



## 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. 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 2000Wx2000 AT THE BASE OF ALL MECHANICAL SHAFTS AND UNCOVERED STAIRS OR OPENINGS.
14. ENSURE ALL DRAINAGE WORKS ARE AWAY FROM TREE ROOTS

[illegible]









NOTES

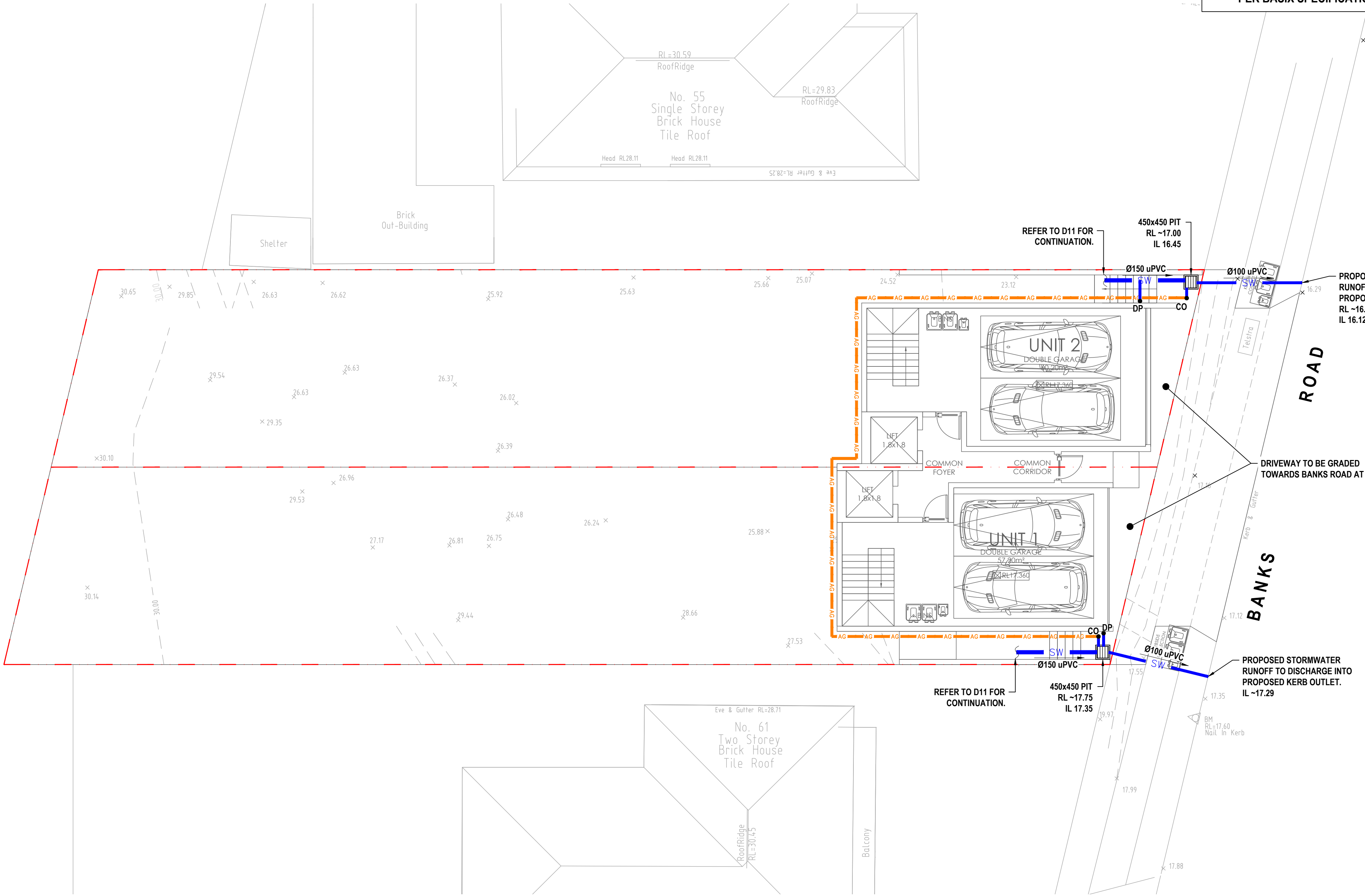
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- 11. EXISTING STORMWATER DRAINAGE TO BE UTILISED WHERE CONTRACTOR SEE FIT.

SYMBOLS

- RL PIT SURFACE LEVEL
- IL INVERT LEVEL
- TK TOP OF KERB
- SW STORMWATER DRAINAGE PIPE
- RWT DOWNPIPE TO RAINWATER TANK
- OF OVERFLOW PIPE FROM RAINWATER TANK
- AG Ø100 SUBSOIL PIPE
- RM RISING MAIN
- EXISTING DRAINAGE
- FW FLOOR WASTE 150X150
- FW FLOOR WASTE 150Ø
- RWO RAINWATER OUTLET 300Ø
- DP DOWN PIPE
- CO CLEAN OUT
- IO INSPECTION OPENING
- VD VERTICAL DROP
- VR VERTICAL RISER
- CONCRETE COVER JUNCTION PIT
- GRATED INLET PIT
- WIDE GRATED DRAIN

DESIGN NOTES:

- LGA = CANTERBURY BANKSTOWN COUNCIL.
- SITE AREA = 650.095m<sup>2</sup>
- 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.



A	ISSUED FOR DEVELOPMENT APPLICATION	DJH	WAW	29/05/2025
REV	DESCRIPTION	DFT	ENG	DATE

ARCHITECT

BECHAKA CHAN & ASSOCIATES PTY LIMITED  
ACN: 155 430 872  
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Suite 41/9-12 Redmyre Road, Thornfield, 2138  
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Email - info@amityengineers.com.au  
Phone - 0424 496 059

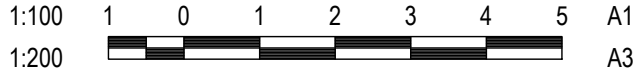
SHEET SUBJECT

STORMWATER DRAINAGE PLAN - BASEMENT LEVEL

PROJECT

PROPOSED DUAL OCCUPANCY  
59 BANKS ROAD,  
EARLWOOD NSW 2206

DRAFTED DJH	ENGINEERED WAW	CHECKED JCL
JOB No 250095		
AUTHORISED JACKY CHEE HONG LEE		DWG No D10
		REV A





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SYMBOLS

- RL

PIT SURFACE LEVEL
- IL

INVERT LEVEL
- TK

TOP OF KERB
- SW

STORMWATER DRAINAGE PIPE
- RWT

DOWNPIPE TO RAINWATER TANK
- OF

OVERFLOW PIPE FROM RAINWATER TANK
- AG

Ø100 SUBSOIL PIPE
- RM

RISING MAIN
- ED

EXISTING DRAINAGE
- FW

FLOOR WASTE 150X150
- FW

FLOOR WASTE 150Ø
- RWO

RAINWATER OUTLET 300Ø
- DP

DOWN PIPE
- CO

CLEAN OUT
- IO

INSPECTION OPENING
- VD

VERTICAL DROP
- VR

VERTICAL RISER
- CCJP

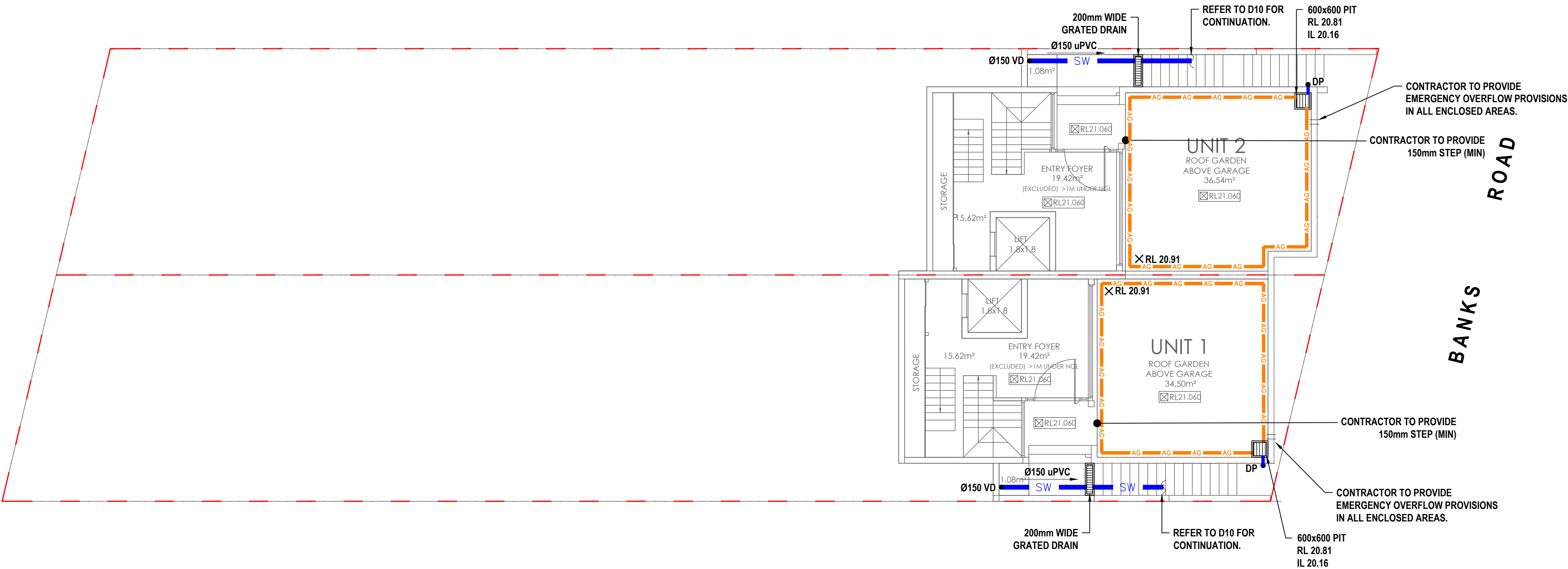
CONCRETE COVER JUNCTION PIT
- GIP

GRATED INLET PIT
- WGD

WIDE GRATED DRAIN

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Email - info@amityengineers.com.au  
Phone - 0424 496 059

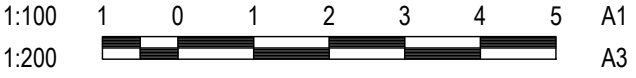
SHEET SUBJECT

STORMWATER DRAINAGE PLAN - LOWER GROUND FLOOR

PROJECT

PROPOSED DUAL OCCUPANCY  
59 BANKS ROAD,  
EARLWOOD NSW 2206

DRAFTED DJH	ENGINEERED WAW	CHECKED JCL
JOB No 250095		
AUTHORISED JACKY CHEE HONG LEE		DWG No D11
		REV A







NOTES

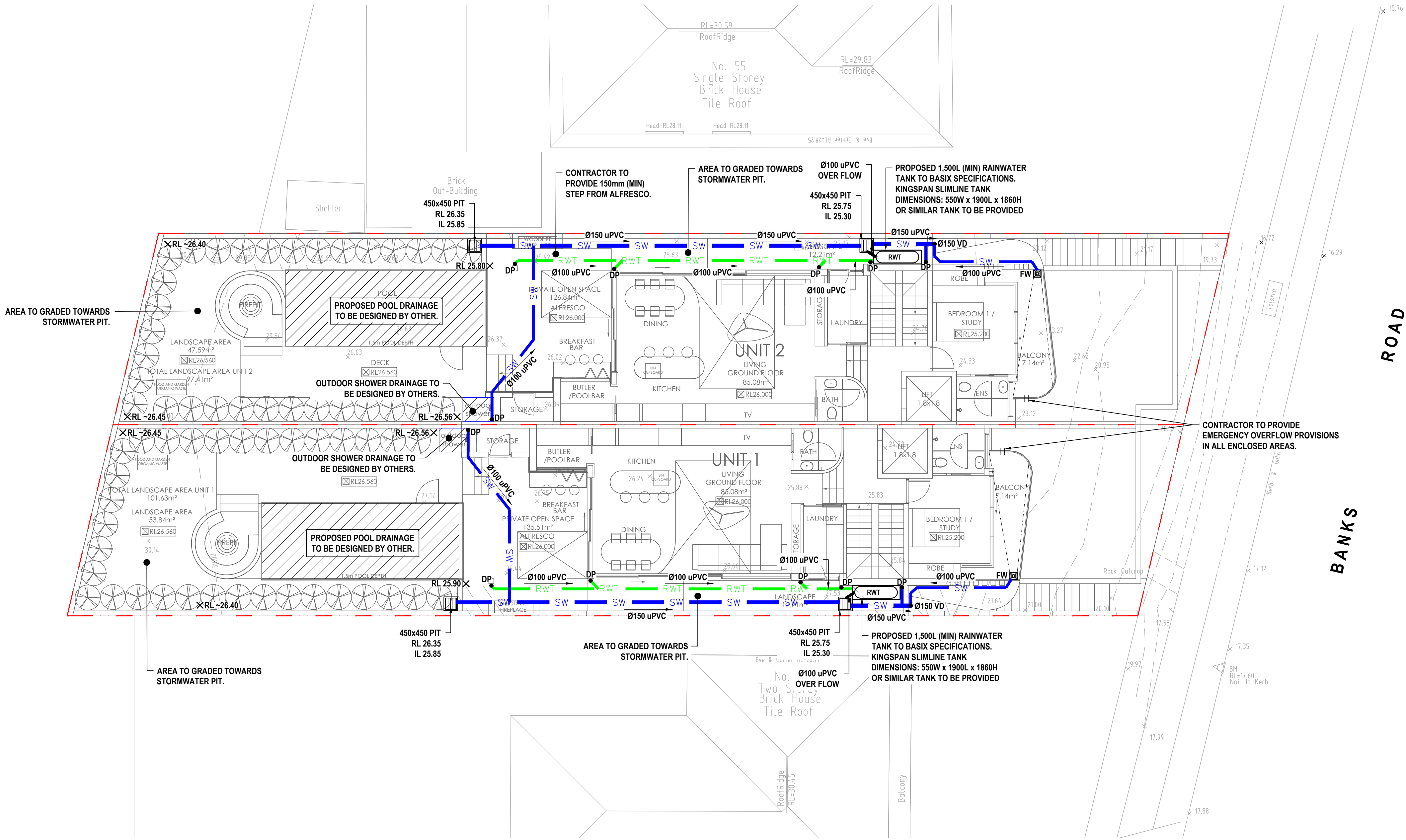
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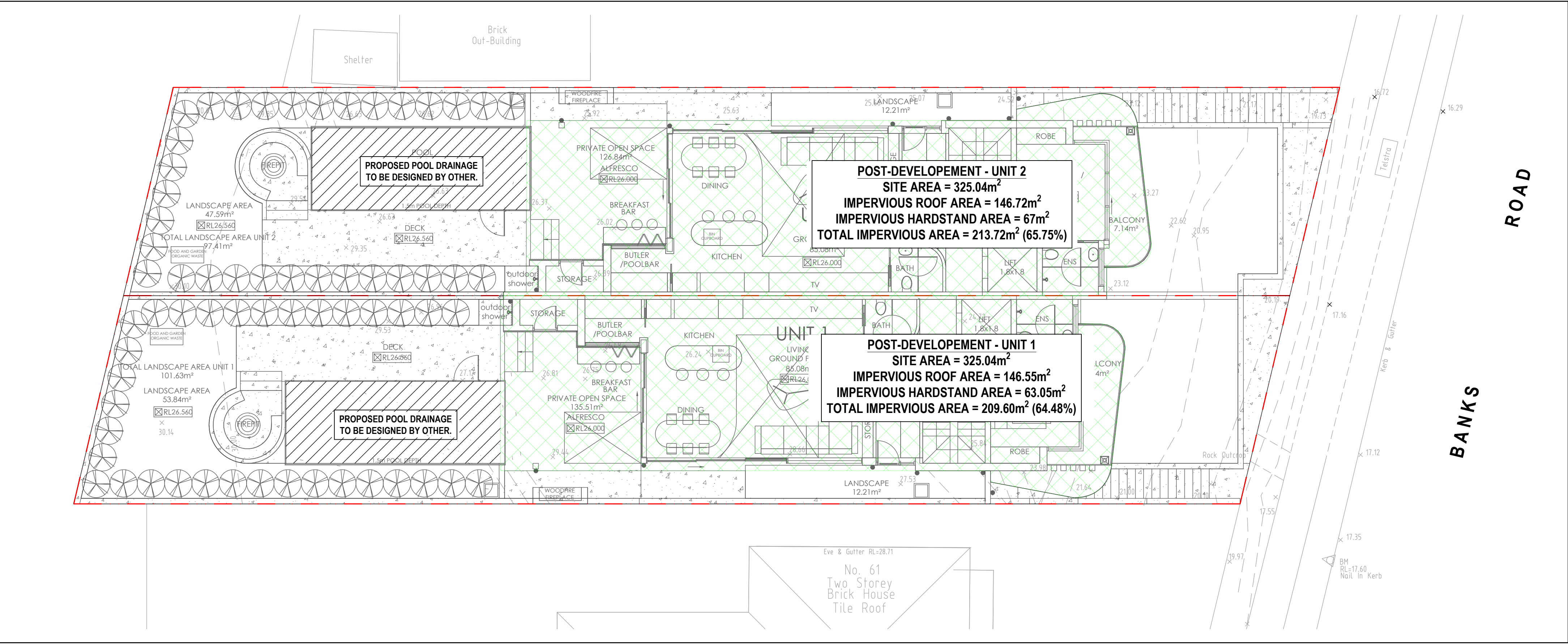
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**SYMBOLS**

- SITE BOUNDARY
- IMPERVIOUS ROOF AREA
- IMPERVIOUS PAVEMENT AREA



**POST-DEVELOPMENT CATCHMENT PLAN**

SCALE 1:100

1:100 1 0 1 2 3 4 5 A1  
1:200 A3

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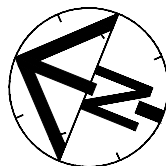
ARCHITECT



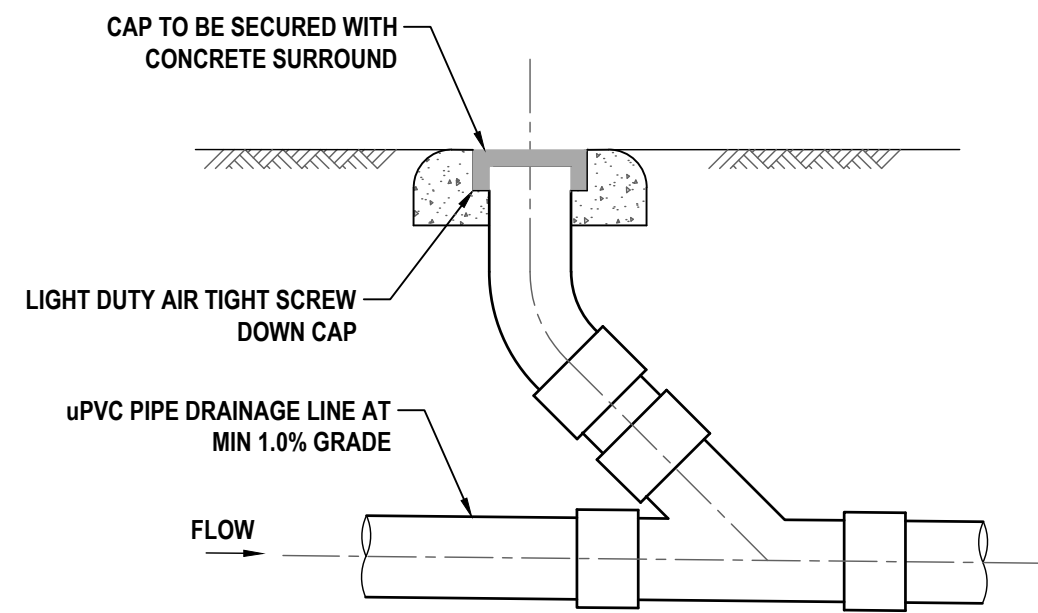
Email - info@amityengineers.com.au  
Phone - 0424 496 059

SHEET SUBJECT  
SITE CATCHMENT PLAN -  
POST DEVELOPMENT

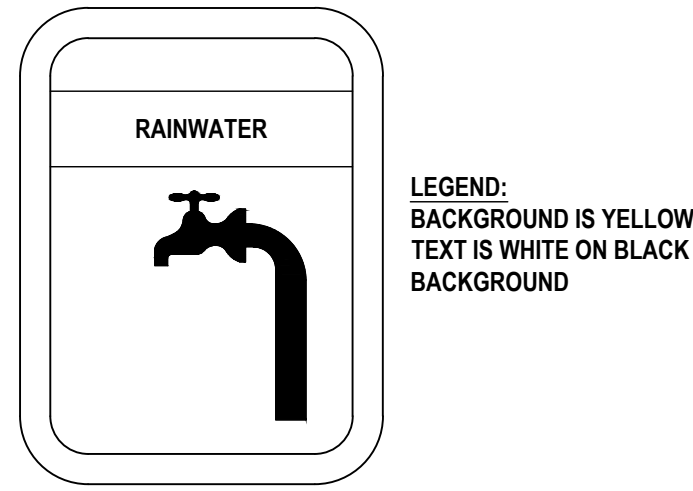
PROJECT  
PROPOSED DUAL OCCUPANCY  
59 BANKS ROAD,  
EARLWOOD NSW 2206



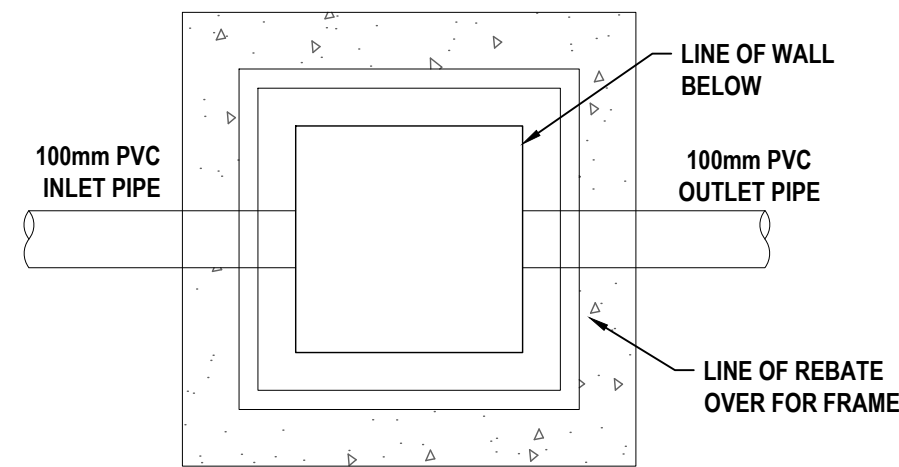
DRAFTED DJH	ENGINEERED WAW	CHECKED JCL
JOB No 250095		
AUTHORISED JACKY CHEE HONG LEE	DWG No D15	REV A



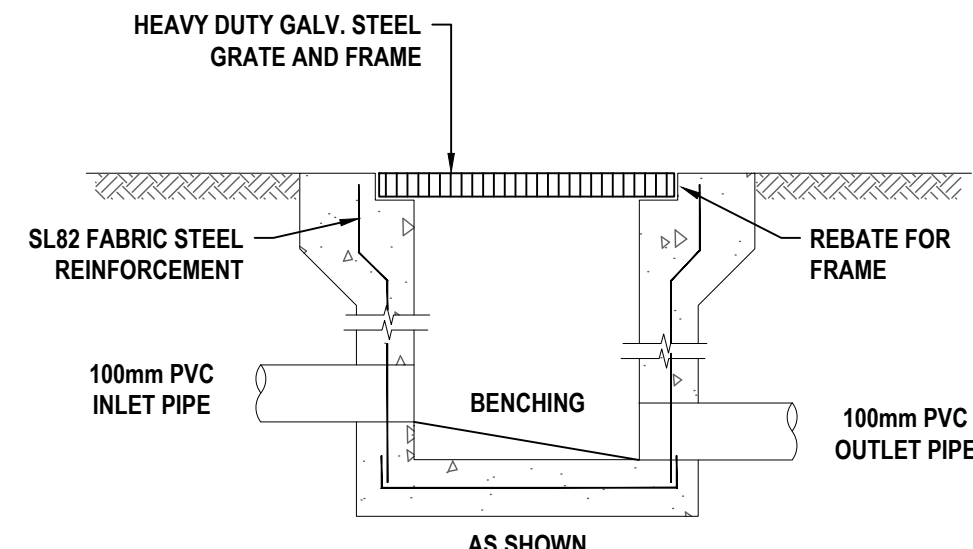
**TYPICAL CLEANING EYE DETAIL**  
NOT TO SCALE



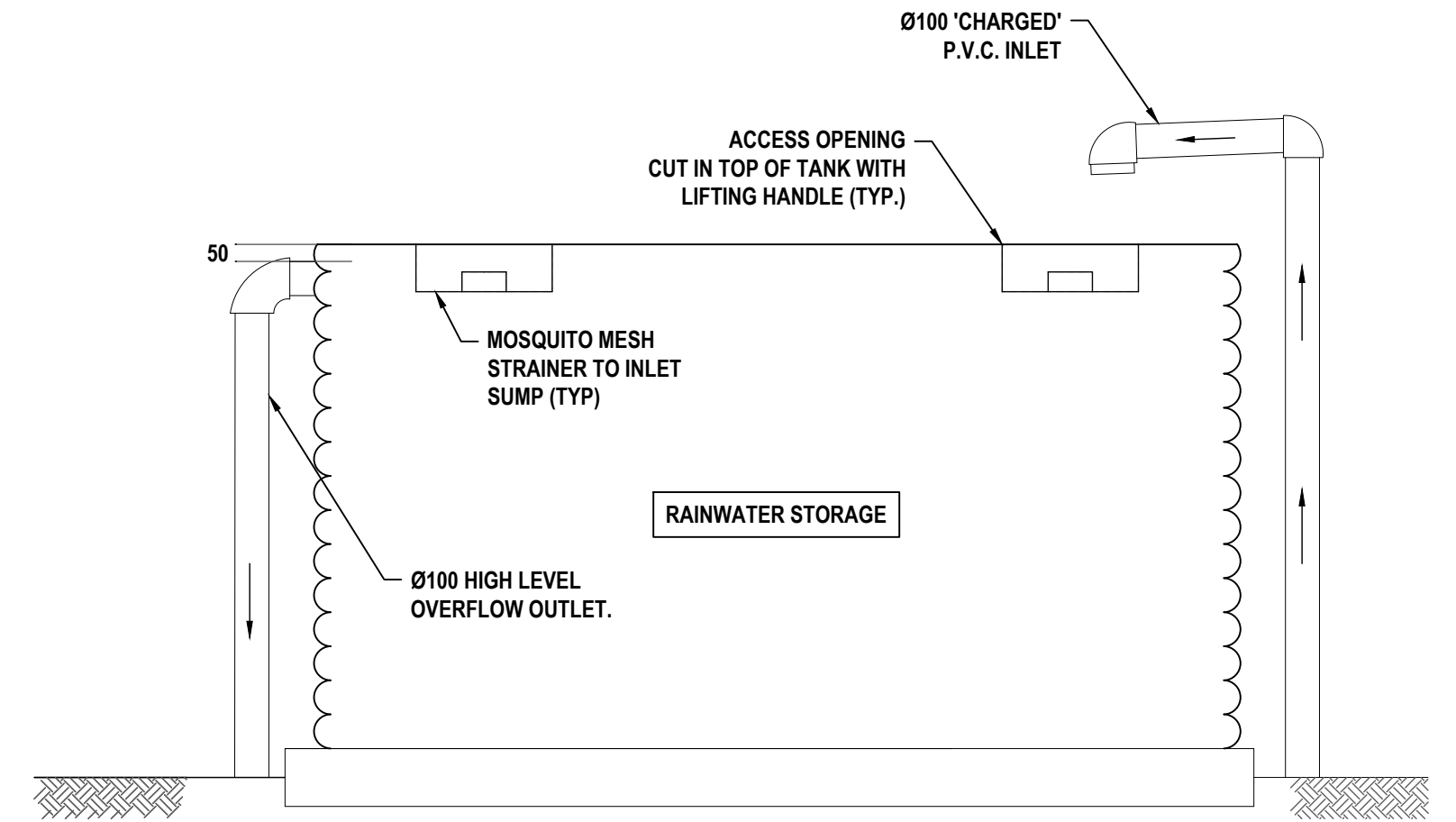
**RAINWATER SIGN DETAIL**  
NOT TO SCALE



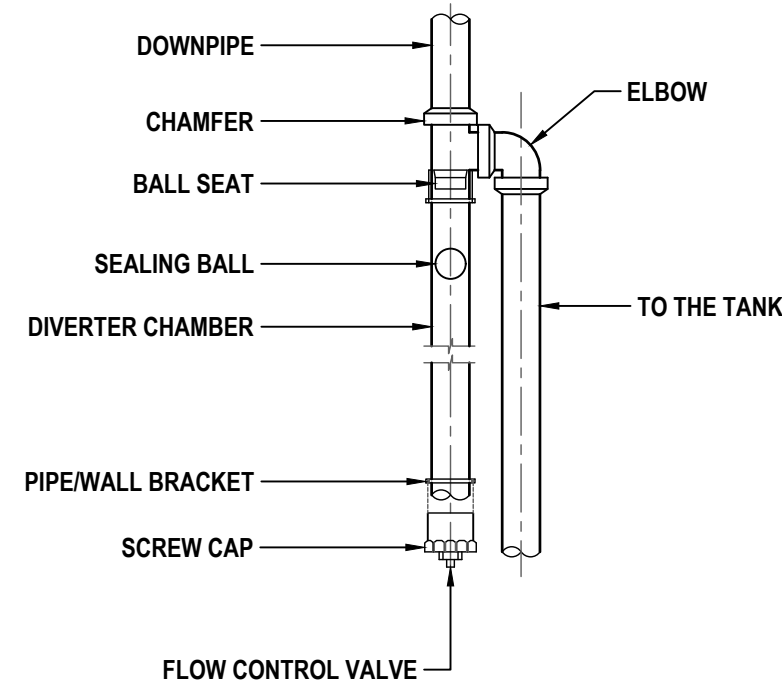
**PLAN WITHOUT GRATE**



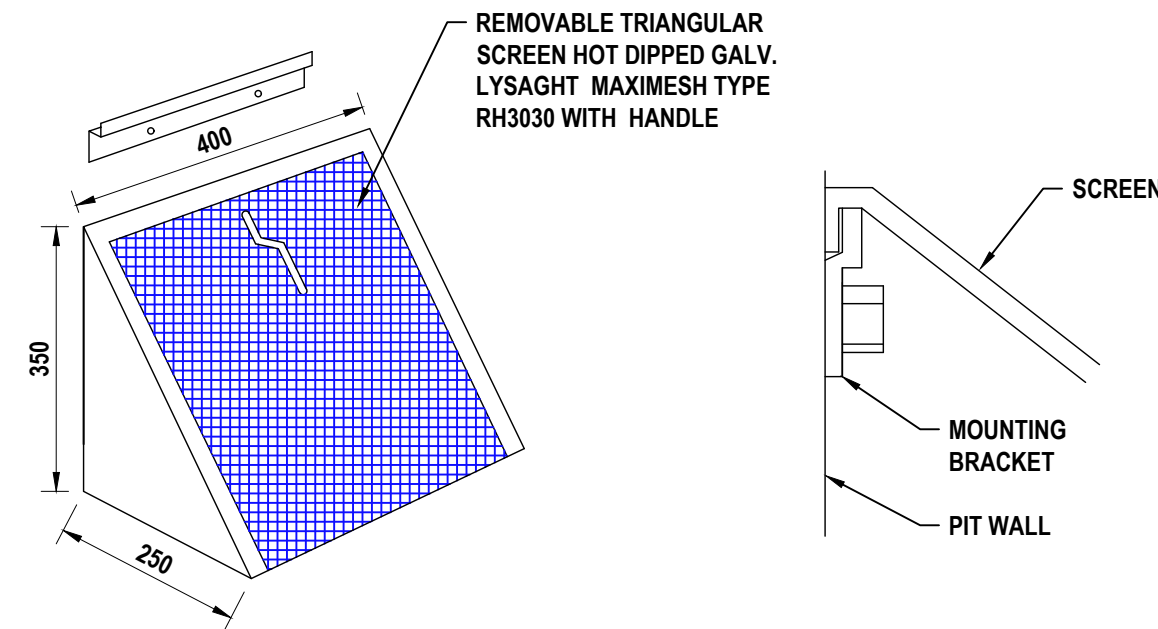
**SECTION**



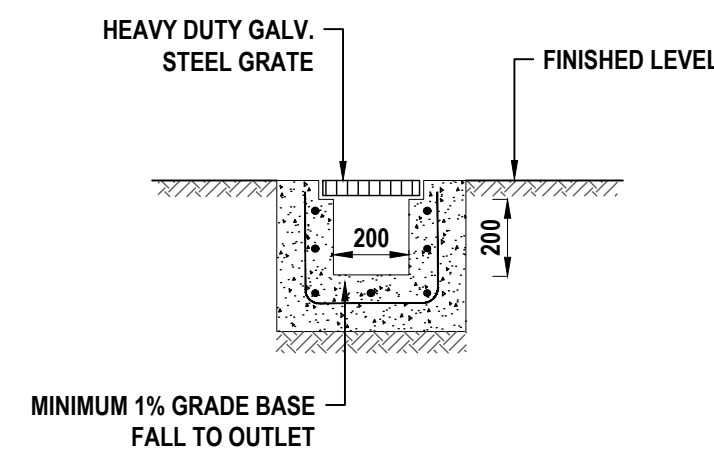
**TYPICAL RAINWATER TANK DETAIL**  
NOT TO SCALE



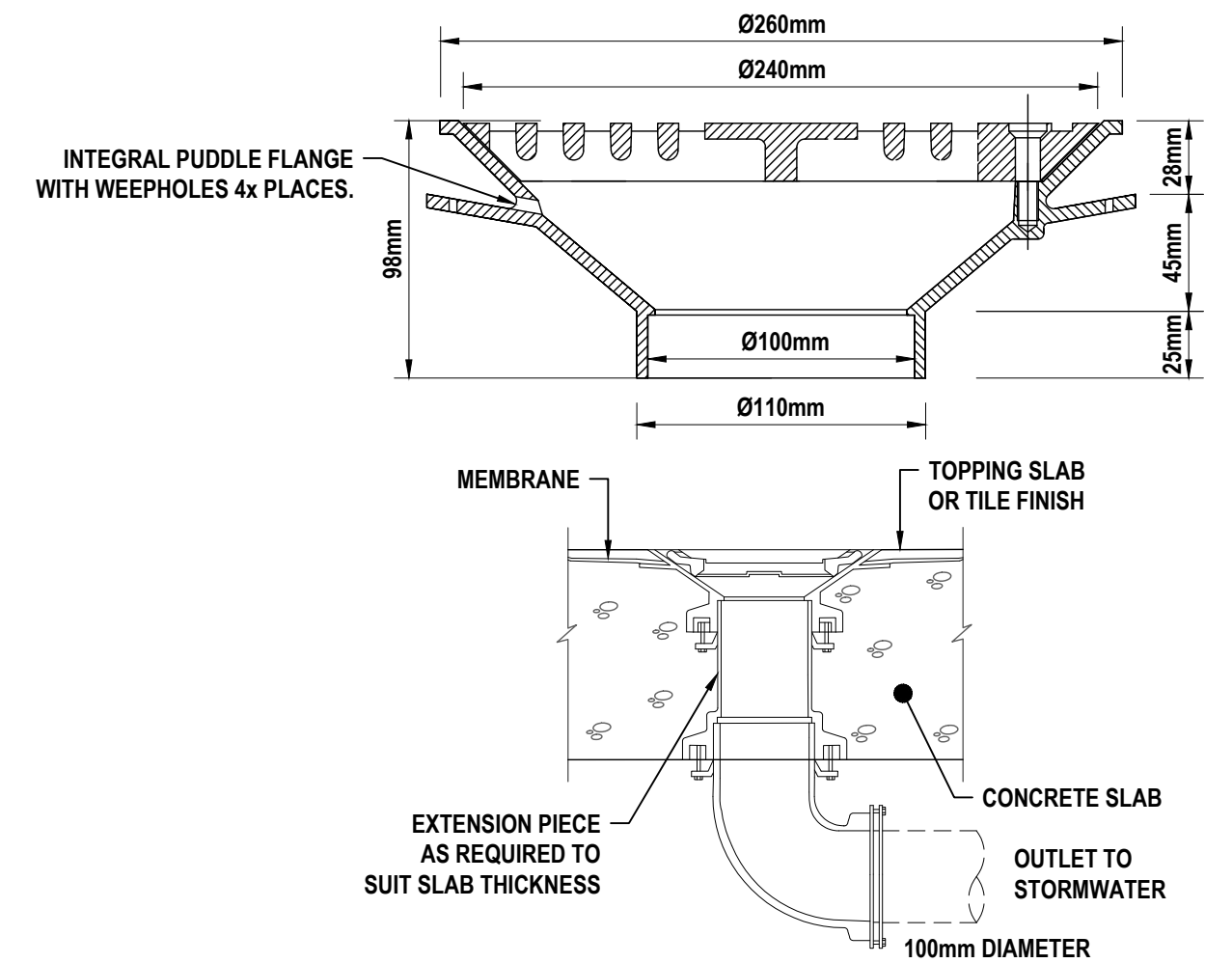
**FIRST FLUSH DETAIL**  
NOT TO SCALE



**MULTI PURPOSE FILTER SCREEN DETAIL**  
NOT TO SCALE



**GRADED TRENCH DRAIN DETAIL**  
NOT TO SCALE



**TYPE SPS RAINWATER OUTLET DETAIL**  
NOT TO SCALE

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SHEET SUBJECT  
STORMWATER  
DRAINAGE DETAILS  
SHEET 2

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59 BANKS ROAD,  
EARLWOOD NSW 2206

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JOB No 250095		
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