

Drainage Maintenance Schedule 96-100 Princess St, Werrington

There are filter cartridges inside an underground tank in the western visitor car space. There are six pit filters in the driveway and one pit filter in the community open space at the end of the driveway. Each dwelling has a water reuse tank in the courtyard.

The filter cartridges and pit filters can be accessed via the common driveway. The maintenance of these assets is the responsibility of the owner(s) of 9-11 Gibson St, Werrington. A maintenance record is to be kept for an audit by Penrith City Council.

WARNING: Confined space training is required before entering the tanks.

PIT FILTERS AND FILTER CARTRIDGES

Frequency	Issue	Task
As per the manufacturers' schedule	Maintenance of the pit filters and cartridges	Refer to the manufacturers' specifications.

RAINWATER TANKS

Annual	Check that screens on inlets, overflows and other openings do not have holes and are securely fastened	Repair any defective screens to keep out mosquitoes
Annual	Inspect tank water for presence of rats, birds, frogs, lizards or other vermin or insects	Remove any infestations, identify point of entry and close vermin and insect-proof mesh
Annual	Inspect tank water for presence of mosquito larvae	Identify point of entry and close with insect-proof mesh with holes no greater than 1.6 mm in diameter
Annual	Inspect gutters for leaf accumulation and ponding	Clean leaves from gutters – remove more regularly if required. If water is ponding, repair gutter to ensure water flows to downpipe
Annual	Check signage at external roofwater taps and that any removable handle taps are being properly used	Replace or repair the missing or damaged signage and fittings
Annual	Check for cross-connections and inappropriate tapings by checking visible plumbing fittings and alternately turning off supplies	Remove any cross-connections and inappropriate tapings identified
Annual	Check plumbing and pump connections are watertight/without leakage	Repair any leaks as necessary
Annual	Check suction strainers, in-line	Clean suction strainers, in-line strainers or

	strainers and pump location for debris	debris from pump location
Annual	Check pump installation is adequate for reliable ongoing operation	Modify and repair as required
Annual	Check first flush diverter	Clean first flush diverter, repair and replace if necessary
Annual	Check health of irrigation area and irrigated grass or plants	Investigate any adverse impacts observed that might be due to irrigation
Annual	Check condition of roof and coatings	Investigate and resolve any apparent changes to roof condition, such as loss of material coatings
Triennial	Drain, clean out and check the condition of the tank walls and roof to ensure no holes have arisen due to tank deterioration	Repair any tank defects
Triennial	Check sediment levels in the tank	Organise a suitable contractor to remove accumulated sediment if levels are approaching those that may block tank outlets
Triennial	Undertake a systematic review of operational control of risks to the system	Identify the reason for any problems during inspections and take actions to prevent failures occurring in future
Ongoing	Inspect and follow up on any complaints or concerns raised that could indicate problems with the system	Repair or replace any problems that are notified