

PROPOSED LOT 7 - 210 GRANGE AVENUE

MARSDEN PARK

RESIDENTIAL APARTMENTS

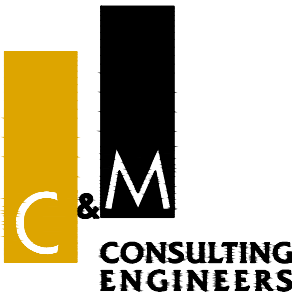
CIVIL ENGINEERING WORKS

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LOCALITY SKETCH

NOT TO SCALE



CIVIL AND HYDRAULIC
ENGINEERING DESIGN AND
PROJECT MANAGEMENT

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LOT 7 - 210 GRANGE AVE, MARSDEN PARK

CIVIL ENGINEERING DESIGN

LGA	BLACKTOWN CITY COUNCIL	DA	-
STATUS	DEVELOPMENT APPLICATION	PROJECT No.	PN01451

GENERAL NOTES:

- ALL WORKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THIS TECHNICAL SPECIFICATION.
- THE CONSTRUCTOR SHALL PREPARE A DILAPIDATION REPORT FOR THE EXISTING INFRASTRUCTURE WITHIN THE ROAD RESERVE, INCLUDING BUT NOT LIMITED TO KERBS, GUTTERS, FOOTPATHS, VEHICULAR CROSSINGS, STREET SIGNS, SERVICE FITTING COVERS, ETC.
- THE CONSTRUCTOR SHALL REVIEW, BE AWARE AND AT ALL TIMES COMPLY WITH THE SPECIFIC REQUIREMENTS FOR THIS DEVELOPMENT AS SET OUT IN THE DEVELOPMENT APPROVAL FOR THE PROJECT.
- ANY CHANGES MADE BY THE CONSTRUCTOR TO ANY LEVEL, DIMENSION, LOCATION, POSITION, ALIGNMENT ETC., OF ANY OF THE WORKS SHOWN ON THE DRAWINGS WITHOUT THE WRITTEN CONSENT OF C&M CONSULTING ENGINEERS PTY. LTD. AND OR THE PRINCIPAL CERTIFYING AUTHORITY IS DONE SO AT THE CONSTRUCTORS OWN RISK.
- THE CONSTRUCTOR SHALL ALLOW TO LIAISE WITH AND PROVIDE SUFFICIENT NOTICE TO THE PRINCIPAL CERTIFYING AUTHORITY TO ENSURE THAT ALL WORKS ARE INSPECTED TO ENABLE COMPLIANCE CERTIFICATES TO BE ISSUED THROUGHOUT THE CONSTRUCTION PERIOD. THE CONSTRUCTOR SHALL LIAISE WITH THE PRINCIPAL CERTIFYING AUTHORITY PRIOR TO ANY CONSTRUCTION WORKS COMMENCING AND PREPARE AN INSPECTION AND TEST PLAN WITH A MUTUALLY AGREED WITNESS AND HOLD POINTS FOR THE CONSTRUCTION WORKS.
- IF THE PRINCIPAL CERTIFYING AUTHORITY IS NOT BLACKTOWN CITY COUNCIL, THEN THE CONSTRUCTOR MUST CONTACT BLACKTOWN CITY COUNCIL'S WORKS DIVISION TO ENABLE THEIR INSPECTION OF ALL WORKS (INCLUDING EROSION AND SEDIMENT CONTROL MEASURES) WITHIN THE ROAD RESERVE AREA.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL ACCESS TO THE SITE. THE ACCESS SHALL BE ALL WEATHER SAFE ACCESS TO THE CONTRACTOR'S SITE FACILITIES AT ALL TIMES FOR THE DURATION OF THE CONTRACT.
- A TEMPORARY HOARDING OR FENCE OF MINIMUM 15m HIGH IS TO BE PROVIDED AROUND THE SITE TO PROTECT THE PUBLIC PRIOR TO COMMENCEMENT OF WORKS. HOARDINGS OR FENCES ARE TO BE STRUCTURALLY ADEQUATE. THE CONTRACTOR SHALL OBTAIN AN APPROVAL FROM COUNCIL PRIOR TO ERECTING THE HOARDING OR FENCE.
- ALL NEW WORKS SHALL MAKE A SMOOTH CONNECTION WITH ANY FORMATIONS, STRUCTURES, ETC.
- ALL ALTERATIONS AND/OR ADDITIONS TO EXISTING WORK, THE CONTRACTOR SHALL VERIFY THE DIMENSIONS OF THE EXISTING WORK BEFORE PROCEEDING AND NOTIFY THE SUPERINTENDENT OF DISCREPANCIES.
- THE CONTRACTOR SHALL USE MANUFACTURED ITEMS IN THE WORK ONLY IN ACCORDANCE WITH THE CURRENT PUBLISHED RECOMMENDATIONS OF THE MANUFACTURER RELEVANT TO SUCH USE.
- THE WORKS SHALL BE CONSTRUCTED IN SUCH A MANNER THAT THERE IS MINIMUM DISTURBANCE TO EXISTING TREES AND VEGETATION.
- THE PUBLIC FOOTWAY AND ROADWAY FRONTING THE SITE SHALL BE MAINTAINED IN A SAFE AND UNOBSTRUCTED MANNER AT ALL TIMES DURING THE CONSTRUCTION WORKS.
- THE CONSTRUCTOR SHALL BE RESPONSIBLE FOR REPAIRING TO THE SATISFACTION OF THE ASSET OWNER, ANY DAMAGE CAUSED TO ANY EXISTING INFRASTRUCTURE WITHIN THE ROAD RESERVE, INCLUDING BUT NOT LIMITED TO KERBS, GUTTERS, FOOTPATHS, VEHICULAR CROSSINGS, STREET SIGNS, SERVICE FITTING COVERS, ETC.
- THE SITE SHALL BE KEPT IN A TIDY CONDITION AT ALL TIMES. LITTER RUBBISH AND BUILDING RUBBLE SHALL BE PLACED IN CONTAINERS OR BINS AND REGULARLY REMOVED FROM SITE AS REQUIRED.

EARTHWORKS NOTES:

- THE CONTRACTOR SHALL STRIP THE MATERIAL CLASSIFIED AS TOPSOIL OR MATERIAL CONTAINING ORGANIC MATTER TO A LEVEL APPROVED BY THE CONTRACTOR'S GEOTECHNICAL ENGINEER AND THE SUPERINTENDENT. THE STRIPPED TOPSOIL SHOULD BE REMOVED AND STOCKPILED PRIOR TO ANY EARTHWORKS OPERATIONS.
- THE MAXIMUM HEIGHT OF TOPSOIL STOCKPILES SHALL NOT EXCEED 2.5M AND THE MAXIMUM BATTER SLOPE SHALL NOT EXCEED 2H : 1V.
- ALL EARTHWORKS OPERATIONS SHALL BE CARRIED OUT TO LEVEL 1 SUPERVISION IN ACCORDANCE WITH AS3798 - 2007. THE CONTRACTOR SHALL ISSUE A WRITTEN LETTER FROM THE GEOTECHNICAL CONSULTANT THAT THEY HAVE BEEN ENGAGED ACCORDINGLY AND TAKES FULL RESPONSIBILITY OF THE EARTHWORKS OPERATION.
- THE CONTRACTOR SHALL OVER-EXCAVATE TO REMOVE ALL UNACCEPTABLE FILL MATERIAL CONTAINING DELETERIOUS MATERIALS SUCH AS ORGANIC MATTER AND CONSTRUCTION MATERIALS. ALL OVER-EXCAVATED AREAS SHALL BE REPLACED WITH SUITABLE MATERIAL WITH A CBR AT LEAST EQUAL TO THE SPECIFIED SUBGRADE CBR, SOURCED FROM ON SITE, IF AVAILABLE, OR IMPORTED.
- WET MATERIAL WILL NOT BE REGARDED AS UNSUITABLE. SHOULD WET MATERIAL BE ENCOUNTERED, THE CONTRACTOR SHALL DRY THE MATERIAL SUFFICIENTLY BY RE-WORKING, OR SPREADING IT TO ALLOW DRYING. ALL ASSOCIATED COSTS SHALL BE BORNE BY THE CONTRACTOR.
- ALL EXCESS EARTHWORKS MATERIALS, INCLUDING EXCESS MATERIALS FROM THE STORMWATER AND SERVICE TRENCH EXCAVATIONS SHALL BE REMOVED AND LEGALLY DISPOSED OF OFF-SITE BY THE CONTRACTOR AT THE CONTRACTOR'S COST.
- ALL BATTER SLOPES SHALL BE A MAXIMUM OF 1V:5H (U.N.O.)
- UNLESS NOTED OTHERWISE OR APPROVED ALL FILL MUST BE CONSTITUTED OF VIRGIN EXCAVATED NATURAL MATERIAL (VENM).
- THE CONTRACTOR SHALL EXCAVATE AND/OR PLACE AND COMPACT FILL TO CONFORM TO THE LINES, GRADES, CROSS SECTIONS, AND DIMENSIONS SHOWN ON THE DRAWINGS, ALLOWING FOR PAVEMENT/SLAB AND TOPSOIL LAYERS.
- FREQUENCIES OF COMPACTION TESTS FOR EARTHWORKS SHALL BE AS FOLLOWS (WHICHEVER IS GREATER NUMBER):

- 1 TEST PER LAYER PER 500 m², OR
- a. 1 TEST PER 100 m³, OR

b. 3 TESTS PER VISIT

- COMPACTION REQUIREMENTS FOR EARTHWORKS SHALL BE AS FOLLOWS:

a. GENERAL FILL : 98% OF SMDD

b. TOP 500MM UNDER PAVEMENT OR STRUCTURE: 100% OF SMDD

c. BACKFILL WITHIN 2M OF STRUCTURES: 100% OF SMDD
- MOISTURE CONTENT TO BE IN THE RANGE OF - 2% TO +2% OF THE OPTIMUM MOISTURE CONTENT.
- ALL COMPACTION TEST RESULTS SHALL BE PROVIDED TO THE SUPERINTENDENT.
- ALL SITE REGRADED AREAS AFTER FORMATION, SHALL BE COVERED WITH A 150MM SELECT TOPSOIL LAYER UNO. TOPSOIL STOCKPILED PRIOR TO EARTHWORKS OPERATIONS CAN BE REUSED FOR THIS PURPOSE PROVIDED ANY DELETERIOUS MATERIAL IS REMOVED PRIOR TO PLACING.
- ALL DISTURBED AND DENUDED AREAS SHALL BE REGRASSD WITHIN 7 DAYS AFTER THE COMPLETION OF EARTHWORKS FORMATION. REFER LANDSCAPE PLAN L1003 FOR DETAIL OF REGRASS.

STORMWATER NOTES:

- STORMWATER DESIGN CRITERIA:

MINOR STORM ARI: 20 YEARS

MAJOR STORM ARI: 100 YEARS
- IFD DATA LOCALITY: BLACKTOWN
- PIPES DN375 AND LARGER TO BE STEEL REINFORCED CONCRETE PIPES CLASS 'I2' APPROVED SPIGOT AND SOCKET WITH RUBBER RING JOINTS U.N.O.
- PIPES DN300 AND SMALLER SHALL BE GRADE SH (SEWER GRADE) uPVC WITH RUBBER RING JOINTS.
- EQUIVALENT STRENGTH FIBRE REINFORCED CONCRETE PIPES MAY BE USED UP TO DN450.
- PIPES FOR SUB-SOIL DRAINS SHALL BE SLOTTED 100MM DIAMETER CLASS 1000 WRAPPED IN GEOFABRIC, U.O.N, COMPLYING WITH THE REQUIREMENTS OF AS 2439.
- PRECAST PITS, WHERE ALLOWED, AND THE INSITU BASE SHALL COMPLY WITH THE REQUIREMENT OF THE MANUFACTURER.
- PROVIDE STEP IRONS FOR PITS DEEPER THAN 12m.
- COMPRESSIVE STRENGTH FOR CAST IN-SITU PITS SHALL BE 25MPa UNLESS NOTED OTHERWISE.
- ALL PITS SHALL BE BENCHED AND FLOW STREAMLINED.
- ALL MILD STEEL FIXTURES INCLUDING GRATES, FRAMES, STEP IRONS, LADDERS, ETC., SHALL BE HOT DIP GALVANISED. GALVANISING SHALL COMPLY WITH THE REQUIREMENTS OF AS 1214 OR AS 1650, AS APPROPRIATE.
- GEOFABRIC FILTER SHALL BE PERMEABLE, NON-WOVEN FABRIC MANUFACTURED FROM A POLYMER SUCH AS POLYPROPYLENE OR POLYESTER OF MASS NOT LESS THAN 135G/M2.
- THE MINIMUM TRENCH WIDTHS SHALL BE AS FOLLOWS:

CONCRETE AND FRC PIPES: EXTERNAL PIPE DIAMETER PLUS 400MM.

uPVC PIPE: EXTERNAL DIAMETER OF PIPE PLUS 200MM.

SUBSOIL PIPE: 250MM.
- ALL PIPES SHALL BE PLACED CENTRALLY WITHIN THE TRENCH WITH EQUAL CLEARANCE EACH SIDE
- 100mm DIA. SUBSOIL DRAINAGE PIPE 3m LONG WRAPPED IN FILTER SOCK TO BE PROVIDED IN PIPE TRENCHES UPSTREAM OF ALL PITS.
- PIPE BEDDING MATERIAL SHALL BE CLEAN COARSE RIVER SAND WITH DEPTH AS FOLLOWS:

CONCRETE AND FRC PIPES: 100MM (175MM IN ROCK)

UPVC PIPE: 75MM (100MM IN ROCK)

SUBSOIL DRAINS: 50MM
- ALL PIPES SHALL BE BACKFILLED WITH GRANULAR MATERIAL SUCH AS QUARRY FINES OR COARSE RIVER SAND TO A MINIMUM OF 150MM ABOVE THE PIPE. THE GRANULAR MATERIAL SHALL BE PLACED IN 150MM THICK MAXIMUM LAYERS AND COMPACTED TO ACHIEVE A DENSITY INDEX (ID) OF 70%. FREQUENCIES OF COMPACTION TESTS FOR TRENCHES SHALL BE 1 TEST PER 2 LAYERS PER 40 LINEAR METRE.
- BACKFILL THE REMAINDER OF THE TRENCH ABOVE THE SAND TO SUBGRADE LEVEL WITH TRENCH MATERIAL. PLACE AND COMPACT MATERIALS IN LAYERS NOT EXCEEDING 150MM LOOSE THICKNESS. MATERIAL LOWER THAN 500MM BELOW SUBGRADE LEVEL SHALL BE COMPACTED TO AT LEAST 95% OF STANDARD MAXIMUM DRY DENSITY. THE TOP 500MM BELOW PAVEMENT SUBGRADE LEVELS SHALL BE COMPACTED TO AT LEAST 100% STANDARD MAXIMUM DRY DENSITY. FILTER MATERIAL FOR SUBSOIL SHALL BE COARSE SAND OR CRUSHED STONE COMPLYING WITH ONE OF THE GRADINGS IN THE TABLE BELOW. WHERE NOTED ON THE DRAWINGS THE 7MM CRUSHED ROCK FILTER MATERIAL SHALL BE ENCLOSED WITHIN FILTER FABRIC SHEET AS SPECIFIED. FILTER MATERIAL SHALL BE PLACED IN 250MM LAYERS AND COMPACTED TO DENSITY INDEX (ID) OF 60%.

AS SIEVE		
SIZE (mm)	SAND	7mm ROCK
9.5	100	100
6.7	-	75-100
4.75	90-100	20-55
2.36	75-100	0-15
1.18	50-90	
0.6	20-60	
0.3	10-30	
0.15	2-10	
0.075	0-3	0-2

20. UNLESS OTHERWISE DETAILED OR PERMITTED, THE MINIMUM GRADE OF ALL PIPE WORKS SHALL BE 1.0%.

CONCRETE NOTES:

- ALL WORKMANSHIP, MATERIALS AND TESTING FOR CONCRETE WORKS SHALL COMPLY WITH THE REQUIREMENTS OF AS3600.
- ALL WORKMANSHIP AND MATERIALS FOR FORMWORK SHALL COMPLY WITH THE REQUIREMENTS OF AS3610.
- THE CONSTRUCTOR SHALL ENSURE THAT ALL REINFORCEMENT IS SECURELY TIED AND SUPPORTED IN IT'S CORRECT POSITION AND WITHIN ACCEPTABLE TOLERANCES SO AS NOT TO BE DISPLACED DURING CONCRETE POURING.
- PROVIDE CONCRETE WITH A MAXIMUM SLUMP OF 80, TYPE SL CEMENT, MAXIMUM AGGREGATE SIZE 20, APPROVED ADMIXTURES AND STRENGTH GRADE AS FOLLOWS:

ELEMENT	EXPOSURE CLASSIFICATION	STRENGTH (MPa)
PAVEMENT	A2	32MPa
KERB (ALL TYPES)	A2	25MPa
FOOTPATH	A2	25MPa
RETAINING WALL FOOTING	A1/B1	20MPa

PROJECT CONTROL TESTING SHALL BE CARRIED OUT IN ACCORDANCE WITH AS 3600.

5. PROVIDE LAPS ONLY AT LOCATIONS SHOWN AND OF DIMENSIONS AS FOLLOWS UNLESS DETAILED OTHERWISE OR APPROVED IN WRITING BY THE ENGINEER.

BAR SIZE	N12	N16	N20
LAP	500	750	1000

- OVERLAP FIRST AND SECOND CROSS WIRES OF EACH SHEET OF FABRIC BY 25 AT LAPS.
- DO NOT WELD REINFORCEMENT UNLESS SHOWN OR APPROVED BY THE ENGINEER
- TIE ALL UNSUPPORTED BARS TO N12.350.B OR N12.450.T CROSSRODS, LAPPED 450 WHERE REQUIRED.
- PROP, CURE AND STRIP IN ACCORDANCE WITH AS3600, AS3610 AND THE SPECIFICATION.
- CONCRETE SAWN JOINTS MUST BE DONE WITHIN 8 HOURS OF CONCRETE POUR.
- JOINT SEALANT MUST BE SILICONE SEALANT FOR CASTING IN-SITU AS SPECIFIED ON DRAWINGS.
- CONCRETE FINISH SHALL BE AS FOLLOWS:

ELEMENT	EXPOSURE
ROAD (GRADE < 1 IN 10)	BROOM
ROAD (GRADE > 1 IN 10)	GROOVE
FOOTPATH	BROOM

ENVIRONMENTAL CONTROL NOTES:

EROSION AND SEDIMENT CONTROL

- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONTROL OF EROSION AND SEDIMENTATION TO THE SATISFACTION OF COUNCIL, THE RELEVANT STATE AUTHORITIES AND THE SUPERINTENDENT. TO THIS END, THE EROSION AND SEDIMENTATION CONTROLS SHOWN ON THE DRAWINGS SHALL ONLY BE USED AS A GUIDE BY THE CONTRACTOR, AND SHALL REPRESENT THE MINIMUM REQUIREMENT ONLY.
- NO CONSTRUCTION WORKS ARE TO COMMENCE ON SITE UNTIL ALL EROSION AND SEDIMENT CONTROL MEASURES ARE IN PLACE AND HAVE BEEN INSPECTED AND APPROVED BY THE COUNCIL ENGINEER AND/OR SUPERINTENDENT.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REGULARLY INSPECTED, IN PARTICULAR AFTER STORMS, AND REPAIRED OR MAINTAINED AS REQUIRED TO ENSURE THE MEASURES CORRECT AND EFFICIENT FUNCTION THROUGHOUT THE DURATION OF THE WORKS, UNTIL SUCH TIME AS THE COUNCIL ENGINEER AND/OR SUPERINTENDENT AUTHORISES THE REMOVAL OF SUCH MEASURES.

TRAFFIC CONTROLS

- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONTROL OF TRAFFICS INCLUDING VEHICLES AND PEDESTRIANS TO THE SATISFACTION OF COUNCIL, THE RELEVANT STATE AUTHORITIES AND THE SUPERINTENDENT.
- THE CONTRACTOR IS TO PREPARE A TRAFFIC MANAGEMENT PLAN TO THE REQUIREMENTS OF THE RMS - TRAFFIC CONTROL AT WORK SITE, AS 1742 - AUSTRALIAN STANDARD MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, AND LOCAL COUNCIL STANDARDS.

OTHER ENVIRONMENTAL CONTROLS

- OTHER ENVIRONMENTAL CONTROLS LIKE NOISE, DUST, VIBRATION, FLORA & FAUNA, FIRE, HAZMAT, AND CONTAMINATIONS MUST BE CONTROLLED TO THE REQUIREMENT OF THE COUNCIL AND THE RELEVANT STATE AUTHORITIES.

SETTING OUT NOTES:

- THE CONSTRUCTOR SHALL USE A SUITABLY QUALIFIED SURVEYOR TO SET OUT ALL WORKS. THE SURVEYOR SHALL ISSUE A CERTIFICATE TO THE PRINCIPAL CERTIFYING AUTHORITY CERTIFYING THAT THE WORKS HAVE BEEN SET OUT IN ACCORDANCE WITH THE APPROVED DRAWINGS PRIOR TO THE WORKS BEING CONSTRUCTED.
- THE SURVEY WORK ASSOCIATED WITH THE CONTRACT SHALL INCLUDE SETTING OUT THE FOLLOWING COMPONENTS OF THE WORK:

ROADS AND KERBS

DRAINAGE STRUCTURES

SERVICES

LINEMARKING AND SIGN POSTING NOTES:

- PROVIDE TRAFFIC MANAGEMENT IN ACCORDANCE WITH THE REQUIREMENTS THE RMS TRAFFIC CONTROL AT WORK SITES MANUAL AND AS 1742.3 WHILE UNDERTAKING THE WORK.
- LINE MARKING AND SIGN POSTING SHALL COMPLY WITH THE REQUIREMENTS OF AS1742.
- REFLECTIVE RAISED PAVEMENT MARKERS SHALL COMPLY WITH THE REQUIREMENTS OF AS 1906.3. INSTALLATION TO THE REQUIREMENTS OF RMS QA DOCUMENT R142.
- THE SURFACE AREA TO BE LINE MARKED MUST BE DRY AND FREE OF DIRT, GRAVEL, FLAKING PAVEMENT MARKING MATERIAL AND OTHER LOOSE OR FOREIGN MATERIAL.
- ALL PAVEMENT MARKINGS SHALL BE THERMO PLASTIC WITH REFLECTIVE GLASS BEADS TO AS2009, UNLESS NOTED OTHERWISE. THICKNESS OF THERMO PLASTIC SHALL BE 1.8mm FOR LINES AND 3mm FOR OTHER MARKINGS.
- SIGN SUPPORT STRUCTURES SHALL BE MANUFACTURED IN ACCORDANCE WITH COUNCIL STANDARD AND AS 4100. ALL STEEL COMPONENTS SHALL BE HOT-DIP GALVANISED TO THE REQUIREMENT OF AS4680.

SERVICES NOTES:

- IT IS THE CONSTRUCTORS RESPONSIBILITY TO NOTIFY THE RELEVANT SERVICES AUTHORITIES OF THE WORKS AND VERIFY THE LOCATION OF ALL EXISTING SERVICES PRIOR TO ANY CONSTRUCTION ACTIVITIES COMMENCING.
- THE CONSTRUCTOR SHALL LIAISE AND COORDINATE THE TIMING OF THE CONSTRUCTION OF THE WORKS WITH THE RELEVANT SERVICES AUTHORITIES AND/OR OTHER CONSTRUCTORS INSTALLING SERVICES CONCURRENTLY AT THIS SITE.
- THE LOCATION OF ALL EXISTING SERVICES SHOWN ON THE DRAWINGS ARE APPROXIMATE ONLY AND HAVE BEEN TAKEN FROM INFORMATION PROVIDED BY THE RELEVANT SERVICE AUTHORITIES.
- THE CONSTRUCTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE CAUSED TO EXISTING SERVICES AS A RESULT OF THE CONSTRUCTION WORKS.

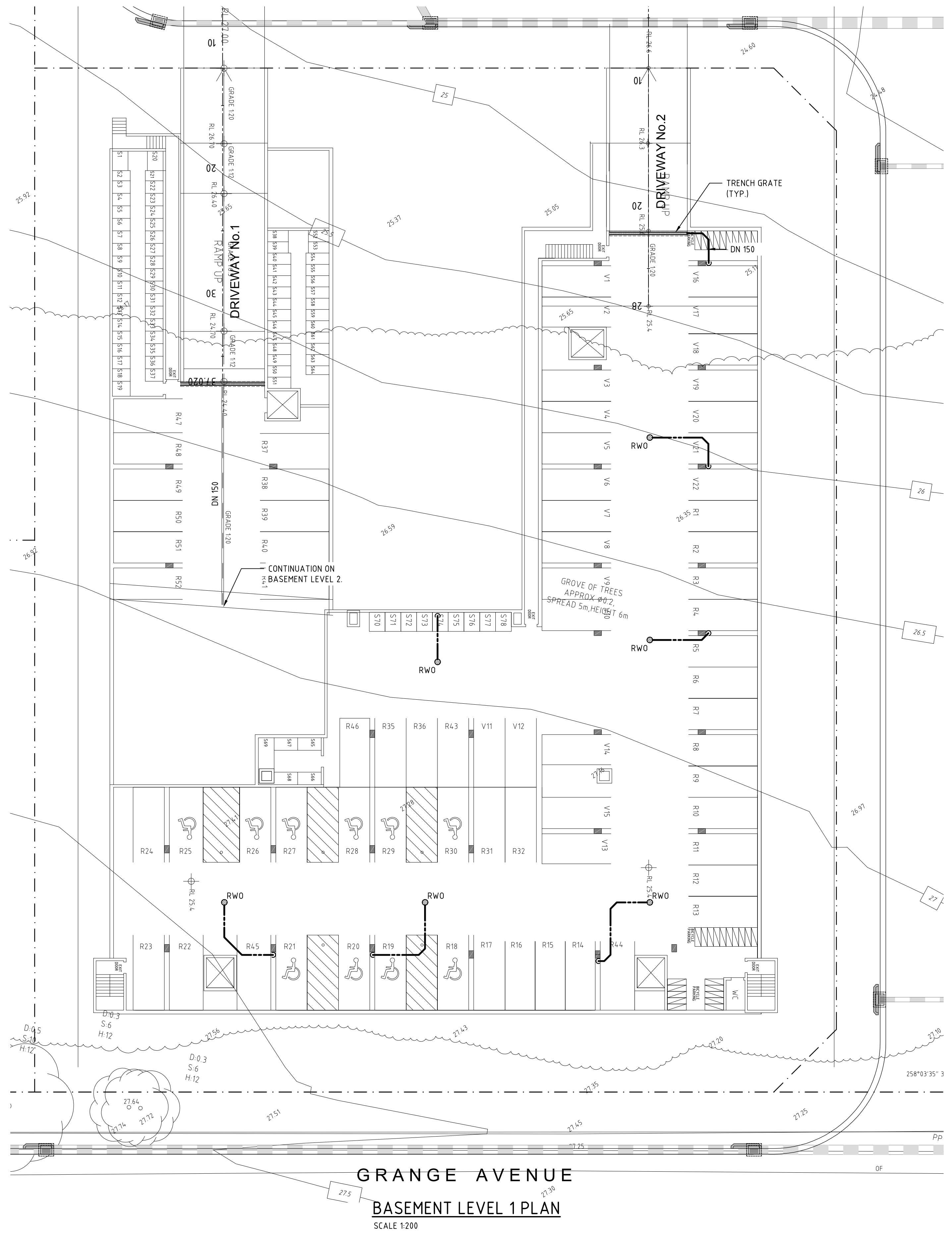
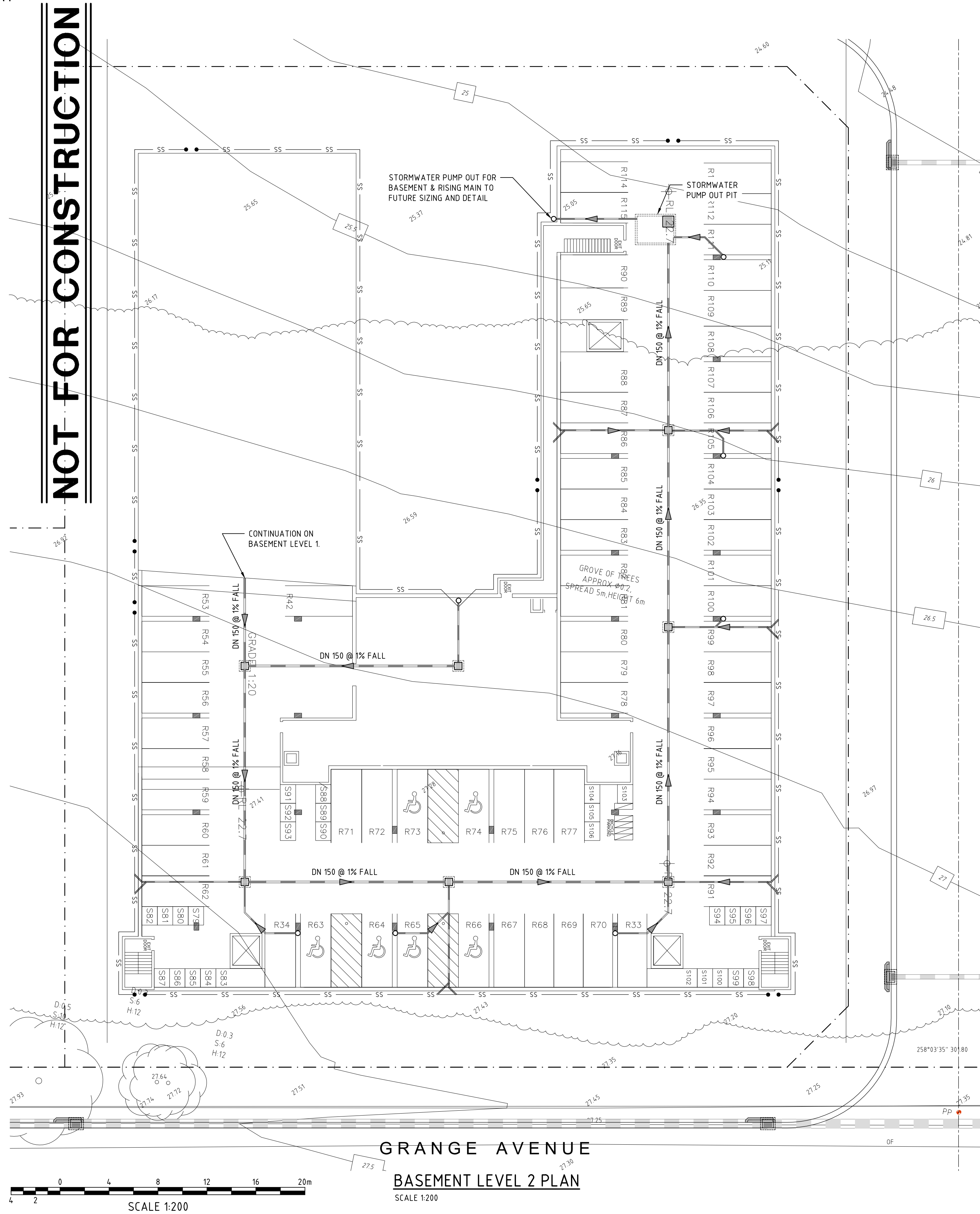
LEGEND

	BOUNDARY
	STORMWATER DRAINAGE LINE STRAPPED BELOW
	STORMWATER RISING MAIN
	STORMWATER DRAINAGE LINE INGROUND
	EXISTING STORMWATER DRAINAGE LINE
	EXISTING SURFACE CONTOUR
	STORMWATER SUBSOIL DRAINAGE LINE WITH FLUSHING POINT
	STORMWATER DRAINAGE PITS
	UPSTREAM INVERT LEVEL PIPE DIAMETER, TYPE & CLASS PIPE LENGTH & GRADE DOWNSTREAM INVERT LEVEL
	RAINWATER OUTLET
	DOWNPIPE

NOT FOR CONSTRUCTION

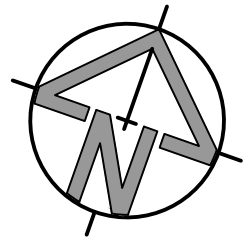
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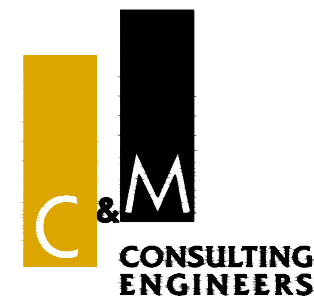
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REV.	DES.	DATE	VER.	DESCRIPTION



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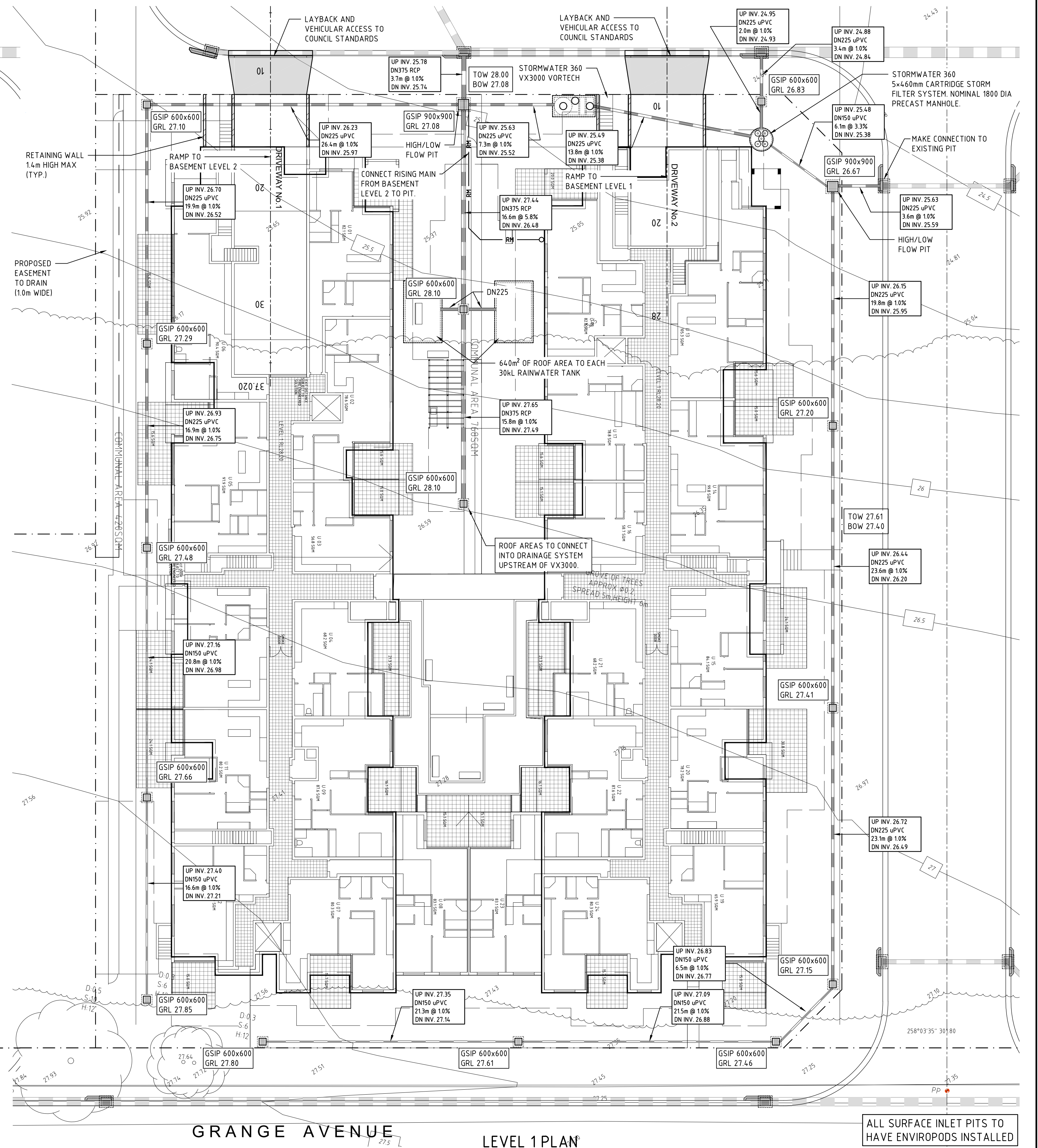
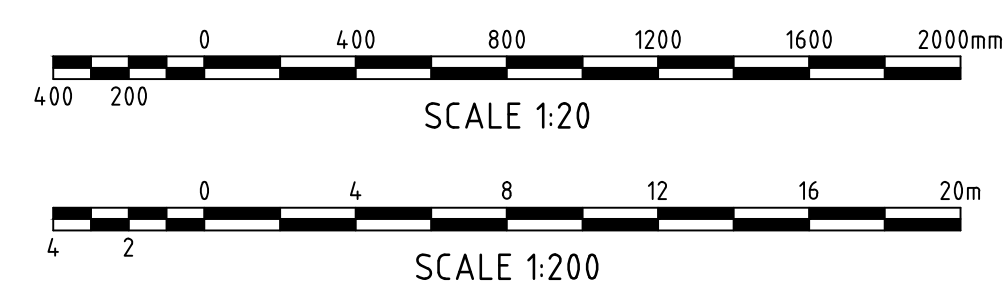
SUITE 26
11 - 13 BROOKHOLLOW AVE
BAULKHAM HILLS NSW 2153

PHONE: (02) 9680 3100
FAX: (02) 9634 6989
ABN 21 118 134 240

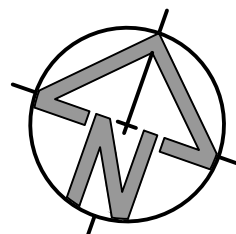
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VERIFIED	A.MANCONI	DATE	23/10/2015
DRAWN	M.STOKER	SCALE @ A1	1:200

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PROPOSED LOT 7 - 210 GRANGE AVE, MARSDEN PARK		
BASEMENT LEVELS		
STATUS	DEVELOPMENT APPLICATION	DRAWING No. 01451_7_201
REVISION	01	



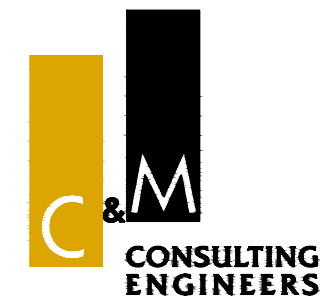
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REV.	DES.	DATE	VER.	DESCRIPTION



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FAX: (02) 9634 6989
ABN 21 118 134 240

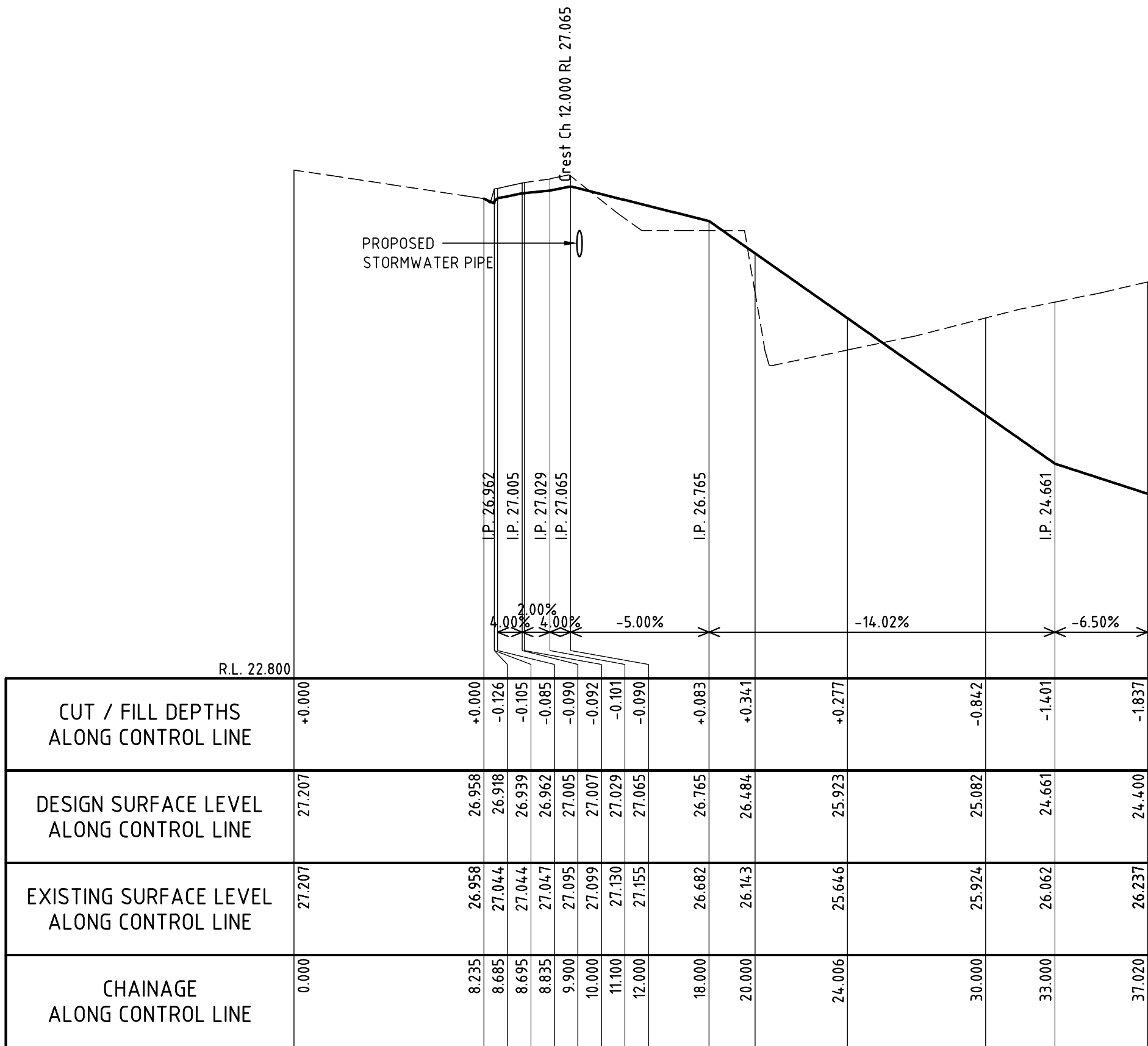
DESIGNED	W.WEBB	DATE	23/10/2015
VERIFIED	A.MANCONE	DATE	23/10/2015
DRAWN	M.STOKER	SCALE @ A1	1:200
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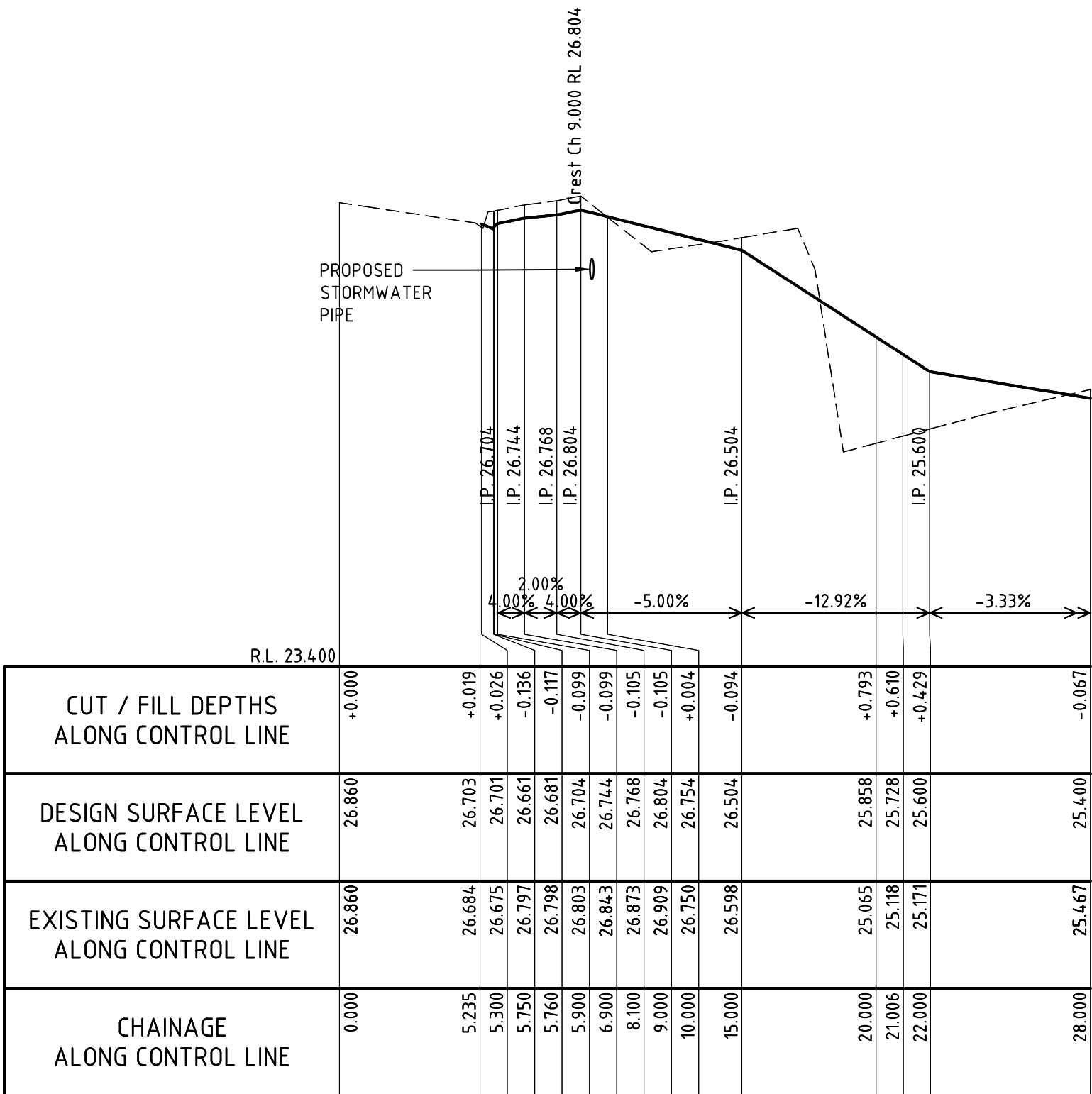
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STATUS	DEVELOPMENT APPLICATION	DRAWING No.	01451_7_202	REVISION	01
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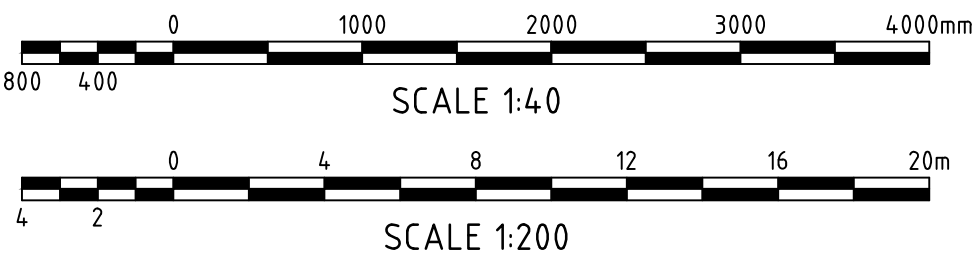
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LONGITUDINAL SECTION ALONG DRIVEWAY No.1



LONGITUDINAL SECTION ALONG DRIVEWAY No.2



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REV.	DES.	DATE	VER.	DESCRIPTION

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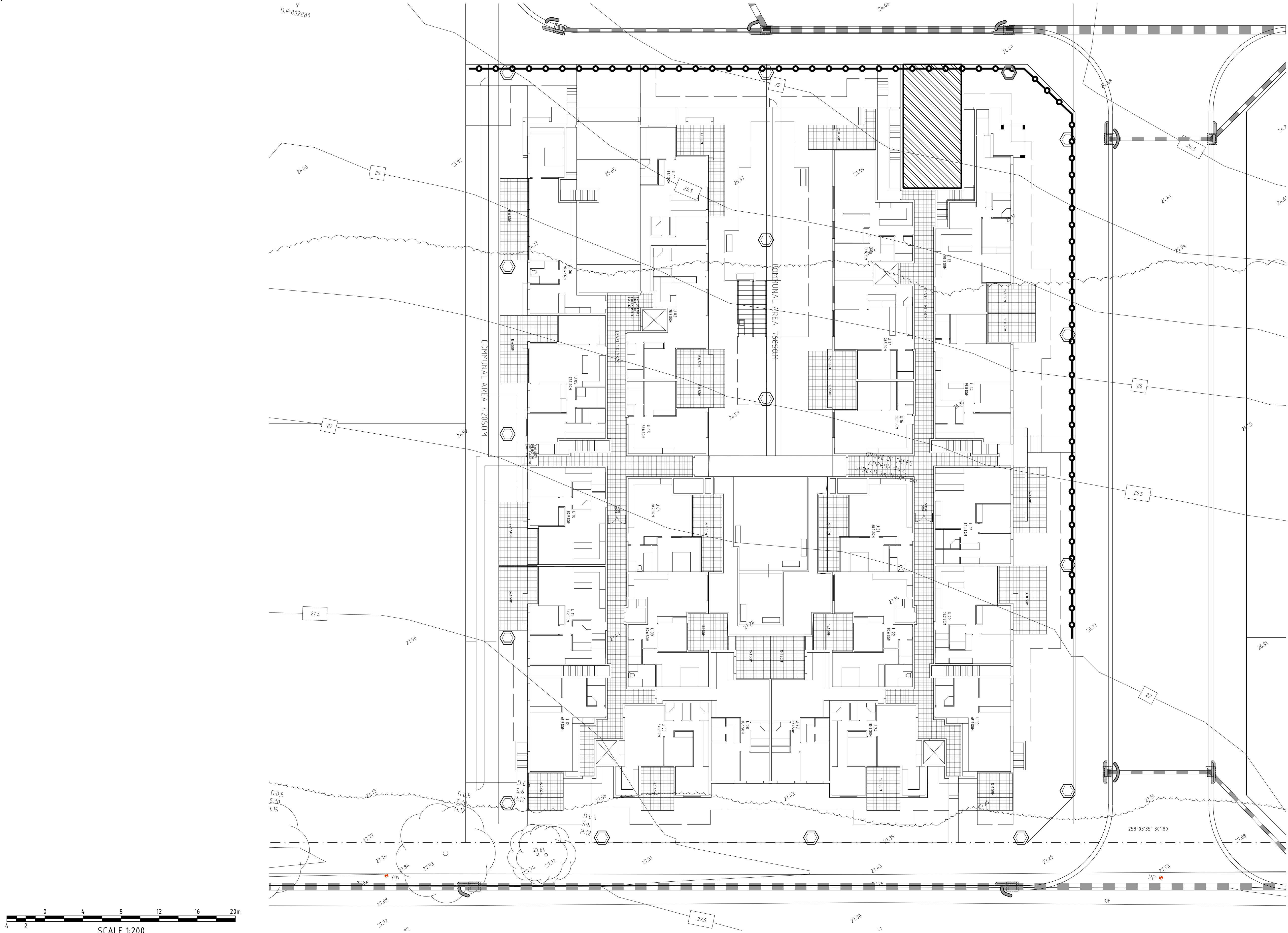
SUITE 26
11 - 13 BROOKHOLLOW AVE
BAULKHAM HILLS NSW 2153

PHONE: (02) 9680 3100
FAX: (02) 9634 6989
ABN 21 118 134 240

DESIGNED	W.WEBB	DATE	23/10/2015
VERIFIED	A.MANCONE	DATE	23/10/2015
DRAWN	M.STOKER	SCALE @ A1	1:200 (H), 1:40 (V)
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PROPOSED LOT 7 - 210 GRANGE AVE, MARSDEN PARK			
DRIVEWAY LONGITUDINAL SECTIONS			
STATUS	DEVELOPMENT APPLICATION	DRAWING No.	01451_7_301
REVISION	01		

CAD FILENAME: Q:\C&M\Projects\01401-01500\PNL-01451 - Grange Ave [Lot 5] & Vine Street West [9-13] Marsden Park\ACAD\APARTMENTS\LOT A & B\01451_7_01.dwg



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REV.	DES.	DATE	VER.	DESCRIPTION

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BAULKHAM HILLS NSW 2153

PHONE: (02) 9680 3100
FAX: (02) 9634 6989
ABN 21 118 134 240

DESIGNED	W.WEBB	DATE	23/10/2015
VERIFIED	A.MANCONI	DATE	23/10/2015
DRAWN	M.STOKER	SCALE @ A1	1:200
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PROPOSED LOT 7 - 210 GRANGE AVE, MARSDEN PARK			
SEDIMENTATION & EROSION CONTROL PLAN			
STATUS	DEVELOPMENT APPLICATION	DRAWING No.	01451_7_01
REVISION	01		



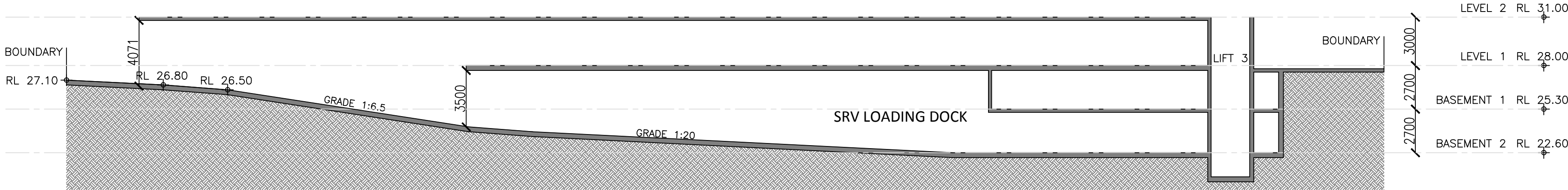
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PROPOSED ROAD 4

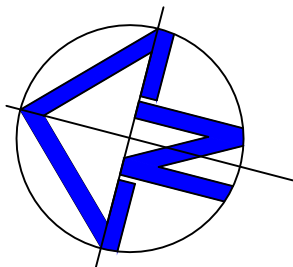
PROPOSED ROAD 2

GRANGE AVENUE

BASEMENT 1



SECTION A-A



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PROPOSED RESIDENTIAL APARTMENTS
PROPOSED LOT 7
210 GRANGE AVE
MARSDEN PARK
LOT 5 + LOTS 9-13 DP 802880

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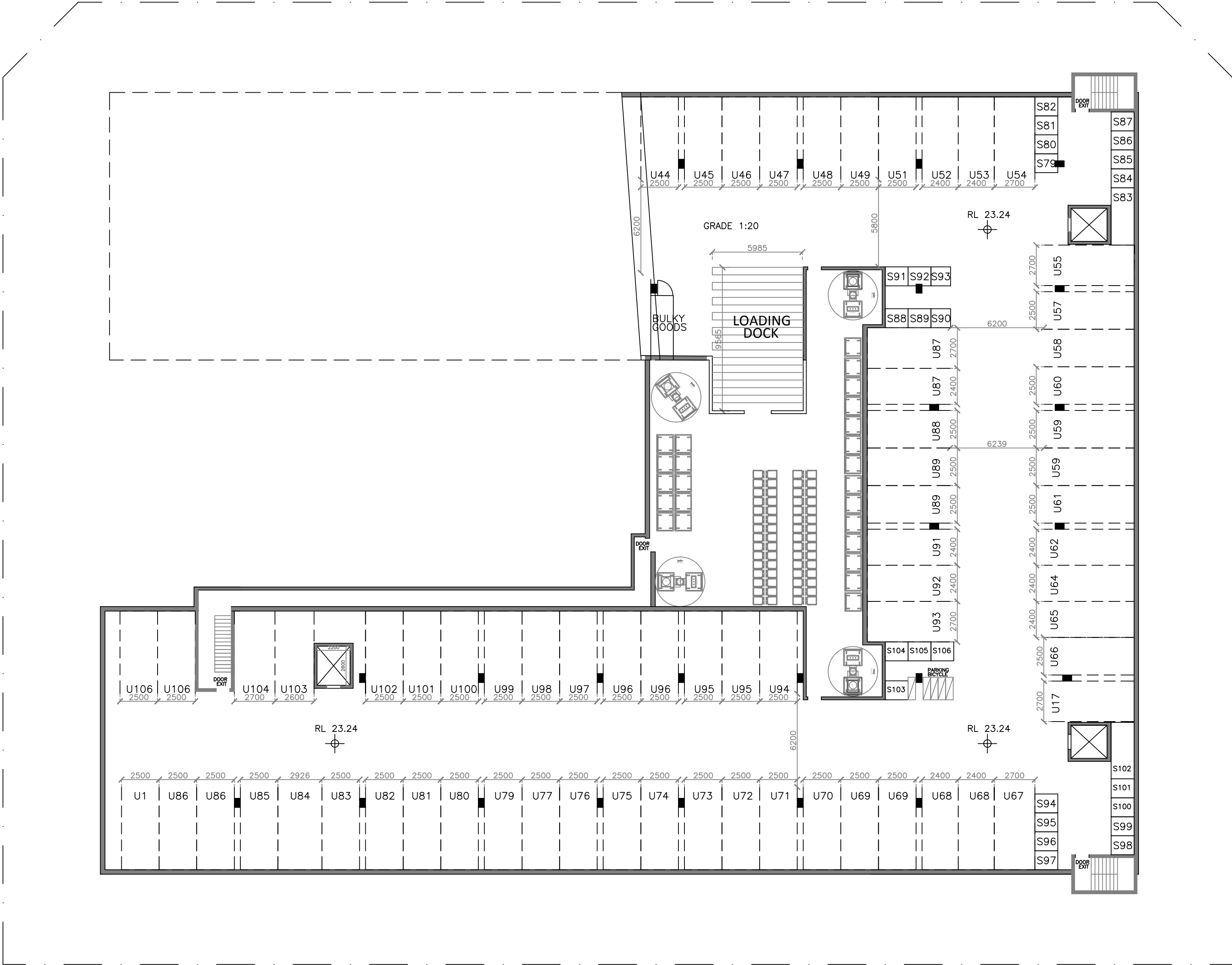
8 KEITH COURT CHERRYBROOK NSW 2126
E: brooksprojects@bigpond.com
P: (02) 94847611 F: (02) 94847611
A.B.N. 82 306 483 112

TITLE
BASEMENT 1 PLAN

SCALE: 1:200(A1)
DATE: 06.06.15
REF : BPA1507

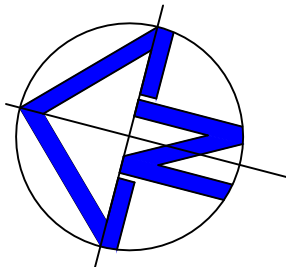
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N	07.03.17	REVISED FOR DEVELOPMENT APPLICATION
M	23.11.16	REVISED FOR DA
L	10.11.16	REVISED FOR DA
K	26.07.16	CONSULTANT ISSUE
J	10.06.16	CONSULTANT ISSUE
I	17.05.16	CONSULTANT ISSUE
H	30.11.15	CONSULTANT ISSUE
ISSUE	DATE	AMENDMENT



BASEMENT 2

M	28.06.17	REVISED FOR DA LOADING DOCK AMENDED
L	10.11.16	REVISED FOR DA
K	26.07.16	CONSULTANT ISSUE
J	10.06.16	CONSULTANT ISSUE
I	17.05.16	CONSULTANT ISSUE
H	30.11.15	CONSULTANT ISSUE
G	18.11.15	DA ISSUE
ISSUE	DATE	AMENDMENT



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PROPOSED LOT 7
210 GRANGE AVE
MARSDEN PARK
LOT 5 + LOTS 9-13 DP 802880

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architects

8 KEITH COURT CHERRYBROOK NSW 2126
E: brooksprojects@bigpond.com
P: (02) 94847611 F: (02) 94847611
A.B.N. 82 306 483 112

TITLE
BASEMENT 2 PLAN

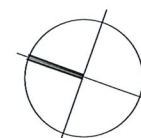
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DATE: 06.06.15
REF : BPA1507

SkA2m

PLANT SCHEDULE.					LEGEND	
	PLANT SCHEDULE.	QTY	SIZE	COMMON NAME	EST HT X SP @ MAT	 DECK AREA
	ACER BEUGERANUM	2	75L	Trident maple	8 x 4m	
	ELAEOCARPUS RETICULATUS	15	"	Blueberry Ash	6 x 3m	
	LAGERSTROEMIA INDICA 'NATCHEZ'	13	"	Crepe myrtle var	3.5 x 3.5m	
	MAGNOLIA 'LITTLE GEM'	4	"	Dwarf evergreen magnolia	3 x 1.5m	
	PYRUS USSURIENSIS	12	"	Manchurian pear	8 x 5m	
	CALLISTEMON 'CAPT COOK'	19	5L	Dwarf bottlebrush var	1 x 1m	
	CORDYLINE STRICTA	38	"	Palm lily	1.5 x 1m	
	DORYANTHES EXCELSA	21	"	Gymea lily	2 x 2m	
	LOROPETALUM 'RUBRUM'	32	"	Purple fringe flower	1 x 1.5m	
	MURRAYA PANICULATA	63	"	Orange jessamine	2 x 1.5m	
	MELALEUCA THYMIFOLIA	43	"	Thyme honey myrtle	1.5m hedged	
	RAPHIOLEPIS 'SNOW MAIDEN'	63	"	Dwarf indian hawthorn var	1 x 1m	
	SYZYGIUM PANICULATUM 'DWARF'	46	"	Dwarf lillypilli var	2 x 1.2m	
	SYZYGIUM 'PINK CASCADE'	71	"	Dwarf lillypilli var	2.5 x 1.5m	
	VIBURNUM ODORATISSIMA	61	"	Viburnum	2.5 x 1.5m	
	LOMANDRA 'TANIKA'		2.5L	Mat rush var	g'cover	
	TRACHELOSPERMUM JASMINOIDES			Star jasmine	g'cover	
	WESTRINGIA FRUTICOSA 'MUNDI'			Dwarf coast rosemary	0.4 x 1.5m	
	LIRIOPE 'EVERGREEN GIANT'			Large liriope	0.7 x 0.7m	
	LIRIOPE MUSCARI		2.5L	Liriope	0.3 x 0.3m	
	VIOLA HEDERACEAE			Native violets	g'cover	
	VITIS VINIFERA			Ornamental grape	Train over pergola.	
						 BENCH SEATS AVAILABLE FROM LANDMARK OPEN SPACE STRUCTURES AND SOLUTIONS. MODEL SAN MARCO K 051. ALUMINIUM FRAME, WALL MOUNTED
						 SELECTED TILE FINISH TO COMMON OPEN SPACE.
						 EXISTING TREES REMOVED
						 BRICK EDGING TO MASS PLANTED AREAS
						 FRL PROPOSED FINISHED LEVELS
						 TW PROPOSED LEVEL TOP PLANTER WALLS
						 TURF AREAS: SIR WALTER BUFFALO
						 PROPOSED STORMWATER LINES WITH PLANTER BOX DRAINAGE POINTS + TERRACE DRAINAGE POINTS.

PROPOSED RESIDENTIAL APARTMENTS- BLOCK A 210 GRANGE AVE., MARSDEN PARK. PROPOSED LOT 7 DP 802880

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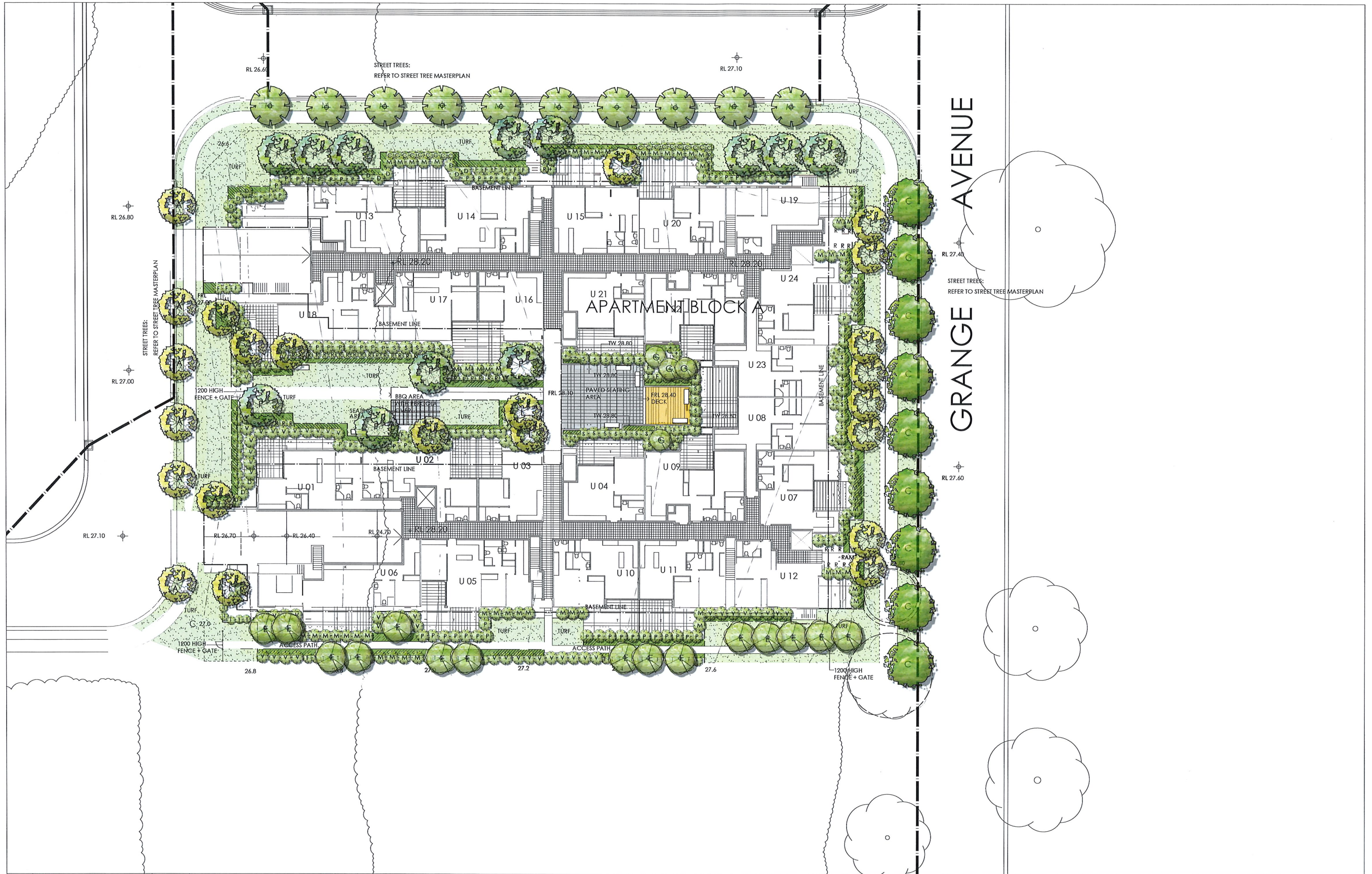
SCALE
1:200 @ A1
NO. IN SET
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PROJECT.
PROPOSED RESIDENTIAL APARTMENTS
210 GRANGE AVE., MARSDEN PARK
PROPOSED LOT 7 DP 802880

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LANDSCAPE PLAN

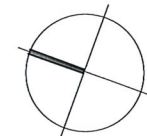
JOCELYN RAMSAY & ASSOC. PTY. LTD
ABN 34 38 097 146 979
LANDSCAPE ARCHITECTS.
SUITE K 680 PACIFIC HWY.,
KILLARA NSW 2071.
ph. 02 9499 4220
fax. 02 9499 4221
email:jrla@bigpond.net.au

B	DEVELOPMENT APPLICATION	17.11.15
A	PRELIMINARY	11.11.15
ISSUE	AMENDMENTS	DATE



B	DEVELOPMENT APPLICATION	17.11.15
A	PRELIMINARY	11.11.15
ISSUE	AMENDMENTS	DATE

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SCALE
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PROPOSED RESIDENTIAL APARTMENTS
210 GRANGE AVE., MARSDEN PARK
PROPOSED LOT 7 DP 802880

DRAWING:
LANDSCAPE PLAN

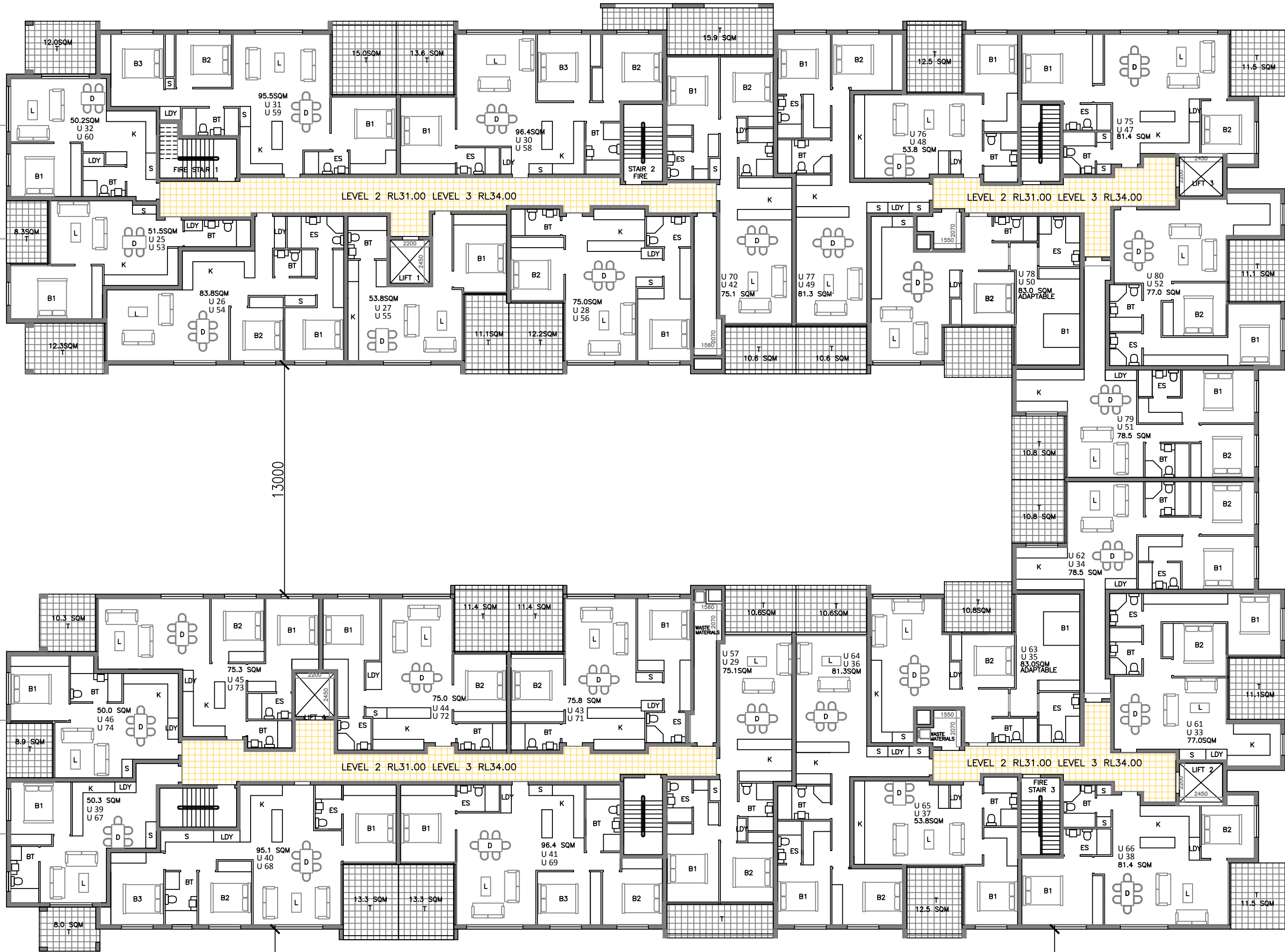
JOCELYN RAMSAY & ASSOC. PTY. LTD
A.B.N. 38 097 146 999
LANDSCAPE ARCHITECTS.
SUITE K 680 PACIFIC HWY.,
KILLARA NSW 2071.
ph. 02 9499 4220
fax. 02 9499 4221
email:jrla@bigpond.net.au

PROPOSED ROAD 4

PROPOSED ROAD 2

AVENUE

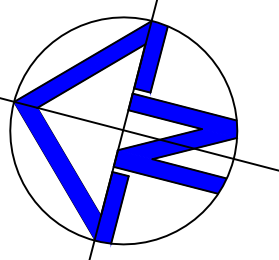
GRANGE



Lot 5

Lot 6

K	27.04.18	REVISED FOR DEVELOPMENT APPLICATION
J	07.03.17	REVISED FOR DEVELOPMENT APPLICATION
I	10.11.16	CONSULTANT ISSUE
H	30.11.15	CONSULTANT ISSUE
G	18.11.15	DA ISSUE
F	10.11.15	CONSULTANT ISSUE
E	05.11.15	PRELIMINARY DA ISSUE
ISSUE	DATE	AMENDMENT



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PROJECT
PROPOSED RESIDENTIAL APARTMENTS
PROPOSED LOT 7
210 GRANGE AVE
MARSDEN PARK
LOT 5 + LOTS 9-13 DP 802880

CLIENT
LI AND QING UNIT TRUST

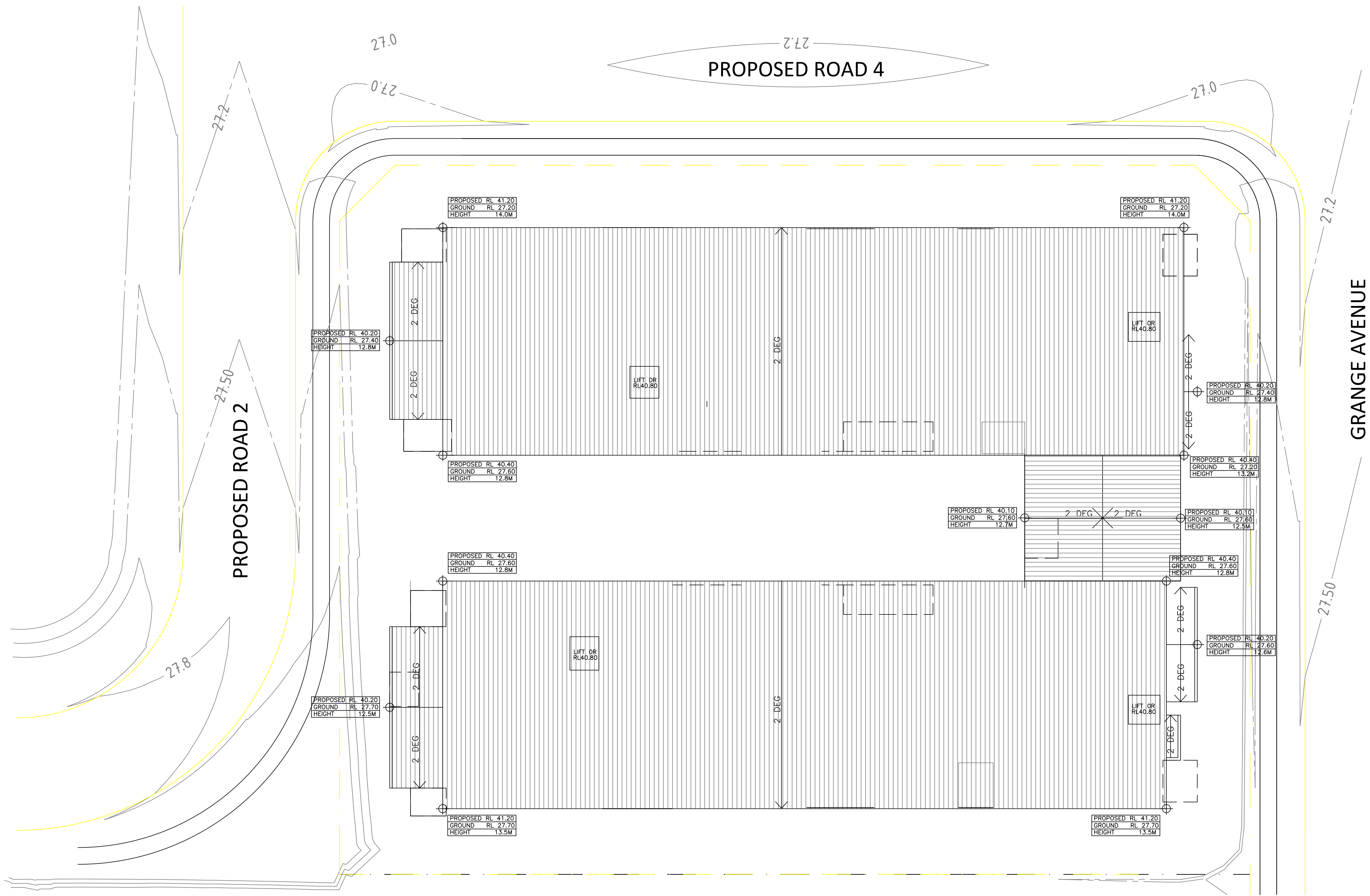
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architects

8 KEITH COURT CHERRYBROOK NSW 2126
E: brooksprojects@bigpond.com
P: (02) 94847611 F: (02) 94847611
A.B.N. 82 306 483 112

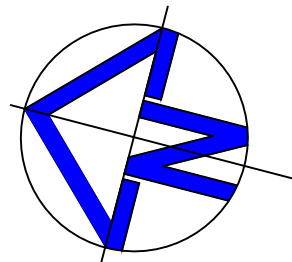
TITLE
LEVELS 2 - 3 PLAN

SCALE: 1:200(A1)
DATE: 06.06.15
REF : BPA1507

SkA5k



K	27.04.18	REVISED FOR DEVELOPMENT APPLICATION
J	07.03.17	REVISED FOR DEVELOPMENT APPLICATION
I	10.11.16	REVISED FOR DA
H	30.11.15	CONSULTANT ISSUE
G	18.11.15	DA ISSUE
F	10.11.15	CONSULTANT ISSUE
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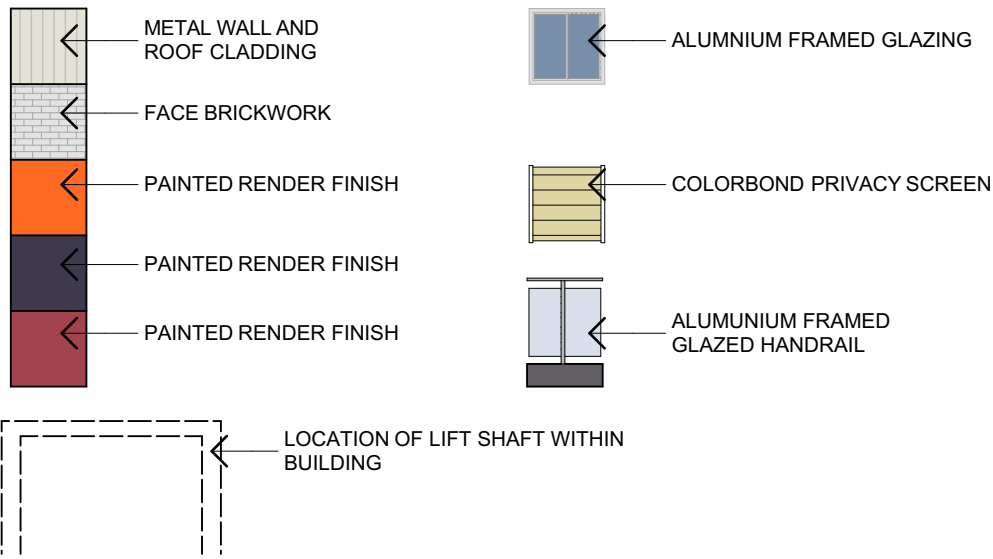
TITLE
ROOF PLAN

SCALE: 1:200(A1)
DATE: 06.06.15
REF : BPA1507

SkA1k



LEGEND



C	08.05.18	RE-ISSUED FOR DEVELOPMENT APPLICATION
B	11.11.16	RE-ISSUED FOR DEVELOPMENT APPLICATION
A	10.11.15	ISSUED FOR DEVELOPMENT APPLICATION
ISSUE	DATE	AMENDMENT

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00916 Marsden Park Lot 7_B_180430.pln

PROJECT
PROPOSED RESIDENTIAL APARTMENTS - PROPOSED LOT 7
210 GRANGE AVE
MARSDEN PARK
LOT 5 + LOTS 9-13 DP 802880

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TITLE
ELEVATIONS

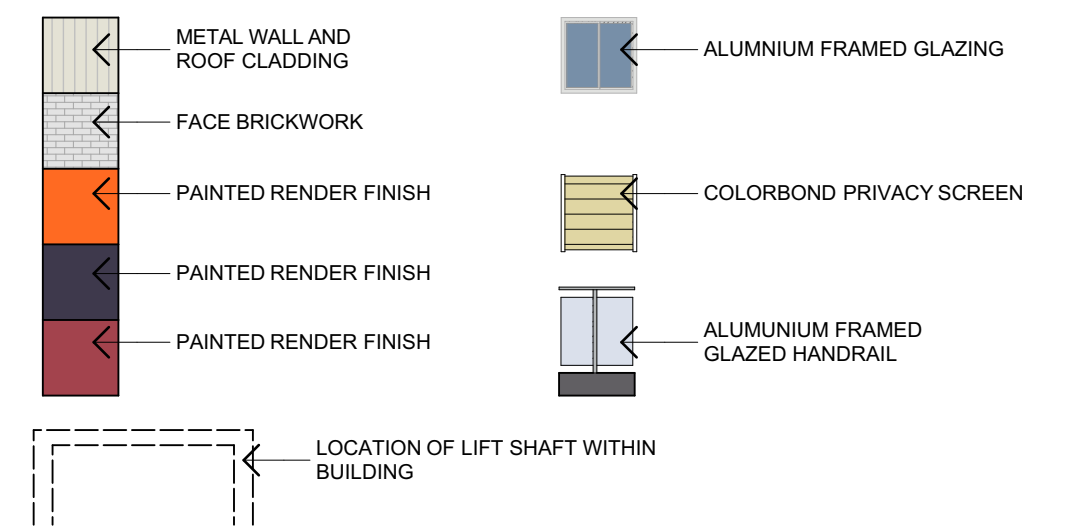
SCALE: 1:200(A1)
DATE: 28.11.14
REF : BPA1507

Ska7 c



South Elevation
1:200

LEGEND



A Section
1:200



B Section
1:200

PROJECT
PROPOSED RESIDENTIAL APARTMENTS - PROPOSED LOT 7
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TITLE
ELEVATIONS

SCALE: 1:200(A1)
DATE: 28.11.14
REF : BPA1507

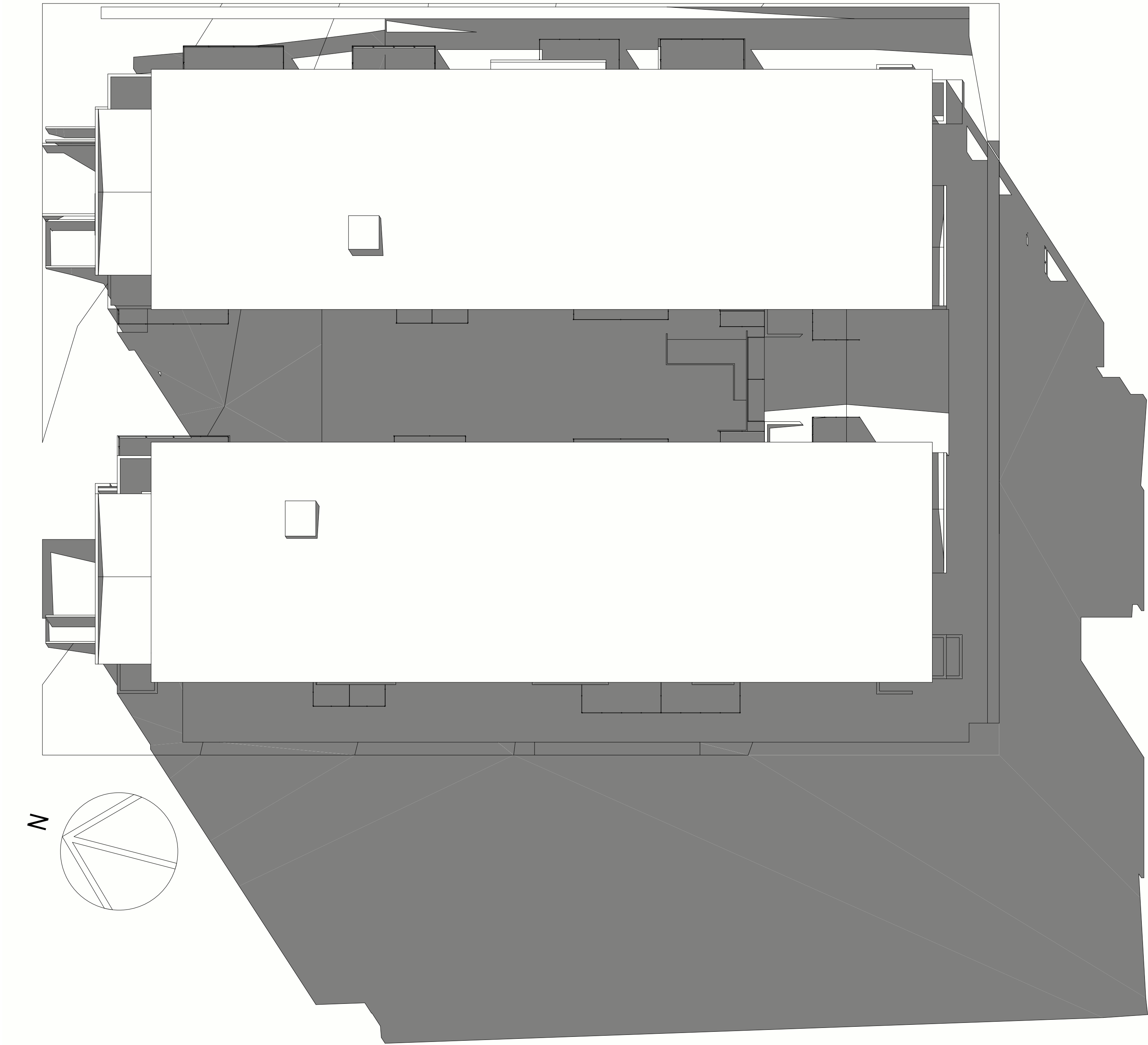
Ska8 c

C	08.05.18	RE-ISSUED FOR DEVELOPMENT APPLICATION
B	11.11.16	RE-ISSUED FOR DEVELOPMENT APPLICATION

ISSUE	DATE	AMENDMENT
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00916 Marsden Park Lot 7_B_180430.pln



Shadow 9:00 AM June 21
1:250

Jun2190min

Sun Altitude:18.91°

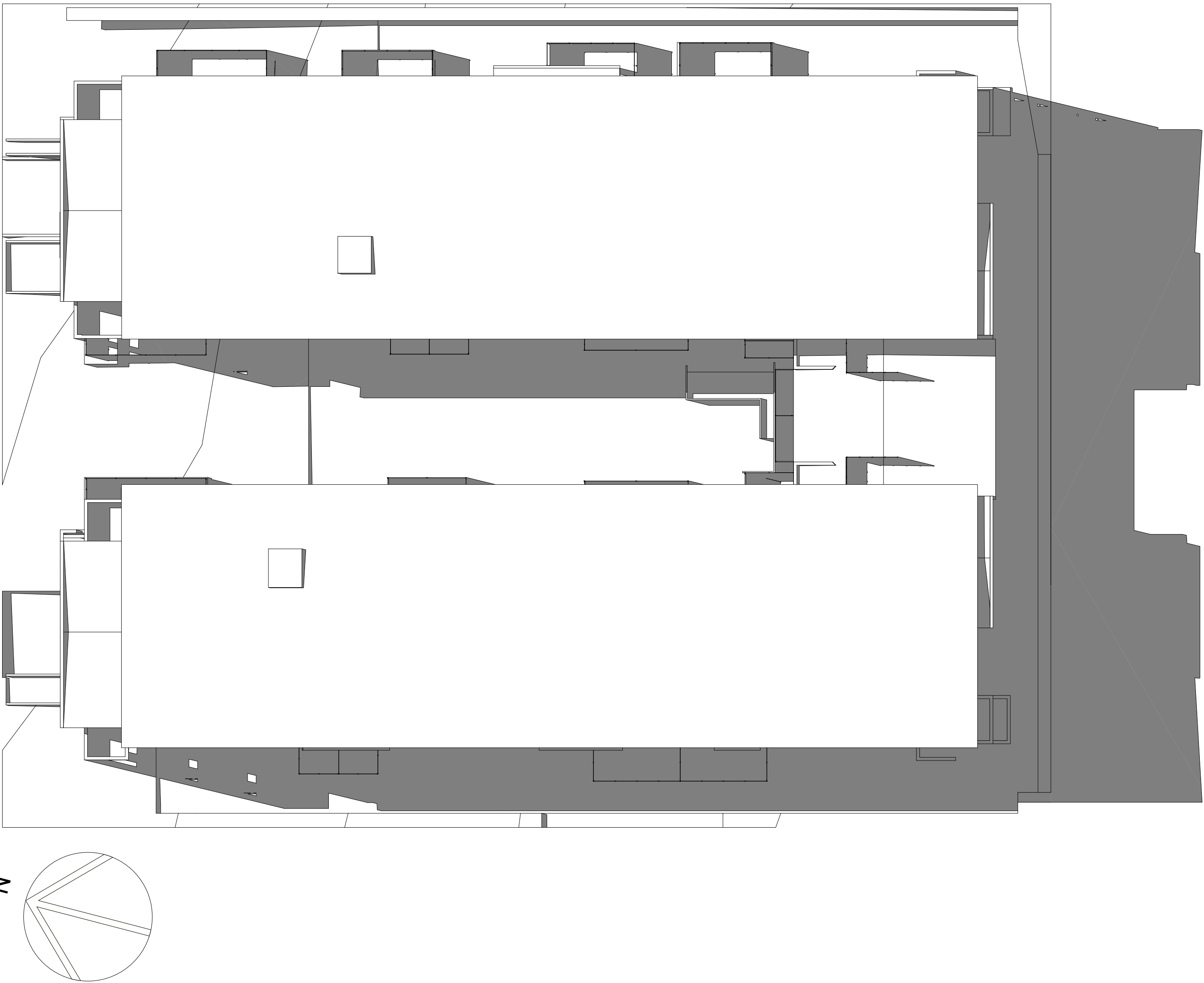
Sun Azimuth:122.95°

Project North:165.43°

C	08.05.18	RE-ISSUED FOR DEVELOPMENT APPLICATION
B	11.11.16	RE-ISSUED FOR DEVELOPMENT APPLICATION
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00916 Marsden Park Lot 7_B_180430.pln



Shadow 12:00 Noon June 21
1:250

Jun21120min

Sun Altitude:32.63°

Sun Azimuth:166.35°

Project North:165.43°

PROJECT
PROPOSED RESIDENTIAL APARTMENTS - PROPOSED LOT 7
210 GRANGE AVE
MARSDEN PARK
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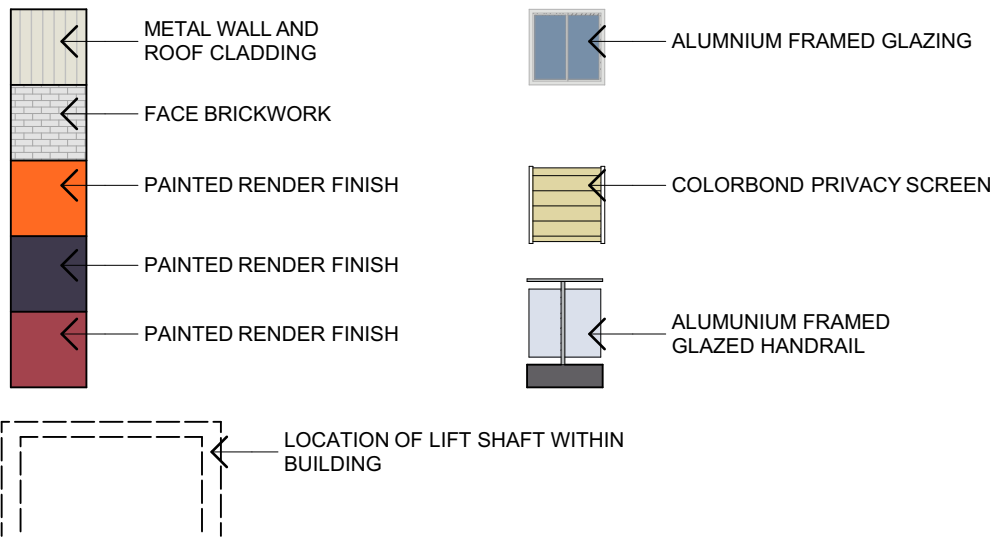
8 KEITH COURT CHERRYBROOK NSW 2126
E: brooksprojects@bigpond.com
P: (02) 94847611 F: (02) 94847611
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TITLE
SHADOW
DIAGRAMS

SCALE: 1:200(A1)
DATE: 28.11.14
REF : BPA1507

SkA9 c

LEGEND



A Section
1:200



B Section
1:200

C	08.05.18	RE-ISSUED FOR DEVELOPMENT APPLICATION
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A	10.11.15	ISSUED FOR DEVELOPMENT APPLICATION
ISSUE	DATE	AMENDMENT

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00916 Marsden Park Lot 7_B_180430.pln

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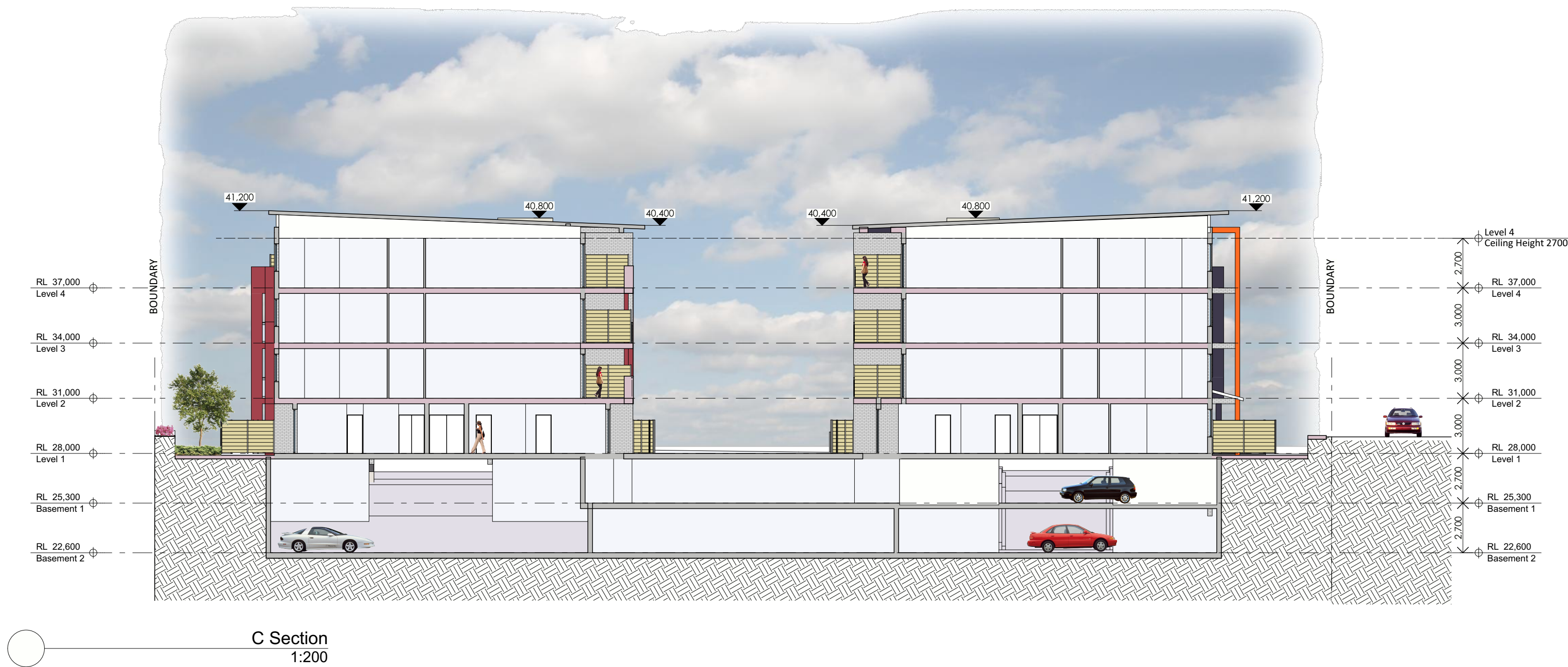
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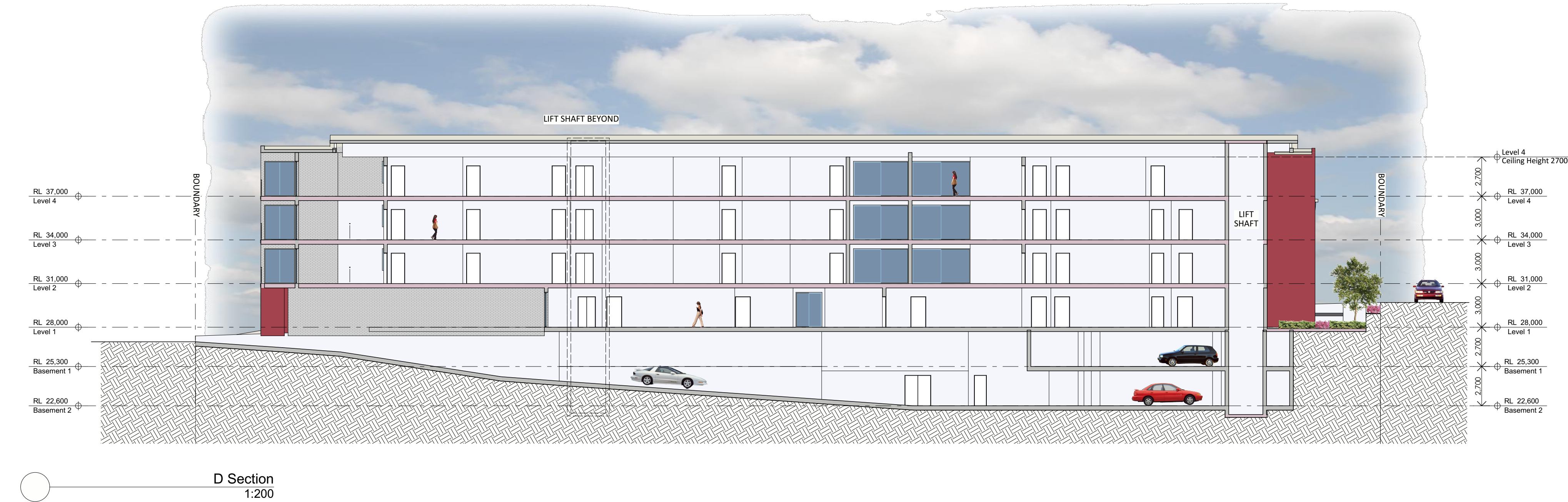
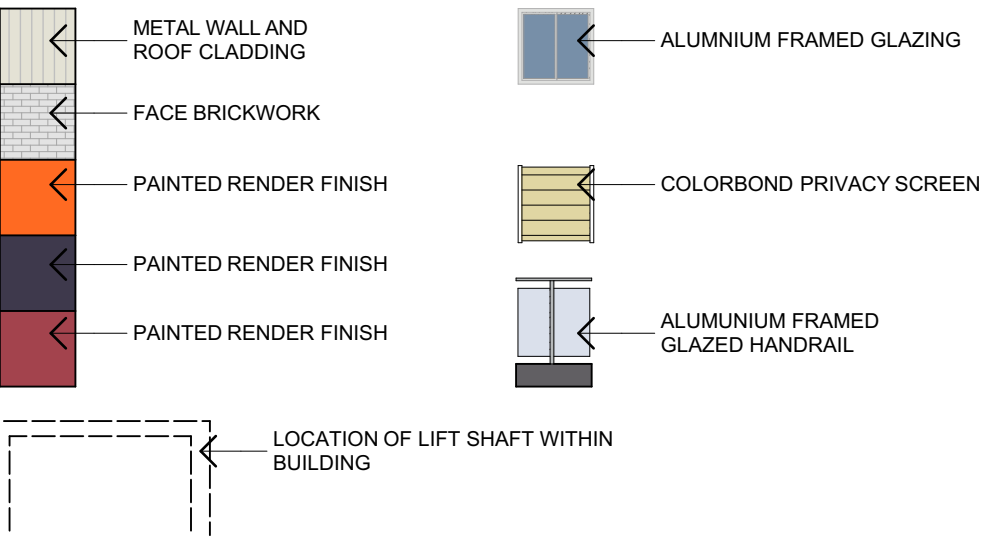
TITLE
SECTIONS

SCALE: 1:200(A1)
DATE: 28.11.14
REF : BPA1507

SkA10c



LEGEND



B	08.05.18	RE-ISSUED FOR DEVELOPMENT APPLICATION
A	11.11.16	ISSUED FOR DEVELOPMENT APPLICATION
ISSUE	DATE	AMENDMENT

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00916 Marsden Park Lot 7_B_180430.pln

PROJECT
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210 GRANGE AVE
MARSDEN PARK
LOT 5 + LOTS 9-13 DP 802880

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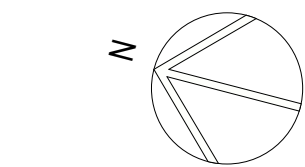
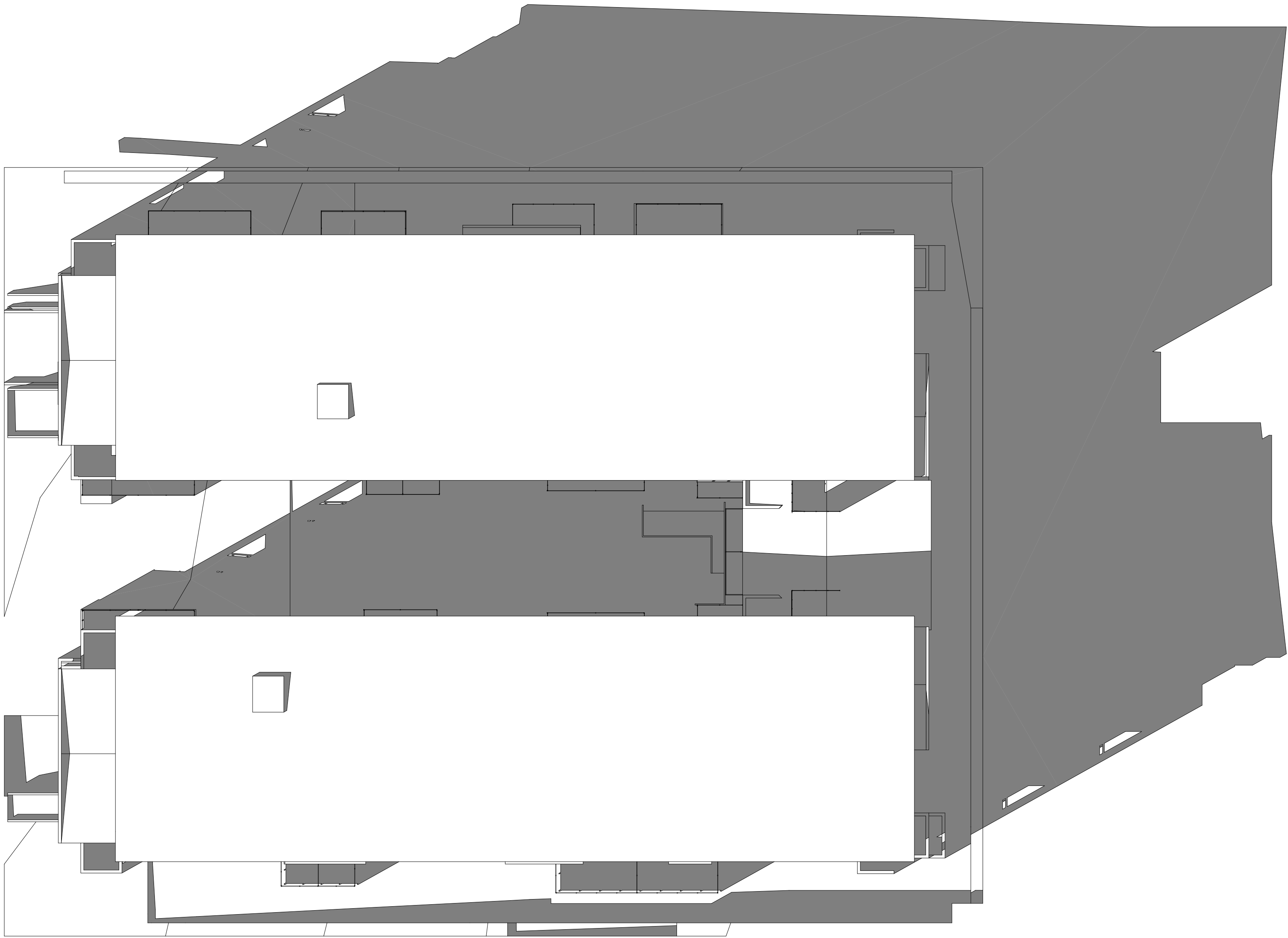
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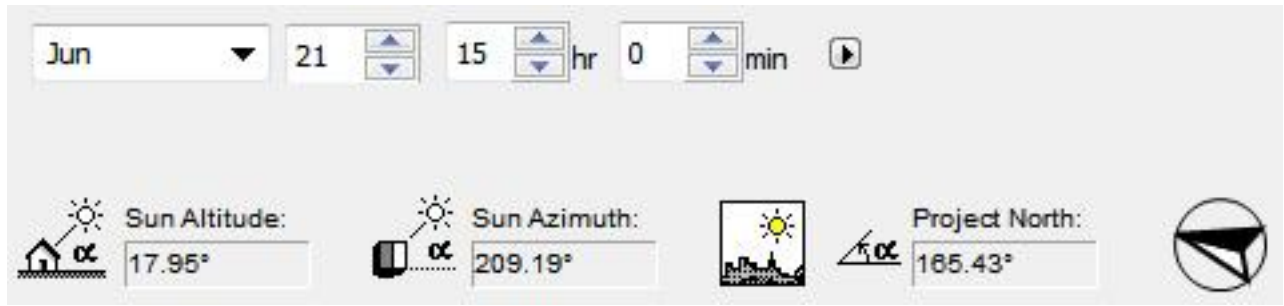
TITLE
SECTIONS

SCALE: 1:200(A1)
DATE: 28.11.14
REF : BPA1507

SkA11b



Shadow 3:00 PM June 21
1:250



B	08.05.18	RE-ISSUED FOR DEVELOPMENT APPLICATION
A	11.11.16	ISSUED FOR DEVELOPMENT APPLICATION
ISSUE	DATE	AMENDMENT

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00916 Marsden Park Lot 7_8_180430.pln

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TITLE
SHADOWS

SCALE: 1:200(A1)
DATE: 28.11.14
REF : BPA1507

SkA12 b