

STORMWATER CONCEPT PLAN

PROJECT:
PROPOSED DEVELOPMENT

AT:
3 WILLIAM ST, FAIRFIELD NSW 2165
LOT 1 DP308061; LOT 3 SEC 2 DP3035

CLIENT:
H&F BUILDING PTY LTD

PROJECT No:
170822

DRAWING SCHEDULE	
DRAWING No.	DRAWING TITLE
C01	LOCALITY MAP & DRAWING SCHEDULE
C02	GENERAL NOTES
C03	EXISTING SITE PLAN
C04	STORMWATER GROUND PLAN
C05	STORMWATER BASEMENT PLAN
C06	STORMWATER TANK SECTIONS
C07	STORMWATER DETAILS
C08	ENVIRONMENTAL SITE MANAGEMENT PLAN
C09	ENVIRONMENTAL SITE MANAGEMENT DETAILS



LOCALITY MAP
NOT TO SCALE

REV	DATE	BY	DESCRIPTION	REV.	DATE	BY	DESCRIPTION
D	11/06/2019	SR	MINOR CHANGES				
C	13/04/2019	DV	UPDATED ARCHITECTURALS				
B	19/02/2019	DV	MINOR COUCIL CHANGES				
A	01/08/2018	DV	ISSUED FOR APPROVAL				

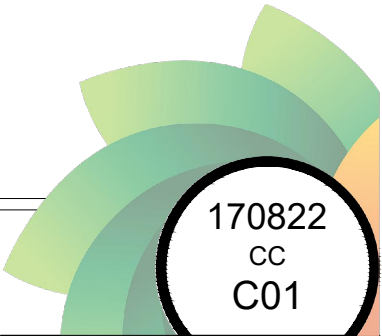
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PROPOSED DEVELOPMENT
3 WILLIAM ST, FAIRFIELD NSW 2165

LOCALITY MAP & DRAWING SCHEDULE



GENERAL NOTES

- ALL WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE NOMINATED OR APPLICABLE COUNCIL SPECIFICATION.
- THE CONTRACTOR SHOULD REPORT ANY DISCREPANCIES ON THE DRAWINGS TO THE ENGINEER RESPONSIBLE FOR THE DESIGN.
- CONTRACTOR IS NOT TO ENTER UPON NOR DO ANY WORK WITHIN ADJACENT LANDS WITHOUT THE PERMISSION OF THE OWNER.
- SURPLUS EXCAVATED MATERIAL SHALL BE PLACED WHERE DIRECTED OR REMOVED FROM SITE.
- ALL NEW WORKS SHALL MAKE A SMOOTH JUNCTION WITH EXISTING
- ALL DRAINAGE LINES THOUGH ADJACENT LOTS SHALL BE CONTAINED WITHIN EASEMENTS CONFORMING TO COUNCIL'S STANDARDS.
- PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL PROVIDE A TRAFFIC MANAGEMENT PLAN PREPARED BY AN ACCREDITED PERSON IN ACCORDANCE WITH RELEVANT REQUIREMENTS, FOR ANY WORK ON OR ADJACENT TO PUBLIC ROADS, PLAN TO BE SUBMITTED TO COUNCIL & OTHER AUTHORITINGS AS REQUIRED.
- THESE PLANS SHALL BE READ IN CONJUNCTION WITH OTHER RELEVANT CONSULTANTS' PLANS, SPECIFICATIONS, CONDITIONS OF DEVELOPMENT CONSENT AND CONSTRUCTION APPROVAL REQUIREMENTS.
- 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 CIVIL/CONTRACTOR ENGINEER PRIOR TO THE COMMENCEMENT OF ANY WORKS TO ENSURE THERE ARE NO OBSTRUCTIONS IN THE LINE OF THE DRAINAGE DISCHARGE PIPES.
- THE BUILDER CONTRACTOR IS TO VERIFY ALL LEVELS ON SITE PRIOR TO COMMENCING CONSTRUCTION.
- ALL THE CLEANING EYES (OR INSPECTION EYES) FOR THE UNDERGROUND PIPES HAVE TO BE TAKEN UP TO THE FINISHED GROUND LEVEL FOR EASY IDENTIFICATION AND MAINTENANCE PURPOSES
- ALL TERRACE FLOOR AND PLANTER GRATES TO HAVE FIRE COLLARS FITTED.
- ALL PITS HAVING AN INTERNAL DEPTH THAT EXCEEDS 0.9m SHALL BE PROVIDED WITH GALVANIZED STEP IRON'S AT 300 mm CENTRES PLACED IN A STAGGERED PATTERN AND SHALL BE IN ACCORDANCE WITH THE AUSTRALIAN STANDARDS AS4198-1994.
- 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. BARK MULCHING SHALL NOT BE USED WITHIN THE DETENTION STORAGE AREA.
- PRIOR TO COMMENCING ANY WORKS ON THE SITE, THE BUILDER SHALL ENSURE THAT THE INVERT LEVELS OF WHERE THE SITE STORMWATER SYSTEM CONNECTION INTO COUNCIL'S KERB/DRAINAGE SYSTEM MATCH THE DESIGN LEVELS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY
- THE ENGINEER IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY SURVEY INFORMATION PROVIDED ON THIS DRAWING.
- ALL LEVELS SHOWN ARE EXPECTED TO BE TO A.H.D.
- ALL CHAINAGES AND LEVELS ARE IN METERS, AND DIMENSIONS IN MILLIMETRES, UNLESS NOTED OTHERWISE.
- THE SURVEY INFORMATION ON THIS DRAWING HAS BEEN PROVIDED BY OTHERS.
- THE BUILDER/CONTRACTORS SHALL ARRANGE FOR THE WORKS TO BE SET OUT BY A REGISTERED SURVEYOR
- CONSTRUCTION DRAWINGS ARE REQUIRED PRIOR TO CERTIFICATION OF DRAINAGE.
- WHERE THESE PLANS ARE NOTED FOR DEVELOPMENT APPLICATION PURPOSES ONLY, THEY SHALL NOT BE USED FOR OBTAINING CONSTRUCTION LEVEL APPROVAL NOR USED FOR CONSTRUCTION PURPOSES WITHOUT WRITTEN APPROVAL.

RAINWATER REUSE SYSTEM NOTES:

- RAINWATER SUPPLY PLUMBING TO BE CONNECTED TO OUTLETS WHERE REQUIRED BY BASIX CERTIFICATE (BY OTHERS).
- NO DIRECT CONNECTION BETWEEN TOWN WATER SUPPLY AND THE RAINWATER SUPPLY.
- PROVIDE AN APPROVED STOP VALVE AND/OR PRESSURE LIMITING VALVE AT THE RAINWATER TANK.
- PROVIDE AT LEAST ONE EXTERNAL HOSE COCK ON THE TOWN WATER SUPPLY FOR FIRE FIGHTING.
- PROVIDE APPROPRIATE FLOAT VALVE AND/OR SOLENOID VALVES TO CONTROL TOWN WATER SUPPLY INLET TO TANK IN ORDER TO ACHIEVE THE TOP-UP INDICATED ON THE TYPICAL DETAIL.
- ALL PLUMBING WORKS ARE TO BE CARRIED OUT BY LICENSED PLUMBERS IN ACCORDANCE WITH AS/NZ3500.1 NATIONAL PLUMBING AND DRAINAGE CODE.
- PRESSURE PUMP ELECTRICAL CONNECTION TO BE CARRIED OUT BY A LICENSED ELECTRICIAN.
- ONLY ROOF RUN-OFF IS TO BE DIRECTED TO THE RAINWATER TANK, SURFACE WATER INLETS ARE NOT TO BE CONNECTED.
- PIPE MATERIALS FOR RAINWATER SUPPLY PLUMBING ARE TO BE APPROVED MATERIALS TO AS/NZ3500 PART 1 SECTION 2 AND TO BE CLEARLY AND PERMANENTLY IDENTIFIED AS 'RAINWATER'. THIS MAY BE ACHIEVED FOR BELOW GROUND PIPES USING IDENTIFICATION TAPE (MADE IN ACCORDANCE WITH AS2648) OR FOR ABOVE GROUND PIPES BY USING ADHESIVE PIPE MARKERS (MADE IN ACCORDANCE WITH AS1345)
- EVERY RAINWATER SUPPLY OUTLET POINT AND THE RAINWATER TANK ARE TO BE LABELED 'RAINWATER' ON A METALLIC SIGN IN ACCORDANCE WITH AS1319
- ALL INLETS AND OUTLETS TO THE RAINWATER TANK ARE TO HAVE 11. SUITABLE MEASURES PROVIDED TO PREVENT MOSQUITO AND VERMIN ENTRY.
- ALL DOWNPIPES CHARGED TO THE RAINWATER TANK ARE TO BE SEALED UP TO GUTTER LEVEL AND BE PRESSURE TESTED AND CERTIFIED
- TOWN WATER CONNECTION TO RAINWATER TANK TO BE TO THE SATISFACTION OF THE REGULATORY AUTHORITY. THIS MAY REQUIRE PROVISION OF
 - PERMANENT AIR GAP
 - BACKFLOW PREVENTION DEVICE

SAFETY IN DESIGN NOTES

- THERE ARE INHERENT RISKS WITH CONSTRUCTING, MAINTAINING, OPERATING, DEMOLISHING, DISMANTLING AND DISPOSING. WE NOTE THIS DESIGN IS TYPICAL OF SIMILAR DESIGNS. AS FAR AS IS REASONABLY PRACTICABLE RISKS HAVE BEEN ELIMINATED OR MINIMISED THROUGH THE DESIGN PROCESS. HAZARD CONTROLS MUST STILL BE IMPLEMENTED BY THE CONTRACTOR, OWNER OR OPERATOR TO ENSURE THE SAFETY OF WORKERS. WE DID NOT IDENTIFY ANY UNIQUE RISKS ASSOCIATED WITH THE DESIGN.

EARTHWORK NOTES

- IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE AND LEVEL ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY EARTHWORKS
- THE CONTRACTOR SHALL CLEAR THE SITE BY REMOVING ALL RUBBISH, FENCES AND DEBRIS ETC. TO THE EXTENT OF THE PROPOSED DEVELOPED AREA.
- PROVIDE PROTECTION BARRIERS TO PROTECTED/SENSITIVE AREAS PRIOR TO ANY BULK EXCAVATION.
- OVER FULL AREA OF EARTHWORKS, CLEAR VEGETATION, RUBBISH, SLABS ETC. AND STRIP TOP SOIL. AVERAGE 200mm THICK. REMOVE FROM SITE, EXCEPT TOP SOIL FOR RE-USE.
- CUT AND FILL OVER THE SITE TO LEVELS REQUIRED.
- PRIOR TO ANY FILLING IN AREAS OF CUT OR IN EXISTING GROUND, PROOF ROLL THE EXPOSED SURFACE WITH A ROLLER OF MINIMUM WEIGHT OF 5 TONNES WITH A MINIMUM OF 10 PASSES.
- EXCAVATE AND REMOVE ANY SOFT SPOTS ENCOUNTERED DURING PROOF ROLLING AND REPLACE WITH APPROVED FILL. COMPACTED IN LAYERS. THE WHOLE OF THE EXPOSED SUBGRADE AND FILL SHALL BE COMPACTED TO 98% STANDARD MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT ± 2%
- FOR ON SITE FILLING AREAS, THE CONTRACTOR SHALL TAKE LEVELS OF EXISTING SURFACE AFTER STRIPPING TOPSOIL AND PRIOR TO COMMENCING FILL OPERATIONS.
- WHERE HARD ROCK IS EXPOSED IN THE EXCAVATED SUB-GRADE, THIS WILL BE INSPECTED AND A DECISION MADE ON THE LEVEL TO WHICH EXCAVATION IS TAKEN.
- FILL IN 200mm MAXIMUM (LOOSE THICKNESS) LAYERS TO UNDERSIDE OF BASECOURSE USING THE EXCAVATED MATERIAL AND COMPACTED TO 98% STANDARD (AS 1289 5.1.1). MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT ± 2%. SHOULD THERE BE INSUFFICIENT MATERIAL FROM SITE EXCAVATIONS, IMPORT AS NECESSARY CLEAN GRANULAR FILL TO APPROVAL.
- COMPACTION TESTING SHALL BE CARRIED OUT AT THE RATE OF 2 TESTS PER 1000SQ METRES PER LAYER BY A REGISTERED NATA LABORATORY. THE COSTS OF TESTING AND RE-TESTING ARE TO BE ALLOWED FOR BY THE BUILDER.
- BATTERS TO BE AS SHOWN, OR MAXIMUM 1 VERT : 4 HORIZ.
- ALL CONDUITS AND MAINS SHALL BE LAID PRIOR TO LAYING FINAL PAVEMENT.
- ALL BATTERS AND FOOTPATHS ADJACENT TO ROADS SHALL BE TOP SOILED WITH 150mm APPROVED LOAM AND SEEDED UNLESS OTHERWISE SPECIFIED.

DRAINAGE INSTALLATION RCP CONVENTIONAL INSTALLATIONS & ROAD CROSSINGS

- SUPPLY & INSTALLATION OF DRAINAGE WORKS TO BE IN ACCORDANCE WITH THESE DRAWINGS, THE COUNCIL SPECIFICATION AND THE CURRENT APPLICABLE AUSTRALIAN STANDARDS.
- BACKFILL SHALL BE PLACED & COMPACTED IN ACCORDANCE WITH THE SPECIFICATION. A GRANULAR GRAVEL AGGREGATE MATERIAL (<10mm) BACKFILL IS RECOMMENDED FOR THE BEDDING, HAUNCH SUPPORT AND SIDE ZONE DUE TO IT'S SELF COMPACTING ABILITY.
- A MINIMUM OF 150mm CLEARANCE IS TO BE PROVIDED BETWEEN THE OUTSIDE OF THE PIPE BARREL AND THE TRENCH WALL FOR PIPES < 600 DIA. 200mm CLEARANCE FOR PIPES 600 TO 1200 DIA AND D/6 CLEARANCE FOR PIPES > 1200 DIA.
- BEDDING OF THE PIPELINES IS TO BE TYPE 'H52' IN ACCORDANCE WITH THE STANDARDS AND AS FOLLOWS:
 - COMPACTED GRANULAR MATERIAL IS TO COMPLY WITH THE FOLLOWING GRADINGS:

M	19	2.3600	0.6000	0.3000	0.1500	0.0750
% MASS PASSING	100	50-100	20-90	10-60	0-25	0-10

- AND THE MATERIAL PASSING THE 0.075 SIEVE HAVING PLASTICITY LOW AS DESCRIBED IN APPENDIX D OF AS1726.
- b. BEDDING DEPTH UNDER THE PIPE TO BE 100mm.
- c. BEDDING MATERIAL TO BE EXTENDED FROM THE TOP OF THE BEDDING ZONE UP TO 0.3 TIMES PIPE OUTSIDE DIAMETER. THIS REPRESENTS THE 'HAUNCH ZONE.'
- d. THE BEDDING & HAUNCH ZONE MATERIAL IS TO BE COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 98% WITHIN ROAD RESERVES AND TRAFFICABLE AREAS AND 95% ELSEWHERE FOR COHESIVE MATERIAL OR A MINIMUM DENSITY INDEX OF 70% IN ACCORDANCE WITH THE STANDARDS FOR COHESIONLESS MATERIAL.
- e. COMPACTION TESTING SHALL BE CARRIED OUT BY AN APPROVED ORGANISATION WITH A NATA CERTIFIED LABORATORY FOR ALL DRAINAGE LINES LAID WHOLLY OR IN PART UNDER THE KERB & GUTTER OR PAVEMENT

STORMWATER DRAINAGE NOTES

- STORMWATER DRAINAGE SHALL BE GENERALLY IN ACCORDANCE WITH CURRENT AUSTRALIAN STANDARDS INCLUDING AS3500.3, NCC AND COUNCIL'S SPECIFICATION.
- PIPES OF 225mm DIA. AND UNDER SHALL BE UPVC
- PIPES OF 300mm DIA. AND LARGER SHALL BE FRC OR CONCRETE CLASS 2 RUBBER RING JOINTED UNO.
- ALL FRC OR RCP STORMWATER PIPES WITHIN ROAD RESERVE AREAS TO BE CLASS 3 U.N.O. BY COUNCIL'S SPECIFICATION.
- PIPES SHALL GENERALLY BE LAID AT THE GRADES INDICATED ON THE DRAWINGS.
- MINIMUM COVER TO PIPES 300mm DIA. AND OVER GENERALLY SHALL BE 600mm IN CARPARK & ROADWAY AREAS UNO.
- ALL PIPES LOCATED IN LANDSCAPE AREAS TO HAVE 300mm COVER. WHERE NOT POSSIBLE AND COVER IS BETWEEN 150mm AND 300mm USE SEWER GRADE PIPE.
- PIPES 225mm DIA AND OVER SHALL BE LAID AT 0.5% MIN. GRADE U.N.O
- PIPES UP TO 150mm DIA SHALL BE LAID AT 1.0% MIN. GRADE U.N.O BACKFILL TRENCHES WITH APPROVED FILL COMPACTED IN 200mm LAYERS TO 98% OF STANDARD DENSITY.
- BACKFILL TRENCHES WITH APPROVED FILL COMPACTED IN 200mm LAYERS TO 98% OF STANDARD DENSITY.
- ANY PIPES OVER 16% GRADE SHALL HAVE CONCRETE BULKHEADS AT ALL JOINTS
- THE MINIMUM SIZES OF THE STORMWATER DRAINAGE PIPES SHALL NOT BE LESS THAN 90mm DIA FOR CLASS 1 BUILDINGS AND 100mm DIA FOR OTHER CLASSES OF BUILDING OR AS REQUIRED BY THE REGULATORY AUTHORITY
- DOWNPIPES SHOWN ARE INDICATIVE ONLY. REFER ARCHITECTURALS FOR FINAL LOCATIONS. ALL ROOF GUTTERING AND DOWNPIPES TO THE CURRENT AUSTRALIAN STANDARDS.
- ALL DOWNPIPES TO BE CONSTRUCTED OF ONE MATERIAL FOR AESTHETICS REASONS AND PAINTED TO PROTECT THEM AGAINST ULTRA-VIOLET LIGHT DAMAGE. UNLESS APPROVED OTHERWISE BY THE PROJECT ARCHITECT.
- BUILD INTO UPSTREAM FACE OF ALL PITS A 3.0m SUBSOIL LINE FALLING TO PITS TO MATCH PIT INVERTS.
- ALL COURTYARD & LANDSCAPED PITS TO BE 450 SQUARE UNLESS NOTED OTHERWISE.
- ALL DRIVEWAY & OSD PITS TO BE 600 SQUARE UNLESS NOTED OTHERWISE.
- ALL PLANTER BOXES AND BALCONIES TO BE CONNECTED TO THE PROPOSED STORMWATER DRAINAGE LINE.
- ALL STORMWATER DRAINAGE WORK TO AVOID TREE ROOTS. WHERE NOT POSSIBLE, ALL EXCAVATIONS IN VICINITY OF TREE ROOTS ARE TO BE HAND DUG.
- GEOTEXTILE FABRIC TO BE PLACED UNDER RIP RAP SCOUR PROTECTION WHERE APPLICABLE.
- ALL BASES OF PITS TO BE BENCHED (TO HALF PIPE DEPTH) TO THE INVERT OF THE OUTLET PIPE AND PROVIDE GALVANISED ANGLE SURROUNDINGS TO GRATE.
- ANY VARIATION TO THE WORKS AS SHOWN ON THE APPROVED DRAWINGS ARE TO BE CONFIRMED BY THE ENGINEER PRIOR TO THE COMMENCEMENT.
- ALL BALCONIES AND ROOFS TO BE DRAINED AND TO HAVE SAFETY OVERFLOWS IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS.
- ALL GRATES TO HAVE CHILDPROOF LOCKS
- ALL DOWNPIPES TO HAVE LEAF GUARDS
- ALL WORK WITHIN COUNCIL RESERVE AREAS TO BE INSPECTED BY COUNCIL PRIOR TO BACKFILLING.
- COUNCIL'S ISSUED FOOTWAY DESIGN LEVELS TO BE INCORPORATED INTO THE FINISHED LEVELS ONCE ISSUED BY COUNCIL.
- WATER PROOF ALL CONCRETE BALCONIES & ROOFS TO ARCHITECTS DETAILS
- ALL BALCONIES TO HAVE FLOOR WASTE AND 1% FALL WITH SAFETY OVERFLOW.
- ALL SUBSOIL DRAINAGE SHALL BE A MINIMUM OF Ø65mm AND SHALL BE PROVIDED WITH A FILTER SOCK. THE SUBSOIL DRAINAGE SHALL BE INSTALLED IN ACCORDANCE WITH DETAILS TO BE PROVIDED BY THE LANDSCAPE CONSULTANT.
- SUBSOIL DRAINAGE PIPES AND FITTINGS SHALL BE PERFORATED PLASTIC TO CURRENT AUSTRALIAN STANDARDS. LAY PIPES ON FLOOR OF TRENCH GRADED AT 1% MIN. AND OVERLAY WITH FILTER MATERIAL EXTENDING TO WITHIN 200mm OF SURFACE. PROVIDE FILTER FABRIC OF PERMEABLE POLYPROPYLENE BETWEEN FILTER MATERIAL AND TOPSOIL. PROVIDE
- GRATES TO BE IN ACCORDANCE WITH TABLE BELOW:

GRATE TYPE	TRAFFIC CONDITIONS
A - EXTRA LIGHT DUTY	FOOTWAYS AND AREAS ACCESSIBLE ONLY PEDESTRUANS AND PEDAL CYCLISTS. TO
B - LIGHT DUTY	FOOTWAYS THAT CAN BE MOUNTED BY VEHICLES.
C - MEDIUM DUTY	MALLS AND PEDESTRIAN AREAS OPEN TO MOVING COMMERCIAL VEHICLES. SLOW
D - HEAVY DUTY	CARRIGEWAYS OF ROADS AND AREAS OPEN TO COMMERCIAL VEHICLES.
TABLE AS PER AS3996 - 2006. ENGINEER TO BE NOTIFIED IF LOAD CONDITIONS LISTED ABOVE ARE EXCEEDED.	

- COVER TO PIPE TO BE AS PER TABLE BELOW:

LOCATION	PIPE TYPE	COVER
LANDSCAPE	PVC	300
LANDSCAPE (SINGLE DWELLING)	PVC	100
UNDER TRAFFICABLE AREA	PVC	100 BELOW UNDERSIDE OF PAVEMENT
CONCRETE	STEEL	NIL BELOW UNDERSIDE OF PAVEMENT
ROADS	RCP	500 BELOW UNDERSIDE OF PAVEMENT

RECOMMENDED SAFETY SIGNS



BASEMENT PUMP OUT FAILURE WARNING SIGN

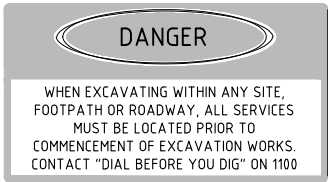
SIGN SHALL BE PLACED IN A CLEAR AND VISABLE LOCATION WHERE VEHICLES ENTER THE BASEMENT



CONFINED SPACE DANGER SIGN

- A CONFINED SPACE DANGER SIGN SHALL BE POSITIONED IN A LOCATION AT ALL ACCESS POINTS, SUCH THAT IT IS CLEARLY VISIBLE TO PERSONS PROPOSING TO ENTER THE BELOW GROUND TANKS CONFINED SPACE.
 - MINIMUM DIMENSIONS OF THE SIGN
 - 300mm x 450mm (LARGE ENTRIES, SUCH AS DOORS)
 - 250mm x 180mm (SMALL ENTRIES SUCH AS GRATES & MANHOLES) THE SIGN SHALL BE MANUFACTURED FROM
- COLOUR BONDED ALUMINUM OR POLYPROPYLENE
- SIGN SHALL BE AFFIXED USING SCREWS AT EACH CORNER OF THE SIGN.

EXISTING SERVICES SIGN



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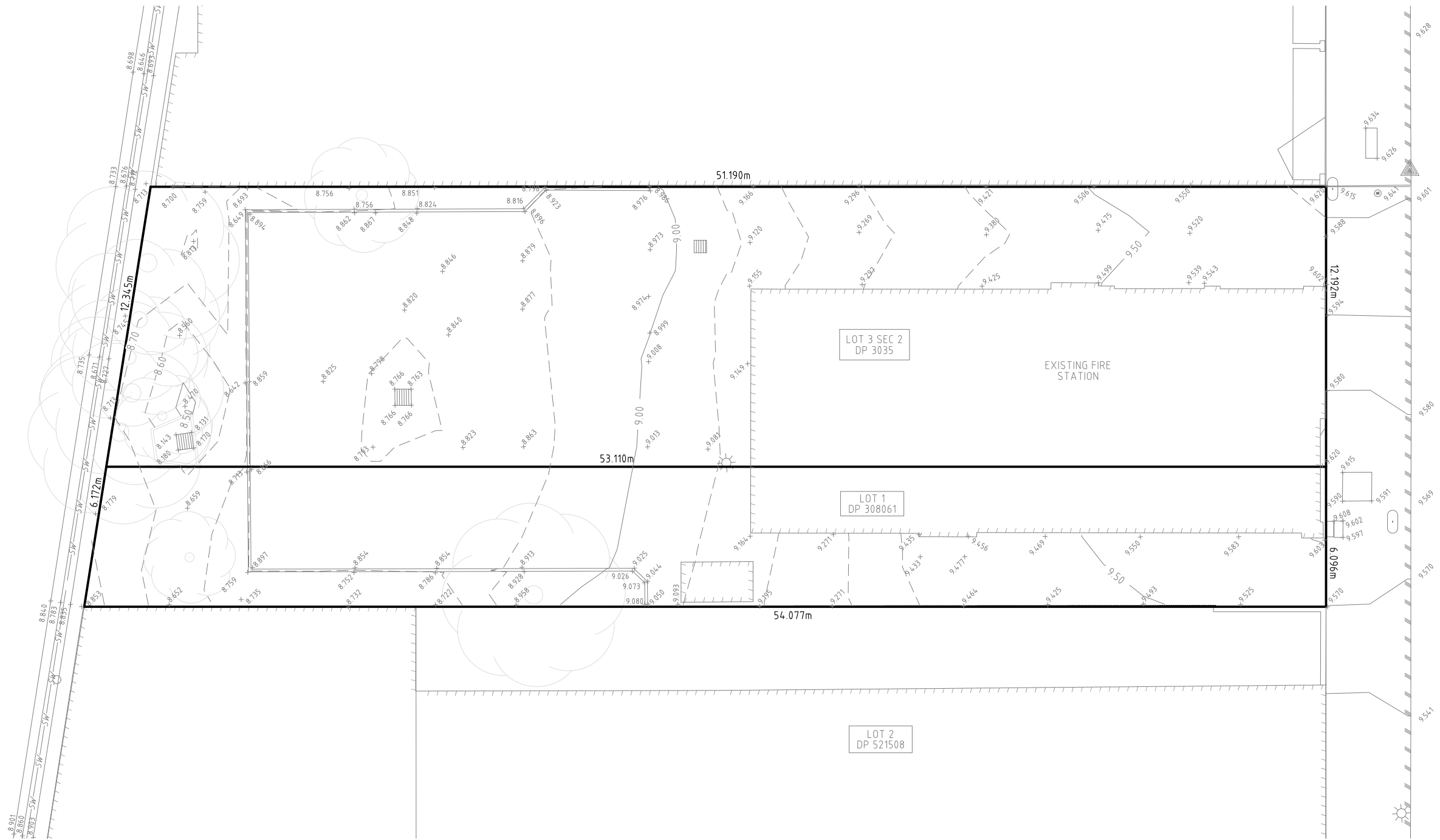
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GENERAL NOTES

170822
CC
C02

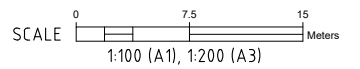
HARRIS LANE



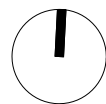
WILLIAM STREET

LEGEND:

- 38.0 — EXISTING CONTOURS
- E — EXISTING SEWER
- T — EXISTING TELECOMMUNICATIONS
- W — EXISTING WATER
- /// EXISTING EDGE OF BITUMENT
- ===== EXISTING BUILDING
- SITE BOUNDARY



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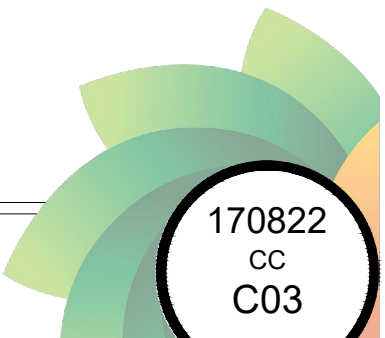
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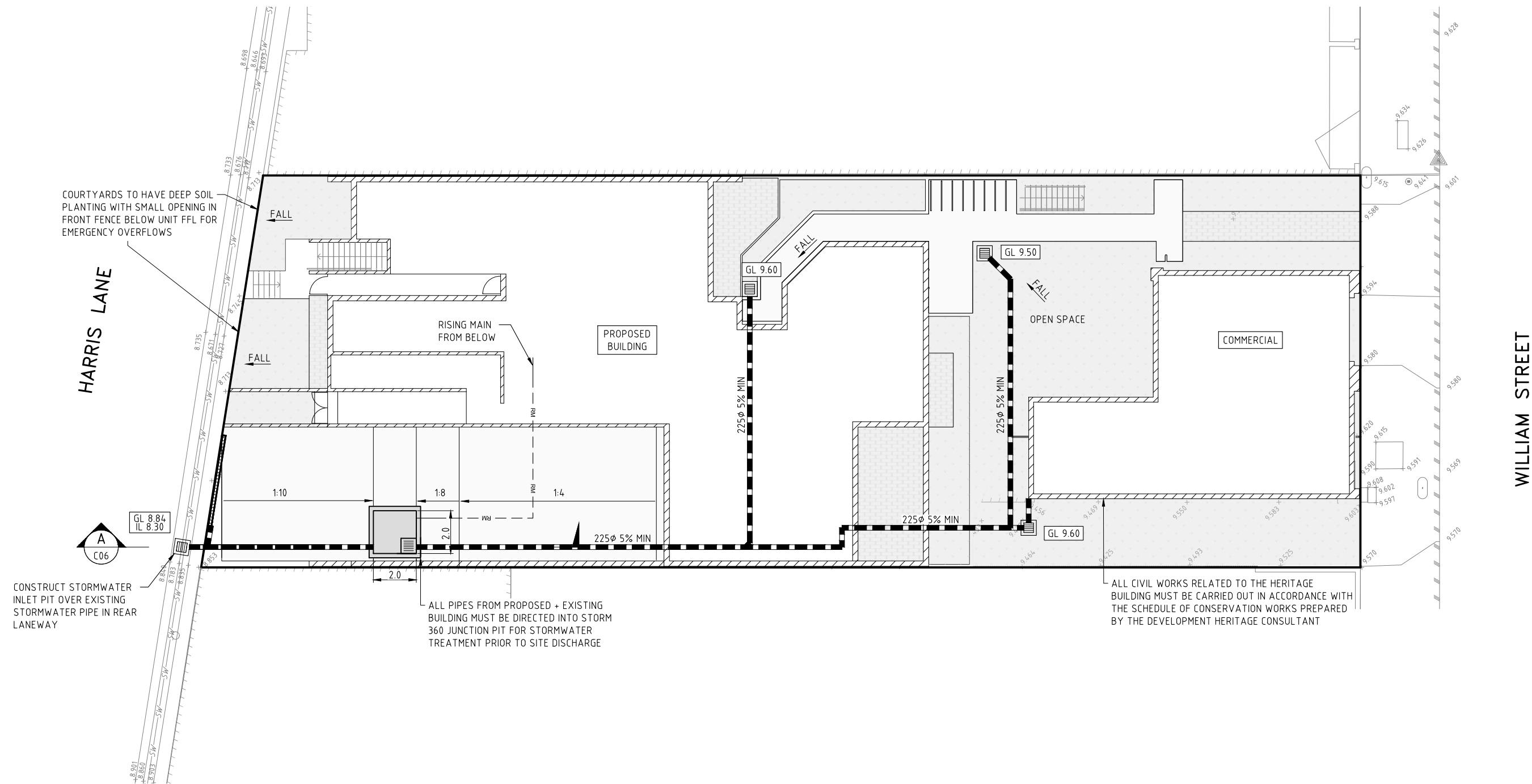
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EXISTING SITE PLAN

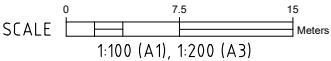


170822
CC
C03



- NOTES:**
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 - 2. THE JUNCTION PIT FACILITY MUST BE MAINTAINED, KEPT CLEAN AND FREE FROM SILT, RUBBISH AND DEBRIS SO THAT IT FUNCTIONS IN A SAFE AND EFFICIENT MANNER.
 - 3. STORMWATER 360 CARTRIDGE BAY WITHIN OSD TANK
 - MIN PLAN AREA = 4m²
 - 2X S360 PSORB 690MM CARTRIDGES

- LEGEND:**
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 - SW — EXISTING STORMWATER
 - /// EXISTING EDGE OF BITUMEN
 - ▬ PROPOSED GRATED DRAIN
 - ▬ PROPOSED BUILDING
 - ▬ PROPOSED STORMWATER PIT
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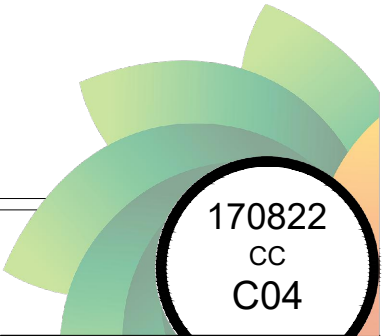
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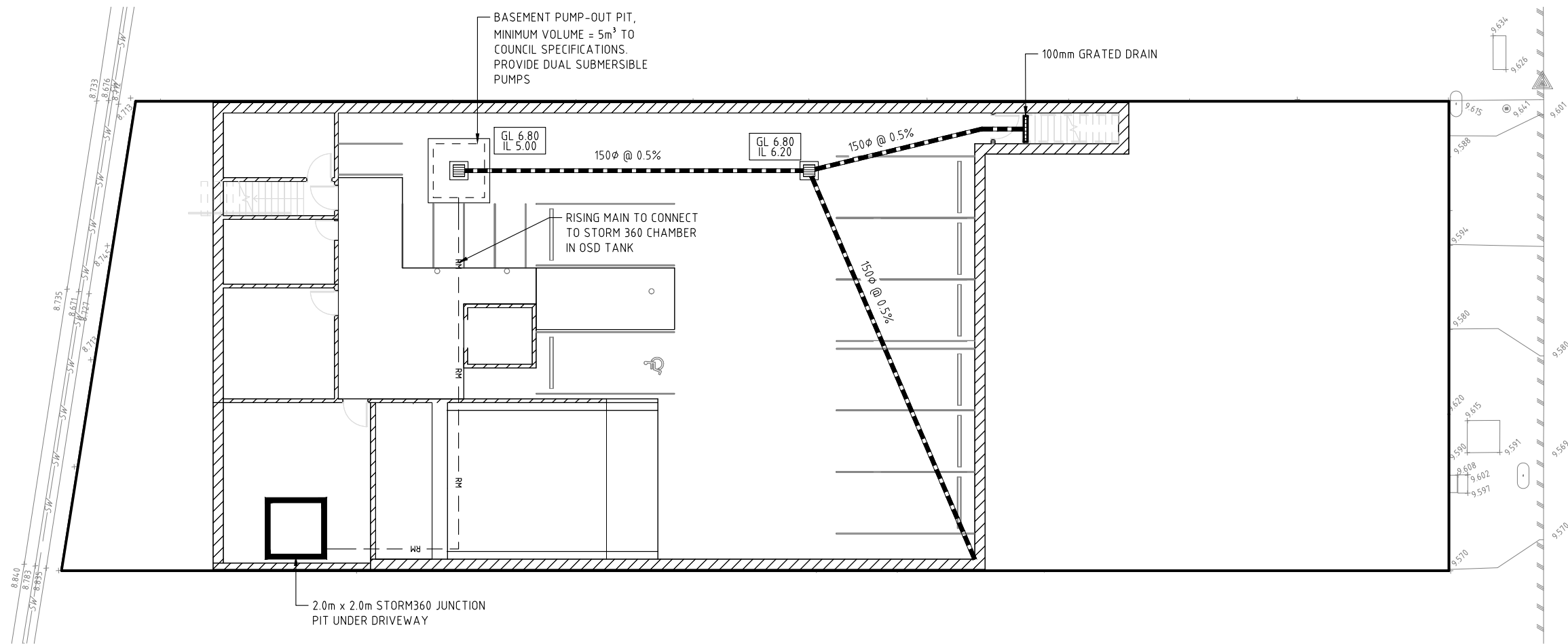


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STORMWATER GROUND PLAN

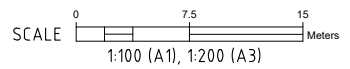




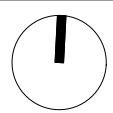
WILLIAM STREET

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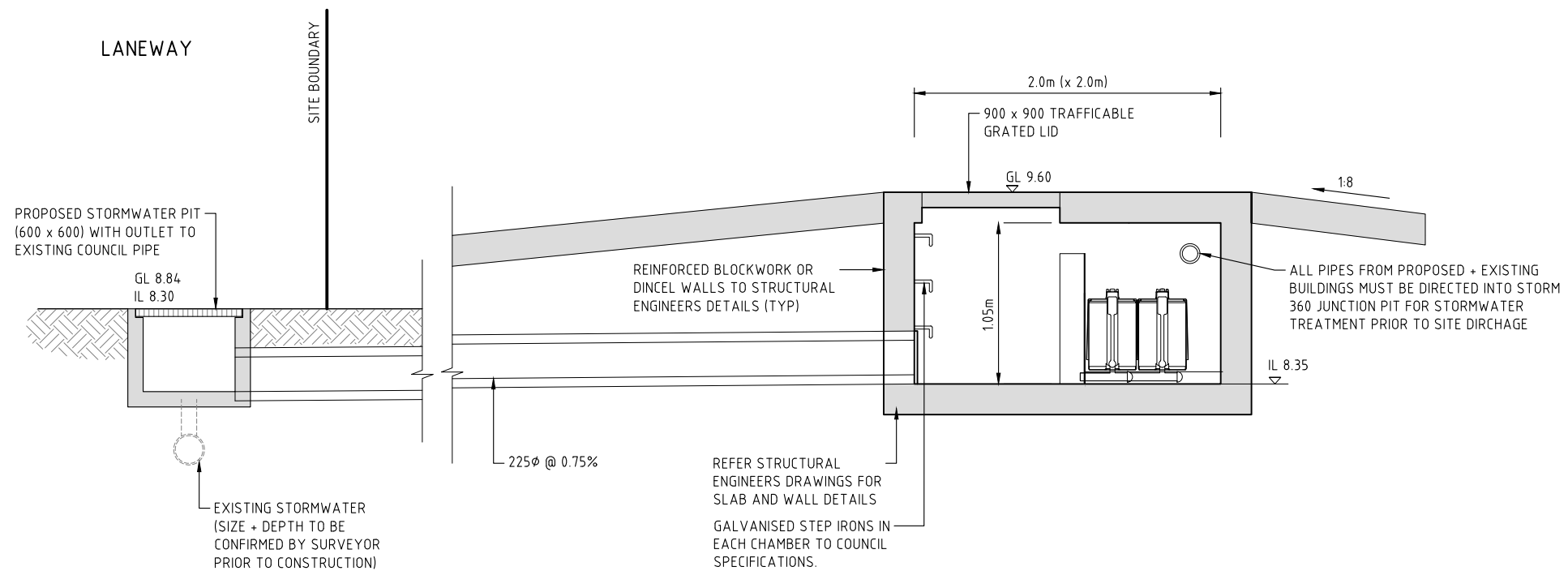


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STORMWATER BASEMENT PLAN



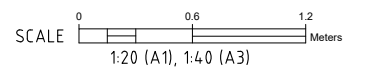


A
C04 STOMWATER 360 JUNCTION PIT SECTION
SCALE 1:20

- CONTRACTOR IS TO VERIFY THE LEVEL OF ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF EXCAVATION FOR DRAINAGE.
- THE JUNCTION PIT FACILITY MUST BE MAINTAINED, KEPT CLEAN AND FREE FROM SILT, RUBBISH AND DEBRIS SO THAT IT FUNCTIONS IN A SAFE AND EFFICENT MANNER.
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 - 2X S360 PSORB 690MM CARTRIDGES

WSUD CALCULATIONS:

- ACHIEVE REDUCTION TARGETS AS FOLLOWS: TSS 80% TN 40%, TP 55%
- MUSIC MODELLING RAINFALL STATION 66062 SYDNEY OBSERVATORY HILL, 6 MINUTE TIME STEP 1962 TO 1966
- WSUD ELEMENTS REQUIRED: 2 x STORMWATER360 PSORB 690MM CARTS WITHIN JUNCTION PIT, AND ENVIROPODS AS NOTED
- MUSIC MODEL CAN BE PROVIDED UPON REQUEST



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A	01/08/2018	DV	ISSUED FOR APPROVAL				

DESIGN: SK
DRAWN: DV
SCALE: 1:20
SIZE: A1

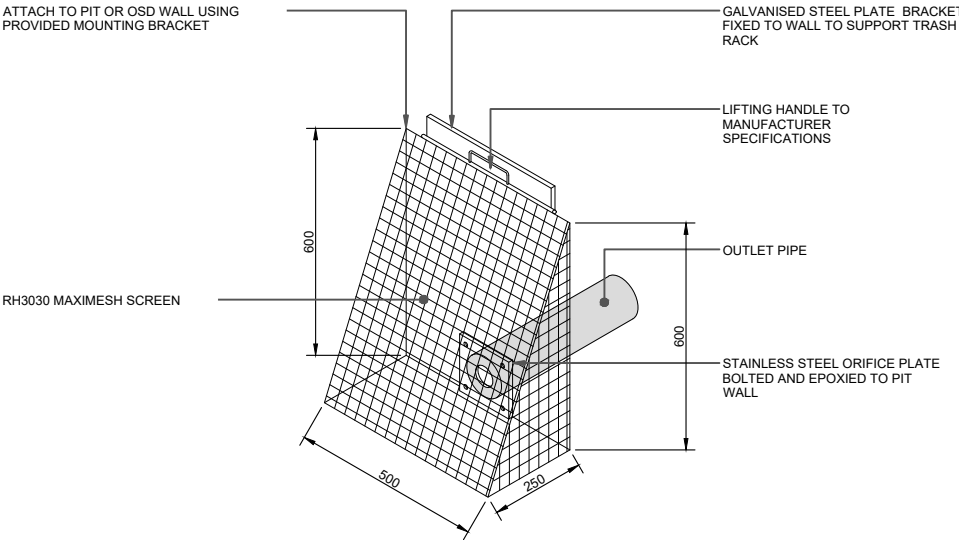


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PROPOSED DEVELOPMENT
3 WILLIAM ST, FAIRFIELD NSW 2165

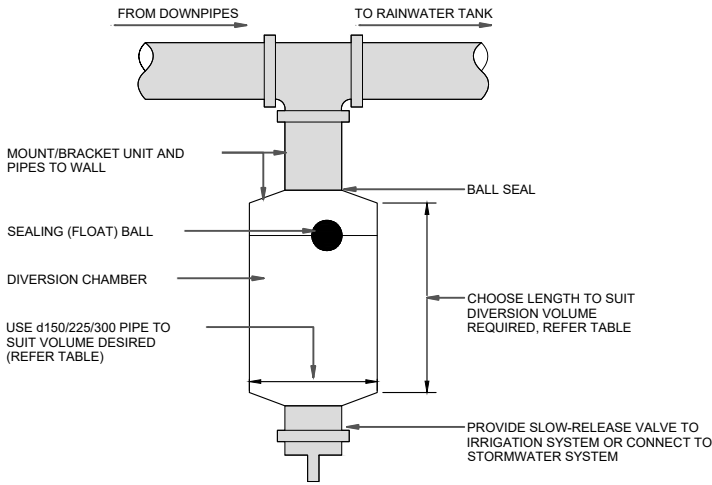
STORMWATER TANK SECTIONS

170822
CC
C06

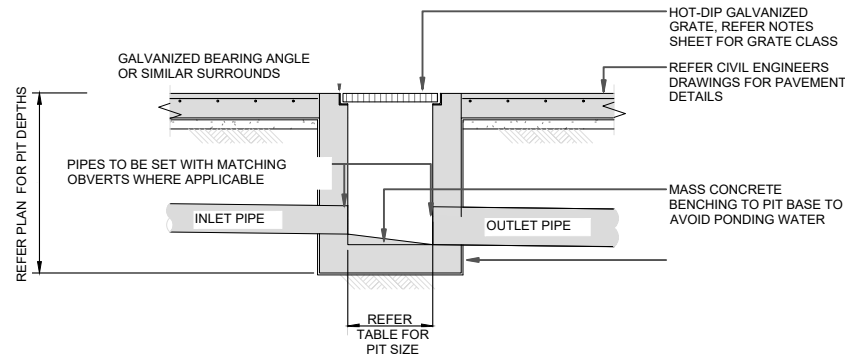


PROVIDE PRE-MADE TRASH SCREEN AS PER MASCOT ENGINEERING "MULTI-PURPOSE TRASH SCREENS" OR APPROVED EQUIVALENT

TYPICAL TRASH SCREEN DETAIL
Scale: 1 : 10



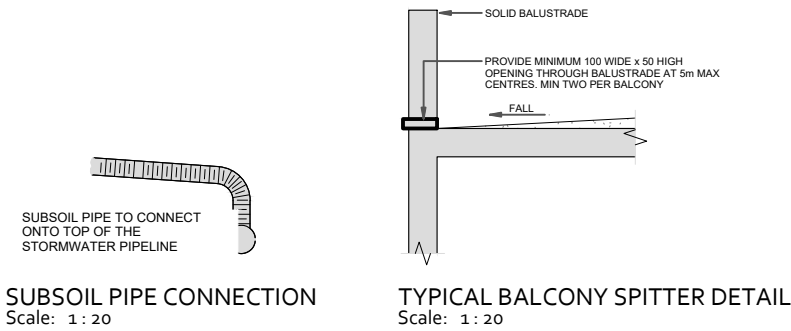
TYPICAL WALL MOUNTED FIRST-FLUSH DEVICE
Scale: 1 : 10



- ENSURE CLIMB IRONS ARE PROVIDED UNDER LID AT 300 CTS TO COUNCIL'S SPECIFICATIONS WHERE PIT DEPTH IS DEEPER THAN 1000.
- GREENVIEW RECOMMENDS THE PLUMBER PROVIDES 90dia x 3000 LONG SUBSOIL DRAINAGE STUB PIPE SURROUNDED WITH 100mm THICKNESS OF NOMINAL 20mm COARSE FILTER MATERIAL WRAPPED IN GEOTEXTILE FILTER FABRIC. (BIDUM A24 OR APPROVED SIMILAR). TO BE PARALLEL TO UPSTREAM SIDE OF EACH INLET PIPE.

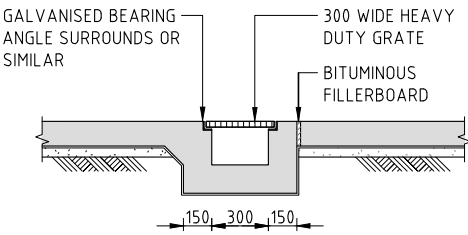
PIT SIZE	
DEPTH	PIT DIMENSION
0 - 600	450 mm x 450 mm
600 - 900	600 mm x 600 mm
900 - 1200	600 mm x 900 mm
1200 +	900 mm x 900 mm

TYPICAL CONCRETE INLET PIT - CONCRETE SURFACE
Scale: 1 : 20

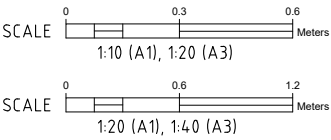


SUBSOIL PIPE CONNECTION
Scale: 1 : 20

TYPICAL BALCONY SPITTER DETAIL
Scale: 1 : 20



TYPICAL GRATED DRAIN DETAIL
SCALE 1:20



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SCALE: A.S.
SIZE: A1



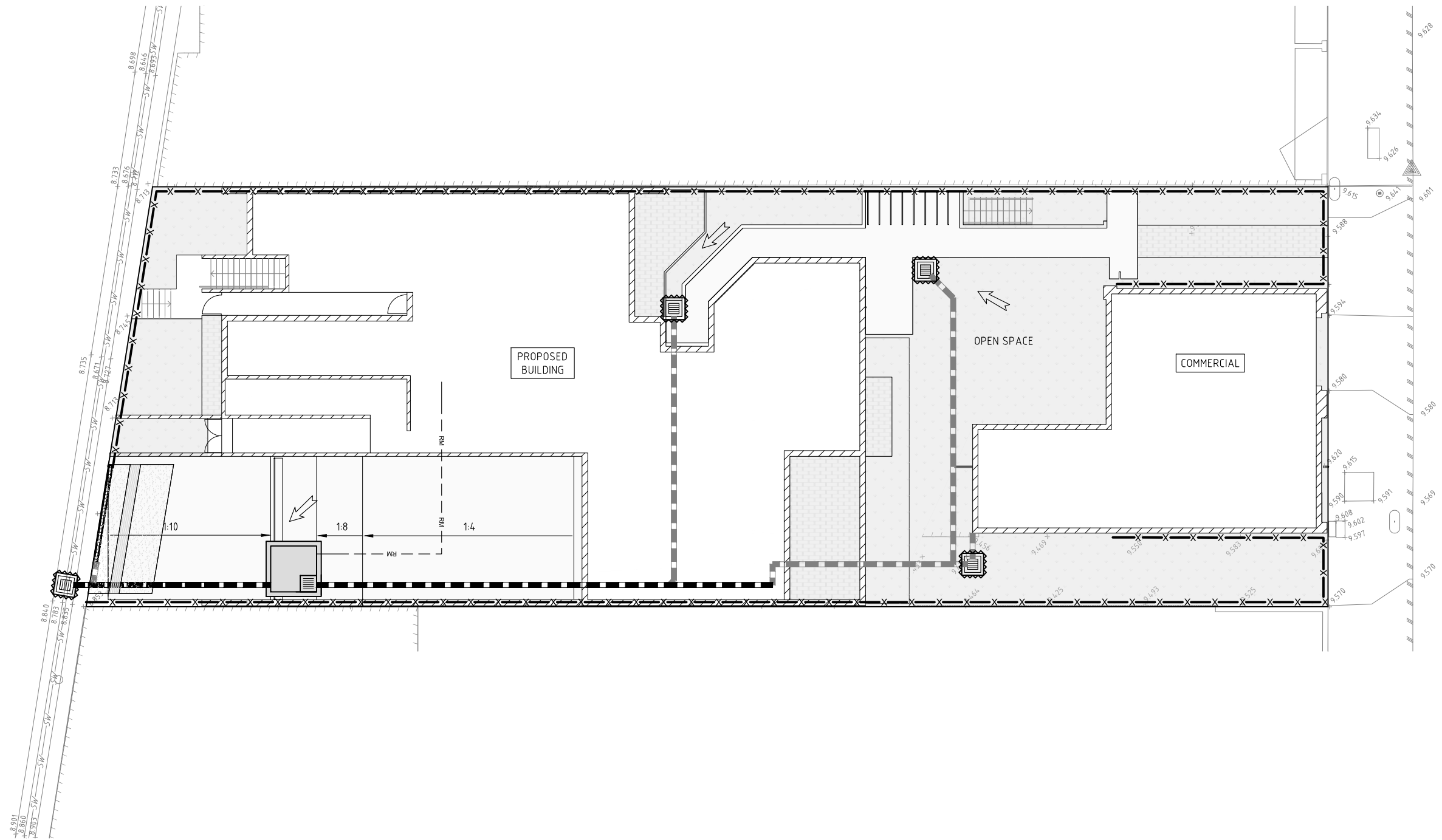
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STORMWATER DETAILS

170822
CC
C07

HARRIS LANE



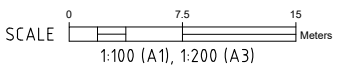
WILLIAM STREET

LEGEND:

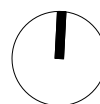
- 38.0 — EXISTING CONTOURS
- E — EXISTING SEWER
- T — EXISTING TELECOMMUNICATIONS
- W — EXISTING WATER
- SW — EXISTING STORMWATER
- / / / — EXISTING EDGE OF BITUMEN
- — — PROPOSED GRATED DRAIN
- ▬ PROPOSED BUILDING
- PROPOSED STORMWATER PIT

- — — PROPOSED STORMWATER PIPE
- — — SITE BOUNDARY
- ▬ TEMPORARY CONSTRUCTION ENTRY/EXIT SHAKE DOWN AND SEDIMENT TRAP
- x — TEMPORARY SEDIMENT FENCE
- STORMWATER INLET SEDIMENT TRAP
- ↗ RUNOFF DIRECTION

NOTE:
NO CONSTRUCTION ACCESS
FROM WILLIAM STREET



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DESIGN: SK
DRAWN: DV
SCALE: 1:100
SIZE: A1

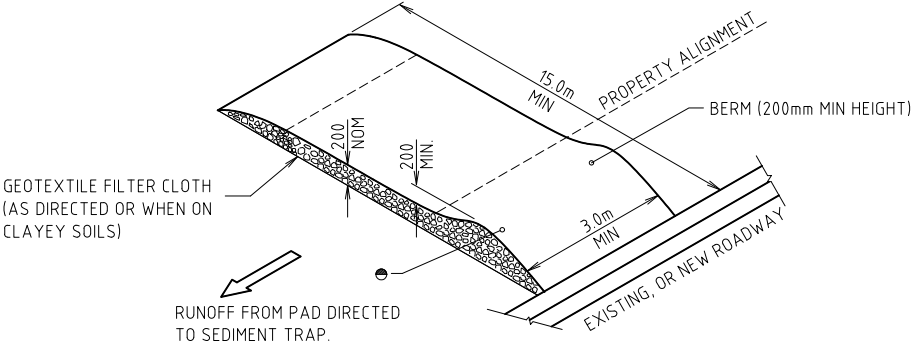


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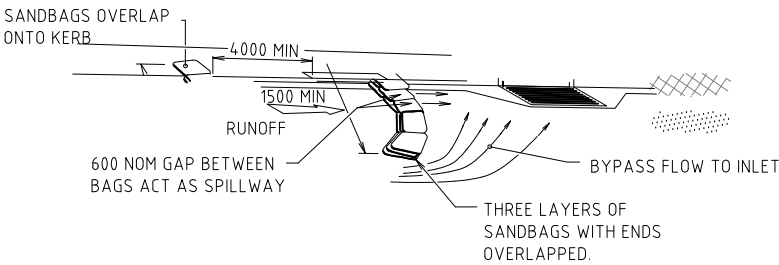
PROPOSED DEVELOPMENT
3 WILLIAM ST, FAIRFIELD NSW 2165

ENVIRONMENTAL SITE MANAGEMENT PLAN

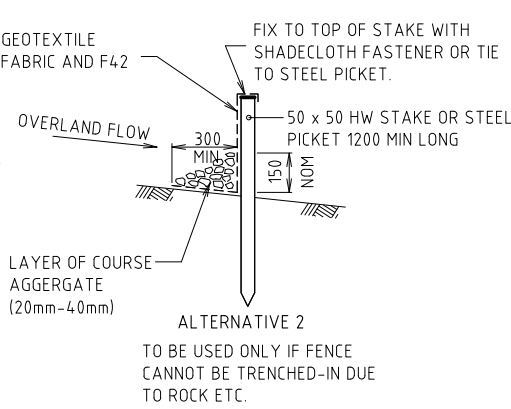
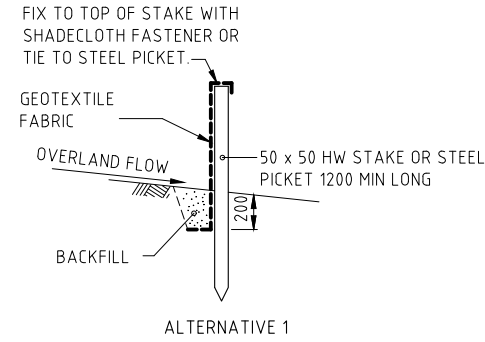
170822
CC
C08



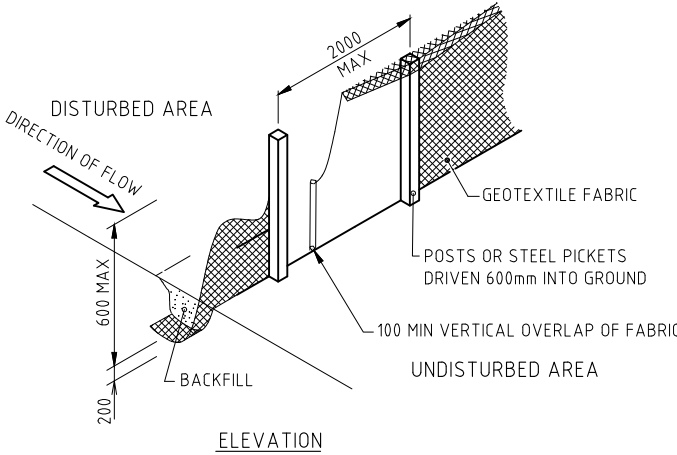
TEMPORARY CONSTRUCTION ENTRY / EXIT
SEDIMENT TRAP



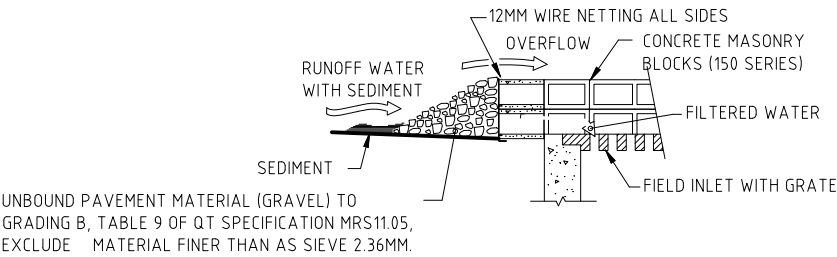
ON GRADE KERB INLET SEDIMENT TRAP



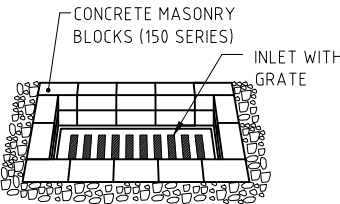
SECTION



SEDIMENT FENCE



FIELD INLET SEDIMENT TRAP



LEGEND:

- UNBOUND PAVEMENT MATERIAL (GRAVEL) TO GRADING B, TABLE 9 OF QT SPECIFICATION MRS11.05, EXCLUDE MATERIAL FINER THAN AS SIEVE 2.36MM.
- WITHOUT F42 FABRIC, 2000 MAX C\C

EROSION AND SEDIMENT CONTROL:

- GENERAL
 - TEMPORARY DRAINAGE CONTROL. FLOW SHOULD BE DIVERTED AROUND THE WORK SITE WHERE POSSIBLE.
 - ALL DRAINAGE, EROSION AND SEDIMENT CONTROLS TO BE INSTALLED AND BE OPERATIONAL BEFORE COMMENCING UP-SLOPE EARTHWORKS.
 - ALL CONTROL MEASURES TO BE INSPECTED AT LEAST WEEKLY AND AFTER SIGNIFICANT RUNOFF PRODUCING STORMS.
 - CONTROL MEASURES MAY BE REMOVED WHEN ON-SITE EROSION IS CONTROLLED AND 70% PERMANENT SOIL COVERAGE IS OBTAINED OVER ALL UPSTREAM DISTURBED LAND.
 - IN AREAS WHERE RUNOFF TURBIDITY IS TO BE CONTROLLED, EXPOSED SURFACES TO BE EITHER MULCHED, COVERED WITH EROSION CONTROL BLANKETS OR TURFED IF EARTHWORKS ARE EXPECTED TO BE DELAYED FOR MORE THAN 14 DAYS.
- SEDIMENT FENCE
 - NOT TO BE LOCATED IN AREAS OF CONCENTRATED FLOW.
 - NORMALLY LOCATED ALONG THE CONTOUR WITH A MAXIMUM CATCHMENT AREA 0.6 HA PER 100M LENGTH OF FENCE.
 - WOVEN FABRICS ARE PREFERRED, NON-WOVEN FABRICS MAY BE USED ON SMALL WORK SITES, I.E. OPERATIONAL PERIOD LESS THAN 6 MONTHS OR ON SITES WHERE SIGNIFICANT SEDIMENT RUNOFF IS NOT EXPECTED.
 - WHERE FENCES NEED TO BE LOCATED ACROSS THE CONTOUR THE LAYOUT SHALL CONFORM TO 'TYPICAL LAYOUT ACROSS GRADE'.
 - FENCES ARE REQUIRED 2M MIN FROM TOE OF CUT OR FILL BATTERS, WHERE NOT PRACTICAL ONE FENCE CAN BE AT THE TOE WITH A SECOND FENCE 1M MIN AWAY. FENCE SHOULD NOT BE LOCATED PARALLEL WITH TOE IF CONCENTRATION OF FLOW WILL OCCUR BEHIND THE FENCE.
- TEMP CONSTRUCTION ENTRY/EXIT SEDIMENT TRAP.
 - (a) ADJACENT STORMWATER RUNOFF TO BE DIVERTED AWAY FROM ENTRY/EXIT.
 - (b) WHEEL - WASH OR SPRAY UNIT MAY BE REQUIRED DURING WET WEATHER.
- SAFETY ISSUES MUST BE CONSIDERED AT ALL TIMES, INCORPORATE TRAFFIC CONTROL DEVICES TO THE SATISFACTION OF THE SUPERINTENDENT.
- ALL DIMENSIONS IN MILLIMETRES UNLESS INDICATED OTHERWISE.
- FIELD INLET
 - A STABILISED BYPASS OVERLAND FLOW PATH SHOULD EXIST ADJACENT TO THE FIELD INLET.
 - WATER LEVEL CONTROL PERIMETER BANKS MAY BE REQUIRED.
 - BLOCKS TO BE RESTRAINED BY A HORIZONTAL TIMBER RAIL AT BLOCK JOINT HEIGHT FIXED TO TIMBER STAKES AT CORNERS.
- STRAW BALES ARE ONLY FOR EMERGENCY USE ONLY.
- SAFETY ISSUES MUST BE CONSIDERED AT ALL TIMES, INCORPORATE TRAFFIC CONTROL DEVICES TO THE SATISFACTION OF THE SUPERINTENDENT.

SCALE 0 0.6 1.2 Meters
1:20 (A1), 1:40 (A3)

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SCALE: N.T.S.
SIZE: A1



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ENVIRONMENTAL SITE MANAGEMENT DETAILS

