

PROPOSED DUAL OCCUPANCY FOLLOWED BY ALTERATIONS AND ADDITIONS AND NEW RESIDENCE
NO.38 HOWARD STREET, CANTERBURY, NSW 2193

GENERAL

- 1 THE PLUMBER/DRAINER SHALL INSPECT THE SITE AND CONFIRM THE EXISTING SITE STRUCTURES, SERVICES AND CONDITIONS PRIOR TO PROCEEDING, SHOULD ANY DISCREPANCIES BE FOUND, CONTACT THE ENGINEER FOR DISCUSSION PRIOR TO PROCEEDING THE WORKS.
- 2 LOCATION OF STORMWATER SYSTEMS, INCLUDING DOWNPIPES, PIPES, PITS, ONSITE DETENTION AND RAINWATER TANK ARE INDICATIVE ONLY. EXACT LOCATION SHALL BE DETERMINED ON SITE BY THE PLUMBER/BUILDER TO SUITE SITE CONDITIONS.
- 3 THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND OTHER CONSULTANT DRAWINGS. IF ANY DISCREPANCIES BE FOUND, CONTACT THE ENGINEER FOR DISCUSSION PRIOR TO PROCEEDING THE WORKS.
- 4 ALL MATERIAL AND WORKMANSHIP TO BE CARRIED OUT IN ACCORDANCE WITH AS3500.3:2018 STORMWATER DRAINAGE, BCS AND LOCAL COUNCIL POLICY, CONSENT AND REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE PLUMBER/DRAINER TO OBTAIN AND APPROVALS/PERMITS/LICENSES ISSUED BY THE AUTHORITIES PRIOR TO PROCEEDING WITH STORMWATER WORKS.
- 5 ALL DIMENSIONS AND LEVELS ARE TO BE VERIFIED AND CONFIRMED ONSITE BY THE PLUMBER/BUILDER PRIOR TO COMMENCEMENT OF WORKS.
- 6 THESE DRAWINGS ARE NOT TO BE SCALED FOR DIMENSIONS NOR TO BE USED FOR SETOUT PURPOSES.
- 7 THESE DRAWINGS DEPICT THE DESIGN OF SURFACE STORMWATER RUNOFF DRAINAGE SYSTEMS ONLY AND DO NOT DEPICT ROOF DRAINAGE OR SUBSOIL DRAINAGE SYSTEM. UNLESS NOTED OTHERWISE, THE DESIGN OF ROOF AND SUBSOIL DRAINAGE SYSTEMS IS THE RESPONSIBILITY OF OTHERS.
- 8 ALL DOWNPIPES TO BE Ø100 SEWER GRADE AND FULLY SEALED U.N.O. ALL STORMWATER PIPES TO BE Ø100 SEWER GRADE AT 1% MIN. FALL U.N.O. ALL MATERIALS USED IN THE WORK SHALL BE NEW AND CONFORM WITH RELEVANT AUSTRALIAN STANDARDS AND BEAR THE REQUIRED STANDARDS MARK.
- 9 INSPECTION AND CERTIFICATE, IF REQUIRED, SHALL BE DONE PRIOR TO BACKFILLING. ALLOW 24 HOUR NOTICE FOR THE ENGINEER TO CARRY OUT INSPECTION.
- 10 ANY DAMAGE TO SERVICES DURING CONSTRUCTION SHALL BE REPAIRED IMMEDIATELY AT THE PLUMBER/DRAINER'S OWN EXPENSE.

UTILITIES

- 1 THE LOCATION OF UTILITIES SHOWN ON THESE DRAWINGS ARE INDICATIVE ONLY. THE CONTRACTOR SHALL, BEFORE COMMENCING ANY WORKS:
- a. DETERMINE THE EXTENT OF EXISTING UTILITY SURVEY AND INFORMATION REFERENCED ON THESE DRAWINGS.
- b. OBTAIN CURRENT DIAL BEFORE YOU DIG PLANS AND INFORMATION BY TELEPHONING 1100 OR FAX 1300 682 077 TO ASCERTAIN THE EXACT LOCATION OF UTILITIES.
- c. MAKE ANY OTHER ENQUIRIES AS THE CONTRACTOR CONSIDERS NECESSARY TO SATISFY ITSELF AS TO THE EXACT LOCATION OF UTILITY SERVICES; AND
- d. ENSURE THAT THE ADOPTED WORK METHOD WILL AVOID DAMAGE TO ALL UTILITIES.
- 2 THE CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF EXISTING UTILITY SERVICES.
- 3 THIS FIRM WILL NOT BE LIABLE FOR ANY COSTS ARISING FROM DAMAGE TO ANY UTILITY SERVICES CAUSED BY THE CONTRACTOR



DRAINAGE NOTES

- 1 UNLESS NOTED AS OTHERWISE, ALL DOWNPIPES TO BE Ø100 ROUND (OR 100x75 RECTANGULAR) AND FULLY SEALED; ALL STORMWATER PIPES TO BE Ø100 SEWER GRADE AND TO BE LAID AT 1% MINIMUM FALL UNLESS NOTED AS OTHERWISE. ALL MATERIALS USED IN THE WORK SHALL BE NEW AND CONFORM WITH RELEVANT AUSTRALIAN STANDARDS AND BEAR THE REQUIRED STANDARDS MARK.

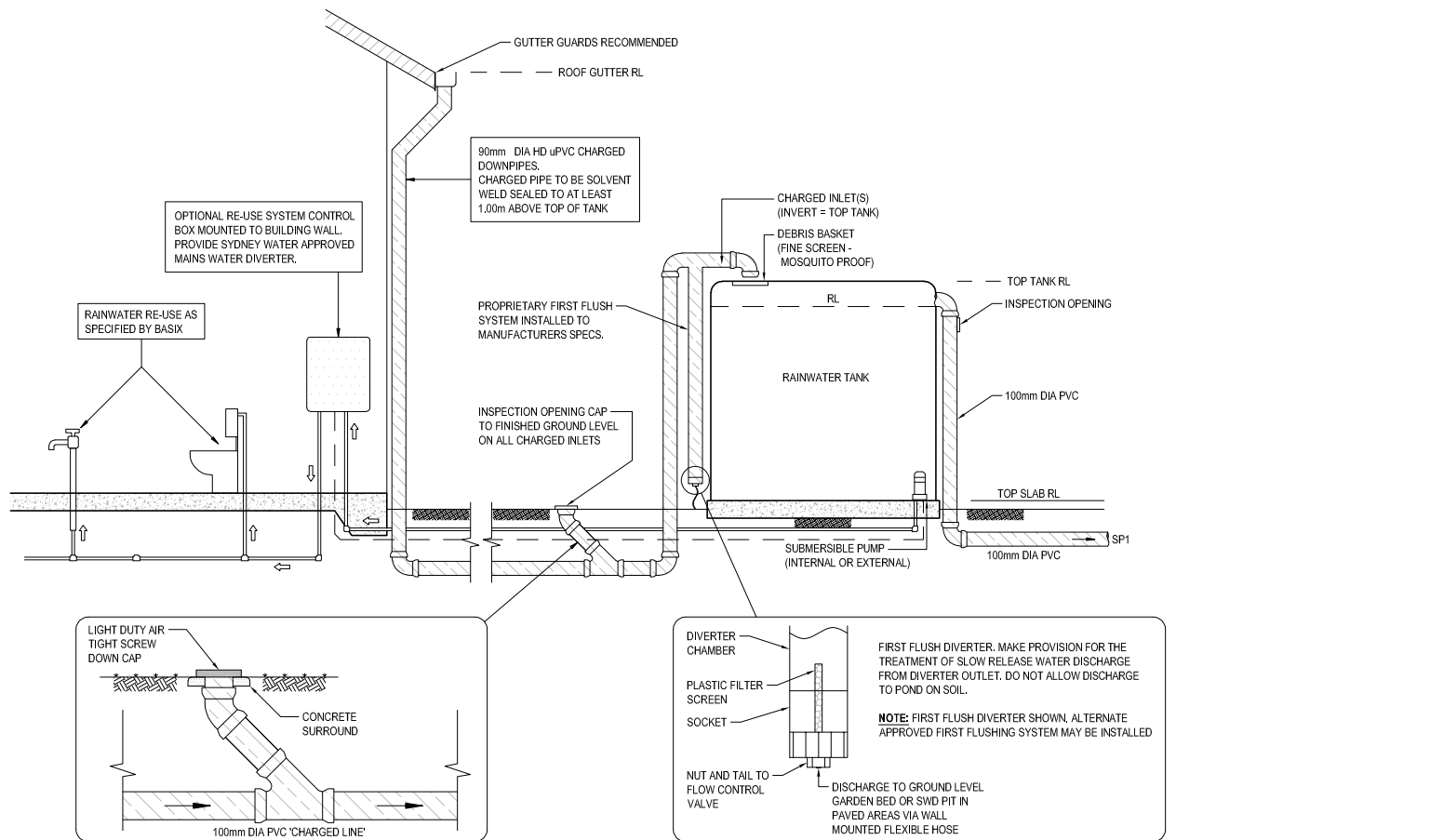
- 2 UNLESS NOTED AS OTHERWISE, THE PIPE COVER, MEASURED FROM THE TOP OF THE PIPE TO THE FINISHED SURFACE, SHALL BE AS PER THE TABLE BELOW:

PIPE LOCATION	MINIMUM COVER
NOT SUBJECT TO VEHICULAR LOADING	100mm FOR SINGLE DWELLING 300mm FOR ALL OTHER DEVELOPMENTS
SUBJECT TO VEHICULAR LOADING	450mm WHERE NOT UNDER ROAD
UNDER SEALED ROAD	600mm
UNDER UNSEALED ROAD	750mm
UNDER FOOTPATHS	400mm
PARK	400mm
PAVED DRIVEWAY	100mm BELOW UNDER SIDE OF PAVEMENT

- 3 ANY PIPES BENEATH RELEVANT LOCAL AUTHORITY ROAD TO BE RUBBER RING JOINTED RCP, UNLESS NOTED AS OTHERWISE.
4. ALL STORMWATER PIT WITHIN THE PROPERTY ARE TO BE FITTED WITH "WELDOLOCK" OR APPROVED EQUIVALENT GRATE OF:
- LIGHT DUTY FOR LANDSCAPED AREAS
 - HEAVY DUTY WHERE SUBJECT TO VEHICULAR TRAFFIC
5. UNLESS NOTED AS OTHERWISE, MINIMUM INTERNAL DIMENSIONS FOR STORMWATER AND INLET PITS SHALL BE GIVEN IN TABLE BELOW:

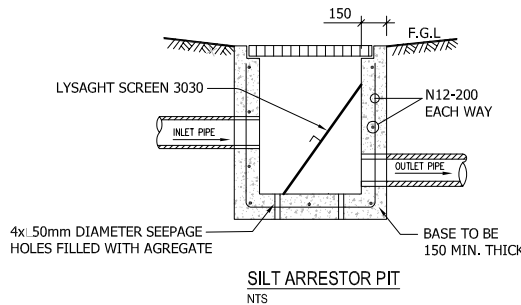
DEPTH TO INVERT OF OUTLET	MINIMUM INTERNAL DIMENSION (mm)	
	WIDTH	LENGTH
UP TO 450mm	450	450
450mm TO 600mm	600mm	600mm
600mm TO 900mm	600	600
900mm TO 1500 (*)	900	900
1500 TO 2000 (*)	1200	1200

6. ALL PITS IN ROADWAY SHALL BE FITTED WITH HEAVY DUTY GRATES WITH LOCKING BOLTS AND CONTINUOUS HINGES.
7. SUB-SOIL DRAINS FOR RETAINING WALL AND EMBANKMENTS SHALL BE INSTALLED BY THE BUILDER AND CONNECTED TO STORMWATER LINES. ALL AGG. LINES SHALL BE 100mm DIA., UNLESS NOTED OTHERWISE



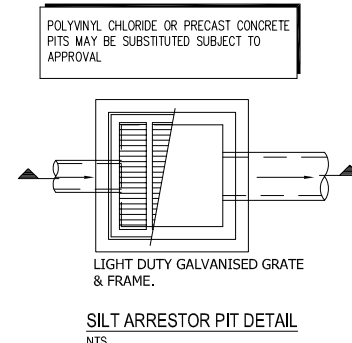
RAINWATER RE-USE TANK - ABOVE GROUND

NTS



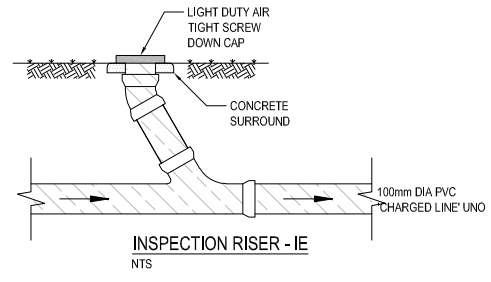
SILT ARRESTOR PIT

NTS



SILT ARRESTOR PIT DETAIL

NTS



INSPECTION RISER - IE

NTS

DRAWING LIST

SHEET NUMBER	SHEET TITLE
SW000	STORMWATER GENERAL NOTES
SW001	STORMWATER DRAINAGE PLAN SH.1
SW002	STORMWATER DRAINAGE PLAN SH.2
SW003	STORMWATER DRAINAGE PLAN SH.3
SW004	STORMWATER DRAINAGE PLAN SH.4
SW005	TYPICAL DETAIL
SW006	IMPERVIOUS PLAN SH.1
SW007	IMPERVIOUS PLAN SH.2



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







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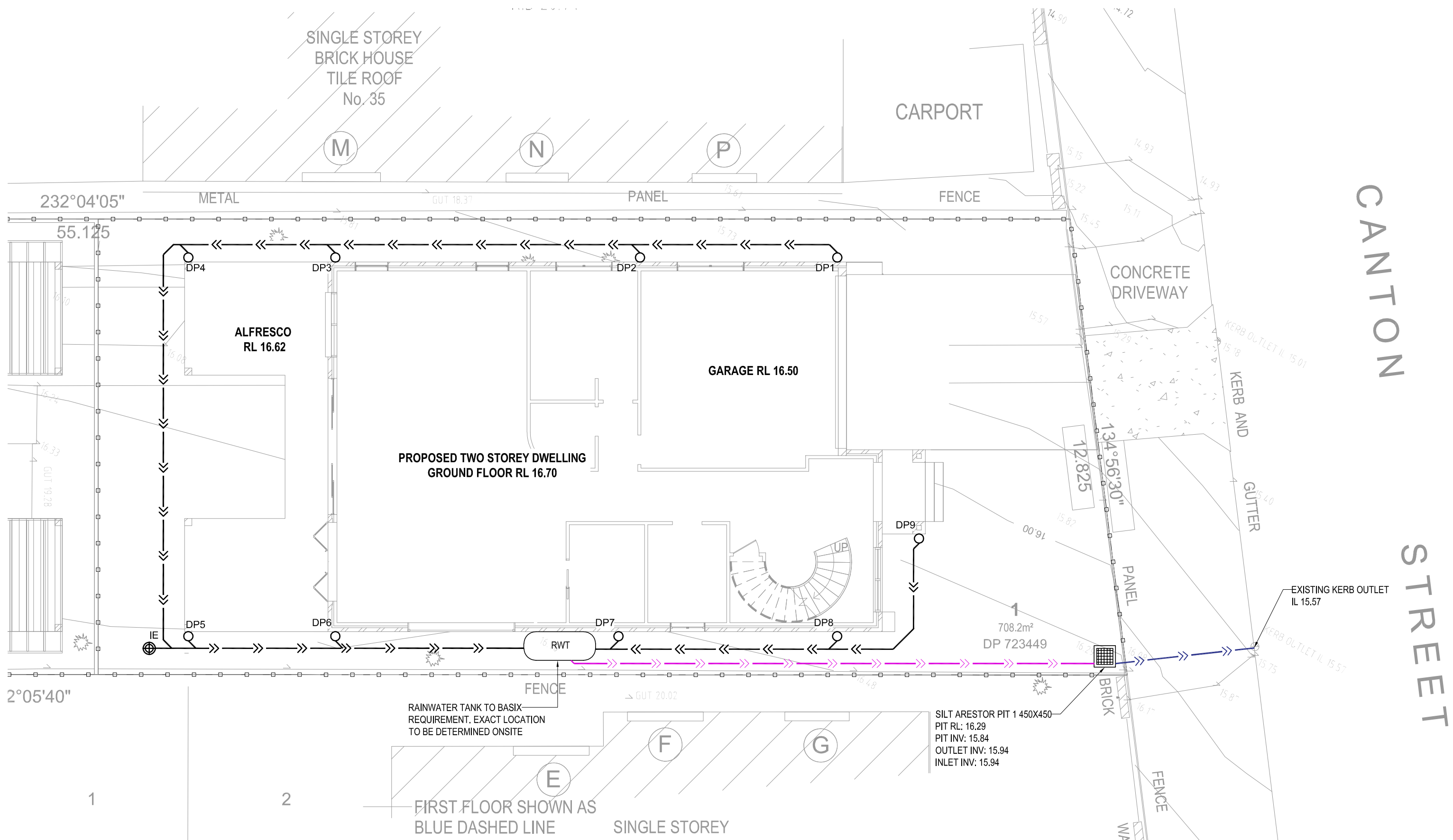
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STORMWATER GENERAL NOTES

DESIGNER: Hoang (Frank) Nguyen NER: 5095408 DRN:PD APP:FN
CANTERBURY -
COUNCIL: BANKSTOWN DRG NO.: HCT - 2181 - SW000

A	ISSUED FOR DA	PD	29.04.2025	
ISSUE	AMENDEMENT	BY	DATE	

LEGEND	
	RAINWATER TANK
	PIPE INVERT RL
	DOWNPIPES SPREADER
	DOWNPIPE 100X50 RHS OR Ø90 UPVC PIPE
	DOWNPIPE WITH SQUARE RAINWATER HEAD
	STORMWATER LINE Ø100 UPVC CHARGE LINE FROM DOWNPIPES TO EXISTING STORMWATER LINE SLOPE 1% MINIMUM
	OVERLAND FLOW
	PIT
	CLEANING EYE (INSPECTION EYE)
	RAINWATER OUTLET
	BOUNDARY LINE
	EXISTING STORMWATER LINE



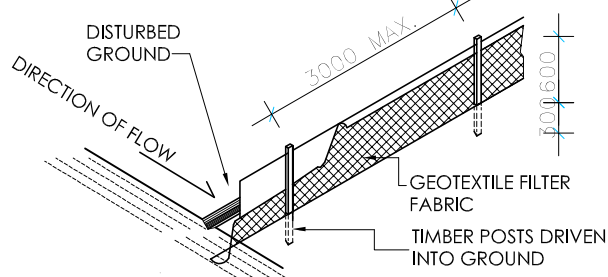
SITE DRAINAGE PLAN - DOUBLE STOREY DWELLING
1 : 100

IMPORTANT NOTES:

- ALL DOWNPIPE WITH RAINWATER HEAD ARE FOR GROUND FLOOR ROOF
- ALL DOWNPIPE WITH SPREADER ARE FOR FIRST FLOOR ROOF
- ALL DOWNPIPE LOCATIONS ARE INDICATIVE ONLY AND TO BE DETERMINED AND CONFIRMED ON SITE BY THE BUILDER/PLUMBER TO AVOID DOOR AND WINDOW OPENINGS.

SEDIMENT CONTROL NOTES:

- 1- ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF N.S.W.
- 2- ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
- 3- SEDIMENT STRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE x 300mm DEEP TRENCH.
- 4- ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MINIMUM OF 60% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
- 5- ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
- 6- SOIL AND STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE.
- 7- FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIS (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 3.0M CENTERS. FABRIC SHALL BE BURIED 150 mm ALONG ITS LOWER EDGE.



SEDIMENT FENCE

NOTES:

- ALL DEMOLITION WORK TO BE CARRIED OUT TO THE SATISFACTION OF THE WORKCOVER'S AUTHORITY
- ALL DEMOLITION WORK TO BE CARRIED OUT COMPLYING WITH THE OCCUPATIONAL HEALTH & SAFETY ACT 2000.
- ALL DEMOLITION WORKS TO BE CARRIED OUT COMPLYING WITH AS 2600-2001 DEMOLITION OF STRUCTURES.
- ALL DEMOLITION WORK TO BE CARRIED OUT COMPLYING WITH AS 2002-1988 CODE OF PRACTICE FOR THE SAFE REMOVAL OF ASBESTOS

LEGEND			
	RWT	RAINWATER TANK	
	IL	PIPE INVERT RL	
	DP + SPD	DOWNPIPES SPREADER	
	DP	DOWNPIPE 100X50 RHS OR Ø90 UPVC PIPE	
	DP+RH	DOWNPIPE WITH SQUARE RAINWATER HEAD	
		STORMWATER LINE Ø100 UPVC CHARGELINE FROM DOWNPIPES TO RAIN WATER TANK SLOPE 1% MINIMUM	
		STORMWATER LINE Ø100 UPVC DISCHARGE FROM RWT TO PIT SLOPE 1% MINIMUM	
		STORMWATER LINE Ø100 UPVC DISCHARGE FROM PIT TO EXISTING KERB OUTLET SLOPE 1% MINIMUM	
		OVERLAND FLOW	
		PIT	
		CLEANING EYE (INSPECTION EYE)	
		RAINWATER OUTLET	
		BOUNDARY LINE	
		EXISTING STORMWATER LINE	



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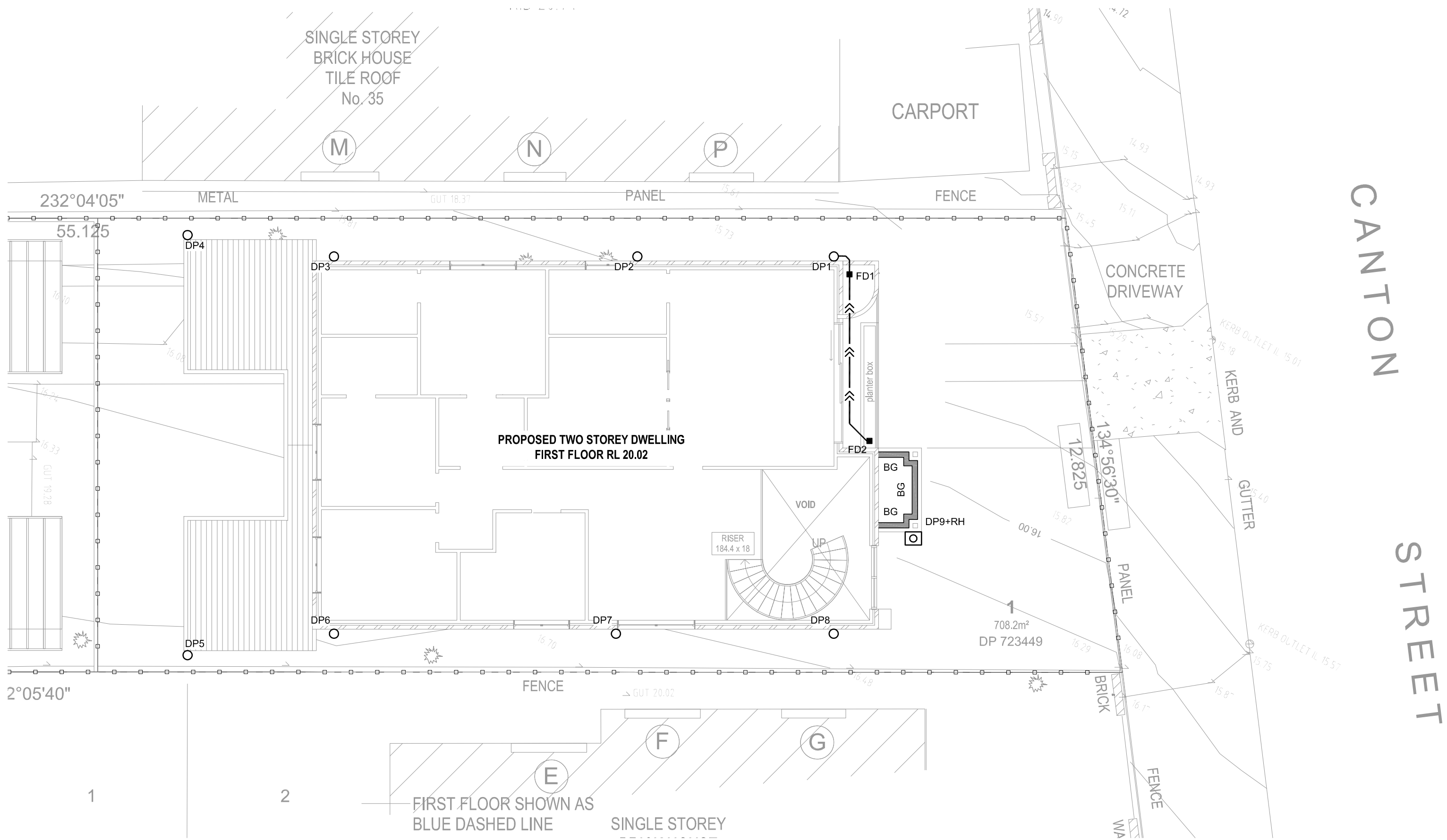
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STORMWATER DRAINAGE PLAN SH.2

DESIGNER: Hoang (Frank) Nguyen NER: 5095408 DRN:PD APP:FN
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COUNCIL: BANKSTOWN DRG NO.: HCT - 2181 - SW002

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SITE DRAINAGE PLAN - DOUBLE STOREY DWELLING
1 : 100

IMPORTANT NOTES:

- ALL DOWNPIPE WITH RAINWATER HEAD ARE FOR GROUND FLOOR ROOF
- ALL DOWNPIPE WITH SPREADER ARE FOR FIRST FLOOR ROOF
- ALL DOWNPIPE LOCATIONS ARE INDICATIVE ONLY AND TO BE DETERMINED AND CONFIRMED ON SITE BY THE BUILDER/PLUMBER TO AVOID DOOR AND WINDOW OPENINGS.

LEGEND	
	RAINWATER TANK
	PIPE INVERT RL
	DOWNPIPES SPREADER
	DOWNPIPE 100X50 RHS OR Ø90 UPVC PIPE
	DOWNPIPE WITH SQUARE RAINWATER HEAD
	FLOOR DRAIN (SPS)
	STORMWATER LINE Ø100 UPVC CHARGE LINE FROM FLOOR DRAIN TO DOWNPIPE, FLOOR DRAIN TO ROOF BELOW SLOPE 1% MINIMUM
	OVERLAND FLOW
	PIT
	CLEANING EYE (INSPECTION EYE)
	RAINWATER OUTLET
	BOUNDARY LINE
	EXISTING STORMWATER LINE



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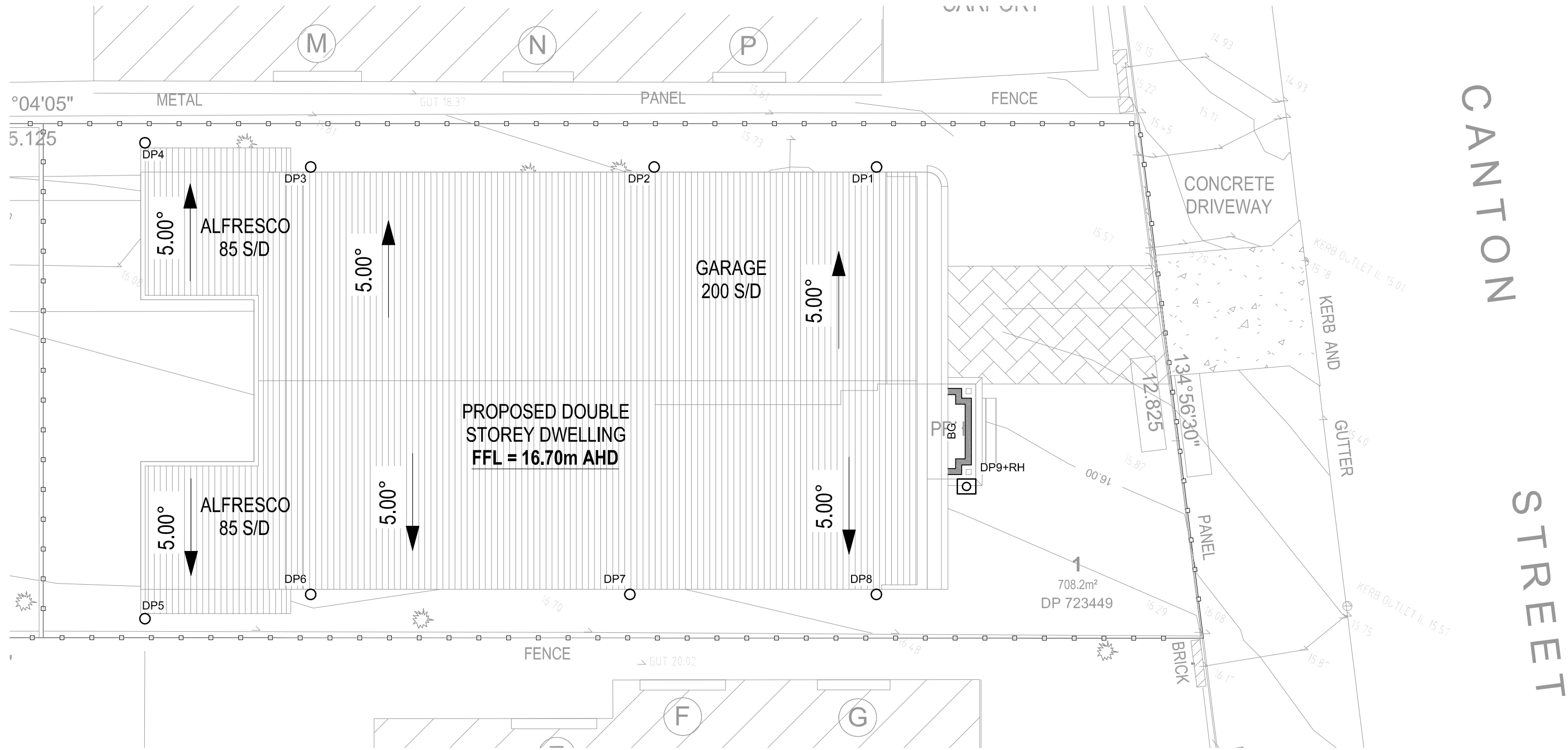
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STORMWATER DRAINAGE PLAN SH.3

DESIGNER: Hoang (Frank) Nguyen NER: 5095408 DRN: PD APP: FN
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COUNCIL: BANKSTOWN DRG NO.: HCT - 2181 - SW003

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SITE DRAINAGE PLAN - DOUBLE STOREY DWELLING
1 : 100

- IMPORTANT NOTES:**
- ALL DOWNPIPE WITH RAINWATER HEAD ARE FOR GROUND FLOOR ROOF
 - ALL DOWNPIPE WITH SPREADER ARE FOR FIRST FLOOR ROOF
 - ALL DOWNPIPE LOCATIONS ARE INDICATIVE ONLY AND TO BE DETERMINED AND CONFIRMED ON SITE BY THE BUILDER/PLUMBER TO AVOID DOOR AND WINDOW OPENINGS.



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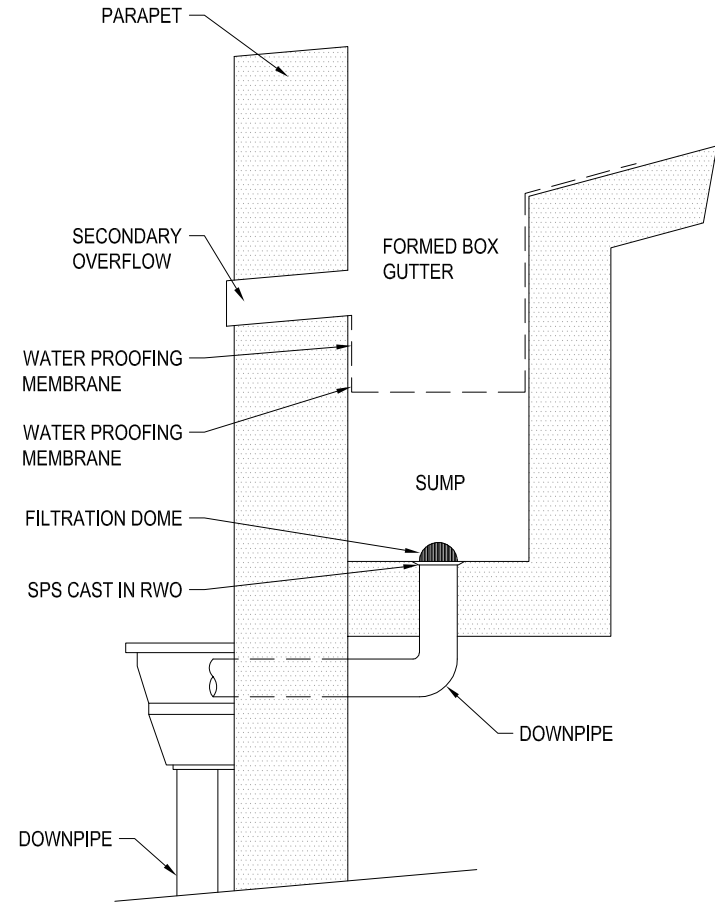
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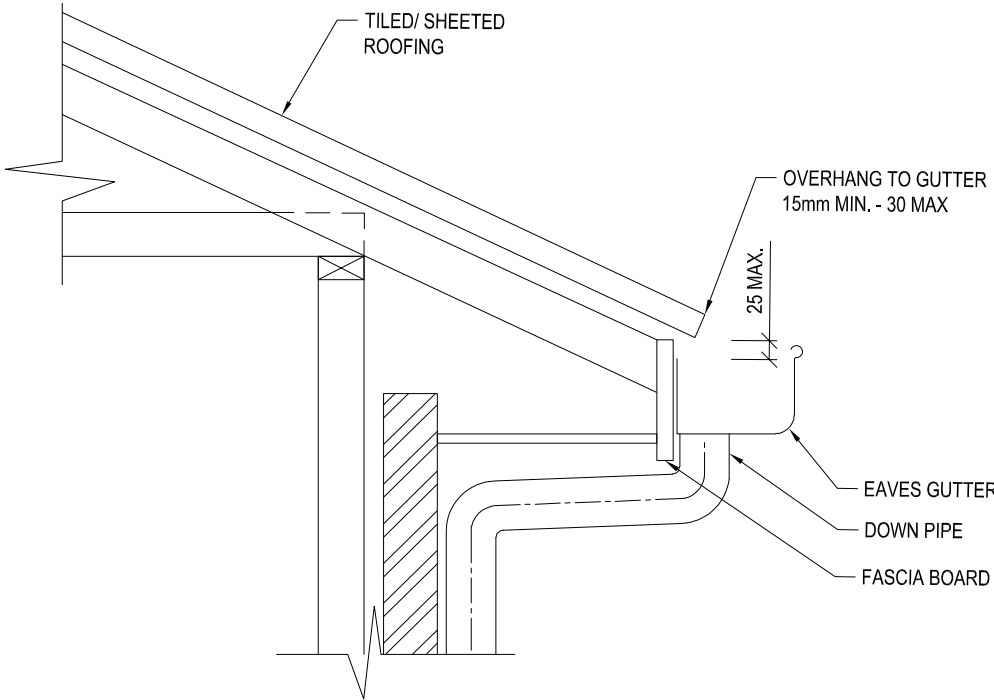
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STORMWATER DRAINAGE PLAN SH.4			
DESIGNER: Hoang (Frank) Nguyen NER: 5095408	DRN: PD	APP: FN	
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COUNCIL: BANKSTOWN	DRG NO.: HCT - 2181 - SW004		
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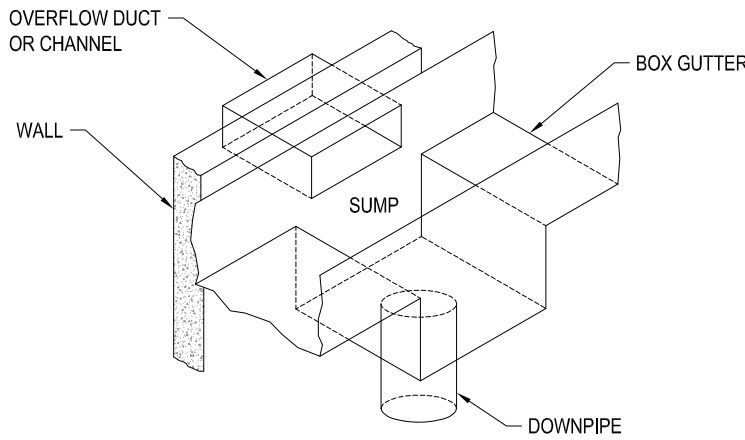
LEGEND	
	RAINWATER TANK
	PIPE INVERT RL
	DOWNPIPES SPREADER
	DOWNPIPE 100X50 RHS OR Ø90 UPVC PIPE
	DOWNPIPE WITH SQUARE RAINWATER HEAD
	FLOOR DRAIN (SPS)
	STORMWATER LINE Ø100 UPVC CHARGE LINE FROM FLOOR DRAIN TO DOWNPIPE, FLOOR DRAIN TO ROOF BELOW SLOPE 1% MINIMUM
	OVERLAND FLOW
	PIT
	CLEANING EYE (INSPECTION EYE)
	RAINWATER OUTLET
	BOUNDARY LINE
	EXISTING STORMWATER LINE



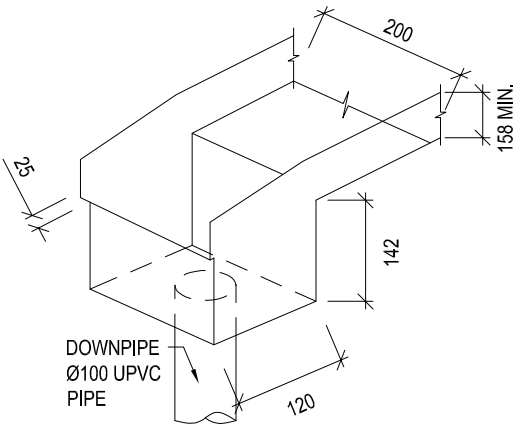
FORMED BOX GUTTER SECTION
NTS



TYPICAL EAVE GUTTER DETAIL



SUMP/SIDE OVERFLOW DEVICE
NTS

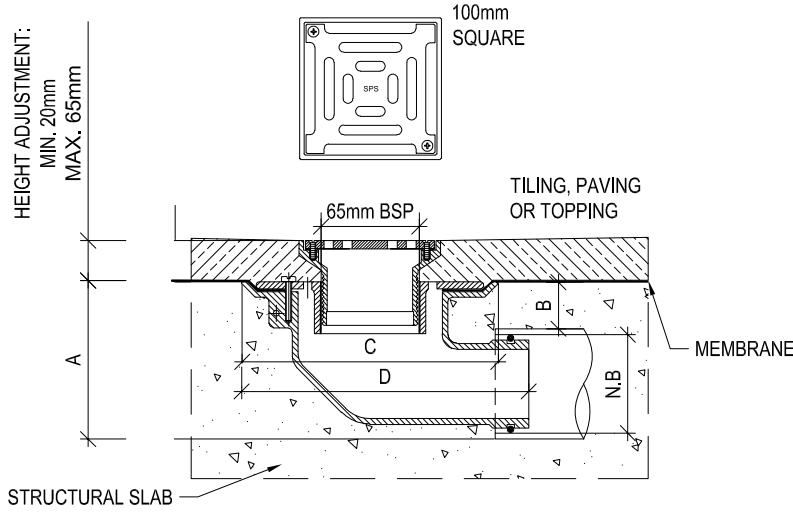


RAIN WATER HEAD DETAIL
WITH BOX GUTTER 200x160 (D)

- THE WIDTH OF RAINHEAD IS EQUAL TO THE WIDTH OF THE BOX GUTTER
- THE RAINHEAD SHALL BE FULLY SEALED TO THE BOX GUTTER AND THE FRONT OF THE RAINHEAD LEFT OPEN ABOVE THE OVERFLOW WEIR

SPS 100mm SQUARE VARI-LEVEL SIDE OUTLET DRAIN
65/50mm OUTLET

SPECIFICATION CODE:
Q100B/C90 (BRASS GRATE, ABS LOWER BODY)
Q100N/C90 (NICKEL BRONZE GRATE, ABS LOWER BODY)
Q100S4/C90 (POLISHED 304 STAINLESS STEEL, ABS LOWER BODY)
Q100S/C90 (SATIN 316 STAINLESS STEEL GRATE, ABS LOWER BODY)



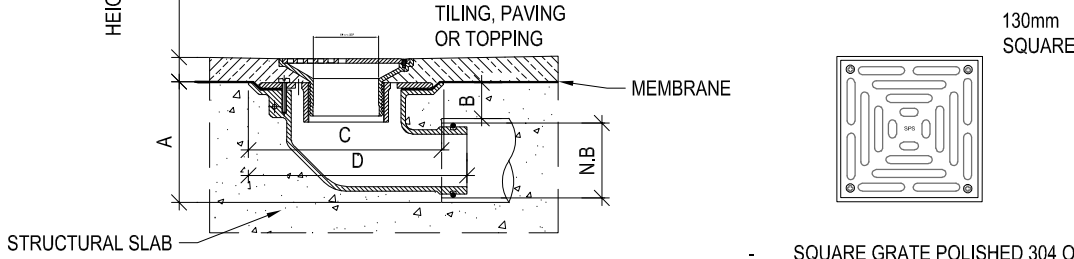
SPIGOT PUSHES INTO 65MM PVC OR COPPER WITH O-RING CONNECTION, OR CONNECTS TO 50MM PVC/HDPE WITH NO-HUB COUPLING.

N.B	A	B	C	D
50	100	40	180	200
65	105	37	180	200

FLOOR DRAIN (SPS) - FD
N.T.S

SPS 130mm SQUARE VARI-LEVEL SIDE OUTLET DRAIN
65/50MM OUTLET

SPECIFICATION CODE:
Q130S4/C90 (POLISHED 304 STAINLESS STEEL, ABS LOWER BODY)
Q130S/C90 (SATIN 316 STAINLESS STEEL GRATE, ABS LOWER BODY)



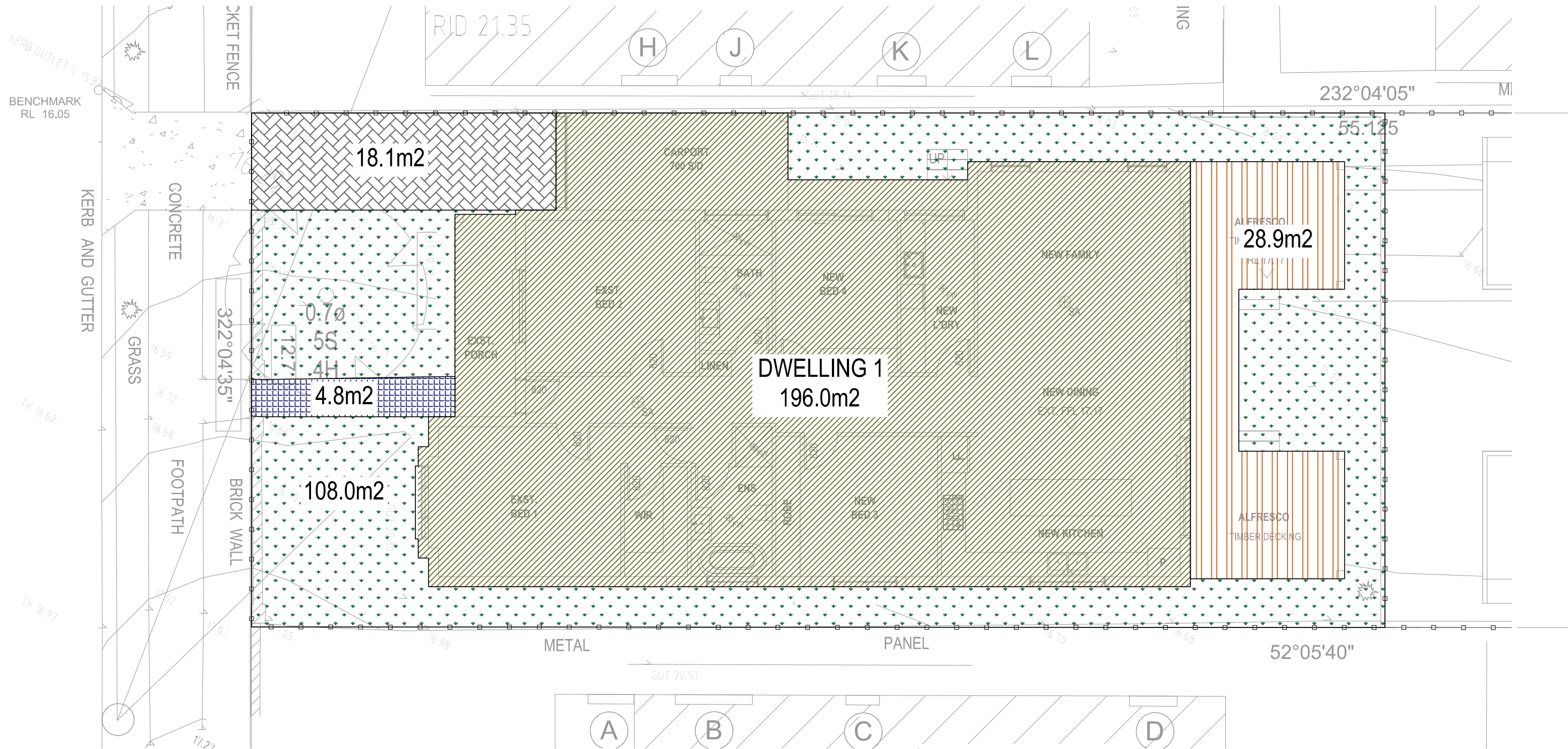
SPIGOT PUSHES INTO 65MM PVC OR COPPER WITH O-RING CONNECTION, OR CONNECTS TO 50MM PVC/HDPE WITH NO-HUB COUPLING.

N.B	A	B	C	D
50	100	40	180	200
65	105	37	180	200

TERRACE GRATE (SPS) - TG
N.T.S

- SQUARE GRATE POLISHED 304 OR SATIN 316 STAINLESS STEEL.
- UPVC 90° BODY AND REVERSIBLE MEMBRANE CLAMP COLLAR WITH FEMALE 65MM BSP THREAD.

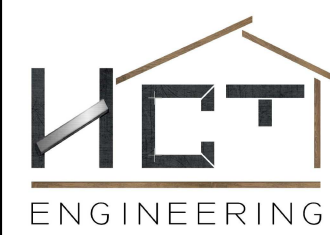
HOWARD STREET



IMPERVIOUS PLAN - ALTERATIONS AND ADDITIONS
1 : 100

IMPERVIOUS AREA IS LESS THAN 66% OF TOTAL SITE THEREFORE NO OSD REQUIRED IN ACCORDANCE WITH CHAPTER 10 OF CANTERBURY - BANKSTOWN STORMWATER MANAGEMENT POLICY

IMPERVIOUS AREA - ALTERATIONS AND ADDITIONS (DWELLING 1)				
IMPERVIOUS AREA CALCULATIONS (66% or less for OSD exemption or 234.9m²)			SITE AREA = 355.9 m²	
			IN ACCORDANCE WITH CHAPTER 4 OF FAIRFIELD STORMWATER MANAGEMENT POLICY	
HATCHING LEGEND	DESCRIPTION	AREA (m²)	IMPERM. FACTOR (m²)	IMPERM. AREA (m²)
	PROPOSED BUILDING AREA	196.0	1.0	196.0
	PROPOSED DRIVEWAY AREA	18.1	1.0	18.1
	POOL COPING, HARD - PAVED POOL SURROUNDS AND PAVEMENT AREA	4.8	1.0	4.8
A	SUBTOTAL AREA IMP. FACT 1.0	218.9		218.9
	PROPOSED ALFRESCO AREA	28.9	0.5	14.45
B	SUBTOTAL AREA IMP. FACT 0.5	28.9	0.5	14.45
TOTAL IMPERMEABLE SITE AREA - A+B				233.35



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IMPERVIOUS PLAN SH.1

DESIGNER: Hoang (Frank) Nguyen NER: 5095408	DRN: PD	APP: FN
CANTERBURY - COUNCIL: BANKSTOWN	DRG NO.: HCT - 2181 - SW006	

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IMPERVIOUS AREA CALCULATIONS (66% or less for OSD exemption or 234.3m ²)			SITE AREA = 355.0 m ²	
			IN ACCORDANCE WITH CHAPTER 4 OF FAIRFIELD STORMWATER MANAGEMENT POLICY	
HATCHING LEGEND	DESCRIPTION	AREA (m ²)	IMPERM. FACTOR (m ²)	IMPERM. AREA (m ²)
	PROPOSED BUILDING AREA	171.1	1.0	171.1
	PROPOSED DRIVEWAY AREA	15.5	1.0	15.5
	POOL COPING, HARD - PAVED POOL SURROUNDS AND PAVEMENT AREA	12.2	1.0	12.2
A	SUBTOTAL AREA IMP. FACT 1.0	198.8		198.8
	PROPOSED ALFRESCO AREA	30.3	0.5	15.15
B	SUBTOTAL AREA IMP. FACT 0.5	30.3	0.5	15.15
	TOTAL IMPERMEABLE SITE AREA - A+B			213.95

 HCT ENGINEERING Pty Ltd PO BOX 3208, Wareemba NSW 2046 E frankn@hctengineering.com.au P 0425 043 330 W www.hctengineering.com.au <ul style="list-style-type: none"> • STRUCTURAL & CIVIL ENGINEERS • COUNCIL DOCUMENTATION • STEEL DETAILING • DRAFTING SERVICES 	<p align="center">PROPOSED DUAL OCCUPANCY FOLLOWED BY ALTERATIONS AND ADDITIONS AND NEW RESIDENCE NO.38 HOWARD STREET, CANTERBURY, NSW 2193</p> <p align="center"><small>© COPY RIGHT, THE INFORMATION IDEAS AND CONCEPTS CONTAINED IN THIS DOCUMENT ARE CONFIDENTIAL. THE RECIPENT(S) OF THIS DOCUMENT IS/ARE PROHIBITED FROM DISCLOSING SUCH INFORMATION, IDEAS AND CONCEPTS TO ANY PERSON WITHOUT THE PRIOR WRITTEN CONSENT OF HCT ENGINEERING PTY LTD</small></p>	<p align="center">IMPERVIOUS PLAN SH.2</p> <table border="1" data-bbox="1216 1915 1623 1919"> <tr> <td>DESIGNER: Hoang (Frank) Nguyen NER: 5095408</td> <td>DRN:PD</td> <td>APP:FN</td> </tr> <tr> <td>COUNCIL - CANTERBURY - BARKSTOWN</td> <td>DRG NO.: HCT - 2181 - SW007</td> <td></td> </tr> </table>	DESIGNER: Hoang (Frank) Nguyen NER: 5095408	DRN:PD	APP:FN	COUNCIL - CANTERBURY - BARKSTOWN	DRG NO.: HCT - 2181 - SW007		<table border="1" data-bbox="1644 1904 1947 1919"> <tr><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td></tr> <tr><td>A</td><td>ISSUED FOR DA</td><td>PD</td><td>29.04.2025</td></tr> <tr><td>ISSUE</td><td>AMENDEMENT</td><td>BY</td><td>DATE</td></tr> </table>																	A	ISSUED FOR DA	PD	29.04.2025	ISSUE	AMENDEMENT	BY	DATE
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