PROPOSED RESIDENTIAL DEVELOPMENT

6a HANLEY PLACE
YASS, NSW, 2582

BRENDAN PRICE

MJM
CONSULTING ENGINEERS
CIVIL • STRUCTURAL • BUILDING DESIGN • PLANNING

Wagga Wagga
Level 1, 37 Johnston Street
(02) 6921 8333

Griffith
Level 1, 130 Banna Avenue
(02) 6962 9922

admin@mjm-solutions.com
www.mjm-solutions.com

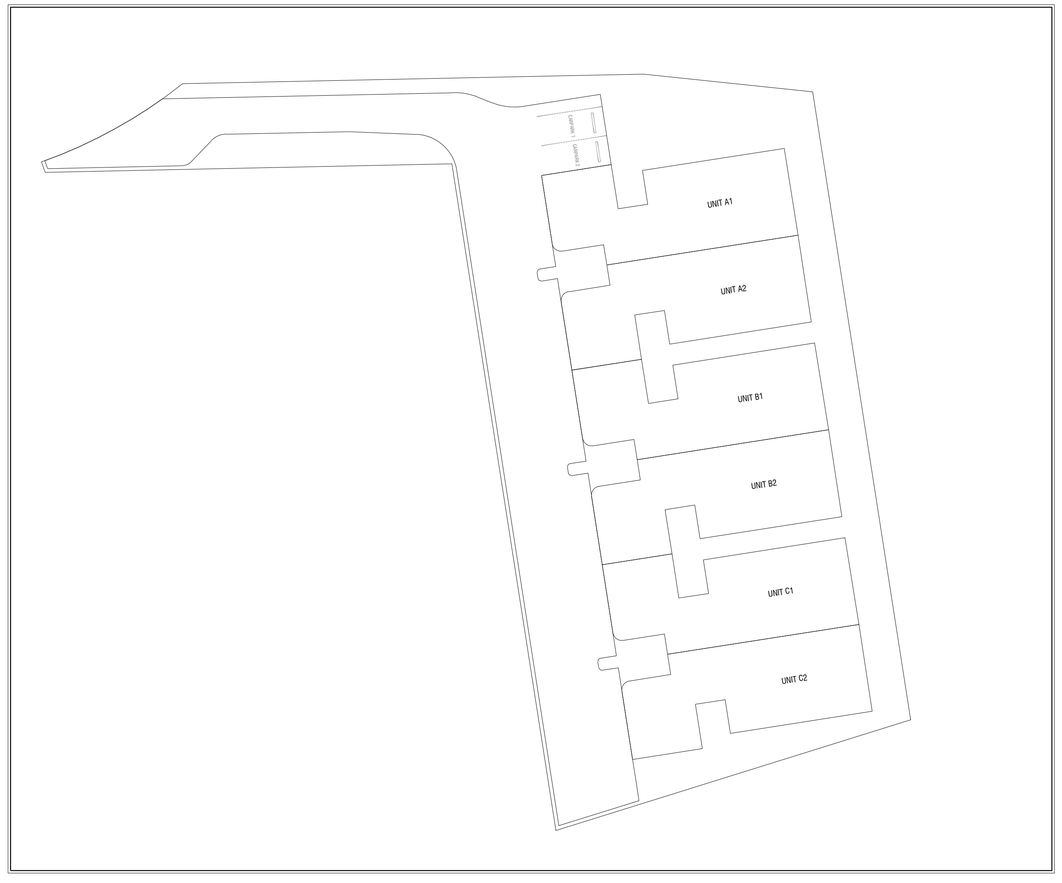
Bowtort Pty. Ltd. trading as MJM Consulting Engineers
ABN 16 107 158 350 ACN 107 158 350

ISSUED FOR DA

INITIAL: JS DATE: 06/03/2025
ROLE: CIVIL DRAFTSPERSON

DRAWING REGISTER

JOB NO & SHEET NO.	SUBJECT 1	SUBJECT 2	REVISION NO.
240430 - C1	SITE PLAN	SHEET 1 OF 2	C
240430 - C2	SITE PLAN	SHEET 2 OF 2	C
240430 - C3	PAVEMENT DESIGN PLAN	SHEET 1 OF 2	C
240430 - C4	PAVEMENT DESIGN PLAN	SHEET 2 OF 2	C
240430 - C5	CUT & FILL PLAN	----	D
240430 - C6	DRAINAGE PLAN	----	C
240430 - C7	DRAINAGE PLAN	ROOF & OSD INFRASTRUCTURE	C
240430 - C8	SEWER PLAN	----	C
240430 - C9	SEWER PLAN INTERNAL	LOWER GROUND FLOOR	C
240430 - C10	SEWER PLAN INTERNAL	GROUND FLOOR	C



Website

COUNCIL REF. (C & K)		JOB NO.	DESIGNED	DRAWN
-------	-------	240430	MM	JS

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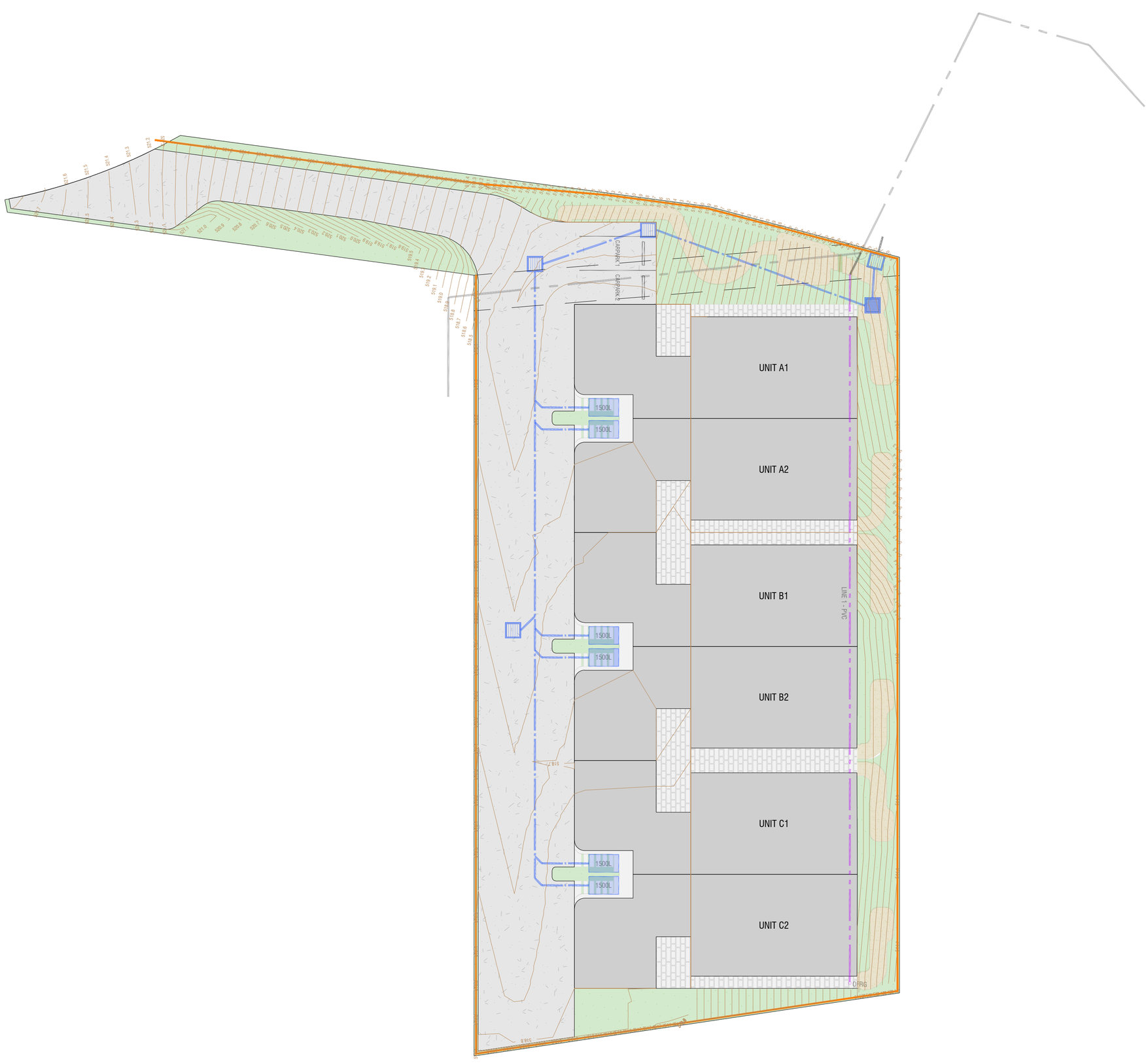
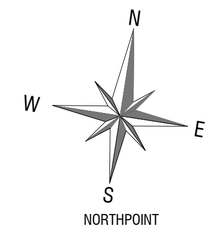
LEGEND:

- PROPOSED RETAINING WALL
- EASEMENT
- PROPOSED STORMWATER LINE
- PROPOSED SEWER LINE
- EXISTING SEWER LINE
- PROPOSED JUNCTION PIT
- PROPOSED GRATED PIT
- PROPOSED PAVEMENT
- PROPOSED BUILDING
- PROPOSED LANDSCAPE AREA





NORTHPOINT

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Filename: C_240430_Plan_05.dwg

PROJECT

PROPOSED RESIDENTIAL DEVELOPMENT
6A HANLEY PLACE
YASS, NSW, 2582

SHEET SUBJECT

SITE PLAN
SHEET 1 OF 2

CLIENT

BRENDAN PRICE

PROJECT NO.	SHEET NO.	ISSUE	DATE
240430	C1	C	Feburary 2025

COUNCIL REF.	SCALE
-------	1:250(A1) 1:500(A3)

DESIGNED	CHECKED	DRAWN	CHECKED
MM		JS	

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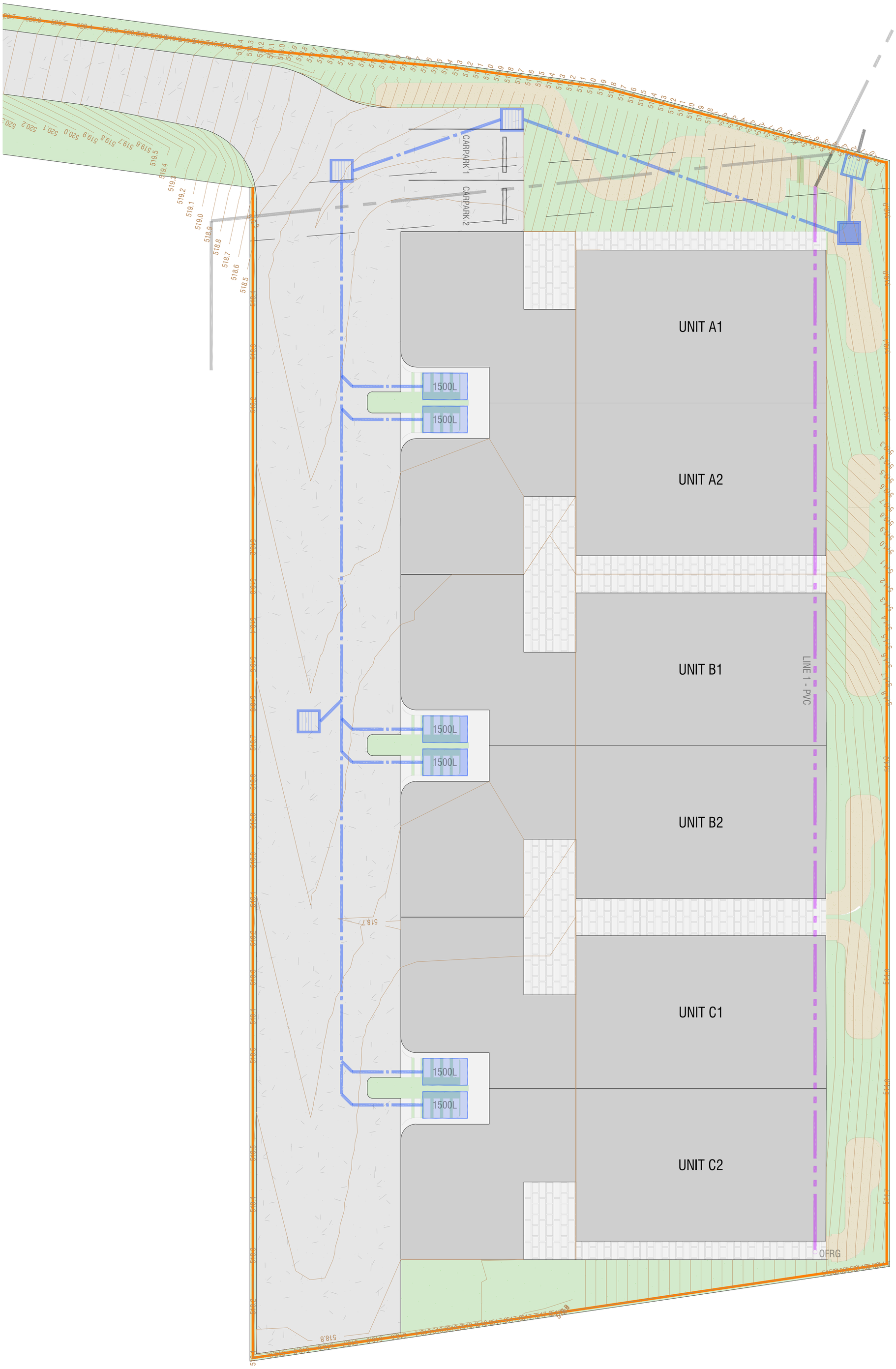

N
W E
S
NORTHPOINT

0m 1m 2m 5m 10m

BAR SCALE
1:100

No.	DATE	AMENDMENTS	BY
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Filename: C_240430_Plan_05.dwg

PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT
6A HANLEY PLACE
YASS, NSW, 2582

SHEET SUBJECT
SITE PLAN
SHEET 2 OF 2

CLIENT
BRENDAN PRICE

PROJECT NO.	SHEET NO.	ISSUE	DATE
240430	C2	C	Feburary 2025

COUNCIL REF.	SCALE
-------	1:100(A1) 1:200(A3)

DESIGNED	CHECKED	DRAWN	CHECKED
MM		JS	

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LEGEND:

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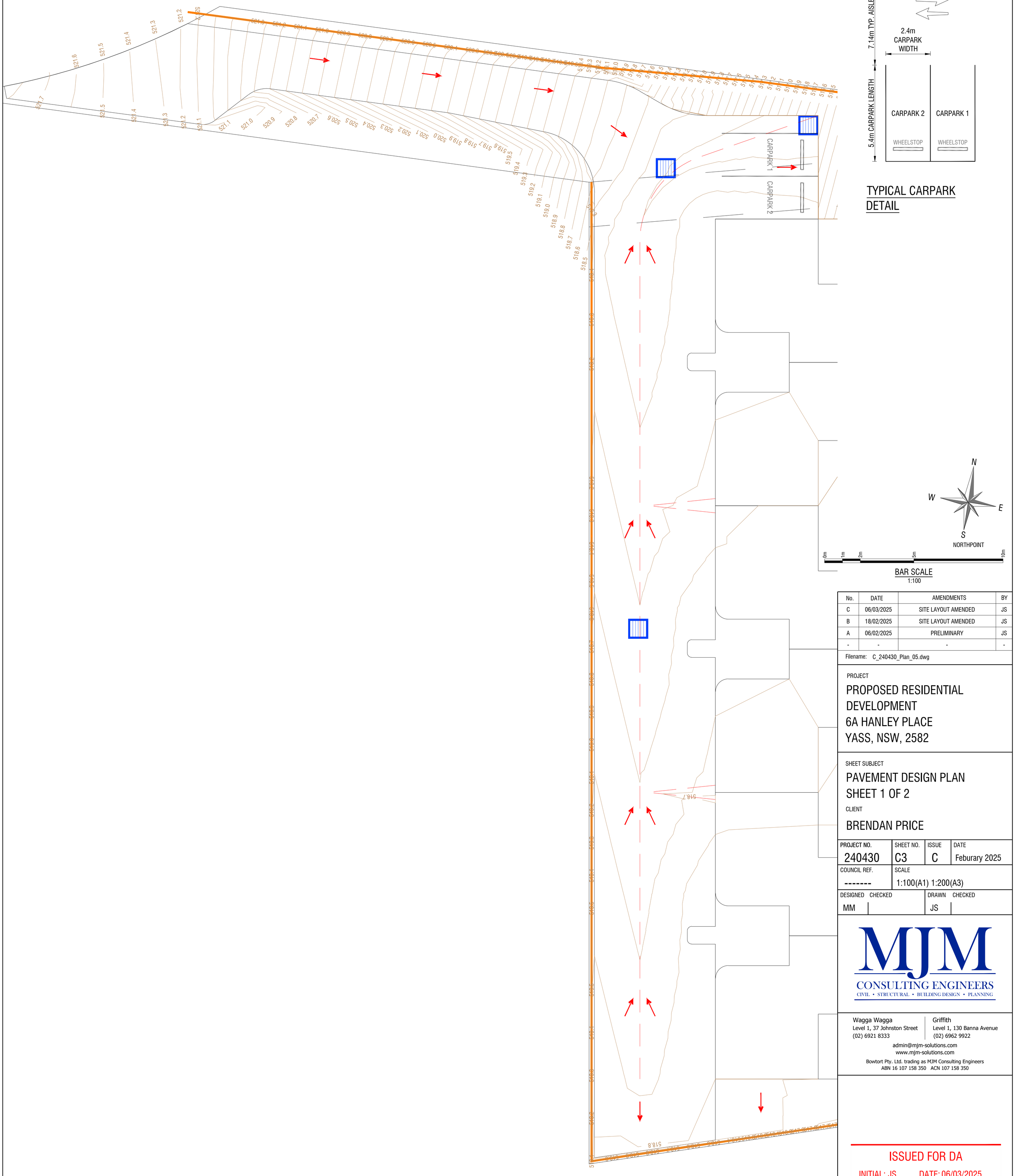
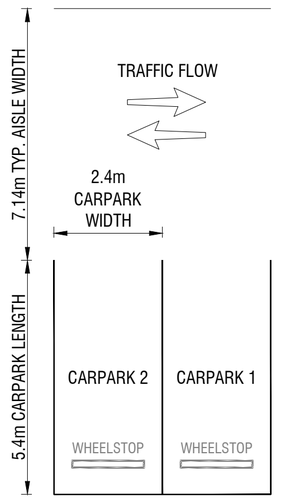
- PAVEMENT FALL DIRECTION
- PAVEMENT LOW-POINT
- PROPOSED JUNCTION PIT
- PROPOSED GRATED PIT





TYPICAL CARPARK DETAIL

BAR SCALE
1:100

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SHEET SUBJECT

PAVEMENT DESIGN PLAN
SHEET 1 OF 2

CLIENT

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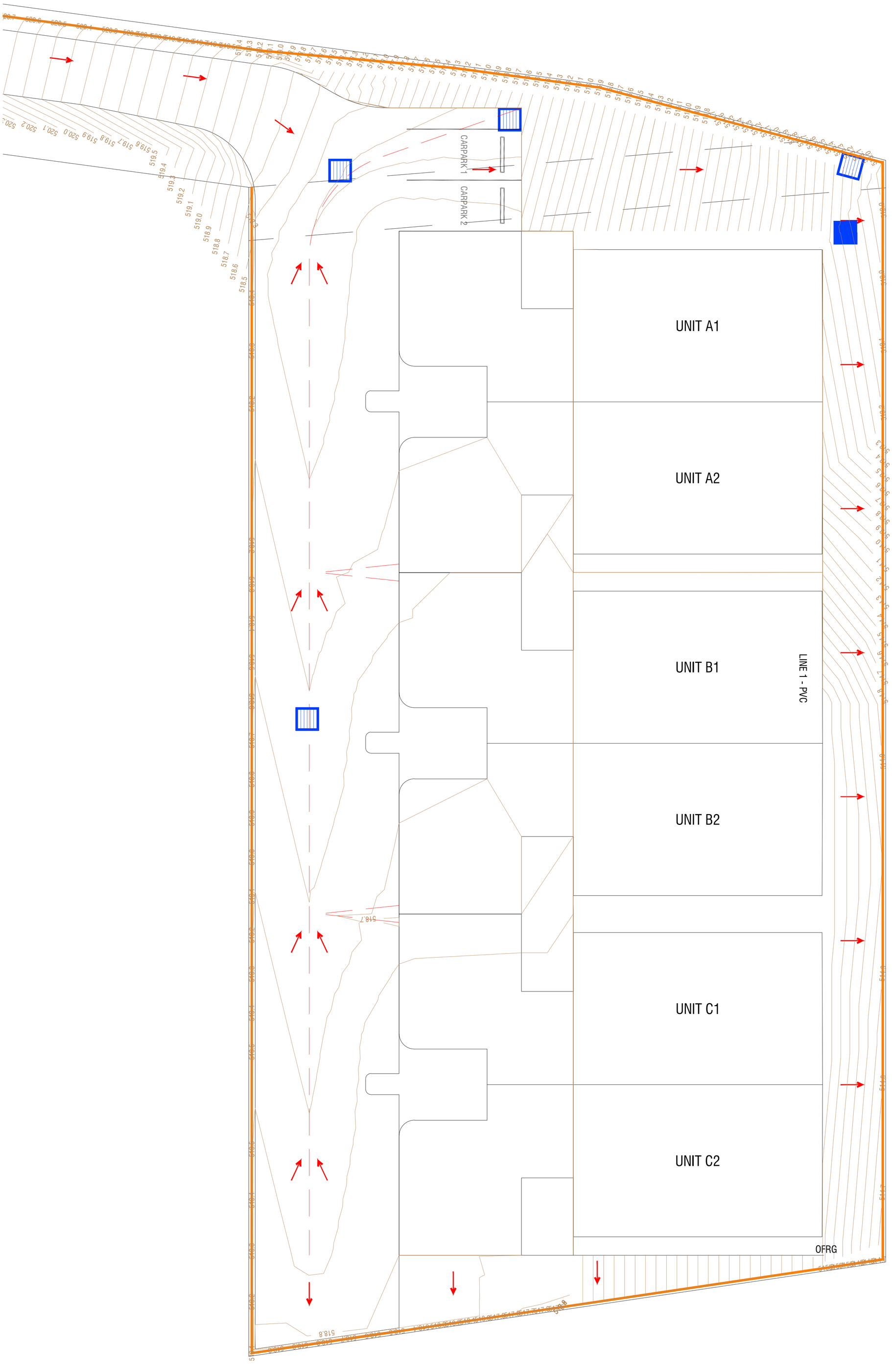
    - -AUSTROADS GUIDE TO TRAFFIC ENGINEERING PRACTICE.
    - -AS 2890.1 PARKING FACILITIES - OF STREET PARKING.
    - -AS 1742 PARTS 1 TO 14 MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
    - -AS 3600 CONCRETE STRUCTURES.
    - -AS 1428 DESIGN FOR ACCESS AND MOBILITY DRAWINGS.
11. ALL PROPOSED CAR PARKING BAYS TO BE 5.4M X 2.6M AS PER AS 2890.1, UNLESS NOTED OTHERWISE.
12. CONSTRUCTION SYSTEMS, PROCEDURES AND METHODOLOGY OF STRUCTURAL AND CIVIL WORK SHALL ENSURE COMPLIANCE WITH THE LOCAL AUTHORITY WORKPLACE HEALTH AND SAFETY LEGISLATION.
13. ALL MATERIALS SHALL COMPLY WITH WHAT IS SHOWN ON THE PROJECT DRAWINGS AND PROJECT SPECIFICATIONS.
14. THROUGHOUT CONSTRUCTION ALL EXISTING BUILDINGS AND STRUCTURES SHALL BE MAINTAINED IN A STABLE CONDITION AND NO PART SHALL BE OVER STRESSED. ADVISE THE PROJECT MANAGER OF ANY POTENTIAL IMPACTS ON STRUCTURES PRIOR TO COMMENCING WORK.
15. A COPY OF 'APPROVED' DRAWINGS AND ANY APPROVAL CONDITIONS ARE TO BE KEPT ON SITE AT ALL TIMES.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ERECTING A SIGN AT EACH SITE ENTRANCE THAT VISIBLY DISPLAYS THE CONTRACTOR'S NAME, CONTACT DETAILS FOR COMPLAINT RESPONSE, AND CONTACT DETAILS FOR EMERGENCY CONTACT.
17. SAFETY FENCING SHALL BE PROVIDED AT RETAINING WALLS WITH VERTICAL DROPS OF 1.0M OR GREATER HANDRAILS TO BE PROVIDED ON STAIRS/STEPS AS REQUIRED BY ARCHITECTURAL DETAIL AND SPECIFICATION.
18. TRAFFIC GUARD RAIL TO BE SUPPLIED AND INSTALLED TO MANUFACTURER'S REQUIREMENTS.
19. CONTRACTOR TO ALLOW FOR SITE ESTABLISHMENT COSTS, INCLUDING; STRIPPING, EXCLUSION FENCE, SILT FENCE, SANDBAGGING, ETC…
20. PROPOSED BATTERS TO BE TREATED AS SPECIFIED BY LANDSCAPE ARCHITECT.
21. THE STABILITY OF ALL BATTER SLOPES AND ALLOWABLE BEARING CAPACITIES SHALL BE CONFIRMED ON SITE BY A GEOTECHNICAL ENGINEER AT THE CONTRACTOR'S COST, U.N.O.
22. THESE DRAWINGS HAVE BEEN PRODUCED WITH OUR BEST POSSIBLE CARE AND ACCURACY TOWARDS A SCHEMATIC DEPICTION OF THE CIVIL ASPECTS OF THE BUILDING. CARE MUST BE TAKEN WHEN INTERPRETING INFORMATION FROM THESE DRAWINGS AS THEY ARE SCHEMATIC DRAWINGS ONLY AND MAY NOT BE ACCURATE FOR THE PURPOSES INTENDED BY ANY SUCH THIRD PARTY. ALL BUILDING SET-OUT INFORMATION SHOULD BE TAKEN FROM THE ARCHITECTURAL DRAWINGS.

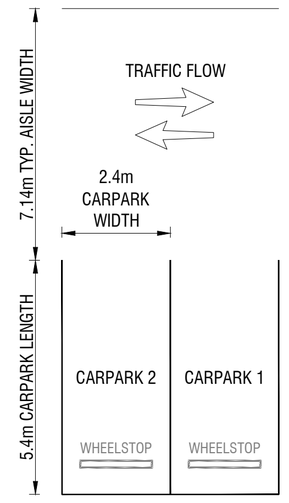
IMPORTANT:

1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING WORKSHOP DRAWINGS.
2. ALL DIMENSIONS SHOWN ARE TO BE VERIFIED ON SITE BEFORE COMMENCING CONSTRUCTION. ENGINEERS DRAWINGS MUST NOT BE SCALED.
3. DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE SPECIFICATIONS
4. CONTRACTOR TO IDENTIFY ALL EXISTING SERVICES. ANY SERVICES SHOWN ARE INDICATIVE ONLY. CONTRACTOR TO NOTIFY THE PROJECT MANAGER OF ANY POTENTIAL CLASHES

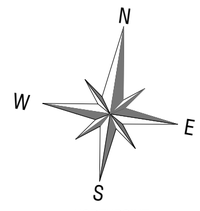
LEGEND:

- PROPOSED RETAINING WALL
- EASEMENT
- PAVEMENT FALL DIRECTION
- PAVEMENT LOW-POINT
- PROPOSED JUNCTION PIT
- PROPOSED GRATED PIT





TYPICAL CARPARK DETAIL



NORTHPOINT

BAR SCALE
1:100

No.	DATE	AMENDMENTS	BY
C	06/03/2025	SITE LAYOUT AMENDED	JS
B	18/02/2025	SITE LAYOUT AMENDED	JS
A	06/02/2025	PRELIMINARY	JS
-	-	-	-

Filename: C_240430_Plan_05.dwg

PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT
6A HANLEY PLACE
YASS, NSW, 2582

SHEET SUBJECT
PAVEMENT DESIGN PLAN
SHEET 2 OF 2

CLIENT
BRENDAN PRICE

PROJECT NO.	SHEET NO.	ISSUE	DATE
240430	C4	C	Feburary 2025
COUNCIL REF.	SCALE		
-------	1:100(A1) 1:200(A3)		
DESIGNED CHECKED		DRAWN CHECKED	
MM		JS	

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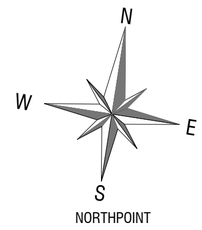
Bowtort Pty. Ltd. trading as MJM Consulting Engineers
ABN 16 107 158 350 ACN 107 158 350

ISSUED FOR DA
INITIAL: JS DATE: 06/03/2025
ROLE: CIVIL DRAFTSPERSON

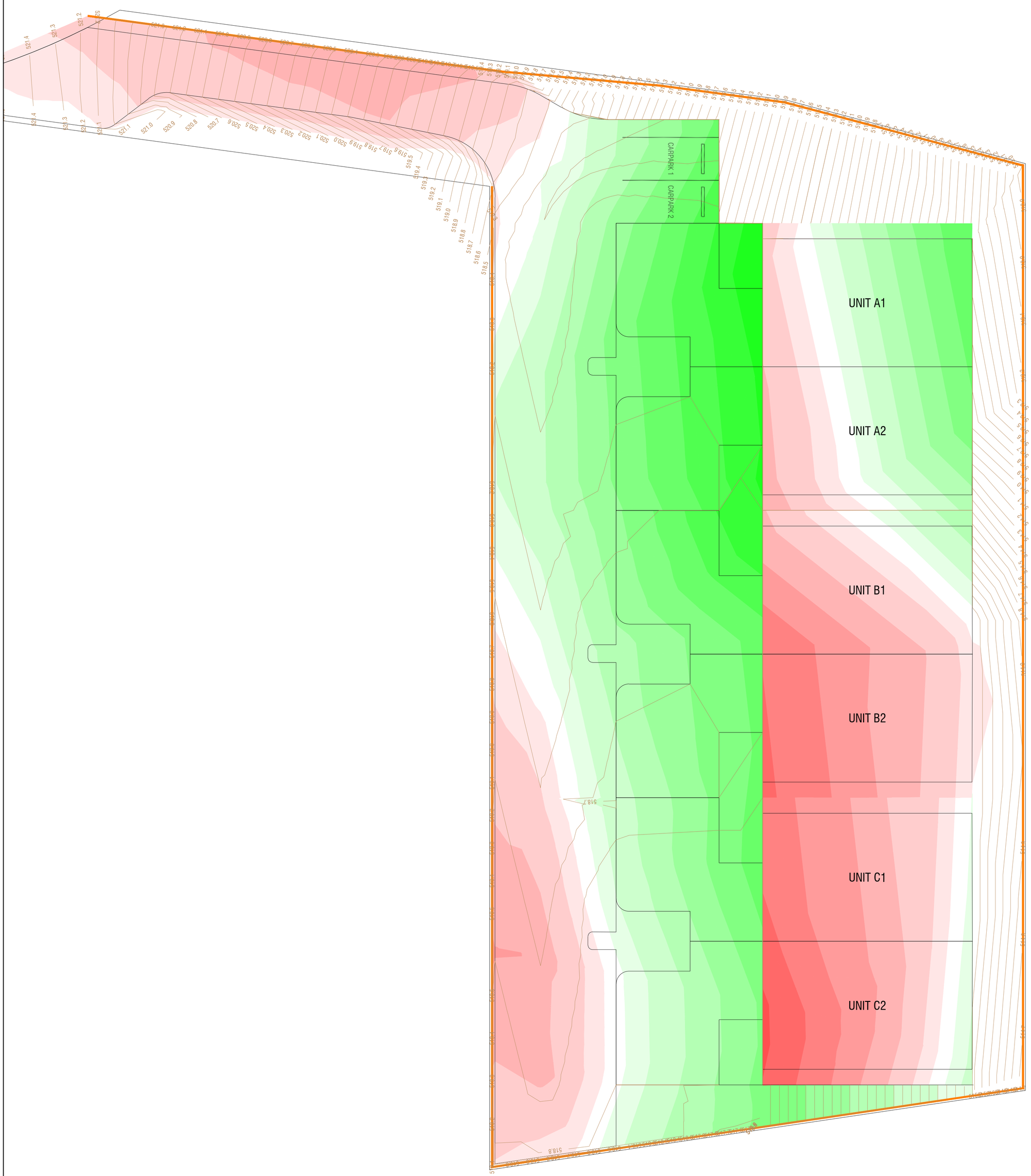
EARTHWORKS NOTES

1. THE FOLLOWING NOTES SHALL BE READ IN CONJUNCTION WITH:
   - GENERAL NOTES AND DISCLAIMERS FOR THE PROJECT,
   - EROSION AND SEDIMENT CONTROL NOTES FOR THE PROJECT, AND
   - SPECIFICATIONS FOR THE PROJECT (IF ANY).
2. TOPSOIL TO BE STRIPPED TO A NOMINAL DEPTH OF 150MM WITH THE ACTUAL DEPTH BEING DETERMINED ON SITE AND STOCKPILED FOR LATER REUSE IN LANDSCAPING AS DIRECTED.
3. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL, COMPACTION AND DISPOSAL OF EXCAVATED MATERIALS.
4. PROOF ROLL THE AREAS TO BE FILLED AND EXCAVATE AND REMOVE ANY SOFT AND OR COMPRESSIBLE SPOTS AND REPLACE WITH SELECT MATERIAL COMPACTED TO A DENSITY CONSISTENT WITH THAT PRESCRIBED FOR PROPOSED FILLING.
5. FILL SHALL BE COMPACTED IN LAYERS OF LOOSE THICKNESS APPROPRIATE TO THE TYPE OF COMPACTION EQUIPMENT BEING USED AND NOT GREATER THAN 200MM. BACKFILLING IS TO BE COMPACTED TO 98% OF STANDARD MAXIMUM DRY DENSITY (SMDD) AT OPTIMUM MOISTURE CONTENT +/- 2% FOR GENERAL FILL AREAS OR 100% OF SMDD FOR DETENTION POND BANKS.
6. BACKFILL BEHIND RETAINING WALLS AND PITS SHALL BE AN APPROVED FREE DRAINING GRANULAR MATERIAL COMPACTED IN 150MM LAYERS TO 100% SMDD.
7. THE SIDES OF ALL EXCAVATION SHALL BE FULLY SUPPORTED AT ALL TIMES BY TRENCH SHEETING OR TIMBER BOARDS.
8. THE CONTRACTOR IS RESPONSIBLE FOR ENGAGING A GEOTECHNICAL ENGINEER TO UNDERTAKE THE FOLLOWING TASKS:
   - CARRY OUT SUPERVISION FOR ALL EARTHWORKS IN ACCORDANCE WITH THE AS 3798
   - TO VERIFY THE STABILITY OF ALL BATTERS AS EXCAVATION PROCEEDS, AND TO DESIGN A TEMPORARY BATTERS AND TEMPORARY SHORING IF REQUIRED.
   - TO VERIFY THE STABILITY AND SUITABILITY OF EXCAVATIONS AND/OR FILLING, PARTICULARLY WITH RESPECT TO EFFECTS ON EXISTING BUILDING OR STRUCTURES.
   - TO CONFIRM THE ALLOWABLE BEARING CAPACITY OF FOUNDATION SOILS FOR RETAINING STRUCTURES.
9. ALL EARTHWORKS AREAS ARE TO BE LEFT IN A FREE DRAINING STATE.



NORTHPOINT

DEPTH RANGE	COLOUR
-2.7m TO -3m	
-2.4m TO -2.7m	
-2.1m TO -2.4m	
-1.8m TO -2.1m	
-1.5m TO -1.8m	
-1.2m TO -1.5m	
-0.9m TO -1.2m	
-0.6m TO -0.9m	
-0.3m TO -0.6m	
0m TO -0.3m	
-0.1m TO 0.1m	
0m TO 0.3m	
0.3m TO 0.6m	
0.6m TO 0.9m	
0.9m TO 1.2m	
1.2m TO 1.5m	
1.5m TO 1.8m	
1.8m TO 2.1m	
2.1m TO 2.4m	
2.4m TO 2.7m	
2.7m TO 3m	



No.	DATE	AMENDMENTS	BY
D	06/03/2025	SITE LAYOUT AMENDED	JS
C	18/02/2025	SITE LAYOUT AMENDED	JS
B	07/02/2025	LEGEND AMENDED	JS
A	06/02/2025	PRELIMINARY	JS

Filename: C_240430_Plan_05.dwg

PROJECT

PROPOSED RESIDENTIAL DEVELOPMENT
6A HANLEY PLACE
YASS, NSW, 2582

SHEET SUBJECT

CUT & FILL PLAN

CLIENT

BRENDAN PRICE

PROJECT NO.	SHEET NO.	ISSUE	DATE
240430	C5	D	Feburary 2025
COUNCIL REF.	SCALE		
-------	N.T.S.		
DESIGNED CHECKED	DRAWN CHECKED		
MM	JS		

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ABN 16 107 158 350 ACN 107 158 350

STORMWATER AND DRAINAGE NOTES:

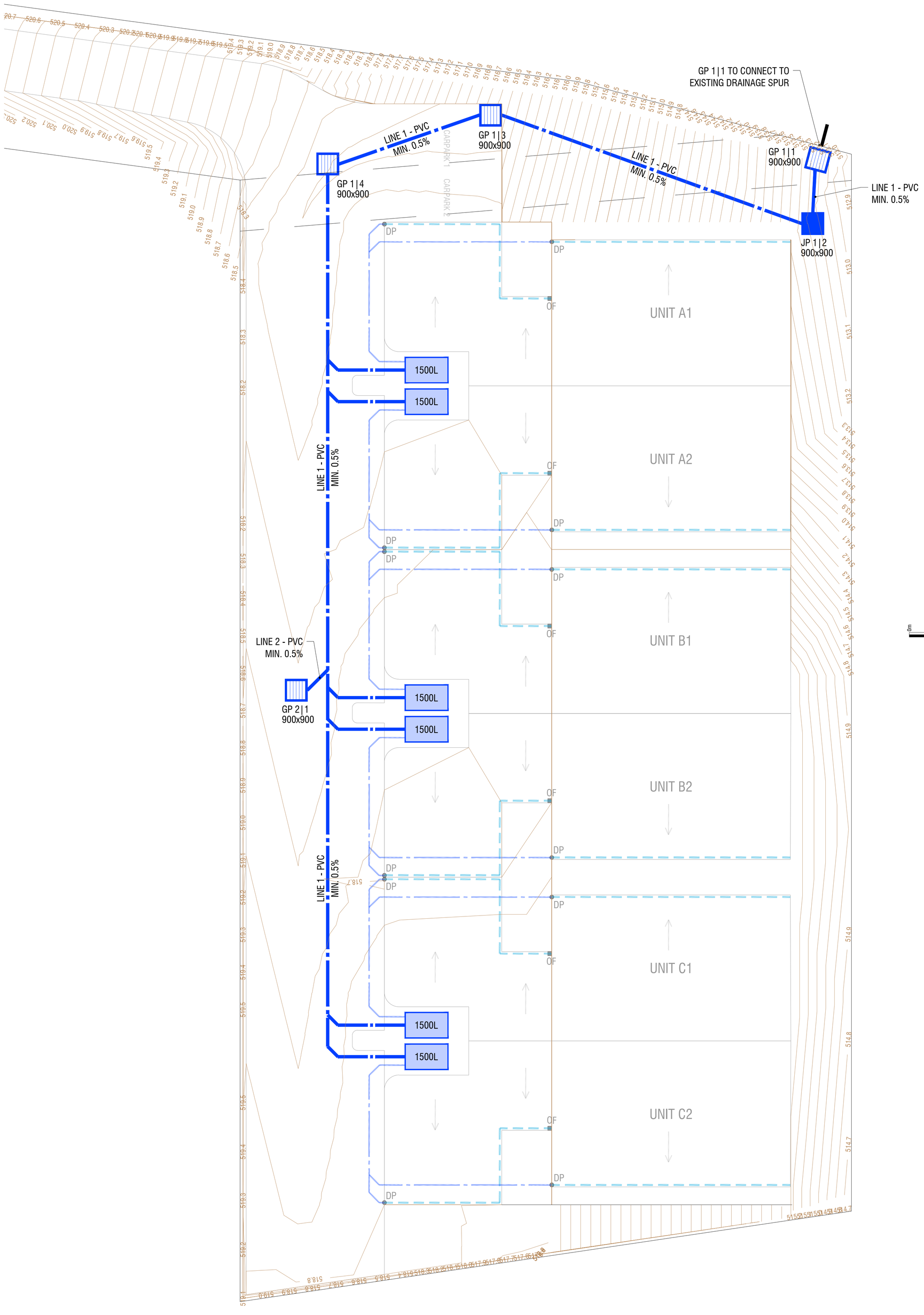
1. THE FOLLOWING NOTES SHALL BE READ IN CONJUNCTION WITH:
   - GENERAL NOTES AND DISCLAIMERS FOR THE PROJECT,
   - ROADWORK NOTES FOR THE PROJECT, AND
   - SPECIFICATIONS FOR THE PROJECT (IF ANY).
2. STORMWATER DRAINAGE PIPES UP TO 300Ø SHALL BE UPVC PIPES CLASS SN8 TO AS 1260, UNLESS NOTED OTHERWISE.
3. STORMWATER DRAINAGE PIPES GREATER THAN 300Ø SHALL BE RC-RRJ OR FRC PIPES CLASS2 TO AS 1342, UNLESS NOTED OTHERWISE.
4. PIPE BEDDING, HAUNCH AND BACKFILL SHALL BE AS SHOWN ON THE DETAILS.
5. SUBSOIL DRAINAGE PIPES SHALL BE SLOTTED PIPE AND FILTER SOCK CLASS 1000 TO AS 2439.1 LAID AT PREFERABLE MINIMUM GRADE 1 IN 100 OR ABSOLUTE MINIMUM 1 IN 200 WHERE LIMITED BY OUTLET LEVELS.
6. OUTLET LOCATIONS AND DETAILS ARE TO BE CONFIRMED ON SITE BY THE MANAGING CONTRACTOR PRIOR TO THE COMMENCEMENT OF STORMWATER DRAINAGE CONSTRUCTION.
7. TRENCHES EXCAVATIONS FOR THE DRAINAGE SHALL COMPLY WITH WORKPLACE HEALTH AND SAFETY REQUIREMENTS.
8. CONCRETE PIPES SHALL BE BEDDED IN ACCORDANCE WITH AS 3725 - DESIGN FOR INSTALLATION OF BURIED CONCRETE PIPES.
9. FLEXIBLE PIPELINES (STORMPRO & SEWERPRO PIPES OR SIMILAR) SHALL BE INSTALLED IN ACCORDANCE WITH AS/NZS 2566.2 - BURIED FLEXIBLE PIPELINES: PART 2, INSTALLATION.
10. PIPES EQUAL TO OR SMALLER THAN 900Ø SHALL BE SPIGOT AND SOCKET PIPES WITH RUBBER RING JOINT.
11. SPOIL MATERIAL GENERATED FROM TRENCH EXCAVATION SHALL BE DISPOSED OF ON SITE IN ACCORDANCE WITH THE ACID SULPHATE SOILS MANAGEMENT PLAN.
12. MAINTAIN AND RETAIN EXISTING SERVICES.
13. ALL PROPOSED STORMWATER WORKS IN DESIGNED IN ACCORDANCE WITH :
    - AUSTRALIAN RAINFALL AND RUNOFF (1987 EDITION) VOLUMES 1 AND 2.
    - AS 3500 NATIONAL PLUMBING CODE PART 3 - STORMWATER DRAINAGE.
14. CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR ALL BUILDING DOWN PIPE LOCATIONS AND ALLOW FOR CONNECTION FROM DOWN PIPE TO IN-GROUND STORMWATER NETWORK.
15. THE MAJORITY OF MATERIAL EXCAVATED FROM PROPOSED TRENCHES SHOULD BE SUITABLE FOR REUSE AS TRENCH BACKFILL MATERIAL APART FROM ANY OVERSIZE MATERIAL. SUITABLE MATERIAL FOR BACKFILLING SHOULD GENERALLY HAVE A MAXIMUM PARTICLE SIZE NOT EXCEEDING 75MM. OVERSIZE MATERIAL IS TO BE CRUSHED TO A PARTICLE SIZE <75MM PRIOR TO REUSE AS BACKFILL MATERIAL.
16. ALL STORMWATER TRENCHES SHALL BE BACKFILLED IN LAYERS OF LOOSE THICKNESS APPROPRIATE TO THE TYPE OF COMPACTION EQUIPMENT BEING USED AND NOT GREATER THAN 200MM. BACKFILLING IS TO BE COMPACTED TO 98% OF STANDARD MAXIMUM DRY DENSITY (SMDD) AT OPTIMUM MOISTURE CONTENT +/- 2% FOR GENERAL FILL AREAS OR 100% OF SMDD FOR DETENTION POND BANKS.
17. COMPACTION TESTING SHOULD BE CARRIED OUT AT THE SPECIFIED FREQUENCY BY A N.A.T.A REGISTERED GEOTECHNICAL TESTING AUTHORITY AT THE CONTRACTORS COST. THE CONTRACTOR SHALL SUBMIT DETAILS OF ALL TESTING TO THE ENGINEER PROGRESSIVELY THROUGH THE WORKS AND NOTIFY HIM OF ANY NON-CONFORMANCES WHICH MUST BE RECTIFIED AS DIRECTED BY THE ENGINEER.
18. SWALE DRAINS SHALL BE GRADED EVENLY BETWEEN INVERT LEVELS PROVIDED.
19. ALL DRAINAGE STRUCTURES SHALL HAVE HALF HEIGHT BENCHING.
20. ALL PIPES STUBS SHALL BE FITTED WITH HARDBOARD PLANKS TO SEAL OFF THE END OF PIPE BEING BACKFILLED.
21. THE SIDES OF ALL PIPE TRENCH EXCAVATIONS DEEPER THAN 1.5 M SHALL BE FULLY SUPPORTED AT ALL TIMES BY TRENCH SHEETING OR TIMBER BOARDS.
22. PIPE LENGTHS GIVEN ON THE PLAN ARE APPROXIMATE TO THE NEAREST 0.5M AND ARE MEASURED FROM CENTERLINE OF PITS.
23. WHERE MANHOLES & PITS ARE IN CLOSE PROXIMITY TO ONE ANOTHER, FINAL LID LEVEL & SLOPE TO BE DETERMINED ON SITE BY THE SUPERINTENDANT & COUNCIL.

NOTE:

1. ALL DRAINAGE LINES TO BE CONSTRUCTED AT A MINIMUM GRADE OF 0.5% AND PIPE DIAMETER OF 100Ø AS PER AS3500 STANDARDS UNLESS NOTED OTHERWISE.
2. ALL TANKS SHOWN ARE UNDERGROUND TANKS UNLESS NOTED OTHERWISE.

LEGEND:

- PROPOSED RETAINING WALL
- EASEMENT
- PROPOSED STORMWATER LINE
- PROPOSED JUNCTION PIT
- PROPOSED GRATED PIT
- 1500L — PROPOSED UNDERGROUND TANK



N
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NORTHPOINT

0m 1m 2m 5m 10m

BAR SCALE
1:100

No.	DATE	AMENDMENTS	BY
C	06/03/2025	SITE LAYOUT AMENDED	JS
B	18/02/2025	SITE LAYOUT AMENDED	JS
A	06/02/2025	PRELIMINARY	JS
-	-	-	-

Filename: C_240430_Plan_05.dwg

PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT
6A HANLEY PLACE
YASS, NSW, 2582

SHEET SUBJECT
DRAINAGE PLAN

CLIENT
BRENDAN PRICE

PROJECT NO.	SHEET NO.	ISSUE	DATE
240430	C6	C	Feburary 2025

COUNCIL REF.	SCALE
-------	1:100(A1) 1:200(A3)

DESIGNED	CHECKED	DRAWN	CHECKED
MM		JS	

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Bowtort Pty. Ltd. trading as MJM Consulting Engineers
ABN 16 107 158 350 ACN 107 158 350

ISSUED FOR DA
INITIAL: JS DATE: 06/03/2025
ROLE: CIVIL DRAFTSPERSON

STORMWATER AND DRAINAGE NOTES:

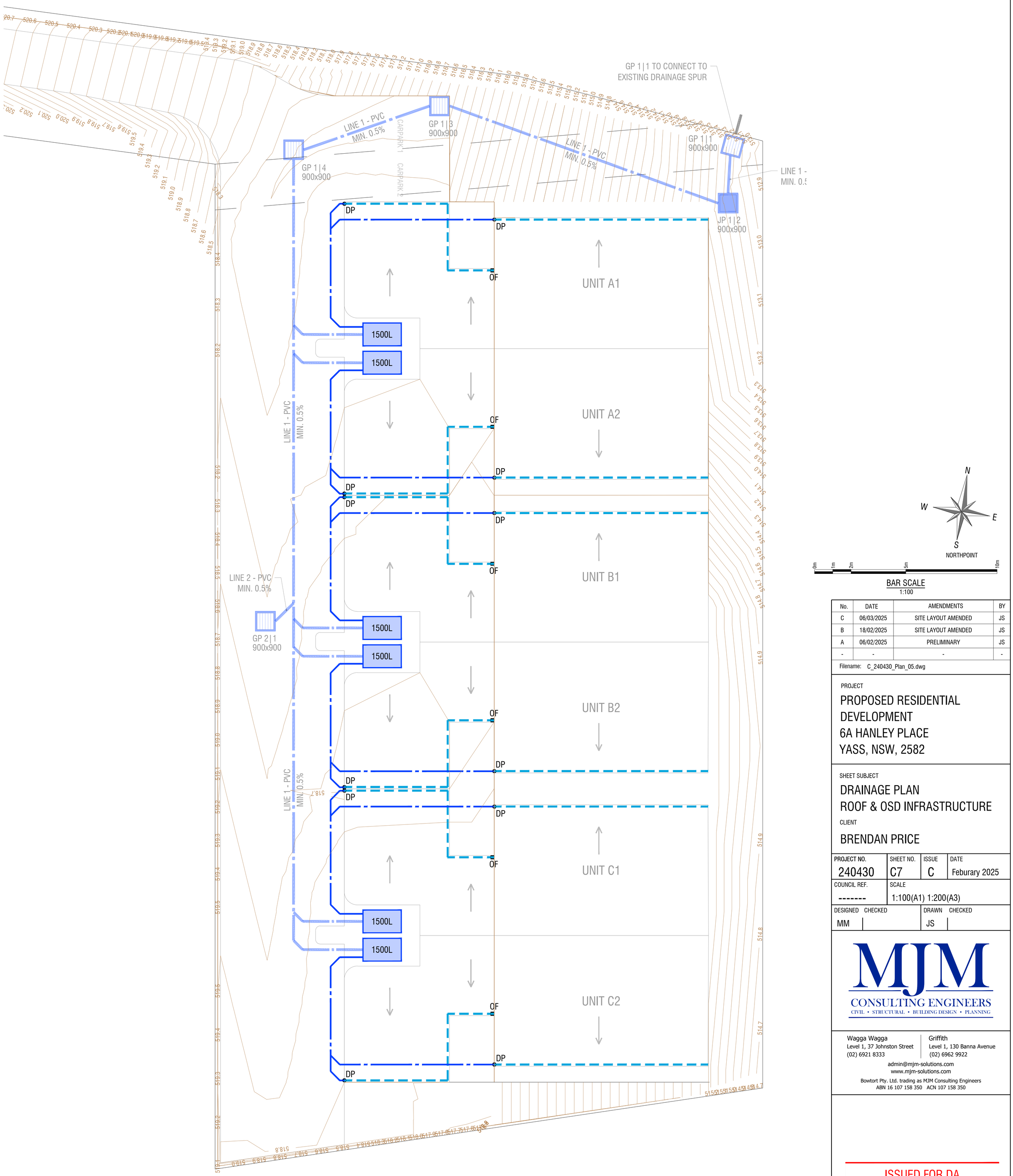
1. THE FOLLOWING NOTES SHALL BE READ IN CONJUNCTION WITH:
   - GENERAL NOTES AND DISCLAIMERS FOR THE PROJECT,
   - ROADWORK NOTES FOR THE PROJECT, AND
   - SPECIFICATIONS FOR THE PROJECT (IF ANY).
2. STORMWATER DRAINAGE PIPES UP TO 300Ø SHALL BE UPVC PIPES CLASS SN8 TO AS 1260, UNLESS NOTED OTHERWISE.
3. STORMWATER DRAINAGE PIPES GREATER THAN 300Ø SHALL BE RC-RRJ OR FRC PIPES CLASS2 TO AS 1342, UNLESS NOTED OTHERWISE.
4. PIPE BEDDING, HAUNCH AND BACKFILL SHALL BE AS SHOWN ON THE DETAILS.
5. SUBSOIL DRAINAGE PIPES SHALL BE SLOTTED PIPE AND FILTER SOCK CLASS 1000 TO AS 2439.1 LAID AT PREFERABLE MINIMUM GRADE 1 IN 100 OR ABSOLUTE MINIMUM 1 IN 200 WHERE LIMITED BY OUTLET LEVELS.
6. OUTLET LOCATIONS AND DETAILS ARE TO BE CONFIRMED ON SITE BY THE MANAGING CONTRACTOR PRIOR TO THE COMMENCEMENT OF STORMWATER DRAINAGE CONSTRUCTION.
7. TRENCHES EXCAVATIONS FOR THE DRAINAGE SHALL COMPLY WITH WORKPLACE HEALTH AND SAFETY REQUIREMENTS.
8. CONCRETE PIPES SHALL BE BEDDED IN ACCORDANCE WITH AS 3725 - DESIGN FOR INSTALLATION OF BURIED CONCRETE PIPES.
9. FLEXIBLE PIPELINES (STORMPRO & SEWERPRO PIPES OR SIMILAR) SHALL BE INSTALLED IN ACCORDANCE WITH AS/NZS 2566.2 - BURIED FLEXIBLE PIPELINES: PART 2, INSTALLATION.
10. PIPES EQUAL TO OR SMALLER THAN 900Ø SHALL BE SPIGOT AND SOCKET PIPES WITH RUBBER RING JOINT.
11. SPOIL MATERIAL GENERATED FROM TRENCH EXCAVATION SHALL BE DISPOSED OF ON SITE IN ACCORDANCE WITH THE ACID SULPHATE SOILS MANAGEMENT PLAN.
12. MAINTAIN AND RETAIN EXISTING SERVICES.
13. ALL PROPOSED STORMWATER WORKS IN DESIGNED IN ACCORDANCE WITH :
   - AUSTRALIAN RAINFALL AND RUNOFF (1987 EDITION) VOLUMES 1 AND 2.
   - AS 3500 NATIONAL PLUMBING CODE PART 3 - STORMWATER DRAINAGE.
14. CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR ALL BUILDING DOWN PIPE LOCATIONS AND ALLOW FOR CONNECTION FROM DOWN PIPE TO IN-GROUND STORMWATER NETWORK.
15. THE MAJORITY OF MATERIAL EXCAVATED FROM PROPOSED TRENCHES SHOULD BE SUITABLE FOR REUSE AS TRENCH BACKFILL MATERIAL APART FROM ANY OVERSIZE MATERIAL. SUITABLE MATERIAL FOR BACKFILLING SHOULD GENERALLY HAVE A MAXIMUM PARTICLE SIZE NOT EXCEEDING 75MM. OVERSIZE MATERIAL IS TO BE CRUSHED TO A PARTICLE SIZE <75MM PRIOR TO REUSE AS BACKFILL MATERIAL.
16. ALL STORMWATER TRENCHES SHALL BE BACKFILLED IN LAYERS OF LOOSE THICKNESS APPROPRIATE TO THE TYPE OF COMPACTION EQUIPMENT BEING USED AND NOT GREATER THAN 200MM. BACKFILLING IS TO BE COMPACTED TO 98% OF STANDARD MAXIMUM DRY DENSITY (SMDD) AT OPTIMUM MOISTURE CONTENT +/- 2% FOR GENERAL FILL AREAS OR 100% OF SMDD FOR DETENTION POND BANKS.
17. COMPACTION TESTING SHOULD BE CARRIED OUT AT THE SPECIFIED FREQUENCY BY A N.A.T.A REGISTERED GEOTECHNICAL TESTING AUTHORITY AT THE CONTRACTORS COST. THE CONTRACTOR SHALL SUBMIT DETAILS OF ALL TESTING TO THE ENGINEER PROGRESSIVELY THROUGH THE WORKS AND NOTIFY HIM OF ANY NON-CONFORMANCES WHICH MUST BE RECTIFIED AS DIRECTED BY THE ENGINEER.
18. SWALE DRAINS SHALL BE GRADED EVENLY BETWEEN INVERT LEVELS PROVIDED.
19. ALL DRAINAGE STRUCTURES SHALL HAVE HALF HEIGHT BENCHING.
20. ALL PIPES STUBS SHALL BE FITTED WITH HARDBOARD PLANKS TO SEAL OFF THE END OF PIPE BEING BACKFILLED.
21. THE SIDES OF ALL PIPE TRENCH EXCAVATIONS DEEPER THAN 1.5 M SHALL BE FULLY SUPPORTED AT ALL TIMES BY TRENCH SHEETING OR TIMBER BOARDS.
22. PIPE LENGTHS GIVEN ON THE PLAN ARE APPROXIMATE TO THE NEAREST 0.5M AND ARE MEASURED FROM CENTERLINE OF PITS.
23. WHERE MANHOLES & PITS ARE IN CLOSE PROXIMITY TO ONE ANOTHER, FINAL LID LEVEL & SLOPE TO BE DETERMINED ON SITE BY THE SUPERINTENDANT & COUNCIL.

NOTE:

1. ALL DRAINAGE LINES TO BE CONSTRUCTED AT A MINIMUM GRADE OF 0.5% AND PIPE DIAMETER OF 100Ø AS PER AS3500 STANDARDS UNLESS NOTED OTHERWISE.
2. ALL TANKS SHOWN ARE UNDERGROUND TANKS UNLESS NOTED OTHERWISE.

LEGEND:

- PROPOSED RETAINING WALL
- EASEMENT
- PROPOSED STORMWATER LINE
- PROPOSED BOX GUTTER
- DP — PROPOSED DOWNPIPE & OVERFLOW
- OF — PROPOSED OVERFLOW
- PROPOSED JUNCTION PIT
- PROPOSED GRATED PIT
- 1500L — PROPOSED UNDERGROUND TANK



N
W E
S
NORTHPOINT

0m 1m 2m 5m 10m

BAR SCALE
1:100

No.	DATE	AMENDMENTS	BY
C	06/03/2025	SITE LAYOUT AMENDED	JS
B	18/02/2025	SITE LAYOUT AMENDED	JS
A	06/02/2025	PRELIMINARY	JS
-	-	-	-

Filename: C_240430_Plan_05.dwg

PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT
6A HANLEY PLACE
YASS, NSW, 2582

SHEET SUBJECT
DRAINAGE PLAN
ROOF & OSD INFRASTRUCTURE

CLIENT
BRENDAN PRICE

PROJECT NO.	SHEET NO.	ISSUE	DATE
240430	C7	C	Feburary 2025

COUNCIL REF.	SCALE
-------	1:100(A1) 1:200(A3)

DESIGNED	CHECKED	DRAWN	CHECKED
MM		JS	

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ABN 16 107 158 350 ACN 107 158 350

ISSUED FOR DA
INITIAL: JS DATE: 06/03/2025
ROLE: CIVIL DRAFTSPERSON

SEWER NOTES

1. THESE NOTES ARE TO BE READ IN CONJUNCTION WITH THE GENERAL NOTES, CONTRACT DOCUMENTS, AND FUTURE DETAILS. ANY DISCREPANCIES SHOULD BE REFERRED TO THE ENGINEER
2. ALL WORK TO BE COMPLETED IN ACCORDANCE WITH AS3500
3. ALL APPROVALS FOR SEWER WORK ARE TO BE SOUGHT FROM THE RELEVANT AUTHORITIES PRIOR TO THE COMMENCEMENT OF WORKS
4. THE CONTRACTOR IS RESPONSIBLE FOR ORGANISING INSPECTION THROUGH THE RELEVANT AUTHORITIES
5. ALL WORK ON EXISTING SEWER INFRASTRUCTURE IS TO BE MADE GOOD PRIOR TO BACKFILLING
6. TRENCHES EXCAVATIONS FOR THE DRAINAGE SHALL COMPLY WITH WORKPLACE HEALTH AND SAFETY REQUIREMENTS
7. PIPE CLASSES ARE TO BE CONFIRMED WITH THE RELEVANT LOCAL AUTHORITY
8. MAINTAIN AND RETAIN EXISTING SERVICES
9. THE MAJORITY OF MATERIAL EXCAVATED FROM PROPOSED TRENCHES SHOULD BE SUITABLE FOR REUSE AS TRENCH BACKFILL MATERIAL APART FROM ANY OVERSIZE MATERIAL. SUITABLE MATERIAL FOR BACKFILLING SHOULD GENERALLY HAVE A MAXIMUM PARTICLE SIZE NOT EXCEEDING 75MM. OVERSIZE MATERIAL IS TO BE CRUSHED TO A PARTICLE SIZE <75MM PRIOR TO REUSE AS BACKFILL MATERIAL
10. ALL SEWER TRENCHES SHALL BE BACKFILLED IN LAYERS OF LOOSE THICKNESS APPROPRIATE TO THE TYPE OF COMPACTION EQUIPMENT BEING USED AND NOT GREATER THAN 200MM. BACKFILLING IS TO BE COMPACTED TO 98% OF STANDARD MAXIMUM DRY DENSITY (SMDD) AT OPTIMUM MOISTURE CONTENT +/- 2% FOR GENERAL FILL AREAS OR 100% OF SMDD FOR DETENTION POND BANKS.
11. PIPE LENGTHS GIVEN ON THE PLAN ARE APPROXIMATE TO THE NEAREST 0.5M AND ARE MEASURED FROM CENTERLINE OF PITS.
12. WHERE MANHOLES & PITS ARE IN CLOSE PROXIMITY TO ONE ANOTHER, FINAL LID LEVEL & SLOPE TO BE DETERMINED ON SITE BY THE SUPERINTENDANT & COUNCIL.

DESIGN APPROVED FOR CONSTRUCTION

COUNCIL _____ DATE _____

WORK AS EXECUTED

APPROVED SEWER DESIGNER _____ DATE _____

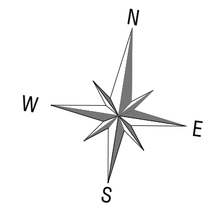
NOTE:
SLOPE JUNCTIONS IN THE DEEP SEWER MAINS TO INCLUDE RISERS IN ACCORDANCE WITH COUNCIL STANADARDS

ALL MANHOLE SURROUNDS TO BE SLOPED TO MATCH CONSTRUCTED SURFACE

DESCRIPTION	DESIGNED	CHECKED
1. LAYOUT IN ACCORDANCE WITH COUNCIL STRATEGY.		
2. ALL BLOCKS FULLY SERVICED		
3. ALL PUBLIC UTILITIES LOCATED AND DEPTHED		
4. DESIGNED COMPLETED TO P.W.D AND COUNCIL REQUIREMENTS		
5. VARIATIONS FROM STANDARDS DESIGN LIMIT		

LEGEND

- EXISTING SEWER LINE
- PROPOSED SEWER LINE
- SEWER SPUR



NORTHPOINT

0m 1m 2m 5m 10m

BAR SCALE
1:100

No.	DATE	AMENDMENTS	BY
C	06/03/2025	SITE LAYOUT AMENDED	JS
B	18/02/2025	SITE LAYOUT AMENDED	JS
A	06/02/2025	PRELIMINARY	JS
-	-	-	-

Filename: C_240430_Plan_05.dwg

PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT
6A HANLEY PLACE
YASS, NSW, 2582

SHEET SUBJECT
SEWER PLAN

CLIENT
BRENDAN PRICE

PROJECT NO.	SHEET NO.	ISSUE	DATE
240430	C8	C	Feburary 2025
COUNCIL REF.	SCALE		
-------	1:100(A1) 1:200(A3)		
DESIGNED CHECKED		DRAWN CHECKED	
MM		JS	

MJM CONSULTING ENGINEERS
CIVIL • STRUCTURAL • BUILDING DESIGN • PLANNING

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admin@mjm-solutions.com
www.mjm-solutions.com

Bowtort Pty. Ltd. trading as MJM Consulting Engineers
ABN 16 107 158 350 ACN 107 158 350

ISSUED FOR DA

INITIAL: JS DATE: 06/03/2025
ROLE: CIVIL DRAFTSPERSON

SEWER NOTES

1. THESE NOTES ARE TO BE READ IN CONJUNCTION WITH THE GENERAL NOTES, CONTRACT DOCUMENTS, AND FUTURE DETAILS. ANY DISCREPANCIES SHOULD BE REFERRED TO THE ENGINEER
2. ALL WORK TO BE COMPLETED IN ACCORDANCE WITH AS3500
3. ALL APPROVALS FOR SEWER WORK ARE TO BE SOUGHT FROM THE RELEVANT AUTHORITIES PRIOR TO THE COMMENCEMENT OF WORKS
4. THE CONTRACTOR IS RESPONSIBLE FOR ORGANISING INSPECTION THROUGH THE RELEVANT AUTHORITIES
5. ALL WORK ON EXISTING SEWER INFRASTRUCTURE IS TO BE MADE GOOD PRIOR TO BACKFILLING
6. TRENCHES EXCAVATIONS FOR THE DRAINAGE SHALL COMPLY WITH WORKPLACE HEALTH AND SAFETY REQUIREMENTS
7. PIPE CLASSES ARE TO BE CONFIRMED WITH THE RELEVANT LOCAL AUTHORITY
8. MAINTAIN AND RETAIN EXISTING SERVICES
9. THE MAJORITY OF MATERIAL EXCAVATED FROM PROPOSED TRENCHES SHOULD BE SUITABLE FOR REUSE AS TRENCH BACKFILL MATERIAL APART FROM ANY OVERSIZE MATERIAL. SUITABLE MATERIAL FOR BACKFILLING SHOULD GENERALLY HAVE A MAXIMUM PARTICLE SIZE NOT EXCEEDING 75MM. OVERSIZE MATERIAL IS TO BE CRUSHED TO A PARTICLE SIZE <75MM PRIOR TO REUSE AS BACKFILL MATERIAL
10. ALL SEWER TRENCHES SHALL BE BACKFILLED IN LAYERS OF LOOSE THICKNESS APPROPRIATE TO THE TYPE OF COMPACTION EQUIPMENT BEING USED AND NOT GREATER THAN 200MM. BACKFILLING IS TO BE COMPACTED TO 98% OF STANDARD MAXIMUM DRY DENSITY (SMDD) AT OPTIMUM MOISTURE CONTENT +/- 2% FOR GENERAL FILL AREAS OR 100% OF SMDD FOR DETENTION POND BANKS.
11. PIPE LENGTHS GIVEN ON THE PLAN ARE APPROXIMATE TO THE NEAREST 0.5M AND ARE MEASURED FROM CENTERLINE OF PITS.
12. WHERE MANHOLES & PITS ARE IN CLOSE PROXIMITY TO ONE ANOTHER, FINAL LID LEVEL & SLOPE TO BE DETERMINED ON SITE BY THE SUPERINTENDANT & COUNCIL.

DESIGN APPROVED FOR CONSTRUCTION

COUNCIL _____ DATE _____

WORK AS EXECUTED

APPROVED SEWER DESIGNER _____ DATE _____

NOTE:
SLOPE JUNCTIONS IN THE DEEP SEWER MAINS TO INCLUDE RISERS IN ACCORDANCE WITH COUNCIL STANADARDS

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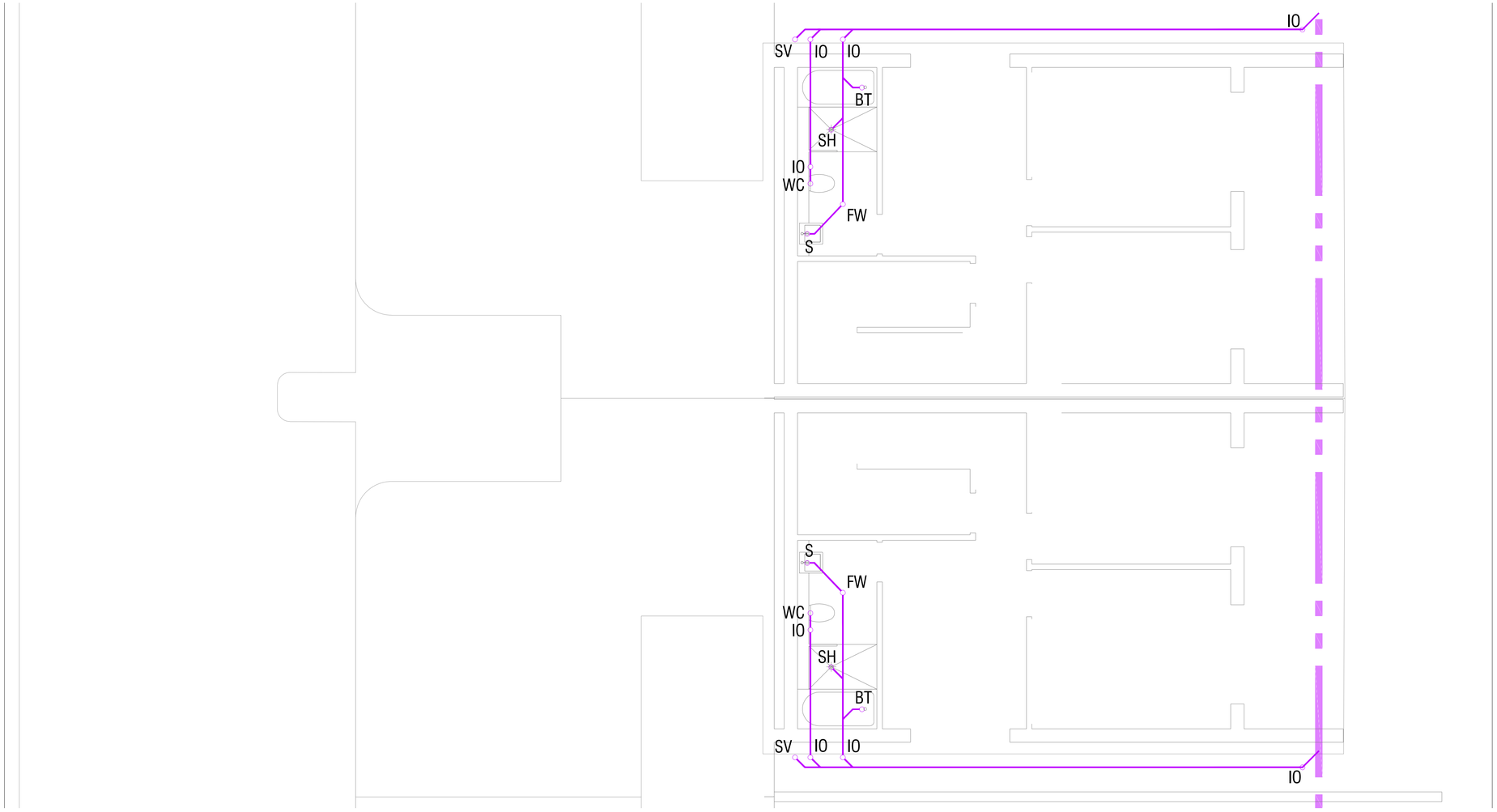
BAR SCALE
1:50
0m 0.5m 1m 2.5m 5m

N W E S
NORTHPOINT

LEGEND

- PROPOSED SEWER LINE
- WC TOILET
- FW FLOOR WASTE
- S SINK
- B BASIN
- BT BATH TUB
- SH SHOWER
- WM WASHING MACHINE
- IO INSPECTION OPENING
- OFRG OVERFLOW RELEASE GULLY
- SV VENT



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PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT
6A HANLEY PLACE
YASS, NSW, 2582

SHEET SUBJECT
SEWER PLAN INTERNAL LOWER GROUND FLOOR

CLIENT
BRENDAN PRICE

PROJECT NO.	SHEET NO.	ISSUE	DATE
240430	C9	C	Feburary 2025

COUNCIL REF.	SCALE
-------	1:50(A1) 1:100(A3)

DESIGNED	CHECKED	DRAWN	CHECKED
MM		JS	

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DESIGN APPROVED FOR CONSTRUCTION	
COUNCIL	DATE
WORK AS EXECUTED	
APPROVED SEWER DESIGNER	DATE

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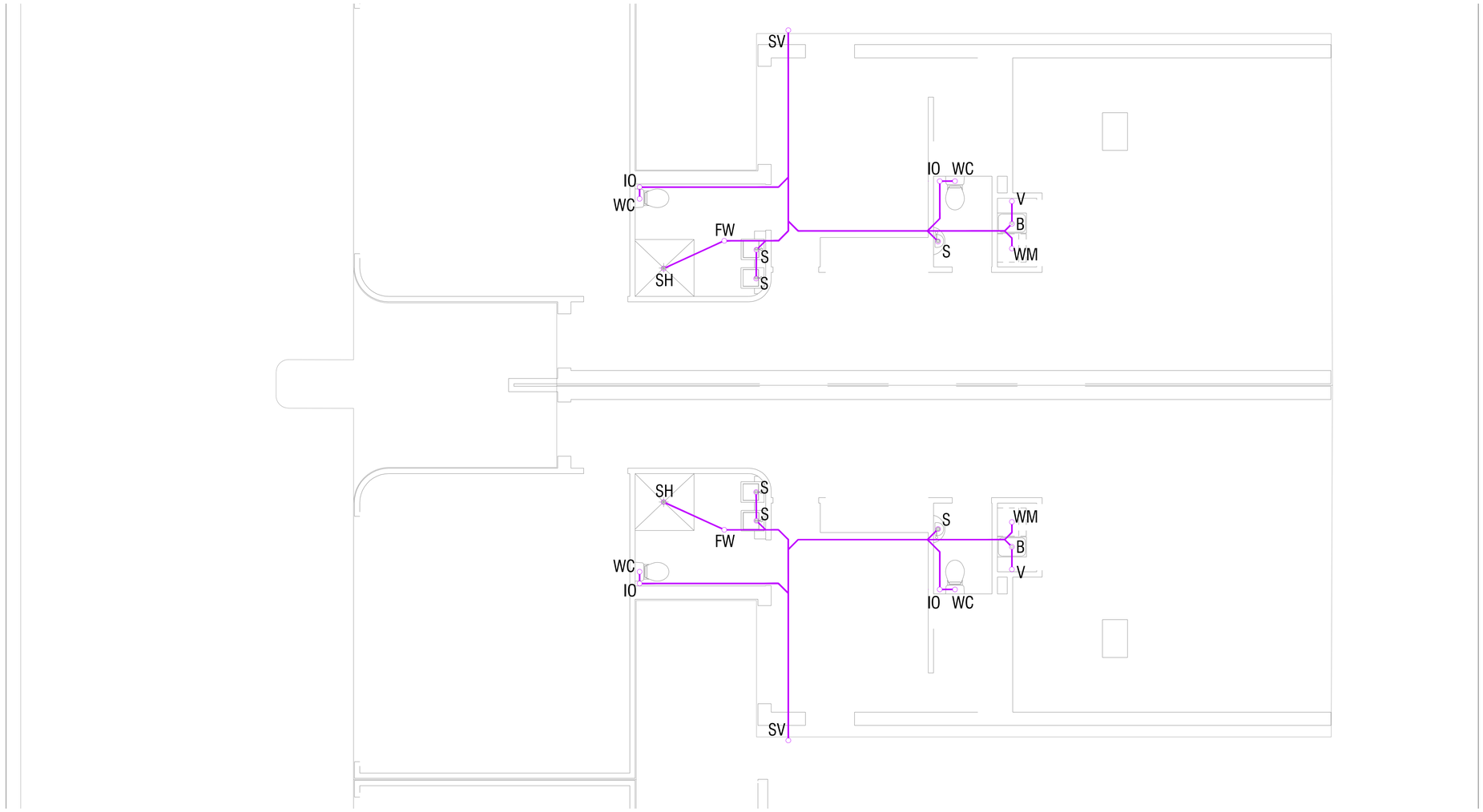
0m 0.5m 1m 2.5m 5m

BAR SCALE
1:50

N W E S
NORTHPOINT

LEGEND

	PROPOSED SEWER LINE
WC	TOILET
FW	FLOOR WASTE
S	SINK
BS	BASIN
TUB	BATH TUB
SH	SHOWER
WM	WASHING MACHINE
IO	INSPECTION OPENING
OFRG	OVERFLOW RELEASE GULLY
SV	VENT



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COUNCIL REF.	SCALE		
--------	1:50(A1) 1:100(A3)		
DESIGNED MM	CHECKED	DRAWN JS	CHECKED