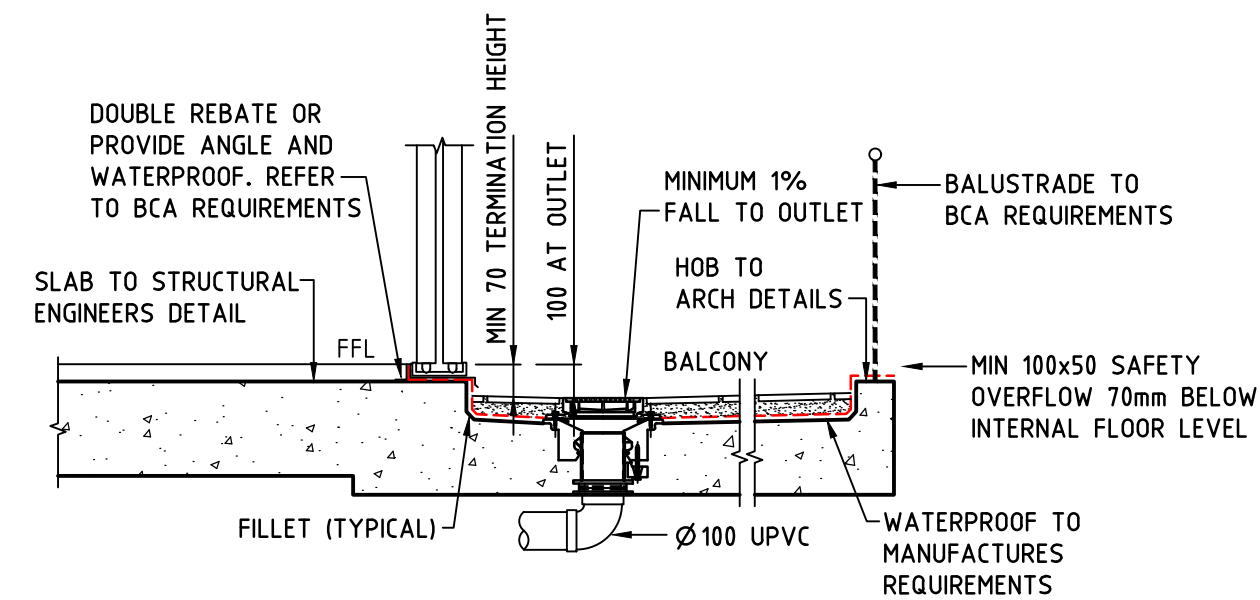


FOR
PROPOSED MIXED USE DEVELOPMENT
AT
14 VALLEY ROAD,
PADSTOW HEIGHTS NSW 2211

LOCALITY MAP

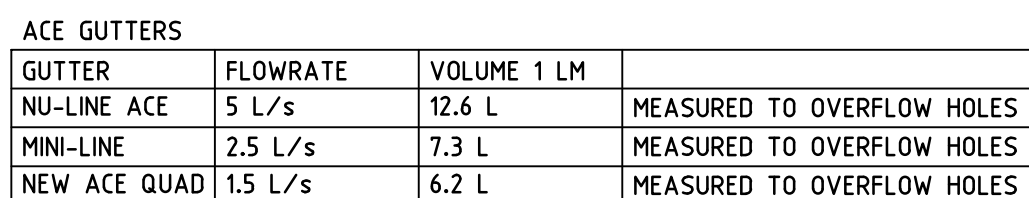


NOTE:

1. FALLS TO BCA REQUIREMENTS
2. SLAB AND WALLS TO STRUCTURAL ENGINEERS DETAIL
3. WATERPROOF WALLS AND SLAB TO A54654.2-2012 AND ALL BCA REQUIREMENTS
4. CONTRACTOR TO PROVIDE FILLETS AT CORNERS AND BOND BREAKERS AT EXPANSION JOINTS

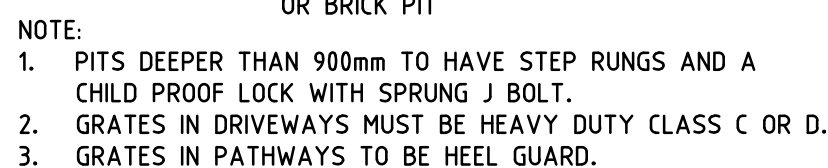


IF DIGGING WITHIN 2m OF AUSGRID TRANSMISSION CABLES AN AUSGRID SERVICE COORDINATOR MUST BE NOTIFIED AND PRESENT WHILE DIGGING.



NOTE: FOR 5 YR ARI DESIGN

1. <25m² ROOF CATCHMENT - USE MINIMUM NEW ACE QUAD GUTTER
2. >25 - 40m² ROOF CATCHMENT - USE MINIMUM MINI-LINE ACE GUTTER
3. >40 - 80m² ROOF CATCHMENT - USE MINIMUM NU-LINE ACE GUTTER



SCALE 1:20

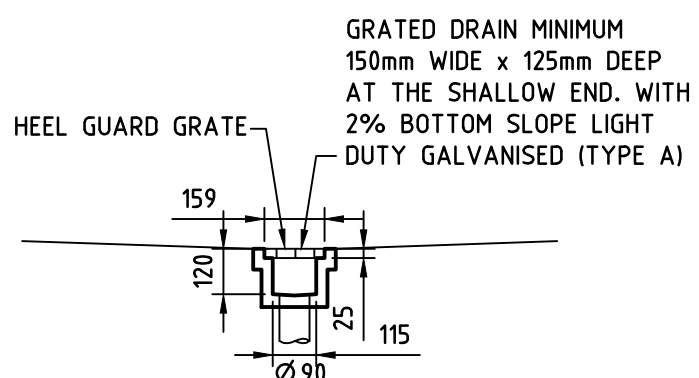


NOTE:
PITS GREATER THAN 900 DEEP TO HAVE STEP
RUNGS AT 300 CTS IN ACCORDANCE WITH
AUSTRALIAN STANDARDS

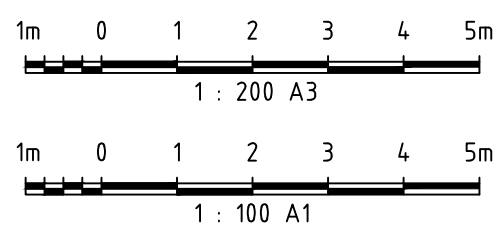
AS 1428.1:2021 includes, Section 4 *Floor or ground surfaces on continuous accessible paths of travel and circulation spaces*, with Clause 4.4 *Grates* which states the following:

"Grates in paths of travel shall be in accordance with the following:

- Circular openings shall be not greater than 13mm in diameter.
- Slotted openings shall be not greater than 13mm wide and not greater than 150mm long and be oriented so that the long dimension is transverse to the dominant direction of travel.
- Linear openings shall be oriented so that the longer dimension is transverse to the dominant direction of travel, except where linear openings are less than 8mm wide. Where linear openings are less than 8mm wide, orientation is optional."



SCALE 1:20



FOR D.A.
CANTERBURY BANKSTOWN COUNCIL



DIAL 1100 BEFORE YOU DIG
NO SUBSURFACE INVESTIGATION HAS BEEN MADE
IT IS YOUR RESPONSIBILITY TO OBTAIN SERVICE
DIAGRAMS FROM RELEVANT AUTHORITIES

Revisions		
A 23/04/26	FOR D.A.	

1. ALL EROSION AND SILTATION CONTROL DEVICES ARE TO BE PLACED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION WORKS, AND ALL SILT TRAPS ARE TO HAVE DEPOSITED SILT REMOVED REGULARLY DURING CONSTRUCTION.
2. ALL TREES ARE TO BE PRESERVED UNLESS INDICATED OTHERWISE ON THE ARCHITECT'S OR LANDSCAPE ARCHITECT'S DRAWINGS. EXISTING GRASS COVER SHALL BE MAINTAINED EXCEPT IN AREAS CLEARED FOR BUILDINGS, PAVEMENTS ETC.
3. INSTALL TEMPORARY SEDIMENT BARRIERS TO ALL INLET PITS LIKELY TO COLLECT SILT LADEN WATER, TO COUNCIL'S STANDARDS
4. NOT WITHSTANDING DETAILS SHOWN IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO ENSURE THAT ALL SITE ACTIVITIES COMPLY WITH THE REQUIREMENTS OF THE CLEAN WATERS ACT.
5. ALL TOPSOIL TO BE CONSERVED FOR RE-USE ON SITE

1. ALL LINES ARE TO BE Ø100 U.P.V.C. @ MIN 1.0% GRADE UNLESS NOTED OTHERWISE. CHARGED LINES ARE TO BE SEWER GRADE & SEALED.
2. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE & LEVEL ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY EARTHWORKS.
3. ALL PIPES TO HAVE MIN 150mm COVER IF LOCATED WITHIN PROPERTY.
4. ALL PITS TO BE MINIMUM 450x450 BRICK, PRECAST OR CONCRETE.
5. PITS DEEPER THAN 900 MUST BE 900x900 AND HAVE STEP RUNGS AT 300 CENTRES.
6. ALL BALCONIES AND ROOFS TO BE DRAINED AND TO HAVE SAFETY OVERFLOWS IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS.
7. PROVIDE 70mm VERTICAL TERMINATION HEIGHT BETWEEN INSIDE AND OUTSIDE (AS1170.2).
8. ALL EXTERNAL SLABS TO BE WATERPROOFED.
9. ALL WATERPROOFING TO COMPLY WITH AS4654.2 & AS3740-2010.
10. ALL GRATES TO HAVE CHILD PROOF LOCKS.
11. ALL DRAINAGE WORKS TO AVOID TREE ROOTS.
12. ALL DP'S TO HAVE LEAF GUARDS
13. ALL EXISTING LEVELS TO BE CONFIRMED BY BUILDER PRIOR TO CONSTRUCTION.
14. ALL WORK WITHIN COUNCIL RESERVE TO BE INSPECTED BY COUNCIL PRIOR TO CONSTRUCTION.
15. COUNCIL'S ISSUED FOOTWAY DESIGN LEVELS TO BE INCORPORATED INTO THE FINISHED LEVELS ONCE ISSUED BY COUNCIL.
16. ALL WORK SHALL BE IN ACCORDANCE WITH B.C.A. AND A.S.3500.3 2018.
17. EXISTING STORMWATER PIPE LOCATIONS HAVE BEEN ASSUMED. PLUMBER TO INSPECT PRIOR TO WORKS AND UPGRADE PIPES AS NECESSARY.
18. ALL NEW ROOF AREAS WILL BE PROVIDED WITH GUTTERS AND DOWNPIPES COMPLYING WITH THE REQUIREMENTS OF THE BCA, HOUSING PROVISIONS AND AS 3500.3 2018.

F.F.L.	FINISHED FLOOR LEVEL
F.G.L.	FINISHED GARAGE LEVEL
T.K.	TOP OF KERB
• 11.0	FINISHED LEVEL
+ 11.0	EXISTING LEVEL
S.L.	SURFACE LEVEL
I.L.	INVERT LEVEL
20 R	ROOF CATCHMENT AREA (m ²)
20 I	IMPERVIOUS CATCHMENT AREA (m ²)
20 L	LANDSCAPED CATCHMENT AREA (m ²)
• DP	Ø 100 DOWN PIPE OR EQUIVALENT
• SP	SPREADER
• VD	VERTICAL DROP
• VR	VERTICAL RISER
⊠	RAIN WATER HEAD & DOWN PIPE
⊗	CLEAN OUT POINT
⊙ SUMP	Ø 150 SUMP
■	CONCRETE COVER JUNCTION PIT
▢	GRATED INLET PIT 450x450
▤	200Wx1000 GRATED DRAIN WITH 2% BTM SLOPE
—	STORMWATER PIPE
- - -	SUSPENDED STORMWATER PIPE
- · -	CHARGED STORMWATER PIPE
- · - · -	PUMP LINE
- · - · - · -	Ø 100 SUBSOIL PIPE
- · - · - · - · -	SILT FENCE
↗	OVERLAND FLOW

ARCHITECT

DS407
DESIGN STUDIO

PROJECT
ALTERATIONS & ADDITIONS.
14 VALLEY ROAD,
PADSTOW HEIGHTS NSW 2211
TITLE
GENERAL COVER PAGE



**UNITED CONSULTING ENGINEERS
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Civil/Structural Engineers

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Burwood NSW, 2134
Telephone: (02) 9715 5111
Facsimile: (02) 9715 6222
Mobile: 0411 453 012
Email: united_eng@bigpond.com

Approved *Mark Anthony Boudib*

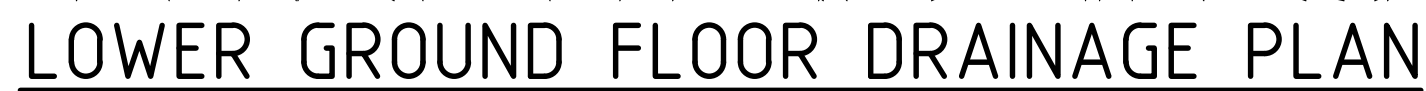
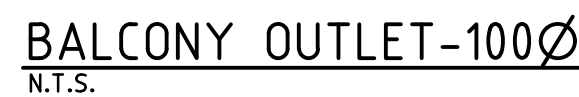
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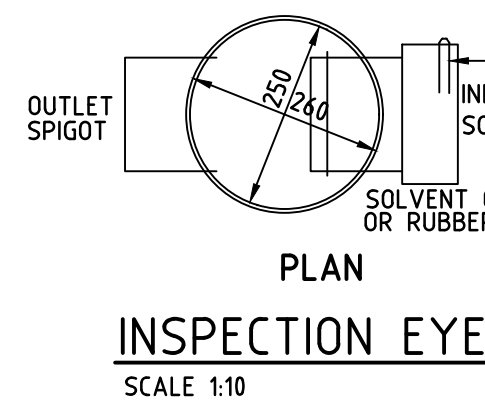
NOTE:

1. FALLS TO BCA REQUIREMENTS
2. SLAB AND WALLS TO STRUCTURAL ENGINEERS DETAIL
3. WATERPROOF WALLS AND SLAB TO AS4654.2-2012 AND ALL BCA REQUIREMENTS
4. CONTRACTOR TO PROVIDE FILLETS AT CORNERS AND BOND BREAKERS AT EXPANSION JOINTS



1. WATERPROOF ALL EXTERNAL SLABS
2. ALL WATERPROOFING TO COMPLY WITH AS4654.2 & AS3740-2010
3. ALL BALCONIES TO HAVE FLOOR WASTE AND 1% FALL WITH SAFETY OVERFLOW FLOOR FINISHES TO ARCHITECT DETAILS.
4. PROVIDE 70mm VERTICAL TERMINATION HEIGHT BETWEEN INSIDE AND OUTSIDE (AS1170.2).
5. ALL DOWNPIPES TO BE CONSTRUCTED OF ONE MATERIAL FOR AESTHETICS REASONS AND PAINTED TO PROTECT THEM AGAINST ULTRA-VIOLET LIGHT DAMAGE.

NO RAINWATER TANK REQUIREMENT BY
BASIX CERTIFICATE NUMBER: A1843122



FOR D.A.
CANTERBURY BANKSTOWN COUNCIL

DIAL 1100 BEFORE YOU DIG
NO SUBSURFACE INVESTIGATION HAS BEEN MADE
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DIAGRAMS FROM RELEVANT AUTHORITIES

Revisions		
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2. ALL TREES ARE TO BE PRESERVED UNLESS INDICATED OTHERWISE ON THE ARCHITECT'S OR LANDSCAPE ARCHITECT'S DRAWINGS. EXISTING GRASS COVER SHALL BE MAINTAINED EXCEPT IN AREAS CLEARED FOR BUILDINGS, PAVEMENTS ETC.
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↖	OVERLAND FLOW

DS407
DESIGN STUDIO

PROJECT
ALTERATIONS & ADDITIONS.
14 VALLEY ROAD,
PADSTOW HEIGHTS NSW 2211

TITLE
LOWER GROUND FLOOR
DRAINAGE PLAN

A.C.N. 090 572 973



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Email: united_eng@bigpond.com

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Approved	<i>Mark Anthony Boudib</i>
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	Checked MAB	Scale 1:100 U.N.O.	
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