






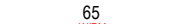
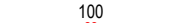














PROPOSED DEVELOPMENT

No.27 - 29 NORTH AVALON ROAD, AVALON BEACH

STORMWATER MANAGEMENT PLANS

LEGEND	
	DENOTES ON-SITE DETENTION TANK
	DENOTES ON-SITE RETENTION TANK
	DENOTES DWELLING FOOTPRINT
	DENOTES 100mm DIA. STORMWATER/SURFACE WATER SYSTEM PIPE AT 1% MIN. GRADE U.N.O.
	DENOTES 100mm DIA. FULLY SEALED RAINWATER SYSTEM PIPE U.N.O.
	DENOTES RAINWATER PIPE AND DIA. WHEN PIPE EXCEEDS 100mm DIA.
	DENOTES STORMWATER/SURFACE WATER PIPE AND DIA. WHEN PIPE EXCEEDS 100mm DIA.
	DENOTES RISING MAIN AND PIPE DIA. U.N.O.
	DENOTES SUBSOIL DRAINAGE LINE AND DIA. WRAPPED IN GEOFABRIC U.N.O.
	DENOTES DOWNPIPE
	DENOTES INSPECTION OPENING WITH SCREW DOWN LID AT FINISHED SURFACE LEVEL
	DENOTES INSPECTION OPENING WITH SCREW DOWN LID AT FINISHED SURFACE LEVEL FOR SYSTEM FLUSHING PURPOSES
	STORMWATER PIT - SOLID COVER
	STORMWATER PIT - GRATED INLET
	DENOTES GRATED DRAIN
	DENOTES ABSORPTION TRENCH
	NON RETURN VALVE
	PUMP
	STOP VALVE (ISOLATION VALVE)
	240v REQUIRED
	DENOTES LEVEL OF INLET /OUTLET OF STORMWATER PIPE. NOTE: UNLESS NOTED OTHERWISE, THE BASE OF THE PIT IS THE SAME AS THE PIPE INLET/OUTLET.

GENERAL NOTES	
1.	THESE PLANS SHALL BE READ IN CONJUNCTION WITH OTHER RELEVANT CONSULTANTS' PLANS, SPECIFICATIONS, CONDITIONS OF DEVELOPMENT CONSENT AND CONSTRUCTION CERTIFICATE REQUIREMENTS. WHERE DISCREPANCIES ARE FOUND ACOR CONSULTANTS (CC) MUST BE CONTACTED IMMEDIATELY FOR VERIFICATION
2.	WHERE THESE PLANS ARE NOTED FOR DEVELOPMENT APPLICATION PURPOSES ONLY, THEY SHALL NOT BE USED FOR OBTAINING A CONSTRUCTION CERTIFICATE NOR USED FOR CONSTRUCTION PURPOSES
3.	SUBSOIL DRAINAGE SHALL BE DESIGNED AND DETAILED BY THE STRUCTURAL ENGINEER. SUBSOIL DRAINAGE SHALL NOT BE CONNECTED INTO THE STORMWATER SYSTEM IDENTIFIED ON THESE PLANS UNLESS APPROVED BY ACOR CONSULTANTS (CC)

RAINWATER RE-USE SYSTEM NOTES	
1.	RAINWATER SUPPLY PLUMBING TO BE CONNECTED TO OUTLETS WHERE REQUIRED BY BASIX CERTIFICATE (BY OTHERS)
2.	TOWN WATER CONNECTION TO RAINWATER TANK TO BE TO THE SATISFACTION OF THE REGULATORY AUTHORITY. THIS MAY REQUIRE PROVISION OF: 2.1. PERMANENT AIR GAP 2.2. BACKFLOW PREVENTION DEVICE
3.	NO DIRECT CONNECTION BETWEEN TOWN WATER SUPPLY AND THE RAIN WATER SUPPLY
4.	AN APPROVED STOP VALVE AND/OR PRESSURE LIMITING VALVE AT THE RAINWATER TANK
5.	PROVIDE AT LEAST ONE EXTERNAL HOSE COCK ON THE TOWN WATER SUPPLY FOR FIRE FIGHTING
6.	PROVIDE APPROPRIATE FLOAT VALVES AND/OR SOLENOID VALVES TO CONTROL TOWN WATER SUPPLY INLET TO TANK IN ORDER TO ACHIEVE THE TOP-UP INDICATED ON THE TYPICAL DETAIL
7.	ALL PLUMBING WORKS ARE TO BE CARRIED OUT BY LICENSED PLUMBERS IN ACCORDANCE WITH AS/NZS3500.1 NATIONAL PLUMBING AND DRAINAGE CODE
8.	PRESSURE PUMP ELECTRICAL CONNECTION TO BE CARRIED OUT BY A LICENSED ELECTRICIAN
9.	ONLY ROOF RUN-OFF IS TO BE DIRECTED TO THE RAINWATER TANK. SURFACE WATER INLETS ARE NOT TO BE CONNECTED
10.	PIPE MATERIALS FOR RAINWATER SUPPLY PLUMBING ARE TO BE APPROVED MATERIALS TO AS/NZS3500 PART 1 SECTION 2 AND TO BE CLEARLY AND PERMANENTLY IDENTIFIED AS 'RAINWATER'. THIS MAY BE ACHIEVED FOR BELOW GROUND PIPES USING IDENTIFICATION TAPE (MADE IN ACCORDANCE WITH AS2648) OR FOR ABOVE GROUND PIPES BY USING ADHESIVE PIPE MARKERS (MADE IN ACCORDANCE WITH AS1345)
11.	EVERY RAINWATER SUPPLY OUTLET POINT AND THE RAINWATER TANK ARE TO BE LABELED 'RAINWATER' ON A METALLIC SIGN IN ACCORDANCE WITH AS1319
12.	ALL INLETS AND OUTLETS TO THE RAINWATER TANK ARE TO HAVE SUITABLE MEASURES PROVIDED TO PREVENT MOSQUITO AND VERMIN ENTRY

STORMWATER CONSTRUCTION NOTES	
1.	ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH AS/NZS 3500 (CURRENT EDITION) AND THE REQUIREMENTS OF THE LOCAL COUNCIL'S POLICIES AND CODES
2.	THE MINIMUM SIZES OF THE STORMWATER DRAINS SHALL NOT BE LESS THAN DN90 FOR CLASS 1 BUILDINGS AND DN100 FOR OTHER CLASSES OF BUILDING OR AS REQUIRED BY THE REGULATORY AUTHORITY
3.	THE MINIMUM GRADIENT OF STORMWATER DRAINS SHALL BE 1%, UNLESS NOTED OTHERWISE
4.	COUNCIL'S TREE PRESERVATION ORDER IS TO BE STRICTLY ADHERED TO. NO TREES SHALL BE REMOVED UNTIL PERMIT IS OBTAINED
5.	PUBLIC UTILITY SERVICES ARE TO BE ADJUSTED AS NECESSARY AT THE CLIENT'S EXPENSE
6.	ALL PITS TO BE BENCHED AND STREAMLINED. PROVIDE STEP IRONS FOR ALL PITS OVER 1.2m DEEP
7.	MAKE SMOOTH JUNCTION WITH ALL EXISTING WORK
8.	VEHICULAR ACCESS AND ALL SERVICES TO BE MAINTAINED AT ALL TIMES TO ADJOINING PROPERTIES AFFECTED BY CONSTRUCTION
9.	SERVICES SHOWN ON THESE PLANS HAVE BEEN LOCATED FROM INFORMATION SUPPLIED BY THE RELEVANT AUTHORITIES AND FIELD INVESTIGATIONS AND ARE NOT GUARANTEED COMPLETE NOR CORRECT. IT IS THE CLIENT & CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL PRIOR TO CONSTRUCTION
10.	ANY VARIATION TO THE WORKS AS SHOWN ON THE APPROVED DRAWINGS ARE TO BE CONFIRMED BY ACOR CONSULTANTS (CC) PRIOR TO THEIR COMMENCEMENT

SHEET INDEX	
COVER SHEET & NOTES	SHEET C1
STORMWATER MANAGEMENT PLAN - BASEMENT	SHEET C2
STORMWATER MANAGEMENT PLAN - LEVEL 1	SHEET C3
STORMWATER MANAGEMENT DETAILS SHEET No.1	SHEET C4
STORMWATER MANAGEMENT DETAILS SHEET No.2	SHEET C5
PMF FLOOD MITIGATION WORKS	SHEET C6




DIAL BEFORE YOU DIG




IMPORTANT: THE CONTRACTOR IS TO MAINTAIN A CURRENT SET OF "DIAL BEFORE YOU DIG" DRAWINGS ON SITE AT ALL TIMES.

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North				
B	ISSUED FOR COUNCIL APPROVAL	22.09.20	SJ	BK
A	ISSUED FOR CLIENT REVIEW	21.09.20	SJ	BK
Issue	Description	Date	Drawn	Approved

Client: **ARMADA AVALON PTY LTD**
 Architect: **ENVIRONA STUDIO**



ENGINEERS | MANAGERS | INFRASTRUCTURE PLANNERS | DEVELOPMENT CONSULTANTS

Project: **ACOR Consultants (CC) Pty Ltd**
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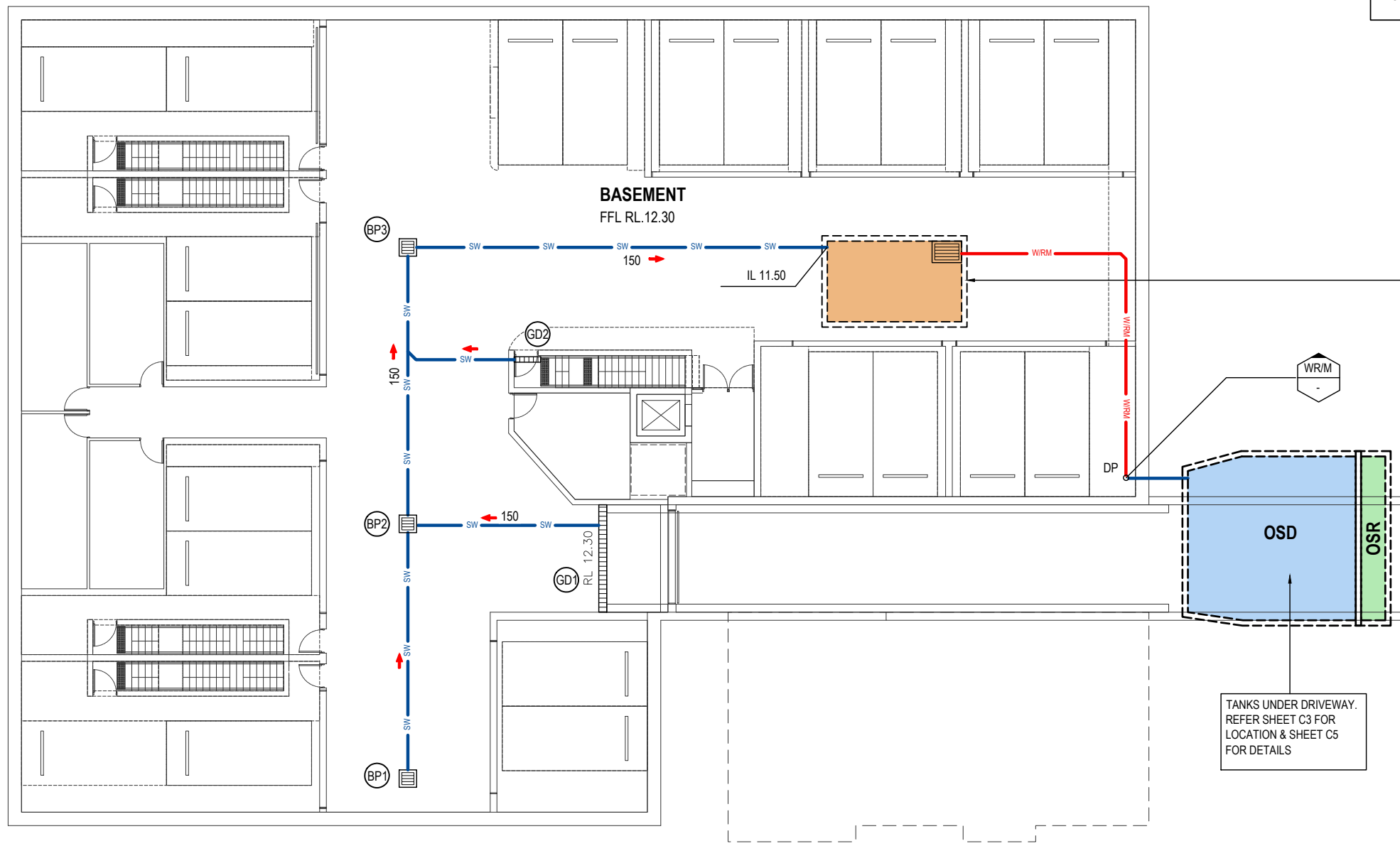
PROPOSED RESIDENTIAL DEVELOPMENT

No.27 - 29
 NORTH AVALON ROAD
 AVALON BEACH

Drawing Title: COVER SHEET & NOTES					
Drawn	Date	Scale	A1	Q.A. Check	Date
SJ	18.09.20	AS NOTED	-	-	-
Designed	Project No.	Dwg. No.		Issue	Date
BK	CC200310	C1	B	-	-

PIT SCHEDULE				
PIT No.	TYPE	SIZE	TOP GRATE	INVERT
BP1	HD GRATED INLET	450 x 450	12.25	11.85
BP2	HD GRATED INLET	450 x 450	12.25	11.75
BP3	HD GRATED INLET	450 x 450	12.25	11.65
GD1	HD GRATED INLET	300 WD x 200 DP	12.30	11.85
GD2	HD GRATED INLET	300 WD x 200 DP	12.30	11.85

PROPOSED PIT SURFACE LEVELS AND INVERTS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION



BASEMENT PUMPOUT TANK
 REFER TO SHEET C4 FOR DETAILS
 MINIMUM STORAGE CAPACITY BASED ON
 DRIVEWAY CATCHMENT AREA OF 110m² = 15m³
 APPROXIMATE TANK DIMENSIONS
 INTERNAL LENGTH 5.0m
 INTERNAL WIDTH 3.0m
 INTERNAL DEPTH 1.00m
 COVER LEVEL 12.25 NOM.
 TANK INVERT LEVEL 11.05 NOM

STORMWATER LEGEND	
	DENOTES 100mm DIA. FULLY SEALED UNDERGROUND RAINWATER SYSTEM PIPE U.N.O.
	DENOTES 100mm DIA. UNDERGROUND STORMWATER / SURFACE WATER SYSTEM PIPE AT 1% MIN. GRADE U.N.O.
	DENOTES RAINWATER PIPE AND DIA. WHEN PIPE EXCEEDS 100mm DIA.
	DENOTES STORMWATER/SURFACE WATER PIPE AND DIA. WHEN PIPE EXCEEDS 100mm DIA.
	DENOTES WATER RISER MAIN (BY OTHERS)
	DENOTES SEALED AERIAL LINE RAINWATER PIPE (UNDER SLAB) AND DIA. WHEN PIPE EXCEEDS 100mm DIA. INSTALLED IN ACCORDANCE WITH AS3500.3
	DENOTES SEALED AERIAL LINE STORMWATER PIPE (UNDER SLAB) AND DIA. WHEN PIPE EXCEEDS 100mm DIA. INSTALLED IN ACCORDANCE WITH AS3500.3
	DENOTES THE LOCATIONS OF STORMWATER DROPPERS AND SPECIFIED DIAMETER.
	DENOTES SURFACE OUTLET.
	DENOTES PLANTER BOX OUTLET.
	300 DIA BUCKET TRAP

STORMWATER MANAGEMENT PLAN - BASEMENT

SCALE - 1:100/A1, 1:200/A3



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Client
ARMADA AVALON PTY LTD

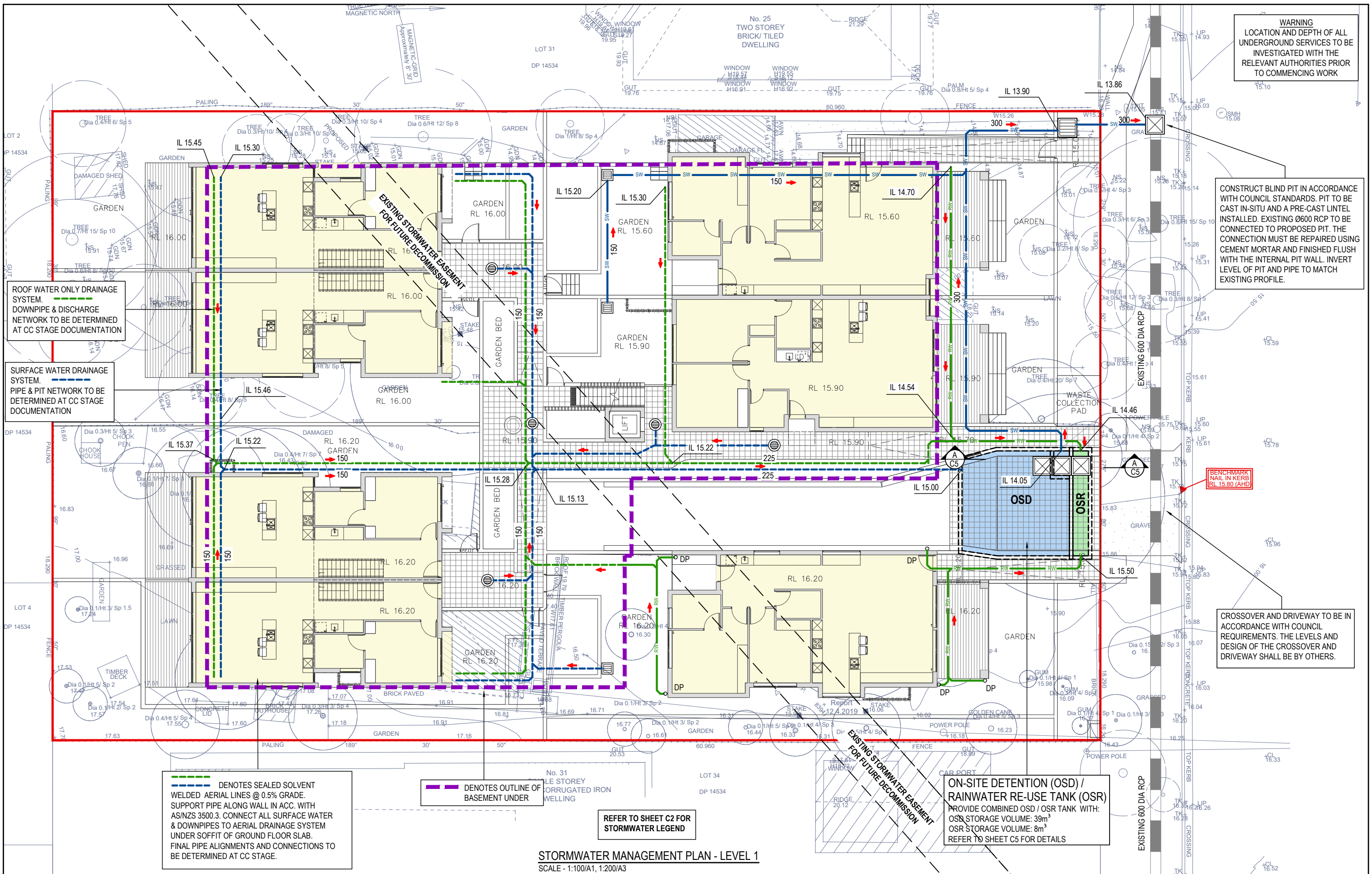
Architect
ENVIRONA STUDIO

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Project
PROPOSED RESIDENTIAL DEVELOPMENT
 No.27 - 29
 NORTH AVALON ROAD
 AVALON BEACH

Drawing Title				
STORMWATER MANAGEMENT PLAN - BASEMENT				
Drawn	Date	Scale	A1	Q.A. Check
SJ	18.09.20	AS NOTED	-	-
Designed	Project No.	Dwg. No.	Issue	
BK	CC200310	C2	B	



WARNING
LOCATION AND DEPTH OF ALL UNDERGROUND SERVICES TO BE INVESTIGATED WITH THE RELEVANT AUTHORITIES PRIOR TO COMMENCING WORK

CONSTRUCT BLIND PIT IN ACCORDANCE WITH COUNCIL STANDARDS. PIT TO BE CAST IN-SITU AND A PRE-CAST LINTEL INSTALLED. EXISTING Ø600 RCP TO BE CONNECTED TO PROPOSED PIT. THE CONNECTION MUST BE REPAIRED USING CEMENT MORTAR AND FINISHED FLUSH WITH THE INTERNAL PIT WALL. INVERT LEVEL OF PIT AND PIPE TO MATCH EXISTING PROFILE.

CROSSOVER AND DRIVEWAY TO BE IN ACCORDANCE WITH COUNCIL REQUIREMENTS. THE LEVELS AND DESIGN OF THE CROSSOVER AND DRIVEWAY SHALL BE BY OTHERS.

ROOF WATER ONLY DRAINAGE SYSTEM.
DOWNPIPE & DISCHARGE NETWORK TO BE DETERMINED AT CC STAGE DOCUMENTATION

SURFACE WATER DRAINAGE SYSTEM.
PIPE & PIT NETWORK TO BE DETERMINED AT CC STAGE DOCUMENTATION

--- DENOTES SEALED SOLVENT WELDED AERIAL LINES @ 0.5% GRADE. SUPPORT PIPE ALONG WALL IN ACC. WITH AS/NZS 3500.3. CONNECT ALL SURFACE WATER & DOWNPIPES TO AERIAL DRAINAGE SYSTEM UNDER SOFFIT OF GROUND FLOOR SLAB. FINAL PIPE ALIGNMENTS AND CONNECTIONS TO BE DETERMINED AT CC STAGE.

--- DENOTES OUTLINE OF BASEMENT UNDER

REFER TO SHEET C2 FOR STORMWATER LEGEND

ON-SITE DETENTION (OSD) / RAINWATER RE-USE TANK (OSR)
PROVIDE COMBINED OSD / OSR TANK WITH:
OSD STORAGE VOLUME: 39m³
OSR STORAGE VOLUME: 8m³
REFER TO SHEET C5 FOR DETAILS

STORMWATER MANAGEMENT PLAN - LEVEL 1

SCALE - 1:100/A1, 1:200/A3



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Client
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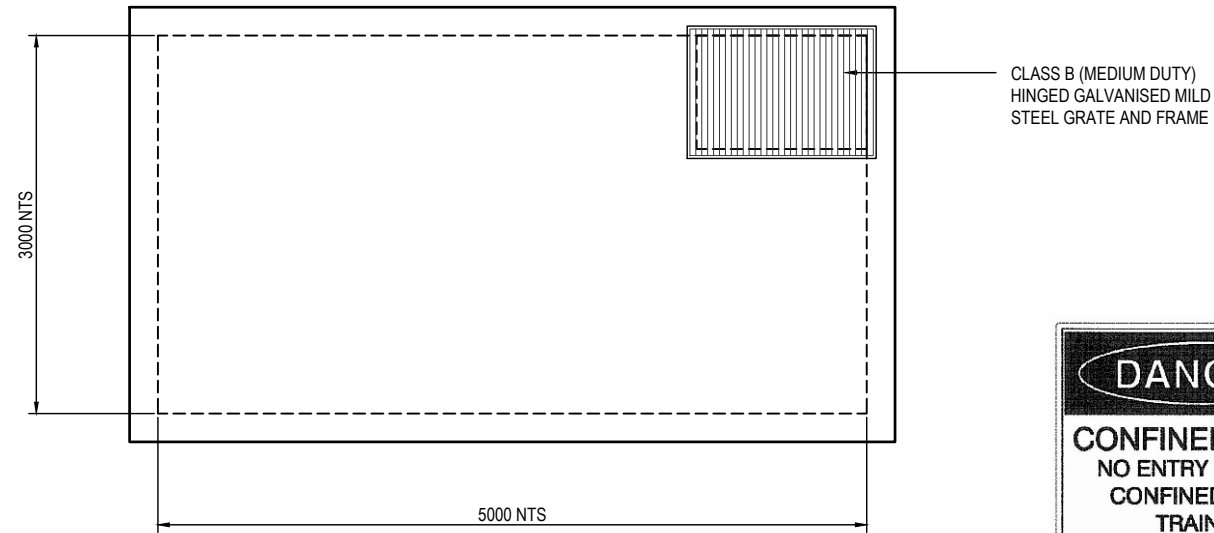
Architect
ENVIRONA STUDIO

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Project
PROPOSED RESIDENTIAL DEVELOPMENT
No.27 - 29
NORTH AVALON ROAD
AVALON BEACH

Drawing Title				
STORMWATER MANAGEMENT PLAN - LEVEL 1				
Drawn	Date	Scale	A1	Q.A. Check
SJ	18.09.20	AS NOTED	-	-
Designed	Project No.	Dwg. No.	Issue	
BK	CC200310	C3	B	



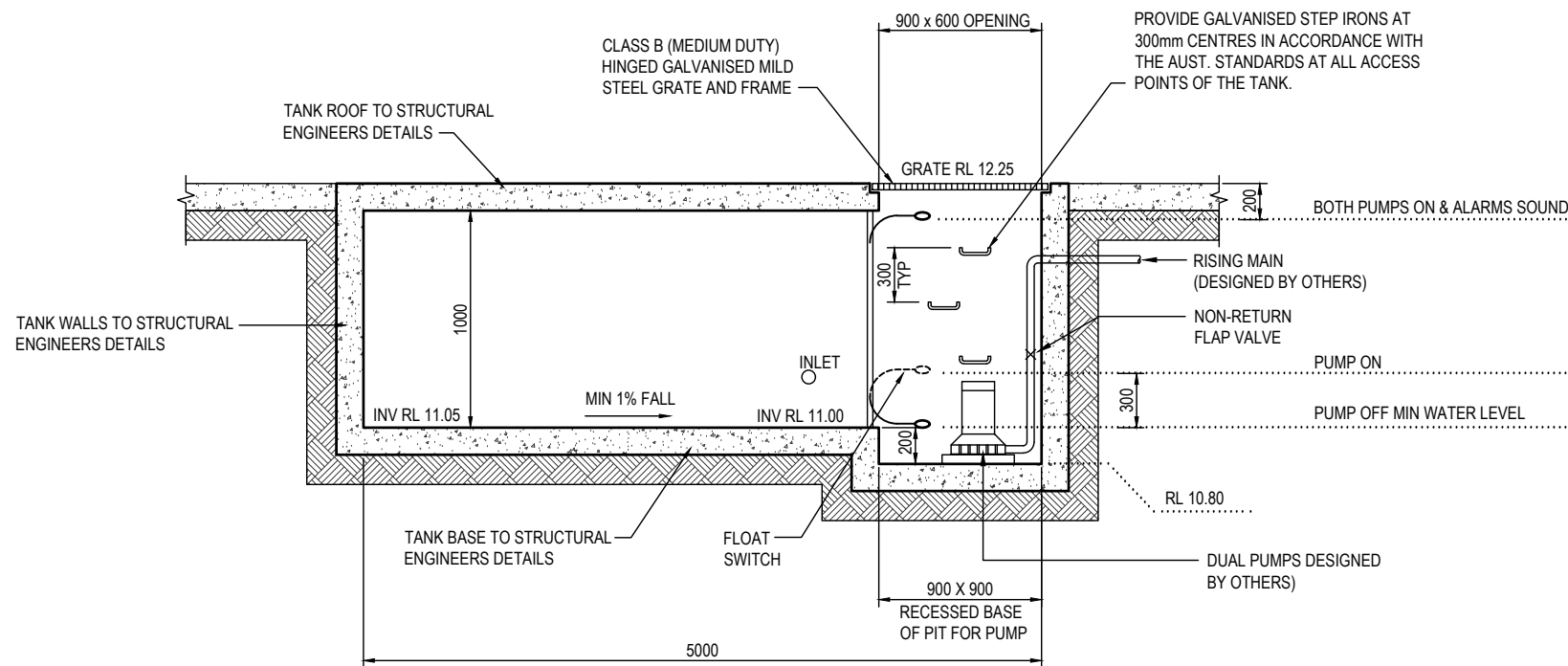
PUMP OUT TANK PLAN
SCALE 1:20/A1, 1:40/A3

INSTALL CONFINED SPACE WARNING SIGN

STANDARD PUMP OUT DESIGN NOTES

THE PUMP SYSTEM SHALL BE OPERATED IN THE FOLLOWING MANNER:-

1. THE PUMPS 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 THAT 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 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 PROVIDED 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 PROVIDED 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 POINTS TO THE PUMP OUT STORAGE TANK.



PUMP OUT TANK
AVERAGE HEIGHT = 1.0m
WIDTH = 3.0m
LENGTH = 5.0m
VOLUME PROVIDED = 15.0m³

TYPICAL SECTION THROUGH PUMP OUT TANK
SCALE 1:20/A1, 1:40/A3

PUMP-OUT TANK MAINTENANCE SCHEDULE

MAINTENANCE CONTRACT

NOTE: A 24 HOUR X 12 MONTHLY EMERGENCY AND MAINTENANCE CONTRACT SHALL BE OBTAINED FROM A COMPANY CAPABLE OF EXECUTING THE WORK AND SHALL BE KEPT IN FORCE BY THE PROPERTY OWNER(S) FOR THE LIFE OF THE BUILDING.

THE MAINTENANCE CONTRACT SHALL BE CARRIED OUT EVERY THREE (3) MONTHS AND SHALL INCLUDE THE FOLLOWING ACTIVITIES:

1. CLEAN OUT ALL PITS OF SILT AND DEBRIS.
2. CHECK AND CLEAN OUT, IF NECESSARY, ALL PIPELINES.
3. CHECK:
 - 3.1. PUMPS FOR WEAR
 - 3.2. PUMP OIL SEALS
 - 3.3. PUMP STRAINER AND CLEAN
4. CARRY OUT ROUTINE MAINTENANCE TO PUMPS AS RECOMMENDED BY THE MANUFACTURER.
5. CHECK OPERATIONAL SEQUENCE OF LEVEL SWITCHES, PUMPS AND CONTROL PANEL.
6. THE EMERGENCY CONTRACT SHALL PROVIDE FOR A 24 HOUR X 7 DAY PER WEEK SERVICE.

THE CONTRACTOR SHALL PROVIDE A NAME PLATE STATING NAME, WORKING HOURS, TELEPHONE NUMBER AND OUT OF HOURS NUMBER AND SUCH NAME PLATE SHALL BE FIXED TO THE FRONT OF THE CONTROL PANEL.

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Client	ARMADA AVALON PTY LTD
Architect	ENVIRONA STUDIO

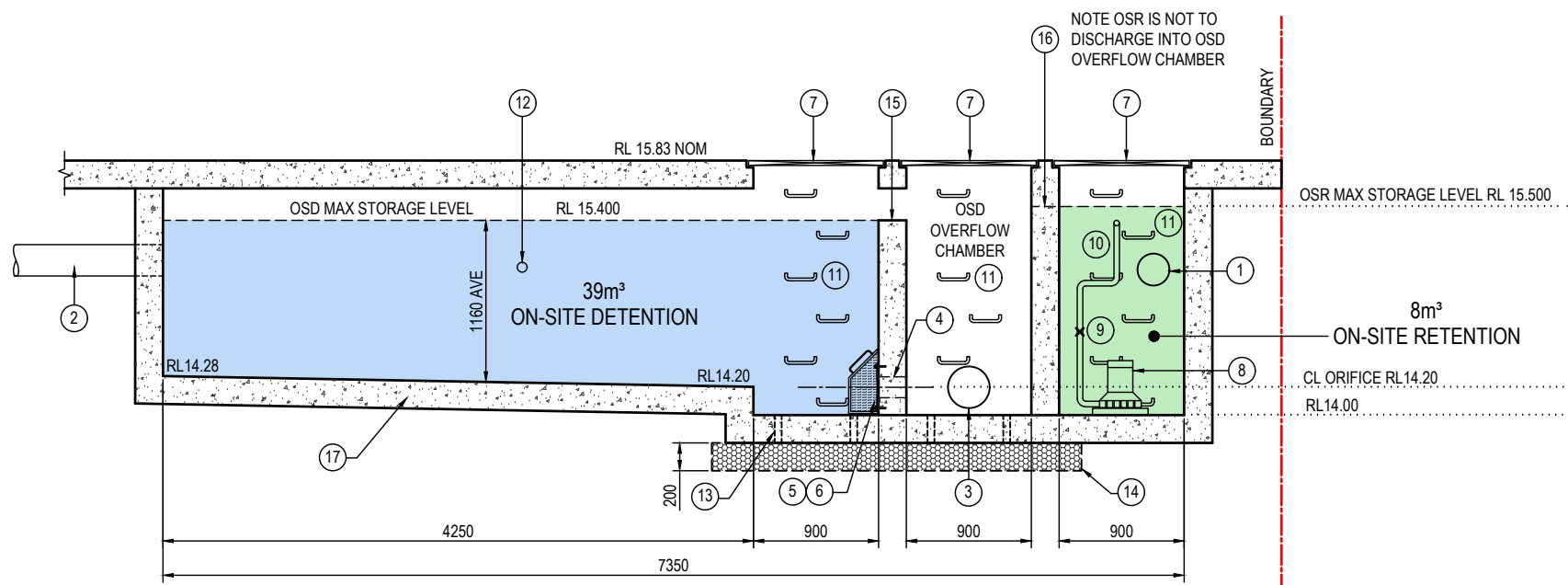
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Project	PROPOSED RESIDENTIAL DEVELOPMENT
	No.27 - 29 NORTH AVALON ROAD AVALON BEACH

Drawing Title	STORMWATER MANAGEMENT DETAILS SHEET No.1
Drawn	SJ
Date	18.09.20
Scale	A1 AS NOTED
Q.A. Check	-
Date	-
Designed	BK
Project No.	CC200310
Dwg. No.	C4
Issue	B

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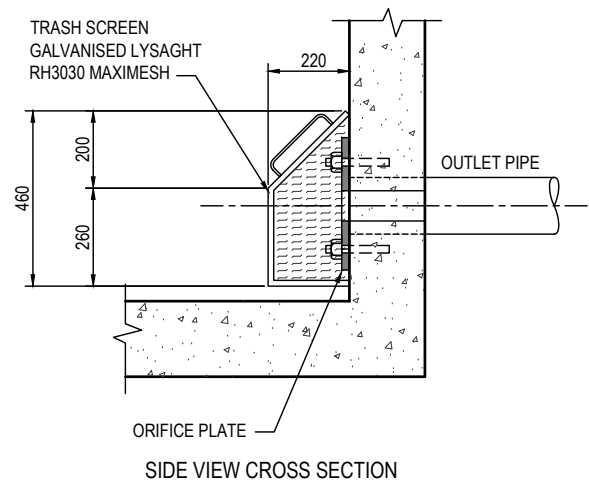


SECTION **A**
SCALE: 1:25/A1, 1:50/A3
(TYPICAL ON-SITE DETENTION / RETENTION TANK SECTION)

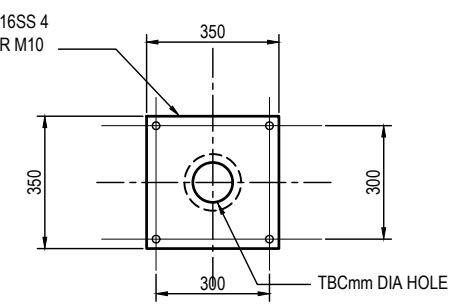
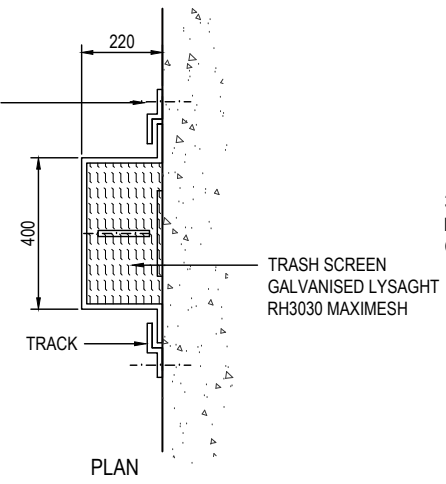


PROVIDE CONFINED SPACE SIGNAGE AT ENTRY POINTS INTO TANK.

LEGEND	
①	ROOFWATER INLET PIPE
②	SURFACE WATER INLET PIPE
③	300 DIA DISCHARGE PIPE
④	150 DIA LINK PIPE
⑤	350 x 350 x 4 PL 316SS 4 HOLES 12 DIA FOR M10 CHEMSETS
⑥	TRASH SCREEN LYSAGHT RH3030 GALV. REMOVABLE WITH HANDLE
⑦	900 x 900 SOLID COVER BOLTED DOWN
⑧	RE-USE PUMP TO MANUFACTURERS SPECIFICATIONS
⑨	NON-RETURN VALVE
⑩	50 DIA PVC PIPE CLASS "16" RISING MAIN
⑪	PROVIDE GALVANISED STEP IRONS AT 300mm CENTRES WHERE DEPTH EXCEEDS 1100mm IN ACCORDANCE WITH THE AUST. STANDARDS AT ALL ACCESS POINTS OF THE TANK, TYP.
⑫	RISING MAIN FROM PUMP-OUT TANK TO HYDRAULIC ENGINEERS SPECIFICATIONS
⑬	PROVIDE 4 / 20 DIA HOLES IN PIT BASE FILLED WITH AGGREGATE
⑭	100mm MIN THICK, 14mm BLUE METAL LAYER, WRAPPED IN GEOTEXTILE FABRIC
⑮	OSD OVERFLOW WEIR
⑯	OSR OVERFLOW WEIR
⑰	TANK STRUCTURE TO STRUCTURAL ENGINEERS DETAILS



DETAIL 1 - TRASH SCREEN
SCALE 1:10/A1, 1:20/A3



DETAIL 2 - ORIFICE PLATE
SCALE 1:10/A1, 1:20/A3

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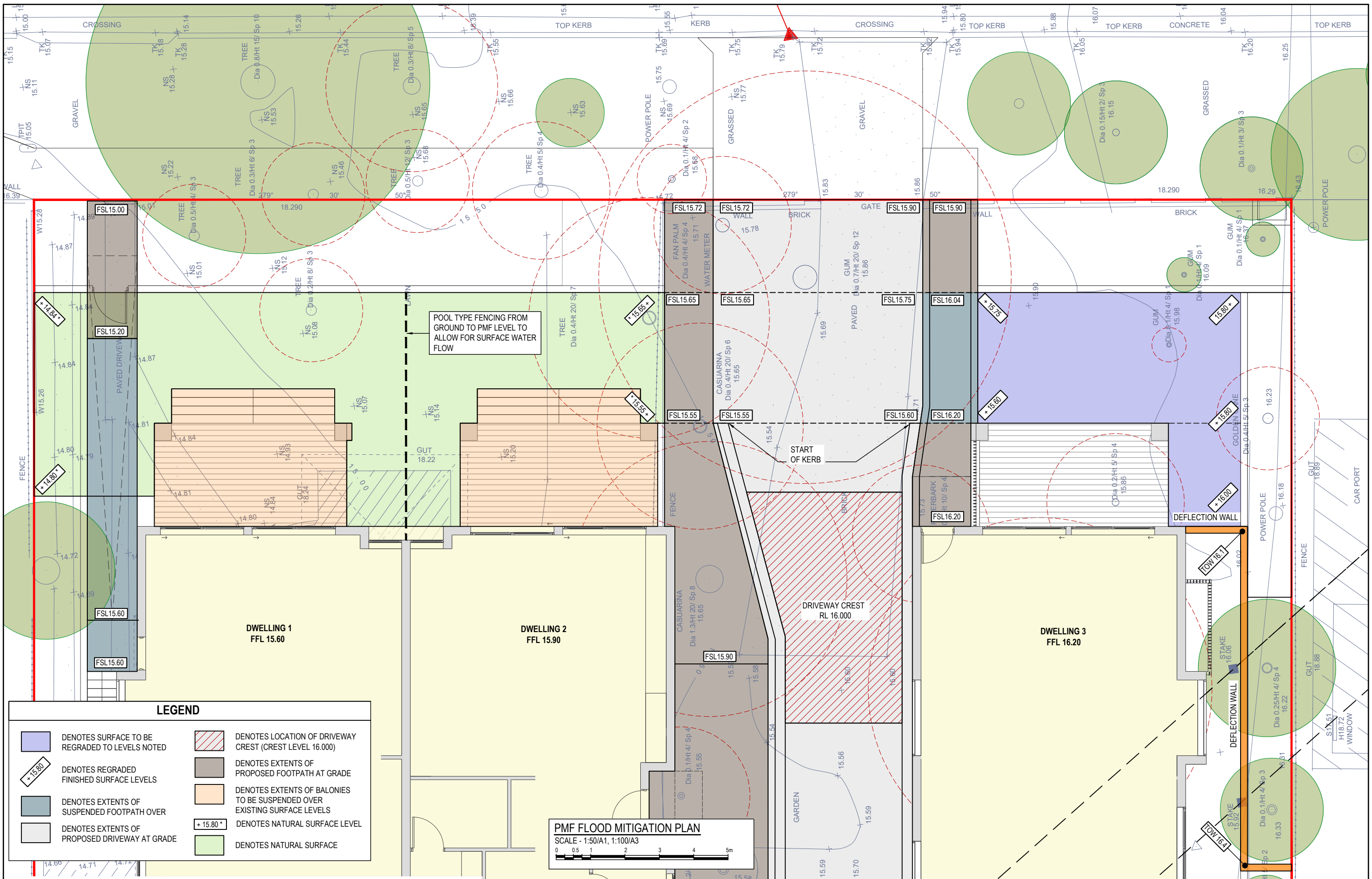
Architect
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Project
PROPOSED RESIDENTIAL DEVELOPMENT
No.27 - 29
NORTH AVALON ROAD
AVALON BEACH

Drawing Title				
STORMWATER MANAGEMENT DETAILS SHEET No.2				
Drawn	Date	Scale	A1	Q.A. Check
SJ	18.09.20	AS NOTED	-	-
Designed	Project No.	Dwg. No.	Issue	
BK	CC200310	C5	B	



POOL TYPE FENCING FROM GROUND TO PMF LEVEL TO ALLOW FOR SURFACE WATER FLOW

DRIVEWAY CREST
RL 16.000

DWELLING 1
FFL 15.60

DWELLING 2
FFL 15.90

DWELLING 3
FFL 16.20

LEGEND

	DENOTES SURFACE TO BE REGRADED TO LEVELS NOTED		DENOTES LOCATION OF DRIVEWAY CREST (CREST LEVEL 16.000)
	DENOTES REGRADED FINISHED SURFACE LEVELS		DENOTES EXTENTS OF PROPOSED FOOTPATH AT GRADE
	DENOTES EXTENTS OF SUSPENDED FOOTPATH OVER		DENOTES EXTENTS OF BALONIES TO BE SUSPENDED OVER EXISTING SURFACE LEVELS
	DENOTES EXTENTS OF PROPOSED DRIVEWAY AT GRADE		DENOTES NATURAL SURFACE LEVEL
			DENOTES NATURAL SURFACE

PMF FLOOD MITIGATION PLAN
SCALE - 1:50/A1, 1:100/A3

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Issue	Description	Date	Drawn	Approved
B	ISSUED FOR COUNCIL APPROVAL	22.09.20	SJ	BK
A	ISSUED FOR CLIENT REVIEW	21.09.20	SJ	BK

Client
ARMADA AVALON PTY LTD

Architect
ENVIRONA STUDIO

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Project
PROPOSED RESIDENTIAL DEVELOPMENT
No.27 - 29
NORTH AVALON ROAD
AVALON BEACH

Drawn	Date	Scale	A1	Q.A. Check	Date
SJ	18.09.20	AS NOTED	-	-	-
Designed	Project No.	Dwg. No.	Issue		
BK	CC200310	C6	B		