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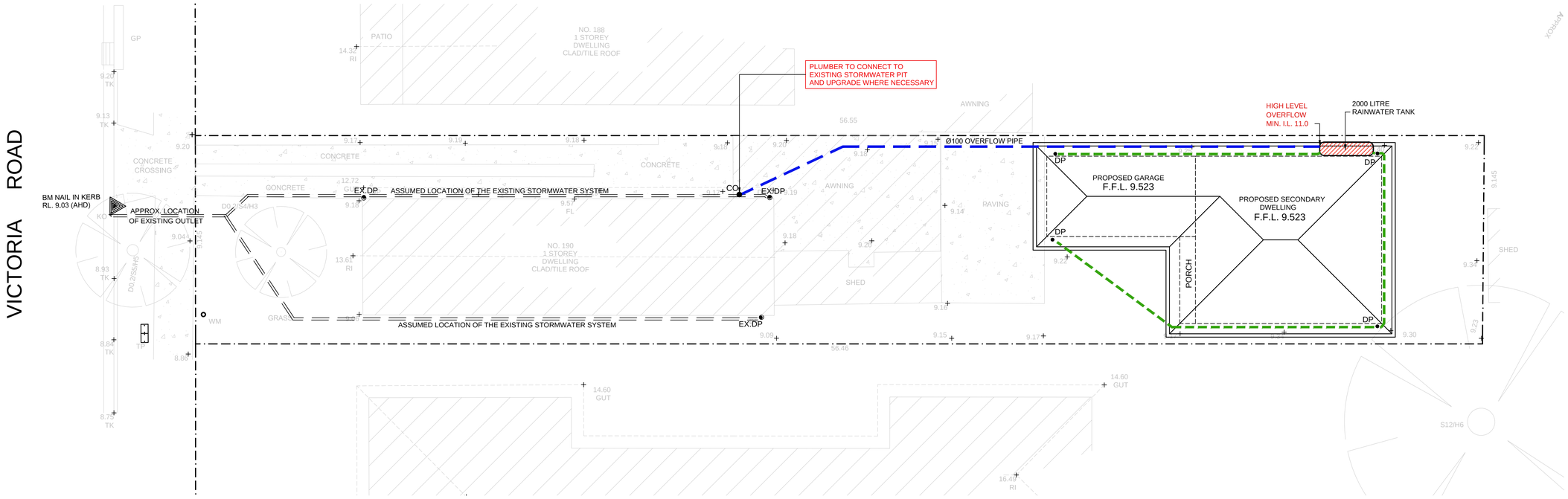
DIAL 1100 BEFORE YOU DIG




## SYMBOLS

| | |
|---|---|
| F.F.L. | FINISHED FLOOR LEVEL |
| F.G.L. | FINISHED GARAGE LEVEL |
| T.K. | TOP OF KERB |
| * 11.0 | FINISHED LEVEL |
| + 11.0 | EXISTING LEVEL |
| S.L. | SURFACE LEVEL |
| I.L. | INVERT LEVEL |
| 20 R | ROOF CATCHMENT AREA (m2) |
| 20 I | IMPERVIOUS CATCHMENT AREA (m2) |
| 20 L | LANDSCAPED CATCHMENT AREA (m2) |
| ● DP | Ø100 DOWN PIPE OR EQUIVALENT |
| SP | SPREADER |
| ● VD | VERTICAL DROP |
| ● VR | VERTICAL RISER |
| | RAIN WATER HEAD & DOWN PIPE |
| ⊗ | BASEMENT CLEAN OUT POINT |
| ● CO | CLEAN OUT POINT |
| SUMP | Ø150 SUMP |
| OF | SAFETY OVERFLOW |
| | CONCRETE COVER JUNCTION PIT |
| | GRATED INLET PIT 450x450 |
| | 200Wx100D GRATED DRAIN WITH 2% BTM SLOPE |
| | STORMWATER PIPE |
| | SUSPENDED STORMWATER PIPE |
| | CAST-IN PIPE |
| | STORMWATER PIPE TO RWT |
| | PUMP LINE |
| | Ø100 SUBSOIL PIPE |
| | SILT FENCE |
| | OVERLAND FLOW |
| | FALLS |

## EROSION CONTROL NOTES

1. ALL EROSION AND SILTATION CONTROL DEVICES ARE TO BE PLACED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION WORKS, AND ALL SILT TRAPS ARE TO HAVE DEPOSITED SILT REMOVED REGULARLY DURING CONSTRUCTION.
2. ALL TREES ARE TO BE PRESERVED UNLESS INDICATED OTHERWISE ON THE ARCHITECT'S OR LANDSCAPE ARCHITECT'S DRAWINGS. EXISTING GRASS COVER SHALL BE MAINTAINED EXCEPT IN AREAS CLEARED FOR BUILDINGS, PAVEMENTS ETC.
3. INSTALL TEMPORARY SEDIMENT BARRIERS TO ALL INLET PITS LIKELY TO COLLECT SILT LADDEN WATER, TO COUNCIL'S STANDARDS
4. NOT WITHSTANDING DETAILS SHOWN IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO ENSURE THAT ALL SITE ACTIVITIES COMPLY WITH THE REQUIREMENTS OF THE CLEAN WATERS ACT.
5. ALL TOPSOIL TO BE CONSERVED FOR RE-USE ON SITE

## NOTES

1. ALL LINES ARE TO BE Ø100 U.P.V.C.@ MIN 1.0% GRADE UNLESS NOTED OTHERWISE. CHARGED LINES TO BE SEWER GRADE & SEALED.
2. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE & LEVEL ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY EARTHWORKS.
3. ALL PIPES TO HAVE MIN 150mm COVER IF LOCATED WITHIN PROPERTY.
4. ALL PITS IN DRIVEWAYS TO BE 450x450 CONCRETE AND ALL PITS IN LANDSCAPED AREAS TO BE 450x450 PLASTIC.
5. PITS LESS THAN 600 DEEP MAY BE BRICK, PRECAST OR CONCRETE.
6. PITS DEEPER THAN 900 MUST BE 900x900 AND HAVE STEP RUNGS AT 300 CENTRES.
7. ALL BALCONIES AND ROOFS TO BE DRAINED AND TO HAVE SAFETY OVERFLOWS IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS.
8. ALL EXTERNAL SLABS TO BE WATERPROOFED.
9. ALL GRATES TO HAVE CHILD PROOF LOCKS.
10. ALL DRAINAGE WORKS TO AVOID TREE ROOTS.
11. ALL DPS TO HAVE LEAF GUARDS
12. ALL EXISTING LEVELS TO BE CONFIRMED BY BUILDER PRIOR TO CONSTRUCTION.
13. ALL WORK WITHIN COUNCIL RESERVE TO BE INSPECTED BY COUNCIL PRIOR TO CONSTRUCTION.
14. COUNCIL'S ISSUED FOOTWAY DESIGN LEVELS TO BE INCORPORATED INTO THE FINISHED LEVELS ONCE ISSUED BY COUNCIL.
15. ALL WORK SHALL BE IN ACCORDANCE WITH B.C.A. AND A.S.3500.3.
16. EXISTING STORMWATER PIPE LOCATIONS HAVE BEEN ASSUMED. PLUMBER TO INSPECT PRIOR TO WORKS AND UPGRADE PIPES AS NECESSARY.

# SITE AND ROOF DRAINAGE PLAN

SCALE 1:100

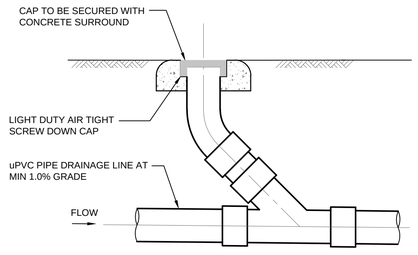
NOTE:

1. MINIMUM ROOF FALL 1% TO OUTLETS
2. WATERPROOF ALL CONCRETE ROOFS
3. PROVIDE SAFETY OVERFLOW TO ALL ROOFS
4. ALL DOWNPIPES CHARGED TO THE RAINWATER TANK ARE TO BE SEALED UP TO GUTTER LEVEL & BE PRESSURE TESTED AND CERTIFIED.
5. ALL DOWNPIPES TO BE CONSTRUCTED OF ONE MATERIAL FOR AESTHETICS REASONS AND PAINTED TO PROTECT THEM AGAINST ULTRA-VIOLET LIGHT DAMAGE.

## DESIGN SUMMARY

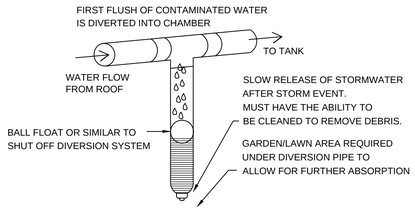
TOTAL SITE AREA = 516m2
PRE DEV. IMP. AREA = 245m2 (47%)
POST DEV. IMP. AREA = 346m2 (67%)

POST DEV. IMP. AREA < 70%
∴ NO O.S.D. IS REQUIRED



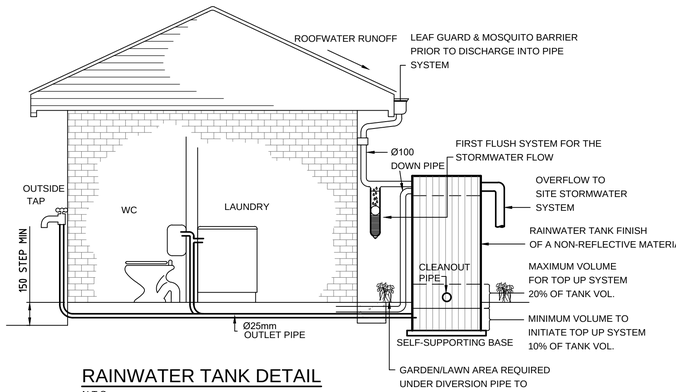

SCALE 1:20

## CLEANING EYE




## FIRST FLUSH WATER DIVERTER DETAIL

NTS




## RAINWATER TANK DETAIL

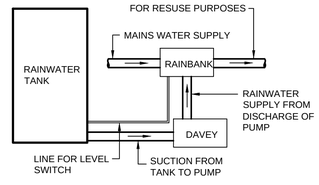
N.T.S.

INSTALLATION OF TANKS TO BE IN ACCORDANCE WITH MANUFACTURER SPECIFICATION.

## RAINWATER TANK TO COMPLY WITH BASIX CERTIFICATE

## STORAGE TANK NOTES

1. TANK WATER TAPS SHALL BE MARKED "RAINWATER NOT TO BE USED FOR HUMAN CONSUMPTION"
2. MINIMUM TANK SIZE 2000 LITRES
3. RAINWATER TANKS SHALL BE CONNECTED TO MAINS WATER SUPPLY AS BACKUP
4. THE PUMPS ARE TO BE INSULATED IN ACCORDANCE WITH COUNCIL POLICY
5. PUMPS SHALL PROVIDE MINIMUM 150 kPa PRESSURE
6. TANK TO BE CONNECTED TO AN OUTDOOR TAP FOR IRRIGATION USE
   TANK TO BE CONNECTED TO ALL TOILETS FOR TOILET FLUSHING
   TANK TO BE CONNECTED TO THE COLD WATER TAP THAT SUPPLIES EACH WASHING MACHINE FOR CLOTHES WASHING
7. RAINWATER TANKS TO BE CLEANED OUT EVERY 6 MONTHS
8. WATER TANK AND ASSOCIATED STRUCTURE TO BE THE SAME COLOUR, OR A COLOUR COMPLEMENTARY TO THE DWELLING
9. TOP OF TANK TO BE BELOW TOP OF NEAREST FENCE, OR 1.8 METRES, WHICHEVER IS LESSER.
10. THE WATER TANK SHOULD BE LOCATED AT LEAST 900mm FROM ANY PROPERTY BOUNDARY
11. PLUMBING FROM THE WATER TANK IS TO BE KEPT SEPARATE FROM THE RETICULATED WATER SUPPLY SYSTEM
12. TANK TO BUILT ON SELF-SUPPORTING BASE
13. PROVIDE BACK-FLOW PREVENTION DEVICE AT MAINS WATER METER
14. ROOF DRAINING TO TANK MUST NOT CONTAIN LEAD, TAR BASED PAINTS OR ASBESTOS
15. WATER TO BE DRAWN FROM ANAEROBIC ZONE OF TANK




## PLAN

N.T.S.

## ISSUED FOR DA

Revision

| Rev | Date | Description |
|---|---|---|
| A | 21.02.2025 | ISSUE FOR DA |

PROJECT:
PROPOSED SECONDARY DWELLING
190 VICTORIA ROAD,
PUNCHBOWL

COUNCIL:
CANTERBURY BANKSTOWN COUNCIL

CLIENT:
MASTER GRANNY FLATS

BUILDER:
MASTER GRANNY FLATS

ARCHITECT:
MASTER GRANNY FLATS

DRAWING TITLE:
SITE & ROOF DRAINAGE PLAN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ACN: 672 826 345


| NORTH: | DESIGNED: J.T. | DRAWN: V.S. | CHECKED: J.T. |
|---|---|---|---|
| | APPROVED: JOSEPH SAAD TANNOUS BEng (Hons), MIEAust, CPEng | SIZE: A1 | |
| | JOB No: 25-0256 | REVISION: A | DRAWING No: SW01 |