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NOTE:

THIS IS A COMPILATION ENGINEERING AND SURVEY
DRAWING DEPICTING STRUCTURAL ELEMENTS
OVERLAYED ON AN EXISTING SITE SURVEY.
SITE SURVEY PREPARED BY :
MITCHELL LAND SURVEYORS P/L
REF: 1241AA DATE: 14/09/2015
Ph - 9531 0060

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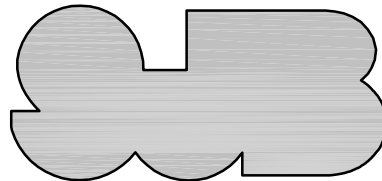


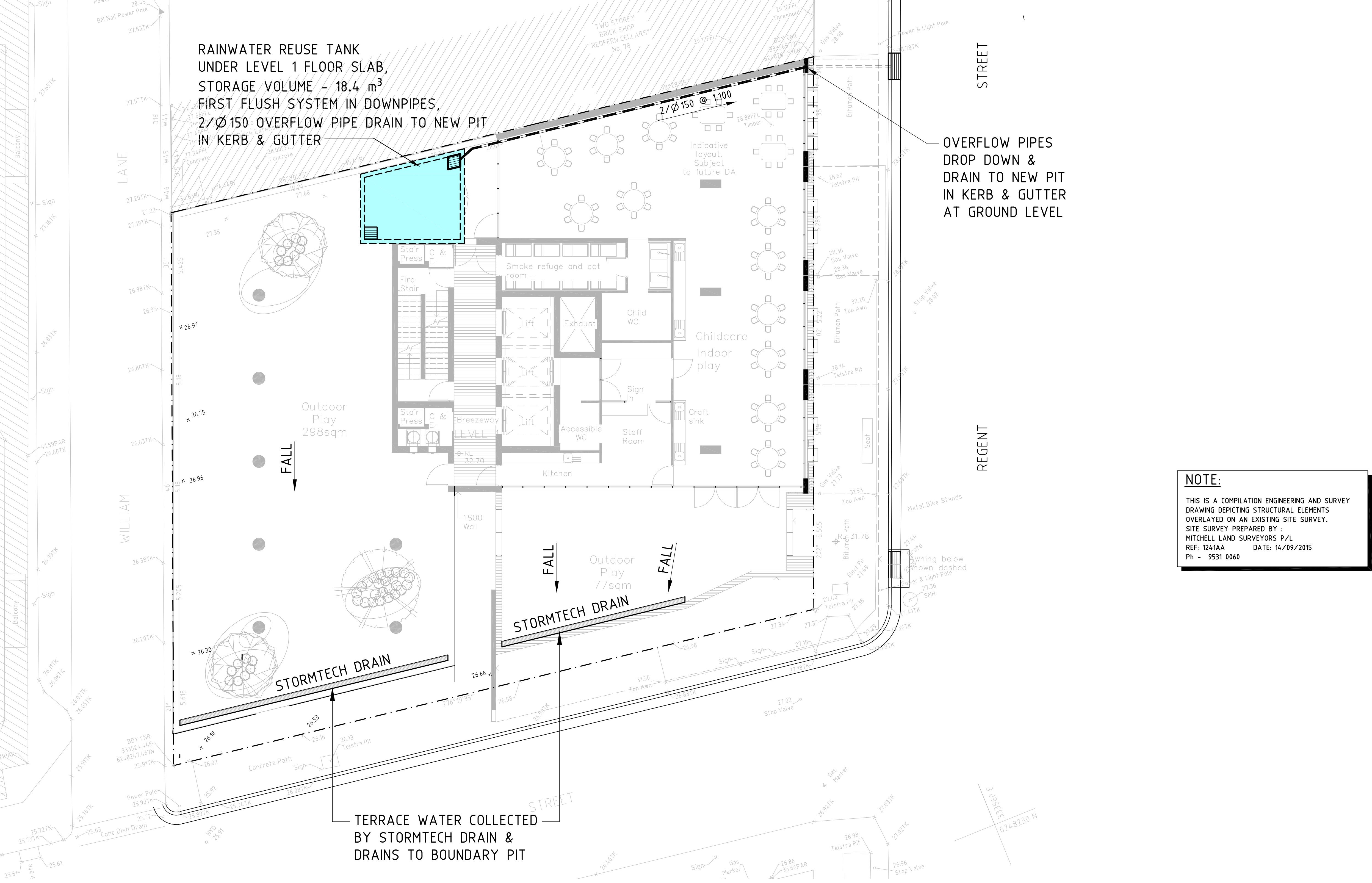
DRAINAGE CONCEPT PROPOSAL

ROOF PLAN

- ## DRAINAGE CONCEPT PROPOSAL
- ### ROOF PLAN

RAINWATER REUSE TANK ALTERNATIVE

C	05.08.16	REVISED ARCHITECTURAL LAYOUTS			
B	22.07.16	IN RESPONSE TO COUNCIL COMMENTS DATED JULY 19, 2016			
A	20.01.16	FOR COUNCIL SUBMISSION			
REV	DATE	DESCRIPTION			
ARCH					
SJB Architects					
Level 2 490 Crown Street Surry Hills NSW 2010 Australia T 61 2 9380 9911 F 61 2 9380 9922 www.sjb.com.au					
PROJECT					
NEW RESIDENTIAL DEVELOPMENT 80-88 REGENT STREET REDFERN					
DRAWING					
DRAINAGE CONCEPT PROPOSAL					
BEKKER paul bekker engineering design buro Pty limited suite 2 / 11 rangers road, neutral bay nsw 2089 phone: (02) 9953 6244 fax: (02) 9953 6266 email: bekker@spin.net.au postal address: po box 591 northbridge, nsw 1560		 CONSULT AUSTRALIA MEMBER			
DESIGNED					
SCALE	DATE	DRG No.	RWT	REV	
1:100	NOVEMBER 2015	63012	-DCP1	C	



**DRAINAGE CONCEPT PROPOSAL
LEVEL 1 PLAN**

LEGEND

- DIRECTION OF FALLS FOR DRAINAGE LINES
- NEW Ø100 U.P.V.C. SEWER CLASS DRAINAGE LINE WITH A MINIMUM FALL OF 1.0 % UNLESS NOTED OTHERWISE

GENERAL NOTES

- PROVIDE ALL SURFACE DRAINAGE WITHIN LANDSCAPED AREAS TO SUIT THE LANDSCAPE LAYOUT TO ARCHITECTS & LANDSCAPE ARCHITECTS REQUIREMENTS
- PROVIDE CLEANOUT POINTS AT ALL CHANGES IN DIRECTION OF DRAINAGE LINES.
- BUILDER TO ENSURE ALL PIPES ARE FLUSHED CLEAN PRIOR TO HANDOVER.
- BUILDER SHALL ENSURE ALL AREAS REQUIRING STORMWATER HAVE OVERFLOWS, WHETHER SHOWN ON THE DRAWINGS OR NOT. PROVIDE ONE 100mmØ OVERFLOW FOR EACH 100m² OF CATCHMENT AREA.
- BUILDER TO PROVIDE ALL DRAINAGE REQUIREMENTS TO COMPLY WITH AS 3500.

ALL DETAILS OF RAINWATER TANKS ARE TO COMPLY WITH CITY OF SYDNEY COUNCIL AND SYDNEY WATER SPECIFICATIONS AND DETAILS. ALL ASPECTS OF DRAINAGE SYSTEMS TO BE INSTALLED TO SYDNEY WATER AND COUNCILS REQUIREMENTS.

NOTES

- ALL ROOF TERRACE WATER DRAINS TO RAINWATER REUSE TANK, OVERFLOW TO KERB & GUTTER.
- BALCONIES, TERRACES & LANDSCAPE WATER DRAINS TO BOUNDARY GROSS POLLUTANT CONTROL PIT.
- ALL PIPES TO CATER FOR THE 100 YEAR ARI.
- SEEPAGE WATER IN BASEMENT IS TO DRAIN INTO SEEPAGE PIT AND DRAIN TO BOUNDARY GROSS POLLUTANT CONTROL PIT.
- BUILDER TO PROVIDE ALL DRAINAGE REQUIREMENTS TO COMPLY WITH AS 3500 & COUNCIL REQUIREMENTS.

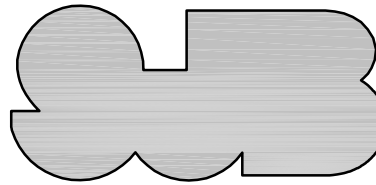
RAINWATER REUSE TANK USAGE:

- WATERING OF COMMON LANDSCAPED AREA;
- OUTDOOR TAPS.

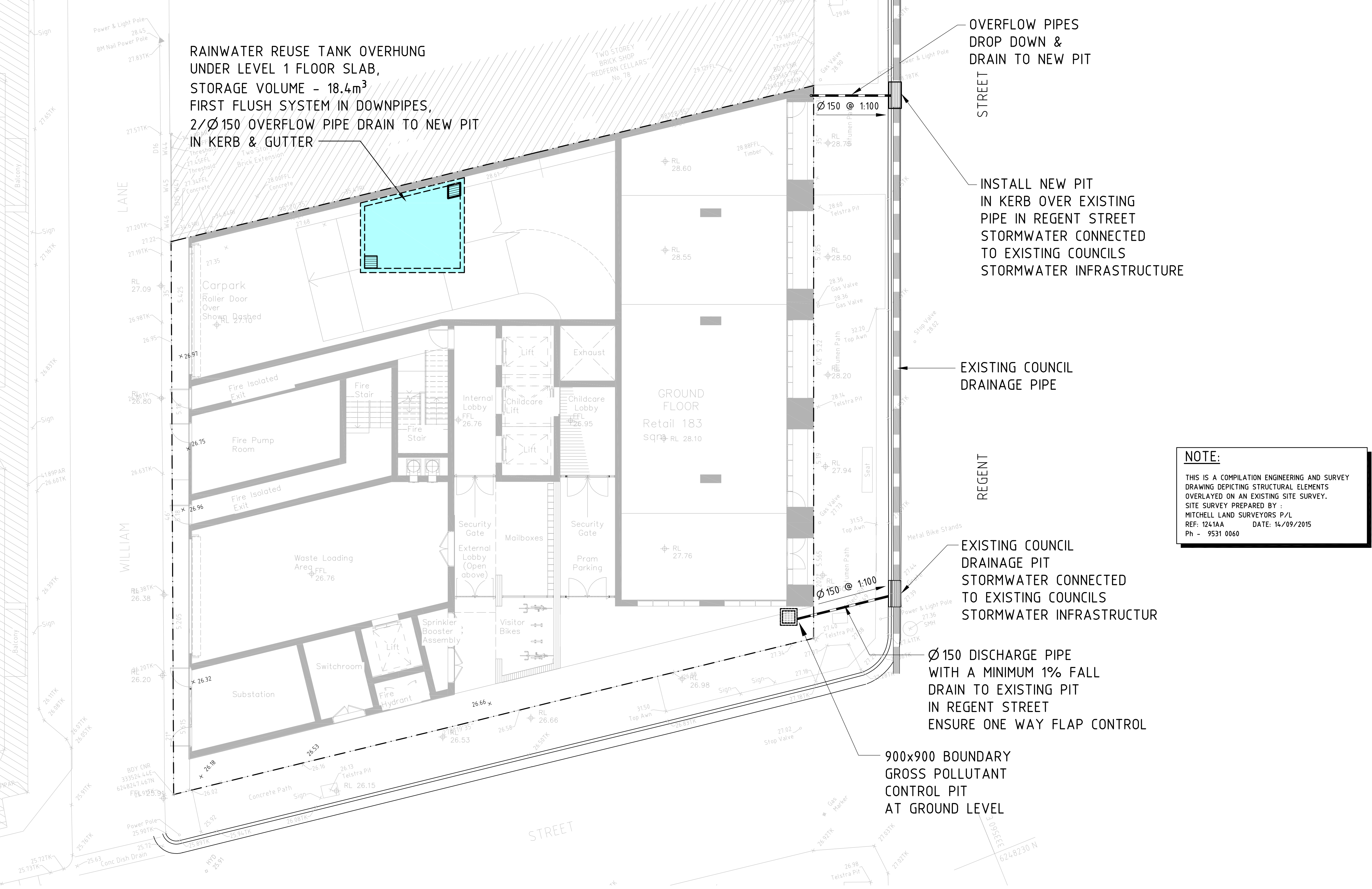
REFER TO COUNCILS TECHNICAL GUIDELINES FOR RAINWATER REUSE TANK REQUIREMENTS & DETAILS

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DESIGNED		
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RAINWATER REUSE TANK
ALTERNATIVE



RAINWATER REUSE TANK OVERHUNG
UNDER LEVEL 1 FLOOR SLAB,
STORAGE VOLUME - 18.4m³
FIRST FLUSH SYSTEM IN DOWNPIPES,
2/Ø150 OVERFLOW PIPE DRAIN TO NEW PIT
IN KERB & GUTTER

OVERFLOW PIPES
DROP DOWN &
DRAIN TO NEW PIT

INSTALL NEW PIT
IN KERB OVER EXISTING
PIPE IN REGENT STREET
STORMWATER CONNECTED
TO EXISTING COUNCIL'S
STORMWATER INFRASTRUCTURE

EXISTING COUNCIL
DRAINAGE PIPE

EXISTING COUNCIL
DRAINAGE PIT
STORMWATER CONNECTED
TO EXISTING COUNCIL'S
STORMWATER INFRASTRUCTURE

Ø150 DISCHARGE PIPE
WITH A MINIMUM 1% FALL
DRAIN TO EXISTING PIT
IN REGENT STREET
ENSURE ONE WAY FLAP CONTROL

900x900 BOUNDARY
GROSS POLLUTANT
CONTROL PIT
AT GROUND LEVEL

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**DRAINAGE CONCEPT PROPOSAL
GROUND FLOOR PLAN**

LEGEND

- DIRECTION OF FALLS FOR DRAINAGE LINES
- NEW Ø150 U.P.V.C. SEWER CLASS
DRAINAGE LINE WITH A MINIMUM FALL
OF 1.0 % UNLESS NOTED OTHERWISE
- STORMWATER PIT

GENERAL NOTES

- PROVIDE ALL SURFACE DRAINAGE WITHIN LANDSCAPED AREAS
TO SUIT THE LANDSCAPE LAYOUT TO ARCHITECTS &
LANDSCAPE ARCHITECTS REQUIREMENTS
- PROVIDE CLEANOUT POINTS AT ALL CHANGES IN
DIRECTION OF DRAINAGE LINES.
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WATER SPECIFICATIONS AND DETAILS. ALL ASPECTS OF
DRAINAGE SYSTEMS TO BE INSTALLED TO SYDNEY
WATER AND COUNCILS REQUIREMENTS.

NOTES

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OVERFLOW TO KERB & GUTTER.
BALCONIES, TERRACES & LANDSCAPE WATER DRAINS TO
BOUNDARY GROSS POLLUTANT CONTROL PIT.
- ALL PIPES TO CATER FOR THE 100 YEAR ARI.
- SEEPAGE WATER IN BASEMENT IS TO DRAIN INTO SEEPAGE
PIT AND DRAIN TO BOUNDARY GROSS POLLUTANT CONTROL PIT.
BUILDER TO PROVIDE ALL DRAINAGE REQUIREMENTS
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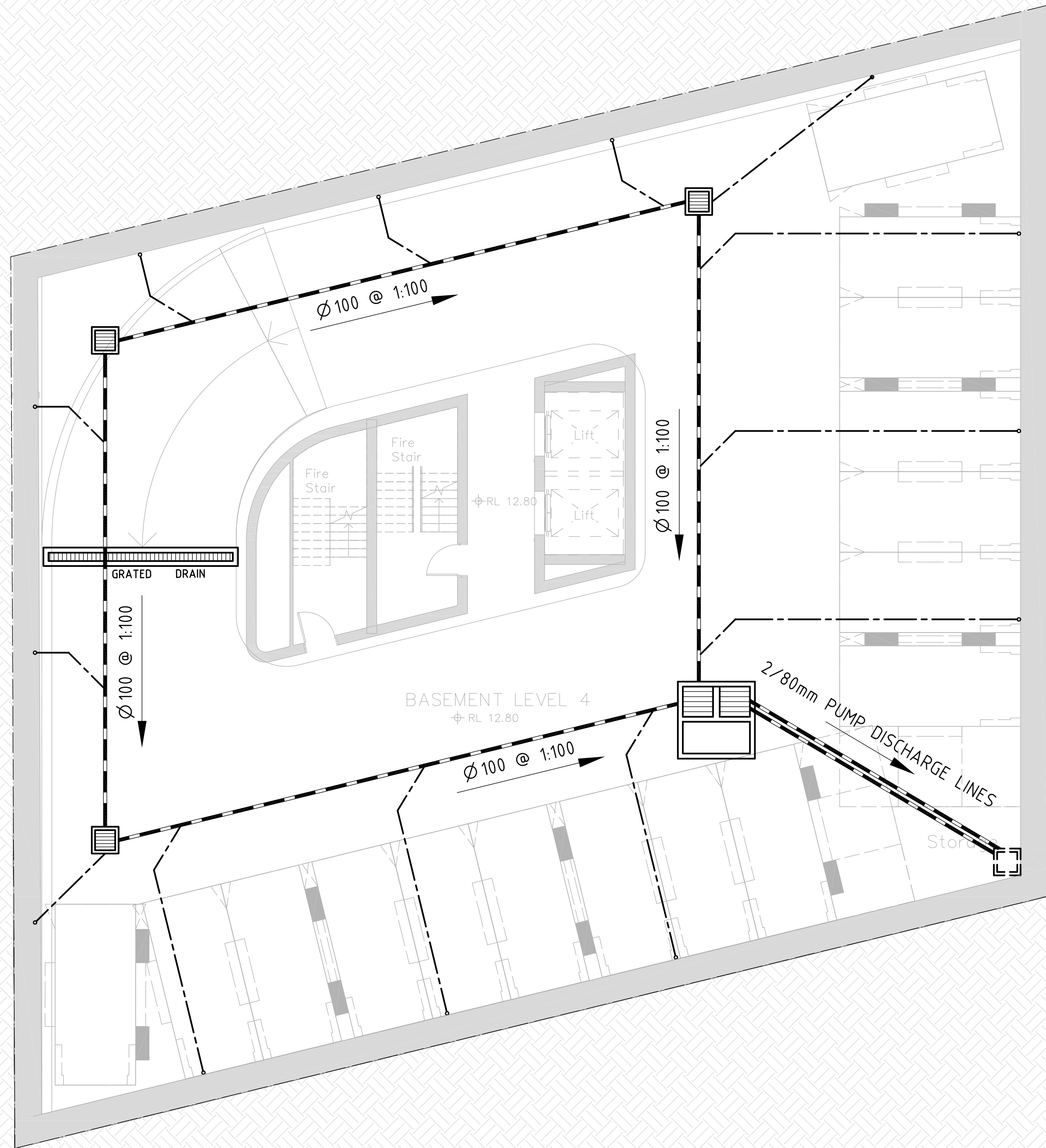
RAINWATER REUSE TANK USAGE:

- WATERING OF COMMON LANDSCAPED AREA;
- OUTDOOR TAPS.

REFER TO COUNCILS TECHNICAL GUIDELINES FOR RAINWATER
REUSE TANK REQUIREMENTS & DETAILS

RAINWATER REUSE TANK
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NEW BOUNDARY
STORMWATER PIT
AT GROUND LEVEL

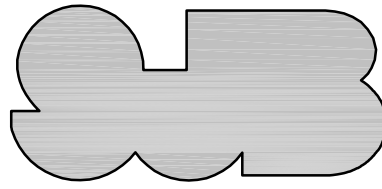


**DRAINAGE CONCEPT PROPOSAL
BASEMENT 4 PLAN**

LEGEND

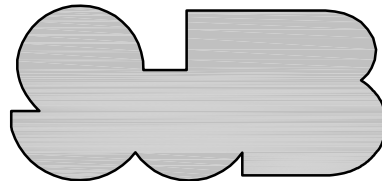
- DIRECTION OF FALLS FOR DRAINAGE LINES.
- 100mm Ø U.P.V.C. SEWER CLASS DRAINAGE LINE WITH A MINIMUM FALL OF 1.0 % UNLESS NOTED OTHERWISE.
- 90mm Ø AG PIPE IN BED OF SCREENINGS
- STORMWATER PIT

RAINWATER REUSE TANK
ALTERNATIVE

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design buro pty limited			
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