

STORMWATER DRAINAGE

PROPOSED SINGLE STOREY DWELLING & GRANNY FLAT

84 LANCASTER AVENUE, PUNCHBOWL

DRAWING REGISTER	
DRAWING NO.	DRAWING TITLE
V250223 - SW000	COVER SHEET
V250223 - SW001	GENERAL NOTES
V250223 - SW100	STORMWATER DRAINAGE PLAN
V250223 - SW200	DRAINAGE DETAILS
V250223 - SW300	HYDRAULIC GRADE LINE

REVISION	REVISION DETAILS	DATE	DRAWN	DESIGN	CHECK	APPROVED	PREPARED BY	ARCHITECT	CLIENT	SCALE	GRID	STATUS	FOR APPROVAL NOT TO BE USED FOR CONSTRUCTION PURPOSES
A	ISSUED FOR DA	02.04.2025	M.N.	M.N.	D.S.	D.S.	VANGUARD CONSULTING ENGINEERS E-MAIL: ADMIN@VCENG.COM.AU TEL: (02) 9145 0253 WEB: WWW.VCENG.COM.AU	PROPOSED SINGLE STOREY DWELLING & GRANNY FLAT 84 LANCASTER AVENUE, PUNCHBOWL OFFICE 3.07 LEVEL 3, 14-16, LEXINGTON DRIVE, BELLA VISTA, 2154 LGA: CANTERBURY-BANKSTOWN COUNCIL	NOT TO SCALE HEIGHT DATUM AHD	DRAWING TITLE DRAWING NUMBER V250223 - SW000	DRAWING NUMBER V250223	REVISION D	
B	ISSUED FOR DA	25.07.2025	M.N.	M.N.	D.S.	D.S.							
C	ISSUED FOR DA	19.09.2025	D.D.	M.N.	D.S.	D.S.							
D	ISSUED FOR DA	16.01.2026	K.T.	M.N.	D.S.	D.S.							
							UNIVERSAL DESIGNS	COVER SHEET					

SITEWORKS NOTES

- ORIGIN OF LEVELS- REFER SURVEY NOTES
- ALL WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL GOVERNMENT AUTHORITIES ENGINEERING CONSTRUCTION SPECIFICATION FOR CIVIL WORKS.
- PRIOR TO THE COMMENCEMENT OF THE WORKS THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND EXISTING LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES TO BE REPORTED TO VANGUARD.
- PRIOR TO THE COMMENCEMENT OF THE WORKS, THE CONTRACTOR IS TO VERIFY THE ALIGNMENT AND LEVELS OF ALL EXISTING SERVICES AT ALL LOCATIONS WHERE THE PROPOSED SERVICES ARE TO CROSS, CONNECT TO OR ARE LOCATED IN CLOSE PROXIMITY TO THE EXISTING SERVICES. ANY DISCREPANCIES TO BE REPORTED TO VANGUARD.
- CONTRACTOR MUST MAKE SMOOTH CONNECTION WITH ALL EXISTING WORKS.
- ALL TRENCH BACKFILL MATERIAL SHALL BE COMPAKTED TO THE SAME DENSITY AS THE ADJACENT MATERIAL.
- ALL SERVICE TRENCHES UNDER VEHICULAR PAVEMENTS SHALL BE BACKFILLED WITH SAND TO 300mm ABOVE PIPE. WHERE PIPE IS UNDER PAVEMENTS BACKFILL, REMAINDER OF TRENCH TO UNDERSIDE OF PAVEMENT WITH SAND OR APPROVED GRANULAR MATERIAL COMPACTED IN 150mm LAYERS TO MINIMUM 98% MODIFIED MAXIMUM DRY DENSITY IN ACCORDANCE WITH THE CURRENT AS 1289.5.2.1 (OR A DENSITY INDEX OF NOT LESS THAN 75).
- PROVIDE 10mm WIDE ISOLATION JOINTS BETWEEN BUILDINGS AND ALL CONCRETE OR UNIT PAVEMENTS.
- ASPHALTIC CONCRETE SHALL CONFORM TO THE CURRENT TFSW SPECIFICATION TS 03283.1 (R16) HEAVY DUTY DENSE GRADED ASPHALT.
- ALL BASECOURSE AND SUB-BASE MATERIAL SHALL BE IGNEOUS ROCK QUARRIED MATERIAL TO COMPLY WITH THE CURRENT TFSW SPECIFICATION TS 03315.1 (3051) GRANULAR BASE AND SUBBASE MATERIALS FOR SURFACED ROAD PAVEMENTS COMPACTED TO MINIMUM 98% MODIFIED DENSITY IN ACCORDANCE WITH THE CURRENT AS 1289.5.2.1. FREQUENCY OF COMPACTION TESTING SHALL NOT BE LESS THAN 1 TEST PER 50m² OF SUB-BASE COURSE MATERIAL PLACED UNLESS OTHERWISE APPROVED BY VANGUARD.
- AS AN ALTERNATIVE TO THE USE OF IGNEOUS ROCK AS A SUB-BASE MATERIAL (IN NOTE 10) A CERTIFIED RECYCLED CONCRETE MATERIAL COMPLYING WITH THE CURRENT TFSW SPECIFICATION TS 03315.1 (3051) GRANULAR BASE AND SUBBASE MATERIALS FOR SURFACED ROAD PAVEMENTS WILL BE CONSIDERED SUBJECT TO MATERIAL SAMPLES AND APPROPRIATE CERTIFICATIONS BEING PROVIDED TO THE SATISFACTION OF VANGUARD.
- SHOULD THE CONTRACTOR WISH TO USE A RECYCLED PRODUCT THE CONTRACTOR IS TO SEEK ACCEPTANCE OF THE PRODUCT FROM VANGUARD. THE PRICE DIFFERENCE BETWEEN AN IGNEOUS PRODUCT AND A RECYCLED PRODUCT SHALL BE CLEARLY INDICATED.
- WHERE NOTED ON THE DRAWINGS THAT WORKS ARE TO BE CARRIED BY OTHERS, (EG. ADJUSTMENT OF SERVICES), THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CO-ORDINATION OF THESE WORKS.
- ALL WORKS CARRIED OUT ADJACENT TO AND WITHIN SERVICE EASEMENTS ARE TO COMPLY WITH THE RELEVANT SERVICE AUTHORITIES GUIDELINES AND REQUIREMENTS.

EXISTING UNDERGROUND SERVICES NOTES

THE LOCATIONS OF UNDERGROUND SERVICES SHOWN IN THIS SET OF DRAWINGS HAVE BEEN PLOTTED FROM SURVEY INFORMATION AND SERVICE AUTHORITY INFORMATION. THE SERVICE INFORMATION HAS BEEN PREPARED ONLY TO SHOW THE APPROXIMATE POSITIONS OF ANY KNOWN SERVICES AND MAY NOT BE AS CONSTRUCTED OR ACCURATE. AT & L CAN NOT GUARANTEE THAT THE SERVICES INFORMATION SHOWN ON THESE DRAWINGS ACCURATELY INDICATES THE PRESENCE OR ABSENCE OF SERVICES OR THEIR LOCATION AND WILL ACCEPT NO LIABILITY FOR INACCURACIES IN THE SERVICES INFORMATION SHOWN FROM ANY CAUSE WHATSOEVER.

CONTRACTORS SHALL TAKE DUE CARE WHEN EXCAVATING ON SITE INCLUDING HAND EXCAVATION WHERE NECESSARY.

CONTRACTORS ARE TO CONTACT THE RELEVANT SERVICE AUTHORITY PRIOR TO COMMENCEMENT OF EXCAVATION WORKS.

CONTRACTORS ARE TO UNDERTAKE A SERVICES SEARCH, PRIOR TO COMMENCEMENT OF WORKS ON SITE. SEARCH RESULTS ARE TO BE KEPT ON SITE AT ALL TIMES.



BEFORE YOU DIG AUSTRALIA SHOULD BE CONTACTED PRIOR TO ANY EXCAVATION ON SITE
TM: TRADE MARK OF THE ASSOCIATION OF DIAL BEFORE YOU DIG SERVICES LTD. USED UNDER LICENSE.

STORMWATER DRAINAGE NOTES

GENERAL NOTES

- STORMWATER DESIGN CRITERIA:
ANNUAL EXCEDENCE PROBABILITY:
MINOR STORM: 5% AEP
MAJOR STORM: 1% AEP
- PIPES LESS THAN 300 DIA SHALL BE SEWER GRADE uPVC WITH SOLVENT WELDED JOINTS.
- ENLARGERS, CONNECTIONS AND JUNCTIONS TO BE PREFABRICATED FITTINGS WHERE PIPES ARE LESS THAN DN300.
- ALL INTERNAL WORKS WITHIN PROPERTY BOUNDARIES ARE TO COMPLY WITH THE REQUIREMENTS OF THE CURRENT AS 3500.3.1 AND AS/NZS 3500.3.2.
- ALL STORMWATER DRAINAGE LINES UNDER PROPOSED BUILDING SLABS TO BE uPVC PRESSURE PIPE GRADE 6. ENSURE ALL VERTICALS AND DOWNPIPES ARE uPVC PRESSURE PIPE, GRADE 6 FOR A MIN OF 3.0m IN HEIGHT.
- ALL DRAINAGE LINES TO PROVIDE A 3.0M LENGTH OF DN100 SUBSOIL DRAINAGE PIPE WRAPPED IN FABRIC SOCK, ON THE UPSTREAM SIDE OF EACH PIT. ALLOW FOR SECONDARY SUBSOIL FOR PIPES FOR PIPE GRATER THAN DN825.
- SUBSOIL DRAIN WRAPPED IN APPROVED FILTER SOCK SHALL BE PROVIDED BEHIND ALL KERBLINES WHERE NO DRAINAGE LINES ARE SHOWN ON THE DRAWINGS AND SHALL DISCHARGE INTO DOWNSTREAM PITS.
- WHERE SUBSOIL DRAINS PASS UNDER FLOOR SLABS AND VEHICULAR PAVEMENTS, UNSLOTTED uPVC SEWER GRADE PIPES ARE TO BE USED.
- CARE IS TO BE TAKEN WITH LEVELS OF STORMWATER LINES. GRADES SHOWN ARE NOT TO BE REDUCED WITHOUT APPROVAL FROM VANGUARD.
- GRATES AND COVERS SHALL CONFORM TO THE CURRENT AS 3996. CLASS D COVER (MINIMUM) SHALL BE PROVIDED IN TRAFFICKED PAVEMENTS WITH CLASS B (MINIMUM) BEING PROVIDED IN NON-TRAFFICKED AREAS.
- AT ALL TIMES DURING CONSTRUCTION OF STORMWATER PITS, THE CONTRACTOR SHALL PROVIDE ADEQUATE SAFETY PROCEDURES TO PREVENT THE POSSIBILITY OF PERSONNEL FALLING DOWN PITS.
- ALL PITS AND PIPES TO BE FOUNDED ON SUITABLE MATERIAL WITH A MINIMUM ALLOWABLE BEARING CAPACITY OF 100kPa UP TO 3.0m DEPTH TO INVERT AND 150kPa FROM 3.0m TO 6.0m DEPTH TO INVERT ONCE EXCAVATED. A CONCRETE BLINDING LAYER (MINIMUM 100mm THICK 25MPa OR DEEPER TO ENSURE MINIMUM SPECIFIED BEARING CAPACITY IS ACHIEVED) MAY BE PROVIDED. CONTRACTOR TO ENGAGE GEOTECHNICAL ENGINEER TO PROVIDE WRITTEN CONFIRMATION.
- ALL EXISTING STORMWATER DRAINAGE LINES AND PITS THAT ARE TO REMAIN ARE TO BE INSPECTED AND CLEANED. DURING THIS PROCESS ANY PART OF THE STORMWATER DRAINAGE SYSTEM THAT WARRANTS REPAIR SHALL BE REPORTED TO THE SUPERINTENDENT/ENGINEER FOR FURTHER DIRECTIONS.
- ALL STORMWATER PITS ARE TO BE CAST IN-SITU IN ACCORDANCE WITH THE STORMWATER DETAILS AND SPECIFICATIONS.
- ALL PITS MUST BE BENCHED AND STREAMLINED TO DIRECT WATER FROM THE INLET PIPE TO THE OUTLET PIPE.
- PITS DEEPER THAN 600mm MUST BE FITTED WITH DOUBLE STEP-IRONS IN ACCORDANCE WITH THE CURRENT AS 1657. PLASTIC ENCAPSULATED MAY BE USED. STEP-IRONS TO BE PROVIDED ON A SINGLE FACE WHERE POSSIBLE. SHOULD STEP-IRONS REQUIRE TO CHANGE FACE THEN 3 OVERLAPPING STEP IRONS ARE TO BE LOCATED ON EACH FACE.
- FREQUENCY OF COMPACTION TESTING SHALL BE NOT LESS THAN 1 TEST PER 2 LAYERS PER 40 LINEAR METERS.

RIGID & SEMI-RIGID PIPE NOTES

- PIPES 300 DIA AND LARGER TO BE STEEL REINFORCED CONCRETE CLASS '3' APPROVED SPIGOT AND SOCKET WITH RUBBER RING JOINTS. U.N.O. ALL ROAD CROSSINGS TO BE CLASS '4' U.N.O. EQUIVALENT STRENGTH FIBRE REINFORCED CONCRETE PIPES MAY BE USED SUBJECT TO APPROVAL BY VANGUARD OR THE LOCAL GOVERNMENT AUTHORITY.
- REINFORCED CONCRETE PIPES TO COMPLY WITH THE CURRENT AS/NZS 4068. FIBRE REINFORCED CONCRETE PIPES TO COMPLY WITH THE CURRENT AS 4139. PIPES TO BE INSTALLED WITH TYPE HS1 (ROAD) AND HS2 (LOTS) SUPPORT IN ACCORDANCE WITH THE CURRENT AS/NZS 3725. N ALL CASES BACKFILL EMBEDMENT ZONE WITH SELECT FILL (MINIMUM CBR 15%) TO 300mm ABOVE PIPE. WHERE PIPE IS UNDER PAVEMENTS BACKFILL REMAINDER OF TRENCH TO UNDERSIDE OF PAVEMENT WITH SAND OR APPROVED GRANULAR MATERIAL COMPACTED IN 150mm LAYERS TO MINIMUM 98% STANDARD MAXIMUM DRY DENSITY IN ACCORDANCE WITH THE CURRENT AS 1289.5.2.1. (OR A DENSITY INDEX OF NOT LESS THAN 75).
- FLexible PIPE NOTES
- FLexible PIPES TO COMPLY WITH THE CURRENT AS/NZS 2566.1. PIPES TO BE INSTALLED IN ACCORDANCE WITH THE CURRENT AS/NZS 2566.2. IN ALL CASES BACKFILL EMBEDMENT ZONE WITH GRAVEL OR SAND TO 300mm ABOVE PIPE. WHERE PIPE IS UNDER PAVEMENTS BACKFILL REMAINDER OF TRENCH TO UNDERSIDE OF PAVEMENT WITH SAND OR APPROVED GRANULAR MATERIAL COMPACTED IN 150mm LAYERS TO MINIMUM 98% STANDARD MAXIMUM DRY DENSITY IN ACCORDANCE WITH THE CURRENT AS 1289.5.2.1. (OR A DENSITY INDEX OF NOT LESS THAN 75).
- PRECAST CONCRETE PIT NOTES
- PRECAST PIT MAY BE USED WITH THE APPROVAL OF VANGUARD THE SUPERINTENDENT AND THE LOCAL GOVERNMENT AUTHORITY AND SHALL BE INSTALLED TO THE MANUFACTURERS RECOMMENDATIONS.
- ALL PRE-CAST PITS ARE TO BE STRUCTURALLY CERTIFIED TO MEET RELEVANT REQUIREMENTS OF THE CURRENT AS3600 AND AS3996 (2019).
- PRE-CAST STORMWATER PITS ARE TO BE APPROVED FOR TFSW CONSTRUCTION (R11) AND ARE TO BE DESIGNED AND CUSTOM MADE WITH OPENINGS UP TO A MAXIMUM +50mm OD OF THE STORMWATER PIPES. PITS ARE ALSO TO INCLUDE PENETRATIONS FOR SUBSOIL CONNECTIONS AND DOUBLE STEP-IRONS INSTALLED FOR PITS >0.6m DEEP. DEMOLITION SAWS MAY BE USED PROVIDED A NEAT FULL DEPTH CUT IS APPLIED AND ANY ADDITIONAL PENETRATIONS REQUIRED ARE TO BE CORE DRILLED.
- SHOP DRAWINGS ARE TO BE PROVIDED FOR REVIEW AND ACCEPTANCE. IT SHOULD BE NOTED THAT THE CONTRACTOR IS TO ENSURE THAT THE STRUCTURAL COMPONENTS OF THE PITS ARE NOT COMPROMISED AND ONLY THE PIPE KNOCKOUTS ARE TO BE REMOVED FOR THE PIPE PENETRATIONS.

STORMWATER DRAINAGE NOTES (CONTINUED)

- ALL PRECAST PITS TO BE FOUNDED ON CONCRETE BLINDING LAYER (100mm ON AN EARTH FOUNDATION OR 150mm ON A ROCK FORMATION) WITH A MINIMUM ALLOWABLE BEARING CAPACITY OF 100kPa UP TO 3.0m DEPTH TO INVERT AND 150kPa FROM 3.0m TO 6.0m DEPTH TO INVERT (MINIMUM 100mm THICK 25MPa OR DEEPER TO ENSURE MINIMUM SPECIFIED BEARING CAPACITY IS ACHIEVED). CONTRACTOR TO ENGAGE GEOTECHNICAL ENGINEER TO PROVIDE WRITTEN CONFIRMATION.
- ALL PRE-CAST PIT PENETRATIONS SHALL BE CUT SO THAT IT IS FLUSH WITH THE INTERNAL WALL.
- ALL PIPE JOINTING, SPARGING, RENDERING, FILLING OF GAPS TO BE FILLED WITH A HIGH STRENGTH NON-SHRINK GROUT WITH A MINIMUM 40MPa COMPRESSIVE STRENGTH AT 28 DAYS. (LANKO DURABED 702 OR SIMILAR).
- ANY DAMAGE TO THE STRUCTURAL INTEGRITY OF THE PRE-CAST PIT WILL BE REPAIRED AND STRUCTURALLY CERTIFIED AT THE CONTRACTORS EXPENSE TO THE SATISFACTION OF THE VANGUARD, SUPERINTENDENT / LOCAL GOVERNMENT AUTHORITY.

SURVEY NOTES

THE EXISTING SITE CONDITIONS SHOWN ON THE FOLLOWING DRAWINGS HAVE BEEN INVESTIGATED BY REGISTERED SURVEYORS. THE INFORMATION IS SHOWN TO PROVIDE A BASIS FOR DESIGN. VANGUARD CONSULTING ENGINEERS DOES NOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THE SURVEY BASE OR ITS SUITABILITY AS A BASIS FOR CONSTRUCTION DRAWINGS.

SHOULD DISCREPANCIES BE ENCOUNTERED DURING CONSTRUCTION BETWEEN THE SURVEY DATA AND ACTUAL FIELD DATA, CONTACT VANGUARD CONSULTING ENGINEERS.

LEGEND

DP ●	DOWNPIPE
SW —>	STORMWATER LINE
RW —>	ROOF WATER LINE
SSD —>	SUBSOIL DRAINAGE LINE
OF —>	OVERFLOW LINE
SWRM—SWRM—	STORMWATER RISING MAIN
—e—	EXISTING STORMWATER LINE
—SW—SW—	AUTHORITY STORMWATER LINE
—HL—HL—	HIGH LEVEL STORMWATER LINE
—S—S—	AUTHORITY SEWER LINE
—W—W—	AUTHORITY WATER LINE
—G—G—	AUTHORITY GAS LINE
—E—E—	AUTHORITY ELECTRICITY LINE
—FO—FO—FO—	AUTHORITY FIBRE OPTIC LINE
—TEL—	AUTHORITY COMMS LINE
—OH(E)—	AUTHORITY OVERHEAD ELECTRICAL LINE
—/—/—	FENCE LINE
	GRATED SURFACE INLET PIT
	GRATED SURFACE INLET PIT WITH OCEANGUARD BASKET
	JUNCTION PIT
	KERB INLET PIT
	GRATED TRENCH DRAIN
	EXISTING TELSTRA PIT
	EXISTING HYDRANT
	EXISTING STOP VALVE
	EXISTING GAS VALVE
	EXISTING POWER POLE
	EXISTING BOUNDARY TRAP
	EXISTING SEWER MANHOLE
	OVERLAND FLOW PATH
RWO	RAINWATER OUTLET

LEGEND

CO ○	CLEAR OUT POINT
DDO ○	DISH DRAIN OUTLET
PD ○	PLANTER DRAIN
]	CAPPING
FF ○	FIRST FLUSH
RH □	RAINHEAD
●	DOWNPIPE DROP
▷	NON RETURN VALVE
×	WALL PENETRATION
SP	DOWNPIPE SPREADER
!	WARNING LIGHT
80.00	SPOT LEVELS
▲	BENCHMARK

AS3500.3 MINIMUM INTERNAL DIMENSIONS FOR STORMWATER AND INLET PITS			
DEPTH TO INVERT OF OUTLET	MINIMUM INTERNAL DIMENSIONS mm		
	RECTANGULAR	CIRCULAR	
	WIDTH	LENGTH	DIAMETER
≤ 600	450	450	600
> 600	≤ 900	600	600
> 900	≤ 1200	600	900
> 1200		900	1000

AS3500.3 MINIMUM GRADIENT OF SITE STORMWATER DRAINS

NOMINAL SIZE	MINIMUM GRADIENT	NOMINAL SIZE	MINIMUM GRADIENT
DN	AU	NZ	DN
90	1:100	1:90	225
100	1:100	1:120	300
150	1:100	1:200	375

AS3500.3 TABLE 7.1: MINIMUM PIPE COVER

(FROM FINISHED SURFACE TO TOP OF PIPE)

LOCATION	CAST IRON, DUCTILE IRON, GALVANIZED STEEL	OTHER AUTHORIZED(*) PRODUCTS	MINIMUM COVER (millimeters)	
1 NOT SUBJECT TO VEHICULAR LOADING				
(A) WITHOUT PAVEMENT -				
(i) FOR SINGLE DWELLINGS	NIL		100	
(ii) FOR OTHER THAN ITEM (i)	NIL		300	
(B) WITH PAVEMENT OF BRICK OR UNREINFORCED CONCRETE	NIL (†)		50 (†)	
2 SUBJECT TO VEHICULAR LOADING				
(A) OTHER THAN ROADS -				
(i) WITHOUT PAVEMENT	300		450	
(ii) WITH PAVEMENT OF -				
(A) REINFORCED CONCRETE FOR HEAVY VEHICULAR LOADING	NIL (†)</			

REVISION	REVISION DETAILS	DATE	DRAWN	DESIGN	CHECK	APPROVED	PREPARED BY	ARCHITECT	CLIENT	SCALE	GRID	STATUS	FOR APPROVAL		
A	ISSUED FOR DA	02.04.2025	M.N.	M.N.	D.S.	D.S.	VANGUARD CONSULTING ENGINEERS E-MAIL: ADMIN@VCENG.COM.AU TEL: (02) 9145 0253 OFFICE 3.07 LEVEL 3, 14-16, LEXINGTON DRIVE, BELLA VISTA, 2154 WEB: WWW.VCENG.COM.AU	NOT TO BE USED FOR CONSTRUCTION PURPOSES PROJECT PROPOSED SINGLE STOREY DWELLING & GRANNY FLAT 84 LANCASTER AVENUE, PUNCHBOWL	DRAWING TITLE STORMWATER DRAINAGE PLAN DRAWING NUMBER V250223 - SW100	DRAWING NUMBER V250223	REVISION D	ISSUED FOR DA 25.07.2025 M.N. M.N. D.S. D.S.	ISSUED FOR DA 19.09.2025 D.D. M.N. D.S. D.S.	ISSUED FOR DA 16.01.2026 K.T. M.N. D.S. D.S.	ISSUED FOR DA 02.04.2025 M.N. M.N. D.S. D.S.
B	ISSUED FOR DA	25.07.2025	M.N.	M.N.	D.S.	D.S.									
C	ISSUED FOR DA	19.09.2025	D.D.	M.N.	D.S.	D.S.									
D	ISSUED FOR DA	16.01.2026	K.T.	M.N.	D.S.	D.S.									

DESIGN NOTES

THE SITE IS LOCATED IN CANTERBURY-BANKSTOWN

SITE AREA = 935.8m²

IN ACCORDANCE TO COUNCIL GUIDELINES, OSD IS NOT REQUIRED FOR SUBJECT DEVELOPMENT.

CONTRACTOR TO INSTALL ABOVE GROUND RAINWATER TANK TO COLLECT
REQUIRED ROOF AREA IN ACCORDANCE WITH BASIX CERTIFICATE.

RAINWATER TANK TO BE EQUIPPED WITH FIRST FLUSH AND MOSQUITO

ALL NEW STORMWATER PIPES TO HAVE A MINIMUM OF 100mm CONCRETE OR 300mm TOPSOIL COVER U.N.O.

ALL DOWNPPIPES SHOWN ON PLAN ARE Ø100mm uPVC U.N.O.

EROSION & SEDIMENT CONTROL NOTES:

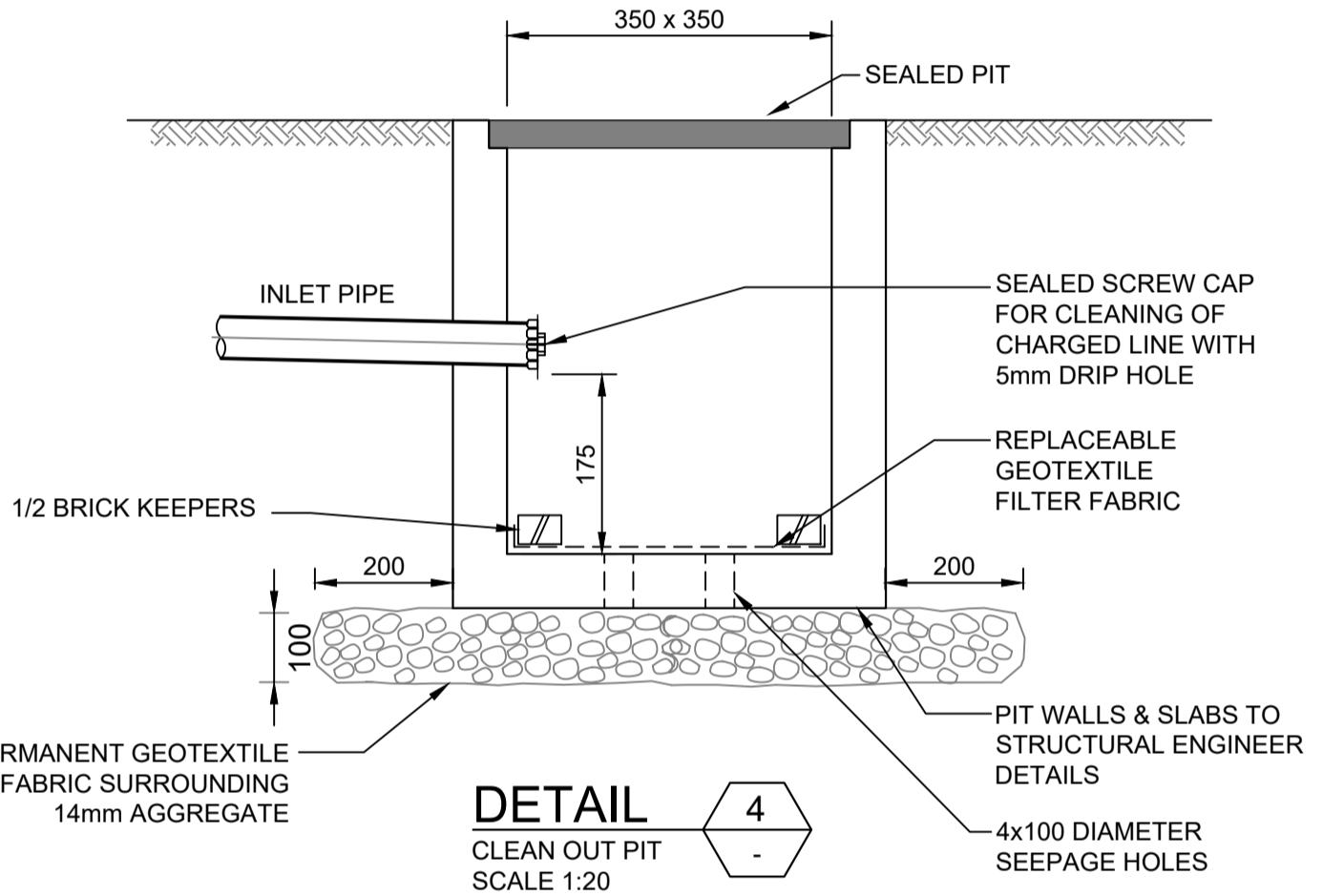
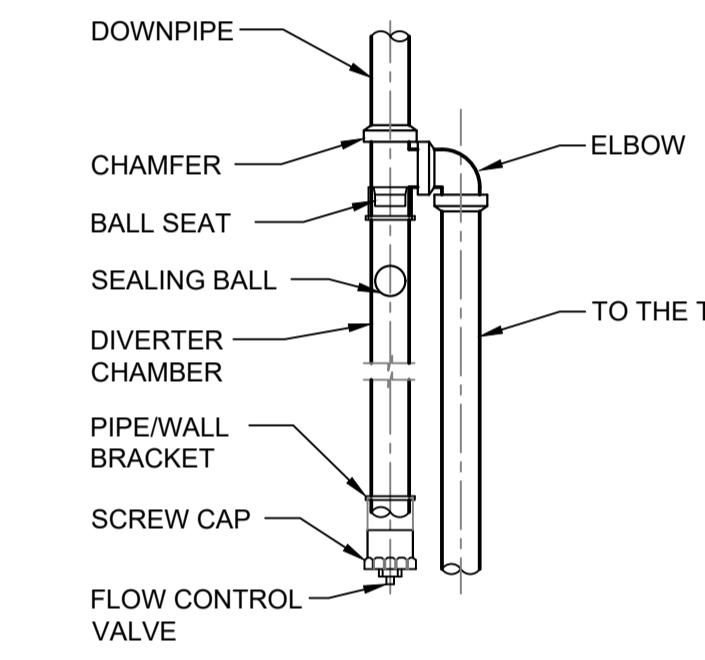
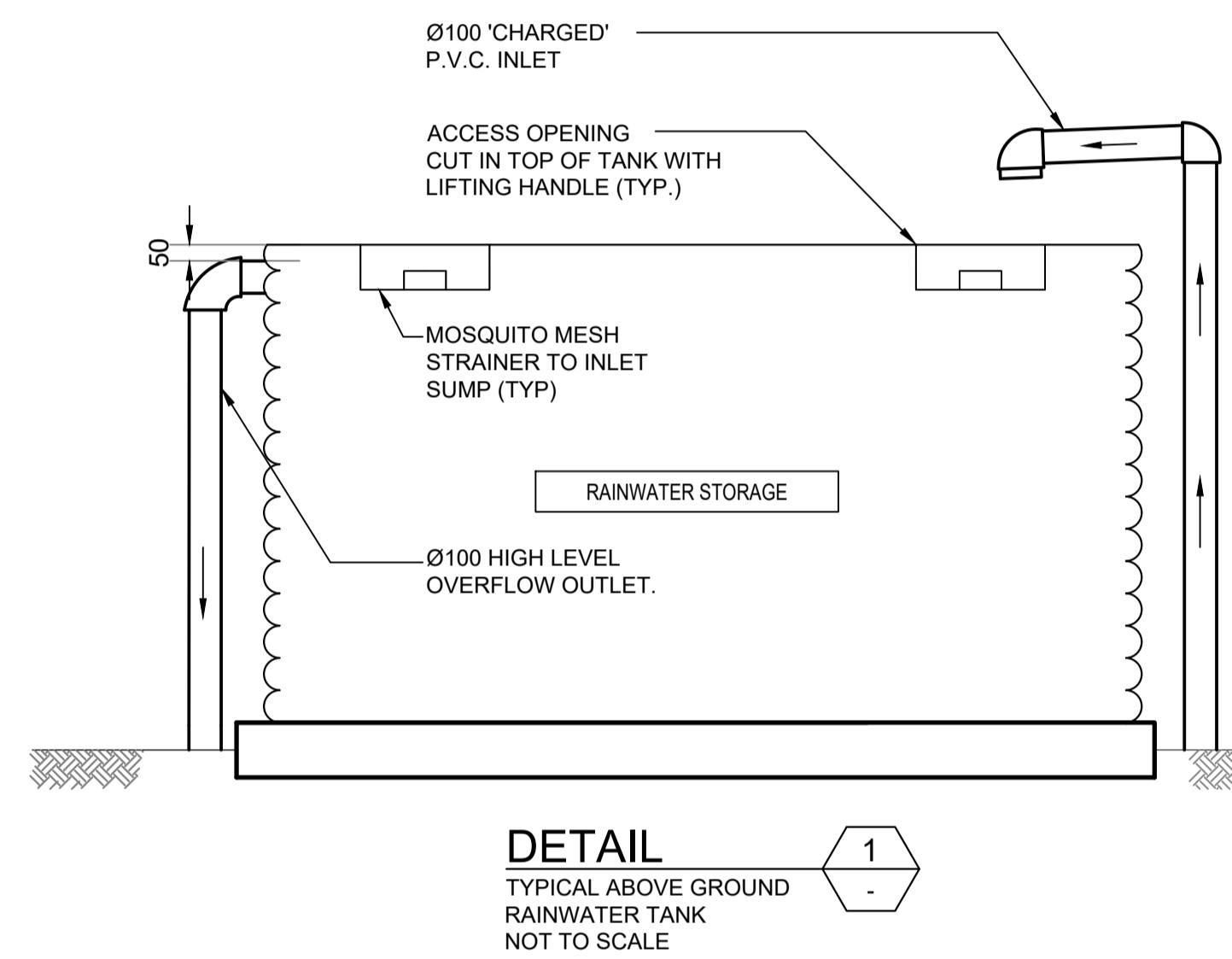
CONTRACTOR TO PROVIDE SILT FENCE/HAY BAIL BARRIERS TO THE LOW SIDE OF ALL EXPOSED EARTH EXCAVATIONS (TYP).

ISOLATE EXISTING STORMWATER PITS WITH HAY BALES TO FILTER ALL INCOMING FLOWS.

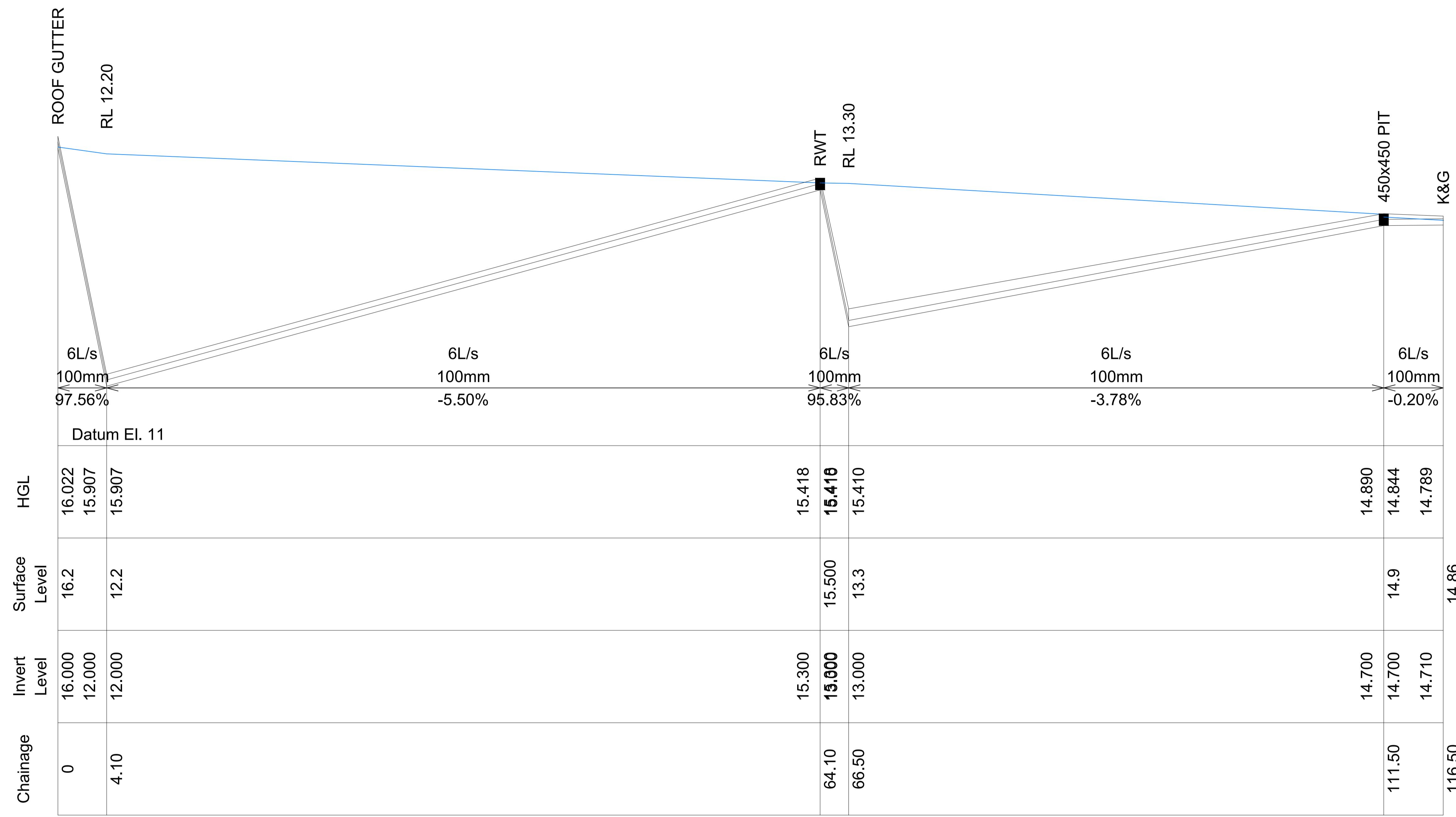
DO NOT STOCK PILE EXCAVATED MATERIAL ON THE ROAD WAY.

SURVEY

THE EXISTING SITE CONDITIONS SHOWN ON THE FOLLOWING DRAWINGS HAVE BEEN INVESTIGATED BY REGISTERED SURVEYORS. THE INFORMATION IS SHOWN TO PROVIDE A BASIS FOR DESIGN.



REVISION	REVISION DETAILS	DATE	DRAWN	DESIGN	CHECK	APPROVED	PREPARED BY	ARCHITECT	CLIENT	SCALE	FOR APPROVAL
A	ISSUED FOR DA	02.04.2025	M.N.	M.N.	D.S.	D.S.	VANGUARD CONSULTING ENGINEERS E-MAIL: ADMIN@VCENG.COM.AU TEL: (02) 9145 0253	PROPOSED SINGLE STOREY DWELLING & GRANNY FLAT 84 LANCASTER AVENUE, PUNCHBOWL OFFICE 3.07 LEVEL 3, 14-16, LEXINGTON DRIVE, BELLA VISTA, 2154 LGA: CANTERBURY-BANKSTOWN COUNCIL WEB: WWW.VCENG.COM.AU	NOT TO BE USED FOR CONSTRUCTION PURPOSES		
B	ISSUED FOR DA	25.07.2025	M.N.	M.N.	D.S.	D.S.					
C	ISSUED FOR DA	19.09.2025	D.D.	M.N.	D.S.	D.S.					
D	ISSUED FOR DA	16.01.2026	K.T.	M.N.	D.S.	D.S.					
							DRAUGHTING DETAILS	DRAINED DETAILS	DRAINED DETAILS	DRAINED DETAILS	
							DRAWING NUMBER	REFERENCE NUMBER	REVISION		
							V250223 - SW200	V250223	D		



DRAINS LONGITUDINAL SECTION

SCALES: HORIZONTAL 1:200 VERTICAL 1:40