

NOTE: FOR OWNER/BUILDER/PLUMBER
REGULAR 2 MONTHLY MAINTENANCE IS REQUIRED
TO ALL PITS. OWNER/BUILDER/TENANT TO ENSURE
ALL PITS ARE CLEANED.

NOTE: BASIX REQUIREMENTS
ENSURE MINIMUM ROOF CATCHMENT
AREA DRAINS TO ABOVE GROUND
RAINWATER TANK. REFER BASIX
REPORT AND REQUIREMENTS

PLEASE NOTE
AN IMPERMEABLE LINER SUCH AS BIDIM A44 GEO-FABRIC MUST BE
INSTALLED AT THE BASE
(AND UP THE EDGES) OF THE RAIN GARDEN TO STOP GROUND WATER
FILTERING INTO SURROUNDING SOIL
NOTING THE LANDSLIDE RISK EVIDENT PRIMARILY LINKED TO
GROUNDWATER.

WATER SENSITIVE URBAN DESIGN ELEMENTS FORM PART OF THIS PROJECT
- RAIN GARDEN AND RAINWATER REUSE TANK
- REUSE OF TANK IN ACCORDANCE WITH BASIX REQUIREMENTS OR AS PER
COUNCIL REQUIREMENTS

LEGEND	
RL 00.000	NEW REDUCED LEVEL
GFL 00.00	GROUND FLOOR LEVEL
FFL 00.00	FINISH FLOOR LEVEL
A,B,C,D, etc.	REFER TO PIPE SCHEDULE
L1	PIPE LABEL
PIT P1	SURFACE INLET PIT
● DP	DOWNPIPE
□ RWH	RAIN WATER HEAD
[Symbol]	PIT: SIZE AS MARKED
[Symbol]	SEALED PIT: SIZE AS MARKED
[Symbol]	W:200mm x D:200mm GRADED DRAIN
[Symbol]	GROUND FALL
[Symbol]	OVERLAND FLOW
[Symbol]	100mm UPVC CHARGED LINE
[Symbol]	DRAINAGE PIPE IN GROUND
[Symbol]	RAINWATER TANK OVERFLOW PIPE
[Symbol]	EXISTING DRAINAGE OUTLET PIPE

- NOTES
- THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS, STRUCTURAL DRAWINGS AND THE SPECIFICATION.
 - PRIOR TO COMMENCEMENT OF WORKS THE CONTRACTOR SHALL SATISFY HIMSELF OF THE CORRECT LOCATION OF EXISTING SERVICES WHETHER INDICATED OR NOT ON THE PLANS. ANY DAMAGE TO EXISTING SERVICES SHALL BE RECTIFIED AT THE CONTRACTOR'S EXPENSE.
 - TRAFFIC MANAGEMENT MEASURES HAVE TO BE IMPLEMENTED AND MAINTAINED DURING CONSTRUCTION, ALL IN ACCORDANCE WITH COUNCIL'S REQUIREMENTS. THE CONTRACTOR SHALL MAINTAIN SAFE PEDESTRIAN ACCESS ALONG THE FOOTPATH.
 - THE CONTRACTOR SHALL EFFECT TEMPORARY DRAINAGE MEASURES TO AVOID LOCALISED PONDING OF SURFACE RUN-OFF.
 - REFER TO ARCHITECT'S DRAWINGS FOR ALL DETAILS (LEVELS, GRADING ETC.) OF DRIVEWAYS, CONCRETE AND PAVED AREAS, AND RETAINING WALL TYPES AND LOCATIONS.
 - REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR DETAILS AND EXTENT OF ALL LANDSCAPED AREAS.
 - ALL SWD PIPES ARE UPVC AT 1.0% MINIMUM GRADE (UNO).
 - SWD PITS CAN BE PRE-CAST SIZED AS FOLLOWS:
450mm SQ. UP TO 600mm DEEP
600mm SQ. UP TO 1000mm DEEP
 - ALL PITS LOCATED IN TRAFFICABLE AREAS, (IE, DRIVEWAYS) TO HAVE MEDIUM DUTY GRATED COVERS SUITABLE FOR WITHSTANDING LOADS ASSOCIATED WITH SMALL TRUCKS.
 - PROVIDE STEP IRONS TO ALL PITS GREATER THAN 1.2m DEEP.
 - THE CONTRACTOR SHALL IMPLEMENT ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO COMMENCEMENT OF WORKS.
 - TOPSOIL SHALL BE STRIPPED DN STOCKPILED OUTSIDE HAZARD AREAS SUCH AS DRAINAGE LINES. THIS TOPSOIL IS TO BE RESPREAD LATER ON AREAS TO BE REVEGETATED.
 - THE CONTRACTOR SHALL REGULARLY MAINTAIN ALL SEDIMENT AND EROSION CONTROL DEVICES AND REMOVE ACCUMULATED SILT FROM SUCH DEVICES. ALL SILT REMOVED SHALL BE DISPOSED OF AS DIRECTED BY THE SUPERINTENDENT. THE PERIOD FOR MAINTAINING THESE DEVICES SHALL BE AT LEAST UNTIL ALL DISTURBED AREAS ARE REVEGETATED AND FURTHER AS MAY BE DIRECTED BY THE SUPERINTENDENT OR COUNCIL.
 - THE CONTRACTOR SHALL MAINTAIN DUST CONTROL UNTIL FINAL COMPLETION OF WORKS.

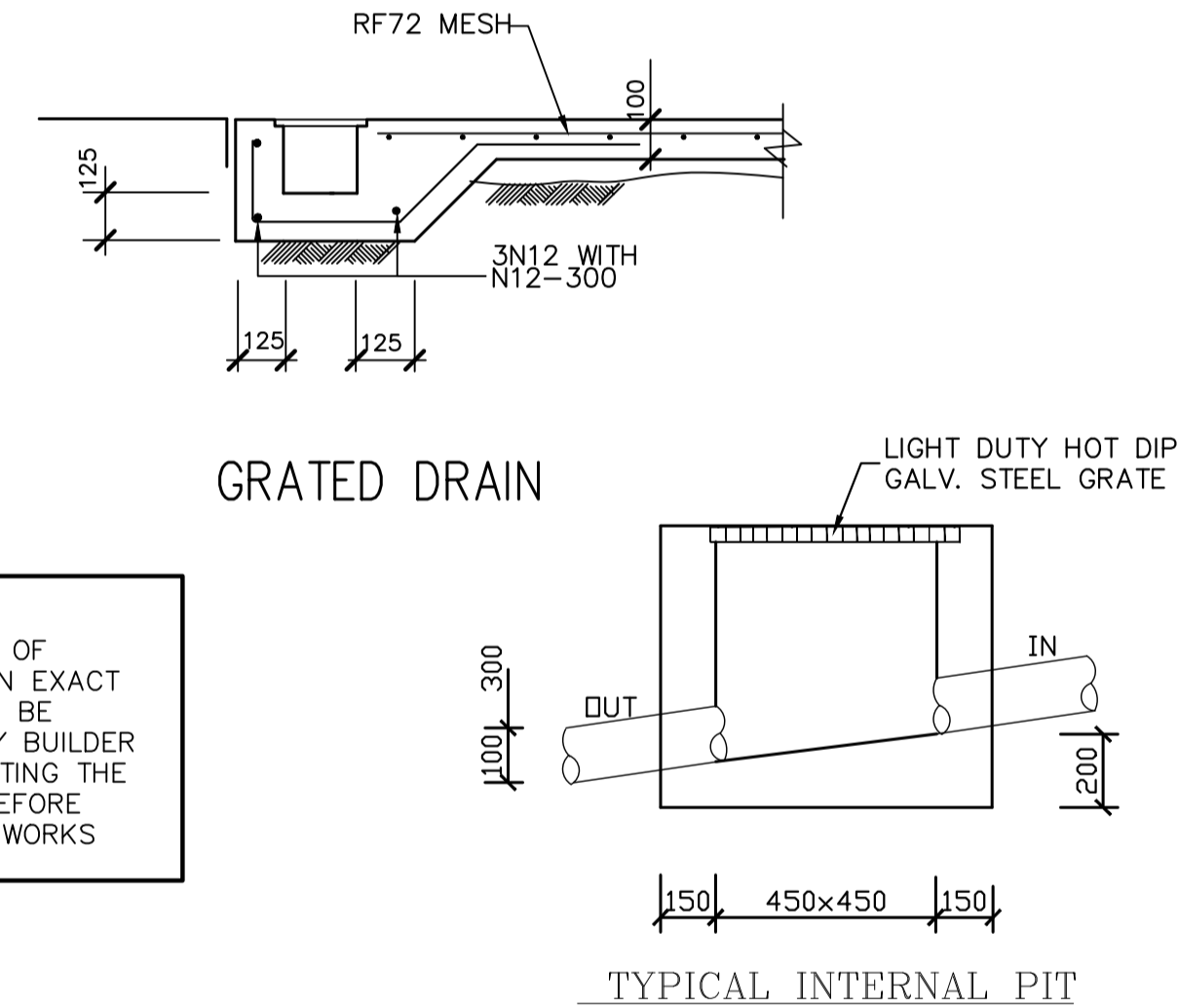
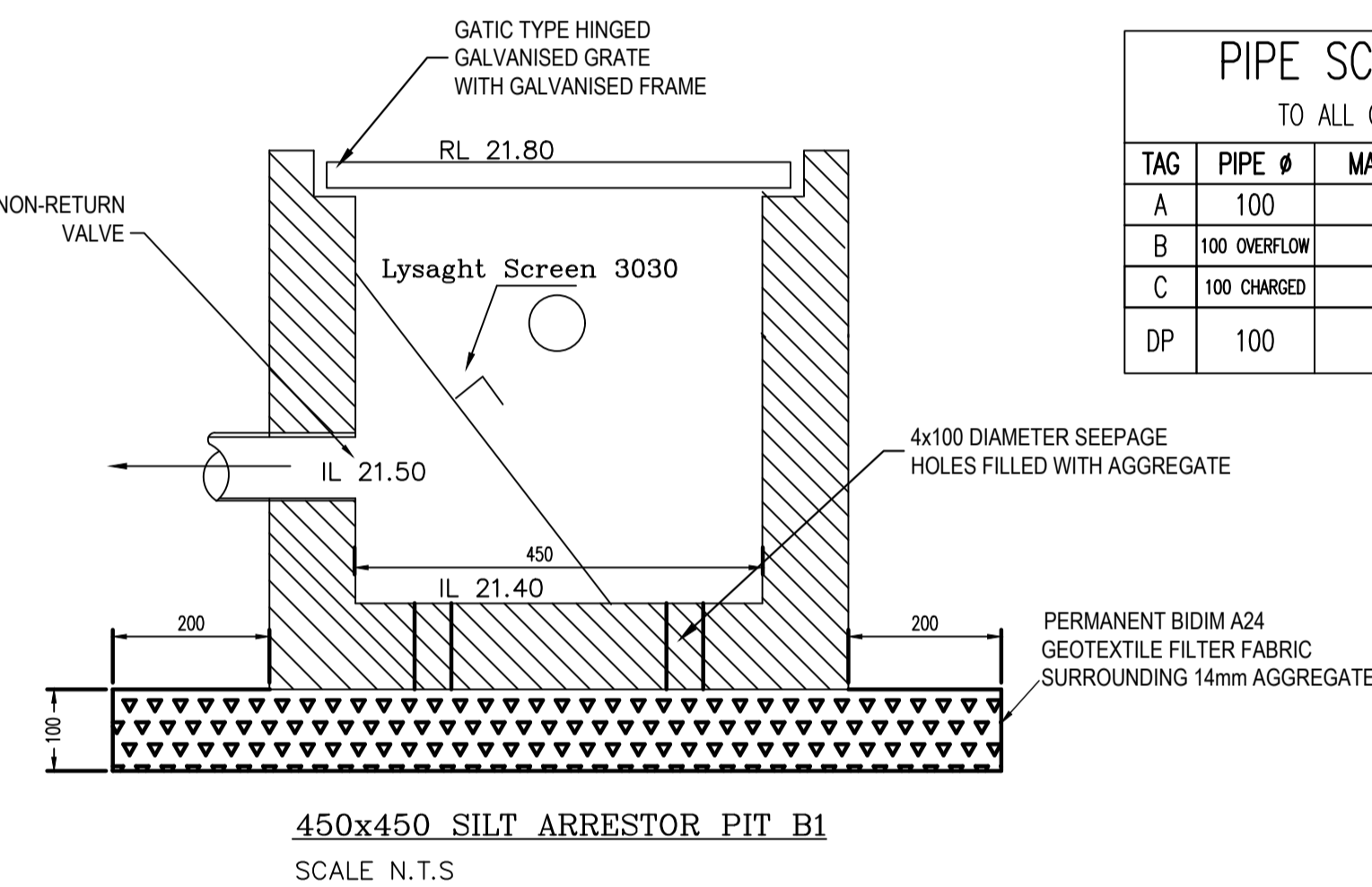
RAIN GARDEN (LOT 5A):
PROVIDED RAIN GARDEN AREA: 1.21m²

RAIN GARDEN (LOT 5B):
PROVIDED RAIN GARDEN AREA: 1.21m²

NOTE: BASIX REQUIREMENTS (LOT 5A)
MINIMUM RAINWATER TANK CAPACITY = 2000L
PROVIDED RAINWATER TANK CAPACITY = 3000L
MINIMUM COLLECTED ROOF RUNOFF = 70sqm
PROVIDED COLLECTED ROOF RUNOFF = 106sqm

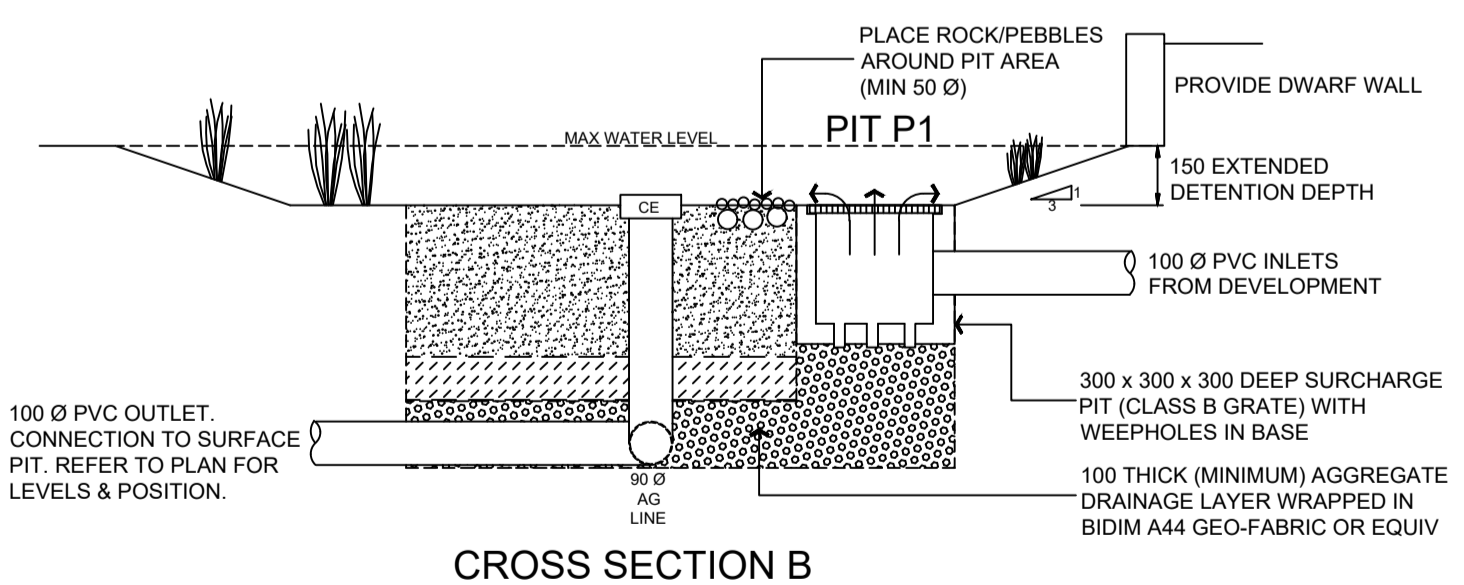
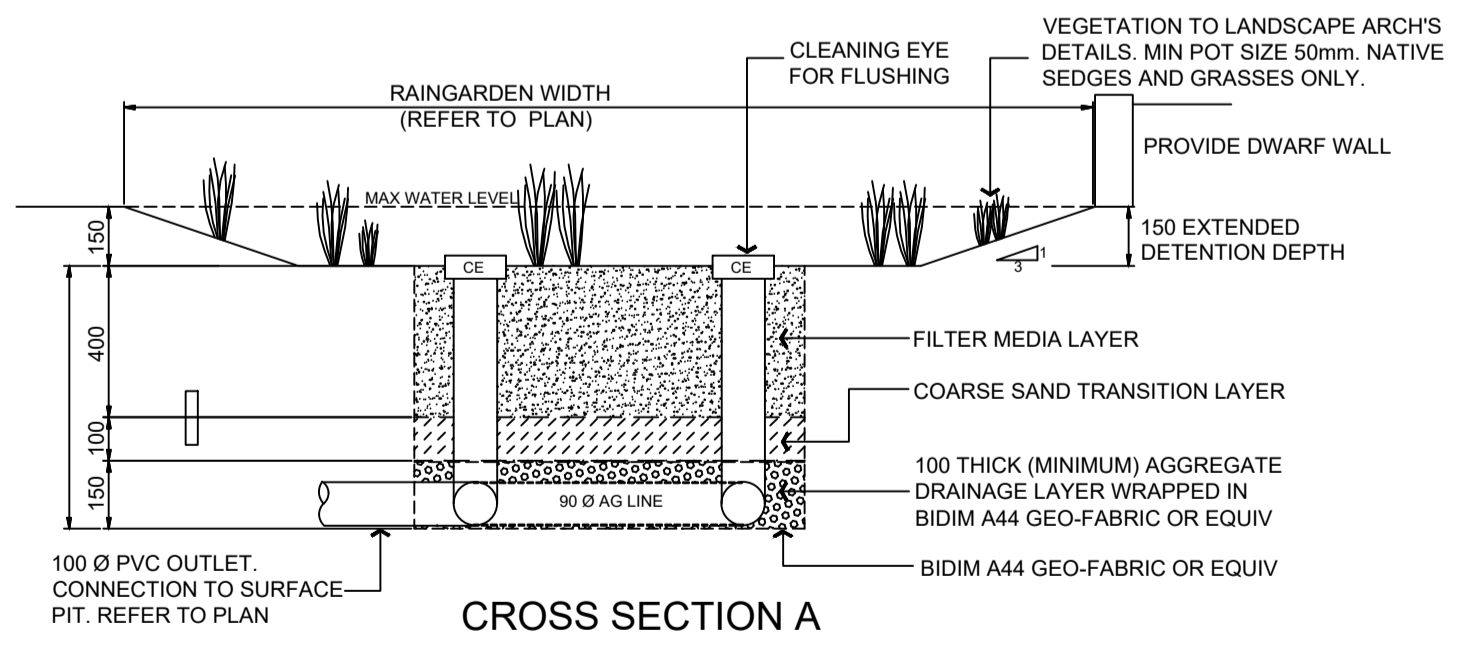
NOTE: BASIX REQUIREMENTS (LOT 5B)
MINIMUM RAINWATER TANK CAPACITY = 2000L
PROVIDED RAINWATER TANK CAPACITY = 3000L
MINIMUM COLLECTED ROOF RUNOFF = 70sqm
PROVIDED COLLECTED ROOF RUNOFF = 136sqm

PIPE SCHEDULE TO ALL GUTTERS			
TAG	PIPE Ø	MATERIAL	Min. GRADE
A	100	PVC	1%
B	100 OVERFLOW	PVC	1%
C	100 CHARGED	PVC	-
DP	100	PVC	-



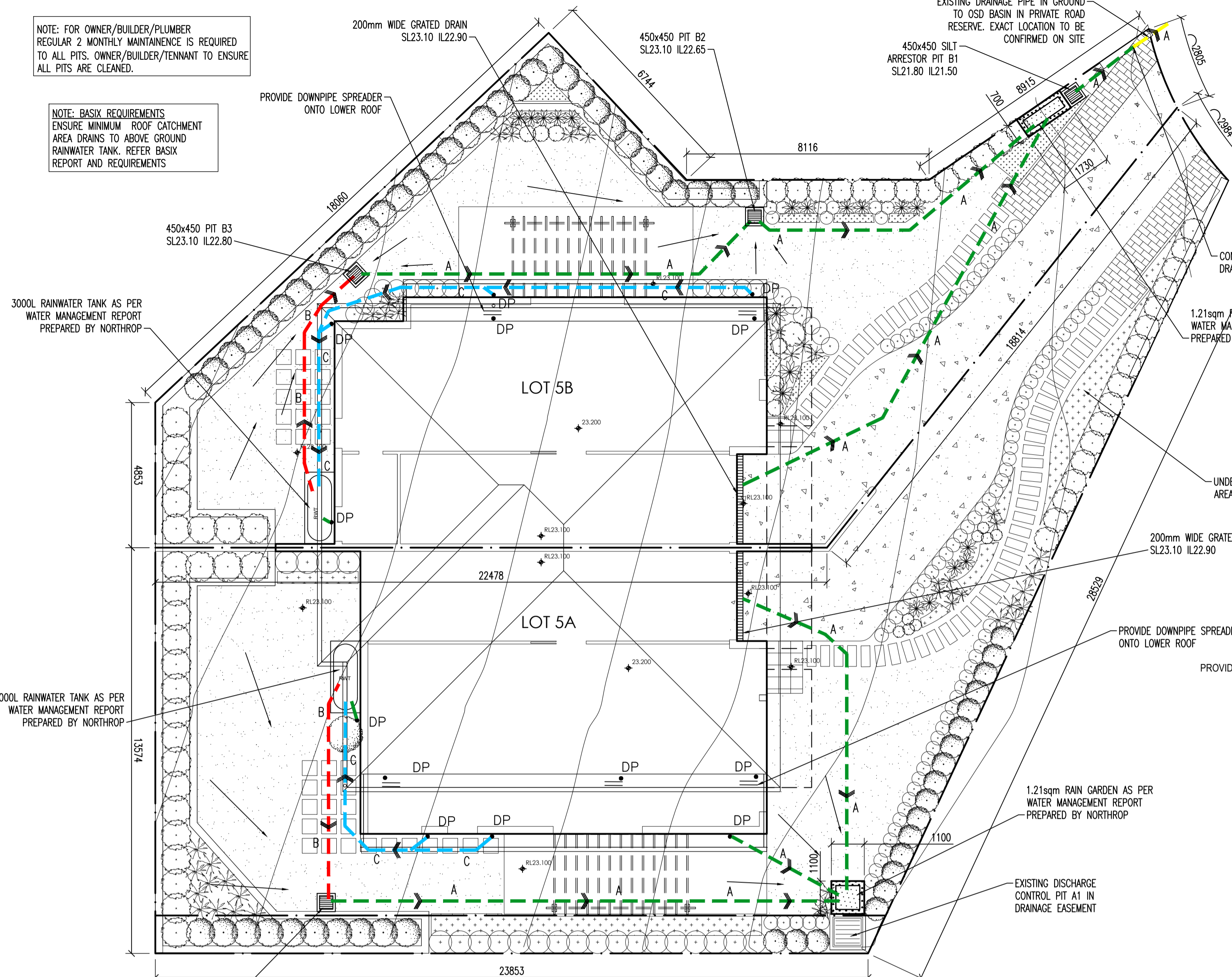
RAINWATER TANK NOTES:
RAINWATER TANK AND PIPE WORK IS TO BE PAINTED IN COLOURS MATCHING THE EXTERNAL FINISHES OF THE DWELLING AND IS TO BE NON-REFLECTIVE FINISH.

NOTE SERVICES
APPROXIMATE LOCATIONS OF EXISTING SERVICES SHOWN EXACT LOCATIONS & DEPTHS TO BE ACCURATELY LOCATED BY BUILDER CONTRACTOR BY CONTACTING THE RELEVANT AUTHORITIES BEFORE COMMENCEMENT OF ANY WORKS



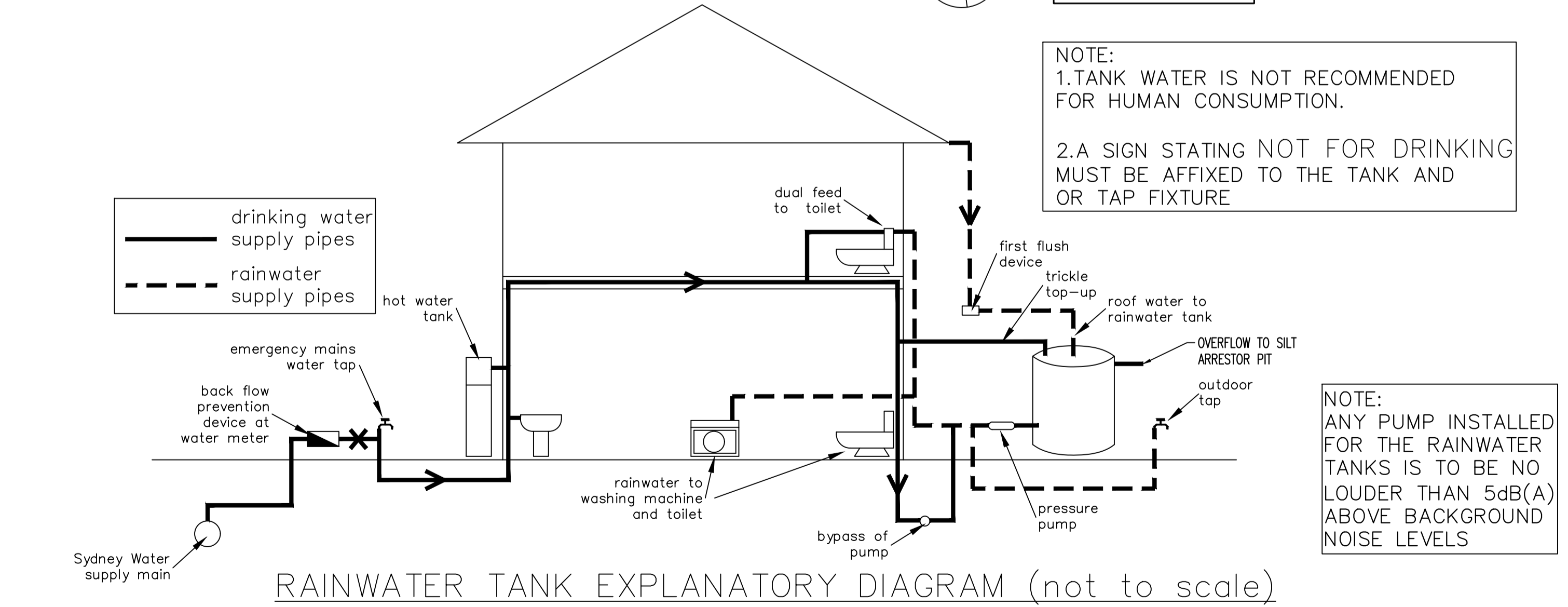
RAIN GARDEN DETAILS

DRAINAGE LAYOUT PLAN
SCALE: 1:100



NOTE:
1. TANK WATER IS NOT RECOMMENDED FOR HUMAN CONSUMPTION.
2. A SIGN STATING NOT FOR DRINKING MUST BE AFFIXED TO THE TANK AND OR TAP FIXTURE

NOTE:
ANY PUMP INSTALLED FOR THE RAINWATER TANKS IS TO BE NO LOUDER THAN 5dB(A) ABOVE BACKGROUND NOISE LEVELS

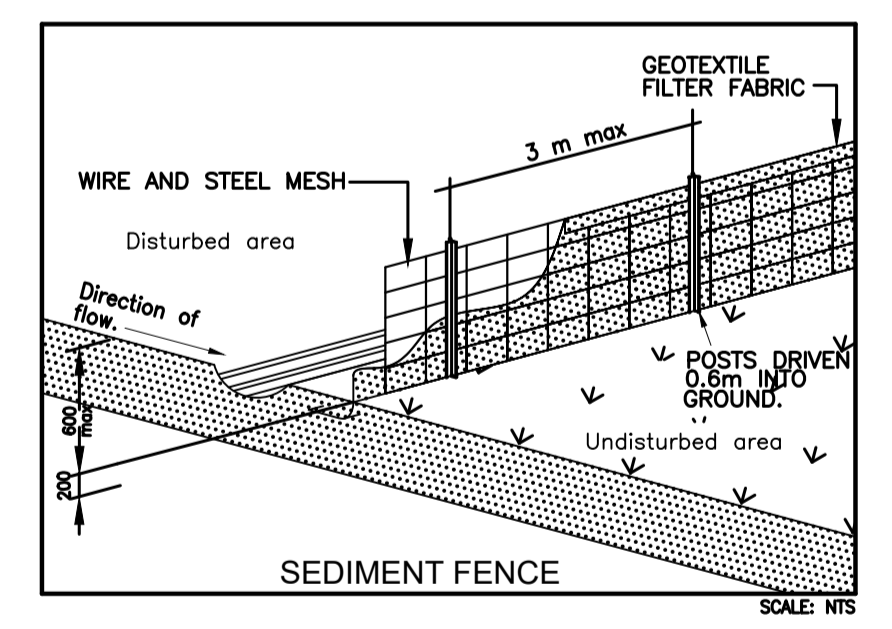
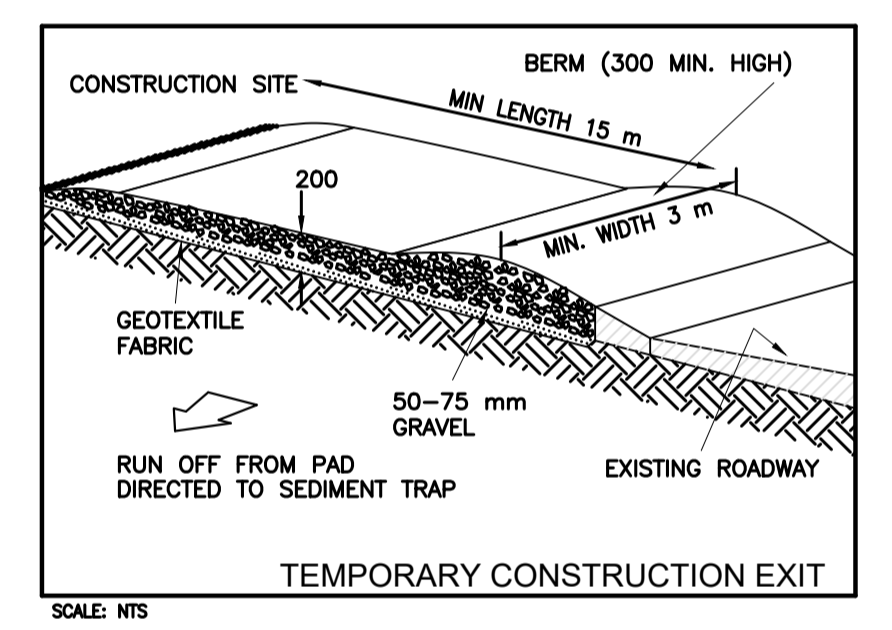
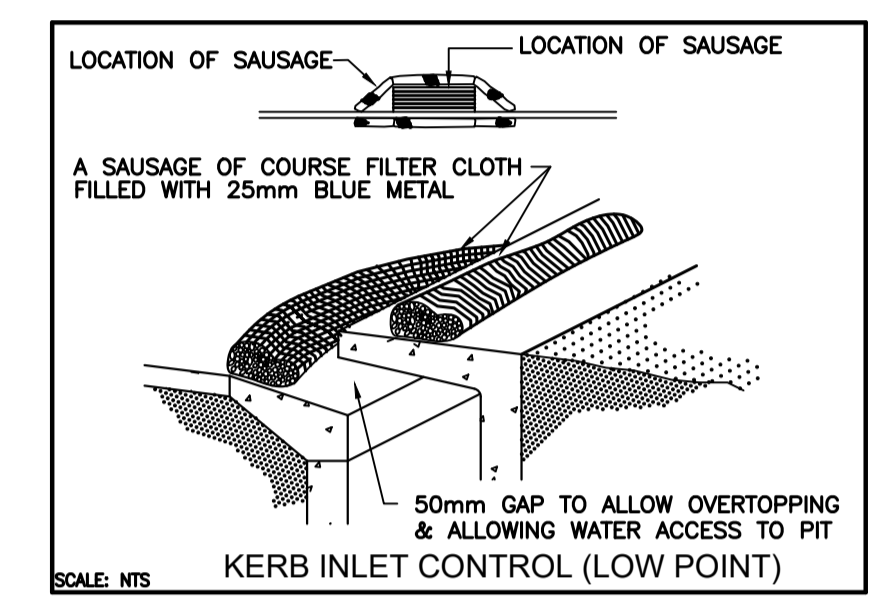
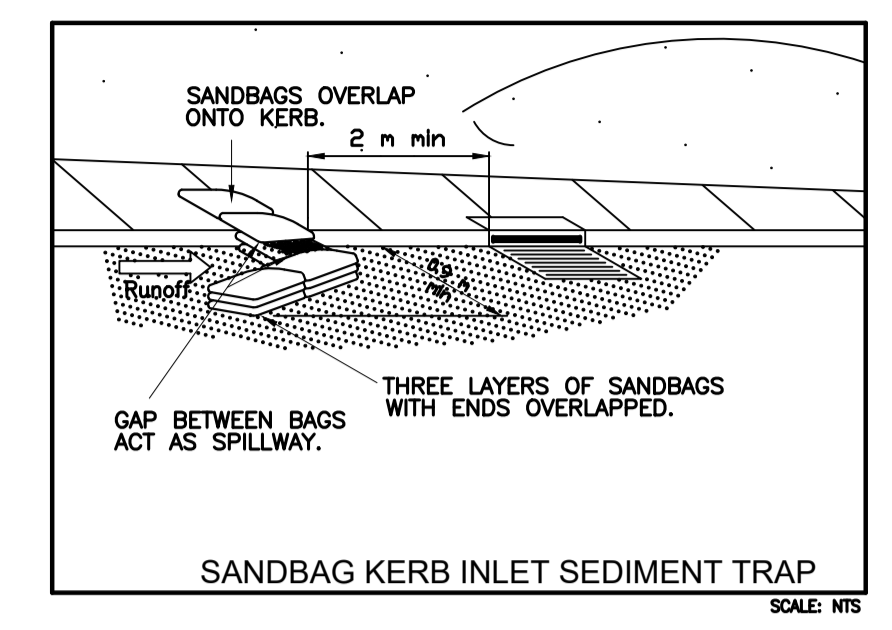
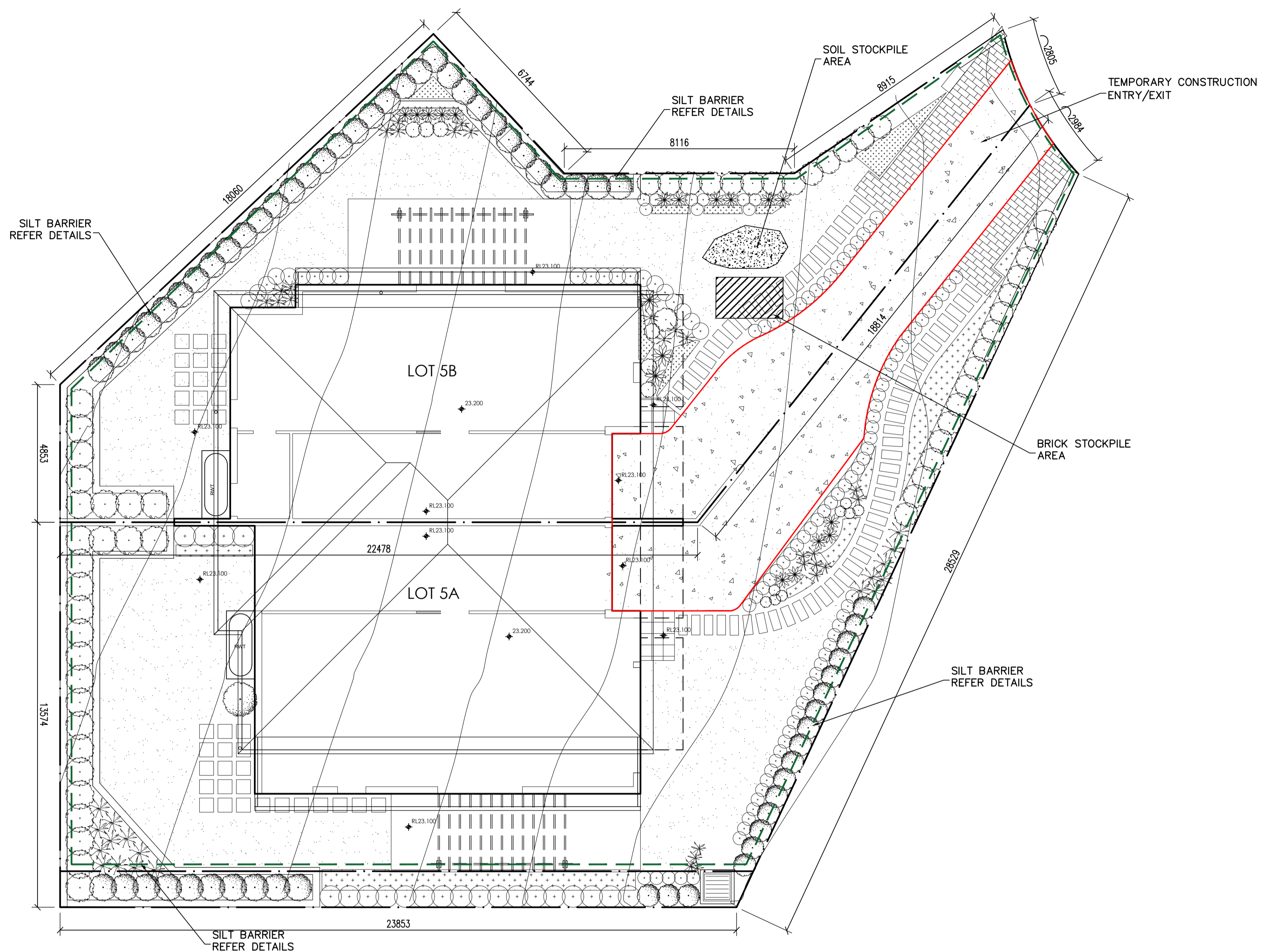


REVISION	AMENDMENT	ISSUE DATE	ISSUE	ISSUED TO	ISSUE DATE
B	ISSUED FOR DA APPROVAL	06/12/2021			
A	PRELIMINARY DESIGN	21/09/2021			

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PROJECT
PROPOSED DEVELOPMENT
LOT 5, 10 FERN CREEK ROAD,
WORRIEWOOD, NSW
CLIENT
SKYCORP
ARCHITECT / PROJECT MANAGER
KAE CHAN

DRAWING TITLE			
DRAINAGE LAYOUT PLAN			
SCALES A1 - 1:100	DESIGNED A.C.	DRAFTED M.W.	
DRAWING NO. C21187-SW01	APPROVED A.C.	REVISION B	

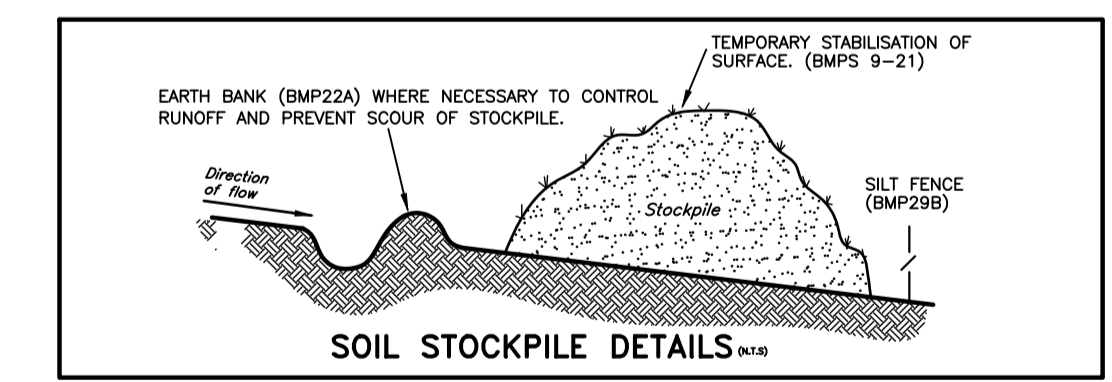


SOIL EROSION CONTROL INSTRUCTIONS

- EARTH BATTERS WILL BE CONSTRUCTED WITH AS LOW AS A GRADIENT AS PRACTICABLE BUT NO STEEPER, UNLESS OTHERWISE NOTED, THAN:
 - 2(H):1(V) WHERE SLOPE LENGTH LESS THAN 12 METRES
 - 2.5(H):1(V) WHERE SLOPE LENGTH BETWEEN 12 & 16 METRES
 - 3(H):1(V) WHERE SLOPE LENGTH BETWEEN 16 & 20 METRES
 - 4(H):1(V) WHERE SLOPE LENGTH GREATER THAN 20 METRES
- ALL WATERWAYS, DRAINS, SPILLWAYS AND THEIR OUTLETS WILL BE CONSTRUCTED TO BE STABLE IN AT LEAST THE 1:20 YEAR ARI, TIME OF CONCENTRATION STORM EVENT.
- WATERWAYS AND OTHER AREAS SUBJECT TO CONCENTRATED FLOWS AFTER CONSTRUCTION ARE TO HAVE A MAXIMUM GROUND COVER C-FACTOR OF 0.05 (70% GROUND COVER) WITHIN 10 WORKING DAYS FROM COMPLETION OF FORMATION. FLOW VELOCITIES ARE TO BE LIMITED TO THOSE SHOWN IN TABLE 5-1 OF "MANAGING URBAN STORMWATER - SOILS AND CONSTRUCTION DEPT OF HOUSING 1998 (BLUE BOOK). FOOT AND VEHICULAR TRAFFIC WILL BE PROHIBITED IN THESE AREAS.
- STOCKPILES AFTER CONSTRUCTION ARE TO HAVE A MAXIMUM GROUND COVER C-FACTOR OF 0.1 (60% GROUND COVER) WITHIN 10 WORKING DAYS FROM COMPLETION OF FORMATION.
- ALL LANDS, INCLUDING WATERWAYS AND STOCKPILES, DURING CONSTRUCTION ARE TO HAVE A MAXIMUM GROUND COVER C-FACTOR OF 0.15 (50% GROUND COVER) WITHIN 20 WORKING DAYS FROM INACTIVITY EVEN THOUGH WORKS MAY CONTINUE LATER.
- FOR AREAS OF SHEET FLOW USE THE FOLLOWING GROUND COVER PLANT SPECIES FOR TEMPORARY COVER: JAPANESE MILLET 20KG/HA AND OATS.
- PERMANENT REHABILITATION OF LANDS AFTER CONSTRUCTION WILL ACHIEVE A GROUND COVER C-FACTOR OF LESS THAN 0.1 AND LESS THAN 0.05 WITHIN 60 DAYS. NEWLY PLANTED LANDS WILL BE WATERED REGULARLY UNTIL AN EFFECTIVE COVER IS ESTABLISHED AND PLANTS ARE GROWING VIGOROUSLY. FOLLOW-UP SEED AND FERTILISER WILL BE APPLIED AS 20KG/HA.
- REVEGETATION SHOULD BE AIMED AT RE-ESTABLISHING NATURAL SPECIES. NATURAL SURFACE SOILS SHOULD BE REPLACED AND NON-PERSISTANT ANNUAL COVER CROPS SHOULD BE USED.

DUST CONTROL INSTRUCTIONS

- ALL STOCKPILED MATERIAL OR SEDIMENT COLLECTION TO BE SPRAYED BY LIGHTLY WIDE ANGLED WATER
- THIS TEMPORARY MECHANICAL METHOD CONFINES AND SETTLES THE DUST FROM THE AIR BY DUST AND WATER PARTICLE ADHESION. WATER IS SPRAYED THROUGH NOZZLES OVER THE PROBLEM AREA.



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PROJECT
PROPOSED DEVELOPMENT
LOT 5, 10 FERN CREEK ROAD,
WORRIEWOOD, NSW
CLIENT
SKYCORP
ARCHITECT / PROJECT MANAGER
KAE CHAN

DRAWING TITLE SOIL MANAGEMENT PLAN			
SCALES A1 - 1:100	DESIGNED A.C.	DRAFTED M.W.	
DRAWING NO. C21187-SW02	APPROVED A.C.	REVISION B	