

PROPOSED SINGLE LOT RESIDENCE - STORMWATER PLANS (DA)

AT LOT 18, 91 WINDSOR RD, PADSTOW, NSW 2211

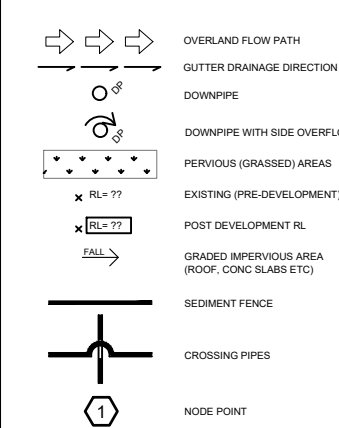
DRAINAGE NOTES

- D1** All drainage levels to be confirmed on site, prior to any construction commencing.
- D2** All pipes within the property to be a minimum of 100 dia upvc @ 1% minimum grade, uno as existing
- D3** All pits within the property are to be fitted with "weldiok" or approved equivalent grates:
- Light duty for landscaped areas
- Heavy duty where subjected to vehicular traffic
- D4** All pits within the property to be constructed as one of the following:
1) Precast stormwater pits
2) Cast insitu mass concrete
3) Cement rendered 230mm brickwork subject to the relevant local authority construction specification.
- D5** Ensure all grates to pits are set below finished surface level within the property. Top of pit RL's are approximate only and may be varied subject to approval of the engineer. All invert levels are to be achieved.
- D6** Any pipes beneath relevant local authority road to be rubber ring jointed RCP, uno.
- D7** All pits in roadways are to be fitted with heavy duty grates with locking bolts and continuous hinge.
- D8** Provide step irons to stormwater pits greater than 1200 in depth.
- D9** Trench back fill in roadways shall comprise sharp, clean granular back fill in accordance with the relevant local authority specification to non-trafficable areas to be compacted by rodding and tamping using a flat plate vibrator.
- D10** Where a high early discharge (hed) pit is provided all pipes are to be connected to the hed pit, uno.
- D11** Down pipes shall be a minimum of dn100 bw grade upvc or 100 x100 colorbond/zincalume steel, uno.
- D12** Colorbond or zincalume steel box gutters shall be a minimum of 450 wide x 150 deep.
- D13** Eaves gutters shall be a minimum of 125 wide x 100 deep (or of equivalent area) colorbond or zincalume steel, uno.
- D14** Subsoil drainage shall be provided to all retaining walls & embankments, with the lines feeding into the stormwater drainage system, uno.
- D15** Drainage lines on plans are diagrammatic only and pipe centre lines shall enter and exit pits at the centre of the respective pit walls.
- D16** The contractor shall ensure all areas drain with a minimum fall of 1% (1:100) grade to outlets unless indicated otherwise. No works shall cause ponding of stormwater on upstream properties or concentrate runoff onto downstream properties.
- D17** The contractor shall ensure that all pavements grade evenly between nominated RL's on plan and no ponding of water occurs.

EROSION AND SEDIMENT CONTROL NOTES

- E1** These notes are to be read in conjunction with erosion and sediment control details in this drawing set.
- E2** The contractor shall implement all soil erosion and sediment control measures as necessary and to the satisfaction of the relevant local authority prior to the commencement of and during construction. No disturbance to the site shall be permitted other than in the immediate area of the works and no material shall be removed from the site without the relevant local authority approval. All erosion and sediment control devices to be installed and maintained in accordance with standards outlined in new department of housing's "managing urban stormwater - soils and constructions".
- E3** Place straw bales length wise in a row as parallel as possible to the site contours, uno. Bale ends to be tightly butted. Bales are to be placed so that straws are parallel to the row. Bales are to be placed 1.5m to 2m downslope from the toe of the disturbed batter, uno.
- E4** Council approved filter fabric to be entrenched 150mm deep upslope towards disturbed surface. Fabric to be a minimum SF2000 or better. Fix fabric to posts with wire ties or as recommended with manufacturer's specifications. Fabric joints to have a minimum of 150mm overlap. Wire to be strung between posts with filter fabric overlap to prevent sagging.
- E5** Stabilised entry/exit points to remain intact until finished driveway is complete. Construction of entry/exit points to be maintained and repaired as required so that it's function is not compromised. Construction of entry/exit point to be in accordance with the detail contained within this drawing set.
- E6** All drainage pipe inlets to be capped until:
- downpipes connected
- pits constructed and protected with silt barrier
- E6** Provide and maintain silt traps around all surface inlet pits until catchment is revegetated or paved.
- E7** The contractor shall regularly maintain all erosion and sediment control devices and remove accumulated silt from such devices such that more than 60% of their capacity is lost. All the silt is to be placed outside the limit of works. The period for maintaining these devices shall be at least until all disturbed areas are revegetated and further as may be directed by the superintendent or council.
- E8** The contractor shall implement dust control by regularly wetting down (but not saturating) disturbed area.
- E9** Topsoil shall be stripped and stockpiled outside hazard areas such as drainage lines. This topsoil shall be respread later on areas to be revegetated and stabilised only, (i.e. all footpaths, batters, site regarding areas, basins and catchdrains). Topsoil shall not be respread on any other areas unless specifically instructed by the superintendent. If they are to remain for longer than one month stockpiles shall be protected from erosion by covering them with a mulch and hydroseeding and, if necessary, by locating banks or drains downstream of a stockpile to retard silt laden runoff.
- E10** Lay 300 wide minimum turf strip on 100 topsoil behind all kerb and gutter with 1000 long returns every 6000 and around structures immediately after backfilling as per the relevant local authority specification.
- E11** The contractor shall grass seed all disturbed areas with an approved mix as soon as practicable after completion of earthworks and regrading.
- E12** Revegetate all trenches immediately upon completion of backfilling.
- E13** When any devices are to be handed over to council they shall be in clean and stable condition.

STANDARD LINE TYPES AND SYMBOLS



LEGEND

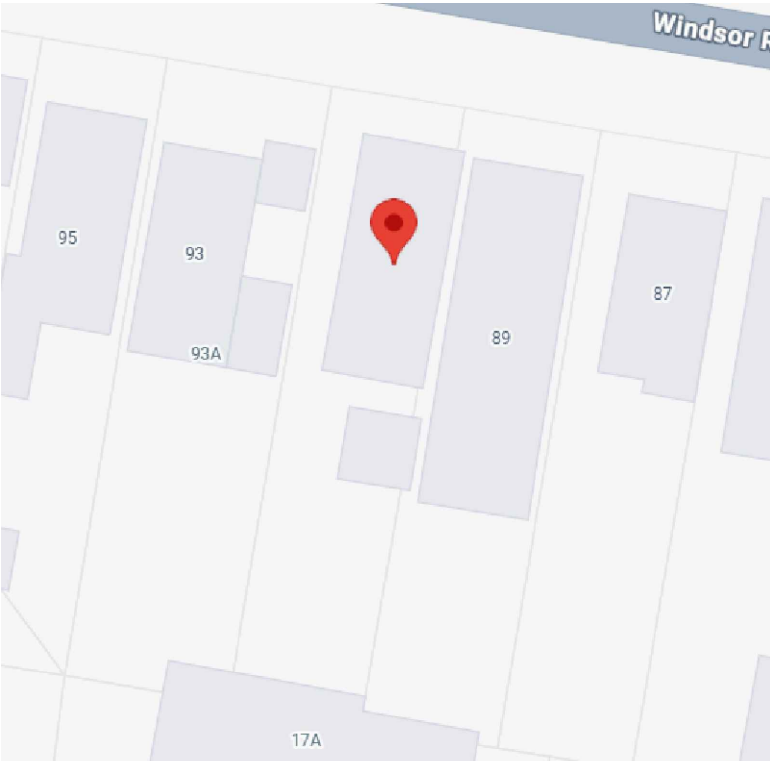
AHD	Australian height datum	SS	Stainless steel
AG	Ag-pipe (Sub soil drainage)	SU	Box gutter sump
ARI	Average recurrence interval	TW	Top of wall
BG	Box Gutter	TWL	Top water level
BWL	Bottom water level	UIS	Underside of slab
CL	Cover level	VG	Valley gutter
CO	Clean out inspection opening	UNO	Unless noted otherwise
DCP	Discharge control pit		
DP	Down pipe		
DRP	Dropper pipe		
EBG	Existing box gutter		
EDP	Existing down pipe		
EEG	Existing eaves gutter		
EG	Eaves gutter		
FRC	Fiber reinforced concrete		
FW	Floor waste		
GD	Grated drain		
GSIP	Grated surface inlet pit		
HED	High early discharge		
HP	High point of gutter		
IL	Invert level		
IO	Inspection opening		
O/F	Overflow		
OSD	On-site detention		
PSD	Permissible site discharge		
P1	Pipe 1		
RCP	Reinforced concrete pipe		
RHS	Rectangular hollow section		
RL	Reduced level		
RRJ	Rubber ring joint		
RRT	Rainwater re-use tank		
RWH	Rain water head		
RWO	Rain water outlet		
SLAP	Sealed lid access pit		
SP	Spreader pipe		
SPR	Spreader		

STANDARD LINE TYPES AND SYMBOLS

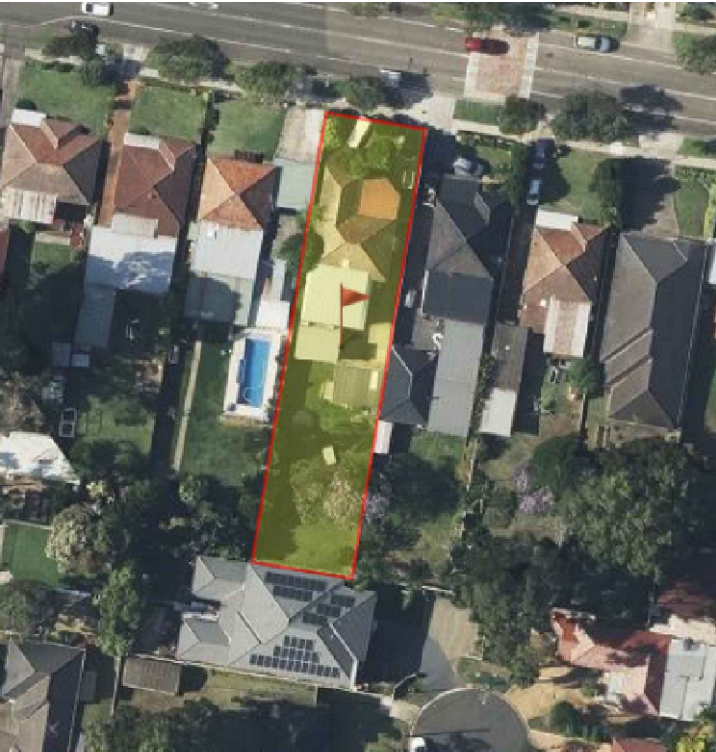
	PROPOSED KERB & GUTTER
	EXISTING KERB & GUTTER
	PROPOSED BELOW GROUND PIPELINE
	PROPOSED SUSPENDED PIPELINE
	EXISTING PIPELINE
	SUBSOIL DRAINAGE LINE
	PROPOSED KERB INLET PIT
	EXISTING KERB INLET PIT
	PROPOSED JUNCTION OR INLET PIT
	EXISTING JUNCTION OR INLET PIT
	DESIGN CENTRELINE
	EXISTING EDGE OF BITUMEN
	TELECOMMUNICATION CONDUIT
	GAS MAIN
	WATER MAIN
	SEWER MAIN
	UNDERGROUND ELECTRICITY CABLES
	PERMANENT MARK & S.S.M.
	BENCHMARK, SURVEY STATION

GENERAL NOTES

- G1** These drawings shall be read in conjunction with all architectural and other consultants drawings and specifications and with such other written instructions and sketches as may be issued during the course of the Contract. Any discrepancies shall be referred to the Superintendent before proceeding with any related works. Construction from these drawings, and their associated consultant's drawings is not to commence until approved by the Local Authorities.
- G2** The contractor shall arrange all survey setout to be carried out by a registered surveyor. Further, the location of recovery marks should be verified and confirmed by the contractor and any discrepancies should be clarified in writing with the superintendent prior to the commencement of work.
- G3** All materials and workmanship shall be in accordance with the relevant and current Standards Australia codes and with the By-Laws and Ordinances of the relevant building authorities except where varied by the project specification.
- G4** All set out dimensions shall be obtained from Architect's and Engineer's details. All discrepancies shall be referred to the Architect and Engineer for decision before proceeding with related work.
- G5** During construction the structure shall be maintained in a stable condition and no part shall be overstressed. Temporary bracing shall be provided by the builder/subcontractor to keep the works and excavations stable at all times.
- G6** Unless noted otherwise levels are in metres and dimensions are in millimetres.
- G7** The alignment and level of all services shown are approximate only. The contractor shall confirm the position and level of all services prior to commencement of construction. Make arrangements with the relevant authority to relocate or adjust if necessary. Any utility adjustment and/or damage to services shall be rectified at the contractors expense.
- G8** All services, or conduits for servicing shall be installed prior to commencement of pavement construction.
- G9** Any substitution of materials shall be approved by the Engineer and included in any tender.
- G10** The contractor shall maintain services and all weather access at all times to adjoining properties.
- G11** All site filling to be compacted to 95% standard compaction and shall be controlled by a registered soil laboratory in accordance with Councils "work specification".
- G12** All site re-grading areas shall be graded at a minimum 1% to the Engineers requirements.
- G13** Surplus excavated material shall be placed where directed by the superintendent.
- G14** Contractor to ensure all road, pavement, kerb works are smoothly transitioned to existing levels free from abrupt changes.
- G15** Subsoil drainage, comprising 100 agriculture pipe in geo-stocking to be placed as shown and as may be directed by the superintendent. Subsoil drainage shall be constructed in accordance with the relevant local authority construction specification.
- G16** The structural components detailed on these drawings have been designed in accordance with the relevant Standards Australia codes and Local Government Ordinances for the following loadings. Refer to the Architectural drawings for proposed floor usage. Refer to drawings for live loads and superimposed dead loads.
- G17** All materials and workmanship shall be in accordance with the relevant and current Standards Australia codes and with the By-Laws and Ordinances of the relevant building authorities except where varied by the project specification.
- G18** Builder/plumber to investigate site conditions, confirm stormwater connection height levels and location to ensure consistency with the design. Any discrepancies or conflicts which may affect the proposed design to be reported to the engineer prior to the commencement of construction.
- G19** Dimensions of any detail shall not be scaled - dimensions, if in doubt, shall be verified by the superintendent.
- G20** All sediment control measures are to be installed prior to commencement of works.
- G21** All construction and restoration work on Councils road and footpath area are to be carried out in accordance with the approved drawings and Council standard specifications.
- G22** At completion of works all adjoining disturbed areas are to be reinstated to the "as found" condition.
- G23** All works are to be undertaken in accordance with Councils specifications (including Council Public Domain Style Manual & Design Codes 2018), and the directions of the superintendent.



SITE MAP
NTS



SITE LOCALITY PLAN
NTS

FOWLER DRAWING REFERENCE:

JOB NO: 25-1048, SK-5 DATED 13.02.26

Architect
FOWLER HOMES

Sheet Size
A3



Project
**LOT 18, 91 WINDSOR RD,
PADSTOW, NSW 2211**

Title
GENERAL NOTES

Date
MARCH 2026

Scale
N.T.S.

Job Number
25240

Designed
CP/AA

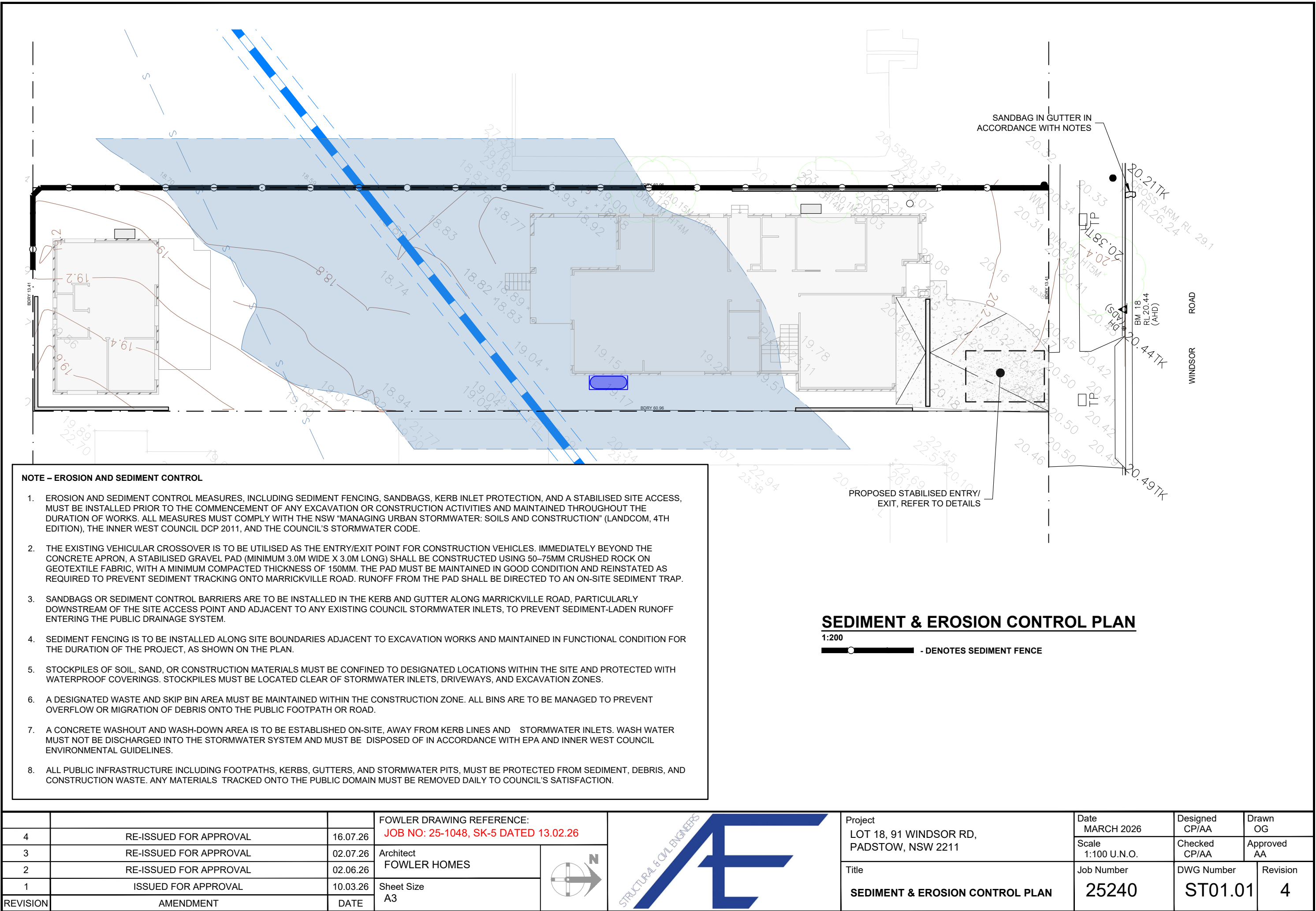
Checked
CP/AA

DWG Number
ST00.01

Drawn
OG

Approved
AA

Revision
4





N.T.S

THEY SHOULD NEVER BE PLACED IN THE STREET GUTTER WHERE THEY WILL WASH AWAY WITH THE FIRST RAINSTORM.

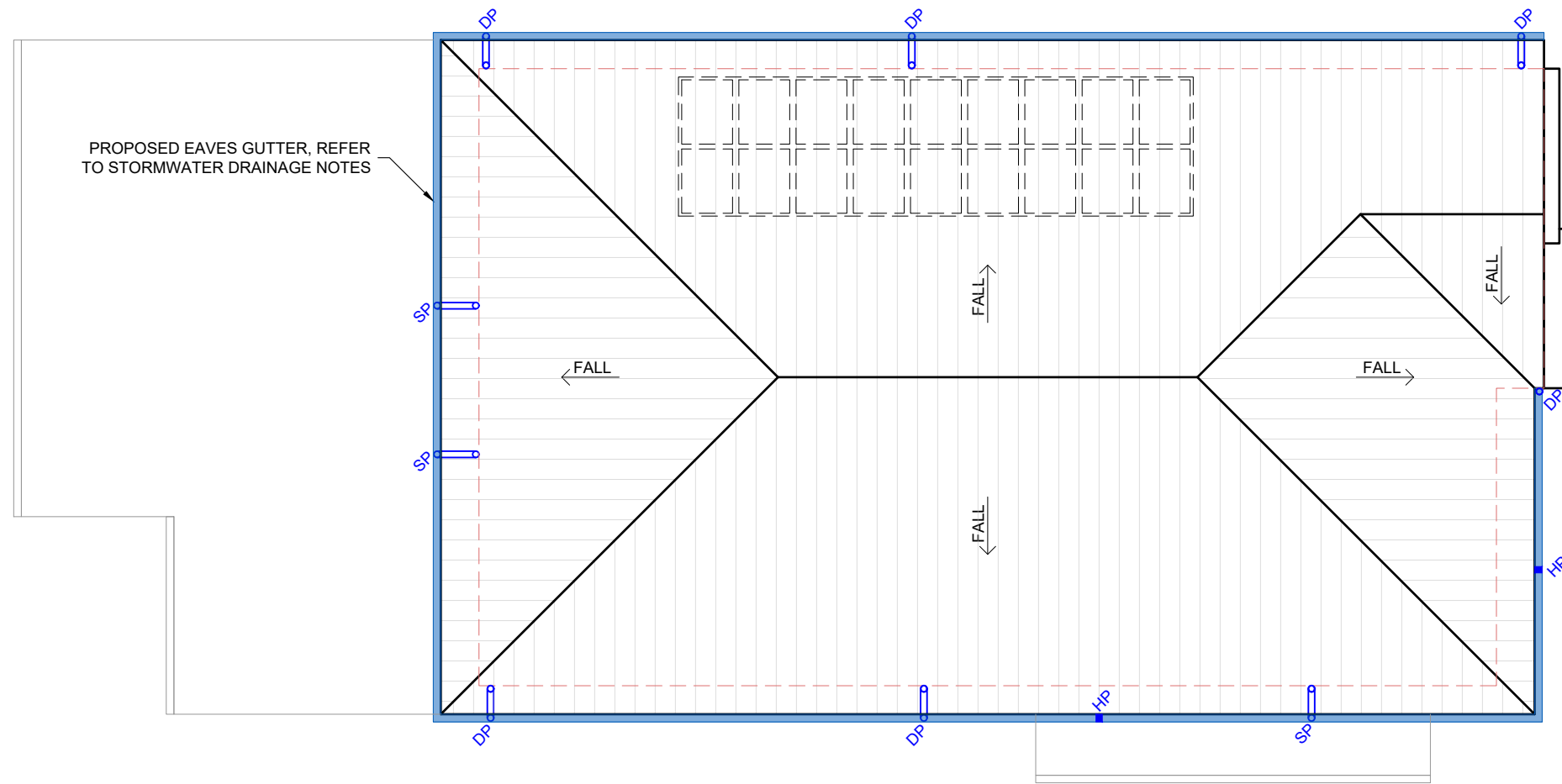
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VEHICLE ACCESS TO THE BUILDING SITE SHOULD BE RESTRICTED TO A SINGLE POINT SO AS TO REDUCE THE AMOUNT OF SOIL DEPOSITED ON THE STREET PAVEMENT.



IN CERTAIN CIRCUMSTANCES EXTRA SEDIMENT TRAPPING
MAY BE NEEDED IN THE STREET GUTTER.

			FOWLER DRAWING REFERENCE: JOB NO: 25-1048, SK-5 DATED 13.02.26			Project	Date MARCH 2026	Designed CP/AA	Drawn OG		
4	RE-ISSUED FOR APPROVAL	16.07.26		Architect FOWLER HOMES		LOT 18, 91 WINDSOR RD, PADSTOW, NSW 2211	Scale 1:100 U.N.O.	Checked CP/AA	Approved AA		
3	RE-ISSUED FOR APPROVAL	02.07.26					Sheet Size A3	Title SEDIMENT & EROSION CONTROL DETAIL SHEET	Job Number 25240	DWG Number ST01.02	Revision 4
2	RE-ISSUED FOR APPROVAL	02.06.26									
1	ISSUED FOR APPROVAL	10.03.26									
REVISION	AMENDMENT	DATE									



ROOF STORMWATER DRAINAGE PLAN
1:100

STORMWATER DESIGN SUMMARY

COUNCIL: BANKSTOWN COUNCIL	
1% A.E.P., 5 MIN STORM	= 250mm/h
5% A.E.P., 5 MIN STORM	= 183mm/h
TOTAL SITE AREA	= 817.5 m ²
PROPOSED NEW ROOF AREA	= 334.5m ²

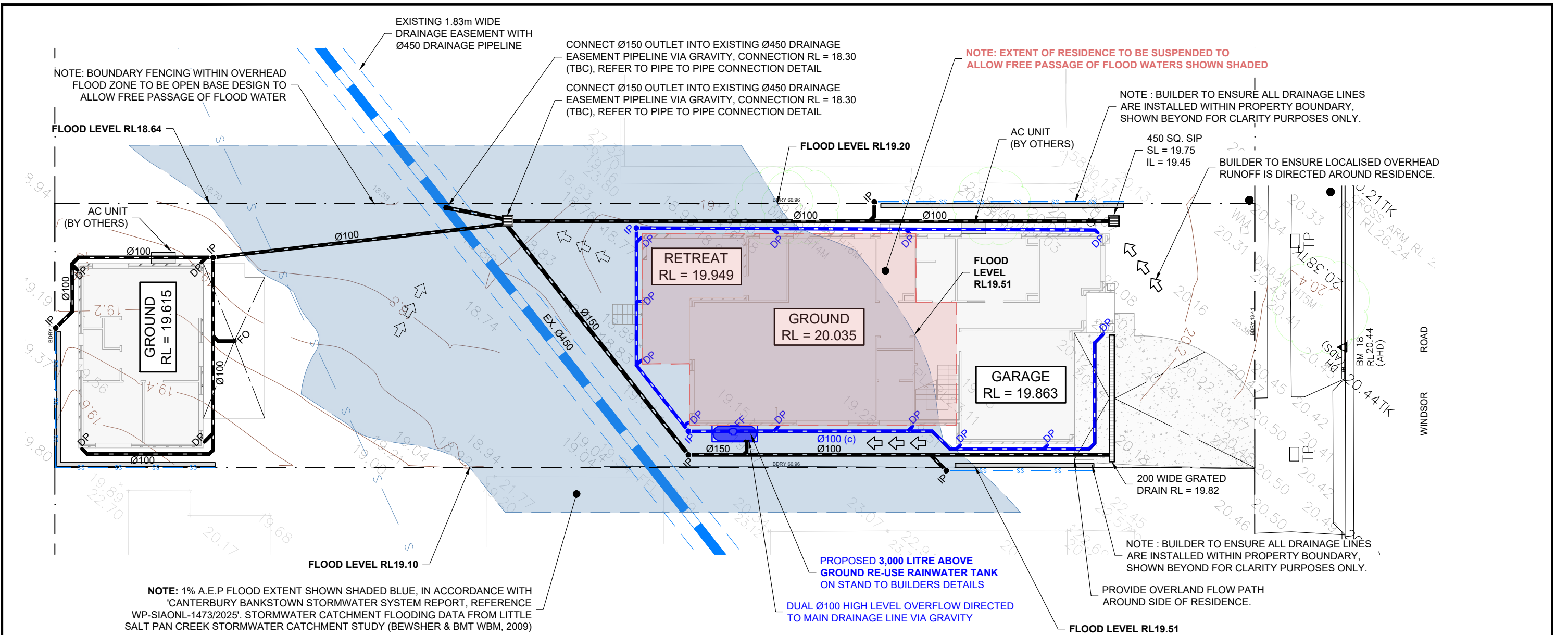
STORMWATER DRAINAGE NOTES

- ALL DRAINAGE LINES SHALL BE uPVC (CLASS SH) STORMWATER DRAINAGE PIPE, U.N.O.
- ALL DRAINAGE LINES SHALL BE LAID @ 1% FALL MIN, U.N.O.
- FIRST FLUSH RAINWATER DEVICES TO BE FITTED TO DRAINAGE LINES TO BUILDER'S DETAIL, TYPICAL
- MINIMUM EFFECTIVE BOX GUTTER SLOPE = 1:200 U.N.O.
- MINIMUM EFFECTIVE EAVES GUTTER SLOPE = 1:500 U.N.O.
- MINIMUM EFFECTIVE EAVES GUTTER SIZE = **5800 mm² U.N.O**

LEGEND

DP	Ø90 DOWN PIPE
HP	CRITICAL HIGH POINT IN GUTTER
X 100.00	PROPOSED FINISHED SURFACE LEVEL
	RAINWATER SPREADER

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3	RE-ISSUED FOR APPROVAL	02.07.26				ROOF STORMWATER DRAINAGE PLAN		Job Number 25240	DWG Number ST02.01	Revision 4
2	RE-ISSUED FOR APPROVAL	02.06.26								
1	ISSUED FOR APPROVAL	10.03.26								
REVISION	AMENDMENT	DATE	Sheet Size A3							



STORMWATER DESIGN SUMMARY

COUNCIL: BANKSTOWN COUNCIL	
1% A.E.P., 5 MIN STORM	= 250 mm/h
5% A.E.P., 5 MIN STORM	= 183 mm/h
TOTAL SITE AREA	= 817.5 m ²
PROPOSED NEW ROOF AREA	= 334.5m ²
IMPERVIOUS PATHS & DRIVEWAYS	= 72.6m ²
TOTAL IMPERVIOUS SITE AREA	= 407.1m ²
IMPERVIOUS SITE PERCENTAGE	= 50%
PROPOSED MAIN RESIDENCE ROOF AREA DIRECTED TO 3,000 LITRE ABOVE GROUND RAINWATER RE-USE TANK TO BUILDERS DETAILS. HIGH LEVEL OVERFLOW DIRECTED TO DRAINAGE EASEMENT IN ACCORDANCE WITH COUNCIL STORMWATER SPECIFICATIONS.	

ON-SITE DETENTION DESIGN SUMMARY

ON-SITE DETENTION NOT REQUIRED FOR PROPOSED RESIDENTIAL DEVELOPMENT WHERE THE ACCUMULATIVE SITE IMPERVIOUS AREA IS LESS THAN 75% IN ACCORDANCE WITH CANTERBURY BANKSTOWN DCP 2023 - SECTION 4 ON-SITE DETENTION SYSTEMS

STORMWATER DRAINAGE NOTES

- ALL DRAINAGE LINES SHALL BE uPVC (CLASS SH) STORMWATER DRAINAGE PIPE, U.N.O.
- ALL DRAINAGE LINES SHALL BE LAID @ 1% FALL MIN, U.N.O.
- FIRST FLUSH RAINWATER DEVICES TO BE FITTED TO DRAINAGE LINES TO BUILDER'S DETAIL, TYPICAL
- MINIMUM EFFECTIVE EAVES GUTTER SLOPE = 1:500 U.N.O.
- MINIMUM EFFECTIVE EAVES GUTTER SIZE = 5800 mm² U.N.O
- RAINWATER RE-USE CONNECTION TO BASIX SPECIFICATIONS
- ANY DISCREPANCIES, VARIATIONS, OR CONFLICTS IDENTIFIED DURING CONSTRUCTION ARE TO BE REFERRED TO THE STORMWATER ENGINEER FOR REVIEW AND DIRECTION PRIOR TO PROCEEDING WITH THE WORKS

- FOWLER KEY NOTES:**
1. RAINWATER TANK TO BE INSTALLED ON STAND TO NOT INTERFERE WITH FLOOD WATERS.
 2. BELOW GROUND SWIMMING POOL TO BE INSTALLED TO NATURAL GROUND LEVEL OR LOWER, NO FILL PERMITTED AS IT WILL OBSTRUCT FLOOD WATERS.
 3. OPEN BASE BOUNDARY FENCING REQUIRED ALONG RED BOUNDARIES WHERE FLOOD AFFECTED
 4. MAIN RESIDENCE SLAB TO BE SUSPENDED AS SHADED

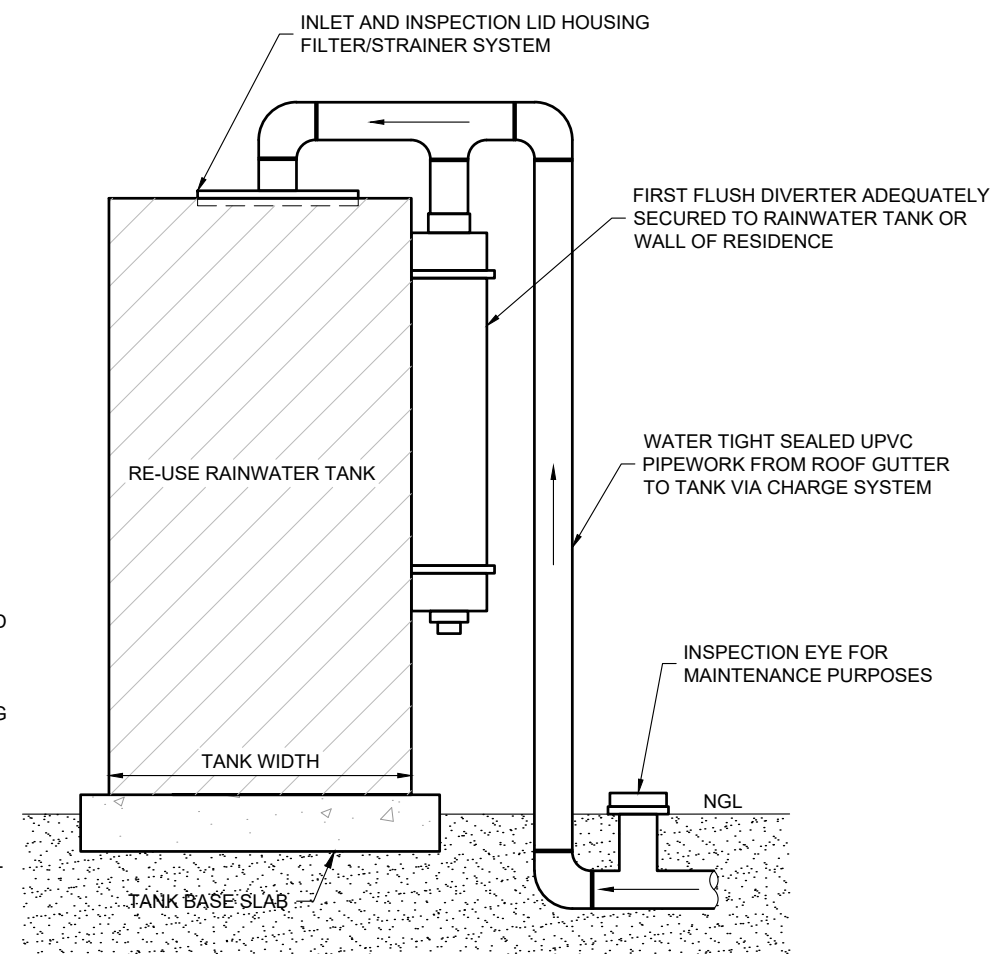
GROUND STORMWATER DRAINAGE PLAN

1:200

LEGEND

DP	Ø90 DOWN PIPE	IP	INSPECTION POINT
FFD	FIRST FLUSH RAINWATER DEVICE TO BUILDERS DETAIL	PIP	PROPOSED SURFACE INLET PIT
X 100.00	PROPOSED FINISHED SURFACE LEVEL	OF	OVERLAND FLOW PATH
(c)	CHARGED PIPE	SS	SUBSOIL DRAINAGE LINE
---	PROPOSED BELOW GROUND PIPELINE	FO	Ø100 FLOOR WASTE OUTLET
---	BELOW GROUND RAINWATER TANK PIPELINE		

			FOWLER DRAWING REFERENCE: JOB NO: 25-1048, SK-5 DATED 13.02.26			Project LOT 18, 91 WINDSOR RD, PADSTOW, NSW 2211		Date MARCH 2026	Designed CP/AA	Drawn OG
4	RE-ISSUED FOR APPROVAL	16.07.26	Architect FOWLER HOMES				Scale 1:100 U.N.O.	Checked CP/AA	Approved AA	
3	RE-ISSUED FOR APPROVAL	02.07.26								
2	RE-ISSUED FOR APPROVAL	02.06.26								
1	ISSUED FOR APPROVAL	10.03.26	Sheet Size A3				Title GROUND STORMWATER DRAINAGE PLAN	Job Number 25240	DWG Number ST02.03	Revision 4
REVISION	AMENDMENT	DATE								

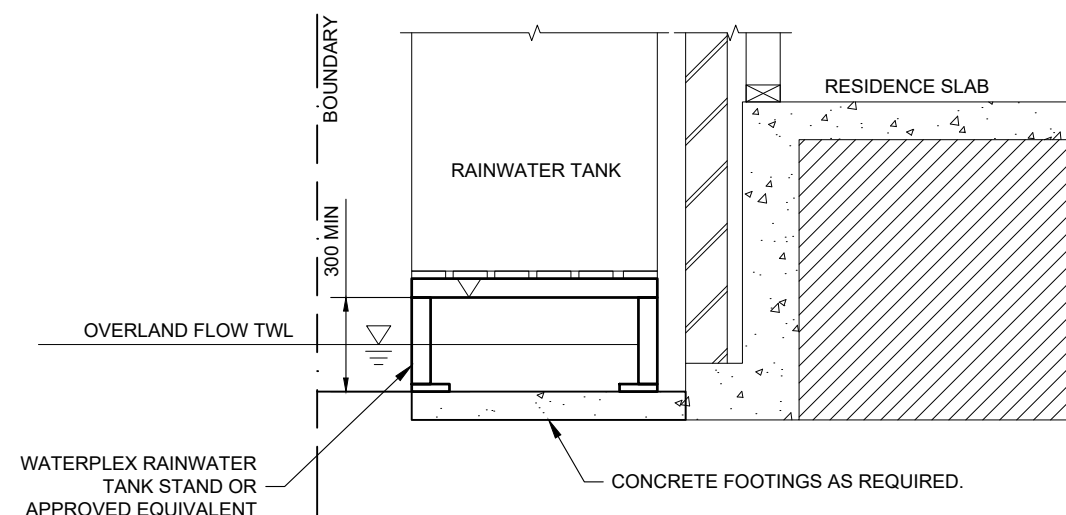


LEGEND

	PRESSURE VESSEL
	METER
	BALL VALVE RIGHT ANGLE TYPE
	DUAL CHECK VALVE
	PUMP
	GARDEN TAP
	DRINKING WATER SUPPLY PIPES
	RAINWATER SUPPLY PIPES
	DOWN PIPES

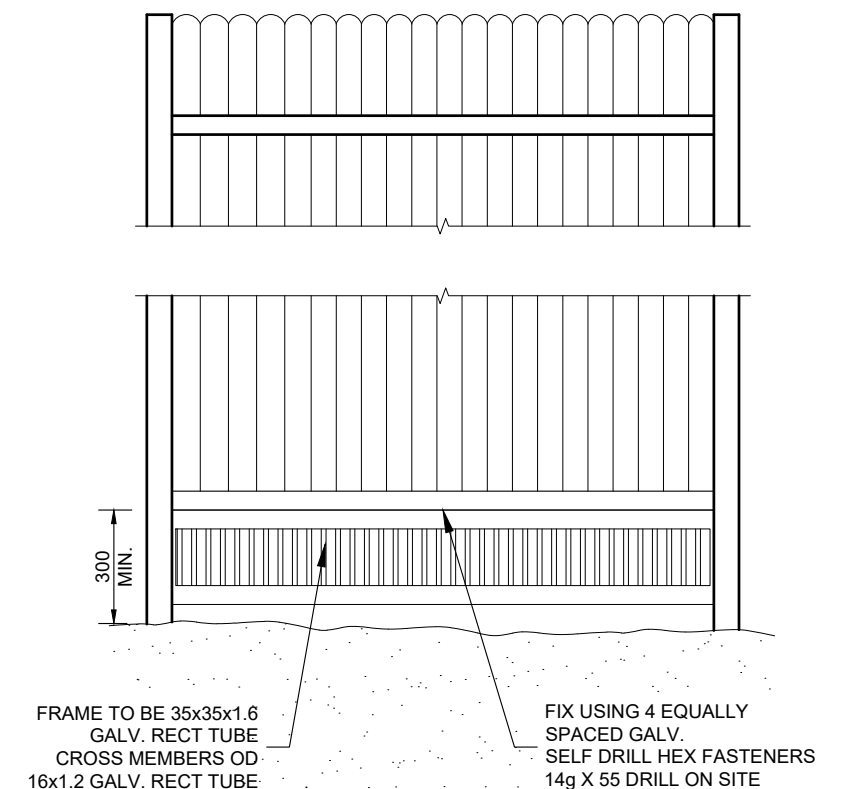
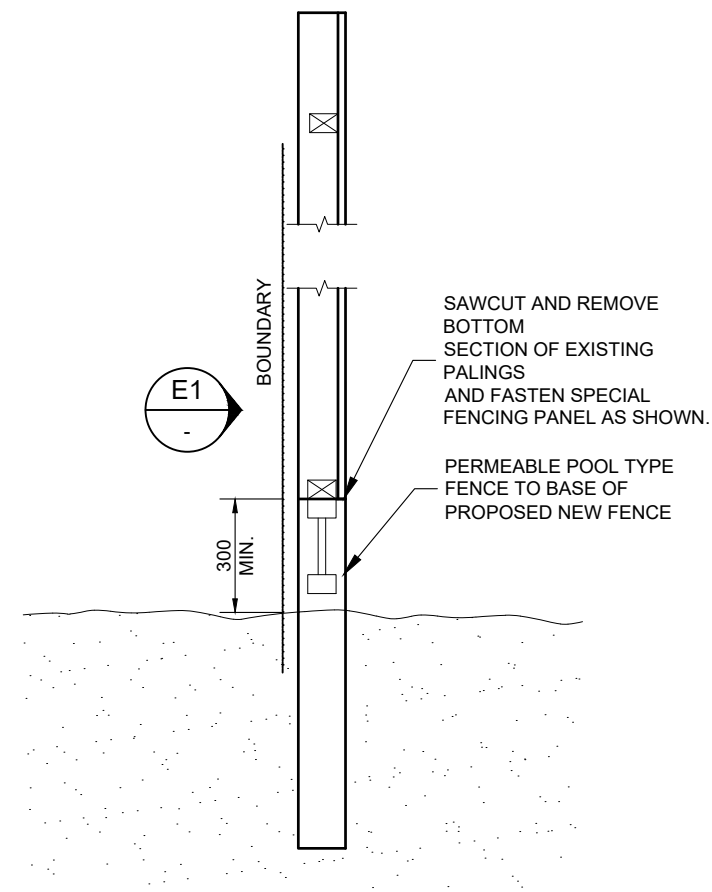
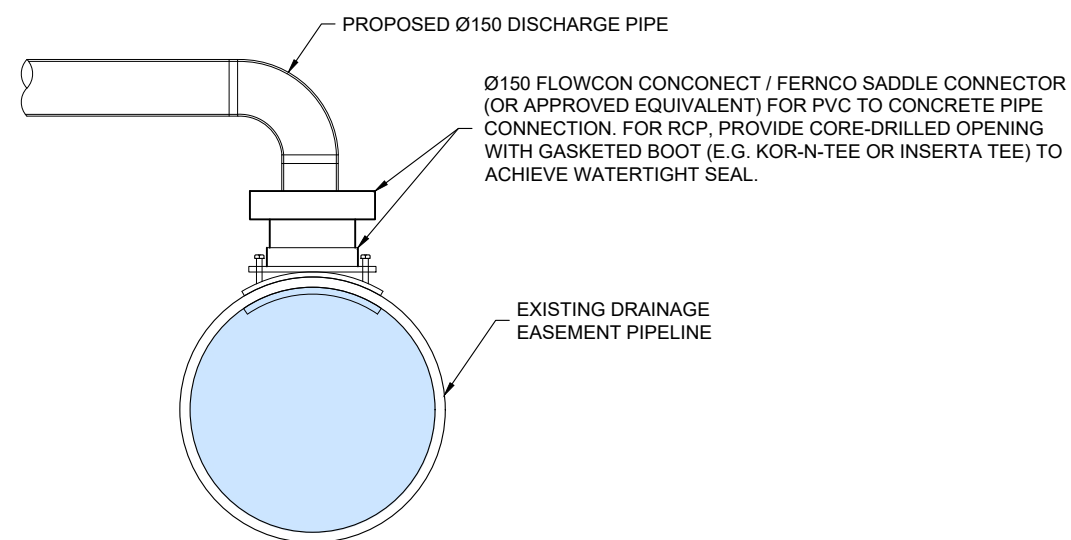
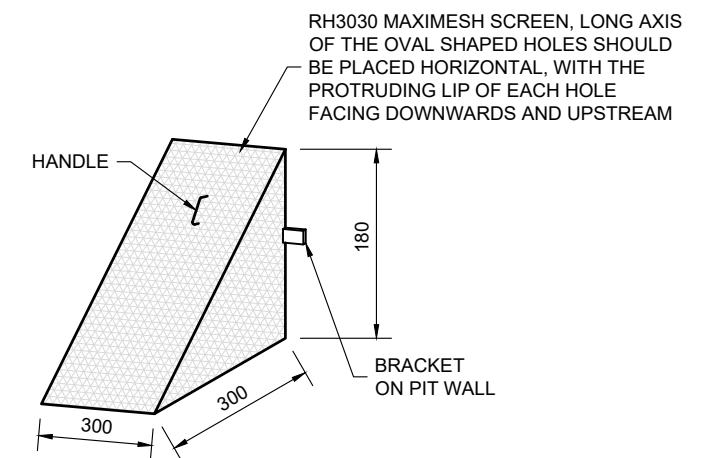
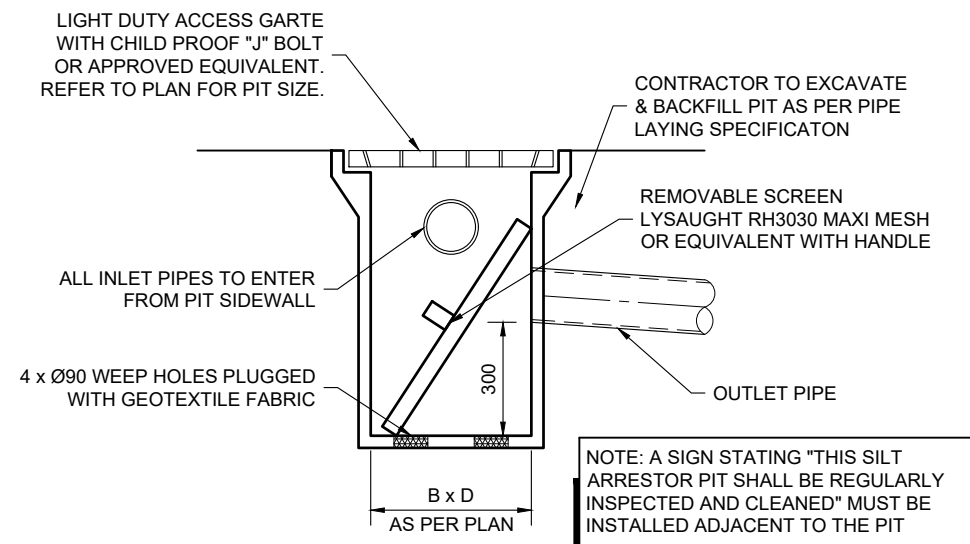
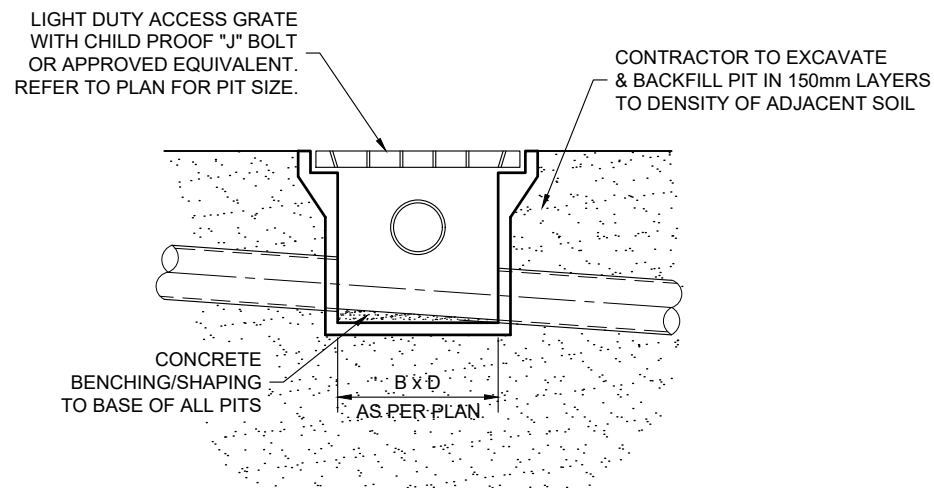
- DIAGRAM NOTES:**
- 1 DRAWING TO BE READ IN CONJUNCTION WITH SYDNEY WATER PLUMBING REQUIREMENTS
 - 2 FOR TANKS 10,000 LITRES OR LESS, COUNCIL DEVELOPMENT CONSENT IS NOT REQUIRED, IF THEIR CONDITIONS FOR INSTALLATION ARE FOLLOWED.
 - 3 FOR TANKS GREATER THAN 10,000 LITRES COUNCIL DEVELOPMENT CONSENT IS GENERALLY REQUIRED.
 - 4 FOR TANKS MORE THAN 10,000 LITRES APPROVAL IS REQUIRED FOR BUILDING OVER SEWERS.
 - 5 SYDNEY WATER'S APPROVAL IS REQUIRED FOR ANY TOP UP FROM DRINKING WATER SUPPLY, REGARDLESS OF TANK SIZE. NO DIRECT CONNECTION IS ALLOWED BETWEEN THE DRINKING WATER SUPPLY AND THE RAINWATER TANK SUPPLY.
 - 6 RAINWATER PIPEWORK IS SHOWN ON THE DIAGRAM AS SUPPLYING INTERNAL AND EXTERNAL RAINWATER USES. CUSTOMERS MAY WANT ONE OR THE OTHER.
 - 7 ANY DESIGNED ACCESS LID INTO RAINWATER RE-USE TANK IS TO HAVE A LOCKABLE LID. IF THE LID IS DESIGNED TO BE ACCESSED BY A MAINTENANCE PERSON, IT MUST BE AT LEAST 600 mm x 900 mm IN SIZE.

TYPICAL FIRST FLUSH DETAIL



RAINWATER TANK STAND TYPICAL DETAIL

			FOWLER DRAWING REFERENCE: JOB NO: 25-1048, SK-5 DATED 13.02.26			Project	Date	Designed	Drawn
4	RE-ISSUED FOR APPROVAL	16.07.26				LOT 18, 91 WINDSOR RD, PADSTOW, NSW 2211	MARCH 2026	CP/AA	OG
3	RE-ISSUED FOR APPROVAL	02.07.26				Architect FOWLER HOMES	Scale	Checked	Approved
2	RE-ISSUED FOR APPROVAL	02.06.26					1:20 U.N.O.	CP/AA	AA
1	ISSUED FOR APPROVAL	10.03.26					Sheet Size	Job Number	DWG Number
REVISION	AMENDMENT	DATE	A3	STORMWATER DRAINAGE DETAIL SHEET 1		25240	ST02.04	4	



			FOWLER DRAWING REFERENCE: JOB NO: 25-1048, SK-5 DATED 13.02.26			Project	Date MARCH 2026	Designed CP/AA	Drawn OG
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3	RE-ISSUED FOR APPROVAL	02.07.26	Architect			Title	Job Number	DWG Number	Revision
2	RE-ISSUED FOR APPROVAL	02.06.26	FOWLER HOMES						
1	ISSUED FOR APPROVAL	10.03.26	Sheet Size						
REVISION	AMENDMENT	DATE	A3						