



STORMWATER MANAGEMENT PLANS

FOR

88 REMLY STREET, ROSELANDS NSW 2196



LOCALITY PLAN
N.T.S.

DRAWING SCHEDULE	
DRAWING No.	DRAWING TITLE
D00	COVER SHEET, LEGEND & DRAWING SCHEDULE
D01	GENERAL NOTES
D10	STORMWATER DRAINAGE PLAN - GROUND FLOOR
D15	SITE CATCHMENT PLAN - PRE VS POST DEVELOPMENT
D20	STORMWATER DRAINAGE DETAILS

NOTES

- ALL LINES ARE TO BE MIN. 1000 Ø UPVC @ MIN 1.0% GRADE UNLESS NOTED OTHERWISE.
- 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.
- ALL PIPES TO HAVE MIN 200mm COVER IF LOCATED WITHIN PROPERTY.
- ALL PITS IN DRIVEWAYS BE HEAVY DUTY GRATES. DIRECT SURFACE FLOW TO ALL GRATED SURFACE INLET PITS.
- ALL WORK DO BE DONE IN ACCORDANCE WITH AS/NZ 3500.3.2:1998 AND COUNCIL SPECIFICATIONS.
- 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.
- THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL, LANDSCAPE AND STRUCTURAL PLANS.
- ANY DISCREPANCIES OR OMISSIONS SHALL BE REFERRED TO THE DESIGN ENGINEER FOR RESOLUTION.
- ALL PITS OR GRATES IN TRAFFICABLE AREAS TO BE HEAVY DUTY.
- ALL GUTTERS WILL BE FITTED WITH LEAF GUARDS AND SHOULD BE INSPECTED AND CLEANED TO ENSURE LEAF LITTER CANNOT ENTER THE DOWNPIPES
- PROVIDE EMERGENCY OVERFLOW TO ALL PLANTER BOX AND BALCONIES.
- ALL PITS WITH DEPTH MORE THAN 1M MUST HAVE IRON STEPS.
- PROVIDE STORMWATER GRATE 200Wx200D AT THE BASE OF ALL MECHANICAL SHAFTS AND UNCOVERED STAIRS OR OPENINGS.
- ENSURE ALL DRAINAGE WORKS ARE AWAY FROM TREE ROOTS

					ARCHITECT <div> Hassan Sleiman Designer / Director  Phone 02 9567 5580 Mobile 0424 472 066 Email Hassan@gvp.design Address 1/409 Forest Road, Bexley NSW 2207 </div>	<div> Email - info@amityengineers.com.au Phone - 0424 496 059</div>	SHEET SUBJECT COVER SHEET, LEGEND & DRAWING SCHEDULE	PROJECT PROPOSED RESIDENTIAL DEVELOPMENT 88 REMLY STREET, ROSELANDS NSW 2196 	DRAFTED BJF	ENGINEERED WAW	CHECKED JCL		
								JOB No 250121					
								AUTHORISED JACKY CHEE HONG LEE		DWG No D00	REV A		
A	ISSUED FOR DEVELOPMENT APPLICATION			BJF	WAW			06/06/2025					
REV	DESCRIPTION			DFT	ENG			DATE					

THE CONTRACTOR SHALL ADEQUATELY & LEGALLY DRAIN THE SITE DURING ALL STAGES OF CONSTRUCTION.

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 CONTRACTOR.

ANY PAVEMENT OR FEATURES DAMAGED DURING THE COURSE OF THIS CONTRACT SHALL BE REINSTATED TO THEIR FORMER CONDITION.

THE CONTRACTOR SHALL ARRANGE A SITE INSPECTION WITH AMITY ENGINEERS PRIOR TO THE COMMENCEMENT OF WORK TO RECORD ANY DAMAGE TO EXISTING FEATURES.

ALL EXISTING PIT COVERS, DOWNPIPE CONNECTIONS AND SIMILAR FEATURES IN CONSTRUCTION AREAS ARE TO BE ADJUSTED TO SUIT.

ALL CONCRETE PAVEMENT SHALL BE FINISHED WITH A NON SKID FLOAT (NO BROOMED FINISH).

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.

- 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 TO COUNCIL.

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 AL 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 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.

R.1 ALL DISTURBED AREAS TO BE GRASSED WITHIN 7 DAYS OF WORK BEING COMPLETED IN THAT AREA.

R.2 CHANNELS TO BE TOP SOILED TO A MINIMUM DEPTH OF 150mm INCLUDING APPLICATION OF LIME, FERTILISER AND GRASS SEED.

R.3 TURF IS TO BE PLACED A MINIMUM 900mm WIDE BEHIND ALL KERBS AND CONCRETE ROADWAYS.

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

G.2 BITUMEN 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.

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.

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

C.1 SURFACE DRAINAGE NOT TO BE CONNECTED TO CHARGED LINE SYSTEM.

C.2 DOWNPIPES TO CHARGED LINE TO BE FULLY SOLVENT WELDED

A.1 WHERE EXISTING DRAINAGE, SEWERAGE, AND WATER SERVICES ARE TO BE RELOCATED A PLUMBER'S ERMIT 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.

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 COMPLETION.
- 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.

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.

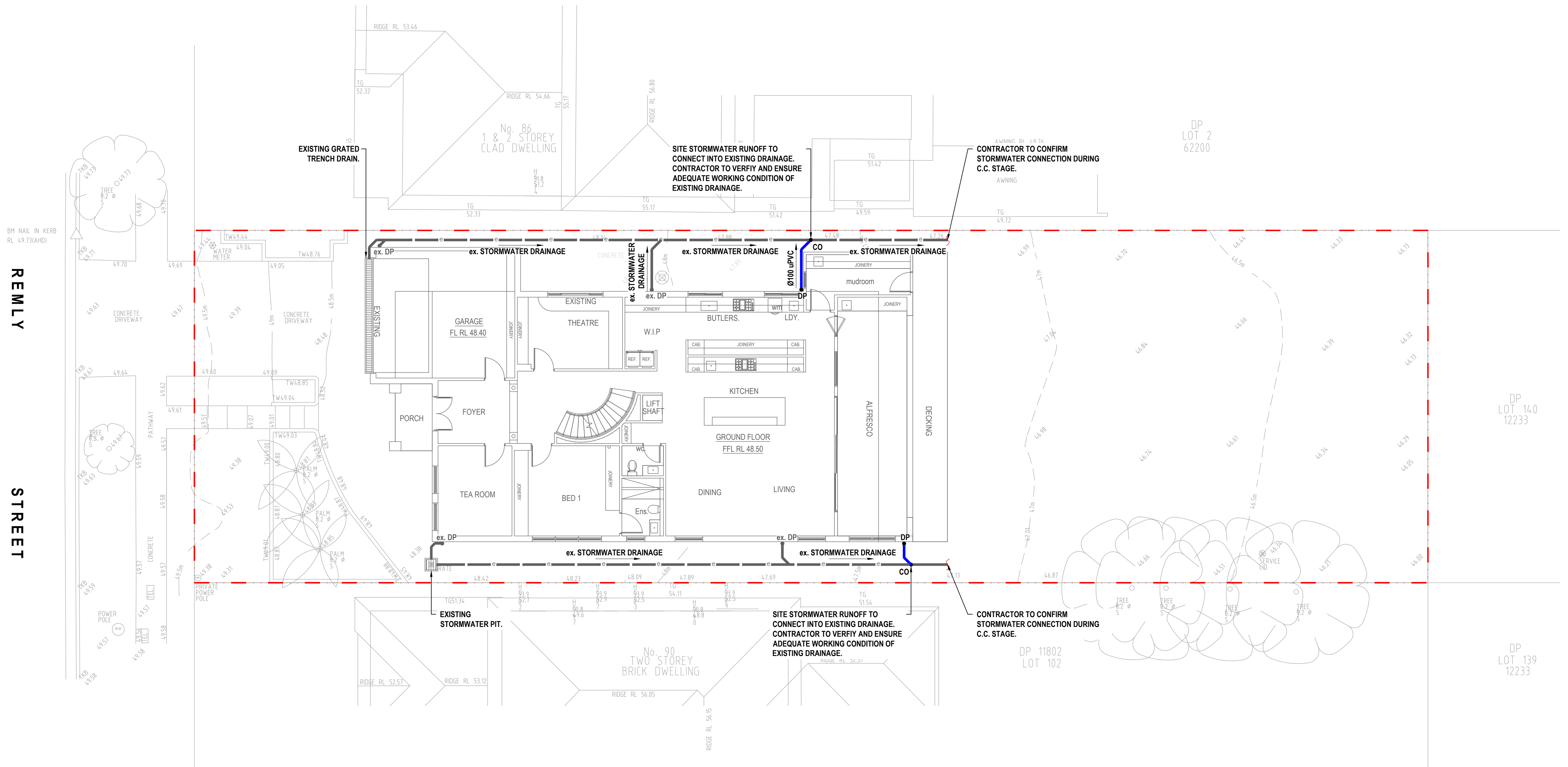
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10. ALL GUTTERS WILL BE FITTED WITH LEAF GUARDS AND SHOULD BE INSPECTED AND CLEANED TO ENSURE LEAF LITTER CANNOT ENTER THE DOWNPIPES
11. EXISTING STORMWATER DRAINAGE TO BE UTILISED WHERE CONTRACTOR SEE FIT.

SYMBOLS

RL	PIT SURFACE LEVEL
IL	INVERT LEVEL
TK	TOP OF KERB
	STORMWATER DRAINAGE PIPE
	DOWNPIPE TO RAINWATER TANK
	OVERFLOW PIPE FROM RAINWATER TANK
	Ø100 SUBSOIL PIPE
	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.
- SITE AREA = 809.4m²
- SCOPE OF WORKS TO INCLUDE PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING DWELLING.
- IN ACCORDANCE WITH COUNCIL GUIDELINES, OSD IS NOT REQUIRED FOR SUBJECT DEVELOPMENT AS THE TOTAL SITE IMPERVIOUSNESS <75%.
- CONTRACTOR TO VERIFY ADEQUATE WORKING CONDITION OF ALL EXISTING STORMWATER DRAINAGE ASSETS PRIOR TO C.C. STAGE.





A	ISSUED FOR DEVELOPMENT APPLICATION	BJF	WAW	06/06/2025
REV	DESCRIPTION	DFT	ENG	DATE

ARCHITECT



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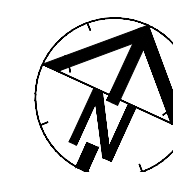
   



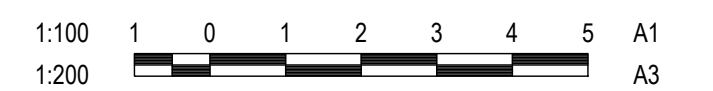
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SHEET SUBJECT
STORMWATER DRAINAGE PLAN -
GROUND FLOOR

PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT
88 REMLY STREET,
ROSELANDS NSW 2196



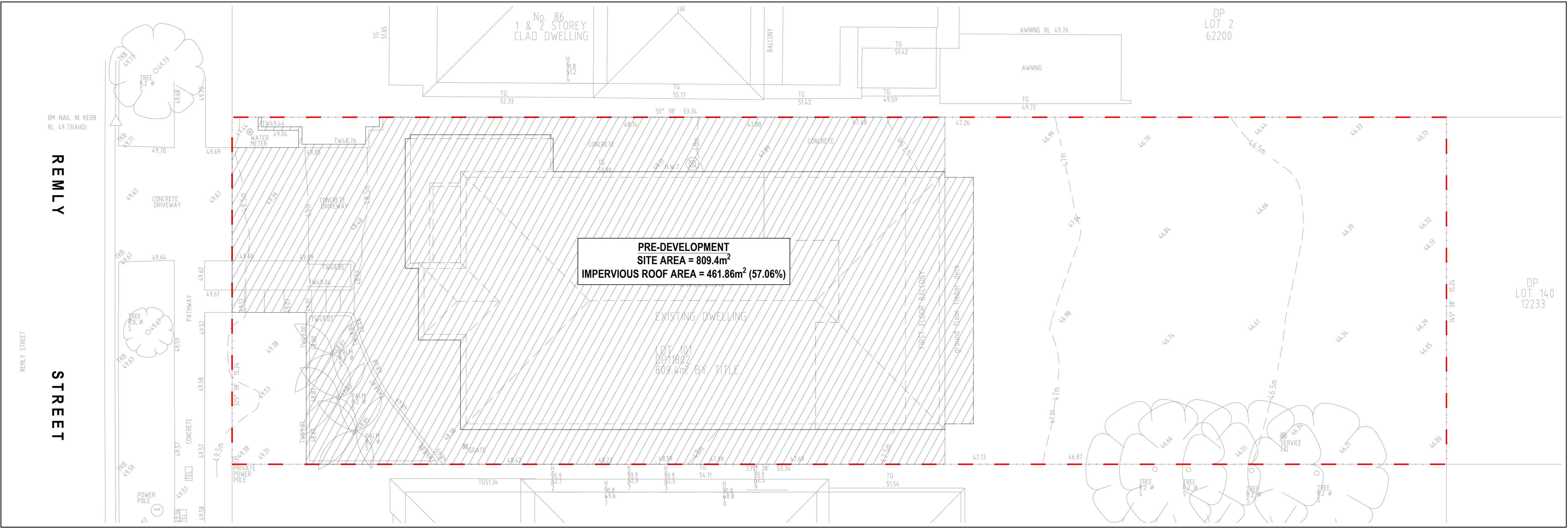
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JOB No 250121		
AUTHORISED JACKY CHEE HONG LEE	DWG No D10	REV A





SYMBOLS

- SITE BOUNDARY
- IMPERVIOUS AREA

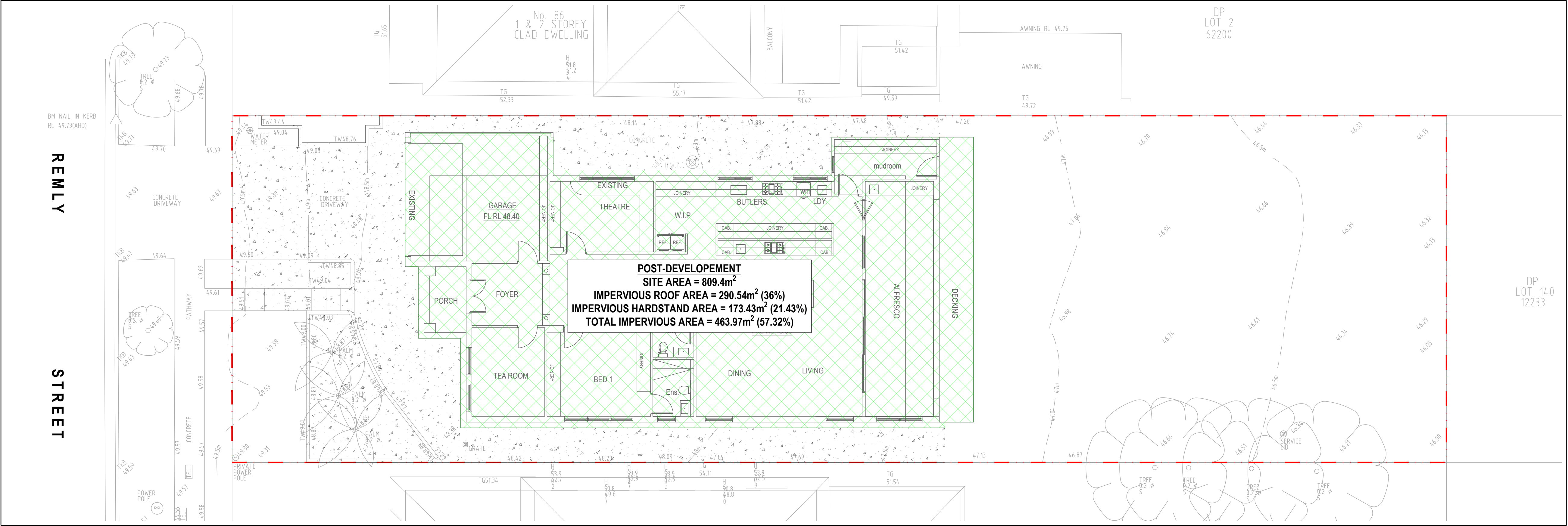


PRE-DEVELOPMENT CATCHMENT PLAN

SCALE 1:100

SYMBOLS

- SITE BOUNDARY
- IMPERVIOUS ROOF AREA
- IMPERVIOUS PAVEMENT AREA
- DIRECTION OF OVERLAND FLOW



POST-DEVELOPMENT CATCHMENT PLAN

SCALE 1:100

REV	DESCRIPTION	DFT	ENG	DATE
A	ISSUED FOR DEVELOPMENT APPLICATION	BJF	WAW	06/06/2025

ARCHITECT



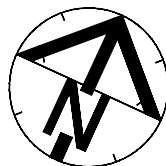
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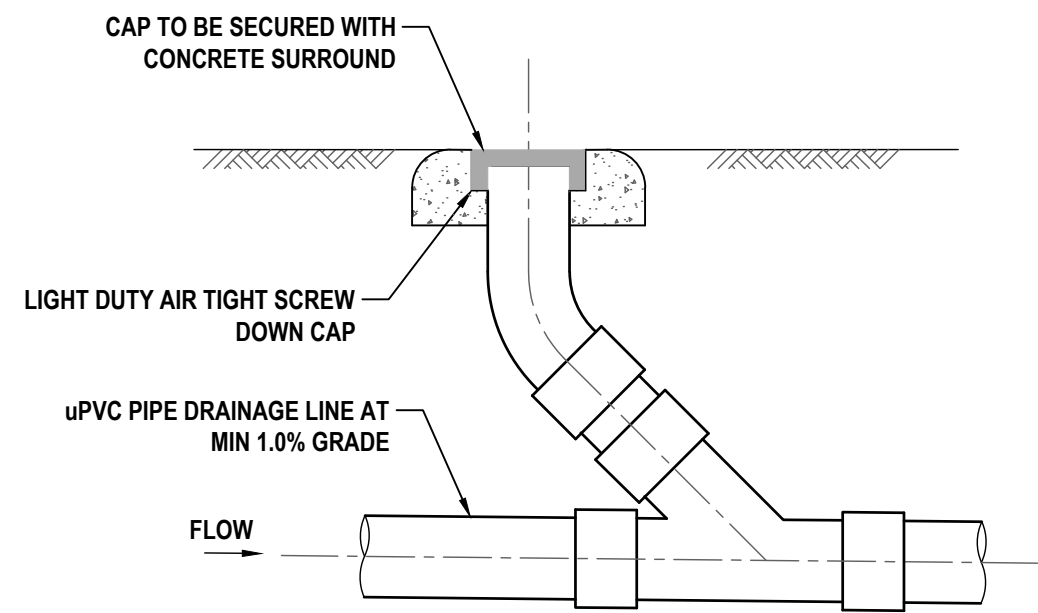
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SHEET SUBJECT
SITE CATCHMENT PLAN -
PRE VS POST DEVELOPMENT

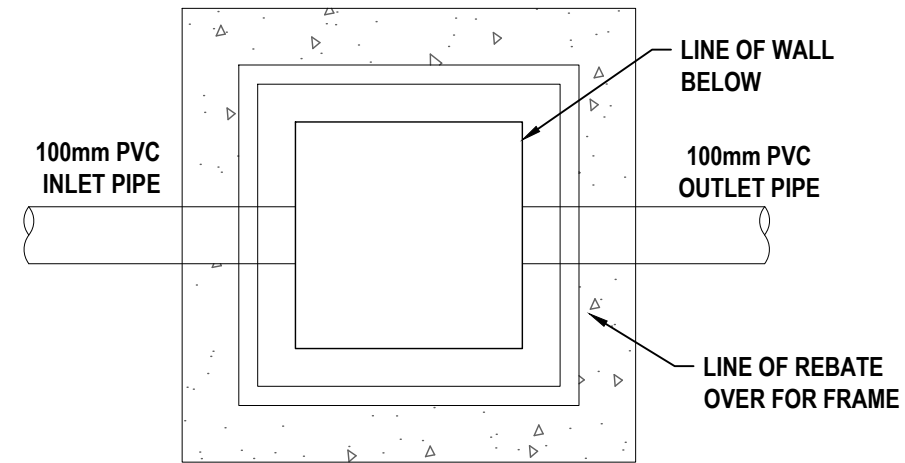
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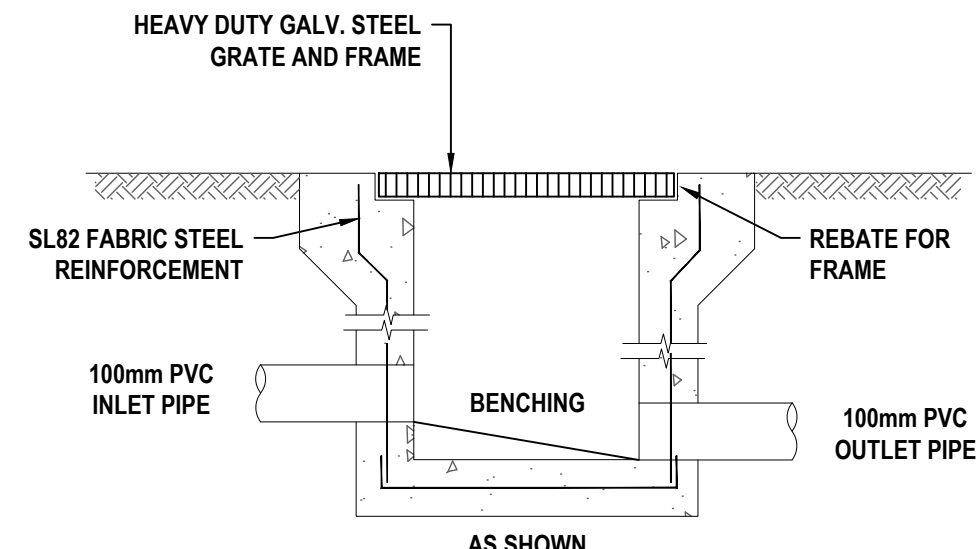
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JOB No 250121		
AUTHORISED JACKY CHEE HONG LEE	DWG No D15	REV A



TYPICAL CLEANING EYE DETAIL
NOT TO SCALE

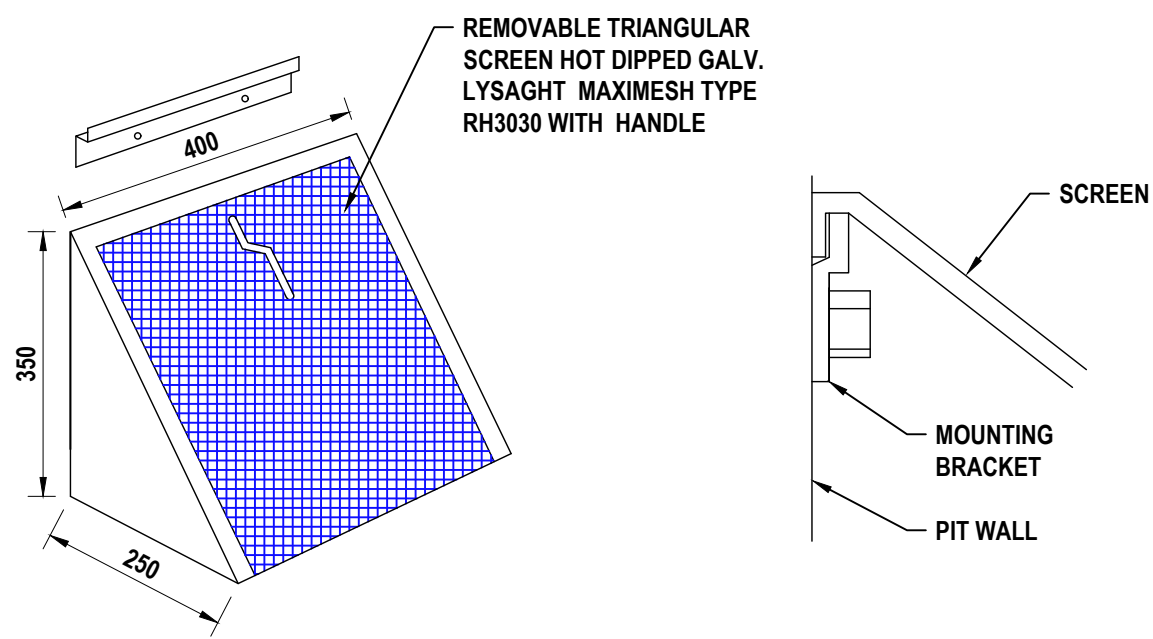


PLAN WITHOUT GRATE

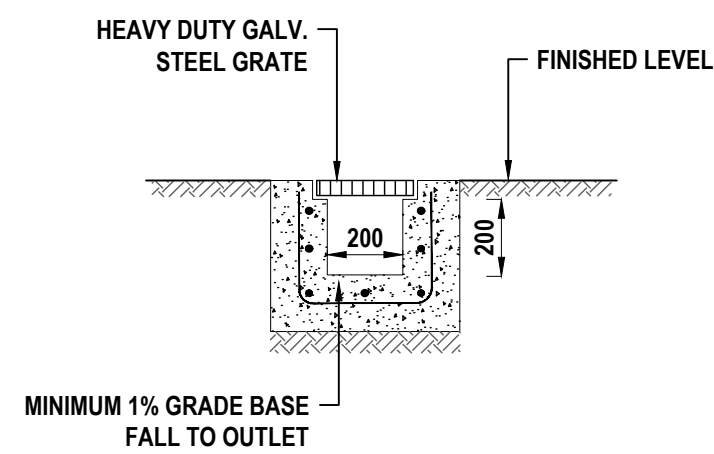


SECTION

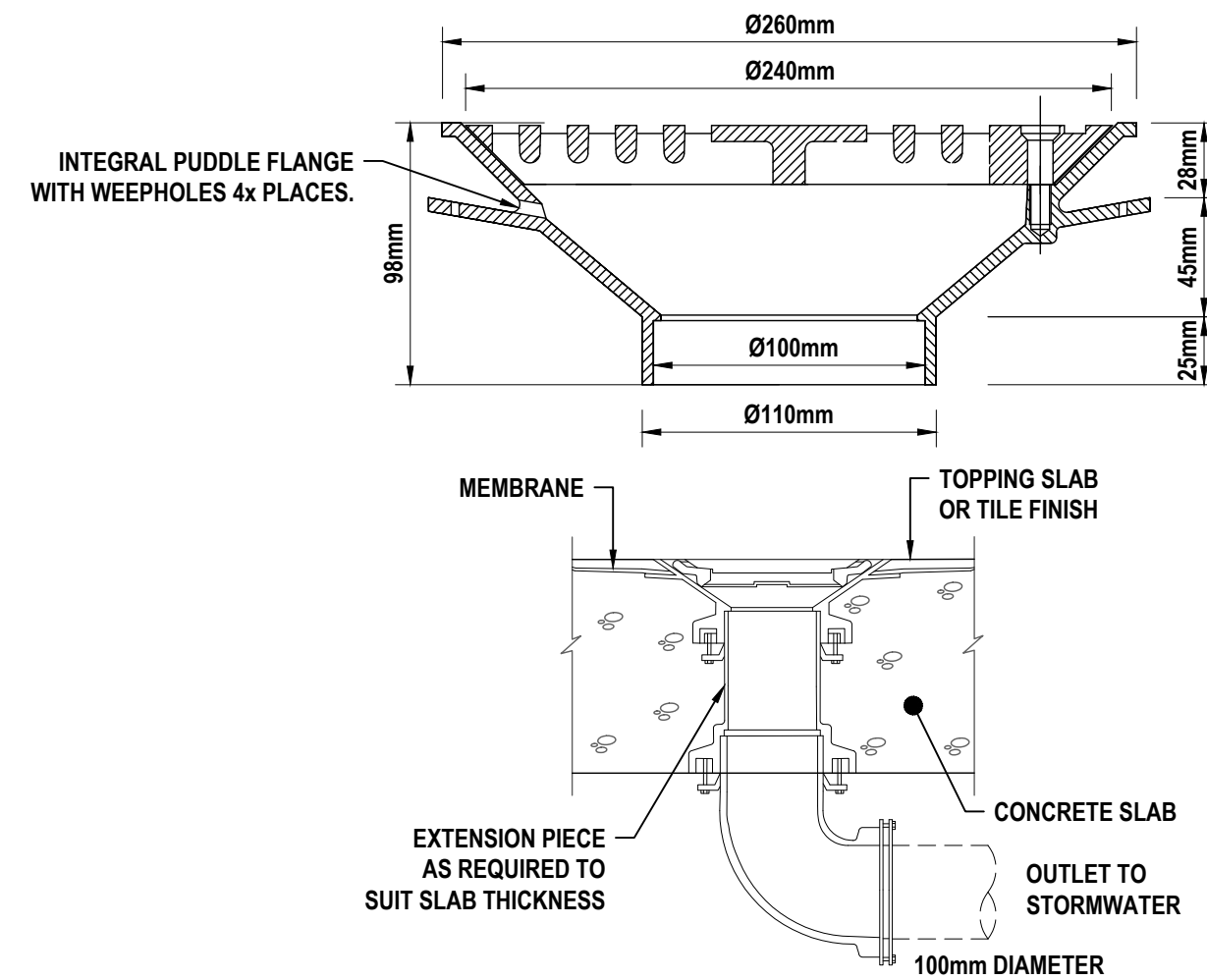
STORMWATER PIT DETAIL
NOT TO SCALE



MULTI PURPOSE FILTER SCREEN DETAIL
NOT TO SCALE



GRATED TRENCH DRAIN DETAIL
NOT TO SCALE



TYPE SPS RAINWATER OUTLET DETAIL
NOT TO SCALE

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SHEET SUBJECT
STORMWATER
DRAINAGE DETAILS

PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT
88 REMLY STREET,
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