

ALL BOX GUTTERS DETAILS				
SIZE	300(W)x150(D)			
SLOPE	1:100			
RAINHEAD SIZE	300(W)x150(L)x150(D)			
OVERFLOW SIZE	200(W)x70(D)			
SUMP SIZE	300(W)x400(L)x100(D)			

ISSUE	DESCRIPTION	DATE	ISSUE	DESCRIPTION	DATE
B	ISSUED FOR APPROVAL	05.05.25			
A	ISSUED FOR APPROVAL	17.04.25			



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PROPOSED STORMWATER
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STORMWATER MANAGEMENT - GROUND FLOOR PLAN

SCALE: 1:150 U.N.O.

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NOTE: PIT SURFACE LEVELS SHOWN ON THESE SET OF DRAWINGS MUST BE CHECKED BY CONTRACTOR PRIOR TO CONSTRUCTION AGAINST LANDSCAPE AND ARCHITECTURAL LEVELS AND AUSSIE STRUCTURAL ENGINEERS TO BE NOTIFIED IMMEDIATELY SHOULD ANY DISCREPANCIES BE IDENTIFIED FOR AN ALTERNATIVE DESIGN

NOTE: RAINWATER TANKS TO BE PLUMBED INTO THE HOUSEHOLD WATER SUPPLY SYSTEM SO THAT ITS WATER IS AUTOMATICALLY USED FOR NON-POTABLE PURPOSES

NOTE: SHOULD ANY EXISTING UNDERGROUND STORMWATER DRAINAGE PIPES, WHICH CARRY FLOW FROM UPSTREAM PROPERTIES BE ENCOUNTERED DURING CONSTRUCTION, THEN THE STORMWATER FLOW AND THE STORMWATER PIPES MUST BE RE-ROUTED AROUND THE PROPOSED BUILDING OR STRUCTURES

NOTE: REFER ARCHITECTURAL/LANDSCAPE ARCHITECTURAL DRAWINGS FOR FINAL INTERNAL LEVELS AND LANDSCAPING RL's IF THESE LEVELS ARE NOT CONSISTENT WITH THE LEVELS SHOWN ON THESE DRAWINGS, CONTACT AUSSIE STRUCTURAL ENGINEERS IMMEDIATELY TO RESOLVE INCONSISTENCIES WITH THE ARCHITECT/LANDSCAPE ARCHITECT

NOTE: SEWER PEG-OUT TO BE CONDUCTED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORKS AND AUSSIE STRUCTURAL ENGINEERS TO BE NOTIFIED OF ANY CLASH IMMEDIATELY

NOTE: CHARGED PORTION OF THE DRAINAGE SYSTEM, RISING OUT OF THE GROUND, MUST BE SEALED TO THE UNDERSIDE OF THE GUTTER

NOTE: SYDNEY WATER TO BE NOTIFIED OF WORKS IN PROXIMITY TO THEIR ASSETS AND NECESSARY APPROVALS TO BE OBTAINED BY DEVELOPER PRIOR TO CONSTRUCTION

NOTE: ALL GRATES AND LIDS TO BE HINGED TYPE AND FITTED WITH CHILDPROOF LOCKS LIDS WITHIN TRAFFICABLE AREAS TO BE ALSO BIKE SAFE, HEAVY DUTY. LIDS WITHIN PEDESTRIAN AREAS TO BE HEEL GUARD

NOTE: NON-DESTRUCTIVE METHODS SUCH AS PNEUMATIC, HYDRAULIC OR HAND DIGGING TO BE ADOPTED IN THE PROXIMITY OF EX. TREES TO REMAIN. THESE WORKS MUST BE DIRECTLY SUPERVISED BY THE PROJECT ARBORIST AS REQUIRED

NOTE: THE SEALED PORTION OF THE DOWNPIPES MUST BE PAINTED IN COLOUR TO COMPLIMENT THE DEVELOPMENT AND TO PROTECT THEM AGAINST UV LIGHT DAMAGE FROM THE SUN

NOTE: ANY ITEMS/DETAILS DENOTED AS T.B.C. MUST BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF SITE WORKS AND AUSSIE STRUCTURAL ENGINEERS PTY LTD TO BE NOTIFIED OF THESE DETAILS

NOTE: REFER ARCHITECTURAL DRAWINGS FOR FINAL INTERNAL LEVELS, DRIVEWAY PROFILE AND NUMBER AND LOCATION OF DOWNPIPES AND LANDSCAPING RL's

NOTE: DRIVEWAY GRADES, LEVELS TO COMPLY WITH COUNCIL'S ISSUED ALIGNMENT LEVELS (WHERE APPLICABLE), AND TO COMPLY WITH AUSTRALIAN STANDARDS INCLUDING AS2890; TRAFFIC ENGINEER TO BE CONSULTED

NOTE: EX. LEVELS HAVE BEEN INTERPOLATED / ASSUMED BASED ON PROVIDED SURVEY INFORMATION; THESE NEED TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION AND AUSSIE STRUCTURAL ENGINEERS NOTIFIED OF ANY INCONSISTENCIES WITH WHAT HAS BEEN SHOWN ON THESE SET OF DRAWINGS IMMEDIATELY

NOTE: IT IS DEVELOPER'S RESPONSIBILITY TO OBTAIN ALL NECESSARY APPROVALS PRIOR TO COMMENCEMENT OF SITE WORKS

NOTE: ALLOW FOR EMERGENCY OVERFLOW SPITTER SYSTEM AWAY FROM BUILDING FOR ALL TRAPPED AREAS AND ROOF GUTTER SYSTEM

NOTE: SEALED DOWNPIPES SHOULD BE CONSTRUCTED OF ONE MATERIAL TO THE UNDERSIDE OF THE ROOF GUTTER

NOTE: PROVIDE CLEAN-OUT PIT TO CHARGED LINES AT LOWEST POINT IN THE LINE

NOTE: ADEQUATE ACCESS TO BE PROVIDED TO THE RWT AS PER MANUFACTURER'S REQUIREMENTS

NOTE: PITS DEEPER THAN 600mm TO BE 600x600 AND PITS DEEPER THAN 900mm TO BE 900x900

NOTE: BOUNDARY RETAINING WALLS MUST BE SLEEPER RETAINING WALLS WITH GAP IN BETWEEN THE SLEEPERS TO RELIEF THE PRESSURE AT THE BACK OF THE RETAINING WALLS AND TO AVOID HAVING SUBSOIL DRAINAGE AT THE BACK OF RETAINING WALLS

NOTE: ADEQUATE ACCOUSTIC MEASURES TO BE PROVIDED FOR PIPEWORK RUNNING WITHIN HABITABLE AREAS

NOTE: REFER ARCHITECTURAL / LANDSCAPE ARCHITECTURAL DRAWINGS FOR FINAL DETAILS OF PROPOSED RETAINING WALLS

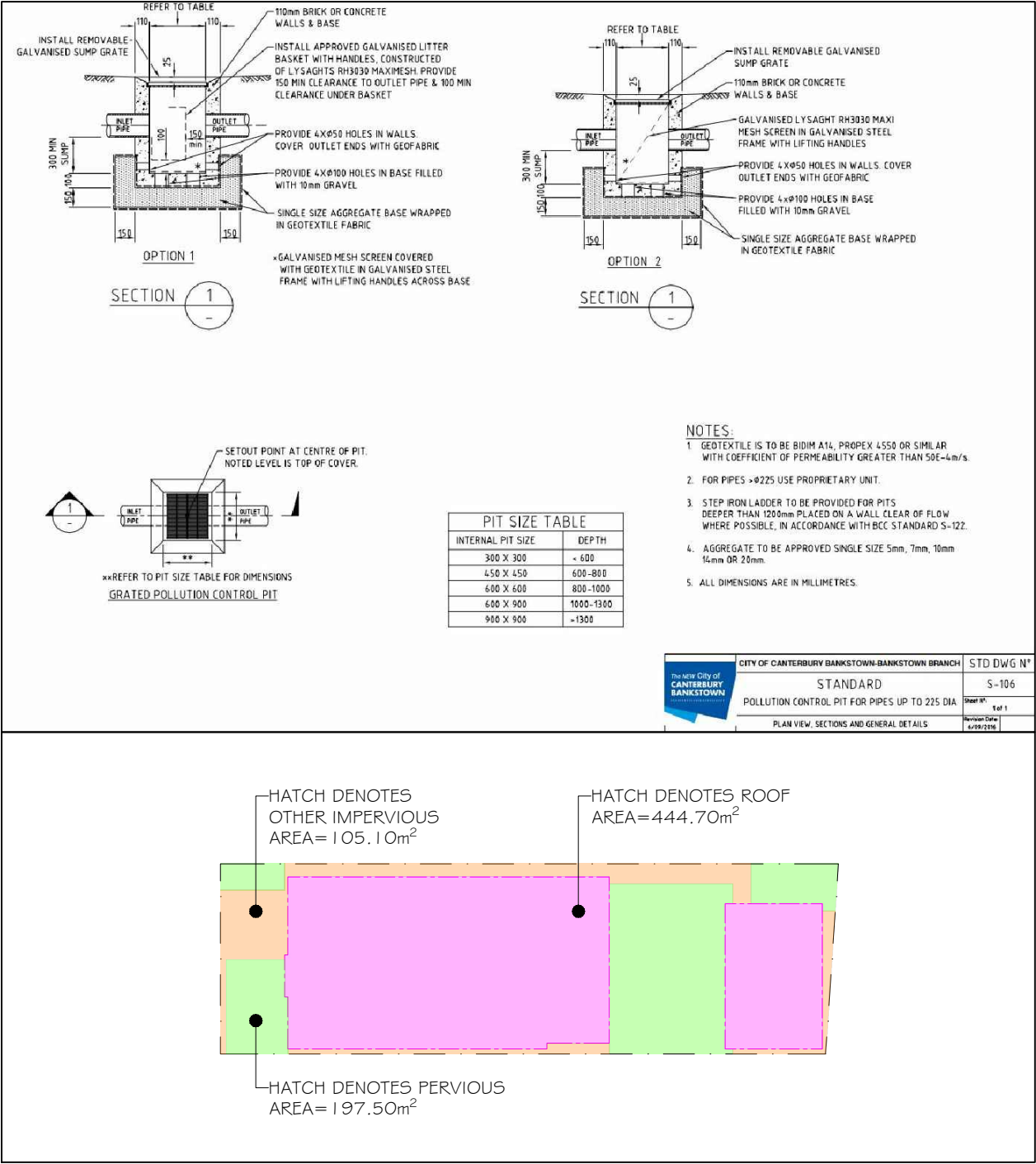
NOTE: ALLOWANCES SHALL BE MADE FOR SURFACE RUNOFF FROM ADJACENT PROPERTIES, AND TO RETAIN EXISTING SURFACE FLOW PATH SYSTEMS THROUGH THE SITE

NOTE: ALLOW MIN. 2% SURFACE FALL AWAY FROM BUILDING AT ALL ENTRIES (PORCH, ALFRESCO, ETC.)

NOTE: PITS DEEPER THAN 1.0m TO BE FITTED WITH STEP IRONS

OSD EXEMPTION NOTE:
TOTAL SITE IMPERVIOUS AREA IS 549.80m²
(73.57% OF THE TOTAL SITE AREA), THEREFORE OSD IS NOT REQUIRED FOR SINGLE DWELLING DEVELOPMENT

WATERPROOFING AND FACADE ENGINEERING NOTES:
1- REFER SET-OUT DRAWINGS FOR SURFACE FALLS, LEVELS, ETC. ALLOW MIN. 1% SURFACE FALL AND SUBSTRATE FALL TO FLOOR WASTES
2- THE PROJECT'S FACADE ENGINEER MUST APPROVE ALL THE RELEVANT INFORMATION SHOWN ON THESE DRAWINGS INCLUDING BUT NOT LIMITED TO THE FALLS AND DISTANCES BETWEEN THE HIGH POINT AND THE LOW POINT INCLUDING EMERGENCY OVERFLOW SPITTERS HEIGHTS AND LEVELS TO ENSURE ADEQUATE FEEBOARD AND WEATHERPROOFING REQUIREMENTS HAVE BEEN ACHIEVED
3- THE PROJECT'S WATERPROOFING CONSULTANT MUST APPROVE ALL THE RELEVANT INFORMATION SHOWN ON THESE DRAWINGS INCLUDING BUT NOT LIMITED TO SUSBSOIL DRAINAGE LOCATIONS, SPOON DRAIN LOCATIONS AND DETAILS, WET WALLS DRAINAGE DETAILS, ETC.



PLOT IN COLOUR FOR CLARITY

LEGEND:

PIPE FLOW DIRECTION

SURFACE FLOW DIRECTION

ROOF / LEVEL ABOVE OUTLINE

Ø100mm SEWER GRADE SEALED LINE TO RWT

Ø150mm SEWER GRADE SEALED LINE TO RWT

Ø100mm uPVC AT MIN. 1% SLOPE U.N.O. BYPASSING OSD

Ø100mm uPVC AT MIN. 1% SLOPE U.N.O.

Ø150mm uPVC AT MIN. 1% SLOPE U.N.O.

Ø225mm uPVC AT MIN. 1% SLOPE U.N.O.

Ø100mm SUBSOIL AT MIN. 1% SLOPE

INSPECTION OPENING / FLUSHING POINT

Ø100mm uPVC ROOF DOWNPIPE

Ø100mm uPVC DOWNPIPE DRAINING CATCHMENTS OTHER THAN ROOF

TOP OF WALL

PROPOSED LEVEL

EXISTING LEVEL

ex. RL 11.20 EXISTING LEVEL

Ø150mm SURFACE FLOOR WASTE ALLOW MIN. 1% SUBSTRATE AND SURFACE FALL TO FLOOR WASTE

FLOOR WASTE DRAINING LANDSCAPE AREA OVER SUSPENDED SLAB (REFER DETAIL)

Ø150mm ROOF RAINWATER OUTLET DRAINING LANDSCAPE AREA OVER SUSPENDED SLAB (REFER DETAIL)

REFER PERIMETER SPOON DRAIN DETAIL

Ø150mm SURFACE WATER COLLECTION

Ø50mm EMERGENCY OVERFLOW SPITTER PIPE AT MIN. 1% SLOPE

150x50mm EMERGENCY OVERFLOW RHS SPITTER PIPE AT MIN. 1% SLOPE

ABOVEGROUND RWT TO BASIX REQUIREMENTS AND MANUFACTURER'S SPECS VOLUME AS REQUIRED BY BASIX

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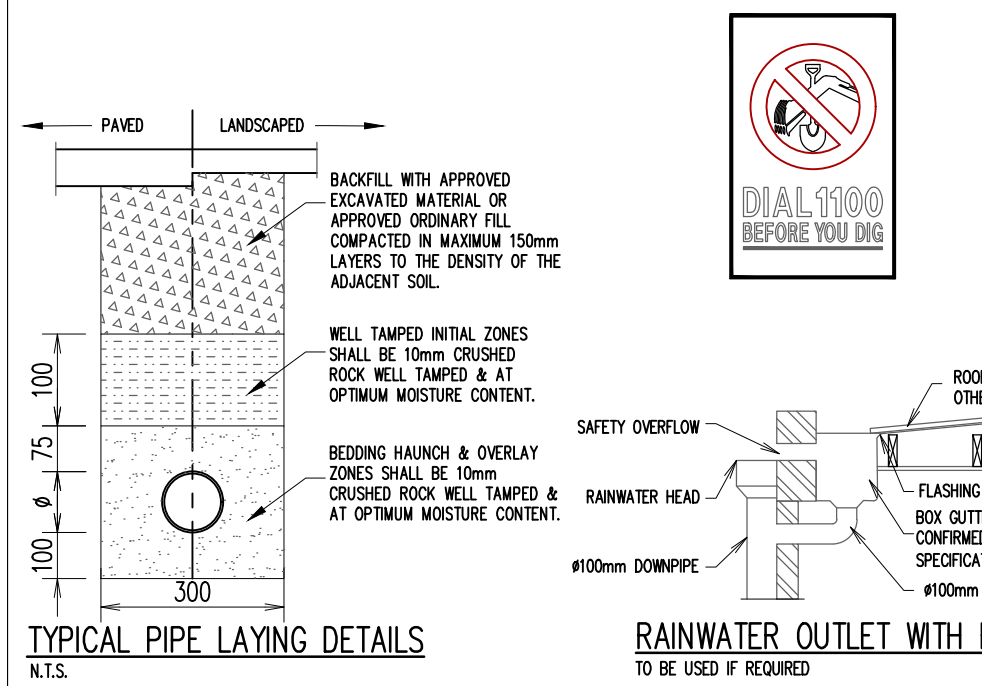
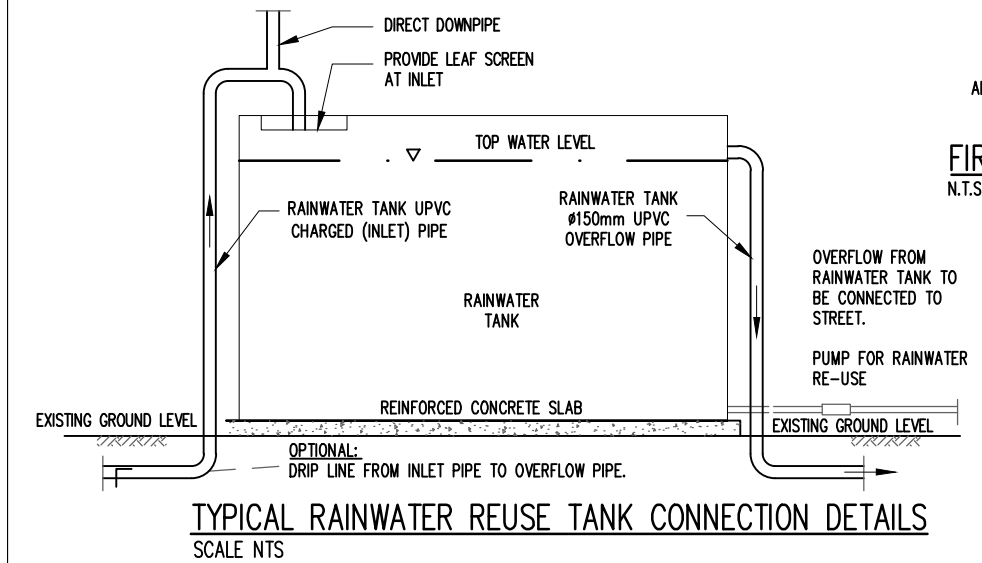
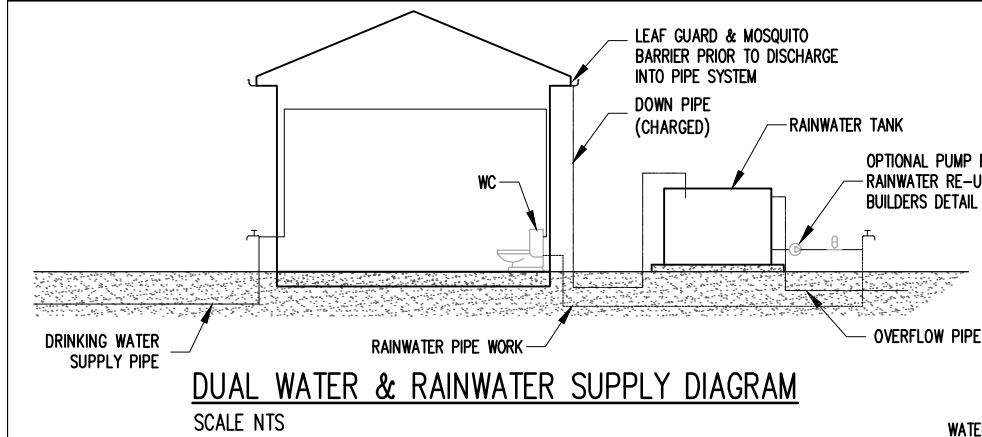


SW MANAGEMENT–NOTES, LEGEND, DETAILS, CATCHMENT PLAN

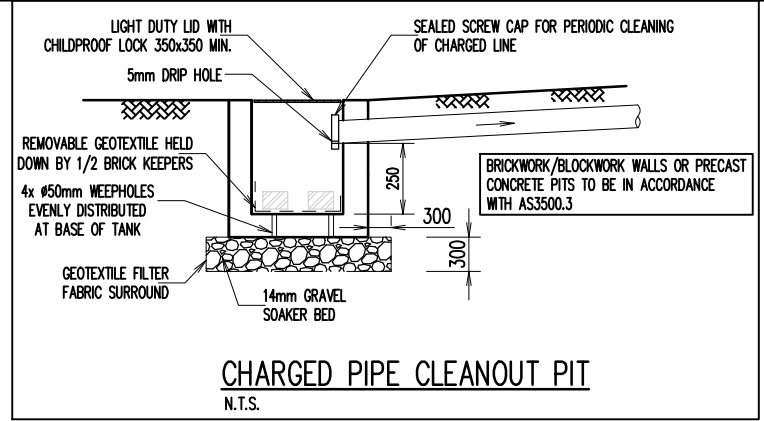
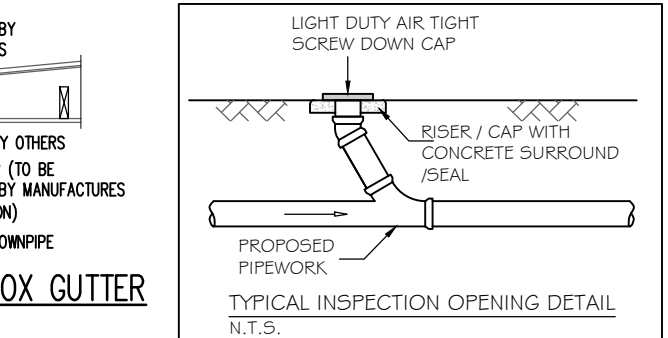
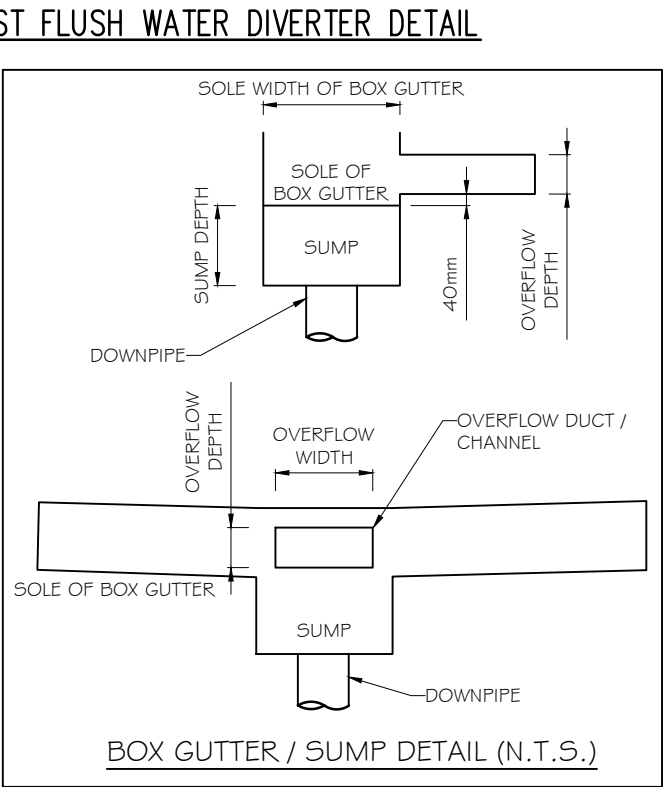
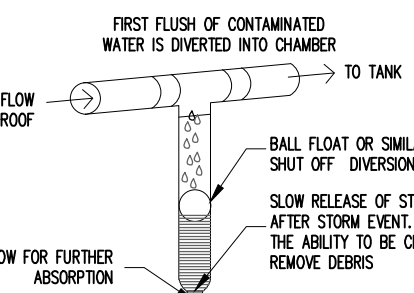
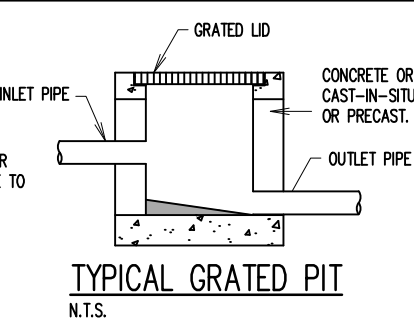
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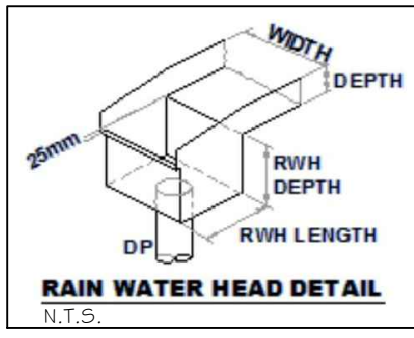
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- NOTES:**
- ALL WORK TO BE DONE TO THE SATISFACTION OF CANTERBURY-BANKSTOWN COUNCIL.
 - PROPOSED CONCRETE DRIVEWAY TO BE CONSTRUCTED IN ACCORDANCE WITH PLANS, SPECIFICATIONS, AND LEVEL ISSUED SEPARATELY BY COUNCIL (IF APPLICABLE) AND RELEVANT AUSTRALIAN STANDARDS INCLUDING AS2890.1
 - ALL PIPES TO BE MIN. 100mm DIA UPVC AT MIN. 1% SLOPE UNLESS NOTED OTHERWISE (UNO).
 - CONNECT GARBAGE BINS AREAS TO SEWER BY OTHERS
 - ALL GRATES TO BE FITTED WITH CHILDPROOF LOCKS
 - PROVIDE AG LINES FOR DEEP SOIL AREAS & CONNECT IT TO STORMWATER SYSTEM BY GRAVITY
 - PROPOSED RETAINING WALLS LEVELS AND DETAILS TO BE CONFIRMED BY ARCHITECT/LANDSCAPE ARCHITECT
 - SUBSOIL DRAINAGE TO BE PROVIDED FOR RETAINING WALLS
 - DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND LANDSCAPE DRAWINGS
 - REFER ARCHITECTURAL DRAWINGS FOR ALL SETOUT LEVELS, FALLS, ETC.
 - ALL TRAFFICABLE DRAINS TO BE HEAVY DUTY



GENERAL INFORMATION

GENERAL NOTES

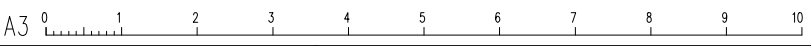
- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ARCHITECTURAL, LANDSCAPE AND OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS AND WITH OTHER SUCH WRITTEN INSTRUCTION AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ANY DISCREPANCY SHALL BE REFERRED TO THE ENGINEERS BEFORE PROCEEDING WITH THE WORK.
- ALL DIMENSIONS ARE IN MILLIMETERS & ALL LEVELS ARE IN METERS, UNO (UNLESS NOTED OTHERWISE).
- NO DIMENSION SHALL BE OBTAINED BY SCALING THE DRAWINGS.
- EXISTING SERVICES LOCATIONS SHOWN INDICATIVE ONLY. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE & LEVEL ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF ANY WORKS.
- ALL BALCONIES AND ROOFS TO BE DRAINED AND TO HAVE SAFETY OVERFLOWS IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS. ALL EXTERNAL SLABS TO BE WATERPROOFED.
- DURING EXCAVATION WORK, THE STRUCTURE SHALL BE MAINTAINED IN A STABLE AND NO PART SHALL BE OVERSTRESSED.
- ALL WORK IS TO BE UNDERTAKEN IN ACCORDANCE WITH THE DETAILS SHOWN ON THE DRAWINGS & SPECIFICATION.
- EXISTING SERVICES WHERE SHOWN HAVE BEEN PLOTTED FROM SUPPLIED DATA AND SUCH THEIR ACCURACY CAN NOT BE GUARANTEED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH THE LEVEL OF ALL EXISTING SERVICE PRIOR TO THE COMMENCEMENT OF WORK.
- ALL SERVICE TRENCHES UNDER VEHICULAR PAVEMENTS SHALL BE BACK FILLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL COUNCIL.
- ALL TRENCH BACK FILL MATERIAL SHALL BE COMPACTED TO THE SAME DENSITY AS THE ADJACENT MATERIAL.
- ON COMPLETION OF STORMWATER INSTALLATION, ALL DISTURBED AREAS MUST BE RESTORED TO ORIGINAL CONDITION, INCLUDING KERBS, FOOTPATHS, CONCRETE AREAS, GRAVEL AND GRASSED AREAS AND ROAD PAVEMENTS, UNLESS DIRECTED OTHERWISE.
- CONTRACTOR TO OBTAIN ALL AUTHORITY APPROVALS UNLESS DIRECTED OTHERWISE.
- LOCATION OF DOWNPIPES AND FLOOR WASTES ARE INDICATIVE ONLY. DOWN PIPE AND FLOOR WASTE SIZE, LOCATION AND QUANTITY TO BE DETERMINED BY BUILDER & IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARD.
- ANY DISCREPANCIES OR OMISSIONS SHALL BE REFERRED TO THE DESIGN ENGINEER FOR RESOLUTION.
- ALL PITS OR GRATES IN TRAFFICABLE AREAS TO BE HEAVY DUTY. ALL GRATES TO HAVE CHILD PROOF LOCKS
- ALL GUTTERS WILL BE FITTED WITH LEAF GUARDS AND SHOULD BE INSPECTED AND CLEANED TO ENSURE LEAF LITTER CANNOT ENTER THE DOWNPIPES.
- ENSURE ALL DRAINAGE WORKS ARE AWAY FROM TREE ROOTS.

RAINWATER TANK INFORMATION (WHERE APPLICABLE, U.N.O.)

- RAINWATER TANK TO COLLECT RAIN RUNOFF FROM AT LEAST AS PER BASIX SQUARE METERS OF ROOF AREA.
- PROPOSED RAINWATER TANK SIZE AS PER SUPPLIERS SPECIFICATIONS
- RAINWATER TANKS SHALL BE CONNECTED TO MAINS WATER SUPPLY AS BACKUP.
- PUMPS SHALL PROVIDE MINIMUM 150kPa PRESSURE.
- RAINWATER TANK TO BE CONNECTED AS PER BASIX REQUIREMENTS.
- A SIGN TO BE INSTALLED STATING "NOT FOR HUMAN CONSUMPTION".
- TANKS TO BE PLUMBED TO TOP-UP FROM THE POTABLE WATER SUPPLY DURING DRY PERIODS WHEN THE TANKS ARE 80% EMPTY.
- NO DIRECT CROSS-CONNECTION WITH THE SYDNEY WATER POTABLE SUPPLY AND AN AIR GAP MAINTAINED ABOVE THE OVERFLOW IN THE TANK.
- ANY OPENINGS SHALL BE MESHED OR SEALED TO PREVENT MOSQUITOS BREEDING AND ENTRY OF ANIMALS OR FOREIGN MATTER.
- RAINWATER TANKS TO BE CLEANED OUT EVERY 6 MONTHS.
- ALL DOWNPIPES TO BE SEALED TO UNDERSIDE OF FIRST FLOOR GUTTER AS DRAINAGE SYSTEM IS CHARGED TO FACILITATE PROPOSED ABOVE GROUND REUSE TANK.
- THIS SYSTEM TO BE DESIGNED WITH A 'FIRST FLUSH' DIVERSION TO REMOVE ROOF CONTAMINANTS.
- REUSE WATER TO BE DIRECTED TO THE FOLLOWING:
 - MINIMUM 1 OUTDOOR GARDEN TAP
 - ALL CISTERNS (TOILETS)
 - COLD WATER SERVICE TO THE CLOTHES WASHER.

DRAINAGE REQUIREMENTS

- ALL WORKMANSHIP AND MATERIAL SHALL BE IN ACCORDANCE WITH CURRENT EDITIONS OF AS2870, AS/NZS 2032 INTALL OF PVC PIPES AND AS/NZS 3500 PLUMBING & DRAINAGE.
- PLUMBING TRENCHES SHALL BE SLOPED AWAY FROM THE HOUSE AND SHALL BE BACKFILLED WITH CLAY IN THE OP 300mm WITHIN 1.5m OF THE HOUSE. THE CLAY USED FOR BACKFILLING SHALL BE COMPACTED. WHERE PIPES PASS UNDER THE FOOTING SYSTEM, THE TRENCH SHALL BE BACKFILLED WITH CLAY OR CONCRETE TO RESTRICT THE INGRESS OF WATER BENEATH THE FOOTING SYSTEM.
- DRAINAGE SHALL BE CONSTRUCTED TO AVOID WATER PONDING AGAINST OR NEAR THE FOOTING.
- EACAVATION NEAR THE EDGE OF THE FOOTING SYSTEM SHALL BE BACKFILLED IN SUCH A WAY AS TO PREVENT ACESS OF WATER TO THE FOUNDATION.
- WATER RUN-OFF SHALL BE COLLECTED AND CHANNELLED AWAY FROM THE HOUSE DURING CONSTRUCTION.
- PENETRATIONS OF THE EDGE BEWS AND FOOTING BEAMS ARE TO BE AVOIDED, BUT WHERE NECESSARY SHALL BE SLEEVED TO ALLOW FOR MOVEMENT.
- CONNECTION OF STORMWATER DRAINS AND WASTE DRAINS SHALL BE INCLUDED FLEXIBLE CONNECTIONS.



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STORMWATER MANAGEMENT - SECTIONS AND DETAILS 1

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