PROPOSED CO-LIVING DEVELOPMENT 19-21 BANKS ST, PADSTOW NSW 2211

GENERAL NOTES:

- MAIN STORMWATER DRAINS ≥ 300mm DIAMETER SHALL FALL AS NOTED. HOWEVER, ALL OTHER BRANCH DRAINS SHALL HAVE A MINIMUM GRADE OF 1%.
- STORMWATER DRAINS SHALL BE RUBBER RING JOINTED FRC 2. (CLASS 2) OR RCP OF EQUIVALENT CLASS. PIPES OF SIZE LESS THAN 300mm SHALL BE DWV GRADE PVC WITH SOLVENT CEMENT JOINTS.
- STORMWATER PIT LIDS LOCATED IN DRIVEWAY AREAS SHALL BE 3. EQUAL TO CI & D CAST IRON GRATES AND FRAMES - CLASS D.
- STORMWATER PIT LIDS TO LANDSCAPED AND PEDESTRIAN AREAS SHALL BE EQUAL TO CI & D CAST IRON GRATES AND FRAMES - CLASS A.
- ALL WORKS SHALL BE CARRIED OUT TO THE REQUIREMENTS OF THE RELEVANT COUNCIL / AUTHORITY, AS 3500.3, AS 2032, AS 3996 AND AS 3725.
- AT THE COMPLETION OF THE WORKS PROVIDE A "WORK AS EXECUTED" PLAN OF THE STORMWATER DRAINAGE AND DETENTION SYSTEM. THE PLAN SHALL BE PREPARED AND CERTIFIED BY THE REGISTERED SURVEYOR AND SHOW ALL PIPE SIZES, INVERTS, PIT COVER AND BASE LEVELS AND ALL DETENTION TANK DIMENSIONS. SURFACE LEVELS AND THE ORIFICE PLATE SIZE (IF APPLICABLE).
- 7. PITS SHALL BE CI & D PRECAST CONCRETE OR APPROVED EQUAL WITH EXTENSION RISERS AS REQUIRED. PITS SHALL BE BEDDED ON A 50mm LAYER OF 4:1 CEMENT MORTAR AND BACKFILLED WITH EXCAVATED MATERIAL IN 200mm THICK COMPACTED LAYERS TO FINISHED SURFACE LEVEL
- COVERS TO PITS LOCATED WITHIN PAVED AREAS SHALL BE CAST IN WITH THE CONCRETE POUR. ALL OTHER PIT COVERS SHALL BE PROVIDED WITH A 150mm CONCRETE SURROUND.
- PROVIDE TO EACH STORMWATER PIT A 1m LONG SECTION OF 9 SUB-SOIL DRAINAGE, Ø75mm WITH GEOTEXTILE, LAID WITHIN THE UPSTREAM TRENCH.
- 10. PROVIDE 25mm DIAMETER GALVANIZED STEP-IRONS AT INTERVALS OF 300mm WHERE THE INTERNAL DEPTH OF THE PIT EXCEEDS 1000mm, TO AS 4108.
- 11. RETENTION TANK TO BE CLEANED & ALL SLUDGE REMOVED ON AN ANNUAL INSPECTION.
- 12. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE THE **POSITION & LEVEL OF ALL EXISTING SERVICES PRIOR TO THE** COMMENCEMENT OF ANY EARTHWORKS.
- 13. LOCATION OF DOWNPIPES & FLOOR WASTES ARE INDICATIVE ONLY. DOWNPIPE & FLOOR WASTE SIZE, LOCATION & QUANTITY TO BE DETERMINED BY BUILDER & IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS.
- 14. THE GRATES (HEAVY DUTY IN THE DRIVEWAYS) SHALL BE HINGED AND LOCKABLE.
- 15. THE PLANS SHALL INDICATE THAT DRIVEWAYS AND LAYBACKS MUST BE CONSTRUCTED AT LEAST 1-METRE CLEAR OF STORMWATER PITS/LINTELS, TREES, TELSTRA PITS AND EXISTING POWER POLES.
- 16. REFER TO ENGINEER ANY SERVICES THAT INTERFERE WITH THE REQUIREMENTS OF THESE PLANS.

SITEWORKS NOTES:

- DATUM A.H.D.
- 2. ORIGIN OF LEVELS. REFER TO BENCH OR STATE SURVEY MARKS WHERE SHOWN ON PLAN.
- 3. LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORK.
- SUPERINTENDENT.
- 5. THEIR ACCURACY CANNOT BE GUARANTEED. IT IS THE OBTAINED FROM THE RELEVANT SERVICE AUTHORITY.
- 6 CHANGES IS ACHIEVED.
- CARRIED OUT BY A REGISTERED SURVEYOR.
- 8. THESE AREAS.
- APPLICABLE.
- MAKE GOOD AS APPLICABLE.
- 11. THESE PLANS SHALL BE READ IN CONJUNCTION WITH APPROVED LANDSCAPE, ARCHITECTURAL, STRUCTURAL DEVELOPMENT AT THE SITE BY THE SUPERINTENDENT.
- 12. TRENCHES THROUGH EXISTING ROAD AND CONCRETE AND A MINIMUM OF 50mm IN BITUMINOUS PAVING.
- 13. EDGE OF PAVING.
- 14 EVENLY BETWEEN NOMINATED RL'S. AREAS EXHIBITING UNLESS IN A DESIGNATED SAG DRAINAGE LOCATION.
- WHERE APPLICABLE TO AUTHORITY REQUIREMENTS.

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EROSION CONTROL NOTES:

- ALL EROSION & SEDIMENT CONTROL MEASURES ARE TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH 'MANAGING URBAN STORMWATER, 4th EDITION PRODUCED BY LANDCOM.
- 2. ALL EROSION AND SILTATION CONTROL DEVICES ARE TO BE PLACED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION WORKS, AND ALL SILT TRAPS ARE TO HAVE DEPOSITED SILT REMOVED REGULARLY DURING CONSTRUCTION.
- ALL TREES ARE TO BE PRESERVED UNLESS INDICATED OTHERWISE ON THE ARCHITECT'S OR LANDSCAPE ARCHITECT'S DRAWINGS. EXISTING GRASS COVER SHALL BE MAINTAINED EXCEPT IN AREAS CLEARED FOR BUILDINGS, PAVEMENTS ETC.
- INSTALL TEMPORARY SEDIMENT BARRIERS TO ALL INLET PITS 4. LIKELY TO COLLECT SILT LADEN WATER.
- 5. NOT WITHSTANDING DETAILS SHOWN IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO ENSURE THAT ALL SITE ACTIVITIES COMPLY WITH THE REQUIREMENTS OF THE CLEAN WATERS ACT. DISCHARGE TURBIDITY NOT TO EXCEED 50mg/L

CHARGED PIPE SYSTEMS

- GENERAL REQUIREMENTS FOR CHARGED PIPE SYSTEMS: (A) WHERE THE BOUNDARY LEVEL IS ABOVE ANY KERB WITHIN 15m OF THE SITE OR A COUNCIL PIPE IS AVAILABLE, THE ROOF WATER IS TO DRAIN BY GRAVITY FROM THE BOUNDARY TO THE COUNCIL SYSTEM VIA A SILT/LITTER ARRESTOR PIT. WHERE A GRAVITY DISCHARGE TO THE COUNCIL SYSTEM IS NOT VIABLE THE CHARGED PIPE MAY CONNECT DIRECTLY TO THE KERB
 - (B) FLAP (REFLUX) VALVES ARE TO BE INSTALLED ON THE OUTLET PIPES FROM THE CHARGED SYSTEM THAT DISCHARGE TO THE SILT/LITTER ARRESTOR PIT TO MINIMISE MOSQUITO NUISANCE.
 - (C) THE LOWEST LEVEL OF THE CHARGED SYSTEM SHALL DRAIN BY GRAVITY TO A SMALL INSPECTION PIT (600mm x 600mm MIN.) WITH SUMP FOR CLEANING. There shall be a minimum of ONE METRE OF PIPE FROM THE LAST DOWNPIPE TO THE INSPECTION PIT. THE CONNECTION TO THE PIT IS TO HAVE A SEALED SCREW CAP TO ALLOW FOR PERIODIC CLEANING AND REMOVAL OF RUBBISH. THE CAP IS TO HAVE A 5mm DRIBBLE HOLE TO ALLOW TRAPPED WATER TO DISCHARGE SLOWLY. REFER TO CHARGED PIPE CLEAN-OUT PIT DETAIL.
 - (D) ONLY SEWER GRADE PVC OR PRESSURE PIPES ARE TO BE USED TO CONVEY CHARGED FLOWS.
 - ALL PIPES AND DOWNPIPES ARE TO BE SEALED TO A (E) MINIMUM OF 0.5m ABOVE THE MAXIMUM WATER LEVEL IN THE SYSTEM. THE SYSTEM SHALL BE PRESSURE TESTED PRIOR TO BACKFILLING. THE USE OF EXPOSED PIPELINE SHALL BE MINIMISED.
 - ALL GUTTERS MUST HAVE LEAF GUTTER GUARDS (F) INSTALLED AND UNDERTAKE REGULARLY CLEANING OF THE DOWNPIPES TO ENSURE EFFECTIVENESS OF THE SYSTEM.
- 2 REQUIREMENTS FOR CHARGED PIPE SYSTEMS FOR ROOF SYSTEMS:

CONTRACTOR MUST VERIFY ALL DIMENSIONS AND EXISTING

ALL WORKS TO BE UNDERTAKEN IN ACCORDANCE WITH THE DETAILS SHOWN ON THE DRAWINGS & THE DIRECTIONS OF THE

EXISTING SERVICES UNLESS SHOWN ON SURVEY PLAN HAVE BEEN PLOTTED FROM SERVICES SEARCH PLANS AND AS SUCH **RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH THE** LOCATION AND LEVEL OF ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE SUPERINTENDENT. CLEARANCES SHALL BE

WHERE NEW WORKS ABUT EXISTING THE CONTRACTOR SHALL ENSURE THAT A SMOOTH EVEN PROFILE. FREE FROM ABRUPT

THE CONTRACTOR SHALL ARRANGE ALL SURVEY SETOUT TO BE

CARE IS TO BE TAKEN WHEN EXCAVATING NEAR EXISTING SERVICES. NO MECHANICAL EXCAVATION IS TO BE UNDERTAKEN OVER TELSTRA OR ELECTRICAL SERVICES. HAND EXCAVATE IN

CONTRACTOR TO OBTAIN AUTHORITY APPROVALS WHERE

10. MAKE SMOOTH TRANSITION NEW TO EXISTING SURFACES AND

HYDRAULIC AND MECHANICAL DRAWINGS AND SPECIFICATIONS OR WRITTEN INSTRUCTIONS THAT MAY BE ISSUED RELATING TO

PAVEMENTS SHALL BE SAWCUT TO FULL DEPTH OF CONCRETE

ALL BRANCH GAS AND WATER SERVICES UNDER DRIVEWAYS AND BRICK PAVING SHALL BE LOCATED IN 80Ø uPVC SEWER GRADE CONDUITS EXTENDING A MINIMUM OF 500mm BEYOND

GRADES TO PAVEMENTS TO BE AS INDICATED ON PLAN . GRADE PONDING GREATER THAN 5mm DEPTH WILL NOT BE ACCEPTED

15. ALL COVERS AND GRATES ETC. TO EXISTING SERVICE UTILITIES ARE TO BE ADJUSTED TO SUIT NEW FINISHED SURFACE LEVELS THE EAVE GUTTER LEVEL SHALL BE A MINIMUM OF 0.6m AN PREFERABLY 1.6m ABOVE THE HIGHER OF THE TOP OF THE KERB OUTLET OR THE TOP STORAGE LEVEL (E.G. RAINWATER TAKN). WHERE THE HEIGHT IS BEWTEEN 0.5m AND 1.5m AN ANALYSIS OF HEAD LOSSES SHALL BE PROVIDED.

REQUIREMENTS FOR CHARGED PIPE SYSTEMS FOR ABOVEGROUND RAINWATER TANKS:

- (A) THE OVERFLOW FROM THE RAINWATER TANK IS TO BE A MINIMUM OF 0.5m AND PREFERABLY 1.5m ABOVE THE TOP OF THE KERB OUTLET. WHERE THE HEIGHT IS BEWTEEN 0.5m AND 1.5m AN ANALYSIS OF HEAD LOSSES SHALL BE PROVIDED.
- THE INLET PIPES FROM THE ROOF SYSTEM TO THE RAINWATER TANK MAY ENTER DIRECTLY, OR THROUGH A CHARGE SYSTEM. WHERE A CHARGE SYSTEM IS USED EACH LINE WILL HAVE A CLEAN-OUT PIT.
- FLAP VALVES ARE TO BE INSTALLED ON THE INLET PIPES TO THE RAINWATER TANK FROM THE CHARGED SYSTEM TO MINIMISE MOSQUITO NUISANCE.
- THE DESIGN AND INSTALLATION SHALL COMPLY WITH HB 230 - RAINWATER TANK DESIGN AND INSTALLATION HANDBOOK.



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BASEMENT STORMWATER DRAINAGE PLAN

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LEGEND	
<u> </u>	PROPOSED BOUNDARY
	PROPOSED SILT FENCE
\times^{RL}	PROPOSED SPOT LEVEL
	PROPOSED SURFACE INLET PIT
Ø100 DP •	DOWNPIPE FROM ABOVE
Ø100 DP	DOWNPIPE CONTINUES UNDER
— – (<u>Øxxx</u> –	CHARGED PIPE SIZE AS NOMINATED
— - (^{ØXXX} –	UPVC PIPE @1% MIN SIZE AS NOTED
	RWT/OSD/OSR
SSD SSD	SUB-SOIL DRAINAGE PIPE
PO©	PLANTER OUTLET
FW 🛛	FLOOR WASTE
	PERIMETRE DRAIN
	GRATED DRAIN
	PUMP PIPE
SW SW SW	65mm CAST-IN

300mm(W) x 200mm(D) GRATED DRAINS WITH CLASS C LID

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LEVEL 1 STORMWATER DRAINAGE PLAN SCALE 1:100

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LEGEND	
	PROPOSED BOUNDARY
	PROPOSED SILT FENCE
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	PROPOSED SURFACE INLET PIT
Ø100 DP	DOWNPIPE FROM ABOVE
Ø100 DP	DOWNPIPE CONTINUES UNDER
— – (^{ØXXX} –	CHARGED PIPE SIZE AS NOMINATED
— – (<u>Øxxx</u> —	UPVC PIPE @1% MIN SIZE AS NOTED
	RWT/OSD/OSR
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	PERIMETRE DRAIN
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	PUMP PIPE
	65mm CAST-IN

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LEVEL 2 STORMWATER DRAINAGE PLAN SCALE 1:100

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LEVEL 3 STORMWATER DRAINAGE PLAN SCALE 1:100

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	PUMP STORAGE CALCS:
	TOTAL STORAGE:
	100yr 5hr ARI STORM= 144 mm 100yr 5min ARI STORM= 262 mm
0 (2) 900SQ HEAVY DUTY TE & FRAMES	CATCHMENT AREA= 100.02 m ²
	SEEPAGE VOLUME
IDUIT TO CONTROL EL	EXPOSED WALL AREA = 113.47 X 2.8 = 317.72
0 (2) 80mm CLASS 12 RISING MAIN TO RMWATER SYSTEM. ER TO PLANS FOR ITINUATION)	SEEPAGE RATE $= 0.001L/S/m^2$ DURATION $= 3hrs$ FLOW RATE $= 317.72 \times 0.001$ $= 0.318 L/S$ TOTAL SEEPAGE VOLUME = $3.43 m^3$
0 (2) OFF SUBMERSIBLE PS. REFER TO CALC. SHEET SPECIFICATIONS AND OMMENDED PUMP MAKE & DEL NUMBER.	V=Axd = 100.02 x (144 / 1000) + 3.43 = 17.83 m ³ REQUIRED PUMP-OUT VOLUME REQUIRED = 17.83 m ³ PUMP-OUT VOLUME PROVIDED = 24 m ³
-AIL 'A'	PUMP DISCHARGE RATE WAS DESIGNED FOR THE 100yr 5 MIN STORM: Q=CIA/3600 = 1.0 x 262 x 100.02 / 3600 = 7.28 L/s REQUIRED @ 4.50 m OF HEAD RECOMMENDED PUMP: DUAL SABRE MODEL NO. KS-08 PUMPS WITH 80mm PVC CLASS 12 OUTLETS.

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EXISTING IMPREVIOUS AREA SCALE 1:200

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PROPOSED IMPREVIOUS AREA = 737.20 Sq.m

EXISTING IMPREVIOUS AREA = 802.11 Sq.m

ALL STORM COVER U.N. INSTALL CLE (TYP).

ALL DOWNPII SLOPE AT 1%

DESIGN NOTES:

THE SITE IS LOCATED IN CANTER	BURY-BANKSTOWN COUNCIL.
SITE AREA	= 1393.546 m²
PROPOSED IMPERVIOUS AREA	= 737.20 m ²
EXISTING IMPERVIOUS AREA	= 802.11 m²
AS PER CCB COUNCIL ENGINEER	ING STANDARDS GUIDE(2024), SECTION 7 - ON-SITE ETENTION (OSD) IS REQUIRED WHERE AN INCREASE IN
STORMWATER RUNOFF, FROM A	NEW DEVELOPMENT SITE, HAS AN ADVERSE IMPACT TO
THE RECEIVING STORMWATER SY	YSTEM.
AS THE PROPOSED DEVELOPMEN	NT REDUCES THE SITE IMPERVIOUS AREA AND THE
STORMWATER RUNOFF, OSD HAS	S NOT BEEN PROVIDED.
ALL STORMWATER PIPES TO HAV COVER U.N.O.	E A MINIMUM OF 100mm CONCRETE OR 300mm TOPSOIL
INSTALL CLEAR OUT FOR INSPEC (TYP).	TION AND MAINTENANCE PURPOSES WHERE REQUIRE
ALL DOWNPIPES AND STORMWA SLOPE AT 1% U.N.O (TYP).	ATER PIPES SHOWN ON PLAN ARE Ø100mm uPVC AN
PROPOSED DOWNPIPE LOCATIC CONSTRUCTION (TYP).	ONS ARE NOMINAL AND TO BE CONFIRMED DURING
ALL STORMWATER PITS AND PIP SEWER LINE (TYP).	PES TO BE A MINIMUM OF 0.6m CLEAR FROM EXISTING
ALLOW FOR FILL & MINOR REGR. REDUCED LEVEL OF GRATED SUF	ADING OF FINISHED SURFACE TO ARCHIVE NOMINATE RFACE INLET PITS, WHERE REQUIRED (TYP).

PROVIDE SUBSOIL DRAINAGE WITHIN LANDSCAPED AREAS & BEHIND RETAINING WALLS TO PREVENT LONG TERM SATURATION DURING PROLONGED WET WEATHER.

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WOVEN WIRE FENCE WITH FILTER CLOTH OVER EMBEDED FILTER CLOTH MINIMUM 200mm INTO GROUND

1.2 MIN FENCE -

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LEGEND

PROPOSED BOUNDARY

- - - - PROPOSED SILT FENCE

EROSION CONTROL:

BEFORE EARTHWORKS CAN COMMENCE THE EROSION & SEDIMENT CONTROL MEASURES MUST BE IN PLACE.

DURING THE CONSTRUCTION PERIOD, THESE CONTROL MEASURES WILL NEED TO BE INSPECTED & MAINTAINED REGULARLY, ESPECIALLY AFTER STORM EVENTS, BY THE CONTRACTOR.

ALL WORK IS TO BE CARRIED OUT TO PREVENT EROSION, CONTAMINATION & SEDIMENTATION OF THE STORAGE SITE, SURROUNDING AREAS & DRAINAGE SYSTEMS.

MINIMIZE DISTURBED AREA COVERED WITH NATURAL VEGETATION. ONLY THOSE AREAS DIRECTLY REQUIRED FOR CONSTRUCTION ARE TO BE DISTURBED.

INSTALL EROSION/SEDIMENT CONTROL MEASURES PRIOR TO COMMENCEMENT OF CONSTRUCTION OR EXCAVATION OPERATIONS.

PROVIDE SILT FENCE/STRAW BAIL BARRIERS TO THE LOW SIDE OF ALL EXPOSED EARTH EXCAVATIONS. TIE SEDIMENT FENCING MATERIAL TO CYCLONE WIRE SECURITY FENCE. SEDIMENT CONTROL FABRIC SHALL BE AN APPROVED MATERIAL (EG. HUMES PROPEX SILT STOP) STANDING 300mm ABOVE GROUND & EXTENDING 150mm BELOW GROUND.

ISOLATE EXISTING STORMWATER PITS WITH STRAW BALES OR SILT TRAPS TO FILTER ALL INCOMING FLOWS.

DO NOT STOCKPILE EXCAVATED MATERIAL ON THE ROAD WAY.

DIVERT CLEAN WATER FROM UNDISTURBED AREAS AROUND THE WORKING AREAS.

CONSTRUCTION ENTRY/EXIT SHALL BE VIA THE LOCATION NOTED ON THE DRAWING. CONTRACTOR SHALL ENSURE ALL DROPPABLE SOIL & SEDIMENT IS REMOVED PRIOR TO CONSTRUCTION TRAFFIC EXITING SITE. CONTRACTOR SHALL ENSURE ALL CONSTRUCTION TRAFFIC ENTERING AND LEAVING THE SITE DO SO IN A FORWARD DIRECTION.

TREAT THE STORMWATER RUNOFF WITH SUSPENDED SOLIDS SO THE DISCHARGE WATER QUALITY TO COUNCIL STORMWATER DRAINAGE SYSTEM HAS A MAXIMUM CONCENTRATION OF SUSPENDED SOLIDS THAT DOES NOT EXCEED 50 MILLIGRAMS PER LITRE IN ACCORDANCE WITH THE PROTECTION OF THE ENVIRONMENT OPERATION ACT (POEO 1997) AND SHALL BE APPROVED BY LOCAL COUNCIL.

ADOPT TEMPORARY MEASURES AS MAY BE NECCESSARY FOR EROSION & SEDIMENT CONTROL, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

DRAINS: TEMPORARY DRAINS AND CATCH DRAINS. SPREADER BANKS OR OTHER STRUCTURES: TO DISPERSE CONCENTRATED RUNOFF.

SILT TRAPS: CONSTRUCTION AND MAINTENANCE OF SILT TRAPS TO PREVENT DISCHARGE OF SCOURED MATERIAL TO DOWNSTREAM AREAS.

AFTER RAIN, INSPECT, CLEAN, AND REPAIR IF REQUIRED, TEMPORARY EROSION & SEDIMENT CONTROL MEASURES.

REMOVE TEMPORARY EROSION & SEDIMENT CONTROL MEASURES WHEN THEY ARE NO LONGER REQUIRED.

COMPLY WITH THE REQUIREMENTS OF LANDCOM'S MANAGING URBAN STORMWATER - SOIL AND CONSTRUCTION 'THE BLUE BOOK' LATEST EDITION

THE EROSION & SEDIMENT CONTROL PLAN PROVIDED IS ONLY INDICATIVE. THE CONTRACTOR SHOULD PREPARE A DETAILED ESCP SUITABLE FOR THE SPECIFIC SITE CONDITIONS

TYPICAL SECTION

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