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ISSUE	DATE	DESCRIPTION
A	19-10-18	DA SUBMISSION

CLIENT:
MultiPart Property Group

ARCHITECT:
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ABN 36 147 035 550
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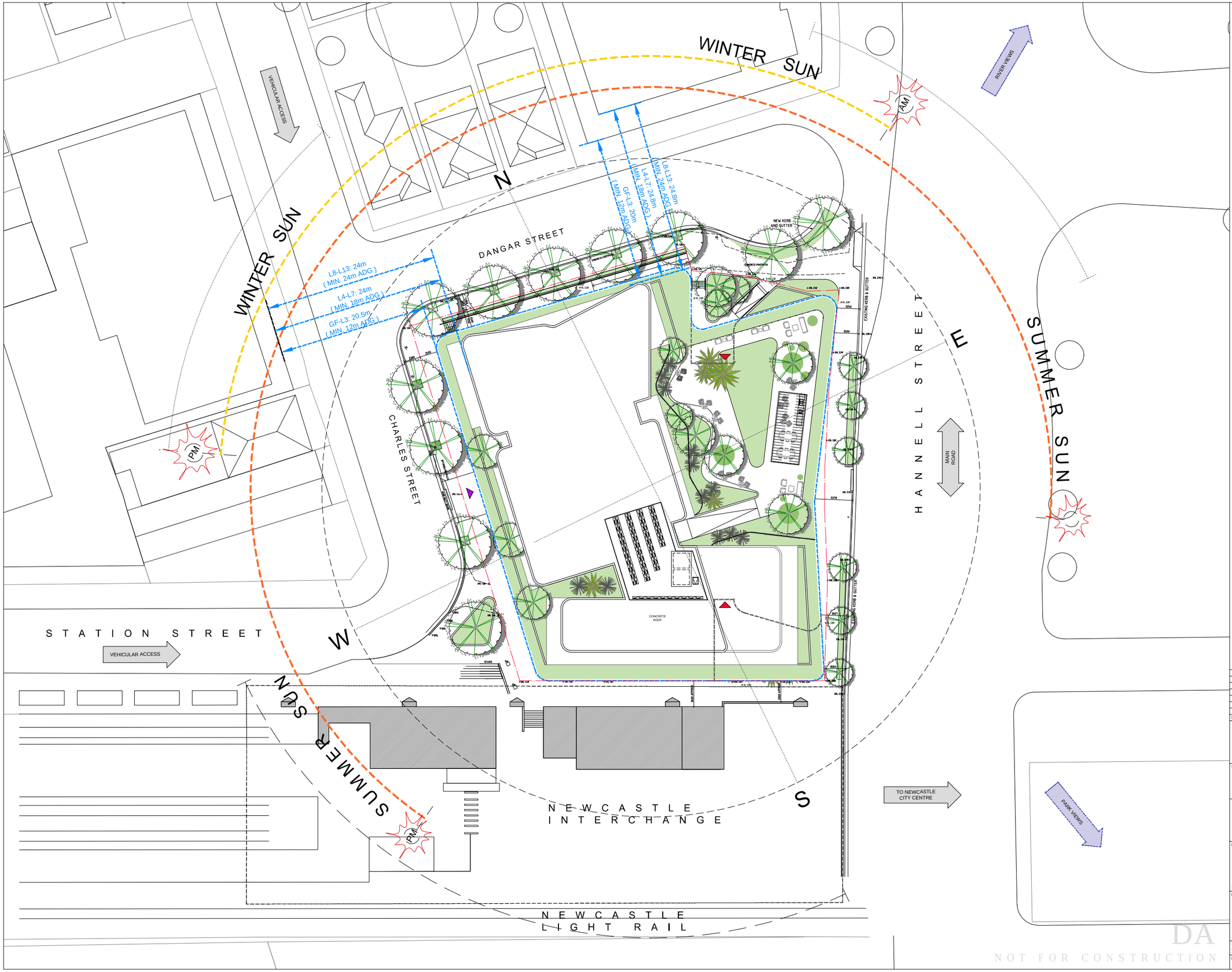
Level 2, 52 Albion Street, Surry Hills NSW 2010

PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT
10 DANGAR ST, WICKHAM

SEPT 2018

DRAWING TITLE:
COVER PAGE

SCALE: N/A
PROJECT NO: 1825
DRAWING NO: DA000
ISSUE: A



GENERAL NOTES:

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LEGEND:

AW	AWNING
HW	HIGHLIGHT WINDOW
CU	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
MV	MECHANICAL RISER TO FUTURE DETAIL
GC	GARBAGE CHUTE
MB	MAILBOX TO FUTURE DETAIL
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
WT	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
AFL	ALUMINIUM ELUPTICAL FIXED LOUVERS
AW	AWNING TO FUTURE DETAILS
BS	BATTEN SCREEN (TO FUTURE DETAIL)
FB	FACE BRICK
GB	FRAMELESS TOUGHENED GLASS BALUSTRADE (TO BCA/AUSTRALIAN STANDARDS)
MC	METAL CLADDING
MF	METAL FENCING (TO FUTURE SELECTION)
PS	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED WALL/SELECTED PAINT FINISH
TC	TIMBER CLADDING

LEGEND

- SITE BOUNDARY
- PROPOSED BUILDING FOOTPRINT
- PROPOSED VEHICULAR ENTRY
- PROPOSED PEDESTRIAN ENTRY
- KEY VIEWS

ISSUE	DATE	DESCRIPTION
A	19-10-18	DA SUBMISSION

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PROJECT:

PROPOSED RESIDENTIAL DEVELOPMENT

10 DANGAR ST, WICKHAM

SEPT 2018

DRAWING TITLE:

SITE ANALYSIS PLAN

SCALE:	DRAWING NO:	ISSUE:
1:200@B1 / 1:500@A3	DA001	A
PROJECT NO: 1825		

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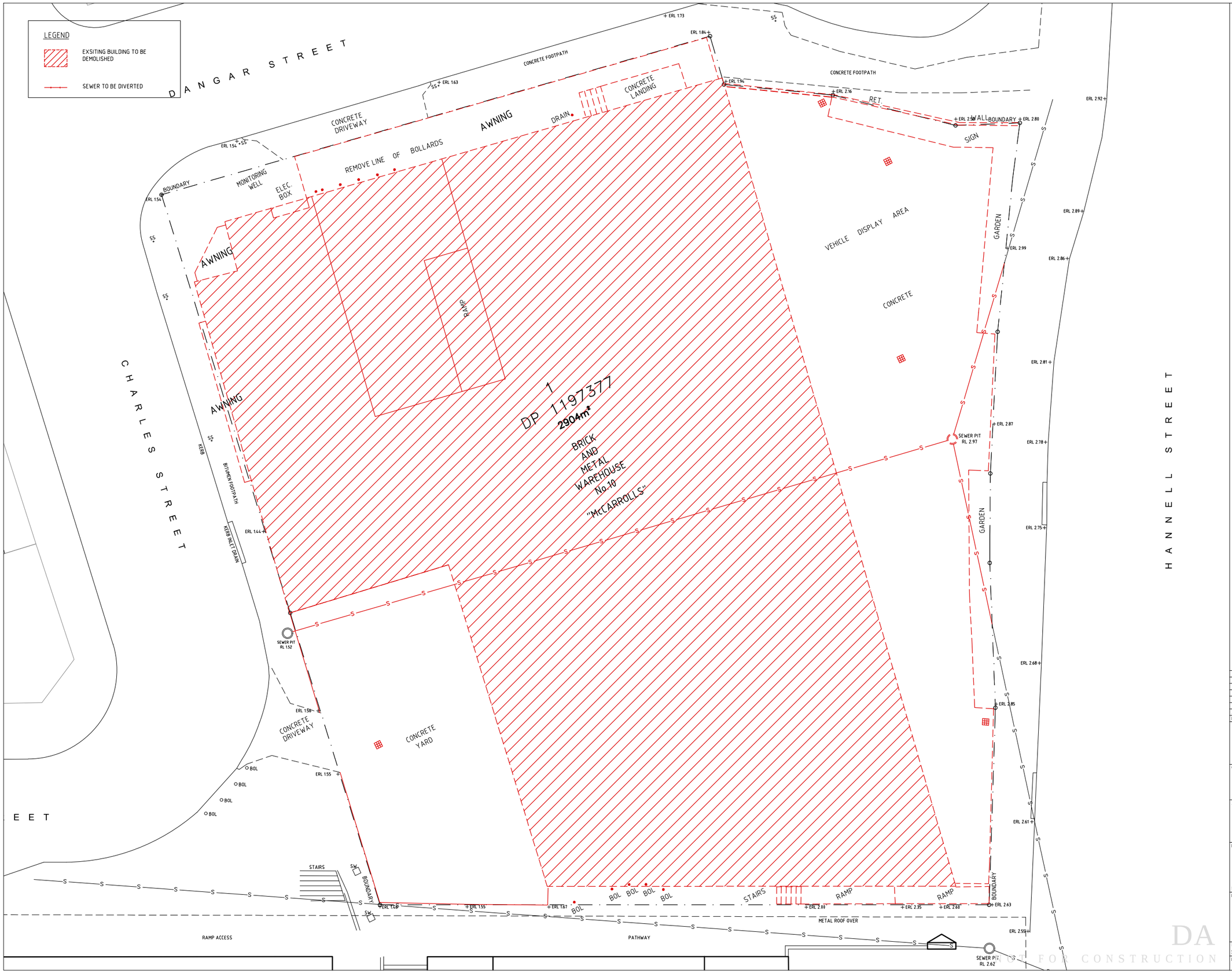

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CU	A/C CONDENSER UNITS
FH	FIRE HYDRANT
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MV	MECHANICAL RISER TO FUTURE DETAIL
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ST	STORAGE
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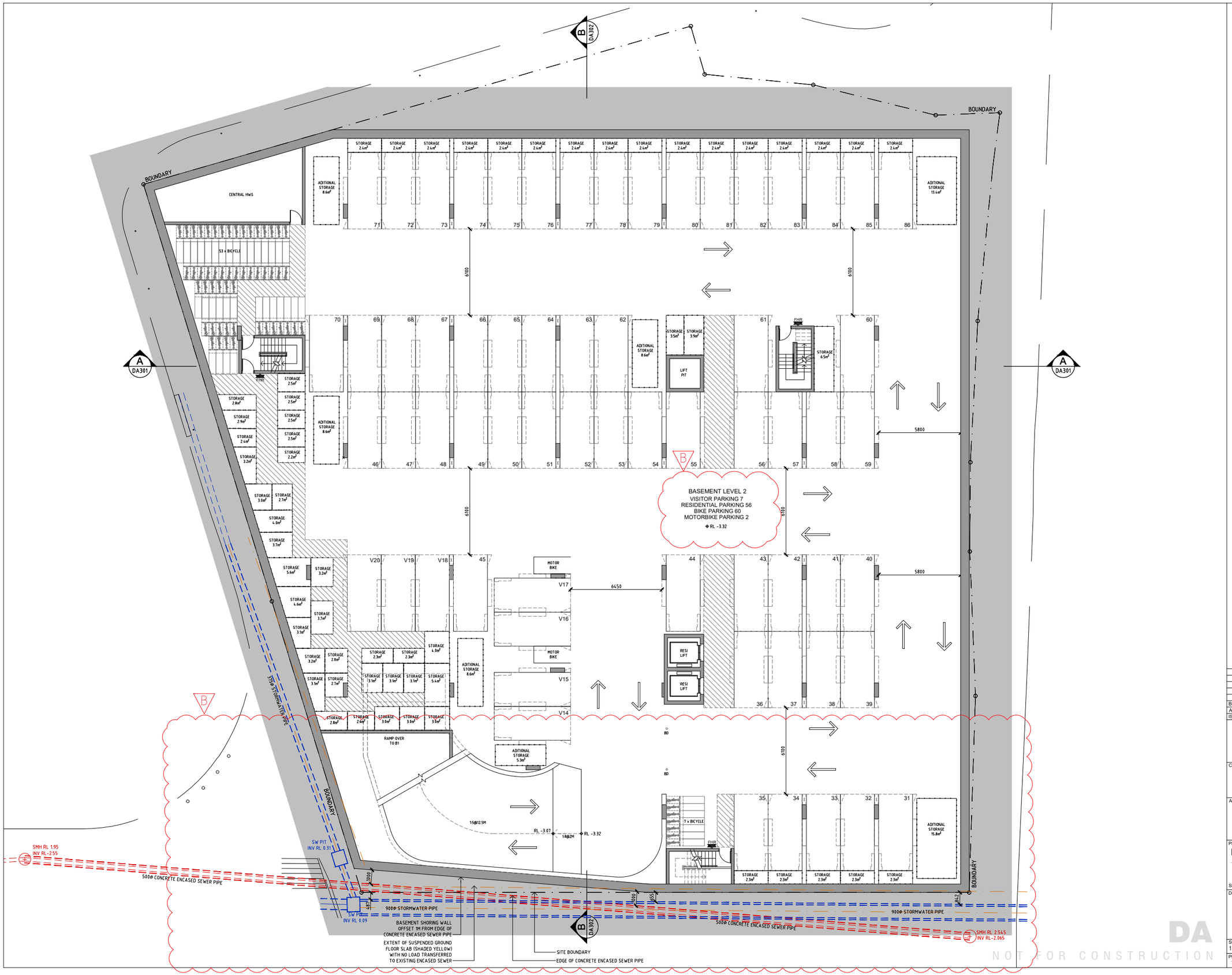
DRAWING TITLE:
DEMOLITION PLAN

SCALE:	DRAWING NO:	ISSUE:
1:100@A1 / 1:200@A3	DA002	A

PROJECT NO: 1825



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10 DANGAR ST, WICKHAM

SEPT 2018

DRAWING TITLE:
BASEMENT 2 PLAN

SCALE: 1:100@B1 / 1:250@A3
PROJECT NO: 1825
DRAWING NO: DA100
ISSUE: B

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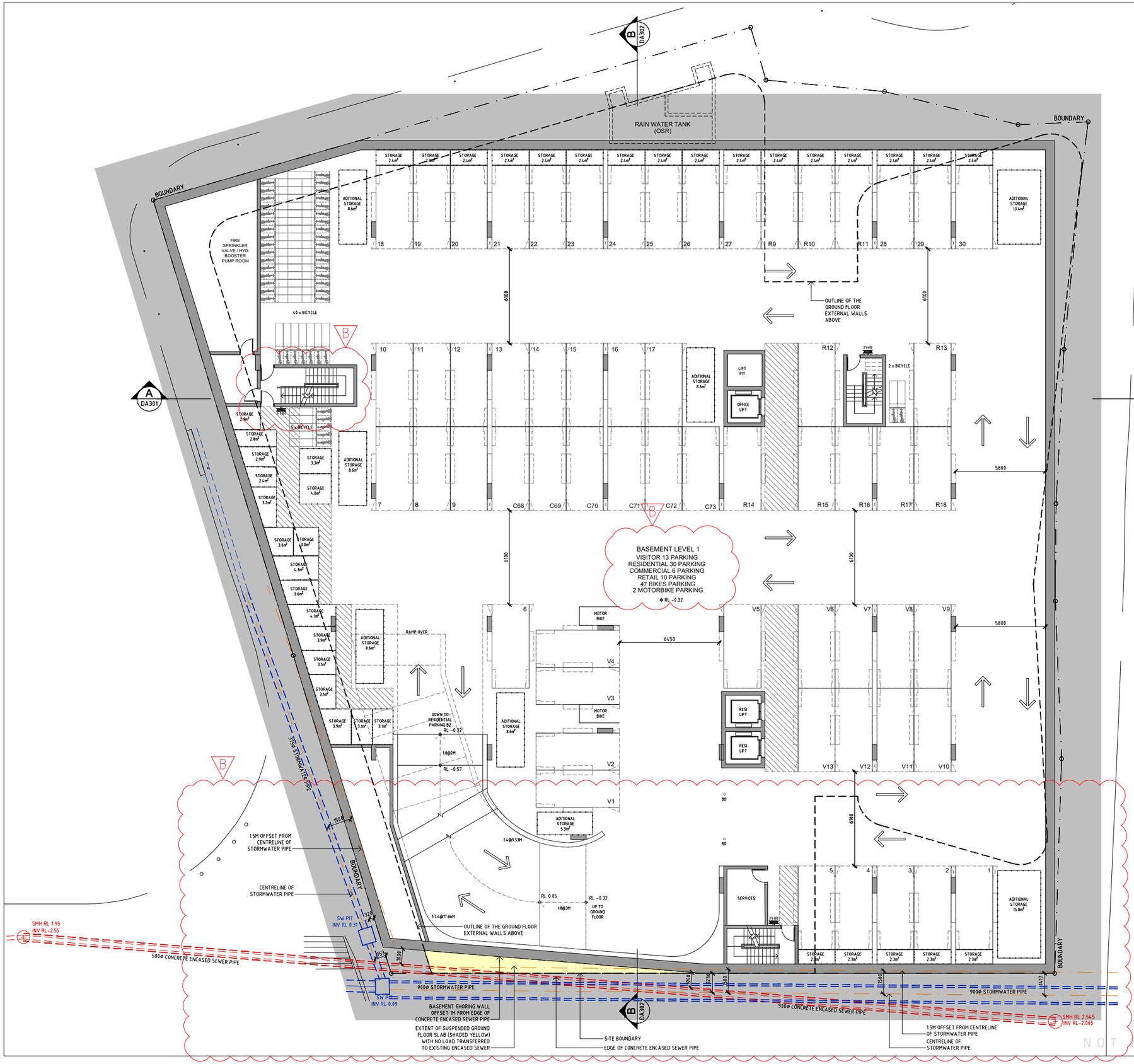

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PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT
10 DANGAR ST, WICKHAM

SEPT 2018

DRAWING TITLE:
BASEMENT 1 PLAN

SCALE: 1:100@B1 / 1:250@A3
PROJECT NO: 1825
DRAWING NO: DA101
ISSUE: B

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PROJECT:

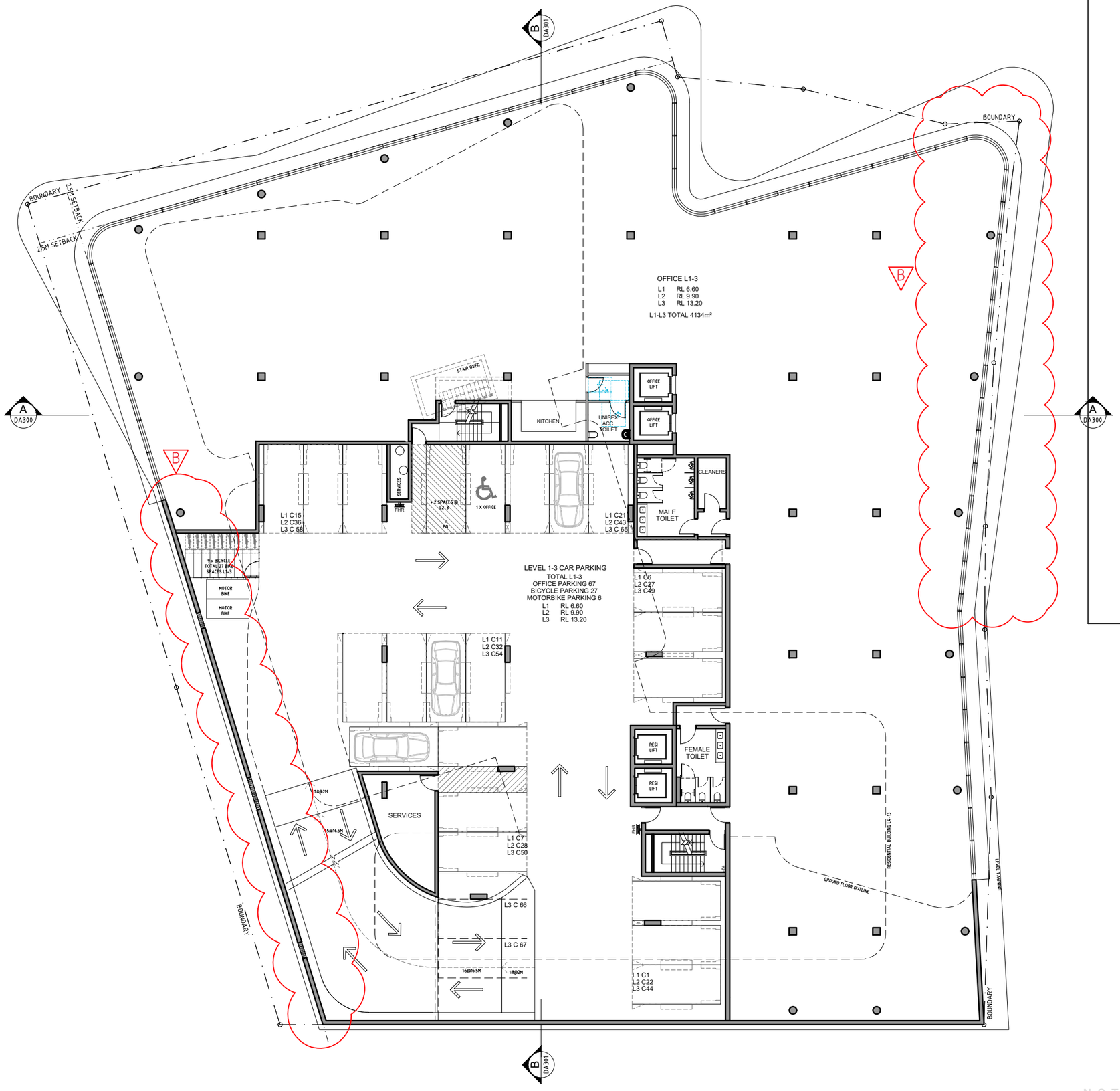
PROPOSED RESIDENTIAL DEVELOPMENT
10 DANGAR ST, WICKHAM

SEPT 2018

DRAWING TITLE:

GROUND FLOOR PLAN

SCALE:	DRAWING NO:	ISSUE:
1:100@B1 / 1:250@A3	DA102	B
PROJECT NO: 1825		



NatHERS Thermal Performance Specifications (BASIX Thermal Comfort)
10 Dangar Street, Wickham

These are the specifications upon which the NatHERS assessment is based. If details included in these Specifications vary from other drawings or written specifications, these Specifications shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the project.

Windows	*Glass*	*Frame*	*U value*	*SHGC*	*Detail*
Default	Single glazed, clear	Aluminium	6.7	0.57	Generally for window types: Awning, bi-fold, casement, tilt 'n' turn
Default	Single glazed, clear	Aluminium	6.7	0.70	Generally for window types: Sliding window/ door, double hung, fixed, louvre
Default	Single glazed, low E low solar gain	Aluminium	5.6	0.41	To units: 401 – all north facing glazing 406, 506, 606, 706, 806, 906, 1006 - all glazing 408, 508, 608, 708, 808, 908, 908, 1008, 1108 – east facing bedroom glazing 1106, 1206 – west facing glazing
Default	Single glazed, low E high solar gain	Aluminium	5.4	0.58	To units: 402, 409, 509, 609, 709, 809, 902, 909, 1002, 1009, 1102, 1109, 1209 – all east facing glazing 410 – living/dining room east facing glazing 502, 510, 602, 610, 702, 710, 802, 810, 910, 1010, 1110, 1201, 1210, 1302, 1303, 1304 – all glazing 1003, 1103, 1203 - south facing glazing 1106 – north facing glazing 1208 – all north facing glazing & living/dining east facing glazing 1301 – east and west facing glazing 1305, 1307 – all living/dining glazing
Default	Double glazed, low E low solar gain	Aluminium	4.9	0.33	To units: 1208 – east facing bedroom glazing
Default	Double glazed, low E high solar gain	Aluminium	4.3	0.53	To units: 402, 409, 509, 609, 709, 809, 902, 909, 1002, 1009, 1102, 1109, 1209, 1301 - all south facing glazing 410, all north facing glazing, and bedroom east facing glazing 508, 608, 708, 808, 908, 1008, 1108 - all north facing glazing, and living/dining east facing glazing 1202, 1306 – all glazing 1206 – all north facing glazing 1305, 1307 – all bedroom glazing

Skylights	*Glass*	*Frame*	*U value*	*SHGC*	*Detail*

External walls	*Construction*	*Added Insulation*	*Detail*
Concrete frame, Hebel infill		R 2.5	

Internal walls	*Construction*	*Added Insulation*	*Detail*
Plasterboard on studs		None	Walls within units
Hebel		None	Walls between units
Hebel		R 1.0	Walls separating units from lobbies, service spaces

Floors	*Construction*	*Added Insulation*	*Detail*
Concrete		None	Tiles generally; carpet for bedrooms only
Concrete		R 1.5	To units: 401, 402, 403, 404, 405, 406, 409, 410 – floors over car park and non-conditioned spaces.

Ceilings	*Construction*	*Added Insulation*	*Detail*
Plasterboard		See roof detail below	

Roof	*Construction*	*Added Insulation*	*Detail*
Concrete		R 1.5	To units: 1201, 1202, 1206, 1207, 1208
Concrete		R 3.0	To units: 1301, 1302, 1303, 1304, 1305, 1306, 1307

Other Requirements
All exhaust fans and downlights (if installed) to be **sealed** to prevent air-infiltration

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Level 2, 52 Albion Street, Surry Hills NSW 2010

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PROPOSED RESIDENTIAL DEVELOPMENT
10 DANGAR ST, WICKHAM

SEPT 2018

DRAWING TITLE:
LEVEL 1-3 PLAN

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SCALE:	DRAWING NO:	ISSUE:
1:100@B1 / 1:250@A3	DA103	B
PROJECT NO: 1825		

GENERAL NOTES:

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PROJECT:

PROPOSED RESIDENTIAL DEVELOPMENT

10 DANGAR ST, WICKHAM

SEPT 2018

DRAWING TITLE:

LEVEL 4 PODIUM PLAN

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SCALE:	DRAWING NO:	ISSUE:
1:100@B1 / 1:250@A3	DA104	B
PROJECT NO: 1825		

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SEPT 2018

DRAWING TITLE:

LEVEL 5 -12 PLAN

SCALE: 1:100@B1 / 1:250@A3

PROJECT NO: 1825

DRAWING NO: DA105

ISSUE: B

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FS	FIRE STAIRS
MV	MECHANICAL RISER TO FUTURE DETAIL
GC	GARBAGE CHUTE
MB	MAILBOX TO FUTURE DETAIL
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
WT	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
AFL	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING TO FUTURE DETAILS
BS	BATTEN SCREEN (TO FUTURE DETAIL)
FB	FACE BRICK
GB	FRAMELESS TOUGHENED GLASS BALUSTRADE (TO BCA/AUSTRALIAN STANDARDS)
MC	METAL CLADDING
MF	METAL FENCING (TO FUTURE SELECTION)
MS	METAL SCREEN
PC	PRECAST CONCRETE PANELS WITH FORM-LINER
PS	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED WALL/SELECTED PAINT FINISH
TC	TIMBER CLADDING

ISSUE	DATE	DESCRIPTION
B	21-01-19	REVISED DA SUBMISSION
A	19-10-18	DA SUBMISSION

CLIENT:

MultiPart Property Group

ARCHITECT:

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Level 2, 52 Albion Street, Surry Hills NSW 2010

PROJECT:

PROPOSED RESIDENTIAL DEVELOPMENT

10 DANGAR ST, WICKHAM

SEPT 2018

DRAWING TITLE:

LEVEL13

SCALE: 1:100@B1 / 1:250@A3

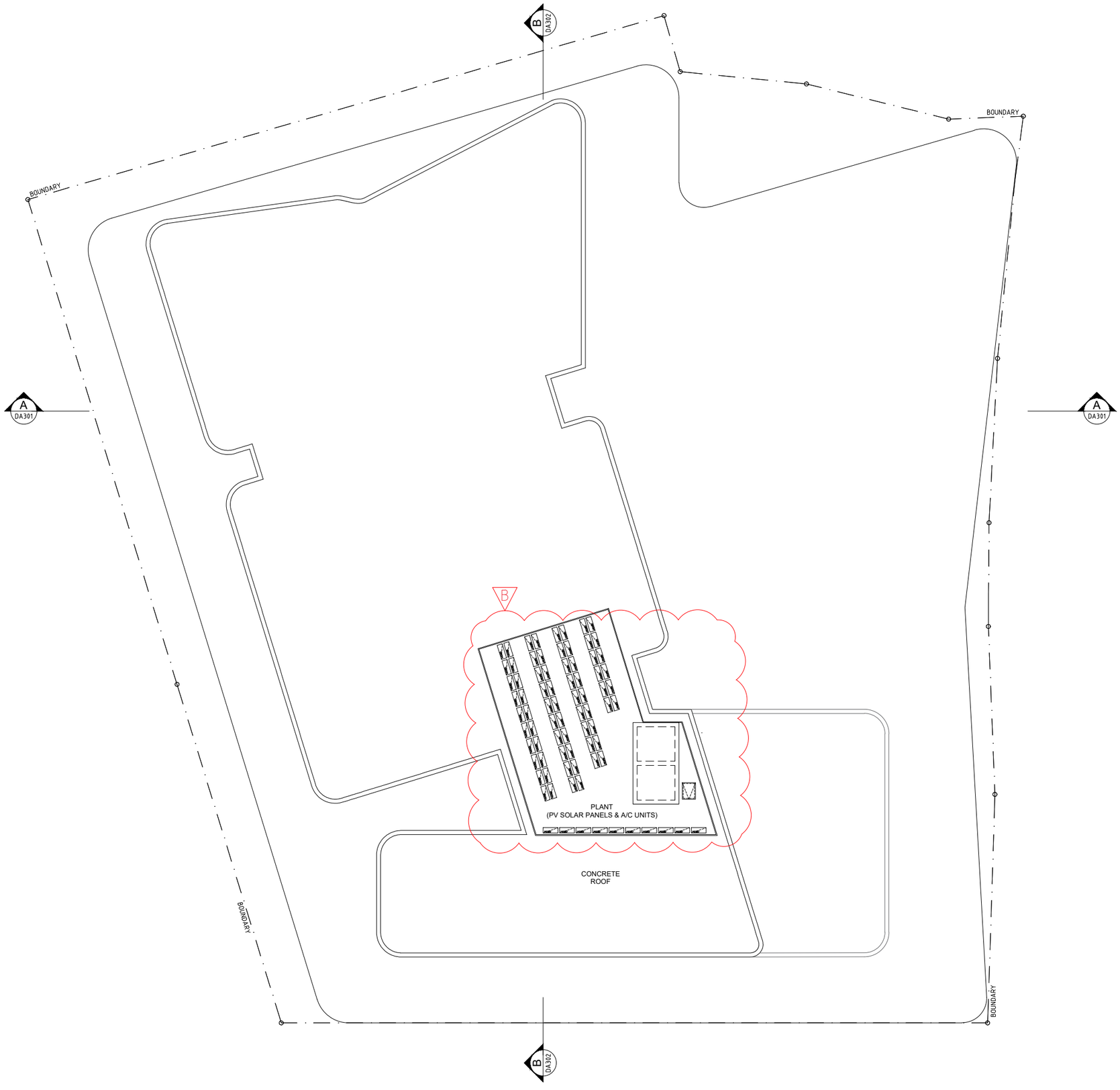
DRAWING NO: DA106

ISSUE: B

PROJECT NO: 1825

DA

NOT FOR CONSTRUCTION



GENERAL NOTES:

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- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION

LEGEND:

AW	AWNING
HW	HIGHLIGHT WINDOW
CU	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
MV	MECHANICAL RISER TO FUTURE DETAIL
GC	GARBAGE CHUTE
MB	MAILBOX TO FUTURE DETAIL
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
WT	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
AFL	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING TO FUTURE DETAILS
BS	BATTEN SCREEN (TO FUTURE DETAIL)
FB	FACE BRICK
GB	FRAMELESS TOUGHENED GLASS BALUSTRADE (TO BCA/AUSTRALIAN STANDARDS)
MC	METAL CLADDING
MF	METAL FENCING (TO FUTURE SELECTION)
MS	METAL SCREEN
PC	PRECAST CONCRETE PANELS WITH FORM-LINER
PS	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED WALL/SELECTED PAINT FINISH
TC	TIMBER CLADDING

ISSUE	DATE	DESCRIPTION
B	21-01-19	REVISED DA SUBMISSION
A	19-10-18	DA SUBMISSION

CLIENT:

MultiPart Property Group

ARCHITECT:

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PROJECT:

PROPOSED RESIDENTIAL DEVELOPMENT

10 DANGAR ST, WICKHAM

SEPT 2018

DRAWING TITLE:

LEVEL ROOF

SCALE: 1:100@B1 / 1:250@A3

PROJECT NO: 1825

DRAWING NO: DA107

ISSUE: B

DA

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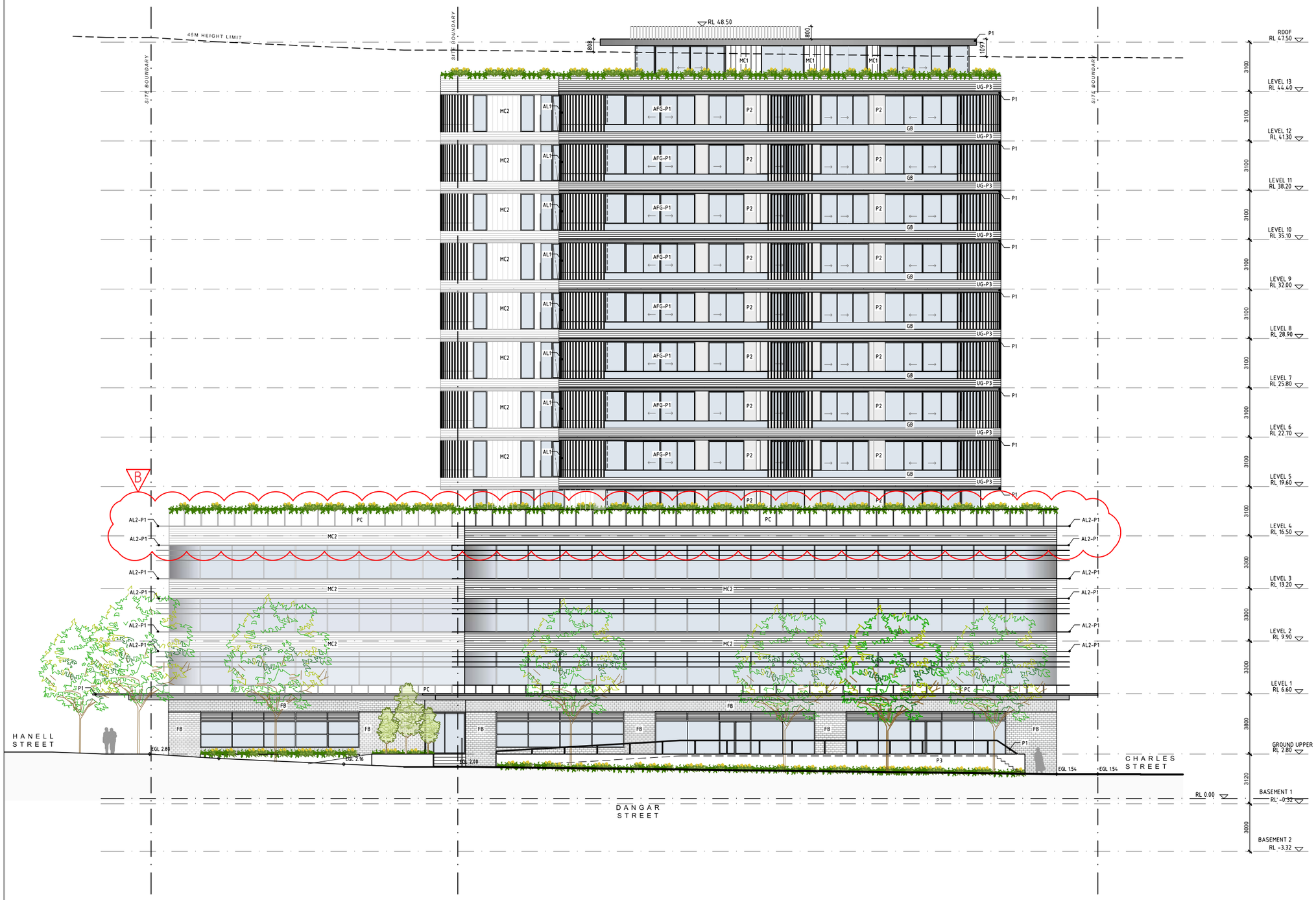

01 NORTH ELEVATION
SCALE 1:250 @ A3

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
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LEGEND:

AW	AWNING
HW	HIGHLIGHT WINDOW
CU	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
MV	MECHANICAL RISER TO FUTURE DETAIL
GC	GARBAGE CHUTE
MB	MAILBOX TO FUTURE DETAIL
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
WT	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
AFL	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING TO FUTURE DETAILS
BS	BATTEN SCREEN (TO FUTURE DETAIL)
FB	FACE BRICK
GB	FRAMELESS TOUGHENED GLASS BALUSTRADE (TO BCA/AUSTRALIAN STANDARDS)
MC	METAL CLADDING
MF	METAL FENCING (TO FUTURE SELECTION)
MS	METAL SCREEN
PC	PRECAST CONCRETE PANELS WITH FORM-LINER
PS	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED WALL/SELECTED PAINT FINISH
TC	TIMBER CLADDING

ISSUE	DATE	DESCRIPTION
B	21-01-19	REVISED DA SUBMISSION
A	19-10-18	DA SUBMISSION

CLIENT:
MultiPart Property Group

ARCHITECT:
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Level 2, 52 Albion Street, Surry Hills NSW 2010

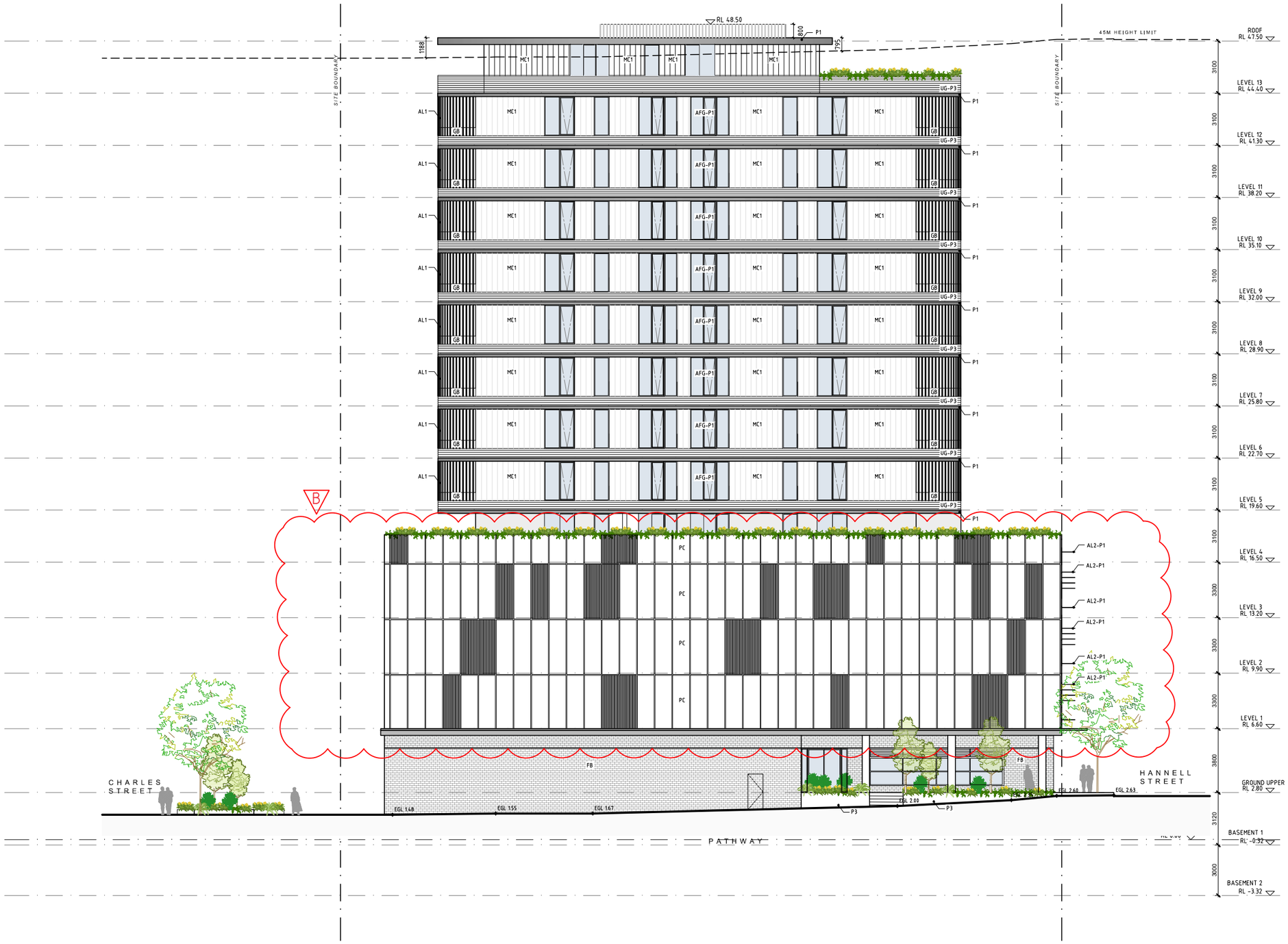
PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT
10 DANGAR ST, WICKHAM

SEPT 2018

DRAWING TITLE:
NORTH ELEVATION

SCALE: 1:100@B1 / 1:250@A3
PROJECT NO: 1825
DRAWING NO: DA200
ISSUE: B

DA
NOT FOR CONSTRUCTION



01 SOUTH ELEVATION
SCALE 1:250 @ A3

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
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LEGEND:

AW	AWNING
HW	HIGHLIGHT WINDOW
CU	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
MV	MECHANICAL RISER TO FUTURE DETAIL
GC	GARBAGE CHUTE
MB	MAILBOX TO FUTURE DETAIL
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
WT	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINUM FRAMED GLAZING
AFL	ALUMINUM ELLIPTICAL FIXED LOUVERS
AW	AWNING TO FUTURE DETAILS
BS	BATTEN SCREEN (TO FUTURE DETAIL)
FB	FACE BRICK
GB	FRAMELESS TOUGHENED GLASS BALUSTRADE (TO BCA/AUSTRALIAN STANDARDS)
MC	METAL CLADDING
MF	METAL FENCING (TO FUTURE SELECTION)
MS	METAL SCREEN
PC	PRECAST CONCRETE PANELS WITH FORM-LINER
PS	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED WALL/SELECTED PAINT FINISH
TC	TIMBER CLADDING

ISSUE	DATE	DESCRIPTION
B	21-01-19	REVISED DA SUBMISSION
A	19-10-18	DA SUBMISSION

CLIENT:
MultiPart Property Group

ARCHITECT:
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Level 2, 52 Albion Street, Surry Hills NSW 2010

PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT
10 DANGAR ST, WICKHAM

SEPT 2018

DRAWING TITLE:
SOUTH ELEVATION

SCALE: 1:100@B1 / 1:250@A3
PROJECT NO: 1825
DRAWING NO: DA201
ISSUE: B

DA
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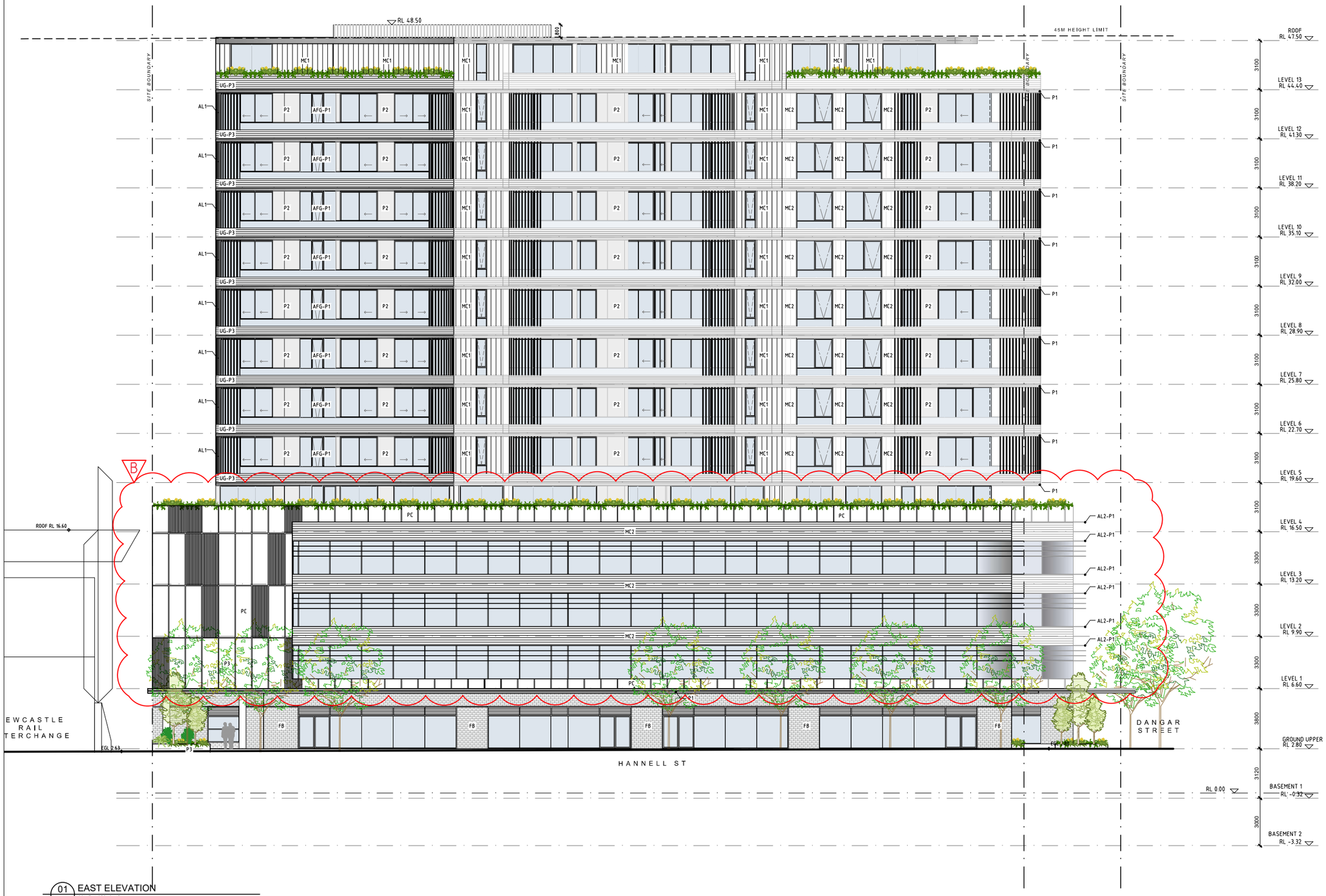

01 EAST ELEVATION
SCALE 1:250 @ A3

DA
NOT FOR CONSTRUCTION

GENERAL NOTES:

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LEGEND:

AW	AWNING
HW	HIGHLIGHT WINDOW
CU	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
MV	MECHANICAL RISER TO FUTURE DETAIL
GC	GARBAGE CHUTE
MB	MAILBOX TO FUTURE DETAIL
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
WT	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINUM FRAMED GLAZING
AFL	ALUMINUM ELLIPTICAL FIXED LOUVERS
AW	AWNING TO FUTURE DETAILS
BS	BATTEN SCREEN (TO FUTURE DETAIL)
FB	FACE BRICK
GB	FRAMELESS TOUGHENED GLASS BALUSTRADE (TO BCA/AUSTRALIAN STANDARDS)
MC	METAL CLADDING
MF	METAL FENCING (TO FUTURE SELECTION)
MS	METAL SCREEN
PC	PRECAST CONCRETE PANELS WITH FORM-LINER
PS	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED WALL/SELECTED PAINT FINISH
TC	TIMBER CLADDING

ISSUE	DATE	DESCRIPTION
B	21-01-19	REVISED DA SUBMISSION
A	19-10-18	DA SUBMISSION

CLIENT:
MultiPart Property Group

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PBD | ARCHITECTS
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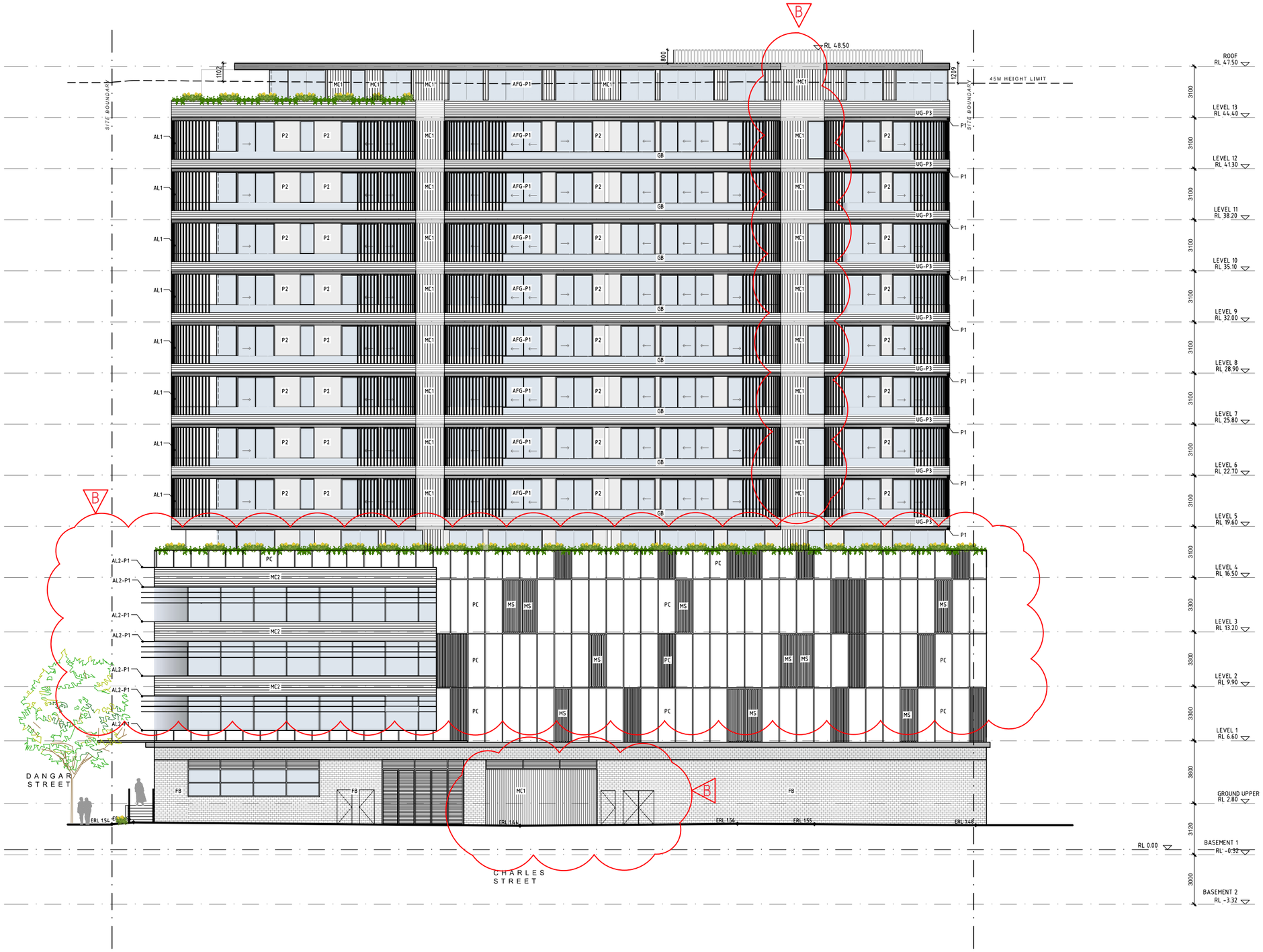
Level 2, 52 Albion Street, Surry Hills NSW 2010

PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT
10 DANGAR ST, WICKHAM

SEPT 2018

DRAWING TITLE:
EAST ELEVATION

SCALE: 1:100@B1 / 1:250@A3
PROJECT NO: 1825
DRAWING NO: DA202
ISSUE: B



01 WEST ELEVATION
SCALE 1:250 @ A3

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
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LEGEND:

AW	AWNING
HW	HIGHLIGHT WINDOW
CU	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
MV	MECHANICAL RISER TO FUTURE DETAIL
GC	GARBAGE CHUTE
MB	MAILBOX TO FUTURE DETAIL
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
WT	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
AFL	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING TO FUTURE DETAILS
BS	BATTEN SCREEN (TO FUTURE DETAIL)
FB	FACE BRICK
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MF	METAL FENCING (TO FUTURE SELECTION)
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PC	PRECAST CONCRETE PANELS WITH FORM-LINER
PS	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED WALL/SELECTED PAINT FINISH
TC	TIMBER CLADDING

ISSUE	DATE	DESCRIPTION
B	21-01-19	REVISED DA SUBMISSION
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CLIENT:
MultiPart Property Group

ARCHITECT:
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Level 2, 52 Albion Street, Surry Hills NSW 2010

PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT
10 DANGAR ST, WICKHAM

SEPT 2018

DRAWING TITLE:
WEST ELEVATION

SCALE:	DRAWING NO:	ISSUE:
1:100@B1 / 1:250@A3	DA203	B
PROJECT NO: 1825		

DA
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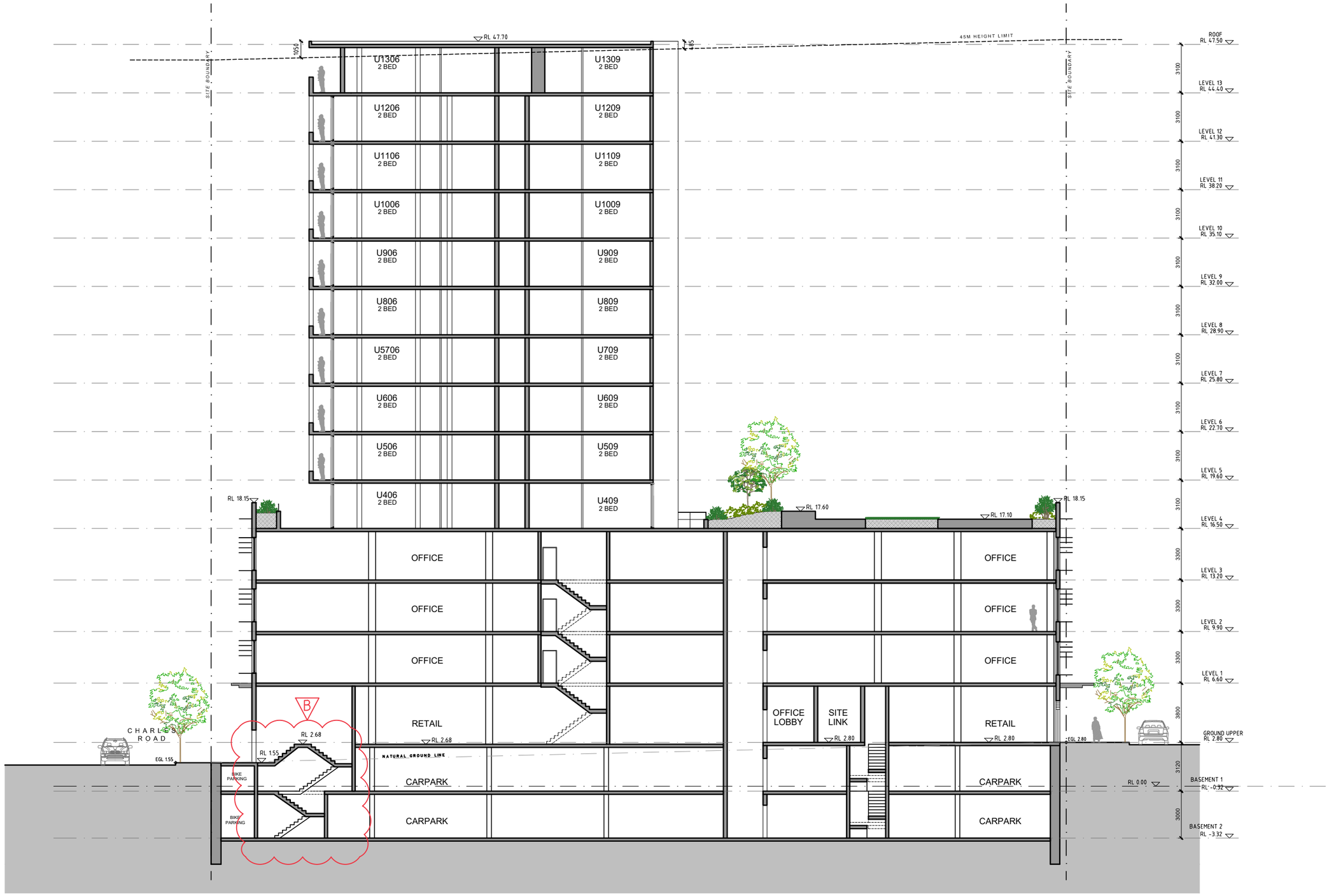

01 SECTION A
SCALE 1:250 @ A3

GENERAL NOTES:

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LEGEND:

AW	AWNING
HW	HIGHLIGHT WINDOW
CU	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
MV	MECHANICAL RISER TO FUTURE DETAIL
GC	GARBAGE CHUTE
MB	MAILBOX TO FUTURE DETAIL
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
WT	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
AFL	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING TO FUTURE DETAILS
BS	BATTEN SCREEN (TO FUTURE DETAIL)
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RP	RIVER PEBBLES
RW	RENDERED WALL/SELECTED PAINT FINISH
TC	TIMBER CLADDING

ISSUE	DATE	DESCRIPTION
B	21-01-19	REVISED DA SUBMISSION
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CLIENT:
MultiPart Property Group

ARCHITECT:
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Level 2, 52 Albion Street, Surry Hills NSW 2010

PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT
10 DANGAR ST, WICKHAM

SEPT 2018

DRAWING TITLE:
SECTION A

SCALE: 1:100@B1 / 1:250@A3
PROJECT NO: 1825
DRAWING NO: DA300
ISSUE: B

DA
NOT FOR CONSTRUCTION

01 SECTION B
SCALE 1:250 @ A3

GENERAL NOTES:

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LEGEND:

AW	AWNING
HW	HIGHLIGHT WINDOW
CU	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
MV	MECHANICAL RISER TO FUTURE DETAIL
GC	GARBAGE CHUTE
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R	240L RECYCLING BIN
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ST	STORAGE
WT	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
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ISSUE	DATE	DESCRIPTION
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PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT
10 DANGAR ST, WICKHAM

SEPT 2018

DRAWING TITLE:
SECTION B

DA
NOT FOR CONSTRUCTION

SCALE:	DRAWING NO:	ISSUE:
1:100@B1 / 1:250@A3	DA301	B
PROJECT NO: 1825		

MC1 | DARK GREY METAL CLADDING

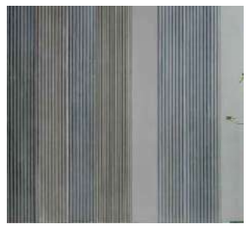
Colour - Colorbond Zeus Dark Grey Matt Or Similar

MC2 | SILVER TONE METAL CLADDING / EXTRUSION

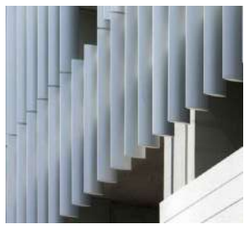
FB | AUSTRAL FACE BRICK

Colour - White La Paloma Miro

UG | CON. SPANDRAL WITH RECESSED GROOVES



PC | PRECAST CONCRETE PANELS WITH FORM-LINER



AL1 | ALUMINUM LOUVRE

AL2 | HORIZONTAL ALUMINUM SUNSHADE

Colour - Dulux Zeus Matt Or Similar

AFG | ALUMINUM FRAMED GLAZING

Colour - (P1) Dulux Zeus Black Matt (90088702) Or Similar

GB | FRAMELESS GLASS BALUSTRADE

P1	DULUX -ZEUS BLACK MATT Aluminum Framed Glazing, Awning, Slab Edge	
P2	MILTON MOON 94 Exterior Walls	
P3	DULUX - NATURAL WHITE Rendered Wall, Upstands	

DA

NOT FOR CONSTRUCTION

GENERAL NOTES:

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LEGEND:

AW	AWNING
HW	HIGHLIGHT WINDOW
CU	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
MV	MECHANICAL RISER TO FUTURE DETAIL
GC	GARBAGE CHUTE
MB	MAILBOX TO FUTURE DETAIL
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
WT	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
AFL	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING TO FUTURE DETAILS
BS	BATTEN SCREEN (TO FUTURE DETAIL)
FB	FACE BRICK
GB	FRAMELESS TOUGHENED GLASS BALUSTRADE (TO BCA/AUSTRALIAN STANDARDS)
MC	METAL CLADDING
MF	METAL FENCING (TO FUTURE SELECTION)
MS	METAL SCREEN
PC	PRECAST CONCRETE PANELS WITH FORM-LINER
PS	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED WALL/SELECTED PAINT FINISH
TC	TIMBER CLADDING

ISSUE	DATE	DESCRIPTION
B	21-01-19	REVISED DA SUBMISSION
A	19-10-18	DA SUBMISSION

CLIENT:

MultiPart Property Group

ARCHITECT:

PBD | ARCHITECTS
ABN 36 147 035 550
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Level 2, 52 Albion Street, Surry Hills NSW 2010

PROJECT:

PROPOSED RESIDENTIAL DEVELOPMENT

10 DANGAR ST, WICKHAM

SEPT 2018

DRAWING TITLE:

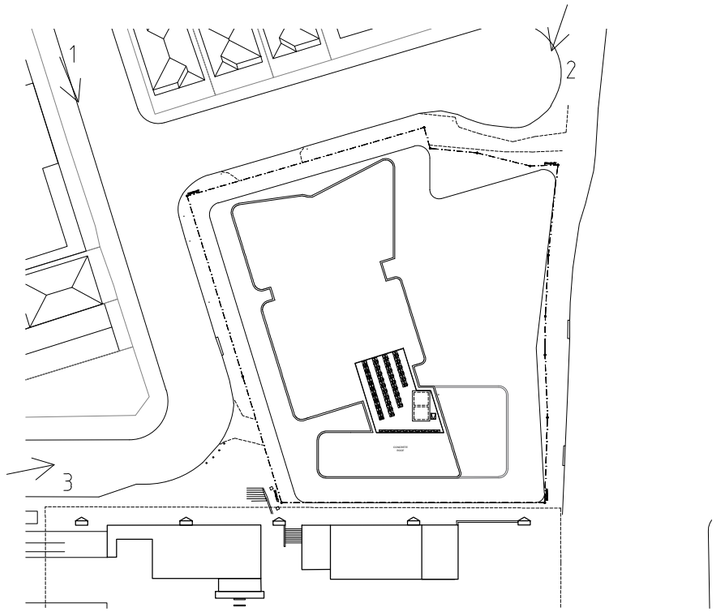
MATERIALS SCHEDULE - NORTH

SCALE:	DRAWING NO:	ISSUE:
1:100@B1 / 1:250@A3	DA400	B
PROJECT NO: 1825		

1 NORTH VIEW (CHARLES STREET)

2 EAST VIEW (HANNELL STREET)

3 WEST VIEW (STATION STREET)



ISSUE	DATE	DESCRIPTION
A	19-10-18	DA SUBMISSION

CLIENT:

MultiPart Property Group

ARCHITECT:

PBD | ARCHITECTS

ABN 36 147 035 550

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Level 2, 52 Albion Street, Surry Hills NSW 2010

PROJECT:

PROPOSED RESIDENTIAL DEVELOPMENT

10 DANGAR ST, WICKHAM

MAY 2018

DRAWING TITLE:

VISUAL IMPACT ANALYSIS 1

SCALE: NTS

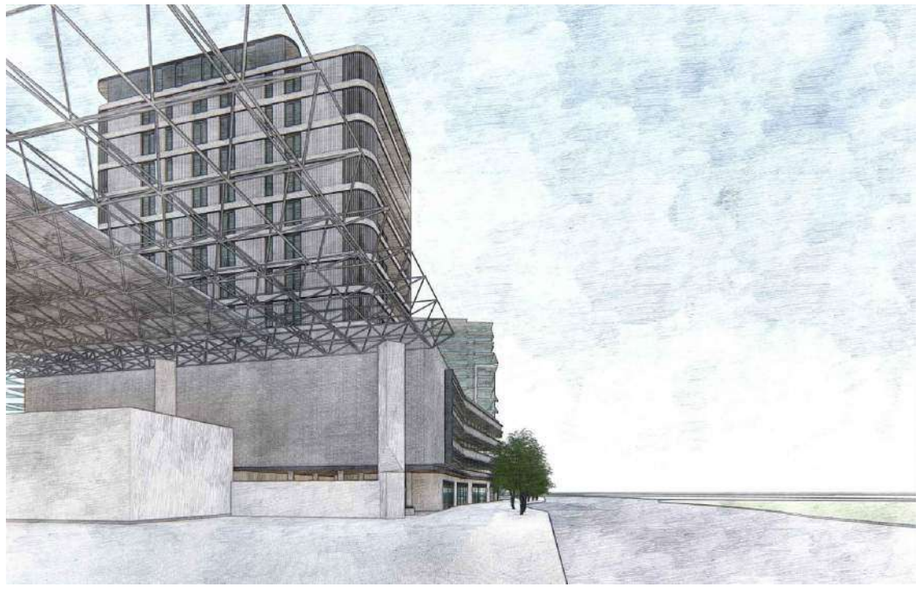
PROJECT NO: 1825

DRAWING NO: DA401

ISSUE: A

DA

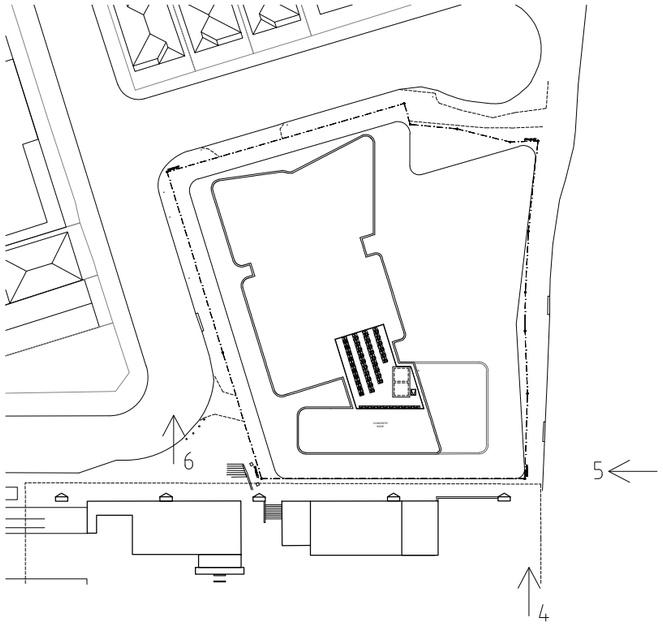
NOT FOR CONSTRUCTION



4 SOUTH VIEW (HANNELL STREET)

5 SOUTH-EAST VIEW (HANNELL STREET)

6 SOUTH VIEW (CHARLES STREET)



ISSUE	DATE	DESCRIPTION
A	19-10-18	DA SUBMISSION

CLIENT:

MultiPart Property Group

ARCHITECT:

PBD | ARCHITECTS

ABN 36 147 035 550

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Level 2, 52 Albion Street, Surry Hills NSW 2010

PROJECT:

PROPOSED RESIDENTIAL DEVELOPMENT

10 DANGAR ST, WICKHAM

MAY 2018

DRAWING TITLE:

VISUAL IMPACT ANALYSIS 2

SCALE: NTS

PROJECT NO: 1825

DRAWING NO: DA402

ISSUE: A

DA

NOT FOR CONSTRUCTION

DA

NOT FOR CONSTRUCTION

ISSUE	DATE	DESCRIPTION
A	19-10-18	DA SUBMISSION

CLIENT:

MultiPart Property Group

ARCHITECT:

PBD | ARCHITECTS

ABN 36 147 035 550
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Level 2, 52 Albion Street, Surry Hills NSW 2010

PROJECT:

PROPOSED RESIDENTIAL DEVELOPMENT

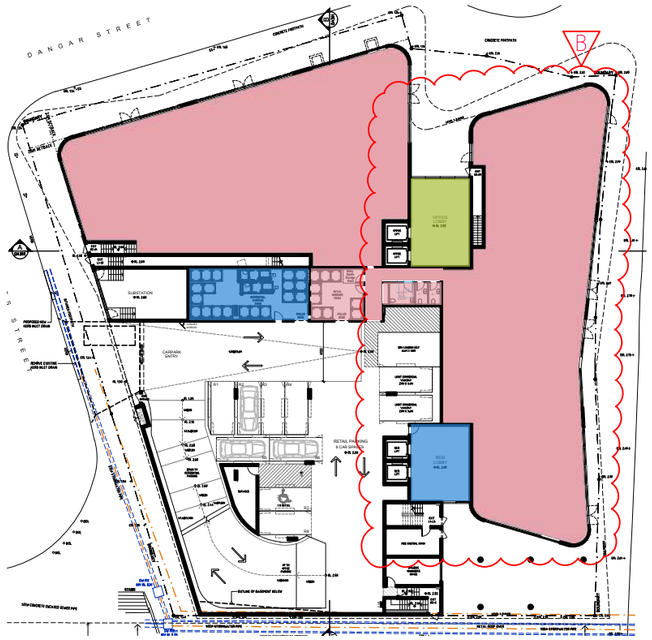
10 DANGAR ST, WICKHAM

MAY 2018

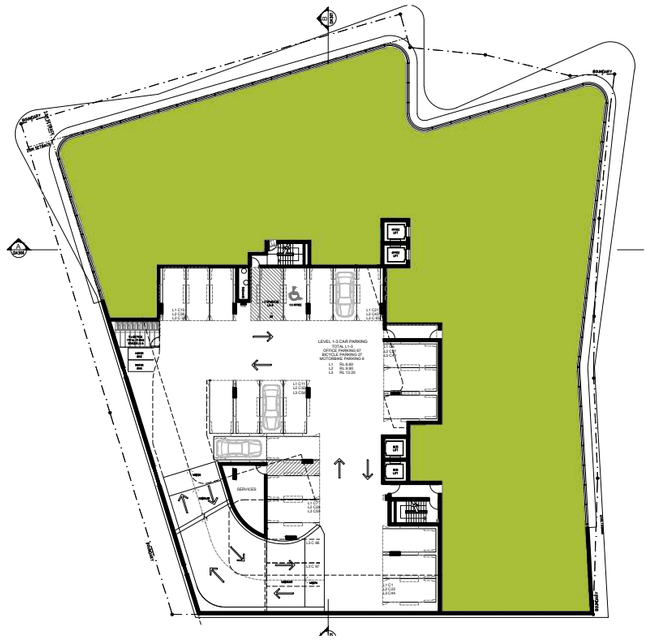
DRAWING TITLE:

PHOTOMONTAGE 1
HANNELL ST LOOKING EAST

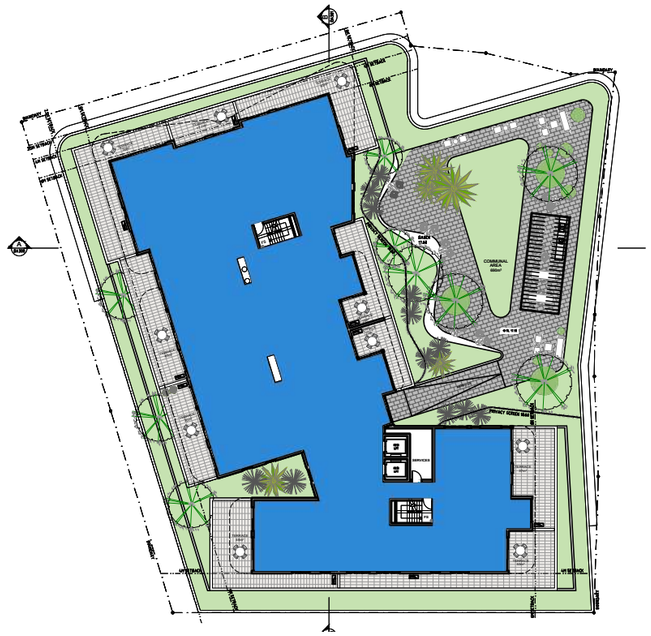
SCALE:	DRAWING NO:	ISSUE:
NTS	DA403	A
PROJECT NO: 1825		



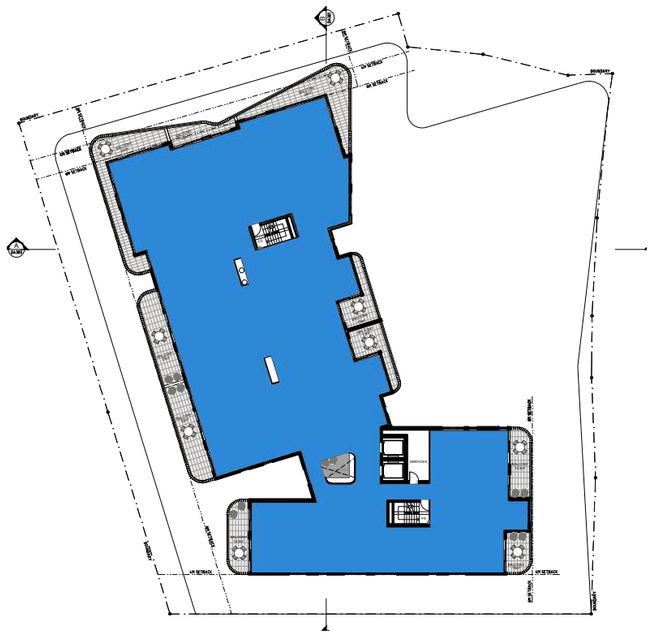
GROUND FLOOR PLAN



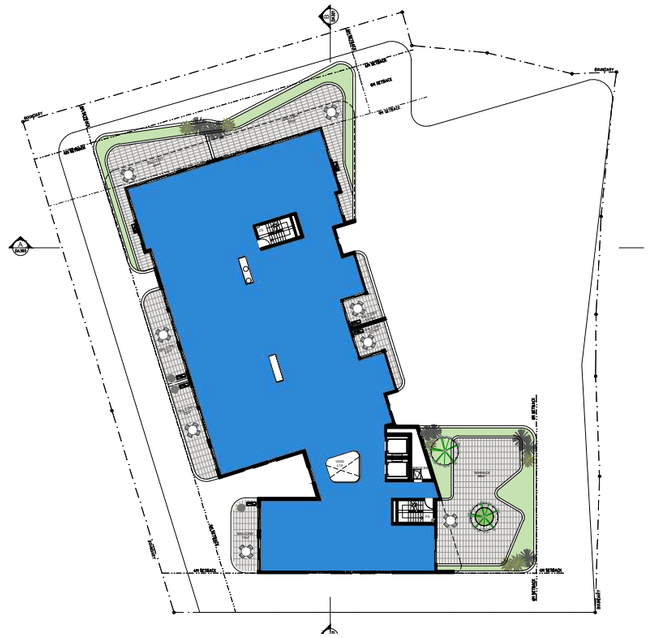
LEVEL 1-3



LEVEL 4 PODIUM



LEVEL 5-12



LEVEL 13

AREA SUMMARY

SITE AREA	= 2904 m²
ALLOWABLE FSR	= 5.0:1
ALLOWABLE GFA	= 14520 m²
PROPOSED GFA	= 14520 m²
FSR	= 5.0 : 1
GROUND LEVEL	= 1321 m²
RETAIL SHOPS	1105 m²
RETAIL SERVICES	54 m²
RESIDENTIAL	108 m²
COMMERCIAL	54 m²
LEVEL 1-3	= 4386 m²
OFFICE SPACE	4134 m²
OFFICE AMENITIES	252 m²
LEVEL 4,6,8,10,12	= 4534 m²
LEVEL 5,7,9,11	= 3592 m²
LEVEL 13	= 687 m²

LEGEND

- GFA AREA RESIDENTIAL
- GFA AREA RETAIL
- GFA AREA COMMERCIAL

B

DA

NOT FOR CONSTRUCTION

ISSUE	DATE	DESCRIPTION
B	21-01-19	REVISED DA SUBMISSION
A	19-10-18	DA SUBMISSION

CLIENT:

MultiPart Property Group

ARCHITECT:

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PROPOSED RESIDENTIAL DEVELOPMENT

10 DANGAR ST, WICKHAM

SEPT 2018

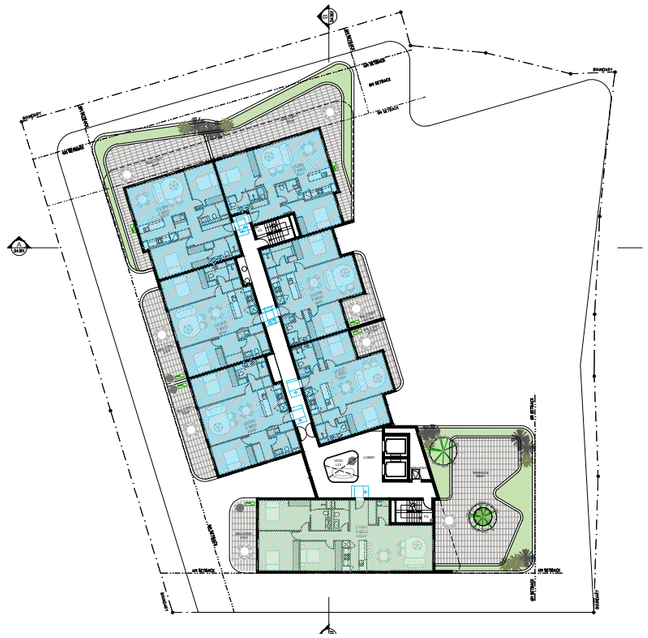
DRAWING TITLE:

GFA DIAGRAM

SCALE:	DRAWING NO:	ISSUE:
1:250@B1 / 1:500@A3	DA500	B
PROJECT NO: 1825		

LEVEL 4 PODIUM

LEVEL 5-12



LEVEL 13

UNIT MIX/AREA RANGE

Level	1 Bed	2 Bed	3 Bed	Total
AREA RANGE	53-61m²	76-90m²	110-115m²	
GF (RETAIL)				0
LEVEL 1 (OFFICE)				0
LEVEL 2 (OFFICE)				0
LEVEL 3 (OFFICE)				0
LEVEL 4	3	6	1	10
LEVEL 5	2	7	1	10
LEVEL 6	2	7	1	10
LEVEL 7	2	7	1	10
LEVEL 8	2	7	1	10
LEVEL 9	2	7	1	10
LEVEL 10	2	7	1	10
LEVEL 11	2	7	1	10
LEVEL 12	2	7	1	10
LEVEL 13	0	6	1	7
TOTAL #	19	68	10	97
TOTAL %	20%	70%	10%	100%
			Total	97

ISSUE	DATE	DESCRIPTION
A	19-10-18	DA SUBMISSION

CLIENT:

MultiPart Property Group

ARCHITECT:

PBD | ARCHITECTS

ABN 36 147 035 550

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Level 2, 52 Albion Street, Surry Hills NSW 2010

PROJECT:

PROPOSED RESIDENTIAL DEVELOPMENT

10 DANGAR ST, WICKHAM

SEPT 2018

DRAWING TITLE:

APARTMENT MIX

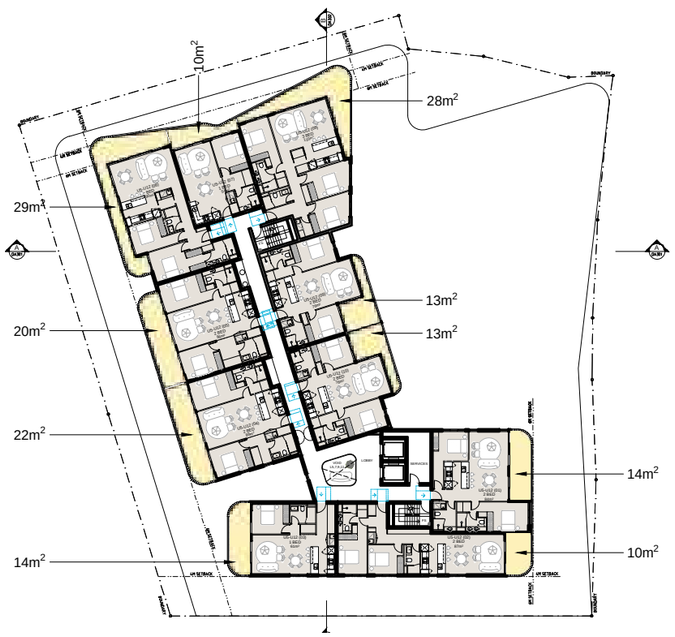
SCALE: 1:250@B1 / 1:500@A3

PROJECT NO: 1825

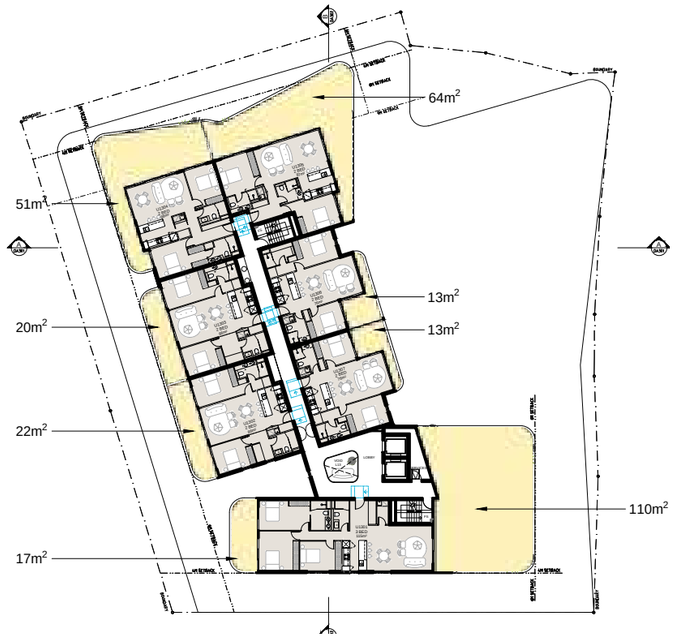
DRAWING NO: DA510

ISSUE: A

LEVEL 4 PODIUM



LEVEL 5-12



LEVEL 13

PRIVATE OPEN SPACE REQUIREMENTS

8m² & 2M MIN DEPTH	1 BED UNIT
10m² & 2M MIN DEPTH	2 BED UNIT
12m² & 2.4M MIN DEPTH	3 BED UNIT

COMMUNAL OPEN SPACE REQUIREMENTS

SITE AREA	2904m²
25% OF SITE AREA COMMUNAL OPEN SPACE	726m²
PROPOSED COMMUNAL OPEN SPACE AT LEVEL 4	727m²

DA

NOT FOR CONSTRUCTION

ISSUE	DATE	DESCRIPTION
A	19-10-18	DA SUBMISSION

CLIENT:

MultiPart Property Group

ARCHITECT:

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ABN 36 147 035 550

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Level 2, 52 Albion Street, Surry Hills NSW 2010

PROJECT:

PROPOSED RESIDENTIAL DEVELOPMENT

10 DANGAR ST, WICKHAM

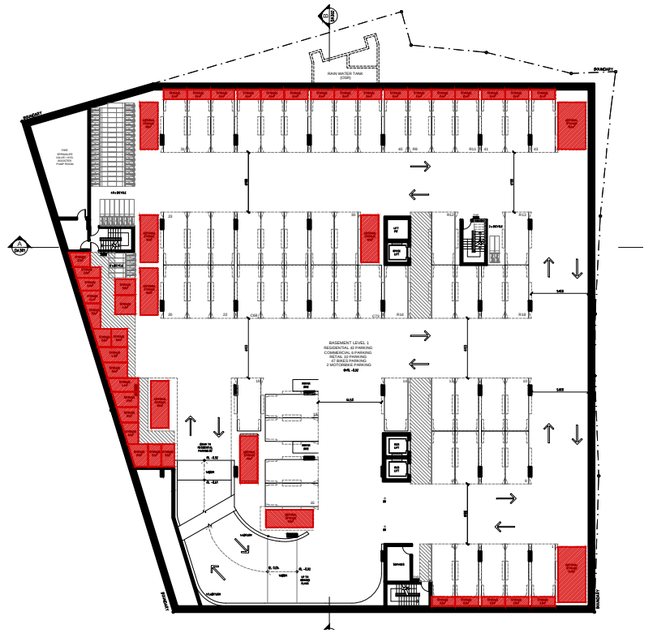
SEPT 2018

DRAWING TITLE:

PRIVATE & COMMUNCAL OPEN SPACE

SCALE:	DRAWING NO:	ISSUE:
1:250@B1 / 1:500@A3	DA520	A
PROJECT NO: 1825		

BASEMENT 2



BASEMENT 1

LEVEL 4 PODIUM

LEVELS 5-12

LEVEL 13

10 Dangar Street, Wickham

Issue Date: 2018.10.12

PBD | ARCHITECTS

Area Schedule

		2 BED			4.2	8.6	
		2 BED			10.0	7.2	
		1 BED			10.3	7.2	
		2 BED			8.4	7.7	
		2 BED			7.8	7.4	
		2 BED			4.1	7.7	
		1 BED			6.2	6.7	
		3 BED			8.4	7.4	
		2 BED			4.6	6.7	
		1 BED			3.1	9.4	
		2 BED			4.2	5.8	
		2 BED			10.0	5.8	
		1 BED			10.3	5.8	
		2 BED			8.4	5.8	
		2 BED			7.8	5.5	
		2 BED			4.1	7.4	
		1 BED			6.2	7.2	
		3 BED			8.4	7.4	
		2 BED			4.6	5.8	
		2 BED			4.6	7.4	
		3 BED			5.4	8.6	
		2 BED			8.4	7.4	
		2 BED			7.6	6.2	
		2 BED			6.8	8.6	
		2 BED			4.3	7.2	
		2 BED			4.6	10.3	
		2 BED			4.6	8.6	
					APPROX	APPROX	APPROX

	Basement Area (sqm)	Storage Area (sqm)	%
B1	2605	199.6	7.7
B2	2605	240.5	9.2

Total storage area less than 10% of the basement area

DA

NOT FOR CONSTRUCTION

ISSUE	DATE	DESCRIPTION
A	19-10-18	DA SUBMISSION

CLIENT:

MultiPart Property Group

ARCHITECT:

PBD | ARCHITECTS

ABN 36 147 035 550

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Level 2, 52 Albion Street, Surry Hills NSW 2010

PROJECT:

PROPOSED RESIDENTIAL DEVELOPMENT

10 DANGAR ST, WICKHAM

SEPT 2018

DRAWING TITLE:

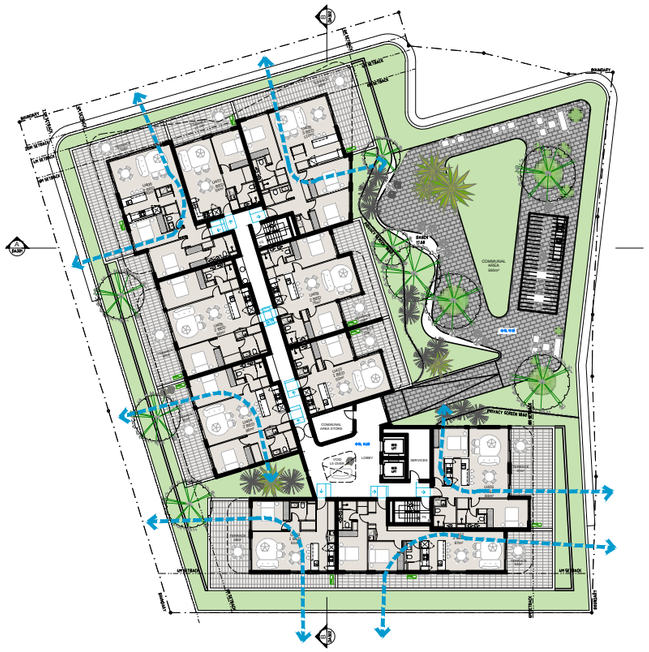
STORAGE DIAGRAM

SCALE: 1:250@B1 / 1:500@A3

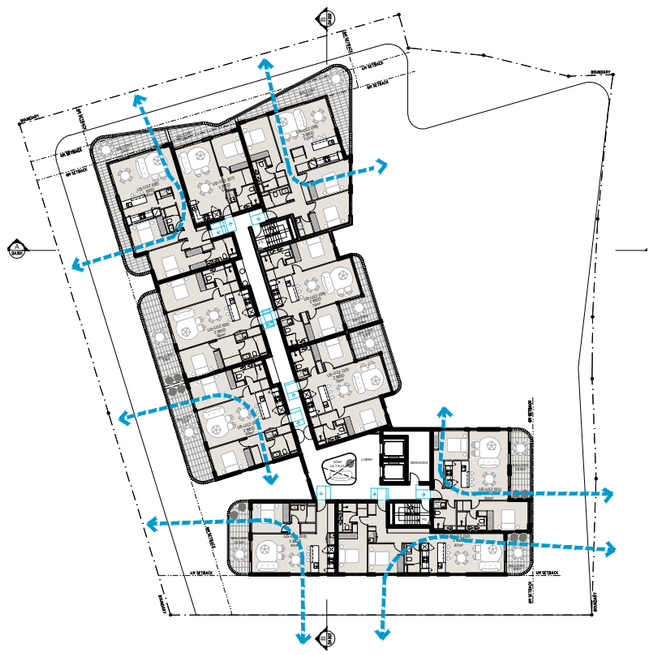
PROJECT NO: 1825

DRAWING NO: DA530

ISSUE: A



LEVEL 4 PODIUM



LEVEL 5-12

LEVEL 13

ADG [4B]: NATURAL VENTILATION

- ALL HABITABLE ROOMS ARE NATURALLY VENTILATED
- AT LEAST 60% OF APARTMENTS ARE NATURALLY CROSS VENTILATED IN THE FIRST NINE STOREYS OF THE BUILDING.
-APARTMENTS AT TEN STOREYS OR GREATER ARE DEEMED TO BE CROSS VENTILATED ONLY IF ANY ENCLOSURE OF THE BALCONIES AT THESE LEVELS ALLOWS ADEQUATE NATURAL VENTILATION AND CANNOT BE FULLY ENCLOSED
-OVERALL DEPTH OF A CROSS-OVER APARTMENT DOES NOT EXCEED 18m

TOTAL NUMBER OF APARTMENTS (level 4 - 13): 97 UNITS
BOTTOM 9 LEVELS (level 4 - 8): 50 UNITS

NATURALLY VENTILATED APARTMENTS : 30 UNITS

% APARTMENT WITH NATURAL CROSS VENTILATION = 60%

DA
NOT FOR CONSTRUCTION

ISSUE	DATE	DESCRIPTION
A	19-10-18	DA SUBMISSION

CLIENT:
MultiPart Property Group

ARCHITECT:
PBD | ARCHITECTS
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Level 2, 52 Albion Street, Surry Hills NSW 2010

PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT
10 DANGAR ST, WICKHAM

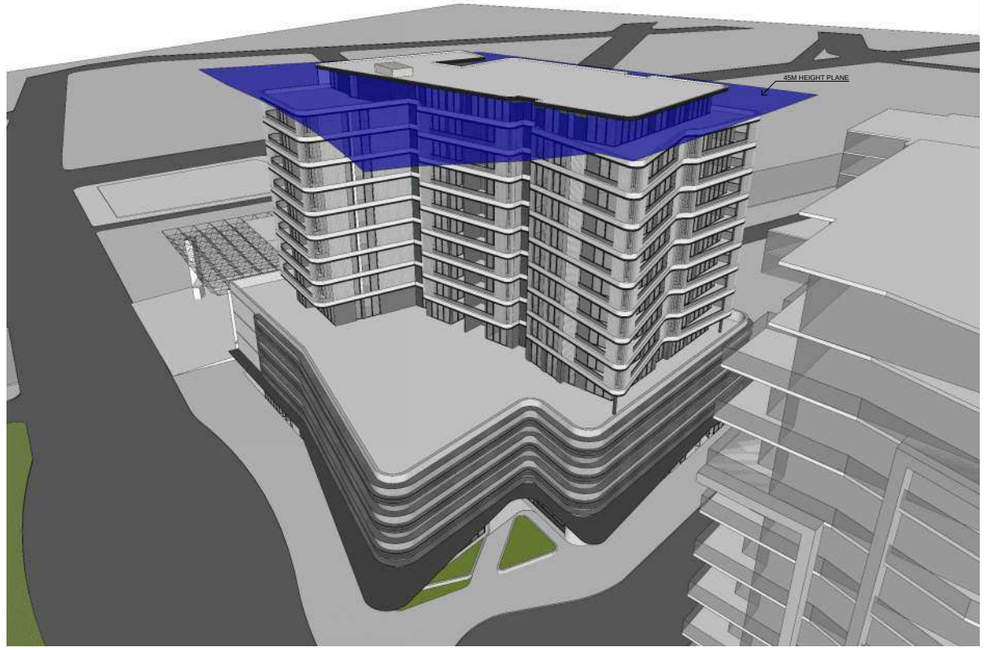
SEPT 2018

DRAWING TITLE:
CROSS VENTILATION DIAGRAM

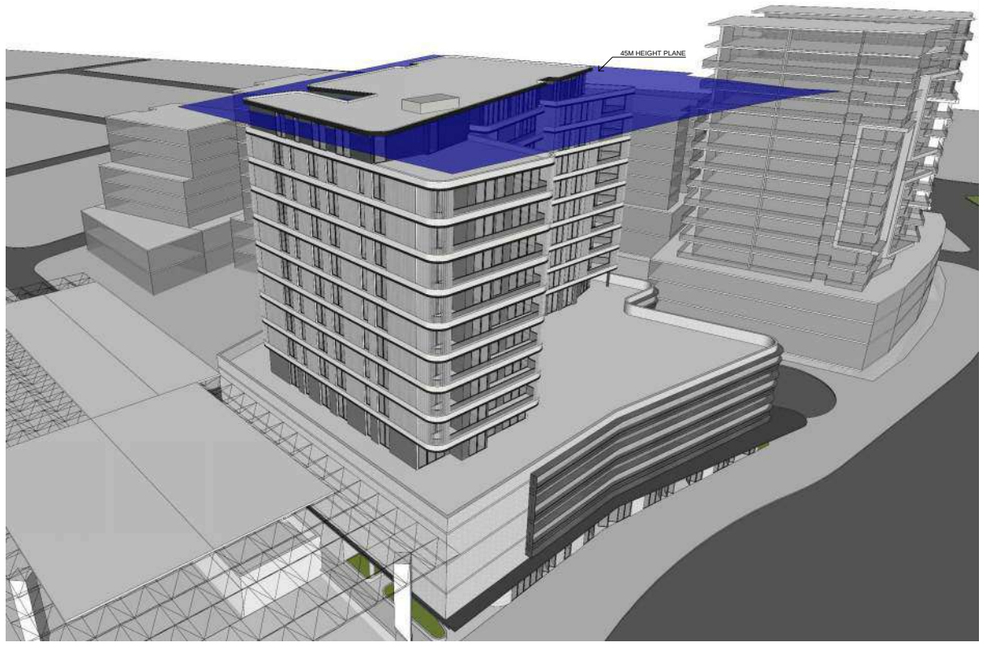
SCALE: 1:250@B1 / 1:500@A3
PROJECT NO: 1825
DRAWING NO: DA540
ISSUE: A

1 VIEW 1

2 VIEW 2



3 VIEW 3



4 VIEW 4

DA
NOT FOR CONSTRUCTION

ISSUE	DATE	DESCRIPTION
A	19-10-18	DA SUBMISSION

CLIENT:

MultiPart Property Group

ARCHITECT:

PBD | ARCHITECTS
ABN 36 147 035 550
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Level 2, 52 Albion Street, Surry Hills NSW 2010

PROJECT:

PROPOSED RESIDENTIAL DEVELOPMENT

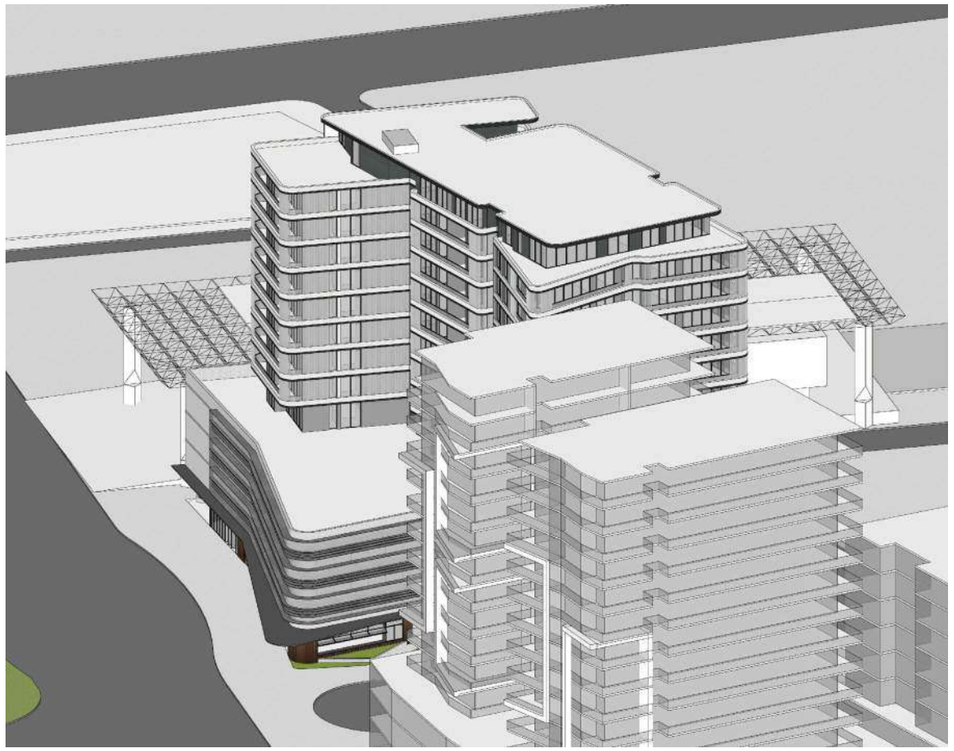
10 DANGAR ST, WICKHAM

SEPT 2018

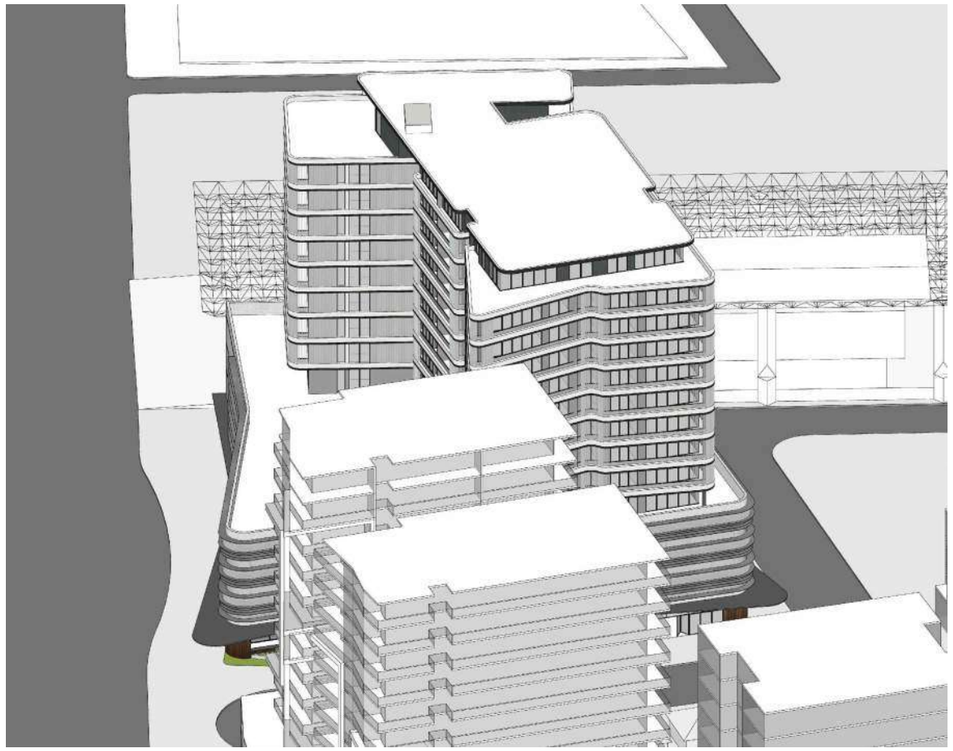
DRAWING TITLE:

45M HEIGHT PLANE DIAGRAM

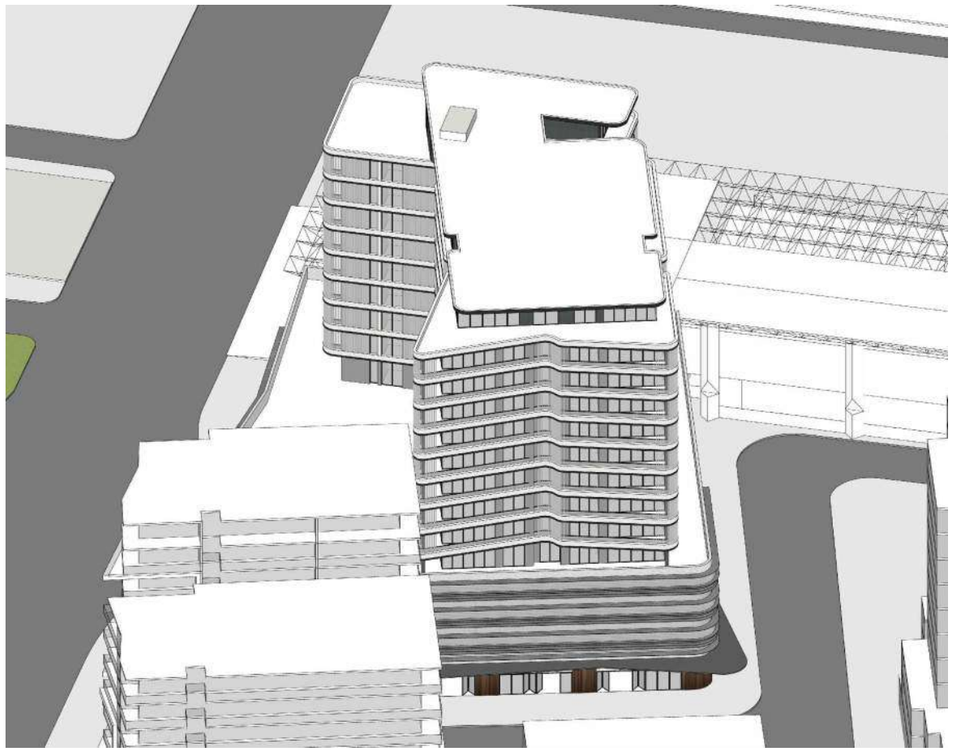
SCALE:	DRAWING NO:	ISSUE:
NTS	DA550	A
PROJECT NO: 1825		



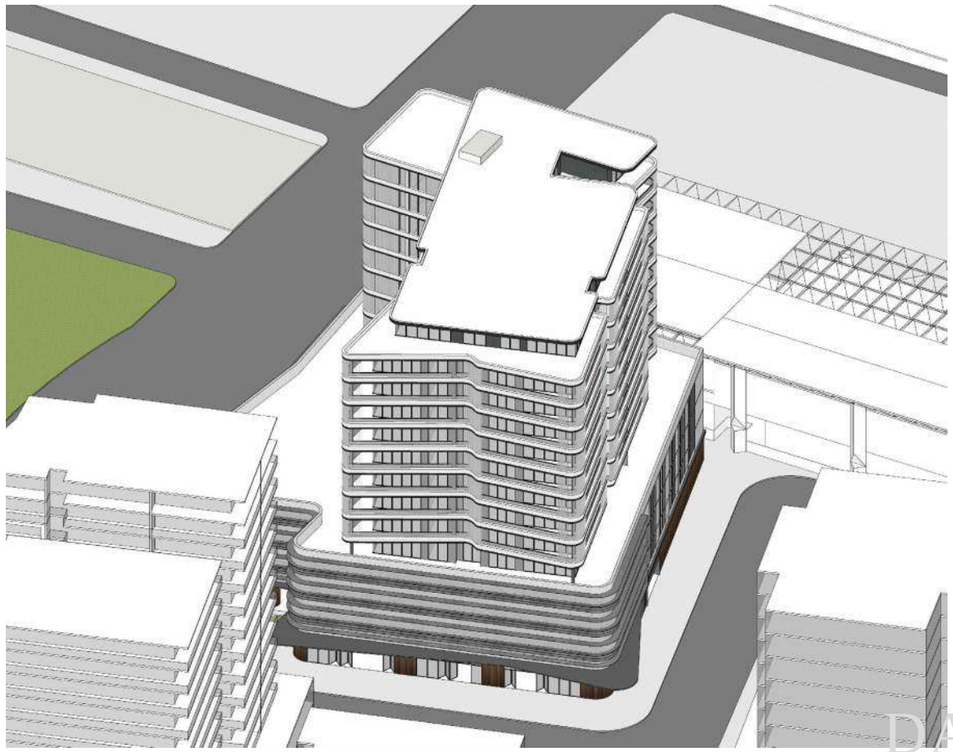
1 21ST JUNE 9AM



2 21ST JUNE 10AM



3 21ST JUNE 11AM



4 21ST JUNE 12PM

ISSUE	DATE	DESCRIPTION
A	19-10-18	DA SUBMISSION

CLIENT:

MultiPart Property Group

ARCHITECT:

PBD | ARCHITECTS
ABN 36 147 035 550
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010

PROJECT:

PROPOSED RESIDENTIAL DEVELOPMENT

10 DANGAR ST, WICKHAM

MAY 2018

DRAWING TITLE:

SOLAR STUDY

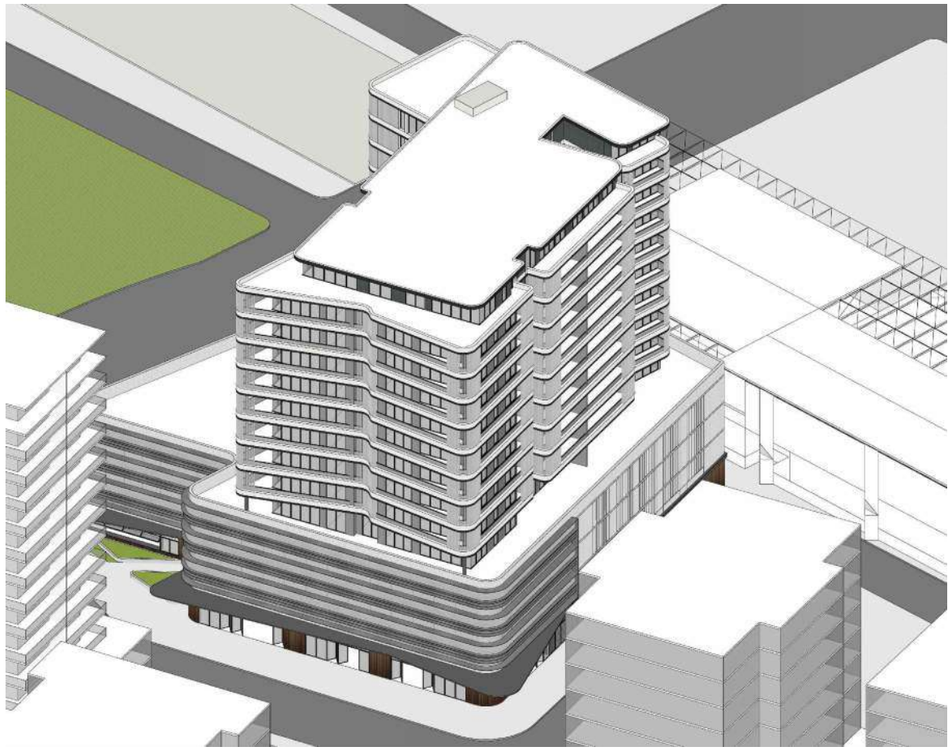
21st JUNE 9AM - 12PM

SCALE: NTS

PROJECT NO: 1825

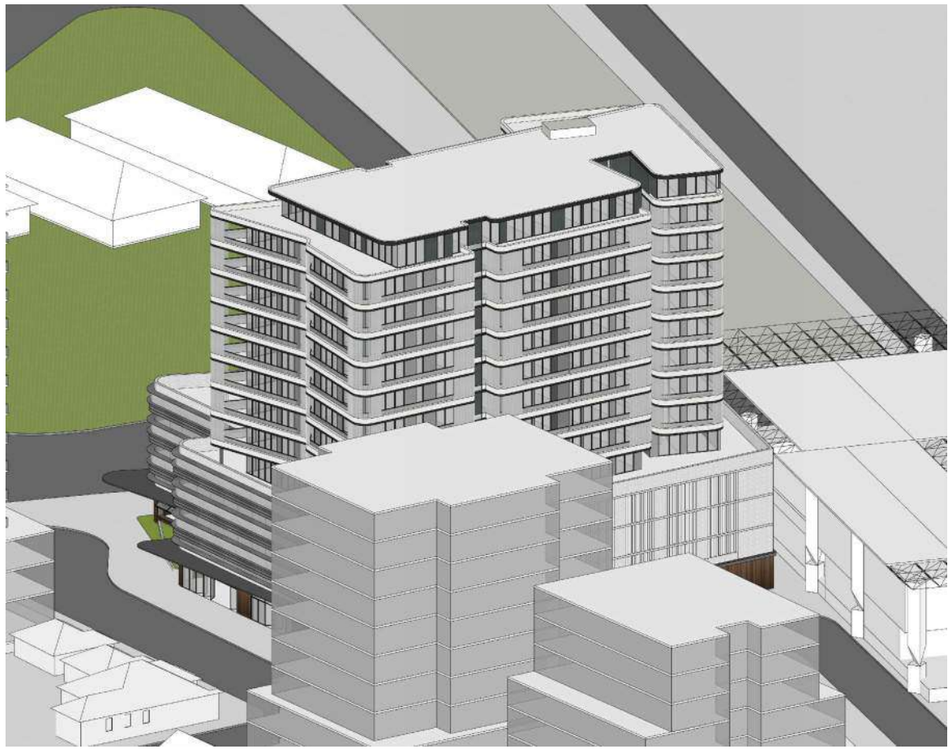
DRAWING NO: DA600

ISSUE: A



1 21ST JUNE 1PM

2 21ST JUNE 2PM



3 21ST JUNE 3PM

DA
NOT FOR CONSTRUCTION

ISSUE	DATE	DESCRIPTION
A	19-10-18	DA SUBMISSION

CLIENT:
MultiPart Property Group

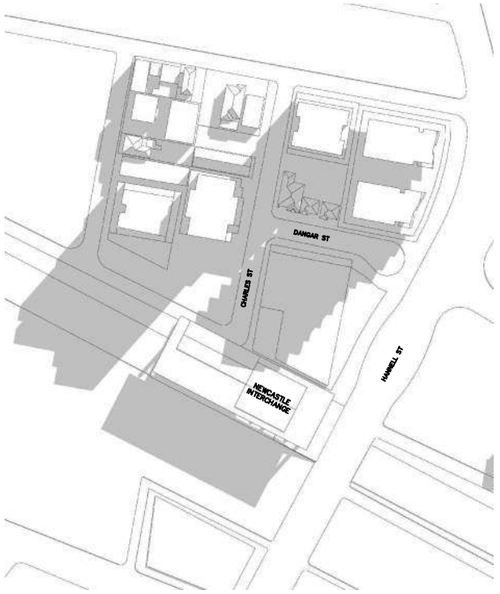
ARCHITECT:
PBD | ARCHITECTS
ABN 36 147 035 550
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010

PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT
10 DANGAR ST, WICKHAM

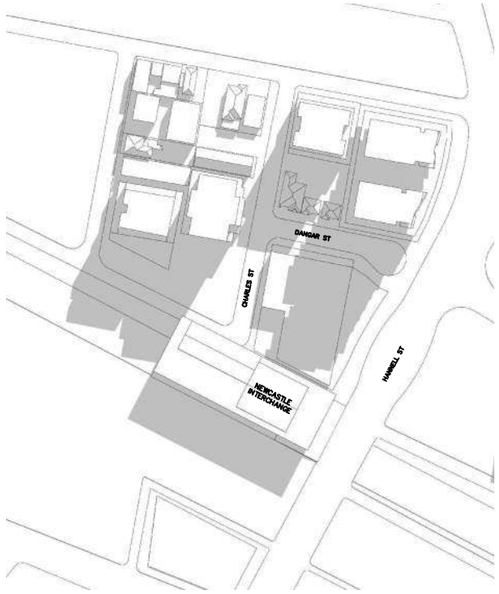
MAY 2018

DRAWING TITLE:
SOLAR STUDY
21st JUNE 1PM - 3PM

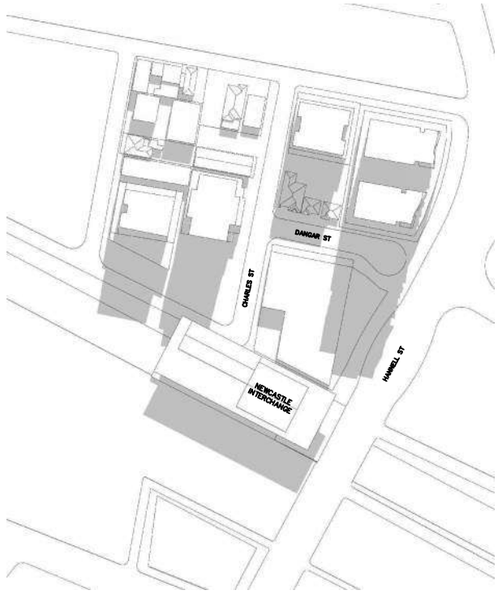
SCALE: NTS
PROJECT NO: 1825
DRAWING NO: DA601
ISSUE: A



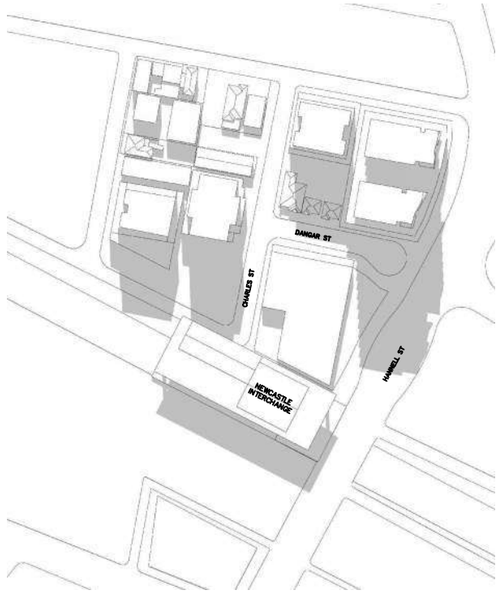
1 21ST JUNE 9AM (EXISTING)



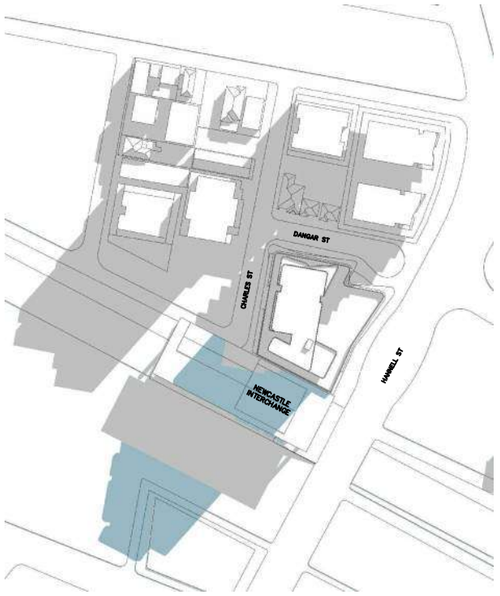
2 21ST JUNE 10AM (EXISTING)



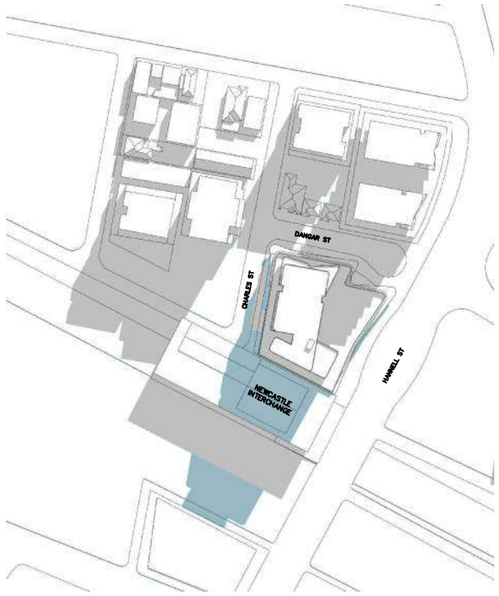
3 21ST JUNE 11AM (EXISTING)



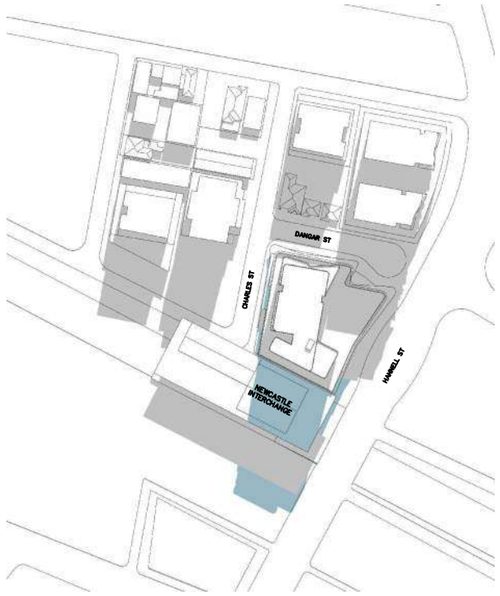
4 21ST JUNE 12AM (EXISTING)



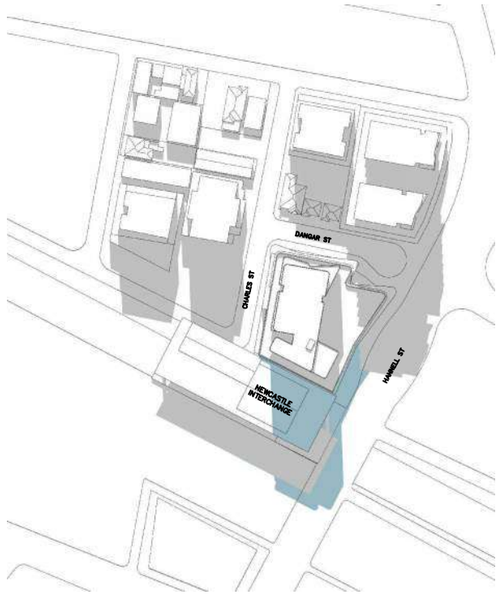
5 21ST JUNE 9AM (PROPOSED)



6 21ST JUNE 10AM (PROPOSED)



7 21ST JUNE 11AM (PROPOSED)



8 21ST JUNE 12AM (PROPOSED)

DA

NOT FOR CONSTRUCTION

ADDITIONAL SHADOW CAST BY PROPOSED DEVELOPMENT

ISSUE	DATE	DESCRIPTION
A	19-10-18	DA SUBMISSION

CLIENT:

MultiPart Property Group

ARCHITECT:

PBD | ARCHITECTS
ABN 36 147 035 550
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010

PROJECT:

PROPOSED RESIDENTIAL DEVELOPMENT

10 DANGAR ST, WICKHAM

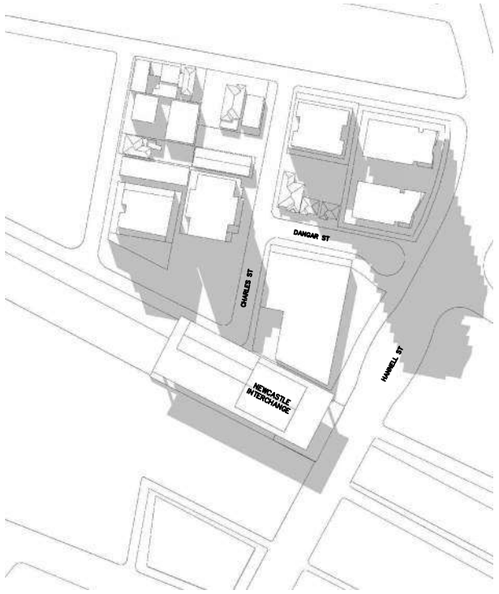
MAY 2018

DRAWING TITLE:

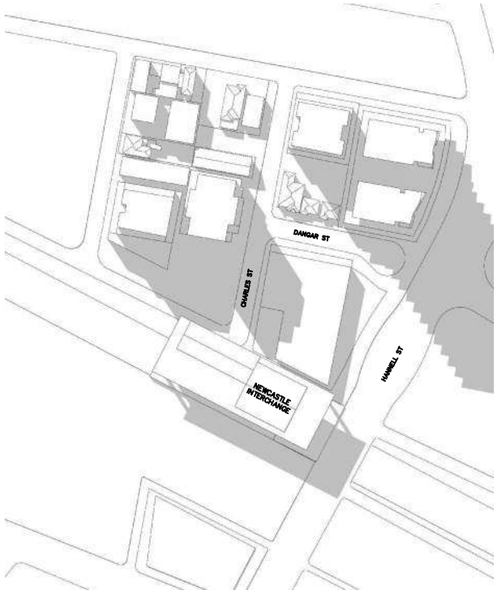
SHADOW DIAGRAM

21st JUNE 9AM - 12PM

SCALE:	DRAWING NO:	ISSUE:
NTS	DA610	A
PROJECT NO: 1825		



1 21ST JUNE 1PM (EXISTING)



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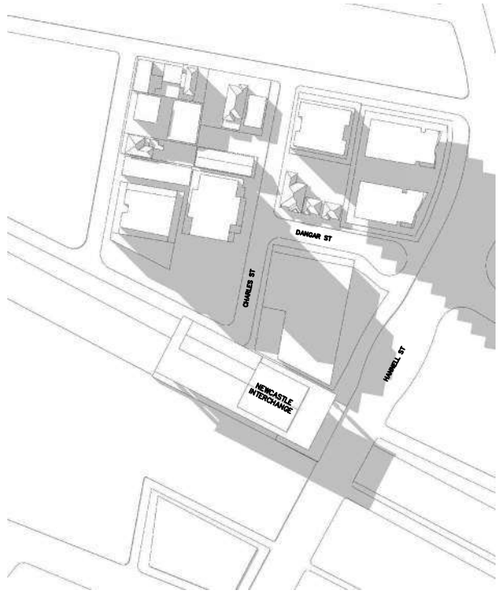

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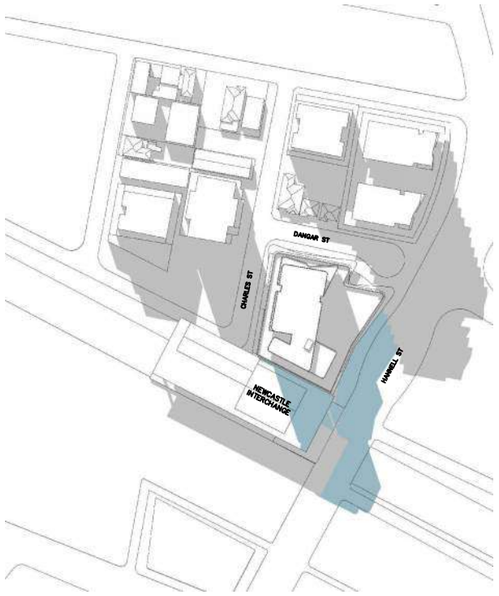

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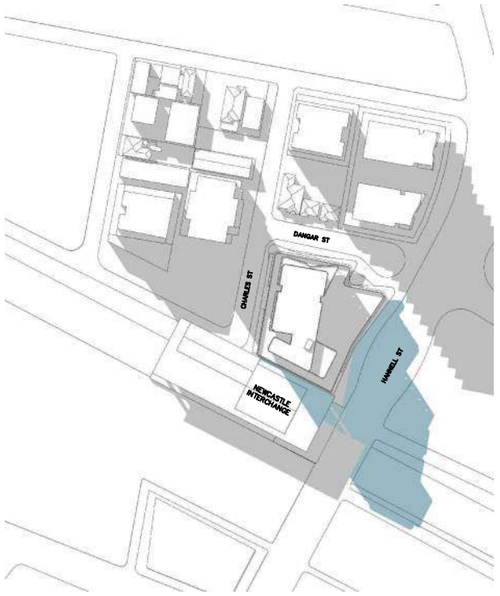

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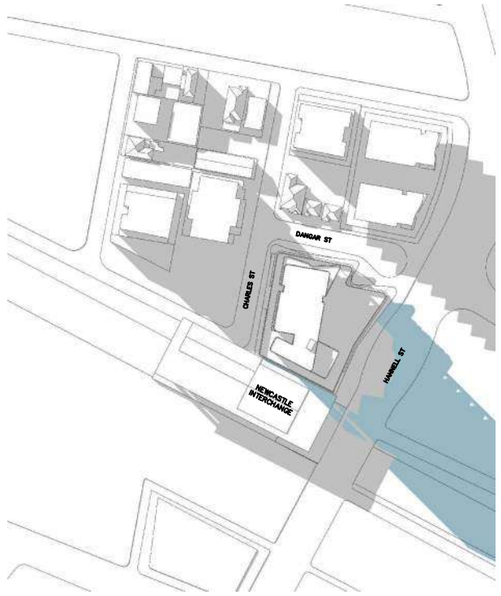


6 21ST JUNE 3PM (PROPOSED)

DA
NOT FOR CONSTRUCTION

ADDITIONAL SHADOW CAST BY PROPOSED DEVELOPMENT

ISSUE	DATE	DESCRIPTION
A	19-10-18	DA SUBMISSION

CLIENT:
MultiPart Property Group

ARCHITECT:
PBD | ARCHITECTS
ABN 36 147 035 550
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010

PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT
10 DANGAR ST, WICKHAM

MAY 2018

DRAWING TITLE:
SHADOW DIAGRAM
21st JUNE 1PM - 3PM

SCALE:	DRAWING NO:	ISSUE:
NTS	DA611	A
PROJECT NO: 1825		

PROPOSED DEVELOPMENT
No.10 DANGAR STREET, WICKHAM
STORMWATER MANAGEMENT PLANS

LEGEND

- DENOTES ON-SITE DETENTION TANK
- DENOTES ON-SITE RETENTION TANK
- DENOTES DWELLING FOOTPRINT
- SW — DENOTES 100mm DIA. STORMWATER/SURFACE WATER SYSTEM PIPE AT 1% MIN. GRADE U.N.O.
- RW — DENOTES 100mm DIA. FULLY SEALED RAINWATER SYSTEM PIPE U.N.O.
- 150 RW — DENOTES RAINWATER PIPE AND DIA. WHEN PIPE EXCEEDS 100mm DIA.
- 150 SW — DENOTES STORMWATER/SURFACE WATER PIPE AND DIA. WHEN PIPE EXCEEDS 100mm DIA.
- 65 W/RM — DENOTES RISING MAIN AND PIPE DIA. U.N.O.
- 100 SS — DENOTES SUBSOIL DRAINAGE LINE AND DIA. WRAPPED IN GEOFABRIC U.N.O.
- DP — DENOTES DOWNPIPE
- IO — DENOTES INSPECTION OPENING WITH SCREW DOWN LID AT FINISHED SURFACE LEVEL
- CO — DENOTES INSPECTION OPENING WITH SCREW DOWN LID AT FINISHED SURFACE LEVEL FOR SYSTEM FLUSHING PURPOSES
- STORMWATER PIT - SOLID COVER
- STORMWATER PIT - GRATED INLET
- DENOTES GRATED DRAIN
- DENOTES ABSORPTION TRENCH
- NON RETURN VALVE
- PUMP
- STOP VALVE (ISOLATION VALVE)
- 240v REQUIRED
- IL23.31 — DENOTES LEVEL OF INLET /OUTLET OF STORMWATER PIPE. NOTE: UNLESS NOTED OTHERWISE, THE BASE OF THE PIT IS THE SAME AS THE PIPE INLET/OUTLET.

DIAL BEFORE YOU DIG

DIAL BEFORE YOU DIG www.1100.com.au

IMPORTANT: THE CONTRACTOR IS TO MAINTAIN A CURRENT SET OF "DIAL BEFORE YOU DIG" DRAWINGS ON SITE AT ALL TIMES.

GENERAL NOTES

1. THESE PLANS SHALL BE READ IN CONJUNCTION WITH OTHER RELEVANT CONSULTANTS' PLANS, SPECIFICATIONS, CONDITIONS OF DEVELOPMENT CONSENT AND CONSTRUCTION CERTIFICATE REQUIREMENTS. WHERE DISCREPANCIES ARE FOUND ACOR CONSULTANTS (CC) MUST BE CONTACTED IMMEDIATELY FOR VERIFICATION
2. WHERE THESE PLANS ARE NOTED FOR DEVELOPMENT APPLICATION PURPOSES ONLY, THEY SHALL NOT BE USED FOR OBTAINING A CONSTRUCTION CERTIFICATE NOR USED FOR CONSTRUCTION PURPOSES
3. SUBSOIL DRAINAGE SHALL BE DESIGNED AND DETAILED BY THE STRUCTURAL ENGINEER. SUBSOIL DRAINAGE SHALL NOT BE CONNECTED INTO THE STORMWATER SYSTEM IDENTIFIED ON THESE PLANS UNLESS APPROVED BY ACOR CONSULTANTS (CC)

STORMWATER CONSTRUCTION NOTES

1. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH AS/NZS 3500 (CURRENT EDITION) AND THE REQUIREMENTS OF THE LOCAL COUNCIL'S POLICIES AND CODES
2. THE MINIMUM SIZES OF THE STORMWATER DRAINS SHALL NOT BE LESS THAN DN90 FOR CLASS 1 BUILDINGS AND DN100 FOR OTHER CLASSES OF BUILDING OR AS REQUIRED BY THE REGULATORY AUTHORITY
3. THE MINIMUM GRADIENT OF STORMWATER DRAINS SHALL BE 1%, UNLESS NOTED OTHERWISE
4. COUNCIL'S TREE PRESERVATION ORDER IS TO BE STRICTLY ADHERED TO. NO TREES SHALL BE REMOVED UNTIL PERMIT IS OBTAINED
5. PUBLIC UTILITY SERVICES ARE TO BE ADJUSTED AS NECESSARY AT THE CLIENT'S EXPENSE
6. ALL PITS TO BE BENCHED AND STREAMLINED. PROVIDE STEP IRONS FOR ALL PITS OVER 1.2m DEEP
7. MAKE SMOOTH JUNCTION WITH ALL EXISTING WORK
8. VEHICULAR ACCESS AND ALL SERVICES TO BE MAINTAINED AT ALL TIMES TO ADJOINING PROPERTIES AFFECTED BY CONSTRUCTION
9. SERVICES SHOWN ON THESE PLANS HAVE BEEN LOCATED FROM INFORMATION SUPPLIED BY THE RELEVANT AUTHORITIES AND FIELD INVESTIGATIONS AND ARE NOT GUARANTEED COMPLETE NOR CORRECT. IT IS THE CLIENT & CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL PRIOR TO CONSTRUCTION
10. ANY VARIATION TO THE WORKS AS SHOWN ON THE APPROVED DRAWINGS ARE TO BE CONFIRMED BY ACOR CONSULTANTS (CC) PRIOR TO THEIR COMMENCEMENT

RAINWATER RE-USE SYSTEM NOTES

1. RAINWATER SUPPLY PLUMBING TO BE CONNECTED TO OUTLETS WHERE REQUIRED BY BASIX CERTIFICATE (BY OTHERS)
2. TOWN WATER CONNECTION TO RAINWATER TANK TO BE TO THE SATISFACTION OF THE REGULATORY AUTHORITY. THIS MAY REQUIRE PROVISION OF:
   - 2.1. PERMANENT AIR GAP
   - 2.2. BACKFLOW PREVENTION DEVICE
3. NO DIRECT CONNECTION BETWEEN TOWN WATER SUPPLY AND THE RAIN WATER SUPPLY
4. AN APPROVED STOP VALVE AND/OR PRESSURE LIMITING VALVE AT THE RAINWATER TANK
5. PROVIDE AT LEAST ONE EXTERNAL HOSE COCK ON THE TOWN WATER SUPPLY FOR FIRE FIGHTING
6. PROVIDE APPROPRIATE FLOAT VALVES AND/OR SOLENOID VALVES TO CONTROL TOWN WATER SUPPLY INLET TO TANK IN ORDER TO ACHIEVE THE TOP-UP INDICATED ON THE TYPICAL DETAIL
7. ALL PLUMBING WORKS ARE TO BE CARRIED OUT BY LICENSED PLUMBERS IN ACCORDANCE WITH AS/NZS3500.1 NATIONAL PLUMBING AND DRAINAGE CODE
8. PRESSURE PUMP ELECTRICAL CONNECTION TO BE CARRIED OUT BY A LICENSED ELECTRICIAN
9. ONLY ROOF RUN-OFF IS TO BE DIRECTED TO THE RAINWATER TANK . SURFACE WATER INLETS ARE NOT TO BE CONNECTED
10. PIPE MATERIALS FOR RAINWATER SUPPLY PLUMBING ARE TO BE APPROVED MATERIALS TO AS/NZS3500 PART 1 SECTION 2 AND TO BE CLEARLY AND PERMANENTLY IDENTIFIED AS 'RAINWATER'. THIS MAY BE ACHIEVED FOR BELOW GROUND PIPES USING IDENTIFICATION TAPE (MADE IN ACCORDANCE WITH AS2648) OR FOR ABOVE GROUND PIPES BY USING ADHESIVE PIPE MARKERS (MADE IN ACCORDANCE WITH AS1345)
11. EVERY RAINWATER SUPPLY OUTLET POINT AND THE RAINWATER TANK ARE TO BE LABELED 'RAINWATER' ON A METALLIC SIGN IN ACCORDANCE WITH AS1319
12. ALL INLETS AND OUTLETS TO THE RAINWATER TANK ARE TO HAVE SUITABLE MEASURES PROVIDED TO PREVENT MOSQUITO AND VERMIN ENTRY

SHEET INDEX

NEWCASTLE COUNCIL REQUIREMENTS

STORMWATER - WATER CYCLE MANAGEMENT PLAN

SITE AREA (m²)..... 2904
TOTAL IMPERVIOUS AREA ..... 100 %

STORAGE REQUIREMENT :

BASED ON FIGURE 1 & TABLE 2 OF NEWCASTLE CITY COUNCILS DCP, SECTION 7.06.02(c).

i)	PERCENTAGE IMPERVIOUS	= 100% (FIGURE 1)
ii)	VOLUME REQUIREMENT	= 25mm (FIGURE 1)
iii)	SITE AREA	= 2904m²
iv)	MINIMUM STORAGE VOLUME	= 72.6m³ (2904 x 0.025 x 72.6)

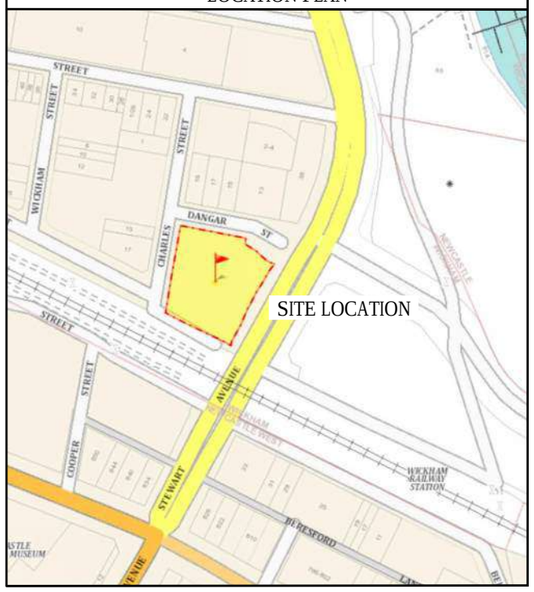
STORMWATER: PEAK FLOWRATE 100 YEAR ARI DESIGN STORM EVENT

i)	SITE AREA	= 2904m²
ii)	100% IMPERVIOUS	

STORAGE DRAWDOWN:
- i) REQUIREMENT 0.023 L/s PER 1000m² OF CATCHMENT
- ii) DRAWDOWN RATE = 0.023 x 2.9 = 0.067 L/s
- iii) PRIMARY DRAWDOWN CONNECTION TO TOILETS

DESIGN PREPARED IN ACCORDANCE WITH NEWCASTLE CITY COUNCIL'S DCP 2012 AND STORMWATER & WATER EFFICIENCY FOR DEVELOPMENT TECHNICAL MANUAL, AR&R AND AS/NZS 3500.

LOCATION PLAN



DEVELOPMENT APPLICATION ISSUE
NOT FOR CONSTRUCTION

North

This drawing has been assigned an electronic code that signifies the drawing has been checked and approved by:
MR MICHAEL GOODWIN MIEAust CPEng NER

Issue	Description	Date	Drawn	Approved
A	ISSUED FOR CLIENT REVIEW	12.09.18	PB	BK
B	ISUED FOR DEVELOPMENT APPLICATION	12.10.18	SJ	BK
C	ISUED FOR DEVELOPMENT APPLICATION	18.10.18	SJ	BK

0 0 1cm at full size 10cm

Client
MULTIPART PROPERTY GROUP

Architect
PBD ARCHITECTS

Project
PROPOSED DEVELOPMENT

No. 10
DANGAR STREET
WICKHAM

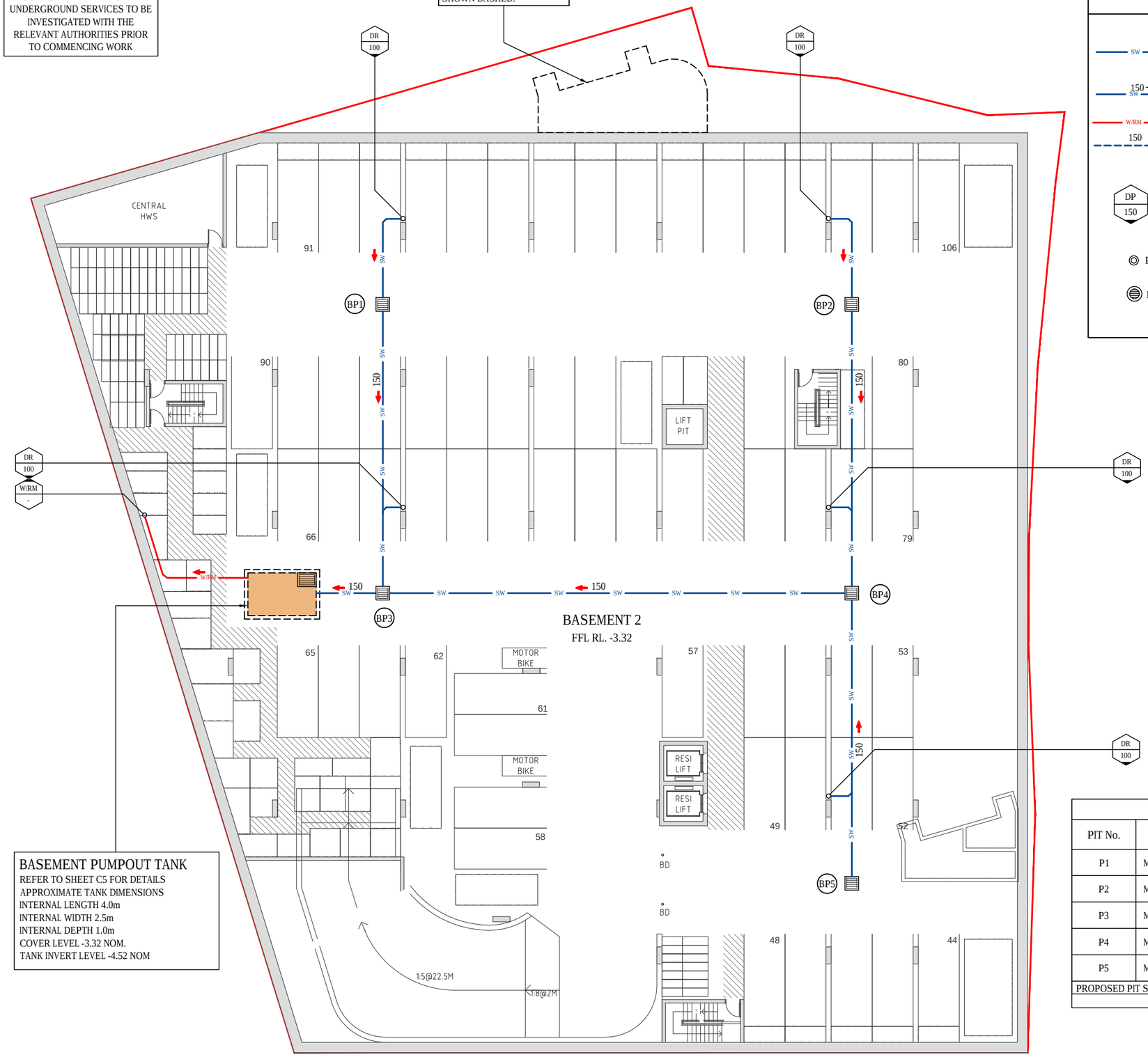
ACOR CONSULTANTS
ACOR Consultants (CC) Pty Ltd
Platinum Building, Suite 2.01, 4 Ilya Avenue
ERINA NSW 2250, Australia
T +61 2 4324 3499
ENGINEERS | MANAGERS | INFRASTRUCTURE PLANNERS | DEVELOPMENT CONSULTANTS

Drawing Title
COVER SHEET & NOTES

Drawn	Date	Scale A1	Q.A. Check	Date
SJ	11.09.18	AS NOTED		

Designed	Project No.	Dwg. No.	Issue
BK	CC180306	C1	C

WARNING
LOCATION AND DEPTH OF ALL UNDERGROUND SERVICES TO BE INVESTIGATED WITH THE RELEVANT AUTHORITIES PRIOR TO COMMENCING WORK



BASEMENT PUMPOUT TANK

REFER TO SHEET C5 FOR DETAILS
APPROXIMATE TANK DIMENSIONS
INTERNAL LENGTH 4.0m
INTERNAL WIDTH 2.5m
INTERNAL DEPTH 1.0m
COVER LEVEL -3.32 NOM.
TANK INVERT LEVEL -4.52 NOM

STORMWATER LEGEND

- SW — DENOTES 100mm DIA. UNDERGROUND STORMWATER / SURFACE WATER SYSTEM PIPE AT 1% MIN. GRADE U.N.O.
- 150 SW — DENOTES STORMWATER/SURFACE WATER PIPE AND DIA. WHEN PIPE EXCEEDS 100mm DIA.
- W/RM — DENOTES WATER RISER MAIN BY OTHERS
- 150 — DENOTES SEALED AERIAL LINE STORMWATER PIPE (UNDER SLAB) AND DIA. WHEN PIPE EXCEEDS 100mm DIA. INSTALLED IN ACCORDANCE WITH AS3500.3
- DP 150 — DENOTES THE LOCATIONS OF DOWNPIPES AND SPECIFIED DIAMETER. FINAL LOCATIONS TO BE CONFIRMED BY THE ARCHITECT AT CC STAGE.
- PO — DENOTES PLANTER BOX OUTLET.
- RWO — RAINWATER OUTLET

PIT SCHEDULE

PIT No.	TYPE	SIZE	TOP GRATE	INVERT
P1	MD GRATED INLET	450 x 450	-3.27	2.77
P2	MD GRATED INLET	450 x 450	-3.27	2.77
P3	MD GRATED INLET	600 x 600	-3.27	2.33
P4	MD GRATED INLET	600 x 600	-3.27	2.60
P5	MD GRATED INLET	450 x 450	-3.27	2.77

PROPOSED PIT SURFACE LEVELS AND INVERTS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION

STORMWATER MANAGEMENT PLAN - BASEMENT 2

SCALE - 1:125/A1, 1:250/A3

0 1 2 4 6 8 10m

North

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Client
MULTIPART PROPERTY GROUP

Architect
PBD ARCHITECTS

Project
PROPOSED DEVELOPMENT
No. 10
DANGAR STREET
WICKHAM

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T +61 2 4324 3499
ENGINEERS | MANAGERS | INFRASTRUCTURE PLANNERS | DEVELOPMENT CONSULTANTS

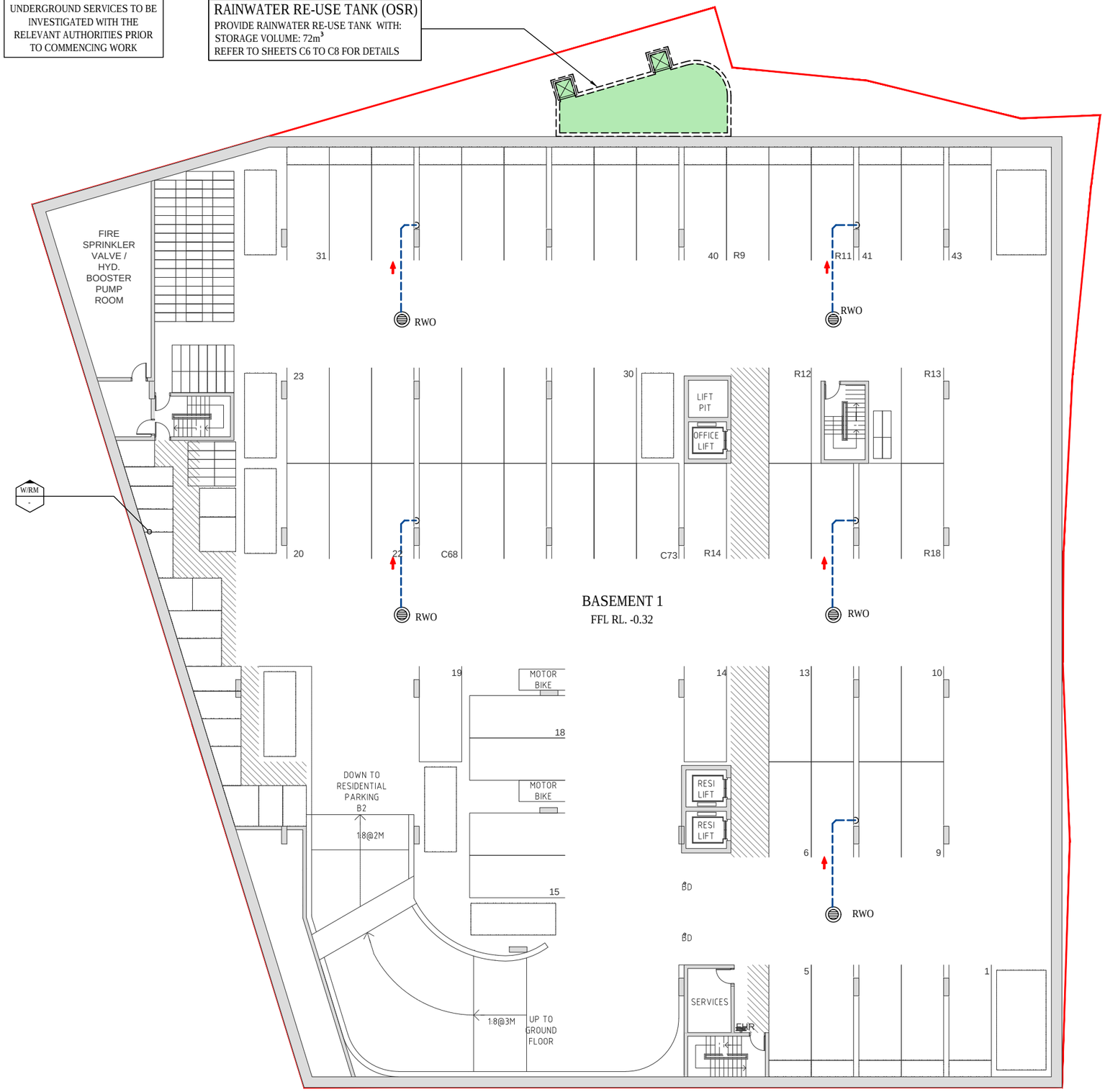
Drawing Title
STORMWATER MANAGEMENT PLAN - BASEMENT 2

Drawn	Date	Scale A1	Q.A. Check	Date
PB	11.09.18	AS NOTED		

Designed	Project No.	Dwg. No.	Issue
BK	CC180306	C2	C

WARNING
LOCATION AND DEPTH OF ALL UNDERGROUND SERVICES TO BE INVESTIGATED WITH THE RELEVANT AUTHORITIES PRIOR TO COMMENCING WORK

RAINWATER RE-USE TANK (OSR)
PROVIDE RAINWATER RE-USE TANK WITH:
STORAGE VOLUME: 72m³
REFER TO SHEETS C6 TO C8 FOR DETAILS



STORMWATER MANAGEMENT PLAN - BASEMENT 1
SCALE - 1:125/A1, 1:250/A3
0 1 2 4 6 8 10m

STORMWATER LEGEND

SW	DENOTES 100mm DIA. UNDERGROUND STORMWATER / SURFACE WATER SYSTEM PIPE AT 1% MIN. GRADE U.N.O.
150 SW	DENOTES STORMWATER/SURFACE WATER PIPE AND DIA. WHEN PIPE EXCEEDS 100mm DIA.
W/RM	DENOTES WATER RISER MAIN BY OTHERS
150	DENOTES SEALED AERIAL LINE STORMWATER PIPE (UNDER SLAB) AND DIA. WHEN PIPE EXCEEDS 100mm DIA. INSTALLED IN ACCORDANCE WITH AS3500.3
DP 150	DENOTES THE LOCATIONS OF DOWNPIPES AND SPECIFIED DIAMETER. FINAL LOCATIONS TO BE CONFIRMED BY THE ARCHITECT AT CC STAGE.
PO	DENOTES PLANTER BOX OUTLET.
RWO	RAINWATER OUTLET

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C	ISUED FOR DEVELOPMENT APPLICATION	18.10.18	SJ	BK

1 0 1cm at full size 10cm

Client
MULTIPART PROPERTY GROUP

Architect
PBD ARCHITECTS

Project
PROPOSED DEVELOPMENT

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ENGINEERS | MANAGERS | INFRASTRUCTURE PLANNERS | DEVELOPMENT CONSULTANTS

Drawing Title
STORMWATER MANAGEMENT PLAN - BASEMENT 1

Drawn	Date	Scale A1	Q.A. Check	Date
PB	11.09.18	AS NOTED		

Designed	Project No.	Dwg. No.	Issue
BK	CC180306	C3	C

WARNING
LOCATION AND DEPTH OF ALL UNDERGROUND SERVICES TO BE INVESTIGATED WITH THE RELEVANT AUTHORITIES PRIOR TO COMMENCING WORK

OUTLINE OF LEVEL 1 FLOOR ABOVE SHOWN DASHED.

OUTLINE OF BASEMENT BELOW SHOWN DASHED.

RAINWATER RE-USE TANK (OSR)
PROVIDE RAINWATER RE-USE OSR TANK WITH:
OSR STORAGE VOLUME: 72m³
REFER TO SHEET C6 TO C8 FOR DETAILS

ROOF WATER ONLY DRAINAGE SYSTEM.
DOWNPIPE & DISCHARGE NETWORK TO BE DETERMINED AT CC STAGE DOCUMENTATION.
CONSTRUCT PIPE HARD TO UNDERSIDE OF GROUND FLOOR SLAB AND GRADE AT MIN. 1% THROUGH HIGH LEVEL CARPARK BELOW. TYP.

SURFACE WATER DRAINAGE SYSTEM.
PIPE & PIT NETWORK TO BE DETERMINED AT CC STAGE DOCUMENTATION

PIT P1 - BOUNDARY PIT
900 SQUARE PIT WITH BOLT DOWN/WATER TIGHT SOLID COVER
TOP OF COVER - 1.45 nom

DISCHARGE STORMWATER TO RELOCATED STORMWATER PIT TO THE SATISFACTION OF RMS & MAKE GOOD EXISTING CONSTRUCTION. INVERT LEVEL OF OUTLET SHALL BE SITE CONFIRMED PRIOR TO COMMENCEMENT OF WORK.
DESIGN INVERT: IL 0.73 NOM.

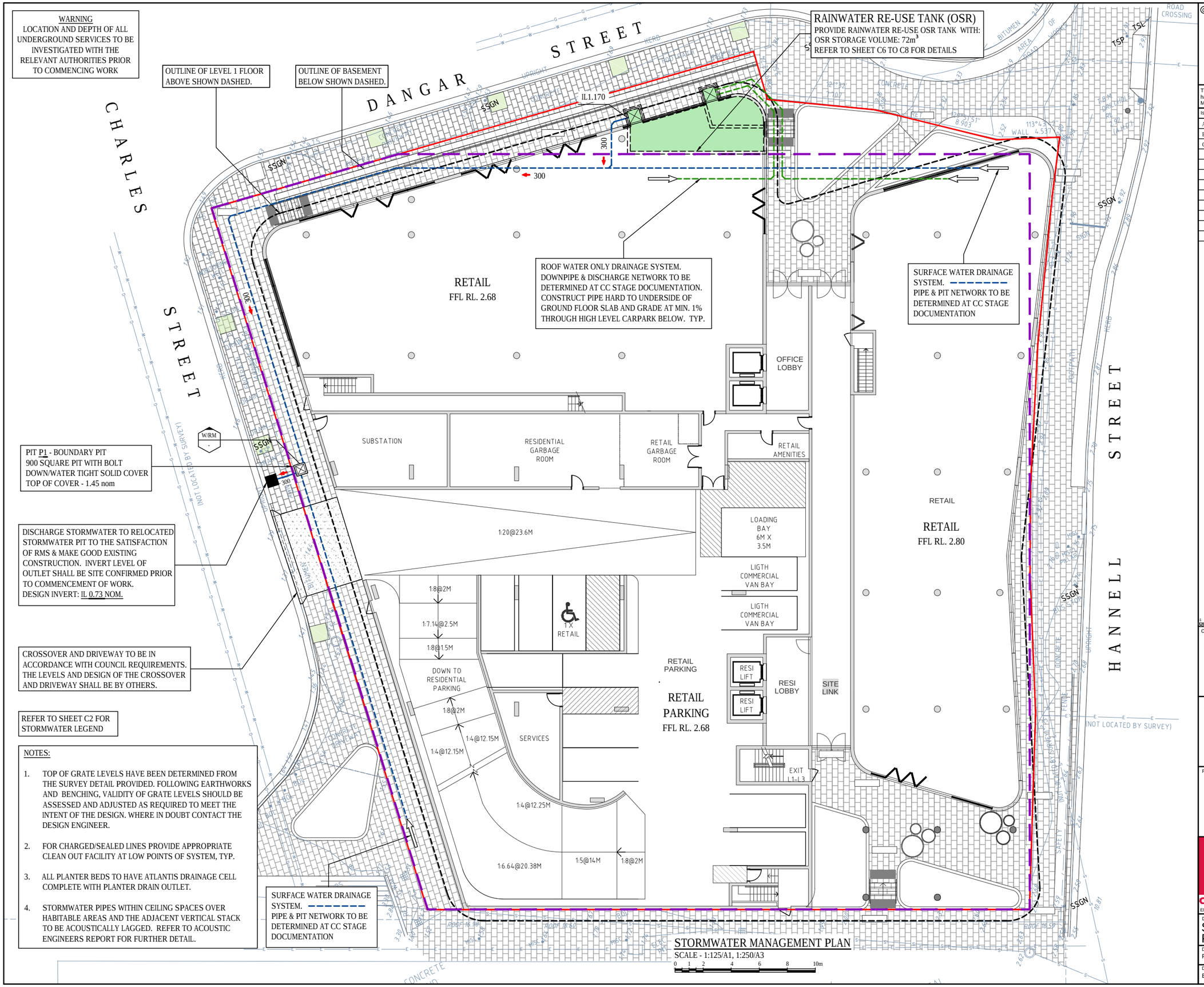
CROSSOVER AND DRIVEWAY TO BE IN ACCORDANCE WITH COUNCIL REQUIREMENTS. THE LEVELS AND DESIGN OF THE CROSSOVER AND DRIVEWAY SHALL BE BY OTHERS.

REFER TO SHEET C2 FOR STORMWATER LEGEND

NOTES:

1. TOP OF GRATE LEVELS HAVE BEEN DETERMINED FROM THE SURVEY DETAIL PROVIDED. FOLLOWING EARTHWORKS AND BENCHING, VALIDITY OF GRATE LEVELS SHOULD BE ASSESSED AND ADJUSTED AS REQUIRED TO MEET THE INTENT OF THE DESIGN. WHERE IN DOUBT CONTACT THE DESIGN ENGINEER.
2. FOR CHARGED/SEALED LINES PROVIDE APPROPRIATE CLEAN OUT FACILITY AT LOW POINTS OF SYSTEM, TYP.
3. ALL PLANTER BEDS TO HAVE ATLANTIS DRAINAGE CELL COMPLETE WITH PLANTER DRAIN OUTLET.
4. STORMWATER PIPES WITHIN CEILING SPACES OVER HABITABLE AREAS AND THE ADJACENT VERTICAL STACK TO BE ACOUSTICALLY LAGGED. REFER TO ACOUSTIC ENGINEERS REPORT FOR FURTHER DETAIL.

SURFACE WATER DRAINAGE SYSTEM.
PIPE & PIT NETWORK TO BE DETERMINED AT CC STAGE DOCUMENTATION



STORMWATER MANAGEMENT PLAN
SCALE - 1:125/A1, 1:250/A3
0 1 2 4 6 8 10m

North

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MR MICHAEL GOODWIN MIEAust CPEng NER

Issue	Description	Date	Drawn	Approved
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B	ISUED FOR DEVELOPMENT APPLICATION	12.10.18	SJ	BK
C	ISUED FOR DEVELOPMENT APPLICATION	18.10.18	SJ	BK

0 10 1cm at full size 100

Client
MULTIPART PROPERTY GROUP

Architect
PBD ARCHITECTS

Project
PROPOSED DEVELOPMENT

No. 10
DANGAR STREET
WICKHAM

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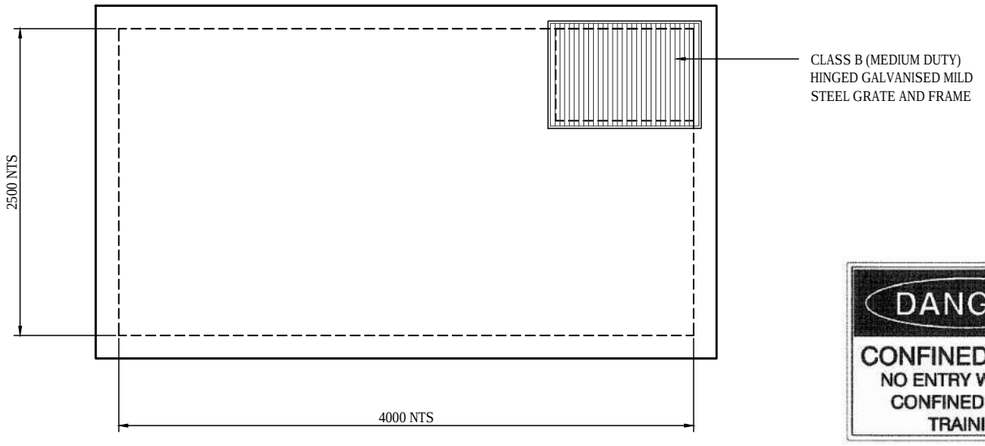
Drawing Title
STORMWATER MANAGEMENT PLAN - GROUND FLOOR

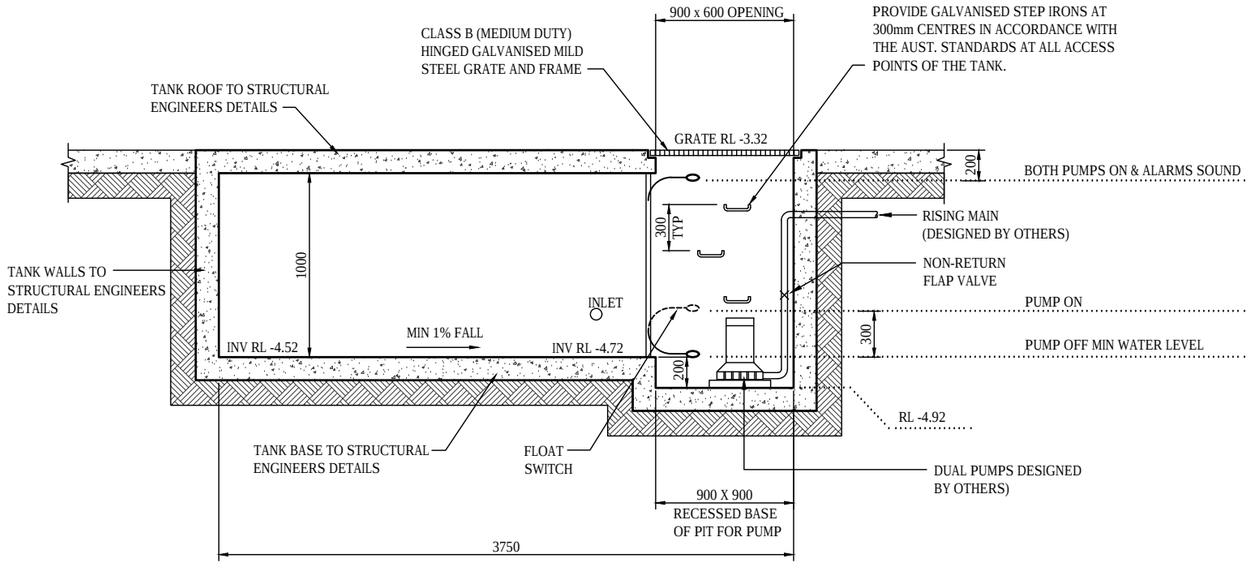
Drawn	Date	Scale A1	Q.A. Check	Date
PB	11.09.18	AS NOTED		
Designed	Project No.		Dwg. No.	Issue
BK	CC180306		C4	C



PUMP OUT TANK PLAN

SCALE 1:20/A1, 1:40/A3

INSTALL CONFINED SPACE WARNING SIGN



PUMP OUT TANK
AVERAGE HEIGHT = 1.0m
WIDTH = 2.5m
LENGTH = 4.0m
VOLUME PROVIDED = 10.0^3

TYPICAL SECTION THROUGH PUMP OUT TANK

SCALE 1:20/A1, 1:40/A3

STANDARD PUMP OUT DESIGN NOTES

THE PUMP SYSTEM SHALL BE OPERATED IN THE FOLLOWING MANNER:-

1. THE PUMPS SHALL BE PROGRAMMED TO WORK ALTERNATELY TO ALLOW BOTH PUMPS TO HAVE AN EQUAL OPERATION LOAD AND PUMP LIFE
2. A FLOAT SHALL BE PROVIDED TO ENSURE THAT THE MINIMUM REQUIRED WATER LEVEL IS MAINTAINED WITHIN THE SUMP AREA OF THE BELOW GROUND TANK. IN THIS REGARD THIS FLOAT WILL FUNCTION AS AN OFF SWITCH FOR THE PUMPS AT THE MINIMUM WATER LEVEL. THE SAME FLOAT SHALL BE SET TO TURN ONE OF THE PUMPS ON UPON WATER LEVEL IN THE TANK RISING TO APPROXIMATELY 300mm ABOVE THE MINIMUM WATER LEVEL. THE PUMP SHALL OPERATE UNTIL THE TANK IS DRAINED TO THE MINIMUM WATER LEVEL.
3. A SECOND FLOAT SHALL BE PROVIDED AT A HIGH LEVEL, WHICH IS APPROXIMATELY THE ROOF LEVEL OF THE BELOW GROUND TANK. THIS FLOAT SHALL START THE OTHER PUMP THAT IS NOT OPERATING AND ACTIVATE THE ALARM.
4. AN ALARM SYSTEM SHALL BE PROVIDED WITH A FLASHING STROBE LIGHT AND A PUMP FAILURE WARNING SIGN WHICH ARE TO BE LOCATED AT THE DRIVEWAY ENTRANCE TO THE BASEMENT LEVEL. THE ALARM SYSTEM SHALL BE PROVIDED WITH A BATTERY BACK-UP IN CASE OF POWER FAILURE.
5. A CONFINED SPACE DANGER SIGN SHALL BE PROVIDED AT ALL ACCESS POINTS TO THE PUMP OUT STORAGE TANK.

PUMP-OUT TANK MAINTENANCE SCHEDULE

MAINTENANCE CONTRACT

NOTE: A 24 HOUR X 12 MONTHLY EMERGENCY AND MAINTENANCE CONTRACT SHALL BE OBTAINED FROM A COMPANY CAPABLE OF EXECUTING THE WORK AND SHALL BE KEPT IN FORCE BY THE PROPERTY OWNER(S) FOR THE LIFE OF THE BUILDING.

THE MAINTENANCE CONTRACT SHALL BE CARRIED OUT EVERY THREE (3) MONTHS AND SHALL INCLUDE THE FOLLOWING ACTIVITIES:

1. CLEAN OUT ALL PITS OF SILT AND DEBRIS.
2. CHECK AND CLEAN OUT, IF NECESSARY, ALL PIPELINES.
3. CHECK:
   - 3.1. PUMPS FOR WEAR
   - 3.2. PUMP OIL SEALS
   - 3.3. PUMP STRAINER AND CLEAN
4. CARRY OUT ROUTINE MAINTENANCE TO PUMPS AS RECOMMENDED BY THE MANUFACTURER.
5. CHECK OPERATIONAL SEQUENCE OF LEVEL SWITCHES, PUMPS AND CONTROL PANEL.
6. THE EMERGENCY CONTRACT SHALL PROVIDE FOR A 24 HOUR X 7 DAY PER WEEK SERVICE.

THE CONTRACTOR SHALL PROVIDE A NAME PLATE STATING NAME, WORKING HOURS, TELEPHONE NUMBER AND OUT OF HOURS NUMBER AND SUCH NAME PLATE SHALL BE FIXED TO THE FRONT OF THE CONTROL PANEL.

North

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MR MICHAEL GOODWIN MIEAust CPEng NER

Issue	Description	Date	Drawn	Approved
A	ISSUED FOR CLIENT REVIEW	12.09.18	PB	BK
B	ISUED FOR DEVELOPMENT APPLICATION	12.10.18	SJ	BK
C	ISUED FOR DEVELOPMENT APPLICATION	18.10.18	SJ	BK

Client
MULTIPART PROPERTY GROUP

Architect
PBD ARCHITECTS

Project
PROPOSED DEVELOPMENT

No. 10
DANGAR STREET
WICKHAM

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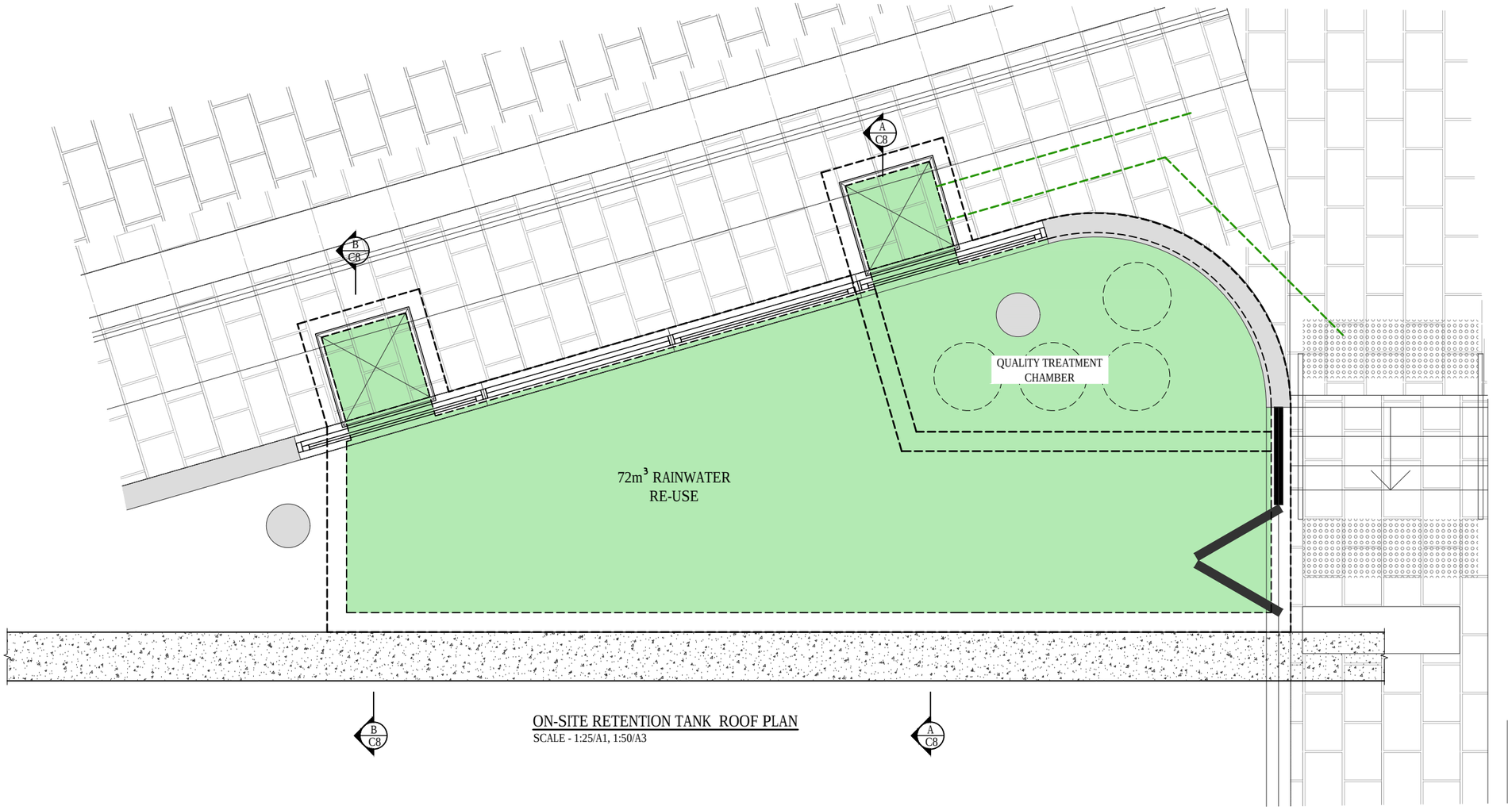
ENGINEERS | MANAGERS | INFRASTRUCTURE PLANNERS | DEVELOPMENT CONSULTANTS

Drawing Title
STORMWATER MANAGEMENT DETAILS SHEET No.1

Drawn	Date	Scale A1	Q.A. Check	Date
PB	11.09.18	AS NOTED		

Designed	Project No.	Dwg. No.	Issue
BK	CC180306	C5	C



ON-SITE RETENTION TANK ROOF PLAN
SCALE - 1:25/A1, 1:50/A3

PROVIDE CONFINED SPACE SIGNAGE
AT ENTRY POINTS INTO TANK.

North

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C	ISUED FOR DEVELOPMENT APPLICATION	18.10.18	SJ	BK

5 0 10cm at full size 10cm

Client
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Architect
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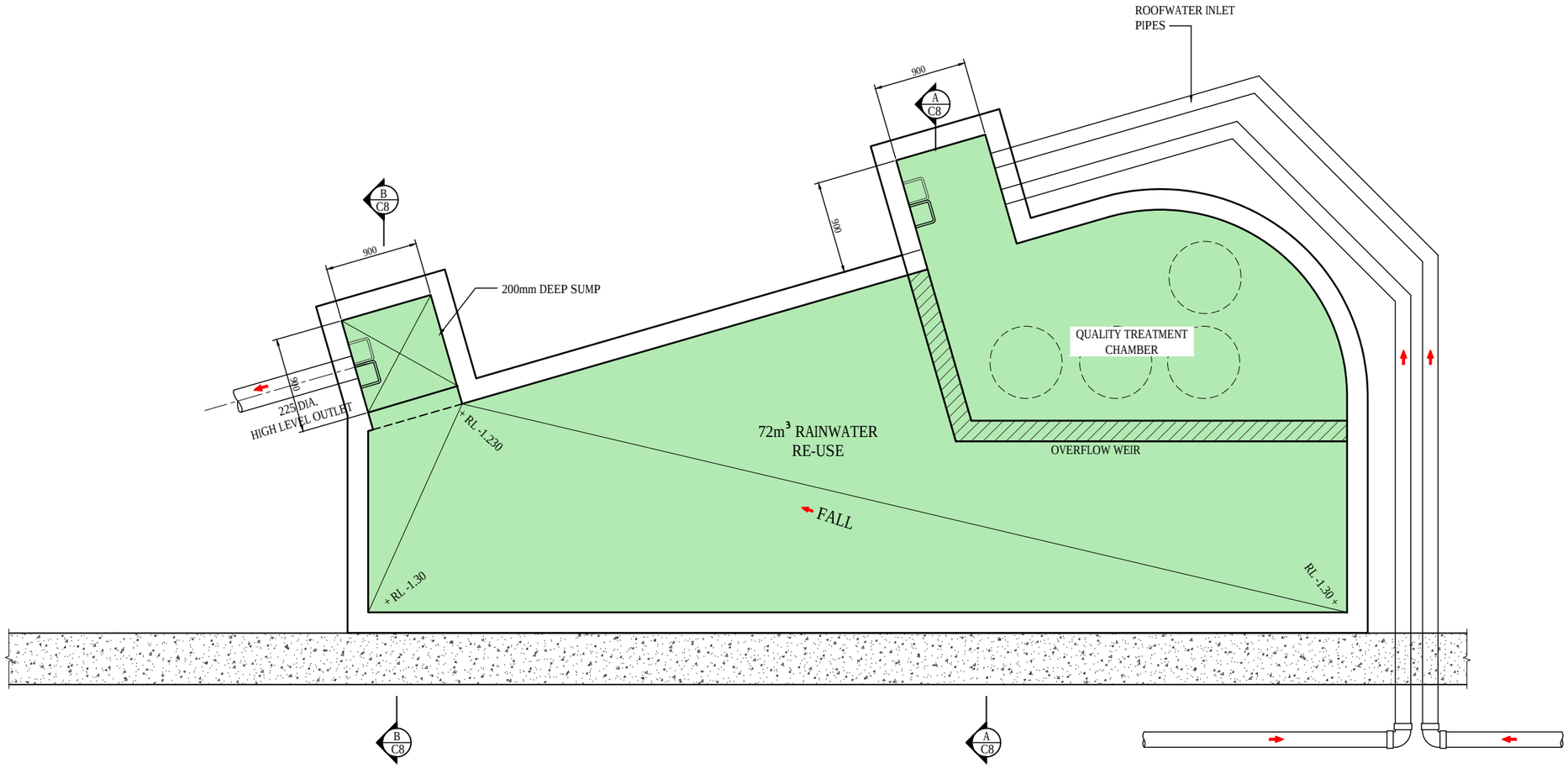
Drawing Title
STORMWATER MANAGEMENT DETAILS SHEET No. 2

Drawn	Date	Scale A1	Q.A. Check	Date
PB	11.09.18	AS NOTED		

Designed	Project No.	Dwg. No.	Issue
BK	CC180306	C6	C



ON-SITE RETENTION TANK BASE PLAN

SCALE - 1:25/A1, 1:50/A3

North

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C	ISUED FOR DEVELOPMENT APPLICATION	18.10.18	SJ	BK

1cm at full size

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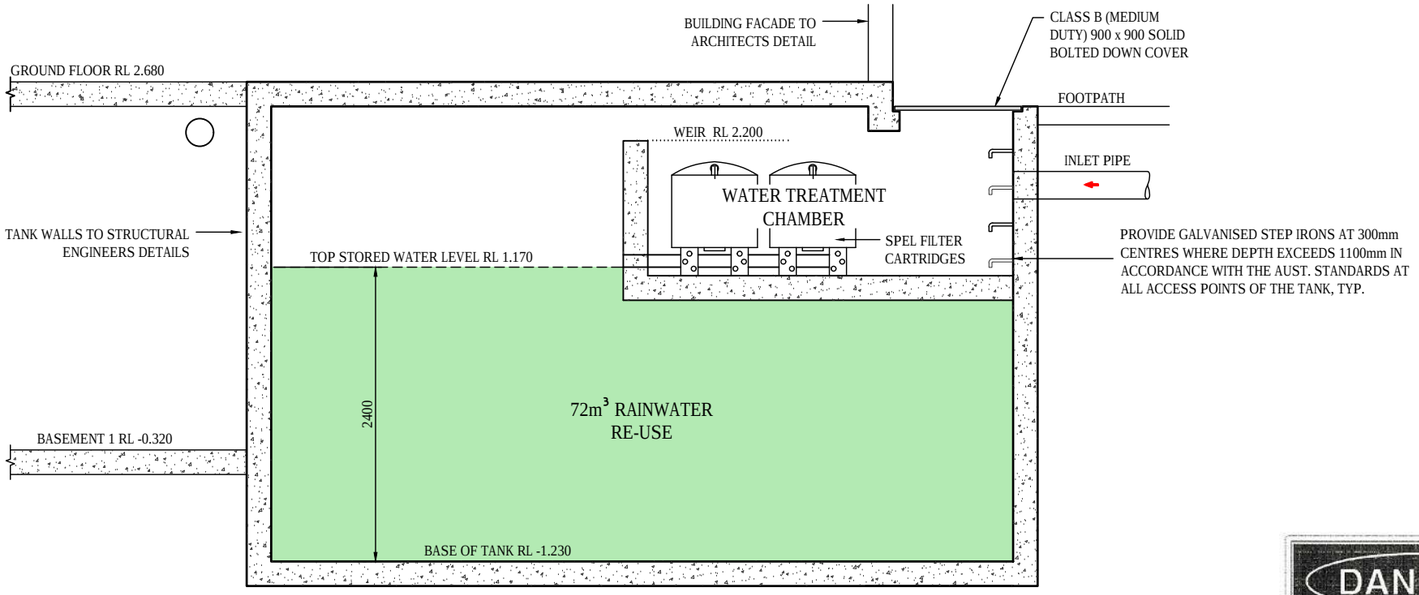
Drawing Title
STORMWATER MANAGEMENT DETAILS SHEET No. 3

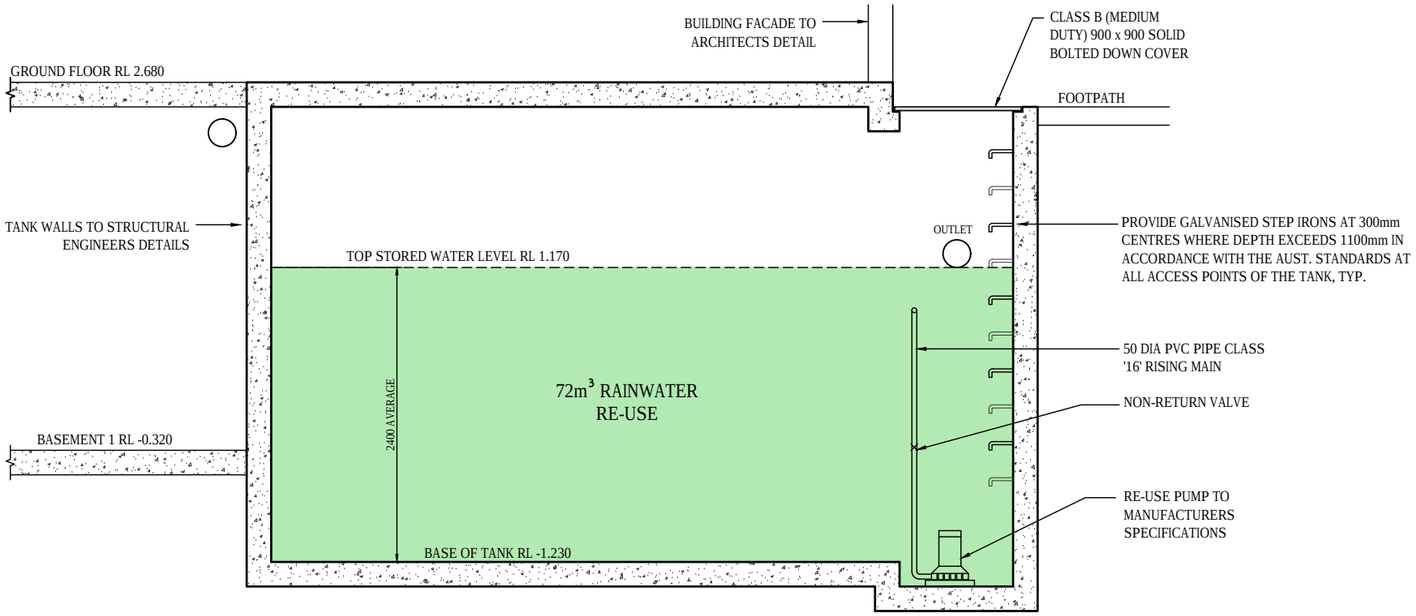
Drawn	Date	Scale A1	Q.A. Check	Date
PB	11.09.18	AS NOTED		

Designed	Project No.	Dwg. No.	Issue
BK	CC180306	C7	C



SECTION A
SCALE: 1:25/A1, 1:50/A3
C6 / C7

PROVIDE CONFINED SPACE SIGNAGE AT ENTRY POINTS INTO TANK.



SECTION B
SCALE: 1:25/A1, 1:50/A3
C6 / C7

North

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Drawing Title
STORMWATER MANAGEMENT DETAILS SHEET No. 4

Drawn	Date	Scale A1	Q.A. Check	Date
PB	11.09.18	AS NOTED		

Designed	Project No.	Dwg. No.	Issue
BK	CC180306	C8	C

RAINWATER SUPPLY AND RAINWATER TANK NOTES

RAINWATER QUALITY IS DEPENDENT ON IMPLEMENTING AN APPROPRIATE INSPECTION, FILTRATION AND MAINTENANCE PROGRAM. THE SYSTEM DEPICTED IN THIS DOCUMENT IS SPECIFICALLY FOR THE FOLLOWING APPLICATIONS FOR RAINWATER WITHIN AN URBAN ENVIRONMENT:

(A) LAUNDRY WASHING MACHINE CONNECTION (COLD WATER USE).
(B) TOILET FLUSHING
(C) OUTDOOR USE
(D) POOL/POND/SPA TOP UP
(E) GARDEN IRRIGATION

IF THE WATER IS TO BE USED FOR DRINKING AND FOOD PREPARATION, IT SHOULD COMPLY WITH THE AUSTRALIAN DRINKING WATER GUIDELINES. THE DECISION TO USE RAINWATER FOR DRINKING AND FOOD PREPARATION, IN AN URBAN MAIN WATER AREA, IS UNDERTAKEN AT THE RISK AND RESPONSIBILITY OF THE PROPERTY OWNER.

PIPES, OUTLETS AND FITTINGS SUPPLYING RAINWATER SHALL BE CLEARLY IDENTIFIED AND BE IN ACCORDANCE WITH AS/NZS 3500.1 AND AS/NZS 3500.3 PLUMBING AND DRAINAGE STANDARDS.

MATERIALS AND PRODUCTS USED IN RAINWATER TANK INSTALLATION TO CONNECT TO THE WATER SUPPLY SHALL COMPLY WITH THE REQUIREMENTS OF THE NATIONAL PLUMBING PRODUCTS CERTIFICATION SCHEME AND BE OF AN APPROVED TYPE AS SPECIFIED IN THE APPROPRIATE STANDARD LISTED IN AS/NZS 5200.000, IN ACCORDANCE WITH THE PLUMBING CODE OF AUSTRALIA.

ALL RAINWATER AND STORMWATER PIPES SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF AS/NZS 3500.3 AND BY A LICENSED PLUMBER UNLESS OTHERWISE APPROVED BY THE LOCAL REGULATORY AUTHORITY AND/OR COUNCIL.

ROOF GUTTERS TO BE ONE CONTINUOUS LENGTH WITH NO JOINTS. WHERE THIS IS NOT PRACTICAL LAP JOINTS SHALL BE IN THE DIRECTION OF FLOW TO THE NEAREST DOWNPIPE.

DOWNPIPES DISCHARGING TO THE RAINWATER TANK FOR WET SYSTEMS (WATER CHARGED) SHALL HAVE A MINIMUM 100 MM VERTICAL CLEARANCE BETWEEN THE RAIN HEAD AND THE TANK INLET. THE STORMWATER SYSTEM SHALL MAKE PROVISION TO DRAIN STAGNATE WATER DURING DRY PERIODS BY WAY OF A CAPPED RELIEF ACCESS POINT AT THE LOWEST LEVEL OF STORMWATER DRAINAGE SYSTEM.

RAINWATER TANK LOCATION AND PLACEMENT OF TANK OVERFLOW PIPE SHALL BE SELECTED TO ENSURE STORMWATER DOES NOT POND UNDER BUILDING FLOORS OR FLOOD AROUND FOUNDATIONS OF BUILDINGS.

A PHYSICAL AIR BREAK OR NON-RETURN VALVE ON THE OUTLET FROM THE TANK OVERFLOW IS REQUIRED BEFORE CONNECTING TO THE STORMWATER DRAINAGE SYSTEM.

RAINWATER TANK OPENINGS SHALL BE SECURED TO PREVENT INAPPROPRIATE ENTRY BY ANIMALS, INSECTS AND RUBBISH. ALL RAINWATER TANKS SHALL BE SEALED TO PREVENT SURFACE WATER AND GROUND WATER ENTERING THE RAINWATER TANK.

THE RAINWATER SERVICE PIPE CONNECTED FROM A RAINWATER TANK TO THE PLUMBING FIXTURES SHALL COMPLY WITH AS/NZS 3500.1.

PRESSURE PUMP SHALL COMPLY WITH THE REQUIREMENTS OF HB 230-2006 AND AS/NZS 3500.1.

RAINWATER OUTLETS SHALL BE IDENTIFIED AS 'RAINWATER' WITH A LABEL. RAINWATER TAPS SHALL BE IDENTIFIED BY A GREEN COLOURED INDICATION WITH THE LETTERS 'RW'. SIGNS SHALL COMPLY WITH AS1319.

BACKFLOW PREVENTION DEVICES SHALL COMPLY WITH AS/NZS 3500.1 SECTION 4.

RECOMMENDED PRE-TREATMENT DEVICES FOR CLEANING RAINWATER INCLUDE SCREENED DOWNPIPE RAIN HEADS OR OTHER SUITABLE LEAF AND DEBRIS DEVICES. RECOMMENDED SCREEN MESH TO BE 4-6 MM AND DESIGNED TO BE SELF CLEANING.

RAINWATER TANK MAINTENANCE

RECOMMENDED PREVENTATIVE MEASURES TO REDUCE CONTAMINATION SHALL INCLUDE:

(A) KEEPING ROOF CATCHMENTS CLEAR OF OVERHANGING VEGETATION AS BRANCHES PROVIDE ROOSTING POINTS FOR BIRDS AND CAN PROVIDE ACCESS FOR SMALL ANIMALS SUCH AS RODENTS, CATS AND POSSUMS;

(B) PREVENTING ACCESS BY SMALL ANIMALS AND BIRDS INTO RAINWATER TANKS BY SCREENING ALL TANKS INLETS AND OVERFLOWS, KEEPING ACCESS HATCHES CLOSED AND BY MAINTAINING THE INTEGRITY OF TANK ROOFS;

(C) PREVENTING ENTRY OF SURFACE RUN-OFF FROM AREAS OTHER THAN THE ROOF CATCHMENT INTO BELOW-GROUND TANKS. ROOFS SHOULD BE SECURE AND THE SIDES AND BOTTOMS OF TANKS SHOULD BE SEALED TO PREVENT INGRESS; AND

(D) SWIMMING IN STORAGE TANKS BE PREVENTED, AS THIS TYPE OF HUMAN ACCESS CAN GREATLY INCREASE RISKS OF CONTAMINATION.

ONCE A RAINWATER TANK HAS BEEN INSTALLED, IT IS RECOMMENDED THAT THE FOLLOWING COMPONENTS OF THE ROOF CATCHMENT AND TANKS BE MAINTAINED REGULARLY:

(A) GENERALLY GUTTERS WILL NEED CLEANING AS WELL AS INSPECTION. IF INSPECTION FINDS LARGE AMOUNTS OF LEAF MATERIAL OR OTHER DEBRIS, THEN INSPECTION AND CLEANING FREQUENCY MAY NEED TO BE INCREASED.

(B) CHECK ROOF FOR THE PRESENCE OF ACCUMULATED DEBRIS INCLUDING LEAF AND OTHER PLANT MATERIAL. ACCUMULATED MATERIAL SHOULD BE CLEARED. IF TREE GROWTH HAS LED TO OVERHANGING BRANCHES THESE SHOULD BE PRUNED.

(C) TANK INLETS, INSECT-PROOFING AND LEAF FILTERS, IF NECESSARY THESE SHOULD BE CLEANED AND REPAIRED.

(D) INSPECT AND CHECK STRUCTURAL INTEGRITY OF THE TANK INCLUDING THE ROOF AND ACCESS COVER. ANY HOLES OR GAPS SHOULD BE REPAIRED.

(E) INSPECT AND CHECK FOR EVIDENCE OF ACCESS BY ANIMALS, BIRDS OR INSECTS INCLUDING THE PRESENCE OF MOSQUITO LARVAE. IF PRESENT, IDENTIFY AND CLOSE ACCESS POINTS. IF THERE IS ANY EVIDENCE OF ALGAL GROWTH (GREEN), FIND AND CLOSE POINTS OF LIGHT ENTRY.

(F) CHECK PIPEWORK FOR STRUCTURAL INTEGRITY. SECTIONS OF PIPEWORK THAT ARE NOT SELF-DRAINING SHOULD BE DRAINED.

North

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Client
MULTIPART PROPERTY GROUP

Architect
PBD ARCHITECTS

Project
PROPOSED DEVELOPMENT

No. 10
DANGAR STREET
WICKHAM

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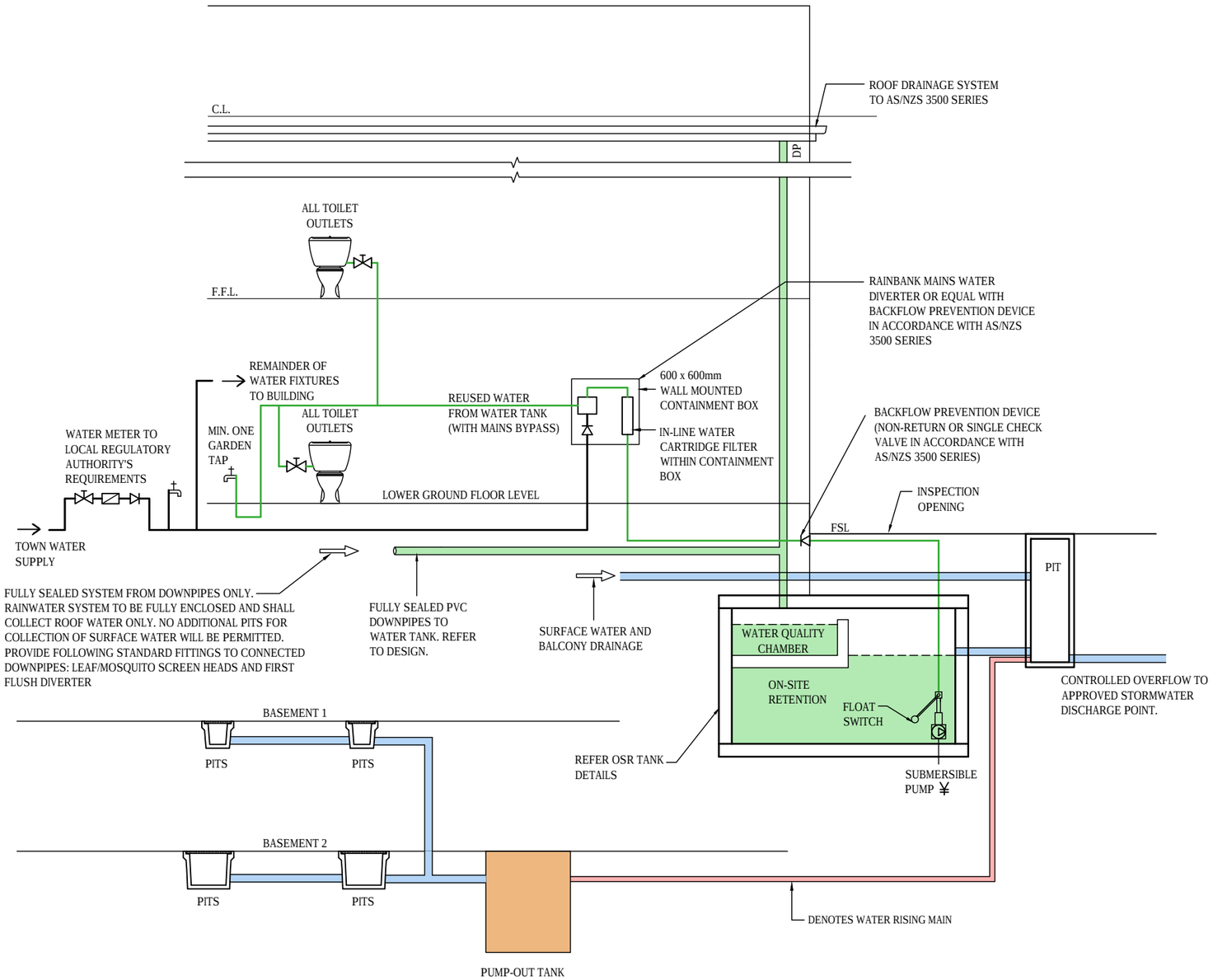
Drawing Title
STORMWATER MANAGEMENT DETAILS SHEET No. 5

Drawn	Date	Scale A1	Q.A. Check	Date
PB	11.09.18	AS NOTED		

Designed	Project No.	Dwg. No.	Issue
BK	CC180306	C9	C



BELOW GROUND ON-SITE DETENTION/RAINWATER RE-USE TANK - SCHEMATIC LAYOUT

NTS

**DETAIL IS FOR SCHEMATIC PURPOSES ONLY.

North

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Client
MULTIPART PROPERTY GROUP

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Drawing Title
STORMWATER MANAGEMENT DETAILS SHEET No. 6

Drawn	Date	Scale A1	Q.A. Check	Date
PB	11.09.18	AS NOTED		

Designed	Project No.	Dwg. No.	Issue
BK	CC180306	C10	C

Broad Scale Development Self-Assessment

Checklist - Water Sensitive Urban Design

The City of Newcastle

This checklist is a self-assessment checklist against the design criteria for water sensitive design in Newcastle Development Control Plan 2012 – Section 7.06 Stormwater and Section 7.07 Water Efficiency. A completed checklist is a mandatory submission requirement for developments of a scale greater in intensity than dual occupancies. However a completed checklist may be requested for other developments in particular circumstances.

Site/Project Name:	No.10 DANGAR STREET, WICKHAM
Applicant:	

ITEM		Y	N	NA
1	**Integration of the whole water cycle**			
	Stormwater Management and WSUD principles have been integrated into the proposed development.	✓		
	Opportunities for on site water re-use have been identified and utilised.	✓		
2	**Management and minimisation of hydrologic impacts**			
	Hydrologic Objectives have been identified and addressed (impervious areas shown, design events indicated, conveyance requirements identified, peak flows shown, appropriately sized on-site retention etc.).	✓		
	High flows have been catered for (bypass structures, overland flow paths, overflow disposal to legal point of discharge shown etc.).	✓		
	Impacts upon receiving environment have been determined and minimised (erosion protection, dissipation of concentrated flows).	✓		
3	**Management and minimisation of ecological impacts**			
	Water Quality Management Objectives have been identified and addressed (MUSIC modelling results submitted, site discharge controls in accordance with DCP)	✓		
	A treatment train approach has been developed where practicable (larger developments).	✓		
	Appropriate use of source controls to minimise the generation of excessive runoff/pollution at or near its source.	✓		
4	**Maintenance and/or enhancement of visual and social amenity**			
	WSUD has been integrated into landscape form.			✓
	Multiple use assets and/or corridors are proposed (verge side swales, bio-retention ponds, constructed wetlands etc.).			✓
	Public health and safety issues considered and addressed (batter slopes, water depths/velocities, stagnant water etc.).			✓
5	**Minimisation of whole of life asset costs**			
	Maintenance requirements are considered (maintenance plans provided, maintenance access point for vehicles identified).	✓		
	Asset life cycle cost determined.			✓
	Asset ownership and responsibility defined and agreed.			✓
	Cost effectiveness of strategy evaluated and maximised.			✓
6	**Provision of alternative sources of water/mains water use reduced**			
	Rainwater harvesting consistent with expected reuse opportunity & DCP (number of people using site, type of development etc.).	✓		
	Water tank reticulated to new toilets, laundry and taps where appropriate (water reuse fit for purpose).	✓		
	Water reused in industrial/commercial developments where practicable. (e.g. vehicle washing, landscaping, irrigation).			✓

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Drawing Title
COUNCIL CHECK SHEET

Drawn	Date	Scale A1	Q.A. Check	Date
PB	11.09.18	AS NOTED		
Designed	**Project No.**	**Dwg. No.**	**Issue**	
BK	CC180306	C11	C	

EROSION & SEDIMENT LEGEND

1. INSTALL SEDIMENT FENCING REFER DETAIL SD 6-8, SHEET C14. WHERE UNDER CANOPY AREAS OF TREES TO BE RETAINED, FENCING NOT TO BE DUG INTO THE GROUND BUT INSTEAD ATTACHED TO GROUND BY TIGHTLY PACKED SANDBAGS.

2. THE EXISTING DRIVEWAY AND CROSSOVER ARE TO BE RETAINED FOR SITE ACCESS UNTIL REASONABLE COMPLETION OF CONSTRUCTION WORKS

3. STOCKPILE IN ACCORDANCE WITH DETAIL SD 4-1, REFER TO SHEET C14

4. WASTE STORAGE AREA PROVIDE SOLID AND LIQUID WASTE RECEPTACLE BINS. LOCATION TO BE ADJUSTED TO SUIT CONSTRUCTION STAGING.

5. BARRIER FENCING OR UTILISE EXISTING BOUNDARY FENCE

B — B

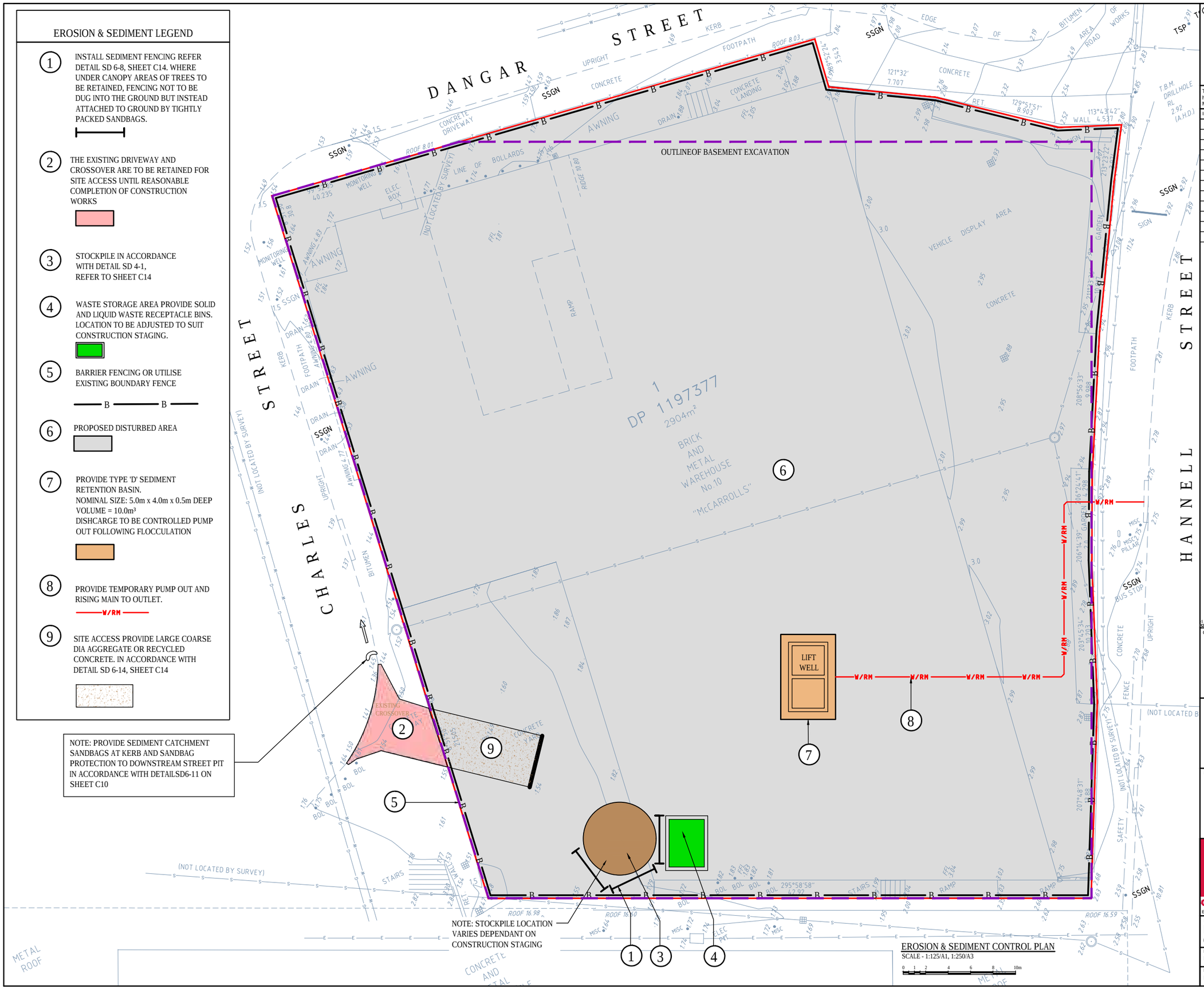
6. PROPOSED DISTURBED AREA

7. PROVIDE TYPE 'D' SEDIMENT RETENTION BASIN.
NOMINAL SIZE: 5.0m x 4.0m x 0.5m DEEP
VOLUME = 10.0m³
DISHCARGE TO BE CONTROLLED PUMP OUT FOLLOWING FLOCCULATION

8. PROVIDE TEMPORARY PUMP OUT AND RISING MAIN TO OUTLET.

W/RM

9. SITE ACCESS PROVIDE LARGE COARSE DIA AGGREGATE OR RECYCLED CONCRETE. IN ACCORDANCE WITH DETAIL SD 6-14, SHEET C14



EROSION & SEDIMENT CONTROL PLAN
SCALE - 1:125/A1, 1:250/A3

North

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Drawing Title
EROSION & SEDIMENT CONTROL PLAN

Drawn	Date	Scale A1	Q.A. Check	Date
PB	11.09.18	AS NOTED		
Designed	Project No.	Dwg. No.	Issue	
BK	CC180306	C12	C	

GENERAL INSTRUCTIONS

1. THIS SOIL AND WATER MANAGEMENT PLAN IS TO BE READ IN CONJUNCTION WITH OTHER ENGINEERING PLANS RELATING TO THIS DEVELOPMENT.
2. CONTRACTORS WILL ENSURE THAT ALL SOIL AND WATER MANAGEMENT WORKS ARE UNDERTAKEN AS INSTRUCTED IN THIS SPECIFICATION AND CONSTRUCTED FOLLOWING THE GUIDELINES OF "MANAGING URBAN STORMWATER SOILS AND CONSTRUCTION", DEPT OF HOUSING, 1998 (BLUE BOOK).
3. ALL SUBCONTRACTORS WILL BE INFORMED OF THEIR RESPONSIBILITIES IN REDUCING THE POTENTIAL FOR SOIL EROSION AND POLLUTION TO DOWNSLOPE AREAS.

LAND DISTURBANCE INSTRUCTIONS

4. DISTURBANCE TO BE NO FURTHER THAN 5 (PREFERABLY 2) METRES FROM THE EDGE OF ANY ESSENTIAL ENGINEERING ACTIVITY AS SHOWN ON APPROVED PLANS. ALL SITE WORKERS WILL CLEARLY RECOGNISE THESE ZONES THAT, WHERE APPROPRIATE, ARE IDENTIFIED WITH BARRIER FENCING (UPSLOPE) AND SEDIMENT FENCING (DOWNSLOPE) OR SIMILAR MATERIALS.
5. ACCESS AREAS ARE TO BE LIMITED TO A MAXIMUM WIDTH OF 10 METRES THE SITE MANAGER WILL DETERMINE AND MARK THE LOCATION OF THESE ZONES ON-SITE. ALL SITE WORKERS WILL CLEARLY RECOGNISE THESE BOUNDARIES THAT, WHERE APPROPRIATE, ARE IDENTIFIED WITH BARRIER FENCING (UPSLOPE) AND SEDIMENT FENCING (DOWNSLOPE) OR SIMILAR MATERIALS.
6. ENTRY TO LANDS NOT REQUIRED FOR CONSTRUCTION OR ACCESS IS PROHIBITED EXCEPT FOR ESSENTIAL THINNING OF PLANT GROWTH.
7. WORKS ARE TO PROCEED IN THE FOLLOWING SEQUENCE:
   - A) INSTALL ALL BARRIER AND SEDIMENT FENCING WHERE SHOWN ON THE PLAN.
   - B) CONSTRUCT THE STABILISED SITE ACCESS.
   - C) CONSTRUCT DIVERSION DRAINS AS REQUIRED.
   - D) INSTALL MESH AND GRAVEL INLETS FOR ANY ADJACENT KERB INLETS.
   - E) INSTALL GEOTEXTILE INLET FILTERS AROUND ANY ON-SITE DROP INLET PITS.
   - F) CLEAR SITE AND STRIP AND STOCKPILE TOPSOIL IN LOCATIONS SHOWN ON THE PLAN.
   - G) UNDERTAKE ALL ESSENTIAL CONSTRUCTION WORKS ENSURING THAT ROOF AND/OR PAVED AREA STORMWATER SYSTEMS ARE CONNECTED TO PERMANENT DRAINAGE AS SOON AS PRACTICABLE.
   - H) GRADE LOT AREAS TO FINAL GRADES AND APPLY PERMANENT STABILISATION (LANDSCAPING) WITHIN 20 DAYS OF COMPLETION OF CONSTRUCTION WORKS.
   - I) REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER THE PERMANENT LANDSCAPING HAS BEEN COMPLETED.
5. ENSURE THAT SLOPE LENGTHS DO NOT EXCEED 80 METRES WHERE PRACTICABLE. SLOPE LENGTHS ARE DETERMINED BY SILTATION FENCING AND CATCH DRAIN SPACING.
6. ON COMPLETION OF MAJOR WORKS LEAVE DISTURBED LANDS WITH A SCARIFIED SURFACE TO ENCOURAGE WATER INFILTRATION AND ASSIST WITH KEYING TOPSOIL LATER.

SITE MAINTENANCE INSTRUCTIONS

7. THE SITE SUPERINTENDENT WILL INSPECT THE SITE AT LEAST WEEKLY AND AT THE CONCLUSION OF EVERY STORM EVENT TO:
   - A) ENSURE THAT DRAINS OPERATE PROPERLY AND TO EFFECT ANY NECESSARY REPAIRS.
   - B) REMOVE SPILLED SAND OR OTHER MATERIALS FROM HAZARD AREAS, INCLUDING LANDS CLOSER THAN 5 METRES FROM AREAS OF LIKELY CONCENTRATED OR HIGH VELOCITY FLOWS ESPECIALLY WATERWAYS AND PAVED AREAS.
   - C) REMOVE TRAPPED SEDIMENT WHENEVER THE DESIGN CAPACITY OF THAT STRUCTURE HAS BEEN EXCEEDED.
   - D) ENSURE REHABILITATED LANDS HAVE EFFECTIVELY REDUCED THE EROSION HAZARD AND TO INITIATE UPGRADING OR REPAIR AS NECESSARY.
   - E) CONSTRUCT ADDITIONAL EROSION AND/OR SEDIMENT CONTROL WORKS AS MIGHT BECOME NECESSARY TO ENSURE THE DESIRED PROTECTION IS GIVEN TO DOWNSLOPE LANDS AND WATERWAYS. MAKE ONGOING CHANGES TO THE PLAN WHERE IT PROVES INADEQUATE IN PRACTICE OR IS SUBJECTED TO CHANGES IN CONDITIONS ON THE WORK-SITE OR ELSEWHERE IN THE CATCHMENT.
   - F) MAINTAIN EROSION AND SEDIMENT CONTROL STRUCTURES IN A FULLY FUNCTIONING CONDITION UNTIL ALL EARTHWORK ACTIVITIES ARE COMPLETED AND THE SITE IS REHABILITATED.
8. THE SITE SUPERINTENDENT WILL KEEP A LOGBOOK MAKING ENTRIES AT LEAST WEEKLY, IMMEDIATELY BEFORE FORECAST RAIN AND AFTER RAINFALL. ENTRIES WILL INCLUDE:
   - A) THE VOLUME AND INTENSITY OF ANY RAINFALL EVENTS.
   - B) THE CONDITION OF ANY SOIL AND WATER MANAGEMENT WORKS.
   - C) THE CONDITION OF VEGETATION AND ANY NEED TO IRRIGATE.
   - D) THE NEED FOR DUST PREVENTION STRATEGIES.
   - E) ANY REMEDIAL WORKS TO BE UNDERTAKEN.

THE LOGBOOK WILL BE KEPT ON-SITE AND MADE AVAILABLE TO ANY AUTHORISED PERSON UPON REQUEST. IT WILL BE GIVEN TO THE PROJECT MANAGER AT THE CONCLUSION OF THE WORKS.

SEDIMENT CONTROL INSTRUCTIONS

9. SEDIMENT FENCES WILL BE INSTALLED AS SHOWN ON THE PLAN AND ELSEWHERE AT THE DISCRETION OF THE SITE SUPERINTENDENT TO CONTAIN SOIL AS NEAR AS POSSIBLE TO THEIR SOURCE.
10. SEDIMENT FENCES WILL NOT HAVE CATCHMENT AREAS EXCEEDING 900 SQUARE METRES AND HAVE A STORAGE DEPTH OF AT LEAST 0.6 METRES.
11. SEDIMENT REMOVED FROM ANY TRAPPING DEVICES WILL BE RELOCATED WHERE FURTHER POLLUTION TO DOWNSLOPE LANDS AND WATERWAYS CANNOT OCCUR.
12. STOCKPILES ARE NOT TO BE LOCATED WITHIN 5 METRES OF HAZARD AREAS INCLUDING AREAS OF HIGH VELOCITY FLOWS SUCH AS WATERWAYS, PAVED AREAS AND DRIVEWAYS.
13. WATER WILL BE PREVENTED FROM DIRECTLY ENTERING THE PERMANENT DRAINAGE SYSTEM UNLESS THE CATCHMENT AREA HAS BEEN PERMANENTLY LANDSCAPED AND/OR WATER HAS BEEN TREATED BY AN APPROVED DEVICE.
14. TEMPORARY SEDIMENT TRAPS WILL REMAIN IN PLACE UNTIL AFTER THE LANDS THEY ARE PROTECTING ARE COMPLETELY REHABILITATED.
15. ACCESS TO SITES SHOULD BE STABILISED TO REDUCE THE LIKELIHOOD OF VEHICLES TRACKING SOIL MATERIALS ONTO PUBLIC ROADS AND ENSURE ALL-WEATHER ENTRY/EXIT.

SOIL EROSION CONTROL INSTRUCTIONS

16. EARTH BATTERS WILL BE CONSTRUCTED WITH AS LOW A GRADIENT AS PRACTICABLE BUT NO STEEPER, UNLESS OTHERWISE NOTED, THAN:
    - 2(H):1(V) WHERE SLOPE LENGTH LESS THAN 12 METRES
    - 2.5(H):1(V) WHERE SLOPE LENGTH BETWEEN 12 AND 16 METRES.
    - 3(H):1(V) WHERE SLOPE LENGTH BETWEEN 16 AND 20 METRES.
    - 4(H):1(V) WHERE SLOPE LENGTH GREATER THAN 20 METRES.
17. ALL WATERWAYS, DRAINS, SPILLWAYS AND THEIR OUTLETS WILL BE CONSTRUCTED TO BE STABLE IN AT LEAST THE 1:20 YEAR ARI, TIME OF CONCENTRATION STORM EVENT.
18. WATERWAYS AND OTHER AREAS SUBJECT TO CONCENTRATED FLOWS AFTER CONSTRUCTION ARE TO HAVE A MAXIMUM GROUNDCOVER C-FACTOR OF 0.05 (70% GROUND COVER) WITHIN 10 WORKING DAYS FROM COMPLETION OF FORMATION. FLOW VELOCITIES ARE TO BE LIMITED TO THOSE SHOWN IN TABLE 5-1 OF "MANAGING URBAN STORMWATER - SOILS AND CONSTRUCTION", DEPT OF HOUSING 1998 (BLUE BOOK). FOOT AND VEHICULAR TRAFFIC WILL BE PROHIBITED IN THESE AREAS.
19. STOCKPILES AFTER CONSTRUCTION ARE TO HAVE A MAXIMUM GROUND-COVER C-FACTOR OF 0.1 (60% GROUND-COVER) WITHIN 10 WORKING DAYS FROM COMPLETION OF FORMATION.
20. ALL LANDS, INCLUDING WATERWAYS AND STOCKPILES, DURING CONSTRUCTION ARE TO HAVE A MAXIMUM GROUND-COVER C-FACTOR OF 0.15 (50% GROUND COVER) WITHIN 20 WORKING DAYS FROM INACTIVITY EVEN THOUGH WORKS MAY CONTINUE LATER.

SOIL EROSION CONTROL INSTRUCTIONS cont.

21. EARTH BATTERS WILL BE CONSTRUCTED WITH AS LOW A
22. FOR AREAS OF SHEET FLOW USE THE FOLLOWING GROUND COVER PLANT SPECIES FOR TEMPORARY COVER: JAPANESE MILLET 20 KG/HA AND OATS 20 KG/HA.
23. PERMANENT REHABILITATION OF LANDS AFTER CONSTRUCTION WILL ACHIEVE A GROUND-COVER C-FACTOR OF LESS THAN 0.1 AND LESS THAN 0.05 WITHIN 60 DAYS. NEWLY PLANTED LANDS WILL BE WATERED REGULARLY UNTIL AN EFFECTIVE COVER IS ESTABLISHED AND PLANTS ARE GROWING VIGOROUSLY. FOLLOW-UP SEED AND FERTILISER WILL BE APPLIED AS NECESSARY.
24. REVEGETATION SHOULD BE AIMED AT RE-ESTABLISHING NATURAL SPECIES. NATURAL SURFACE SOILS SHOULD BE REPLACED AND NON-PERSISTANT ANNUAL COVER CROPS SHOULD BE USED.

WASTE CONTROL INSTRUCTIONS

25. ACCEPTABLE BINS WILL BE PROVIDED FOR ANY CONCRETE AND MORTAR SLURRIES, PAINTS, ACID WASHING, LIGHTWEIGHT WASTE MATERIALS AND LITTER. CLEARANCE SERVICES WILL BE PROVIDED AT LEAST WEEKLY. DISPOSAL OF WASTE WILL BE IN A MANNER APPROVED BY THE SITE SUPERINTENDENT.
26. ALL POSSIBLE POLLUTANT MATERIALS ARE TO BE STORED WELL CLEAR OF ANY POORLY DRAINED AREAS, FLOOD PRONE AREAS, STREAMBANKS, CHANNELS AND STORMWATER DRAINAGE AREAS. STORE SUCH MATERIALS IN A DESIGNATED AREA UNDER COVER WHERE POSSIBLE AND WITHIN CONTAINMENT BUNDS.
27. ALL SITE STAFF AND SUB-CONTACTORS ARE TO BE INFORMED OF THEIR OBLIGATION TO USE WASTE CONTROL FACILITIES PROVIDED.
28. ANY DE-WATERING ACTIVITIES ARE TO BE CLOSELY MONITORED TO ENSURE THAT WATER IS NOT POLLUTED BY SEDIMENT, TOXIC MATERIALS OR PETROLEUM PRODUCTS.
29. PROVIDE DESIGNATED VEHICULAR WASHDOWN AND MAINTENANCE AREAS WHICH ARE TO HAVE CONTAINMENT BUNDS.

PROCEDURE FOR DE-WATERING

1. ENSURE PERMISSION FOR DE-WATERING IS RECEIVED FROM AUTHORITIES BEFORE PUMPING OUT.
2. AN ON-SITE TREATMENT PROCESS DISCHARGING TO THE STORMWATER SYSTEM WILL BE IMPLEMENTED. ALL SITE WATERS DURING CONSTRUCTION WILL BE CONTAINED ON SITE AND RELEASED ONLY WHEN pH IS BETWEEN 8.5 & 6.5, SUSPENDED SOLIDS ARE LESS THAN 50mg/L, TURBIDITY LESS THAN 100 NTU'S, OIL AND GREASE LESS THAN 10mg/L AND BIOCHEMICAL OXYGEN DEMAND (BOD5) LESS THAN 30mg/L (FOR STORMS LESS INTENSE THAN 1 IN 5 YEAR EVENTS).
3. METHODS OF SAMPLING AND ANALYSIS OF WATER QUALITY WILL BE IN ACCORDANCE WITH THE APPLICABLE METHOD LISTED IN THE EPA PUBLISHED APPROVED METHODS FOR THE SAMPLING ANALYSIS OF WATER POLLUTANTS IN NEW SOUTH WALES.
4. WHERE LABORATORY ANALYSIS IS REQUIRED AS INDICATED BY IN-SITU TESTING, APPROPRIATE SAMPLE BOTTLES AND PRESERVATIVES WILL BE USED AND GUIDANCE FOR THE SAMPLING METHOD OBTAINED FROM APPLICABLE PARTS OF AS5667.1 AND AS5667.6. ANALYSIS WILL BE UNDERTAKEN WHERE PRACTICAL BY A NATA REGISTERED LABORATORY CERTIFIED TO PERFORM THE APPLICABLE ANALYSIS.
5. A FURTHER INSPECTION WILL BE CARRIED OUT DURING A STORM EVENT (DURING WORK HOURS WHERE POSSIBLE) TO ENSURE CONTROLS ARE COPING WITH THE EVENT. THIS APPLIES TO ANY RAIN EVENT AS WELL.
6. AS EXCAVATION TO TOP SOIL PROGRESSES, ANY WATER COLLECTED AT THE BOTTOM OF EXCAVATIONS WILL BE DIVERTED TO A TEMPORARY SEDIMENTATION BASIN OR SETTLEMENT TANK. IF THE WATER CONTAINS ONLY SEDIMENTS, IT WILL BE FILTERED AND PUMPED TO STORMWATER. BEFORE THIS CAN HAPPEN IT MUST CONTAIN LESS THAN 50mg/L TOTAL SUSPENDED SOLIDS.
7. POLLUTED WATER MUST NOT ENTER THE STORMWATER SYSTEM. IN SOME CIRCUMSTANCES, A LIQUID WASTE COMPANY MAY BE REQUIRED TO COLLECT CONTAMINATED WATER FOR DISPOSAL AT A LICENSED TREATMENT FACILITY

North

This drawing has been assigned an electronic code that signifies the drawing has been checked and approved by:
MR MICHAEL GOODWIN MIEAust CPEng NER

Issue	Description	Date	Drawn	Approved
A	ISSUED FOR CLIENT REVIEW	12.09.18	PB	BK
B	ISUED FOR DEVELOPMENT APPLICATION	12.10.18	SJ	BK
C	ISUED FOR DEVELOPMENT APPLICATION	18.10.18	SJ	BK

5 0 10cm at full size 50cm

Client
MULTIPART PROPERTY GROUP

Architect
PBD ARCHITECTS

Project
PROPOSED DEVELOPMENT

No. 10
DANGAR STREET
WICKHAM

ACOR Consultants (CC) Pty Ltd
Platinum Building, Suite 2.01, 4 Ilya Avenue
ERINA NSW 2250, Australia
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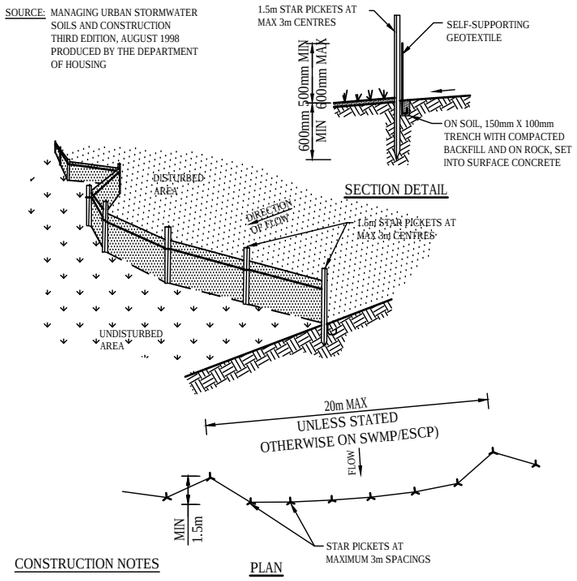
ENGINEERS | MANAGERS | INFRASTRUCTURE PLANNERS | DEVELOPMENT CONSULTANTS

Drawing Title
EROSION & SEDIMENT CONTROL NOTES

Drawn	Date	Scale A1	Q.A. Check	Date
PB	11.09.18	AS NOTED		

Designed	Project No.	Dwg. No.	Issue
BK	CC180306	C13	C

SOURCE: MANAGING URBAN STORMWATER SOILS AND CONSTRUCTION THIRD EDITION, AUGUST 1998 PRODUCED BY THE DEPARTMENT OF HOUSING

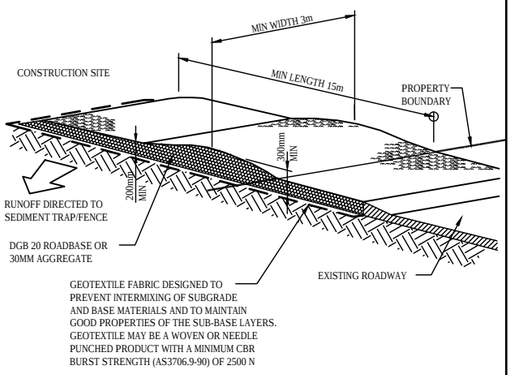


CONSTRUCTION NOTES

1. CONSTRUCT SEDIMENT FENCE AS CLOSE AS POSSIBLE TO PARALLEL TO THE CONTOURS OF THE SITE.
2. DRIVE 1.5 METRE LONG STAR PICKETS INTO GROUND, 3 METRES APART.
3. DIG A 150 MM DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
4. BACKFILL TRENCH OVER BASE OF FABRIC.
5. FIX SELF-SUPPORTING GEOTEXTILE TO UPSLOPE SIDE OF POSTS WITH WIRE TIES OR AS RECOMMENDED BY GEOTEXTILE MANUFACTURER.
6. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150 MM OVERLAP.

SEDIMENT FENCE — SD 6-7

SOURCE: MANAGING URBAN STORMWATER SOILS AND CONSTRUCTION THIRD EDITION, AUGUST 1998 PRODUCED BY THE DEPARTMENT OF HOUSING



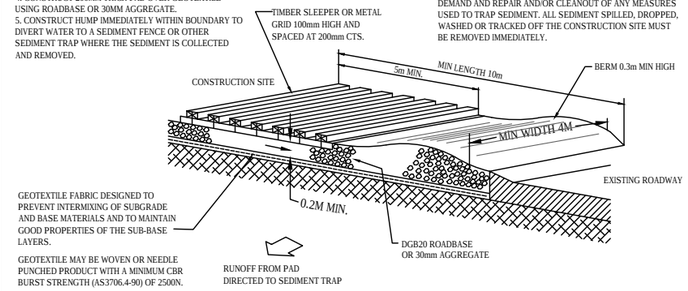
CONSTRUCTION NOTES:

1. STRIP TOPSOIL AND LEVEL SITE.
2. COMPACT SUBGRADE.
3. COVER AREA WITH NEEDLE-PUNCHED GEOTEXTILE.
4. CONSTRUCT 200MM THICK PAD OVER GEOTEXTILE USING ROADBASE OR 30MM AGREGATE. MINIMUM LENGTH 15M OR TO BUILDING ALIGNMENT. MINIMUM WIDTH 3 METRES.
5. CONSTRUCT HUMP IMMEDIATELY WITHIN BUUNDARY TO DIVERT WATER TO A SEDIMENT FENCE OR OTHER SEDIMENT TRAP.

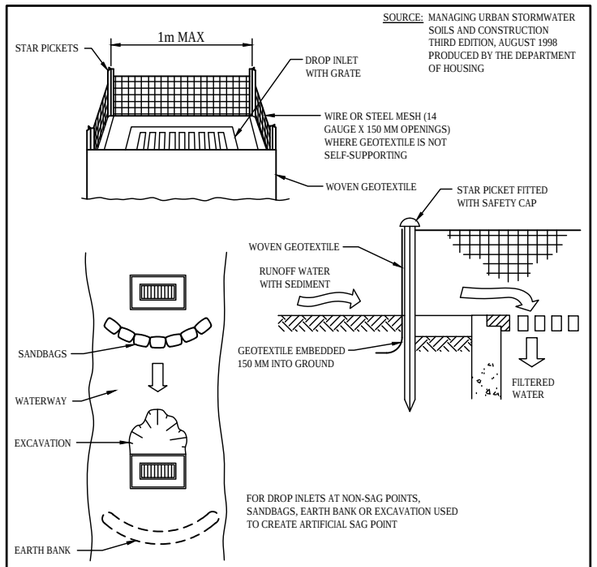
STABILISED SITE ACCESS — SD 6-14

CONSTRUCTION NOTES
1. STRIP TOPSOIL AND LEVEL SITE.
2. COMPACT SUBGRADE.
3. COVER AREA WITH NEEDLE-PUNCHED GEOTEXTILE.
4. CONSTRUCT 200MM THICK PAD OVER GEOTEXTILE USING ROADBASE OR 30MM AGREGATE.
5. CONSTRUCT HUMP IMMEDIATELY WITHIN BOUNDARY TO DIVERT WATER TO A SEDIMENT FENCE OR OTHER SEDIMENT TRAP WHERE THE SEDIMENT IS COLLECTED AND REMOVED.

MAINTENANCE NOTES
THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH PREVENTS TRACKING OR FLOWING OF SEDIMENT OFF THE CONSTRUCTION SITE. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL GRAVEL AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED OFF THE CONSTRUCTION SITE MUST BE REMOVED IMMEDIATELY.



TEMPORARY CONSTRUCTION EXIT — SD 10-1



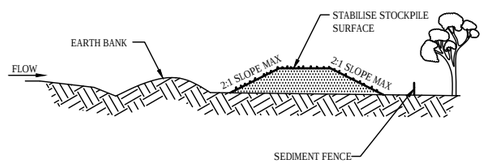
SOURCE: MANAGING URBAN STORMWATER SOILS AND CONSTRUCTION THIRD EDITION, AUGUST 1998 PRODUCED BY THE DEPARTMENT OF HOUSING

CONSTRUCTION NOTES:

1. FABRICATE A SEDIMENT BARRIER FROM GEOTEXTILE OR STRAW BALES.
2. SUPPORT GEOTEXTILE WITH MESH TIED TO POSTS AT 1 METRE CENTRES.
3. DO NOT COVER INLET WITH GEOTEXTILE.
4. CONSTRUCTION DETAILS ARE SIMILAR TO TYPICAL SEDIMENT FENCING DETAIL.

GEOTEXTILE INLET FILTER — SD 6-9

SOURCE: MANAGING URBAN STORMWATER SOILS AND CONSTRUCTION THIRD EDITION, AUGUST 1998 PRODUCED BY THE DEPARTMENT OF HOUSING



CONSTRUCTION NOTES:

1. LOCATE STOCKPILE AT LEAST 5 METRES FROM EXISTING VEGETATION, CONCENTRATED WATER FLOWS, ROADS AND HAZARD AREAS.
2. CONSTRUCT ON THE CONTOUR AS A LOW, FLAT, ELONGATED MOUND.
3. WHERE THERE IS SUFFICIENT AREA TOPSOIL STOCKPILES SHALL BE LESS THAN 2 METERS IN HEIGHT.
4. REHABILITATE IN ACCORDANCE WITH THE SWMP/ESCP.
5. CONSTRUCT EARTH BANK (STANDARD DRAWING 5-2) ON THE UPSLOPE SIDE TO DIVERT RUN OFF AROUND THE STOCKPILE AND A SEDIMENT FENCE (STANDARD DRAWING 6-7) 1 TO 2 METRES DOWNSLOPE OF STOCKPILE.

STOCKPILES — SD 4-1

North

This drawing has been assigned an electronic code that signifies the drawing has been checked and approved by:
MR MICHAEL GOODWIN MIEAust CPEng NER

Issue	Description	Date	Drawn	Approved
A	ISSUED FOR CLIENT REVIEW	12.09.18	PB	BK
B	ISUED FOR DEVELOPMENT APPLICATION	12.10.18	SJ	BK
C	ISUED FOR DEVELOPMENT APPLICATION	18.10.18	SJ	BK

1cm at full size

Client
MULTIPART PROPERTY GROUP

Architect
PBD ARCHITECTS

Project
PROPOSED DEVELOPMENT

No. 10
DANGAR STREET
WICKHAM

ACOR Consultants (CC) Pty Ltd
Platinum Building, Suite 2.01, 4 Ilya Avenue
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ENGINEERS | MANAGERS | INFRASTRUCTURE PLANNERS | DEVELOPMENT CONSULTANTS

Drawing Title
EROSION & SEDIMENT CONTROL DETAILS

Drawn	Date	Scale A1	Q.A. Check	Date
PB	11.09.18	AS NOTED		

Designed	Project No.	Dwg. No.	Issue
BK	CC180306	C14	C

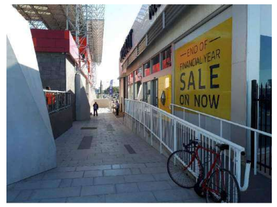


PHOTO 1

PHOTO 6

PHOTO 2

PHOTO 7

PHOTO 3

PHOTO 8

PHOTO 4

PHOTO 9

PHOTO 5

PHOTO 10

LEGEND

- ELECTRICITY FUSE PILLAR
- WATER METER
- SEWER ACCESS CHAMBER
- SIPT • SEWER INSPECTION PIT
- SVNT • SEWER VENT
- MISC • MISCELLANEOUS SERVICE
- BOL • BOLLARD
- TSP • TRAFFIC SIGNAL PIT
- TSL • TRAFFIC SIGNAL LIGHTS
- TELSTRA PIT
- TELSTRA PILLAR
- STORMWATER PIT
- SSIGN STREET SIGN
- E UNDERGROUND POWERLINE
- G GAS MAIN
- OVERHEAD POWERLINE
- W WATER MAIN
- S SEWER MAIN
- T TELECOMMUNICATION MAIN
- TOP CONCRETE KERB
- KERB INLET PIT

0m 2.5 5 10 15m

SCALE 1:150 (A1) 1:300 (A3)

AMENDMENT	DATE	DESCRIPTION
A	10.05.18.	PLAN ISSUED

NOTES:

1. ALL UNDERGROUND SERVICES WHERE SHOWN HAVE BEEN PLOTTED FROM AUTHORITY RECORDS AND ARE APPROXIMATE ONLY. SURFACE INDICATORS WHERE SHOWN ARE TYPICALLY BY SURVEY AND SHOWN FOR PLOT ONLY.
2. THE SITE BOUNDARIES WHERE SHOWN WERE NOT MARKED AT TIME OF SURVEY AND ARE APPROXIMATE. ACCURATE BOUNDARY POSITIONS ARE TO BE DETERMINED ON SITE PRIOR TO ANY WORK.
3. DATUM OF LEVELS IS AUSTRALIAN HEIGHT DATUM (A.H.D.) SOURCE OF LEVELS IS PM57555 RL1.729 BY SCIMS 01.05.18.
4. CONTOUR INTERVALS ARE 0.2 METRES.
5. THIS DOCUMENT IS FOR PLANNING PURPOSES ONLY.
6. CONTOURS, WHERE SHOWN, HAVE BEEN DERIVED FROM THE SPOT LEVELS TAKEN AND PROVIDE A GENERAL INDICATION ONLY OF THE GROUND SURFACE.
7. RIDGES, GUTTERS AND WINDOWS HAVE BEEN LOCATED BY REMOTE MEANS AND ARE APPROXIMATE ONLY.

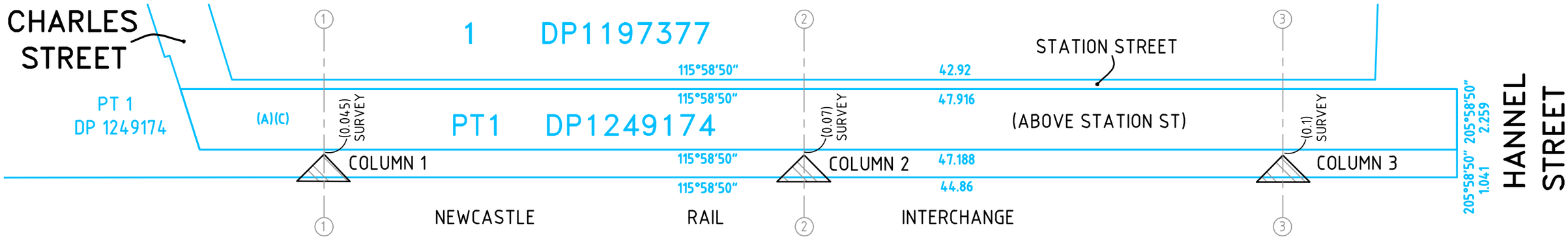
PARKER SCANLON PTY LTD
Surveying, Engineering, Town Planning and Project Management

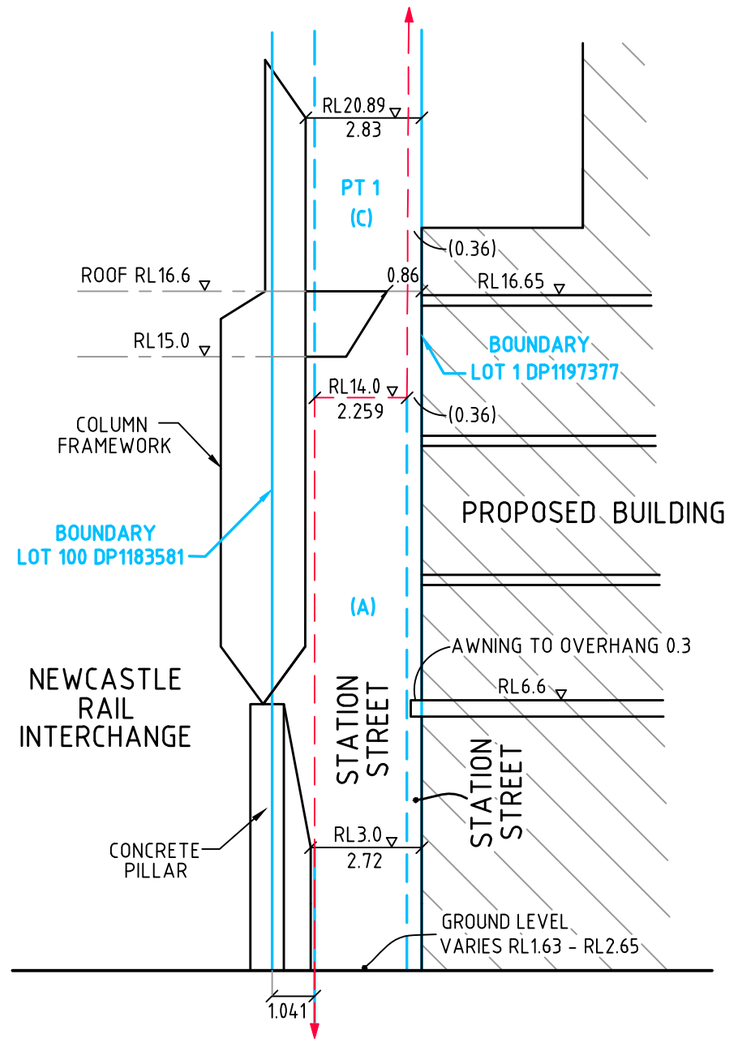
TITLE:

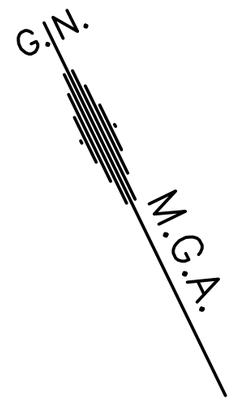
DETAIL PLAN OF LOT 1 IN DP1197377 AT WICKHAM

RE: MULTIPART PROPERTY GROUP
10 DANGAR STREET

DATE:	9 MAY 2018
DRAWING:	B1802DET-1-A.DWG
DRAWN/SURVEYED/CHECKED:	WW/ JKH/ JCS
PARKER SCANLON CONTACT: J.SORBY	DATUM: A.H.D.
REFERENCE No: B1802	SHEET OF SHEETS 1 1







TYPICAL SECTION AT COLUMNS

PARKER SCANLON SURVEYORS PTY LTD HEREBY CERTIFY THAT THE DIMENSIONS SHOWN IN THE DIAGRAM HAVE BEEN OBSERVED BY SURVEY

.....

JOHN CHARLES SORBY
(REGISTERED SURVEYOR)

(A) DENOTES PART OF STATION STREET UNLIMITED IN DEPTH AND LIMITED IN HEIGHT TO REDUCED LEVEL 14.00 A.H.D. (DP1249174)
(C) DENOTES PART OF LOT 1 LIMITED IN DEPTH TO REDUCED LEVEL 14.00 A.H.D. AND UNLIMITED IN HEIGHT (DP1249174)

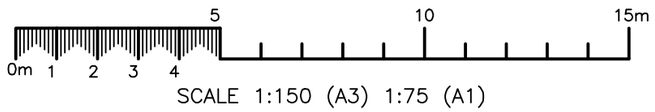
NOTES:

1. DATUM OF LEVELS IS AUSTRALIAN HEIGHT DATUM (A.H.D.) SOURCE OF LEVELS IS PM57555 RL1.729 BY SCIMS 01.05.18.
2. THIS DOCUMENT IS FOR PLANNING PURPOSES ONLY.

PARKER SCANLON PTY LTD
Surveying, Engineering, Town Planning and Project Management
17 William Street HAMILTON NSW 2303 • PO Box 986 HAMILTON NSW 2303
Ph: 4969 6995 • Fax: 4969 6997 • Email: surveys@parkerscanlon.com.au • ABN 36124 624 022
www.parkerscanlon.com.au

TITLE: PLAN SHOWING SETION THROUGH NEWCASTLE RAIL INTERCHANGE STRUCTURE & STRATUM TO PROPOSED DEVELOPMENT ON LOT 1 IN DP1197377
RE: MULTIPART PROPERTY AUSTRALIA - 10 DANGAR STREET

DATE:	DRAWN/SURVEYED/CHECKED:	DATUM:	PARKER SCANLON CONTACT:
29 JANUARY 2019	WW/JH/JCS	A.H.D.	J.SORBY
DRAWING: B1802SK-1-A.dwg	REVISION: A	REFERENCE No: B1802	SHEET 1 OF 1 SHEETS



SCALE 1:150 (A3) 1:75 (A1)

Plotted By: will wilkinson Plot Date: 04/02/2019 Cad File: L:\B1802\B1802 - Dwgs\B1802SK-1-A.dwg

LEGEND

BOUNDARY LINE	
+ (e) 21.20	EXISTING LEVEL
+ FL 21.20	FINISHED LEVEL
+ TW 21.20	TOP OF WALL LEVEL
+ PL 21.20	TOP OF PLANTER LEVEL
P1	P1 - PAVEMENT TYPE 1 PAVER TO MATCH RAIL INTERCHANGE
	CONCRETE CROSSOVER AND DRIVEWAY IN ACCORDANCE WITH COUNCIL REQUIREMENTS
P2	P2 - PAVEMENT TYPE 2 TILE AS SELECTED
P3	P3 - PAVEMENT TYPE 3 TILE AS SELECTED. REFER TO ARCHITECTS DOCUMENTATION
	LAWN
	PLANTER WALL
	FREESTANDING POTS/ PLANTERS (VARIOUS SIZES)
	PROPOSED TREES, SHRUBS AND GROUNDCOVERS AS NOTED

GENERAL NOTES

1. DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. NOTE ALL LANDSCAPE HARDWORKS INCLUDING PAVING, STEPS, RETAINING WALLS AND FENCES TO ARCHITECTS DOCUMENTATION .

2. ALL PLANTING AREAS TO BE MULCHED, TYPICALLY 75MM DEPTH. ORGANIC MULCH TO CONFORM TO AS 4454-2012 COMPOST, SOIL CONDITIONERS AND MULCHES.

FERTILISER SHALL BE A SLOW RELEASE PELLETISED FORM SUITABLE FOR USE WITH AUSTRALIAN NATIVE PLANTS APPLIED AT THE MANUFACTURES RECOMMENDED RATE.

SOIL WETTING AGENT SHALL BE "AQUASOIL" OR "WETTASOIL" APPLIED AT A RATE OF 1 LITRE/ 1000 LITRES OF WATER OR EQUIVALENT.

3. SOILS TO CONFORM TO AS 4419-2003 SOILS FOR LANDSCAPING AND GARDENS USE.
- SOIL DEPTHS- PLANTING AREAS VARIES (300MM - 900MM SOIL DEPTH)
- ON STRUCTURE - MINIMUM 1000MM FOR TREE PLANTING
- ON STRUCTURE - MINIMUM 500MM FOR GROUND COVERS AND SHRUBS
- ON GRADE GARDEN - 300MM

GARDEN SOIL SHALL HAVE A PH BETWEEN 5.5 AND 7.0, EC< 1.2DS/M: 2-5CG/MG RATIO, 5-20MEQ % CEC, AND NUTRIENTS TO AS 3743 POTTING MIXES.

ALL PLANTING SOIL SHALL BE FREE OF RUBBISH, DEBRIS AND SUBSTANCES THAT ARE TOXIC TO LIVING ORGANISMS, OR WOULD OTHERWISE BE DECLARED CONTAMINATED. ALL IMPORTED GARDEN SOIL SHALL BE FREE OF WEED SEEDS.

PLANTING SOIL SHALL NOT BE WATER REPELLENT AND IT SHALL TAKE LESS THAN 53 SECONDS FOR A WATER DROPLET TO SOAK INTO DRY SOIL(REFERENCE: HANDREck & BLACK).

THE CONTRACTOR SHALL ENSURE ANY INSTALLED SUB GRADES ARE NOT TOXIC TO NORMAL PLANT GROWTH OR UNNATURALLY OVERLY COMPACTED. ENSURE EXISTING SUB SOIL IS NOT TOXIC TO PLANT GROWTH, AND NOTIFY SUPERINTENDENT IMMEDIATELY IF THERE ARE ANY CONCERNS WITH REGARD TO THE SUB SOIL CONDITIONS.

ALL PLANTING SOIL TO BE CONSOLIDATED BUT NOT COMPACTED AND HAVE PARTICLE SIZES GREATER THAN THE SUBSOIL.

4. PLANT SUPPLY - THE PLANTS ARE TO BE VIGOROUS AND APPROPRIATELY ACCLIMATISED WITH A ROOTBALL THAT IS FULL BUT NOT RESTRAINED. TREE STOCK ARE TO BE GROWN AND CERTIFIED AS COMPLYING WITH NATSPEC'S "SPECIFYING TREES - A GUIDE TO ASSESSMENT OF TREE QUALITY", SECOND EDITION 2003 BY ROSS CLARK

PLANT INSTALLATION - THE TOPS OF ROOT BALLS ARE TO BE LEVEL WITH OR UP TO 50MM HIGHER THAN THE SURROUNDING SOIL LEVEL. CREATE WATERING"SAUCERS" AROUND ALL PLANTS FROM POTS LARGER THAN 5 LITRE (IE 200MM DIAMETER). DO NOT PILE UP MULCH AGAINST THE BASE OF THE PLANT STEM/TRUNK.

STAKING - REMOVE ALL NURSERY STAKES, TIES AND LABELS. THE ROOT BALL AND CANOPY ARE TO BE BALANCED AND THE STEM / TRUNK SUFFICIENTLY DEVELOPED SO THAT THE PLANTS STAY UPRIGHT WITHOUT THE NEED TO BE STAKED. DO NOT STAKE PLANTS UNLESS SPECIFICALLY NOTED TO DO SO OR UNLESS SPECIAL CIRCUMSTANCES REQUIRE A PLANT TO BE TEMPORARILY STAKED FOR STABILITY.

ALL PLANTS ARE TO BE THOROUGHLY WATERED NOT MORE THAN 3 HOURS PRIOR TO PLANTING. DO NOT STAKE TREES OR SHRUBS UNLESS NOTED OR DIRECTED OTHERWISE BY THE LANDSCAPE ARCHITECT.

5. ALL PLANTING AREAS TO HAVE DRIP IRRIGATION SYSTEM WITH BACK UP PROTECTION TO THE MAIN SUPPLY, TO ALL CURRENT SYDNEY WATERS REQUIREMENTS AND RELEVANT AUSTRALIAN STANDARDS

SUPPLY - DESIGN, SUPPLY AND INSTALL A PERMANENT AUTOMATED SUB-SURFACE IRRIGATION SYSTEM.

EXTENT - THE SYSTEM IS TO COVER ALL NEW GARDENS. WATER IS TO BE DELIVERED VIA SUBSURFACE DRIP LINES BURIED BELOW THE FINISHED GROUND LEVEL TO GARDENS AND TREES AND VIA POPUP SPRAYS ON FLEXIBLE ARMS TO THE LAWN AREA.

CAPACITY - THE SYSTEM IS TO BE CAPABLE OF SUPPLYING 32MM OF WATER/WEEK OVER ALL AREAS. IT IS TO BE DESIGNED TO OPERATE FOR 10 YEARS (MIN).

INSTALLATION - VALVE PITS ARE TO BE SET ON A 200MM DEEP BED OF GRAVEL FOR DRAINAGE. PIT COVERS ARE TO BE LEVEL WITH THE SOIL SURFACE. INCLUDE PLUMBING CONNECTION TO THE MAIN LINE, ALL VALVES AND BACKFLOW PREVENTION. LOCATE A CENTRAL MULTI-STATION CONTROLLER IN A LOCKABLE BOX AS DIRECTED BY THE PROJECT MANAGER. . A DEDICATED GPO IS TO BE PROVIDED BY THE BUILDER FOR THE CONTROLLER TO BE PLUGGED INTO.

6. MAINTAIN ALL WORKS DURING THE COMTRACT PERIOD FOR 52 WEEKS FROM THE DATE OF PRACTICAL COMPLETION INCLUDING, BUT NOT LIMITED TO WATERING, MOWING, WEEDING, RUBBISH REMOVAL, REPLACEMENT PLANTING, DISEASE AND PEST CONTROL, PRUNING, SOIL AND MULCH CONTROL REINSTATEMENT.

7. PROTECT ALL ADJOINING PROPERTY BUILDINGS, WALLS, FENCES AND PAVING. DAMAGED ELEMENTS ARE TO BE REPLACED.

8. THERE ARE TO BE NO SHARP PROTRUSIONS OR ABRASIVE EDGES, OBTRUSIVE FITTINGS OR FIXTURES.

9. GENERALLY PAVEMENTS ARE TO FALL AT 1% TO 2% UNLESS NOTED OTHERWISE.

10. PROVIDE CONDUITS THROUGH WALLS / PAVEMENTS AS REQUIRED FOR SERVICES.

11. ALL STRUCTURAL DETAILS OF FOOTINGS, SLABS, WALLS AND THE LIKE ARE TO BE REFERRED TO AN ENGINEER TO PROVIDE DETAILS AND SPECIFICATION.

12. LEVELS SHOWN ARE FINISHED SURFACE LEVELS. GRADE AND TRIM LOCALLY TO ENSURE THE FINISHED SURFACE DRAINS.

13. SOIL LEVELS IN GARDEN AREAS TO FINISH 50MM BELOW ADJACENT WALLS/ PAVEMENTS UNLESS NOTED OTHERWISE.

MAINTENANCE PLAN

THE OBJECTIVE OF THIS MAINTENANCE PLAN IS TO OUTLINE THE MAINTENANCE REQUIREMENTS OF THE DEVELOPMENT AND ENABLE A DEFINED SCOPE OF MAINTENANCE ACTIVITIES TO BE REGULARLY UNDERTAKEN. A DETAILED MAINTENANCE PLAN TO BE PREPARED AS PART OF THE CONSTRUCTION CERTIFICATE DOCUMENTATION.

MAINTENANCE INCLUDE WATERING, WEEDING, MOWING PEST AND DISEASE CONTROL, REPLACING FAILED PLANTS, SOIL AND MULCH REPLENISHMENT, CULTIVATING, PRUNING, REPAIRING EROSION AND RECTIFYING STORM DAMAGE. SWEEP AND/OR REMOVE FALLEN BRANCHES AND LEAF LITTER(INCLUDING THE AUTUMN LEAF DROP) AND OTHER GARDEN DEBRIS. MAINTENANCE OF THE SITE IS TO ALSO INCLUDE THE PUBLIC DOMAIN

IT IS EXPECTED THAT THE CONTRACTOR SHALL TAKE A PROACTIVE AND DILIGENT APPROACH TO ALL MAINTENANCE ACTIVITIES AND ENCOURAGE ALL STAFF AND SUB-CONTRACTORS TO PICKUP ANY OBVOUS LITTER FOUND THROUGHOUT THE MAINTAINED AREAS. SIMILARLY BE VIGILANT IN LOOKING FOR AND REPORTING ANY NOTED INCIDENCE OF VANDALISM, BREAKAGES, DAMAGE AND GRAFFITI ETC.

LOG BOOK
KEEP A LOGBOOK RECORDING WHEN AND WHAT MAINTENANCE WORK HAS BEEN DONE AND WHAT MATERIALS, INCLUDING TOXIC MATERIALS, HAVE BEEN USED. THIS LOG BOOK IS TO BE GIVEN TO THE PROJECT MANAGER/ OR COMMUNITY ASSOCIATION AND MADE AVAILABLE FOR INSPECTION ON REQUEST.

PROGRAM
AT LEAST TWO WEEKS PRIOR TO PRACTICAL COMPLETION SUBMIT A PROGRAM OUTLINING PROPOSED MAINTENANCE REGIME DURING THE PLANT ESTABLISHMENT PERIOD, INCLUDING ANTICIPATED FREQUENCY AND DURATION OF INDIVIDUAL TASKS. REVISE PROGRESSIVELY TO ENSURE THE OPTIMAL MAINTENANCE REGIME IS IMPLEMENTED AND SUBMIT ON A MONTHLY BASIS.

ALL PLANTED AREAS SHALL BE ADEQUATELY WATERED TO KEEP THEM HEALTHY AND GROWING VIGOROUSLY. THE MINIMUM ACCEPTABLE WATERING REQUIREMENT SHALL EQUAL 25 MM OF NATURAL RAINFALL OR ITS APPLIED EQUIVALENT, OR A COMBINATION OF BOTH, DURING EACH PERIOD OF ONE WEEK, EXCEPT IN PERIODS OF HEAVY RAIN. VARY THE WATERING REQUIREMENT TO SUIT SEASONAL CONDITIONS AND MAINTAIN HEALTHY PLANT MATERIAL AND GRASS AREAS IN OPTIMUM CONDITION.

PEST AND DISEASE
ALL LANDSCAPE AREAS INCLUDING TREES ARE TO BE VISUALLY INSPECTED FOR THE PRESENCE OF PERSISTENT AND DAMAGING INSECT PESTS OR DISEASES. THE CONTRACTOR SHALL REPORT ANY INCIDENCE OF INSECT ATTACK OR EVIDENCE OF DISEASE AMONGST PLANT MATERIAL ALONG WITH A RECOMMENDED CONTROL AND ACTION TO BE UNDERTAKEN

FERTILISING
FERTILIZER SHALL BE SUPPLIED AND APPLIED EVENLY TO ALL LANDSCAPE AREAS ENSURE OPTIMUM PLANT GROWTH, HEALTH AND DISEASE RESISTANCE THROUGH THE PROVISION OF ALL ESSENTIAL MACRO AND MICRO NUTRIENTS COMMONLY REQUIRED BY PLANTS AND THEREBY PREVENT ANY SYMPTOMS ASSOCIATED WITH NUTRIENT DEFICIENCIES.

EXTENT AND TASK
THE CONTRACTOR SHALL MONITOR ALL TREE AND ASSOCIATED LANDSCAPE WORKS FOR THE DURATION OF THE MAINTENANCE PERIOD. THIS WILL GENERALLY INCLUDING WATERING, FAILED PLANT REPLACEMENT , PEST AND DISEASE CONTROL, PRUNING, SOIL CONTROL, MOWING, WEED CONTROL, SOIL PH CORRECTION AND FERTILIZATION. CARRY OUT MAINTENANCE ACTIVITIES FOR ALL NEW GARDEN AREAS AS REQUIRED TO ENSURE THE PLANT BECOME ESTABLISHED WITHIN THE MAINTENANCE PERIOD AND ARE KEPT IN A HEALTHY AND TIDY STATE IN ACCORDANCE WITH BEST HORTICULTURAL PRACTICES.

PLANT REPLACEMENT
SHALL BE UNDERTAKEN WITHIN 7 DAYS OF PLANT BEING IDENTIFIED AS FAILED OR UNACCEPTABLY DAMAGED. NOTE, SERVE WILTING OR WATER LOGGING LEADING TO DEATH OF FOLIAGE, BREAKAGE OR WOUNDING OF MAIN STEM, DAMAGE OF APICAL LEADERS OR DAMAGE TO SIGNIFICANT ORDER OF BRANCHES SHALL BE DEEMED TO CONSTITUTE FAILURE.

HARDSCAPE / FURNITURE AND FIXINGS
ENSURE ALL EXTERNAL HARDSCAPE AREAS INCLUDING FURNITURE AND FIXINGS ARE MAINTAINED IN A SAFE, CLEAN, NEAT AND TIDY CONDITION THAT PROMOTES THEIR USE AND ENJOYMENT. INSPECT ALL HARDSCAPE AND FURNITURE AND FIXTURES ITEMS FOR DAMAGE OR VANDALISM AND REPORT ANY FAULTS OR DAMAGE. MAKE ARRANGEMENT TO FIX ANY MINOR ISSUES.

IRRIGATION
REGULARLY INSPECT, MONITOR AND ADJUST IRRIGATION AND WATERING SYSTEM TO ENSURE PROPER OPERATION AND COVERAGE AND RECTIFY ANY LEAKS, BLOCKAGES OR BREAKAGES IN A TIMELY FASHION. IF REQUIRED, UNDERTAKE PRESSURE TESTING OR FLUSHING TO IDENTIFY AND/OR ADDRESS ANY SYSTEM MALFUNCTION. THE CONTRACTOR SHALL REPAIR THE SYSTEM DUE TO VANDALISM, UNAUTHORIZED USE AND BREAKAGE. IF VANDALISM OR BREAKAGE IS A PERSISTENT OR A LARGE-SCALE PROBLEM, THE CONTRACTOR SHALL KEEP A RECORD OF COMPONENTS REPLACED OR RECTIFIED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLEMENTARY WATERING DUE TO ANY INADEQUACIES WITH THE SYSTEM, AND ADDRESS LEAKS IMMEDIATELY.

PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	HEIGHT	POT SIZE	QTY
TREES				
Agathis robusta	Queensland Kauri Pine	20M	200L	as shown
Archontophoenix cunninghamiana	Bangalow Palm	15M	3-7M trunk	as shown
Backhousia myrtifolia	Grey Myrtle	5M	200L	as shown
Buckinghamia celsissima	Ivory Curl	6M	200L	as shown
Citrus latifolia	Lime	4M	100L	as shown
Citrus limon 'Meyer'	Meyer Lemon	3M	100L	as shown
Cupaniopsis anacardioides	Tuckeroo	8M	200L	as shown
Cyathea cooperi	Coin Spot Tree Fern	10M	2-4M trunk	as shown
Eleiocarpus eumundii	Native Quandong	10M	200L	as shown
Gordonia axillaris	Gordonia	5M	200L	as shown
Howea forsteriana	Kentia Palm	12M	3-5M trunk	as shown
Livistona australis	Cabbbage Tree Palm	15M	5-7M trunk	as shown
Pyrus calleryana 'Chanticleer'	Ornamental Pear	10M	200L	as shown
Tristaniopsis laurina	Water Gum	8M	400L	as shown
SHRUBS AND CLIMBERS				
Aloe 'Southern Cross'	Southern Cross Aloe	0.6M	200MM	3/m2
Aspidistra elatior	Cast Iron Plant	0.8M	200MM	3/m2
Asplenium nidus 'Osaka'	Birds Nest Fern	0.8M	200MM	3/m2
Beschorneria yuccoides	Mexican Lily	1M	300MM	2/m2
Blechnum nudum 'Silver Lady'	Fishbone Fern	0.6M	200MM	3/m2
Carissium tomentosum	Snow-in-Summer	0.3M	150MM	5/m2
Chrysocephalum apiculatum	Yellow Buttons	0.3M	150MM	5/m2
Crassula ovata	Jade Plant	1M	200MM	2/m2
Dianella tasmanica 'Emerald Arch'	Emerald Arch Flax Lily	0.5M	150MM	5/m2
Dichondra argentea 'Silver Falls'	Silver Falls Kidney Weed	0.1M	150MM	7/m2
Gaura lindheimeri	Butterfly Bush	0.6M	150MM	3/m2
Gazania tomentosa	Treasure Flower	0.3M	150MM	7/m2
Isolepis nodosa	Knobby Club Rush	0.8M	150MM	5/m2
Kalanchoe tomentosa	Panda Plant	0.5M	150MM	5/m2
Lomandra 'Verdav'	Verdav	0.6M	150MM	5/m2
Neomarica gracilis	Walking Iris	0.7M	200MM	5/m2
Philodendron 'Xanadu'	Xanadu Philodendron	0.8M	200MM	3/m2
Pittosporum 'Miss Muffet'	Miss Muffet Pittosporum	1M	300MM	3/m2
Rhaphiolepis 'Oriental Pearl'	Oriental Pearl Indian Hawthorn	1M	300MM	3/m2
Rhaphiolepis 'Snow Maiden'	Snow Maiden Indian Hawthorn	1M	300MM	3/m2
Rosmarinus officinalis	Rosemary	1.5M	200MM	3/m2
Sansevieria cylindrica	Snake Plant	1M	200MM	4/m2
Schefflera arboricola 'Dwarf'	Dwarf Umbrella Plant	1M	200MM	2/m2
Thymus vulgaris	Thyme	0.3M	150MM	3/m2
Westringia 'Grey Box'	Grey Box	0.8M	300MM	2/m2
Zamia furfuracea	Cardboard Cycad	1M	300MM	2/m2

10 Dangar Street
Wickham, NSW

DRAWING NO.	DRAWING TITLE	ISSUE
LA LP 00	Cover Sheet	02
LA LP 01	Landscape Plan - Ground Floor	02
LA LP 02	Landscape Plan - Level 04 Podium	01
LA LP 03	Landscape Plan - Level 13	01

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REV:	DATE:	DOCUMENT STATUS/ AMENDMENTS
01	11.10.18	FOR DA
02	15.10.18	FOR DA

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PROJECT
Mixed Use Development
10 Dangar Street
WICKHAM, NSW

DRAWING TITLE
Landscape Plan - Cover Sheet

Drawn IK / GB
L.Architect Authorised IK / GB
Scale 1:100 @ B1

Client: Multipart Property Group Pty Ltd
Status: Development Application

JOB NUMBER: BB 1220
DRAWING NUMBER / ISSUE: LA LP 00/ 02

REV:	DATE:	DOCUMENT STATUS/ AMENDMENTS
P1	27.08.18	Preliminary issue
P2	19.09.18	Preliminary issue
01	11.10.18	FOR DA
02	15.10.18	FOR DA

REFER TO LALP00 FOR NOTES AND PLANT SCHEDULE

1:100 @ B1

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PROJECT
Mixed Use Development
10 Dangar Street
WICKHAM, NSW

DRAWING TITLE
Landscape Plan - Ground Floor

Drawn IK / GB
Architect Authorised IK / GB
Scale 1:100 @ B1

JOB NUMBER
BB 1220

Client
Multipart Property Group Pty Ltd

Status
Development Application

DRAWING NUMBER / ISSUE
LA LP 01/ 02

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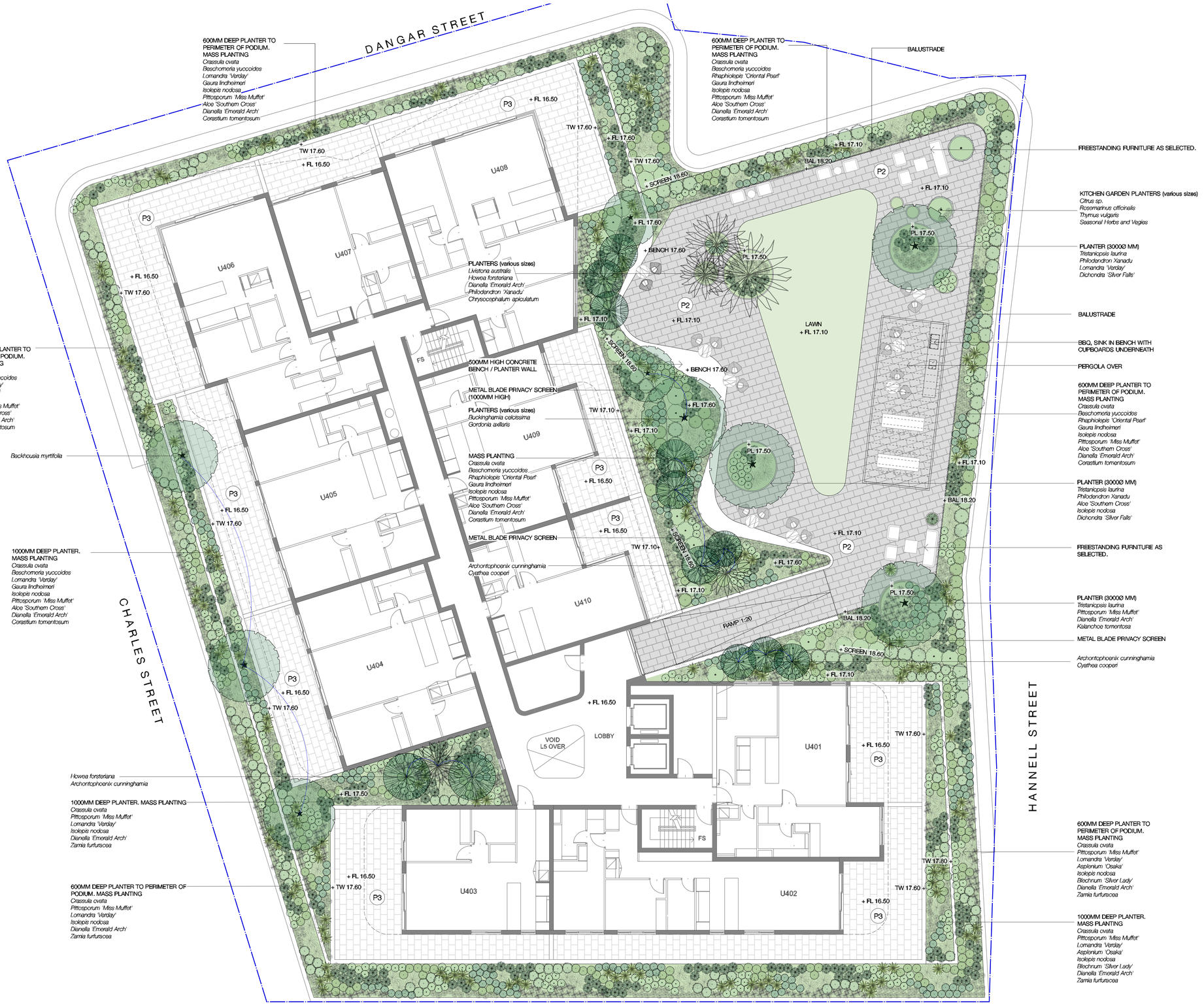

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0 1 2 5 7.5M

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10 Dangar Street
WICKHAM, NSW

DRAWING TITLE
Landscape Plan - Level 04 Podium

Drawn: IK / GB
Architect Authorised: IK / GB
Scale: 1:100 @ B1

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JOB NUMBER: BB 1220

Client: Multipart Property Group Pty Ltd

Status: Development Application

DRAWING NUMBER / ISSUE: LA LP 02/ 01

1000MM DEEP PLANTER TO
PERIMETER OF TERRACE.
MASS PLANTING
Crassula ovata
Beschomeria yuccoides
Rhaphiolepis 'Oriental Pearl'
Gaura lindheimeri
Isolepis nodosa
Pittosporum 'Miss Muffet'
Aloe 'Southern Cross'
Dianella 'Emerald Arch'
Cerastium tomentosum

1000MM DEEP PLANTER TO
PERIMETER OF TERRACE.
MASS PLANTING
Crassula ovata
Beschomeria yuccoides
Rhaphiolepis 'Oriental Pearl'
Gaura lindheimeri
Isolepis nodosa
Pittosporum 'Miss Muffet'
Aloe 'Southern Cross'
Dianella 'Emerald Arch'
Cerastium tomentosum

Buckinghamia celsissima

1000MM DEEP PLANTER TO
PERIMETER OF TERRACE.
MASS PLANTING
Crassula ovata
Beschomeria yuccoides
Rhaphiolepis 'Oriental Pearl'
Gaura lindheimeri
Isolepis nodosa
Pittosporum 'Miss Muffet'
Aloe 'Southern Cross'
Dianella 'Emerald Arch'
Cerastium tomentosum

1000MM HIGH x 2000Ø MM PLANTER
Buckinghamia celsissima
UNDERPLANTED WITH
Dianella 'Emerald Arch'
Kalanchoe tomentosa

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1:100 @ B1
0 1 2 5 7.5M

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PROJECT
Mixed Use Development
10 Dangar Street
WICKHAM, NSW

DRAWING TITLE
Landscape Plan - Level 13

Drawn IK / GB	Client Multipart Property Group Pty Ltd
L.Architect Authorised IK / GB	
Scale 1:100 @ B1	Status Development Application

JOB NUMBER	DRAWING NUMBER / ISSUE
BB 1220	LA LP 03/ 01