

CONCEPT CIVIL WORKS DETAILS

(FOR DEVELOPMENT APPLICATION)

SUBDIVISION & HOUSING DEVELOPMENT

LOT 1 DP 349727, 27-61 NIKKO ROAD, WARNERVALE



LOCATION PLAN

GENERAL NOTES

- DRAWINGS ARE CONCEPTUAL ONLY AND HAVE BEEN PREPARED TO SUPPORT A DEVELOPMENT APPLICATION TO COUNCIL. DETAILS MAY CHANGE AS PART OF THE FUTURE DETAILED DESIGN WORK.
- DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ASSOCIATED REPORTS AND SUPPORTING DOCUMENTATION BY DALY.SMITH AND OTHER CONSULTANTS.
- ARCHITECTURAL BASED ADOPTED FROM DESIGN BY SHADDOCK ARCHITECTS.
- SURVEY INFORMATION ADOPTED FROM SURVEY BY DALY.SMITH.

DRAWING SCHEDULE	
DRAWING NUMBER	DRAWING TITLE
C01	COVER SHEET & DRAWING SCHEDULE
C02	SITE PLAN
C03	EROSION & SEDIMENT CONTROL PLAN
C04	SITE REGRADING PLAN
C05	TYPICAL SECTIONS & DETAILS
C06	TYPICAL SECTIONS & DETAILS - PART 2
C07	ROAD CL PROFILES - ROADS 1-3
C08	ROAD CL PROFILES - ROAD 4
C09	CCHMENT PLAN
C10	STORMWATER DRAINAGE PLAN
C11	SEWER & WATER PLAN



A: 3/48 Newcastle Street, Morisset NSW 2264
A: 4/9 Lambton Road, Broadmeadow NSW 2292
T: (02) 4973 2745 | F: (02) 4970 5366
E: mail@dalysmith.com.au DALYSMITH.COM.AU

THE DRAWING AND INTELLECTUAL PROPERTY CONTAINED HEREIN REMAINS THE PROPERTY OF DALY.SMITH AND SHOULD NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN CONSENT FROM DALY.SMITH. THE DRAWING SHALL BE USED ONLY BY THE CLIENT OF DALY.SMITH FOR THE PROJECT IT WAS PROVIDED FOR.

PROJECT
SUBDIVISION & HOUSING DEVELOPMENT

ADDRESS
**LOT 1 DP 349727
27-61 NIKKO ROAD WARNERVALE**

CLIENT
KINGSTON PROPERTY FUND NO.2 PTY LTD

N
ALL DIMENSIONS ARE IN METRES AND LEVELS TO THE AUSTRALIAN HEIGHT DATUM (AHD) UNLESS NOTED OTHERWISE. ALL DIMENSIONS AND LEVELS ARE TO BE CONFIRMED ON SITE BY CONTRACTOR WITH ANY DISCREPANCIES REPORTED TO DALY.SMITH. DO NOT SCALE FROM DRAWINGS.

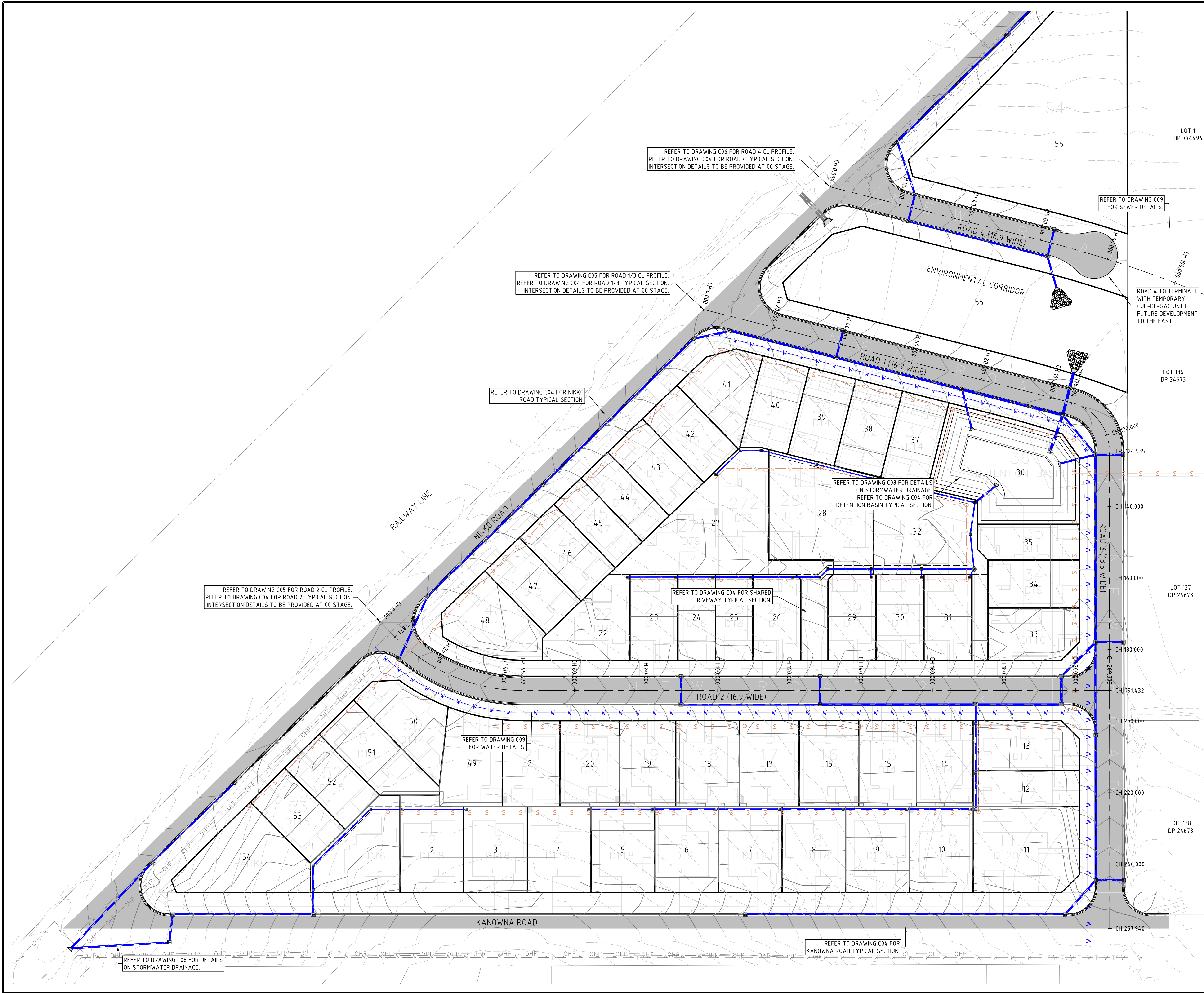
REV	DATE	REVISION DETAILS
A	07/08/17	PRELIMINARY ISSUE FOR REVIEW
B	12/07/18	REVISED ROAD LAYOUT
C	03/05/19	REVISED LOT LAYOUT, INCLUSION OF ROAD 4
D	17/05/19	AMENDMENTS
E	12/09/19	AMENDMENTS AS PER COUNCIL RFI 27/08/19
F	17/03/20	SEWERMAIN MODIFICATION
G	03/06/20	KANOWNA LOTS MODIFICATION

DESIGNED	DRAWN	CHECKED	ISSUED
JRR	SPS	JRR	SPS

DRAWING TITLE
COVER SHEET & DRAWING SCHEDULE

JOB NUMBER	DRAWING NUMBER	REVISION
33334	C01	G

STATUS
CONCEPT ISSUE
FOR DEVELOPMENT APPLICATION



- LEGEND
- CONTOURS - EXISTING
 - CONTOURS - PROPOSED
 - EXTENT OF PROPOSED AC PAVEMENT
 - EXTENT OF PROPOSED CONCRETE
 - PROPOSED RETAINING WALL
 - PROPOSED STORMWATER
 - EXISTING STORMWATER
 - +RL20.802 PROPOSED FINISHED SURFACE LEVEL
 - +RL20.802 EXISTING GROUND LEVEL
 - S --- S --- EXISTING SEWER
 - W --- W --- EXISTING WATER
 - OHP --- OHP --- EXISTING OVER HEAD POWER
 - UGE --- UGE --- EXISTING UNDER GROUND ELECTRICITY
 - T --- T --- EXISTING TELECOM
 - G --- G --- EXISTING GAS
 - S --- S --- PROPOSED SEWER
 - W --- W --- PROPOSED WATER



A: 3/48 Newcastle Street, Morisset NSW 2264
A: 4/9 Lambton Road, Broadmeadow NSW 2292
T: (02) 4973 2745 | F: (02) 4970 5366
E: mail@dalysmith.com.au DALYSMITH.COM.AU

THE DRAWING AND INTELLECTUAL PROPERTY CONTAINED HEREIN REMAINS THE PROPERTY OF DALY.SMITH AND SHOULD NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN CONSENT FROM DALY.SMITH. THE DRAWING SHALL BE USED ONLY BY THE CLIENT OF DALY.SMITH FOR THE PROJECT IT WAS PROVIDED FOR.

PROJECT

SUBDIVISION & HOUSING DEVELOPMENT

ADDRESS

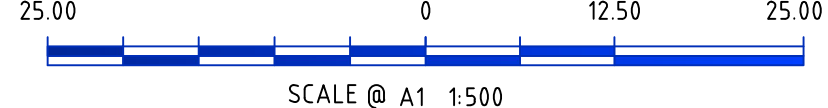
LOT 1 DP 349727
27-61 NIKKO ROAD WARNERVALE

CLIENT

KINGSTON PROPERTY FUND NO.2 PTY LTD

N

ALL DIMENSIONS ARE IN METRES AND LEVELS TO THE AUSTRALIAN HEIGHT DATUM (AHD) UNLESS NOTED OTHERWISE. ALL DIMENSIONS AND LEVELS ARE TO BE CONFIRMED ON SITE BY CONTRACTOR WITH ANY DISCREPANCIES REPORTED TO DALY.SMITH. DO NOT SCALE FROM DRAWINGS.



REV	DATE	REVISION DETAILS
A	07/08/17	PRELIMINARY ISSUE FOR REVIEW
B	12/07/18	REVISED ROAD LAYOUT
C	03/05/19	REVISED LOT LAYOUT, INCLUSION OF ROAD 4
D	17/05/19	AMENDMENTS
E	12/09/19	AMENDMENTS AS PER COUNCIL RFI 27/08/19
F	17/03/20	SEWERMAIN MODIFICATION
G	03/06/20	KANOWNA LOTS MODIFICATION

DESIGNED	DRAWN	CHECKED	ISSUED
JRR	SPS	JRR	SPS

DRAWING TITLE

SITE PLAN

JOB NUMBER	DRAWING NUMBER	REVISION
33334	C02	G

STATUS

CONCEPT ISSUE
FOR DEVELOPMENT APPLICATION



LEGEND

- SEDIMENT FENCE (SD6-8)
- MESH AND GRAVEL INLET FILTER (SD6-11)
- GEOTEXTILE INLET FILTER (SD6-12)
- STABILISED SITE ACCESS (SD6-14)
- STOCKPILE (SD4-1)

- GENERAL NOTES**
- FINAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE DESIGNED AT CC STAGE WITH CONSIDERATION GIVEN TO FINAL DEVELOPMENT STAGING AND CONSTRUCTION SEQUENCING.



DALY.SMITH
EXPERIENCE YOU CAN TRUST

A: 3/48 Newcastle Street, Morisset NSW 2264
A: 4/9 Lambton Road, Broadmeadow NSW 2292
T: (02) 4973 2745 | F: (02) 4970 5366
E: mail@dalysmith.com.au DALYSMITH.COM.AU

THE DRAWING AND INTELLECTUAL PROPERTY CONTAINED HEREIN REMAINS THE PROPERTY OF DALY.SMITH AND SHOULD NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN CONSENT FROM DALY.SMITH. THE DRAWING SHALL BE USED ONLY BY THE CLIENT OF DALY.SMITH FOR THE PROJECT IT WAS PROVIDED FOR.

PROJECT

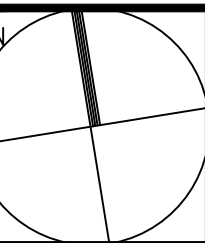
SUBDIVISION & HOUSING DEVELOPMENT

ADDRESS

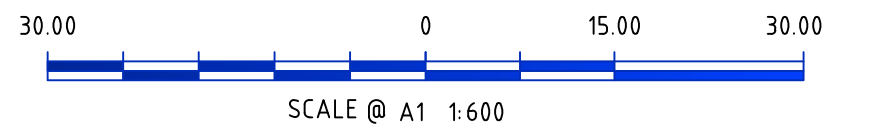
**LOT 1 DP 349727
27-61 NIKKO ROAD WARNERVALE**

CLIENT

KINGSTON PROPERTY FUND NO.2 PTY LTD



ALL DIMENSIONS ARE IN METRES AND LEVELS TO THE AUSTRALIAN HEIGHT DATUM (AHD) UNLESS NOTED OTHERWISE. ALL DIMENSIONS AND LEVELS ARE TO BE CONFIRMED ON SITE BY CONTRACTOR WITH ANY DISCREPANCIES REPORTED TO DALY.SMITH. DO NOT SCALE FROM DRAWINGS.



REV	DATE	REVISION DETAILS
A	07/08/17	PRELIMINARY ISSUE FOR REVIEW
B	12/07/18	REVISED ROAD LAYOUT
C	03/05/19	REVISED LOT LAYOUT, INCLUSION OF ROAD 4
D	17/05/19	AMENDMENTS
E	12/09/19	AMENDMENTS AS PER COUNCIL RFI 27/08/19
F	17/03/20	SEWERMAIN MODIFICATION
G	03/06/20	KANOWNA LOTS MODIFICATION

DESIGNED	DRAWN	CHECKED	ISSUED
JRR	SPS	JRR	SPS

DRAWING TITLE

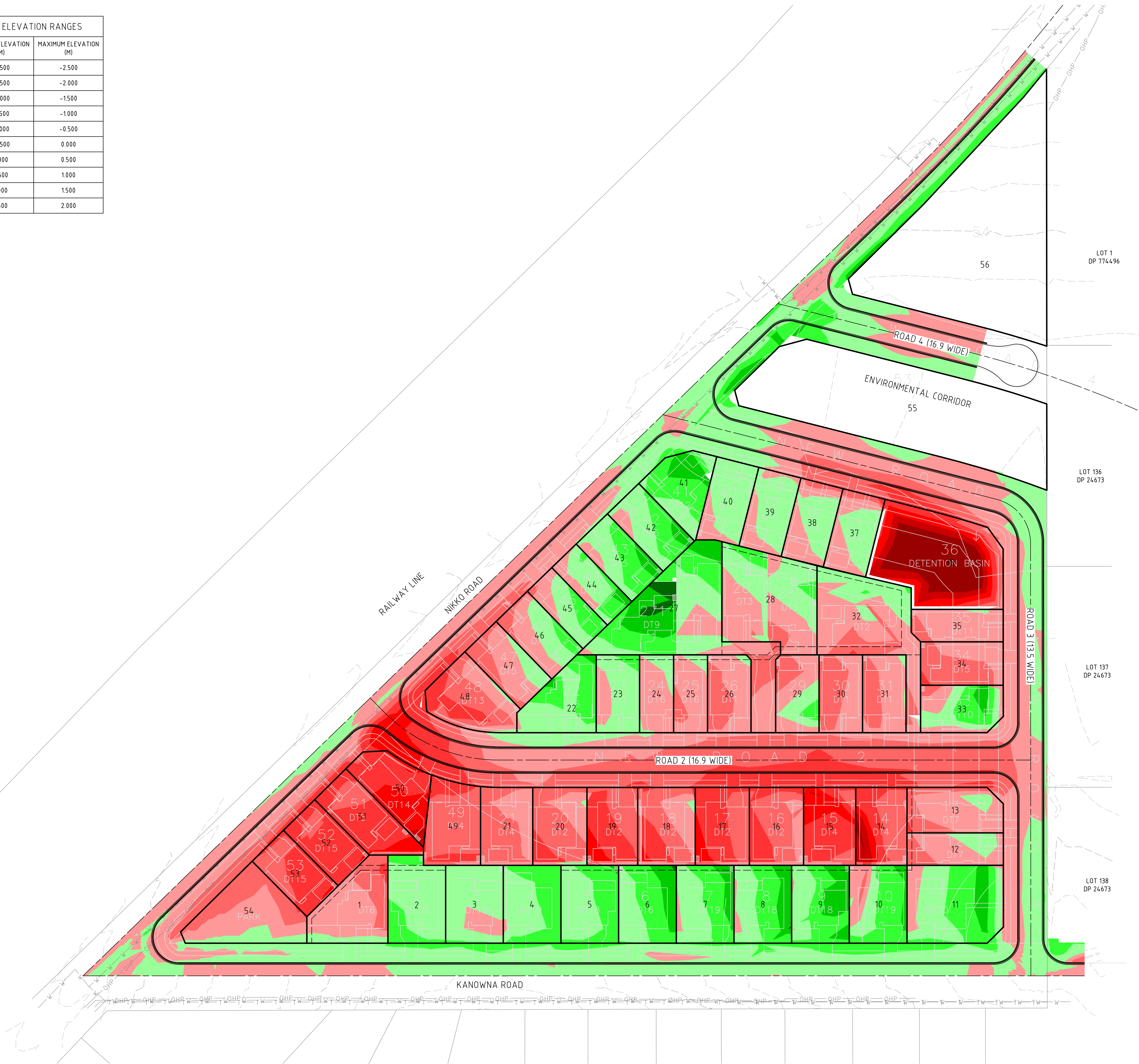
EROSION & SEDIMENT CONTROL PLAN

JOB NUMBER	DRAWING NUMBER	REVISION
33334	C03	G

STATUS

CONCEPT ISSUE
FOR DEVELOPMENT APPLICATION

SURFACE ANALYSIS: ELEVATION RANGES			
NUMBER	COLOR	MINIMUM ELEVATION (M)	MAXIMUM ELEVATION (M)
1		-3.500	-2.500
2		-2.500	-2.000
3		-2.000	-1.500
4		-1.500	-1.000
5		-1.000	-0.500
6		-0.500	0.000
7		0.000	0.500
8		0.500	1.000
9		1.000	1.500
10		1.500	2.000



- SITE REGRADING NOTES**
- CUT/FILL ANALYSIS COMPARES THE PROPOSED FINISHED SURFACE LEVEL TO THE EXISTING SURFACE LEVEL.
 - VOLUMES SHOULD BE ADJUSTED TO ACCOUNT FOR PAVEMENT EXCAVATION AND MATERIALS IMPORT IN ACCORDANCE WITH THE APPROVED PAVEMENT DESIGN, STORMWATER/SERVICE TRENCH EXCAVATION AND BACKFILL MATERIAL IMPORT, AND RETAINING WALL EXCAVATION AND BACKFILL MATERIAL IMPORT.

DALY.SMITH
EXPERIENCE YOU CAN TRUST

A: 3/48 Newcastle Street, Morisset NSW 2264
A: 4/9 Lambton Road, Broadmeadow NSW 2292
T: (02) 4973 2745 | F: (02) 4970 5366
E: mail@dalysmith.com.au DALYSMITH.COM.AU

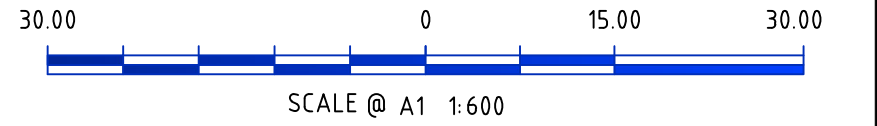
THE DRAWING AND INTELLECTUAL PROPERTY CONTAINED HEREIN REMAINS THE PROPERTY OF DALY.SMITH AND SHOULD NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN CONSENT FROM DALY.SMITH. THE DRAWING SHALL BE USED ONLY BY THE CLIENT OF DALY.SMITH FOR THE PROJECT IT WAS PROVIDED FOR.

SUBDIVISION & HOUSING DEVELOPMENT

ADDRESS
**LOT 1 DP 349727
27-61 NIKKO ROAD WARNERVALE**

CLIENT
KINGSTON PROPERTY FUND NO.2 PTY LTD

N
ALL DIMENSIONS ARE IN METRES AND LEVELS TO THE AUSTRALIAN HEIGHT DATUM (AHD) UNLESS NOTED OTHERWISE. ALL DIMENSIONS AND LEVELS ARE TO BE CONFIRMED ON SITE BY CONTRACTOR WITH ANY DISCREPANCIES REPORTED TO DALY.SMITH. DO NOT SCALE FROM DRAWINGS.



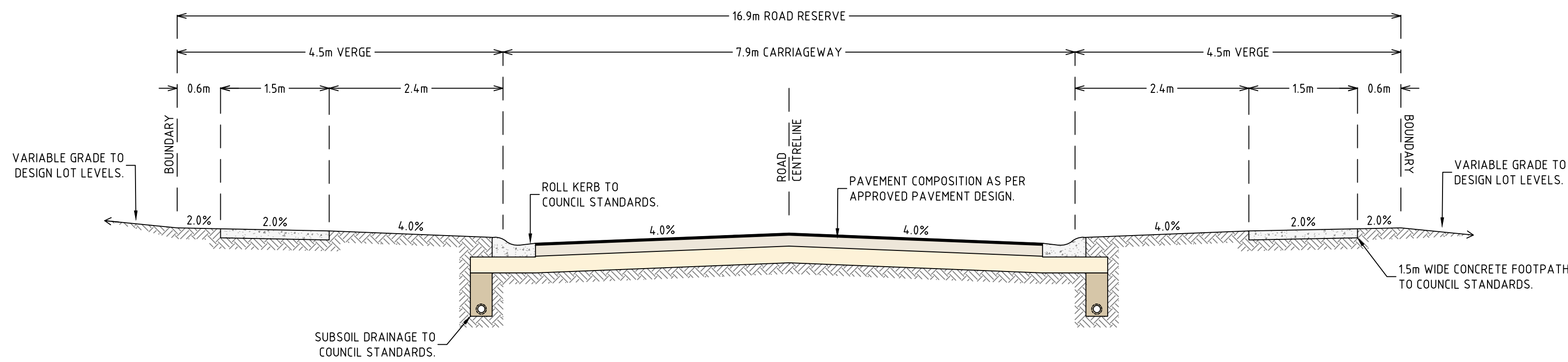
REV	DATE	REVISION DETAILS
A	07/08/17	PRELIMINARY ISSUE FOR REVIEW
B	12/07/18	REVISED ROAD LAYOUT
C	03/05/19	REVISED LOT LAYOUT, INCLUSION OF ROAD 4
D	17/05/19	AMENDMENTS
E	12/09/19	AMENDMENTS AS PER COUNCIL RFI 27/08/19
F	17/03/20	SEWERMAIN MODIFICATION
G	03/06/20	KANOWNA LOTS MODIFICATION

DESIGNED	DRAWN	CHECKED	ISSUED
JRR	SPS	JRR	SPS

SITE REGRADING PLAN

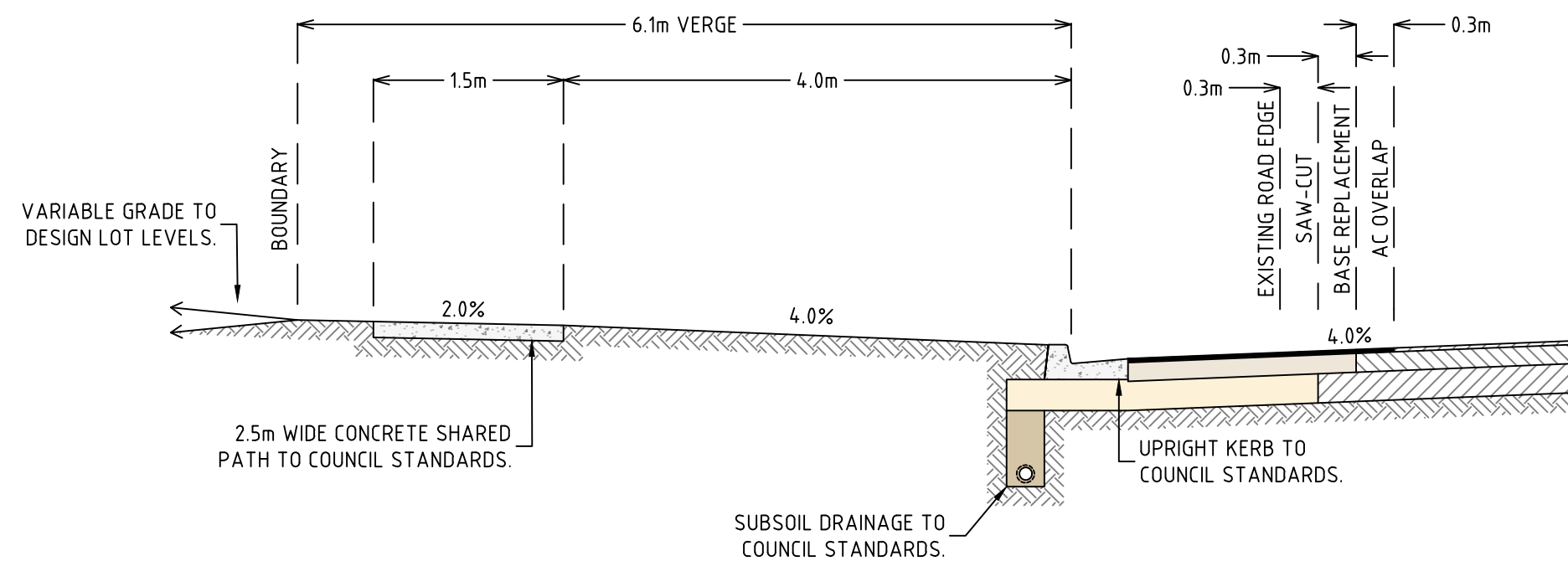
JOB NUMBER	DRAWING NUMBER	REVISION
33334	C04	G

STATUS
CONCEPT ISSUE
FOR DEVELOPMENT APPLICATION

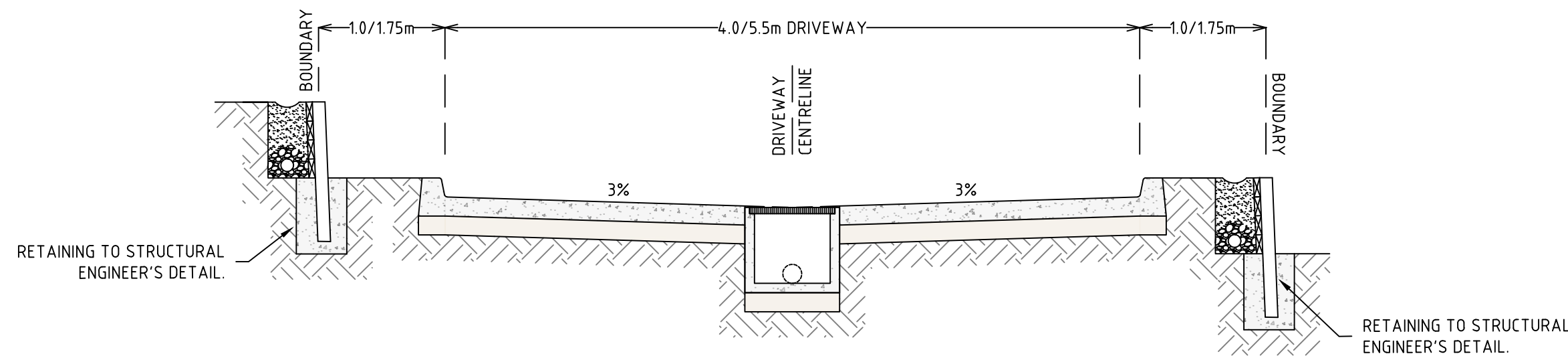


TYPICAL SECTION - ROADS 1-4
NTS

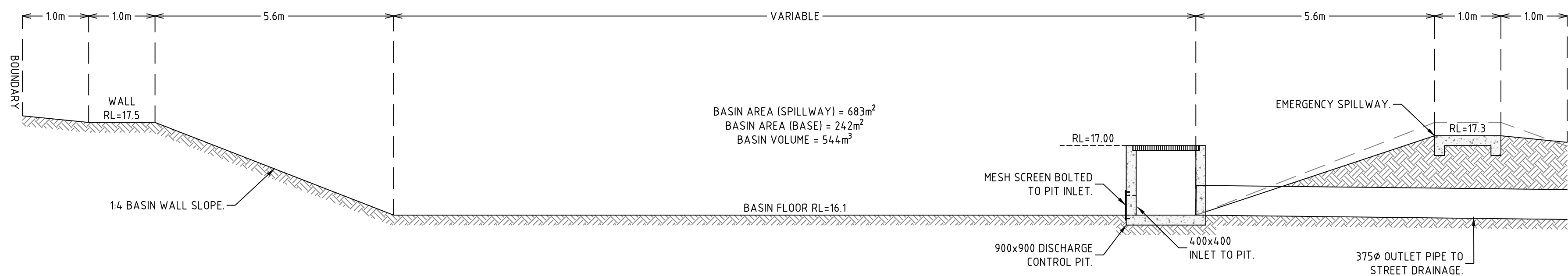
NOTE: ROAD 3 TO BATTER FROM BACK OF KERB TO EXISTING LEVELS ON EASTERN SITE BOUNDARY. VERGE TO BE FINISHED BY OTHERS AS PART OF FUTURE DEVELOPMENT TO THE EAST.



TYPICAL SECTION - NIKKO ROAD & KANOWNA ROAD
NTS



TYPICAL SECTION - SHARED DRIVEWAY
NTS



TYPICAL SECTION - TEMPORARY DETENTION BASIN
NTS



A: 3/48 Newcastle Street, Morisset NSW 2264
A: 4/9 Lambton Road, Broadmeadow NSW 2292
T: (02) 4973 2745 | F: (02) 4970 5366
E: mail@dalysmith.com.au DALYSMITH.COM.AU

THE DRAWING AND INTELLECTUAL PROPERTY CONTAINED HEREIN REMAINS THE PROPERTY OF DALY.SMITH AND SHOULD NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN CONSENT FROM DALY.SMITH. THE DRAWING SHALL BE USED ONLY BY THE CLIENT OF DALY.SMITH FOR THE PROJECT IT WAS PROVIDED FOR.

PROJECT
**SUBDIVISION & HOUSING
DEVELOPMENT**

ADDRESS
**LOT 1 DP 349727
27-61 NIKKO ROAD WARNERVALE**

CLIENT
KINGSTON PROPERTY FUND NO.2 PTY LTD

N ALL DIMENSIONS ARE IN METRES AND LEVELS TO THE AUSTRALIAN HEIGHT DATUM (AHD) UNLESS NOTED OTHERWISE. ALL DIMENSIONS AND LEVELS ARE TO BE CONFIRMED ON SITE BY CONTRACTOR WITH ANY DISCREPANCIES REPORTED TO DALY.SMITH. DO NOT SCALE FROM DRAWINGS.

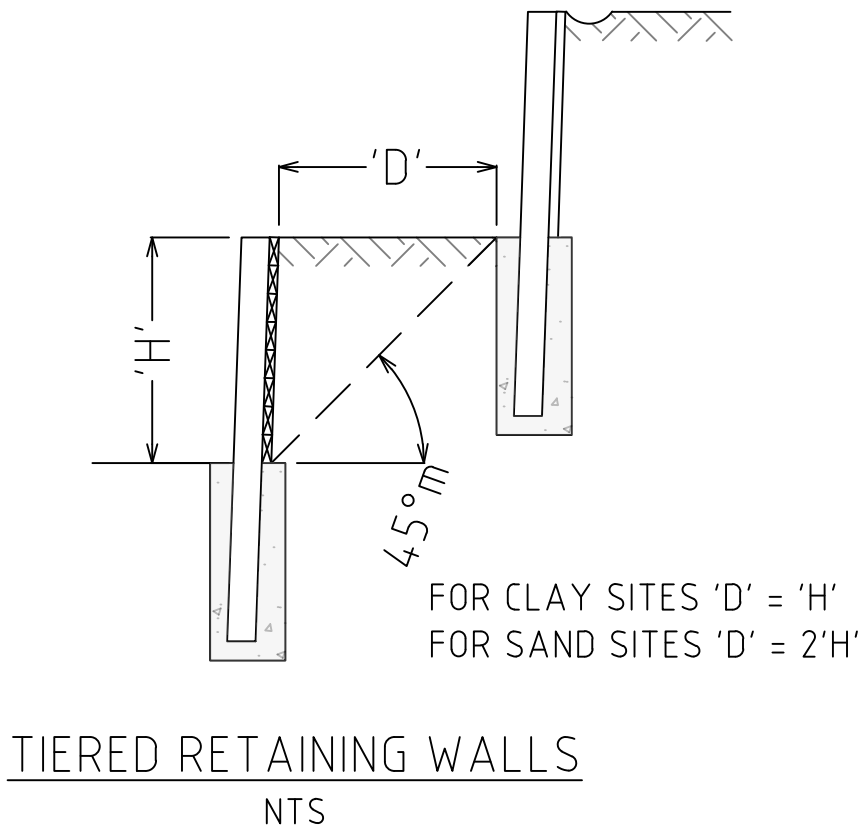
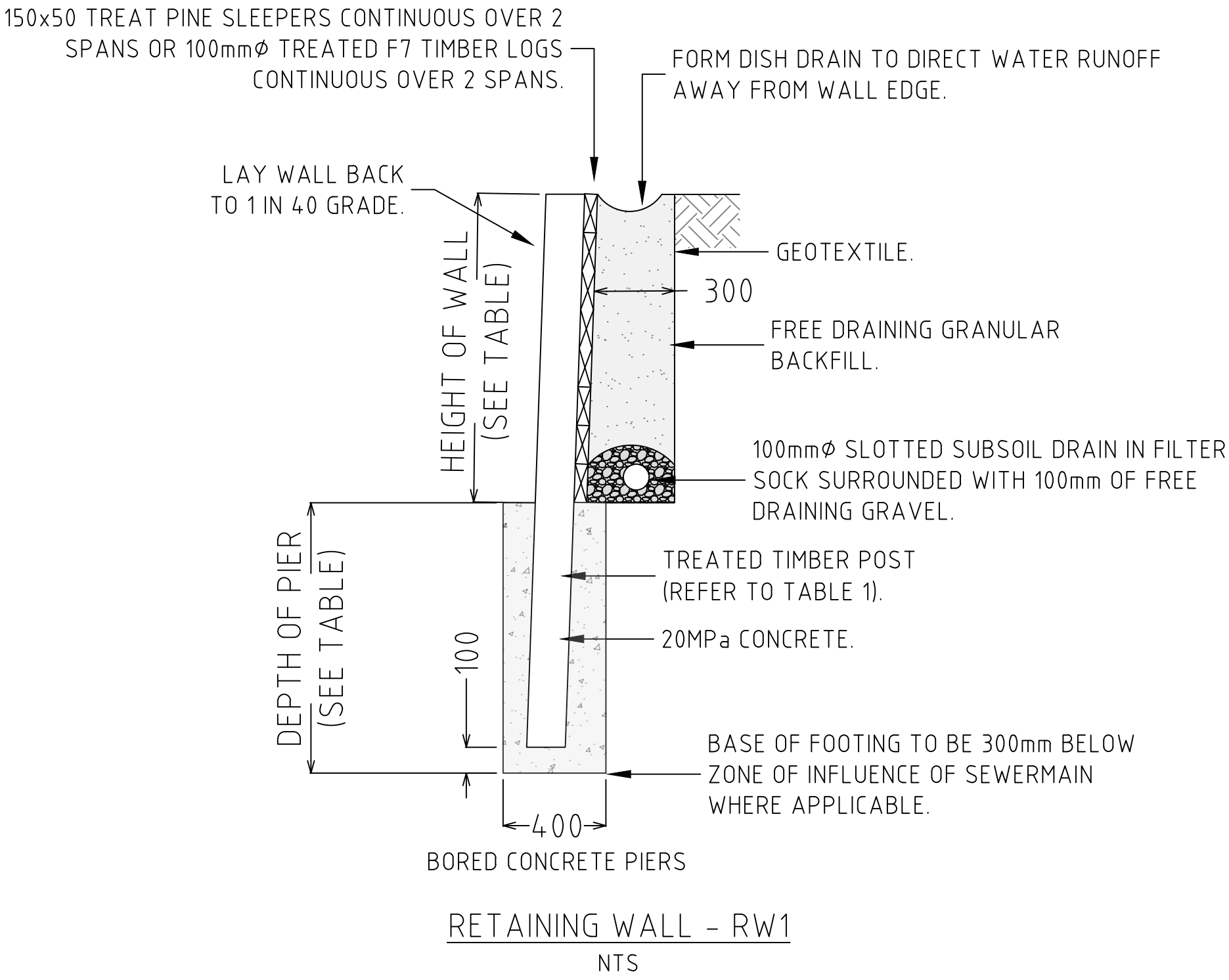
REV	DATE	REVISION DETAILS
A	07/08/17	PRELIMINARY ISSUE FOR REVIEW
B	12/07/18	REVISED ROAD LAYOUT
C	03/05/19	REVISED LOT LAYOUT, INCLUSION OF ROAD 4
D	17/05/19	AMENDMENTS
E	12/09/19	AMENDMENTS AS PER COUNCIL RFI 27/08/19
F	17/03/20	SEWERMAIN MODIFICATION
G	03/06/20	KANOWNA LOTS MODIFICATION

DESIGNED	DRAWN	CHECKED	ISSUED
JRR	SPS	JRR	SPS

DRAWING TITLE
**TYPICAL SECTIONS &
DETAILS**

JOB NUMBER	DRAWING NUMBER	REVISION
33334	C05	G

STATUS
CONCEPT ISSUE
FOR DEVELOPMENT APPLICATION



RETAINING WALL SPEFICATION - RW1					
HEIGHT OF WALL	DEPTH OF FOOTING	RECTANGULAR POST SIZE DxW	RECTANGULAR POST SIZE D1xW1	ROUND POST SIZE (Ø)	POST SPACING
0-600	650	100x75	75X200	100mmØ	1200 MAX.
601-609	850	150x75	100X200	125mmØ	1200 MAX.
901-1200	1050	150X100	200X100	150mmØ	1200 MAX.

- RETAINING WALL RW1 DESIGNED FOR:
- FACTOR OF SAFETY OF 1.5
 - SOIL COHESION OF 50kPa
 - ANGLE OF SOIL BEHIND WALL = 0°
 - SOIL DRY DENSITY = 20.0kN/m³
 - SURCHARGE PRESSURE = 0kPa
 - ANGLE OF FRICTION = 30°
 - HEIGHT OF WATER TABLE IS EQUAL TO OR LOWER THAN BASE OF RETAINING WALL
 - ALL RETAINING WALL MATERIAL TO BE MINIMUM H5 TREATMENT
 - ALL TIMBER TO BE STRESS GRADE F7
- BLOCKWORK RETAINING WALLS RW2:
- RETAINING WALL FOOTINGS TO BE FOUNDED IN FIRM NATURAL CUT GROUND NOT FILL
 - HORIZONTAL REINFORCEMENT IN WALLS TO BE SPLICED AT JOINS IN WALLS AND CORNERS
 - LAP ALL BARS 600mm U.N.O
 - PROVIDE 100mmØ MINIMUM SLOTTED SUBSOIL DRAIN WITH 100mm SURROUND OF 14mm SINGLE SIZE AGGREGATE
 - SUBSOIL DRAINS TO BE CONNECTED AND DISCHARGED INTO STORMWATER PITS
 - PROVIDE 'E' SHAPED CLEAN OUT BLOCK AT BASE OF RETAINING WALL, OMIT HORIZONTAL BAR FROM TOP OF THIS BLOCK
 - PROVIDE VERTICAL CONTROL JOINTS @8M c/c MAX.
 - CORE-FILL WITH 20MPa, 10mm AGGREGATE, GROUT
 - FILL ALL REQUIRED CORES & THOROUGHLY COMPACT GROUT, ENSURING NO VOIDS ARE LEFT
 - REMOVE ALL MORTAR FINIS PROTRUDING FROM ALLS
 - ALL GROUTING TO BE IN ACCORDANCE WITH AS 3700

**DALY.SMITH**
EXPERIENCE YOU CAN TRUST

A: 3/48 Newcastle Street, Morisset NSW 2264
A: 4/9 Lambton Road, Broadmeadow NSW 2292
T: (02) 4973 2745 | F: (02) 4970 5366
E: mail@dalysmith.com.au DALYSMITH.COM.AU

THE DRAWING AND INTELLECTUAL PROPERTY CONTAINED HEREIN REMAINS THE PROPERTY OF DALY.SMITH AND SHOULD NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN CONSENT FROM DALY.SMITH. THE DRAWING SHALL BE USED ONLY BY THE CLIENT OF DALY.SMITH FOR THE PROJECT IT WAS PROVIDED FOR.

PROJECT

SUBDIVISION & HOUSING DEVELOPMENT

ADDRESS

**LOT 1 DP 349727
27-61 NIKKO ROAD WARNERVALE**

CLIENT

KINGSTON PROPERTY FUND NO.2 PTY LTD

N	ALL DIMENSIONS ARE IN METRES AND LEVELS TO THE AUSTRALIAN HEIGHT DATUM (AHD) UNLESS NOTED OTHERWISE. ALL DIMENSIONS AND LEVELS ARE TO BE CONFIRMED ON SITE BY CONTRACTOR WITH ANY DISCREPANCIES REPORTED TO DALY.SMITH. DO NOT SCALE FROM DRAWINGS.
---	---

REV	DATE	REVISION DETAILS
A	07/08/17	PRELIMINARY ISSUE FOR REVIEW
B	12/07/18	REVISED ROAD LAYOUT
C	03/05/19	REVISED LOT LAYOUT, INCLUSION OF ROAD 4
D	17/05/19	AMENDMENTS
E	12/09/19	AMENDMENTS AS PER COUNCIL RFI 27/08/19
F	17/03/20	SEWERMAIN MODIFICATION
G	03/06/20	KANOWNA LOTS MODIFICATION

DESIGNED	DRAWN	CHECKED	ISSUED
JRR	SPS	JRR	SPS

DRAWING TITLE

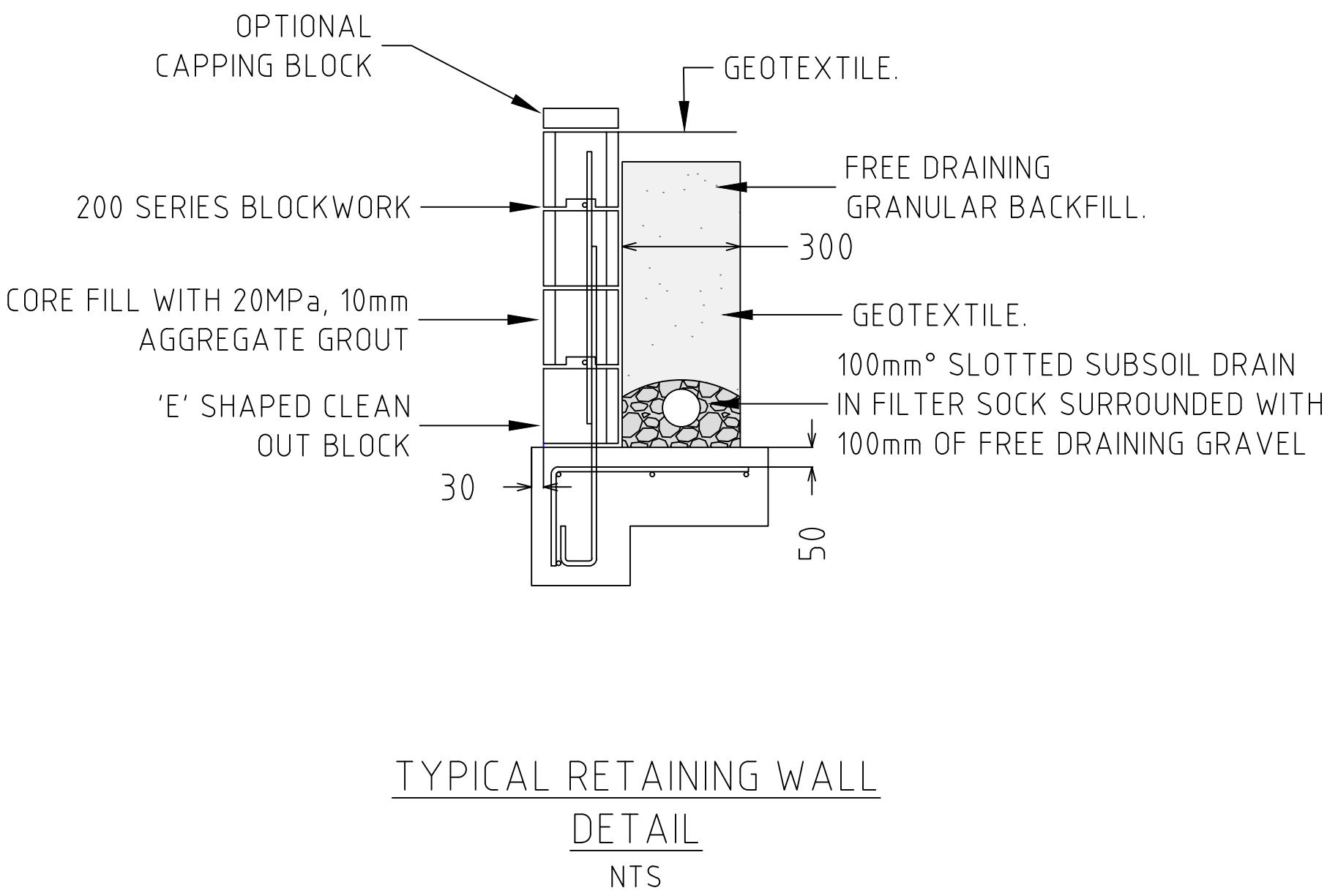
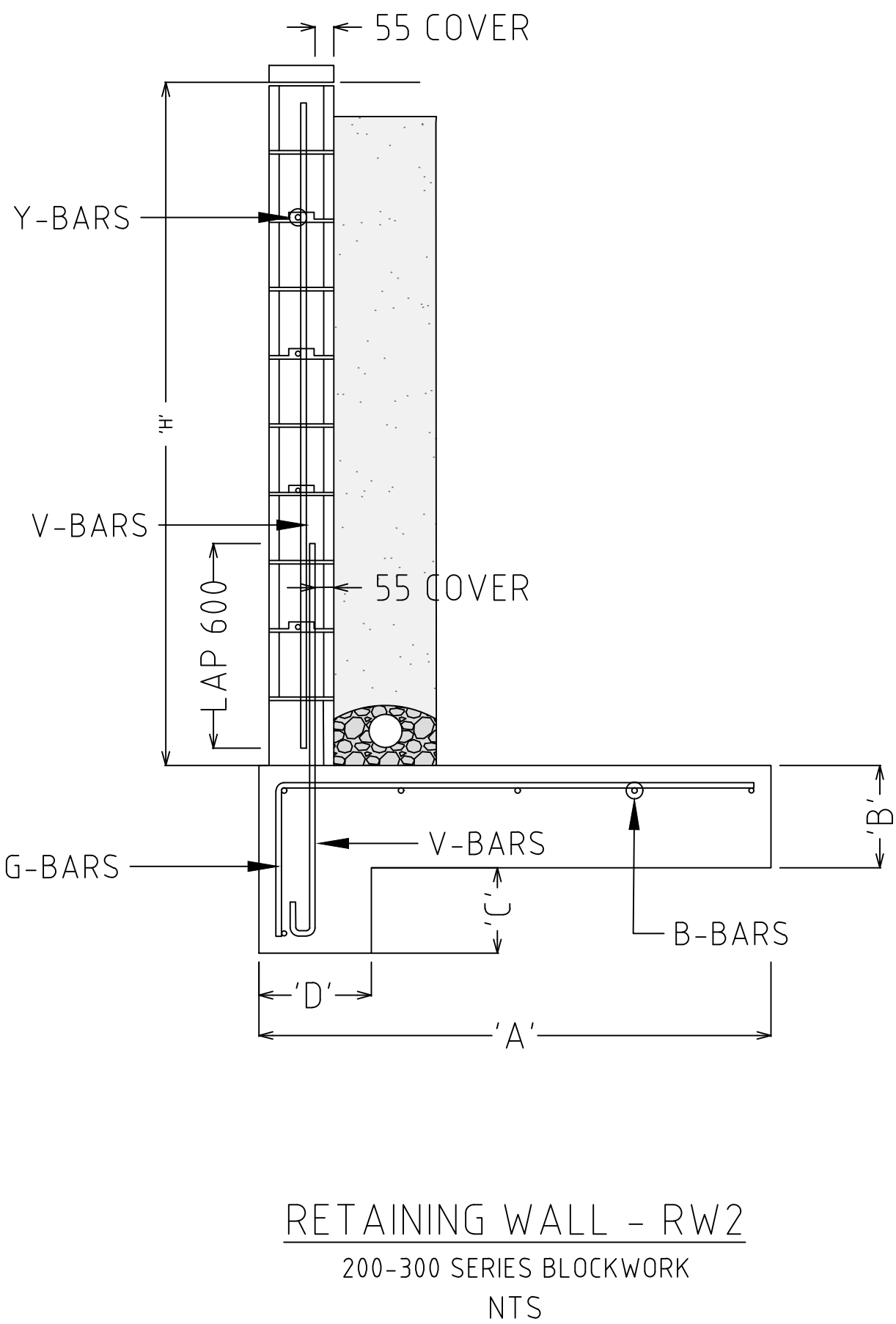
TYPICAL SECTIONS & DETAILS - PART 2

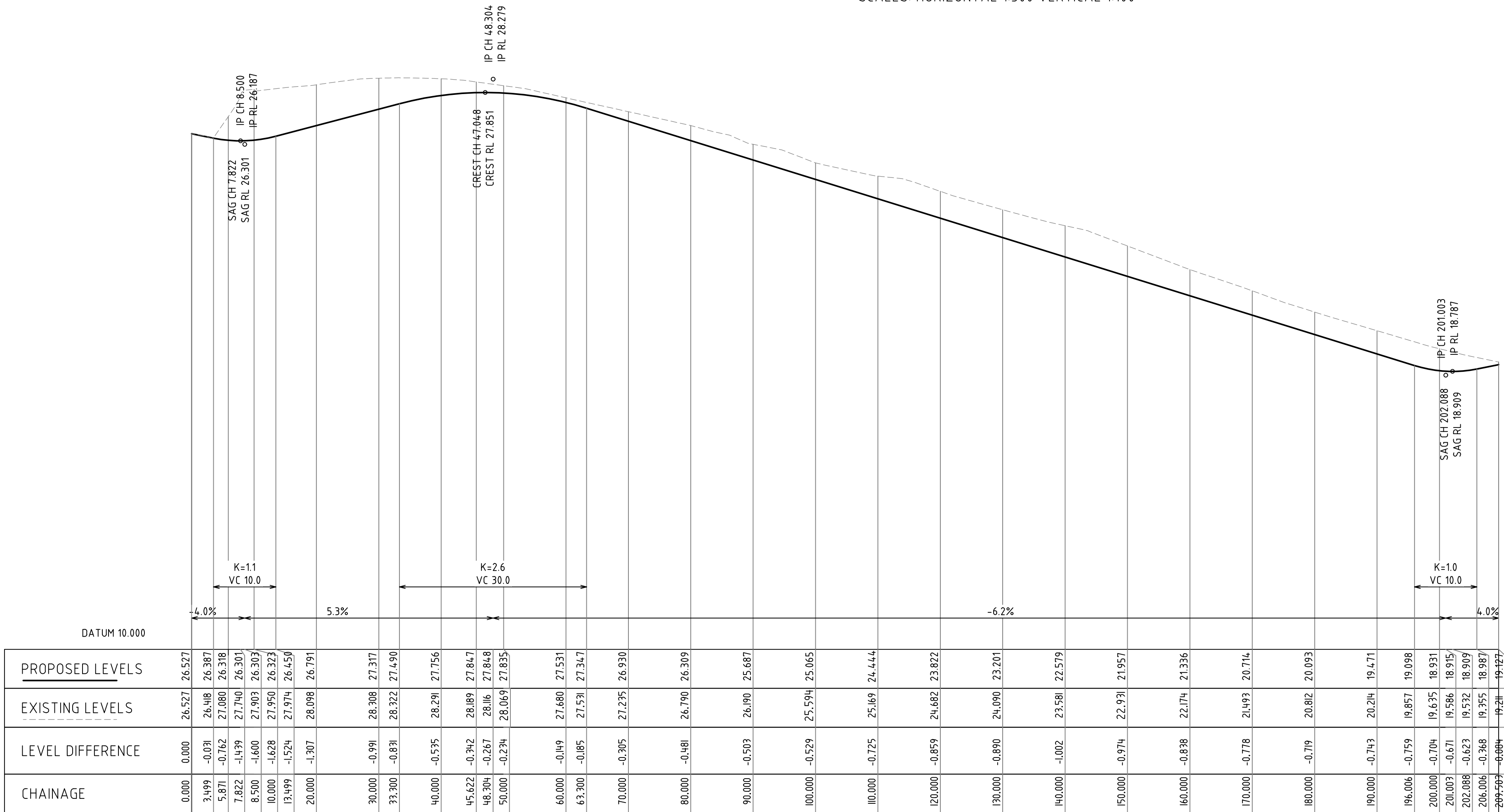
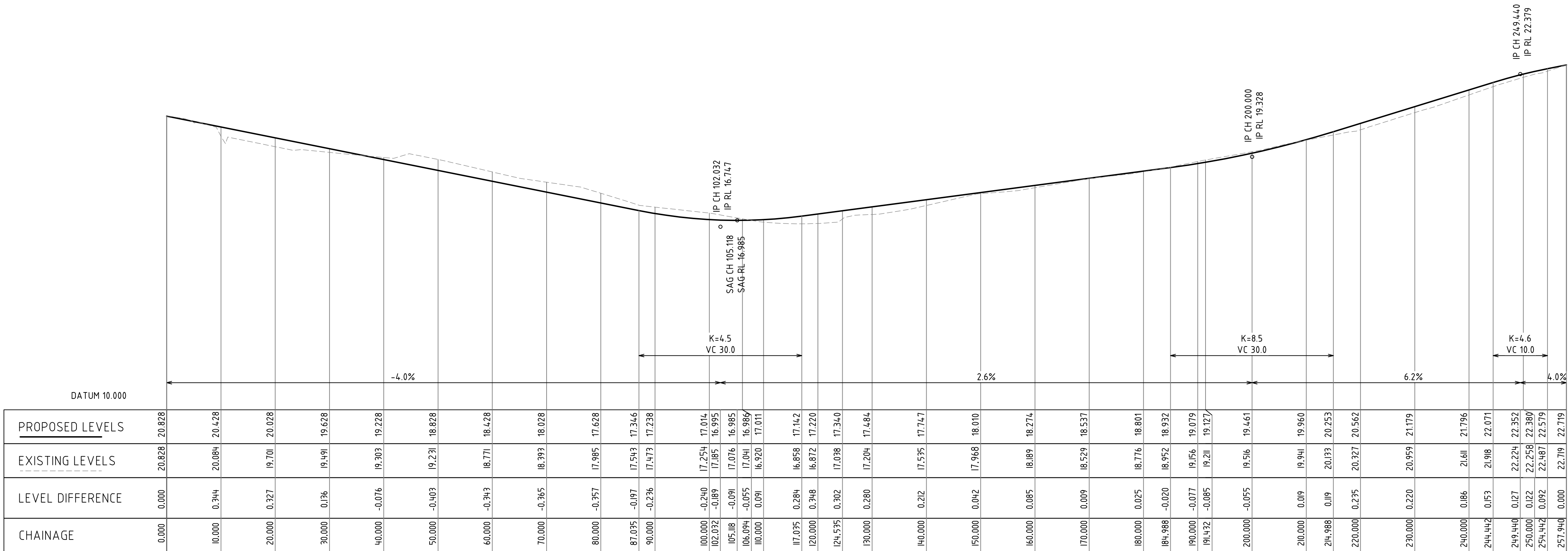
JOB NUMBER	DRAWING NUMBER	REVISION
33334	06	G

STATUS

CONCEPT ISSUE
FOR DEVELOPMENT APPLICATION

RETAINING WALL SPEFICATION - RW2								
HEIGHT (m)	A(mm)	B(mm)	C(mm)	D(mm)	V-BARS	B-BARS	Y-BARS	G-BARS
600	500	250	-	-	N12@400C/C	2/N12	N12@400C/C	N12@400C/C
800	600	200	150	250	N12@400C/C	3/N12	N12@400C/C	N12@400C/C
1000	700	200	150	250	N12@400C/C	3/N12	N12@400C/C	N12@400C/C
1200	800	200	150	250	N12@400C/C	3/N12	N12@400C/C	N12@400C/C
1400	900	250	200	250	N16@400C/C	3/N16	N16@400C/C	N16@400C/C
1600	1000	250	200	250	N16@400C/C	4/N16	N16@400C/C	N16@400C/C
1800	1100	250	200	250	N16@400C/C	N16@300C/C	N16@400C/C	N16@400C/C
2000	1200	250	200	250	N20@400C/C	N16@400C/C	N16@400C/C	N20@400C/C





A: 3/48 Newcastle Street, Morisset NSW 2264
A: 4/9 Lambton Road, Broadmeadow NSW 2292
T: (02) 4973 2745 | F: (02) 4970 5366
E: mail@dalysmith.com.au DALYSMITH.COM.AU

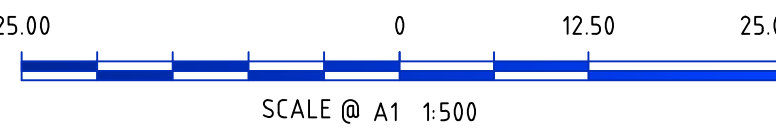
THE DRAWING AND INTELLECTUAL PROPERTY CONTAINED HEREIN REMAINS THE PROPERTY OF DALY.SMITH AND SHOULD NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN CONSENT FROM DALY.SMITH. THE DRAWING SHALL BE USED ONLY BY THE CLIENT OF DALY.SMITH FOR THE PROJECT IT WAS PROVIDED FOR.

PROJECT
SUBDIVISION & HOUSING DEVELOPMENT

ADDRESS
**LOT 1 DP 349727
27-61 NIKKO ROAD WARNERVALE**

CLIENT
KINGSTON PROPERTY FUND NO.2 PTY LTD

N
ALL DIMENSIONS ARE IN METRES AND LEVELS TO THE AUSTRALIAN HEIGHT DATUM (AHD) UNLESS NOTED OTHERWISE. ALL DIMENSIONS AND LEVELS ARE TO BE CONFIRMED ON SITE BY CONTRACTOR WITH ANY DISCREPANCIES REPORTED TO DALY.SMITH. DO NOT SCALE FROM DRAWINGS.



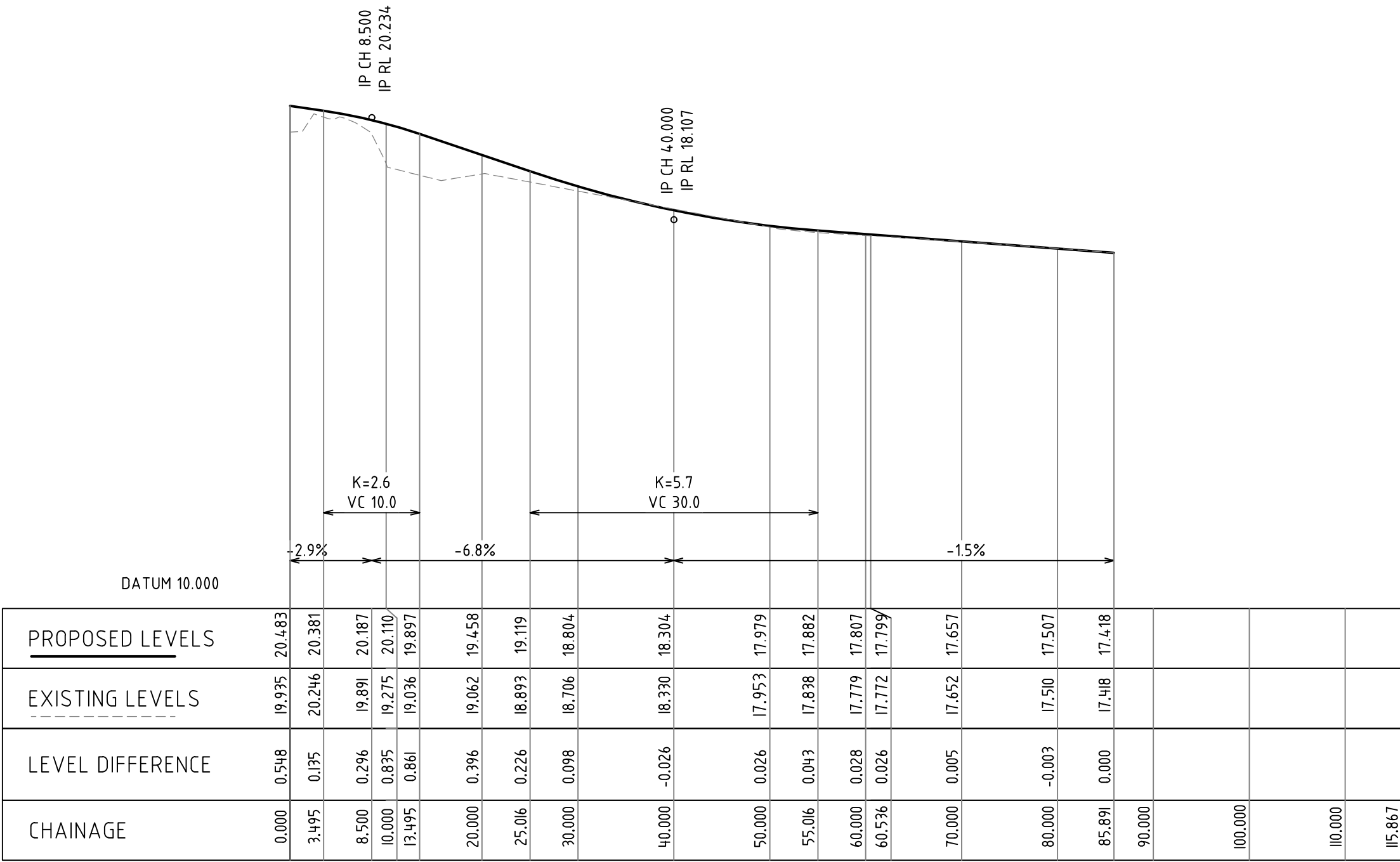
REV	DATE	REVISION DETAILS
A	07/08/17	PRELIMINARY ISSUE FOR REVIEW
B	12/07/18	REVISED ROAD LAYOUT
C	03/05/19	REVISED LOT LAYOUT, INCLUSION OF ROAD 4
D	17/05/19	AMENDMENTS
E	12/09/19	AMENDMENTS AS PER COUNCIL RFI 27/08/19
F	17/03/20	SEWERMAIN MODIFICATION
G	03/06/20	KANOWNA LOTS MODIFICATION

DESIGNED	DRAWN	CHECKED	ISSUED
JRR	SPS	JRR	SPS

DRAWING TITLE
ROAD CL PROFILES - ROAD 1-3

JOB NUMBER	DRAWING NUMBER	REVISION
33334	C07	G

STATUS
CONCEPT ISSUE
FOR DEVELOPMENT APPLICATION



ROAD 4 - CL PROFILE
SCALES: HORIZONTAL 1:500 VERTICAL 1:100



A: 3/48 Newcastle Street, Morisset NSW 2264
A: 4/9 Lambton Road, Broadmeadow NSW 2292
T: (02) 4973 2745 | F: (02) 4970 5366
E: mail@dalysmith.com.au DALYSMITH.COM.AU

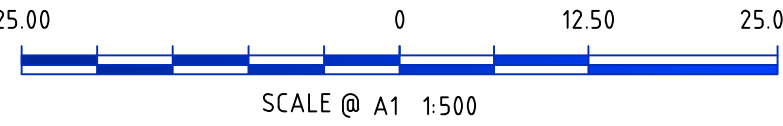
THE DRAWING AND INTELLECTUAL PROPERTY CONTAINED HEREIN REMAINS THE PROPERTY OF DALY.SMITH AND SHOULD NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN CONSENT FROM DALY.SMITH. THE DRAWING SHALL BE USED ONLY BY THE CLIENT OF DALY.SMITH FOR THE PROJECT IT WAS PROVIDED FOR.

PROJECT
SUBDIVISION & HOUSING DEVELOPMENT

ADDRESS
LOT 1 DP 349727
27-61 NIKKO ROAD WARNERVALE

CLIENT
KINGSTON PROPERTY FUND NO.2 PTY LTD

N
ALL DIMENSIONS ARE IN METRES AND LEVELS TO THE AUSTRALIAN HEIGHT DATUM (AHD) UNLESS NOTED OTHERWISE. ALL DIMENSIONS AND LEVELS ARE TO BE CONFIRMED ON SITE BY CONTRACTOR WITH ANY DISCREPANCIES REPORTED TO DALY.SMITH. DO NOT SCALE FROM DRAWINGS.



REV	DATE	REVISION DETAILS
A	07/08/17	PRELIMINARY ISSUE FOR REVIEW
B	12/07/18	REVISED ROAD LAYOUT
C	03/05/19	REVISED LOT LAYOUT, INCLUSION OF ROAD 4
D	17/05/19	AMENDMENTS
E	12/09/19	AMENDMENTS AS PER COUNCIL RFI 27/08/19
F	17/03/20	SEWERMAIN MODIFICATION
G	03/06/20	KANOWNA LOTS MODIFICATION

DESIGNED	DRAWN	CHECKED	ISSUED
JRR	SPS	JRR	SPS

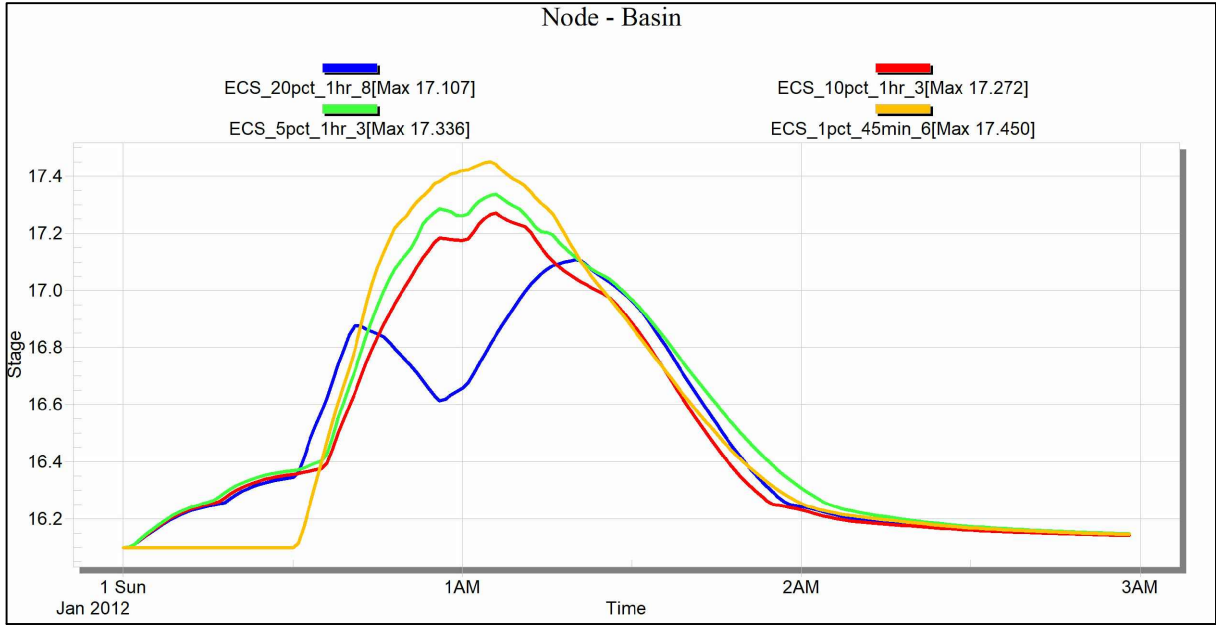
DRAWING TITLE

ROAD CL PROFILES - ROAD 4

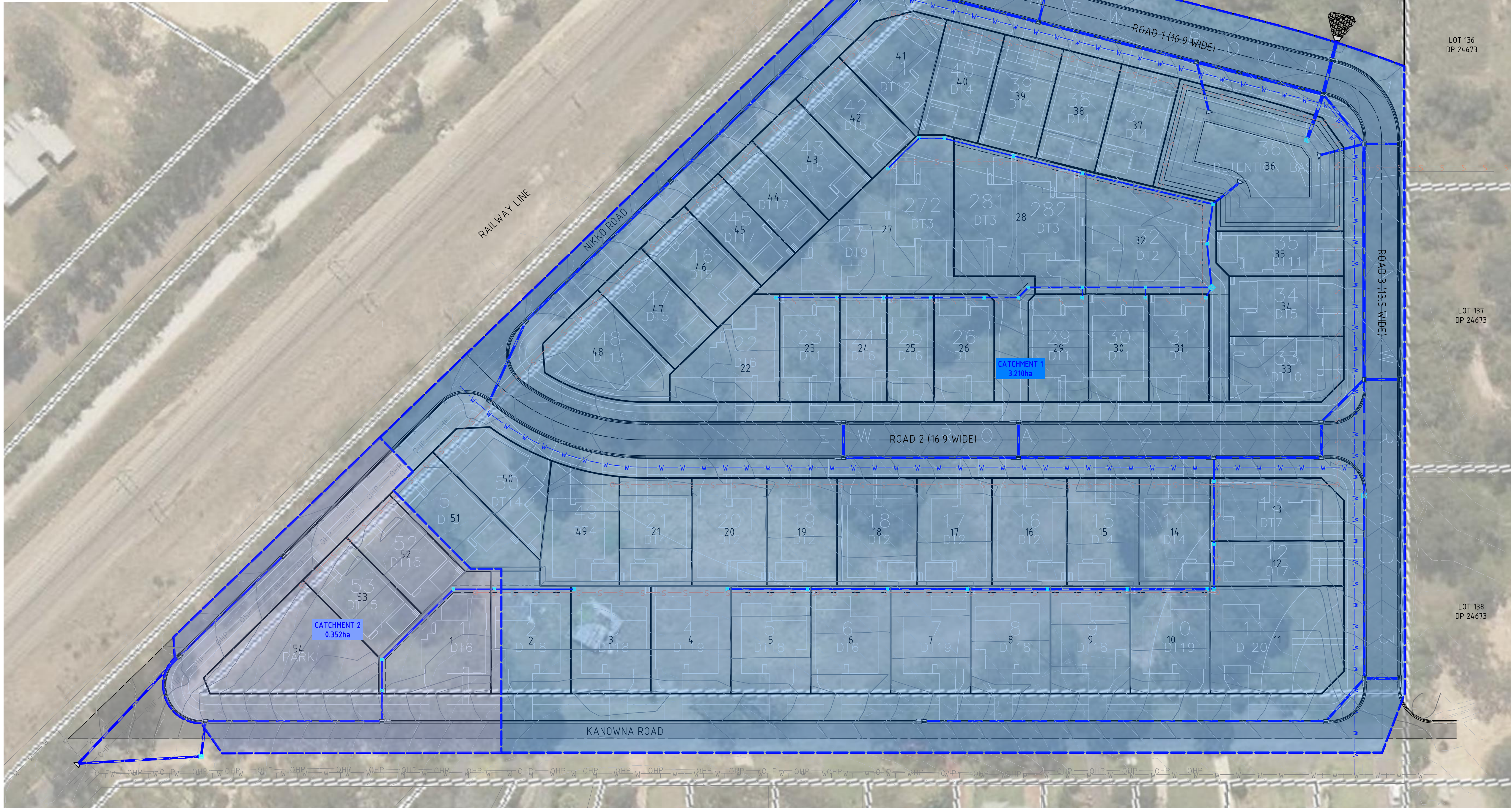
JOB NUMBER	DRAWING NUMBER	REVISION
33334	C08	G

STATUS
CONCEPT ISSUE
FOR DEVELOPMENT APPLICATION

STORMWATER DETENTION PARAMETERS (CATCHMENT 1)				
CATCHMENT AREA	3.210 Ha			
PRE-DEVELOPED IMPERMEABLE AREA				
PRE-DEVELOPED SLOPE	8.00%			
POST-DEVELOPED IMPERMEABLE AREA	2.568Ha			
POST DEVELOPED SLOPE	8.00%			
STORMWATER DETENTION RESULTS (AEP, DURATION)				
	20%, 60MIN	10%, 60MIN	5%, 60 MIN	1%, 45MIN
PRE-DEVELOPED PEAK FLOW (L/S)	458	639	839	1,234
	20%, 60MIN	10%, 60MIN	5%, 60 MIN	1%, 45MIN
POST DEVELOPED PEAK FLOW (L/S)	417	612	666	1,004

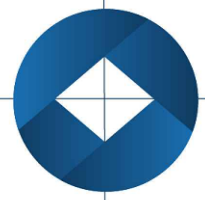


XPSWMM OUTPUT - BASIN WATER LEVELS



CATCHMENT NOTES

- CATCHMENTS WILL BE DIVIDED INTO SUB-CATCHMENTS AS PART OF THE DETAILED DESIGN PHASE OF THE PROJECT TO SIZE THE STREET AND INTERALLOTMENT DRAINAGE NETWORKS.



DALY.SMITH
EXPERIENCE YOU CAN TRUST

A: 3/48 Newcastle Street, Morisset NSW 2264
A: 4/9 Lambton Road, Broadmeadow NSW 2292
T: (02) 4973 2745 | F: (02) 4970 5366
E: mail@dalysmith.com.au

DALYSMITH.COM.AU

THE DRAWING AND INTELLECTUAL PROPERTY CONTAINED HEREIN REMAINS THE PROPERTY OF DALY.SMITH AND SHOULD NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN CONSENT FROM DALY.SMITH. THE DRAWING SHALL BE USED ONLY BY THE CLIENT OF DALY.SMITH FOR THE PROJECT IT WAS PROVIDED FOR.

PROJECT

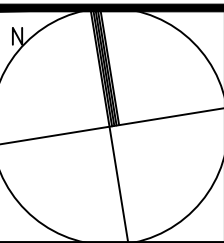
SUBDIVISION & HOUSING DEVELOPMENT

ADDRESS

LOT 1 DP 349727
27-61 NIKKO ROAD WARNERVALE

CLIENT

KINGSTON PROPERTY FUND NO.2 PTY LTD



ALL DIMENSIONS ARE IN METRES AND LEVELS TO THE AUSTRALIAN HEIGHT DATUM (AHD) UNLESS NOTED OTHERWISE. ALL DIMENSIONS AND LEVELS ARE TO BE CONFIRMED ON SITE BY CONTRACTOR WITH ANY DISCREPANCIES REPORTED TO DALY.SMITH. DO NOT SCALE FROM DRAWINGS.

25.00 0 12.50 25.00
SCALE @ A1 1:500

REV	DATE	REVISION DETAILS
A	07/08/17	PRELIMINARY ISSUE FOR REVIEW
B	12/07/18	REVISED ROAD LAYOUT
C	03/05/19	REVISED LOT LAYOUT, INCLUSION OF ROAD 4
D	17/05/19	AMENDMENTS
E	12/09/19	AMENDMENTS AS PER COUNCIL RFI 27/08/19
F	17/03/20	SEWERMAIN MODIFICATION
G	03/06/20	KANOWNA LOTS MODIFICATION

DESIGNED	DRAWN	CHECKED	ISSUED
JRR	SPS	JRR	SPS

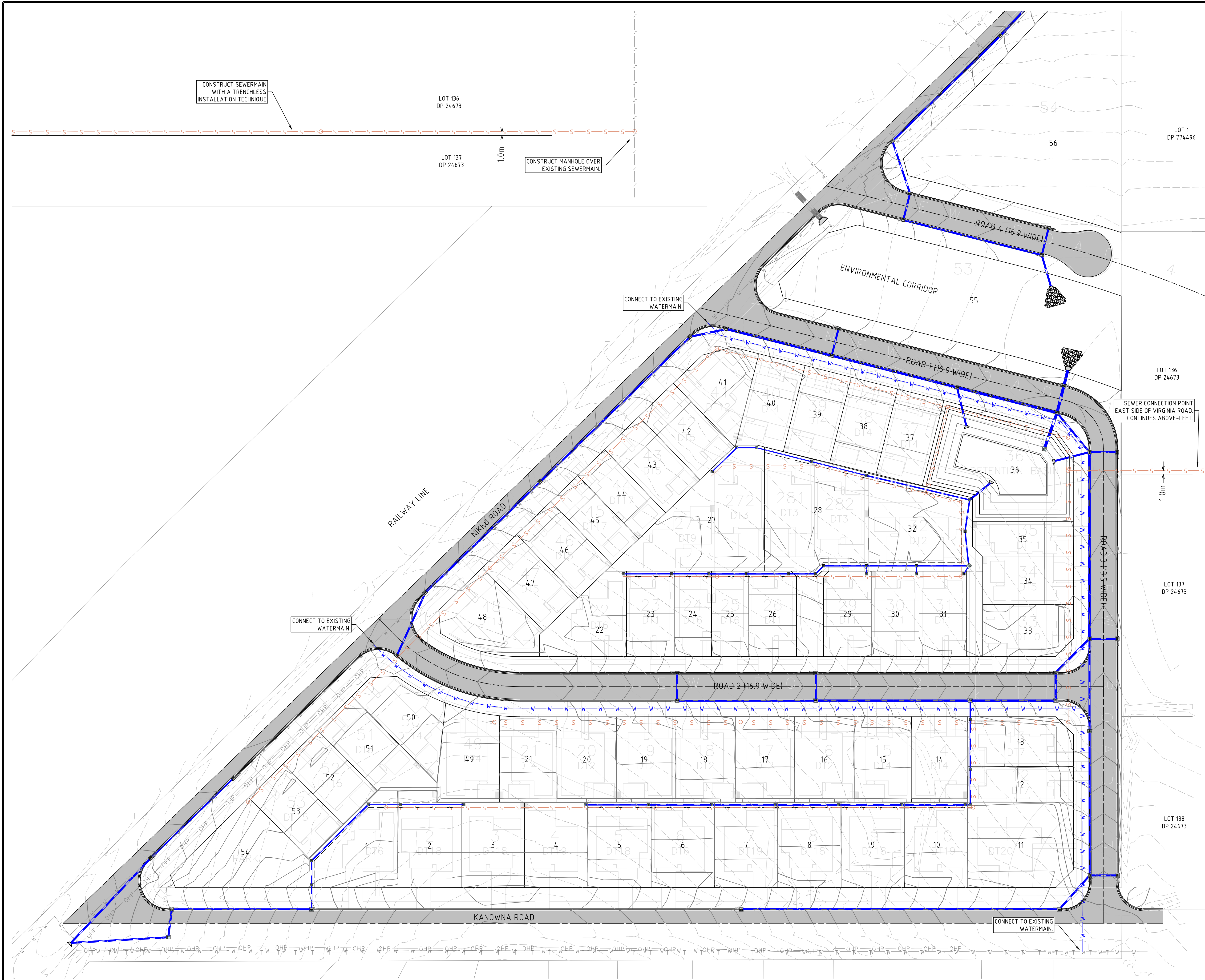
DRAWING TITLE

CATCHMENT PLAN

JOB NUMBER	DRAWING NUMBER	REVISION
33334	C09	G

STATUS

CONCEPT ISSUE
FOR DEVELOPMENT APPLICATION



LEGEND	
	EXISTING SEWER
	EXISTING WATER
	EXISTING OVER HEAD POWER
	EXISTING UNDER GROUND ELECTRICITY
	EXISTING TELECOM
	EXISTING GAS
	PROPOSED SEWER
	PROPOSED WATER

- SEWER NOTES**
- SEWER DETAILED DESIGN TO BE CARRIED OUT AT CC STAGE IN ACCORDANCE WITH THE SYDNEY WATER EDITION OF THE "SEWERAGE CODE OF AUSTRALIA" WSA02-2002 WITH WYONG SHIRE COUNCIL SUPPLEMENTS.
 - SPOT LEVELS SHOWN ON PROPOSED SEWER STRUCTURES TO PROOF DRAINABILITY.
 - LONG SECTIONS AND CONSTRUCTION DETAILS TO BE PROVIDED AT CC STAGE.

- WATER NOTES**
- WATER DETAILED DESIGN TO BE CARRIED OUT AT CC STAGE IN ACCORDANCE WITH THE SYDNEY WATER EDITION OF THE "WATER SUPPLY CODE OF AUSTRALIA" WSA02-2002 WITH WYONG SHIRE COUNCIL SUPPLEMENTS.



DALY.SMITH
EXPERIENCE YOU CAN TRUST

A: 3/48 Newcastle Street, Morisset NSW 2264
A: 4/9 Lambton Road, Broadmeadow NSW 2292
T: (02) 4973 2745 | F: (02) 4970 5366
E: mail@dalysmith.com.au DALYSMITH.COM.AU

THE DRAWING AND INTELLECTUAL PROPERTY CONTAINED HEREIN REMAINS THE PROPERTY OF DALY.SMITH AND SHOULD NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN CONSENT FROM DALY.SMITH. THE DRAWING SHALL BE USED ONLY BY THE CLIENT OF DALY.SMITH FOR THE PROJECT IT WAS PROVIDED FOR.

PROJECT

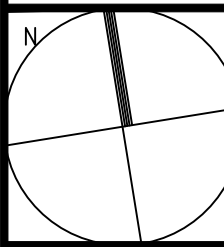
SUBDIVISION & HOUSING DEVELOPMENT

ADDRESS

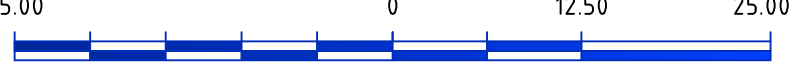
LOT 1 DP 349727
27-61 NIKKO ROAD WARNERVALE

CLIENT

KINGSTON PROPERTY FUND NO.2 PTY LTD



ALL DIMENSIONS ARE IN METRES AND LEVELS TO THE AUSTRALIAN HEIGHT DATUM (AHD) UNLESS NOTED OTHERWISE. ALL DIMENSIONS AND LEVELS ARE TO BE CONFIRMED ON SITE BY CONTRACTOR WITH ANY DISCREPANCIES REPORTED TO DALY.SMITH. DO NOT SCALE FROM DRAWINGS.



25.00 0 12.50 25.00

SCALE @ A1 1:500

REV	DATE	REVISION DETAILS
A	07/08/17	PRELIMINARY ISSUE FOR REVIEW
B	12/07/18	REVISED ROAD LAYOUT
C	03/05/19	REVISED LOT LAYOUT, INCLUSION OF ROAD 4
D	17/05/19	AMENDMENTS
E	12/09/19	AMENDMENTS AS PER COUNCIL RFI 27/08/19
F	17/03/20	SEWERMAIN MODIFICATION
G	03/06/20	KANOWNA LOTS MODIFICATION

DESIGNED	DRAWN	CHECKED	ISSUED
JRR	SPS	JRR	SPS

DRAWING TITLE

SEWER & WATER PLAN

JOB NUMBER	DRAWING NUMBER	REVISION
33334	C11	G

STATUS

CONCEPT ISSUE
FOR DEVELOPMENT APPLICATION