

# PROPOSED RESIDENTIAL 3 STOREY FLAT BUILDING

## 76B ST GEORGES CRESCENT, DRUMMOYNE NSW



LOCALITY PLAN  
IMAGE FROM GOOGLE MAP  
100.11.2021

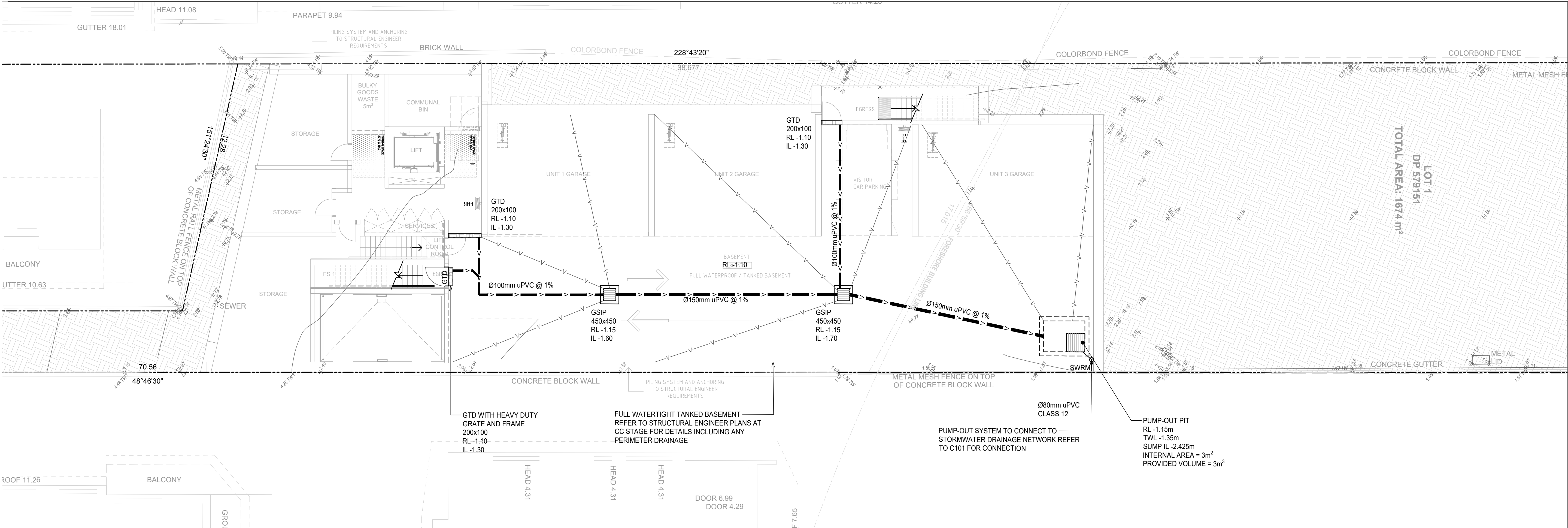
DRAWING SCHEDULE	
Sheet Number	Sheet Title
C000	COVER SHEET
C100	STORMWATER MANAGEMENT PLAN BASEMENT
C101	STORMWATER MANAGEMENT PLAN GROUND 1
C102	STORMWATER MANAGEMENT PLAN GROUND 2
C103	STORMWATER MANAGEMENT PLAN SITE PLAN
C200	DRAINAGE DETAILS
C300	SEDIMENT AND EROSION CONTROL PLAN

**DIAL 1100**  
DIAL BEFORE YOU DIG  
CONTRACTOR TO CONFIRM LOCATION  
OF EXISTING SERVICES PRIOR TO  
COMMENCEMENT OF WORKS

ISSUE FOR DEVELOPMENT APPLICATION

				Architect				Client				<div><div></div><div>XAVIER KNIGHT</div></div>				<div>T : 02 8810 5800    E : info@xavierknight.com.au</div> <div>A : Level 7, 210 Clarence Street, Sydney NSW 2000</div> <div>xavierknight.com.au</div> <div>This drawing is copyright and is the property of XAVIER KNIGHT CONSULTING ENGINEERS Pty. Ltd. and must not be used without authorisation.</div>				North				<div>Project</div> <div>PROPOSED RESIDENTIAL 3 STOREY FLAT BUILDING</div> <div>76B ST GEORGES CRESCENT DRUMMOYNE</div>				Scale at A1				Drawn				Approved																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
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### LEGEND

SITE BOUNDARY

PROPOSED STORMWATER LINE

RISING MAIN

VALLEY LINE

SUBSOIL LINE

AUTHORITY SEWER LINE

RAINWATER OUTLET

DISH DRAIN OUTLET

STORMWATER RISING MAIN

GRATED DRAIN

GRATED SURFACE INLET PIT

PIT WITH SOLID COVER

### NOTES:

1. ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE.

2. ALL REDUCED LEVELS ARE IN mAHD.

### NOTES:

1. ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE.

2. PLAN DIMENSIONS ARE INTERNAL DIMENSIONS.

3. SURVEY INFORMATION OBTAINED FROM SYDNEY SURVEYORS P/L DRAWING NO. 17108/1B DATED 13/08/2020.

## ISSUE FOR DEVELOPMENT APPLICATION

Rev	Description	Eng	Draft	Date
C	ISSUE FOR DEVELOPMENT APPLICATION	AU	AU	06.12.2021
B	ISSUE FOR DEVELOPMENT APPLICATION	AU	AU	03.12.2021
A	ISSUE FOR DEVELOPMENT APPLICATION	AU	AU	12.11.2021

Architect  
**PBD ARCHITECTS**  
LEVEL 2, 52 ALBION STREET, SURRY HILLS, NSW 2010

Client  
**BRITELY PROPERTY**  
LEVEL 7, 111 ELIZABETH ST, SYDNEY, NSW, 2000

T : 02 8810 5800 E : info@xavierknight.com.au  
A : Level 7, 210 Clarence Street, Sydney NSW 2000  
xavierknight.com.au

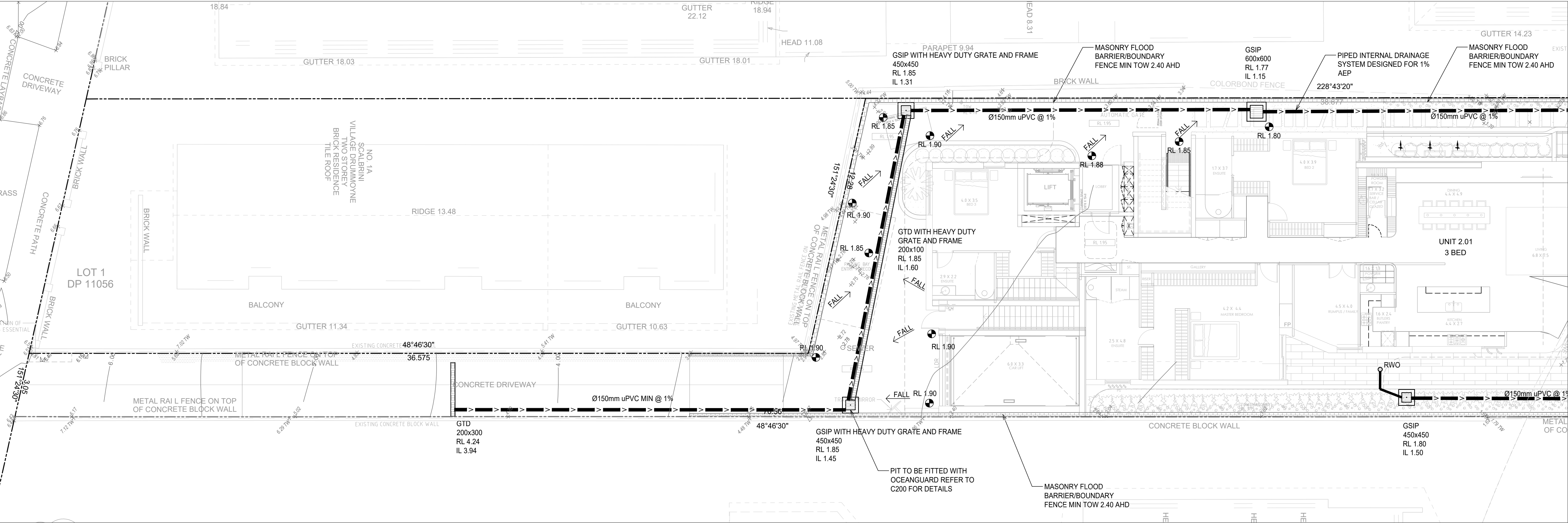
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Project  
**PROPOSED RESIDENTIAL 3 STOREY FLAT BUILDING  
76B ST GEORGES CRESCENT DRUMMOYNE**

Sheet Subject  
**STORMWATER MANAGEMENT PLAN  
BASEMENT**

Scale at A1	Drawn	Approved
1:100	AU	SS
Job No	Drawing No	Revision
200709	C100	C





LEGEND

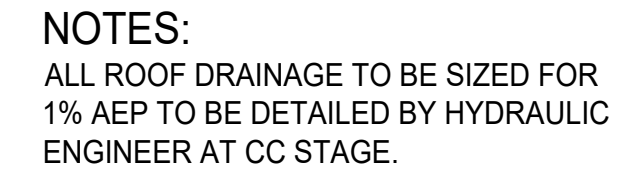
- |  |                          |  |                         |
|--|--------------------------|--|-------------------------|
|  | SITE BOUNDARY            |  | OVERLAND FLOW           |
|  | PROPOSED STORMWATER LINE |  | PIT TAG/ NUMBER         |
|  | OUTLINE OF LEVEL BELOW   |  | FINISHING RL            |
|  | SUBSOIL LINE             |  | RAINWATER TANK          |
|  | AUTHORITY SEWER LINE     |  | EXISTING TREE           |
|  | OVERFLOW                 |  | DIRECTION OF FALL ARROW |
|  | RISING MAIN              |  | FLOOD WALL              |
|  | GRATED DRAIN             |  |                         |
|  | GRATED SURFACE INLET PIT |  |                         |
|  | PIT WITH SOLID COVER     |  |                         |
|  | PLANTER BOX OUTLET       |  |                         |
|  | VERTICAL DROPPER         |  |                         |
|  | DOWNPIPE                 |  |                         |
|  | STORMWATER RISING MAIN   |  |                         |
|  | FLUSHING POINT           |  |                         |

NOTES:  
ALL ROOF DRAINAGE TO BE SIZED FOR  
1% AEP TO BE DETAILED BY HYDRAULIC  
ENGINEER AT CC STAGE.

ISSUE FOR DEVELOPMENT APPLICATION

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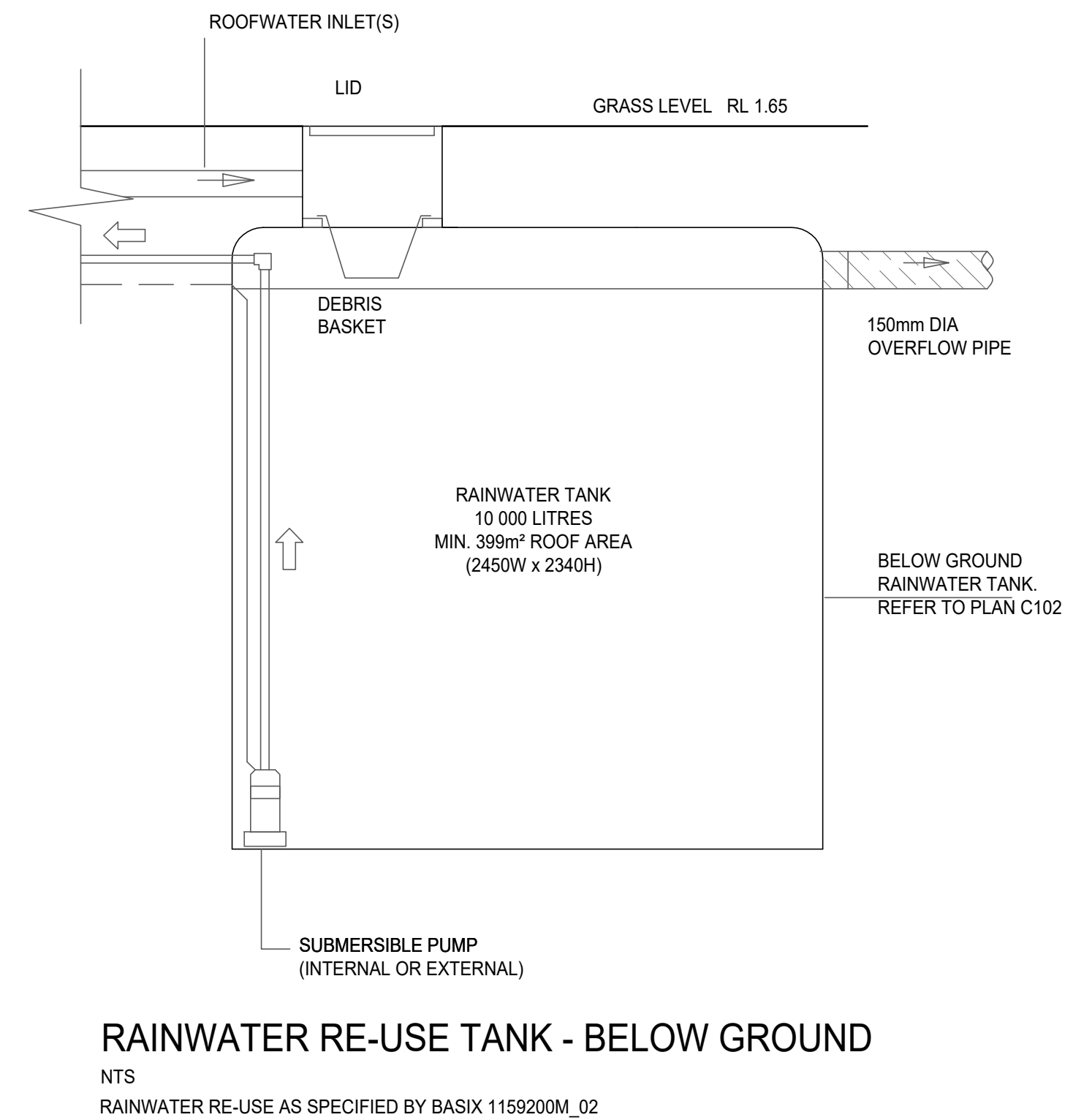
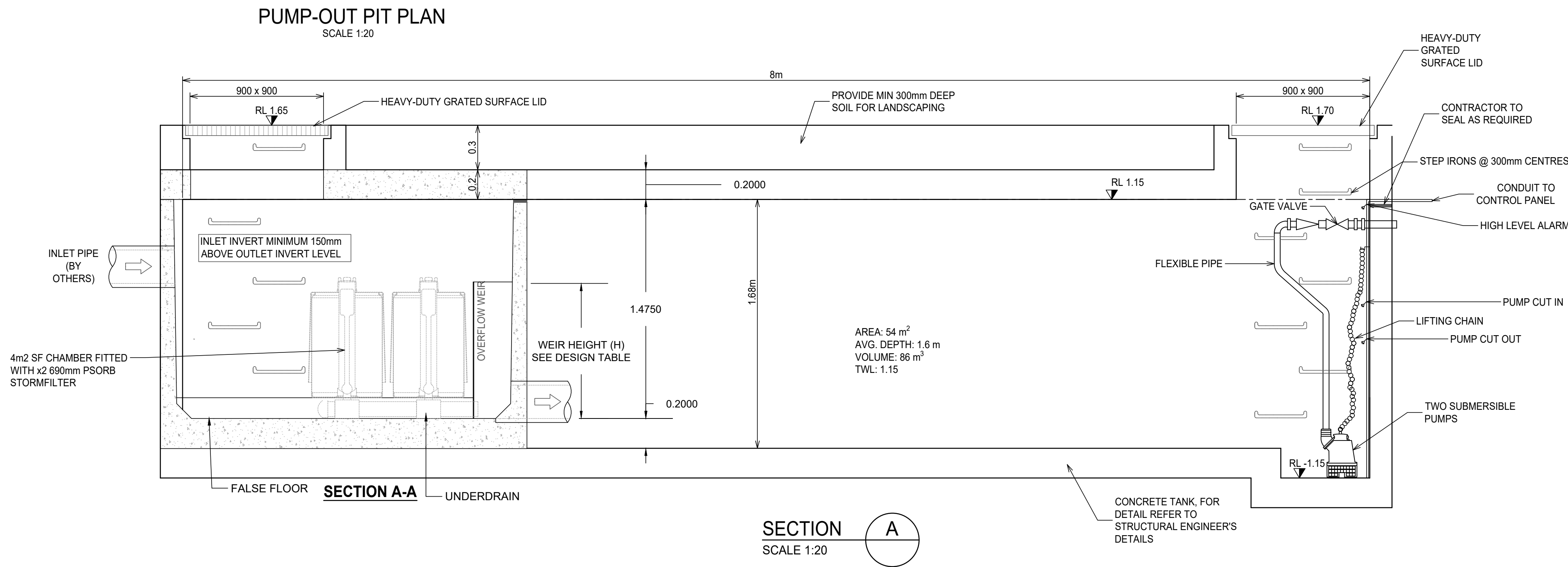
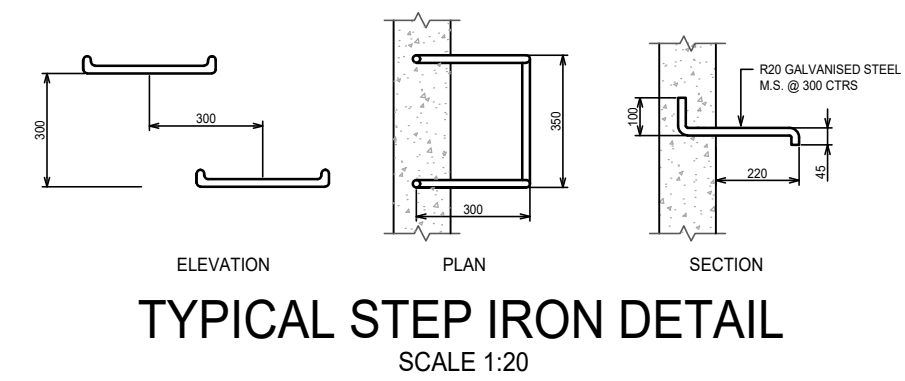
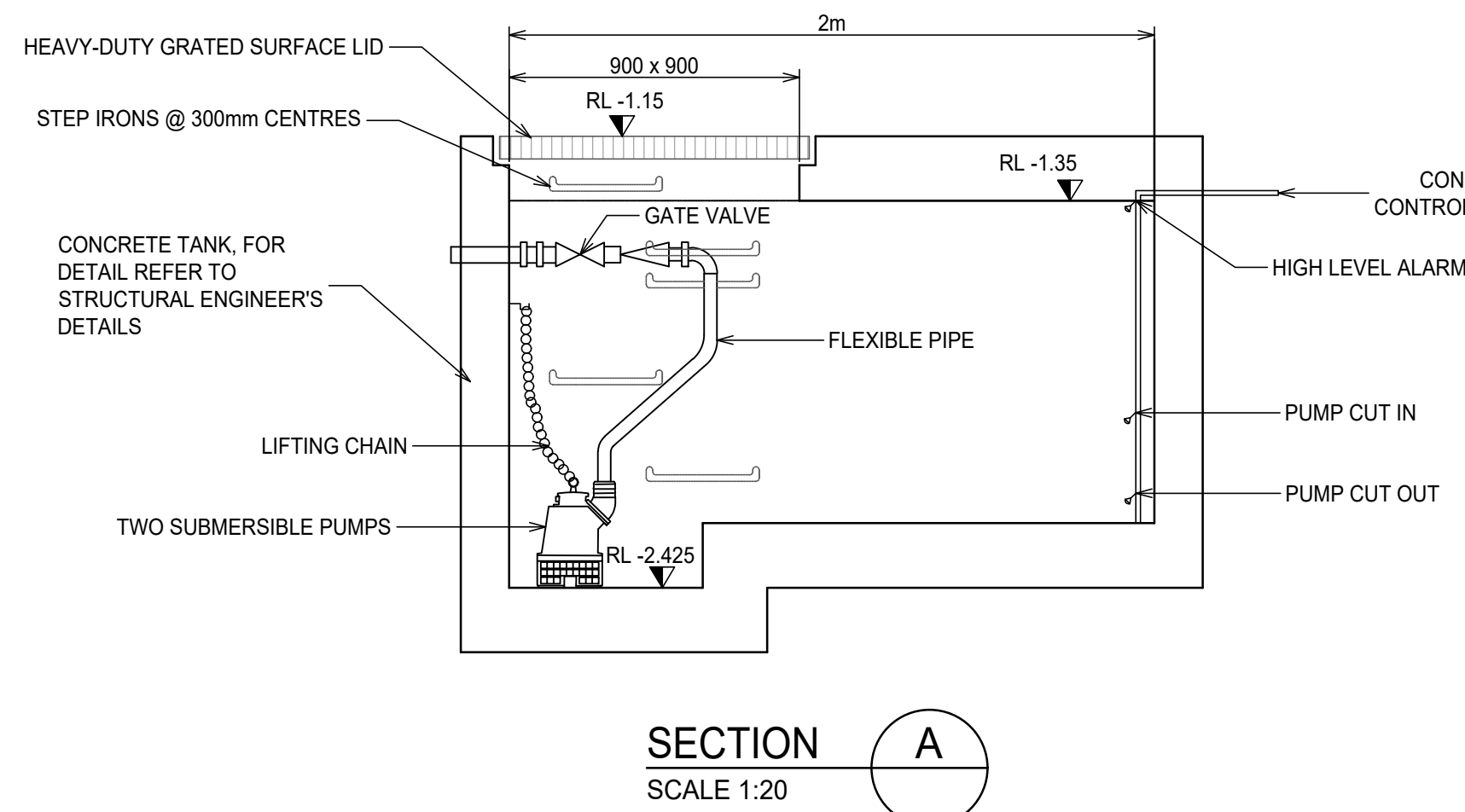
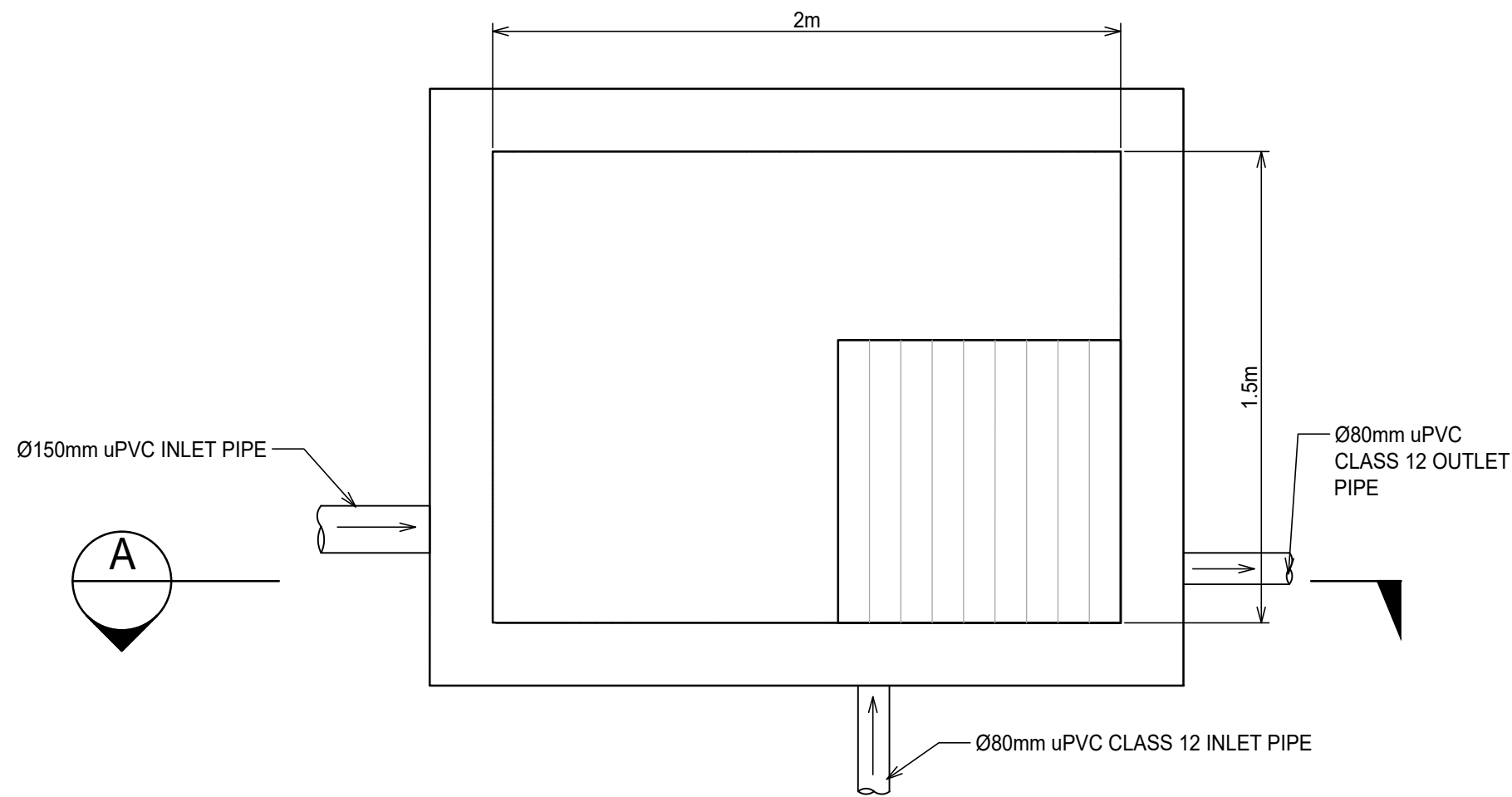
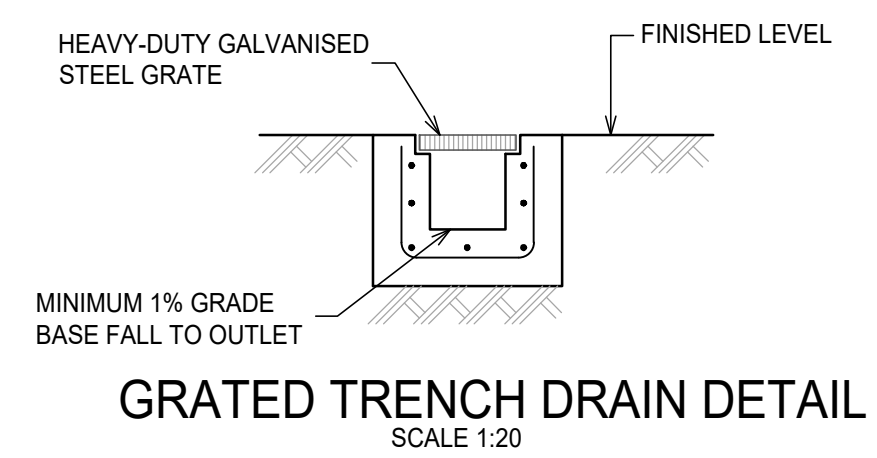
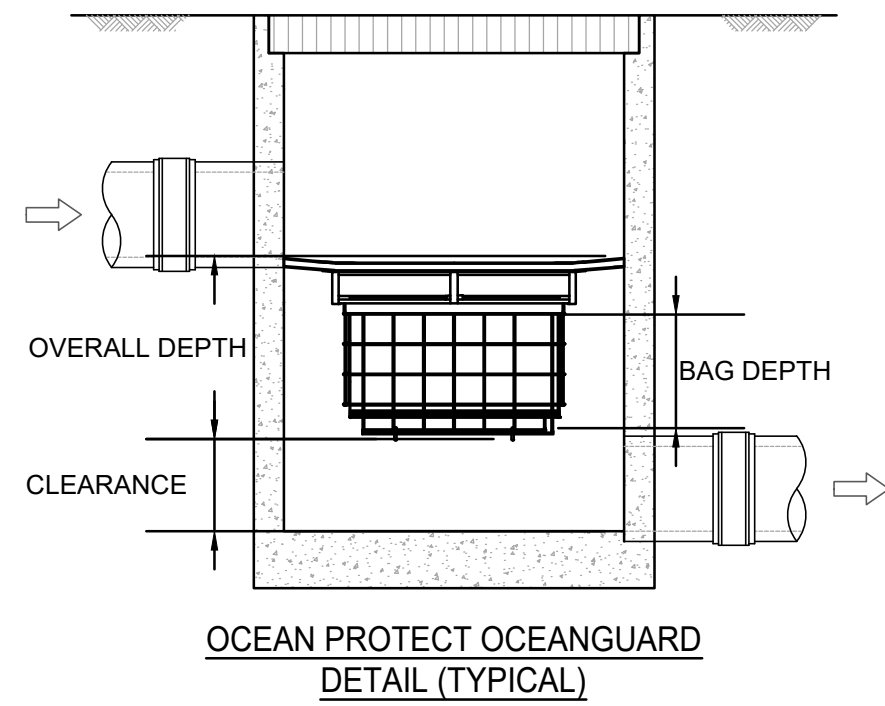
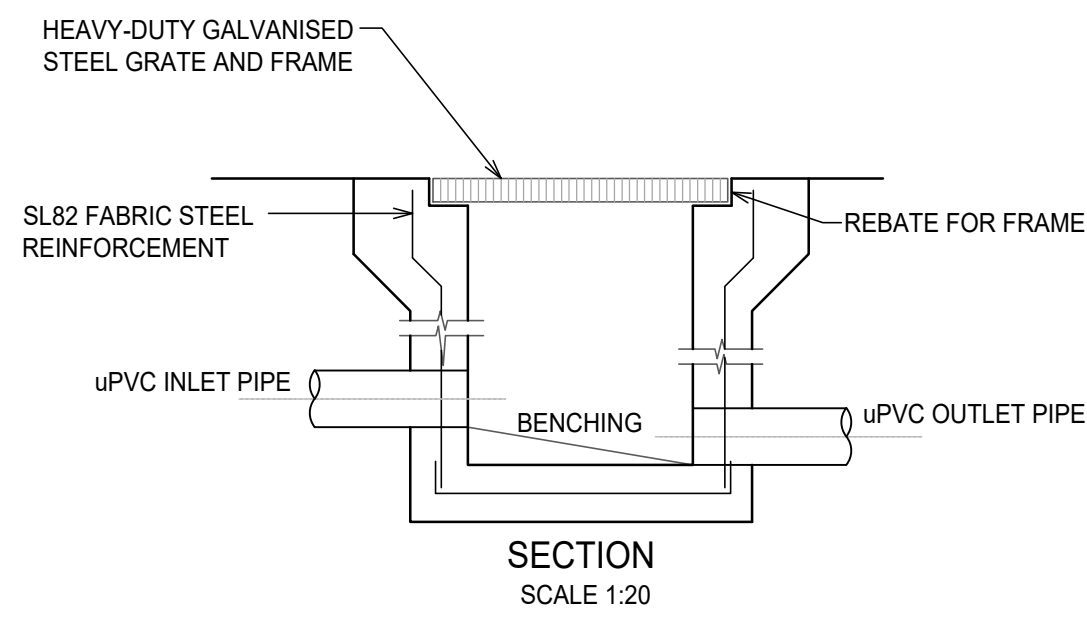
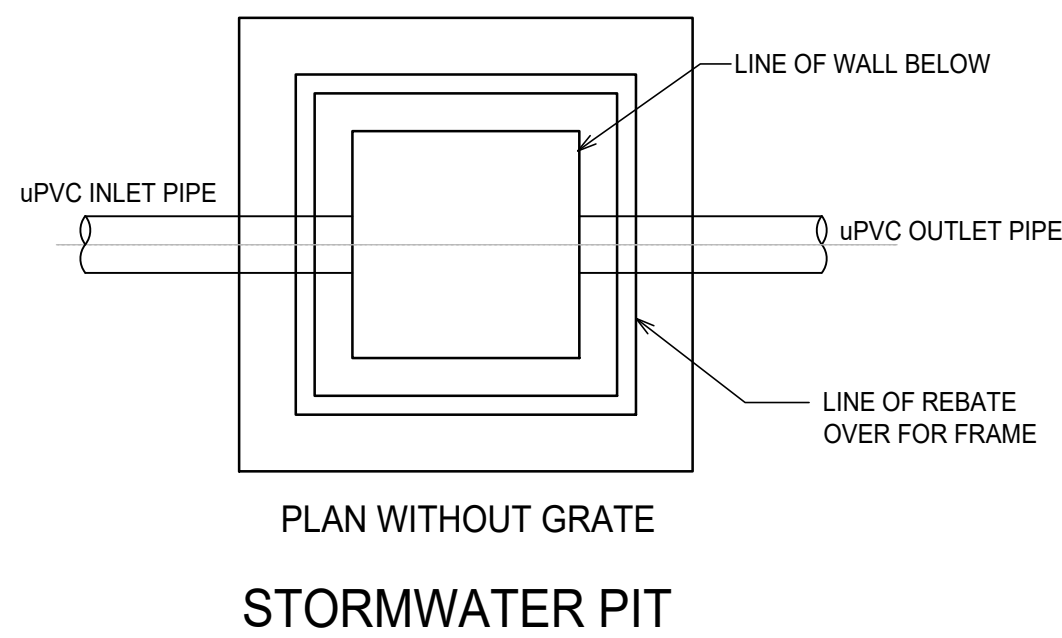


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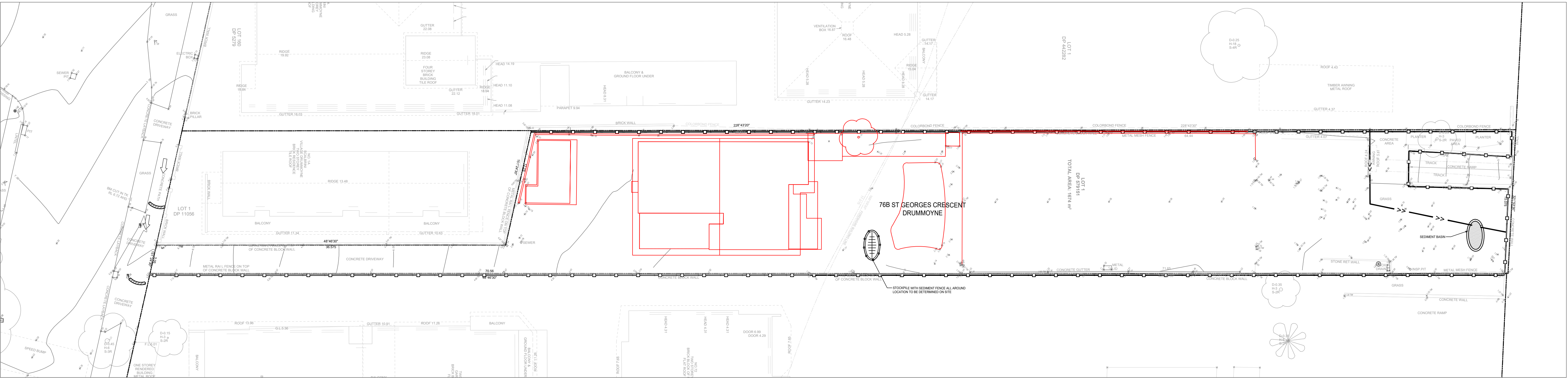




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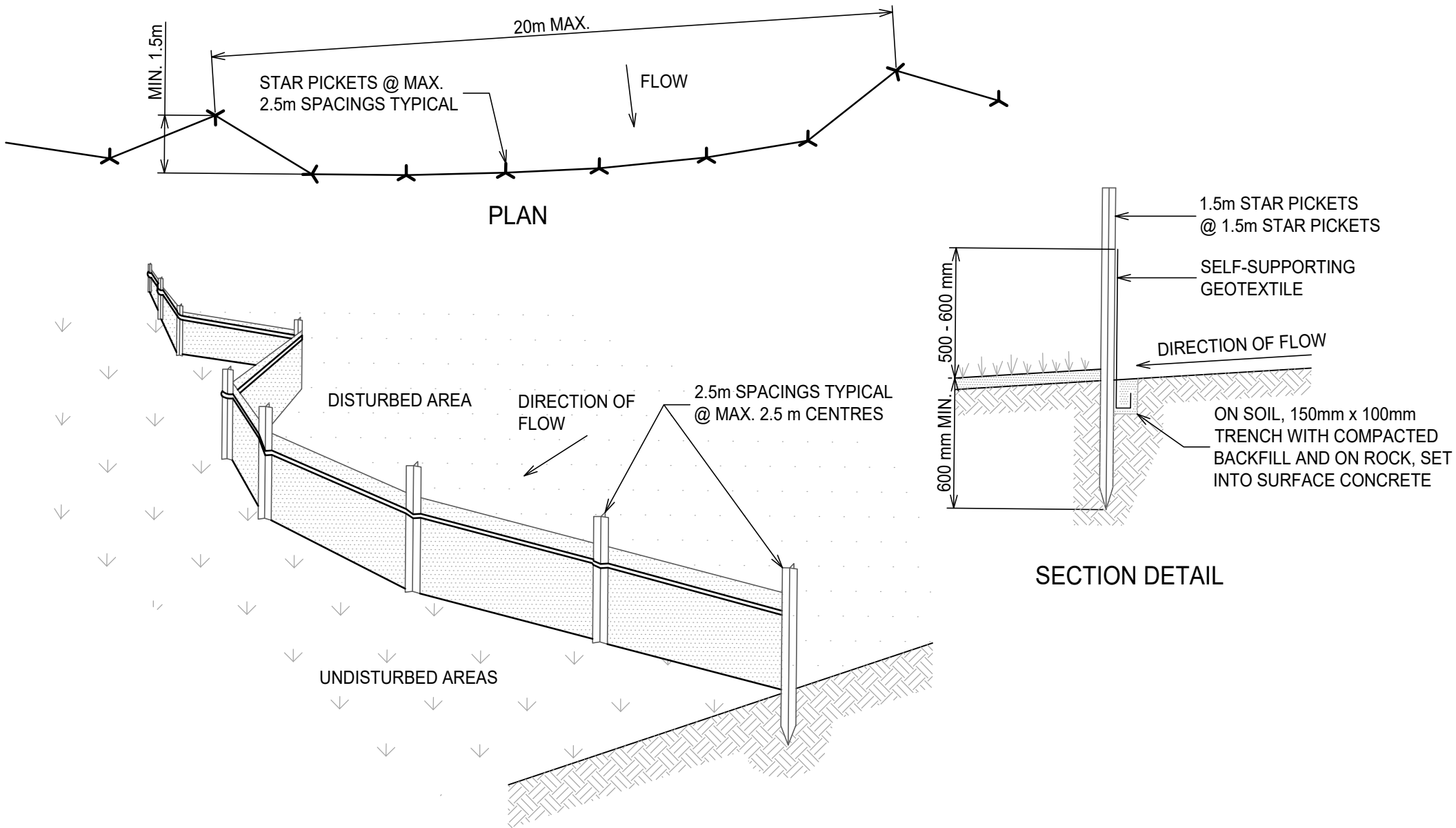


### LEGEND

- SITE BOUNDARY
- SEDIMENT FENCE
- TEMPORARY CATCH DRAIN
- TEMPORARY DRAINAGE PIPE
- EXISTING STRUCTURES TO BE DEMOLISHED
- FLOW DIRECTION
- SAND BAG
- PROPOSED STABILISED SITE ACCESS
- PROPOSED STOCKPILE LOCATION WITH SEDIMENT FENCE

### SEDIMENT FENCE CONSTRUCTION NOTES:

- CONSTRUCT SEDIMENT FENCES AS CLOSE AS POSSIBLE TO BEING PARALLEL TO THE CONTOURS OF THE SITE, BUT WITH SMALL RETURNS AS SHOWN IN THE DRAWING TO LIMIT THE CATCHMENT AREA OF ANY ONE SECTION. THE CATCHMENT AREA SHOULD BE SMALL ENOUGH TO LIMIT WATER FLOW IF CONCENTRATED AT ONE POINT TO 50 LITRES PER SECOND IN THE DESIGN STORM EVENT, USUALLY THE 10-YEAR EVENT.
- CUT A 150 mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
- DRIVE 1.5 m LONG STAR PICKETS INTO GROUND @ 2.5 m INTERVALS (MAX.) AT THE DOWNSLOPE EDGE OF THE TRENCH. ENSURE ANY STAR PICKETS ARE FITTED WITH SAFETY CAPS.
- FIX SELF-SUPPORTING GEOTEXTILE TO THE UPSLOPE SIDE OF THE POSTS ENSURING IT GOES TO THE BASE OF THE TRENCH. FIX THE GEOTEXTILE WITH WIRE TIES OR AS RECOMMENDED BY THE MANUFACTURER. ONLY USE GEOTEXTILE SPECIFICALLY PRODUCED FOR SEDIMENT FENCING. THE USE OF SHADE CLOTH FOR THIS PURPOSE IS NOT SATISFACTORY.
- JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150 mm OVERLAP.
- BACKFILL THE TRENCH OVER THE BASE OF THE FABRIC AND COMPACT IT THOROUGHLY OVER THE GEOTEXTILE.



SEDIMENT FENCE  
SCALE N.T.S.

### GENERAL INSTRUCTIONS:

- THIS SEDIMENT AND EROSION CONTROL WORKS FOR THE SITE SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF "MANAGING URBAN STORMWATER - SOILS AND CONSTRUCTION, 4TH EDITION (2004)" BY LANDCOM.
- AS REQUIRED BY COUNCIL, SEDIMENT CONTROL MEASURES WILL BE REQUIRED DURING THE CONSTRUCTION OF ALL DEVELOPMENTS/BUILDING WORKS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY THAT THE WORKS ARE CARRIED OUT IN ACCORDANCE WITH THE SEDIMENT AND EROSION CONTROL PLAN AND COUNCIL'S REQUIREMENTS.
- THE CONTRACTOR SHALL ENSURE THAT ALL SUBCONTRACTORS ARE INFORMED OF THEIR RESPONSIBILITIES IN MINIMISING THE POTENTIAL FOR SOIL EROSION AND POLLUTION TO DOWNSLOPE AREAS.
- THE NON-DISTURBED PORTION OF THE CATCHMENT OUTSIDE OF OPERATING AREA IS TO BYPASS THE BASINS BY MEANS OF LINED CATCH DRAINS.
- WHERE PRACTICABLE, THE SOIL EROSION HAZARD SHALL BE KEPT AS LOW AS POSSIBLE. LIMITATIONS TO ACCESS ARE TO BE VIA STANLEY LANE UNLESS OTHERWISE APPROVED BY COUNCIL.
- ENSURE THAT ALL DRAINS ARE OPERATING EFFECTIVELY AND SHALL MAKE ANY NECESSARY REPAIRS. REMOVE TRAPPED SEDIMENT WHERE THE CAPACITY OF THE TRAPPING DEVICE FALLS BELOW 60%.
- CONSTRUCT ADDITIONAL EROSION OR SEDIMENT CONTROL WORKS AS MAY BE APPROPRIATE TO ENSURE THE PROTECTION OF DOWNSLOPE LANDS AND WATERWAYS.
- MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES IN A FULLY FUNCTIONING CONDITION AT ALL TIMES UNTIL THE SITE IS REHABILITATED.
- REMOVE TEMPORARY SOIL CONSERVATION STRUCTURES AS THE LAST ACTIVITY IN THE REHABILITATION PROGRAM.

### CONSTRUCTION SEQUENCE:

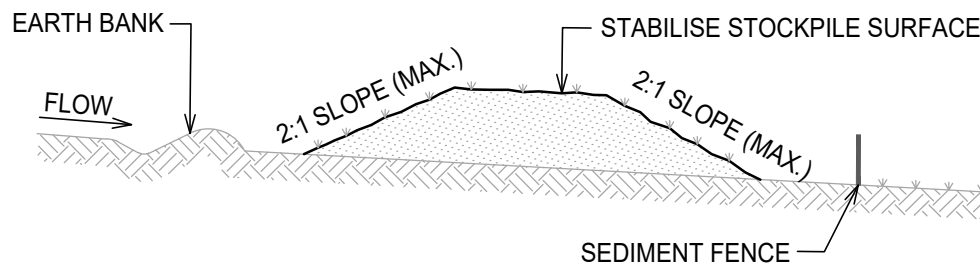
WORKS SHALL BE UNDERTAKEN IN THE FOLLOWING SEQUENCE:

- INSTALL SEDIMENT FENCING AND CUT DRAINS TO MEET THE REQUIREMENTS OF THE SEDIMENT AND EROSION CONTROL PLAN. WASTE COLLECTION BINS SHALL BE INSTALLED ADJACENT TO SITE OFFICE.
- CONSTRUCT STABILISED SITE ACCESS IN ACCORDANCE WITH COUNCIL'S REQUIREMENTS.
- REDIRECT CLEAN WATER AROUND THE CONSTRUCTION SITE.
- INSTALL SEDIMENT CONTROL PROTECTION MEASURES AT ALL NATURAL AND MAN-MADE DRAINAGE STRUCTURES. MAINTAIN UNTIL ALL THE DISTURBED AREAS ARE STABILISED.
- CLEAR AND STRIP THE WORK AREAS. MINIMISE THE DAMAGE TO THE GRASS AND LOW GROUND COVER OF NON-DISTURBED AREAS.
- ANY DISTURBED AREAS, OTHER THAN BUILDING PAD AREAS, SHALL IMMEDIATELY BE COVERED WITH SITE TOPSOIL WITHIN 7 DAYS OF CLEARING. BUILDING PAD AREAS SHALL BE COVERED WITH BITUMEN EMULSION AS SPECIFIED.
- APPLY PERMANENT STABILISATION TO SITE (LANDSCAPING).

### NOTES:

- PROVIDE THREE LAYERS OF SANDBAGS WITH THEIR ENDS OVERLAPPED AND ALSO OVERLAPPING ONTO THE KERB.
- CREATE A GAP IN THE SANDBAGS TO ACT AS A SPILLWAY.
- SANDBAG BARRIER TO BE MIN. 2m FROM THE INLET AND EXTEND MIN. 0.9m OUT FROM THE KERB.

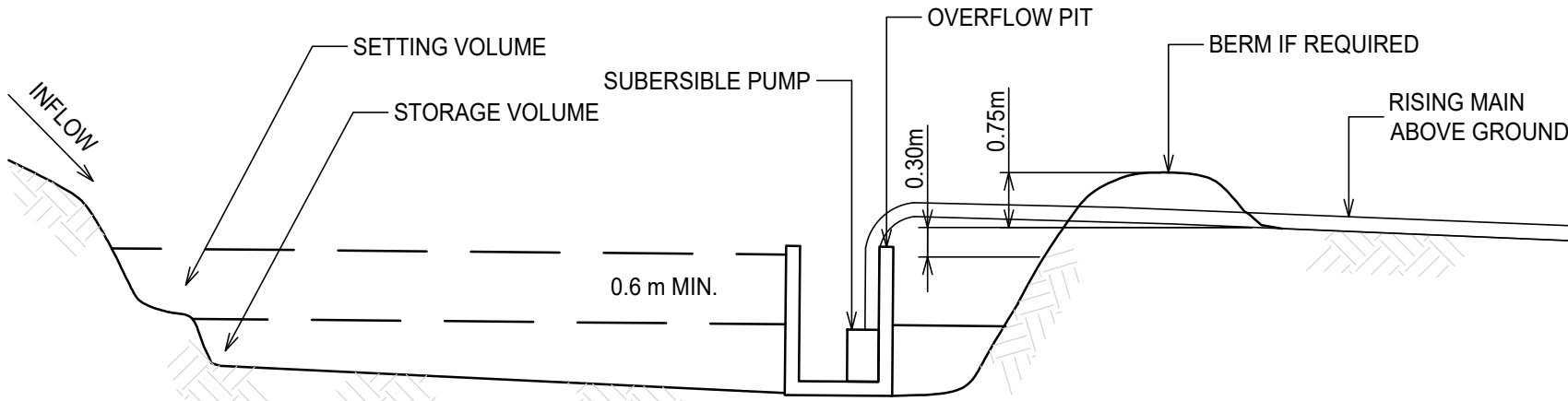
GULLY INLET SANDBAG PROTECTION DETAIL  
SCALE N.T.S.



### STOCKPILE CONSTRUCTION NOTES:

- PLACE STOCKPILES MORE THAN 2 (PREFERABLY 5) METRES FROM EXISTING VEGETATION, CONCENTRATED WATER FLOW, ROADS AND HAZARD AREAS.
- CONSTRUCT ON THE CONTOUR AS LOW, FLAT, ELONGATED MOUNDS.
- WHERE THERE IS SUFFICIENT AREA, TOPSOIL STOCKPILES SHALL BE LESS THAN 2 METRES IN HEIGHT.
- WHERE THEY ARE TO BE PLACED FOR MORE THAN 10 DAYS, STABILISE FOLLOWING THE APPROVED E.S.C.P. OR S.W.M.P. TO REDUCE THE C-FACTOR TO LESS THAN 0.10.
- CONSTRUCT EARTH BANKS ON THE UPSLOPE SIDE TO DIVERT WATER AROUND STOCKPILES AND SEDIMENT FENCES 1 TO 2 METRES DOWNSLOPE.

STOCKPILES  
SCALE N.T.S.



TYPICAL SEDIMENT BASIN  
SCALE N.T.S.

## ISSUE FOR DEVELOPMENT APPLICATION

				Architect	Client	<div><div></div><div>XAVIER KNIGHT</div></div>	North <div><div></div></div>	Project <div>PROPOSED RESIDENTIAL 3 STOREY FLAT BUILDING 76B ST GEORGES CRESCENT DRUMMOYNE</div>	Scale at A1	Drawn	Approved		
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