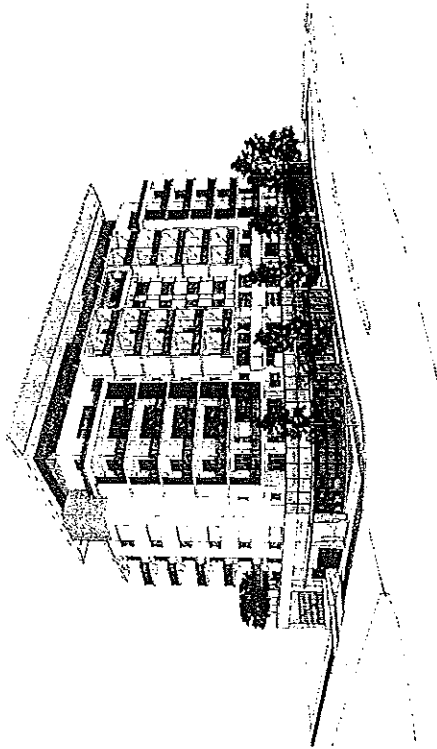




Ayres Grove Apartments
2 Ayres Grove, Mt Druitt

ATTACHMENT 2

Project Info:

59 2 Bedroom Unit
1 1 Bedroom Unit

641m² Commercial Area

105 Carspaces

Site Area: 1565m²

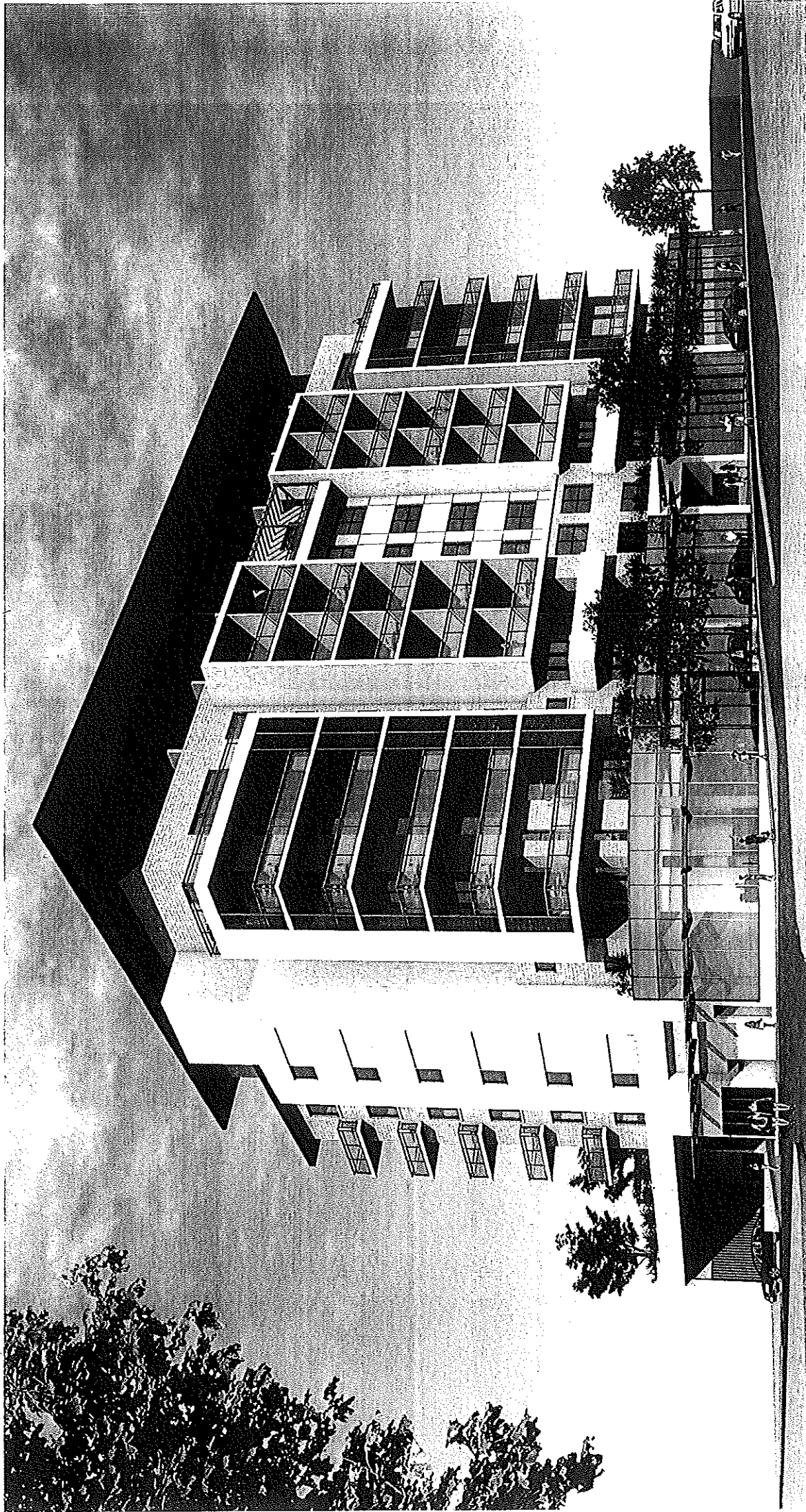
Gross Building Area: 7218m²

Landscaped Area: 255m²

Communal Open Space: 498m²

DRAWING SCHEDULE

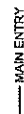
Dwg No:	Drawing Name	Rev	Scale
DA1000	COVER PAGE	A	1:1
DA1001	SITE PLAN	B	1:200
DA1001	SITE ANALYSIS	A	1:200
DA1002	SHADOW DIAGRAMS	A	1:250
DA1100	BASEMENT L2 FLOOR PLAN	B	1:100
DA1101	BASEMENT L1 FLOOR PLAN	B	1:100
DA1102	GROUND FLOOR PLAN	B	1:100
DA1103	FIRST FLOOR PLAN	A	1:100
DA1104	LEVEL 2 FLOOR PLAN	A	1:100
DA1105	LEVEL 3 FLOOR PLAN	A	1:100
DA1106	LEVEL 4 FLOOR PLAN	A	1:100
DA1107	LEVEL 5 FLOOR PLAN	A	1:100
DA1108	LEVEL 6 FLOOR PLAN	A	1:100
DA1109	LEVEL 7 FLOOR PLAN	A	1:100
DA1110	LEVEL 8 FLOOR PLAN	B	1:100
DA1111	ROOF PLAN	A	1:100
DA2000	EAST ELEVATION	B	1:100
DA2001	SOUTH ELEVATION	B	1:100
DA2002	WEST ELEVATION	B	1:100
DA2003	NORTH ELEVATION	B	1:100
DA3000	SECTION A-A	A	1:100
DA3001	SECTION B-B	B	1:100
DA4000	ADAPTABLE UNIT LAYOUTS	A	1:100, 1:50
DA8000	COLOR SCHEDULE	A	
S-3350	CONTOUR & DETAIL SURVEY	A	1:200
SW401	STORMWATER D1, D2 & GROUND FLOOR	A	1:200
SW402	STORMWATER L1, L2 & L3	A	1:200
SW403	STORMWATER L4, L5 & L6	A	1:200
SW404	STORMWATER L4, L5 & L6	A	1:200
SW404	STORMWATER L7, L8 & ROOF	A	1:200
SW405	STORMWATER DETAILS	A	1:200



2 Ayres Grove, Mt Druitt

EPS Constructions Pty Ltd

Jan 2011



MOUNT STREET ELEVATION

ALUCABOND PANELS



DULUX: PELACO

DULUX: PELACO

DULUX: PELACO

COLORBOND: WILDERNESS

COLORBOND: WILDERNESS

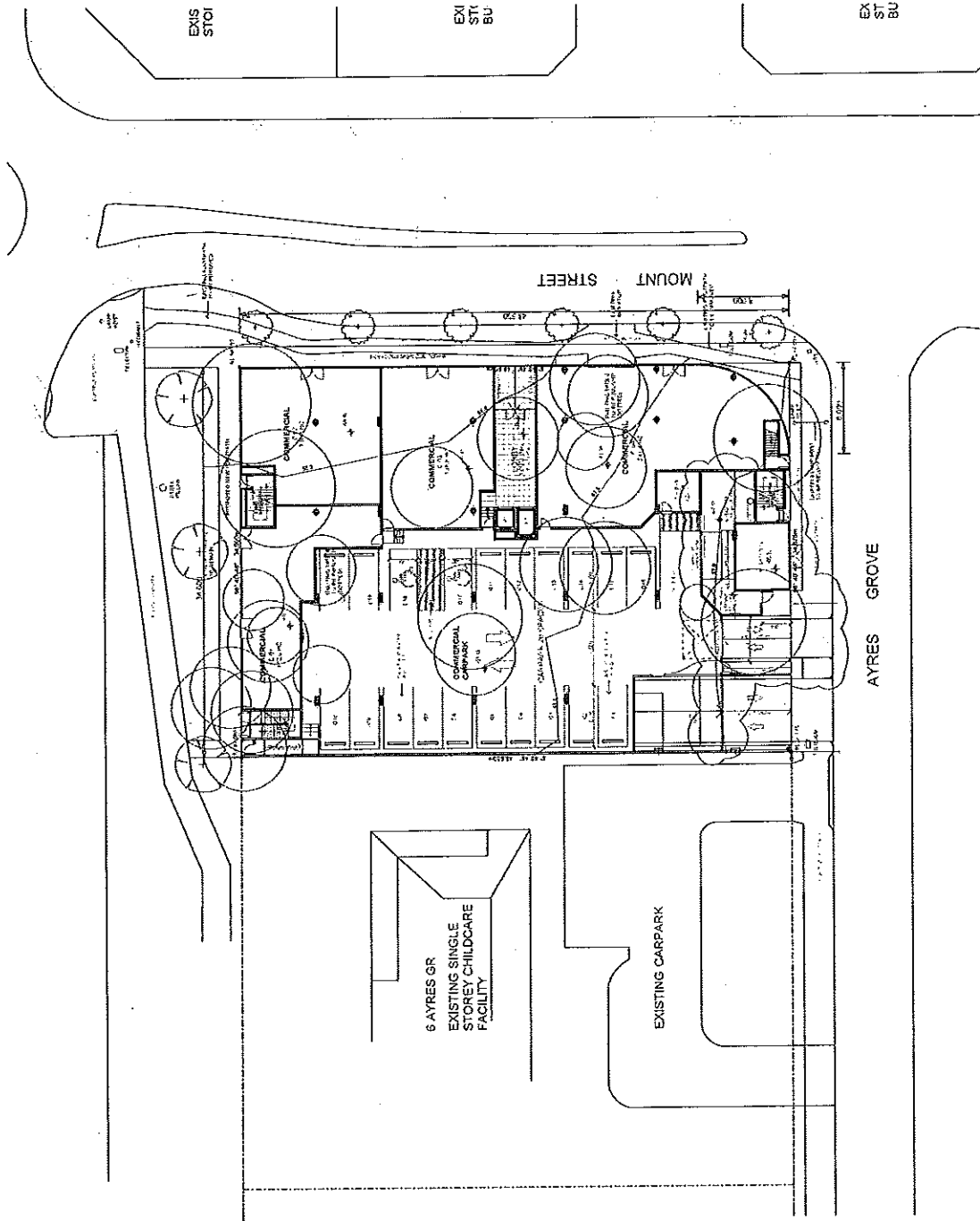
[illegible]

SITE CALCULATIONS

SITE AREA: 1565m²
 GROSS BUILDING AREA: 7218m²
 COMMERCIAL AREA: 641m²
 LANDSCAPED AREA: 255m²
 COMMUNAL OPEN SPACE: 498m²

FSR 4.4:1

UNITS: 60
 CARPARKING REQUIRED: 105
 CARPARKING PROPOSED: 105



Site Plan



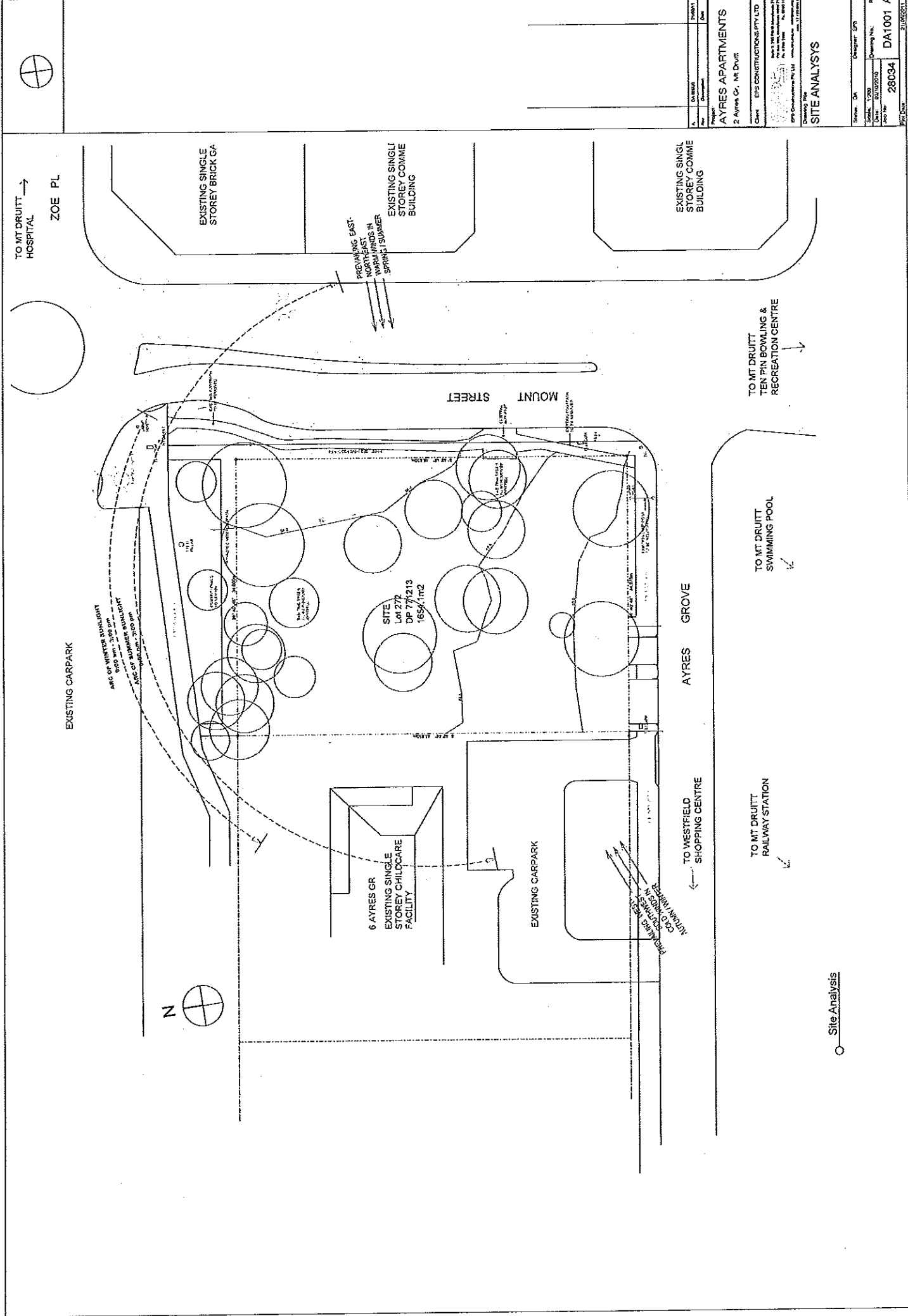
AYRES APARTMENTS
 2 Ayres Cr. Mt Court
 LOT 272, DP 71213
 Client: EPS CONSTRUCTIONS PTY LTD
 Project: EPS CONSTRUCTIONS PTY LTD
 Date: 27/06/2010
 Drawing No: 28034
 Job No: DA1000 B
 Title: SITE PLAN

Project: AYRES APARTMENTS
 2 Ayres Cr. Mt Court
 LOT 272, DP 71213
 Client: EPS CONSTRUCTIONS PTY LTD
 Project: EPS CONSTRUCTIONS PTY LTD
 Date: 27/06/2010
 Drawing No: 28034
 Job No: DA1000 B
 Title: SITE PLAN

Project: AYRES APARTMENTS
 2 Ayres Cr. Mt Court
 LOT 272, DP 71213
 Client: EPS CONSTRUCTIONS PTY LTD
 Project: EPS CONSTRUCTIONS PTY LTD
 Date: 27/06/2010
 Drawing No: 28034
 Job No: DA1000 B
 Title: SITE PLAN

Project: AYRES APARTMENTS
 2 Ayres Cr. Mt Court
 LOT 272, DP 71213
 Client: EPS CONSTRUCTIONS PTY LTD
 Project: EPS CONSTRUCTIONS PTY LTD
 Date: 27/06/2010
 Drawing No: 28034
 Job No: DA1000 B
 Title: SITE PLAN

Project: AYRES APARTMENTS
 2 Ayres Cr. Mt Court
 LOT 272, DP 71213
 Client: EPS CONSTRUCTIONS PTY LTD
 Project: EPS CONSTRUCTIONS PTY LTD
 Date: 27/06/2010
 Drawing No: 28034
 Job No: DA1000 B
 Title: SITE PLAN



Site Analysis

SITE ANALYSIS

Client: EPS CONSTRUCTIONS PTY LTD
Project: AYRES APARTMENTS
2 Ayres Cr, Mt Druiitt
Drawing No: 28034
Drawing Date: 2/06/2011

Scale: 1:200
Drawing No: 28034
Drawing Date: 2/06/2011

Project: AYRES APARTMENTS
2 Ayres Cr, Mt Druiitt

Client: EPS CONSTRUCTIONS PTY LTD
Project: AYRES APARTMENTS
2 Ayres Cr, Mt Druiitt

Scale: 1:200
Drawing No: 28034
Drawing Date: 2/06/2011

Project: AYRES APARTMENTS
2 Ayres Cr, Mt Druiitt

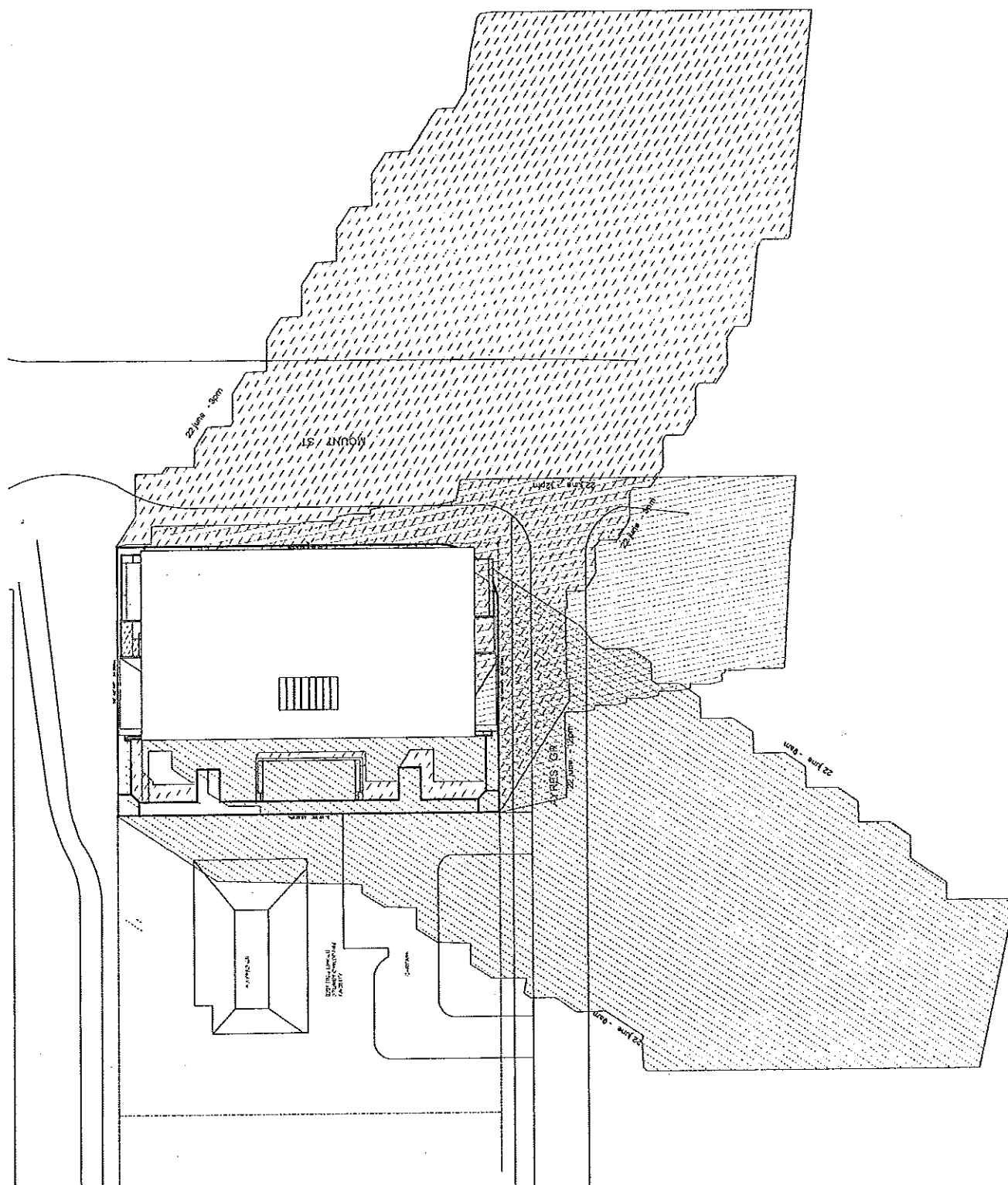
Client: EPS CONSTRUCTIONS PTY LTD
Project: AYRES APARTMENTS
2 Ayres Cr, Mt Druiitt

Scale: 1:200
Drawing No: 28034
Drawing Date: 2/06/2011

Project: AYRES APARTMENTS
2 Ayres Cr, Mt Druiitt

Client: EPS CONSTRUCTIONS PTY LTD
Project: AYRES APARTMENTS
2 Ayres Cr, Mt Druiitt

Scale: 1:200
Drawing No: 28034
Drawing Date: 2/06/2011

[illegible]

Shadow Diagrams 1250

North



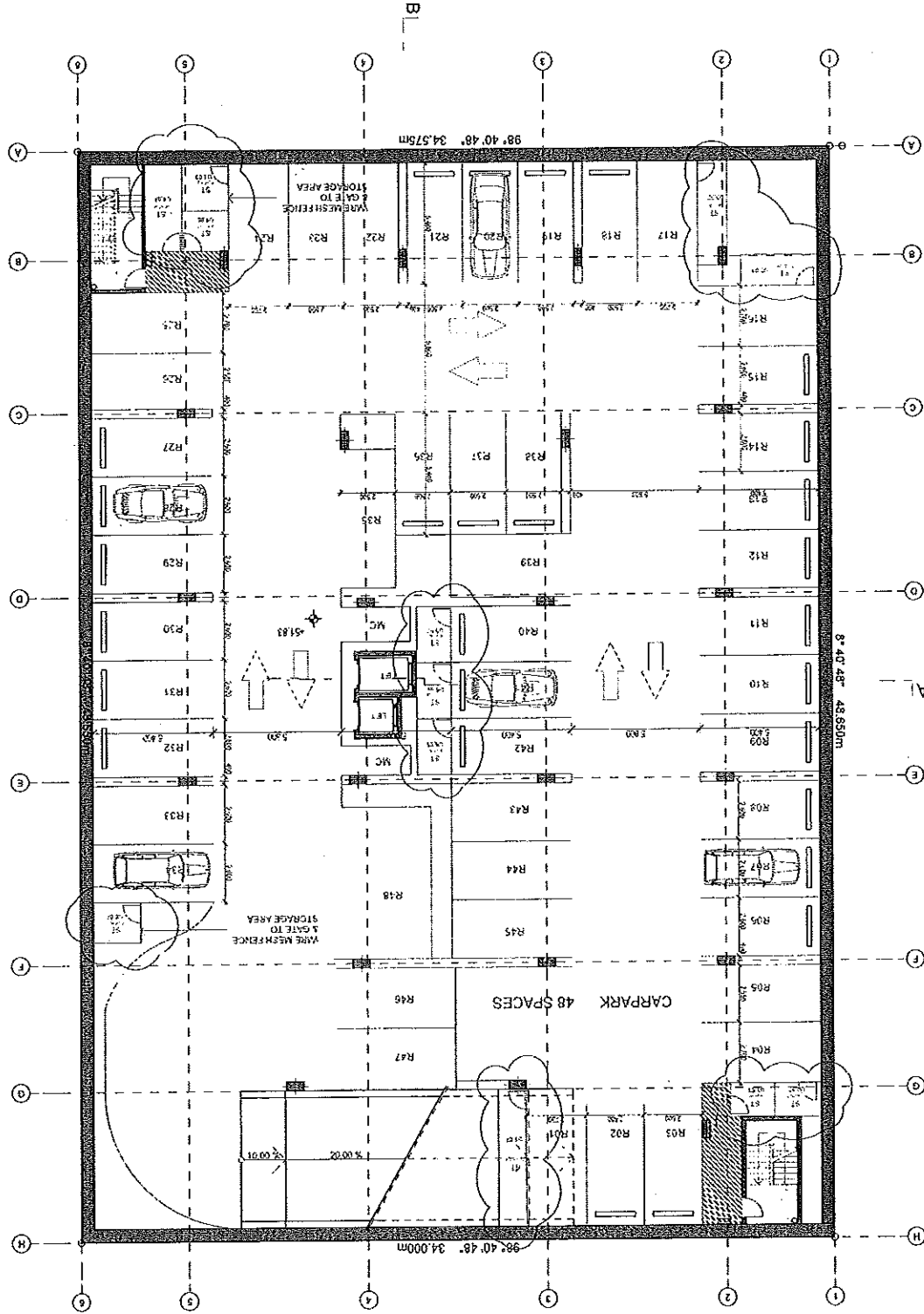
STORAGE AREA FOR UNITS
INDICATED AS PER ITEM 216) OF
COUNCIL LETTER

AYRES APARTMENTS
2 Ayres Cr., Mt Druet

Client: EPS CONSTRUCTIONS PTY LTD
Architect: EPS CONSTRUCTIONS PTY LTD
Engineer: EPS CONSTRUCTIONS PTY LTD
Structural Engineer: EPS CONSTRUCTIONS PTY LTD
Civil Engineer: EPS CONSTRUCTIONS PTY LTD
Electrical Engineer: EPS CONSTRUCTIONS PTY LTD
Mechanical Engineer: EPS CONSTRUCTIONS PTY LTD
Fire Engineer: EPS CONSTRUCTIONS PTY LTD
Landscape Architect: EPS CONSTRUCTIONS PTY LTD
Planning Consultant: EPS CONSTRUCTIONS PTY LTD
Quantity Surveyor: EPS CONSTRUCTIONS PTY LTD
Project Manager: EPS CONSTRUCTIONS PTY LTD
Date: 11/02/2010

BASEMENT L2 FLOOR
PLAN

Drawn: DA
Checked: LPS
Scale: 1:100
Drawing No.: DA1100 B
Date: 28/03/10
Job No: 28034
Rev: 001



Basement 2 Floor Plan



DRIVEWAY TO COMMERCIAL
CARPARK AMENDED TO ALLOW FOR
SUBSTATION AND GARAGE
SOLAR PANELS PER ITEM 10 OF
COUNCIL LETTER

DRIVEWAY TO ACCESS
ROLLER DOOR TO ACCESS
DRIVEWAY TO BACKHILL CARPARK
PER ITEM 28 OF
COUNCIL LETTER

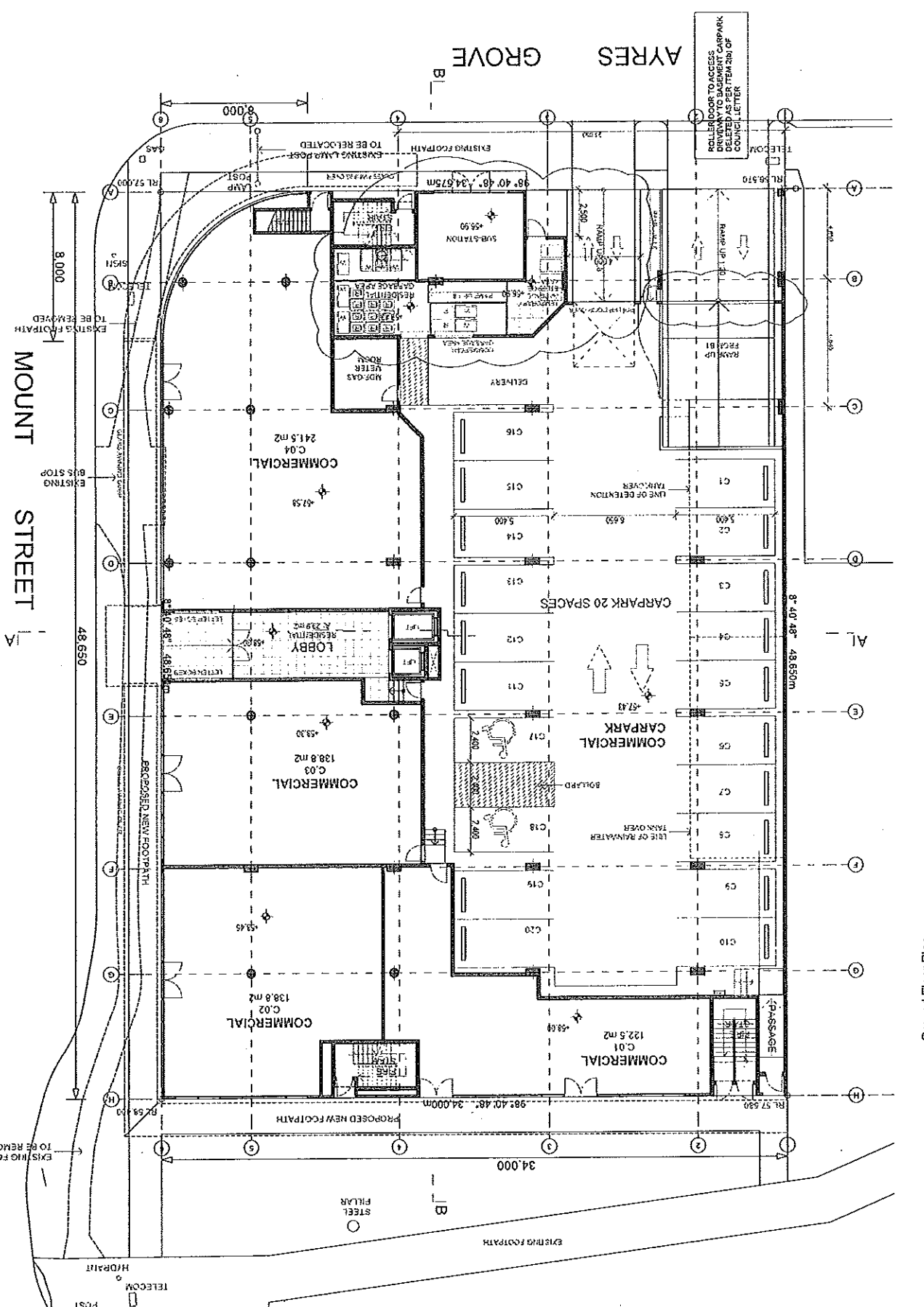
AYRES APARTMENTS
2 Ayres Cr. Mt. Druitt

Client: EPS CONSTRUCTIONS PTY LTD

Ground Floor Plan

DA1102 B

28034



Ground Floor Plan

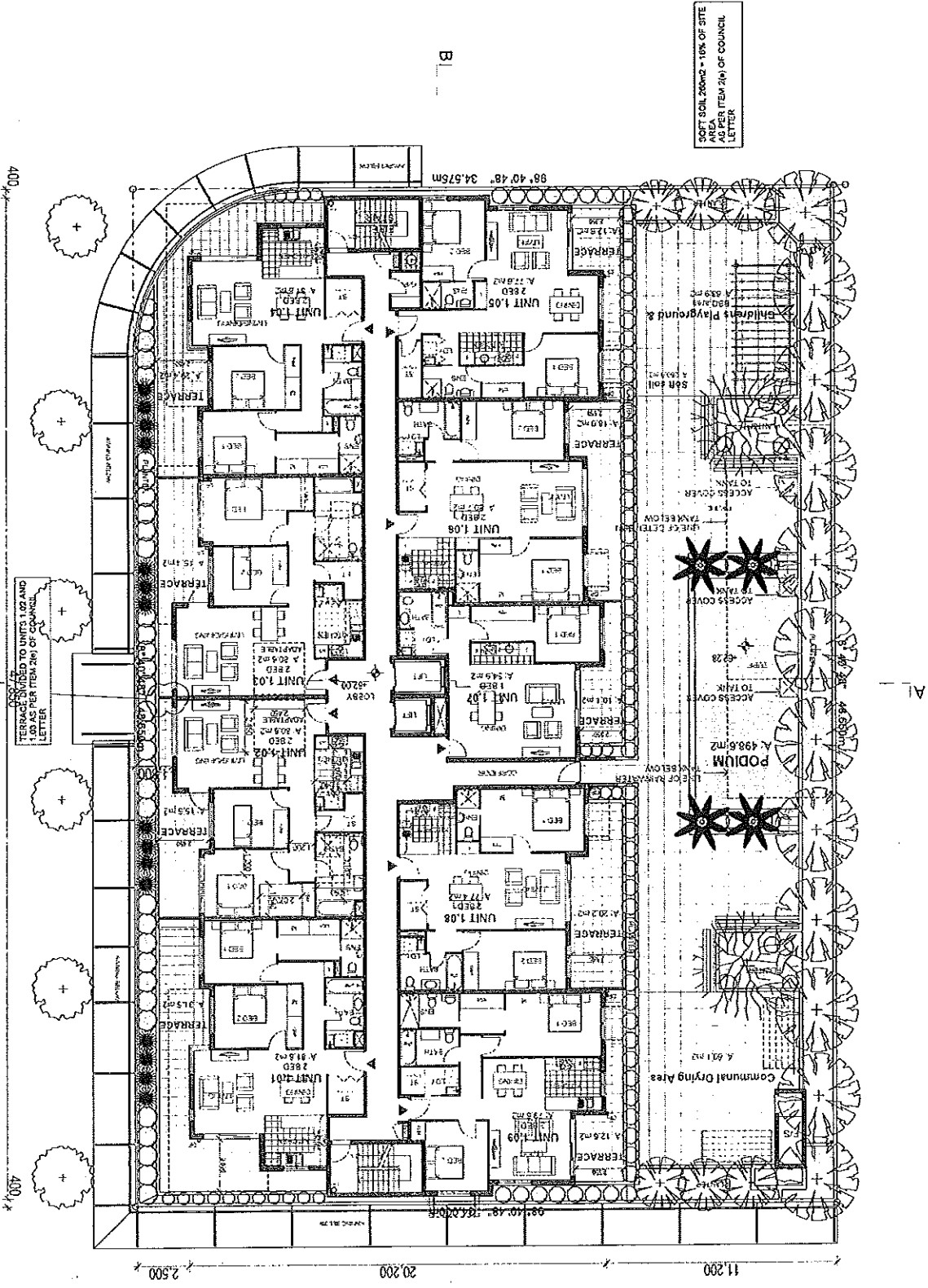


ALL BALCONIES AMENDED TO 2m MIN DEPTH AND AREA OF 10m2 AS PER ITEM 26 OF COUNCIL LETTER

Client	EPH CONSTRUCTIONS PTY LTD
Project	AYRES APARTMENTS
Location	2 Ayres Cr., Mt Druitt
Architect	DAI1103 B
Structural Engineer	28034
Quantity Surveyor	28034
Drawn By	28034
Checked By	28034
Approved By	28034
Date	28034

Client	EPH CONSTRUCTIONS PTY LTD
Project	AYRES APARTMENTS
Location	2 Ayres Cr., Mt Druitt
Architect	DAI1103 B
Structural Engineer	28034
Quantity Surveyor	28034
Drawn By	28034
Checked By	28034
Approved By	28034
Date	28034

FIRST FLOOR PLAN

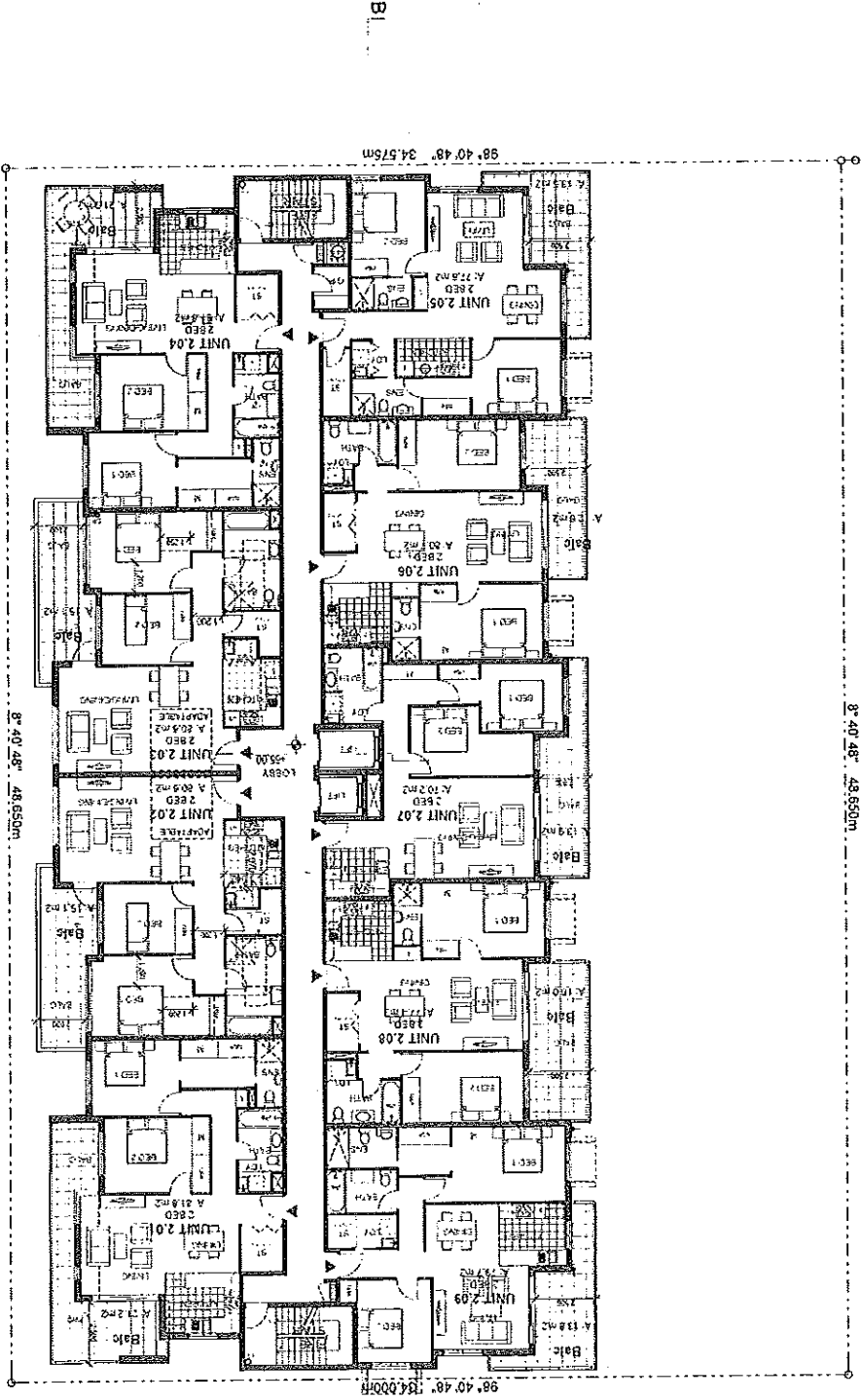


Level 1 Floor Plan



ALL BALCONIES AMENDED TO 2m MIN DEPTH AND AREA OF 10sq.m PER ITEM 301 OF COUNCIL LETTER

Client	GPS CONSTRUCTIONS PTY LTD
Project	AYRES APARTMENTS 2 Ayres Ct, Mt Druitt
Drawn	DA
Checked	DA
Scale	1:100
Sheet	28034
Drawing No.	DA1104 A
Rev	2/08/2011



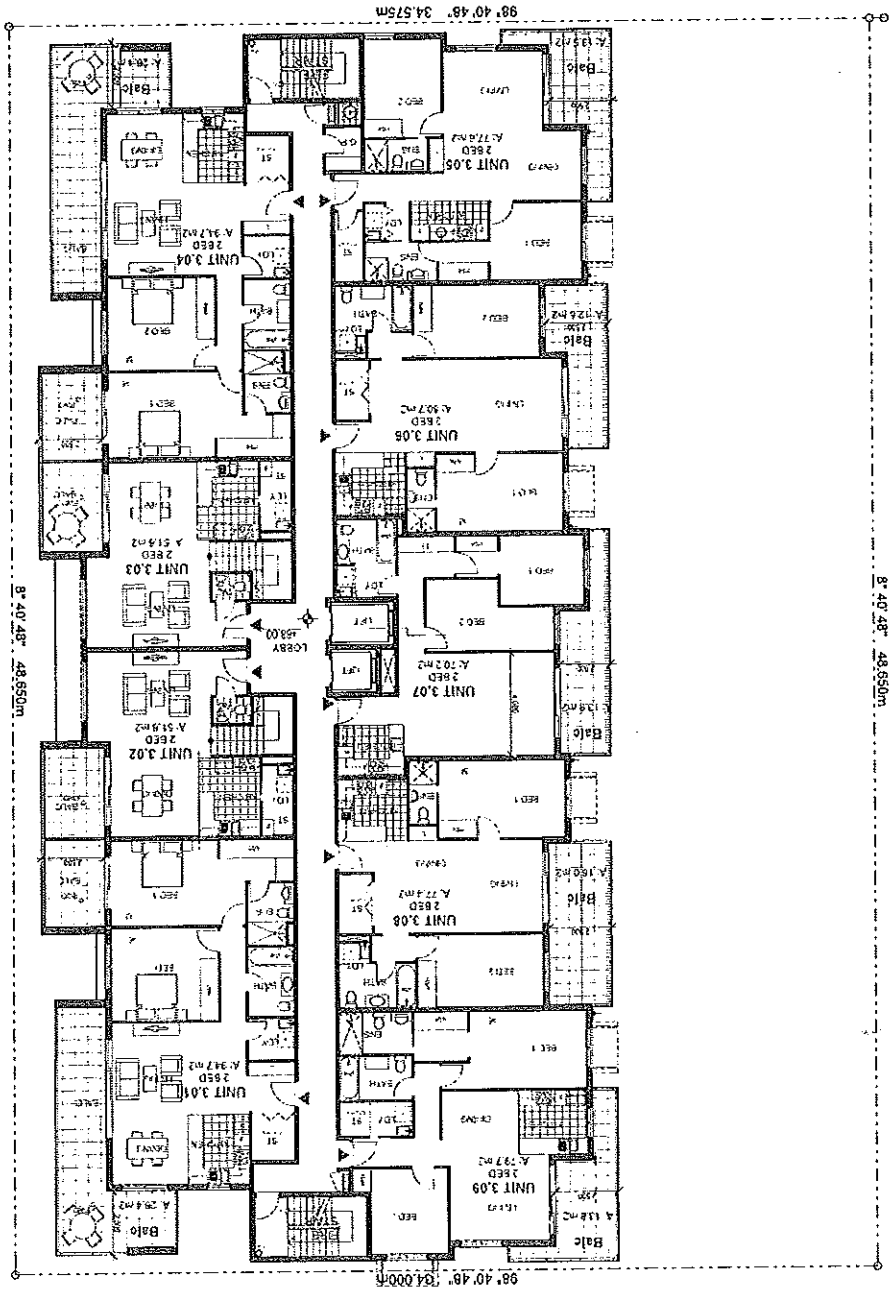
Level 2 Floor Plan



ALL BALCONIES AMENDED TO 2m MIN DEPTH AND AREA OF 10sq2 AS PER ITEM 25 OF COUNCIL LETTER

Client	DPS CONSTRUCTIONS PTY LTD
Project	AYRES APARTMENTS
Address	2 Ayres Cr, Mt Druitt
Drawn By	28034
Checked By	DA1105 A
Issue No	28034
Issue Date	27/06/2017

LEVEL 3 FLOOR PLAN



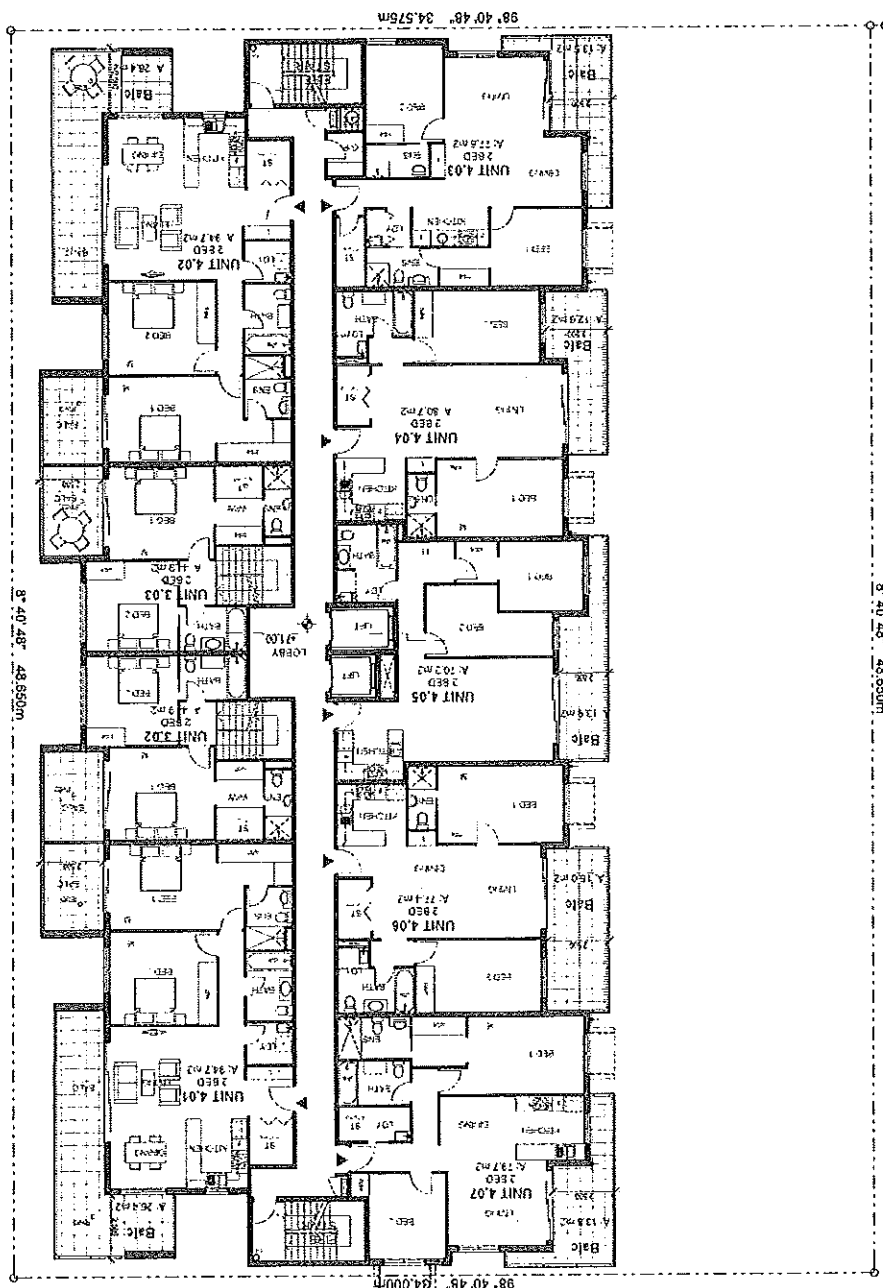
Level 3 Floor Plan



North

ALL BALCONIES AMENDED TO 2m MIN
DEPTH AND AREA OF 10m² AS PER
ITEM 210 OF COUNCIL LETTER

Project		AYRES APARTMENTS
Client		2 Ayres Cr, Mt Druitt
Contractor		SPS CONSTRUCTIONS PTY LTD
Architect		DA1106 A
Drawing No.		28034
Drawing Title		LEVEL 4 FLOOR PLAN
Drawing Date		21/05/2017



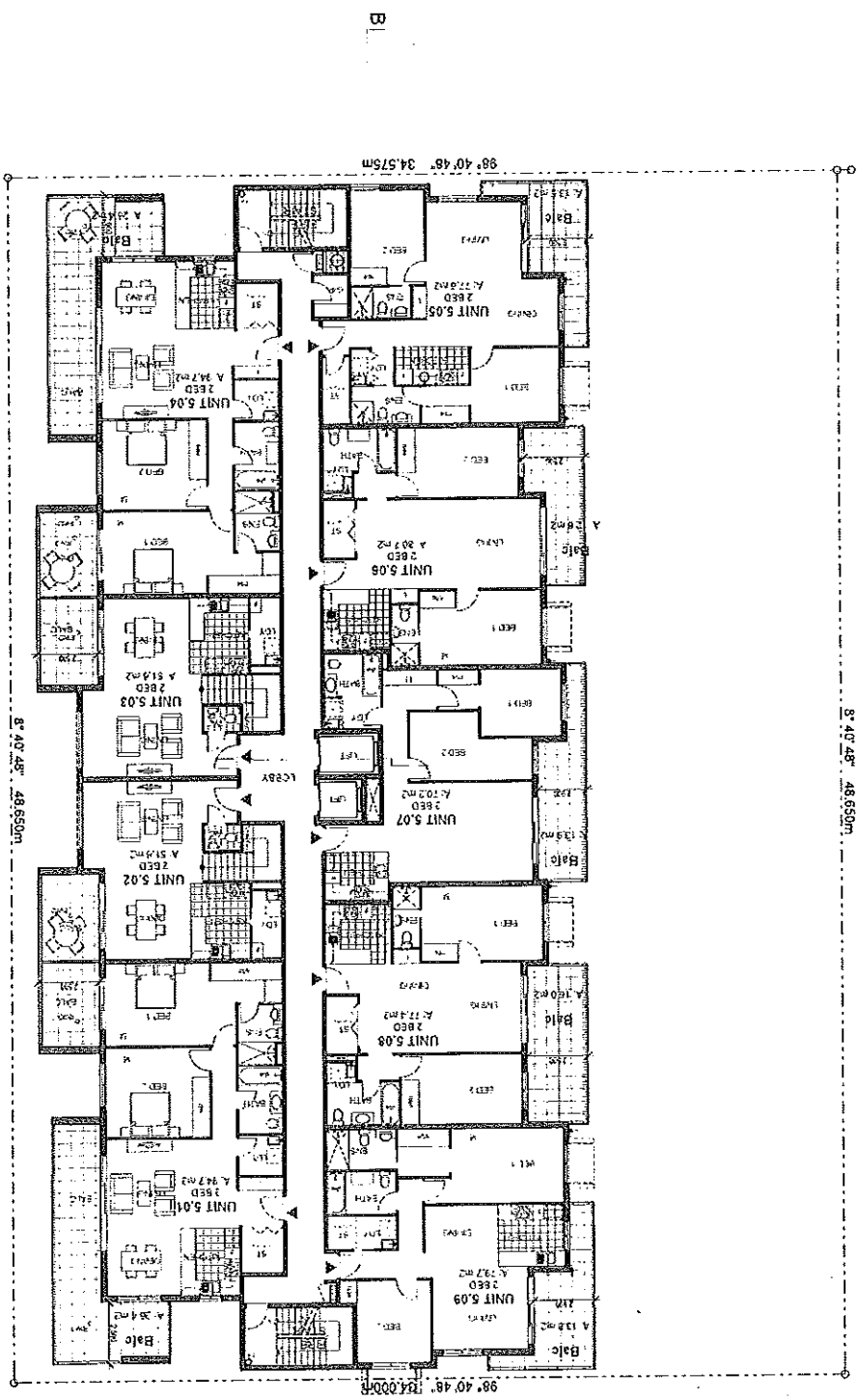
Level 4 Floor Plan



ALL BALCONIES AMENDED TO 2m MIN DEPTH AND AREA OF 10m² AS PER ITEM 2(c) OF COUNCIL LETTER

Project	AYRES APARTMENTS
Client	2 Ayres Cr. Mt Druitt
Contract	EPIC CONSTRUCTIONS PTY LTD
Designing Firm	DA1107 A
Drawing No	28034
Sheet	28034/01
Scale	1:100
Date	03/10/2018
Drawn By	DA1107 A
Checked By	DA1107 A
Approved By	DA1107 A

LEVEL 5 FLOOR PLAN



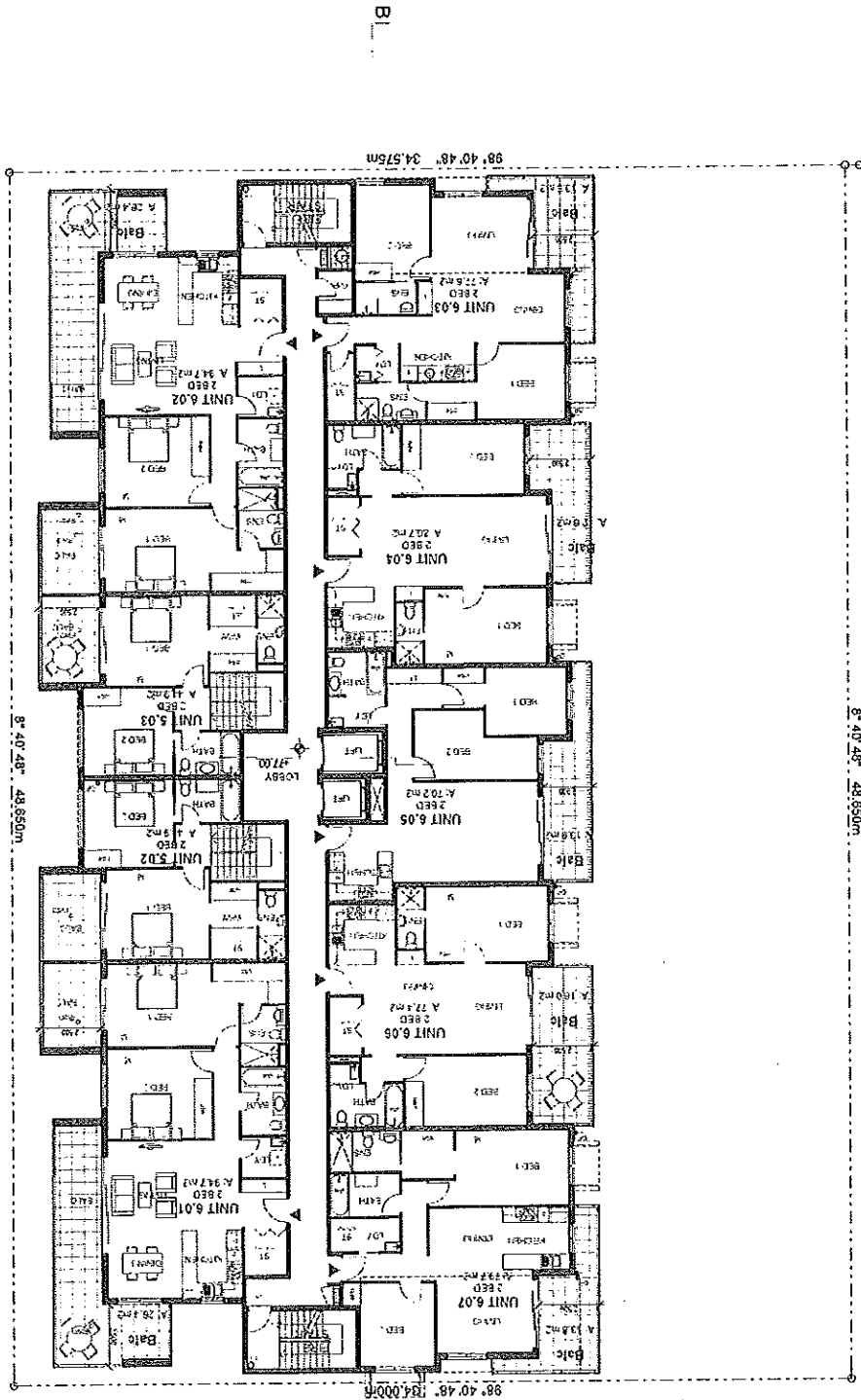
Level 5 Floor Plan

North



ALL BALCONIES MEASURED TO 200MM
DEPTH AND AREA OF 1000AS PER
ITEM 260 OF COUNCIL LETTER

Author	DA	Designer	EPS
Scale	1:100	Drawing No.	DA1108 A
Date	20/07/2010	Job No.	28034
Client	EPS CONSTRUCTIONS PTY LTD		
Project	AYRES APARTMENTS		
Location	2 Ayres Cr. Mt Druitt		
Architect	EPS CONSTRUCTIONS PTY LTD		
Structural Engineer	EPS CONSTRUCTIONS PTY LTD		
Level	LEVEL 6 FLOOR PLAN		



Level 6 Floor Plan



North

ALL BALCONIES AMENDED TO 2m MIN
DEPTH AND AREA OF 10m² AS PER
ITEM 259 OF COUNCIL LETTER

Rev	Revised	By	Date
1	1	1	1

AYRES APARTMENTS
2 Ayres Cr. Mt Druitt

Client: DPM CONSTRUCTIONS PTY LTD

Scale: 1:100
Drawing No: DA1108 A
Job No: 28034

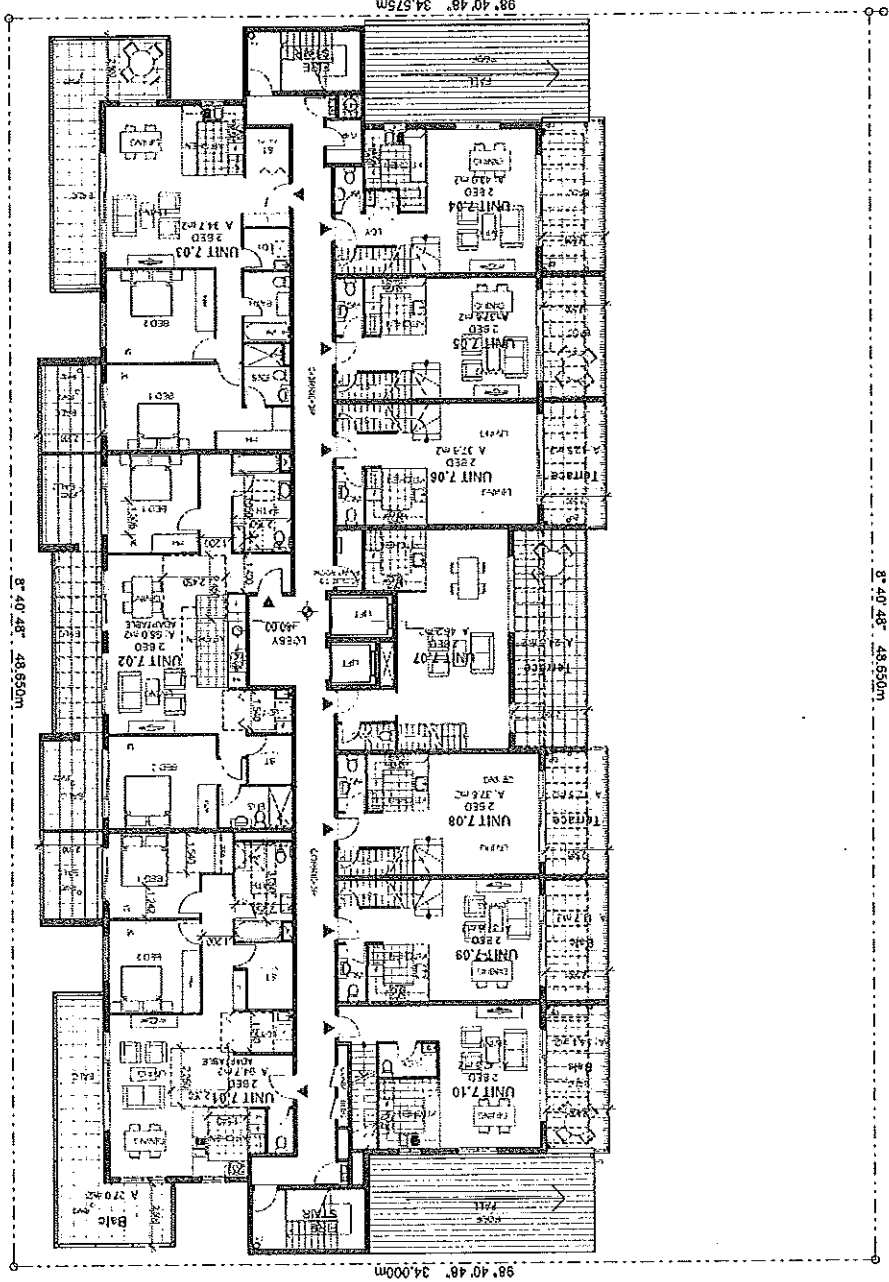
Level 7 Floor Plan

Level 7 Floor Plan

Level 7 Floor Plan

Level 7 Floor Plan

Level 7 Floor Plan



Level 7 Floor Plan



Call: 800.451.4343

$$Y| \sim \dots$$

8° 40' 48" 48.650m

— IV —

Level 8 Floor Plan

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	00
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1	2	3	4	5	6	7	8	9	10	11	12	13																																																																																							



Months

VI

AL-

Roof Plan

8° 40' 48" 48.630m

98° 40' 48" 34.000m

1

98° 40' 48" 34.575m

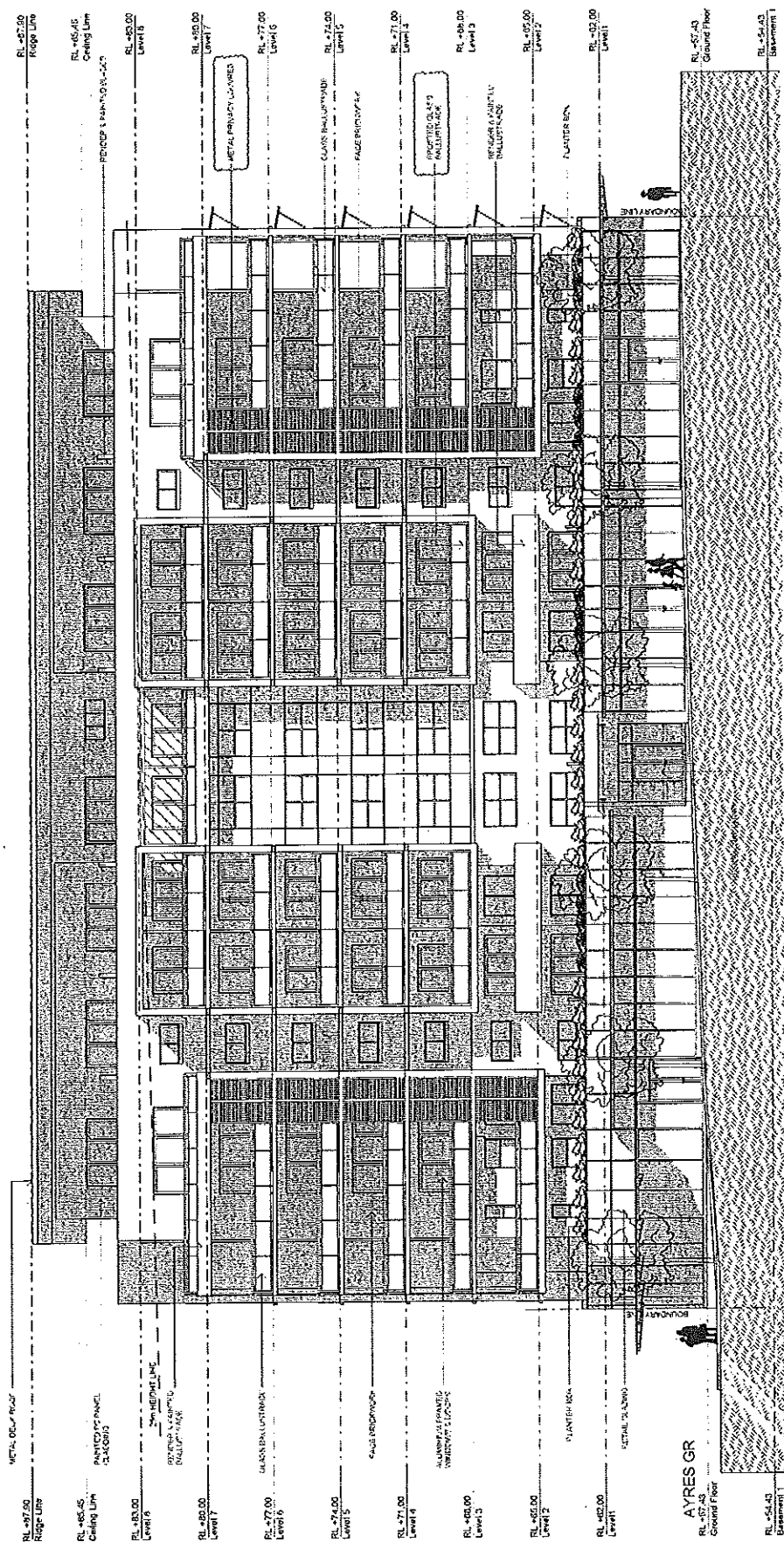
WATER DECK PROFILES
ROOF PITCHES

千代

—FALL—

[illegible]

North



East Elevation

**FROSTED GLASS AND PRIVACY
LOUVRES TO BALCONIES AS PER
ITEM 4 OF COUNCIL LETTER**

No.	Item	Description	Order
1	RE-USED		23/09/11
2	FROSTED GLAZES TO BALLISTINACOR		
3	DA ISSUE		29/02/11

Project
AYRES APARTMENTS
2 Ayres Cr., Mt. Drift

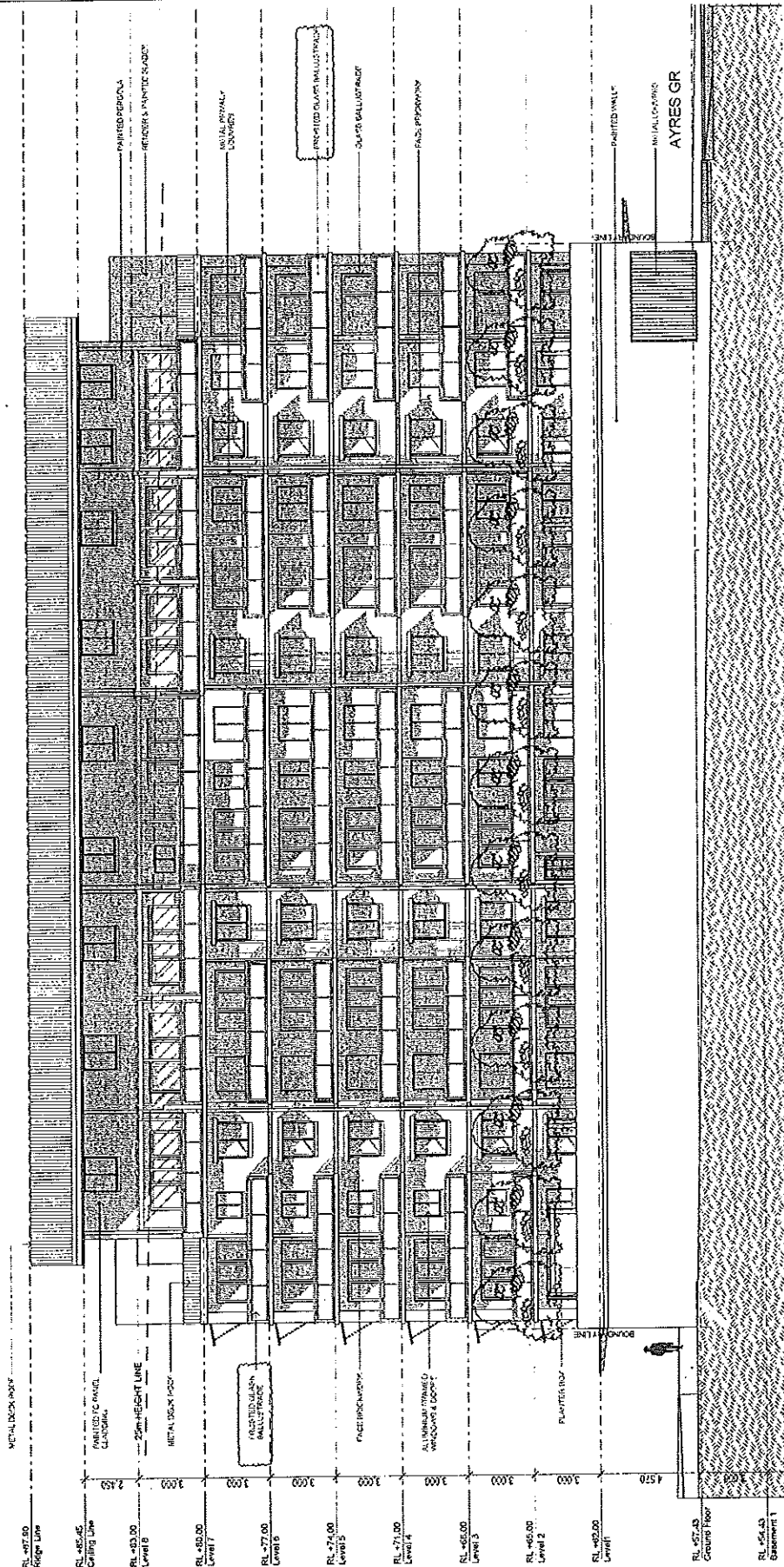
Client: EPB CONSTRUCTIONS PVT LTD

[illegible]

EAST ELEVATION

Scale: 1/100	Drawing No.: DA2000 B	Designer: EPG
Date: 04/10/2010	Job No: 28034	

North



PROTECTED GLASS AND PRIVACY
LOUVERES TO BALCONIES AS PER
ITEM 4 OF COUNCIL LETTER

AYRES APARTMENTS
2 Ayres Cr. Mt Druitt

Client: EPS CONSTRUCTIONS PTY LTD
Architect: EPS CONSTRUCTIONS PTY LTD
Project: 2 Ayres Cr. Mt Druitt
Drawing No: 28034
Date: 27/06/2011

WEST ELEVATION

Scale: 1:100
Drawing No: 28034
Date: 27/06/2011
DA2002 B

[illegible]

B.	RECEIVED	2/20/11
C.	PROFESSOR CLASS TO BALLGATE	
A.	ON REUSE	3/10/11
Pay/	Disbursement	Date

Project:
AYRES APARTMENTS
2 Ayres Cr., Mt Druitt

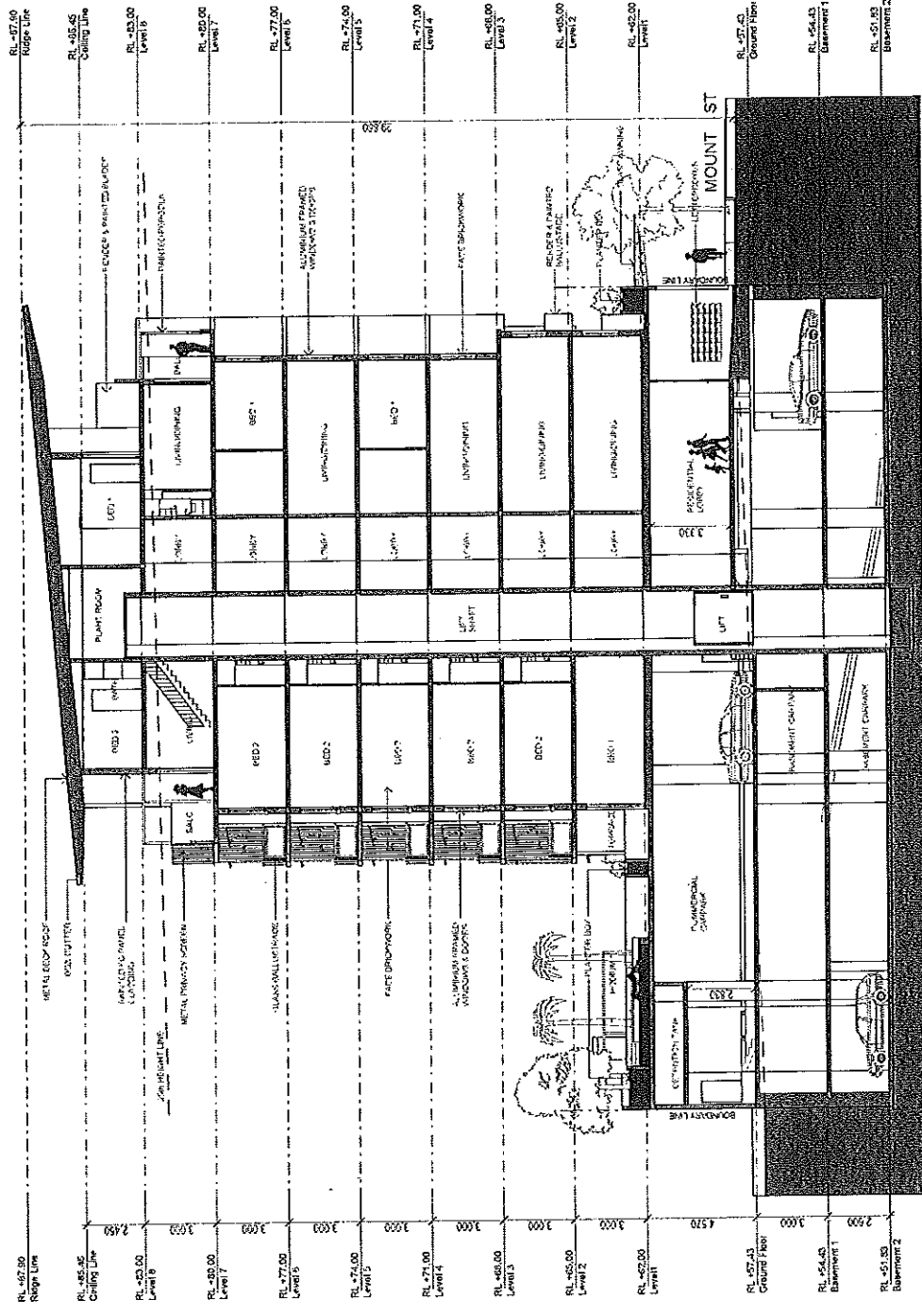
Client: **IP3 CONSTRUCTIONS PTY LTD**

[illegible]

Drawing Title: NORTH ELEVATION

Slater	DA	Designer: EPS	Part	DA2003 B
Scale	1:100	Drawing No.	28034	
Date	03/10/2010			
Job No.				

North

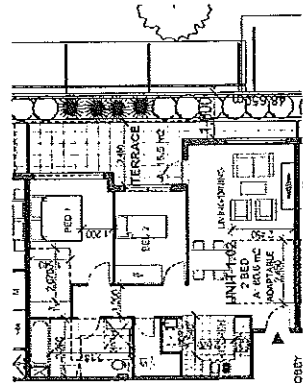


Section A-A

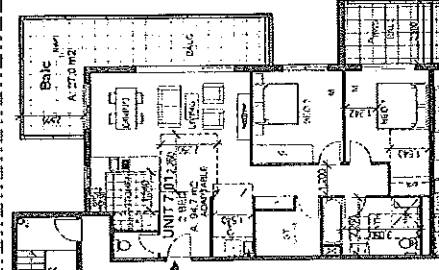
Project	Ayres Apartments
Client	2 Ayres Cr. Mt. Druitt
Contract	EPB CONSTRUCTIONS PTY LTD
Drawn by	EPB CONSTRUCTIONS PTY LTD
Checked by	EPB CONSTRUCTIONS PTY LTD
Approved by	EPB CONSTRUCTIONS PTY LTD
Scale	1:100
Date	05/10/2019
Sheet No.	28034
Project No.	DA3000 A
Drawn Date	21/05/2019

SECTION A-A

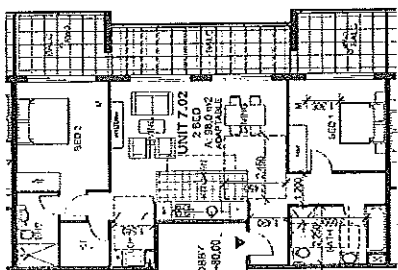
North



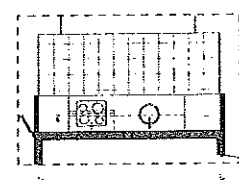
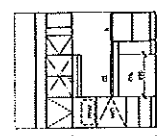
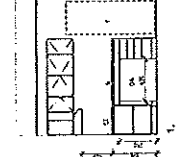
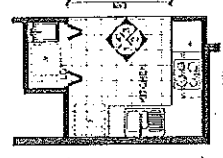
UNITS 1.02 1.03 2.02 2.03



UNIT 7.01



UNIT 7.02

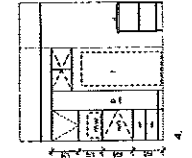
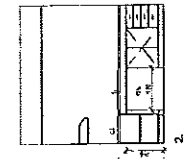
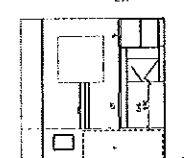
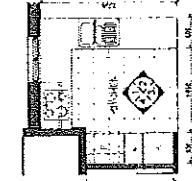


- Legend:
- 1. Living area
 - 2. Dining area
 - 3. Kitchen
 - 4. Bedroom
 - 5. Bathroom
 - 6. Terrace
 - 7. Stairs
 - 8. Lobby
 - 9. Entrance
 - 10. Storage
 - 11. Wardrobe
 - 12. Balcony
 - 13. Parking
 - 14. Garden
 - 15. Foyer
 - 16. Reception
 - 17. Security
 - 18. Maintenance
 - 19. Storage
 - 20. Office
 - 21. Conference
 - 22. Reception
 - 23. Security
 - 24. Maintenance
 - 25. Storage
 - 26. Office
 - 27. Conference
 - 28. Reception
 - 29. Security
 - 30. Maintenance
 - 31. Storage
 - 32. Office
 - 33. Conference
 - 34. Reception
 - 35. Security
 - 36. Maintenance
 - 37. Storage
 - 38. Office
 - 39. Conference
 - 40. Reception
 - 41. Security
 - 42. Maintenance
 - 43. Storage
 - 44. Office
 - 45. Conference
 - 46. Reception
 - 47. Security
 - 48. Maintenance
 - 49. Storage
 - 50. Office
 - 51. Conference
 - 52. Reception
 - 53. Security
 - 54. Maintenance
 - 55. Storage
 - 56. Office
 - 57. Conference
 - 58. Reception
 - 59. Security
 - 60. Maintenance
 - 61. Storage
 - 62. Office
 - 63. Conference
 - 64. Reception
 - 65. Security
 - 66. Maintenance
 - 67. Storage
 - 68. Office
 - 69. Conference
 - 70. Reception
 - 71. Security
 - 72. Maintenance
 - 73. Storage
 - 74. Office
 - 75. Conference
 - 76. Reception
 - 77. Security
 - 78. Maintenance
 - 79. Storage
 - 80. Office
 - 81. Conference
 - 82. Reception
 - 83. Security
 - 84. Maintenance
 - 85. Storage
 - 86. Office
 - 87. Conference
 - 88. Reception
 - 89. Security
 - 90. Maintenance
 - 91. Storage
 - 92. Office
 - 93. Conference
 - 94. Reception
 - 95. Security
 - 96. Maintenance
 - 97. Storage
 - 98. Office
 - 99. Conference
 - 100. Reception

- Legend:
- 1. Living area
 - 2. Dining area
 - 3. Kitchen
 - 4. Bedroom
 - 5. Bathroom
 - 6. Terrace
 - 7. Stairs
 - 8. Lobby
 - 9. Entrance
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 - 14. Garden
 - 15. Foyer
 - 16. Reception
 - 17. Security
 - 18. Maintenance
 - 19. Storage
 - 20. Office
 - 21. Conference
 - 22. Reception
 - 23. Security
 - 24. Maintenance
 - 25. Storage
 - 26. Office
 - 27. Conference
 - 28. Reception
 - 29. Security
 - 30. Maintenance
 - 31. Storage
 - 32. Office
 - 33. Conference
 - 34. Reception
 - 35. Security
 - 36. Maintenance
 - 37. Storage
 - 38. Office
 - 39. Conference
 - 40. Reception
 - 41. Security
 - 42. Maintenance
 - 43. Storage
 - 44. Office
 - 45. Conference
 - 46. Reception
 - 47. Security
 - 48. Maintenance
 - 49. Storage
 - 50. Office
 - 51. Conference
 - 52. Reception
 - 53. Security
 - 54. Maintenance
 - 55. Storage
 - 56. Office
 - 57. Conference
 - 58. Reception
 - 59. Security
 - 60. Maintenance
 - 61. Storage
 - 62. Office
 - 63. Conference
 - 64. Reception
 - 65. Security
 - 66. Maintenance
 - 67. Storage
 - 68. Office
 - 69. Conference
 - 70. Reception
 - 71. Security
 - 72. Maintenance
 - 73. Storage
 - 74. Office
 - 75. Conference
 - 76. Reception
 - 77. Security
 - 78. Maintenance
 - 79. Storage
 - 80. Office
 - 81. Conference
 - 82. Reception
 - 83. Security
 - 84. Maintenance
 - 85. Storage
 - 86. Office
 - 87. Conference
 - 88. Reception
 - 89. Security
 - 90. Maintenance
 - 91. Storage
 - 92. Office
 - 93. Conference
 - 94. Reception
 - 95. Security
 - 96. Maintenance
 - 97. Storage
 - 98. Office
 - 99. Conference
 - 100. Reception

UNITS 1.02 1.03 2.02 2.03

UNIT 7.02

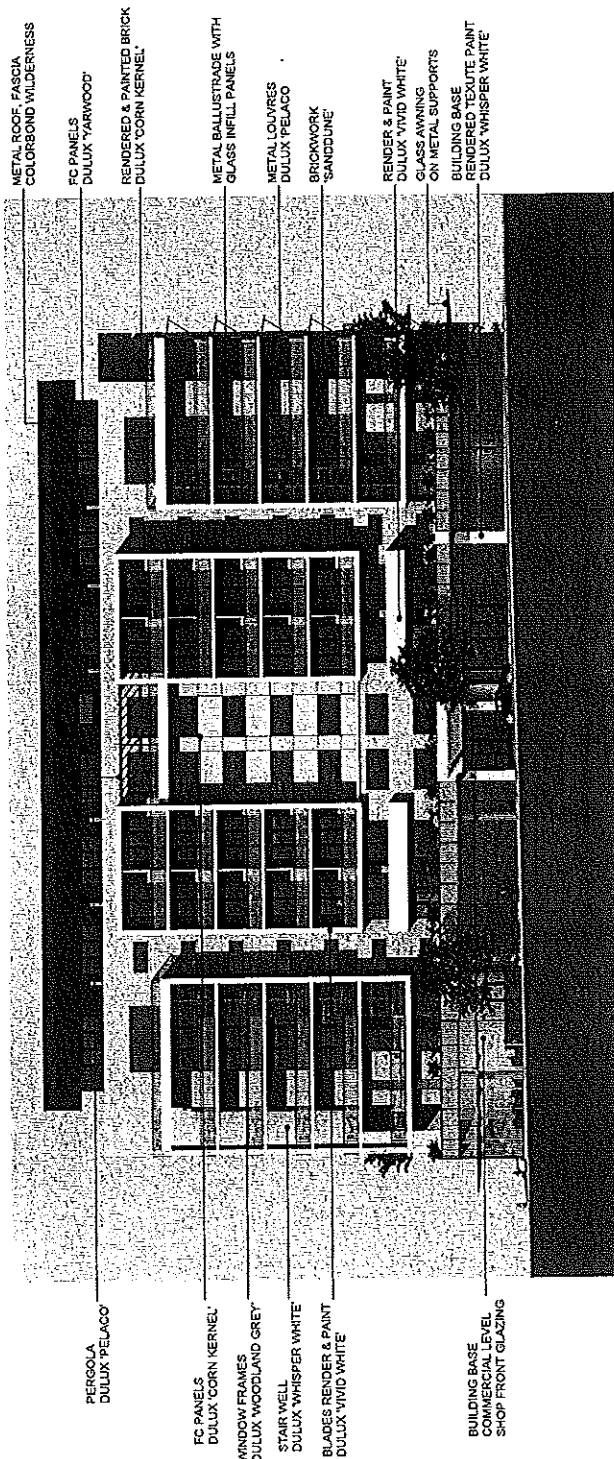


- Legend:
- 1. Living area
 - 2. Dining area
 - 3. Kitchen
 - 4. Bedroom
 - 5. Bathroom
 - 6. Terrace
 - 7. Stairs
 - 8. Lobby
 - 9. Entrance
 - 10. Storage
 - 11. Wardrobe
 - 12. Balcony
 - 13. Parking
 - 14. Garden
 - 15. Foyer
 - 16. Reception
 - 17. Security
 - 18. Maintenance
 - 19. Storage
 - 20. Office
 - 21. Conference
 - 22. Reception
 - 23. Security
 - 24. Maintenance
 - 25. Storage
 - 26. Office
 - 27. Conference
 - 28. Reception
 - 29. Security
 - 30. Maintenance
 - 31. Storage
 - 32. Office
 - 33. Conference
 - 34. Reception
 - 35. Security
 - 36. Maintenance
 - 37. Storage
 - 38. Office
 - 39. Conference
 - 40. Reception
 - 41. Security
 - 42. Maintenance
 - 43. Storage
 - 44. Office
 - 45. Conference
 - 46. Reception
 - 47. Security
 - 48. Maintenance
 - 49. Storage
 - 50. Office
 - 51. Conference
 - 52. Reception
 - 53. Security
 - 54. Maintenance
 - 55. Storage
 - 56. Office
 - 57. Conference
 - 58. Reception
 - 59. Security
 - 60. Maintenance
 - 61. Storage
 - 62. Office
 - 63. Conference
 - 64. Reception
 - 65. Security
 - 66. Maintenance
 - 67. Storage
 - 68. Office
 - 69. Conference
 - 70. Reception
 - 71. Security
 - 72. Maintenance
 - 73. Storage
 - 74. Office
 - 75. Conference
 - 76. Reception
 - 77. Security
 - 78. Maintenance
 - 79. Storage
 - 80. Office
 - 81. Conference
 - 82. Reception
 - 83. Security
 - 84. Maintenance
 - 85. Storage
 - 86. Office
 - 87. Conference
 - 88. Reception
 - 89. Security
 - 90. Maintenance
 - 91. Storage
 - 92. Office
 - 93. Conference
 - 94. Reception
 - 95. Security
 - 96. Maintenance
 - 97. Storage
 - 98. Office
 - 99. Conference
 - 100. Reception

UNIT 7.01

Project	AYRES APARTMENTS	Client	EPS CONSTRUCTIONS PTY LTD
Location	2 Ayres Cr, Mt Druitt	Scale	1:50
Architect	AYRES APARTMENTS	Drawn By	DA4000 A
Client	EPS CONSTRUCTIONS PTY LTD	Check By	28034
Project No.	28034	Design No.	DA4000 A
Client	EPS CONSTRUCTIONS PTY LTD	Design Date	27/06/2011
Project	AYRES APARTMENTS	Client	EPS CONSTRUCTIONS PTY LTD
Location	2 Ayres Cr, Mt Druitt	Scale	1:50
Architect	AYRES APARTMENTS	Drawn By	DA4000 A
Client	EPS CONSTRUCTIONS PTY LTD	Check By	28034
Project No.	28034	Design No.	DA4000 A
Client	EPS CONSTRUCTIONS PTY LTD	Design Date	27/06/2011

North

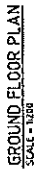
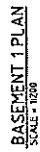
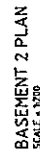


MOUNT STREET ELEVATION

LEGEND:

	BRICK: SAND DUNE		DULUX: WHISPER WHITE		COLORBOND: WILDERNESS
	DULUX: CORN KERNEL		DULUX: VIVID WHITE		COLORBOND: WOODLAND GREY
	DULUX: YARWOOD		DULUX: PELACO		

A	DATE	28/03/2018	REVISION	1
Project		AYRES APARTMENTS		
Client		Z. Ayres & Co. Pty Ltd		
Contract		EPC CONSTRUCTION PTY LTD		
Drawing No.		280334		
Drawing Title		COLOUR SCHEDULE		
Scale		1:100		
Author		EPC		
Check		EPC		
Date		28/03/2018		
Drawing No.		DA8000 A		
Job No.		280334		
Project Name		AYRES APARTMENTS		



- | | | | |
|--|---------------------------------------|-------|-------------------------------------|
| | DENOTES NEW STORMWATER PIPE LINE | | DENOTES EXIST. CONTOUR LEVEL |
| | DENOTES EXISTING STORMWATER PIPE LINE | DP ○ | DENOTES NEW DOWN PIPES |
| | DENOTES NEW SUB-SUMP PIPE LINE | | DENOTES STORMWATER PIT |
| | DENOTES NEW PUMP-OUT LINE | D/S ○ | DENOTES NEW DOWN PIPE WITH SPREADER |
| | DENOTES EXISTING OUTLINE | RWO ● | DENOTES RAIN WATER OUTLET |
| | DENOTES PROPOSED LEVEL | O/F = | DENOTES OVERFLOW POINT |
| | DENOTES NEW LEVEL | C ○ | DENOTES CLEAR OUT POINT |
| | DENOTES EXIST. LEVEL | LTC | DENOTES LONGITUDINAL TRENCH GRADE |

01. PREPARE AND SUBMIT DRAWING INDICATIVE ONLY, THEY ARE FOR THE CONCEPT DESIGN STAGE ONLY.
02. THESE DRAWINGS ARE ONLY FOR PRELIMINARY APPLICATION PURPOSES AND ARE NOT TO BE USED FOR CONSTRUCTION. THE CONTRACTOR SHALL ENGAGE THE SERVICES OF AN ENGINEER TO PRODUCE CONSTRUCTION DOCUMENTATION WITHIN THE SPECIFIED TIME FRAME.
03. ALL STORM WATER PITS TO BE CONSTRUCTED AS PER LOCAL COUNCIL SPECIFICATIONS AND RELEVANT AUSTRALIAN STANDARD.
04. SUB-SOIL RETAINMENT TO BE INSTALLED AS REQUIRED, INCLUDING BEHIND ALL RETAINING STRUCTURES. PLANTERS AND WHERE GROUND WATER IS ENCOUNTERED SHALL BE SLOTTED UPVC PIPE IMBEDDED IN CLOTH SACK AND SURROUNDED WITH 80mm THICKNESS OF 30mm GRAINDED BLUE METAL AND SURROUNDED IN GEOTEXTILE.
05. ALL DOWNPIPS TO BE MINIMUM 90mm.
06. PRECURSORS SHALL BE Laid AT 1000 MINIMUM GAUGE UNLESS NOTED OTHERWISE. REQUIREMENTS TO BE AS NOTED BY PRELIMINARY LEVELS.

[illegible]

**MYD Consulting Engineers
Pty Ltd**
Level 5,
250 Victoria Road
Glenfield, NSW 2111
Tel: 02 9817 2611
Fax: 02 9817 7323
Email: info@myd.com.au
www.mydconsulting.com

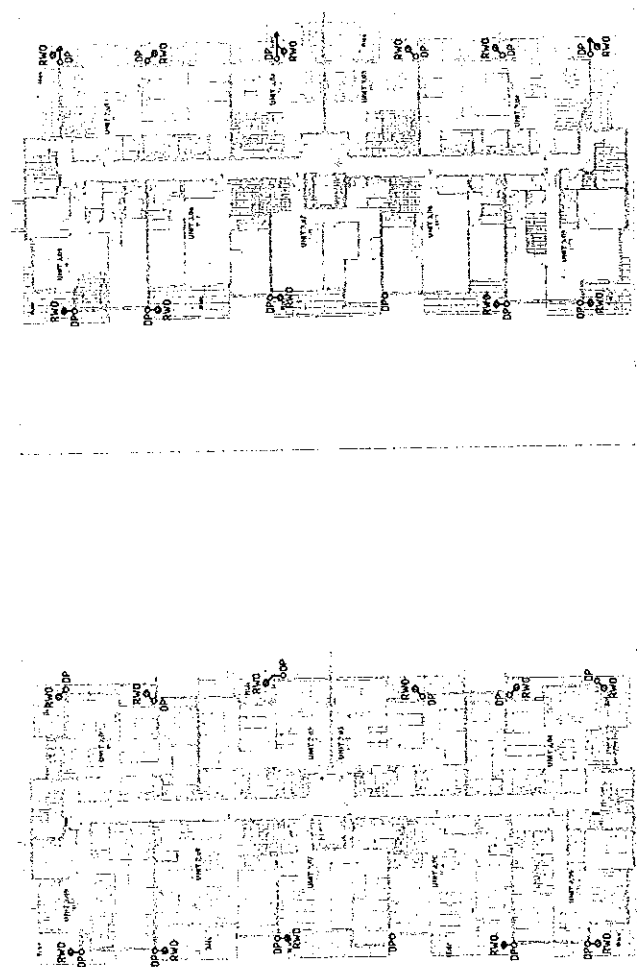
 

md
Engineering
Structural
Civil
Stormwater
Telecommunications

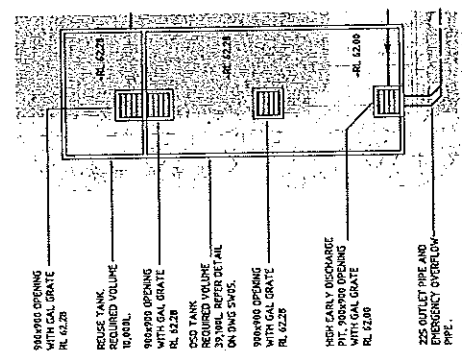
CLIENT	PRODUCT	PROPOSED RESIDENTIAL DEVELOPMENT 24 KATIE DRIVE, PIL GRANT, NSW	5	AS SHOWN	SH-01	DATE	16/11/19
	PROJECT TITLE	STORMWATER CONCEPT PLAN BASEMENT 1, 2 & GROUND FLOOR	TOTAL	P.C.	P.H.	REV	
	REVISED DATE	17/12/2014	DATE	DATE	DATE	DATE	

Site 1, 235 Pic. 235 Pic. 235 Pic. 235 Pic.
 PO Box 800, 235 Pic. 235 Pic. 235 Pic. 235 Pic.
 Ph: 08 923 1000 Ph: 08 923 1000 Ph: 08 923 1000 Ph: 08 923 1000
 www.epps.com.au info@epps.com.au info@epps.com.au info@epps.com.au

EPS Consultations Pty Ltd
 EPS Consultations Pty Ltd
 EPS Consultations Pty Ltd
 EPS Consultations Pty Ltd



LEVEL 2 PLAN
SCALE = 1/200



OSD/REUSE TANK DETAIL
SCALE = 1/100

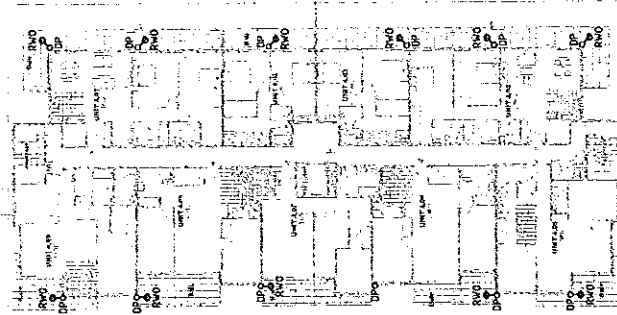
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**MYO Consulting Engineers
Pty Ltd**
Level 1
230 Victoria Road
Claremont, WA 6101
Tel: 02 9617 2611
Fax: 02 9617 2553
Email: info@myoconsulting.com
www.myoconsulting.com

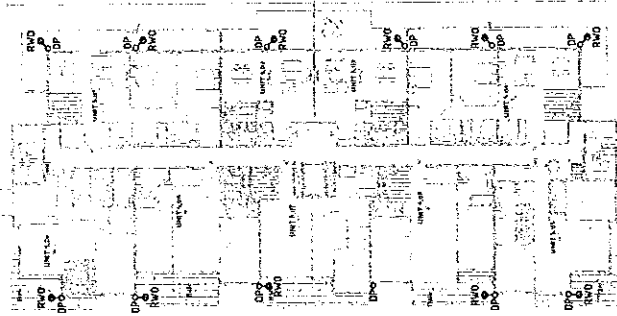
 

AS/NZS 4576:2001
Standard
Oil
Storimeter
Telecommunications

[illegible]



LEVEL 4 PLAN
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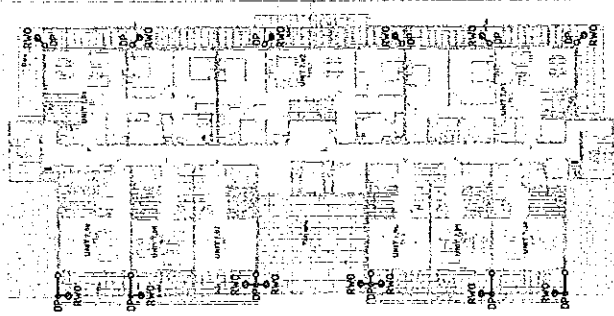


LEVEL 5 PLAN
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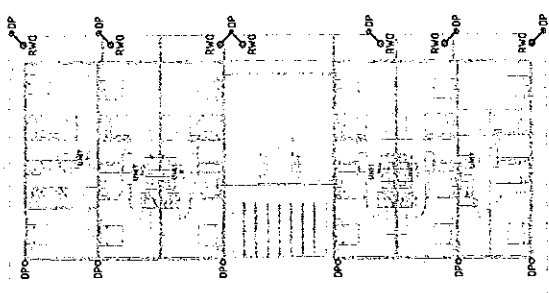


LEVEL 6 PLAN
SCALE = 1/8" = 1'-0"

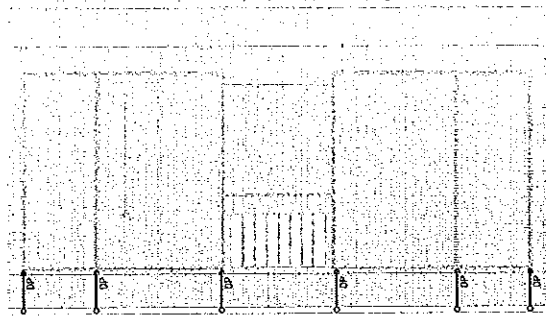
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LEVEL 7 PLAN
SCALE = 1:250



LEVEL 8 PLAN
SCALE = 1:250

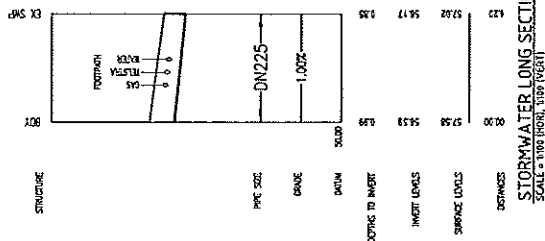
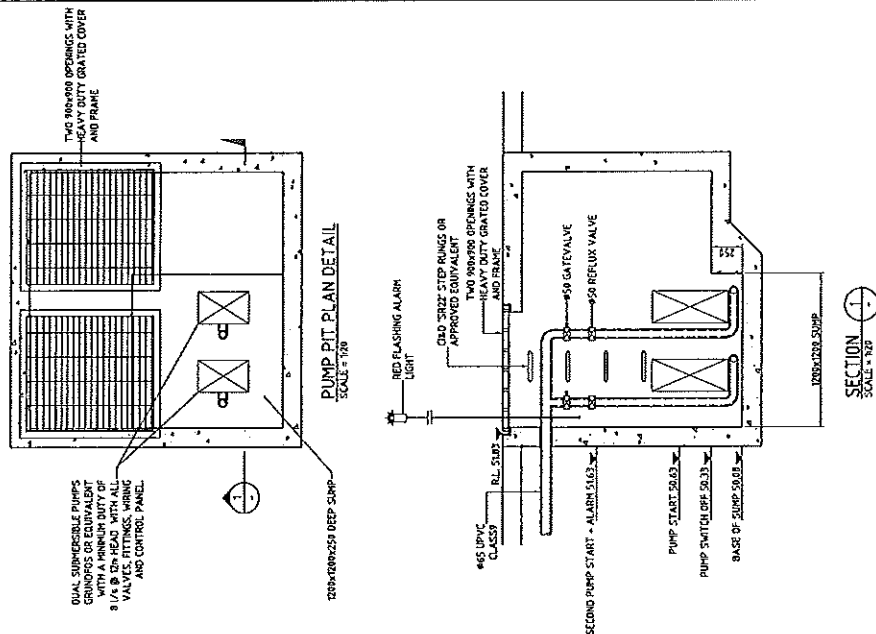


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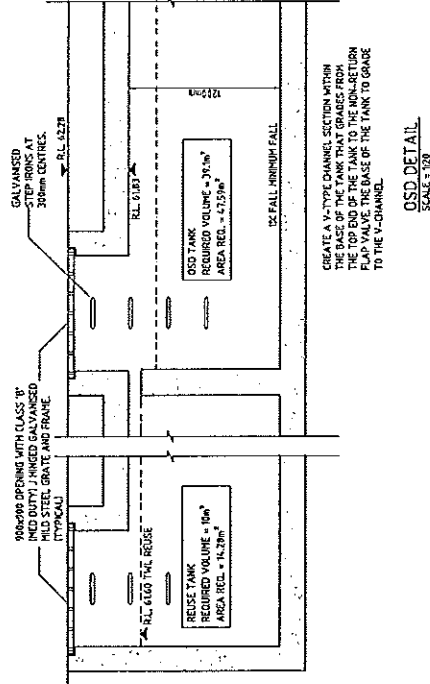
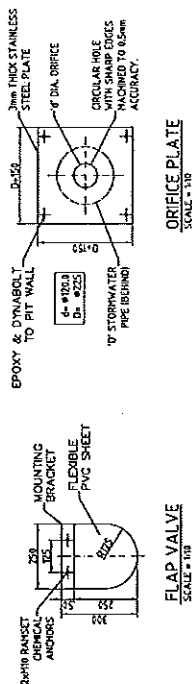
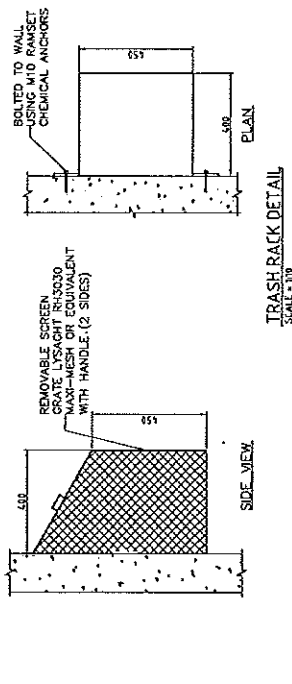
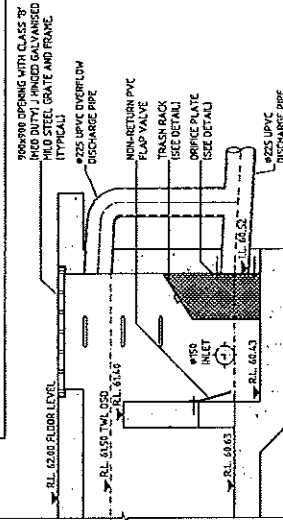
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THE PUMP OUT SYSTEM SHALL BE DESIGNED IN THE FOLLOWING MANNER:

- THE PUMPS SHALL BE PROGRAMMED TO WORK ALTERNATIVELY TO ALLOW BOTH PUMPS TO HAVE AN EQUAL LOAD AND PUMP LIFE.
- A FLOAT SHALL BE PROVIDED TO ENSURE THAT THE MINIMUM REQUIRED WATER LEVEL IS MAINTAINED IN THE TANK. THE MINIMUM REQUIRED WATER LEVEL SHALL BE SET TO 10% OF THE TANK'S TOTAL CAPACITY. THE MINIMUM REQUIRED WATER LEVEL SHALL BE SET TO 10% OF THE TANK'S TOTAL CAPACITY.
- A SECOND FLOAT SHALL BE PROVIDED AT A HIGH LEVEL WHICH IS APPROPRIATELY THE 90% LEVEL OF THE BELOW GROUND TANK. THE FLOAT SHALL START THE OTHER PUMP THAT IS NOT OPERATING AND ACTIVATE THE ALARM.
- AN ALARM SYSTEM SHALL BE PROVIDED WITH A PLACING STRONG LIGHT AND A SPOON SHAPED FAULTURE WARNING SIGN WHICH ARE TO BE LOCATED AT THE ENTRANCE TO THE TANK. THE ALARM SYSTEM SHALL BE PROVIDED WITH A BATTERY BACK-UP IN CASE OF POWER FAILURE.
- A CONTROLLED DANGER SIGN SHALL BE PROVIDED AT ALL ACCESS POINTS TO THE PUMP AND STORAGE TANK IN ACCORDANCE WITH THE UPPER MARGINAL TOXIC SUBSTANCE TREATMENT HANDBOOK.



600 CATCHMENT ZONE No.3	
WATER STORAGE	2227/ha
REQUIRED VOLUME	181 t/acc/ha
REQUIRED DISCHARGE	
SITE AREA	
BASIC STORAGE VOLUME	6.453 ha
BASIC DISCHARGE	38.350m ³ /s
AREA OF SITE DRAINAGE	0.0299ha ² /s
STORAGE FOR 10% OF CONTRIBUTING AREA ADJUSTED	6.037 ha
PSD ADJUSTMENT	23.47
DETERMINED PSD	177.271/acc
STORAGE REQUIRED TO DISCHARGE	29.964/acc
SELECTED DESIGN FACTOR	0.87m
MAXIMUM DISCHARGE	29.964/acc
HEAD FOR HIGH EARLY DISCHARGE	17.232/acc
HEAD FOR LOW EARLY DISCHARGE	17.232/acc
AVERAGE DISCHARGE/ha	172.91 t/acc/ha
VOLUME/PSD ADJUSTMENT	238.5m ³ /ha
STORAGE SECURED	39.1m ³

[illegible]