

PROPOSED RESIDENTIAL DEVELOPMENT
3 CENTRAL ROAD, AVALON BEACH (LOT 27, DP9151)
CIVIL SERVICES



LOCALITY PLAN
NOT TO SCALE - COURTESY OF NEARMAP - 04/04/2025

DRAWING SCHEDULE	
C1101	COVER PAGE & DRAWING SCHEDULE
C1201	SPECIFICATIONS SHEET
C2101	SEDIMENT & EROSION CONTROL PLAN & DETAILS
C4101	STORMWATER MANAGEMENT PLAN - LOWER GROUND
C4301	STORMWATER CATCHMENT PLAN
C4701	STORMWATER MANAGEMENT DETAILS
C4711	STORMWATER OSD TANK DETAILS

NOT TO SCALE

IMPORTANT

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REFERENCES

NORTH POINT

DATE	AMENDMENT	INIT	REV	DATE	AMENDMENT	INIT	REV	STRUCTURAL
17.04.25	COORDINATION ISSUE	JG	1					-
								MECHANICAL
								-
								ELECTRICAL
								-
								CIVIL
								-

CLIENT

AVALON BEACH CENTRAL PTY. LTD.

BUILDER

PROJECT

PROPOSED RESIDENTIAL DEVELOPMENT
3 CENTRAL ROAD, AVALON BEACH (LOT 27, DP9151)
CIVIL SERVICES

ARCHITECT

COTTEEPARKER & JPRA

SYDNEY

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DNV-GL

JAS-ANZ

DRAWING TITLE

CIVIL DESIGN
COVER PAGE & DRAWING
SCHEDULE

DATE

APR 2025

PROJECT No

25052

DRAWN

JG

SCALE

NTS

DESIGNED

DD

SIZE

A1

CHECKED

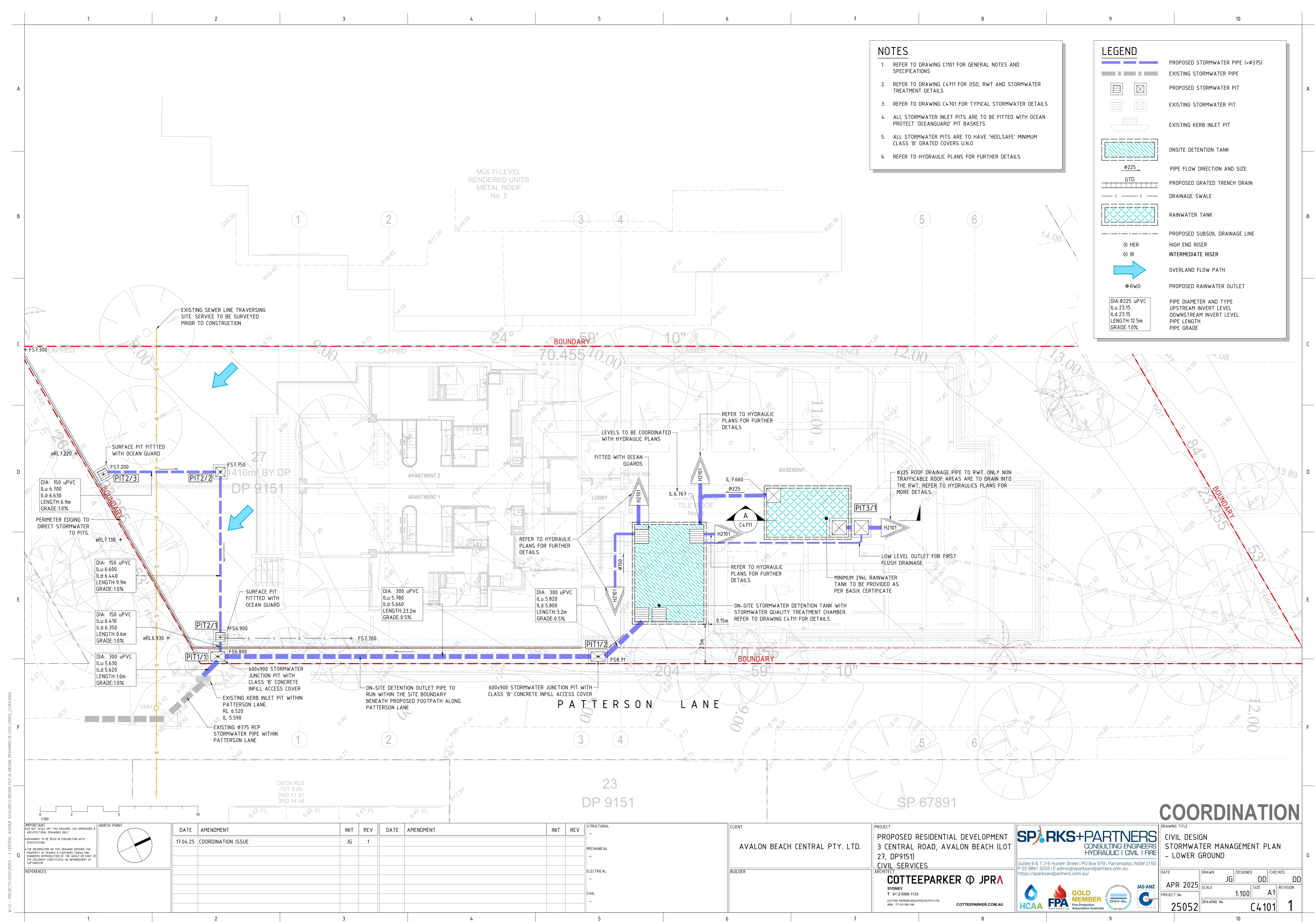
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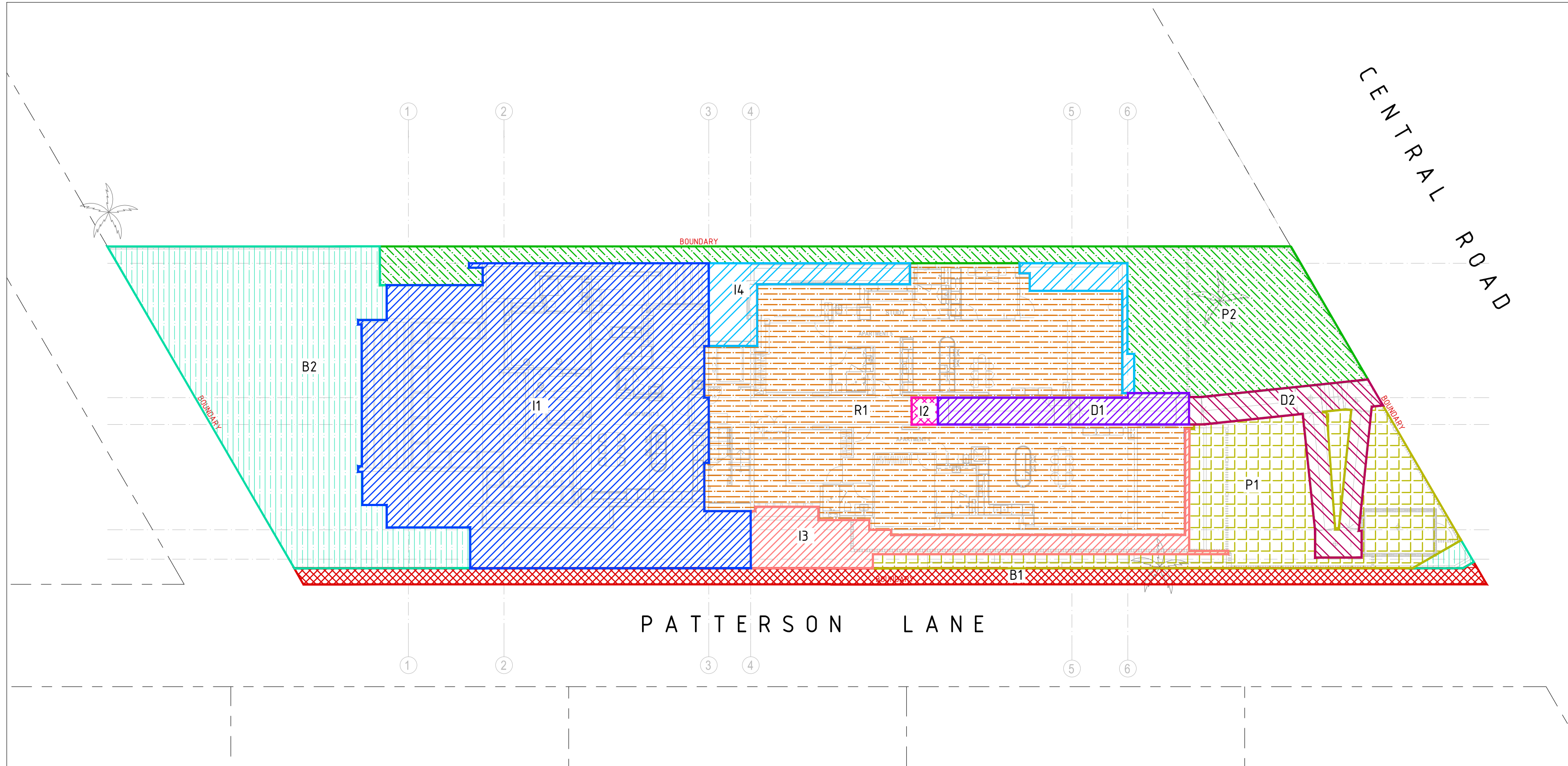
REVISION

DRAWING No

C1101

1





CONCEPT STORMWATER CATCHMENT PLAN
SCALE 1:200

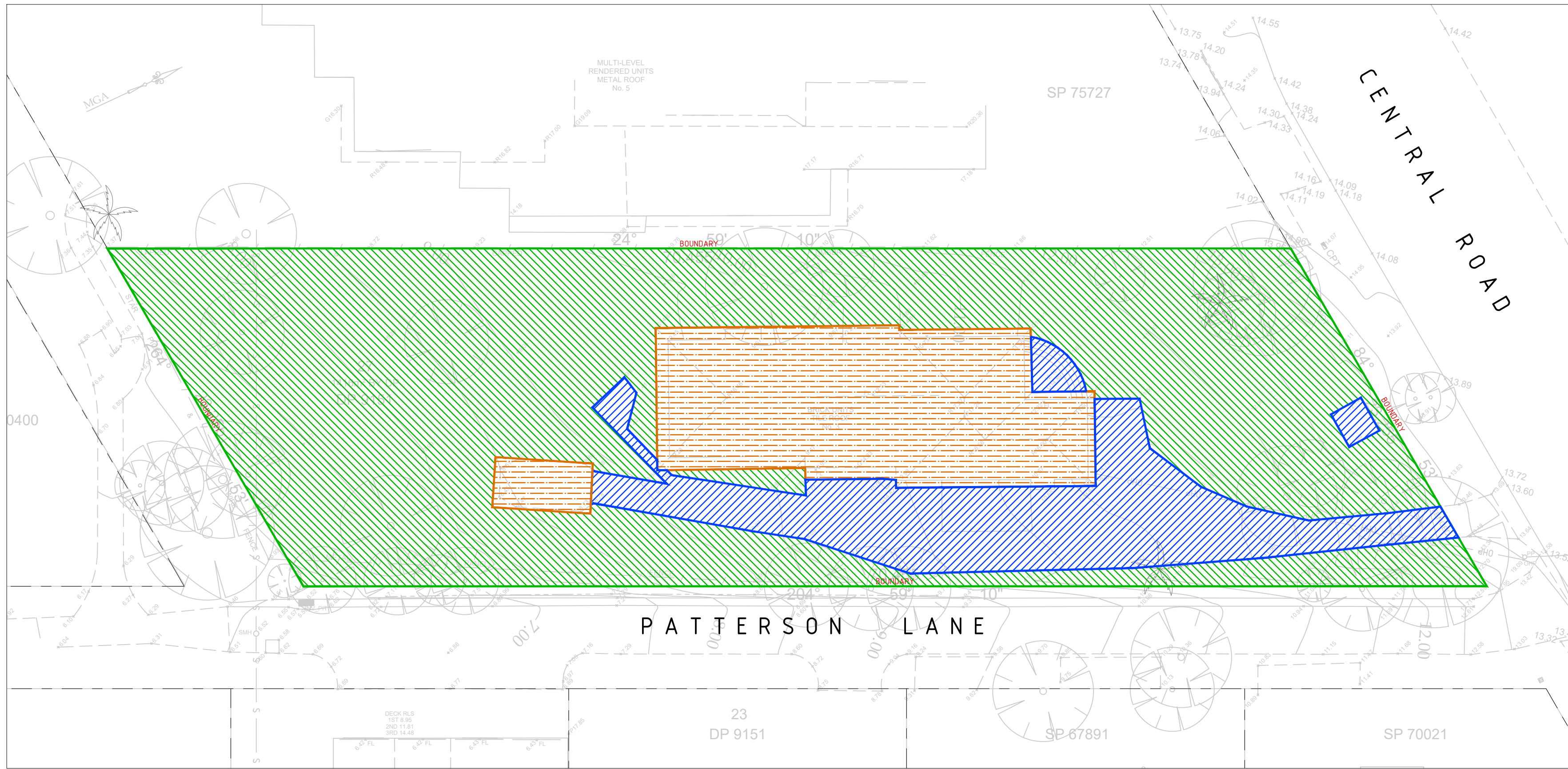
LEGEND

- R1 - ROOF CATCHMENT AREA TO RWT = 356m²
- P1 - PERVIOUS CATCHMENT AREA TO SF CHAMBER = 121m²
- I3 - IMPERVIOUS CATCHMENT AREA TO SF CHAMBER = 48m²
- I1 - IMPERVIOUS CATCHMENT AREA TO OG IN OSD TANK & TO SF CHAMBER = 352m²
- I2 - IMPERVIOUS CATCHMENT AREA TO GTD & OG IN OSD TANK = 3m²
- P2 - PERVIOUS CATCHMENT AREA TO OG IN BASEMENT PIT & TO SF CHAMBER = 155m²
- I4 - IMPERVIOUS CATCHMENT AREA TO OG IN BASEMENT PIT & TO SF CHAMBER = 68m²
- D1 - IMPERVIOUS CATCHMENT AREA TO OG IN BASEMENT PIT & TO SF CHAMBER = 25m²
- D2 - IMPERVIOUS CATCHMENT AREA TO OG IN BASEMENT PIT & TO SF CHAMBER = 41m²
- B1 - IMPERVIOUS BYPASS CATCHMENT AREA = 68m²
- B2 - PERVIOUS BYPASS CATCHMENT AREA = 210m²

TOTAL AREA = 1,417m²

NOTES

- REFER TO DRAWING C1101 FOR GENERAL NOTES AND SPECIFICATIONS

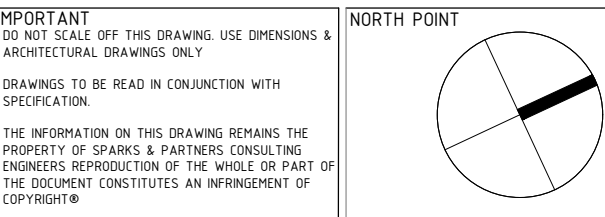
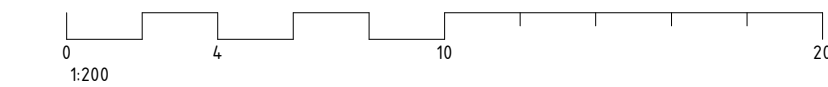


EXISTING STORMWATER CATCHMENT PLAN
SCALE 1:200

LEGEND

- EXISTING IMPERVIOUS CATCHMENT AREA = 218m²
- EXISTING PERVIOUS CATCHMENT AREA = 960m²
- EXISTING ROOF CATCHMENT AREA = 239m²

TOTAL AREA = 1,417m²



REFERENCES

DATE	AMENDMENT	INIT	REV	DATE	AMENDMENT	INIT	REV
17.04.25	COORDINATION ISSUE	JG	1				

STRUCTURAL	-
MECHANICAL	-
ELECTRICAL	-
CIVIL	-

CLIENT	AVALON BEACH CENTRAL PTY. LTD.
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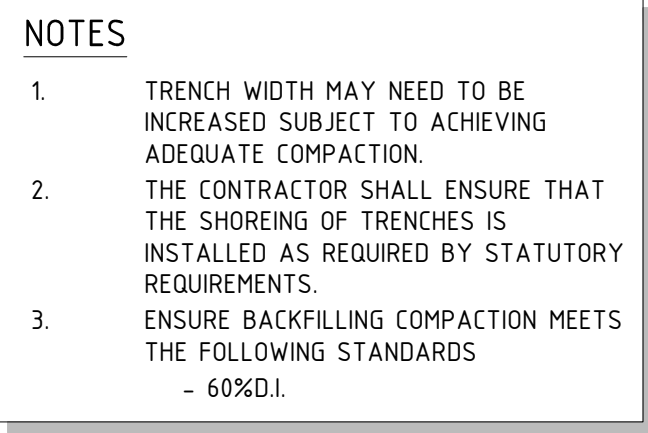
PROJECT	PROPOSED RESIDENTIAL DEVELOPMENT 3 CENTRAL ROAD, AVALON BEACH (LOT 27, DP9151) CIVIL SERVICES
ARCHITECT	COTTEEPARKER JPRA SYDNEY T 61 2 9366 1133 COTTEEPARKER ARCHITECTS PTY LTD ABN 77 010 924 106 COTTEEPARKER.COM.AU

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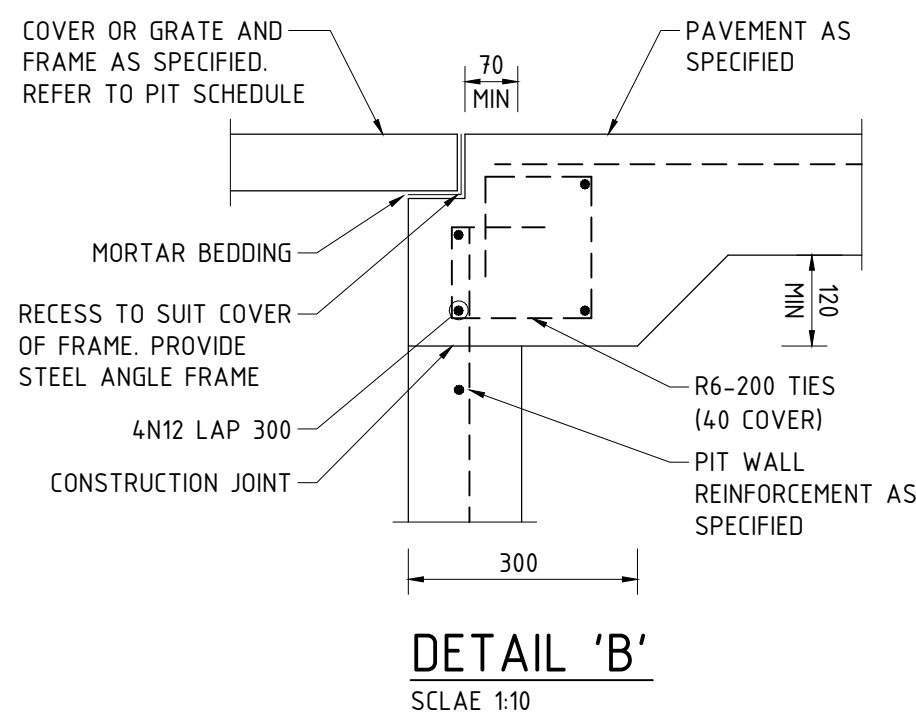
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HCAA FPA GOLD MEMBER DNV-GL JAS-ANZ

DRAWING TITLE			
CIVIL DESIGN STORMWATER CATCHMENT PLAN			
DATE	DRAWN	DESIGNED	CHECKED
APR 2025	JG	DD	DD
PROJECT No	SCALE	SIZE	REVISION
25052	1:200	A1	
DRAWING No	C4301		1



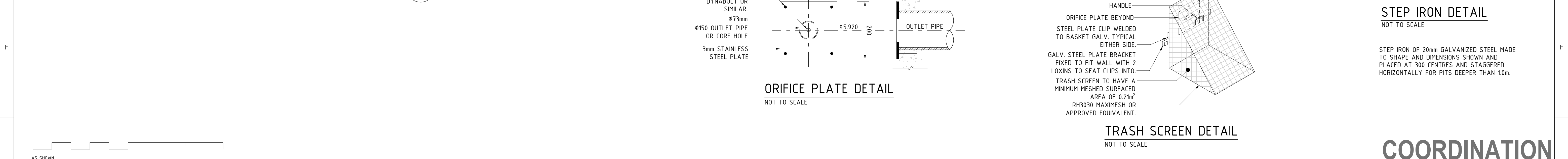
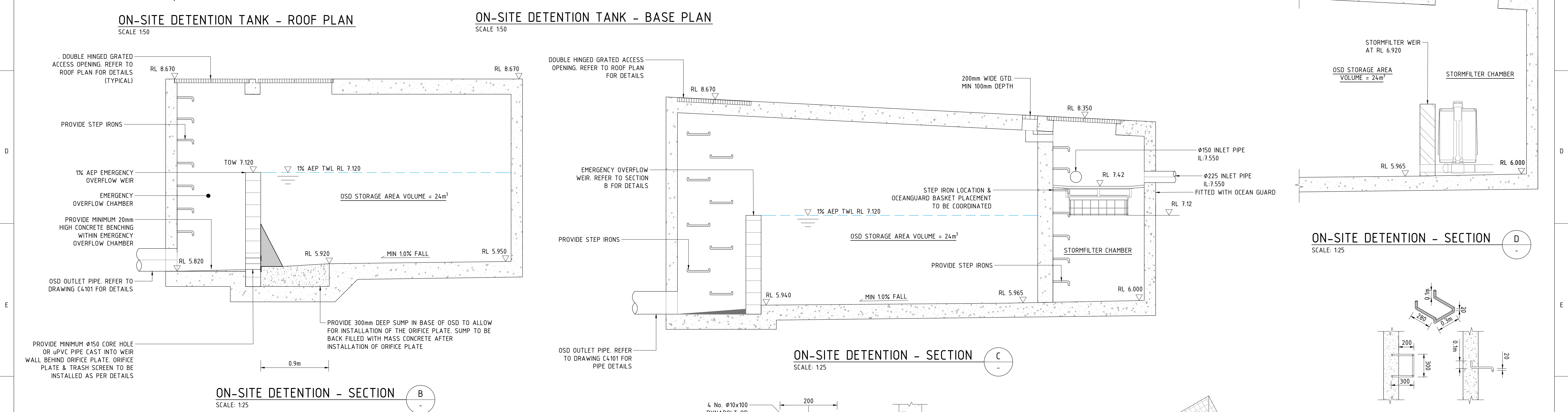
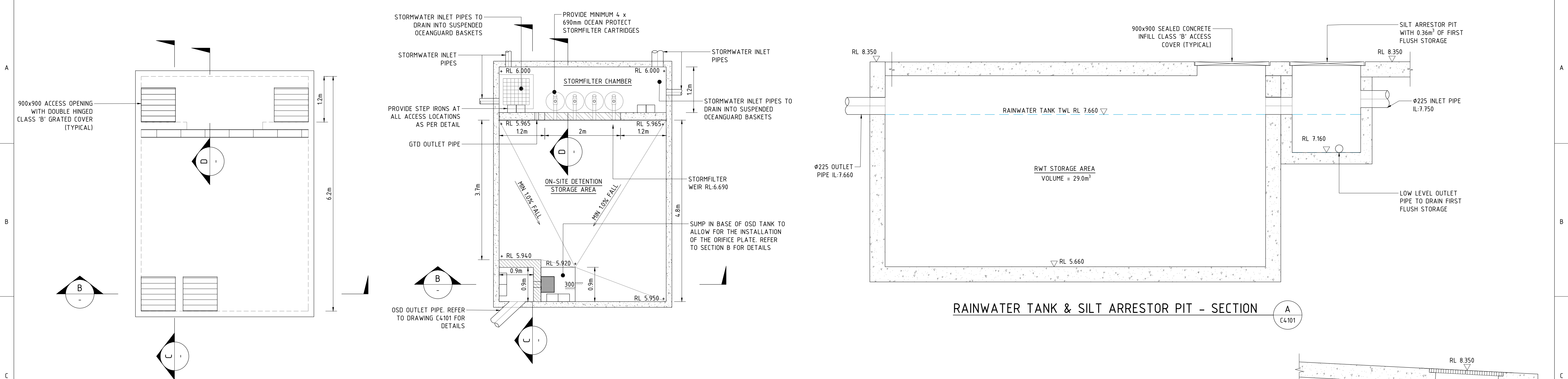
SCALE 1:10



PIT SCHEDULE										
PIT No.	PIT TYPE	CHAMBER SIZE	COVER SIZE	COVER TYPE	COVER RL	PIT BASE RL	PIT DEPTH (m)	EASTING	NORTHING	COMMENT
1/1	SEALED JUNCTION PIT	600 X 900	600 X 900	CLASS 'B' SEALED CONCRETE INFILL ACCESS COVER	6.800	5.630	1.170	345072.030	6277116.000	
1/2	SEALED JUNCTION PIT	600 X 900	600 X 900	CLASS 'B' SEALED CONCRETE INFILL ACCESS COVER	8.710	5.780	2.930	345082.210	6277137.850	
2/1	SURFACE INLET PIT	900 X 900	900 X 900	CLASS 'D' SEALED COVER	6.900	6.410	0.490	345070.980	6277116.660	INCLUDES OCEAN GUARD PIT BASKET
2/2	SURFACE INLET PIT	600 X 600	600 X 600	CLASS 'D' SEALED COVER	7.750	6.600	1.150	345061.490	6277121.090	INCLUDES OCEAN GUARD PIT BASKET
2/3	SURFACE INLET PIT	600 X 600	600 X 600	CLASS 'D' SEALED COVER	7.200	6.700	0.500	345058.490	6277114.310	INCLUDES OCEAN GUARD PIT BASKET
3/1	SEALED JUNCTION PIT	900 X 900	900 X 900	CLASS 'D' SEALED COVER	8.350	7.160	1.190	345081.860	6277156.420	FIRST FLUSH PIT

COORDINATION

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AS SHOWN

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CIVIL DESIGN
STORMWATER OSD TANK DETAILS

DATE	DRAWN	DESIGNED	CHECKED
APR 2025	JG	DD	DD

PROJECT No	SCALE	SIZE	REVISION
25052	AS SHOWN	A1	

DRAWING No	REVISION
C4711	1

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