

# EXACT ENGINEERS

## PROPOSED SECONDARY DWELLING

31 SHADFORTH STREET, WILEY PARK

DRAWING INDEX - STORMWATER			
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PROJECT	REV	ISSUE / REVISION DESCRIPTION	DATE	TITLE	NAME
PROPOSED SECONDARY DWELLING 31 SHADFORTH STREET, WILEY PARK	A	ISSUE FOR APPROVAL	07/04/25	DRAWN	E.N
	-	-	-	CHECKED	Z.C
	-	-	-	SCALE @ A3	N/A
TITLE	-	-	-	JOB No.	SHEET No.
COVER SHEET	-	-	-	JB887	S-0.0
	-	-	-		
CLIENT	-	-	-		
BRICKWOOD HOMES	-	-	-		

GENERAL NOTES:

1. ALL WORKS SHALL BE IN ACCORDANCE WITH B.C.A AND AS3500.3.
2. ALL EXISTING LEVELS TO BE CONFIRMED BY BUILDER PRIOR TO CONSTRUCTION.
3. THE BUILDER SHALL ENSURE THAT THE STORMWATER ENGINEERS DRAWINGS CORRESPOND TO THE ARCHITECTURAL, STRUCTURAL, AND LANDSCAPING DRAWINGS. IF THERE EXISTS ANY DISCREPANCIES BETWEEN THE DRAWINGS, THE BUILDER SHALL REPORT THE DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCEMENT OF ANY WORKS.
4. PRIOR TO COMMENCING ANY WORKS, THE BUILDER SHALL ENSURE THAT THE INVERT LEVELS OF WHERE THE SITE STORMWATER SYSTEM CONNECTS INTO THE COUNCILS KERB/DRAINAGE SYSTEM MATCHED THE DESIGN LEVELS. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGN ENGINEER.
5. THE DRAINAGE CONTRACTOR IS TO LOCATE AND RELOCATE AS NECESSARY ALL SERVICES ON SITE.
6. ALL LEVELS SHALL RELATE TO THE ESTABLISHED BENCH MARK. THIS IS TYPICALLY METRES TO AUSTRALIAN HEIGHT DATUM (AHD).
7. ALL DOWNPIPES TO BE 100MM DIAMETER UNLESS NOTED OTHERWISE.
8. ALL DOWN PIPES TO HAVE LEAF GUARDS.
9. ALL LINES ARE TO BE 100MM DIAMETER uPVC AT A MINIMUM 1.0% SLOPE UNLESS NOTED OTHERWISE. LINES ARE TO BE SEWER-GRADE AND SEALED.
10. ALL PIPES TO HAVE MINIMUM 150MM COVER IF LOCATED WITHIN PROPERTY.
11. ALL THE CLEANING EYES (OR INSPECTION EYES) FOR THE UNDERGROUND PIPES HAVE TO BE TAKEN UP TO THE FINISHED GROUND LEVEL FOR EASY IDENTIFICATION AND MAINTENANCE PURPOSES.
12. ALL SUB-SOIL DRAINAGE SHALL BE OF A MINIMUM 100MM DIAMETER AND SHALL BE PROVIDED WITH A FILTER SOCK. THE SUBSOIL DRAINAGE SHALL BE INSTALLED IN ACCORDANCE WITH DETAILS TO BE PROVIDED BY THE LANDSCAPE ARCHITECT OR STORMWATER ENGINEER.
13. 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/CONCRETE CONSTRUCTION AND WATER TIGHT.
14. 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 PARK MULCHING SHALL NOT BE USED WITHIN THE DETENTION STORAGE AREA.
15. ALL DRAINAGE WORKS ARE TO AVOID TREE ROOTS. ROOT BARRIER TO BE INSTALLED ADJACENT TO TREE ZONES WHERE DRAINAGE MAY BE AT RISK.
16. ALL WORK WITHIN COUNCIL RESERVE TO BE INSPECTED BY COUNCIL PRIOR TO CONSTRUCTION.
17. COUNCIL'S ISSUED FOOTWAY DESIGN LEVELS TO BE INCORPORATED INTO THE FINISHED LEVELS ONCE ISSUED BY COUNCIL.

RAINWATER TANKS:

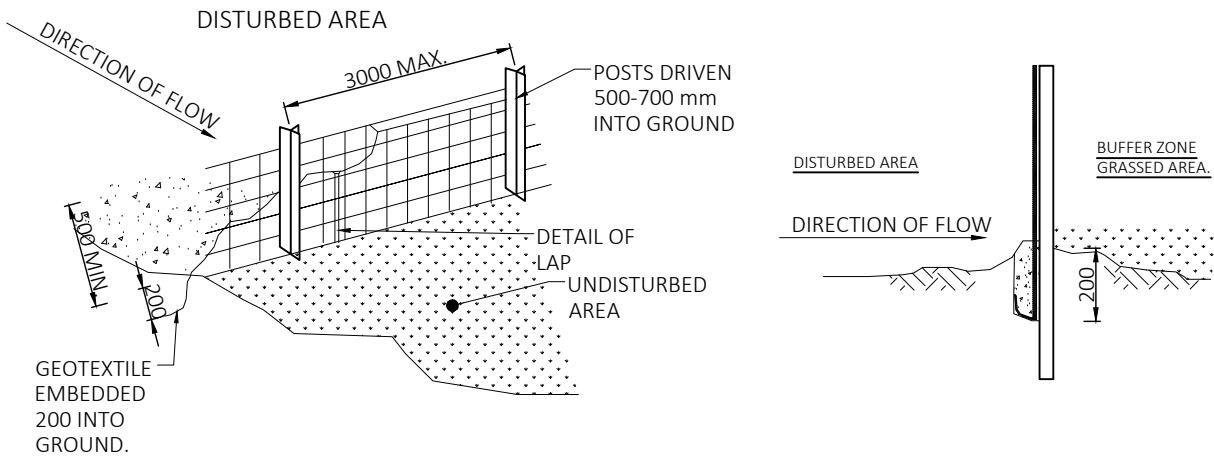
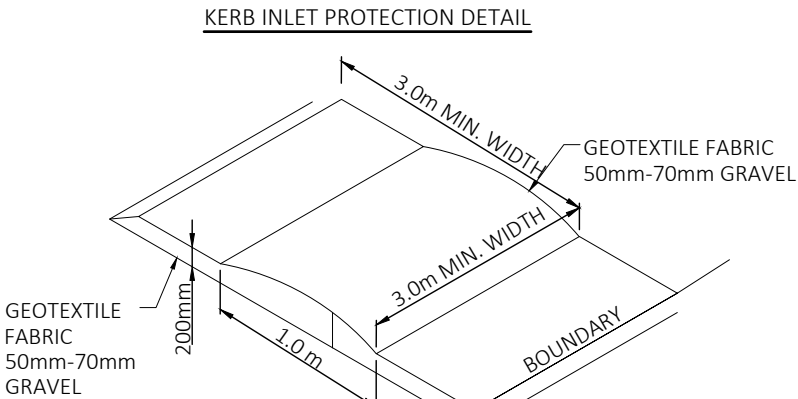
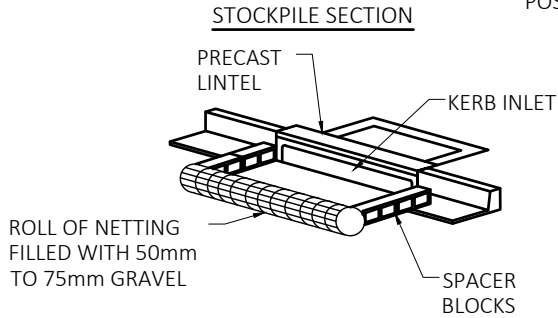
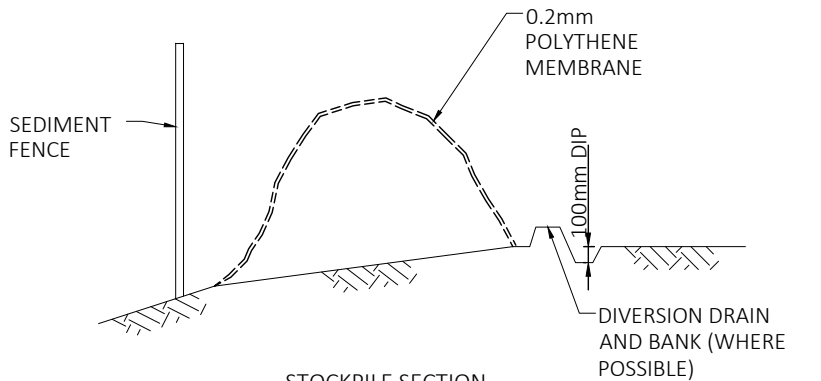
1. RAINWATER TANK, DRAINED ROOF AREAS AND REUSE PLUMBING TO COMPLY WITH BASIX REQUIREMENTS AND CERTIFICATE.
2. ADEQUATE SCREENING TO PREVENT MOSQUITO BREEDING AND ENTRY OF ANIMAL OR FLOATING MATTER.
3. A 'FIRST FLUSH' DIVERSION TO REMOVE ROOF CONTAMINANTS MUST BE PROVIDED.
4. TANKS TO BE PUMPED TO TOP-UP FROM THE POTABLE WATER SUPPLY DURING DRY PERIOD WHEN THE TANK IS 80% EMPTY.
5. PUMP TO BE SUITABLY SOUNDPROOFED.
6. A SIGN IS TO BE INSTALLED NEAR THE RAINWATER TANK HIGHLIGHTING “NOT FOR HUMAN CONSUMPTION”.

SEDIMENT & EROSION CONTROL:

1. PLANS ARE MINIMUM REQUIREMENTS AND ARE TO BE USED AS A GUIDE ONLY. EXACT MEASURES USED SHALL BE DETERMINED ON SITE IN CONJUNCTION WITH PROGRAM OF CONTRACTORS WORKS.
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 NOMINATE THE LOCATIONS AND TYPES OF SEDIMENT AND EROSION CONTROL MEASURE 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.
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 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.
4. PROVIDE GULLY GRATE INLET SEDIMENT TRAPS AT ALL GULLY PITS.
5. PROVIDE SILT FENCING ALONG PROPERTY LINE AS DIRECTED BY SUPERINTENDENT.
6. ADDITIONAL CONTROL DEVICES TO BE PLACED WHERE DIRECTED BY THE PRINCIPLE.
7. ALTERNATIVE DESIGNS TO BE APPROVED BY SUPERINTENDENT PRIOR TO CONSTRUCTION.
8. WASH DOWN/RUMBLE AREA TO BE CONSTRUCTED WITH PROVISIONS RESTRICTING ALL SILT AND TRAFFICKED DEBRIS FROM ENTERING THE STORMWATER SYSTEM.
9. NO WORK OR STOCKPILING OF MATERIALS TO BE PLACED OUTSIDE OF SITE WORK BOUNDARY.
10. APPROPRIATE EROSION AND SEDIMENT CONTROLS TO BE USED TO PROTECT STOCKPILES AND MAINTAINED THROUGHOUT CONSTRUCTION.
11. IT IS THE CONTRACTORS RESPONSIBILITY TO TAKE DUE CARE OF NATURAL VEGETATION. NO CLEARING IS TO BE UNDERTAKEN WITHOUT PRIOR APPROVAL FROM THE SUPERINTENDENT.
12. TO AVOID DISTURBANCE TO EXISTING TREES, EARTHWORKS WILL BE MODIFIED AS DIRECTED ON SITE BY THE SUPERINTENDENT.

SEDIMENT FENCE:

1. FILTER CLOTH TO BE FASTENED SECURELY TO POSTS WITH GALVANISED WIRE TIES, STAPLES OR ATTACHMENT BELTS.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 150MM AND FOLDED.
3. POSTS SHALL NOT BE SPACED MORE THAN 3.0 METRES APART.
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, SPECIALLY AFTER RAINFALL AND EXCESSIVE SILT DEPOSITS REMOVED WHEN "BULGES" DEVELOP IN SILT FENCE 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
  - ALL WORK TO BE IN ACCORDANCE WITH AS3500.3.1 AND AS3500.3.2
  - NOTIFY ENGINEER OF ANY DISCREPANCIES ON SITE
  - DIAL BEFORE YOU DIG. PRIOR TO COMMENCING WORK.
  - SILT ARRESTOR/ GRATED INLET PITS 450X450 U.N.O
  - ALL WORK IN ACCORDANCE WITH THE LOCAL GOVERNMENT ACT. COUNCILS STANDARD SPECIFICATION AND CODES AND TO THE SATISFACTION OF COUNCILS SUPERVISING OFFICER.
  - THIS PLAN TO BE READ IN CONJUNCTION WITH PLANS PREPARED BY THE ARCHITECTS AND STRUCTURAL ENGINEERS PLANS.
  - INSTALL TEMPORARY SEDIMENT BARRIERS AROUND ALL INLET PITS TO DETAIL UNTIL SURROUNDING AREAS ARE PAVED OR GRASSED.
  - CONTRACTOR IS TO VERIFY THE LOCATION AND LEVEL OF ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF EXCAVATION FOR DRAINAGE.
  - ALL PITS TO BE BENCH TO HALF PIPE SECTION AND TO HAVE GALVANISED STEEL GRATES AND SURROUNDS.
  - PIPE GRADES SHOWN ARE INDICATIVE MINIMUM.
  - PIPES ARE TO BE LAID TO I.L. LEVELS INDICATED AT PITS.
  - ALL STORMWATER TO CONNECT TO EXISTING STORMWATER MAIN, LOCATION TO BE CONFIRMED ONSITE



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	-	-	-	JOB No.	SHEET No.
GENERAL NOTES - SHEET 1	-	-	-	JB887	S-0.1
	-	-	-		
CLIENT					
BRICKWOOD HOMES					

DESIGN SUMMARY

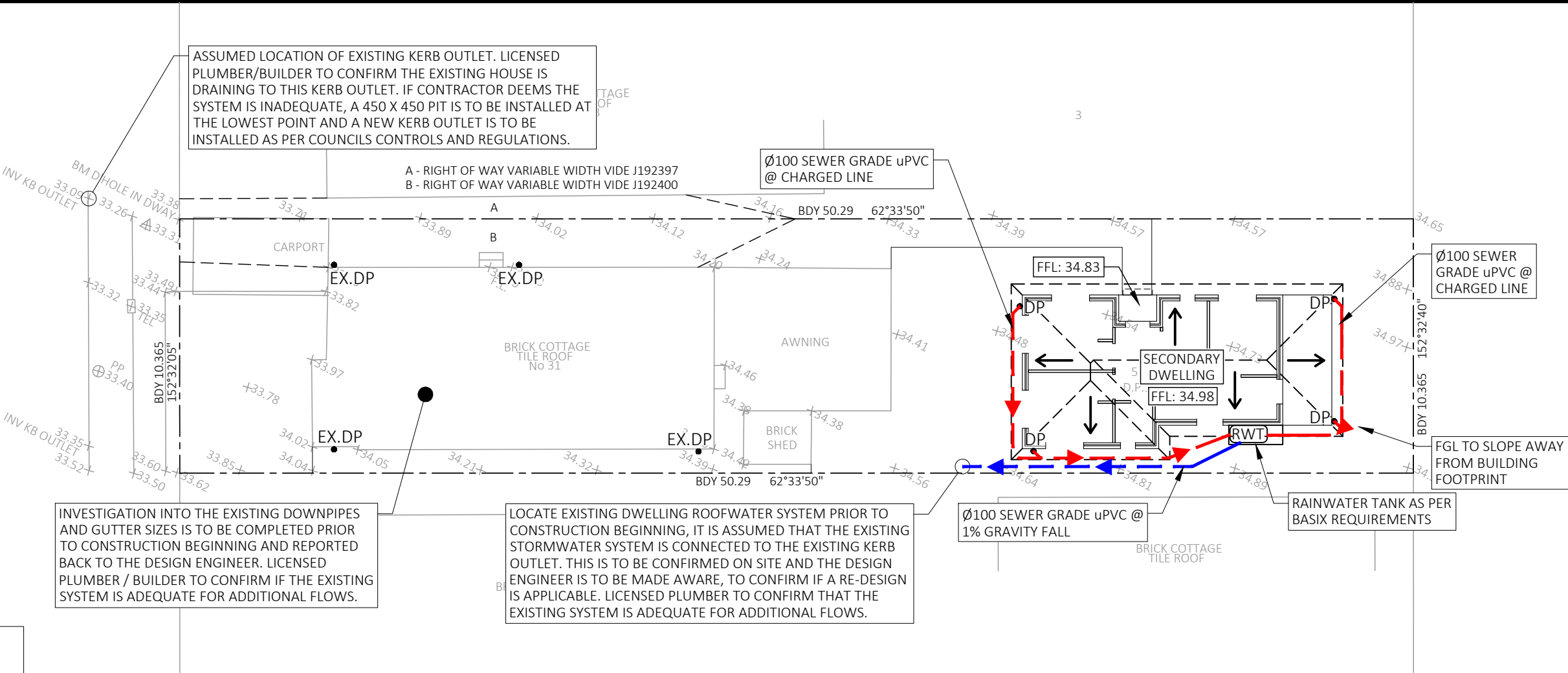
CANTERBURY-BANKSTOWN COUNCIL  
SITE AREA = 521.2 (APPROX) m<sup>2</sup>  
TOTAL ROOF AREA = 90.07 m<sup>2</sup> (APPROX)  
1:100 ARI 5MIN. = 208 mm/hr  
1:20 ARI 5MIN. = 166 mm/hr  
CATCHMENT PER DP = 36m<sup>2</sup>

- 1. EAVE GUTTER MINIMUM EFFECTIVE AREA 6200mm2
- 2. ALL CHARGED LINES MUST BE OF PRESSURE GRADE AND JOINTS ARE TO BE SOLVENT WELDED
- 3. THE PIPE SYSTEM INCLUDING DOWNPIPES MUST BE CONSTRUCTED FROM SUITABLY DURABLE MATERIALS
- 4. FLUSHING POINTS/SEALED CLEANING EYES ARE TO BE PROVIDED AT LOWEST POINTS IN THE SYSTEM AND AT FRONT BOUNDARY PRIOR TO COUNCIL LAND AND SHOULD BE EASE TO ACCESS
- 5. ALL SURFACE PIT SHALL BE CAST - IN - SITU OR PRECAST CONCRETE PIT

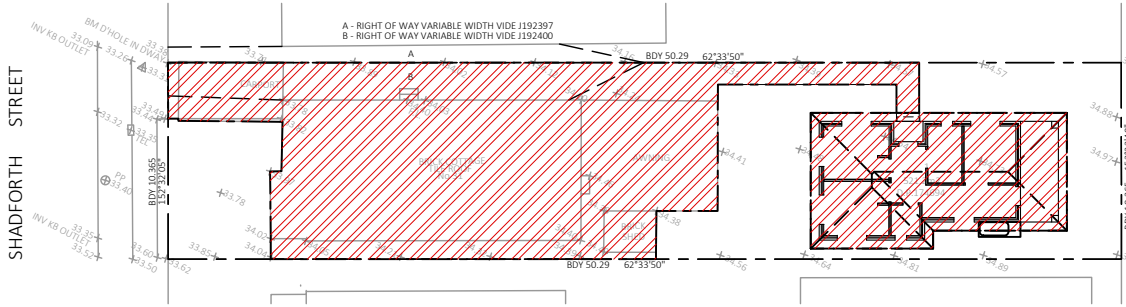
OSD WARRANT:  
SITE AREA = 521.2m2 (APPROX)  
PROPOSED IMPERVIOUS AREA = 355.5m2  
PROPOSED PERVIOUS AREA = 165.7m2  
 $\frac{355.5}{521.2} \times 100 = 68.2\%$  IMPERVIOUS AREA HENCE NO OSD REQUIRED AS IT IS LESS THAN 75%, REFER TO CANTERBURY BANKSTOWN DCP 2023, CHAPTER 3.1 - DEVELOPMENT ENGINEERING STANDARDS, SECTION 4 - ON-SITE DETENTION SYSTEMS.

LEGEND

- PROPOSED STORMWATER
- PROPOSED STORMWATER DRAINING TO RWT
- ROOF SLOPE
- SURFACE FLOW ARROWS
- EXISTING DOWNPIPE TO BE CONFIRMED ONSITE
- 90Ø DOWNPIPE
- PROPOSED RWT



GROUND FLOOR - STORMWATER PLAN



SITE IMPERVIOUS PLAN  
1:400

- SERVICES SHOWN ARE INDICATIVE ONLY. CONTRACTOR SHALL CONFIRM ALL SERVICE LOCATIONS AND DEPTH PRIOR TO EXCAVATION
- ALL PIPES AND GUTTERS SIZED FOR STORM EVENTS UP TO AND INCLUDING THE 5% AEP. ALL PIPES TO BE SEWER GRADE uPVC
- ALL DRAINAGE LINES BEND AND PITS ARE TO BE SEALED.
- PLUMBER TO MAKE GOOD CONNECTION TO COUNCIL STORMWATER PIPE. IF ANY ISSUES CONTACT ENGINEER IMMEDIATELY.

ALL DRAINAGE LINES ARE TO BE A MINIMUM OF Ø100mm SEWER GRADE uPVC @ 1% UNLESS NOTED OTHERWISE. ALL PIPES SIZED FOR 1% AEP STORM EVENT

ALL PIPE WORK IS SHOWN INDICATIVELY/ DIAGRAMMATICALLY AND SHOULD NOT BE SCALED OF THE PLAN, THE DOWNPIPES ARE TO RUN ALONG THE WALL OF THE SECONDARY DWELLING

1. ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH COUNCIL'S DCP
2. THE CONTRACTOR IS TO LOCATE AND LEVEL ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND MAKE ARRANGEMENTS WITH THE RELEVANT AUTHORITY TO RELOCATE IF NECESSARY
3. ALL PIPES ARE TO BE 100mm U.P.V.C ON 1% MINIMUM GRADE U.N.O AND TO HAVE MIN 200mm COVER



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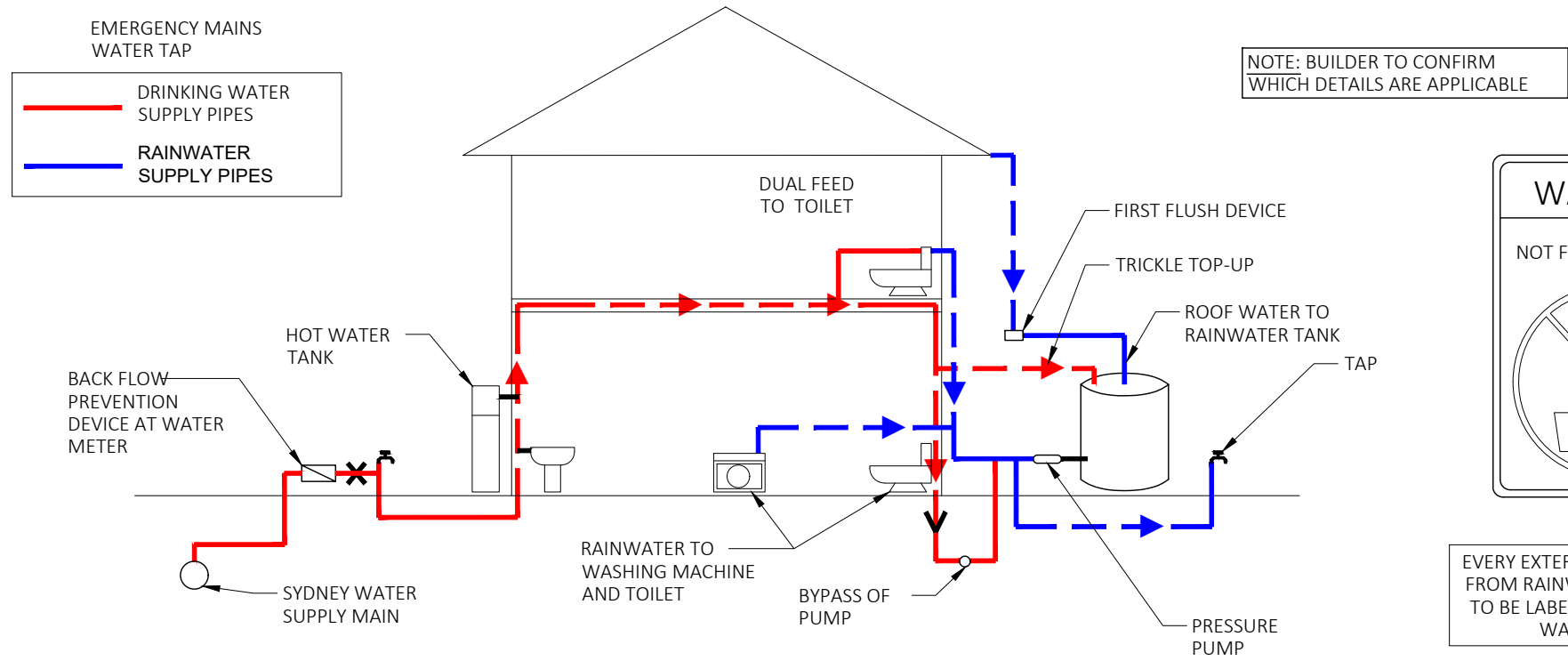


PROJECT  
PROPOSED SECONDARY DWELLING  
31 SHADFORTH STREET, WILEY PARK

TITLE  
STORMWATER PLAN

CLIENT  
BRICKWOOD HOMES

REV	ISSUE / REVISION DESCRIPTION	DATE	TITLE	NAME
A	ISSUE FOR APPROVAL	07/04/25	DRAWN	E.N
-	-	-	CHECKED	Z.C
-	-	-	SCALE @ A3	1:200
-	-	-	JOB No.	SHEET No.
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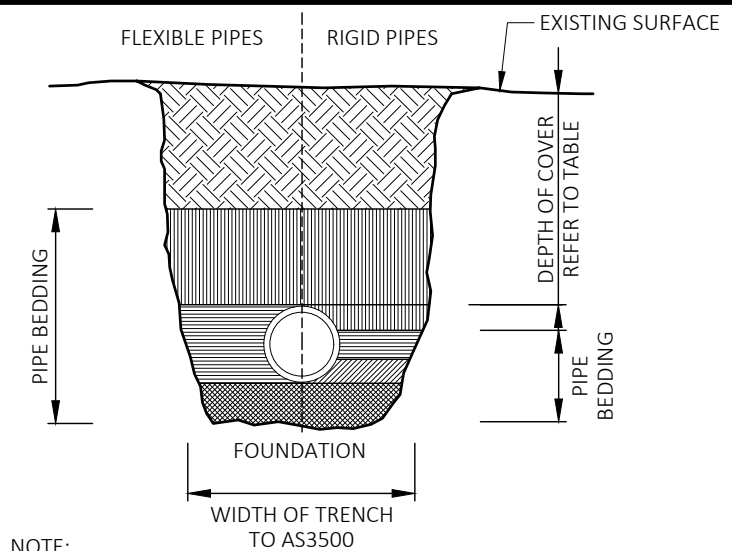


TYPICAL RAINWATER TANK RE-USE DIAGRAM



EVERY EXTERNAL SUPPLY OUTLET FROM RAINWATER RE-USE TANK TO BE LABELED WITH METALLIC WARNING SIGN

TYPICAL WARNING SIGN



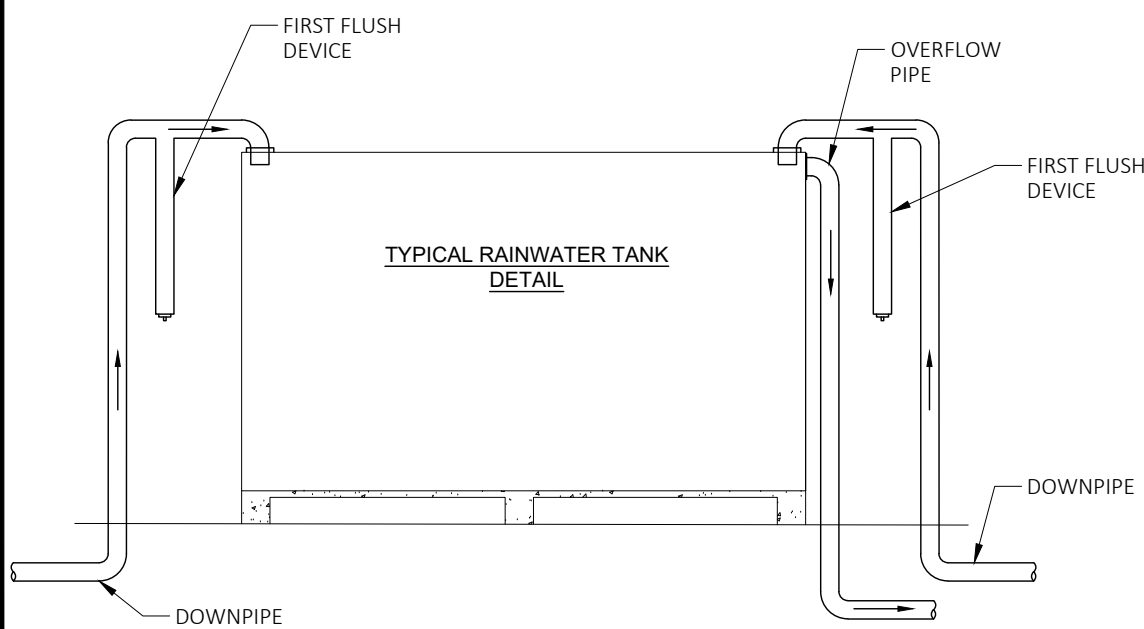
NOTE: STORMWATER DRAINS CONSTRUCTED OF OTHER THAN CAST IRON, DUCTILE IRON OR GALVANISED STEEL HAVING COVER LESS THAN THAT SPECIFIED IN THE TABLE SHALL BE COVERED WITH AT LEAST 50mm OVERLAY AND SHALL BE PAVED WITH AT LEAST: a. 100mm THICKNESS OF REINFORCED CONCRETE WHERE SUBJECT TO HEAVY VEHICULAR LOADING.

TYPICAL PIPE LAYING DETAIL

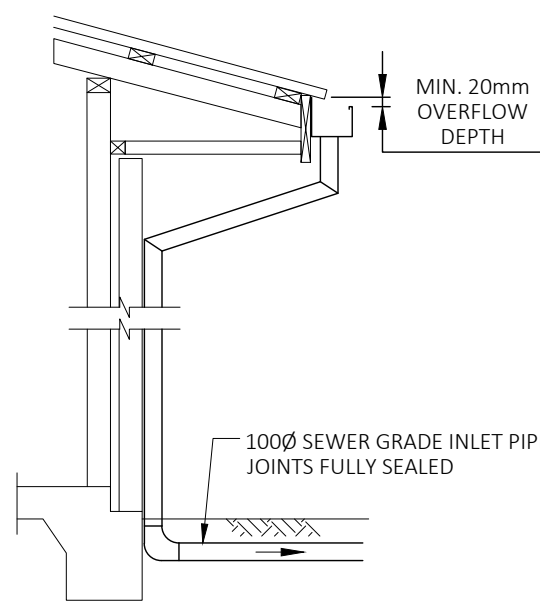
LEGEND - TRENCH BACKFILL		
SYMBOL	FLEXIBLE PIPES	RIGID PIPES
	BACK FILL	
	PIPE OVERLAY	
	PIPE SIDE SUPPORT	SIDE ZONE
	-	HAUNCH ZONE
	PIPE UNDERLAY	BED ZONE

MINIMUM PIPE COVER (FROM FINISHED SURFACE TO TOP OF PIPE)		
FOOTINGS	MINIMUM COVER (mm)	
	CAST/ DUCTILE IRON GAL STEEL	OTHER AUTHORISED PRODUCTS(*)
1. NOT SUBJECT TO VEHICULAR LOADING: A. WITHOUT PAVEMENT i. FOR SINGLE DWELLING. ii. OTHER THAN SINGLE DWELLINGS. B. WITH PAVEMENT OF BRICK/ UNREINFORCED CONCRETE	0 0	100 300
	0(**)	50(**)
1. SUBJECT TO VEHICULAR LOADING: A. OTHER THAN ROADS: i. WITHOUT PEVEMENT. ii. WITH PAVEMENT OF. - REINF. CONC. FOR HEAVY VEHICLES - BRICK/UNREINF. CONC. LIGHT VEHICLES	300 0(** #) 0(** #)	450 10(** #) 75(** #)
	300 300	500 500
B. ROADS i. SEALED ii. UNSEALED	300 300	500 500
3. SUBJECT TO CONSTRUCTION VEHICLES OR IN EMBANKMENT CONDITIONS	300	500

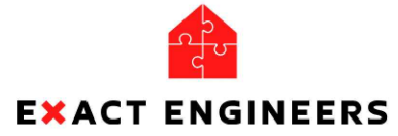
\* ) INCLUDES OVERLAY ABOVE THE TOP OF THE PIPE OF NOT LESS THAN 50mm THICK  
\*\*) BELOW THE UNDERSIDE OF THE PAVEMENT  
#) SUBJECT TO COMPLIANCE WITH AS1762, AS2033, AS/NZS 2566.1, AS3725 OR AS 4060



RAINWATER TANK DETAIL



TYPICAL CHARGED DOWNPIPE OVERFLOW

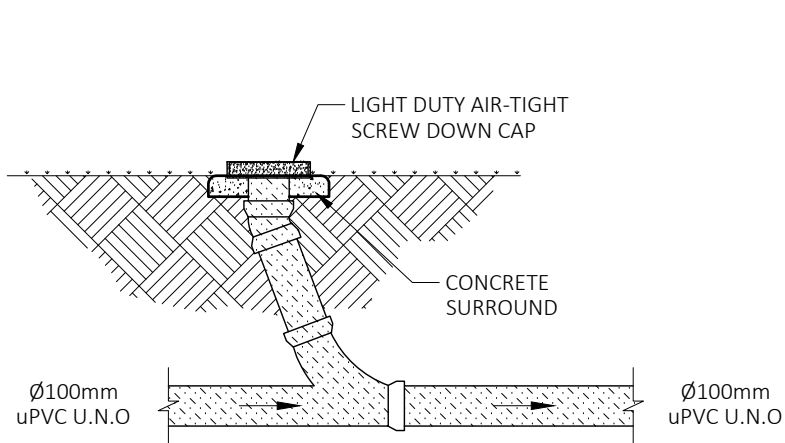


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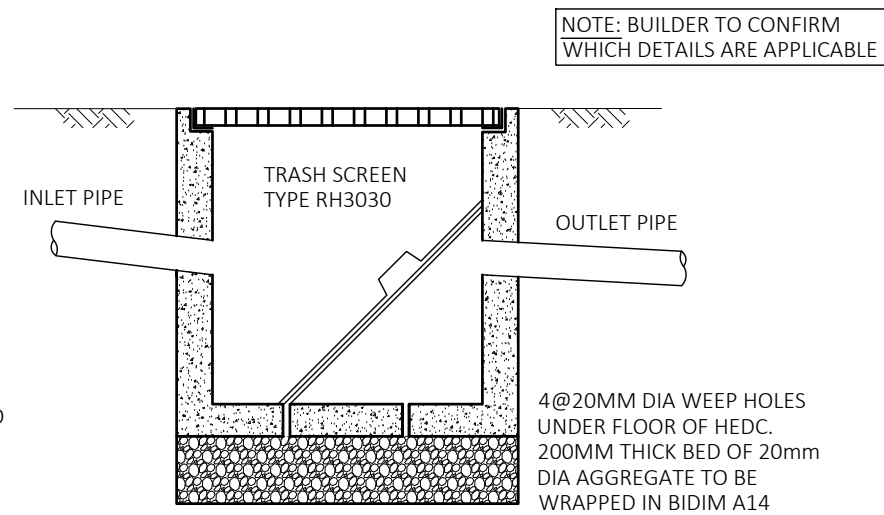


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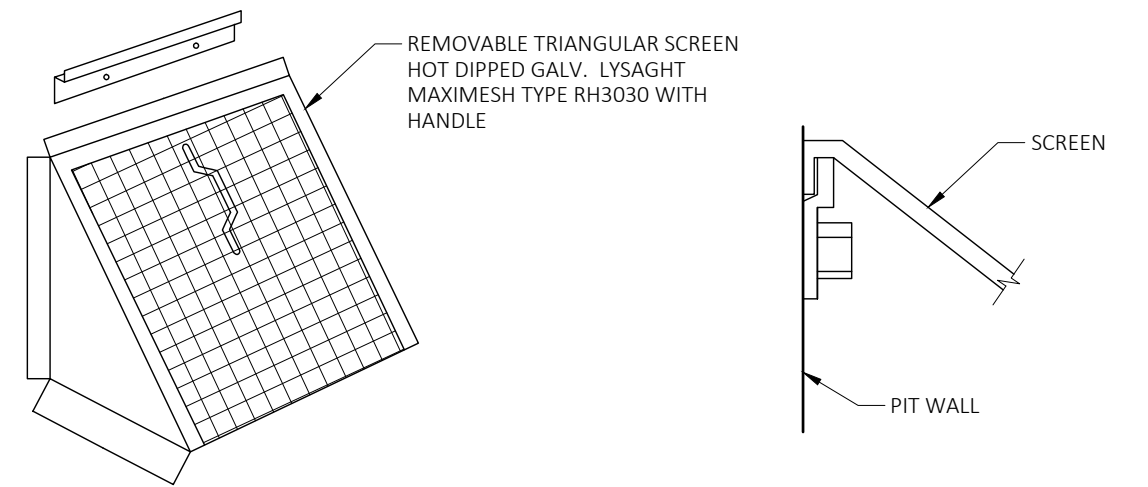




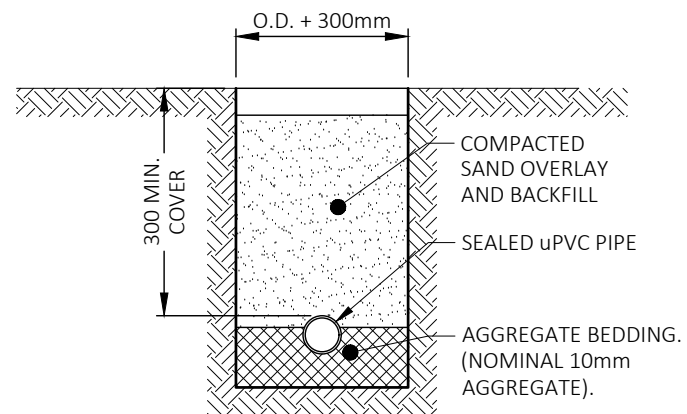
TYPICAL INSPECTION RISER DETAIL



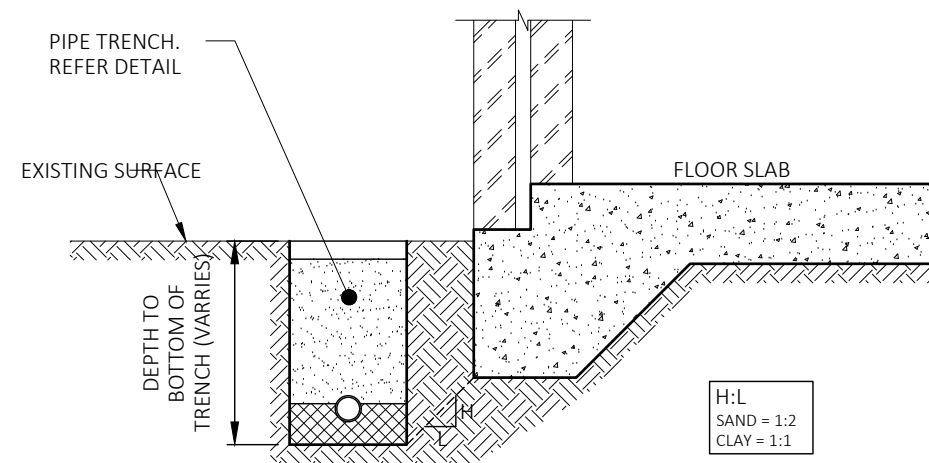
TYPICAL SILT ARRESTOR PIT DETAIL



TYPICAL MULTI-PURPOSE FILTER SCREEN



PIPE TRENCH DETAIL



TRENCH EXCAVATION NEAR FOOTINGS

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	-	-	-	JB887	S-2.2
TITLE					
STORMWATER DETAILS - SHEET 2					
CLIENT					
BRICKWOOD HOMES					