

STORMWATER MANAGEMENT PLAN

PROPOSED GRANNY FLAT DEVELOPMENT

22 RATHOWEN PARADE, KILLARNEY HEIGHTS NSW

EROSION CONTROL

BEFORE EARTHWORKS CAN COMMENCE THE EROSION & SEDIMENT CONTROL MEASURES MUST BE IN PLACE.

DURING THE CONSTRUCTION PERIOD, THESE CONTROL MEASURES WILL NEED TO BE INSPECTED & MAINTAINED REGULARLY, ESPECIALLY AFTER STORM EVENTS, BY THE CONTRACTOR.

ALL WORK IS TO BE CARRIED OUT TO PREVENT EROSION, CONTAMINATION & SEDIMENTATION OF THE STORAGE SITE, SURROUNDING AREAS & DRAINAGE SYSTEMS.

MINIMIZE DISTURBED AREA COVERED WITH NATURAL VEGETATION. ONLY THOSE AREAS DIRECTLY REQUIRED FOR CONSTRUCTION ARE TO BE DISTURBED.

INSTALL EROSION/SEDIMENT CONTROL MEASURES PRIOR TO COMMENCEMENT OF CONSTRUCTION OR EXCAVATION OPERATIONS.

PROVIDE SILT FENCE/STRAW BAIL BARRIERS TO THE LOW SIDE OF ALL EXPOSED EARTH EXCAVATIONS. TIE SEDIMENT FENCING MATERIAL TO CYCLONE WIRE SECURITY FENCE. SEDIMENT CONTROL FABRIC SHALL BE AN APPROVED MATERIAL (EG. HUMES PROPEX SILT STOP) STANDING 300mm ABOVE GROUND & EXTENDING 150mm BELOW GROUND.

ISOLATE EXISTING STORMWATER PITS WITH STRAW BALES OR SILT TRAPS TO FILTER ALL INCOMING FLOWS.

DO NOT STOCKPILE EXCAVATED MATERIAL ON THE ROAD WAY.

DIVERT CLEAN WATER FROM UNDISTURBED AREAS AROUND THE WORKING AREAS.

CONSTRUCTION ENTRY/EXIT SHALL BE VIA THE LOCATION NOTED ON THE DRAWING. CONTRACTOR SHALL ENSURE ALL DROPPABLE SOIL & SEDIMENT IS REMOVED PRIOR TO CONSTRUCTION TRAFFIC EXITING SITE. CONTRACTOR SHALL ENSURE ALL CONSTRUCTION TRAFFIC ENTERING AND LEAVING THE SITE DO SO IN A FORWARD DIRECTION.

TREAT THE STORMWATER RUNOFF WITH SUSPENDED SOLIDS SO THE DISCHARGE WATER QUALITY TO COUNCIL STORMWATER DRAINAGE SYSTEM HAS A MAXIMUM CONCENTRATION OF SUSPENDED SOLIDS THAT DOES NOT EXCEED 50 MILLIGRAMS PER LITRE IN ACCORDANCE WITH THE PROTECTION OF THE ENVIRONMENT OPERATION ACT (POEO 1997) AND SHALL BE APPROVED BY LOCAL COUNCIL

ADOPT TEMPORARY MEASURES AS MAY BE NECESSARY FOR EROSION & SEDIMENT CONTROL, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

- DRAINS: TEMPORARY DRAINS AND CATCH DRAINS.
- SPREADER BANKS OR OTHER STRUCTURES: TO DISPERSE CONCENTRATED RUNOFF.
- SILT TRAPS: CONSTRUCTION AND MAINTENANCE OF SILT TRAPS TO PREVENT DISCHARGE OF SCOURED MATERIAL TO DOWNSTREAM AREAS.

AFTER RAIN, INSPECT, CLEAN, AND REPAIR IF REQUIRED, TEMPORARY EROSION & SEDIMENT CONTROL MEASURES.

REMOVE TEMPORARY EROSION & SEDIMENT CONTROL MEASURES WHEN THEY ARE NO LONGER REQUIRED.

COMPLY WITH THE REQUIREMENTS OF LANDCOM'S MANAGING URBAN STORMWATER - SOIL AND CONSTRUCTION 'THE BLUE BOOK' LATEST EDITION

THE EROSION & SEDIMENT CONTROL PLAN PROVIDED IS ONLY INDICATIVE. THE CONTRACTOR SHOULD PREPARE A DETAILED ESCP SUITABLE FOR THE SPECIFIC SITE CONDITIONS



DIAL BEFORE YOU DIG SHOULD BE CONTACTED PRIOR TO ANY EXCAVATION ON SITE

TM: TRADE MARK OF THE ASSOCIATION OF DIAL BEFORE YOU DIG SERVICES LTD. USED UNDER LICENSE.

GENERAL NOTES

ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH COUNCIL'S REQUIREMENTS, BUILDING CODE OF AUSTRALIA, NSW CODE OF PRACTICE AND THE TO THE RELEVANT SERVICE CODES.

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS' DRAWINGS AND SPECIFICATIONS AND WITH SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ALL DISCREPANCIES SHALL BE REFERRED TO THE SUPERINTENDENT FOR DECISION BEFORE PROCEEDING WITH THE WORK.

ALL DIMENSIONS SHOWN ON THE DRAWINGS ARE IN MILLIMETERS (U.N.O.). DIMENSIONS SHALL NOT BE OBTAINED BY SCALING OF THESE DRAWINGS. USE FIGURED DIMENSIONS ONLY.

BENCHMARKS HAVE BEEN ESTABLISHED WHERE INDICATED ON THE DRAWINGS. ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (A.H.D.). THE CONTRACTOR SHALL UNDERTAKE ALL NECESSARY SURVEY WORK TO ENSURE THAT THE WORKS ARE CONSTRUCTED TO DESIGN LINE AND LEVEL.

SETTING OUT DIMENSIONS AND LEVELS SHOWN ON THE DRAWINGS SHALL BE VERIFIED BY THE CONTRACTOR.

ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE RELEVANT SAA CODES AND THE BY-LAWS AND ORDINANCES OF THE RELEVANT BUILDING AUTHORITIES.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL SAFETY FENCES, WARNING SIGNS, TRAFFIC DIVERSIONS AND THE LIKE DURING CONSTRUCTION. ALL WORKS TO COMPLY WITH WORK HEALTH AND SAFETY REQUIREMENTS AND OTHER RELEVANT AUTHORITY SAFETY REQUIREMENTS.

NO TREES SHALL BE REMOVED, CUTBACK OR RELOCATED WITHOUT THE WRITTEN INSTRUCTION FROM THE SUPERINTENDENT.

WHERE NEW WORKS ABOUT EXISTING THE CONTRACTOR SHALL ENSURE THAT A SMOOTH EVEN PROFILE, FREE FROM ABRUPT CHANGES IS OBTAINED.

ALL WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE DETAILS SHOWN ON THE DRAWINGS AND THESE SPECIFICATIONS.

DESIGN LEVELS GIVEN ARE TO FINISHED SURFACE LEVEL AND INCLUSIVE OF TOPSOIL. (TOPSOIL DEPTH VARIES)

THE CONTRACTOR SHALL ARRANGE ALL SURVEY SETOUT TO BE CARRIED OUT BY A N.A.T.A. REGISTERED SURVEYOR.

CARE IS TO BE TAKEN WHEN EXCAVATING NEAR EXISTING SERVICES. NO MECHANICAL EXCAVATIONS ARE TO BE UNDERTAKEN OVER TELECOMMUNICATIONS OR ELECTRICAL SERVICES. HAND EXCAVATE IN THESE AREAS.

THE LOCATIONS OF UNDERGROUND SERVICES SHOWN ON THE DRAWING HAVE BEEN PLOTTED FROM DIAGRAMS PROVIDED BY SERVICE AUTHORITIES. THIS INFORMATION HAS BEEN PREPARED SOLELY FOR THE AUTHORITIES OWN USE AND MAY NOT NECESSARILY BE UPDATED OR ACCURATE.

THE POSITION OF SERVICES AS RECORDED BY THE AUTHORITY AT THE TIME OF INSTALLATION MAY NOT REFLECT CHANGES IN THE PHYSICAL ENVIRONMENT SUBSEQUENT TO INSTALLATION.

MODULAR ENGINEERS DOES NOT GUARANTEE THAT THE SERVICES INFORMATION SHOWN ON THE DRAWING SHOWS MORE THAN THE PRESENCE OR ABSENCE OF SERVICES, AND WILL ACCEPT NO LIABILITY FOR INACCURACIES IN THE SERVICES INFORMATION SHOWN FROM ANY CAUSE WHATSOEVER.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN FROM THE UTILITY SERVICES AUTHORITIES A CURRENT COPY OF UNDERGROUND SERVICES SEARCH FOR THE LOCATION OF ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF ANY WORK AND NOTIFY ANY CONFLICT WITH THE DRAWINGS IMMEDIATELY. CLEARANCE SHALL BE OBTAINED FROM THE RELEVANT REGULATORY AUTHORITY. CONTRACTOR TO KEEP COPY OF UNDERGROUND SERVICES SEARCH ON SITE AT ALL TIMES. ANY DAMAGES TO SERVICES OR SERVICES ADJUSTMENTS SHALL BE CARRIED OUT BY THE CONTRACTOR OR RELEVANT AUTHORITY AT THE CONTRACTOR'S EXPENSE.

VISIT THE SITE BEFORE SUBMITTING THE FINAL TENDER PRICE TO ASSESS 'ON SITE' CONDITIONS. FAILURE TO DO SO WILL FORFEIT ANY CLAIM FOR NOT BEING AWARE OF CONDITIONS AFFECTING THE TENDER.

THE CONTRACTOR SHALL PREPARE ACCURATE WORK-AS-EXECUTED DRAWINGS FOLLOWING THE COMPLETION OF ALL WORKS.

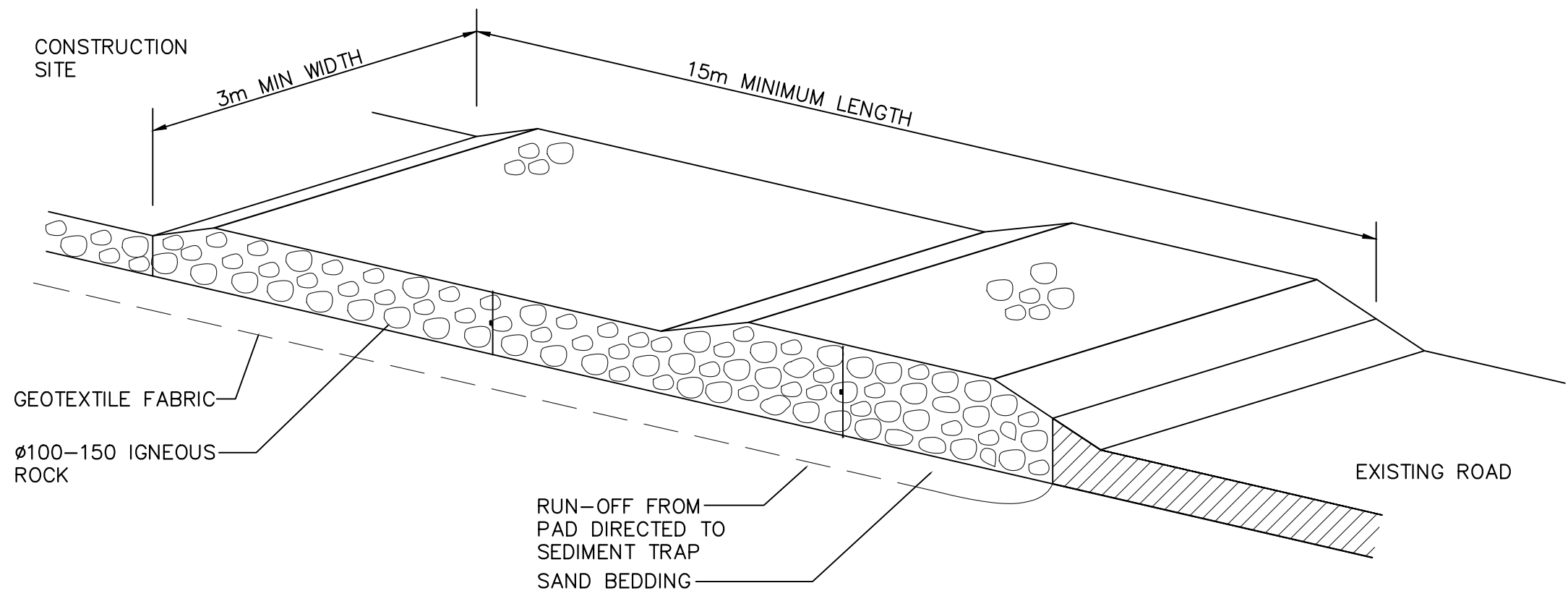
IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE IN PLACE & MAINTAIN TRAFFIC FACILITIES AT ALL TIMES DURING CONSTRUCTION.

LEGEND

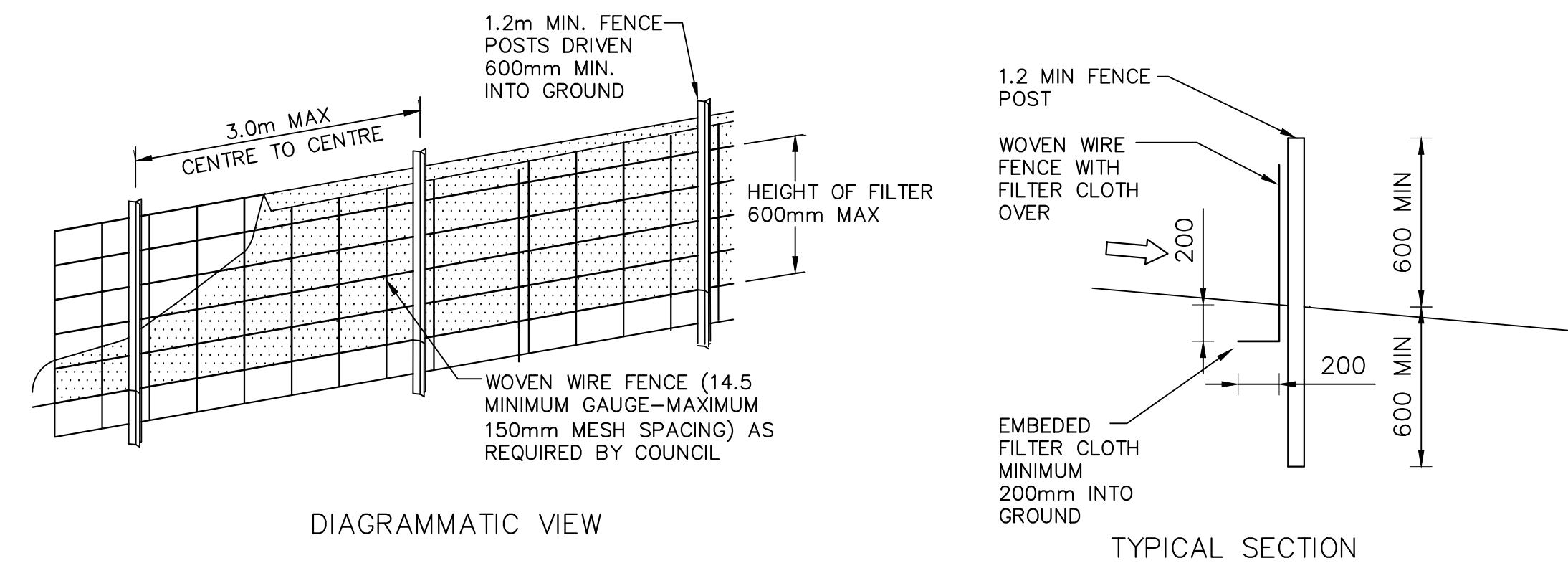
DP ●	DOWNPIPE
---	STORMWATER LINE
SSD ---	SUBSOIL LINE
e ---	EXISTING STORMWATER LINE
s ---	AUTHORITY SEWER LINE
---	SEDIMENT FENCE
---	GRATED SURFACE INLET PIT
---	GRATED TRENCH DRAIN
⊙	CLEANING EYE
x R.L. 51.83	PROPOSED SPOT LEVEL
---	EXISTING GRATED SURFACE INLET PIT
---	EXISTING JUNCTION PIT
---	EXISTING KERB INLET PIT
eTEL	EXISTING TELSTRA PIT
eHYD	EXISTING HYDRANT
eSV	EXISTING STOP VALVE
eGAS	EXISTING GAS VALVE
ePP	EXISTING POWER POLE
eSMH	EXISTING SEWER MANHOLE
OFF ➡	OVERLAND FLOW PATH

ABBREVIATIONS:

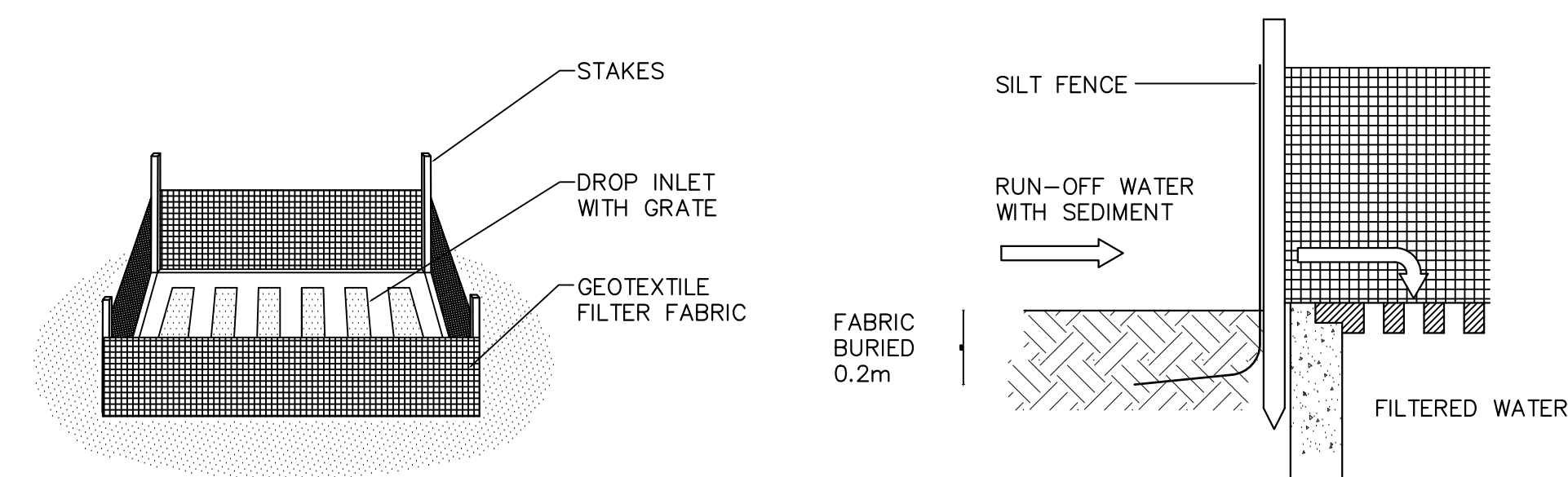
Ø or DIA	DIAMETER	OFF	OVERLAND FLOW PATH
CBR	CALIFORNIA BEARING RATIO	OSD	ON-SITE DETENTION
CH	CHAINAGE	R	RADIUS
CL	CENTER LINE	RCP	REINFORCED CONCRETE PIPE
CO	CLEAR OUT	RL	REDUCED LEVEL
DD	DISH DRAIN	RW	RETAINING WALL
DDO	DISH DRAIN OUTLET	RWT	RAINWATER TANK
DP	DOWNPIPE	SJ	SAWN CONTROL JOINT
e	EXISTING	SMH	SEWER MAN HOLE
FFL	FINISHED FLOOR LEVEL	SW	STORMWATER
GT	GRATED TRENCH DRAIN	SWP	STORMWATER PIT
GSIP	GRATED SURFACE INLET PIT	SWRM	STORMWATER RISING MAIN
HYD	HYDRANT	SV	STOP VALVE
IL	ISOLATING JOINT	TOK	TOP OF KERB
IP	INVERT LEVEL	TOW	TOP OF WALL
KIP	KERB INLET PIT	TWL	TOP WATER LEVEL
KO	KERB OUTLET	TP	TANGENT POINT
K&G	KERB & GUTTER	UPVC	UNPLASTICISED POLYVINYL
KR	KERB RETURN	CHLORIDE	UNLESS NOTED OTHERWISE
LS	LONGITUDINAL SECTION	FF	FIRST FLUSH DEVICE
NGL	NATURAL GROUND LEVEL	TYP	TYPICAL



TEMPORARY CONSTRUCTION EXIT (RUBBLE ALTERNATIVE)
NOT TO SCALE



SEDIMENT FENCE DETAIL
NOT TO SCALE




SUMP SEDIMENT TRAP
NOT TO SCALE

REVISIONS				
REV.	DATE	DETAILS	ENG.	DFT.
A	21/06/2021	ISSUED FOR CO-ORDINATION	MJW	MJW
B	29/06/2021	ISSUED FOR APPROVAL	MJW	MJW
C	22/07/2021	ISSUED FOR APPROVAL	MJW	MJW

A1 0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170

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USE OF THESE DRAWINGS

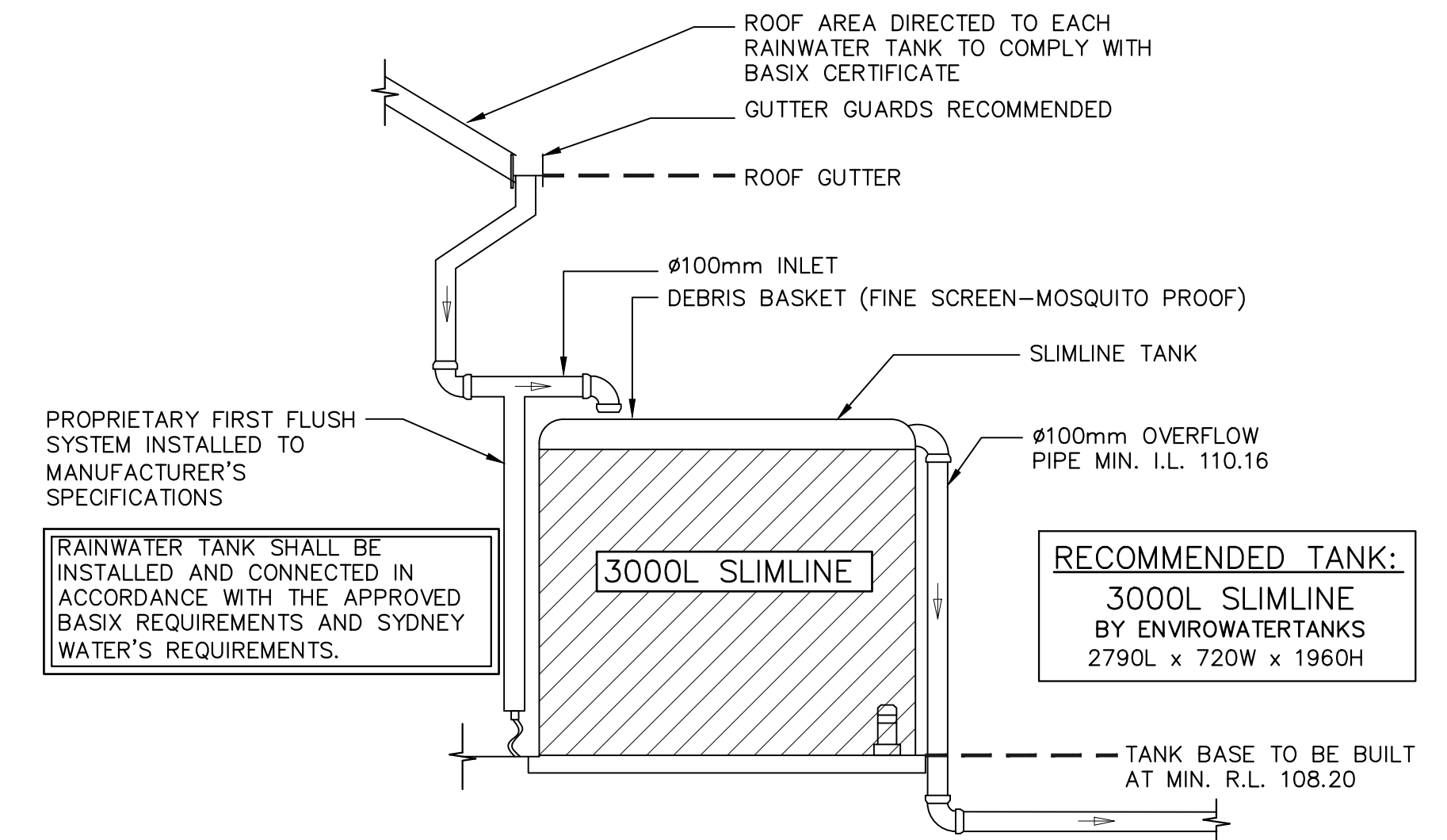
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PROJECT LOCATION		22 RATHOWEN PARADE, KILLARNEY HEIGHTS NSW			
DRAWN	MJW	DRAWING TITLE			
DESIGNED	MJW				
CHECKED	ALI	JOB NO.		DRAWN NO.	SIZE
DATE	22/07/2021	ME-2021-SW028		SW001	A1



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TM: TRADE MARK OF THE ASSOCIATION OF
DIAL BEFORE YOU DIG SERVICES LTD. USED
UNDER LICENSE.



TYPICAL RAINWATER RE-USE TANK CONFIGURATION
NOT TO SCALE

DRAINAGE NOTES:

ALL PIPES TO BE LAID ON 75mm SAND BED WITH THE BARRELS FULLY SUPPORTED

100mm AND 150mm DIAMETER PIPES TO BE LAID ON MINIMUM
1% GRADE

MINIMUM DEPTH OF COVER FOR PIPES NOT SUBJECT TO
VEHICULAR LOADING TO BE 300mm

ALL DRAINAGE PIPES LAID UNDER PAVEMENT SHALL BE REINFORCED CONCRETE WITH RUBBER RING JOINTS

BACKFILL TRENCHES WITH COMPACTED SAND OR APPROVED
AGGREGATE MATERIAL

ALL PITS TO HAVE 600x600mm INTERNAL DIMENSIONS (U.N.O.)

SILT ARRESTORS TO HAVE 900x900mm INTERNAL DIMENSIONS

HEAVY DUTY GALV. STEEL GRATES AND COVERS ARE TO BE PROVIDED IN TRAFFICABLE AREAS

HEEL & WHEELCHAIR SAFE GRATE COVERS ARE TO BE PROVIDED
IN PEDESTRIAN AREAS

PIT GRATE TO BE TYPE WELDLOK OR APPROVED EQUIVALENT

ALL PITS GREATER THAN 900mm DEEP SHALL BE PROVIDED WITH A CHILD-PROOF LOCKING CLIP

ALL PITS SHALL BE MAINTAINED REGULARLY

ALL PITS TO BE BENCHED MIN. 20mm TO INVERT OF OUTLET

Ø100 SUBSOIL DRAINAGE PIPE WRAPPED IN FABRIC SOCK TO BE PROVIDED IN ALL LANDSCAPED AREAS & BEHIND RETAINING WALLS AND CONNECTED TO THE NEAREST STORMWATER PIT.

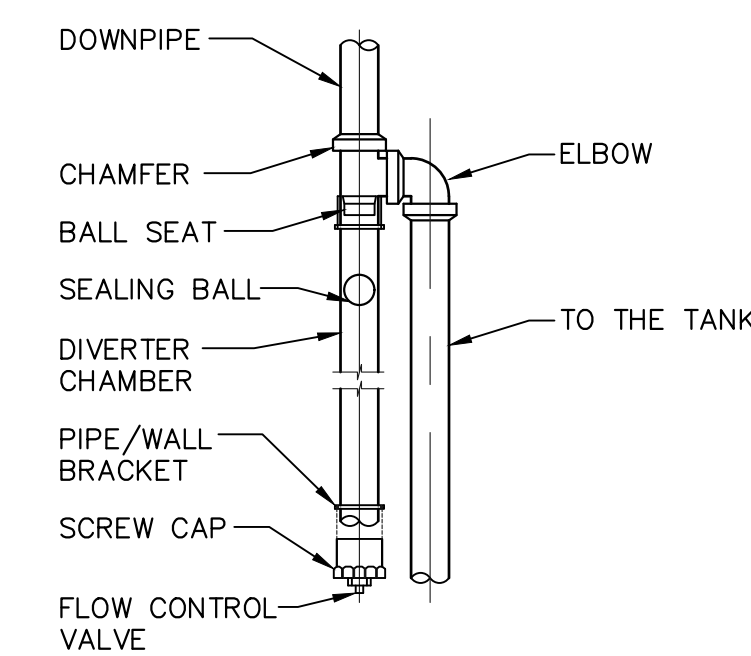
COMPRESSIVE STRENGTH f'_c FOR CAST IN SITU CONCRETE TO BE
A MINIMUM OF 20MPa AT 28 DAYS

PROVIDE CLEANING EYES TO ALL DOWNPIPES NOT DIRECTLY
CONNECTED TO PITS

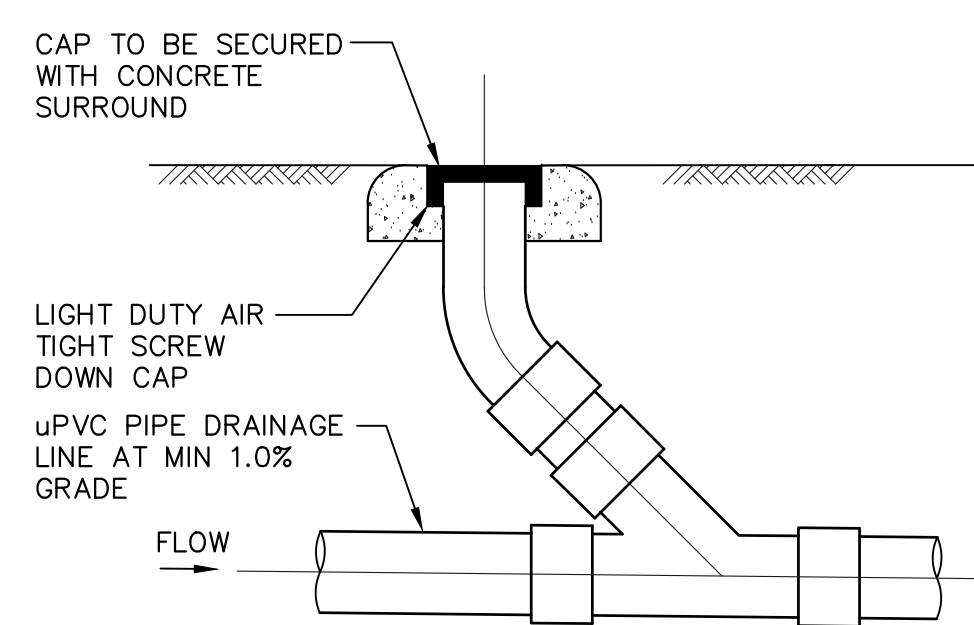
ISOLATED JOINTS TO BE PROVIDED TO ISOLATE CONCRETE
PAVEMENTS FROM PITS

ALL TRENCH GRATES PROVIDED SHALL HAVE A MINIMUM CLEAR WIDTH OF 200mm

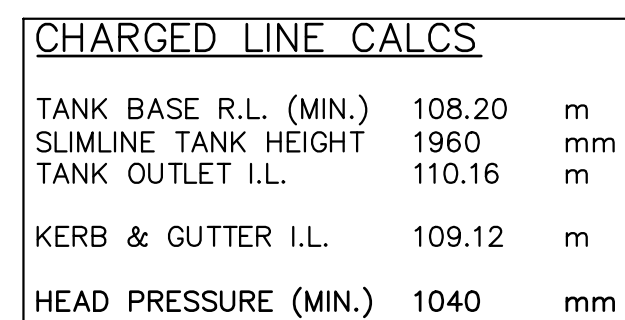
STORMWATER DRAINAGE CONNECTIONS TO THE MAIN SYSTEM
SHALL BE TO THE REQUIREMENTS AND THE SATISFACTION OF
LOCAL COUNCIL



FIRST FLUSH DIVERTER
SCALE: 1:20

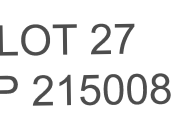


CLEANING EYE DETAIL
SCALE: 1:20



PROVIDE MIN. 3000 L _____
RAINWATER TANK CONNECTED
TO 100% OF ROOF AREA
(REFER TO BASIX CERTIFICATE
FOR FURTHER DETAILS). TANK
BASE TO BE CONSTRUCTED
AT MIN. R.L. 107.63

LOT 27
DP 215008



SECONDARY DWELLING
FFL 111.30

LOT 28
DP 215008
701.9m²
(STATED BY DP 215008)
704.4m²
(BY CALCULATION)

RATHOWEN

PARADE

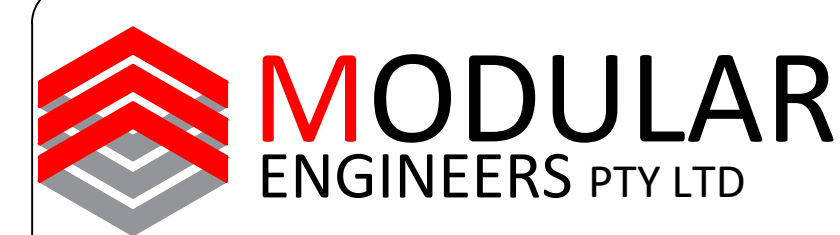
SITE STORMWATER LAYOUT
SCALE: 1:100

ROOF STORMWATER LAYOUT
SCALE: 1:100

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