

TOW 87.5#



DRAINAGE CONCEPT PROPOSAL ROOF PLAN

NOTES

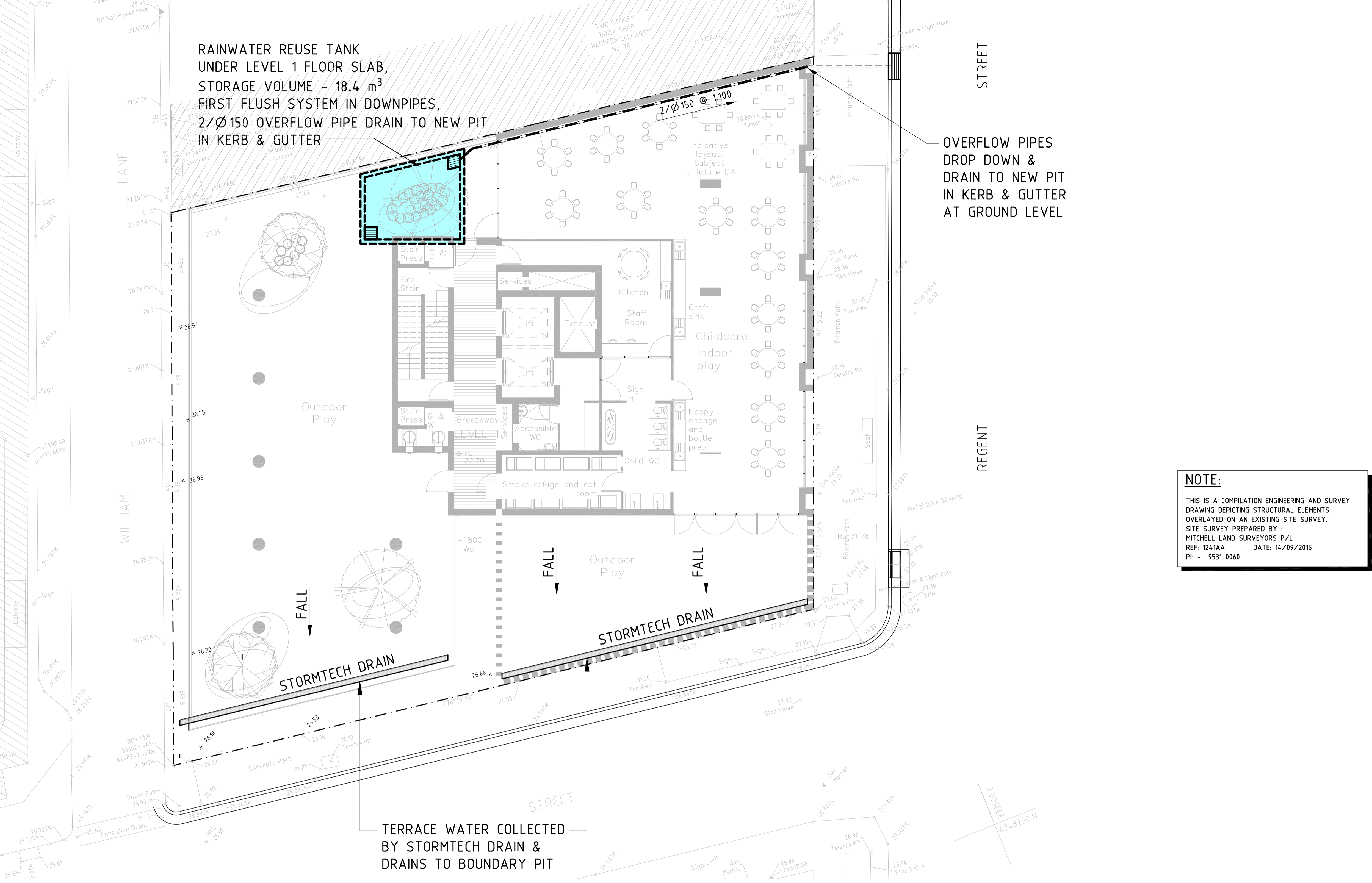
- ALL ROOF TERRACE & PLNAT ZONES WATER DRAINS TO RAINWATER REUSE TANK, OVERFLOW TO NEW PIT IN KERB & GUTTER.
- BALCONIES, TERRACES & LANDSCAPE WATER DRAINS TO BOUNDARY GROSS POLLUTANT CONTROL PIT.
- ALL PIPES TO CATER FOR THE 100 YEAR ARI.

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

D	03.11.16	REVISED ARCHITECTURAL LAYOUTS
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 abn 89 118 772 517 phone: (02) 9953 6244 fax: (02) 9953 6266 email: bekker@spin.net.au postal address: po box 591 northbridge, nsw 1580		
DESIGNED		
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1:100	NOVEMBER 2015	RWT 63012 -DCP1
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RAINWATER REUSE TANK
ALTERNATIVE



**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.

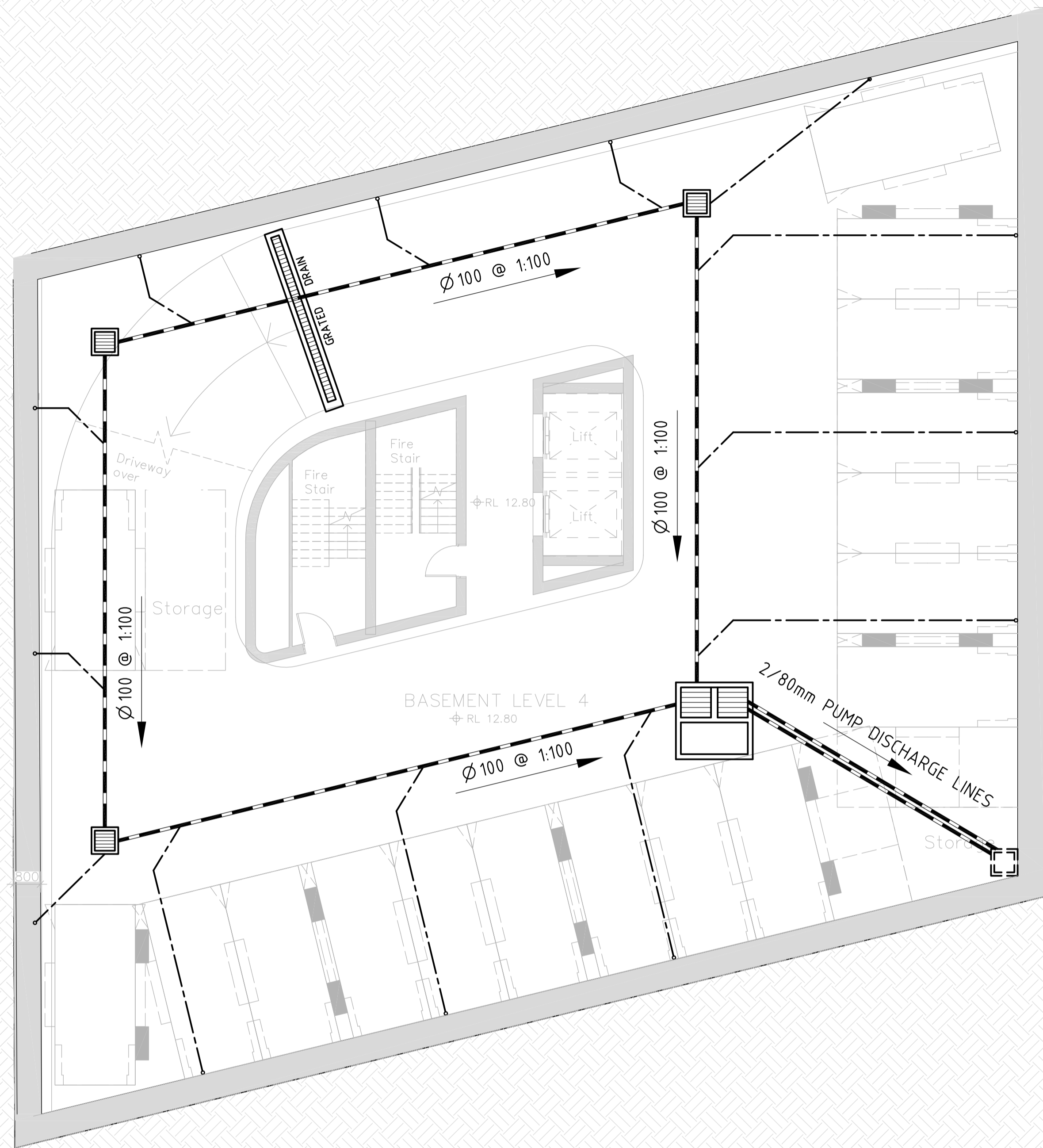
REFER TO COUNCILS TECHNICAL GUIDELINES FOR RAINWATER REUSE TANK REQUIREMENTS & DETAILS

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<div><div><div>BEKKER</div><div>paul bekker engineering</div><div>design buro pty limited</div></div><div><div><div><div>CONSULT AUSTRALIA</div><div></div><div>MEMBER</div></div></div></div></div>		
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RAINWATER REUSE TANK
ALTERNATIVE



NEW BOUNDARY
STORMWATER PIT
AT GROUND LEVEL

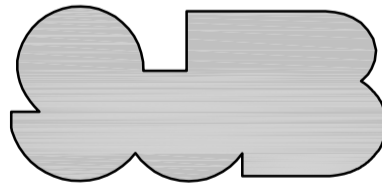



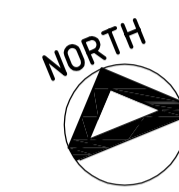
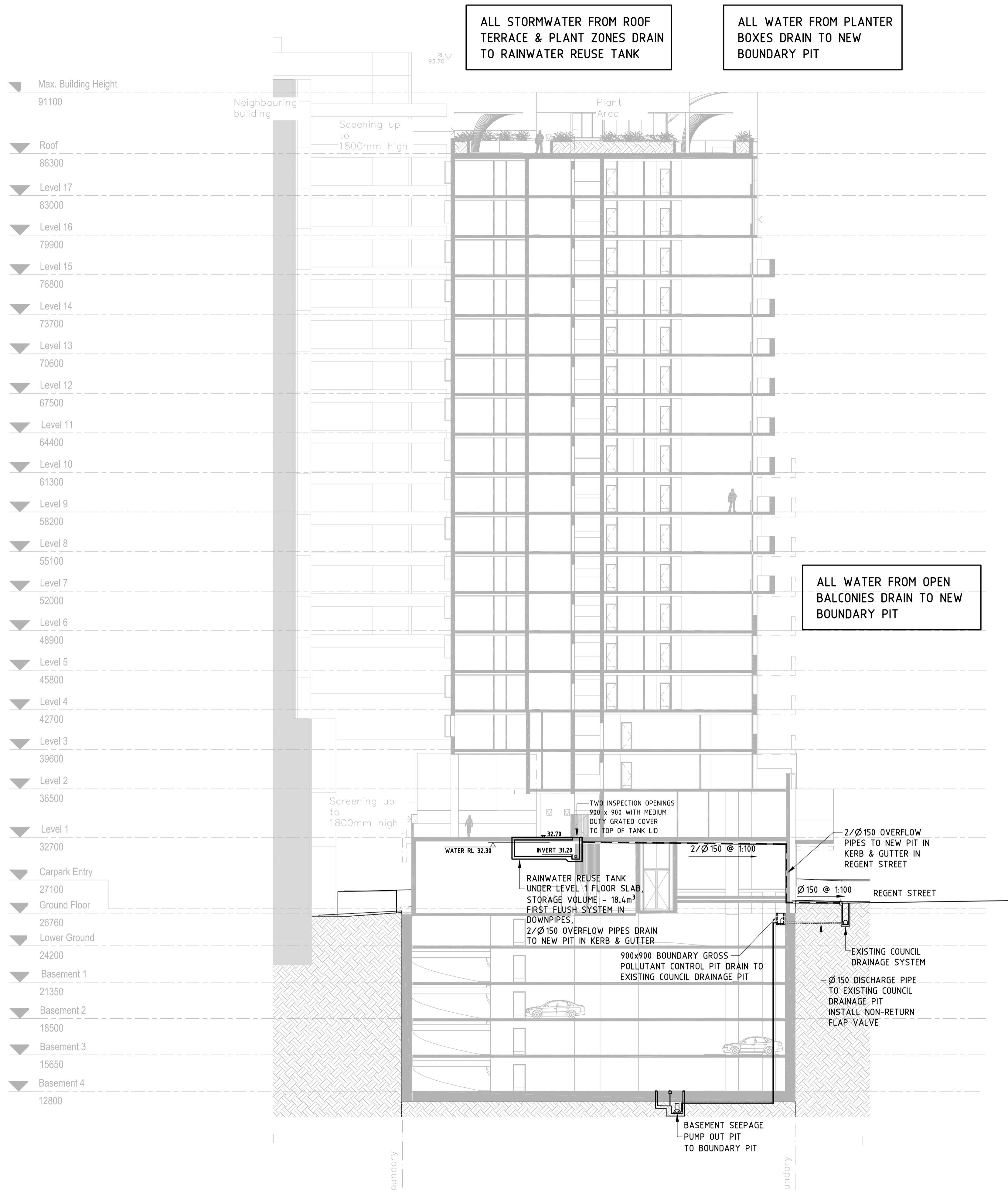
**DRAINAGE CONCEPT PROPOSAL
BASEMENT 4 PLAN**

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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DRAINAGE CONCEPT TYPICAL SECTIONB

LEGEND



DIRECTION OF FALLS FOR DRAINAGE LINES.



150mm Ø U.P.V.C. SEWER CLASS
DRAINAGE LINE WITH A MINIMUM FALL
OF 1.0 % UNLESS NOTED OTHERWISE.

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RAINWATER REUSE TANK
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