






















PROPOSED DEVELOPMENT
(No.1105-1107) BARRENJOEY ROAD, PALM 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 BY OTHERS
	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.



**DIAL BEFORE
YOU DIG**
www.1100.com.au

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

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)

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

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 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
6. ALL PLUMBING WORKS ARE TO BE CARRIED OUT BY LICENSED PLUMBERS IN ACCORDANCE WITH AS/NZS3500.1 NATIONAL PLUMBING AND DRAINAGE CODE
7. PRESSURE PUMP ELECTRICAL CONNECTION TO BE CARRIED OUT BY A LICENSED ELECTRICIAN
8. ONLY ROOF RUN-OFF IS TO BE DIRECTED TO THE RAINWATER TANK . SURFACE WATER INLETS ARE NOT TO BE CONNECTED
9. 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)
10. EVERY RAINWATER SUPPLY OUTLET POINT AND THE RAINWATER TANK ARE TO BE LABELED 'RAINWATER' ON A METALLIC SIGN IN ACCORDANCE WITH AS1319
11. ALL INLETS AND OUTLETS TO THE RAINWATER TANK ARE TO HAVE SUITABLE MEASURES PROVIDED TO PREVENT MOSQUITO AND VERMIN ENTRY

SHEET INDEX	
COVER SHEET & NOTES	SHEET C1
STORMWATER MANAGEMENT PLAN - BASEMENT	SHEET C2
STORMWATER MANAGEMENT PLAN - GROUND	SHEET C3
STORMWATER MANAGEMENT DETAILS SHEET No.1	SHEET C4
STORMWATER MANAGEMENT DETAILS SHEET No.2	SHEET C5
EROSION & SEDIMENT CONTROL NOTES	SHEET C6
EROSION & SEDIMENT CONTROL PLAN	SHEET C7
EROSION & SEDIMENT CONTROL DETAILS	SHEET C8

NORTHERN BEACHES COUNCIL REQUIREMENTS

1.	SITE AREA (m ²)	1366.5
2.	PRE-DEVELOPED IMPERVIOUS AREA (m ²)	1260.0 (92%)
3.	POST DEVELOPED IMPERVIOUS AREA (m ²) EXCL. PLANTERS	1250.0 (91%)
4.	<u>RAINWATER RE-USE</u> RAINWATER REUSE TANK PROVIDED IN ACCORDANCE WITH BASIX REQUIREMENT. RAINWATER TANK OVERFLOW TO BE DIRECTED TO EXISTING COUNCIL STORMWATER PIT IN ILUKA ROAD VIA BOUNDARY PIT - P1. RAINWATER REUSE REQUIRED - 5,000 LITRES MIN. RAINWATER REUSE PROVIDED - 9,000 LITRES	
5.	<u>ON-SITE DETENTION</u> WE REFER TO SECTION B5.7 'STORMWATER MANGEMENT - ON SITE DETENTION' AS NOTED IN PITTWATER 21 DCP 2014:- <i>"AN ON-SITE DETENTION (OSD) FACILITY IS TO BE INSTALLED WHERE THE DEVELOPMENT RESULTS IN ADDITIONAL HARD (IMPERVIOUS) SURFACE AREA OF GREATER THAN 50m²...."</i> WE NOTE THE POST DEVELOPED IMPERVIOUS AREA IS LESS THAN 50m ² , THEREFORE IN THIS REGARD NO OSD HAS BEEN PROVIDED.	
6.	DESIGN HAS BEEN PREPARED IN ACCORDANCE WITH PITTWATER 21 DEVELOPMENT CONTROL PLAN 2014 SECTION B5, AR&R AND AS/ANZS 3500	

LOCATION MAP

Map data © 2021 SIX Maps

DEVELOPMENT APPLICATION ISSUE
NOT FOR CONSTRUCTION

DRAWINGS MUST BE PRINTED IN COLOUR

[illegible]

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

OUTLINE OF RAINWATER TANK
REFER TO DETAIL SHEET C4

STAINLESS STEEL LINEAR
GRADED DRAIN TO ARCHITECTS
DETAILS COMPLETE WITH
HEELPROOF GRATE & FRAME
TYP UNO

PIT BP1
450 SQUARE PIT WITH MEDIUM
DUTY GRATED INLET
TOP OF GRATE - RL 0.40 nom
INVERT OF OUTLET - IL 0.00 nom

CONSTRUCT 200 WIDE GRADED
BOX DRAIN MIN 150 DEEP WITH
HEAVY DUTY GRATE & FRAME.
GRADE FROM INVERT TO
OUTLET AT A MINIMUM GRADE
OF 2%
TOP OF GRATE RL 0.50 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. U.N.O
	DENOTES STORMWATER/SURFACE WATER PIPE AND DIA. WHEN PIPE EXCEEDS 100mm DIA.U.N.O

PIT GRATE INLET TYPE	
GRATE TYPE	TRAFFIC CONDITIONS
A - EXTRA LIGHT DUTY	FOOTWAYS AND AREAS ACCESSIBLE ONLY TO PEDESTRIANS AND PEDAL CYCLISTS.
B - LIGHT DUTY	FOOTWAYS THAT CAN BE MOUNTED BY VEHICLE
C - MEDIUM DUTY	MALLS AND PEDESTRIAN AREAS OPEN TO SLOW MOVING COMMERCIAL VEHICLES.
D - HEAVY DUTY	CARRIAGEWAYS OF ROADS AND AREAS OPEN TO COMMERCIAL VEHICLES.
TABLE AS PER AS3996 - 2006. ENGINEER TO BE NOTIFIED IF LOAD CONDITIONS LISTED ABOVE ARE EXCEEDED.	



BASEMENT PUMPOUT TANK
REFER TO SHEET C5 FOR DETAILS
MINIMUM STORAGE CAPACITY BASED ON
DRIVEWAY CATCHMENT AREA OF 90m² = 10m³
APPROXIMATE TANK DIMENSIONS
INTERNAL LENGTH 4.0m
INTERNAL WIDTH 2.5m
INTERNAL DEPTH 1.00m
COVER LEVEL RL 0.40 NOM.

STORMWATER MANAGEMENT PLAN
SCALE - 1:100/A1, 1:200/A3
0 1 2 4 6 8 10m

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North			
A	ISSUED FOR DEVELOPMENT APPROVAL	03.02.21	RH BK
Issue	Description	Date	Drawn Approved
1	1cm at full size		

Client	MACARTHUR PROJECTS
Architect	PBD ARCHITECTS

ACOR CONSULTANTS	ENGINEERS MANAGERS INFRASTRUCTURE PLANNERS DEVELOPMENT CONSULTANTS
------------------	--

ACOR Consultants (CC) Pty Ltd	Platinum Building, Suite 2.01, 4 Ilya Avenue ERINA NSW 2250, Australia T +61 2 4324 3499
Project	PROPOSED MIXED USE DEVELOPMENT No. 1105 - 1107 BARRENJOEY ROAD PALM BEACH

Drawn	Date	Scale	A1	Q.A. Check	Date
RH	JAN 21	AS NOTED		BAK	03.02.21
Designed	Project No.	Dwg. No.		Issue	
BK	CC180217			C2	A

Drawing Title STORMWATER MANAGEMENT PLAN - BASEMENT					
Drawn	Date	Scale	A1	Q.A. Check	Date
RH	JAN 21	AS NOTED		BAK	03.02.21
Designed	Project No.	Dwg. No.		Issue	
BK	CC180217			C2	A

DISCHARGE STORMWATER TO EXISTING PIT TO THE SATISFACTION OF COUNCIL
MAKE GOOD EXISTING CONSTRUCTION
INVERT LEVEL OF OUTLET SHALL BE SITE
CONFIRMED PRIOR TO COMMENCEMENT
OF WORK.
2.65 NOM.

RAINWATER RE-USE TANK (OSR)
PROVIDE RAINWATER RE-USE TANK WITH:
STORAGE VOLUME: 9m³
CONSTRUCT TANK ALONG BASEMENT WALL
BELOW.
INTERNAL FOOTPRINT = 3.47m² x 2.575m HIGH
REFER TO SHEET C4 FOR DETAILS
NOTE: CONSTRUCT SWING SHIFT CHECK
VALVE OR SIMILAR ON INLET TO TANK WITH
225 DIA BYPASS LINE TO CONNECT TO PIT P1

CONSTRUCT 200 WIDE GRATED BOX
DRAIN MIN 150 DEEP WITH HEAVY DUTY
GRATE & FRAME. GRADE FROM INVERT
TO OUTLET AT A MINIMUM GRADE OF 2%
TOP OF GRATE RL 3.20 NOM.

PIT P1 - BOUNDARY / SEDIMENT CONTROL PIT
600 SQUARE PIT WITH BOLT DOWNWATER
TIGHT SOLID COVER
TOP OF COVER - RL3.50 nom
INVERT OF OUTLET - IL 2.90 nom
CONSTRUCT TRASH SCREEN OVER OUTLET

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

LANDSCAPE PIT
450 SQUARE PIT WITH LIGHT
DUTY GRATED INLET
TOP OF GRATE - 3.50 nom

STAINLESS STEEL LINEAR
GRATED DRAIN TO ARCHITECTS
DETAILS COMPLETE WITH
HEELPROOF GRATE & FRAME
TYP UNO

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

— SW — OR — ASW —
DENOTES SEALED SOLVENT WELDED AERIAL LINE @
MIN. 1% GRADE CONVEYING SURFACE STORMWATER
RUNOFF. SUPPORT PIPE UNDERSIDE OF GROUND
FLOOR SLAB IN ACCORDANCE WITH AS/NZS 3500.3.
ALLOW TO CONNECT SURFACE STORMWATER
OUTLETS & DOWNPIPES TO AERIAL DRAINAGE
SYSTEM UNDER SOFFIT OF GROUND FLOOR SLAB.
FINAL PIPE ALIGNMENTS AND CONNECTIONS TO BE
DETERMINED AT CC STAGE

PLANTER DRAIN OUTLETS (PDO) SHOWN
INDICATIVELY. ALLOW TO PROVIDE
ATLANTIS DRAINAGE CELL TO PLANTERS
ON STRUCTURE COMPLETE WITH
PLANTER DRAIN OUTLETS AND
CONNECT TO THE SURFACE
STORMWATER SYSTEM SHOWN AS:-
— SW — OR — ASW —
EXACT LOCATION & NUMBER TO BE
DETERMINED AT CC STAGE TYP. UNO.

— RW — OR — ARW —
DENOTES SEALED SOLVENT WELDED
AERIAL LINE @ MIN. 1% GRADE
CONVEYING ROOFWATER TO
RAINWATER TANK. SUPPORT PIPE
UNDERSIDE OF GROUND FLOOR SLAB IN
ACCORDANCE WITH AS/NZS 3500.3.
ALLOW TO CONNECT ROOFWATER
DOWNPIPES TO AERIAL DRAINAGE
SYSTEM UNDER SOFFIT OF GROUND
FLOOR SLAB. FINAL PIPE ALIGNMENTS
AND CONNECTIONS TO BE DETERMINED
AT CC STAGE

ALLOW TO PROVIDE SURFACE
STORMWATER OUTLETS OR SIMILAR TO
DRAIN TO TERRACE / BALCONY AREAS
AND CONNECT TO THE SURFACE
STORMWATER SYSTEM PROVIDED AND
AS SHOWN :-
— SW — OR — ASW —
EXACT LOCATION OF OUTLETS TO BE
CONFIRMED AT CC STAGE TYP. UNO

STORMWATER MANAGEMENT PLAN
SCALE - 1:100/A1, 1:200/A3

0 1 2 4 6 8 10m

STORMWATER LEGEND

— RW — DENOTES 100mm DIA. FULLY SEALED UNDERGROUND
RAINWATER SYSTEM PIPE U.N.O.

— SW — DENOTES 100mm DIA. UNDERGROUND STORMWATER /
SURFACE WATER SYSTEM PIPE AT 1% MIN. GRADE U.N.O.

150 — DENOTES RAINWATER PIPE AND DIA. WHEN PIPE
EXCEEDS 100mm DIA. U.N.O

150 — DENOTES STORMWATER/SURFACE WATER PIPE AND
DIA. WHEN PIPE EXCEEDS 100mm DIA. U.N.O

NOTES:

- TOP OF GRATE LEVELS HAVE BEEN DETERMINED FROM THE
SURVEY DETAIL PROVIDED. FOLLOWING EARTHWORKS AND
BENCHING, VALIDITY OF GRATE LEVELS SHOULD BE
ASSESSED AND ADJUSTED AS REQUIRED TO MEET THE
INTENT OF THE DESIGN. WHERE IN DOUBT CONTACT THE
DESIGN ENGINEER.
- ALL PLANTER BEDS TO HAVE ATLANTIS DRAINAGE CELL COMPLETE
WITH PLANTER DRAIN OUTLET.
- STORMWATER PIPES WITHIN CEILING SPACES OVER HABITABLE AREAS
AND THE ADJACENT VERTICAL STACK TO BE ACOUSTICALLY LAGGED.
REFER TO ACOUSTIC ENGINEERS REPORT FOR FURTHER DETAIL.

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North			
A	ISSUED FOR DEVELOPMENT APPROVAL	03.02.21	RH BK
Issue	Description	Date	Drawn Approved
1	1cm at full size		

Client
**MACARTHUR
PROJECTS**

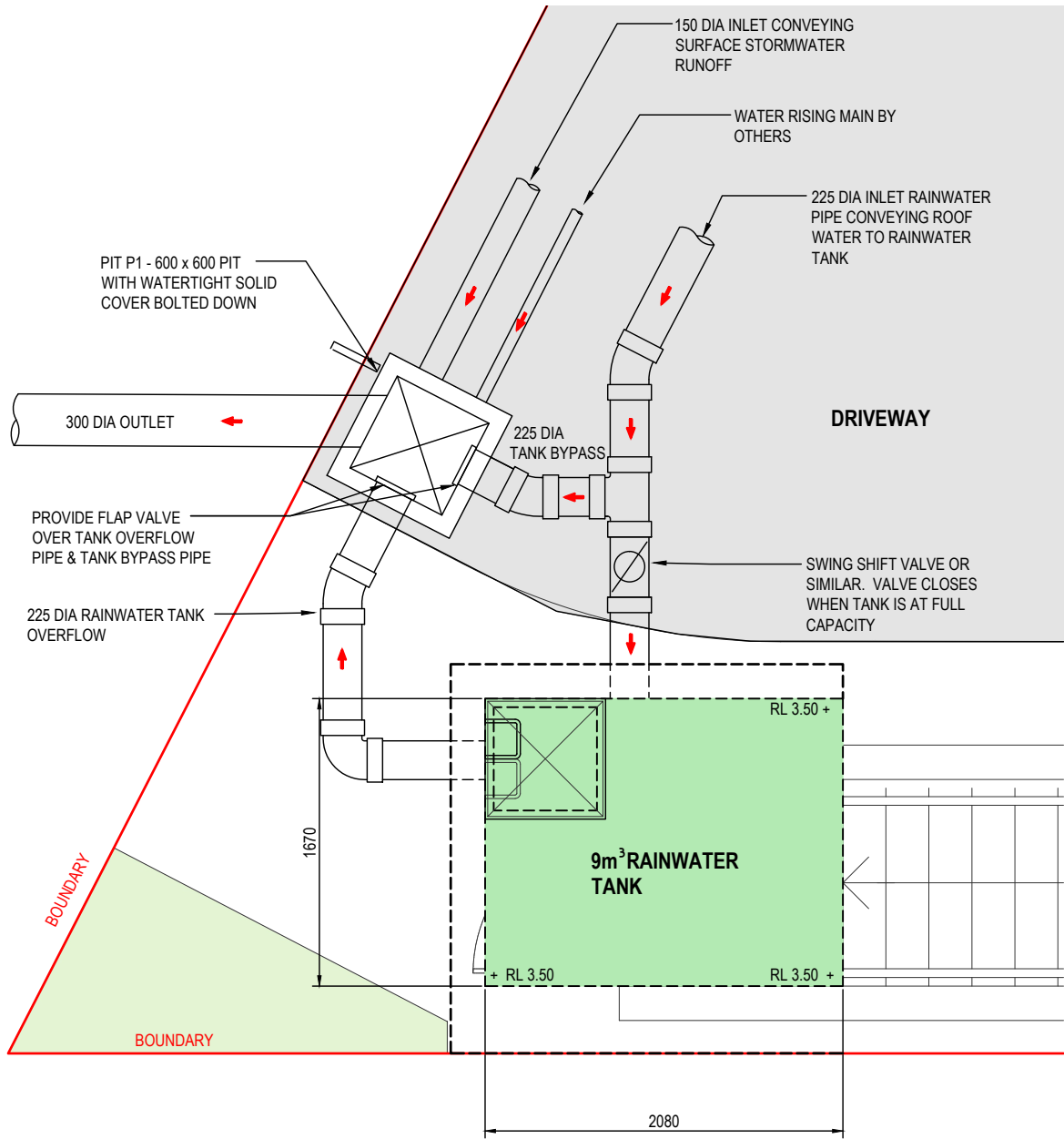
Architect
**PBD
ARCHITECTS**

AcOR
CONSULTANTS
ENGINEERS | MANAGERS | INFRASTRUCTURE PLANNERS | DEVELOPMENT CONSULTANTS

ACOR Consultants (CC) Pty Ltd
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Project
**PROPOSED MIXED USE
DEVELOPMENT**
No. 1105 - 1107
BARRENJOEY ROAD
PALM BEACH

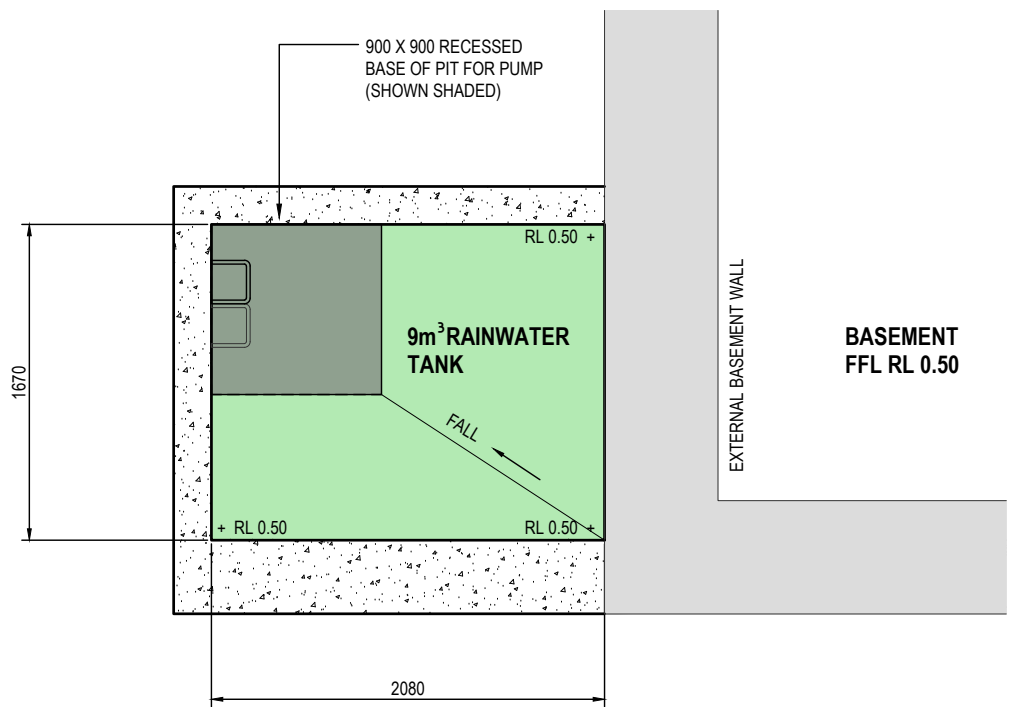
Drawing Title STORMWATER MANAGEMENT PLAN - GROUND			
Drawn	Date	Scale	A1
RH	JAN 21	AS NOTED	BAK
Designed	Project No.	Dwg. No.	Issue
BK	CC180217	C3	A



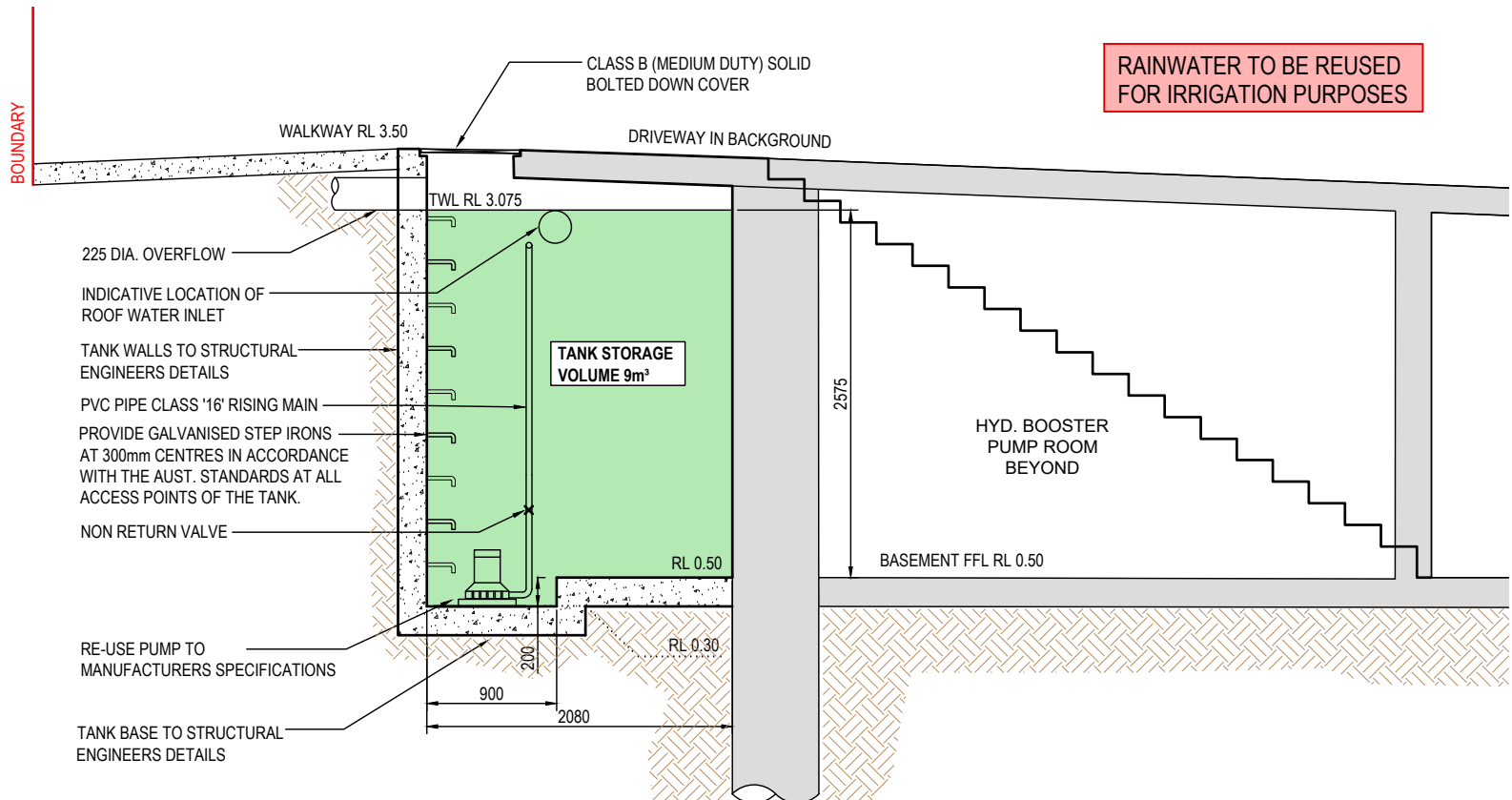
RAINWATER RE-USE TANK ROOF PLAN
SCALE 1:20/A1, 1:40/A3



INSTALL CONFINED SPACE WARNING SIGN



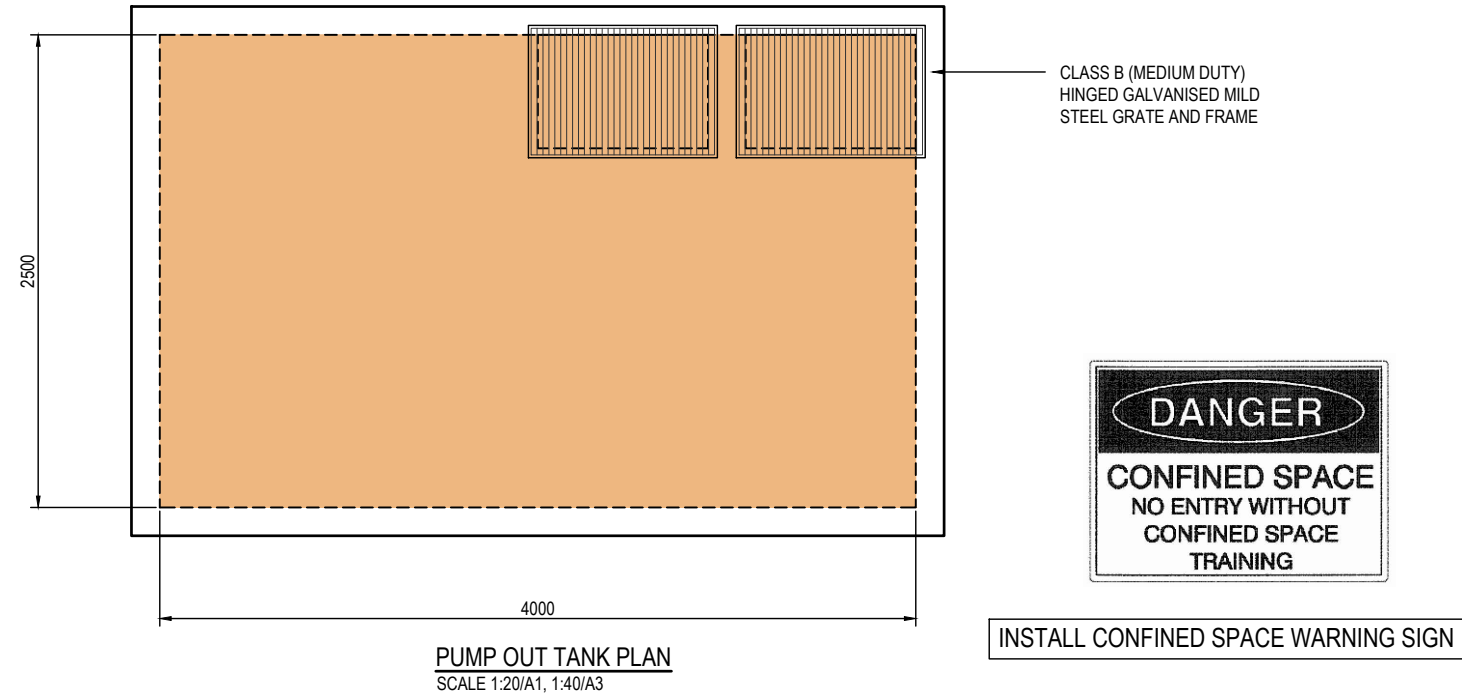
RAINWATER RE-USE TANK BASE PLAN
SCALE 1:20/A1, 1:40/A3



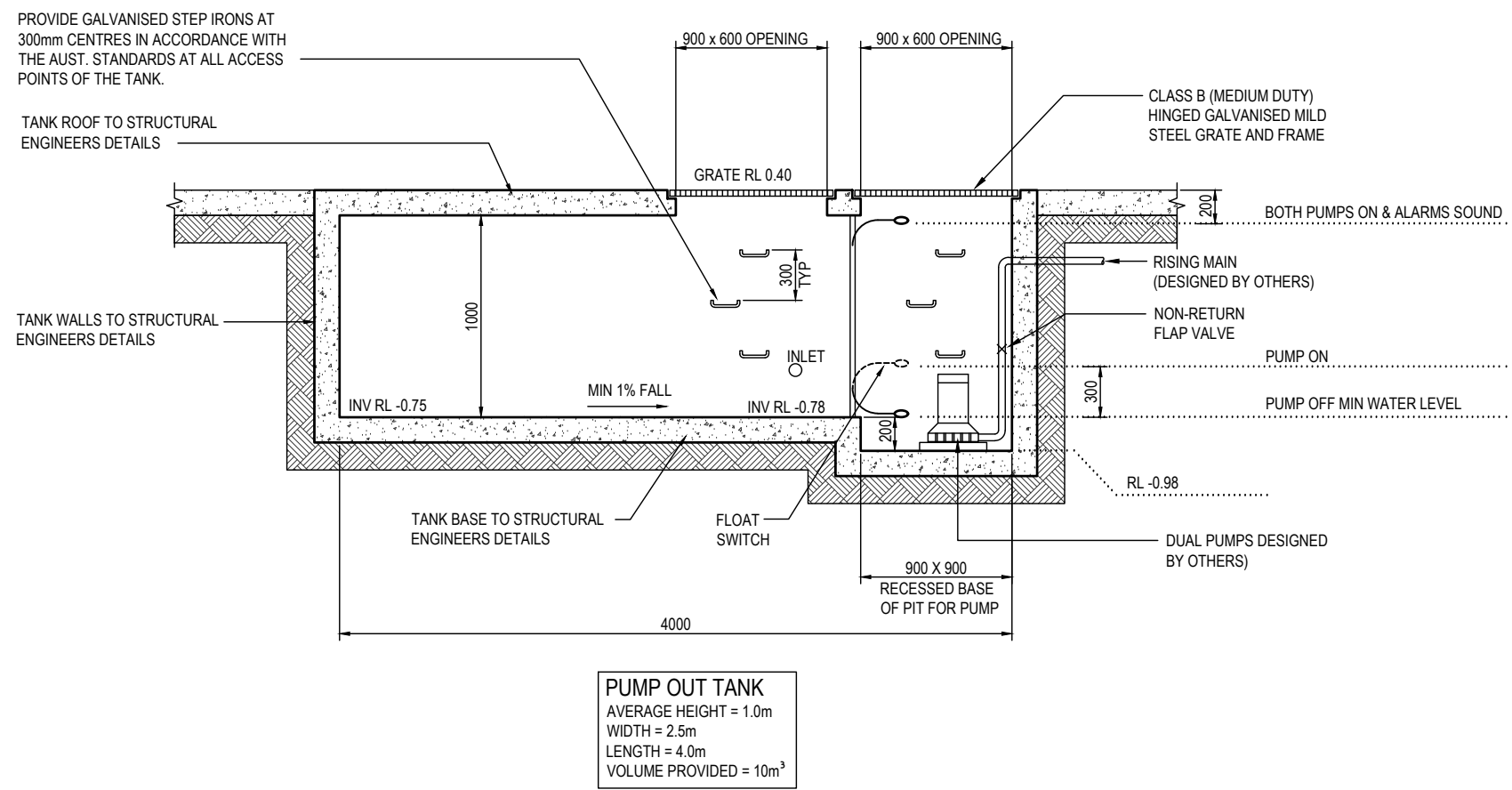
RAINWATER TANK SECTION
SCALE - 1:25/A1, 1:50/A3

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						Client	Architect	 ENGINEERS MANAGERS INFRASTRUCTURE PLANNERS DEVELOPMENT CONSULTANTS	ACOR Consultants (CC) Pty Ltd Platinum Building, Suite 2.01, 4 Ilya Avenue ERINA NSW 2250, Australia T +61 2 4324 3499				Project	Drawing Title				
						MACARTHUR PROJECTS	PBD ARCHITECTS		PROPOSED MIXED USE DEVELOPMENT No. 1105 - 1107 BARREINJOEY ROAD PALM BEACH				STORMWATER MANAGEMENT DETAILS SHEET No.1					
A	ISSUED FOR DEVELOPMENT APPROVAL				03.02.21	RH	BK					Drawn	Date	Scale	A1	Q.A. Check	Date	
Issue	Description				Date	Drawn	Approved						RH	JAN 21	AS NOTED		BAK	03.02.21
																		



- 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 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.

EROSION & SEDIMENT CONTROL NOTES

GENERAL INSTRUCTIONS

- 1. THIS SOIL AND WATER MANAGEMENT PLAN IS TO BE READ IN CONJUNCTION WITH OTHER ENGINEERING PLANS RELATING TO THIS DEVELOPMENT.
- 2. CONTRACTORS WILL ENSURE THAT ALL SOIL AND WATER MANAGEMENT WORKS ARE UNDERTAKEN AS INSTRUCTED IN THIS SPECIFICATION AND CONSTRUCTED FOLLOWING THE GUIDELINES OF "MANAGING URBAN STORMWATER SOILS AND CONSTRUCTION", DEPT OF HOUSING, 1998 (BLUE BOOK).
- 3. ALL SUBCONTRACTORS WILL BE INFORMED OF THEIR RESPONSIBILITIES IN REDUCING THE POTENTIAL FOR SOIL EROSION AND POLLUTION TO DOWNSLOPE AREAS.

LAND DISTURBANCE INSTRUCTIONS

- 4. DISTURBANCE TO BE NO FURTHER THAN 5 (PREFERABLY 2) METRES FROM THE EDGE OF ANY ESSENTIAL ENGINEERING ACTIVITY AS SHOWN ON APPROVED PLANS. ALL SITE WORKERS WILL CLEARLY RECOGNISE THESE ZONES THAT, WHERE APPROPRIATE, ARE IDENTIFIED WITH BARRIER FENCING (UPSLOPE) AND SEDIMENT FENCING (DOWNSLOPE) OR SIMILAR MATERIALS.
- 5. ACCESS AREAS ARE TO BE LIMITED TO A MAXIMUM WIDTH OF 10 METRES THE SITE MANAGER WILL DETERMINE AND MARK THE LOCATION OF THESE ZONES ON-SITE. ALL SITE WORKERS WILL CLEARLY RECOGNISE THESE BOUNDARIES THAT, WHERE APPROPRIATE, ARE IDENTIFIED WITH BARRIER FENCING (UPSLOPE) AND SEDIMENT FENCING (DOWNSLOPE) OR SIMILAR MATERIALS.
- 6. ENTRY TO LANDS NOT REQUIRED FOR CONSTRUCTION OR ACCESS IS PROHIBITED EXCEPT FOR ESSENTIAL THINNING OF PLANT GROWTH.
- 7. WORKS ARE TO PROCEED IN THE FOLLOWING SEQUENCE:
 - A) INSTALL ALL BARRIER AND SEDIMENT FENCING WHERE SHOWN ON THE PLAN.
 - B) CONSTRUCT THE STABILISED SITE ACCESS.
 - C) CONSTRUCT DIVERSION DRAINS AS REQUIRED.
 - D) INSTALL MESH AND GRAVEL INLETS FOR ANY ADJACENT KERB INLETS.
 - E) INSTALL GEOTEXTILE INLET FILTERS AROUND ANY ON-SITE DROP INLET PITS.
 - F) CLEAR SITE AND STRIP AND STOCKPILE TOPSOIL IN LOCATIONS SHOWN ON THE PLAN.
 - G) UNDERTAKE ALL ESSENTIAL CONSTRUCTION WORKS ENSURING THAT ROOF AND/OR PAVED AREA STORMWATER SYSTEMS ARE CONNECTED TO PERMANENT DRAINAGE AS SOON AS PRACTICABLE.
 - H) GRADE LOT AREAS TO FINAL GRADES AND APPLY PERMANENT STABILISATION (LANDSCAPING) WITHIN 20 DAYS OF COMPLETION OF CONSTRUCTION WORKS.
 - I) REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER THE PERMANENT LANDSCAPING HAS BEEN COMPLETED.
- 5. ENSURE THAT SLOPE LENGTHS DO NOT EXCEED 80 METRES WHERE PRACTICABLE. SLOPE LENGTHS ARE DETERMINED BY SILTATION FENCING AND CATCH DRAIN SPACING.
- 6. ON COMPLETION OF MAJOR WORKS LEAVE DISTURBED LANDS WITH A SCARIFIED SURFACE TO ENCOURAGE WATER INFILTRATION AND ASSIST WITH KEYING TOPSOIL LATER.

SITE MAINTENANCE INSTRUCTIONS

- 7. THE SITE SUPERINTENDENT WILL INSPECT THE SITE AT LEAST WEEKLY AND AT THE CONCLUSION OF EVERY STORM EVENT TO:
 - A) ENSURE THAT DRAINS OPERATE PROPERLY AND TO EFFECT ANY NECESSARY REPAIRS.
 - B) REMOVE SPILLED SAND OR OTHER MATERIALS FROM HAZARD AREAS, INCLUDING LANDS CLOSER THAN 5 METRES FROM AREAS OF LIKELY CONCENTRATED OR HIGH VELOCITY FLOWS ESPECIALLY WATERWAYS AND PAVED AREAS.
 - C) REMOVE TRAPPED SEDIMENT WHENEVER THE DESIGN CAPACITY OF THAT STRUCTURE HAS BEEN EXCEEDED.
 - D) ENSURE REHABILITATED LANDS HAVE EFFECTIVELY REDUCED THE EROSION HAZARD AND TO INITIATE UPGRADING OR REPAIR AS NECESSARY.
 - E) CONSTRUCT ADDITIONAL EROSION AND/OR SEDIMENT CONTROL WORKS AS MIGHT BECOME NECESSARY TO ENSURE THE DESIRED PROTECTION IS GIVEN TO DOWNSLOPE LANDS AND WATERWAYS. MAKE ONGOING CHANGES TO THE PLAN WHERE IT PROVES INADEQUATE IN PRACTICE OR IS SUBJECTED TO CHANGES IN CONDITIONS ON THE WORK-SITE OR ELSEWHERE IN THE CATCHMENT.
 - F) MAINTAIN EROSION AND SEDIMENT CONTROL STRUCTURES IN A FULLY FUNCTIONING CONDITION UNTIL ALL EARTHWORK ACTIVITIES ARE COMPLETED AND THE SITE IS REHABILITATED.
- 8. THE SITE SUPERINTENDENT WILL KEEP A LOGBOOK MAKING ENTRIES AT LEAST WEEKLY, IMMEDIATELY BEFORE FORECAST RAIN AND AFTER RAINFALL. ENTRIES WILL INCLUDE:
 - A) THE VOLUME AND INTENSITY OF ANY RAINFALL EVENTS.
 - B) THE CONDITION OF ANY SOIL AND WATER MANAGEMENT WORKS.
 - C) THE CONDITION OF VEGETATION AND ANY NEED TO IRRIGATE.
 - D) THE NEED FOR DUST PREVENTION STRATEGIES.
 - E) ANY REMEDIAL WORKS TO BE UNDERTAKEN.THE LOGBOOK WILL BE KEPT ON-SITE AND MADE AVAILABLE TO ANY AUTHORISED PERSON UPON REQUEST. IT WILL BE GIVEN TO THE PROJECT MANAGER AT THE CONCLUSION OF THE WORKS.

SEDIMENT CONTROL INSTRUCTIONS

- 9. SEDIMENT FENCES WILL BE INSTALLED AS SHOWN ON THE PLAN AND ELSEWHERE AT THE DISCRETION OF THE SITE SUPERINTENDENT TO CONTAIN SOIL AS NEAR AS POSSIBLE TO THEIR SOURCE.
- 10. SEDIMENT FENCES WILL NOT HAVE CATCHMENT AREAS EXCEEDING 900 SQUARE METRES AND HAVE A STORAGE DEPTH OF AT LEAST 0.6 METRES.
- 11. SEDIMENT REMOVED FROM ANY TRAPPING DEVICES WILL BE RELOCATED WHERE FURTHER POLLUTION TO DOWNSLOPE LANDS AND WATERWAYS CANNOT OCCUR.
- 12. STOCKPILES ARE NOT TO BE LOCATED WITHIN 5 METRES OF HAZARD AREAS INCLUDING AREAS OF HIGH VELOCITY FLOWS SUCH AS WATERWAYS, PAVED AREAS AND DRIVEWAYS.
- 13. WATER WILL BE PREVENTED FROM DIRECTLY ENTERING THE PERMANENT DRAINAGE SYSTEM UNLESS THE CATCHMENT AREA HAS BEEN PERMANENTLY LANDSCAPED AND/OR WATER HAS BEEN TREATED BY AN APPROVED DEVICE.
- 14. TEMPORARY SEDIMENT TRAPS WILL REMAIN IN PLACE UNTIL AFTER THE LANDS THEY ARE PROTECTING ARE COMPLETELY REHABILITATED.
- 15. ACCESS TO SITES SHOULD BE STABILISED TO REDUCE THE LIKELIHOOD OF VEHICLES TRACKING SOIL MATERIALS ONTO PUBLIC ROADS AND ENSURE ALL-WEATHER ENTRY/EXIT.

SOIL EROSION CONTROL INSTRUCTIONS

- 16. EARTH BATTERS WILL BE CONSTRUCTED WITH AS LOW A GRADIENT AS PRACTICABLE BUT NO STEEPER, UNLESS OTHERWISE NOTED, THAN:
 - 2(H):1(V) WHERE SLOPE LENGTH LESS THAN 12 METRES
 - 2.5(H):1(V) WHERE SLOPE LENGTH BETWEEN 12 AND 16 METRES.
 - 3(H):1(V) WHERE SLOPE LENGTH BETWEEN 16 AND 20 METRES.
 - 4(H):1(V) WHERE SLOPE LENGTH GREATER THAN 20 METRES.
- 17. ALL WATERWAYS, DRAINS, SPILLWAYS AND THEIR OUTLETS WILL BE CONSTRUCTED TO BE STABLE IN AT LEAST THE 1:20 YEAR ARI, TIME OF CONCENTRATION STORM EVENT.
- 18. WATERWAYS AND OTHER AREAS SUBJECT TO CONCENTRATED FLOWS AFTER CONSTRUCTION ARE TO HAVE A MAXIMUM GROUNDCOVER C-FACTOR OF 0.05 (70% GROUND COVER) WITHIN 10 WORKING DAYS FROM COMPLETION OF FORMATION. FLOW VELOCITIES ARE TO BE LIMITED TO THOSE SHOWN IN TABLE 5-1 OF "MANAGING URBAN STORMWATER - SOILS AND CONSTRUCTION", DEPT OF HOUSING 1998 (BLUE BOOK). FOOT AND VEHICULAR TRAFFIC WILL BE PROHIBITED IN THESE AREAS.
- 19. STOCKPILES AFTER CONSTRUCTION ARE TO HAVE A MAXIMUM GROUND-COVER C-FACTOR OF 0.1 (60% GROUND-COVER) WITHIN 10 WORKING DAYS FROM COMPLETION OF FORMATION.
- 20. ALL LANDS, INCLUDING WATERWAYS AND STOCKPILES, DURING CONSTRUCTION ARE TO HAVE A MAXIMUM GROUND-COVER C-FACTOR OF 0.15 (50% GROUND COVER) WITHIN 20 WORKING DAYS FROM INACTIVITY EVEN THOUGH WORKS MAY CONTINUE LATER.

SOIL EROSION CONTROL INSTRUCTIONS cont.

- 21. EARTH BATTERS WILL BE CONSTRUCTED WITH AS LOW A
- 22. FOR AREAS OF SHEET FLOW USE THE FOLLOWING GROUND COVER PLANT SPECIES FOR TEMPORARY COVER: JAPANESE MILLET 20 KG/HA AND OATS 20 KG/HA.
- 23. PERMANENT REHABILITATION OF LANDS AFTER CONSTRUCTION WILL ACHIEVE A GROUND-COVER C-FACTOR OF LESS THAN 0.1 AND LESS THAN 0.05 WITHIN 60 DAYS. NEWLY PLANTED LANDS WILL BE WATERED REGULARLY UNTIL AN EFFECTIVE COVER IS ESTABLISHED AND PLANTS ARE GROWING VIGOROUSLY. FOLLOW-UP SEED AND FERTILISER WILL BE APPLIED AS NECESSARY.
- 24. REVEGETATION SHOULD BE AIMED AT RE-ESTABLISHING NATURAL SPECIES. NATURAL SURFACE SOILS SHOULD BE REPLACED AND NON-PERSISTANT ANNUAL COVER CROPS SHOULD BE USED.

WASTE CONTROL INSTRUCTIONS

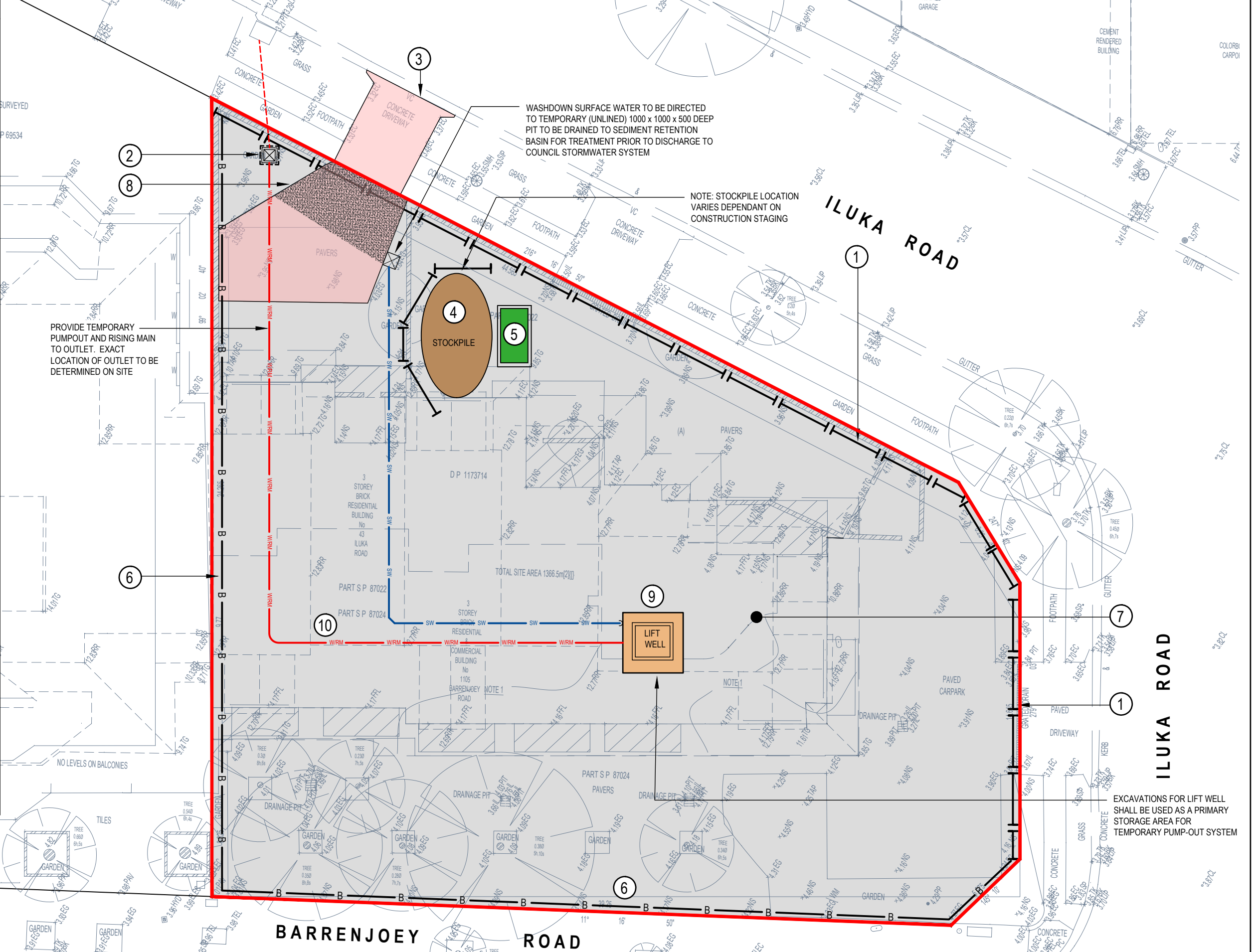
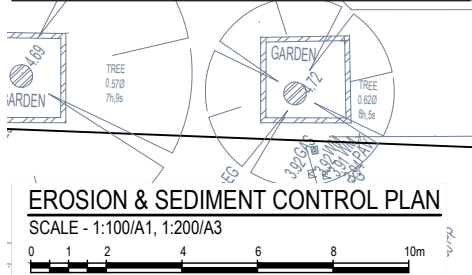
- 25. ACCEPTABLE BINS WILL BE PROVIDED FOR ANY CONCRETE AND MORTAR SLURRIES, PAINTS, ACID WASHING, LIGHTWEIGHT WASTE MATERIALS AND LITTER. CLEARANCE SERVICES WILL BE PROVIDED AT LEAST WEEKLY. DISPOSAL OF WASTE WILL BE IN A MANNER APPROVED BY THE SITE SUPERINTENDENT.
- 26. ALL POSSIBLE POLLUTANT MATERIALS ARE TO BE STORED WELL CLEAR OF ANY POORLY DRAINED AREAS, FLOOD PRONE AREAS, STREAMBANKS, CHANNELS AND STORMWATER DRAINAGE AREAS. STORE SUCH MATERIALS IN A DESIGNATED AREA UNDER COVER WHERE POSSIBLE AND WITHIN CONTAINMENT BUNDS.
- 27. ALL SITE STAFF AND SUB-CONTACTORS ARE TO BE INFORMED OF THEIR OBLIGATION TO USE WASTE CONTROL FACILITIES PROVIDED.
- 28. ANY DE-WATERING ACTIVITIES ARE TO BE CLOSELY MONITORED TO ENSURE THAT WATER IS NOT POLLUTED BY SEDIMENT, TOXIC MATERIALS OR PETROLEUM PRODUCTS.
- 29. PROVIDE DESIGNATED VEHICULAR WASHDOWN AND MAINTENANCE AREAS WHICH ARE TO HAVE CONTAINMENT BUNDS.

PROCEDURE FOR DE-WATERING

- 1. ENSURE PERMISSION FOR DE-WATERING IS RECEIVED FROM AUTHORITIES BEFORE PUMPING OUT.
- 2. AN ON-SITE TREATMENT PROCESS DISCHARGING TO THE STORMWATER SYSTEM WILL BE IMPLEMENTED. ALL SITE WATERS DURING CONSTRUCTION WILL BE CONTAINED ON SITE AND RELEASED ONLY WHEN pH IS BETWEEN 8.5 & 6.5, SUSPENDED SOLIDS ARE LESS THAN 50mg/L, TURBIDITY LESS THAN 100 NTU'S, OIL AND GREASE LESS THAN 10mg/L AND BIOCHEMICAL OXYGEN DEMAND (BOD5) LESS THAN 30mg/L (FOR STORMS LESS INTENSE THAN 1 IN 5 YEAR EVENTS).
- 3. METHODS OF SAMPLING AND ANALYSIS OF WATER QUALITY WILL BE IN ACCORDANCE WITH THE APPLICABLE METHOD LISTED IN THE EPA PUBLISHED APPROVED METHODS FOR THE SAMPLING ANALYSIS OF WATER POLLUTANTS IN NEW SOUTH WALES.
- 4. WHERE LABORATORY ANALYSIS IS REQUIRED AS INDICATED BY IN-SITU TESTING, APPROPRIATE SAMPLE BOTTLES AND PRESERVATIVES WILL BE USED AND GUIDANCE FOR THE SAMPLING METHOD OBTAINED FROM APPLICABLE PARTS OF ASS667.1 AND ASS667.6. ANALYSIS WILL BE UNDERTAKEN WHERE PRACTICAL BY A NATA REGISTERED LABORATORY CERTIFIED TO PERFORM THE APPLICABLE ANALYSIS.
- 5. A FURTHER INSPECTION WILL BE CARRIED OUT DURING A STORM EVENT (DURING WORK HOURS WHERE POSSIBLE) TO ENSURE CONTROLS ARE COPING WITH THE EVENT. THIS APPLIES TO ANY RAIN EVENT AS WELL.
- 6. AS EXCAVATION TO TOP SOIL PROGRESSES, ANY WATER COLLECTED AT THE BOTTOM OF EXCAVATIONS WILL BE DIVERTED TO A TEMPORARY SEDIMENTATION BASIN OR SETTLEMENT TANK. IF THE WATER CONTAINS ONLY SEDIMENTS, IT WILL BE FILTERED AND PUMPED TO STORMWATER. BEFORE THIS CAN HAPPEN IT MUST CONTAIN LESS THAN 50mg/L TOTAL SUSPENDED SOLIDS.
- 7. POLLUTED WATER MUST NOT ENTER THE STORMWATER SYSTEM. IN SOME CIRCUMSTANCES, A LIQUID WASTE COMPANY MAY BE REQUIRED TO COLLECT CONTAMINATED WATER FOR DISPOSAL AT A LICENSED TREATMENT FACILITY

					North	Client MACARTHUR PROJECTS	Architect PBD ARCHITECTS	 ENGINEERS MANAGERS INFRASTRUCTURE PLANNERS DEVELOPMENT CONSULTANTS	Project ACOR Consultants (CC) Pty Ltd Platinum Building, Suite 2.01, 4 Ilya Avenue ERINA NSW 2250, Australia T +61 2 4324 3499   	Drawing Title EROSION & SEDIMENT CONTROL NOTES PROPOSED MIXED USE DEVELOPMENT No. 1105 - 1107 BARRENJOEY ROAD PALM BEACH	Drawing Title EROSION & SEDIMENT CONTROL NOTES					
A	ISSUED FOR DEVELOPMENT APPROVAL			03.02.21							RH	BK				
Issue	Description			Date							Drawn	Approved				
																

- EROSION & SEDIMENT LEGEND**
- ① INSTALL SEDIMENT FENCING REFER DETAIL SD 6-8, SHEET C8. WHERE UNDER CANOPY AREAS OF TREES TO BE RETAINED, FENCING NOT TO BE DUG INTO THE GROUND BUT INSTEAD ATTACHED TO GROUND BY TIGHTLY PACKED SANDBAGS.
- ② NOTE: PROVIDE PROTECTION TO DRAINAGE PITS FOLLOWING PIT INSTALLATION. REFER DETAIL SD6-12 ON SHEET C8
- ③ THE EXISTING CROSSOVER & LAYBACK ARE TO BE RETAINED FOR SITE ACCESS UNTIL REASONABLE COMPLETION OF CONSTRUCTION WORKS
- ④ STOCKPILE IN ACCORDANCE WITH DETAIL SD 4-1, REFER TO SHEET C8
- ⑤ WASTE STORAGE AREA PROVIDE SOLID AND LIQUID WASTE RECEPTACLE BINS
- ⑥ BARRIER FENCING OR UTILISE EXISTING BOUNDARY FENCE
- ⑦ PROPOSED BASEMENT AREA
- ⑧ SITE ACCESS PROVIDE LARGE COARSE DIA AGGREGATE OR RECYCLED CONCRETE. IN ACCORDANCE WITH DETAIL SD 6-14, SHEET C8
- ⑨ PROVIDE TYPE 'D' SEDIMENT RETENTION BASIN. NOMINAL SIZE: 4.0m x 4.0m x 0.5m DEEP VOLUME = 8.0m³ TO BE CONFIRMED AT CC STAGE DISCHARGE TO BE CONTROLLED PUMP OUT FOLLOWING FLOCCULATION
- ⑩ PROVIDE TEMPORARY PUMP OUT AND RISING MAIN TO OUTLET.
- TREE BARRIERS REQUIRED IN ACCORDANCE WITH THE ARBORISTS REPORT



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A				ISSUED FOR DEVELOPMENT APPROVAL				03.02.21				RH				BK			
Issue				Description				Date				Drawn				Approved			
1				10m at full size															

Client
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Architect
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Project
PROPOSED MIXED USE DEVELOPMENT
No. 1105 - 1107
BARRENJOEY ROAD
PALM BEACH

Drawing Title						
EROSION & SEDIMENT CONTROL PLAN						
Drawn		Date	Scale	A1	Q.A. Check	Date
RH		JAN 21	AS NOTED		BAK	03.02.21
Designed		Project No.		Dwg. No.	Issue	
BK		CC180217		C7	A	



				North		
A	ISSUED FOR DEVELOPMENT APPROVAL			03.02.21	RH	BK
Issue	Description			Date	Drawn	Approved
1	2	1 cm at full size		10 cm		

Client

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Project

PROPOSED MIXED USE DEVELOPMENT

No. 1105 - 1107
BARRENJOEY ROAD
PALM BEACH

Drawing Title				
EROSION & SEDIMENT CONTROL DETAILS				
Drawn RH	Date JAN 21	Scale AS NOTED	A1 Q.A. Check BAK	Date 03.02.21
Designed BK	Project No. CC180217		Dwg. No. C8	Issue A