STORMWATER MANAGEMENT PLAN
PROPOSED DUAL OCCUPANCY & SECONDARY DWELLING
24 SAURINE ST, BANKSTOWN

GENERAL NOTES:

1. **THE BUILDER/CONTRACTOR SHALL LOCATE ALL EXISTING PUBLIC UTILITY SERVICES WITHIN THE SITE, FOOTPATH AREA AND ROAD RESERVE PRIOR TO THE COMMENCEMENT OF ANY WORKS. ALL LOCATIONS AND LEVELS OF SERVICES SHALL BE REPORTED TO THE STORMWATER ENGINEER PRIOR TO THE COMMENCEMENT OF ANY WORKS TO ENSURE THERE ARE NO OBSTRUCTIONS IN THE LINE OF THE DRAINAGE DISCHARGE PIPES.**
2. THE BUILDER IS TO VERIFY ALL LEVELS ON SITE PRIOR TO COMMENCING CONSTRUCTION. SILT FENCE IS TO BE ERECTED PRIOR TO COMMENCING WORK. FENCE TO BE MAINTAINED IN WORKING ORDER DURING TIME OF CONSTRUCTION.
3. W.A.E. DRAWING BY A REGISTERED SURVEYOR IS REQUIRED PRIOR TO CERTIFICATION OF DRAINAGE.
4. ALL THE CLEANING EYES (OR INSPECTION EYES) FOR THE UNDER GROUND PIPES HAVE TO BE TAKEN UP TO THE FINISHED GROUND LEVEL FOR EASY IDENTIFICATION AND MAINTENANCE PURPOSES.
5. ALL TERRACE FLOOR & PLANTER GRATES TO HAVE FIRE COLLARS FITTED.
6. ALL PITS HAVING AN INTERNAL DEPTH THAT EXCEEDS 1.0m SHALL BE PROVIDED WITH GALVANISED STEP IRONS AT 300mm CENTRES PLACED IN A STAGGERED PATTERN AND SHALL BE IN ACCORDANCE WITH THE AUSTRALIAN STANDARDS AS 4198-1994.
7. ALL LEVELS SHALL RELATE TO THE ESTABLISHED BENCH MARK.
8. THE BASE OF ALL DRAINAGE PITS SHALL BE BENCHED TO THE INVERT OF THE OULET PIPE.
9. ALL GUTTERS SHALL BE MINIMUM 145 x 75mm AND DOWNPIPES SHALL BE MINIMUM 100 x 75mm UNLESS NOTED OTHERWISE.
10. ALL STORMWATER DRAINAGE PIPES SHALL BE A MINIMUM Ø100mm PVC LAID AT 1% MINIMUM GRADE UNLESS NOTED OTHERWISE ON THE DRAWING. WHERE GROUND COVER OVER THE PIPES IS LESS THAN 300mm THE STORMWATER PIPES SHALL BE SEWER GRADE uPVC.
11. THE BUILDER SHALL ENSURE THAT THE STORMWATER ENGINEERING DRAWINGS CORRESPOND TO THE ARCHITECTURAL, STRUCTURAL AND LANDSCAPE DRAWINGS .
12. IF THERE EXISTS ANY DISCREPANCIES BETWEEN THE DRAWINGS THE BUILDER SHALL REPORT THE DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCEMENT OF ANY WORKS.
13. ALL MULCHING TO BE USED WITHIN THE AREA DESIGNATED AS ON SITE DETENTION STORAGE SHALL BE OF A NON-FLOATABLE MATERIAL SUCH AS DECORATIVE RIVER GRAVEL. PINE BARK MULCHING SHALL NOT BE USED WITHIN THE DETENTION STORAGE AREA.
14. ALL WORKS WITHIN THE FOOTPATH AREA SHALL BE SUITABLY BARRICADED AND SIGNPOSTED IN ACCORDANCE WITH A TRAFFIC MANAGEMENT PLAN THAT HAS BEEN PREPARED BY A QUALIFIED AND RMS ACCREDITED TRAFFIC ENGINEER AND APPROVED BY COUNCIL.
15. IT IS THE RESPONSIBILITY OF THE BUILDER OR CONTRACTOR CARRYING OUT THE WORKS WITHIN THE FOOTPATH AREA AND ROAD RESERVE TO OBTAIN THE NECESSARY APPROVED DOCUMENTS AS OUTLINED ABOVE.
16. ALL RETAINING WALLS SHALL BE CONSTRUCTED COMPLETELY WITHIN THE PROPERTY BOUNDARY LIMITS TO DETAILS PREPARED BY THE STRUCTURAL ENGINEER. WALLS FORMING THE ON SITE DETENTION SYSTEM SHALL BE OF MASONARY/BRICK CONSTRUCTION AND SHALL BE WATER TIGHT.
17. ALL SUB-SOIL DRAINAGE SHALL BE A MINIMUM OF Ø65mm AND SHALL BE PROVIDED WITH A FLITER SOCK. THE SUBSOIL DRAINAGE SHALL BE INSTALLED IN ACCORDANCE WITH DETAILS TO BE PROVIDED BY THE LANDSCAPE ARCHITECT.
18. PRIOR TO COMMENCING ANY WORKS ON THE SITE, THE BUILDER SHALL ENSURE THAT THE INVERT LEVELS OF WHERE THE SITES STORMWATER SYSTEM CONNECTS INTO THE COUNCIL'S KERB/DRAINAGE SYSTEM MATCHES THE DESIGN LEVELS. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGN ENGINEER IMMEDIATELY.

SERVICES NOTES:

1. IT IS THE CONSTRUCTORS RESPONSIBILITY TO NOTIFY THE RELEVANT SERVICES AUTHORITIES OF THE WORKS AND VERIFY THE LOCATION OF ALL EXISTING SERVICES PRIOR TO ANY CONSTRUCTION ACTIVITIES COMMENCING.
2. THE CONSTRUCTOR SHALL LIAISE AND COORDINATE THE TIMING OF THE CONSTRUCTION OF THE WORKS WITH THE RELEVANT SERVICES AUTHORITIES AND/OR OTHER CONSTRUCTORS INSTALLING SERVICES CONCURRENTLY AT THIS SITE.
3. THE LOCATION OF ALL EXISTING SERVICES SHOWN ON THE DRAWINGS ARE APPROXIMATE ONLY AND HAVE BEEN TAKEN FROM INFORMATION PROVIDED BY THE RELEVANT SERVICE AUTHORITIES.
4. THE CONSTRUCTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE CAUSED TO EXISTING SERVICES AS A RESULT OF THE CONSTRUCTION WORKS.
5. THE COORDINATION OF TELECOMMUNICATIONS, ELECTRICAL, GAS, WATER, SEWER, STORMWATER AND ANY OTHER SERVICE SHALL BE THE RESPONSIBILITY OF THE CONSTRUCTOR.

RAINWATER TANK NOTES:

1. LABELS SHALL BE FIXED ADJACENT TO ALL OUTDOOR WATERING TAPS STATING THAT THE WATER IS NOT TO BE CONSUMED.
2. AN EMERGENCY MAINS TAP SHALL BE PROVIDED ADJACENT TO THE WATER METER AND CONNECTED TO THE MAINS SUPPLY
3. RAINWATER TANK SUPPLY SHALL NOT BE CONNECTED TO DRINKING AND BATHING WATER TAP OUTLETS.
4. FIRST FLUSH DEVICES TO BE FITTED TO ALL DOWNPIPES CONNECTED TO RAINWATER TANK.
5. TANK SHALL BE CONNECTED TO A SYDNEY WATER APPROVED CONTROL PANEL TO ENSURE MAINS WATER SUPPLY IS PROVIDED WHEN TANK EMPTIES.
6. ALL PIPES WITHIN CHARGED RAINWATER COLLECTION SYSTEM TO BE MIN. Ø100 uPVC AND ALL JOINTS SOLVENT WELDED.
7. ALL PLUMBING WORKS SHALL BE CARRIED OUT BY A LICENSED PLUMBER IN ACCORDANCE WITH SYDNEY WATER GUIDELINES AND THE "NSW CODE OF PRACTICE: PLUMBING & DRAINAGE".

SEDIMENT & EROSION CONTROL NOTES:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED, PLACED AND MAINTAINED IN ACCORDANCE WITH COUNCILS STANDARDS AND THE DEPARTMENT OF HOUSING'S "MANAGING URBAN STORMWATER: SOILS AND CONSTRUCTION" MANUAL.
2. NO CONSTRUCTION WORKS ARE TO COMMENCE ON SITE UNTIL ALL EROSION AND SEDIMENT CONTROL MEASURES ARE IN PLACE AND HAVE BEEN INSPECTED AND APPROVED BY THE PRINCIPAL CERTIFYING AUTHORITY.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REGULARLY INSPECTED, IN PARTICULAR AFTER STORMS, AND REPAIRED OR MAINTAINED AS REQUIRED TO ENSURE THE MEASURES' CORRECT AND EFFICIENT FUNCTION THROUGHOUT THE DURATION OF THE WORKS, UNTIL SUCH TIME AS THE PRINCIPAL CERTIFYING AUTHORITY AUTHORISES THE REMOVAL OF SUCH MEASURES.
4. ALL STOCKPILES SHALL BE CLEAR OF ALL TREES AND DRAINAGE LINES (INCLUDING OVERLAND FLOW PATHS) AND PROTECTED FROM EROSION.
5. DUST CONTROL MEASURES SHALL BE IMPLEMENTED CONTINUOUSLY DURING CONSTRUCTION
6. ALL AREAS OF THE SITE DISTRUBED AND GRADED SHALL BE REVEGETATED AS SOON AS CONSTRUCTION WORKS HAVE BEEN COMPLETED.

BOX GUTTER NOTES:

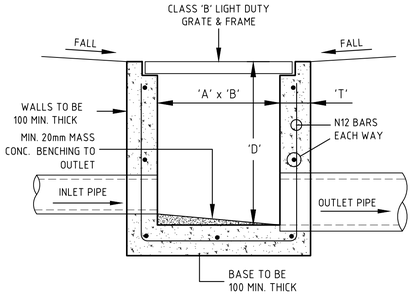
1. ALL BOX GUTTERS TO HAVE A MINIMUM UNIFORM SLOPE OF 0.5% OVER THE ENTIRE GUTTER LENGTH U.N.O.
2. PLUMBER /BUILDER IS TO ENSURE THAT ALL EMERGENCY OVERFLOW PROVISIONS DETAILED ARE IMPLEMENTED IN ACCORDANCE WITH THE APPROVED PLANS AS WELL AS ADDITIONAL MEASURES WHERE DEEMED NECESSARY ON SITE
3. BOX GUTTER WIDTH AND DEPTH SHOWN ON THIS PLAN ARE THE MINIMUM ALLOWABLE DIMENSIONS AT THE UPSTREAM END/CREST OF GUTTER U.N.O.
4. ALL RESIDENTIAL BOX GUTTERS TO HAVE A MINIMUM WIDTH OF 200MM

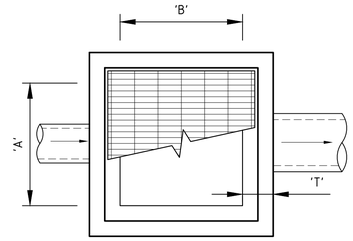
LEGEND:

PROPOSED PIEWORK	PIT P1 — PIT NO.; 450X450 — PIT SIZE; S.L. 10.45 — SURFACE LEVEL; I.L. 10.00 — INVERT LEVEL
PROPOSED PUMP RISER	GD1 — GRATED DRAIN NO.; 200X100 — WIDTH & DEPTH; S.L. 10.45 — SURFACE LEVEL; I.L. 10.00 — PIPE INV. LEVEL
PIPE CAST IN SLAB	FFL denotes FINISHED FLOOR LVL
PROPOSED AG. LINE	FGL denotes FINSIHED GARAGE LVL
SILT FENCE	SL denotes SURFACE LEVEL
DP — DOWNPIPE	IL denotes PIT/PIPE INVERT
73.88 — EXISTING LEVEL	CL denotes ORIFICE CENTERLINE
RL 73.88 — PROPOSED LEVEL	TK denotes TOP OF KERB
FALL — ROOF / SURFACE FALL	GI denotes GUTTER INVERT
FG — Ø100 FLOOR GRATE	LIP denotes LIP LINE
SPS FG — SPS FLOOR GRATE	LB denotes LAY BACK
PG — PLANTER GRATE	BP denotes BACK of PATH
GRATED DRAIN	FP denotes FRONT of PATH
SURFACE INLET PIT	BDY denotes BOUNDARY
SEALED JUNCTION PIT	EB denotes EDGE OF BITUMEN
CE — CLEANING EYE	CR denotes CENTRELINE
	PP denotes POWER POLE
	SC denotes SAW CUT

SUSPENDED DRAINAGE NOTES

1. ALL SUSPENDED DRAINAGE LINES TO BE SEWER GRADE uPVC U.N.O.
2. ALL LINES SHALL BE SOLVENT WELDED AND PRESSURE TESTED IN ACCORDANCE WITH AS3500.3-2018 TO ENSURE WATERTIGHTNESS
3. ALL SUSPENDED LINES SHALL BE SUPPORTED AT MAX. 1200 CENTERS WITH LIGHT DUTY FIXTURES IN ACCORDANCE WITH THE MANUFACTURERS TECHNICAL MANUAL
4. WHERE NOTED, CHARGED LINES MUST BE SUPPORTED WITH HEAVY DUTY FIXTURES CAPABLE OF SUPPORTING THE WEIGHT OF A FULLY CHARGED LINE
5. STORMWATER SHALL TAKE PRECEDENCE TO ALL NON-GRAVITY SERVICES, ANY SERVICE CLASHES OR DISCREPANCIES MUST BE REPORTED TO THE DESIGNING ENGINEER IMMEDIATELY

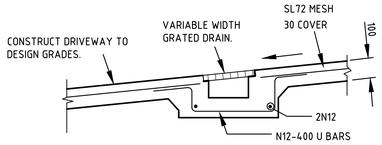




DEPTH	'A'	'B'	'T'	REO SPACING
D ≤ 450	350	350	100	N12-400 H + V
450 < D ≤ 600	450	450		
600 < D ≤ 900	600	600	150	N12-200 H + V & N12 CORNER BARS
900 < D ≤ 1200	600	900		
1200 < D ≤ 2000	900	900		

TYPICAL SURFACE INLET PIT DETAIL

SCALE 1:10



TYPICAL GRATED DRAIN DETAIL

NOT TO SCALE

RAINWATER SIGN DETAIL

SCALE: 1:10

NOTES:-

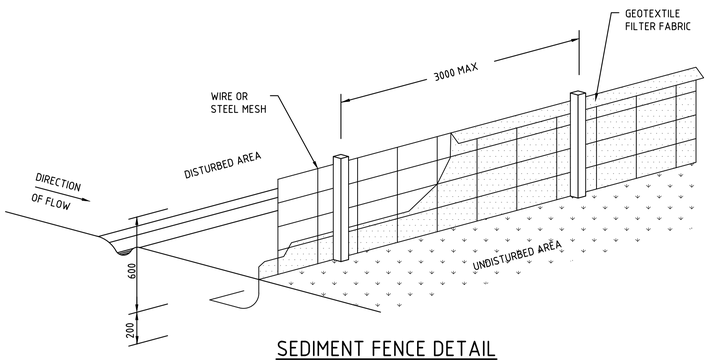
- PROVIDE WARNING SIGN IN ACCORDANCE WITH AS 1319 IN A CLEAR AND VISIBLE LOCATION AT ALL RAINWATER SUPPLY POINTS
- BACKGROUND IS YELLOW TEXT IS WHITE ON BLACK BACKGROUND

DANGER

SERVICES ARE SHOWN INDICATIVLY ONLY.

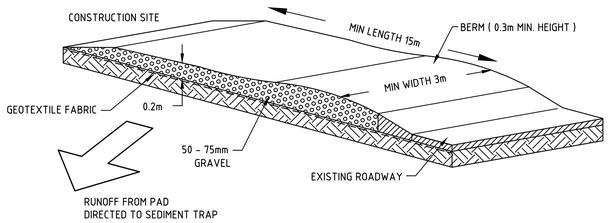
ALL SERVICES MUST BE LOCATED PRIOR TO ANY EXCAVATION WITHIN SITE, FOOTPATH OR ROADWAY

FOR MORE INFORMATION CONTACT DIAL BEFORE YOU DIG ON PH. '1100' OR www.1100.com.au



SEDIMENT FENCE DETAIL

NOT TO SCALE



TEMPORARY CONSTRUCTION ENTRANCE/EXIT DETAIL

NOT TO SCALE

SCALE BAR 1:100 (0 1 2 3 4 5 10)

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ISSUE	DESCRIPTION	BY	DATE
C	ISSUED FOR APPROVAL	MJW	06/07/2026
B	ISSUED FOR APPROVAL	MJW	15/04/2026
A	ISSUED FOR APPROVAL	MJW	10/04/2026

PROJECT

PROPOSED DUAL OCCUPANCY & SECONDARY DWELLING
24 SAURINE ST
BANKSTOWN

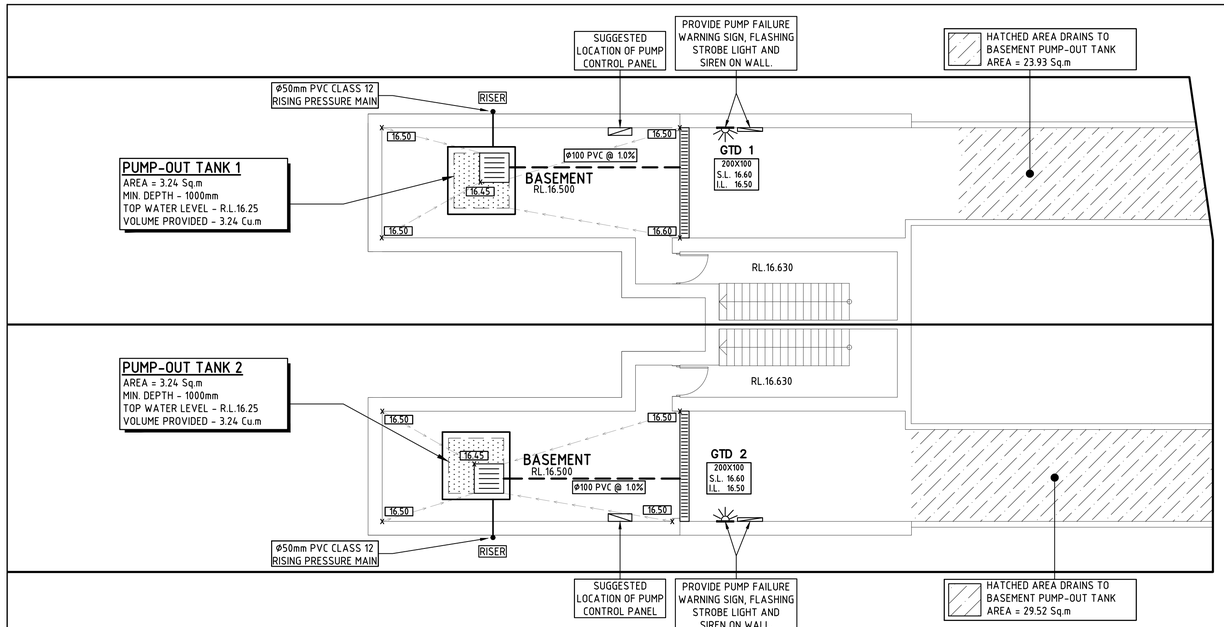
DRAWING TITLE

STORMWATER LAYOUT PLAN
TITLE PAGE, NOTES & DETAILS

ISSUED FOR CONSTRUCTION CERTIFICATE
CHECKED AND APPROVED BY:
Signature: *Mathew J. Wahbe* Date: 06/07/2026
MATHEW J. WAHBE
DIRECTOR - B.E.Hons (CIVIL) MIEAust NO. 6163505

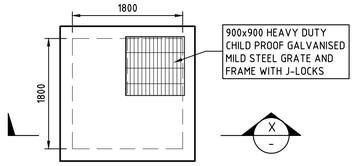
DESIGNED	MJW
CHECKED	MJW
DATUM	AHD
SCALE	1:100

JOB NUMBER 1483-DA
ISSUE C
SHEET NUMBER SW001
A1



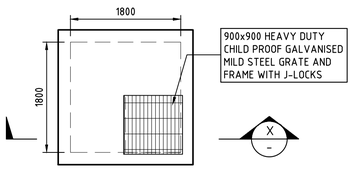
STORMWATER LAYOUT PLAN BASEMENT LEVEL

SCALE 1:100



BASEMENT PUMP-OUT TANK 1 PLAN VIEW

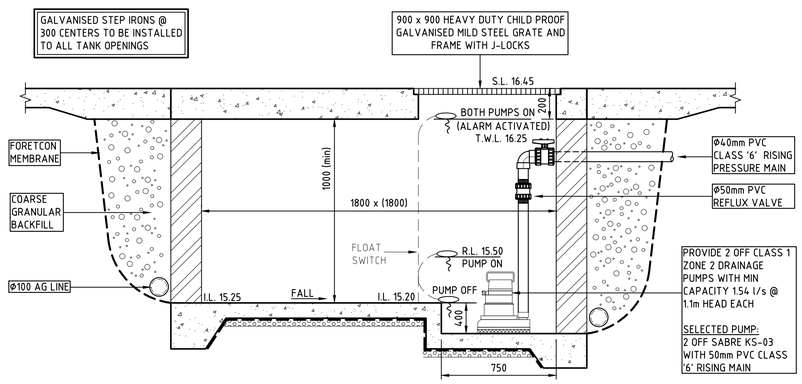
SCALE 1:50



BASEMENT PUMP-OUT TANK 2 PLAN VIEW

SCALE 1:50

NOTE:
1. PUMP-OUT TANK TO BE CONSTRUCTED AS PER STRUCTURAL ENGINEERS DETAILS AND SPECIFICATIONS
2. ALL SUBSOIL DRAINAGE LAID AROUND BASEMENT PERIMETER TO BE CONNECTED TO PUMP-OUT TANK SUMP
3. "CONFINED SPACE" NOTE TO BE ADDED TO ALL PUMP-OUT TANK ACCESS INLETS IN A CLEAR AND VISIBLE LOCATION - REFER TO NOTE 'CONFINED SPACE WARNING SIGN'



SECTION THROUGH BASEMENT PUMP-OUT TANK 1 & 2

SECTION X — SCALE n.t.s.

NOTE:
1. PUMP-OUT TANK TO BE CONSTRUCTED AS PER STRUCTURAL ENGINEERS DETAILS AND SPECIFICATIONS - REFER TO STRUCTURAL ENGINEER'S PLANS
2. ALL SUBSOIL DRAINAGE LAID AROUND BASEMENT PERIMETER TO BE CONNECTED TO PUMP-OUT TANK SUMP
3. "CONFINED SPACE" NOTE TO BE ADDED TO ALL PUMP-OUT TANK ACCESS INLETS IN A CLEAR AND VISIBLE LOCATION - REFER TO NOTE 'CONFINED SPACE WARNING SIGN'

PUMP 1 CAPACITY CALCULATIONS

PUMP STORAGE

AREA	=	23.93	Sq.m
I_{100}^{120}	=	73.60	mm
VOL REQ	=	1.76	Cu.m

FLOW RATE

Q	=	CAI/3600	
WHERE: C	=	1.0	
I_{100}^{5}	=	201	mm/hr
THEREFORE: Q	=	1.33	l/s

SELECTED PUMP

2 OFF SABRE MODEL KS-04 WITH 50mm CLASS '12' PVC RISING MAIN

PUMP 2 CAPACITY CALCULATIONS

PUMP STORAGE

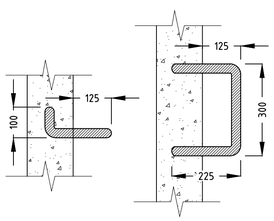
AREA	=	29.52	Sq.m
I_{100}^{120}	=	73.60	mm
VOL REQ	=	2.17	Cu.m

FLOW RATE

Q	=	CAI/3600	
WHERE: C	=	1.0	
I_{100}^{5}	=	201	mm/hr
THEREFORE: Q	=	1.64	l/s

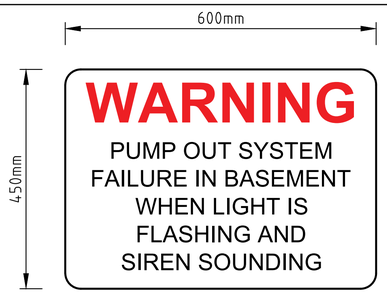
SELECTED PUMP

2 OFF SABRE MODEL KS-04 WITH 50mm CLASS '12' PVC RISING MAIN



STEP IRON DETAILS

SCALE 1:10



PUMP OUT FAILURE WARNING SIGN

NOT TO SCALE

NOTES:

- WARNING SIGN TO BE PLACED IN A CLEAR AND VISIBLE LOCATION WHERE VEHICLES ENTER THE BASEMENT AND WITHIN CLOSE PROXIMITY TO FLASHING STROBE LIGHT AND SIREN

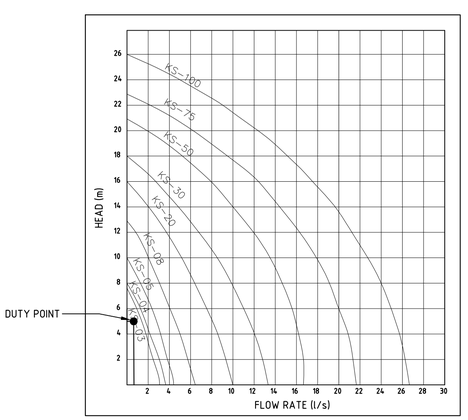
COLOURS: - 'WARNING' - RED
- BORDER AND OTHER LETTERING - BLACK

PUMP TO BE USED (IN ACCORDANCE WITH AS/NZS 3500.3 A 1.81L/S PUMP IS REQUIRED AT MINUMUM)

Type	Output		Outlet		Rated		Maximum		Weigh	Dimension		
					Head	Capacity	Head	Capacity				
	HP	kW	mm	Inch	M	LPM	M	LPM	Kg	L(mm)	W(mm)	H(mm)
KS-03	1/3	0.25	40	1 1/2"	3	130	8	180	9	188	141	305
KS-04	1/2	0.4	50	2"	5	150	8	220	11	208	140	359
KS-05	1/2	0.4	50	2"	5	160	10	260	14	230	156	375
KS-08	1	0.75	50	2"	6	240	13	380	21	290	180	425
KS-20	2	1.5	80	3"	10	300	16	600	31	278	182	475
KS-30	3	2.2	80	3"	10	500	18	800	42	390	250	450
KS-50	5	3.7	100	4"	10	800	21	1100	48	450	240	530
KS-75	7 1/2	5.6	100	4"	15	800	23	1300	60	550	310	590
KS-100	10	7.5	150	6"	18	900	25	1600	70	550	310	610

PUMP 1 MAKE & MODEL DETAILS

SCALE N.T.S.

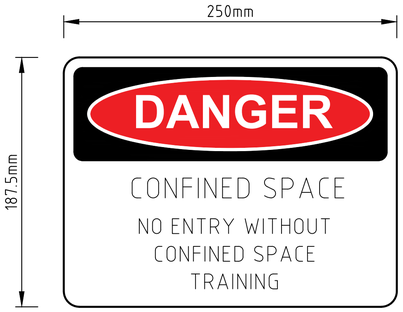


PUMP 2 MAKE & MODEL DETAILS

SCALE N.T.S.

STANDARD PUMP-OUT INSTALLATION NOTES

1. THE PUMP OUT SYSTEM SHALL CONSIST OF DUAL SUBMERSIBLE DEWATERING PUMPS AS SPECIFIED BY DESIGNING ENGINEER.
2. THE PUMPS SHALL BE CONFIGURED TO RUN ALTERNATIVELY SO AS TO ALLOW BOTH PUMPS TO HAVE AN EQUAL OPERATIONAL LOAD AND PUMP LIFE.
3. A LOW LEVEL FLOAT SHALL BE PROVIDED TO ENSURE THAT THE MINIMUM REQUIRED WATER LEVEL IS MAINTAINED WITHIN THE SUMP AREA OF THE TANK. IN THIS REGARD THIS FLOAT WILL FUNCTION AS AN OFF SWITCH FOR THE PUMPS.
4. A SECOND FLOAT SHALL BE PROVIDED AT A HIGHER LEVEL, APPROXIMATELY 300MM ABOVE THE MINIMUM WATER LEVEL, WHEREBY ONE OF THE PUMPS WILL OPERATE AND DRAIN THE TANK TO THE LOW LEVEL FLOAT
5. A THIRD FLOAT SHALL BE PROVIDED AT A HIGH LEVEL, WHICH IS APPROXIMATELY THE ROOF LEVEL OF THE TANK. THIS PUMP SHALL THE IDLE PUMP AND ACTIVATE THE ALARM
6. AN ALARM SYSTEM SHALL BE PROVIDED WITH A FLASHING STROBE LIGHT AND A PUMP FAILURE WARNING SIGN WHICH ARE TO BE LOCATED AT THE DRIVEWAY ENTRANCE TO THE BASEMENT LEVEL. THE ALARM SHALL BE PROVIDED WITH A BATTERY BACKUP IN CASE OF POWER FAILURE.



CONFINED SPACE WARNING SIGN

NOT TO SCALE

NOTES:

- PROVIDE CONFINED SPACE WARNING SIGN TO ALL BASEMENT PUMP HOLDING TANK AND BELOW GROUND DETENTION TANK ACCESS INLETS TO DETAIL SHOWN

SIZE: - 250mm X 187.5mm (SMALL ENTRIES)
COLOURS: - 'DANGER' AND BACKGROUND - WHITE
- ELLIPTICAL AREA - RED
- RECTANGLE CONTAINING ELLIPSE - BLACK
- OTHER LETTERING AND BORDER - BLACK
MATERIAL: - METAL OR OTHER DURABLE SYNTHETIC MATERIAL

NOTE:

- PRIOR TO THE FORMING AND POURING OF PUMP OUT TANK, BUILDER IS TO ADVISE DESIGNER OF SEEPAGE CONDITIONS IN BASEMENT EXCAVATION.
- WHERE SIGNIFICANT SEEPAGE IS PRESENT, THE BUILDER SHALL PROVIDE DETAILS OF THE APPROXIMATE VOLUME OF SEEPAGE REMOVED FROM THE EXCAVATION DAILY.

SCALE BAR 1:100 — 0 1 2 3 4 5 10

M | JW
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ISSUE	DESCRIPTION	BY	DATE
C	ISSUED FOR APPROVAL	MJW	06/07/2026
B	ISSUED FOR APPROVAL	MJW	15/04/2026
A	ISSUED FOR APPROVAL	MJW	10/04/2026

PROJECT

PROPOSED DUAL OCCUPANCY & SECONDARY DWELLING
24 SAURINE ST
BANKSTOWN

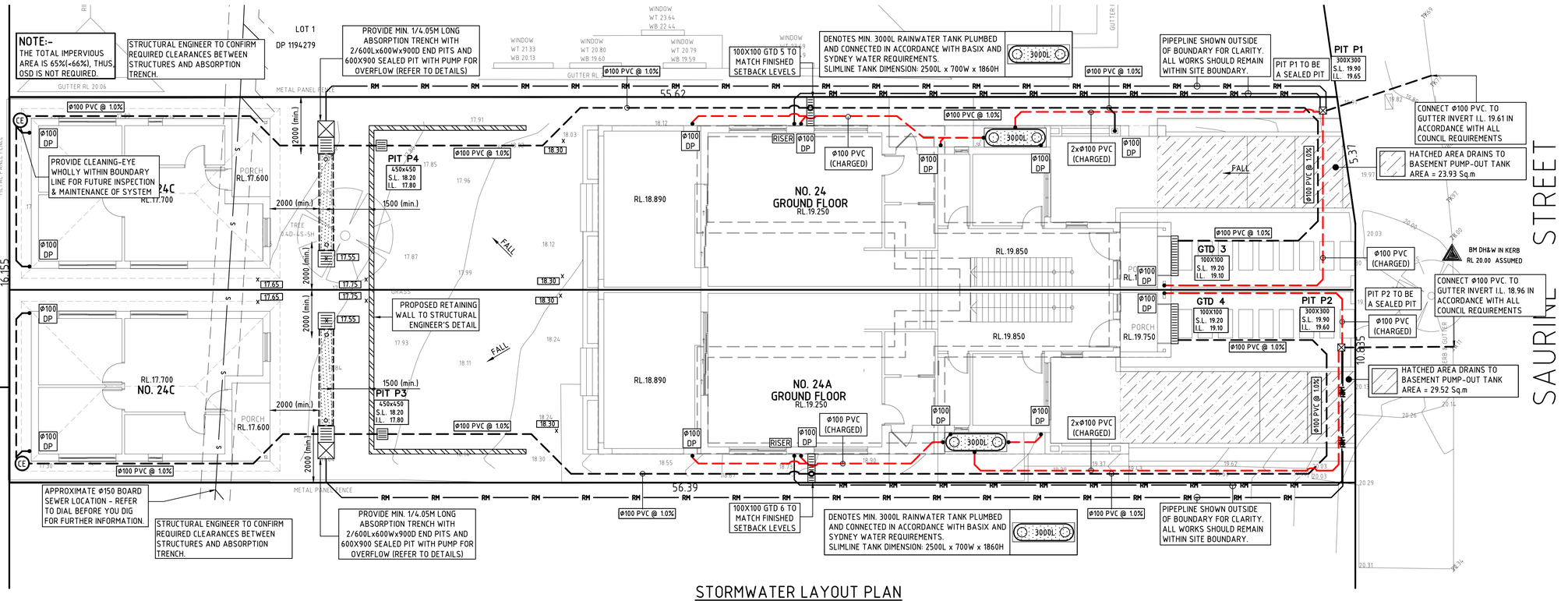
DRAWING TITLE

STORMWATER LAYOUT PLAN
BASEMENT PLAN, NOTES & DETAILS

ISSUED FOR CONSTRUCTION CERTIFICATE
CHECKED AND APPROVED BY:
Signature: *Mathew J. Wahbe* Date: 06/07/2026
MATHEW J. WAHBE
DIRECTOR - B.E.Hons (CIVIL) MIEAust NO. 6163505

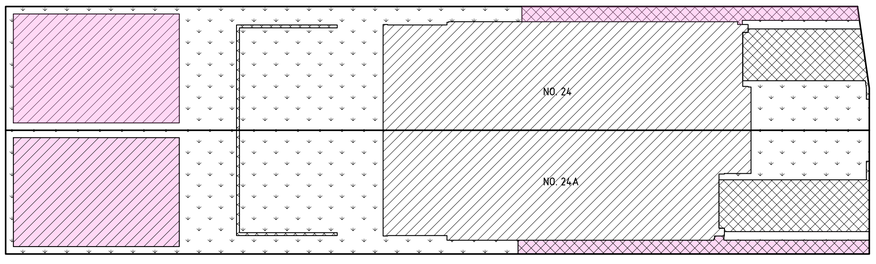
DESIGNED	MJW
CHECKED	MJW
DATUM	AHD
SCALE	1:100

JOB NUMBER 1483-DA
ISSUE C
SHEET NUMBER SW010
A1



STORMWATER LAYOUT PLAN
GROUND FLOOR LEVEL

SCALE 1:100



POST-DEVELOPED CATCHMENT PLAN

SCALE 1:200

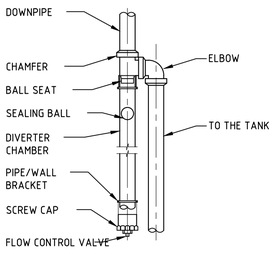
NO. 24 ROOF AREA = 244.20 Sq.m	NO. 24A ROOF AREA = 239.20 Sq.m
NO.24 HARDSTAND AREA = 50.64 Sq.m	NO.24A HARDSTAND AREA = 50.64 Sq.m
NO. 24 PERVIOUS AREA = 158.46 Sq.m	NO. 24A PERVIOUS AREA = 159.54 Sq.m
NO. 24 AREA TO ABSORPTION = 98.12 Sq.m	NO. 24A AREA TO ABSORPTION = 97.77 Sq.m
TOTAL SITE AREA = 453.29 Sq.m (65% IMPERVIOUS)	TOTAL SITE AREA = 455.30 Sq.m (65% IMPERVIOUS)

SERVICES NOTES:

1. IT IS THE CONSTRUCTORS RESPONSIBILITY TO NOTIFY THE RELEVANT SERVICES AUTHORITIES OF THE WORKS AND VERIFY THE LOCATION OF ALL EXISTING SERVICES PRIOR TO ANY CONSTRUCTION ACTIVITIES COMMENCING.
2. THE CONSTRUCTOR SHALL LIAISE AND COORDINATE THE TIMING OF THE CONSTRUCTION OF THE WORKS WITH THE RELEVANT SERVICES AUTHORITIES AND/OR OTHER CONSTRUCTORS INSTALLING SERVICES CONCURRENTLY AT THIS SITE.
3. THE LOCATION OF ALL EXISTING SERVICES SHOWN ON THE DRAWINGS ARE APPROXIMATE ONLY AND HAVE BEEN TAKEN FROM INFORMATION PROVIDED BY THE RELEVANT SERVICE AUTHORITIES.
4. THE CONSTRUCTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE CAUSED TO EXISTING SERVICES AS A RESULT OF THE CONSTRUCTION WORKS.
5. THE COORDINATION OF TELECOMMUNICATIONS, ELECTRICAL, GAS, WATER, SEWER, STORMWATER AND ANY OTHER SERVICE SHALL BE THE RESPONSIBILITY OF THE CONSTRUCTOR.

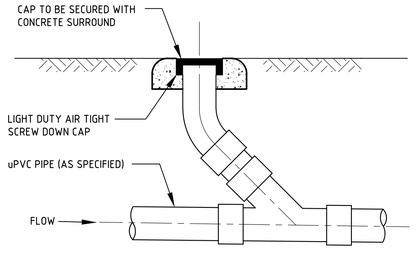
RAINWATER TANK NOTES:

1. LABELS SHALL BE FIXED ADJACENT TO ALL OUTDOOR WATERING TAPS STATING THAT THE WATER IS NOT TO BE CONSUMED.
2. AN EMERGENCY MAINS TAP SHALL BE PROVIDED ADJACENT TO THE WATER METER AND CONNECTED TO THE MAINS SUPPLY
3. RAINWATER TANK SUPPLY SHALL NOT BE CONNECTED TO DRINKING AND BATHING WATER TAP OUTLETS.
4. FIRST FLUSH DEVICES TO BE FITTED TO ALL DOWNPIPES CONNECTED TO RAINWATER TANK.
5. TANK SHALL BE CONNECTED TO A SYDNEY WATER APPROVED CONTROL PANEL TO ENSURE MAINS WATER SUPPLY IS PROVIDED WHEN TANK EMPTIES.
6. ALL PIPES WITHIN CHARGED RAINWATER COLLECTION SYSTEM TO BE MIN. Ø100 uPVC AND ALL JOINTS SOLVENT WELDED.
7. ALL PLUMBING WORKS SHALL BE CARRIED OUT BY A LICENSED PLUMBER IN ACCORDANCE WITH SYDNEY WATER GUIDELINES AND THE "NSW CODE OF PRACTICE: PLUMBING & DRAINAGE".



FIRST FLUSH DIVERTER

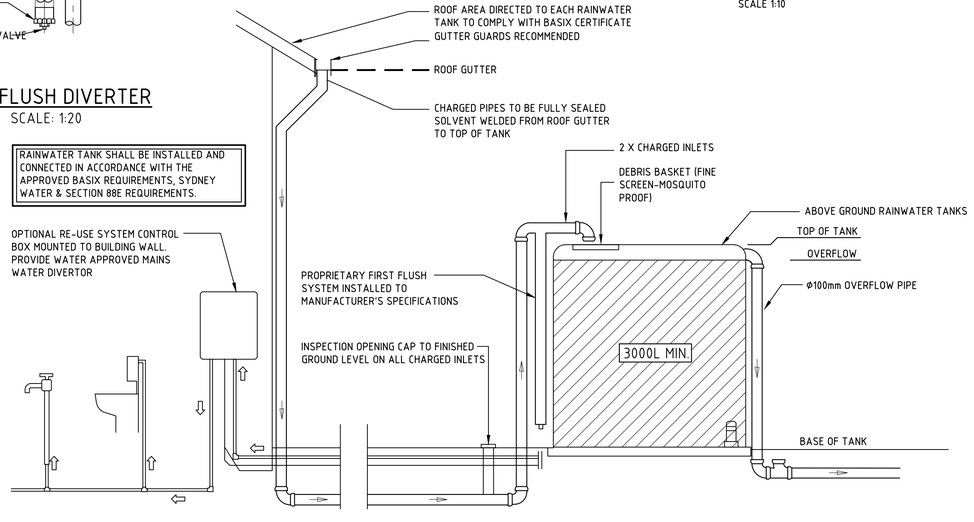
SCALE: 1:20



CLEANING EYE DETAIL

SCALE 1:10

RAINWATER TANK SHALL BE INSTALLED AND CONNECTED IN ACCORDANCE WITH THE APPROVED BASIX REQUIREMENTS, SYDNEY WATER & SECTION 88E REQUIREMENTS.



TYPICAL RAINWATER RE-USE TANK CONFIGURATION

NOT TO SCALE

GENERAL NOTES:

1. **THE BUILDER/CONTRACTOR SHALL LOCATE ALL EXISTING PUBLIC UTILITY SERVICES WITHIN THE SITE, FOOTPATH AREA AND ROAD RESERVE PRIOR TO THE COMMENCEMENT OF ANY WORKS. ALL LOCATIONS AND LEVELS OF SERVICES SHALL BE REPORTED TO THE STORMWATER ENGINEER PRIOR TO THE COMMENCEMENT OF ANY WORKS TO ENSURE THERE ARE NO OBSTRUCTIONS IN THE LINE OF THE DRAINAGE DISCHARGE PIPES.**
2. THE BUILDER IS TO VERIFY ALL LEVELS ON SITE PRIOR TO COMMENCING CONSTRUCTION. SILT FENCE IS TO BE ERECTED PRIOR TO COMMENCING WORK. FENCE TO BE MAINTAINED IN WORKING ORDER DURING TIME OF CONSTRUCTION.
3. W.A.E. DRAWING BY A REGISTERED SURVEYOR IS REQUIRED PRIOR TO CERTIFICATION OF DRAINAGE.
4. ALL THE CLEANING EYES (OR INSPECTION EYES) FOR THE UNDER GROUND PIPES HAVE TO BE TAKEN UP TO THE FINISHED GROUND LEVEL FOR EASY IDENTIFICATION AND MAINTENANCE PURPOSES.
5. ALL TERRACE FLOOR & PLANTER GRATES TO HAVE FIRE COLLARS FITTED.
6. ALL PITS HAVING AN INTERNAL DEPTH THAT EXCEEDS 1.0m SHALL BE PROVIDED WITH GALVANISED STEP IRONS AT 300mm CENTRES PLACED IN A STAGGERED PATTERN AND SHALL BE IN ACCORDANCE WITH THE AUSTRALIAN STANDARDS AS 4198-1994.
7. ALL LEVELS SHALL RELATE TO THE ESTABLISHED BENCH MARK.
8. THE BASE OF ALL DRAINAGE PITS SHALL BE BENCHED TO THE INVERT OF THE OULET PIPE.
9. ALL GUTTERS SHALL BE MINIMUM 100 x 75mm AND DOWNPIPES SHALL BE MINIMUM 100 x 75mm UNLESS NOTED OTHERWISE.
10. ALL STORMWATER DRAINAGE PIPES SHALL BE A MINIMUM Ø100mm PVC LAID AT 1% MINIMUM GRADE UNLESS NOTED OTHERWISE ON THE DRAWING. WHERE GROUND COVER OVER THE PIPES IS LESS THAN 300mm THE STORMWATER PIPES SHALL BE SEWER GRADE uPVC.
11. THE BUILDER SHALL ENSURE THAT THE STORMWATER ENGINEERING DRAWINGS CORRESPOND TO THE ARCHITECTURAL, STRUCTURAL AND LANDSCAPE DRAWINGS .
12. IF THERE EXISTS ANY DISCREPANCIES BETWEEN THE DRAWINGS THE BUILDER SHALL REPORT THE DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCEMENT OF ANY WORKS.
13. ALL MULCHING TO BE USED WITHIN THE AREA DESIGNATED AS ON SITE DETENTION STORAGE SHALL BE OF A NON-FLOATABLE MATERIAL SUCH AS DECORATIVE RIVER GRAVEL. PINE BARK MULCHING SHALL NOT BE USED WITHIN THE DETENTION STORAGE AREA.
14. ALL WORKS WITHIN THE FOOTPATH AREA SHALL BE SUITABLY BARRICADED AND SIGNPOSTED IN ACCORDANCE WITH A TRAFFIC MANAGEMENT PLAN THAT HAS BEEN PREPARED BY A QUALIFIED AND RMS ACCREDITED TRAFFIC ENGINEER AND APPROVED BY COUNCIL.
15. IT IS THE RESPONSIBILITY OF THE BUILDER OR CONTRACTOR CARRYING OUT THE WORKS WITHIN THE FOOTPATH AREA AND ROAD RESERVE TO OBTAIN THE NECESSARY APPROVED DOCUMENTS AS OUTLINED ABOVE.

LEGEND:

- PROPOSED PIEWORK
- SILT FENCE
- × 73.88 EXISTING LEVEL
- X 73.88 PROPOSED LEVEL
- FALL — ROOF / SURFACE FALL
- PIT P1 — PIT NO.
- 450X450 — PIT SIZE
- S.L. 10.45 — SURFACE LEVEL
- I.L. 10.00 — INVERT LEVEL
- SURFACE INLET PIT
- SEALED JUNCTION PIT
- CE — CLEANING EYE

SCALE BAR 1:100 (0 1 2 3 4 5 10)

MJW CIVIL & STORMWATER CONSULTING ENGINEERS
Office: 21 Greens Avenue Oatlands NSW 2117
Phone: 02 8320 0502
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ISSUE	DESCRIPTION	BY	DATE
C	ISSUED FOR APPROVAL	MJW	06/07/2026
B	ISSUED FOR APPROVAL	MJW	15/04/2026
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PROJECT

PROPOSED DUAL OCCUPANCY & SECONDARY DWELLING
24 SAURINE ST
BANKSTOWN

DRAWING TITLE

STORMWATER LAYOUT PLAN
GROUND FLOOR PLAN, NOTES & DETAILS

ISSUED FOR CONSTRUCTION CERTIFICATE

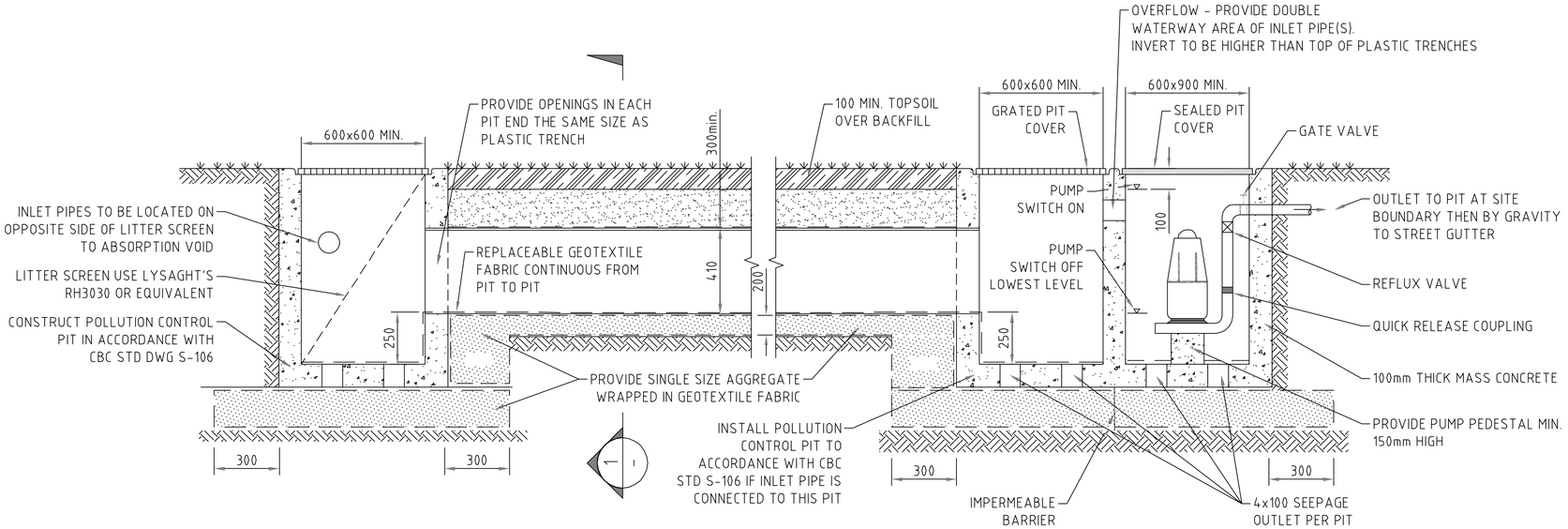
CHECKED AND APPROVED BY:
Signature: *Mathew J. Wahbe* Date: 06/07/2026
MATHEW J. WAHBE
DIRECTOR - B.E.Hons (CIVIL) MIEAust NO. 6163505

DESIGNED	MJW
CHECKED	MJW
DATUM	AHD
SCALE	1:100

JOB NUMBER 1483-DA
ISSUE C
SHEET NUMBER SW020
A1

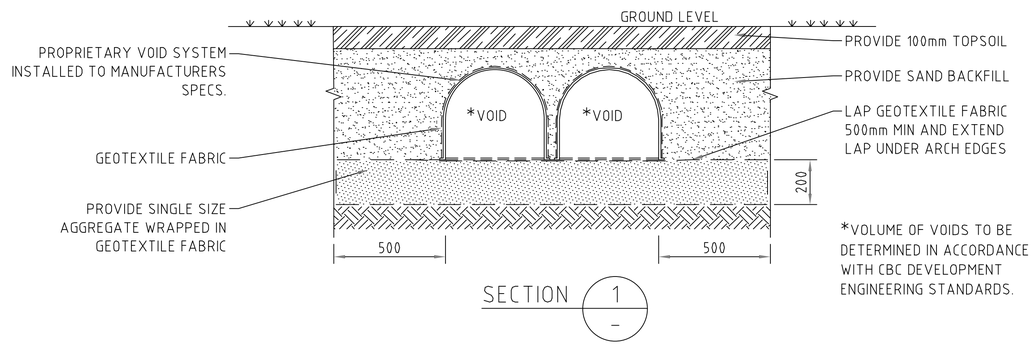
Imprevious Area draing to trenches		98.12	m2
Volume required per 100 Sq.m		0.015	
Volume requried		**1.47**	m2
No. of trench liners		1	
Trench liners capacity	*410 Jumbo*	0.175	
Gravel Volume	(*0.6* m W, *0.6* m D, *20%* void)	0.061	m3
Total Volume per metre		0.236	m3
Volume of end pit		0.648	m3
Length of trench		4.05	m
Total Volume Provided		**1.60**	**109%**

ABSOPRTION TRENCH CALCULATION



LONGITUDINAL SECTION

(DETAIL FOR LANDSCAPED AREA)



*VOLUME OF VOIDS TO BE DETERMINED IN ACCORDANCE WITH CBC DEVELOPMENT ENGINEERING STANDARDS.

NOTES:

1. WHERE PIT EXTENDS UNDER TRAFFICABLE AREAS, ADJUST BACKFILL TO MANUFACTURERS SPECS.
2. USE NEEDLE PUNCH GEOTEXTILE FABRIC WITH COEFFICIENT OF PERMEABILITY GREATER THAN 50E-4 m/s. EITHER BIDIM A14 OR PROPEX 4550 IS SUITABLE.
3. AGGREGATE TO BE APPROVED SINGLE SIZE 5mm, 7mm, 10mm, 14mm OR 20mm.
4. EDGE OF SEEPAGE TRENCH IS TO BE LOCATED A MINIMUM OF 3.0m FROM ANY PROPERTY BOUNDARY AND 3.0m DOWNSTREAM FROM ANY DWELLING OR GARAGE ON SITE.
5. PUMP "SWITCH ON" IS TO BE 100mm BELOW GRATE LEVEL. PUMP "SWITCH OFF" LOWEST LEVEL IS TO BE LEVEL WITH THE VOID INVERT
6. SITE SURFACE FLOWPATHS TO BE DIRECTED TO DEPRESSION OVER ABSORPTION PIT.
7. ALL DIMENSIONS ARE IN MILLIMETRES.

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SCALE BAR 1:100 (0 1 2 3 4 5 10)

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PROJECT

PROPOSED DUAL OCCUPANCY & SECONDARY DWELLING
24 SAURINE ST
BANKSTOWN

DRAWING TITLE

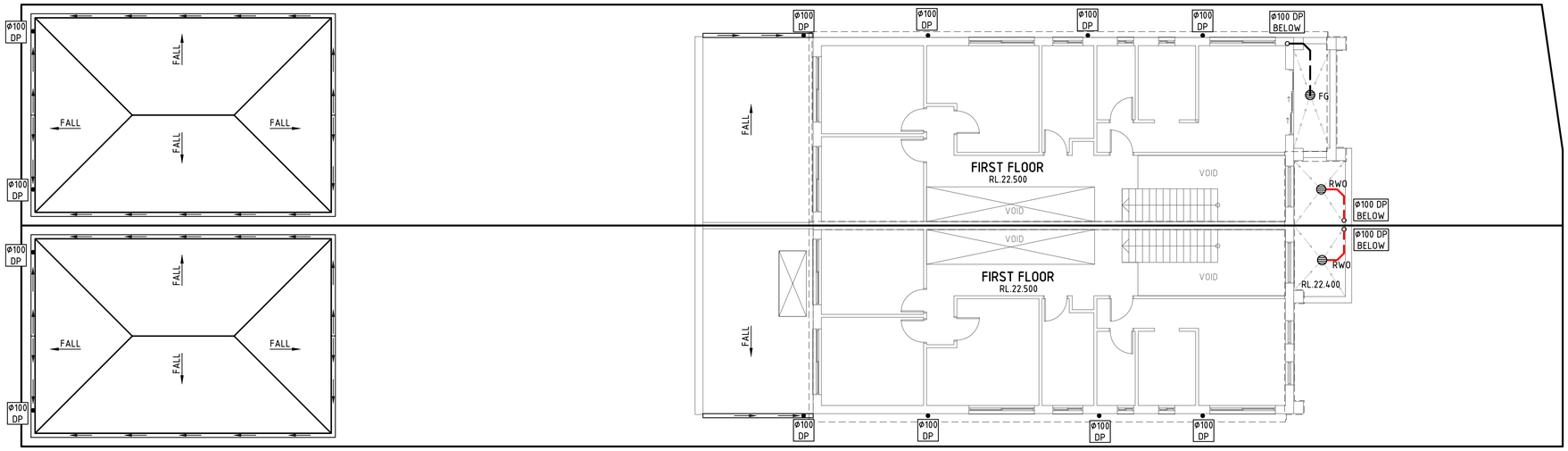
STORMWATER LAYOUT PLAN
GROUND FLOOR PLAN, NOTES & DETAILS

ISSUED FOR CONSTRUCTION CERTIFICATE

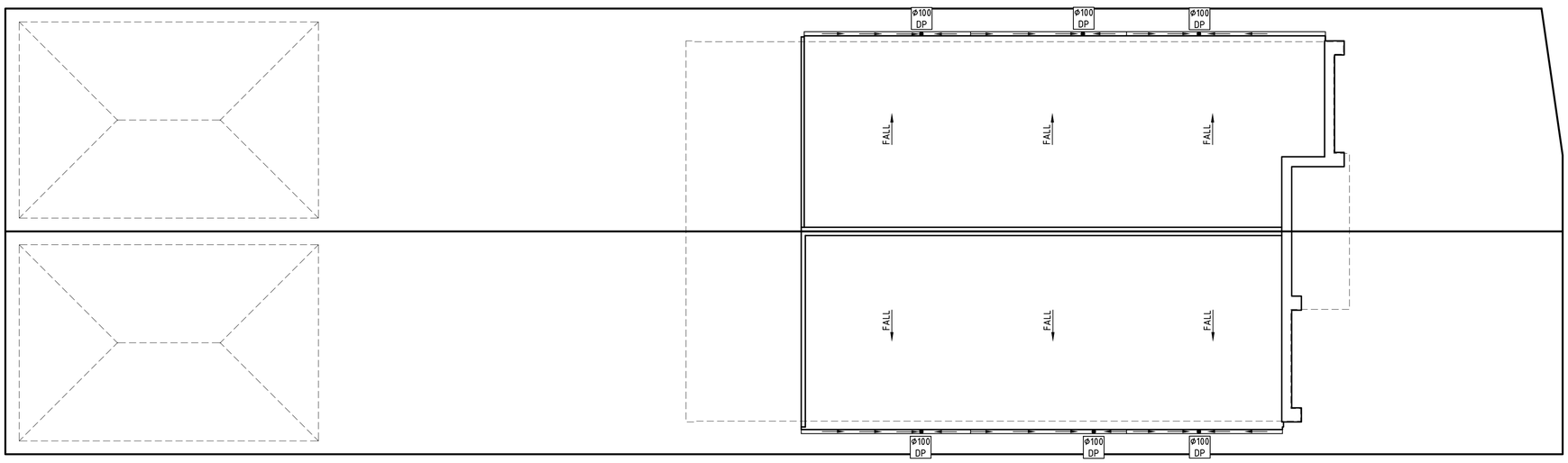
CHECKED AND APPROVED BY:
Signature: *Matthew J. Wahbe*
Date: 06/07/2026
MATHEW J. WAHBE
DIRECTOR - B.E.Hons (CIVIL) MIEAust NO. 6163505

DESIGNED	MJW
CHECKED	MJW
DATUM	AHD
SCALE	1:100

JOB NUMBER: 1483-DA
ISSUE: C
SHEET NUMBER: SW021
A1



STORMWATER LAYOUT PLAN
FIRST FLOOR
SCALE 1:100



STORMWATER LAYOUT PLAN
ROOF LEVEL
SCALE 1:100

FIRST FLOOR & ROOF NOTES:

INSTALL 50mm uPVC SPITTER PIPES 20mm ABOVE SURFACE LEVEL FOR BALCONY AND CONCRETE ROOF AREAS TO ALLOW FOR EMERGENCY OVERFLOW INCASE OF BLOCKAGES DURING HEAVY STORMS. PLUMBER TO CONFIRM LOCATION DURING CONSTRUCTION.

ALL BUILDING AND HYDRAULIC SERVICES TO BE PROPERLY CO-ORDINATED WITH STORMWATER PIPES AND ENSURE NO CLASHES ARE PRESENT DURING CONSTRUCTION (TYP).

STORMWATER PIPE ARRANGEMENT TO BE CO-ORDINTED WITH STRUCTURAL SLAB AND BEAMS WHERE REQUIRED (TYP).

BALCONY, TERRACE & CONCRETE ROOF AREAS TO SLOPE TOWARDS RAINWATER OUTLETS WHERE REQUIRED (TYP).

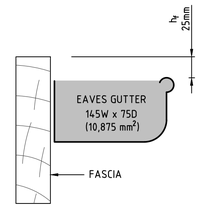
ARROW DENOTES THE SLOPE OF FINISHED SURFACE LEVEL (TYP).

DOWNPIPES SHOWN ON PLAN ARE TO BE Ø100mm uPVC U.N.O. (TYP).

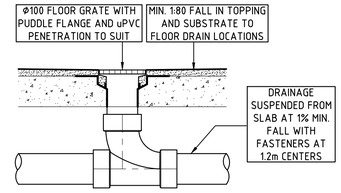
PROPOSED DOWNPIPE LOCATIONS ARE NOMINAL AND TO BE CONFIRMED DURING CONSTRUCTION (TYP).

INSTALL DOWNPIPE WITH SPREADER (IF REQUIRED) TO DISPERSE STORMWATER ONTO LOWER ROOF AREAS EFFECTIVELY.

PROVIDE SURFACE DRAINAGE FOR ALL CONCRETE AND BALCONY ROOF AREAS WHERE REQUIRED.



TYPICAL EAVES GUTTER DETAIL (TYPE LOW-FRONT)
NOT TO SCALE



Ø100 FLOOR GRATE DETAIL
SCALE 1:10

SCALE BAR 1:100 (0 1 2 3 4 5 10)

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JOB NUMBER 1483-DA
SHEET NUMBER SW030
ISSUE C
A1