

STORMWATER MANAGEMENT PLAN

PROPOSED DUAL OCCUPANCY

23 MARSKELL CIRCUIT, MUDGEE NSW

GENERAL NOTES:

- THE BUILDER/CONTRACTOR SHALL LOCATE ALL EXISTING PUBLIC UTILITY SERVICES WITHIN THE SITE, FOOTPATH AREA AND ROAD RESERVE PRIOR TO THE COMMENCEMENT OF ANY WORKS. ALL LOCATIONS AND LEVELS OF SERVICES SHALL BE REPORTED TO THE STORMWATER ENGINEER PRIOR TO THE COMMENCEMENT OF ANY WORKS TO ENSURE THERE ARE NO OBSTRUCTIONS IN THE LINE OF THE DRAINAGE DISCHARGE PIPES.
- THE BUILDER IS TO VERIFY ALL LEVELS ON SITE PRIOR TO COMMENCING CONSTRUCTION. SILT FENCE IS TO BE ERECTED PRIOR TO COMMENCING WORK. FENCE TO BE MAINTAINED IN WORKING ORDER DURING TIME OF CONSTRUCTION.
- W.A.E. DRAWING BY A REGISTERED SURVEYOR IS REQUIRED PRIOR TO CERTIFICATION OF DRAINAGE.
- ALL THE CLEANING EYES (OR INSPECTION EYES) FOR THE UNDER GROUND PIPES HAVE TO BE TAKEN UP TO THE FINISHED GROUND LEVEL FOR EASY IDENTIFICATION AND MAINTENANCE PURPOSES.
- ALL TERRACE FLOOR & PLANTER GRATES TO HAVE FIRE COLLARS FITTED.
- ALL PITS HAVING AN INTERNAL DEPTH THAT EXCEEDS 1.0m SHALL BE PROVIDED WITH GALVANISED STEP IRONS AT 300mm CENTRES PLACED IN A STAGGERED PATTERN AND SHALL BE IN ACCORDANCE WITH THE AUSTRALIAN STANDARDS AS 4198-1994.
- ALL LEVELS SHALL RELATE TO THE ESTABLISHED BENCH MARK.
- THE BASE OF ALL DRAINAGE PITS SHALL BE BENCH TO THE INVERT OF THE OULET PIPE.
- ALL GUTTERS SHALL BE MINIMUM 100 x 75mm AND DOWNPIPES SHALL BE MINIMUM 100 x 75mm UNLESS NOTED OTHERWISE.
- ALL STORMWATER DRAINAGE PIPES SHALL BE A MINIMUM Ø100mm PVC LAID AT 1% MINIMUM GRADE UNLESS NOTED OTHERWISE ON THE DRAWING. WHERE GROUND COVER OVER THE PIPES IS LESS THAN 300mm THE STORMWATER PIPES SHALL BE SEWER GRADE uPVC.
- THE BUILDER SHALL ENSURE THAT THE STORMWATER ENGINEERING DRAWINGS CORRESPOND TO THE ARCHITECTURAL, STRUCTURAL AND LANDSCAPE DRAWINGS.
- IF THERE EXISTS ANY DISCREPANCIES BETWEEN THE DRAWINGS THE BUILDER SHALL REPORT THE DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCEMENT OF ANY WORKS.
- ALL MULCHING TO BE USED WITHIN THE AREA DESIGNATED AS ON SITE DETENTION STORAGE SHALL BE OF A NON-FLOATABLE MATERIAL SUCH AS DECORATIVE RIVER GRAVEL. PINE BARK MULCHING SHALL NOT BE USED WITHIN THE DETENTION STORAGE AREA.
- ALL WORKS WITHIN THE FOOTPATH AREA SHALL BE SUITABLY BARRICADED AND SIGNPOSTED IN ACCORDANCE WITH A TRAFFIC MANAGEMENT PLAN THAT HAS BEEN PREPARED BY A QUALIFIED AND RMS ACCREDITED TRAFFIC ENGINEER AND APPROVED BY COUNCIL.
- IT IS THE RESPONSIBILITY OF THE BUILDER OR CONTRACTOR CARRYING OUT THE WORKS WITHIN THE FOOTPATH AREA AND ROAD RESERVE TO OBTAIN THE NECESSARY APPROVED DOCUMENTS AS OUTLINED ABOVE.
- ALL RETAINING WALLS SHALL BE CONSTRUCTED COMPLETELY WITHIN THE PROPERTY BOUNDARY LIMITS TO DETAILS PREPARED BY THE STRUCTURAL ENGINEER. WALLS FORMING THE ON SITE DETENTION SYSTEM SHALL BE OF MASONARY/BRICK CONSTRUCTION AND SHALL BE WATER TIGHT.
- ALL SUB-SOIL DRAINAGE SHALL BE A MINIMUM OF Ø65mm AND SHALL BE PROVIDED WITH A FLITER SOCK. THE SUBSOIL DRAINAGE SHALL BE INSTALLED IN ACCORDANCE WITH DETAILS TO BE PROVIDED BY THE LANDSCAPE ARCHITECT.
- PRIOR TO COMMENCING ANY WORKS ON THE SITE, THE BUILDER SHALL ENSURE THAT THE INVERT LEVELS OF WHERE THE SITES STORMWATER SYSTEM CONNECTS INTO THE COUNCIL'S KERB/DRAINAGE SYSTEM MATCHES THE DESIGN LEVELS. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGN ENGINEER IMMEDIATELY.

SERVICES NOTES:

- IT IS THE CONSTRUCTORS RESPONSIBILITY TO NOTIFY THE RELEVANT SERVICES AUTHORITIES OF THE WORKS AND VERIFY THE LOCATION OF ALL EXISTING SERVICES PRIOR TO ANY CONSTRUCTION ACTIVITIES COMMENCING.
- THE CONSTRUCTOR SHALL LIAISE AND COORDINATE THE TIMING OF THE CONSTRUCTION OF THE WORKS WITH THE RELEVANT SERVICES AUTHORITIES AND/OR OTHER CONSTRUCTORS INSTALLING SERVICES CONCURRENTLY AT THIS SITE.
- THE LOCATION OF ALL EXISTING SERVICES SHOWN ON THE DRAWINGS ARE APPROXIMATE ONLY AND HAVE BEEN TAKEN FROM INFORMATION PROVIDED BY THE RELEVANT SERVICE AUTHORITIES.
- THE CONSTRUCTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE CAUSED TO EXISTING SERVICES AS A RESULT OF THE CONSTRUCTION WORKS.
- THE COORDINATION OF TELECOMMUNICATIONS, ELECTRICAL, GAS, WATER, SEWER, STORMWATER AND ANY OTHER SERVICE SHALL BE THE RESPONSIBILITY OF THE CONSTRUCTOR.

BOX GUTTER NOTES:

- ALL BOX GUTTERS TO HAVE A MINIMUM UNIFORM SLOPE OF 0.5% OVER THE ENTIRE GUTTER LENGTH U.N.O.
- PLUMBER/BUILDER IS TO ENSURE THAT ALL EMERGENCY OVERFLOW PROVISIONS DETAILED ARE IMPLEMENTED IN ACCORDANCE WITH THE APPROVED PLANS AS WELL AS ADDITIONAL MEASURES WHERE DEEMED NECESSARY ON SITE.
- BOX GUTTER WIDTH AND DEPTH SHOWN ON THIS PLAN ARE THE MINIMUM ALLOWABLE DIMENSIONS AT THE UPSTREAM END/CREST OF GUTTER U.N.O.
- ALL RESIDENTIAL BOX GUTTERS TO HAVE A MINIMUM WIDTH OF 200MM

LEGEND:

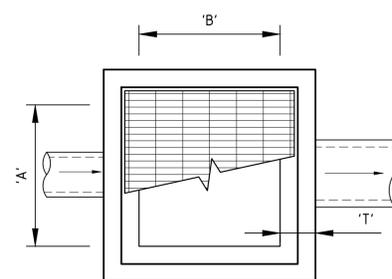
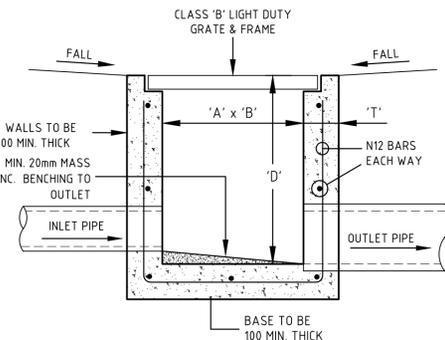
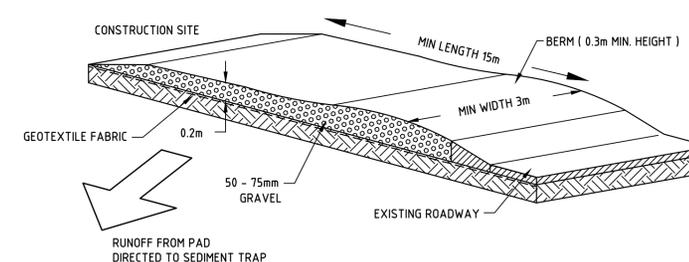
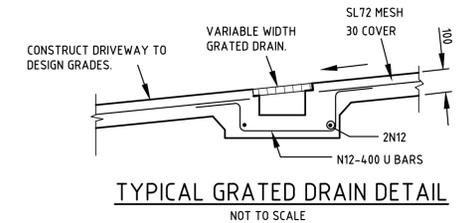
- PROPOSED PIEWORK
 - PROPOSED PUMP RISER
 - PIPE CAST IN SLAB
 - PROPOSED AG. LINE
 - SILT FENCE
 - DOWNPIPE
 - EXISTING LEVEL
 - PROPOSED LEVEL
 - FALL
 - FG
 - SPS FG
 - PG
 - GRATED DRAIN
 - SURFACE INLET PIT
 - SEALED JUNCTION PIT
 - CLEANING EYE
- PIT P1**
 450X450
 S.L. 10.45
 I.L. 10.00
- GDI**
 200X100
 S.L. 10.45
 I.L. 10.00
- PIT NO.
 - PIT SIZE
 - SURFACE LEVEL
 - INVERT LEVEL
 - GRATED DRAIN NO.
 - WIDTH & DEPTH
 - SURFACE LEVEL
 - PIPE INV. LEVEL
- FGL denotes FINISHED FLOOR LVL
 FGL denotes FINISHED GARAGE LVL
 SL denotes SURFACE LEVEL
 IL denotes PIT/PIPE INVERT
 CL denotes ORIFICE CENTERLINE
 TK denotes TOP OF KERB
 GI denotes GUTTER INVERT
 LIP denotes LIP LINE
 LB denotes LAY BACK
 BP denotes BACK OF PATH
 FP denotes FRONT OF PATH
 BODY denotes BOUNDARY
 EB denotes EDGE OF BITUMEN
 CR denotes CENTRELINE
 PP denotes POWER POLE
 SC denotes SAW CUT

RAINWATER TANK NOTES:

- LABELS SHALL BE FIXED ADJACENT TO ALL OUTDOOR WATERING TAPS STATING THAT THE WATER IS NOT TO BE CONSUMED.
- AN EMERGENCY MAINS TAP SHALL BE PROVIDED ADJACENT TO THE WATER METER AND CONNECTED TO THE MAINS SUPPLY
- RAINWATER TANK SUPPLY SHALL NOT BE CONNECTED TO DRINKING AND BATHING WATER TAP OUTLETS.
- FIRST FLUSH DEVICES TO BE FITTED TO ALL DOWNPIPES CONNECTED TO RAINWATER TANK.
- TANK SHALL BE CONNECTED TO A SYDNEY WATER APPROVED CONTROL PANEL TO ENSURE MAINS WATER SUPPLY IS PROVIDED WHEN TANK EMPTIES.
- ALL PIPES WITHIN CHARGED RAINWATER COLLECTION SYSTEM TO BE MIN. Ø100 uPVC AND ALL JOINTS SOLVENT WELDED.
- ALL PLUMBING WORKS SHALL BE CARRIED OUT BY A LICENSED PLUMBER IN ACCORDANCE WITH SYDNEY WATER GUIDELINES AND THE "NSW CODE OF PRACTICE: PLUMBING & DRAINAGE".

SEDIMENT & EROSION CONTROL NOTES:

- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED, PLACED AND MAINTAINED IN ACCORDANCE WITH COUNCIL'S STANDARDS AND THE DEPARTMENT OF HOUSING'S "MANAGING URBAN STORMWATER: SOILS AND CONSTRUCTION" MANUAL.
- NO CONSTRUCTION WORKS ARE TO COMMENCE ON SITE UNTIL ALL EROSION AND SEDIMENT CONTROL MEASURES ARE IN PLACE AND HAVE BEEN INSPECTED AND APPROVED BY THE PRINCIPAL CERTIFYING AUTHORITY.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REGULARLY INSPECTED, IN PARTICULAR AFTER STORMS, AND REPAIRED OR MAINTAINED AS REQUIRED TO ENSURE THE MEASURES CORRECT AND EFFICIENT FUNCTION THROUGHOUT THE DURATION OF THE WORKS, UNTIL SUCH TIME AS THE PRINCIPAL CERTIFYING AUTHORITY AUTHORIZES THE REMOVAL OF SUCH MEASURES.
- ALL STOCKPILES SHALL BE CLEAR OF ALL TREES AND DRAINAGE LINES (INCLUDING OVERLAND FLOW PATHS) AND PROTECTED FROM EROSION.
- DUST CONTROL MEASURES SHALL BE IMPLEMENTED CONTINUOUSLY DURING CONSTRUCTION
- ALL AREAS OF THE SITE DISTURBED AND GRADED SHALL BE REVEGETATED AS SOON AS CONSTRUCTION WORKS HAVE BEEN COMPLETED.



DEPTH	'A'	'B'	'T'	RED SPACING
D ≤ 450	350	350	100	N12-400 H + V
450 < D ≤ 600	450	450		
600 < D ≤ 900	600	600		
900 < D ≤ 1200	600	900	150	N12-200 H + V & N12 CORNER BARS
1200 < D ≤ 2000	900	900		

TYPICAL SURFACE INLET PIT DETAIL

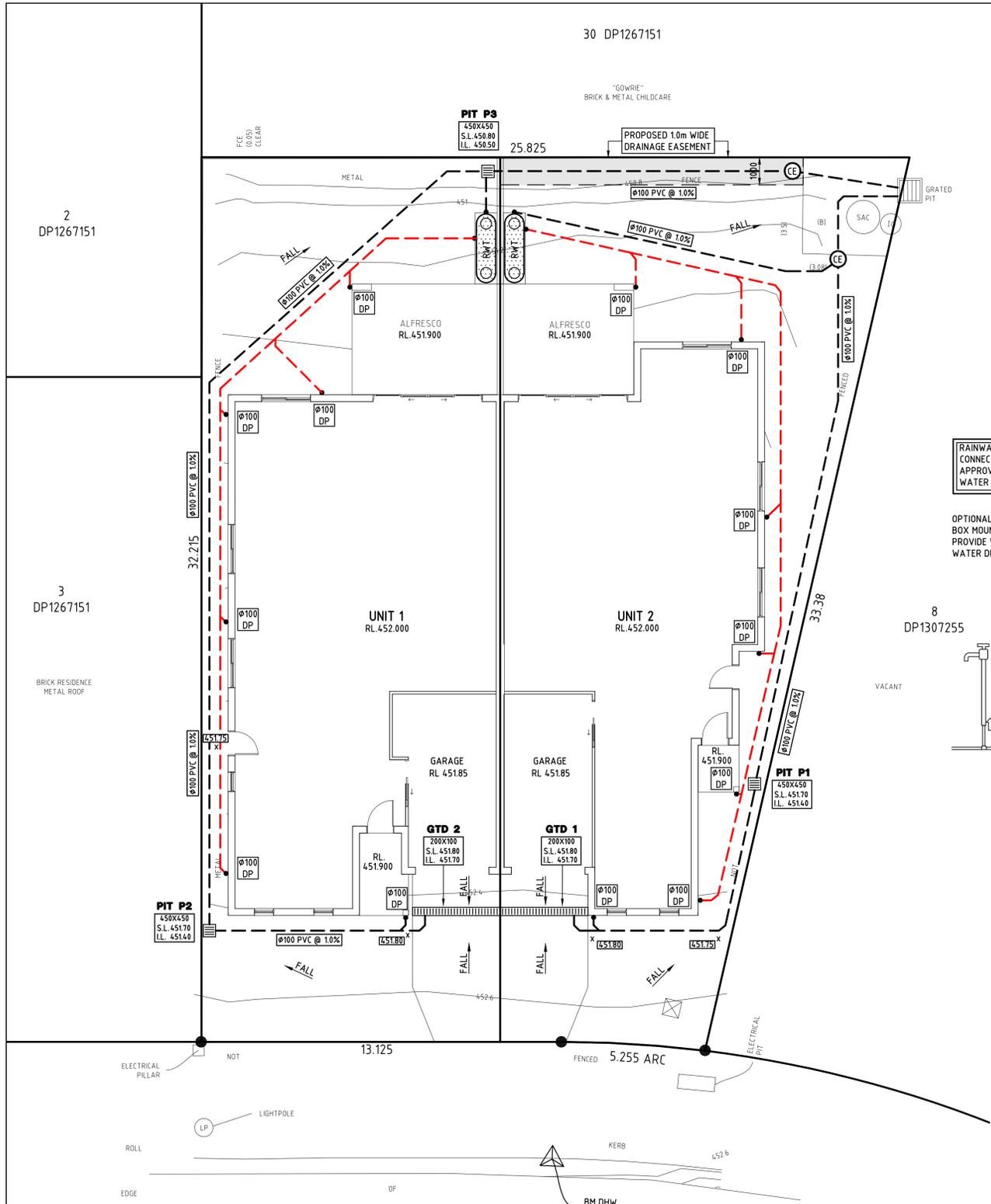
SCALE 1:10

SEDIMENT FENCE DETAIL

NOT TO SCALE

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ISSUED FOR APPROVAL	MJW	04/02/2025
ISSUE	DESCRIPTION	BY DATE
PROJECT		
PROPOSED DUAL OCCUPANCY		
23 MARSKELL CIRCUIT		
MUDGEE NSW		
DRAWING TITLE		
STORMWATER LAYOUT PLAN		
TITLE PAGE, NOTES & DETAILS		
ISSUED FOR COUNCIL APPROVAL		
CHECKED AND APPROVED BY:	Signature:	Date:
MATHEW J. WAHBE		04/02/2025
DIRECTOR - B.E.Hons (CIVIL) MIEAust No. 6163505		
DESIGNED	MJW	JOB NUMBER
CHECKED	MJW	1188-DA
DATUM	AHD	SHEET NUMBER
SCALE	1:100	SW001
		ISSUE
		A
		A1



RAINWATER TANK NOTES:

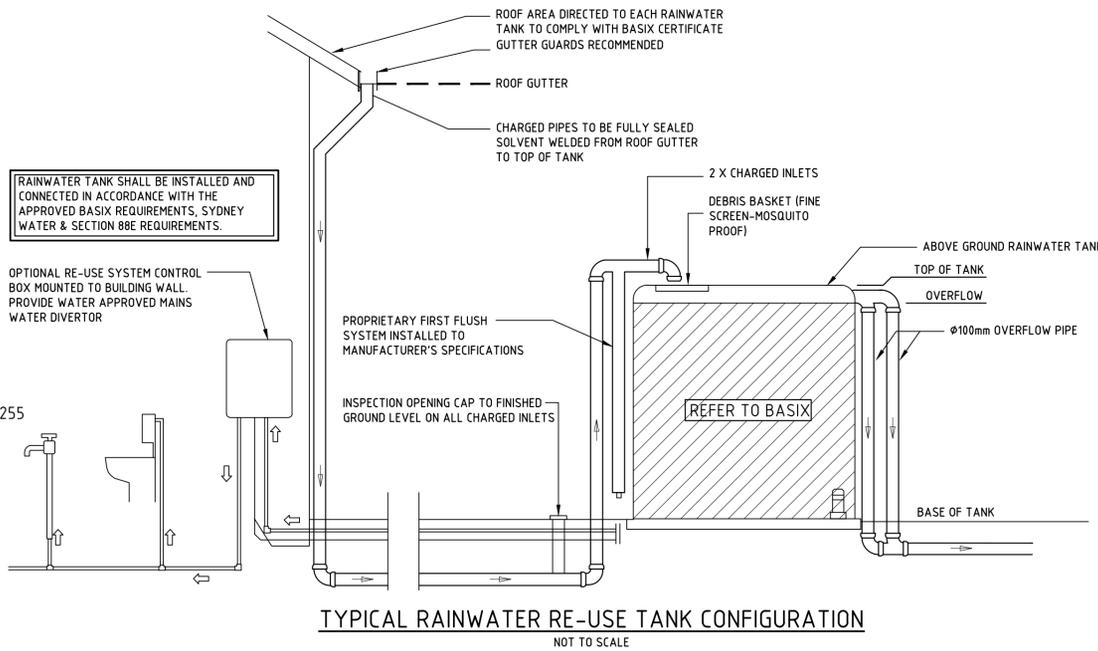
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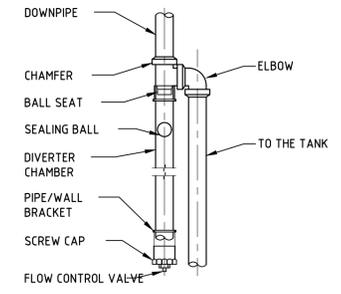
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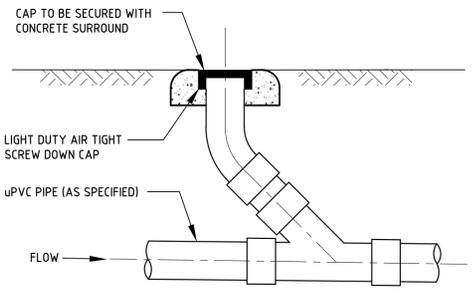


RAINWATER SIGN DETAIL
SCALE: 1:10

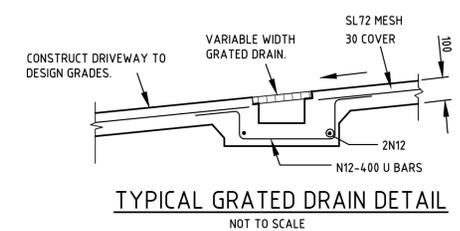
- NOTES:-
- PROVIDE WARNING SIGN IN ACCORDANCE WITH AS 1319 IN A CLEAR AND VISIBLE LOCATION AT ALL RAINWATER SUPPLY POINTS.
 - BACKGROUND IS YELLOW TEXT IS WHITE ON BLACK BACKGROUND



FIRST FLUSH DIVERTER
SCALE: 1:20



CLEANING EYE DETAIL
SCALE 1:10



TYPICAL GRATED DRAIN DETAIL
NOT TO SCALE

LEGEND:

- PROPOSED PIPEWORK
 - x - EXISTING LEVEL
 - x 73.88 PROPOSED LEVEL
 - FALL ROOF / SURFACE FALL
 - SURFACE INLET PIT
 - SEALED JUNCTION PIT
 - CE CLEANING EYE
- PIT P1 450x450 S.L. 451.70 I.L. 451.40

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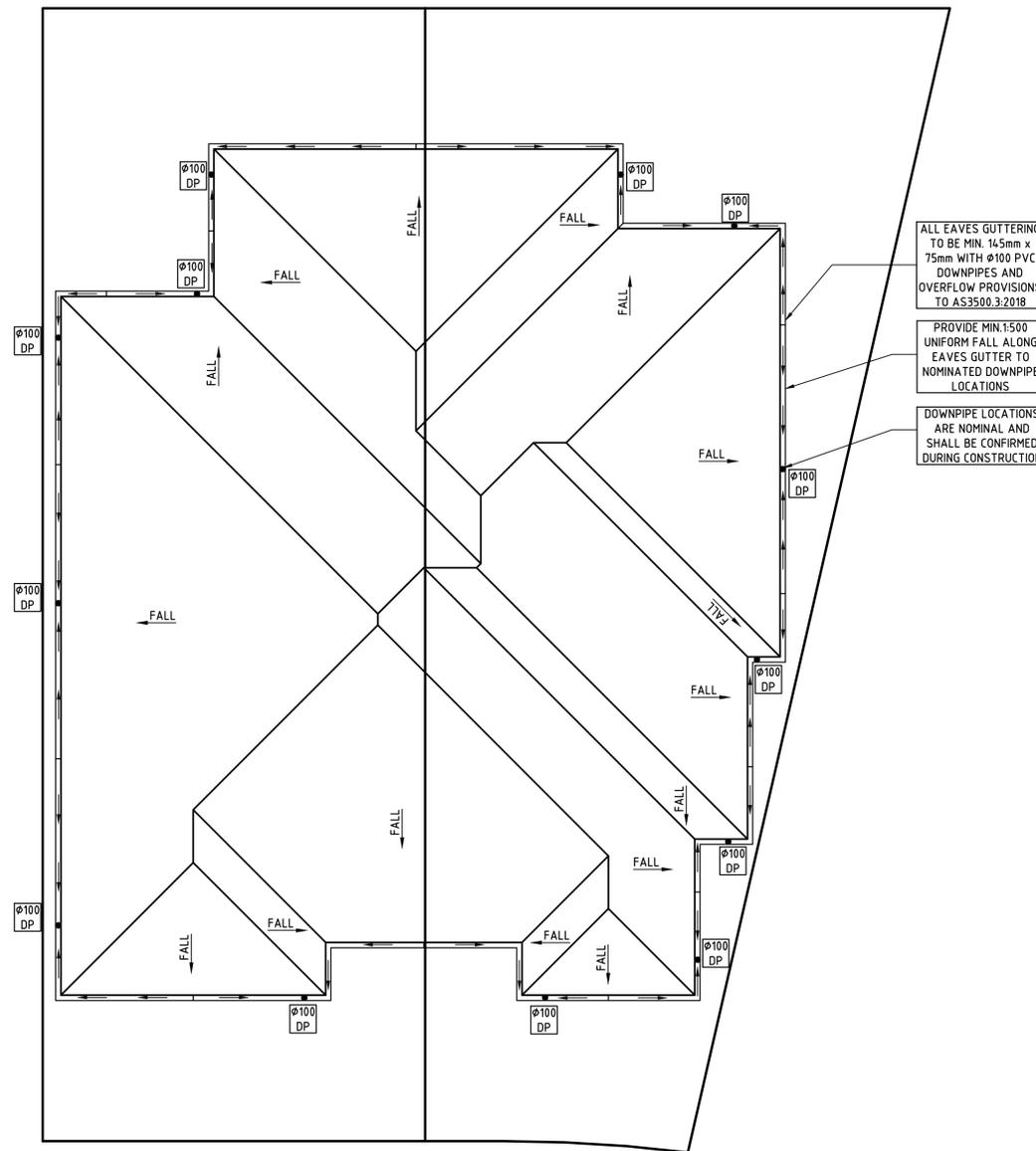
ISSUE	DESCRIPTION	BY	DATE
A	ISSUED FOR APPROVAL	MJW	04/02/2025

PROJECT
PROPOSED DUAL OCCUPANCY
23 MARSKELL CIRCUIT
MUDGEES NSW

DRAWING TITLE
STORMWATER LAYOUT PLAN
GROUND FLOOR PLAN, NOTES & DETAILS

ISSUED FOR COUNCIL APPROVAL
CHECKED AND APPROVED BY:
Signature: [Redacted] Date: 04/02/2025
MATHIEW J. WAHBE
DIRECTOR - B.E.Hons (CIVIL) MIEAust No. 6163505

DESIGNED	MJW	JOB NUMBER	ISSUE
CHECKED	MJW	1188-DA	A
DATUM	AHD	SHEET NUMBER	
SCALE	1:100	SW010	A1



ALL EAVES GUTTERING TO BE MIN. 145mm x 75mm WITH φ100 PVC DOWNPIPES AND OVERFLOW PROVISIONS TO AS3500.3:2018

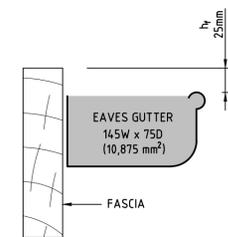
PROVIDE MIN. 1:500 UNIFORM FALL ALONG EAVES GUTTER TO NOMINATED DOWNPIPE LOCATIONS

DOWNPIPE LOCATIONS ARE NOMINAL AND SHALL BE CONFIRMED DURING CONSTRUCTION

STORMWATER LAYOUT PLAN
ROOF LEVEL
 SCALE 1:100

ROOF NOTES:

- INSTALL 50mm uPVC SPITTER PIPES 20mm ABOVE SURFACE LEVEL FOR BALCONY AND CONCRETE ROOF AREAS TO ALLOW FOR EMERGENCY OVERFLOW IN CASE OF BLOCKAGES DURING HEAVY STORMS. PLUMBER TO CONFIRM LOCATION DURING CONSTRUCTION.
- ALL BUILDING AND HYDRAULIC SERVICES TO BE PROPERLY CO-ORDINATED WITH STORMWATER PIPES AND ENSURE NO CLASHES ARE PRESENT DURING CONSTRUCTION (TYP).
- STORMWATER PIPE ARRANGEMENT TO BE CO-ORDINATED WITH STRUCTURAL SLAB AND BEAMS WHERE REQUIRED (TYP).
- BALCONY, TERRACE & CONCRETE ROOF AREAS TO SLOPE TOWARDS RAINWATER OUTLETS WHERE REQUIRED (TYP).
- ARROW DENOTES THE SLOPE OF FINISHED SURFACE LEVEL (TYP).
- DOWNPIPES SHOWN ON PLAN ARE TO BE φ100mm uPVC U.N.O. (TYP).
- PROPOSED DOWNPIPE LOCATIONS ARE NOMINAL AND TO BE CONFIRMED DURING CONSTRUCTION (TYP).
- INSTALL DOWNPIPE WITH SPREADER (IF REQUIRED) TO DISPERSE STORMWATER ONTO LOWER ROOF AREAS EFFECTIVELY.
- PROVIDE SURFACE DRAINAGE FOR ALL CONCRETE AND BALCONY ROOF AREAS WHERE REQUIRED.



TYPICAL EAVES GUTTER DETAIL
(TYPE LOW-FRONT)
 NOT TO SCALE

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A	ISSUED FOR APPROVAL	MJW	04/02/2025

PROJECT
PROPOSED DUAL OCCUPANCY
23 MARSKELL CIRCUIT
MUDGEES NSW

DRAWING TITLE
STORMWATER LAYOUT PLAN
ROOF PLAN, NOTES & DETAILS

ISSUED FOR COUNCIL APPROVAL

CHECKED AND APPROVED BY:
 Signature: [Redacted] Date: 04/02/2025
 MATHEW J. WAHBE
 DIRECTOR - B.E. Hons (CIVIL) MIEAust NO. 6163505

DESIGNED	MJW	JOB NUMBER 1188-DA	ISSUE A
CHECKED	MJW		
DATUM	AHD	SHEET NUMBER SW020	A1
SCALE	1:100		