

# 265-267 KING GEORGES RD, ROSELANDS

## GENERAL NOTES

- Contractor must verify all dimensions and existing levels on site prior to commencement of works. Any discrepancies to be reported to the Engineer
- Strip all topsoil from the construction area. All stripped topsoil shall be disposed of off-site unless directed otherwise.
- Make smooth connection with all existing works.
- Compact subgrade under buildings and pavements to minimum 98% standard maximum dry density in accordance with AS 1289 5.1.1. Compaction under buildings to extend 2m minimum beyond building footprint.
- All work on public property, property which is to become public property, or any work which is to come under the control of the Statutory Authority is to be carried out in accordance with the requirements of the relevant Authority. The Contractor shall obtain these requirements from the Authority. Where the requirements of the Authority are different to the drawings and specifications, the requirements of the Authority shall be applicable.
- For all temporary batters refer to geotechnical recommendations.

## REFERENCE DRAWINGS

- These drawings have been based from, and to be read in conjunction with the following Consultants drawings. Any conflict to the drawings must be notified immediately to the Engineer.

| Consultant     | Dwg Title                        | Dwg No  | Rev | Date     |
|----------------|----------------------------------|---------|-----|----------|
| LAWRENCE GROUP | DETAIL AND LEVEL SURVEY DETL-001 | E       |     | 22.03.16 |
| SISSONS ARCH.  | LOO GA PLAN                      | ADA 100 | 3   | 28.04.16 |

## SURVEY AND SERVICES INFORMATION

### SURVEY

Origin of levels : RL40.985  
Datum of levels : A.H.D. AUSTRALIAN HEIGHT DATUM  
Coordinate system : LOCAL  
Survey prepared by : LAWRENCE GROUP PTY. LTD.  
Setout Points : CONTACT THE SURVEYOR

Taylor Thomson Whitting does not guarantee that the survey information shown on these drawings is accurate and will accept no liability for any inaccuracies in the survey information provided to us from any cause whatsoever.

### UNDERGROUND SERVICES - WARNING

The locations of underground services shown on Taylor Thomson Whittings drawings have been plotted from diagrams provided by service authorities. This information has been prepared solely for the authorities own use and may not necessarily be updated or accurate.

The position of services as recorded by the authority at the time of installation may not reflect changes in the physical environment subsequent to installation.

Taylor Thomson Whitting does not guarantee that the services information shown on these drawings shows more than the presence or absence of services, and will accept no liability for inaccuracies in the services information shown from any cause whatsoever.

**The Contractor must confirm the exact location and extent of services prior to construction and notify any conflict with the drawings immediately to the Engineer/Superintendent.**

The contractor is to get approval from the relevant state survey department, to remove/adjust any survey mark. This includes but is not limited to; State Survey Marks (SSM), Permanent Marks (PM), cadastral reference marks or any other survey mark which is to be removed or adjusted in any way.

**Taylor Thomson Whitting plans do not indicate the presence of any survey mark. The contractor is to undertake their own search.**

## BOUNDARY AND EASEMENT NOTE

The property boundary and easement locations shown on Taylor Thomson Whitting drawing's have been based from information received from : **22.03.2016, Lawrence Group Pty. Ltd**

Taylor Thomson Whitting makes no guarantees that the boundary or easement information shown is correct.  
Taylor Thomson Whitting will accept no liabilities for boundary inaccuracies. The contractor/builder is advised to check/confirm all boundaries in relation to all proposed work prior to the commencement of construction. Boundary inaccuracies found are to be reported to the superintendent prior to construction starting.

## STORMWATER DRAINAGE NOTES

- 1 Stormwater Design Criteria :
- (A) Average recurrence interval –  
1:100 years for roof drainage to first external pit  
1:100 years for paved and landscaped areas
- (B) Rainfall intensities –  
Time of concentration: 6 minutes  
1:100 years = 252 mm/hr  
1:100 years = 194 mm/hr
- (C) Runoff coefficients –  
Roof areas: C<sub>ra</sub> = 1.0  
Roads and paved areas: C<sub>ra</sub> = 1.0  
Landscaped areas: C<sub>ra</sub> = 0.6

- Pipes 300 dia and larger to be reinforced concrete Class "2" approved spigot and socket with rubber ring joints U.N.O.
- Pipes up to 300 dia shall be sewer grade uPVC with solvent welded joints.
- Equivalent strength VCP or FRP pipes may be used subject to approval.
- Precast pits may be used external to the building subject to approval by Engineer
- Enlargers, connections and junctions to be manufactured fittings where pipes are less than 300 dia.
- Where subsoil drains pass under floor slabs and vehicular pavements, unslotted uPVC sewer grade pipe is to be used.
- Grates and covers shall conform with AS 3996-2006, and AS 1428.1 for access requirements.
- Pipes are to be installed in accordance with AS 3725. All bedding to be type H2 U.N.O.
- Care is to be taken with levels of stormwater lines. Grades shown are not to be reduced without approval.
- All stormwater pipes to be 150 dia at 1.0% min fall U.N.O.
- Subsoil drains to be slotted flexible uPVC U.N.O.
- Adopt invert levels for pipe installation (grades shown are only nominal).

## PIT SCHEDULE

**Note:** Grate size does not necessarily reflect pit size, refer pit type details, shown on detail sheets – **C03**  
Final internal pit dimensions are to comply with AS3500

| Type | Description       | Cover (Clear Opening)                                         | Number                 |
|------|-------------------|---------------------------------------------------------------|------------------------|
| A    | Surface inlet pit | 600 x 600 Class C galvanised mild steel grate hinged to frame | 1,3,5,6,7,8<br>9,10,11 |
| B    |                   | 600 x 900 Class C galvanised mild steel grate hinged to frame | 4                      |
| C    | Junction pit      | 600 x 600 Class B cast iron cover with concrete infill        | 2                      |
|      |                   | 900 x 900 Class B cast iron cover with concrete infill        | 13,14                  |
| D    | OSD Access pit    | 900 x 900 Class C concrete infill to frame                    | 15,17,18,19            |
|      |                   | 900 x 900 Class C grate and frame                             | 16                     |
| E    |                   | Existing pit to remain                                        | 12                     |

## STORMWATER LEGEND

|                   |                                |
|-------------------|--------------------------------|
| KO                | Kerb only                      |
| FK                | Flush kerb                     |
| ● F22.20          | Finished surface level         |
| ● aRL22.20        | Existing surface level         |
| ● TOW22.20        | Top of wall level              |
| ● TOB22.20        | Top of bund level              |
| CREST             | Crest in pavement              |
|                   | Blockwork retaining wall       |
|                   | Stormwater pit, flow direction |
|                   | Subsoil drainage               |
| IO                | Inspection Outlet              |
| GO                | Grated drain                   |
|                   | Overland flow route            |
| 11                | Pit number                     |
| < <-- <-- <-- <-- | Landscape berm                 |

## CATCHMENT LEGEND

|  |                                      |
|--|--------------------------------------|
|  | Catchment to Onsite Detention        |
|  | Catchment bypassing Onsite Detention |



## LOCALITY PLAN

Not to Scale – Map courtesy of Spatial Information Exchange NSW

## DRAWING SCHEDULE

|     |                                                       |
|-----|-------------------------------------------------------|
| C01 | COVERSHEET, LOCALITY PLAN, LEGENDS & DRAWING SCHEDULE |
| C02 | CONCEPT CATCHMENT PLAN                                |
| C03 | CONCEPT SITEWORKS AND STORMWATER MANAGEMENT PLAN      |
| C04 | CONCEPT STORMWATER DETAILS SHEET                      |

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|     |                                      |     |       |          |     |             |     |       |      |
| P2  | REISSUED FOR DEVELOPMENT APPLICATION | CV  | JH    | 27.07.16 |     |             |     |       |      |
| P1  | ISSUED FOR DEVELOPMENT APPLICATION   | CV  | CV    | 29.04.16 |     |             |     |       |      |
| Rev | Description                          | Eng | Draft | Date     | Rev | Description | Eng | Draft | Date |

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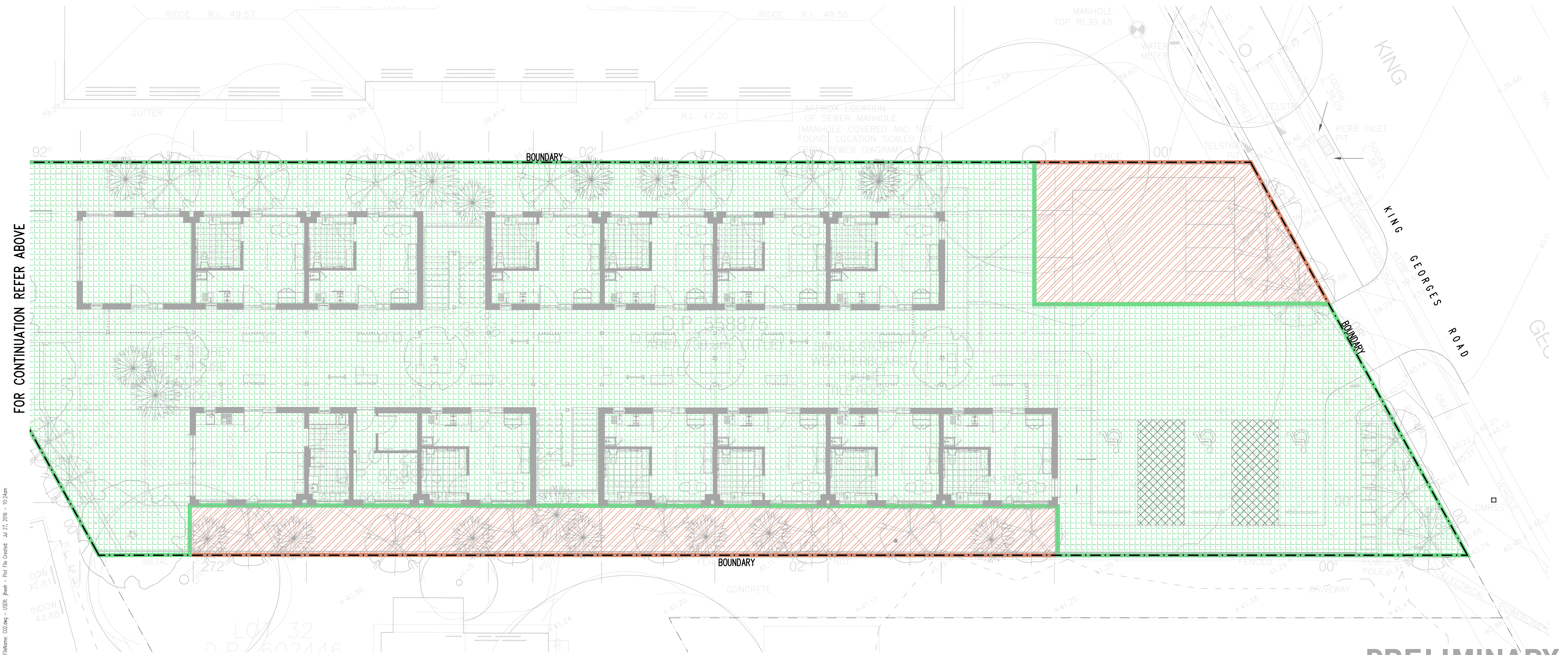
**TTW** Taylor Thomson Whitting  
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Project  
**265 / 267**  
**KING GEORGES ROAD,**  
**ROSELANDS**

Sheet Subject  
**COVERSHEET, LOCALITY PLAN,**  
**LEGENDS & DRAWING**  
**SCHEDULE**

|                                          |                          |                       |
|------------------------------------------|--------------------------|-----------------------|
| Scale : A1<br>N.T.S                      | Drawn<br>CV              | Authorised            |
| Job No<br><b>161087</b>                  | Drawing No<br><b>C01</b> | Revision<br><b>P2</b> |
| Plot File Created: Jul 27, 2016 - 2:42pm |                          |                       |

# PRELIMINARY



FOR CONTINUATION REFER ABOVE

Total Site Area = 1410.2m<sup>2</sup>

Catchment draining to Onsite Detention = 1203.4m<sup>2</sup> (85.3%)

Catchment bypassing Onsite Detention = 206.8m<sup>2</sup> (14.7%)

Permissible Site Discharge Rate: 150L/s/ha

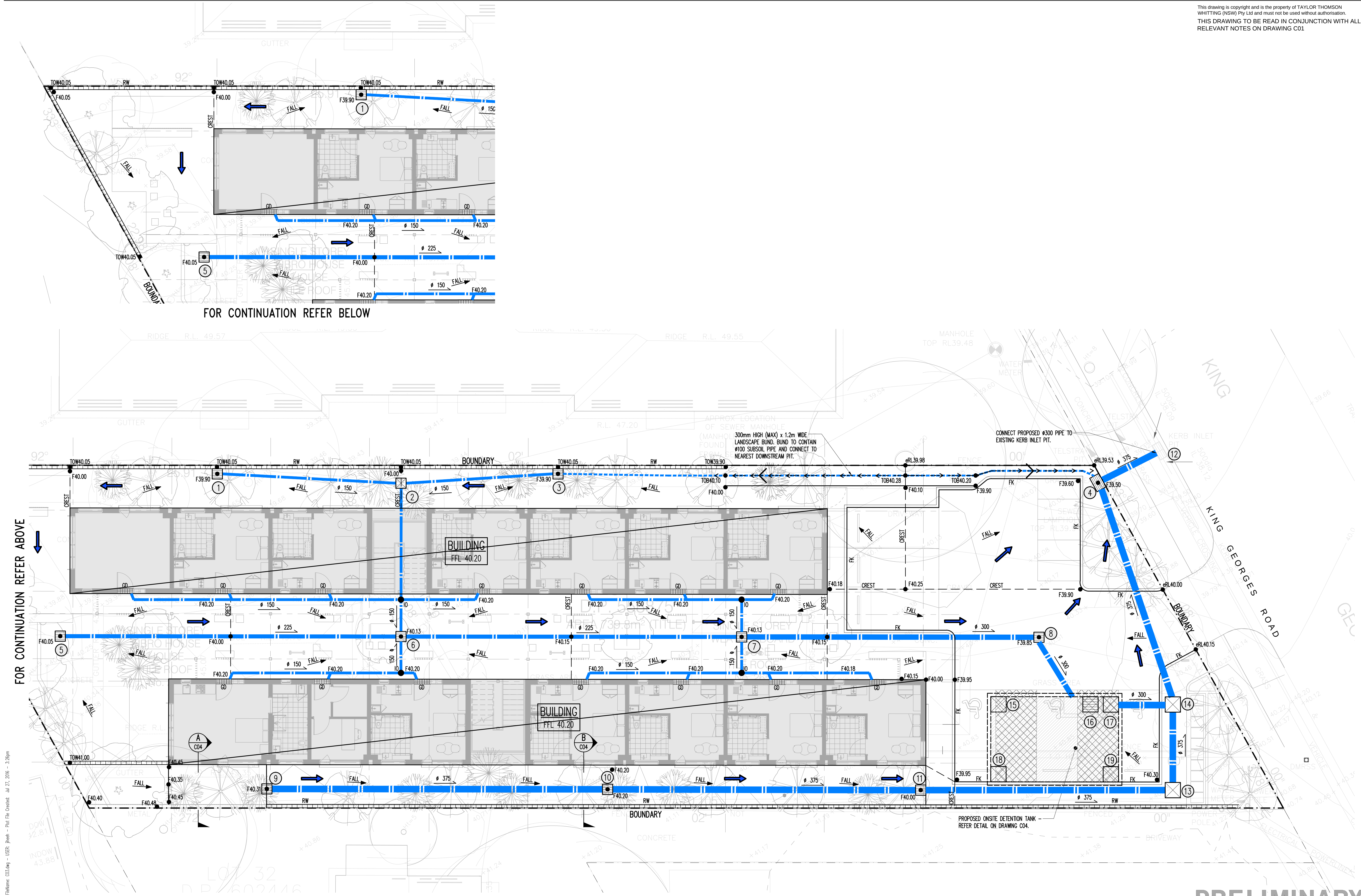
Permissible Site Discharge =  $0.14102 \times 150 = 21.153 \text{ L/s}$

DRAINS was utilised to size Site Storage Requirement to meet permissible site discharge. Refer C04 for OSD detail.

# PRELIMINARY

|                                    |  |  |  |  |  |                                                                             |       |          |                 |  |  |                                                                                                               |  |  |     |       |      |                                              |  |  |  |  |  |                     |  |  |  |  |  |             |  |  |  |  |  |            |  |  |  |  |  |  |  |  |
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|                                    |  |  |  |  |  | Architect                                                                   |       |          |                 |  |  | Project                                                                                                       |  |  |     |       |      | Sheet Subject                                |  |  |  |  |  | Scale : A1<br>1:100 |  |  |  |  |  | Drawn<br>CV |  |  |  |  |  | Authorised |  |  |  |  |  |  |  |  |
|                                    |  |  |  |  |  | SISSONS ARCHITECTS PTY. LTD.                                                |       |          |                 |  |  |  Taylor Thomson Whitting |  |  |     |       |      | 265 / 267<br>KING GEORGES ROAD,<br>ROSELANDS |  |  |  |  |  | CATCHMENT PLAN      |  |  |  |  |  |             |  |  |  |  |  |            |  |  |  |  |  |  |  |  |
|                                    |  |  |  |  |  | Studio 5, 81 Alexander Street<br>Crows Nest, NSW, 2065<br>t. (02) 9460 8002 |       |          |                 |  |  | 612 9439 7288   48 Chandos Street St Leonards NSW 2065                                                        |  |  |     |       |      |                                              |  |  |  |  |  |                     |  |  |  |  |  |             |  |  |  |  |  |            |  |  |  |  |  |  |  |  |
| P2 ISSUED FOR DEVELOPMENT APPROVAL |  |  |  |  |  | CV                                                                          | JH    | 27.07.16 |                 |  |  |                                                                                                               |  |  |     |       |      |                                              |  |  |  |  |  |                     |  |  |  |  |  |             |  |  |  |  |  |            |  |  |  |  |  |  |  |  |
| P1 ISSUED FOR DEVELOPMENT APPROVAL |  |  |  |  |  | CV                                                                          | CV    | 29.04.16 |                 |  |  |                                                                                                               |  |  |     |       |      |                                              |  |  |  |  |  |                     |  |  |  |  |  |             |  |  |  |  |  |            |  |  |  |  |  |  |  |  |
| Rev Description                    |  |  |  |  |  | Eng                                                                         | Draft | Date     | Rev Description |  |  |                                                                                                               |  |  | Eng | Draft | Date |                                              |  |  |  |  |  |                     |  |  |  |  |  |             |  |  |  |  |  |            |  |  |  |  |  |  |  |  |

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| Job No                                    |  |  | Drawing No |  |  | Revision |  |  |
| 161087                                    |  |  | C02        |  |  | P2       |  |  |
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| P2                        | REISSUED FOR DEVELOPMENT APPROVAL | CV  | JH 27.07.16 |
| P1                        | ISSUED FOR DEVELOPMENT APPROVAL   | CV  | CV 29.04.16 |
| Rev                       | Description                       | Eng | Draft Date  |

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| Rev | Description | Eng | Draft Date |

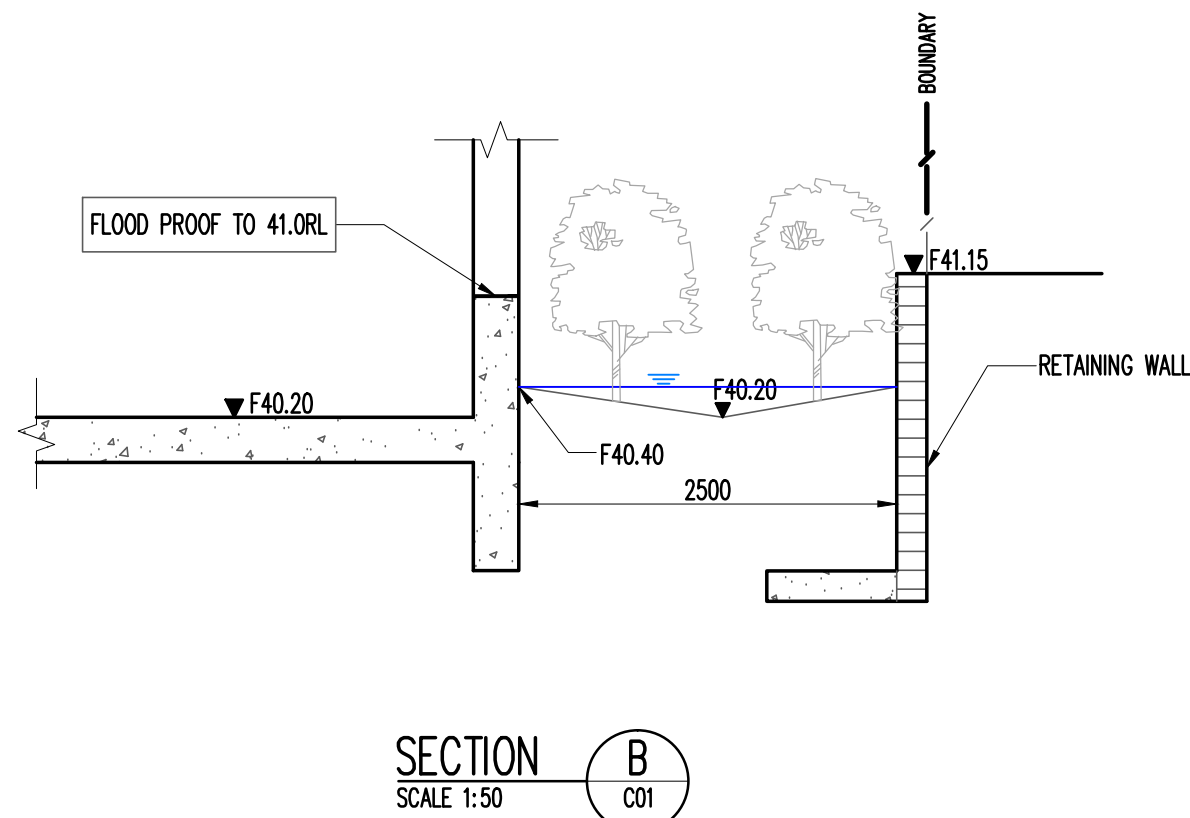
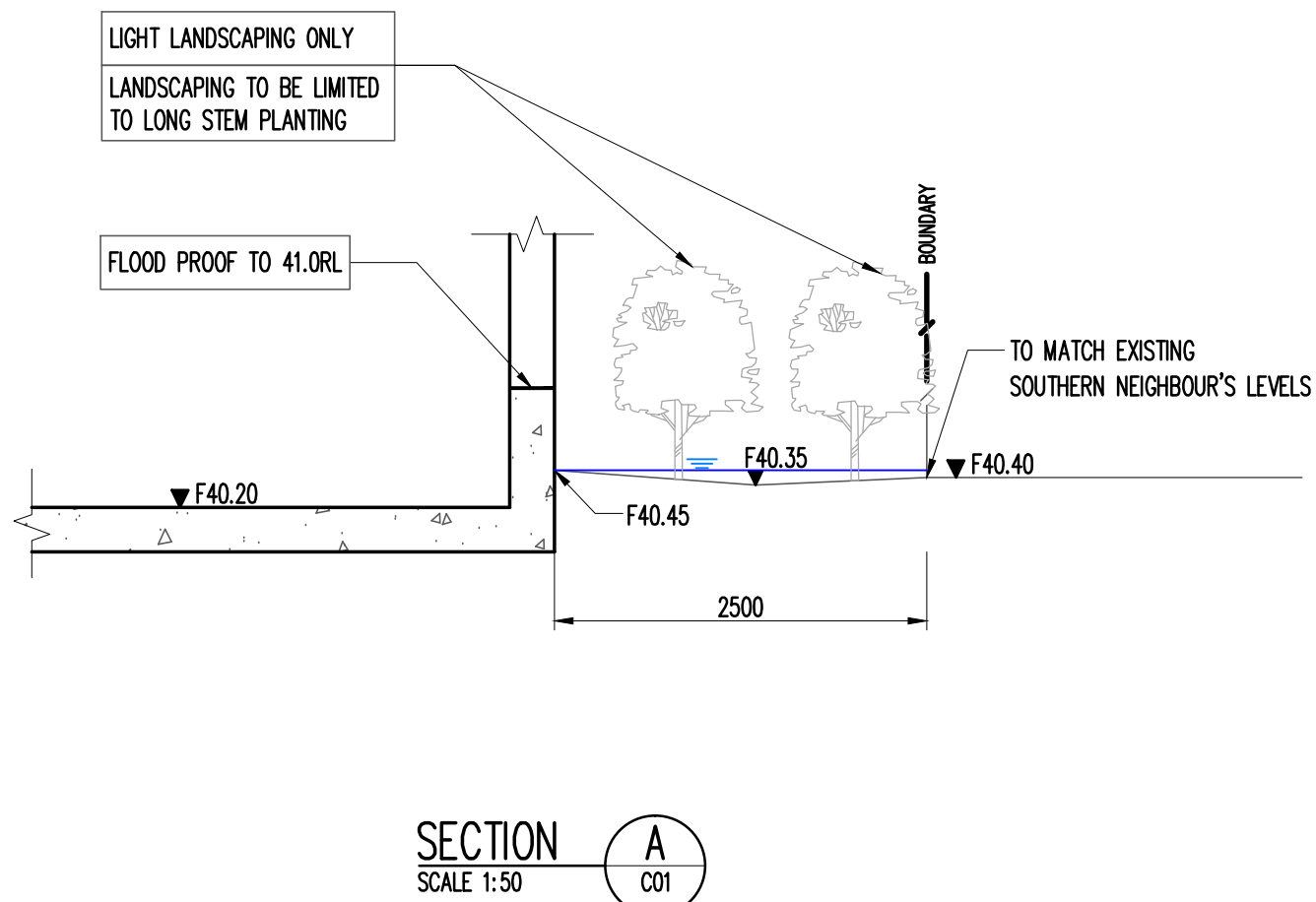
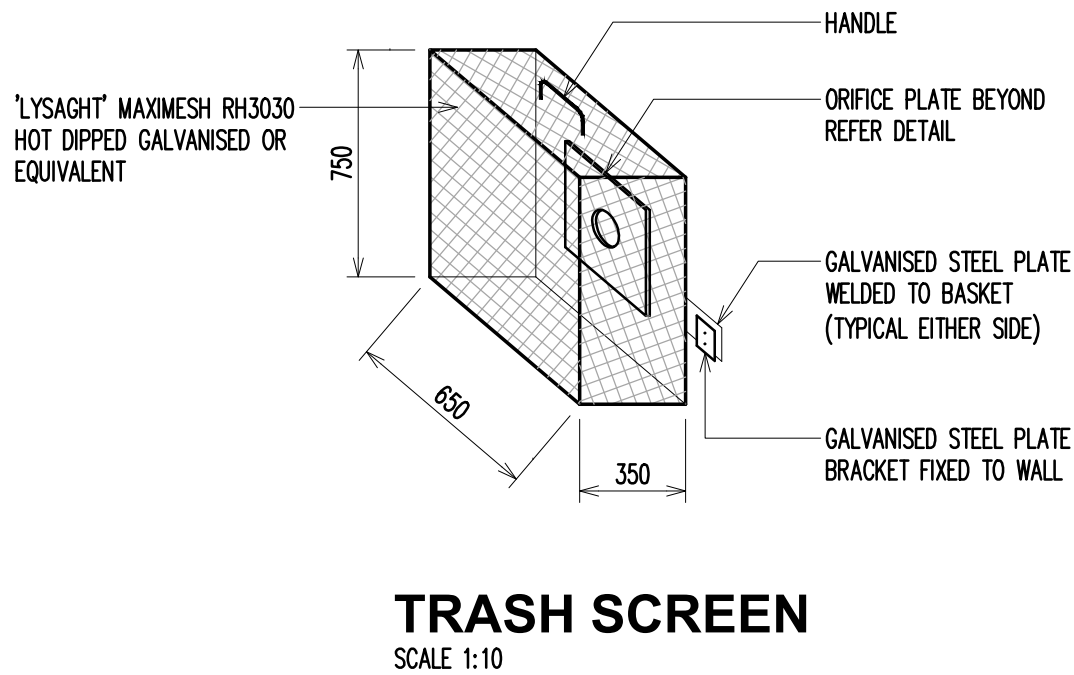
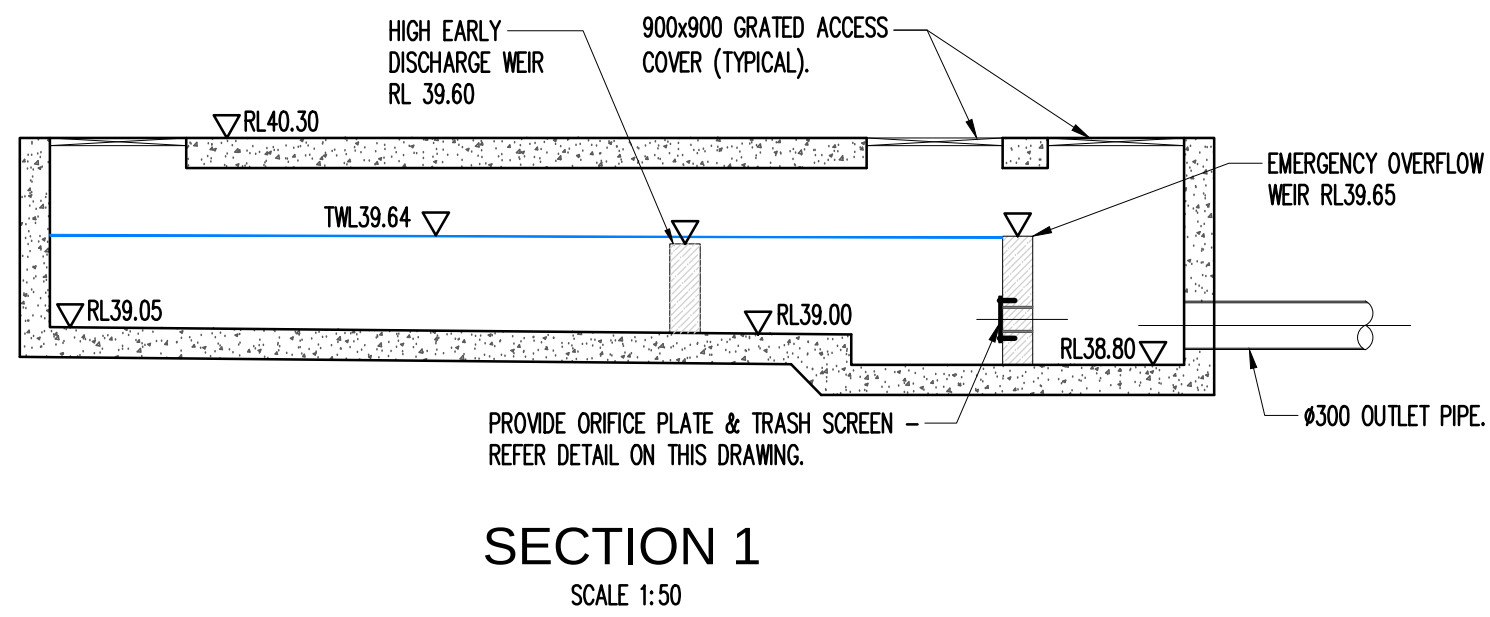
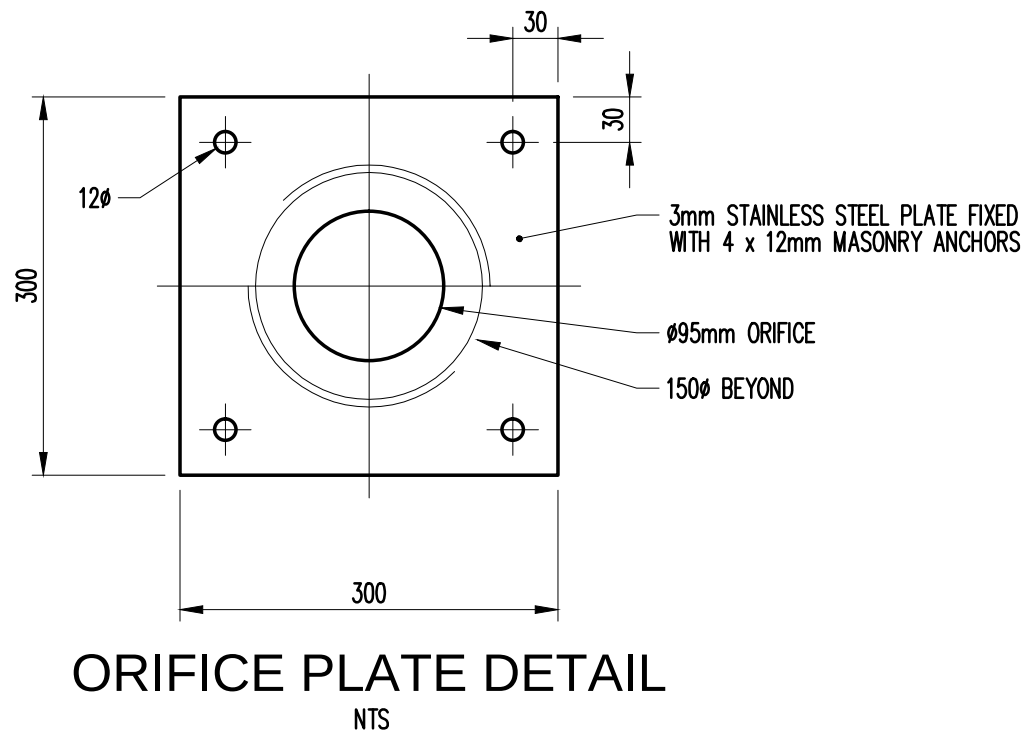
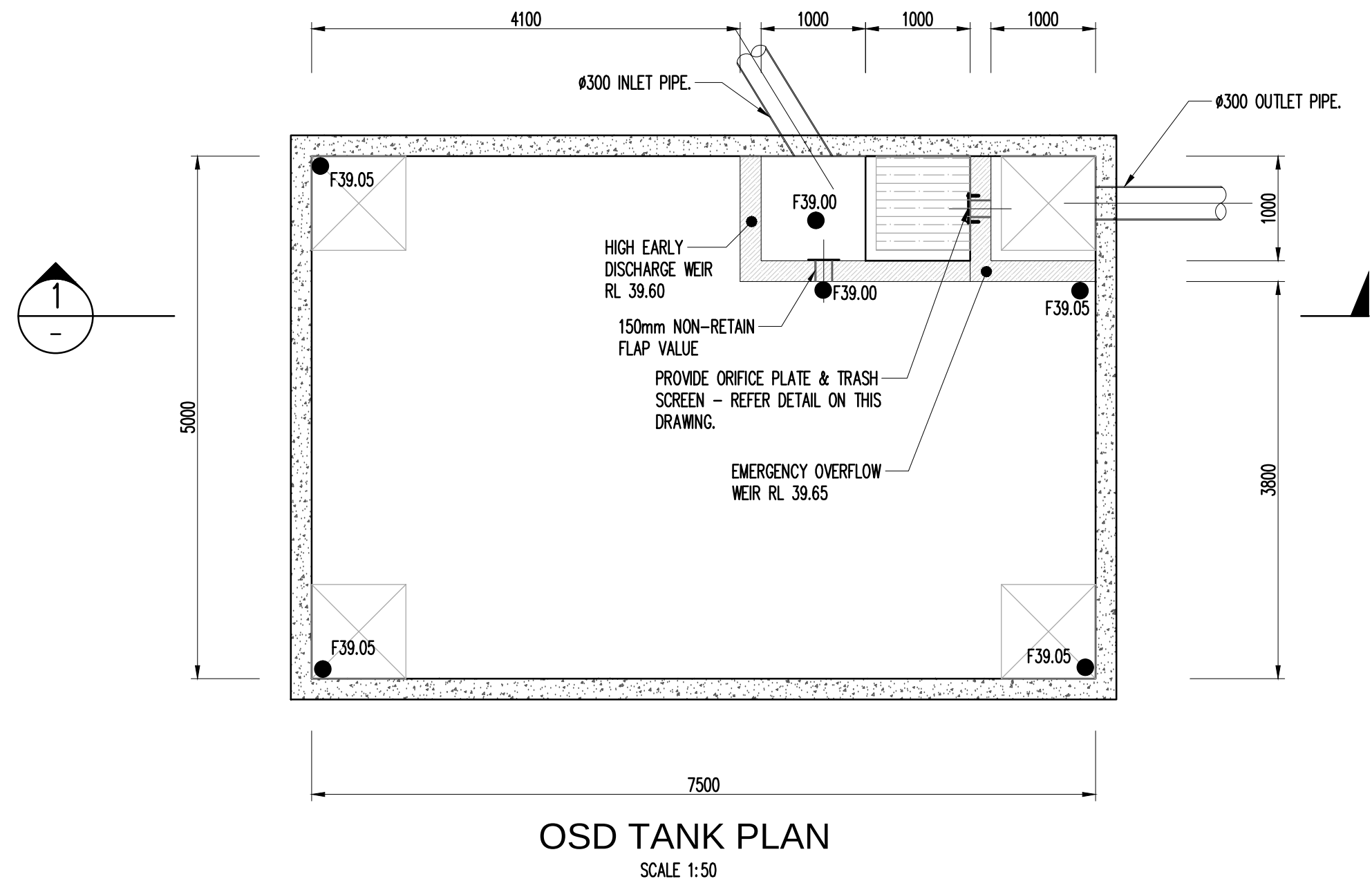
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Project  
265 / 267  
KING GEORGES ROAD,  
ROSELANDS

Sheet Subject  
**SITeworks & STORMwater  
PLAN**

Scale: A1  
1:100  
Drawn  
CV  
Authorised  
Job No  
161087  
Drawing No  
C03  
Revision  
P2  
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| Rev | Description                       | Eng | Draft | Date     | Rev | Description | Eng | Draft | Date | Rev | Description | Eng | Draft | Date |
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PRELIMINARY