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



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DATE AMENDMENT

17.04.25 COORDINATION ISSUE

LOCALITY PLAN



3 CENTRAL ROAD, AVALON BEACH (LOT AVALON BEACH CENTRAL PTY. LTD. 27, DP9151) CIVIL SERVICES
ARCHITECT

SPARKS+PARTNERS

CONSULTING ENGINEERS

HYDRAULIC I CIVIL I FIRE

CIVIL DESIGN

COVER PAGE & DRAWING

SCHEDULE Suites 6 & 7, 2-6 Hunter Street | PO Box 979 | Parramatta | NSW 21 P 02 9891 5033 | E admin@sparksandpartners.com.au

SCHEDULE

COTTEEPARKER () JPRA T 61 2 9366 1133

PROPOSED RESIDENTIAL DEVELOPMENT

IMPORTANT

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MECHANICAL

DRAWING SCHEDULE

C1101 COVER PAGE & DRAWING SCHEDULE

C4301 STORMWATER CATCHMENT PLAN

C4711 STORMWATER OSD TANK DETAILS

C4701 STORMWATER MANAGEMENT DETAILS

APPROVAL AUTHORITY

- 1. CIVIL DESIGN IS SUBJECT TO APPROVAL FROM THE FOLLOWING **AUTHORITIES:**
- 1.1. NORTHERN BEACHES COUNCIL

STORMWATER DESIGN CRITERIA

- DESIGN CRITERIA.
- 1.1. ROOF DRAINAGE 1:20YR ARI
- 1.2. PIPED DRAINAGE 1:20YR ARI
- 1.3. OVERLAND FLOWS GAP FLOW BETWEEN 1:20YR ARI & 1:100YR ARI

DESIGN GUIDES

- 1. NORTHERN BEACHES COUNCIL DCP 2021
- 2. NORTHERN BEACHES COUNCIL WSUD & MUSIC MODELLING GUIDELINES 3. NORTHERN BEACHES COUNCIL PL850 WATER, WATER MANAGEMENT
- 4. NORTHERN BEACHES COUNCIL ON-SITE STORMWATER DETENTION TECHNICAL SPECIFICATION
- 5. AS2890.1:2004 PARKING FACILITIES, PART 1: OFF-STREET CAR PARKING
- 6. AS2890.2:2002 PARKING FACILITIES, PART 2: OFF-STREET COMMERCIAL VEHICLE FACILITIES
- 7. AS2890.6:2009 PARKING FACILITIES, PART 6: OFF-STREET PARKING FOR PEOPLE WITH DISABILITIES
- 8. AS3500.3:2018 PLUMBING AND DRAINAGE, PART 3: STORMWATER DRAINAGE

CONSTRUCTION CERTIFICATE (CC)

- DOCUMENTS ARE PROVIDED FOR CC PURPOSES ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION
- 2. ALL PLANS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS, STRUCTURAL ENGINEERS AND OTHER CONSULTANTS PLANS. ANY OTHER DISCREPANCIES ARE TO BE NOTIFIED TO THE ENGINEER FOR CLARIFICATION
- 3. DESIGNS HAVE BEEN COMPLETED IN ACCORDANCE WITH DEVELOPMENT CONSENT CONDITIONS AND APPROVAL AUTHORITY POLICIES

SITE WORKS - GENERAL

1. ALL WORKS ARE TO BE UNDERTAKEN IN ACCORDANCE WITH LOCAL COUNCIL, AUSTRALIAN AND AUTHORITY STANDARDS.

MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.

- 2. ALL TRENCHING WORKS ARE TO BE RESTORED TO ORIGINAL CONDITION.
- 3. THE INTEGRITY OF ALL EXISTING AND NEW SERVICES IS TO BE
- 4. ALL PLANS ARE TO BE READ IN CONJUNCTION WITH APPROVED ARCHITECTS, STRUCTURAL ENGINEERS AND OTHER CONSULTANT'S PLANS. ANY DISCREPANCIES ARE TO BE NOTIFIED TO THE ENGINEER FOR
- 5. THE ENGINEER SHALL BE GIVEN A MIN. OF 48 HOURS NOTICE FOR ALL STORMWATER DRAINAGE AND PAVEMENT INSPECTIONS. CONCRETE SHALL NOT BE DELIVERED UNTIL ENGINEERS APPROVAL IS OBTAINED.

SITE WORKS - ACCESS AND SAFETY

- 1. ALL WORKS ARE TO BE UNDERTAKEN IN A SAFE MANNER IN ACCORDANCE WITH ALL STATUTORY AND INDUSTRIAL RELATION REQUIREMENTS.
- 2. ACCESS TO ADJACENT BUILDINGS AND PROPERTIES SHALL BE MAINTAINED AT ALL TIMES.
- 3. WHERE NECESSARY SAFE PASSAGE SHALL BE PROVIDED FOR VEHICLES AND PEDESTRIANS THROUGH OR ADJACENT TO THE SITE.

STORMWATER SUMMARY

ON-SITE DETENTION:

THE ON-SITE DETENTION TANK PROPOSED FOR THE DEVELOPMENT HAS BEEN SIZED AS PER THE TABLE LOCATED IN SECTION B5.7 OF PITTWATER COUNCIL'S DEVELOPMENT CONTROL PLAN (2015).

RAINWATER TANK:

THE RAINWATER TANK PROPOSED FOR THE DEVELOPMENT HAS BEEN SIZED AS PER THE BASIX CERTIFICATE PREPARED FOR THE DEVELOPMENT. THE SIZE OF THE RAINWATER IS COMPLIANT WITH SECTION B5.5 OF PITTWATER COUNCIL'S DEVELOPMENT CONTROL PLAN (2015) AND THE REQUIREMENTS OF NORTHERN BEACHES COUNCIL TABLE.

STORMWATER QUALITY:

STORMWATER QUALITY TREATMENT DEVICES HAVE BEEN PROPOSED FOR USE WITHIN THE DEVELOPMENT BASED ON PITTWATER COUNCIL'S DEVELOPMENT CONTROL PLAN (2015) AND ADVICE RECEIVED BY COUNCIL ON THE 14TH OF JULY 2020. REFER TO THE INTEGRATED WATER CYCLE MANAGEMENT REPORT (19279 C RPT IWCM REPORT [3]) ACCOMPANYING THESE PLANS FOR FURTHER INFORMATION.

SEDIMENT AND EROSION CONTROL

- 1. THE CONTRACTOR SHALL INSTIGATE ALL SEDIMENT AND EROSION CONTROL MEASURES IN ACCORDANCE WITH NORTHERN BEACHES COUNCIL AND THE "BLUE BOOK" (MANAGING URBAN STORMWATER SOILS AND CONSTRUCTION, PRODUCED BY THE DEPARTMENT OF HOUSING). THESE
- MEASURES ARE TO BE REGULARLY INSPECTED AND MAINTAINED. 2. THE SEDIMENT & EROSION CONTROL PLAN PRESENTS CONCEPTS ONLY, THE CONTRACTOR SHALL AT ALL TIMES BE RESPONSIBLE FOR THE ESTABLISHMENT & MANAGEMENT OF A DETAILED SCHEME MEETING COUNCIL'S DESIGN, AND ALL OTHER REGULATORY AUTHORITY
- REQUIREMENTS. 3. WHERE PRACTICAL, THE SOIL EROSION HAZARD ON THE SITE SHALL BE KEPT AS LOW AS POSSIBLE. TO THIS END. WORKS SHOULD BE
- UNDERTAKEN IN THE FOLLOWING SEQUENCE: a. INSTALL ALL TEMPORARY SEDIMENT FENCES AND BARRIER FENCES.
- WHERE FENCES ARE ADJACENT TO EACH OTHER THE SEDIMENT FENCE CAN BE INCORPORATED INTO THE BARRIER FENCE. b. CONSTRUCT TEMPORARY STABILISED SITE ACCESS. INCLUDING
- SHAKE DOWN AND WASH PAD. c. INSTALL SEDIMENT CONTROL MEASURES AS OUTLINED ON THESE
- SEDIMENT AND CONTROL PLANS (ONCE APPROVED) 4. THE CONTRACTOR SHALL UNDERTAKE SITE DEVELOPMENT WORKS SO
- THAT LAND DISTURBANCE IS CONFINED TO AREAS OF MINIMUM WORKABLE SIZE.
- 5. AT ALL TIMES AND IN PARTICULAR DURING WINDY AND DRY WEATHER, LARGE, UNPROTECTED AREAS WILL BE KEPT MOIST (NOT WET) BY SPRINKLING WITH WATER TO KEEP DUST UNDER CONTROL. TACIFIERS MAY BE USED TO CONTROL DUST DURING EXTENDED PERIODS OF DRY WEATHER.
- 6. ANY SAND USED IN THE CONCRETE CURING PROCESS (SPREAD OVER THE SURFACE) SHALL BE REMOVED AS SOON AS POSSIBLE AND WITHIN 10 WORKING DAYS FROM PLACEMENT.
- 7. WATER SHALL BE PREVENTED FROM ENTERING THE PERMANENT DRAINAGE SYSTEM UNLESS THE CATCHMENT AREA HAS BEEN STABILISED AND/OR ANY LIKELY SEDIMENT HAS BEEN FILTERED OUT.
- 8. TEMPORARY SOIL AND WATER MANAGEMENT STRUCTURES SHALL BE REMOVED ONLY AFTER THE LANDS THEY ARE PROTECTING ARE STABILISED / REHABILITATED.
- 9. THE CONTRACTOR SHALL ALLOW FOR THE ESTABLISHMENT OF ANY OTHER EROSION PROTECTION MEASURES. (IF APPLICABLE).
- 10.THE CONTRACTOR SHALL REGULARLY INSPECT (MINIMUM TWICE PER WEEK) ALL EROSION AND SEDIMENT CONTROL MEASURES TO ENSURE THEY ARE OPERATING EFFECTIVELY. REPAIRS AND/OR MAINTENANCE SHALL BE UNDERTAKEN REGULARLY AND AS REQUIRED, PARTICULARLY FOLLOWING STORM EVENTS.
- 11. ACCEPTABLE RECEPTORS SHALL BE USED FOR CONCRETE AND MORTAR SLURRIES, PAINTS, ACID WASHINGS, LIGHT-WEIGHT WASTE MATERIALS AND LITTER. WASTE FROM THESE RECEPTORS SHALL BE DISPOSED OF IN ACCORDANCE WITH REGULATORY AUTHORITY REQUIREMENTS. PAY ALL FEES AND PROVIDE EVIDENCE OF SAFE DISPOSAL.

STORMWATER

- 1. ALL WORKS ARE TO BE UNDERTAKEN IN ACCORDANCE WITH THE FOLLOWING AUSTRALIAN STANDARDS AS2032, AS3500 AND AS3725 AS
- 2. REFER TO INTEGRATED WATER CYCLE MANAGEMENT REPORT [1]
- (DATED: 29.07.20) FOR FURTHER DETAILS ON STORMWATER SYSTEM 3. ALL PIPES LESS THAN OR EQUAL TO Ø300mm IN SIZE ARE TO BE
- 4. ALL PIPES Ø375mm OR GREATER IN SIZE ARE TO BE MIN. CLASS 2 REINFORCED CONCRETE PIPE (RCP) WITH SPIGGOT AND SOCKETED JOINT OR VANTAGE PIPE PLUS (VPIPE+) FIBRE REINFORCED CONCRETE (FRC) WITH VANTAGE PIPE PLUS JOINT U.N.O.
- 5. ALL PIPES ARE TO BE LAID AT MIN. 1.0% GRADE U.N.O.

SOLVENT WELD-JOINTED UPVC CLASS SN6 U.N.O.

- 6. PIPE BEDDING IS TO BE HS2 UNDER ROADS AND TRAFFICKED AREAS AND SHALL BE H2 IN LANDSCAPED AND PEDESTRIAN TRAFFICKED AREAS U.N.O.
- 7. ALL PIPE BENDS AND JUNCTIONS ARE TO BE MADE WITH EITHER PURPOSE MADE FITTINGS OR STORMWATER DRAINAGE PITS.
- 8. MINIMUM COVER FROM THE OBVERT OF THE STORMWATER PIPE OF 300mm IS TO BE PROVIDED IN LANDSCAPED AREAS AND 600mm IN VEHICULAR TRAFFICKED AREAS U.N.O.
- 9. WHERE MINIMUM COVER CANNOT BE ACHIEVED CONCRETE ENCASEMENT OF THE AFFECTED PIPE IS MAY BE UNDERTAKEN WITH 20MPa CONCRETE WITH A MIN. COVER OF 150mm TO ALL SIDES OF THE PIPE. THE CONTRACTOR SHALL CONFIRM THIS REQUIREMENT WITH THE ENGINEER OR SUPERINTENDENT.
- 10. LAID PIPELINES ARE TO HAVE THE FOLLOWING CONSTRUCTED TOLERANCES:
- a. HORIZONTAL-1:300 ANGULAR DEVIATION FROM REQUIRED ALIGNMENT; b. VERTICAL-1:300 ANGULAR DEVIATION FROM REQUIRED ALIGNMENT.
- 10. ALL DRAINAGE PITS ARE TO BE CAST IN-SITU, PRECAST DRAINAGE PITS MAY BE USED WITH APPROVAL FROM THE ENGINEER. THE CONTRACTOR SHALL SUBMIT A PRECAST PIT INSTALLATION WORK METHOD STATEMENT FOR ASSESSMENT BY THE ENGINEER FOR APPROVAL.
- 11. DRAINAGE PIT COVERS ARE TO BE EITHER GALVANISED STEEL OR CAST IRON CLASS 'B' IN LANDSCAPED AND PEDESTRIAN TRAFFICKED AREAS AND CLASS 'D' IN ALL VEHICULAR TRAFFICKED AREAS U.N.O.
- 12. DRAINAGE PIT COVERS ARE TO BE 'HEELSAFE' TYPE IN ALL PEDESTRIAN TRAFFICKED AREAS U.N.O.
- 13. EXISTING STORMWATER PIT LOCATIONS AND INVERT LEVELS TO BE CONFIRMED PRIOR TO COMMENCING WORKS ON SITE.
- 14. PROVIDE CLEANING EYES (RODDING POINTS) TO PIPES AT ALL CORNERS
- AND T-JUNCTIONS WHERE NO PITS ARE PRESENT.
- 15. DOWN PIPES CONNECTED DIRECT TO PIPES TO BE CONNECTED AT 45° TO THE FLOW DIRECTION WITH A CLEANING EYE PROVIDED AT GROUND LEVEL.

COORDINATION

PROPOSED RESIDENTIAL DEVELOPMENT CONSULTING ENGINEERS | SPECIFICATIONS SHEET HYDRAULIC I CIVIL I FIRE 3 CENTRAL ROAD, AVALON BEACH (LOT Suites 6 & 7, 2-6 Hunter Street | PO Box 979 | Parramatta | NSW 21 02 9891 5033 | E admin@sparksandpartners.com.au ttps://sparksandpartners.com.au/ COTTEEPARKER (D JPRA

JAS-ANZ

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INIT REV

MECHANICAL

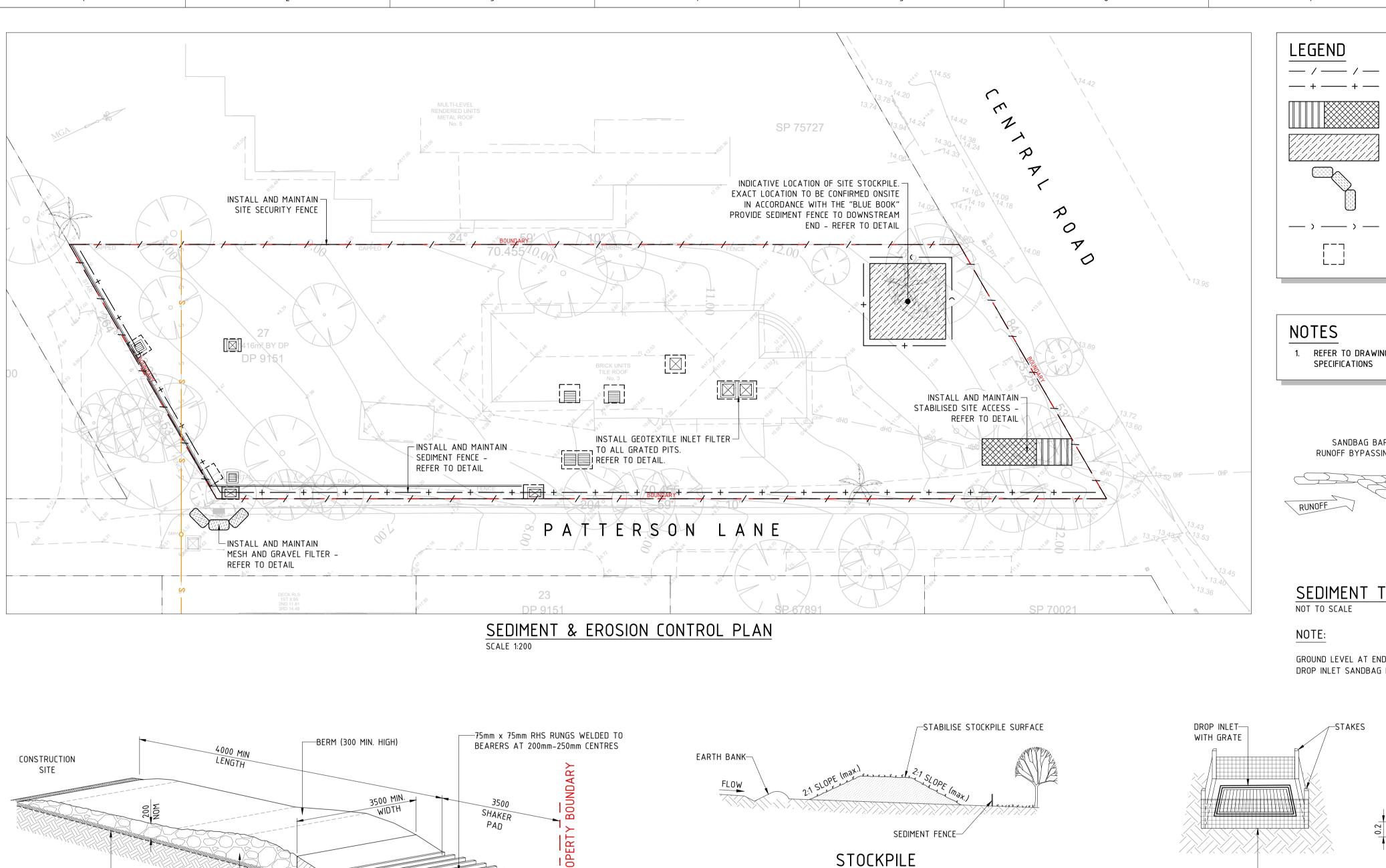
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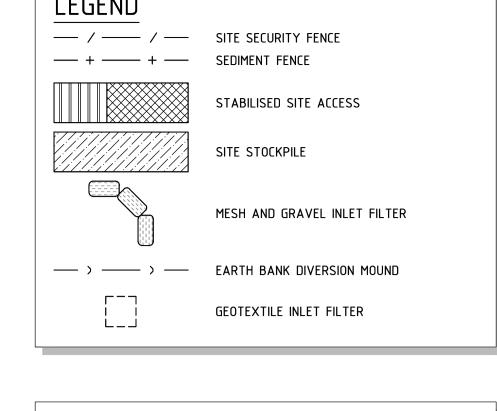
T 61 2 9366 1133 COTTEE PARKER ARCHITECTS PTY LT ABN 77 010 924 106

27, DP9151) CIVIL SERVICES

SYDNEY

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1.5m STAR PICKETS AT

- SELF-SUPPORTING GEOTEXTILE

CONCRETE

DISTURBED AREA

20m MAX. (UNLESS STATED

OTHERWISE ON SWMP/ESCP)

- STAR PICKETS AT

MAXIMUM 2.0m SPACINGS

ON SOIL, 200mm x 100mm TRENCH

WITH COMPACTED BACKFILL AND ON ROCK, SET INTO SURFACE

OF FLOW

SECTION DETAIL

↓ UNDISTURBED AREA ↓

PLAN

SEDIMENT FENCE

CONSTRUCT SEDIMENT FENCES AS CLOSE AS POSSIBLE TO BEING

OF ANY ONE SECTION. THE CATCHMENT AREA SHOULD BE SMALL ENOUGH TO LIMIT WATER FLOW IF CONCENTRATED AT ONE POINT TO 50L/s IN THE DESIGN STORM EVENT, USUALLY THE 10-YEAR EVENT. CUT A 200mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE

DRIVE 1.5m LONG STAR PICKETS INTO GROUND AT 2.0m INTERVALS

FIX SELF-SUPPORTING GEOTEXTILE TO THE UPSLOPE SIDE OF THE POSTS ENSURING IT GOES TO THE BASE OF THE TRENCH. FIX THE

GEOTEXTILE WITH WIRE TIES OR AS RECOMMENDED BY THE

JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150mm

(MAX) AT THE DOWNSLOPE EDGE OF THE TRENCH. ENSURE ANY

MANUFACTURER. ONLY USE GEOTEXTILE SPECIFICALLY PRODUCED FOR

SEDIMENT FENCING. THE USE OF SHADE CLOTH FOR THIS PURPOSE IS

BACKFILL THE TRENCH OVER THE BASE OF THE FABRIC AND COMPACT

RETURNS AS SHOWN IN THE DRAWING TO LIMIT THE CATCHMENT AREA

PARALLEL TO THE CONTOURS OF THE SITE, BUT WITH SMALL

FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.

STAR PICKETS ARE FITTED WITH SAFETY CAPS.

NOT SATISFACTORY.

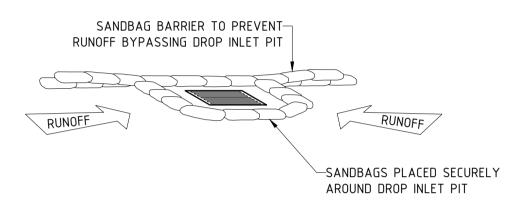
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MAX. 2.0m CENTRES

1.5m STAR PICKETS AT MAX. 2.0m CENTRES

NOTES:

1. REFER TO DRAWING C1101 FOR GENERAL NOTES AND



SEDIMENT TRAP FOR DROP INLET PIT

GROUND LEVEL AT END OF SANDBAG BARRIER MUST BE HIGHER THAN

DROP INLET SANDBAG LAYER.

