

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

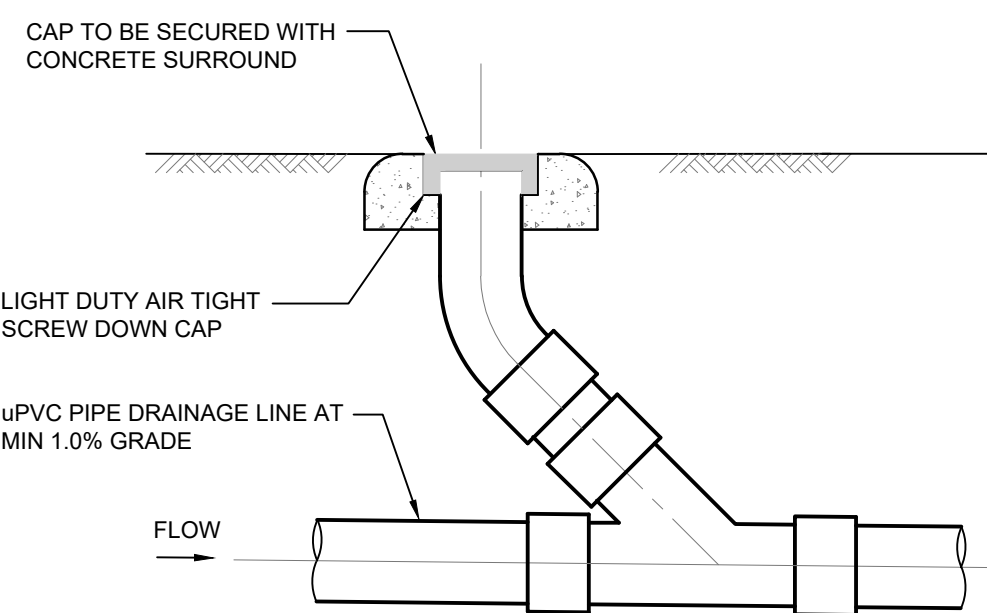


Diagram illustrating a precast concrete manhole structure. The structure is a square precast pit or brick pit. A 450x450 GRATE, LIGHT DUTY, HINGED GALVANISED (TYPE A) is installed on top. The structure is labeled with '20' and '4'. The inlet and outlet pipes are shown, with the inlet pipe labeled 'INLET' and the outlet pipe labeled 'OUTLET'. The structure is labeled 'PRECAST PIT OR BRICK PIT'.

450x450 GRATE
LIGHT DUTY, HINGED
GALVANISED (TYPE A)

INLET PIPE

OUTLET PIPE

450 MIN

450 MIN

FIRST FLUSH OF CONTAMINATED WATER IS DIVERTED INTO CHAMBER

TO TANK

WATER FLOW FROM ROOF

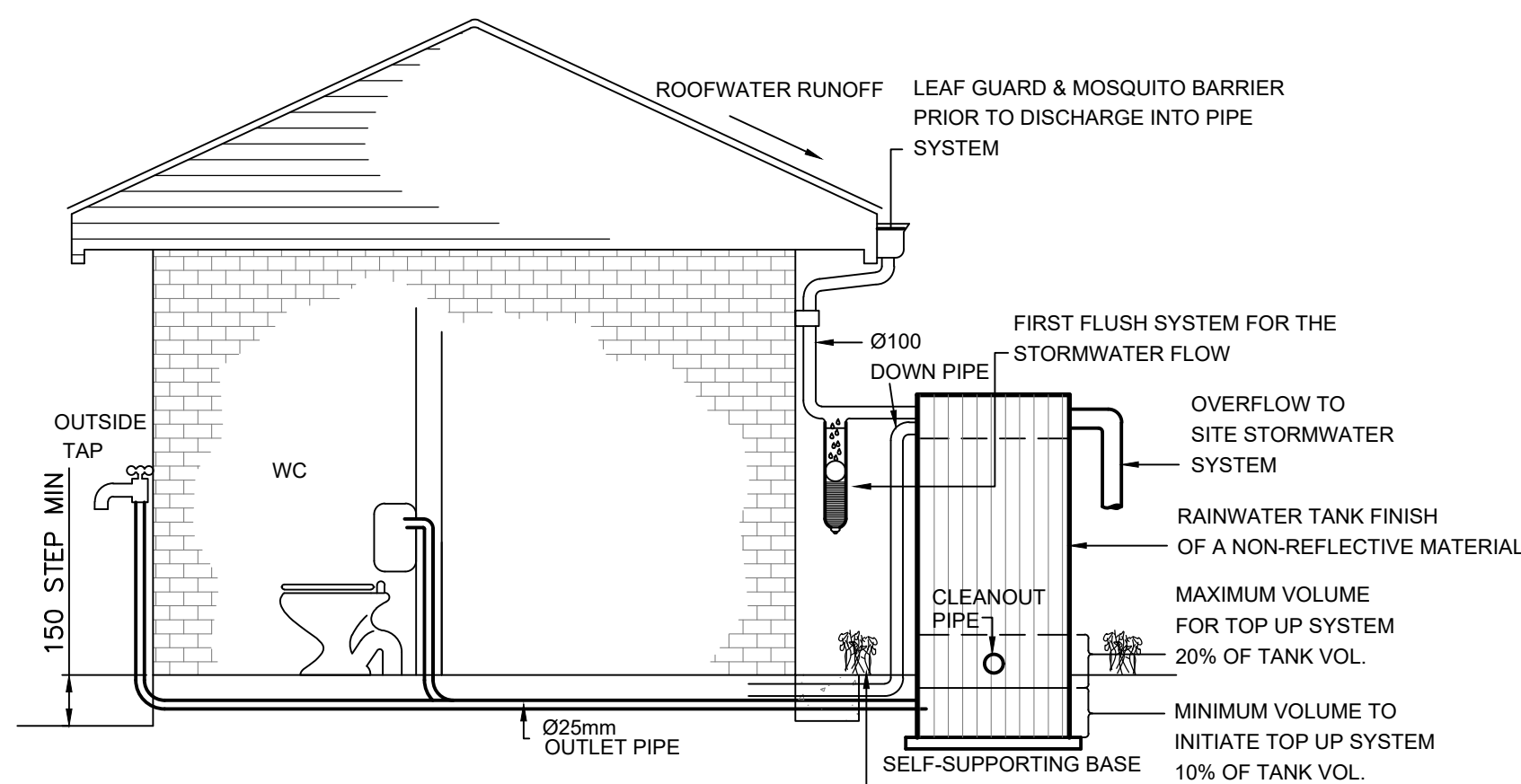
BALL FLOAT OR SIMILAR TO SHUT OFF DIVERSION SYSTEM

SLOW RELEASE OF STORMWATER AFTER STORM EVENT. MUST HAVE THE ABILITY TO BE CLEANED TO REMOVE DEBRIS.

GARDEN/LAWN AREA REQUIRED UNDER DIVERSION PIPE TO ALLOW FOR FURTHER ABSORPTION

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 LADEN 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

1. ALL LINES ARE TO BE 01010 U P V C @ MIN 1% 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 & 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 U/P GRADE PIPES AS NECESSARY.



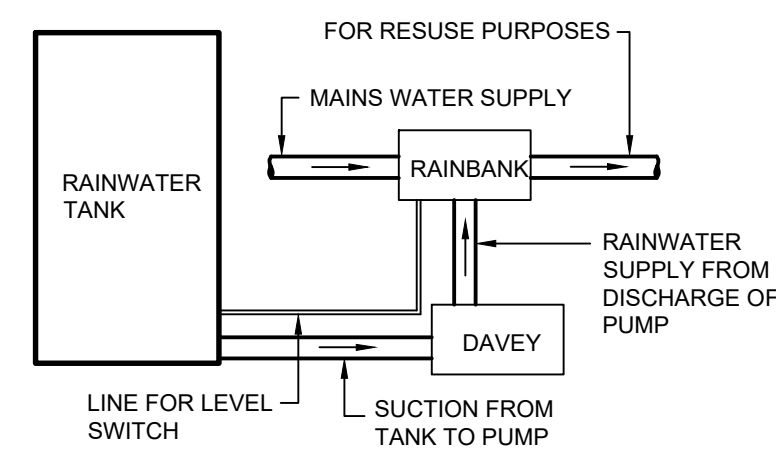
RAINWATER TANK DETAIL

N.T.S.

INSTALLATION OF TANKS TO BE IN ACCORDANCE
WITH MANUFACTURER SPECIFICATION.

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
7. TANK TO BE CONNECTED TO ALL TOILETS FOR TOILET FLUSHING
8. RAINWATER TANKS TO BE CLEANED OUT EVERY 6 MONTHS
9. WATER TANK AND ASSOCIATED STRUCTURE TO BE THE SAME COLOUR, OR A COLOUR COMPLEMENTARY TO THE DWELLING
10. TOP OF TANK TO BE BELOW TOP OF NEAREST FENCE, OR 1.8 METRES, WHICHEVER IS LESSER.
11. THE WATER TANK SHOULD BE LOCATED AT LEAST 900mm FROM ANY PROPERTY BOUNDARY
12. PLUMBING FROM THE WATER TANK IS TO BE KEPT SEPARATE FROM THE RETICULATED WATER SUPPLY SYSTEM
13. TANK TO BE BUILT ON SELF-SUPPORTING BASE
14. PROVIDE BACK-FLOW PREVENTION DEVICE AT MAINS WATER METER
15. ROOF DRAINING TO TANK MUST NOT CONTAIN LEAD, TAR BASED PAINTS OR ASBESTOS
16. WATER TO BE DRAWN FROM ANAEROBIC ZONE OF TANK

TOTAL SITE AREA = 681m²
PRE DEV. IMP. AREA = 367m² (53%)
POST DEV. IMP. AREA = 475m² (69%)
POST DEV. IMP. AREA < 75%
∴ NO O.S.D. IS REQUIRED



PLAN
N.T.S.

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