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

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REFERENCES

DATE	AMENDMENT	INIT	REV
17.04.25	COORDINATION ISSUE	JG	1

DATE	AMENDMENT	INIT	REV

STRUCTURAL -
MECHANICAL -
ELECTRICAL -
CIVIL -

CLIENT
AVALON BEACH CENTRAL PTY. LTD.

BUILDER

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

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HCAA FPA AUSTRALIA GOLD MEMBER Fire Protection Association Australia DNV·GL ISO 9001 JAS-ANZ

COORDINATION

DRAWING TITLE
CIVIL DESIGN
COVER PAGE & DRAWING SCHEDULE

DATE	DRAWN	DESIGNED	CHECKED
APR 2025	JG	DD	DD

PROJECT No	SCALE	SIZE	REVISION
25052	NTS	A1	1

DRAWING No C1101

W:\X2 - PROJECTS\2025\25052 - 3 CENTRAL AVENUE AVALON\3-DESIGN FILE\A-DESIGN DRAWINGS\B-CIVIL\25052_C1101.DWG

SURVEY

1. LEVELS BASED ON SURVEY PREPARED BY:
   INTRAX CONSULTING GROUP,
   PROJECT REFERENCE: 125698_DJ_190509_DE & DATE: 09/05/2019

APPROVAL AUTHORITY

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

STORMWATER DESIGN CRITERIA

1. 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 POLICY
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)

1. 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.
2. ALL TRENCHING WORKS ARE TO BE RESTORED TO ORIGINAL CONDITION.
3. THE INTEGRITY OF ALL EXISTING AND NEW SERVICES IS TO BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
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 CLARIFICATION.
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 A MINIMUM.
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 SOLVENT WELD-JOINTED UPVC CLASS SN6 U.N.O.
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.
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.

NOT TO SCALE

COORDINATION

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DRAWING TITLE: CIVIL DESIGN SPECIFICATIONS SHEET

DATE	DRAWN	DESIGNED	CHECKED
APR 2025	JG	DD	DD

PROJECT No	SCALE	SIZE	REVISION
25052	NTS	A1	1

DRAWING No: C1201

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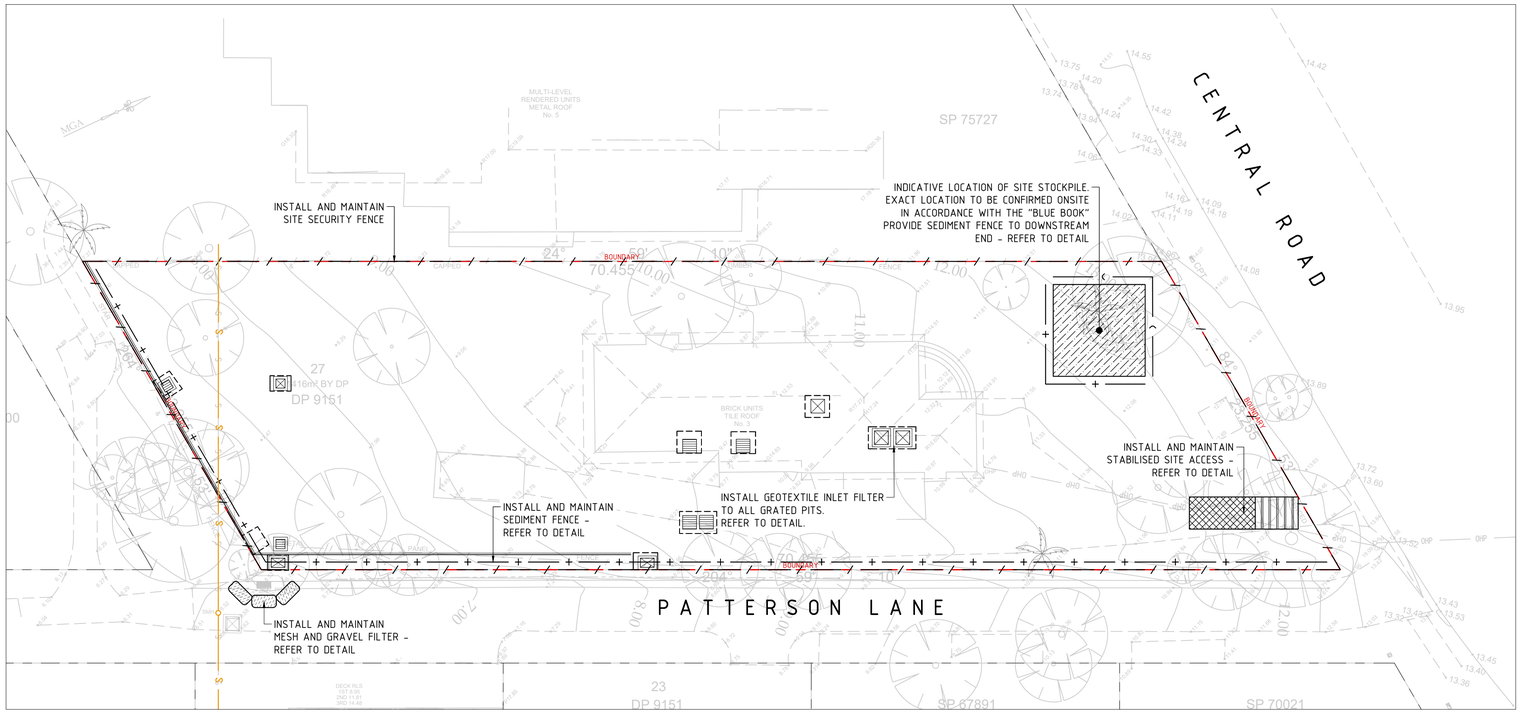


SEDIMENT & EROSION CONTROL PLAN

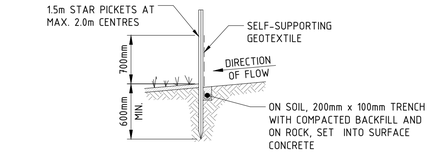
SCALE 1:200

LEGEND

- SITE SECURITY FENCE
- SEDIMENT FENCE
- STABILISED SITE ACCESS
- SITE STOCKPILE
- MESH AND GRAVEL INLET FILTER
- EARTH BANK DIVERSION MOUND
- GEOTEXTILE INLET FILTER

NOTES

1. REFER TO DRAWING C1101 FOR GENERAL NOTES AND SPECIFICATIONS



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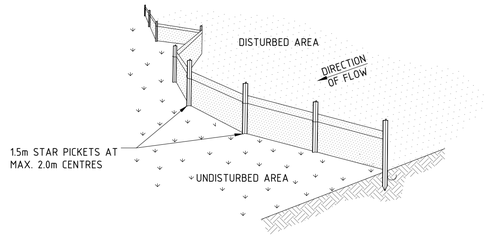
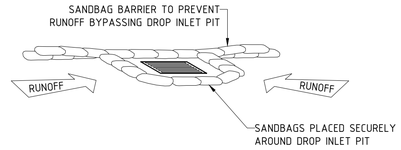


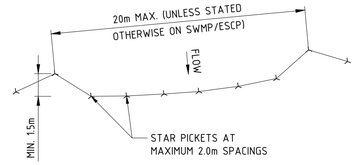


SEDIMENT TRAP FOR DROP INLET PIT

NOT TO SCALE

NOTE:

GROUND LEVEL AT END OF SANDBAG BARRIER MUST BE HIGHER THAN DROP INLET SANDBAG LAYER.



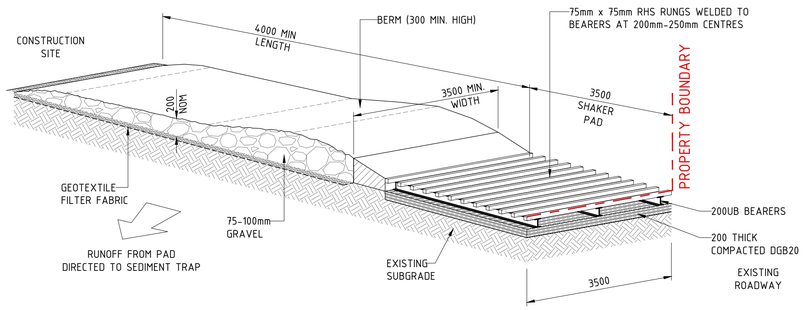
PLAN

SEDIMENT FENCE

NOT TO SCALE

NOTES:

1. CONSTRUCT SEDIMENT FENCES AS CLOSE AS POSSIBLE TO BEING PARALLEL TO THE CONTOURS OF THE SITE, BUT WITH SMALL RETURNS AS SHOWN IN THE DRAWING TO LIMIT THE CATCHMENT AREA 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.
2. CUT A 200mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
3. DRIVE 1.5m LONG STAR PICKETS INTO GROUND AT 2.0m INTERVALS (MAX) AT THE DOWNSLOPE EDGE OF THE TRENCH. ENSURE ANY STAR PICKETS ARE FITTED WITH SAFETY CAPS.
4. 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 MANUFACTURER. ONLY USE GEOTEXTILE SPECIFICALLY PRODUCED FOR SEDIMENT FENCING. THE USE OF SHADE CLOTH FOR THIS PURPOSE IS NOT SATISFACTORY.
5. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150mm OVERLAP.
6. BACKFILL THE TRENCH OVER THE BASE OF THE FABRIC AND COMPACT IT THOROUGHLY OVER THE GEOTEXTILE.

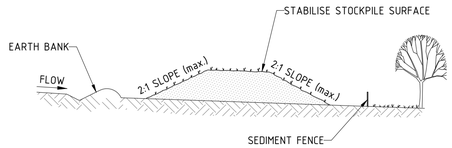


STABILISED SITE ACCESS

NOT TO SCALE

MAINTENANCE

- THE TEMPORARY ACCESS SHALL BE MAINTAINED IN A CONDITION THAT PREVENTS TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS OF WAY.
- THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL GRAVEL AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
- ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS OF WAY MUST BE REMOVED IMMEDIATELY.
- INSTALL BARRIER ON EITHER SIDE OF SHAKER PAD TO ENSURE VEHICLES ARE GUIDED ON TO THE PAD.
- INVERT OF SHAKER PAD TO BE DRAINED VIA AGRICULTURAL PIPE WRAPPED IN GEOTEXTILE FABRIC.

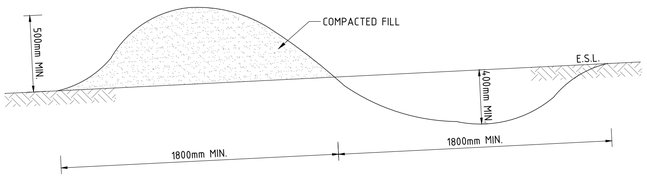


STOCKPILE

NOT TO SCALE

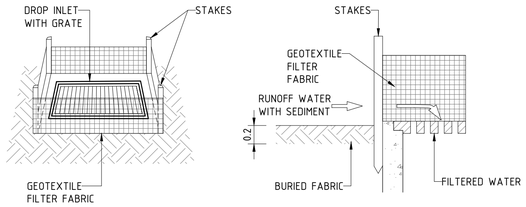
NOTES:

1. PLACE STOCKPILES MORE THAN 2 (PREFERABLY 5) METRES FROM EXISTING VEGETATION, CONCENTRATED WATER FLOW, ROADS AND HAZARD AREAS.
2. CONSTRUCT ON THE CONTOUR AS LOW, FLAT, ELONGATED MOUNDS.
3. WHERE THERE IS SUFFICIENT AREA, TOPSOIL STOCKPILES SHALL BE LESS THAN 2 METRES IN HEIGHT.
4. WHERE THEY ARE TO BE IN PLACE FOR MORE THAN 10 DAYS, STABILISE FOLLOWING THE APPROVED ESCP OR SWMP TO REDUCE THE C-FACTOR TO LESS THAN 0.10.
5. CONSTRUCT EARTH BANKS ON THE UPSLOPE SIDE TO DIVERT WATER AROUND STOCKPILES AND SEDIMENT FENCES 1 TO 2 METRES DOWNSLOPE.



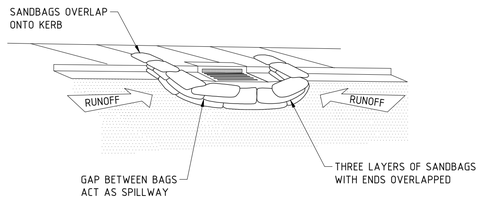
DIVERSION BANK

NOT TO SCALE



NOTES:

1. FABRICATE A SEDIMENT BARRIER MADE FROM GEOTEXTILE OR STRAW BALES.
2. CUT A 200mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
3. DRIVE 1.0m LONG STAR PICKETS INTO GROUND AT THE FOUR CORNERS OF PIT WALLS. ENSURE ANY STAR PICKETS ARE FITTED WITH SAFETY CAPS.
4. 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 MANUFACTURER. ONLY USE GEOTEXTILE SPECIFICALLY PRODUCED FOR SEDIMENT FENCING. THE USE OF SHADE CLOTH FOR THIS PURPOSE IS NOT SATISFACTORY.
5. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150mm OVERLAP.
6. BACKFILL THE TRENCH OVER THE BASE OF THE FABRIC AND COMPACT IT THOROUGHLY OVER THE GEOTEXTILE.



SEDIMENT TRAP FOR KERB INLET (AT LOW POINT - SANDBAG)

NOT TO SCALE

AS SHOWN

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HCAA FPA AUSTRALIA GOLD MEMBER Fire Protection Association Australia DNV·GL ISO 9001 JAS-ANZ

DRAWING TITLE: CIVIL DESIGN SEDIMENT & EROSION CONTROL PLAN & DETAILS

DATE	DRAWN	DESIGNED	CHECKED
APR 2025	JG	DD	DD

SCALE	SIZE	REVISION
AS SHOWN	A1	1

PROJECT No 25052
DRAWING No C2101

COORDINATION

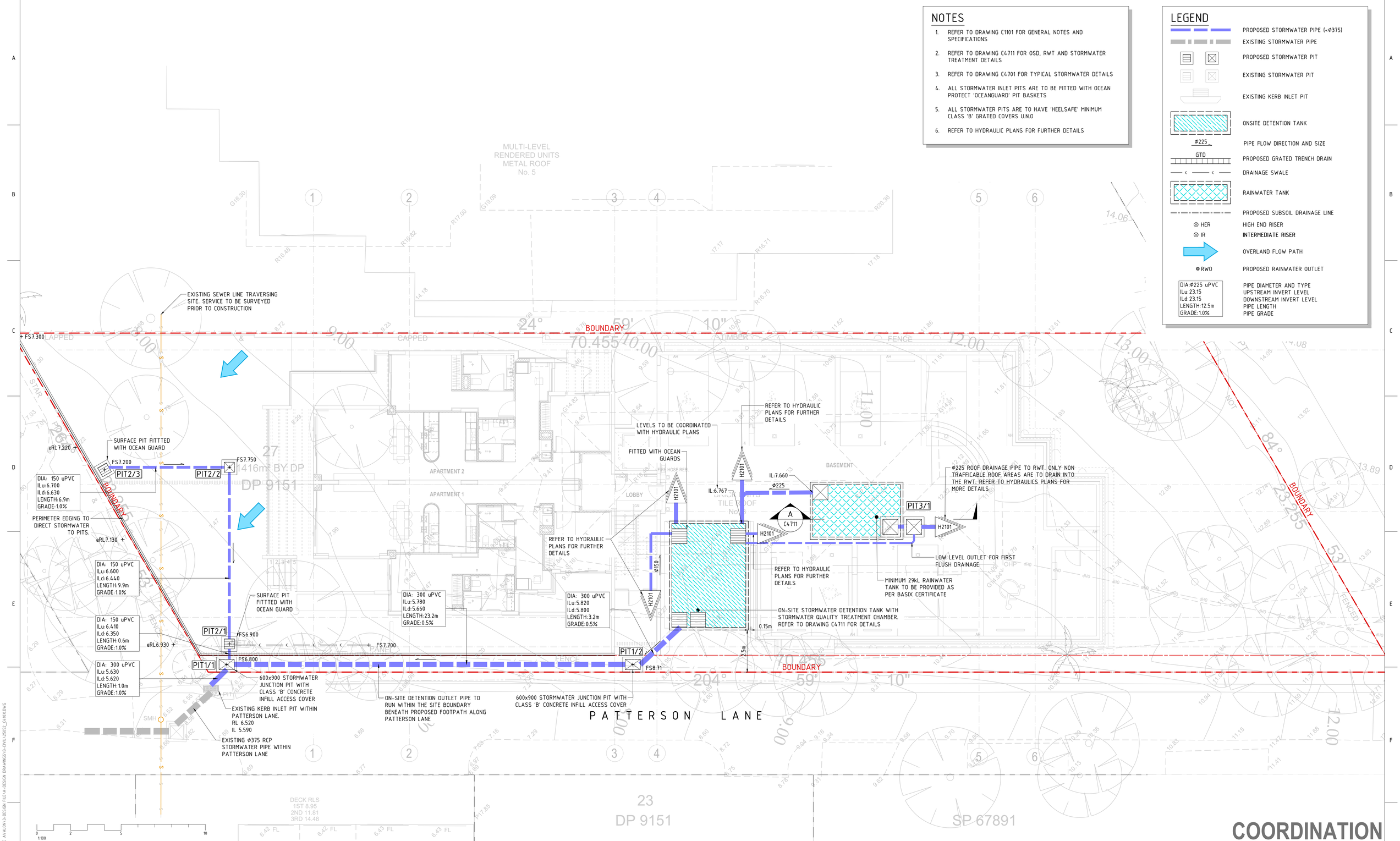
W:\2 - PROJECTS\2025\25052 - 3 CENTRAL AVENUE AVALON\3-DESIGN FILE\A-DESIGN DRAWINGS\B-CIVIL\25052_C2101.DWG

NOTES

1. REFER TO DRAWING C1101 FOR GENERAL NOTES AND SPECIFICATIONS
2. REFER TO DRAWING C4711 FOR OSD, RWT AND STORMWATER TREATMENT DETAILS
3. REFER TO DRAWING C4701 FOR TYPICAL STORMWATER DETAILS
4. ALL STORMWATER INLET PITS ARE TO BE FITTED WITH OCEAN PROTECT 'OCEANGUARD' PIT BASKETS
5. ALL STORMWATER PITS ARE TO HAVE 'HEELSAFE' MINIMUM CLASS 'B' GRATED COVERS U.N.O
6. REFER TO HYDRAULIC PLANS FOR FURTHER DETAILS

LEGEND

- PROPOSED STORMWATER PIPE (≠Φ375)
- EXISTING STORMWATER PIPE
- PROPOSED STORMWATER PIT
- EXISTING STORMWATER PIT
- EXISTING KERB INLET PIT
- ONSITE DETENTION TANK
- Φ225 — PIPE FLOW DIRECTION AND SIZE
- GTD — PROPOSED GRATED TRENCH DRAIN
- DRAINAGE SWALE
- RAINWATER TANK
- PROPOSED SUBSOIL DRAINAGE LINE
- HER — HIGH END RISER
- IR — INTERMEDIATE RISER
- OVERLAND FLOW PATH
- RWO — PROPOSED RAINWATER OUTLET
- DIA:Φ225 uPVC, IL:u:23.15, IL:d:23.15, LENGTH:12.5m, GRADE:1.0% — PIPE DIAMETER AND TYPE, UPSTREAM INVERT LEVEL, DOWNSTREAM INVERT LEVEL, PIPE LENGTH, PIPE GRADE



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17.04.25	COORDINATION ISSUE	JG	1

DATE	AMENDMENT	INIT	REV

STRUCTURAL –
MECHANICAL –
ELECTRICAL –
CIVIL –

CLIENT: AVALON BEACH CENTRAL PTY. LTD.

BUILDER

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

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DRAWING TITLE: CIVIL DESIGN STORMWATER MANAGEMENT PLAN – LOWER GROUND

DATE	DRAWN	DESIGNED	CHECKED
APR 2025	JG	DD	DD

SCALE	SIZE	REVISION
1:100	A1	1

PROJECT No: 25052
DRAWING No: C4101

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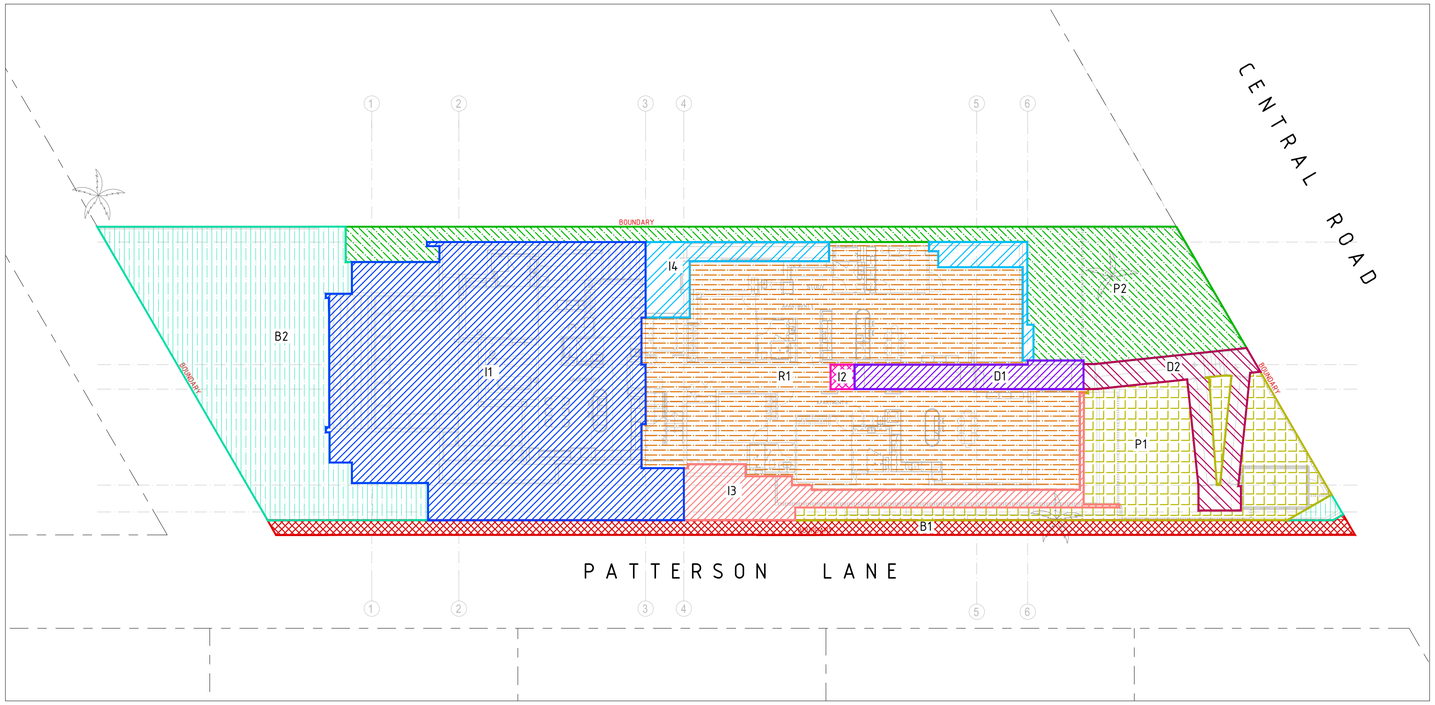


CONCEPT STORMWATER CATCHMENT PLAN

SCALE 1:200

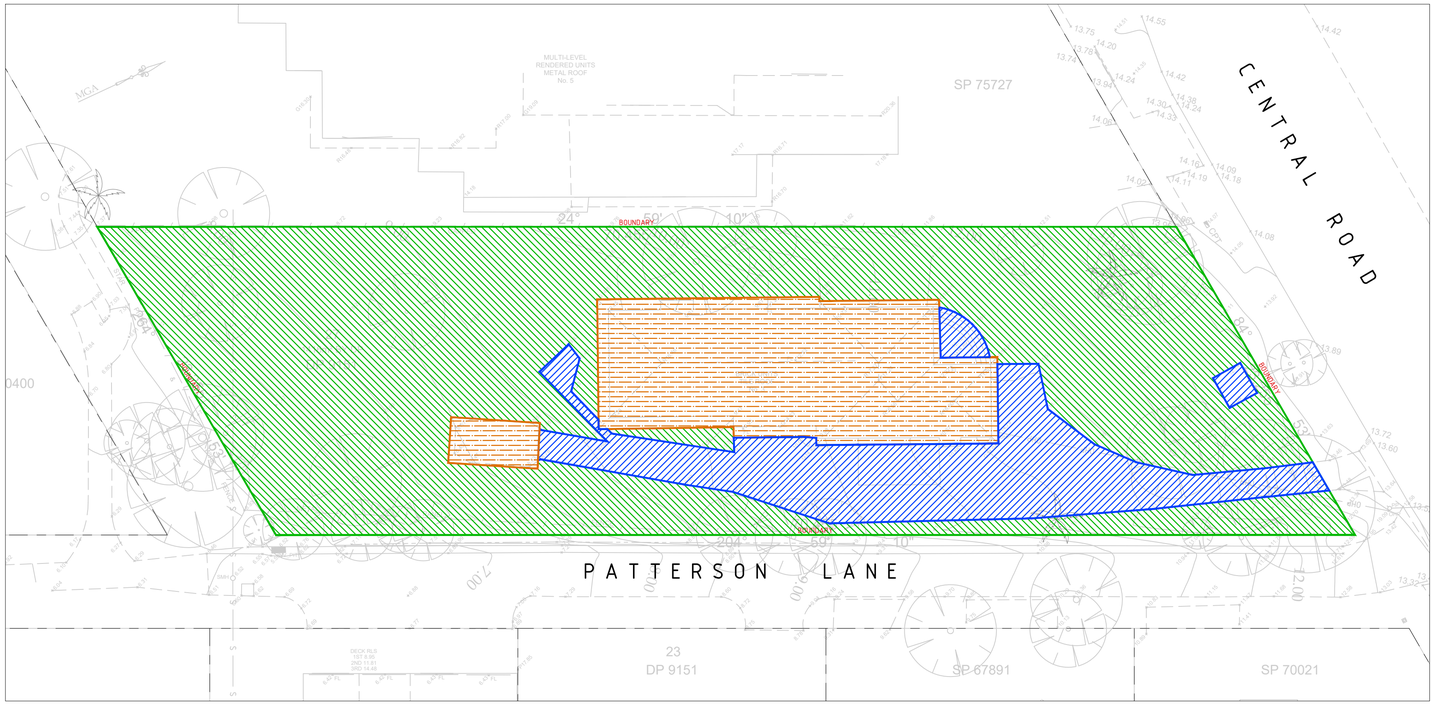
LEGEND

- 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

1. 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

1:200 — 0, 4, 10, 20

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ELECTRICAL –
CIVIL –

CLIENT: AVALON BEACH CENTRAL PTY. LTD.

BUILDER

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COORDINATION

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	1

DRAWING No: C4301

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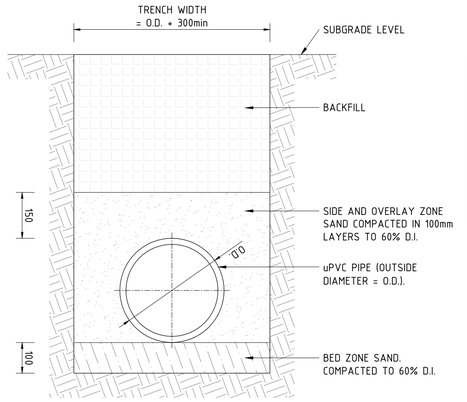
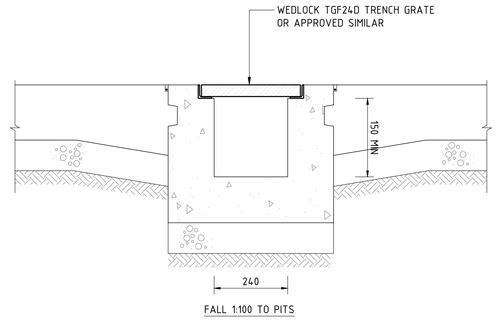


PIPE TRENCHING FOR uPVC PIPE

SCALE 1:10

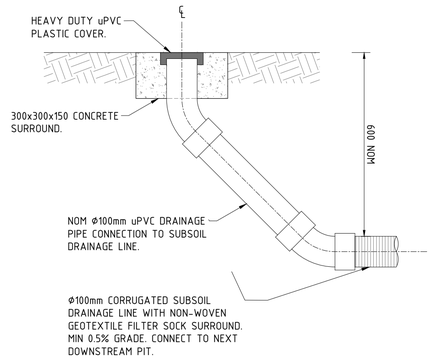
NOTES

1. TRENCH WIDTH MAY NEED TO BE INCREASED SUBJECT TO ACHIEVING ADEQUATE COMPACTION.
2. THE CONTRACTOR SHALL ENSURE THAT THE SHOREING OF TRENCHES IS INSTALLED AS REQUIRED BY STATUTORY REQUIREMENTS.
3. ENSURE BACKFILLING COMPACTION MEETS THE FOLLOWING STANDARDS
   - 60%D.I.



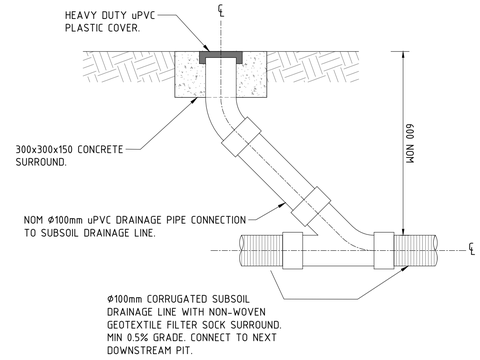
TYPICAL GRATED TRENCH DRAIN (GTD) SECTION

SCALE 1:10



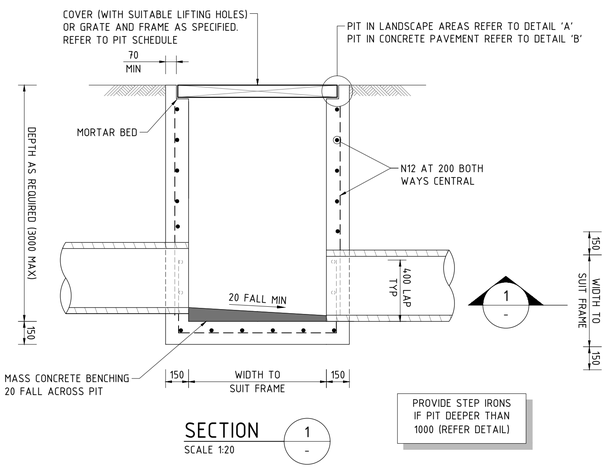
HIGH END RISER (HER)

SCALE 1:10



INTERMEDIATE RISER (IR)

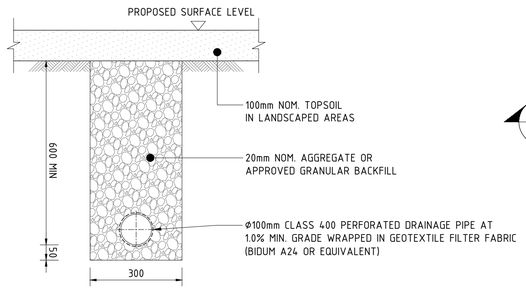
SCALE 1:10



SECTION 1

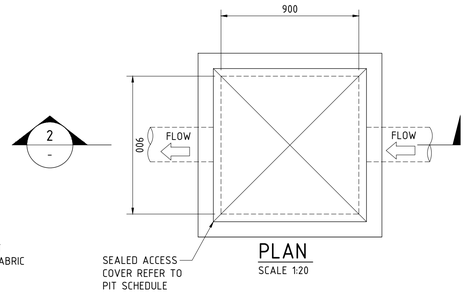
SCALE 1:20

PROVIDE STEP IRONS IF PIT DEEPER THAN 1000 (REFER DETAIL)



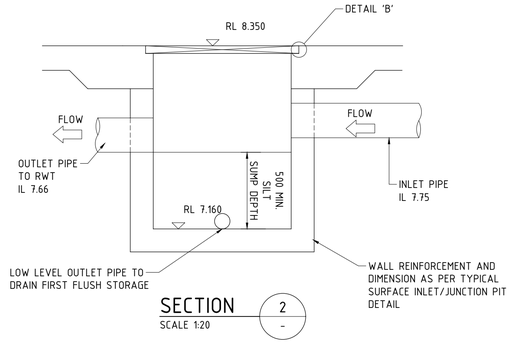
SUBSOIL DRAINAGE IN LANDSCAPED AREAS

SCALE 1:10



PLAN

SCALE 1:20

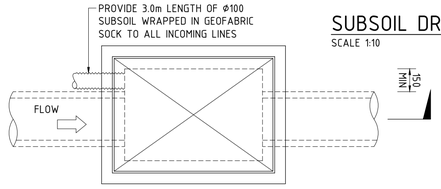


SECTION 2

SCALE 1:20

FIRST FLUSH PIT - PIT 3/1

SCALE 1:20

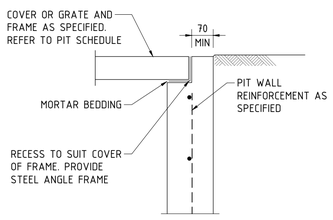


PLAN

SCLAE 1:20

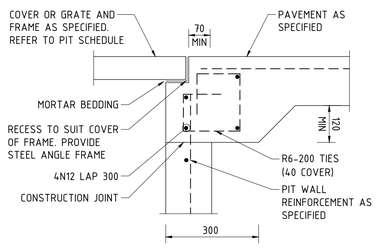
SURFACE INLET / JUNCTION PIT

(PIPE SIZES ≤ Ø450)



DETAIL 'A'

SCLAE 1:10



DETAIL 'B'

SCLAE 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

AS SHOWN

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CIVIL -

CLIENT: AVALON BEACH CENTRAL PTY. LTD.

BUILDER

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DRAWING TITLE: CIVIL DESIGN STORMWATER MANAGEMENT DETAILS

DATE	DRAWN	DESIGNED	CHECKED
APR 2025	JG	DD	DD

PROJECT No	SCALE	SIZE	REVISION
25052	AS SHOWN	A1	1

DRAWING No: C4701

COORDINATION

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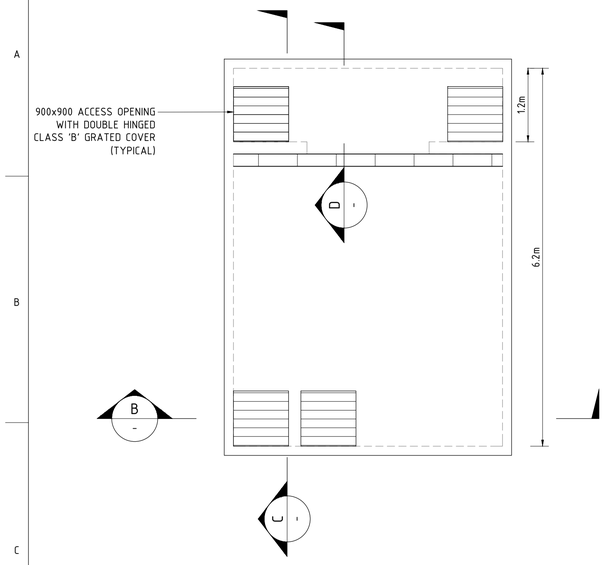
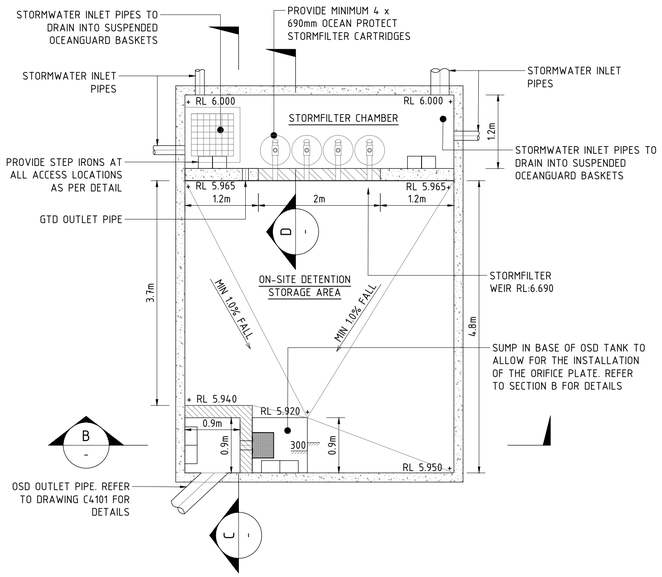


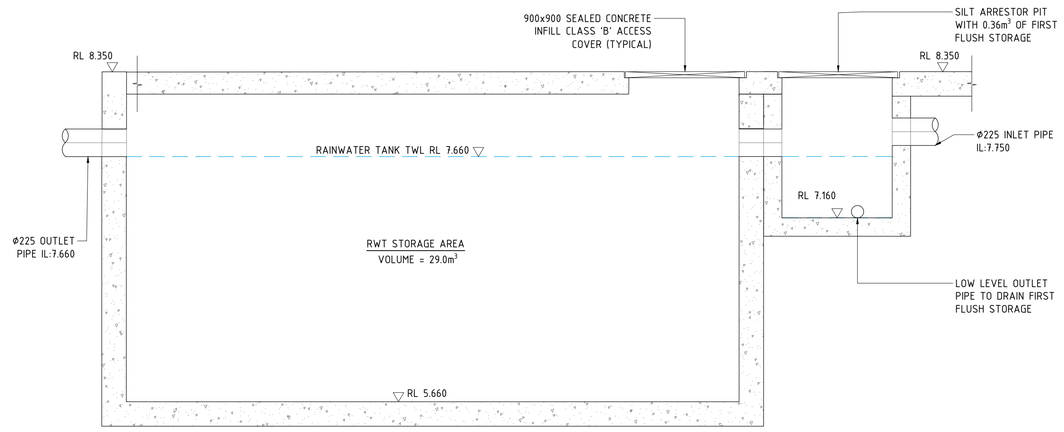
ON-SITE DETENTION TANK - ROOF PLAN

SCALE 1:50



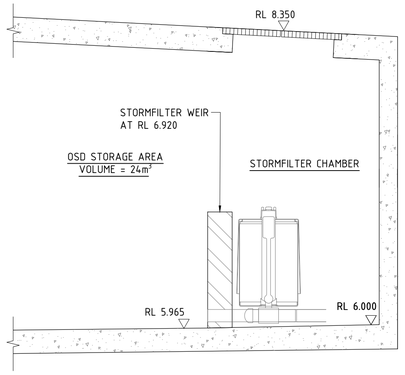
ON-SITE DETENTION TANK - BASE PLAN

SCALE 1:50



RAINWATER TANK & SILT ARRESTOR PIT - SECTION

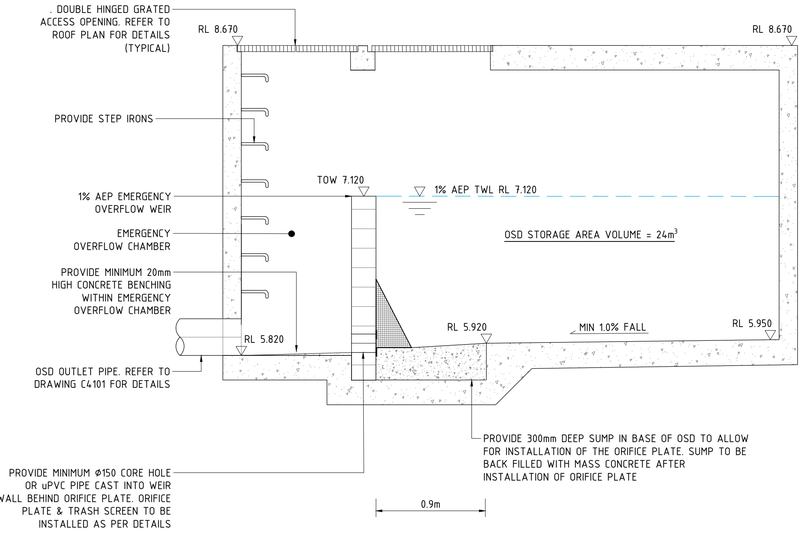
A
C4101



ON-SITE DETENTION - SECTION

SCALE: 1:25

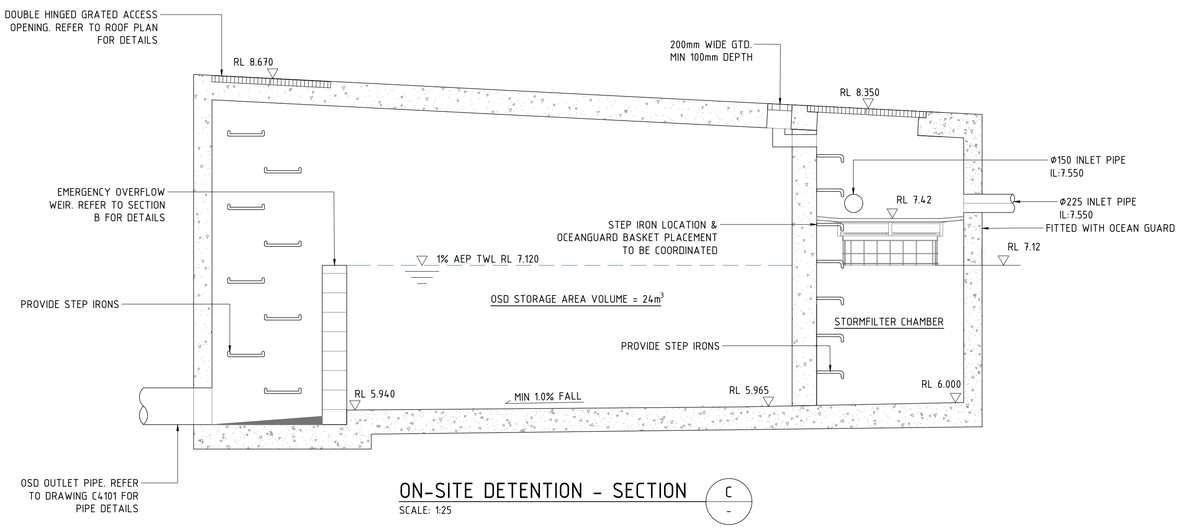
D
-



ON-SITE DETENTION - SECTION

SCALE: 1:25

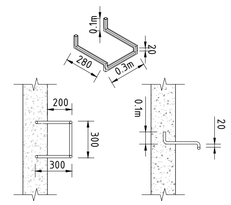
B
-



ON-SITE DETENTION - SECTION

SCALE: 1:25

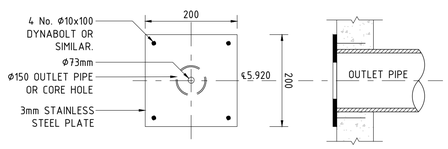
C
-



STEP IRON DETAIL

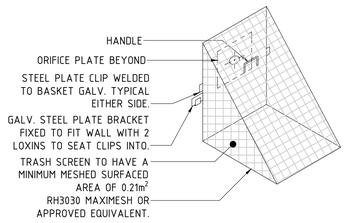
NOT TO SCALE

STEP IRON OF 20mm GALVANIZED STEEL MADE TO SHAPE AND DIMENSIONS SHOWN AND PLACED AT 300 CENTRES AND STAGGERED HORIZONTALLY FOR PITS DEEPER THAN 1.0m.



ORIFICE PLATE DETAIL

NOT TO SCALE



TRASH SCREEN DETAIL

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COORDINATION

DRAWING TITLE: CIVIL DESIGN
STORMWATER OSD TANK DETAILS

DATE	DRAWN	DESIGNED	CHECKED
APR 2025	JG	DD	DD

SCALE	SIZE	REVISION
AS SHOWN	A1	1

PROJECT No 25052
DRAWING No C4711

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