

STORWATER MANAGEMENT PLANS

FOR

59 BANKS ROAD, EARLWOOD NSW 2206



LOCALITY PLAN
N.T.S.

| | DRAWING SCHEDULE |
|-------------|---|
| DRAWING No. | DRAWING TITLE |
| D00 | COVER SHEET, LEGEND & DRAWING SCHEDULE |
| D01 | GENERAL NOTES |
| D10 | STORMWATER DRAINAGE PLAN - BASEMENT LEVEL |
| D10 | STORMWATER DRAINAGE PLAN - LOWER GROUND FLOOR |
| D10 | STORMWATER DRAINAGE PLAN - GROUND FLOOR |
| D13 | SITE CATCHMENT PLAN - POST DEVELOPMENT |
| D20 | STORMWATER DRAINAGE DETAILS |

NOTES

- 1. ALL LINES ARE TO BE MIN. 100Ø 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. PROVIDE EMERGENCY OVERFLOW TO ALL PLANTER BOX AND BALCONIES.
- 12. ALL PITS WITH DEPTH MORE THAN 1M MUST HAVE IRON STEPS.
- 13. PROVIDE STORMWATER GRATE 200Wx200D AT THE BASE OF ALL MECHANICAL SHAFTS AND UNCOVERED STAIRS OR OPENINGS.
- 14. ENSURE ALL DRAINAGE WORKS ARE AWAY FROM TREE ROOTS

| | | | | | ARCHITECT |
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| Α | ISSUED FOR DEVELOPMENT APPLICATION | DJH | WAW | 29/05/2025 | |
| RFV | DESCRIPTION | DFT | FNG | DATE | |





SHEET SUBJECT
COVER SHEET, LEGEND
& DRAWING SCHEDULE

| | DRAFTED DJH | ENGINEERE WAW | D | CHECKED JCL | |
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| \ | JOB No | 250 | 095 | | |
|) | AUTHORISED | | DWG No | | REV |
| 7 | JACKY CHEE HO | ONG LEE | D | 00 | Α |

GENERAL NOTES:

- G.1 THE CONTRACTOR SHALL ADEQUATELY & LEGALLY DRAIN THE SITE DURING ALL STAGES OF
- G.2 CONTRACTOR SHALL VERIFY ALL LEVELS DIMENSIONS AND SERVICES EXISTING AND REPORT ANY DISCREPANCIES TO BUILDER WITHIN 5 DAYS OF MOBILISATION TO SITE. ALL APPROPRIATE PERMITS SHALL BE OBTAINED AND FEES PAID FOR BY THE
- G.3 ANY PAVEMENT OR FEATURES DAMAGED DURING THE COURSE OF THIS CONTRACT SHALL BE REINSTATED TO THEIR FORMER CONDITION.
- G.4 THE CONTRACTOR SHALL ARRANGE A SITE INSPECTION WITH AMITY ENGINEERS PRIOR TO THE COMMENCEMENT OF WORK TO RECORD ANY DAMAGE TO EXISTING FEATURES.
- G.5 ALL EXISTING PIT COVERS, DOWNPIPE CONNECTIONS AND SIMILAR FEATURES IN CONSTRUCTION AREAS ARE TO BE ADJUSTED TO SUIT.
- G 6 ALL CONCRETE PAVEMENT SHALL BE FINISHED WITH A NON SKID FLOAT (NO BROOMED FINISH).
- G.7 BEFORE COMMENCEMENT OF WORK A TEMPORARY BENCH MARK IS TO BE ESTABLISHED BY THE CONTRACTOR IN A POSITION ON SITE SAFE FROM DISTURBANCE. ANY SHORTFALL IN INDIGENOUS TOPSOIL REQUIRED TO BRING THE GARDEN AND GRASSED AREAS TO THE DESIGN LEVELS SHALL BE MADE UP WITH APPROVED IMPORTED TOPSOIL.
- G.8 EXCAVATED MATERIAL SHALL BE STOCKPILED ON SITE AS DIRECTED BY THE SUPERINTENDENT. EXCESS TO BE REMOVED FROM SITE AT CONTRACTORS EXPENSE.
- G.9 TOPSOIL TO BE STRIPPED TO A DEPTH OF 150MM UNDER FILL AREAS AND ALL OTHER AREAS, THIS TOPSOIL SHALL BE STOCKPILED ON SITE AS DIRECTED BY SUPERINTENDENT.
- G.10 EXCESS SOIL SHALL BE REMOVED FROM THE SITE AT THE CONTRACTORS EXPENSE.
- G.11 ALL STORMWATER DRAINS SHALL BE BEDDED ON A MINIMUM OF 80mm COMPACTED THICKNESS 20 N.S. CLASS 3 FINE CRUSHED ROCK, IN SOIL BASED TRENCHES. INCREASE TO 200mm THICKNESS IN ROCK BASED TRENCHES.
- G.12 100mm AND 150mm DIAMETER STORMWATER DRAINS SHALL BE LAID AT A MINIMUM GRADE OF 1:100, UNLESS OTHERWISE SHOWN.
- G.13 FOOTPATHS, DRIVEWAYS, ROADWAYS, KERBS, R.O.W.'S OR EXISTING FEATURES DISTURBED, BROKEN OR AFFECTED BY THE WORKS ARE TO BE REINSTATED TO THE COMPLETE SATISFACTION OF THE CITY ENGINEER OR HIS REPRESENTATIVE.
- G.14 ALL CONCRETE TO BE SAW CUT AND BROKEN OUT TO THE NEAREST JOINT.
- G.15 ALL NATURE STRIPS AND LAWN AREAS OUTSIDE PRIVATE PROPERTY TO BE REINSTATED WITH TOP SOIL AND SEEDED.
- G.16 CONTRACTOR TO CONTACT LOCAL COUNCIL ENGINEERING DEPARTMENT AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OF OUTFALL DRAINAGE TO ARRANGE FOR COUNCIL SUPERVISION AND INSPECTION IF REQUIRED BY COUNCIL.
- G.17 THE CONTRACTOR IS TO VERIFY ALL LOCATIONS AND DEPTH OF SERVICES WITH THE RELEVANT AUTHORITIES FOR THE CONSTRUCTION OF DRAINS AND SERVICES OUTSIDE THE PROPERTY BOUNDARY PRIOR TO THE COMMENCEMENT OF WORK, AND SHALL BE FULLY RESPONSIBLE FOR RECTIFICATION OF ANY DAMAGED SERVICE.
- G.18 ALL ADDITIONAL FILL MATERIAL REQUIRED DUE TO OVER EXCAVATION OR A SHORTFALL OF SUITABLE EXCAVATED MATERIAL SHALL BE IMPORTED AT THE CONTRACTORS EXPENSE.
- G.19 CONTRACTOR TO FOLLOW ARCHITECT PLANS FOR EXACT LOCATION OF DOWNPIPES. CONNECTION TO BE TO PLUMBING STANDARDS AS3500.
- G.20 BUILDER TO CONFIRM DOWNPIPES LOCATION WITH ARCHITECT PRIOR TO CONSTRUCTION OF ANY DRAINAGE WORKS.
- G.21 ALL RETAINING WALLS REFER TO STRUCTURAL DRAWING FOR DETAILS.
- G.22 THESE PLANS AND NOTES SHALL BE READ IN CONJUNCTION WITH ALL OTHER SUPPLEMENTARY PROFESSIONAL PLANS, REPORTS, SPECIFICATIONS, STANDARDS AND/OR ANY OTHER PROFESSIONAL WRITTEN ADVICE. THESE DOCUMENTS MAY BE ISSUED BEFORE OR DURING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REFERRED TO AMITY ENGINEERS BEFORE CONSTRUCTION FOR CLARIFICATION - U.N.O = UNLESS NOTED OTHERWISE.
- G.23 IT IS A CONDITION OF CERTIFICATION BY AMITY ENGINEERS THAT ANY ENGINEERED ELEMENTS IN THESE PLANS ARE INSPECTED BY AN ENGINEER FROM AMITY ENGINEERS PRIOR TO THE CONTINUATION OF WORK.
- G.24 APPROVAL SHALL BE RECEIVED FROM ALL RELEVANT AUTHORITIES BEFORE USING THESE PLANS FOR CONSTRUCTION.
- G.25 ALL EXISTING OR PROPOSED EASEMENTS AND SERVICES ARE TO BE DETERMINED AND LOCATED BY THE BUILDER OR THROUGH THEIR ARRANGEMENTS. THE FINDINGS ARE TO DETAILED AND PACKAGED APPROPRIATELY TO AMITY ENGINEERS SO THAT A DESIGN CONSIDERING THEM CAN BE ACHIEVED. THIS IS TO BE COMPILED AND ADDRESSED BEFORE COMMENCEMENT OF CONSTRUCTION. ANY DAMAGE TO ANY KNOWN OR UNKNOWN SERVICE IS TO BE RECTIFIED BY THE BUILDER AT THEIR EXPENSE.
- G.26 ANY EXCAVATION BELOW EXISTING OR ENGINEERED FOUNDATIONS/FOOTINGS IS NOT PERMITTED WITHOUT THE WRITTEN CONSENT OF AMITY ENGINEERS.
- G.27 ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS AND THE N.C.C. ALL WORKMANSHIP IS ASSUMED TO BE CONSISTENT WITH GOOD TRADE PRACTICE.

GENERAL NOTES CONT.:

- G.28 DO NOT SCALE THESE PLANS OR INFER ANY UN-DIMENSIONED MEASUREMENTS FROM WITHIN. STRUCTURAL DIMENSIONS GIVEN IN THESE PLANS SHALL TAKE PRECEDENCE OVER THOSE SHOWN IN ARCHITECTURAL PLANS.
- G.29 ALL DEVELOPMENT CONSENT CONDITIONS MUST BE COMPLIED WITH THROUGHOUT THE ENTIRETY OF THE PROJECT.
- G.30 INSPECTIONS BY COUNCIL'S DEVELOPMENT CONTROL ENGINEERS ARE TO BE UNDERTAKEN AT CRITICAL STAGES WHEN DIRECTED/REQUIRED BY DCP. A MINIMUM 48 HOUR NOTICE IS REQUIRED FOR INSPECTIONS.
- G.31 ALL SERVICES AFFECTED BY NEW WORK ARE TO BE ADJUSTED TO SUIT IN THE FIELD TO THE SATISFACTION OF THE RELEVANT SERVICE AUTHORITY.
- G.32 THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL PLANS THAT COMPLY WITH AS1742.3 - 2002. A COPY OF THE PLAN SHOWING LAYOUT OF PROPOSED TRAFFIC CONTROL FOR THE COMMENCEMENT OF WORK AND CERTIFIED.
- G.33 THE CONTRACTOR SHALL MAINTAIN AND/OR RESTORE ANY DAMAGE WHICH MAY HAVE BEEN CAUSED BY THE CONSTRUCTION.
- G.34 APPROVAL OF A SUBSTITUTION OR ALTERNATIVE FROM AMITY ENGINEERS IS NOT AN VARIATION APPROVAL. ANY CHANGE MUST GO THROUGH CLIENTS, BUILDERS AND ANY RELEVANT REGULATORY BODY/AGENCY.
- G.35 MILLIMETERS (MM) ARE USED THROUGHOUT THESE PLANS AS A STANDARD U.N.O.

EARTHWORKS NOTES:

- E.1 DAMS TO BE STRIPPED OF TOPSOIL. ALL EXPOSED SILT AND OTHER UNSUITABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF.
- E.2 STRIPPED AREA TO BE COMPACTED TO A DEPTH OF 200mm TO A DENSITY NOT LESS THAN 95% STANDARD MAXIMUM DRY DENSITY. FILL MATERIAL IS TO BE PLACED IN LAYERS NOT MORE THAN 150MM THICK LOOSE MEASUREMENT, FOLLOWING INSPECTION OF THE STRIPPED AREA BY THE ENGINEER.
- E.3 INSPECTION AND TESTING OF FILLED LAYERS SHALL BE CARRIED OUT BY QUALIFIED SOILS PERSONNEL.
- E.4 FILL PLANS SHALL BE PREPARED IN ACCORDANCE WITH RELEVANT DCP AND SUBMITTED

EROSION AND SEDIMENT CONTROL NOTES:

- E.5 ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED IN CONSULTATION WITH THE SOIL CONSERVATION SERVICE OF NSW DURING THE CONSTRUCTION PHASE.
- E.6 ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
- E.7 TOPSOIL FROM AL AREAS TO BE DISTURBED SHALL BE STOCKPILED AND LATER RESPREAD TO AID REVEGETATION. TOPSOIL STOCKPILES ARE TO BE NO HIGHER THAN 1.5 METRES. THE TOP 50-75MM SHOULD BE STORED SEPARATELY FROM UNDERLYING SOIL AND RESPREAD LAST. MINIMUM DEPTH 100-125mm TOPSOIL IS NOT TO BE REMOVED FROM THE SITE WITHOUT COUNCIL'S CONCURRENCE. WHERE APPROPRIATE INSTEAD OF STOCKPILING TOPSOIL IT CAN BE PUSHED UPSLOPE OF EXCAVATED AREAS SO AS TO FORM A BANK ABOVE DISTURBED AREAS. THESE BANKS SHOULD BE DIRECTED TO DISCHARGE WATER TO A STABLE POINT, ALL STOCKPILES AND BANKS NEED TO BE SEEDED AND FERTILISED WITH THE RECOMMENDED SEED MIX.

REGRASSING:

- R.1 ALL DISTURBED AREAS TO BE GRASSED WITHIN 7 DAYS OF WORK BEING COMPLETED IN
- R.2 CHANNELS TO BE TOP SOILED TO A MINIMUM DEPTH OF 150mm INCLUDING APPLICATION OF LIME, FERILISER AND GRASS SEED.
- R.3 TURF IS TO BE PLACED A MINIMUM 900mm WIDE BEHIND ALL KERBS AND CONCRETE

GRASS VARIETIES AND **QUANTITIES KG/HA NOTES:**

G.1 KARRIDALE SUB CLOVER 2 WHITE CLOVER 3 **CURRIES COCKSFOOT 4 VICTORIAN RYEGRASS 5 KANGAROO RYEGRASS 5** JAPANESE MILLET (NOVEMBER TO MARCH) 8-10 CEREAL RYE (APRIL TO OCTOBER) 10

SATISFACTION OF RELEVANT AUTHORITIES.

STRIP OR ROADWAY.

- G.2 BITUMENT AND STRAW MULCH OR EQUIVALENT MULCH SHOULD BE APPLIED ON AREAS WITH A SLOPE GREATER THAN 1V:3H. STRAW SHOULD BE APPLIED AT 5,000kg/ha.
 - FERTILISER GROWER 11, STARTER 13 OR 18, OR EQUIVALENT 250-300kg/ha. - FERTILISER NOT TO BE USED ALONG IN WATERCOURSE.
- G.3 TURF STRIPS TO BE PLACED BEHIND ALL NEWLY CONSTRUCTED KERB AND GUTTER WITHIN 7 DAYS OF COMPLETION OF CONCRETING. MINIMUM WIDTH 0.9m. IN ADDITION, EXTENSIONS OF TURF AT AN ANGLE OF APPROX 700 TO KERB AT INTERVALS OF 20m PERPENDICULAR TO THE KERB FOR A DISTANCE OF 2m ON STEEPER SECTIONS OF ROAD WHERE THERE IS A POTENTIAL FOR WATER TO CONCENTRATE ALONG THE END OF THE TURF. IF THERE IS INSUFFICIENT RAIN SUPPLEMENTARY WATER SHOULD BE UNDERTAKEN.
- ALL STRAW BALES TO BE CONSTRUCTED BY STRETCHING A FILTER FABRIC BETWEEN POSTS AT 2.0M CENTRES. FABRIC TO BE BURIED 200mm ALONG ITS LOWER EDGE. FILTER FENCE TO BE PLACED AS NEAR TO THE CONTOUR AS POSSIBLE.
- G.4 WIRE MESH AND GRAVEL INLET FILTERS TO BE PROVIDED AT ALL KERB INLET PITS.
- G.5 THE CAPACITY AND EFFECTIVENESS OF RUNOFF AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AT NO LESS THAN 70% CAPACITY AT ALL TIMES TO THE
- G.6 ALL CONTROLS SHOULD BE INSPECTED AT THE END OF EACH DAY AND PARTICULARLY BEFORE WEEKENDS AND/OR WHEN THE SITE IS TO BE LEFT FOR EXTENDED PERIODS.
- G.7 TO MINIMISE SOIL ERIOSION AND SEDIMENT MOVEMENT DURING CONSTRUCTION, THE FOLLOWING SHALL BE IMPLEMENTED.
- G.8 REMOVAL AND/OR DISTURBANCE OF VEGETATION SHALL BE CONFINED TO WITHIN TWO METRES OF THE REQUIRED WORKS.
- G.9 STOCKPILES OF CONSTRUCTION AND LANDSCAPING MATERIALS, AND OF SITE DEBRIS SHALL BE LOCATED CLEAR OF DRAINAGE LINES AND IN SUCH A POSITION THAT THEY ARE PROTECTED FROM EROSION AND DO NOT ENCROACH UPON ANY FOOTPATH, NATURE
- G.10 VEHICULAR ACCESS SHALL BE CONTROLLED SO AS TO PREVENT TRACKING OF SEDIMENT ONTO ADJOINING ROADWAYS, PARTICULARLY DURING WET WEATHER OR WHEN THE SITE IS MUDDY, SEDIMENT DEPOSITED ON ADJOINING ROADWAYS SHALL BE REMOVED BY MEANS OTHER THAN WASHING. ALL MATERIAL SHALL BE REMOVED AS SOON AS POSSIBLE AND THE COLLECTED MATERIAL SHALL BE DISPOSED OF IN A MANNER WHICH WILL PREVENT ITS MOBILISATION.
- G.11 ALL EROSION AND SEDIMENT CONTROL DEVICES ARE TO REMAIN IN POSITION AND BE MAINTAINED UNTIL ADVISED BY COUNCIL'S DEVELOPMENT ENGINEER THAT THEY MAY BE REMOVED OR UNTIL THE 12 MONTH MAINTENANCE PERIOD HAS LAPSED.

STORM-WATER NOTES:

- S.1 ALL STORMWATER SYSTEM ELEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH A.S. 3500.3, NCC PART 2 AND THE LOCAL GOVERNMENT AREA DEVELOPMENT CONTROL PLAN AND STANDARD DETAILS.
- S.2 ANY VARIATION TO THE DESIGN FROM AMITY ENGINEERS ENGINEERING PLANS SHALL BE CONFIRMED WITH THIS OFFICE PRIOR TO INSTALLATION.

SURFACE DRAINAGE NOTES:

S.3 FINISHED SURFACE LEVELS ADJACENT TO FINISHED FLOOR TO FALL MINIMUM 1 IN 20 FOR 1m AWAY FROM SLAB IN ACCORDANCE WITH NCC PART 2: 3.1.3.3

CHARGED LINE NOTES:

- C.1 SURFACE DRAINAGE NOT TO BE CONNECTED TO CHARGED LINE SYSTEM.
- C.2 DOWNPIPES TO CHARGED LINE TO BE FULLY SOLVENT WELDED

SERVICES NOTES:

- A 1 WHERE EXISTING DRAINAGE, SEWERAGE, AND WATER SERVICES ARE TO BE RELOCATED A PLUMBER'S EPRMIT AND APPROVAL UNDER SECTION 68 OF THE LOCAL GOVERNMENT ACT IS REQUIRED FROM COUNCIL PRIOR TO COMMENCEMENT OF WORK.
- A.2 UPON COMPLETION OF WORK, A 'WORK AS EXECUTED PLAN' IS REQUIRED.
- A.3 ALL BURIED SERVICES TO EXISTING BUILDINGS ARE TO BE DISCONNECTED AND REMOVED.

ROADWORK NOTES:

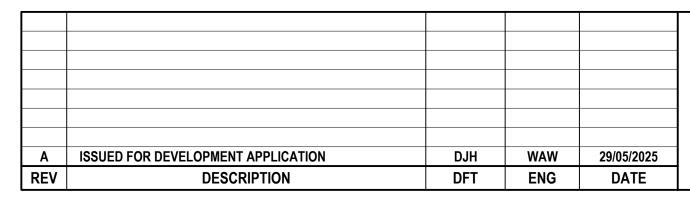
N.1 FINAL PAVEMENT THICKNESS AND TESTING REQUIRES ARE TO BE CONDUCTED IN ACCORDANCE WITH COUNCIL DEVELOPMENT CONTROL PLAN.

N.2 FILL AREAS:-

- ALL ROAD AND FILL AREAS TO BE CLEARED OF UNDERGROWTH, GRASS AND TOPSOIL. THESE SUITABLE MATERIALS WILL BE STOCKPILED ON SITE FOR SPREADING ON FOOTPATHS, BATTER AREAS AND OTHER FILL AREAS PRIOR TO
- ALL FILLING TO BE CONTROLLED AND INSPECTED BY NATA REGISTERED LABORATORY IN ACCORDANCE WITH COUNCIL'S SPECIFICATIONS, RELEVANT
- AUSTRALIAN STANDARDS AND BEST ACCEPTED PRACTICES. CONDUITS FOR ELECTRICITY AND TELECOM TO BE PROVIDED AND PLACED AS REQUIRED.
- N.3 SERVICES CONDUITS:-
- PLACES AS DIRECTED BY INTEGRAL ENERGY AND REQUIRED BY RELEVANT LOCAL
- COUNCIL AND GENERAL AUTHORITY.
- BACKFILLED WITH SHARP COURSE SAND.
- EXTENDED MINIMUM 300MM BEHIND KERB.
- LAID PRIOR TO PLACEMENT OF FINAL SURFACING.
- N.4 SUBSOIL DRAINS SHALL BE PROVIDED AS SHOWN AND AS REQUIRED BY COUNCIL'S ENGINEER.
- N.5 BATTERS AND FOOTPATH TO BE TOP SOILED TO A MINIMUM DEPTH OF 150mm.

GENERAL WATER NOTES:

- W.1 ALL WORKS ARE TO BE CARRIED OUT TO THE PUBLIC WORKS DEPARTMENT, NSW AND **RELEVANT AUTHORITIES.**
- W.2 ALL SERVICES ARE TO BE LOCATED BY THE RELEVANT AUTHORITIES PRIOR TO THE COMMENCEMENT OF WORKS.
- W.3 WATER MAINS ARE TO HAVE A MINIMUM DEPTH OF COVER OF 600MM IN CARRIAGEWAYS AND 450mm IN FOOTPATHS.
- W.4 CONTRACTOR TO ENSURE NEW MAIN LEVEL MATCHES THE EXISTING MAIN ADJACENT TO THE CUT-IN POINT.
- W.5 COUNCIL TO UNDERTAKE MAIN CUT-IN. CONTRACTOR TO PAY RELEVANT FEES AND PROVIDE ALL NECESSARY FITTINGS. ALL FITTING ARE USED ARE TO HAVE FACTORY APPLIED CORROSION PROTECTION AND CARRY RELEVANT AUSTRALIAN STANDARDS.
- W.6 CONTRACTOR TO PAY RELEVANT FEES AND SUBMIT APPLICATION FORMS FOR COUNCIL TO CONNECT WATER SERVICES TO EXISTING MAINS.





ACN: 150 630 872

www.bc-a.com.au ig: @bechara_chan

Suite 6f, 9-13 Redmyre Road, Strathfield, 2135

p: 974 66 993 e: <u>avakharia@bc-a.com.au</u>



SHEET SUBJECT **GENERAL NOTES**

PROJECT PROPOSED DUAL OCCUPANCY 59 BANKS ROAD, **EARLWOOD NSW 2206**

DRAFTED ENGINEERED CHECKED **JCL** WAW JOB No 250095 **AUTHORISED** REV JACKY CHEE HONG LEE



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- 11. EXISTING STORMWATER DRAINAGE TO BE UTILISED WHERE CONTRACTOR SEE FIT.

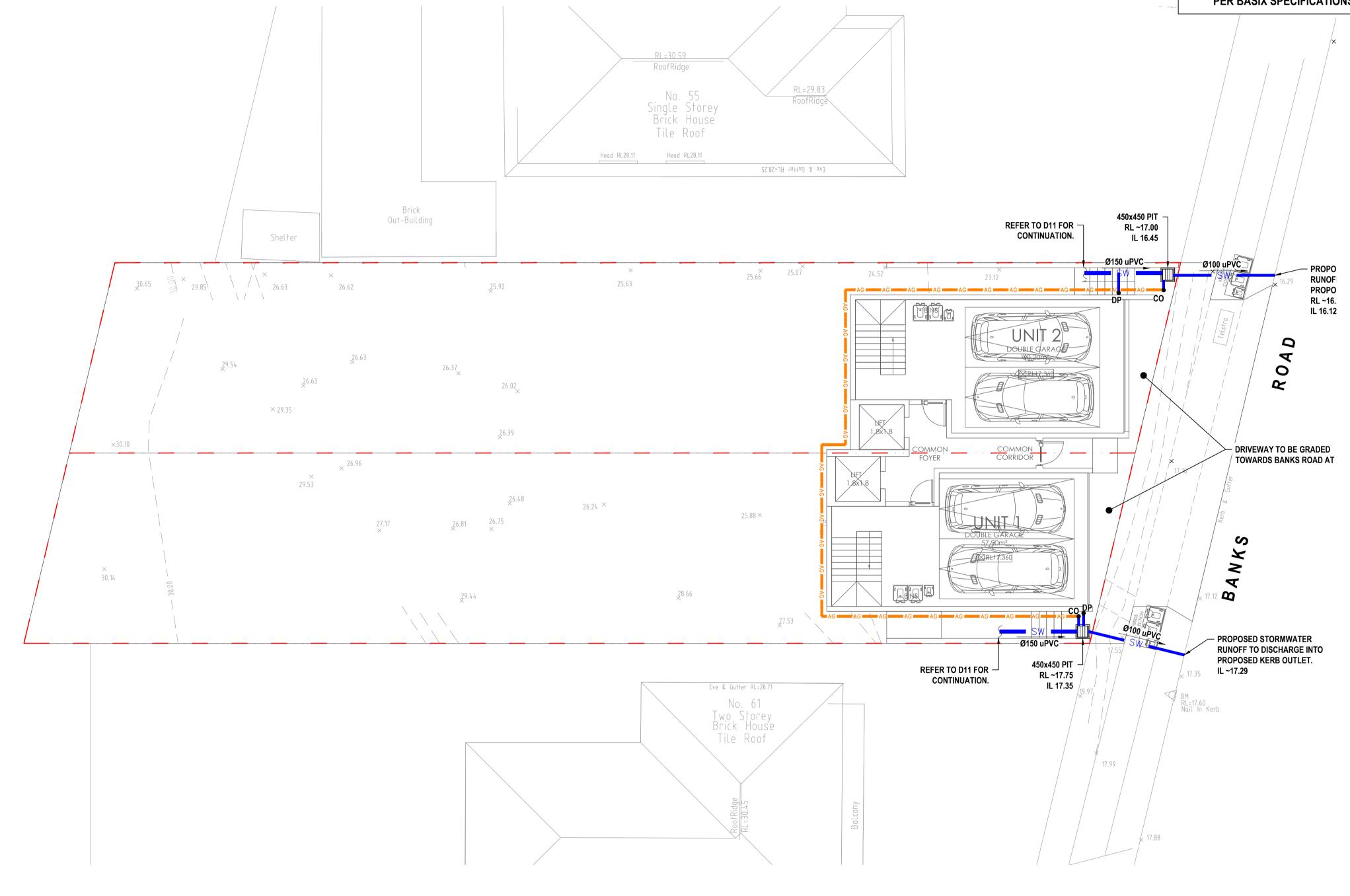
SYMBOLS

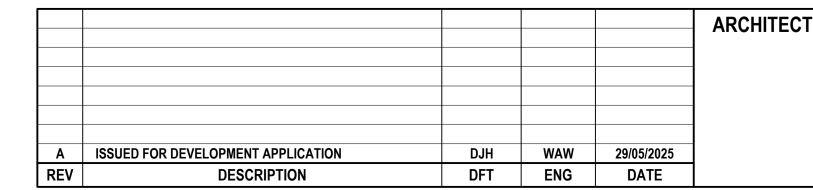
PIT SURFACE LEVEL INVERT LEVEL TOP OF KERB DOWNPIPE TO RAINWATER TANK OVERFLOW PIPE FROM RAINWATER TANK Ø100 SUBSOIL PIPE **EXISTING DRAINAGE** FLOOR WASTE 150X150 FLOOR WASTE 150Ø RAINWATER OUTLET 300Ø **DOWN PIPE CLEAN OUT INSPECTION OPENING VERTICAL DROP** VERTICAL RISER **CONCRETE COVER JUNCTION PIT GRATED INLET PIT**

WIDE GRATED DRAIN

DESIGN NOTES:

- LGA = CANTERBURY BANKSTOWN COUNCIL.
- SITE AREA = 650.095m²
- SCOPE OF WORKS TO INCLUDE DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION OF PROPOSED DUAL OCCUPANCY.
- IN ACCORDANCE WITH COUNCIL GUIDELINES, OSD IS NOT REQUIRED FOR SUBJECT DEVELOPMENT AS PER CLAUSE 4.1 OF CANTERBURY-BANKSTOWN DCP CHAPTER 3.1.
- PROPOSED 1,500L RAINWATER TANK PER DWELLING AS PER BASIX SPECIFICATIONS.







p: 974 66 993 e: <u>avakharia@bc-a.com.au</u>



SHEET SUBJECT
STORMWATER DRAINAGE PLAN BASEMENT LEVEL

| | 1:100 1:200 | 1 | 0 1 | 2 | 3 | 4 | 5 | A1 A3 |
|---|----------------|-------|---------|------|----|-------|----|----------|
| | DRAFTED | | ENGINEE | RED | | CHECK | ED | |
| | DJH | | WA | N | | JC | L | |
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| | AUTHORISED | | | DWG | No | | | REV |
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- 11. EXISTING STORMWATER DRAINAGE TO BE UTILISED WHERE CONTRACTOR SEE FIT.

SYMBOLS

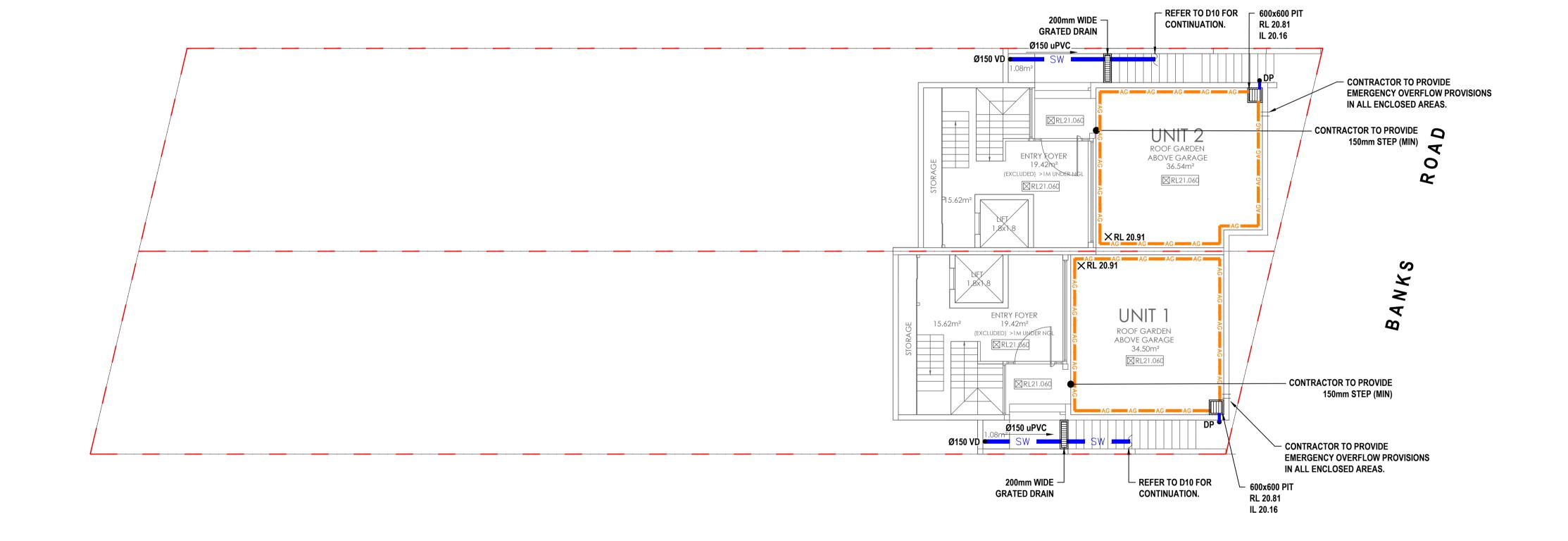
PIT SURFACE LEVEL INVERT LEVEL TOP OF KERB DOWNPIPE TO RAINWATER TANK OVERFLOW PIPE FROM RAINWATER TANK **Ø100 SUBSOIL PIPE** RISING MAIN **EXISTING DRAINAGE** FLOOR WASTE 150X150 FLOOR WASTE 150Ø RAINWATER OUTLET 300Ø **DOWN PIPE** CO **CLEAN OUT INSPECTION OPENING** VERTICAL DROP VERTICAL RISER **CONCRETE COVER JUNCTION PIT**

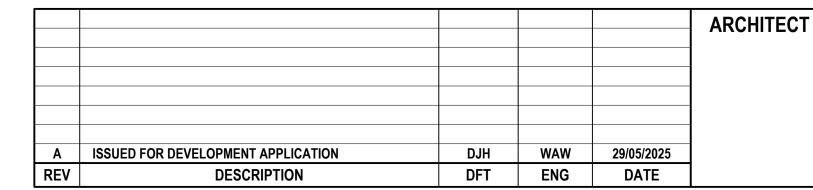
GRATED INLET PIT

WIDE GRATED DRAIN

DESIGN NOTES:

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p: 974 66 993 e: <u>avakharia@bc-a.com.au</u>



SHEET SUBJECT
STORMWATER DRAINAGE PLAN LOWER GROUND FLOOR

| 1:100 1:200 | 1 | 0 1 | 2 3 | 4 5 | A1 A3 |
|----------------------|-------|-----------------|--------|---------|----------|
| DRAFTED DJH | | ENGINEER WAW | | CHECKED | |
| JOB No | | ļ | 095 | JCL | |
| AUTHORISED JACKY CH | EE HC | NG LEE | DWG No | 11 | REV A |



NOTES

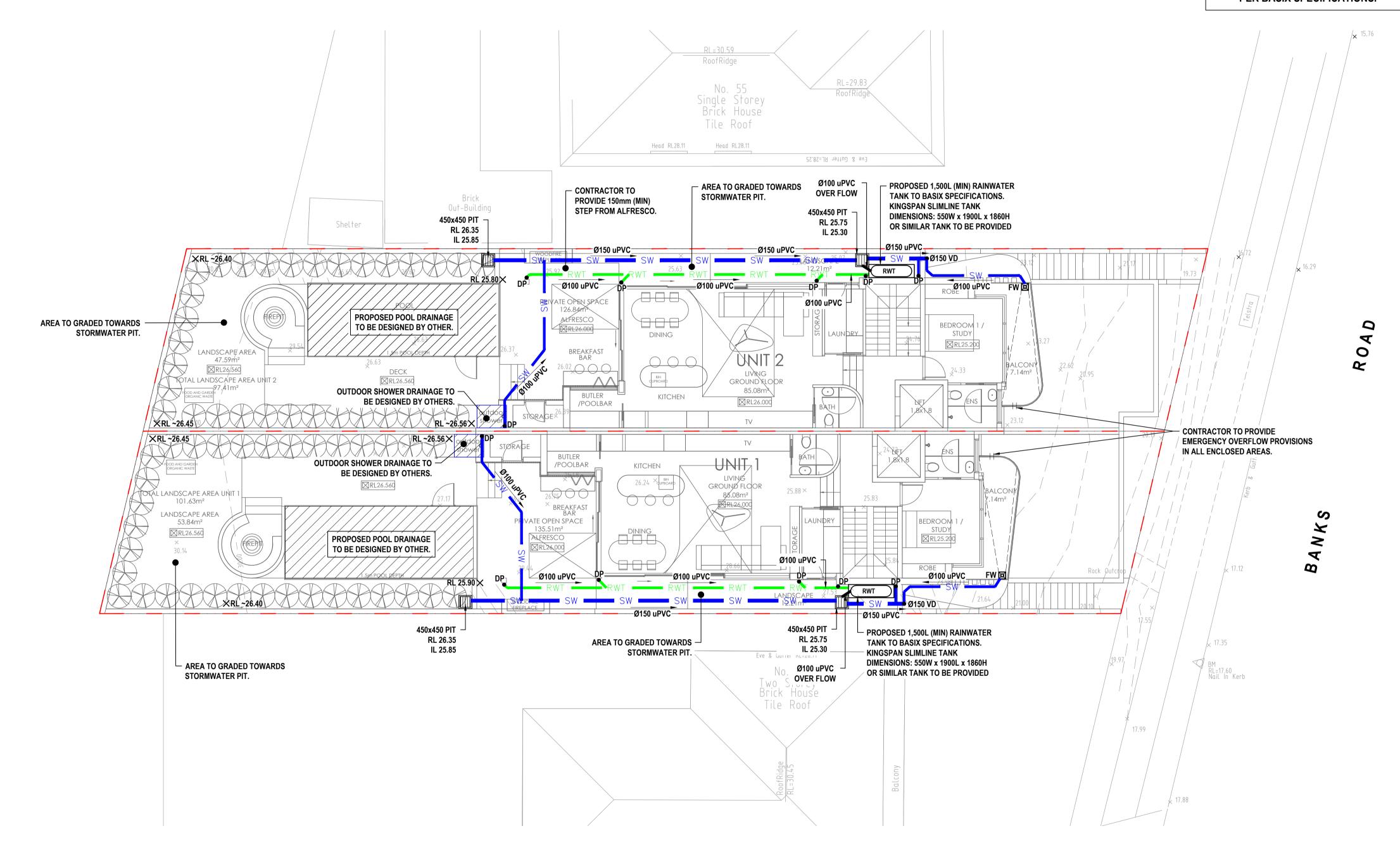
- 1. ALL LINES ARE TO BE MIN. 100Ø UPVC @ MIN 1.0% GRADE UNLESS NOTED OTHERWISE.
- 2. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE & LEVEL ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY EARTHWORKS. ALL DESIGN LEVELS SHOWN ON PLAN SHALL BE VERIFIED ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK.
- 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.

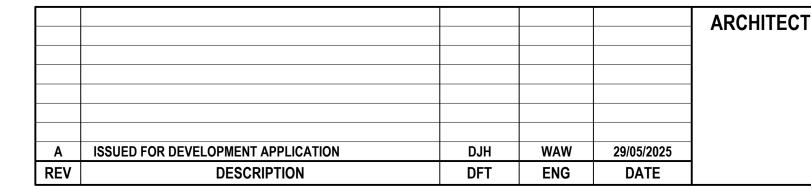
SYMBOLS

PIT SURFACE LEVEL **INVERT LEVEL** TOP OF KERB DOWNPIPE TO RAINWATER TANK OVERFLOW PIPE FROM RAINWATER TANK Ø100 SUBSOIL PIPE **EXISTING DRAINAGE** FLOOR WASTE 150X150 FLOOR WASTE 150Ø RAINWATER OUTLET 300Ø DOWN PIPE **CLEAN OUT INSPECTION OPENING** VERTICAL DROP **VERTICAL RISER CONCRETE COVER JUNCTION PIT GRATED INLET PIT WIDE GRATED DRAIN**

DESIGN NOTES:

- LGA = CANTERBURY BANKSTOWN COUNCIL.
- SITE AREA = 650.095m²
- SCOPE OF WORKS TO INCLUDE DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION OF PROPOSED DUAL OCCUPANCY.
- IN ACCORDANCE WITH COUNCIL GUIDELINES, OSD IS NOT REQUIRED FOR SUBJECT DEVELOPMENT AS PER CLAUSE 4.1 OF CANTERBURY-BANKSTOWN DCP CHAPTER 3.1.
- PROPOSED 1,500L RAINWATER TANK PER DWELLING AS PER BASIX SPECIFICATIONS.









SHEET SUBJECT
STORMWATER DRAINAGE PLAN GROUND FLOOR

| | 1:100 1:200 | 1 | 0 1 | 2 | 3 | 4 | 5 | A1 A3 |
|---|----------------|-------|---------|-------|----|--------|---|----------|
| | DRAFTED | | ENGINEE | RED | | CHECKE | D | |
| | DJH | | WAV | V | | JCL | - | |
| 7 | JOB No | | 25 | 0095 | | | | |
| | AUTHORISED | | | DWG N | No | | | REV |
| 7 | JACKY CH | EE HC | NG LEE | | D | 12 | | Α |



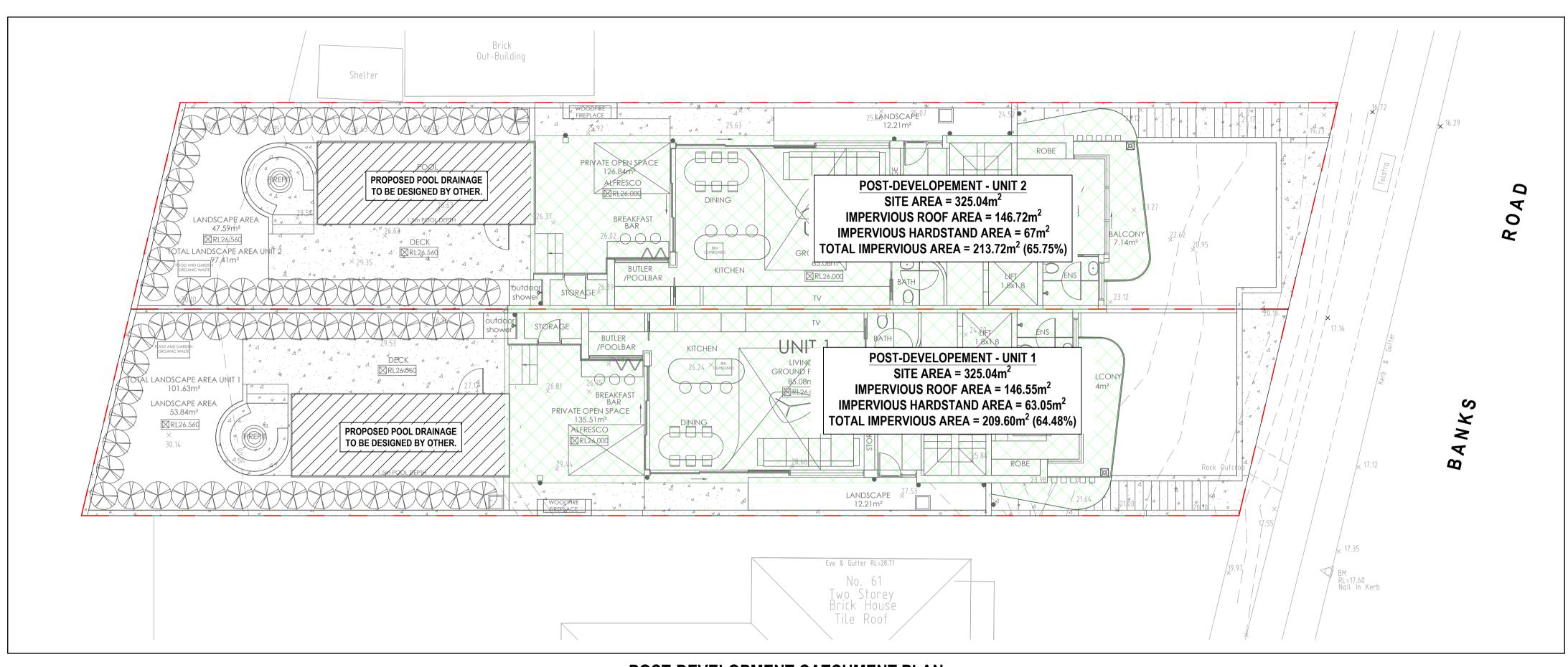
SYMBOLS

- . . --- . . --

SITE BOUNDARY

IMPERVIOUS ROOF AREA

IMPERVIOUS PAVEMENT AREA



POST-DEVELOPMENT CATCHMENT PLAN
SCALE 1:100

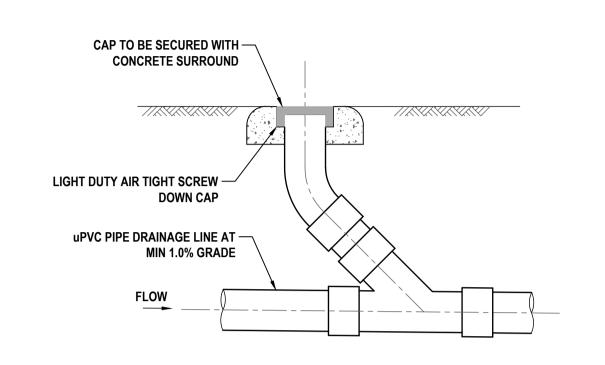
| Α | ISSUED FOR DEVELOPMENT APPLICATION | DJH | WAW | 29/05/2025 |
|-----|------------------------------------|-----|-----|------------|
| REV | DESCRIPTION | DFT | ENG | DATE |

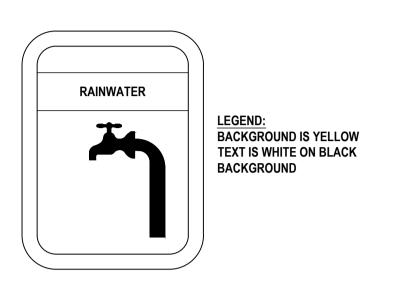


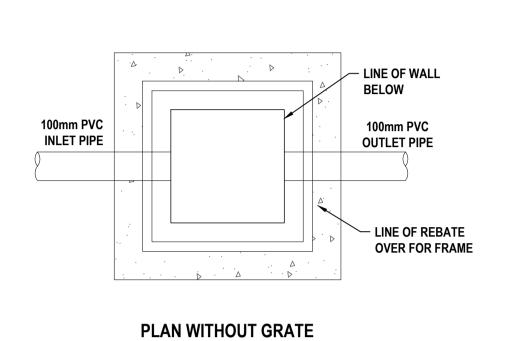


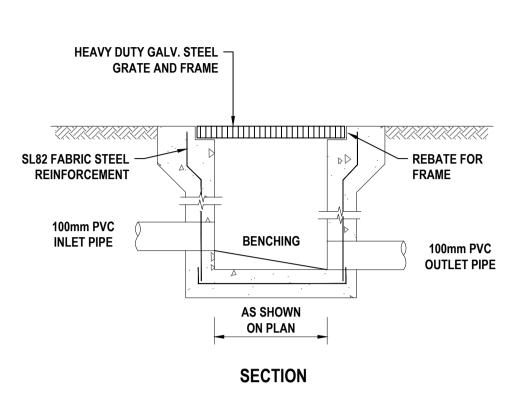
SHEET SUBJECT
SITE CATCHMENT PLAN POST DEVELOPMENT

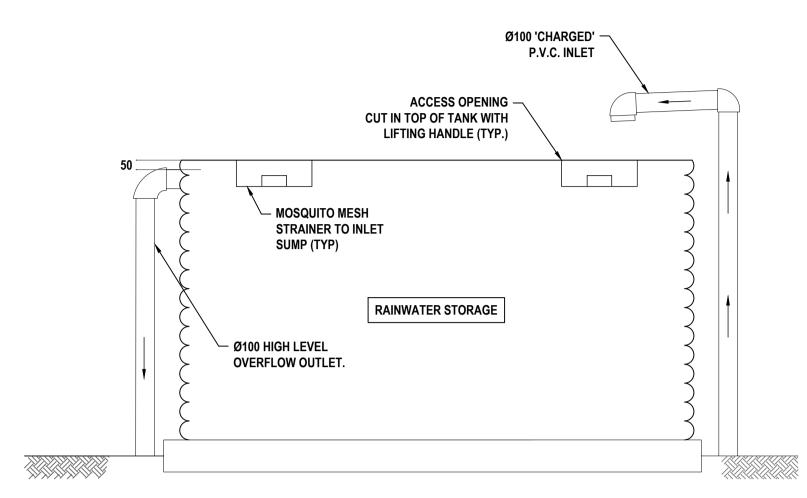
| | 1:100 1:200 | 1 | 0 1 | 2 3 | 4 5 | A1 A3 |
|---------------|----------------|-------|----------|--------|---------|----------|
| | DRAFTED | | ENGINEER | ED | CHECKED | |
| | DJH | | WAW | 1 | JCL | |
| \ | JOB No | | 250 | 095 | | |
| >) | AUTHORISED | | | DWG No | | REV |
| | JACKY CH | EE HC | NG LEE | D | 15 | Α |









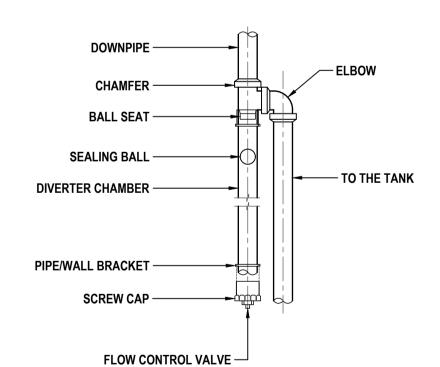




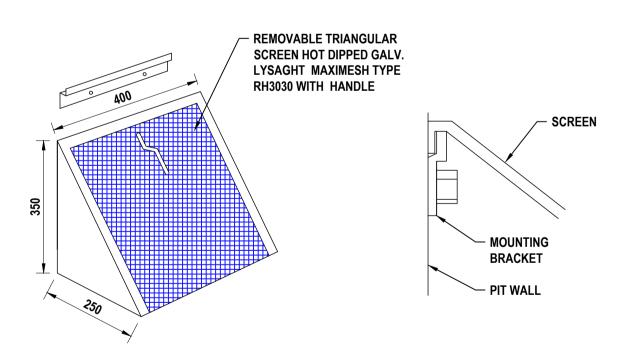




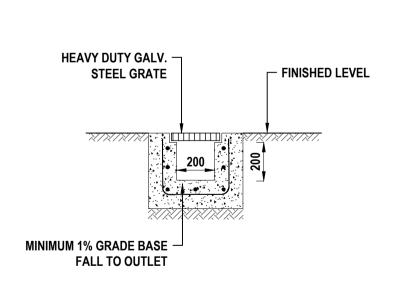






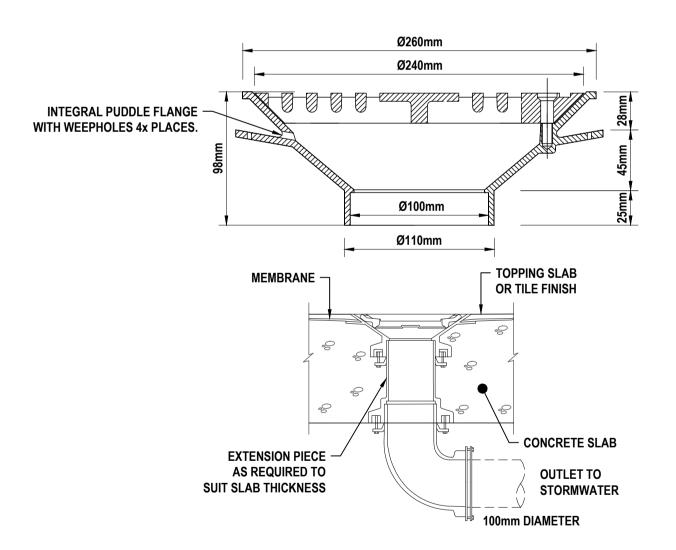






GRATED TRENCH DRAIN DETAIL

NOT TO SCALE



TYPE SPS RAINWATER OUTLET DETAIL

NOT TO SCALE

| Α | ISSUED FOR DEVELOPMENT APPLICATION | DJH | WAW | 29/05/2025 |
|-----|------------------------------------|-----|-----|------------|
| REV | DESCRIPTION | DFT | ENG | DATE |





SHEET SUBJECT
STORMWATER
DRAINAGE DETAILS
SHEET 2

| | LENOWEED | - | LOUEOVED | |
|------------|------------|------------|----------|-----|
| DRAFTED | ENGINEER | : D | CHECKED | |
| DJH | WAW | | JCL | |
| JOB No | 250 | 095 | | |
| AUTHORISED | | DWG No | | REV |
| JACKY CHE | E HONG LEE | D | 20 | # |