

**Drainage Maintenance Schedule**  
**86 Brisbane St, Oxley Park**

There is 1 pit filter on the site. In the courtyard of dwellings 1.

The discharge control pit (DCP) is in the front landscaping. The low flat parts of the driveway and the front garden are detention storage areas. The orifice is the metal plate bolted to the outlet of the discharge control pit.

The maintenance of these assets is the responsibility of the owner(s) of 86 Brisbane St, Oxley Park.

**PIT FILTER**

Enviropod	4 monthly after rain	Refer to the manufacturers' maintenance specifications.
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**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 strainers and pump location for debris	Clean suction strainers, in-line strainers or 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	Repair any tank defects

	ensure no holes have arisen due to tank deterioration	
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

### ON-SITE DETENTION

Three monthly	Inspect and remove any blockage of orifice	Remove grate and screen to inspect orifice of discharge control pit.
Three monthly	Inspect screen and clean	Remove grate and screen if required to clean it.
Three monthly	Inspect grates for damage or blockage	Check both sides of grates for corrosion, (especially corners and weld) damage or blockage.
Three monthly	Inspect and remove any debris/litter/mulch etc blocking grates	Remove blockages from grates and check if pit is blocked.
Three monthly	Inspect storage areas and remove debris/mulch/litter etc likely to block screens/grates	Remove debris and floatable material likely to be carried to grates.
Annual	Check attachment of orifice to wall of pit (gaps less than 5.0 mm)	Remove grate and screen. Ensure plate mounted securely, tighten fixings if required. Seal gaps as required.
Annual	Check orifice diameter correct and retains sharp edge	Compare diameter to design (see Work-as-Executed) and ensure edge is not pitted or damaged.
Annual	Check attachment of screen to wall of pit	Remove grate and screen. Ensure screen fixings secure. Repair as required.
Annual	Check screen for corrosion	Remove grate and examine screen for rust or corrosion, especially at corners or welds.
Annual	Compare storage volume to volume approved. (Rectify if loss > 5%)	Compare actual storage available with Work-as-Executed plans. If volume loss is greater than 5%, arrange for reconstruction to replace the volume lost. Council to be notified of the proposal.
Annual	Inspect storages for subsidence near pits	Check along drainage lines and at pits for subsidence likely to indicate leakages.