

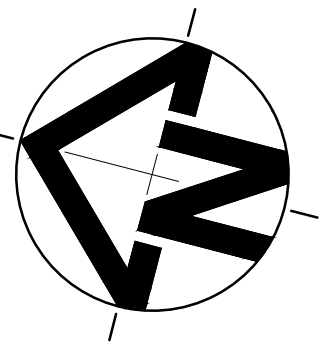
NOTES

1. ALL LINES ARE TO BE MIN. 1000 UPVC @ MIN 1.0% GRADE UNLESS NOTED OTHERWISE.
2. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE & LEVEL ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY EARTHWORKS. ALL DESIGN LEVELS SHOWN ON PLAN SHALL BE VERIFIED ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK.
3. ALL PIPES TO HAVE MIN 200mm COVER IF LOCATED WITHIN PROPERTY.
4. ALL PITS IN DRIVEWAYS BE HEAVY DUTY GRATES. DIRECT SURFACE FLOW TO ALL GRATED SURFACE INLET PITS.
5. ALL WORK DO BE DONE IN ACCORDANCE WITH AS/NZ 3500.3.2:1998 AND COUNCIL SPECIFICATIONS.
6. 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.
7. THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL, LANDSCAPE AND STRUCTURAL PLANS.
8. ANY DISCREPANCIES OR OMISSIONS SHALL BE REFERRED TO THE DESIGN ENGINEER FOR RESOLUTION.
9. ALL PITS OR GRATES IN TRAFFICABLE AREAS TO BE HEAVY DUTY.
10. ALL GUTTERS WILL BE FITTED WITH LEAF GUARDS AND SHOULD BE INSPECTED AND CLEANED TO ENSURE LEAF LITTER CANNOT ENTER THE DOWNPIPES
11. EXISTING STORMWATER DRAINAGE TO BE UTILISED WHERE CONTRACTOR SEE FIT.



















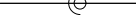







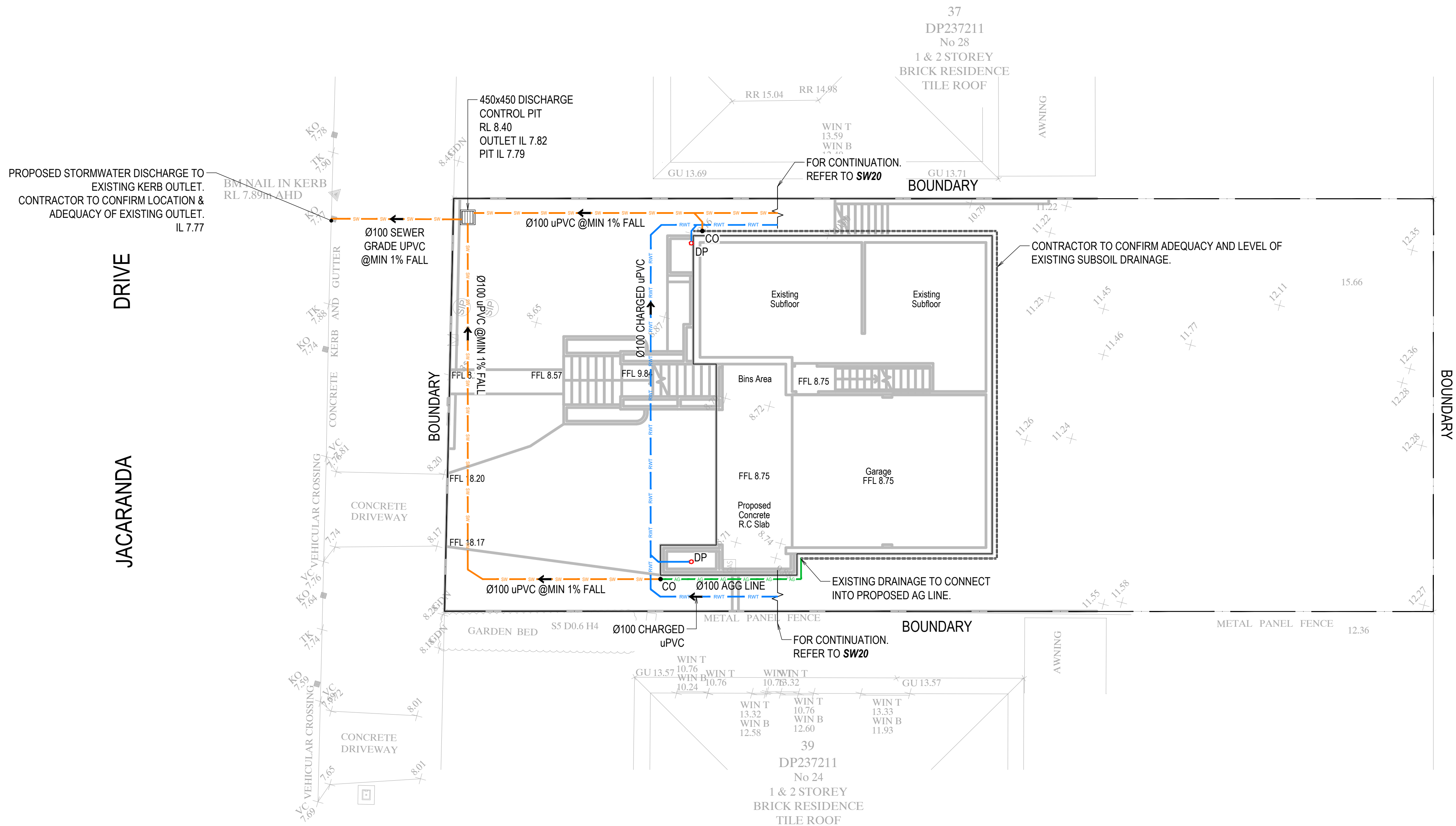
DESIGN NOTES



- LGA = CANTERBURY-BANKSTOWN COUNCIL
- LOT SITE AREA = 557.4m²
- IN ACCORDANCE WITH COUNCIL GUIDELINES OSD IS NOT REQUIRED FOR SUBJECT DEVELOPMENT.
IMPERVIOUS AREA < 70%
- PROPOSED 6500L RAINWATER TANK INSTALLED TO BASIX SPECIFICATIONS.



LEGEND

RL	PIT SURFACE LEVEL
IL	INVERT LEVEL
TK	TOP OF KERB
	STORMWATER DRAINAGE PIPE
	DOWNPIPE TO RAINWATER TANK
	Ø100 SUBSOIL PIPE
	RAINWATER TANK OVER FLOW PIPE
	PROPOSED RISING MAIN
	Ø80mm CAST IN-SITU
	EXISTING STORMWATER PIPE
 DP	PROPOSED Ø100 DOWN PIPE
 DP1	PROPOSED Ø150 DOWN PIPE
	OVERFLOW
 EX-DP	EXISTING DOWN PIPE
 CO	CLEAN OUT
 DPS	DOWN PIPE SPREADERS
 VD	VERTICAL DROP
 VP	VERTICAL PENETRATION
 VR	VERTICAL RISER
 FW	FLOOR WASTE 65Ø
	GRATED INLET PIT
	200mm WIDE GRATED DRAIN
 BD	BALCONY DRAIN
 PD	PLANTER DRAIN
 RWO	ROOF RAINWATER OUTLET
 RWH	RAINWATER HEAD
 SP	PROPOSED DOWN PIPE SPREADER
	SWIVEL JOINT
	FLEXIBLE CONNECTOR



							P: 9037 0731 E: info@aeconsulting.com.au W: www.aeconsulting.com.au		ARCHITECT  P PO Box 141 Earlwood NSW 2206 E admin@designstudio407.com.au W www.designstudio407.com.au T (02) 9558 8944 F (02) 9558 9765		CLIENT MR & MRS. FAZIL		SHEET SUBJECT STORMWATER DRAINAGE PLAN BASEMENT FLOOR LEVEL		<table><tr><td colspan="4">PROJECT: 26 JACARANDA DRIVE, GEORGES HALL, NSW 2198</td></tr><tr><td>DATE 06.03.2025</td><td>DRAWN A.E.</td><td>DESIGNED A.E.</td><td>CHECKED A.E.</td></tr><tr><td colspan="2">SCALE @ A1 1:100</td><td colspan="2">JOB No D25047</td></tr><tr><td colspan="2">AUTHORISED A.E.</td><td>DWG No SW10</td><td>REV D</td></tr></table>				PROJECT: 26 JACARANDA DRIVE, GEORGES HALL, NSW 2198				DATE 06.03.2025	DRAWN A.E.	DESIGNED A.E.	CHECKED A.E.	SCALE @ A1 1:100		JOB No D25047		AUTHORISED A.E.		DWG No SW10	REV D	ISSUED FOR DA DO NOT SCALE DRAWING, USE FIGURED DIMENSIONS ONLY This drawing remains the property of A.E CONSULTING ENGINEERS and must not be reproduced or used without written consent.	
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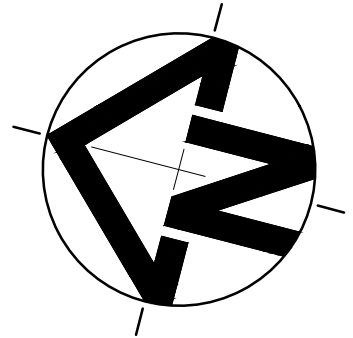
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DESIGN NOTES

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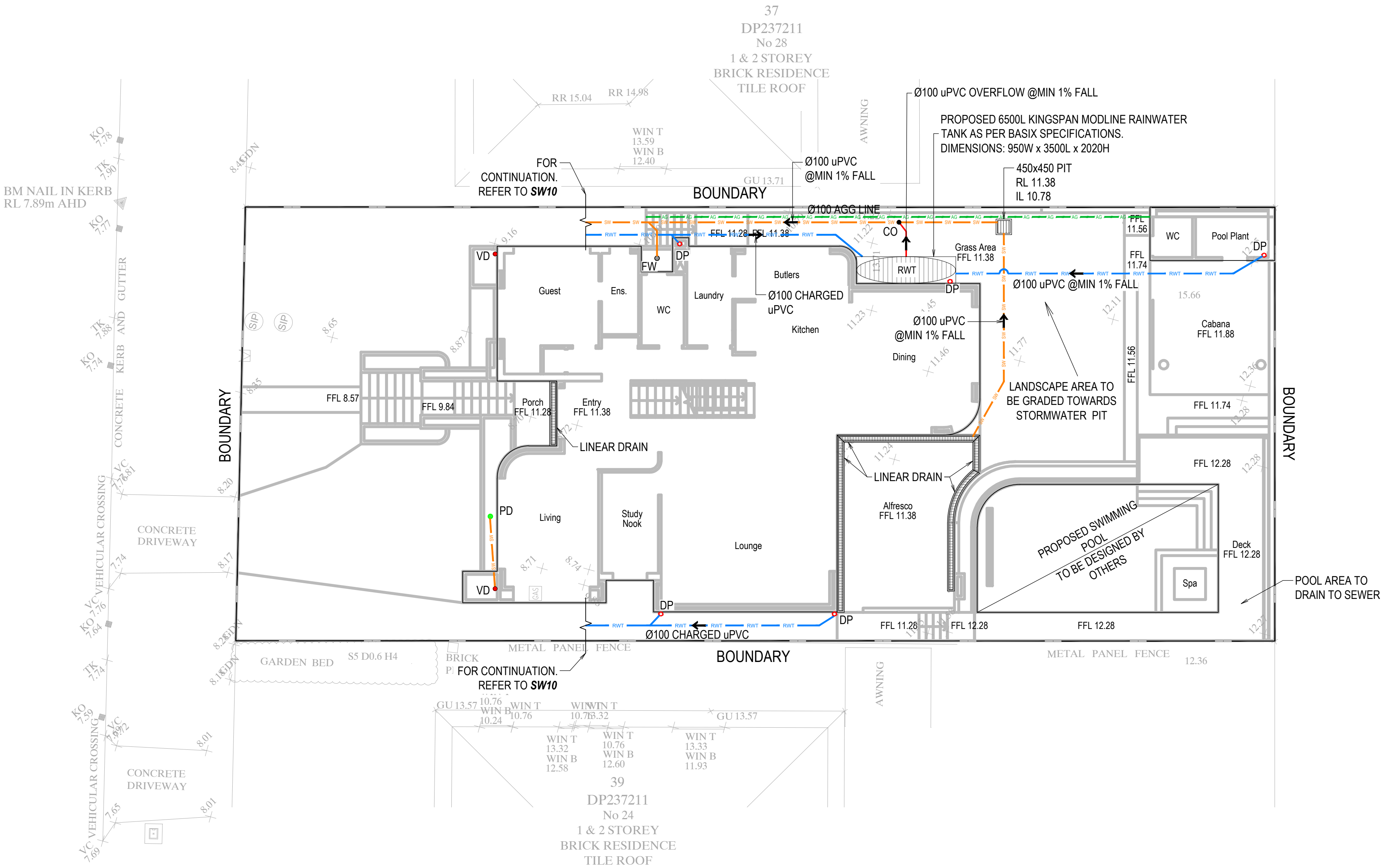


LEGEND

RL	PIT SURFACE LEVEL
IL	INVERT LEVEL
TK	TOP OF KERB
	STORMWATER DRAINAGE PIPE
	DOWNPIPE TO RAINWATER TANK
	Ø100 SUBSOIL PIPE
	RAINWATER TANK OVER FLOW PIPE
	PROPOSED RISING MAIN
	Ø80mm CAST IN-SITU
	EXISTING STORMWATER PIPE
	DP
	DP1
	O/F
	EX-DP
	CO
	DPS
	VD
	VP
	VR
	FW
	GRATED INLET PIT
	200mm WIDE GRATED DRAIN
	BD
	PD
	RWO
	RWH
	SP
	SWIVEL JOINT
	FLEXIBLE CONNECTOR

DRIVE

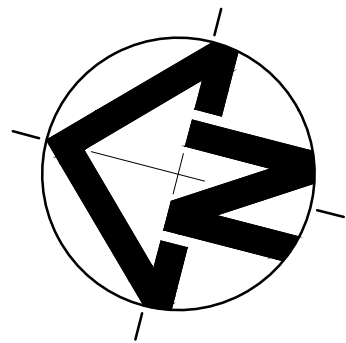
JACARANDA



					<p>P: 9037 0731</p> <p>E: info@aeconsulting.com.au</p> <p>W: www.aeconsulting.com.au</p>	<p>ARCHITECT</p> <p>P PO Box 141 Earlwood NSW 2206. T (02) 9558 8944 E admin@designstudio407.com.au F (02) 9558 9765 W www.designstudio407.com.au</p>	<p>CLIENT</p> <p>MR & MRS. FAZIL</p>	<p>SHEET SUBJECT</p> <p>STORMWATER DRAINAGE PLAN GROUND FLOOR LEVEL</p>	PROJECT: 26 JACARANDA DRIVE, GEORGES HALL, NSW 2198				<p>ISSUED FOR DA</p> <p>DO NOT SCALE DRAWING, USE FIGURED DIMENSIONS ONLY</p> <p>This drawing remains the property of A.E CONSULTING ENGINEERS and must not be reproduced or used without written consent.</p>
D	ISSUED FOR DA	A.E.	A.E.						DATE	DRAWN	DESIGNED	CHECKED	
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A	ISSUED FOR DA	A.E.	A.E.						1:100		D25047		
No	AMENDMENT	ENG	DRAFT	DATE					AUTHORISED	DWG No	REV		
									A.E.	SW20	D		

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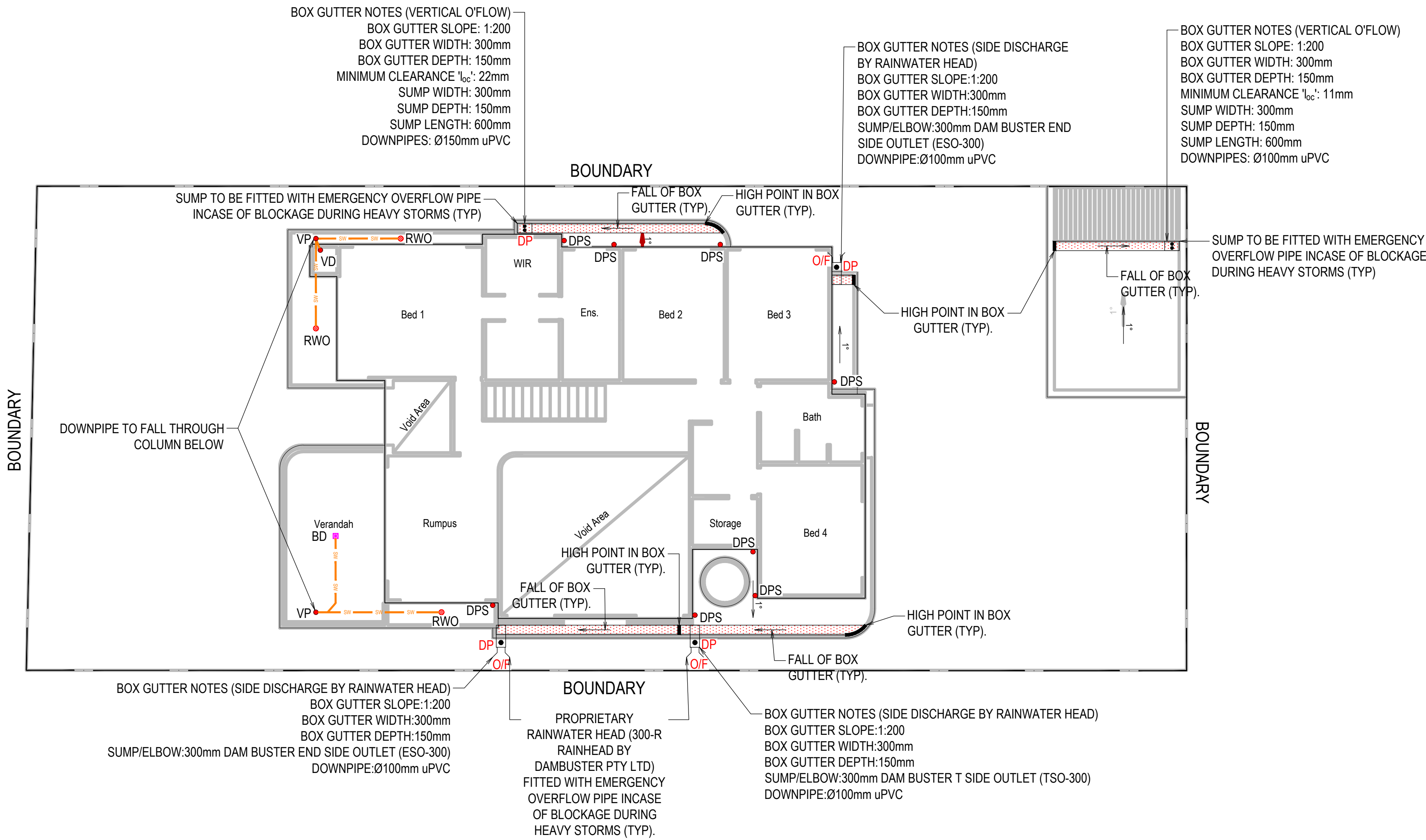


LEGEND

RL	PIT SURFACE LEVEL
IL	INVERT LEVEL
TK	TOP OF KERB
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	DOWNPIPE TO RAINWATER TANK
	Ø100 SUBSOIL PIPE
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	PROPOSED RISING MAIN
	Ø80mm CAST IN-SITU
	EXISTING STORMWATER PIPE
	PROPOSED Ø100 DOWN PIPE
	PROPOSED Ø150 DOWN PIPE
	OVERFLOW
	EXISTING DOWN PIPE
	CLEAN OUT
	DOWN PIPE SPREADERS
	VERTICAL DROP
	VERTICAL PENETRATION
	VERTICAL RISER
	FLOOR WASTE 65Ø
	GRATED INLET PIT
	200mm WIDE GRATED DRAIN
	BALCONY DRAIN
	PLANTER DRAIN
	ROOF RAINWATER OUTLET
	RAINWATER HEAD
	PROPOSED DOWN PIPE SPREADER
	SWIVEL JOINT
	FLEXIBLE CONNECTOR

DRIVE

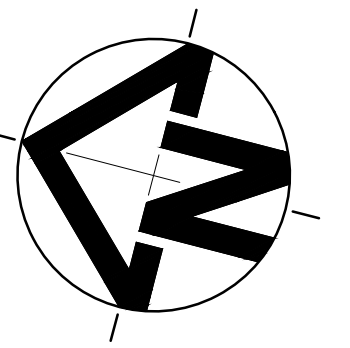
JACARANDA









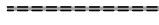











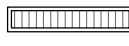





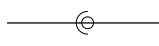
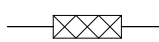
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B	ISSUED FOR DA	A.E.	A.E.						SCALE @ A1 1:100		JOB No D25047		
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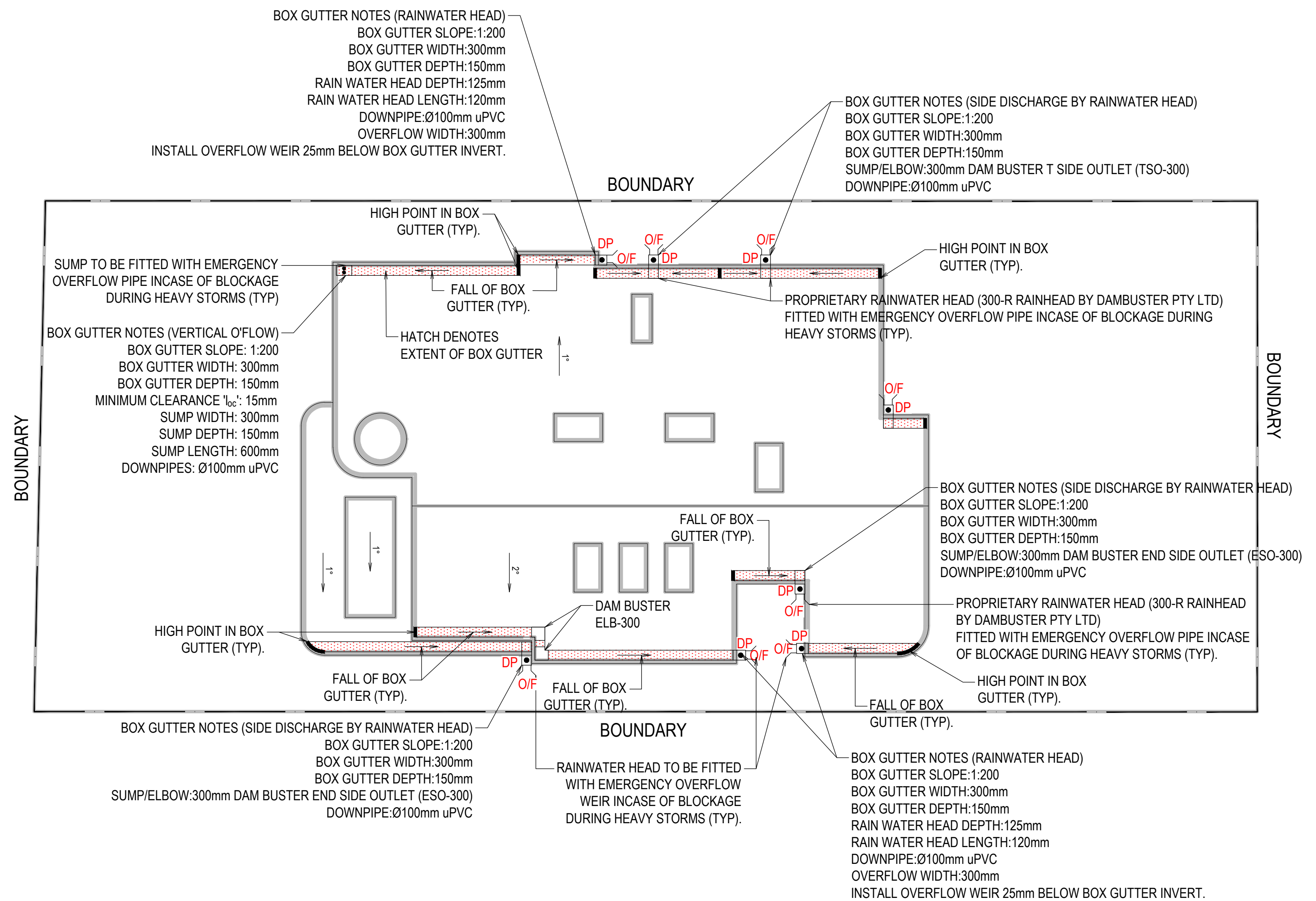
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LEGEND

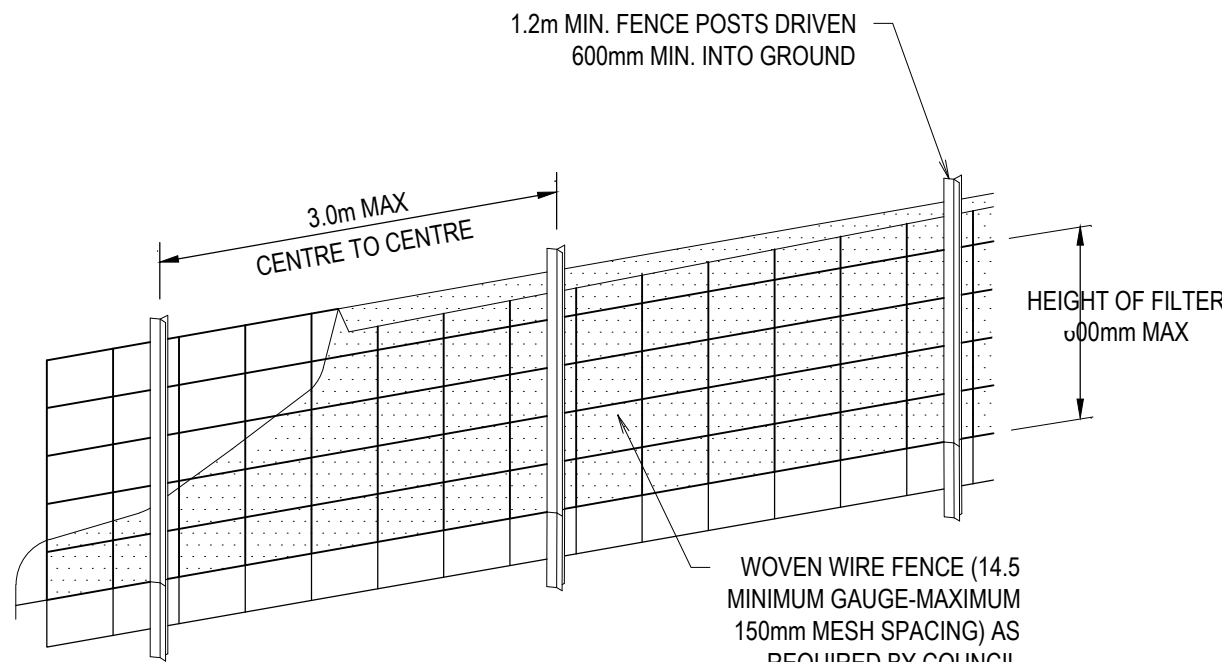
RL	PIT SURFACE LEVEL
IL	INVERT LEVEL
TK	TOP OF KERB
	STORMWATER DRAINAGE PIPE
	DOWNPIPE TO RAINWATER TANK
	Ø100 SUBSOIL PIPE
	RAINWATER TANK OVER FLOW PIPE
	PROPOSED RISING MAIN
	Ø80mm CAST IN-SITU
	EXISTING STORMWATER PIPE
	PROPOSED Ø100 DOWN PIPE
	PROPOSED Ø150 DOWN PIPE
	EMERGENCY OVERFLOW
	EXISTING DOWN PIPE
	CLEAN OUT
	DOWN PIPE SPREADERS
	VERTICAL DROP
	VERTICAL PENETRATION
	VERTICAL RISER
	FLOOR WASTE 65Ø
	GRATED INLET PIT
	200mm WIDE GRATED DRAIN
	BALCONY DRAIN
	PLANTER DRAIN
	ROOF RAINWATER OUTLET
	RAINWATER HEAD
	PROPOSED DOWN PIPE SPREADER
	SWIVEL JOINT
	FLEXIBLE CONNECTOR

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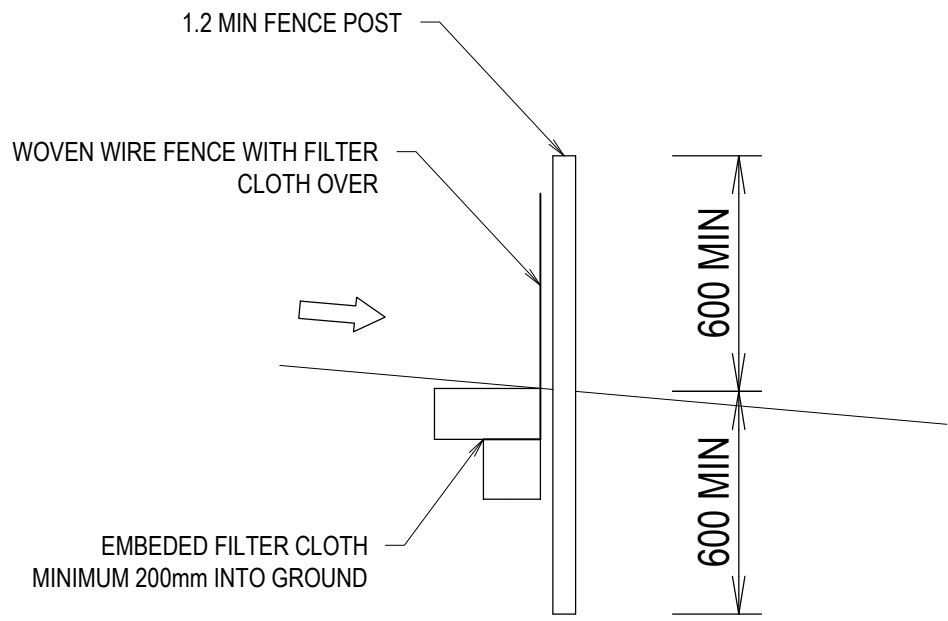
EROSION & SEDIMENT CONTROL PLAN

SCALE: 1:100
NOTES:

1. THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE ENGINEERING PLANS AND ANY OTHER PLANS OR WRITTEN INSTRUCTIONS THAT MAY BE ISSUED AND RELATING TO THE DEVELOPMENT AT THE SUBJECT SITE
2. THE CONTRACTOR MUST ENSURE THAT ALL SOIL AND WATER MANAGEMENT WORKS ARE LOCATED AS INSTRUCTED IN THIS SPECIFICATION
3. ALL BUILDERS AND SUB-CONTRACTORS SHALL BE INFORMED OF THEIR RESPONSIBILITIES IN MINIMIZING THE POTENTIAL FOR SOIL EROSION AND POLLUTION TO DOWN SLOPE LANDS AND WATERWAYS
4. DURING WINDY CONDITIONS, LARGE, UNPROTECTED AREAS SHALL BE KEPT MOIST (NOT WET) BY SPRINKLING WITH WATER TO KEEP DUST UNDER CONTROL
5. FINAL SITE LANDSCAPING SHALL BE UNDERTAKEN AS SOON AS POSSIBLE AND WITHIN 20 WORKING DAYS FROM COMPLETION OF CONSTRUCTION ACTIVITIES
6. WATER WILL BE PREVENTED FROM ENTERING THE PERMANENT DRAINAGE SYSTEM UNLESS IT IS RELATIVELY SEDIMENT FREE BY FILTERING THROUGH AN APPROVED STRUCTURE
7. TEMPORARY SOIL AND WATER MANAGEMENT STRUCTURES SHALL BE REMOVED ONLY AFTER THE LANDS THEY ARE PROTECTING HAVE BEEN REHABILITATED
8. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AFTER RAINFALL EVENTS TO ENSURE THEY HAVE OPERATED EFFECTIVELY AND REMAIN IN WORKING CONDITION
9. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH PREVENTS TACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITHIN ADDITIONAL GRAVEL AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS OF WAY MUST BE REMOVED IMMEDIATELY
10. PROVIDE SILT FENCE/HAY BALE BARRIERS TO THE LOW SIDE OF ALL EXPOSED EARTH EXCAVATIONS (TYPICAL)
11. ISOLATE EXISTING STORMWATER PITS WITH HAY BALES TO FILTER ALL INCOMING FLOWS
12. DO NOT STOCK PILE EXCAVATED MATERIAL ON THE ROAD WAY

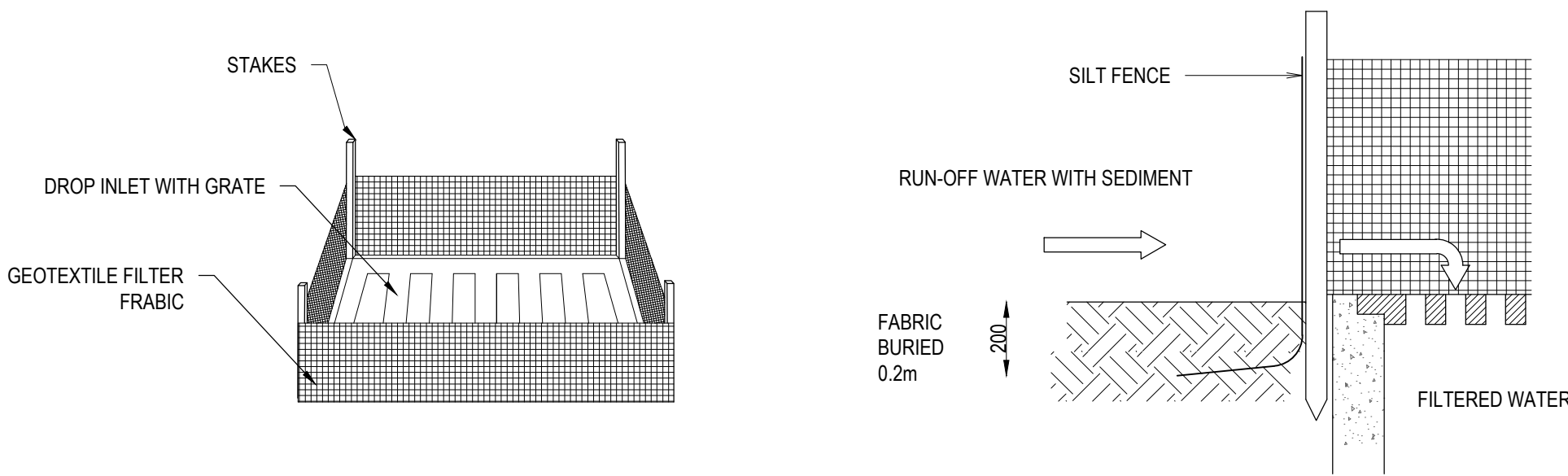


DIAGRAMMATIC VIEW

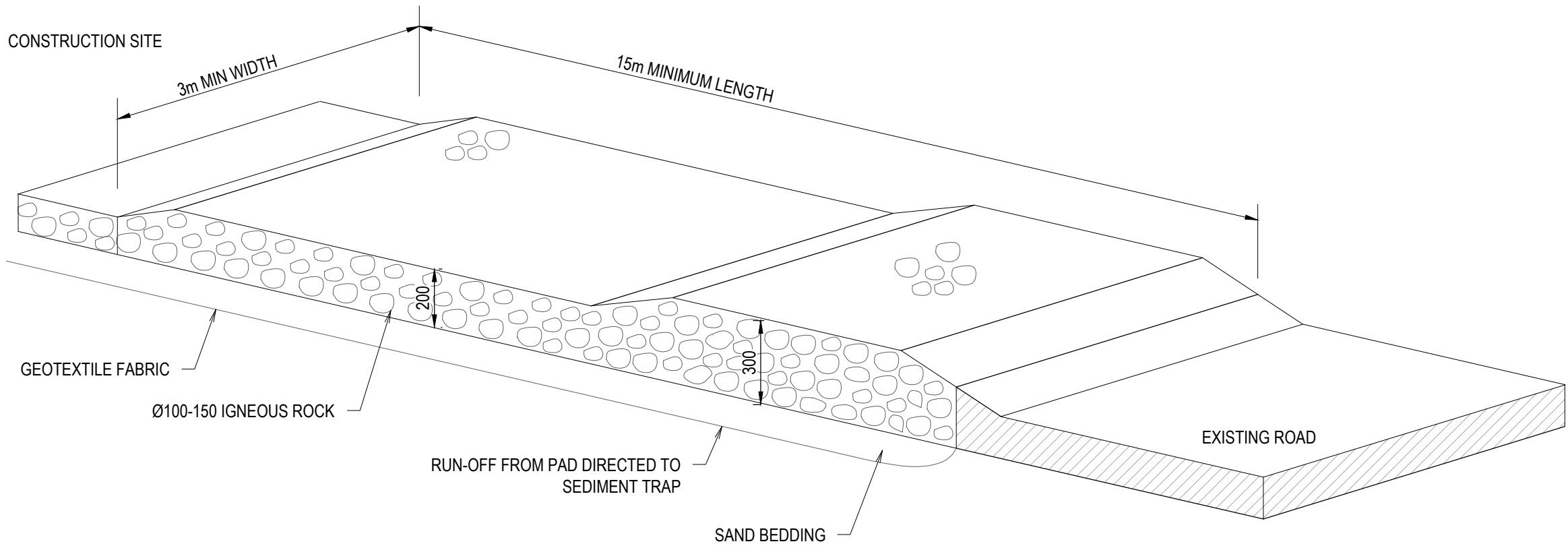


TYPICAL SECTION

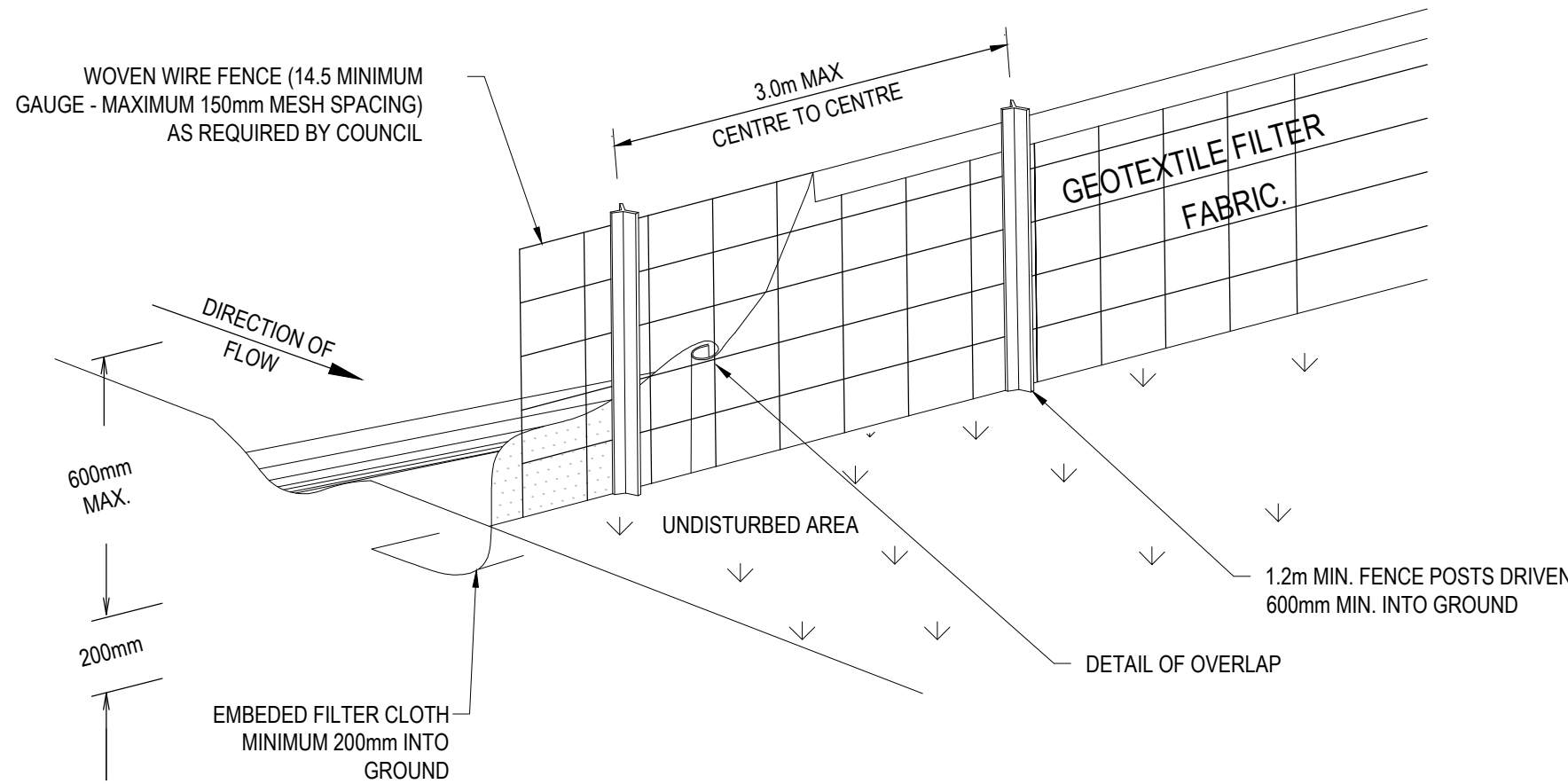
1 SEDIMENT FENCE DETAIL
NOT TO SCALE



2 SUMP SEDIMENT TRAP DETAIL
NOT TO SCALE

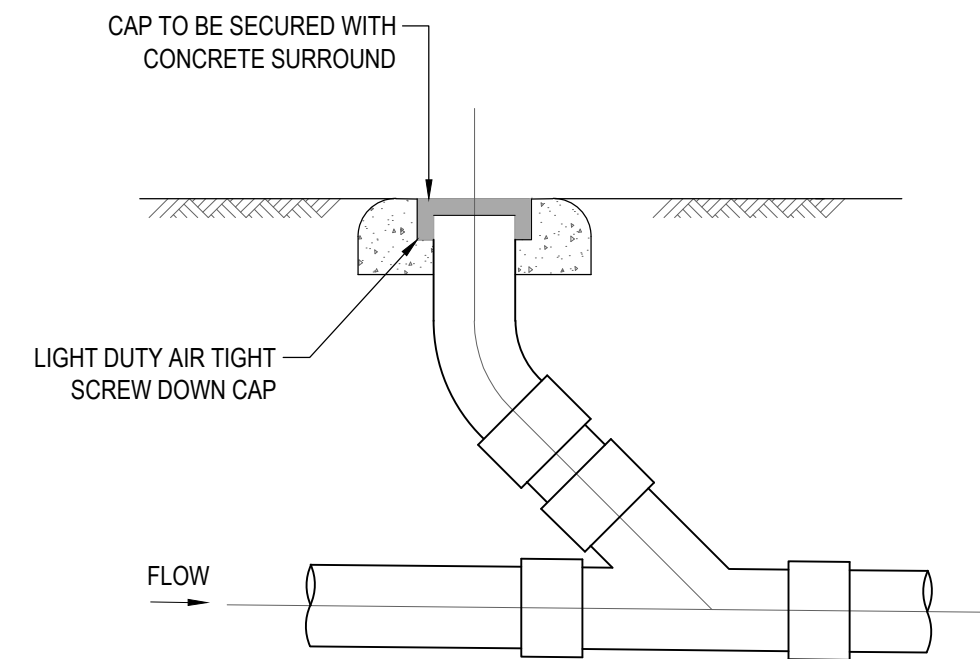


3 TEMPORARY CONSTRUCTION EXIT
NOT TO SCALE

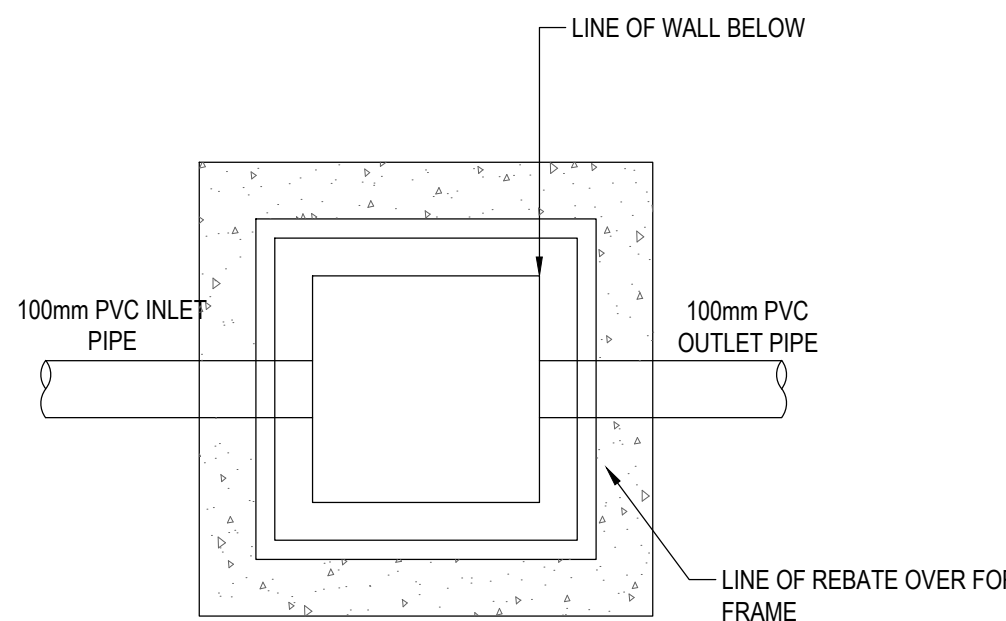


4 SEDIMENT FENCE
NOT TO SCALE

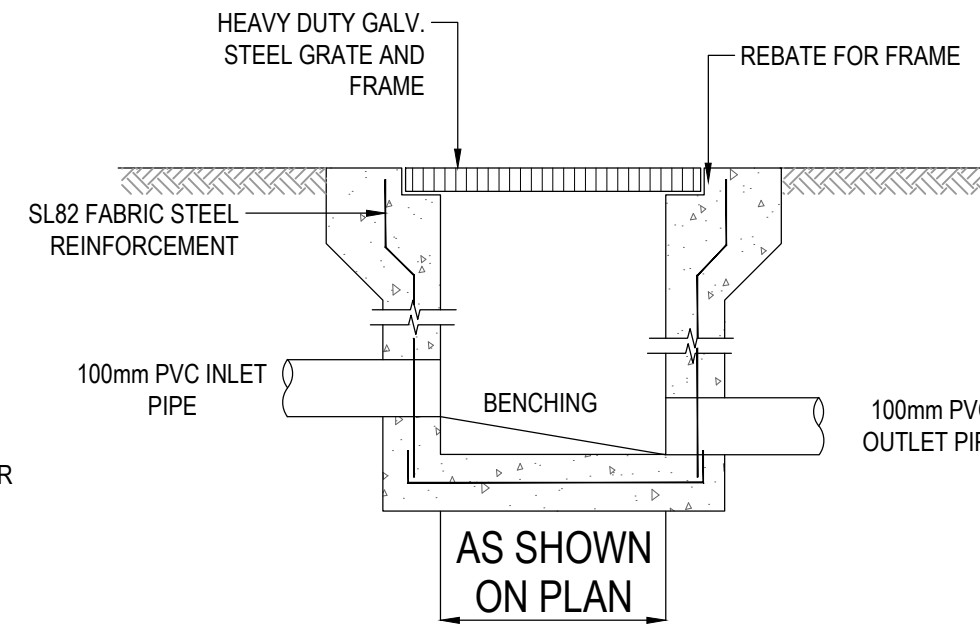
				<div><div></div><div>ae</div><div>CONSULTING</div><div>ENGINEERS</div></div>	<p>P: 9037 0731</p> <p>E: info@aeconsulting.com.au</p> <p>W: www.aeconsulting.com.au</p>	<div>ARCHITECT</div> <div><div>DS407</div><div>DESIGN STUDIO</div></div> <div>P PO Box 141 Earlwood NSW 2206. T (02) 9558 8944 E admin@designstudio407.com.au F (02) 9558 9765 W www.designstudio407.com.au</div>	<div>CLIENT</div> <p>MR & MRS. FAZIL</p>	<div>SHEET SUBJECT</div> <p>EROSION & SEDIMENT CONTROL DETAILS</p>	PROJECT: 26 JACARANDA DRIVE, GEORGES HALL, NSW 2198				ISSUED FOR DA				
D	ISSUED FOR DA	A.E.	A.E.						12.05.25	DATE	06.03.2025	DRAWN			A.E.	DESIGNED	A.E.
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No	AMENDMENT	ENG	DRAFT	DATE					AUTHORISED		DWG No		REV				
								A.E.		SW50		D					



TYPICAL CLEANING EYE DETAIL
SCALE N.T.S.



PLAN WITHOUT GRATE

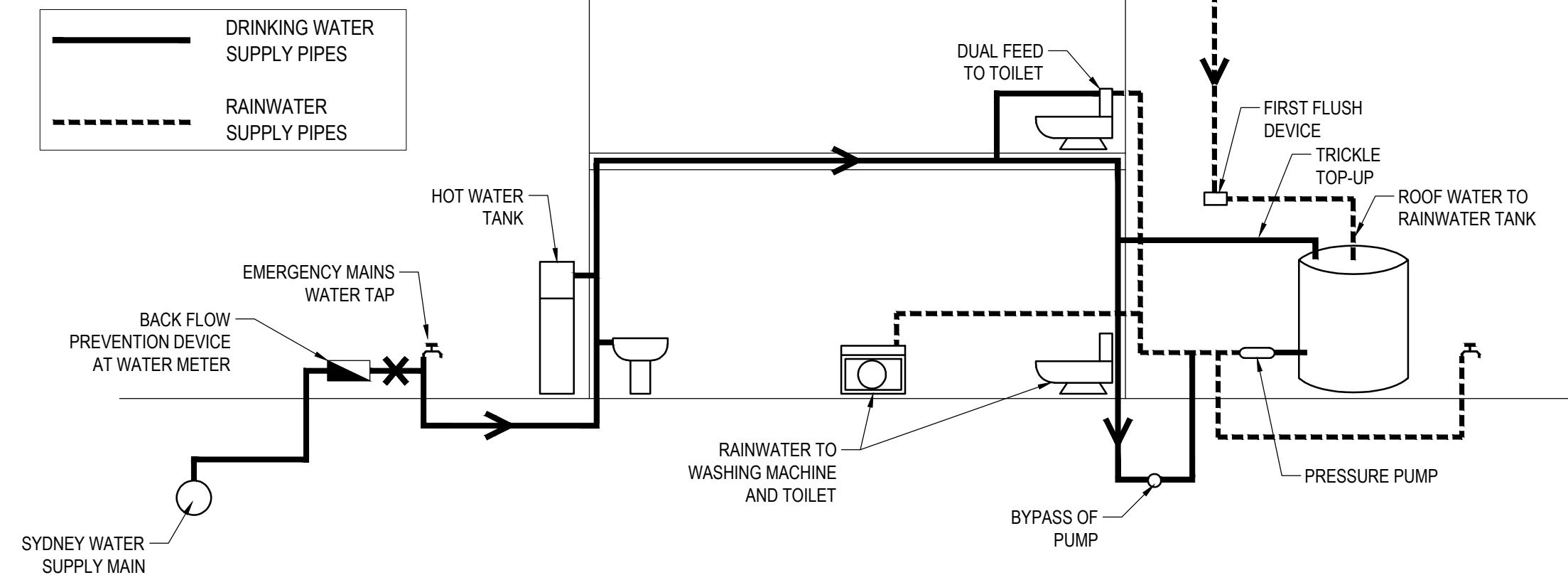


SECTION

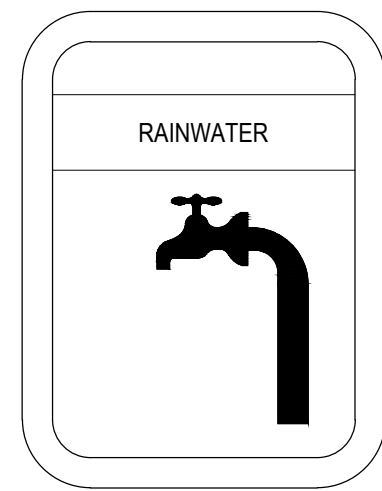
STORMWATER PIT DETAIL
SCALE N.T.S.

NOTE:
1. TANK WATER IS NOT RECOMMENDED FOR HUMAN CONSUMPTION.
2. A SIGN STATING NOT FOR DRINKING MUST BE AFFIXED TO THE TANK AND OR TAP FIXTURE.

NOTE:
ANY PUMP INSTALLED FOR THE RAINWATER TANKS IS TO BE NO LOUDER THAN 5dB (A) ABOVE BACKGROUND NOISE LEVELS.

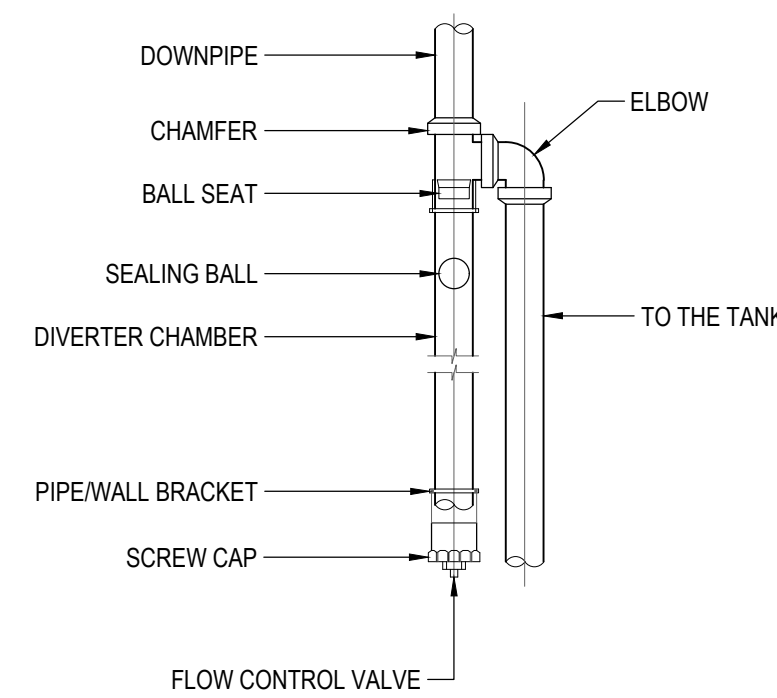


RAINWATER TANK EXPLANATORY DIAGRAM (NOT TO SCALE)
NOT TO SCALE

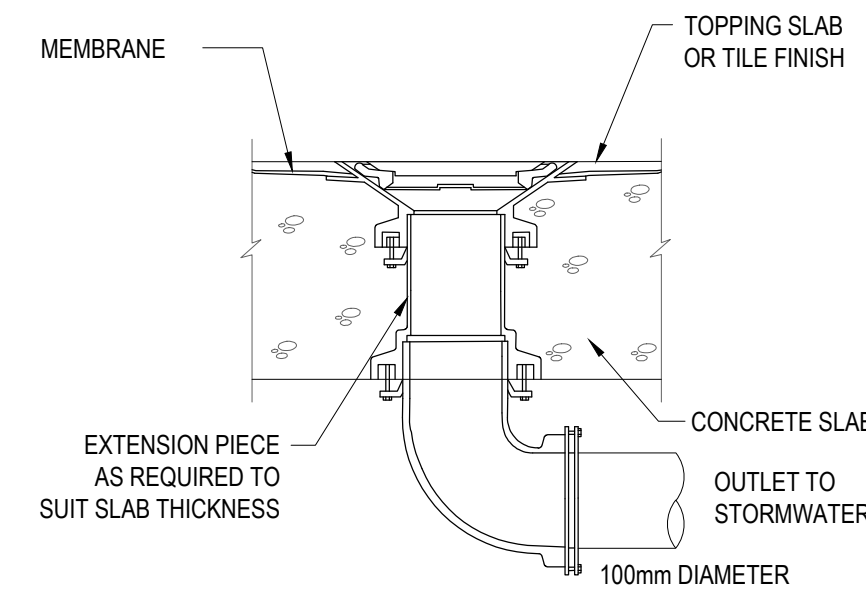


LEGEND:
BACKGROUND IS YELLOW
TEXT IS WHITE ON BLACK
BACKGROUND

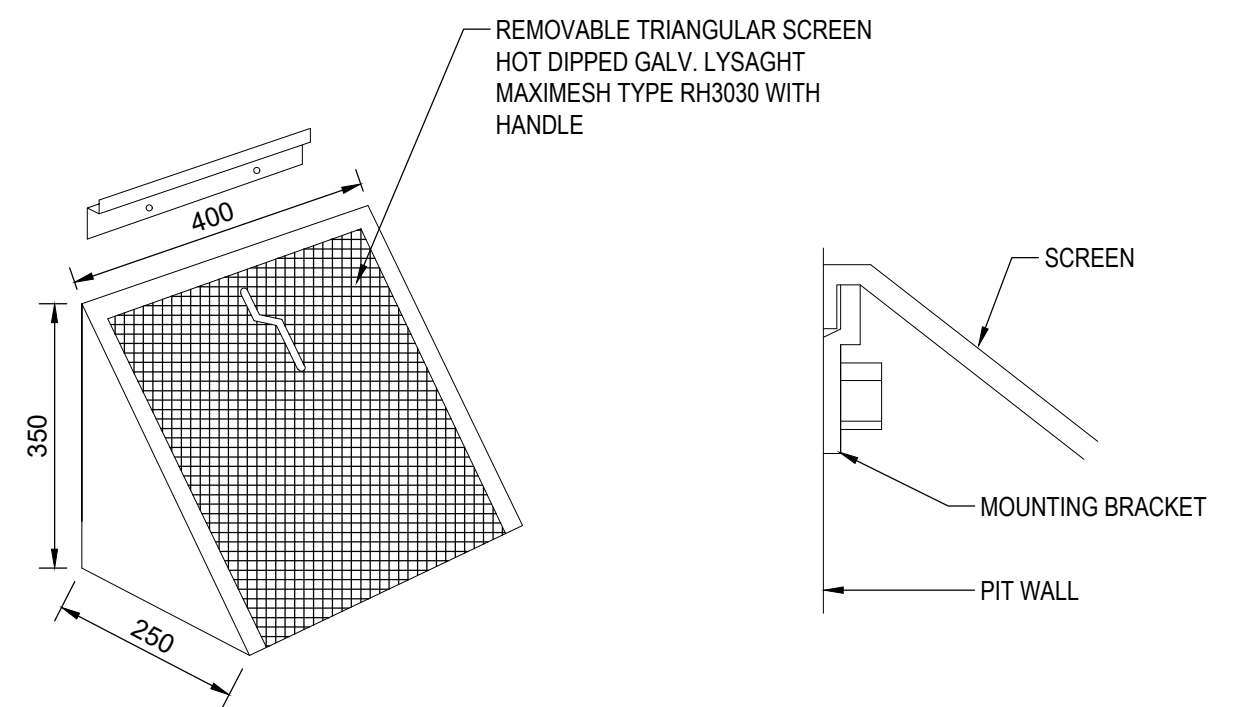
RAINWATER SIGN DETAIL
SCALE N.T.S.



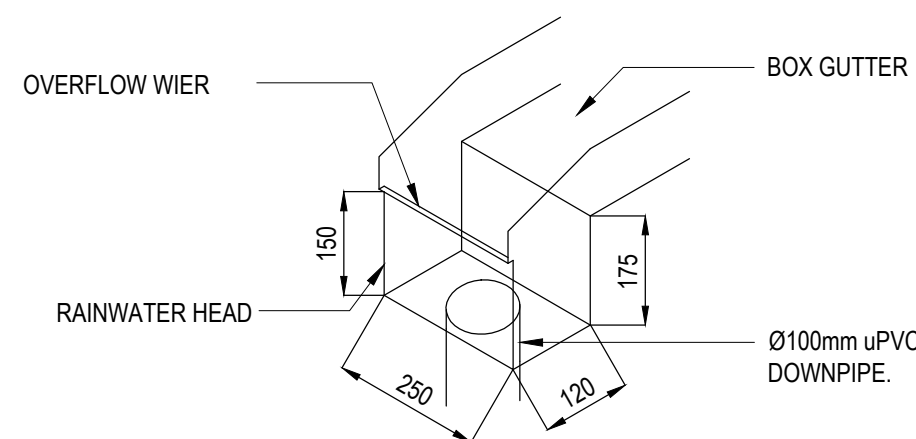
FIRST FLUSH DETAIL
SCALE N.T.S.



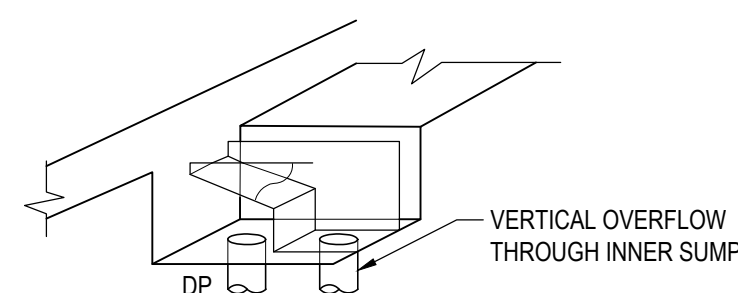
FLOOR WASTE OUTLET
NOT TO SCALE



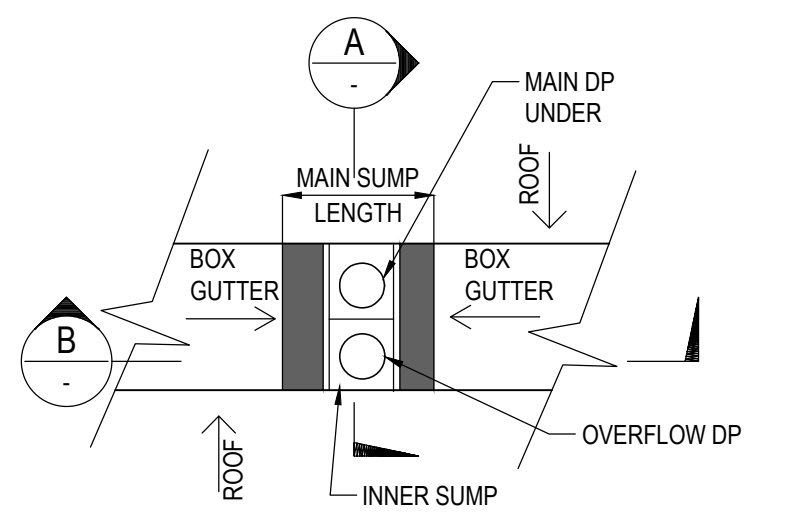
MULTI PURPOSE FILTER SCREEN
SCALE N.T.S.



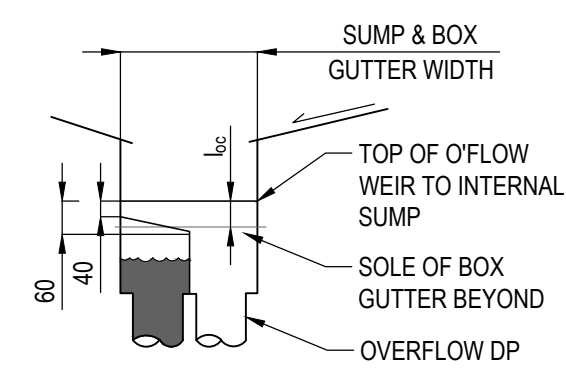
STANDARD RAINWATER HEAD SECTION
NOT TO SCALE



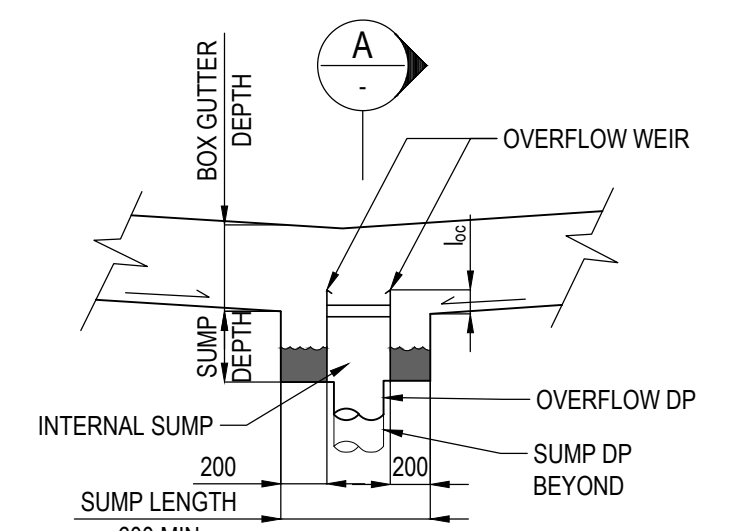
BOX GUTTER WITH VERTICAL OVERFLOW (OVERALL VIEW)
SCALE N.T.S.



BOX GUTTER WITH VERTICAL OVERFLOW (PLAN VIEW)
SCALE N.T.S.



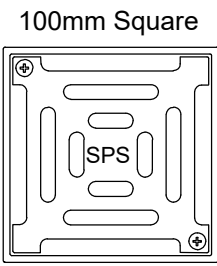
SECTION A
1:20



SECTION B
1:20

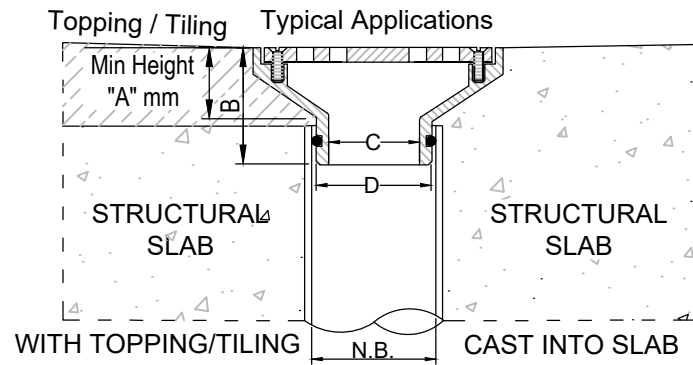
				ae CONSULTING ENGINEERS		P: 9037 0731 E: info@aeconsulting.com.au W: www.aeconsulting.com.au	ARCHITECT DS407 DESIGN STUDIO P PO Box 141 Earlwood NSW 2206. T (02) 9558 8944 E admin@designstudio407.com.au F (02) 9558 9765 W www.designstudio407.com.au	CLIENT MR & MRS. FAZIL	SHEET SUBJECT STORMWATER SECTIONS & DETAILS SHEET 1	PROJECT: 26 JACARANDA DRIVE, GEORGES HALL, NSW 2198 DATE 06.03.2025 DRAWN A.E. DESIGNED A.E. CHECKED A.E. SCALE @ A1 N.T.S. JOB No D25047 AUTHORISED A.E. DWG No SW60 REV D	ISSUED FOR DA DO NOT SCALE DRAWING, USE FIGURED DIMENSIONS ONLY This drawing remains the property of A.E CONSULTING ENGINEERS and must not be reproduced or used without written consent.
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SPS 100MM SQUARE PUSH-IN FLOOR DRAIN



- SQUARE GRATE AVAILABLE IN 316 STAINLESS STEEL. 304 GRADE AVAILABLE BY SPECIAL ORDER.
- O-RING SPIGOT PUSHES INTO 50MM OR 80MM PVC PIPE ONLY.

Specification codes:
Q100SR (50mm, satin 316SS)
Q100SR4 (50mm, polished 304SS) Q100/80SR (80mm, satin 316SS) Q100/80SR4 (80mm, polished 304SS)



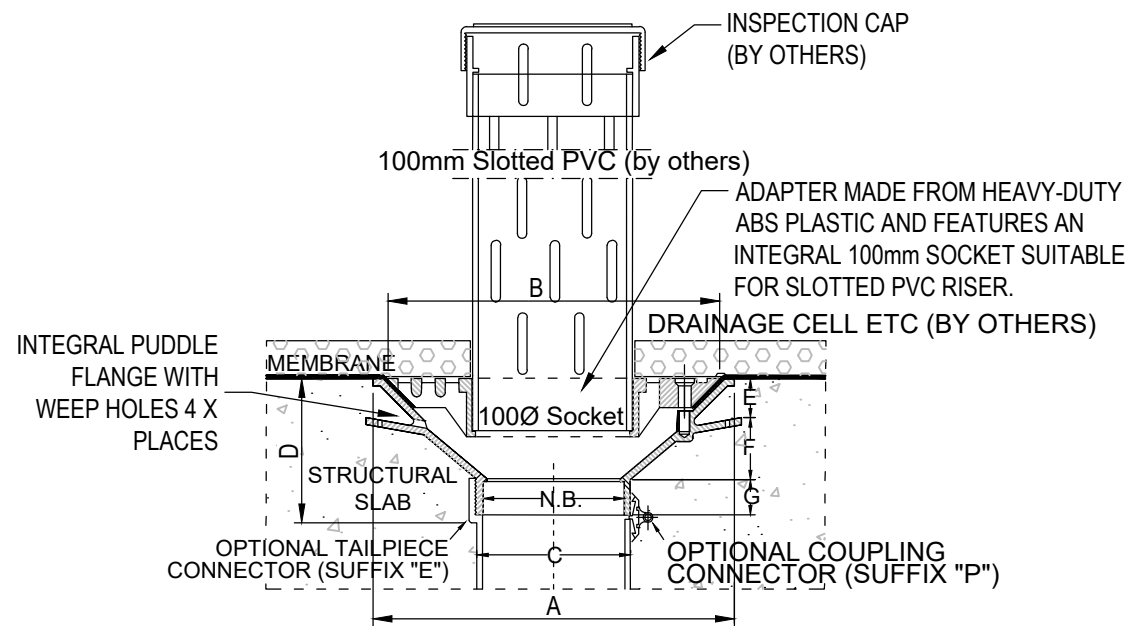
N.B	A	B	C	D
50mm	25	46	42	50
80mm	18	50	64	72

*For flow rate data please refer to appendix.



SPS TRUFLO 100MM & 150MM RWO WITH ALL-PURPOSE PLANTER BOX ADAPTER

SPECIFICATION CODE:
TIA100PB (100MM CI BODY WITH PLANTER BOX ADAPTER)
TIA150PB (150MM CI BODY WITH PLANTER BOX ADAPTER)

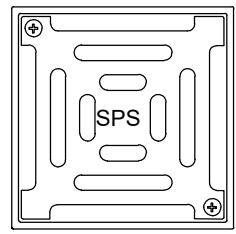


DIMENSIONS (MM)							
N.B	A	B	C	D	E	F	G
100	260	240	103	106	28	45	25
150	260	240	151	86	28	37	25

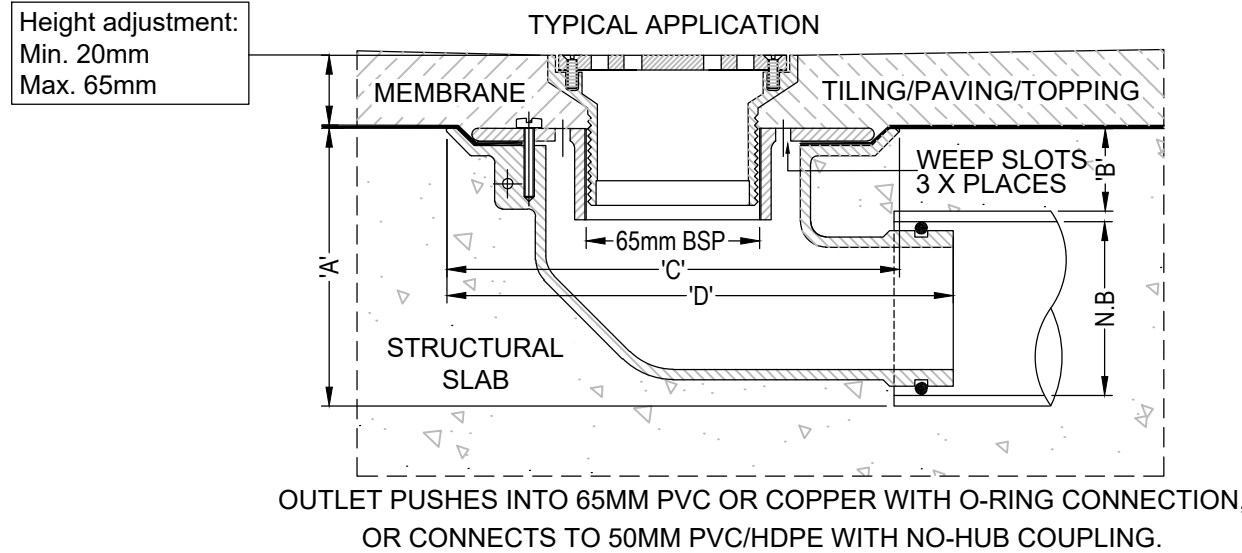


SPS 100MM SQUARE VARI-LEVEL SIDE OUTLET DRAIN 65/50MM OUTLET

SPECIFICATION CODE:
Q100G/C90 (BRONZE GRATE, ABS LOWER BODY) *SPECIAL ORDER*
Q100N/C90 (NICKEL BRONZE GRATE, ABS LOWER BODY) *SPECIAL ORDER*
Q100S4/C90 (POLISHED 304 STAINLESS STEEL, ABS LOWER BODY)
Q100S/C90 (SATIN 316 STAINLESS STEEL GRATE, ABS LOWER BODY)



- SQUIRE GRATE AVAILABLE IN POLISHED 304 & SATIN 316 STAINLESS STEEL. BRONZE AND NICKEL-BRONZE AVAILABLE BY SPECIAL ORDER ONLY.
- ABS 90° BODY AND REVERSIBLE MEMBRANE CLAMP COLLAR WITH FEMALE 65MM BSP THREAD.



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

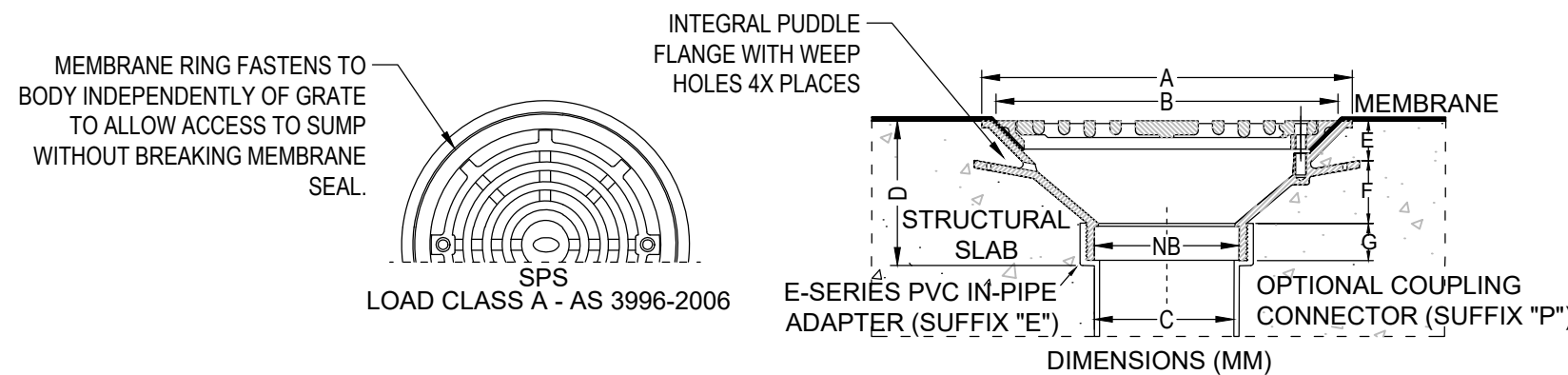
*FOR FLOW RATE DATA PLEASE REFER TO APPENDIX.



SPS TRUFLO 80, 100 & 150MM RWO WITH FLAT GRATE & MEMBRANE CLAMP

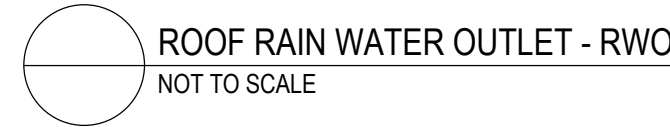
SPECIFICATION CODES:
TIA100F2 (CI BODY, ALUMINIUM FLAT GRATE & MEMBRANE RING)
TIB100F2 (CI BODY, BRONZE FLAT GRATE & MEMBRANE RING)
TBA100F2 (ALL-BRONZE ASSEMBLY)
- FOR 80MM OUTLET, USE "100/80" INSTEAD OF "100"
- FOR 150MM OUTLET, USE "150" INSTEAD OF "100"

SUGGESTED APPLICATION:
MEMBRANED FLOORS OR ROOFS WITH NO FURTHER TOPPING, EG PLANTER BOXES, PLANT ROOMS, ROOF DECKS.



N.B	A	B	C	D	E	F	G
80	260	240	82	106	28	45	25
100	260	240	103	106	28	45	25
150	260	240	151	86	28	37	25

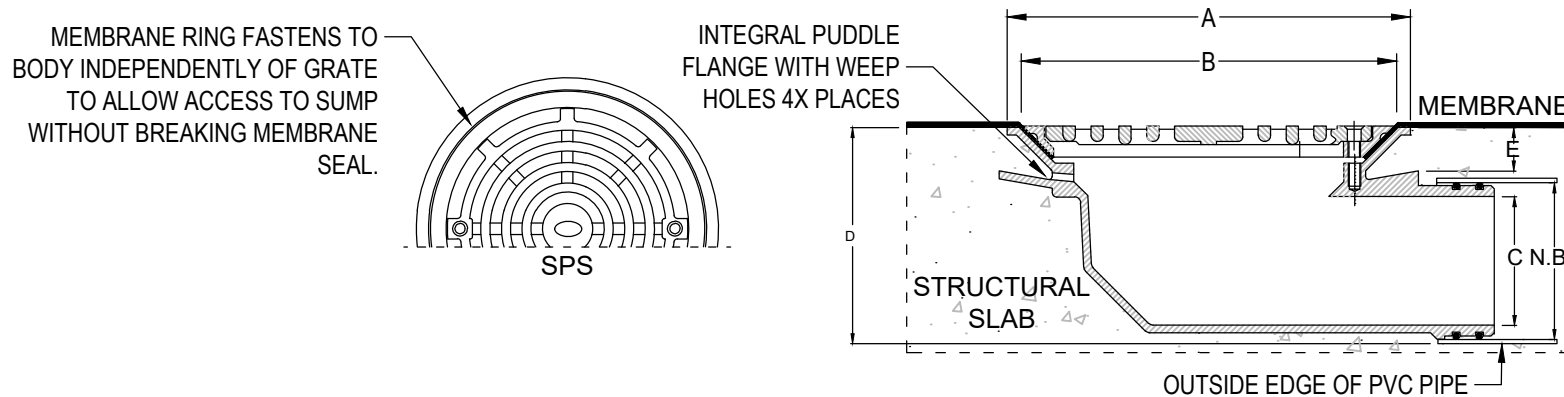
*FOR FLOW RATE DATA PLEASE REFER TO APPENDIX.



SPS TRUFLO 80MM & 100MM 90° RWO WITH FLAT GRATE & MEMBRANE CLAMP

SPECIFICATION CODES:
TIA80/90F2 (80MM CI BODY, ALUMINIUM CLAMP RING & GRATE)
TIB80/90F2 (80MM CI BODY, BRONZE RING & GRATE)
TIA100/90F2 (100MM CI BODY, ALUMINIUM CLAMP RING & GRATE)
TIB100/90F2 (100MM CI BODY, BRONZE RING & GRATE)

SUGGESTED APPLICATION:
MEMBRANED FLOORS OR ROOFS WITH NO FURTHER TOPPING, EG PLANTER BOXES, PLANT ROOMS, ROOF DECKS.



N.B.	A	B	C	D	E
80	260	240	62	115	28
100	260	240	83	140	28

*FOR FLOW RATE DATA PLEASE REFER TO APPENDIX.

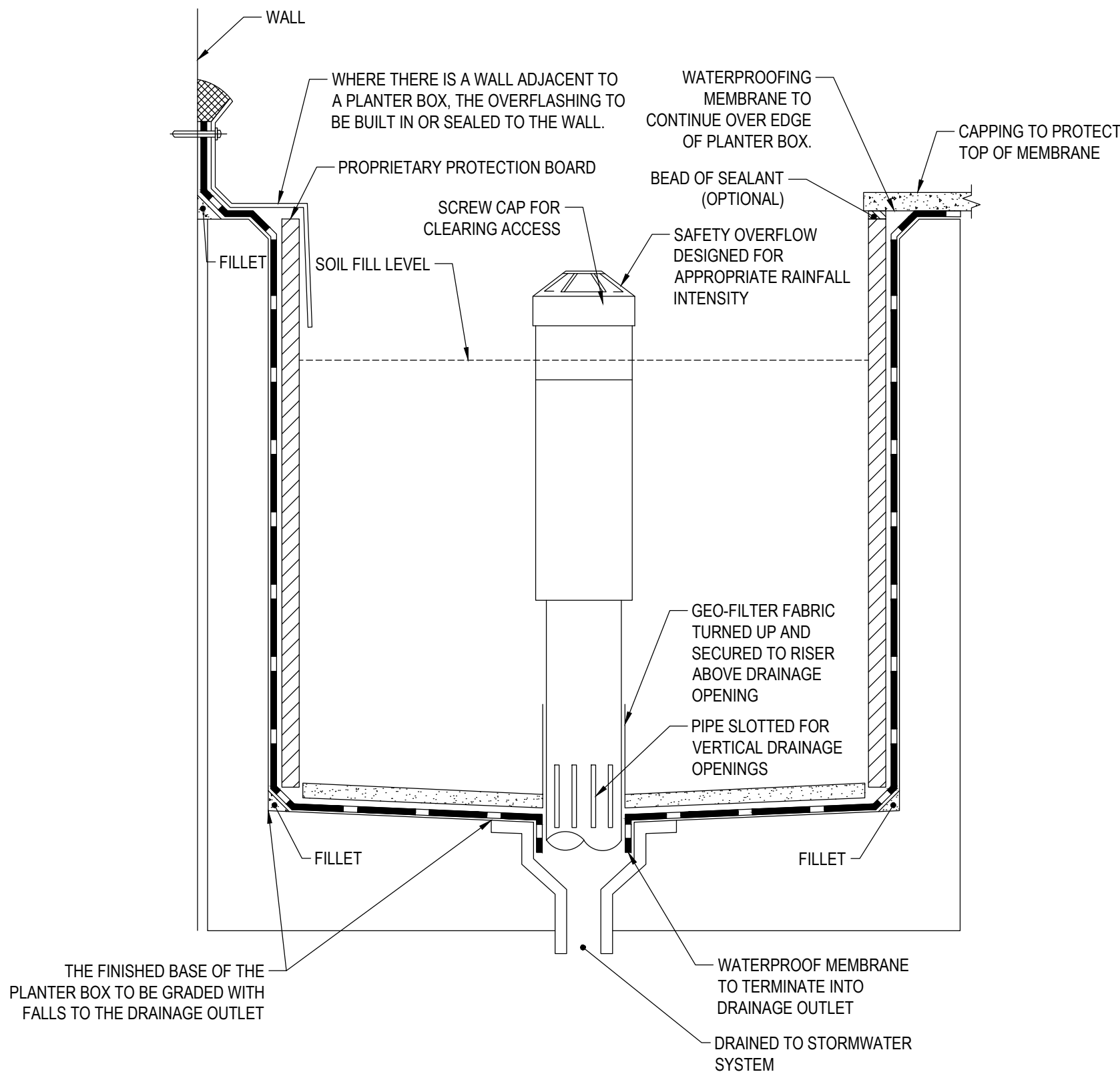
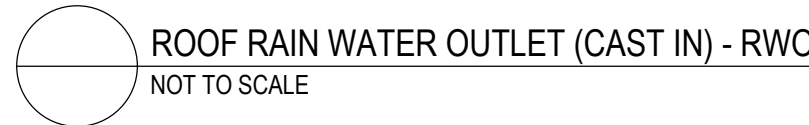
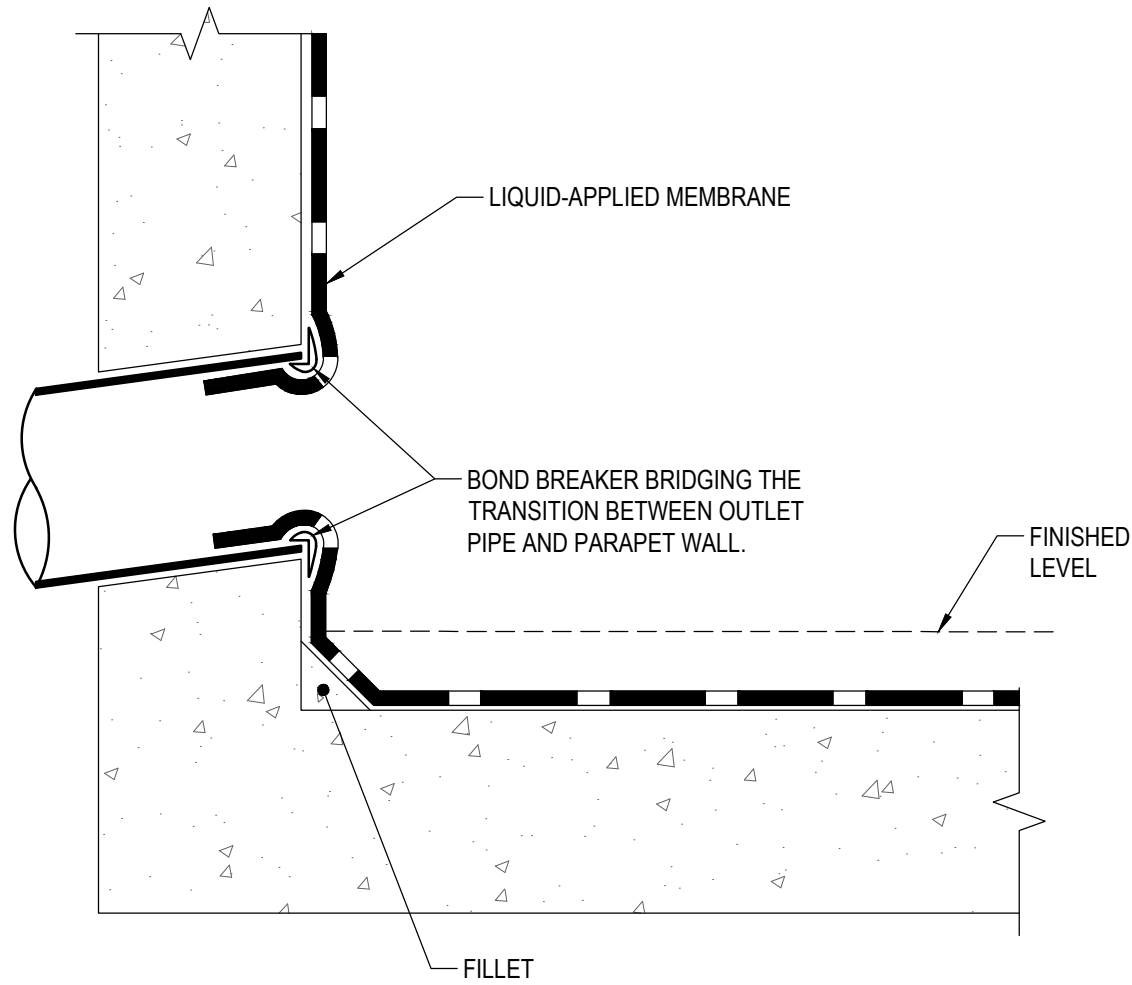
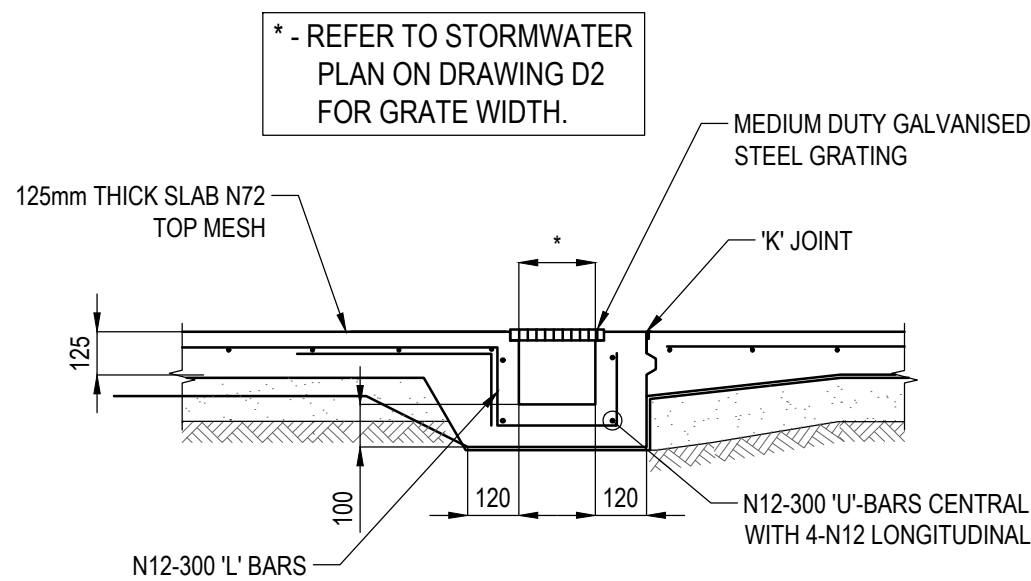
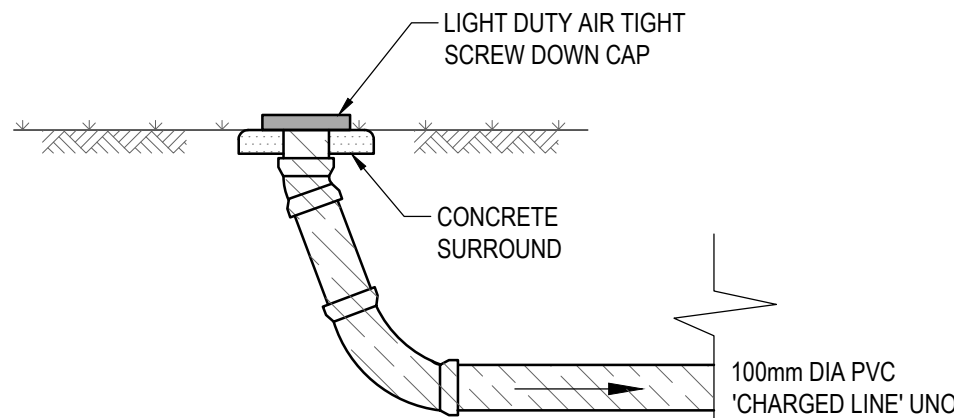


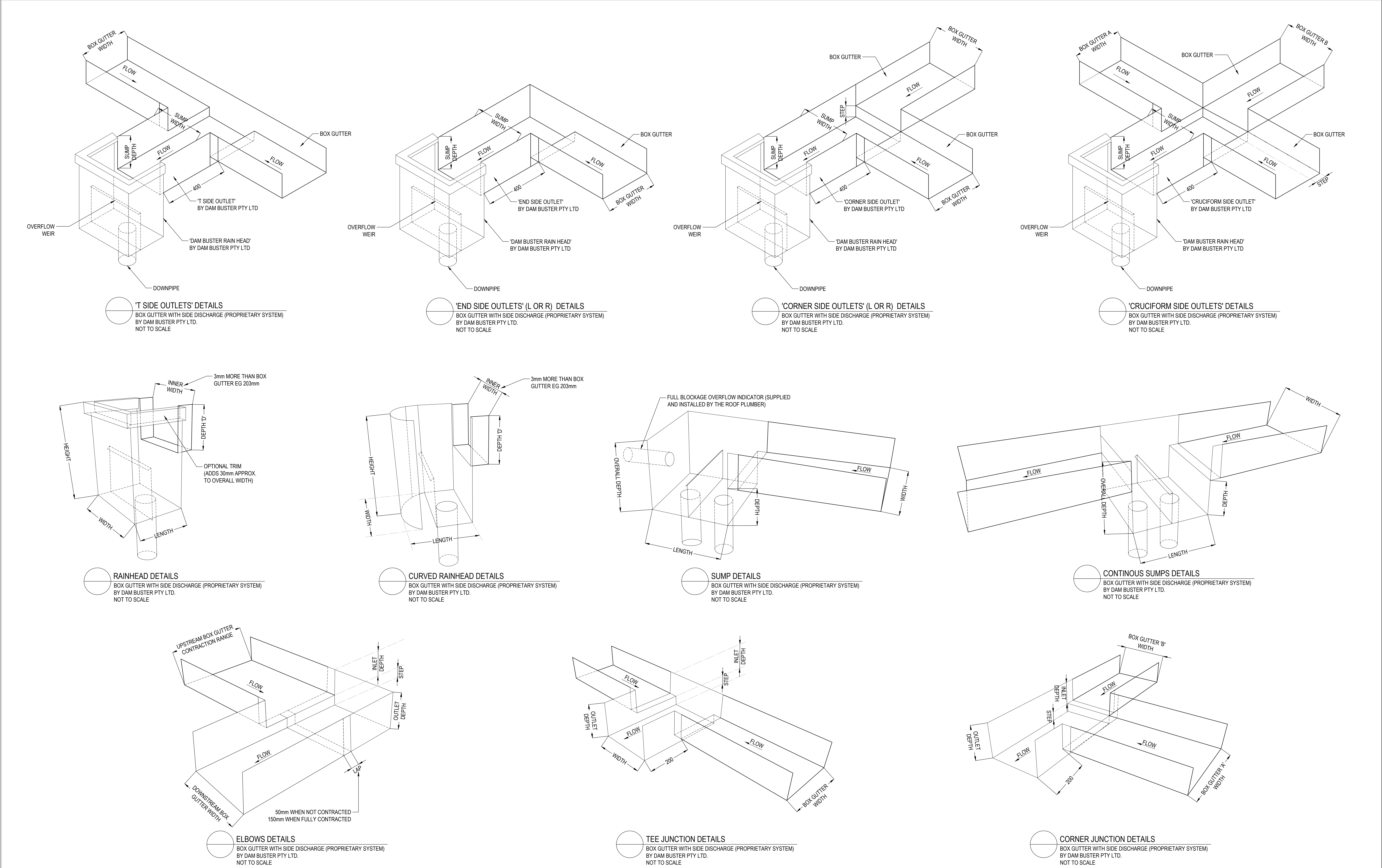
FIGURE 2.17 TYPICAL PLANTER BOX CONSTRUCTION



(a) OVERFLOW THROUGH PARAPET



NOTE:
CONCRETE TRENCH WITH GALVANISED STEEL GRATING MAY BE SUBSTITUTED FOR U.V STABILISED POLYPROPYLENE U CHANNEL & GRATE SUBJECT TO ENGINEERS APPROVAL



				<div><div></div><div>ae</div><div>CONSULTING</div><div>ENGINEERS</div></div>	<div>P: 9037 0731</div> <div>E: info@aeconsulting.com.au</div> <div>W: www.aeconsulting.com.au</div>	<div>ARCHITECT</div> <div><div>DS407</div><div>DESIGN STUDIO</div></div> <div>P PO Box 141 Earlwood NSW 2206. T (02) 9558 8944</div> <div>E admin@designstudio407.com.au F (02) 9558 9765</div> <div>W www.designstudio407.com.au</div>	<div>CLIENT</div> <div>MR & MRS. FAZIL</div>	<div>SHEET SUBJECT</div> <div>STORMWATER SECTIONS & DETAILS</div> <div>SHEET 3</div>	PROJECT: 26 JACARANDA DRIVE, GEORGES HALL, NSW 2198				<div>ISSUED FOR DA</div> <div>DO NOT SCALE DRAWING, USE FIGURED DIMENSIONS ONLY</div> <div>This drawing remains the property of A.E CONSULTING ENGINEERS and must not be reproduced or used without written consent.</div>	
D	ISSUED FOR DA	A.E.	A.E.						12.05.25	DATE	DRAWN	DESIGNED		CHECKED
C	ISSUED FOR DA	A.E.	A.E.						28.04.25	06.03.2025	A.E.	A.E.		A.E.
B	ISSUED FOR DA	A.E.	A.E.						14.04.25	SCALE @ A1		JOB No		
A	ISSUED FOR DA	A.E.	A.E.						23.03.25	N.T.S.		D25047		
No	AMENDMENT	ENG	DRAFT	DATE					AUTHORISED	DWG No	REV			
					A.E.	SW80	D							