



PRIOR TO ANY EXCAVATION ON SITE, INVESTIGATION TO IDENTIFY SERVICES MUST BE UNDERTAKEN. AT A MINIMUM CONTACT DIAL BEFORE YOU DIG.

STORMWATER DRAINAGE PLAN

33 BUCKWALL AVENUE GREENACRE NSW 2190 -

LOT 41 DP 732562

PROPOSED SECONDARY DWELLING

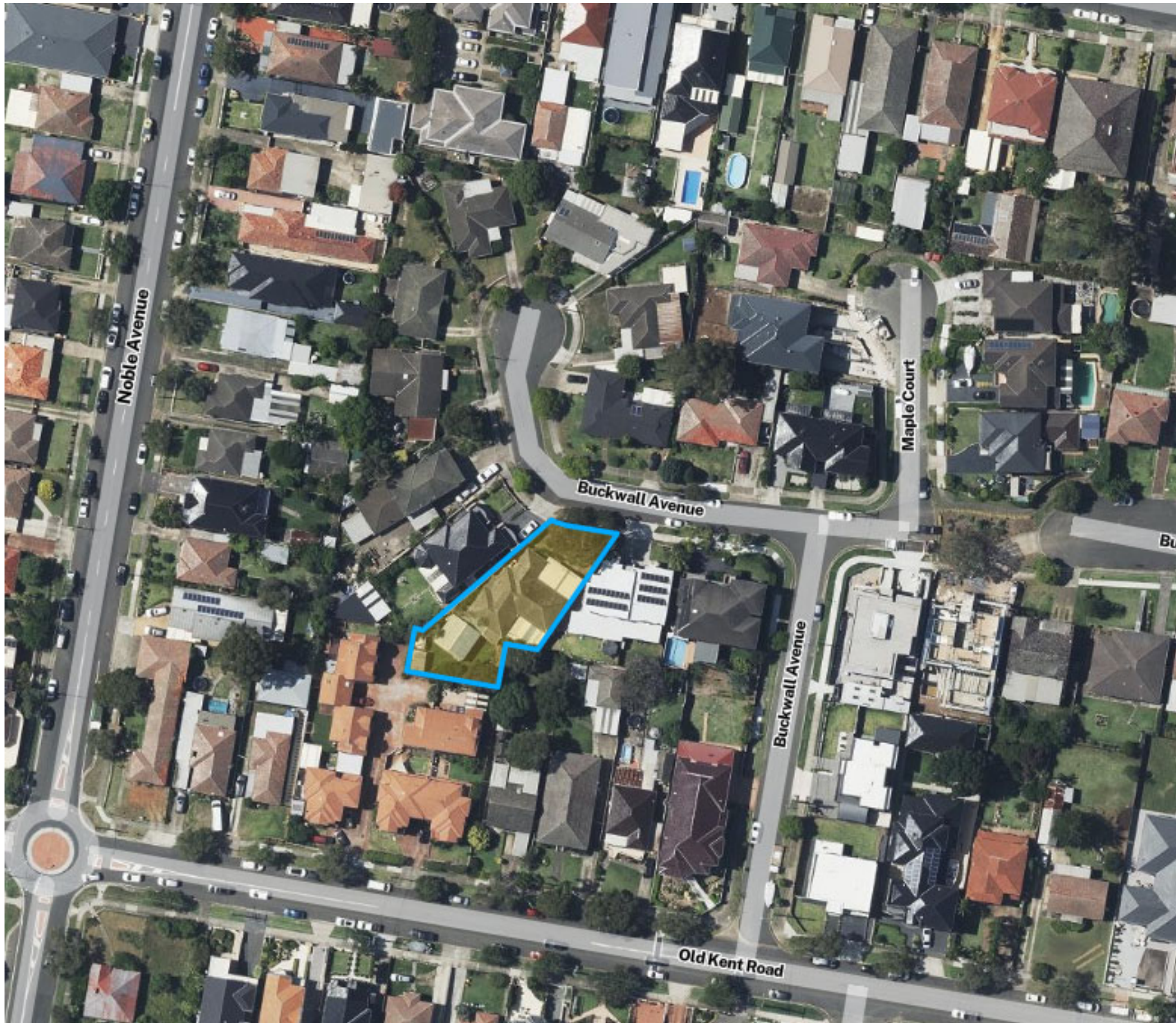
LGA: CANTERBURY BANKSTOWN COUNCIL

DRAWING REGISTER

Number	Sheet Name
SW01	COVER SHEET
SW02	GROUND FLOOR PLAN

GENERAL NOTES

1. ALL LINES ARE TO BE MIN. 90mmø UPVC @ 1% 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 WORKS.
3. ALL PIPES TO HAVE MIN 200mm COVER IF LOCATED WITHIN THE PROPERTY, UNLESS CONCRETE PROTECTED.
4. ALL PITS AND GRATES IN DRIVEWAYS SHALL BE HEAVY DUTY GRATES. DIRECT SURFACE FLOW TO ALL GRATED SURFACE INLET PITS.
5. ALL WORKS TO BE DONE IN ACCORDANCE WITH COUNCIL'S DCP AND TO COUNCILS SATISFACTION. WORKS WITHIN THE COUNCIL ASSET AREA ARE TO BE CONSTRUCTED TO THE COUNCIL REQUIREMENTS.
6. LOCATION OF DOWNPIPES & FLOOR WASTES ARE INDICATIVE ONLY. DOWNPIPES & 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 & STRUCTURAL PLANS.
8. ANY DISCREPANCIES OR OMISSIONS SHALL BE REFERRED TO THE DESIGN ENGINEER AND COUNCIL ENGINEER FOR RESOLUTION.
9. ALL GUTTERS WILL BE FILLED WITH LEAF GUARDS AND SHOULD BE INSPECTED AND CLEANED TO ENSURE LEAF LITTER CANNOT ENTER THE DOWNPIPES.
10. ALL PIT GRATES ON SITE MUST BE HINGED WITH J-BOLT LOCKDOWN SYSTEMS.
11. ALL WORKS TO COMPLY WITH AUSTRALIAN STANDARD 3500.3.
12. PITS DEEPER THAN 1m REQUIRE STEP IRONS IN A STAGGERED MANNER. THE DEPTH OF ANY PIT IN EXCESS OF 2m SHALL BE STRUCTURALLY DESIGNED AND CERTIFIED BY A STRUCTURAL ENGINEER AND SUBMITTED TO COUNCIL FOR APPROVAL.



BASIX CERTIFICATE #: 1798994S\_02, DATED: 26 JUNE 2025 REQUIREMENTS:  
1. NONE.

ABBREVIATIONS

DP	DOWNPIPE
exDP	EXISTING DOWNPIPE
RL	RELATIVE LEVEL
IL	INVERT LEVEL
RWT	RAINWATER TANK
KIP	KERB INLET PIT
FFL	FINISH FLOOR LEVEL
TOP	TOP OF KERB
SWRM	STORMWATER RISING MAIN
NGL	NATURAL GROUND LEVEL
SL	SURFACE LEVEL
OSD	ON-SITE DETENTION
RW	RETAINING WALL
SW	STORMWATER
TOW	TOP OF WALL
UPVC	UNPLASTICISED POLYVINYL CHLORIDE
RWO	RAINWATER OUTLET
RH	RAINHEAD
FW	FLOOR WASTE
TWL	TOP WATER LEVEL
SS	SUB SOIL
HD	HEAVY DUTY

LEGEND

	EXISTING STORMWATER DRAINAGE
	CHARGED STORWATER DRAINAGE
	GRAVITY STORMWATER DRAINAGE
	SUBSOIL DRAIN
	DOWNPIPE
	GREATER SURFACE INLET PIT
	OVERLAND FLOW PATH
	EXISTING NATURAL GROUND LEVEL
	CLEAN EYE
	DOWNPIPE SPREADER
	RAINWATER TANK
	WARNING LIGHT
DP : 100mm DIA DOWN PIPE	
P1: 100mm UPVC PIPE AT 1.0% MIN. GRADE	
P2: 150mm UPVC PIPE AT 1% MIN. GRADE	
P3: 100mm UPVC PIPE - FULLY SEALED - CHARGED	
P4: 150mm UPVC PIPE - FULLY SEALED - CHARGED	
P5: 65mm uPVC PIPE - FULLY SEALED - CLASS 9	

FOR DA APPROVAL



31B BUCKWALL AVENUE  
GREENACRE, NSW 2190

CONTACT: 0434 575 819

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SIGNED:

NOUHAD FARAH  
B.E. MIE AUST. NER. CPENG  
MEMBERSHIP NUMBER: 3312640

NOTES

1. Do not scale off this drawing. Use dimensions & architectural drawings only.
2. Drawings to be read in conjunction with specification.
3. Authorities mains and or existing services are to be located and checked prior to commencement of any works.
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DATE	AMENDMENT	INIT	REV.
09/06/2025	ISSUE FOR DA APPROVAL	NF	A

CLIENT: JENNY AYOUB

Date09/06/2025

33 BUCKWALL AVE GREENACRE -  
PROPOSED SECONDARY DWELLING

Project numberSYD25/728

COVER SHEET

Sheet numberSW01

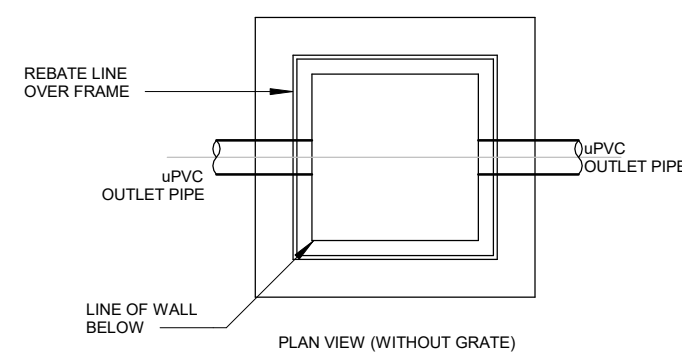
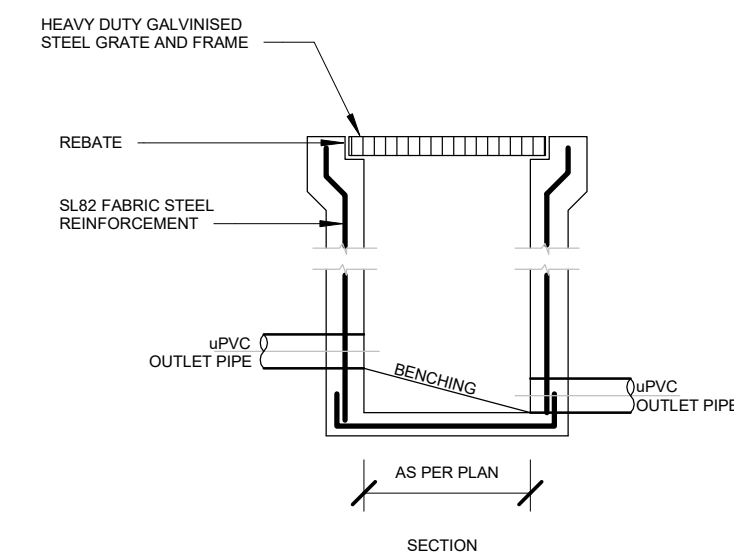
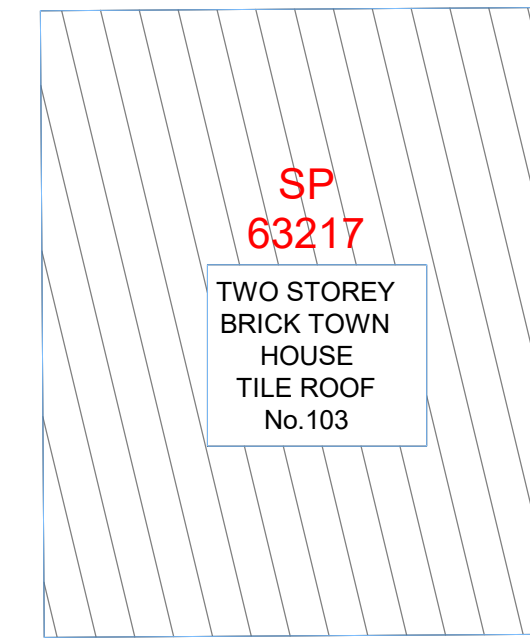
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Checked byN.FARAH

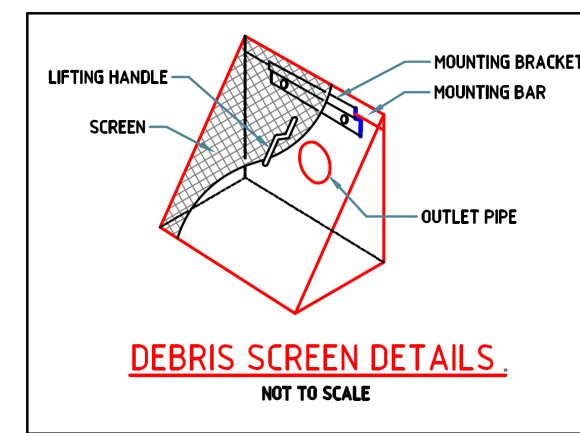
Scale1 : 100







DETAIL 1  
STORMWATER PIT  
SCALE 1:20



**NOTE**  
PLUMBER TO CONFIRM CONDITION OF EXISTING STORMWATER DRAINAGE SYSTEM VIA CCTV. IF THE EXISTING PIPE IS DAMAGED OR NOT IN AN ACCEPTABLE CONDITION, THEN THE DISCHARGE PIPE IS TO BE REPLACED. CONTACT THE ENGINEER IF FURTHER ADVICE IS REQUIRED.

AREA: 752.5m<sup>2</sup>  
LANDSCAPE AREA: 281m<sup>2</sup>  
SITE COVERAGE AREA: 62.7%  
REFERRING TO BANKSTOWN CITY COUNCIL DES  
CHAPTER 3.1 - DEVELOPMENT ENGINEERING  
STANDARDS. SECTION 4, CLAUSE 4.1  
NO OSD REQUIRED

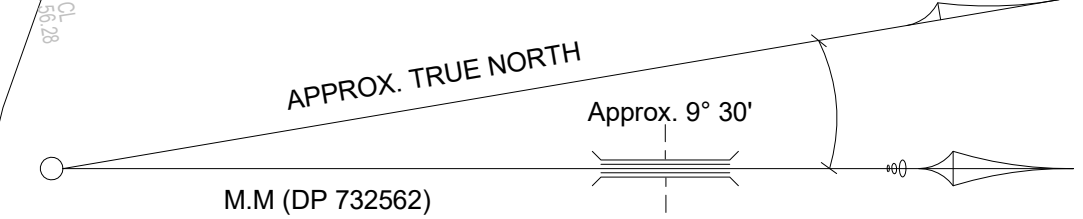
**NOTE:**  
THIS DRAWING IS NOT TO BE USED FOR SETOUT PURPOSES - REFER TO ARCHITECTURAL DRAWINGS BY NL CONSULTANTS PTY LTD

**NOTE:**  
ALL ROOF GUTTERS TO HAVE PROTECTIVE COVER / GUARD WITH MICRO MESH

**NOTE:**  
BOX GUTTERS SHALL COMPLY WITH AS 2179.1 AND HAVE A MIN GRADE OF 1:200 OF SUMP / DOWNPIPE.

**NOTE:**  
ALL RETAINING STRUCTURES TO HAVE AG TRENCH DRAINS, REFER TO LAYOUT SHEET AND DETAIL SHEET FOR SECTION.

**NOTE:**  
ALL ROOF GUTTERS TO HAVE OVERFLOW PROVISION IN ACCORDANCE WITH AS3500.3:2003 AND SECTIONS 3.5.3, 3.7.5 AND APPENDIX G OF 3500.3:2003.



M.M (DP 732562)

BUCKWALL

AVENUE

EXISTING 100mm DIA  
PIPE DISCHARGE POINT  
TOK: 56.14  
IL: 56.05

BM NAIL IN  
TOP OF KERB  
RL: 56.01(AHD)

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PROPOSED SECONDARY DWELLING

GROUND FLOOR PLAN

Drawn by

NLCONS

Checked by

N.FARAH

Date

09/06/2025

Project number

SYD25/728

Sheet number

SW02

Scale

As indicated

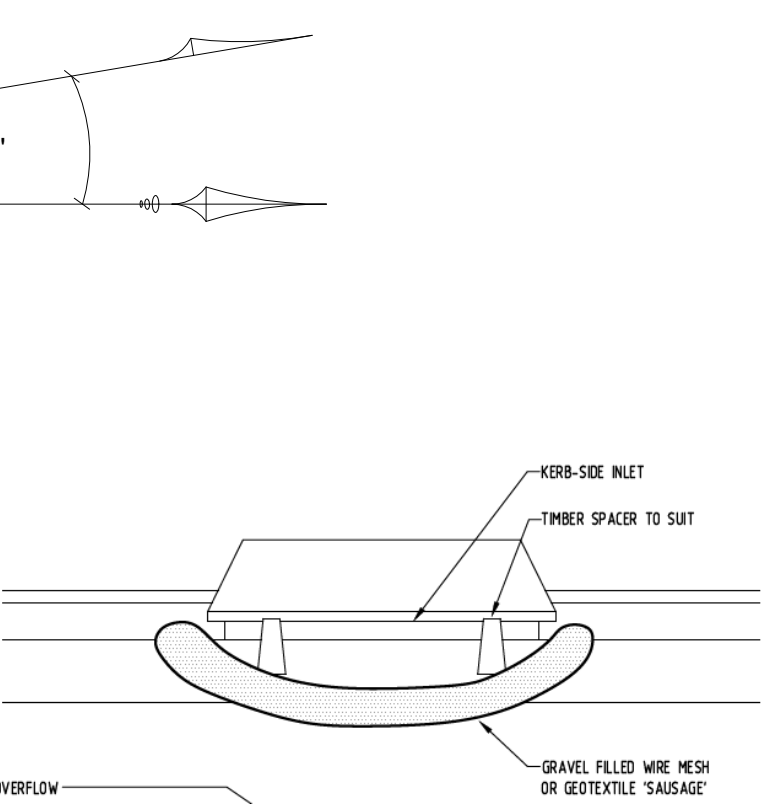
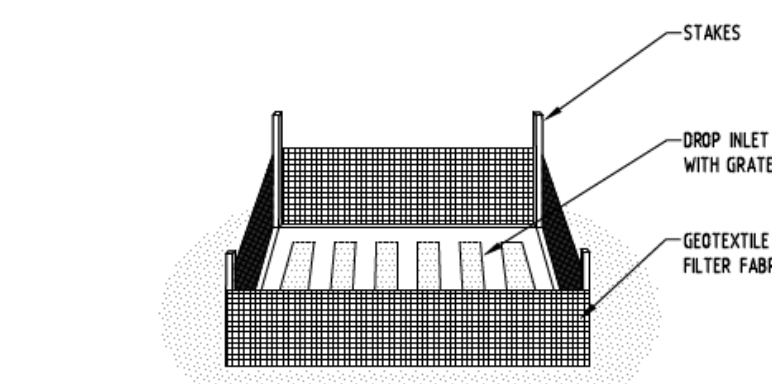
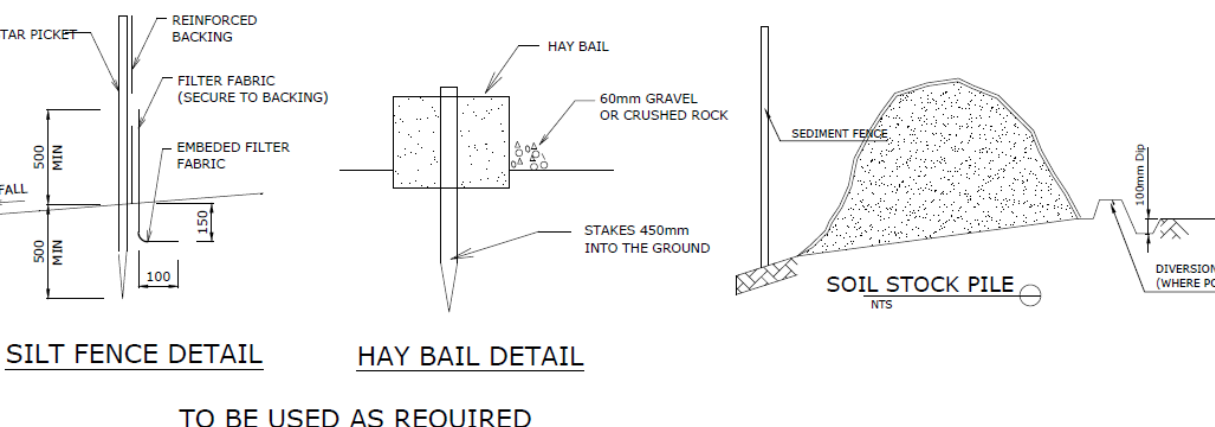
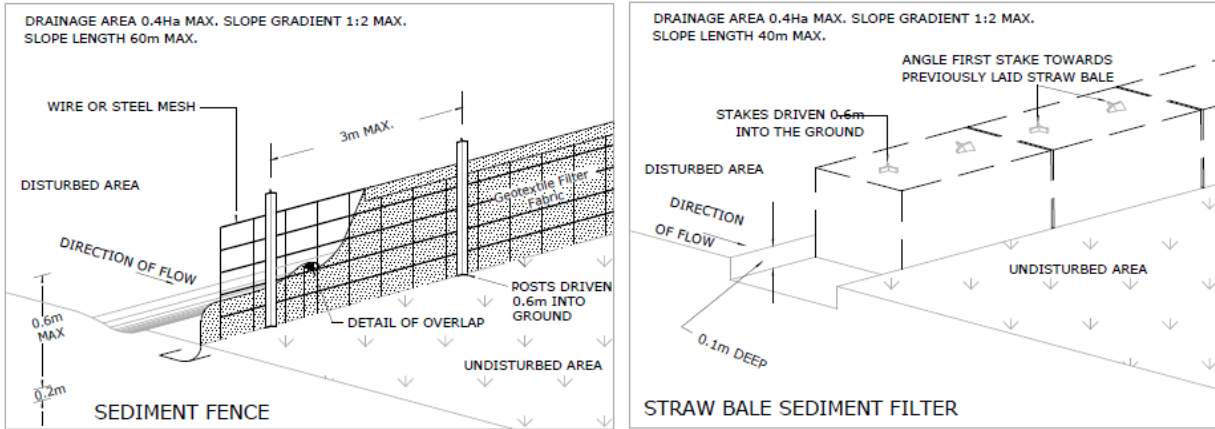
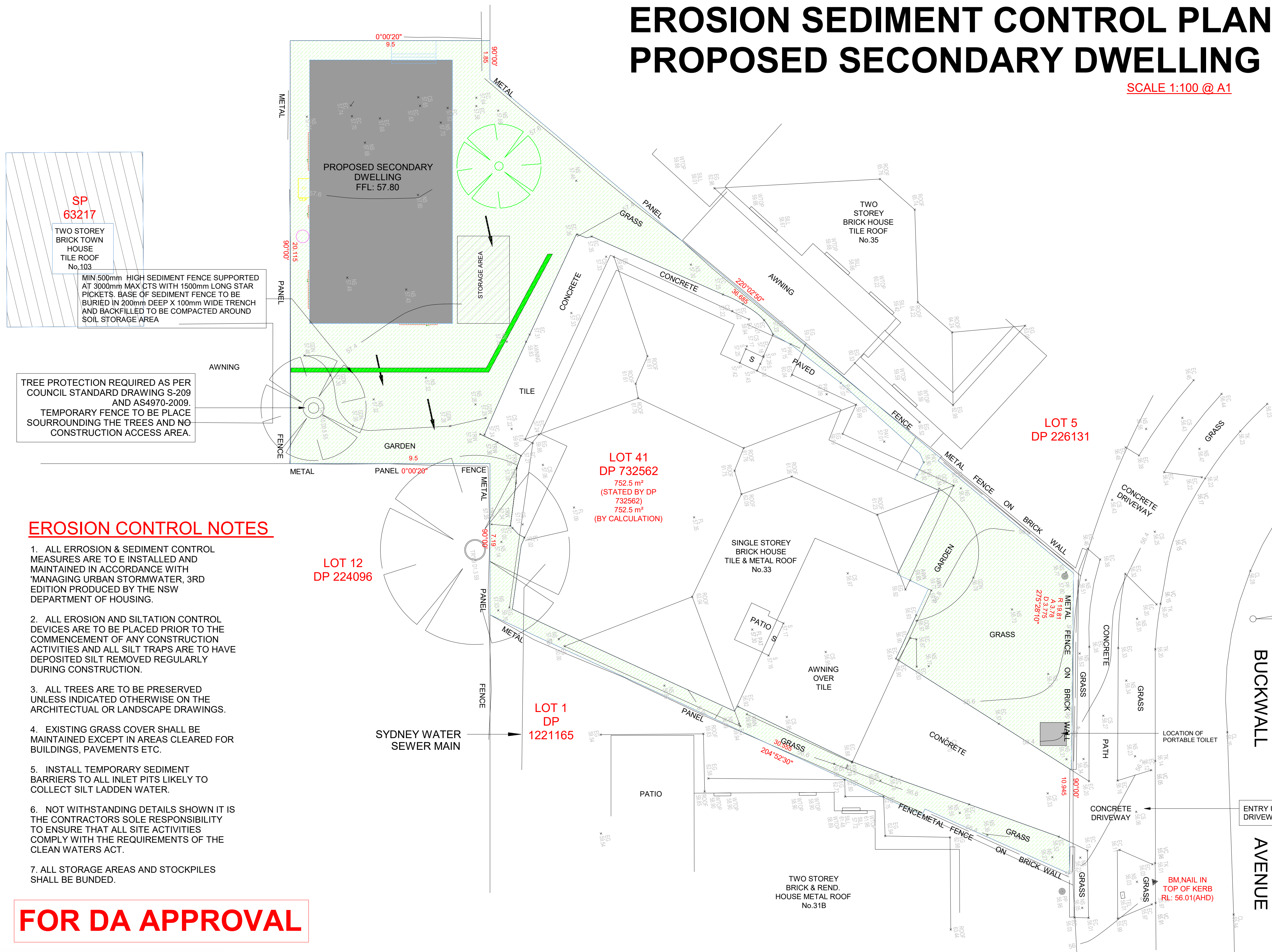




# EROSION SEDIMENT CONTROL PLAN PROPOSED SECONDARY DWELLING

SCALE 1:100 @ A1

TEMPORARY SITE FENCE TO BE  
PLACE AROUND INTERNAL  
PERIMETER OF SITE UNLESS  
EXISTING BOUNDARY FENCE



## EROSION CONTROL NOTES

1. ALL EROSION & SEDIMENT CONTROL MEASURES ARE TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH 'MANAGING URBAN STORMWATER, 3RD EDITION PRODUCED BY THE NSW DEPARTMENT OF HOUSING.
2. ALL EROSION AND SILTATION CONTROL DEVICES ARE TO BE PLACED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES AND ALL SILT TRAPS ARE TO HAVE DEPOSITED SILT REMOVED REGULARLY DURING CONSTRUCTION.
3. ALL TREES ARE TO BE PRESERVED UNLESS INDICATED OTHERWISE ON THE ARCHITECTURAL OR LANDSCAPE DRAWINGS.
4. EXISTING GRASS COVER SHALL BE MAINTAINED EXCEPT IN AREAS CLEARED FOR BUILDINGS, PAVEMENTS ETC.
5. INSTALL TEMPORARY SEDIMENT BARRIERS TO ALL INLET PITS LIKELY TO COLLECT SILT LADDED WATER.
6. NOTWITHSTANDING DETAILS SHOWN IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO ENSURE THAT ALL SITE ACTIVITIES COMPLY WITH THE REQUIREMENTS OF THE CLEAN WATERS ACT.
7. ALL STORAGE AREAS AND STOCKPILES SHALL BE BUNDED.

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EROSION SEDIMENT CONTROL PLAN

Drawn by NLCONS

Checked by N.FARAH

Date 09/06/2025

Project number SYD25/728

Sheet number SW03

Scale 1 : 100

