

FERGUSON STREET

ISSUE NOT FOR CONSTRUCTION

ARCHITECTURAL DESIGNER

PLANNING / DESIGN / ARCHITECTURE

NUMBER 01
D1 Septimus Ave
Punchbowl, NSW 2196

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STORMWATER PLAN

PROJECT No	DRAWING No	REVISION
13022	DA1000	A
DRAWING SCALE	SHEET SIZE	DRAWN
1:100	A1	S.C
CHECKED	DATE	
S.C	8/01/2020	

CLIENT

Mr L. BOGHOSSIAN

Lot : 13 , DP : 23390
11 FERGUSON STREET , FORESTVILLE NSW

PROJECT NAME

DEVELOPMENT APPLICATION

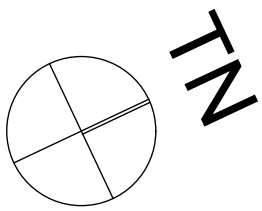
PROPOSED SINGLE DWELLING , SECONDARY DWELLING , SWIMMING POOL
AND LANDSCAPING

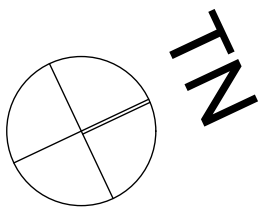
PROJECT

PROPOSED SINGLE DWELLING , SECONDARY DWELLING , SWIMMING POOL
AND LANDSCAPING

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REVISION	DESCRIPTION	DATE	CHECKED
A	ISSUE FOR DA	08.12.2019	S.C





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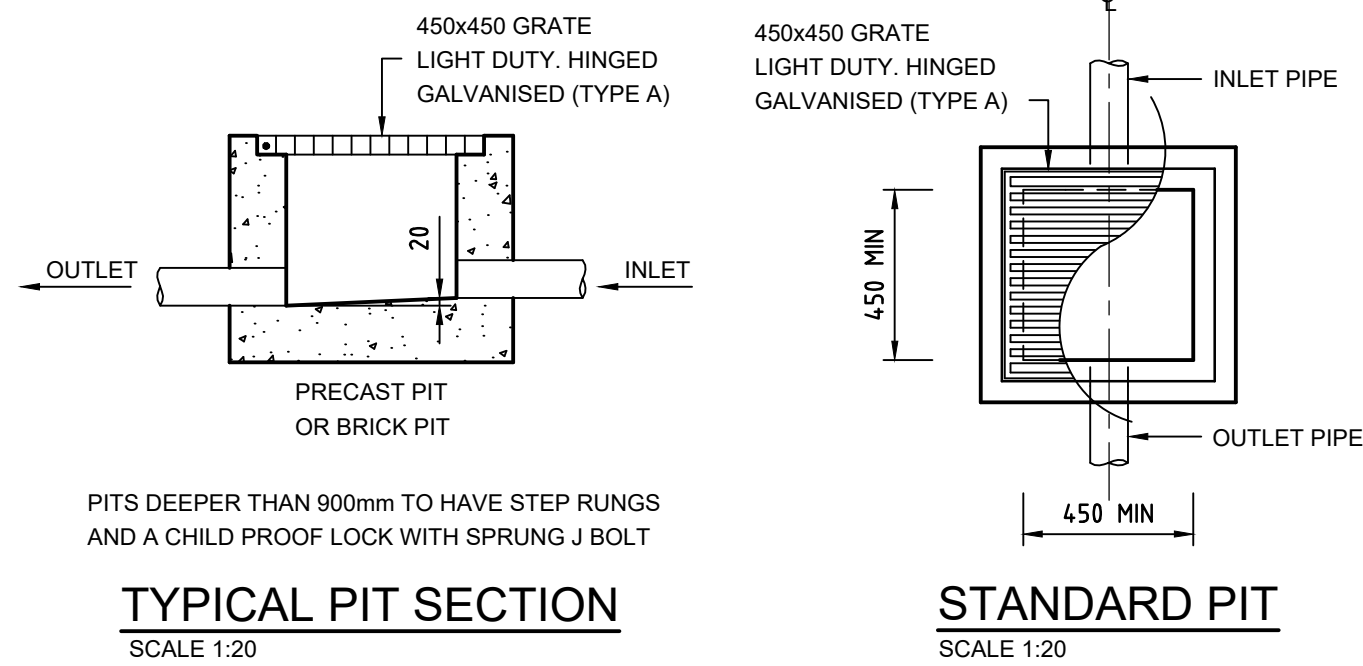
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 **DIAL 1100 BEFORE YOU DIG**
NO SUBSURFACE INVESTIGATION HAS BEEN MADE
IT IS YOUR RESPONSIBILITY TO OBTAIN SERVICE
DIAGRAMS FROM RELEVANT AUTHORITIES

ISSUE NOT FOR CONSTRUCTION

STORMWATER PLAN

PROJECT No 13022		DRAWING No DA1001		REVISION A
DRAWING SCALE 1:1	SHEET SIZE A1	DRAWN S.C	CHECKED S.C	DATE 8/01/2020



STANDARD PUMP OUT DESIGN NOTES

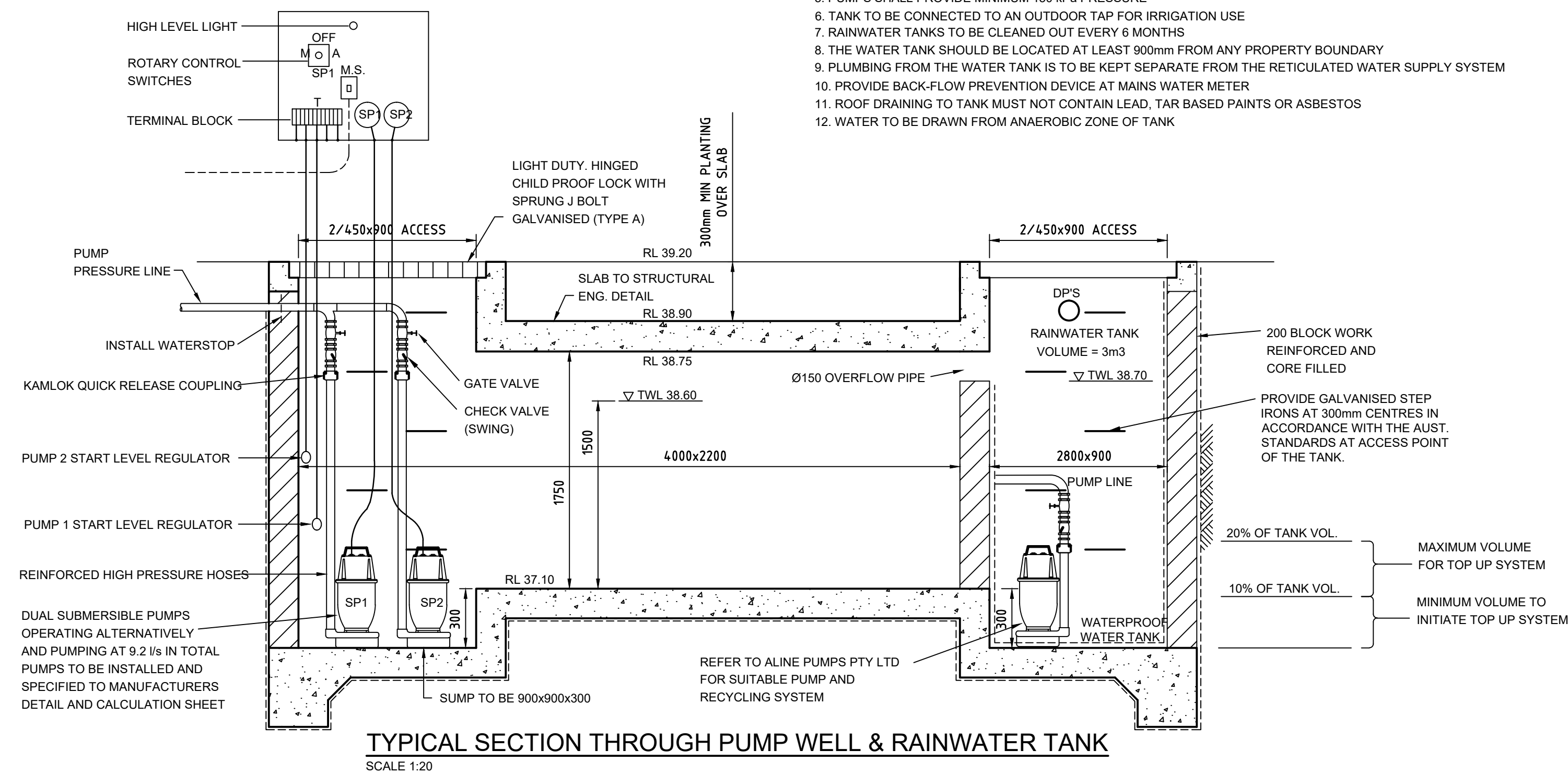
THE PUMP SHALL BE PROGRAMMED TO WORK ALTERNATIVELY SO AS TO ALLOW BOTH PUMPS TO HAVE AN EQUAL OPERATION LOAD AND PUMP LIFE.

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 AN 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.



RAINWATER TANK TO COMPLY WITH BASIX CERTIFICATE NUMBERS: 765066S & 765072S

STORAGE TANK NOTES

- TANK WATER TAPS SHALL BE MARKED "RAINWATER NOT TO BE USED FOR HUMAN CONSUMPTION"
- MINIMUM TANK SIZE 3000 LITRES PER DWELLING
- RAINWATER TANKS SHALL BE CONNECTED TO MAINS WATER SUPPLY AS BACKUP
- THE PUMPS ARE TO BE INSULATED IN ACCORDANCE WITH COUNCIL POLICY
- PUMPS SHALL PROVIDE MINIMUM 150 kPa PRESSURE
- TANK TO BE CONNECTED TO AN OUTDOOR TAP FOR IRRIGATION USE
- RAINWATER TANKS TO BE CLEANED OUT EVERY 6 MONTHS
- THE WATER TANK SHOULD BE LOCATED AT LEAST 900mm FROM ANY PROPERTY BOUNDARY
- PLUMBING FROM THE WATER TANK IS TO BE KEPT SEPARATE FROM THE RETICULATED WATER SUPPLY SYSTEM
- PROVIDE BACK-FLOW PREVENTION DEVICE AT MAINS WATER METER
- ROOF DRAINING TO TANK MUST NOT CONTAIN LEAD, TAR BASED PAINTS OR ASBESTOS
- WATER TO BE DRAWN FROM ANAEROBIC ZONE OF TANK

BALCONY OUTLET-100Ø

N.T.S.

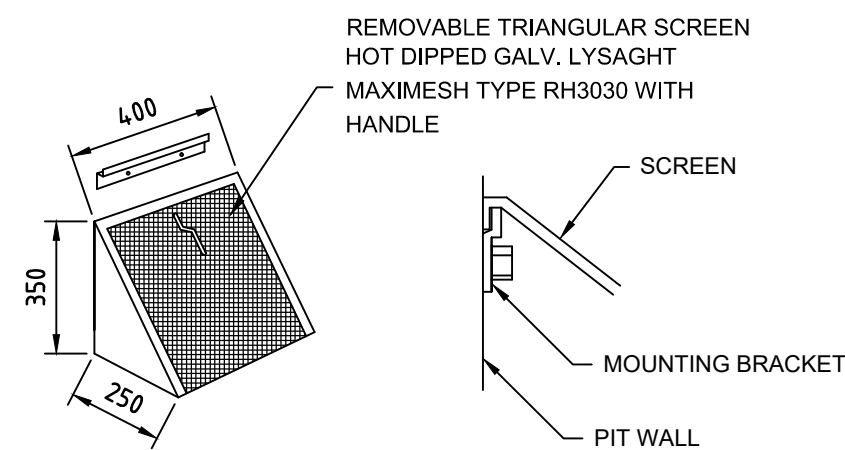
DIMENSIONAL DATA

N.B.	A	B	C	D	E	F	G	FLOW RATE L/S
50	160	110	58	72	31	14	27	
80	200	150	85	80	33	22	25	
100	260	200	110	95	44	26	25	8.2
150	260	200	160	110	46	6	38	10.2
SUPERFLO 400	300	160	143	66	39	38	17	

BASED ON 50mm HEAD OF WATER ABOVE SURFACE LEVEL.
FOR FURTHER DATA REFER TO FLOW RATE CHARTS.

USPS TRUFLO FLAT GRATE

N. T. S.



MULTI PURPOSE FILTER SCREEN

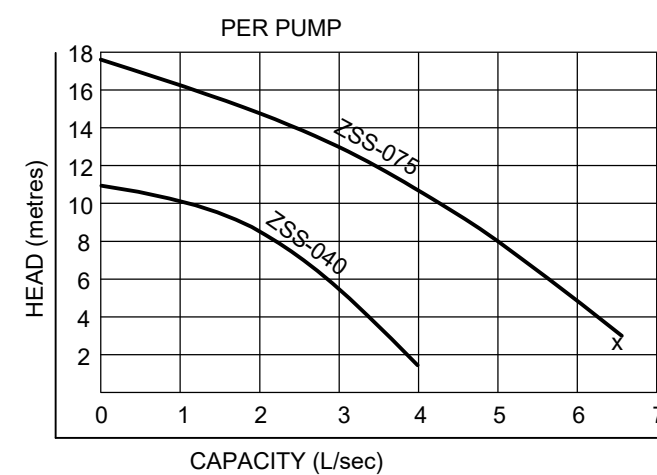
SCALE 1:20
PRODUCT CODE: MMPS (MASCOT ENGINEERING)

- COMPONENTS**
- TWO(2) PUMPS OMEGA SUBMERSIBLE PUMPS (240v)
 - ONE(1) PUMPS START CONTROL PANEL (CONTROL DESIGN TO ALTERNATE PUMPS ON START ON CONSECUTIVE START OPERATION)
 - TWO(2) GATE VALVES (BRONZE)
 - TWO(2) CHECK VALVES (SWING TYPE) (BRONZE)
 - TWO(2) SETS OF DISCHARGE HOSES WITH KAMLOK QUICK RELEASE COUPLINGS
 - ALL IN TANK PIT/PIPE AND PIPE FITTINGS, BRACKET/SUPPORTS, HD GAL. CHAINS
 - FOUR(4) KWIK START KENRAH MERCURY LEVEL FLOAT REGULATORS
 - INSTALLATION IN PROVIDED TANK/PIT

- OPTIONS**
- TANK PACKAGE/COVERS/MANHOLE, ALARM BELL, LOW LEVEL ALARM REGULATOR

MODEL - ALINE	OUTLET SIZE	MAX FLOW	MAX HEAD	MOTOR SIZE	WEIGHT	POWER
OMEGA ZSS-040	50mm	3.9 L/sec	11m	0.40 kW	11 kg	240v
OMEGA ZSS-075	50mm	6.6 L/sec	18m	0.75 kW	18 kg	240v

PUMP SPECIFICATIONS



PUMP PERFORMANCE CURVES

SCALE 1:20

DESIGN SUMMARY PER ALOTMENT

TOTAL AREA = 444m²
TOTAL IMP AREA = 212m²
% IMP POST. DEV. = 54% < 70% NO O.S.D.

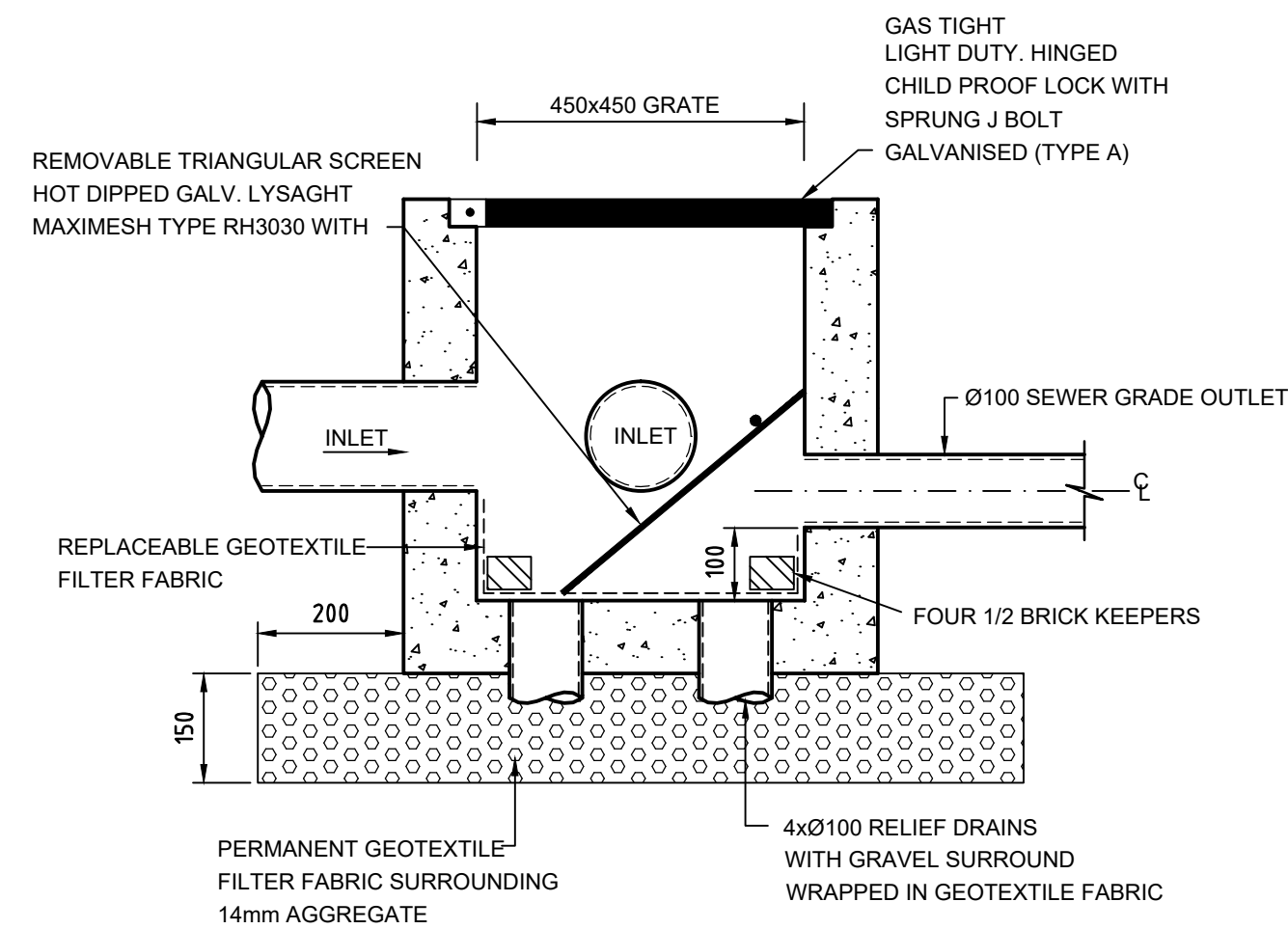
A PUMP-OUT SYSTEM HAS BEEN ADOPTED. REFER TO DESIGN

PUMP WELL DETAILS

MAXIMUM Q = 150x444/10,000 = 6.66 l/s
VOLUME REQUIRED = 12,000 litres
REFER TO TABLE 1 OF COUNCIL'S POLICY
STORAGE PROVIDED 4000x2200x1500 = 13,500 litres
THEREFORE ADEQUATE STORAGE PROVIDED

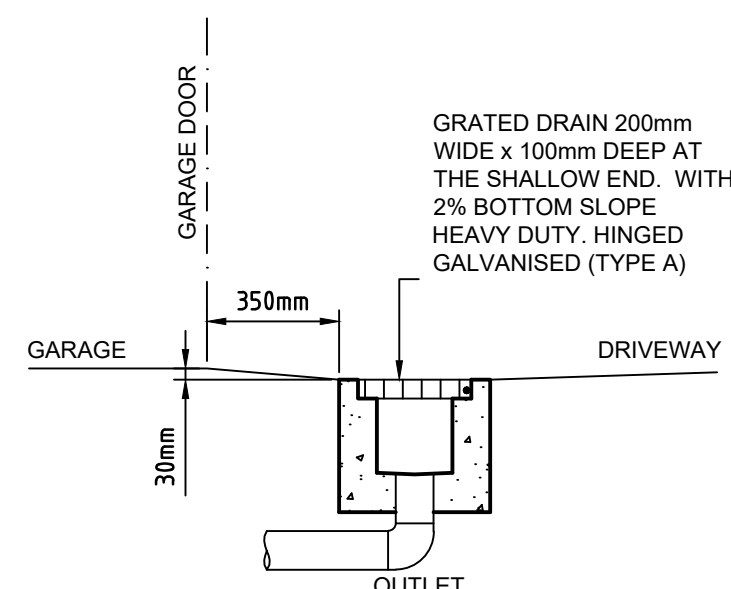
USE DUAL OMEGA ZSS-075
TO BE INSTALLED IN SUMP AND CONNECTED TO CONTROL PANEL
WHICH WILL ALLOW FOR THE PUMPS TO ACT ALTERNATIVELY
AT 2.0m HEAD

PUMPS USED MUST BE CLASS ONE, ZONE 2.



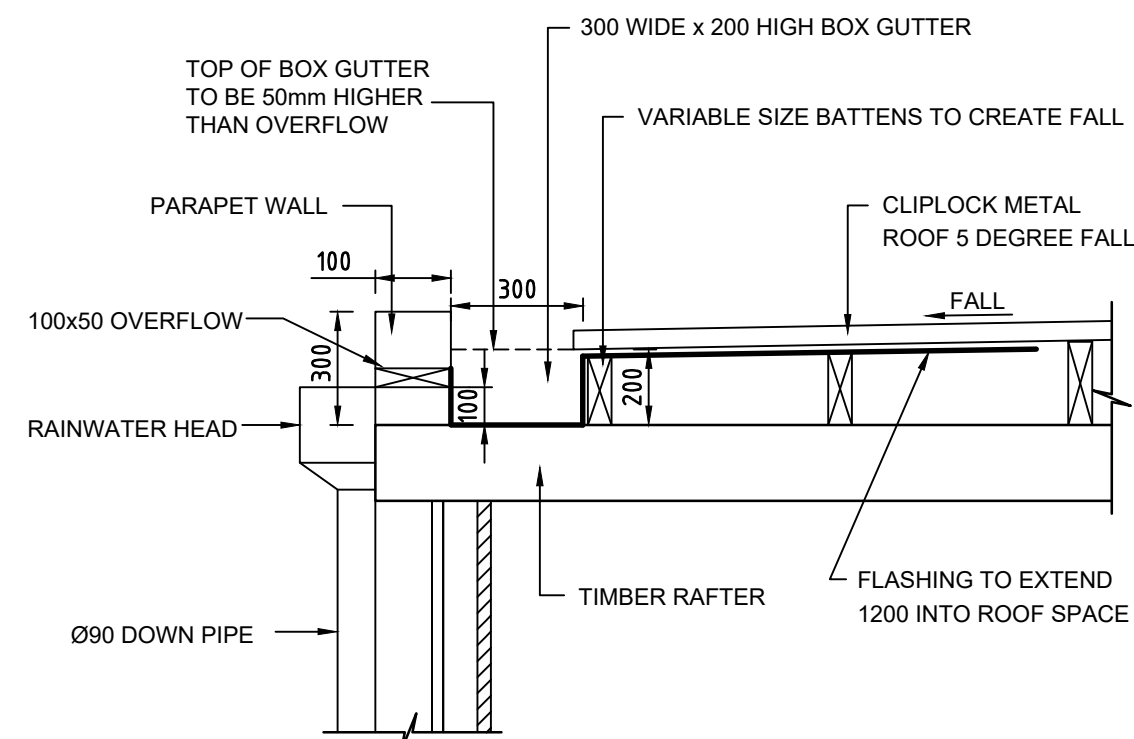
SILT ARRESTOR PIT-SECTION

SCALE 1:10



TYPICAL GRATE SECTION

SCALE 1:20



RAIN WATER OUTLET WITH BOX GUTTER

SCALE 1:20

EROSION CONTROL NOTES

- ALL EROSION AND SILTATION CONTROL DEVICES ARE TO BE PLACED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION WORKS, AND ALL SILT TRAPS ARE TO HAVE DEPOSITED SILT REMOVED REGULARLY DURING CONSTRUCTION.
- ALL TREES ARE TO BE PRESERVED UNLESS INDICATED OTHERWISE ON THE ARCHITECT'S OR LANDSCAPE ARCHITECT'S DRAWINGS. EXISTING GRASS COVER SHALL BE MAINTAINED EXCEPT IN AREAS CLEARED FOR BUILDINGS, PAVEMENTS ETC.
- INSTALL TEMPORARY SEDIMENT BARRIERS TO ALL INLET PITS LIKELY TO COLLECT SILT LADEN WATER, TO COUNCIL'S STANDARDS
- NOT WITHSTANDING DETAILS SHOWN IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO ENSURE THAT ALL SITE ACTIVITIES COMPLY WITH THE REQUIREMENTS OF THE CLEAN WATERS ACT.
- ALL TOPSOIL TO BE CONSERVED FOR RE-USE ON SITE

NOTES

- ALL LINES ARE TO BE Ø100 U.P.V.C @ MIN 1.0% GRADE UNLESS NOTED OTHERWISE. CHARGED LINES TO BE SEWER GRADE & SEALED.
- IT IS THE CONTRACTORS 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 600 DEEP MAY BE BRICK, PRECAST OR CONCRETE.
- PITS DEEPER THAN 900 MUST BE 900x900 AND HAVE STEP RUNGS AT 300 CENTRES
- 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.
- EXISTING STORMWATER PIPE LOCATIONS HAVE BEEN ASSUMED. PLUMBER TO INSPECT PRIOR TO WORKS AND UPGRADE PIPES AS NECESSARY.

SYMBOLS

F.F.L.	FINISHED FLOOR LEVEL
F.G.L.	FINISHED GARAGE LEVEL
T.K.	TOP OF KERB
* 11.0	FINISHED LEVEL
+ 11.0	EXISTING LEVEL
S.L.	SURFACE LEVEL
I.L.	INVERT LEVEL
20 R	ROOF CATCHMENT AREA (m ²)
20 I	IMPERVIOUS CATCHMENT AREA (m ²)
20 L	LANDSCAPED CATCHMENT AREA (m ²)
• DP	Ø100 DOWN PIPE OR EQUIVALENT
• SP	SPREADER
• VD	VERTICAL DROP
• VR	VERTICAL RISER
—	RAIN WATER HEAD & DOWN PIPE
⊗	CLEAN OUT POINT
⊙ SUMP	Ø150 SUMP
■	CONCRETE COVER JUNCTION PIT
■	GRATED INLET PIT 450x450
▨	200Wx100D GRATED DRAIN WITH 2% BTM SLOPE
---	STORMWATER PIPE
---	SUSPENDED STORMWATER PIPE
---	CHARGED STORMWATER PIPE
---	PUMP LINE
---	Ø100 SUBSILLO PIPE
---	SILT FENCE
←	OVERLAND FLOW