

179 HENRY LAWSON DRIVE, GEORGES HALL NSW 2198

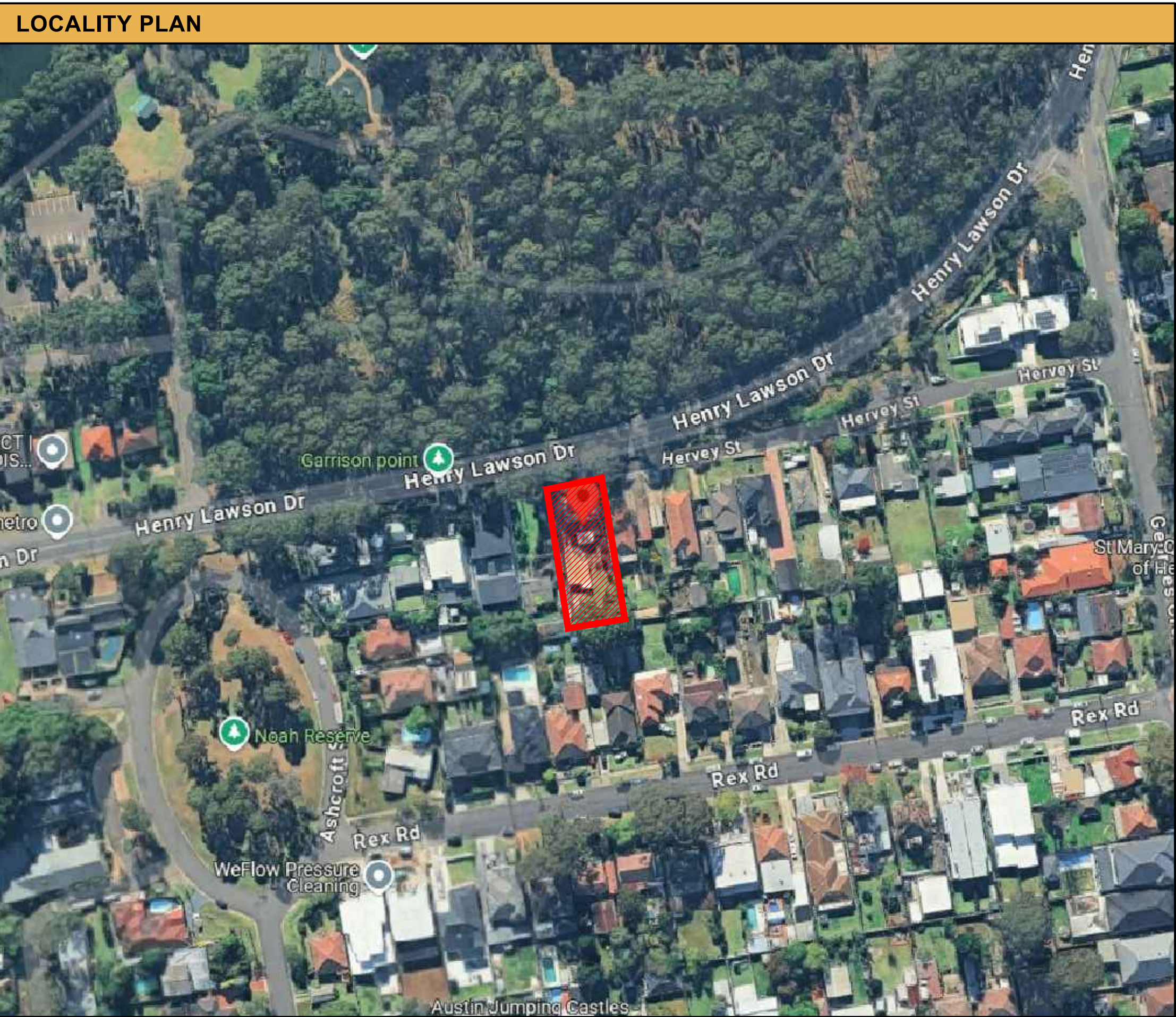
PROPOSED TWO-STOREY DWELLING

STORMWATER CONCEPT PLANS - DEVELOPMENT APPLICATION

STORMWATER NOTES		
1.	CONTRACTOR MUST VERIFY ALL DIMENSIONS & EXISTING LEVELS, SERVICES & STRUCTURES ON SITE PRIOR TO COMMENCEMENT OF WORK.	
2.	THESE PLANS SHALL BE READ IN CONJUNCTION WITH APPROVED ARCHITECTURAL, LANDSCAPE, STRUCTURAL, HYDRAULIC, & OTHER SERVICES DRAWINGS & SPECIFICATIONS. IF THERE EXISTS AND DISCREPANCIES BETWEEN THE DRAWINGS, THE BUILDER SHALL REPORT THE DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCEMENT OF ANY WORKS.	
3.	EQUIVALENT STRENGTH REINFORCED CONCRETE PIPES MAY BE USED.	
4.	WHERE SUBSOIL DRAINAGE LINES PASS UNDER FLOOR SLABS & VEHICULAR PAVEMENTS, UNSLOTTED uPVC SEWER GRADE PIPE SHALL BE USED.	
5.	CHARGED LINES TO BE SEWER GRADE & SEALED.	
6.	ALL PIPES TO HAVE MIN 150mm COVER IF LOCATED WITHIN PROPERTY.	
7.	ALL PITS IN DRIVEWAYS TO BE CONCRETE & ALL PITS IN LANDSCAPED AREAS TO BE PLASTIC.	
8.	PITS LESS THAN 600mm DEEP MAY BE BRICK, PRECAST OR CONCRETE.	
9.	ALL BALCONIES & ROOFS TO BE DRAINED & TO HAVE SAFETY OVERFLOWS IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS.	
10.	ALL GRATES TO HAVE CHILD PROOF LOCKS.	
11.	ALL DRAINAGE WORKS TO AVID TREE ROOTS.	
12.	ALL DOWNPIPES & GUTTERS TO HAVE LEAF GUARDS.	
13.	COUNCIL'S ISSUED FOOTWAY DESIGN LEVELS TO BE INCORPORATED INTO THE FINISHED LEVELS ONCE ISSUED BY COUNCIL.	
14.	ALL WORKS SHALL BE IN ACCORDANCE WITH B.C.A. & A.S.3500.3.	
15.	CARE TO BE TAKEN AROUND EXISTING SEWER, STRUCTURAL ADVICE REQUIRED FOR SEWER PROTECTION AGAINST ADDITIONAL LOADING FROM NEW PITS, PIPES, RETAINING WALLS & OSD BASIN WATER LEVELS.	
16.	ALL Ø300 DRAINAGE PIPES & LARGER SHALL BE CLASS 2 APPROVED SPIGOT & SOCKET RCP PIPES WITH RUBBER RING JOINTS (U.N.O.), ALL DRAINAGE PIPES UP TO & INCLUDING Ø225 SHALL BE SEWER GRADE uPVC WITH SOLVENT WELD JOINTS (U.N.O.).	
17.	EQUIVALENT STRENGTH FRC PIPES MAY BE USED.	
18.	ALL PIPE JUNCTIONS, BENDS & TAPERS UP TO & INCLUDING Ø450 SHALL BE VIA PURPOSE MADE FITTINGS.	
19.	CONTRACTOR TO SUPPLY & INSTALL ALL FITTINGS & SPECIALS INCLUDING VARIOUS PIPE ADAPTORS TO ENSURE PROPER CONNECTION BETWEEN DISSIMILAR PIPE WORK.	
20.	ALL CONNECTIONS TO EXISTING DRAINAGE PITS SHALL BE MADE IN A TRADESMAN-LIKE MANNER, & THE INTERNAL WALL OF THE PIT AT THE POINT OF ENTRY SHALL BE CEMENT RENDERED TO ENSURE A SMOOTH FINISH.	
21.	WHERE TRENCHES ARE IN ROCK, THE PIPE SHALL BE BEDDED ON A MIN. 50mm CONCRETE BED (OR 75mm THICK BED OF 12mm BLUE METAL) UNDER THE BARREL OF THE PIPE. THE PIPE COLLAR AT NO POINT SHALL BEAR ON THE ROCK. IN OTHER THAN ROCK, PIPES SHALL BE LAID ON A 75mm THICK SAND BED. IN ALL CASES, BACKFILL THE TRENCH WITH SAND TO 200mm ABOVE THE PIPE. WHERE THE PIPE IS UNDER PAVEMENTS BACKFILL REMAINDER OF TRENCH WITH SAND OR APPROVED GRANULAR BACKFILL COMPACTED IN 150mm LAYERS TO 98% STANDARD MAX. DRY DENSITY.	
22.	BEDDING SHALL BE TYPE H1 (U.N.O.), IN ACCORDANCE WITH CURRENT RELEVANT AUSTRALIAN STANDARDS.	
23.	WHERE STORMWATER LINES PASS UNDER FLOOR SLABS, SEWER GRADE RUBBER RING JOINTS ARE TO BE USED.	
24.	ALL PIPES IN BALCONIES TO BE Ø65 uPVC CAST IN CONCRETE SLAB.	
25.	Ø65 PVC @ MIN 1.0% Ø90 PVC @ MIN 1.0% Ø100 PVC @ MIN 1.0% Ø150 PVC @ MIN 1.0% Ø225 PVC @ MIN 0.5% Ø300 PVC @ MIN 0.4% UNLESS NOTED OTHERWISE	
26.	CONTRACTOR TO PROVIDE A BREAK / OPEN VOID IN RAIL / BALLUSTRADE FOR STORMWATER EMERGENCY OVERFLOW.	
27.	ALL ENCLOSED AREAS/PLANTER BOXES BE FITTED WITH FLOOR WASTES & TO DRAINED TO OSD.	
28.	DOWNPIPES TO BE CHECKED BY ARCHITECT & PLUMBER PRIOR TO CONSTRUCTION.	
29.	PROVIDE 3.0m LENGTH OF Ø100 SUBSOIL DRAINAGE PIPE WRAPPED IN FABRIC SOCK, AT UPSTREAM END OF EACH PIT.	
30.	ALL THE CLEANING EYES (OR INSPECTION EYES) FOR THE UNDERGROUND PIPES HAVE TO BE TAKEN UP TO THE FINISHED GROUND LEVEL FOR EASY IDENTIFICATION & MAINTENANCE PURPOSES.	
31.	ALL SUB-SOIL DRAINAGE SHALL BE A MIN OF Ø65 & SHALL BE PROVIDED WITH A FILTER SOCK. THE SUBSOIL DRAINAGE SHALL BE INSTALLED IN ACCORDANCE WITH DETAILS TO BE PROVIDED BY THE LANDSCAPE ARCHITECT.	
32.	PRIOR TO COMMENCING ANY WORKS, THE BUILDER SHALL ENSURE THAT THE INVERT LEVELS OF WHERE THE SITE STORMWATER SYSTEM CONNECTS INTO THE COUNCILS KERB/DRAINAGE SYSTEM MATCHED THE DESIGN LEVELS. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGN ENGINEER IMMEDIATELY.	

DRAWING INDEX	
Drawing No.	DESCRIPTION
MBR24075 - 000	COVER SHEET, NOTES & DRAWING INDEX
MBR24075 - 101	STORMWATER CONCEPT PLAN - ROOF & LEVEL 1
MBR24075 - 102	STORMWATER CONCEPT PLAN - GROUND & SEDIMENT & EROSION CONTROL PLAN
MBR24075 - 103	MISCELLANEOUS DETAILS SHEET

SITEWORKS NOTES	
1.	ORIGIN OF LEVELS : AUSTRALIAN HEIGHT DATUM (A.H.D.)
2.	CONTRACTOR MUST VERIFY ALL DIMENSIONS & EXISTING LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORK.
3.	ALL WORKS ARE TO BE UNDERTAKEN IN ACCORDANCE WITH THE DETAILS SHOWN ON THE DRAWINGS, THE SPECIFICATIONS & THE DIRECTIONS OF THE PRINCIPAL'S REPRESENTATIVE.
4.	EXISTING SERVICES HAVE BEEN PLOTTED FROM SUPPLIED DATA & AS SUCH THEIR ACCURACY CANNOT BE GUARANTEED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH THE LOCATION & LEVEL OF ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE PRINCIPAL'S REPRESENTATIVE. CLEARANCES SHALL BE OBTAINED FROM THE RELEVANT SERVICE AUTHORITY.
5.	WHERE NEW WORKS ABUT EXISTING, THE CONTRACTOR SHALL ENSURE THAT A SMOOTH EVEN PROFILE, FREE FROM ABRUPT CHANGES IS OBTAINED.
6.	THE CONTRACTOR SHALL ARRANGE ALL SURVEY SETOUT TO BE CARRIED OUT BY A REGISTERED SURVEYOR.
7.	CARE IS TO BE TAKEN WHEN EXCAVATING NEAR EXISTING SERVICES. NO MECHANICAL EXCAVATIONS ARE TO BE UNDERTAKEN OVER COMMUNICATIONS OR ELECTRICAL SERVICES. HAND EXCAVATE IN THESE AREAS.
8.	ALL SERVICE TRENCHES UNDER VEHICULAR PAVEMENTS SHALL BE BACKFILLED WITH AN APPROVED NON-NATURAL GRANULAR MATERIAL & COMPACTED TO 98% STANDARD MAXIMUM DRY DENSITY IN ACCORDANCE WITH AS.1289.5.1.1.
9.	ALL TRENCH BACKFILL MATERIAL SHALL BE COMPACTED TO THE SAME DENSITY AS THE ADJACENT MATERIAL.
10.	ON COMPLETION OF PIPE INSTALLATION, ALL DISTURBED AREAS MUST BE RESTORED TO ORIGINAL, INCLUDING KERBS, FOOTPATHS, CONCRETE AREAS, GRAVEL & GRASSED AREAS & ROAD PAVEMENTS.
11.	PROVIDE 12mm WIDE EXPANDING CORK JOINTS BETWEEN CONCRETE PAVEMENTS & ALL BUILDINGS , WALLS, FOOTINGS, COLUMNS, KERBS, DISH DRAINS, GRATED DRAINS, BOLLARD FOOTINGS ETC
12.	CONTRACTOR TO OBTAIN ALL AUTHORITY APPROVALS.
13.	ALL BATTERS TO BE GRASSED LINED WITH MIN 100mm TOPSOIL & APPROVED COUCH LAID AS TURF.
14.	MAKE SMOOTH TRANSITION TO EXISTING SERVICES & MAKE GOOD.
15.	THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY DIVERSION DRAINS & MOUNDS TO ENSURE THAT, AT ALL TIMES, EXPOSED SURFACES ARE FREE DRAINING &, WHERE NECESSARY, EXCAVATE SUMPS & PROVIDE PUMPING EQUIPMENT TO DRAIN EXPOSED AREAS.
16.	THESE PLANS SHALL BE READ IN CONJUNCTION WITH APPROVED ARCHITECTURAL, LANDSCAPE, STRUCTURAL, HYDRAULIC & ELECTRICAL DRAWINGS & SPECIFICATIONS. IF THERE EXISTS AND DISCREPANCIES BETWEEN THE DRAWINGS, THE BUILDER SHALL REPORT THE DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCEMENT OF ANY WORKS.
17.	TRENCHES THROUGH EXISTING ROAD & CONCRETE PAVEMENTS SHALL BE SAWCUT TO FULL DEPTH OF CONCRETE & A MIN 50mm IN BITUMINOUS PAVING.
18.	ALL BRANCH GAS & WATER SERVICES UNDER DRIVEWAYS & BRICK PAVING SHALL BE LOCATED IN Ø80 uPVC SEWER GRADE CONDUITS EXTENDING A MIN OF 500mm PAST PAVING.
19.	ALL WORKS WITHIN COUNCIL RESERVE TO BE INSPECTED BY COUNCIL PRIOR TO CONSTRUCTION.
20.	COUNCIL'S ISSUED FOOTWAY DESIGN LEVELS TO BE INCORPORATED INTO THE FINISHED LEVELS ONCE ISSUED BY COUNCIL.



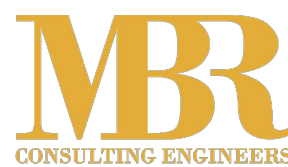
DIAL BEFORE YOU DIG

DIAL BEFORE YOU DIG
www.1100.com.au

THE CONTRACTOR MUST CONTACT ALL SERVICES & MAINTAIN A SET OF 'DIAL BEFORE YOU DIG' DRAWINGS ON SITE AT ALL TIMES.

EROSION & SEDIMENT CONTROL NOTES	
GENERAL INSTRUCTIONS:	
E1.	THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE ENGINEERING PLANS, & ANY OTHER PLANS OR WRITTEN INSTRUCTIONS THAT MAY BE ISSUED & RELATING TO DEVELOPMENT AT THE SUBJECT SITE.
E2.	THE SITE SUPERINTENDENT WILL ENSURE THAT ALL SOIL & WATER MANAGEMENT WORKS ARE LOCATED AS INSTRUCTED IN THIS SPECIFICATION.
E3.	ALL BUILDERS & SUB-CONTRACTORS WILL BE INFORMED OF THEIR RESPONSIBILITIES IN MINIMISING THE POTENTIAL FOR SOIL EROSION & POLLUTION TO DOWNSLOPE LANDS & WATERWAYS.
CONSTRUCTION SEQUENCE:	
E4.	THE SOIL EROSION POTENTIAL ON THIS SITE SHALL BE MINIMISED. HENCE, WORKS SHALL BE UNDERTAKEN IN THE FOLLOWING SEQUENCE :
a. INSTALL SEDIMENT FENCES, TEMPORARY CONSTRUCTION EXIT & SANDBAG KERB INLET SEDIMENT TRAP.	
b. UNDERTAKE SITE DEVELOPMENT WORKS IN ACCORDANCE WITH THE ENGINEERING PLANS. PHASE DEVELOPMENT SO THAT LAND DISTURBANCE IS CONFINED TO AREAS OF WORKABLE SIZE.	
EROSION CONTROL:	
E5.	DURING WINDY CONDITIONS, LARGE, UNPROTECTED AREAS WILL BE KEPT MOIST (NOT WET) BY SPRINKLING WITH WATER TO KEEP DUST UNDER CONTROL.
E6.	FINAL SITE LANDSCAPING WILL BE UNDERTAKEN AS SOON AS POSSIBLE & WITHIN 20 WORKING DAYS FROM COMPLETION OF CONSTRUCTION ACTIVITIES.
FENCING:	
E7.	STOCKPILES WILL NOT BE LOCATED WITHIN 2m OF HAZARD AREAS, INCLUDING LIKELY AREAS OF CONCENTRATED OR HIGH VELOCITY FLOWS SUCH AS WATERWAYS. WHERE THEY ARE BETWEEN 2 & 5m FROM SUCH AREAS, SPECIAL SEDIMENT CONTROL MEASURES SHOULD BE TAKEN TO MINIMISE POSSIBLE POLLUTION TO DOWNSLOPE WATERS, E.G. THROUGH INSTALLATION OF SEDIMENT FENCING.
E8.	ANY SAND USED IN THE CONCRETE CURING PROCESS (SPREAD OVER THE SURFACE) WILL BE REMOVED AS SOON AS POSSIBLE & WITHIN 10 WORKING DAYS FROM PLACEMENT.
E9.	WATER WILL BE PREVENTED FROM ENTERING THE PERMANENT DRAINAGE SYSTEM UNLESS IT IS RELATIVELY SEDIMENT FREE, I.E. THE CATCHMENT AREA HAS BEEN PERMANENTLY LANDSCAPED AND/OR ANY LIKELY SEDIMENT HAS BEEN FILTERED THROUGH AN APPROVED STRUCTURE.
E10.	TEMPORARY SOIL & WATER MANAGEMENT STRUCTURES WILL BE REMOVED ONLY AFTER THE LANDS THEY ARE PROTECTING ARE REHABILITATED.
OTHER MATTERS:	
E11.	ACCEPTABLE RECEPTORS WILL BE PROVIDED FOR CONCRETE & MORTAR SLURRIES, PAINTS, ACID WASHINGS, LIGHT-WEIGHT WASTE MATERIALS & LITTER.
E12.	RECEPTORS FOR CONCRETE & MORTAR SLURRIES, PAINTS, ACID WASHINGS, LIGHT-WEIGHT WASTE MATERIALS & LITTER ARE TO BE EMPTIED AS NECESSARY. DISPOSAL OF WASTE SHALL BE IN A MANNER APPROVED BY THE SITE SUPERINTENDENT.
SITE INSPECTION & MAINTENANCE:	
E13.	EROSION & SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AFTER RAINFALL EVENTS TO ENSURE THAT THEY OPERATE EFFECTIVELY. REPAIR & OR MAINTENANCE SHALL BE UNDERTAKEN AS REQUIRED.

NOT FOR CONSTRUCTION
COUNCIL APPROVAL ONLY



MBR Consulting Engineers Pty Ltd
0424 711 117
info@mbrcconsulting.com.au
www.mbrconsulting.com.au
PO Box 8288, Blacktown NSW 2148
ABN: 61 625 079 923

ALL RIGHTS RESERVED
TO MBR CONSULTING
ENGINEERS PTY LTD.
THIS DOCUMENT MUST NOT
BE COPIED OR ALTERED
WHOLLY OR IN PARTS
WITHOUT WRITTEN
PERMISSION FROM MBR
CONSULTING
ENGINEERS PTY LTD.

**ALL PLANS MUST
BE PRINTED IN
COLOUR & READ
PRIOR TO
CONSTRUCTION**

Rev	Description	Date	Design	Check
A	ISSUE FOR DEVELOPMENT APPLICATION	31/03/2026	MBR	MBR

Architect
Plans R Us
Architectural & Engineering Services
Email: www.plansrus.com.au
Phone: 0421 133 660

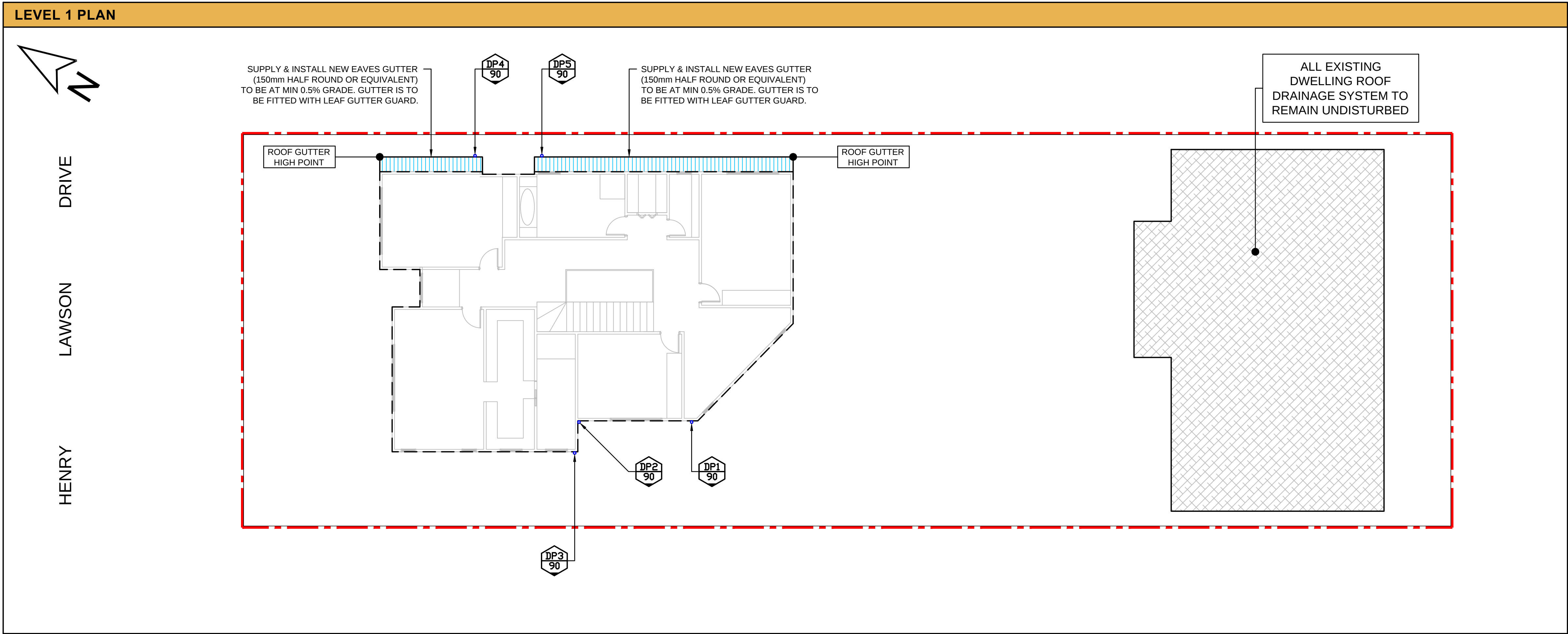
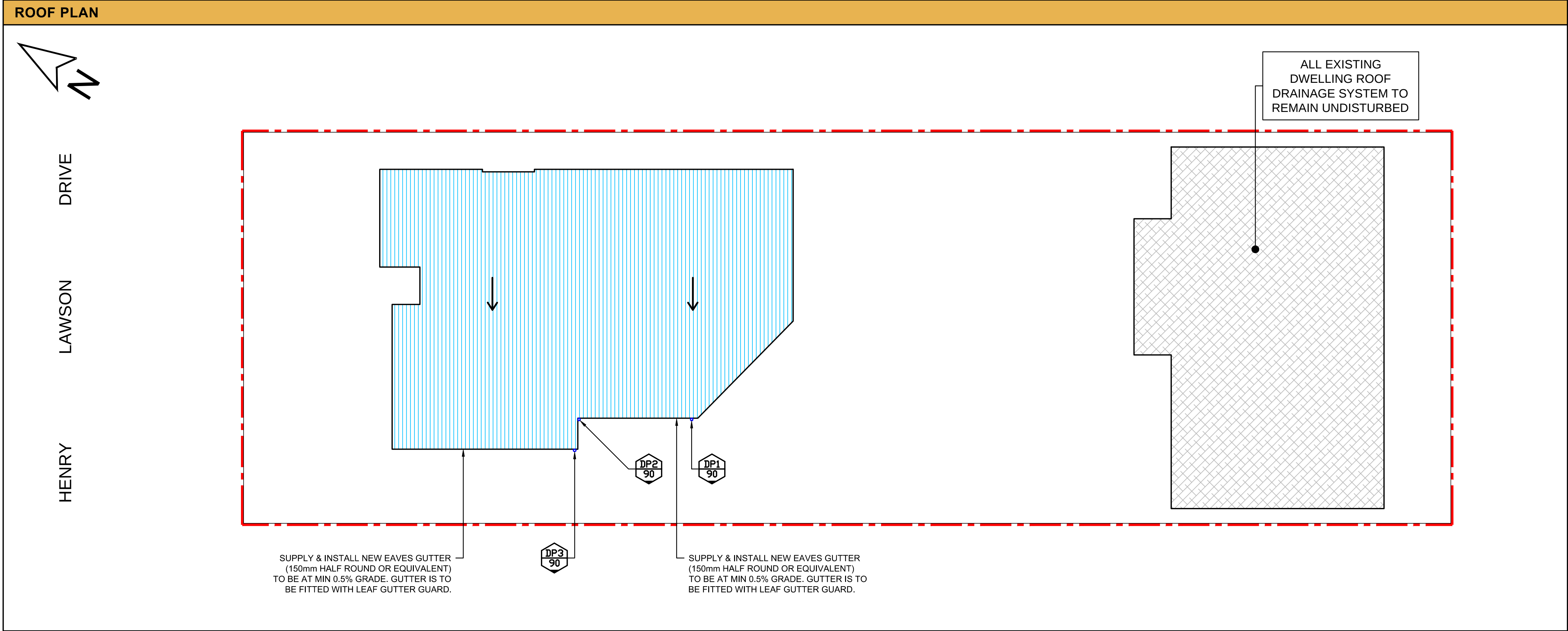


Scale @ A1

Project
179 HENRY LAWSONDRIVE, GEORGES HALL NSW 2198
PROPOSED TWO-STOREY DWELLING
STORMWATER MANAGEMENT PLAN
DEVELOPMENT APPLICATION

Drawing Title
COVER SHEET, NOTES
& DRAWING INDEX

Project No.	24075
Dwg. No.	000
Rev	A



DIAL BEFORE YOU DIG NOTE



THE CONTRACTOR MUST CONTACT ALL SERVICES & MAINTAIN A SET OF 'DIAL BEFORE YOU DIG' DRAWINGS ON SITE AT ALL TIMES.

PLUMBER & BUILDER NOTES

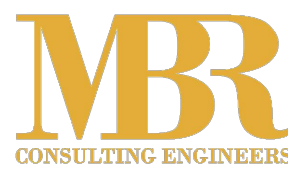
- ALL STORMWATER DRAINAGE WORKS TO BE CONSTRUCTED BY A LICENSED PLUMBER / DRAINER IN ACCORDANCE WITH AS3500, BASIX REPORT & NCC.
- LICENSED PLUMBER / DRAINER MUST PROVIDE WRITTEN CERTIFICATION THAT ALL MATERIALS & WORKS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH AS3500, NCC, BASIX & THIS DESIGN. A COPY OF THIS CERTIFICATE MUST BE SENT TO US ON info@mbrconsulting.com.au TO KEEP ON OUR RECORDS.
- CHARGED STORMWATER TO BE A FULLY SEALED SYSTEM TO UNDER SIDE OF GUTTER TO AS3500 SECURELY FIXED TO BUILDING TO WITHSTAND MINIMUM 2.0m CHARGED HEAD WITHIN PIPE.
- UNDER ANY CIRCUMSTANCES, THE PLUMBER OR BUILDER MUST NOT AMEND THE DESIGN OR INTERFERE WITH THE DESIGN INTENT WITHOUT WRITTEN APPROVAL FROM OUR OFFICE. ANY AMENDMENTS WITHOUT OUR APPROVAL WOULD RESULT IN ADDITIONAL FEES FOR REDESIGN AT OC STAGE. IF A SOLUTION CANNOT BE FOUND, RECONSTRUCTION IS REQUIRED UNDER THE CONTRACTOR'S EXPENSES.

LEGEND

- LOT BOUNDARY SHOWN IN RED & OUTSIDE FOR CLARITY
- PROPOSED CONCRETE AREA
- PROPOSED GRASS AREA
- PROPOSED ROOF AREA
- PROPOSED PAVEMENT AREA
- PROPOSED TIMBER DECKING AREA
- EXISTING DWELLING
- EXISTING CONCRETE AREA
- PROPOSED GRAVITY STORMWATER PIPE
- EXISTING STORMWATER PIPE
- ROOF SLOPE
- GUTTER DOWNPIPE, NUMBER & SIZE
- PROPOSED GRATED / SEALED PIT
- RAINWATER TANK AS PER BASIX CERTIFICATE, AS3500 & TO MANUFACTURER'S SPECIFICATIONS
- SURFACE FLOW ARROWS
- EXISTING SURFACE LEVEL
- TREES TO BE RETAINED

CONTRACTOR SHALL ENSURE & CERTIFY THAT ALL ROOF GUTTERS & DOWNPIPES CAPTURE & CONVEY MINIMUM Q_{100} PEAK RAINFALL RUNOFF OF 100% OF THE PROPOSED ROOF TO THE PROPOSED RWT AS PER BASIX REQUIREMENTS - CONNECTION PIPES NOT SHOWN FOR CLARITY. PROPOSED PIPE DRAINING TO THE RWT IS TO BE UPSIZED TO Ø150 PVC AFTER 3 DOWNPIPES.

NOT FOR CONSTRUCTION
COUNCIL APPROVAL ONLY



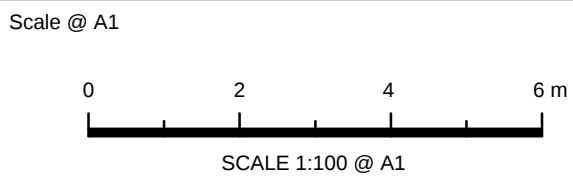
MBR Consulting Engineers Pty Ltd
0424 711 117
info@mbrconsulting.com.au
www.mbrconsulting.com.au
PO Box 8288, Blacktown NSW 2148
ABN: 61 625 079 923

ALL RIGHTS RESERVED
TO MBR CONSULTING
ENGINEERS PTY LTD.
ACU FOR THIS DESIGN
DOCUMENT MUST NOT
BE COPIED OR ALTERED
WHOLLY OR IN PARTS
WITHOUT WRITTEN
PERMISSION FROM MBR
CONSULTING
ENGINEERS PTY LTD.

ALL PLANS MUST
BE PRINTED IN
COLOUR & READ
PRIOR TO
CONSTRUCTION

Rev	Description	Date	Design	Check
A	ISSUE FOR DEVELOPMENT APPLICATION	31/03/2026	MBR	MBR

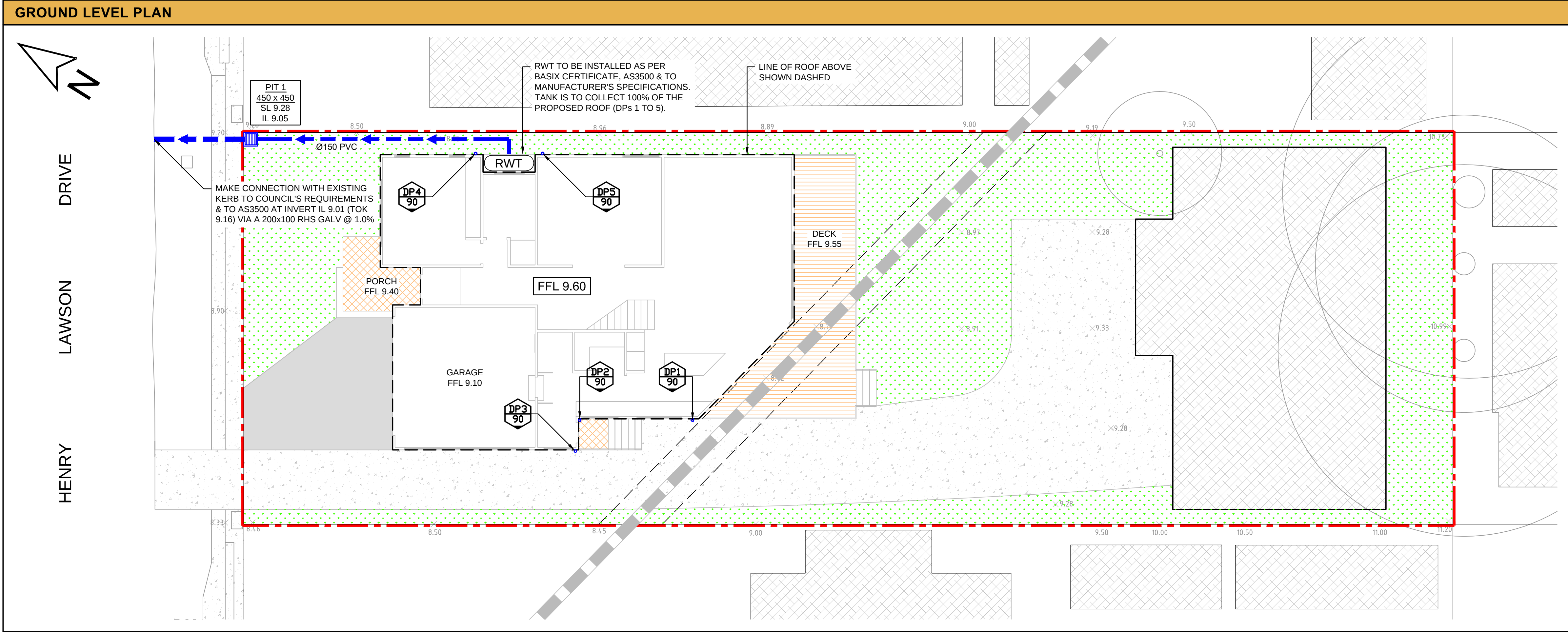
Architect
Plans R Us
Architectural & Engineering Services
Email: www.plansrus.com.au
Phone: 0421 133 660



Project
179 HENRY LAWSONDRIVE, GEORGES HALL NSW 2198
PROPOSED TWO-STOREY DWELLING
STORMWATER MANAGEMENT PLAN
DEVELOPMENT APPLICATION

Drawing Title
STORMWATER CONCEPT PLAN
ROOF & LEVEL 1

Project No.
24075
Dwg. No.
101
Rev
A



DIAL BEFORE YOU DIG NOTE

 **DIAL BEFORE YOU DIG**
www.1100.com.au

THE CONTRACTOR MUST CONTACT ALL SERVICES & MAINTAIN A SET OF 'DIAL BEFORE YOU DIG' DRAWINGS ON SITE AT ALL TIMES.

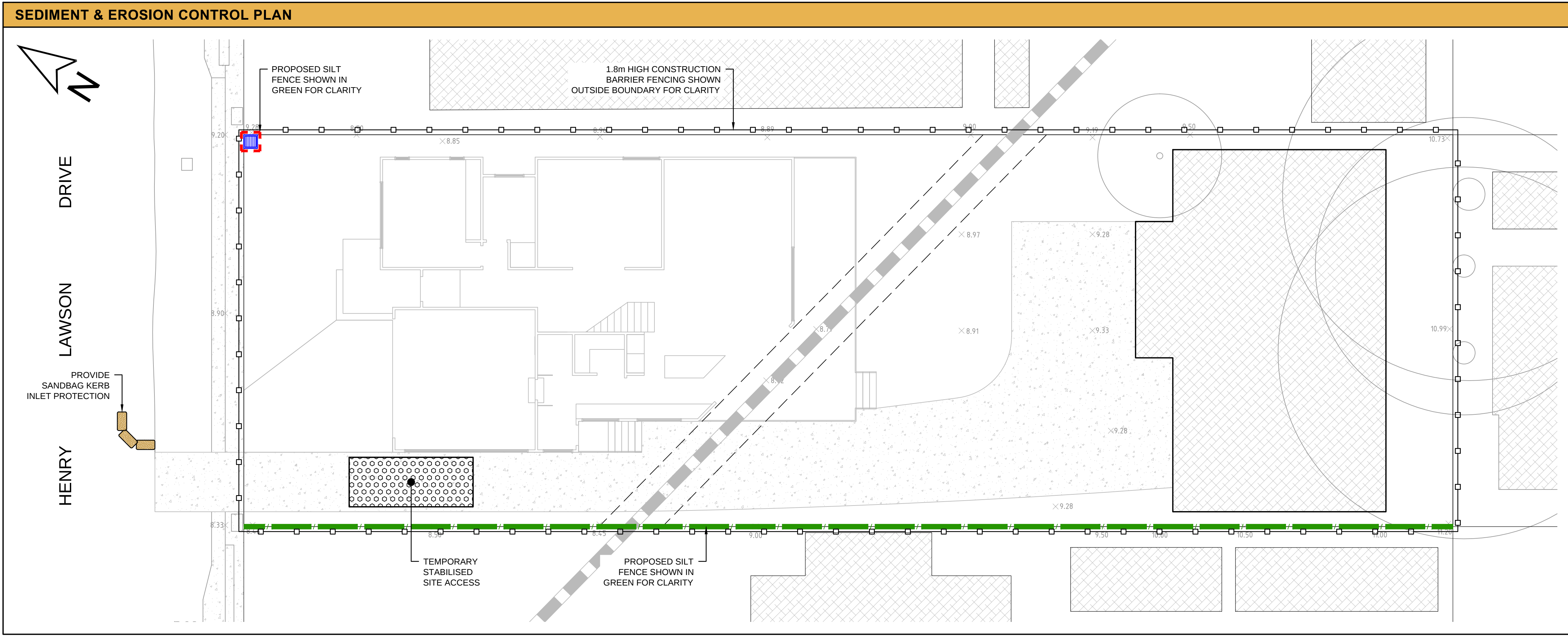
- PLUMBER & BUILDER NOTES**
- ALL STORMWATER DRAINAGE WORKS TO BE CONSTRUCTED BY A LICENSED PLUMBER / DRAINER IN ACCORDANCE WITH AS3500, BASIX REPORT & NCC.
 - LICENSED PLUMBER / DRAINER MUST PROVIDE WRITTEN CERTIFICATION THAT ALL MATERIALS & WORKS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH AS3500, NCC, BASIX & THIS DESIGN. A COPY OF THIS CERTIFICATE MUST BE SENT TO US ON info@mbrconsulting.com.au TO KEEP ON OUR RECORDS.
 - CHARGED STORMWATER TO BE A FULLY SEALED SYSTEM TO UNDER SIDE OF GUTTER TO AS3500 SECURELY FIXED TO BUILDING TO WITHSTAND MINIMUM 2.0m CHARGED HEAD WITHIN PIPE.
 - UNDER ANY CIRCUMSTANCES, THE PLUMBER OR BUILDER MUST NOT AMEND THE DESIGN OR INTERFERE WITH THE DESIGN INTENT WITHOUT WRITTEN APPROVAL FROM OUR OFFICE. ANY AMENDMENTS WITHOUT OUR APPROVAL WOULD RESULT IN ADDITIONAL FEES FOR REDESIGN AT OC STAGE. IF A SOLUTION CANNOT BE FOUND, RECONSTRUCTION IS REQUIRED UNDER THE CONTRACTOR'S EXPENSES.

LEGEND

- LOT BOUNDARY SHOWN IN RED & OUTSIDE FOR CLARITY
- PROPOSED CONCRETE AREA
- PROPOSED GRASS AREA
- PROPOSED ROOF AREA
- PROPOSED PAVEMENT AREA
- PROPOSED TIMBER DECKING AREA
- EXISTING DWELLING
- EXISTING CONCRETE AREA
- PROPOSED GRAVITY STORMWATER PIPE
- EXISTING STORMWATER PIPE
- ROOF SLOPE
- GUTTER DOWNPIPE, NUMBER & SIZE
- PROPOSED GRATED / SEALED PIT
- RAINWATER TANK AS PER BASIX CERTIFICATE, AS3500 & TO MANUFACTURER'S SPECIFICATIONS
- SURFACE FLOW ARROWS
- EXISTING SURFACE LEVEL
- TREES TO BE RETAINED

CONTRACTOR SHALL ENSURE & CERTIFY THAT ALL ROOF GUTTERS & DOWNPIPES CAPTURE & CONVEY MINIMUM Q₁₀₀ PEAK RAINFALL RUNOFF OF 100% OF THE PROPOSED ROOF TO THE PROPOSED RWT AS PER BASIX REQUIREMENTS - CONNECTION PIPES NOT SHOWN FOR CLARITY. PROPOSED PIPE DRAINING TO THE RWT IS TO BE UPSIZED TO Ø150 PVC AFTER 3 DOWNPIPES.

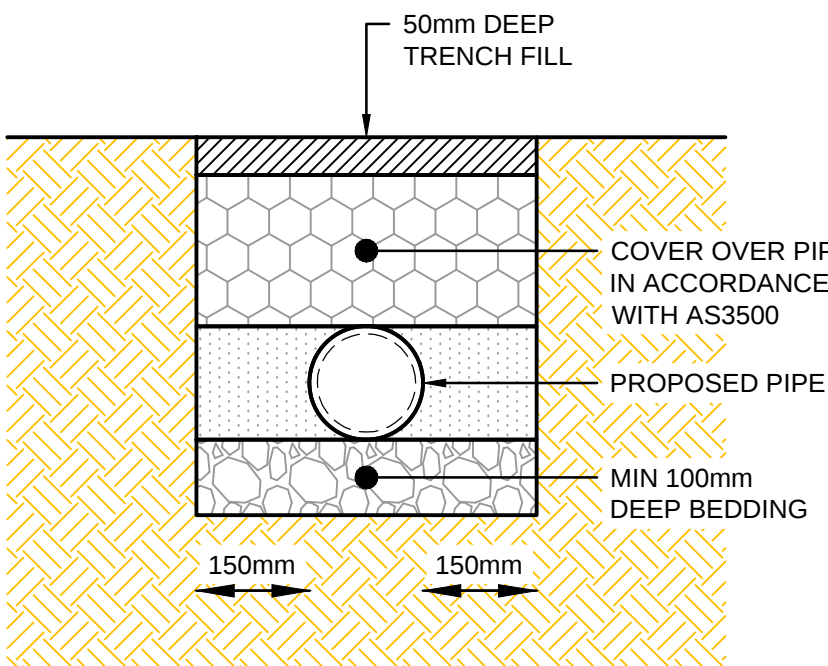
**NOT FOR CONSTRUCTION
COUNCIL APPROVAL ONLY**



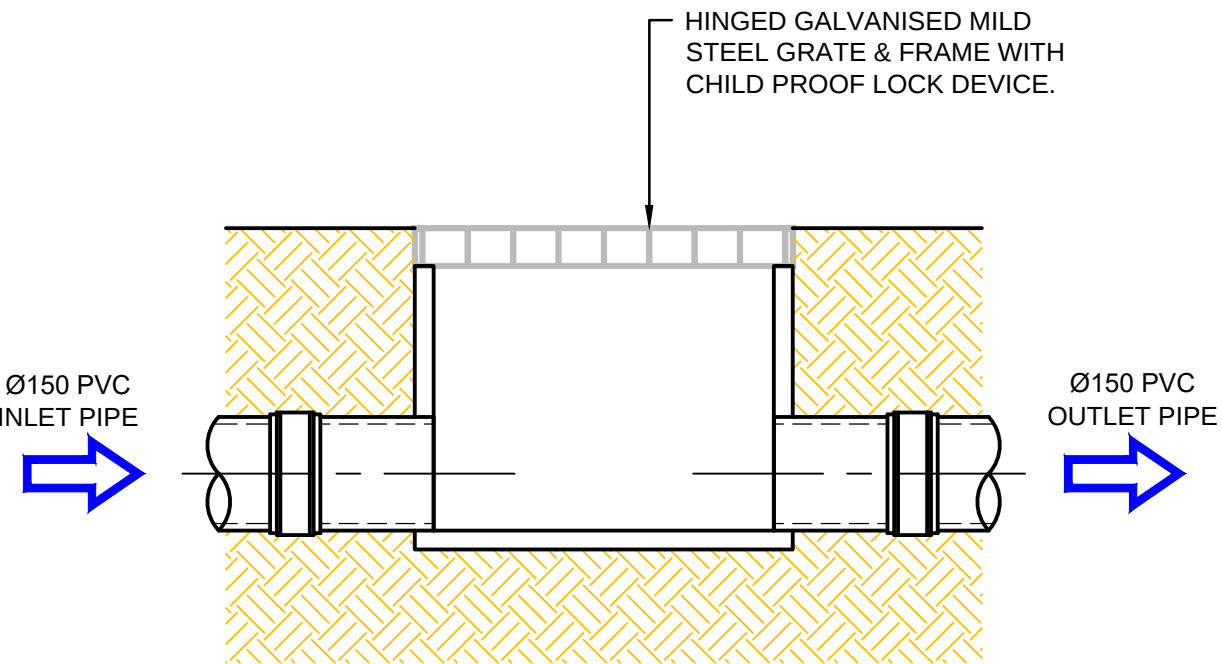
STORAGE TANK NOTES

1. TANK WATER TAPS SHALL BE MARKED 'RAINWATER NOT TO HUMAN CONSUMPTION'.
2. RAINWATER TANKS SHALL BE CONNECTED TO MAINS WATER SUPPLY AS BACK-UP.
3. THE PUMPS ARE TO BE INSULATED IN ACCORDANCE WITH COUNCIL POLICY.
4. PUMPS SHALL PROVIDE MINIMUM 150 kPa PRESSURE.
5. EACH TANK TO BE CONNECTED TO AN OUTDOOR TAP FOR IRRIGATION USE.
6. RAINWATER TANKS TO BE CLEANED OUT EVERY 6 MONTHS.
7. WATER TANK & ASSOCIATED STRUCTURE TO BE THE SAME COLOUR, OR A COLOUR COMPLEMENTARY TO THE DWELLING.
8. TOP TANK TO BE BELOW TOP OF NEAREST FENCE, OR 1.8m WHICHEVER IS LESS.
9. THE WATER TANK SHOULD BE LOCATED AT LEAST 450mm FROM ANY PROPERTY BOUNDARY. THE CLIENT IS RESPONSIBLE TO ENSURE COMPLIANCE WITH THIS IN THE INSTALLED STATE.
10. PLUMBING FROM THE WATER TANK IS TO BE KEPT SEPARATED FROM THE RETICULATED WATER SUPPLY SYSTEM.
11. TANK TO BE BUILT ON SELF-SUPPORTING BASE.
12. PROVIDE BACK-FLOW PREVENTION DEVICE AT MAINS WATER METER.
13. ROOF DRAINING TO TANK MUST NOT CONTAIN LEAD, TAR BASED PAINTS OR ASBESTOS.
14. WATER TO BE DRAWN FROM ANAEROBIC ZONE OF TANK.
15. TANK DETAILS SHOWN ARE A SUGGESTED CONFIGURATION ONLY. ANY MODIFICATION TO TANK VOLUME OR INLET & OUTLET LEVELS MUST BE APPROVED BY ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION.
16. ALL JOINTS TO BE SOLVENT WELDED & ALL EXPOSED PIPE WORK TO BE PAINTED TO WITHSTAND EXTERNAL ELEMENTS.
17. FIRST FLUSH WATER DIVERTER AT TANK TO COMPLY WITH SYDNEY WATER & COUNCIL DCP'S.
18. RAINWATER TANK TO BE INSTALLED & MAINTAINED TO MANUFACTURER'S SPECIFICATIONS & TO COMPLY WITH ALL SYDNEY WATER GUIDELINES.
19. CLIENT TO BE RESPONSIBLE FOR MAINTENANCE SYSTEM OF CHARGED PIPELINES. DEBRIS ACCUMULATION SIGNIFICANTLY AFFECT SYSTEMS PERFORMANCE. MAINTENANCE PROGRAM ESSENTIAL.
20. STRUCTURAL DETAILS FOR TANK BASE BY MANUFACTURERS OR OTHERS.
- 

STANDARD PIPE TRENCH DETAIL



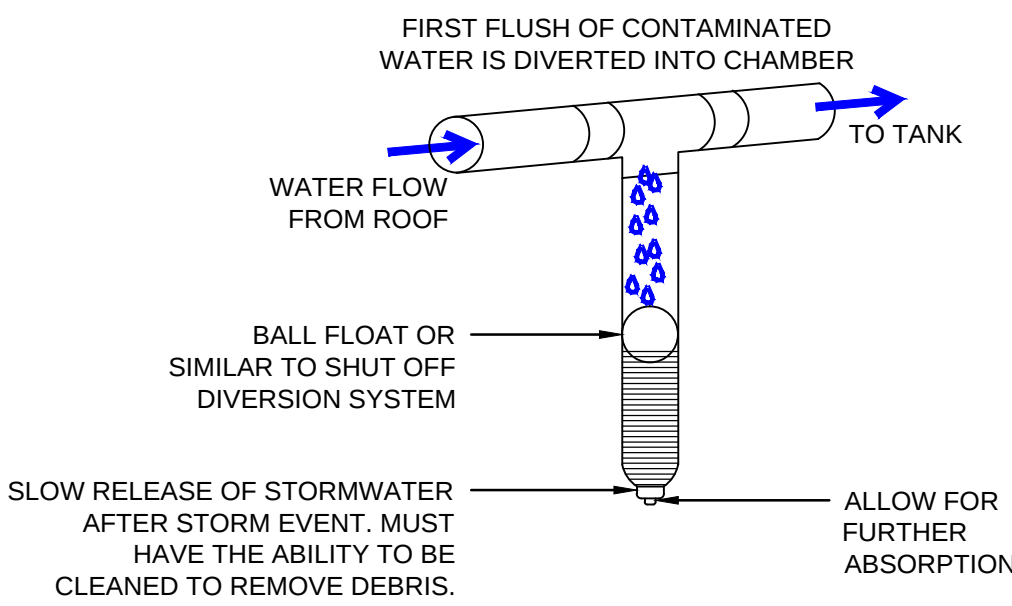
TYPICAL GRATED INLET PIT DETAIL



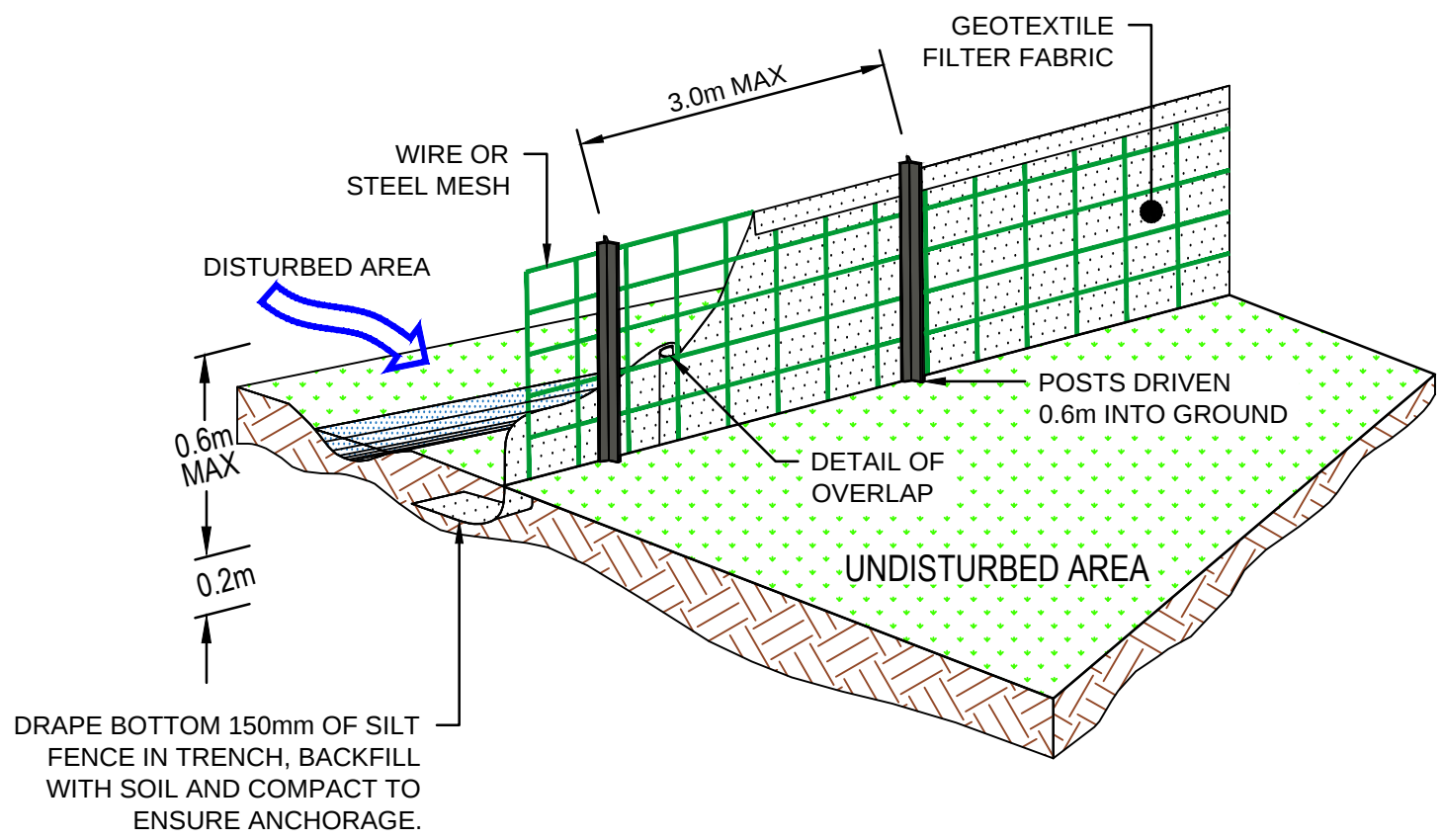
ALL PROPOSED PITS WITHIN DRIVEWAYS & TRAFFICABLE AREAS ARE TO HAVE HEAVY DUTY CLASS C TRAFFICABLE LIDS. THE REST OF THE PROPOSED PITS WITHIN THE DEVELOPMENT CAN HAVE LIGHT DUTY CLASS A LIDS.

- ALL PITS ARE TO BE CLEANED FROM WATER, DEBRIS & SEDIMENTS.
- IF THE BASE OF ANY PIT IS LOWER THAN THE INVERT LEVEL OF THE OUTLET PIPE, THE PIT'S BASE IS TO BE CONCRETED UP TO THE OUTLET PIPE INVERT LEVEL TO AVOID ANY PERMANENT PONDING WITHIN THE PIT.
- ALL PIPES WITHIN ANY PIT (INLETS & OUTLET) ARE TO BE CUT FLUSH WITH THE WALLS OF THE PIT (OR MAX 50mm OFF THE PIT WALLS).

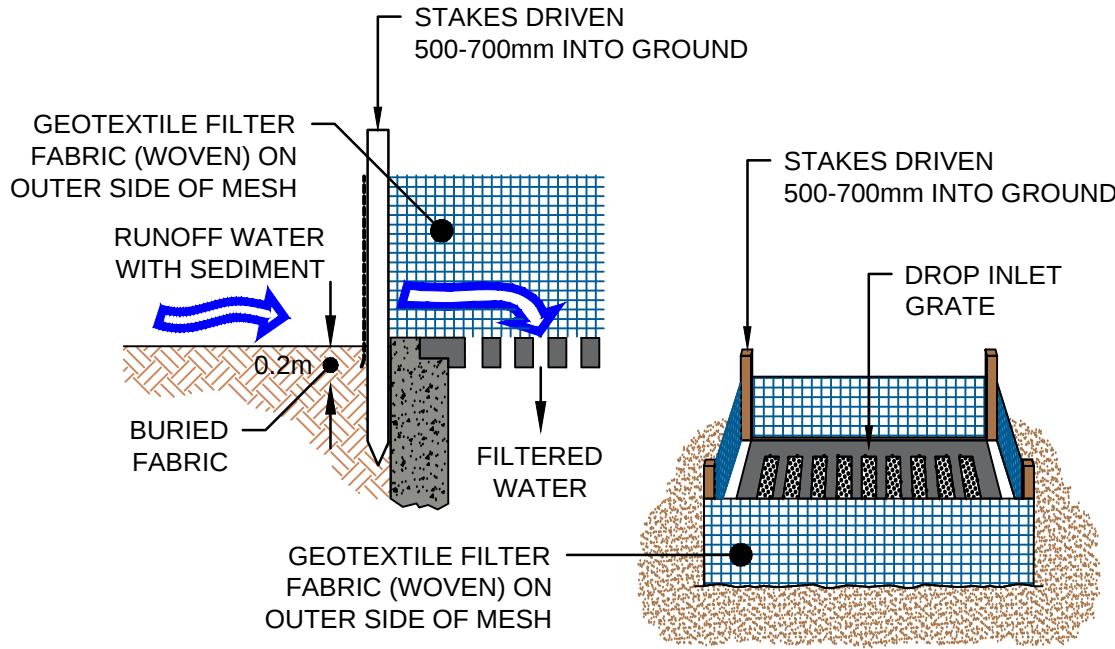
FIRST FLUSH WATER DIVERTER DETAIL



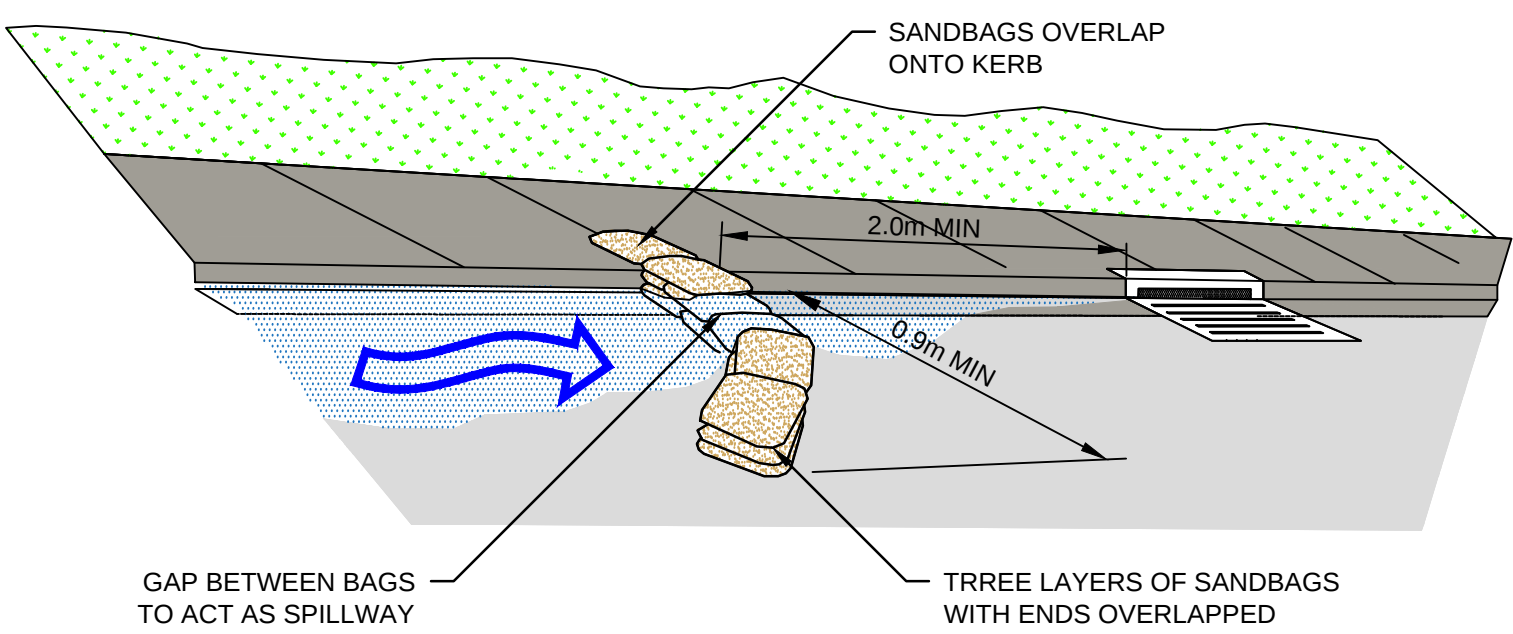
SILT FENCE DETAIL



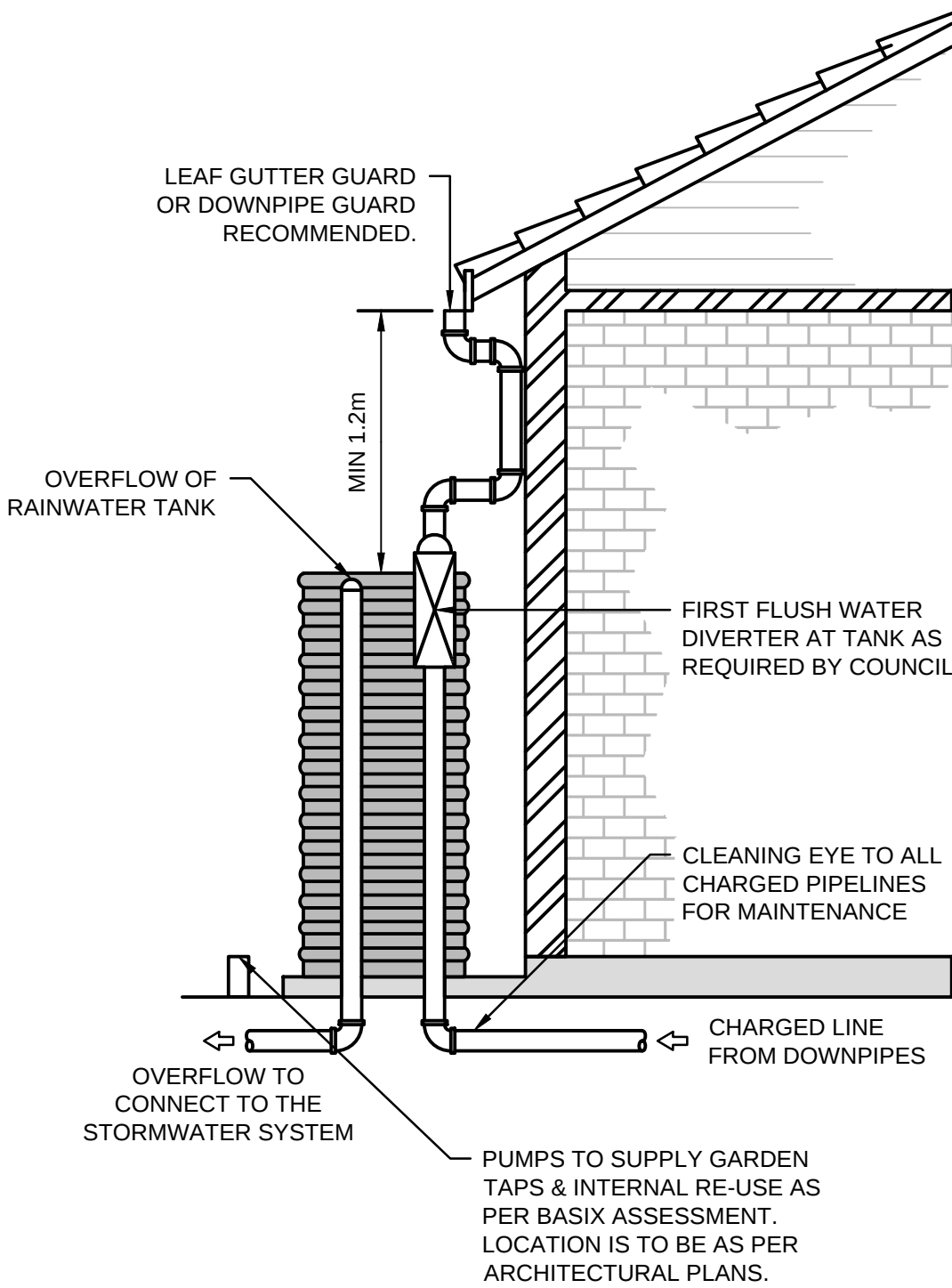
FIELD INLET SEDIMENT TRAP DETAIL



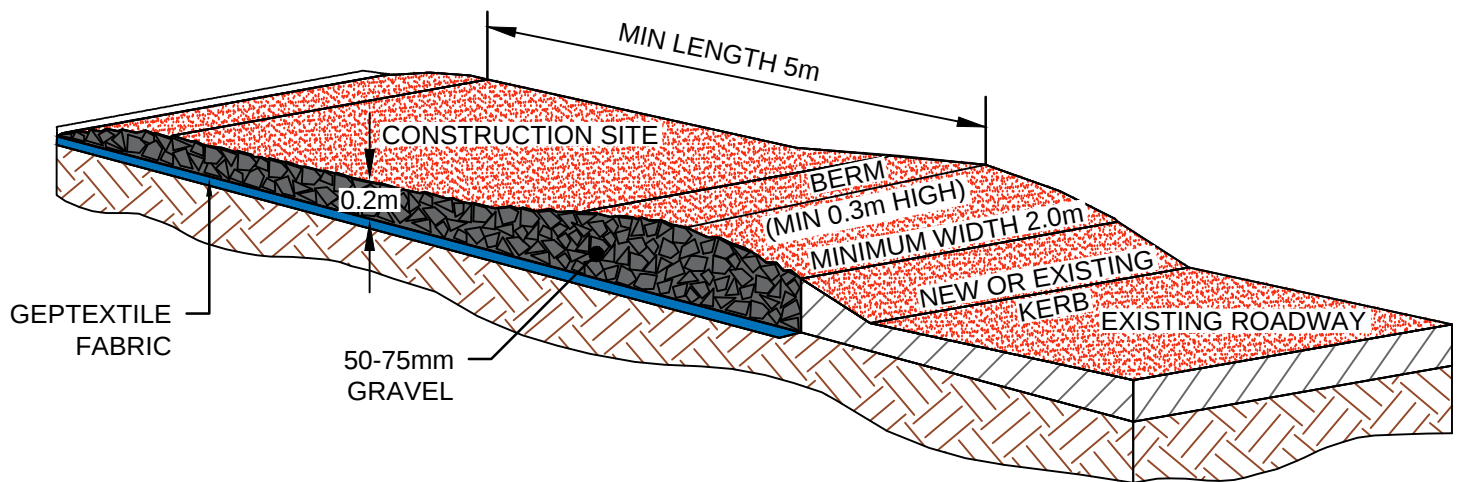
KERB INLET PROTECTION DETAIL - ON GRADE GULLY PIT



STORAGE TANK DETAIL - SECTION VIEW

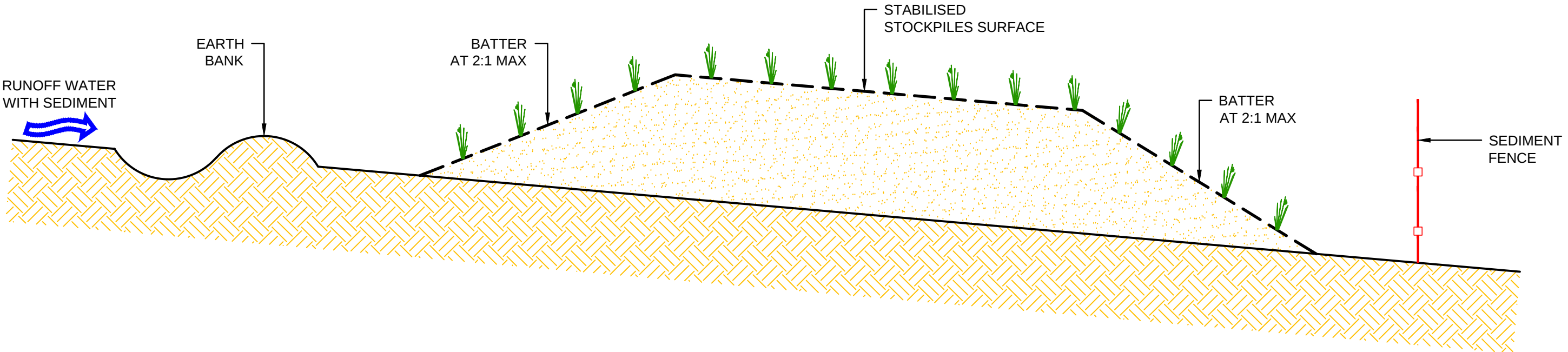


SHAKEDOWN DEVICE DETAIL



MAINTENANCE NOTES:
THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH PREVENTS TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL GRAVEL AS CONDITIONS DEMAND & REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS OF WAY MUST BE REMOVED IMMEDIATELY.

STOCKPILES DETAIL



NOT FOR CONSTRUCTION
COUNCIL APPROVAL ONLY

Rev	Description	Date	Design	Check
A	ISSUE FOR DEVELOPMENT APPLICATION	31/03/2026	MBR	MBR