

ARCHITECTURAL DRAWING SET FOR:
PROPOSED RESIDENTIAL AGED CARE FACILITY
1 CREWS ROAD , SEVEN HILLS NSW

CLIENT:
HARDI AGED CARE

ISSUED FOR:
DA SUBMISSION
OCTOBER 2018

DRAWING LIST

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DA002	SITE ANALYSIS PLAN
DA003	NOTIFICATION PLAN
DA010	INDICATIVE SITE MASTER PLAN
DA015	EXISTING SITE PLAN
DA016	SITE AMALGAMATION PLAN
DA017	DEMOLITION SITE PLAN
DA018	PROPOSED SITE PLAN
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DA102	LEVEL 1 FLOOR PLAN
DA103	ROOF PLAN
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DA710	SHADOW DIAGRAMS
DA720	LANDSCAPE AREA CALCULATION



SITE LOCATION PLAN N.T.S



ISSUED FOR
DEVELOPMENT APPLICATION

Issue	Description	Date	Client
A	ISSUED FOR DEVELOPMENT APPLICATION	24.10.2018	

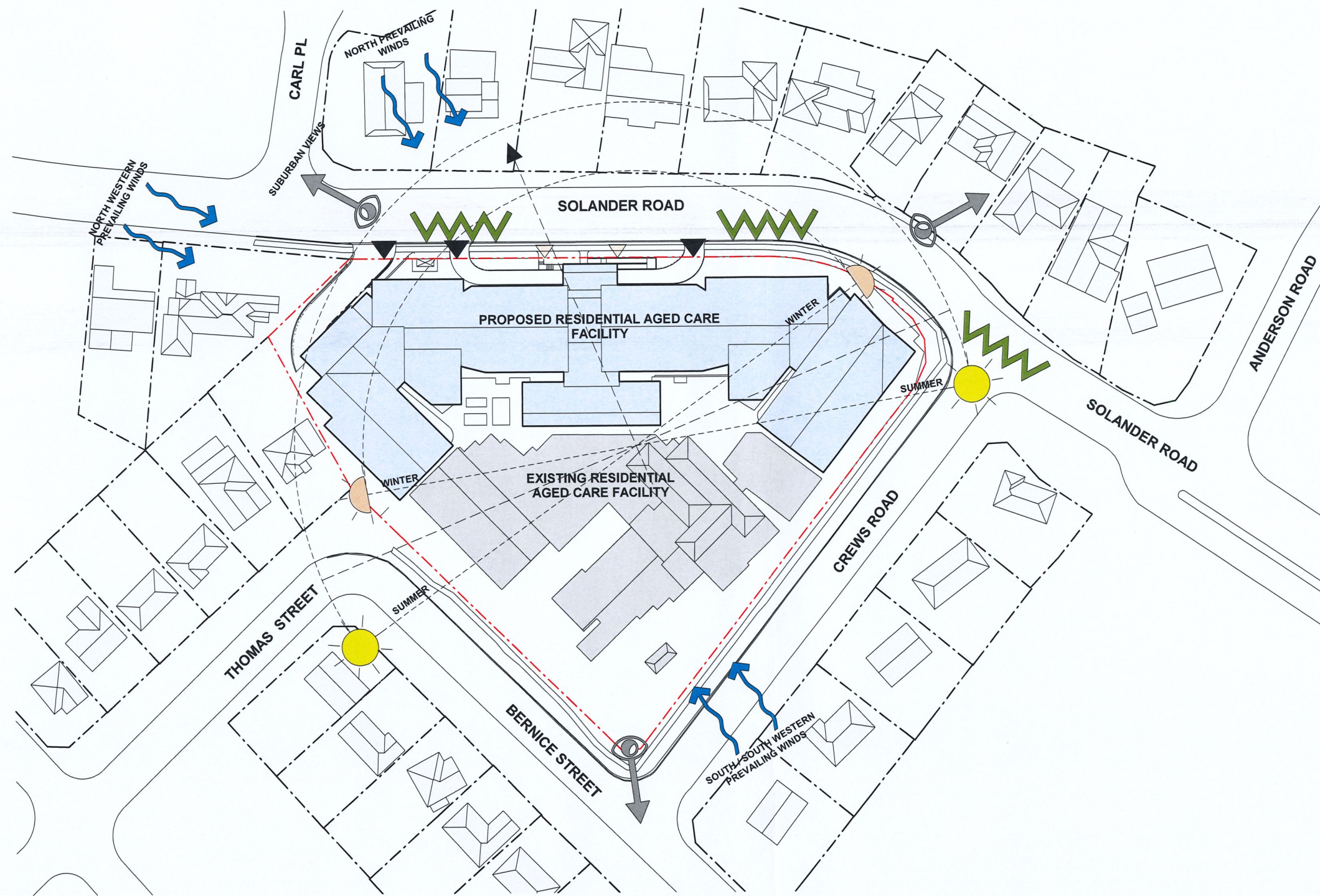
Project
PROPOSED RESIDENTIAL
AGED CARE FACILITY
HARDI AGED CARE
1 CREWS ROAD SEVEN
HILLS

Title
COVER SHEET AND DRAWING
LIST

Dimensioned Drawings to take precedence over scaling. Contractor to verify all dimensions on site before construction. All inconsistencies to be reported to the Architect immediately. This drawing and its contents remain the copyright of WMK Architecture Pty Ltd ©

Drawing No. DA001	Issue A
Scale As indicated@A1	Drawing Size A1
Project No. 17132	Drawn By SW
24.10.2018	

CAD Reference
BM 360/17132-1 Crews Road, Seven Hills New17132 1 Crews Road, Seven Hills CENTRAL.vrt



- KEY**
- PREVAILING WINDS
 - NOISE SOURCE
 - VIEWS
 - SITE BOUNDARY
 - PEDESTRIAN ENTRY
 - VEHICLE ACCESS



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0 10 20 30 40 50m
SCALE 1:500 @ A1

Issue	Description	Date	Client
A	ISSUED FOR DEVELOPMENT APPLICATION	24.10.2018	

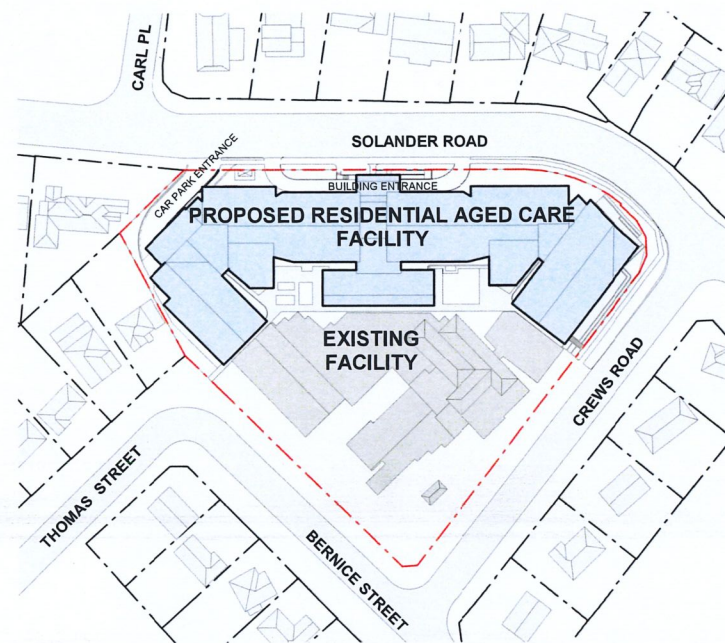
H HARDI FDC
AGED CARE

Project
PROPOSED RESIDENTIAL
AGED CARE FACILITY
HARDI AGED CARE
1 CREWS ROAD SEVEN
HILLS

Title
SITE ANALYSIS PLAN

Drawing No. DA002	Issue A
Scale 1 : 500@A1	Drawing Size A1
Project No. 17132	Drawn By SW
24.10.2018	

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CAD Reference
BM 365/17132 - 1 Crews Road, Seven Hills NSW 17132 1 Crews Road, Seven Hills CENTRAL.rvt



1 LOCATION PLAN
DA003
1 : 1000



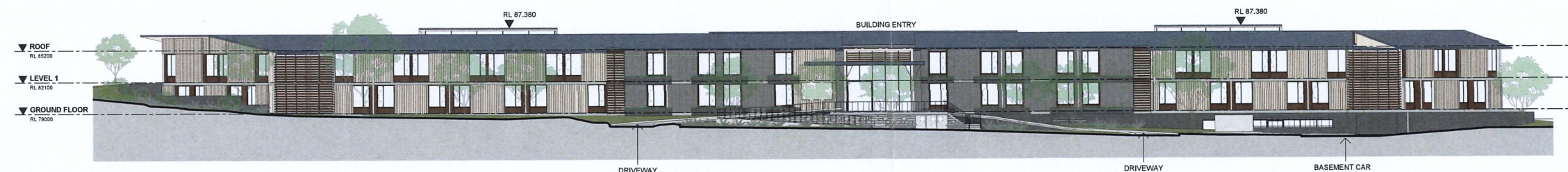
2 CREWS ROAD ELEVATION
DA003
1 : 250



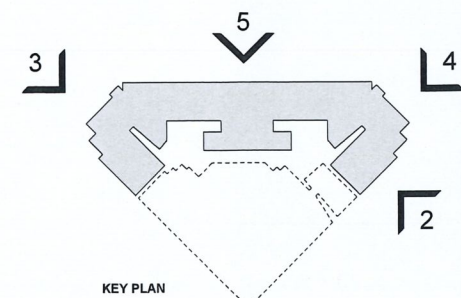
3 VIEW FROM CORNER OF CARL PLACE AND SOLANDER ROAD
DA003
1 : 250



4 CORNER OF CREWS AND SOLANDER ROADS
DA003
1 : 250

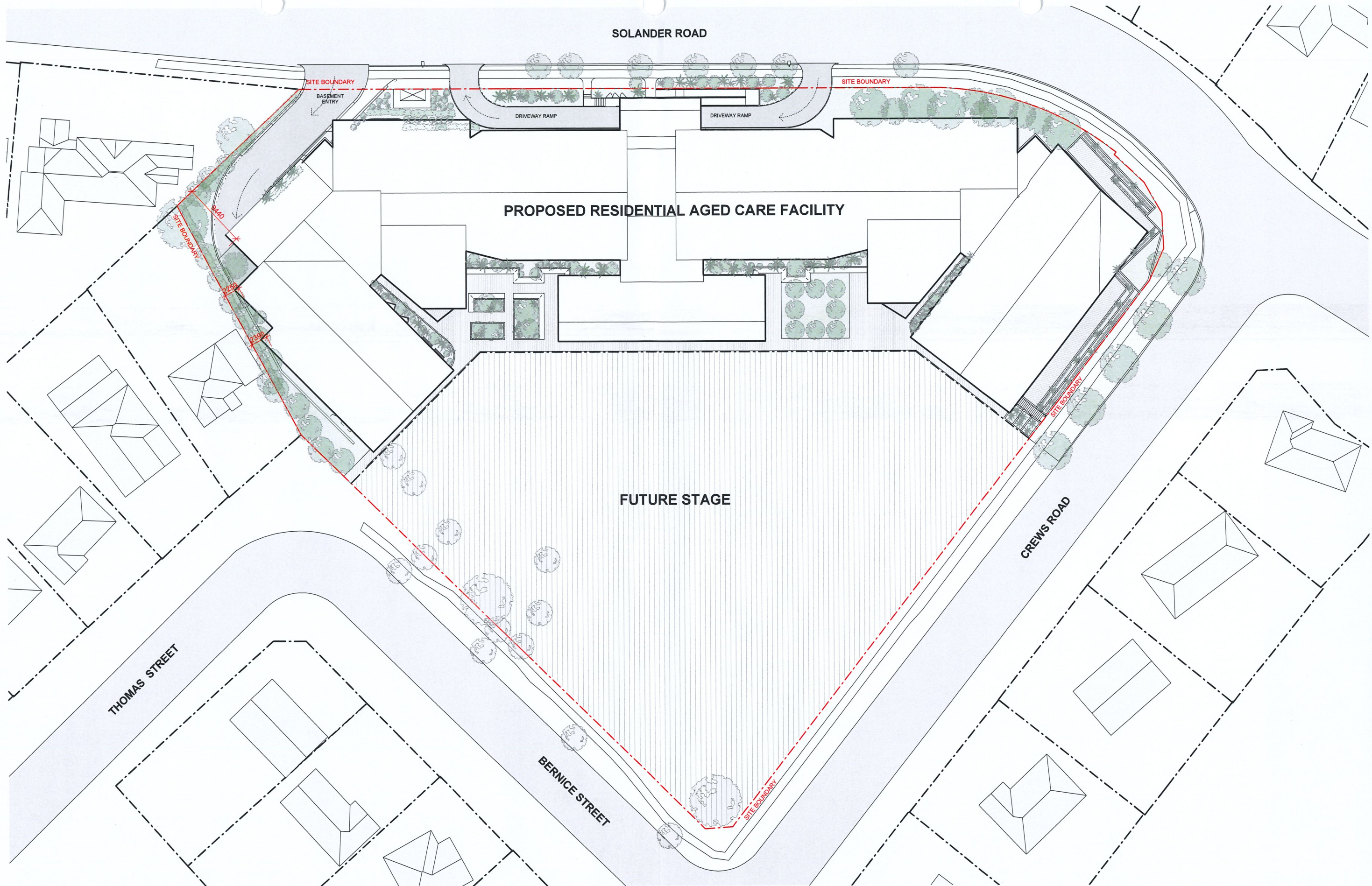


5 SOLANDER ROAD ELEVATION
DA003
1 : 250



KEY PLAN

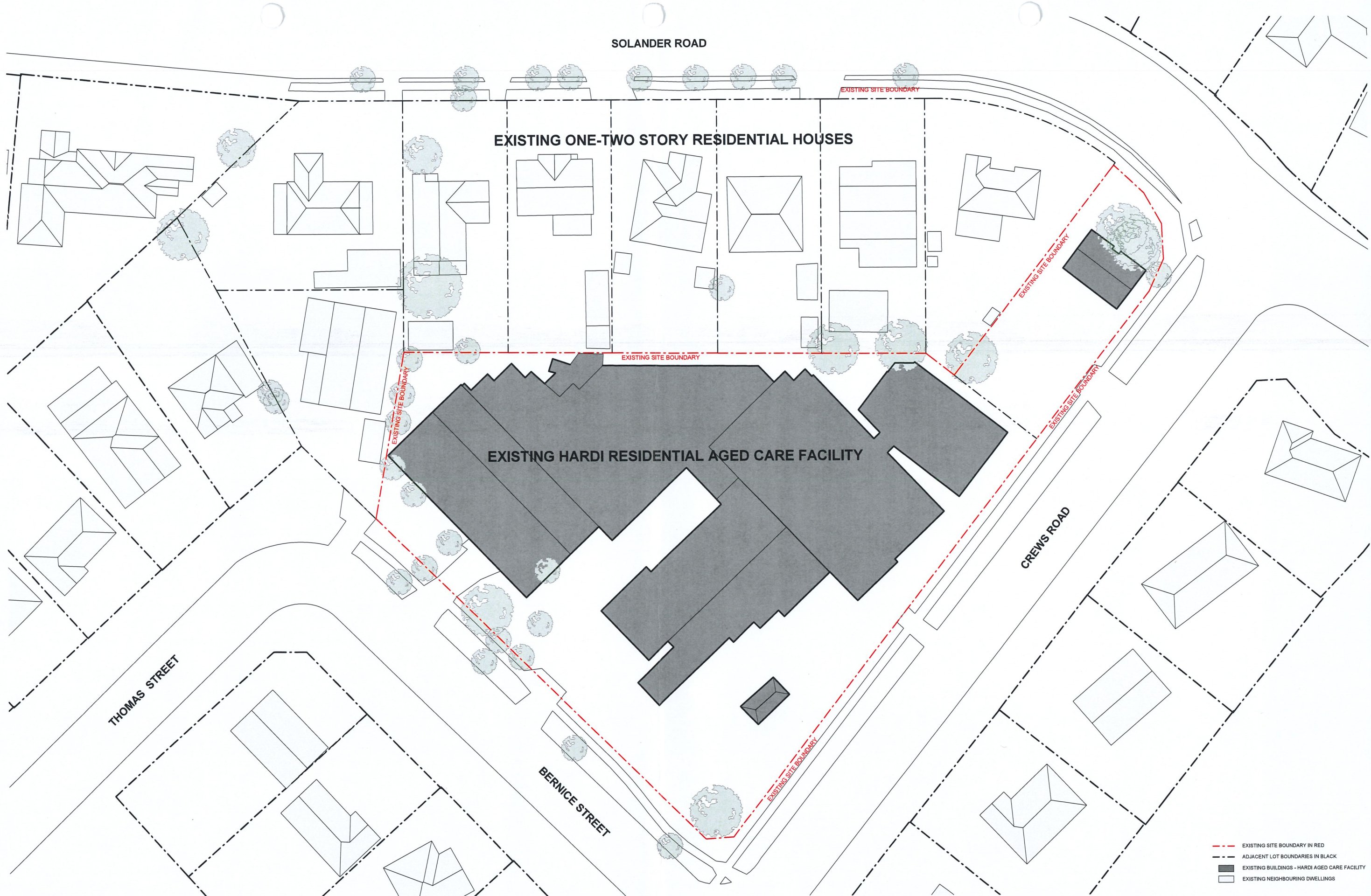




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0 5 10 15 20 25m
 SCALE 1:250 @ A1

Issue	Description	Date	Client
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- EXISTING SITE BOUNDARY IN RED
- ADJACENT LOT BOUNDARIES IN BLACK
- EXISTING BUILDINGS - HARDI AGED CARE FACILITY
- EXISTING NEIGHBOURING DWELLINGS



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0 5 10 15 20 25m
SCALE 1:250 @ A1

Issue	Description	Date	Client
A	ISSUED FOR DEVELOPMENT APPLICATION	24.10.2018	



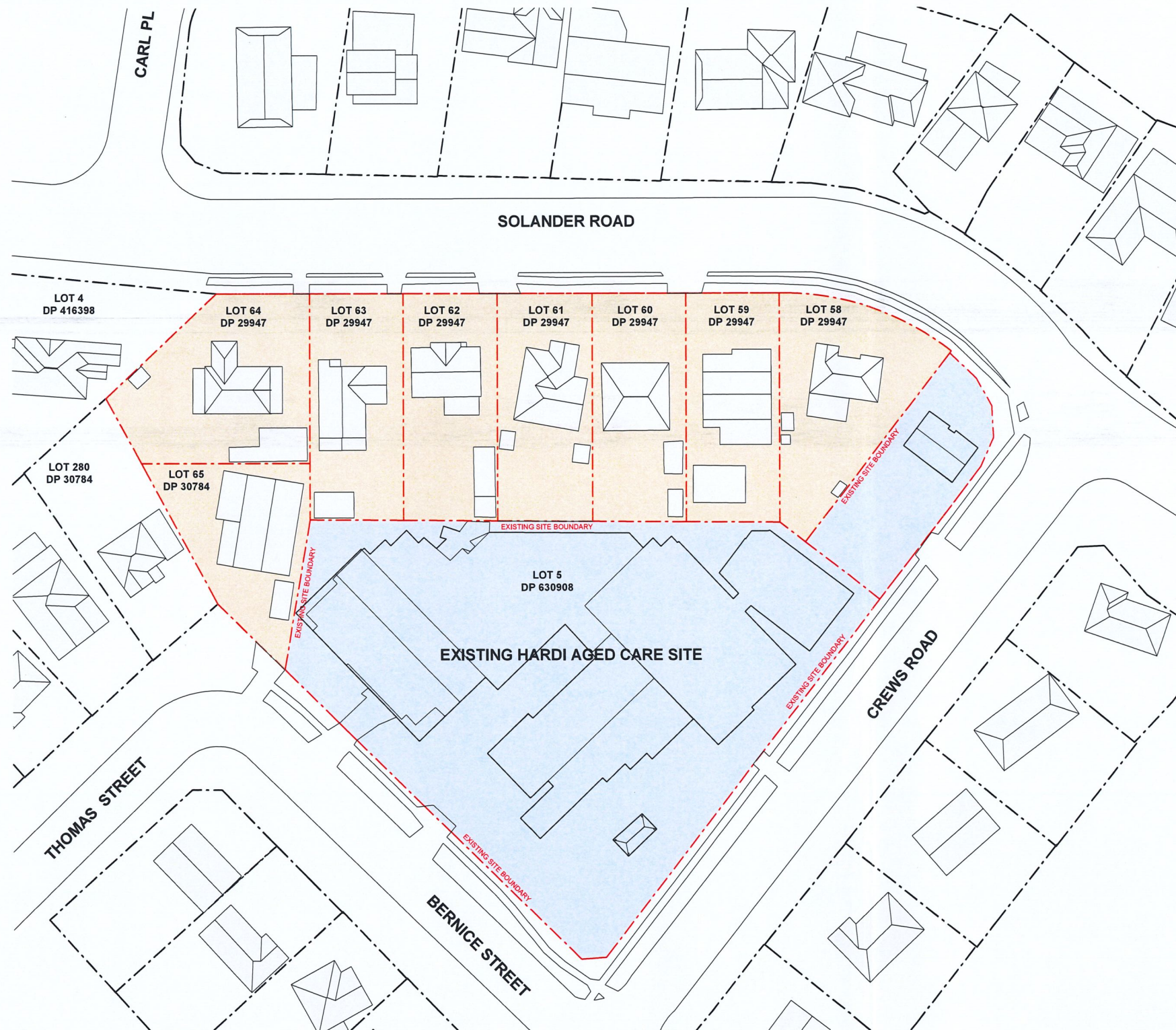
Project
PROPOSED RESIDENTIAL
AGED CARE FACILITY
HARDI AGED CARE
1 CREWS ROAD SEVEN
HILLS

Title
EXISTING SITE PLAN

Drawing No. DA015	Issue A
Scale 1:250@A1	Drawing Size A1
Project No. 17132	Drawn By SW
24.10.2018	

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CAD Reference
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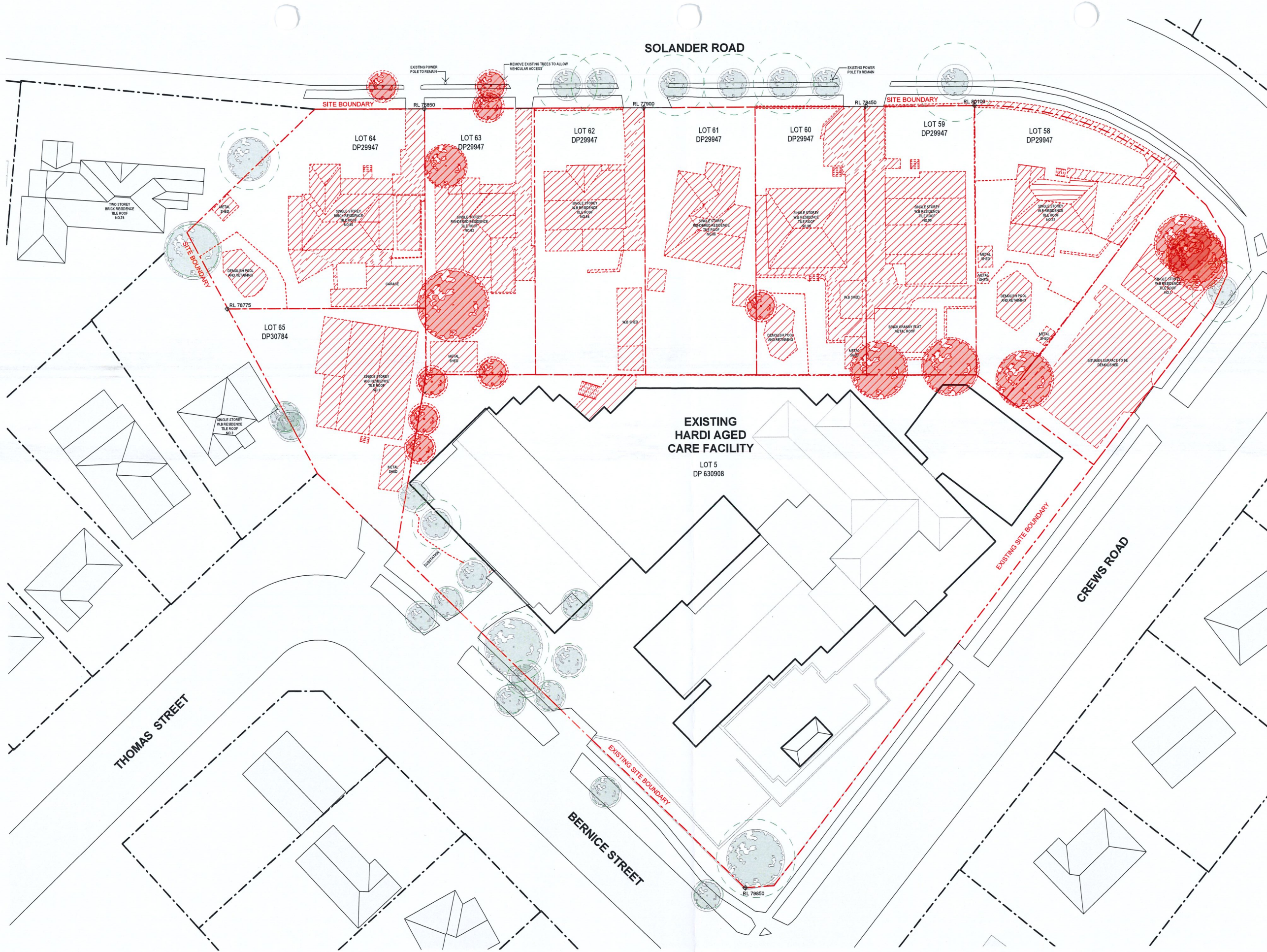
- EXISTING 1-2 STOREY RESIDENTIAL DWELLINGS
- EXISTING LOTS TO BE AMALGAMATED
- EXISTING HARDI AGED CARE SITE

LOT AMALGAMATION :

LOT 5 (DP 630908)
 LOT 58 (DP 29947)
 LOT 59 (DP 29947)
 LOT 60 (DP 29947)
 LOT 61 (DP 29947)
 LOT 62 (DP 29947)
 LOT 63 (DP 29947)
 LOT 64 (DP 29947)
 LOT 65 (DP 30784)

TOTAL AMALGAMATED SITE AREA: 9568.5 SQM

ALL AREAS TO BE CONFIRMED BY A LICENSED SURVEYOR. REFER TO SITE SURVEY DRAWING BY TOTAL SURVEYING SOLUTIONS FOR DETAILS.



DEMOLITION KEY:

- EXTENT OF DEMOLITION
- TREE PROTECTION ZONE
- TREES TO BE DEMOLISHED
- TREES TO BE RETAINED

DEMOLITION NOTES:

PROVIDE A DILAPIDATION REPORT INCLUDING PHOTOS PRIOR TO COMMENCEMENT OF DEMOLITION.

INSPECT, REVIEW AND CONFIRM ALL WORKS ON SITE PRIOR TO COMMENCEMENT.

DEMOLITION DRAWINGS TO BE READ IN CONJUNCTION WITH SERVICES ENGINEERS DRAWINGS & SPECIFICATIONS FOR FULL SCOPE OF DEMOLITION WORKS.

ALL WORKS UNDERTAKEN TO COMPLY WITH AS2601 AND OTHER RELEVANT AUSTRALIAN STANDARDS.

CO-ORDINATE AND CONFIRM TIMING OF ALL DEMOLITION WORK WITH PROJECT MANAGER PRIOR TO COMMENCEMENT.

PROVIDE FULL HEIGHT HOARDINGS TO PERIMETER OF WORK ZONES, COMPLETE WITH STATUTORY SIGNAGE AND SEALED TO PREVENT DUST INTRUSION INTO ADJACENT AREAS. CONFIRM HOARDING LOCATION AND REQUIREMENTS PRIOR TO COMMENCEMENT.

UNDERTAKE ALL WORKS TO MINIMISE DISRUPTION, DUST AND NOISE ON SITE DURING WORKS.

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0 5 10 15 20 25m
SCALE 1:250 @ A1

ISSUED FOR
DEVELOPMENT APPLICATION

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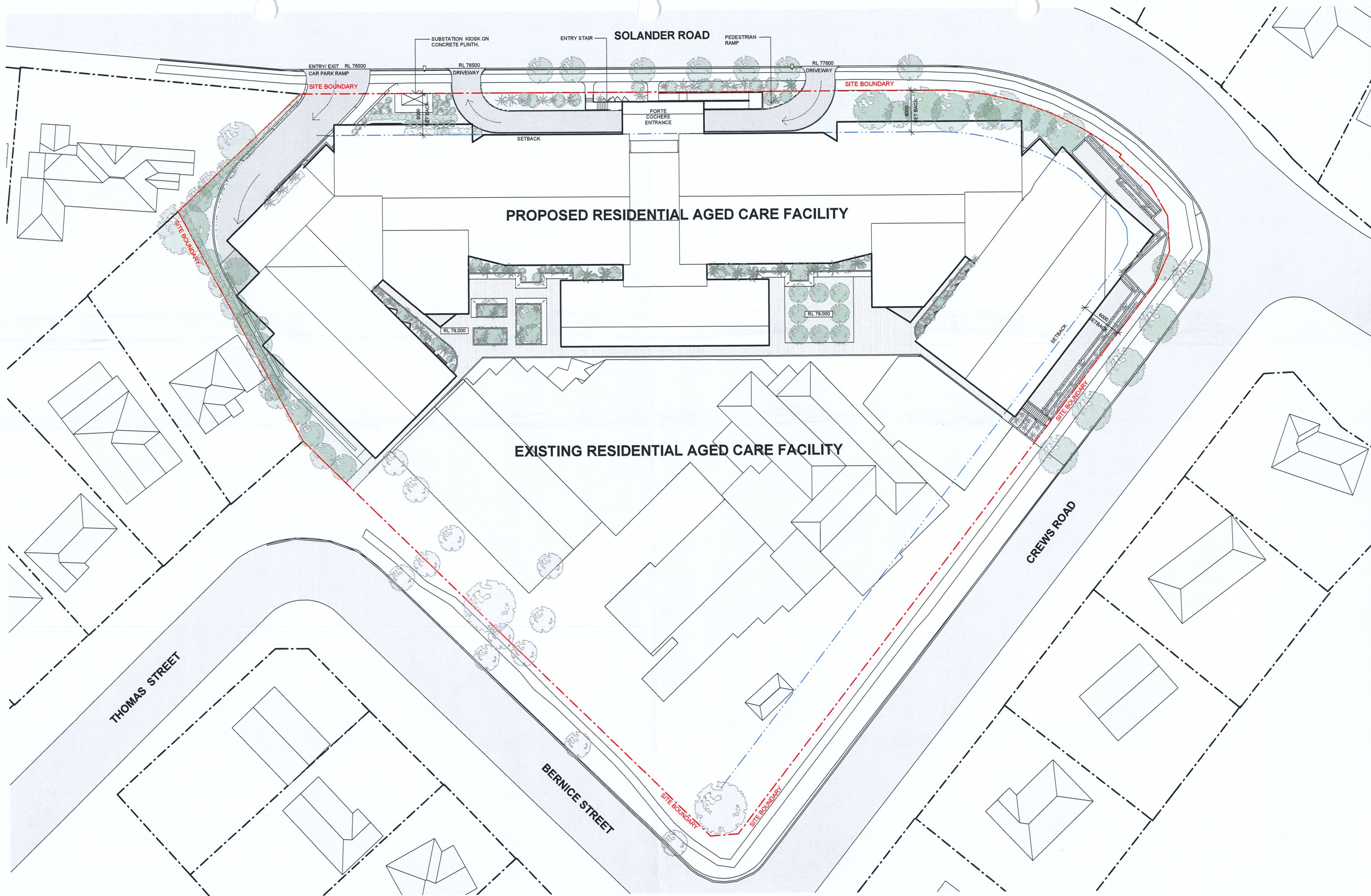
HARDI
AGED CARE
FDC

Project
PROPOSED RESIDENTIAL
AGED CARE FACILITY
HARDI AGED CARE
1 CREWS ROAD SEVEN
HILLS

Title
DEMOLITION SITE PLAN

Drawing No. DA017	Issue A
Scale 1:250@A1	Drawing Size A1
Project No. 17132	Drawn By SW
24.10.2018	

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0 5 10 15 20 25m
SCALE 1:250 @ A1

ISSUED FOR
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Issue	Description	Date	Client
A	ISSUED FOR DEVELOPMENT APPLICATION	24.10.2018	

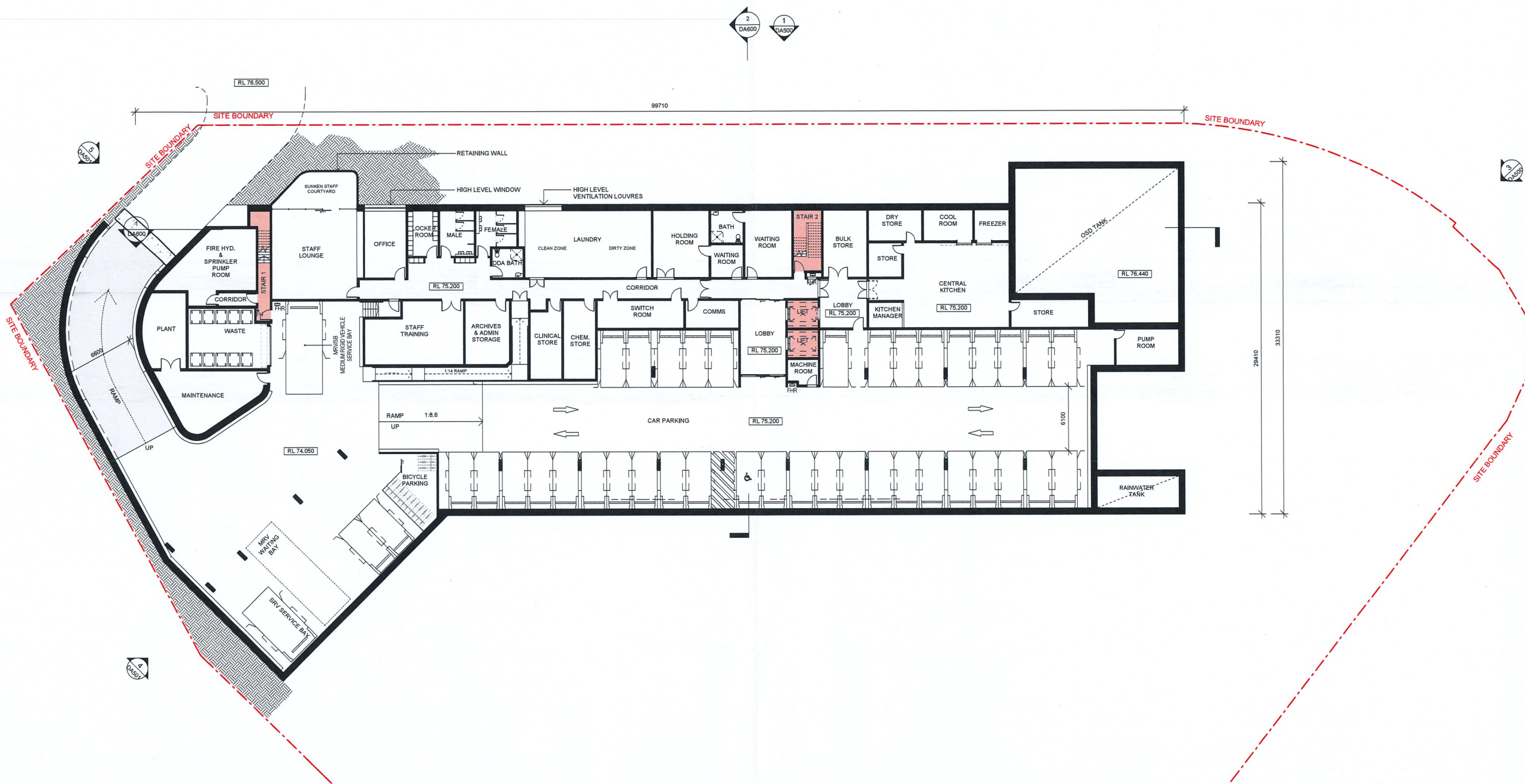


Project
PROPOSED RESIDENTIAL
AGED CARE FACILITY
HARDI AGED CARE
1 CREWS ROAD SEVEN
HILLS

Title
PROPOSED SITE PLAN

Drawing No. DA018	Issue A
Scale 1 : 250@A1	Drawing Size A1
Project No. 17132	Drawn By SW
24.10.2018	

CAD Reference
BIM 300/17132 - 1 Crews Road, Seven Hills New17132 1 Crews Road, Seven Hills_CENTRAL.vrt
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PARKING SCHEDULE

Car Bays	39
SRV Bay	1
MRV Bay	1
Number of Bicycles	13



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0 2 4 6 8 10m
SCALE 1:100 @ A1

Issue	Description	Date	Client
A	ISSUED FOR DEVELOPMENT APPLICATION	24.10.2018	



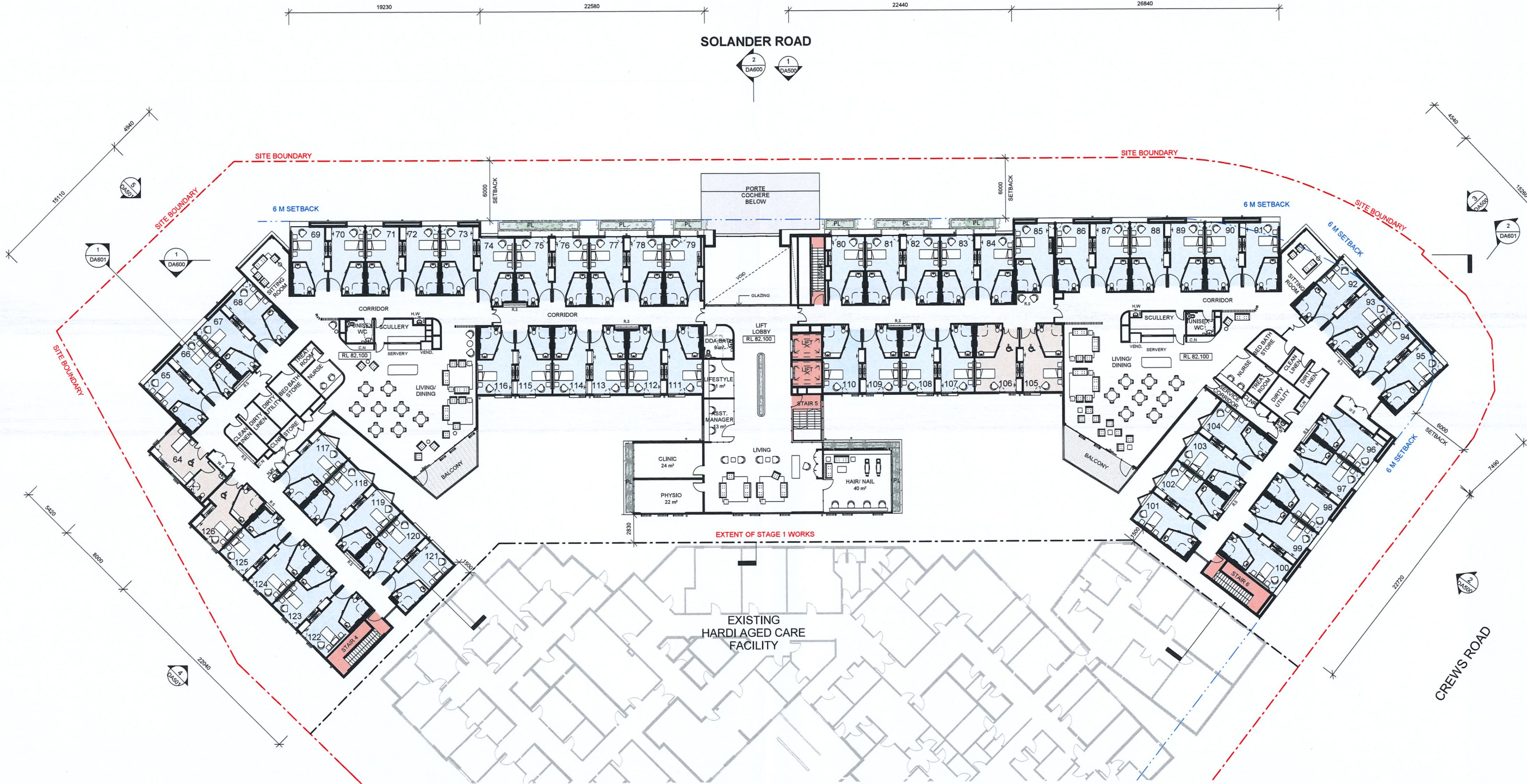
Project
PROPOSED RESIDENTIAL
AGED CARE FACILITY
HARDI AGED CARE
1 CREWS ROAD SEVEN
HILLS

Title
BASEMENT FLOOR PLAN

Drawing No. DA100	Issue A
Scale 1 : 200@A1	Drawing Size A1
Project No. 17132	Drawn By SW
24.10.2018	

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GENERAL ABBREVIATIONS:

FACILITY:
 R.S. REST STOP
 C.N. COMPUTER NOOK
 H.W. HAND WASH STATION
 W.S. WHEELCHAIR STORAGE

OTHER:
 FFL FINISHED FLOOR LEVEL
 PL PLANTER
 RL RELATIVE LEVEL

COLOUR LEGEND

ROOMS
 ROOMS DDA
 VERTICAL CIRCULATION



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ISSUED FOR
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0 2 4 6 8 10m
 SCALE 1:100 @ A1

Issue	Description	Date	Client
A	ISSUED FOR DEVELOPMENT APPLICATION	24.10.2018	



Project
 PROPOSED RESIDENTIAL
 AGED CARE FACILITY
 HARDI AGED CARE
 1 CREWS ROAD SEVEN
 HILLS

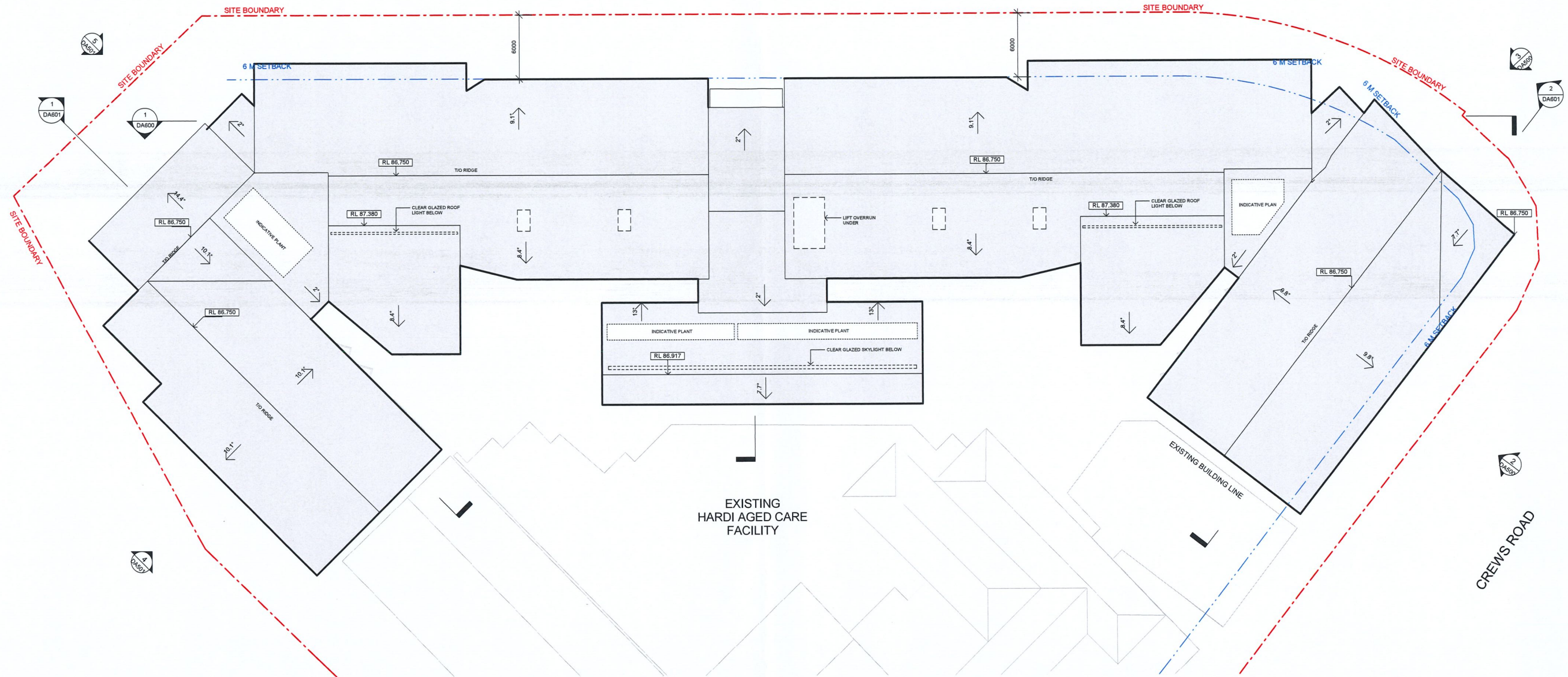
Title
 LEVEL 1 FLOOR PLAN

Drawing No.	Issue
DA102	A
Scale	Drawing Size
1 : 200@A1	A1
Project No.	Drawn By
17132	SW
Date	
24.10.2018	

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CAD Reference
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SOLANDER ROAD



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0 2 4 6 8 10m
SCALE 1:100 @ A1

Issue	Description	Date	Client
A	ISSUED FOR DEVELOPMENT APPLICATION	24.10.2018	



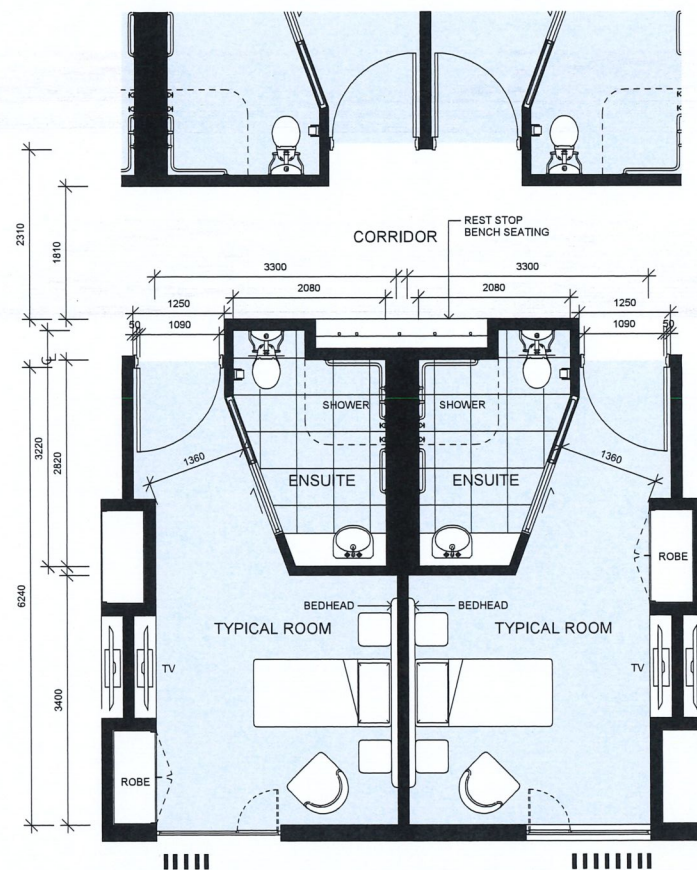
Project
PROPOSED RESIDENTIAL
AGED CARE FACILITY
HARDI AGED CARE
1 CREWS ROAD SEVEN
HILLS

Title
ROOF PLAN

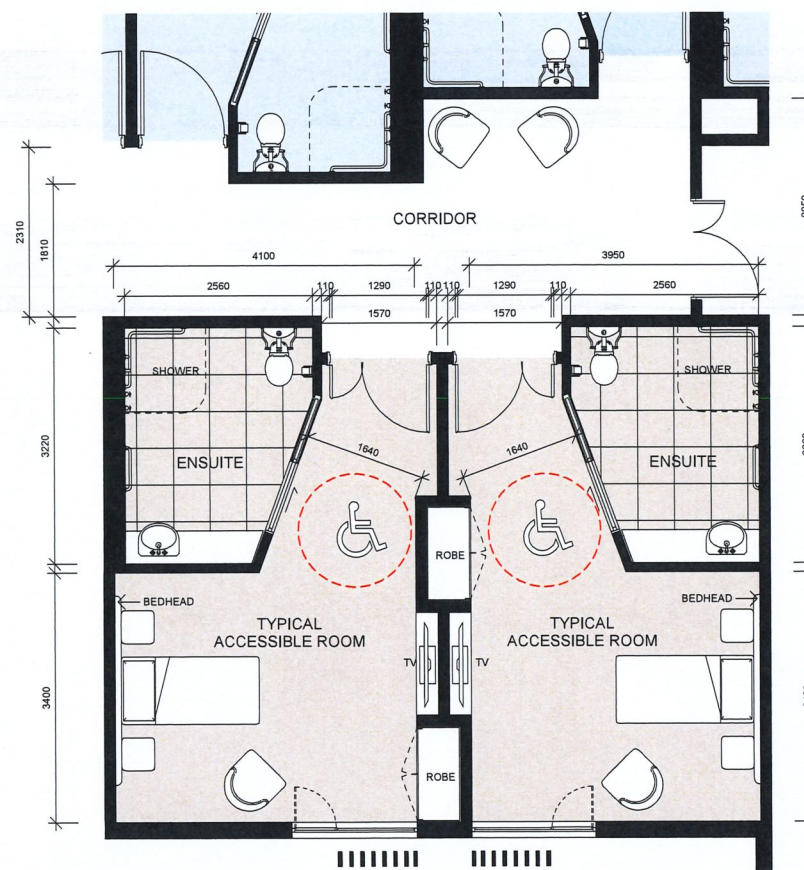
Drawing No.	Issue
DA103	A
Scale	Drawing Size
1 : 200@A1	A1
Project No.	Drawn By
17132	SW
Date	
24.10.2018	

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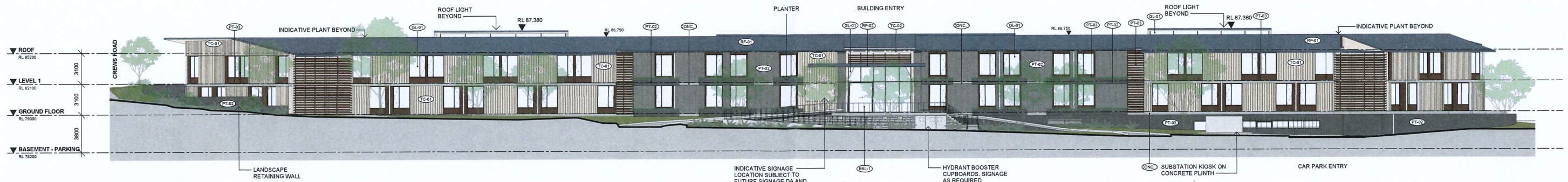
CAD Reference
BIN 356/17132 - 1 Crews Road, Seven Hills NSW 17132 1 Crews Road, Seven Hills CENTRAL, NSW



1 TYPICAL STANDARD ROOM LAYOUTS
DA401 1 : 50



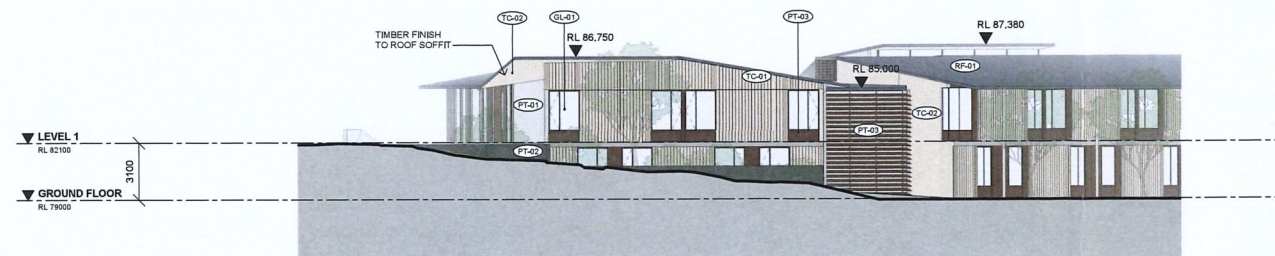
2 TYPICAL STANDARD ACCESSIBLE ROOM LAYOUTS
DA401 1 : 50



1 SOLANDER ROAD ELEVATION
DA500 1 : 200



2 CREWS ROAD ELEVATION
DA500 1 : 200

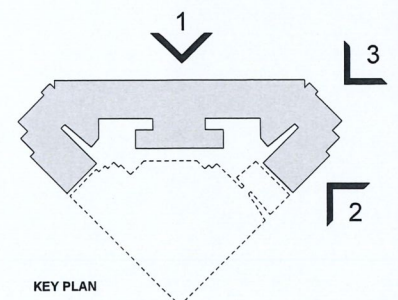


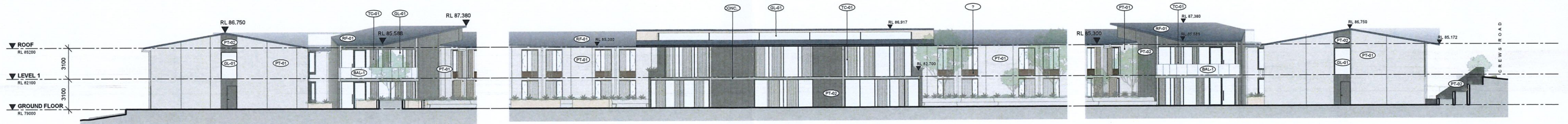
3 CORNER OF CREWS AND SOLANDER ROADS
DA500 1 : 200

MATERIALS AND FINISHES LEGEND

- BAL-1 BALUSTRADE, PROFILE TBC
- CONC-1 EXPOSED CONCRETE SLAB EDGE
- GL-01 FIXED AND OPERABLE GLAZING
- GL-02 FIXED COLORBACK GLAZING
- LV-01 BRONZE POWDERCOATED ALUMINIUM LOUVRES
- PT-01 DULUX LIGHT GREY PAINT FINISH, COLOUR TBC
- PT-02 DULUX DARK GREY PAINT FINISH, COLOUR TBC
- PT-03 DULUX BRONZE, COLOUR TBC
- RF-01 METAL DARK GREY COLORBOND ROOF
- RF-02 METAL PORT-COCHERE ROOF, FINISH TBC
- ST-01 STONE FINISH
- TC-01 TIMBER-LOOK FINISH WALL TYPE 1
- TC-02 TIMBER-LOOK FINISH WALL TYPE 2

NOTE:
SIGNAGE LOCATION INDICATIVE ONLY.
FINAL SIGNAGE SUBJECT TO A SEPERATE
SIGNAGE DA AND COUNCIL APPROVAL





1 INTERNAL ELEVATION
DA501 1 : 200

2 COURTYARD ELEVATION
DA501 1 : 200

3 INTERNAL ELEVATION
DA501 1 : 200



4 REAR ELEVATION
DA501 1 : 200

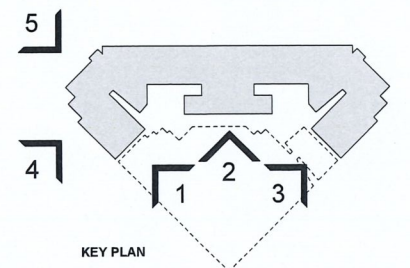


5 SIDE ELEVATION
DA501 1 : 200

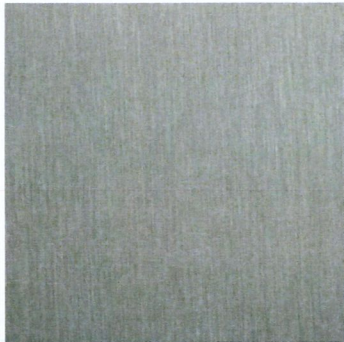
MATERIALS AND FINISHES LEGEND

- BAL-1 BALUSTRADE. PROFILE TBC
- CONC-1 EXPOSED CONCRETE SLAB EDGE
- GL-01 FIXED AND OPERABLE GLAZING
- GL-02 FIXED COLORBACK GLAZING
- LV-01 BRONZE POWDERCOATED ALUMINIUM LOUVRES
- PT-01 DULUX LIGHT GREY PAINT FINISH. COLOUR TBC
- PT-02 DULUX DARK GREY PAINT FINISH. COLOUR TBC
- PT-03 DULUX BRONZE. COLOUR TBC
- RF-01 METAL DARK GREY COLORBOND ROOF.
- RF-02 METAL PORT-COCHERE ROOF. FINISH TBC
- ST-01 STONE FINISH
- TC-01 TIMBER-LOOK FINISH WALL TYPE 1
- TC-02 TIMBER-LOOK FINISH WALL TYPE 2

NOTE:
SIGNAGE LOCATION INDICATIVE ONLY.
FINAL SIGNAGE SUBJECT TO A SEPERATE
SIGNAGE DA AND COUNCIL APPROVAL



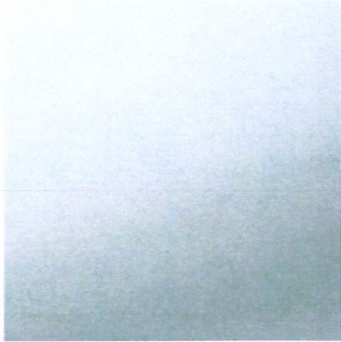
MATERIALS AND FINISHES LEGEND



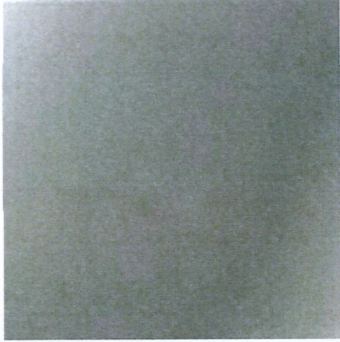
BAL-01
STAINLESS STEEL BALUSTRADE



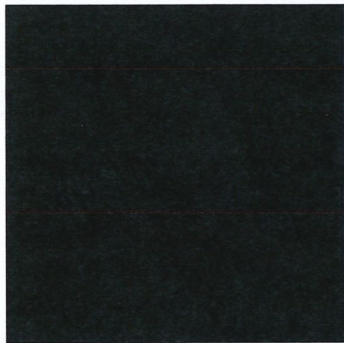
CONC - 01
EXPOSED CONCRETE SLAB EDGE



GL-01
CLEAR GLAZING FIXED AND OPERABLE PANELS



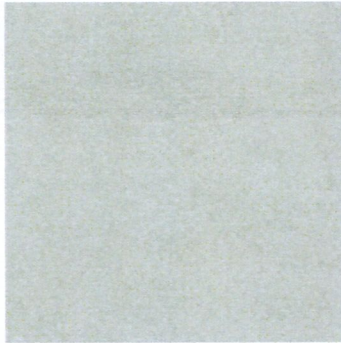
GL-02
TINTED GLAZING FIXED PANELS



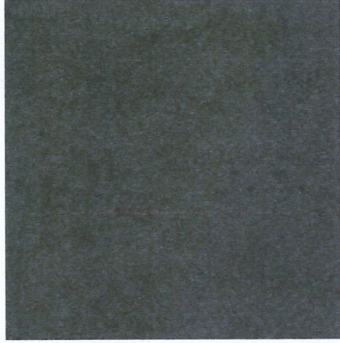
LV-01
DARK GREY POWDERCOATED ALUMINIUM LOUVRES



M-01
GREY POWDERCOATED METAL FINISH



PT-01
PAINT FINISH, LIGHT GREY, DULUX COLOUR TBC



PT-02
PAINT FINISH, DARK GREY, DULUX COLOUR TBC



RF-01
COLORBOND ROOF, GREY COLOUR TBC

RF-02
PORTE COCHERE CANOPY COLORBOND ROOF,
GREY COLOUR TBC

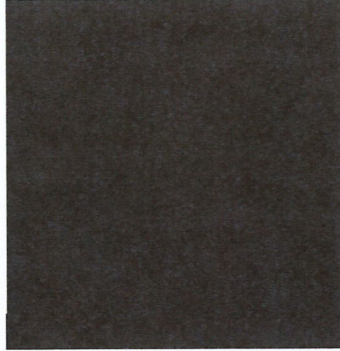


TC-01
TIMBER LOOK FINISH, PROFILE 1

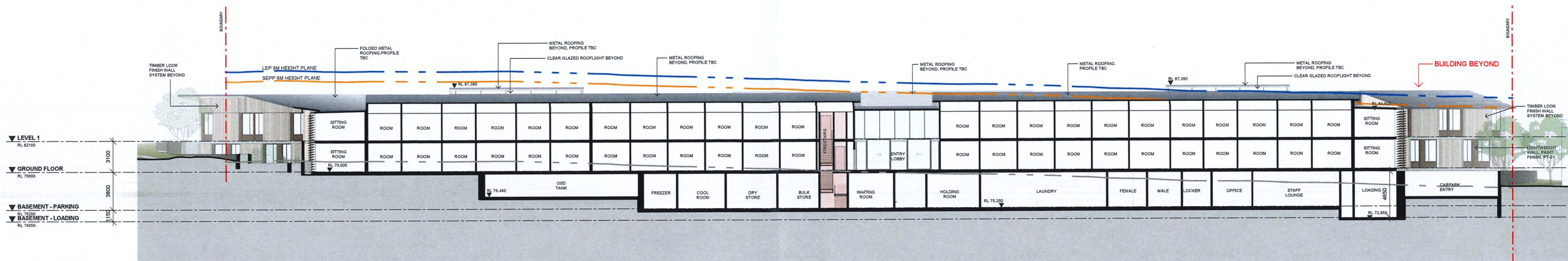
TC-02
TIMBER LOOK FINISH, PROFILE 2



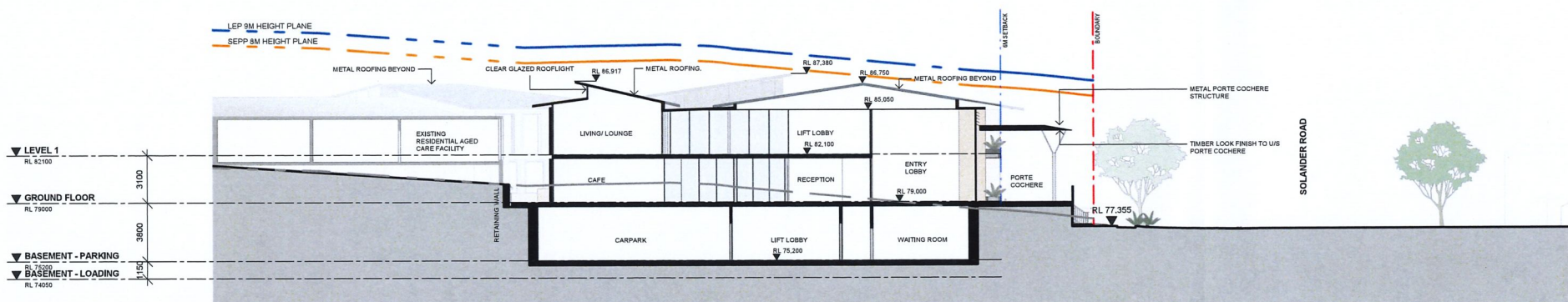
ST - 01
GREY STONE LANDSCAPING RETAINING WALL



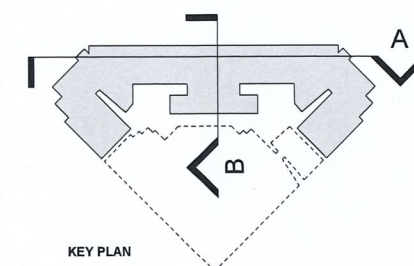
PT-03
PAINT FINISH, BRONZE, DULUX COLOUR TBC

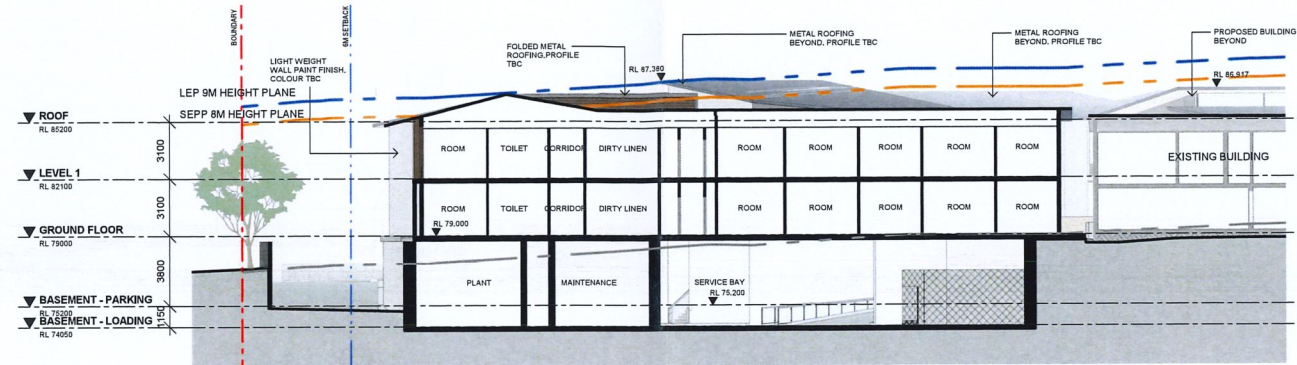


1 SECTION A
1 : 200

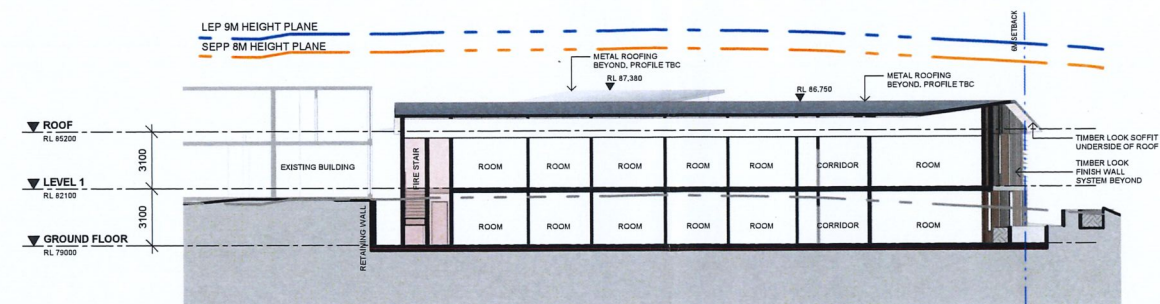


2 SECTION B
1 : 200

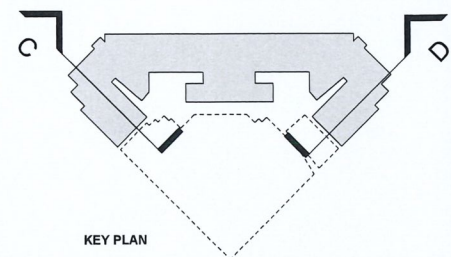


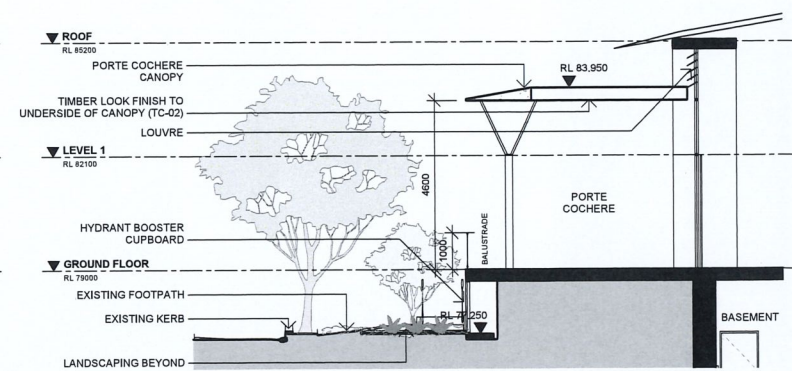
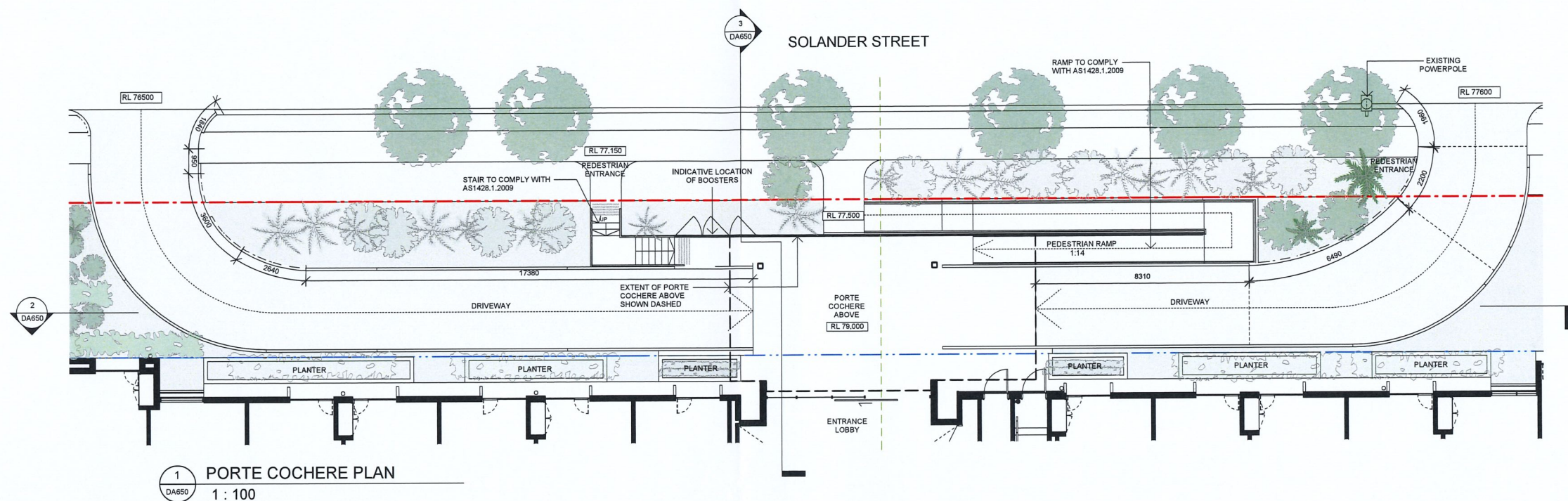


1 SECTION C
DA601 1 : 200



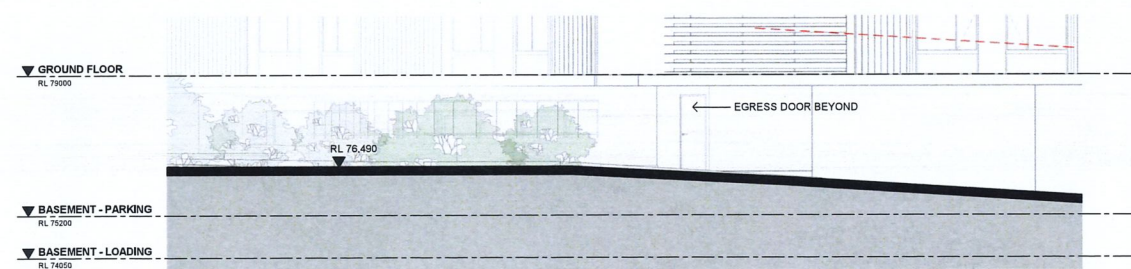
2 SECTION D
DA601 1 : 200



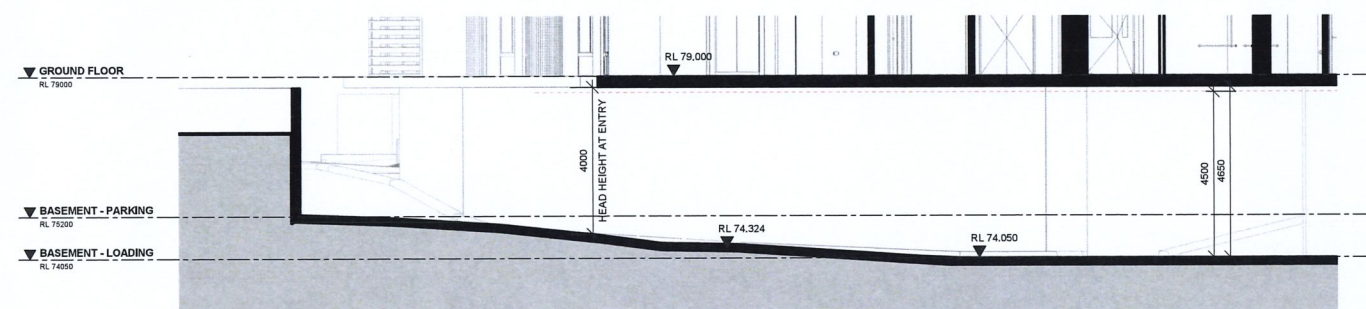




1 DRIVEWAY RAMP PLAN - BASEMENT
DA651 1 : 150



2 SECTION 2 - DRIVEWAY RAMP
DA651 1 : 100



3 SECTION 3 - DRIVEWAY RAMP
DA651 1 : 100

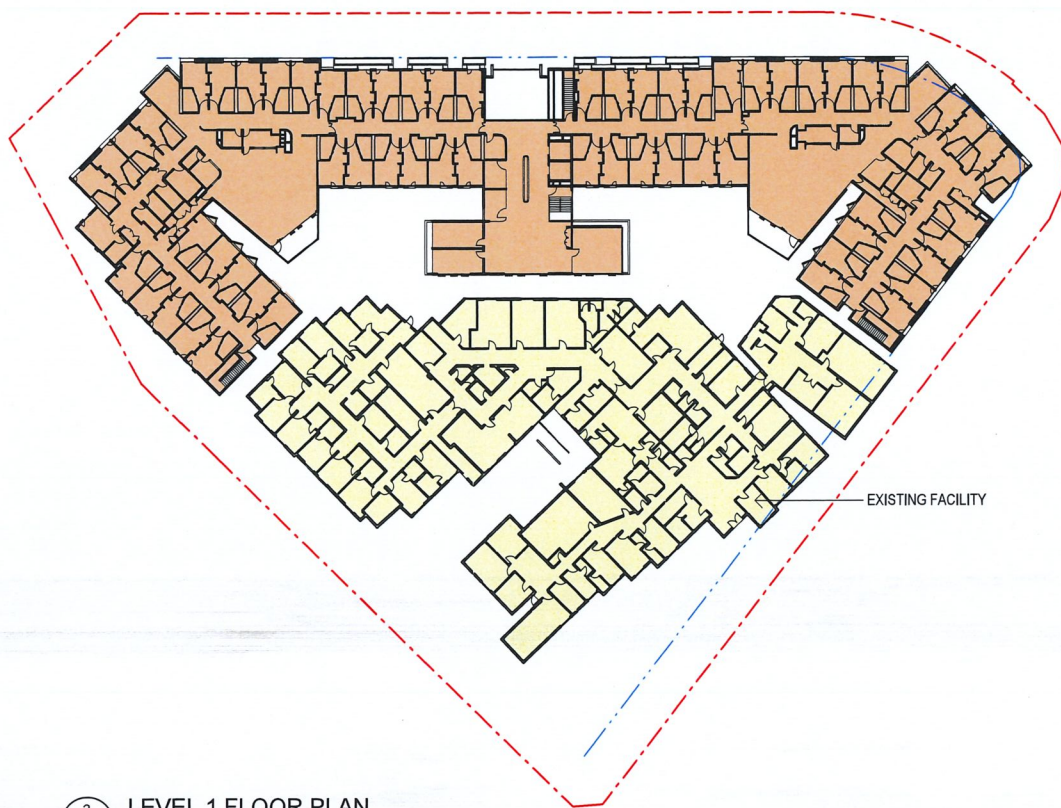


ISSUED FOR
DEVELOPMENT APPLICATION

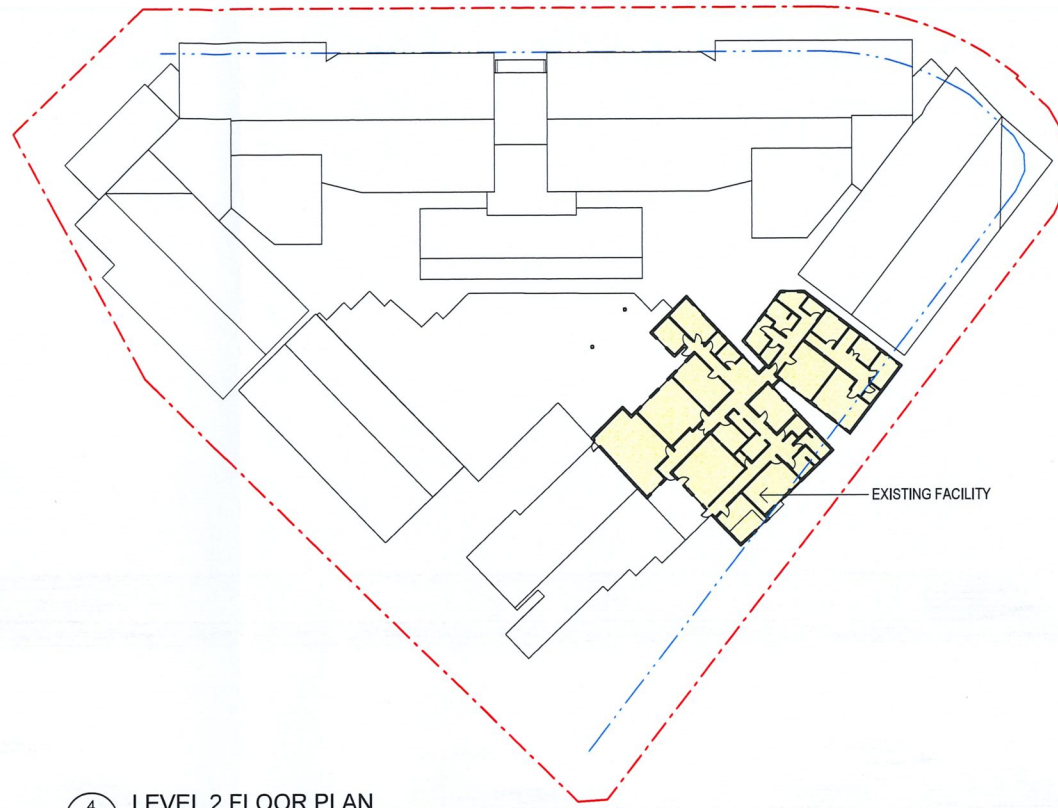
0 2 4 6 8 10m
SCALE 1:100 @ A1

Issue	Description	Date	Client
A	ISSUED FOR DEVELOPMENT APPLICATION	24.10.2018	

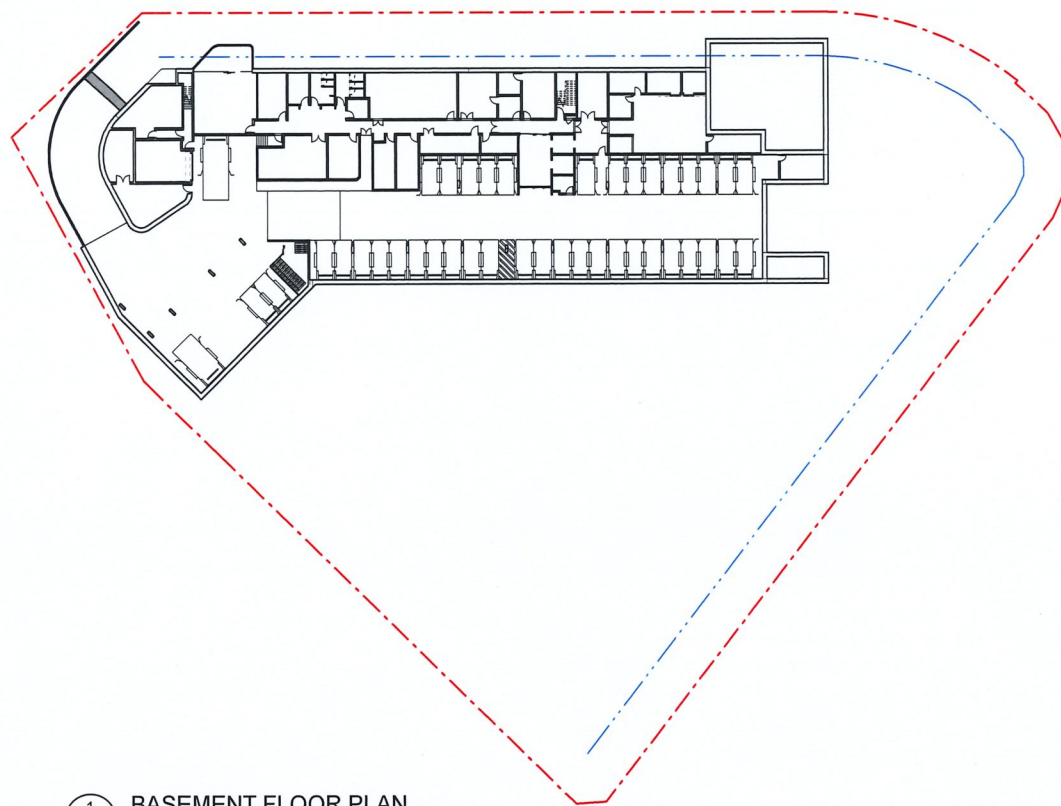
Drawing No. DA651	Issue A
Scale As indicated@A1	Drawing Size A1
Project No. 17132	Drawn By SW
24.10.2018	



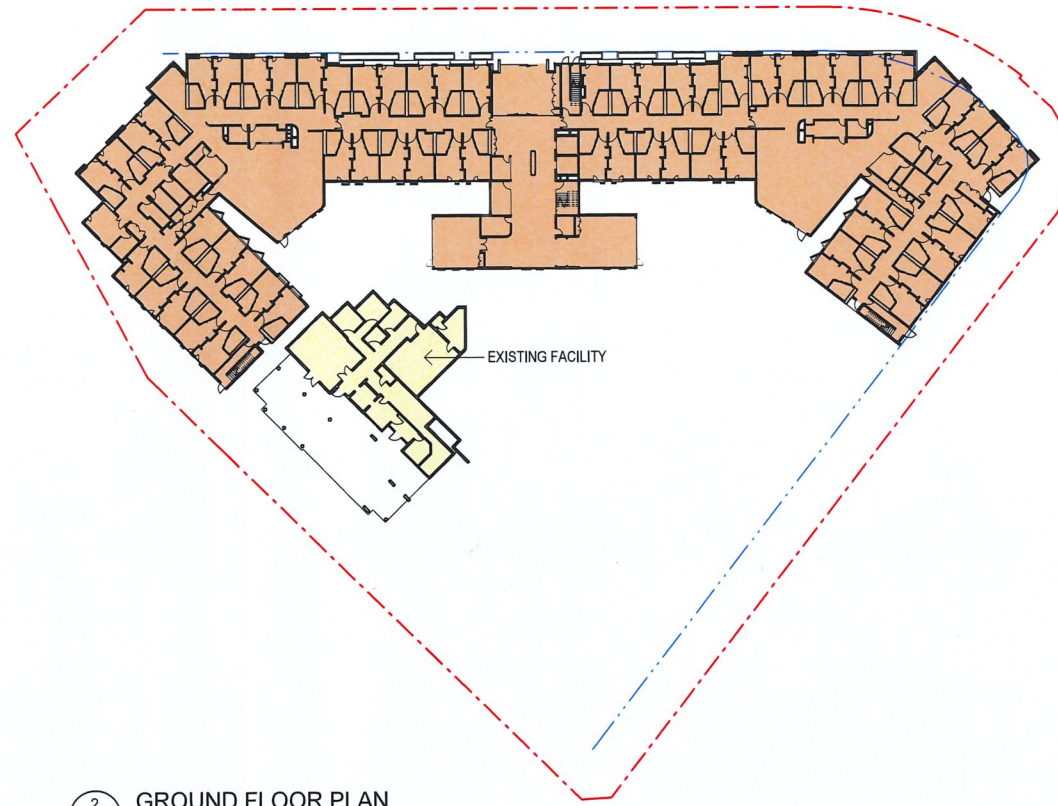
3 LEVEL 1 FLOOR PLAN
DA701 1 : 500



4 LEVEL 2 FLOOR PLAN
DA701 1 : 500



1 BASEMENT FLOOR PLAN
DA701 1 : 500



2 GROUND FLOOR PLAN
DA701 1 : 500

GFA SCHEDULE - SEPP	
LEVEL	AREA
PROPOSED GROUND FLOOR	3144.03 m ²
EXISTING GROUND FLOOR	309.57 m ²
GROUND FLOOR	3453.61 m ²
PROPOSED LEVEL 1	3053.06 m ²
EXISTING LEVEL 1	2251.96 m ²
LEVEL 1	5305.03 m ²
EXISTING LEVEL 2	735.31 m ²
ROOF	735.31 m ²
TOTAL GFA	9493.94 m ²
ALLOWABLE GFA	9568.5 m ²
SITE AREA	9568.5 m ²
STAGE 1 FSR	0.99:1
ALLOWABLE FSR	1:1

ALL EXISTING AREAS ARE APPROXIMATE

GFA DEFINITION :
GROSS FLOOR AREA MEANS THE SUM OF THE AREAS OF EACH FLOOR OF A BUILDING, WHERE THE AREA OF EACH FLOOR IS TAKEN TO BE THE AREA WITHIN THE OUTER FACE OF THE EXTERNAL ENCLOSING WALLS (AS MEASURED AT A HEIGHT OF 1,400 MILLIMETRES ABOVE EACH FLOOR LEVEL):

- (A) EXCLUDING COLUMNS, FIN WALLS, SUN CONTROL DEVICES AND ANY ELEMENTS, PROJECTIONS OR WORKS OUTSIDE THE GENERAL LINES OF THE OUTER FACE OF THE EXTERNAL WALL, AND
- (B) EXCLUDING COOLING TOWERS, MACHINERY AND PLANT ROOMS, ANCILLARY STORAGE SPACE AND VERTICAL AIR CONDITIONING DUCTS, AND
- (C) EXCLUDING CAR PARKING NEEDED TO MEET ANY REQUIREMENTS OF THIS POLICY OR THE COUNCIL OF THE LOCAL GOVERNMENT AREA CONCERNED AND ANY INTERNAL ACCESS TO SUCH PARKING, AND
- (D) INCLUDING IN THE CASE OF IN-FILL SELF-CARE HOUSING ANY CAR PARKING (OTHER THAN FOR VISITORS) IN EXCESS OF 1 PER DWELLING THAT IS PROVIDED AT GROUND LEVEL, AND
- (E) EXCLUDING SPACE FOR THE LOADING AND UNLOADING OF GOODS, AND
- (F) IN THE CASE OF A RESIDENTIAL CARE FACILITY—EXCLUDING ANY FLOOR SPACE BELOW GROUND LEVEL THAT IS USED FOR SERVICE ACTIVITIES PROVIDED BY THE FACILITY.

(REFER, 1.3 INTERPRETATIONS, STATE ENVIRONMENTAL PLANNING POLICY, HOUSING FOR SENIORS AND PEOPLE WITH DISABILITY, 2004)



ISSUED FOR
DEVELOPMENT APPLICATION

0 10 20 30 40 50m
SCALE 1:500 @ A1

Issue	Description	Date	Client
A	ISSUED FOR DEVELOPMENT APPLICATION	24.10.2018	

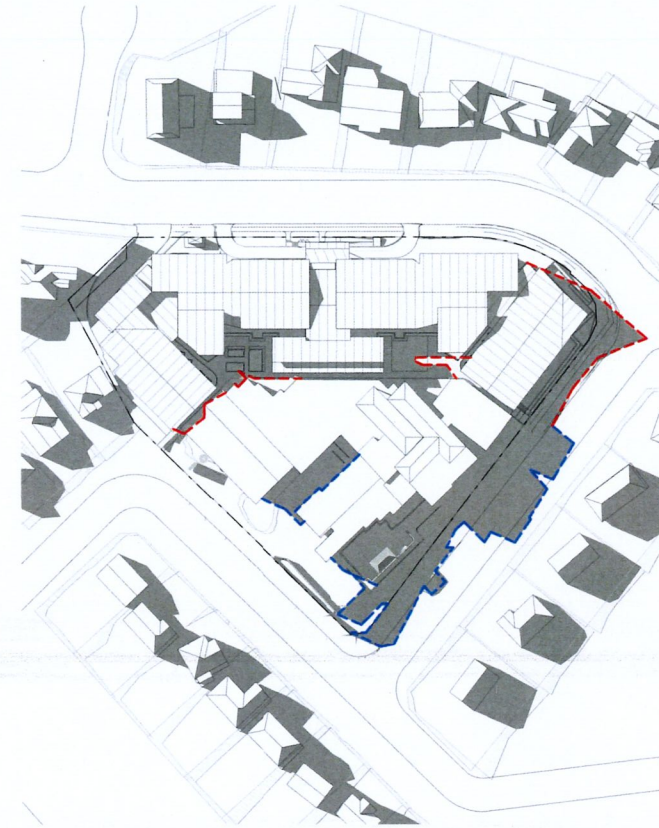
Drawing No. DA701	Issue A
Scale 1 : 500@A1	Drawing Size A1
Project No. 17132	Drawn By SW
24.10.2018	



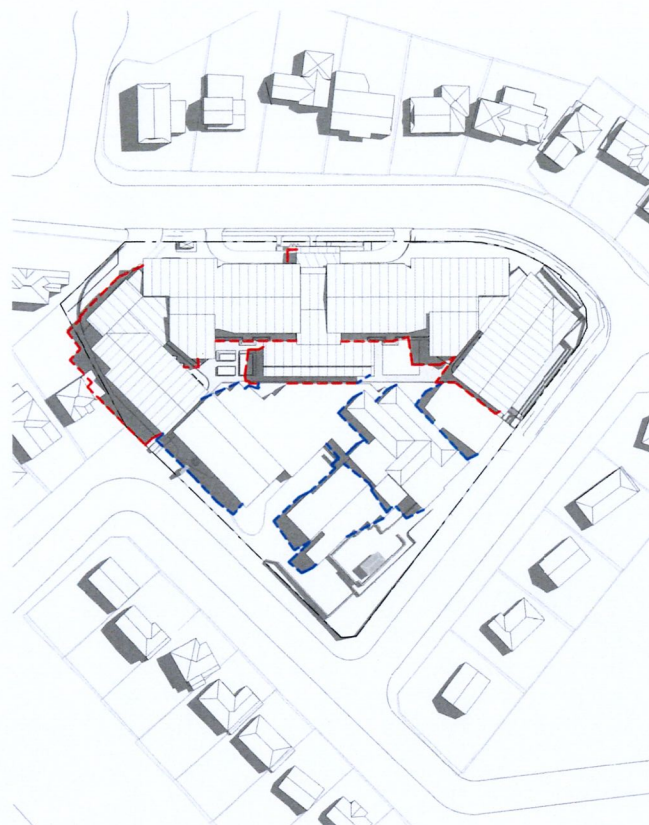
1 DA_21ST JUNE 9.00 AM



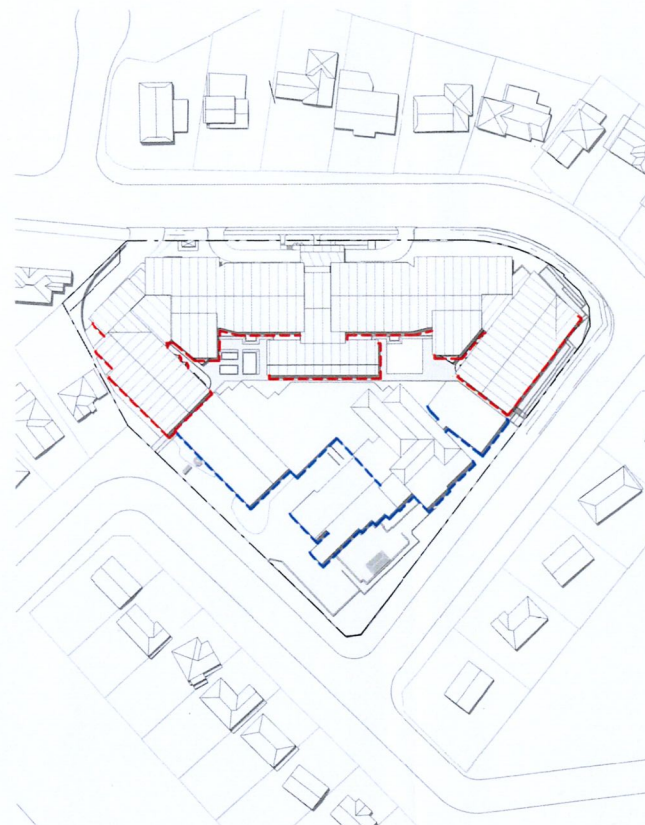
2 DA_21ST JUNE 12.00 NOON



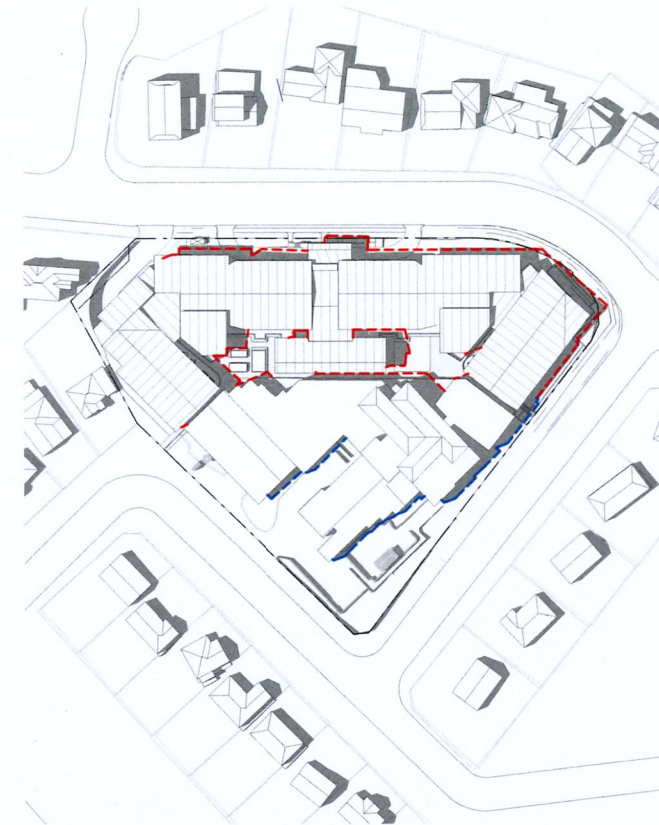
3 DA_21ST JUNE 3.00 PM



4 DA_21ST DEC 9.00 AM



5 DA_21ST DEC 12.00 PM



6 DA_21ST DEC 3.00 PM

--- PROPOSED BUILDING SHADOW LINE
--- EXISTING BUILDING SHADOW LINE

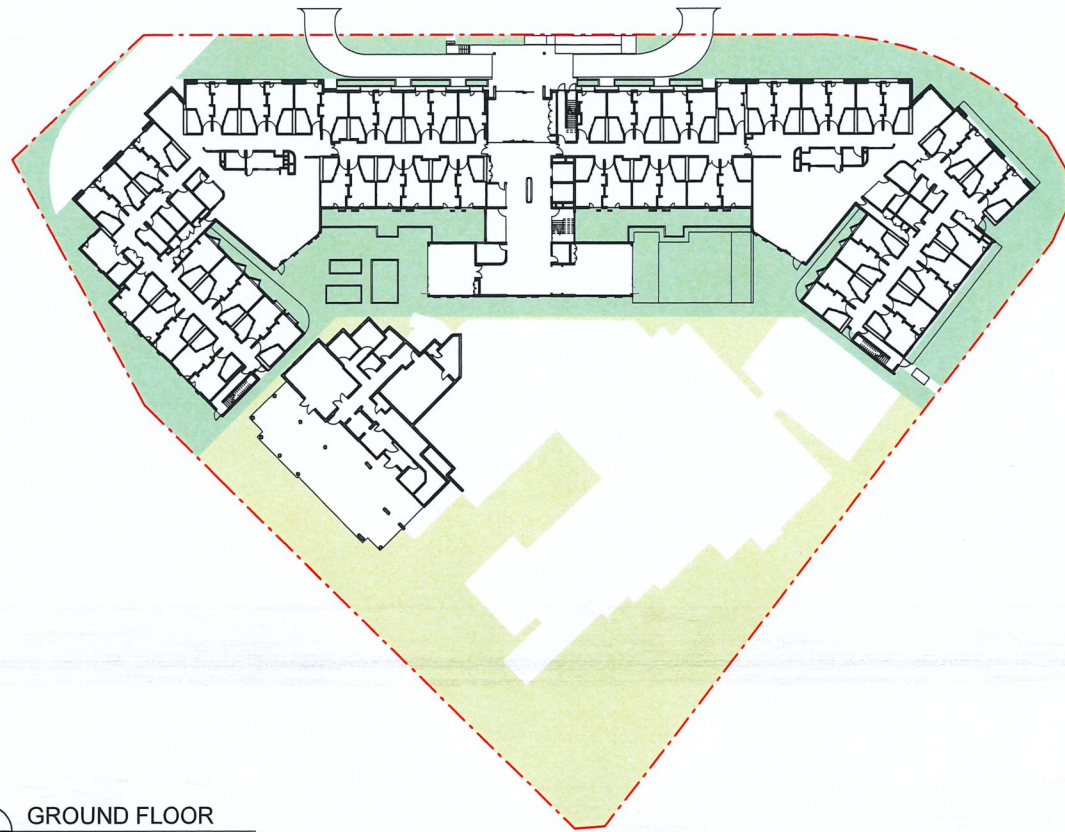


ISSUED FOR
DEVELOPMENT APPLICATION

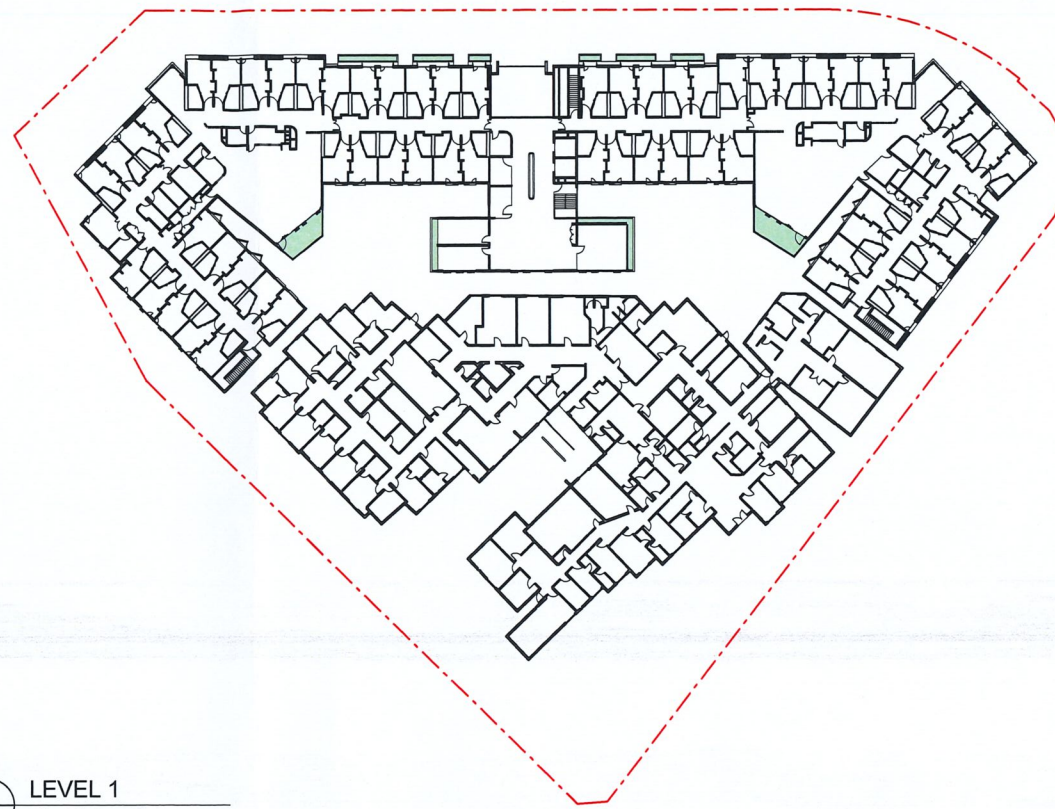
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Issue	Description	Date	Client
A	ISSUED FOR DEVELOPMENT APPLICATION	24.10.2018	

Drawing No. DA710	Issue A
Scale 1:1000@A1	Drawing Size A1
Project No. 17132	Drawn By SW
24.10.2018	



1 GROUND FLOOR
1 : 500



2 LEVEL 1
1 : 500



3 ROOF / LEVEL 2
1 : 500

LANDSCAPED AREAS SCHEDULE	
LEVEL	AREA
PROPOSED GROUND FLOOR	1783.17 m ²
EXISTING GROUND FLOOR	1790.86 m ²
	3574.04 m ²
PROPOSED LEVEL 1	91.12 m ²
	91.12 m ²
EXISTING LEVEL 2	37.41 m ²
	37.41 m ²
TOTAL LANDSCAPED AREA	3702.57 m ²
LANDSCAPED AREA PER BED	16.2 m ²

	PROPOSED LANDSCAPED
	EXISTING LANDSCAPED

LANDSCAPE AREA

LANDSCAPED AREA MEANS THAT PART OF THE SITE AREA THAT IS NOT OCCUPIED BY ANY BUILDING AND INCLUDES SO MUCH OF THAT PART AS IS USED OR TO BE USED FOR RAINWATER TANKS, SWIMMING POOLS OR OPEN-AIR RECREATION FACILITIES, BUT DOES NOT INCLUDE SO MUCH OF THAT PART AS IS USED OR TO BE USED FOR DRIVEWAYS OR PARKING AREAS.

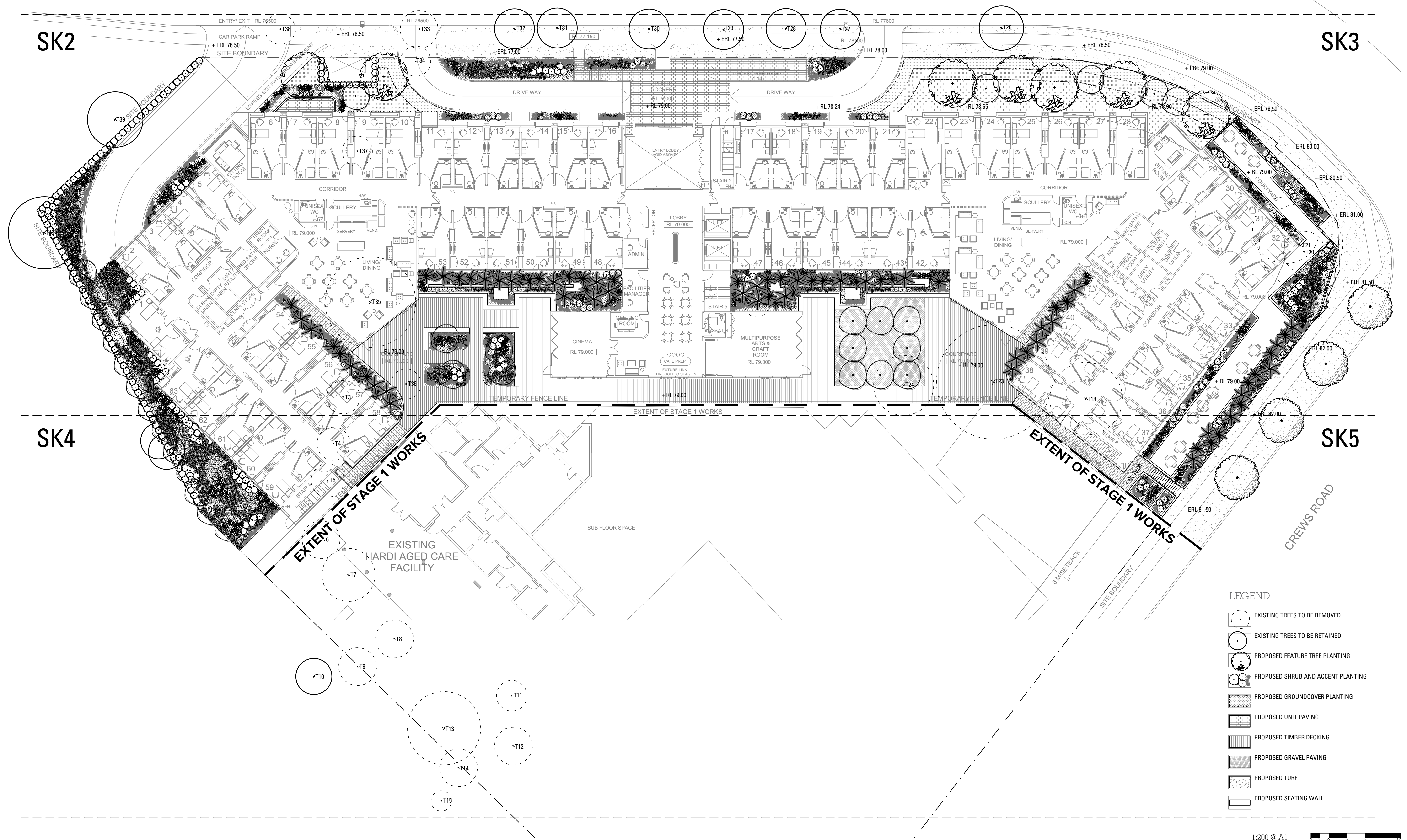
(REFER, 1.3 INTERPRETATIONS, STATE ENVIRONMENTAL PLANNING POLICY, HOUSING FOR SENIORS AND PEOPLE WITH DISABILITY, 2004)



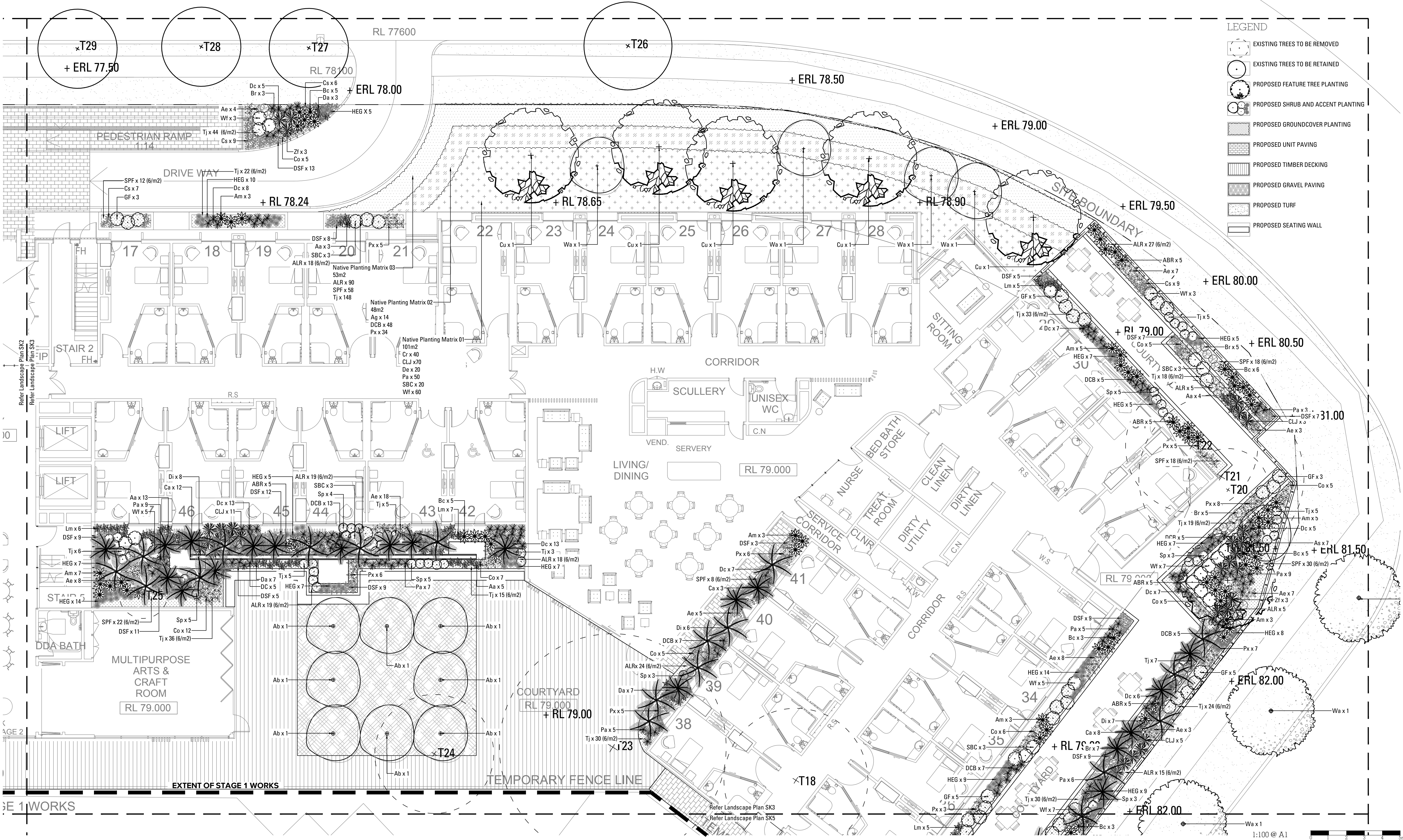
ISSUED FOR
DEVELOPMENT APPLICATION

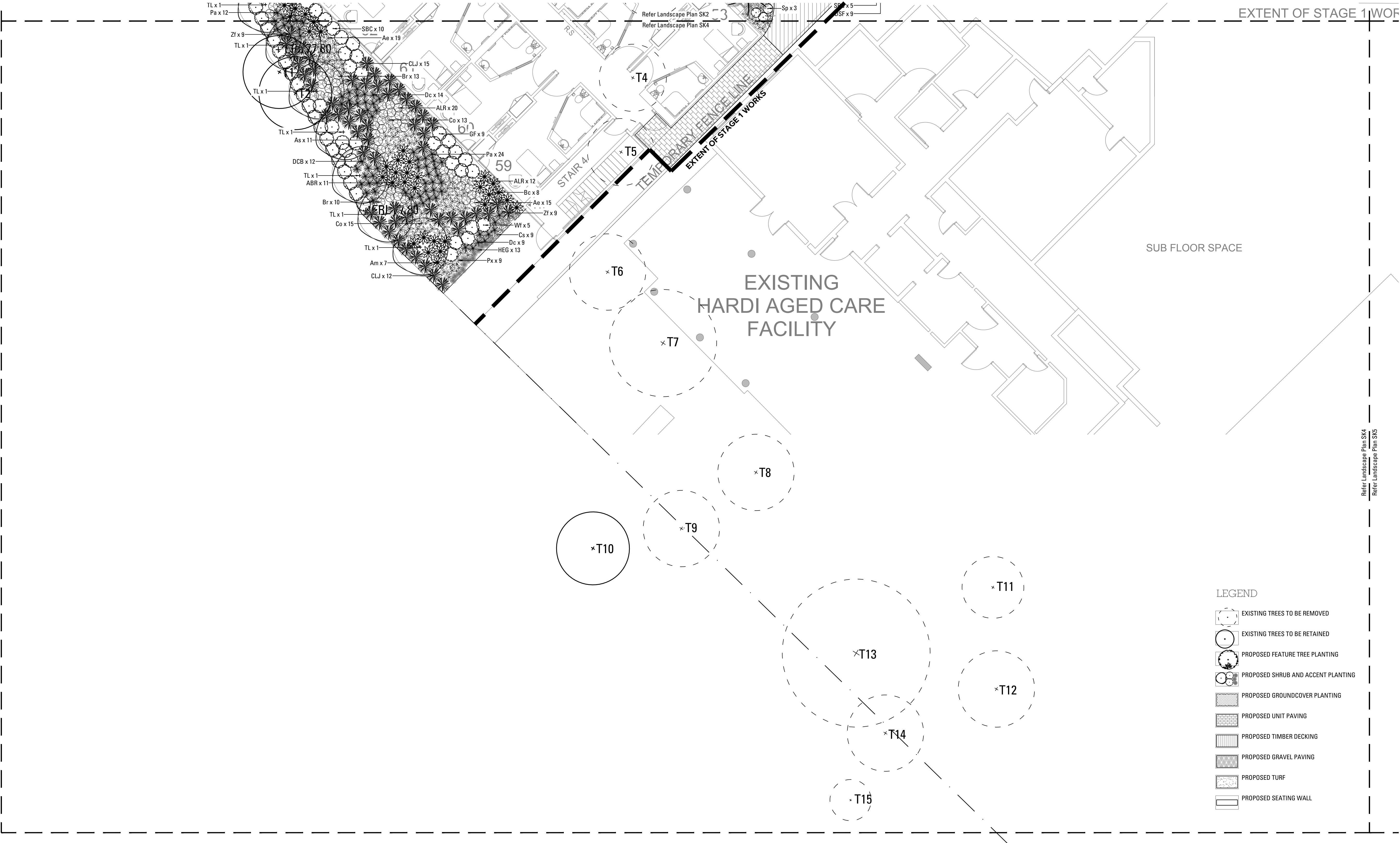
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Issue	Description	Date	Client
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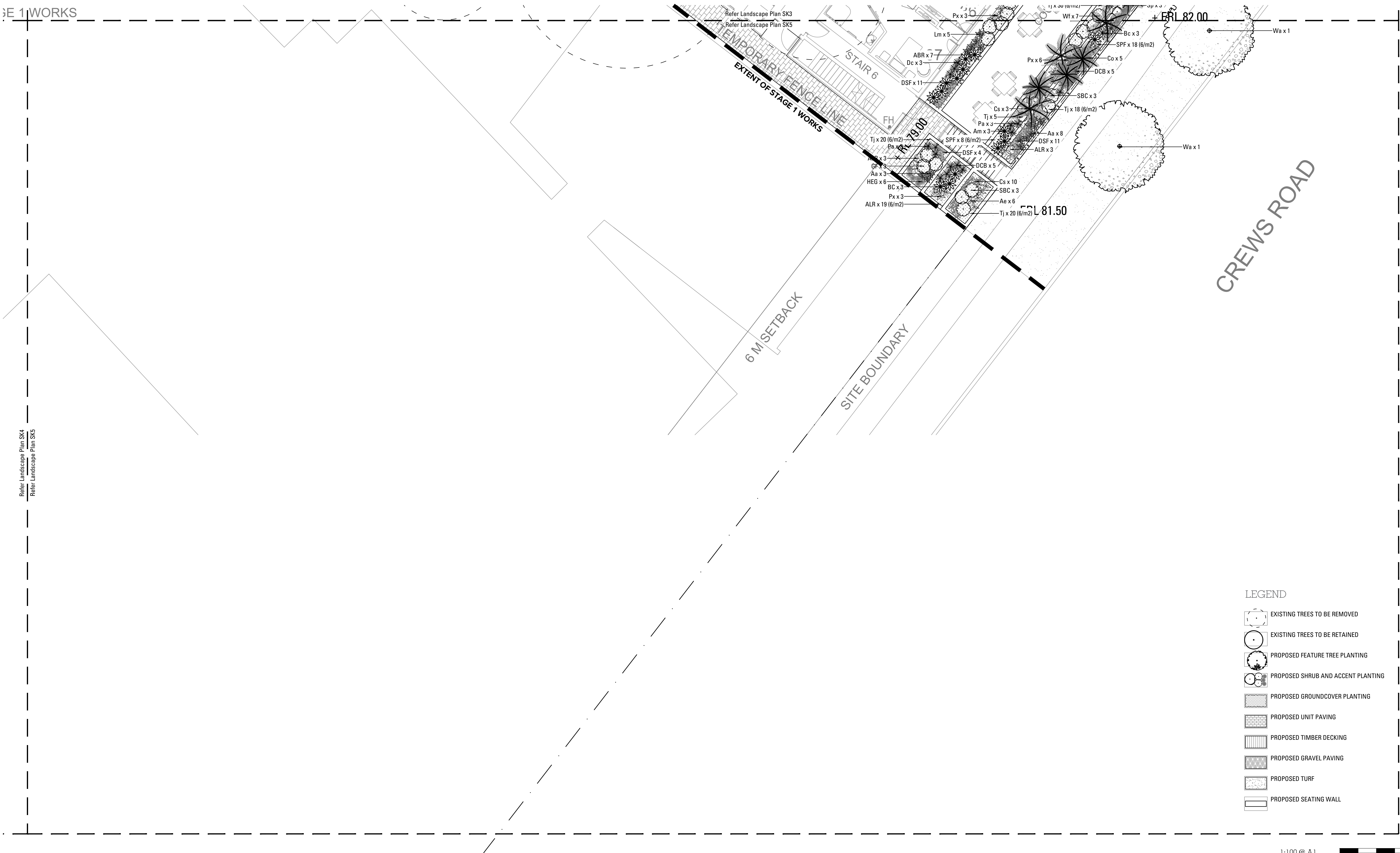




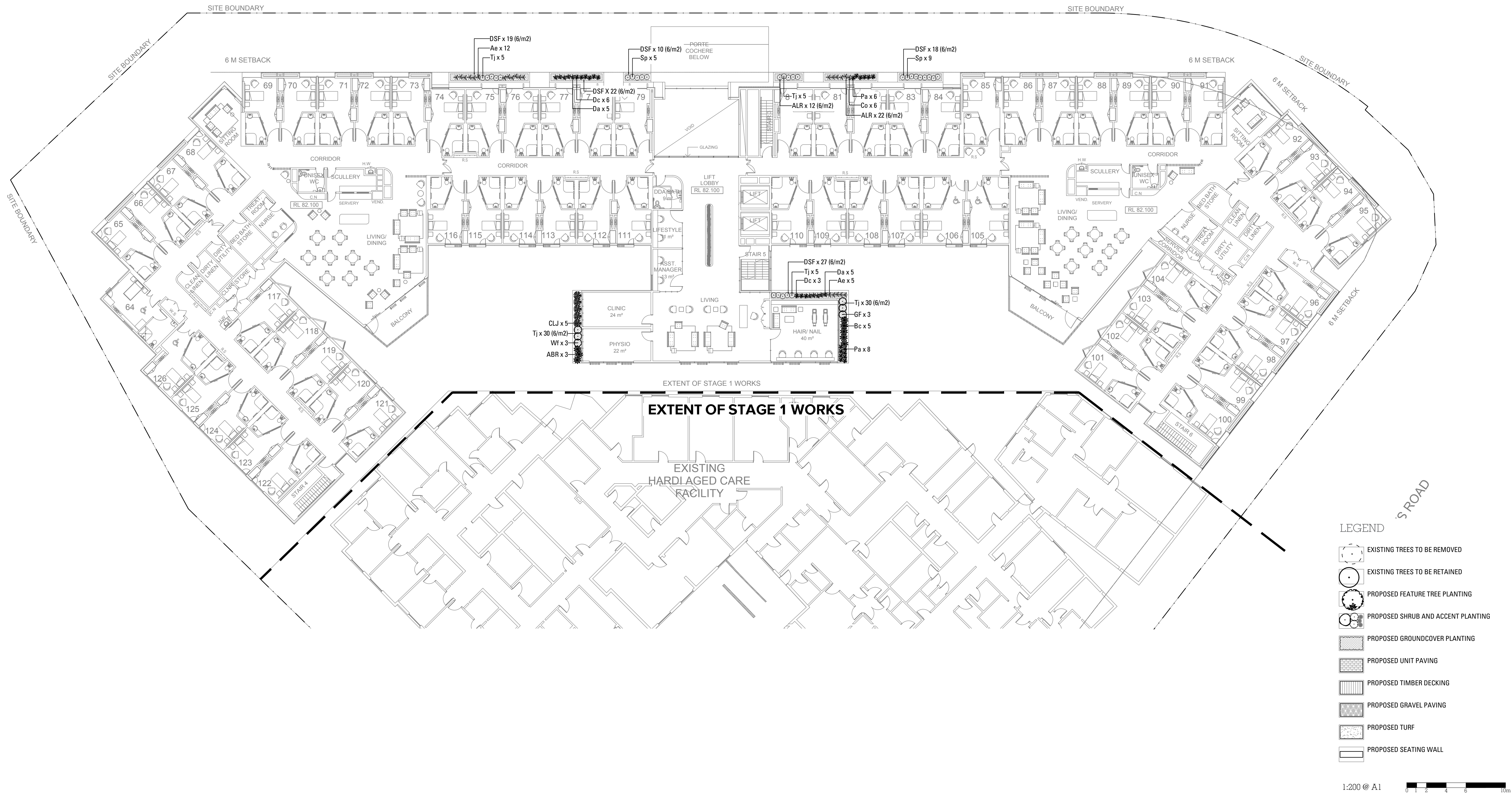


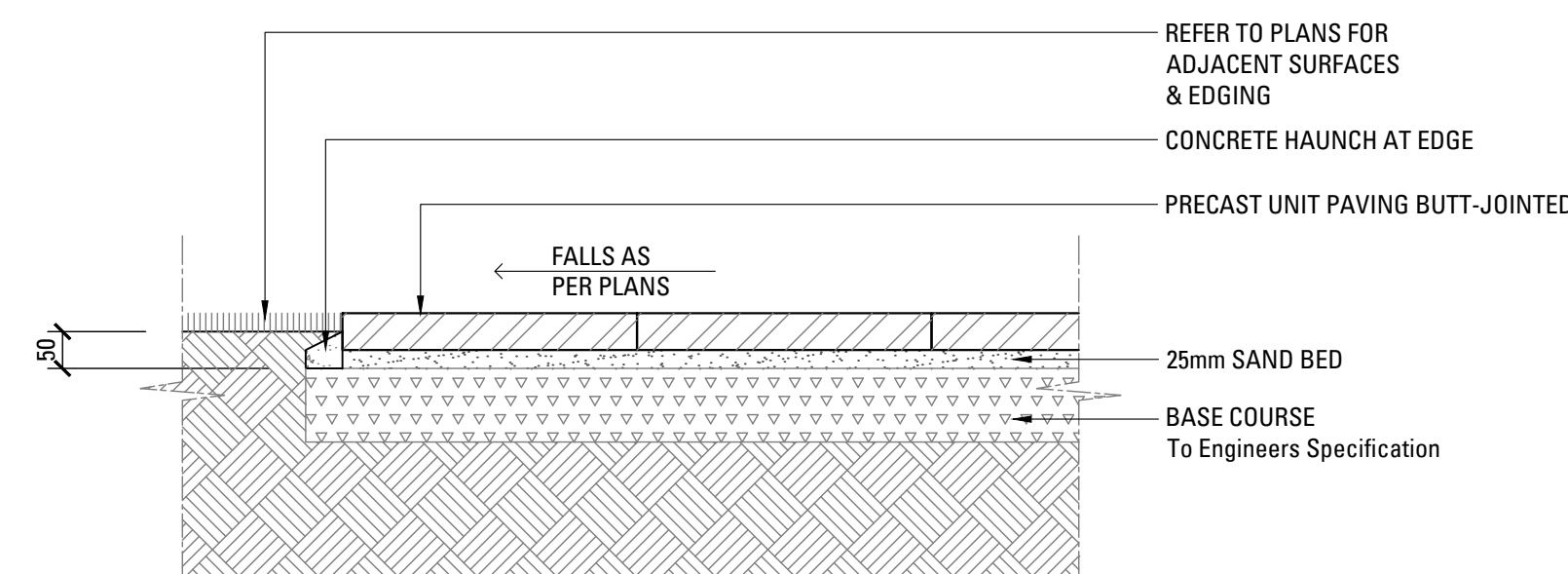
LANDSCAPE PLAN | GROUND LEVEL

SK5

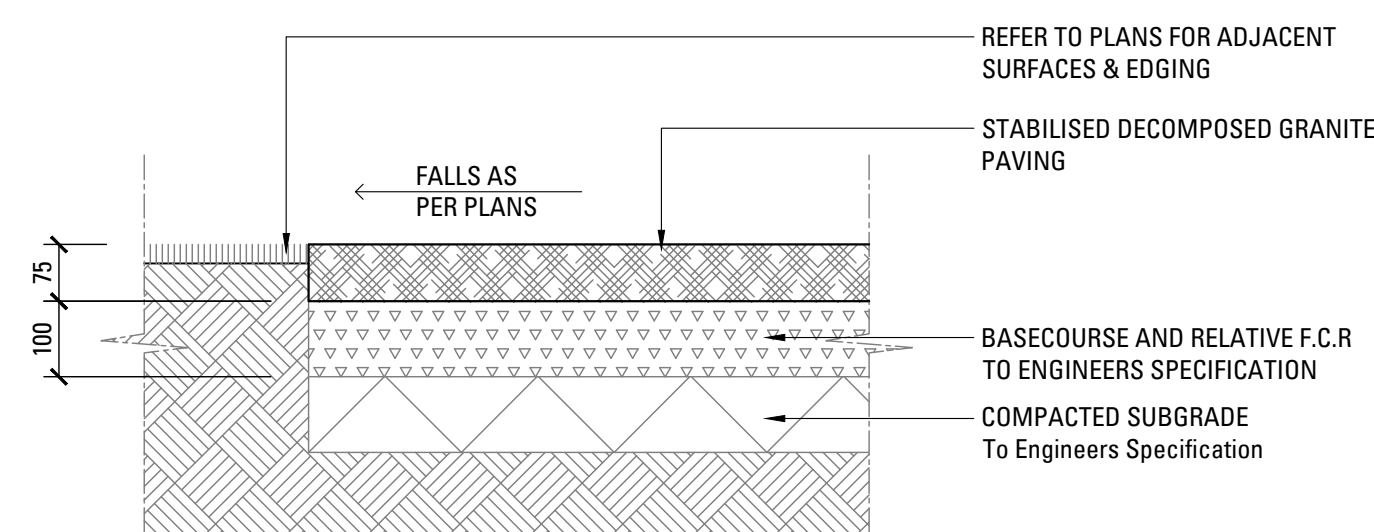


SOLANDER ROAD

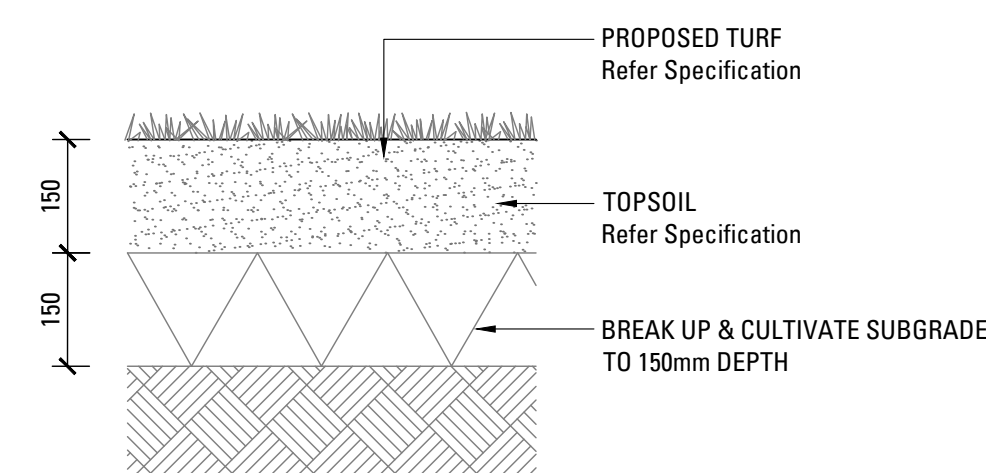




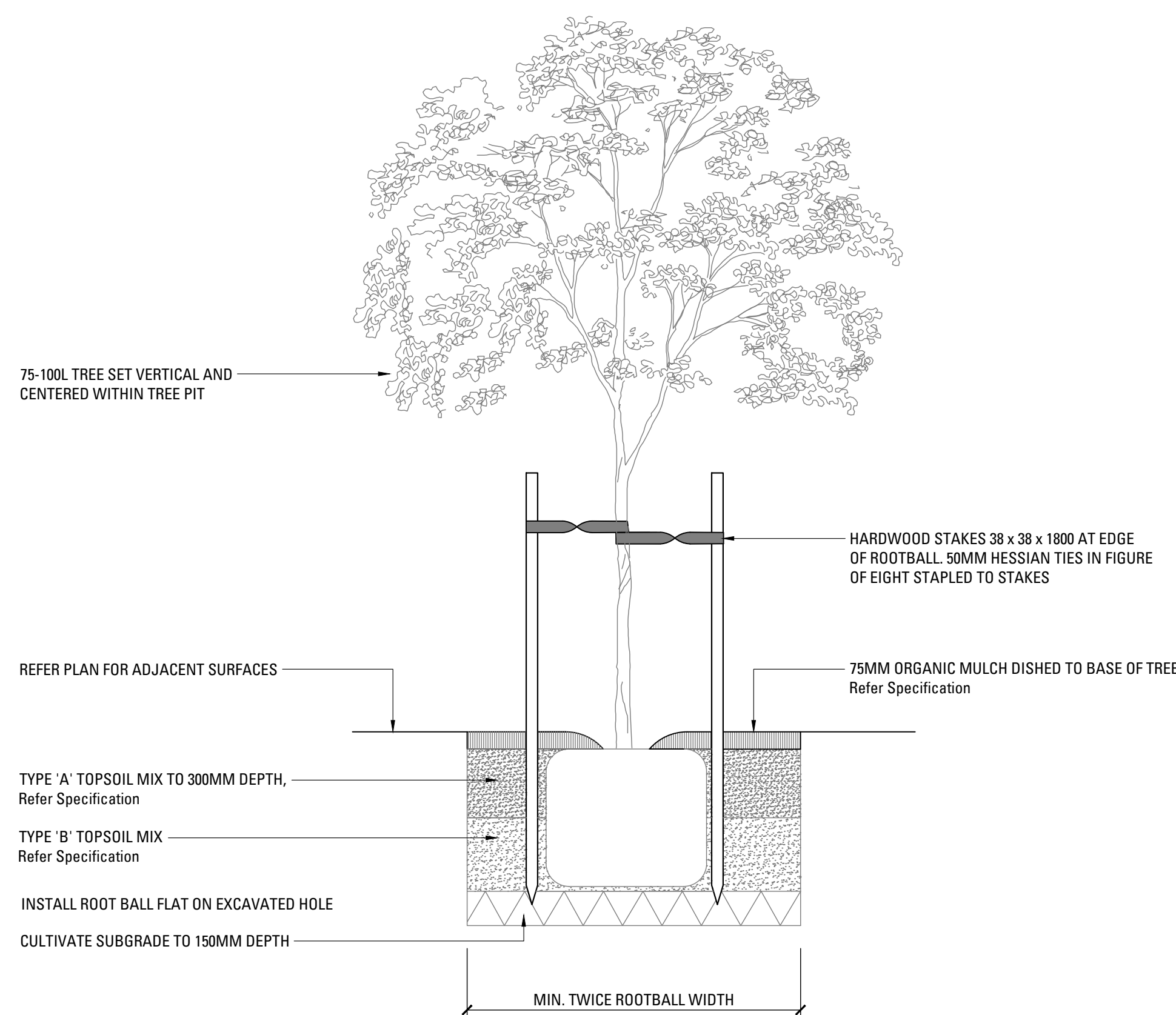
01 UNIT PAVERS ON GRADE
SCALE 1:10



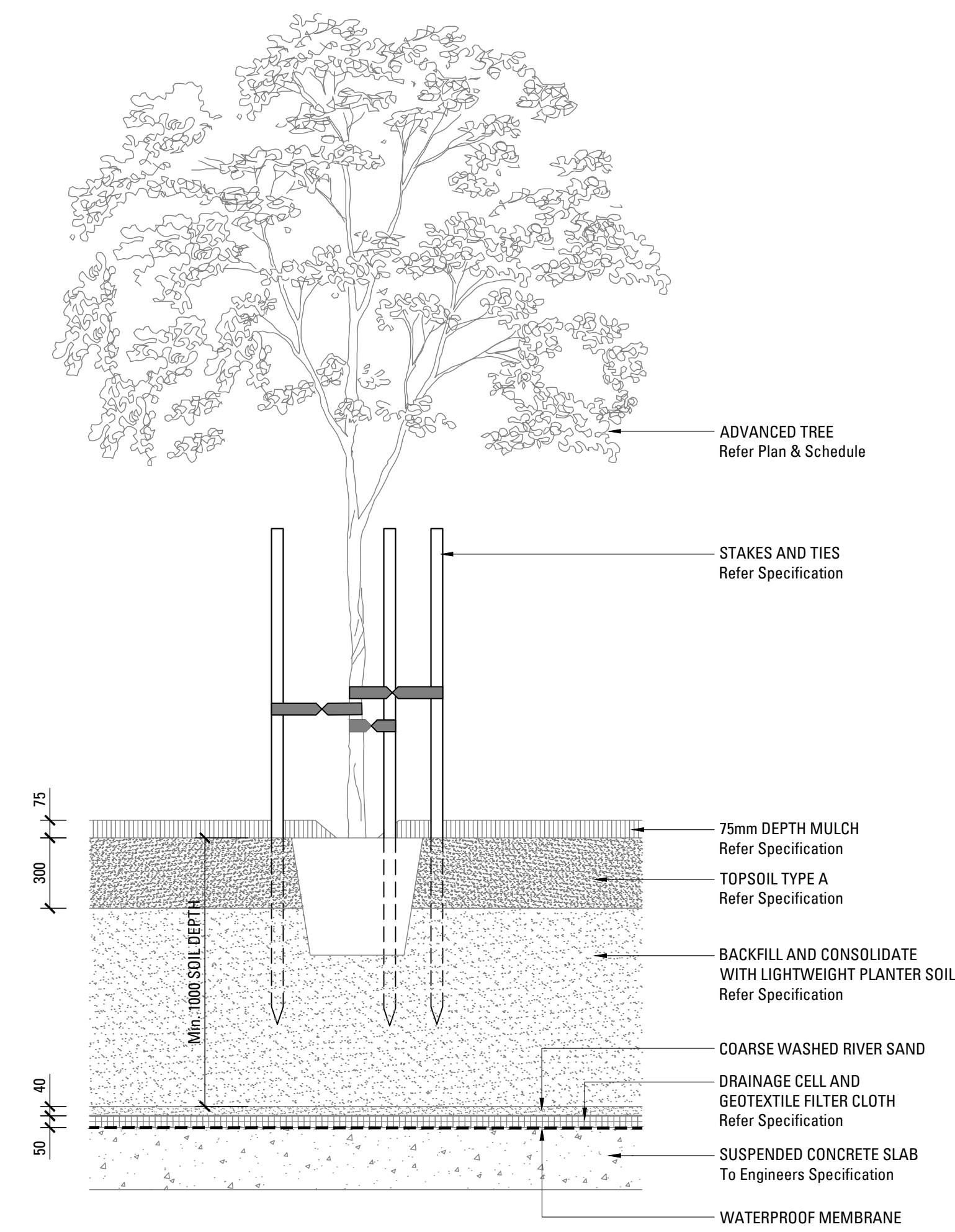
02 DECOMPOSED GRANITE PAVING ON GRADE
SCALE 1:10



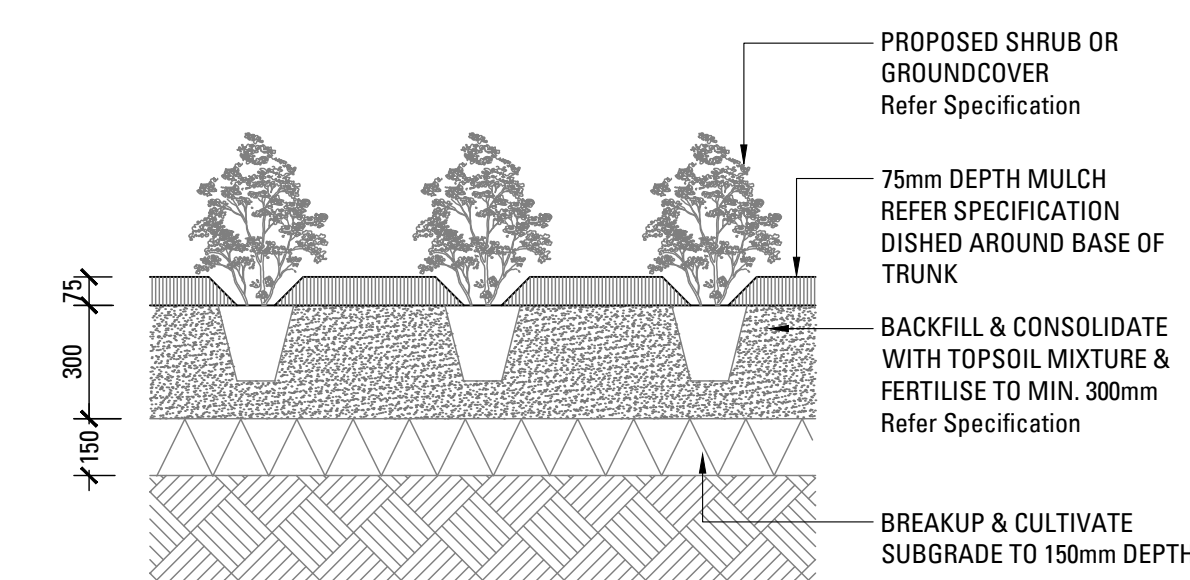
03 TURF ON GRADE
SCALE 1:10



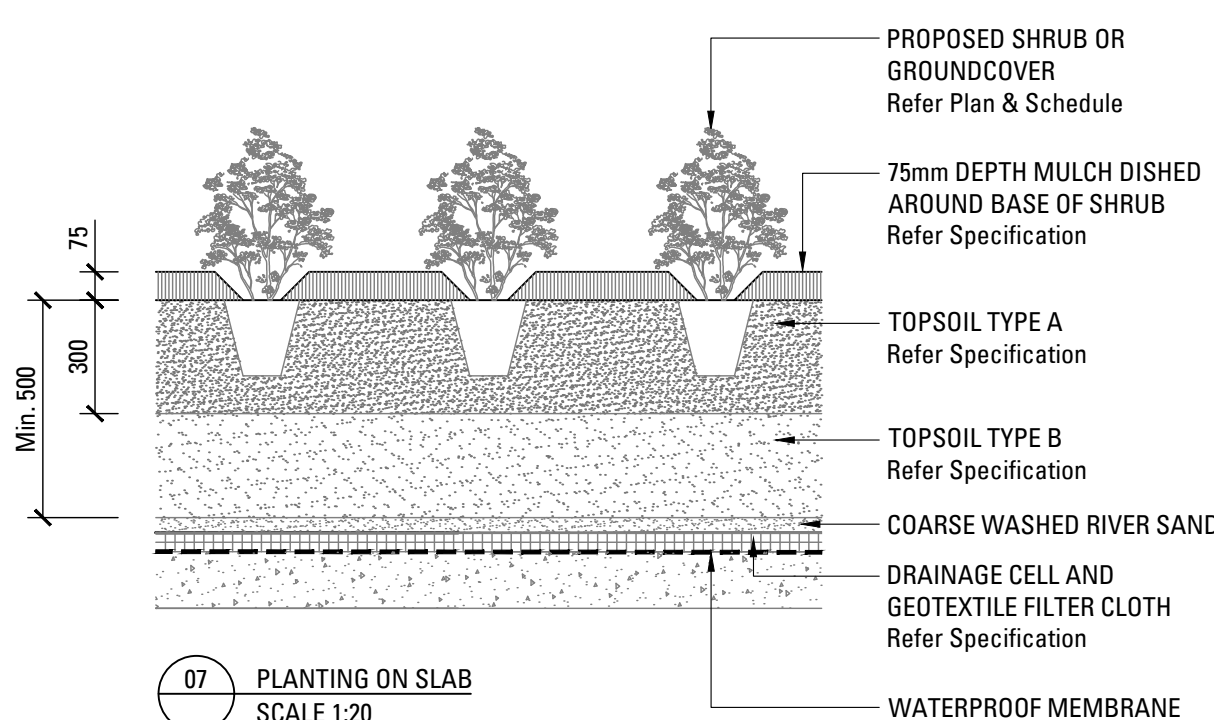
04 TREE PLANTING 75-100L
SCALE 1:20



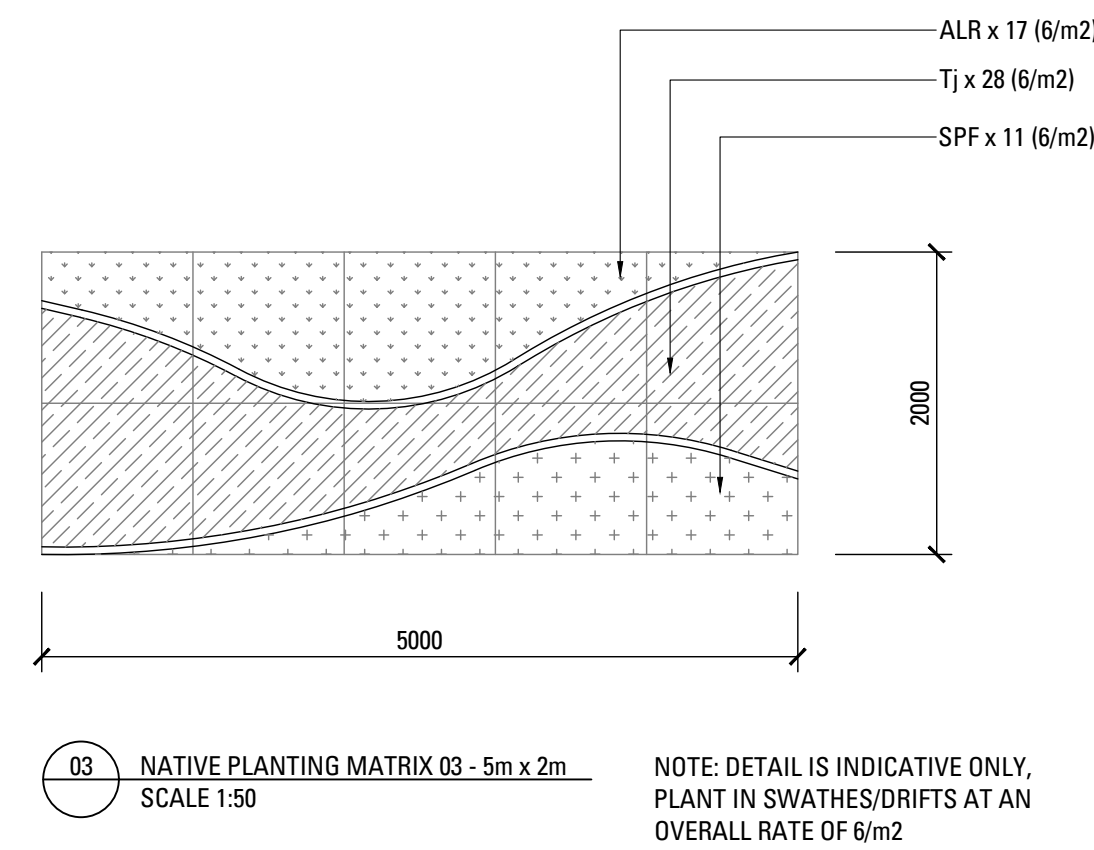
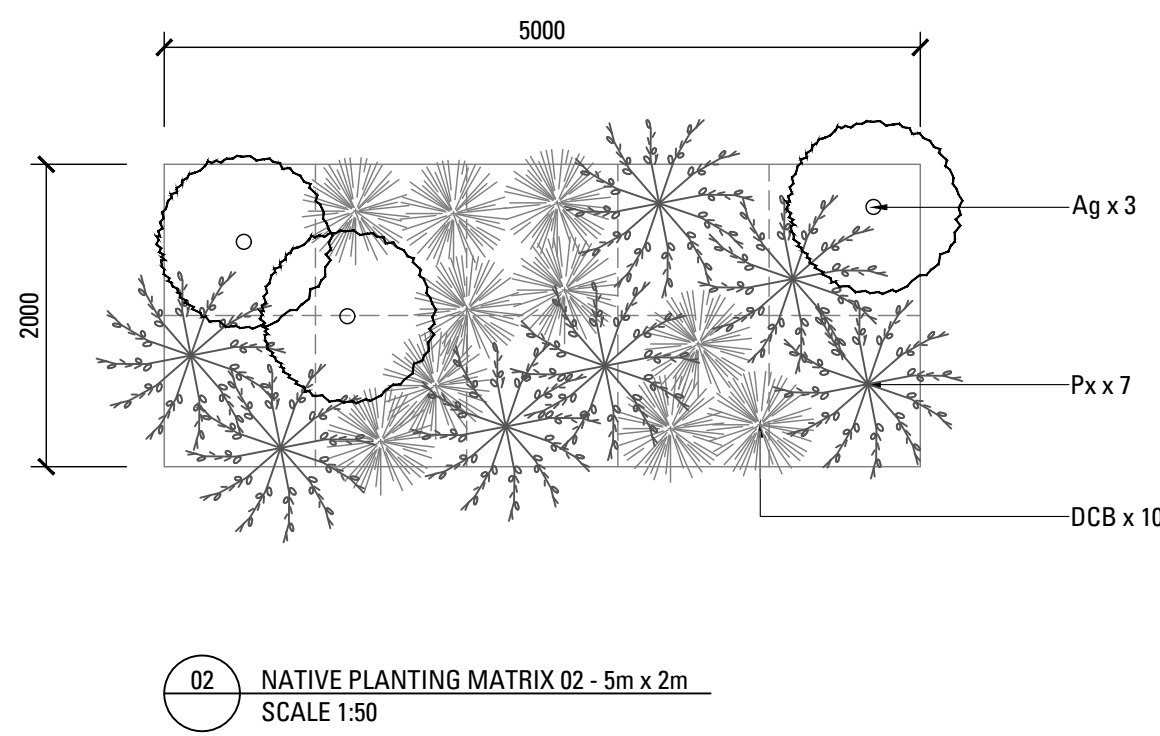
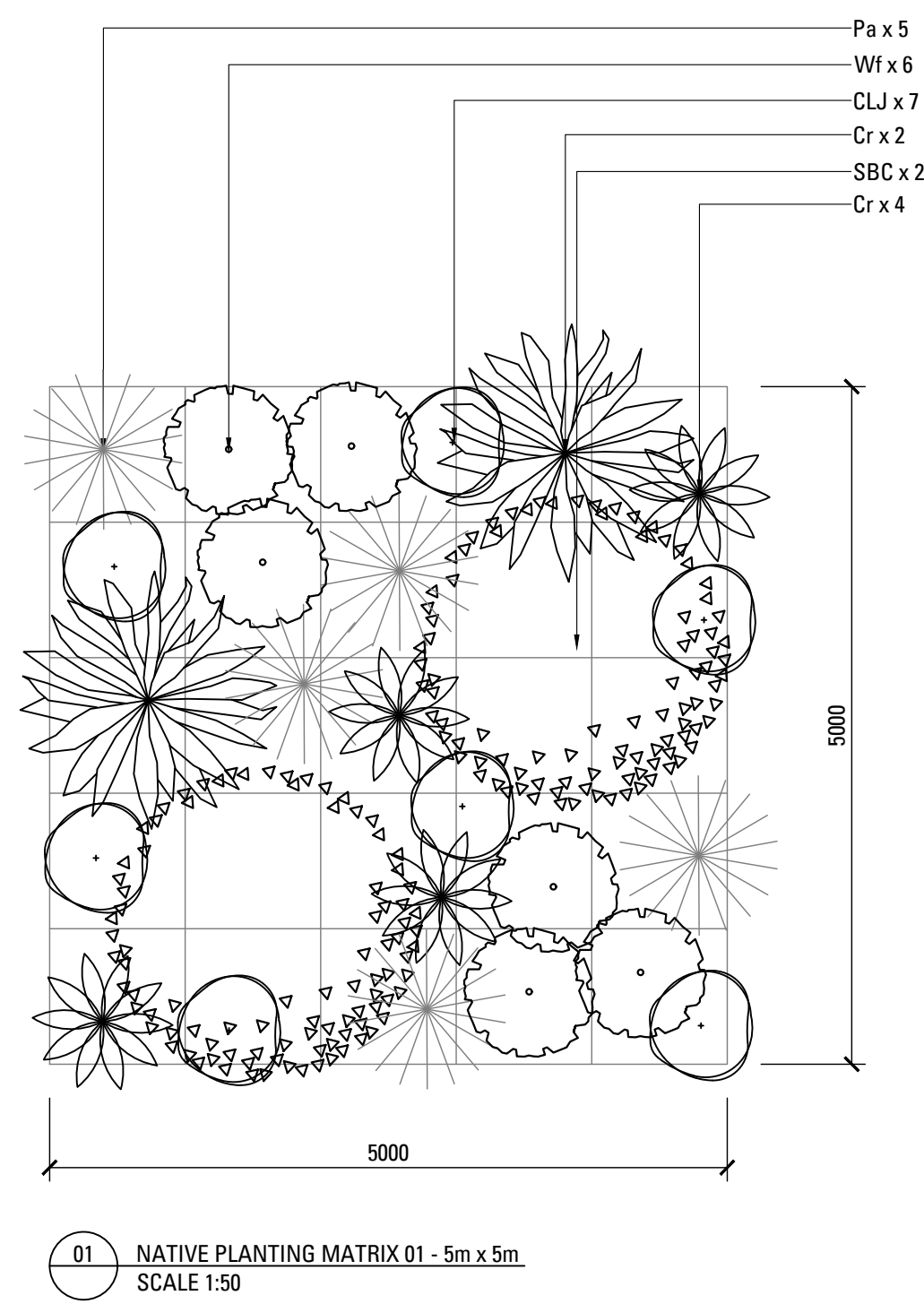
05 TREE PLANTING ON SLAB 75-100L
SCALE 1:20



06 SHRUB OR GROUNDCOVER IN PLANTING BED
SCALE 1:20



07 PLANTING ON SLAB
SCALE 1:20



LANDSCAPE SPECIFICATION NOTES

SERVICES

BEFORE LANDSCAPE WORK IS COMMENCED THE LANDSCAPE CONTRACTOR IS TO ESTABLISH THE POSITION OF ALL SERVICE LINES AND ENSURE TREE PLANTING IS CARRIED OUT AT LEAST 3 METRES AWAY FROM THESE SERVICES. SERVICE LIDS, VENTS AND HYDRANTS SHALL BE LEFT EXPOSED AND NOT COVERED BY ANY LANDSCAPE FINISHES (TURFING, PAVING, GARDEN BEDS ETC.) FINISH ADJOINING SURFACES FLUSH WITH PIT LIDS.

ARBORIST MANAGEMENT OF TREE PROTECTION

A QUALIFIED AND APPROVED ARBORIST IS TO BE CONTRACTED TO UNDERTAKE OR MANAGE THE INSTALLATION OF PROTECTIVE FENCING, AND TO UNDERTAKE SUCH MEASURES AS HE DEEMS APPROPRIATE TO PRESERVE THE SUBJECT TREES TO BE RETAINED. THE ARBORIST IS TO BE RETAINED FOR THE ENTIRE CONTRACT PERIOD TO UNDERTAKE ONGOING MANAGEMENT AND REVIEW OF THE TREES.

DRAINAGE CELL AND FILTER FABRIC

FOR ON-SLAB AREAS INSTALL AN APPROVED 'DRAINAGE CELL' PRODUCT TO COMPREHENSIVELY COVER THE BOTTOM OF ALL PLANTERS. OVER DRAINAGE CELL TO ON-SLAB AREAS, A POLYFELT GEOTEXTILE LINING (AS SUPPLIED BY 'POLYFELT TS' OR APPROVED EQUIVALENT) IS TO BE INSTALLED TO COVER THE BOTTOM OF ALL PLANTERS, TURNED UP 300MM AND TAPED TO THE PLANTER SIDES TO ENSURE SOIL MIX DOES NOT ESCAPE INTO DRAINAGE OUTLETS/HOLES. INSTALL MIN. 50MM COARSE RIVER SAND OVER ALL GEOTEXTILE LINING PRIOR TO INSTALLATION OF SOIL MIX.

PLANTING MIXTURE

SHALL BE HOMOGENOUS BLEND OF SOIL AND ADDITIVES IN THE FOLLOWING PROPORTIONS:
EXISTING SITE SOIL IF SUITABLE OR
IMPORTED TOPSOIL 50%
COMPOST 30%
D/W SAND 20%
SOIL TESTING OF EXISTING SITE SOIL IS TO BE UNDERTAKEN TO ASSESS SUITABILITY OF USE AS PLANTING TOPSOIL AND COMPLIANCE WITH AUSTRALIAN STANDARDS.

MULCH APPLICATION

PLACE MULCH TO THE REQUIRED DEPTH, (REFER TO DRAWINGS) CLEAR OF PLANT STEMS, AND RAKE TO AN EVEN SURFACE FINISHING 25MM BELOW ADJOINING LEVELS. ENSURE MULCH IS WATERED IN AND TAMPED DOWN DURING INSTALLATION.

MULCH TYPE

PINE BARK: FROM MATURE TREES, GRADED IN SIZE FROM 15MM TO 30MM, FREE FROM WOOD SLIVERS. DARK BROWN IN COLOUR AND TEXTURE.

COMPOST

SHALL BE WELL ROTTED VEGETATIVE MATERIAL OR ANIMAL MANURE, OR OTHER APPROVED MATERIAL, FREE FROM HARMFUL CHEMICALS, GRASS AND WEED GROWTH AND WITH NEUTRAL PH. PROVIDE A CERTIFICATE OF PROOF OF PH UPON REQUEST.

PLANT MATERIAL

ALL PLANTS SUPPLIED ARE TO CONFORM WITH THOSE SPECIES LISTED IN THE PLANT SCHEDULE ON THE DRAWINGS. GENERALLY PLANTS SHALL BE VIGOROUS, WELL ESTABLISHED, HARDENED OFF, OF GOOD FORM CONSISTENT WITH SPECIES OR VARIETY, NOT SOFT OR FORCED, FREE FROM DISEASE OR INSECT PESTS WITH LARGE HEALTHY ROOT SYSTEMS AND NO EVIDENCE OF HAVING BEEN RESTRICTED OR DAMAGED. TREES SHALL HAVE A LEADING SHOOT. IMMEDIATELY REJECT DRIED OUT, DAMAGED OR UNHEALTHY PLANT MATERIAL BEFORE PLANTING. ALL STOCK IS TO BE CONTAINER GROWN FOR A MINIMUM OF SIX (6) MONTHS PRIOR TO DELIVERY TO SITE

FERTILISER MASS PLANTING AREAS:

FERTILISER SHALL BE 'NUTRICOTE' OR APPROVED EQUIVALENT IN GRANULE FORM INTENDED FOR SLOW RELEASE OF PLANT NUTRIENTS OVER A PERIOD OF APPROXIMATELY NINE MONTHS. THOROUGHLY MIX FERTILISER WITH PLANTING MIXTURE AT THE RECOMMENDED RATE, PRIOR TO INSTALLING PLANTS.

TURF

SHALL BE SIR WALTER BUFFALO. SHIRLEYS NO. 17 OR APPROVED EQUAL LAWN FOOD SHALL BE THOROUGHLY MIXED INTO THE TOPSOIL PRIOR TO PLACING TURF.

TREES IN GRASS AND SUPER ADVANCED TREES:

PELLETS SHALL BE IN THE FORM INTENDED TO UNIFORMLY RELEASE PLANT FOOD ELEMENTS FOR A PERIOD OF APPROXIMATELY NINE MONTHS EQUAL TO SHIRLEYS KOKEI PELLETS, ANALYSIS 6.3:1.8:2.9. KOKEI PELLETS SHALL BE PLACED AT THE TIME OF PLANTING TO THE BASE OF THE PLANT, 50MM MINIMUM FROM THE ROOT BALL AT A RATE OF TWO PELLETS PER 300MM OF TOP GROWTH TO A MAXIMUM OF 8 PELLETS PER TREE.

STAKING AND TYING

STAKES SHALL BE STRAIGHT HARDWOOD, FREE FROM KNOTS AND TWISTS, POINTED AT ONE END AND

SIZED ACCORDING TO SIZE

OF PLANTS TO BE STAKED.

- A. 5-15 LITRE SIZE PLANT 1X(1200X25X25MM)
 - B. 35-75 LITRE SIZE PLANT 2X(1500X38X38MM)
 - C. 100-GREATER THAN 200LITRE 3X(1800X50X50MM)
- TIES SHALL BE 50MM WIDE HESSIAN WEBBING OR APPROVED EQUIVALENT NAILED OR STAPLED TO STAKE. DRIVE STAKES A MINIMUM ONE THIRD OF THEIR LENGTH, AVOIDING DAMAGE TO THE ROOT SYSTEM, ON THE WINDWARD SIDE OF THE PLANT.

IRRIGATION SYSTEM

SUPPLY AN AUTOMATIC WATERING SYSTEM USING 'TORO IRRIGATION SYSTEM' OR SIMILAR APPROVED, WITH MICRO-JET SPRINKLER HEADS AND LOW DENSITY, RUBBER MODIFIED POLYPROPYLENE RETICULATION, TO INCLUDE FILTERS, BENDS JUNCTIONS, ENDS AND OTHER ANCILLARY EQUIPMENT. THE LANDSCAPER SHALL NOMINATE HIS SOURCE OF SUPPLY FOR THE WATERING SYSTEM AND OBTAIN APPROVAL FROM THE SUPERINTENDENT BEFORE PLACING ORDERS FOR EQUIPMENT OR SUPPLY.

A SCHEMATIC PLAN OF THE PROPOSED IRRIGATION SYSTEM IS TO BE PREPARED BY THE CONTRACTOR, SHOWING SOLENOIDS, PIPE DIAMETERS, AND ALL NOZZLE AND TRICKLE ATTACHMENT TYPES (INCLUDING SPRAY/HEAD ANGLE), FOR REVIEW BY THE SUPERINTENDENT PRIOR TO INSTALLATION

THE CONTRACTOR IS TO LIASE WITH THE HYDRAULIC ENGINEER AND COUNCIL AS NECESSARY, TO ENSURE THE THE IRRIGATION SYSTEM CONFORMS WITH ALL THE COUNCIL AND WATER BOARD CODES AND REQUIREMENTS.

PROVIDE AN AUTOMATIC CONTROLLER THAT PROVIDES FOR TWO WEEK SCHEDULING AND HOURLY MULTI-CYCLE OPERATION. THE CONTROLLER SHALL MANUAL OVERRIDE. PROGRAMMING SHALL BE UNDERTAKEN BY THE CONTRACTOR WHO SHALL ADVISE ON THE OPERATION OF THE SYSTEM.

PROVISION OF SECURE HOUSING FOR THE AUTOMATIC IRRIGATION CONTROLLER TO BE LOCATED IN ASSOCIATION WITH THE LANDSCAPE CONTRACTOR AND LOCATION CONFIRMED BY THE SUPERINTENDENT. WIRING TO CONNECT REMOTE SOLENOID LOCATIONS IS TO BE PROVIDED. THE CONTROLLER SHALL BE LOCATED IN A DRY PLACE, PROTECTED FROM THE WEATHER, AND ALL CABLE CONNECTIONS SHALL BE MADE WITH WATERPROOF CONNECTORS.

WATER SUPPLY POINTS TO BE SUPPLIED BY BUILDER.

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE AND GUARANTEE SATISFACTORY OPERATION OF THE IRRIGATION SYSTEM.

AFTER THE SYSTEM HAS BEEN INSTALLED TO THE SATISFACTION OF THE SUPERINTENDENT, THE INSTALLATION SHALL BE TESTED UNDER KNOWN WORKING CONDITIONS. ACCEPTANCE OF THE INSTALLED PLANT AND EQUIPMENT SHALL BE SUBJECT TO THESE BEING SATISFACTORY.

TREATED PINE TIMBER EDGING

TIMBER EDGE: 100 X 25MM CCA TREATED RADIATA PINE TIMBER STAKES: 50 X 50 X 500MM CCA TREATED RADIATA PINE-SHARPENED AT ONE END. INSTALL IN LOCATIONS SHOWN ON THE DRAWINGS FLUSH TO FINISHED SURFACE LEVELS.

TURF

TURF ALL LANDSCAPE AREAS AS SHOWN ON THE LANDSCAPE DRAWINGS. TURF IS TO HAVE AN EVEN THICKNESS OF NOT LESS THAN 25MM. OBTAIN TURF FROM AN APPROVED GROWER. FURNISH A WARRANTY FROM THE GROWER THAT THE TURF IS FREE FROM WEEDS AND OTHER FOREIGN MATTER. DELIVER TURF TO THE SITE WITHIN 24 HOURS OF BEING CUT, AND LAY IT WITHIN 24 HOURS OF BEING DELIVERED.

TO PREPARE GRADED AREAS TO RECEIVE TURF, EXCAVATE THE AREA AND CULTIVATE SO AS TO ALLOW FOR IMPORTING OF 100MM OF TURF UNDERLAY SOIL. REMOVE ALL STONES OVER 50MM Ø AND REMOVE ALL WEEDS AND FOREIGN MATTER. SPREAD SOIL MIX A.B.S TO A DEPTH OF 100MM AND GRADE TO APPROPRIATE LEVELS TO ACHIEVE GENERAL EVEN GRADES TO DRAINAGE OUTLETS INSTALLED BY OTHERS.

LAY THE TURF ALONG THE LAND CONTOURS WITH STAGGERED, CLOSE BUTTED JOINTS, SO THAT THE FINISHED TURF SURFACE IS FLUSH WITH ADJACENT FINISHED SURFACES OF PAVING AND THE LIKE. AS SOON AS PRACTICABLE AFTER LAYING, ROLL THE TURF WITH A ROLLER WEIGHING NOT MORE THAN 90KG PER METRE OF WIDTH FOR SANDY OR LIGHT SOILS.

WATER AS NECESSARY TO KEEP THE SOIL MOIST TO A DEPTH OF 100MM. PROTECT NEWLY TURFED AREAS AGAINST TRAFFIC UNTIL GRASS IS ESTABLISHED. FERTILISE TWO WEEKS AFTER LAYING FERTILISE A.B.S

'TOP DRESS' THE TURF WHEN IT IS ESTABLISHED TO A DEPTH OF 10MM WITH COARSE WASHED RIVER SAND. RUB THE DRESSING WELL INTO THE JOINTS AND CORRECT ANY UNEVENNESS IN THE TURF SURFACES.

LANDSCAPE MAINTENANCE PROGRAM

MAINTENANCE SHALL MEAN THE CARE AND MAINTENANCE OF THE LANDSCAPE WORKS BY ACCEPTED HORTICULTURAL PRACTICE AS RECTIFYING ANY DEFECTS THAT BECOME APPARENT IN THE LANDSCAPE WORKS UNDER NORMAL USE. THIS SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO, WATERING, MOWING, FERTILISING, RESEEDING, RETURFING, WEEDING, PEST AND DISEASE CONTROL, STAKING AND TYING, REPLANTING, CULTIVATION, PRUNING, AERATING, RENOVATING, TOP DRESSING, MAINTAINING THE SITE IN A NEAT AND TIDY CONDITION AS FOLLOWS:-

GENERAL

THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE WORKS FOR THE TERM OF THE MAINTENANCE (OR PLANT ESTABLISHMENT) PERIOD TO THE SATISFACTION OF THE COUNCIL. THE LANDSCAPE CONTRACTOR SHALL ATTEND TO THE SITE ON A WEEKLY BASIS. THE MAINTENANCE PERIOD SHALL COMMENCE AT PRACTICAL COMPLETION AND CONTINUE FOR A PERIOD OF TWENTY SIX (26) WEEKS.

WATERING

GRASS, TREES AND GARDEN AREAS SHALL BE WATERED REGULARLY SO AS TO ENSURE CONTINUOUS HEALTHY GROWTH.

RUBBISH REMOVAL

DURING THE TERM OF THE MAINTENANCE PERIOD THE LANDSCAPE CONTRACTOR SHALL REMOVE RUBBISH THAT MAY OCCUR AND REOCCUR THROUGHOUT THE MAINTENANCE PERIOD. THIS WORK SHALL BE CARRIED OUT REGULARLY SO THAT AT WEEKLY INTERVALS THE AREA MAY BE OBSERVED IN A COMPLETELY CLEAN AND TIDY CONDITION.

REPLACEMENTS

THE LANDSCAPE CONTRACTOR SHALL REPLACE ALL PLANTS THAT ARE MISSING, UNHEALTHY OR DEAD AT THE LANDSCAPE CONTRACTOR'S COST. REPLACEMENTS SHALL BE OF THE SAME SIZE, QUALITY AND SPECIES AS THE PLANT THAT HAS FAILED UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT. REPLACEMENTS SHALL BE MADE ON A CONTINUING BASIS NOT EXCEEDING TWO (2) WEEKS AFTER THE PLANT HAS DIED OR IS SEEN TO BE MISSING.

STAKES AND TIES

THE LANDSCAPE CONTRACTOR SHALL REPLACE OR ADJUST PLANT STAKES, AND TREE GUARDS AS NECESSARY OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. REMOVE STAKES AND TIES AT THE END OF THE MAINTENANCE PERIOD IF SO DIRECTED.

PRUNING

TREES AND SHRUBS SHALL BE PRUNED AS DIRECTED BY THE LANDSCAPE ARCHITECT. PRUNING WILL BE DIRECTED AT THE MAINTENANCE OF THE DENSE FOLIAGE OR MISCELLANEOUS PRUNING AND BENEFICIAL TO THE CONDITION OF THE PLANTS. ANY DAMAGED GROWTH SHALL BE PRUNED. ALL PRUNED MATERIAL SHALL BE REMOVED FROM THE SITE.

MULCHED SURFACES

ALL MULCHED SURFACES SHALL BE MAINTAINED IN A CLEAN AND TIDY CONDITION AND BE REINSTATED IF NECESSARY TO ENSURE THAT A DEPTH OF 75MM IS MAINTAINED. ENSURE MULCH IS KEPT CLEAR OF PLANT STEMS AT ALL TIMES.

PEST AND DISEASED CONTROL

THE LANDSCAPE CONTRACTOR SHALL SPRAY AGAINST INSECT AND FUNGUS INFESTATION WITH ALL SPRAYING TO BE CARRIED OUT IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS. REPORT ALL INSTANCES OF PESTS AND DISEASES (IMMEDIATELY THAT THEY ARE DETECTED) TO THE LANDSCAPE ARCHITECT.

GRASS AND TURF AREAS

THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL GRASS AND TURF AREAS BY WATERING, WEEDING, DRESSING, ROLLING, MOWING, TRIMMING OR OTHER OPERATIONS AS NECESSARY. SEED AND TURF SPECIES SHALL BE THE SAME AS THE ORIGINAL SPECIFIED MIXTURE. GRASS AND TURF AREAS SHALL BE SPRAYED WITH APPROVED SELECTIVE HERBICIDE AGAINST BROAD LEAFED WEEDS AS REQUIRED BY THE LANDSCAPE ARCHITECT AND IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS. GRASS AND TURF AREAS SHALL BE FERTILISED ONCE A YEAR IN AUTUMN WITH 'DYNAMIC LIFTER' FOR LAWNS AT A RATE OF 20KG PER 100M2. FERTILISER SHALL BE WATERED IN IMMEDIATELY AFTER APPLICATION. IRREGULARITIES IN THE GRASS AND TURF SHALL BE WATERED IN IMMEDIATELY AFTER APPLICATION. GRASS AND TURF AREAS SHALL BE KEPT MOWN TO MAINTAIN A HEALTHY AND VIGOROUS SWARD. MOWING HEIGHT: 30-50MM.

WEED ERADICATION

ERADICATE WEEDS BY ENVIRONMENTALLY ACCEPTABLE METHODS USING A NON-RESIDUAL GLYPHOSATE HERBICIDE (EG. 'ROUNDUP') IN ANY OF ITS REGISTERED FORMULAE, AT THE RECOMMENDED MAXIMUM RATE. REGULARLY REMOVE BY HAND, WEED GROWTH THAT MAY OCCUR OR RECUR THROUGHOUT GRASSED, PLANTED AND MULCHED AREAS. REMOVE WEED GROWTH FROM AN AREA 750MM DIAMETER AROUND THE BASE OF TREES IN GRASSED AREAS. CONTINUE ERADICATION THROUGHOUT THE COURSE OF THE WORKS AND DURING THE MAINTENANCE PERIOD.

SOIL SUBSIDENCE

ANY SOIL SUBSIDENCE OR EROSION WHICH MAY OCCUR AFTER THE SOIL FILLING AND PREPARATION OPERATIONS SHALL BE MADE GOOD BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE CLIENT.

NOTE:

THIS DETAIL SURVEY IS NOT A "LAND SURVEY" AS DEFINED BY THE SURVEYING AND SPATIAL INFORMATION ACT, 2002. IF ANY CONSTRUCTION OR DESIGN WORK, WHICH RELIES ON CRITICAL SETBACKS FROM THE STREET OR BOUNDARIES IS PLANNED, IT WOULD BE IMPERATIVE TO CARRY OUT FURTHER SURVEY WORK TO DETERMINE THE BOUNDARY DIMENSIONS.

PRIOR TO ANY CONSTRUCTION WORK, SURVEY MARKS SHOULD BE PLACED TO DEFINE THE PROPERTY BOUNDARIES.

SERVICES SHOWN ARE INDICATIVE ONLY. POSITIONS ARE BASED ON SURFACE INDICATOR(S) LOCATED DURING FIELD SURVEY. CONFIRMATION OF THE EXACT POSITION SHOULD BE MADE PRIOR TO ANY EXCAVATION WORK. OTHER SERVICES MAY EXIST WHICH ARE NOT SHOWN.

LEVELS ARE BASED ON AUSTRALIAN HEIGHT DATUM (AHD) USING PM 7353 WITH RL 74.212 (AHD).

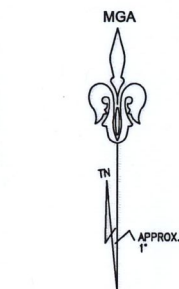
RIDGE & GUTTER HEIGHTS HAVE BEEN OBTAINED BY INDIRECT METHOD AND ARE ACCURATE TO $\pm 0.05m$.

CONTOURS SHOWN DEPICT THE TOPOGRAPHY. EXCEPT AT SPOT LEVELS SHOWN THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT. THE SPOT LEVELS ARE TRUE FOR THEIR POSITION, AND ARE INTENDED TO BE USEFUL TO REPRESENT THE GENERAL TERRAIN. CARE SHOULD BE TAKEN IF EXTRAPOLATING.

(E) EASEMENT FOR ELECTRICITY PURPOSES (T132637) COVENANT (H966328)

TITLE DIMENSION HAVE BEEN ADOPTED FOR LOT 58 IN DP 29947.

BOUNDARIES HAVE NOT BEEN LOCATED BY SURVEY. THE BOUNDARIES SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM THE TITLE DEPOSITED PLAN AND ARE APPROXIMATE RELATIVE TO THE DETAIL SURVEY.



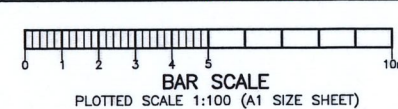
LEGEND

BENCH MARK	▲
TELSTRA PIT	TEL
ELECTRIC LIGHT POLE	LP
POWER POLE	PP
SIGN POST	SP
SEWER INSPECTION PIT	SIP
SEWER VENT	SEWER
MANHOLE	MH
SEWER MANHOLE	SMH
STOP VALVE	SV
WATER HYDRANT	HYD
WATER METER	WM
GAS METER	GM
STATE SURVEY MARK	SSM

NOTE:
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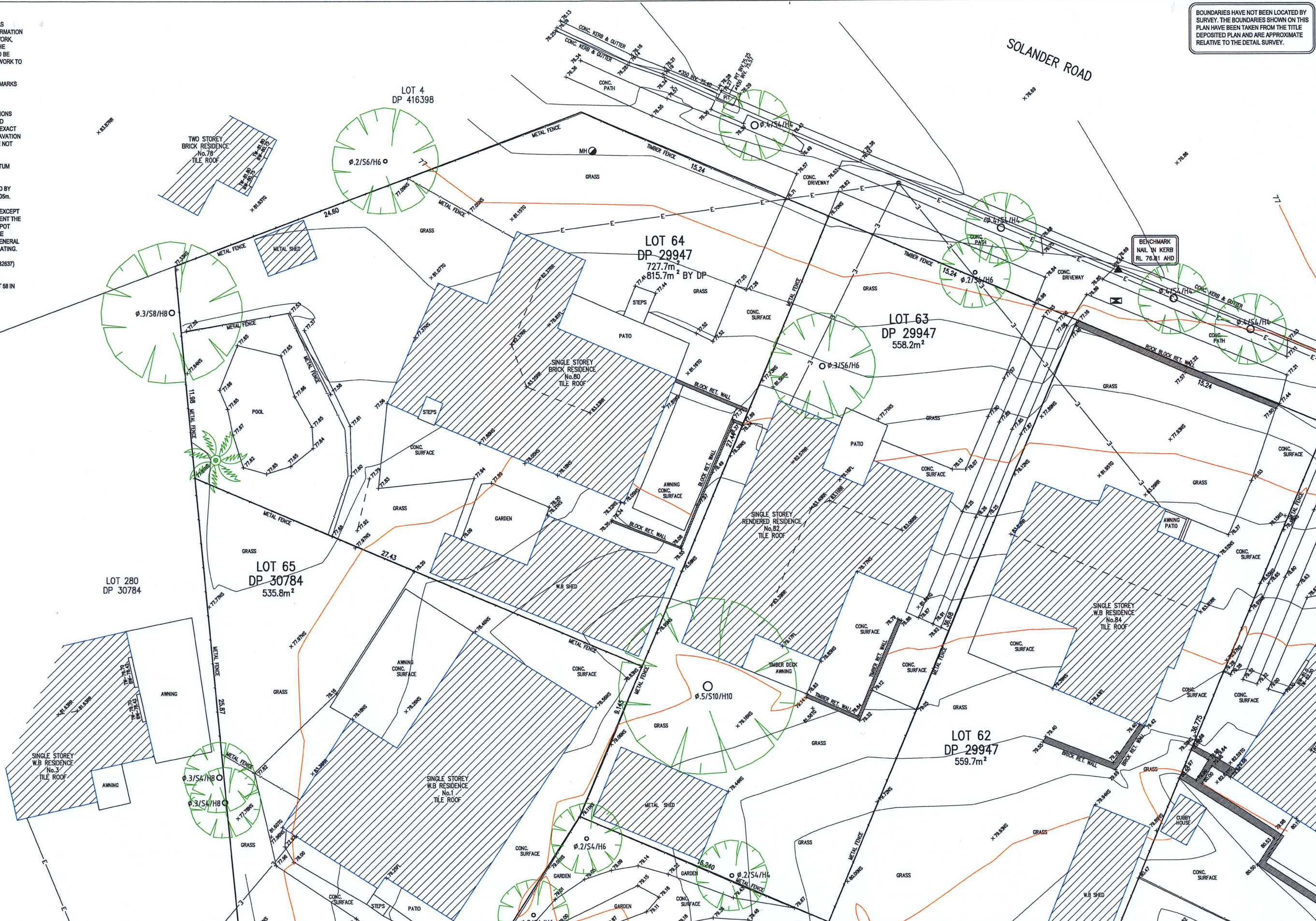
REVISION No.	REVISION DATE:	COMMENT:

LEGEND:
EC - EDGE OF CONCRETE
TK - TOP OF KERB
TW - TOP OF WINDOW
BW - BOTTOM OF WINDOW
TG - TOP OF GUTTER
RR - ROOF RIDGE
FL - FLOOR LEVEL
INV - INVERT LEVEL
Ø4/S10/H10 - DIAMETER/SPREAD/HEIGHT



SHOWING DETAIL & LEVELS OVER LOTS 58-64 IN DP 29947, LOT 65 IN DP 30784 & LOT 5 IN DP 630908
CLIENT: FDC CONSTRUCTION & FITOUT Pty Ltd
PROJECT: SEVEN HILLS
ADDRESS: SOLANDER ROAD, CREWS ROAD & BERNICE STREET, SEVEN HILLS

JOB No.: 181993
PLAN No.: 181993_A
DATE: 21/09/2018
DRAWN: RB
CHK: GS
LGA: BLACKTOWN
DATUM: AHD
SCALE: 1:100@A1
CONT. INTERVAL: 0.50m
SHEET 1 OF 6



NOTE:

THIS DETAIL SURVEY IS NOT A "LAND SURVEY" AS DEFINED BY THE SURVEYING AND SPATIAL INFORMATION ACT, 2002. IF ANY CONSTRUCTION OR DESIGN WORK, WHICH RELIES ON CRITICAL SETBACKS FROM THE STREET OR BOUNDARIES IS PLANNED, IT WOULD BE IMPERATIVE TO CARRY OUT FURTHER SURVEY WORK TO DETERMINE THE BOUNDARY DIMENSIONS.

PRIOR TO ANY CONSTRUCTION WORK, SURVEY MARKS SHOULD BE PLACED TO DEFINE THE PROPERTY BOUNDARIES.

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(E) EASEMENT FOR ELECTRICITY PURPOSES (T132637) COVENANT (H986328)

TITLE DIMENSION HAVE BEEN ADOPTED FOR LOT 58 IN DP 29947.

BOUNDARIES HAVE NOT BEEN LOCATED BY SURVEY. THE BOUNDARIES SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM THE TITLE DEPOSITED PLAN AND ARE APPROXIMATE RELATIVE TO THE DETAIL SURVEY.

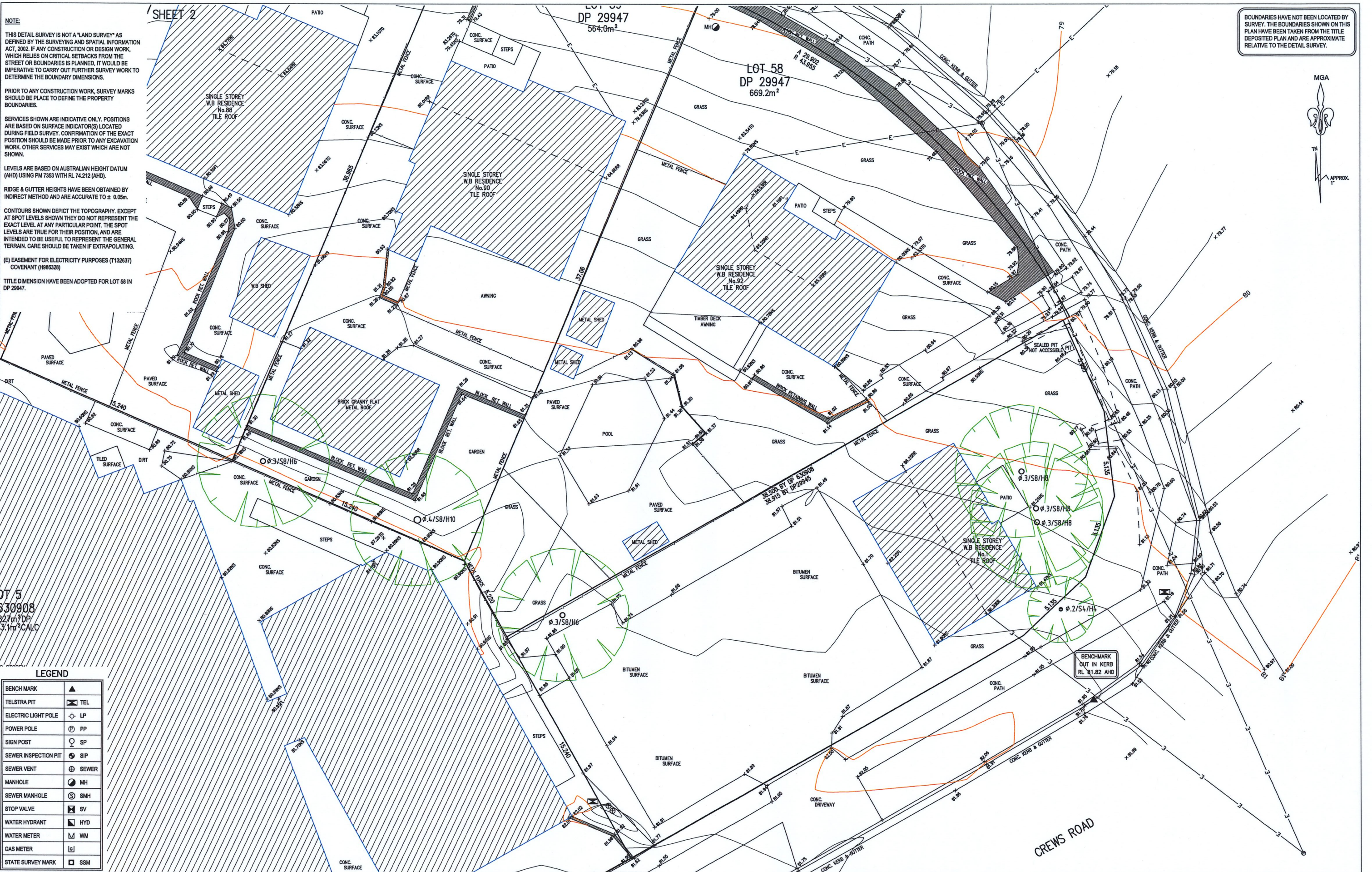
MGA



TN



APPROX. 1"



LOT 5
330908
327.1m² DP
3.3m² CALC

LEGEND

BENCH MARK	▲
TELSTRA PIT	⊠ TEL
ELECTRIC LIGHT POLE	⊕ LP
POWER POLE	⊕ PP
SIGN POST	⊕ SP
SEWER INSPECTION PIT	⊕ SIP
SEWER VENT	⊕ SEWER
MANHOLE	⊕ MH
SEWER MANHOLE	⊕ SMH
STOP VALVE	⊕ SV
WATER HYDRANT	⊕ HYD
WATER METER	⊕ WM
GAS METER	⊕ G
STATE SURVEY MARK	⊕ SSM

NOTE:

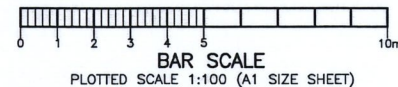
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REVISION No. REVISION DATE: COMMENT:

LEGEND:

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TK - TOP OF KERB
TW - TOP OF WINDOW
BW - BOTTOM OF WINDOW
TG - TOP OF GUTTER
RR - ROOF RIDGE

FL - FLOOR LEVEL
INV - INVERT LEVEL
Ø.4/S10/H16 - DIAMETER/SPREAD/HEIGHT



SHOWING DETAIL & LEVELS OVER LOTS 58-64 IN DP 29947, LOT 65 IN DP 30784 & LOT 5 IN DP 630908

CLIENT: FDC CONSTRUCTION & FITOUT Pty Ltd

PROJECT: SEVEN HILLS

ADDRESS: SOLANDER ROAD, CREWS ROAD & BERNICE STREET, SEVEN HILLS

JOB No.: 181993

PLAN No.: 181993_A

DATE: 21/09/2018

DRAWN: RB

CHK: GS

LGA: BLACKTOWN

DATUM: AHD

SCALE: 1:100@A1

CONT. INTERVAL: 0.50m

SHEET 2 OF 6

NOTE:
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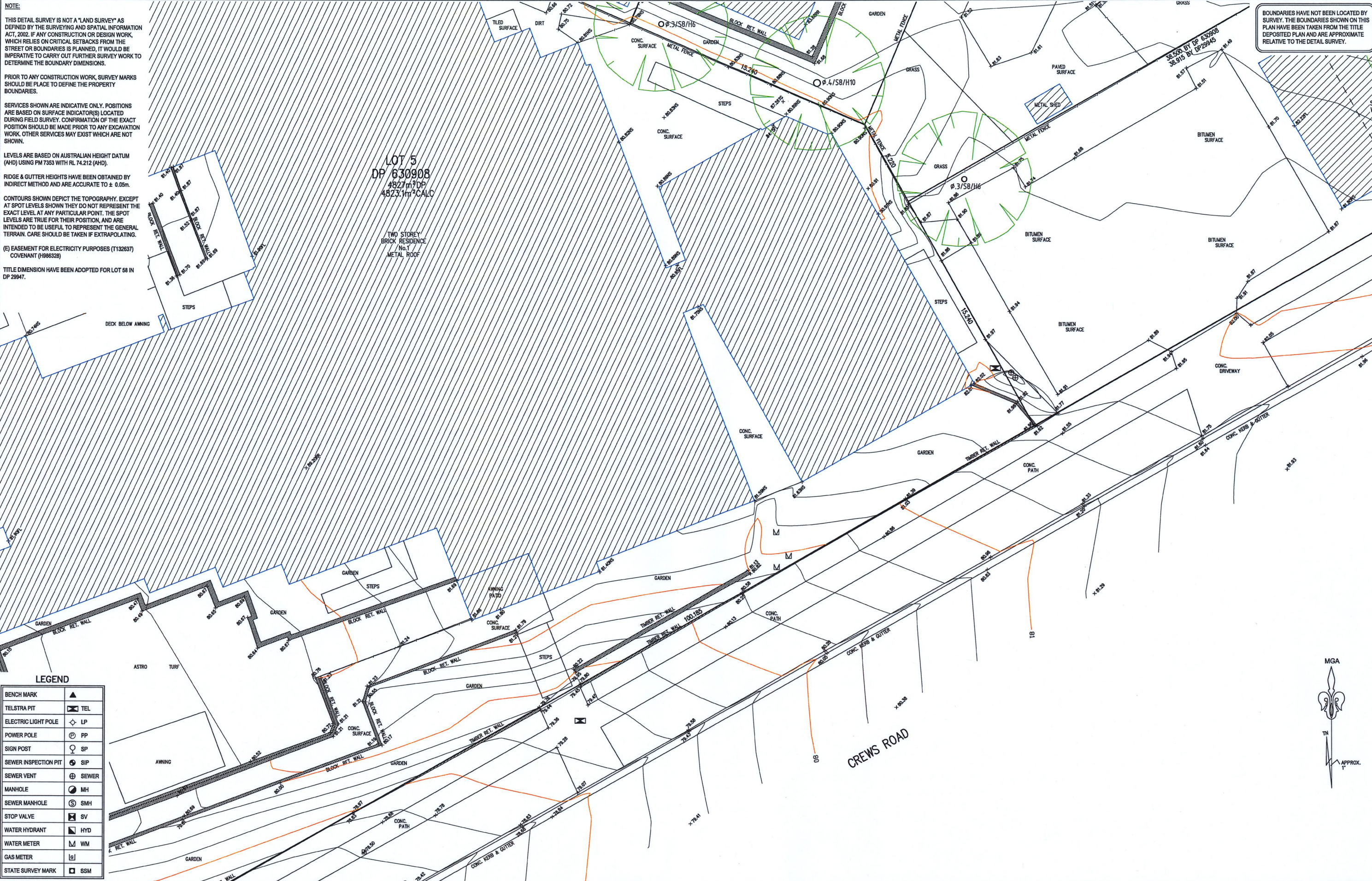
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(E) EASEMENT FOR ELECTRICITY PURPOSES (T132637) COVENANT (H986329)

TITLE DIMENSION HAVE BEEN ADOPTED FOR LOT 58 IN DP 29947.

BOUNDARIES HAVE NOT BEEN LOCATED BY SURVEY. THE BOUNDARIES SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM THE TITLE DEPOSITED PLAN AND ARE APPROXIMATE RELATIVE TO THE DETAIL SURVEY.



LEGEND	
BENCH MARK	▲
TELSTRA PIT	TEL
ELECTRIC LIGHT POLE	LP
POWER POLE	PP
SIGN POST	SP
SEWER INSPECTION PIT	SIP
SEWER VENT	SEWER
MANHOLE	MH
SEWER MANHOLE	SMH
STOP VALVE	SV
WATER HYDRANT	HYD
WATER METER	WM
GAS METER	GM
STATE SURVEY MARK	SSM

NOTE:
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REVISION No.	REVISION DATE:	COMMENT:

LEGEND:
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RR - ROOF RIDGE

FL - FLOOR LEVEL
INV - INVERT LEVEL
Ø.4/S10/H16 - DIAMETER/SPREAD/HEIGHT



SHOWING DETAIL & LEVELS OVER LOTS 58-64 IN DP 29947, LOT 65 IN DP 30784 & LOT 5 IN DP 630908
CLIENT: FDC CONSTRUCTION & FITOUT Pty Ltd
PROJECT: SEVEN HILLS
ADDRESS: SOLANDER ROAD, CREWS ROAD & BERNICE STREET, SEVEN HILLS

JOB No.: 181993	LGA: BLACKTOWN
PLAN No.: 181993_A	DATUM: AHD
DATE: 21/09/2018	SCALE: 1:100@A1
DRAWN: RB	CONT. INTERVAL: 0.50m
CHK: GS	SHEET 3 OF 6

NOTE:

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(E) EASEMENT FOR ELECTRICITY PURPOSES (T132637) COVENANT (H986328)

TITLE DIMENSION HAVE BEEN ADOPTED FOR LOT 58 IN DP 29947.

BOUNDARIES HAVE NOT BEEN LOCATED BY SURVEY. THE BOUNDARIES SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM THE TITLE DEPOSITED PLAN AND ARE APPROXIMATE RELATIVE TO THE DETAIL SURVEY.

MGA

TN

APPROX.

LEGEND

BENCH MARK	▲
TELSTRA PIT	TEL
ELECTRIC LIGHT POLE	LP
POWER POLE	PP
SIGN POST	SP
SEWER INSPECTION PIT	SIP
SEWER VENT	SEWER
MANHOLE	MH
SEWER MANHOLE	SMH
STOP VALVE	SV
WATER HYDRANT	HYD
WATER METER	WM
GAS METER	GM
STATE SURVEY MARK	SSM

BERNICE STREET

CREWS ROAD



TSS TOTAL SURVEYING SOLUTIONS
ARTARMON | CAMDEN | MANLY VALE

NOTE:

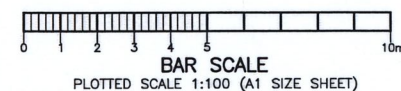
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INV - INVERT LEVEL
Ø.4/S10/H16 - DIAMETER/SPREAD/HEIGHT



SHOWING DETAIL & LEVELS OVER LOTS 58-64 IN DP 29947, LOT 65 IN DP 30784 & LOT 5 IN DP 630908
CLIENT: FDC CONSTRUCTION & FITOUT Pty Ltd
PROJECT: SEVEN HILLS
ADDRESS: SOLANDER ROAD, CREWS ROAD & BERNICE STREET, SEVEN HILLS

JOB No.: 181993	LGA: BLACKTOWN
PLAN No.: 181993_A	DATUM: AHD
DATE: 21/09/2018	SCALE: 1:100@A1
DRAWN: RB	CONT. INTERVAL: 0.50m
CHK: GS	SHEET 4 OF 6

NOTE

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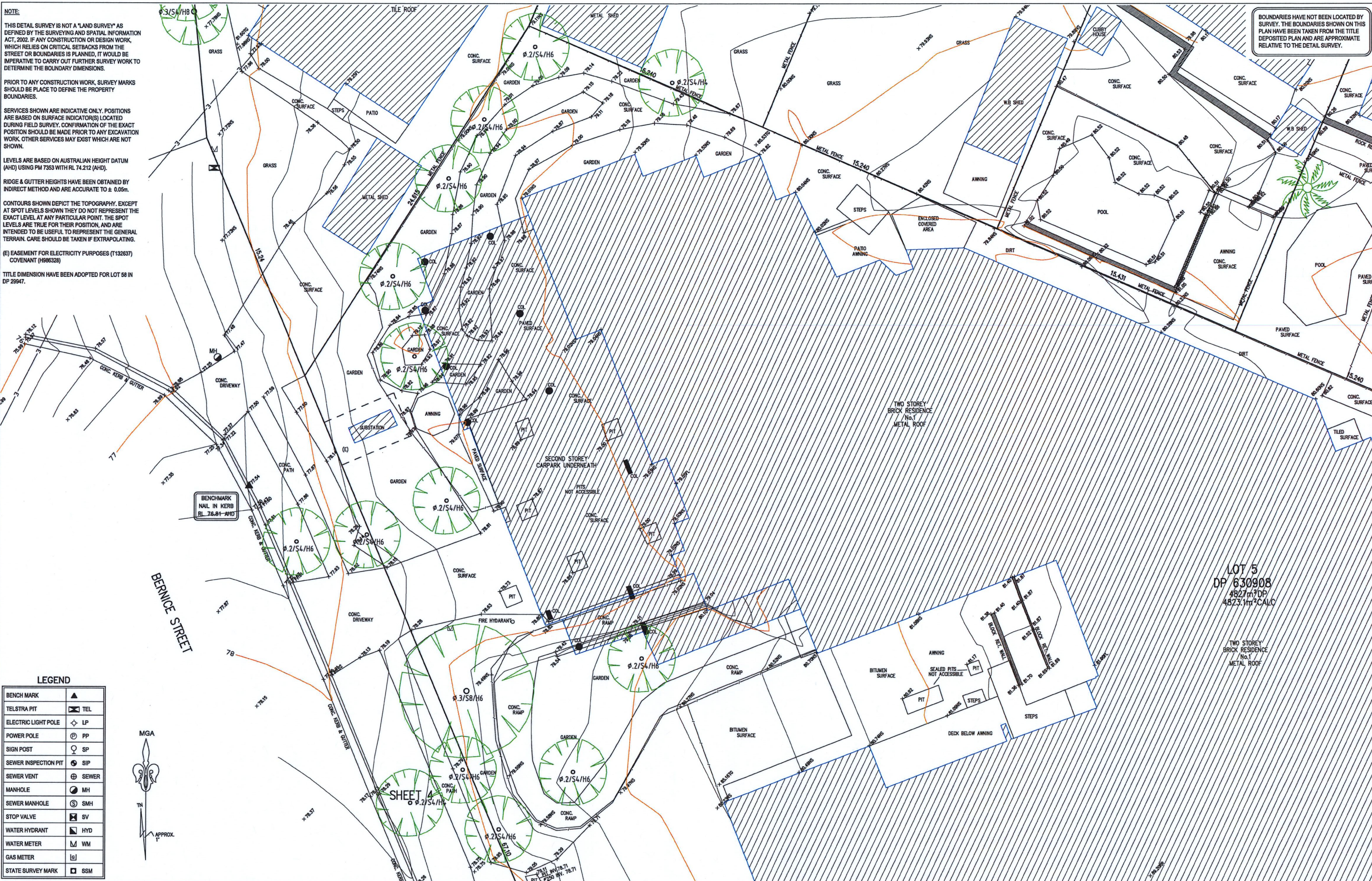
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LEGEND

BENCH MARK	▲
TELSTRA PIT	TEL
ELECTRIC LIGHT POLE	LP
POWER POLE	PP
SIGN POST	SP
SEWER INSPECTION PIT	SIP
SEWER VENT	SEWER
MANHOLE	MH
SEWER MANHOLE	SMH
STOP VALVE	SV
WATER HYDRANT	HYD
WATER METER	WM
GAS METER	GM
STATE SURVEY MARK	SSM



TSS TOTAL SURVEYING SOLUTIONS
ARTARMON | CAMDEN | MANLY VALE

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TK - TOP OF KERB
TW - TOP OF WINDOW
BW - BOTTOM OF WINDOW
TG - TOP OF GUTTER
RR - ROOF RIDGE

FL - FLOOR LEVEL
INV - INVERT LEVEL
Ø.4/S10/H16 - DIAMETER/SPREAD/HEIGHT



SHOWING DETAIL & LEVELS OVER LOTS 58-64 IN DP 29947, LOT 65 IN DP 30784 & LOT 5 IN DP 630908
CLIENT: FDC CONSTRUCTION & FITOUT Pty Ltd
PROJECT: SEVEN HILLS
ADDRESS: SOLANDER ROAD, CREWS ROAD & BERNICE STREET, SEVEN HILLS

JOB No.: 181993
PLAN No.: 181993_A
DATE: 21/09/2018
DRAWN: RB
CHK: GS
LGA: BLACKTOWN
DATUM: AHD
SCALE: 1:100@A1
CONT. INTERVAL: 0.50m
SHEET 5 OF 6

NOTE:

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(E) EASEMENT FOR ELECTRICITY PURPOSES (T132637) COVENANT (H986328)

TITLE DIMENSION HAVE BEEN ADOPTED FOR LOT 58 IN DP 29947.

BOUNDARIES HAVE NOT BEEN LOCATED BY SURVEY. THE BOUNDARIES SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM THE TITLE DEPOSITED PLAN AND ARE APPROXIMATE RELATIVE TO THE DETAIL SURVEY.

MGA



LEGEND

BENCH MARK	▲
TELSTRA PIT	TEL
ELECTRIC LIGHT POLE	LP
POWER POLE	PP
SIGN POST	SP
SEWER INSPECTION PIT	SIP
SEWER VENT	SEWER
MANHOLE	MH
SEWER MANHOLE	SMH
STOP VALVE	SV
WATER HYDRANT	HYD
WATER METER	WM
GAS METER	GM
STATE SURVEY MARK	SSM

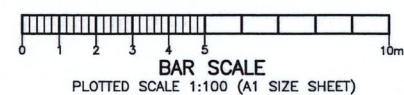
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TG - TOP OF GUTTER
RR - ROOF RIDGE

FL - FLOOR LEVEL
INV - INVERT LEVEL
Ø.4/S10/H16 - DIAMETER/SPREAD/HEIGHT



SHOWING DETAIL & LEVELS OVER LOTS 58-64 IN DP 29947, LOT 65 IN DP 30784 & LOT 5 IN DP 630908

CLIENT: FDC CONSTRUCTION & FITOUT Pty Ltd

PROJECT: SEVEN HILLS

ADDRESS: SOLANDER ROAD, CREWS ROAD & BERNICE STREET, SEVEN HILLS

JOB No.: 181993

PLAN No.: 181993_A

DATE: 21/09/2018

DRAWN: RB

CHK: GS

LGA: BLACKTOWN

DATUM: AHD

SCALE: 1:100@A1

CONT. INTERVAL: 0.50m

SHEET 6 OF 6

NOTE:

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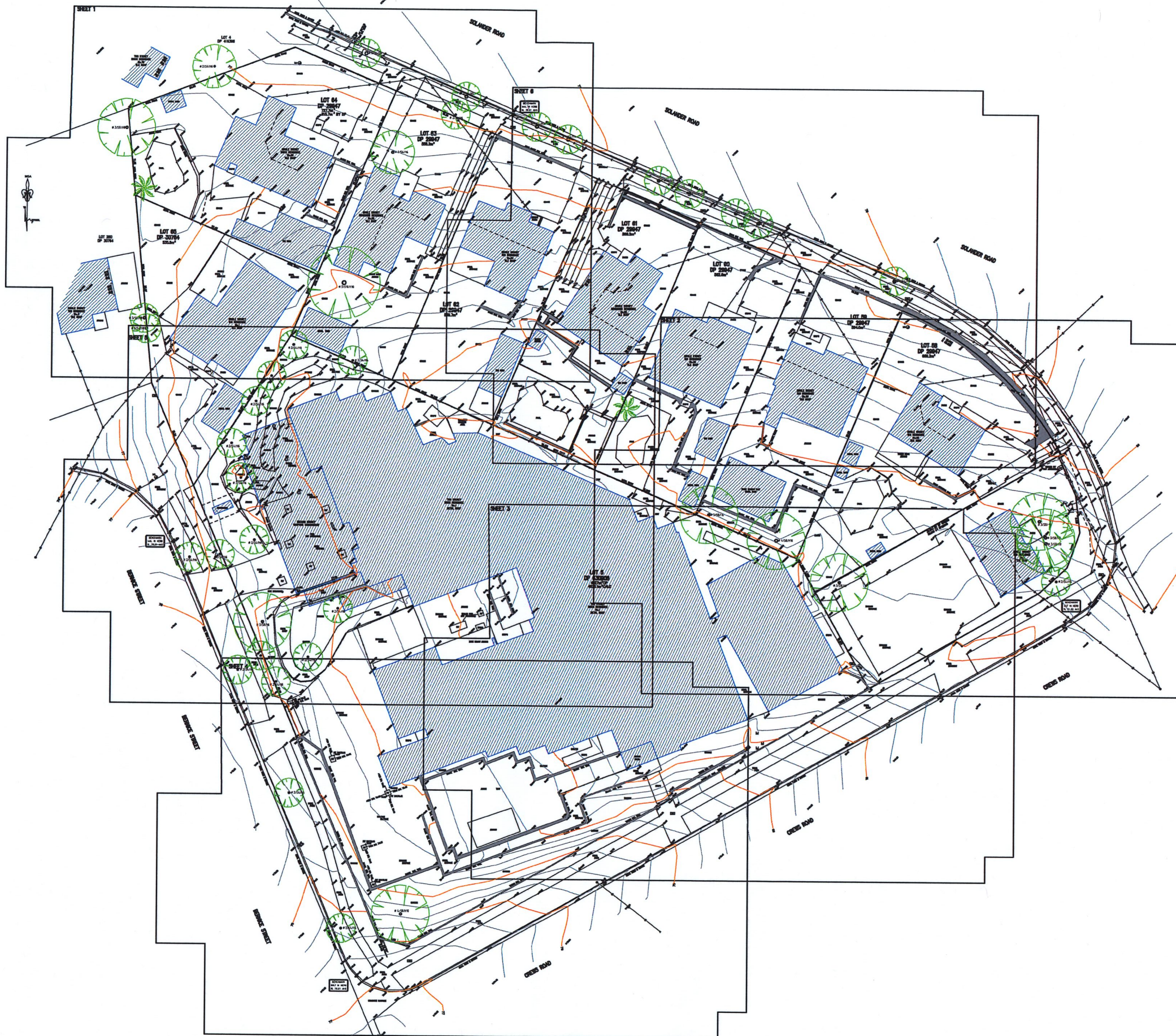
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(E) EASEMENT FOR ELECTRICITY PURPOSES (T132637) COVENANT (H996328)

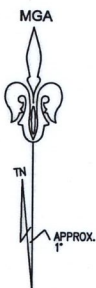
TITLE DIMENSION HAVE BEEN ADOPTED FOR LOT 158 IN DP 29947.

BOUNDARIES HAVE NOT BEEN LOCATED BY SURVEY. THE BOUNDARIES SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM THE TITLE DEPOSITED PLAN AND ARE APPROXIMATE RELATIVE TO THE DETAIL SURVEY.



LEGEND

BENCH MARK	▲
TELSTRA PIT	TEL
ELECTRIC LIGHT POLE	LP
POWER POLE	PP
SIGN POST	SP
SEWER INSPECTION PIT	SIP
SEWER VENT	SEWER
MANHOLE	MH
SEWER MANHOLE	SMH
STOP VALVE	SV
WATER HYDRANT	HYD
WATER METER	WM
GAS METER	GM
STATE SURVEY MARK	SSM



TSS TOTAL SURVEYING SOLUTIONS
ARTARMON | CAMDEN | MANLY VALE

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RR - ROOF RIDGE

FL - FLOOR LEVEL
INV - INVERT LEVEL
Ø/4/510H16 - DIAMETER/SPREAD/HEIGHT

Combined Site Area=9568.5m²

SHOWING DETAIL & LEVELS OVER LOTS 58-64 IN DP 29947, LOT 65 IN DP 30784 & LOT 5 IN DP 630908

CLIENT: FDC CONSTRUCTION & FITOUT Pty Ltd

PROJECT: SEVEN HILLS

ADDRESS: SOLANDER ROAD, CREWS ROAD & BERNICE STREET, SEVEN HILLS

JOB No.: 181993

PLAN No.: 181993_A

DATE: 21/09/2018

DRAWN: RB

CHK: GS

LGA: BLACKTOWN

DATUM: AHD

SCALE: NTS@A1

CONT. INTERVAL: 0.50m

SHEET SITE PLAN