

CONCEPT STORMWATER DRAWINGS FOR PROPOSED RESIDENTIAL BUILDING



SUIT 2.04, L2, BLDG 3,
35-41 WATERLOO RD., MACQUARIE PARK, NSW 2113
info@smartstrucs.com.au | T: (02) 9052 6467

CLIENT

ARCHITECT

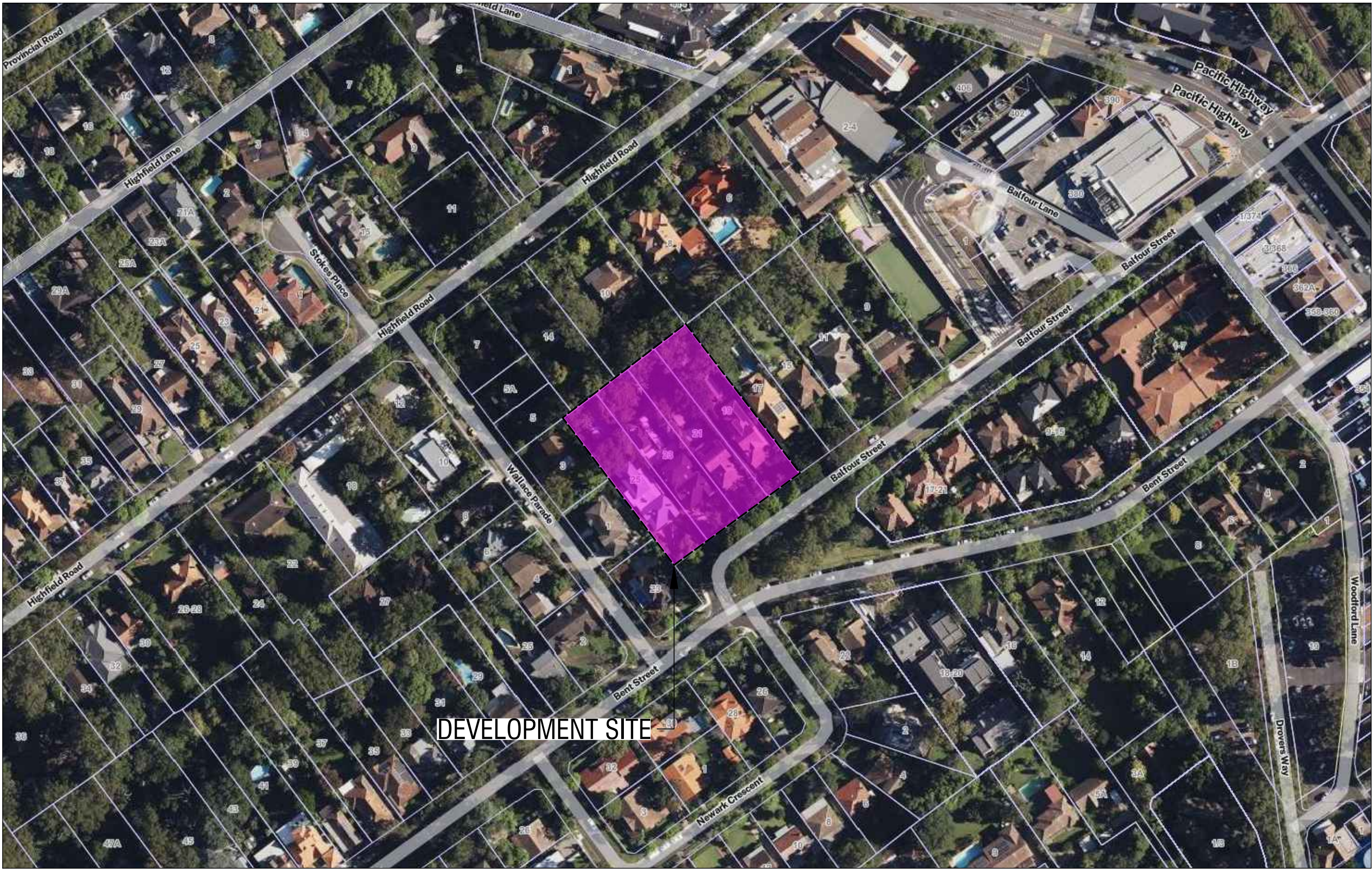
GILES TRIBE

DRAWING LIST	
DRAWING NUMBER	DRAWING NAME
SW00	COVER SHEET, LEGEND & DRAWING SCHEDULE
SW03	BASEMENT 2 STORMWATER DRAINAGE PLAN
SW04	BASEMENT 1 STORMWATER DRAINAGE PLAN
SW05	LOWER GROUND FLOOR STORMWATER DRAINAGE PLAN
SW06	GROUND FLOOR STORMWATER DRAINAGE PLAN
SW16	ROOF STORMWATER DRAINAGE PLAN
SW25	POST DEVELOPMENT CATCHMENT PLAN AND MUSIC MODEL RESULTS
SW30	STORMWATER DRAINAGE SECTIONS AND DETAILS SHEET 1
SW31	STORMWATER DRAINAGE SECTIONS AND DETAILS SHEET 2
SW35	OSD DETAILS AND CALCULATIONS SHEET 1
SW36	OSD DETAILS AND CALCULATIONS SHEET 2
SW50	EROSION AND SEDIMENT CONTROL PLAN
SW51	EROSION AND SEDIMENT CONTROL DETAILS

NOTES

- ALL LINES ARE TO BE MIN. 1000 UPVC @ MIN 1.0% GRADE UNLESS NOTED OTHERWISE.
- IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE & LEVEL ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY EARTHWORKS. ALL DESIGN LEVELS SHOWN ON PLAN SHALL BE VERIFIED ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK.
- ALL PIPES TO HAVE MIN 200mm COVER IF LOCATED WITHIN PROPERTY.
- ALL PITS IN DRIVEWAYS BE HEAVY DUTY GRATES. DIRECT SURFACE FLOW TO ALL GRATED SURFACE INLET PITS.
- ALL WORK DO BE DONE IN ACCORDANCE WITH AS/NZ 3500.3 (CURRENT EDITION), COUNCIL SPECIFICATIONS, RELEVANT VOLUME OF NCC (NATIONAL CONSTRUCTION CODE)
- LOCATION OF DOWNPIPES & FLOOR WASTES ARE INDICATIVE ONLY. DOWNPIPE & FLOOR WASTE SIZE, LOCATION & QUANTITY TO BE DETERMINED BY BUILDER & IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS.
- ALL STORMWATER LINES' JOINTS BE FULLY SEALED AND WATERTIGHT IN ACCORDANCE WITH AS3500.3.2021
- THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL, LANDSCAPE AND STRUCTURAL AND ALL OTHER RELEVANT CONSULTANT'S PLANS.
- ALL RAINWATER TANKS TO BE FITTED WITH A FIRST FLUSH DEVICE TO PREVENT POTENTIAL CONTAMINANTS FROM ENTERING THE TANKS.
- ANY DISCREPANCIES OR OMISSIONS SHALL BE REFERRED TO THE DESIGN ENGINEER FOR RESOLUTION.
- ALL PITS OR GRATES IN TRAFFICABLE AREAS TO BE HEAVY DUTY.
- ALL LIFT PITS ARE TO BE FULLY TANKED UNLESS NOTED OTHERWISE.
- CHILD -PROOF LOCKING SYSTEM MUST BE EMPLOYED FOR ALL GRATES AND LIDS IN COMMON AREAS
- ALL GUTTERS WILL BE FITTED WITH LEAF GUARDS AND SHOULD BE INSPECTED AND CLEANED TO ENSURE LEAF LITTER CANNOT ENTER THE DOWNPIPES
- PROVIDE EMERGENCY OVERFLOW TO ALL PLANTER BOX AND BALCONIES.
- ALL PITS WITH DEPTH MORE THAN 900mm MUST HAVE IRON STEPS AND TO BE BENCHED AND STREAMLINED
- PROVIDE STORMWATER GRATE 200wx200D AT THE BASE OF ALL MECHANICAL SHAFTS AND UNCOVERED STAIRS OR OPENINGS.
- PRESSURIZED PIPES / RISING MAINS FROM PUMP OUT TANK TO BE CONNECTED DIRECTLY AND INDEPENDENTLY TO EITHER OSD TANK OR BOUNDARY PIT AS PER DESIGN PLANS.
- ENSURE ALL DRAINAGE WORKS ARE AWAY FROM TREE ROOTS
- SERVICES SHOWN ON THESE PLANS HAVE BEEN LOCATED FROM INFORMATION SUPPLIED BY THE RELEVANT AUTHORITIES AND FIELD INVESTIGATION AND ARE NOT GUARANTEED COMPLETE NOR CORRECT. IT IS THE CLIENT AND CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL PRIOR TO CONSTRUCTION.
- ALL VARIATIONS TO THE WORKS AS SHOWN ON THE APPROVED DRAWINGS ARE TO BE CONFIRMED BY SMART STRUCTURES AUSTRALIA PRIOR TO COMMENCEMENT OF WORKS.
- THE MINIMUM SIZES OF THE STORMWATER DRAINS SHALL NOT BE LESS THAN DN90 FOR CLASS 1 BUILDINGS AND DN100 FOR OTHER CLASSES OF BUILDING OR AS REQUIRED BY THE REGULATORY AUTHORITY
- ALL STORMWATER DRAINAGE PITS IN GARDEN OR TURFED AREAS TO BE FITTED WITH PERFORATED GALVANISED STEEL MESH UNDER THE LIDS TO PREVENT DEBRIS ENTERING STORMWATER NETWORK.
- PIPE INSTALLATION TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF CURRENT AS3500.3 AND RELEVANT VOLUME OF NCC (NATIONAL CONSTRUCTION CODE). THIS IS CONTRACTOR'S RESPONSIBILITY TO CHECK IMPACT OF PIPE TRENCHING TO SURROUNDING STRUCTURAL AND NON STRUCTURAL ELEMENTS.

DISCLAIMER:
THE DOCUMENTS PROVIDED HEREIN ARE INTENDED SOLELY FOR CIVIL AND STORMWATER DRAINAGE DESIGN PURPOSES. ANY REPRESENTATION OF ELEMENTS RELATED TO OTHER DISCIPLINES (E.G., ARCHITECTURAL, STRUCTURAL, HYDRAULIC, FAÇADE, AND OTHER SERVICES) IS BASED ON INFORMATION PROVIDED BY THE RESPECTIVE DESIGN TEAMS. THESE ELEMENTS ARE INCLUDED FOR COORDINATION PURPOSES ONLY AND DO NOT CONSTITUTE VERIFICATION OF THEIR DESIGN, COMPLIANCE, OR ADEQUACY, EXCEPT WHERE THEY INTERACT WITH THE CIVIL AND STORMWATER DRAINAGE ASPECTS. THIS INCLUDES, BUT IS NOT LIMITED TO, COMPONENTS SUCH AS FLOOR LEVELS, FALLS, SET-DOWNS, AND ANY OTHER NON-CIVIL OR NON-DRAINAGE-RELATED FEATURES.



AS 3500.3- TABLE 8.2
SIZE OF MINIMUM INTERNAL DIMENSIONS FOR
STORMWATER AND INLET PITS

DEPTH OF INVERT OF OUTLET	MINIMUM INTERNAL DIMENSIONS (mm)		
	RECTANGULAR WIDTH	LENGTH	CIRCULAR DIAMETER
≤450	350	350	
≤600	450	450	600
>600 ≤900	600	600	900
>900 ≤1200	600	900	1000
>1200	900	900	1000

SYMBOLS

RL	PIT SURFACE LEVEL	PG	PLANTER GRATE
IL	INVERT LEVEL	DP	DOWN PIPE
TK	TOP OF KERB	CO	CLEAN OUT
B.O.W	BOTTOM OF WALL	IO	INSPECTION OPENING
T.O.W	TOP OF WALL	VD	VERTICAL DROP
SW SV	STORMWATER DRAINAGE PIPE	VR	VERTICAL RISER
RVT RVT	DOWNPIPE TO RAINWATER TANK	OF	OVERFLOW (DOME TYPE)
SW SV	OVERFLOW PIPE FROM RAINWATER TANK	CP	CONCRETE COVER JUNCTION PIT
0100 SUBSOIL PIPE		GP	GRATED INLET PIT
0100 SUBSOIL PIPE		WD	WIDE GRATED DRAIN
FW	FLOOR WASTE 150X150	OF	OVERLAND FLOW PATH
FW	FLOOR WASTE 1500	CS	CAST IN SLAB PIPE
RWO	RAINWATER OUTLET 3000		



IMPORTANT:
CONTRACTOR TO OBTAIN CURRENT SET OF
"DIAL BEFORE YOU DIG" PLANS ON SITE ALL
TIMES AND PRIOR TO CONSTRUCTION WORKS

Address

19-25 BALFOUR STREET,
LINDFIELD NSW 2070

Sheet Number

SW00

Revision

A

Project Number

250244

NOTE:

- ALL DP's TO BE MIN Ø100mm UNO

Internal Revisions:			
Rev. #	Drafter	Engineer	Date
A	N.E.	K.E.	29.05.25
B	N.E.	K.E.	05.03.26
Revision Description			
ISSUE FOR SSDA			
ISSUE FOR SSDA			

- Notes
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 2. Refer to architectural drawings for all setout, levels.
 3. Do not scale any dimensions
 4. Drawings to be read & printed in colour.

**PRELIMINARY
NOT FOR CONSTRUCTION**

Project North



Scale @ A1: AS SHOWN

Sheet Name:
**BASEMENT 2
STORMWATER
DRAINAGE PLAN**

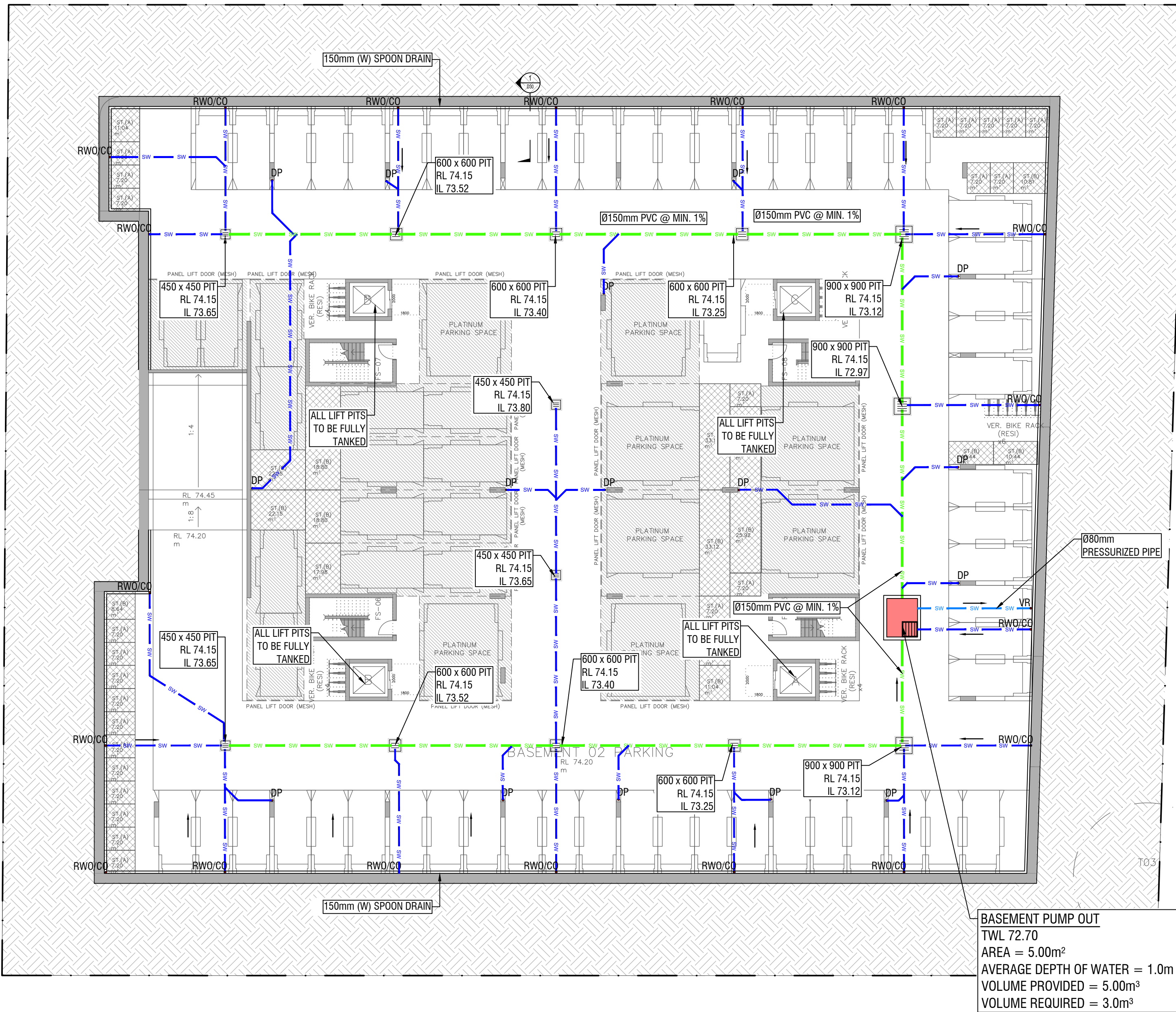
Sheet Number:

SW03

Revision:

B

BASEMENT TO BE FULLY TANKED



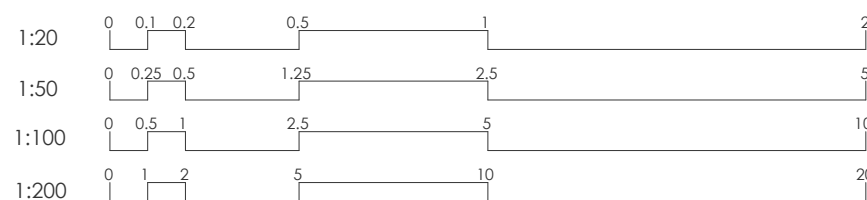
BALFOUR STREET

PIPE LEGEND (U.N.O):

Ø65mm STORMWATER PIPE (CAST IN SLAB)	SW SW SW
Ø100mm STORMWATER PIPE	SW SW SW
Ø150mm STORMWATER PIPE	SW SW SW
Ø225mm STORMWATER PIPE	SW SW SW
Ø300mm STORMWATER PIPE	SW SW SW

BASEMENT 2 STORMWATER DRAINAGE PLAN

SCALE 1: 200



- ALL DP's TO BE MIN Ø100mm UNO

Start Date: MAY 2025
Project No. 250244

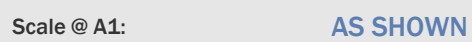
Approved by: **K.E.**

Rev. #	Drafter	Engineer	Date
	Revision	Description	
A	N.E.	K.E.	29.05.20
		ISSUE FOR SSDA	
B	N.E.	K.E.	05.03.20
		ISSUE FOR SSDA	

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Project North



Sheet Number:

SW04

Revision:

B



Ø65mm STORMWATER PIPE
(CAST IN SLAB)

Ø100mm STORMWATER PIPE

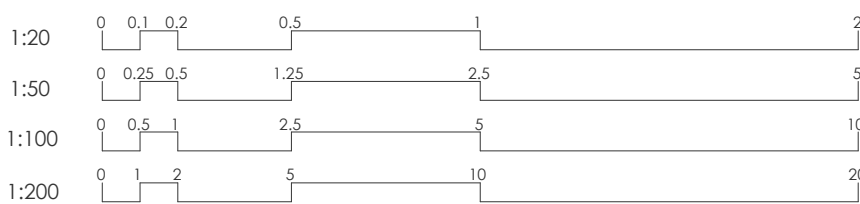
Ø150mm STORMWATER PIPE

Ø225mm STORMWATER PIPE

Ø300mm STORMWATER PIPE

BASEMENT 1 STORMWATER DRAINAGE PLAN

SCALE 1: 200



NOTE:

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Internal Revisions:

Rev. #	Drafter	Engineer	Revision Description	Date
A	N.E.	K.E.	ISSUE FOR SSDA	29.05.25
B	N.E.	K.E.	ISSUE FOR SSDA	05.03.26
C	N.E.	K.E.	ISSUE FOR SSDA	01.04.26

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Project North



Scale @ A1: AS SHOWN

Sheet Name:
**LOWER GROUND
FLOOR STORMWATER
DRAINAGE PLAN**

Sheet Number:

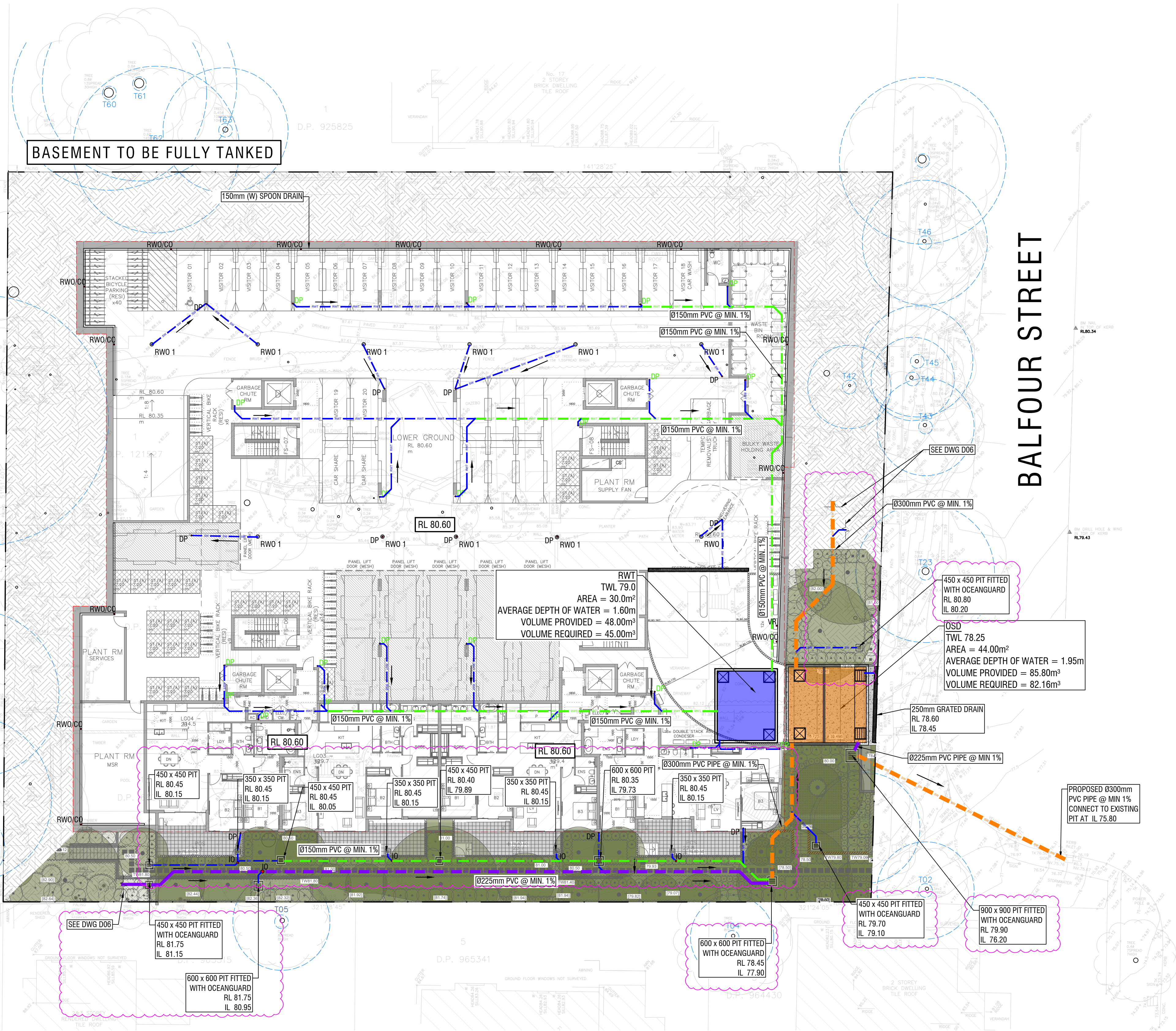
SW05

Revision:

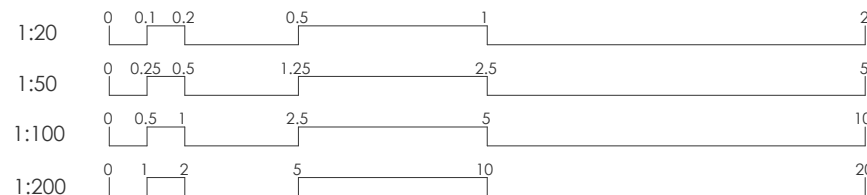
C

PIPE LEGEND (U.N.O.):

Ø65mm STORMWATER PIPE (CAST IN SLAB)	
Ø100mm STORMWATER PIPE	
Ø150mm STORMWATER PIPE	
Ø225mm STORMWATER PIPE	
Ø300mm STORMWATER PIPE	



LOWER GROUND FLOOR STORMWATER DRAINAGE PLAN
SCALE 1: 200



NOTE:

- ALL DP's TO BE MIN Ø100mm UNO

Address
**19-25 BALFOUR STREET,
LINDFIELD NSW 2070**

Start Date: MAY 2025
Project No. **250244**

Client:
Architect:
GILES TRIBE

Approved by: K.E.

Internal Revisions:			
Rev. #	Drafter	Engineer Revision Description	Date
A	N.E.	K.E. ISSUE FOR SSDA	29.05.25
B	N.E.	K.E. ISSUE FOR SSDA	05.03.26

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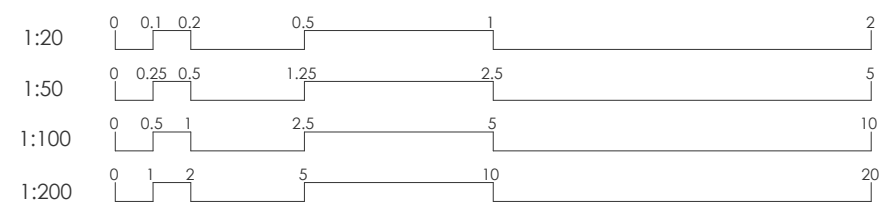
Sheet Name:
**GROUND FLOOR
STORMWATER
DRAINAGE PLAN**

Sheet Number:

SW06

Revision:
B

PIPE LEGEND (U.N.O):	
Ø65mm STORMWATER PIPE (CAST IN SLAB)	
Ø100mm STORMWATER PIPE	
Ø150mm STORMWATER PIPE	
Ø225mm STORMWATER PIPE	
Ø300mm STORMWATER PIPE	



NOTE:

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Address

19-25 BALFOUR STREET,
LINDFIELD NSW 2070

Start Date: MAY 2025

Project No. 250244

Client:

Architect:
GILES TRIBE

Approved by: K.E.

Internal Revisions:

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Project North



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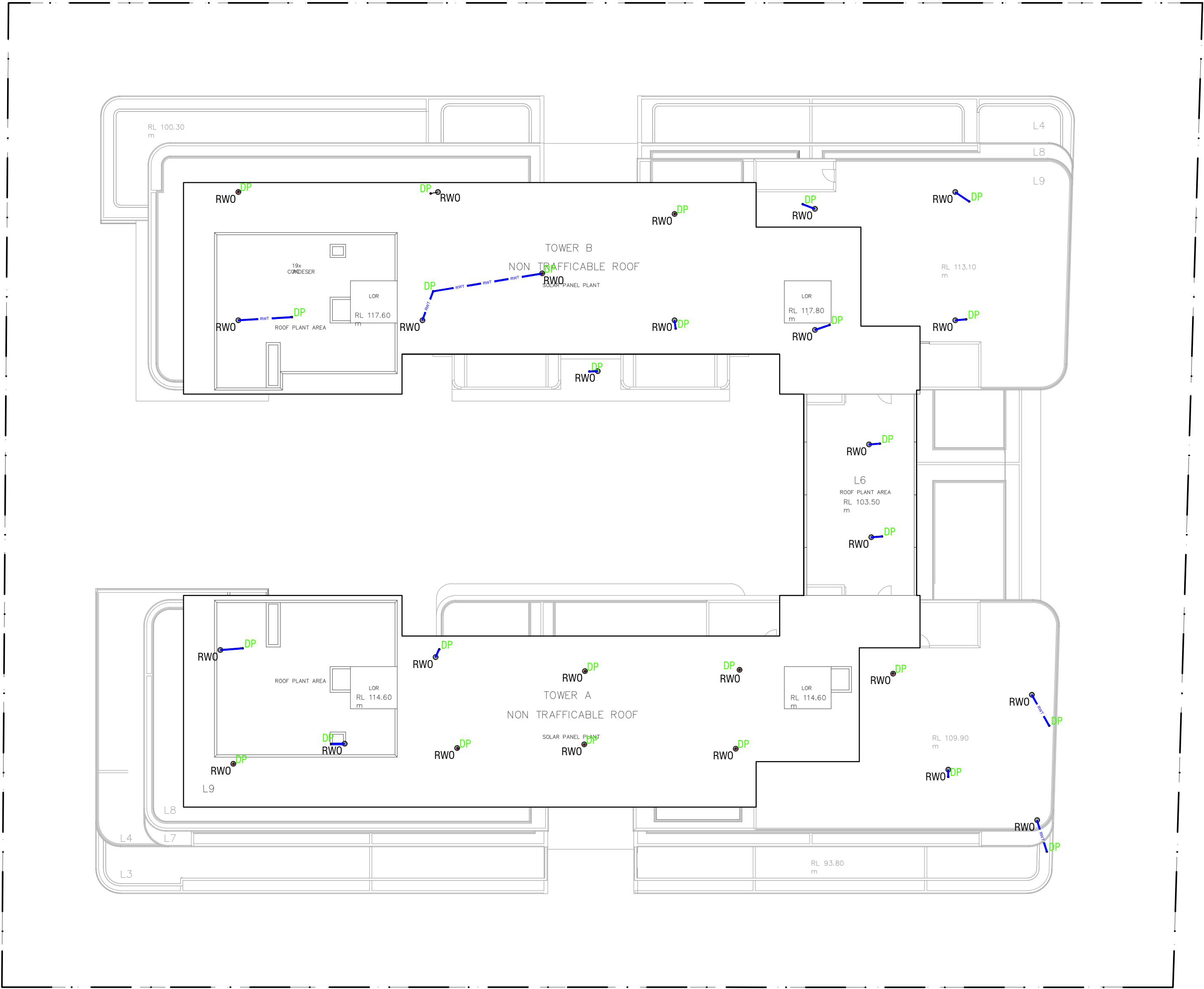
ROOF STORMWATER
DRAINAGE PLAN

Sheet Number:

SW16

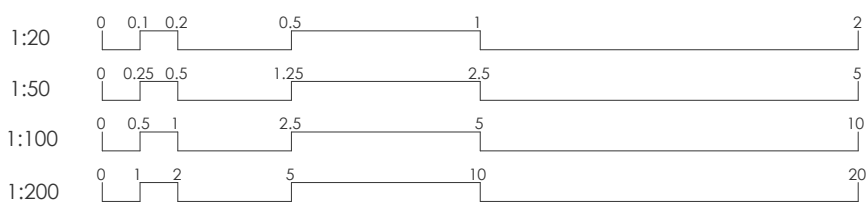
Revision:

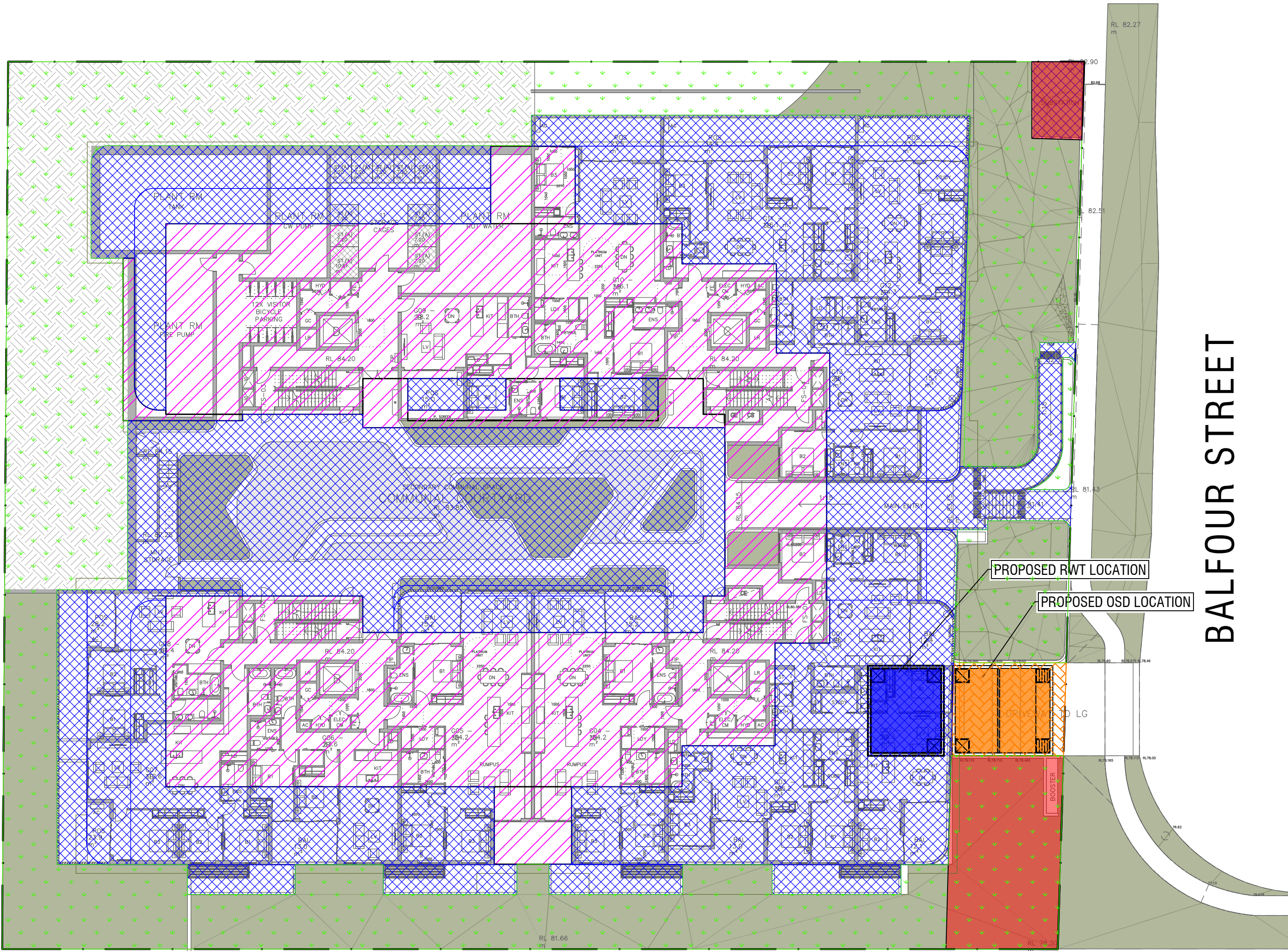
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ROOF STORMWATER DRAINAGE PLAN
SCALE 1: 200

BALFOUR STREET





POST DEVELOPMENT CATCHMENT ANALYSIS:

TOTAL SITE AREA: 4,771.11 m²

ROOF 1,265.18 m²

HARDSTAND 2,064.38 m²

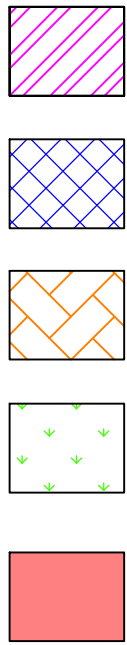
DRIVEWAY 52.51 m²

LANDSCAPE 1,259.59 m²

BYPASSING OSD: 129.45 m²

LANDSCAPE: 109.35m²

HARDSTAND: 20.10 m²



Rev. #	Drafter	Engineer	Revision Description	Date
A	N.E.	K.E.	ISSUE FOR SSDA	29.05.25
B	N.E.	K.E.	ISSUE FOR SSDA	05.03.26

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**PRELIMINARY
NOT FOR CONSTRUCTION**

Project North



Scale @ A1: AS SHOWN

Sheet Name:
**POST DEVELOPMENT
CATCHMENT PLAN AND
MUSIC MODEL RESULTS**

Sheet Number:

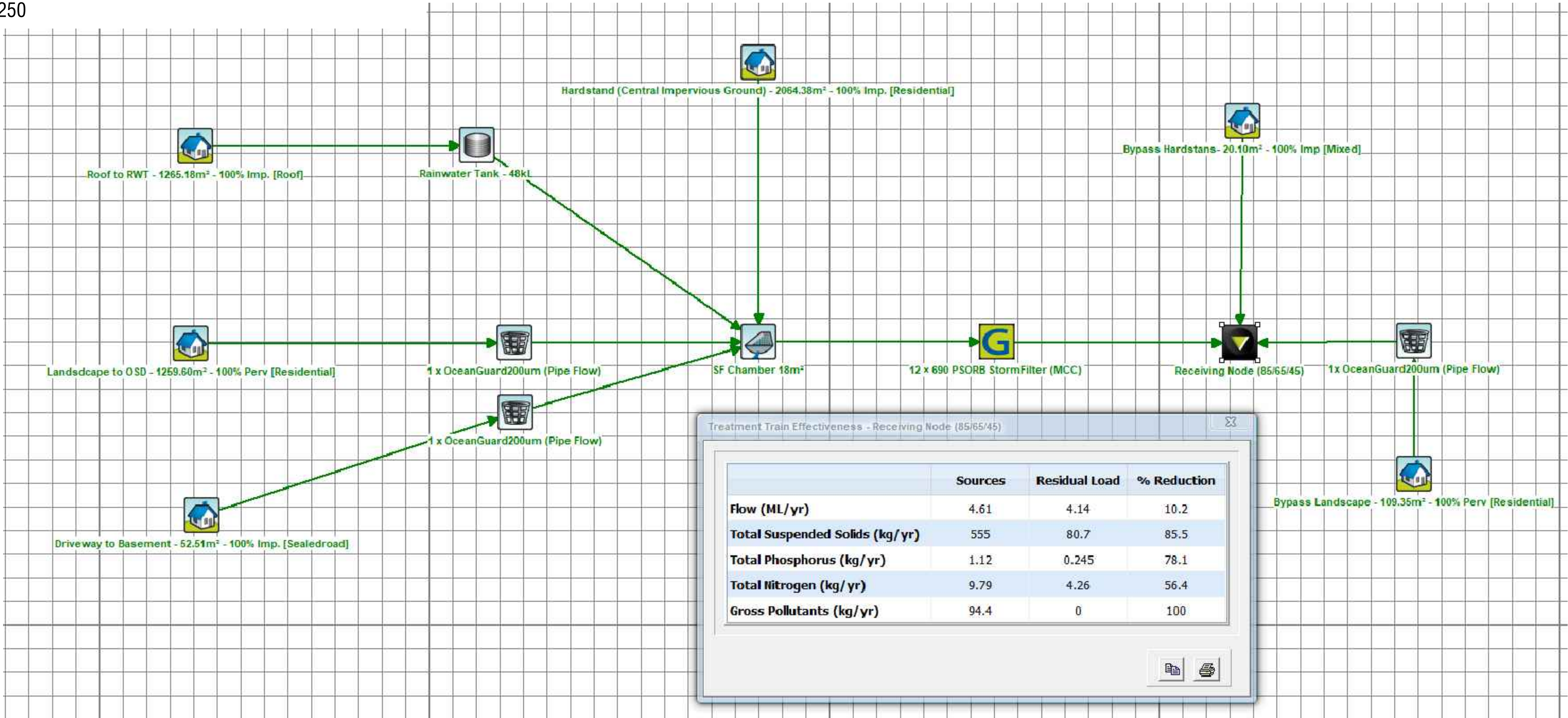
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Revision:

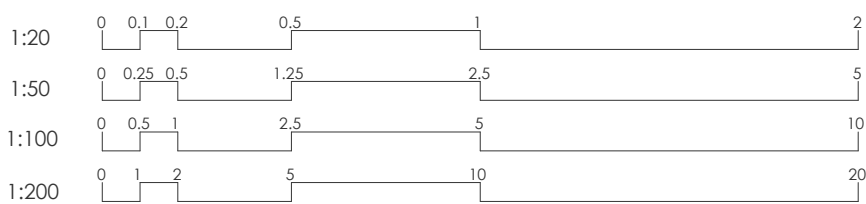
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POST DEVELOPMENT CATCHMENT PLAN

SCALE 1: 250

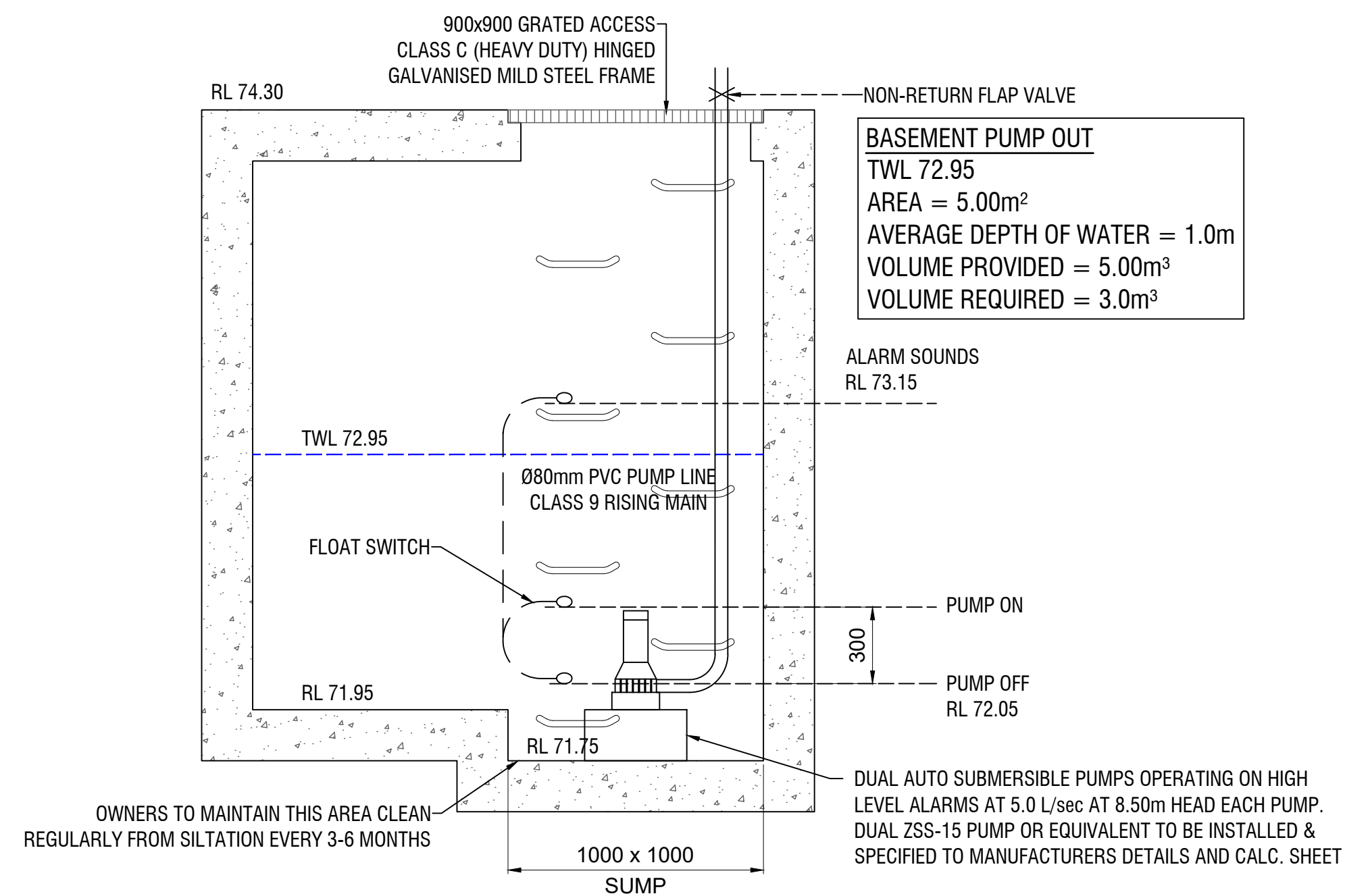
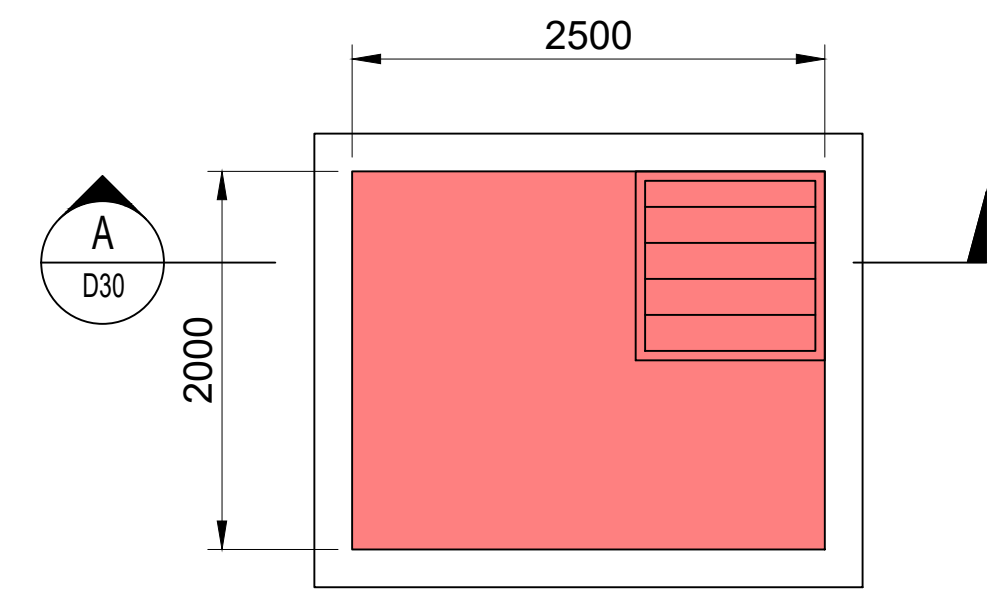


MUSIC MODEL RESULTS

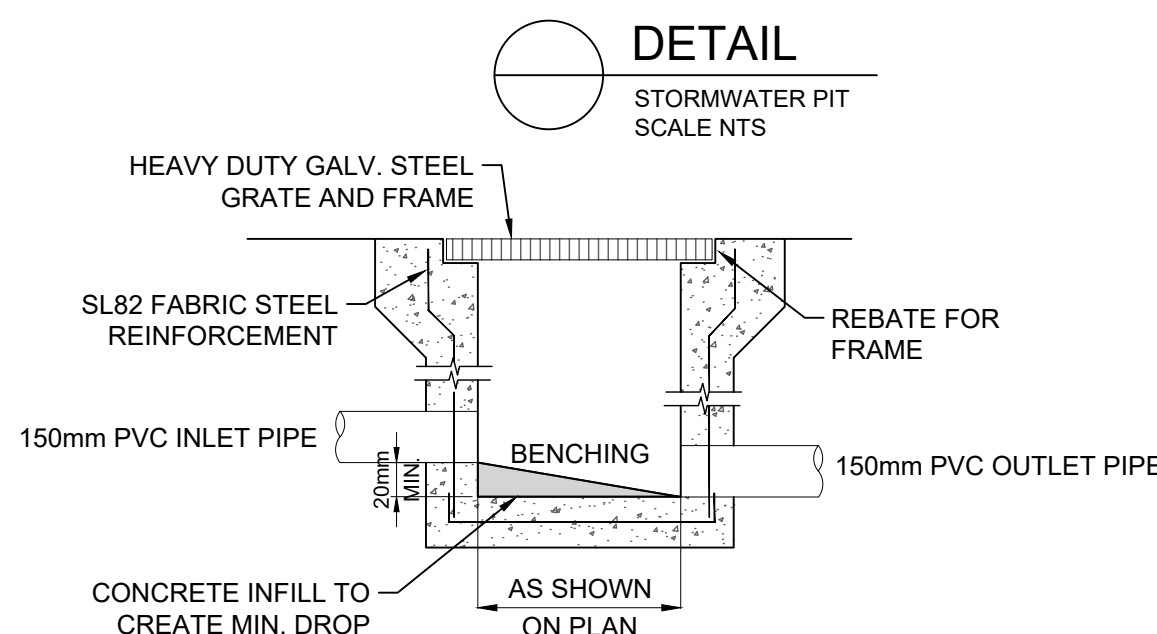
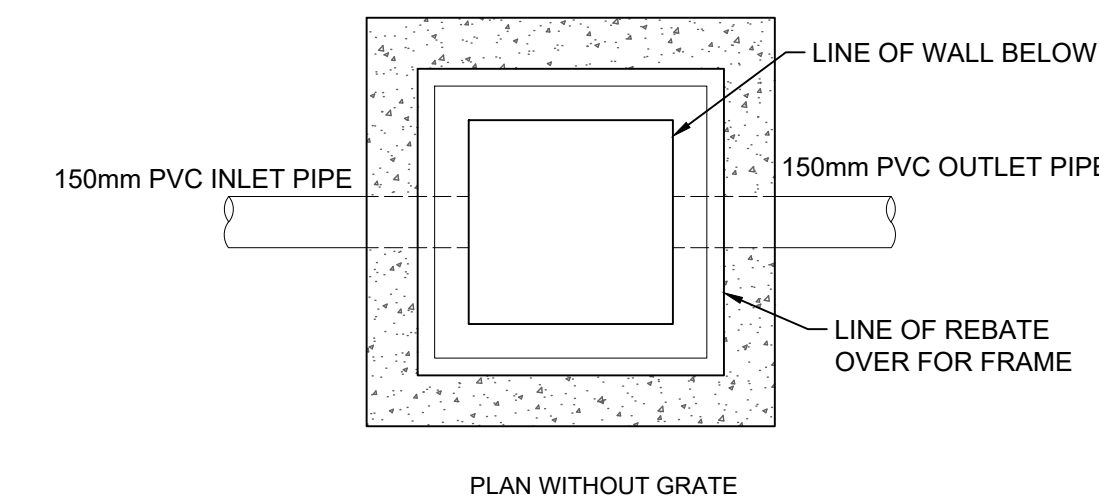
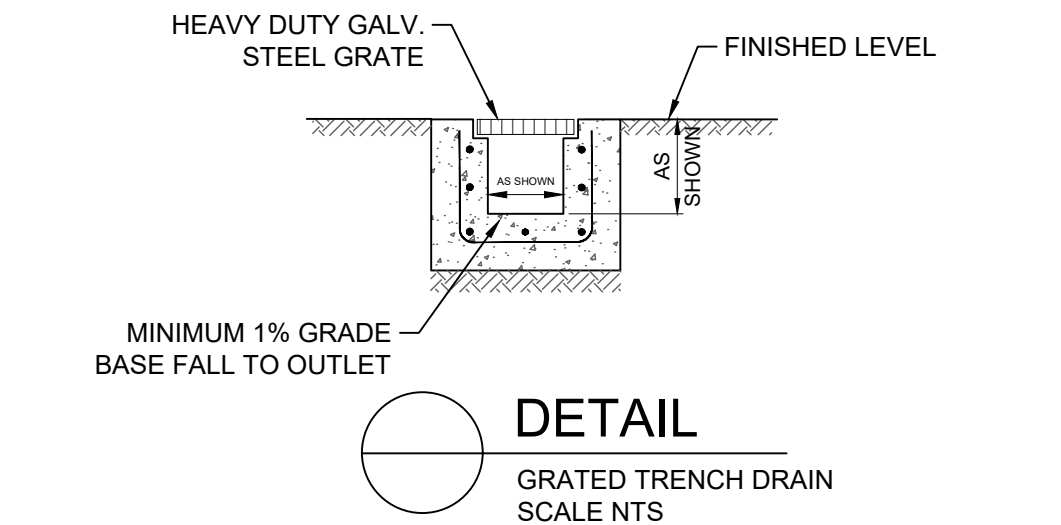
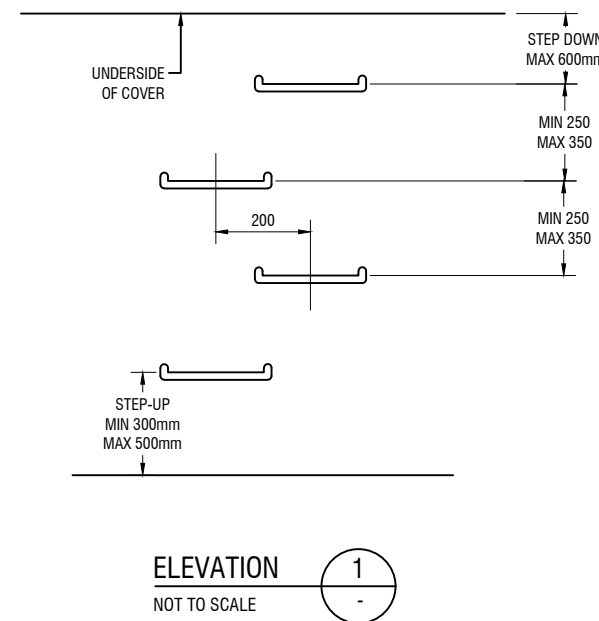
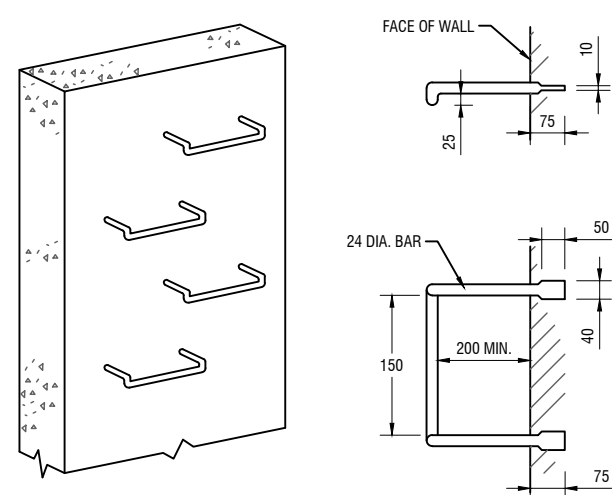
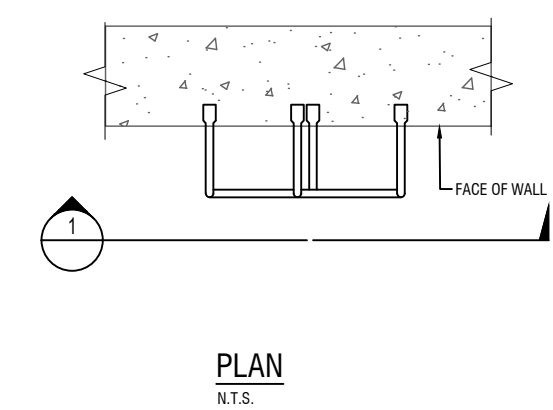


THE PUMP-OUT SYSTEM IS DESIGNED TO WORK IN THE FOLLOWING MANNER -

1. 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 LOW LEVEL FLOAT WILL FUNCTION AS AN OFF SWITCH FOR THE PUMP AND TO SET 100mm ABOVE BOTTOM OF TANK TO ALLOW 100mm DEPTH OF WATER MAINTAINED AT ALL TIMES.
2. A SECOND FLOAT SHALL BE PROVIDED AT A HIGHER LEVEL, APPROXIMATELY 300mm ABOVE THE MINIMUM WATER LEVEL (I.E. 300mm ABOVE LOWER LEVEL FLOAT), WHEREBY THE PUMP WILL OPERATE & DRAIN THE TANK TO THE LEVEL OF THE LOW LEVEL FLOAT.
3. A THIRD FLOAT SHALL BE SET NOT HIGHER THAN 100mm ABOVE THE INVERT OF THE INLET PIPE. THIS FLOAT SHOULD ACTIVATE THE ALARM.
4. AN ALARM SYSTEM SHALL BE PROVIDED WITH A FLASHING STROBE LIGHT ALARM AND AN AUDIBLE ALARM 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. THE PUMP CONTROLS SHALL BE SET UP TO ENABLE ALTERNATE PUMP OPERATION AT EACH START. IN THE EVENT A PUMP FAILS TO OPERATE WHEN THE WATER LEVEL IN THE WET WELL REACHES THE PUMP START, THE OTHER PUMP SHALL BE ACTIVATED, AND A FLASHING STROBE LIGHT ALARM INITIATED. IN THE EVENT THAT BOTH PUMPS FAIL TO OPERATE, AN AUDIBLE ALARM SHALL BE INITIATED.
6. PUMPS SHALL BE FITTED WITH A GATE VALVE AND NON-RETURN VALVE ON THE DELIVERY SIDE OF EACH PUMP. THE VALVES SHOULD BE ACCESSIBLE WITHOUT HAVING TO ENTER THE WELL.



- Heavy duty submersible drainage pumps for pumping drainage and stormwater
- High efficiency pump design
- Suited to industrial and municipal applications
- Ideal for stormwater pump stations and contractor dewatering



Address

19-25 BALFOUR STREET,
LINDFIELD NSW 2070

Start Date: MAY 2025

Project No. 250244

Client:

-

Architect:

GILES TRIBE

Approved by: K.E.

Internal Revisions:

Rev. #	Drafter	Engineer	Date
		Revision Description	
A	N.E.	K.E. ISSUE FOR S.S.D.A.	29.05.25

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Project North

Scale @ A1: AS SHOWN

Sheet Name:

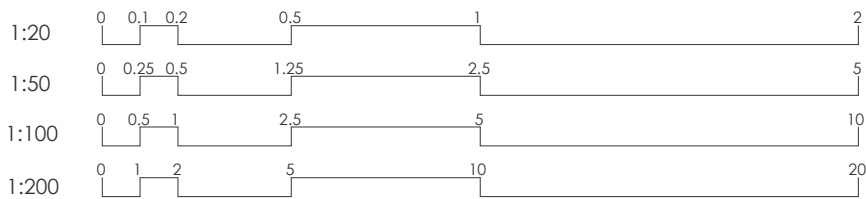
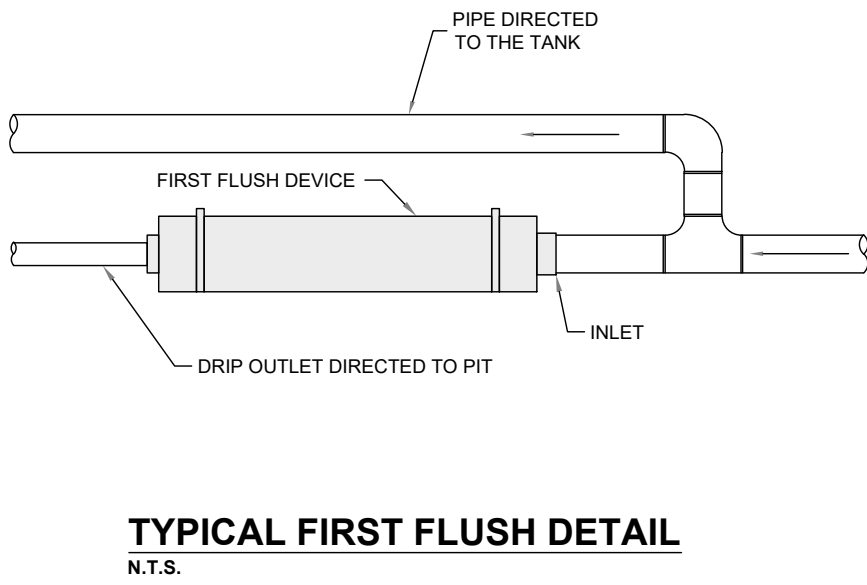
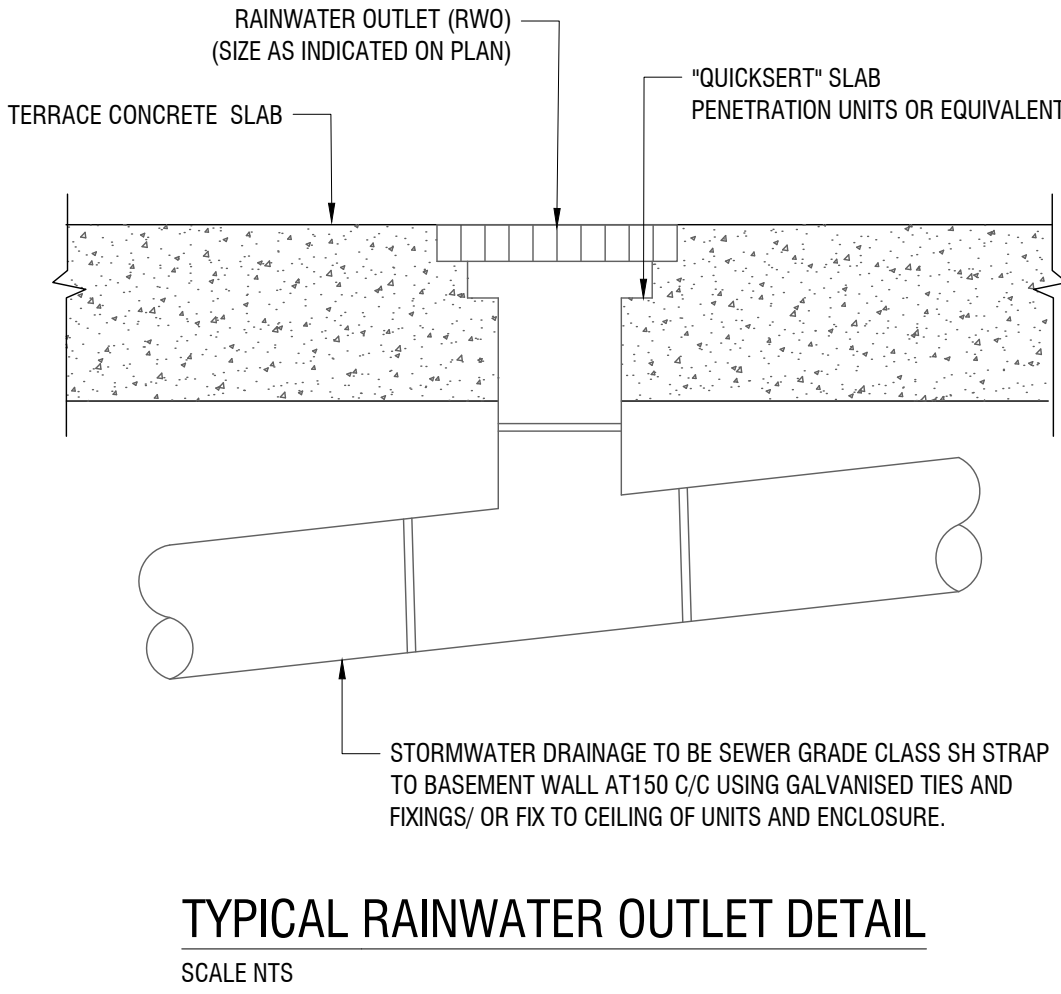
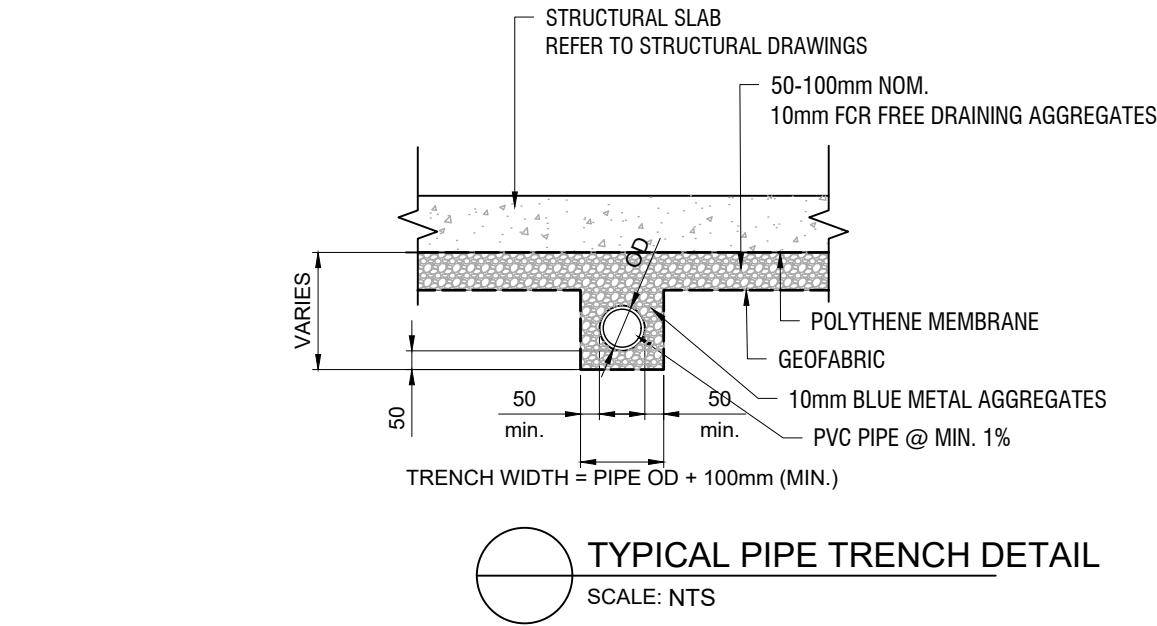
STORMWATER
DRAINAGE SECTIONS
AND DETAILS SHEET 2

Sheet Number:

SW31

Revision:

A



Project Number: 250244
Site Address: 19-25 Balfour Street Lindfield NSW 2070
BoM Station: Turrumurra [Kissing Point Rd] - Daily Rainfall (66158) 1990 - 2018

Assumptions

- * Wet day = greater than 0mm of daily rain
- * Total water usage is calculated in m3/day and subtracted on each day
- * Target is 50% reduction in runoff days
- * Assume that if rainwater tank does not overflow on a wet day, this is no longer a 'runoff day'. OF = Overflow Day
- * %Reduction in wet days = (wet days - OF days) / wet days

References

- [a] Blacktown Council WSUD guidelines
- [b] AW / Sydney Water
- [c] Melbourne Household Water Use calculator

Rainfall loss	1	mm
Roof area	2541.7	m2
Rainwater tank size	45	m3
%Full at start	0	%

Total# days	10531	days
Total# wet days	4188	days
Total# OF days	2093	days
%reduction in wet days	50.0	%

%of time tank is empty	2	%
%of time tank is full	23	%

Water Usage - Landscape Watering

Area to be watered	1447.77	m2
Watering rate	0.4	m3/yr/m2 [a]
Total water used	1.586	m3/day

Water Usage - Car Wash Bay

Number units	0	
% of units using car wash	100	%
Average washes	4	washes/yr/unit
Usage Rate	100	L/wash [b]
Total water used	0.000	m3/day

Total Water usage 1.586 m3/day

Water Usage - AAA Toilets

No. of Toilets	0	
AAA Toilet flush rate	15	L/flush [c]
Flushes	5	flush/pers/day [c]
Total water used	0	m3/day

Water Usage - 4A Washing Machines

No. of units w. machines	0	
Water use	60	L/wash
Washes per week	3	
Total water used	0.00	m3/day

Raw Data															Date	Daily_rain_mm	Inc_loss_mm	Runoff_m3	Wet_day	Delta-V_m3	Tank_Vol_m3	Overflow_day
IDCJAC0009	66158	1990	1	1	1.6	1	Y	1/1/1990	1.6	0.6	1.52502	1	1.525	1.525		0						
IDCJAC0009	66158	1990	1	2	0	Y	2/1/1990	0	0	0	-1.586	0.000				0						
IDCJAC0009	66158	1990	1	3	0	Y	3/1/1990	0	0	0	-1.586	0.000				0						
IDCJAC0009	66158	1990	1	4	0	Y	4/1/1990	0	0	0	-1.586	0.000				0						
IDCJAC0009	66158	1990	1	5	0	Y	5/1/1990	0	0	0	-1.586	0.000				0						
IDCJAC0009	66158	1990	1	6	0.2	1	Y	6/1/1990	0.2	0	0	1	0.000	0.000		0						
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THERE ARE ANOTHER 195 SHEETS OF CALCULATION BELOW THIS SHEET WHICH CAN BE SUPPLIED UPON REQUEST

ON SITE DETENTION CALCULATION SHEET FOR KU-RING GAI COUNCIL		
PROJECT	RESIDENTIAL DEVELOPMENT	
SITE ADDRESS	19-25 BALFOUR STREET LINDFIELD NSW 2070	
JOB NUMBER	250244	
DESIGNER	KAMYAR EIVAZZADEH	
TELEPHONE	02 9052 6466	
CATCHMENT DETAILS		
	CATCHMENT NAME	LADY GAME CREEK (LG1)
A	CATCHMENT DISCHARGE RATE	147 L/sec/ha
B	CATCHMENT STORAGE RATE	287 m3/ha
SITE DETAILS		
	SITE AREA	4771.11 m2
C	60% OF SITE AREA	2862.666 m2
	AREA(S) NOT DRAINING TO DETENTION SYSTEM	129.45 m2
D	TOTAL IMPERVIOUS AREA (ROOF, DRIVEWAYS, PAVING, ETC)	3401.87 m2
E	IMPERVIOUS AREA BYPASSING DETENTION SYSTEM	20.1 m2
PERMITTED SITE DISCHARGE		
FLOW 1	A X C	42.08 L/sec
F	ADJUSTMENT FOR ANY UNCONTROLLED IMPERVIOUS FLOW E/D	0.006
FLOW 2	FLOW 1 X F	0.25 L/sec
	PSD = FLOW 1 - FLOW 2	41.83 L/sec
SITE STORAGE REQUIREMENT		
SSR1	C x B	82.16 m3
SSR2	IF THE STORAGE IS IN A LANDSCAPED BASIN SSR1 x 1.2	98.59 m3
RWT	RWT STORAGE	5 m3
ADJ SSR	10% DEDUCTION FOR RAINWATER TANK	73.94 m3
OUTLET CONTROL		
G	HEIGHT DIFFERENCE BETWEEN TOP WATER SURFACE LEVEL AND THE CENTRE OF ORIFICE	2 m
OD	ORIFICE DIAMETER	119.00 mm

Start Date: MAY 2025
Project No. 250244

Client: -
Architect: GILES TRIBE

Approved by: K.E.

Internal Revisions:

Rev. #	Drafter	Engineer	Date
		Revision Description	
A	N.E.	K.E. ISSUE FOR SSDA	29.05.25
B	N.E.	K.E. ISSUE FOR SSDA	05.03.26

Notes

1. Drawings to be read in conjunction with architectural drawings.
2. Refer to architectural drawings for all setout, levels.
3. Do not scale any dimensions
4. Drawings to be read & printed in colour.

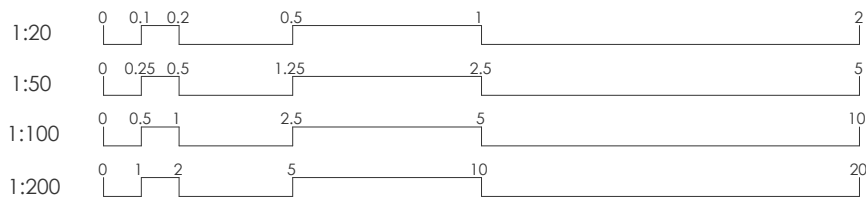
PRELIMINARY
NOT FOR CONSTRUCTION
Project North

Scale @ A1: AS SHOWN

Sheet Name: OSD DETAILS AND CALCULATIONS SHEET 1

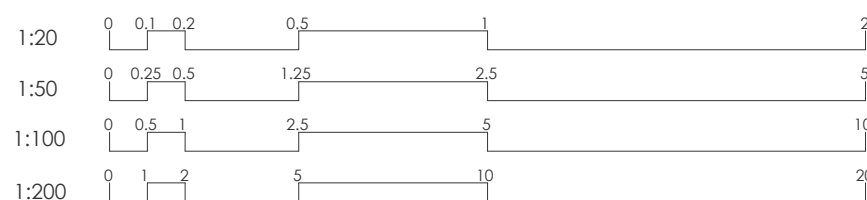
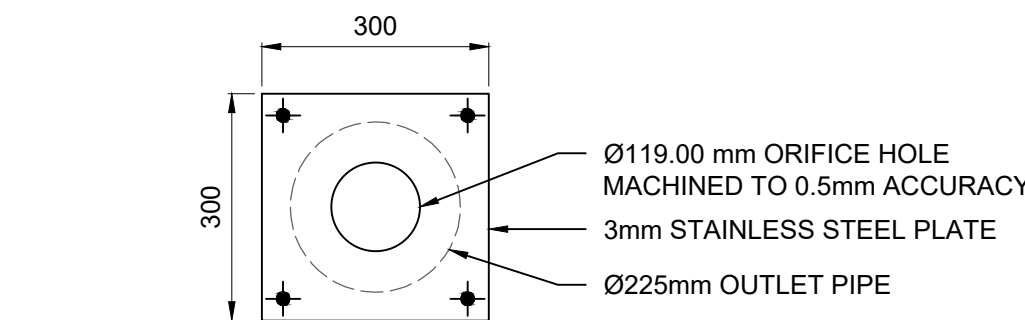
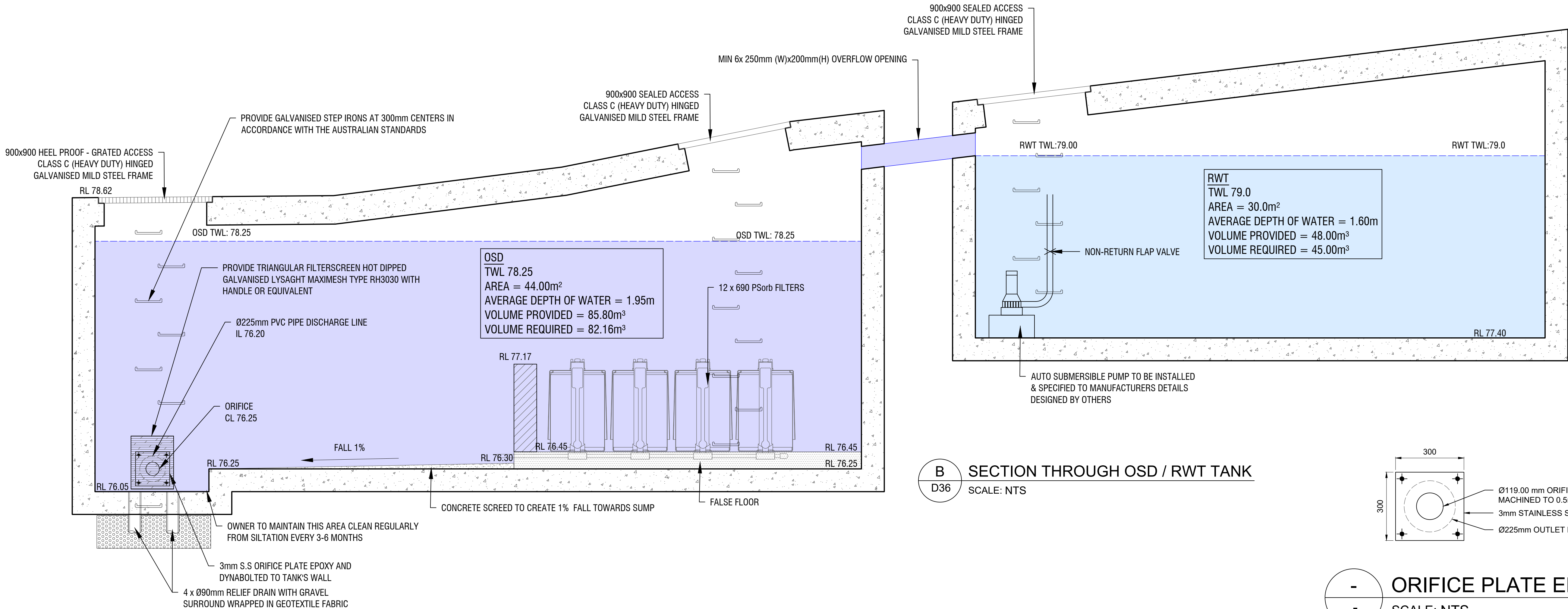
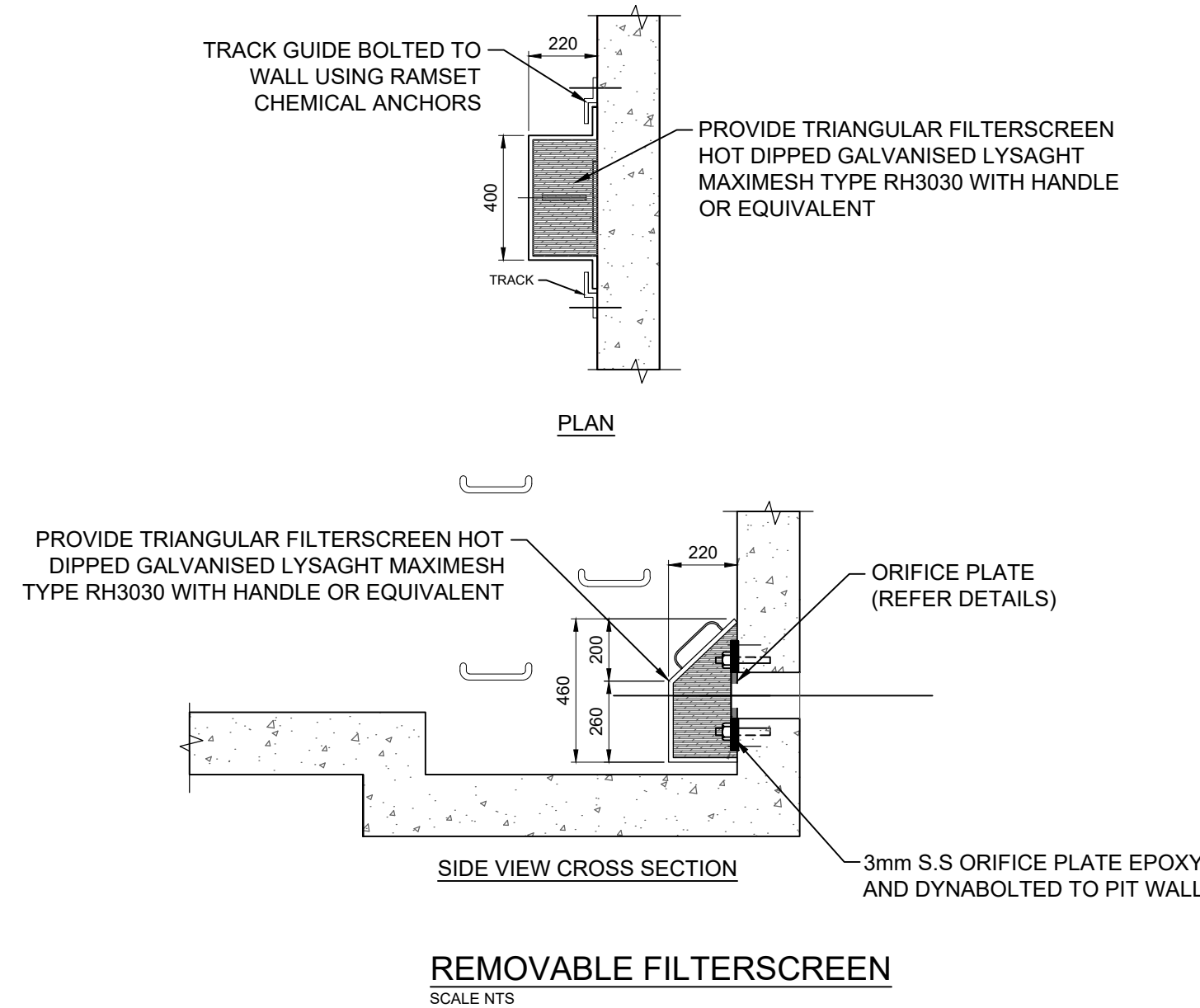
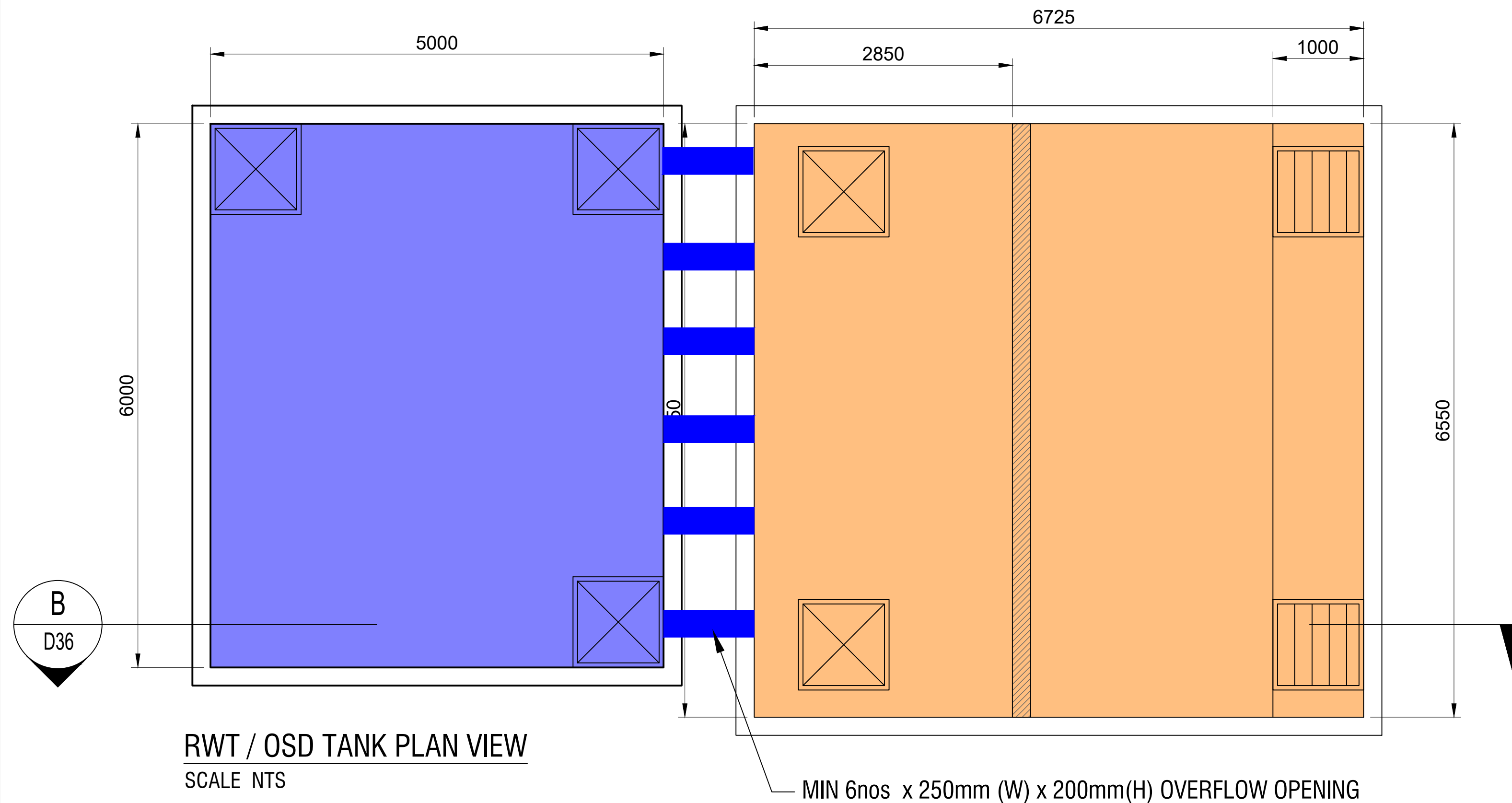
Sheet Number:

Revision: SW35
B



Internal Revisions:			
Rev. #	Drafter	Engineer	Date
A	N.E.	K.E.	29.05.25
B	N.E.	K.E.	05.03.26
ISSUE FOR SSDA			

- Notes
- Drawings to be read in conjunction with architectural drawings.
 - Refer to architectural drawings for all setout, levels.
 - Do not scale any dimensions
 - Drawings to be read & printed in colour.





GENERAL INSTRUCTIONS:

SWM01
THESE PLANS PRESENT A CONCEPTUAL SOIL AND WATER MANAGEMENT PLAN (SWMP) ONLY AND SHOWS A POSSIBLE WAY OF MANAGING SOIL AND EROSION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT AND MANAGEMENT OF THE SITE AND PREPARING A DETAILED PLAN AND OBTAINING APPROVAL FROM THE RELEVANT AUTHORITY PRIOR TO THE COMMENCEMENT OF ANY WORKS.

SWM02
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE ENGINEERING PLANS AND ANY OTHER PLANS, WRITTEN INSTRUCTIONS, SPECIFICATION OR DOCUMENTATION THAT MAY BE ISSUED AND RELATING TO DEVELOPMENT OF THE SUBJECT SITE.

SWM03
THE CONTRACTOR WILL ENSURE THAT ALL SOIL AND WATER MANAGEMENT WORKS ARE CONSISTENT WITH 'MANAGING URBAN STORMWATER - SOILS AND CONSTRUCTION - ALSO KNOWN AS 'THE BLUE BOOK'.

SWM04
ALL BUILDERS AND SUB-CONTRACTORS SHALL BE INFORMED OF THEIR RESPONSIBILITIES IN MINIMISING THE POTENTIAL FOR SOIL EROSION AND POLLUTION TO DOWNSLOPE LANDS AND WATERWAYS.

EROSION CONTROL:

SWM05
WATER SHALL BE PREVENTED FROM ENTERING THE PERMANENT DRAINAGE SYSTEM UNTIL SEDIMENT CONCENTRATION IS LESS THEN OR EQUAL TO 50MG/L. IE THE CATCHMENT AREA HAS BEEN PERMANENTLY LANDSCAPED AND/ OR ANY LIKELY SEDIMENT HAS BEEN FILTERED THROUGH AND APPROVED STRUCTURE.

SWM06
ANY SAND USED IN THE CONCRETE CURING PROCESS (SPREAD THE SURFACE WILL BE REMOVED AS SOON AS POSSIBLE AND WITHIN 10 WORKING DAYS FROM PLACEMENT.

SWM07
ACCEPTABLE RECEPTORS WILL BE CONSTRUCTED FOR CONCRETE AND MORTAR SLURRIES, PAINTS, ACID WASHINGS, LIGHT-WEIGHT WASTE, MATERIALS AND LITTER.

SWM08
'SEDIMENT' FENCING WILL BE INSTALLED AS INDICATED ON THE PLANS AND AT THE DIRECTION OF SITE SUPERINTENDENT TO ENSURE CONTAINMENT OF SEDIMENT. THE SEDIMENT FENCING WILL OUTLET OR OVERFLOW UNDER STABILISED CONDITIONS INTO THE SEDIMENT BASIN, TO SAFELY CONVEY WATER INTO A SUITABLE FILTERING SYSTEM SHOULD THE PORES IN THE FABRIC BLOCK.

SWM09
THE SEDIMENT BASINS WILL BE CONSTRUCTED WITH THE MINIMUM WET SEDIMENT CAPACITY OF CUM CUBIC METERS AND DESIGNED TO REMAIN STABLE IN AT LEAST THE 1 IN COSE YEAR CRITICAL DURATION STORM EVENT. ARTIFICIAL FLOCCULATION OF THE FINER PARTICLES MAY NOT BE NECESSARY IN THIS INSTANCE.

SWM10
STOCKPILES SHOULD NOT BE LOCATED WITHIN 5M OF TREES AND HAZARD AREAS, INCLUDING LIKELY AREAS OF CONCENTRATED OR HIGH VELOCITY FLOWS SUCH AS WATERWAYS, DRAINAGE LINES, PAVED AREAS AND DRIVEWAYS. WHERE THEY ARE WITHIN 5M FROM SUCH AREAS, SPECIAL SEDIMENT CONTROL MEASURES SHOULD BE TAKEN TO MINIMISE POSSIBLE POLLUTION TO DOWNSTREAM WATERS. MEASURE SHOULD ALSO BE APPLIED TO PREVENT THE EROSION OF THE STOCKPILE.

SWM11
ALL CUT AND FILL BATTERS ARE TO BE SEEDED AND MULCHED WITHIN 14 DAYS OF COMPLETION OF FORMATION.

SWM12
ANY EXISTING TREES WHICH FORM PART OF THE FINAL LANDSCAPING PLAN WILL BE PROTECTED FROM CONSTRUCTION ACTIVITIES BY:
A. PROTECTING THEM WITH BARRIER FENCING OR SIMILAR MATERIALS INSTALLED OUTSIDE THE DRIP LINE,
B. ENSURING THAT NOTHING IS NAILED TO THEM,
C. PROHIBITING PAVING GRADING SEDIMENT WASH OR PLACING OF STOCKPILES WITHIN THE DRIP LINE EXCEPT UNDER THE FOLLOWING CONDITIONS :
1. ENCROACHMENT ONLY OCCURS ON ONE SIDE AND NO CLOSER TO THE TRUNK THAN EITHER 1.5 METRES OR HALF THE DISTANCE BETWEEN THE OUTER EDGE OF THE DRIP LINE AND THE TRUNK, WHICHEVER IS THE GREATER,
2. A DRAINAGE SYSTEM THAT ALLOWS AIR AND WATER TO CIRCULATE THROUGH THE ROOT ZONE (E.G. A GRAVEL BED) IS PLACED UNDER ALL FILL LAYERS OF MORE THAN 300 MILLIMETRES DEPTH,
3. CARE IS TAKEN.

SWM13
DURING WINDY WEATHER, LARGE DISTURBED UNPROTECTED AREAS SHOULD BE KEPT MOIST (NOT WET) BY SPRINKLING WITH WATER TO KEEP DUST UNDER CONTROL.

SWM14
TEMPORARY PROTECTION FROM EROSION FORCES WILL BE UNDERTAKEN ON LANDS WHERE FINAL SHAPING HAS NOT BEEN COMPLETED BUT WORKS ARE UNLIKELY TO PROCEED FOR PERIODS OF TWO MONTHS OR MORE (EG. ON TOP SOIL STOCKPILES). THIS MAY BE ACHIEVED WITH A VEGETATIVE COVER. A RECOMMENDED LISTING OF PLANT SPECIES FOR SOIL AND WATER MANAGEMENT NOTES:
TEMPORARY COVER IS -
I) AUTUMN/WINTER SOWING -OATS/RYE CORN AT 20KG/HA -JAPANESE MILLET AT 10KG/HA
II) SPRING/SUMMER SOWING -JAPANESE MILLET AT 20KG/HA -OATS/RYE CORN AT 10 KG/HA

SWM15
DIVERSION BANKS/ CHANNELS WILL BE REHABILITATED AS SOON AS POSSIBLE AND WITHIN 5 WORKING DAYS FROM THEIR FINAL SHAPING. OTHER THAN IN THE WINTER MONTHS, SUITABLE MATERIALS INCLUDE TURF GRASSES SUCH S COUGH OR KIKUYU. DURING WINTER, OR AT OTHER TIMES WHEN TEMPORARY REHABILITATION (MORE THAN 3 MONTHS) IS REQUIRED, IT IS SUGGESTED THAT HESSIAN CLOTH IS USED BUT ONLY IF TACKED WITH APPROPRIATE PEGS AND AN ANIONIC BITUMEN EMULSION. FOOT AND VEHICULAR TRAFFIC SHOULD BE KEPT AWAY FROM THESE AREAS.

SWM16
UNDER TAKE SITE DEVELOPMENT WORKS IN ACCORDANCE WITH THE ENGINEERING PLANS, WHERE POSSIBLE, PHASE DEVELOPMENT SO THAT LAND DISTURBANCE IS CONFINED TO AREAS OF WORKABLE SIZE.

CONSTRUCTION SEQUENCE

SWM17
WHERE PRACTICAL, THE SOIL EROSION HAZARD ON THE SITE SHOULD BE KEPT AS LOW AS POSSIBLE. TO THIS END, WORKS SHOULD BE UNDERTAKEN IN THE FOLLOWING SEQUENCE -
I) INSTALL INLET SEDIMENT TRAPS TO ALL GULLY PITS FRONTING THE SITE.
II) INSTALL A 1.8M CHAIN WIRE FENCE AROUND THE BOUNDARIES AND ATTACH HESSIAN CLOTH OR SIMILAR TO IT ON THE WINDWARD SIDE (TIES AT THE TOP, CENTRE AND BOTTOM AND AT 1M INTERVALS OR AS INSTRUCTED BY THE SUPERINTENDENT).
III) INSTALL GEOFABRIC SEDIMENT FENCE AND SEDIMENT TRAPS AROUND ALL PERMANENT STORMWATER RETICULATION STRUCTURES AS SHOWN ON THE PLAN.
IV) CONSTRUCT STABILISED CONSTRUCTION ENTRANCE AS SHOWN ON THE PLAN OR TO LOCATION AS DETERMINED BY SUPERINTENDENT.
V) INSTALL DIVERSION BANKS ALONG THE BOUNDARY WHERE REQUIRED, REHABILITATE DISTURBED LANDS DOWNSLOPE FROM THE BASINS WITHIN 20 WORKING DAYS.
VI) ENSURE THAT THE SEDIMENT BASIN IS DIRECTED ONTO A TURFED AREA AND DRAINS TO A SUITABLE LOCATION. A TEMPORARY STORMWATER LINE MAY BE NECESSARY TO CONVEY THE FLOWS TO THIS LOCATION. CONSTRUCT DIVERSION CHANNELS AT THE BOUNDARY TO DRAIN INTO THE SEDIMENT BASIN AS SHOWN ON PLANS.
VII) AT COMPLETION STABILISE SITE AND DECOMMISSION SEDIMENT BASIN AND ALL EROSION CONTROL DEVICES.

SWM18
TEMPORARY SOIL AND WATER MANAGEMENT STRUCTURES WILL BE REMOVED ONLY AFTER THE LANDS THEY ARE PROTECTING ARE REHABILITATED.

SWM19
FINAL SITE LANDSCAPING WILL BE UNDERTAKEN AS SOON AS POSSIBLE AND WITHIN 20 WORKING DAYS FROM COMPLETION OF CONSTRUCTION ACTIVITIES.

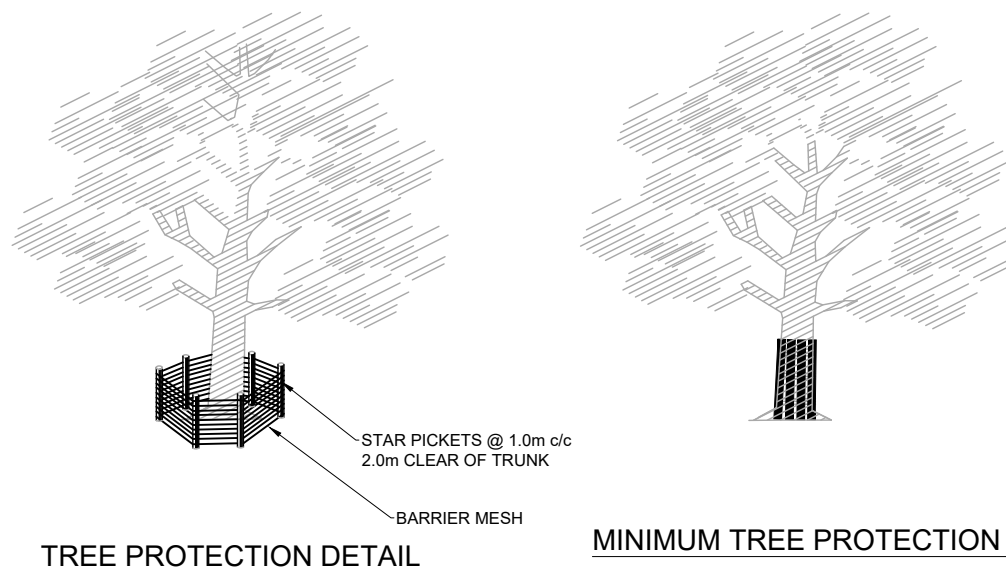
SITE INSPECTION AND MAINTENANCE

SWM 20
AT LEAST WEEKLY AND AFTER EVERY RAIN FALL EVENT, THE CONTRACTOR WILL INSPECT THE SITE AND ENSURE THAT -
I) DRAINS AND ALL SEDIMENT CONTROL DEVICES OPERATE EFFECTIVELY AND INITIATE REPAIR OR MAINTENANCE AS REQUIRED.
II) RECEPTORS FOR CONCRETE AND MORTAR SLURRIES, PAINTS, ACID WASHINGS, LIGHT-WEIGHT WASTE MATERIALS AND LITTER ARE TO BE EMPTIED AS NECESSARY. DISPOSAL OF WASTE SHALL BE IN A MANOR APPROVED BY THE SUPERINTENDENT.
III) SPILL SAND (OR OTHER MATERIALS) IS REMOVED FROM HAZARD AREAS, INCLUDING LIKELY AREAS OF CONCENTRATED OR HIGH VELOCITY FLOWS SUCH AS WATERWAYS, GUTTERS, PAVED AREAS AND DRIVEWAYS.
IV) SEDIMENT IS REMOVED FROM BASINS AND / OR TRAPS WHEN LESS THAN 20M³ OF TRAPPING CAPACITY REMAIN PER 1000M² OF DISTRIBUTED LANDS, AND OR LESS THAN 500 DEPTH REMAINS IN THE SETTLING ZONE. ANY COLLECTED SEDIMENT WILL BE DISPOSED IN AREAS WHERE FURTHER POLLUTION TO DOWN SLOPE LANDS AND WATERWAYS IS UNLIKELY.
V) REHABILITATED LANDS HAVE EFFECTIVELY REDUCED THE EROSION HAZARD AND INITIATE UPGRADING OR REPAIR AS APPROPRIATE.

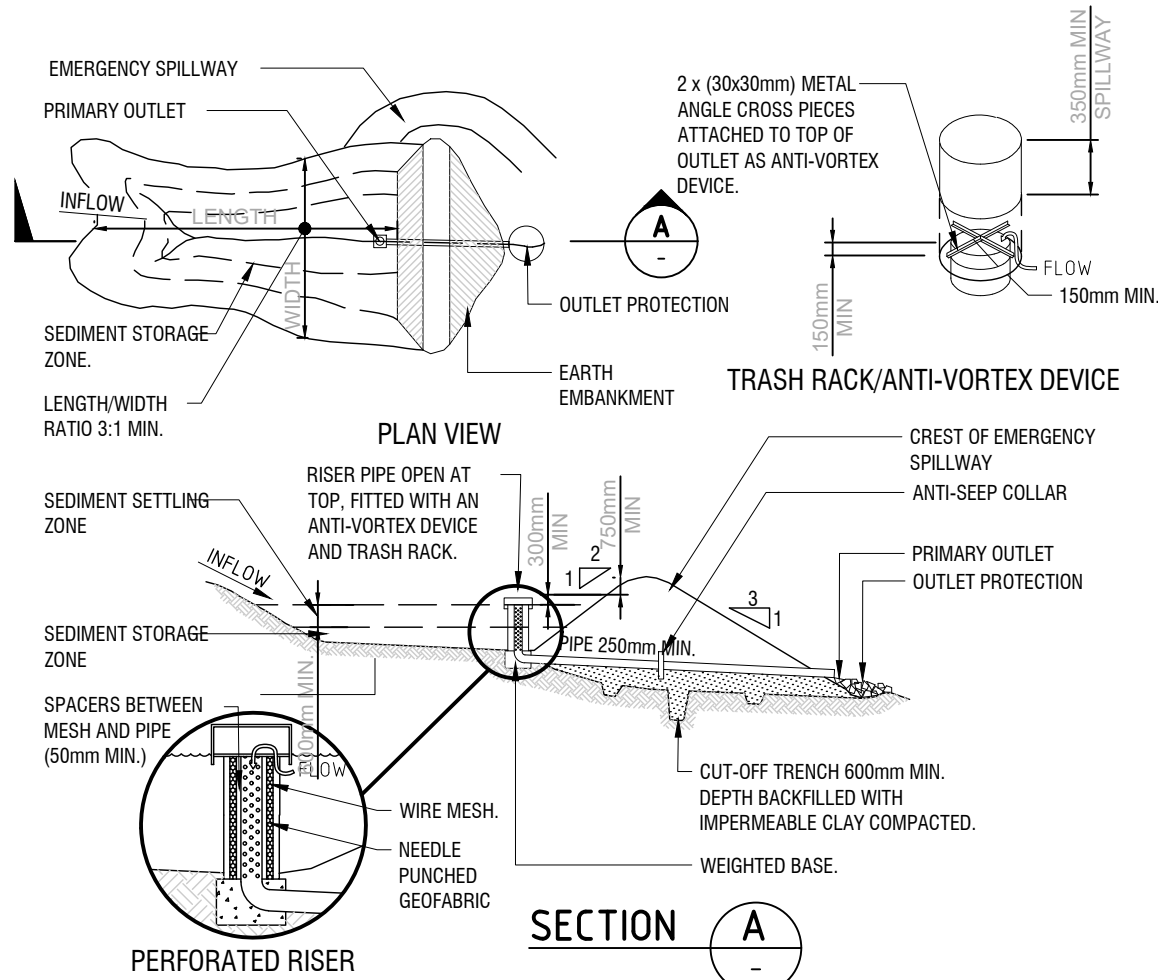
SWM 21
THE CONTRACTOR SHALL PROVIDE ALL MONITORING CONTROL AND TESTING.

NOTES THIS DRAWING

- ALL DOCUMENTS WILL BE SUBMITTED TO COUNCIL FOR APPROVAL.
- ALL SEDIMENT CONTROL MEASURES ARE TO BE IN PLACE.
- INSTALLATION OF SILT FENCING, SEDIMENTATION BARRIERS AROUND DRAINS.
- FENCING IS TO BE 1.8m(min) HEIGHT, PLACED AROUND THE SITE UNTIL THE WORK COMPLETE.
- THE SITE GATES WILL BE LOCATED AT BALFOUR STREET.
- THE HARDSTAND AREAS OR CATTLE GRIDS WILL BE PLACED AT THE SITE ENTRANCES AND EXITS. TO REMOVE THE BULK OF DIRT AND MUD THAT MAY ACCUMULATE ON TRUCK TYRES.
- CONTRACTOR WILL CONDUCT REGULAR STREET SWEEPS ALONG THE ACCESS ROUTE TO ENSURE THE ROADS ADJACENT TO THE SITE ENTRANCES ARE KEPT CLEAN OF ANY DIRT AND DEBRIS.
- REGULAR ENVIRONMENTAL INSPECTIONS WILL BE CARRIED OUT BY CONTRACTOR'S PERSONNEL TO ENSURE COMPLIANCE WITH THIS PLAN.



TREE PROTECTION DETAIL

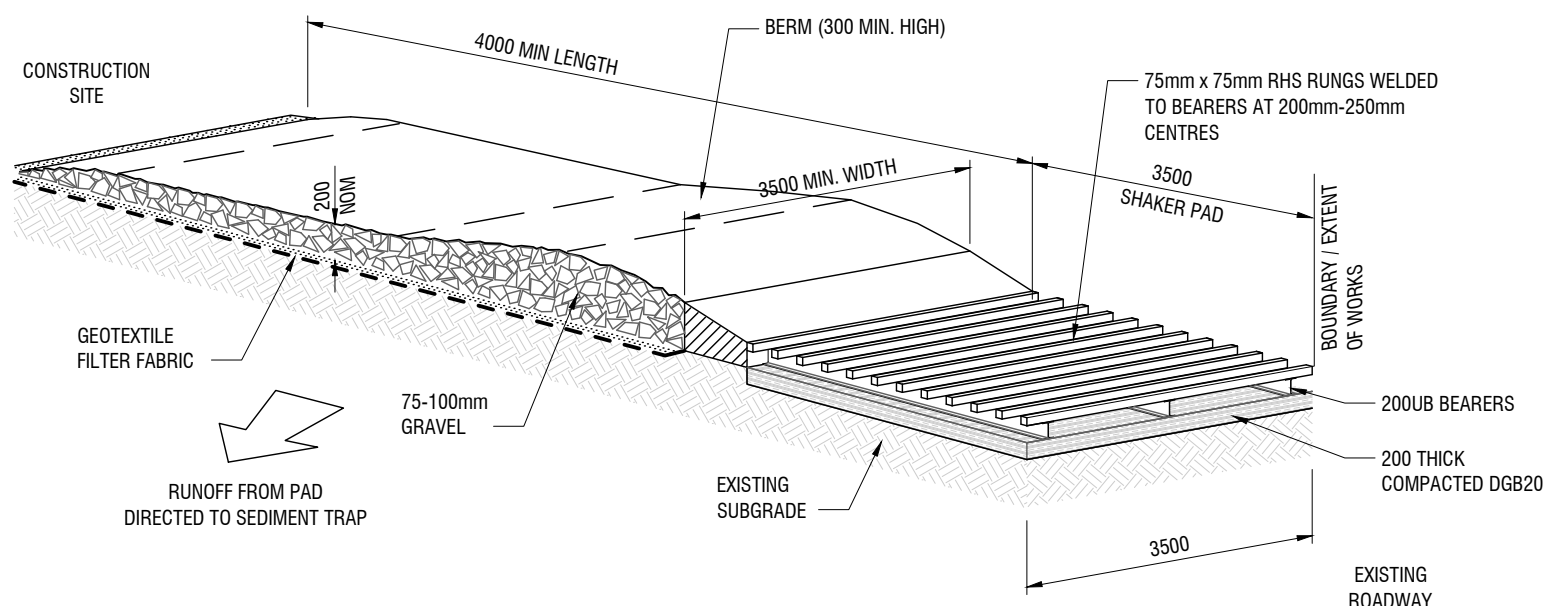


CONSTRUCTION NOTES

- REMOVE ALL VEGETATION AND TOPSOIL FROM UNDER THE DAM WALL AND FROM WITHIN THE STORAGE AREA.
- FORM A CUT OFF TRENCH UNDER THE CENTRELINE OF THE EMBANKMENT 600mm DEEP AND 1200mm WIDE, EXTENDING TO A POINT ON THE WATERCOURSE WALL ABOVE THE RISER SILL LEVEL.
- MAINTAIN THE TRENCH FREE OF WATER AND RECOMPACT THE MATERIALS WITH EQUIPMENT AS SPECIFIED IN THE SWMP TO 95 PER CENT STANDARD PROCTOR DENSITY.
- SELECT FILL ACCORDING TO THE SWMP THAT IS FREE FROM ROOTS, WOOD, ROCK, LARGE STONE OR FOREIGN MATERIAL.
- PREPARE THE SITE UNDER THE EMBANKMENT BY RIPPING TO AT LEAST 100mm TO HELP BOND THE COMPACTED FILL TO THE EXISTING SUBSTRATE.
- SPREAD THE FILL IN 100mm TO 150mm LAYERS AND COMPACT IT AT OPTIMUM MOISTURE CONTENT FOLLOWING THE SWMP.
- INSTALL THE PIPE OUTLET WITH SEEPAGE COLLARS AS SPECIFIED IN THE SWMP AND STANDARD DRAWING 6-38.
- FORM BATTER GRADES AT 2(H):1(V) UPSTREAM AND 3(H):1(V) DOWNSTREAM OR AS SPECIFIED IN THE SWMP.

(APPLIES TO 'TYPE C' SOILS ONLY)

EARTH SEDIMENT BASIN - DRY

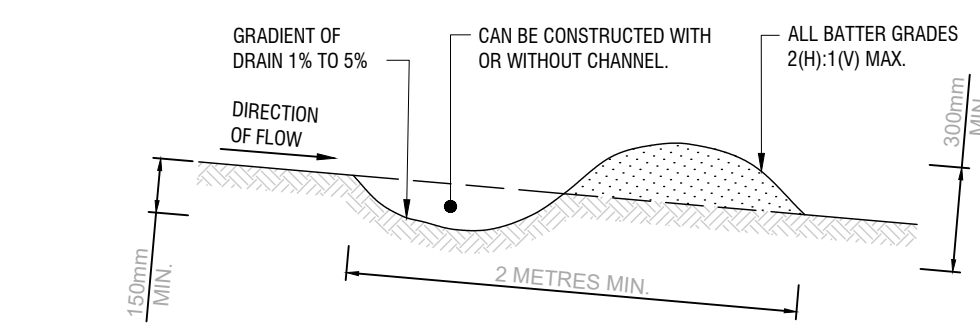


STABILISED SITE ACCESS

NOT TO SCALE

MAINTENANCE

- THE TEMPORARY ACCESS SHALL BE MAINTAINED IN A CONDITION THAT PREVENTS TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS OF WAY.
- THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL GRAVEL AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
- ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS OF WAY MUST BE REMOVED IMMEDIATELY.
- INSTALL BARRIER ON EITHER SIDE OF SHAKER PAD
- TO ENSURE VEHICLES ARE GUIDED ON TO THE PAD
- INVERT OF SHAKER PAD TO BE DRAINED VIA AGRICULTURAL PIPE WRAPPED IN GEOTEXTILE FABRIC.

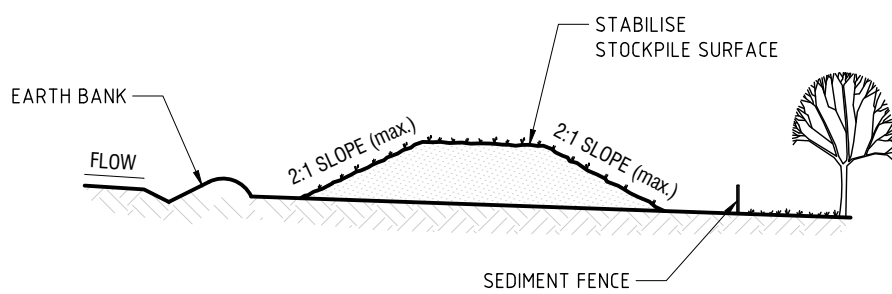


CONSTRUCTION NOTES

- BUILD WITH GRADIENTS BETWEEN 1 AND 5 PERCENT.
- AVOID REMOVING TREES AND SHRUBS IF POSSIBLE - WORK AROUND THEM.
- ENSURE THE STRUCTURES ARE FREE OF PROJECTIONS OR OTHER IRREGULARITIES THAT COULD IMPEDE WATER FLOW.
- BUILD THE DRAINS WITH CIRCULAR, PARABOLIC OR TRAPEZOIDAL CROSS SECTIONS, NOT V SHAPED.
- ENSURE THE BANKS ARE PROPERLY COMPACTED TO PREVENT FAILURE.
- COMPLETE PERMANENT OR TEMPORARY STABILISATION WITHIN 10 DAYS OF CONSTRUCTION.

NOTE: ONLY TO BE USED AS TEMPORARY BANK WHERE MAXIMUM UPSLOPE LENGTH IS 80 METRES

TEMPORARY DRAINAGE SWALE - LOW FLOW

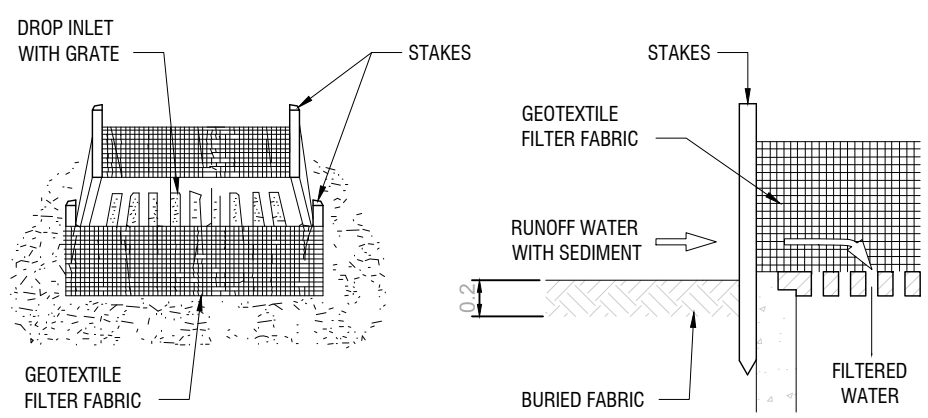


STOCKPILE

NOT TO SCALE

NOTES:

- PLACE STOCKPILES MORE THAN 2 (PREFERABLY 5) METRES FROM EXISTING VEGETATION, CONCENTRATED WATER FLOW, ROADS AND HAZARD AREAS.
- CONSTRUCT ON THE CONTOUR AS LOW, FLAT, ELONGATED MOUNDS.
- WHERE THERE IS SUFFICIENT AREA, TOPSOIL STOCKPILES SHALL BE LESS THAN 2 METRES IN HEIGHT.
- WHERE THEY ARE TO BE IN PLACE FOR MORE THAN 10 DAYS, STABILISE FOLLOWING THE APPROVED ESCP OR SWMP TO REDUCE THE C-FACTOR TO LESS THAN 0.10.
- CONSTRUCT EARTH BANKS ON THE UPSLOPE SIDE TO DIVERT WATER AROUND STOCKPILES AND SEDIMENT FENCES 1 TO 2 METRES DOWNSLOPE.

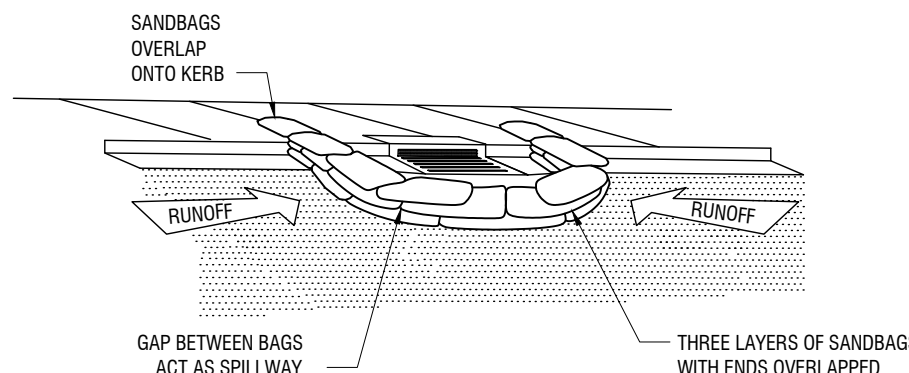


GEOTEXTILE INLET FILTER
DROP INLET SEDIMENT TRAP

NOT TO SCALE

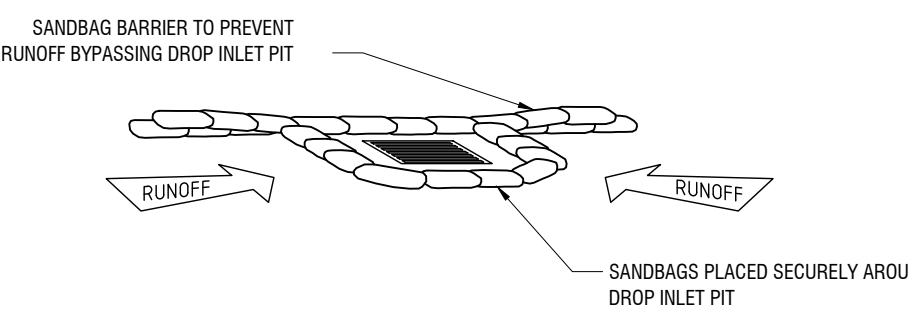
NOTES:

- FABRICATE A SEDIMENT BARRIER MADE FROM GEOTEXTILE OR STRAW BALES.
- CUT A 200mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
- DRIVE 1.0m LONG STAR PICKETS INTO GROUND AT THE FOUR CORNERS OF PIT WALLS. ENSURE ANY STAR PICKETS ARE FITTED WITH SAFETY CAPS.
- FIX SELF-SUPPORTING GEOTEXTILE TO THE UPSLOPE SIDE OF THE POSTS ENSURING IT GOES TO THE BASE OF THE TRENCH. FIX THE GEOTEXTILE WITH WIRE TIES OR AS RECOMMENDED BY THE MANUFACTURER. ONLY USE GEOTEXTILE SPECIFICALLY PRODUCED FOR SEDIMENT FENCING. THE USE OF SHADE CLOTH FOR THIS PURPOSE IS NOT SATISFACTORY.
- JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150mm OVERLAP.
- BACKFILL THE TRENCH OVER THE BASE OF THE FABRIC AND COMPACT IT THOROUGHLY OVER THE GEOTEXTILE.



SEDIMENT TRAP FOR KERB INLET

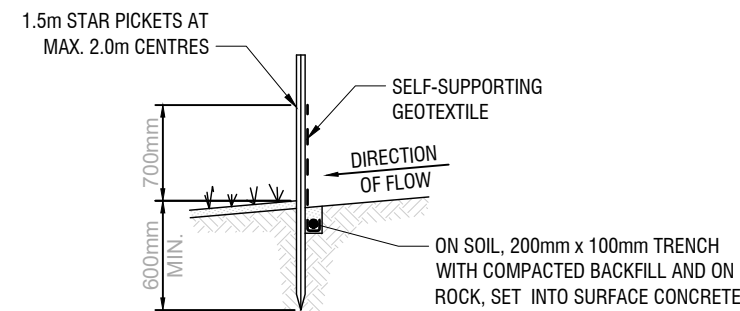
NOT TO SCALE



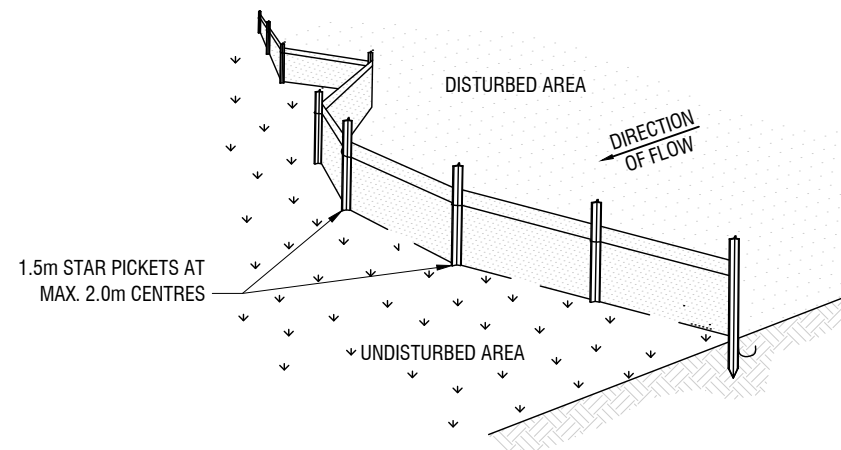
SEDIMENT TRAP FOR DROP INLET PIT

NOT TO SCALE

NOTE:
GROUND LEVEL AT END OF SANDBAG BARRIER MUST BE HIGHER THAN DROP INLET SANDBAG LAYER.



SECTION DETAIL



SEDIMENT FENCE

NOT TO SCALE

NOTES:

- CONSTRUCT SEDIMENT FENCES AS CLOSE AS POSSIBLE TO BEING PARALLEL TO THE CONTOURS OF THE SITE, BUT WITH SMALL RETURNS AS SHOWN IN THE DRAWING TO LIMIT THE CATCHMENT AREA OF ANY ONE SECTION. THE CATCHMENT AREA SHOULD BE SMALL ENOUGH TO LIMIT WATER FLOW IF CONCENTRATED AT ONE POINT TO SOLA IN THE DESIGN STORM EVENT, USUALLY THE 10-YEAR EVENT.
- CUT A 200mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
- DRIVE 1.5m LONG STAR PICKETS INTO GROUND AT 2.0m INTERVALS (MAX) AT THE DOWNSLOPE EDGE OF THE TRENCH. ENSURE ANY STAR PICKETS ARE FITTED WITH SAFETY CAPS.
- FIX SELF-SUPPORTING GEOTEXTILE TO THE UPSLOPE SIDE OF THE POSTS ENSURING IT GOES TO THE BASE OF THE TRENCH. FIX THE GEOTEXTILE WITH WIRE TIES OR AS RECOMMENDED BY THE MANUFACTURER. ONLY USE GEOTEXTILE SPECIFICALLY PRODUCED FOR SEDIMENT FENCING. THE USE OF SHADE CLOTH FOR THIS PURPOSE IS NOT SATISFACTORY.
- JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150mm OVERLAP.
- BACKFILL THE TRENCH OVER THE BASE OF THE FABRIC AND COMPACT IT THOROUGHLY OVER THE GEOTEXTILE.

