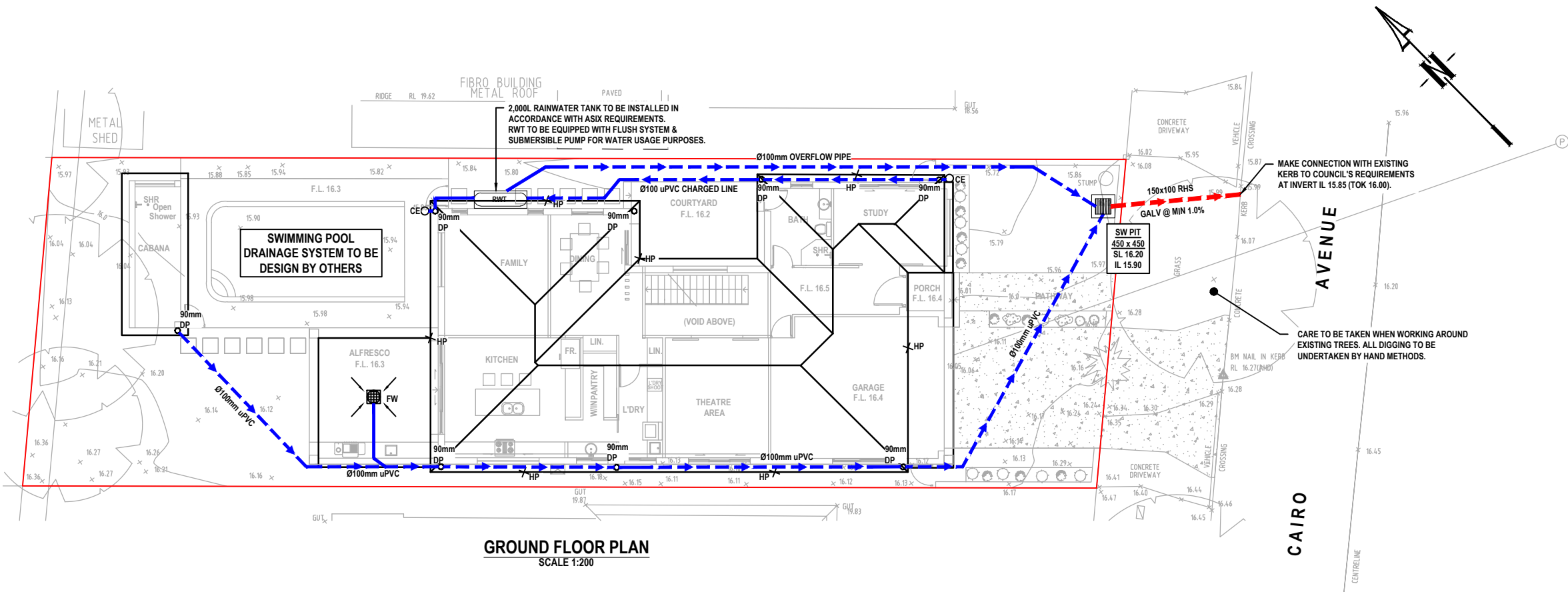


LEGEND

- PROPOSED STORMWATER
- DP GUTTER DOWNPIPE
- DP SP GUTTER DOWNPIPE SPREADER
- ✕ HP ROOF GUTTER HIGH POINT
- ROOF SLOPE
- RWT 2,000L RAINWATER TANK
- CE Ø300 CLEANING EYE
- ✕ RL 47.00 DESIGN SURFACE LEVEL
- + NS 20.00 EXISTING SURFACE LEVEL
- 50.00 — EXISTING CONTOUR



GROUND FLOOR PLAN
SCALE 1:200

GENERAL NOTES

- ALL LINES ARE TO BE Ø90 uPVC 1.0% GRADE UNLESS NOTED OTHERWISE. CHARGED LINES TO BE SEWERGRADE & SEALED.
- EXISTING SERVICES LOCATIONS SHOWN INDICATIVE ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE & LEVEL ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY EARTHWORKS.
- ALL PIPES TO HAVE MIN 150mm COVER IF LOCATED WITHIN PROPERTY.
- ALL PITS IN DRIVEWAYS TO BE 450x450 CONCRETE AND ALL PITS IN LANDSCAPED AREAS TO BE 450x450 PLASTIC.
- PITS LESS THAN 600mm DEEP MAY BE BRICK, PRECAST OR CONCRETE.
- ALL BALCONIES AND ROOFS TO BE DRAINED AND TO HAVE SAFETY OVERFLOWS IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS.
- ALL EXTERNAL SLABS TO BE WATERPROOFED.
- ALL GRATES TO HAVE CHILD PROOF LOCKS.
- ALL DRAINAGE WORKS TO AVOID TREE ROOTS.
- ALL DPs TO HAVE LEAF GUARDS.
- ALL EXISTING LEVELS TO BE CONFIRMED BY BUILDER PRIOR TO CONSTRUCTION.
- ALL WORK WITHIN COUNCIL RESERVE TO BE INSPECTED BY COUNCIL PRIOR TO CONSTRUCTION.
- COUNCIL'S ISSUED FOOTWAY DESIGN LEVELS TO BE INCORPORATED INTO THE FINISHED LEVELS ONCE ISSUED BY COUNCIL.
- ALL WORK SHALL BE IN ACCORDANCE WITH B.C.A. AND A.S.3500.3.
- REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR LANDSCAPING.
- CARE TO BE TAKEN AROUND EXISTING SEWER. STRUCTURAL ADVICE IS REQUIRED FOR SEWER PROTECTION AGAINST ADDITIONAL LOADING FROM NEW PITS, PIPES, RETAINING WALLS AND OSD BASIN WATER LEVELS.
- ALL PIPES IN BALCONIES TO BE Ø65 uPVC CAST IN CONCRETE SLAB. CONTRACTOR TO PROVIDE A BREAK / OPEN VOID IN RAIL / BALLUSTRADE FOR STORMWATER EMERGENCY OVERFLOW. ALL ENCLOSED AREAS/PLANTER BOXES TO BE FITTED WITH FLOOR WASTES & DRAINED TO OSD DOWNPIPES TO BE CHECKED BY ARCHITECT & PLUMBER PRIOR TO CONSTRUCTION
- ALL DOWNPIPES & GUTTERS TO HAVE LEAF GUARDS
- ALL STORMWATER DRAINAGE WORKS TO BE CONSTRUCTED BY A LICENSED PLUMBER IN ACCORDANCE WITH AS3500, BASIX REPORT & NCC.
- THE PLUMBER OR BUILDER MAY NOT AMEND THE DESIGN OR INTERFERE WITH THE DESIGN INTENT WITHOUT WRITTEN APPROVAL FROM OUR OFFICE. ANY CHANGES MADE WITHOUT OUR APPROVAL WILL RESULT IN ADDITIONAL FEES FOR REDESIGN OR IF A SOLUTION CANNOT BE FOUND, RECONSTRUCTION WILL BE REQUIRED AT THE EXPENSE OF THE CONTRACTOR.

PIPES NOTE:

Ø90 PVC @ MIN 1.0%
Ø100 PVC @ MIN 1.0%
Ø150 PVC @ MIN 1.0%
UNLESS NOTED OTHERWISE

ROOF NOTE:

CONTRACTOR SHALL ENSURE & CERTIFY THAT ALL ROOF GUTTERS & DOWNPIPES CAPTURE & CONVEY MINIMUM FLOW OF Q100 PEAK RAINFALL RUNOFF TO THE PROPOSED RAINWATER TANK AS PER BASIX REQUIREMENTS.

					Architect
A	ISSUE FOR COMPLYING DEVELOPMENT CERTIFICATE		17/11/2024	WS	WS
Issue	Description	Date	Design	Checked	
1:10m at full size 1:10m 20cm					

Client
Canterbury Bankstown Council

Council
Canterbury Bankstown Council

Scale
0 4 8 12 m
SCALE 1:200 @ A3

Project
14 CAIRO AVENUE, PADSTOW PROPOSED SINGLE DWELLING STORMWATER LAYOUT PLANS COMPLYING DEVELOPMENT CERTIFICATE

Drawing Title				
STORMWATER LAYOUT PLAN GROUND FLOOR LEVEL				
Scale 1:200	A3	Project No. SW24401.CDC	Dwg. No. 101	Issue A



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



Architect	Client	Council	Scale	Project	Drawing Title			
		Canterbury Bankstown Council		14 CAIRO AVENUE, PADSTOW PROPOSED SINGLE DWELLING STORMWATER LAYOUT PLANS COMPLYING DEVELOPMENT CERTIFICATE	STORMWATER LAYOUT PLAN ROOF & MISCELLANEOUS DETAILS			
					Scale 1:200	A3 Project No. SW24401.CDC	Dwg. No. 102	Issue A