

Civil Design Documentation

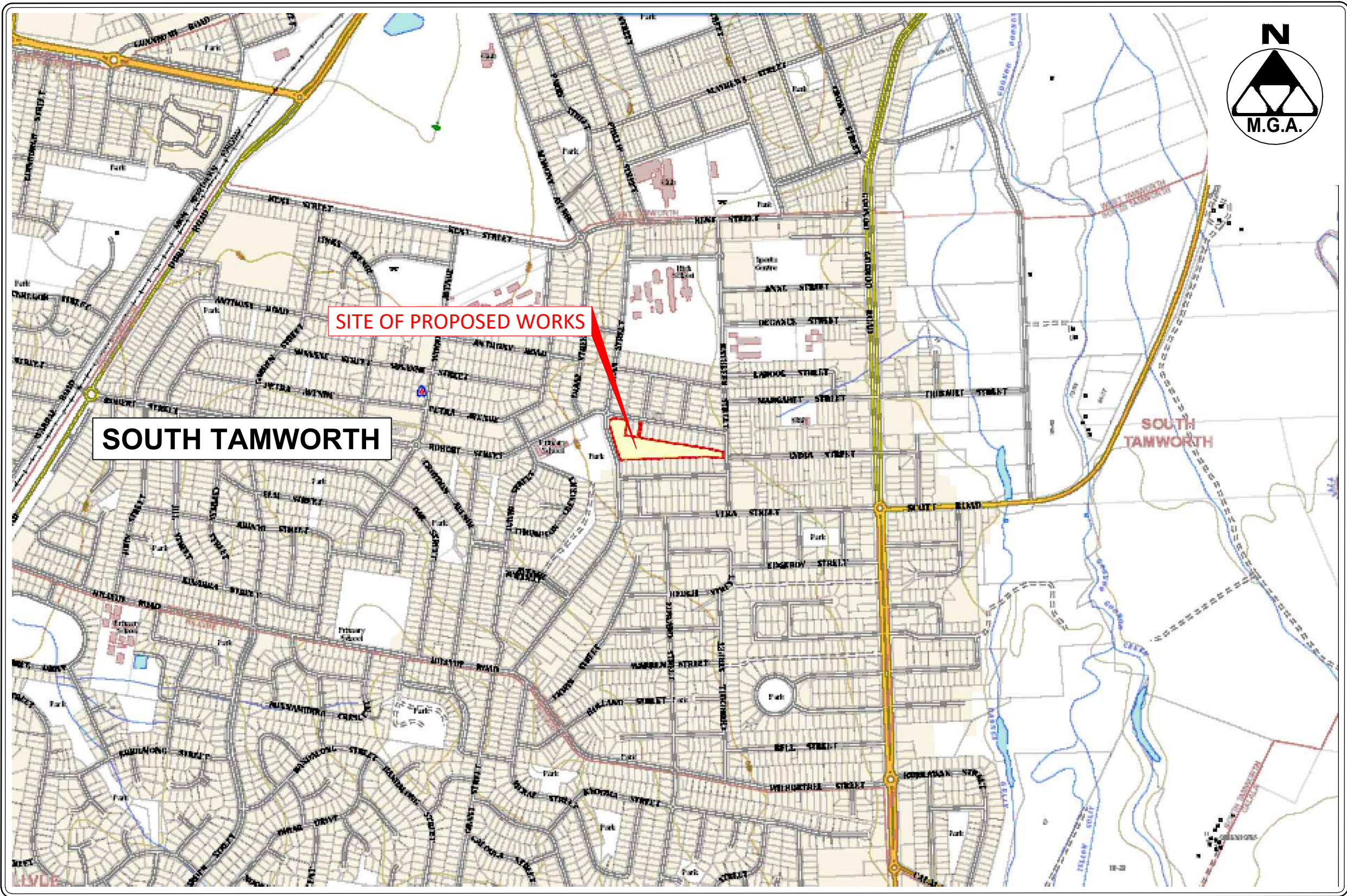
Proposed Medical Centre Development

Lot 2 in DP 1264030

Hillvue Road, South Tamworth NSW 2340

SCHEDULE OF DRAWINGS

SHEET No.	DESCRIPTION
40924-C00	COVER SHEET AND DRAWING SCHEDULE
40924-C01	EXISTING SITE PLAN
40924-C02	PROPOSED SITE PLAN
40924-C03	PROPOSED STORMWATER MANAGEMENT PLAN
40924-C04	PROPOSED ROOF DRAINAGE PLAN - ALLIED HEALTH SERVICES & WELL BEING CENTRE
40924-C05	PROPOSED ROOF DRAINAGE PLAN - MEDICAL SERVICE BUILDING
40924-C06	STORMWATER NOTES AND DETAILS
40924-C20	PROPOSED PAVEMENT PLAN
40924-C30	PROPOSED WATER AND SEWER PLAN



LOCALITY PLAN
NOT TO REDUCTION RATIO

SUBMISSION FOR DA

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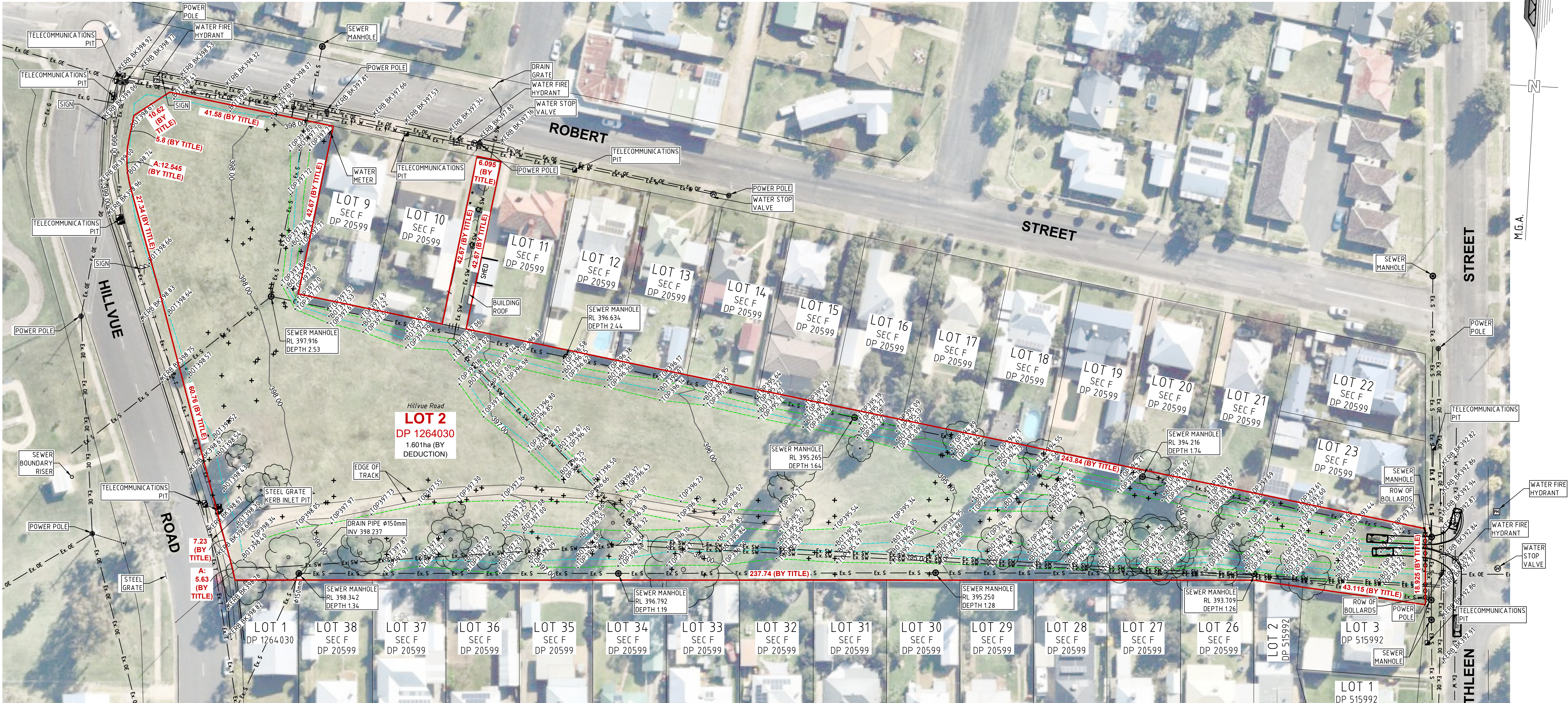
Rev	Date	Description
0	19.12.2023	ISSUED FOR DA
1	9.07.2025	INTERSECTION DETAILS ADDED
2	28.07.2025	INTERSECTION DETAILS AMENDED

Project
CIVIL DOCUMENTATION FOR PROPOSED MEDICAL CENTRE DEVELOPMENT
Site Address
**HILLVUE ROAD
SOUTH TAMWORTH NSW 2340**
Client
TAMWORTH ABORIGINAL MEDICAL SERVICE

Drawing Title COVER SHEET & DRAWING SCHEDULE			
Design	EK	Original Sheet Size	A1
Drawn	JS		
Check	LM	Revision	2

Certification
Project No
Drawing No

40924
C00



DATE OF SURVEY : 28th MARCH 2023
SURVEY BY : R. Boylan
DATUM : AUSTRALIAN HEIGHT DATUM (A.H.D.)
ORIGIN : SSM 8331 RL 402.588m (S.C.I.M.S.)
MAJOR CONTOUR INTERVAL : 1 METRE
MINOR CONTOUR INTERVAL : 0.25 METRES

LEGEND

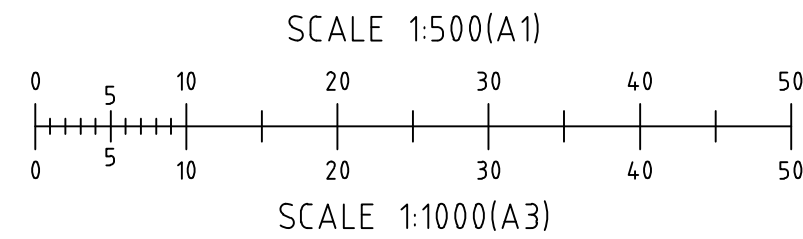
- EXISTING SUBJECT CADASTRAL BOUNDARIES
- EXISTING FENCE LINE
- EXISTING GATE
- TOP OF BANK
- BOTTOM OF BANK
- EXISTING UNDERGROUND WATER MAIN - APPROX.
- EXISTING UNDERGROUND SEWER PIPE - APPROX.
- EXISTING OVERHEAD ELECTRICITY CABLES
- EXISTING UNDERGROUND TELECOMMUNICATIONS ASSETS - APPROX.
- EXISTING STORMWATER DRAIN PIPE
- ELECTRICITY POWER POLE, STAY WIRE AND ANCHOR
- EXISTING UNDERGROUND GAS LINE (DBYD)
- EXISTING SHRUB

NOTES:

- THE BOUNDARY INFORMATION SHOWN ON THIS PLAN BEEN PLOTTED AS REQUIRED UNDER DIVISION 1, SECTION 9(1) OF THE "SURVEYING AND SPATIAL INFORMATION REGULATION 2017". IT HAS NOT BEEN DETERMINED BY AN ACCURATE BOUNDARY SURVEY.
- A DETAIL & LEVEL SURVEY IS NOT A "LAND SURVEY" AS DEFINED BY THE SURVEYING AND SPATIAL INFORMATION ACT 2002. IF ANY CONSTRUCTION OR DESIGN WORK WHICH RELIES ON CRITICAL SETBACKS FROM THE STREET OR BOUNDARIES IS PLANNED, IT WOULD BE IMPERATIVE TO CARRY OUT FURTHER SURVEY WORK TO DETERMINE THE BOUNDARY DIMENSIONS.
- THE LOCATIONS AND DEPTHS OF UNDERGROUND SERVICES ARE NOT ASSURED BY BARNSON. SERVICE AUTHORITIES SHOULD BE CONSULTED BEFORE ANY EXCAVATION, DEMOLITION OR CONSTRUCTION COMMENCES.
- THERE MAY BE UNDERGROUND SERVICES THAT HAVE NOT BEEN SHOWN HEREON.
- BARNSON TAKES NO RESPONSIBILITY FOR LOSSES, DAMAGES OR INJURIES TO ANY PERSON OR ORGANISATION THAT MAY OCCUR DUE TO THE RELIANCE ON THIS PLAN FOR THE LOCATION OF UNDERGROUND SERVICES.

EXISTING SITE PLAN

REDUCTION RATIO 1:500 @ A1
1:1000 @ A3



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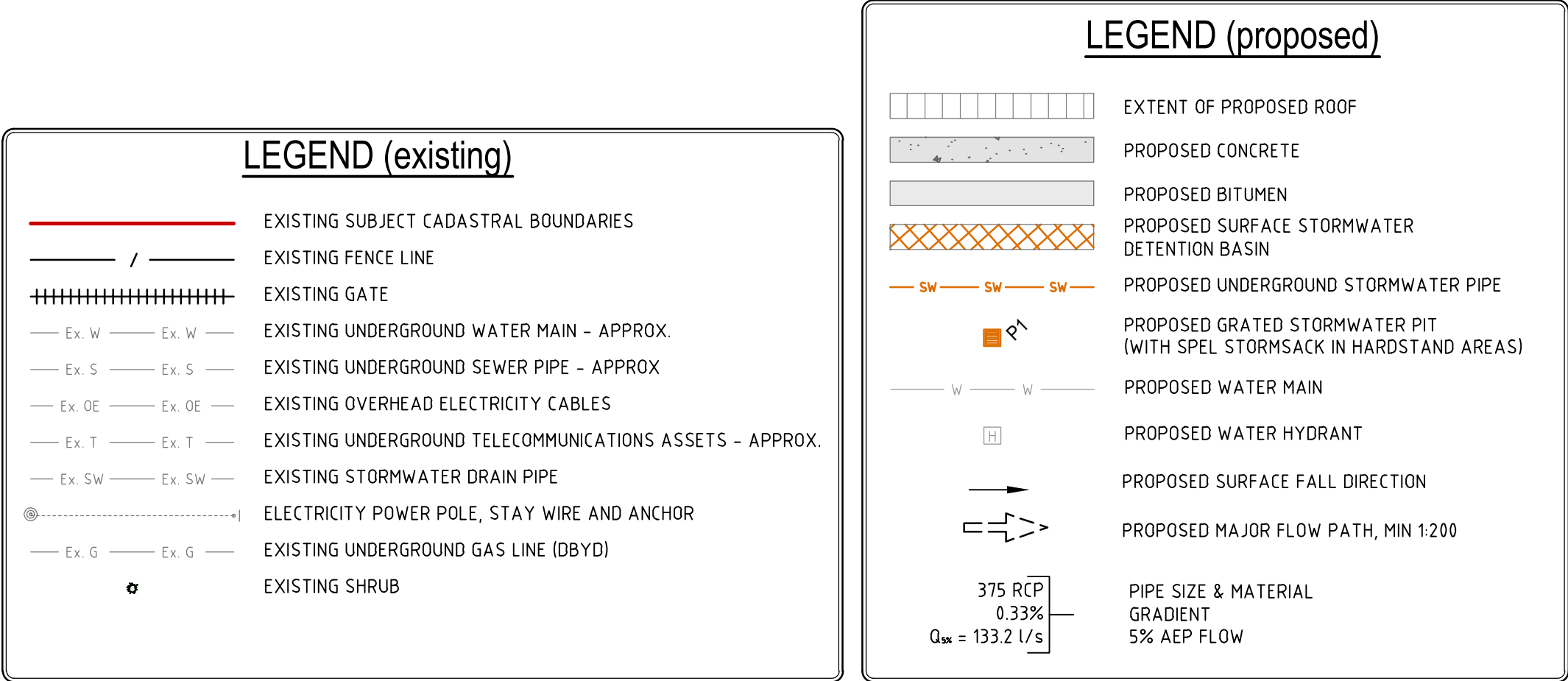
Design EK
Drawn JS
Check LM

Original Sheet Size
Revision

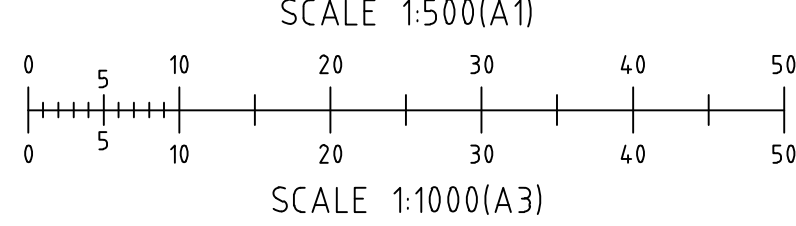
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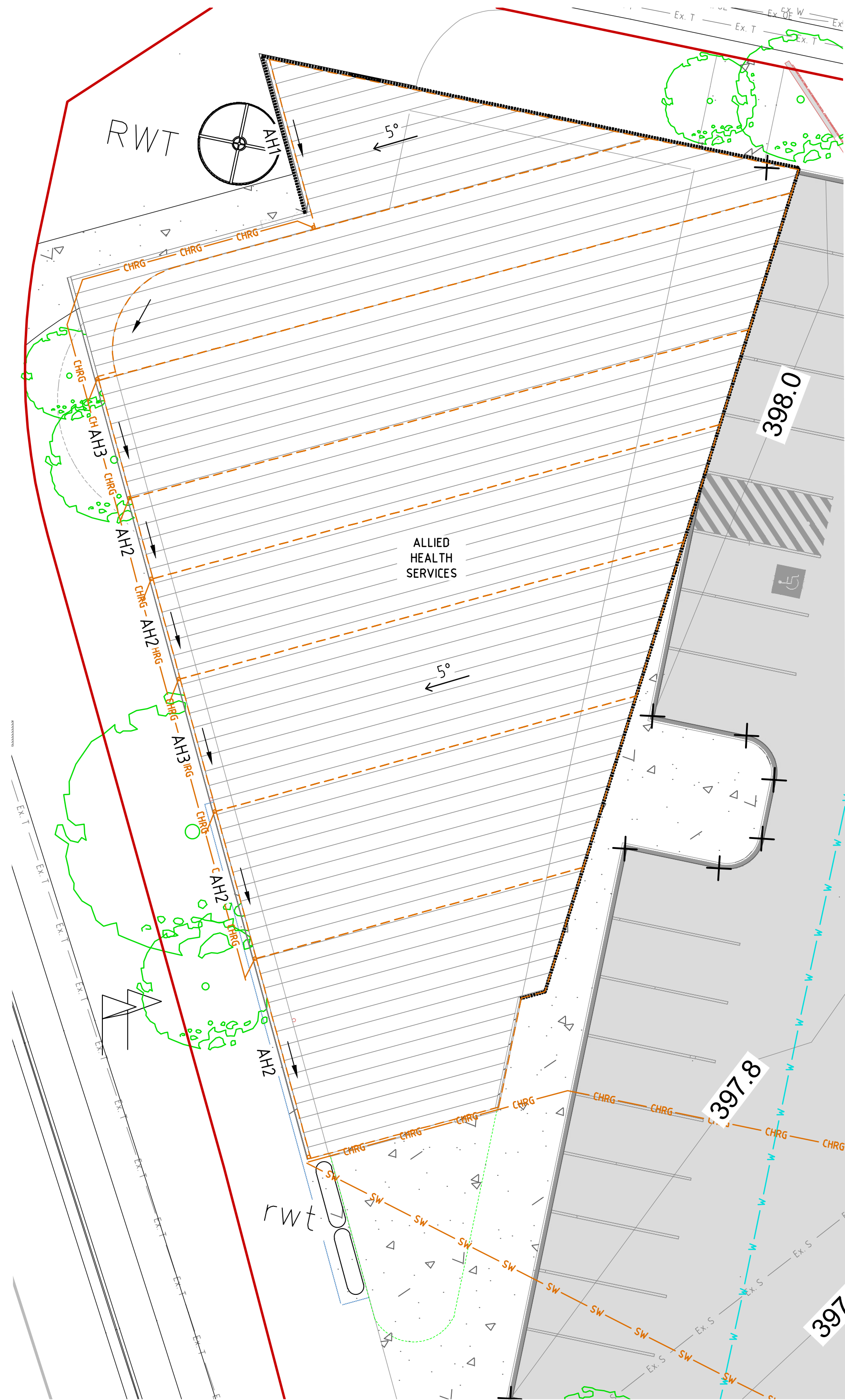


**PROPOSED STORMWATER
MANAGEMENT PLAN**
REDUCTION RATIO 1:500 @ A1
1:1000 @ A3

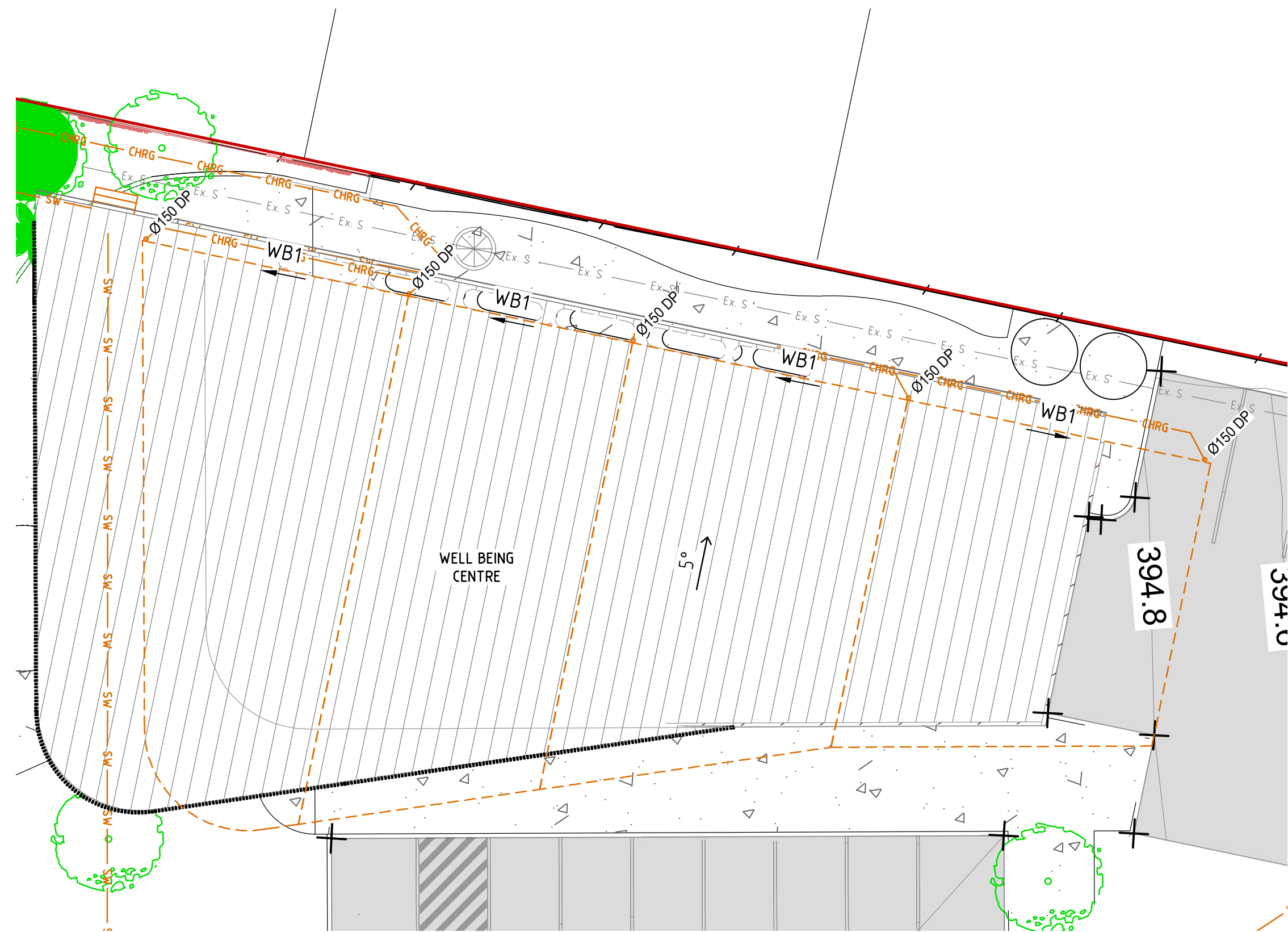
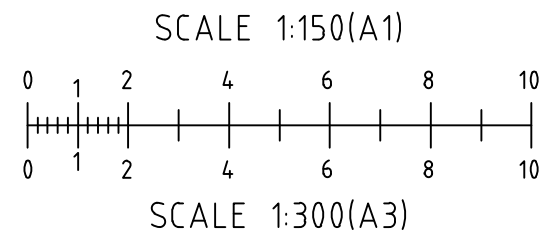


SUBMISSION FOR DA

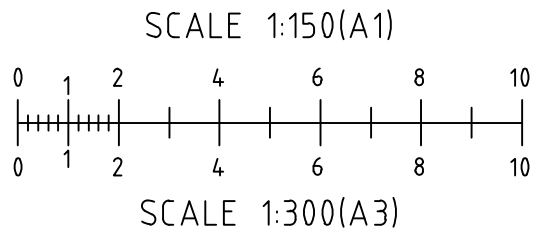
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PROPOSED ROOF DRAINAGE PLAN
ALLIED HEALTH SERVICES
REDUCTION RATIO 1:150 @ A1
1:300 @ A3



PROPOSED ROOF DRAINAGE PLAN
WELL BEING CENTRE
REDUCTION RATIO 1:150 @ A1
1:300 @ A3

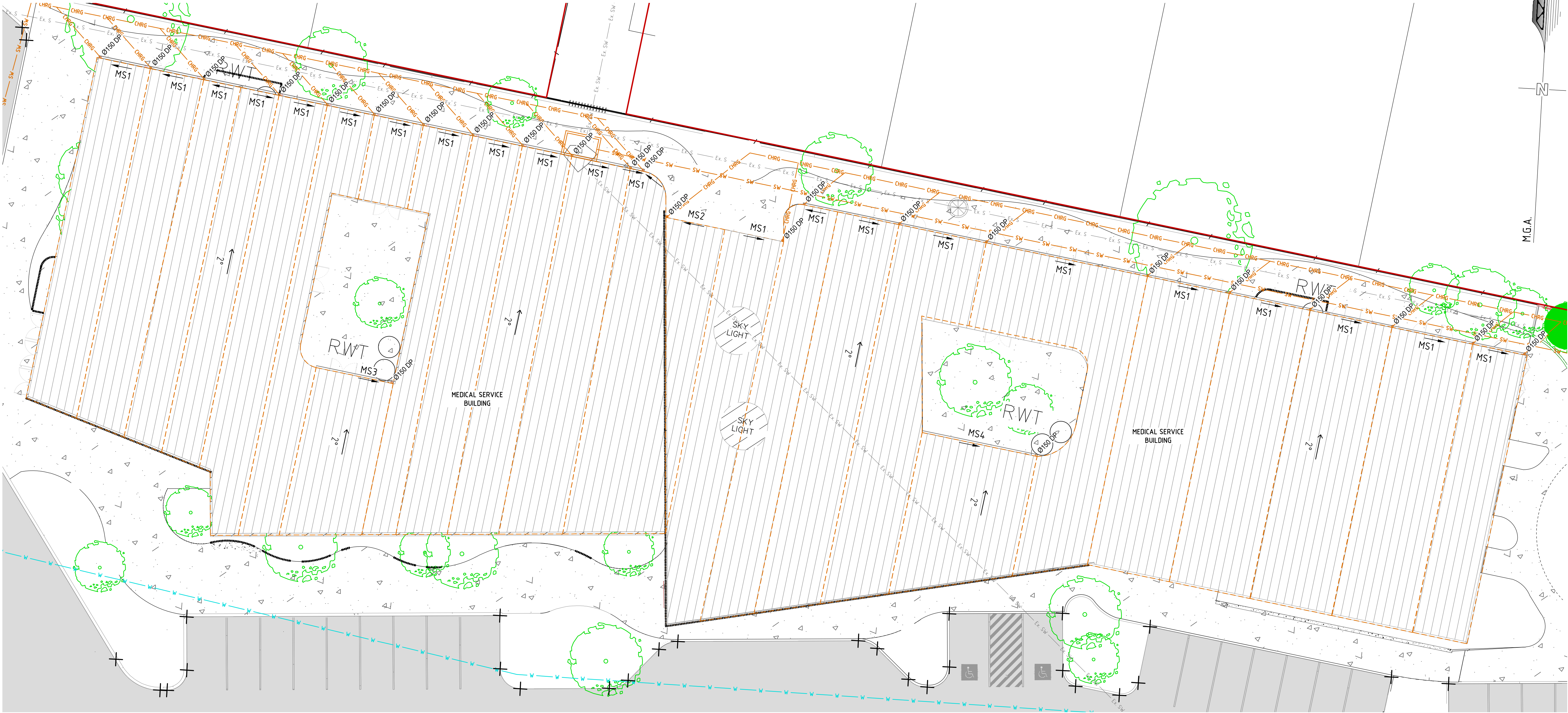


EAVES GUTTER DESIGN NOTE:
AEP = 5%
DURATION = 5 MIN.
RAINFALL INTENSITY = 160mm/hr

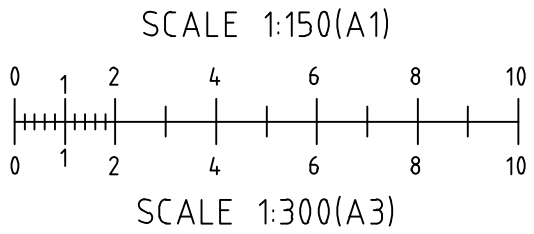
EAVES GUTTERS					
GUTTER ID	MAX AREA PER DP (m ²)	FLOW (l/s)	MIN. GUTTER AREA (mm ²)	EQ. LYSAGHT HALF-ROUND GUTTER (mm)	DP DIAMETER (mm)
AH1	53	2.5	8,345	250 ¹	ø150
AH2	100	4.6	14,000	250 ¹	ø150
AH3	14.0	6.5	18,405	250	ø150
WB1	14.0	6.5	18,405	250	ø150

1. GUTTER HAS BEEN UPSIZED FOR VISUAL CONSISTENCY

SUBMISSION FOR DA



PROPOSED ROOF DRAINAGE PLAN
MEDICAL SERVICE BUILDING
REDUCTION RATIO 1:150 @ A1
1:300 @ A3



EAVES GUTTER DESIGN NOTE:
AEP = 5%
DURATION = 5 MIN.
RAINFALL INTENSITY = 160mm/hr

LEGEND (proposed)

SW

Ø150 DP

P1

2°

EXTENT OF PROPOSED ROOF

PROPOSED UNDERGROUND STORMWATER PIPE

PROPOSED DOWN PIPE DIAMETER

PROPOSED GRATED STORMWATER PIT

ROOF FALL DIRECTION
ROOF PITCH

EAVES GUTTERS					
GUTTER ID	MAX AREA PER DP (m ²)	FLOW (l/s)	MIN. GUTTER AREA (mm ²)	EQ. LYSAGHT HALF-ROUND GUTTER (mm)	DP DIAMETER (mm)
MS1	140	6.3	18,130	250	Ø150
MS2	55	2.5	8,420	250 ¹	Ø150
MS3	75	3.4	10,830	200	Ø150
MS4	95	4.3	13,150	200	Ø150

1. GUTTER HAS BEEN UPSIZED FOR VISUAL CONSISTENCY

SUBMISSION FOR DA

SURVEY NOTES

1. CONTOURS SHOWN DEPICT THE TOPOGRAPHY. EXCEPT AT SPOT LEVELS SHOWN THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT.
2. SERVICES SHOWN HEREON HAVE BEEN DETERMINED FROM VISUAL EVIDENCE AND ARE INDICATIVE ONLY. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE THE RELEVANT AUTHORITY SHOULD BE CONTACTED TO ESTABLISH DETAILED LOCATION AND DEPTH.

SITEWORKS NOTES

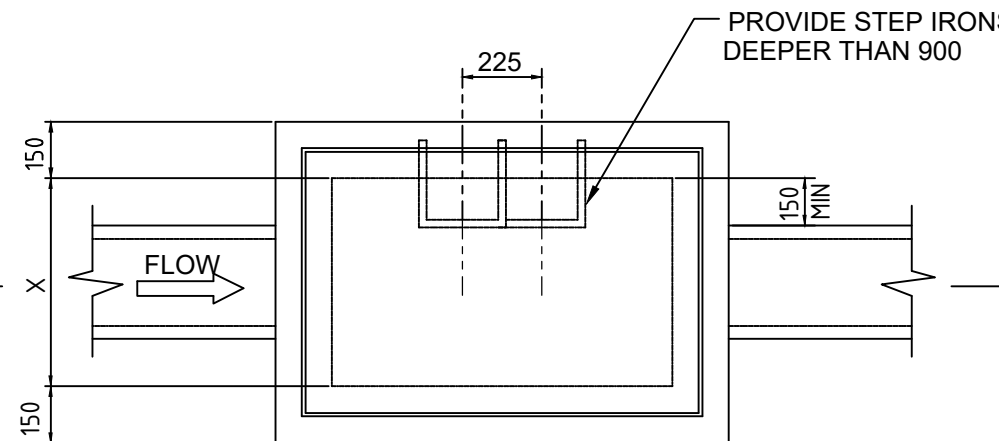
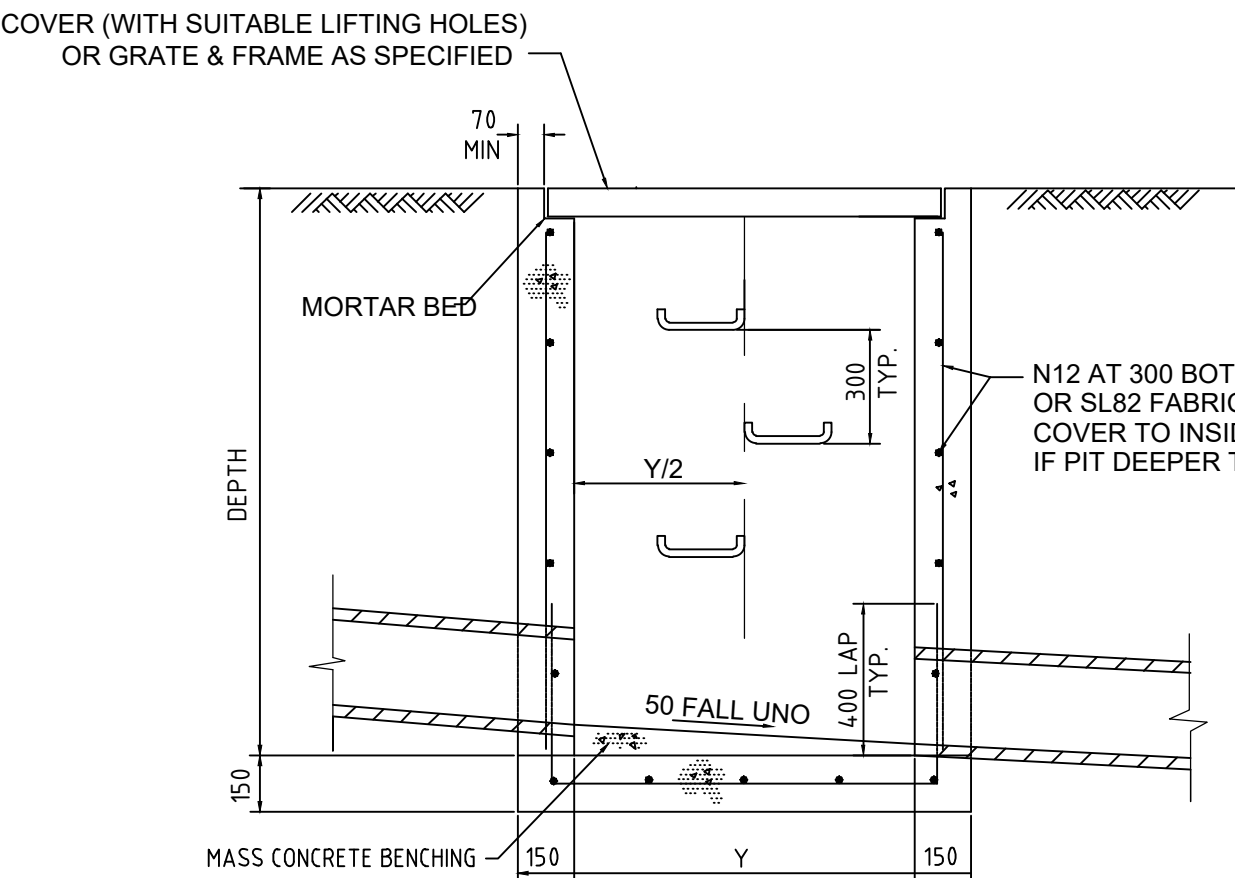
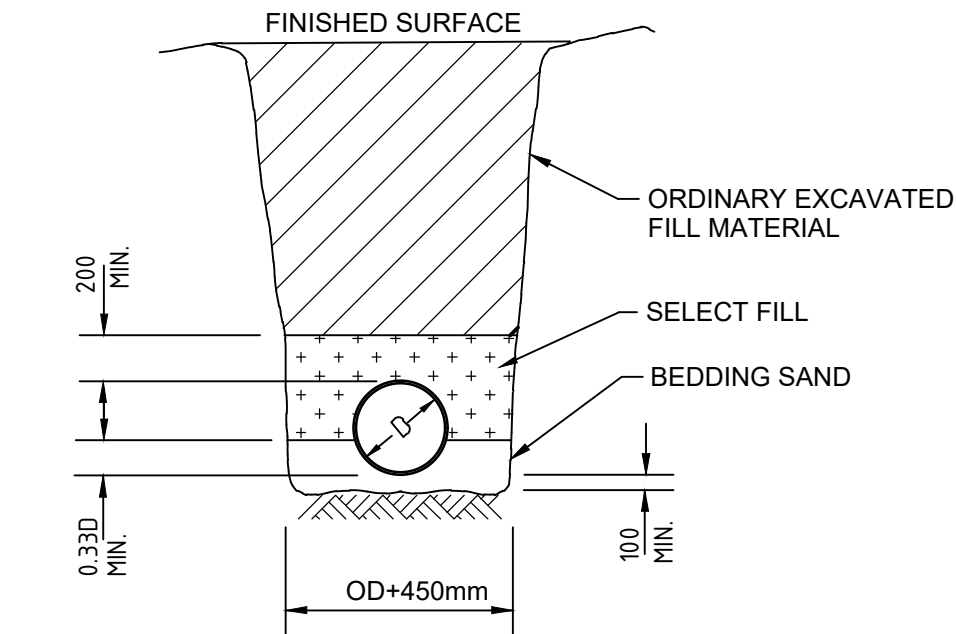
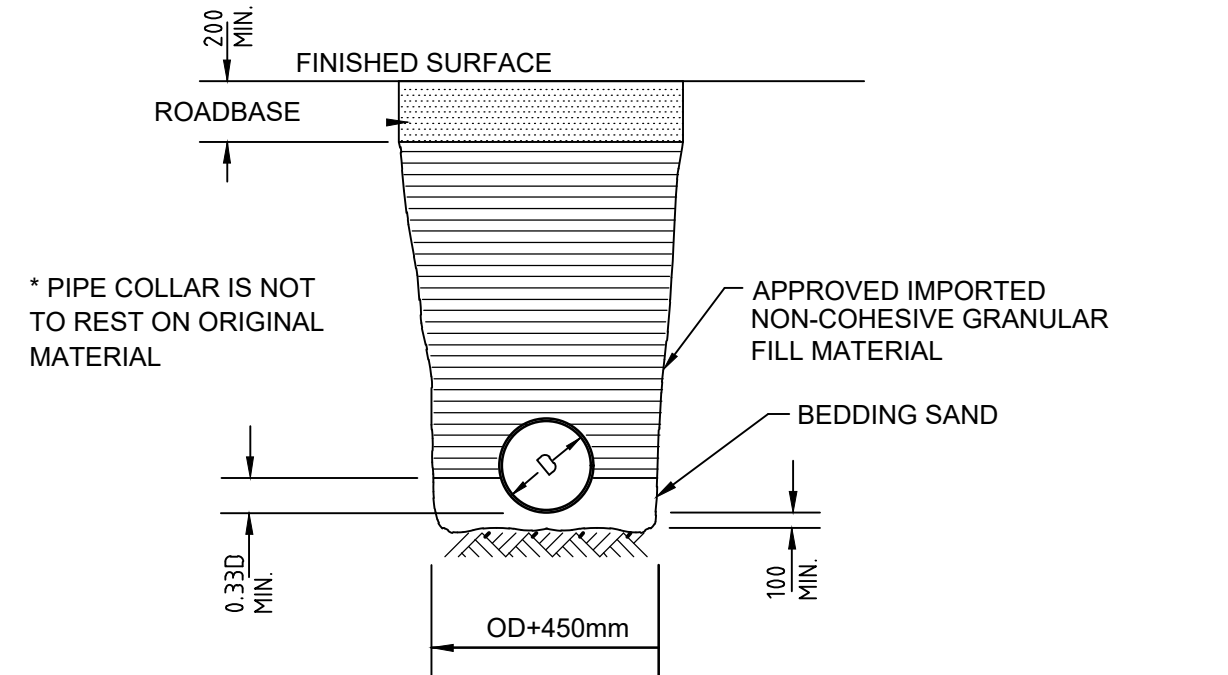
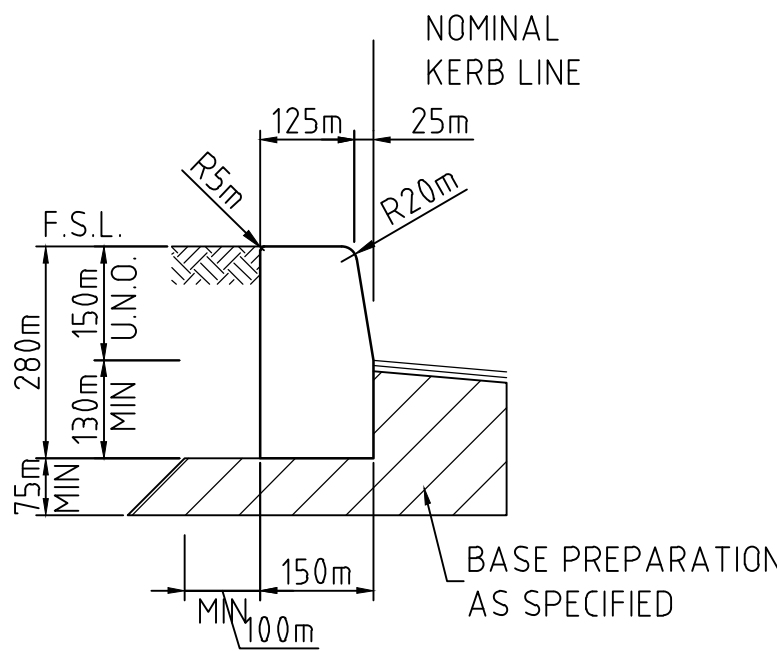
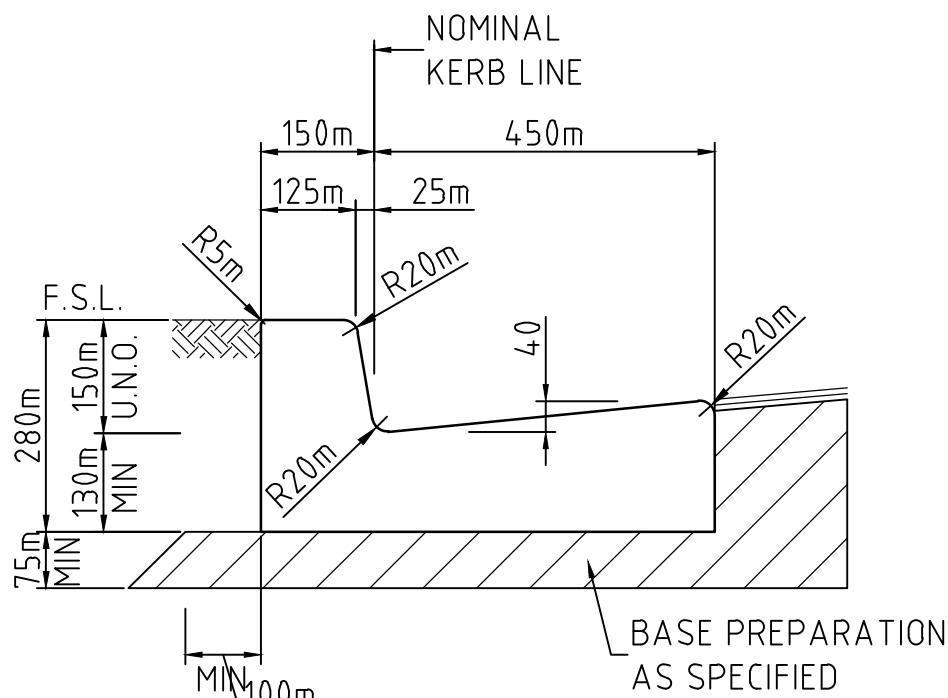
1. ORIGIN OF LEVELS :- AHD
2. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND EXISTING LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORK.
3. ALL WORK IS TO BE UNDERTAKEN IN ACCORDANCE WITH THE DETAILS SHOWN ON THE DRAWINGS, THE SPECIFICATIONS AND THE DIRECTIONS OF THE SUPERINTENDENT.
4. EXISTING SERVICES HAVE BEEN OBTAINED FROM SURFACE INSPECTION ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH THE LOCATION AND THE LEVEL OF ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE SUPERINTENDENT. CLEARANCES SHALL BE OBTAINED FROM THE RELEVANT SERVICE AUTHORITY.
5. WHERE NEW WORKS ABUT EXISTING THE CONTRACTOR SHALL ENSURE THAT A SMOOTH EVEN PROFILE, FREE FROM ABRUPT CHANGES IS OBTAINED.
6. THE CONTRACTOR SHALL ARRANGE ALL SURVEY SETOUT TO BE CARRIED OUT BY A QUALIFIED SURVEYOR.
7. CARE IS TO BE TAKEN WHEN EXCAVATING NEAR EXISTING SERVICES. NO MECHANICAL EXCAVATIONS ARE TO BE UNDERTAKEN OVER TELECOM OR ELECTRICAL SERVICES. HAND EXCAVATE IN THESE AREAS.
8. ON COMPLETION OF CONSTRUCTION, ALL DISTURBED AREAS MUST BE RESTORED TO ORIGINAL, INCLUDING KERBS, FOOTPATHS, CONCRETE AREAS, GRAVEL AND GRASSED AREAS AND ROAD PAVEMENTS.
9. MAKE SMOOTH TRANSITION TO EXISTING AREAS.
10. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY DIVERSION DRAINS AND MOUNDS TO ENSURE THAT AT ALL TIMES EXPOSED SURFACES ARE FREE DRAINING AND WHERE NECESSARY EXCAVATE SUMPS AND PROVIDE PUMPING EQUIPMENT TO DRAIN EXPOSED AREAS. ALL WORK TO BE UNDERTAKEN WITH ADHERENCE TO THE REQUIREMENTS OF THE SOIL AND WATER MANAGEMENT PLAN.
11. THESE PLANS SHALL BE READ IN CONJUNCTION WITH APPROVED ARCHITECTURAL, STRUCTURAL, HYDRAULIC AND MECHANICAL DRAWINGS AND SPECIFICATIONS.

STORMWATER NOTES

1. ALL DOWNPIPE LINES SHALL BE SEWER GRADE uPVC WITH SOLVENT WELD JOINTS (U.N.O)
2. EQUIVALENT STRENGTH VCP OR FCP PIPES MAY BE USED.
3. MINIMUM GRADE TO STORMWATER LINES TO BE 0.5% MINIMUM (U.N.O)
4. CONTRACTORS TO SUPPLY AND INSTALL ALL FITTINGS AND SPECIALS INCLUDING VARIOUS PIPE ADAPTORS TO ENSURE PROPER CONNECTION BETWEEN DISSIMILAR PIPEWORK.
5. ALL CONNECTIONS TO EXISTING DRAINAGE PITS SHALL BE MADE IN A TRADESMAN-LIKE MANNER AND THE INTERNAL WALL OF THE PIT AT THE POINT OF ENTRY SHALL BE CEMENT RENDERED TO ENSURE A SMOOTH FINISH.
6. APPROVED PRECAST PITS MAY BE USED.
7. WHERE TRENCHES ARE IN ROCK, THE PIPE SHALL BE BEDDED ON A MIN. 50mm CONCRETE BED (75mm THICK BED OF 12mm BLUE METAL) UNDER THE BARREL OF THE PIPE. THE PIPE COLLAR AT NO POINT SHALL BEAR THE ROCK. IN OTHER THAN ROCK, PIPES SHALL BE LAID ON A 75mm THICK SAND BED. IN ALL CASES, BACKFILL THE TRENCH WITH THE SAND TO 200mm ABOVE THE PIPE .WHERE THE PIPE IS UNDER PAVEMENTS, BACKFILL REMAINDER OF TRENCH WITH SAND OR APPROVED GRANULAR BACKFILL COMPACTED IN 150mm LAYERS TO 98% MAX. DRY DENSITY.
8. WHERE STORMWATER LINES PASS UNDER FLOOR SLABS, SEWER GRADE RUBBER RING JOINTS ARE TO BE USED.
9. ALL PIPES IN THE ROADWAY AND FOOTPATH AREAS, WHERE THE DEPTH OF PIPE IS LESS THAN 500mm FROM THE FINISHED SURFACE LEVEL ARE TO BE CONCRETE ENCASED.

PIPE TRENCH – FILL NOTES:

1. BEDDING SAND
BEDDING SAND SHALL BE GRANULAR MATERIAL HAVING A LOW PERMEABILITY AND HIGH STABILITY WHEN SATURATED, CONFORMING TO THE GRADING LIMITS FOR BEDDING SAND AS INDICATED IN THE CONTRACT DOCUMENTS. BEDDING SAND SHALL BE COMPACTED TO A DENSITY INDEX OF 95% AS DETERMINED IN ACCORDANCE WITH AS1289.
2. APPROVED IMPORTED GRANULAR FILL
ONLY IMPORTED GRANULAR FILL MATERIAL APPROVED BY THE SUPERINTENDENT SHALL BE USED. THIS FILL MATERIAL SHALL BE COMPACTED IN LAYERS NOT EXCEEDING 300mm THICK TO A DRY DENSITY OF 100% OF THE STANDARD MAXIMUM DRY DENSITY OF THE MATERIAL AND WITH A MOISTURE CONTENT NO MORE THAN 1% ABOVE OPTIMUM MOISTURE CONTENT AS DETERMINED IN ACCORDANCE WITH AS1289.
3. ORDINARY EXCAVATED FILL MATERIAL
ORDINARY EXCAVATED FILL MATERIAL IS EXCAVATED TRENCH MATERIAL THAT IS FREE OF VEGETABLE MATTER, HUMUS, LARGE CLAY LUMPS AND ROCK BOULDERS. THIS FILL MATERIAL SHALL BE COMPACTED IN LAYERS NOT EXCEEDING 300mm THICK, TO A DENSITY OF 95% OF THE STANDARD MAXIMUM DRY DENSITY OF THE MATERIAL WITH A MOISTURE CONTENT OF NOT MORE THAN 1% ABOVE THE OPTIMUM MOISTURE CONTENT AS DETERMINED IN ACCORDANCE WITH AS1289.



PIT DIMENSIONS		
DEPTH	X	Y
D<600	450	450
D<1000	600	600
D<1500	600	900
1500<D<2400	900	900
D>2400	750	1200

STORM	FLOW (CU.M/S)	
	PRE-DEVELOPMENT	POST-DEVELOPMENT
20% AEP	0.092	0.095
10% AEP	0.151	0.119
5% AEP	0.206	0.169
2% AEP	0.276	0.239
1% AEP	0.340	0.288

NOTE: DRAINS MODEL IS AVAILABLE UPON REQUEST

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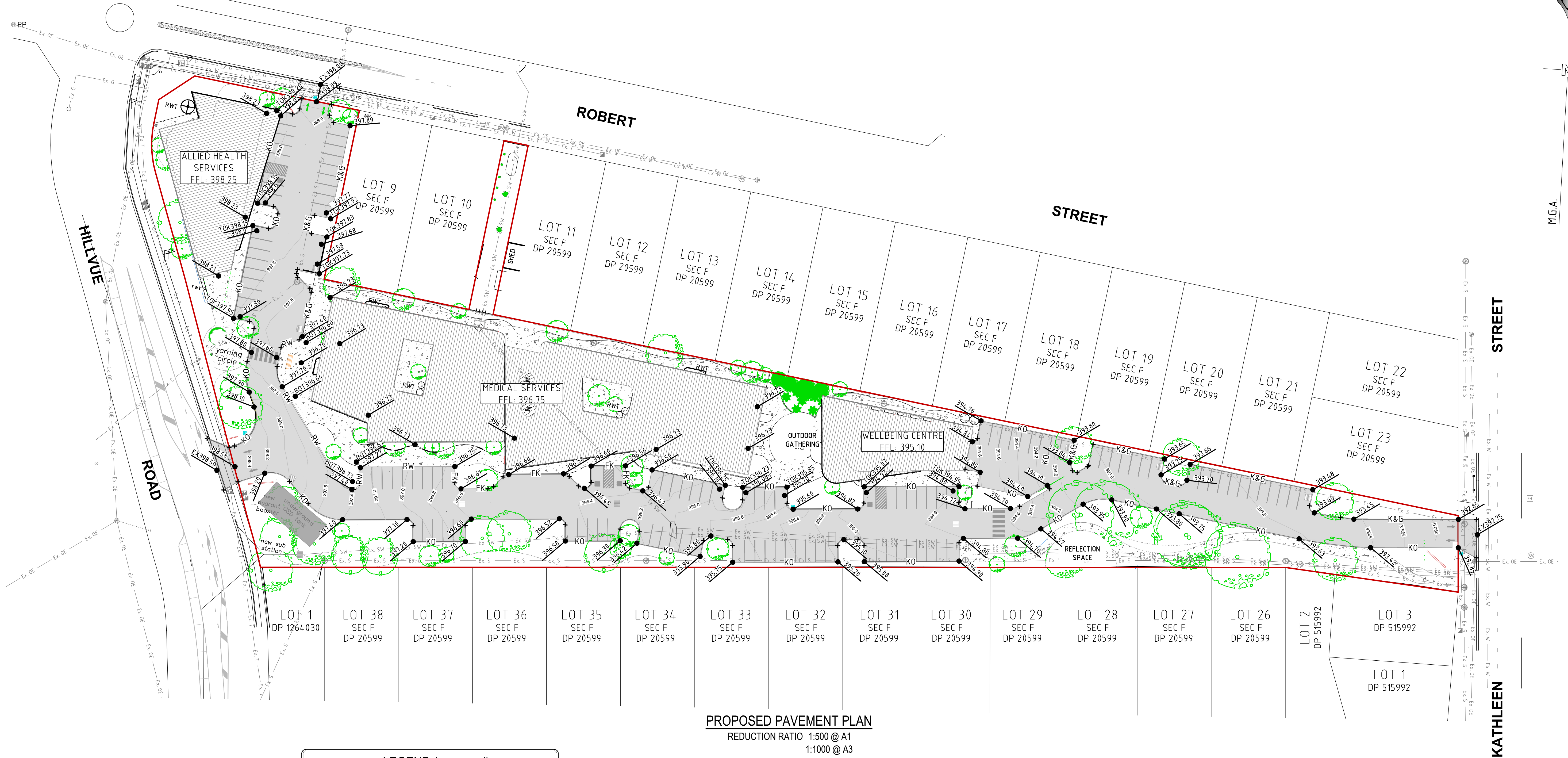
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Site Address
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Client
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Drawing Title
STORMWATER NOTES AND DETAILS
Design **EK**
Drawn **JS**
Check **LM**
Original Sheet Size **A1**
Revision **2**

Certification
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Drawing No

40924
C06



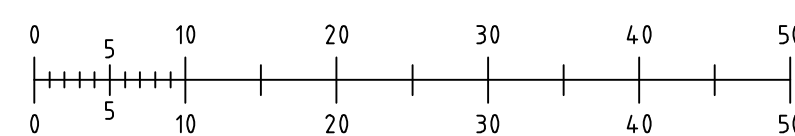
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LEGEND (proposed)

- EXTENT OF PROPOSED ROOF
- PROPOSED CONCRETE
- PROPOSED BITUMEN
- PROPOSED UNDERGROUND STORMWATER PIPE
- PROPOSED GRATED STORMWATER PIT (WITH SPEL STORMSACK IN HARDSTAND AREAS)
- PROPOSED KERB & GUTTER
- PROPOSED KERB ONLY
- PROPOSED FLUSH KERB
- PROPOSED RETAINING WALL
- PROPOSED/EXISTING GROUND LEVEL

SCALE 1:500(A1)



SCALE 1:1000(A3)

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PROPOSED PAVEMENT PLAN

Design EK
Drawn JS
Check LM

Original Sheet Size
Revision

A1
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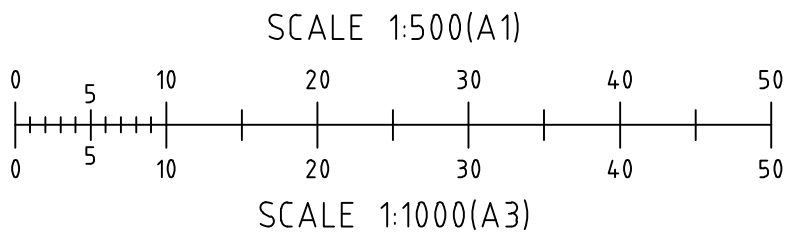
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- PROPOSED BITUMEN
- PROPOSED UNDERGROUND STORMWATER PIPE
- PROPOSED GRATED STORMWATER PIT (WITH SPEL STORMSACK IN HARDSTAND AREAS)
- PROPOSED UNDERGROUND WATER MAIN
- PROPOSED WATER HYDRANT
- PROPOSED STOP VALVE



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