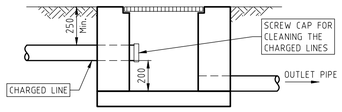
A1

THIS IS AN
ON-SITE STORMWATER DETENTION SYSTEM
REQUIRED BY YOUR LOCAL COUNCIL

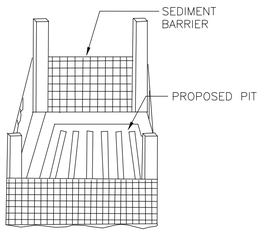
IT IS AN OFFENCE TO REDUCE THE VOLUME OF THE TANK OR BASIN OR TO INTERFERE WITH THE ORIFICE PLATE THAT CONTROLS THE OUTFLOW

THE BASE OF THE OUTLET CONTROL PIT AND THE DEBRIS SCREEN MUST BE CLEANED OF DEBRIS AND SEDIMENT ON A REGULAR BASIS BY THE OWNER

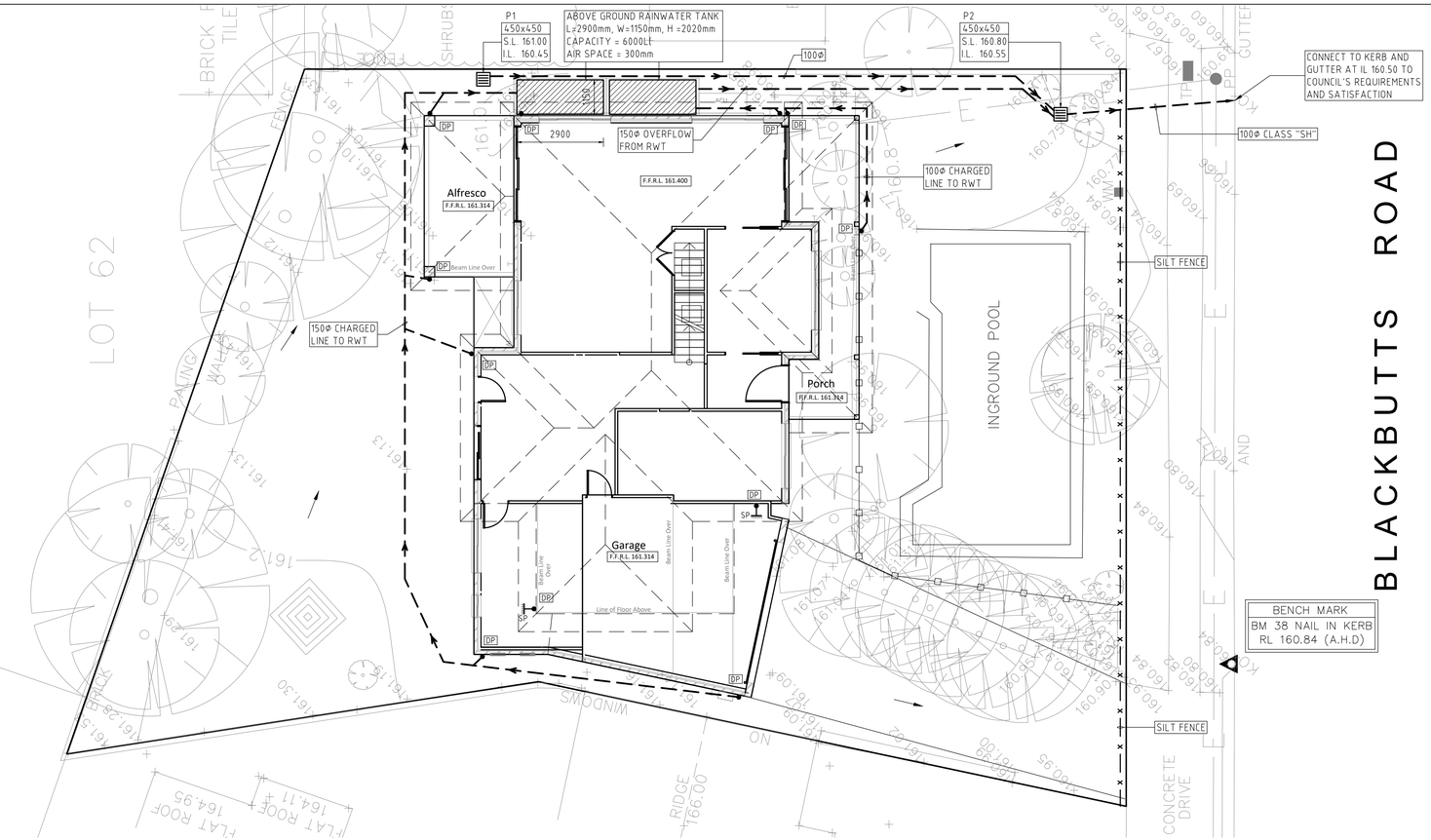
THIS PLATE MUST NOT BE REMOVED



TYPICAL CHARGED LINE CLEAN OUT CONNECTION TO A PIT
NOT TO SCALE



SEDIMENT BARRIER AROUND STORMWATER PIT (DURING CONSTRUCTION)
NOT TO SCALE



STORMWATER DRAINAGE LAYOUT PLAN
SCALE:– 1:100 @ A1

RAINWATER TANK NOTES:

CAPACITY:
RAINWATER TANK HAS A CAPACITY AS MARKED IN THE PLAN.

RAINWATER CONNECTION:
TANK WATER WILL BE PLUMBED TO ALL OUTDOOR WATERING, ALL TOILETS AND LAUNDRY AS PER BASIX REQUIREMENT (TO BE RE-CONFIRMED FROM BASIX REPORT).

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

NON DRINKING:
TANK 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 TANKS GROUND 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 FALIURE OR MAINTENANCE.

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

TANK CONSTRUCTION.
TANKS WILL BE STRUCTURALLY SOUND AND CONSTRUCTED IN ACCORDANCE WITH AS/NZ3500.1.2-1998.NATIONAL PLUMBING AND DRAINAGE-WATER SUPPLY-ACCEPTABLE SOLUTIONS.

AIR GAP:
TANKS WILL BE PROVIDED WITH AN AIR GAP IN ACCORDANCE WITH AS/NZ 3500.1.2 AND AS2845.2

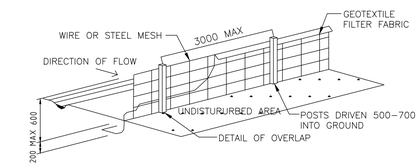
ON GOING MAINTENANCE.
TANKS WILL BE WELL KEPT AND MAINTAINED.

NOTES:

1. ALL WORKS TO BE CONSTRUCTED TO THE REQUIREMENTS AND SATISFACTION OF NORTHERN BEACHES COUNCIL.
2. PRIOR TO COMMENCEMENT OF ANY SITE WORKS,THE BUILDING CONTRACTOR/PLUMBER HAS TO EXPOSE ALL SERVICES IN THE FULL WIDTH OF THE FOOTPATH TO ENSURE THERE ARE NO OBSTRUCTIONS IN THE LINE OF THE DRAINAGE DISCHARGE PIPE.
3. THE DRAINAGE CONTRACTOR IS TO LOCATE AND RELOCATE AS NECESSARY ALL SERVICES ON SITE.
4. THE BUILDER IS TO VERIFY ALL LEVELS ON THE SITE PRIOR TO COMMENCING CONSTRUCTION.
5. SILT FENCE IS TO BE ERECTED PRIOR TO COMMENCING WORK. FENCE TO BE MAINTAINED IN WORKING ORDER DURING THE TIME OF CONSTRUCTION.
6. W.A.E. DRAWING BY A REGISTERED SURVEYOR IS REQUIRED PRIOR TO CERTIFIATION OF DRAINAGE.
7. U.N.O. ALL DOWN PIPES ARE TO BE 100Ø.
8. U.N.O. ALL PIPES TO BE 100Ø CLASS 'SH' WITH 1% MIN SLOPE.
9. ALL THE RETAINING WALLS TO STRUCTURAL ENGINEERS DETAIL AND SHOULD BE WITHIN THE SITE BOUNDARY.
10. ALL THE DOWN PIPES FROM THE ROOF GUTTER TO RAINWATER TANK SHALL BE CHARGED LINES AND SOLVENT WELD JOINTED.

LEGEND

DRAINAGE LINE		SURFACE INLET PIT	
AG. LINE	a — a	JUNCTION PIT	
SILT FENCE		DOWN PIPE	DP
EXISTING LEVEL	x 44.10	DESIGN LEVEL	x 43.61
SILT BARRIER AROUND PIT		SPREADER PIPE	SP
CLEANING EYE (OR INSEPECTION EYE)	CE	PLANTER GRATE	PG
SURFACE LEVEL	SL 45.50	FLOOR GRATE	FG
INVERT LEVEL	IL 45.00	DROPPER	DR
REMOVED TREE		STEP IN THE RETAINING WALL	



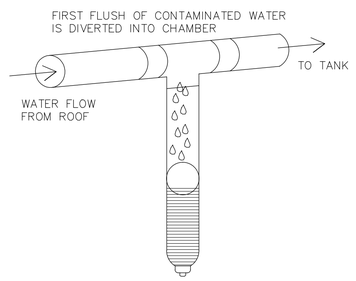
SILT FENCE DETAIL (TO BE WITHIN THE PROPERTY BOUNDARY -DURING CONSTRUCTION ONLY)
NOT TO SCALE

NOTE:
THE PIT SURFACE LEVELS AND THE TOP OF RETAINING WALLS SHALL BE RE-CONFIRMED AT SITE

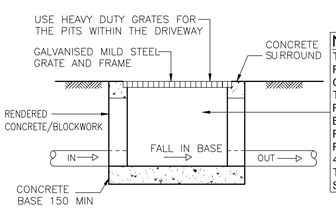
NOTE:
PRIOR TO CONSTRUCTION THE BUILDER IS TO COORDINATE ALL THE PLANS (ARCHITECTURE PLAN, LANDSCAPE PLAN, STRUCTURAL ENGINEER'S PLAN AND THE STORMWATER PLAN) TO MAKE SURE ALL THE DESIGN LEVELS, DOWNPIPE LOCATIONS AND THE FLOOR LEVELS ARE SAME IN ALL THE PLANS.

NOTE:
CLEAN OUT LINES FROM THE CHARGED LINES TO BE CONNECTED TO THE NEAREST PITS WITH END CAP AT THE PIT END

CAUTION:
ALL THE LEVELS AND DIMENSIONS ARE CRITICAL. PLEASE FOLLOW THE SW PLAN FOR CONSTRUCTION TO AVOID FINAL CERTIFICATION DELAY. IF YOU SEE SOMETHING NOT CORRECT OR NOT SUITED FOR SITE PLEASE CONTACT THE STORMWATER ENGINEER FOR CLARIFICATION AND FURTHER DIRECTIONS.

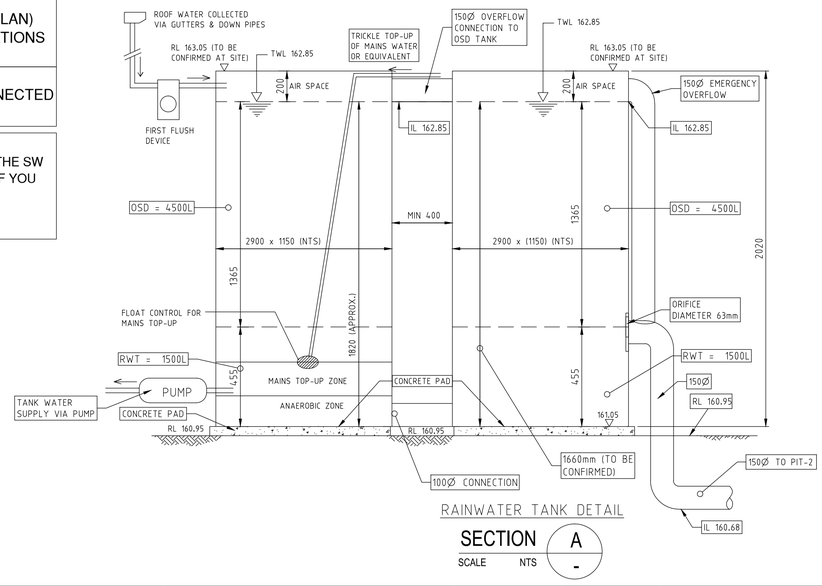


FIRST FLUSH WATER DIVERTER DETAIL
NOT TO SCALE



NOTE:
THE STORM WATER DRAINAGE PITS TO BE MADE WITH CONCRETE OR BRICKS. IT IS THE DECISION AND RESPONSIBILITY OF THE BUILDER TO USE HEAVY DUTY PLASTIC PITS FOR 450x450 PITS AND NOT MORE THAN 450mm DEEP AS LONG AS THEY ARE DURABLE AND STABLE AT ALL THE TIMES

STANDARD PIT DETAIL (PROVIDE STEP IRONS @ 300 CENTRES FOR PITS WHERE THE DEPTH EXCEEDS 900mm)
NOT TO SCALE



RAINWATER TANK DETAIL
SECTION A
SCALE NTS

OSD CALCULATION

1. TOTAL SITE AREA = $697m^2$
2. TOTAL PROPOSED IMPERVIOUS AREA = $375m^2$
3. PERCENTAGE IMPERVIOUS AREA = $\frac{375}{697}$ x 100 = 54%
4. OSD IS REQUIRED FOR THIS SITE.
5. POOL AREA = $67m^2$
6. BALANCE AREA = $630m^2$
7. STORAGE REQUIRED = 0.0630 x 200 = $12.60m^3$
8. ALLOWABLE DISCHARGE = 0.0630 x 400 = 25.20 L/S
9. ROOF CATCHMENT AREA TO RAINWATER TANK = $240m^2$
10. ALLOWABLE DISCHARGE FROM OSD = $\frac{25.20}{630}$ x 240 = 9.60 L/S
11. MAXIMUM HEIGHT TO ORIFICE CENTRE = 1.36m
12. ORIFICE DIAMETER = 63mm
13. VOLUME OF THE RWT = $3.0m^3$
14. OSD VOLUME PROVIDED = (12.60-3.0)= $9.60m^3$
15. TOTAL VOLUME OF OSD AND RAIN WATER TANK = $12m^3$
16. USE 2Nr 6000 RAIN WATER TANK.

Issue	Date	Description	
A	16.02.2020	ISSUED FOR DA APPROVAL	AJ

DESIGN BY: VNK CONSULTING Pty Ltd
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PRINCIPAL ENGINEER: LOGAN N LOGESWARAN
QUALIFICATIONS: BscEng, MEng, MEngStud, M.ASCE, MIEAust, CPEng, NER

Drawing Title: STORMWATER DRAINAGE LAYOUT PLAN

DESIGNED	NL
DRAWN	AJ
DATUM	AHD
DATE	16.02.2020

Project:
PROPOSED DWELLING
LOT 72 (No. 114) BLACKBUTTS ROAD
FRENCHS FOREST NSW 2086

Ref No. 160220-01
Issue: A
SHEET 1 of 1