

# PROPOSED MIXED USE DEVELOPMENT

## 387 - 403 MACQUARIE ST., LIVERPOOL

### STORMWATER CONCEPT PLAN

DA Issue  
Not for Construction

#### PIPELINE SYMBOL LEGEND

HYDRAULIC SERVICES NOTES & PROJECT REQUIREMENTS

1. THE CONTRACTOR SHALL READ AND FULLY FAMILIARISE THEMSELVES WITH THE HYDRAULIC PLANS, HYDRAULIC SPECIFICATION DOCUMENTS, AUSTRALIAN STANDARDS, AND AUTHORITY REQUIREMENTS APPLICABLE TO THE WORKS. CLAIMS DUE TO IGNORANCE OF THE CONTENTS OF HYDRAULIC SERVICES DOCUMENTS AND / OR REQUIREMENTS OF AUSTRALIAN STANDARDS /31. AUTHORITY REQUIREMENTS WILL NOT BE ENTERED INTO.

2. THE CONTRACTOR IS REQUIRED TO VISIT AND INSPECT EXISTING SITE STRUCTURES, SERVICES AND CONDITIONS OF THE SITE PRIOR TO SUBMITTING THEIR TENDER AND FAMILIARISE THEMSELVES WITH THE VISIBLE NATURE AND CONDITIONS OF THE SITE RELATIVE TO THE WORKS TO BE CARRIED OUT. CLAIMS DUE TO IGNORANCE OF EXISTING SITE CONDITIONS WILL NOT BE ENTERED INTO.

3. THE HYDRAULIC SERVICES DRAWINGS AND SPECIFICATION SET OUT THE PROJECT REQUIREMENTS TO BE MET OVER AND ABOVE THE MINIMUM STANDARDS AS SET OUT BY THE RELEVANT AUSTRALIAN STANDARD APPLICABLE TO THAT SERVICE. THE CONTRACTOR SHALL MAKE DUE ALLOWANCE IN THEIR TENDER, AND WARRANTS THAT THEY HAVE MADE DUE ALLOWANCE FOR ALL REQUIREMENTS NECESSARY FOR THE EXECUTION OF THE WORKS IN ACCORDANCE WITH THE STANDARDS AS SET OUT BY THE RELEVANT AUSTRALIAN STANDARD APPLICABLE TO THAT SERVICE. THE RELEVANT LOCAL AUTHORITY REQUIREMENTS AND34. FOR THOSE REQUIREMENTS AS SET OUT IN THE HYDRAULIC SERVICES DRAWINGS AND THE ACCOMPANYING SPECIFICATION. HYDRAULIC SERVICES DRAWINGS ARE TO BE READ IN CONJUNCTION WITH HYDRAULIC SERVICES SPECIFICATION AND DRAWINGS OF ALL OTHER DISCIPLINES FOR THIS PROJECT. IGNORANCE OF THE CONTENTS OF ANY DOCUMENT RELATIVE TO THE PROJECT SHALL NOT PROVIDE A BASIS FOR ANY VARIATION TO THE CONTRACT.

5. ALLOW TO OBTAIN ALL APPROVALS AND PAY ALL FEES AND CHARGES TO ALL AUTHORITIES IN RELATION TO THE37. PROPOSED SERVICE INSTALLATIONS INDICATED ON THE DRAWINGS.

6. ALLOW TO DISCONNECT & SEAL ALL REDUNDANT HYDRAULIC SERVICES RELATED TO THE INSTALLATION OF THE PROPOSED WORKS TO THE REQUIREMENTS OF THE RELEVANT AUTHORITY.

7. ALL WORK BE CARRIED OUT IN ACCORDANCE WITH WATER & SEWER AUTHORITY REGULATIONS, SUPERINTENDENTS APPROVAL & HYDRAULIC SPECIFICATION.

8. LOCATION OF FIXTURES SHALL BE IN ACCORDANCE WITH LATEST ARCHITECTURAL DRAWINGS.

9. WIRING OF HWU/S AND GPO/S FOR BOILING / CHILLED WATER UNIT BY ELECTRICAL CONTRACTOR.

10. LIAISE WITH BUILDING SUPERINTENDENT TO ARRANGE SHUTDOWN AND ASSOCIATED WORKS.

11. ALL PIPES FIXTURES & FITTINGS ARE TO BE FIRST QUALITY AND OF ONE MANUFACTURER. WRITTEN WARRANTIES ON WORKMANSHIP AND MATERIALS OF AT LEAST 1 YEAR REQUIRED FOR EACH UNIT. ALL UNITS SHALL BE SUBJECT TO41. INSPECTION BY THE SUPERINTENDENT. ALL TO BE VANDAL PROOF.

12. ALL FIXTURES ARE TO BE SUPPLIED AND INSTALLED BY THE HYDRAULICS SERVICES CONTRACTOR UNLESS SPECIFIED42. OTHERWISE.

13. ON COMPLETION OF THE INSTALLATION ALLOW TO TEST THE FIXTURES FOR NORMAL OPERATION AND ADJUST AS43. NECESSARY.

14. ALL FIXINGS SHALL BE PLUMB AND LEVEL AND NEATLY FINISHED IN A TRADESMAN LIKE MANNER AND WITHOUT44. DAMAGE.

15. PROVIDE ALL MATERIALS AND LABOUR NECESSARY TO PROVIDE A COMPLETE, WORKING AND SERVICEABLE45. INSTALLATION BASED ON THE DRAWINGS, SPECIFICATION COORDINATION WITH THE STRUCTURE AND OTHER SERVICES PLUS ANY RELEVANT AUSTRALIAN STANDARDS.

16. ALL MATERIALS USED IN THE WORK SHALL BE NEW AND OF THE BEST QUALITY AND TYPE AVAILABLE TO CONFORM WITH THE RELEVANT AUSTRALIAN STANDARDS AND BEAR THE REQUIRED STANDARDS MARK.

17. FOR ALL PLUMBING AND DRAINAGE WORKS, AN APPLICATION SHALL BE LODGED AS REQUIRED BY THE SYDNEY WATER REGULATION 2000 SECTION 7 UNDER THE SYDNEY WATER ACT 1994. UPON COMPLETION, THE PLUMBER CARRYING OUT THE WORK SHALL SUBMIT TO THE PROJECT MANAGER THE SIGNED ORIGINAL OWNER'S COPY OF THE49. CERTIFICATE OF COMPLIANCE.

18. ANY DAMAGE TO SERVICES DURING CONSTRUCTION SHALL REPAIRED IMMEDIATELY AT THE CONTRACTORS OWN EXPENSE.

19. REFER TO SPECIFICATION FOR ADDITIONAL SPECIFICATION NOTES, WORK INSTRUCTIONS, MATERIAL SPECIFICATIONS & STANDARDS.

20. PIPE WORK SHALL BE CAPPED OFF AS WORK PROCEEDS TO PREVENT INGRESS OF DIRT, CONCRETE ETC. USE50. PROPRIETARY CAPS / PLUGS.

21. ALLOW TO MAKE APPLICATION & PAY ALL FEES TO SYDNEY WATER TO OBTAIN A PERMIT TO UNDERTAKE PLUMBING 651. DRAINAGE WORKS AND FOR ALL SYDNEY WATER INSPECTIONS.

22. PIPING SHOWN FOR CLARITY ONLY, ACTUAL POSITION TO BE DETERMINED AND COORDINATED ON SITE.

23. ALL LEVELS AND DIMENSIONS SHOWN TO BE CHECKED ON SITE PRIOR TO COMMENCING ANY WORKS. REPORT ANY54. DISCREPANCIES TO THE SUPERINTENDENT.

24. HYDRAULIC DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS.

25. COORDINATE SERVICES WITH ALL OTHER TRADES AND WORKS ON SITE. THOROUGHLY INVESTIGATE THE EXTENT OF56. EXISTING SERVICES PRIOR TO COMMENCING WORKS ON SITE.

26. DURING THE INSTALLATION, RECORD ALL CHANGES TO THE DESIGN DRAWINGS AND DIMENSION OF HIDDEN SERVICES57. FROM PERMANENT, VISIBLE LANDMARKS. AT THE COMPLETION OF THE WORKS PROVIDE THREE (3) SETS OF AS INSTALLED DRAWINGS AND ELECTRONIC FILES IN AUTOCAD DWG FORMAT ON CD.

27. PROVIDE THREE (3) SETS OF OPERATION AND MAINTENANCE MANUALS FOR ALL SYSTEMS. THE MANUALS SHALL INCLUDE A BRIEF DESCRIPTION OF EACH SERVICE AND DETAILS OF ALL EQUIPMENT WARRANTIES AND MAINTENANCE PROCEDURES ASSOCIATED WITH THAT SERVICE. THE AS INSTALLED DRAWINGS AND ELECTRONIC FILES ARE TO BE INCLUDED IN THE MANUALS.

28. ALL PIPEWORK AND ASSOCIATED VALVES AND EQUIPMENT WHICH ARE TO BE INSTALLED IN EXISTING BUILDING/S AND PENETRATING THROUGH EXISTING STRUCTURE ARE TO BE APPROVED BY THE SUPERINTENDENT PRIOR TO COMMENCEMENT OF WORKS.

29. FIT ALL SLEEVES AND FIRE COLLARS WHERE NECESSARY FOR PIPES PASSING THROUGH FIRE RATED STRUCTURE. PIPEWORK SHALL BE HIDDEN FROM VIEW BY INSTALLATION IN WALLS, CEILINGS OR BURYING IN GROUND, WHERE PIPEWORK CANNOT BE HIDDEN FROM VIEW, OBTAIN APPROVAL FROM THE SUPERINTENDENT PRIOR TO INSTALLATION.
30. EXPOSED PIPEWORK SHALL BE PAINTED AND LABELLED WITH PIPE MARKERS IN ACCORDANCE WITH AS 1345. PIPEWORK IN GROUND SHALL BE PROVIDED WITH MARKING TAPE IN THE TRENCH INDICATING THE SERVICE AND DIRECTION OF FLOW IN ACCORDANCE WITH AS 2648.

32. ALLOW TO CO-ORDINATE FINAL LOCATIONS OF ALL PIPEWORK & EQUIPMENT WITH STRUCTURE & OTHER SERVICES PRIOR TO MANUFACTURE & INSTALLATION.

33. ALLOW TO ACOUSTICALLY INSULATE ALL SANITARY & STORM WATER DRAINAGE INSTALLED IN ABOVE SOUND SENSITIVE AREAS ie. BEDROOMS, LIVING AREAS IN ACCORDANCE WITH THE BCA OR THE ACOUSTIC REPORT IF AVAILABLE.

36. REFER TO ARCHITECTS PLANS FOR EXACT LOCATION & SET OUT OF PLUMBING FIXTURES & FITTINGS.

37. ALL WORK SHALL BE CARRIED OUT BY AND UNDER THE SUPERVISION OF A LICENSED PLUMBER IN STRICT CONFORMITY WITH THE ARCHITECTURAL PLANS, HYDRAULIC DRAWINGS AND SPECIFICATIONS AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA, LOCAL AUTHORITIES, AS 3500 AND OTHER RELEVANT AUSTRALIAN STANDARDS.

38. WORK IS TO BE CARRIED OUT TO THE SATISFACTION OF THE PROJECT MANAGER.

39. EXISTING SERVICES HAVE BEEN PLOTTED FROM SUPPLIED DATA, THE SUPERINTENDENT DOES NOT GUARANTEE THEIR ACCURACY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ESTABLISH THE LOCATION OF ALL EXISTING SERVICES PRIOR TO COMMENCING WORK.

40. UPON SIGNING THE CONTRACT, THE CONTRACTOR IS DEEMED TO HAVE VISITED SITE AND FAMILIARISED THEMSELVES WITH THE SITE, THE LOCATIONS & SIZES OF ALL EXISTING SERVICES AND THE EXTENT OF WORKS REQUIRED TO PROVIDE A COMPLETE, WORKING AND SERVICEABLE INSTALLATION BASED ON THE DRAWINGS, AND SITE CONSTRAINTS. VARIATIONS DUE TO OBVIOUS SITE CONSTRAINTS WILL NOT BE APPROVED.

41. HYDRAULIC SERVICES CONTRACTOR SHALL PROVIDE A CERTIFICATE OF COMPLIANCE UPON COMPLETION OF WORKS FOR ALL SERVICES INSTALLED.

42. THE CONTRACTOR SHALL ALLOW FOR AND PAY ALL FEES AND OBTAIN ALL AUTHORITY CLEARANCES INCLUDING SYDNEY WATER, COUNCIL AND GAS COMPANY.

43. ALL PIPE PENETRATIONS AT WALLS SHALL BE FITTED WITH A PUDDLE FLANGE AND ALL WALL PENETRATIONS SHALL BE MADE GOOD AND WATER TIGHT.

44. PRESSURE PIPE 'BLUE BRUTE' CLASS 20 TO AS 2977 WITH RUBBER RING JOINTS AND DUCTILE IRON FITTINGS EXCEPT WHERE PIPEWORK RUNS UNDERSIDE OF THE BUILDING.

46. PROVIDE APPROVED FIRE STOP COLLARS TO THE REQUIREMENTS OF THE BCA AND RELEVANT AUSTRALIAN STANDARDS.

47. DRAINS TO BE SUPPORTED ON OR FROM SOLID GROUND. LOCATION & DEPTH / INVERT LEVEL OF BRANCH SHALL BE VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORK.

48. REUSED DRAINS UNDER BUILDINGS SHALL BE RETESTED WHERE DIRECTED BY SUPERINTENDENT.

49. INSPECTION OPENINGS SHALL BE PROVIDED AT:

49.1. THE PROPERTY BOUNDARY

49.2. ON EACH WC OR BRANCH

49.3. AT MAX. 30m INTERVALS SPREAD EQUIDISTANT WHERE POSSIBLE

49.4. IMMEDIATELY UPSTREAM & DOWNSTREAM OF ALL JUMP-UPS

49.5. AS REQUIRED BY THE AUTHORITY FOR INSPECTION & MAINTENANCE

50. ALL SERVICES THAT CROSS PAVEMENTS, FOOTING ETC SHALL BE BACKFILLED WITH GRANULAR MATERIAL TO SUBGRADE LEVEL & COMPACTED TO 95% M.M.D.D.

51. PROVIDE 80mm COMPRESSIBLE MATERIAL OVER PIPEWORK WHERE CLEARANCE TO UNDERSIDE OF FOOTING IS LESS THAN 150mm UNLESS NOTED OTHERWISE.

52. ON COMPLETION OF PIPE INSTALLATION, ALL DISTURBED AREAS MUST BE RESTORED TO ORIGINAL CONDITION INCLUDING: KERBS, FOOTPATH, CONCRETE AREAS, GRAVEL AREAS & ROAD PAVEMENTS.

53. CARE SHALL BE TAKEN WHEN EXCAVATING NEAR EXISTING SERVICES. NO MECHANICAL EXCAVATION SHALL BE MADE OVER AUTHORITY SERVICES, TELSTRA OR ELECTRICAL SERVICES. EXCAVATE BY HAND IN THESE AREAS.

55. THE PLUMBING CONTRACTOR SHALL OBTAIN ALL AUTHORITY APPROVALS & PAY ALL FEES.

56. INVERT LEVELS SHOWN ARE INDICATIVE ONLY. CONFIRM ALL LEVELS ON SITE BEFORE COMMENCING INSTALLATION WORK.

57. ACCESS PANEL ARE TO BE INSTALLED WHERE REQUIRED TO ACCESS CONTROL VALVES IN WATER LINES AS REQUIRED & INSPECTION OPENINGS ON STORMWATER & SEWER RISERS. ACCESS PANELS SHALL MATCH PROPOSED FINISH. REFER TO ARCHITECTURAL DRAWING FOR FINISHES.

#### Note

Allow to obtain approval and pay all fees and charges to all authorities in relation to the proposed service installations as indicated on the drawings.

Allow to provide " as-built " drawings on Autocad dwg compatible file format together with 2-off paper copies before final payment.

Existing services are located within the site for which documentation is not available.

Services shown on this plan have been plotted from plans and by field. These services and others that may exist may not be situated within registered easements or within standard footpath allocations.

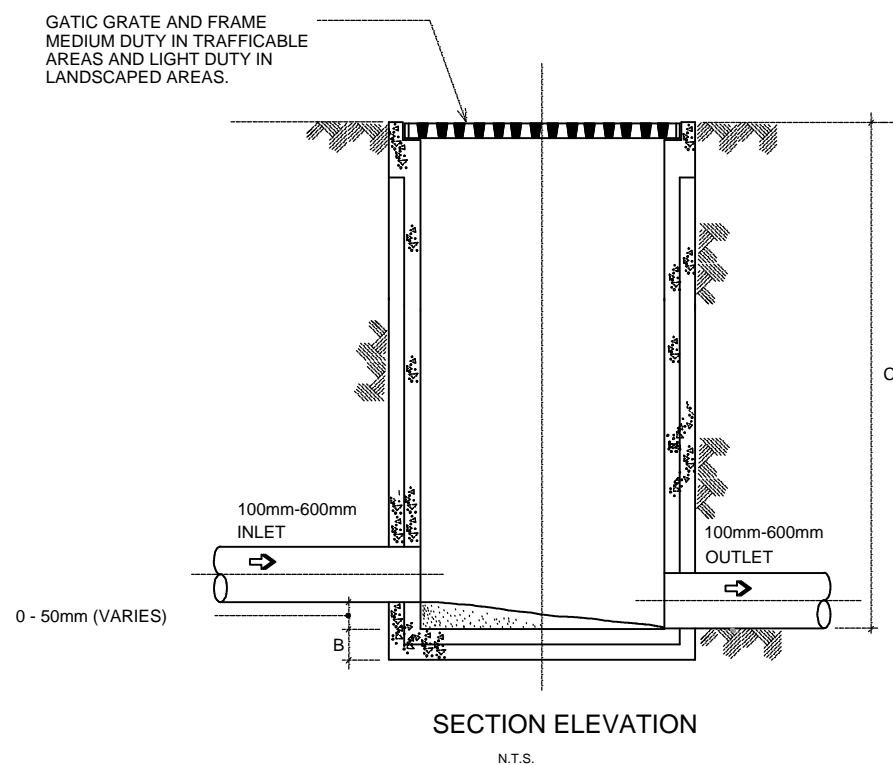
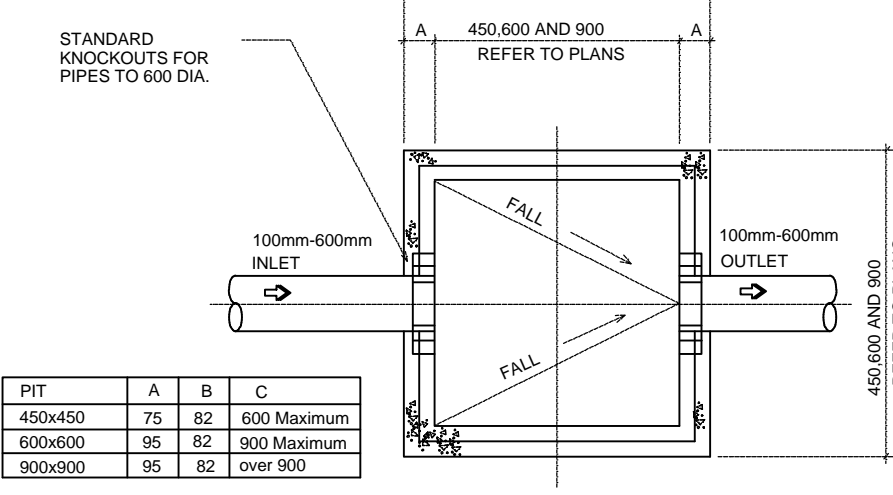
It is the contractors responsibility to identify the locations of all services via electronic pipe locating prior to **ANY** construction works and to avoid disturbance of these services.

Allow to disconnect & cap off obsolete services at authority mains.

Contractor to provide work as executed plan prepared by a registered surveyor & provide certification that the stormwater drainage & detention system has been installed as per approved plans.

#### PIPELINE SYMBOL LEGEND

- LOOSE JUMPER CONTROL VALVE
- CHECK VALVE OR NON RETURN VALVE
- VALVE AND CAST IRON SURFACE BOX
- BALANCING VALVE
- BALL VALVE
- BALANCING VALVE
- FLOAT VALVE
- SOLENOID VALVE
- STRAINER
- EXPANSION JOINT
- FIRE HOSEREEL
- EXISTING STREET HYDRANT
- EXTERNAL FIRE HYDRANT
- YARD GULLY / OVERFLOW GULLY
- CLEAROUT
- BOUNDARY TRAP
- INDUCT PIPE MICA FLAP
- REFLUX VALVE
- FLOW DIRECTION
- CAPPED PIPE
- FLOOR WASTE
- BASKET ARRESTOR
- INSPECTION / COVERED PIT
- GRATED PIT
- KERB INLET PIT
- GRATED DRAIN
- MANHOLE
- HYDRANT BOOSTER VALVE
- CONTROL PANEL
- CONTINUATION OF SERVICE
- OVERFLOW RELIEF GULLY
- TUNDISH
- CHECK VALVE/REFLUX VALVE OR NON RETURN VALVE.
- TRAP PRIMING VALVE
- AIR ADMITTANCE VALVE
- FLOOR WASTE
- ENWARE CSQ343 SHROUDED HOSETAP
- RECESSED IN WALL TRAPPED TUNDISH
- RAINWATER OUTLET
- WINDOW DRENCHER HEAD - 93°C TEMPERATURE RATING
- CIRCULATING PUMP
- BACKFLOW PREVENTION DEVICE
- PRESSURE REDUCING VALVE
- PRESSURE LIMITING VALVE
- THERMOSTATIC MIXING VALVE
- WM WATER METER
- HWM HOT WATER METER
- GM GAS METER
- SERVICE RISER / DROPPER
- HOSE TAP



#### SERVICE LEGEND

- 
- EXISTING STORMWATER DRAINAGE
- 
- EXISTING SEWER DRAINAGE/SANITARY PLUMBING
- 
- EXISTING COLD WATER SERVICE
- 
- EXISTING HOT WATER SUPPLY
- 
- EXISTING GAS SERVICE
- 
- EXISTING FIRE HYDRANT SERVICE
- 
- EXISTING FIRE HOSEREEL SERVICE
- 
- STORMWATER DRAINAGE
- 
- SEWER DRAINAGE/SANITARY PLUMBING
- 
- COLD WATER SERVICE
- 
- RAINWATER / RECYCLED WATER REUSE SERVICE WATER SERVICE
- 
- HOT WATER SUPPLY
- 
- HOT WATER RETURN
- 
- WARM WATER SERVICE
- 
- GAS SERVICE
- 
- FIRE HYDRANT SERVICE
- 
- FIRE HOSEREEL SERVICE
- 
- VENT PIPING
- 
- TUNDISH DRAINAGE SERVICE
- 
- SILT FENCE
- 
- DENOTES EXISTING PAVED AREA TO BE SAWCUT AND REINSTATED

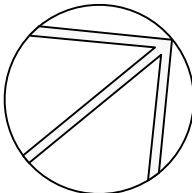
#### EXISTING SERVICES NOTES

1. SERVICES SHOWN ON HYDRAULIC PLANS HAVE BEEN PLOTTED FROM PLANS AND BY FIELD INSPECTION. THESE SERVICES AND OTHERS MAY NOT BE SITUATED WITHIN REGISTERED EASEMENTS OR WITHIN STANDARD FOOTPATH ALLOCATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO IDENTIFY THE LOCATIONS OF ALL SERVICES PRIOR TO CONSTRUCTION WORKS AND TO AVOID DISTURBANCE OF THESE SERVICES. THE CONTRACTOR IS ADVISED TO CONTACT THE 'DIAL BEFORE YOU DIG' SERVICE TO ASCERTAIN THE LOCATIONS OF ANY EXISTING AUTHORITY SERVICES.
2. THE HYDRAULIC SUBCONTRACTOR SHALL ENSURE THAT AT ALL TIMES SERVICES TO ALL BUILDINGS NOT AFFECTED BY THE WORKS ARE NOT DISRUPTED. PRIOR TO COMMENCEMENT OF ANY WORKS THE CONTRACTOR SHALL GAIN APPROVAL OF THEIR PROGRAMME FOR THE RELOCATION/CONSTRUCTION OF TEMPORARY SERVICES.
3. HYDRAULIC SUBCONTRACTOR SHALL ALLOW TO CONSTRUCT NECESSARY SERVICES TO MAINTAIN SUPPLY TO EXISTING BUILDINGS REQUIRED TO REMAIN IN OPERATION TO THE SATISFACTION AND APPROVAL OF THE SUPERINTENDENT. ONCE DIVERSION IS IS COMPLETE AND COMMISSIONED THE CONTRACTOR SHALL ALLOW TO REMOVE ALL TEMPORARY SERVICES AND MAKE GOOD TO THE SATISFACTION OF THE SUPERINTENDENT.
4. INTERRUPTION TO SUPPLY OF EXISTING SERVICES SHALL BE DONE SO AS NOT TO CAUSE ANY INCONVENIENCE TO THE PRINCIPAL. CONTRACTOR TO GAIN APPROVAL OF SUPERINTENDENT FOR TIME OF INTERRUPTION.

#### Note

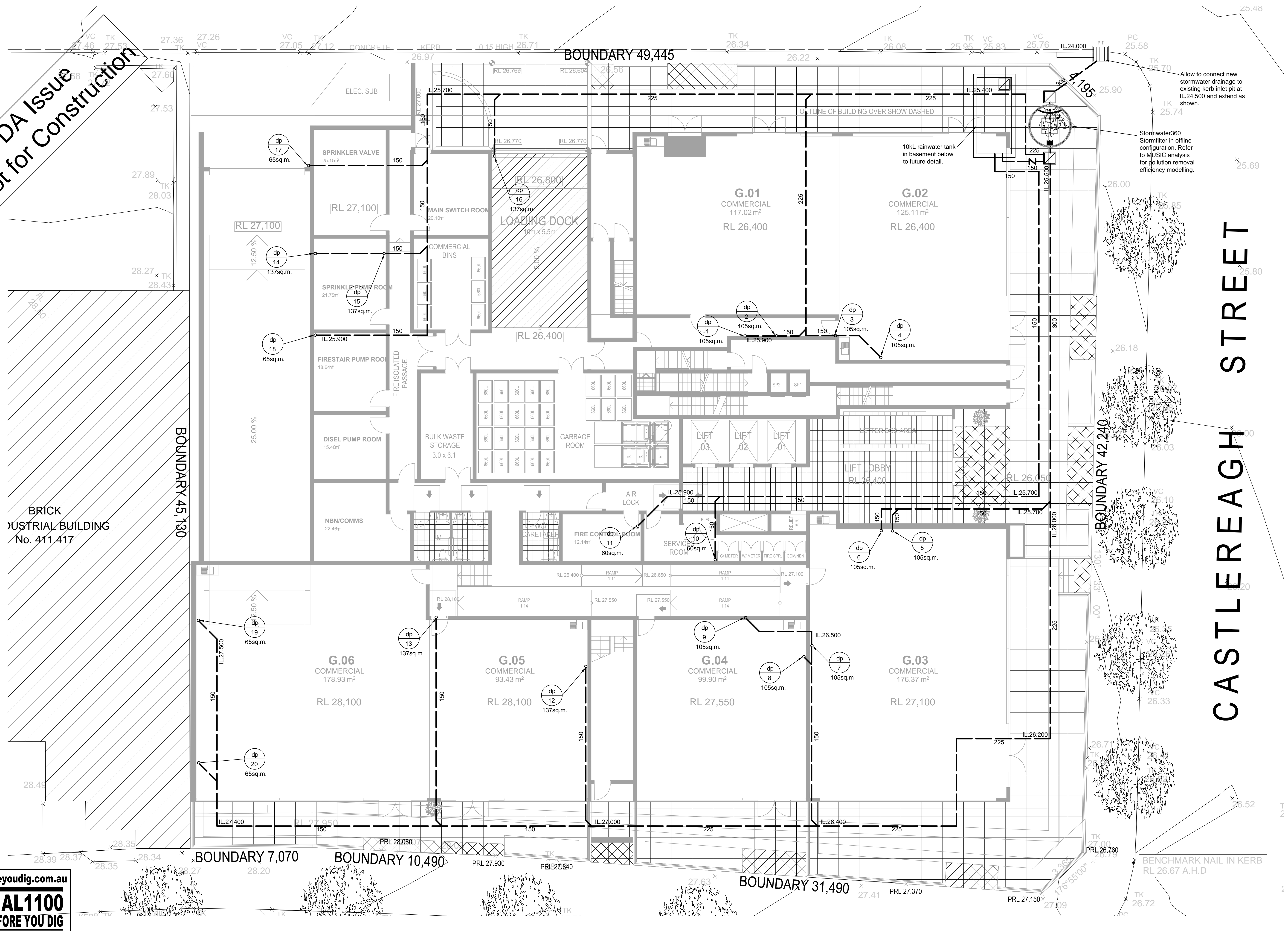
Hydraulic design plans to be read in conjunction with architectural plans.

Pipe sizes are indicative only



			PROJECT ARCHITECT		CLIENT:		PROJECT:		TITLE:		STATUS:	
					ABEL & BROWN PTY. LTD.		Proposed Mixed Use Development		STORMWATER CONCEPT PLAN		DA SUBMISSION ISSUE	
			suite 501, 7 Secant st liverpool, nsw 2170		23 WARUNG STREET, YAGONNA, NSW 2199		at		LEGEND & SERVICE NOTES		DATE: AUG 15	
			p 02 9601 3244 f 02 9601 6336		M: 0401 380 810 T: 9709 5705 FAX: 9786 2272		387- 403 Macquarie Street,		NO IN SET: 10		SCALE: nrs@A1	
			a p.o.box 3353 liverpool westfield, nsw 2170		E - mail@nevillebrown.com.au W - www.nevillebrown.com.au		Liverpool		DRAWN: SB		PROJ: 2519	
									CHECKED: RB		APPROVED: NB	
									FILE:		SHEET: H-01	
									PLOTTED:		REV: B	

DA Issue  
Not for Construction



REV	DATE	NOTATION/AMENDMENT
B	Oct 2015	DA Submission Issue
A	Aug 2015	Coordination Issue
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.		

PROJECT ARCHITECT

**m p a**  
mosca pserras architects

suite 501, 7 Secant st liverpool, nsw 2170  
p 02 9601 3244 f 02 9601 6336  
a p.o.box 3353 liverpool westfield, nsw 2170

PROJECT ARCHITECT

**ABEL & BROWN PTY. LTD.**

23 WARUNG STREET, YAGOONA, NSW 2199  
M: 0403 380 810 T: 9708 5705 FAX: 9706 2272  
E: mail@nevillebrown.com.au W: www.nevillebrown.com.au

**a&b**  
HYDRAULIC  
ENGINEERS

CLIENT:

**PELLICANO GROUP**

PROJECT:

**Proposed Mixed Use Development**

at  
387- 403 Macquarie Street,  
Liverpool

TITLE:

**STORMWATER CONCEPT PLAN  
GROUND FLOOR PLAN**

FILE: PLOTTED:

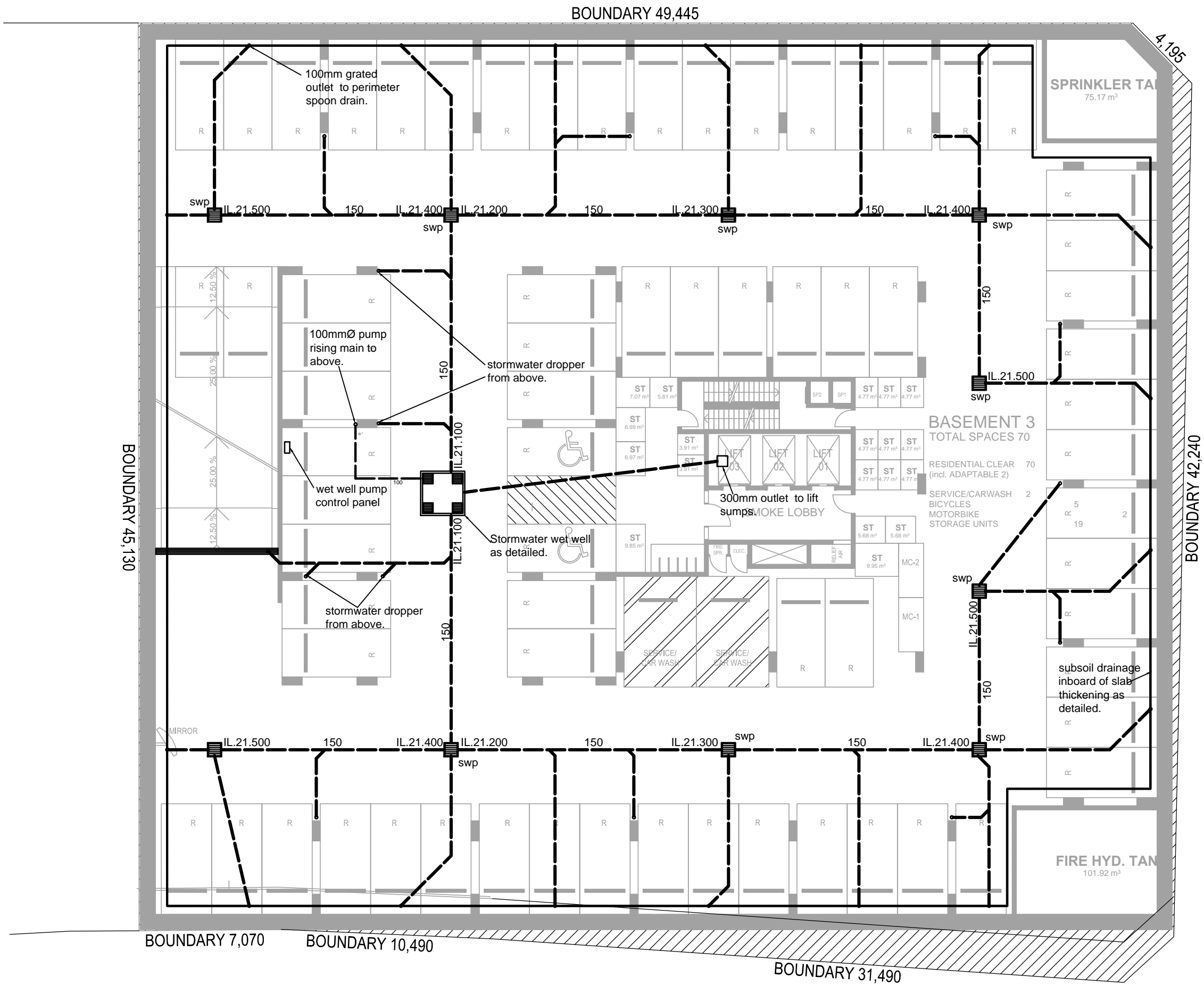
STATUS: **DA SUBMISSION ISSUE**

DATE: **15 AUG 15** SCALE: **1:100@A1** PROJECT: **2519**

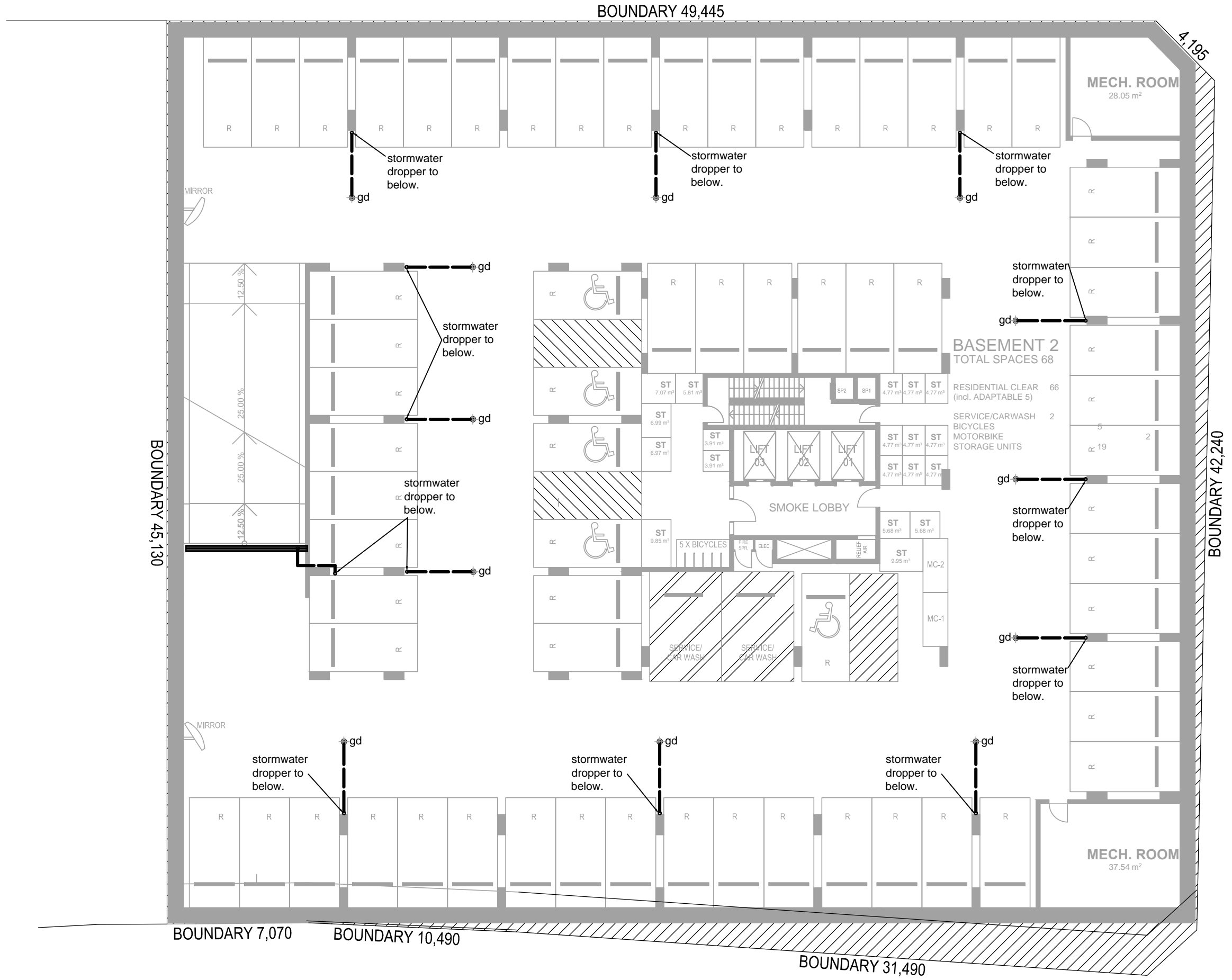
NO IN SET: **10** DRAWN: **SB** CHECKED: **RB** APPROVED: **NB**

SHEET: **H-02** REV: **B**

DA Issue  
Not for Construction



MACQUARIE STREET  
BASEMENT 3  
1:200



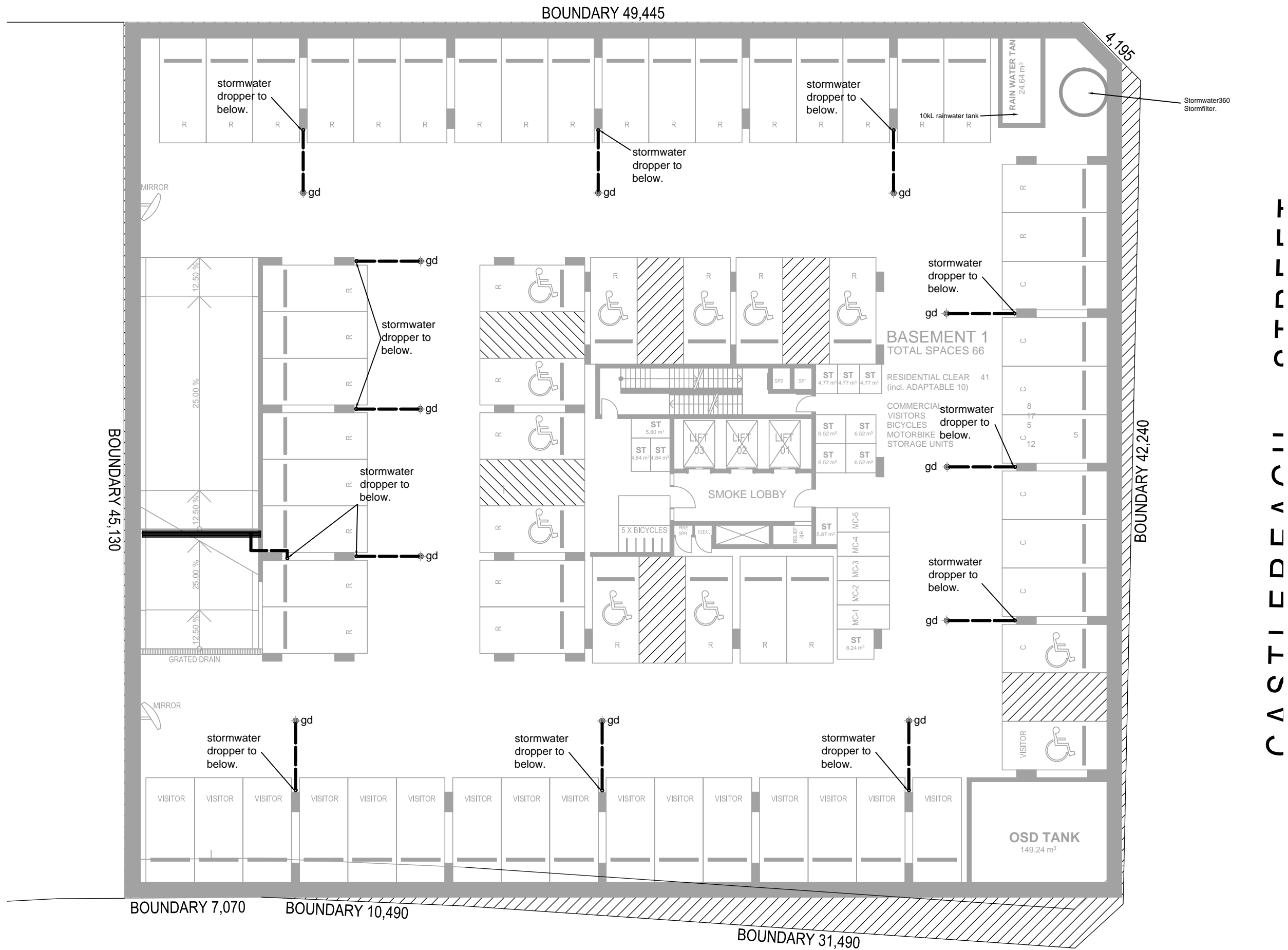
MACQUARIE STREET  
BASEMENT 2  
1:200



PROJECT ARCHITECT				PROJECT ARCHITECT				CLIENT:				PROJECT:				TITLE:				STATUS: DA SUBMISSION ISSUE			
m p a				a b				PELICANO GROUP				Proposed Mixed Use Development				STORMWATER CONCEPT PLAN				DATE: AUG 15			
suite 501, 7 Secant st liverpool, nsw 2170				23 WARUNG STREET YAGOONA, NSW 2199				at				387- 403 Macquarie Street,				BASEMENT FLOOR PLANS				SCALE: 1:250@A1			
p 02 9601 3244 f 02 9601 6336				M: 0403 380 810 T: 9709-5705 FAX: 9796-2272				Liverpool				FILE:				PLOTTED:				NO IN SET: 10			
a p.o.box 3353 liverpool westfield, nsw 2170				E - mail@nevillebrown.com.au W - www.nevillebrown.com.au																DRAWN: SB			
mosca pserras architects																				CHECKED: RB			
																				APPROVED: NB			
																				H-03			
																				B			

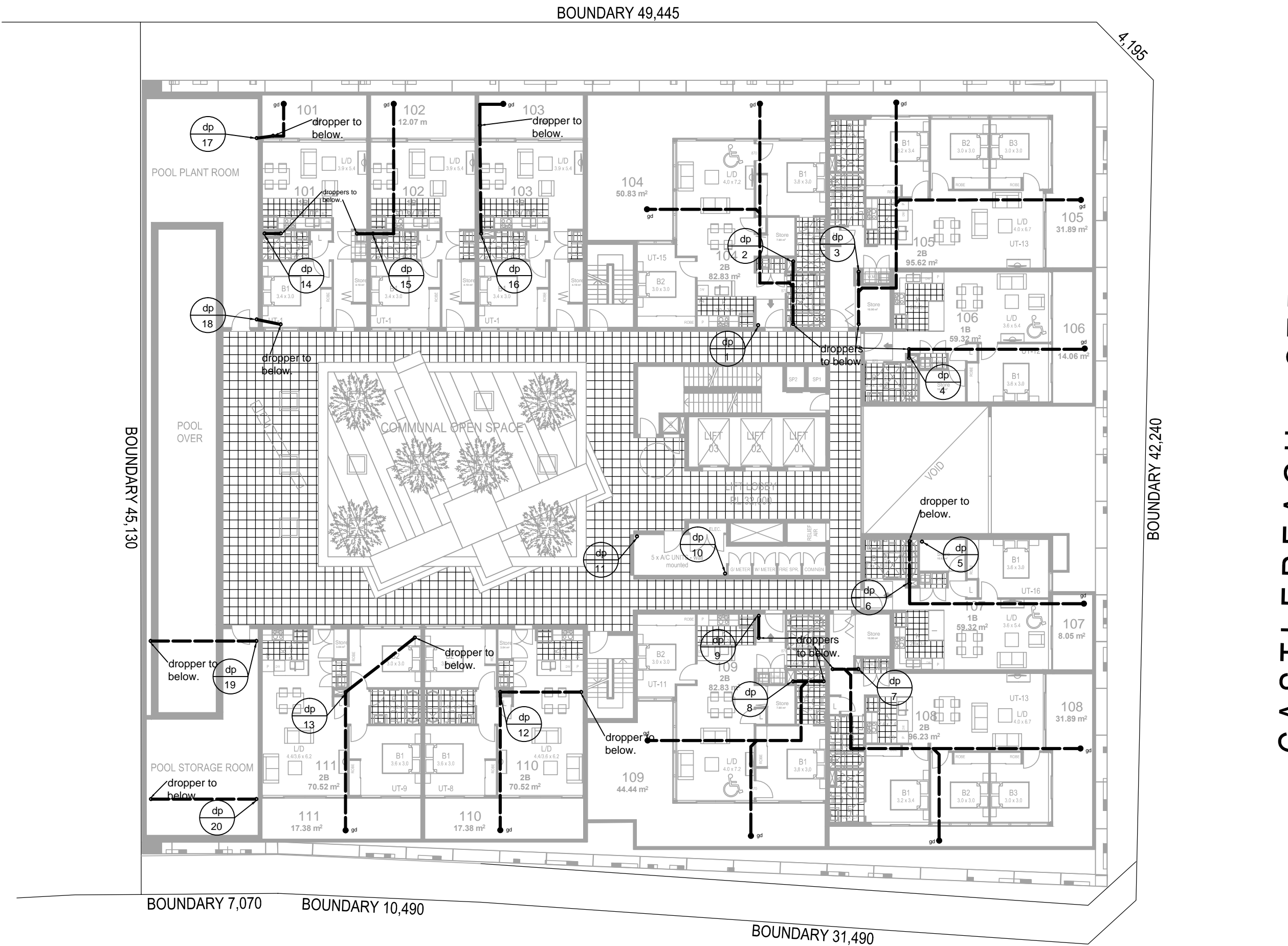


DA Issue  
Not for Construction



MACQUARIE STREET

BASEMENT 1  
1:200



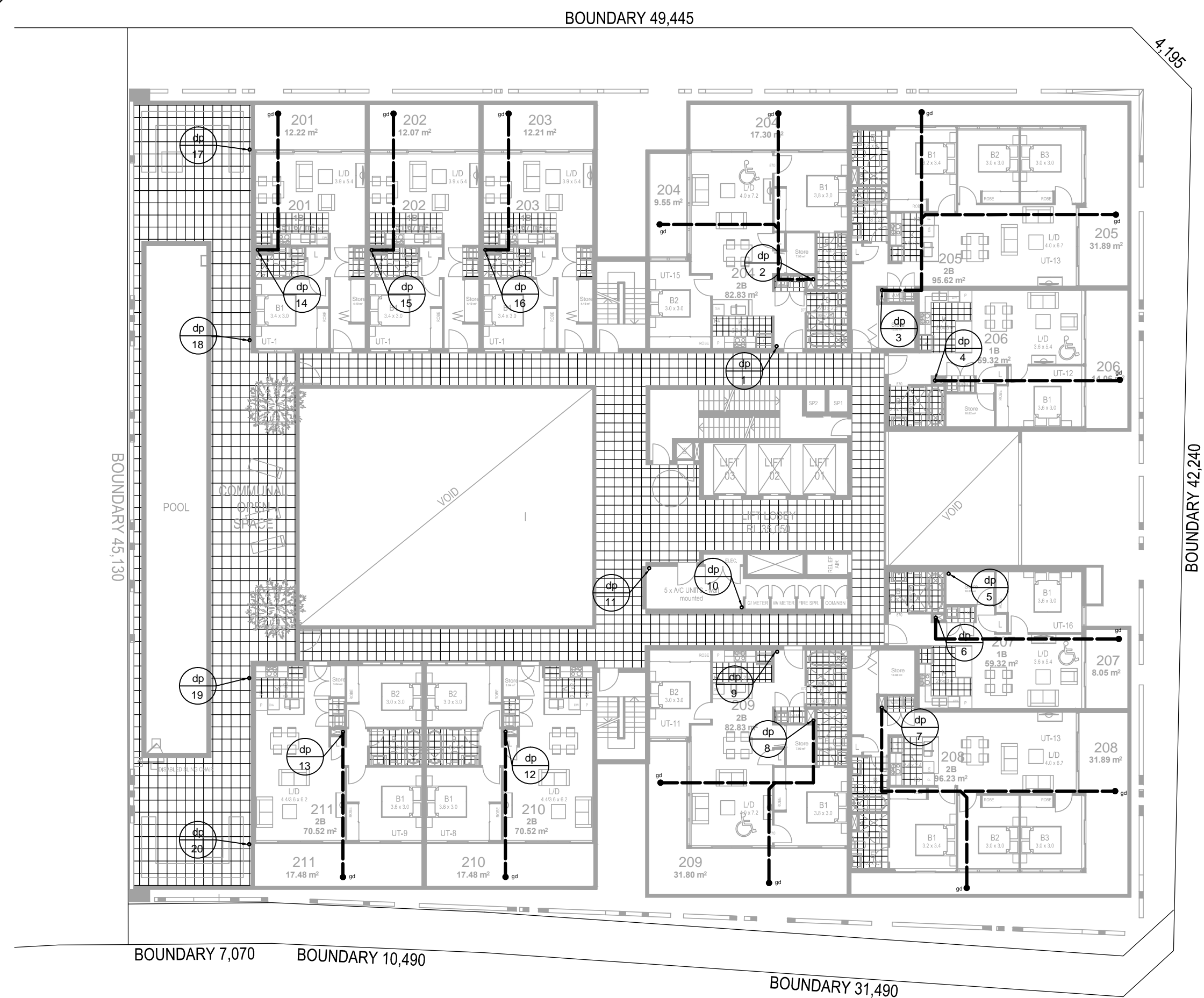
MACQUARIE STREET

LEVEL 1  
1:200



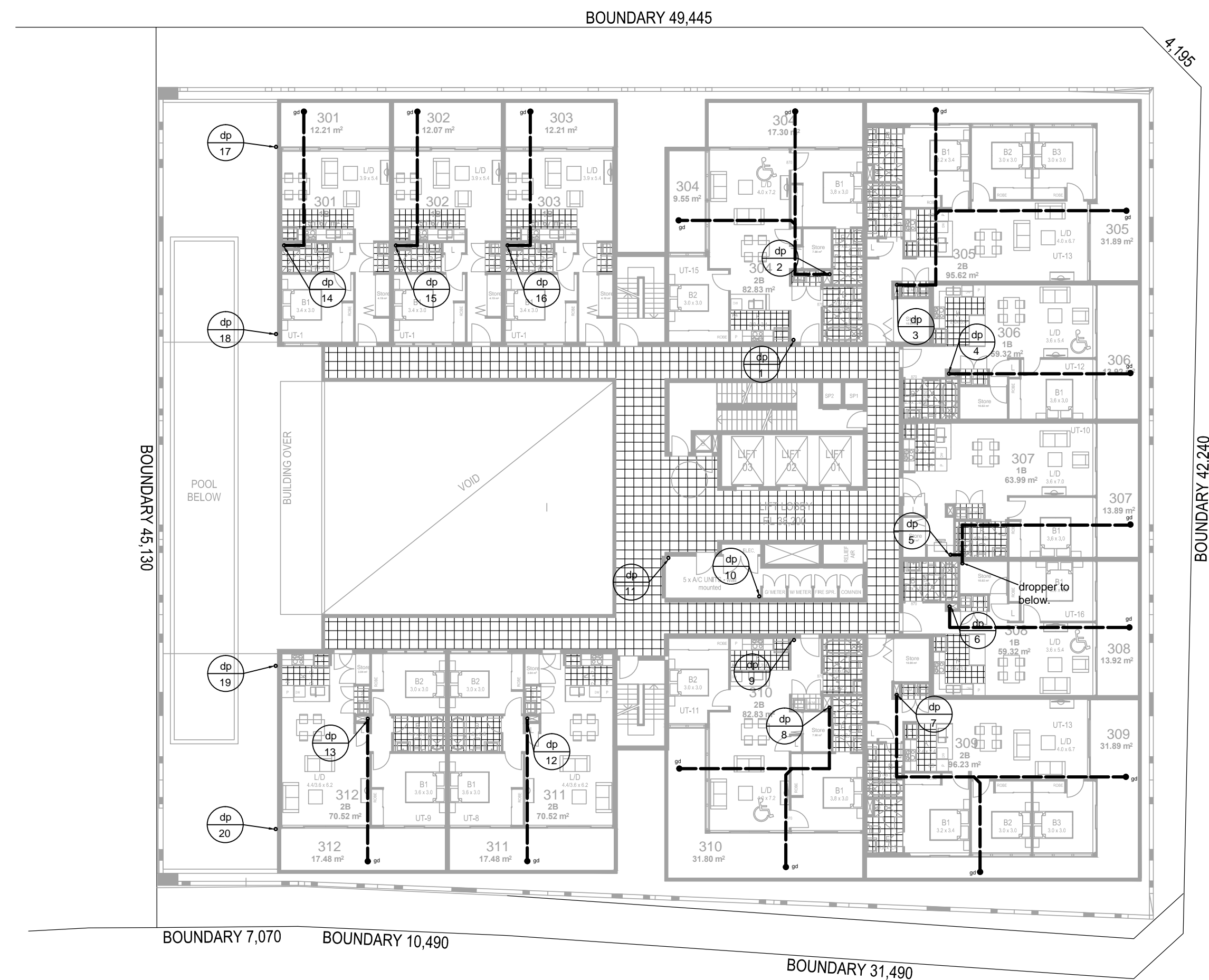
PROJECT ARCHITECT				PROJECT ARCHITECT				CLIENT:				PROJECT:				TITLE:				STATUS: DA SUBMISSION ISSUE			
m p a				a b l				ABEL & BROWN PTY. LTD.				PELLICANO GROUP				Proposed Mixed Use Development				STORMWATER CONCEPT PLAN			
suite 501, 7 Secant st liverpool, nsw 2170				23 WARUNG STREET, YAGOONA, NSW 2199				at				387- 403 Macquarie Street,				BASEMENT/LEVEL 1 FLOOR				DATE: AUG 15			
p 02 9601 3244 f 02 9601 6336				E - mail@nevillebrown.com.au W - www.nevillebrown.com.au				Liverpool				PLANS				SCALE: 1:250@A1				PROJ: 2519			
a p.o.box 3353 liverpool westfield, nsw 2170																NO IN SET: 10				DRAWN: SB			
mosca pserras architects																CHECKED: RB				APPROVED: NB			
																SHEET: H-04				REV: B			

DA Issue  
Not for Construction



MACQUARIE STREET

LEVEL 2  
1:200



MACQUARIE STREET

LEVEL 3  
1:200



REV	DATE	NOTATION/AMENDMENT
B	Oct 2015	DA Submission Issue
A	Aug 2015	Coordination Issue
REV	DATE	NOTATION/AMENDMENT
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.		

**mpa**  
mosca pserras architects

suite 501, 7 Secant st liverpool, nsw 2170  
p 02 9601 3244 f 02 9601 6336  
a p.o.box 3353 liverpool westfield, nsw 2170

**ABEL & BROWN PTY. LTD.**  
23 WARUNG STREET, YAGOONA, NSW 2199  
M: 0403 390 810 T: 9709-5705 FAX: 9796-2272  
E: mail@nevillebrown.com.au W: www.nevillebrown.com.au



PELLICANO GROUP

PROJECT:  
**Proposed Mixed Use Development**  
at  
387- 403 Macquarie Street,  
Liverpool

TITLE:  
**STORMWATER CONCEPT PLAN  
FLOOR PLANS**

FILE: PLOTTED:

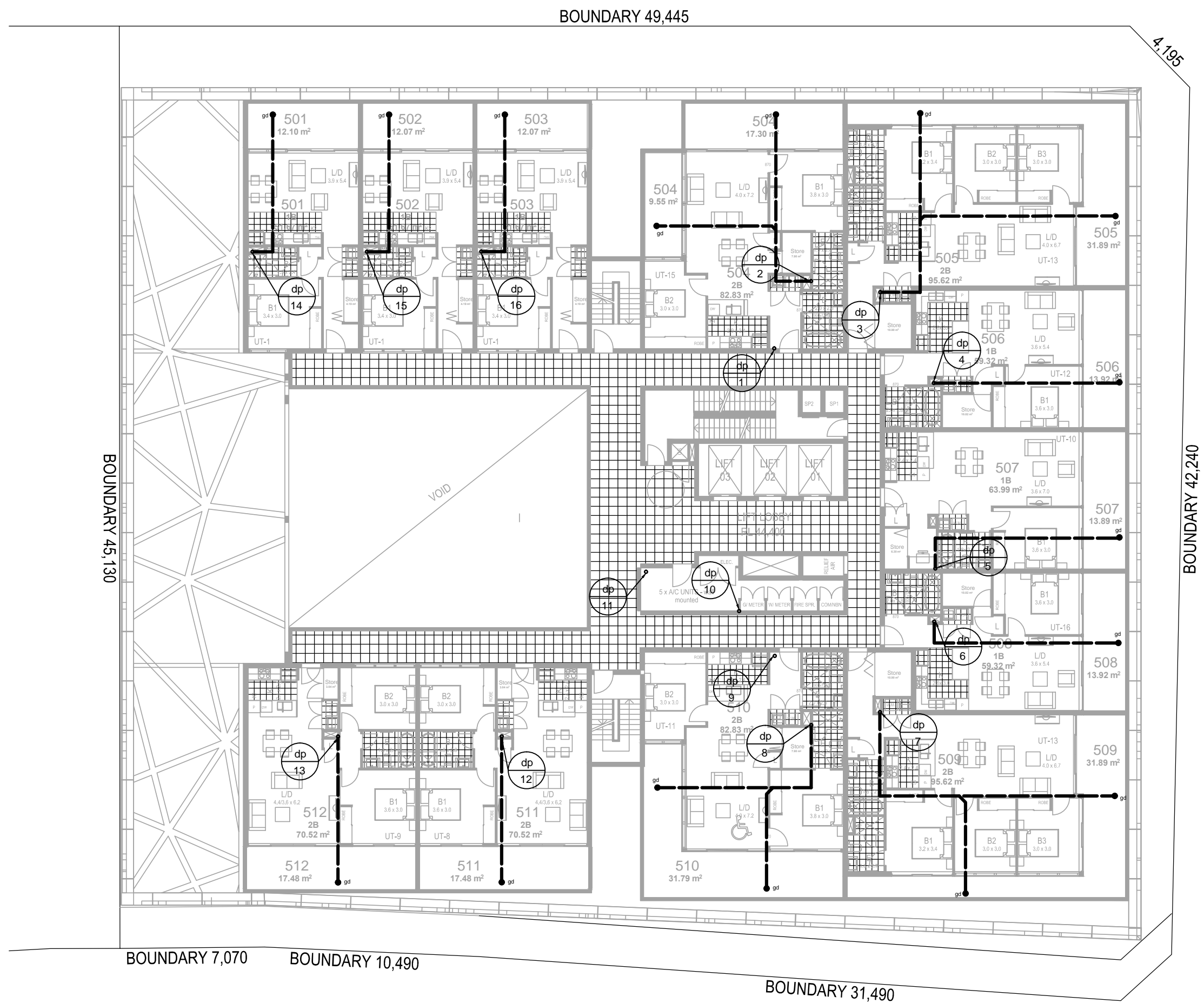
STATUS: DA SUBMISSION ISSUE			
DATE: AUG 15	SCALE: 1:250@A1	PROJ: 2519	
NO IN SET: 10	DRAWN: SB	CHECKED: RB	APPROVED: NB
SHEET: <b>H-05</b>			REV: B

DA Issue  
Not for Construction



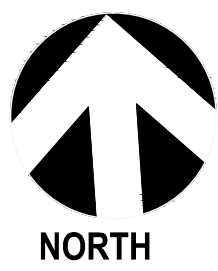
MACQUARIE STREET

LEVEL 4  
1:200



MACQUARIE STREET

LEVEL 5  
1:200



REV	DATE	NOTATION/AMENDMENT
B	Oct 2015	DA Submission Issue
A	Aug 2015	Coordination Issue
REV	DATE	NOTATION/AMENDMENT
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.		



suite 501, 7 Secant st liverpool, nsw 2170  
p 02 9601 3244 f 02 9601 6336  
a p.o.box 3353 liverpool westfield, nsw 2170

PROJECT ARCHITECT

**ABEL & BROWN PTY. LTD.**  
23 WARUNG STREET, YAGOONA, NSW 2199  
M: 0403 380 810 T: 9709 5705 FAX: 9796 2272  
E - mail@nevillebrown.com.au W - www.nevillebrown.com.au



CLIENT:

PELLICANO GROUP

PROJECT:

Proposed Mixed Use Development  
at  
387- 403 Macquarie Street,  
Liverpool

TITLE:

STORMWATER CONCEPT PLAN  
FLOOR PLANS

FILE:

PLOTTED:

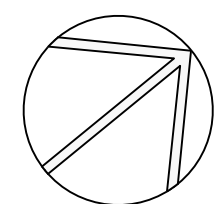
STATUS:

DA SUBMISSION ISSUE

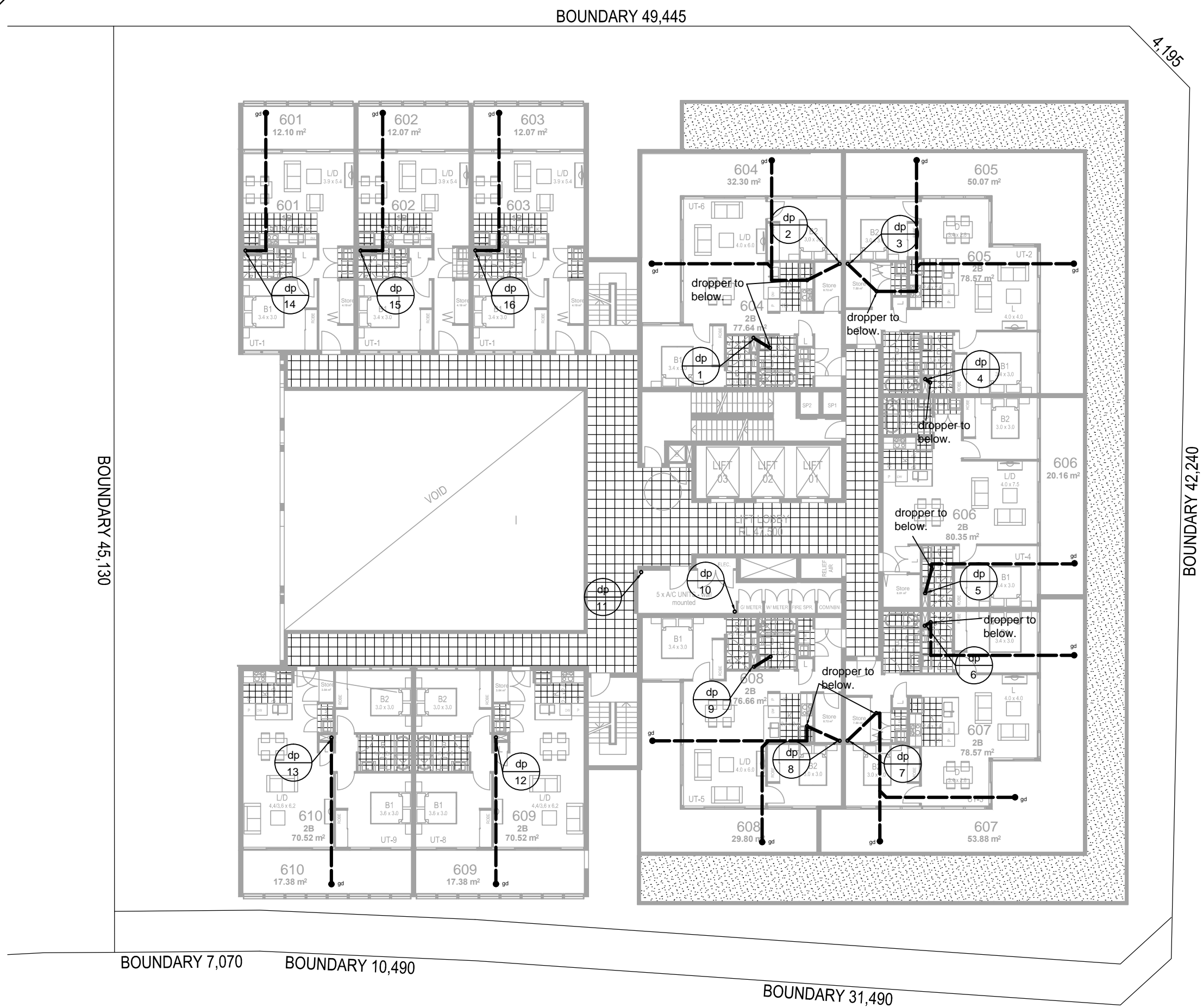
DATE: AUG 15 SCALE: H15@A1 PROJ: 2519  
NO IN SET: 10 DRAWN: SB CHECKED: RB APPROVED: NB

SHEET: H-06

REV: B

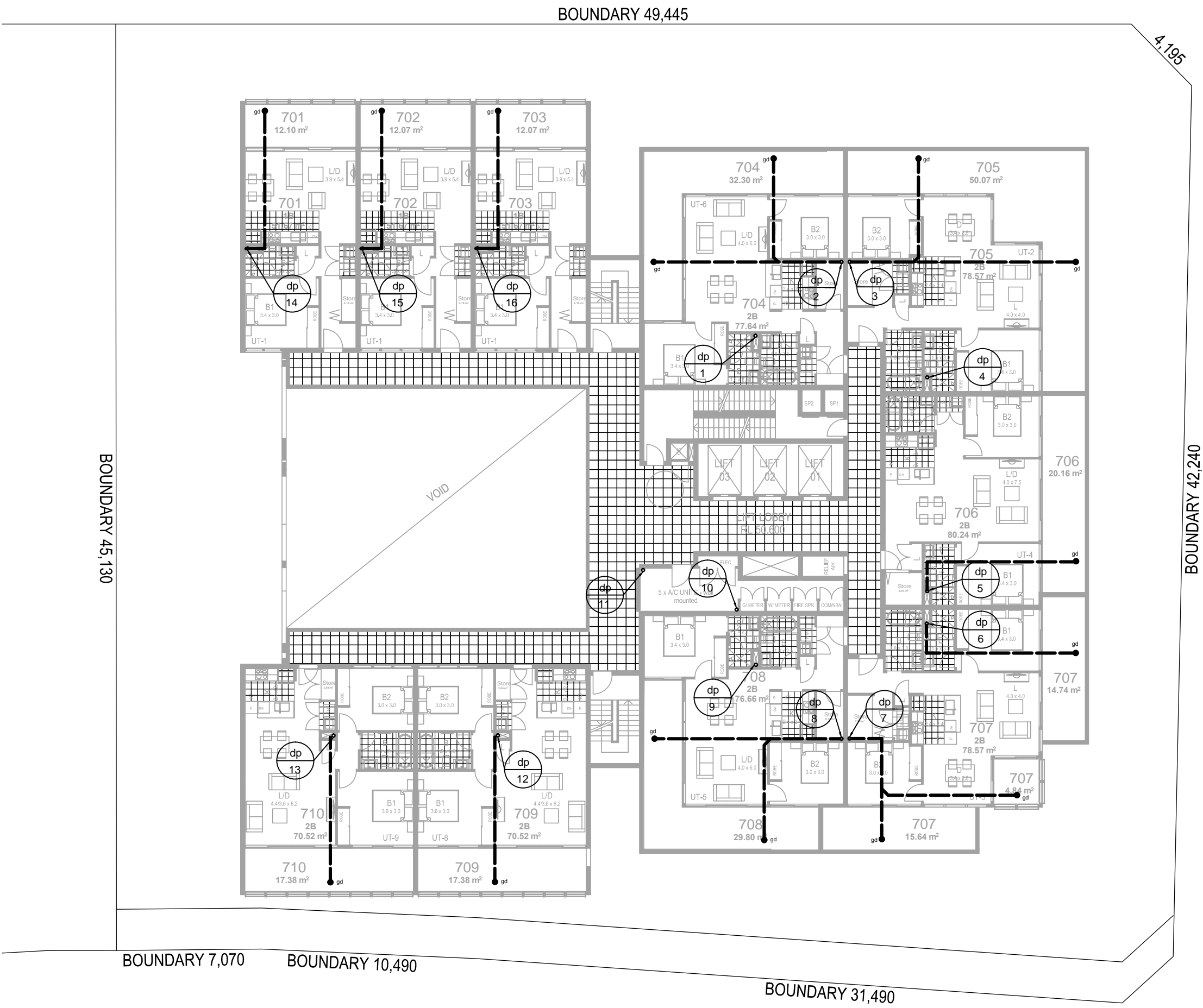


DA Issue  
Not for Construction



MACQUARIE STREET

LEVEL 6  
1:200



MACQUARIE STREET

LEVEL 7  
1:200



REV	DATE	NOTATION/AMENDMENT
B	Oct 2015	DA Submission Issue
A	Aug 2015	Coordination Issue
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.		

PROJECT ARCHITECT	<b>m p a</b> mosca pserras architects	suite 501, 7 Secant st liverpool, nsw 2170 p 02 9601 3244 f 02 9601 6336 a p.o.box 3353 liverpool westfield, nsw 2170
-------------------	--	---

PROJECT ARCHITECT	<b>ABEL &amp; BROWN PTY. LTD.</b> 23 WARUNG STREET, YAGOONA, NSW 2199 M: 0403 390 810 T: 9708 5705 FAX: 9796 2272 E - mail@nevillebrown.com.au W - www.nevillebrown.com.au	<b>a&amp;b</b> CIVIL HYDRAULIC FIRE
-------------------	---	--

CLIENT:	<b>PELLICANO GROUP</b>
---------	------------------------

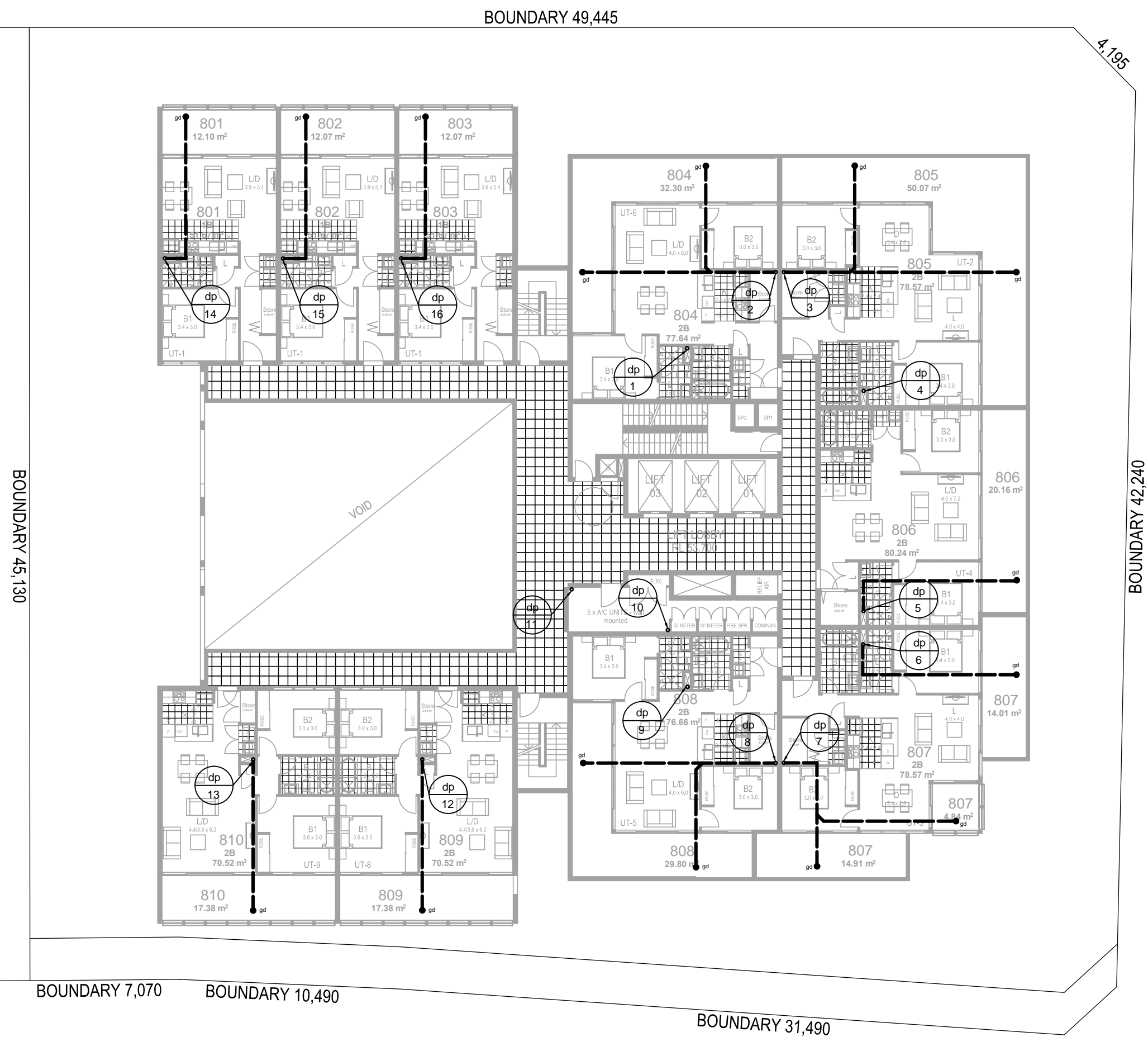
PROJECT:	<b>Proposed Mixed Use Development</b> at 387- 403 Macquarie Street, Liverpool
----------	--

TITLE:	<b>STORMWATER CONCEPT PLAN FLOOR PLANS</b>
FILE:	PLOTTED:

STATUS:	<b>DA SUBMISSION ISSUE</b>
DATE:	<b>AUG 15</b>
SCALE:	<b>1:200</b>
PROJ:	<b>2519</b>
DRAWN:	<b>SB</b>
CHECKED:	<b>RB</b>
APPROVED:	<b>NB</b>
SHEET:	<b>H-07</b>
REV:	<b>B</b>

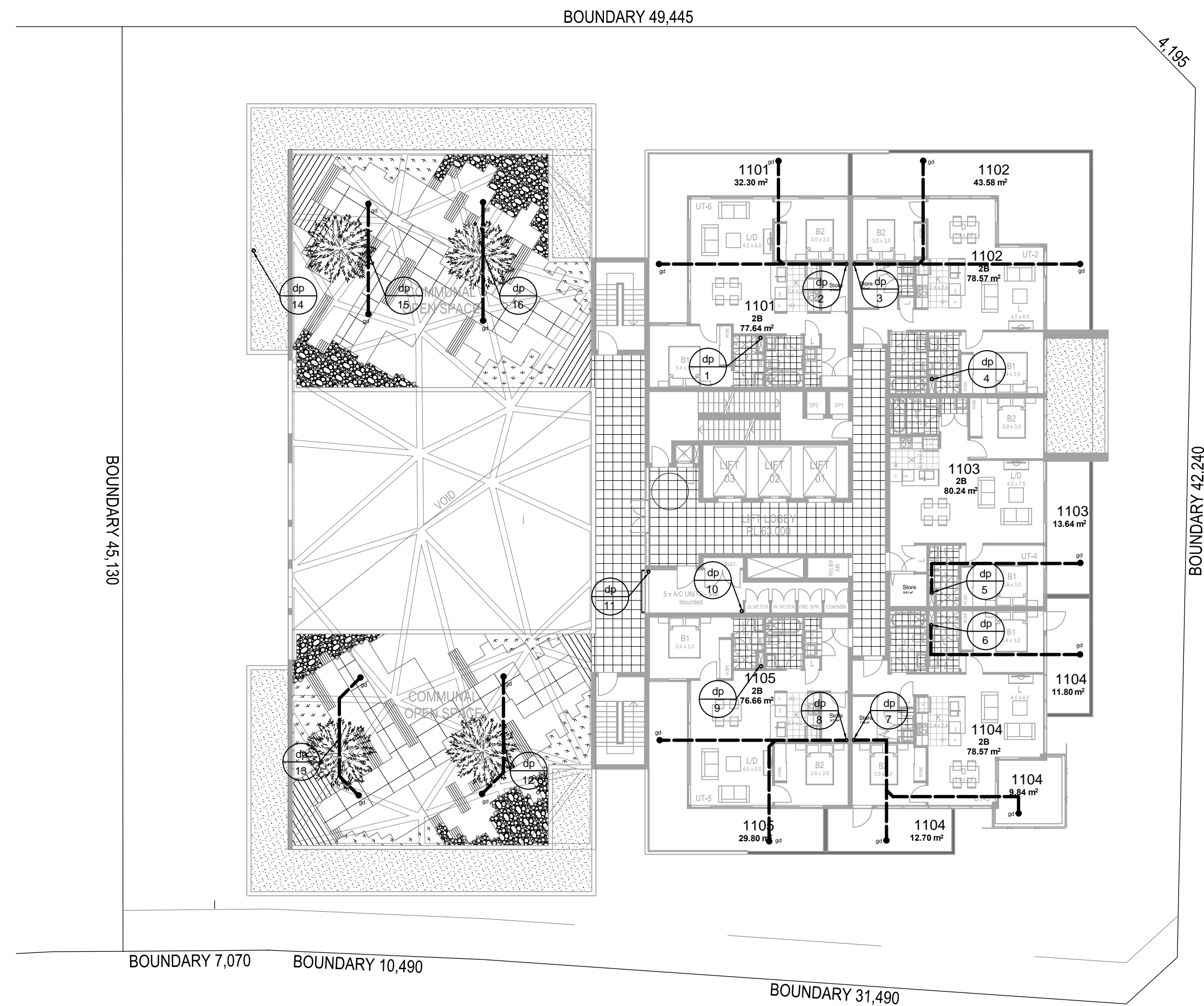


DA Issue  
Not for Construction



MACQUARIE STREET

LEVEL 8-10 TYP  
1:200



MACQUARIE STREET

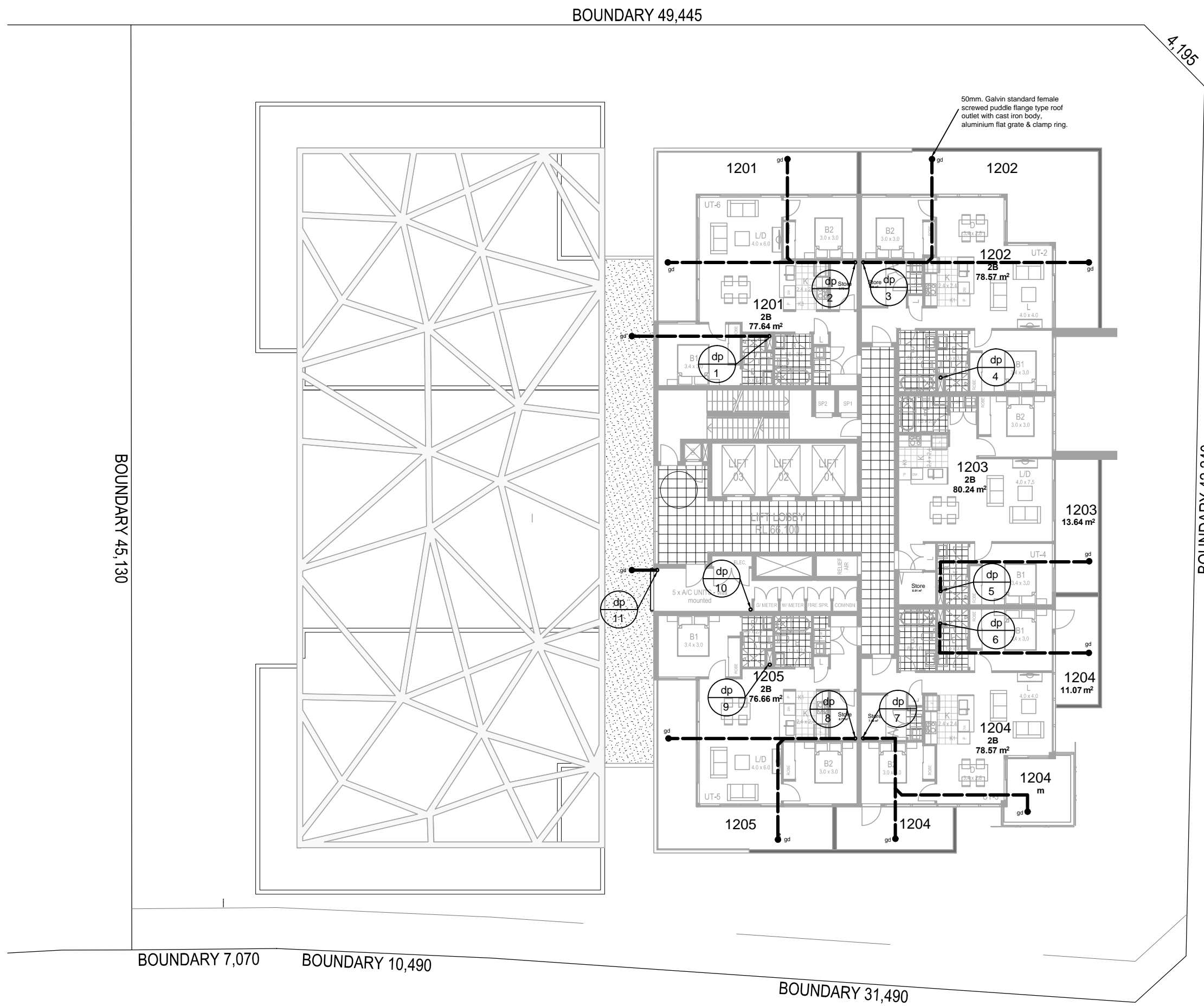
LEVEL 11  
1:200

CASTLEREAGH STREET

			PROJECT ARCHITECT		PROJECT ARCHITECT		CLIENT:		PROJECT:		TITLE:		STATUS:	
							ABEL & BROWN PTY. LTD.		Proposed Mixed Use Development		STORMWATER CONCEPT PLAN FLOOR PLANS		DA SUBMISSION ISSUE	
			suite 501, 7 Secant st liverpool, nsw 2170		23 WARUNG STREET, YAGOONA, NSW 2199		at		387- 403 Macquarie Street, Liverpool				DATE: AUG 15	
			p 02 9601 3244 f 02 9601 6336		M: 9403 380 810 T: 9709-5705 FAX: 9706-2272		PELICANO GROUP		at		FILE:		SCALE: H15@A1	
			a p.o.box 3353 liverpool westfield, nsw 2170		E - mail@nevillebrown.com.au W - www.nevillebrown.com.au						NO IN SET: 10		DRAWN: SB	
											SHEET:		CHECKED: RB	
											PLOTTED:		APPROVED: NB	
											H-09		REV: B	

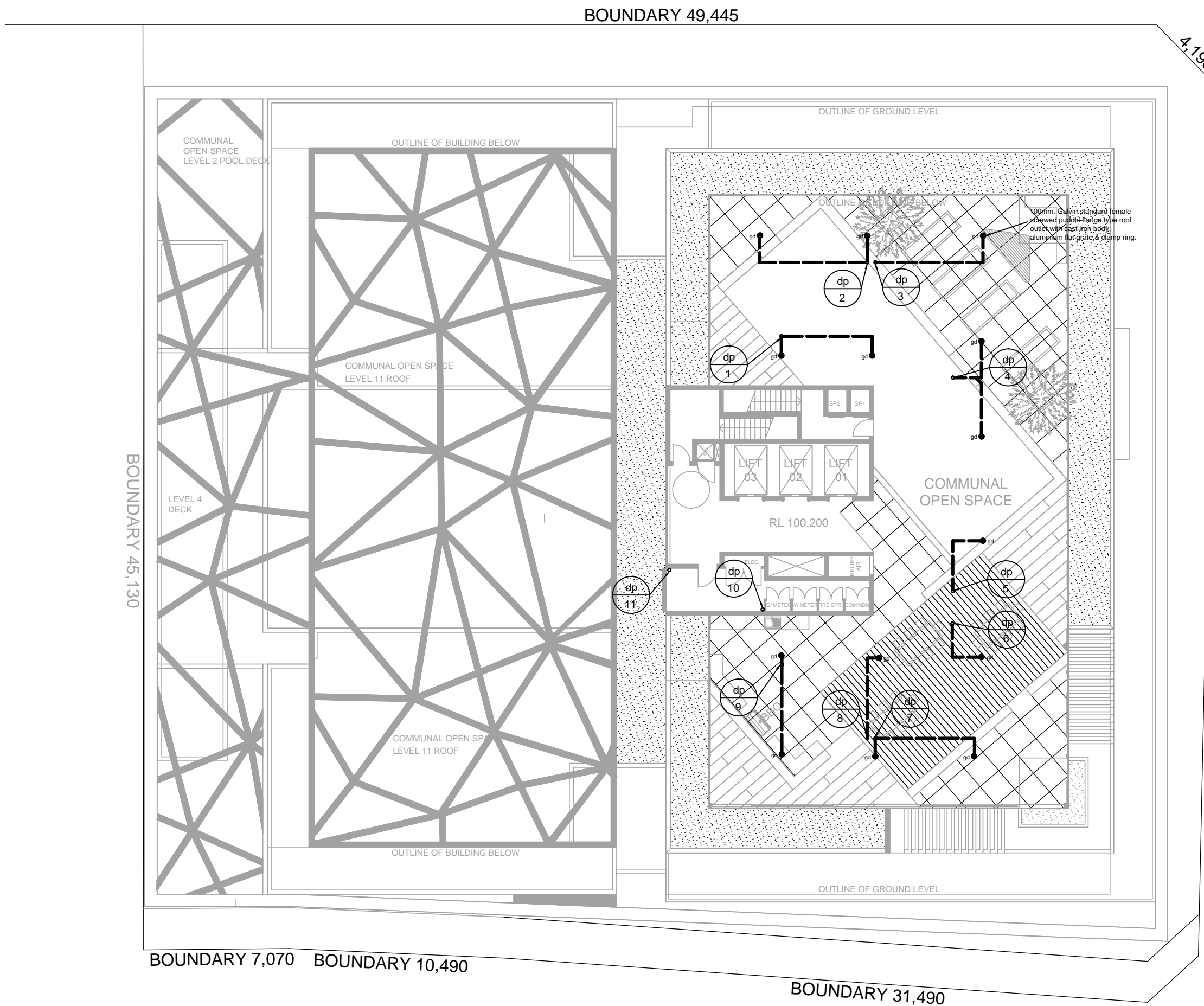


DA Issue  
Not for Construction



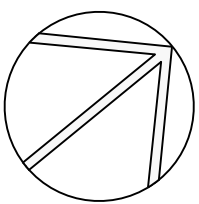
MACQUARIE STREET

LEVEL 12-22 TYP  
1:200



MACQUARIE STREET

CASTLERFAGH STREET



REV	DATE	NOTATION/AMENDMENT
B	Oct 2015	DA Submission Issue
A	Aug 2015	Coordination Issue
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.		

PROJECT ARCHITECT



suite 501, 7 Secant st liverpool, nsw 2170  
p 02 9601 3244 f 02 9601 6336  
a p.o.box 3353 liverpool westfield, nsw 2170

PROJECT ARCHITECT



23 WARUNG STREET YAGOONA, NSW 2199  
M: 0403 390 810 T: 9709 5705 FAX: 9796 2272  
E - mail@nevillebrown.com.au W - www.nevillebrown.com.au



CLIENT:

PELLICANO GROUP

PROJECT:

Proposed Mixed Use Development  
at  
387- 403 Macquarie Street,  
Liverpool

TITLE:

STORMWATER CONCEPT PLAN  
FLOOR PLANS

FILE:

PLOTTED:

STATUS:

DA SUBMISSION ISSUE

DATE:

AUG 15

SCALE:

nts@A1

PROJ:

2519

NO IN SET:

10

DRAWN:

SB

CHECKED:

RB

APPROVED:

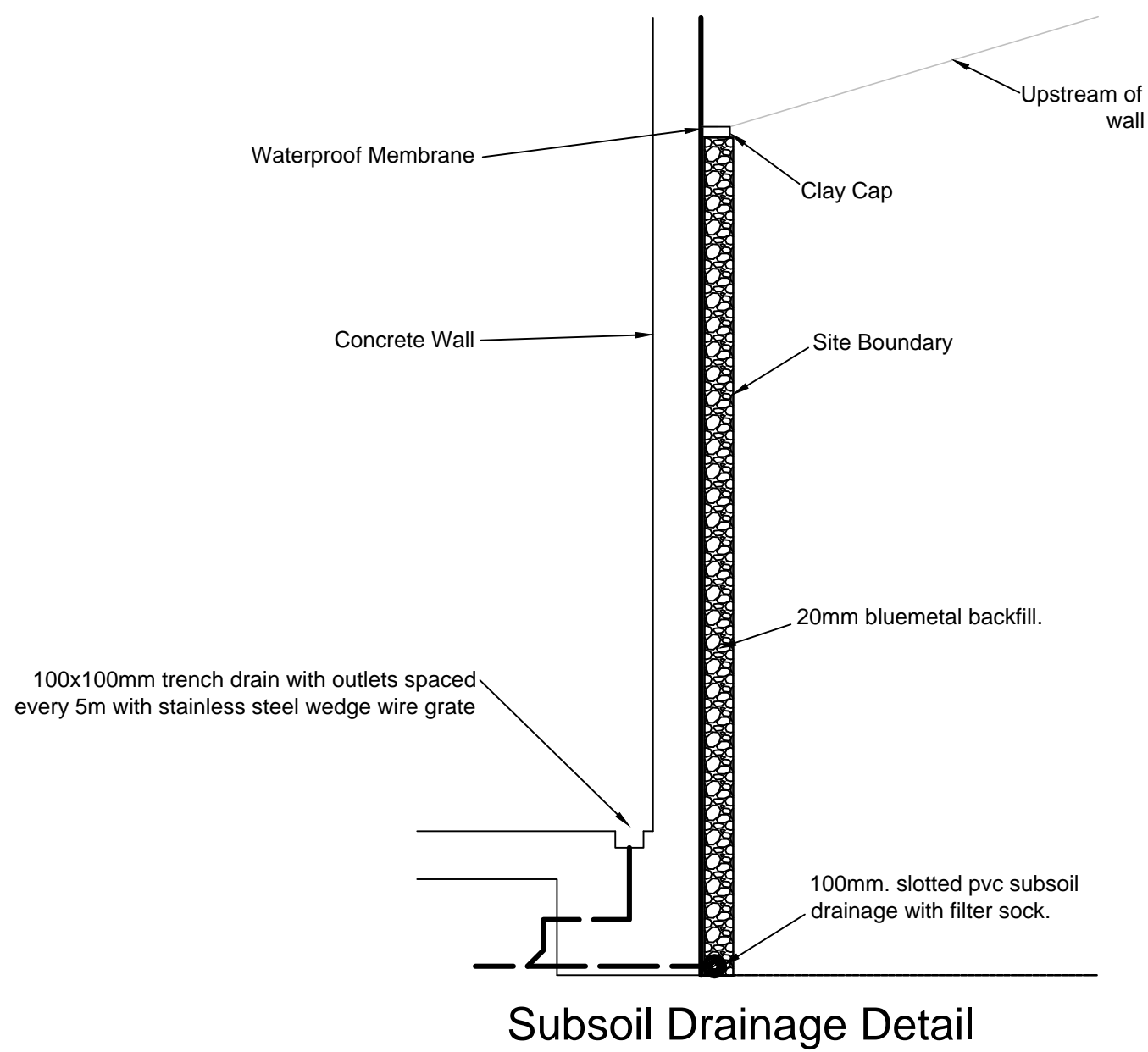
NB

SHEET:

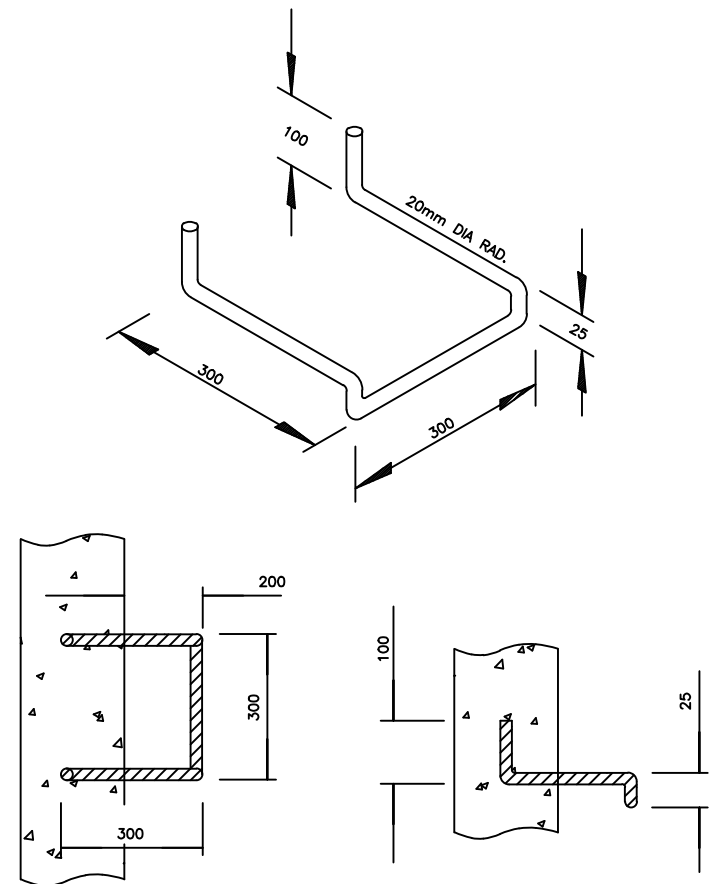
H-09

REV:

B



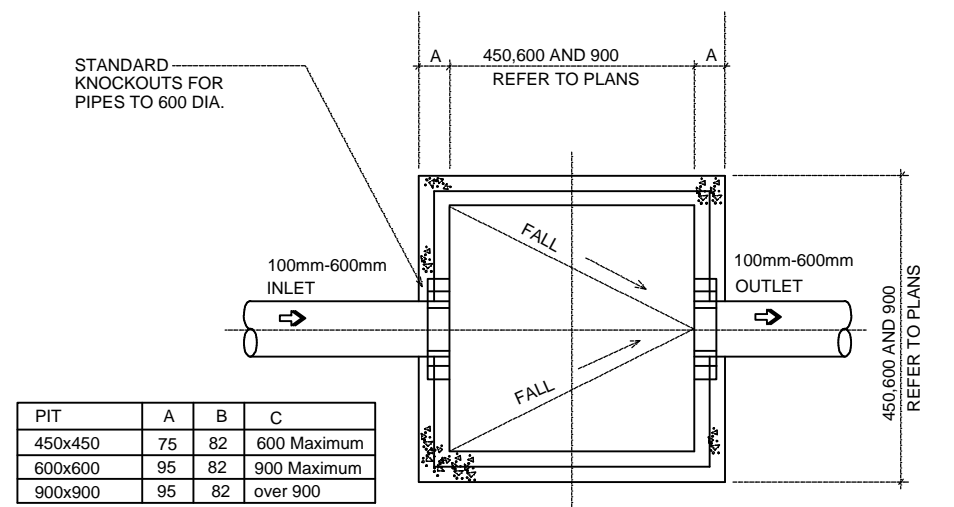
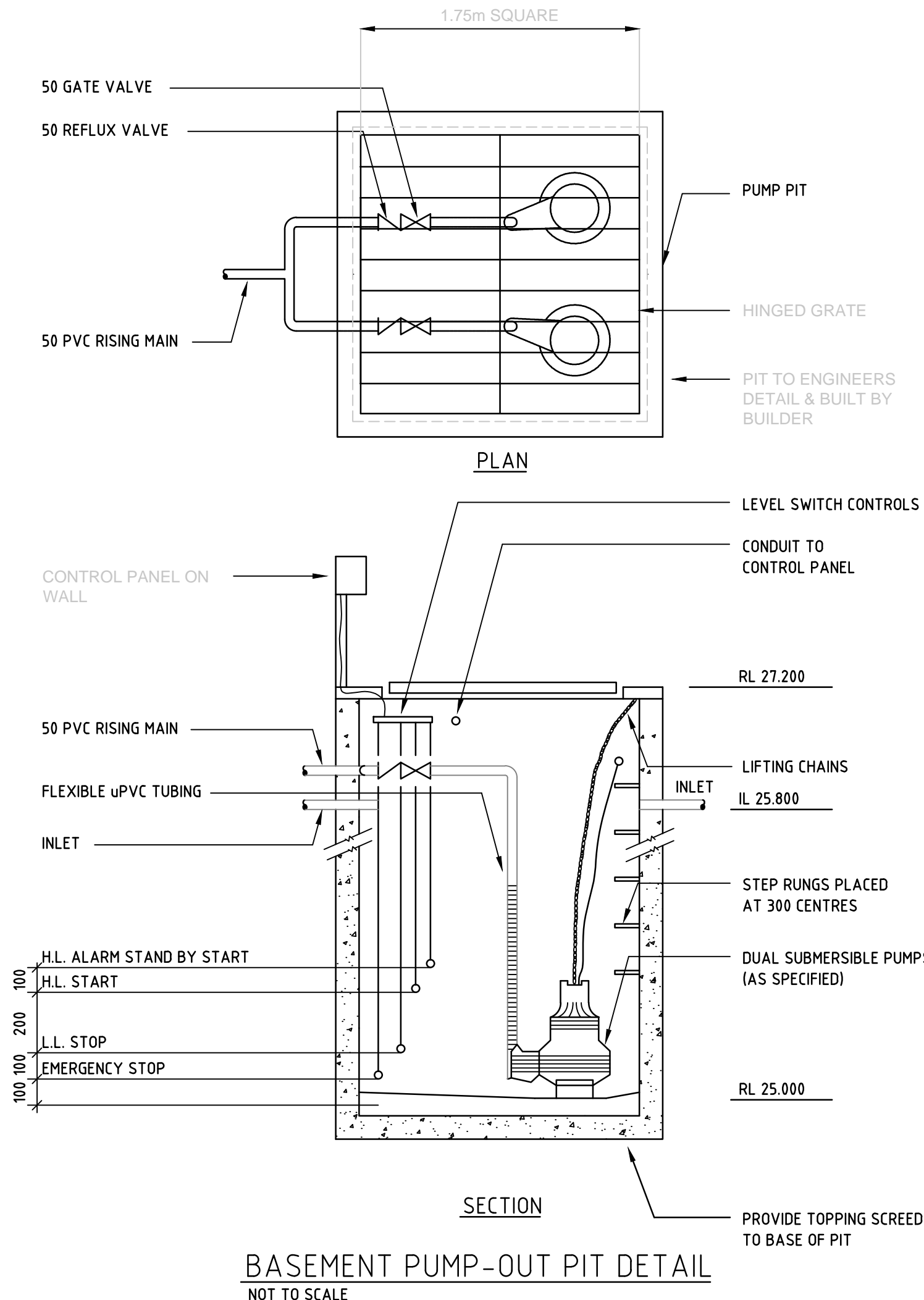
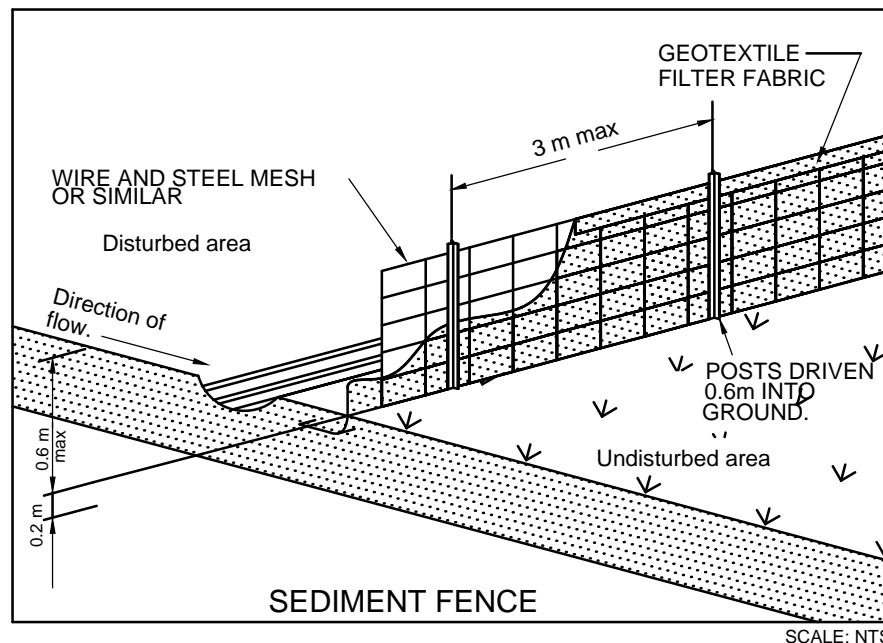
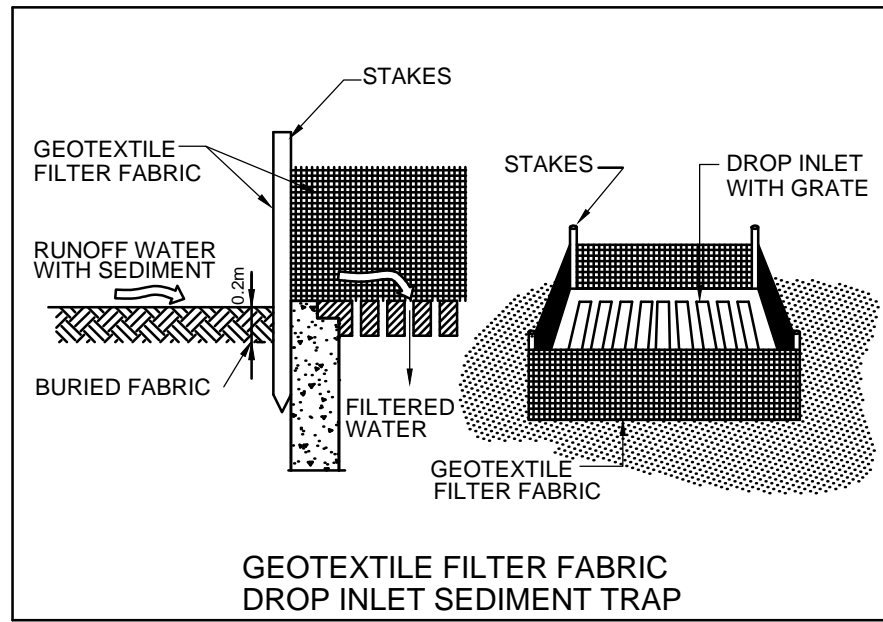
DA Issue  
Not for Construction



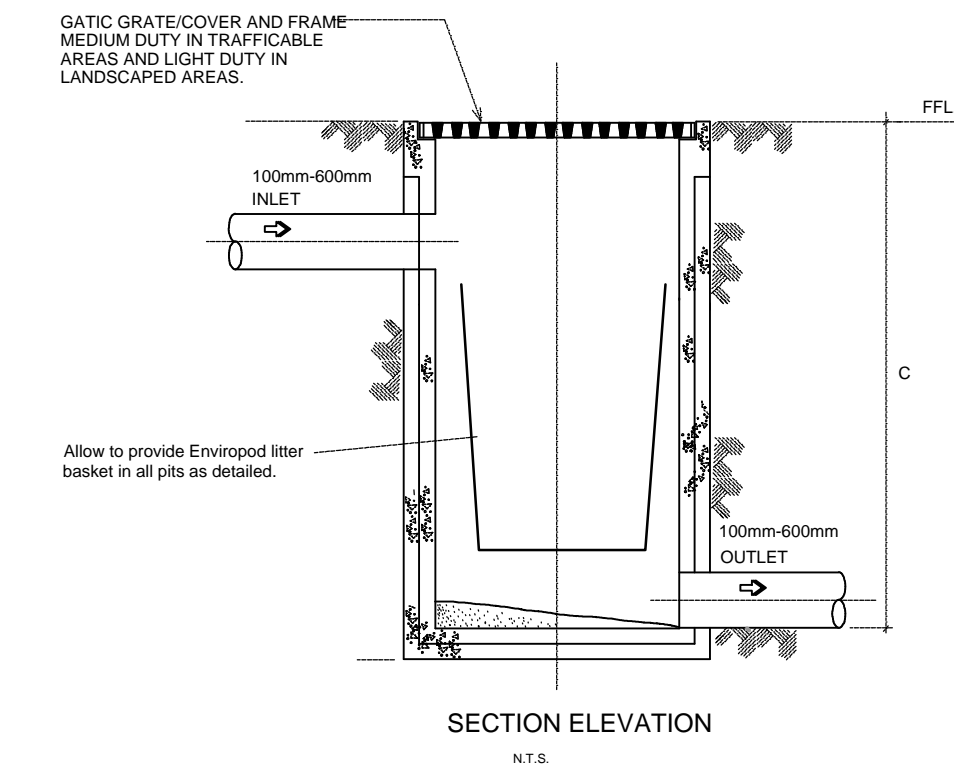
STEP IRON DETAIL  
STEP IRON OF 20mm GALVANISED STEEL MADE TO SHAPE AND DIMENSIONS SHOWN AND PLACED AT 450 CENTRES AND STAGGERED HORIZONTALLY FOR PITS DEEPER THAN 1.0m.

## Sediment & Erosion Control Notes

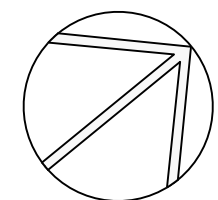
1. The contractor shall implement all soil erosion and sediment control measures relating to a particular upstream catchment prior to stripping of topsoil from that catchment. Where it is necessary to undertake stripping in order to construct a sediment control device only sufficient ground shall be stripped to allow construction.
2. All soil erosion and sediment control measures shall be constructed and maintained as indicated on these drawings. Location and extent of soil and water management devices is diagrammatic only.
3. Conformity with this plan shall in no way reduce the responsibility of the contractor to protect against water damage during the course of the contract. It shall be the contractors responsibility to ensure that any necessary control is in place even though such control may not be shown on the plan.
4. The contractor shall inform all subcontractors and all employees of their responsibility in minimising the potential for soil erosion and pollution to downstream areas.
5. The contractor shall regularly maintain sediment and erosion control structures and desilt such structures prior to the reduction in capacity of 30% due to accumulated silt. The sediment shall be disposed of on site in a manner approved by the Liverpool Council Erosion and Sediment Control Policy.
6. Topsoil and spoil shall be stockpiled in non hazard areas and protected from surface runoff by diversion drains or similar. Stockpiles shall be surrounded on downstream sides by silt fencing. Stockpiles shall be suitable compacted to inhibit erosion. Where the stockpiling period exceeds four(4) weeks, the stockpile shall be seeded to encourage vegetation growth.
7. Topsoil shall be respread and stabilised as soon as possible.
8. The contractor shall temporarily rehabilitate within 40 days any disturbed areas. Where final shaping has occurred the contractor shall provide final rehabilitation within 20 days.
9. The contractor shall provide a turf strip behind all kerb and gutter at completion of footpath formation.
10. The contractor shall maintain gross cover until all works have been completed, including the maintenance period, by frequent watering and mowing where required. Plant machinery and vehicles shall not be driven over grassed areas unless on an approved haulage route.
11. Seed mixtures and stabilisation procedures shall be in accordance with the NSW department of housing "Soil and water management for Urban Development", January 1993 and construction specification.
12. The contractor shall provide inlet sediment traps at all pits during construction.
13. All drainage works shall be constructed and stabilised as quickly as possible to minimise risk of erosion.
14. Vehicular traffic shall be controlled during construction confining access where possible to proposed or existing road alignments plus 3 metres where necessary areas to be left undisturbed shall be marked off.
15. Site access shall be restricted to a nominated point. The construction of a shake down area may be required depending upon soil conditions.
16. The contractor shall maintain dust control throughout the duration of the project.



PLAN WITH COVER REMOVED  
450, 600 AND 900 SQ.  
PRECAST CONCRETE STORMWATER SUMPS



STORMWATER PIT DETAIL  
NOT TO SCALE



B	Oct 2015	DA Submission Issue
A	Aug 2015	Coordination Issue
REV	DATE	NOTATION/AMENDMENT
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.		

PROJECT ARCHITECT	<b>m p a</b> mosca pserras architects	suite 501, 7 Secant st liverpool, nsw 2170 p 02 9601 3244 f 02 9601 6336 a p.o.box 3353 liverpool westfield, nsw 2170
-------------------	--	---

PROJECT ARCHITECT	<b>ABEL &amp; BROWN PTY. LTD.</b> 23 WARRING STREET, YAGOONA, NSW 2199 M 0403 380 810 T 9709 6705 FAX: 9796 2272 E - mail @nevillebrown.com.au W - www.nevillebrown.com.au	<b>a&amp;b</b> HYDRAULIC ENGINEERS
-------------------	---	--

CLIENT:	<b>PELLICANO GROUP</b>
---------	------------------------

PROJECT:	<b>Proposed Mixed Use Development</b> at 387- 403 Macquarie Street, Liverpool
----------	--

TITLE:	<b>STORMWATER CONCEPT PLAN DETAIL SHEET</b>	STATUS:	<b>DA SUBMISSION ISSUE</b>
FILE:	PLOTTED:	DATE:	<b>AUG 15</b>
		SCALE:	<b>nts @ A1</b>
		PROJ:	<b>2519</b>
		NO IN SET:	<b>10</b>
		DRAWN:	<b>SB</b>
		CHECKED:	<b>RB</b>
		APPROVED:	<b>NB</b>
		SHEET:	<b>H-10</b>
		REV:	<b>B</b>