

1 CAREEL HEAD ROAD, AVALON BEACH PROPOSED MIXED USE DEVELOPMENT

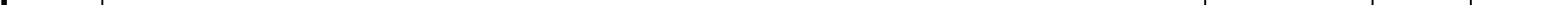
STORMWATER CONCEPT PLANS



LOCALITY PLAN
N.T.S

DRAWING INDEX	
Drawing No.	DESCRIPTION
000	COVER SHEET PLAN
101	STORMWATER CONCEPT PLAN BASEMENT LEVEL SHEET 1 OF 2
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108	MAINTENANCE SCHEDULE & MISCELLANEOUS DETAILS SHEET

NOT FOR CONSTRUCTION

D		ISSUE FOR COORDINATION		22/05/2025	YRM	EH	OC	Architect CDArchitects Level 2, 60 Park Street, Sydney NSW 2000 P: +61 2 9267 2000 E: info@cdarchitects.com.au W: www.cdarchitects.com.au	Council Northern Beaches Council	Scale	 C & S ENGINEERING SERVICES CIVIL & STORMWATER ENGINEERING SERVICES PTY LTD ABN: 27 644 422 506 Shop 1, 143-147 Parramatta Road, Concord, NSW 2137 P:(02) 8397 6500 E:info@esgconsult.com.au	Project 1 CAREEL HEAD ROAD, AVALON BEACH PROPOSED MIXED USE DEVELOPMENT STORMWATER CONCEPT PLAN	Drawing Title COVER SHEET PLAN				
C		ISSUE FOR COORDINATION		11/04/2025	YRM	EH	OC										
B		ISSUE FOR DEVELOPMENT APPLICATION		22/07/2024	YRM	EH	OC										
A		ISSUE FOR DEVELOPMENT APPLICATION		20/06/2024	YRM	EH	OC										
Issue	Description	Date	Designed	Engineer	Checked												
													Scale N.T.S.	A1	Project No. 240157	Dwg. No. 000	Issue D

CONFINED SPACE DANGER SIGN

A) A CONFINED SPACE DANGER SIGN SHALL BE POSITIONED IN A LOCATION AT ALL ACCESS POINTS, SUCH THAT IT IS CLEARLY VISIBLE TO PERSONS PROPOSING TO ENTER THE BELOW GROUND TANK'S CONFINED SPACE.

B) MINIMUM DIMENSIONS OF THE SIGN - 300mm x 450mm (LARGE ENTRIES, SUCH AS DOORS) - 250mm x 180mm (SMALL ENTRIES SUCH AS GRATES & MANHOLES).

C) THE SIGN SHALL BE MANUFACTURED FROM COLOUR BONDED ALUMINUM OR POLYPROPYLENE.

D) SIGN SHALL BE AFFIXED USING SCREWS AT EACH CORNER OF THE SIGN.

COLOURS:
"DANGER" & BACKGROUND = WHITE
ELLIPTICAL AREA = RED
RECTANGLE CONTAINING ELLIPSE = BLACK
BORDER AND OTHER LETTERING = BLACK

STANDARD PUMP OUT DESIGN NOTES

THE PUMP OUT SYSTEM SHALL BE DESIGN TO BE OPERATED IN THE FOLLOWING MANNER:

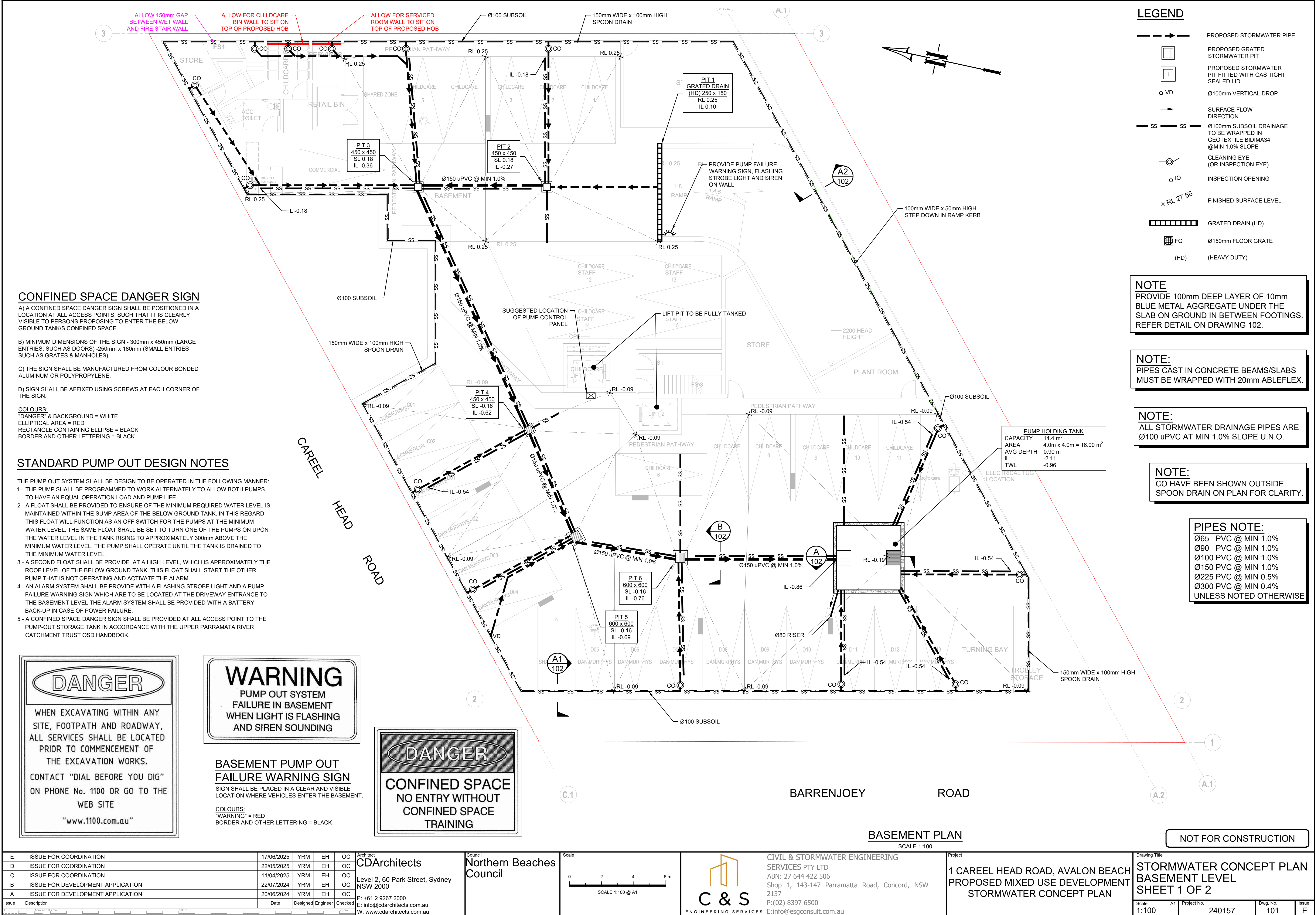
- 1 - THE PUMP SHALL BE PROGRAMMED TO WORK ALTERNATELY TO ALLOW BOTH PUMPS TO HAVE AN EQUAL OPERATION LOAD AND PUMP LIFE.
- 2 - A FLOAT SHALL BE PROVIDED TO ENSURE OF THE MINIMUM REQUIRED WATER LEVEL IS MAINTAINED WITHIN THE SUMP AREA OF THE BELOW GROUND TANK. IN THIS REGARD THIS FLOAT WILL FUNCTION AS AN OFF SWITCH FOR THE PUMPS AT THE MINIMUM WATER LEVEL. THE SAME FLOAT SHALL BE SET TO TURN ONE OF THE PUMPS ON UPON THE WATER LEVEL IN THE TANK RISING TO APPROXIMATELY 300mm ABOVE THE MINIMUM WATER LEVEL. THE PUMP SHALL OPERATE UNTIL THE TANK IS DRAINED TO THE MINIMUM WATER LEVEL.
- 3 - A SECOND FLOAT SHALL BE PROVIDE AT A HIGH LEVEL, WHICH IS APPROXIMATELY THE ROOF LEVEL OF THE BELOW GROUND TANK. THIS FLOAT SHALL START THE OTHER PUMP THAT IS NOT OPERATING AND ACTIVATE THE ALARM.
- 4 - AN ALARM SYSTEM SHALL BE PROVIDE WITH A FLASHING STROBE LIGHT AND A PUMP FAILURE WARNING SIGN WHICH ARE TO BE LOCATED AT THE DRIVEWAY ENTRANCE TO THE BASEMENT LEVEL THE ALARM SYSTEM SHALL BE PROVIDED WITH A BATTERY BACK-UP IN CASE OF POWER FAILURE.
- 5 - A CONFINED SPACE DANGER SIGN SHALL BE PROVIDED AT ALL ACCESS POINT TO THE PUMP-OUT STORAGE TANK IN ACCORDANCE WITH THE UPPER PARRAMATA RIVER CATCHMENT TRUST OSD HANDBOOK.



BASEMENT PUMP OUT FAILURE WARNING SIGN

SIGN SHALL BE PLACED IN A CLEAR AND VISIBLE LOCATION WHERE VEHICLES ENTER THE BASEMENT.

COLOURS:
"WARNING" = RED
BORDER AND OTHER LETTERING = BLACK



LEGEND

- PROPOSED STORMWATER PIPE
- PROPOSED GRATED STORMWATER PIT
- PROPOSED STORMWATER PIT FITTED WITH GAS TIGHT SEALED LID
- Ø100mm VERTICAL DROP
- SURFACE FLOW DIRECTION
- Ø100mm SUBSOIL DRAINAGE TO BE WRAPPED IN GEOTEXTILE BIDIMA34 @MIN 1.0% SLOPE
- CLEANING EYE (OR INSPECTION EYE)
- INSPECTION OPENING
- FINISHED SURFACE LEVEL
- GRATED DRAIN (HD)
- Ø100mm FLOOR GRATE (HD) (HEAVY DUTY)

NOTE

PROVIDE 100mm DEEP LAYER OF 10mm BLUE METAL AGGREGATE UNDER THE SLAB ON GROUND IN BETWEEN FOOTINGS. REFER DETAIL ON DRAWING 102.

NOTE:

PIPES CAST IN CONCRETE BEAMS/SLABS MUST BE WRAPPED WITH 20mm ABLEFLEX.

NOTE:

ALL STORMWATER DRAINAGE PIPES ARE Ø100 uPVC AT MIN 1.0% SLOPE U.N.O.

NOTE:

CO HAVE BEEN SHOWN OUTSIDE SPOON DRAIN ON PLAN FOR CLARITY.

PIPES NOTE:

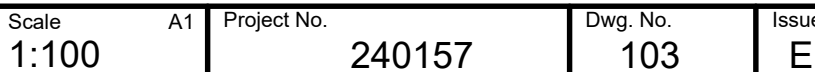
Ø65 PVC @ MIN 1.0%
Ø90 PVC @ MIN 1.0%
Ø100 PVC @ MIN 1.0%
Ø150 PVC @ MIN 1.0%
Ø225 PVC @ MIN 0.5%
Ø300 PVC @ MIN 0.4%
UNLESS NOTED OTHERWISE

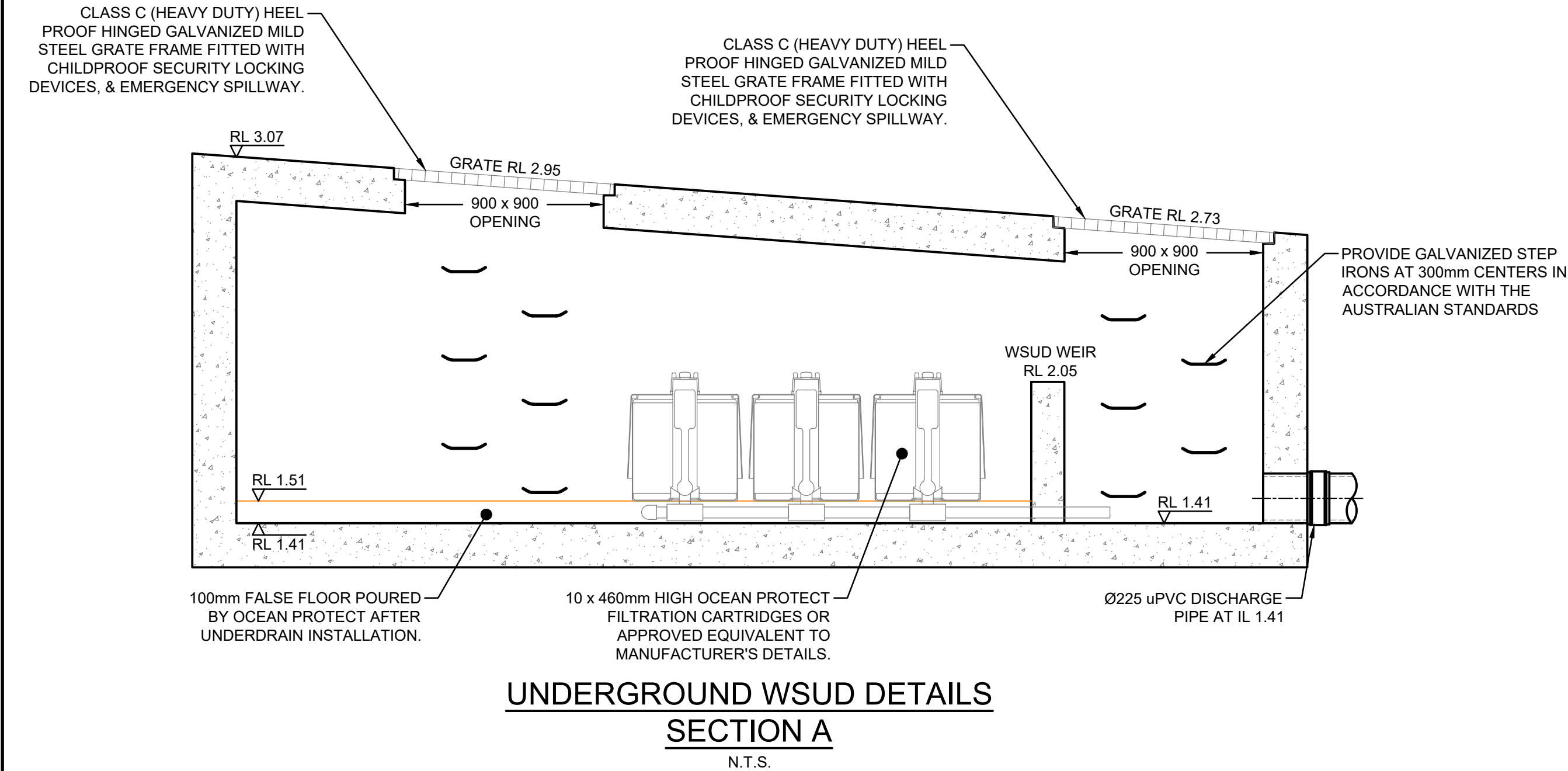
BASEMENT PLAN

SCALE 1:100

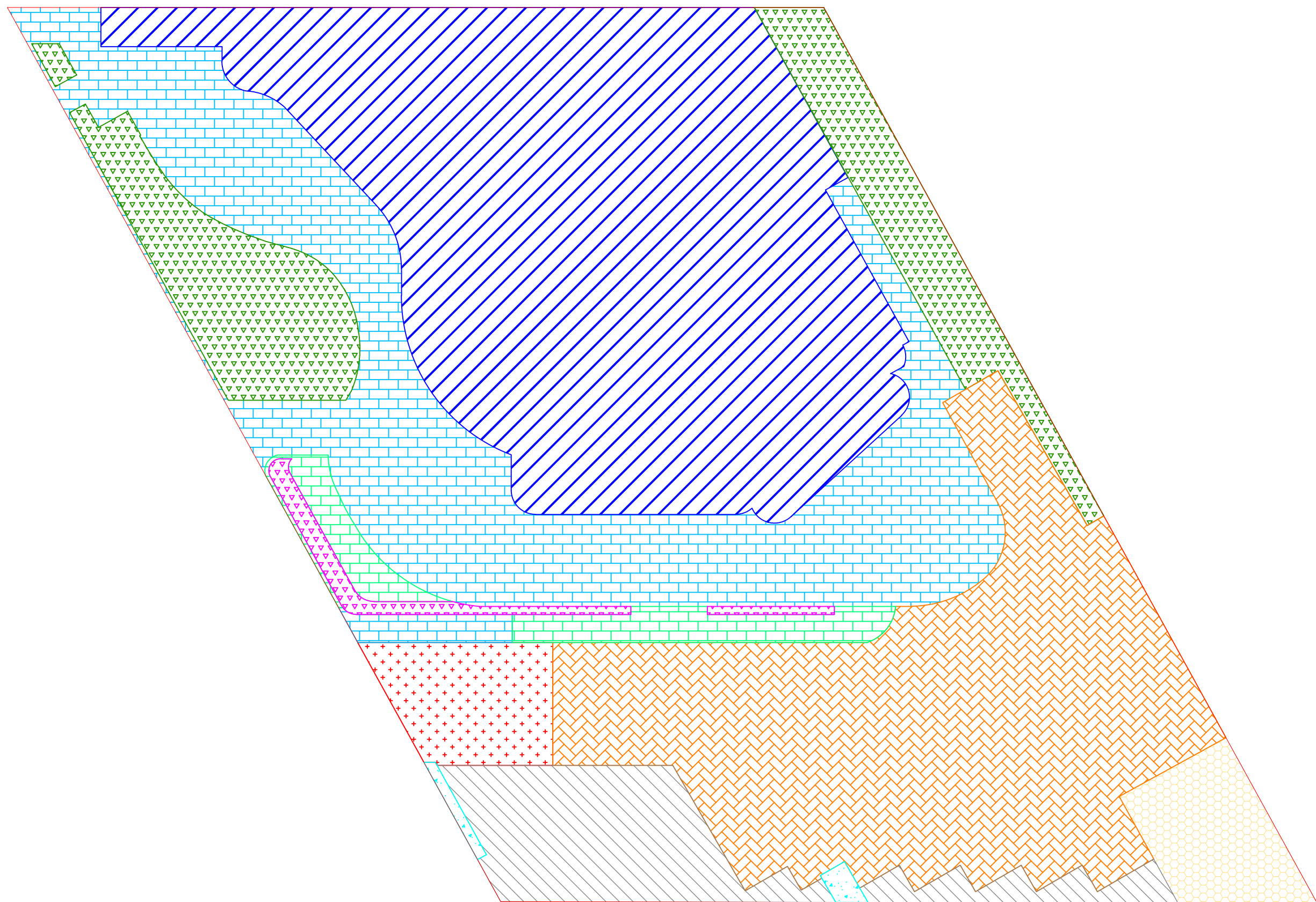
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E		ISSUE FOR COORDINATION			17/06/2025	YRM	EH	OC	CDArchitects Level 2, 60 Park Street, Sydney NSW 2000 P: +61 2 9267 2000 E: info@cdarchitects.com.au W: www.cdarchitects.com.au	Council Northern Beaches Council	Scale 0246m SCALE 1:100 @ A1	 CIVIL & STORMWATER ENGINEERING SERVICES PTY LTD ABN: 27 644 422 506 Shop 1, 143-147 Parramatta Road, Concord, NSW 2137 P:(02) 8397 6500 E:info@esgconsult.com.au	Project 1 CAREEL HEAD ROAD, AVALON BEACH PROPOSED MIXED USE DEVELOPMENT STORMWATER CONCEPT PLAN	Drawing Title STORMWATER CONCEPT PLAN BASEMENT LEVEL SHEET 1 OF 2			
D		ISSUE FOR COORDINATION			22/05/2025	YRM	EH	OC									
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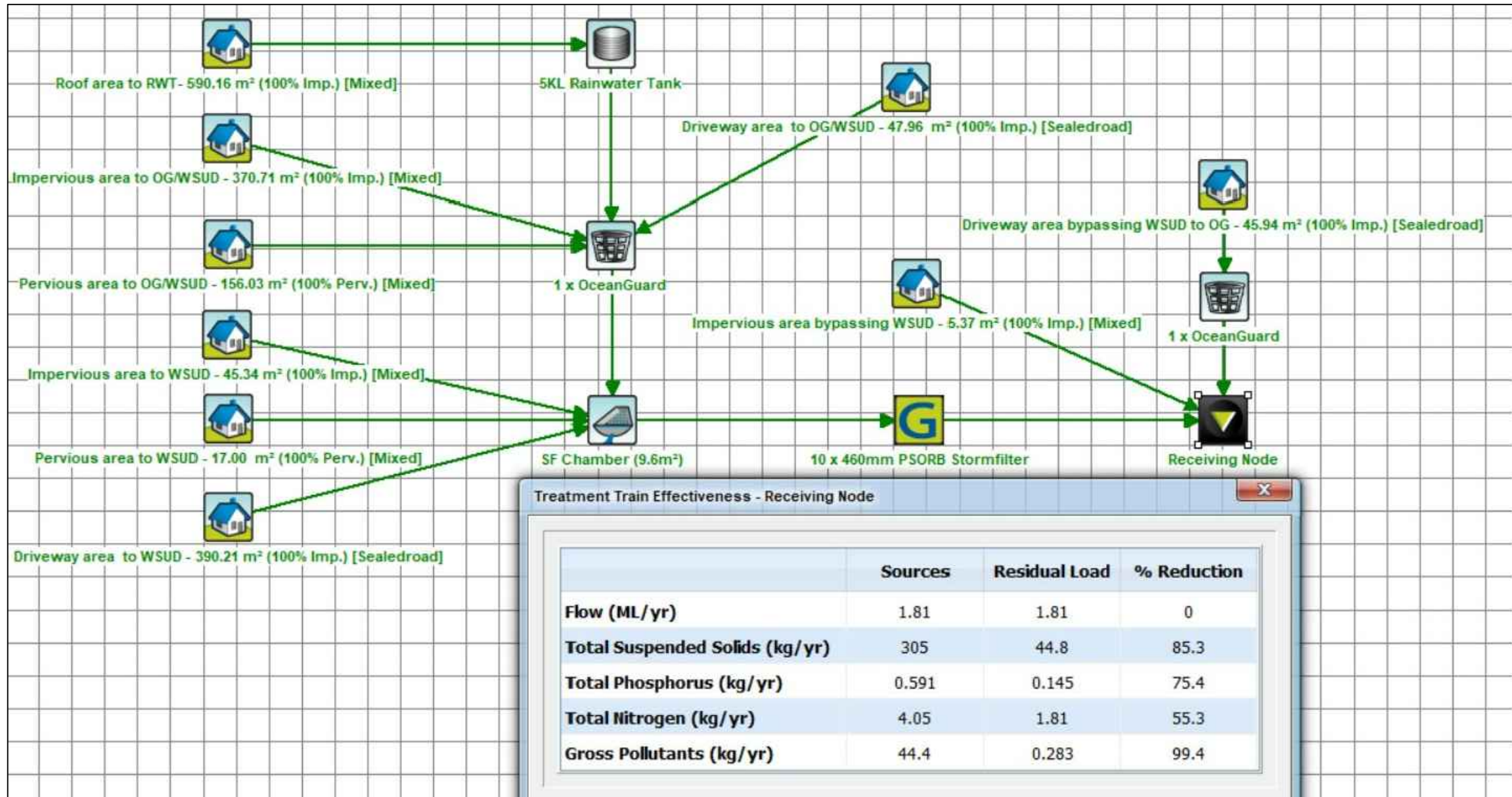


NOTE:
ALL ACCESS COVERS TO THE WSUD TANK
TO BE FITTED WITH NON CORROSIVE,
CHILDPROOF LOCKING DEVICES.

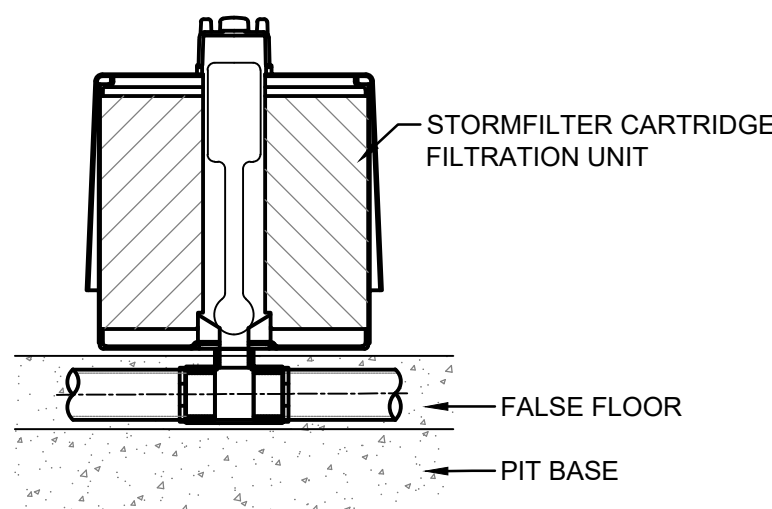


CATCHMENT LEGEND	
	ROOF AREA TO RWT THEN TO OCEANGUARD/WSUD = 590.16 m²
	IMPERVIOUS AREA TO OCEANGUARD/WSUD = 370.71 m²
	PERVIOUS AREA TO OCEANGUARD/WSUD = 156.03 m²
	DRIVEWAY AREA TO OCEANGUARD/WSUD = 47.96 m²
	IMPERVIOUS AREA TO WSUD = 45.34 m²
	PERVIOUS AREA TO WSUD = 17.00 m²
	DRIVEWAY AREA TO WSUD = 390.21 m²
	DRIVEWAY AREA BYPASSING WSUD TO OCEANGUARD = 45.94 m²
	IMPERVIOUS AREA BYPASSING WSUD = 5.37 m²
	FLOOD STORAGE AREA EXCLUDED FROM CALCULATIONS = 103.49 m²
TOTAL SITE AREA = 1772.21 m²	

CATCHMENT PLAN
SCALE 1:200



MUSIC RESULTS
N.T.S.



STORMFILTER CARTRIDGE
DETAIL

GENERAL NOTES

- INLET AND OUTLET PIPES TO BE IN ACCORDANCE WITH APPROVED PLANS.
- A HIGH FLOW BYPASS ARRANGEMENT OR DISSIPATION STRUCTURE MAY BE REQUIRED TO MINIMISE RE-SUSPENSION OF SOLIDS OR ANY SIGNIFICANT INERTIAL FORCES ON THE CARTRIDGES
- ALL WATER QUALITY TREATMENT DEVICES REQUIRE PERIODIC MAINTENANCE. REFER TO OPERATION AND MAINTENANCE MANUAL FOR GUIDELINES AND ACCESS REQUIREMENTS.
- SITE SPECIFIC PRODUCTION DRAWING WILL BE PROVIDED ON PLACEMENT OF ORDER.
- THE INVERT LEVEL OF THE INLET PIPE MUST BE GREATER THAN THE RL OF THE FALSE FLOOR WITHIN THE CARTRIDGE CHAMBER.
- CONCRETE STRUCTURE AND ACCESS COVERS DESIGNED AND PROVIDED BY OTHERS. ACCESS COVERS TO BE A MINIMUM 900 X 900 ABOVE CARTRIDGES. OH&S REGARDING ACCESS COVERS AND TANK ACCESS TO BE ASSESSED BY OTHERS ON SITE.
- THE STRUCTURE THICKNESSES SHOWN ARE FOR REPRESENTATIONAL PURPOSES.
- DRAWINGS NOT TO SCALE.

Filtration Unit Maintenance Schedule

Facility Component Requiring Maintenance	Maintenance Activity	When Maintenance Activity Is Required	Expected Facility Performance After Maintaining	INSPECTION/MINOR MAINTENANCE (TIMES/YEAR)	MAJOR MAINTENANCE (TIMES/YEAR)
StormFilter® Cartridges and Containment Structure	Trash and Debris Removal	Floatable objects or other trash is present in the filter. Remove to avoid hindrance of filtration and eliminate unsightly debris and trash.	Permanent removal from storm system.	2 (and after major storms)	1 (except in case of a spill)
	Cartridge Replacement and Sediment Removal	1. Media has been contaminated by high levels of pollutants, such as after a spill.	1. New media is able to effectively treat stormwater.	-	-
Drainage System Piping	Flushing With Water	Drainage system is obstructed by debris or sediment.	Outflow is not restricted.	-	-

NOT FOR CONSTRUCTION

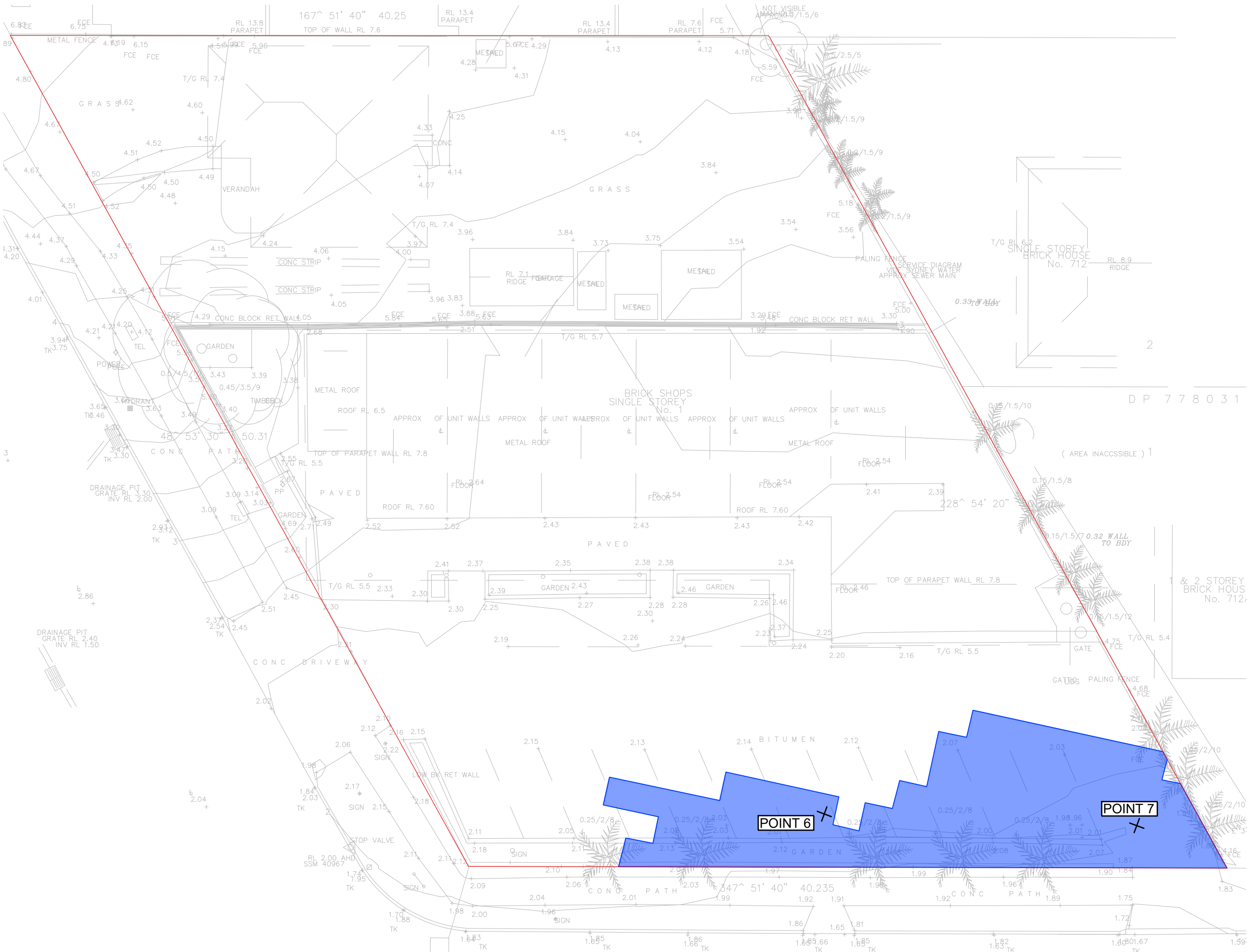
D ISSUE FOR COORDINATION		17/06/2025	YRM	EH	OC	Architect CDArchitects Level 2, 60 Park Street, Sydney NSW 2000 P: +61 2 9267 2000 E: info@cdarchitects.com.au W: www.cdarchitects.com.au	Council Northern Beaches Council	Scale 0 4 8 12 m SCALE 1:200 @ A1	 CIVIL & STORMWATER ENGINEERING SERVICES PTY LTD ABN: 27 644 422 506 Shop 1, 143-147 Parramatta Road, Concord, NSW 2137 P:(02) 8397 6500 E:info@esgconsult.com.au	Project 1 CAREEL HEAD ROAD, AVALON BEACH PROPOSED MIXED USE DEVELOPMENT STORMWATER CONCEPT PLAN	Drawing Title CATCHMENT PLAN AND MUSIC RESULTS
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Issue	Description	Date	Designed	Engineer	Checked						
Scale As Shown		Project No. 240157		Dwg. No. 105		Issue D					

NOTE:
BASED ON "COMPREHENSIVE FLOOD INFORMATION REPORT" ISSUED ON 04/07/2024 BY
NORTHERN BEACHES COUNCIL:

- APPROXIMATE PRE-DEVELOPMENT FLOOD STORAGE EXTENT AREA = 162.23 m² (BLUE HATCH)
- POINT 6: - 1% AEP MAX WL = 3.06
- 1% AEP MAX DEPTH = 0.51 m
- POINT 7: - 1% AEP MAX WL = 3.06
- 1% AEP MAX DEPTH = 0.61 m

=> AVG. DEPTH = 0.56 m
=> PRE-DEVELOPMENT FLOOD STORAGE VOLUME = FLOOD EXTENT AREA x AVG. DEPTH
= 162.23 x 0.56
= 90.85 m³

NOTE:
POST-DEVELOPMENT FLOOD STORAGE
VOLUME PROVIDED = 93.26 m³



PRE DEVELOPMENT PLAN
SCALE 1:200



POST DEVELOPMENT PLAN
SCALE 1:200

NOT FOR CONSTRUCTION

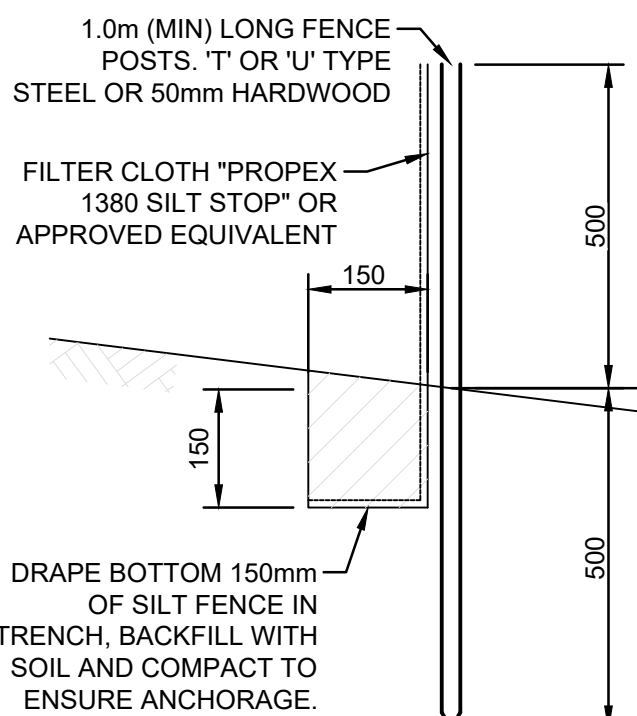
					Architect	Council	Scale	Project				Drawing Title								
					CDArchitects	Northern Beaches Council		 CIVIL & STORMWATER ENGINEERING SERVICES PTY LTD ABN: 27 644 422 506 Shop 1, 143-147 Parramatta Road, Concord, NSW 2137 P:(02) 8397 6500 E:info@esgconsult.com.au				PRE VS POST FLOOD STORAGE PLAN								
C	ISSUE FOR COORDINATION				17/06/2025	YRM	EH	OC	Level 2, 60 Park Street, Sydney NSW 2000				1 CAREEL HEAD ROAD, AVALON BEACH PROPOSED MIXED USE DEVELOPMENT STORMWATER CONCEPT PLAN							
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Issue	Description				Date	Designed	Engineer	Checked					Scale	A1	Project No.	240157	Dwg. No.	106	Issue	C

LEGEND

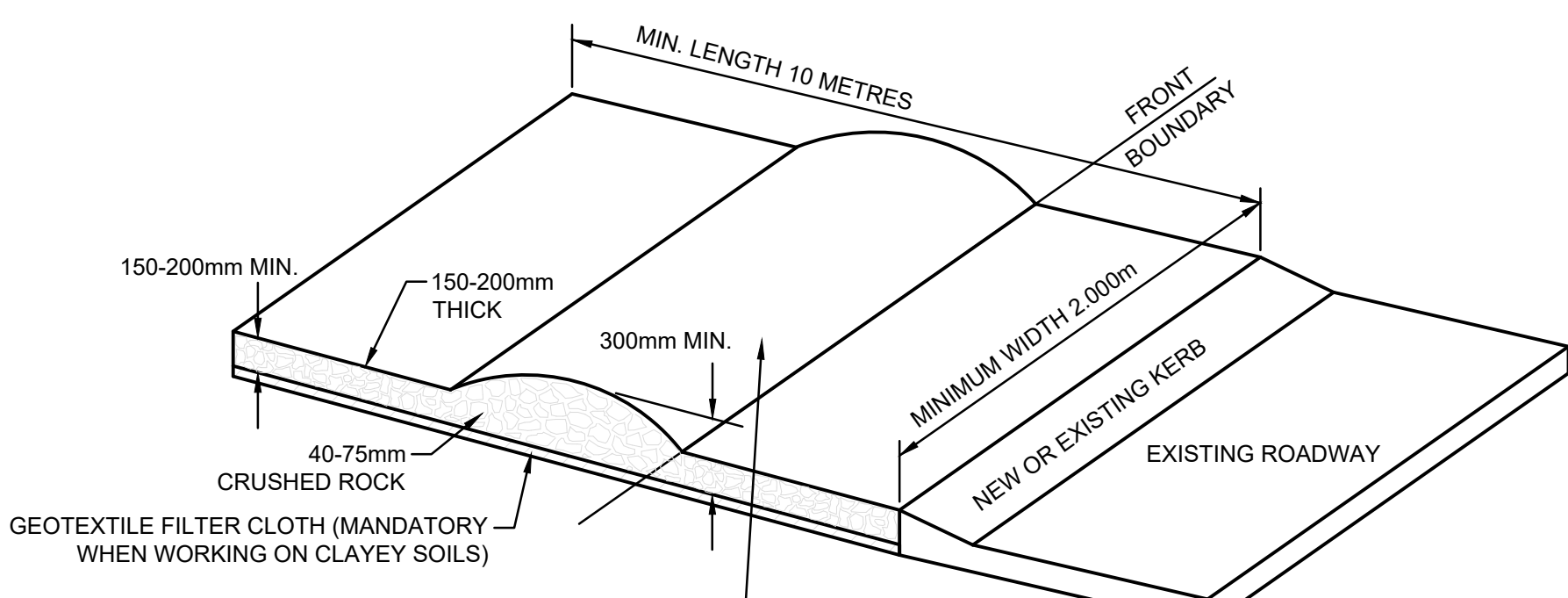
- ExW EXISTING WATER MAIN
- ExS EXISTING SEWER MAIN
- ExT EXISTING TELSTRA
- ExE EXISTING ELECTRICAL
- ExG EXISTING GAS
- ExOP EXISTING OPTIC FIBER
- EXISTING CONTOUR
- EXISTING SURFACE LEVEL
- EARTHWORKS LEVEL
- DESIGN SURFACE LEVEL
- SILT FENCE
- STABILISED SITE ACCESS
- 1.8 HIGH CONSTRUCTION BARRIER FENCING
- TREES TO BE RETAINED
- TREES TO BE REMOVED
- INLET PROTECTION

SILT FENCE NOTES:

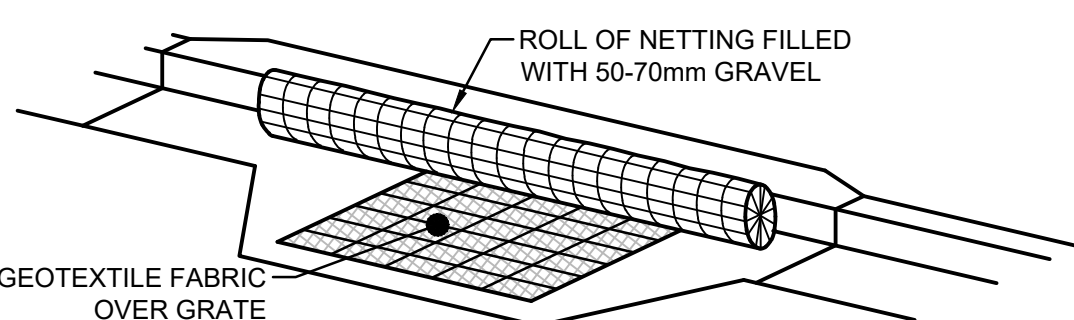
- FILTER CLOTH TO BE FASTENED SECURELY TO POSTS WITH GALVANISED WIRE TIES, STAPLES OR ATTACHMENT BELTS.
- POSTS SHOULD NOT BE SPACED MORE THAN 3.0m APART.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 150mm AND FOLDED.
- FOR EXTRA STRENGTH TO SILT FENCE, WOVEN WIRE (14mm GAUGE, 150mm MESH SPACING) TO BE FASTENED SECURELY BETWEEN FILTER CLOTH AND POSTS BY WIRE TIES OR STAPLES.
- INSPECTIONS SHALL BE PROVIDED ON A REGULAR BASIS, ESPECIALLY AFTER RAINFALL AND EXCESSIVE SILT DEPOSITS REMOVED WHEN "BULGES" DEVELOP IN SILT FENCE.
- SEDIMENT FENCES SHALL BE CONSTRUCTED WITH SEDIMENT TRAPS AND EMERGENCY SPILLWAYS AT SPACINGS NO GREATER THAN 40m ON FLAT TERRAIN DECREASING TO 20m SPACINGS ON STEEP TERRAIN.



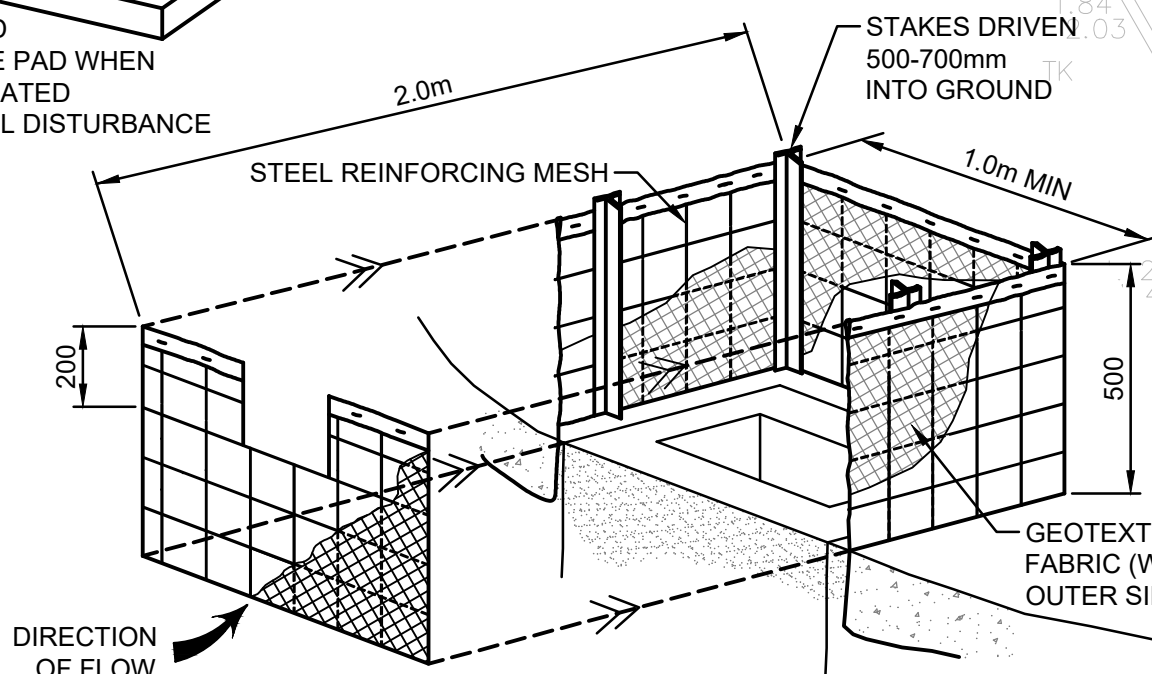
SILT FENCE DETAIL
N.T.S.



SHAKEDOWN DEVICE
N.T.S.



KERB INLET PROTECTION
SAG GULLIES
N.T.S.

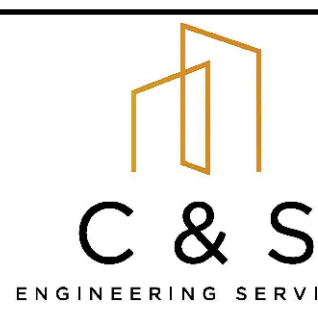
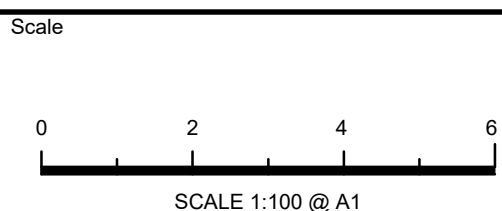


FIELD INLET SEDIMENT TRAP
N.T.S.

Issue	Description	Date	Designed	Engineer	Checked
C	ISSUE FOR COORDINATION	22/05/2025	YRM	EH	OC
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Council
**Northern Beaches
Council**



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Project
**1 CAREEL HEAD ROAD, AVALON BEACH
PROPOSED MIXED USE DEVELOPMENT
STORMWATER CONCEPT PLAN**

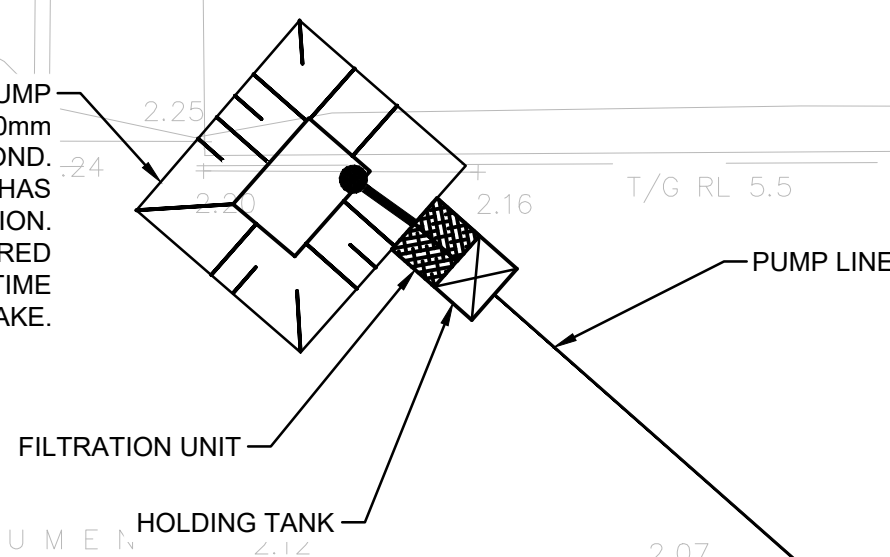
Drawing Title
**SEDIMENT & EROSION
CONTROL PLAN
& DETAILS**

Scale	A1	Project No.	Dwg. No.	Issue
As Shown		240157	107	C

SEDIMENT & EROSION NOTES

- IMMEDIATELY FOLLOWING SETTING OUT OF THE WORKS, BUT PRIOR TO COMMENCEMENT OF ANY CLEARING OR EARTHWORKS, THE CONTRACTOR AND SUPERINTENDENT SHALL WALK THE SITE TO NOMINATE THE LOCATIONS AND TYPES OF SEDIMENT AND EROSION CONTROL MEASURES TO BE ADOPTED. THESE MEASURES SHALL BE IMPLEMENTED UNTIL THE WORKS ARE COMPLETED AND NO LONGER POSE AN EROSION HAZARD, UNLESS OTHERWISE APPROVED BY THE SUPERINTENDENT.
- IMMEDIATELY FOLLOWING SETTING OUT OF THE WORKS, BUT PRIOR TO COMMENCEMENT OF ANY CLEARING OR EARTHWORKS, THE CONTRACTOR AND SUPERINTENDENT SHALL WALK THE SITE TO IDENTIFY AND MARK TREES WHICH ARE TO BE PRESERVED. NOTWITHSTANDING THE ABOVE, THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS TO MINIMISE DISTURBANCE TO EXISTING VEGETATION AND GROUND COVER OUTSIDE THE MINIMUM AREAS REQUIRED TO COMPLETE THE WORKS AND SHALL BE RESPONSIBLE FOR RECTIFICATION, AT ITS OWN COST, OF ANY DISTURBANCE BEYOND THOSE AREAS.
- PROVIDE GULLY GRATE INLET SEDIMENT TRAPS AT ALL GULLY PITS.
- PROVIDE SILT FENCING ALONG PROPERTY LINE AS DIRECTED BY SUPERINTENDENT.
- ADDITIONAL CONTROL DEVICES TO BE PLACED WHERE DIRECTED BY THE PRINCIPLE.
- ALTERNATIVE DESIGNS TO BE APPROVED BY SUPERINTENDENT PRIOR TO CONSTRUCTION.
- WASH DOWN/RUMBLE AREA TO BE CONSTRUCTED WITH PROVISIONS RESTRICTING ALL SILT AND TRAFFICKED DEBRIS FROM ENTERING THE STORMWATER SYSTEM.
- NO WORK OR STOCKPILING OF MATERIALS TO BE PLACED OUTSIDE OF SITE WORK BOUNDARY.
- APPROPRIATE EROSION AND SEDIMENT CONTROLS TO BE USED TO PROTECT STOCKPILES AND MAINTAINED THROUGH OUT CONSTRUCTION.
- IT IS THE CONTRACTORS RESPONSIBILITY TO TAKE DUE CARE OF NATURAL VEGETATION. NO CLEARING IS TO BE UNDERTAKEN WITHOUT PRIOR APPROVAL FROM THE SUPERINTENDENT.
- TO AVOID DISTURBANCE TO EXISTING TREES, EARTHWORKS WILL BE MODIFIED AS DIRECTED ON-SITE BY THE SUPERINTENDENT.
- THE LOCATION OF EROSION AND SEDIMENTATION CONTROLS WILL BE DETERMINED ON SITE BY THE SUPERINTENDENT.
- ACCESS TRACKS THROUGH THE SITE WILL BE LIMITED TO THOSE DETERMINED BY THE SUPERINTENDENT AND THE CONTRACTOR PRIOR TO ANY WORK COMMENCING.
- ALL SETTING OUT IS THE RESPONSIBILITY OF THE CONTRACTOR PRIOR TO WORKS COMMENCING ON SITE. THE SUPERINTENDENT'S SURVEYOR SHALL PEG ALL ALLOTMENT BOUNDARIES, PROVIDE COORDINATE INFORMATION TO THESE PEGS AND PLACE BENCH MARKS. THE CONTRACTOR SHALL SET OUT THE WORKS FROM AND MAINTAIN THESE PEGS.

MANUALLY ACTIVATED SUBMERSIBLE PUMP TO BE PLACED ON PLINTH AT MIN 600mm FROM INVERT OF STILLING POND. CONTRACTOR IS TO ENSURE SEDIMENT HAS SETTLED PRIOR TO PUMP OPERATION. SEDIMENT MATERIAL IS TO BE CLEARED REGULARLY AND SHALL NOT AT ANY TIME REACH THE LEVEL OF THE PUMP INTAKE.



STOCK PILE AREA FOR SOIL RE-USE

STOCK PILE AREA DURING CONSTRUCTION

PROPOSED SILT FENCE

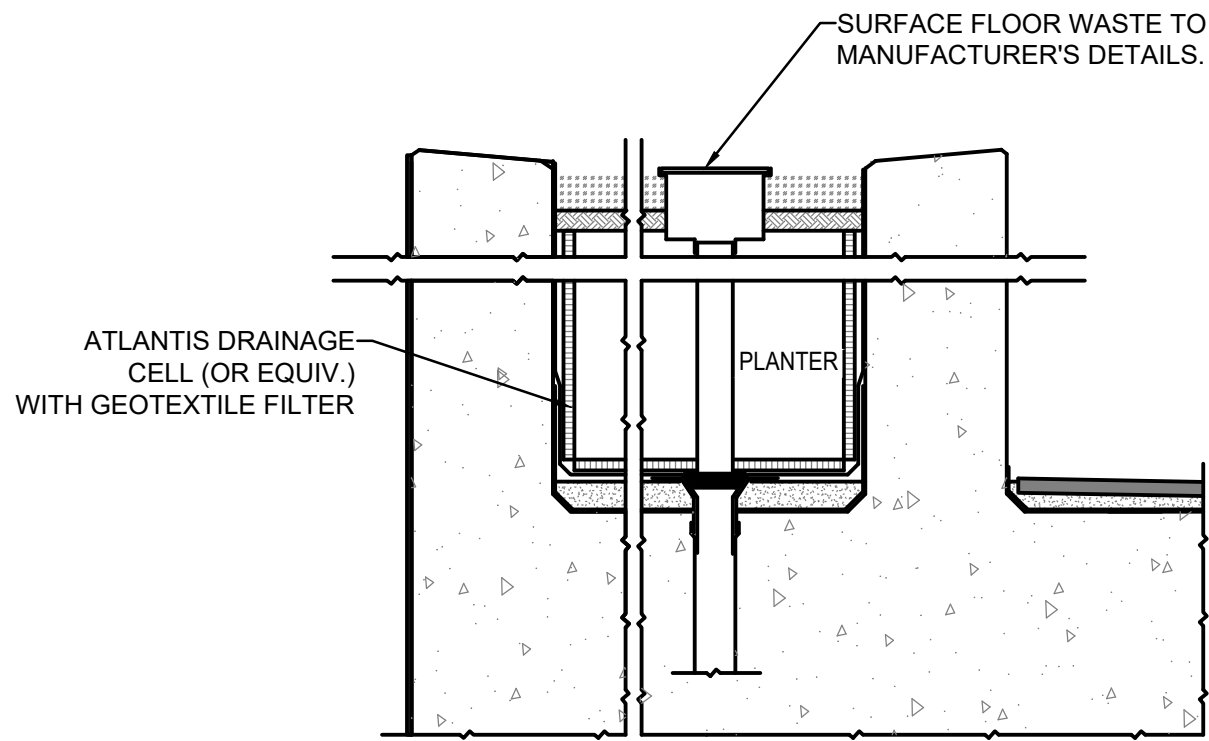
1.8 HIGH CONSTRUCTION BARRIER FENCING SHOWN OUTSIDE BDY FOR CLARITY

SEDIMENT & EROSION CONTROL PLAN

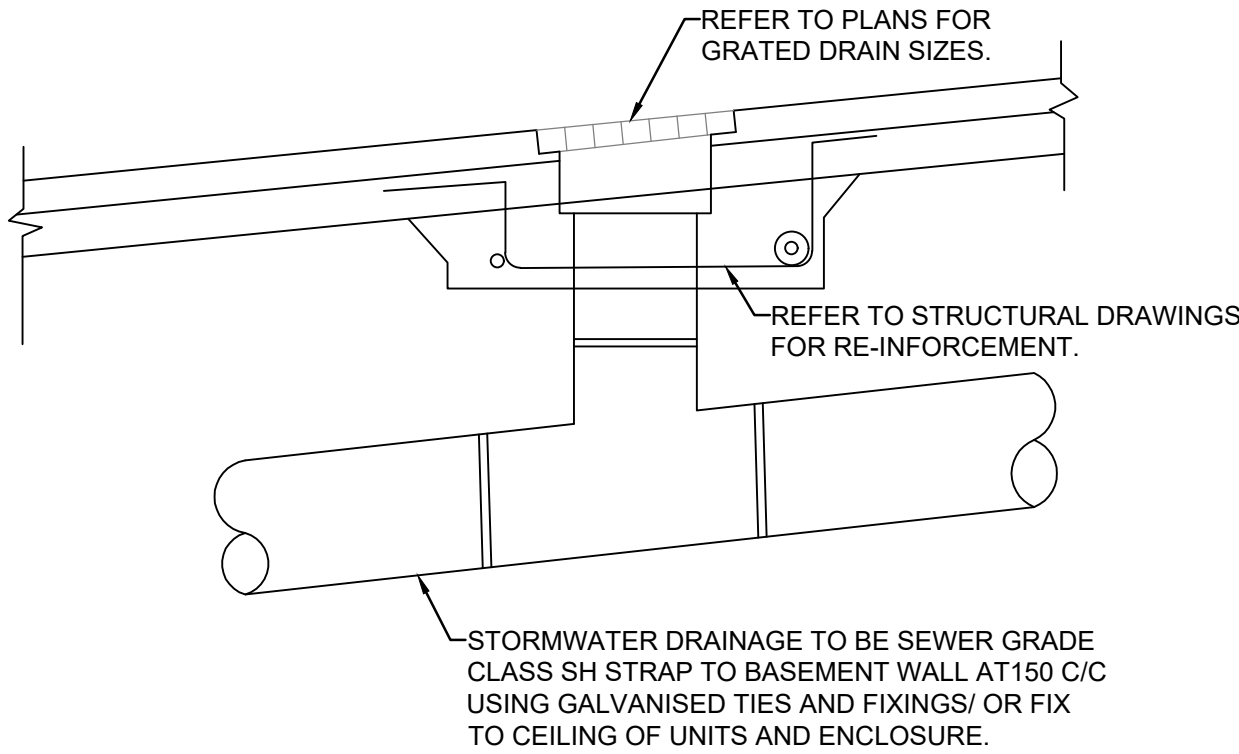
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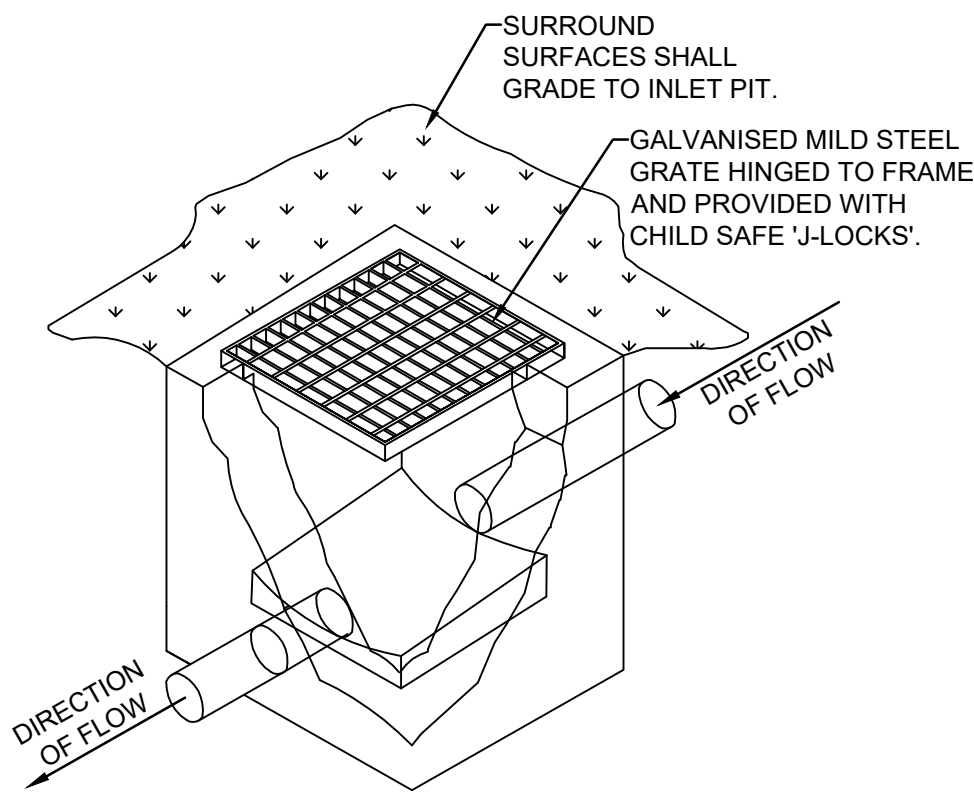
NOTE:
DETAIL TO BE CONFIRMED BY
WATERPROOFING CONSULTANT/ARCHITECT.



TYPICAL SUSPENDED PLANTER BOX FLOOR
WASTE DETAIL
N.T.S.



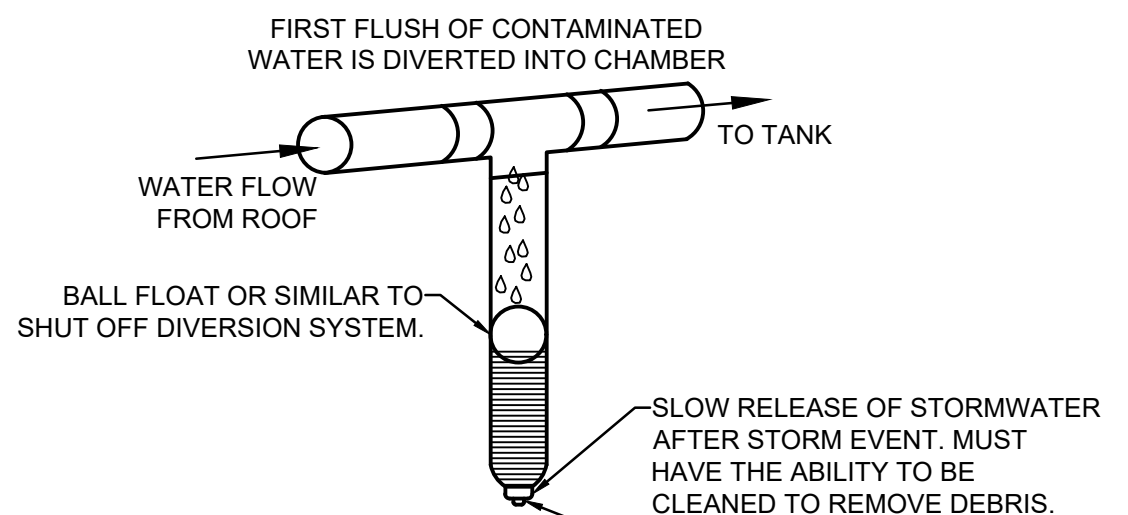
GRATED DRAIN DETAIL
N.T.S.



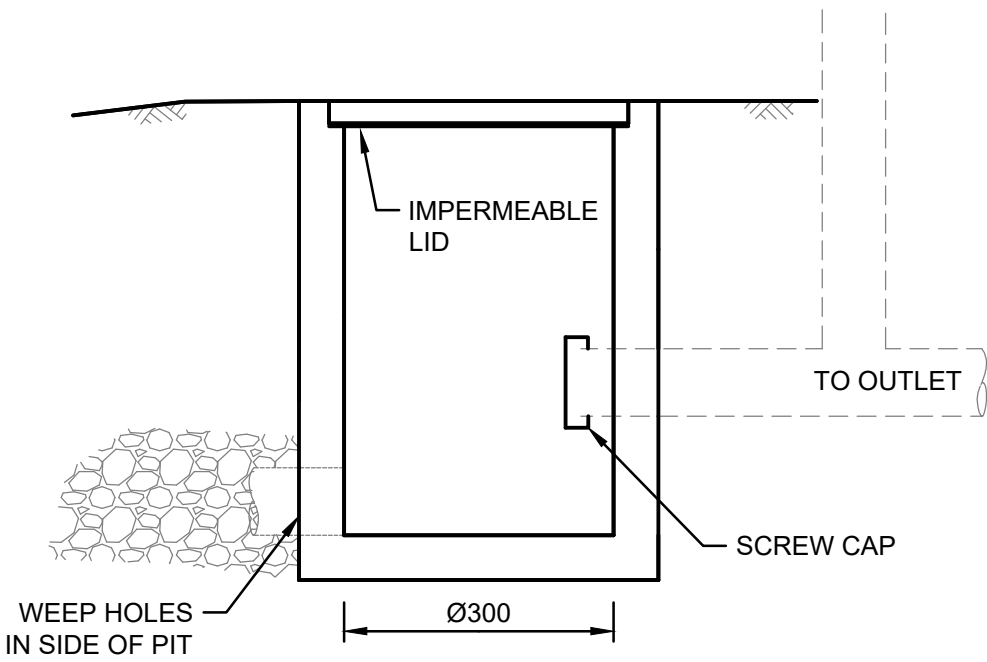
TYPICAL GRATED
INLET PIT DETAIL
N.T.S.



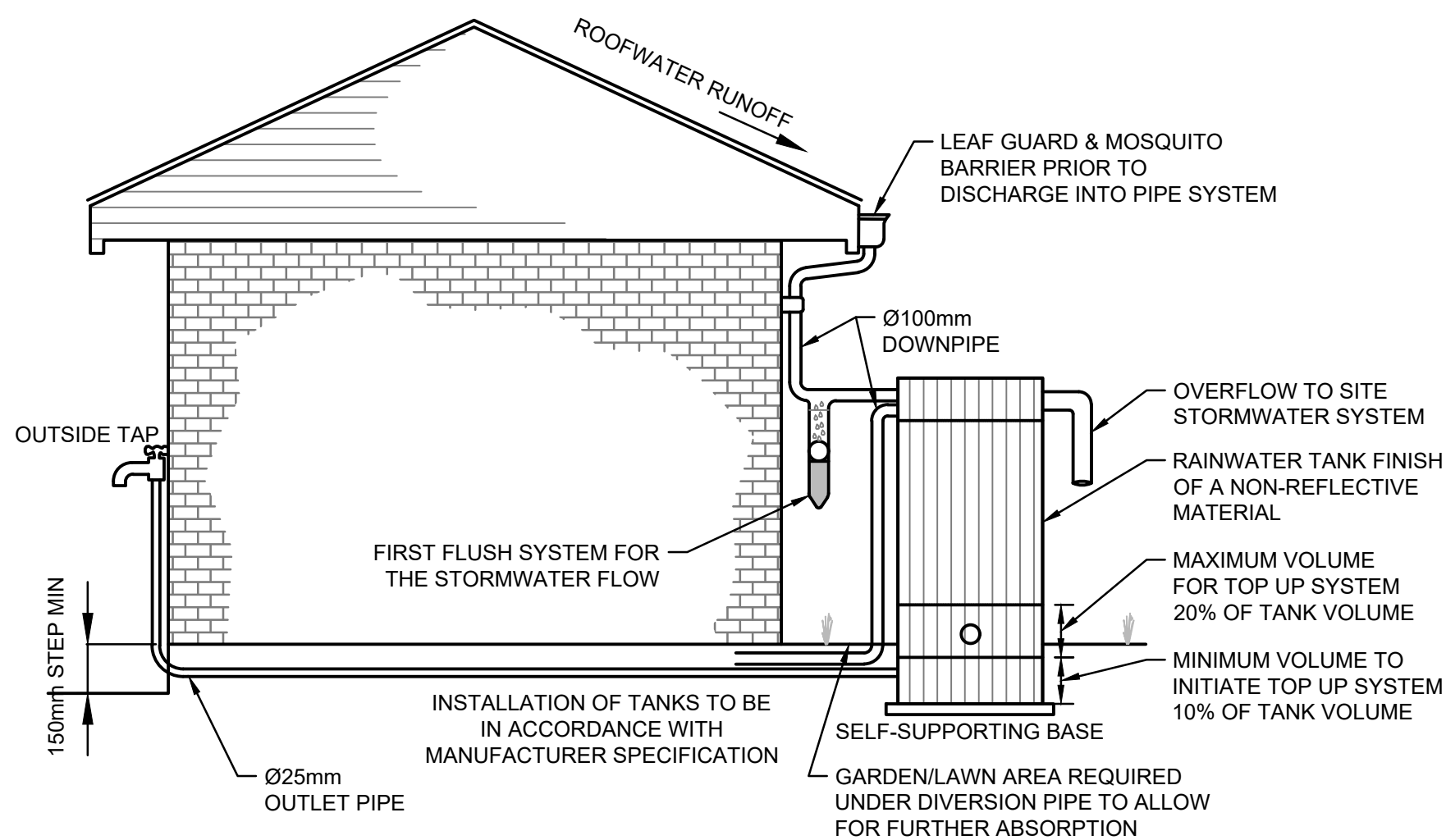
OCEANGUARD PIPE FLOW
CONFIGURATION TYPICAL DETAIL
N.T.S.



FIRST FLUSH WATER DIVERTER DETAIL
N.T.S.



CLEANING EYE DETAIL
N.T.S.



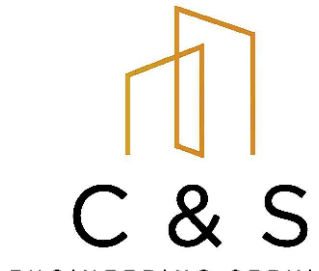
RAINWATER TANK DETAIL
N.T.S.

STORAGE TANK NOTES:

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 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.

Stormwater Drainage System Maintenance Schedule			
Maintenance Action	Frequency	Responsibility	Procedure
General			
Inspect roof drainage system of building and remove any debris/sludge	Six Monthly	Strata/Maintenance Contractor	Remove any leaves or debris and sludge from gutters of building and flush downpipes of building to remove any blockages. Pits downstream of downpipes to be cleaned of flushed debris.
Inspect pits and trench drains on site and remove debris/litter/sludge	Monthly or following Rain Period	Strata/Maintenance Contractor	Remove grate. Remove any debris/litter/sludge from within pits.
Inspect site for litter and floatable debris and remove	Fortnightly	Strata/Maintenance Contractor	Remove litter from site and sweep all driveway and pathways in order to remove leaves or sediments that may enter into the drainage system.
Basement Pump out			
Inspect and clean flap valve,	Six Monthly	Strata/Maintenance Contractor	Remove grate and check flap valve and pipe for blockages and clean. Check hinges for rust and test operation by moving flap to full extent.
Check hinge operation.	Annually	Strata/Maintenance Contractor	Inspect hinge and check its operation.
Check attachment of flap valve to wall pit.	Annually	Strata/Maintenance Contractor	Remove grate and ensure valve fixings are secure.
Check flap valve seal.	Six Monthly	Strata/Maintenance Contractor	Remove grate and fill pit with water, ensure flap seals against side of pit with minimal leakage.
Inspect walls for cracking or spalling.	Annually	Strata/Maintenance Contractor	Remove grate to inspect internal walls, remove vegetation to inspect external wall, repair as required.
Inspect sump and clean.	Six Monthly	Strata/Maintenance Contractor	Remove grate and clean sediment/sludge from sump.
Inspect grate for damage or blockage.	Six Monthly	Strata/Maintenance Contractor	Check both sides of grate for corrosion (particularly welds and corners); also check for damage and blockages
Inspect outlet pipe and remove blockages	Six Monthly	Strata/Maintenance Contractor	Remove grate and flush outlet pipe to ensure it drains freely. Check for debris on upstream side of return line.
Outlets			
Inspect & remove any blockage of orifices	Six monthly	Strata/Maintenance Contractor	Remove grate & screen to inspect orifice. See plan for location of outlets
Check attachment of orifice plates to wall of chamber and/or pit (gaps less than 5 mm)	Annually	Strata/Maintenance Contractor	Remove grate and screen. Ensure plates are mounted securely, tighten fixings if required. Seal gaps as required.
Check orifice diameters are correct and retain sharp edges	Five yearly	Strata/Maintenance Contractor	Compare diameter to design (see Work-as-Executed) and ensure edge is not pitted or damaged.
Inspect screen and clean	Six monthly	Strata/Maintenance Contractor	Remove grate(s) and screens if required to clean them.
Check attachment of screens to wall of chamber or pit	Annually	Strata/Maintenance Contractor	Remove grate(s) and screen(s). Ensure screen fixings are secure. Repair as required.
Check screen(s) for corrosion	Annually	Strata/Maintenance Contractor	Remove grate(s) and examine screen(s) for rust or corrosion, especially at corners or welds.
Inspect walls (internal and external, if appropriate) for cracks or spalling	Annually	Strata/Maintenance Contractor	Remove grate(s) to inspect internal walls. Repair as required. Clear vegetation from external walls if necessary and repair as required.
Inspect outlet sumps & remove any sediment/sludge	Six monthly	Strata/Maintenance Contractor	Remove grate(s) and screen(s). Remove sediment/sludge build-up and check orifices are clear.
Inspect grate(s) for damage or blockage	Six monthly	Strata/Maintenance Contractor	Check both sides of a grate for corrosion, (especially corners and welds) damage or blockage.
Inspect outlet pipe & remove any blockage	Six monthly	Strata/Maintenance Contractor	Remove grate(s) and screen(s). Ventilate underground storage if present. Check orifices and remove any blockages in outlet pipe. Flush outlet pipe to confirm it drains freely. Check for sludge/debris on upstream side of return line.
Check step irons for corrosion	Annually	Strata/Maintenance Contractor	Remove grate. Examine step irons and repair any corrosion or damage
Check fixing of step irons is secure	Six monthly	Strata/Maintenance Contractor	Remove grate(s) and ensure fixings are secure prior to placing weight on step iron.
Storage			
Inspect storage & remove any sediment/sludge in pit	Six monthly	Strata/Maintenance Contractor	Remove grate(s) and screen(s). Remove sediment/sludge build-up.
Inspect internal walls of storage (and external, if appropriate) for cracks or spalling	Annually	Strata/Maintenance Contractor	Remove grate(s) to inspect internal walls. Repair as required. Clear vegetation from external walls if necessary and repair as required.
Inspect & remove any debris/litter/mulch etc blocking grates	Six monthly	Strata/Maintenance Contractor	Remove blockages from grate(s) and check if storage is blocked.
Inspect areas draining to the storage(s) & remove debris/mulch/litter etc likely to block screens/grates	Six monthly	Strata/Maintenance Contractor	Remove debris and floatable material likely to be carried to grates.
Compare storage volume to volume approved. (Rectify if loss > 5%)	Annually	Strata/Maintenance Contractor	Compare actual storage available with Work-as Executed plans. If volume loss is greater than 5%, arrange for reconstruction to replace the volume lost. Council to be notified of the proposal.
Inspect storages for subsidence near pits	Annually	Strata/Maintenance Contractor	Check along drainage lines and at pits for subsidence likely to indicate leakages.

NOT FOR CONSTRUCTION

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B ISSUE FOR COORDINATION					11/04/2025		YRM	EH	OC											
A ISSUE FOR DEVELOPMENT APPLICATION					20/06/2024		YRM	EH	OC											
Issue	Description				Date	Designed	Engineer	Checked												
																				