PROPOSED DEVELOPMENT No.27 WAINE STREET, FRESHWATER 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. 150 DENOTES RAINWATER PIPE AND DIA. WHEN PIPE EXCEEDS 100mm DIA 150 DENOTES STORMWATER/SURFACE WATER PIPE AND DIA WHEN PIPE EXCEEDS 100mm DIA 65 DENOTES RISING MAIN AND PIPE DIA. U.N.O. 100 DENOTES SUBSOIL DRAINAGE LINE AND DIA. WRAPPED IN GEOFABRIC U.N.O. DP DENOTES DOWNPIPE 10 DENOTES INSPECTION OPENING WITH SCREW DOWN LID AT FINISHED SURFACE LEVEL CO DENOTES INSPECTION OPENING WITH SCREW DOWN LID AT FINISHED SURFACE LEVEL FOR SYSTEM FLUSHING PURPOSES \boxtimes STORMWATER PIT - SOLID COVER STORMWATER PIT - GRATED INLET DENOTES GRATED DRAIN DENOTES ABSORPTION TRENCH И NON RETURN VALVE \bigcirc PUMP 区 STOP VALVE (ISOLATION VALVE) ¥ 240v REQUIRED DENOTES LEVEL OF INLET /OUTLET OF STORMWATER PIPE. IL23.31 NOTE: UNLESS NOTED OTHERWISE, THE BASE OF THE PIT IS THE SAME AS THE PIPE INLET/OUTLET.

DIAL BEFORE YOU DIG



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

GENERAL NOTES

- 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
- 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
- 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

- 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
- 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
- THE MINIMUM GRADIENT OF STORMWATER DRAINS SHALL BE 1%, UNLESS NOTED OTHERWISE
- COUNCIL'S TREE PRESERVATION ORDER IS TO BE STRICTLY ADHERED TO. NO TREES SHALL BE REMOVED UNTIL PERMIT IS OBTAINED
- PUBLIC UTILITY SERVICES ARE TO BE ADJUSTED AS NECESSARY AT 5 THE CLIENT'S EXPENSE
- ALL PITS TO BE BENCHED AND STREAMLINED. PROVIDE STEP IRONS FOR ALL PITS OVER 1.2m DEEP
- MAKE SMOOTH JUNCTION WITH ALL EXISTING WORK
- VEHICULAR ACCESS AND ALL SERVICES TO BE MAINTAINED AT ALL 8. TIMES TO ADJOINING PROPERTIES AFFECTED BY CONSTRUCTION
- SERVICES SHOWN ON THESE PLANS HAVE BEEN LOCATED FROM Q 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
- ANY VARIATION TO THE WORKS AS SHOWN ON THE APPROVED 10. DRAWINGS ARE TO BE CONFIRMED BY ACOR CONSULTANTS (CC) PRIOR TO THEIR COMMENCEMENT

RAINWATER RE-USE SYSTEM NOTES

- 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:
 - PERMANENT AIR GAP 21
 - BACKFLOW PREVENTION DEVICE 2.2.
- NO DIRECT CONNECTION BETWEEN TOWN WATER SUPPLY AND THE 3. RAIN WATER SUPPLY
- 4 AN APPROVED STOP VALVE AND/OR PRESSURE LIMITING VALVE AT THE RAINWATER TANK
- PROVIDE APPROPRIATE FLOAT VALVES AND/OR SOLENOID VALVES 5. TO CONTROL TOWN WATER SUPPLY INLET TO TANK IN ORDER TO ACHIEVE THE TOP-UP INDICATED ON THE TYPICAL DETAIL
- ALL PLUMBING WORKS ARE TO BE CARRIED OUT BY LICENSED 6. 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
- ONLY ROOF RUN-OFF IS TO BE DIRECTED TO THE RAINWATER TANK 8. 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 FLOOR	SHEET C3
STORMWATER MANAGEMENT DETAILS SHEET No.1	SHEET C4
STORMWATER MANAGEMENT DETAILS SHEET No.2	SHEET C5
EROSION & SEDIMENT CONTROL PLAN	SHEET C6
EROSION & SEDIMENT CONTROL NOTES & DETAILS	SHEET C7

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					GREENSLOPES
A	ISSUE FOR DEVELOPMENT APPLICATION	24.10.22	CL	BK	PTY LTD
Issue	Description	Date	Drawn	Approved	
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FUSE ARCHITECTS



ACOR Consultants (CC) Ptv Ltd Platinum Building, Suite 2.01, 4 Ilya Avenue ERINA NSW 2250, Australia PROPOSED RE T +61 2 4324 3499 DEVELOPMENT _ @ @ No.27 WAINE STREET

FRESHWATER

NORTHERN BEACHES COUNCIL (WARRINGAH REQUIREMENTS)

SITE AREA (m²) 556.4 POST DEVELOPED IMPERVIOUS AREA (m²) 353.8 (63.6%)

ON-SITE DETENTION PROVIDE 15m³ ON-SITE DETENTION

DESIGN HAS BEEN PREPARED IN ACCORDANCE WITH COUNCIL'S "WARRINGAH DCP 2011", "WATER MANAGEMENT FOR DEVELOPMENT POLICY", AR&R AND AS/ANZS 3500.

DEVELOPMENT APPLICATION ISSUE NOT FOR CONSTRUCTION

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# EROSION AND SEDIMENT CONTROL NOTES

#### GENERAL INSTRUCTIONS

- THIS SOIL AND WATER MANAGEMENT PLAN IS TO BE READ 7. IN CONJUNCTION WITH OTHER ENGINEERING PLANS RELATING TO THIS DEVELOPMENT.
- 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)
- ALL SUBCONTRACTORS WILL BE INFORMED OF THEIR RESPONSIBILITIES IN REDUCING THE POTENTIAL FOR SOIL EROSION AND POLLUTION TO DOWNSLOPE AREAS.

# LAND DISTURBANCE INSTRUCTIONS

- 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
- ENTRY TO LANDS NOT REQUIRED FOR CONSTRUCTION OR 6 ACCESS IS PROHIBITED EXCEPT FOR ESSENTIAL THINNING OF PLANT GROWTH
- WORKS ARE TO PROCEED IN THE FOLLOWING SEQUENCE. INSTALL ALL BARRIER AND SEDIMENT FENCING A)
- WHERE SHOWN ON THE PLAN. CONSTRUCT THE STABILISED SITE ACCESS.
- B) CONSTRUCT DIVERSION DRAINS AS REQUIRED.
- C) INSTALL MESH AND GRAVEL INLETS FOR ANY D) ADJACENT KERB INLETS
- INSTALL GEOTEXTILE INLET FILTERS AROUND ANY E) ON-SITE DROP INLET PITS.
- F) CLEAR SITE AND STRIP AND STOCKPILE TOPSOIL IN LOCATIONS SHOWN ON THE PLAN.
- UNDERTAKE ALL ESSENTIAL CONSTRUCTION G) WORKS ENSURING THAT ROOF AND/OR PAVED AREA STORMWATER SYSTEMS ARE CONNECTED TO PERMANENT DRAINAGE AS SOON AS PRACTICABLE
- GRADE LOT AREAS TO FINAL GRADES AND APPLY PERMANENT STABILISATION (LANDSCAPING) WITHIN 20 DAYS OF COMPLETION OF CONSTRUCTION WORKS
- REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER THE PERMANENT LANDSCAPING HAS BEEN COMPLETED.
- ENSURE THAT SLOPE LENGTHS DO NOT EXCEED 80 METRES WHERE PRACTICABLE. SLOPE LENGTHS ARE DETERMINED BY SILTATION FENCING AND CATCH DRAIN SPACING
- 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

- THE SITE SUPERINTENDENT WILL INSPECT THE SITE AT LEAST WEEKLY AND AT THE CONCLUSION OF EVERY STORM EVENT TO:
- ENSURE THAT DRAINS OPERATE PROPERLY AND A) 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.
- REMOVE TRAPPED SEDIMENT WHENEVER THE C) 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
- CONSTRUCT ADDITIONAL EROSION AND/OR E) 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 THE SITE SUPERINTENDENT WILL KEEP A LOGBOOK MAKING ENTRIES AT LEAST WEEKLY, IMMEDIATELY BEFORE FORECAST RAIN AND AFTER RAINFALL. ENTRIES WILL INCLUDE

8.

- THE VOLUME AND INTENSITY OF ANY RAINEAU A) **EVENTS**
- THE CONDITION OF ANY SOIL AND WATER B) MANAGEMENT WORKS
- THE CONDITION OF VEGETATION AND ANY NEED TO C) IRRIGATE THE NEED FOR DUST PREVENTION STRATEGIES.
- D) ANY REMEDIAL WORKS TO BE UNDERTAKEN F) 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

- SEDIMENT FENCES WILL BE INSTALLED AS SHOWN ON THE WASTE CONTROL INSTRUCTIONS 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.
- SEDIMENT REMOVED FROM ANY TRAPPING DEVICES WILL BE RELOCATED WHERE FURTHER POLLUTION TO DOWNSLOPE LANDS AND WATERWAYS CANNOT OCCUR.
- 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
- TEMPORARY SEDIMENT TRAPS WILL REMAIN IN PLACE 14 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
- WATERWAYS AND OTHER AREAS SUBJECT TO 18. 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.
- STOCKPILES AFTER CONSTRUCTION ARE TO HAVE A 19 MAXIMUM GROUND-COVER C-FACTOR OF 0.1 (60% GROUND-COVER) WITHIN 10 WORKING DAYS FROM COMPLETION OF FORMATION
- ALL LANDS, INCLUDING WATERWAYS AND STOCKPILES, 20. 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.
- 21. 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
- 22. 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 REVEGETATION SHOULD BE AIMED AT RE-ESTABLISHING 23 NATURAL SPECIES. NATURAL SURFACE SOILS SHOULD BE
  - REPLACED AND NON-PERSISTANT ANNUAL COVER CROPS SHOULD BE USED.

- ACCEPTABLE BINS WILL BE PROVIDED FOR ANY 24. 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.
- 25. 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.
- ALL SITE STAFF AND SUB-CONTACTORS ARE TO BE 26. INFORMED OF THEIR OBLIGATION TO USE WASTE CONTROL FACILITIES PROVIDED
- 27. ANY DE-WATERING ACTIVITIES ARE TO BE CLOSELY MONITORED TO ENSURE THAT WATER IS NOT POLLUTED BY SEDIMENT. TOXIC MATERIALS OR PETROLEUM PRODUCTS
- 28. PROVIDE DESIGNATED VEHICULAR WASHDOWN AND MAINTENANCE AREAS WHICH ARE TO HAVE CONTAINMENT BUNDS





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AT **NSLOPES**  FUSE ARCHITECTS



FRESHWATER

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