

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

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

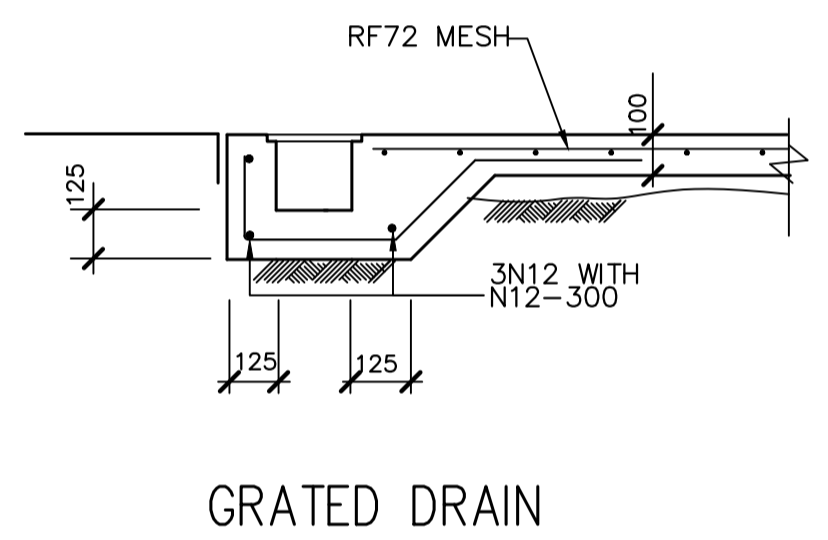
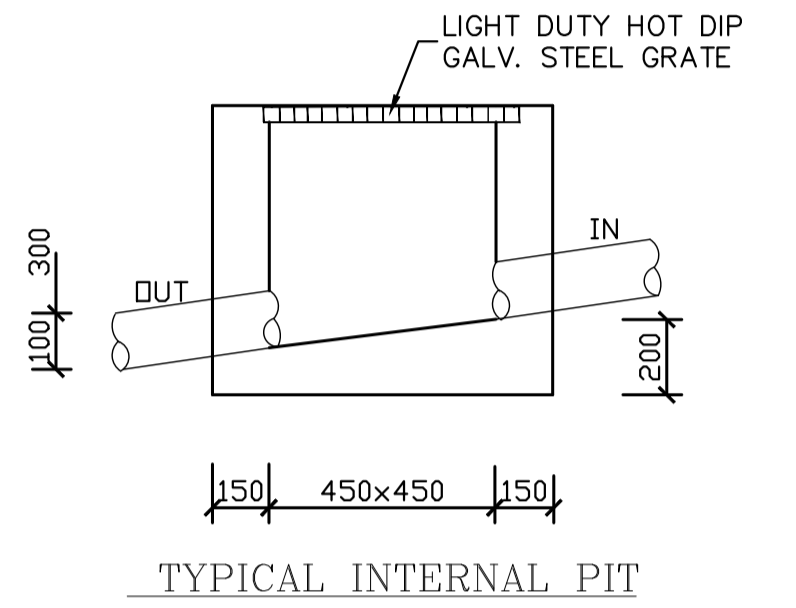
NOTE: BASIX REQUIREMENTS
 ENSURE MINIMUM ROOF CATCHMENT AREA DRAINS TO ABOVE GROUND RAINWATER TANK. REFER BASIX REPORT AND REQUIREMENTS

NOTE: BASIX REQUIREMENTS
 MINIMUM RAINWATER TANK CAPACITY = 2000L
 PROVIDED RAINWATER TANK CAPACITY = 3000L
 MINIMUM COLLECTED ROOF RUNOFF = 70sqm
 PROVIDED COLLECTED ROOF RUNOFF = 96sqm

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

RAIN GARDEN:
 PROVIDED RAIN GARDEN AREA: 1.21m²



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 GRATED DRAIN |
| [Symbol] | GROUND FALL |
| [Symbol] | OVERLAND FLOW |
| [Symbol] | 100mm UPVC CHARGED LINE |
| [Symbol] | DRAINAGE PIPE IN GROUND |
| [Symbol] | RAINWATER TANK OVERFLOW PIPE |

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 | - |

- 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.

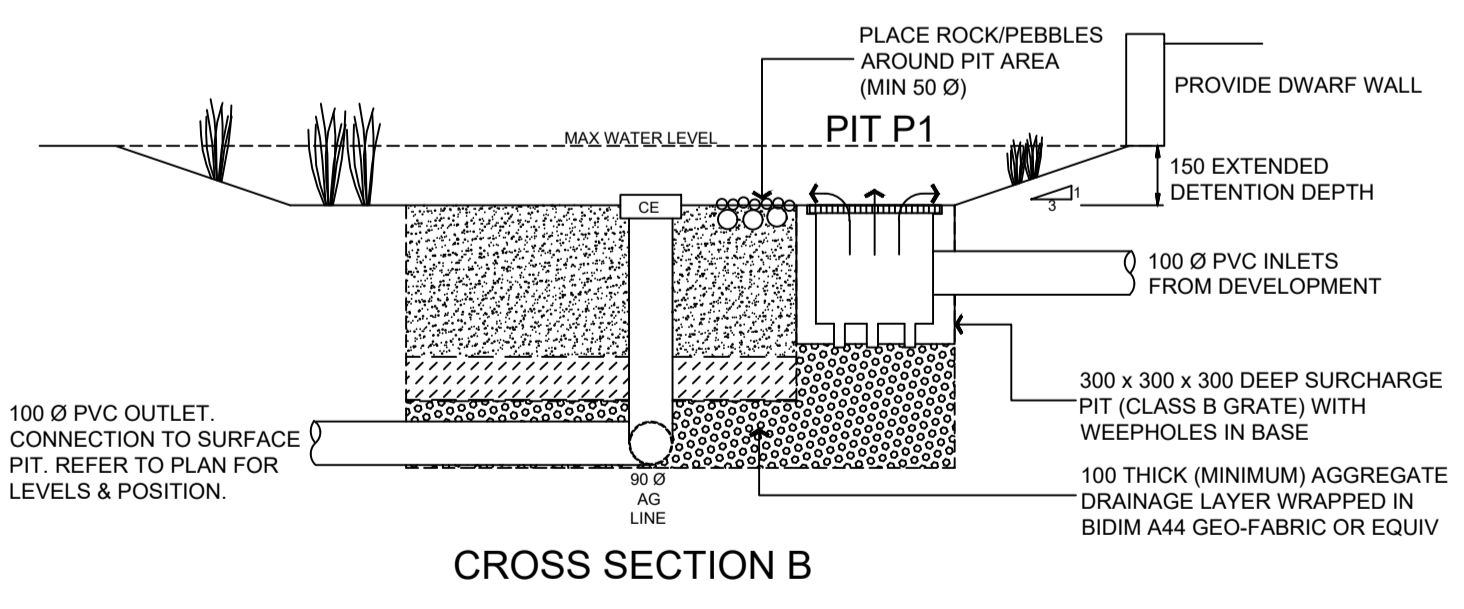
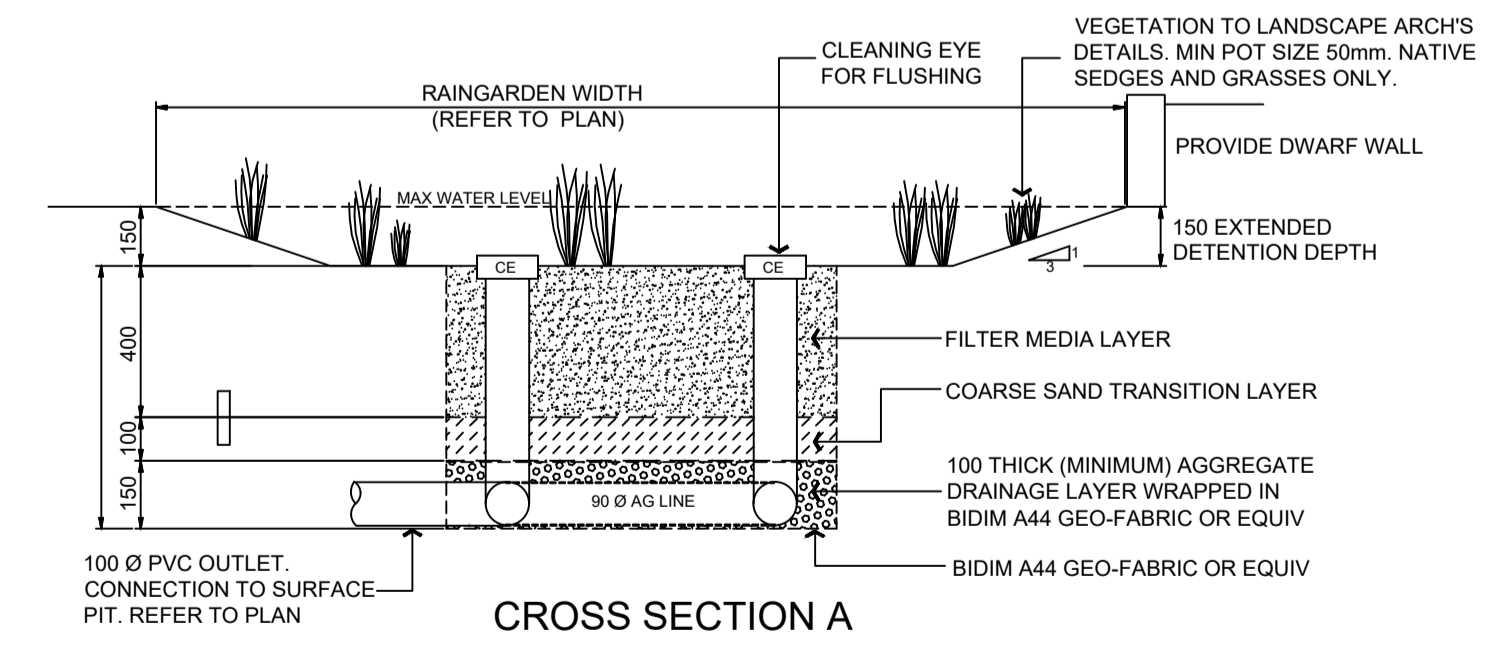
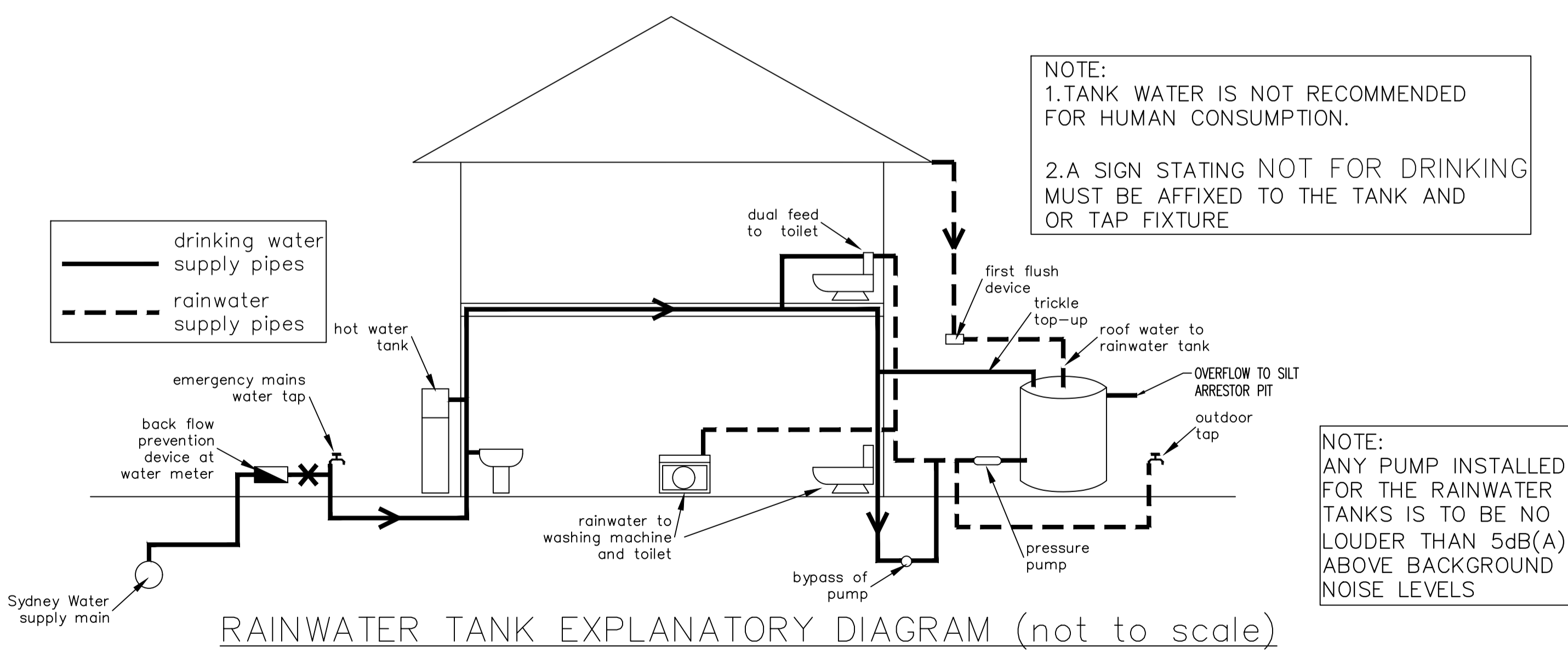
DRAINAGE LAYOUT PLAN
 SCALE : 1:100

* NEW LEVEL
 * EXISTING LEVEL

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:
 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



RAIN GARDEN DETAILS

DANGER

WHEN EXCAVATING WITHIN ANY SITE, FOOTPATH AND ROADWAY, ALL SERVICES SHALL BE LOCATED PRIOR TO COMMENCEMENT OF THE EXCAVATION WORKS.

CONTACT "DIAL BEFORE YOU DIG" ON PHONE No. 1100 OR GO TO THE WEB SITE

"www.dialbeforeyoudig.com.au"

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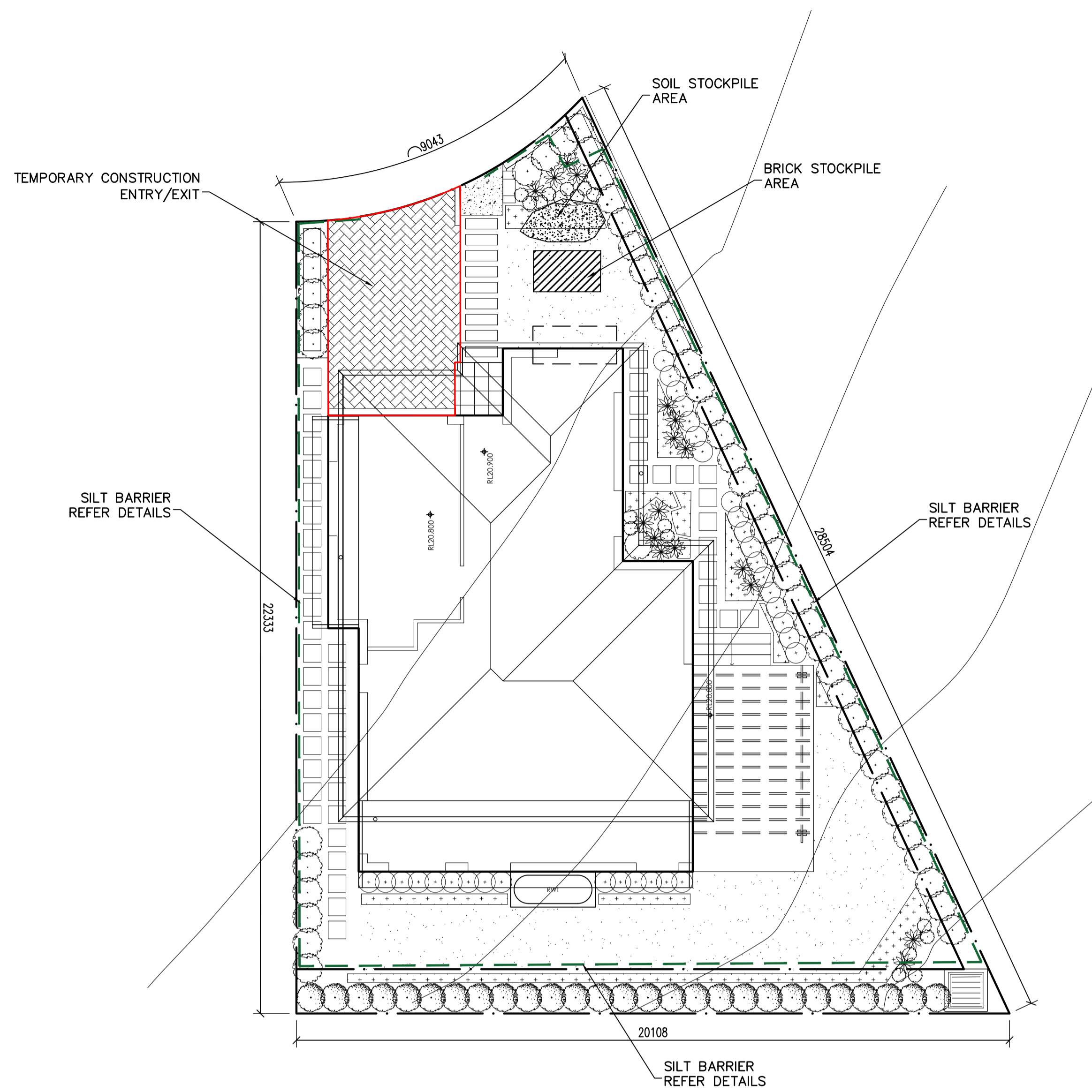
ARCHITECT / PROJECT MANAGER
 KAE CHAN

DRAWING TITLE
DRAINAGE LAYOUT PLAN

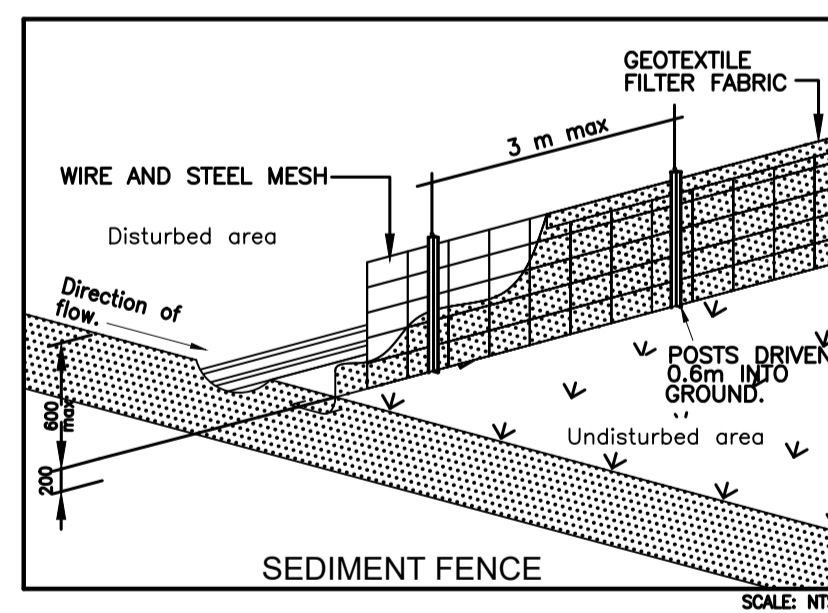
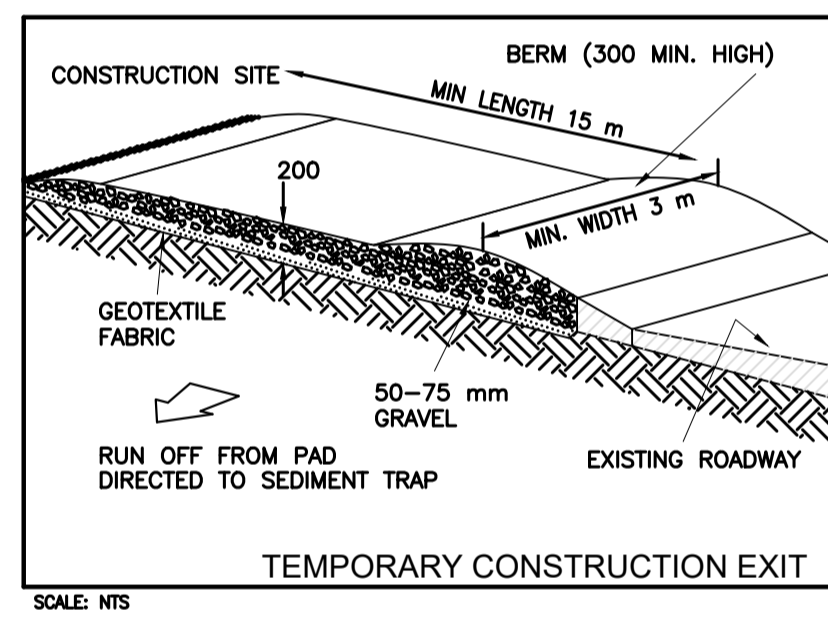
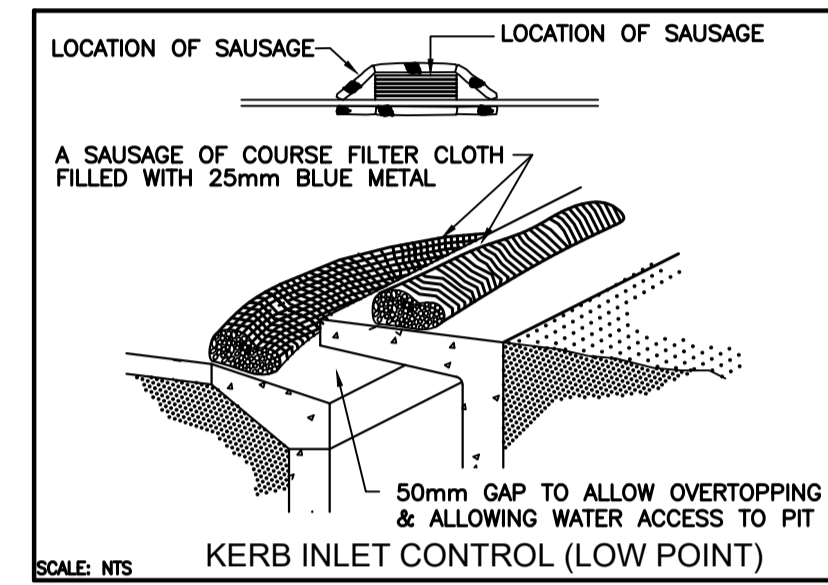
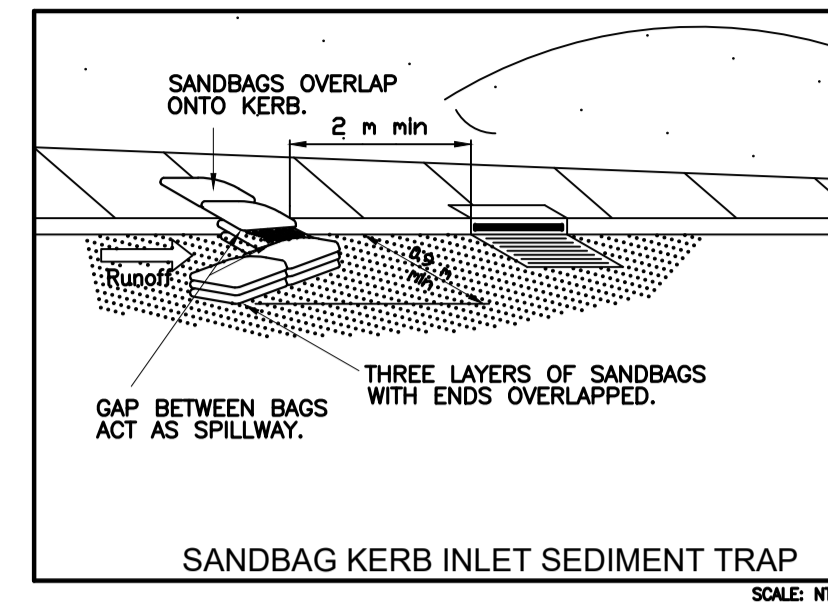
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| DESIGNED | A.C. | DRAFTED | M.W. |
| APPROVED | A.C. | REVISION | B |

SCALES
 A1 - 1:100

DRAWING NO.
 C21187-SW01



SM SOIL MANAGEMENT PLAN
SCALE : 1:100

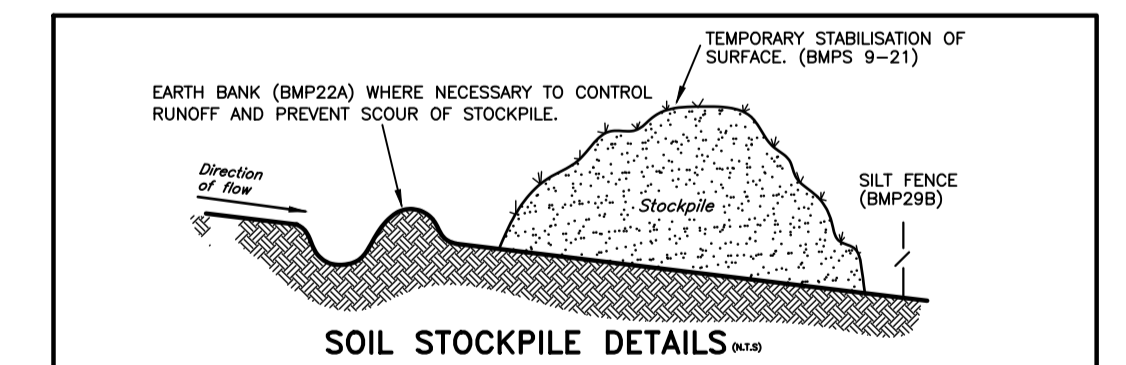


SOIL EROSION CONTROL INSTRUCTIONS

- 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 NOZZELS OVER THE PROBLEM AREA.



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| DRAWING TITLE SOIL MANAGEMENT PLAN | | | |
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