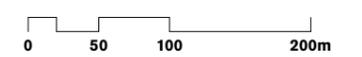


Location Plan

CORONATION PROPERTY CO PTY LTD - 12a Parkes Street, Harris Park



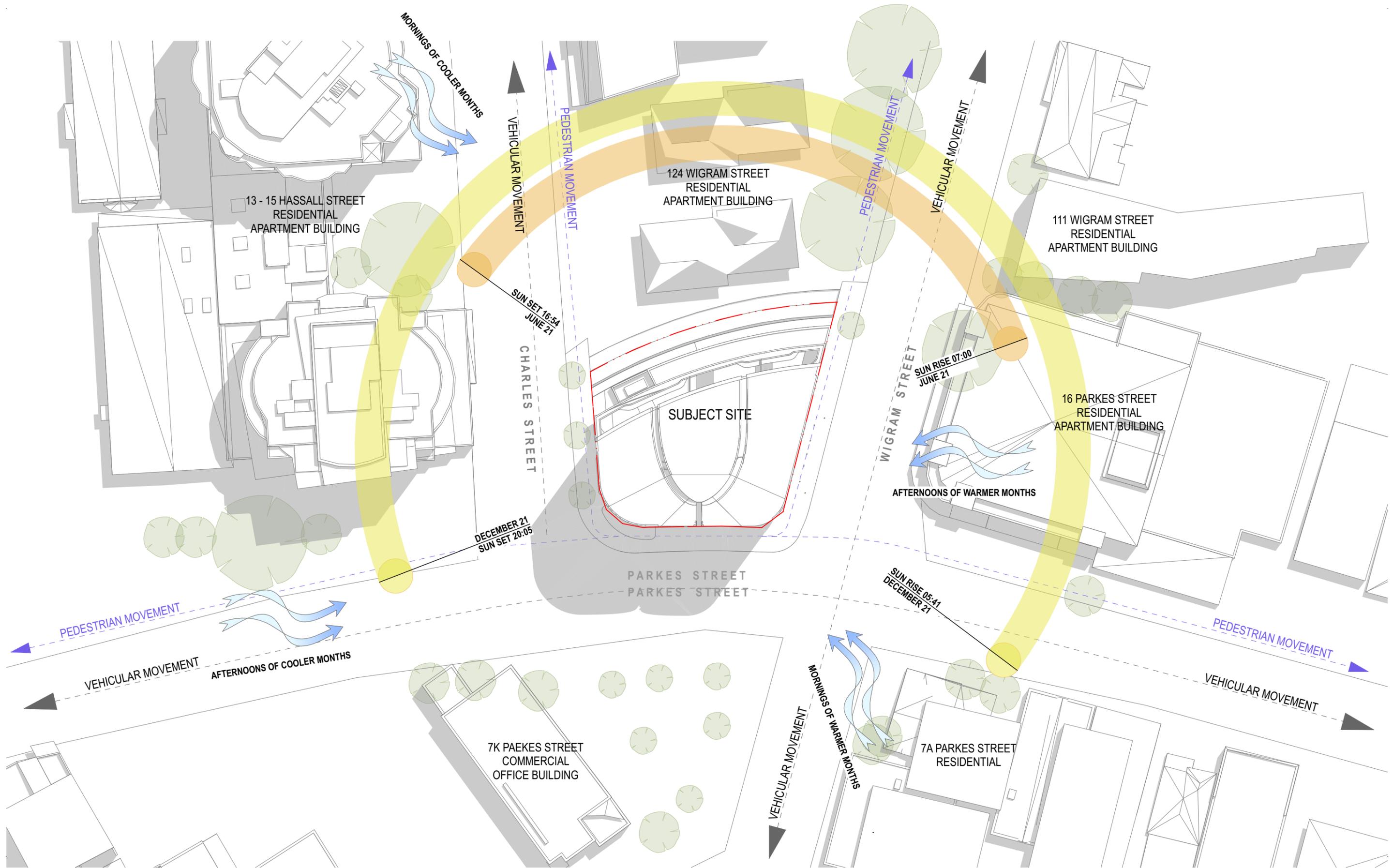
1:5000 @ A3



10/11/17

Development Application

1200



Local Context and Site Analysis Plan

CORONATION PROPERTY CO PTY LTD - 12a Parkes Street, Harris Park

0 5 10 20m
1:500 @ A3
10/11/17



DRAWING LIST

1000	Cover Page	06	6
1200	Location Plan	03	
1201	Local Context and Site Analysis Plan	03	
1202	Existing Site Plan	03	
2002	Basement 3 Floor Plan	04	6
2003	Basement 2 Floor Plan	04	
2004	Basement 1 Floor Plan	04	
2010	Ground Floor Plan	05	
2011	Terrace Floor Plan	04	
2022	Level 02 Floor Plan	05	
2023	Level 03-04 Type E Floor Plan	05	
2025	Level 05-07 Type C Floor Plan	02	
2028	Level 08-18 Type B Floor Plan	05	
2039	Level 19 Type A Floor Plan	02	
2040	Level 20 Floor Plan	02	
2041	Level 21 Floor Plan	05	
2042	Level 22 Roof Plant	03	
2043	Level 23 Roof	04	
2050	Adaptable & Livable Apartments	04	
2800	GFA Plans	05	6
3000	Elevation East	06	
3001	Elevation South	06	
3002	Elevation West	06	
3003	Elevation North	06	
4000	Sections	04	
4301	Cross-Section Details	01	1
4302	Cross-Section Details	01	
4303	Cross-Section Details	01	
4304	Cross-Section Details	01	
4305	Cross-Section Details	01	
5001	Height Plane Diagram	01	
6000	21 June 09:00 Shadow Diagram	03	
6001	21 June 10:00 Shadow Diagram	03	
6002	21 June 11:00 Shadow Diagram	03	
6003	21 June 12:00 Shadow Diagram	03	
6004	21 June 13:00 Shadow Diagram	03	
6005	21 June 14:00 Shadow Diagram	03	
6006	21 June 15:00 Shadow Diagram	03	
6007	21 June 16:00 Shadow Diagram	03	
7000	Photomontages	03	

CURRENT REVISION COMMENTS		
Rev	Current Revision	Date
6	Development Application	05.07.18
1. CLOUDS IN RED: UPDATED DRAWINGS.		
2. CLOUDS IN BLUE: NEW ADDITIONAL DRAWINGS.		



Average star rating
5.3
NATIONWIDE HOUSE
ENERGY RATING SCHEME
www.nathers.gov.au

Certificate Number: **TCDG6D5D09**
Assessor Name: **Nicholas Johnson**
Accreditation number: **VIC/BDAV/13/1513**
Certificate date: **21 May 2019**
Dwelling address: **12a Parkes Street, Harris Park NSW 2150**
www.nathers.gov.au



<https://www.rfs.com.au/RCData/landing?PublicId=TCDG6D5D09&GrpCert=>



CURRENT REVISION COMMENTS		
Rev	Current Revision	Date
4	Development Application	05.07.18
1. BIKE PARKING ADDED. STORAGE AREA MODIFIED.		
2. MOTORCYCLE PARKING ADDED		



Average star rating
5.3
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

Certificate Number: **TCDG6D5D09**
Assessor Name: **Nicholas Johnson**
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<https://www.nathers.gov.au/QRcode/landing?PublicId=TCDG6D5D09&GrpCert=>



CURRENT REVISION COMMENTS		
Rev	Current Revision	Date
4	Development Application	05.07.18
1. BIKE PARKING ADDED. STORAGE AREA MODIFIED.		



Average star rating
5.3
NATIONWIDE HOUSE
ENERGY RATING SCHEME
www.nathers.gov.au

Certificate Number: **TCDG6D5D09**
Assessor Name: **Nicholas Johnson**
Accreditation number: **VIC/BDAV/13/1513**
Certificate date: **21 May 2019**
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www.nathers.gov.au



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CURRENT REVISION COMMENTS		
Rev	Current Revision	Date
4	Development Application	05.07.18
1. BIKE PARKING ADDED. STORAGE AREA MODIFIED.		
2. EAST WC DELETED. STORAGE AREA MODIFIED.		

5.3
Average star rating
NATIONWIDE HOUSE
ENERGY RATING SCHEME
www.nathers.gov.au

Certificate Number: **TCDG6D5D09**
Assessor Name: **Nicholas Johnson**
Accreditation number: **VIC/BDAV/13/1513**
Certificate date: **21 May 2019**
Dwelling address: **12a Parkes Street, Harris Park NSW 2150**
www.nathers.gov.au



https://www.rfs.com.au/RCData/Landing?PublicId=TCDG6D5D09&GrpCert=

- LEGEND**
- ① FLOOD-PROOF FIRE DOORS
 - ② REMOVABLE FLOOD BARRIER
 - ③ PLANTERS TO BE FLUSH WITH ADJACENT PAVING. REFER TO LANDSCAPE ARCHITECT'S DRAWINGS
 - ④ SLOPING FLOOR TO ASSIST CLEANING AND OPENABLE BARRIER TO PREVENT ACCESS



CURRENT REVISION COMMENTS

Rev	Current Revision	Date
5	Development Application	31.07.18

1. 9M SETBACK FROM WESTERN BOUNDARY FOR OVERLAND FLOW PATH.
2. REVIEWED DRIVEWAY AND GROUND FLOOR RLs TO ACCOMMODATE RUBBISH COLLECTION REQUIREMENTS
3. TURNTABLE ADDED FOR SRV TURNING
3. RL GROUND FLOOR CHANGED TO RL8.25.
4. REFUSE STORAGE AND CHUTE REVIEWED
5. NORTH PATH ACCESS MODIFIED.
6. ACCESSIBLE LIFT ADDED TO EAST ENTRY.
7. SUBSTATION, FIRE CONTROL ROOM AND BOOSTER VALVE RELOCATED.
8. WATER METER AND GAS REGULATOR RELOCATED.
9. BIKE PARKING RELOCATED.
10. SERVICES WEST OF CAR LIFT MODIFIED.
11. NOTES ADDED FOR FLOOD PROTECTION.
12. GLAZED FACADE FROM EAST LOBBY TO LANDSCAPED ZONE.
13. RELOCATED MAILBOXES
14. NEW STAIRS TO WEST LOBBY ACCESS



Ground Floor Plan

CORONATION PROPERTY CO PTY LTD - 12a Parkes Street, Harris Park

0 2 5 10m

1:200 @ A3

19/9/18

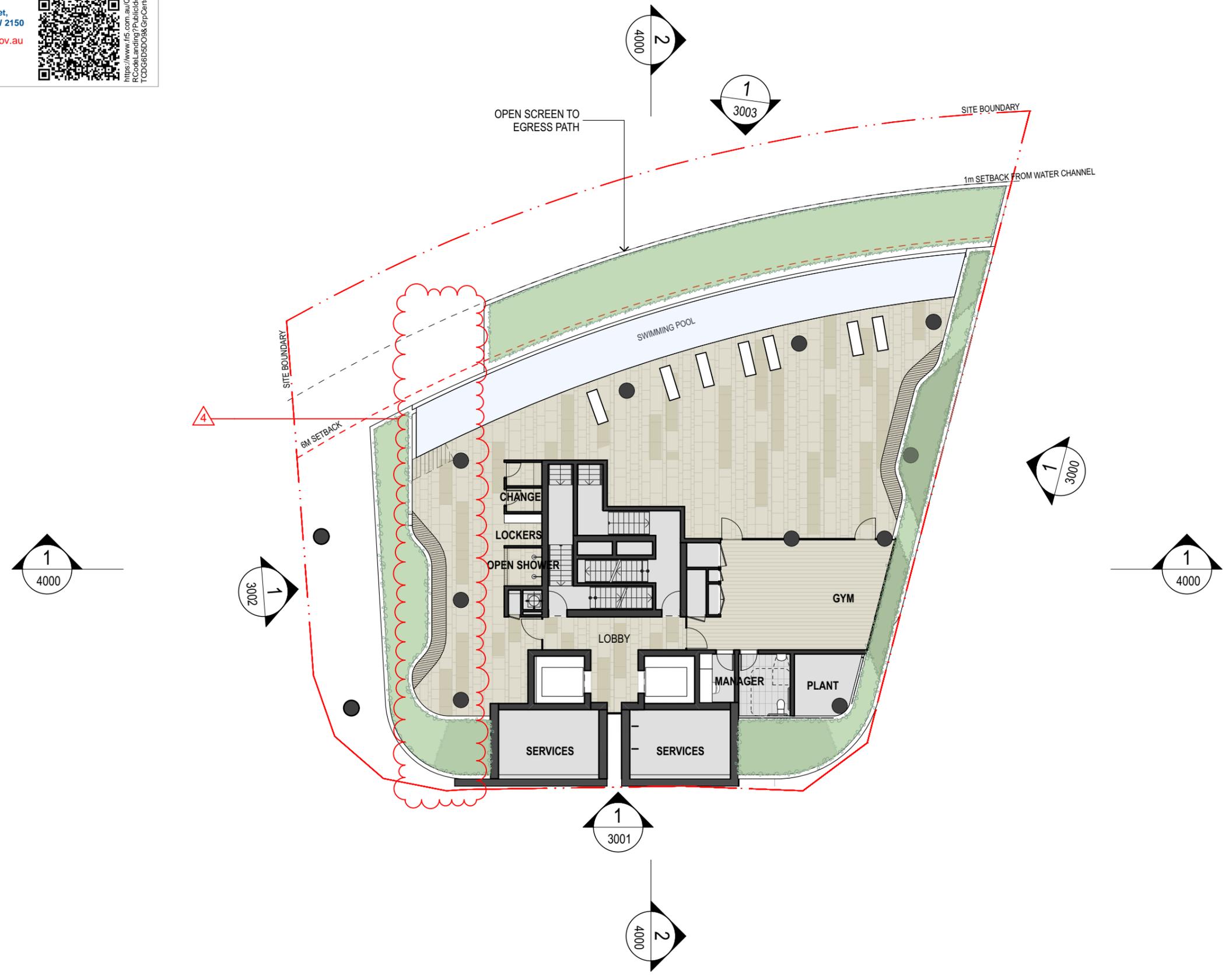


Average star rating
5.3
NATIONWIDE HOUSE
ENERGY RATING SCHEME
www.nathers.gov.au

Certificate Number: **TCDG6D5D09**
Assessor Name: **Nicholas Johnson**
Accreditation number: **VIC/BDAV/13/1513**
Certificate date: **21 May 2019**
Dwelling address: **12a Parkes Street, Harris Park NSW 2150**
www.nathers.gov.au



<https://www.rfs.com.au/0-RC06a1-landing?PublicId=TCDG6D5D09&GrpCert=>



CURRENT REVISION COMMENTS		
Rev	Current Revision	Date
4	Development Application	13.07.18
1. COLUMNS RELOCATED TO MATCH NEW LOCATION IN GROUND FLOOR.		
2. SUBSTATION RELOCATED IN GROUND FLOOR		



Terrace Floor Plan



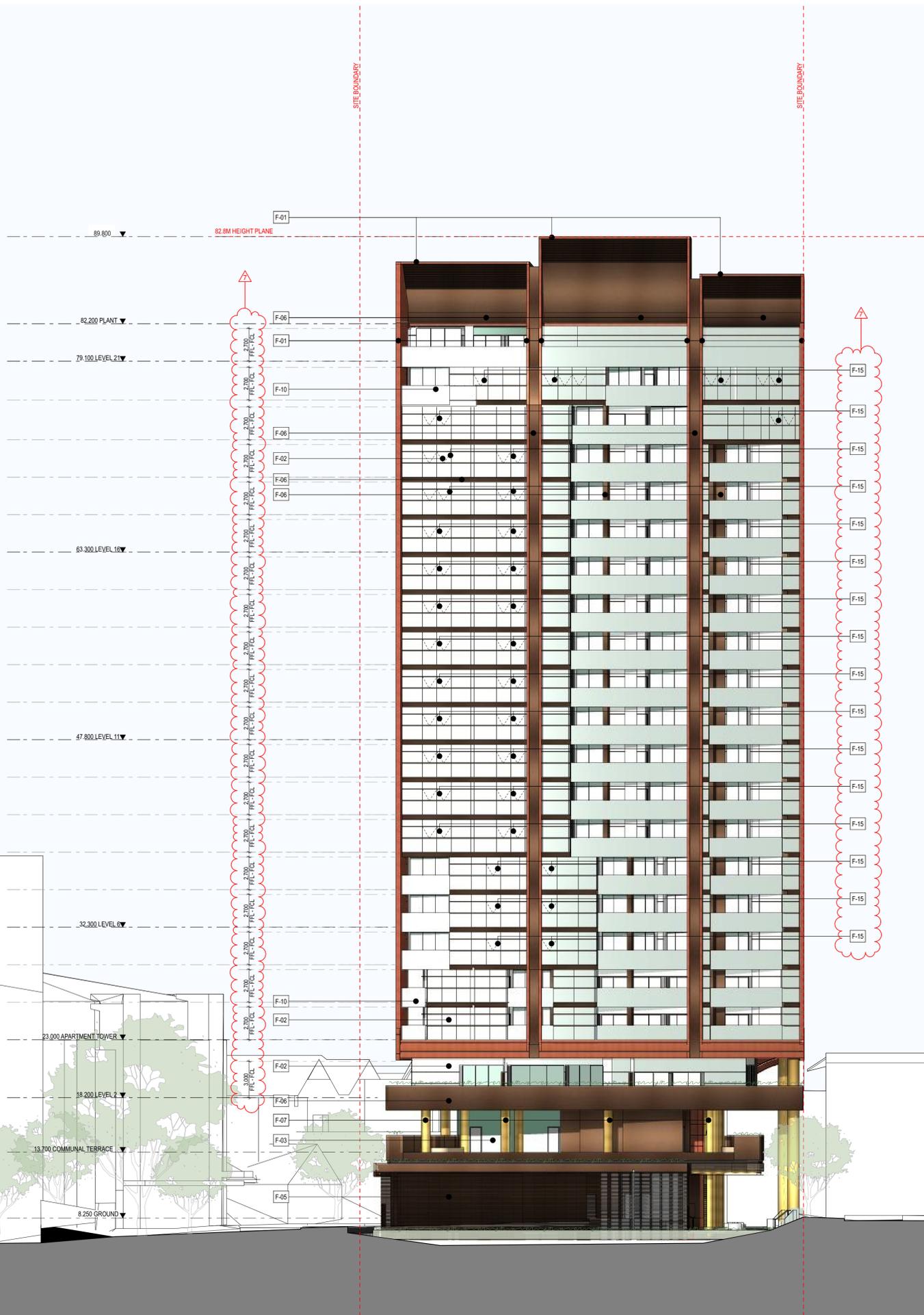

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 Assessor Name: Nicholas Johnson
 Accreditation number: VICBDA17151513
 Certificate date: 21 May 2019
 Dwelling address: 12a Parkes Street, Harris Park NSW 2150
 www.nathere.gov.au



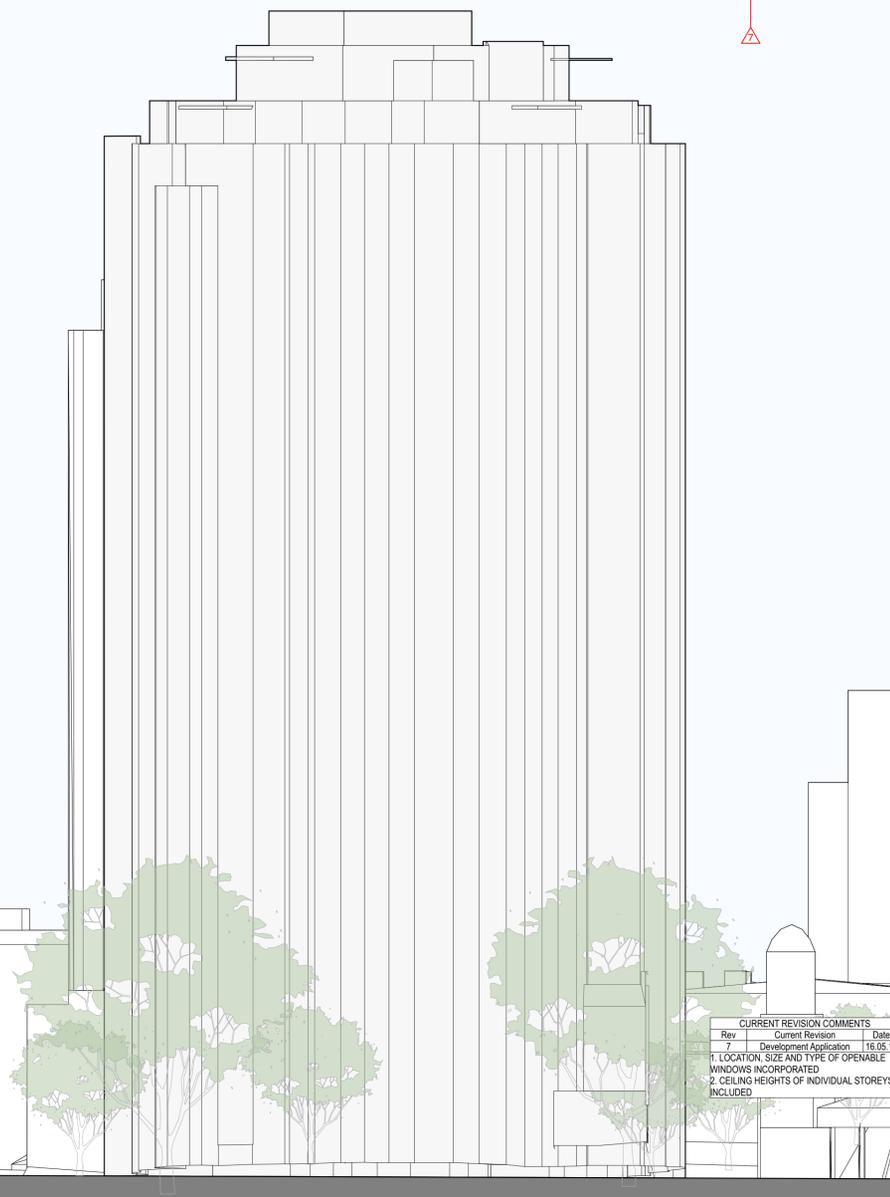
EXTERIOR FINISHES SCHEDULE	
F-01	FACEBRICK WORK
F-02	FIXED AND OPERABLE POWDERCOATED CURVED ALUMINIUM FRAMED GLAZING SYSTEM
F-03	SHOPFRONT GLAZING
F-04	POWDERCOATED ALUMINIUM ARCHITECTURAL LOUVRES COLOUR MATCH TO BRICKWORK
F-05	ROLLED ALUMINIUM LOUVRE SCREEN COLOUR MATCH TO METALLIC FINISH
F-06	METAL CLADDING, BRONZE METALLIC FINISH
F-07	METAL CLADDING, BRASS METALLIC FINISH
F-08	METAL CLADDING, COLOUR MATCH TO BRICKWORK
F-09	TERRACOTA
F-10	FIXED GLASS BALUSTRADE
F-11	POWDERCOAT ALUMINIUM COLOUR MATCH TO BRICKWORK
F-12	OPENABLE BARRIER TO PREVENT ACCESS, BRASS METALLIC FINISH
F-13	GLASS LOUVRES BEHIND SCREEN LEVEL 3 & 21 = 400x1400mm OPENING SIZE LEVEL 4 & 20 = 1900x1400mm OPENING SIZE
F-14	2 SLIDING DOORS BEHIND SCREEN 2700x125mm OPENING SIZE each
F-15	AWNING WINDOWS 900x1200mm

CURRENT REVISION COMMENTS			
Rev	Current Revision	Date	
7	Development Application	16.05.19	
1. LOCATION, SIZE AND TYPE OF OPENABLE WINDOWS INCORPORATED			
2. CEILING HEIGHTS OF INDIVIDUAL STOREYS INCLUDED			


 Certificate Number: TCD0665D09
 Assessor Name: Nicholas Johnson
 Accreditation number: VICBDA17151513
 Certificate date: 21 May 2019
 Dwelling address: 12a Parkes Street, Harris Park NSW 2159
 www.nahqs.gov.au



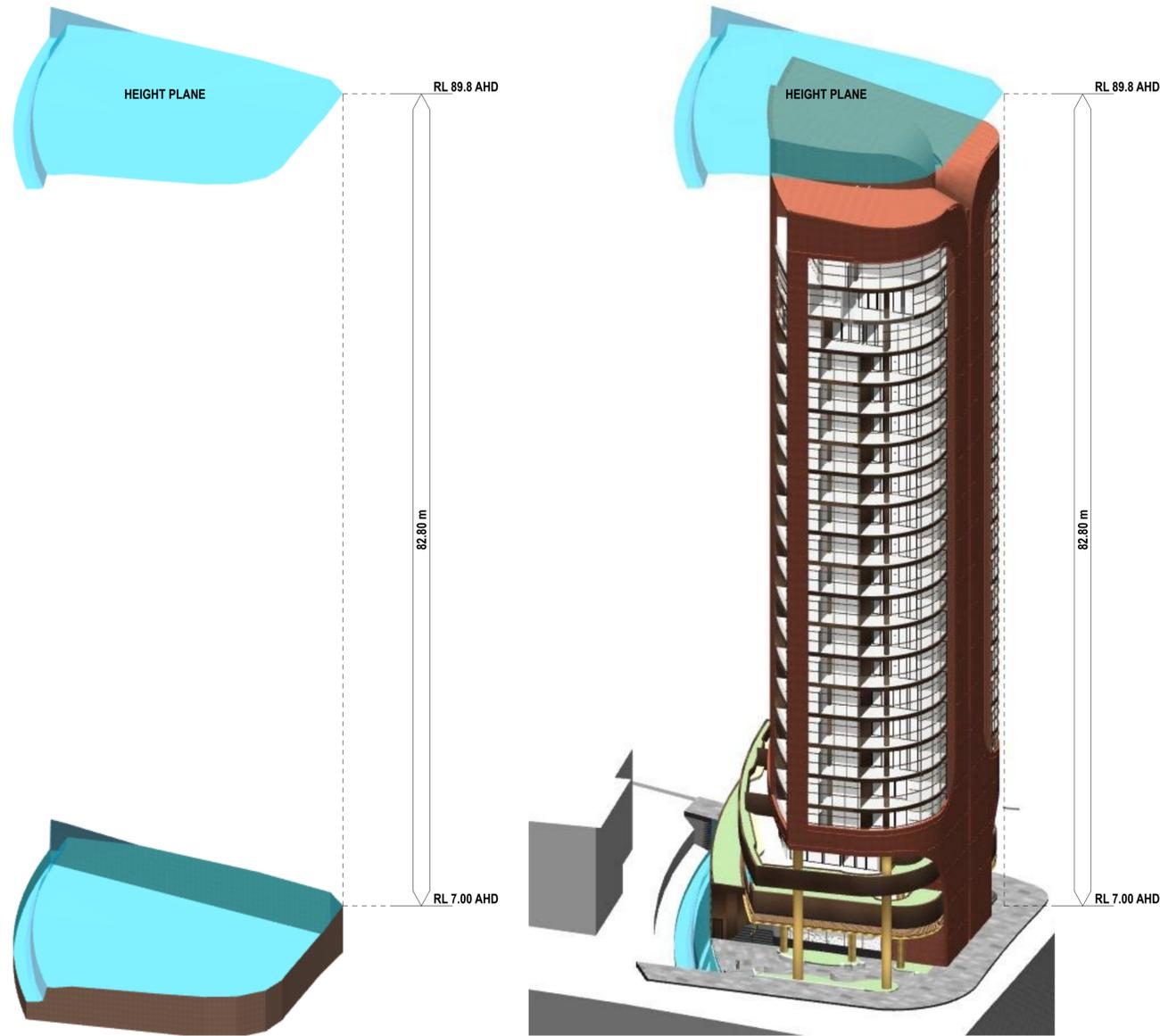
EXTERIOR FINISHES SCHEDULE	
F-01	FACEBRICK WORK
F-02	FIXED AND OPERABLE POWDERCOATED CURVED ALUMINIUM FRAMED GLAZING SYSTEM
F-03	SHOPFRONT GLAZING
F-04	POWDERCOATED ALUMINIUM ARCHITECTURAL LOUVRES COLOUR MATCH TO BRICKWORK
F-05	ROLLED ALUMINIUM LOUVRE SCREEN COLOUR MATCH TO METALLIC FINISH
F-06	METAL CLADDING, BRONZE METALLIC FINISH
F-07	METAL CLADDING, BRASS METALLIC FINISH
F-08	METAL CLADDING, COLOUR MATCH TO BRICKWORK
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F-10	FIXED GLASS BALUSTRADE
F-11	POWDERCOAT ALUMINIUM COLOUR MATCH TO BRICKWORK
F-12	OPENABLE BARRIER TO PREVENT ACCESS, BRASS METALLIC FINISH
F-13	GLASS LOUVRES BEHIND SCREEN LEVEL 3 & 21 = 400x1400mm OPENING SIZE LEVEL 4 & 20 = 1900x1400mm OPENING SIZE
F-14	2 SLIDING DOORS BEHIND SCREEN 2700x125mm OPENING SIZE each
F-15	AWNING WINDOWS 900x1200mm



CURRENT REVISION COMMENTS			
Rev	Current Revision	Date	
7	Development Application	16.05.19	
1	LOCATION, SIZE AND TYPE OF OPENABLE WINDOWS INCORPORATED		
2	CEILING HEIGHTS OF INDIVIDUAL STOREYS INCLUDED		

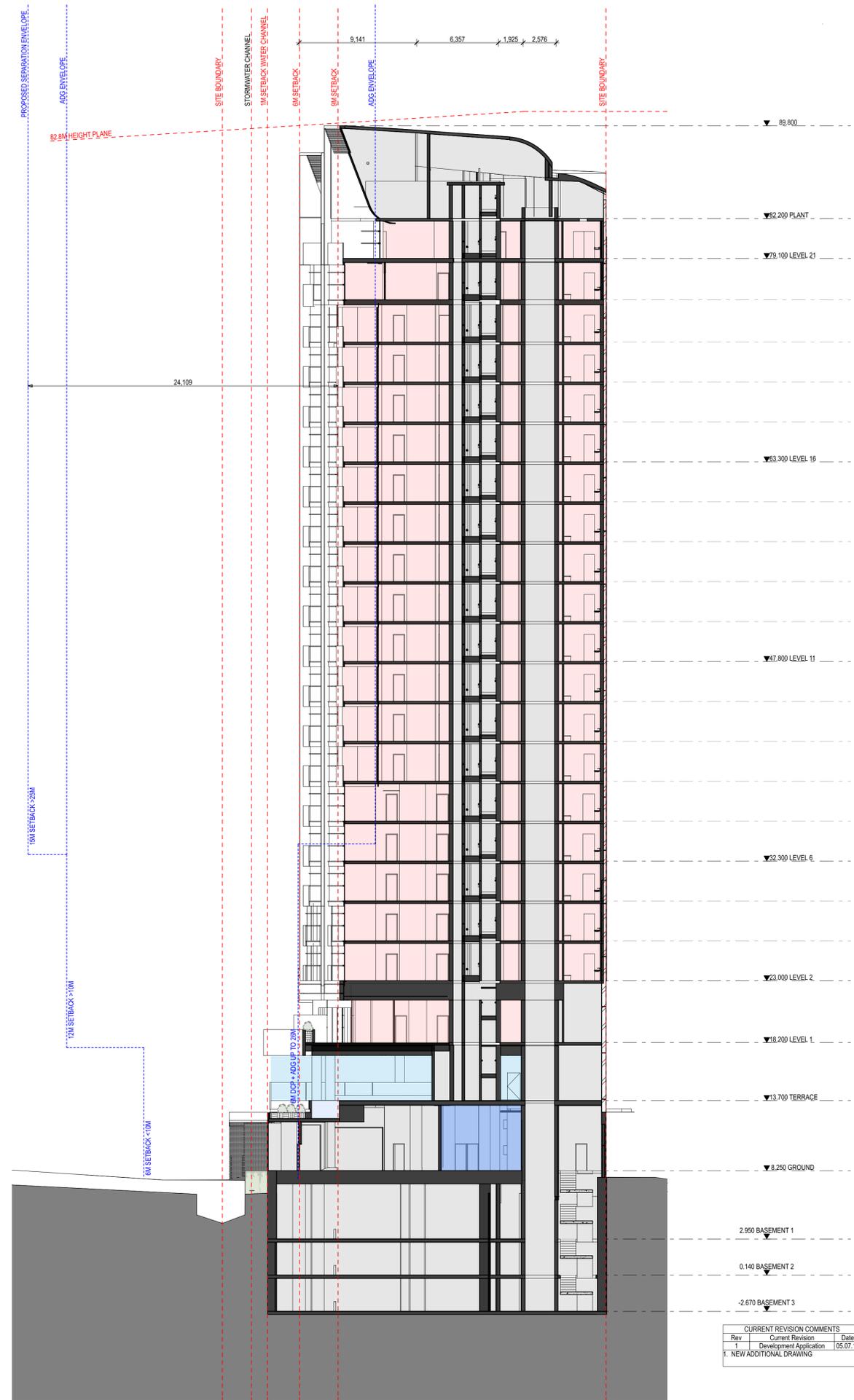


3 3D VIEW View 3



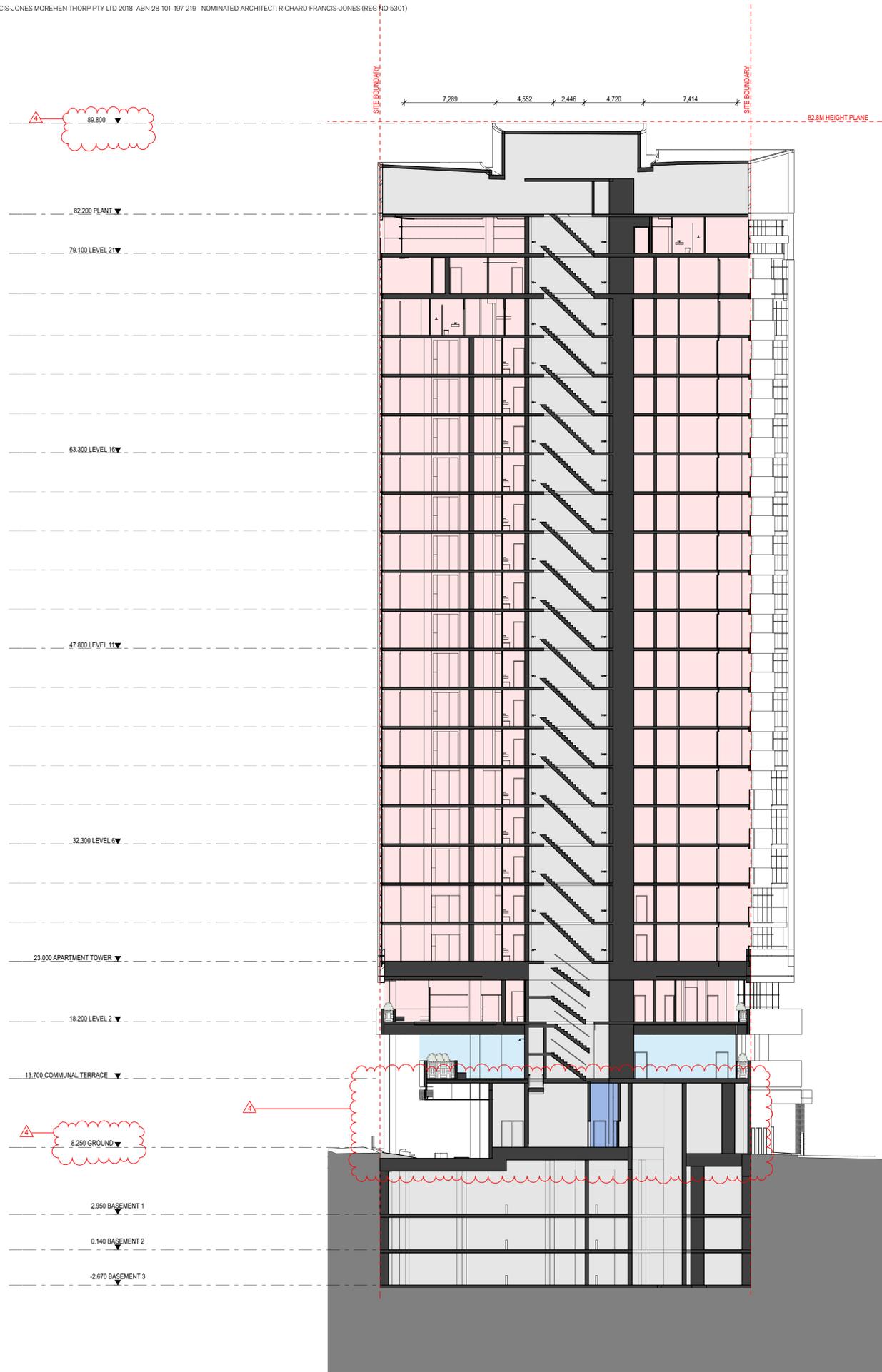
1 3D VIEW View 1

2 3D VIEW View 2

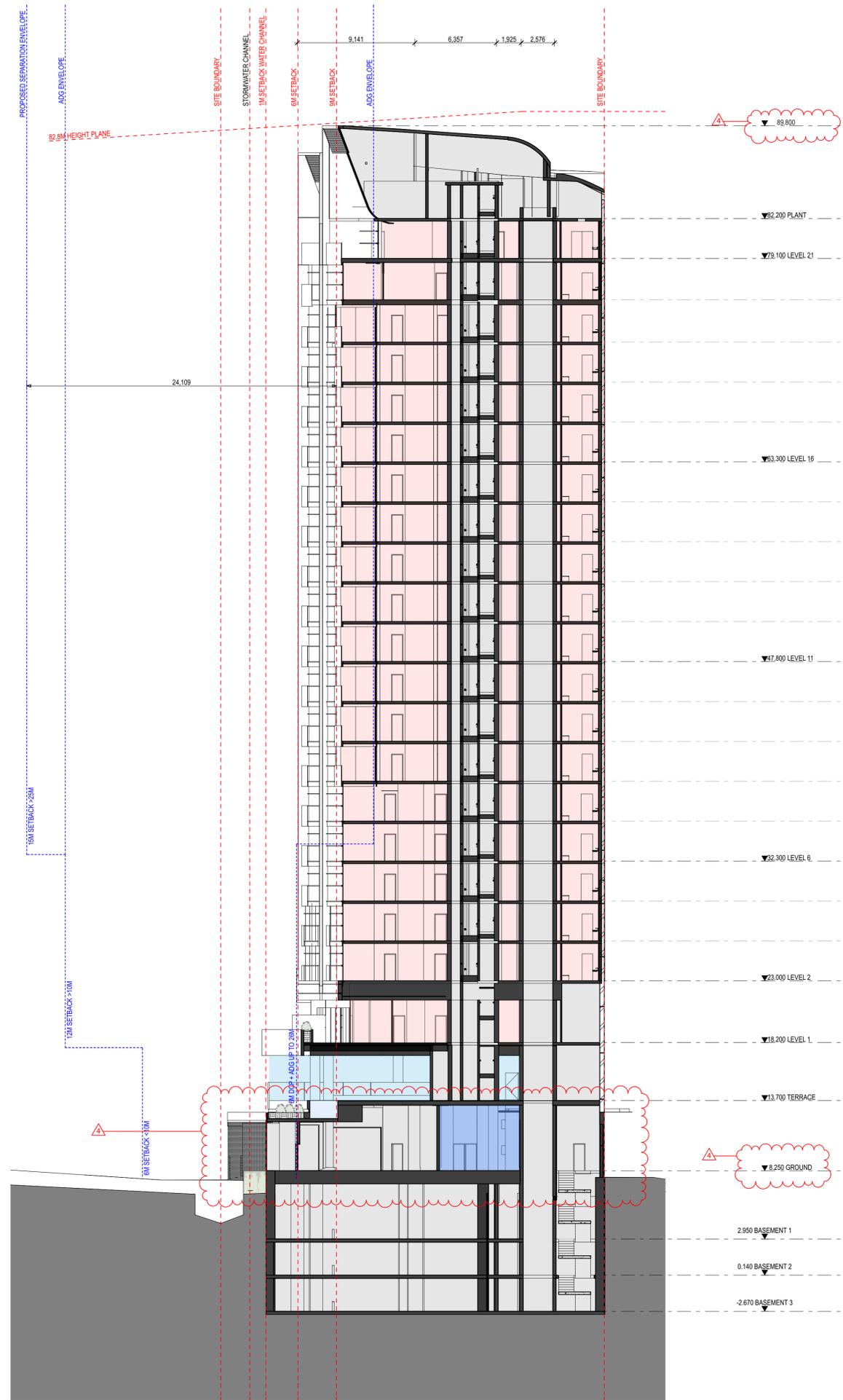


4 SECTION NORTH - SOUTH
1:200

CURRENT REVISION COMMENTS		
Rev	Current Revision	Date
1	Development Application	05.07.18
1	NEW ADDITIONAL DRAWING	



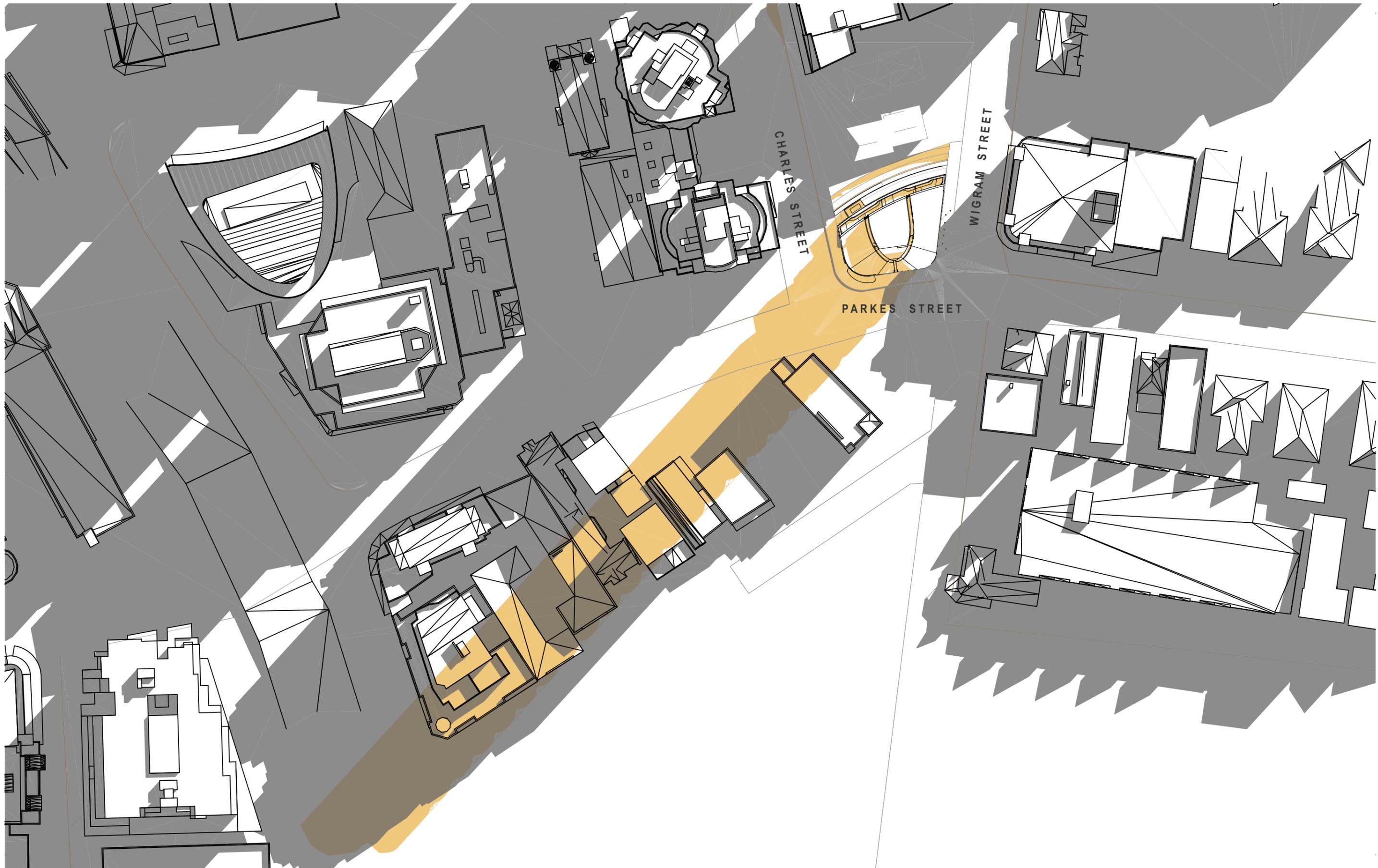
1 SECTION WEST - EAST
1:200



2 SECTION NORTH - SOUTH
1:200

■	Apartments
■	Terrace
■	Swimming Pool
■	Lobby
■	Car Entry, Basement, Plant, Core

CURRENT REVISION COMMENTS		
Rev	Current Revision	Date
1	Development Application	05.07.18
1. BUILDING HEIGHT AMENDED TO A MAXIMUM HEIGHT OF RL 89.80.		
2. RL GROUND FLOOR CHANGED TO RL 8.50		
3. CHANGES IN GROUND FLOOR		



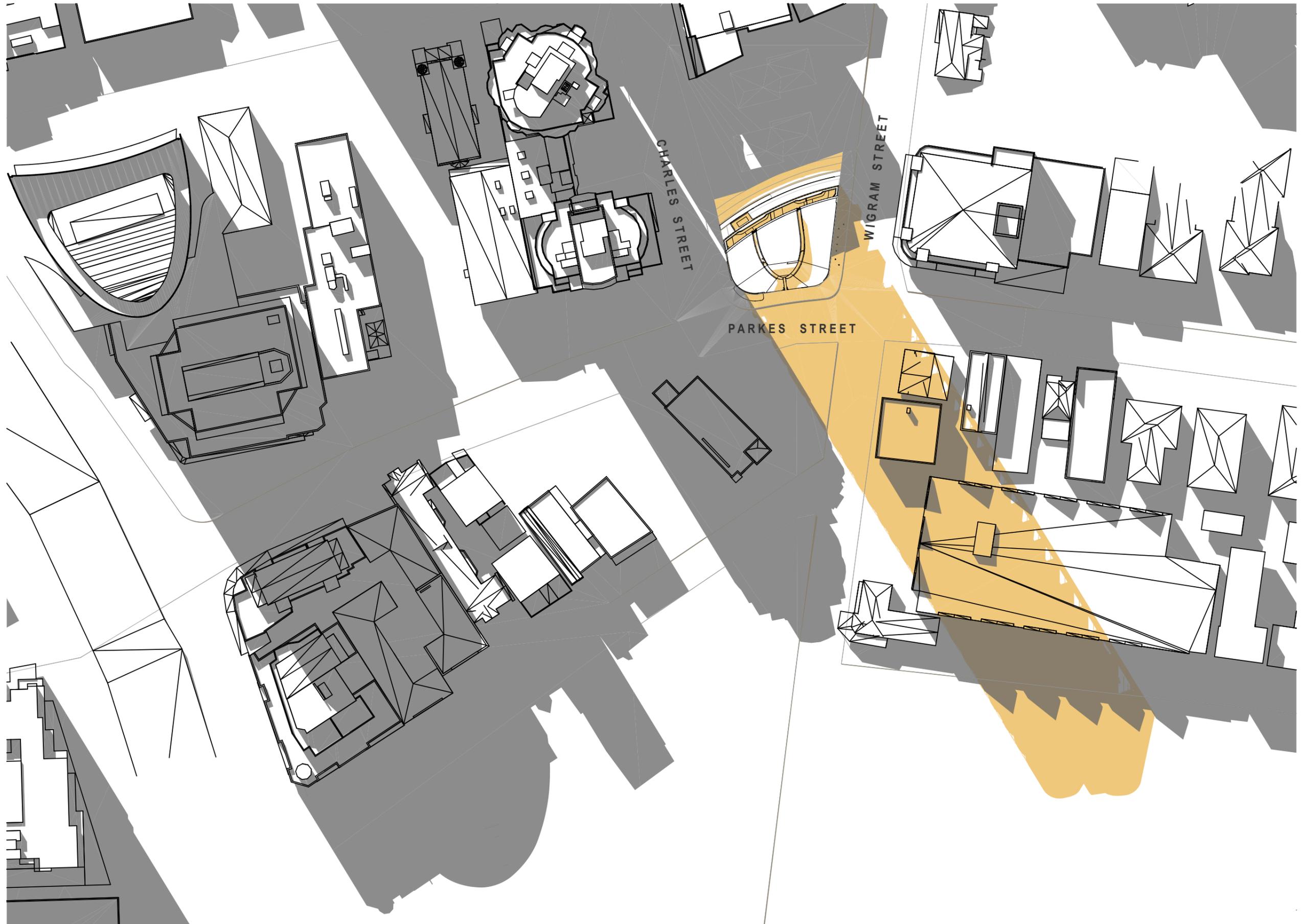


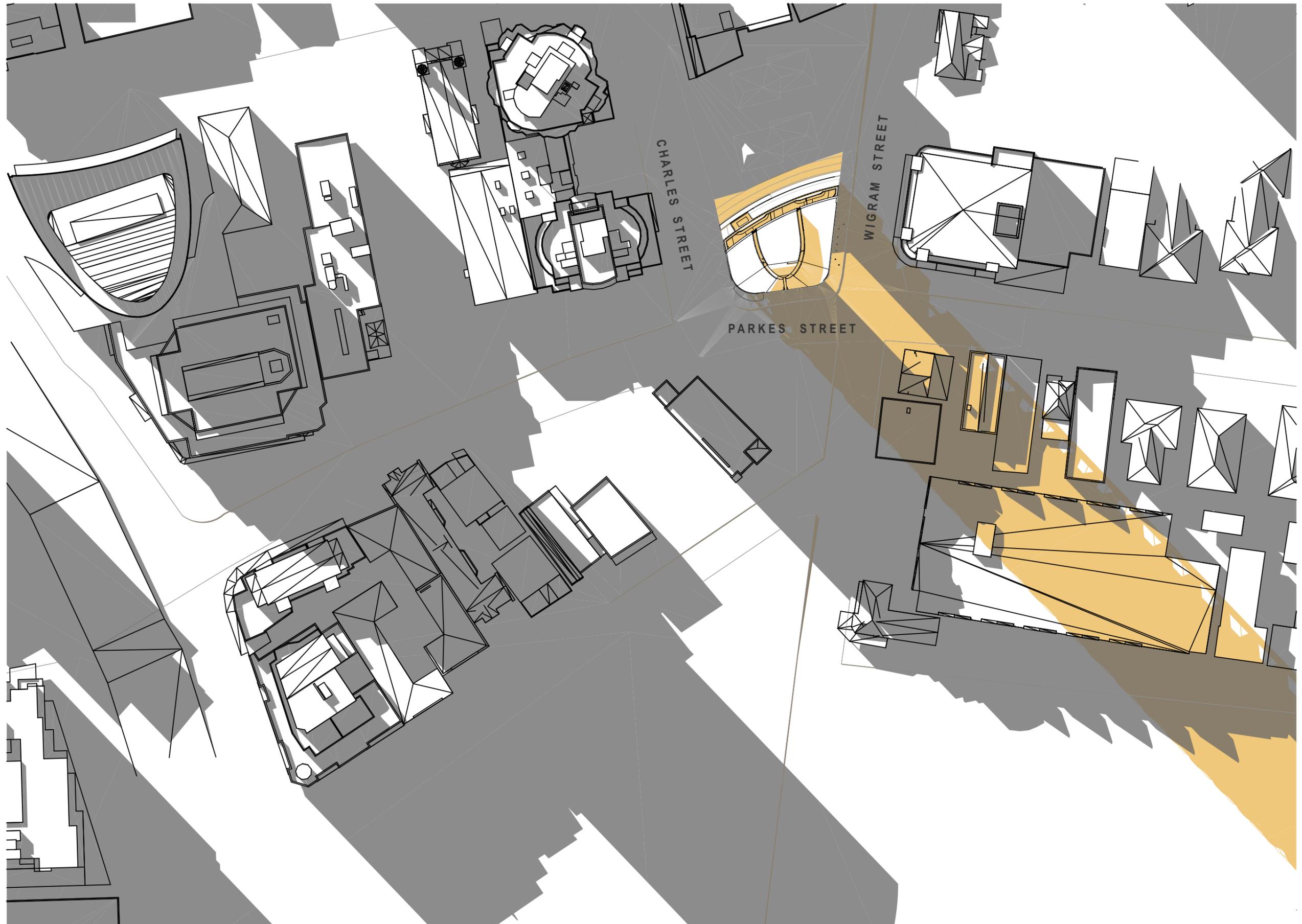


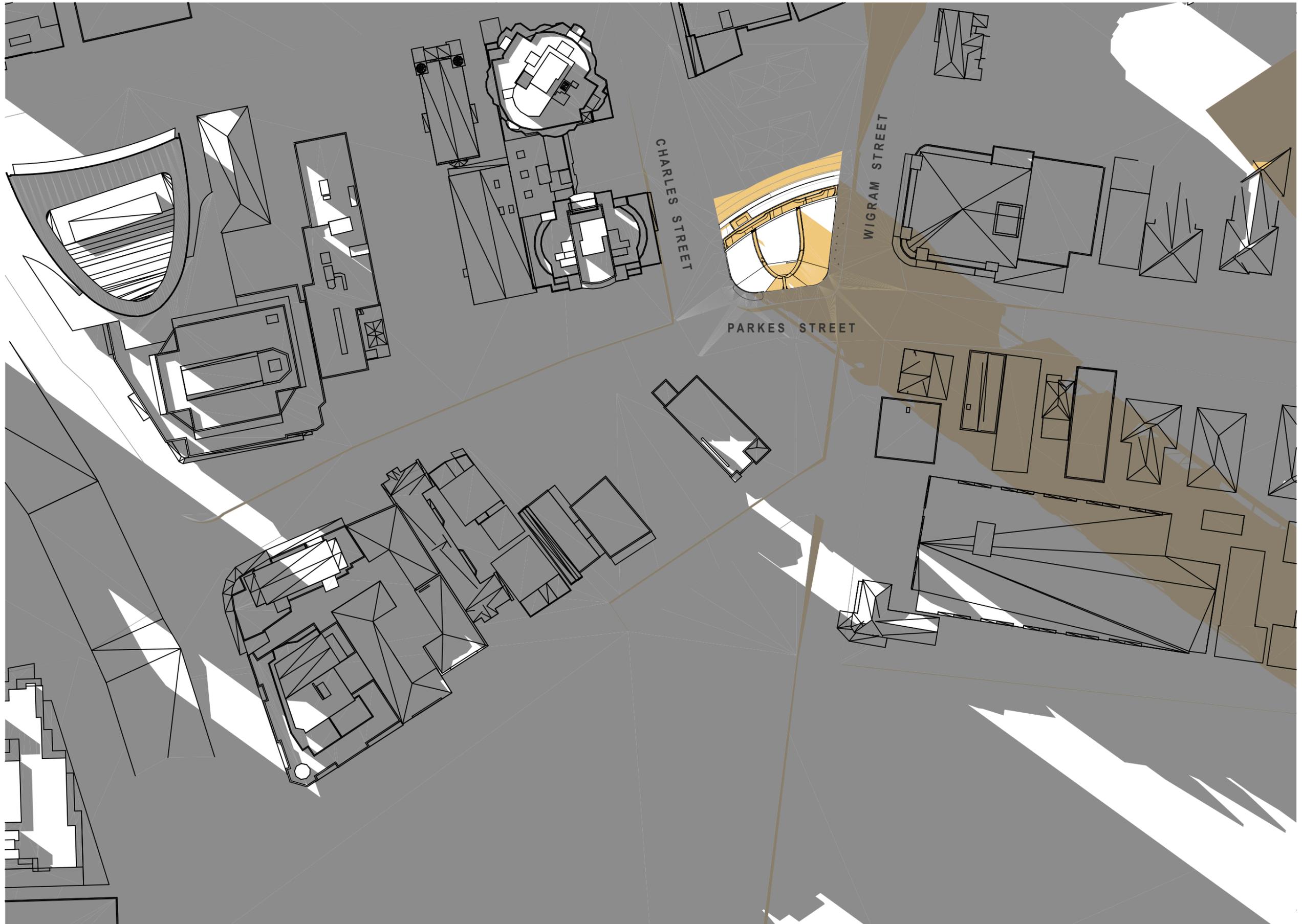


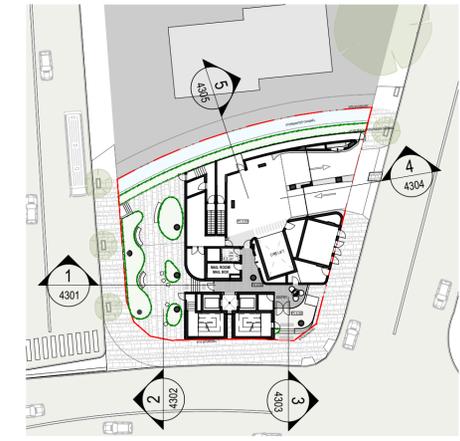
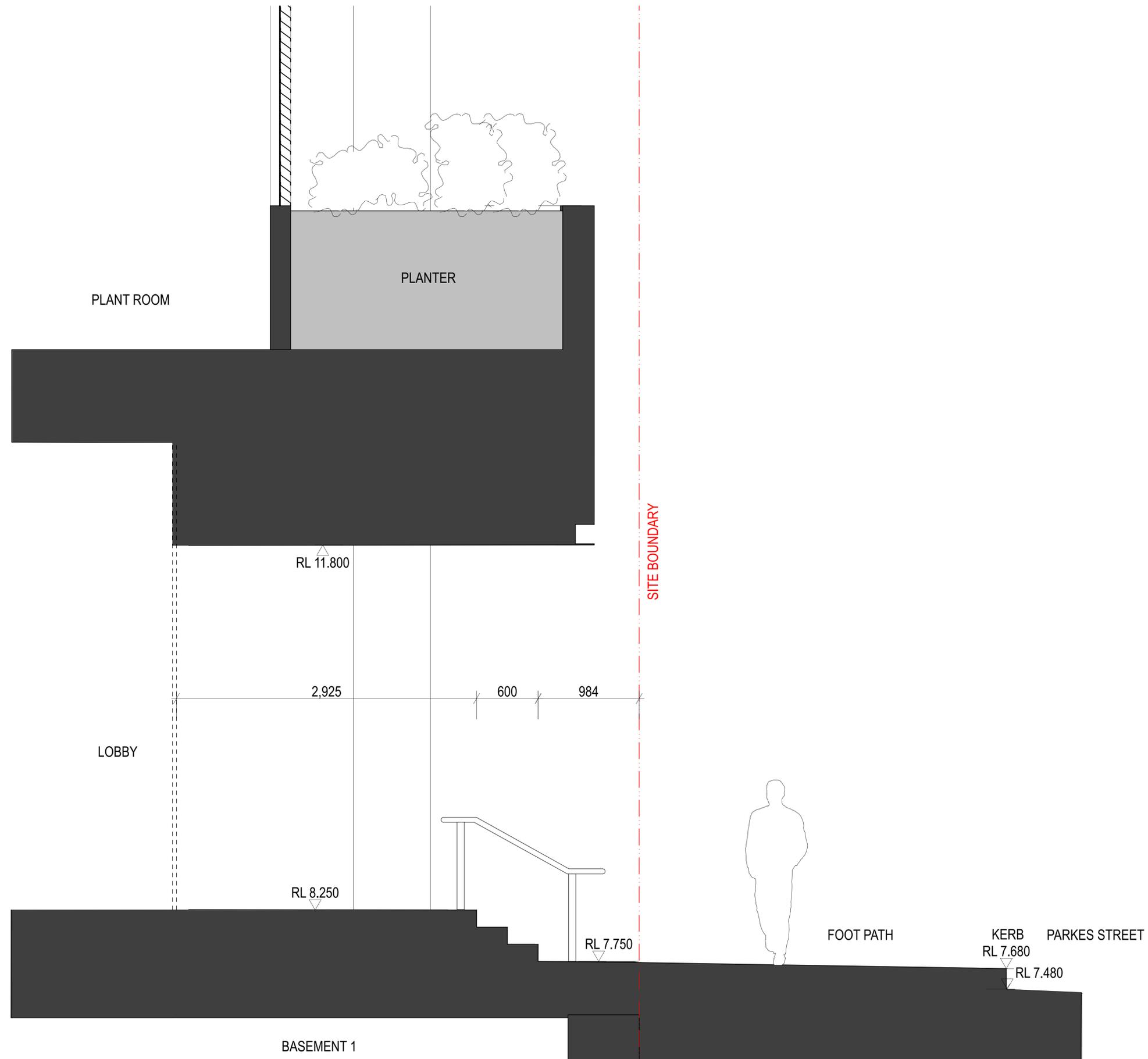
21 June 12:00 Shadow Diagram







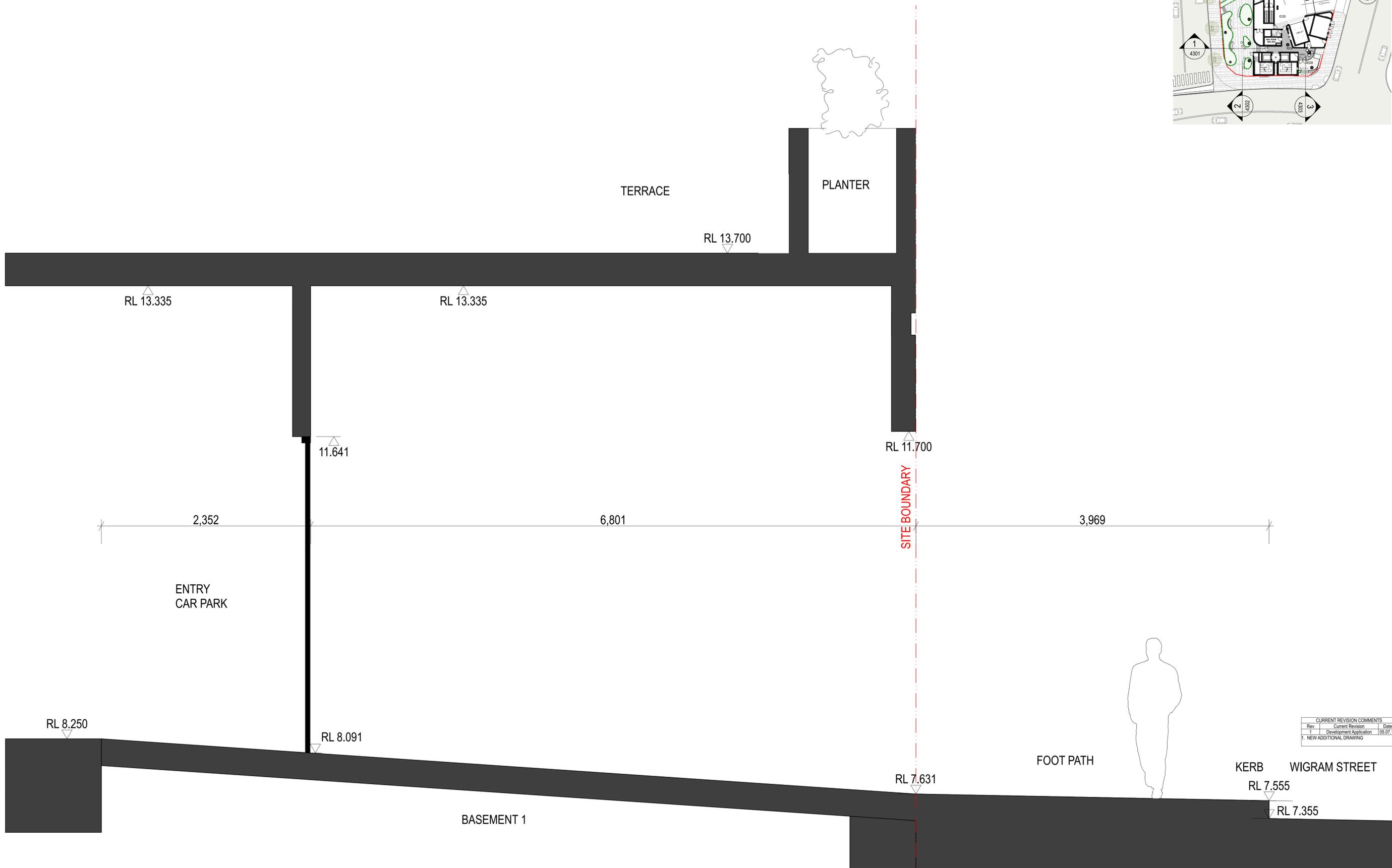
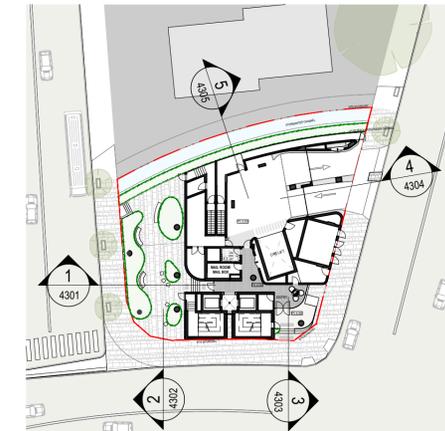




CURRENT REVISION COMMENTS		
Rev	Current Revision	Date
1	Development Application	05.07.18
1. NEW ADDITIONAL DRAWING		

3 SECTION 3





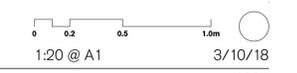
CURRENT REVISION COMMENTS		
Rev	Current Revision	Date
1	Development Application	05.07.18
1	NEW ADDITIONAL DRAWING	

4 SECTION 4

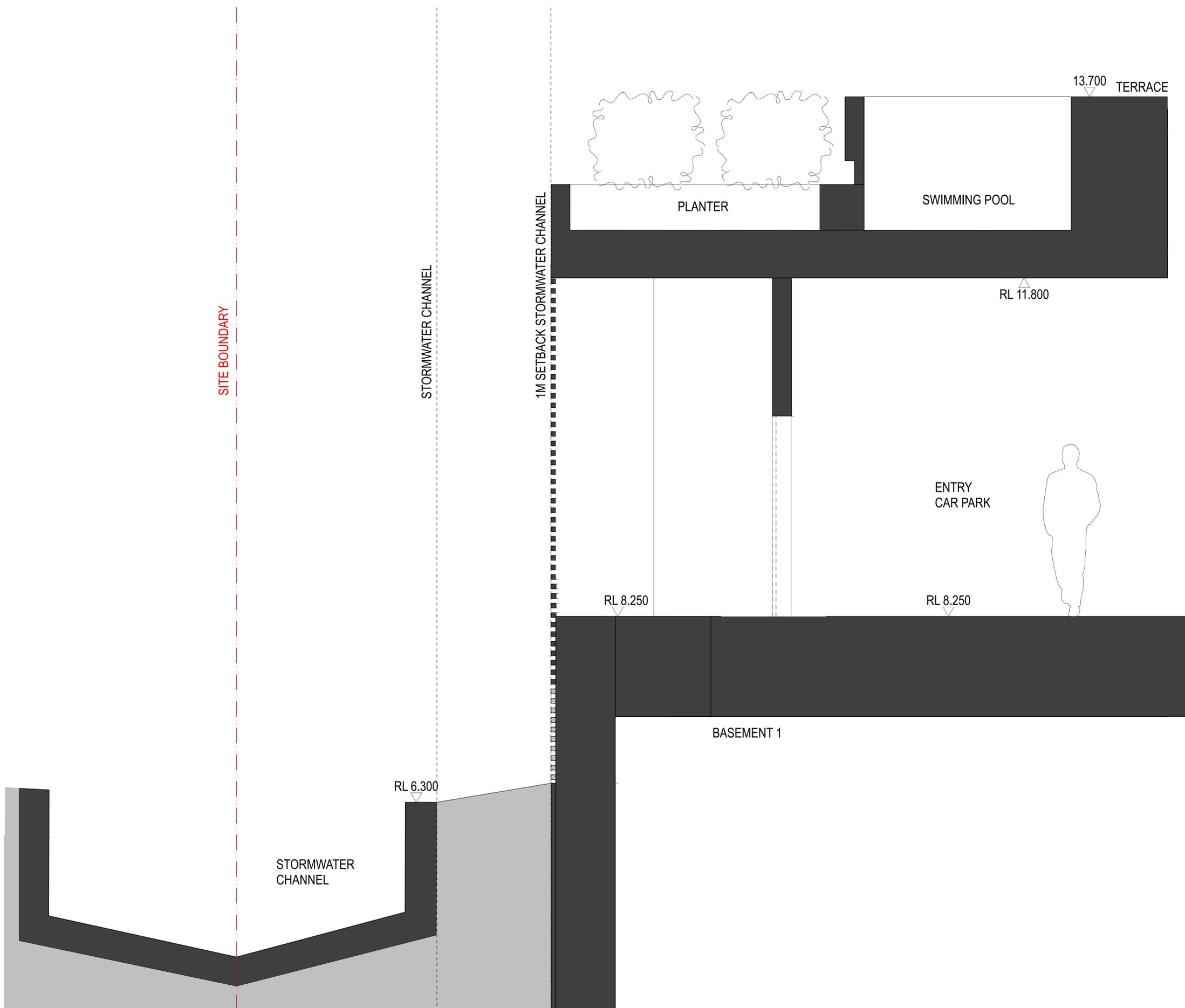
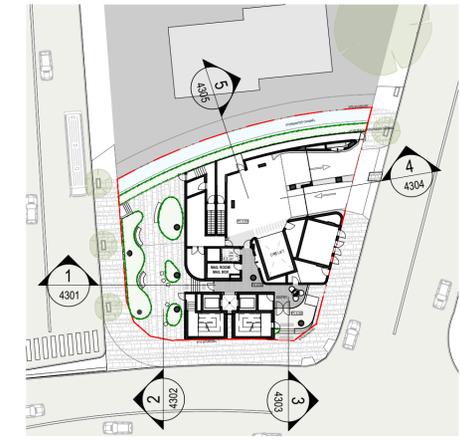


Cross-Section Details

CORONATION PROPERTY CO PTY LTD - 12a Parkes Street, Harris Park



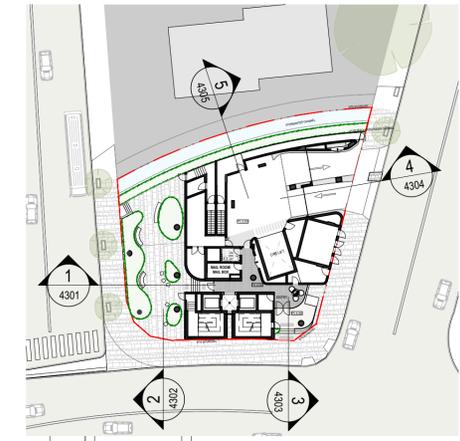
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5 SECTION 5

CURRENT REVISION COMMENTS		
Rev	Current Revision	Date
1	Development Application	05.07.18
1. NEW ADDITIONAL DRAWING		





SITE BOUNDARY

CHARLES STREET

FOOT PATH

OVERLAND FLOW PATH

GLAZED FACADE

LOBBY / MAILBOXES

BASEMENT 1

KERB
RL 7.652
RL 7.452

RL 7.396

RL 11.800

TERRACE

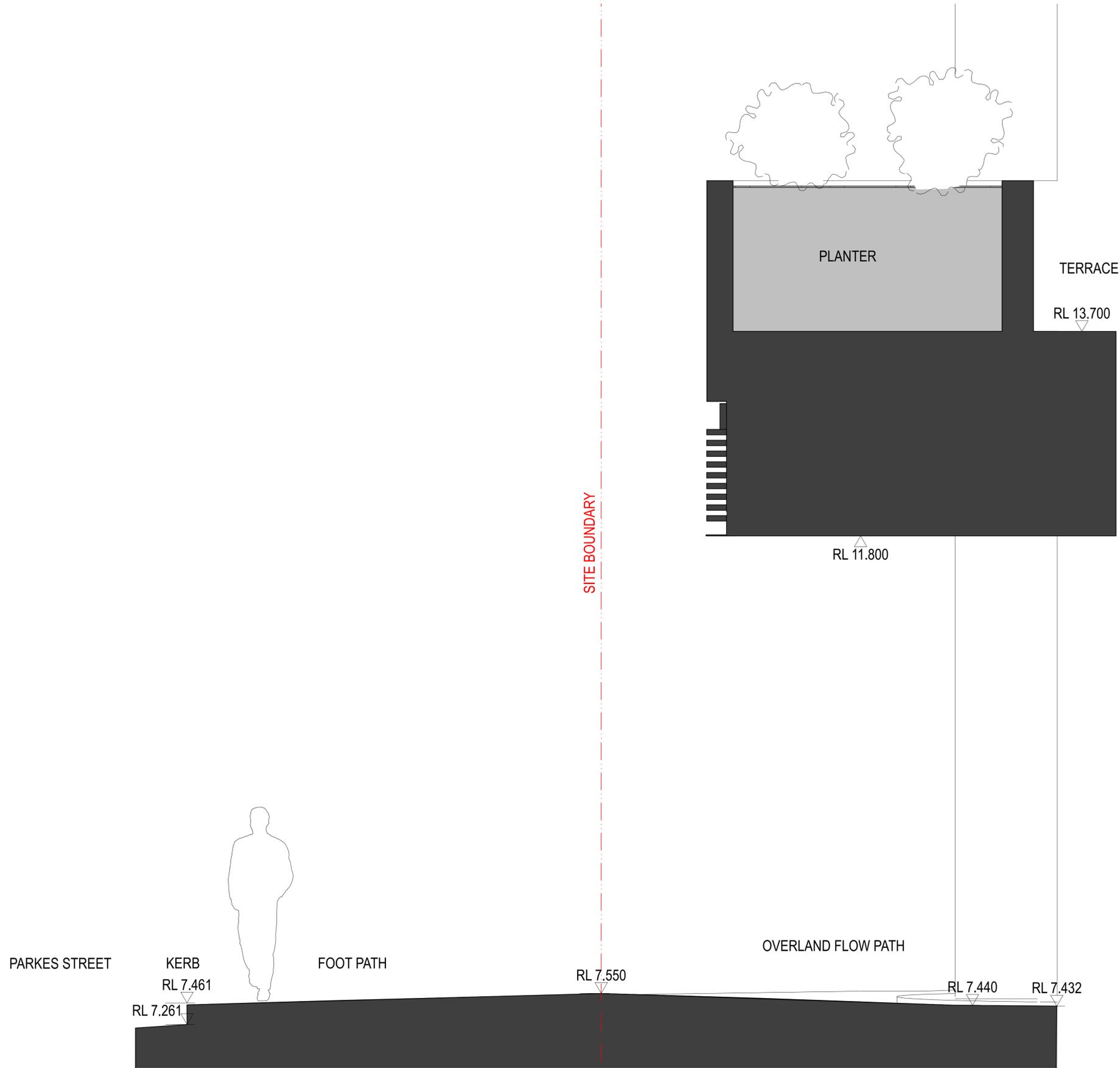
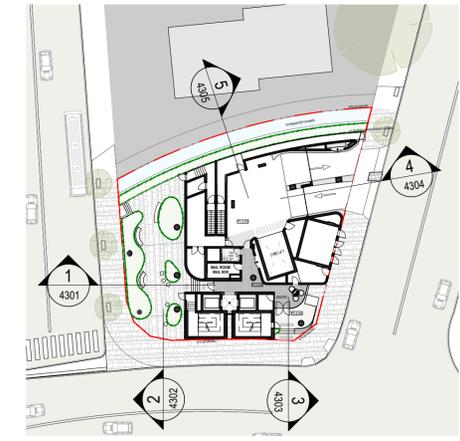
RL 13.700

RL 8.250

RL 7.400

8,436

CURRENT REVISION COMMENTS		
Rev	Current Revision	Date
1	Development Application	05.07.18



2 SECTION 2

CURRENT REVISION COMMENTS		
Rev	Current Revision	Date
1	Development Application	05.07.18
1. NEW ADDITIONAL DRAWING		

PALM TREES ARE PROPOSED ALONG THE NORTHERN FRONTAGE TO BREAK UP THE FORM OF THE BUILDING & PROVIDE A VISUAL CONNECTION TO THE PODIUM LEVEL PLANTING

XYLOSMA HEDGING - THIS SPECIES IS SUITABLE TO MANY FORMS OF PRUNING & CAN BE PLEACHED, HEDGED OR UNDERPRUNED TO FORM A TREE (AS REQUIRED TO SUIT FLOOD MITIGATION)

POTENTIAL COFFEE CART LOCATION

STEEL EDGE / BALUSTRADE (TO COMPLY WITH AS1428.1)

CHARLES STREET GARDEN ACCOMMODATES CHANGES IN LEVELS AS THE FOOTPATH RAMP IN A NORTHERLY DIRECTION.

THE GARDEN PROVIDES AN OPPORTUNITY TO SEPARATE THE SITE FROM THE STREET, USING LOW-MEDIUM HEIGHT VEGETATION TO CREATE A SENSE OF ENCLOSURE AND MAINTAIN SIGHTLINES

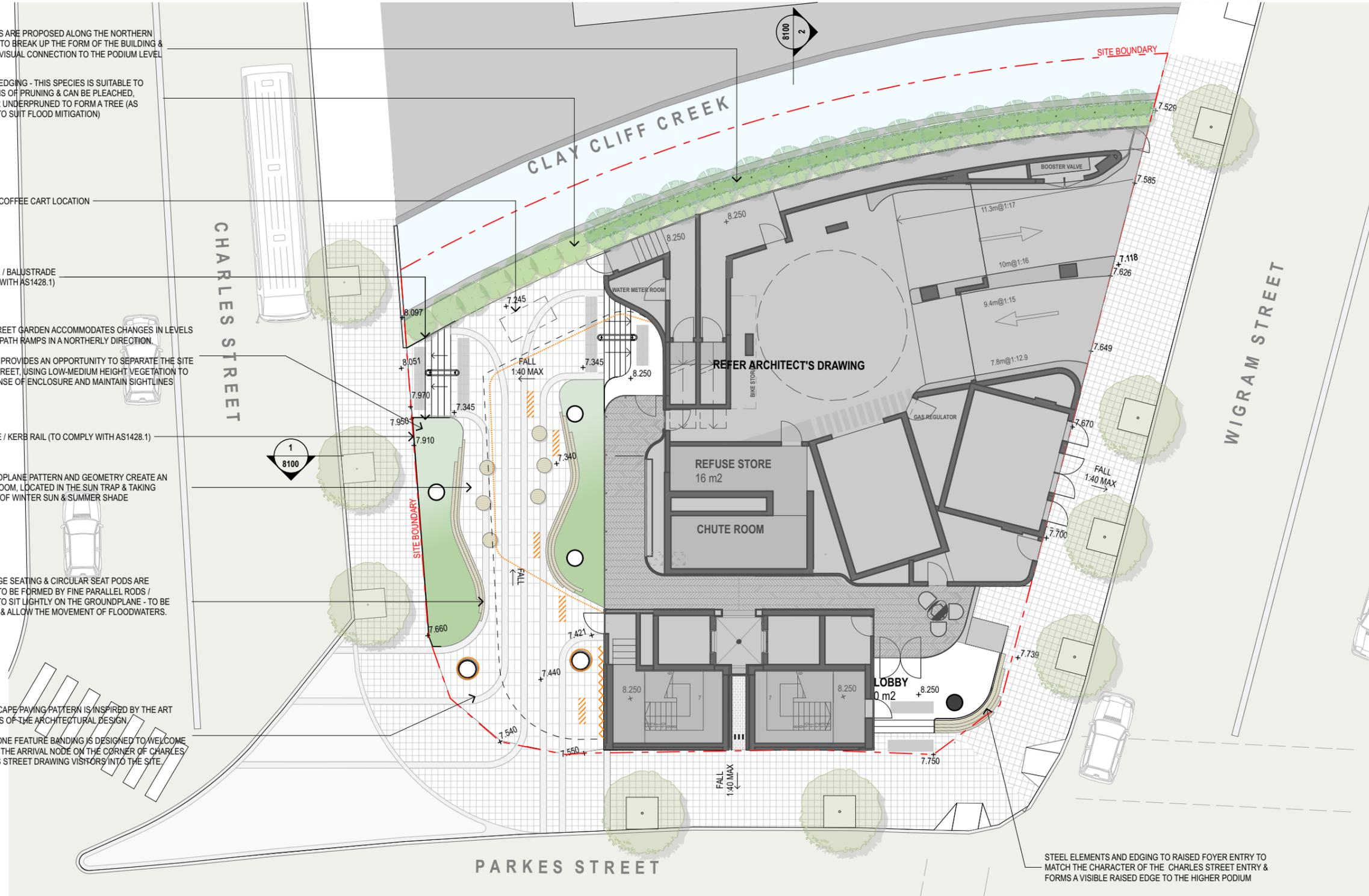
STEEL EDGE / KERB RAIL (TO COMPLY WITH AS1428.1)

THE GROUNDPLANE PATTERN AND GEOMETRY CREATE AN OUTDOOR ROOM, LOCATED IN THE SUN TRAP & TAKING ADVANTAGE OF WINTER SUN & SUMMER SHADE

GARDEN EDGE SEATING & CIRCULAR SEAT PODS ARE PROPOSED TO BE FORMED BY FINE PARALLEL RODS / FILAMENTS TO SIT LIGHTLY ON THE GROUNDPLANE - TO BE PERMEABLE & ALLOW THE MOVEMENT OF FLOODWATERS.

THE LANDSCAPE PAVING PATTERN IS INSPIRED BY THE ART DECO FORMS OF THE ARCHITECTURAL DESIGN

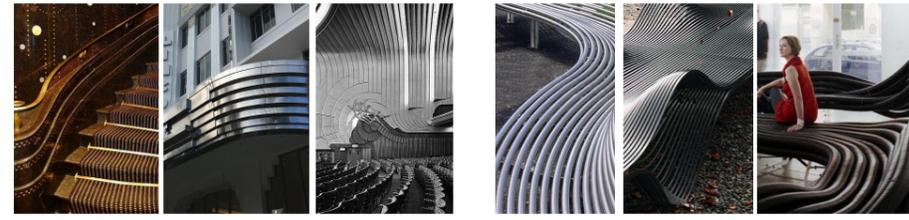
CURVED STONE FEATURE BANDING IS DESIGNED TO WELCOME VISITORS AT THE ARRIVAL NODE ON THE CORNER OF CHARLES AND PARKES STREET DRAWING VISITORS INTO THE SITE



- LEGEND**
- SITE BOUNDARY
 - PAVING IN ACCORDANCE WITH PCC PUBLIC DOMAIN GUIDELINES 2017
 - STONE PAVING
 - FEATURE STONE BAND
 - PROPOSED STREET TREE
Lophostemon confertus
Flindersia australis
Platanus orientalis 'Digitata'
AS PER PCC GUIDELINES 2017
 - PALMS
 - HEDGING PLANT - Xylosma
 - AMENITY PLANTING - Shrubs & Groundcovers

- ARTISTIC OPPORTUNITIES**
- RECESSED LIGHT ART / SPECIALIST LIGHTING PATTERN SET INTO THE SOFFIT
 - PAVING INLAYS / INTERPERITIVE ART
 - WALL ART
 - ENGRAVING / ETCHING AND INTERPRETIVE TEXT / ART AT THE ARRIVAL NODE, ACTIVATES THE CORNER AND SPARKS INTEREST

CHARACTER IMAGES



ART - DECO FORMS INSPIRE PAVING AND GROUND PLANE DESIGN

SCULPTURAL SEATING ELEMENT

INDICATIVE PLANT PALETTE AMENITY PLANTS



Agave attenuata *Cycas revoluta* *Zamia furfuracea* *Dianella Little Rev* *Liriope muscari* *Tradescantia pallida 'purple heart'* *Philodendron 'Xanadu'*



Ground Floor Plan - Landscape Concept Plan

CORONATION PROPERTY CO PTY LTD - Charlie Parker

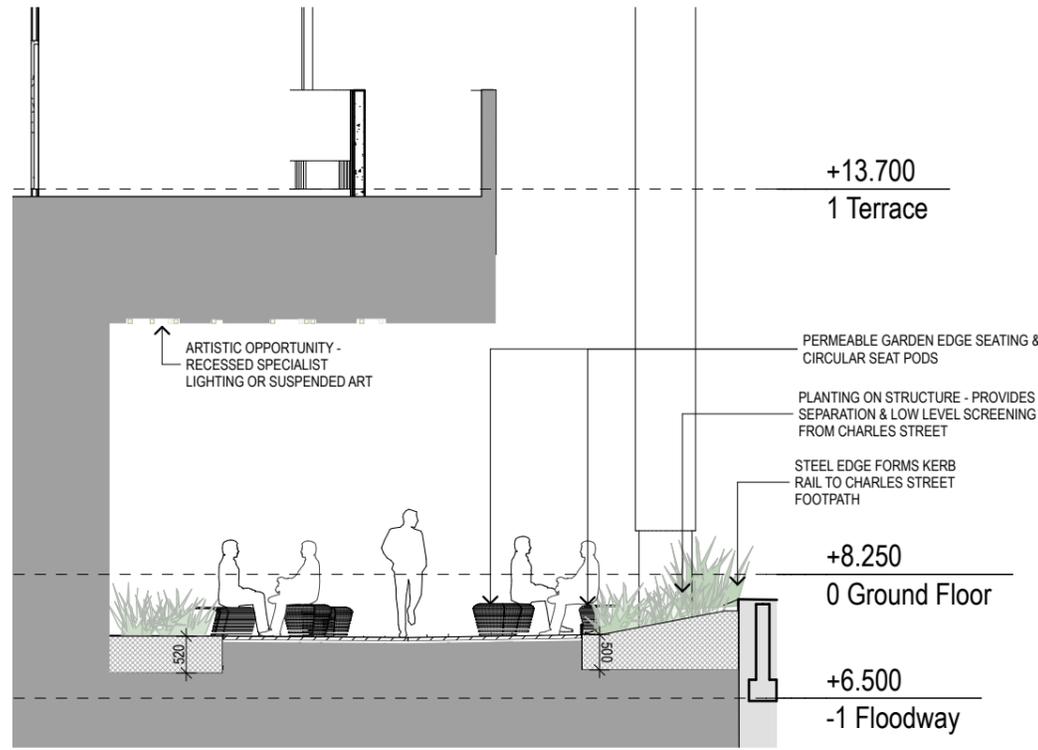


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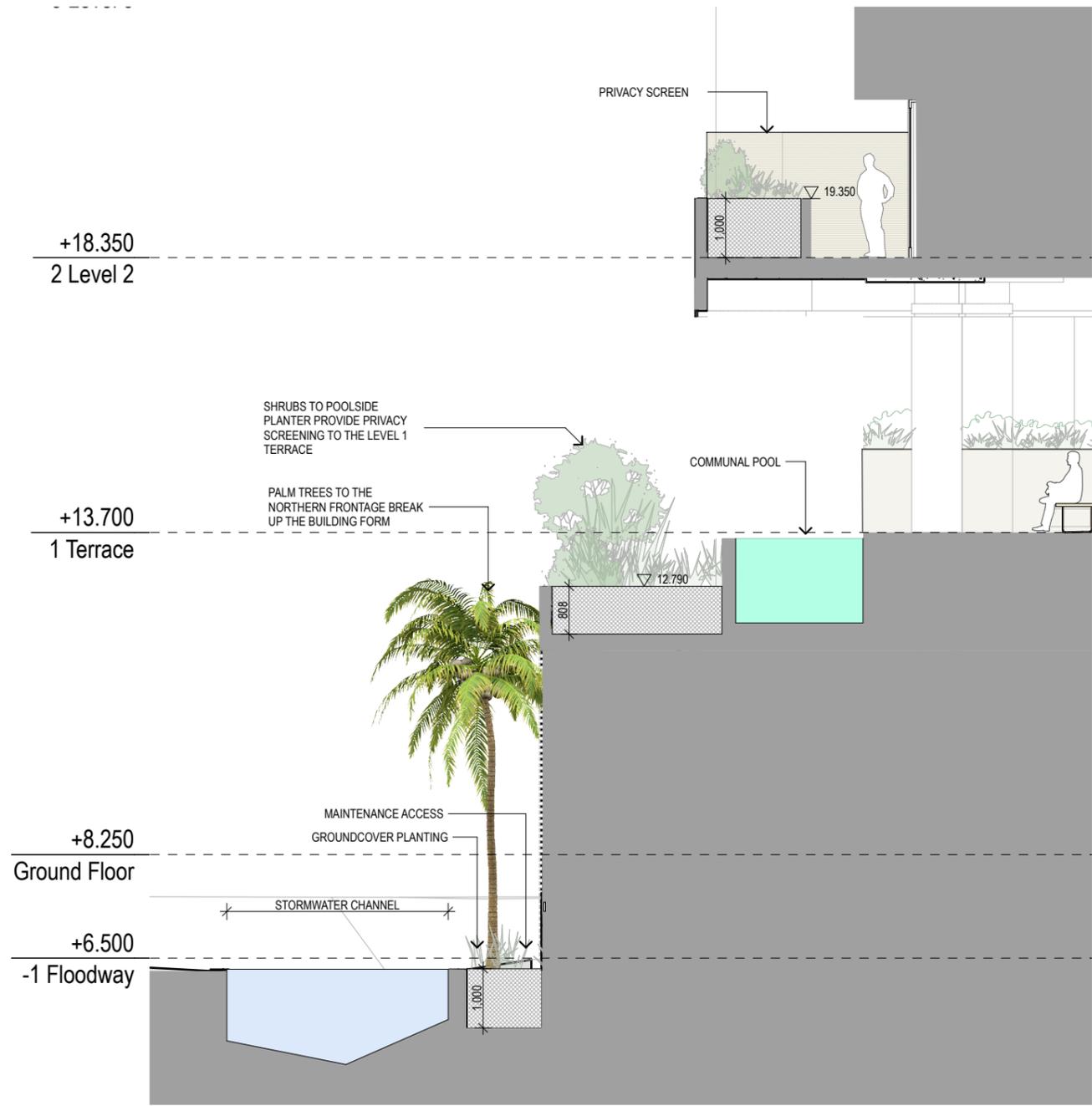
25/10/18

Development Application

8002



1 SECTION 1:100

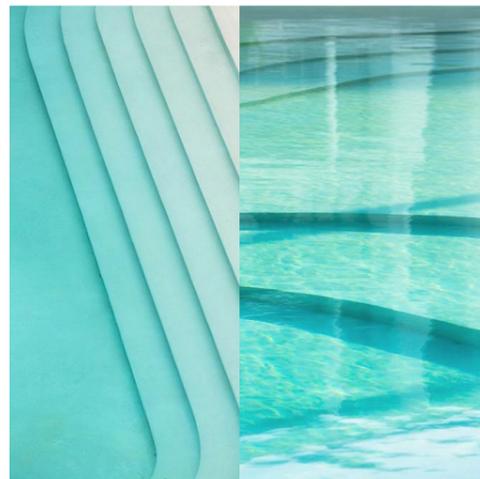


2 SECTION 1:100

- LEGEND**
- SITE BOUNDARY
 - PAVING IN ACCORDANCE WITH PCC PUBLIC DOMAIN GUIDELINES 2017
 - STONE PAVING
 - FEATURE STONE BAND
 - PROPOSED STREET TREE
Lophostemon confertus
Flindersia australis
Platanus orientalis 'Digitata'
AS PER PCC GUIDELINES 2017
 - PALMS
 - HEDGING PLANT - *Xylosma*
 - AMENITY PLANTING - Shrubs & Groundcovers



CHARACTER IMAGES



POOL



OUTDOOR BBQ & SINK



POOLSIDE FURNITURE

INDICATIVE PLANT PALETTE

LOW HEDGES (NARROW ACCESS ZONES)



Acmena 'Allyn Magic'

Westringia Grey Box

SCREENING PLANTS



Alpinia sp.

Bambusa sp.

Howea forsteriana

ACCENT PLANTS



Agave attenuata

Cycas revoluta

Zamia furfuracea

FULL SUN/PART SHADE (POOLSIDE UNDERSTOREY)



Dianella Little Rev

Liriope muscari

Tradescantia pallida 'purple heart'

Senecio serpens

SHADE TOLERANT PLANTS

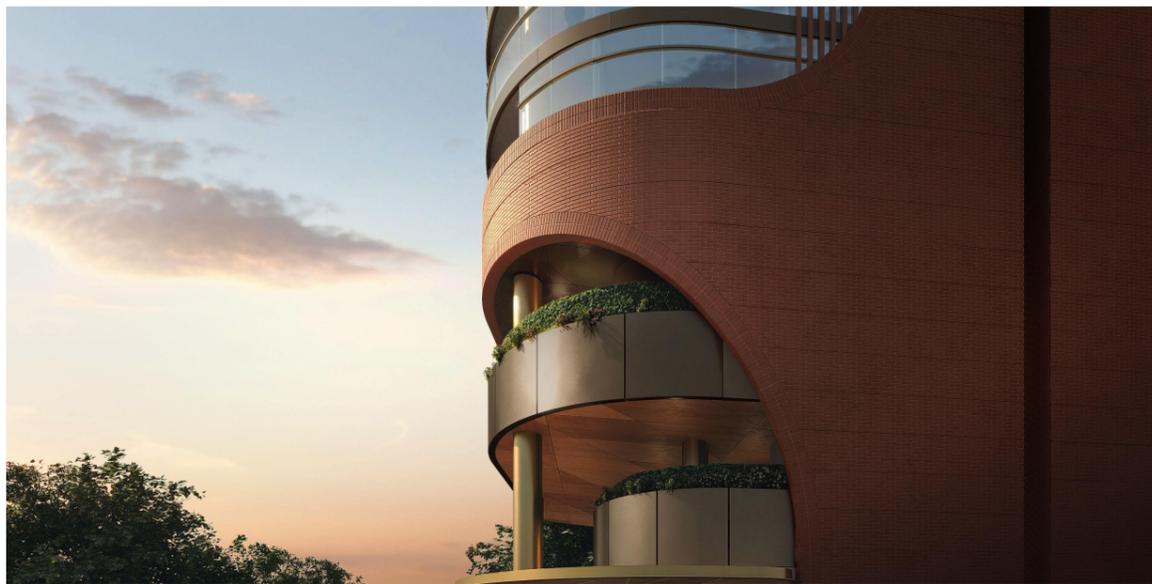


Philodendron 'Xanadu'

Plectranthus Mona Lavender

Rhoeo spathacea

Spathiphyllum wallisi

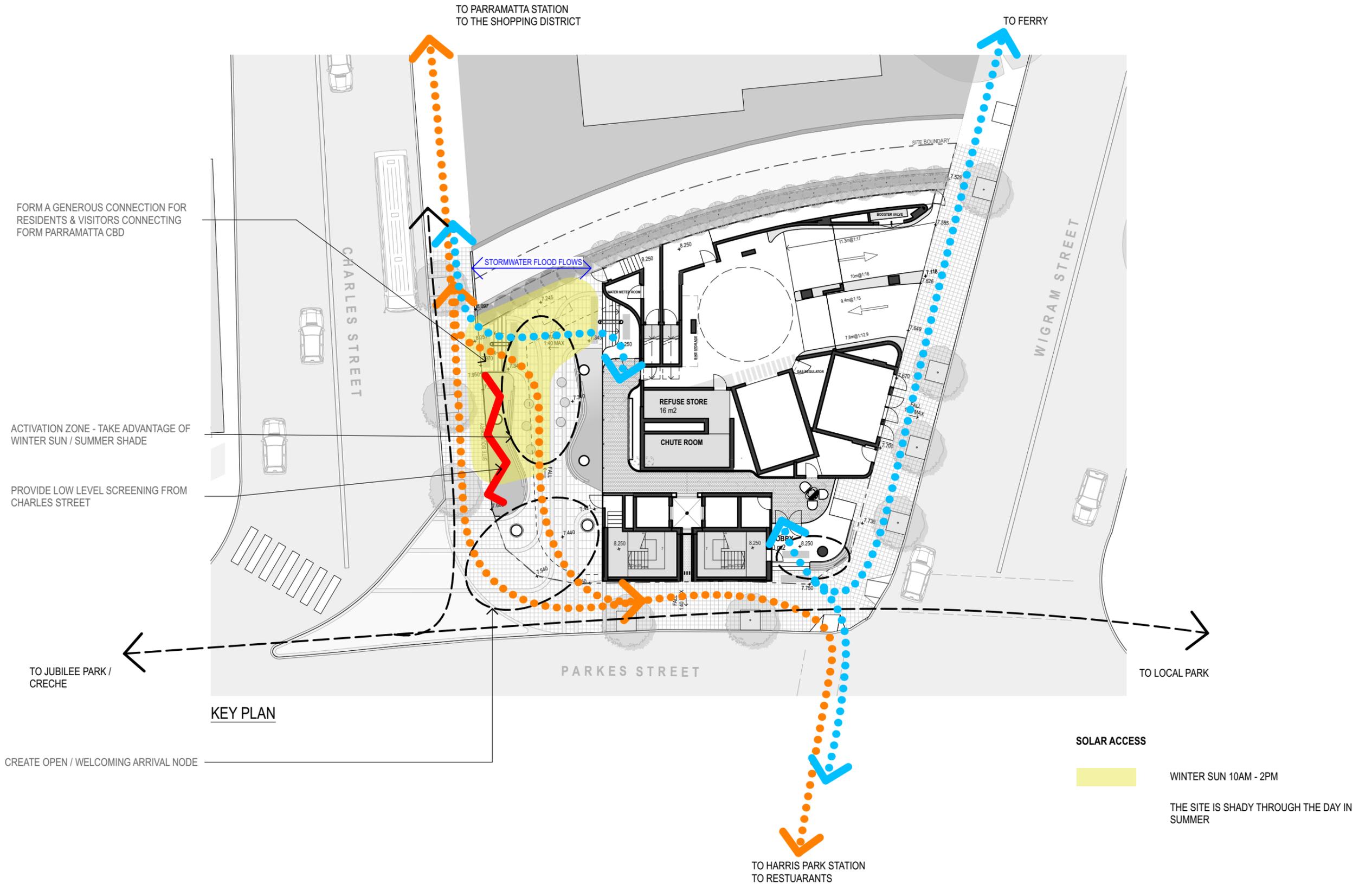


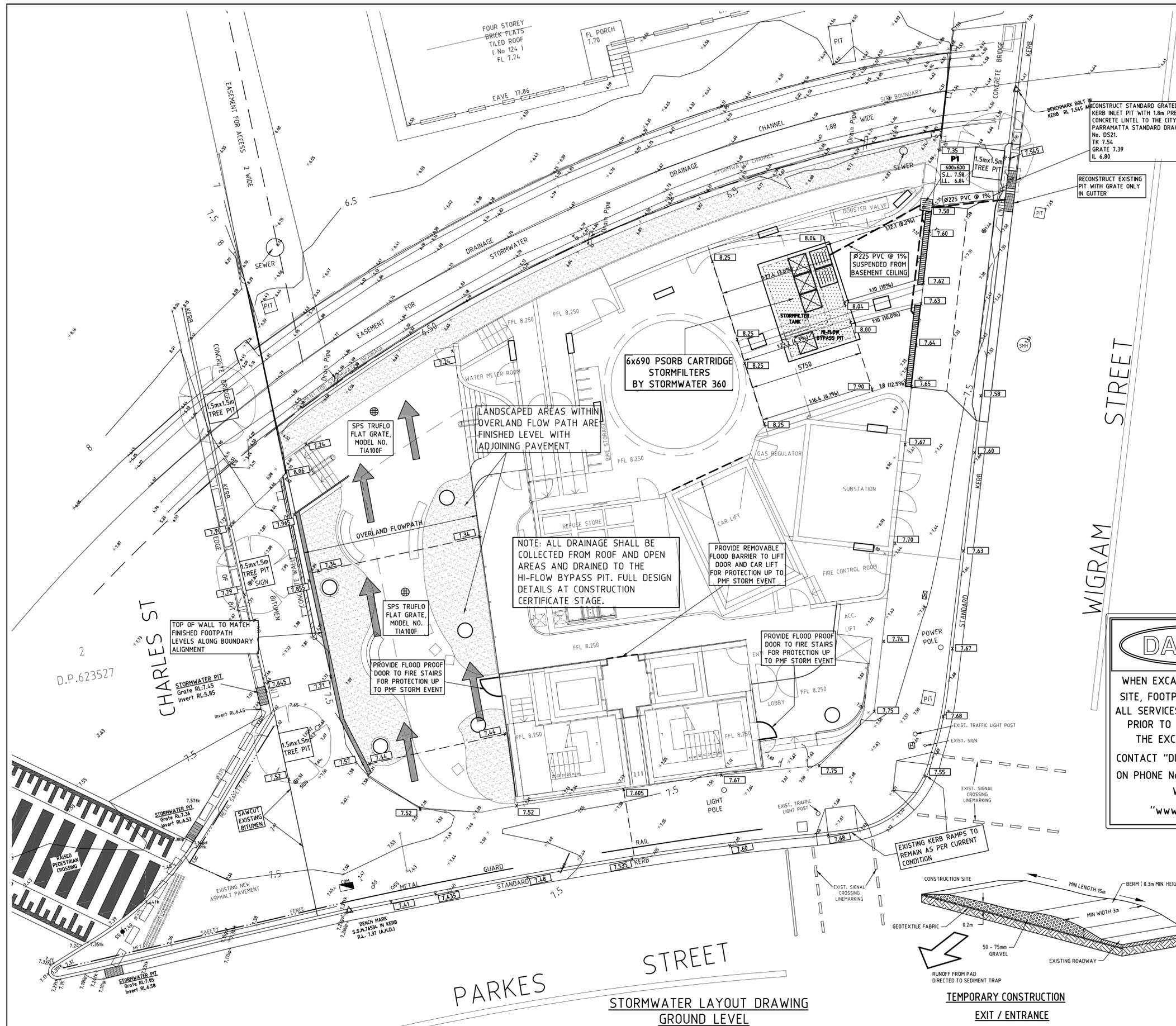
DRAWING LIST

- 8000 COVER PAGE
- 8001 FUNCTIONAL ANALYSIS - PEDESTRIAN CIRCULATION
- 8002 GROUND FLOOR - LANDSCAPE CONCEPT PLAN
- 8003 PODIUM TERRACE - LANDSCAPE CONCEPT PLAN
- 8004 LEVEL 2 TERRACE - LANDSCAPE CONCEPT PLAN
- 8100 LANDSCAPE SECTIONS

INDICATIVE PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	MATURE HEIGHT
All plant species, quantities and pot sizes subject to availability		
Trees		
<i>Flindersia australis</i>	Native Teak / Crow's Ash	15-20m
<i>Lophostemon confertus</i>	Brush Box	20m
<i>Platanus orientalis 'Digitata'</i>	Oriental Plane Tree	15-20m
Shrubs / Groundcovers		
<i>Acmena 'Alyns Magic'</i>	Dwarf Lilly Pilly	0.5-1m
<i>Agave attenuata</i>	Agave	0.5m
<i>Alpinia zerumbet</i>	Shell Ginger	3m
<i>Bambusa tsp</i>	Bamboo	6m
<i>Cycas revoluta</i>	Dwarf Sago Palm	3.5m
<i>Dianella Little Rev</i>	Flax Lily	0.5-1m
<i>Dichondra 'silver falls'</i>	Kidney Weed	0.04m
<i>Howea forsteriana</i>	Kentia Palm	3-6m
<i>Liriope muscari 'Evergreen Giant'</i>	Turf Lily	0.5m
<i>Philodendro xanadu</i>	Dwarf Philodendron	1m
<i>Plectranthus Mona Lavender</i>		0.5m
<i>Rhoeo spathacea</i>	Moses in the Cradle	0.5m
<i>Senecio serpens</i>	Chalk sticks	0.3m
<i>Spathiphyllum wallisii</i>	Peace Lily	0.5-0.7m
<i>Trachelospermum jasminoides</i>	Chinese Star Jasmine	0.3m
<i>Westringia Grey Box</i>	Native rosemary	0.4m





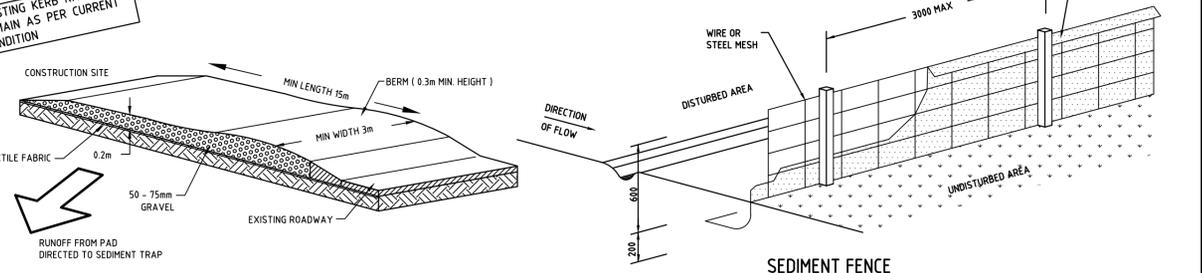
- NOTES**
1. THE BUILDER/CONTRACTOR SHALL LOCATE ALL EXISTING PUBLIC UTILITY SERVICES WITHIN THE SITE, FOOTPATH AREA AND ROAD RESERVE PRIOR TO THE COMMENCEMENT OF ANY WORKS. ALL LOCATIONS AND LEVELS OF SERVICES SHALL BE REPORTED TO THE STORMWATER ENGINEER PRIOR TO THE COMMENCEMENT OF ANY WORKS TO ENSURE THERE ARE NO OBSTRUCTIONS IN THE LINE OF THE DRAINAGE DISCHARGE PIPES.
 2. THE BUILDER IS TO VERIFY ALL LEVELS ON SITE PRIOR TO COMMENCING CONSTRUCTION.
 3. SILT FENCE IS TO BE ERECTED PRIOR TO COMMENCING WORK. FENCE TO BE MAINTAINED IN WORKING ORDER DURING TIME OF CONSTRUCTION.
 4. W.A.E. DRAWING BY A REGISTERED SURVEYOR IS REQUIRED PRIOR TO CERTIFICATION OF DRAINAGE.
 5. ALL THE CLEANING EYES (OR INSPECTION EYES) FOR THE UNDER GROUND PIPES HAVE TO BE TAKEN UP TO THE FINISHED GROUND LEVEL FOR EASY IDENTIFICATION AND MAINTENANCE PURPOSES.
 6. ALL TERRACE FLOOR & PLANTER GRATES TO HAVE FIRE COLLARS FITTED.
 7. ALL PITS HAVING AN INTERNAL DEPTH THAT EXCEEDS 1.0m SHALL BE PROVIDED WITH GALVANISED STEP IRONS AT 300mm CENTRES PLACED IN A STAGGERED PATTERN AND SHALL BE IN ACCORDANCE WITH THE AUSTRALIAN STANDARDS AS 4198-1994.
 8. ALL LEVELS SHALL RELATE TO THE ESTABLISHED BENCH MARK.
 9. THE BASE OF ALL DRAINAGE PITS SHALL BE BENCHED TO THE INVERT OF THE OULET PIPE.
 10. ALL GUTTERS SHALL BE MINIMUM 100 x 75mm AND DOWNPIPES SHALL BE MINIMUM 100 x 75mm UNLESS NOTED OTHERWISE.
 11. ALL STORMWATER DRAINAGE PIPES SHALL BE A MINIMUM Ø100mm PVC LAID AT 1% MINIMUM GRADE UNLESS NOTED OTHERWISE ON THE DRAWING. WHERE GROUND COVER OVER THE PIPES IS LESS THAN 300mm THE STORMWATER PIPES SHALL BE SEWER GRADE UPVC.
 12. THE BUILDER SHALL ENSURE THAT THE STORMWATER ENGINEERING DRAWINGS CORRESPOND TO THE ARCHITECTURAL, STRUCTURAL AND LANDSCAPE DRAWINGS. IF THERE EXISTS ANY DISCREPANCIES BETWEEN THE DRAWINGS THE BUILDER SHALL REPORT THE DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCEMENT OF ANY WORKS.
 13. ALL MULCHING TO BE USED WITHIN THE AREA DESIGNATED AS ON SITE DETENTION STORAGE SHALL BE OF A NON-FLOATABLE MATERIAL SUCH AS DECORATIVE RIVER GRAVEL. PINE BARK MULCHING SHALL NOT BE USED WITHIN THE DETENTION STORAGE AREA.
 14. ALL WORKS WITHIN THE FOOTPATH AREA SHALL BE SUITABLY BARRICADED AND SIGNPOSTED IN ACCORDANCE WITH A TRAFFIC MANAGEMENT PLAN THAT HAS BEEN PREPARED BY A QUALIFIED AND RTA ACCREDITED TRAFFIC ENGINEER AND APPROVED BY COUNCIL. IT IS THE RESPONSIBILITY OF THE BUILDER OR CONTRACTOR CARRYING OUT THE WORKS WITHIN THE FOOTPATH AREA AND ROAD RESERVE TO OBTAIN THE NECESSARY APPROVED DOCUMENTS AS OUTLINED ABOVE.
 15. ALL RETAINING WALLS SHALL BE CONSTRUCTED COMPLETELY WITHIN THE PROPERTY BOUNDARY LIMITS TO DETAILS PREPARED BY THE STRUCTURAL ENGINEER. WALLS FORMING THE ON SITE DETENTION SYSTEM SHALL BE OF MASONRY/BRICK CONSTRUCTION AND SHALL BE WATER TIGHT.
 16. ALL SUB-SOIL DRAINAGE SHALL BE A MINIMUM OF Ø65mm AND SHALL BE PROVIDED WITH A FILTER SOCK. THE SUBSOIL DRAINAGE SHALL BE INSTALLED IN ACCORDANCE WITH DETAILS TO BE PROVIDED BY THE LANDSCAPE ARCHITECT.
 17. PRIOR TO COMMENCING ANY WORKS ON THE SITE, THE BUILDER SHALL ENSURE THAT THE INVERT LEVELS OF WHERE THE SITES STORMWATER SYSTEM CONNECTS INTO THE COUNCIL'S KERB DRAINAGE SYSTEM MATCHES THE DESIGN LEVELS. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGN ENGINEER IMMEDIATELY.

DANGER

WHEN EXCAVATING WITHIN ANY SITE, FOOTPATH AND ROADWAY, ALL SERVICES SHALL BE LOCATED PRIOR TO COMMENCEMENT OF THE EXCAVATION WORKS. CONTACT "DIAL BEFORE YOU DIG" ON PHONE No. 1100 OR GO TO THE WEB SITE "www.1100.com.au"

LEGEND

DRAINAGE LINE	---	SURFACE INLET PIT	⊞
AG. LINE	—○—	SEALED JUNCTION PIT	⊞
SILT FENCE	—X—	CLEANING EYE (OR INSPECTION EYE)	⊞
EXISTING LEVEL + 165.00	---	DESIGN LEVEL X 166.00	---
SILT BARRIER AROUND PIT	⊞	DOWN PIPE	⊞
TOP OF WALL R.L. 166.00 - TOW 166.00	---	SPREADER PIPE	⊞
		PLANTER GRATE	⊞
		FLOOR GRATE	⊞
		DROPPER	⊞



ISSUE	DESCRIPTION	DATE
H	AMENDED TO SUIT REVISED GROUND LEVEL ARCH DRAWINGS	26/09/18
G	AMENDED TO SUIT REVISED GROUND LEVEL LAYOUT AND FLOWPATH	09/07/18
F	AMENDED TO SUIT REVISED GROUND LEVEL LAYOUT AND FLOWPATH	20/06/18
E	MINOR AMENDMENTS	03/05/18
D	AMENDED TO SUIT REVISED ARCHITECTURAL LAYOUT	25/10/17
C	AMENDED TO SUIT REVISED ARCHITECTURAL LAYOUT	12/12/16
B	AMENDED TO SUIT REVISED ARCHITECTURAL LAYOUT	03/08/16
A	ISSUED FOR DEVELOPMENT APPROVAL	04/08/16

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FOR COUNCIL / CONSTRUCTION CERTIFICATE ISSUE

CHECKED BY: *Steve Arraj* DATE: 26-09-18

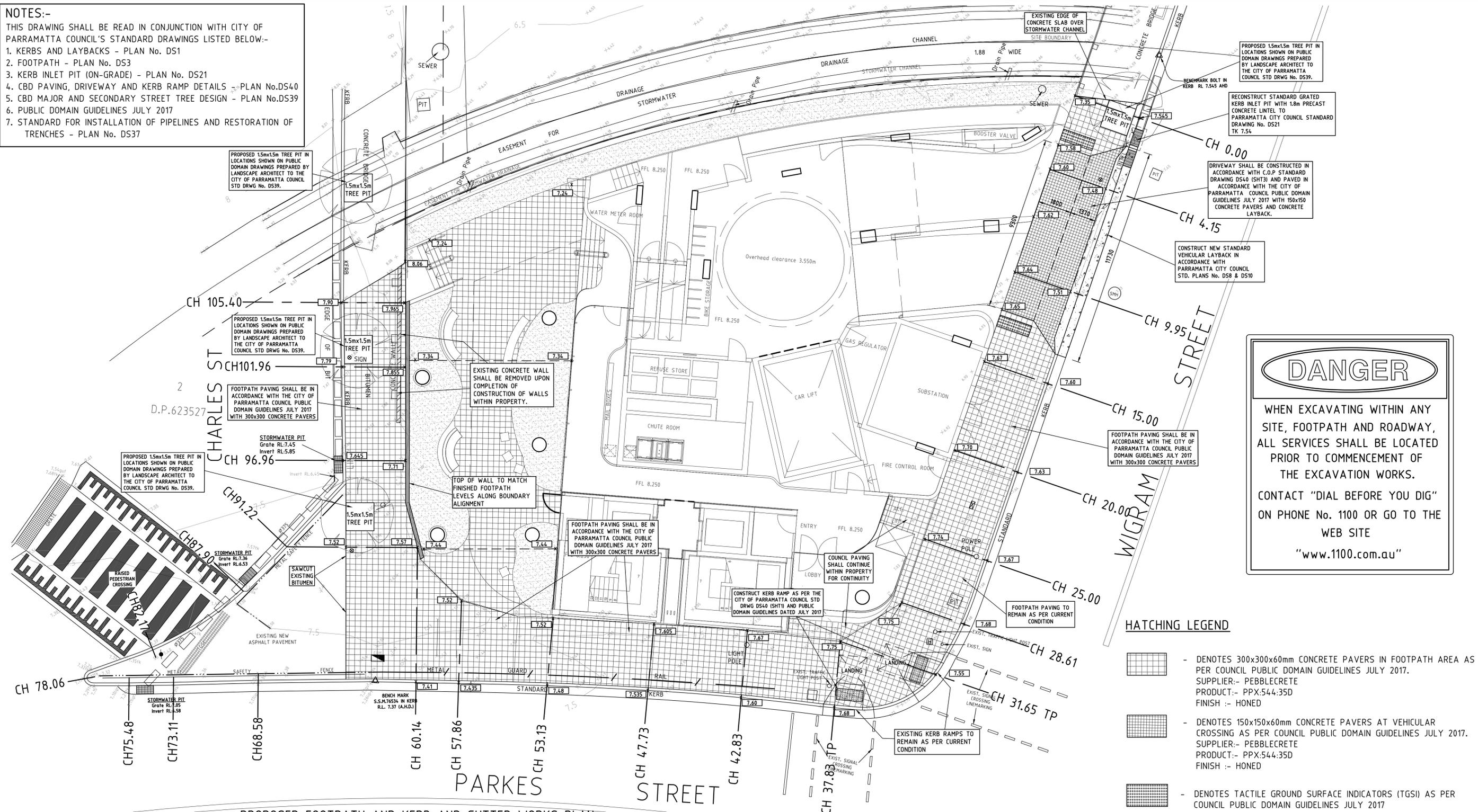
STEVE ARRAJ B.E.(Civil)

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DRAWING TITLE
STORMWATER DRAWING
 GROUND LEVEL, NOTES AND OTHER
 DETAILS

PROJECT	DESIGNED	DRAWING NUMBER	ISSUE
PROPOSED RESIDENTIAL DEVELOPMENT	GB	1820-DA	H
12A PARKES STREET HARRIS PARK	CHECKED	SW030	A1
	DATUM		
	AHD		
	SCALE	1:100	

NOTES:-
 THIS DRAWING SHALL BE READ IN CONJUNCTION WITH CITY OF PARRAMATTA COUNCIL'S STANDARD DRAWINGS LISTED BELOW:-
 1. KERBS AND LAYBACKS - PLAN No. DS1
 2. FOOTPATH - PLAN No. DS3
 3. KERB INLET PIT (ON-GRADE) - PLAN No. DS21
 4. CBD PAVING, DRIVEWAY AND KERB RAMP DETAILS - PLAN No. DS40
 5. CBD MAJOR AND SECONDARY STREET TREE DESIGN - PLAN No. DS39
 6. PUBLIC DOMAIN GUIDELINES JULY 2017
 7. STANDARD FOR INSTALLATION OF PIPELINES AND RESTORATION OF TRENCHES - PLAN No. DS37



DANGER

WHEN EXCAVATING WITHIN ANY SITE, FOOTPATH AND ROADWAY, ALL SERVICES SHALL BE LOCATED PRIOR TO COMMENCEMENT OF THE EXCAVATION WORKS. CONTACT "DIAL BEFORE YOU DIG" ON PHONE No. 1100 OR GO TO THE WEB SITE "www.1100.com.au"

HATCHING LEGEND

- DENOTES 300x300x60mm CONCRETE PAVERS IN FOOTPATH AREA AS PER COUNCIL PUBLIC DOMAIN GUIDELINES JULY 2017. SUPPLIER:- PEBBLECRETE PRODUCT:- PPX:544:35D FINISH :- HONED
- DENOTES 150x150x60mm CONCRETE PAVERS AT VEHICULAR CROSSING AS PER COUNCIL PUBLIC DOMAIN GUIDELINES JULY 2017. SUPPLIER:- PEBBLECRETE PRODUCT:- PPX:544:35D FINISH :- HONED
- DENOTES TACTILE GROUND SURFACE INDICATORS (TSGI) AS PER COUNCIL PUBLIC DOMAIN GUIDELINES JULY 2017

PROPOSED FOOTPATH AND KERB AND GUTTER WORKS PLAN

SCALE 1:100

GENERAL NOTES

- 1 ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE CITY OF PARRAMATTA COUNCIL'S STANDARDS AND REQUIREMENTS AND TO THE SATISFACTION OF COUNCIL'S ENGINEER.
- 2 ANY EXISTING SURVEY MARKS SHALL BE RETAINED AT ALL TIMES. WHERE RETENTION IS NOT POSSIBLE THE SUPERINTENDENT MUST BE NOTIFIED AND CONSENT RECEIVED PRIOR TO THEIR REMOVAL. ALL LEVELS ARE ON AUSTRALIAN HEIGHT DATUM.
- 3 THE BUILDER/CONTRACTOR SHALL LOCATE AND LEVEL ALL EXISTING SERVICES PRIOR TO COMMENCING CONSTRUCTION AND MAKE ARRANGEMENTS WITH THE RELEVANT AUTHORITIES TO RELOCATE OR ADJUST IF NECESSARY.
- 4 THE BUILDER/CONTRACTOR SHALL NOT ENTER UPON OR DO ANY WORK WITHIN ADJACENT LANDS WITHOUT THE OF PERMISSION THE SUPERINTENDENT.
- 5 THE BUILDER/CONTRACTOR SHALL MAINTAIN SERVICES AND ALL WEATHER ACCESS AT ALL TIMES TO ADJACENT / ADJOINING PROPERTIES.
- 6 ALL NEW WORK TO MAKE SMOOTH JUNCTION WITH EXISTING CONDITIONS.

- 7 DRAINAGE LINES UNDER ROADS SHALL BE BACKFILLED WITH SHARP SAND TO 300MM ABOVE THE PIPE OBVERT THEN DGS 20 OR EQUIVALENT TO THE TOP OF SUBGRADE AND HAVE 3M OF SUBSOIL DRAIN WRAPPED IN APPROVED FILTER SOCK DISCHARGING INTO DOWNSTREAM PITS.
- 8 GENERAL CONCRETE STRENGTH REQUIREMENTS -25MPA @ 28 DAYS FOR ALL CONCRETE WORKS SUCH AS GULLY PITS, PATHWAYS AND ACCESS ROADS. -30MPA FOR WORK WITHIN CARRIAGEWAYS SUCH AS THRESHOLD
- 9 THE REQUIREMENTS OF THE NSW DEPARTMENT OF SOIL CONSERVATION AND LAND MANAGEMENT ARE TO BE IN PLACE PRIOR TO THE COMMENCEMENT OF ANY WORK.
- 10 EXISTING PEDESTRIAN AND ROAD TRAFFIC SHALL BE CONTROLLED IN ACCORDANCE WITH A TRAFFIC CONTROL PLAN. THE TRAFFIC CONTROL PLAN SHALL BE PREPARED BY A QUALIFIED TRAFFIC CONSULTANT HAVING RMS ACCREDITATION AND SHALL BE SUBMITTED AND APPROVED BY THE CITY OF PARRAMATTA COUNCIL PRIOR TO THE COMMENCEMENT OF ANY WORKS WITHIN THE ROAD RESERVE.
- 11 THE BUILDER SHALL CONTACT THE CITY OF PARRAMATTA COUNCIL AND ARRANGE FOR REGULAR INSPECTIONS OF FORMWORK PRIOR TO POURING OF ANY CONCRETE WITHIN THE ROAD RESERVE AREAS.

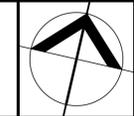
- 12 ALL REDUNDANT STORMWATER OUTLETS SHALL BE REMOVED.
- 13 THE STREET TREES SHALL BE MINIMUM 100L POT SIZE AND TO COUNCIL'S STANDARD PLAN NO. DS39.
- 14 ALL TREES TO BE ACQUIRED SHALL BE GROWN FROM A NATSPEC RECOGNISED COMPANY. THE BUILDER SHALL PROVIDE COUNCIL WITH EVIDENCE OF COMPLIANCE WITH THIS REQUIREMENT PRIOR TO COMMENCEMENT OF TREE PLANTING WORKS AND PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE.
- 15 NO TRAFFIC SIGNALS SHALL BE LOCATED WITHIN NEW CONCRETE FOOTPATH. ANY SIGNAGE AFFECTED SHALL BE RELOCATED WITH APPROVAL FROM THE RELEVANT AUTHORITY (RMS OR CITY OF PARRAMATTA COUNCIL).
- 16 ALL EXISTING SERVICES LOCATED WITHIN THE EXISTING FOOTPATH AREA SHALL BE ADJUSTED IN ACCORDANCE WITH THE RELEVANT AUTHORITIES REQUIREMENTS TO SUIT PROPOSED FINISHED LEVELS AND SHALL BE PROVIDED WITH HEAVY DUTY METAL COVERS COMPLYING WITH THE CITY OF PARRAMATTA COUNCIL STANDARD DRAWING NO. DS40.
- 17 UPON COMPLETION OF ROADWORKS, THE ROAD PAVEMENT SHALL BE LINEMARKED IN ACCORDANCE WITH, AND UNDER INSTRUCTIONS OF THE CITY OF PARRAMATTA COUNCIL TRAFFIC ENGINEERS.
- 18 COUNCIL'S DESIGN SERVICES MANAGER SHALL BE CONTACTED AT PRACTICAL COMPLETION OF ALL FOOTPATH AND ROADWORKS TO UNDERTAKE A SITE INSPECTION, PRIOR TO THE ISSUE OF OCCUPATION CERTIFICATE.

ISSUE	DESCRIPTION	BY	DATE
G	GROUND FLOOR LAYOUT AMENDED TO SUIT ARCHITECTURAL CHANGES	GB	28/09/18
F	INTERNAL PAVING AND TREE PITS ADJUSTED	GB	21/08/18
E	SURVEY UPDATED DUE TO NEW RMS WORKS	GB	09/07/18
D	AMENDED TO SUIT NEW GROUND LEVEL LAYOUT	GB	20/06/18
C	AMENDED TO SUIT COUNCIL ISSUES	GB	16/02/15
B	AMENDED TO SUIT COUNCIL ISSUES	GB	05/08/14
A	ISSUED FOR DEVELOPMENT APPROVAL	DR	04/06/14

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FOR COUNCIL / CONSTRUCTION CERTIFICATE ISSUE
 CHECKED BY: *Steve Arraj*
 DATE: 26-09-18

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DRAWING TITLE
PROPOSED PUBLIC DOMAIN ALIGNMENT DRAWING

PROJECT
**PROPOSED RESIDENTIAL DEVELOPMENT
 12A PARKES STREET
 HARRIS PARK**

DESIGNED	GB	DRAWING NUMBER	ISSUE
CHECKED	SA	1820-DA	G
DATUM	AHD	FP001	A1
SCALE	1:100		