

CONCEPT WATER AND SEWER DESIGN

PROJECT:

1:4 RECONFIGURATION OF A LOT

AT:

33 DUNSHEA AVE, TEA GARDENS NSW 2324

Lot(s): 1 DP1119743

PROJECT No:

2024051WS

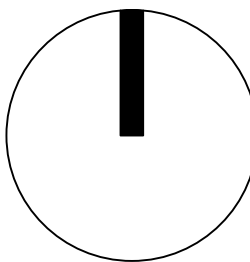
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LOCALITY MAP
NOT TO SCALE

CIVIL ENGINEERING

REV	DESCRIPTION	BY	DATE
B	LOT 103 BUILDING ENVELOPE	LB	06.11.2024
A	ISSUED FOR REVIEW	LB	25.10.2024



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DESIGN: RF
DRAWN: LB
DWG SIZE: A1

LOCALITY MAP &
SCHEDULE OF
DRAWINGS

1:4 RECONFIGURATION OF A LOT
33 DUNSHEA AVE, TEA GARDENS NSW 2324

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- DA / CONCEPT CIVIL ENGINEERING GENERAL NOTES
1. THESE NOTES ARE VERY IMPORTANT.
 2. IF IN DOUBT - ASK
 3. THESE DRAWINGS ARE CONCEPTUAL ONLY AND HAVE BEEN PROVIDED FOR COUNCIL ASSESSMENT ONLY
 4. THESE DRAWINGS (INCLUDING DETAILS) ARE NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES.
 5. DETAILS PROVIDED ARE SUBJECT TO CHANGES AT THE DETAILED DESIGN STAGE AND MAY CHANGE DEPENDING ON COUNCIL DA CONDITIONS, OR OTHER AUTHORITY REQUIREMENTS.
 6. THESE DRAWINGS ARE NOT INTENDED TO BE SUBMITTED TO COUNCIL OR OTHER AUTHORITIES FOR DETAILED DESIGN ASSESSMENT (E.G. CONSTRUCTION CERTIFICATE, OPERATIONAL WORKS, ETC.)
 7. EXISTING DETAILS HAVE BEEN SHOWN AS PROVIDED BY SURVEY / DBYD DATA OBTAINED AT THE COMMENCEMENT OF THE PROJECT. SBE MAY HAVE AUGMENTED SUCH DATA FOR FURTHER CLARITY BY ADDING NOTES, EXPLANATORY LEADERS, OR MINOR LINEWORK BASED ON OUR SITE INSPECTIONS OR REVIEW OF SITE PHOTOS.
 8. ALL LEVELS ARE TO A.H.D

SCHEDULE OF REVISION CHANGES				
REV	DATE	BY	DESCRIPTION	CHANGES
A	25.10.2024	LB	ISSUED FOR REVIEW	ORIGINAL DOCUMENT
B	06.11.2024	LB	LOT 103 BUILDING ENVELOPE	LOT 103 BUILDING ENVELOPE

GENERAL

	EXISTING MAJOR CONTOURS
	EXISTING MINOR CONTOURS
	EXISTING FENCE
	EXISTING KERB & GUTTER
	EXISTING BUILDING
	EXISTING SEWER
	EXISTING TELECOM
	EXISTING WATER
	EXISTING WATER METER
	EXISTING SURVEY BENCHMARK
	EXISTING TELSTRA PIT
	EXISTING FIRE HYDRANT
	EXISTING TREES
	EXISTING SPOT LEVEL
	EXISTING SEWER INSPECTION PIT (SIP)
	EXISTING ELECTRICITY LID
	EXISTING BATTER
	EXISTING EDGE OF TRACK / DRIVEWAY
	EXISTING SANITARY DRAINAGE LINE
	EXISTING SANITARY DRAINAGE LINE
	PROPOSED SEWER
	PROPOSED WATER
	PROPOSED SANITARY DRAINAGE LINE
	PROPOSED MANHOLE (MH)
	PROPOSED STOP VALVE

ABBREVIATIONS & ACRONYMS

SBE	SAMANA BLUE ENGINEERING PTY LTD
KI	KERB INVERT LEVEL
KT	KERB TOP LEVEL
KB	KERB BACK LEVEL
KL	KERB LIP LEVEL
FL	FINISHED LEVEL
RL	RELATIVE LEVEL
EL	EXISTING LEVEL
IL	INVERT LEVEL
OL	OBVERT LEVEL
GL	GRATE LEVEL
FFL	FINISHED FLOOR LEVEL
BEL	BULK EARTHWORKS LEVEL
TW	TOP OF WALL
BW	BOTTOM OF WALL
BDY	BOUNDARY
UNO	UNLESS NOTED OTHERWISE
NTS	NOT TO SCALE
TBC	TO BE CONFIRMED
TYP	TYPICAL
DBYD	DIAL BEFORE YOU DIG
OP	OCEAN PROTECT
DP	DOWNPIPE
RWO	RAINWATER OUTLET
RWT	RAINWATER TANK
OSD	ON-SITE DETENTION
WSUD	WATER SENSITIVE URBAN DESIGN
AEP	ANNUAL EXCEEDANCE PROBABILITY
ARI	AVERAGE RECURRENCE INTERVAL
KIP	KERB INLET PIT
K&G	KERB AND GUTTER

CIVIL ENGINEERING

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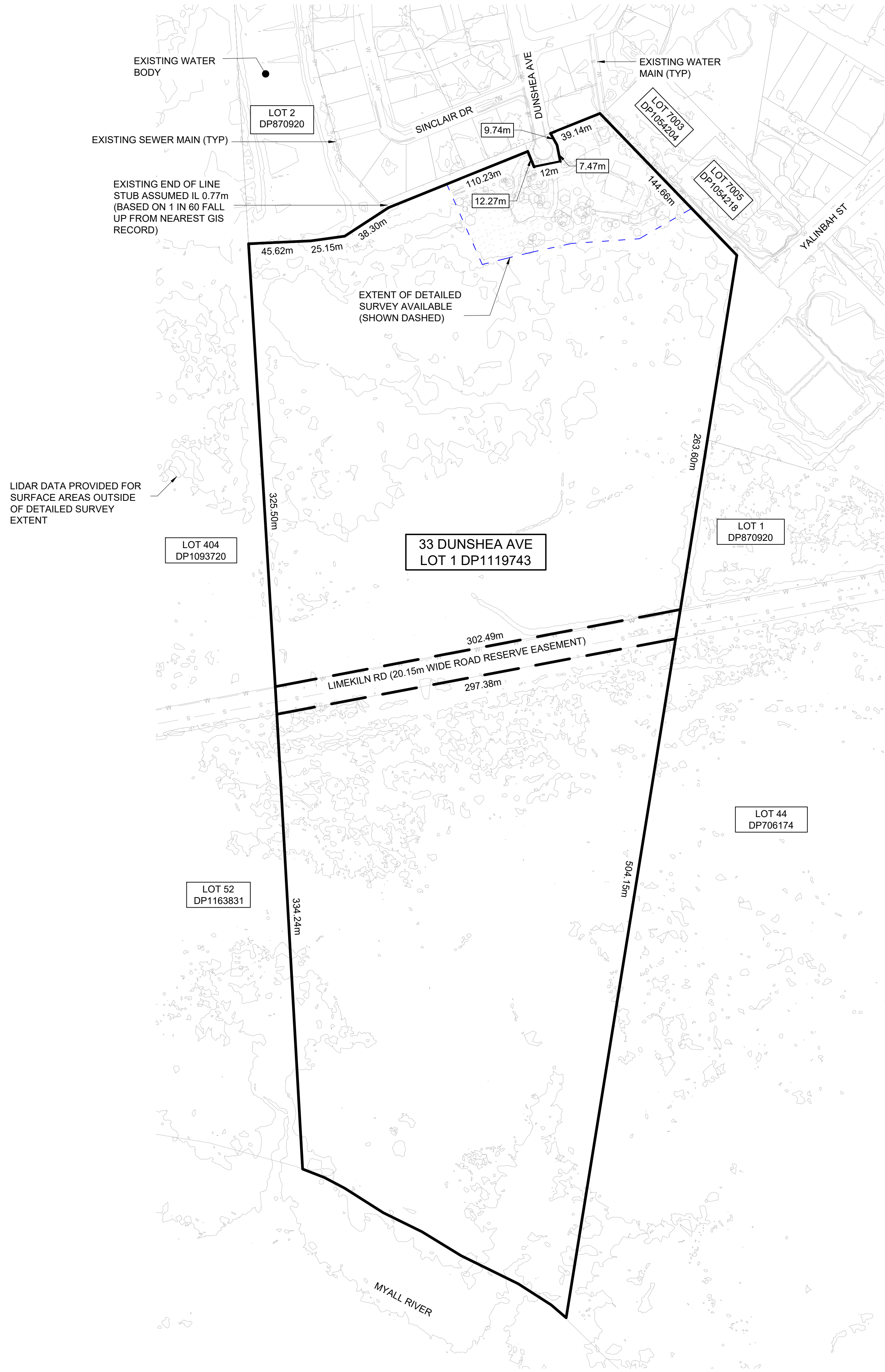
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LEGENDS

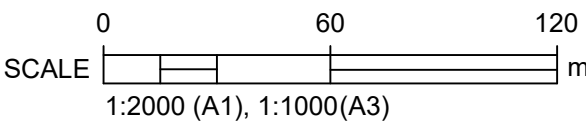
1:4 RECONFIGURATION OF A LOT

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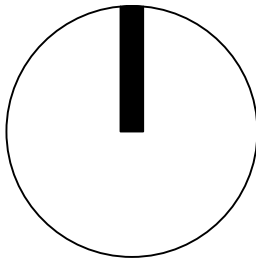


- NOTES:
- SURVEY DATA TAKEN FROM COOKSON LAND SURVEYORS, PLAN REF 24002, DATED 26/06/2024, FILENAME: 24002_DET_B
 - SURVEY DATA SHOWN IS BASED ON ELVIS SPATIAL ACCESSED ON 4 AUGUST 2024.
 - SOME EXISTING SERVICES ARE BASED ON RECORDS ONLY AND EXACT LOCATIONS SHOULD BE CONFIRMED BY THE CONTRACTOR ON SITE.
 - ADJACENT PROPERTY BOUNDARIES ARE FROM CADASTRAL DATA TAKEN FROM QSPATIAL.
 - SOME LABELS HAVE BEEN EDITED AND ADDED BY SBE FOR CLARITY.
 - AERIAL SOURCED FROM SIX MAPS, ACCESSED 4 AUGUST 2024



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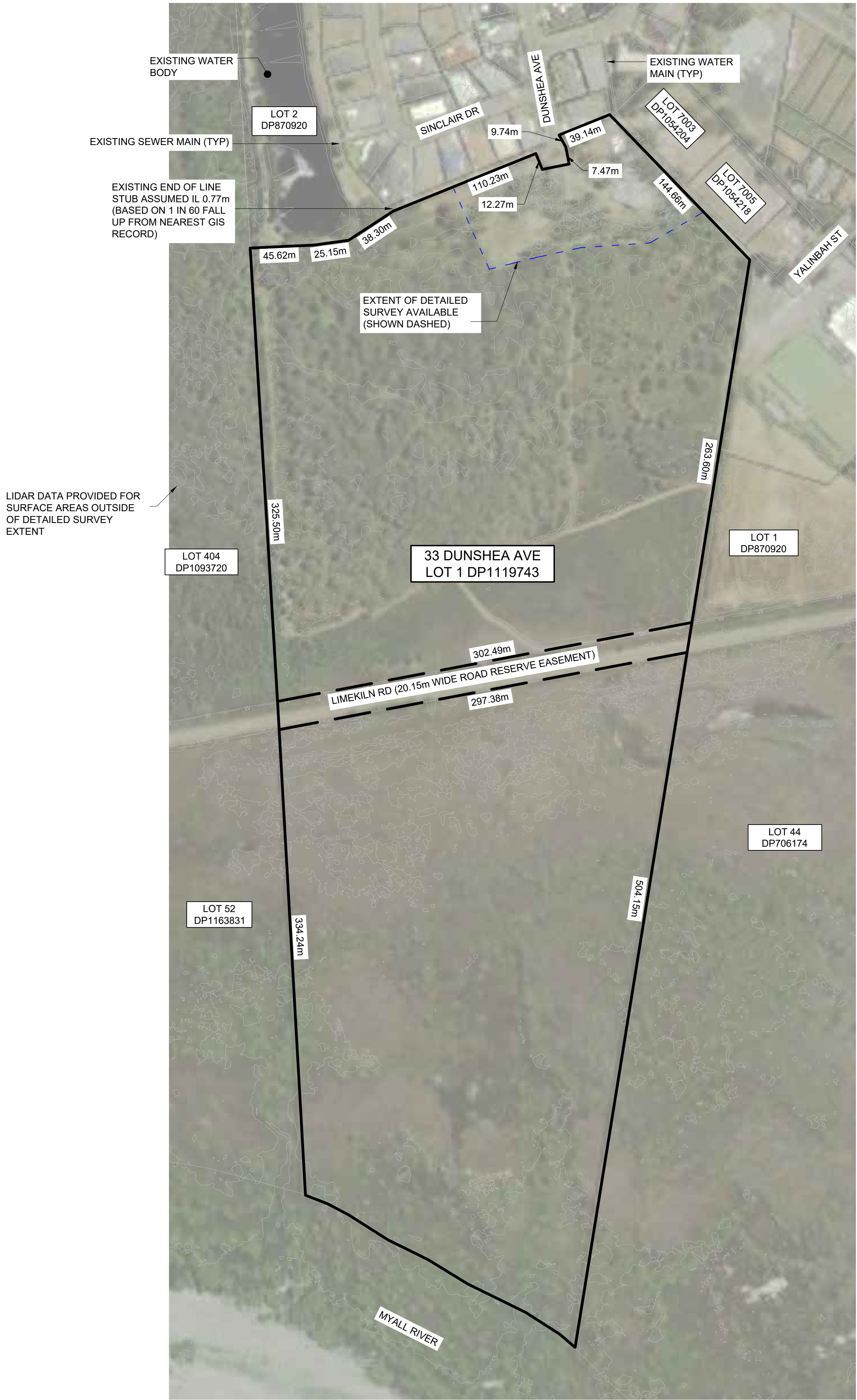
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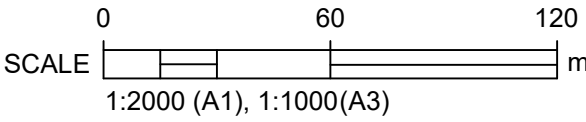
OVERALL EXISTING
LAYOUT

1:4 RECONFIGURATION OF A LOT
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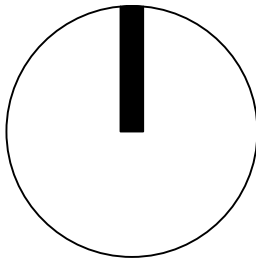


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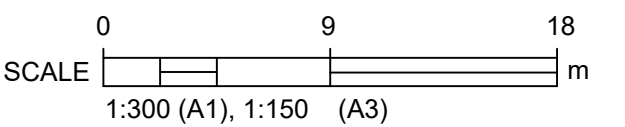
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**OVERALL EXISTING
LAYOUT (AERIAL)**

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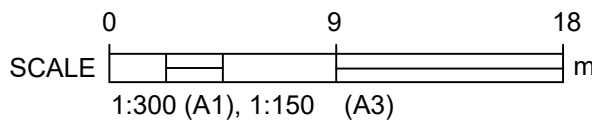


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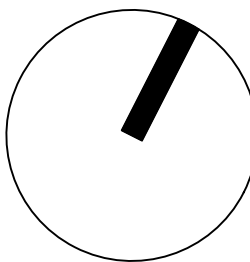


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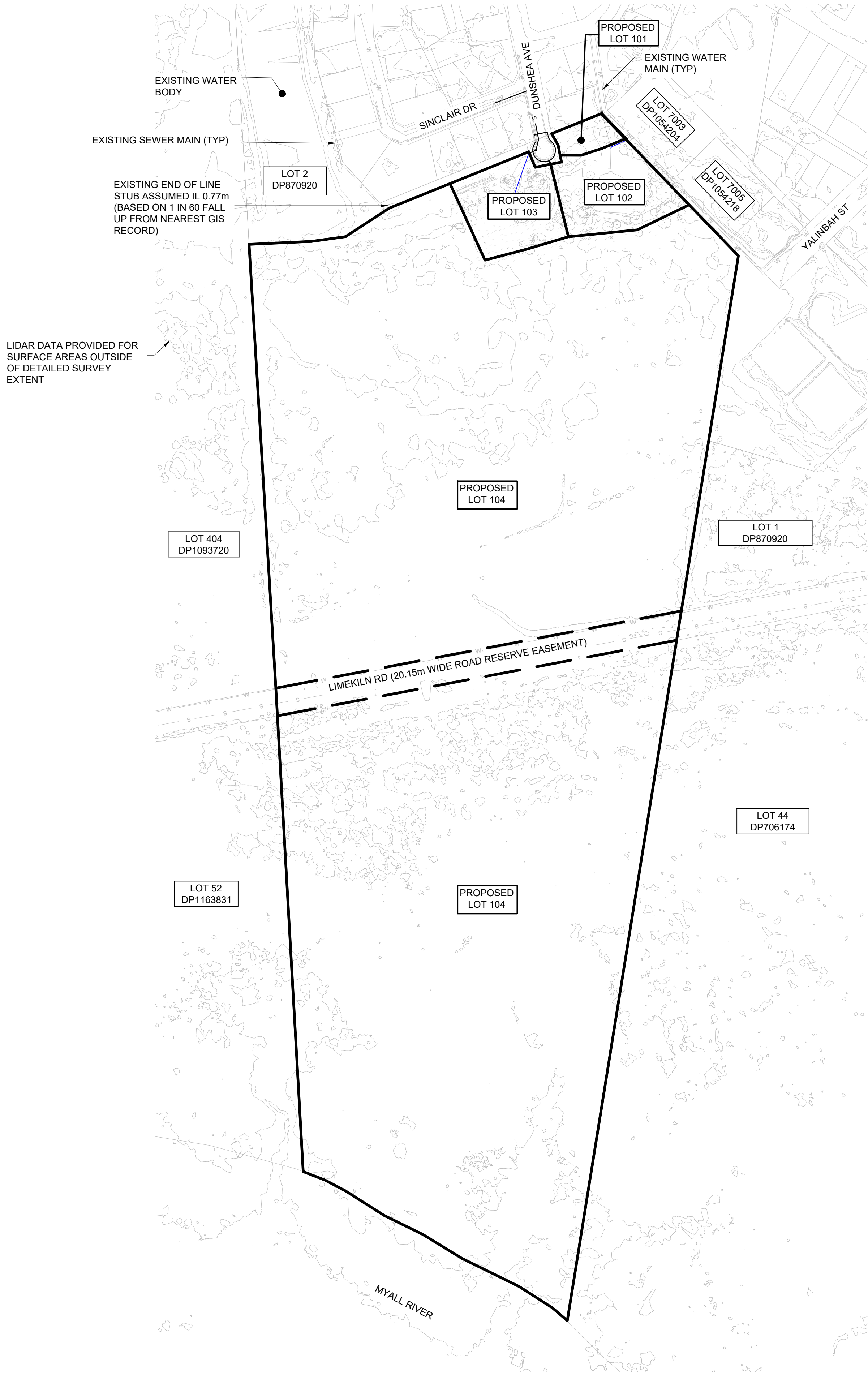
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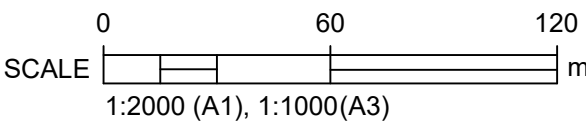
**ENLARGED EXISTING
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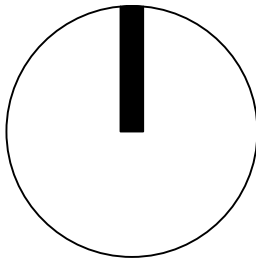


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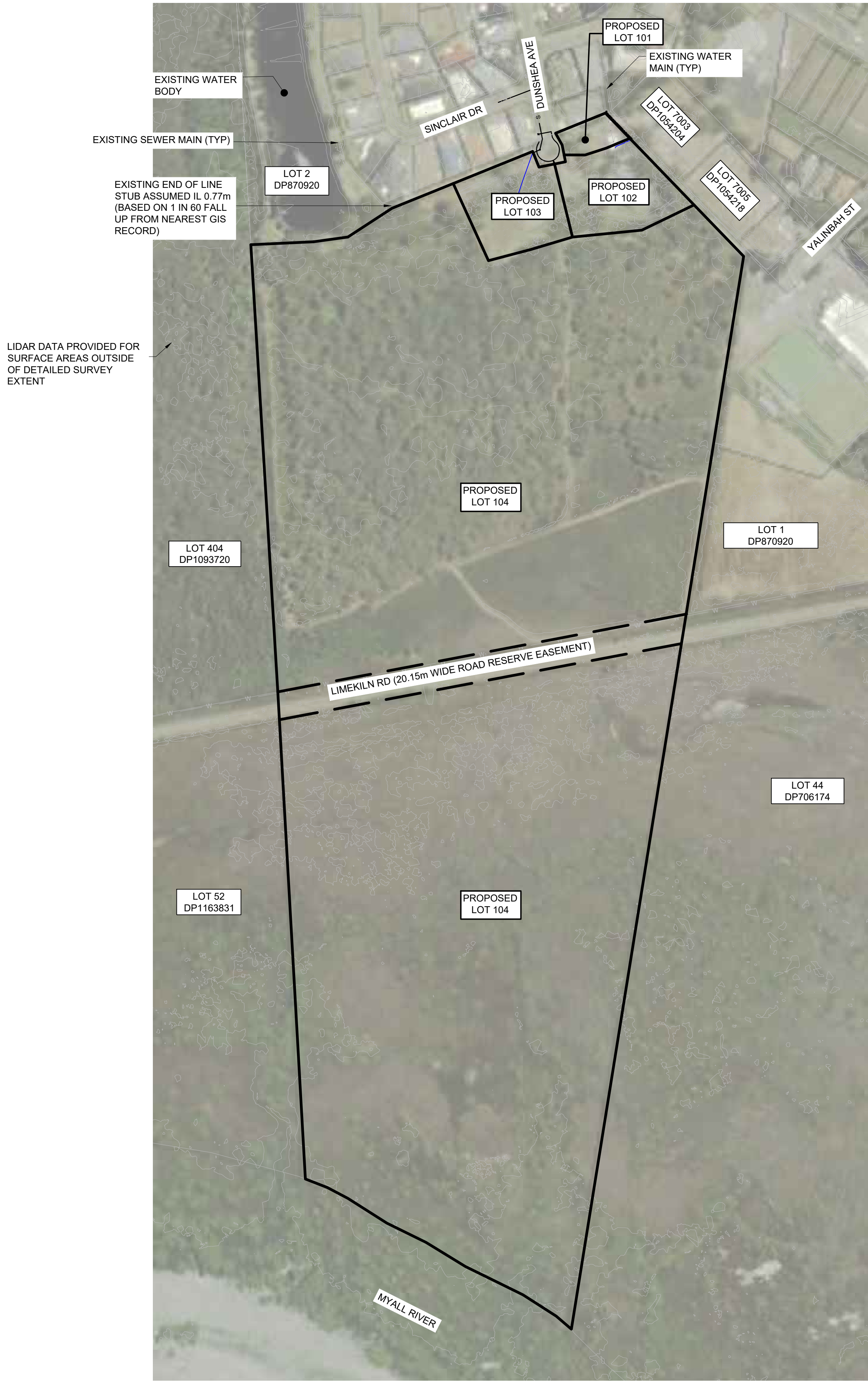
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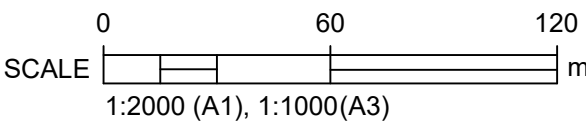
OVERALL PROPOSED LAYOUT

1:4 RECONFIGURATION OF A LOT
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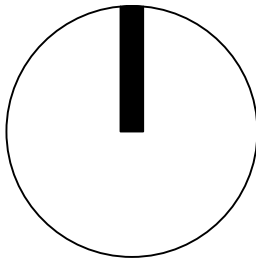


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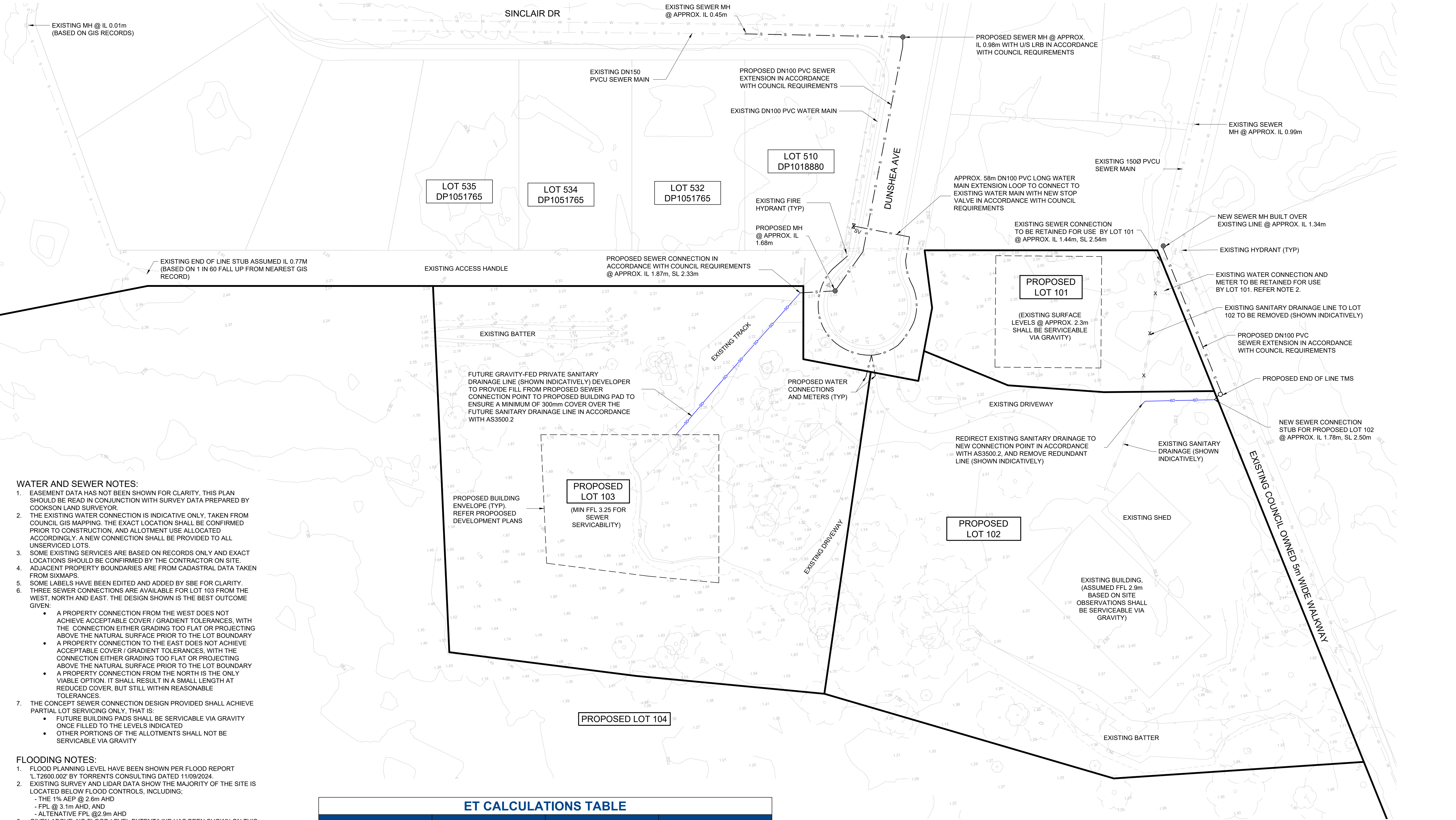
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OVERALL PROPOSED LAYOUT (AERIAL)

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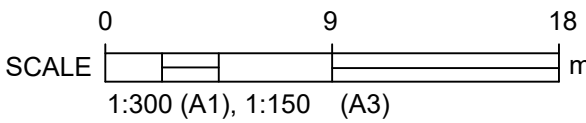


- WATER AND SEWER NOTES:**
- EASEMENT DATA HAS NOT BEEN SHOWN FOR CLARITY, THIS PLAN SHOULD BE READ IN CONJUNCTION WITH SURVEY DATA PREPARED BY COOKSON LAND SURVEYOR.
 - THE EXISTING WATER CONNECTION IS INDICATIVE ONLY, TAKEN FROM COUNCIL GIS MAPPING. THE EXACT LOCATION SHALL BE CONFIRMED PRIOR TO CONSTRUCTION, AND ALLOTMENT USE ALLOCATED ACCORDINGLY. A NEW CONNECTION SHALL BE PROVIDED TO ALL UNSERVICED LOTS.
 - SOME EXISTING SERVICES ARE BASED ON RECORDS ONLY AND EXACT LOCATIONS SHOULD BE CONFIRMED BY THE CONTRACTOR ON SITE.
 - ADJACENT PROPERTY BOUNDARIES ARE FROM CADASTRAL DATA TAKEN FROM SIXMAPS.
 - SOME LABELS HAVE BEEN EDITED AND ADDED BY SBE FOR CLARITY.
 - THREE SEWER CONNECTIONS ARE AVAILABLE FOR LOT 103 FROM THE WEST, NORTH AND EAST. THE DESIGN SHOWN IS THE BEST OUTCOME GIVEN:
 - A PROPERTY CONNECTION FROM THE WEST DOES NOT ACHIEVE ACCEPTABLE COVER / GRADIENT TOLERANCES, WITH THE CONNECTION EITHER GRADING TOO FLAT OR PROJECTING ABOVE THE NATURAL SURFACE PRIOR TO THE LOT BOUNDARY
 - A PROPERTY CONNECTION TO THE EAST DOES NOT ACHIEVE ACCEPTABLE COVER / GRADIENT TOLERANCES, WITH THE CONNECTION EITHER GRADING TOO FLAT OR PROJECTING ABOVE THE NATURAL SURFACE PRIOR TO THE LOT BOUNDARY
 - A PROPERTY CONNECTION FROM THE NORTH IS THE ONLY VIABLE OPTION. IT SHALL RESULT IN A SMALL LENGTH AT REDUCED COVER, BUT STILL WITHIN REASONABLE TOLERANCES
 - THE CONCEPT SEWER CONNECTION DESIGN PROVIDED SHALL ACHIEVE PARTIAL LOT SERVICING ONLY, THAT IS:
 - FUTURE BUILDING PADS SHALL BE SERVICABLE VIA GRAVITY ONCE FILLED TO THE LEVELS INDICATED
 - OTHER PORTIONS OF THE ALLOTMENTS SHALL NOT BE SERVICABLE VIA GRAVITY

- FLOODING NOTES:**
- FLOOD PLANNING LEVEL HAVE BEEN SHOWN PER FLOOD REPORT 'LT2800.002' BY TORRENTS CONSULTING DATED 11/09/2024
 - EXISTING SURVEY AND LIDAR DATA SHOW THE MAJORITY OF THE SITE IS LOCATED BELOW FLOOD CONTROLS, INCLUDING:
 - THE 1% AEP @ 2.6m AHD
 - FPL @ 3.1m AHD, AND
 - ALTERNATIVE FPL @2.9m AHD
 - GIVEN ABOVE, NO FLOOD LEVEL EXTENT/LINE HAS BEEN SHOWN ON THIS SHEET SET. REFER TO THE CONTOURS PROVIDED FOR RELATIVE FLOOD LEVELS.

- SOIL NOTES:**
- THE SUBJECT SITE IS SHOWN AS A PODO SOL SOIL TYPE CLASSIFICATION PER AUSTRALIAN SOIL CLASSIFICATION (ASC) SOIL TYPE MAPPING FOR NSW.
 - SOIL INVESTIGATION / TESTING MUST BE CARRIED OUT PRIOR TO CONSTRUCTION TO CONFIRM SEWER / WATER DETAILS ARE APPROPRIATE

ET CALCULATIONS TABLE			
UNIT	ET RATE	NO. UNITS	TOTAL
NORTHERN CONNECTION			
SINGLE DWELLING	1.0ET / DWELLING	1.0	1.0 ET
EASTERN CONNECTION			
SINGLE DWELLING	1.0ET / DWELLING	2.0	2.0 ET
TOTAL			3.0 ET



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WATER AND SEWER

SERVICING PLAN

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