

73-75 NORTON STREET, ASHFIELD

PROPOSED MIXED-USED DEVELOPMENT

STORMWATER CONCEPT PLANS



LOCALITY PLAN
N.T.S.

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NOT FOR CONSTRUCTION

B COUNCIL COMMENTS			
A ISSUE FOR DEVELOPMENT APPLICATION			
Issue	Description	Date	Design
20cm at full size			

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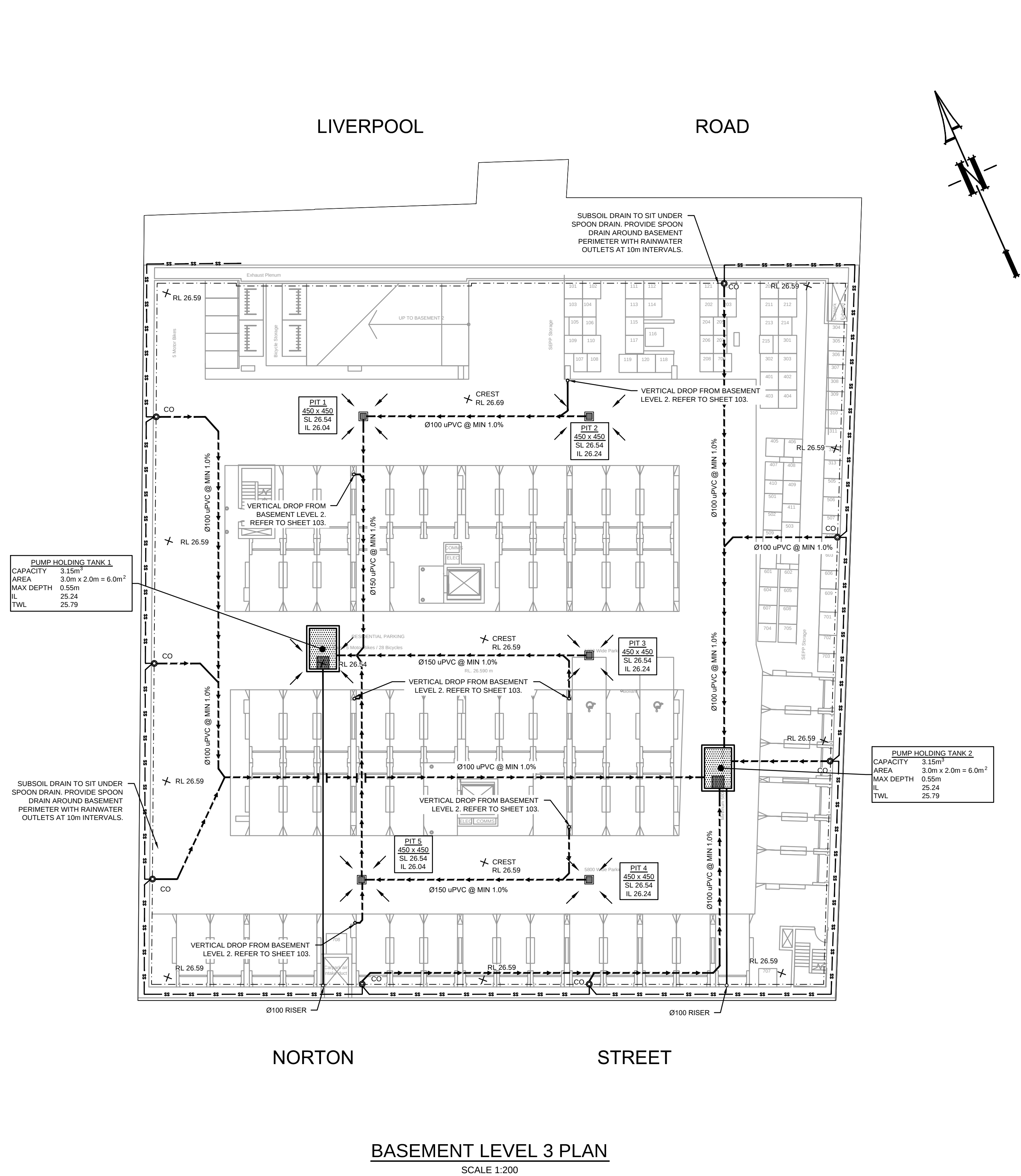
Scale

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Project
**73-75 NORTON STREET, ASHFIELD
PROPOSED MIXED-USED DEVELOPMENT
STORMWATER CONCEPT PLANS
DEVELOPMENT APPLICATION**

Drawing Title
COVER SHEET PLAN

Scale	A1	Project No.	Dwg. No.	Issue
N.T.S.		200332	000	B

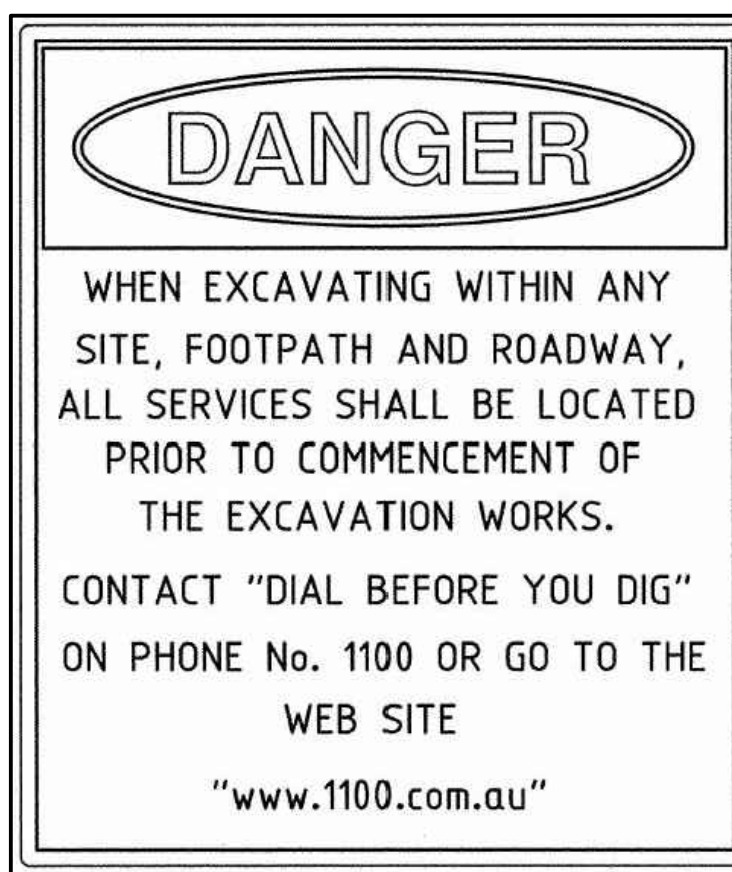


LEGEND

- PROPOSED STORMWATER
- SURFACE FLOW ARROWS
- SUBSOIL DRAINAGE
- CLEANING EYE (OR INSPECTION EYE)
- PROPOSED STORAGE AREA
- FINISHED SURFACE LEVEL
- GRADED DRAIN
- FLOOR GRATE

STANDARD PUMP OUT DESIGN NOTES

- THE PUMP OUT SYSTEM SHALL BE DESIGN TO BE OPERATED IN THE FOLLOWING MANNER:
- 1 - THE PUMP SHALL BE PROGRAMMED TO WORK ALTERNATELY TO ALLOW BOTH PUMPS TO HAVE AN EQUAL OPERATION LOAD AND PUMP LIFE.
 - 2 - A FLOAT SHALL BE PROVIDED TO ENSURE OF 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 AT THE MINIMUM WATER LEVEL. THE SAME FLOAT SHALL BE SET TO TURN ONE OF THE PUMPS ON UPON THE WATER LEVEL IN THE TANK RISING TO APPROXIMATELY 300mm ABOVE THE MINIMUM WATER LEVEL. THE PUMP SHALL OPERATE UNTIL THE TANK IS DRAINED TO THE MINIMUM WATER LEVEL.
 - 3 - A SECOND FLOAT SHALL BE PROVIDE AT A HIGH LEVEL, WHICH IS APPROXIMATELY THE ROOF LEVEL OF THE BELOW GROUND TANK. THIS FLOAT SHALL START THE OTHER PUMP THAT IS NOT OPERATING AND ACTIVATE THE ALARM.
 - 4 - AN ALARM SYSTEM SHALL BE PROVIDE 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
 - 5 - A CONFINED SPACE DANGER SIGN SHALL BE PROVIDED AT ALL ACCESS POINT TO THE PUMP-OUT STORAGE TANK IN ACCORDANCE WITH THE UPPER PARRAMATA RIVER CATCHMENT TRUST OSD HANDBOOK.



BASEMENT PUMP OUT FAILURE WARNING SIGN

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

COLOURS:
"WARNING" = RED
BORDER AND OTHER LETTERING = BLACK

CONFINED SPACE DANGER SIGN

A) 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 TANK/S CONFINED SPACE.

B) MINIMUM DIMENSIONS OF THE SIGN - 300mm x 450mm (LARGE ENTRIES, SUCH AS DOORS) -250mm x 180mm (SMALL ENTRIES SUCH AS GRATES & MANHOLES)

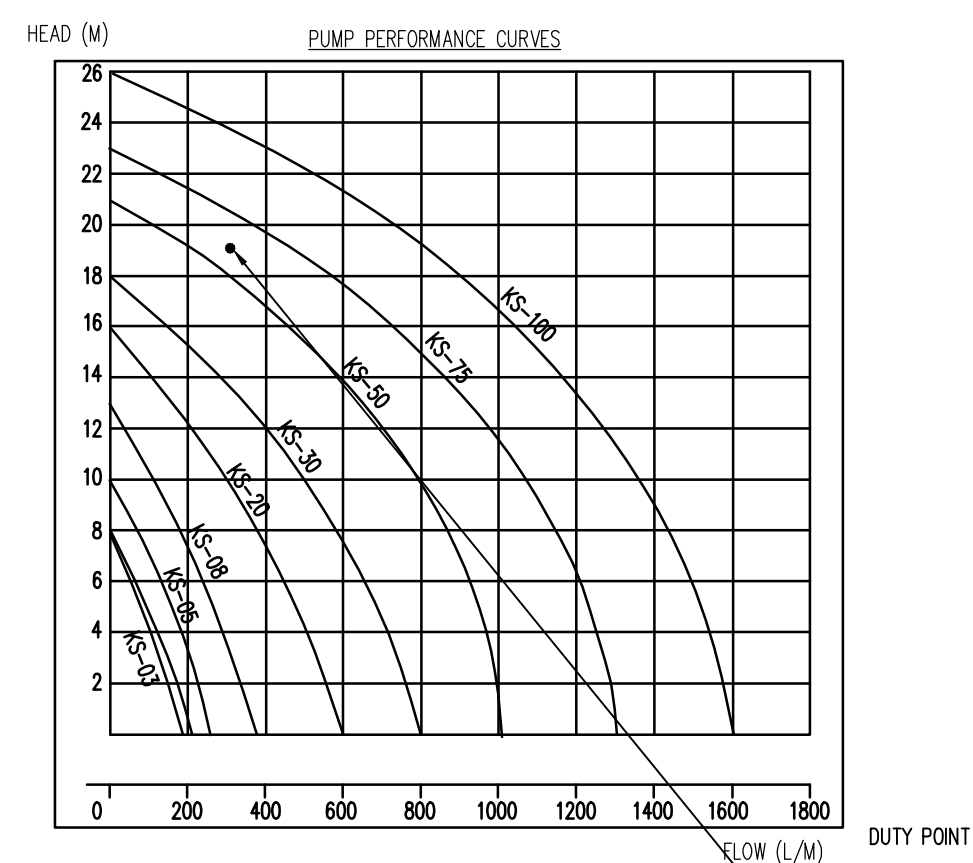
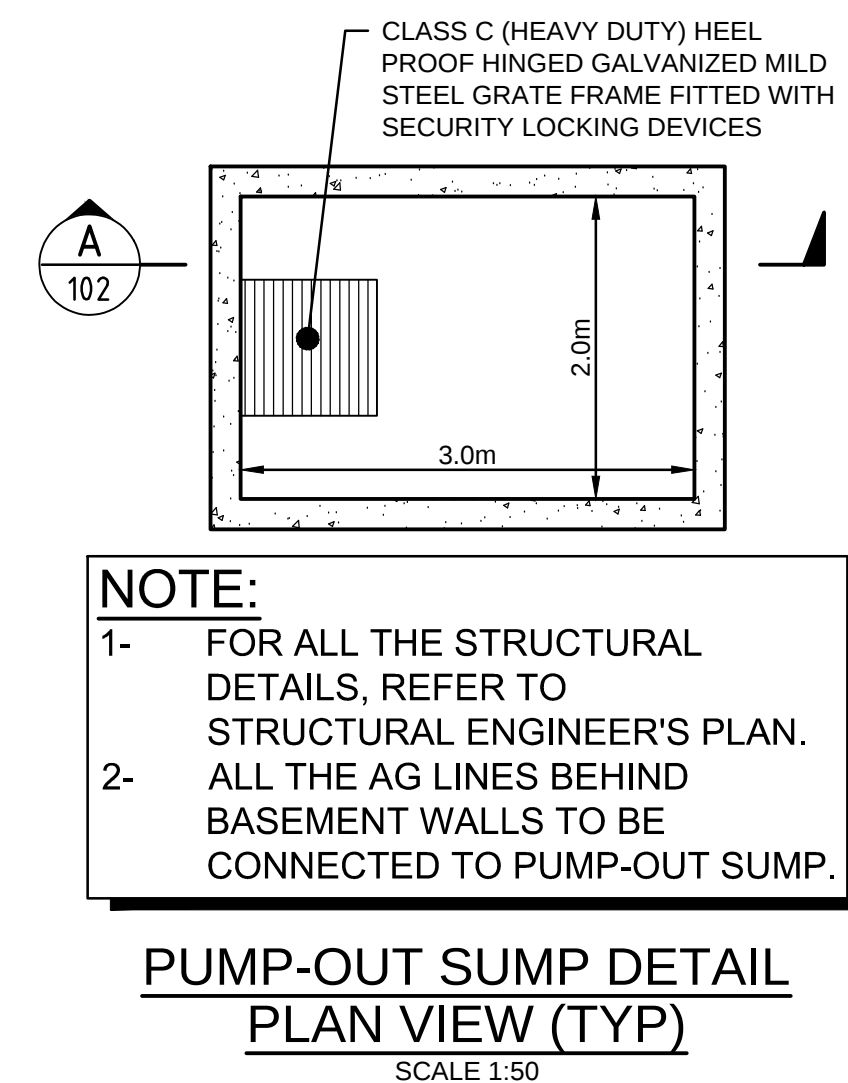
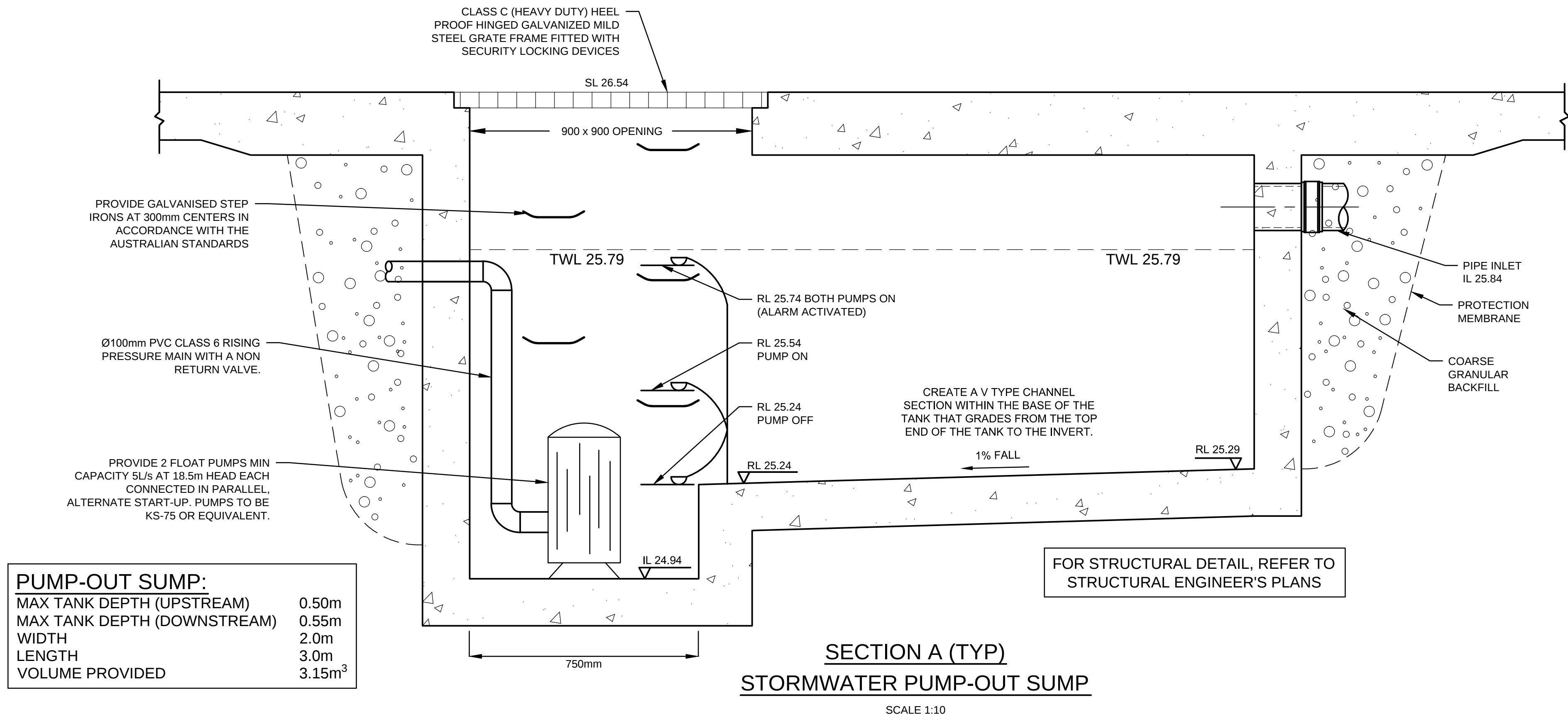
C) THE SIGN SHALL BE MANUFACTURED FROM COLOUR BONDED ALUMINUM OR POLYPROPYLENE

D) SIGN SHALL BE AFFIXED USING SCREWS AT EACH CORNER OF THE SIGN

COLOURS:
"DANGER" & BACKGROUND = WHITE
ELLIPTICAL AREA = RED
RECTANGLE CONTAINING ELLIPSE = BLACK
BORDER AND OTHER LETTERING = BLACK

NOT FOR CONSTRUCTION

					Certification By Dr. Anthony Hasham (NPER)	Architect	Council	Scale	 AUSTRALIAN CONSULTING ENGINEERS. PTY LTD - A.C.N. 084 059 941 LEVEL 4, 470 CHURCH ST, NORTH PARRAMATTA NSW 2150 PH: (02) 9763 1500 FX: (02) 9763 1515 EMAIL: info@aceeng.com.au	Project 73-75 NORTON STREET, ASHFIELD PROPOSED MIXED-USED DEVELOPMENT STORMWATER CONCEPT PLANS DEVELOPMENT APPLICATION	Drawing Title STORMWATER CONCEPT PLAN BASEMENT LEVEL 3 SHEET 1 OF 2						
B	COUNCIL COMMENTS	27/10/2020	AGN	JSF	Nordon-Jago Architects Level 4.111-117 Devonshire street, Surry Hills NSW 2010 PHONE : 02 9318 8400	Inner West City Council	 SCALE 1:200 @ A1										
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Issue	Description	Date	Design	Checked													
1:100m at full size				100m													
				200m													



SINCE THE ROOF OCCUPIES THE MAIN ENTRANCE TO THE BASEMENT AND THE OTHER PART OF THE DRIVEWAY SLOPES TO THE STREET, NO FLOWS ARE ASSUMED TO ENTER THE BASEMENT. IN THE UNLIKELY CASE OF EMERGENCY, A 3.0m³ PUMP OUT TANK IS PROVIDED.

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

PUMP WELL DETAILS

SUMP SIZE AND PUMP SIZE BASE ON 100 YEAR 90min STORM INTENSITY IS 73.6mm/hr, AREA DRAINING TOWARDS SUMP IS 0m2

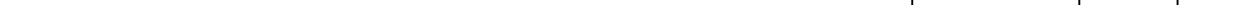
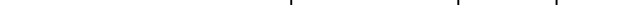
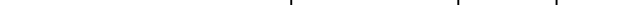
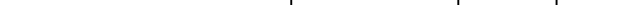
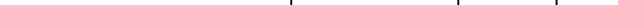
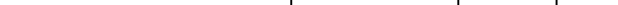
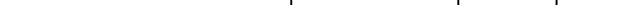
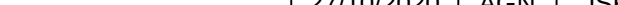
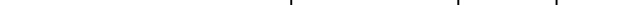
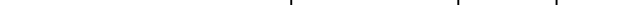
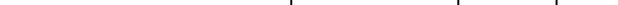
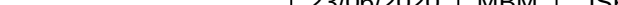
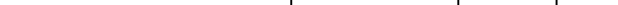
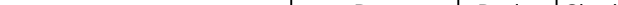
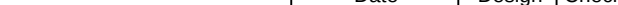
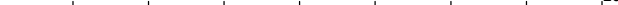
VOLUME REQUIRED IS $0 \times (1.5 \times 60 \times 60) = 0L$
STORAGE PROVIDED $3.0 \times 2.0 \times (0.55 - 0.025) = 3150L$
PUMP OUT RATE BASED ON 100YR 6 MIN. STORM = 243mm/hr

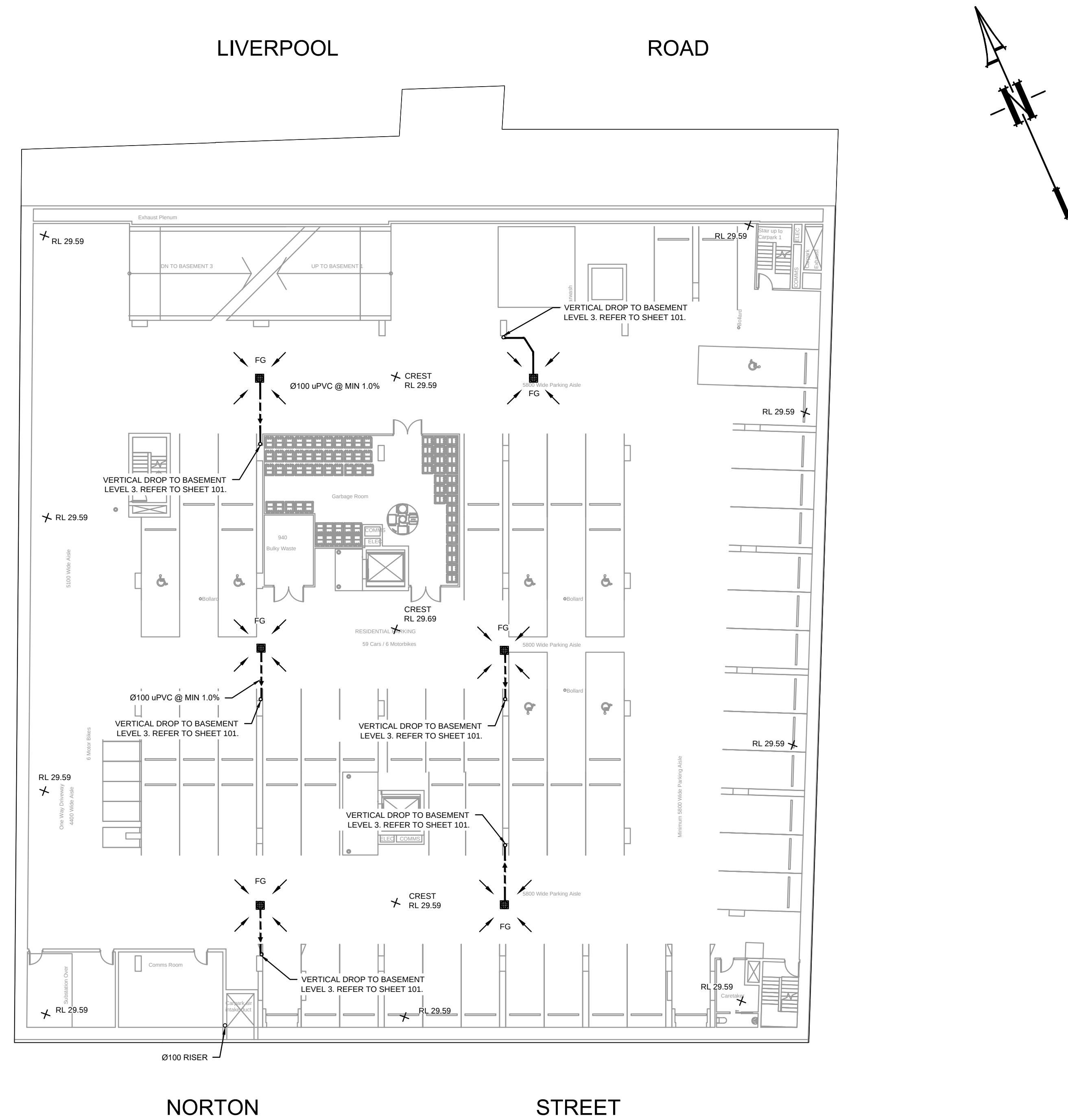
DUAL KS 20 PUMPS TO BE INSTALLED IN SUMP AND CONNECTED TO CONTROL PANEL (MIN RATE REQUIRED AS PER AS3500.3 IS 10 L/sec)
 $Q = CIA/3600 = 1 \times 243 \times 0/3600 = 0.0 L/sec$
DUAL KS-75 PUMP OR EQUIVALENT TO BE INSTALLED IN SUMP AND CONNECTED TO CONTROL PANEL WHICH WILL ALLOW FOR THE PUMP TO OPERATE SIMULTANEOUSLY ON HIGH LEVEL WITH ALARM AT 10 L/sec AT 18.5m HEAD

UNDERGROUND PUMP - OUT SUMP STAGED STORAGE CALCULATIONS (TYP)

DEPTH (mm)	AREA (m ²)	CUMULATIVE VOLUME (m ³)
0	6.00	0
100	6.00	0.450
200	6.00	1.050
300	6.00	1.650
400	6.00	2.250
500	6.00	2.450
550	6.00	3.150

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B	COUNCIL COMMENTS	27/10/2020	AGN	JSF	Nordon-Jago Architects Level 4.111-117 Devonshire street, Surry Hills NSW 2010 PHONE : 02 9318 8400	Inner West City Council	 SCALE 1:10 @ A1  SCALE 1:50 @ A1				
A	ISSUE FOR DEVELOPMENT APPLICATION	23/06/2020	MBM	JSF							
Issue	Description	Date	Design	Checked							
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											



BASEMENT LEVEL 2 PLAN
SCALE 1:200

NOT FOR CONSTRUCTION

B	COUNCIL COMMENTS	27/10/2020	AGN	JSF
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Issue	Description	Date	Design	Checked
1:200 at full size				

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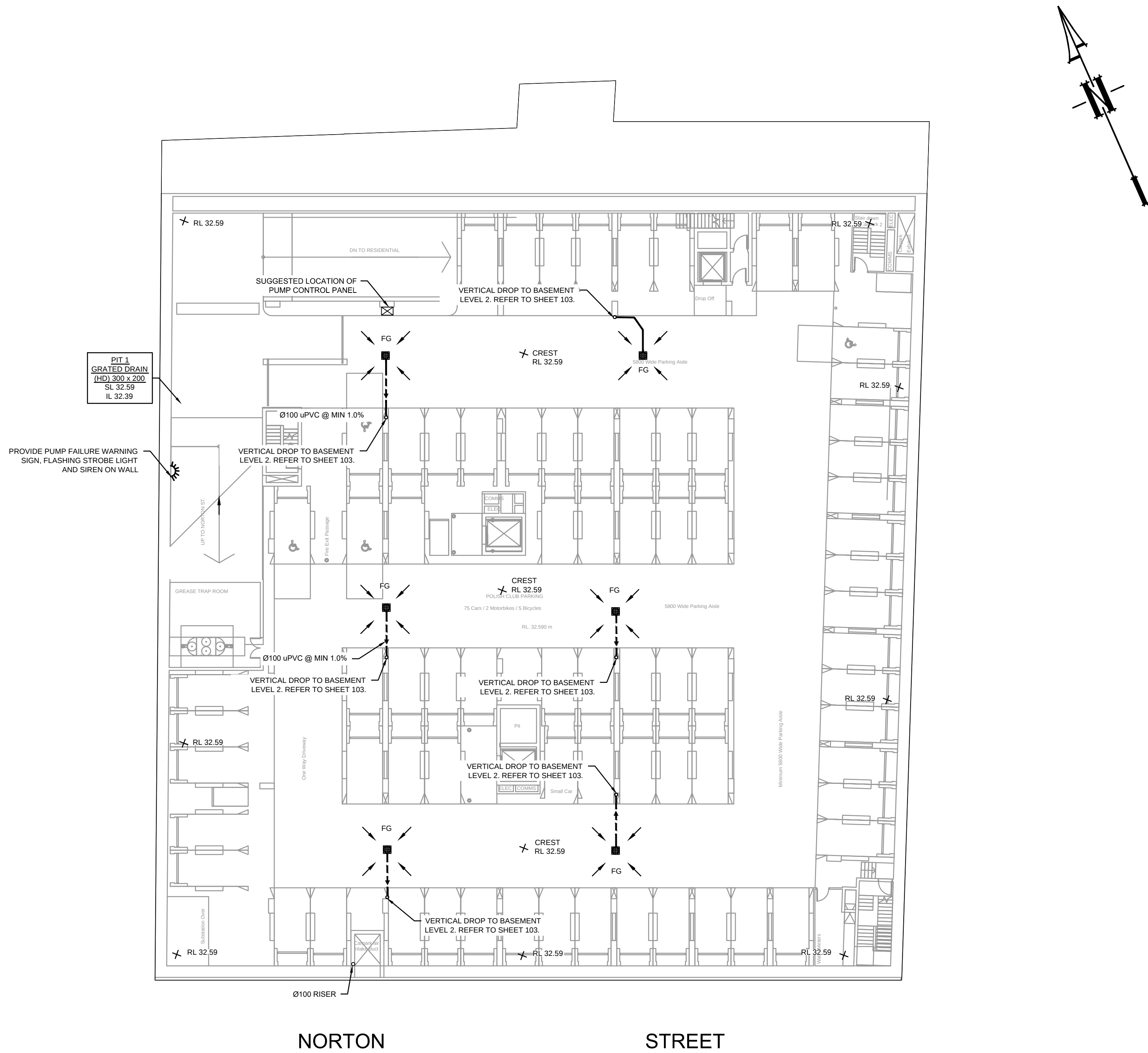
Council
Inner West City Council

Scale
0 4 8 12 m
SCALE 1:200 @ A1

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**73-75 NORTON STREET, ASHFIELD
PROPOSED MIXED-USED DEVELOPMENT
STORMWATER CONCEPT PLANS
DEVELOPMENT APPLICATION**

Drawing Title STORMWATER CONCEPT PLAN BASEMENT LEVEL 2				
Scale 1:200	A1	Project No. 200332	Dwg. No. 103	Issue B



BASEMENT LEVEL 1 PLAN
SCALE 1:200

NOT FOR CONSTRUCTION

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Issue	Description	Date	Design	Checked
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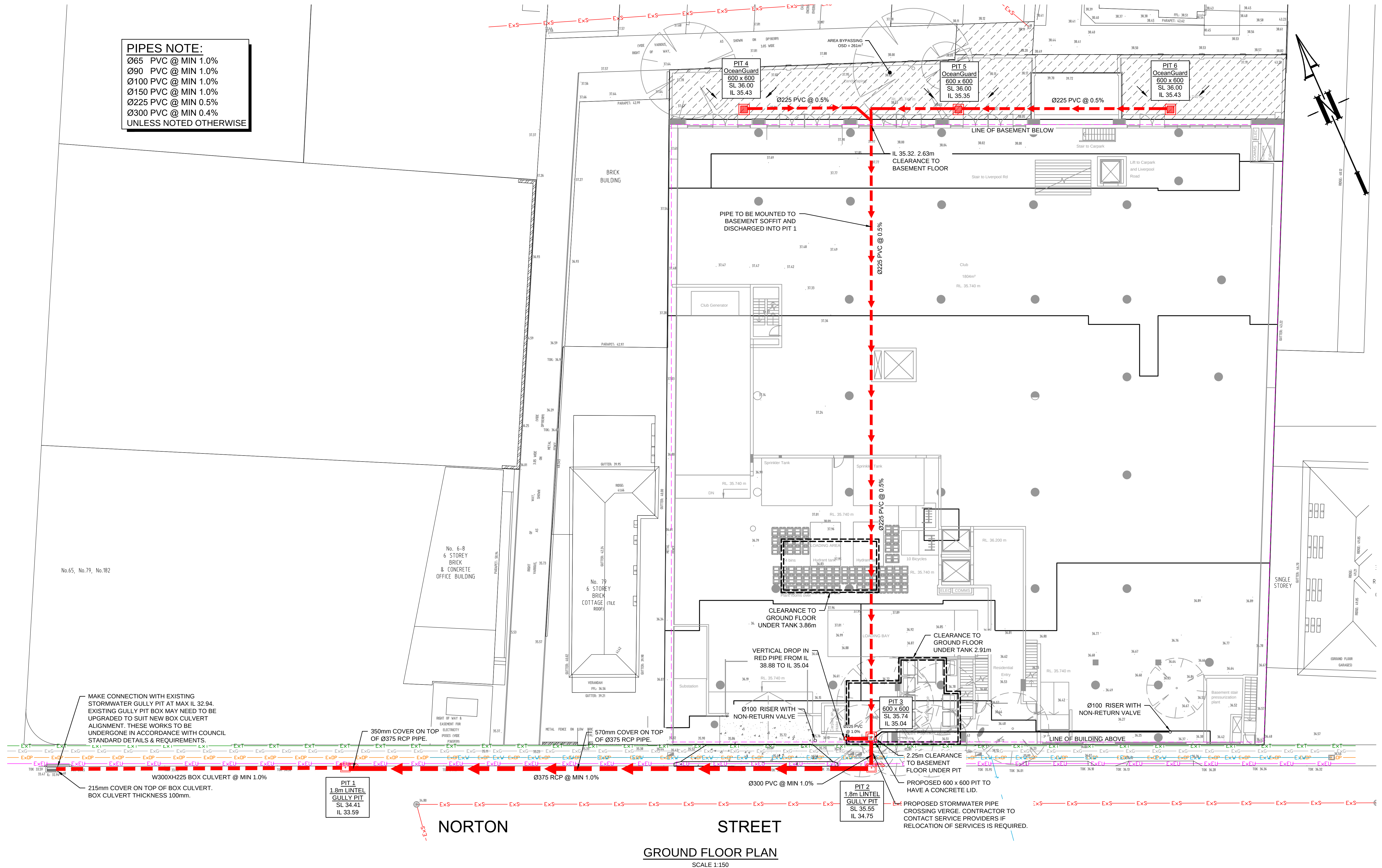
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Project
**73-75 NORTON STREET, ASHFIELD
PROPOSED MIXED-USED DEVELOPMENT
STORMWATER CONCEPT PLANS
DEVELOPMENT APPLICATION**

Drawing Title STORMWATER CONCEPT PLAN BASEMENT LEVEL 1				
Scale 1:200	A1	Project No. 200332	Dwg. No. 104	Issue B

PIPES NOTE:
Ø65 PVC @ MIN 1.0%
Ø90 PVC @ MIN 1.0%
Ø100 PVC @ MIN 1.0%
Ø225 PVC @ MIN 0.5%
Ø300 PVC @ MIN 0.4%
UNLESS NOTED OTHERWISE



NOT FOR CONSTRUCTION

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0	1:20m at full size			1:10cm		2:10cm

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Scale
0 3 6 9 m
SCALE 1:150 @ A1

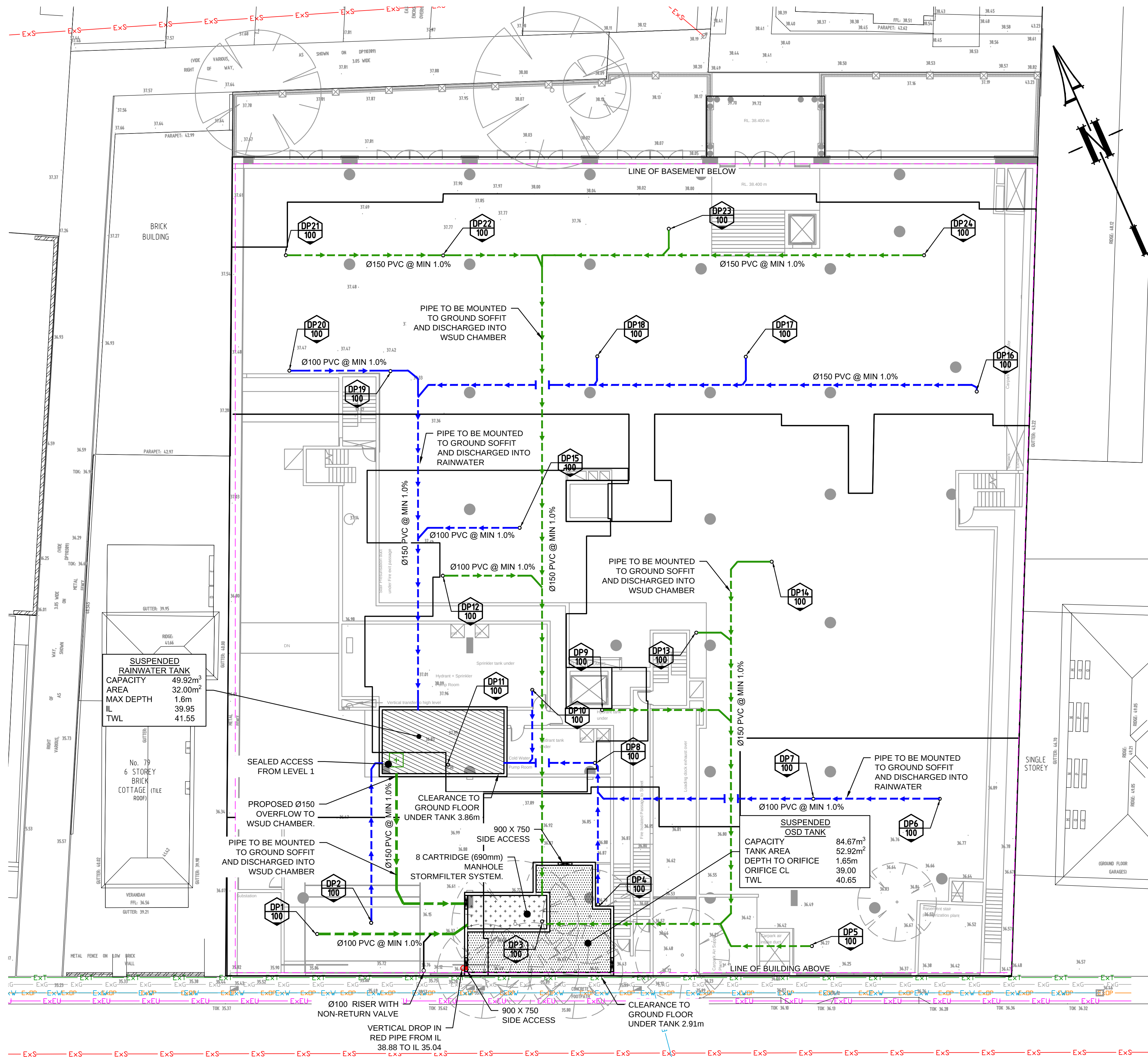
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**73-75 NORTON STREET, ASHFIELD
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STORMWATER CONCEPT PLANS
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Drawing Title
**STORMWATER CONCEPT PLAN
GROUND FLOOR LEVEL**
Scale 1:150 Project No. 200332 Dwg. No. 105 Issue B

GENERAL NOTES

- ALL LINES ARE TO BE Ø90 uPVC 1.0% GRADE UNLESS NOTED OTHERWISE. CHARGED LINES TO BE SEWERGRADE & SEALED.
- EXISTING SERVICES LOCATIONS SHOWN INDICATIVE ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE & LEVEL ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY EARTHWORKS.
- ALL PIPES TO HAVE MIN 150mm COVER IF LOCATED WITHIN PROPERTY.
- ALL PITS IN DRIVEWAYS TO BE 450x450 CONCRETE AND ALL PITS IN LANDSCAPED AREAS TO BE 450x450 PLASTIC.
- PITS LESS THAN 600mm DEEP MAY BE BRICK, PRECAST OR CONCRETE.
- ALL BALCONIES AND ROOFS TO BE DRAINED AND TO HAVE SAFETY OVERFLOWS IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS.
- ALL EXTERNAL SLABS TO BE WATERPROOFED.
- ALL GRATES TO HAVE CHILD PROOF LOCKS.
- ALL DRAINAGE WORKS TO AVOID TREE ROOTS.
- ALL DPs TO HAVE LEAF GUARDS.
- ALL EXISTING LEVELS TO BE CONFIRMED BY BUILDER PRIOR TO CONSTRUCTION.
- ALL WORK WITHIN COUNCIL RESERVE TO BE INSPECTED BY COUNCIL PRIOR TO CONSTRUCTION.
- COUNCIL'S ISSUED FOOTWAY DESIGN LEVELS TO BE INCORPORATED INTO THE FINISHED LEVELS ONCE ISSUED BY COUNCIL.
- ALL WORK SHALL BE IN ACCORDANCE WITH B.C.A. AND A.S.3500.3.
- REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR LANDSCAPING.
- CARE TO BE TAKEN AROUND EXISTING SEWER. STRUCTURAL ADVICE IS REQUIRED FOR SEWER PROTECTION AGAINST ADDITIONAL LOADING FROM NEW PITS, PIPES, RETAINING WALLS AND OSD BASIN WATER LEVELS.
- ALL WALLS FORMING THE DETENTION BASINS SHALL BE CONSTRUCTED WHOLLY WITHIN THE PROPERTY BOUNDARIES OF THE SITE BEING DEVELOPED.
- OSD WARNING SIGN AND SAFETY FENCING SHALL BE PROVIDED TO ABOVE GROUND OSD STORAGE AREA IN ACCORDANCE WITH COUNCIL REQUIREMENTS.
- ENSURE THAT NON FLOATABLE MULCH IS USED IN DETENTION BASINS, ie. USE DECORATIVE ROCK MULCH OR EQUIVALENT.
- ALL PIPES IN BALCONIES TO BE Ø65 uPVC CAST IN CONCRETE SLAB. CONTRACTOR TO PROVIDE A BREAK / OPEN VOID IN RAIL / BALLUSTRADE FOR STORMWATER EMERGENCY OVERFLOW. ALL ENCLOSED AREAS/PLANTER BOXES TO BE FITTED WITH FLOOR WASTES & DRAINED TO OSD DOWNPIPES TO BE CHECKED BY ARCHITECT & PLUMBER PRIOR TO CONSTRUCTION.
- THE OSD BASIN / TANK IS TO BE BUILT TO THE CORRECT LEVELS & SIZE AS PER THIS DESIGN. ANY VARIATIONS ARE TO BE DONE UNDER CONSULTATION FROM OUR OFFICE ONLY. ANY AMENDMENTS WITHOUT OUR APPROVAL WOULD RESULT IN ADDITIONAL FEES FOR REDESIGN AT OC STAGE OR IF A SOLUTION CANNOT BE FOUND, RECONSTRUCTION IS REQUIRED UNDER THE CONTRACTOR'S EXPENSES.



LEGEND

- PROPOSED STORMWATER BYPASSING OSD
- PROPOSED STORMWATER DRAINING TO OSD
- PROPOSED STORMWATER DRAINING TO RWT
- EXISTING OPTIC FIBER MAIN (FROM RECORDS)
- EXISTING WATER (FROM RECORDS)
- EXISTING POWER (FROM RECORDS)
- EXISTING GAS (FROM RECORDS)
- EXISTING TELSTRA (FROM RECORDS)
- GUTTER DOWNPIPE
- DOWNPIPE NUMBER AND SIZE
- SURFACE FLOW ARROWS
- DESIGN SURFACE LEVEL
- EXISTING SURFACE LEVEL
- PROPOSED OSD STORAGE
- PROPOSED RAINWATER STORAGE
- PROPOSED WSUD AREA

PIPES NOTE:

- Ø65 PVC @ MIN 1.0%
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NORTON

STREET

STAIR TRANSFER PLAN

SCALE 1:150

NOT FOR CONSTRUCTION

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Drawing Title	STORMWATER CONCEPT PLAN STAIR TRANSFER LEVEL			
Scale	A1	Project No.	Dwg. No.	Issue
1:150		200332	105.1	B



IT IS CONTRACTOR'S RESPONSIBILITY TO ENSURE MINIMUM 30 TO 40MM OF PONDING IS ACHIEVED OVER THE RAINWATER OUTLETS BY GRADING CATCHMENTS' SURFACES AT MINIMUM 0.5% FALL FOR PAVED SURFACES AND MINIMUM 1% FALL FOR OTHER SURFACES.



ALL ROOF DRAINAGE SYSTEM TO BE CONNECTED TO WSUD, & TO BE IN ACCORDANCE WITH BASIX REPORT & IS SUBJECT TO DETAILED DESIGN STAGE. ALL DOWNPIPES TO BE Ø100mm DIAMETER TO CATER FOR THE 1 in 100yr ARI & ALL GUTTERS TO BE CONSTRUCTED ACCORDINGLY.

Ø65 PVC @ MIN 1.0%
 Ø90 PVC @ MIN 1.0%
 Ø100 PVC @ MIN 1.0%
 Ø150 PVC @ MIN 1.0%
 Ø225 PVC @ MIN 0.5%
 Ø300 PVC @ MIN 0.4%
 UNLESS NOTED OTHERWISE

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Council

Inner West City Council

Scale

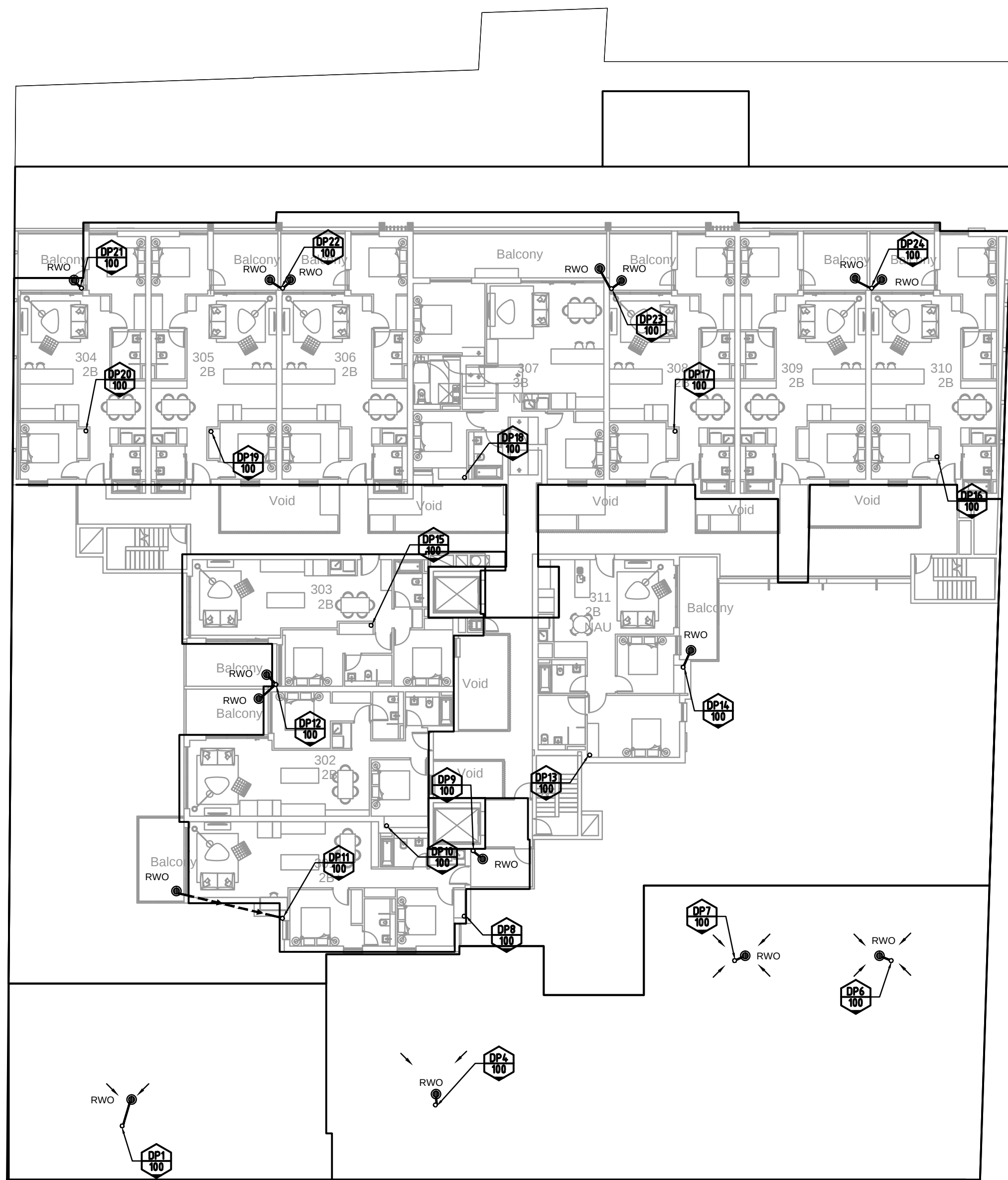


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SCALE 1:200 @ A1

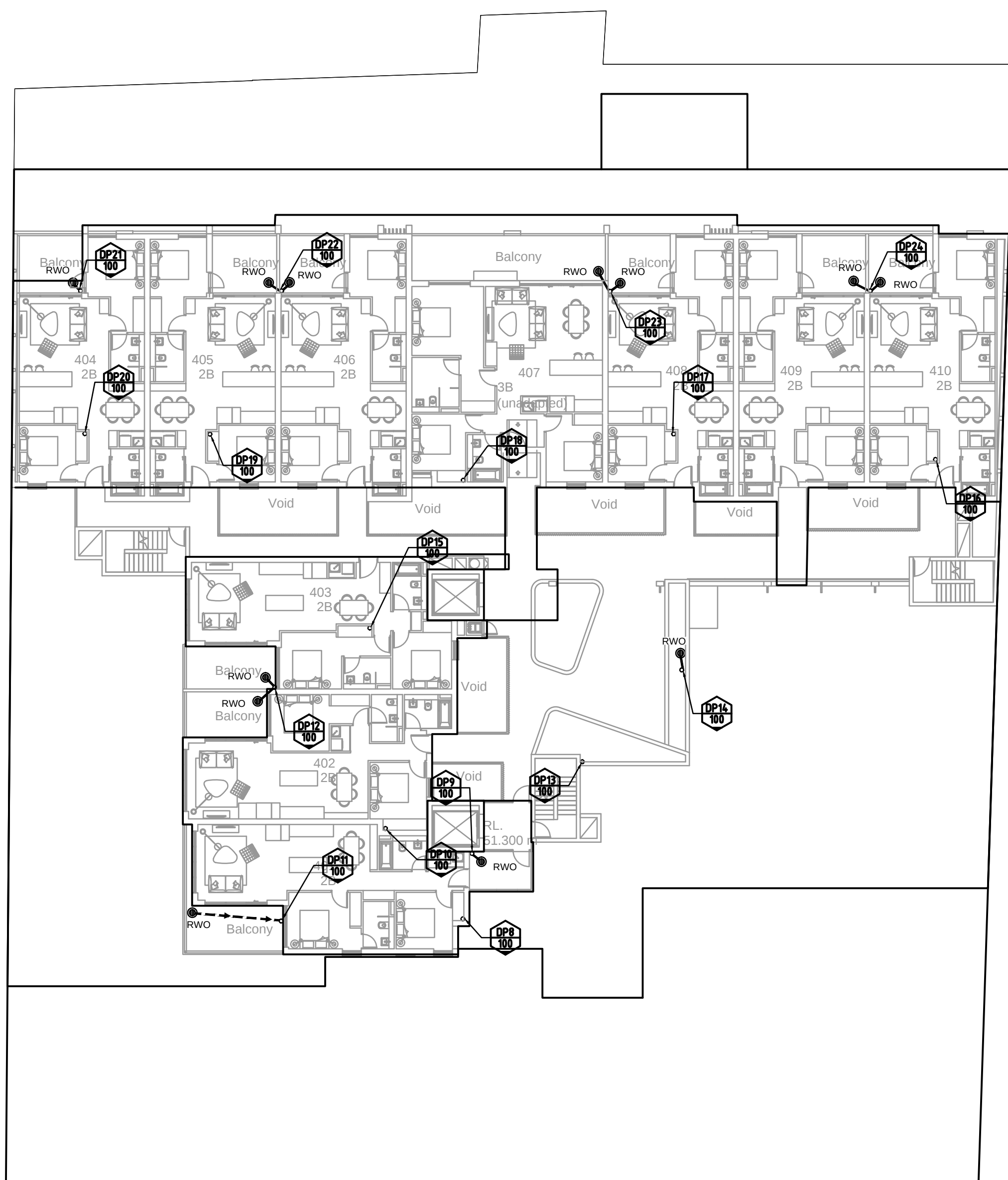
Project	73-75 NORTON STREET, ASHFIELD PROPOSED MIXED-USED DEVELOPMENT STORMWATER CONCEPT PLANS DEVELOPMENT APPLICATION
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Scale	A1	Project No.	Dwg. No.	Issue
1:200		200332	106	B



LEVEL 3 PLAN
SCALE 1:200

ROOF NOTE:
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LEVEL 4 PLAN
SCALE 1:200

ROOF NOTE:
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Ø300 PVC @ MIN 0.4%
UNLESS NOTED OTHERWISE

NOT FOR CONSTRUCTION

B	COUNCIL COMMENTS	27/10/2020	AGN	JSF
A	ISSUE FOR DEVELOPMENT APPLICATION	23/06/2020	MBM	JSF
Issue	Description	Date	Design	Checked
1:200 at full size				

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Council
Inner West City Council

Scale

SCALE 1:200 @ A1

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Project
**73-75 NORTON STREET, ASHFIELD
PROPOSED MIXED-USED DEVELOPMENT
STORMWATER CONCEPT PLANS
DEVELOPMENT APPLICATION**

Drawing Title
LEVEL 3 AND LEVEL 4 PLANS

Scale 1:200	A1	Project No. 200332	Dwg. No. 107	Issue B
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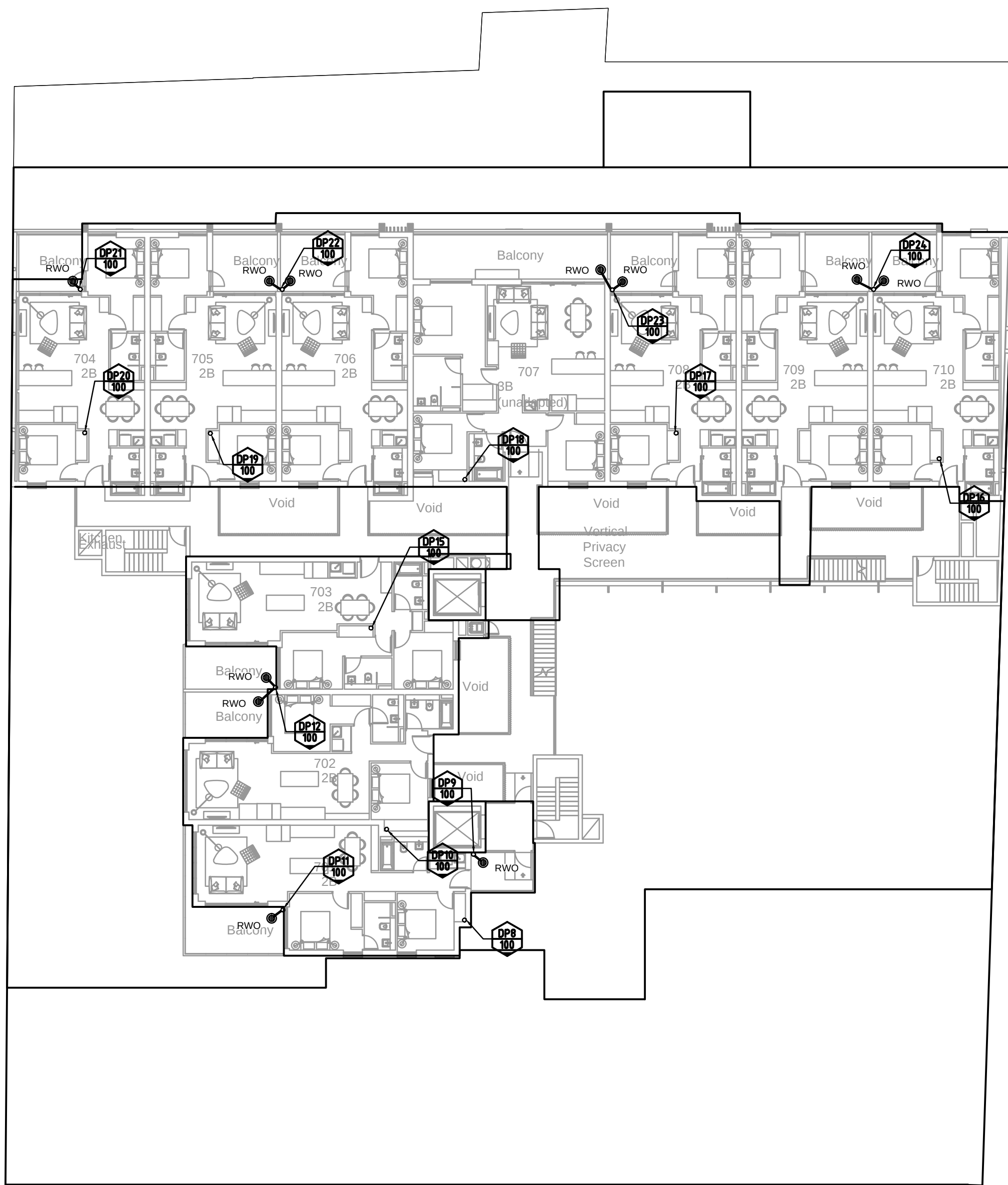


ROOF NOTE:
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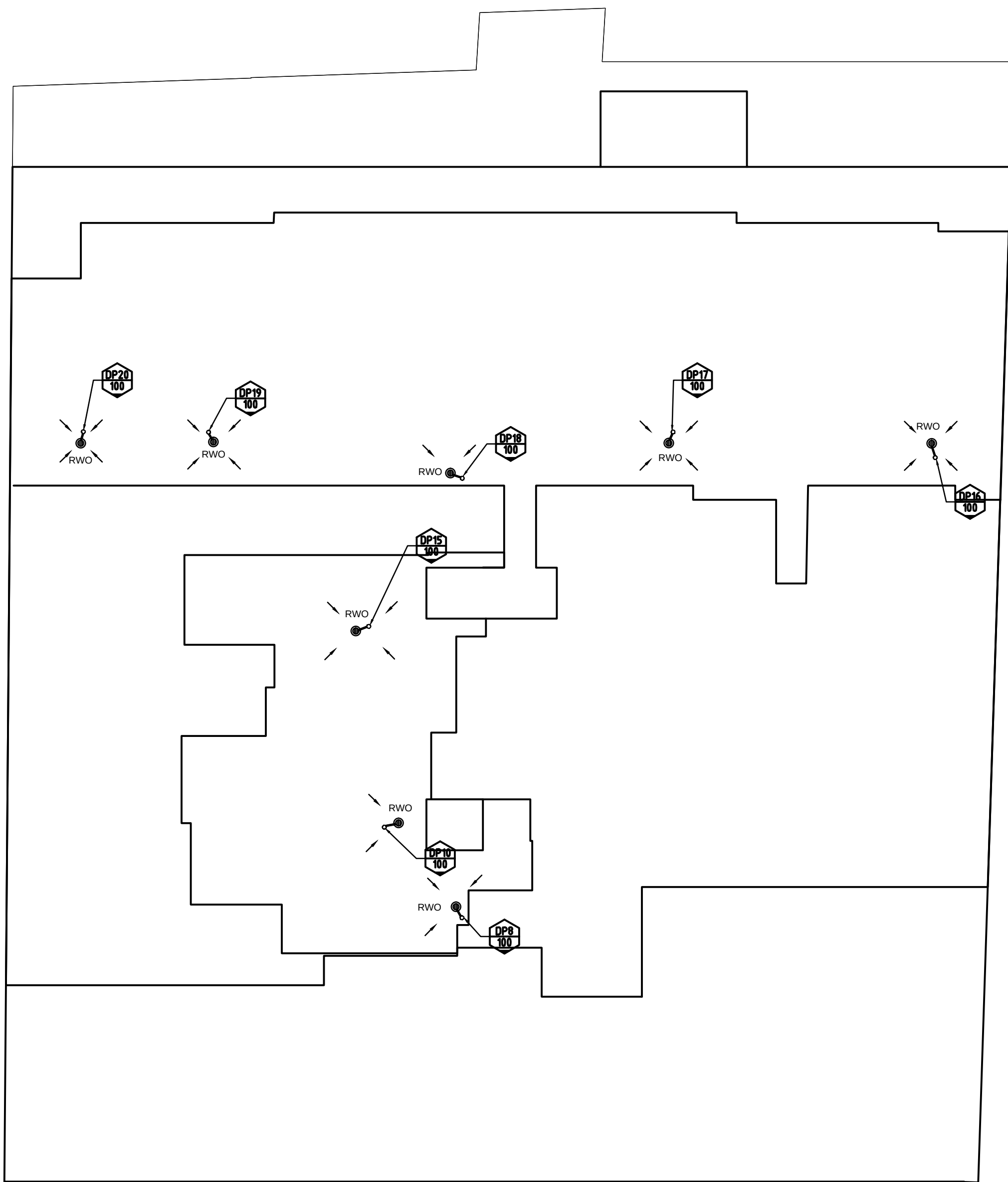
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					Certification by Dr. Anthony Hasham (NPER)		Architect		Council		Scale		 AUSTRALIAN CONSULTING ENGINEERS. PTY LTD - A.C.N. 084 059 941 LEVEL 4, 470 CHURCH ST. NORTH PARRAMATTA NSW 2150 PH: (02) 9765 1500 FX: (02) 9765 1515 EMAIL: info@aceng.com.au		Project		Drawing Title	
							Nordon-Jago Architects Level 4,111-117 Devonshire street, Surry Hills NSW 2010 PHONE : 02 9318 8400		Inner West City Council		 SCALE 1:200 @ A1				73-75 NORTON STREET, ASHFIELD PROPOSED MIXED-USED DEVELOPMENT STORMWATER CONCEPT PLANS DEVELOPMENT APPLICATION		LEVEL 5 AND LEVEL 6 PLANS	
B COUNCIL COMMENTS					27/10/2020		AGN JSF										Scale	
A ISSUE FOR DEVELOPMENT APPLICATION					23/06/2020		MBM JSF										A1	
Issue Description					Date		Design		Checked								Project No.	
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																	Dwg. No.	
																	108	
																	Issue	
																	B	



LEVEL 7 PLAN
SCALE 1:200

ROOF NOTE:
IT IS CONTRACTOR'S RESPONSIBILITY TO ENSURE MINIMUM 30 TO 40MM OF PONDING IS ACHIEVED OVER THE RAINWATER OUTLETS BY GRADING CATCHMENTS' SURFACES AT MINIMUM 0.5% FALL FOR PAVED SURFACES AND MINIMUM 1% FALL FOR OTHER SURFACES.



ROOF PLAN
SCALE 1:200

ROOF NOTE:
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Issue	Description	Date	Design	Checked	
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Scale

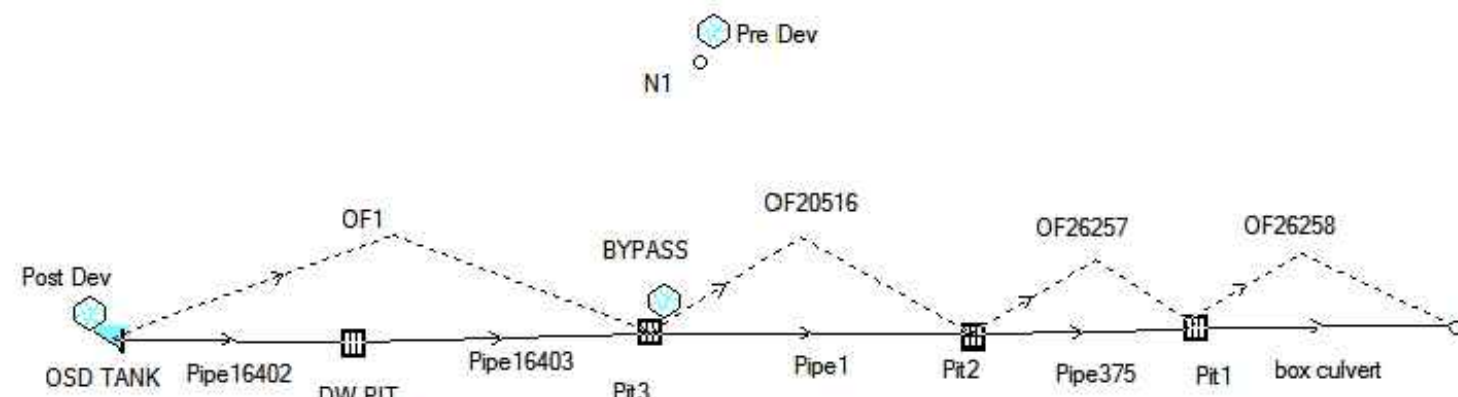
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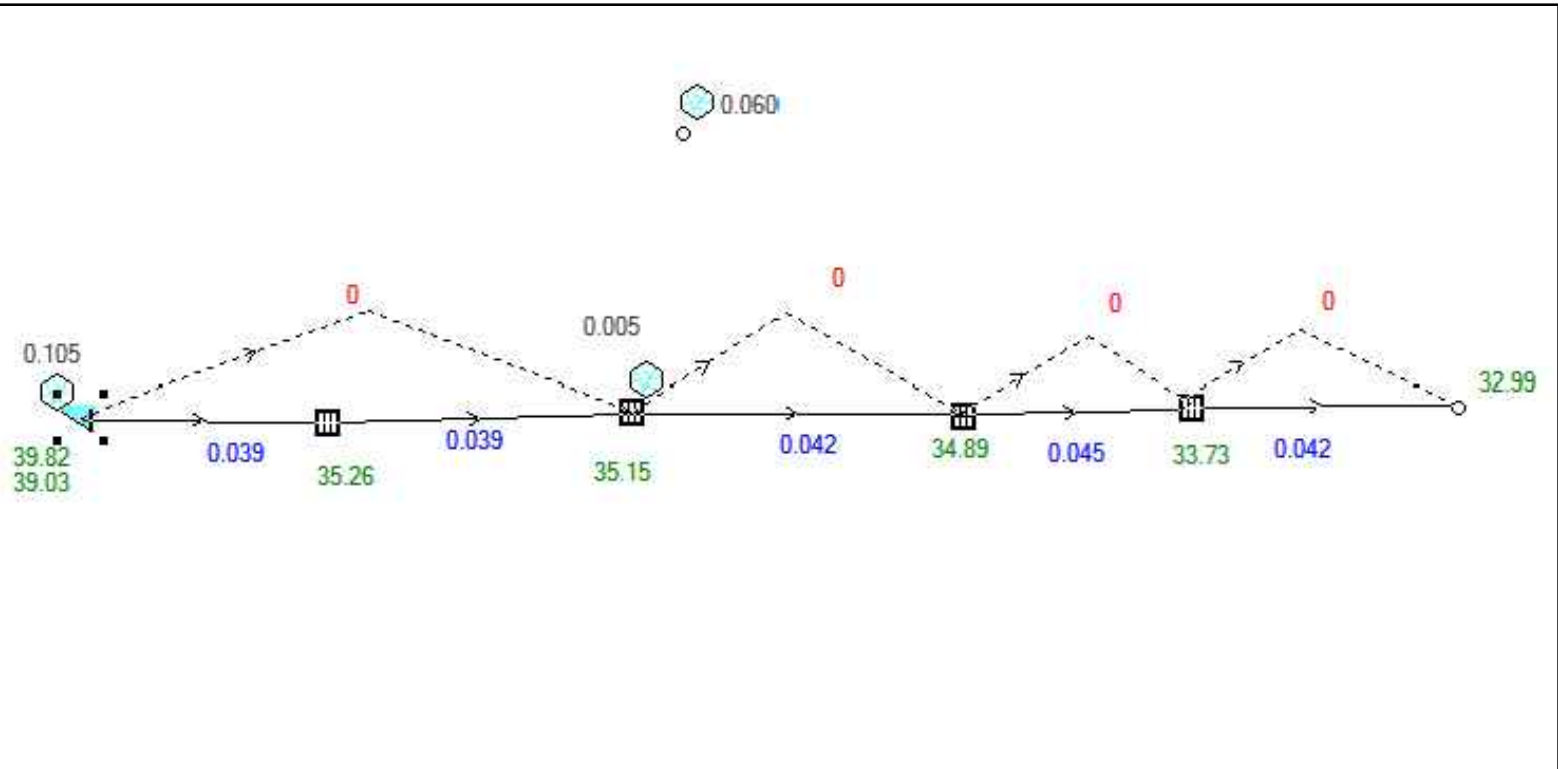
Project
**73-75 NORTON STREET, ASHFIELD
PROPOSED MIXED-USED DEVELOPMENT
STORMWATER CONCEPT PLANS
DEVELOPMENT APPLICATION**

Drawing Title	LEVEL 7 AND ROOF PLANS			
Scale	A1	Project No.	Dwg. No.	Issue
1:200		200332	109	B

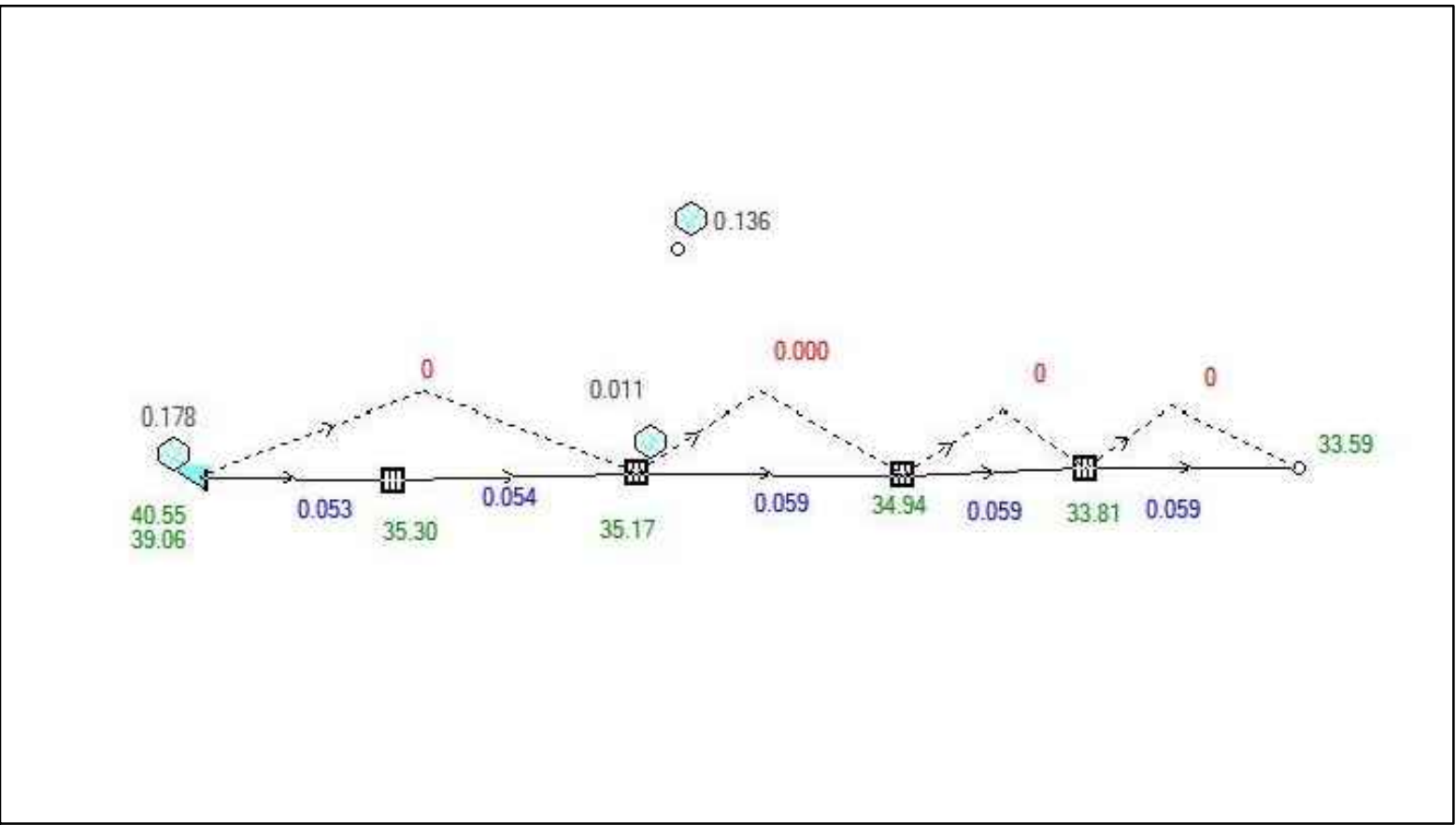
YEAR (event)	PRE DEVELOP FLOWS (l/s)	ORIFICE FLOWS (l/s)	OSD DISCHRG (l/s)	FLOWS BYPASSING OSD (l/s)	TOTAL SITE DISCHARGE (l/s)	WATER STORAGE LEVEL (m)
5	60 = PSD	39	39	5	42	39.82
100	136	54	54	11	59 < PSD	40.55



Drains without results
N.T.S.



Drains results 5yr
N.T.S.



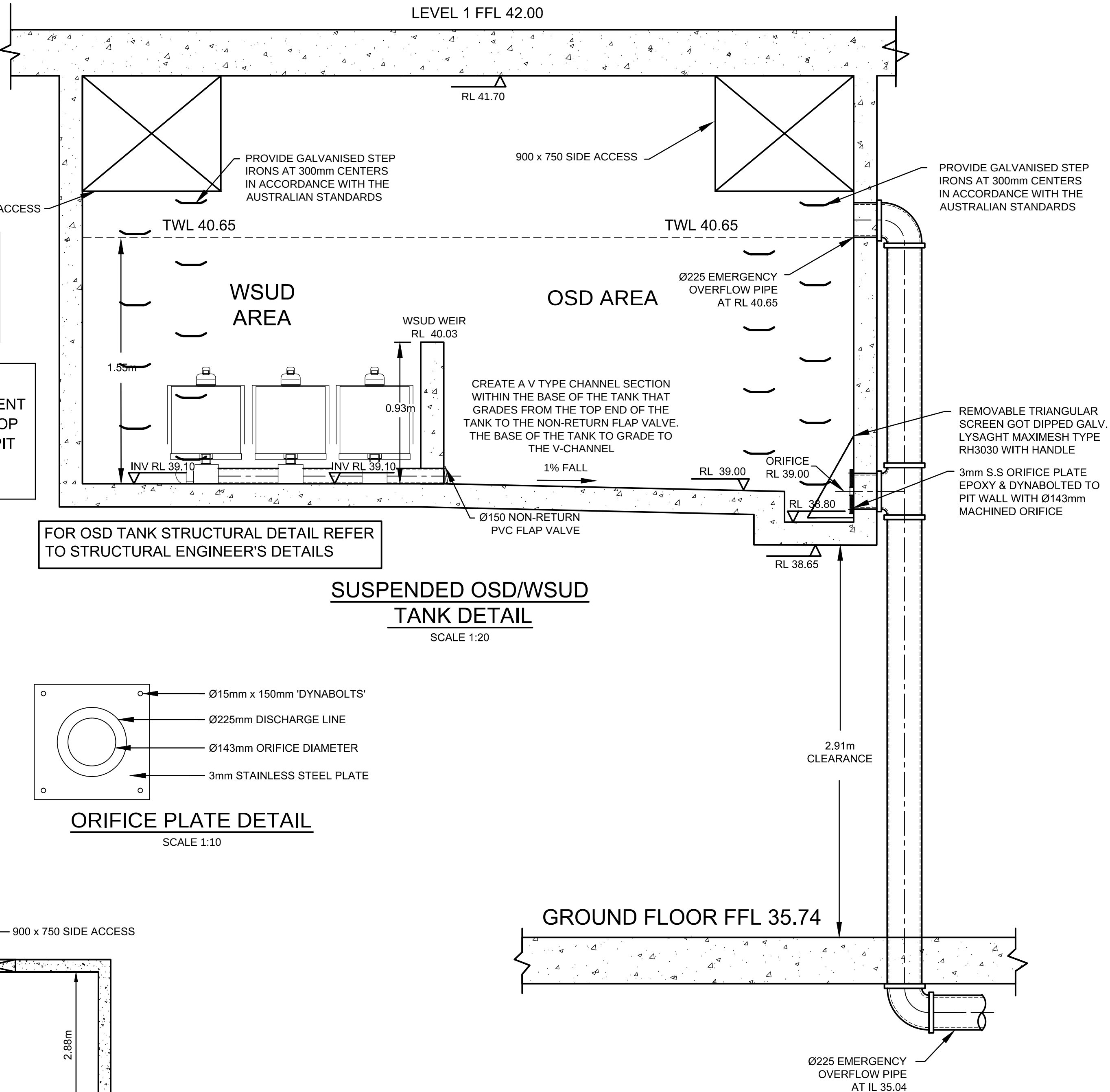
Drains results 100yr
N.T.S.

DETENTION TANK:
MAX TANK DEPTH 2.80m
MIN TANK DEPTH 2.70m
AREA 52.92m²
VOLUME PROVIDED 84.67m³

SUBMERGED ORIFICE:
THE 100yr ARI LEVEL IN THE ADJACENT ROAD IS ASSUMED TO BE AT THE TOP OF KERB AT THE EXISTING GULLY PIT AT RL 33.59 MAKING THIS ORIFICE NON-SUBMERGED.

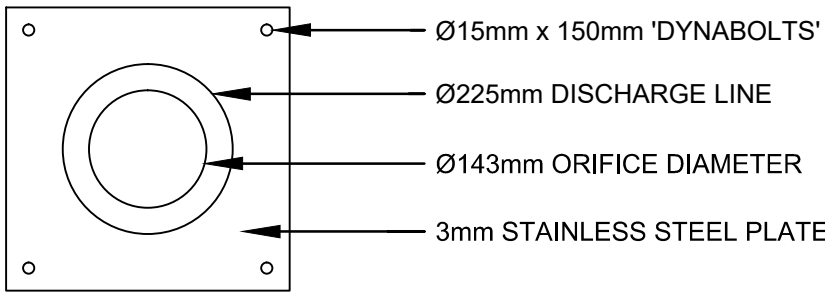
SUSPENDED OSD TANK STAGED STORAGE CALCULATIONS

DEPTH (mm)	AREA (m²)	CUMULATIVE VOLUME (m³)
0	52.92	0
100	52.92	2.646
200	52.92	7.938
400	52.92	18.522
600	52.92	29.106
800	52.92	39.690
1000	52.92	50.274
1500	52.92	76.734
1600	52.92	82.026
1650	52.92	84.672

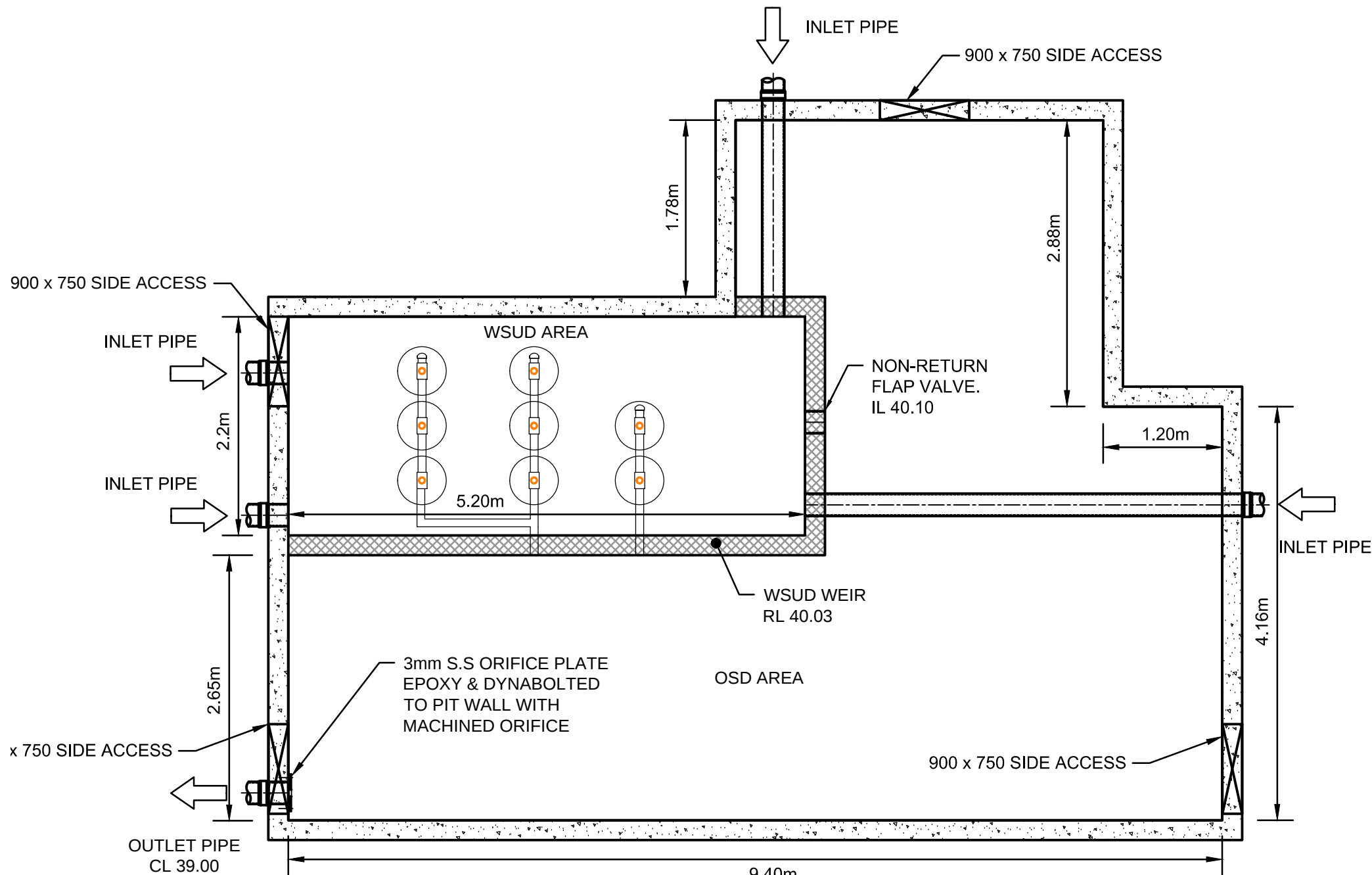


FOR OSD TANK STRUCTURAL DETAIL REFER TO STRUCTURAL ENGINEER'S DETAILS

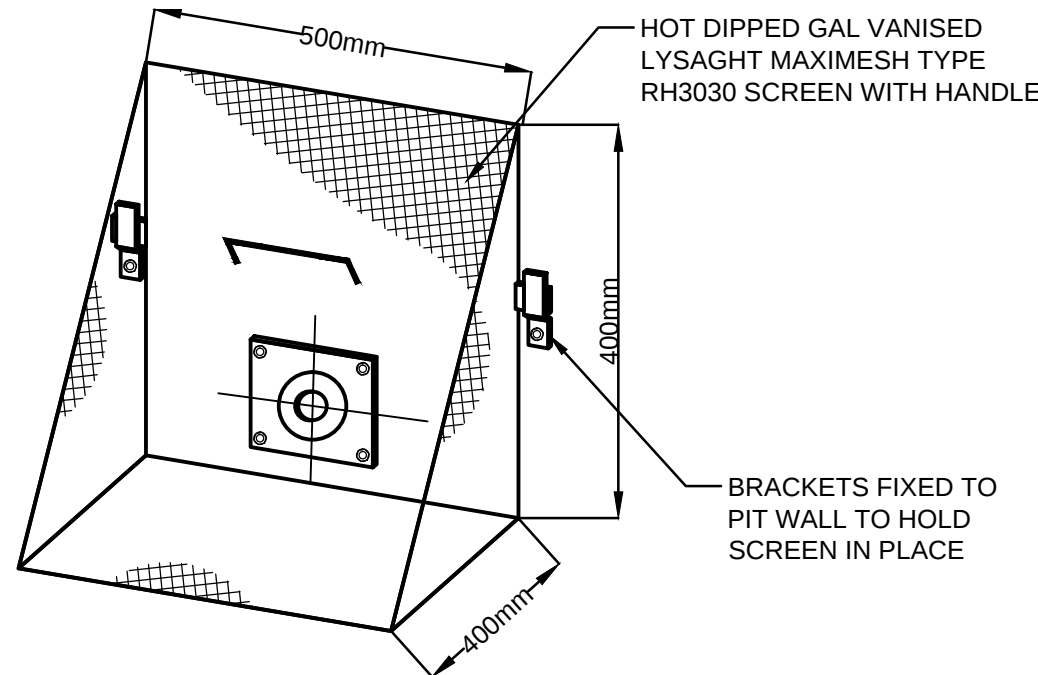
SUSPENDED OSD/WSUD TANK DETAIL
SCALE 1:20



ORIFICE PLATE DETAIL
SCALE 1:10



SUSPENDED OSD/WSUD TANK
SCALE 1:50



TRASH SCREEN DETAIL
N.T.S.

- NOTES:
- 1- BAFFLE WALL IS TO BE SET 400mm BELOW THE STORMFILTER WEIR AND 250mm UPSTREAM FROM THE WEIR TO RETAIN FLOATABLES INCLUDING OILS FOR THE 690mm CARTRIDGES.
 - 2- MOSQUITO PROOF SCREENS TO BE PROVIDED UNDER ALL GRATED ACCESSES INTO THE STORMFILTER TANK.
 - 3- ENERGY DISSIPATER TO BE PROVIDED ON ALL THE INLETS TO THE STORMFILTER CHAMBER.

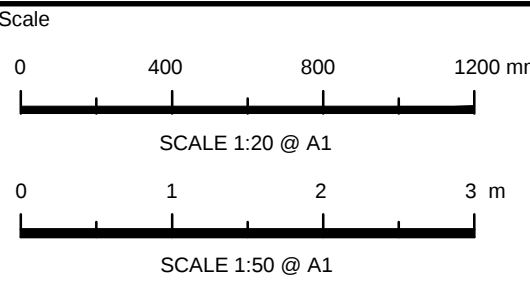
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Issue	Description	Date	Design	Checked

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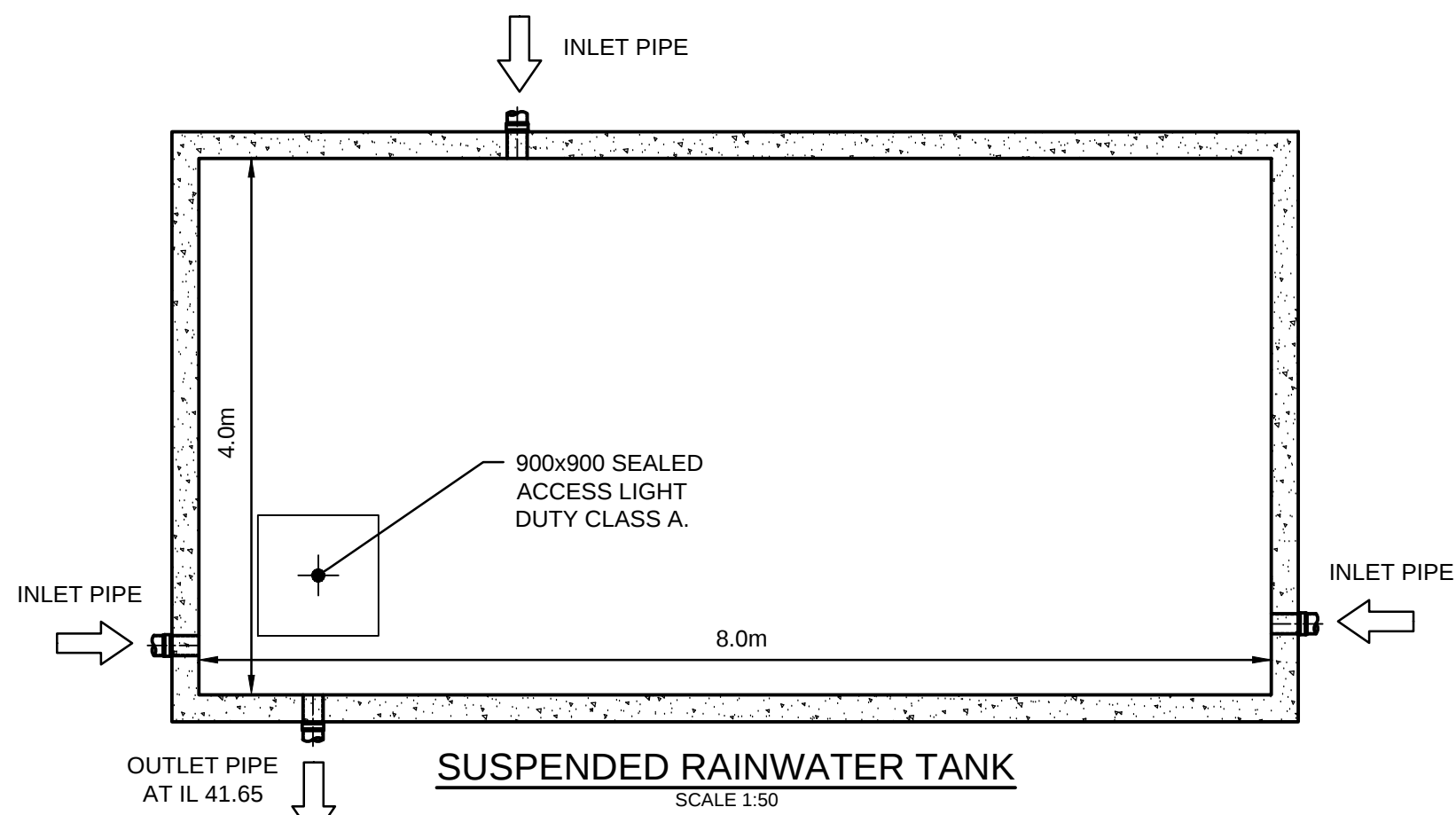
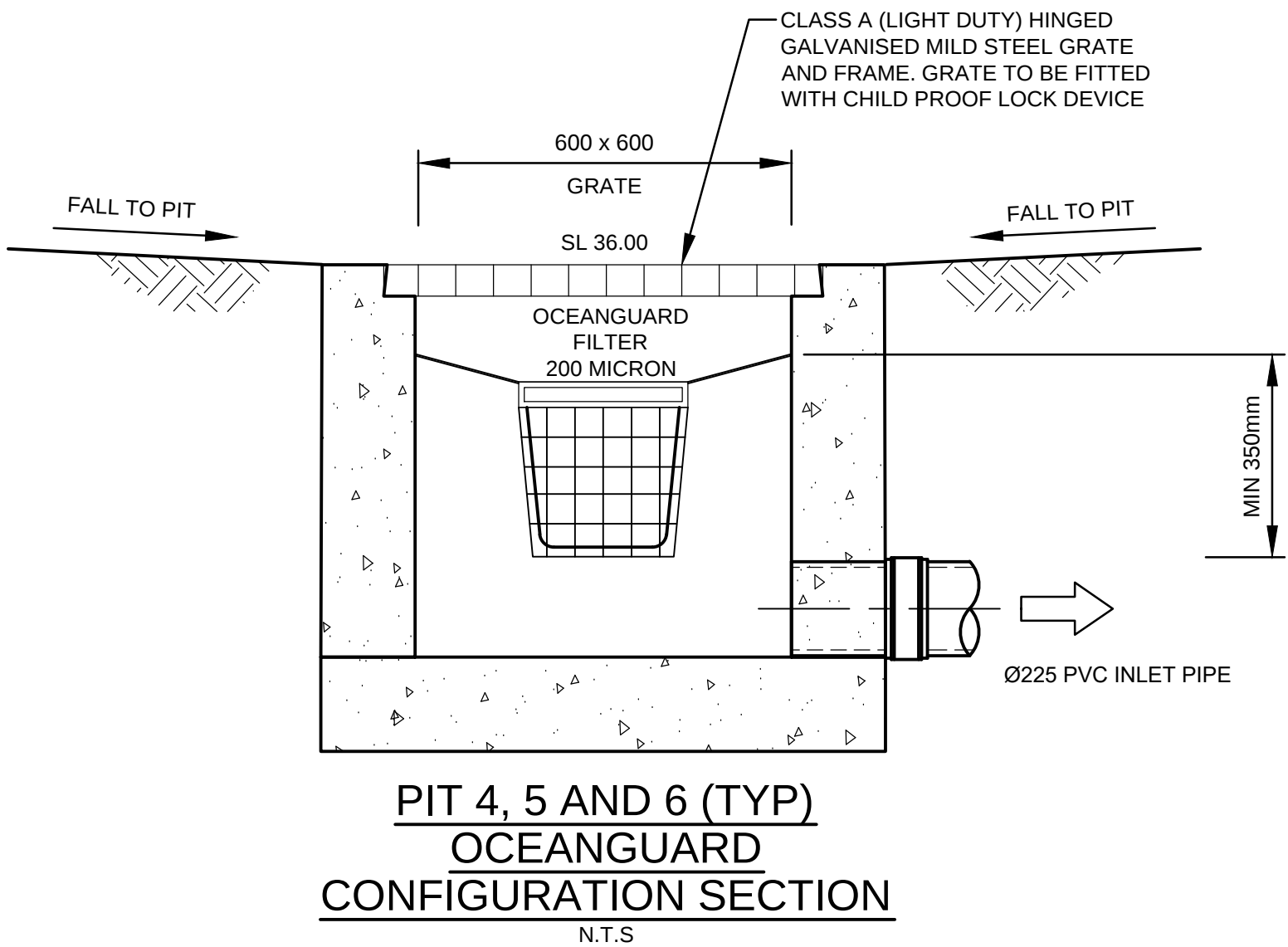
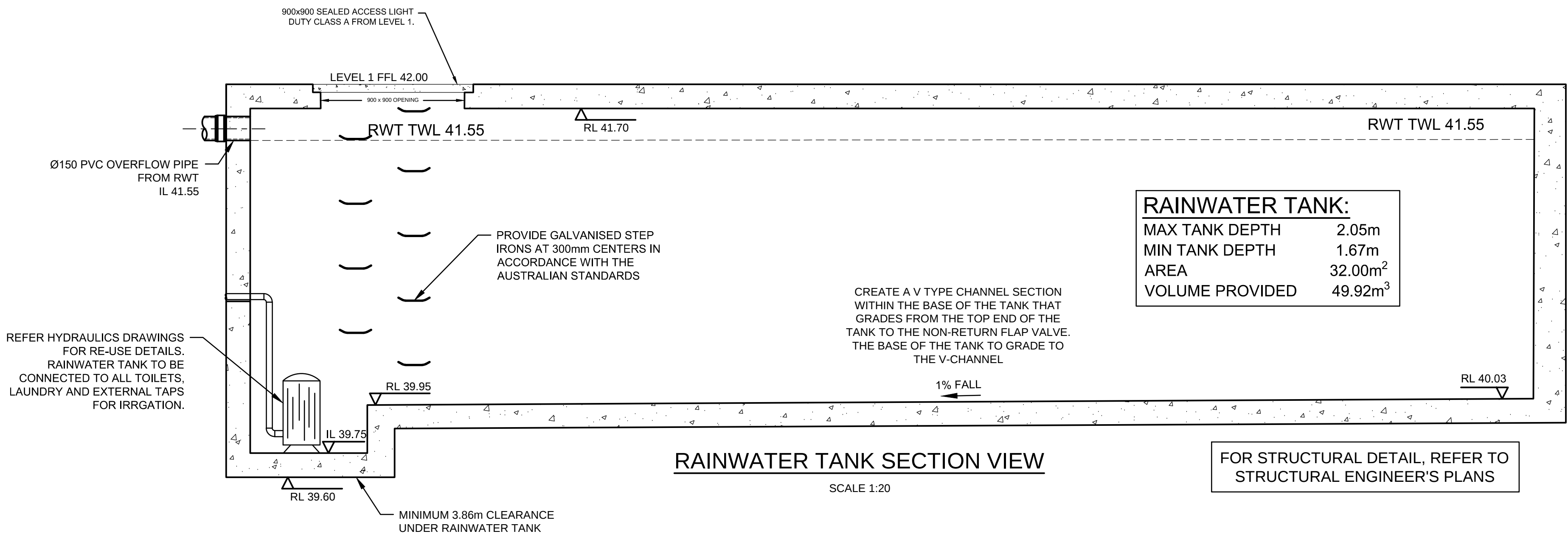
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Project
73-75 NORTON STREET, ASHFIELD
PROPOSED MIXED-USED DEVELOPMENT
STORMWATER CONCEPT PLANS
DEVELOPMENT APPLICATION

Drawing Title	OSD, RWT AND WSUD DETAILS AND CALCULATIONS SHEET 1 OF 2
Scale	A1 As Shown
Project No.	200332
Dwg. No.	110
Issue	B



SUSPENDED RAINWATER TANK STAGED STORAGE CALCULATIONS

DEPTH (mm)	AREA (m²)	CUMULATIVE VOLUME (m³)
0	32.00	0
100	32.00	1.920
200	32.00	5.120
400	32.00	11.520
600	32.00	17.920
800	32.00	24.320
1000	32.00	30.720
1500	32.00	46.720
1600	32.00	49.920

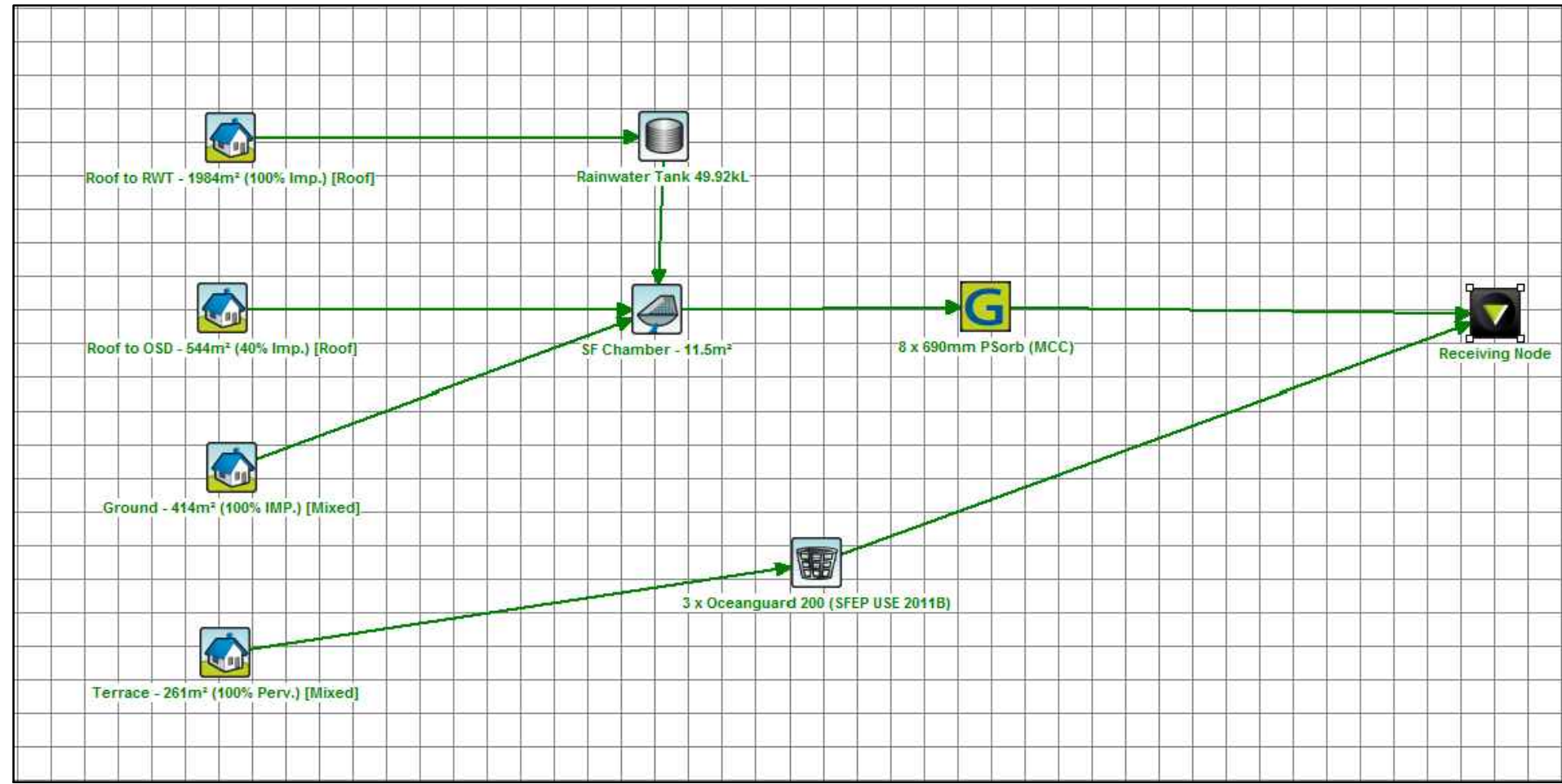
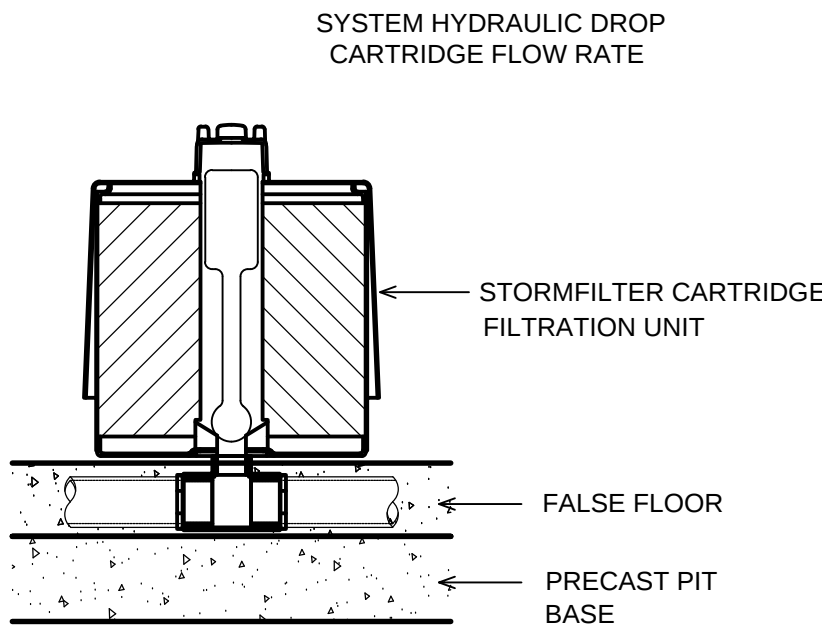
STORMFILTER DESIGN TABLE

- STORMFILTER TREATMENT CAPACITY VARIES BY NUMBER OF FILTER CARTRIDGES INSTALLED AND BY REGION SPECIFIC
- INTERNAL FLOW CONTROLS. CONVEYANCE CAPACITY IS RATED AT 80L/S.
- ALL PARTS PROVIDED AND INTERNAL ASSEMBLY BY STORMWATER360 AUSTRALIA UNLESS OTHERWISE NOTED.

CARTRIDGE HEIGHT	690	460	310	0.7
SYSTEM HYDRAULIC DROP (H - REQ'D. MIN.)	930	700	550	0.32
TREATMENT BY MEDIA SURFACE AREA L/S/m²	1.4	0.7	1.4	0.7
CARTRIDGE FLOW RATE (L/s)	1.42	0.71	0.95	0.47

GENERAL NOTES

1. INLET AND OUTLET PIPING SHALL BE SPECIFIED BY SITE CIVIL ENGINEER (SEE PLANS) AND PROVIDED BY CONTRACTOR. STORMFILTER IS PROVIDED WITH OPENINGS AT INLET AND OUTLET LOCATIONS.
2. IF THE PEAK FLOW RATE, AS DETERMINED BY THE SITE CIVIL ENGINEER, EXCEEDS THE PEAK HYDRAULIC CAPACITY OF THE PRODUCT, AN UPSTREAM BYPASS STRUCTURE IS REQUIRED. PLEASE CONTACT STORMWATER360 FOR OPTIONS.
3. THE FILTER CARTRIDGE(S) ARE SIPHON-ACTUATED AND SELF-CLEANING. THE STANDARD DETAIL DRAWING SHOWS THE MAXIMUM NUMBER OF CARTRIDGES. THE ACTUAL NUMBER SHALL BE SPECIFIED BY THE SITE CIVIL ENGINEER ON SITE PLANS OR IN DATA TABLE BELOW. PRECAST STRUCTURE TO BE CONSTRUCTED IN ACCORDANCE WITH AS3600.
4. FOR SHALLOW, LOW DROP OR SPECIAL DESIGN CONSTRAINTS, CONTACT STORMWATER360 FOR DESIGN OPTIONS.
5. ALL WATER QUALITY PRODUCTS REQUIRE PERIODIC MAINTENANCE AS OUTLINED IN THE O&M GUIDELINES. PROVIDE MINIMUM CLEARANCE FOR MAINTENANCE ACCESS.
6. STRUCTURE AND ACCESS COVERS DESIGNED TO MEET AUSTRROADS T44 LOAD RATING WITH 0-2m FILL MAXIMUM.
7. THE STRUCTURE THICKNESSES SHOWN ARE FOR REPRESENTATIONAL PURPOSES AND VARY REGIONALLY.
8. ANY BACKFILL DEPTH, SUB-BASE, AND OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY SITE CIVIL ENGINEER.
9. STORMFILTER BY STORMWATER360: SYDNEY (AU) PHONE: (02) 9525 5833, BRISBANE (AU) PHONE: (07) 3272 1872.



Treatment Train Effectiveness - Receiving Node			
	Sources	Residual Load	% Reduction
Flow (ML/yr)	2.07	2.07	0
Total Suspended Solids (kg/yr)	108	15.7	85.5
Total Phosphorus (kg/yr)	0.365	0.0793	78.3
Total Nitrogen (kg/yr)	4.47	2.01	55
Gross Pollutants (kg/yr)	54.8	0	100

WSUD MUSIC MODEL
N.T.S.

WSUD MUSIC RESULTS
N.T.S.

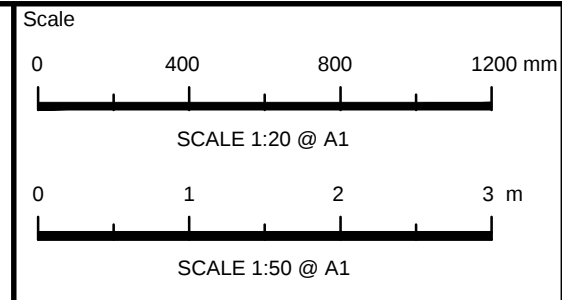
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Issue	Description	Date	Design	Checked
B	COUNCIL COMMENTS	27/10/2020	AGN	JSF
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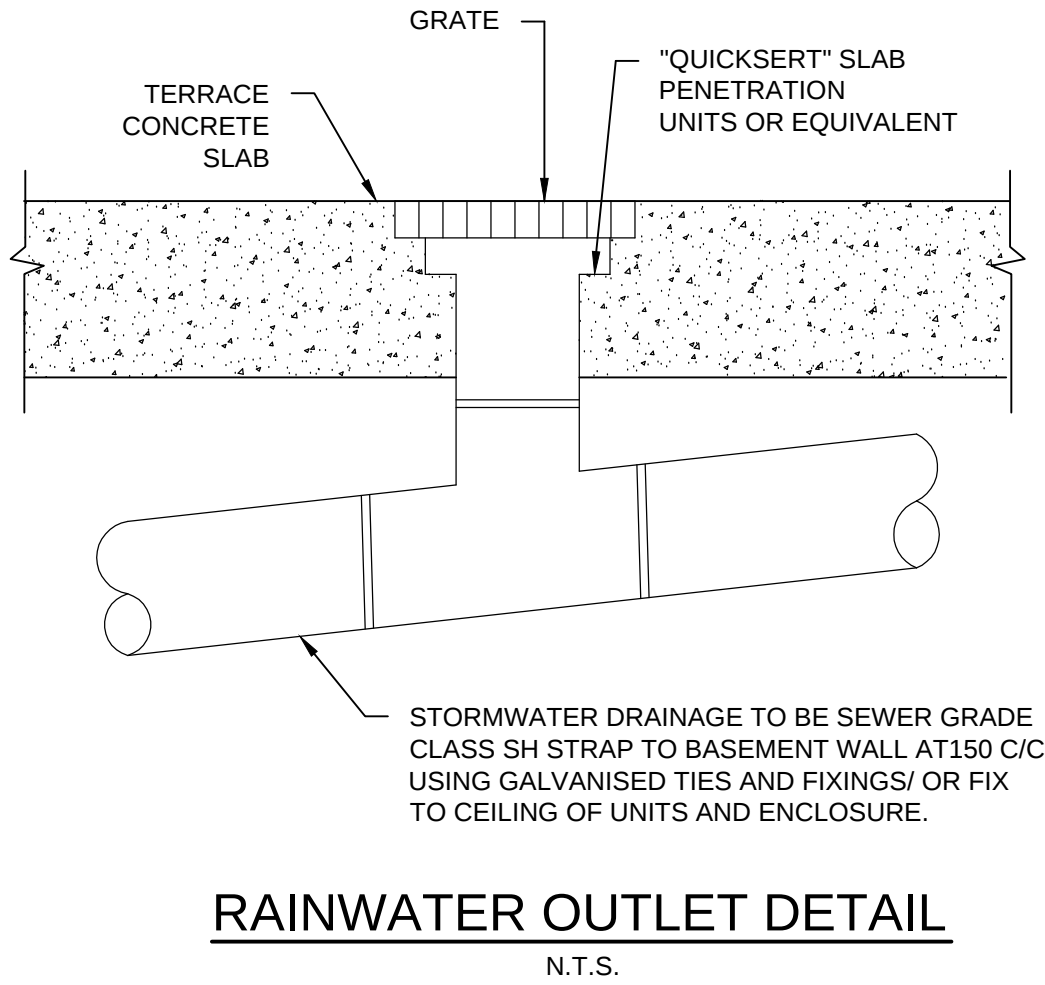
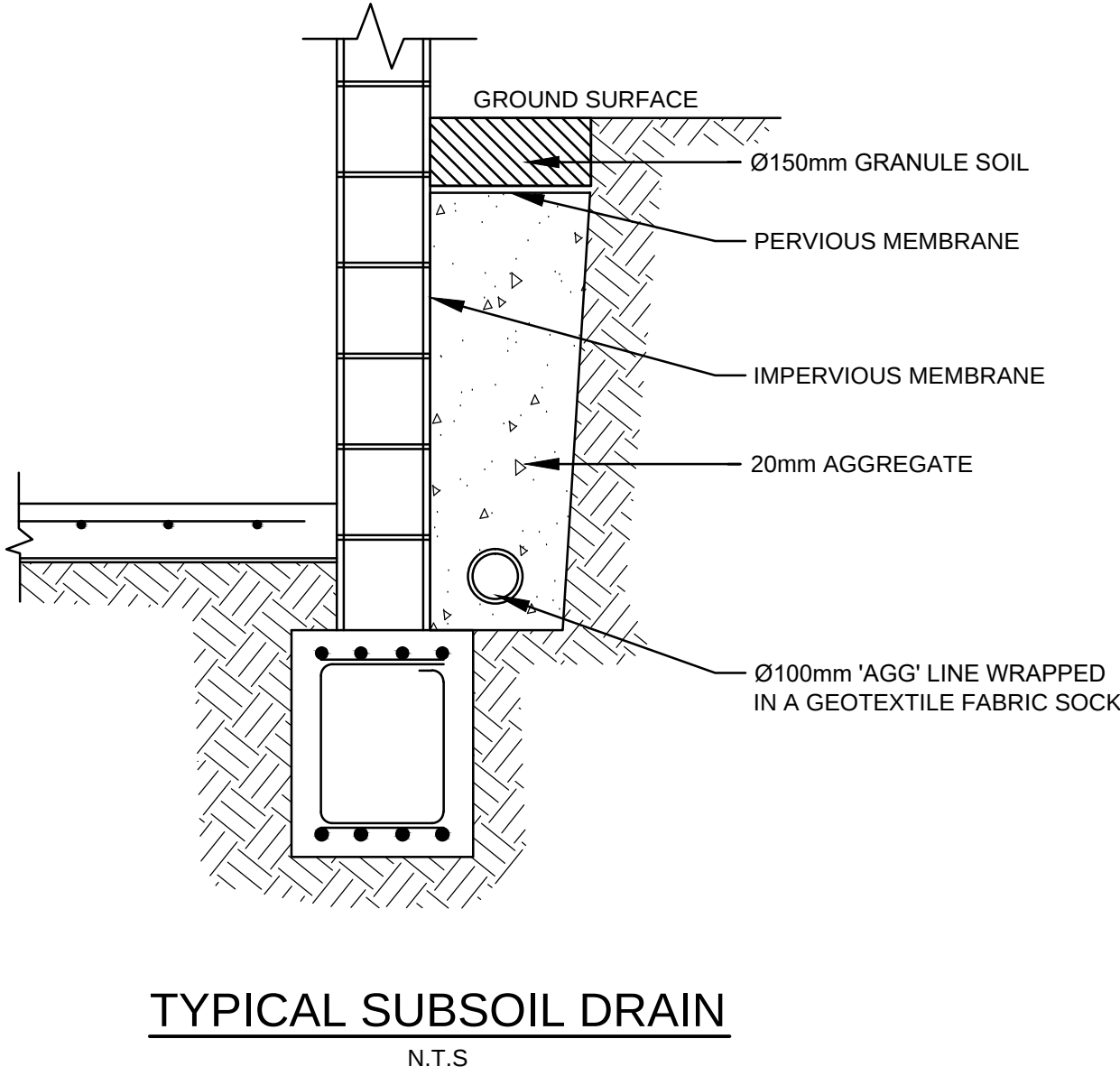
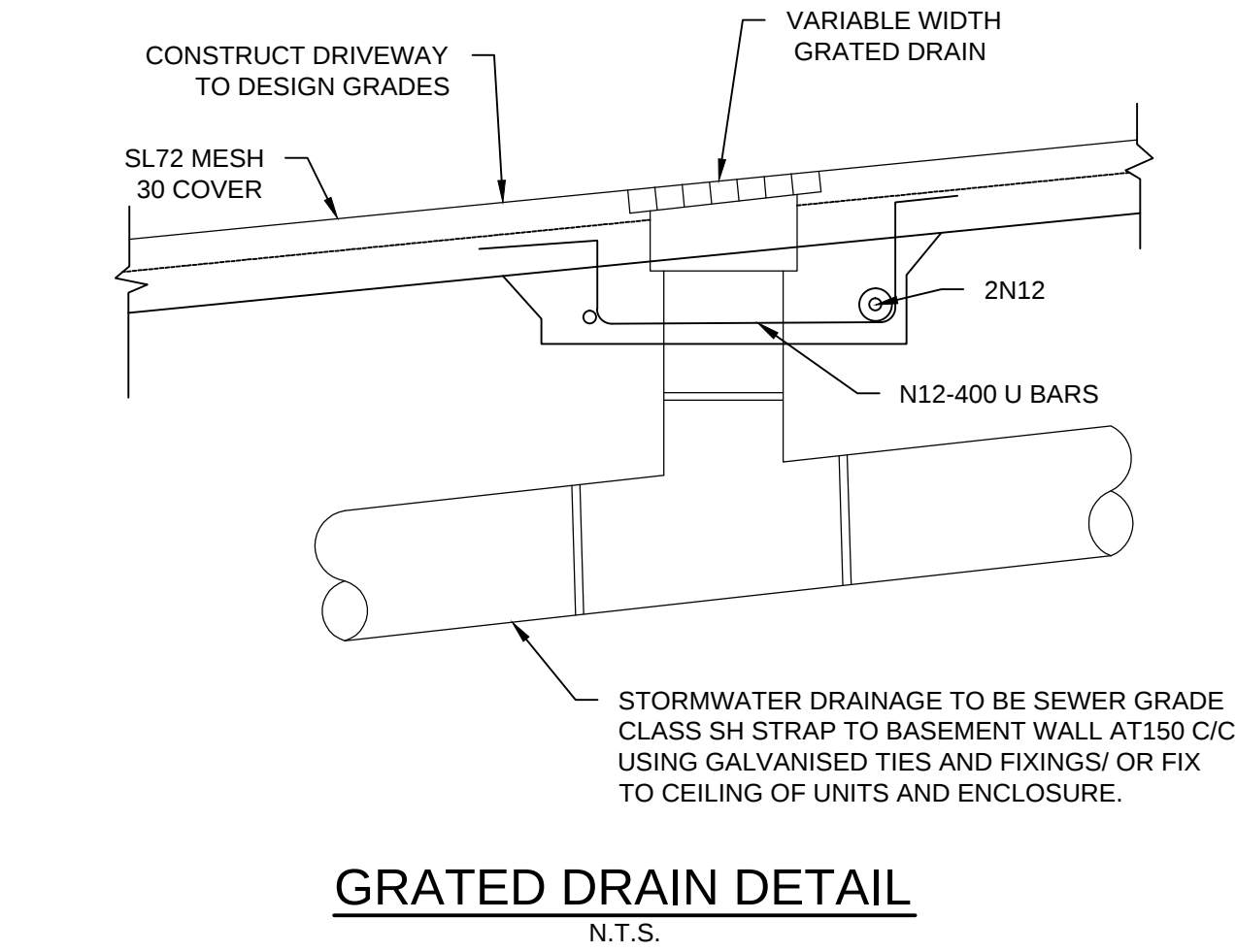
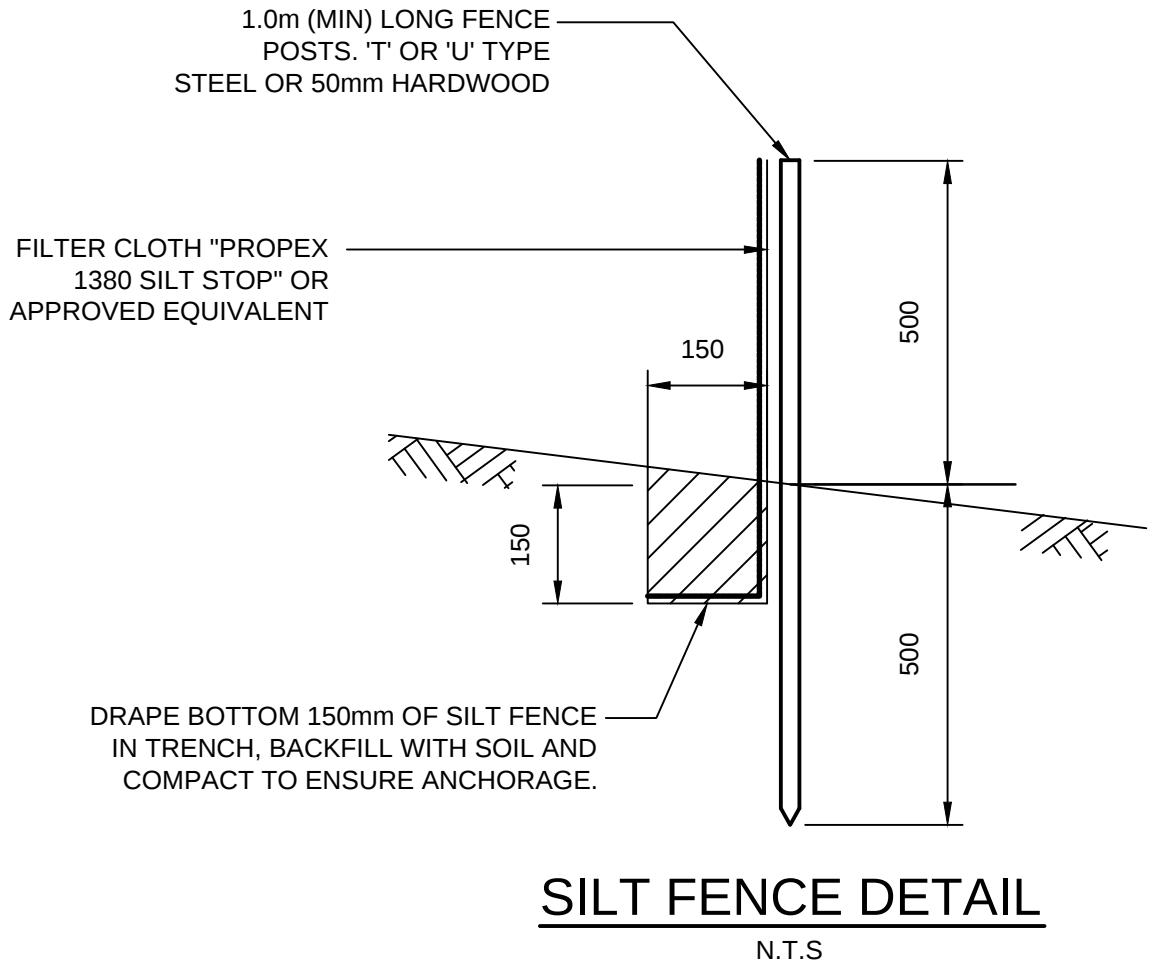
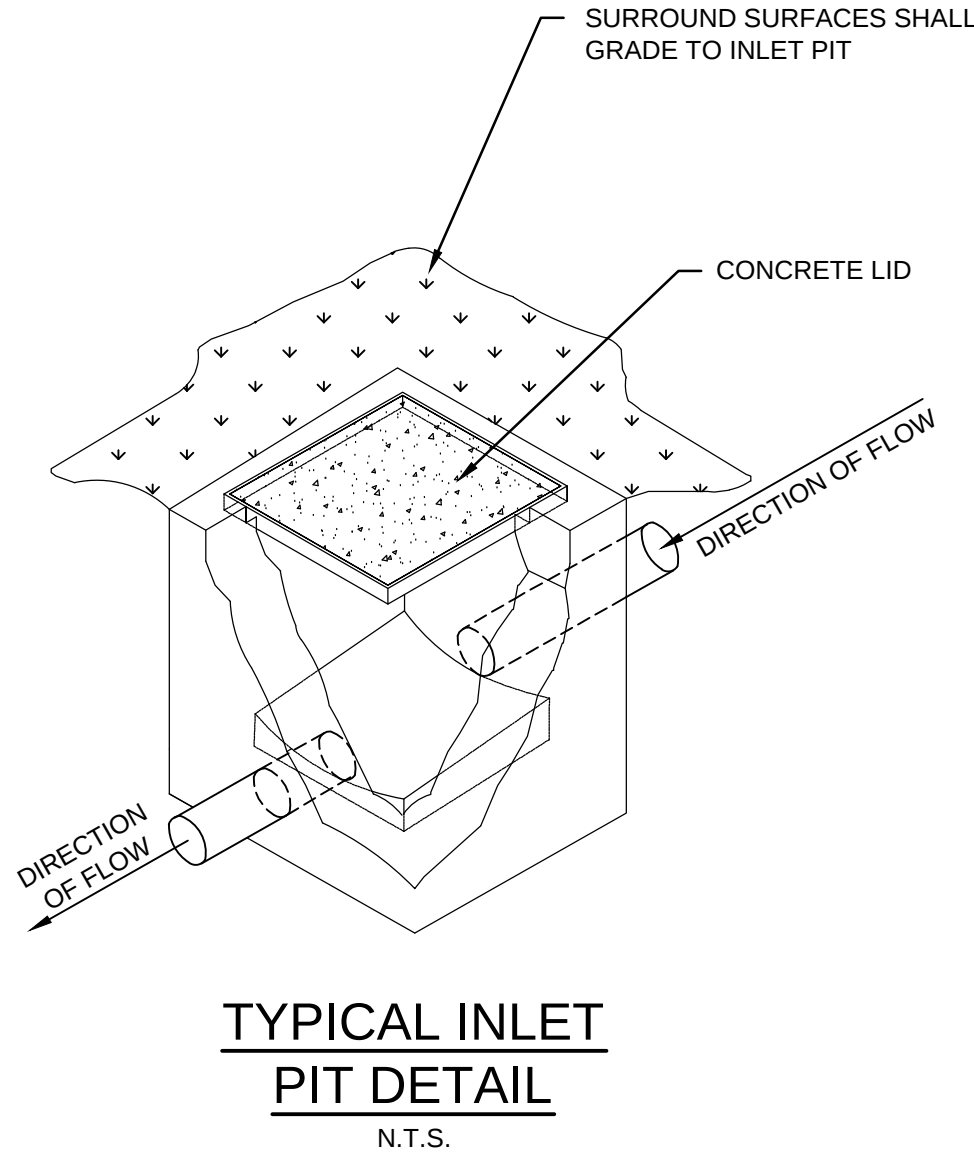
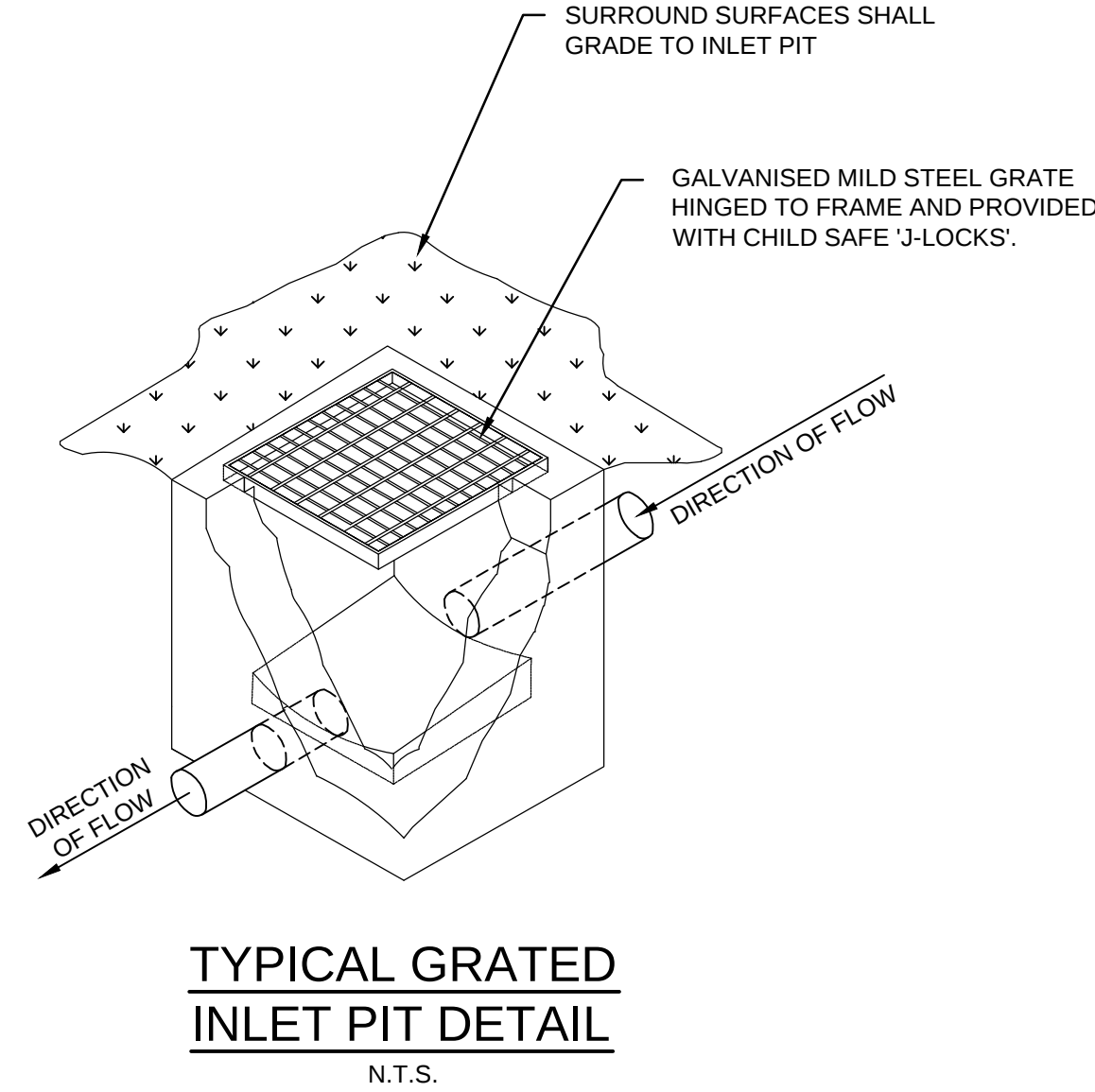
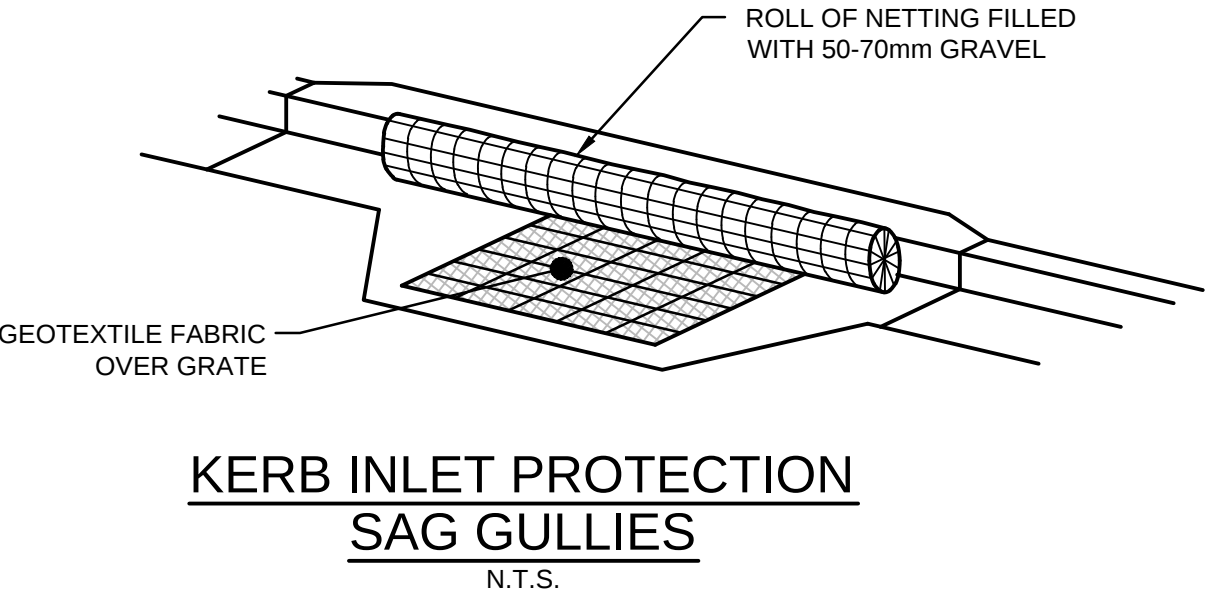
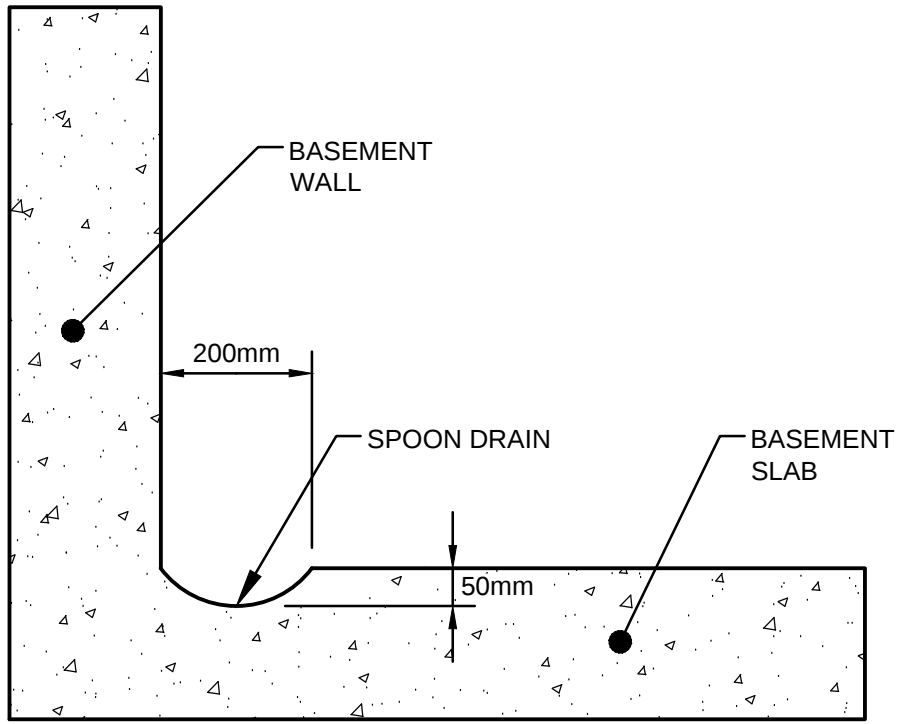
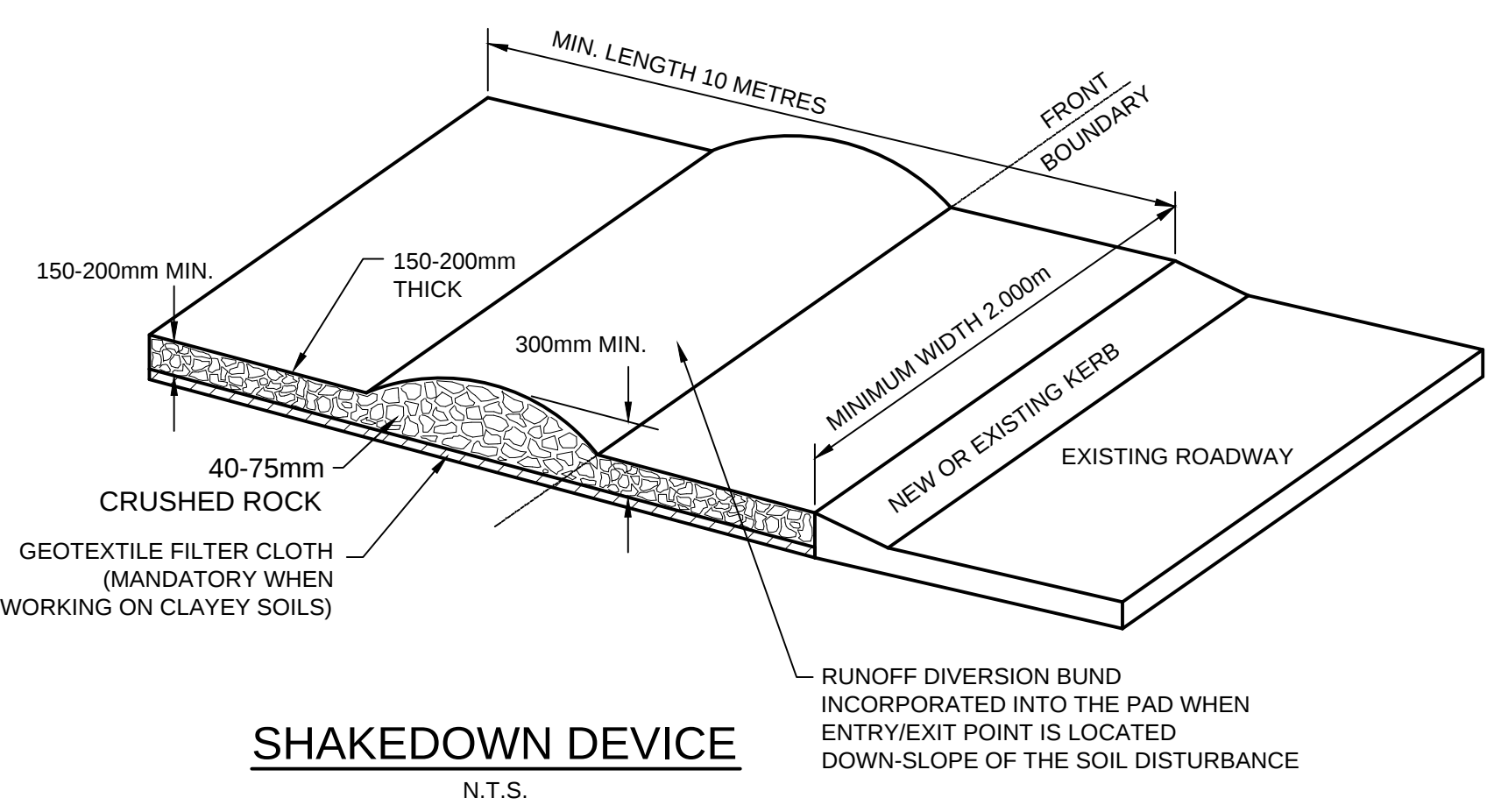
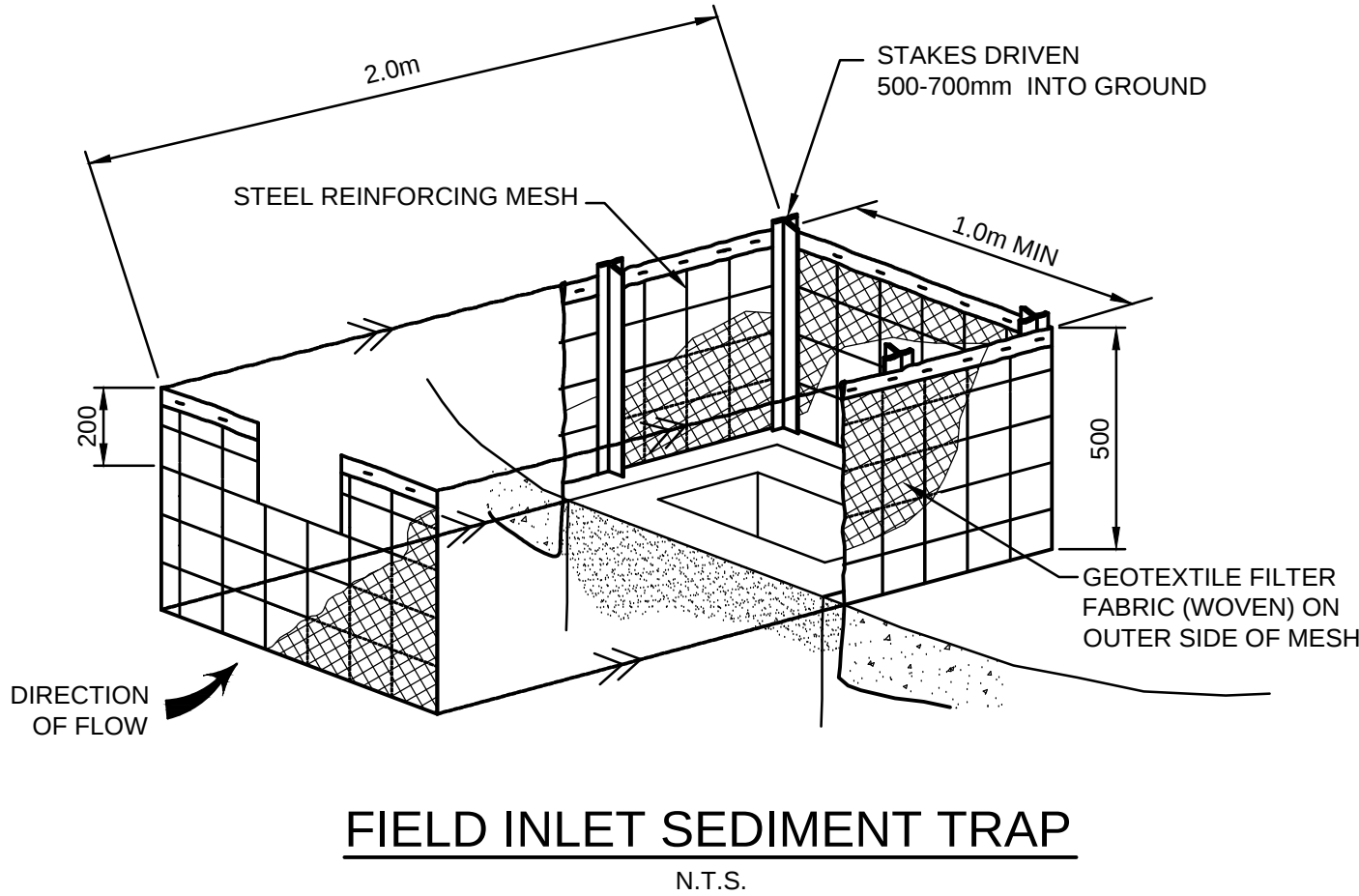
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Project
**73-75 NORTON STREET, ASHFIELD
PROPOSED MIXED-USED DEVELOPMENT
STORMWATER CONCEPT PLANS
DEVELOPMENT APPLICATION**

Drawing Title	Scale	Project No.	Dwg. No.	Issue
OSD, RWT AND WSUD DETAILS AND CALCULATIONS SHEET 2 OF 2	A1 As Shown	200332	111	B

SEDIMENT & EROSION NOTES

1. IMMEDIATELY FOLLOWING SETTING OUT OF THE WORKS, BUT PRIOR TO COMMENCEMENT OF ANY CLEARING OR EARTHWORKS, THE CONTRACTOR AND SUPERINTENDENT SHALL WALK THE SITE TO NOMINATE THE LOCATIONS AND TYPES OF SEDIMENT AND EROSION CONTROL MEASURES TO BE ADOPTED. THESE MEASURES SHALL BE IMPLEMENTED PRIOR TO ANY CLEARING OR EARTHWORKS AND MAINTAINED UNTIL THE WORKS ARE COMPLETED AND NO LONGER POSE AN EROSION HAZARD, UNLESS OTHERWISE APPROVED BY THE SUPERINTENDENT.
2. IMMEDIATELY FOLLOWING SETTING OUT OF THE WORKS, BUT PRIOR TO COMMENCEMENT OF ANY CLEARING OR EARTHWORKS, THE CONTRACTOR AND SUPERINTENDENT SHALL WALK THE SITE TO IDENTIFY AND MARK TREES WHICH ARE TO BE PRESERVED. NOTWITHSTANDING THE ABOVE, THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS TO MINIMISE DISTURBANCE TO EXISTING VEGETATION AND GROUND COVER OUTSIDE THE MINIMUM AREAS REQUIRED TO COMPLETE THE WORKS AND SHALL BE RESPONSIBLE FOR RECTIFICATION, AT ITS OWN COST, OF ANY DISTURBANCE BEYOND THOSE AREAS.
3. PROVIDE GULLY GRATE INLET SEDIMENT TRAPS AT ALL GULLY PITS.
4. PROVIDE SILT FENCING ALONG PROPERTY LINE AS DIRECTED BY SUPERINTENDENT.
5. ADDITIONAL CONTROL DEVICES TO BE PLACED WHERE DIRECTED BY THE PRINCIPLE.
6. ALTERNATIVE DESIGNS TO BE APPROVED BY SUPERINTENDENT PRIOR TO CONSTRUCTION.
7. WASH DOWN/RUMBLE AREA TO BE CONSTRUCTED WITH PROVISIONS RESTRICTING ALL SILT AND TRAFFICKED DEBRIS FROM ENTERING THE STORMWATER SYSTEM.
8. NO WORK OR STOCKPILING OF MATERIALS TO BE PLACED OUTSIDE OF SITE WORK BOUNDARY.
9. APPROPRIATE EROSION AND SEDIMENT CONTROLS TO BE USED TO PROTECT STOCKPILES AND MAINTAINED THROUGH OUT CONSTRUCTION.
10. IT IS THE CONTRACTORS RESPONSIBILITY TO TAKE DUE CARE OF NATURAL VEGETATION. NO CLEARING IS TO BE UNDERTAKEN WITHOUT PRIOR APPROVAL FROM THE SUPERINTENDENT.
11. TO AVOID DISTURBANCE TO EXISTING TREES, EARTHWORKS WILL BE MODIFIED AS DIRECTED ON-SITE BY THE SUPERINTENDENT.
12. THE LOCATION OF EROSION AND SEDIMENTATION CONTROLS WILL BE DETERMINED ON SITE BY THE SUPERINTENDENT.
13. ACCESS TRACKS THROUGH THE SITE WILL BE LIMITED TO THOSE DETERMINED BY THE SUPERINTENDENT AND THE CONTRACTOR PRIOR TO ANY WORK COMMENCING.
14. ALL SETTING OUT IS THE RESPONSIBILITY OF THE CONTRACTOR PRIOR TO WORKS COMMENCING ON SITE. THE SUPERINTENDENT'S SURVEYOR SHALL PEG ALL ALLOTMENT BOUNDARIES, PROVIDE COORDINATE INFORMATION TO THESE PEGS AND PLACE BENCH MARKS. THE CONTRACTOR SHALL SET OUT THE WORKS FROM AND MAINTAIN THESE PEGS.
15. PLANS ARE MINIMUM REQUIREMENTS AND ARE TO BE USED AS A GUIDE ONLY. EXACT MEASURES USED SHALL BE DETERMINED ON SITE IN CONJUNCTION WITH PROGRAM OF CONTRACTORS WORKS etc.



SILT FENCE NOTES:

1. FILTER CLOTH TO BE FASTENED SECURELY TO POSTS WITH GALVANISED WIRE TIES, STAPLES OR ATTACHMENT BELTS.
2. POSTS SHOULD NOT BE SPACED MORE THAN 3.0m APART.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 150mm AND FOLDED.
4. FOR EXTRA STRENGTH TO SILT FENCE, WOVEN WIRE (14mm GAUGE, 150mm MESH SPACING) TO BE FASTENED SECURELY BETWEEN FILTER CLOTH AND POSTS BY WIRE TIES OR STAPLES
5. INSPECTIONS SHALL BE PROVIDED ON A REGULAR BASIS, ESPECIALLY AFTER RAINFALL AND EXCESSIVE SILT DEPOSITS REMOVED WHEN 'BULGES' DEVELOP IN SILT FENCE
6. SEDIMENT FENCES SHALL BE CONSTRUCTED WITH SEDIMENT TRAPS AND EMERGENCY SPILLWAYS AT SPACINGS NO GREATER THAN 40m ON FLAT TERRAIN DECREASING TO 20m SPACINGS ON STEEP TERRAIN.

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B	COUNCIL COMMENTS	27/10/2020	AGN	JSF	
A	ISSUE FOR DEVELOPMENT APPLICATION	23/06/2020	MBM	JSF	
Issue	Description	Date	Design	Checked	
1:1000					

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Scale
0 200 400 600mm
SCALE 1:10 @ A1

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Project
**73-75 NORTON STREET, ASHFIELD
PROPOSED MIXED-USED DEVELOPMENT
STORMWATER CONCEPT PLANS
DEVELOPMENT APPLICATION**

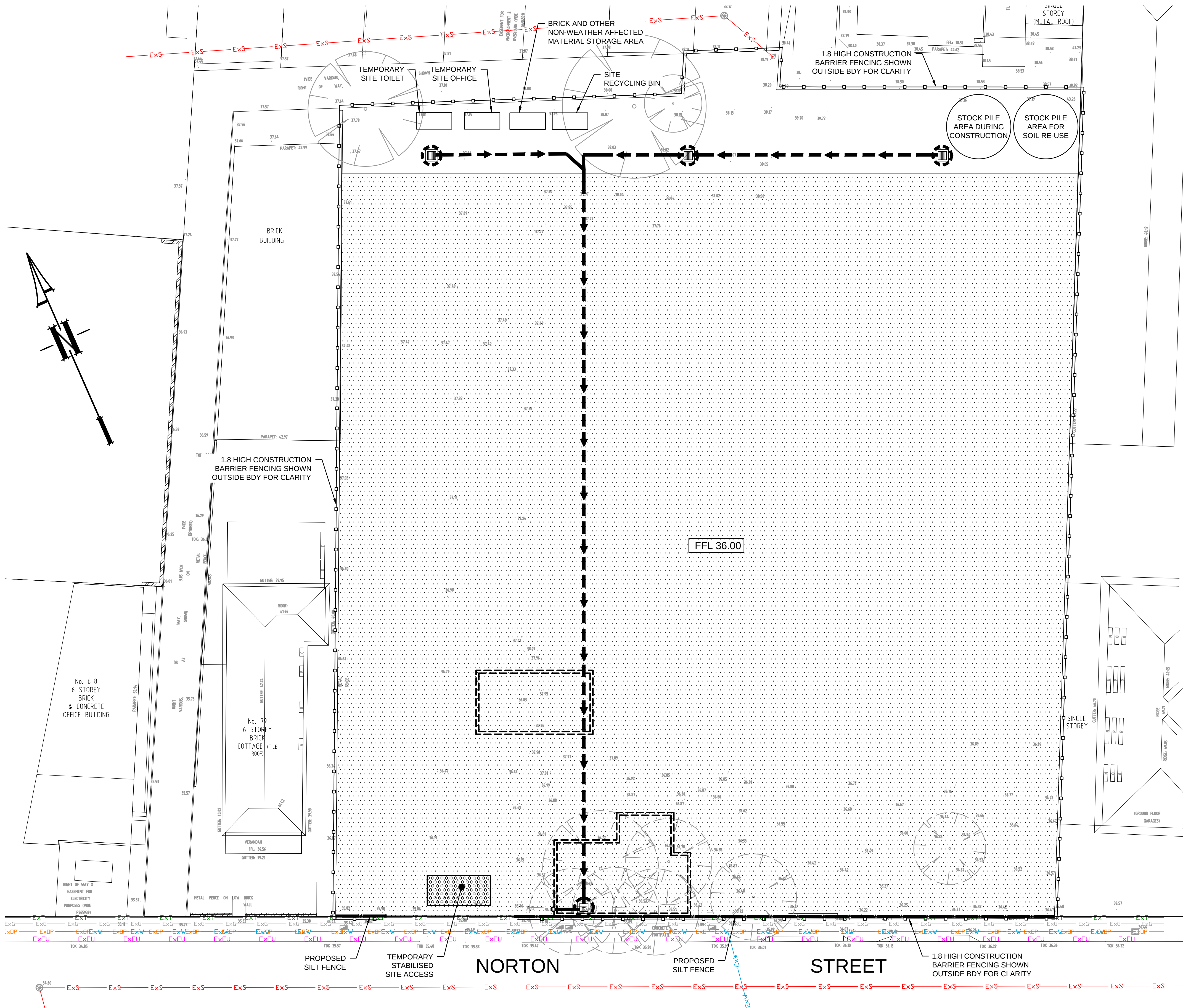
Drawing Title MISCELLANEOUS DETAILS SHEET	Scale As shown	Project No. 200332	Dwg. No. 112	Issue B
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SEDIMENT & EROSION NOTES

1. IMMEDIATELY FOLLOWING SETTING OUT OF THE WORKS, BUT PRIOR TO COMMENCEMENT OF ANY CLEARING OR EARTHWORKS, THE CONTRACTOR AND SUPERINTENDENT SHALL WALK THE SITE TO NOMINATE THE LOCATIONS AND TYPES OF SEDIMENT AND EROSION CONTROL MEASURES TO BE ADOPTED. THESE MEASURES SHALL BE IMPLEMENTED PRIOR TO ANY CLEARING OR EARTHWORKS AND MAINTAINED UNTIL THE WORKS ARE COMPLETED AND NO LONGER POSE AN EROSION HAZARD, UNLESS OTHERWISE APPROVED BY THE SUPERINTENDENT.
2. IMMEDIATELY FOLLOWING SETTING OUT OF THE WORKS, BUT PRIOR TO COMMENCEMENT OF ANY CLEARING OR EARTHWORKS, THE CONTRACTOR AND SUPERINTENDENT SHALL WALK THE SITE TO IDENTIFY AND MARK TREES WHICH ARE TO BE PRESERVED. NOTWITHSTANDING THE ABOVE, THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS TO MINIMISE DISTURBANCE TO EXISTING VEGETATION AND GROUND COVER OUTSIDE THE MINIMUM AREAS REQUIRED TO COMPLETE THE WORKS AND SHALL BE RESPONSIBLE FOR RECTIFICATION, AT ITS OWN COST, OF ANY DISTURBANCE BEYOND THOSE AREAS.
3. PROVIDE GULLY GRATE INLET SEDIMENT TRAPS AT ALL GULLY PITS.
4. PROVIDE SILT FENCING ALONG PROPERTY LINE AS DIRECTED BY SUPERINTENDENT.
5. ADDITIONAL CONTROL DEVICES TO BE PLACED WHERE DIRECTED BY THE PRINCIPLE.
6. ALTERNATIVE DESIGNS TO BE APPROVED BY SUPERINTENDENT PRIOR TO CONSTRUCTION.
7. WASH DOWN/RUMBLE AREA TO BE CONSTRUCTED WITH PROVISIONS RESTRICTING ALL SILT AND TRAFFICKED DEBRIS FROM ENTERING THE STORMWATER SYSTEM.
8. NO WORK OR STOCKPILING OF MATERIALS TO BE PLACED OUTSIDE OF SITE WORK BOUNDARY.
9. APPROPRIATE EROSION AND SEDIMENT CONTROLS TO BE USED TO PROTECT STOCKPILES AND MAINTAINED THROUGH OUT CONSTRUCTION.
10. IT IS THE CONTRACTORS RESPONSIBILITY TO TAKE DUE CARE OF NATURAL VEGETATION. NO CLEARING IS TO BE UNDERTAKEN WITHOUT PRIOR APPROVAL FROM THE SUPERINTENDENT.
11. TO AVOID DISTURBANCE TO EXISTING TREES, EARTHWORKS WILL BE MODIFIED AS DIRECTED ON-SITE BY THE SUPERINTENDENT.
12. THE LOCATION OF EROSION AND SEDIMENTATION CONTROLS WILL BE DETERMINED ON SITE BY THE SUPERINTENDENT.
13. ACCESS TRACKS THROUGH THE SITE WILL BE LIMITED TO THOSE DETERMINED BY THE SUPERINTENDENT AND THE CONTRACTOR PRIOR TO ANY WORK COMMENCING.
14. ALL SETTING OUT IS THE RESPONSIBILITY OF THE CONTRACTOR PRIOR TO WORKS COMMENCING ON SITE. THE SUPERINTENDENT'S SURVEYOR SHALL PEG ALL ALLOTMENT BOUNDARIES, PROVIDE COORDINATE INFORMATION TO THESE PEGS AND PLACE BENCH MARKS. THE CONTRACTOR SHALL SET OUT THE WORKS FROM AND MAINTAIN THESE PEGS.
15. PLANS ARE MINIMUM REQUIREMENTS AND ARE TO BE USED AS A GUIDE ONLY. EXACT MEASURES USED SHALL BE DETERMINED ON SITE IN CONJUNCTION WITH PROGRAM OF CONTRACTORS WORKS etc.

LEGEND

- ExOP EXISTING OPTIC FIBER MAIN (FROM RECORDS)
- ExW EXISTING WATER (FROM RECORDS)
- ExE EXISTING POWER (FROM RECORDS)
- ExG EXISTING GAS (FROM RECORDS)
- ExT EXISTING TELSTRA (FROM RECORDS)
- ExS EXISTING SEWER MAIN
- 26.45 EXISTING CONTOUR
- X EL 47.00 EXISTING SURFACE LEVEL
- X RL 47.00 DESIGN SURFACE LEVEL
- SILT FENCE
- CUT AREA
- STABILISED SITE ACCESS
- 1.8 HIGH CONSTRUCTION BARRIER FENCING
- TREES TO BE RETAINED
- INLET PROTECTION



SEDIMENT AND EROSION CONTROL PLAN

SCALE 1:150

NOT FOR CONSTRUCTION

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Scale
0 3 6 9m
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DEVELOPMENT APPLICATION**

Drawing Title
**SEDIMENT AND EROSION
CONTROL PLAN**

Scale 1:150	A1	Project No. 200332	Dwg. No. 113	Issue B
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