



# 23 NELLA STREET, PADSTOW

Stormwater Sheet List	
Sheet Name	Sheet Number
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DRAWING TITLE: Cover Page

PROJECT ADDRESS: 23 Nella Street, Padstow

PROJECT DESCRIPTION Proposed Dual Occupancy

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- Notes:
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  - 3. Any discrepancy between the architectural drawing and other drawings relevant for construction should be notified before commencement.

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RAINWATER TANK NOTES:

- 1. STORM WATER LINES FROM ROOF AREAS ONLY TO RAINWATER TANK.
- 2. ALL EXPOSED PIPE WORK TO BE PAINTED TO WITHSTAND EXTERNAL ELEMENTS.
- 3. FIRST FLUSH WATER DIVERTER AT TANK OR AT INDIVIDUAL DOWN PIPES TO BE INSTALLED.
- 4. AN APPROVED TOP UP SYSTEM TO BE USED VIA MAINS.
- 5. PUMPS TO MANUFACTURES SPECIFICATIONS.
- 6. RAIN TANK TO BE MANUFACTURES SPECIFICATIONS AND TO COMPLY WITH ALL SYDNEY WATER GUIDELINES.
- 7. RAINWATER TANKS WITH PUMPS TO SUPPLY GARDEN TAPS AND INTERNAL RE-USE AS PER BASIX ASSESSMENT
- 8. PROVIDE DOWN PIPE GUARDS TO ALL DOWN PIPES.
- 9. PROVIDE ONE CLEANING EYE TO ALL CHARGED PIPELINES FOR MAINTENANCE AS PER DETAIL.

RAINWATER TANK NOTES:

- RAINWATER TANKS ARE TO BE SIZED AND CONNECTED TO SERVICES AS SPECIFIED IN THE BASIX REPORT AND TO COUNCILS REQUIREMENT.
- ALL RAINWATER TANK SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH MANUFACTURES AND COUNCILS SPECIFICATIONS
- ALL PIPE WORK IS TO BE UNDERTAKEN BY LICENSED PLUMBER AND A FIRST FLUSH DEVICE MUST BE FITTED WHERE APPROPRIATE
- THE TANK SHOULD BE PRE-FABRICATED AND MUST BE STRUCTURALLY SOUND AND DESIGNED FOR HYDROSTATIC AND BUOYANCIES FORCES WHERE APPROPRIATE.
- ANY INLET MUST BE SCREENED TO PREVENT ENTRY OF FOREIGN MATTER AND MOSQUITO BREEDING, AND TANKS AND ASSOCIATED STRUCTURES ARE TO BE CHILDPROOFED.
- TANKS MUST NOT BE INSTALLED OVER OR IMMEDIATELY ADJACENT TO A WATER OR SEWER MAIN OR OVER ANY EASEMENTS, STRUCTURES, OR FITTINGS USED IN THEIR MAINTENANCE WITHOUT MEETING THE REQUIREMENTS AND APPROVAL OF RELEVANT PUBLIC AUTHORITY.
- MAINTENANCE OF THE TANK, ASSOCIATED DEVICES (E.G. FIRST FLUSH DEVICES AND INLET SCREEN), AND THE WATER SUPPLY AREA (SUCH AS ROOF GUTTERS) SHOULD BE IN ACCORDANCE WITH THE MANUFACTURES INSTRUCTIONS.
- THE RAINWATER TANK AND SERVICES, PIPELINES, TANK OUTLET. VALVES ETC. SHALL BE CLEARLY, PERMANENTLY AND APPROPRIATELY MARKED AND LABELED.
- ANY APPROPRIATE BACK FLOW PREVENTION MEASURE ARE TO BE INSTALLED AND MAINTAINED TO PREVENT CONTAMINATIONS OF WATER SUPPLY TO SYDNEY WATER REQUIREMENTS.
- ANY PUMP AND ELECTRICAL CONNECTIONS ARE INSTALLED BY LICENSED ELECTRICIAN IN ACCORDANCE WITH MANUFACTURES SPECIFICATIONS. AND SATISFY STATUTORY NOISE LEVELS.
- ADEQUATE SEPARATION TO PARALLEL POTABLE WATER SUPPLY LINES IS TO BE ADHERED TO.
- RAINWATER IS ONLY TO BE COLLECTED FROM ROOFS AND ASSOCIATED SURFACES CONSTRUCTED FROM APPROPRIATE MATERIALS FROM 'NON' ASBESTOS ROOFS.
- WHERE STORM WATER LINES ARE CHARGED INTO THE RAINWATER TANK PROVIDE CLEANING EYE TO BASE OF DOWN PIPES AND ENSURE DOWN PIPES ARE WATERTIGHT SEALED TO GUTTER LEVEL.

ALL THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THIS PROJECT, THIS INCLUDING BUT NOT LIMITED TO: OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS AND DEMOLISHERS.

DRAINAGE NOTES:

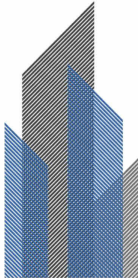
- 1. ALL STORM WATER DRAINAGE TO BE IN ACCORDANCE WITH AS3500.3 AND COUNCIL REQUIREMENTS
- 2. DOWN PIPE LOCATIONS ARE INDICATIVE ONLY. FINAL LOCATION TO BE DETERMINED BY PLUMBER.
- 3. ANY DISCREPANCY OR CONFUSION ON THESE DRAWINGS MUST BE NOTIFIED TO THE ENGINEER BEFORE PROCEEDING FURTHER ON THE WORKS.
- 4. MAKE SMOOTH JUNCTION WITH EXISTING WORKS
- 5. ALL EXISTING SERVICES IN THE ROAD RESERVE SHALL BE IDENTIFIED PRIOR TO CONSTRUCTION AND RELOCATED AS REQUIRED AT OWNERS EXPENSE.
- 6. ALL CONTROL MEASURES USED SHALL BE IN ACCORDANCE WITH HE DEPARTMENT OF CONSERVATION AND LAND MANAGEMENT PUBLICATION DATED 1992 TITLED 'URBAN EROSION AND SEDIMENT CONTROL'
- 7. ALL GRATED DRAINAGE PITS ARE TO BE BENCHED OR STREAMLINED, UNLESS NOTES OTHERWISE.
- 8. ALL DRAINAGE PIPES ARE TO BE UPVC GRADE, UNLESS NOTED OTHERWISE
- 9. THE MINIMUM COVER OVER ALL DRAINAGE PIPES TO BE 150MM OR 300MM UNDER A DRIVEWAY (REFER TO TABLE)
- 10. ALL DRAINAGE PIPES ARE TO HAVE MINIMUM PIPE GRADIENT OF 1%
- 11. ALL DRAINAGE PITS ARE TO BE INSTALLED WITH A CHILD PROOF SAFETY LATCH ON THE ACCESS GRATE.
- 12. ALL EDGE BEAM PENETRATIONS SHALL BE SLEEVED TO ALLOW FOR RELATIVE MOVEMENT CLOSED-CELL POLYETHYLENE LAGGING SHALL BE USED AROUND ALL PIPE PENETRATIONS THROUGH FOOTINGS OR WALLS
- 13. CONNECTION OF STORM WATER DRAINS SHALL INCLUDE FLEXIBLE CONNECTIONS
- 14. ALL GUTTERS ARE TO BE INSTALLED WITH LEAF SCREENERS
- 15. SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE SET IN PLACE PRIOR TO ANY WORKS COMMENCING
- 16. THE CONTRACTOR SHALL REGULARLY MAINTAIN ALL SEDIMENT AND EROSION CONTROL DEVICES AND REMOVE ACCUMULATED SILT FROM SUCH DEVICES BEFORE NO MORE THAN 60% OF THEIR CAPACITY IS LOST. NO SILT SHALL BE PLACED OUTSIDE THE LIMIT OF WORKS
- 17. ALL DISTURBED AREAS SHALL BE STABILIZED BY MEANS OF LANDSCAPING, TURF OR RE-VEGETATED AS SOON AS POSSIBLE
- 18. HYDRAULIC DRAWINGS SHOULD BE READ IN CONJUNCTION WITH RELEVANT ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, CIVIL WORKS DRAWINGS AND SPECIFICATIONS
- 19. THE FOLLOWING POINTS SHALL BE HOLD POINTS DURING CONSTRUCTION:
  - TRENCH AND BEDDING PRIOR TO LAYING OF PIPES
  - PIPES, PRIOR TO BACKFILLING
  - PITS, PRIOR TO BACKFILLING
  - FINAL INSPECTION

RAINWATER RE-USE SYSTEM NOTES:

- 1. RAINWATER SUPPLY PLUMBING TO BE CONNECTED AS REQUIRED BY THE BASIX CERTIFICATE.
- 2. TOWN WATER CONNECTION TO RAINWATER TANKS TO BE THE SATISFACTION OF SYDNEY WATER. THIS MAY REQUIRE PERMISSION OF:
  - a. PERMANENT AIR GAP.
  - b. A BACK FLOW PREVENTION DEVICE
  - c. NO DIRECT CONNECTION BETWEEN TOWN WATER SUPPLY AND THE RAINWATER SUPPLY.
  - d. AN APPROVED STOP VALVE AND/OR PRESSURE LIMITING VALVE AT THE RAINWATER TANKS.
- 3. PROVIDE AT LEAST ONE EXTERNAL HOSE COCK ON THE TOWN WATER SUPPLY FOR FIRE FIGHTING PURPOSES.
- 4. PROVIDE APPROPRIATE FLOAT VALVES AND/OR SOLENOID VALVES TO CONTROL TOWN WATER SUPPLY INLET TO TANK IN ORDER TO ACHIEVE THE TOP-UP ZONE.
- 5. ALL PLUMBING WORKS ARE TO BE CARRIED OUT BY LICENSED PLUMBERS IN ACCORDANCE WITH AS3500.1 NATIONAL PLUMBING AND DRAINAGE CODE.
- 6. PRESSURE PUMP ELECTRICAL CONNECTION TO BE CARRIED OUT BY A LICENSED ELECTRICIAN.
- 7. ONLY ROOF RUN-OFF IS TO BE DIRECTED TO THE RAINWATER TANKS. SURFACE WATER INLETS ARE NOT TO BE CONNECTED.
- 8. PIPE MATERIALS FOR RAINWATER SUPPLY PLUMBING ARE TO BE APPROVED MATERIALS TO AS 3500 PART1, 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).
- 9. EVERY RAINWATER SUPPLY OUTLET POINT AND RAINWATER TANK ARE TO BE LABELED “RAINWATER “ON A METALLIC SIGN IN ACCORDANCE WITH AS1319.
- 10. ALL INLETS AND OUTLETS TO THE RAINWATER TANK ARE TO HAVE SUITABLE MEASURES PROVIDED TO PREVENT MOSQUITO AND VERMIN ENTRY.

OSD & RAINWATER TANK NOTES:

- 1. RAIN TANK TO BE TO MANUFACTURES SPECIFICATIONS AND TO COMPLY WITH ALL SYDNEY WATER GUIDELINES.
- 2. RAINWATER TANKS WITH PUMPS TO SUPPLY GARDEN TAPS AND INTERNAL RE-USE AS PER BASIX ASSESSMENT.
- 3. PROVIDE DOWNPIPE GUARDS TO ALL DOWN PIPES.
- 4. PROVIDE ONE CLEANING EYE TO ALL CHARGED PIPELINES FROM MAINTAINS AS PER DETAIL.
- STOREWATER LAY OUT:
  - PITS UP TO 600 DEEP TO BE 450 X 450 U.N.O PITS UP TO 900 DEEP TO BE 600 X 600 U.N.O PITS UP TO 1200 DEEP TO BE 900 COVER AND SUMP GRATES SHALL COMPLY WITH AS 2733 &AS 4198 DOWNPIPES TO BE 100 DIA IF CHARGED AND 100 X 50 BOX IF AS 3500.3.2.4.11 & AS 4198.
  - GUTTER OUTLETS SHALL BE FITTED VERTICALLY TO THE SOLE OF THE EAVE GUTTER.
- RAINHEADS TO HAVE AN OVERFLOW DUCK OR WEIR 50MM BELOW THEIR CREST.
- SUBSOIL DRAINS TO BE IN ACCORDANCE WITH AS2439.1 CLASS 100 TO BE USED ONLY IN SINGLE DWELLINGS.
- ALL PIPE JOINTS TO BE IN ACCORDANCE WITH AS 3500. 3.2.2.7
- ALL VALVES TO BE IN ACCORDANCE WITH AS3500.3.2
- EXPANSION JOINTS SHALL COMPLY WITH AS3500.3.2: TABLE 4.1
- PVC JOINTS AND ACCESSORIES TO COMPLY WITH AS2179.2 & AS4198.
- ALL TRENCHES TO BE IN ACCORDANCE WITH AS3500.3.2:7.2.8-14.
- EMBEDMENT MATERIAL AND TRENCH FILL TO ALL PIPS & SUBSOIL, DRAINS TO BE IN ACCORDANCE WITH AS3500.3.2:7.
- IT IS THE BUILDER'S RESPONSIBILITY TO CONFIRM THAT LEVELS AND SURVEYS ARE IN ACCORDANCE WITH LEVELS ON SITE & ARE APPROVED BY COUNCIL & ARCHITECT BEFORE COMMENCING WORK
- NO SEWER VENTS, GULLY PITS OR SIMILAR TO BE LOCATED BELOW THE MAXIMUM WATER SURFACE LEVEL IN DETENTION BASIN.
- ALL FENCES WHICH MAY DIVERT FLOW FROM PROPOSED DIRECTION TO BE RAISED 100MM. ALL DRAINAGE AREAS TO HAVE OVERFLOW MECHANISM IN PLACE IN THE EVENT OF BLOCKAGE WITH MIN 200 X 100 OVERFLOW SECTION
- THROUGH PLANTERS, PARAPETS ETC.
- ALL EXTERIOR FINISHED GROUND LEVELS ARE TO BE SLOPING AWAY FROM PERIMETER WALLS IN ALL CASES.
- ALL FINISHED FLOOR LEVELS ARE NOMINATED BY THE ARCHITECT.



DESIGN & APPROVAL GROUP

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DRAWING TITLE:General Notes

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PROJECT DESCRIPTIONProposed Dual Occupancy

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**Proposed Dual Occupancy Ground Floor**  
FFL = 37170




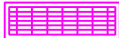
**UNIT 1**  
UNIT 2

**LOT 14**  
DP 30120

**LOT 15**  
DP 30120  
AREA 570.7 m<sup>2</sup>

**Drainage Plan**

Annotations include:  
 - DENOTES ABOVE GROUND RAINWATER RE-USE TO BASIX REQUIREMENTS & SPECIFICATIONS (MIN. 2000 LITERS)  
 - DENOTES ABOVE GROUND RAINWATER RE-USE TO BASIX REQUIREMENTS & SPECIFICATIONS (MIN. 2000 LITERS)  
 - 450X450 PIT WITH HEAVY DUTY GRATE SL: 37.62 IL: 37.37  
 - 450X450 PIT WITH HEAVY DUTY GRATE SL: 37.42 IL: 37.20  
 - CONNECT OUTLET TO EXISTING KERB AND GUTTER TO LOCAL COUNCIL GUIDELINES AND SPECIFICATIONS IL = 37.29  
 - CONNECT OUTLET TO EXISTING KERB AND GUTTER TO LOCAL COUNCIL GUIDELINES AND SPECIFICATIONS IL = 37.16

LEGEND	
	DOWNPIPE DIAMETER 100MM
	CHARGED PIPE TO RWT Ø100 uPVC MIN. 1% FALL
	CHARGED OVERFLOW FROM RWT TO FRONT PIT (CHARGED SYSTEM) Ø100 uPVC - MIN. 1% FALL
	GRATED BOX DRAINS/ PITS

# 1 Drainage Plan



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<b>DRAWING TITLE:</b>	<b>Drainage Plan</b>
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<b>PROJECT ADDRESS:</b>	<b>23 Nella Street, Padstow</b>
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<b>PROJECT DESCRIPTION</b>	<b>Proposed Dual Occupancy</b>
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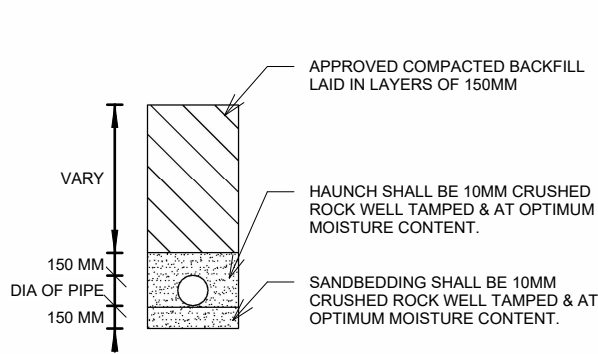
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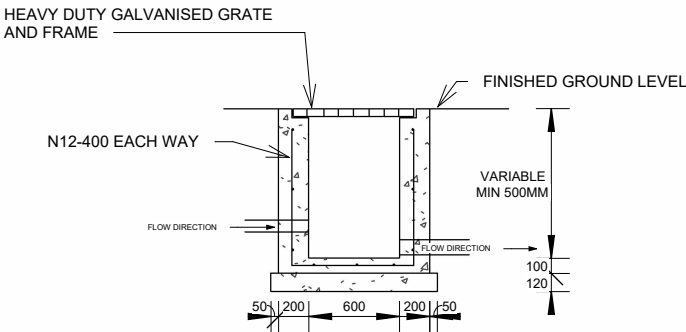
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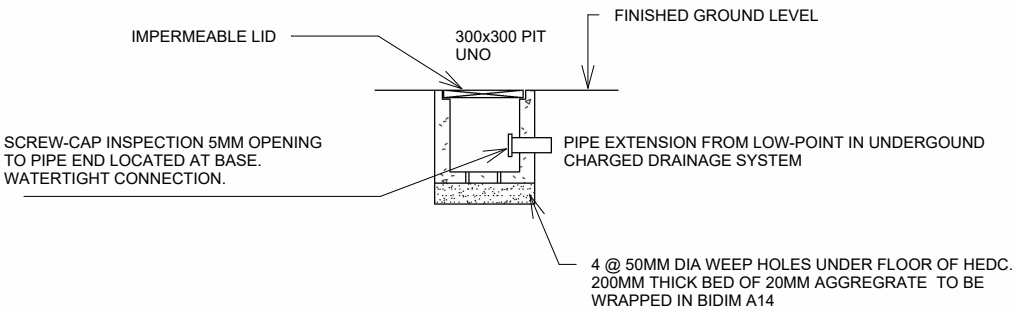
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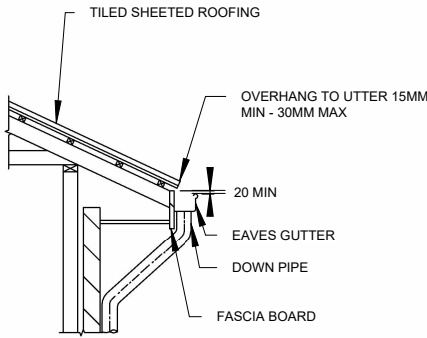
TYPICAL TRENCH DETAIL  
NTS



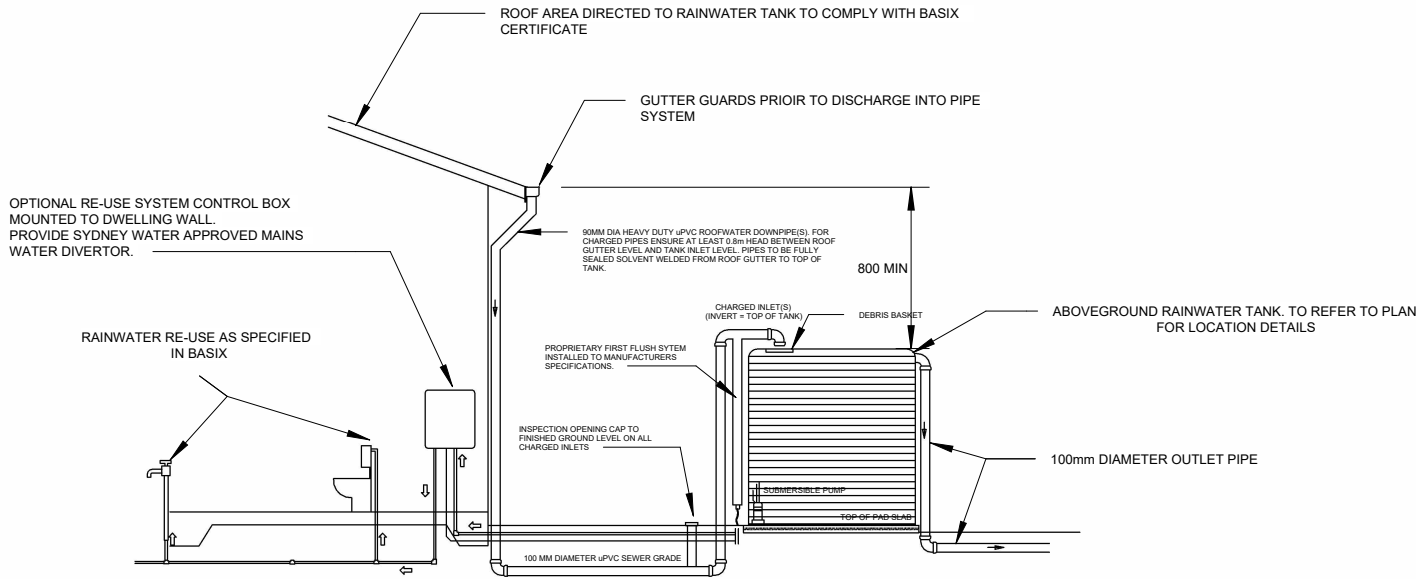
TYPICAL PIT DETAIL  
NTS



TYPICAL DETAIL - CHARGED CLEAN OUT PIT  
NTS



TYPICAL GUTTER TO EAVE  
DETAIL



TYPICAL RAINWATER TANK DETAIL  
NTS

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 VEHICLE LOADING: A. WITHOUT PAVEMENT i. FOR SINGLE DWELLINGS - ii. OTHER THAN SINGLE DWELLINGS - B. WITH PAVEMENT OF BRICK/UNREINFORCED CONCRETE -	100	100
	100	300
	100**	100**
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	450
	0**	100**
	0**	75**
	600	600
	600	750
3. SUBJECT TO CONSTRUCTION VEHICLES OR IN EMBANKMENT CONDITIONS	600#	750#
(*) INCLUDES OVERLAY ABOVE THE TOP OF THE PIPE OF NOT LESS THAN 50mm THICK (**) BELOW THE UNDERSIDE OF THE PAVEMENT (#) SUBJECT TO COMPLIANCE WITH AS 1762, AS2033, AS/NZS 2566.1, AS3725 OR AS4060		

- GENERAL NOTES**
1. FINAL LOCATION OF NEW DOWNPIPES TO BE DETERMINED BY BUILDER
  2. THESE DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL PLANS - DISCREPANCIES TO BE REFERRED TO ENGINEER
  3. ALL WORK MUST COMPLY WITH AS/NZS 3500.3:2018
  4. BUILDER TO VERIFY DIMENSIONS
  5. DRAWING NOT TO BE SCALED
  6. ALL STORMWATER PIPES TO BE 100MM uPVC AT A 1% MINIMUM GRADE DIAMETER
  7. BUILDER IS RESPONSIBLE TO LOCATE SERVICE PRIOR TO EXCAVATION
  8. ANY PITS WITHIN DRIVEWAY TO BE 150MM THICK CONCRETE
  9. THE BASE OF TRENCHES SHALL BE SLOPED AWAY FROM THE BUILDING.
  10. TRENCHES SHALL BE BACKFILLED WITH CLAY IN THE TOP 300mm WITHIN 1.5m OF THE BUILDING.
  11. WHERE PIPES PASS UNDER THE FOOTINGS, THE TRENCH SHALL BE BACKFILLED FULL DEPTH WITH CLAY OR CONCRETE TO RESTRICT THE INGRESS OF WATER BENEATH THE FOOTING SYSTEM.
  12. SUBSURFACE DRAINS TO REMOVE GROUNDWATER SHALL NOT BE USED WITHIN 1.5m OF THE BUILDING.
  13. LAGGING SHALL BE USED AROUND ALL STORMWATER AND SANITARY PLUMBING DRAIN PIPE PENETRATIONS THROUGH FOOTINGS. CLASS H1 (20mm) & CLASS H2/E (40mm).
  14. ALL STORMWATER AND SANITARY PLUMBING DRAINS ATTACHED TO OR EMERGING FROM UNDERNEATH BUILDINGS CONSTRUCTED ON HIGHLY REACTIVE CLAY SITES (H1, H2 & E) SHALL INCORPORATE FLEXIBLE JOINTS IMMEDIATELY OUTSIDE THE FOOTING/BUILDING PERIMETER TO ACCOMMODATE DIFFERENTIAL MOVEMENT.



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**DRAWING TITLE:**  
Drainage Details

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23 Nella Street, Padstow

**PROJECT DESCRIPTION**  
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