

PROPOSED DEVELOPMENT

No.65 - 71 BURDETT STREET, HORNSBY

STORMWATER EASEMENT PLANS

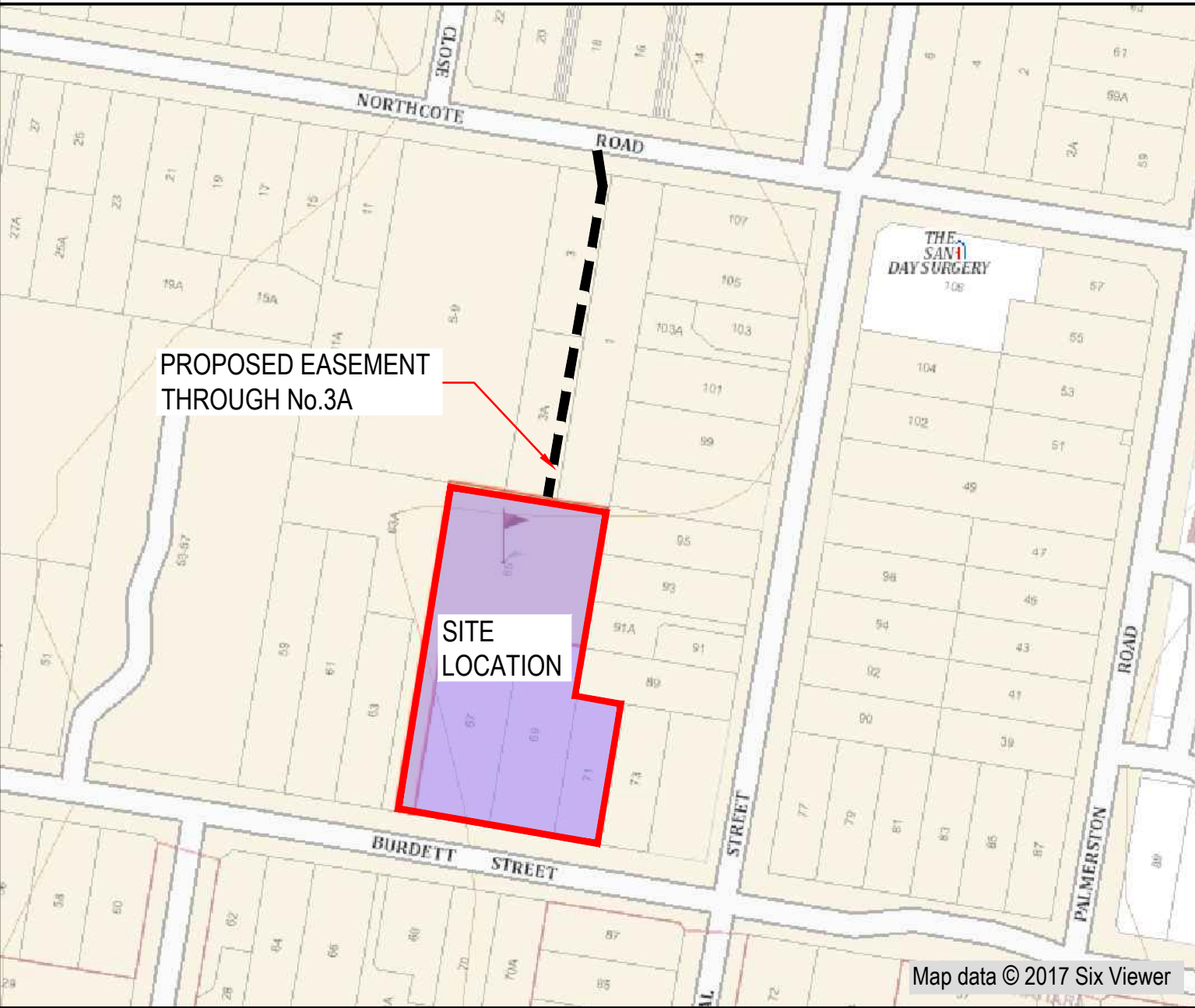
GENERAL NOTES

- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE LOCAL COUNCIL'S RELEVANT CIVIL CONSTRUCTION SPECIFICATION AND STANDARDS AND TO THE SATISFACTION OF COUNCIL'S AND/OR THE PRINCIPAL CERTIFYING AUTHORITY'S INSPECTOR OF WORKS. ANY DISCREPANCY, VARIATION OR ADDITIONAL WORKS SHALL BE APPROVED BY THE BUILDER'S REPRESENTATIVE BEFORE PROCEEDING WITH SUCH WORKS.
- THE LOCAL COUNCIL'S AND/OR THE PRINCIPAL CERTIFYING AUTHORITY'S INSPECTOR OF WORKS IS TO BE NOTIFIED AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF WORKS. THE CONTRACTOR IS TO ESTABLISH THE INSPECTOR'S INSPECTION SCHEDULE REQUIREMENTS AND ENSURE THAT EACH IDENTIFIED STAGE OF WORKS IS ACCORDINGLY INSPECTED.
- THESE DRAWINGS ARE A DIAGRAMMATIC REPRESENTATION OF WORK TO BE CARRIED OUT ONLY AND DIMENSIONS ARE NOT TO BE SCALED.
- ALL LEVELS SHALL BE OBTAINED FROM ESTABLISHED BENCH MARKS ONLY. DATUM USED ON THESE DRAWINGS IS AUSTRALIAN HEIGHT DATUM (AHD) UNLESS NOTED OTHERWISE.
- EROSION AND SEDIMENT CONTROL**
 - EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN AND TO THE SATISFACTION OF THE PRINCIPAL CERTIFYING AUTHORITY'S INSPECTOR OF WORKS.
 - EROSION CONTROL MEASURES ARE TO BE INSTITUTED PRIOR TO THE COMMENCEMENT OF ANY WORKS AND ARE TO BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF WORKS.
 - THE EXTENT OF DISTURBED SURFACES IS TO BE MINIMISED AS MUCH AS PRACTICABLE DURING THE COURSE OF WORKS.
 - ALL FOOTPATHS, FILL BATTERS AND DISTURBED AREAS ARE TO BE TOPSOILED AND TURFED, OR STABILISED BY OTHER APPROVED MEANS, AS SOON AS PRACTICABLE.
- ALL PUBLIC UTILITY SERVICES ARE TO BE LOCATED ON-SITE BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORKS. ANY SERVICES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM INFORMATION SUPPLIED BY SURVEY PLANS AND/OR RELEVANT AUTHORITIES. THE PRESENCE, LOCATION AND EXTENT OF SERVICES SHOWN ARE NOT GUARANTEED COMPLETE OR CORRECT. ANY ADJUSTMENTS OR REPAIRS REQUIRED TO SERVICES ARE TO BE UNDERTAKEN AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE RELEVANT AUTHORITY.
- NO TREES PROTECTED UNDER THE LOCAL COUNCIL'S TREE PRESERVATION ORDER ARE TO BE REMOVED UNLESS APPROVED BY DEVELOPMENT CONSENT OR PERMIT OBTAINED FROM COUNCIL.
- THE CONTRACTOR IS TO ENSURE THAT ALL WORKS ARE CARRIED OUT IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT.
- THE CONTRACTOR IS TO OBTAIN FROM THE BUILDER AND BE AWARE OF THE RELEVANT CONDITIONS OF DEVELOPMENT CONSENT AND/OR CIVIL WORKS APPROVAL.
- THE CONTRACTOR MUST ENSURE APPROVAL OF MATERIALS BY THE INSPECTOR OF WORKS PRIOR TO DELIVERY TO SITE.
- WORK INVOLVING THE USE OF MECHANICAL PLANT AND EQUIPMENT IS TO BE UNDERTAKEN ONLY DURING THE HOURS OF 7AM TO 6PM MON-FRI AND 8AM TO 1PM SATURDAYS WITH NO WORK PERMITTED ON SUNDAYS OR PUBLIC HOLIDAYS UNLESS AS OTHERWISE SPECIFIED BY THE LOCAL COUNCIL'S REQUIREMENTS.
- SMOOTH TRANSITIONS ARE TO BE PROVIDED BETWEEN ALL NEW WORKS AND EXISTING WORKS.
- WHERE FILL IS PROPOSED ON NATURAL SURFACE SLOPES EXCEEDING ONE (V) IN FOUR (H) (1:4) GRADIENT, BENCHES ARE TO BE CUT TO PREVENT SLIPPING OF FILL MATERIAL AS REQUIRED BY THE LOCAL COUNCIL'S AND/OR THE PRINCIPAL CERTIFYING AUTHORITY'S INSPECTOR OF WORKS.
- ALL BATTERS ARE TO BE SCARIFIED TO ASSIST WITH ADHESION OF TOPSOIL TO THE BATTER FACE.
- INSITU DENSITY TESTS ARE TO BE CARRIED OUT ON ALL SIGNIFICANT FILLS, ROAD SUBGRADES AND PAVEMENT COURSES AS DIRECTED BY THE INSPECTOR OF WORKS. ALL TESTS ARE TO BE CARRIED OUT BY A REGISTERED N.A.T.A. GEOTECHNICAL LABORATORY.
- ANY WORKS REQUIRING INTERFERENCE TO ADJOINING LOTS ARE TO BE CONSENTED TO IN WRITING BY THE OWNER OF THE RELEVANT LOT PRIOR TO THE COMMENCEMENT OF THOSE WORKS.
- UPON COMPLETION OF WORKS, ALL RUBBISH, CONSTRUCTION BUILDINGS AND FENCES ETC ARE TO BE REMOVED.
- PRIOR TO THE COMMENCEMENT OF EARTHWORKS, ALL VEGETATION AND OTHER DELETERIOUS MATERIALS ARE TO BE REMOVED. REMOVAL OF TREES REQUIRES APPROVAL FROM COUNCIL AND/OR THE INSPECTOR OF WORKS.
- EXISTING TOPSOIL FROM THE SITE IS TO BE STRIPPED AND STOCKPILED FOR LATER RE-USE. REFER TO LANDSCAPING PLANS FOR ANY SPECIAL REQUIREMENTS.
- FOLLOWING STRIPPING, THE EXPOSED SUBGRADE MATERIALS ARE TO BE INSPECTED TO IDENTIFY ANY UNSOUND AREAS. SUCH AREAS TO BE REMOVED AND REINSTATED TO THE SATISFACTION OF THE INSPECTOR OF WORKS.
- THE CONTRACTOR IS RESPONSIBLE FOR SETOUT AND LEVEL CONTROL. ANY DISCREPANCIES BETWEEN DESIGN DRAWINGS AND SITE CONDITIONS IS TO BE RESOLVED BY THE INSPECTOR OF WORKS PRIOR TO CONTINUING WORKS.
- ALL EARTHWORKS SHOULD BE UNDERTAKEN IN ACCORDANCE WITH AS3798-2007. THE GEOTECHNICAL ENGINEER IS TO HAVE A LEVEL 2 RESPONSIBILITY AS DEFINED IN SECTION 8 OF AS 3798-2007 AND SHALL CERTIFY AT THE END OF THE WORKS THAT EARTHWORKS COMPLY WITH THE REQUIREMENTS OF THE SPECIFICATIONS AND DRAWINGS.
- PROVIDE SMOOTH TRANSITION AT ALL CHANGES IN GRADE UNLESS OTHERWISE SPECIFIED.
- THE PROJECT ARCHITECT IS TO INSPECT THE WORKS FOLLOWING COMPLETION OF BULK EARTHWORKS AND PRIOR TO COMMENCEMENT OF DETAIL EARTHWORKS.

DRAWING LIST

DWG No.	DESCRIPTION
C_E1	COVER SHEET AND NOTES
C_E2	STORMWATER EASEMENT PLAN SHEET 1 OF 2
C_E3	STORMWATER EASEMENT PLAN SHEET 2 OF 2
C_E4	STORMWATER EASEMENT LONG SECTION SHEET 1 OF 2
C_E5	STORMWATER EASEMENT LONG SECTION SHEET 2 OF 2
C_E6	UPSTREAM CHATCHMENT PLAN

LOCALITY MAP



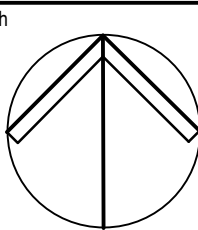
DEVELOPMENT APPLICATION ISSUE
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This drawing has been assigned an electronic code that signifies the drawing has been checked and approved by:

G	REVISED STORMWATER EASEMENT DRAINAGE	16.09.20	DK	MB	North
F	ISSUED FOR APPROVAL	05.06.18	SJ	BK	
E	ISSUED FOR APPROVAL	31.05.18	SJ	BK	
D	ISSUED FOR APPROVAL	30.05.18	SJ	BK	
Issue	Description	Date	Drawn	Approved	
1	0	10m at full scale	20m		



Client

**THOMPSON
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Project

**PROPOSED RESIDENTIAL
DEVELOPMENT**

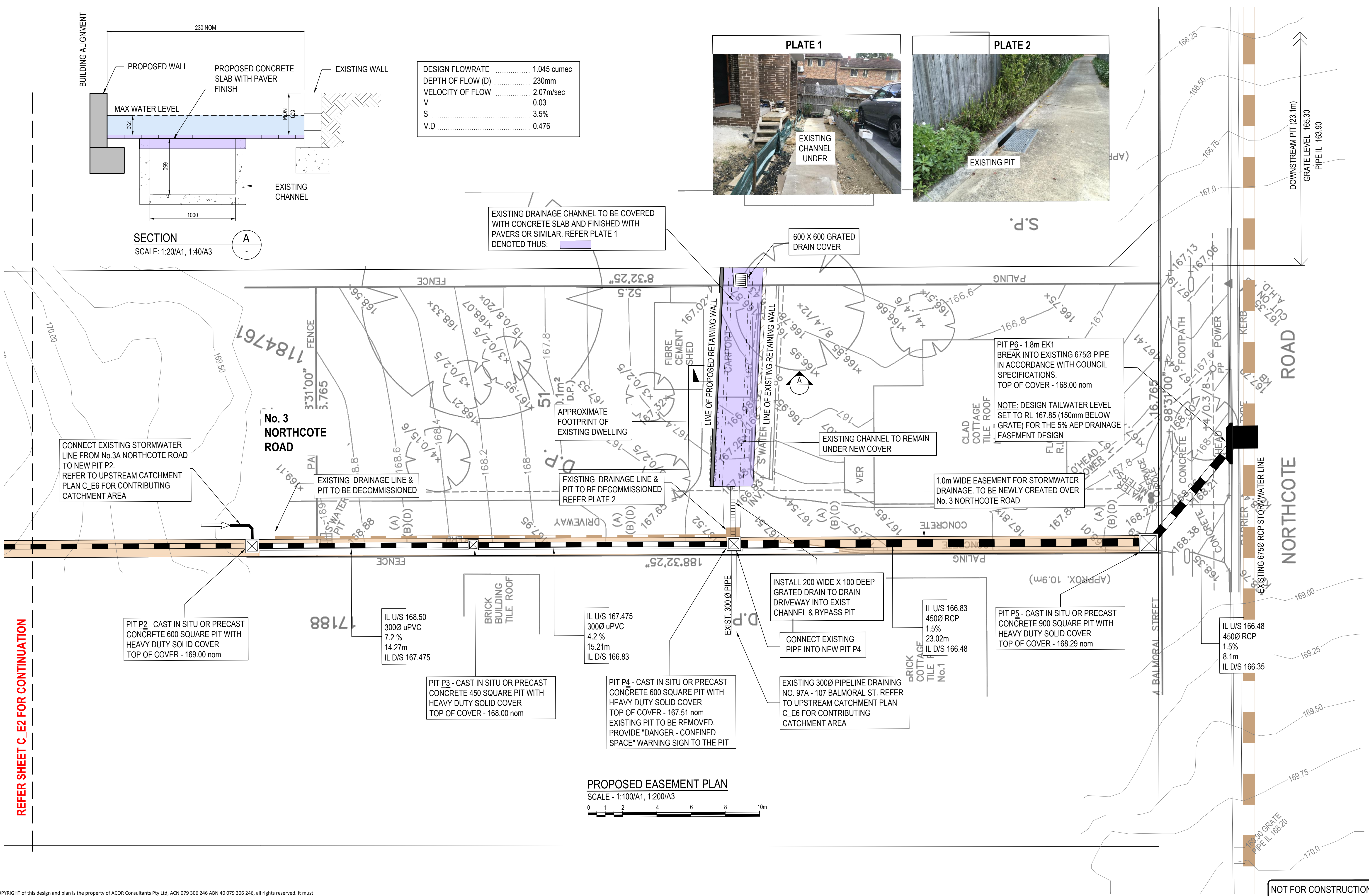
(No. 65-71)
BURDETT STREET
HORNSBY

Drawing Title

COVER SHEET AND NOTES

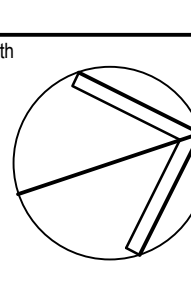
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Designed BK	Project No. SY190839	Dwg. No. C_E1	Issue G		

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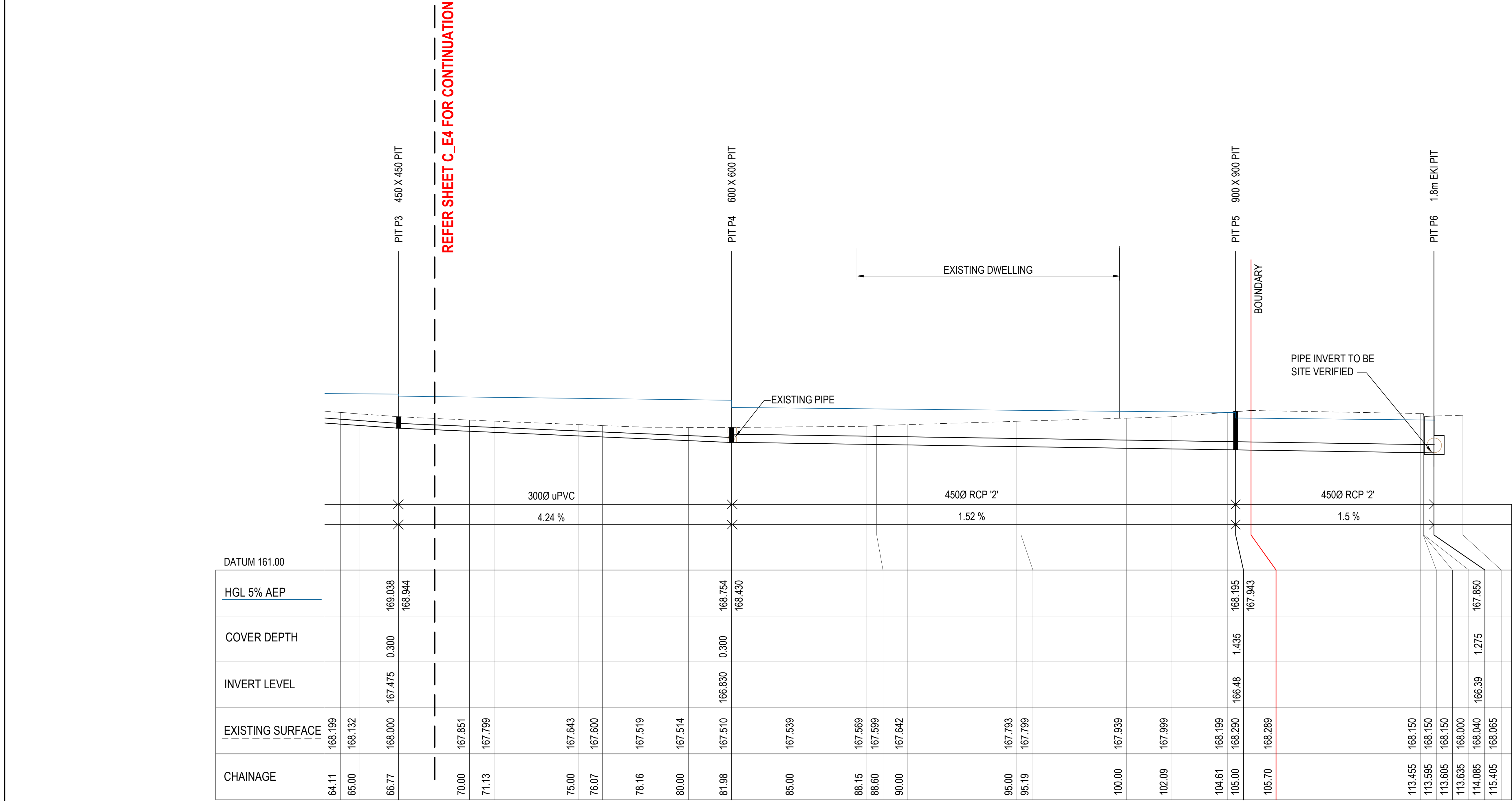
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(No. 65-71)
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Drawing Title PROPOSED EASEMENT PLAN SHEET 2 OF 2			
Drawn SJ	Date 14.09.17	Scale AS SHOWN	Q.A. Check Date
Designed BK	Project No. SY190839	Dwg. No. C_E3	Issue G

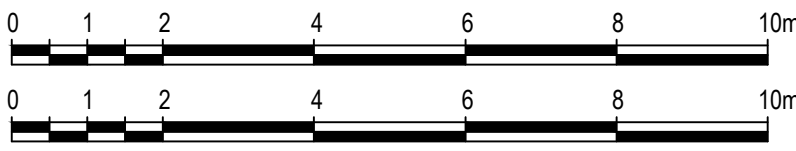
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EASEMENT LONG SECTION

HORIZONTAL SCALE 1:100/A1, 1:200/A3

VERTICAL SCALE 1:100/A1, 1:200/A3



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Drawing Title

PROPOSED EASEMENT LONGSECTION
SHEET 2 OF 2

Drawn

SJ

Date

14.09.17

Scale

AS SHOWN

A1

Q.A. Check

Date

Designed

BK

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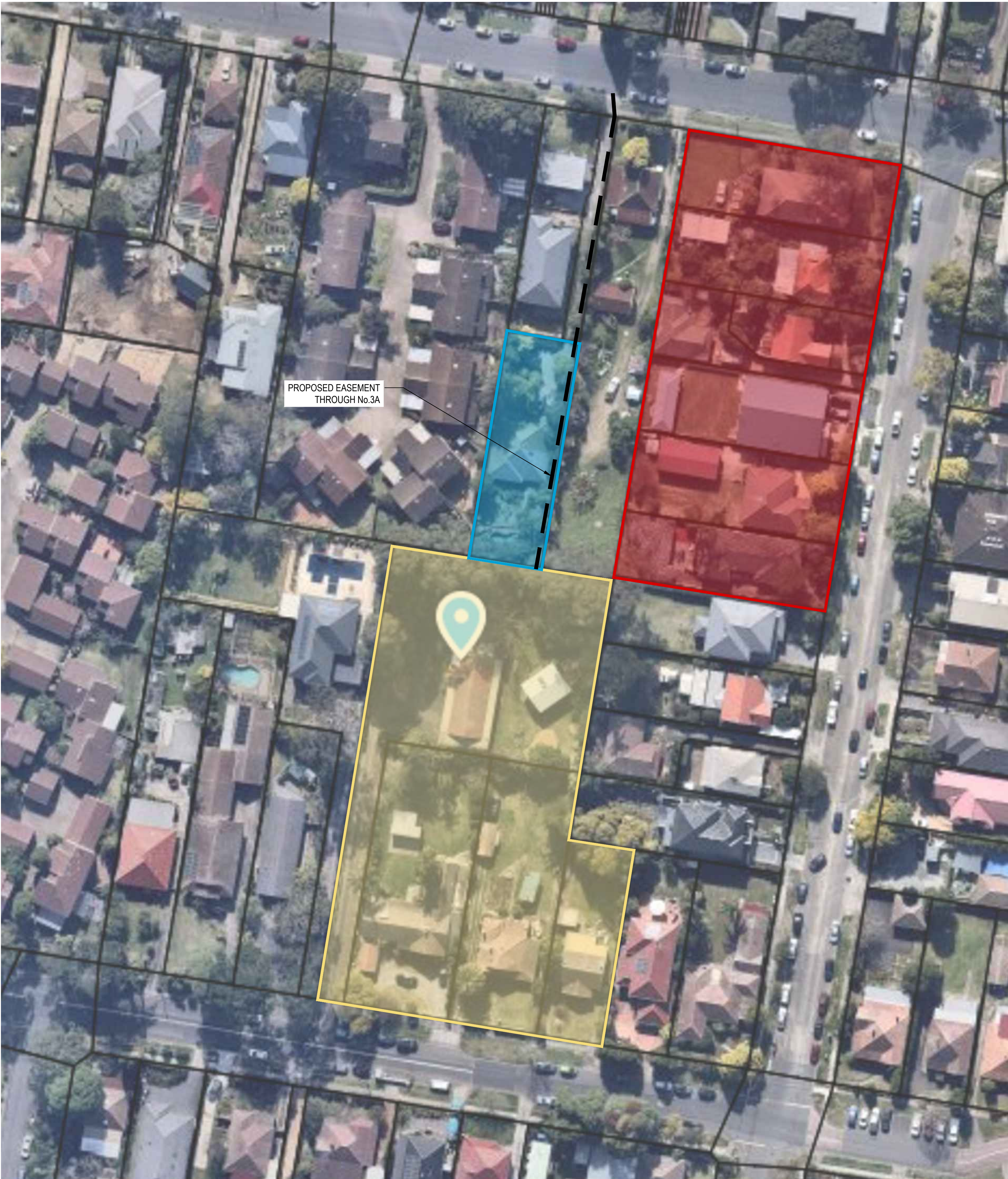
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Issue

G

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CATCHMENT	AREA (m2)	% IMPERVIOUS	Q20 FLOW RATE (L/s)	REMARKS
CATCHMENT 1	6110	83%	113	FLOW RATES BASED ON OSD TANK AND BYPASS AREAS SHOWN ON SITE DRAINAGE PLANS FOR NO. 65-71 BURDETT STREET
CATCHMENT 2	5110	83%	228	UPSTREAM CATCHMENT (NO. 97A - 107 BALMORAL ST) DRAINING INTO PIT P4
CATCHMENT 3	875	50%	38	UPSTREAM CATCHMENT (NO. 3A NORTHCOTE ROAD) DRAINING INTO PIT P2

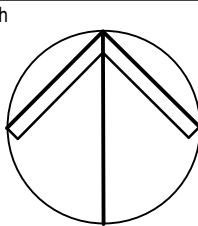
PROPOSED UPSTREAM CATCHMENT PLAN



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(No. 65-71)
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HORNSBY

Drawing Title
UPSTREAM CHATCHMENT PLAN

Drawn SJ	Date 14.09.17	Scale 1:200	A1	Q.A. Check	Date
Designed BK	Project No. SY190839	Dwg. No. C_E6		Issue A	

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