

NOTE
LOCATION OF NEW DOWNPIPES SHOWN ON THIS DRAWING ARE SUBJECT TO VERIFICATION BY BUILDER DURING CONSTRUCTION. DOWNPIPE LOCATION MAY BE VARIED PROVIDED INTENT OF THIS DESIGN IS MAINTAINED.

NOTE
CONNECT ONLY ROOF AREA TO PROPOSED RAINWATER TANK. FIRST FLUSH DEVICES TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS.

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BASIX COMMITMENT
PROPOSED DWELLING TO HAVE A 3000 LITRE (MINIMUM) RAINWATER TANK TO BE CONNECTED TO 300m² OF ROOF AREA IN ACCORDANCE WITH BASIX REQUIREMENTS.

NOTE
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS :
WINCREST HOMES
JOB NO.17331 ISSUE D
DATED 11.02.2019

BASIX RAINWATER/RE-USE TANK
1 x 3000 litre ABOVE GROUND TANK
DIMENSIONS : 2400 LONG x 950 WIDE x 1480 HIGH
"TANKWORKS EVOLUTION SERIES MKII TANK" OR APPROVED EQUIV.FOR RE-USE IN ACCORDANCE WITH BASIX CERTIFICATE. INSTALL TO MANUFACTURERS SPECIFICATIONS, AS 3500, DEPT HEALTH AND COUNCIL'S REQUIREMENTS. REFER TYPICAL DETAIL SHEET D3.
TANK INVERT = RL 128.00 nom
TOP TANK REIN 129.48
CONNECT AT LEAST 300m² OF ROOF AREA TO TANK AS REQUIRED BASIX CERTIFICATE.

100 DIA ROOF ONLY.
CHARGED LINE PRESSURE GRADE uPVC SOLVENT WELDED.
NOTE CHARGED SYSTEM TO BE FULLY SEALED FROM TANK INLET TO ROOF GUTTER LEVEL.
ROOF GUTTER RL = 130.25, 133.45
TANK INLET RL = 129.40
DIFFERENTIAL HEAD = 0.85, 4.05 SUFFICIENT TO DRIVE SYSTEM.

← APPROX LOCATION OF SEWER MAIN

PIT P4 : 450 x 450
GRATE RL : 128.00 nom
INVERT RL : 127.60

PIT P3 : 450 x 450
GRATE RL : 127.90 nom
INVERT RL : 127.20

PIT P2 : 450 x 450
GRATE RL : 127.00 nom
INVERT RL : 126.50

TREES SHOWN DASHED TO BE REMOVED OWNER BY OWNER

DCP 1 : 600 x 600 SQ
GRATE RL : 126.90 nom
INVERT PIPE : 126.30
INVERT PIT : 126.10
REFER TYPICAL SECTION SHEET D3

PROPOSED NEW DWELLING
FFL 128.154

PROPOSED GARAGE
FFL 127.565

STORMWATER DETENTION BASIN - ABOVE GROUND
EXTENT OF BASIN SHOWN SHADED.
DESIGN AREA = 76m²
AVERAGE DEPTH = 300mm
MAXIMUM DEPTH = 400mm
TOP WATER LEVEL = RL 127.35
DESIGN VOLUME = 22.00m³ MIN
DISCHARGE CONTROL PIT : REFER DETAIL SHEET D3
BASIN OVERFLOW : FRONT FENCE WEIR - RL 127.35
PERIMETER WALL TO BE MASONRY & WATERTIGHT TO SEPARATE STRUCTURAL ENGINEERS DETAIL AT CONSTRUCTION CERTIFICATE STAGE.

DISCHARGE TO KERB & GUTTER ON BANTRY BAY ROAD AS SHOWN. USE 200 x 100 x 4mm RHS AT 1% MIN. **OUTLET IL 126.25** TO BE CONFIRMED PRIOR TO COMMENCEMENT OF WORKS. ALL SERVICES TO BE LOCATED BEFORE WORKS UNDERTAKEN.

BANTRY BAY ROAD



WARNING
LOCATION AND DEPTH OF ALL UNDERGROUND SERVICES TO BE INVESTIGATED WITH THE RELEVANT AUTHORITIES PRIOR TO COMMENCING WORKS.

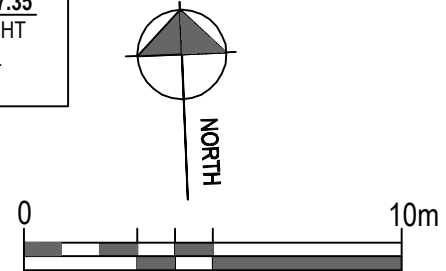
NOTE
THIS DRAWING IS NOT TO BE USED FOR SETOUT PURPOSES. REFER TO ARCHITECTURAL DRAWINGS.

NOTE
THIS DRAWING IS FOR STORMWATER MANAGEMENT DESIGN AND DOES NOT COVER ANY OVERLAND FLOW DESIGN REQUIREMENTS.

NOTE
LOCATION OF NEW PITS SHOWN ON THIS DRAWING ARE SUBJECT TO VERIFICATION BY BUILDER DURING CONSTRUCTION. PIT LOCATIONS MAY BE VARIED PROVIDED INTENT OF THIS DESIGN IS MAINTAINED.

STORMWATER MANAGEMENT PLAN

SCALE 1:200 A3




SCALE 1:200 at A3

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ISS	DATE	AMENDMENT

ARCHITECT/BUILDER
WINCREST HOMES
CLIENT
MR. & MRS. ROSSER

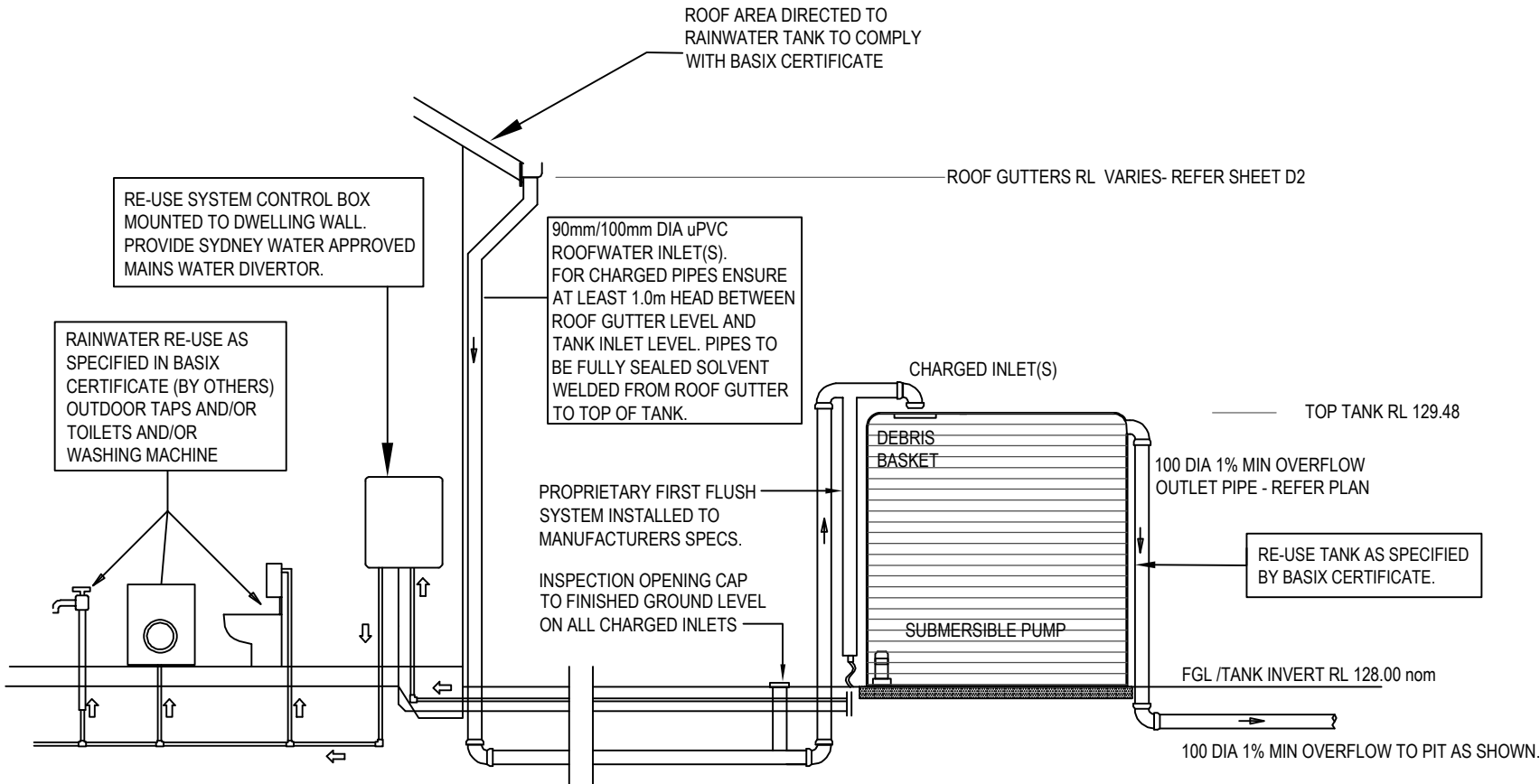
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DWG TITLE
STORMWATER MANAGEMENT PLAN
PROJECT TITLE
PROPOSED NEW RESIDENTIAL DEVELOPMENT
No. 114 BANTRY BAY ROAD, FRENCHS FOREST NSW 2086

DESIGNED BY : EZ		ISSUED BY :  BE MIE Aust PENG	
JOB No 17092	DWG No D2	No IN SET 4	ISSUE A

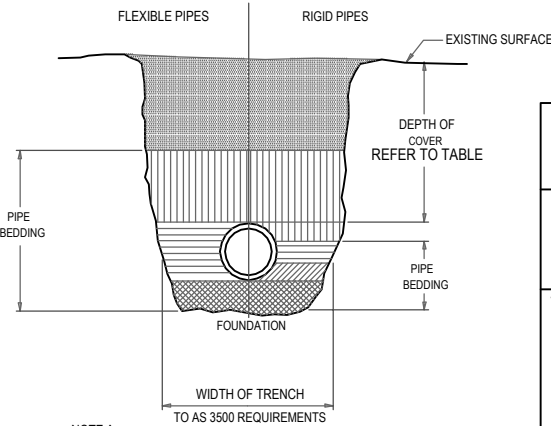
RAINWATER RE-USE SYSTEM NOTES

- 1. TOWNWATER CONNECTION TO RAINWATER TANK TO BE TO THE SATISFACTION OF SYDNEY WATER. THIS MAY REQUIRE PROVISION OF:
 - a. PERMANENT AIR GAP.
 - b. A BACKFLOW PREVENTION DEVICE.
 - c. NO DIRECT CONNECTION BETWEEN TOWN WATER SUPPLY AND THE RAIN WATER SUPPLY.
 - d. AN APPROVED STOP VALVE AND/OR PRESSURE LIMITING VALVE AT THE RAINWATER TANK.
- 2. PROVIDE AT LEAST ONE (1) EXTERNAL HOSE COCK ON THE TOWN WATER SUPPLY FOR FIRE FIGHTING.
- 3. PROVIDE APPROPRIATE FLOAT VALVES AND/OR SOLENOID VALVES
- 4. ALL PLUMBING WORKS ARE TO BE CARRIED OUT BY LICENSED PLUMBERS IN ACCORDANCE WITH AS3500.1 NATIONAL PLUMBING AND DRAINAGE CODE.
- 5. PRESSURE PUMP ELECTRICAL CONNECTION TO BE CARRIED OUT BY LICENSED ELECTRICIAN.
- 6. ONLY ROOF RUN-OFF IS TO BE DIRECTED TO THE RAINWATER TANK. SURFACE WATER INLETS ARE NOT TO BE CONNECTED.
- 7. PIPE MATERIALS FOR RAINWATER SUPPLY PLUMBING ARE TO BE APPROVED MATERIALS TO AS 3500 PART 1 SECTION 2 AND TO BE CLEARLY AND PERMANENTLY IDENTIFIED "RAINWATER". THIS MAY BE ACHIEVED FOR BELOW GROUND PIPES USING IDENTIFICATION TAPE (MADE IN ACCORDANCE WITH AS 2648) OR FOR ABOVE GROUND PIPES BY USING ADHESIVE PIPE MARKERS (MADE IN ACCORDANCE WITH AS1345).
- 8. EVERY RAINWATER SUPPLY OUTLET POINT AND THE RAINWATER TANK ARE TO BE LABELLED "RAINWATER" ON A METALLIC SIGN IN ACCORDANCE WITH AS 1319.
- 9. ALL INLETS AND OUTLETS TO THE RAINWATER TANK ARE TO HAVE SUITABLE MEASURES PROVIDED TO PREVENT MOSQUITO AND VERMIN ENTRY.
- 10. SYSTEM TO COMPLY WITH SYDNEY WATER REQUIREMENTS AND ANY CONDITIONS OF LOCAL COUNCIL DEVELOPMENT CONSENT.



TYPICAL DETAIL - RAINWATER RE-USE TANK

NOT TO SCALE



NOTE A
STORMWATER DRAINS CONSTRUCTED OF OTHER THAN CAST IRON, DUCTILE IRON OR GALVANISED STEEL HAVING COVER LESS THAN THAT SPECIFIED IN TABLE SHALL BE COVERED WITH AT LEAST 50mm OVERLAY AND SHALL BE PAVED WITH AT LEAST —
(a) 100mm THICKNESS OF REINFORCED CONCRETE WHERE SUBJECT TO HEAVY VEHICULAR LOADING

LEGEND - TRENCH BACKFILL		
SYMBOL	FLEXIBLE PIPES	RIGID PIPES
	BACKFILL	
	PIPE OVERLAY	
	PIPE SIDE SUPPORT	SIDE ZONE
	—	HAUNCH ZONE
	PIPE UNDERLAY	BED ZONE

MINIMUM PIPE COVER (FROM FINISHED SURFACE TO TOP OF PIPE)		
LOCATION	MINIMUM COVER (mm)	
	CAST/DUCTILE IRON GAL STEEL	OTHER AUTHORISED PRODUCTS (*)
1. NOT SUBJECT TO VEHICULAR LOADING: A. WITHOUT PAVEMENT: i. FOR SINGLE DWELLINGS - ii. OTHER THAN SINGLE DWELLINGS - B. WITH PAVEMENT OF BRICK/UNREINFORCED CONCRETE -	0 0 0 (**)	100 300 50 (**)
2. SUBJECT TO VEHICULAR LOADING: A. OTHER THAN ROADS: i. WITHOUT PAVEMENT - ii. WITH PAVEMENT OF: - REINF. CONC. FOR HEAVY VEHICLES - - BRICK/UNREINF. CONC LIGHT VEHICLES - B. ROADS i. SEALED ii. UNSEALED	300 0 (** #) 0 (** #) 300 300	450 100 (** #) 75 (** #) 500 (#) 500 (#)
3. SUBJECT TO CONSTRUCTION VEHICLES OR IN EMBANKMENT CONDITIONS	300	500 (#)
(*) INCLUDES OVERLAY ABOVE THE TOP OF THE PIPE OF NOT LESS THAN 50mm THICK (**) BELOW THE UNDERSIDE OF THE PAVEMENT (#) SUBJECT TO COMPLIANCE WITH AS1762, AS2033, AS/NZS 2566.1, AS3725 OR AS 4060		

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MR. & MRS. ROSSER

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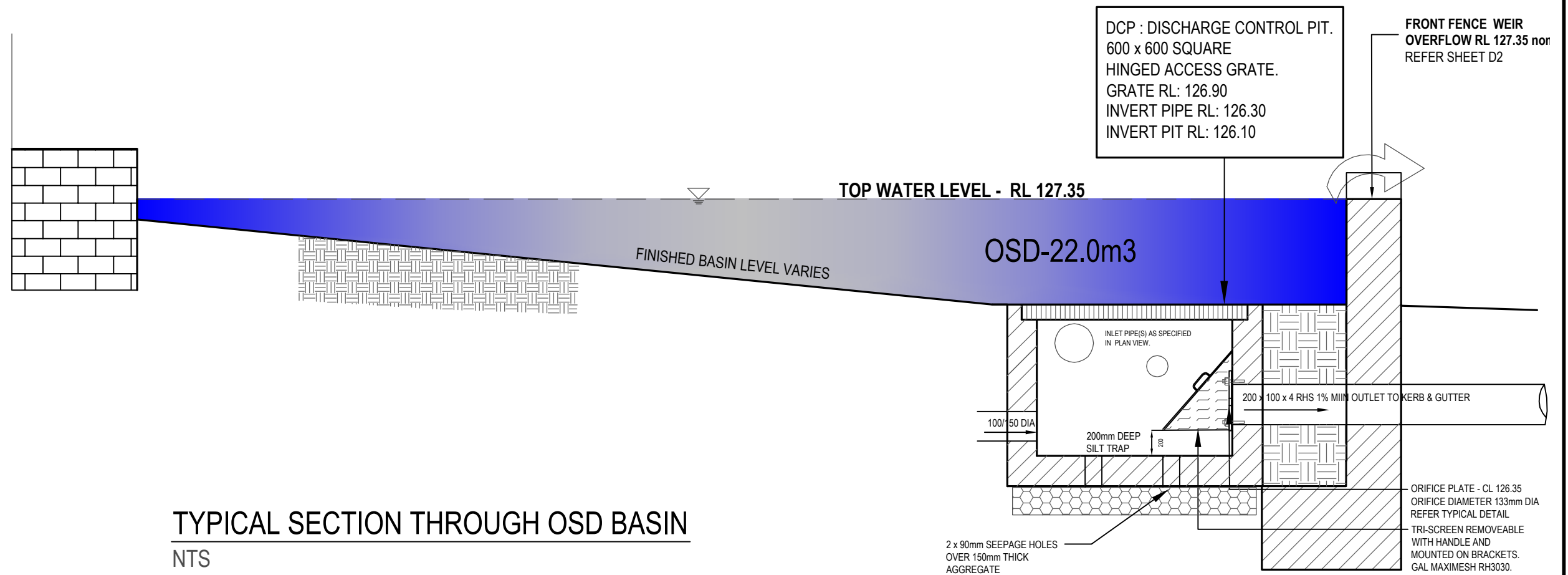
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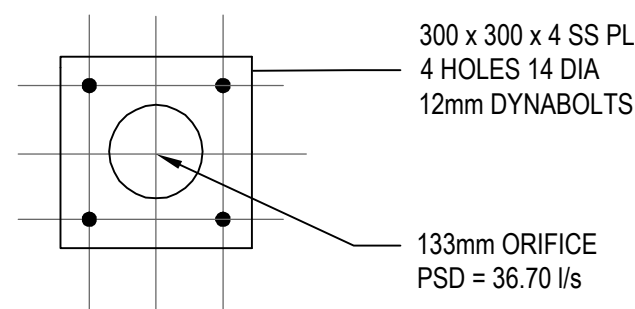
DWG TITLE	TYPICAL DETAILS
PROJECT TITLE	PROPOSED NEW RESIDENTIAL DEVELOPMENT
	No. 114 BANTRY BAY ROAD, FRENCHS FOREST NSW 2086

DESIGNED BY :	EZ	ISSUED BY :	BE MIE Aust PENG
JOB No	DWG No	No IN SET	ISSUE
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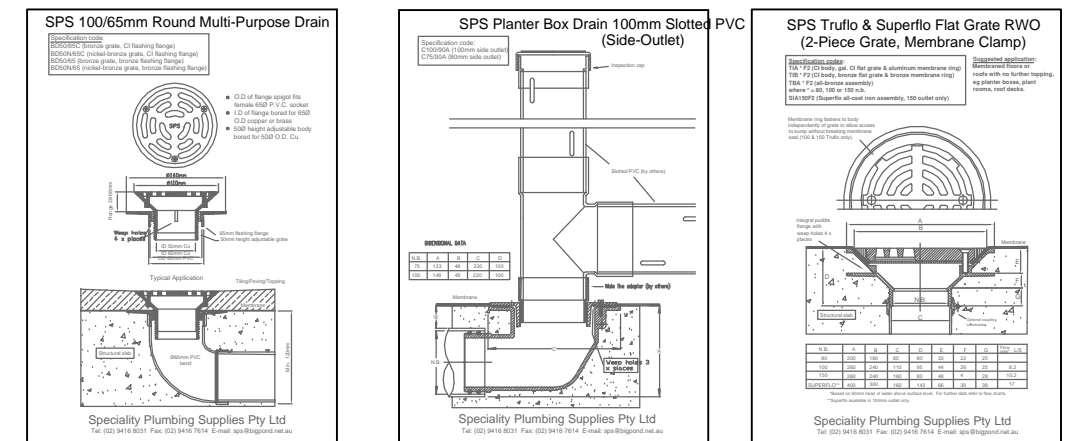


TYPICAL SECTION THROUGH OSD BASIN
NTS

To Calculate Orifice Size Plate	
	$D=21.9 \cdot (PSD / (h^{.5}))^{.5}$
D(Orifica Size)mm	132.6713496
PSD(Permitted Site Discharge) L/s	36.7
h(Pressure Head)	1



TYPICAL DETAIL - ORIFICE PLATE
NTS





TYPICAL DETAILS- PLANTER BOX, BALCONY & TERRACE GRATE
NTS

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DWG TITLE PROPOSED OSD BASIN DESIGN DETAILS
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 ENGINTEER AUSTRALIA Engineering & Program MANAGEMENT			
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