

102 SANDAKAN ROAD, REVESBY HEIGHTS

PROPOSED DUAL OCCUPANCY

STORMWATER MANAGEMENT PLANS



LOCALITY PLAN
N.T.S

DRAWING INDEX	
Drawing No.	DESCRIPTION
000	COVER SHEET PLAN
101	STORMWATER LAYOUT PLAN GROUND LEVEL
102	MAINTENANCE SCHEDULE & MISCELLANEOUS DETAILS SHEET

LEGEND

- > PROPOSED STORMWATER DRAINAGE PIPE
- > Ø100 PVC WRAPPED IN 10mm ABLEFLEX STORMWATER DRAINAGE PIPE CAST IN SLAB
- 65 --- Ø65 PVC WRAPPED IN 10mm ABLEFLEX STORMWATER DRAINAGE PIPE CAST IN SLAB
- 50 --- Ø50mm PVC WRAPPED IN 10mm ABLEFLEX CAST IN SLAB
- RWT --- PROPOSED SEWER GRADE CHARGED PIPE TO RWT
- SS --- Ø100mm SUBSOIL DRAINAGE TO BE WRAPPED IN GEOTEXTILE BIDIMA34
- RISER PIPE
- CE --- Ø300 CLEANING EYE
- RWT --- RAINWATER TANK
- DP --- DOWNPIPE Ø100
- VD --- VERTICAL DROP Ø100
- PG --- PLANTER GRATE Ø150
- FG --- FLOOR GRATE Ø150
- FG --- FLOOR GRATE 200x200 (ALLOW MINIMUM 1.0% FALL TO FG)
- FW --- FLOOR GRATE 300x300 (ALLOW MINIMUM 1.0% FALL TO FW)
- RWO --- RAINWATER OUTLET Ø260 SPS (ALLOW MINIMUM 1.0% FALL TO RWO)
- SPB --- SUSPENDED PLANTER BOX RAINWATER OUTLET
- XRL 47.00 --- DESIGN SURFACE LEVEL
- +NS 26.45 --- EXISTING SURFACE LEVEL
- IL 47.00 --- INVERT LEVEL
- TD --- AC CONDENSER TUNDISH TO MANUFACTURER'S DETAILS
- OF --- Ø50mm EMERGENCY OVERFLOW SPITTERS/PIPES
- EXISTING STORMWATER
- ExW --- EXISTING WATER MAIN
- ExS --- EXISTING SEWER MAIN
- ExT --- EXISTING TELSTRA
- ExE --- EXISTING ELECTRICAL
- ExG --- EXISTING GAS
- ExOP --- EXISTING OPTIC FIBER

NOTE:
ALL GRATES WITHIN FOOTWAY AREAS TO BE HEEL GUARD & BIKE SAFE.

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

NOTE:
IT IS CONTRACTOR'S RESPONSIBILITY TO ENSURE MINIMUM PONDING IS ACHIEVED OVER THE FLOOR WASTES BY GRADING CATCHMENTS' SURFACES AT MINIMUM 1.0% FALL.

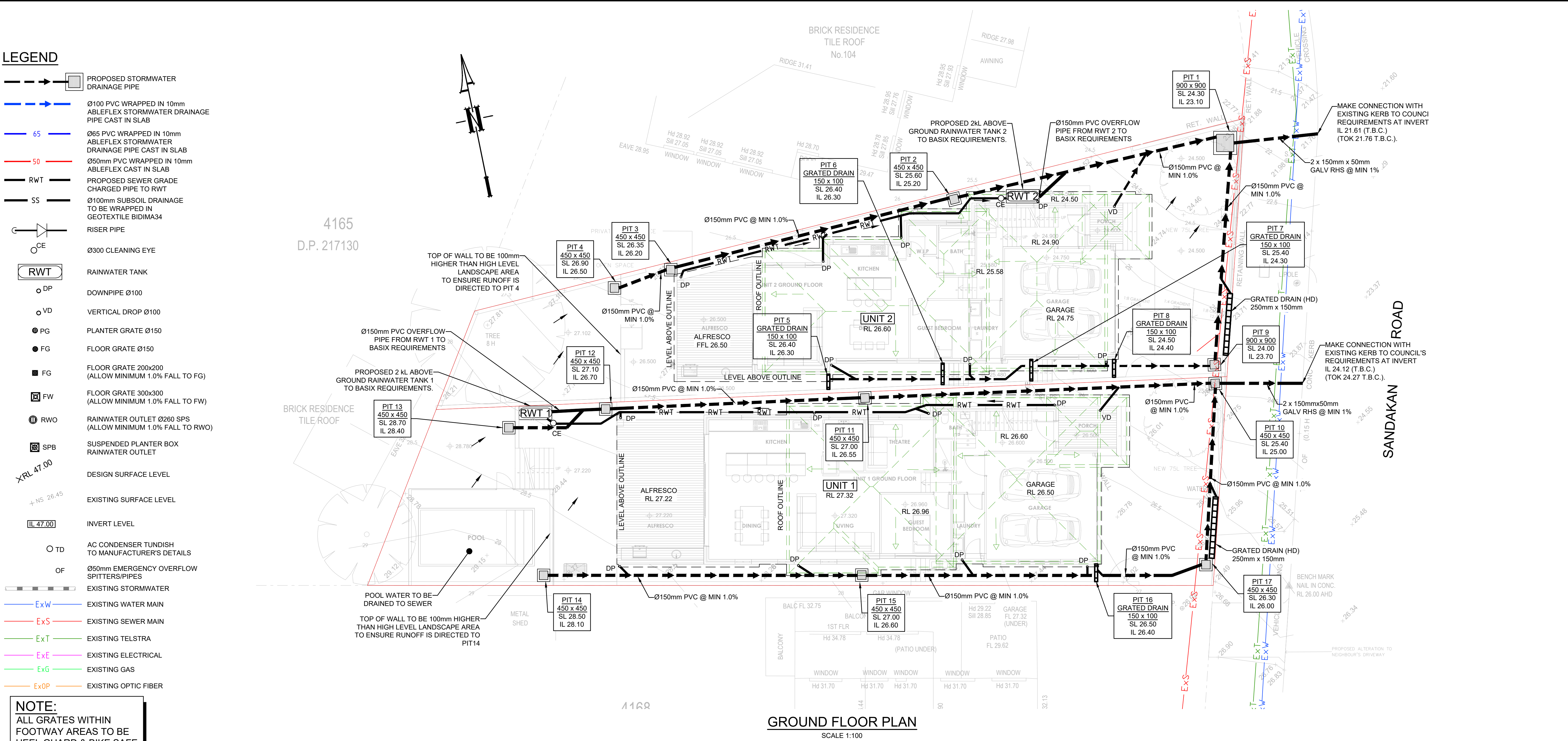
NOTES:
1- CONTRACTOR IS TO PROVIDE OVERFLOW OUTLETS & EMERGENCY OVERFLOW SPITTERS TO ALL TRAPPED AREAS.
2- DP/VD ARE Ø100mm PIPES U.N.O.
3- ALL TRANSFERRING PIPES ARE SUSPENDED U.N.O.
4- BALCONIES PIPES ARE Ø50mm PVC WRAPPED IN 10mm ABLEFLEX CAST IN SLAB AT MIN 1.0% SLOPE.

NOTE:
ALL STORMWATER DRAINAGE PIPES ARE Ø100 PVC AT MIN 1.0% SLOPE U.N.O.

NOTE:
PIPES CAST IN CONCRETE BEAMS/SLABS MUST BE WRAPPED WITH 10mm ABLEFLEX.

NOTE:
REFER ARCHITECTURAL DRAWINGS FOR FINAL SET-OUT LEVELS.

NOTE:
ALL LINEAR GRATED DRAINS TO BE MIN. 100mm DEEP.



GROUND FLOOR PLAN
SCALE 1:100

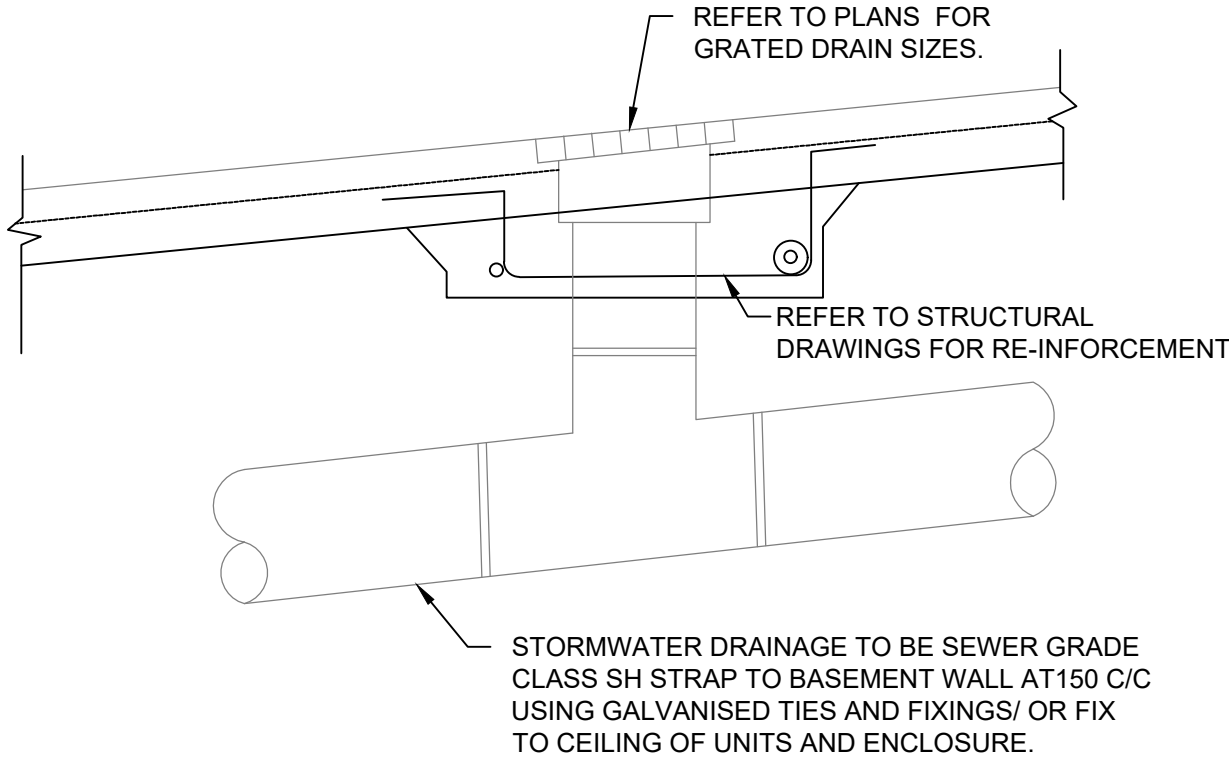
GENERAL NOTES

- ALL LINES ARE TO BE Ø100 uPVC 1.0% GRADE UNLESS NOTED OTHERWISE. CHARGED LINES TO BE SEWERGRADE & SEALED.
- EXISTING SERVICES LOCATIONS SHOWN INDICATIVE ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE & LEVEL ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY EARTHWORKS.
- ALL PIPES TO HAVE MIN 150mm COVER IF LOCATED WITHIN PROPERTY.
- ALL PITS IN DRIVEWAYS TO BE 450x450 CONCRETE AND ALL PITS IN LANDSCAPED AREAS TO BE 450x450 PLASTIC.
- PITS LESS THAN 600mm DEEP MAY BE BRICK, PRECAST OR CONCRETE.
- ALL BALCONIES AND ROOFS TO BE DRAINED AND TO HAVE SAFETY OVERFLOWS IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS.
- ALL EXTERNAL SLABS TO BE WATERPROOFED.
- ALL GRATES TO HAVE CHILD PROOF LOCKS.
- ALL DRAINAGE WORKS TO AVOID TREE ROOTS.
- ALL DPs TO HAVE LEAF GUARDS.
- ALL EXISTING LEVELS TO BE CONFIRMED BY BUILDER PRIOR TO CONSTRUCTION.
- ALL WORK WITHIN COUNCIL RESERVE TO BE INSPECTED BY COUNCIL PRIOR TO CONSTRUCTION.
- COUNCIL'S ISSUED FOOTWAY DESIGN LEVELS TO BE INCORPORATED INTO THE FINISHED LEVELS ONCE ISSUED BY COUNCIL.
- ALL WORK SHALL BE IN ACCORDANCE WITH B.C.A. AND A.S.3500.3.
- REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR LANDSCAPING. CARE TO BE TAKEN AROUND EXISTING SEWER, STRUCTURAL ADVICE IS REQUIRED FOR SEWER PROTECTION AGAINST ADDITIONAL LOADING FROM NEW PITS, PIPES, RETAINING WALLS AND OSD BASIN WATER LEVELS.
- ALL WALLS FORMING THE DETENTION BASINS SHALL BE CONSTRUCTED WHOLLY WITHIN THE PROPERTY BOUNDARIES OF THE SITE BEING DEVELOPED.
- OSD WARNING SIGN AND SAFETY FENCING SHALL BE PROVIDED TO ABOVE GROUND OSD STORAGE AREA IN ACCORDANCE WITH COUNCIL REQUIREMENTS.
- ENSURE THAT NON FLOATABLE MULCH IS USED IN DETENTION BASINS, ie, USE DECORATIVE ROCK MULCH OR EQUIVALENT.
- ALL PIPES IN BALCONIES TO BE Ø50 CAST IN CONCRETE SLAB. CONTRACTOR TO PROVIDE A BREAK / OPEN VOID IN RAIL / BALUSTRADE FOR STORMWATER EMERGENCY OVERFLOW. ALL ENCLOSED AREAS/PLANTER BOXES TO BE FITTED WITH FLOOR WASTES & DRAINED TO OSD DOWNPIPES TO BE CHECKED BY ARCHITECT & PLUMBER PRIOR TO CONSTRUCTION.
- THE OSD BASIN / TANK IS TO BE BUILT TO THE CORRECT LEVELS & SIZE AS PER THIS DESIGN. ANY VARIATIONS ARE TO BE DONE UNDER CONSULTATION FROM OUR OFFICE ONLY. ANY AMENDMENTS WITHOUT OUR APPROVAL WOULD RESULT IN ADDITIONAL FEES FOR REDESIGN AT OC STAGE OR IF A SOLUTION CANNOT BE FOUND, RECONSTRUCTION IS REQUIRED UNDER THE CONTRACTOR'S EXPENSES.

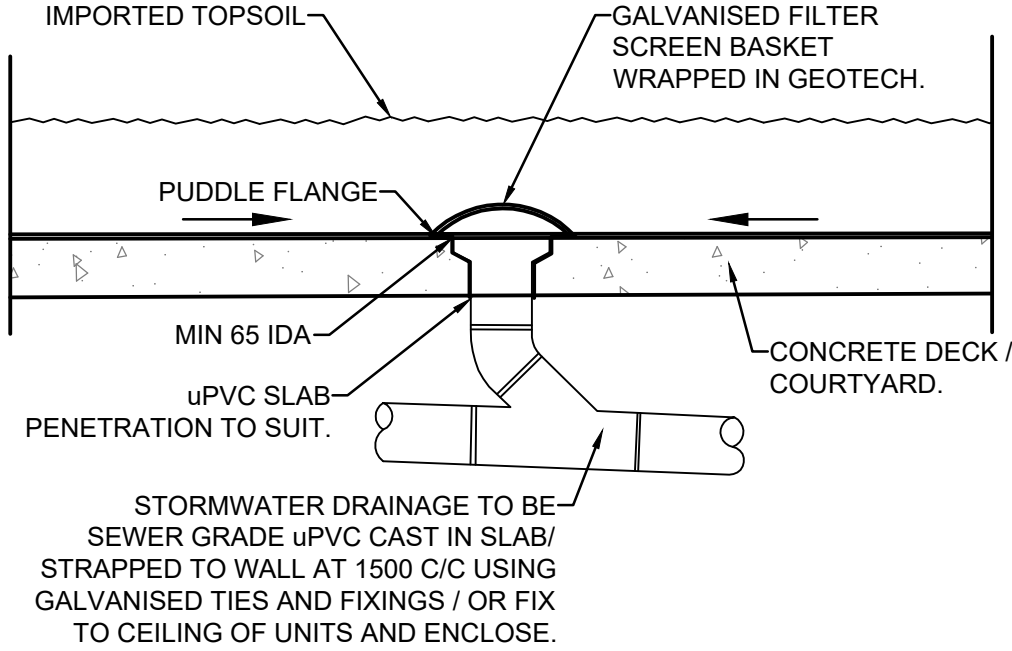
PIPES NOTE:
Ø65 PVC @ MIN 1.0%
Ø90 PVC @ MIN 1.0%
Ø100 PVC @ MIN 1.0%
Ø150 PVC @ MIN 1.0%
Ø225 PVC @ MIN 0.5%
Ø300 PVC @ MIN 0.4%
UNLESS NOTED OTHERWISE

					Architect Nuovo Design Studio ABN 47 121 196 647					Council Canterbury - Bankstown Council					<div>Scale</div> <div><div><div></div><div></div><div></div><div></div><div></div></div><div>0246m</div><div>SCALE 1:100 @ A1</div></div> <div><div><div></div><div></div><div></div></div><div>C & S</div><div>ENGINEERING SERVICES</div></div> <div>CIVIL & STORMWATER ENGINEERING SERVICES PTY LTD ABN: 27 644 422 506 Shop 1, 143-147 Parramatta Road, Concord, NSW 2137 P:(02) 8397 6500 E:info@esgconsult.com.au</div>					Project 102 SANDAKAN ROAD, REVESBY HEIGHTS PROPOSED DUAL OCCUPANCY STORMWATER MANAGEMENT PLAN					Drawing Title STORMWATER LAYOUT PLAN GROUND LEVEL				
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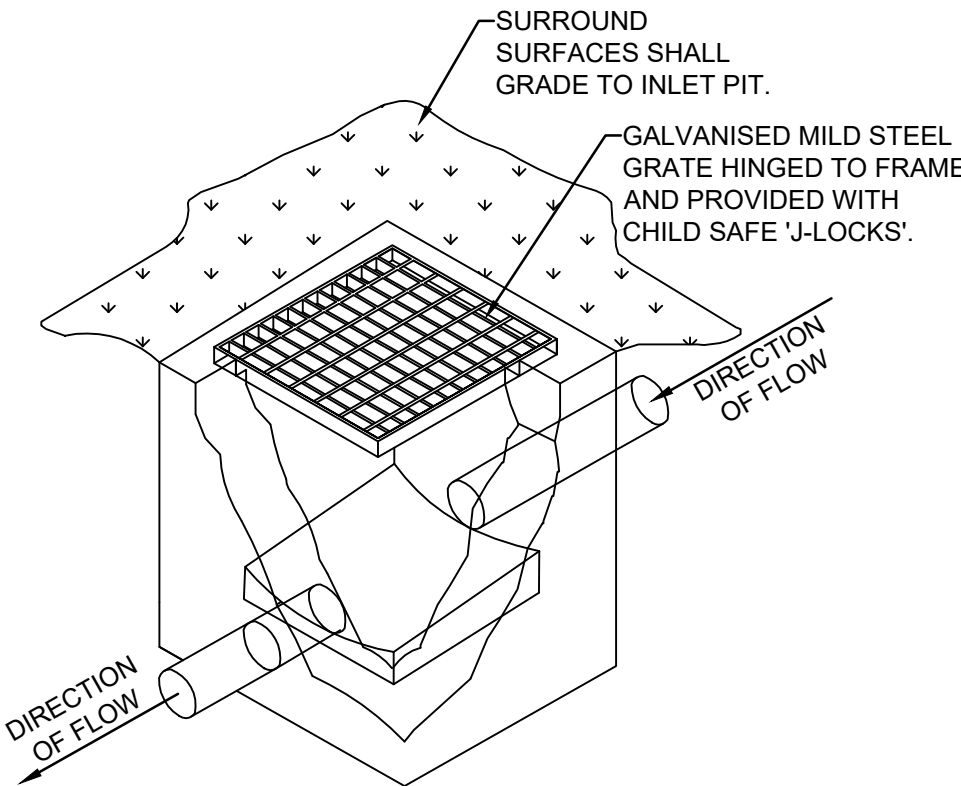
Stormwater Drainage System Maintenance Schedule			
Maintenance Action	Frequency	Responsibility	Procedure
General			
Inspect roof drainage system of building and remove any debris/sludge	Six Monthly	Strata/Maintenance Contractor	Remove any leaves or debris and sludge from gutters of building and flush downpipes of building to remove any blockages. Pits downstream of downpipes to be cleaned of flushed debris.
Inspect pits and trench drains on site and remove debris/litter/sludge	Monthly or following Rain Period	Strata/Maintenance Contractor	Remove grate. Remove any debris/litter/sludge from within pits.
Inspect site for litter and floatable debris and remove	Fortnightly	Strata/Maintenance Contractor	Remove litter from site and sweep all driveway and pathways in order to remove leaves or sediments that may enter into the drainage system.
Storage			
Inspect storage & remove any sediment/sludge in pit	Six monthly	Strata/Maintenance Contractor	Remove grate(s) and screen(s). Remove sediment/sludge build-up.
Inspect internal walls of storage (and external, if appropriate) for cracks or spalling	Annually	Strata/Maintenance Contractor	Remove grate(s) to inspect internal walls. Repair as required. Clear vegetation from external walls if necessary and repair as required.
Inspect & remove any debris/litter/mulch etc blocking grates	Six monthly	Strata/Maintenance Contractor	Remove blockages from grate(s) and check if storage is blocked.
Inspect areas draining to the storage(s) & remove debris/mulch/litter etc likely to block screens/grates	Six monthly	Strata/Maintenance Contractor	Remove debris and floatable material likely to be carried to grates.
Compare storage volume to volume approved. (Rectify if loss > 5%)	Annually	Strata/Maintenance Contractor	Compare actual storage available with Work-as Executed plans. If volume loss is greater than 5%, arrange for reconstruction to replace the volume lost. Council to be notified of the proposal.
Inspect storages for subsidence near pits	Annually	Strata/Maintenance Contractor	Check along drainage lines and at pits for subsidence likely to indicate leakages.



GRATED DRAIN DETAIL
N.T.S.



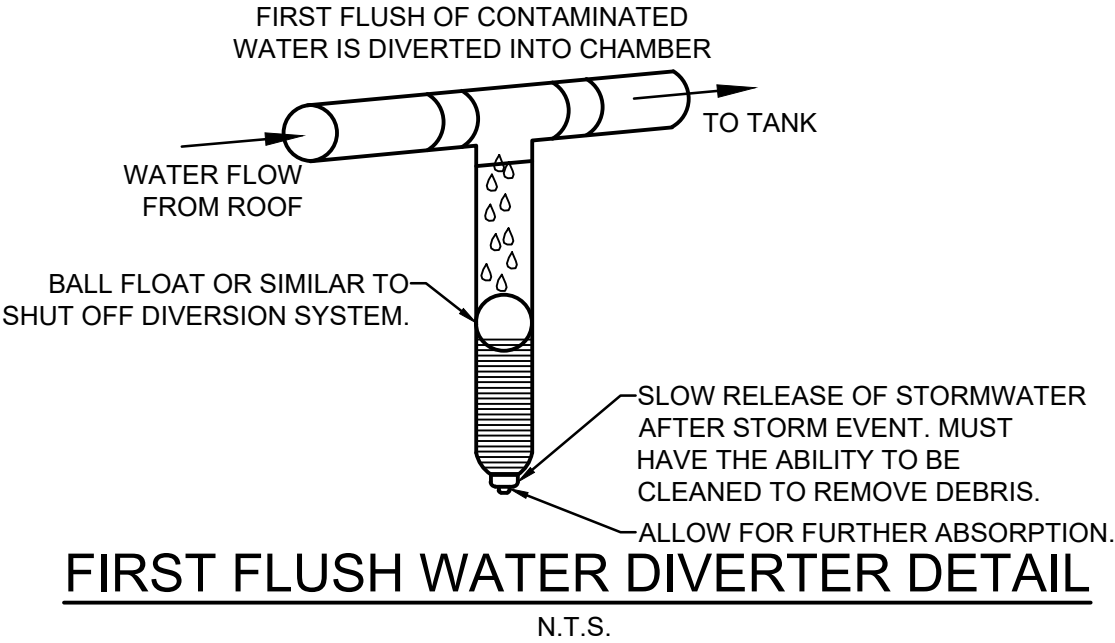
PLANTER GRATE DETAIL
N.T.S.



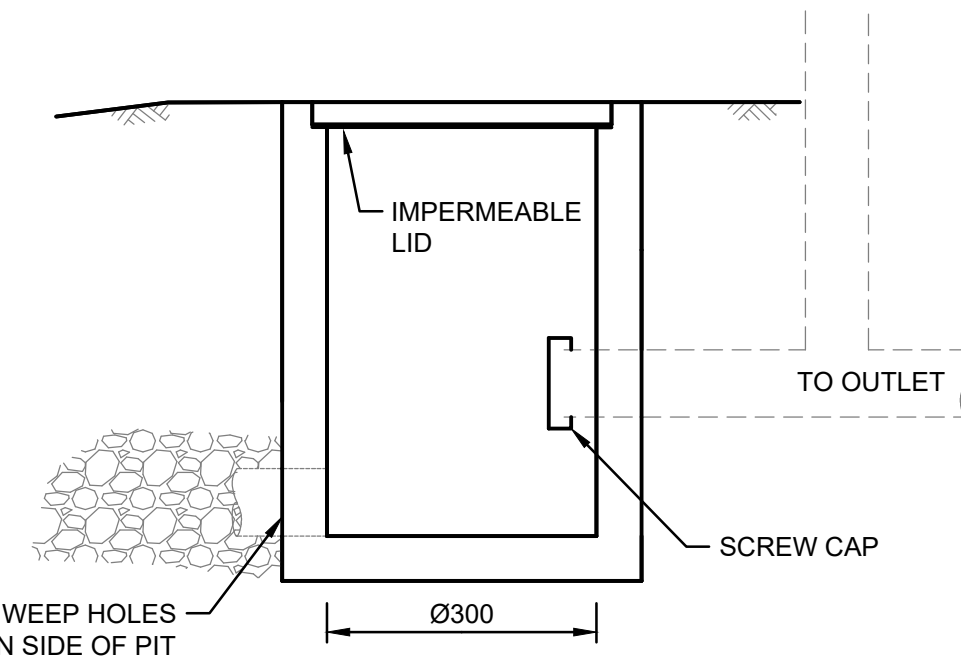
TYPICAL GRATED INLET PIT DETAIL
N.T.S.

STORAGE TANK NOTES:

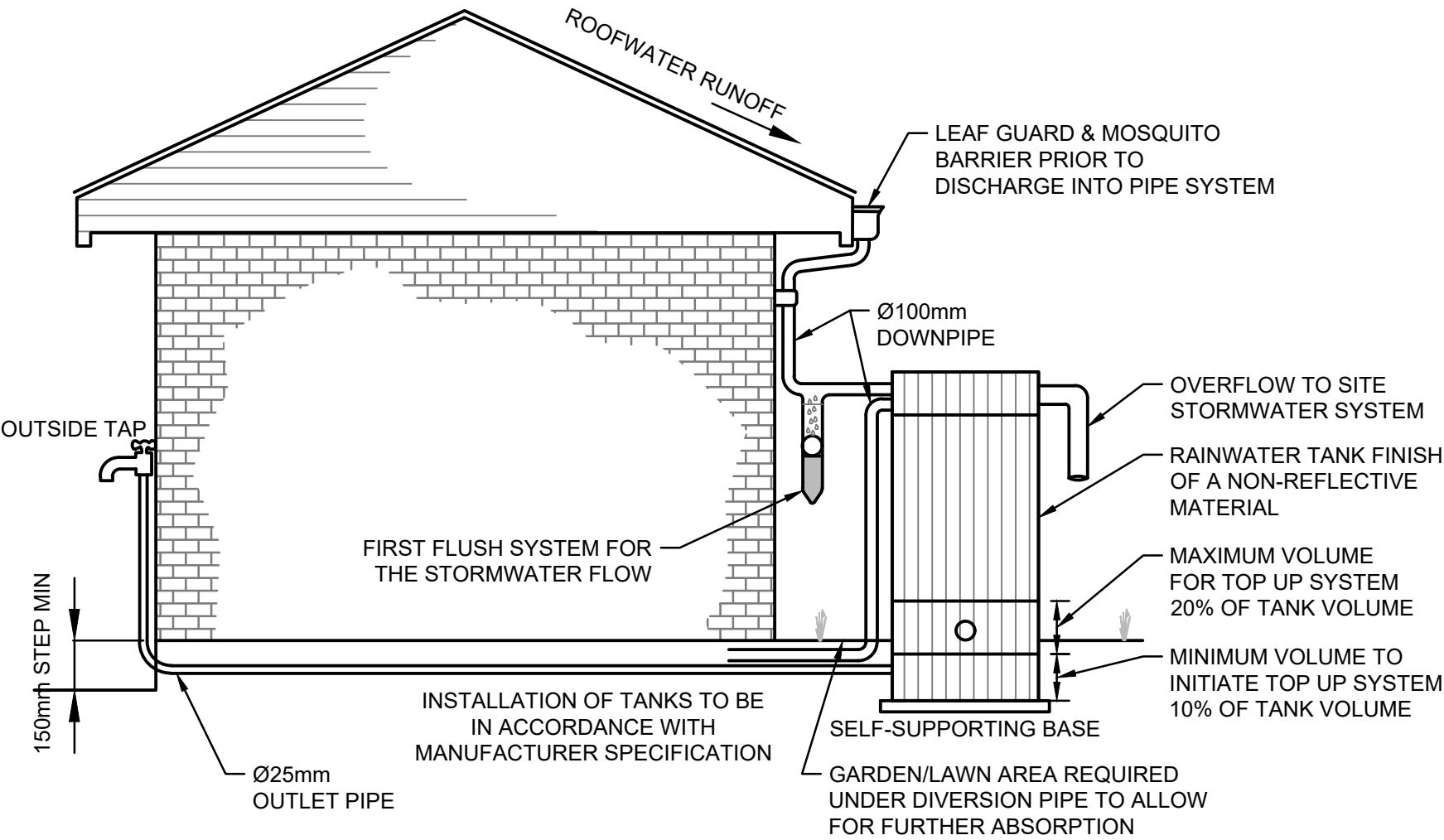
1. TANK WATER TAPS SHALL BE MARKED "RAINWATER NOT TO HUMAN CONSUMPTION".
2. RAINWATER TANKS SHALL BE CONNECTED TO MAINS WATER SUPPLY AS BACKUP.
3. THE PUMPS ARE TO BE INSULATED IN ACCORDANCE WITH COUNCIL POLICY.
4. PUMPS SHALL PROVIDE MINIMUM 150 kPa PRESSURE.
5. EACH TANK TO BE CONNECTED TO AN OUTDOOR TAP FOR IRRIGATION USE.
6. RAINWATER TANKS TO BE CLEANED OUT EVERY 6 MONTHS.
7. WATER TANK AND ASSOCIATED STRUCTURE TO BE THE SAME COLOR, OR A COLOR COMPLEMENTARY TO THE DWELLING.
8. TOP TANK TO BE BELOW TOP OF NEAREST FENCE, OR 1.8 METERS WHICHEVER IS LESS.
9. THE WATER TANK SHOULD BE LOCATED AT LEAST 900mm FROM ANY PROPERTY BOUNDARY.
10. PLUMBING FROM THE WATER TANK IS TO BE KEPT SEPARATED FROM THE RETICULATED WATER SUPPLY SYSTEM.
11. TANK TO BE BUILT ON SELF-SUPPORTING BASE.
12. PROVIDE BACK-FLOW PREVENTION DEVICE AT MAINS WATER METER.
13. ROOF DRAINING TO TANK MUST NOT CONTAIN LEAD, TAR BASED PAINTS OR ASBESTOS.
14. WATER TO BE DRAWN FROM ANAEROBIC ZONE OF TANK.



FIRST FLUSH WATER DIVERTER DETAIL
N.T.S.



CLEANING EYE DETAIL
N.T.S.



RAINWATER TANK DETAIL
N.T.S.

						Architect Nuovo Design Studio ABN 47 121 196 647	Council Canterbury - Bankstown Council	Scale	 C & S ENGINEERING SERVICES	CIVIL & STORMWATER ENGINEERING SERVICES PTY LTD ABN: 27 644 422 506 Shop 1, 143-147 Parramatta Road, Concord, NSW 2137 P:(02) 8397 6500 E:info@esgconsult.com.au	Project 102 SANDAKAN ROAD, REVESBY HEIGHTS PROPOSED DUAL OCCUPANCY STORMWATER MANAGEMENT PLAN	Drawing Title MAINTENANCE SCHEDULE & MISCELLANEOUS DETAILS SHEET	
A	ISSUE FOR COMPLYING DEVELOPMENT CERTIFICATE					26/05/2025	SFK	EH		OC	P: PO Box 5210 Chullora Postshop Chullora E: info@nuovodesignstudio.com.au W: www.nuovodesignstudio.com.au	Client Livingston Homes	
Issue	Description	Date	Designed	Engineer	Checked								