR AS RECOMMENDED BY THE MANUFACTURER. ONLY USE GEOTEXTILE SPECIFICALLY PRODUCED FOR SEDIMENT FENCING. THE USE OF SHADE CLOTH FOR THIS PURPOSE IS NOT SATISFACTORY.
5. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150-mm OVERLAP.
6. BACKFILL THE TRENCH OVER THE BASE OF THE FABRIC AND COMPACT IT THOROUGHLY OVER THE GEOTEXTILE.

SEDIMENT FENCE DETAIL
NOT TO SCALE

REV.	DES.	DATE	VER.	DESCRIPTION
P1	T.D	04.11.2024	L.N	ISSUED FOR DA

STORMWATER MANAGEMENT PLANS

SEDIMENT AND EROSION CONTROL PLAN

DRAWING # 2024H0048-SW02 | REVISION P1

CLIENT: LISA LE

PROJECT NAME: 34 HIGHLAND AVENUE, BANKSTOWN

PROJECT NORTH POINT

DESIGNER	T.N	DATE CREATED	04.11.2024
ENGINEER	L.N	STATUS	DA
VERIFIER	L.N	SCALE @ A3	AS SHOWN

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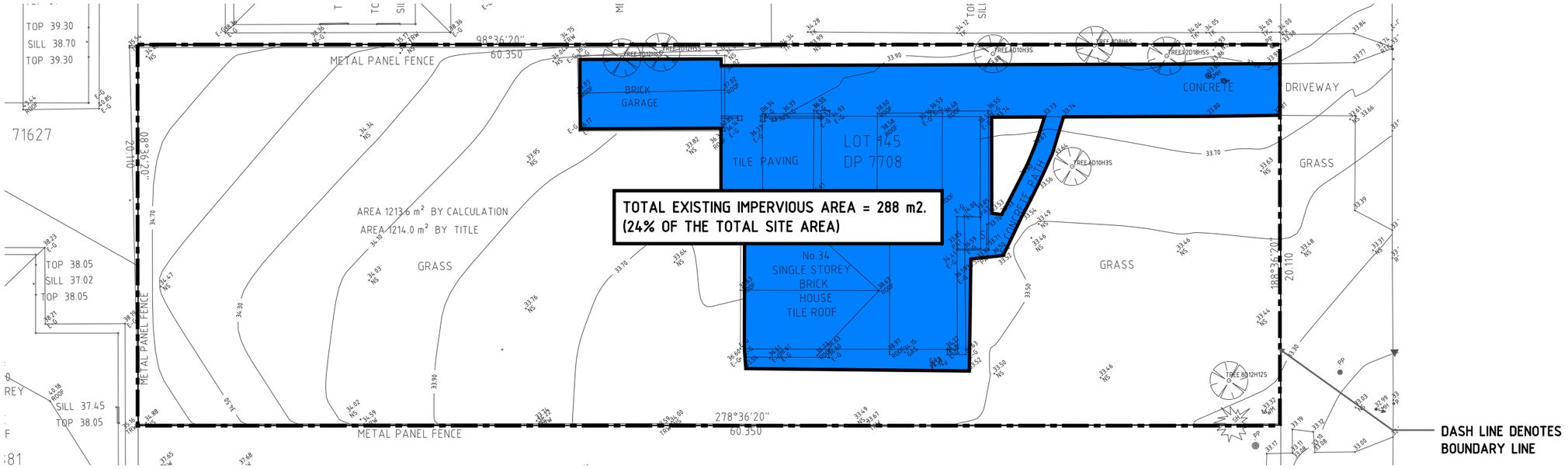
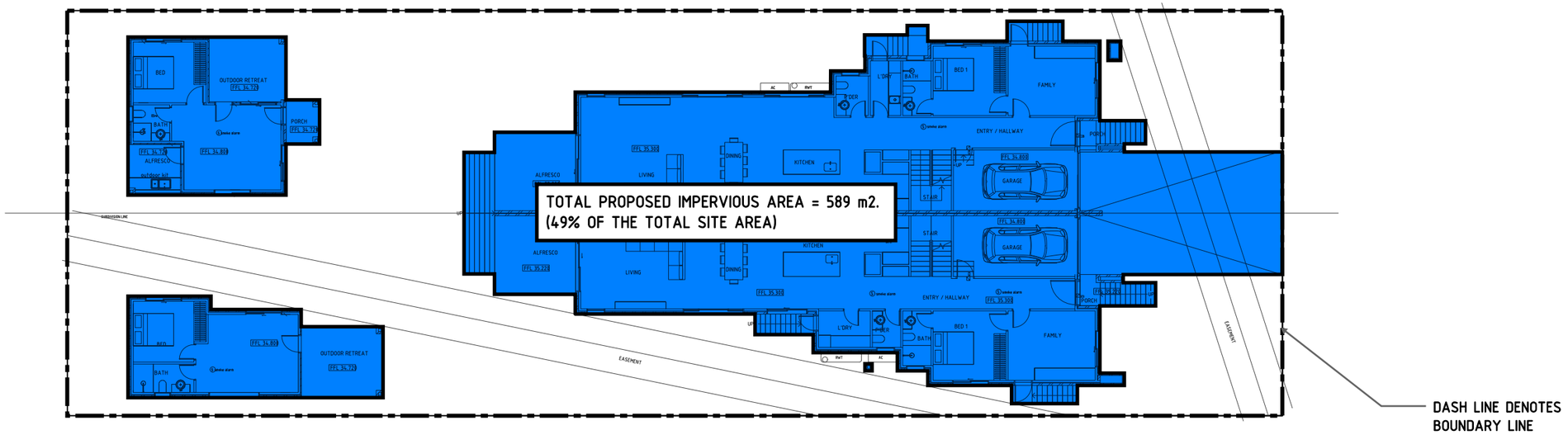


PRE-DEVELOPED IMPERVIOUS CATCHMENT PLAN

SCALE 1:250



POST-DEVELOPED IMPERVIOUS CATCHMENT PLAN

SCALE 1:250

REV.	DES.	DATE	VER.	DESCRIPTION
P1	T.D	04.11.2024	L.N	ISSUED FOR DA

STORMWATER MANAGEMENT PLANS

CATCHMENT PLAN

DRAWING # 2024H0048-SW03

REVISION P1

CLIENT LISA LE

PROJECT NAME 34 HIGHLAND AVENUE, BANKSTOWN

PROJECT NORTH POINT

DESIGNER	T.N	DATE CREATED	04.11.2024
ENGINEER	L.N	STATUS	DA
VERIFIER	L.N	SCALE @ A3	AS SHOWN

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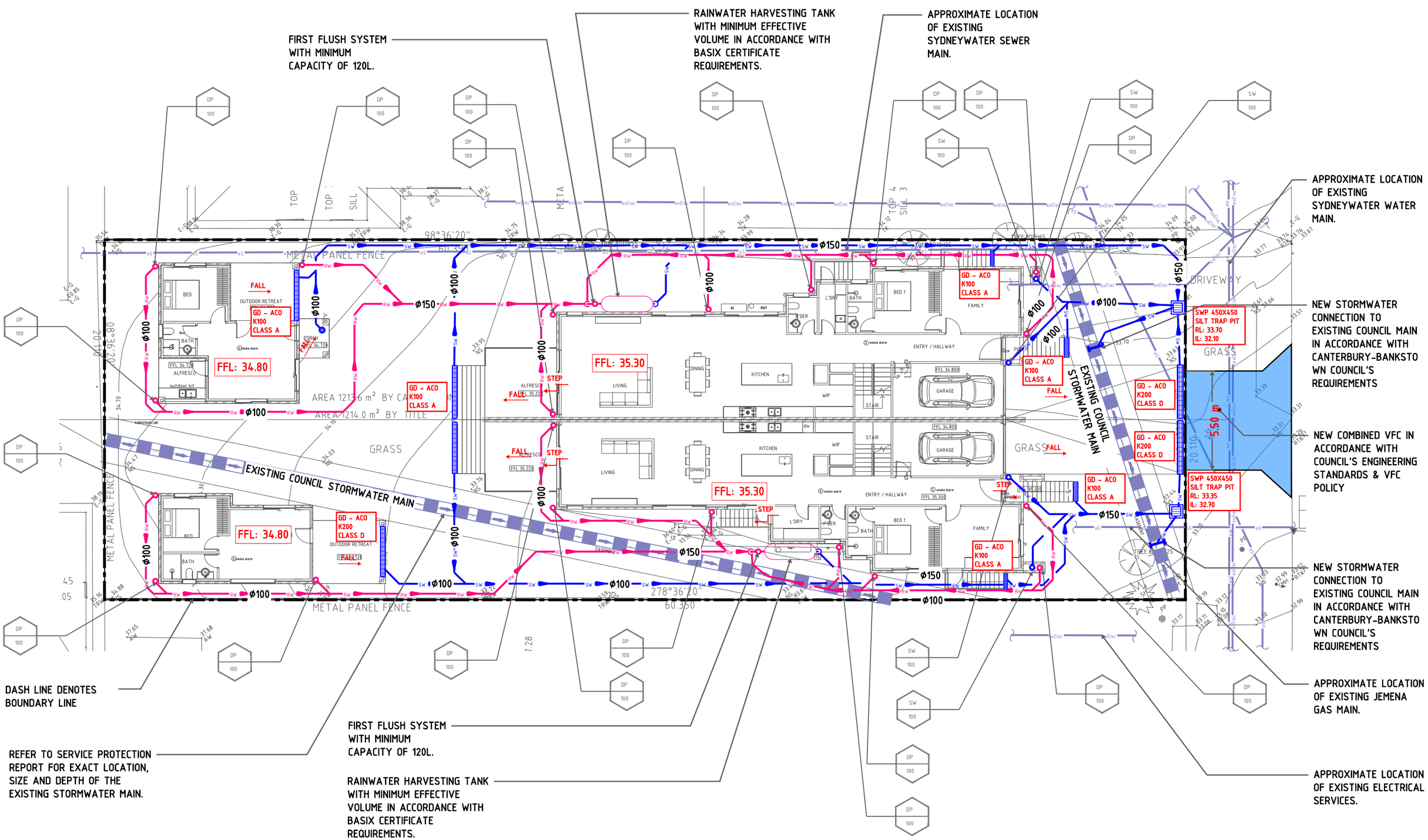

P1	T.D	04.11.2024	L.N	ISSUED FOR DA	STORMWATER MANAGEMENT PLANS	CLIENT LISA LE	PROJECT NORTH POINT	DESIGNER T.N / DATE CREATED 04.11.2024
REV.	DES.	DATE	VER.	DESCRIPTION	GROUND FLOOR PLAN	PROJECT NAME 34 HIGHLAND AVENUE, BANKSTOWN		ENGINEER L.N / STATUS DA
					DRAWING # 2024H0048-SW04 REVISION P1			VERIFIER L.N / SCALE @ A3 AS SHOWN

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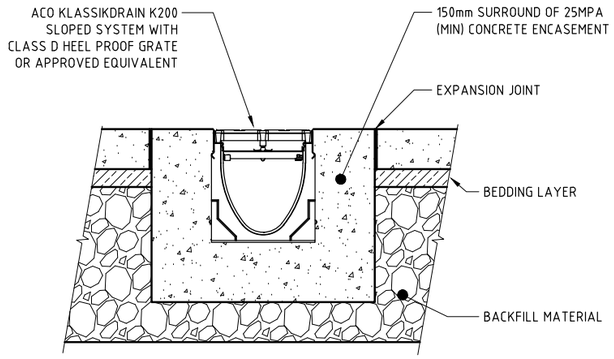
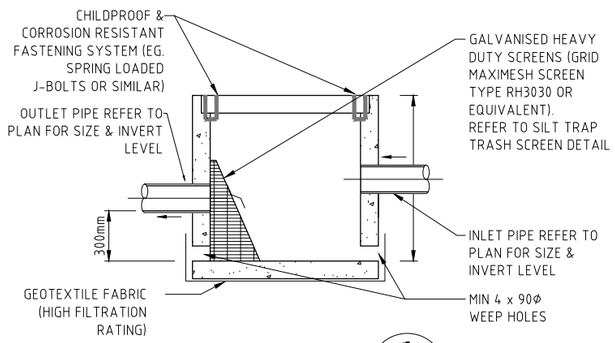


SECTION VIEW

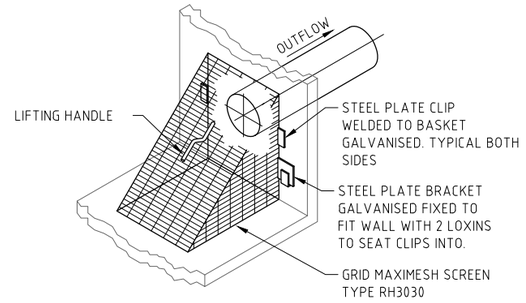
TRENCH GRATE (200mm WIDE) CLASS D

N.T.S

MAINTENANCE ACTION	FREQUENCY	RESPONSIBILITY	PROCEDURE
SILT TRAP PIT	MONTHLY AND AFTER HEAVY RAINFALL EVENTS	PROPERTY OWNER	OPEN GRATE AND REMOVE TRASH OR LEAF LITTER THAT HAS BEEN CAPTURED BY THE TRASH SCREEN. REMOVE ALL SILT IN SUMP AND DISPOSE IN GARDEN WASTE BIN. REMOVE ANY BLOCKAGES OVER WEEP HOLES IN BASE. ENSURE TRASH SCREEN IS SECURELY FIXED AND REPLACE GRATE CORRECTLY.



TYPICAL SECTION 1 / -



SILT TRAP TRASH SCREEN DETAIL

N.T.S.

NOTES

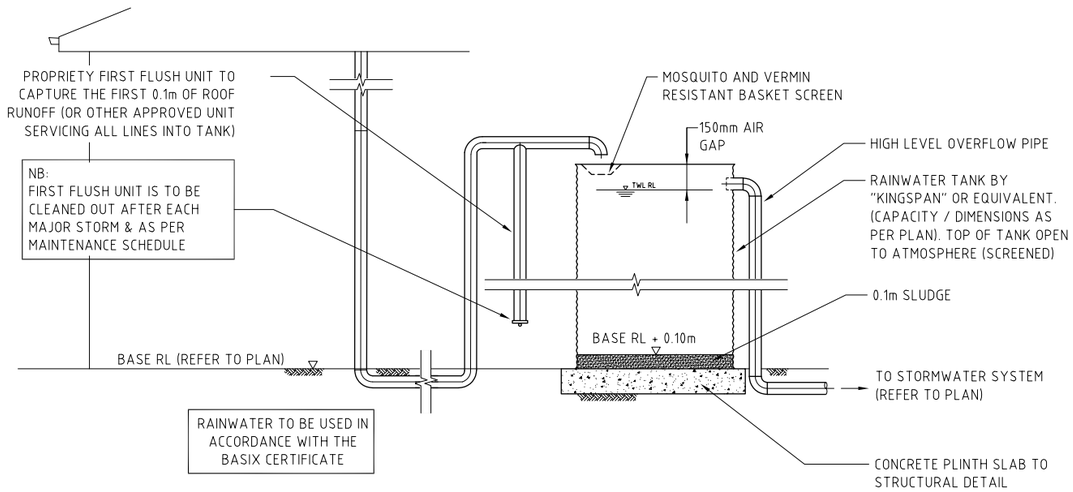
1) PIT DIMENSIONS:
600 x 600 FOR < D ≤ 0.9
600 x 900 FOR 0.9 < D ≤ 1.2
900 x 900 FOR 1.2 < D (AS SHOWN ON PLAN)

2) PITS TO BE CONSTRUCTED FROM - CAST IN-SITU CONCRETE, PRECAST CONCRETE OF DOUBLE BRICK.

3) A SIGN SHALL BE CONSTRUCTED ADJACENT TO THE PIT STATING: "THIS SEDIMENT / SILT ARRESTOR PIT SHALL BE REGULARLY INSPECTED AND CLEANED".

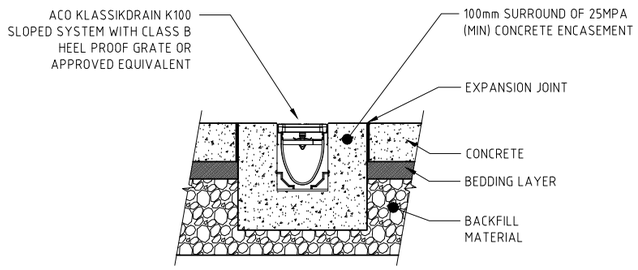
SILT TRAP PIT

N.T.S - -



ABOVE GROUND RAINWATER STORAGE TANK

N.T.S



SECTION VIEW

TRENCH GRATE (100mm WIDE) CLASS B

N.T.S

REV.	DES.	DATE	VER.	DESCRIPTION
P1	T.D	04.11.2024	L.N	ISSUED FOR DA

STORMWATER MANAGEMENT PLANS

DETAILS SHEET

DRAWING # 2024H0048-SW05 REVISION P1

CLIENT LISA LE

PROJECT NAME 34 HIGHLAND AVENUE, BANKSTOWN

PROJECT NORTH POINT

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ENGINEER	L.N	STATUS	DA
VERIFIER	L.N	SCALE @ A3	AS SHOWN

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