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FOR: **ARABELLA HOMES**

JOB NO: SW135-2505

DATE: 10/06/2025

DRAWING NO	DRAWING TITLE
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**STORMWATER MANAGEMENT PLAN**

**FOR PROPOSED DWELLING**

**64 LAMBETH STREET, PANANIA, NSW**



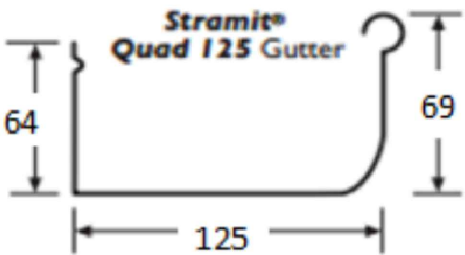
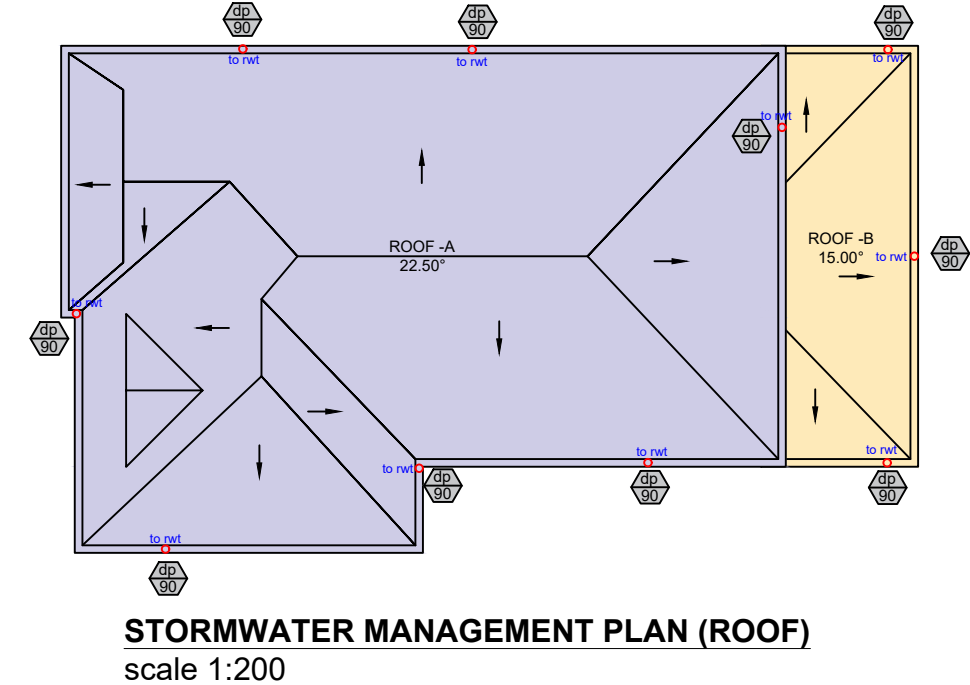
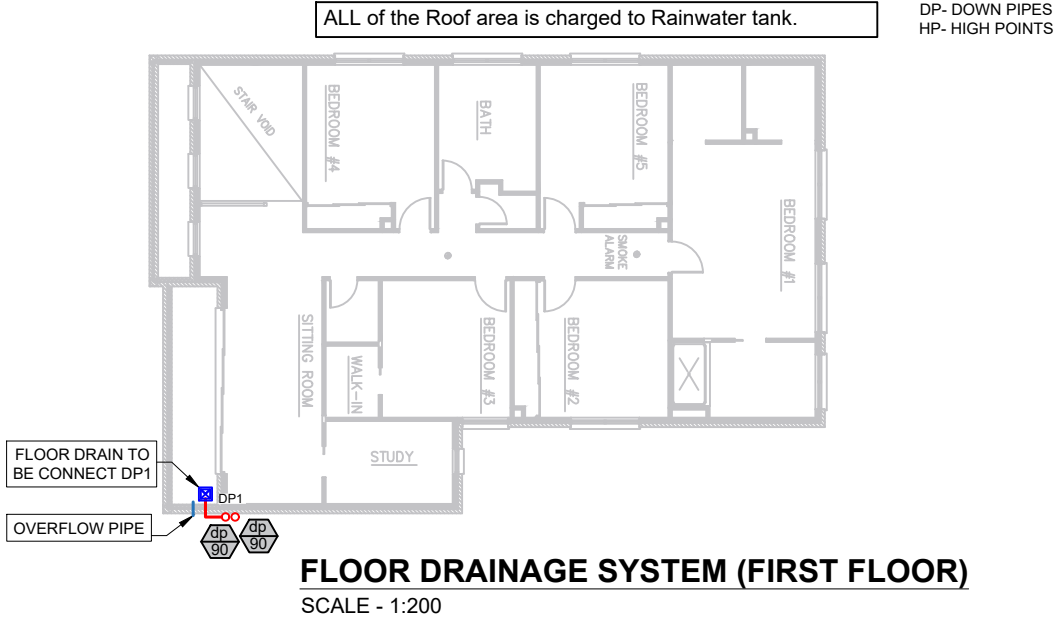


<b>STORMWATER DRAINAGE GENERAL</b>				ENGINEER IS TO BE NOTIFIED AT THE EARLIEST POSSIBLE CONVENIENCE				• PROVIDE CONCRETE BENCHING ACROSS PIT TO SUIT INLET AND OUTLET PIPES AS DETAILED				• RAINWATER TANK TO BE CONNECTED TO ALL TOILETS, LAUNDRY AND AT LEAST ONE (1) OUTDOOR TAP.			
• THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS' DRAWINGS AND SPECIFICATIONS. ALL DISCREPANCIES SHALL BE REFERRED TO THE ARCHITECT AND ENGINEER FOR DECISION BEFORE PROCEEDING WITH THE WORK				• THE CONTRACTOR TO VERIFY THE INVERT LEVELS AT POINT OF CONNECTION TO EXISTING STORMWATER SYSTEM AND REPORT ANY CONFLICT OF LEVELS				• DIA 100 SUBSOIL DRAINAGE PIPE 3.0 M LONG WRAPPED IN FABRIC SOCK TO BE PLACED ADJACENT TO INLET PIPES ON BOTH SIDES AND 100 MM MIN. ABOVE PIT FLOOR				<b>DESIGN NOTES</b>			
• DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THESE DRAWINGS. REFER TO ARCHITECT'S FINAL DRAWINGS.				• ALL BUILDINGS HAVE RAISED SO THERE IS AT LEAST 150 mm STEP UP INTO THE BUILDING TO ALLOW SUFFICIENT FREEBOARD FOR OVERLAND FLOWS IN THE CASE OF PIPE BLOCKAGE				• SUB SOIL DRAINAGE SHALL BE PROVIDED TO ALL RETAINING WALLS AND EMBANKMENTS WITH THE LINES FEEDING INTO THE STORMWATER DRAINAGE SYSTEM, UNO.				• ALL EVE GUTTERS AND DOWNPIPES ARE DESIGNED FOR 10 YEAR ARI STORM EVENT.			
• THE BUILDER SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING AND NEW SERVICES, AND SHALL BE RESPONSIBLE FOR DAMAGE TO THE SAME.				• DOWNPIPES AND PITS LOCATIONS AND LEVELS MAY BE VARIED TO SUIT THE SITE CONDITIONS, AFTER ENGINEERING APPROVAL				• SELECTED GRANULAR BACKFILL IS TO BE PLACES AGAINST THE FULL HEIGHT OF THE PIT VERTICAL FACES AND FOR A HORIZOONTAL DISTANCE EQUAL TO ONE-THIRD THE HEIGHT OF THE STRUCTURE.				• BOX GUTTER AND RAINWATER HEADS ARE DESIGNED FOR 100 YEAR ARI STORM EVENT			
• ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SSA CODES, AND THE BY-LAWS AND ORDINANCES OF THE COUNCIL EPA AND WORKCOVER AS 3500 PART 2 & 3				• DOWNPIPES SHOWN ARE INDICATIVE ONLY. ALL ROOF GUTTERING AND DOWNPIPES TO THE CURRENT AUSTRALIAN STANDARDS				• MORTAT BASES TO BE SHAPED TO GIVE MIN 20 mm FALL ACROSS PITS				• INTENSITY FREQUENCY DURATION (IFD) DESIGN CHART OBTAINED FROM BUREAU OF METEOROLOGY HAS BEEN USED TO DESIGN ON SITE DETENTION SYSTEM.			
• PREPARE PROGRESSIVELY AND FURNISH TO THE ENGINEER WORK AS EXECUTED DRAWINGS OF THE SAME SIZE AND QUALITY AS THIS DRAWING BUT ACCORDANCE WITH DA CONDITIONS AND CC REQUIREMENTS.				• DRAINAGE PIPES TO BE CONCRETE ENCASED WHERE LOCATED UNDER DRIVEWAY OR BUILDING				• MORTAR BASES TO BE DISHED TO SUIT ADJOINING PIPE SIZES TO GICE SELF CLEANSING PITS.				• <b>SEDIMENT FENCE</b>			
• GIVE SUFFICIENT NOTICE SO THAT INSPECTION MAY BE CARRIED OUT AT THE FOLLOWING STAGES: WORK READY FOR SPECIFIED TESTING, WORK READY TO BE COVERED OR CONCEALED.				• ALL PIPES TO BE FULLY HOUSED INTO PIT WALLS AND JOINED / SEAL IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.				• WHERE PIT DEPTH EXCEEDS STANDARD DEPTH, CONCRETE SHALL BE USED AS PIT BASE, AND ALSO TO GAIN REQUIRED INLET/ OUTLET LEVELS.				• SEDIMENT CONTROL DEVICES ARE TO BE IN PLACE PRIOR TO ANY DEMOLITION OR CONSTRUCTION.			
• OBTAIN APPROVAL BEFORE INTERRUPTING AN EXISTING SERVICE. KEEP THE NUMBER OF INTERRUPTIONS TO A MINIMUM.				• GRADE ALL PAVED AND GRASSED AREAS AWAY FROM THE BUILDING.				• THE INLET PIPE OBVERT IS TO BE HIGHER THAT THE OUTLET PIPE OBVERT				• CONSTRUCT A SILT BARRIER FENCE AS SHOWN ON PLAN AND TO DETAILS AS ABOVE.			
• LAY PIPES TO THE LEVELS SHOWN ON THE DRAWINGS AND IN ANY CASE NOT LESS THAN THE FOLLOWING:				• TOP OF GRATE TO BE POSITIONED TO CATCH ALL UPSTREAM SURFACE FLOWS AS INDICATED BY PLANS.				• ALL SWAYLES SHALL HAVE A TURFED INVERT EXTENDING 0.5 m UP THE SIDE SLOPES				• SEDIMENT CONTROL DEVICES ARE TO BE MAINTAINED IN GOOD WORKING ORDER UNTIL COMPLETION OF ALL SITE WORKS OR TO THE SATISFACTION OF THE COUNCIL SUPERVISING OFFICER.			
DIA. 100 MM @ 1.0%, DIA 150 MM @ 1.0%, DIA 225 MM @ 0.5%, DIA 300 MM @ 0.5%				• ALL PIPES WITHIN THE PROPERTY TO BE MIN. OF 150 DIA, @ 1% MIN. GRADE, UNO.				• HAND EXCAVATE STORMWATER PIPES IN VICINITY OF TREE ROOTS				• ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE SHOWN			
• ENDS OF PIPES AND STUB CONNECTIONS TO BE SEALED WITH ○ AN APPROVED SEALED DISC.				• ANY PIPES OVER 16% GRADE SHALL HAVE CONCRETE BULHEADS AT ALL JOINTS.				• FOOTHPATH CROSSING LEVELS SHOWN ARE TO BE ADJUSTED TO FINAL COUNCIL'S ISSUED LEVELS				<b>SEDIMENT BARRIER AROUND PIT:</b>			
• MILD STEEL STAR PICKET 1200 mm LONG WITH 300 mm PAINTED GREEN EXTENDED ABOVE GROUND LEVEL TO BE PLACED AT EACH INTERLOTMENT DRAINAGE CONNECTION POINT.				• ALL PITS WITHIN THE PROPERTY AREA TO BE FITTED WITH WELDOK OR APPROVED EQUIVALENT GRATES TO AS3996:				• ALL FENCES MUST BE RAISED 150 mm FROM THE FINISHED GROUND LEVELS SO THAT OVERLAND FLOWS FROM UPSTREAM PROPERTIES ARE NOT RESTRICTED OR BLOCKED.				• FABRICATE A SEDIMENT BARRIER MADE FROM GEOTEXTILE.			
• GEOTEXTILE FABRIC TO BE PLACED UNDER RIP RAP SCOUR PROTECTION				○ LIGHT DUTY FOR LANDSCAPE AREAS				• THE SYSTEM TO BE INSTALLED WITH THE FOLLOWING CONSIDERATIONS:				• SUPPORT GEOTEXTILE WITH MESH TIED TO THE POSTS AT 1000 MM CENTERS.			
				○ HEAVY DUTY WHERE SUBJECTED TO VEHICULAR CROSSING				• A 'FIRST FLUSH' DIVERSION TO REMOVE ROOF CONTAMINANTS				• DONOT COVER INLET WITH GEOTEXTILE			
				• ANY PIPES BENEATH RELEVANT LOCAL AUTHORITY ROAD TO BE RUBBER RING JOINTED RCP, UNO.				• ADEQUATE SCREENING TO PROVIDE MOSQUITO BREEDING AND ENTRY OF ANIMAL OR FLOATING MATTER				<b>STANDARD PIPE TRENCH</b>			
				• ALL PITS IN ROADWAYS ARE TO BE FITTED WITH HEAVY DUTY GRATES WITH LOCKING BOLTS AND CONTINEOUS HINGE				• TANKS TO BE PLUMBED TO TOP-UP FROM THE POTABLE WATER SUPPLY DURING DRY PERIOD WHEN THE TANK IS 80% EMPTY.				• SAND FREE FROM ROCK OR OTHER HARD AND SHARP OBJECTS THAT WOULD RETAINED ON 13.2 SEIVE			
				• ALL COURTYARD AND LANDSCAPE PITS TO BE 400 SQUARE, UNO				• NO DIRECT CROSS-CONNECTION WITH THE POTABLE WATER SUPPLY AND AN AIR GAP MAINTAINED ABOVE THE OVERFLOW IN THE TANK.				• CRISHED ROCK OR GRAVEL OF APPROVED GRADING UP TO MAX SIZE OF 14 mm			
				• ALL PLANTER BOXES AND BALCONIES TO BE CONNECTED TO THE PROPOSED STORMWATER DRAINAGE LINE.								• THE EXCAVATED MATERIAL MAY BE USED IF IT IS FREE FROM ROCK OR HARD MATTER AND BROKEN UP SO STHAT IT CONTAINS NO SOIL LUMPS HAVING ANY DIMENSION GREATER THAN 75 mm WHICH WOULD PREVENT ADEQUATE COMPACTION OF THE BEDDING			
				• PROVIDE STEP IRONS TO STORMWATER PITS GREATER THAN 1200 IN DEPTH.								• MATERIAL FOR PIPE SIDE SUPPORT SHOULD BE ADEQUATELY TAMPED IN LAYERS OF NOT MORE THAN 150 mm.			
				• COMPRESSIVE STRENGTH OF CONCRETE AT 28 DAYS TO BE MIN. 25 MPa								• PIPE OVERLAY MATERIAL SHOULD BE LEVELLED AND TAMPED IN LAYERS TO A MINIMUM HEIGHT OF 150 mm ABOVE THE CROWN OF THE PIPE			

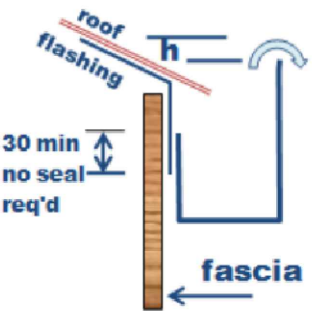
EAVES GUTTER AND DOWN PIPE DESIGN TO AS/NZS 3500.3: 2021

DESCRIPTION			UNIT	ROOF	
				A	B
Horizontal catchment area	Ah	sq.m		233	46.2
Roof Average slope	S	degrees		22.5	15
Intensity	I	mm/hr		154	154
Is Gutter slope steeper than 1:500 ?				Yes	Yes
Down pipe size selected	dia	mm		90	90
Cross referencing From Table 3.5.2 and Fig 3.5.2	Tnum			6.6	1.23
Theoretical number of DPs required					
Selected Number of Down pipes	n			7	2
from AS3500 Table 3.4.5.2, C'ment Area Multiplier	f			1.21	1.13
Roof Area allowing for slope	Ac				
		sq.m		281.9	52.2
Catchment Area per DP	A				
		sq.m		Ac/n	Ac/n
		sq.m		40.3	26.1
Flow/DP	q				
		litres/sec		I*A/3600	I*A/3600
		litres/sec		1.72	1.12
from AS/NZS 3500 fig 3.5.2(C), Gutter Area		sq.mm		6296	4545
Gutter Area rounded to nearest 100sq.mm		sq.mm		6300	4500
From AS/NZS 3500 Table 3.5.2,, Down Pipe size		mm		90	75
Down Pipe size selected		mm		90	90
Summary					
This catchment requires :- number of DPs				7	2
Downpipe size		mm		90	90
minimum eaves gutter cross sectional Area		sq.mm		6296	4545

RECOMMENDED GUTTER = Stramit Quad 125 Unslotted NSW; Area = 6200 mm<sup>2</sup>  
(Note: assuming the catchment area of each DP is roughly similar.Length of any gutter draining to a downpipe to be not longer than 12m.(NCC vol2)



RECOMMENDED GUTTER = Stramit Quad 125  
Unslotted NSW; Area = 6200 mm<sup>2</sup>  
OR  
EQUIVALENT SHOULD BE USED



**Overflow over the front with flashing**

REQUIRED SETDOWN (h) FOR 1% AEP  
GUTTER OVERFLOW = 25 mm

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Rev	Description	By	Date

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Client:	ARABELLA HOMES
Project:	Proposed Development at 64 LAMBETH STREET, PANANIA, NSW

Title:	3 EAVE GUTTER CALC
Designed By:	Chij Shrestha MIEAust, CPEng, NER
Reviewed By:	C.L.A
Scale:	as shown (A3)
Date:	10/06/2025
Issue:	A
Job No:	SW135-2505
Sheet No:	3 OF 9

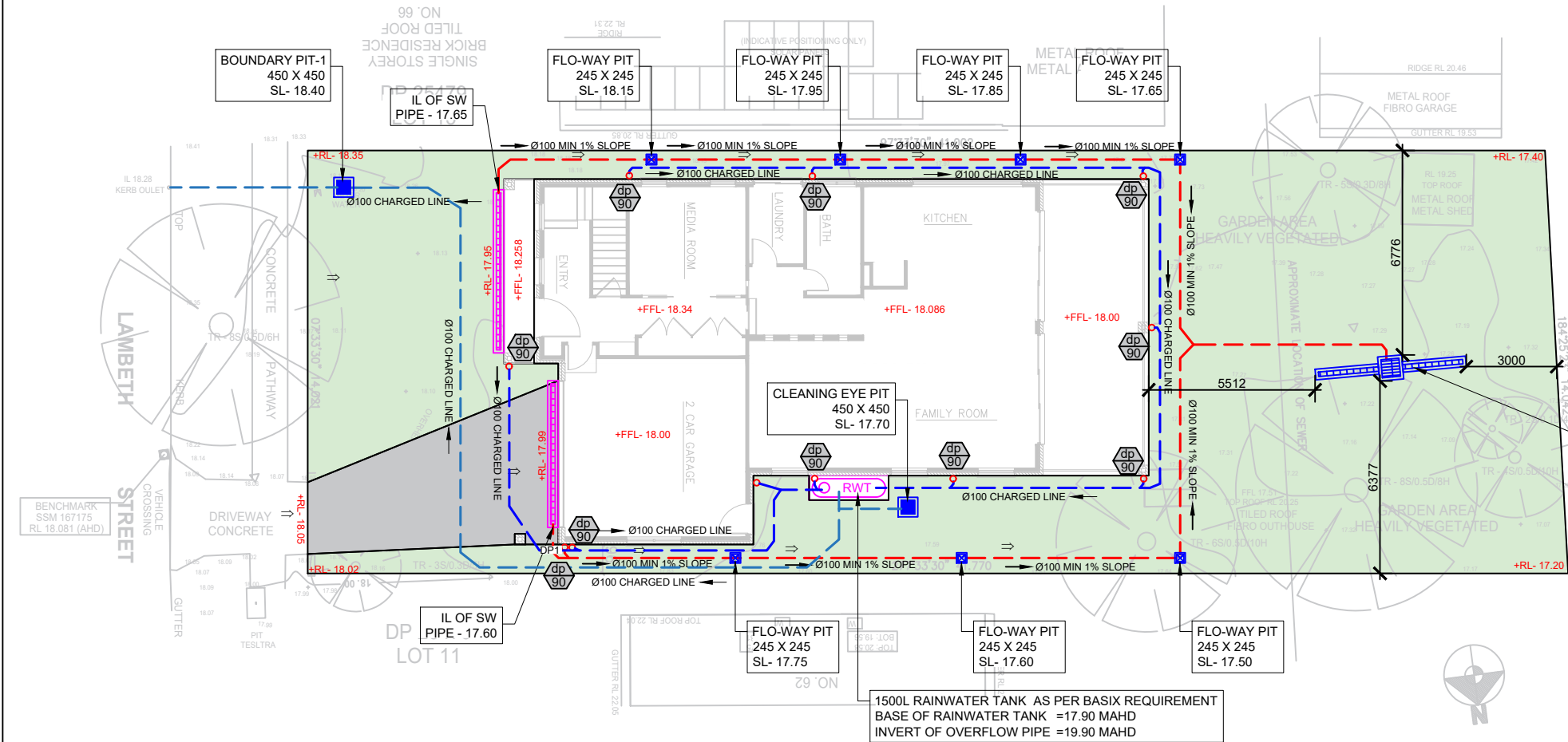


CHARGED LINE:

- INVERT OF OVERFLOW PIPE OF RAINWATER TANK = 19.90 MAHD
  - TOP OF KERB AT DISCHARGE POINT =18.43 MAHD
  - AVAILABLE HYDRAULIC HEAD =1.47M
- WHICH SATISFY THE CONDITION OF CHARGED LINE

NOTES:

- WHERE POSSIBLE, BUILDER SHOULD USE THE EXISTING OUTLET POINT TO DISCHARGE THE WATER FROM THE SITE.
- IF THE DESIGN AND THE SITE CONDITION DO NOT MATCH, PLEASE CONTACT HECARD CONSULT OR QUALIFIED HYDRAULIC ENGINEER.



Alternative water

Rainwater tank

The applicant must install a rainwater tank of at least 1500 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.

The applicant must configure the rainwater tank to collect rain runoff from at least 250 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).

The applicant must connect the rainwater tank to:

- all toilets in the development
- at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)

TRANSPIRATION BED  
FOR MORE DETAIL  
PLEASE REFER SH6

FFL  
FIRST  
FLOOR

MINIMUM FREEBOARD TO FIRSTFLOOR FFL

OVERFLOW

OBVERT OF THE OVERFLOW

FLOOR WASTE

SCHEMATIC DIAGRAM OF DRAINAGE  
REQUIREMENT IN BALCONY

not to scale

STORMWATER MANAGEMENT PLAN

SCALE - 1:200

	DOWN PIPE DIA OF DOWN PIPE		245 X 245 FLOW-WAY PIT		uPVC STORM WATER PIPE -100mm		CONCRETE AREA
SL	SURFACE LEVEL		450 X 450 STORM WATER PIT		uPVC STORM WATER PIPE -150mm		STORMWATER DRAINAGE EASEMENT
IL	INVERT LEVEL		600 X 600 STORM WATER PIT		uPVC STORM WATER PIPE -225mm		RAINWATER TANKS AS PER BASIX REQUIREMENTS. FURST FLUSH DEVICE MUST BE INSTALLED BEFORE THE INLET POINT. RAINWATER TANK TO BE CONNECTED TO AT LEAST ONE TOILET AND EXTERNAL TAPS. OVERFLOW FROM RAINWATER TANK TO BE CONNECTED TO STORMWATER PIPE DISCHARGING TO BOUNDARY PIT AT THE FRONT OF THE PROPERTY
dp	DOWNPIPES		900 X 900 STORM WATER PIT		uPVC STORM WATER PIPES - 375mm		AG PIPES
	RAINWATER HEAD WITH DOWNPIPE		RETAINING WALL		uPVC STORM WATER PIPES TO RAIN WATER TANK -100mm		Ø100 MIN 1% SLOPE
+RL- 22.52	FINISH GROUND LEVEL		GRATED DRAIN 150mm		uPVC EXISTING STORM WATER PIPE		Ø100 CHARGED LINE
	SURFACE FLOW DIRECTION		GRASS AREA				Ø100 mm uPVC SEWER GRADE STORMWATER PIPES MINIMUM 1% SLOPE. ARROW REPRESENTS DIRECTION OF FLOW IN PIPE STORMWATER PIPE
							Ø100 mm uPVC SEWER GRADE STORMWATER PIPES CHARGED TO RAIN WATER TANK. ARROW REPRESENTS DIRECTION OF FLOW IN PIPE STORMWATER PIPE

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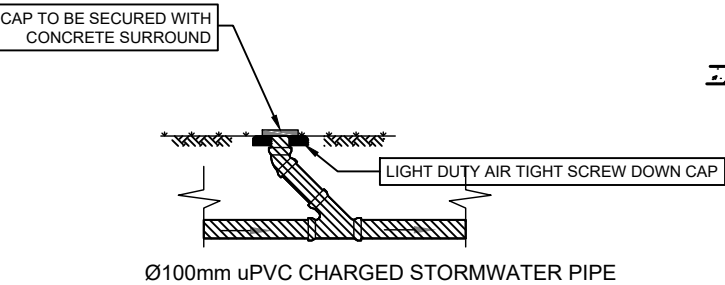
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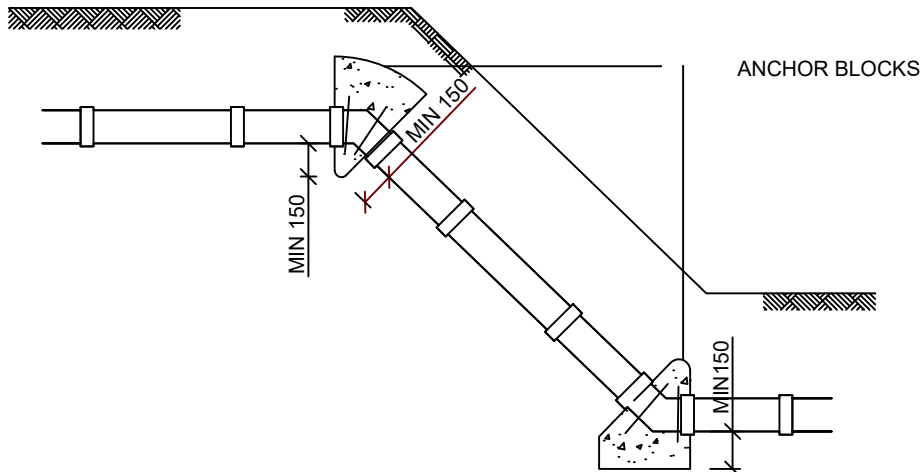
Title:	4 STORMWATER PLAN
Designed By:	Chij Shrestha MIEAust, CPEng, NER
Reviewed By:	C.L.A
Scale:	as shown (A3)
Date:	10/06/2025
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**TYPICAL WARNING SIGN**  
not to scale

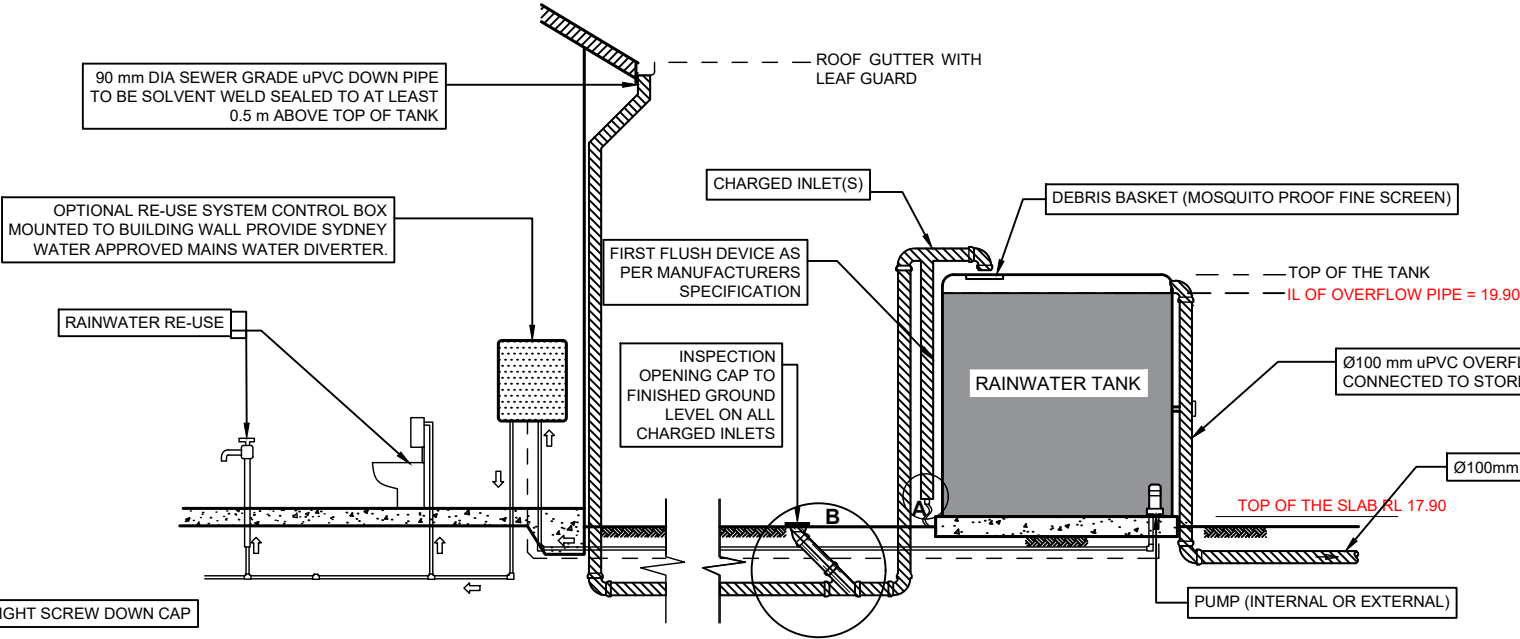


**DETAIL AT B**  
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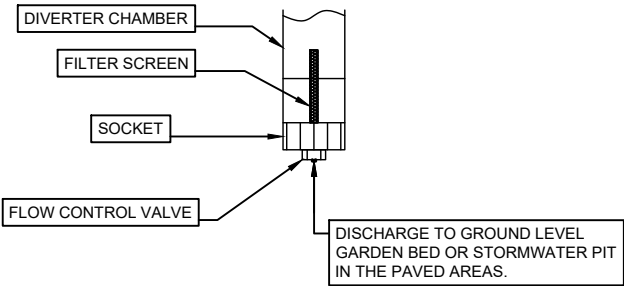


**TYPICAL ANCHOR BLOCK DETAIL FOR  
SLOPE GREATER THAN 1:5**  
not to scale

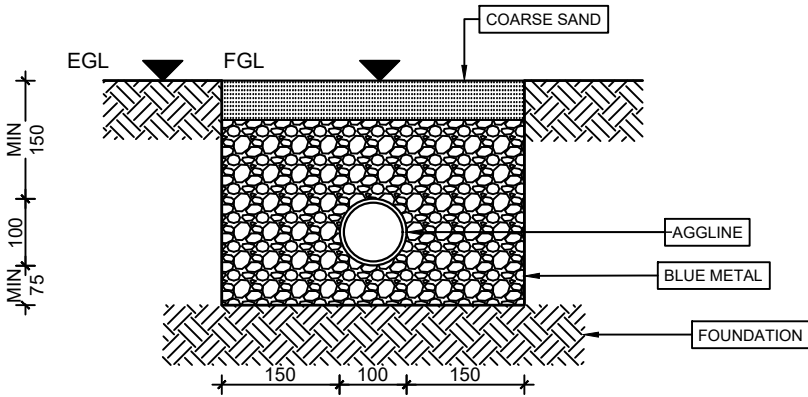
- NOTE:**  
WHERE THE GRADIENT OF A SITE OF STORMWATER DRAIN EXCEEDS 1:5, ANCHOR BLOCKS SHALL BE INSTALLED:
- a) AT THE BEND OR JUNCTION AT THE TOP AND BOTTOM OF THE STORMWATER DRAIN
  - b) AT INTERVAL NOT EXCEEDING 3.0 m
  - c) THICKNESS OF ANCHOR BLOCKS SHOULD NOT BE LESS THAN 150 mm
  - d) TWO STEEL REINFORCEMENT BAR BARS NOT LESS THAN 10 mm DIA BENT TO A RADIUS ABOUT 200 mm SHALL BE PROVIDED TO ANCHOR BLOCKS
  - e) ANCHOR BLOCKS SHOULD NOT COVER ANY FLEXIBLE JOINTS



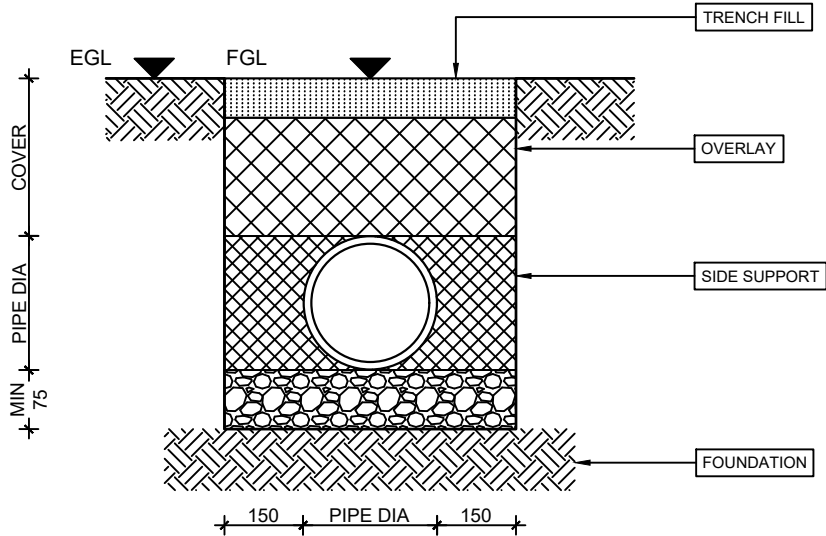
**TYPICAL RAINWATER TANK DETAIL**  
not to scale



**DETAIL AT A**  
not to scale



**AGGLINE TRENCH DETAIL**  
not to scale



**STANDARD PIPE TRENCH DETAIL**  
not to scale

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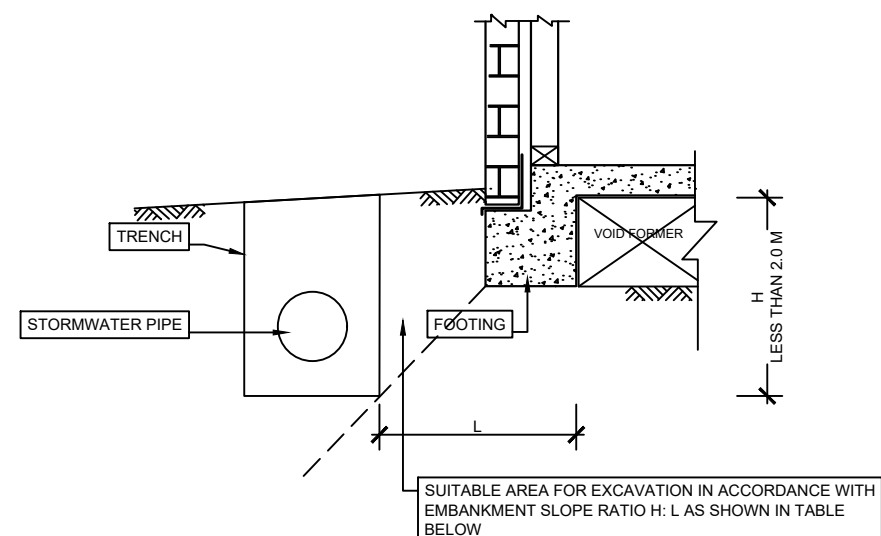
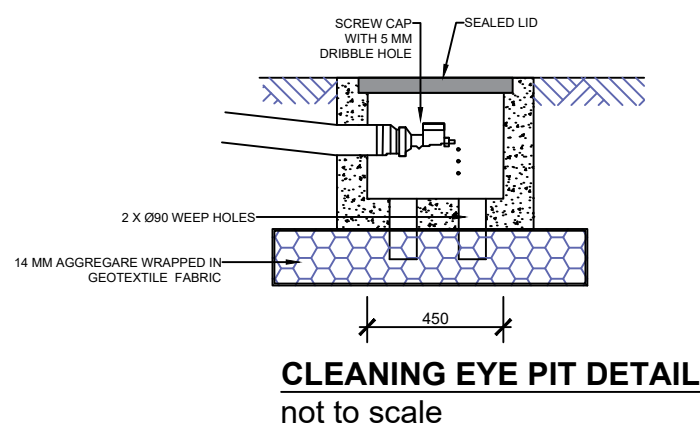
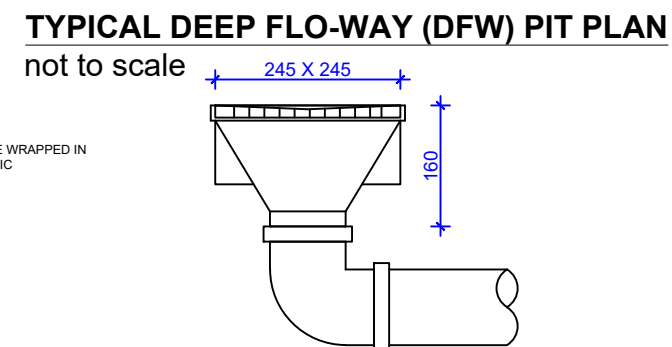
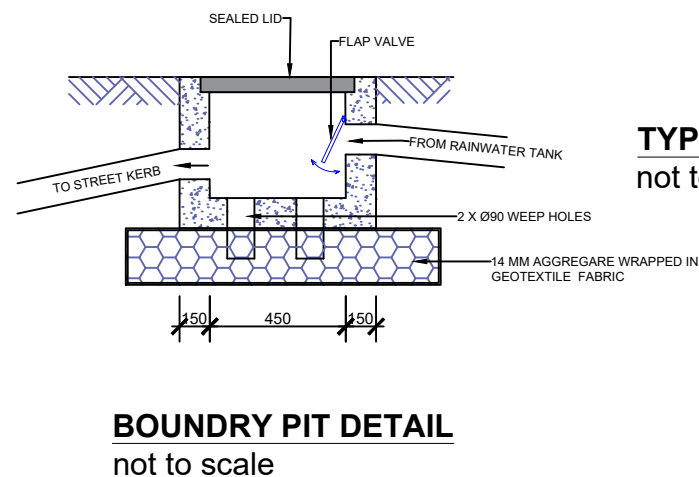
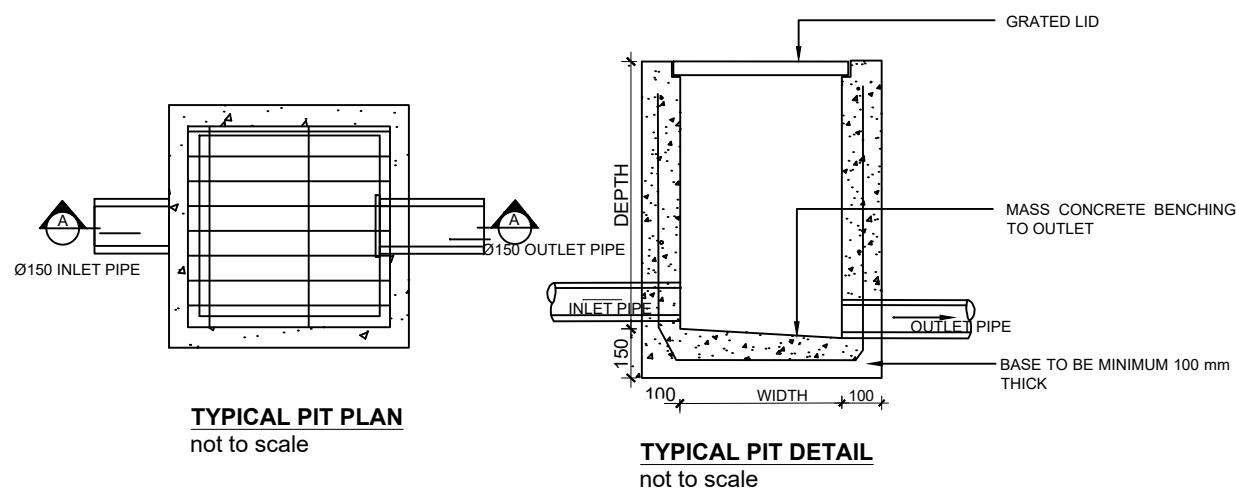


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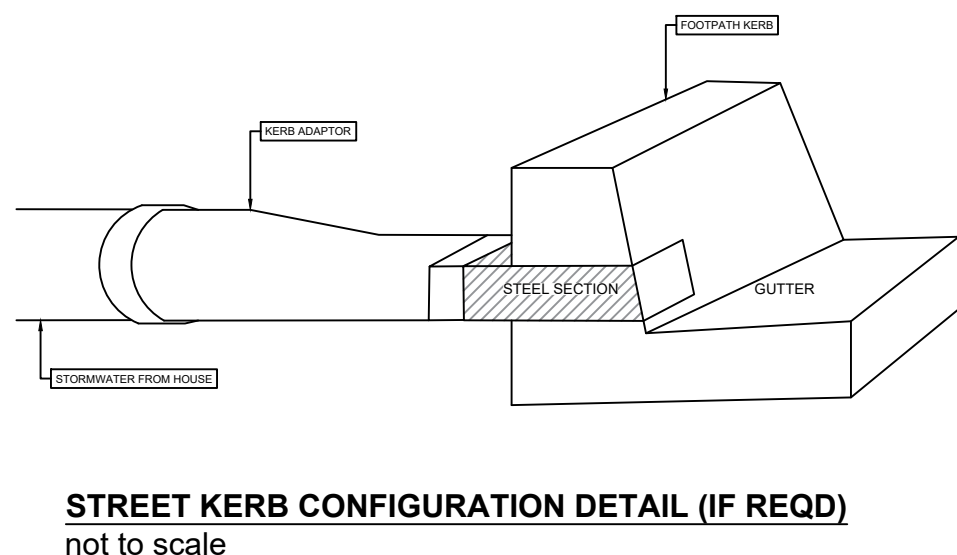




UN-RETAINED EMBANKMENT SLOPE RATIOS		
Soil class (see Part 3.2.4 for material description)	Site cut (excavation) (maximum embankment slope ratio, angle of site cut H:L <sup>Note 1</sup> )	Compacted fill (maximum embankment slope ratio, angle of batter H:L <sup>Note 1</sup> )
Stable rock (Class A)	8:1	2:3
Sand (Class A)	1:2	1:2
Firm clay (Class M-E)	1:1	1:2
Soft clay (Class M-E)	2:3	Not suitable

### EXCAVATION FOR DRAINS ADJACENT TO FOOTINGS

NOT TO SCALE



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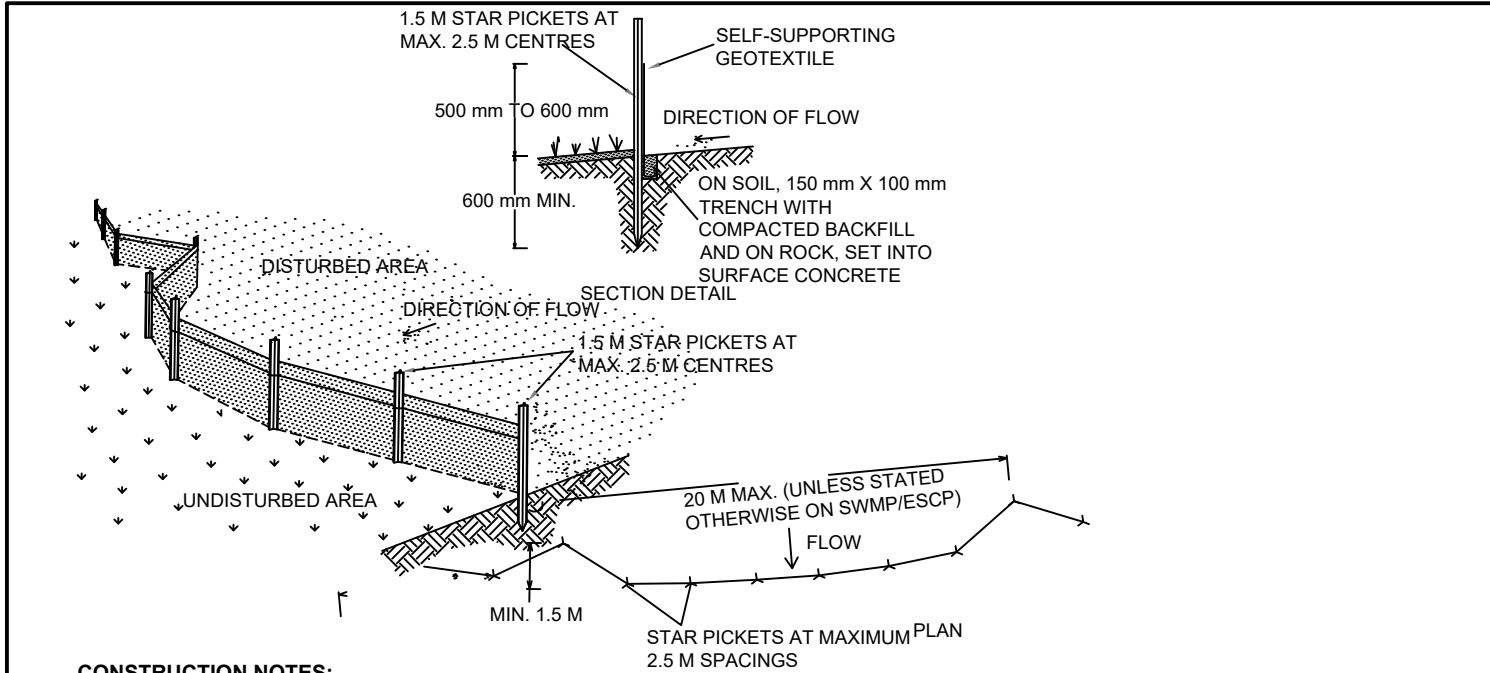
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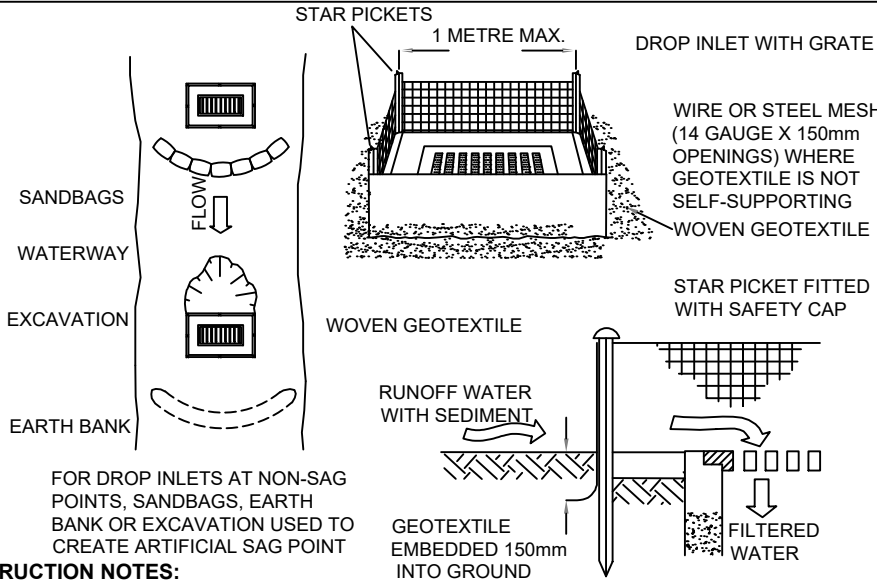


CONSTRUCTION NOTES:

1. CONSTRUCT SEDIMENT FENCES AS CLOSE AS POSSIBLE TO BEING PARALLEL TO THE CONTOURS OF THE SITE, BUT WITH SMALL RETURNS AS SHOWN IN THE DRAWING TO LIMIT THE CATCHMENT AREA OF ANY ONE SECTION. THE CATCHMENT AREA SHOULD BE SMALL ENOUGH TO LIMIT WATER FLOW IF CONCENTRATED AT ONE POINT TO 50 LITRES PER SECOND IN THE DESIGN STORMEVENT USUALLY THE 10 YEAR EVENT.
2. CUT A 150 MM DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED
3. DRIVE 1.5 METRE LONG STAR PICKETS INTO GROUND AT 2.5 METRE INTERVALS (MAX) AT THE DOWNSLOPE EDGE OF THE TRENCH ENSURE ANY STAR PICKETS ARE FITTED WITH SAFETY CAPS
4. FIX SELF SUPPORTING GEOTEXTILE TO THE UPSLOPE SIDE OF THE POSTS ENSURING IT GOES TO THE BASE OF THE TRENCH. FIX THE GEOTEXTILE WITH WIRES OR AS RECOMMENDED BY THE MANUFACTURER. ONLY USE GEOTEXTILE SPECIFICALLY PRODUCED FOR SEDIMENT FENCING. THE USE OF SHADE CLOTH FOR THIS PURPOSE IS NOT SATISFACTORY
5. JOIN SECTIONS OF FABRIC AT THE SUPPORT POST WITH A 150 MM OVERLAP
6. BACKFILL THE TRENCH OVER THE BASE OF THE FABRIC AND COMPACT IT THOROUGHLY OVER THE GEOTEXTILE.

SEDIMENT FENCE

SD 6-8

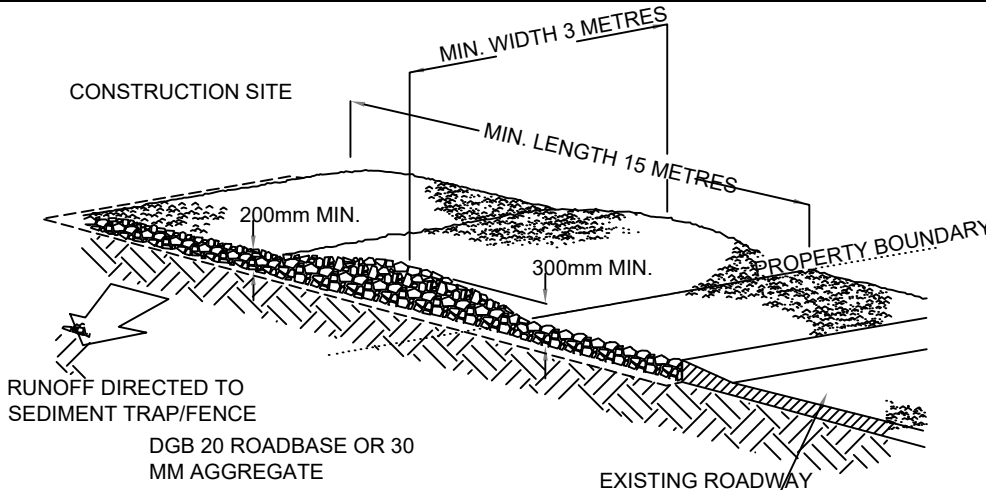


CONSTRUCTION NOTES:

1. FABRICATE A SEDIMENT BARRIER MADE FROM GEOTEXTILE OR STRAW BALES
2. FOLLOW THE INSTALLATION PROCEDURES FOR THE STRAW BALES OR GEOFABRIC. REDUCE THE PICKET SPACING TO 1 METER CENTRES
3. IN WATERWAYS, ARTIFICIAL SAG POINTS CAN BE CREATED WITH SANDBAGS OR EARTH BANKS AS SHOWN IN THE DRAWING
4. DO NOT COVER THE INLET WITH GEOTEXTILE UNLESS THE DESIGN IS ADEQUATE TO ALLOW FOR ALL WATER TO BYPASS IT.

GEOTEXTILE INLET FILTER

SD 6-12



GEOTEXTILE FABRIC DESIGNED TO PREVENT INTERMIXING OF SUBGRADE AND BASE MATERIALS AND TO MAINTAIN GOOD PROPERTIES OF THE SUB-BASE LAYERS. GEOFABRIC MAY BE A WOVEN OR NEEDLE-PUNCHED PRODUCT WITH A MINIMUM CBR BURST STRENGTH (AS3706.4-90) OF 2500 N

CONSTRUCTION NOTES:

1. STRIP THE TOPSOIL, LEVEL THE SITE AND COMPACT THE SUBGRADE
2. COVER THE AREA WITH NEEDLE PUNCHED GEOTEXTILE
3. CONSTRUCT A 200 MM THICK PAD OVER THE GEOTEXTILE USING ROAD BASE OR 30 MM AGGREGATE
4. ENSURE THE STRUCTURE IS AT LEAST 15 METRES LONG OR TO BUILDING ALIGNMENT AND AT LEAST 3 METRES WIDE
5. WHERE A SEDIMENT FENCE JOINS ONTO THE STABILISED ACCESS, CONSTRUCT A HUMPS IN THE STABILISED ACCESS TO DIVERT WATER TO THE SEDIMENT FENCE

STABILISED SITE ACCESS

SD 6-14

A	ISSUED FOR D.A	CS	10/06/2025
Rev	Description	By	Date

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Client:	ARABELLA HOMES
Project:	Proposed Development at 64 LAMBETH STREET, PANANIA, NSW

Title: 9 EROSION & SEDIMENT CONTROL DETAIL	
Designed By: Chij Shrestha MIEAust, CPEng, NER	Date: 10/06/2025 Issue: A
Reviewed By: C.L.A	Job No: SW135-2505
Scale: as shown (A3)	Sheet No: 9 OF 9