THE INVERT LEVEL AT EASEMENT NEEDS TO BE VERIFIED BEFORE ANY CONSTRUCTION WORKS ARE CARRY OUT

ABBREVIATIONS

AH----ACCESS HATCH
DDO---DISH DRAIN OUTLET
CO----CLEAR OUT
DCP---DISCHARGE CONTROL PIT
DP-----DOWNPIPE
FFL----FINISH FLOOR LEVEL
FW-----FLOOR WASTE
GL-----GROUND FLOOR LEVEL
IL-----INVERT LEVEL
OSD----ON SITE DETENTION
PD.----PLANTERS DRAIN
PFO----PLANTER FLOOR OUTLET
PP-----PLANTER PIT
RH-----RAINWATER HEAD
RP-----RELN PIT
RO.----ROOF OUTLET
SDO---STRIP DRAIN OUTLET
SIP----SURFACE INLET PIT
STP----SILT TRAP PIT
SP-----SPREADER
TD-----TUN DISH

LEGEND
- 100Ø CHARGED PIPELINE
- 100ØuPVC PIPELINE
- 150ØuPVC PIPELINE
- 225ØuPVC PIPELINE

RAINWATER REUSE NOTES:

1. EVERY FIXTURE SERVICED FROM THE RECYCLED WATER SUPPLY MUST BE NOTED WITH A PLAQUE FOR IDENTIFICATION AND MARKED WITH "NOT FOR HUMAN CONSUMPTION" OR "NON-POTABLE WATER".
2. OVERFLOW FROM RAINWATER TANK TO BE CONNECTED TO STORMWATER DRAINAGE SYSTEM.
3. ALL RECYCLE WATER PIPES TO BE COLOUR CODED FOR IDENTIFICATION.
4. WATER AUTHORITY MUST BE CONTACTED REGARDING RECYCLED WATER ON THE BUILDING AND FOR THE BACKFLOW PREVENTION REQUIREMENTS AND TOP-UP SYSTEM.
5. ANY GARDEN OR CARWASH TAPS CONNECTED RECYCLE SYSTEM MUST BE LOCATED 1.5m MIN. ABOVE THE SURFACE.
6. FOR PERIOD OF LOW WATER LEVEL IN THE RAINWATER TANK, A CONNECTION TO WATER MAIN IS NEEDED AND TO BE PROVIDED IN ACCORDANCE WITH THE WATER AUTHORITY.
7. PUMPS AND FILTERS ON OUTLETS FROM RECYCLE SYSTEM TO BE SUPPLIED AS MAY BE REQUIRED.

SITE INFORMATION

CANTERBURY-BANKSTOWN COUNCIL
CANTERBURY-BANKSTOWN DEVELOPMENT CONTROL PLAN 2023
- TOTAL SITE AREA: 1935 m²

PRE-DEVELOPMENT:
- TOTAL IMPERVIOUS AREA: 914.68 m² (DRIVEWAY, FOOTPATH, ROOF AREAS)
- IMPERVIOUS AREA RATIO: 47.27%

POST-DEVELOPMENT:
- TOTAL IMPERVIOUS AREA: 1366 m² (DRIVEWAY, FOOTPATH, ROOF AREAS)
- IMPERVIOUS AREA RATIO: 70.59%>47.27%

OSD IS REQUIRED TO CONTROL FLOWS AS PER DEVELOPMENT ENGINEERING STANDARD GUIDE 2023
A 2000L RAINWATER IS REQUIRED FOR EACH DWELLINGS FOR IRRIGATION ONLY AS PER BASIX REPORT 1747853M

NOTE:
THIS DRAWINGS IS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL PLANS: M.A.R.S ARCHITECTS JOB NO.2402 ISSUE A FOR CC DATED 05/01/2025.

DOWN PIPE DETAILS

RAINWATER TANK DETAILS

SITE AND GROUND FLOOR STORMWATER DRAINAGE PLAN SCALE: 1:100

REV.	DATE	BY	CHECKED	AMENDMENTS
B	03 MAR 26	L.Z.	S.W.W.	DRAWINGS UPDATE
A	27 FEB 26	L.Z.	S.W.W.	UPDATE FOR CC

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JOB NAME
PROPOSED NEW DEVELOPMENT AT 58 & 60 BELEMBA AVE ROSELANDS

CLIENT, ARCHITECT
CHANDRA LEONARDI & CAPITAL VALUE INTERNATIONAL GROUP

DRAWING TITLE
SITE AND GROUND FLOOR STORMWATER DRAINAGE PLAN

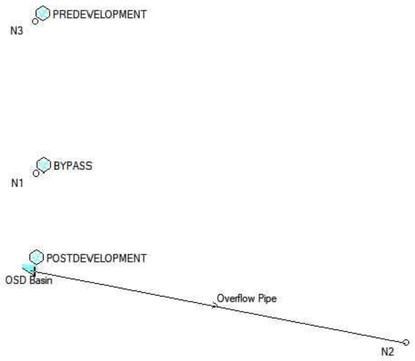
NO. IN SET	JOB NO	2224.24	DRG. NO	REV
			D1	B
SCALE	DESIGNED	DRAWN	DATE	NO.
N.T.S.	S.W.W.	L.Z.	MAR 2026	

APPROVED BY
STEVEN WATERS
B.E., M.ENG.SC.
M.I.E. AUST., C.P. ENG, NPER-3
REG. NO. 417092
CIVIL AND STRUCTURAL

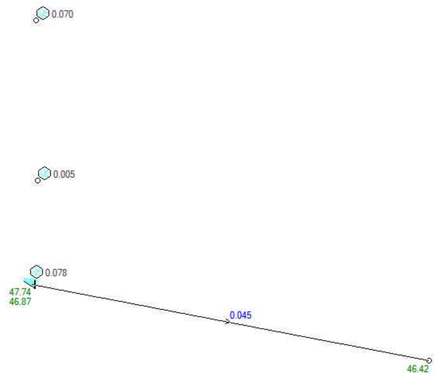
POST-DEVELOPMENT OSD REQUIREMENTS:

LOT AREA (m2)	PRE-DEV IMPERVIOUS (%)	POST-DEV IMPERVIOUS (%)	STORM (YR)	PRE-DEV(PSD) FLOW (m3/s)	POST-DEV FLOW (m3/s)	PIPE OUTFLOW (m3/s)	BYPASS FLOW (m3/s)	TOTAL FLOW (m3/s)	OSD VOLUME (m3) FOR 100 YR STORM STORAGE
1935	47.27	70.59	5	0.036	0.045	0.029	0.002	0.031	22.35
			10	0.046	0.054	0.033	0.003	0.036	
			20	0.053	0.061	0.037	0.003	0.04	
			50	0.062	0.071	0.041	0.004	0.045	
			100	0.07	0.078	0.045	0.005	0.05	

DRAINS MODEL

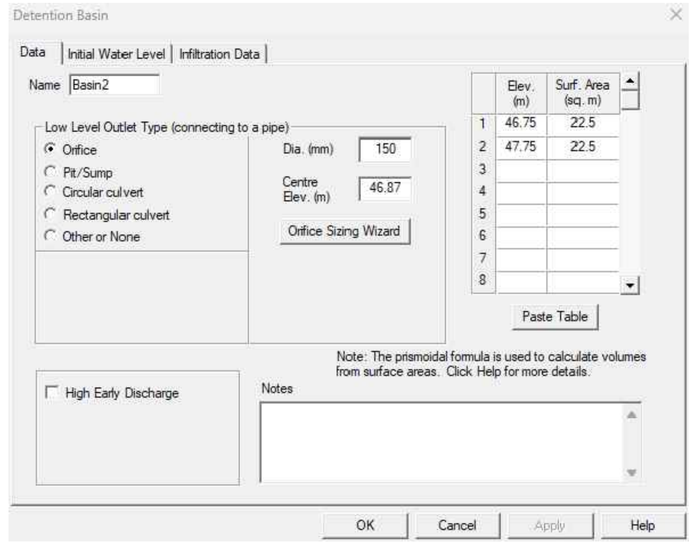


DRAINS 100YR RESULT



RAINFALL DATA INPUTS

DRAINS MODEL OF OSD

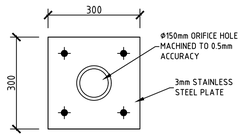


COUNCIL'S DCP REQUIREMENT – ENGINEERING STANDARDS GUIDE(AMENDED AUGUST 2024)

Peak and pre-development stormwater discharges

7.1 OSD must be designed and constructed to control stormwater runoff from development sites such that, for 5 to 100-year ARI events, peak stormwater discharges from the site do not exceed pre-development stormwater discharges.

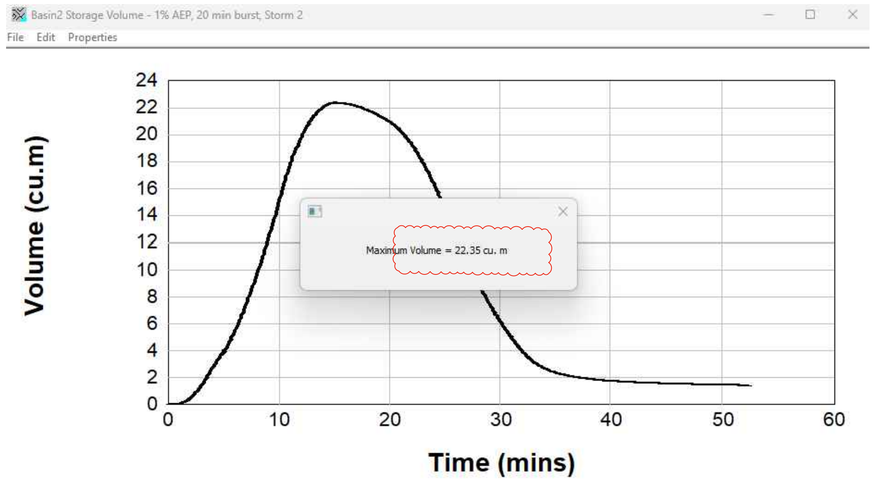
ORIFICE PLATE



TYPICAL ORIFICE PLATE ELEVATION

NTS

DRAINS RESULT OF OSD VOLUME 100YR



OSD CALCULATION FOR 100 YRS:

REQUIRED OSD VOLUME BY DRAINS: 22.35m³
DESIGNED WATER DEPTH: 1.00m
PROPOSED UNDER GROUND OSD BASIN VOLUME:23.06 m³

PIPE TYPE AT EASEMENT: PVC 225ø
PIPE SLOPE AT EASEMENT: 6.0%
MAXIMUM PIPE FLOW RATE AT EASEMENT: 170L/S
100 YEAR DISCHARGED FLOW RATE AT PROPOSED SITE: 50L/S

TOTAL DISCHARGED FLOW RATE AT 62-64 BELEMBA AVENUE ROSELANDS: 48L/S
ACCUMULATED FLOW RATE FOR BOTH SITES:
50 +48=98 L/S <170L/S

MAINTENANCE ACTION	FREQUENCY	RESPONSIBILITY	PROCEDURE
Outlets			
Inspect & remove any blockage of orifices	Six monthly	Owner	Remove grate & screen to inspect orifice. See plan for location of outlets
Check attachment of orifice plates to wall of chamber and/or pit (gaps less than 5 mm)	Annually	Maintenance Contractor	Remove grate and screen. Ensure plates are mounted securely, tighten fixings if required. Seal gaps as required.
Check orifice diameters are correct and retain sharp edges	Five yearly	Maintenance Contractor	Compare diameter to design (see Work-as-Executed) and ensure edge is not pitted or damaged.
Inspect screen and clean	Six monthly	Owner	Remove grate(s) and screens if required to clean them.
Check attachment of screens to wall of chamber or pit	Annually	Maintenance Contractor	Remove grate(s) and screen(s). Ensure screen fixings are secure. Repair as required.
Check screen(s) for corrosion	Annually	Maintenance Contractor	Remove grate(s) and examine screen(s) for rust or corrosion, especially at corners or welds.
Inspect walls (internal and external, if appropriate) for cracks or spalling	Annually	Maintenance Contractor	Remove grate(s) to inspect internal walls. Repair as required. Clear vegetation from external walls if necessary and repair as required.
Inspect outlet sumps & remove any sediment/sludge	Six monthly	Owner	Remove grate(s) and screen(s). Remove sediment/sludge build-up and check orifices are clear.
Inspect grate(s) for damage or blockage	Six monthly	Owner	Check both sides of a grate for corrosion, (especially corners and welds) damage or blockage.
Inspect outlet pipe & remove any blockage	Six monthly	Maintenance Contractor	Remove grate(s) and screen(s). Ventilate underground storage if present. Check orifices and remove any blockages in outlet pipe. Flush outlet pipe to confirm it drains freely. Check for sludge/debris on upstream side of return line.
Check step irons for corrosion	Annually	Maintenance Contractor	Remove grate. Examine step irons and repair any corrosion or damage.
Check fixing of step irons is secure	Six monthly	Maintenance Contractor	Remove grate(s) and ensure fixings are secure prior to placing weight on step iron.

MAINTENANCE ACTION	FREQUENCY	RESPONSIBILITY	PROCEDURE
Storage			
Inspect storage & remove any sediment/sludge in pit	Six monthly	Owner	Remove grate(s) and screen(s). Remove sediment/sludge build-up.
Inspect internal walls of storage (and external, if appropriate) for cracks or spalling	Annually	Maintenance Contractor	Remove grate(s) to inspect internal walls. Repair as required. Clear vegetation from external walls if necessary and repair as required.
Inspect & remove any debris/litter/mulch etc blocking grates	Six monthly	Owner	Remove blockages from grate(s) and check if storage is blocked.
Inspect areas draining to the storage(s) & remove debris/mulch/litter etc likely to block screens/grates	Six monthly	Owner	Remove debris and floatable material likely to be carried to grates.
Compare storage volume to volume approved. (Rectify if loss > 5%)	Annually	Maintenance Contractor	Compare actual storage available with Work-as Executed plans. If volume loss is greater than 5%, arrange for reconstruction to replace the volume lost. Council to be notified of the proposal.
Inspect storages for subsidence near pits	Annually	Maintenance Contractor	Check along drainage lines and at pits for subsidence likely to indicate leakages.

OSD MAINTENANCE SCHEDULE

REV.	DATE	BY	CHECKED	AMENDMENTS
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JOB NAME: PROPOSED NEW DEVELOPMENT AT 58 & 60 BELEMBA AVE ROSELANDS

CLIENT, ARCHITECT: CHANDRA LEONARDI & CAPITAL VALUE INTERNATIONAL GROUP

DRAWING TITLE: OSD CALCULATION AND DRAINS MODELING RESULT

NO. IN SET	JOB NO	2224.24	DRG. NO	REV
			D2	B
SCALE	DESIGNED	DRAWN	DATE	NO.
N.T.S.	S.W.W.	L.Z.	MAR 2026	

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OSD Signage

THIS IS AN
ON-SITE STORMWATER DETENTION SYSTEM

REQUIRED BY YOUR LOCAL COUNCIL

IT IS AN OFFENCE TO REDUCE THE VOLUME OF THE TANK OR BASIN OR TO INTERFERE WITH THE ORIFICE PLATE THAT CONTROLS THE OUTFLOW

THE BASE OF THE OUTLET CONTROL PIT AND THE DEBRIS SCREEN MUST BE CLEANED OF DEBRIS AND SEDIMENT ON A REGULAR BASIS BY THE OWNER

THIS PLATE MUST NOT BE REMOVED

OSD MARKER PLATE

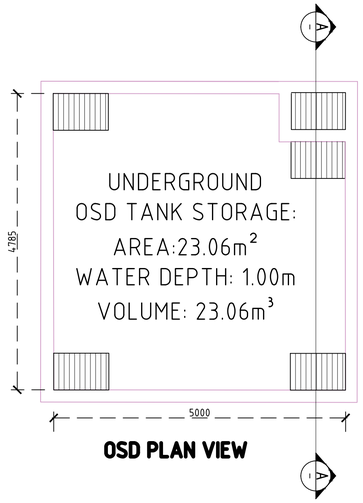
Confined Space Signage

DANGER

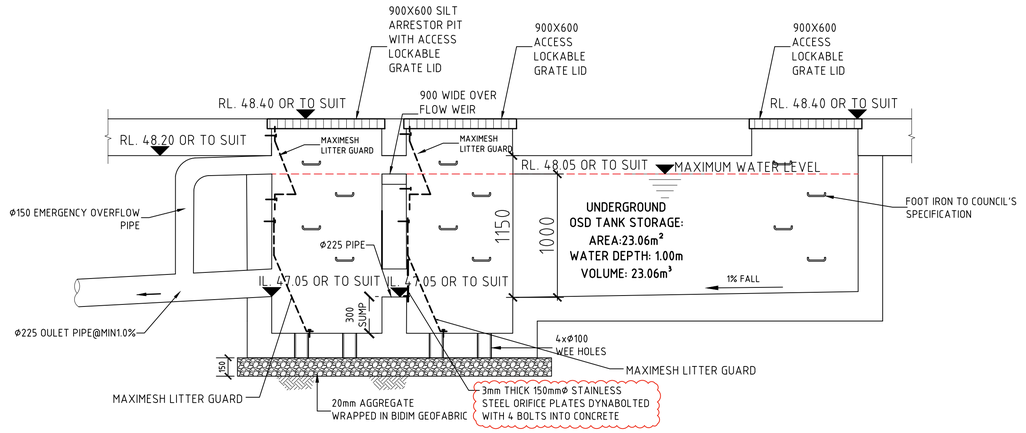
CONFINED SPACE

ENTRY BY PERMIT ONLY

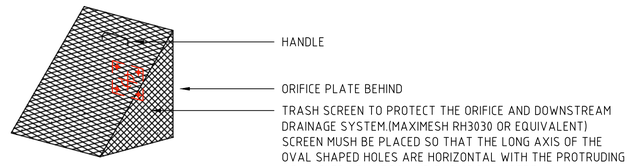
CONFINED SPACE DANGER SIGN



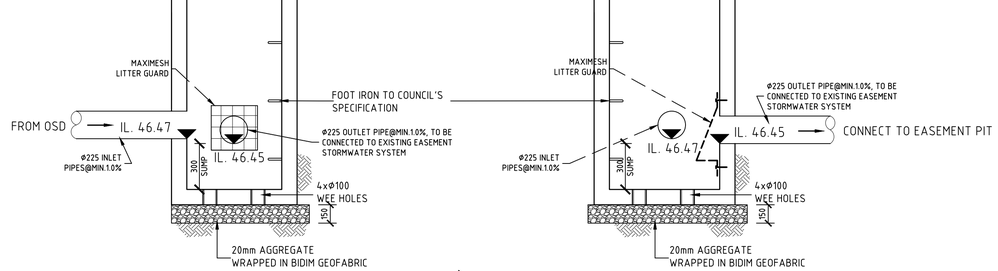
OSD PLAN VIEW



SECTION A
SCALE:1:25

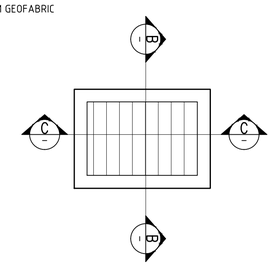


TYPICAL TRASH SCREEN
NTS

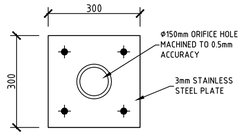


SECTION B
SCALE:1:25

SECTION C
SCALE:1:25



SILT ARRESTOR PIT PLAN VIEW



TYPICAL ORIFICE PLATE ELEVATION
NTS

ABBREVIATIONS

AH----ACCESS HATCH
DDO---DISH DRAIN OUTLET
CO----CLEAR OUT
DCP----DISCHARGE CONTROL PIT
DP-----DOWNPIPE
FFL----FINISH FLOOR LEVEL
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STORMWATER DRAINAGE NOTES

1. PROVIDE INSPECTION OPENINGS TO ALL DOWNPIPES NOT DIRECTLY CONNECTED TO PITS.
2. ALL PIPES TO BE 100Ø UPVC SEWER GRADE UNO, LAID ON A MIN 1% GRADE, MINIMUM 300mm COVER UNO.
3. PIT SIZE
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   - TO BE 600x600mm, PITS ARE GREATER THAN 600mm BUT LESS THAN 1000mm DEEP.
4. ALL PIPES TO BE ADVISED.
5. ALL PIT FLOORS TO HAVE A MINIMUM OF 20mm FALL, PROFILED AND STEAMLINED (FOR HALF OF THE DEPTH OF THE PIPE) IN THE DIRECTION OF FLOW.
6. ALL GRATES ON THE DRIVEWAY TO BE HEAVY DUTY.
7. ALL GUTTERS, PITS, PIPES AND DOWNPIPES TO BE INSTALLED IN ACCORDANCE WITH AS3500.3.2.1 2018.
8. THE CONNECTION TO COUNCIL'S DRAINAGE SYSTEM SHALL BE CONSTRUCTED PRIOR TO THE CONSTRUCTION OF ALL INTERNAL DRAINAGE. THE COUNCIL ENGINEER BEING GIVEN 48 HOURS NOTICE PRIOR TO CONSTRUCTION.
9. DRIVEWAY BOUNDARY LEVEL'S MUST BE CONFIRMED PRIOR TO CONSTRUCTION.

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CLIENT, ARCHITECT: **CHANDRA LEONARDI & CAPITAL VALUE INTERNATIONAL GROUP**

DRAWING TITLE: **OSD SECTION DETAILS**

NO. IN SET	JOB NO	2224.24	DRG. NO	REV
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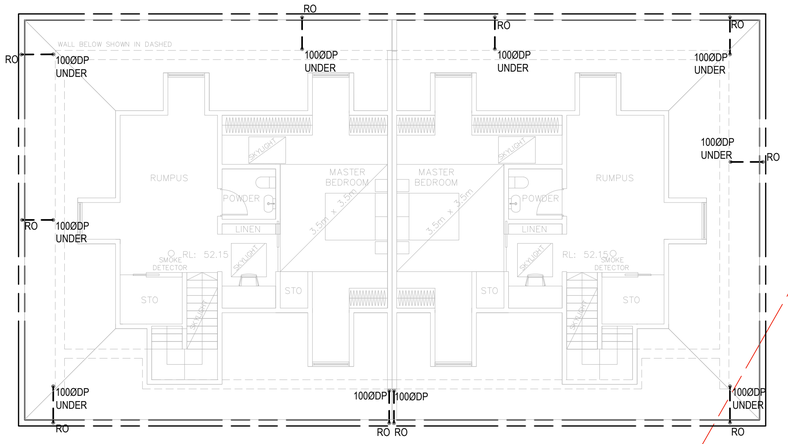
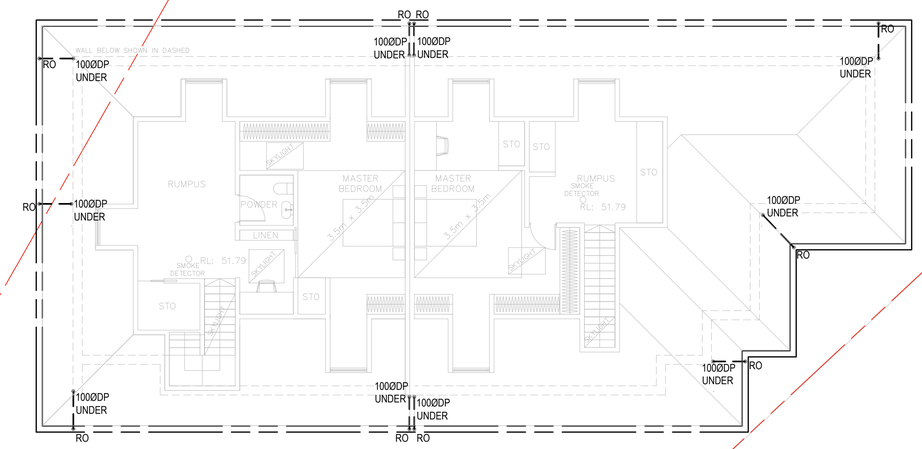
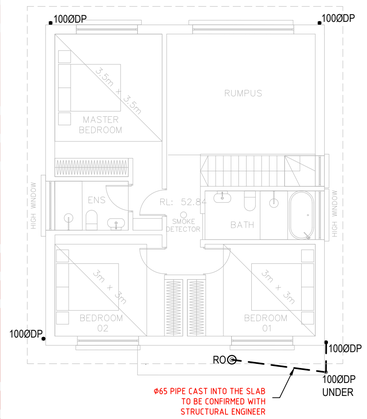
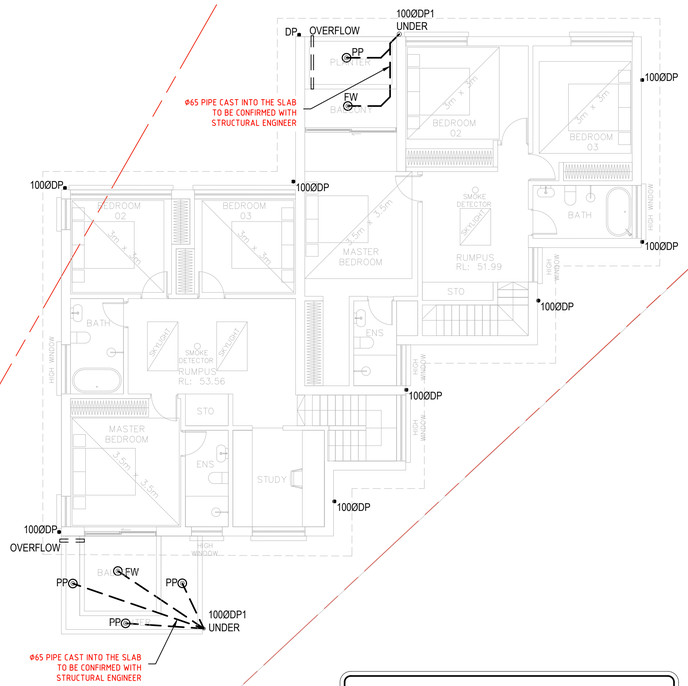
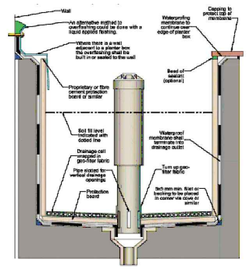


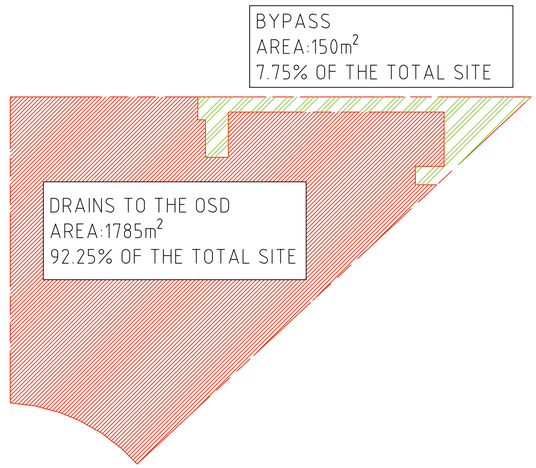








PLANTER BOX DRAINAGE SECTION



SITE DRAINAGE LAYOUT PLAN (SEE SD9)
(UPDATED AS PER DA-591/2024 CONDITION 24)
(MINIMUM 70% OF THE AREA DRAINS TO OSD AS PER DCP)

NOTE:
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FIRST FLOOR STORMWATER DRAINAGE PLAN

SCALE: 1:100

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DRAWING TITLE
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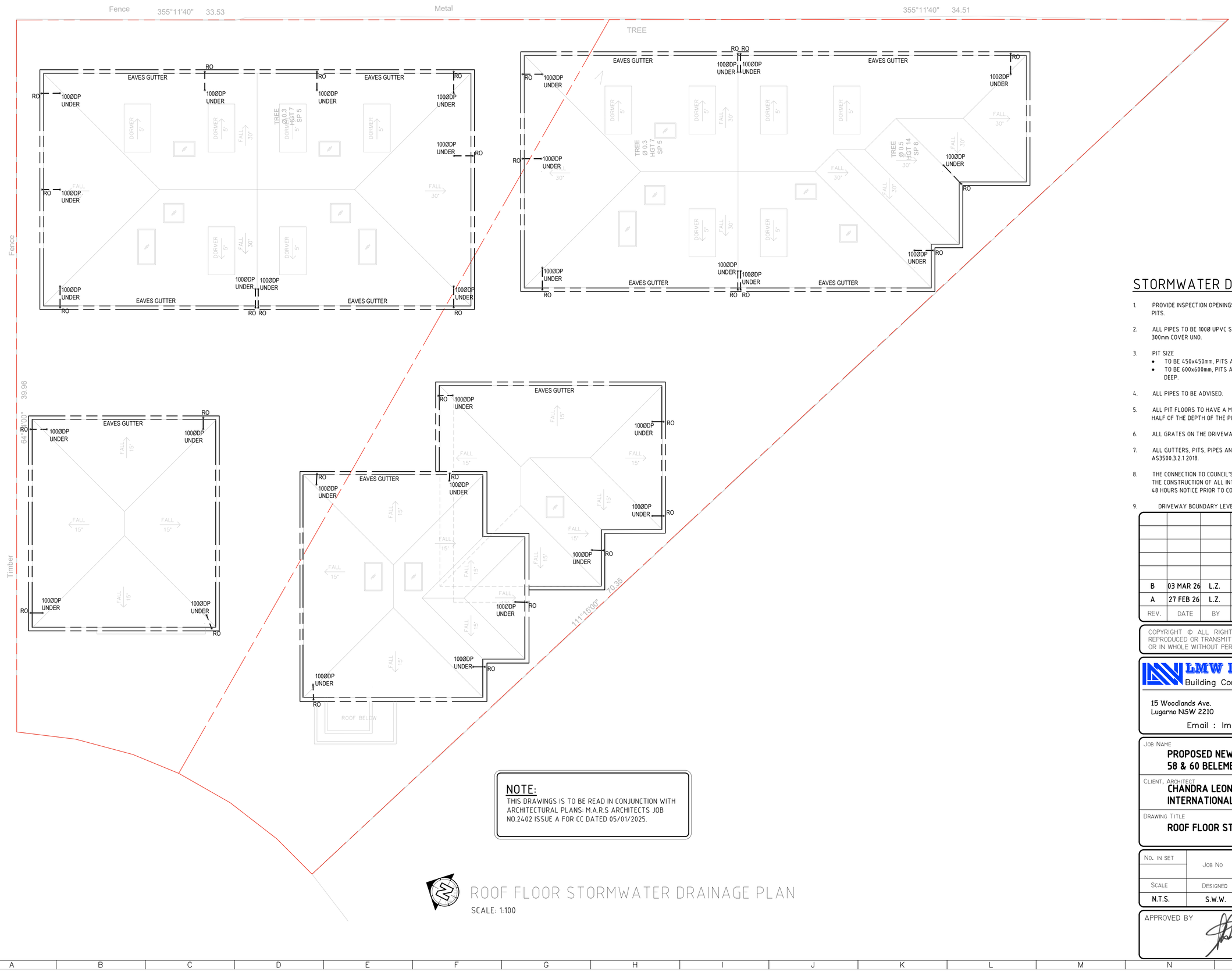

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2. ALL PIPES TO BE 100Ø UPVC SEWER GRADE UNO, LAID ON A MIN 1% GRADE, MINIMUM 300mm COVER UNO.
3. PIT SIZE
   - TO BE 450x450mm, PITS ARE 600mm OR LESS DEEP TO BE 450X450mm.
   - TO BE 600x600mm, PITS ARE GREATER THAN 600mm BUT LESS THAN 1000mm DEEP.
4. ALL PIPES TO BE ADVISED.
5. ALL PIT FLOORS TO HAVE A MINIMUM OF 20mm FALL, PROFILED AND STEAMLINED (FOR HALF OF THE DEPTH OF THE PIPE) IN THE DIRECTION OF FLOW.
6. ALL GRATES ON THE DRIVEWAY TO BE HEAVY DUTY.
7. ALL GUTTERS, PITS, PIPES AND DOWNPIPES TO BE INSTALLED IN ACCORDANCE WITH AS3500.3.2.1 2018.
8. THE CONNECTION TO COUNCIL'S DRAINAGE SYSTEM SHALL BE CONSTRUCTED PRIOR TO THE CONSTRUCTION OF ALL INTERNAL DRAINAGE. THE COUNCIL ENGINEER BEING GIVEN 48 HOURS NOTICE PRIOR TO CONSTRUCTION.
9. DRIVEWAY BOUNDARY LEVEL'S MUST BE CONFIRMED PRIOR TO CONSTRUCTION.

NOTE:
THIS DRAWINGS IS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL PLANS: M.A.R.S ARCHITECTS JOB NO.2402 ISSUE A FOR CC DATED 05/01/2025.

ROOF FLOOR STORMWATER DRAINAGE PLAN

SCALE: 1:100

REV.	DATE	BY	CHECKED	AMENDMENTS
B	03 MAR 26	L.Z.	S.W.W.	DRAWINGS UPDATE
A	27 FEB 26	L.Z.	S.W.W.	UPDATE FOR CC

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JOB NAME
PROPOSED NEW DEVELOPMENT AT 58 & 60 BELEMBA AVE ROSELANDS

CLIENT, ARCHITECT
CHANDRA LEONARDI & CAPITAL VALUE INTERNATIONAL GROUP

DRAWING TITLE
ROOF FLOOR STORMWATER DRAINAGE PLAN

NO. IN SET	JOB NO	2224.24	DRG. NO	REV
			D5	B
SCALE	DESIGNED	DRAWN	DATE	NO.
N.T.S.	S.W.W.	L.Z.	MAR 2026	

APPROVED BY
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