

PROPOSED DEVELOPMENT

52-54 POWELL STREET AND 125 PARRAMATTA ROAD, HOMEBUSH

STORMWATER PLANS

GENERAL NOTES

- G1. THE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL DRAWINGS AND SPECIFICATIONS AND OTHER WRITTEN INSTRUCTIONS THAT MAY BE ISSUED.
- G2. DIMENSIONS SHALL NOT BE OBTAINED BY SCALING FROM THE DRAWINGS. REFER ARCHITECTS DRAWINGS FOR ALL DIMENSIONS.
- G3. REFER ANY DISCREPANCY TO THE ENGINEER/ARCHITECT.
- G4. MATERIALS AND WORKMANSHIP SHALL COMPLY WITH THE APPROPRIATE SAA SPECIFICATIONS OR CODE AND WITH THE REQUIREMENTS OF THE RELEVANT LOCAL AUTHORITY.
- G5. 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. ANY DAMAGE TO SERVICES SHALL BE RECTIFIED AT THE CONTRACTORS EXPENSE.
- G6. NO WORKS ARE TO COMMENCE UNTIL THE REQUIRED TREE REMOVAL PERMITS HAVE BEEN GRANTED BY RELEVANT LOCAL AUTHORITY, AND THE APPROPRIATE NOTICE OF INTENTION TO COMMENCE GIVEN.
- G7. ALL SERVICES, OR CONDUITS FOR SERVICING SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF PAVEMENT CONSTRUCTION.
- G8. 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.
- G9. NO WORK IS PERMITTED WITHIN ADJOINING PROPERTIES WITHOUT WRITTEN PERMISSION FROM THE OWNERS OR RESPONSIBLE AUTHORITY.

DRAINAGE NOTES

- D1. ALL DRAINAGE OUTLET LEVELS SHALL BE CONFIRMED ON SITE, PRIOR TO CONSTRUCTION COMMENCING.
- D2. ALL PIPES WITHIN THE PROPERTY TO BE MIN. 100 DIA UPVC @ 1% MIN. GRADE, UNO.
- D3. ALL PITS WITHIN THE PROPERTY ARE TO BE FITTED WITH "WELDLÖK" OR APPROVED EQUIVALENT GRATES:
- LIGHT DUTY FOR LANDSCAPED AREAS
- HEAVY DUTY WHERE SUBJECT TO VEHICULAR TRAFFIC
- D4. PITS WITHIN THE PROPERTY MAY BE CONSTRUCTED AS:
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 SW GRADE UPVC OR 100X100 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.

EARTHWORKS NOTES

- E1. THE EARTHWORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT.
- E2. THE SITE OF THE WORKS SHALL BE PREPARED BY STRIPPING ALL EXISTING TOPSOIL, FILL AND VEGETATION.
- E3. SUBGRADE SHALL BE COMPACTED UNTIL A DRY DENSITY HAS BEEN ACHIEVED OF NOT LESS THAN 100% OF THE STANDARD MAXIMUM DRY DENSITY WHEN TESTED IN ACCORDANCE WITH AS 1289 TESTS E.1.1. OR E.1.2.
- E4. THE EXPOSED SUBGRADE SHOULD BE PROOF ROLLED TO DETECT ANY SOFT OR WET AREAS WHICH SHOULD BE LOCALLY EXCAVATED AND BACK FILLED WITH SELECTED MATERIAL.
- E5. THE BACK FILLING MATERIAL SHALL BE IMPORTED GRANULAR FILL OF LOW PLASTICITY, PREFERABLY CRUSHED SANDSTONE, AND TO BE PLACED IN LAYERS NOT EXCEEDING 150 LOOSE THICKNESS AND COMPACTED TO 98% OF STANDARD DRY DENSITY AT A MOISTURE CONTENT WITHIN 2% OF OPTIMUM.
- E6. SITE WORKS ARE TO BE BATTERED TO ADJACENT PROPERTY LEVELS.
- E7. STORMWATER MUST NOT BE CONCENTRATED ON TO AN ADJACENT PROPERTY.
- E8. AT NO TIME DURING OR AFTER CONSTRUCTION IS STORMWATER TO BE PONDED ON ADJOINING PROPERTIES.
- E9. THE SITE SHALL BE GRADED AND DRAINED SO THAT STORMWATER WILL BE DIRECTED AWAY FROM THE BUILDING PLATFORM.
- E10. STORMWATER DRAINAGE SHALL BE PROVIDED AND MAINTAINED THROUGHOUT THE COURSE OF CONSTRUCTION. ALL STORMWATER RUNOFF SHALL BE GRADED AWAY FROM THE SITE WORKS AND DISPOSED OF VIA SURFACE CATCHDRAINS AND STORMWATER COLLECTION PITS.
- E11. ALL SURFACE CATCH DRAINS SHALL BE GRADED AT 1% (1 IN 100) MINIMUM. THE GROUND SHALL GRADE AWAY FROM ANY DWELLING AT 5% (1 IN 20) FOR THE FIRST METRE THEN AT 2.5% (1 IN 40).
- E12. WHERE A CUT FILL PLATFORM IS USED THERE SHALL BE A MINIMUM BERM 1000 WIDE TO THE PERIMETER OF THE SITE WORKS WHICH SHALL BE SUPPORTED BY BATTERS OF 3:1 IN FILL.
- E13. ANY VERTICAL OR NEAR VERTICAL PERMANENT EXCAVATION (CUT) DEEPER THAN 600 IN MATERIAL OTHER THAN ROCK SHALL BE ADEQUATELY RETAINED OR BATTERED AT A MINIMUM OF 3:1.
- E14. WHERE BATTERS CANNOT BE PROVIDED TO SUPPORT THE CUT OR FILL, THEY SHALL BE ADEQUATELY RETAINED.
- E15. RETAINING WALLS ARE TO BE CONSTRUCTED WITH ADEQUATE SUBSOIL DRAINAGE.

CONCRETE PAVEMENT

- C1. SUBGRADE SHALL BE PREPARED AS OUTLINED IN EARTHWORKS.
- C2. PROVIDE JOINTING AT MINIMUM 6000 MAX. INTERVALS OR AS OTHERWISE SPECIFIED IN THE DRAWINGS.
- C3. CONCRETE SHALL COMPRISE A MIN. COMPRESSIVE STRENGTH OF 32MPa AT 28 DAYS IN ACCORDANCE WITH THE RELEVANT LOCAL AUTHORITY SPECIFICATION, UNO.
- C4. ANY SUB-BASE MATERIAL SHALL BE COMPACTED AS OUTLINED IN EARTHWORKS.
- C5. CONCRETE KERB AND GUTTER SHALL COMPRISE A MINIMUM COMPRESSIVE STRENGTH OF 25MPa, UNO.
- C6. CONCRETE WORKS ARE TO BE CURED BY ONE OF THE FOLLOWING MEANS:
i) WETTING TWICE DAILY FOR THE FIRST THREE DAYS;
ii) USING AN APPROVED CURING COMPOUNDED FOR A MINIMUM OF 7 DAYS COMMENCING IMMEDIATELY AFTER POURING.

FLEXIBLE PAVEMENT NOTES

- F1. SUBGRADE SHALL BE PREPARED AS OUTLINED IN EARTHWORKS.
- F2. PAVEMENT MATERIAL SHALL CONSIST OF APPROVED OR RIPPED SANDSTONE, NATURAL GRAVEL OR FINE CRUSH ROCK AS PER THE RELEVANT COUNCIL AUTHORITY SPECIFICATION.
- F3. PAVEMENT MATERIALS SHALL BE SPREAD IN LAYERS NOT EXCEEDING 150 AND NOT LESS 75 COMPACTED THICKNESS.
- F4. PAVEMENT MATERIALS SHALL BE SIZED AND OF A STANDARD OUTLINED IN AS1141.
- F5. CRUSHED OR RIPPED SANDSTONE SHALL BE MINUS 75 NOMINAL SIZE DERIVED FROM SOUND, CLEAN SANDSTONE FREE FROM OVERBURDEN, CLAY SEAMS, SHALE AND OTHER DELETERIOUS MATERIAL.
- F6. PAVEMENT MATERIALS SHALL BE COMPACTED BY SUITABLE MEANS TO SATISFY THE FOLLOWING MINIMUM SPECIFICATIONS (AS PER AS1289.2)
- | DESCRIPTION | MEDIUM DENSITY RATIO |
|--------------------|----------------------|
| SUB-BASE | 98% MOD |
| BASE COURSE | 98% MOD |
| ASPHALTIC CONCRETE | 97% MOD |
- AND SUBJECT TO THE RELEVANT LOCAL AUTHORITY CONSTRUCTION SPECIFICATION.
- F7. TESTING FOR EACH LAYER SHALL BE UNDERTAKEN BY A N.A.T.A. REGISTERED LABORATORY IN ACCORDANCE WITH AS1289. AT NOT MORE THAN 50m INTERVALS AND A MINIMUM OF TWO PER LAYER. FURTHER FREQUENCY OF TESTING SHALL BE NO LESS THAN THAT REQUIRED BY AS3978.

PAVED AREAS NOTES

- A1. SUBGRADE SHALL BE PREPARED AS OUTLINED IN EARTHWORKS.
- A2. ALL PAVERS ARE TO BE PLACED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION.
- A3. TRAFFICABLE AREAS:
SUB-BASE TO BE 150 COMPACTED THICKNESS DGS75.
SUB-BASE TO BE SUITABLY COMPACTED TO MEDIUM DENSITY 98% MOD.
SUB-BASE TO EXTEND AT LEAST 200 BEYOND PAVED SURFACE.
PAVERS TO BE 80 THICK INTERLOCKING PAVERS ON 50 SAND BEDDING.
- A4. NON TRAFFICABLE AREAS:
SUB BASE AS PER TRAFFICABLE AREAS
PAVERS TO BE 60 INTERLOCKING PAVERS ON 50 SAND BEDDING (UNO).

EROSION AND SEDIMENT NOTES

- B1. THIS PLAN TO BE READ IN CONJUNCTION WITH EROSION AND SEDIMENT CONTROL DETAILS AS ATTACHED.
- B2. 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 NSW DEPARTMENT OF HOUSING'S "MANAGING URBAN STORMWATER - SOILS AND CONSTRUCTIONS".
- B3. 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.
- B4. 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.
- B5. LAY TURF STRIP (MIN 300 WIDE) ON 100 TOPSOIL BEHIND ALL KERB WITH 1000 LONG RETURNS EVERY 6000 AND AROUND STRUCTURES IMMEDIATELY AFTER BACKFILLING AS PER THE RELEVANT LOCAL AUTHORITY SPECIFICATION.
- B6. THE CONTRACTOR SHALL GRASS SEED ALL DISTURBED AREAS WITH AN APPROVED MIX AS SOON AS PRACTICABLE AFTER COMPLETION OF EARTHWORKS AND REGRADING.
- B7. VEHICULAR TRAFFIC SHALL BE CONTROLLED DURING CONSTRUCTION CONFINING ACCESS WHERE POSSIBLE TO NOMINATED STABILISED ACCESS POINTS.
- B8. WHEN ANY DEVICES ARE TO BE HANDED OVER TO COUNCIL THEY SHALL BE IN CLEAN AND STABLE CONDITION.
- B9. THE CONTRACTOR SHALL IMPLEMENT DUST CONTROL BY REGULAR WETTING DOWN (BUT NOT SATURATING) DISTURBED AREA.
- B10. PROVIDE AND MAINTAIN SILT TRAPS AROUND ALL SURFACE INLET PITS UNTIL CATCHMENT IS REVEGETATED OR PAVED.
- B11. REVEGETATE ALL TRENCHES IMMEDIATELY UPON COMPLETION OF BACKFILLING.
- B12. ALL DRAINAGE PIPE INLETS TO BE CAPPED UNTIL:
- DOWNPIPES CONNECTED
- PITS CONSTRUCTED AND PROTECTED WITH SILT BARRIER

MINIMUM PIPE COVER SHALL BE AS FOLLOWS

LOCATION	MINIMUM COVER
NO SUBJECT TO VEHICLE LOADING	100mm SINGLE RESIDENTAL
SUBJECT TO VEHICLE LOADING	450mm WHERE NOT IN A ROAD
UNDER A SEALED ROAD	600mm
UNSEALED ROAD	750mm
PAVED DRIVEWAY	100mm PLUS DEPTH OF CONCRETE

SEE AS2032 INSTALLATION OF UPVC PIPES FOR FURTHER INFORMATION.

CONCRETE PIPE COVER SHALL BE IN ACCORDANCE WITH AS3725-1989 LOADS ON BURIED CONCRETE PIPES, HOWEVER A MINIMUM COVER OF 450mm WILL APPLY.

WHERE INSUFFICIENT COVER IS PROVIDED, THE PIPE SHALL BE COVERED AT LEAST 50mm THICK OVERLAY AND SHALL BE PAVED WITH AT LEAST:

- 150mm REINFORCED CONCRETE WHERE SUBJECT TO HEAVY VEHICLE TRAFFIC
- 75mm THICKNESS OF BRICK OR 100mm OF CONCRETE PAVING WHERE SUBJECT TO LIGHT VEHICLE TRAFFIC, OR
- 50mm THICK BRICK OR CONCRETE PAVING WHERE NOT SUBJECT TO VEHICLE TRAFFIC.

PIT SIZES AND DESIGN

DEPTH (mm)	MINIMUM PIT SIZE (mm)
UP TO 450mm	450 x 450
450mm TO 600mm	600 x 600 U.N.O
600mm TO 900mm	600 x 900 U.N.O
FROM 900mm	900 x 900 (WITH STEP IRON)

SYMBOLS

DESCRIPTION	
	DENOTE ON-SITE DETENTION TANK OR PUMP OUT TANK
	DENOTE ON-SITE DETENTION BASIN
	DENOTE ABSORPTION TRENCH
	DENOTES DOWNPIPE
	DENOTES 100mm DIA PVC (SEWER GRADE) AT 1% MIN. GRADE U.N.O
	DENOTES 150mm DIA PVC (SEWER GRADE) AT 1% MIN. GRADE U.N.O
	DENOTES 225mm DIA PVC (SEWER GRADE) AT 0.5% MIN. GRADE U.N.O
	DENOTES AGG LINE
	DENOTES SEDIMENT FENCE
	DENOTES INSPECTION OPENING WITH SCREW DOWN LID AT FINISH SURFACE LEVEL
	DENOTES CLEANING EYE
	STORMWATER PIT - GRATED INLET
	STORMWATER PIT - SOLID COVER
	MAINTENANCE PIT
	NON RETURN VALVE
	DENOTE ROUND FLOOR DRAINS
	DENOTE SQUARE FLOOR DRAINS
	DENOTE PLANTER BOX DRAINS
	DENOTE GRATED DRAIN
	PROPOSED FINISH FLOOR LEVEL
	DENOTE EXISTING OVERLAND FLOW PATH
	DENOTE RAINWATER TANK
	DENOTE WATER OUTLET
	REDUCED LEVEL/SURFACE LEVELL
	INVERT LEVEL
	TOP OF KERB

SCHEDULE OF DRAWINGS

SHEET No	DESCRIPTION
COVER	GENERAL NOTES
SW01	SEDIMENT AND EROSION CONTROL PLAN
SW02	BASEMENT 1 & 2 DRAINAGE PLAN
SW03	GROUND FLOOR DRAINAGE PLAN
SW04	STORMWATER SECTION AND DETAILS
SW05	STORMWATER SECTION AND DETAILS
SW06	STORMWATER SECTION AND DETAILS

STRATHFIELD COUNCIL
RECEIVED

DA2019/196
19 November 2019



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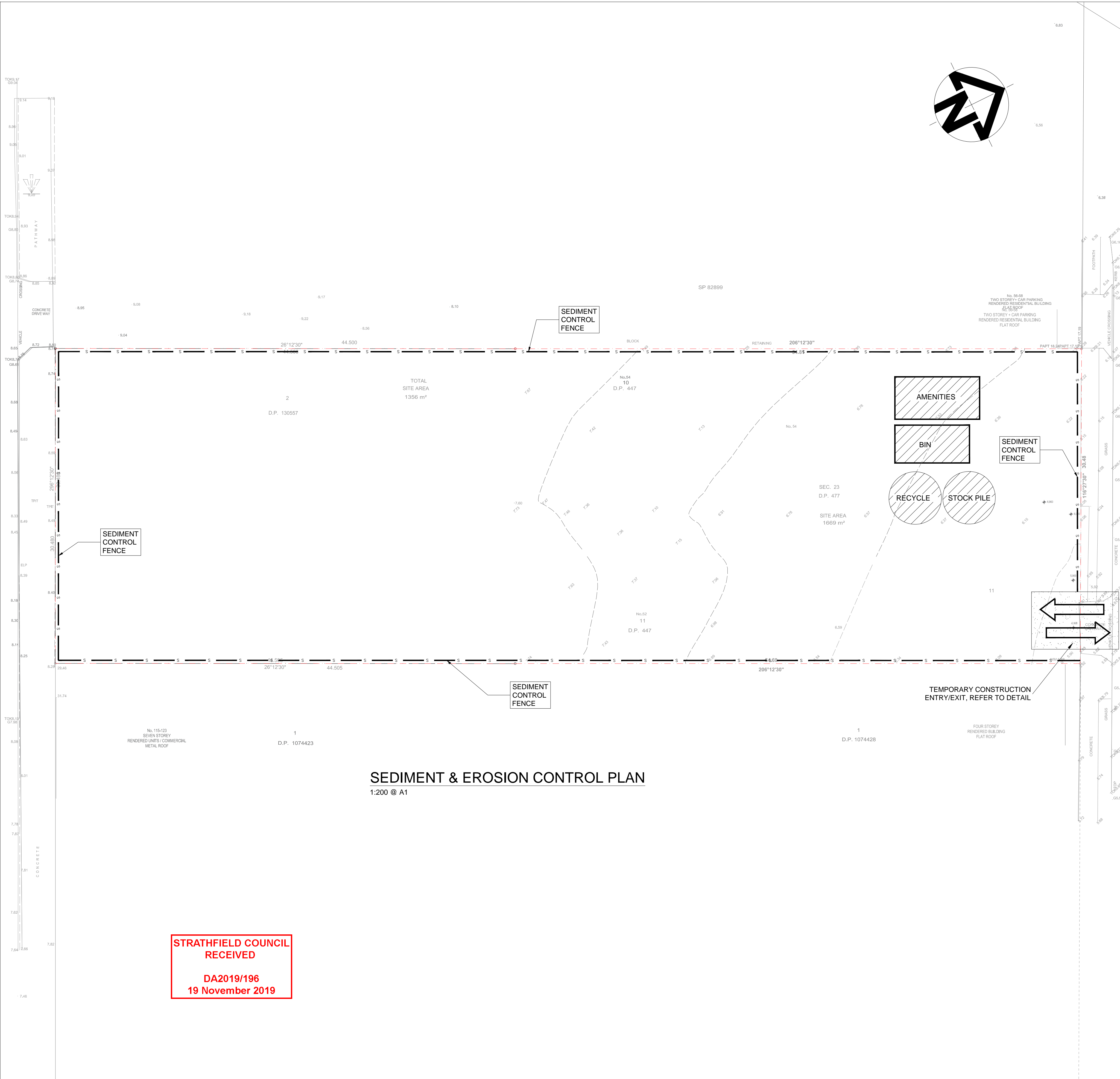
PROJECT

PROPOSED DEVELOPMENT
52-54 POWELL STREET AND
125 PARRAMATTA ROAD,
HOMEBUSH

DRAWING TITLE

GENERAL NOTES

SCALES AS SHOWN	DESIGNED SH	DRAFTED PS
DRAWING NO. A9264 - COVER	APPROVED JM	REVISION B



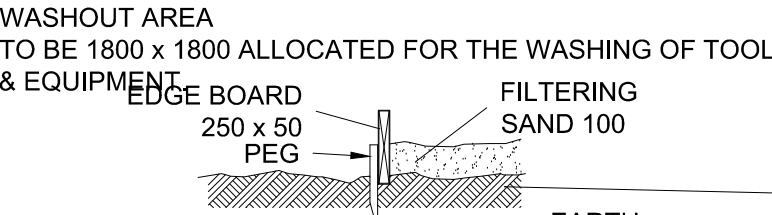
SEDIMENT & EROSION CONTROL PLAN

1:200 @ A1

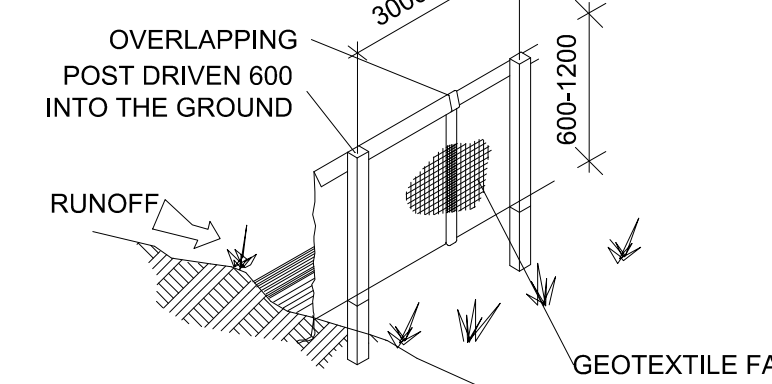
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SEDIMENT AND EROSION CONTROL NOTES

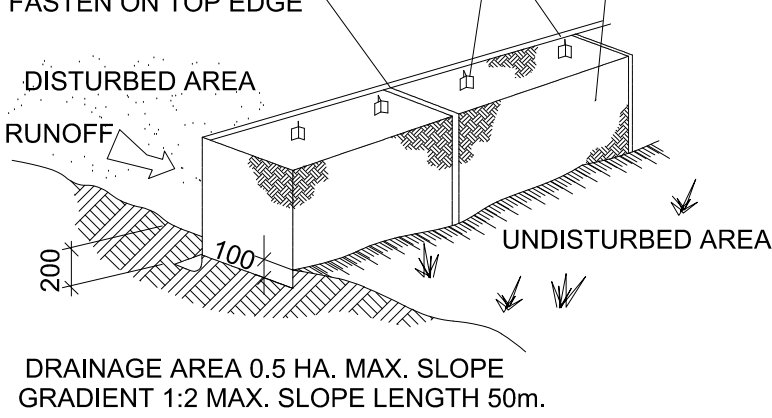
SEDIMENT AND EROSION CONTROL SHALL BE EFFECTIVELY MAINTAINED AT ALL TIMES DURING THE COURSE OF CONSTRUCTION AND SHALL NOT BE REMOVED UNTIL THE SITE HAS BEEN STABILISED OR LANDSCAPED TO THE SUPERINTENDENT'S SATISFACTION.
A SINGLE ALL-WEATHER ACCESS WAY WILL BE PROVIDED AT THE FRONT OF THE PROPERTY CONSISTING OF 50-75 AGGREGATE OR SIMILAR MATERIAL AT A MINIMUM THICKNESS OF 150 LAID OVER NEEDLE-PUNCHED GEOTEXTILE FABRIC AND CONSTRUCTED PRIOR TO COMMENCEMENT OF WORKS.
THE CONTRACTOR SHALL ENSURE THAT NO SPOIL OR FILL ENCROACHES UPON ADJACENT AREAS FOR THE DURATION OF WORKS.
THE CONTRACTOR SHALL ENSURE THAT KERB INLETS AND DRAINS RECEIVING STORMWATER SHALL BE PROTECTED AT ALL TIMES DURING DEVELOPMENT. KERB INLET SEDIMENT TRAPS SHALL BE INSTALLED ALONG THE IMMEDIATE VICINITY ALONG THE STREET FRONTAGE. SEDIMENT FENCING SHALL BE SECURED BY POST (WHERE METAL STAR PICKETS ARE USED PLASTIC SAFETY CAPS SHALL BE USED) AT 2000 INTERVALS WITH GEOTEXTILE FABRIC EMBEDDED 200 IN SOIL.
ALL TOPSOIL STRIPPED FROM THE SITE AND STOCKPILED DOES NOT INTERFERE WITH DRAINAGE LINES AND STORMWATER INLETS AND WILL BE SUITABLY COVERED WITH AN IMPERVIOUS MEMBRANE MATERIAL AND SCREENED BY SEDIMENT FENCING.
SOIL CONSERVATION NOTE:
PRIOR TO COMMENCEMENT OF CONSTRUCTION PROVIDE 'SEDIMENT FENCE,' 'SEDIMENT TRAP' AND WASHOUT AREA TO ENSURE THE CAPTURE OF WATER BORNE MATERIAL GENERATED FROM THE SITE. MAINTAIN THE ABOVE DURING THE COURSE OF CONSTRUCTION, AND CLEAR THE 'SEDIMENT TRAP' AFTER EACH STORM.
SEDIMENT TRAP
1000 x 1000 WIDE 500 DEEP PIT, LOCATED AT THE LOWEST POINT TO THE TRAP SEDIMENT.



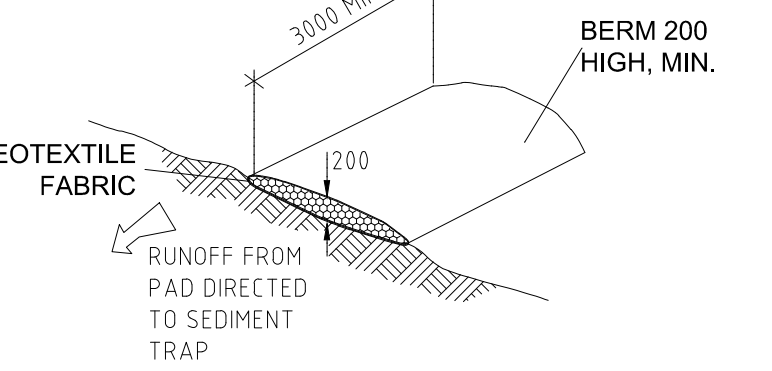
SEDIMENT FENCE
PROVIDE 'SEDIMENT FENCE' ON DOWN SLOPE BOUNDARY AS SHOWN ON PLAN. FABRIC TO BE BURIED BELOW GROUND AT LOWER EDGE.



OVERLAPPING POST DRIVEN 600 INTO THE GROUND
RUNOFF
GEOTEXTILE FILTER FABRIC FASTEN ON TOP EDGE
STAKES DRIVEN 600 INTO THE GROUND WITH FIRST STAKE ANGLED TOWARDS PREVIOUSLY LAID BALE
STRAW BALE AND GEOTEXTILE SEDIMENT FILTER
DISTURBED AREA
UNDISTURBED AREA
RUNOFF



VEHICLE ACCESS TO SITE
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.



GENERAL NOTES

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH OTHER CONSULTANTS' DRAWINGS AND SPECIFICATIONS AND WITH OTHER SUCH WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ANY DISCREPANCY SHALL BE REFERRED TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
ALL DIMENSIONS ARE IN MILLIMETRES & ALL LEVELS ARE IN METRES, UNO (UNLESS NOTED OTHERWISE).
NO DIMENSION SHALL BE OBTAINED BY SCALING THE DRAWINGS.
ALL LEVELS AND SETTING OUT DIMENSIONS SHOWN ON THE DRAWINGS SHALL BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF THE WORK.
DURING EXCAVATION WORK THE STRUCTURE SHALL BE MAINTAINED IN A STABLE AND NO PART SHALL BE OVERSTRESSED.
ALL WORK IS TO BE UNDERTAKEN IN ACCORDANCE WITH THE DETAILS SHOWN ON THE DRAWINGS & THE SPECIFICATION.
EXISTING SERVICES WHERE SHOWN HAVE BEEN PLOTTED FROM SUPPLIED DATA AND SUCH THEIR ACCURACY CAN NOT BE GUARANTEED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH THE LEVEL OF ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF WORK.
ALL SERVICE TRENCHES UNDER VEHICULAR PAVEMENTS SHALL BE BACK FILLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL COUNCIL.
ALL TRENCH BACK FILL MATERIAL SHALL BE COMPACTED TO THE SAME DENSITY AS THE ADJACENT MATERIAL.

ON COMPLETION OF STORMWATER INSTALLATION, ALL DISTURBED AREAS MUST BE RESTORED TO ORIGINAL CONDITION, INCLUDING KERBS, FOOTPATHS, CONCRETE AREAS, GRAVEL AND GRASSED AREAS AND ROAD PAVEMENTS, UNLESS DIRECTED OTHERWISE.
CONTRACTOR TO OBTAIN ALL AUTHORITY APPROVALS UNLESS DIRECTED OTHERWISE.

STORMWATER DRAINAGE

THE STORMWATER DRAINAGE DESIGN HAS BEEN CARRIED OUT IN ACCORDANCE WITH AS/NZS 3500.3 - 1990 "STORMWATER DRAINAGE" & AS/NZS 3500.3.2-1998 "STORMWATER DRAINAGE - ACCEPTABLE SOLUTIONS".

ANY VARIATIONS TO THE NOMINATED LEVELS SHALL BE REFERRED TO ENGINEER IMMEDIATELY.

ANY VARIATIONS TO SPECIFIED PRODUCTS OR DETAILS SHALL BE REFERRED TO THE ENGINEER FOR APPROVAL.

DOWN PIPES SHALL BE A MINIMUM OF DN100 SW GRADE UPVC OR 100X100 COLORBOND/ZINCALUME STEEL, UNO.

BOX COLORBOND OR ZINCALUME STEEL. GUTTERS SHALL BE A MINIMUM OF 450 WIDE X 150 DEEP.

EAVES GUTTERS SHALL BE A MINIMUM OF 125 WIDE X 100 DEEP (OR OF EQUIVALENT AREA) COLORBOND OR ZINCALUME STEEL.

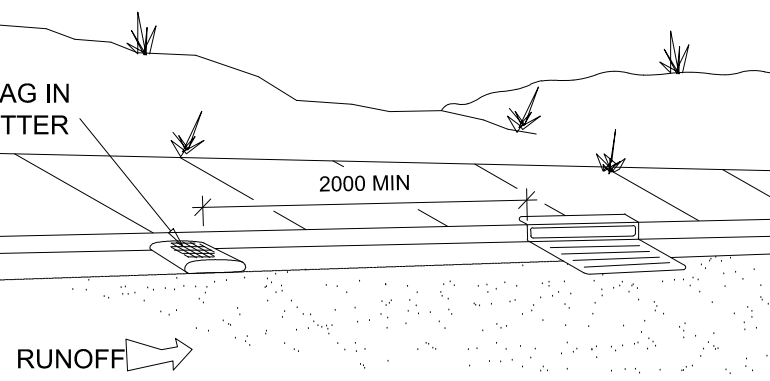
SUBSOIL DRAINAGE SHALL BE PROVIDED TO ALL RETAINING WALLS & EMBANKMENTS, WITH THE LINES FEEDING INTO THE STORMWATER DRAINAGE SYSTEM.

BUILDING MATERIAL STOCKPILES

ALL STOCKPILES OF BUILDING MATERIAL SUCH AS SAND AND SOIL MUST BE PROTECTED TO PREVENT SCOUR AND TRAPS SHOULD NEVER BE PLACED IN THE STREET GUTTER WHERE THEY WILL WASH AWAY WITH THE FIRST RAINSTORM.



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



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B	ISSUED FOR DA	11-11-2019
A	ISSUED FOR COORDINATION	07-11-2019
REVISION	AMENDMENT	ISSUE DATE



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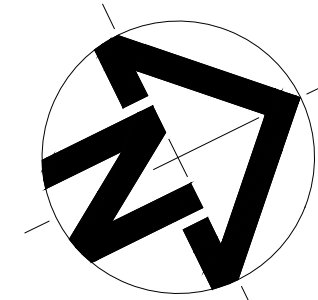
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ARCHITECT
PROJECT
PROPOSED DEVELOPMENT
52-54 POWELL STREET AND
125 PARRAMATTA ROAD,
HOMEBUSH

DRAWING TITLE SEDIMENT AND EROSION CONTROL PLAN		
SCALES AS SHOWN	DESIGNED SH	DRAFTED PS
DRAWING NO. A9264 - SW01	APPROVED JM	REVISION B



BASEMENT 2 FLOOR DRAINAGE PLAN

1:200 @ A1

ALL DRAINAGE LINES SHALL BE UPVC (CLASS SH)
STORMWATER DRAINAGE PIPE, UNO.

ALL DRAINAGE LINES SHALL BE LAID @ 1% FALL MIN. UNO.
FIRST FLUSH RAINWATER DEVICES TO BE FITTED TO DRAINAGE LINES
TO BUILDER'S DETAIL, TYPICAL MINIMUM EFFECTIVE EAVES GUTTER
SIZE = 6700 mm²
MINIMUM EFFECTIVE EAVES GUTTER SLOPE = 1:500

THE FOLLOWING SYMBOLS & ABBREVIATIONS HAVE BEEN USED:

DP = Ø150, UNO.
FD = FLOOR OUTLET, REFER TO DETAIL
SIP = SURFACE INLET PIT (NO LINTEL)
100Ø = Ø100 CHARGED LINE
IP = Ø150 INSPECTION POINT
RWH = RAIN WATER HEAD
RWO = RAIN WATER OUTLET (300 x 300)
FG = FLOOR GULLY Ø150
S₁₀₀ = RAINWATER SPREADER
RL 6.20 = PROPOSED FINISHED SURFACE LEVEL

- BASEMENT SLAB TO HAVE 1% MIN. FALL TO INLET PIT AS PER AS2890 REQUIREMENT
- ALL BASEMENT PIT TO BE FITTED WITH HEAVY DUTY CLASS C GRATE & FRAME

PIPES DESIGN

DEPTH (mm)	MINIMUM PIT SIZE (mm)
----	AERIAL PIPE
-----	UNDERGROUND PIPES

BASEMENT 1 FLOOR DRAINAGE PLAN

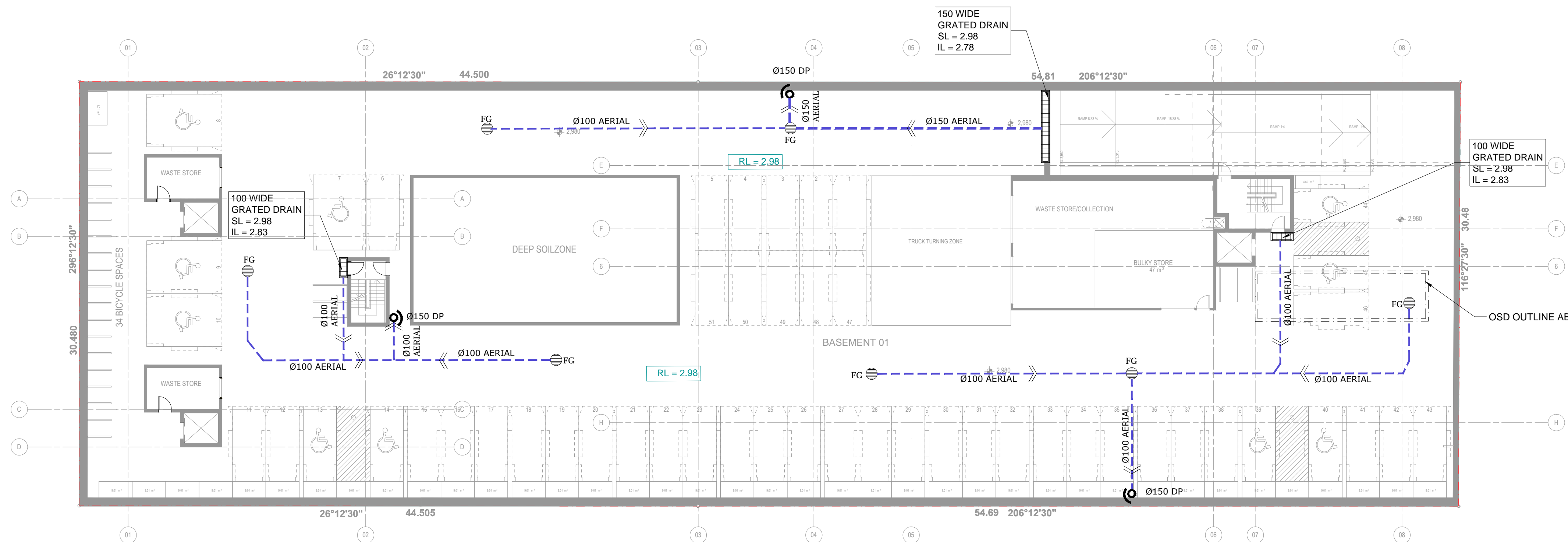
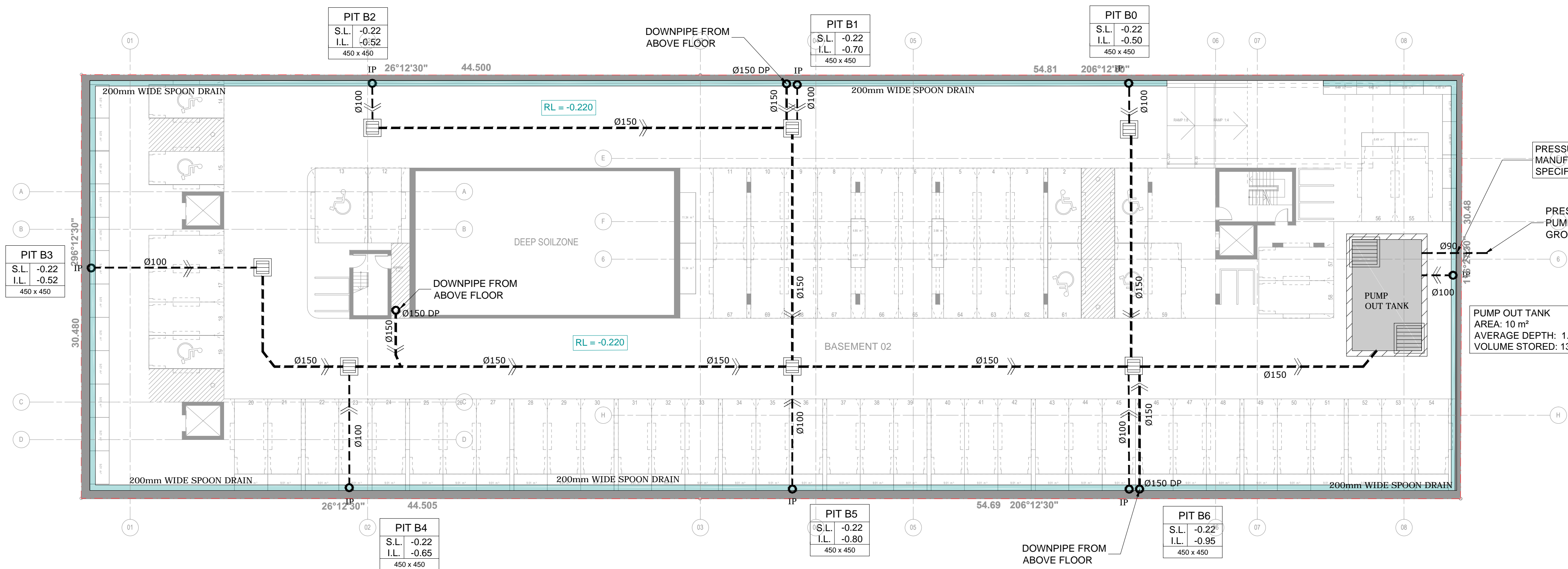
1:200 @ A1

ALL DRAINAGE LINES SHALL BE UPVC (CLASS SH)
STORMWATER DRAINAGE PIPE, UNO.

ALL DRAINAGE LINES SHALL BE LAID @ 1% FALL MIN. UNO.
FIRST FLUSH RAINWATER DEVICES TO BE FITTED TO DRAINAGE LINES
TO BUILDER'S DETAIL, TYPICAL MINIMUM EFFECTIVE EAVES GUTTER
SIZE = 6700 mm²
MINIMUM EFFECTIVE EAVES GUTTER SLOPE = 1:500

THE FOLLOWING SYMBOLS & ABBREVIATIONS HAVE BEEN USED:

DP = Ø150, UNO.
FD = FLOOR OUTLET, REFER TO DETAIL
SIP = SURFACE INLET PIT (NO LINTEL)
100Ø = Ø100 CHARGED LINE
IP = Ø150 INSPECTION POINT
RWH = RAIN WATER HEAD
RWO = RAIN WATER OUTLET (300 x 300)
FG = FLOOR GULLY Ø150
S₁₀₀ = RAINWATER SPREADER
RL 6.20 = PROPOSED FINISHED SURFACE LEVEL



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BASEMENT 1 & 2 FLOOR DRAINAGE
PLAN

SCALES
AS SHOWN

DESIGNED
SH

DRAFTED
PS

DRAWING NO.

A9264 - SW02

APPROVED
JM

REVISION

B

ARCHITECT

URBAN LINK

Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134
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PROJECT

PROPOSED DEVELOPMENT
52-54 POWELL STREET AND
125 PARRAMATTA ROAD,
HOMEBUSH

Phone: (02) 9745 5202
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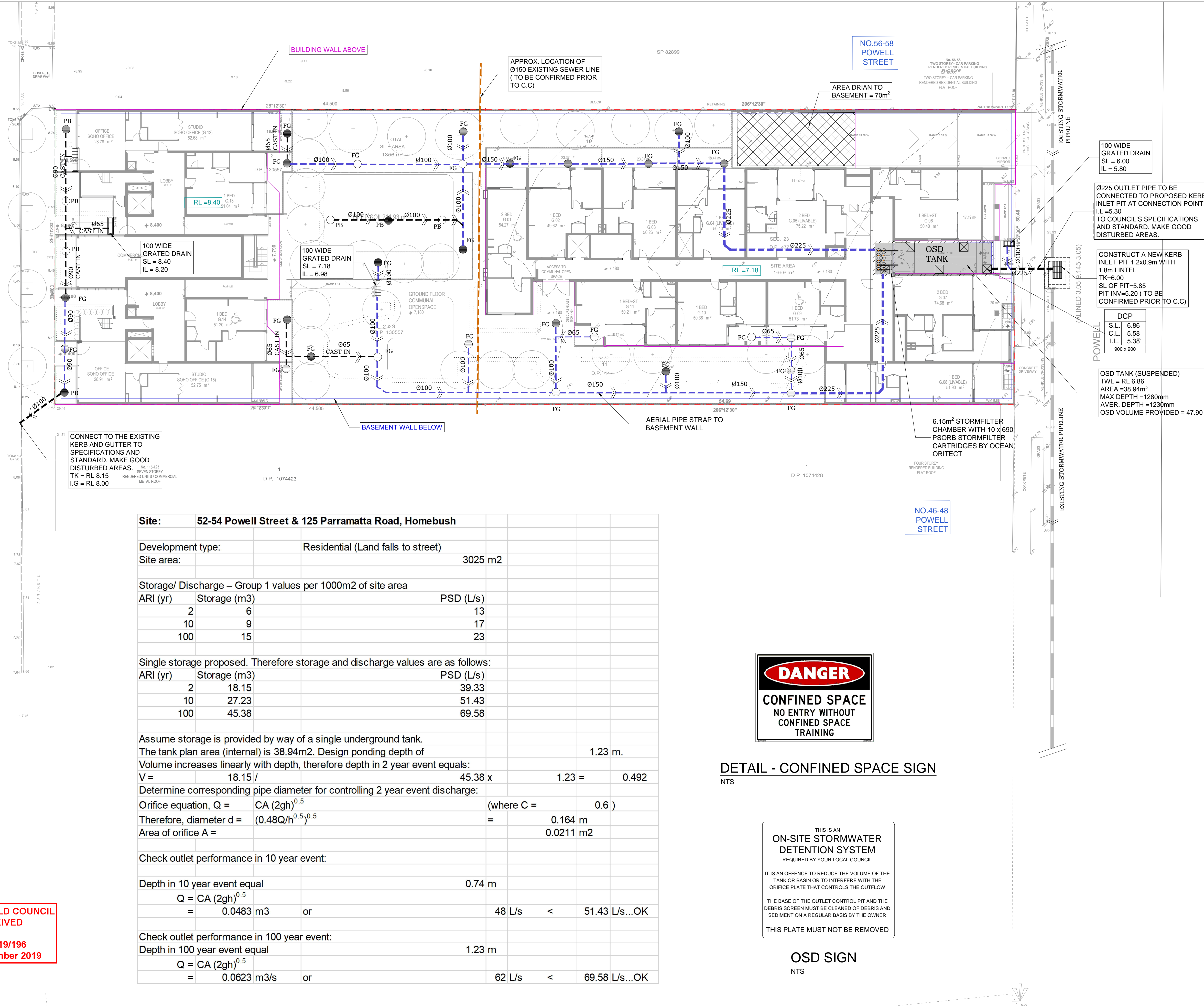
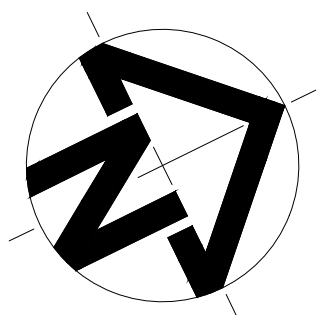


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ISSUED FOR COORDINATION

11-11-2019
07-11-2019

AMENDMENT

ISSUE DATE



NOTES

- ALL ROOF STORMWATER RUNOFF TO BE CONNECTED TO STORMWATER FILTER CHAMBER DIRECTLY WITHIN OSD TANK

PIPES DESIGN	
DEPTH (mm)	MINIMUM PIT SIZE (mm)
---	AERIAL PIPE
---	UNDERGROUND PIPES

NOTES

- ALL PITS TO BE MINIMUM CLASS B UNO
- ALL PIPES TO BE UPVC LAID AT MIN. 1% SLOPE UNO

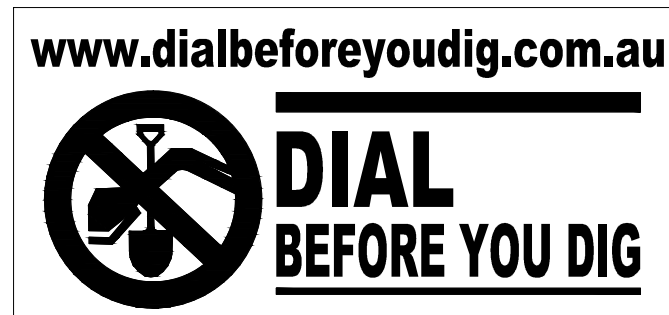
GROUND FLOOR DRAINAGE PLAN
1:200 @ A1

ALL DRAINAGE LINES SHALL BE UPVC (CLASS SH) STORMWATER DRAINAGE PIPE, UNO.

ALL DRAINAGE LINES SHALL BE LAID @ 1% FALL MIN, UNO. FIRST FLUSH RAINWATER DEVICES TO BE FITTED TO DRAINAGE LINES TO BUILDER'S DETAIL, TYPICAL MINIMUM EFFECTIVE EAVES GUTTER SIZE = 6700 mm² MINIMUM EFFECTIVE EAVES GUTTER SLOPE = 1:500

THE FOLLOWING SYMBOLS & ABBREVIATIONS HAVE BEEN USED:

DP = Ø150, UNO.
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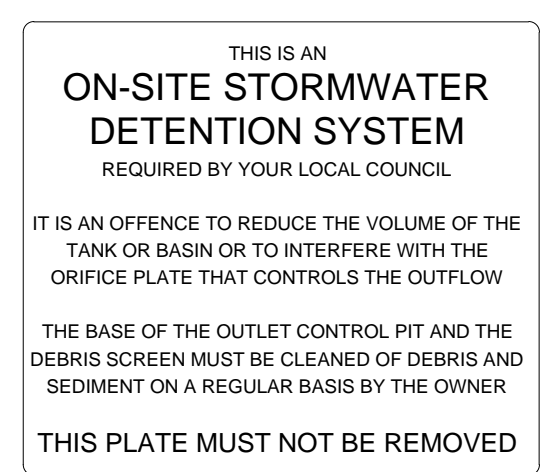


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Site:	52-54 Powell Street & 125 Parramatta Road, Homebush						
Development type:		Residential (Land falls to street)					
Site area:		3025 m2					
Storage/ Discharge – Group 1 values per 1000m2 of site area							
ARI (yr)	Storage (m3)		PSD (L/s)				
2	6		13				
10	9		17				
100	15		23				
Single storage proposed. Therefore storage and discharge values are as follows:							
ARI (yr)	Storage (m3)		PSD (L/s)				
2	18.15		39.33				
10	27.23		51.43				
100	45.38		69.58				
Assume storage is provided by way of a single underground tank.							
The tank plan area (internal) is 38.94m2. Design ponding depth of						1.23 m.	
Volume increases linearly with depth, therefore depth in 2 year event equals:							
V =	18.15 /		45.38 x		1.23 =		0.492
Determine corresponding pipe diameter for controlling 2 year event discharge:							
Orifice equation, Q =		CA (2gh) ^{0.5}		(where C =		0.6)	
Therefore, diameter d =		(0.48Q/h ^{0.5}) ^{0.5}		=		0.164 m	
Area of orifice A =						0.0211 m2	
Check outlet performance in 10 year event:							
Depth in 10 year event equal				0.74 m			
Q = CA (2gh) ^{0.5}							
= 0.0483 m3		or		48 L/s		< 51.43 L/s...OK	
Check outlet performance in 100 year event:							
Depth in 100 year event equal				1.23 m			
Q = CA (2gh) ^{0.5}							
= 0.0623 m3/s		or		62 L/s		< 69.58 L/s...OK	



DETAIL - CONFINED SPACE SIGN
NTS



OSD SIGN
NTS

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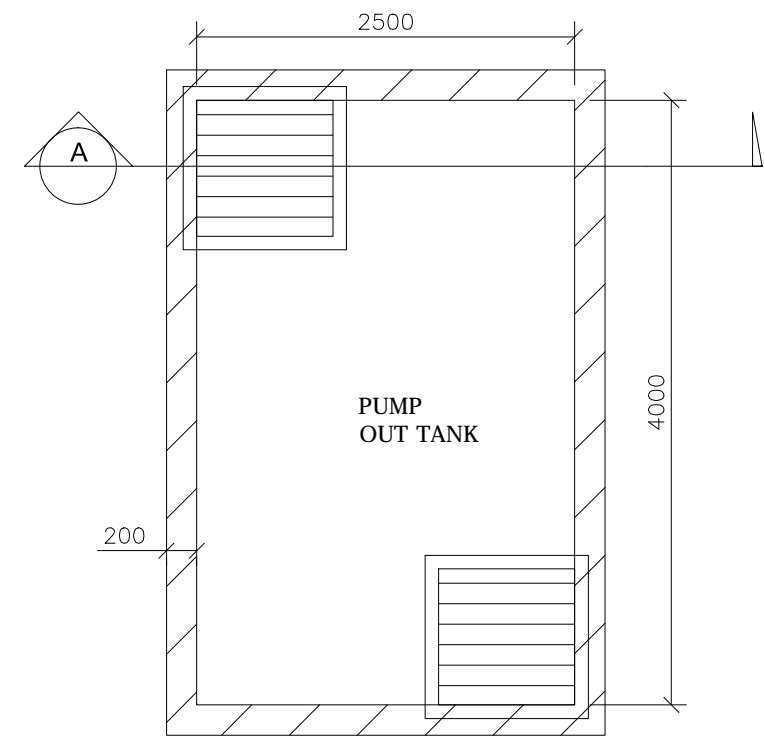
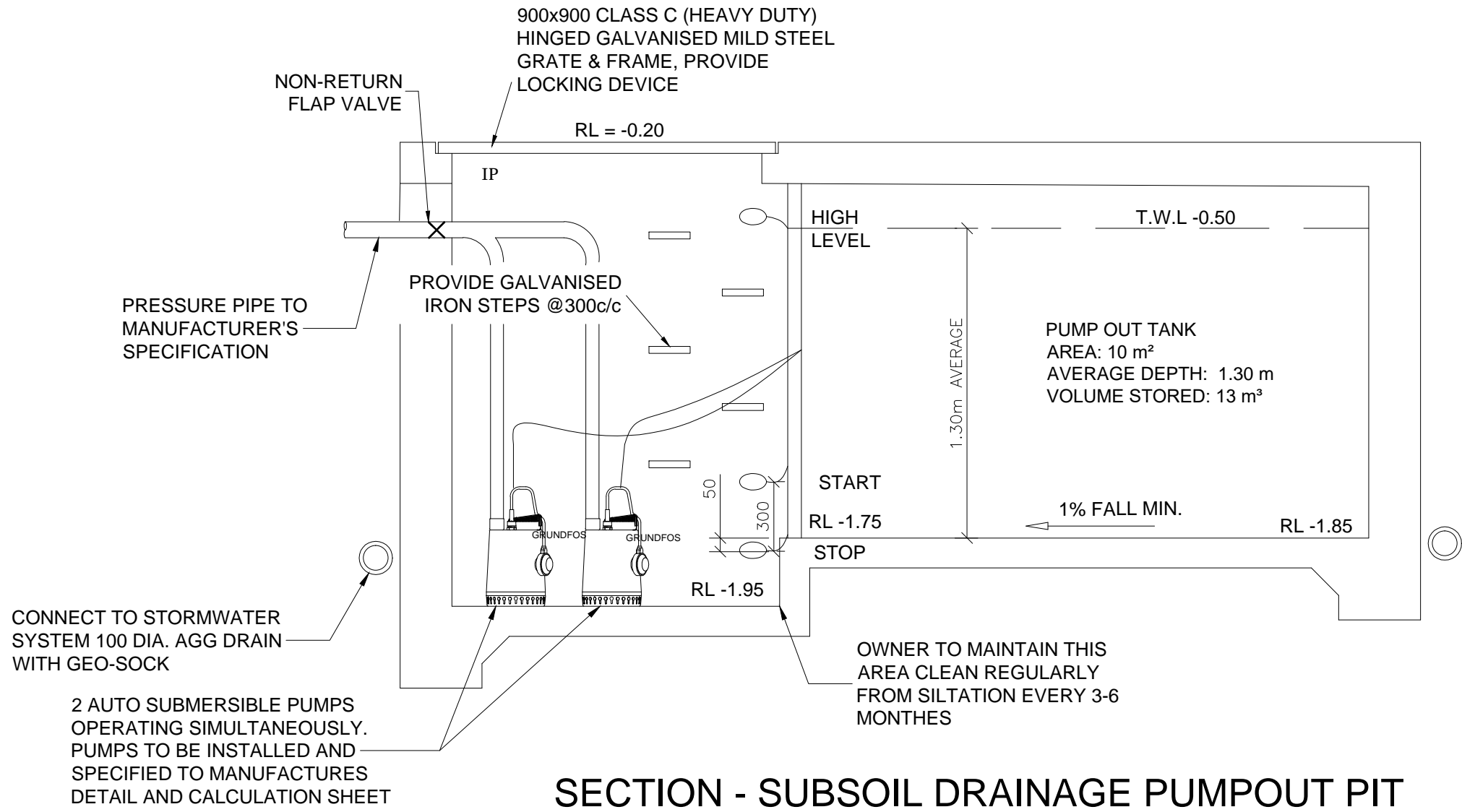
DA2019/196
19 November 2019

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STANDARD PUMP OUT DESIGN NOTES

THE PUMP OUT SYSTEM SHALL BE DESIGNED TO BE OPERATED IN THE FOLLOWING MANNER:-

- > THE PUMPS SHALL BE PROGRAMMED TO WORK ALTERNATIVELY SO AS TO ALLOW BOTH PUMPS TO HAVE AN EQUAL OPERATION LOAD AND PUMP LIFE.
- > A LOW LEVEL FLOAT SHALL BE PROVIDED TO ENSURE THAT THE MINIMUM REQUIRED WATER LEVEL IS MAINTAINED WITHIN THE SUMP AREA OF THE BELOW GROUND TANK. IN THIS REGARD THIS FLOAT WILL FUNCTION AS AN OFF SWITCH FOR THE PUMPS.
- > 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 LEVEL OF THE LOW-LEVEL FLOAT.
- > A THIRD FLOAT SHALL BE PROVIDED AT A HIGH LEVEL, WHICH IS APPROXIMATELY THE ROOF LEVEL OF THE BELOW GROUND TANK. THIS FLOAT SHOULD START THE OTHER PUMP THAT IS NOT OPERATING AND ACTIVATE THE ALARM.
- > 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 SYSTEM SHALL BE PROVIDED WITH A BATTERY BACK-UP IN CASE OF POWER FAILURE.



PUMP DESIGN SUMMARY

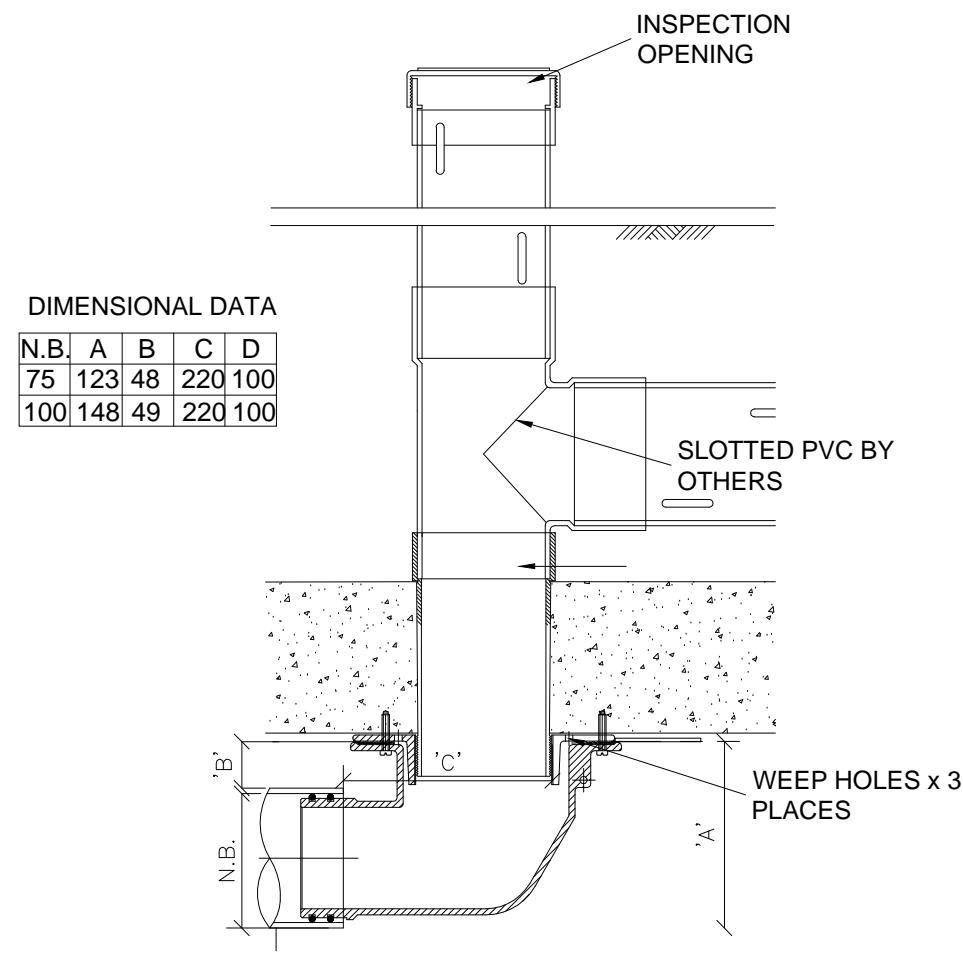
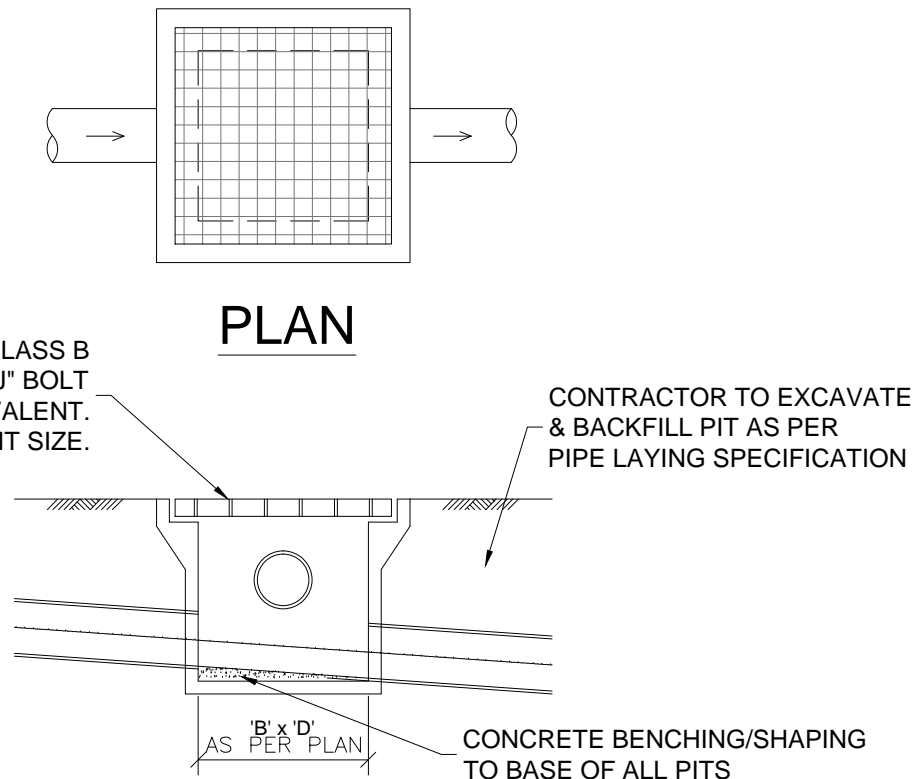
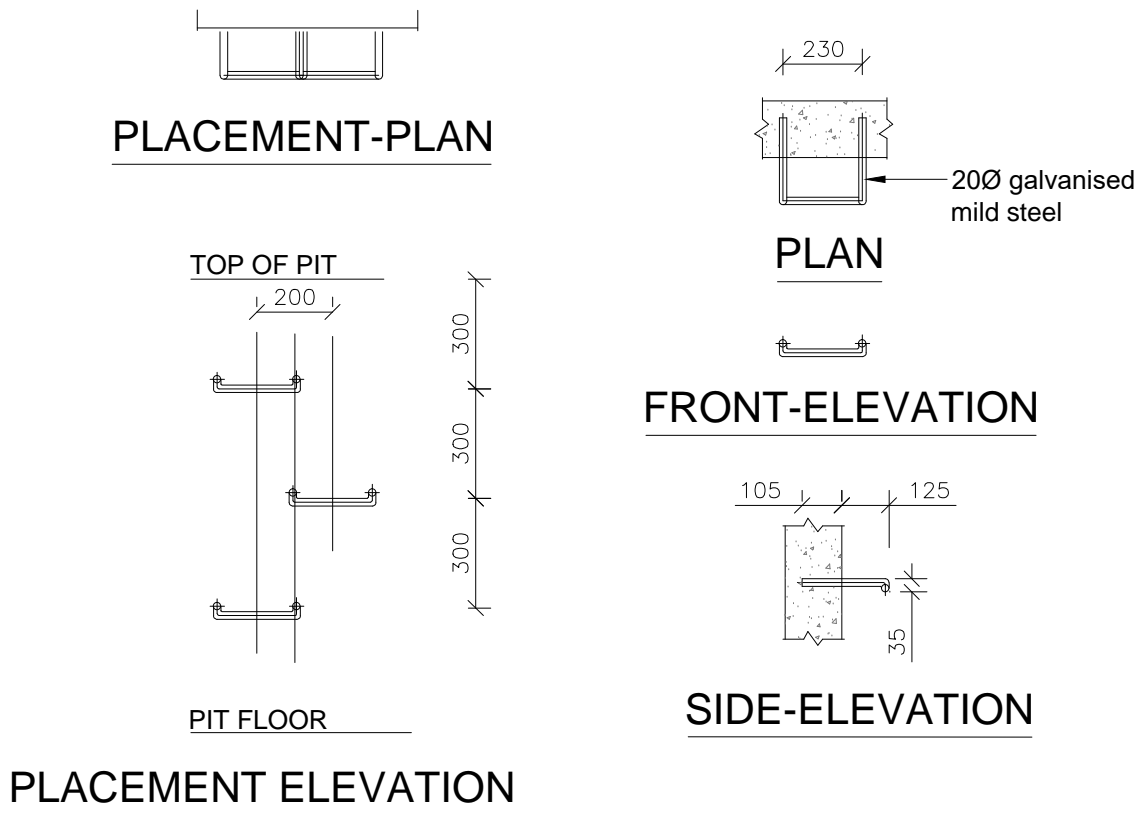
SITE AREA =3025 m²
CATCHMENT AREA = 70 m² (DRIVEWAY RAMP)
1: 100 ARI 4 HOUR STORM =36.20 mm/hr
TOTAL WATER = 0.07 x 4 x 36.20=10.136 m³

SEEPAGE = 2.5 ML/YEAR/Ha = 6.85 m³/Ha
SEEPAGE = AREA X 6.85 =0.3025 X 6.85 = 2.07m³

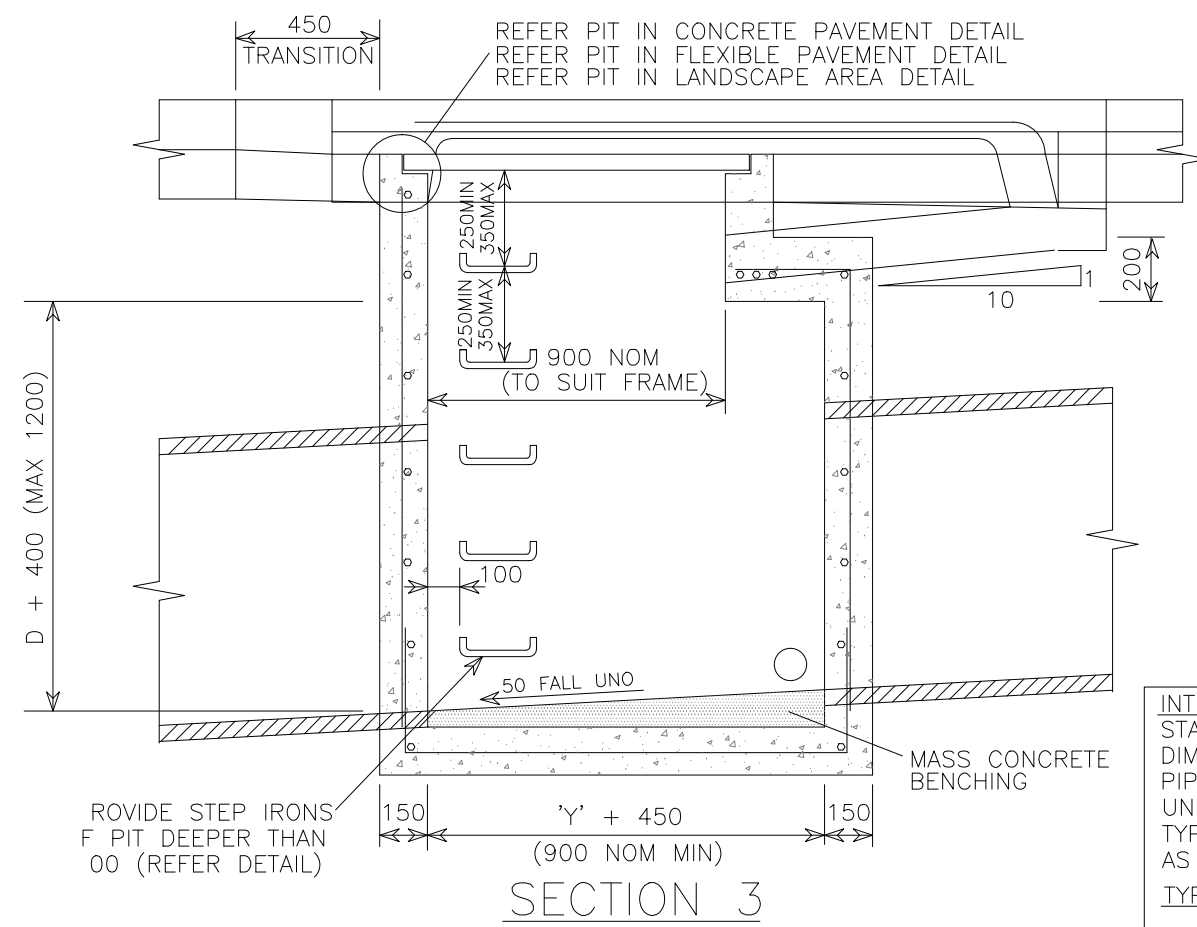
TOTAL STORAGE VOLUME REQUIRED = 2.07+10.136=12.206m³

TOTAL STORAGE PROVIDED =13.00m³

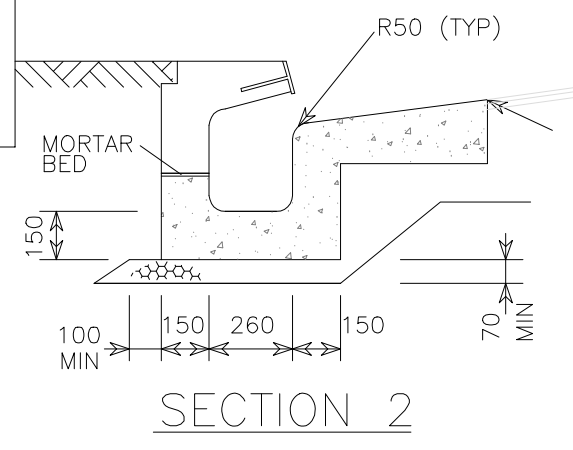
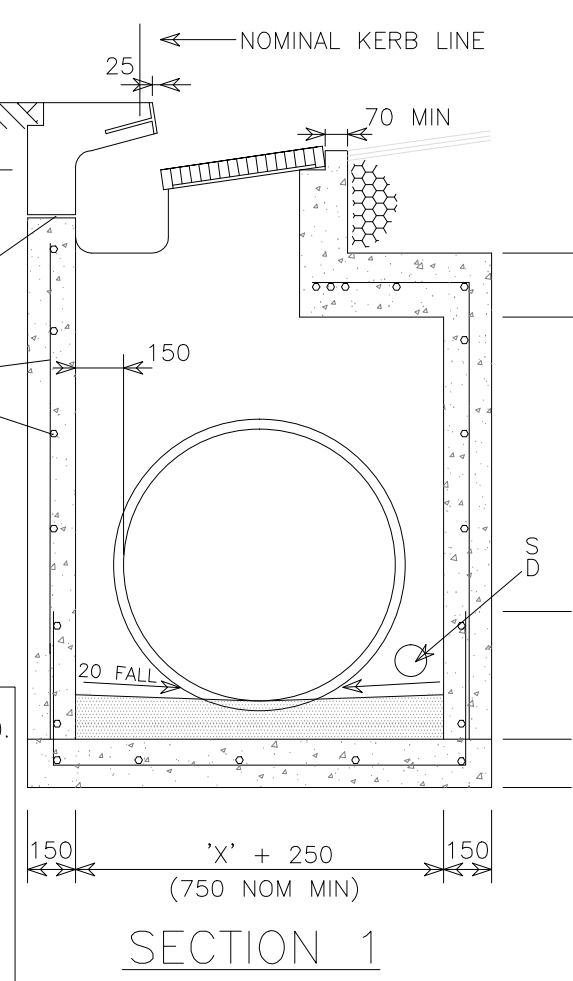
PUMP HEAD = 4 m
RAINFALL INTENSITY FOR CALCULATIONS = 100 YEAR ARI
STORM DURATION 5 MINUTE =239.3mm/h
PUMP RATE REQUIRED = 239.3 x 70 / 3600 =4.653/s



N.B.	A	B	C	D
75	123	48	220	100
100	148	49	220	100

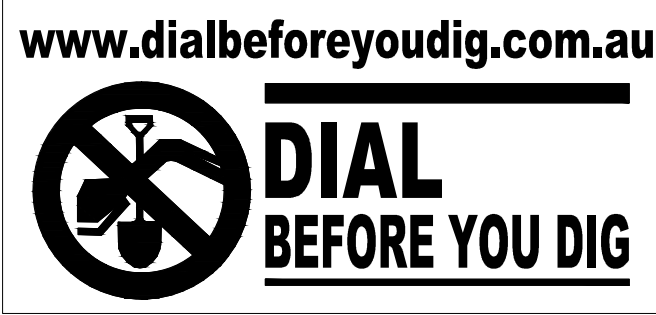
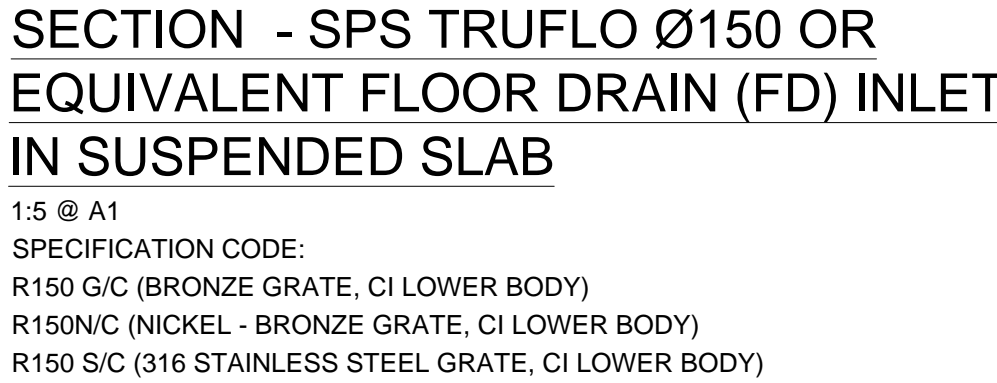
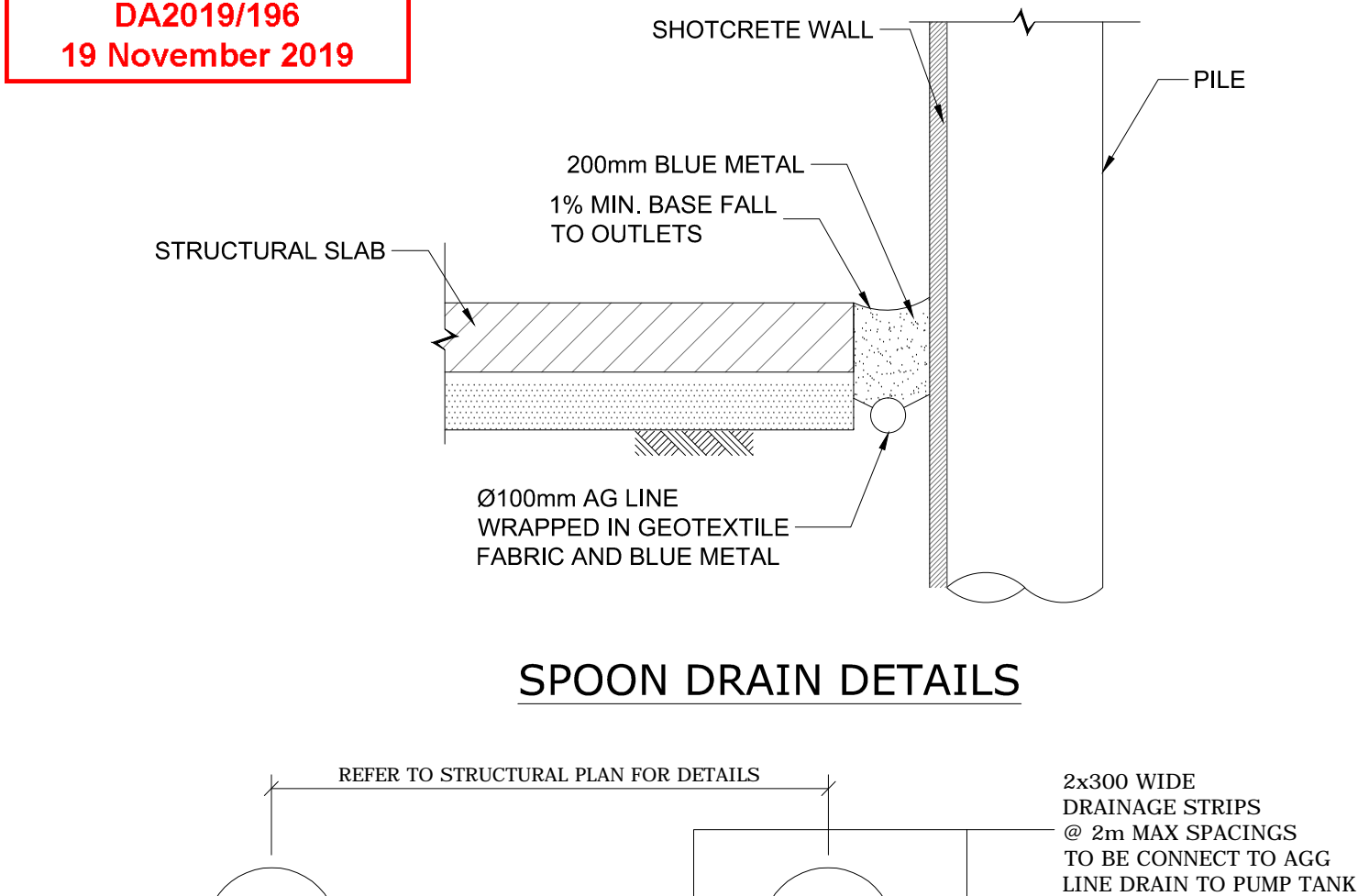


INTERNAL PIT DIMENSIONS	
STANDARD GULLY PIT DIMENSION TYP 700 x 930. DIMENSION 'Y' DEPENDENT ON THE LARGEST PIPE DIAMETER PASSING THROUGH PIT. UNLESS SPECIFIED OTHERWISE IN PIT SCHEDULE, TYPICAL GRATE AND FRAME DIMENSIONS ARE AS FOLLOWS:	
TYPICAL GRATE & FRAME DIMENSIONS (mm)	
X	Y
450	450
450	600
450	900
600	600
600	900
900	900
900	1200
1200	1200



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A	ISSUED FOR COORDINATION	07-11-2019



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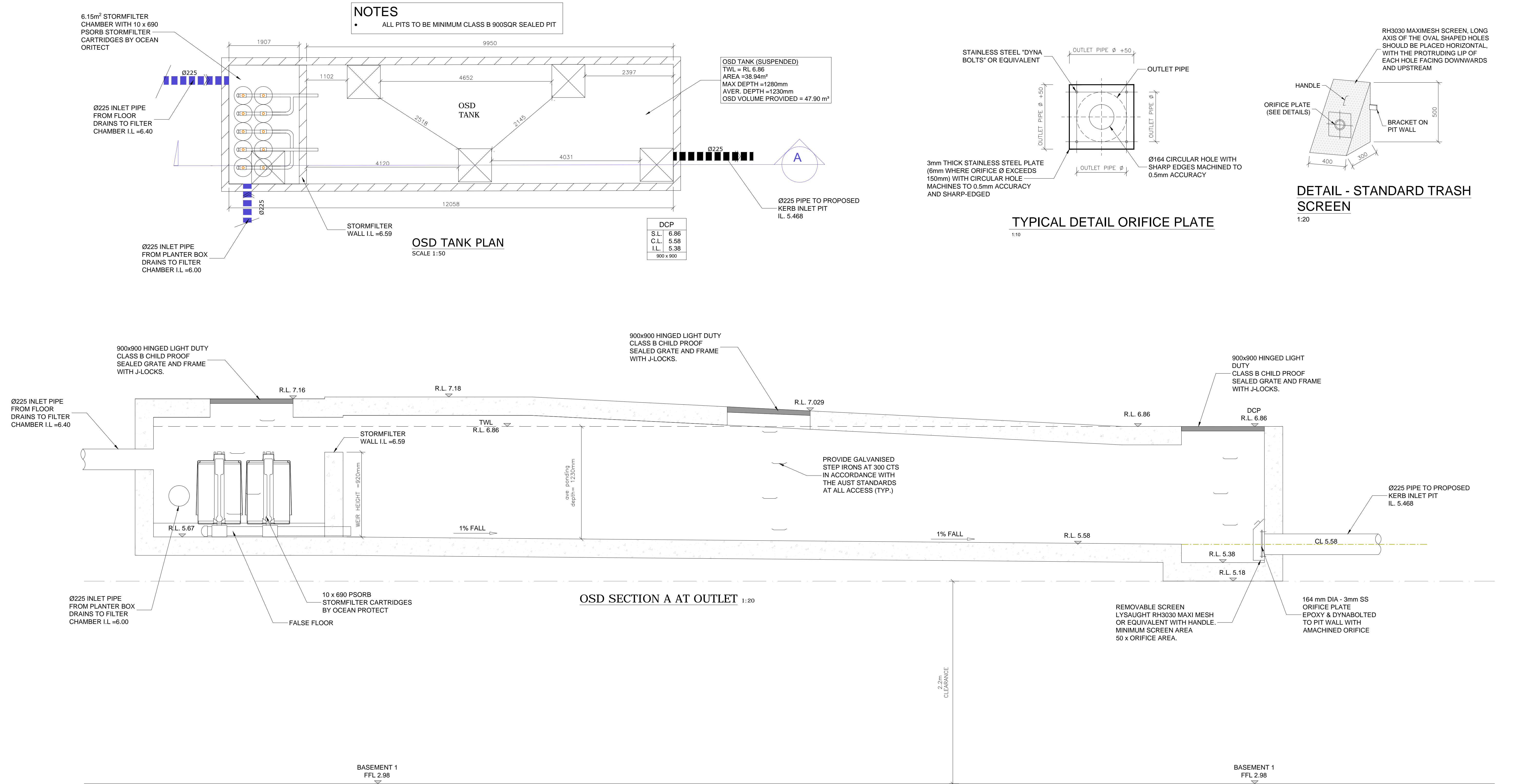
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ARCHITECT

PROJECT

PROPOSED DEVELOPMENT
52-54 POWELL STREET AND
125 PARRAMATTA ROAD,
HOMEBUSH

DRAWING TITLE		
STORMWATER SECTION AND DETAILS		
SCALES AS SHOWN	DESIGNED SH	DRAFTED PS
DRAWING NO. A9264 - SW04	APPROVED JM	REVISION B



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19 November 2019



NOTE ON SIGNAGE:
SIGNAGE TO BE AFFIXED UNDER EACH ACCESS GRATE
AND VISIBLE SPOT ON TANK WALL

DETAIL - CONFINED SPACE SIGN
NTS



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B	ISSUED FOR DA	11-11-2019
A	ISSUED FOR COORDINATION	07-11-2019
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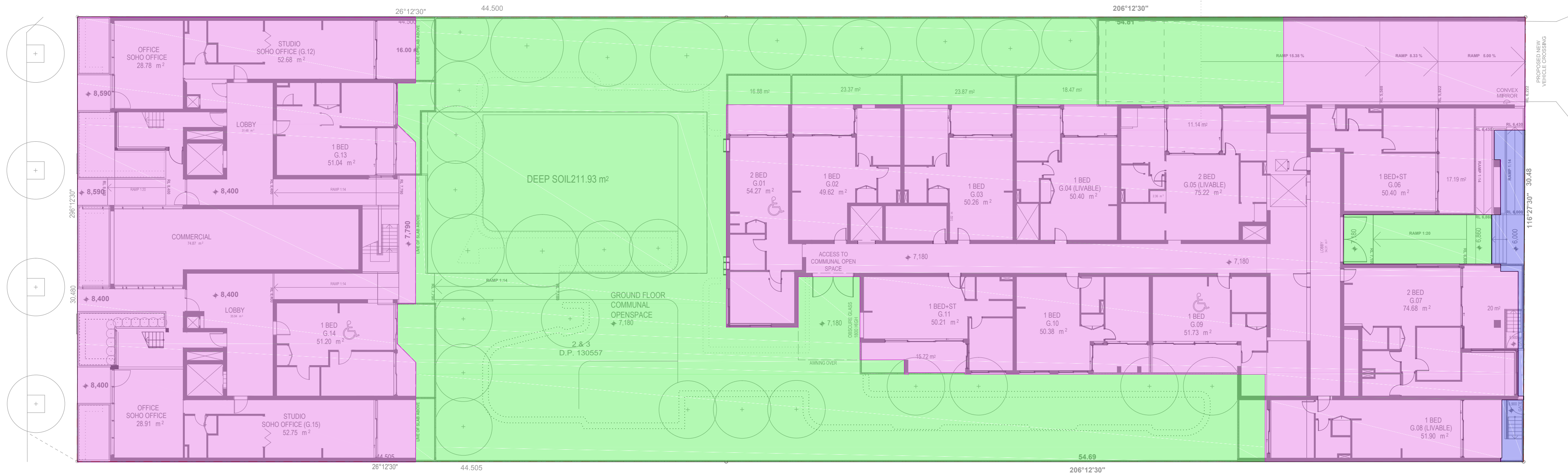
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52-54 POWELL STREET AND
125 PARRAMATTA ROAD,
HOMEBUSH

DRAWING TITLE		
STORMWATER SECTION AND DETAILS		
SCALES AS SHOWN	DESIGNED SH	DRAFTED PS
DRAWING NO. A9264 - SW05	APPROVED JM	REVISION B



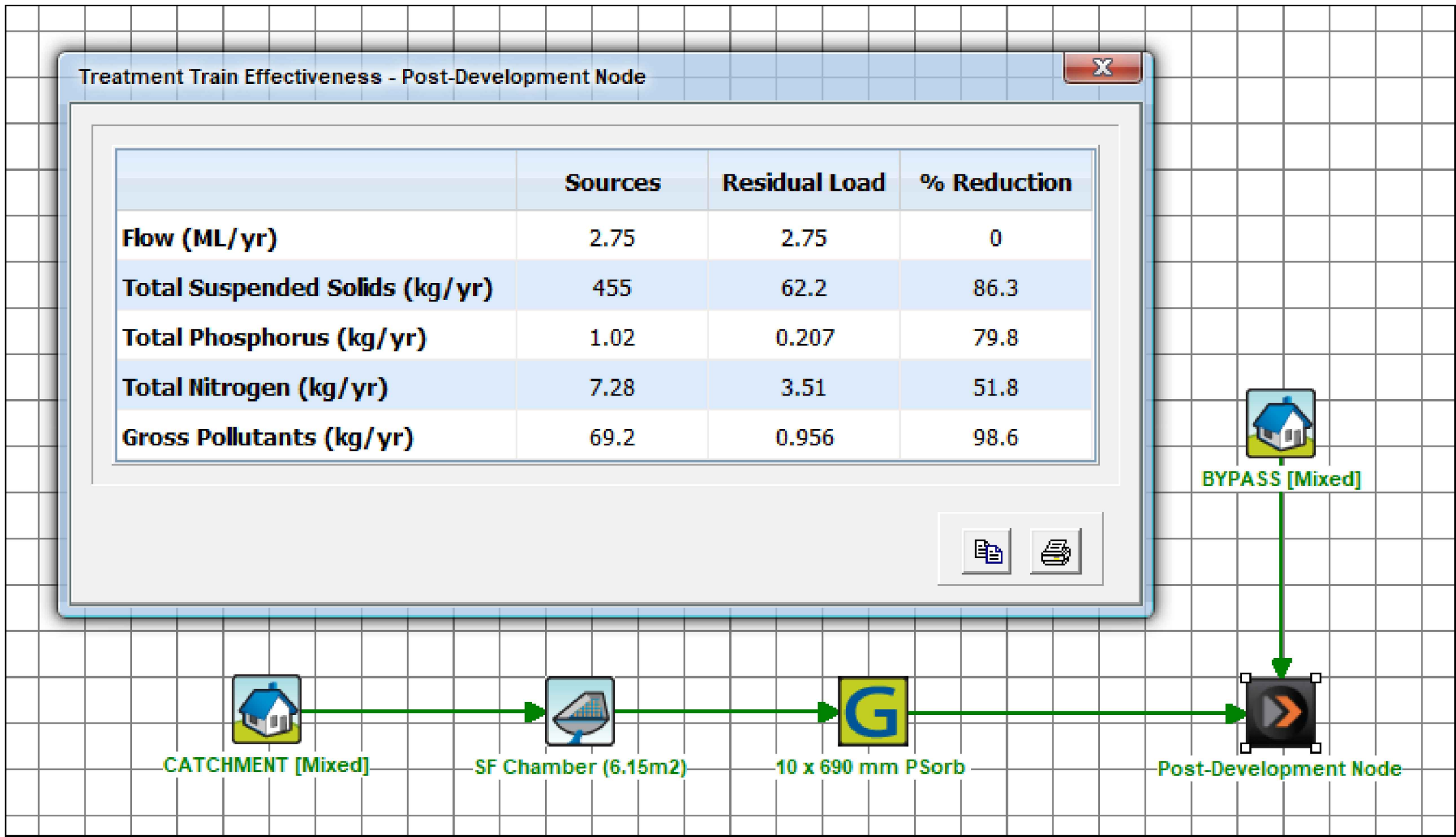
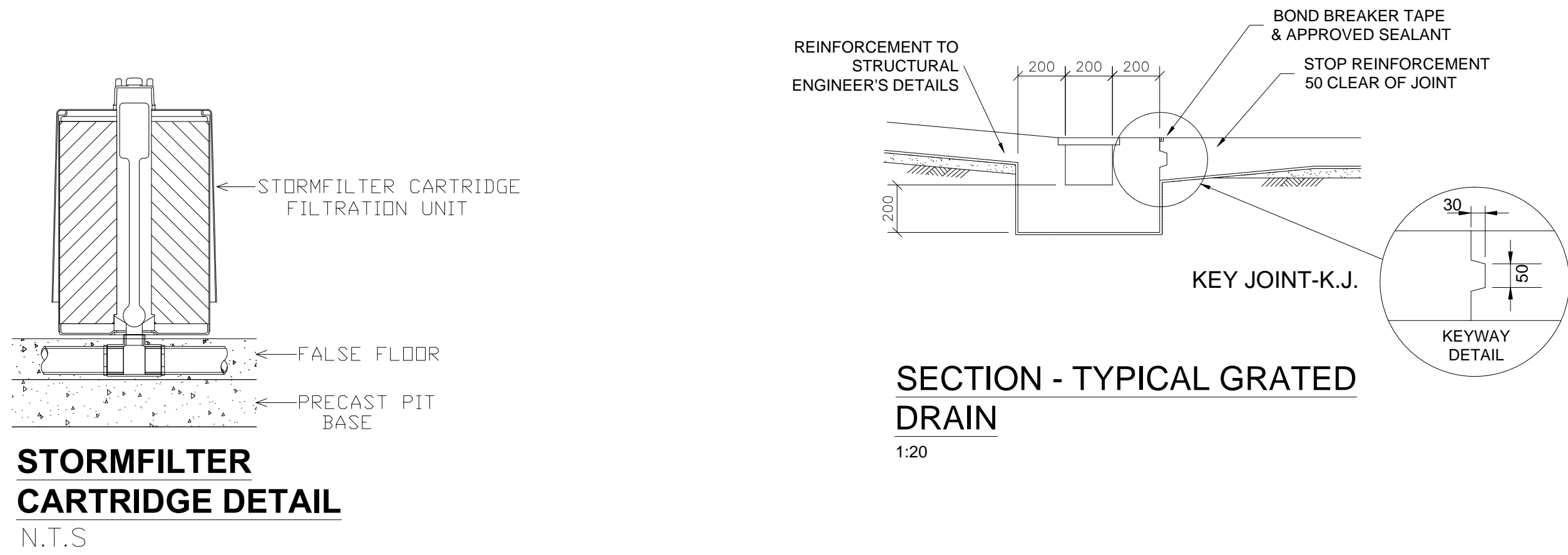
MUSIC CATCHMENT PLAN
1:200 @A1

Requirements

For all development types identified in Section 2.1, stormwater quality requirements are:

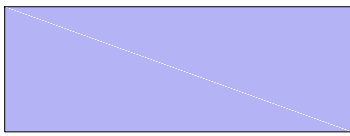
- 90% reduction in the post development mean annual load of total gross pollutant (greater than 5 mm).
- 85% reduction in the post development mean annual load of Total Suspended Solids (TSS).
- 60% reduction in the post development mean annual load of Total Phosphorus (TP).
- 45% reduction in the post development mean annual load of Total Nitrogen (TN).

STORMWATER QUALITY REQUIREMENTS AS PER STRATHFIELD COUNCIL

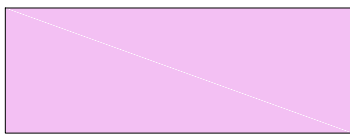


MUSIC MODELLING RESULTS

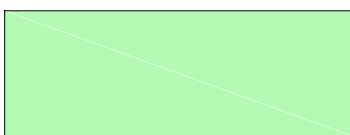
TOTAL AREA= 3025 m²



BYPASS AREA (95% IMPERVIOUS)= 28.5 m²



ROOF AREA TO OSD (100% IMPERVIOUS) = 1805 m²




AREA TO OSD (46% IMPERVIOUS) = 1191.5 m²

STRATHFIELD COUNCIL
RECEIVED
DA2019/196
19 November 2019



ISSUED FOR DA

B	ISSUED FOR DA	11-11-2019									
A	ISSUED FOR COORDINATION	07-11-2019									
REVISION	AMENDMENT	ISSUE DATE									
			<div><div><p>ENGINEERING & DEVELOPMENT</p></div><div><p>Phone: (02) 9745 5202 Fax: (02) 8004 7461 Email: Info@alphaengineering.com.au Address: 24A Burleigh St, Burwood NSW 2134 Website: www.alphaengineering.com.au</p><p><small>COPYRIGHT THIS DRAWING REMAINS THE PROPERTY OF ALPHA ENGINEERING & DEVELOPMENT AND MAY NOT BE ALTERED IN ANY WAY WITHOUT ALPHA ENGINEERING'S WRITTEN CONSENT</small></p></div></div>								
			<div><div><p>ARCHITECT</p><p>Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134 Postal Address: PO BOX 2223 Burwood North NSW 2134 Phone Number: +61 29745 2014</p></div><div><p>PROJECT</p><p>PROPOSED DEVELOPMENT 52-54 POWELL STREET AND 125 PARRAMATTA ROAD, HOMEBUSH</p></div><div><p>DRAWING TITLE</p><p>STORMWATER SECTION AND DETAILS</p><table><tr><td>SCALES AS SHOWN</td><td>DESIGNED SH</td><td>DRAFTED PS</td></tr><tr><td>DRAWING NO. A9264 - SW06</td><td>APPROVED JM</td><td>REVISION B</td></tr></table></div></div>			SCALES AS SHOWN	DESIGNED SH	DRAFTED PS	DRAWING NO. A9264 - SW06	APPROVED JM	REVISION B
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