2 ELLERY PARADE, SEAFORTH

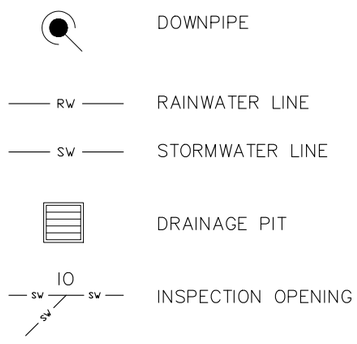
STORMWATER MANAGEMENT PLAN

DRAWING NUMBER	REVISION	DRAWING TITLE
DR-000	3	LEGEND
DR-001	3	PIPE LAYOUT & LEVEL SPREADER DETAILS
DR-002	2	ROOF LAYOUT
DR-003	1	DETAILS
DR-004	1	SITE AREAS
SD-001	0	SEDIMENT & EROSION CONTROL PLAN

NOTES:

1. ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION.
2. SITE LAYOUT BASED ON ARCHITECTURAL PLANS BY BRICK ARCHITECTS (APRIL 2020).
3. LOCATION OF ALL SERVICES MUST BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF EXCAVATION WORKS.
4. ALL STORMWATER DRAINAGE PIPES AND ASSOCIATED DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE RELEVANT STANDARDS, THE BUILDING CODE OF AUSTRALIA, MANUFACTURER'S RECOMMENDATIONS, SYDNEY CATCHMENT AUTHORITY RECOMMENDED PRACTICE, AND LOCAL COUNCIL, AS APPLICABLE.
5. ALL INVERT LEVELS PROVIDED ON THIS DRAWING ARE REDUCED TO AHD AND BASED ON INTERPOLATED SURFACE LEVELS AND SYSTEM REQUIREMENTS
6. WHERE POSSIBLE, PIPEWORK SHALL BE LOCATED EXTERNAL TO THE BUILDING.
7. DOWNPIPES AND STORMWATER LINES TO BE SEALED DN100 uPVC UNLESS OTHERWISE NOTED.
8. STORMWATER PIPES TO BE GRADED AT A MINIMUM 1% UNLESS NOTED OTHERWISE.
9. ALTERNATIVE GUTTER AND DOWNPIPE CONFIGURATION MAY BE INSTALLED PROVIDED IT COMPLIES WITH AS3500.
10. ALL PIPE AND CONDUITS TO BE MARKED IN ACCORDANCE WITH AS1345 – 1995.
11. TRENCHES AND SERVICE SEPARATIONS IN ACCORDANCE WITH AS/NZS 5601, AS/NZS 3500, AND AS/CA S009.

LEGEND:



NOT FOR CONSTRUCTION

REVISIONS

No.	BY	DATE	DESCRIPTION	APPD
3	SHA	20/04/2020	CHANGE RAINWATER TANK LOCATION	IRW
2	SSD	1/05/2019	CHANGE DP LOCATIONS	SSD
1	YYA	15/04/2019	APPROVED FOR DA SUBMISSION	SSD
0	YYA	03/04/2019	APPROVED FOR DA SUBMISSION	SSD

Scale: NA

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THE SIGNING OF THIS TITLE BLOCK CONFIRMS THE DESIGN AND DRAFTING OF THIS PROJECT HAVE BEEN PREPARED AND CHECKED IN ACCORDANCE WITH THE STELLEN QUALITY ASSURANCE SYSTEM

DESIGNED	SHA	CHECKED	IRW
DRAWN	SHA	CHECKED	IRW
APPROVED	IRW	DATE	20/04/2020

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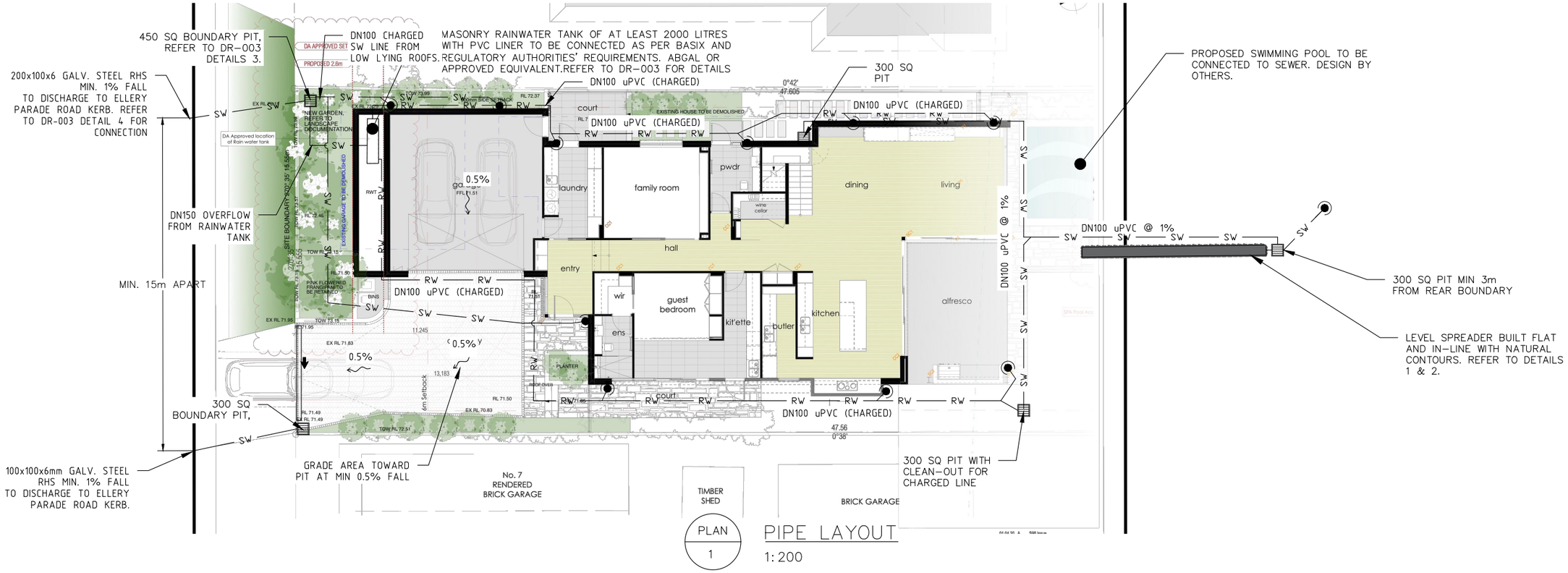
This design complies with: AS3500.3:2015

2 ELLERY PARADE, SEAFORTH

LEGEND

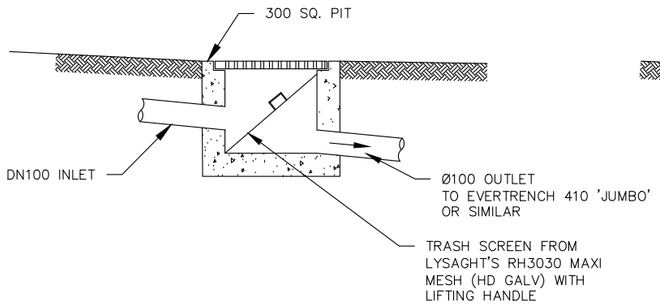
Size	Status	Drg No.	Rev.
A3	APPROVED FOR DA SUBMISSION	DR-000	3

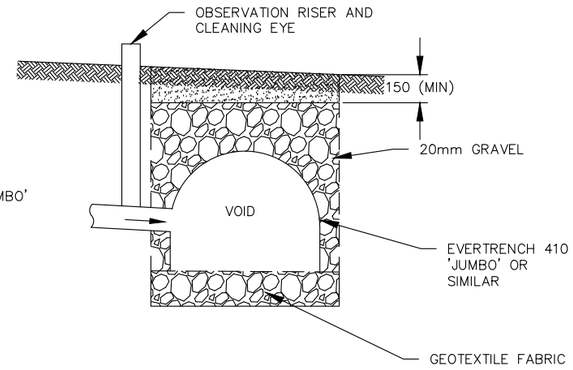


PLAN 1

PIPE LAYOUT

1:200

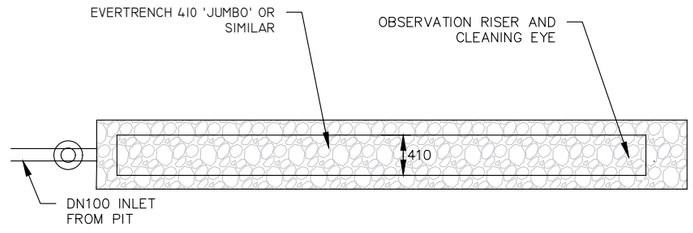




DETAIL 1

SECTION VIEW

NOT TO SCALE



DETAIL 2

ABSORPTION/DISPERSION TRENCH

NOT TO SCALE

NOTES:

1. THE BASE OF THE BED MUST BE LEVEL TO ENSURE EVEN DISTRIBUTION OF STORMWATER. IT MUST ALSO BE SCARIFIED TO OVERCOME ANY SMEARING DURING EXCAVATION. BASE LEVELS SHOULD BE CHECKED WITH A DUMPY / LASER LEVEL.
2. ABSORPTION/DISPERSION TRENCH TO BE CONSTRUCTED PARALLEL TO THE NATURAL CONTOURS.

NOT FOR CONSTRUCTION

REVISIONS

No.	BY	DATE	DESCRIPTION	APPD
3	SHA	20/04/2020	CHANGE RAINWATER TANK LOCATION	IRW
2	SSD	1/05/2019	CHANGE DP LOCATIONS	SSD
1	YYA	15/04/2019	APPROVED FOR DA SUBMISSION	SSD
0	YYA	03/04/2019	APPROVED FOR DA SUBMISSION	SSD

Scale: AS NOTED

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THE SIGNING OF THIS TITLE BLOCK CONFIRMS THE DESIGN AND DRAFTING OF THIS PROJECT HAVE BEEN PREPARED AND CHECKED IN ACCORDANCE WITH THE STELLEN QUALITY ASSURANCE SYSTEM

DESIGNED	SHA	CHECKED	IRW
DRAWN	SHA	CHECKED	IRW
APPROVED	IRW	DATE	20/04/2020

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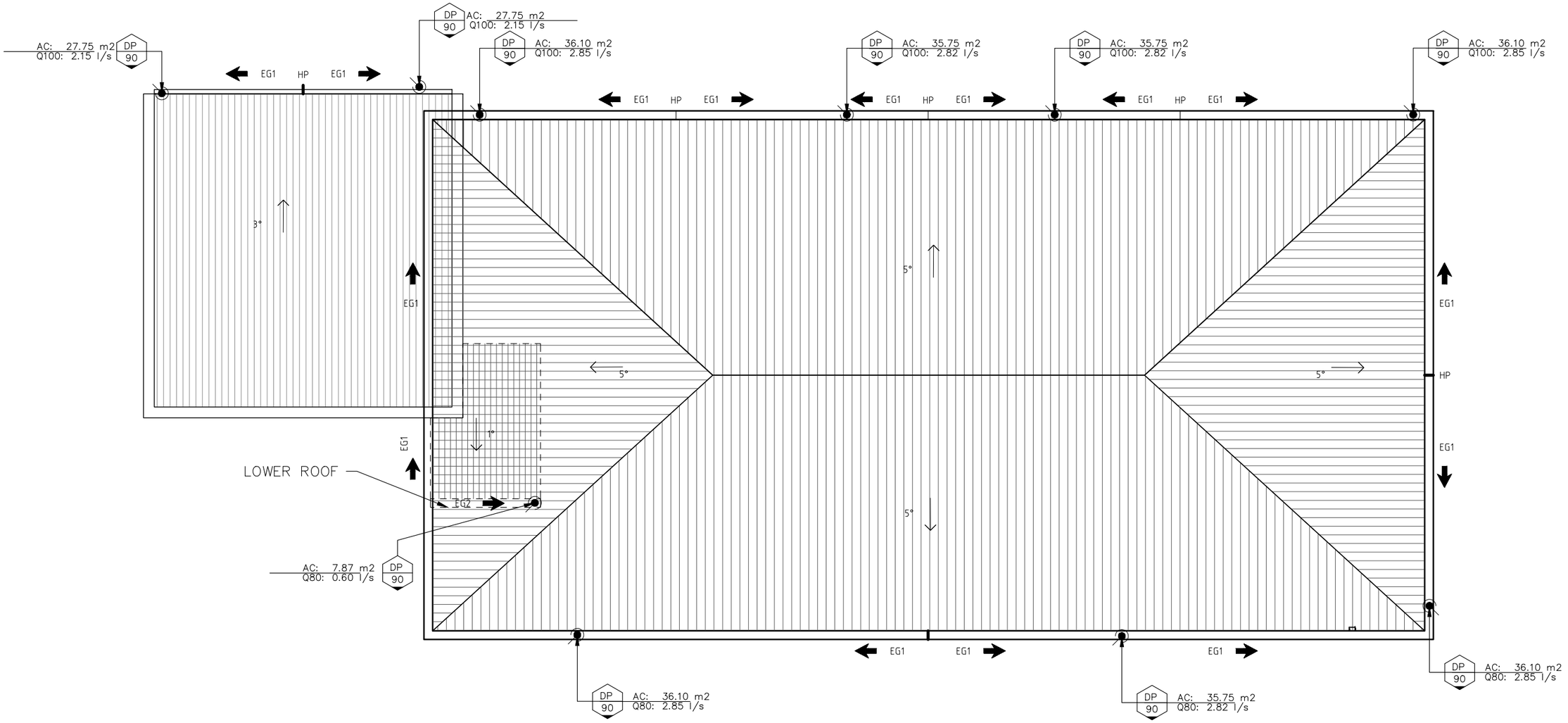
2 ELLERY PARADE, SEAFORTH

PIPE LAYOUT & LEVEL SPREADER DETAILS

Size	Status	Drg No.	Rev.
A3	APPROVED FOR DA SUBMISSION	DR-001	3



PLAN 2

ROOF LAYOUT—MAIN DWELLING

1:100

NOTES:

1. ALL INLET ENTRIES FROM THE EAVE GUTTERS SHOULD BE MIN 100X75 RECTANGULAR AND ADOPTERS FROM 100X75 RECTANGULAR DOWNPIPE TO 90 CIRCULAR DOWNPIPE TO BE INSTALL AT HIGHER LEVEL TO ALLOW CONVERSION FROM RECTANGULAR DOWNPIPE TO CIRCULAR DOWNPIPE.

NOMENCLATURE

DP - DOWNPIPE
EG - EAVES GUTTER
HP - HIGH POINT
Ac - PLAN CATCHMENT AREA EXCLUDING ROOF PITCH
Q100 - 100YR 5 MINUTE ARI FLOW RATE

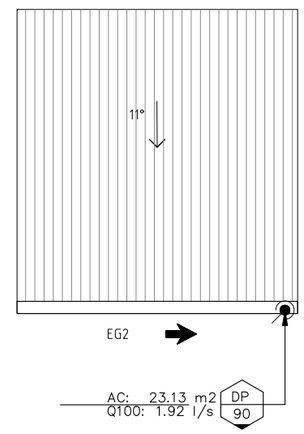
GUTTER SIZING

EAVE GUTTER DESIGNED TO ARI (80YR:260mm/hr)
EG1 - MIN CSA 9,400 mm^2
EG2 - MIN CSA 7,600 mm^2

LEGEND

TYPE / DIA — DOWNPIPE TYPE AND DIAMETER

→ DIRECTION OF FALL



PLAN 3

ROOF LAYOUT—GARDEN SHED

1:100

NOT FOR CONSTRUCTION

REVISIONS

No.	BY	DATE	DESCRIPTION	APPD
2	SSD	1/05/2019	CHANGE DP LOCATIONS	SSD
1	YYA	15/04/2019	APPROVED FOR DA SUBMISSION	SSD
0	YYA	03/04/2019	APPROVED FOR DA SUBMISSION	SSD

Scale: AS NOTED

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DESIGNED	YYA	CHECKED	SSD
DRAWN	YYA	CHECKED	SSD
APPROVED	SSD	DATE	1/05/2019

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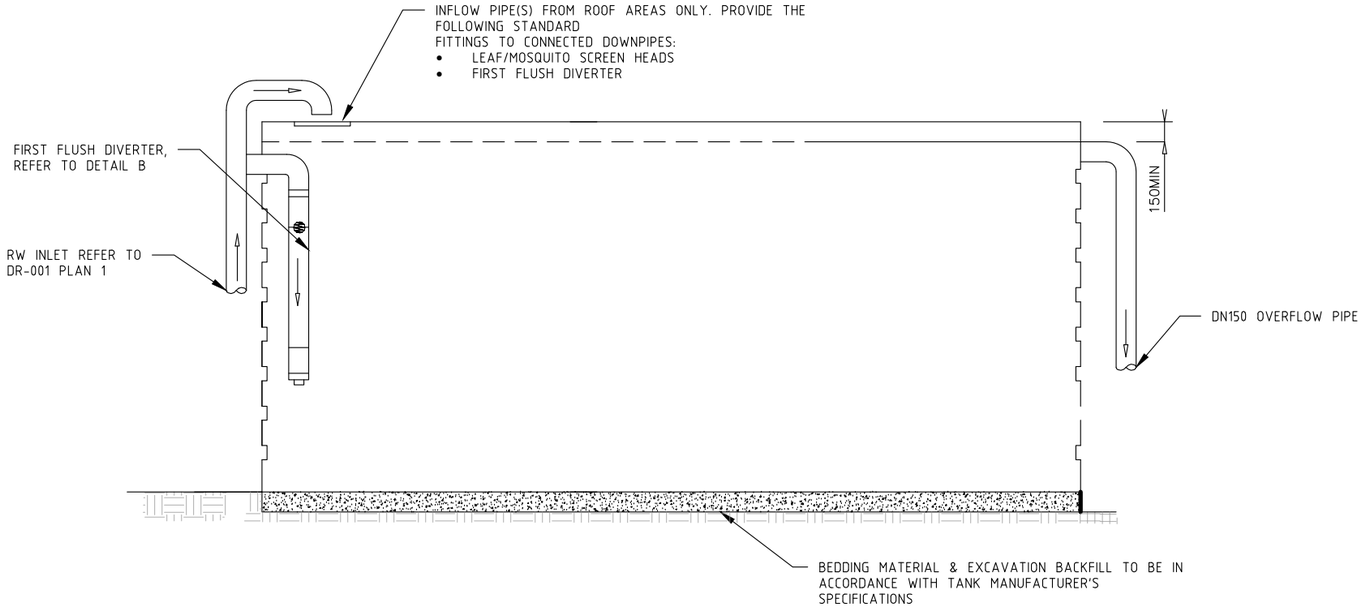
2 ELLERY PARADE, SEAFORTH

ROOF LAYOUT

Size	Status	Drg No.	Rev.
A3	APPROVED FOR DA SUBMISSION	DR-002	2



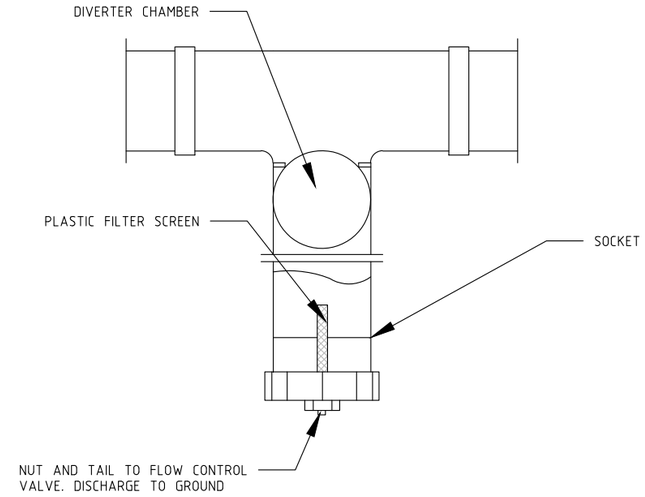
DETAIL 3

TYPICAL RAINWATER REUSE TANK ELEVATION

NOT TO SCALE

NOTES:

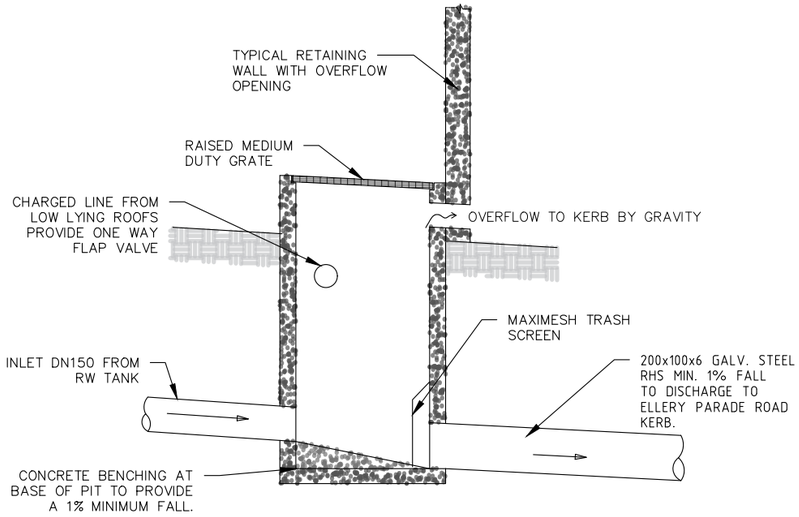
1. RAINWATER TANK TO BE AT LEAST 2000 LITRES.
2. RAINWATER TANK MUST MEET, AND BE INSTALLED IN ACCORDANCE WITH, THE REQUIREMENTS OF ALL APPLICABLE REGULATORY AUTHORITIES.



DETAIL B

FIRST FLUSH DIVERTER

NOT TO SCALE



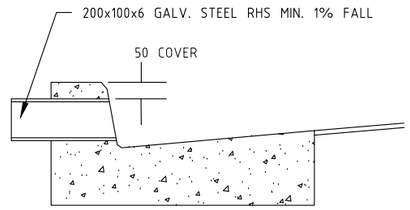
DETAIL 3

450 SQUARE MEDIUM DUTY PIT

NOT TO SCALE

NOTES:

1. 'LYSAGHT' MAXIMESH RH3030 (HOT DIPPED GALVANISED) OR EQUIVALENT.
2. MAXI MESH SCREENS MUST BE PLACED SUCH THAT THE LONG AXIS OF THE OVAL SHAPED HOLES ARE ORIENTATED HORIZONTALLY WITH THE PROTRUDING LIP ANGLED UPWARDS AND FACING TOWARDS THE OUTLET.



DETAIL 4

TYPICAL KERB CONNECTION

NOT TO SCALE

NOT FOR CONSTRUCTION

REVISIONS					
1	YYA	15/04/2019	APPROVED FOR DA SUBMISSION		SSD
0	YYA	03/04/2019	APPROVED FOR DA SUBMISSION		SSD
No.	BY	DATE	DESCRIPTION		APPD

Scale: NA

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DRAWN	YYA	CHECKED	SSD
APPROVED	SSD	DATE	15/04/2019

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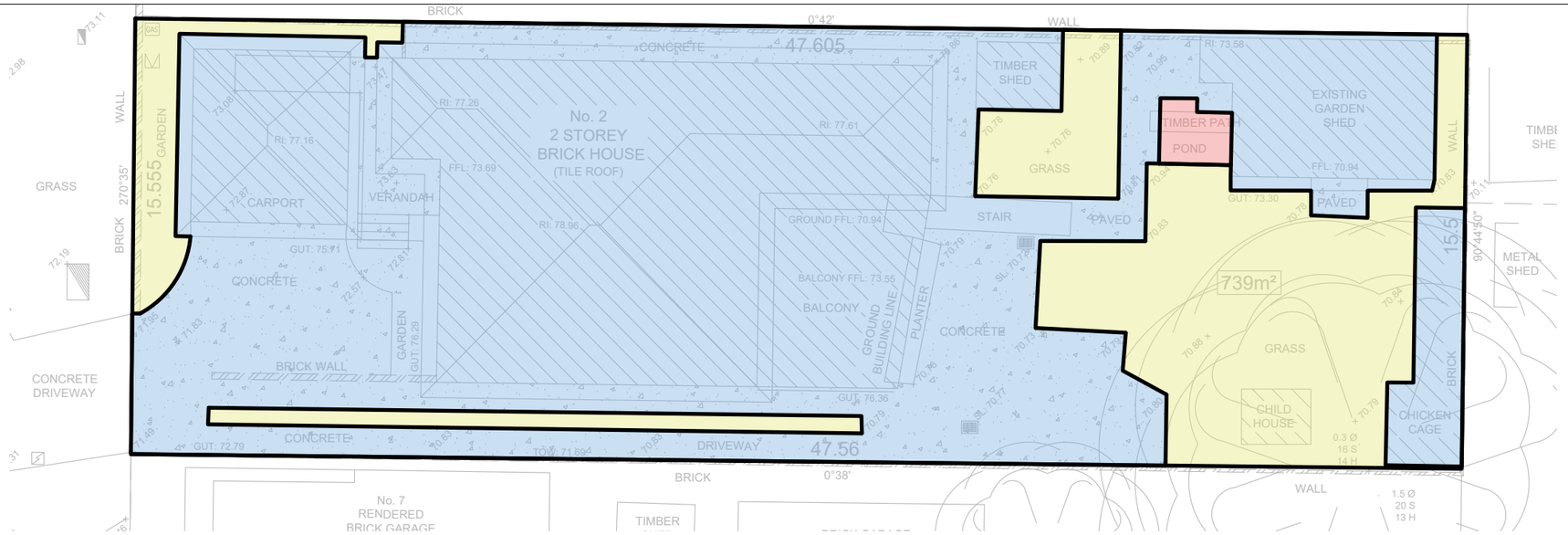
2 ELLERY PARADE, SEAFORTH

DETAILS

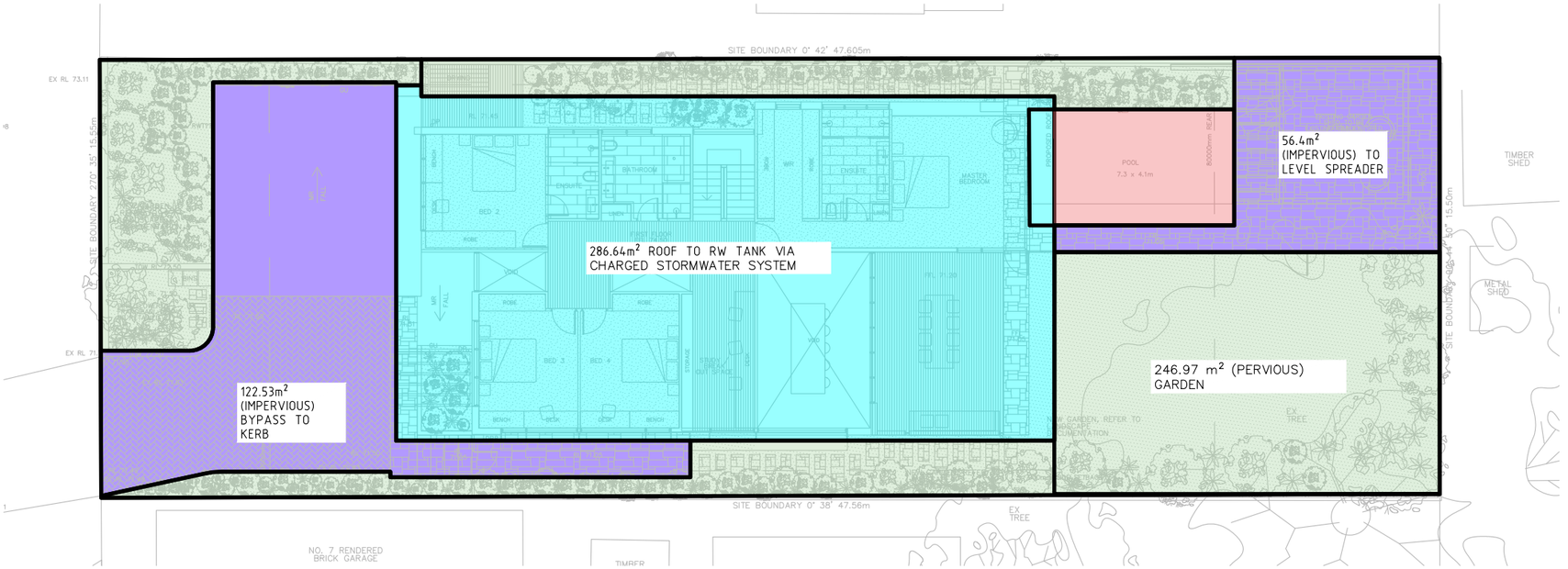
Size	Status	Drg No.	Rev.
A3	APPROVED FOR DA SUBMISSION	DR-003	1



PLAN 5

SITE AREAS – EXISTING

1:200



PLAN 4

SITE AREAS – PROPOSED

1:200

EXISTING

SITE AREA:	739.00 m²
PERVIOUS:	168.70 m² (22.83%)
IMPERVIOUS:	564.86 m² (76.43%)
POND:	5.44 m² (00.74%)

LEGEND

- EXISTING PERVIOUS
- EXISTING IMPERVIOUS
- PROPOSED PERVIOUS
- PROPOSED IMPERVIOUS BYPASS RAINWATER TANK
- PROPOSED IMPERVIOUS TO RAINWATER TANK
- POND AND POOL

PROPOSED

SITE AREA:	739.00 m²
PERVIOUS :	246.97 m² (33.4 %)
IMPERVIOUS TO RW TANK:	286.64 m² (38.8 %)
IMPERVIOUS BYPASS RW TANK:	178.93 m² (24.2 %)
POOL:	29.93 m² (4.1 %)

OSD REQUIREMENT:

NET IMPERVIOUS DECREASED BY 99.21m², NO ADDITION ADVERSE IMPACTS ON ADJOINING AND DOWNSTREAM PROPERTIES ARE EXPECTED. AS A RESULT OF THE POST-DEVELOPMENT FLOWS GENERATED BY THE SITE OSD IS NOT RECOMMENDED

NOT FOR CONSTRUCTION

REVISIONS					
No.	BY	DATE	DESCRIPTION	APPD
1	YYA	15/04/2019	UPDATE PROPOSED SITE AREAS	SSD
0	YYA	03/04/2019	APPROVED FOR DA SUBMISSION	SSD

Scale: NA

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DESIGNED	YYA	CHECKED	SSD
DRAWN	YYA	CHECKED	SSD
APPROVED	SSD	DATE	15/04/2019

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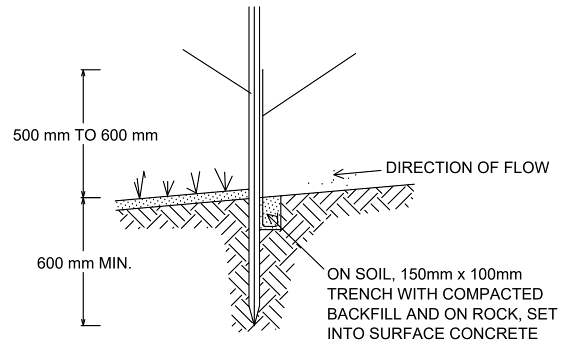
2 ELLERY PARADE, SEAFORTH

SITE AREAS

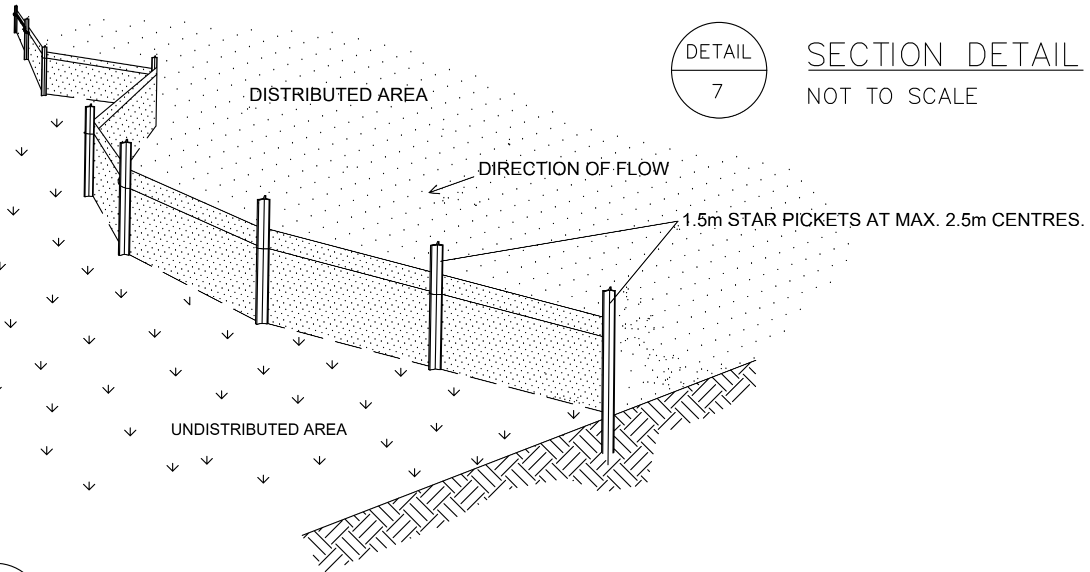
Size	Status	Drg No.	Rev.
A3	APPROVED FOR DA SUBMISSION	DR-004	1



DETAIL 7

SECTION DETAIL

NOT TO SCALE



DETAIL 6

TYPICAL SEDIMENT FENCE

NOT TO SCALE

GENERAL REQUIREMENTS

THE FOLLOWING EROSION AND SEDIMENT CONTROL PLAN (ESCP) HAS BEEN DEVELOPED IN GENERAL ACCORDANCE WITH LANDCOM (2004) – MANAGING URBAN STORMWATER: SOILS AND CONSTRUCTION, OTHERWISE KNOWN AS "THE BLUE BOOK". THIS PLAN SHOULD ALSO BE READ IN CONJUNCTION WITH MANAGING URBAN STORMWATER – SOILS AND CONSTRUCTION (VOLUME 2A INSTALLATION OF SERVICES).

SITE ESTABLISHMENT

PRIOR TO THE COMMENCEMENT OF EARTHWORKS ON THE SITE THE FOLLOWING SHALL BE UNDERTAKEN AS A MINIMUM:

1. ERECT SAFETY FENCING WITH SIGNAGE CLEARLY INDICATING THAT THE SITE IS A CONSTRUCTION ZONE AND ACCESS IS RESTRICTED AS DEEMED NECESSARY.
2. ERECT CLEARLY VISIBLE BARRIER FENCING AT LOCATIONS SHOWN OR IF NOT SHOWN AT THE DISCRETION OF THE SITE SUPERINTENDENT TO ENSURE TRAFFIC IS CONTROLLED AND TO PROHIBIT UNNECESSARY SITE DISTURBANCE.
3. WHERE REQUIRED AT THE DISCRETION OF THE SITE SUPERINTENDENT, INSTALL STABILISED SITE ACCESS AT SITE ACCESS POINT TO PREVENT CONSTRUCTION EQUIPMENT FROM CARRYING SEDIMENT OFF THE SITE ONTO SURROUNDING ROADS.
4. PROVIDE GERNI PRESSURE CLEANER AT SITE EXIT POINT FOR TYRE WASH DOWN AT THE DISCRETION OF THE SITE SUPERINTENDENT.
5. INSTALL SEDIMENT AND EROSION CONTROL DEVICES IN ACCORDANCE WITH THE CONSTRUCTION DETAILS SPECIFIED IN THIS DRAWING SET AND/OR THE REQUIREMENTS OF THE 'BLUE BOOK'.

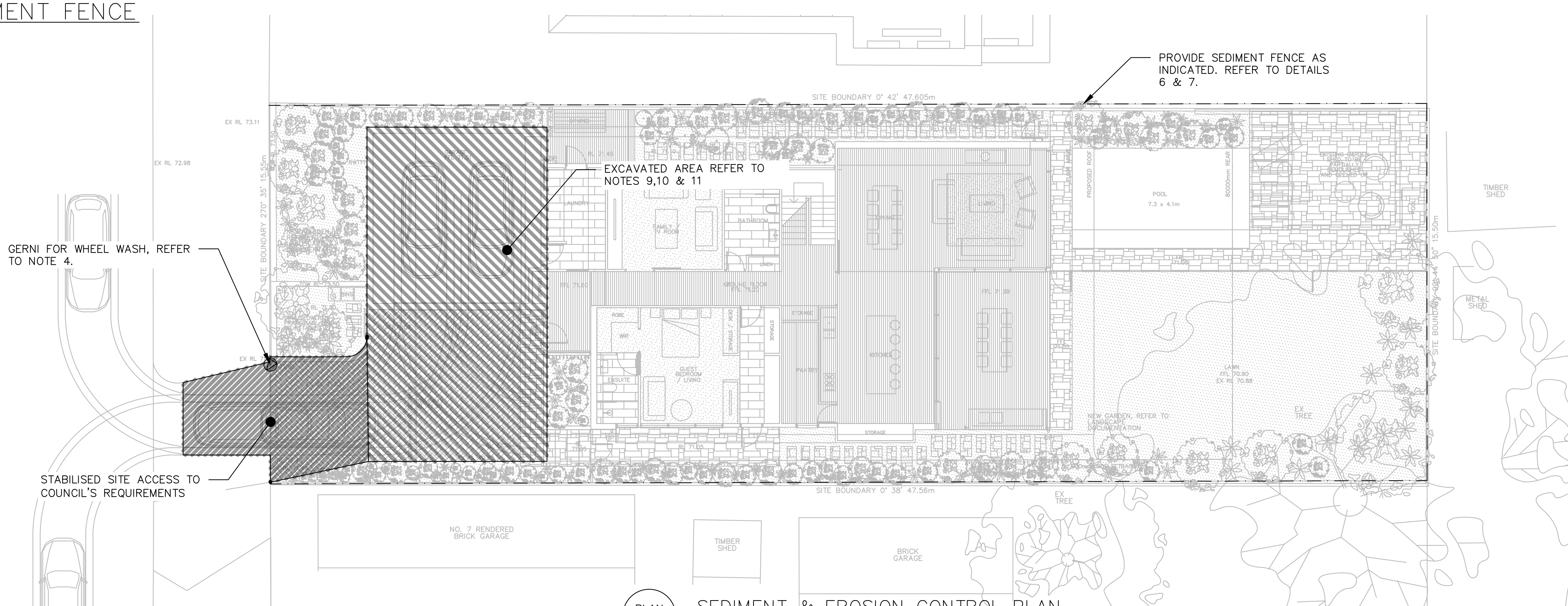
CONSTRUCTION

6. USE SANDBAGS, HAY BALES AND/OR GRAVEL FILLED GEOTEXTILE SOCKS TO FILTER AND CONVEY STORMWATER RUNOFF WITHIN THE SITE.
7. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILISED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
8. INLET FILTERS SHALL BE INSTALLED WHERE SHOWN TO PREVENT WATER FROM DIRECTLY ENTERING THE PERMANENT DRAINAGE SYSTEM UNLESS IT IS RELATIVELY SEDIMENT FREE. IF THE LOCATION OF INLET FILTERS ARE NOT SHOWN ON THE PLAN THEIR LOCATION SHALL BE AT THE DISCRETION OF THE SUPERINTENDENT.
9. STAGE WORK AND PROGRAMMING OF CONSTRUCTION ACTIVITIES TO MINIMISE THE EXTENT AND DURATION OF OPEN EXCAVATION. AVOID OPENING TRENCHES WHENEVER THE RISKS OF STORMS ARE HIGH.
10. DIVERT SURFACE WATER AWAY FROM EXCAVATION AREAS WITH SANDBAGS OR EQUIVALENT.
11. FOR DEWATERING OF EXCAVATION AREAS SET UP TEMPORARY DEWATERING PUMP OUT SYSTEM AS REQUIRED AND ENSURE FLOCCULATION IS USED IF WATER IS NOT CLEAR (i.e. SEDIMENT > 50mg/L). FOR RATES AND AGENTS REFER APPENDIX E NSW DEPARTMENT OF HOUSING "MANAGING URBAN STORMWATER SOILS & CONSTRUCTION". DISCHARGE SHALL BE DIRECTLY TO COUNCIL'S PIPED DRAINAGE SYSTEM. DO NOT DISCHARGE TO THE KERB.
12. STOCKPILES SHALL BE LOCATED NO CLOSER THAN 2m (PREFERABLY 5m) FROM CONCENTRATED WATER FLOW, ROADS AND HAZARD AREAS. PROTECT STOCKPILES FROM EROSION BY RAIN AND SURFACE FLOWS.
13. ENSURE CHEMICAL AND FUELS ARE STORED WITHIN BUNDED AREAS AND ELEVATED ABOVE POTENTIAL FLOW PATHS.

MAINTENANCE

14. ALL DEDICATED SEDIMENT STORAGE ZONES WITHIN TRAPS SHALL BE CLEANED WHEN A MAXIMUM OF 60% FULL OF SOLID MATERIALS AND DISPOSED OF IN A MANNER THAT PREVENTS FURTHER POLLUTION OF THE SITE.
15. TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES WILL BE RETAINED UNTIL EARTHWORK ACTIVITIES ARE COMPLETED AND THE SITE IS STABILISED.
16. THE CONTRACTOR SHALL INSPECT THE SITE AT LEAST WEEKLY AND AFTER ANY STORM EVENT AND WILL:

- ENSURE THAT DRAINS OPERATE PROPERLY AND TO EFFECT ANY NECESSARY REPAIRS;
- REMOVE SPILLED SAND OR OTHER MATERIALS FROM AREAS OF LIKELY CONCENTRATED OR HIGH VELOCITY FLOWS (ESPECIALLY DRAINS AND TEMPORARY FLOW PATHS)
- REMOVE TRAPPED SEDIMENT WHENEVER LESS THAN DESIGN CAPACITY REMAINS WITHIN THE STRUCTURE;
- CONSTRUCT ADDITIONAL EROSION AND/OR SEDIMENT CONTROL WORKS AS REQUIRED;
- MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES IN A FULLY FUNCTIONING CONDITION UNTIL ALL EARTHWORK ACTIVITIES ARE COMPLETED AND THE SITE IS STABILISED; AND
- REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL STRUCTURES AS THE LAST ACTIVITY IN THE CONSTRUCTION PROGRAM.



PLAN 6

SEDIMENT & EROSION CONTROL PLAN

1: 200

NOT FOR CONSTRUCTION

This drawing is confidential and shall only be used for the purposes of this project.

No.	BY	DATE	DESCRIPTION	APPD
0	YYA	03/04/2019	APPROVED FOR DA SUBMISSION	SSD

REVISIONS

Scale: AS NOTED

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DESIGNED	YYA	CHECKED	SSD
DRAWN	YYA	CHECKED	SSD
APPROVED	SSD	DATE	03/04/2019

Stellen

Stellen Consulting ABN 61 149 095 189

This design complies with: AS3500.3:2015

2 ELLERY PARADE, SEAFORTH

SEDIMENT & EROSION CONTROL PLAN

Size	Status	Drg No.	Rev.
A3	APPROVED FOR DA SUBMISSION	SD-001	0