

					DESIGN BY: VNK CONSULTING PTY LTD PO BOX 9118 HARRIS PARK NSW 2150 Mobile: 0401 132 386 Email: VNKCONSULTING@GMAIL.COM	Drawing Title: STORMWATER DRAINAGE LAYOUT PLAN - 1		DESIGNED	NL	Project: PROPOSED DWELLING 24 ALAN AVENUE SEAFORTH NSW 2092	Ref No. 291122-01
								DRAWN	INO		Issue: A
								DATUM	AHD		SHEET 1 of 2
A	29.11.2022	ISSUED FOR DA APPROVAL		INO	PRINCIPAL ENGINEER: LOGAN N LOGESWARAN			DATE	29.11.2022		
Issue	Date	Description		BY	QUALIFICATIONS: BscEng, MEng, MEngStud, M.ASCE, MIEAust, CPEng, NER						

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, TOILETS AND LAUNDRY AS PER BASIX REQUIREMENTS.

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:
TANK WILL BE FULLY ENCLOSED AND SEALED TO PREVENT ACCESS BY MOSQUITOES.

NON REFLECTIVE FINISH:
TANK SURFACES WILL HAVE NON REFLECTIVE FINISH.

WARNING LABELS:
A LABEL WILL BE AFFIXED TO THE TANK 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:

TANK WILL BE BUILT ON A SELF SUPPORTING BASE (ABOVE GROUND TANK ONLY)

WATER PRESSURE:
TANK WILL BE FITTED WITH SMALL MOTORISED PUMP TO PROVIDE ACCEPTABLE WATERPRESSURE.

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 TANK.

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

AIR GAP:
TANK WILL BE PROVIDED WITH AN AIR GAP IN ACCORDANCE WITH AS/NZ 3500.1.2 & AS2845.2 ON GOING MAINTENANCE:
TANK 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.
- 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 CERTIFIATION 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 WARNING SIGN AS PER THE DETAIL

LEGEND

DRAINAGE LINE	-----	SURFACE INLET PIT	
AG. LINE	— a — a	JUNCTION PIT	
SILT FENCE		DOWN PIPE	
EXISTING LEVEL	x 44.10	SPREADER PIPE	
DESIGN LEVEL	x 45.61	PLANTER GRATE	
SILT BARRIER AROUND PIT		FLOOR GRATE	
CLEANING EYE (OR INSEPECTION EYE)		DROPPER	
SURFACE LEVEL SL 45.50		STEP IN THE RETAINING WALL	
INVERT LEVEL IL 45.00		FLUSHING POINT	
REMOVED TREE			
RETAINING WALL			

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:

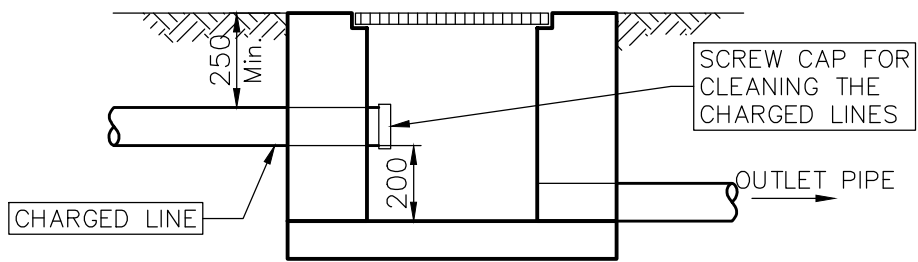
THE PIT SURFACE LEVELS AND THE TOP OF RETAINING WALLS SHALL BE RE-CONFIRMED AT SITE

NOTE:

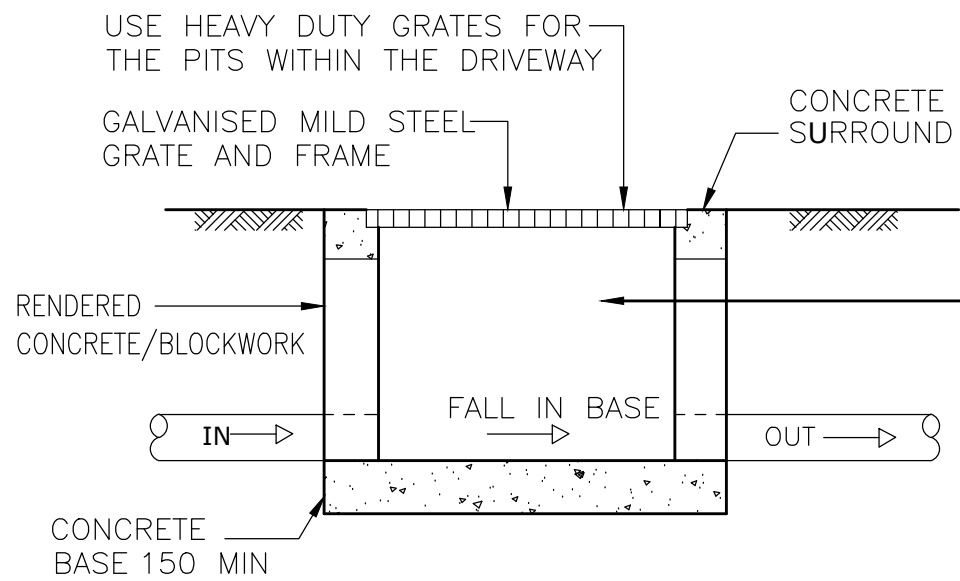
CLEAN OUT LINES FROM THE CHARGED LINES TO BE CONNECTED TO THE NEAREST PITS WITH END CAP AT THE PIT END

NOTE:

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

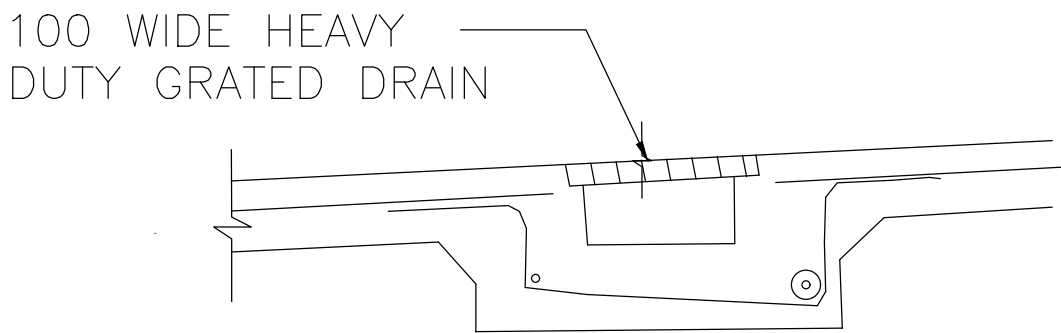


TYPICAL CHARGED LINE
CLEAN OUT CONNECTION TO A PIT
NOT TO SCALE

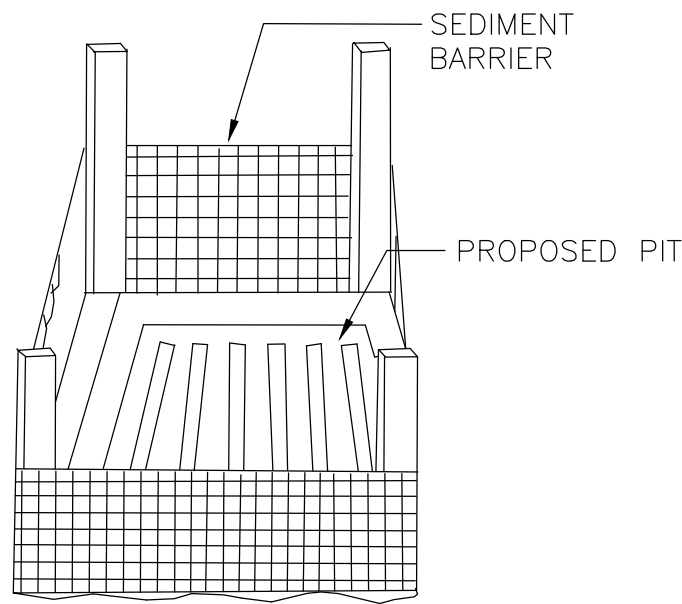


STANDARD PIT DETAIL
(PROVIDE STEP IRONS @ 300
CENTRES FOR PITS WHERE THE
DEPTH EXCEEDS 900mm)
NOT TO SCALE

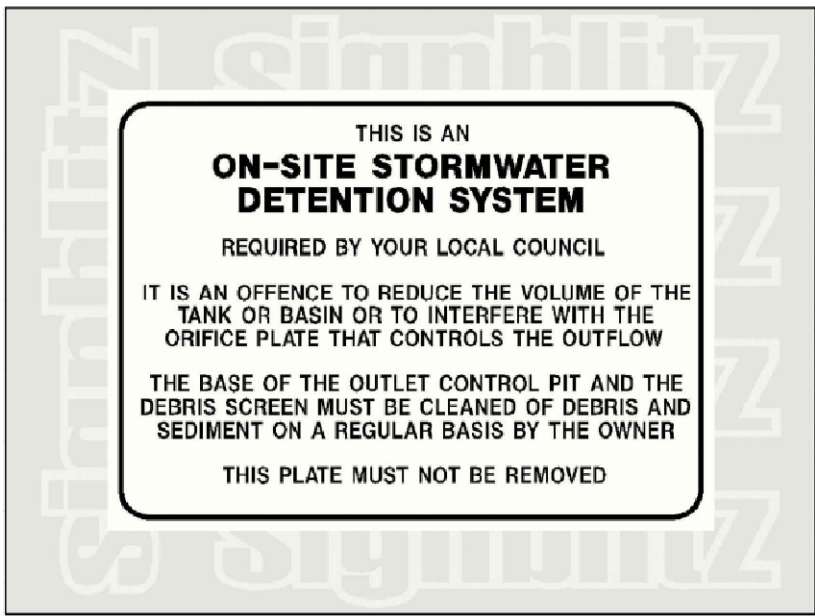
NOTE:
THE STORM WATER
DRAINAGE PITS TO BE
MADE WITH CONCRETE
OR BRICKS. IT IS THE
DECISION AND
RESPONSIBILITY OF
THE BUILDER TO USE
HEAVY DUTY PLASTIC
PITS FOR 450x450 PITS
AND NOT MORE THAN
450mm DEEP AS LONG
AS THEY ARE DURABLE
AND STABLE AT ALL
THE TIMES



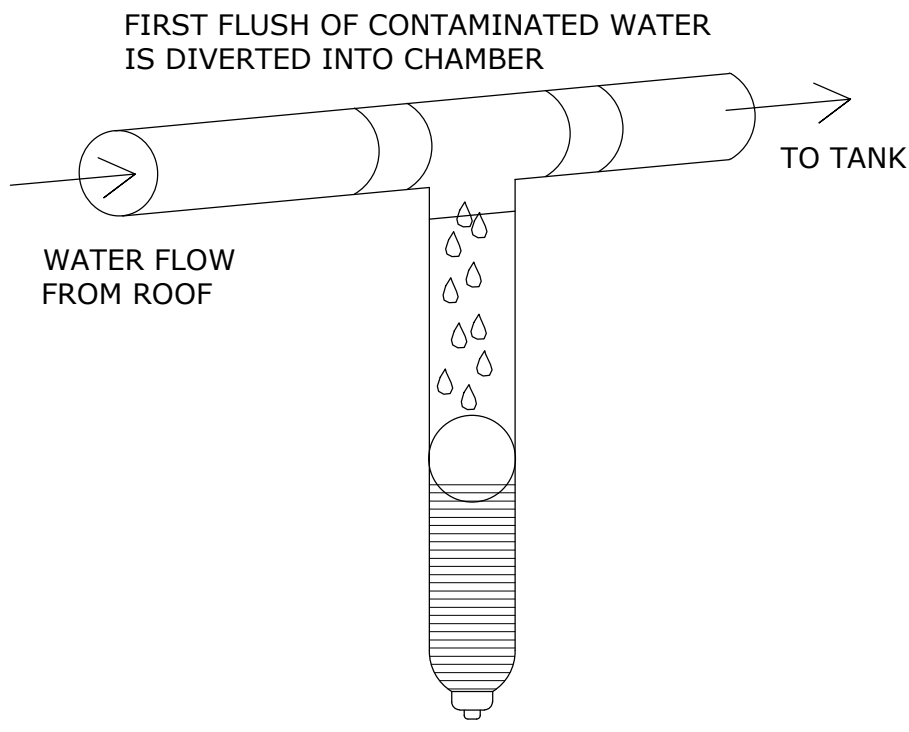
GRATED DRAIN DETAIL
NOT TO SCALE



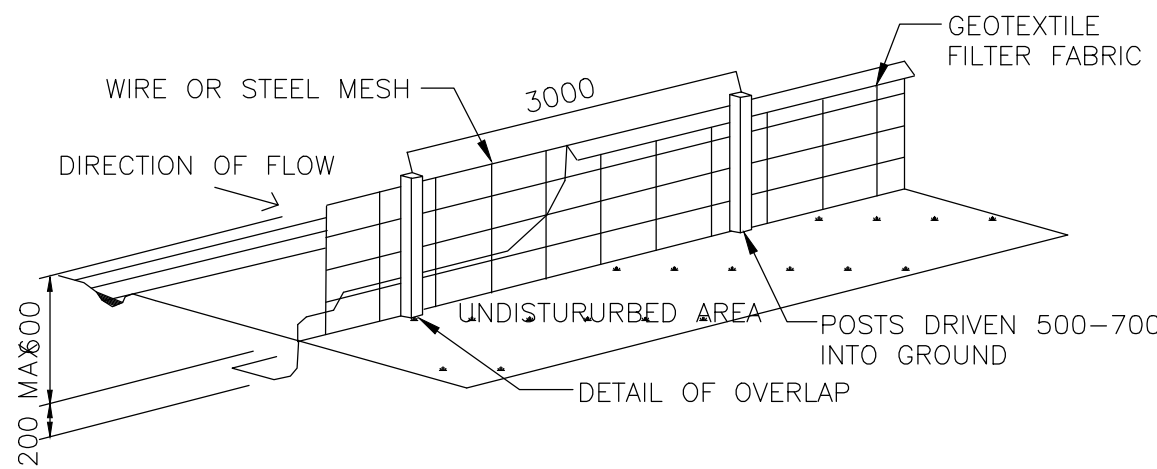
SEDIMENT BARRIER AROUND
STORMWATER PIT (DURING
CONSTRUCTION)
NOT TO SCALE



OSD SIGN
NOT TO SCALE



FIRST FLUSH WATER DIVERTER DETAIL
NOT TO SCALE



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

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