



RAINWATER TANK NOTES:

CAPACITY:
RAINWATER TANKS HAVE A CAPACITY AS MARKED IN THE PLAN.

RAINWATER CONNECTION:
TANKS WATER WILL BE PLUMBED TO ALL OUTDOOR WATERING, TOILETS AND LAUNDRY AS PER BASIX REQUIREMENTS.

FIRST FLUSH:
'FIRST FLUSH' DEVICE WILL BE FITTED TO REMOVE SURFACE CONTAMINATION.

NON DRINKING:
TANKS WATER WILL NOT BE CONNECTED TO DRINKING OR BATHING WATER OUTLETS.

FULLY ENCLOSED:
TANKS WILL BE FULLY ENCLOSED AND SEALED TO PREVENT ACCESS BY MOSQUITOES.

NON REFLECTIVE FINISH:
TANKS SURFACES WILL HAVE NON REFLECTIVE FINISH.

WARNING LABELS:
A LABEL WILL BE AFFIXED TO THE TANKS WARNING THAT WATER IS NOT TO BE CONSUMED AND RAINWATER SIGNAGE WILL BE PLACED ABOVE ALL TANK WATER OUTLETS.

ROOFING MATERIALS:
THE ROOF SURFACE FROM WHICH RAINWATER IS BEING DRAWN WILL NOT CONTAIN LEAD,TAR,ASBESTOS OR PAINTS BASE.

TANKS WILL BE BUILT ON A SELF SUPPORTING BASE (ABOVE GROUND TANKS ONLY)

WATER PRESSURE:
TANKS WILL BE FITTED WITH SMALL MOTORISED PUMP TO PROVIDE ACCEPTABLE WATER PRESSURE.

PUMP NOISE:
PUMP WILL BE DESIGNED AND LOCATED NOT TO CAUSE A NOISE DISTURBANCE TO NEIGHBOURS (GENERALLY NOT 5 dBA ABOVE BACKGROUND NOISE)

INSTALLATION:
WILL BE INSTALLED BY A LICENSED PLUMBER IN ACCORDANCE WITH SYDNEY WATER REQUIREMENTS AND THE 'NSW CODE OF PRACTICE PLUMBING AND DRAINAGE

BACK FLOW PREVENTION:
A BACK FLOW PREVENTION DEVICE WILL BE PROVIDED AT THE MAINS WATER METER

DUAL SUPPLY:
A TRICKLE TOP-UP SYSTEM WILL BE PROVIDED AT THE MAINS WATER.

BACK UP SUPPLY:
A BACK UP SUPPLY OF MAINS WATER WILL BE PROVIDED IN EVENT OF FAILURE OR MAINTENANCE.

ANAEROBIC ZONE:
WATER WILL BE DRAWN FROM ABOVE THE ANAEROBIC ZONE OF TANKS.

TANKS CONSTRUCTION:
TANKS WILL BE STRUCTURALLY SOUND AND CONSTRUCTED IN ACCORDANCE WITH AS/NZ3500.12-1998 NATIONAL PLUMBING AND DRAINAGE-WATER SUPPLY-ACCEPTABLE SOLUTIONS.

AIR GAP:
TANKS WILL BE PROVIDED WITH AN AIR GAP IN ACCORDANCE WITH AS/NZ 3500.12 AND AS2845.2

ON GOING MAINTENANCE:
TANKS WILL BE WELL KEPT AND MAINTAINED BY THE OWNER.

- NOTES:**
- ALL WORKS TO BE CONSTRUCTED TO THE REQUIREMENTS AND SATISFACTION OF THE NORTHERN BEACHES COUNCIL DCP.
 - THE DRAINAGE CONTRACTOR IS TO LOCATE AND RELOCATE AS NECESSARY ALL SERVICES ON SITE.
 - THE BUILDER IS TO VERIFY ALL LEVELS ON THE SITE PRIOR TO COMMENCING CONSTRUCTION.
 - SILT FENCE IS TO BE ERECTED PRIOR TO COMMENCING WORK. FENCE TO BE MAINTAINED IN WORKING ORDER DURING THE TIME OF CONSTRUCTION.
 - W.A.E. DRAWING BY A REGISTERED SURVEYOR IS REQUIRED PRIOR TO CERTIFICATION OF DRAINAGE.
 - U.N.O. ALL DOWN PIPES ARE TO BE 100Ø.
 - U.N.O. ALL PIPES TO BE 100Ø CLASS 'SH' WITH 1% MIN SLOPE.
 - ALL THE RETAINING WALLS TO STRUCTURAL ENGINEERS DETAIL AND SHOULD BE WITHIN THE SITE BOUNDARY.
 - ALL THE DOWN PIPES FROM THE ROOF GUTTER TO RAINWATER TANK SHALL BE CHARGED LINES AND SOLVENT WELD JOINTED.

LEGEND	
---	SURFACE INLET PIT
--- a --- a	JUNCTION PIT
--- x ---	DOWN PIPE
--- x ---	SPREADER PIPE
--- x ---	SILT FENCE
--- x ---	SILT BARRIER AROUND PIT
--- x ---	CLEANING EYE (OR INSPECTION EYE)
SL 45.50	FLOOR GRATE
IL 45.00	DROPPER
---	REMOVED TREE
---	PLANTER GRATE
---	PG
---	FG
---	DR
---	STEP IN THE RETAINING WALL

OSD CALCULATION (FORMER WARRINGAH COUNCIL POLICY)	
1.	TOTAL SITE AREA = 1190m ²
2.	OSD REQUIRED = 24m ³
3.	OSD PROVIDED = 16.50m ³
4.	OSD TO BE PROVIDED = 24-16.50 = 7.5m ³
5.	2 RAINWATER TANKS (2x4000L) ARE PROVIDED

NOT FOR CONSTRUCTION

IRAGA PLACE

IRAGA

			DESIGN BY:	VNK CONSULTING PTY LTD PO BOX 9118 Harris Park NSW 2150 Mobile: 0401 132 386 Email: VNKCONSULTING@GMAIL.COM	Drawing Title:	STORMWATER DRAINAGE LAYOUT PLAN		DESIGNED	NL	Project:	PROPOSED DWELLING AND GRANNY FLAT LOT 1 (No. 5) IRAGA PLACE FORESTVILLE NSW 2087		Ref No.	100622-01
			PRINCIPAL ENGINEER:	LOGAN N LOGESWARAN				DRAWN	AJ				Issue:	A
			QUALIFICATIONS:	BscEng, MEng, MEngStud, M.ASCE, MIEAust, CPEng, NER				DATUM	AHD				SHEET 1 of 1	
								DATE	10.06.2022					
A	10.06.2022	ISSUED FOR DA APPROVAL	AJ											
Issue	Date	Description	BY											