



This document is approved subject to the notes, advice and conditions listed in Development Consent No. DA/532/2017/A
Dated. 8/06/2018

GENERAL MANAGER

PROPOSED DEVELOPMENT

No.65 - 69 BURDETT STREET, HORNSBY

STORMWATER EASEMENT PLANS

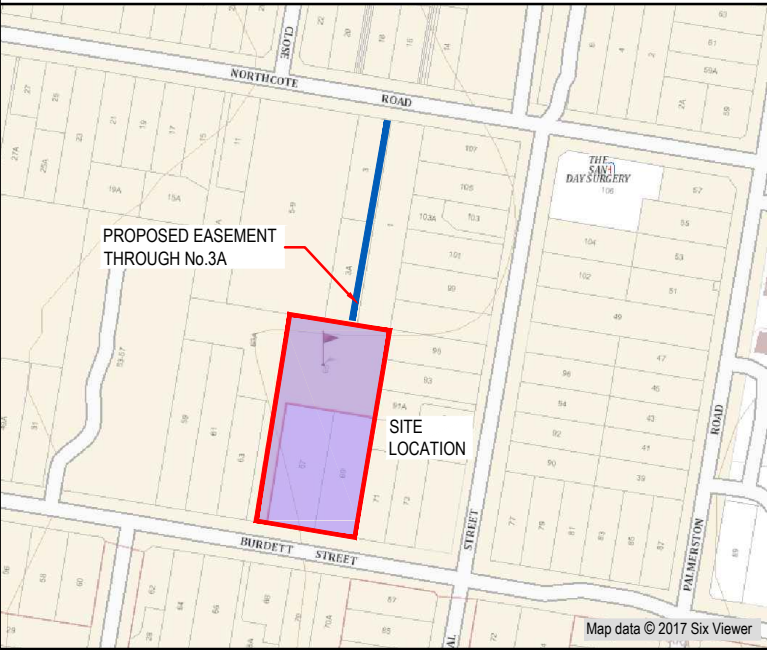
GENERAL NOTES

- 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 TO IS 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.

SHEET INDEX

COVER SHEET & NOTES	SHEET E1
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LOCALITY MAP

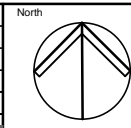


DEVELOPMENT APPLICATION ISSUE
NOT FOR CONSTRUCTION

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Issue	Description	Date	Drawn	Approved
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
C	ISSUED FOR APPROVAL	29.05.18	SJ	BK



T.C. TALLWOODS
PTY LTD

Architect
McCULLUM ASHBY
ARCHITECTS
PTY LTD



ENGINEERS | MANAGERS | INFRASTRUCTURE PLANNERS | DEVELOPMENT CONSULTANTS

ACOR Consultants (CC) Pty Ltd

58-62 Hills Street
Gosford NSW 2250
T +61 2 4324 3499



Project

PROPOSED RESIDENTIAL
DEVELOPMENT
(No. 65-69)
BURDETT STREET
HORNSBY

Drawing Title
COVER SHEET & NOTES

Drawn	Date	Scale	A1	O.A. Check	Date
SJ	14.09.17	AS NOTED	-	-	-
Designed	Project No.	Dwg. No.	Issue		
BK	GO170070	E1	F		



No. 65 BURDETT STREET

**No. 3A NORTHCOTE ROAD
(LOT 52)**

**No. 3
NORTHCOTE
ROAD**

CONNECT EXISTING STORMWATER
LINE FROM No.3A NORTHCOTE ROAD
TO NEW PIT P2

EXISTING DRAINAGE LINE & PIT TO BE DECOMMISSIONED

PIT P1 - CAST IN SITU OR PRECAST
CONCRETE 600 SQUARE PIT WITH
MEDIUM DUTY GRATED INLET
HINGED TO FRAME
TOP OF COVER - 172.83 nom

IL U/S 172.23
225Ø uPVC
7.1% MIN
53.6m
IL D/S 168.40

PIT P2 - CAST IN SITU OR PRECAST
CONCRETE 600 SQUARE PIT WITH
MEDIUM DUTY GRATED COVER
HINGED TO FRAME
TOP OF COVER - 169.00 nom

IL U/S 168.50
225Ø uPVC
7.2 %
14.27m
IL D/S 167.475


No. 1 NORTHCOTE ROAD

REFER SHEET E3 FOR CONTINUATION

PROPOSED EASEMENT PLAN
SCALE - 1:100/A1, 1:200/A3



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C	ISSUED FOR APPROVAL					29.05.18	SJ	BK	
Issue					Description	Date	Drawn	Approved	
1	0	_____ from at full size					_____ 1:50m		

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PTY LTD

Architect

**McCULLUM ASHBY
ARCHITECTS**

PTY LTD



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58-62 Hills Street
Gosford NSW 2250
T +61 2 4324 3499



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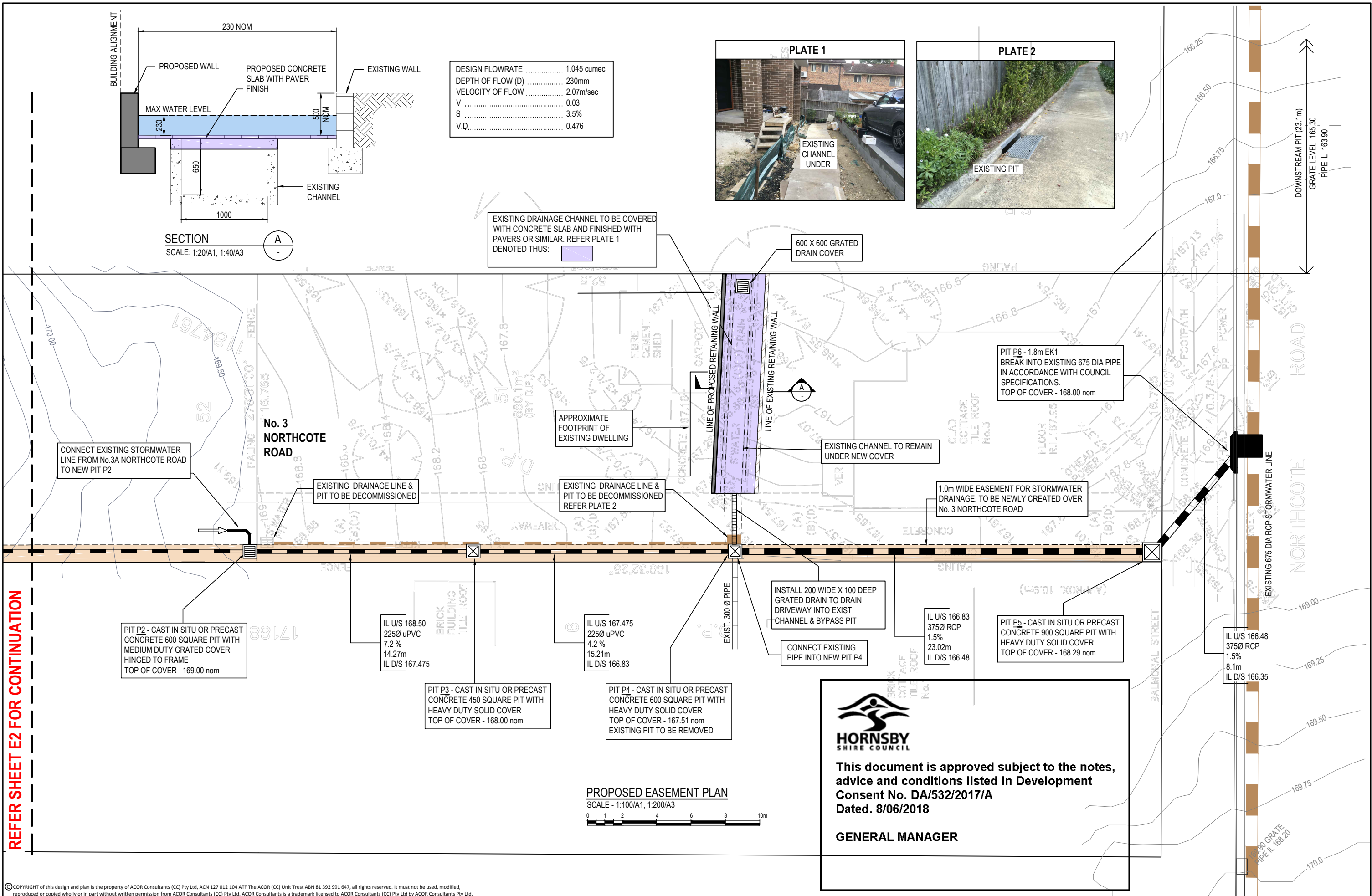
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(No. 65-69)
BURDETT STREET
HORNSBY

Drawing Title

PROPOSED EASEMENT PLAN
SHEET 1 OF 2

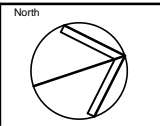
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Designed BK	Project No. G0170070		Dwg. No. E2	Issue E



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**T.C. TALLWOODS
PTY LTD**

**McCULLUM ASHBY
ARCHITECTS
PTY LTD**



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Gosford NSW 2250
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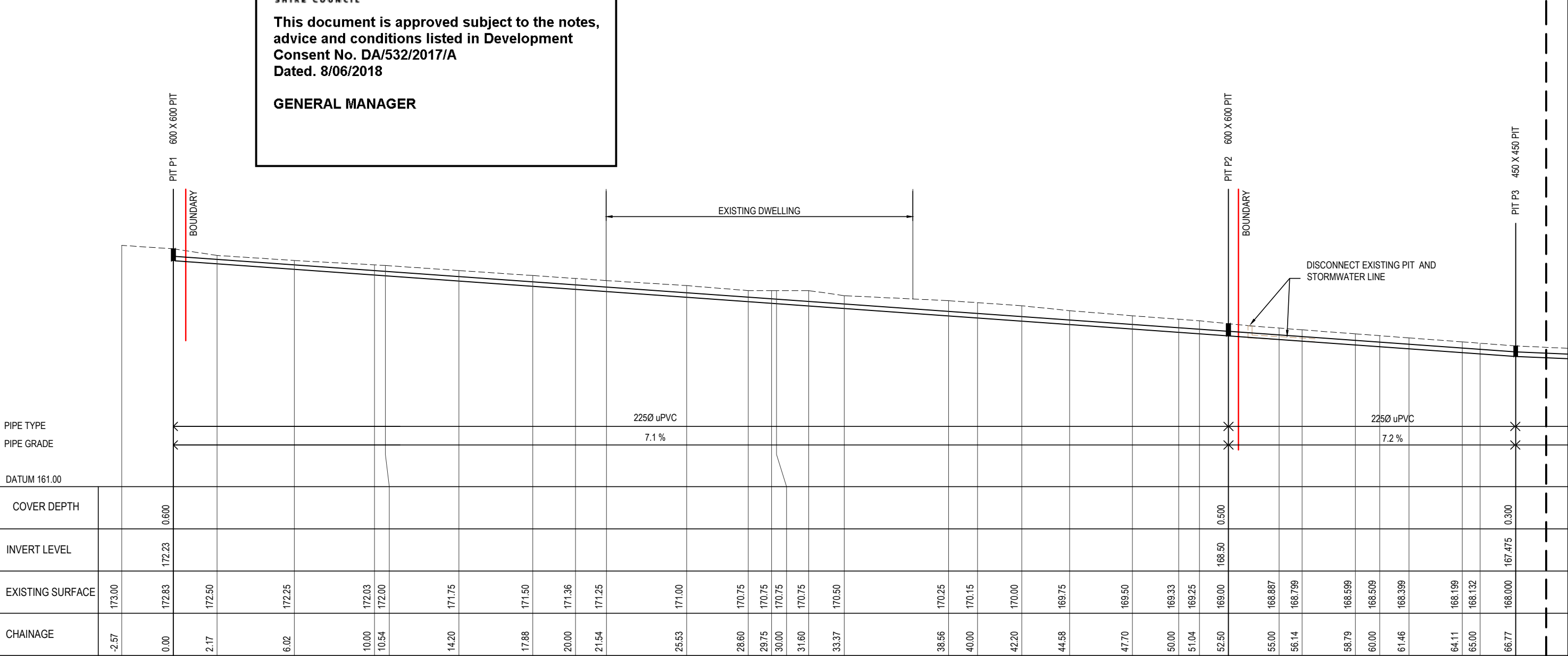
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Drawing Title PROPOSED EASEMENT PLAN SHEET 2 OF 2					
Drawn	Date	Scale	A1	O.A. Check	Date
SJ	14.09.17	AS NOTED	-	-	-
Designed	Project No.	Dwg. No.	Issue		
BK	GO170070	E3	F		



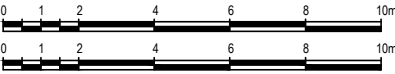
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GENERAL MANAGER



EASEMENT LONG SECTION

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



REFER SHEET E5 FOR
CONTINUATION

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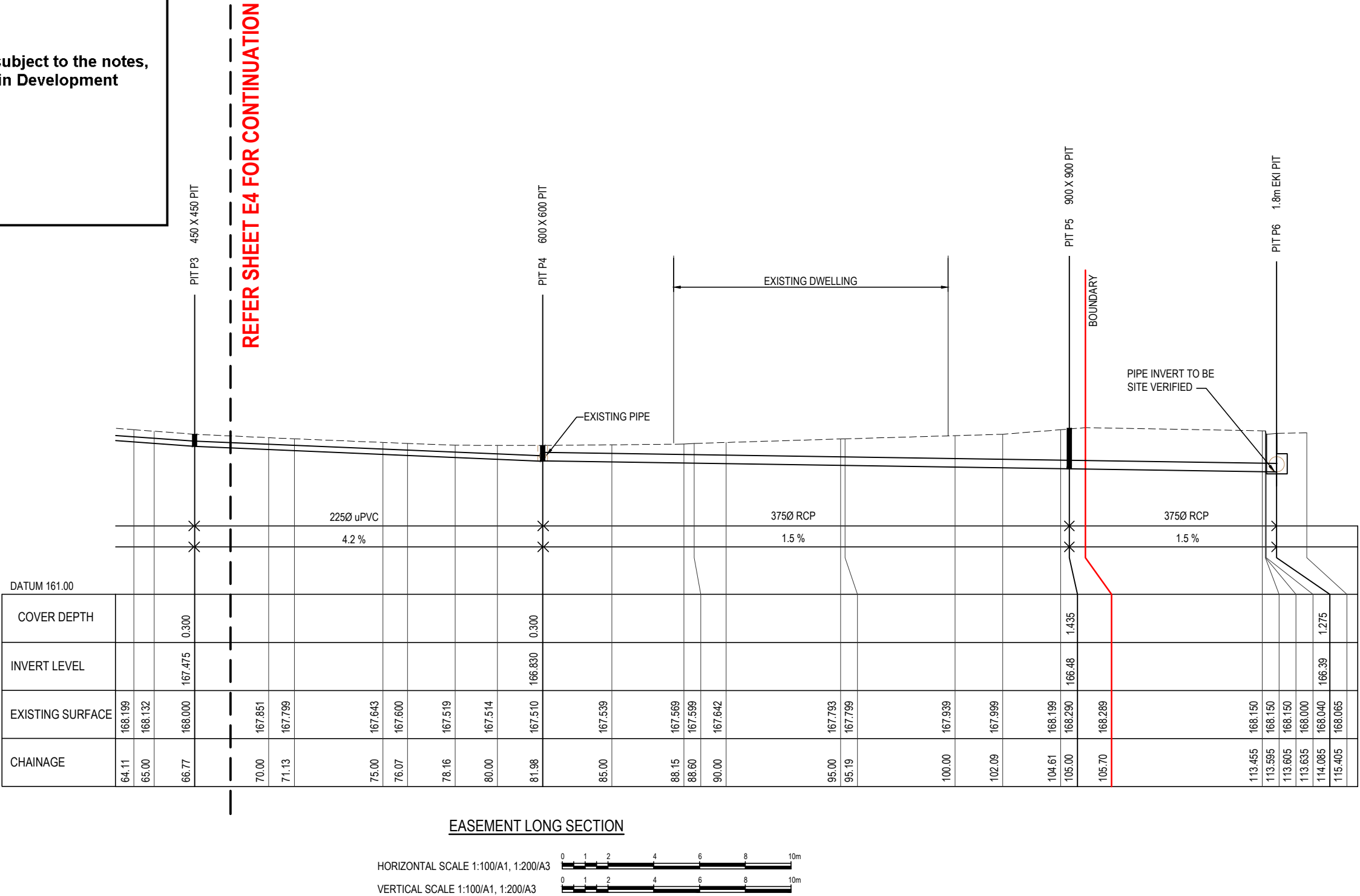
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Drawing Title PROPOSED EASEMENT LONG SECTION - SHEET 1 OF 2					
Drawn SJ	Date 14.09.17	Scale AS NOTED	A1	O.A. Check -	Date -
Designed BK	Project No. GO170070	Dwg. No. E4	Issue F		



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PTY LTD

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Drawing Title

PROPOSED EASEMENT
LONG SECTION - SHEET 2 OF 2

Drawn	Date	Scale	A1	Q.A. Check	Date
SJ	14.09.17	AS NOTED	-	-	-
Designed	Project No.	Dwg. No.	Issue		
BK	GO170070	E5	F		