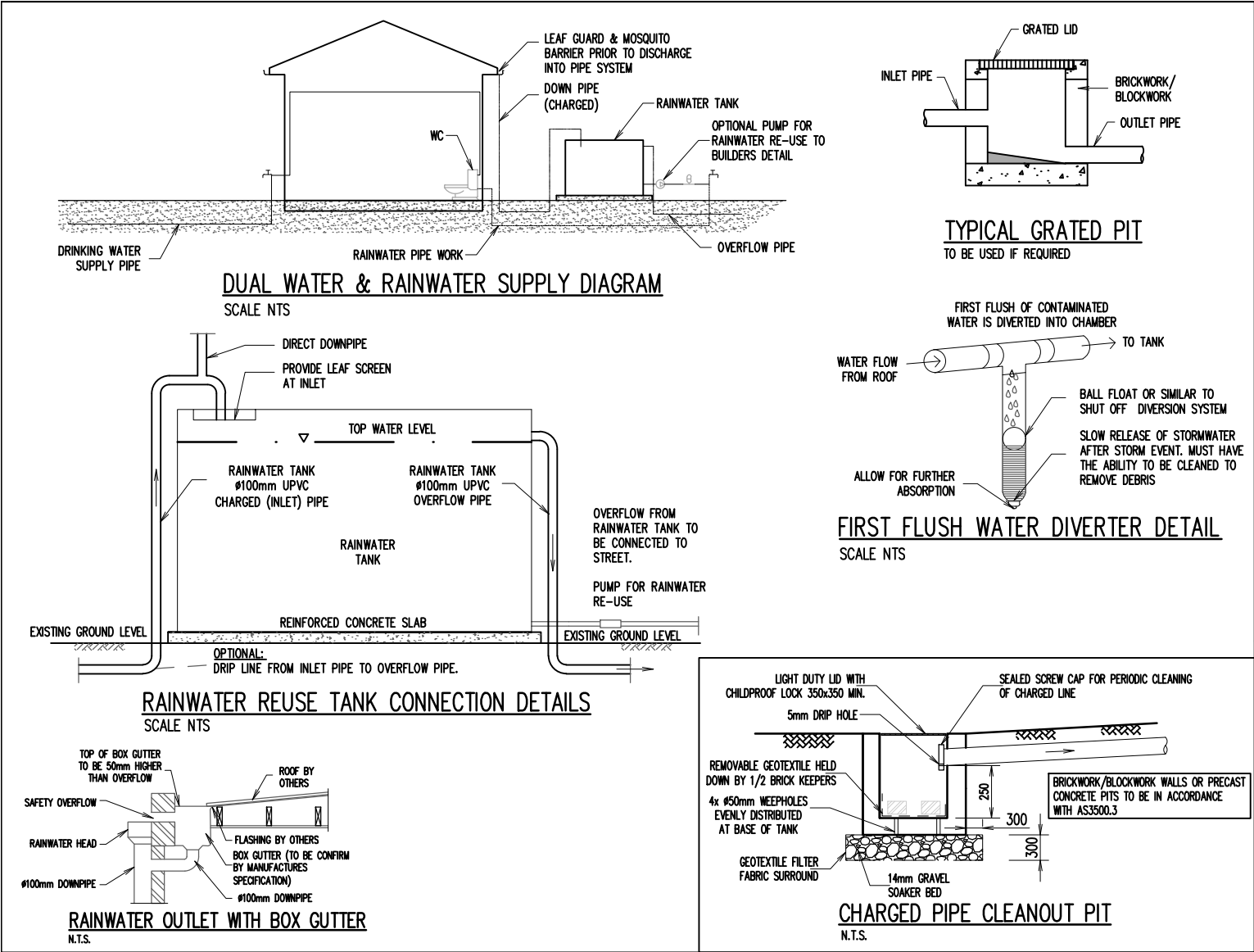
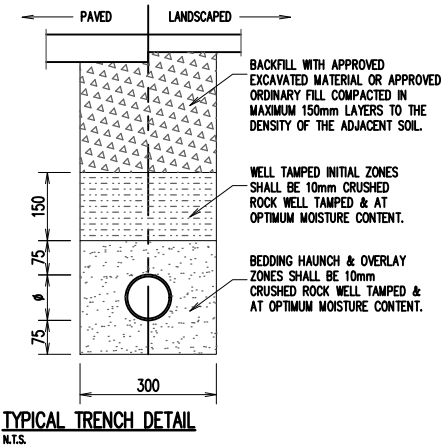




DESIGN NOTES & ASSUMPTIONS

- 1- ALL EXISTING STORMWATER DRAINAGE WORKS/PIPEWORK/WATER OUTLETS HAVE BEEN ASSUMED AND SHOWN INDICATIVELY ON THESE DRAWINGS AND MUST BE CONFIRMED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION & AUSSIE STRUCTURAL ENGINEERS TO BE NOTIFIED IMMEDIATELY SHOULD THERE BE ANY DISCREPANCIES IDENTIFIED ON SITE
- 2- PRIOR TO CONNECTING THE PROPOSED STORMWATER WORKS TO THE EXISTING DRAINAGE SYSTEM, THE CONTRACTOR SHALL HAVE AN EXPERIENCED AND LICENSED PLUMBER TEST THE EXISTING STORMWATER PIPEWORK TO ENSURE IT IS OPERATING SATISFACTORILY WITHOUT LOSS OF WATER, AGAINST BLOCKAGE AND INTEGRITY
- 3- EX. PIPES TO WHICH IT IS PROPOSED TO CONNECT TO MUST BE MIN. Ø100mm DIAMETER; IF EXISTING PIPEWORK DO NOT COMPLY WITH THESE MINIMUM REQUIREMENTS, CONTACT AUSSIE STRUCTURAL ENGINEERS IMMEDIATELY FOR AN ALTERNATIVE DESIGN AND ALLOW FOR NEW KERB OUTLET
- 4- PROVIDE INSPECTION OPENINGS WHEN CONNECTING TO EX. PIPEWORK AS PER DETAIL SHOWN ON THIS DRAWING
- 5- FINAL LOCATIONS AND NUMBER OF DOWNPIPES TO BE CONFIRMED BY ARCHITECT / CONTRACTOR ON SITE
- 6- ROOF GUTTER SYSTEM TO HAVE ADEQUATE OVERFLOW SYSTEMS TO ALLOW FOR EMERGENCY OVERFLOW AWAY FROM BUILDING
- 7- IT IS CONTRACTOR RESPONSIBILITY TO ENSURE EMERGENCY OVERFLOW SYSTEMS HAVE BEEN PROVIDED TO ALL TRAPPED AREAS
- 8- ALL COMPONENTS DENOTED AS T.B.C. (TO BE CONFIRMED) MUST BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION AND AUSSIE STRUCTURAL ENGINEERS NEED TO BE NOTIFIED IMMEDIATELY IN CASE DISCREPANCIES ARE IDENTIFIED ON SITE
9. IT IS CONTRACTOR RESPONSIBILITY TO ENSURE EMERGENCY OVERFLOW SYSTEMS HAVE BEEN PROVIDED TO ALL TRAPPED AREAS



NOTES:

1. ALL RORK TO BE DONE TO THE SATISFACTION OF CANTERBURY BANKSTOWN COUNCIL.
2. ALL PIPES TO BE MIN. 100mm DIA UNLESS NOTED OTHERWISE (UNO).
3. ALL PIPES TO BE GRADE UPVC AT MIN. 1% UNO.

NOTE: ALL SURFACE WATER TO BE DIRECTED TO STREET OR PROVIDE DRAINAGE PIT AND CONNECTED TO OVERFLOW AND EASEMENT/STREET

DRAINAGE REQUIREMENTS (WHERE APPLICABLE)

- D1. ALL WORKMANSHIP AND MATERIAL SHALL BE IN ACCORDANCE WITH CURRENT EDITIONS OF AS2870, AS/NZS 2032 INTALL OF PVC PIPES AND AS/NZS 3500 PLUMBING & DRAINAGE.
- D2. PLUMBING TRENCHES SHALL BE SLOPED AWAY FROM THE HOUSE AND SHALL BE BACKFILLED WITH CLAY IN THE OP 300mm WITHIN 1.5m OF THE HOUSE. THE CLAY USED FOR BACKFILLING SHALL BE COMPACTED. WHERE PIPES PASS UNDER THE FOOTING SYSTEM, THE TRENCH SHALL BE BACKFILLED WITH CLAY OR CONCRETE TO RESTRICT THE INGRESS OF WATER BENEATH THE FOOTING SYSTEM.
- D3. DRAINAGE SHALL BE CONSTRUCTED TO AVOID WATER PONDING AGAINST OR NEAR THE FOOTING.
- D4. ECAVATION NEAR THE EDGE OF THE FOOTING SYSTEM SHALL BE BACKFILLED IN SUCH A WAY AS TO PREVENT ACESS OF WATER TO THE FOUNDATION.
- D5. WATER RUN-OFF SHALL BE COLLECTED AND CHANNELLED AWAY FROM THE HOUSE DURING CONSTRUCTION.
- D6. PENETRATIONS OF THE EDGE BEMS AND FOOTING BEAMS ARE TO BE AVOIDED, BUT WHERE NECESSARY SHALL BE SLEEVED TO ALLOW FOR MOVEMENT.
- D7. CONNECTION OF STORMWATER DRAINS AND WASTE DRAINS SHALL BE INCLUDED FLEXIBLE CONNECTIONS.

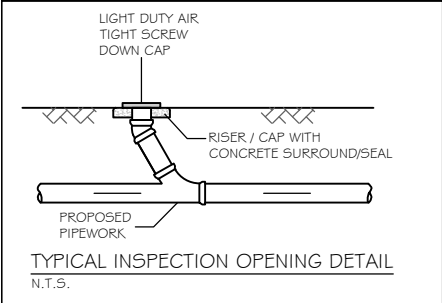
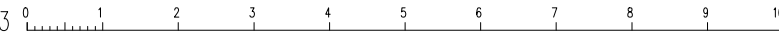
GENERAL INFORMATION (WHERE APPLICABLE)

GENERAL NOTES

1. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ARCHITECTURAL, LANDSCAPE AND OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS AND WITH OTHER SUCH WRITTEN INSTRUCTION AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ANY DISCREPANCY SHALL BE REFERRED TO THE ENGINEERS BEFORE PROCEEDING WITH THE WORK.
2. ALL DIMENSIONS ARE IN MILLIMETERS & ALL LEVELS ARE IN METERS, UNO (UNLESS NOTED OTHERWISE).
3. NO DIMENSION SHALL BE OBTAINED BY SCALING THE DRAWINGS.
4. EXISTING SERVICES LOCATIONS SHOWN INDICATIVE ONLY. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE & LEVEL ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF ANY WORKS.
5. ALL BALCONIES AND ROOFS TO BE DRAINED AND TO HAVE SAFETY OVERFLOWS IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS. ALL EXTERNAL SLABS TO BE WATERPROOFED.
6. DURING EXCAVATION WORK, THE STRUCTURE SHALL BE MAINTAINED IN A STABLE AND NO PART SHALL BE OVERSTRESSED.
7. ALL WORK IS TO BE UNDERTAKEN IN ACCORDANCE WITH THE DETAILS SHOWN ON THE DRAWINGS & SPECIFICATION.
8. EXISTING SERVICES WHERE SHOWN HAVE BEEN PLOTTED FROM SUPPLIED DATA AND SUCH THEIR ACCURACY CAN NOT BE GUARANTEED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH THE LEVEL OF ALL EXISTING SERVICE PRIOR TO THE COMMENCEMENT OF WORK.
9. ALL SERVICE TRENCHES UNDER VEHICULAR PAVEMENTS SHALL BE BACK FILLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL COUNCIL.
10. ALL TRENCH BACK FILL MATERIAL SHALL BE COMPACTED TO THE SAME DENSITY AS THE ADJACENT MATERIAL.
11. ON COMPLETION OF STORMWATER INSTALLATION, ALL DISTURBED AREAS MUST BE RESTORED TO ORIGINAL CONDITION, INCLUDING KERBS, FOOTPATHS, CONCRETE AREAS, GRAVEL AND GRASSED AREAS AND ROAD PAVEMENTS, UNLESS DIRECTED OTHERWISE.
12. CONTRACTOR TO OBTAIN ALL AUTHORITY APPROVALS UNLESS DIRECTED OTHERWISE.
13. LOCATION OF DOWNPIPES AND FLOOR WASTES ARE INDICATIVE ONLY. DOWN PIPE AND FLOOR WASTE SIZE, LOCATION AND QUANTITY TO BE DETERMINED BY BUILDER & IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARD.
14. ANY DISCREPANCIES OR OMISSIONS SHALL BE REFEREED TO THE DESIGN ENGINEER FOR RESOLUTION.
15. ALL PITS OR GRATES IN TRAFFICABLE ARES TO BE HEAVY DUTY. ALL GRATES TO HAVE CHILD PROOF LOCKS
16. ALL GUTTERS WILL BE FITTED WITH LEAF GUARDS AND SHOULD BE INSPECTED AND CLEANED TO ENSURE LEAF LITTER CANNOT ENTER THE DOWNPIPES.
17. ENSURE ALL DRAINAGE WORKS ARE AWAY FROM TREE ROOTS.

RAINWATER TANK INFORMATION (WHERE APPLICABLE, U.N.O.)

1. RAINWATER TANK TO COLLECT RAIN RUNOFF FROM AT LEAST AS PER BASIX SQUARE METERS OF ROOF AREA.
2. PROPOSED RAINWATER TANK SIZE AS PER SUPPLIERS SPECIFICATIONS
3. RAINWATER TANKS SHALL BE CONNECTED TO MAINS WATER SUPPLY AS BACKUP.
4. PUMPS SHALL PROVIDE MINIMUM 150kPa PRESSURE.
5. RAINWATER TANK TO BE CONNECTED AS PER BASIX REQUIREMENTS.
6. A SIGN TO BE INSTALLED STATING "NOT FOR HUMAN CONSUMPTION".
7. TANKS TO BE PLUMBED TO TOP-UP FROM THE POTABLE WATER SUPPLY DURING DRY PERIODS WHEN THE TANKS ARE 80% EMPTY.
8. NO DIRECT CROSS-CONNECTION WITH THE SYDNEY WATER POTABLE SUPPLY AND AN AIR GAP MAINTAINED ABOVE THE OVERFLOW IN THE TANK.
9. ANY OPENINGS SHALL BE MESHED OR SEALED TO PREVENT MOSQUITOS BREEDING AND ENTRY OF ANIMALS OR FOREIGN MATTER.
10. RAINWATER TANKS TO BE CLEANED OUT EVERY 6 MONTHS.
11. ALL DOWNPIPES TO BE SEALED TO UNDERSIDE OF FIRST FLOOR GUTTER AS DRAINAGE SYSTEM IS CHARGED TO FACILITATE PROPOSED ABOVE GROUND REUSE TANK.
12. THIS SYSTEM TO BE DESIGNED WITH A 'FIRST FLUSH' DIVERSION TO REMOVE ROOF CONTAMINANTS.
13. REUSE WATER TO BE DIRECTED TO THE FOLLOWING:
 - A. MINIMUM 1 OUTDOOR GARDEN TAP
 - B. ALL CISTERNS (TOILETS)
 - C. COLD WATER SERVICE TO THE CLOTHES WASHER.



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AUSSIE STRUCTURAL ENGINEERS PTY LTD

ABN 96 619 610 625
Mobile: 0416 747 645
Email: design@aussieseng.com
35 COBHAM STREET, KINGS PARK NSW 2148.

ARCHITECT / BUILDER



PROPOSED STORMWATER

LOT 1 DP 961314 – No. 25 TAYLOR STREET
LAKEMBA, NSW

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STORMWATER MANAGEMENT – DETAILS 1

SCALE: N.T.S.

DESIGN BY: R.H.	DRAWN BY: I.R.	CHECK BY: R.H.	PAGE: 2 OF 2
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