

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 TANKS 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 MBS 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/NZ3500.1.2-1998 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 BY THE OWNER.

NOTES:

- ALL WORKS TO BE CONSTRUCTED TO THE REQUIREMENTS AND SATISFACTION OF THE NORTHERN BEACHES COUNCIL DCP
- 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 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.
- PROVIDE OSD SIGN ON THE RAINWATER TANK AS PER THE DETAIL.

LEGEND

DRAINAGE LINE	---	SURFACE INLET PIT	■
AG. LINE	— a — a	JUNCTION PIT	■
SILT FENCE	— x 1400	DOWN PIPE	● DP
EXISTING LEVEL	x 1400	SPREADER PIPE	┆ SP
SILT BARRIER AROUND PIT	— x 1400	PLANTER GRATE	■ PG
CLEANING EYE (OR INSEPECTION EYE)	— (C)	FLOOR GRATE	⊕ FG
SURFACE LEVEL	SL 45.50	DROPPER	⊙ DR
INVERT LEVEL	IL 45.00	STEP IN THE RETAINING WALL	⊙
REMOVED TREE	— (C)		

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.

NOTE:

THE SURFACE INLET PITS SHALL BE HEAVY DUTY PLASTIC PITS IF IT IS LESS THAN 400mm DEEP.

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:

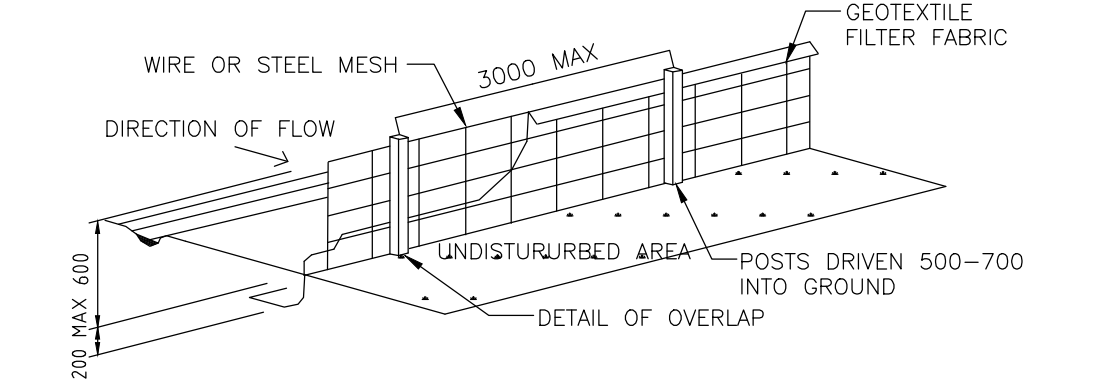
THE PIT SURFACE LEVELS AND THE TOP OF RETAINING WALLS SHALL BE RE-CONFIRMED AT SITE

NOTE:

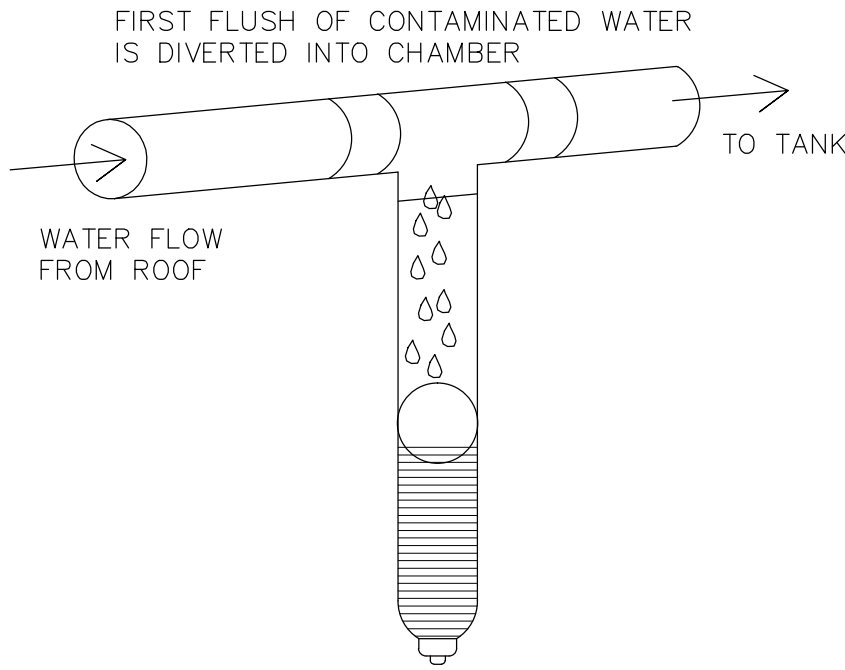
CLEAN OUT LINES FROM THE CHARGED LINES TO BE CONNECTED TO THE NEAREST PITS WITH END CAP AT THE PIT END

NOTE:

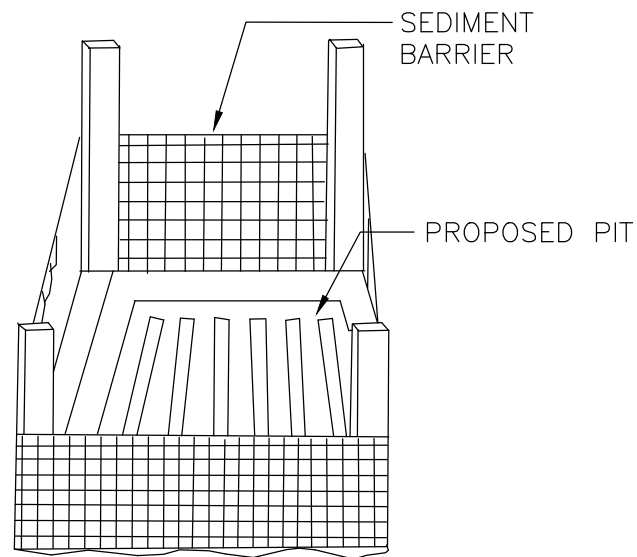
PROVIDE FLOOR GRATES (100Ø) FOR THE FIRST FLOOR BALCONIES (DO NOT CONNECT TO THE RAINWATER TANK)



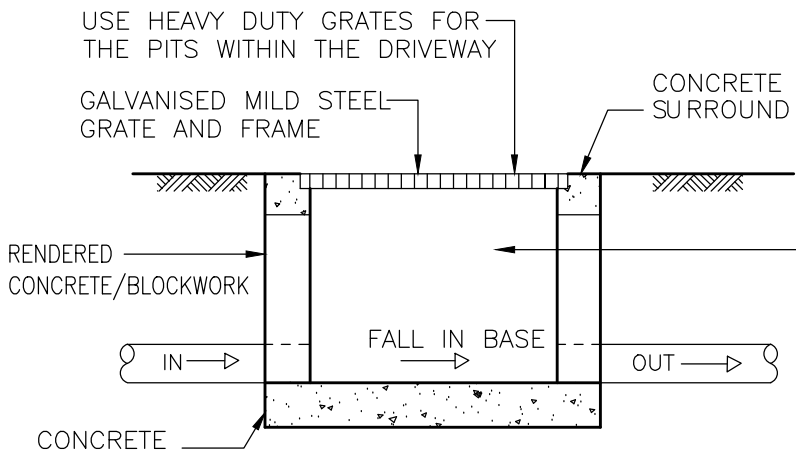
SILT FENCE DETAIL (TO BE WITHIN THE PROPERTY BOUNDARY -DURING CONSTRUCTION ONLY)
NOT TO SCALE



FIRST FLUSH WATER DIVERTER DETAIL
NOT TO SCALE

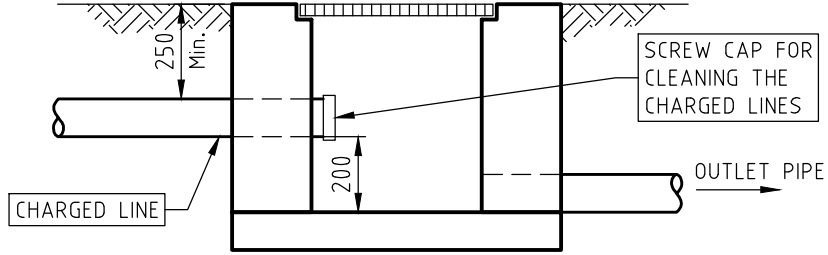


SEDIMENT BARRIER AROUND STORMWATER PIT (DURING CONSTRUCTION)
NOT TO SCALE

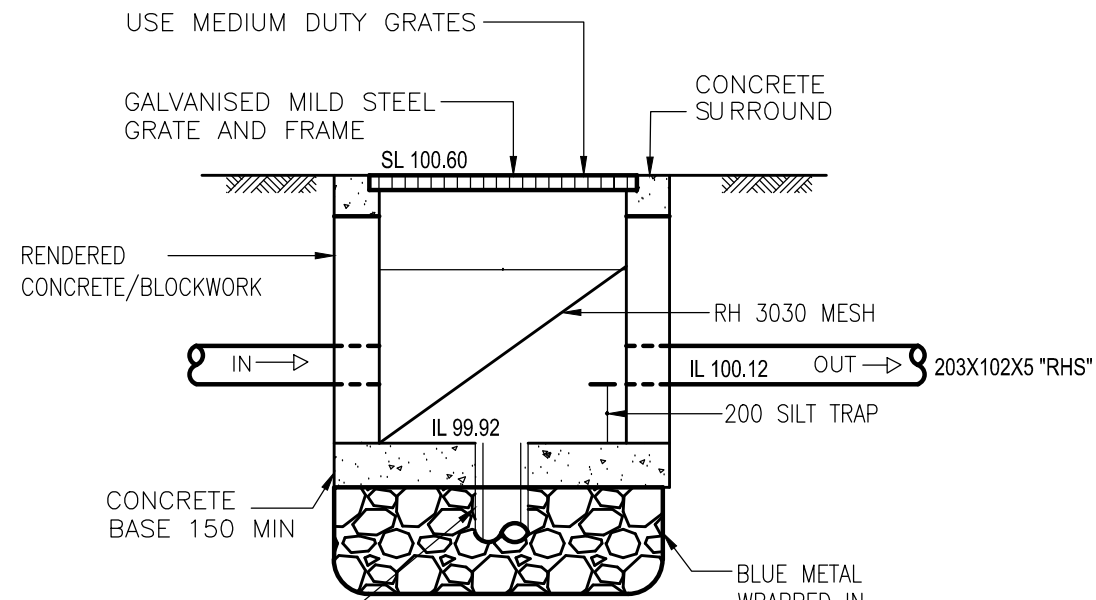


STANDARD PIT DETAIL
(PROVIDE STEP IRONS @ 300 CENTRES FOR PITS WHERE THE DEPTH EXCEEDS 900mm)
NOT TO SCALE

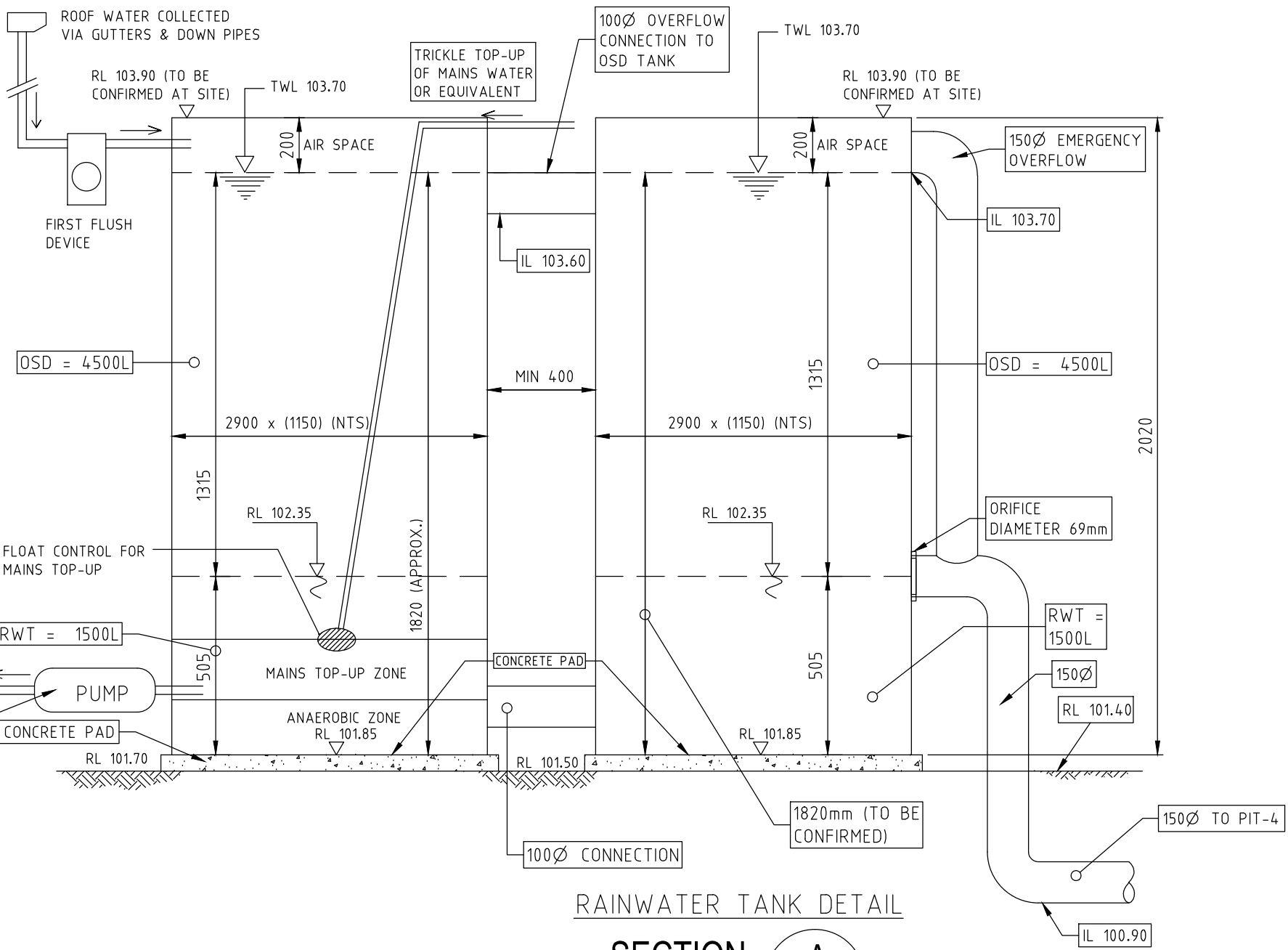
NOTE:
THE STORM WATER DRAINAGE PITS TO BE MADE WITH CONCRETE OR BRICKS. IT IS THE DECISION AND RESPONSIBILITY OF THE BUILDER TO USE HEAVY DUTY PLASTIC PITS FOR 450x450 PITS AND NOT MORE THAN 450mm DEEP AS LONG AS THEY ARE DURABLE AND STABLE AT ALL THE TIMES



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



PIT-4 SECTION B
NOT TO SCALE



RAINWATER TANK DETAIL
SECTION A
SCALE NTS

NOT FOR CONSTRUCTION



OSD SIGN
NOT TO SCALE

- OSD CALCULATION (FORMER WARRINGAH COUNCIL POLICY)
- SITE AREA = 571.20m²
 - PROPOSED IMPERVIOUS AREA = 346m²
 - PERCENTAGE IMPERVIOUS AREA = 60
 - OSD IS REQUIRED FOR THIS SITE.
 - STORAGE REQUIRED = 0.0571 x 200 = 11.42m³
 - ALLOWABLE DISCHARGE = 0.0571 x 400 = 22.84 L/S
 - ROOF CATCHMENT AREA TO RAINWATER TANK = 290m²
 - ALLOWABLE DISCHARGE FROM OSD = $\frac{22.84}{571.20} \times 290 = 11.60$ L/S
 - MAXIMUM HEIGHT TO ORIFICE CENTRE = 1.315m
 - ORIFICE DIAMETER = 69mm
 - VOLUME OF THE RWT = 3.0m³
 - RAINWATER TANK REQUIRED AS PER BASIX = 3000L
 - OSD VOLUME PROVIDED = (11.42-3.0)= 8.42m³
 - TOTAL VOLUME OF OSD AND RAIN WATER TANK = 12m³
 - USE 2Nr 6000L RAIN WATER TANK.

			DESIGN BY:	VNK CONSULTING PTY LTD PO BOX 9118 Harris Park NSW 2150 Mobile: 0401 132 386 Email: VNKCONSULTING@GMAIL.COM	Drawing Title:		DESIGNED	NL	Project:	Ref No.
			PRINCIPAL ENGINEER:	LOGAN N LOGESWARAN	STORMWATER DRAINAGE LAYOUT PLAN		DRAWN	AJ	PROPOSED DWELLING LOT 1 (No. 19) KERRY CLOSE BEACON HILL NSW 2100	010222-01
			QUALIFICATIONS:	BscEng, MEng, MEngStud, M.ASCE, MIEAust, CPEng, NER			DATUM	AHD		Issue:
							DATE	01.02.2022		A
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Issue	Date	Description	BY							