

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 ROOM 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 FAILURE OR MAINTENANCE.

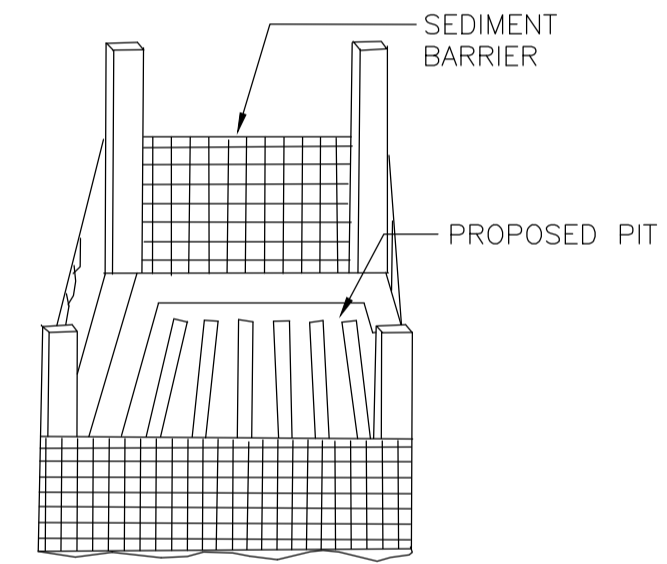
ANAEROBIC ZONE: WATER WILL BE DRAWN FROM ABOVE THE ANAEROBIC ZONE OF TANKS.

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.

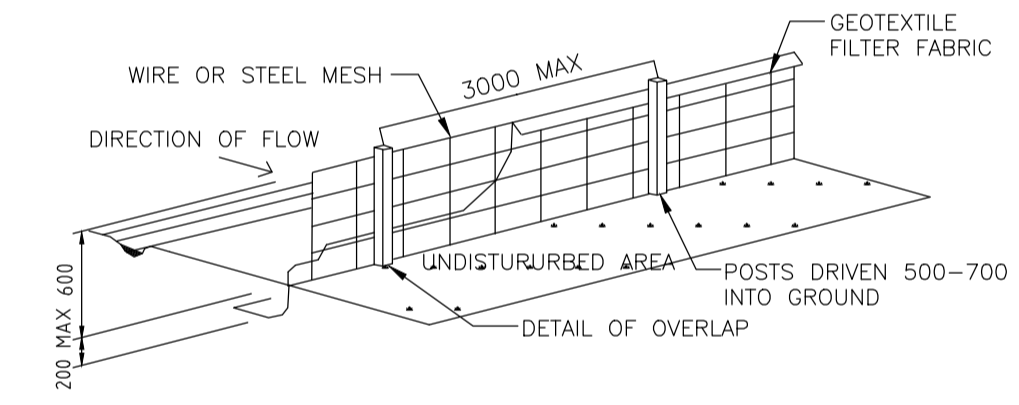
AIR GAP: TANKS WILL BE PROVIDED WITH AN AIR GAP IN ACCORDANCE WITH AS/NZ 3500.1.2 AND AS2845.2 ON GOING MAINTENANCE.

TANKS WILL BE WELL KEPT AND MAINTAINED.

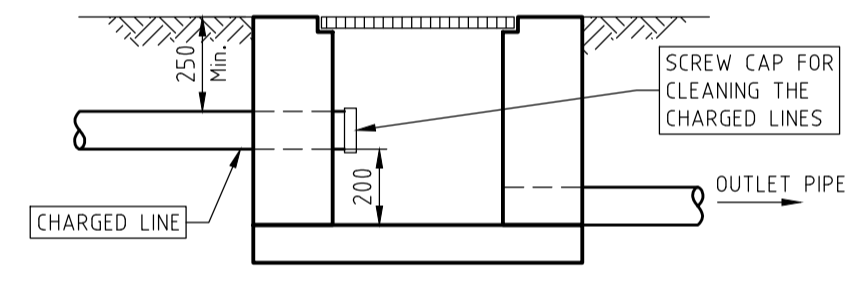
- NOTES:**
- ALL WORKS TO BE CONSTRUCTED TO THE REQUIREMENTS AND SATISFACTION OF NORTHERN BEACHES COUNCIL.
 - PRIOR TO COMMENCEMENT OF ANY SITE WORKS, THE BUILDING CONTRACTOR/PLUMBER HAS TO EXPOSE ALL SERVICES IN THE FULL WIDTH OF THE FOOTPATH TO ENSURE THERE ARE NO OBSTRUCTIONS IN THE LINE OF THE DRAINAGE DISCHARGE PIPE.
 - 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 100φ.
 - U.N.O. ALL PIPES TO BE 100φ 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.



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



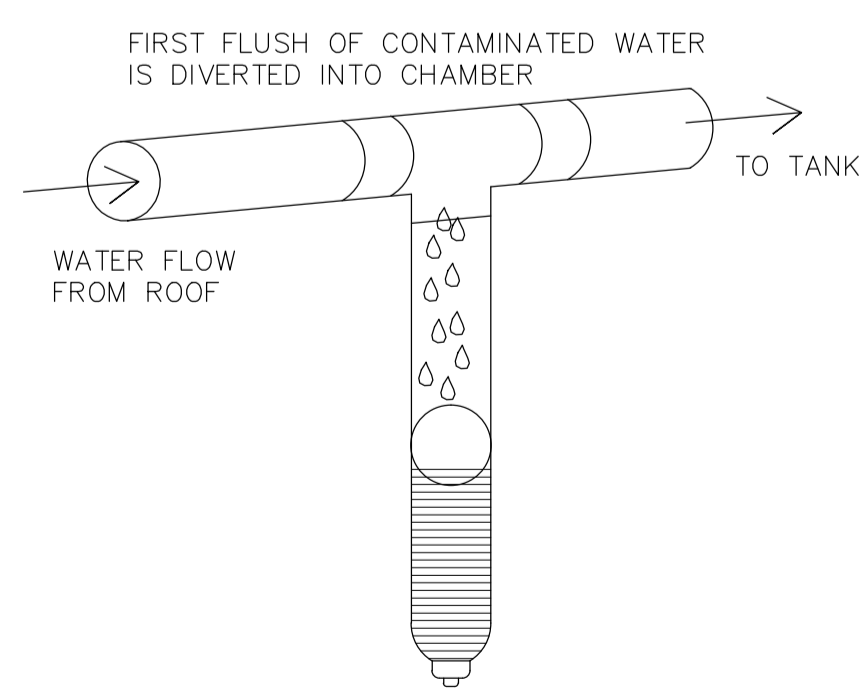
SILT FENCE DETAIL (TO BE WITHIN THE PROPERTY BOUNDARY -DURING CONSTRUCTION ONLY)
NOT TO SCALE



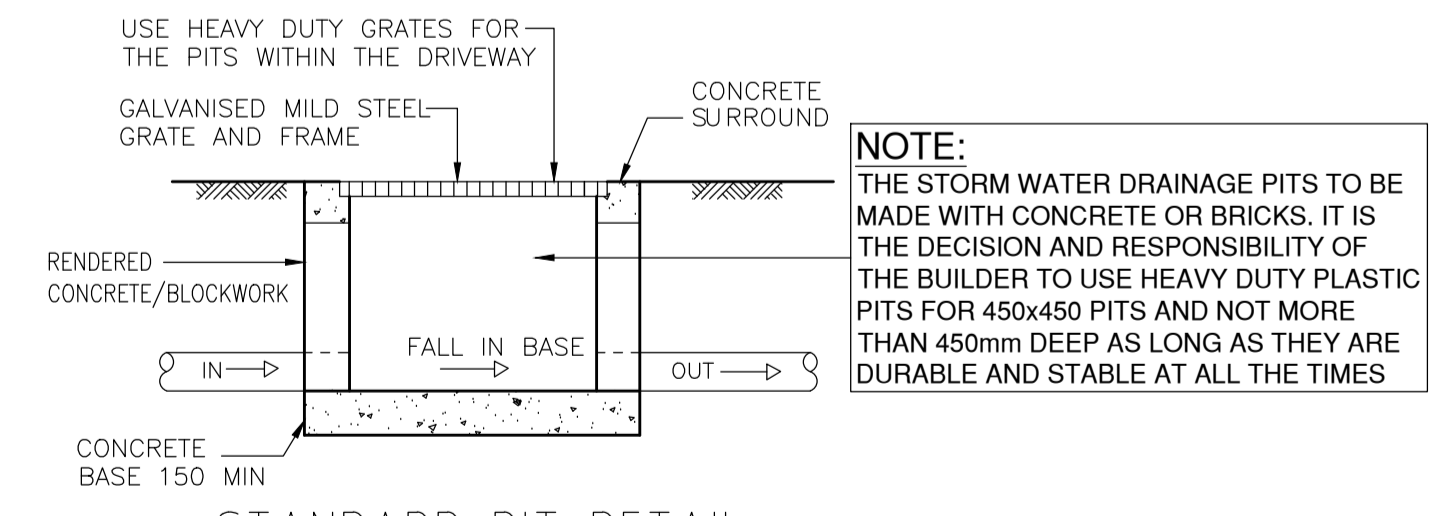
TYPICAL CHARGED LINE CLEAN OUT CONNECTION TO A PIT
NOT TO SCALE

LEGEND

---	DRAINAGE LINE	▬	SURFACE INLET PIT
— a — a —	AG. LINE	■	JUNCTION PIT
---	SILT FENCE	• DP	DOWN PIPE
✕ 14.10	EXISTING LEVEL	↳ SP	SPREADER PIPE
15.30	DESIGN LEVEL	PG	PLANTER GRATE
⊖	SILT BARRIER AROUND PIT (OR INSEPECTION EYE)	⊕ FG	FLOOR GRATE
SL 45.50	SURFACE LEVEL	⊙ DR	DROPPER
IL 45.00	INVERT LEVEL	⊕	STEP IN THE RETAINING WALL
○	REMOVED TREE		

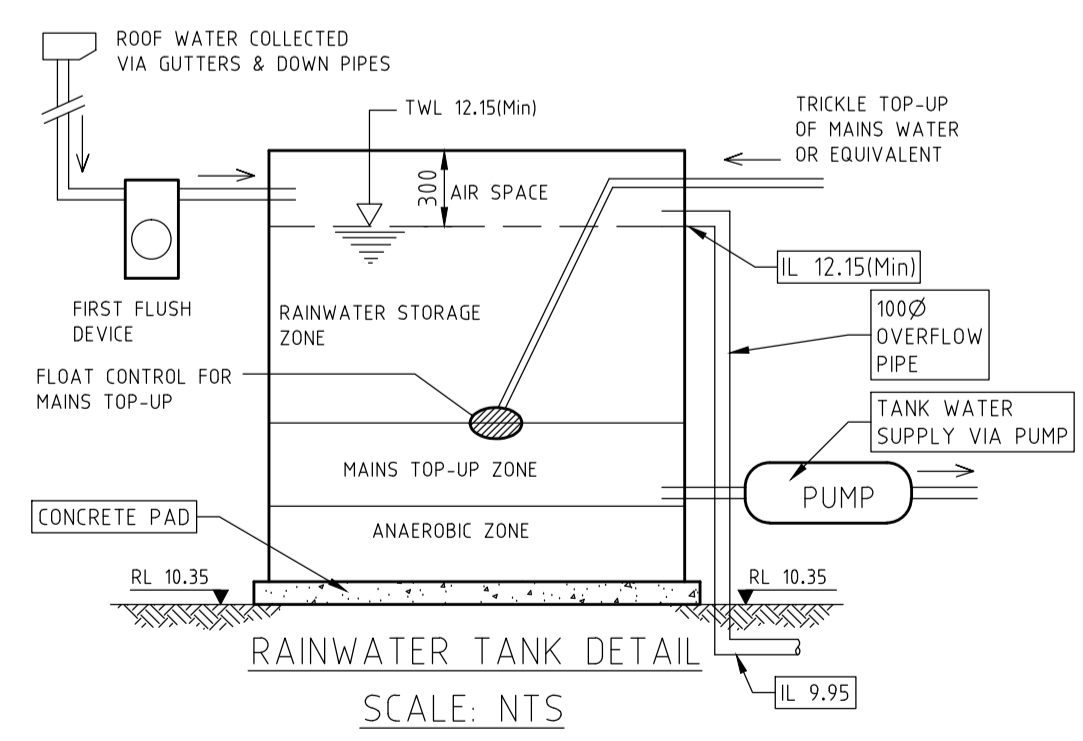


FIRST FLUSH WATER DIVERTER DETAIL
NOT TO SCALE



STANDARD PIT DETAIL (PROVIDE STEP IRONS @ 300 CENTRES FOR PITS WHERE THE DEPTH EXCEEDS 900mm)
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



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

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

DESIGN BY: VNK CONSULTING Pty Ltd PO BOX 9118 Harris Park NSW 2150 Mobile: 04.01 132 386 Email: VNKCONSULTING@GMAIL.COM		Drawing Title: STORMWATER DRAINAGE LAYOUT PLAN	DESIGNED: NL	Project: PROPOSED DWELLING LOT 21 (No. 28) BAZ RETREAT WARRIEWOOD NSW 2102	Ref No. 080320-01
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