PROPOSED MIXED USE DEVELOPMENT

157 REDFERN STREET, REDFERN

STORMWATER CONCEPT PLAN

NOTES

GENERAL

1. THE DRAWINGS SHALL BE READ AS REQUIRED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS
2. ALL DIMENSIONS ARE IN mm UNO. DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS
3. THE PROPOSED WORKS DETAILED SHALL BE CONSTRUCTED TO THE REQUIREMENTS OF COUNCIL, GENERALLY AS DETAILED HEREUNDER
4. ALL EXISTING SERVICES SHALL BE VERIFIED FOR DEPTH AND HORIZONTAL POSITION BY PHYSICAL MEANS PRIOR TO EXCAVATION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE SUPERINTENDENTS ATTENTION

STORMWATER DRAINAGE MATERIALS

5. SELECT FILL SHALL BE MATERIAL OBTAINED FROM EXCAVATION OF THE PIPE TRENCH OR IMPORTED WITH A PARTICLE SIZE FOR ROCK NOT GREATER THAN 75mm OR FOR OTHER THAN ROCK NOT GREATER THAN 150mm
6. IMPORTED FILL SHALL BE EITHER, & GENERALLY CONSIST OF SINGLE SIZED AGGREGATE WITH PARTICLE SIZE NOT GREATER THAN 5mm WRAPPED ALL AROUND WITH GEOTEXTILE FILTER FABRIC OR APPROVED HIGH COMPACTION SAND OR APPROVED CRUSHED ROAD GRAVEL CONFORMING TO RTA FORM 3051 OR SIMILAR
7. CONCRETE SHALL HAVE A SLUM OF 80mm. A MAXIMUM AGGREGATE SIZE OF 20mm & STRENGTH GRADE OF 25mPa (KERBS, EDGE STRIPS & CONCRETE ENCASEMENT) & 32mPa ELSEWHERE
8. ALL PIPES & FITTINGS FOR STORMWATER DRAINAGE SHALL BE AS FOLLOWS UNO ON THE DRAWINGS:

a) UNPLASTISIZED POLYVINYL CHLORIDE (UPVC) WITH SOLVENT WELDED JOINTS FOR DRAINAGE UP TO 300mm

b) FIBRE REINFORCED CEMENT WITH RUBBER RINGS FOR PIPE DIAMETERS GREATER THAN 300mm UNO

c) REINFORCED CONCRETE WHERE REQUIRED BY AS3500 FOR EXCESSIVE DEPTH

d) INSTALL IN ACCORDANCE WITH AUSTRALIAN STANDARD AS3500 EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS

9. ALL INGROUND DRAINAGE PIPEWORK SERVING DOWNPIPES SHALL BE MINIMUM 100mm DIAMETER UNO
10. ALL GRATED DRAINS SHALL BE 225mm UNO WIDTH IN TRAFFICABLE AREAS
11. ALL GUTTERS TO BE SIZED AT CONSTRUCTION CERTIFICATION STAGE

EARTHWORKS AND RESTORATION

12. EXCAVATE TRENCHES & STOCKPILE ALL MATERIAL FOR INSPECTION WITH REGARD TO RE-USE
13. BEDDING MATERIAL SHALL CONSIST OF IMPORTED FILL ONLY. THICKNESS OF BEDDING LAYER SHALL BE 75mm IN O.T.R. & 200mm IN ROCK
14. EMBED ALL PIPES WITH IMPORTED FILL. PROVIDE 200mm SIDE SUPPORT & 150mm OVERLAY ABOVE PIPE CROWN
15. TRENCH FILL ABOVE THE EMBEDMENT ZONE TO THE UNDERSIDE OF THE ROAD PAVEMENT OR FOOTWAY FILL MATERIAL SHALL BE AS FOLLOWS:

UNDER ROADWAY:

TRENCH FILL MATERIAL SHALL CONSIST OF IMPORTED FILL AS SPECIFIED OR EITHER HIGH GRADE COMPACTION SAND OR APPROVED CRUSHED ROAD GRAVEL CONFORMING TO RTA FORM 3051 OR SIMILAR

OTHER THAN ROADWAY:

TRENCH FILL MATERIAL EXCAVATED SHALL CONSIST OF SELECT FILL AS SPECIFIED & SHALL NOT CONTAIN MORE THAN 20% OF STONES OF SIZE BETWEEN 25mm & 150mm AND NONE LARGER THAN 150mm.
PRIOR TO USE OF THE EXCAVATED MATERIAL IT SHALL BE INSPECTED & APPROVED BY THE CONSULTANT

16. COMPACT BEDDING, EMBEDMENT & TRENCH FILL MATERIALS AS FOLLOWS:

EMBEDMENT:

FOR GRANULAR FILL MATERIAL (NON-COHESIVE SOILS) EG: COARSE AGGREGATE FILL, HIGH GRADE COMPACTION SAND, THE DENSITY INDEX (ID) SHALL BE NOT LESS THAN 65%

TRENCH FILL::

FOR GRANULAR MATERIAL (NON-COHESIVE SOILS) THE DENSITY INDEX (ID) SHALL BE NOT LESS THAN 85%

FOR NON-GRANULAR FILL MATERIAL (COHESIVE SOILS) THE DRY DENSITY RATIO (RD) SHALL BE NOT LESS THAN 95%

17. RESTORE ALL TRAFFIC AREAS PER STRUCTURAL ENGINEERS DETAILS OR OTHERWISE AS REQUIRED BY COUNCIL
18. FOR ALL SURFACES OTHER THAN IN TRAFFIC AREAS RESTORE DISTURBED SURFACES TO PRE-EXISTING CONDITIONS UNO ON ARCHITECTURAL OR LANDSCAPE ARCHITECTS DRAWINGS & COMPACT AS SPECIFIED

INSTALLATION OF PIPE SYSTEM

19. MINIMUM GRADES FOR GRAVITY STORMWATER DRAINAGE SHALL CONFORM TO AS3500 PART 3 AS FOLLOWS, UNO:

1% FOR 100 DIAMETER
0.5% FOR 150 & 225 DIAMETER
0.4% FOR 300mm DIAMETER
0.35% FOR 375mm DIAMETER

20. PIPES SHALL BE TRUE TO GRADES SHOWN & ALIGNED SO THAT THE CENTRES OF THE INLET PIPES INTERSECT WITH THE CENTRE OF THE OUTLET PIPE AT THE DOWNSTREAM FACE OF THE PIT
21. MINIMUM DEPTH OF COVER SHALL BE:
300mm FOR NON-TRAFFICABLE AREAS
450mm FOR TRAFFICABLE AREAS
600mm FOR HEAVY VEHICLE TRAFFIC AREAS
22. BED ALL PIPES FIRMLY & EVENLY ONTO IMPORTED BEDDING FILL MATERIAL
23. LOCATIONS & FIXING OF PIPEWORK SHALL BE SUBJECT TO CO-ORDINATION WITH OTHER DESIGN DISCIPLINES EG: PENETRATIONS THROUGH CONCRETE ELEMENTS

APPROVALS

24. THE AS CONSTRUCTED WORKS SHALL BE INSPECTED BY COUNCIL BUILDING INSPECTOR OR DESIGN CONSULTANT. MINIMUM 48 HOURS NOTICE SHALL APPLY TO ALL INSPECTIONS
25. COUNCIL ENGINEER TO BE GIVEN 48 HOURS NOTICE OF INTENTION TO COMMENCE CONNECTION TO EXISTING COUNCIL MAIN
26. SUBMIT WORK AS EXECUTED DRAWINGS IN HARD COPY FORMAT. VERIFY ALL CONSTRUCTION WORKS SHOWN
27. CERTIFY THAT THE AS CONSTRUCTED SYSTEM HAS BEEN BUILT IN ACCORDANCE WITH THE APPROVED PLANS ISSUED FOR CONSTRUCTION

LEGEND

EXISTING	PROPOSED	
—eSTW—	—STW—	STORMWATER MAIN
—S—		SEWER DRAINS OR WASTES
—S—		WASTE LINE
—SS—	—/—SS—/—	SUB-SURFACE DRAINS
—AGL—	—AGL—	AGL GAS MAIN

- NRV — NON RETURN VALVE
- BT — BUCKET TRAP
- ST — SILT TRAP
- TG — TRENCH GRATE
- FW — FLOOR WASTE
- EJ — EXPANSION JOINT
- CO — CLEAR OUT POINT
- IO — INSPECTION OPENING
- FP — FLUSHING POINT
- JU/CO — JUMP UP TO CLEAR OUT
- AP — ALTERING PIPE
- EXISTING SEWER MAIN HOLE
- STREET FIRE HYDRANT
- OVERLAND FLOW PATH

ID: t/a SERVICE ID, t/b SIZE

ABBREVIATIONS

eFH	EXISTING FIRE HYDRANT.	MH	MANHOLE.
EX	EXISTING	VR	VERTICAL RISER.
IO	INSPECTION OPENING	JU	JUMP UP.
UPVC	UNPLASTICIZED POLYVINYL CHLORIDE.	AP	ALTERING PIPE.
KO	KERB OUTLET	CO	CLEAR OUT.
FP	FLUSHING POINT	RWT	RAINWATER TANK
RWO	RAIN WATER OUTLET	OSD	ONSITE DETENTION
TG	TRENCH GRATE	SWP	STORMWATER PIT
HP	HIGH PONT		
RWH	RAINWATER HARVEST		
DP	DOWNPIPE		

DRAWING LIST

		SCALE
SC01	COVER SHEET & LEGEND	N.T.S.
SC02	BASEMENT 5 PLAN - STORMWATER CONCEPT	1:100
SC03	BASEMENT 4 - STORMWATER CONCEPT	1:100
SC04	BASEMENT 3 - STORMWATER CONCEPT	1:100
SC05	BASEMENT 2 - STORMWATER CONCEPT	1:100
SC06	BASEMENT 1 - STORMWATER CONCEPT	1:100
SC07	LEVEL 1 (GROUND) - STORMWATER CONCEPT	1:100
SC08	LEVEL 2 (RSL) - STORMWATER CONCEPT	1:100
SC09	LEVEL 3 (OFFICE) - STORMWATER CONCEPT	1:100
SC10	LEVEL 4 (OFFICE) - STORMWATER CONCEPT	1:100
SC11	LEVEL 5 (RESIDENTIAL) - STORMWATER CONCEPT	1:100
SC12	LEVELS 6 to 12 (RESIDENTIAL) - STORMWATER CONCEPT	1:100
SC13	LEVELS 13 - 16 (RESIDENTIAL) - STORMWATER CONCEPT	1:100
SC14	LEVEL 17 (RESIDENTIAL) - STORMWATER CONCEPT	1:100
SC15	LEVEL 18 (RESIDENTIAL) - STORMWATER CONCEPT	1:100
SC16	LEVEL 19 (ROOF TERRACE) - STORMWATER CONCEPT	1:100
SC17	EXTERNAL WORKS - STORMWATER CONCEPT	1:100

N

A1 SHEET

No.	REVISION/ISSUE	DATE	BY	CHECKED
A	DEVELOPMENT APPLICATION ISSUE	22.06.09	NL	NL

DEVELOPMENT APPLICATION ISSUE

CLIENT
DeiCorp Pty Limited
Shop 5/140-152 New Canterbury Rd Petersham NSW 2049
Phone: (02) 9518 1466 Fax: (02) 9518 1477
Email: fdein@deicorp.com.au

ARCHITECT
NORDON • JAGO ARCHITECTS
PO BOX 254 ANNANDALE NSW 2038
T 02 9 517 2822 F 02 9 517 2833

HYDRAULIC CONSULTANT
Neil Lowry & Associates Pty Ltd
hydraulic & fire services consultants
Level 3, Suite 1.29 Kiora Road, Miranda NSW 2228
Tel 61 2 9526 7922 Fax: 61 2 9526 7944
Email: admin@nlapl.com.au
Neil Lowry & Associates Pty Ltd ABN 72 101 872 584

DRAWN	DESIGNED	CHECKED
KJ	NL	NL

PROJECT
PROPOSED MIXED USED DEVELOPMENT
157 REDFERN STREET
REDFERN

DRAWING
COVER SHEET & LEGEND
STORMWATER CONCEPT

DATE	SCALE
MAY 09	N.T.S.@A1

PROJECT	DWG No.	REV	STATUS
0526	SC01	A	DA ISSUE