

CIVIL AND DRAINAGE NOTES

- C1. ALL LEVELS ON STRUCTURAL/CIVIL DRAWINGS ARE TO DATUM NOMINATED BY PROJECT SURVEYOR.
REFER SURVEY DRAWINGS FOR EXISTING BOUNDARIES, LEVELS ETC.
ALL LEVELS ARE IN METRES. ALL EXISTING LEVELS SHOWN ARE TO BE CONFIRMED ON SITE.
- C2. PAVEMENT LEVELS ARE FINISHED LEVELS THROUGHOUT.
- C3. ANY EXISTING PAVEMENT, KERB AND CHANNEL, KERB OR THE LIKE THAT IS DAMAGED DURING CONSTRUCTION IS TO BE REINSTATED TO ITS ORIGINAL CONDITION AND TO THE SATISFACTION OF THE RELEVANT AUTHORITY PRIOR TO THE COMPLETION OF WORKS.
- C4. ALL EARTH BATTERS ARE TO BE IN THE RATIO OF 1 TO 4 OR LESS UNLESS NOTED OTHERWISE.
BATTERS ARE TO BE KEPT A MINIMUM 1 METRE FROM BUILDINGS, ROADS, WALLS AND THE LIKE.
- C5. SUBGRADE PREPARATION:
TO GEOTECHNICAL ENGINEER RECOMMENDATIONS.
- C6. ALL DRAINAGE, WORKMANSHIP AND MATERIALS TO COMPLY WITH:
AS 3500.3:2018 (STORMWATER DRAINAGE),
AS 2870:2011 (RESIDENTIAL SLABS AND FOOTINGS),
RMS STANDARD DRAWINGS AND SPECIFICATIONS.
RELEVANT AUTHORITY AS APPLICABLE.
- C7. FINISHED SURFACES ADJACENT TO BUILDINGS ARE TO FALL 50mm MIN AWAY FROM BUILDING FOR THE FIRST METRE.
- C8. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE AND IDENTIFY ALL EXISTING SERVICES PRIOR TO COMMENCING CONSTRUCTION.
- C9. PRIOR TO COMMENCING WORK THE CONTRACTOR IS TO ENSURE THAT ALL NECESSARY INVESTIGATION IS UNDERTAKEN TO ENSURE THAT THE WORKS CAN BE CONSTRUCTED AS DESIGNED.
IF THE WORK CANNOT BE CARRIED OUT AS SHOWN THE CLIENT IS TO BE NOTIFIED IMMEDIATELY.
- C10. REFER TO ARCHITECTS DRAWINGS FOR CONSTRUCTION LEVELS.
REFER ANY DISCREPANCIES TO THE ARCHITECT.
- C11. ALL EXISTING UNDERGROUND SERVICES ARE TO BE LOCATED PRIOR TO ANY EXCAVATION AND NO EXISTING SERVICE SHALL BE DISCONNECTED OR DISTURBED WITHOUT THE APPROVAL OF THE CLIENT OR RESPONSIBLE AUTHORITY.
- C12. ALL PIT COVERS TO COMPLY WITH AS3500.3:2018 'STORMWATER AND DRAINAGE' AND AS3396:2006 'ACCESS COVERS AND GRATES'. BUILDER TO CONFIRM ALL PIT COVER TYPES AND FINISH WITH THE ARCHITECT AND/OR SUPERINTENDENT AND ENSURE FIT FOR PURPOSE PRIOR TO ORDERING.
- C13. STORMWATER DRAINS SUSPENDED UNDER SLABS OR ALONG WALLS SHALL BE TO APPROVED DETAILS.
- C14. ANY MISALIGNMENTS THAT MAY BE SOLVED BY CORBELLING OF PIT WALLS MAY ONLY BE CARRIED OUT WITH THE WRITTEN APPROVAL OF THE ENGINEER.
- C15. ALL DOWNPIPE COLLECTOR PIPES SHALL MATCH DOWNPIPE SIZE (100 DIA MIN) AT A GRADE OF 1 IN 100 UNLESS NOTED OTHERWISE.
- C16. ALL PIPE JUNCTIONS SHALL BE MADE WITH A 45° JOINT.
- C17. CLASS OF PIPES:
- (a) CONCRETE PIPES (RC)
SHALL CONFORM TO AS 1342 'PRECAST CONCRETE DRAINAGE PIPES' AND SHALL BE CLASS 2 PIPE WITH SPIGOT AND SOCKET RUBBER RING JOINTS UNLESS NOTED OTHERWISE.
ALL CONCRETE PIPES UNDER PAVEMENTS TO BE CLASS 4
- (b) FIBRE REINFORCED CEMENT PIPES (FRC)
SHALL CONFORM TO AS 1342 'PRECAST CONCRETE DRAINAGE PIPES' AND SHALL BE TESTED TO THE REQUIREMENTS OF AS 1712 APPENDIX D 'ASBESTOS CEMENT SEWER PIPES'.
ALL FRC PIPES SHALL BE CLASS X WITH ADCOL 'V' RING JOINTS.
FOR PIPE SIZES GREATER THAN 300mm ALTERNATIVE JOINTING MAY BE PERMITTED WITH THE APPROVAL OF THE CITY ENGINEER.
- UNPLASTICISED PVC PIPES (UPVC)
- (c) (c-1) WITHIN PROPERTY:

ALL UPVC PIPES SHALL CONFORM TO AS 2032 'CODE PRACTISE FOR THE INSTALLATION OF UPVC PIPES' PART 7 AND SHALL BE CLASS 6 SEWER QUALITY OR HEAVY DUTY STORMWATER DEPENDING ON APPLICATION.
ALL JOINTING PROCEDURES SHALL CONFORM TO AS 2032 PART 3 AND SHALL BE EITHER SOLVENT WELDED OR RUBBER RING JOINTS.
- WITHIN ROAD RESERVE:
- (c-2) ALL UPVC PIPES SHALL CONFORM TO AS 1260
'UNPLASTICISED P.V.C (UPVC) PIPES AND FITTING FOR SEWERAGE APPLICATIONS' PARTS 1 TO 5 AND SHALL BE CLASS S.H PIPES
- (d) ALL PIPES LOCATED UNDER ROADS SHALL BE MINIMUM 300 DIA RCP R/RJ CLASS 4 PIPE UNLESS SPECIFIED OTHERWISE.

C18. COVER DETAILS:

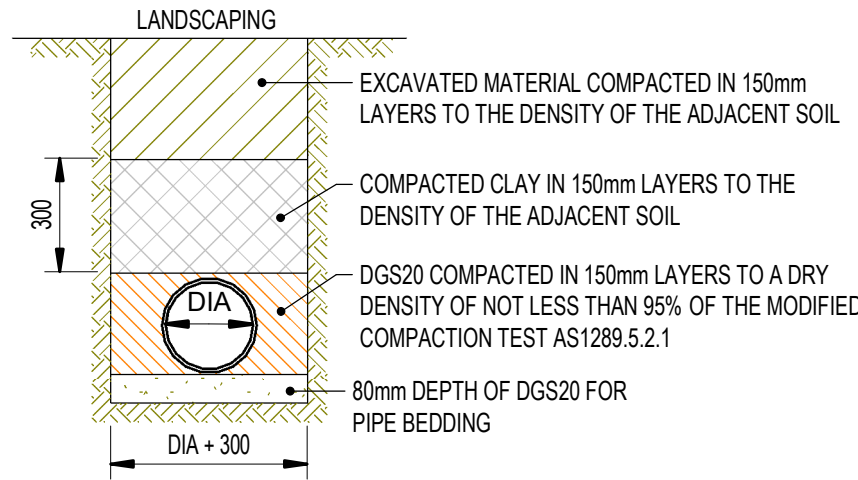
LOCATION	MINIMUM COVER (mm)	
	CAST IRON GALVANIZED STEEL	PLASTICS
1. NOT SUBJECT TO VEHICULAR LOADING		
a) WITHOUT PAVEMENT -		
i) FOR SINGLE DWELLING; OR	100	100
ii) FOR OTHER THAN SINGLE DWELLINGS	100	300
b) WITH PAVEMENT OF BRICK OR UNREINFORCED CONCRETE	100*	100*
2. SUBJECT TO VEHICULAR LOADING		
a) OTHER THAN ROADS:		
i) WITHOUT PAVEMENT	300	450
ii) WITH PAVEMENT OF -		
A) REINFORCED CONCRETE FOR HEAVY VEHICULAR LOADING; OR	NIL*	100*
B) BRICK OR UNREINFORCED CONCRET FOR LIGHT VEHICULAR LOADING.	NIL*	75*
b) ROADS:		
i) SEALED; OR	600	600
ii) UNSEALED	600	750
3. SUBJECT TO CONSTRUCTION EQUIPMENT LOADING OR IN EMBANKMENT CONDITIONS	600	750
4. LAND ZONE OF AGRICULTURAL USE	600	600

*BELOW THE UNDERSIDE OF THE PAVEMENT.

- C19. WHERE A DRAIN IS LAID PARALLEL TO A FOOTING IT IS TO BE LOCATED SUCH THAT THE BASE OF ANY OF THE TRENCH IS NOT BELOW THE LINE OF INFLUENCE OF THE FOOTING WHICH IS 1H : 1V IN CLAY OR 2H : 1V IN SAND SOILS.
- C20. ALL DRAINAGE EXCAVATIONS ARE TO BE BACKFILLED WITH A SUITABLE APPROVED MATERIAL. UNDER SEALED PAVEMENTS AND BUILDING SLABS, THIS SHALL BE 20mm, DG20 M.M.D.D. BACKFILL TO BE COMPACTED IN LAYERS NOT EXCEEDING 150mm LOOSE THICKNESS TO A DRY DENSITY OF NOT LESS THAN 95% OF THE MODIFIED COMPACTION TEST AS 1289.5.2.1.
- C21. ALL CONCRETE SHALL BE 32MPa STRENGTH GRADE COMPLYING WITH THE REQUIREMENTS OF AS 1379:1991 UNLESS SPECIFIED OTHERWISE.
- C22. ALL PIPING THAT PENETRATES A FOOTING/STRUCTURE IS TO BE LAGGED WITH A COMPRESSIBLE MATERIAL, 50mm MINIMUM.
- C23. CONTRACTOR / BUILDER IS TO COMPLETE ALL LINE MARKINGS AS INDICATED ON ARCHITECTURAL DRAWINGS AND SPECIFICATIONS UNLESS NOTED OTHERWISE.
REFER TO ARCHITECT FOR SET OUT OF LINE MARKING.
ALL LINE MARKING TO BE COMPLETED IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS AUTHORITY REQUIREMENT OR RMS SPECIFICATIONS.
- C24. CONTRACTOR / BUILDER SHALL ALLOW FOR AND OBTAIN ALL NECESSARY AUTHORITY APPROVALS AND PERMITS.
- C25. UNLESS NOTED OTHERWISE, ALL PAVEMENT CONSTRUCTION TO FOLLOW THE RELEVANT RMS OR LOCAL AUTHORITY STANDARDS AND SPECIFICATIONS.

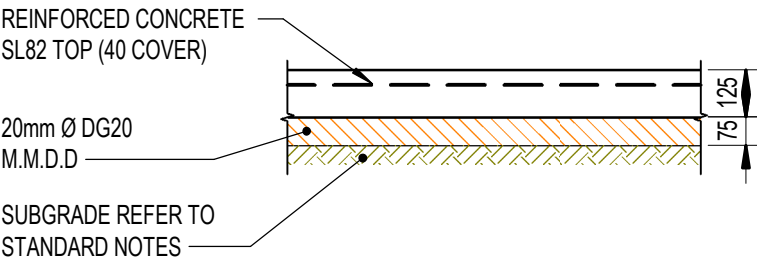
DEPTH TO INVERT OF OUTLET	MINIMUM INTERNAL DIMENSIONS (mm)		
	RECTANGULAR	CIRCULAR	
	WIDTH	LENGTH	DIAMETER
≤600	350	350	-
≤600	450	450	600
>600 ≤900	600	600	900
>900 ≤1200	600	900	1000
>1200	900	900	1000

MINIMUM INTERNAL DIMENSIONS FOR STORMWATER AND INLET PITS



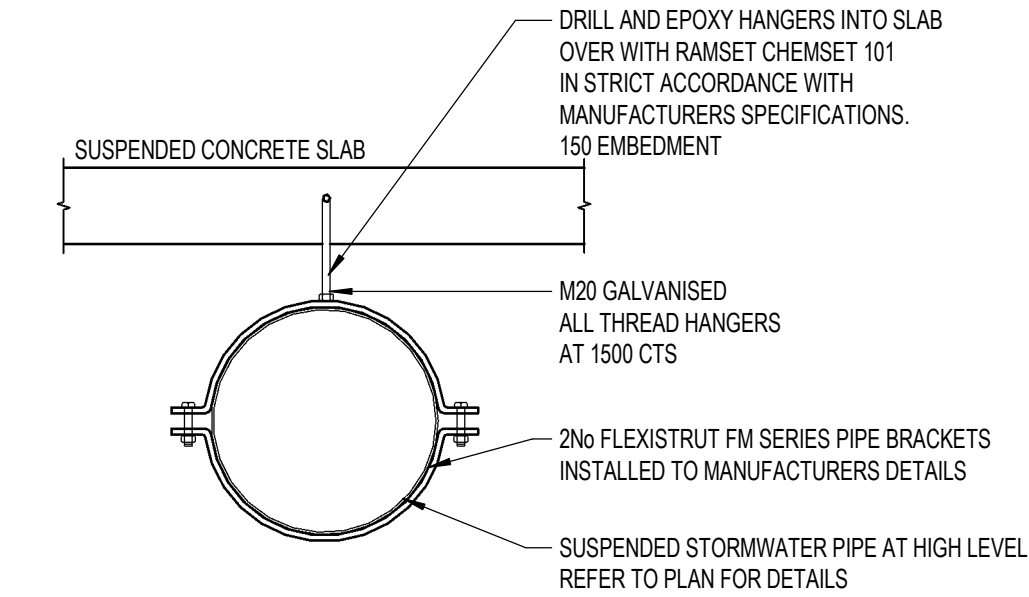
PIPE LAYING DETAIL - LANDSCAPE AREAS

- NOTE:
- IN REACTIVE SOILS OR WHERE TRENCH IS NEAR FOUNDATIONS, CLAY OR IMPERVIOUS MATERIAL SHALL BE USED AS BACKFILL. WHERE POSSIBLE, MAINTAIN 1.5m HORIZONTAL CLEARANCE FROM BUILDINGS.
 - FOR REINFORCED CONCRETE PIPES IF DIAMETER GREATER THAN 300mm, USE A BEDDING DEPTH OF 100mm DGB20.
 - ALL TRENCHES OVER 1.5m DEPTH TO BE IN ACCORDANCE WITH THE CURRENT OH&S (CONFINED SPACES) REGULATIONS AND THE CODE OF PRACTICE FOR CONFINED SPACES.



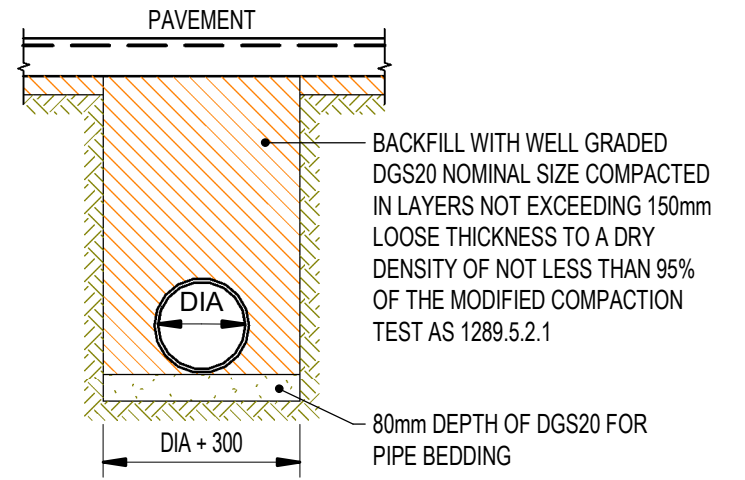
LIGHT DUTY CONCRETE PROFILE DETAIL

- NOTES:
- CONCRETE STRENGTH = 32MPa UNO.
 - ALL PAVING SLABS TO HAVE RE-ENTRANT REINFORCEMENT AS PER STANDARD RE-ENTRANT BAR REINFORCEMENT DETAILS.
 - LOCATE JOINTS AT 4000 MAX CTS.
 - SAWCUTS ARE TO BE MADE 24 HOURS OF SLAB BEING POURED.
 - IF THE SLAB IS TO BE POURED IN MORE THAN ONE STAGE, THEN A DOWEL JOINT SHALL BE PROVIDED AT THE CONSTRUCTION JOINTS. 24 HOURS TO ELAPSE BETWEEN POURS OF ADJACENT SLABS.
 - SLAB SUB-GRADE TO BE PROOF ROLLED TO ENSURE MIN CBR 3. ANY SOFT SPOT TO BE DUG OUT AND REPLACED WITH CRUSHED ROCK COMPACTED 150mm LAYERS.
 - MIN 40mm COVER FOR REINFORCEMENT.



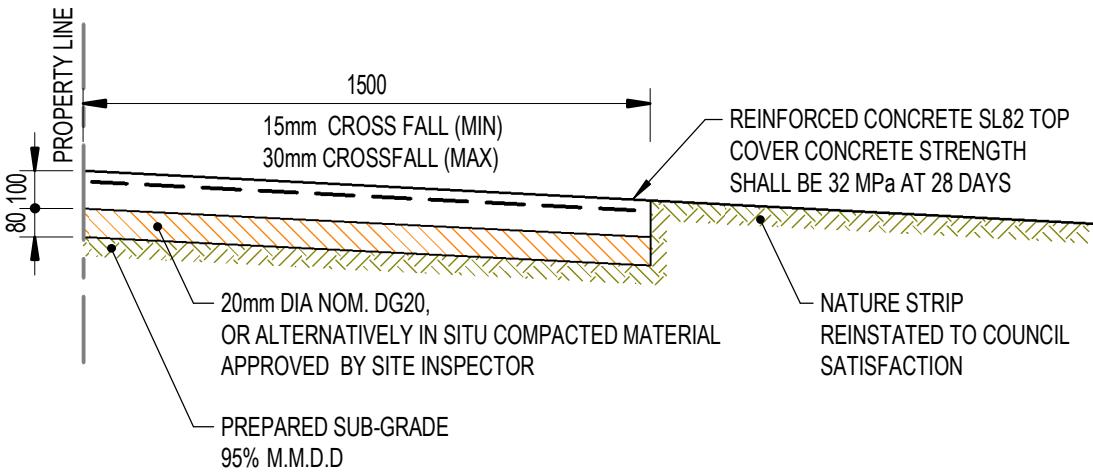
SUSPENDED PIPE SUPPORT DETAIL

SCALE 1:20
FOR PIPES LESS THAN AND EQUAL TO 300 DIA



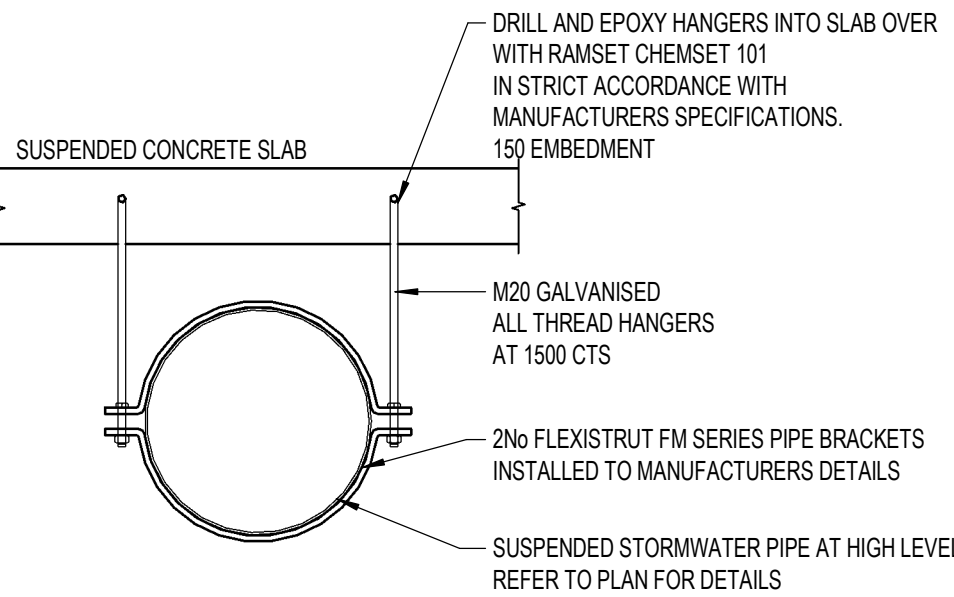
PIPE LAYING DETAIL - PAVED AREAS

- NOTE:
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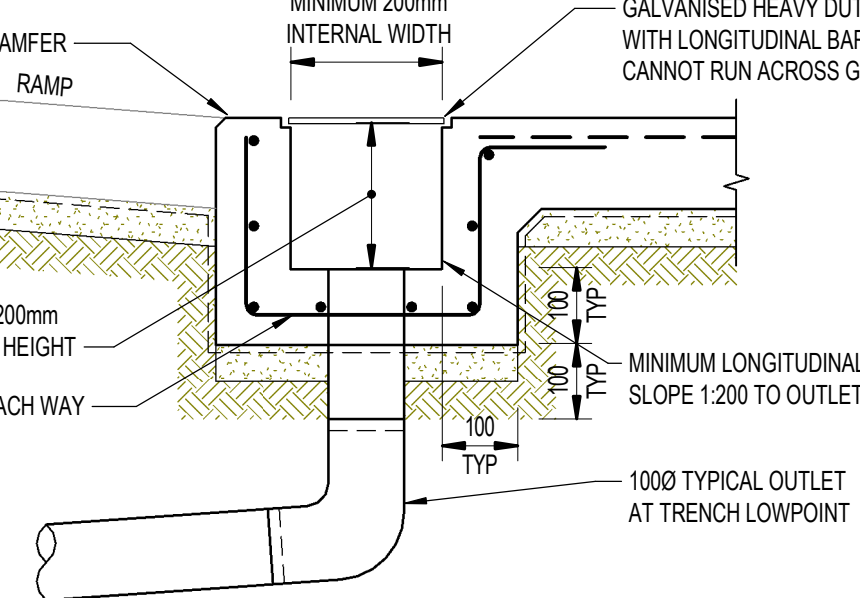
CONCRETE FOOTPATH DETAIL

- NOTES:
- SAW CUT JOINTS AT 1500mm MAX.
 - SAW CUTS ARE TO BE MADE WITHIN 24 HOURS OF SLAB BEING POURED.
 - IF THE SLAB IS TO BE POURED IN MORE THAN ONE STAGE, THEN A KEY DOWEL JOINT SHALL BE PROVIDED AT THE CONSTRUCTION JOINTS, 24 HOURS TO ELAPSE BETWEEN POURS OF ADJACENT SLABS.
 - SLAB SUBGRADE TO BE PROOF ROLLED TO ENSURE MIN CBR 3. ANY SOFTSPOT TO BE DUG OUT AND REPLACED WITH CRUSHED ROCK COMPACTED IN 150mm LAYERS.
 - THIS IS TYPICAL FOOTPATH DETAIL ONLY. REFER TO THE RELEVANT AUTHORITY STANDARD DETAILS FOR FURTHER INFORMATION.



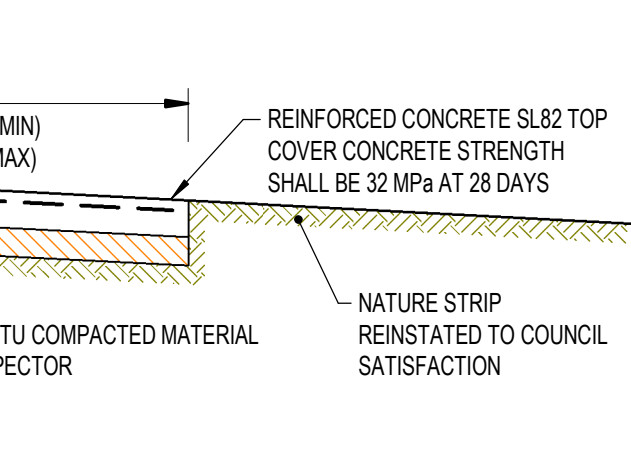
SUSPENDED PIPE SUPPORT DETAIL

FOR PIPES GREATER THAN 300 DIA



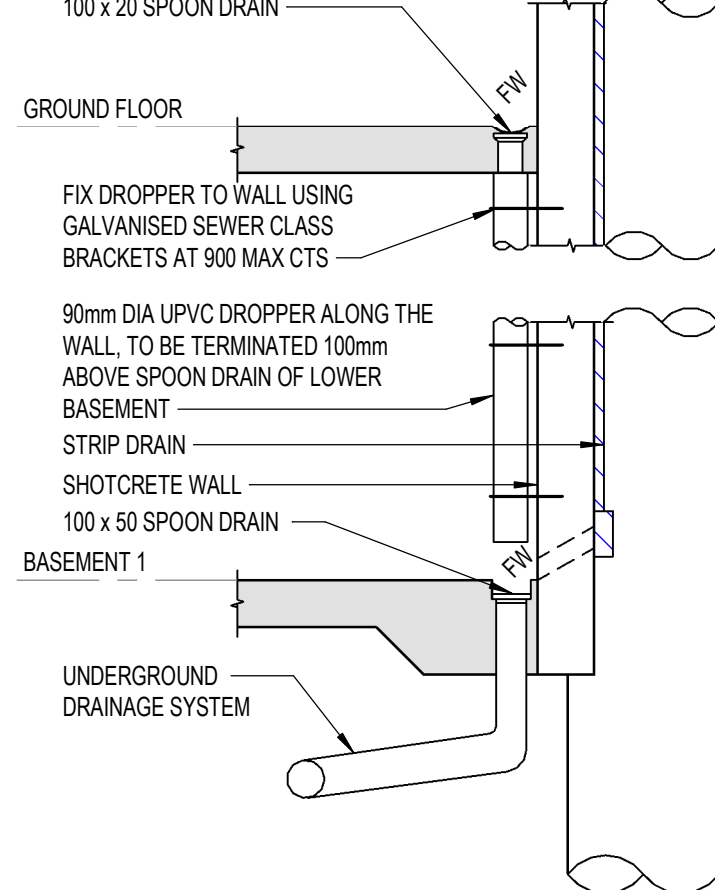
GRADED TRENCH DETAIL

SCALE 1:10



CONCRETE FOOTPATH DETAIL

- NOTES:
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 - SAW CUTS ARE TO BE MADE WITHIN 24 HOURS OF SLAB BEING POURED.
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BASEMENT SPOON DRAIN AND DROPPER DETAIL

SCALE 1:20

CIVIL LEGEND		
EXISTING	NEW	ITEM
EXISTING LEVEL	P99.99	LEVEL
EXISTING KERB LEVEL	TK99.99	TOP OF KERB LEVEL
EXISTING WALL LEVEL	TW99.99	TOP OF WALL LEVEL
EXISTING PIT LEVEL	TP99.99	TOP OF PIT LEVEL
EXISTING INVERT LEVEL	IL99.99	INVERT LEVEL
EXISTING INTERMEDIATE CONTOURS	P99.50	INTERMEDIATE CONTOURS
EXISTING MAIN CONTOURS	P100.00	MAIN CONTOURS
EXISTING STORMWATER PIPE	AG	STORMWATER PIPE
EXISTING AGI PIPES	AG	AGI PIPES
EXISTING WATER SERVICE	W	WATER SERVICE
EXISTING SEWER SERVICE	S	SEWER SERVICE
EXISTING ELECTRICITY SERVICE	E	ELECTRICITY SERVICE
EXISTING OVERHEAD ELECTRICITY SERVICE	OHE	OVERHEAD ELECTRICITY SERVICE
EXISTING TELECOM SERVICE	T	TELECOM SERVICE
EXISTING GAS SERVICE	GAS	GAS SERVICE
EXISTING DOWNPIPE	DP	DOWNPIPE
EXISTING FLOOR WASTE	FW	FLOOR WASTE
EXISTING FLOOR WASTE WITH DROPPER FROM ABOVE	FW/FA	FLOOR WASTE WITH DROPPER FROM ABOVE
EXISTING FLOOR WASTE TO CONNECT TO DOWNPIPE TO DISCHARGE INTO BASEMENT 1 DRAINAGE.	FW/DP	FLOOR WASTE TO CONNECT TO DOWNPIPE TO DISCHARGE INTO BASEMENT 1 DRAINAGE.
EXISTING FLOOR WASTE TO BELOW	FW/TB	FLOOR WASTE TO BELOW
EXISTING INSPECTION OPENING	IO	INSPECTION OPENING
EXISTING DROPPER	DR	DROPPER
EXISTING VERTICAL STRIP DRAIN	VS	VERTICAL STRIP DRAIN
EXISTING PIT NUMBER (REFER PIT SCHEDULE FOR DETAILS)	P1	PIT NUMBER (REFER PIT SCHEDULE FOR DETAILS)
EXISTING JUNCTION PIT (JP)	JP	JUNCTION PIT (JP)
EXISTING GRATED PIT (GP)	GP	GRATED PIT (GP)
EXISTING SIDE ENTRY PIT (SEP)	SEP	SIDE ENTRY PIT (SEP)
EXISTING POLY PIT (PP)	PP	POLY PIT (PP)
EXISTING GRATED TRENCH DRAIN (GTD)	GTD	GRATED TRENCH DRAIN (GTD)
EXISTING BASEMENT SPOON DRAIN	SD	BASEMENT SPOON DRAIN
EXISTING BARRIER KERB & CHANNEL	KC	BARRIER KERB & CHANNEL
EXISTING BARRIER KERB	K	BARRIER KERB
EXISTING PAVEMENT SPOON DRAIN	SD	PAVEMENT SPOON DRAIN
EXISTING RETAINING WALL	RW	RETAINING WALL

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TITLE	CIVIL NOTES AND DETAILS SHEET 1
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Designed	RR	Drawn	RJ	North
Project Leader	RR	Sheet Size	A1	
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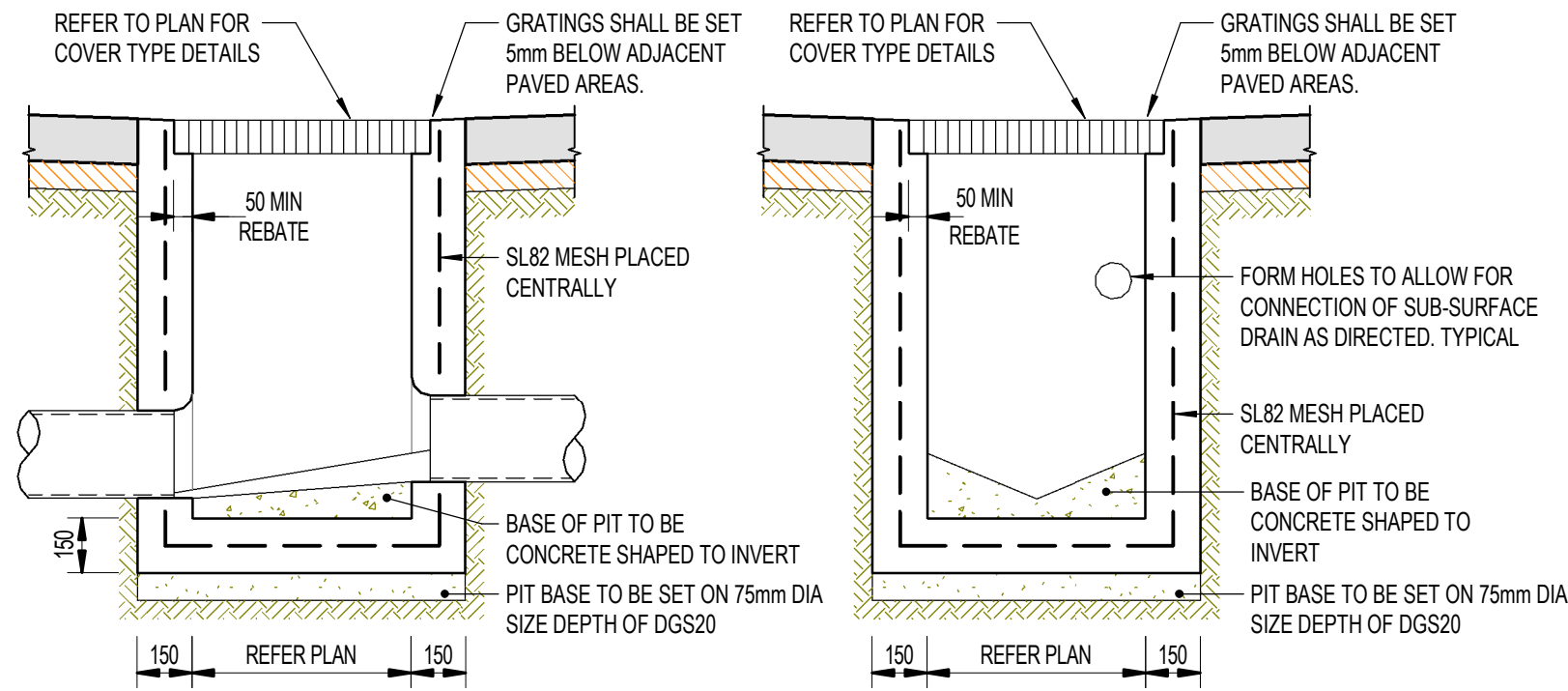
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Project	250004	Drawing	C001	Revision	2
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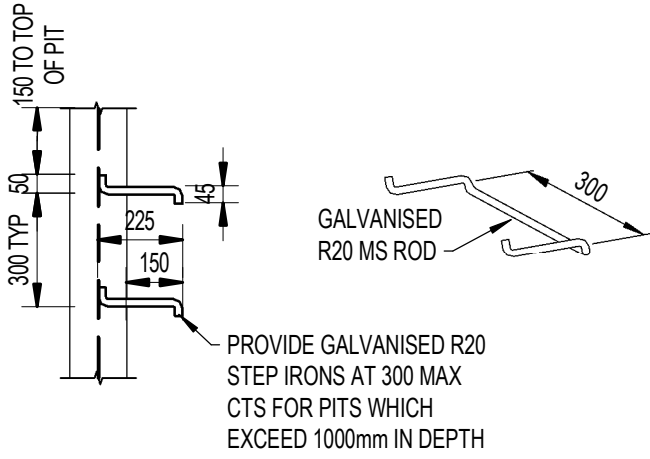
DIAL 1100
DIAL BEFORE YOU DIG
CONTRACTOR TO CONFIRM LOCATION OF EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORKS

AUSTINO EPPING , 2-16 EPPING ROAD & 2-4 FOREST GROVE, EPPING NSW

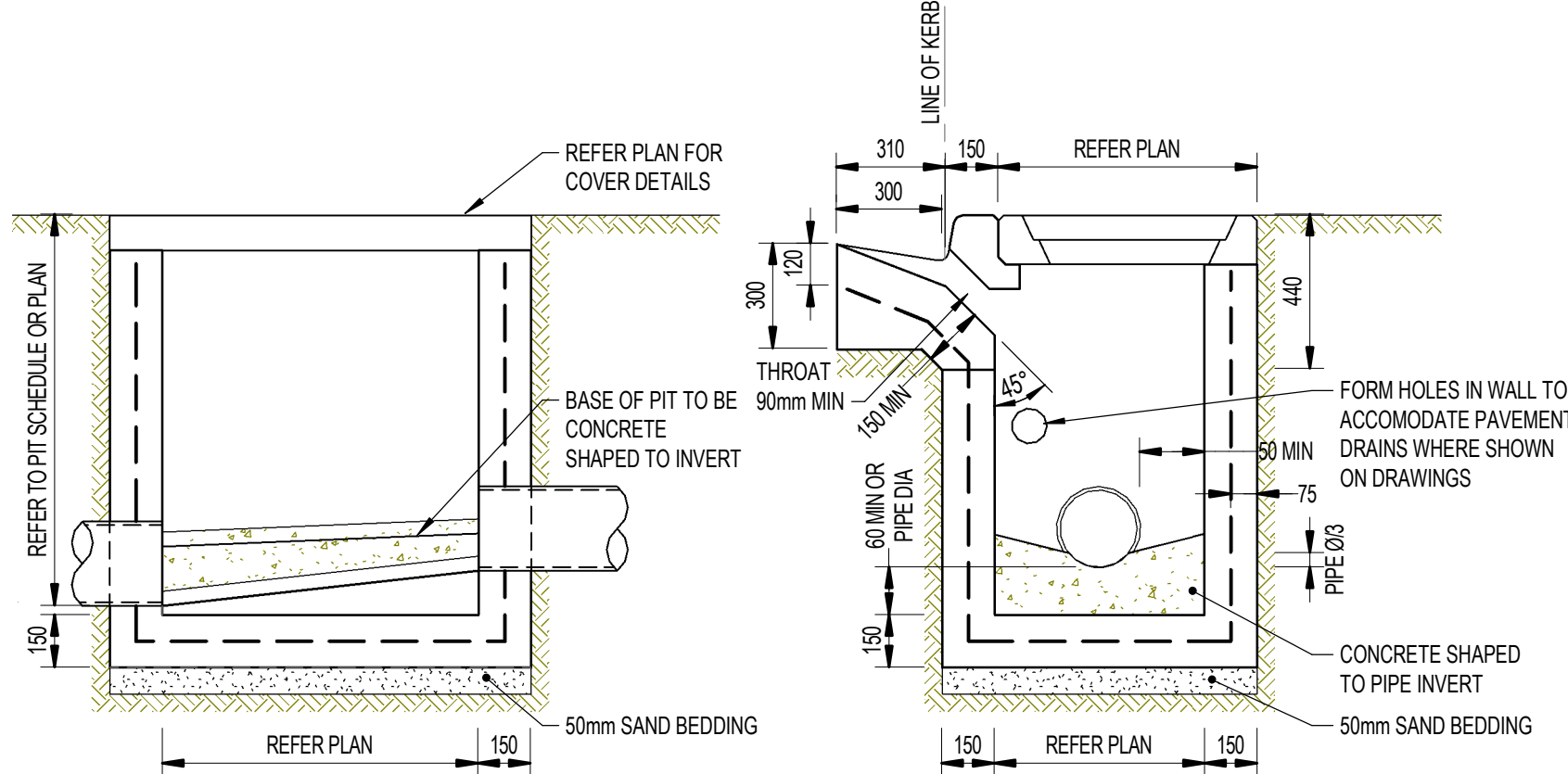


GRATED PIT DETAIL (JUNCTION PIT SIMILAR)

- NOTES:
- ALL GRATED LIDS ARE TO BE FABRICATED TO SUIT INVERT PROFILE OF PAVEMENT OR ROAD.
 - ALL JUNCTION PIT LIDS TO BE CAST IRON, CONCRETE INFILL TYPE UNLESS NOTED OTHERWISE.
 - REFER TO PIT SCHEDULE OR PLAN FOR TYPE AND DIMENSIONS.
 - FOR PITS GREATER THAN 1000mm IN DEPTH, PROVIDE STEP IRONS AT 300mm CTS AS PER DETAIL ON THIS DRAWING.
 - CONCRETE TO BE NORMAL CLASS 32 STANDARD STRENGTH GRADE OR HIGHER COMPLYING WITH THE REQUIREMENTS OF AS1379 EXPOSURE CLASSIFICATIONS UP TO AND INCLUDING B1.
 - TYPICAL RMS PIT DETAIL ONLY. REFER RELEVANT AUTHORITY STANDARD DRAWINGS FOR FURTHER INFORMATION.
 - MAXIMUM PIT DEPTH = 1500mm.



TYPICAL STEP IRON DETAIL



SIDE ENTRY PIT SCALE 1:20

- NOTES:
- HAUNCHING MAY BE REQUIRED FOR PIPES OVER 450mm DIA, REFER TO PIT SCHEDULE FOR SIZE OF SPECIFIC PITS. PITS WITH HAUNCHING IN TWO DIRECTIONS REQUIRE SPECIAL STRUCTURAL DESIGN.
 - PIT REINFORCEMENT - F92 FABRIC. FABRIC IN SHAFT SHALL HAVE THE MAIN BARS POSITIONED HORIZONTALLY. LAPS TO BE 300 MIN. CLEAR COVER TO BE 50 MIN. CORNER RETURN REINFORCEMENT MAY BE FABRIC OR EQUIVALENT BARS. BARS GRADE 400Y AND FABRICS TO COMPLY WITH AS/NZ 4671. CONCRETE SHALL BE NORMAL-CLASS N32 STANDARD STRENGTH GRADE OR HIGHER COMPLYING WITH THE REQUIREMENTS OF AS 1379 EXPOSURE CLASSIFICATIONS UP TO AND INCLUDING B1.
 - PITS DEEPER THAN 1000mm SHALL BE FITTED WITH STEP IRONS AT 300mm CTS. AS PER DETAIL ON THIS DRAWING.

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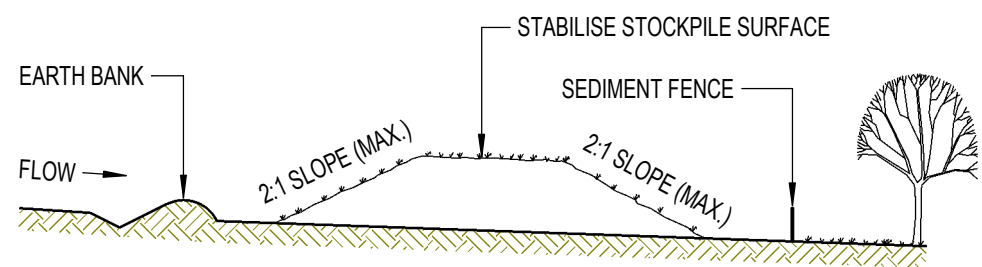
TITLE
CIVIL DETAILS SHEET 2

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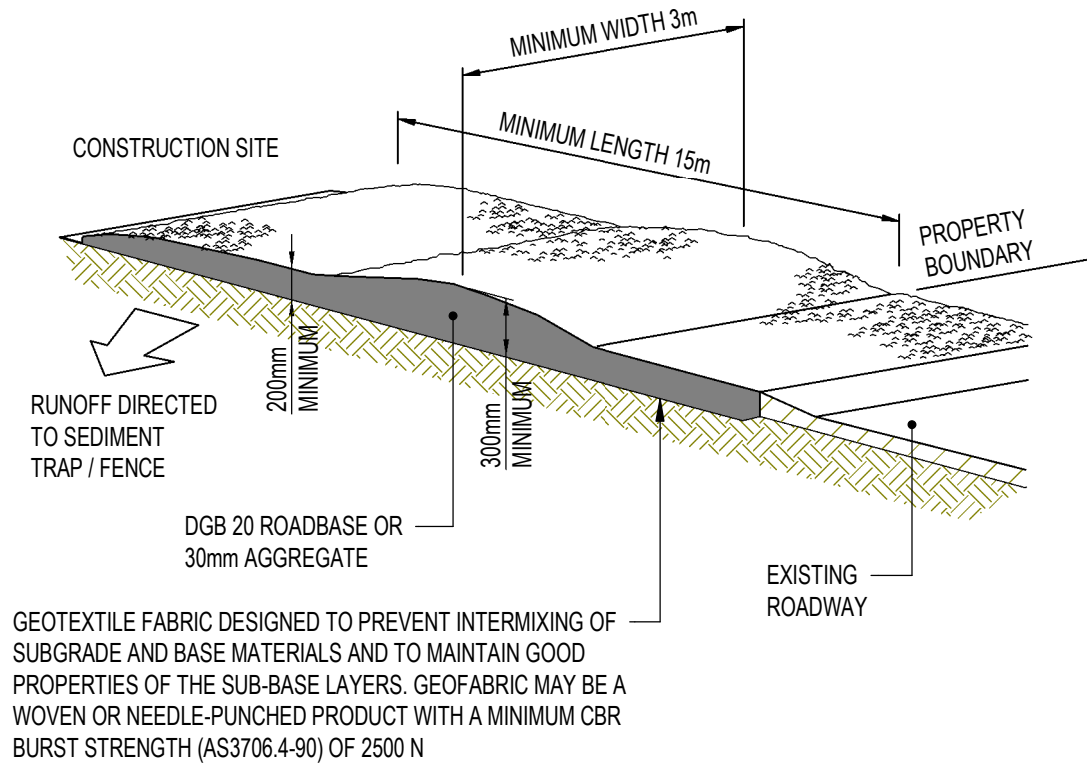
AUSTINO EPPING , 2-16 EPPING ROAD & 2-4 FOREST GROVE, EPPING NSW



CONSTRUCTION NOTES

1. PLACE STOCKPILES MORE THAN 2m (PREFERABLY 5m) FROM EXISTING VEGETATION, CONCENTRATED WATER FLOW, ROADS AND HAZARD AREAS.
2. CONSTRUCT ON THE CONTOUR AS LOW, FLAT, ELONGATED MOUNDS.
3. WHERE THERE IS SUFFICIENT AREA, TOPSOIL STOCKPILES SHALL BE LESS THAN 2m IN HEIGHT.
4. WHERE THEY ARE TO BE IN PLACE FOR MORE THAN 10 DAYS, STABILISE FOLLOWING THE APPROVED ESCP OR SWMP TO REDUCE THE C-FACTOR TO LESS THAN 0.10.
5. CONSTRUCT EARTH BANKS (STANDARD DRAWING 5-5) ON THE UPSLOPE SIDE TO DIVERT WATER AROUND STOCKPILES AND SEDIMENT FENCES (STANDARD DRAWING 6-6) 1 TO 2m DOWNSLOPE.

STOCKPILES



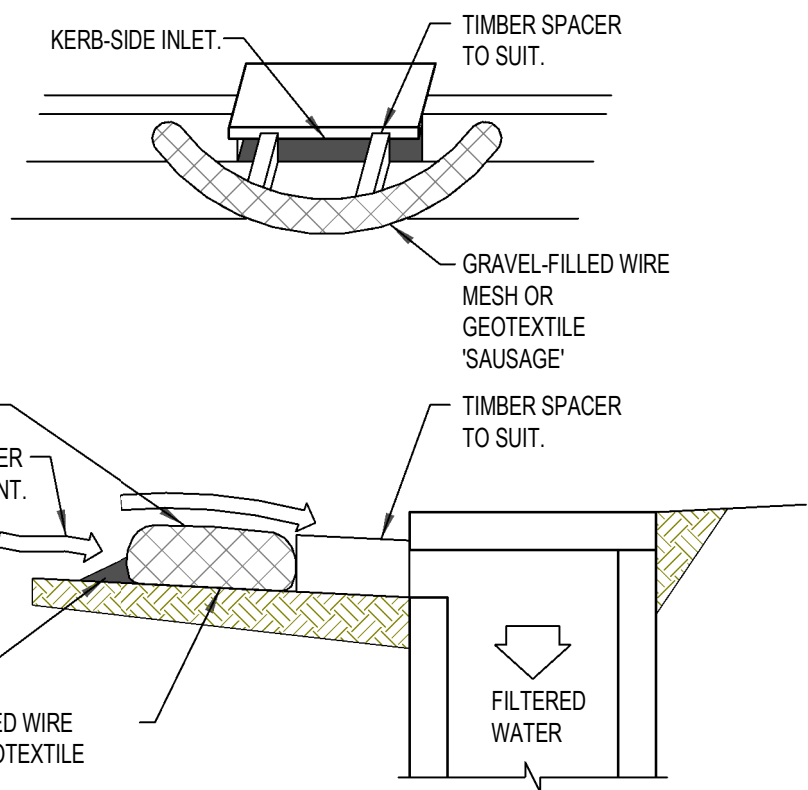
CONSTRUCTION NOTES

1. STRIP THE TOPSOIL, LEVEL THE SITE AND COMPACT THE SUBGRADE.
2. COVER THE AREA WITH NEEDLE-PUNCHED GEOTEXTILE.
3. CONSTRUCT A 200mm THICK PAD OVER THE GEOTEXTILE USING ROAD BASE OR 30mm AGGREGATE.
4. ENSURE THE STRUCTURE IS AT LEAST 15 METRES LONG OR TO BUILDING ALIGNMENT AND AT LEAST 3 METRES WIDE.
5. WHERE A SEDIMENT FENCE JOINS ONTO THE STABILISED ACCESS, CONSTRUCT A HUMP IN THE STABILISED ACCESS TO DIVERT WATER TO THE SEDIMENT FENCE.

STABILISED SITE ACCESS

SEDIMENT AND EROSION

NOT TO SCALE



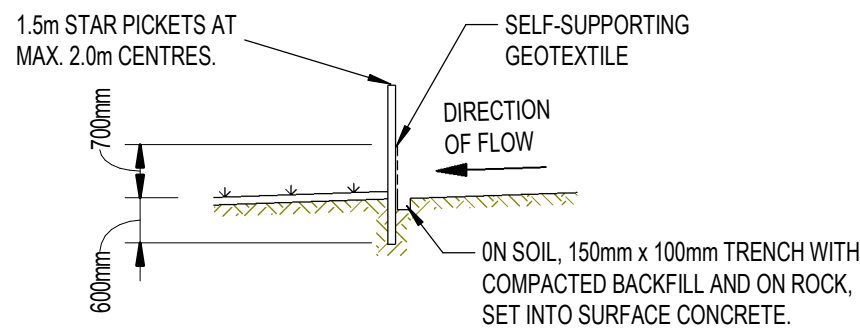
NOTE: THIS PRACTICE IS ONLY TO BE USED WHERE SPECIFIED IN AN APPROVED SWMP/ESCP.

CONSTRUCTION NOTES

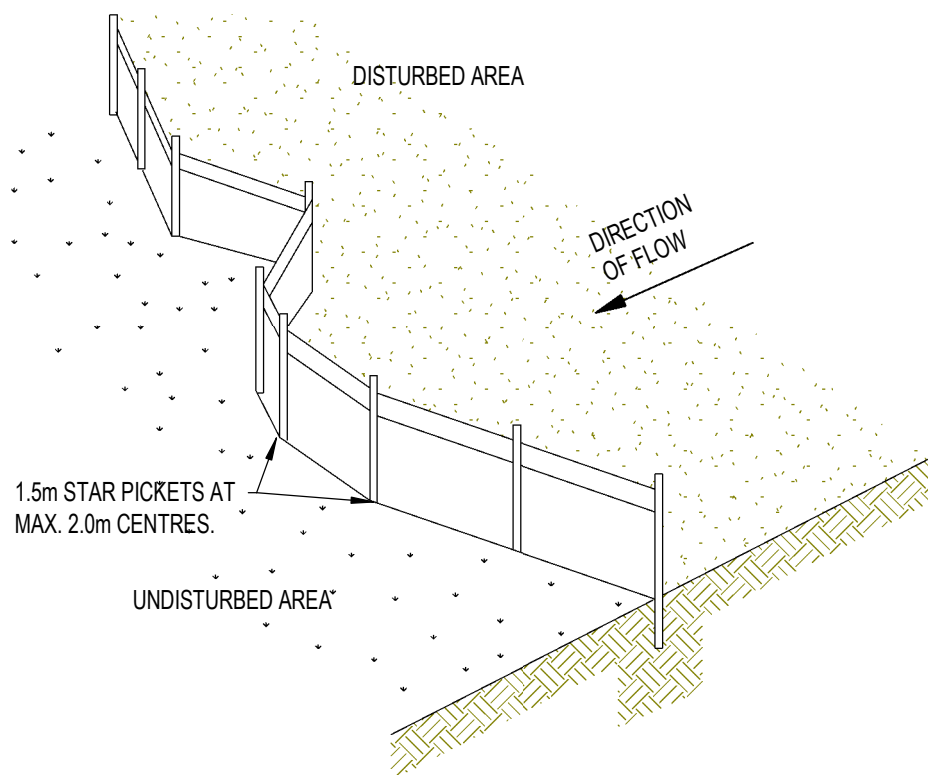
1. FABRICATE A SLEEVE MADE FROM GEOTEXTILE OR WIRE MESH LONGER THAN THE LENGTH OF THE INLET PIT.
2. FILL THE SLEEVE WITH 25mm TO 50mm GRAVEL.
3. FORM AN ELLIPTICAL CROSS-SECTION ABOUT 150mm HIGH x 400mm WIDE.
4. PLACE THE FILTER AT THE OPENINGS OF THE KERB INLET LEAVING A 100mm GAP AT THE TOP TO ACT AS AN EMERGENCY SPILLWAY.
5. MAINTAIN THE OPENING WITH SPACER BLOCKS.
6. FORM A SEAL WITH THE KERBING AND PREVENT SEDIMENT BYPASSING THE FILTER.
7. FIT TO ALL KERB INLETS AT SAG POINTS.

MESH AND GRAVEL INLET FILTER

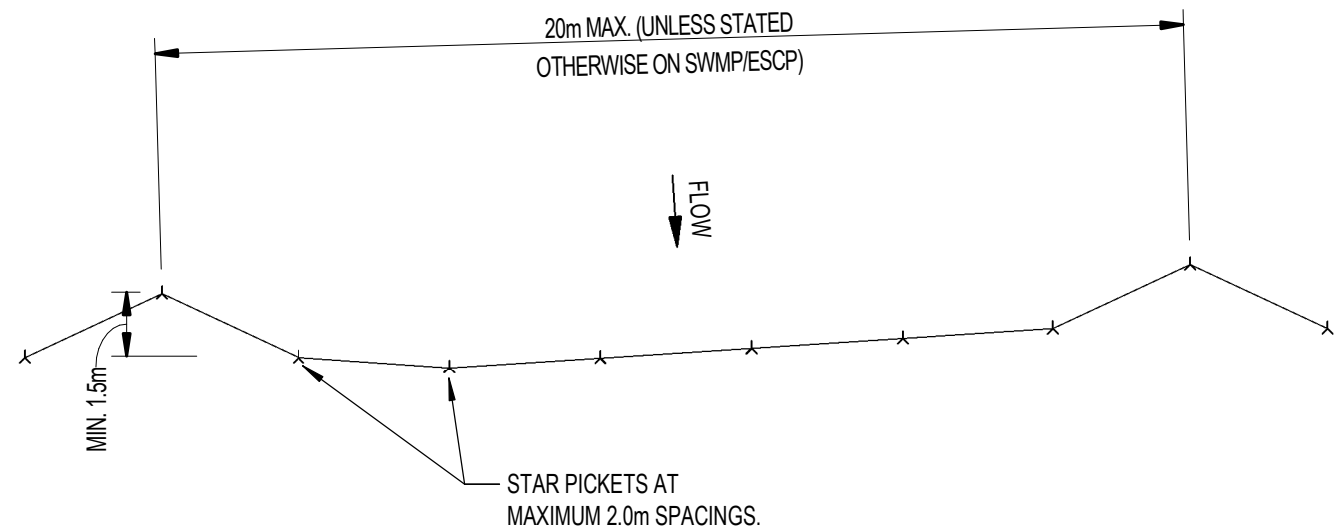
NOT TO SCALE



SECTION DETAIL



SEDIMENT FENCE



PLAN

NOTES:

1. CONSTRUCT SEDIMENT FENCES AS CLOSE AS POSSIBLE TO BEING PARALLEL TO THE CONTOURS OF THE SITE, BUT WITH SMALL RETURNS AS SHOWN IN THE DRAWING TO LIMIT THE CATCHMENT AREA OF ANY ONE SECTION. THE CATCHMENT AREA SHOULD BE SMALL ENOUGH TO LIMIT WATER FLOW IF CONCENTRATED AT ONE POINT TO 50L/s IN THE DESIGN STORM EVENT, USUALLY THE 10 YEAR EVENT.
2. CUT A 200mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
3. DRIVE 1.5m LONG STAR PICKETS INTO GROUND AT 2.0m INTERVALS (MAX.) AT THE DOWNSLOPE EDGE OF THE TRENCH. ENSURE ANY STAR PICKETS ARE FITTED WITH SAFETY CAPS.
4. FIX SELF-SUPPORTING GEOTEXTILE TO THE UPSLOPE SIDE OF THE POSTS ENSURING IT GOES TO THE BASE OF THE TRENCH. FIX THE GEOTEXTILE WITH WIRE TIES OR AS RECOMMENDED BY THE MANUFACTURER. ONLY USE GEOTEXTILE SPECIFICALLY PRODUCED FOR SEDIMENT FENCING. THE USE OF SHADE CLOTH FOR THIS PURPOSE IS NOT SATISFACTORY.
5. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150mm OVERLAP.
6. BACKFILL THE TRENCH OVER THE BASE OF THE FABRIC AND COMPACT IT THOROUGHLY OVER THE GEOTEXTILE.

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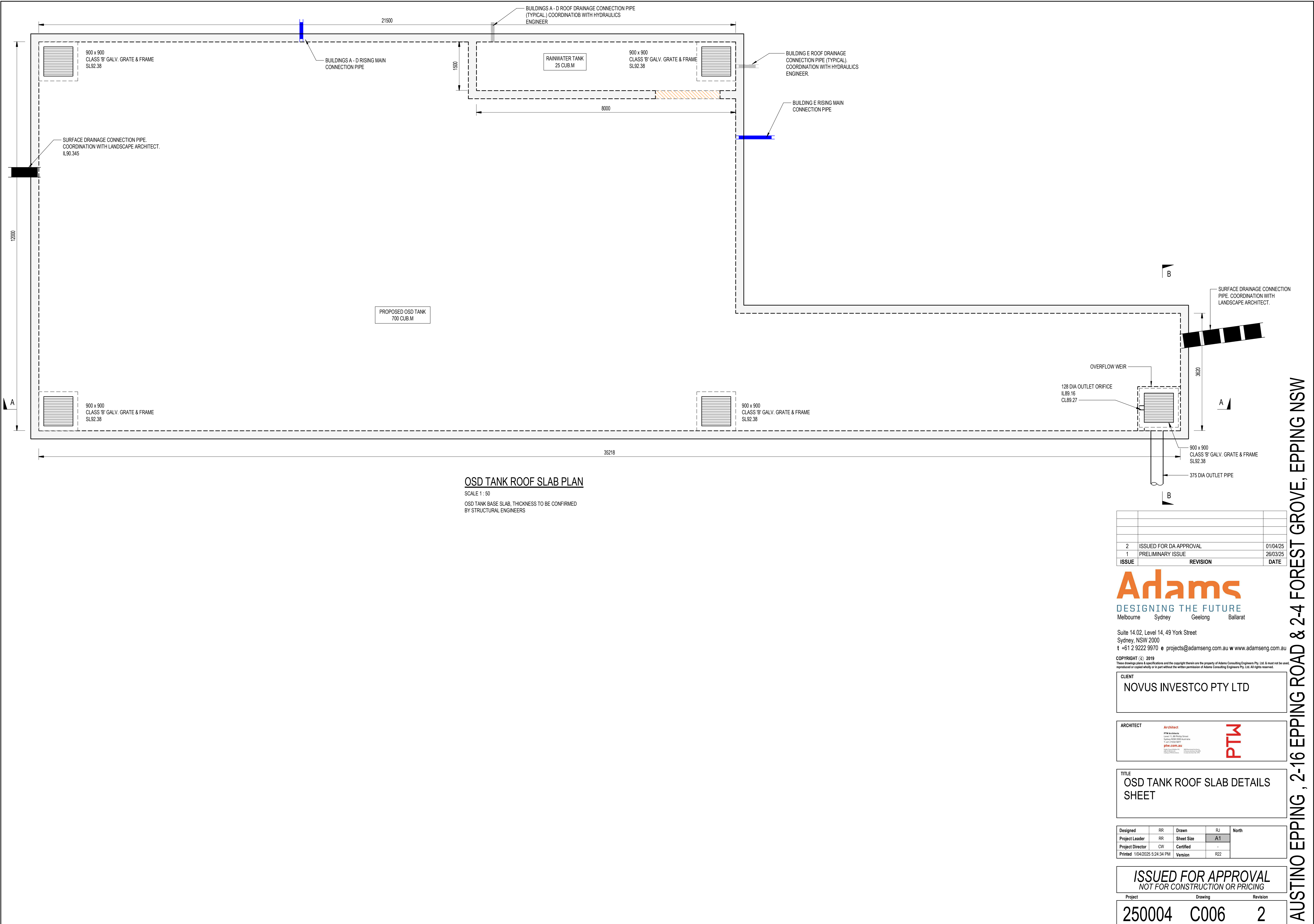
ARCHITECT
PTW Architect Level 11, 88 Park St Sydney NSW 2000 Australia T +61 2 9222 9970 ptw.com.au Sydney Office: 11/88 Park St, Sydney NSW 2000 Melbourne Office: 11/111 Collins St, Melbourne VIC 3000

TITLE
CIVIL DETAILS SHEET 3

Designed	RR	Drawn	RJ	North
Project Leader	RR	Sheet Size	A1	
Project Director	CW	Certified	-	
Printed	1/04/2025 5:24:26 PM	Version	R22	

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Project	Drawing	Revision
250004	C003	2

AUSTINO EPPING , 2-16 EPPING ROAD & 2-4 FOREST GROVE, EPPING NSW



OSD TANK ROOF SLAB PLAN

SCALE 1 : 50
OSD TANK BASE SLAB, THICKNESS TO BE CONFIRMED
BY STRUCTURAL ENGINEERS

2	ISSUED FOR DA APPROVAL	01/04/25
1	PRELIMINARY ISSUE	26/03/25
ISSUE	REVISION	DATE

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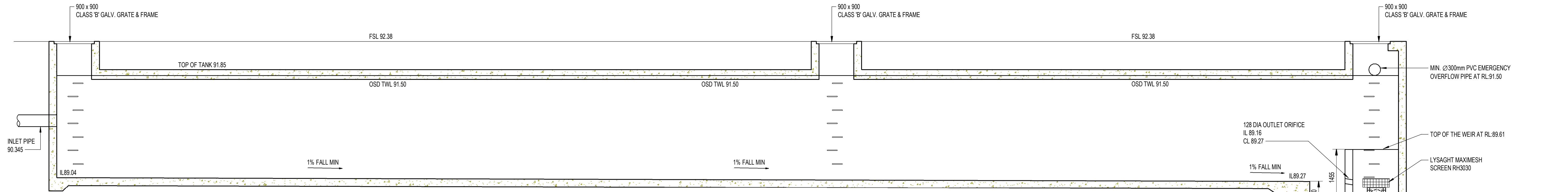
ARCHITECT	Architect PTW ARCHITECTS Level 11, 49 York St Sydney Sydney NSW 2000 Australia T +61 2 9222 9970 ptw.com.au PTW
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TITLE
OSD TANK ROOF SLAB DETAILS SHEET

Designed	RR	Drawn	RJ	North
Project Leader	RR	Sheet Size	A1	
Project Director	CW	Certified	-	
Printed	1/04/2025 5:24:34 PM	Version	R22	

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Project	Drawing	Revision
250004	C006	2

AUSTINO EPPING , 2-16 EPPING ROAD & 2-4 FOREST GROVE, EPPING NSW

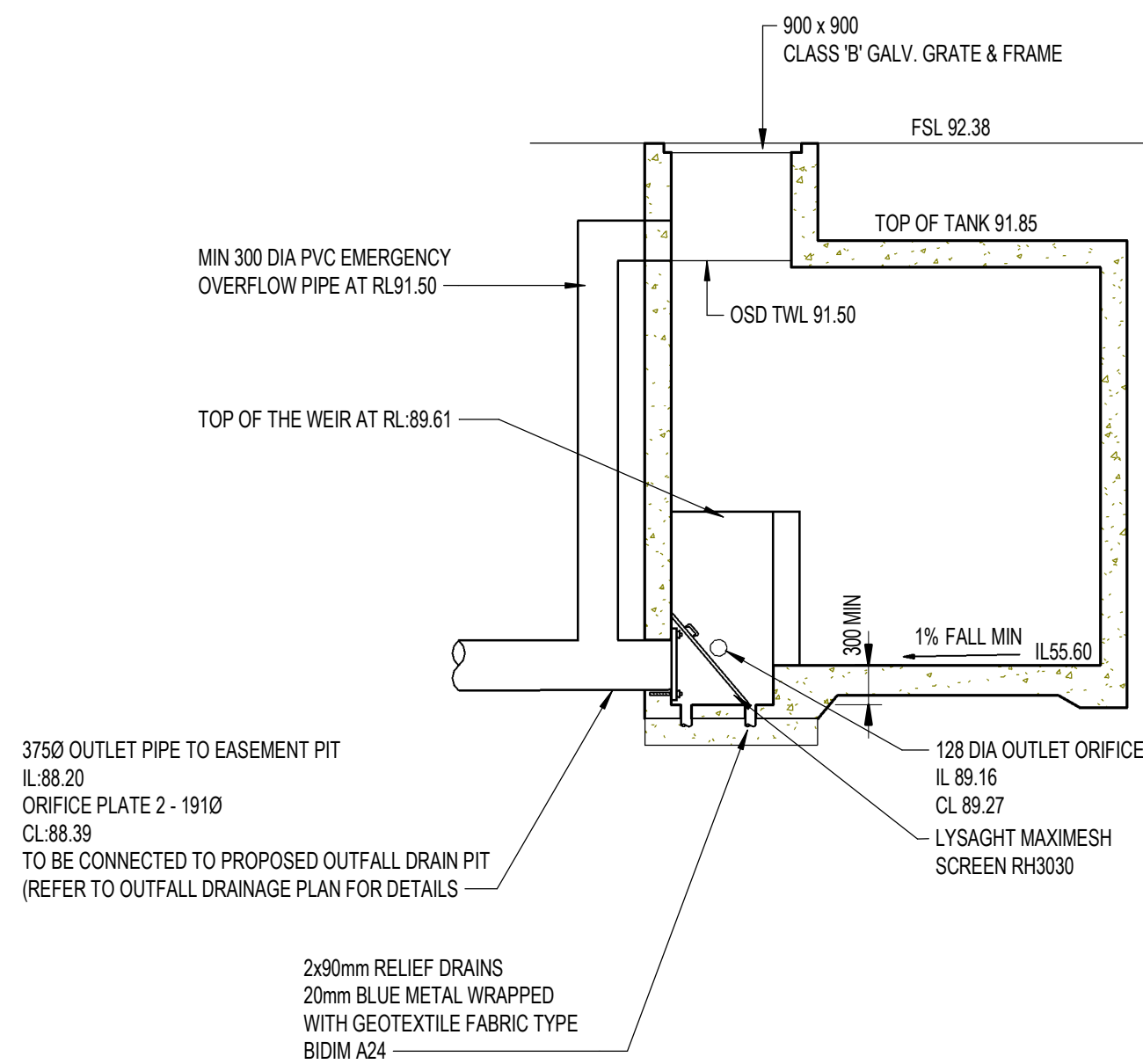


- NOTES:
- OSD/WSUD TANK SHALL BE CONSTRUCTED TO STRUCTURAL ENGINEERS DETAILS & SPECIFICATIONS.
 - PROVIDE GALVANISED STEP IRONS AT 300mm C-C & CONFINED SPACE WARNING SIGNS TO ALL TANK ACCESS GRATES

SECTION A-A

SCALE 1 : 50

OSD TANK
AREA = 296.95m²
MAX DEPTH = 2360mm
TOP WATER LEVEL = 91.63
VOLUME PROVIDED = 700m³

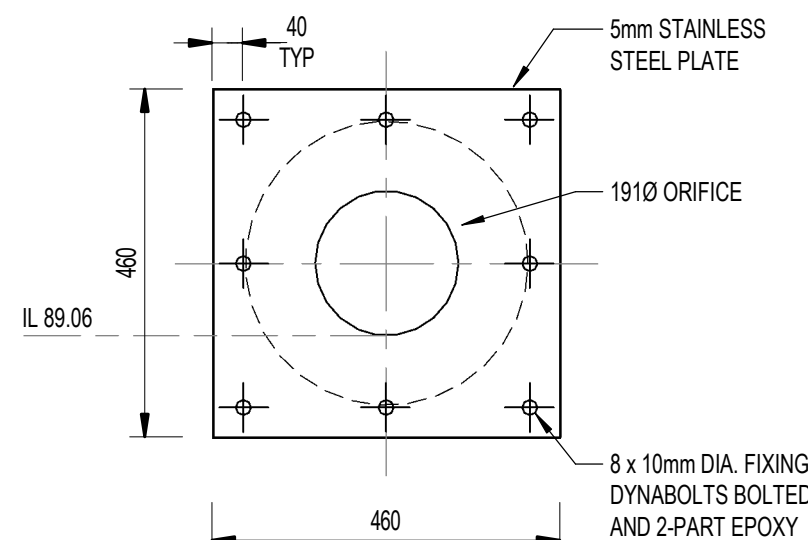


- NOTES:
- OSD/WSUD TANK SHALL BE CONSTRUCTED TO STRUCTURAL ENGINEERS DETAILS & SPECIFICATIONS.
 - PROVIDE GALVANISED STEP IRONS AT 300mm C-C & CONFINED SPACE WARNING SIGNS TO ALL TANK ACCESS GRATES

SECTION B-B

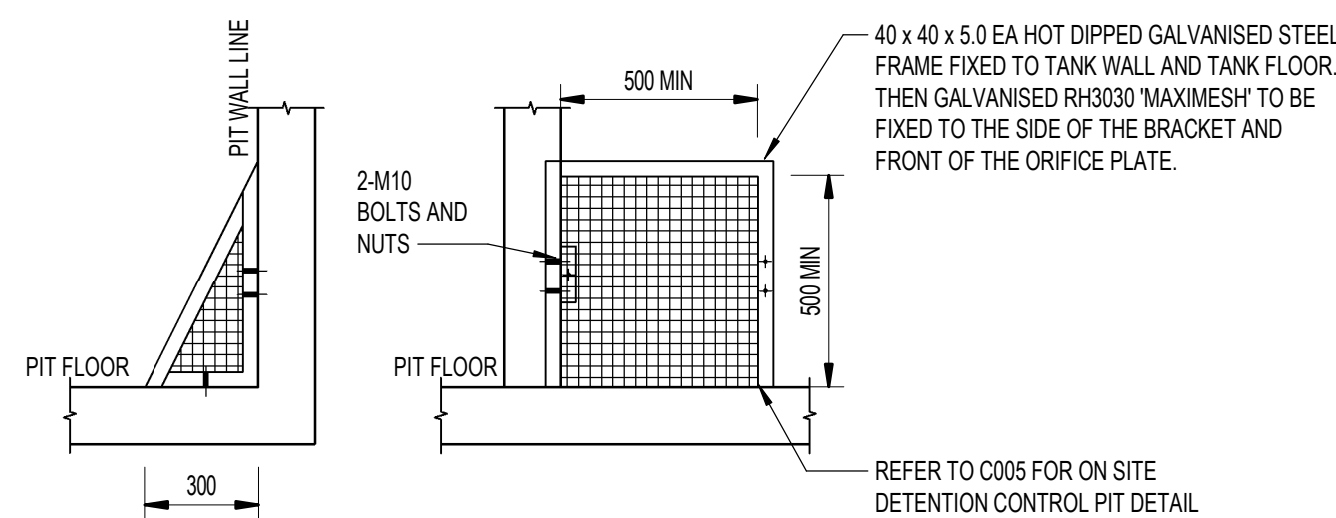
SCALE 1 : 50

OSD TANK
AREA = 296.95m²
MAX DEPTH = 2360mm
VOLUME PROVIDED = 700m³



OSD TANK ORIFICE PLATE DETAIL

SCALE 1:10



OSD MAXIMESH DETAIL

SCALE 1:20

- NOTES:
- MESH TO BE MAXIMESH RH3030 (OR EQUIVALENT) EXPANDED STEEL MESH, GALV/ZINC COATED.
 - MESH TO BE AFFIXED TO 40 x 40 x 5 EA SECTION BY 2 x 10mm GALV/ZINCOSS NUT AND BOLT. BOLTS TO BE WELDED IN PLACE SO AS TO BE RETAINED ON ANGLE SECTION.
 - EQUAL ANGLE SECTIONS TO BE MIN LENGTH 300mm FIXED TO PIT WALLS.

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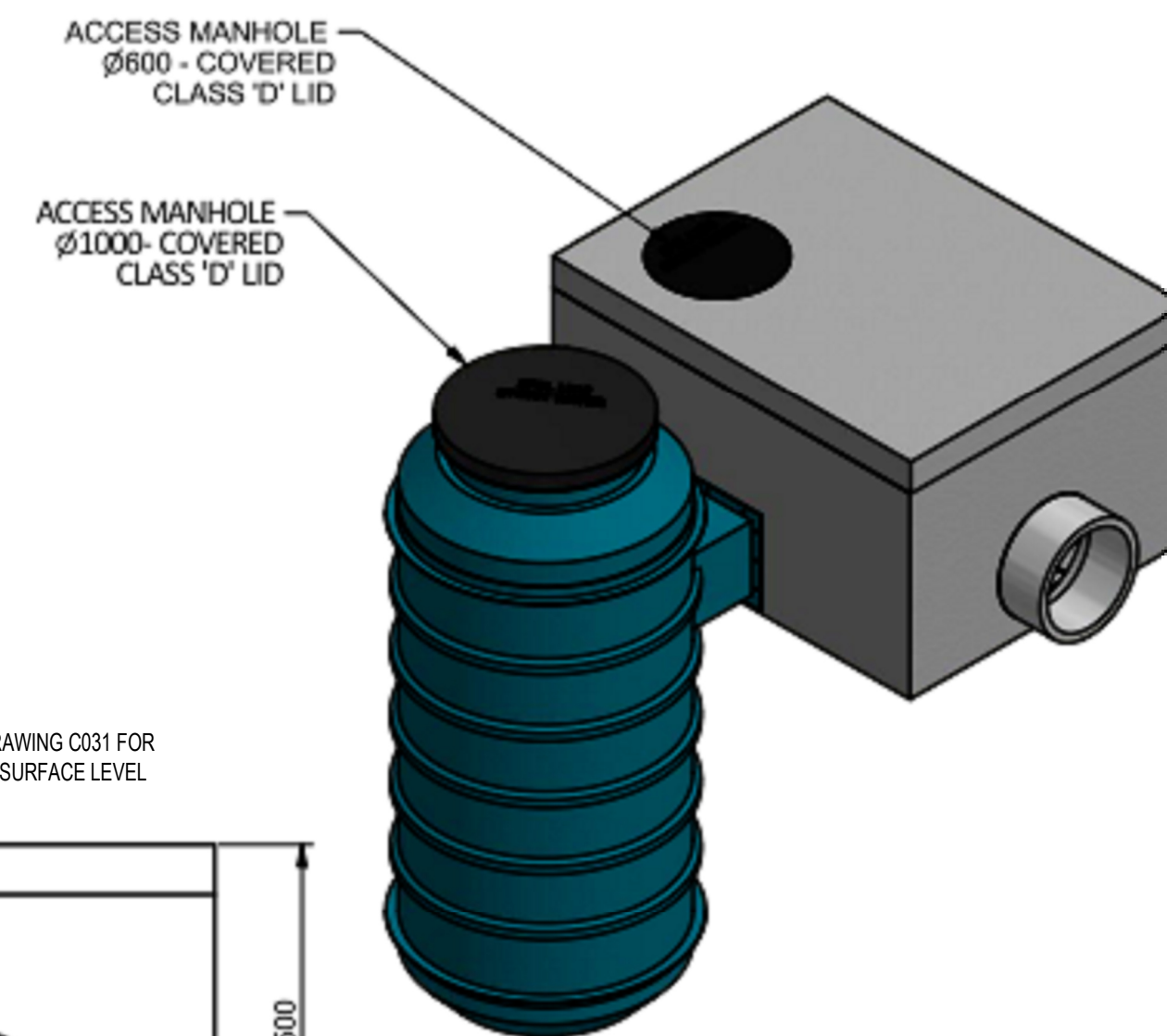
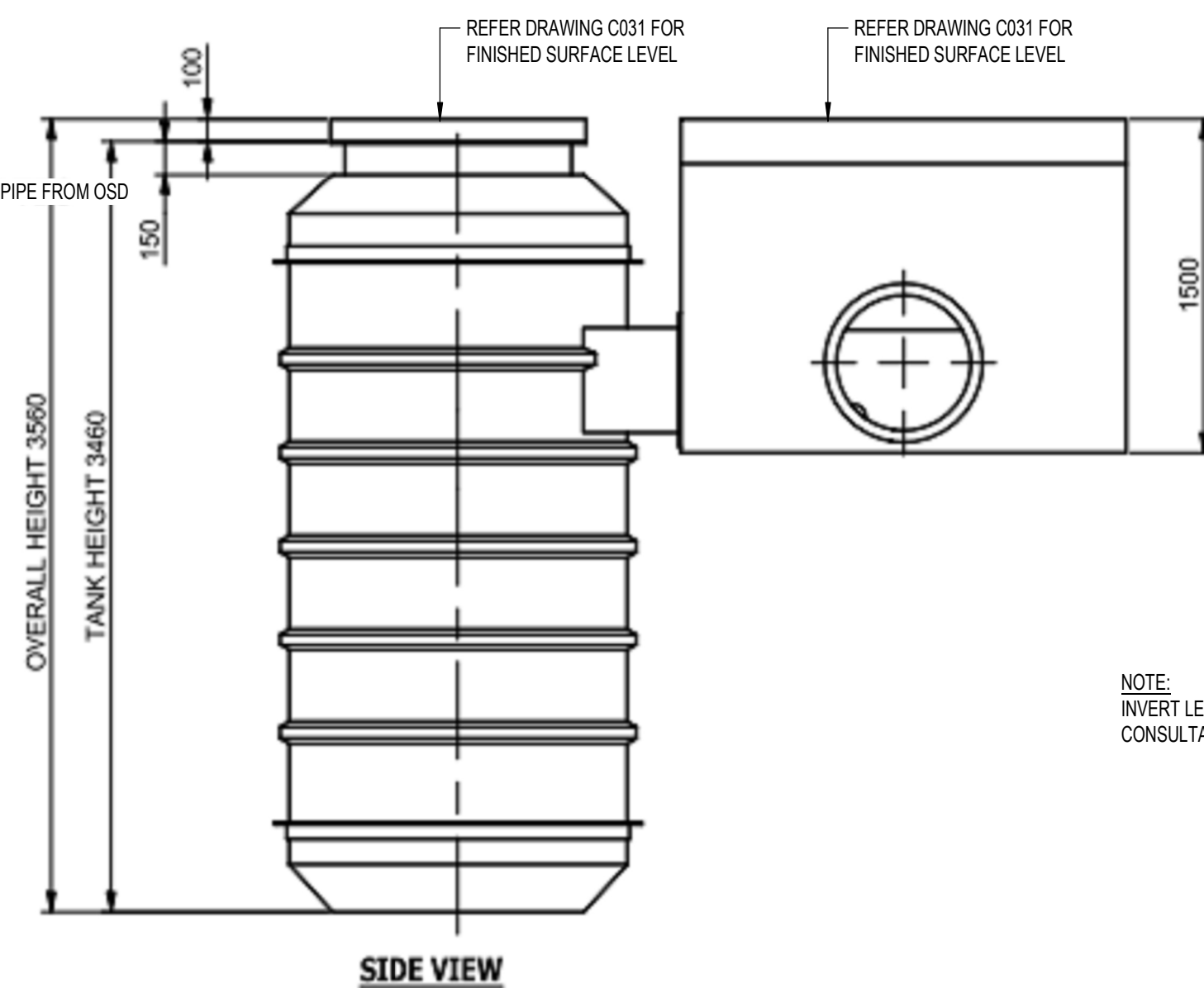
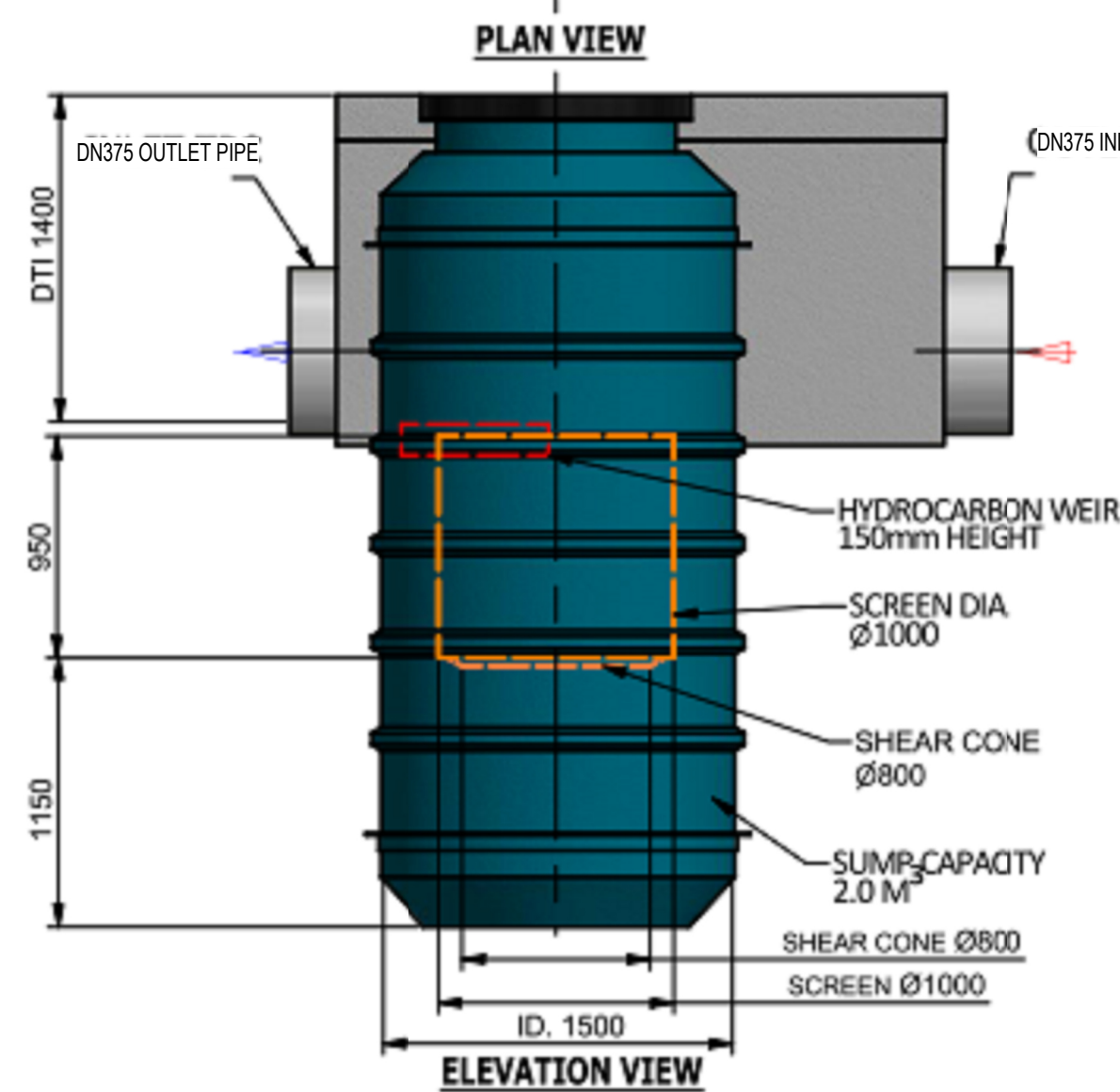
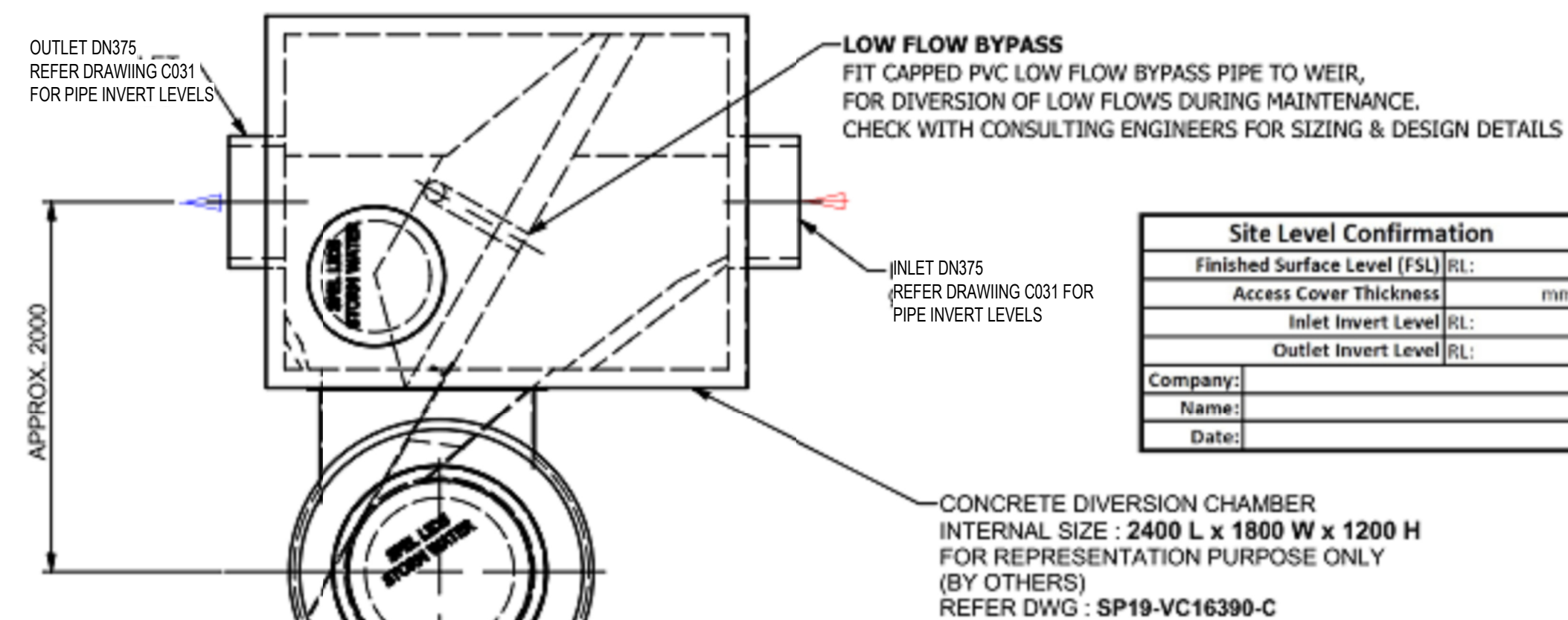
ARCHITECT	PTW ARCHITECTS Level 11, 88 Pitt St Sydney Sydney NSW 2000 Australia T +61 2 9222 9970 PTW-COIN.AU
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TITLE	OSD TANK DETAILS SHEET 1
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Designed	RR	Drawn	RJ	North
Project Leader	RR	Sheet Size	A1	
Project Director	CW	Certified	-	
Printed	1/04/2025 5:24:38 PM	Version	R22	

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Project	Drawing	Revision	
250004	C007	2	

AUSTINO EPPING , 2-16 EPPING ROAD & 2-4 FOREST GROVE, EPPING NSW



NOTE:
INVERT LEVELS AND GENERAL ARRANGEMENT SUBJECT TO DETAIL DESIGN AND FURTHER
CONSULTATION SUPPLIER

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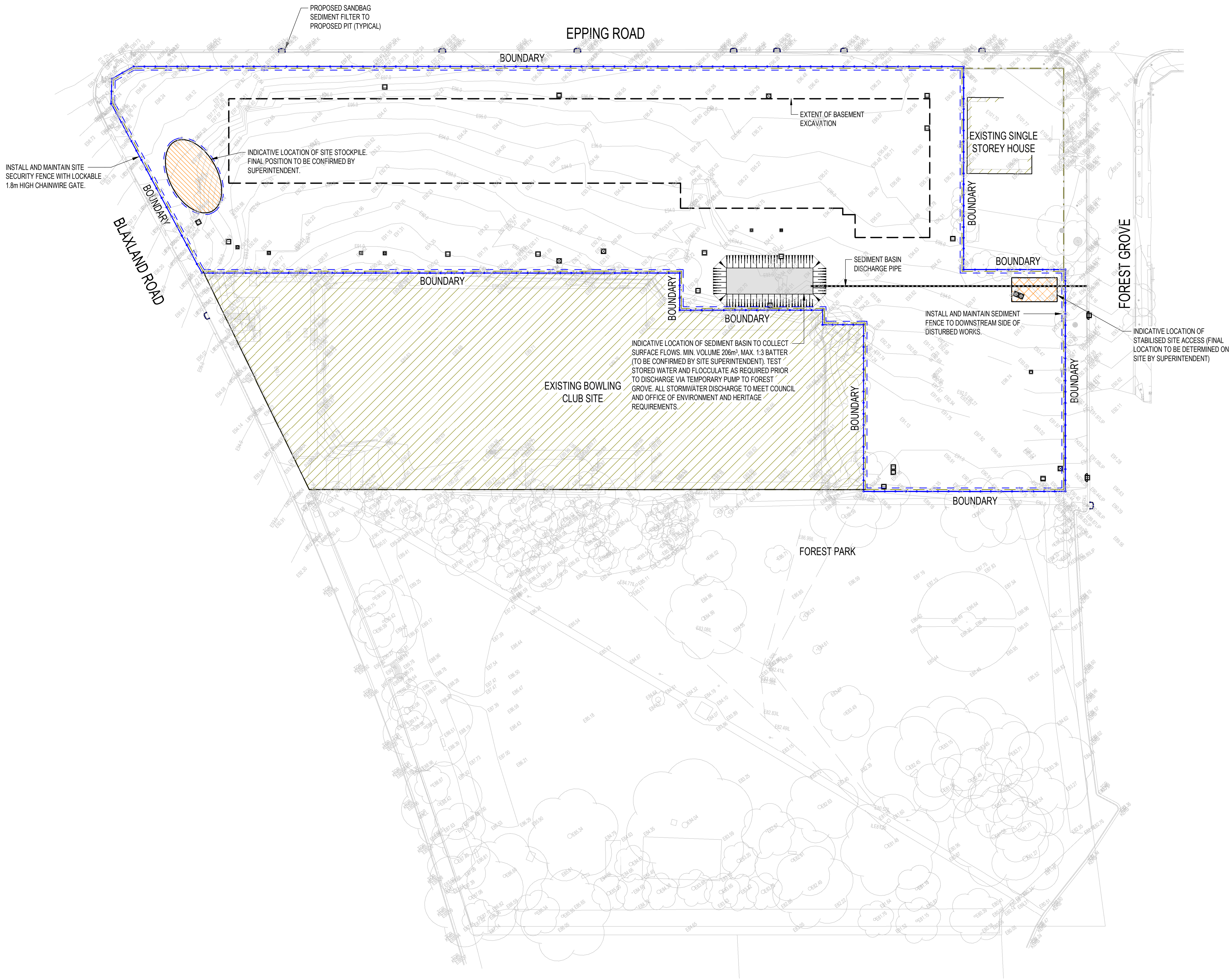
ARCHITECT	Architect PTW Architects Level 11, 88 Park & Street Sydney NSW 2000 Australia T +61 2 9222 9970 ptw.com.au	PTW
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TITLE
PROPOSED SECONDARY TREATMENT SYSTEM

Designed	RR	Drawn	RJ	North
Project Leader	RR	Sheet Size	A1	
Project Director	CW	Certified		
Printed 1/04/2025 5:24:43 PM	Version	R22		

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Project	Drawing	Revision
250004	C008	1

AUSTINO EPPING , 2-16 EPPING ROAD & 2-4 FOREST GROVE, EPPING NSW



CIVIL LEGEND	
	SITE SECURITY FENCE
	SEDIMENT FENCE
	SANDBAG SEDIMENT FILTER, REFER TO DETAIL ON DRG.C003
	SITE STOCKPILE, REFER TO DETAIL ON DRG.C003
	STABILISED SITE ACCESS (GRATED)

NOTES:

- ALL SEDIMENT AND SOIL EROSION CONTROL MEASURES TO BE INSTALLED IN ACCORDANCE WITH THE 'BLUE BOOK'. CONTRACTOR TO ENSURE THESE MEASURES ARE IN PLACE AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION WORKS.

SEDIMENT BASIN CALCULATIONS:

SOIL TYPE D
 $V_{SZ} = 10 \times C_v \times A \times R$
 $= 10 \times 0.35 \times 1.191 \times 32.8$
 $= 136.73m^3$
 $V_{SS} = V_{SZ} \times 0.5$
 $= 68.00m^3$
 $V_{REQUIRED} = V_{SS} = 205.10m^3$
 $V_{PROVIDED} = 206m^3$

DUST MANAGEMENT:

- A WATER CART OR SUFFICIENT WATER SPRAYS SHALL BE MADE AVAILABLE IN DRY AND WINDY CONDITIONS TO MAINTAIN DUST SUPPRESSION.
- WATER SHALL BE APPLIED TO SUPPRESS DUST FROM OPEN EARTH AS WELL AS UNPROTECTED STOCKPILES.
- STOCKPILES SHALL BE EITHER COVERED OR SEEDED TO PREVENT AREAS OF COMPLETED EARTHWORKS SHALL BE PROGRESSIVELY REHABILITATED WITH DRYLAND GRASS AND FENCED OFF AS SOON AS PRACTICABLE TO PREVENT FURTHER EROSION.
- INSTALLING A 40% POROUS, OPEN-WEAVE BARRIER FENCE.
- A SPRINKLERMISTING SYSTEM ALONG THE PERIMETER OF THE SITE.
- VEHICLE SPEED CONTROL ON ACCESS ROUTES.
- WEATHER FORECAST SYSTEMS TO PREDICT ADVERSE WEATHER CONDITIONS AND ALLOW FOR EARLY ACTION FOR DUST MANAGEMENT AND TO AVOID DUST GENERATING ACTIVITIES WHEN WEATHER CONDITIONS ARE UNFAVOURABLE.
- EDUCATION OF ALL SITE PERSONNEL ON REDUCING DUST.

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TITLE
CONCEPT EROSION & SEDIMENT CONTROL PLAN

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Project Leader	RR	Sheet Size	A1		
Project Director	CW	Certified			
Printed	1/04/2025 5:24:52 PM	Version	R22		

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Project	Drawing	Revision
250004	C010	2

CONCEPT EROSION & SEDIMENT CONTROL PLAN
SCALE 1:500



DIAL 1100
DIAL BEFORE YOU DIG
CONTRACTOR TO CONFIRM LOCATION OF EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORKS

- NOTES:
1. ALL 100x40 NYLEX STRIP DRAINS BETWEEN EACH BORED PIER TO DISCHARGE TO SPOON DRAIN VIA WEEP HOLES.
 2. ALL 100x40 NYLEX STRIP DRAINS BETWEEN EACH BORED PIER TO DISCHARGE TO SPOON DRAIN VIA HARD CONNECTION FOR FIRE ESCAPE STAIRS.
 3. ARCHITECT TO CONFIRM IF LIFTS ARE TO BE TANKED.
 4. STRUCTURAL DRAWINGS TO BE PROVIDED TO CONFIRM THE STORMWATER DRAINAGE FOR THE WATERPROOFING OF THE BASEMENT, LIFTS AND FIRE STAIRS.

350x350 GRATED PIT.
CLASS 'C' HEELSAFE /NON-SLIP COVER.
TP89.00

LIFT OVERRUN TO DISCHARGE
VIA INTERNAL SEWERAGE SYSTEM
REFER TO HYDRAULIC DOCUMENTATION
FOR REQUIREMENTS AND DETAILS

100W x 50D CONCRETE SPOON DRAIN.
FALL TO FLOOR WASTES TYPICAL

LIFT OVERRUN TO DISCHARGE
VIA INTERNAL SEWERAGE SYSTEM
REFER TO HYDRAULIC DOCUMENTATION
FOR REQUIREMENTS AND DETAILS

LOWER GROUND FLOOR DRAINAGE PLAN - SHEET 1

SCALE: 1:200



DIAL 1100
CONTRACTOR TO CONFIRM LOCATION OF EXISTING
SERVICES PRIOR TO COMMENCEMENT OF WORKS

CIVIL LEGEND		
EXISTING	NEW	ITEM
	P99.99	LEVEL
	TK99.99	TOP OF KERB LEVEL
	TW99.99	TOP OF WALL LEVEL
	TP99.99	TOP OF PIT LEVEL
	IL99.99	INVERT LEVEL
	P99.50	INTERMEDIATE CONTOURS
	P100.00	MAIN CONTOURS
		STORMWATER PIPE
		AGI PIPES AGI PIPES
	-	WATER SERVICE
	-	SEWER SERVICE
	-	ELECTRICITY SERVICE
	-	OVERHEAD ELECTRICITY SERVICE
	-	TELECOM SERVICE
	-	GAS SERVICE
		DOWNPIPE
		FLOOR WASTE
		FLOOR WASTE WITH DROPPER FROM ABOVE
		FLOOR WASTE TO CONNECT TO DOWNPIPE TO DISCHARGE INTO BASEMENT 1 DRAINAGE
		FLOOR WASTE TO BELOW
		INSPECTION OPENING
		DROPPER
		VERTICAL STRIP DRAIN
		PIT NUMBER (REFER PIT SCHEDULE FOR DETAILS)
		JUNCTION PIT (JP)
		GRATED PIT (GP)
		SIDE ENTRY PIT (SEP)
		POLY PIT (PP)
		GRATED TRENCH DRAIN (GTD)
		BASEMENT SPOON DRAIN
		BARRIER KERB & CHANNEL
		BARRIER KERB
		PAVEMENT SPOON DRAIN
		RETAINING WALL

ISSUE	REVISION	DATE
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TITLE
LOWER GROUND FLOOR
DRAINAGE PLAN - SHEET 1

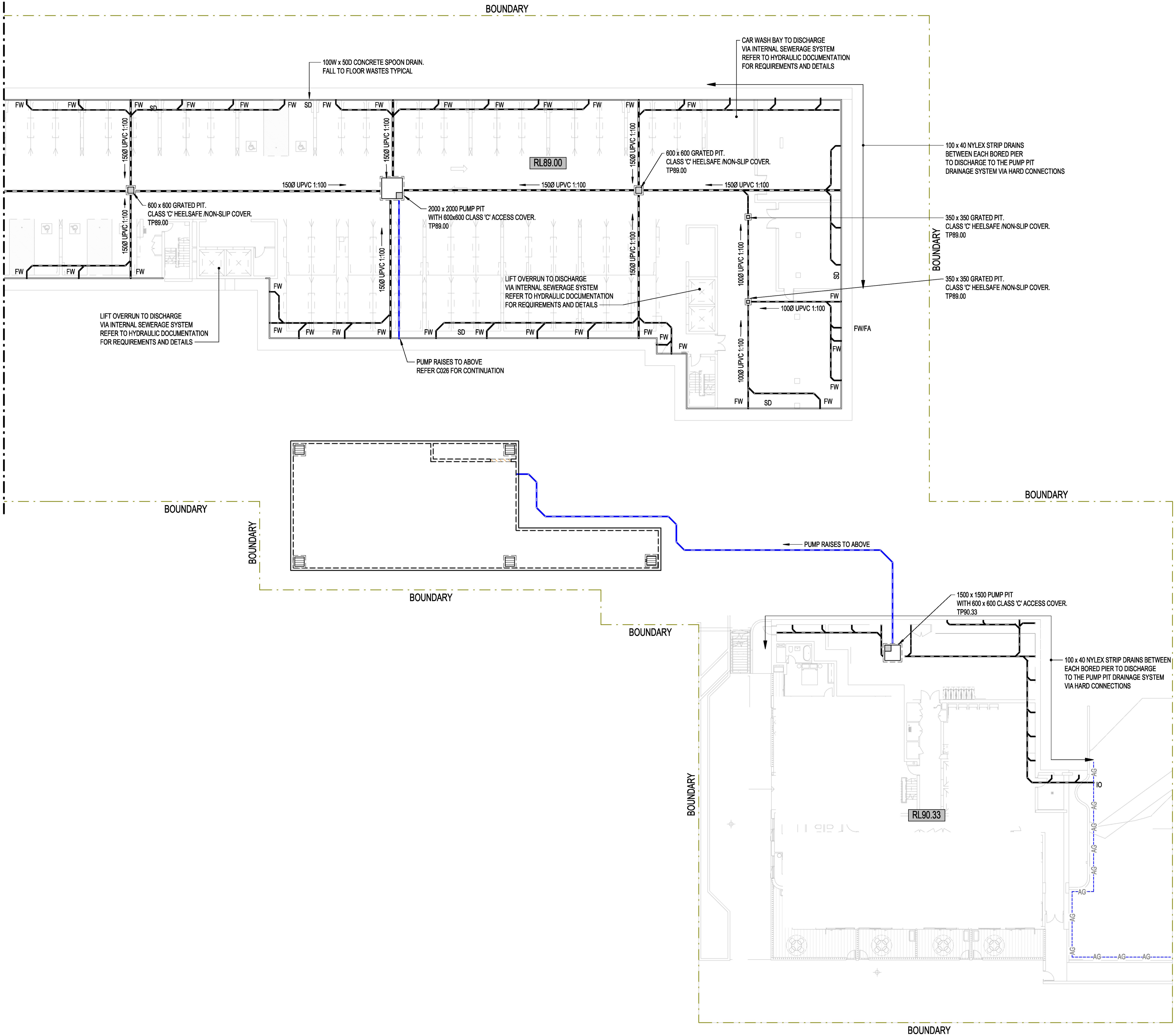
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Project Leader	RR	Sheet Size	A1	
Project Director	CW	Certified	-	
Printed	1/04/2025 5:25:03 PM	Version	R22	

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250004	C022	2

AUSTINO EPPING , 2-16 EPPING ROAD & 2-4 FOREST GROVE, EPPING NSW

FOR CONTINUATION REFER DRG No C022



LOWER GROUND FLOOR DRAINAGE PLAN - SHEET 2
SCALE 1:200

CIVIL LEGEND		
EXISTING	NEW	ITEM
×E99.99	×P99.99	LEVEL
×EK99.99	×TK99.99	TOP OF KERB LEVEL
×EW99.99	×TW99.99	TOP OF WALL LEVEL
EP99.99	TP99.99	TOP OF PIT LEVEL
IL99.99	IL99.99	INVERT LEVEL
---E99.50---	---P99.50---	INTERMEDIATE CONTOURS
---E100.00---	---P100.00---	MAIN CONTOURS
==	==	STORMWATER PIPE
-AG-AG-	-AG-AG-	AGI PIPES AGI PIPES
-W-W-	-	WATER SERVICE
-S-S-	-	SEWER SERVICE
-E-E-	-	ELECTRICITY SERVICE
-OHE-OHE-	-	OVERHEAD ELECTRICITY SERVICE
-T-T-	-	TELECOM SERVICE
GAS-GAS-	-	GAS SERVICE
○ Ex GP	○ DP	DOWNSPIPE
-	○ FW	FLOOR WASTE
-	○ FWIFA	FLOOR WASTE WITH DROPPER FROM ABOVE
-	○ FWIDP	FLOOR WASTE TO CONNECT TO DOWNSPIPE TO DISCHARGE INTO BASEMENT 1 DRAINAGE.
-	○ FWITB	FLOOR WASTE TO BELOW
-	○ IO	INSPECTION OPENING
-	○ DR	DROPPER
-	■	VERTICAL STRIP DRAIN
-	Ⓟ P1	PIT NUMBER (REFER PIT SCHEDULE FOR DETAILS)
□ Ex JP		JUNCTION PIT (JP)
□ Ex GP		GRATED PIT (GP)
□ Ex SEP		SIDE ENTRY PIT (SEP)
□ Ex PP		POLY PIT (PP)
ETD	GTD	GRATED TRENCH DRAIN (GTD)
-	SD	BASEMENT SPOON DRAIN
EKC	KC	BARRIER KERB & CHANNEL
EK	K	BARRIER KERB
ESD	SD	PAVEMENT SPOON DRAIN
ERW	RW	RETAINING WALL

ISSUE	REVISION	DATE
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PTW

TITLE
**LOWER GROUND FLOOR
DRAINAGE PLAN - SHEET 2**

Designed	RR	Drawn	RJ	North
Project Leader	RR	Sheet Size	A1	
Project Director	CW	Certified	-	
Printed	1/04/2025 5:25:11 PM	Version	R22	

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Project	Drawing	Revision
250004	C023	2



DIAL 1100
DIAL BEFORE YOU DIG
CONTRACTOR TO CONFIRM LOCATION OF EXISTING
SERVICES PRIOR TO COMMENCEMENT OF WORKS

AUSTINO EPPING , 2-16 EPPING ROAD & 2-4 FOREST GROVE, EPPING NSW

CIVIL LEGEND		
EXISTING	NEW	ITEM
×E99.99	×P99.99	LEVEL
×EK99.99	×TK99.99	TOP OF KERB LEVEL
×EW99.99	×TW99.99	TOP OF WALL LEVEL
EP99.99	TP99.99	TOP OF PIT LEVEL
L99.99	IL99.99	INVERT LEVEL
999.50	P99.50	INTERMEDIATE CONTOURS
E100.00	P100.00	MAIN CONTOURS
==	==	STORMWATER PIPE
-AG-AG-	-AG-AG-	AGI PIPES AGI PIPES
-W-W-	-	WATER SERVICE
-S-S-	-	SEWER SERVICE
-E-E-	-	ELECTRICITY SERVICE
OHE-OHE	-	OVERHEAD ELECTRICITY SERVICE
-T-T-	-	TELECOM SERVICE
GAS-GAS	-	GAS SERVICE
•Ex DP	•DP	DOWNPIPE
-	•FW	FLOOR WASTE
-	•FWIFA	FLOOR WASTE WITH DROPPER FROM ABOVE
-	•FWDP	FLOOR WASTE TO CONNECT TO DOWNPIPE TO DISCHARGE INTO BASEMENT 1 DRAINAGE.
-	•FWTB	FLOOR WASTE TO BELOW
-	•IO	INSPECTION OPENING
-	•DR	DROPPER
-	■	VERTICAL STRIP DRAIN
-	●P1	PIT NUMBER (REFER PIT SCHEDULE FOR DETAILS)
□Ex JP		JUNCTION PIT (JP)
□Ex GP		GRADED PIT (GP)
□Ex SEP		SIDE ENTRY PIT (SEP)
□Ex PP		POLY PIT (PP)
ETD	GTD	GRADED TRENCH DRAIN (GTD)
-	SD	BASEMENT SPOON DRAIN
EKC	KC	BARRIER KERB & CHANNEL
EK	K	BARRIER KERB
ESD	SD	PAVEMENT SPOON DRAIN
ERW	RW	RETAINING WALL

ISSUE	REVISION	DATE
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PTW

TITLE

GROUND LEVEL DRAINAGE PLAN -
SHEET 1

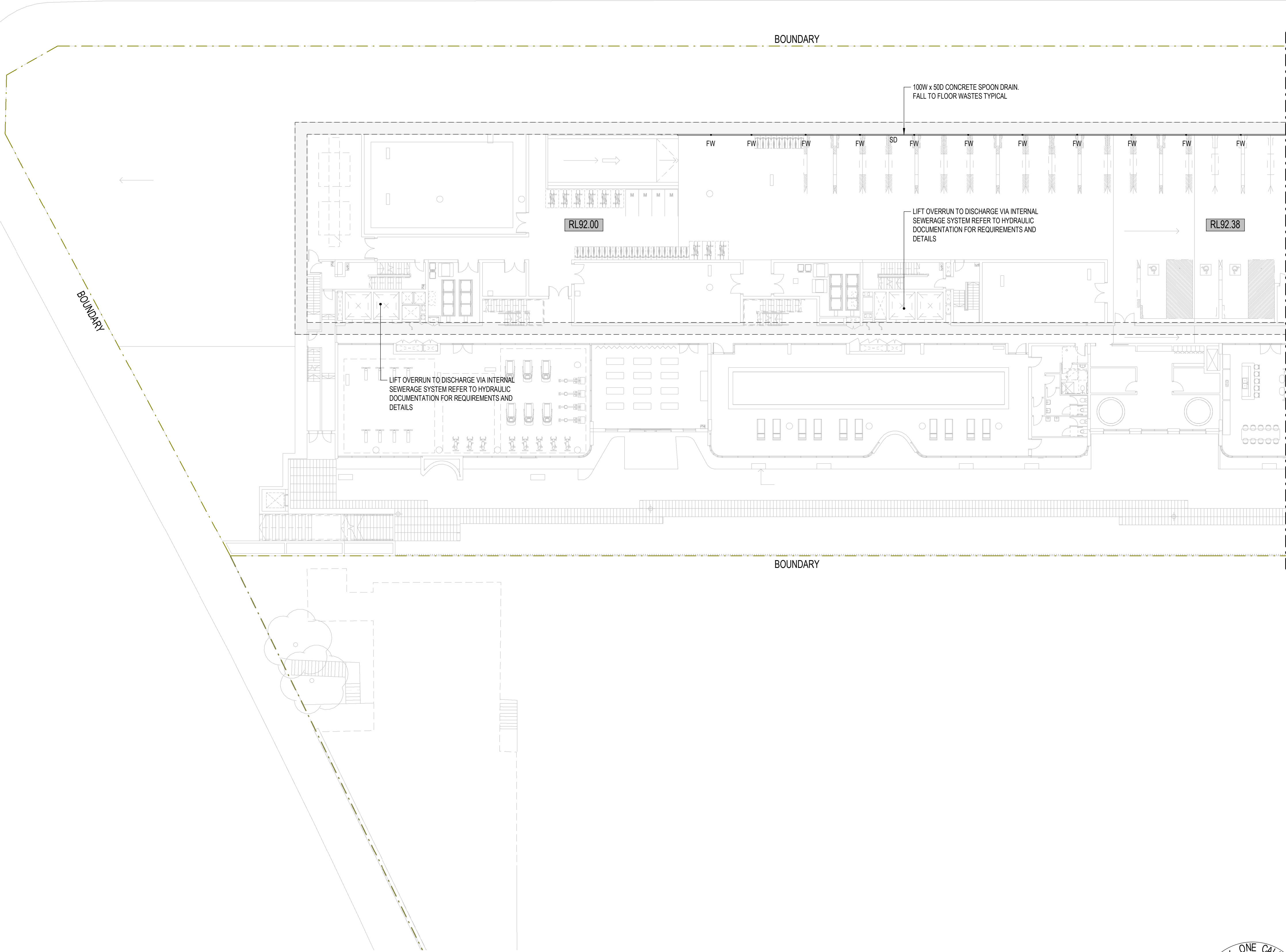
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Project Director	CW	Certified	-	
Printed	1/04/2025 5:25:22 PM	Version	R22	

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250004	C025	2

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FOR CONTINUATION REFER DRG No C026

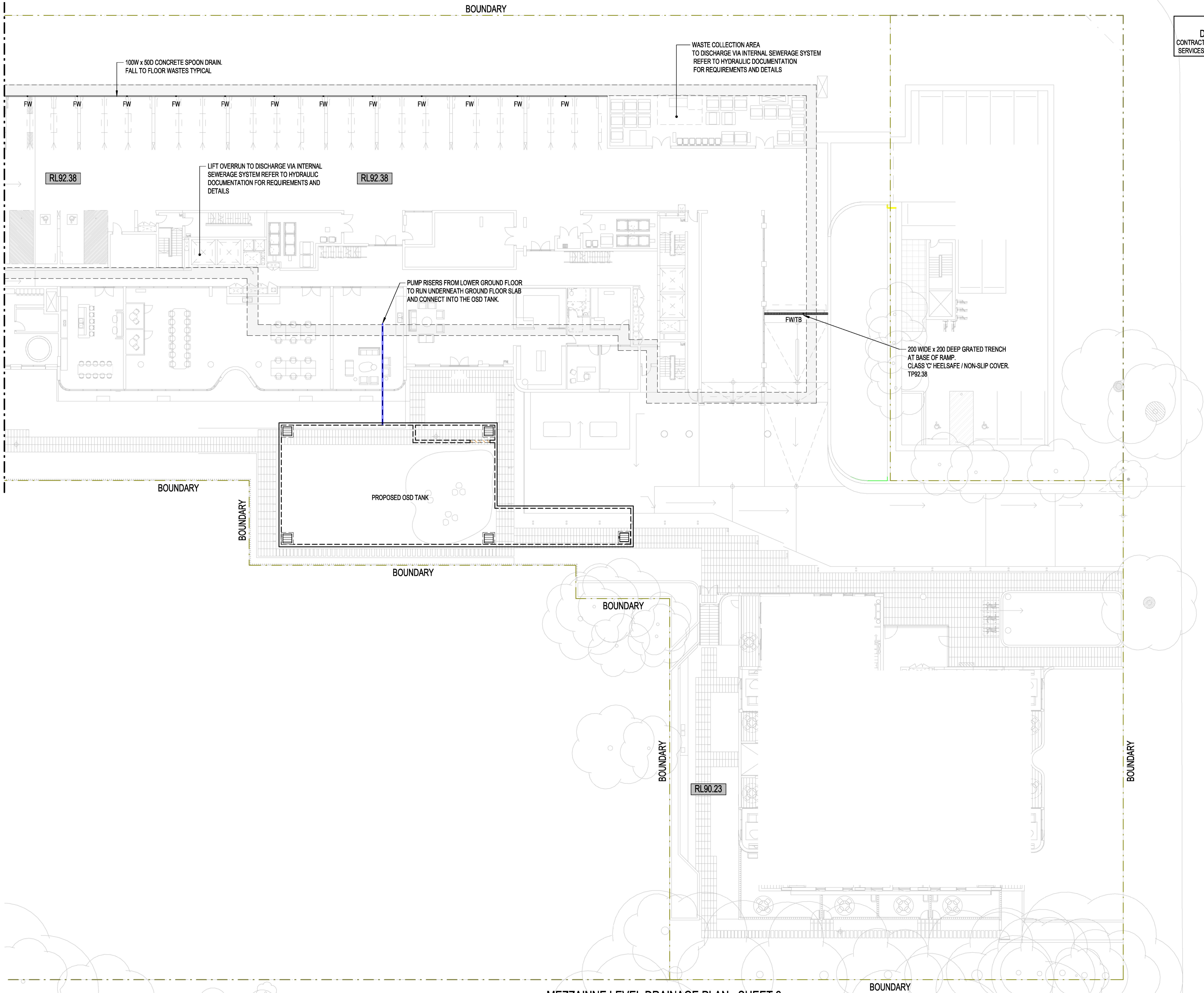


GROUND LEVEL DRAINAGE PLAN - SHEET 1
SCALE 1 : 200



DIAL 1100
CONTRACTOR TO CONFIRM LOCATION OF EXISTING
SERVICES PRIOR TO COMMENCEMENT OF WORKS

FOR CONTINUATION REFER DRG No C025



MEZZAINE LEVEL DRAINAGE PLAN - SHEET 2
SCALE 1:200



DIAL 1100
DIAL BEFORE YOU DIG
CONTRACTOR TO CONFIRM LOCATION OF EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORKS

CIVIL LEGEND		
EXISTING	NEW	ITEM
	P99.99	LEVEL
	TK99.99	TOP OF KERB LEVEL
	TW99.99	TOP OF WALL LEVEL
	TP99.99	TOP OF PIT LEVEL
	IL99.99	INVERT LEVEL
	P99.50	INTERMEDIATE CONTOURS
	P100.00	MAIN CONTOURS
		STORMWATER PIPE
		AGI PIPES
	-	WATER SERVICE
	-	SEWER SERVICE
	-	ELECTRICITY SERVICE
	-	OVERHEAD ELECTRICITY SERVICE
	-	TELECOM SERVICE
	-	GAS SERVICE
	DP	DOWNPIPE
	FW	FLOOR WASTE
	FWFA	FLOOR WASTE WITH DROPPER FROM ABOVE
	FWDP	FLOOR WASTE TO CONNECT TO DOWNPIPE TO DISCHARGE INTO BASEMENT 1 DRAINAGE
	FWTB	FLOOR WASTE TO BELOW
	IO	INSPECTION OPENING
	DR	DROPPER
		VERTICAL STRIP DRAIN
	P1	PIT NUMBER (REFER PIT SCHEDULE FOR DETAILS)
	JP	JUNCTION PIT (JP)
	GP	GRATED PIT (GP)
	SEP	SIDE ENTRY PIT (SEP)
	PP	POLY PIT (PP)
	GTD	GRATED TRENCH DRAIN (GTD)
	SD	BASEMENT SPOON DRAIN
	KC	BARRIER KERB & CHANNEL
	K	BARRIER KERB
	SD	PAVEMENT SPOON DRAIN
	RW	RETAINING WALL

ISSUE	REVISION	DATE
2	ISSUED FOR DA APPROVAL	01/04/25
1	PRELIMINARY ISSUE	26/03/25

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ARCHITECT
PTW

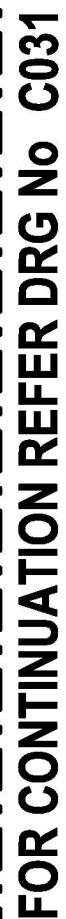
TITLE
GROUND LEVEL DRAINAGE PLAN - SHEET 2

Designed	RR	Drawn	RJ	North
Project Leader	RR	Sheet Size	A1	
Project Director	CW	Certified	-	
Printed 1/04/2025 5:25:33 PM	Version	R22		

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Project	Drawing	Revision
250004	C026	2

AUSTINO EPPING , 2-16 EPPING ROAD & 2-4 FOREST GROVE, EPPING NSW



2	ISSUED FOR DA APPROVAL	01/04/25
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Designed	RR	Drawn	RJ	North 
Project Leader	RR	Sheet Size	A1	
Project Director	CW	Certified	-	
Printed 1/04/2025 5:25:51 PM		Version	R22	

Project	Drawing	Revision
250004	C030	2

AUSTINO EPPING, 2-16 EPPING ROAD & 2-4 FOREST GROVE, EPPING NSW

BOUNDARY

EXISTING BOWLING
CLUB SITE

NOTES:

DRAINAGE ALIGNMENT SHOWN IS PROVIDED FOR DA APPROVAL ONLY AND SUBJECT TO DETAILED SPACIAL CONFIGURATION AND SERVICES CLASH DETENTION.



NOTES:

1. IT IS THE BUILDERS RESPONSIBILITY TO MAKE GOOD TO EXISTING NATURE STRIP TO THE SATISFACTION OF CITY OF PARAMMATA COUNCIL.
2. THE BUILDER IS RESPONSIBLE TO LOCATE AND VERIFY ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY WORKS.
3. THE BUILDER IS RESPONSIBLE FOR ENSURING THAT ALL WORKS ARE IN ACCORDANCE WITH THE RELEVANT AUTHORITY REQUIREMENT AND TO THE SATISFACTION OF THE RELEVANT AUTHORITY.
4. THE SLOPE OF ALL PIT LIDS MUST MATCH THE SURROUNDING EXISTING OR FINISHED SURFACE.
5. PRIOR TO COMMENCING WORK WITHIN ROAD RESERVE THE CONTRACTOR MUST SUBMIT A TRAFFIC MANAGEMENT PLAN PREPARED IN ACCORDANCE WITH THE CODE OF PRACTICE FOR WORKSITE SAFETY, TRAFFIC MANAGEMENT AND OBTAIN APPROVAL FROM COUNCIL'S TRAFFIC ENGINEER.
6. ALL UNMARKED STORMWATER PIPES ARE TO BE 100 DIA UPVC PIPES AT 1:100 FALL.
7. TOP OF PIT LEVELS, PIPE INVERT LEVELS AND DRAINAGE ALIGNMENT SUBJECT TO FURTHER COORDINATION AT THE DETAIL DESIGN STAGE.

NOTES:
DRAINAGE ALIGNMENT SHOWN IS PROVIDED FOR DA APPROVAL ONLY AND SUBJECT TO
DETAILED SPACIAL CONFIGURATION AND SERVICES CLASH DETENTION.



2	ISSUED FOR DA APPROVAL	01/04/25
1	PRELIMINARY ISSUE	26/03/25
ISSUE	REVISION	DATE

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Partner: Tony & Alison PFW
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employer and we are committed
to diversity and inclusion at PFW

PFW Partnership Architects
17 Avenue Road, Sydney
NSW 2008 Australia
t.pw@pfwarchitects.com.au

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Designed	RR	Drawn	RJ	
Project Leader	RR	Sheet Size	A1	
Project Director	CW	Certified	-	
Printed 2/04/2025 9:10:47 AM		Version	R22	

Project	Drawing	Revision
250004	C031	2

AUSTINO EPPING, 2-16 EPPING ROAD & 2-4 FOREST GROVE, EPPING NSW

LEGEND

NOTES:

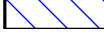
1. IT IS THE BUILDERS RESPONSIBILITY TO MAKE GOOD TO EXISTING NATURE STRIP TO THE SATISFACTION OF CITY OF PARAMMATA COUNCIL.
2. THE BUILDER IS RESPONSIBLE TO LOCATE AND VERIFY ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY WORKS.
3. THE BUILDER IS RESPONSIBLE FOR ENSURING THAT ALL WORKS ARE IN ACCORDANCE WITH THE RELEVANT AUTHORITY REQUIREMENT AND TO THE SATISFACTION OF THE RELEVANT AUTHORITY.
4. THE SLOPE OF ALL PIT LIDS MUST MATCH THE SURROUNDING EXISTING OR FINISHED SURFACE.
5. PRIOR TO COMMENCING WORK WITHIN ROAD RESERVE THE CONTRACTOR MUST SUBMIT A TRAFFIC MANAGEMENT PLAN PREPARED IN ACCORDANCE WITH THE CODE OF PRACTICE FOR WORKSITE SAFETY TRAFFIC MANAGEMENT AND OBTAIN APPROVAL FROM COUNCIL'S TRAFFIC ENGINEER.
6. ALL UNMARKED STORMWATER PIPES ARE TO BE 100 DIA UPVC PIPES AT 1:100 FALL.
7. TOP OF PIT LEVELS, PIPE INVERT LEVELS AND DRAINAGE ALIGNMENT SUBJECT TO FURTHER COORDINATION AT THE DETAIL DESIGN STAGE





DIAL 1100
DIAL BEFORE YOU DIG
CONTRACTOR TO CONFIRM LOCATION OF EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORKS

- IT IS THE BUILDERS RESPONSIBILITY TO MAKE GOOD TO EXISTING NATURE STRIP TO THE SATISFACTION OF APPLICABLE CITY COUNCIL.
- THE BUILDER IS RESPONSIBLE TO LOCATE AND VERIFY ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY WORKS.
- THE BUILDER IS RESPONSIBLE FOR ENSURING THAT ALL WORKS ARE IN ACCORDANCE WITH THE RELEVANT AUTHORITY REQUIREMENT AND TO THE SATISFACTION OF THE RELEVANT AUTHORITY.
- THE SLOPE OF ALL PIT LIDS MUST MATCH THE SURROUNDING EXISTING OR FINISHED SURFACE.
- PRIOR TO COMMENCING WORK WITHIN ROAD RESERVE THE CONTRACTOR MUST SUBMIT A TRAFFIC MANAGEMENT PLAN PREPARED IN ACCORDANCE WITH THE CODE OF PRACTICE FOR WORKSITE SAFETY TRAFFIC MANAGEMENT AND OBTAIN APPROVAL FROM COUNCIL'S TRAFFIC ENGINEER.

CATCHMENT AREA	
TOTAL SITE AREA	11450m ²
	DENOTES PROPOSED ROOF AREA: 5218.26 m ²
	DENOTES LANDSCAPE AREA (PERVIOUS): 1554.63 m ²
	DENOTES DRIVEWAY AREA: 650.82 m ²
	DENOTES HARDSURFACE/FOOTPATH AREA (IMPERVIOUS): 4026.29 m ²
	DENOTES AREA BYPASS OSD: 1571.07 m ² (13.72%)
AREA DRAINING TO THE OSD/WSUD TREATMENT CHAMBER: 9878.93 m ²	

SUMMARY OF THE PERFORMANCE OF THE PROPOSED TREATMENT TRAIN VERSUS COUNCIL REQUIREMENTS

POLLUTANT	% REDUCTION	% COUNCIL REQUIREMENTS	COUNCIL REQUIREMENTS MET
GROSS POLLUTANTS	99.9%	90%	YES
TOTAL SUSPENDED SOLIDS	89.4%	85%	YES
TOTAL PHOSPHORUS	84.0%	60%	YES
TOTAL NITROGEN	52.6%	45%	YES

STORMWATER DRAINAGE REQUIREMENTS HAVE BEEN CALCULATED IN ACCORDANCE WITH PARRAMATTA COUNCIL PART 3 DEVELOPMENT PRINCIPLES.

ISSUE	REVISION	DATE
2	ISSUED FOR DA APPROVAL	01/04/25
1	PRELIMINARY ISSUE	26/03/25

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ARCHITECT	 PTW ARCHITECTS Level 11, 88 Park St Sydney NSW 2000 Australia t +61 2 9222 9970 p pw.com.au
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TITLE	WATER QUALITY CATCHMENT PLAN AND SUMMARY OF RESULTS
-------	---

Designed	RR	Drawn	RJ	North
Project Leader	RR	Sheet Size	A1	
Project Director	CW	Certified		
Printed	1/04/2025 5:26:29 PM	Version	R22	

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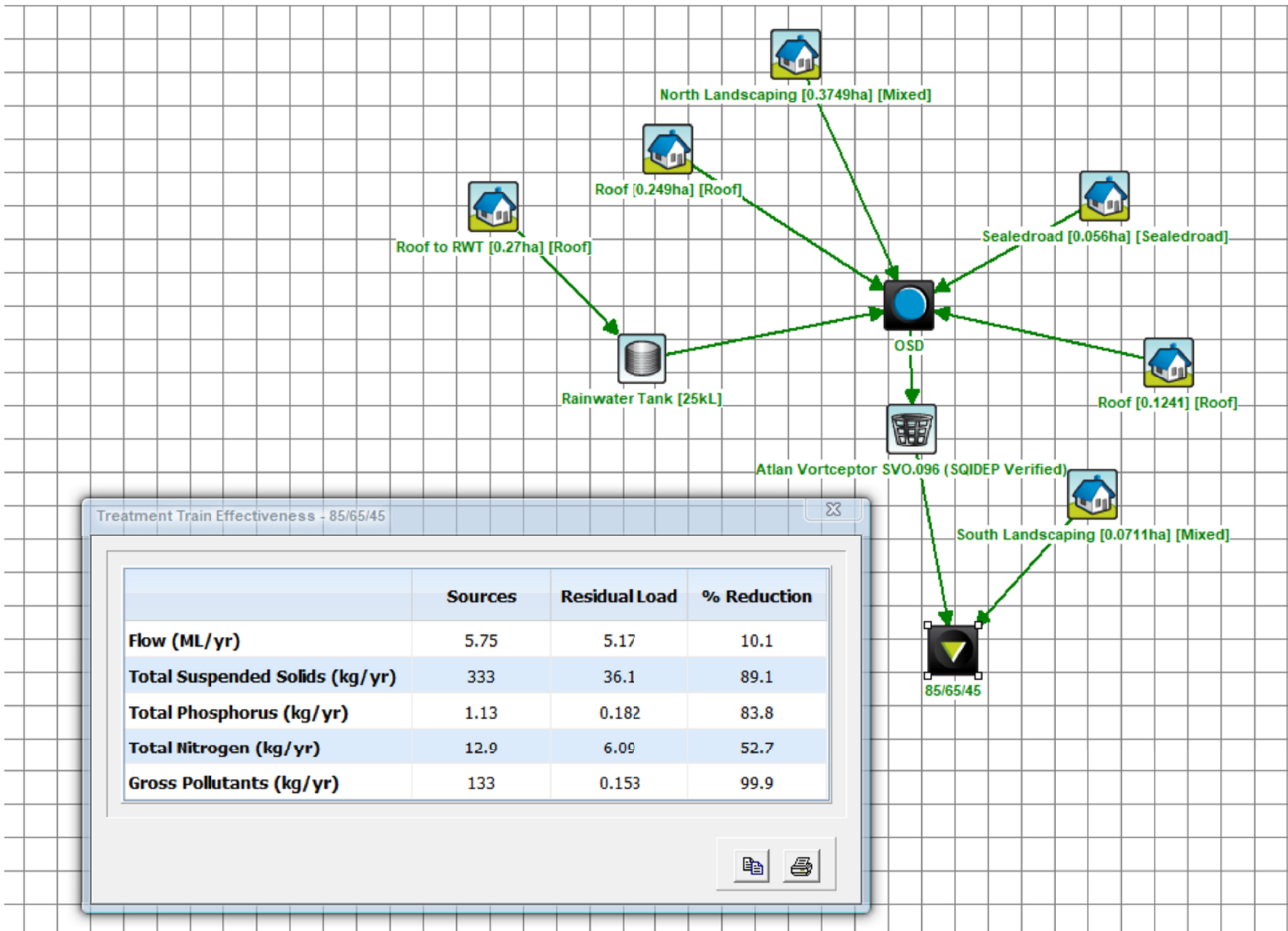
Project	Drawing	Revision
250004	C100	2

AUSTINO EPPING , 2-16 EPPING ROAD & 2-4 FOREST GROVE, EPPING NSW



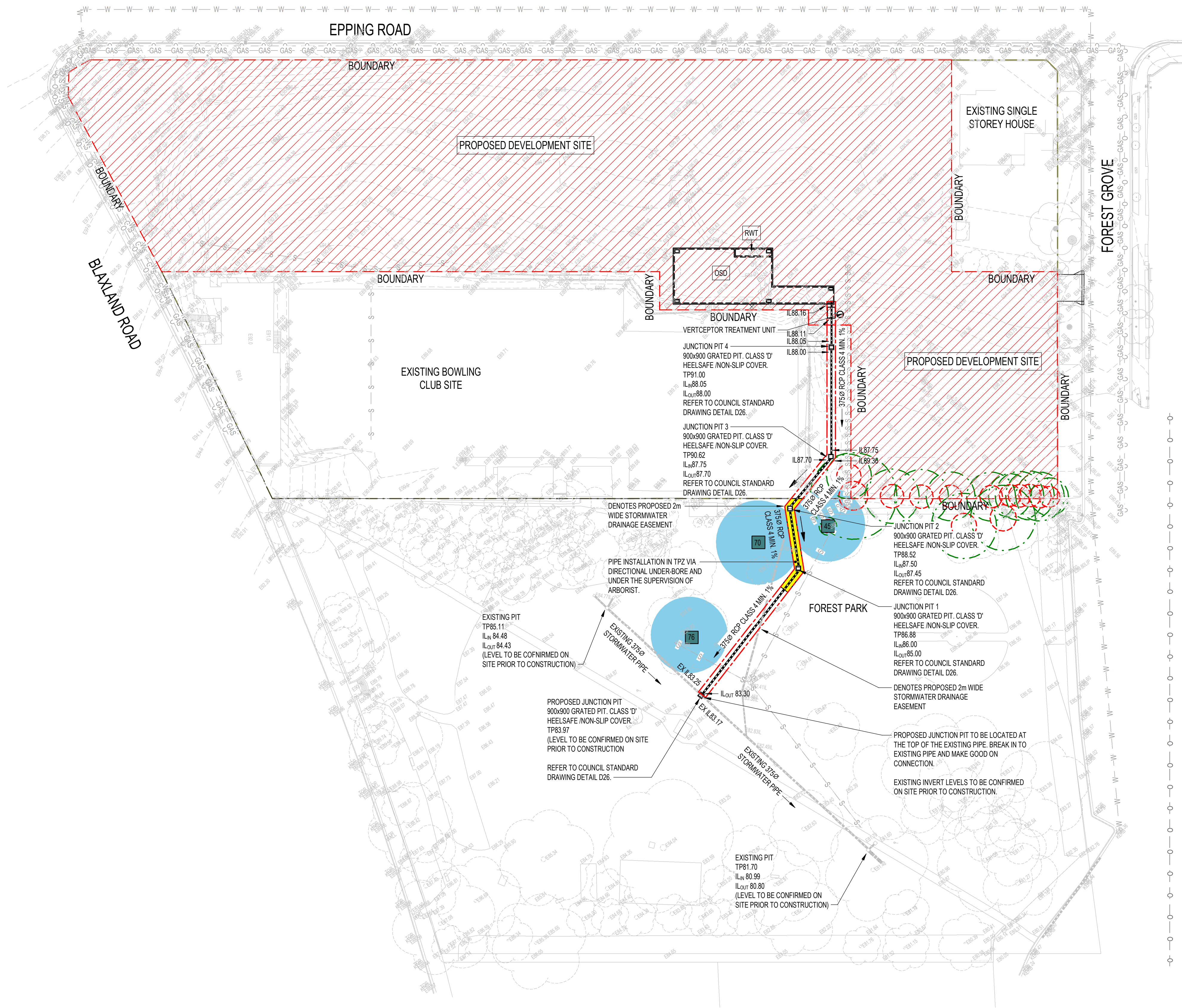
WATER QUALITY CATCHMENT PLAN

SCALE 1 : 400



WATER QUALITY MODELLING RESULTS

N.T.S



LEGEND

- CATEGORY AA TREES WORTHY OF BEING A CONSTRAINT
- TREE PROTECTION ZONE (TPZ) AREA AND BOUNDARIES
- TPZ WHERE GROUND PROTECTION MUST BE INSTALLED
- PROTECTIVE FENCING AND TPZ AREA WITHIN
- DENOTES EXISTING STORMWATER PIPE. REFER TO PLAN FOR DETAILS
- DENOTES PROPOSED STORMWATER PIPE. REFER TO PLAN FOR DETAILS

NOTE:
IN ACCORDANCE WITH ARBORICULTURAL ASSESSMENT FROM NATURALI TREES ARBORICULTURAL CONSULTING DATED 29 JULY 2024, IT IS NOTED THAT THE PROPOSED EASEMENT ALIGNMENT WILL ENCROACH INTO THE TREE PROTECTION ZONE (AS4970) OF TREES 45 AND 70 WITHIN FOREST PARK. PARKS AND OPEN SPACE WOULD NOT OBJECT TO THE STORMWATER ALIGNMENT SUBJECT TO WORKS WITHIN THE TPZs TO THE UNDERTAKEN VIA DIRECTIONAL UNDER-BORING AT A MINIMUM DEPTH OF 1m AND UNDER THE SUPERVISION OF QUALIFIED ARBORIST. THE SPECIFIC TREE BONDS WILL BE REQUIRED UNDER THE EASEMENT DEED OF AGREEMENT WITH COUNCIL TO ENSURE PROTECTION DURING WORKS.

ISSUE	REVISION	DATE
4	ISSUE FOR 50% DD	21/11/25
3	ISSUE FOR 50% DD	04/11/25
2	ISSUED FOR DA APPROVAL	01/04/25
1	PRELIMINARY ISSUE	26/03/25

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TITLE
OUTFALL DRAINAGE PLAN - SHEET 1

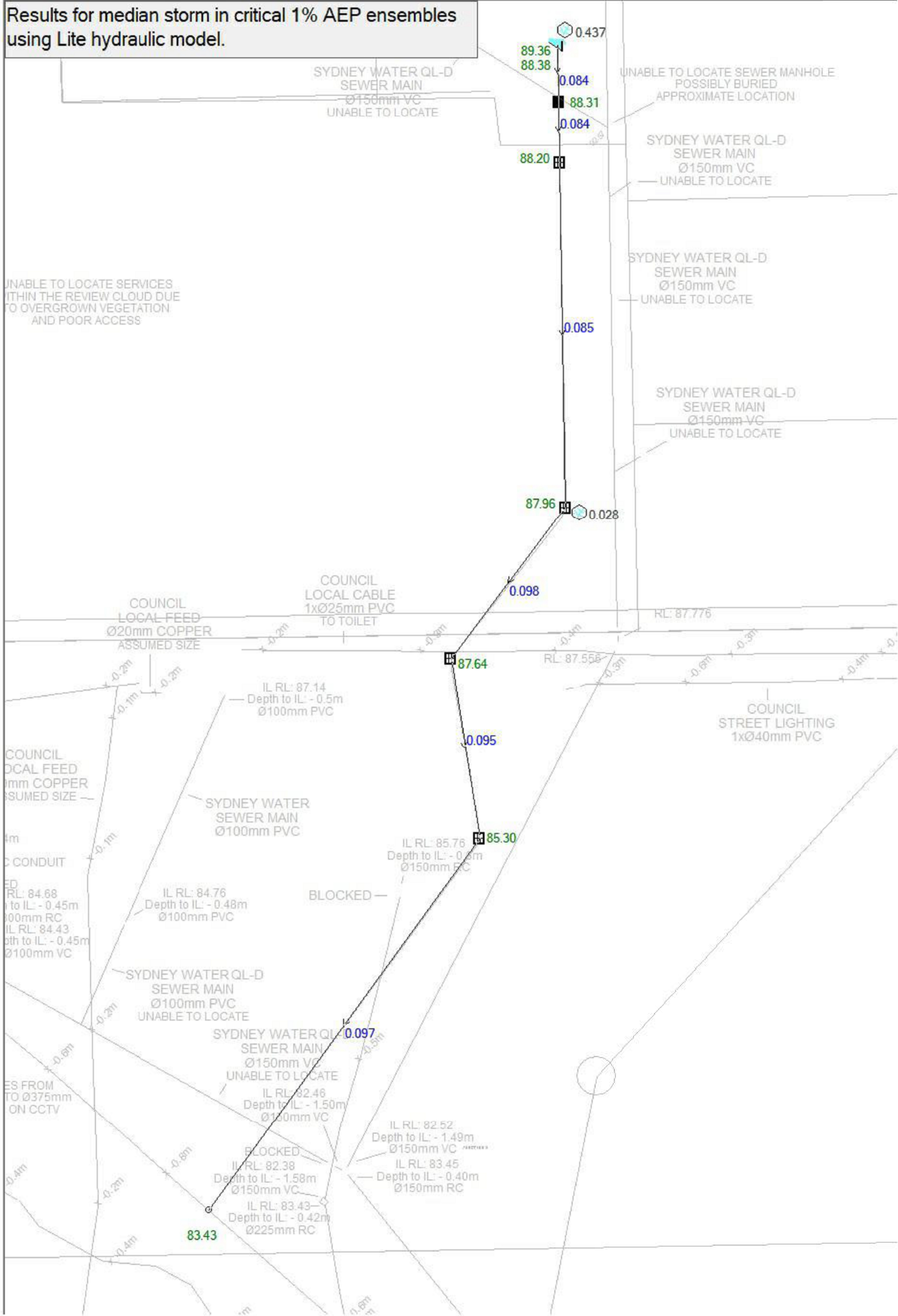
Designed	WL	Drawn	LW	North
Project Leader	WL	Sheet Size	A1	
Project Director	CW	Certified	-	
Printed	21/11/2025 4:45:04 PM	Version	R22	

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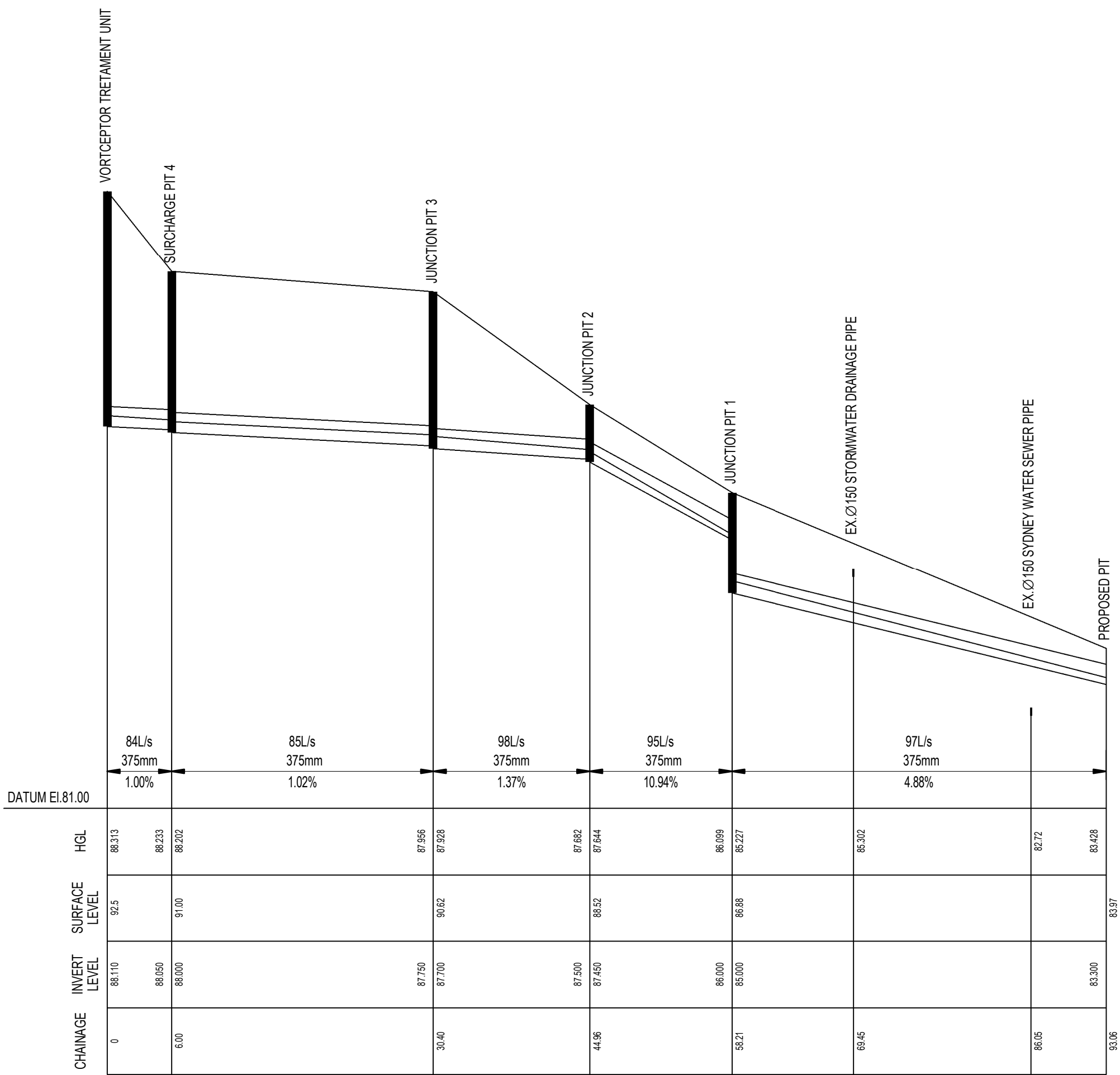
Project	Drawing	Revision
250004	C101	4

OUTFALL DRAINAGE PLAN - SHEET 1
SCALE 1 : 500

Results for median storm in critical 1% AEP ensembles using Lite hydraulic model.



DRAINS MODELLING RESULTS FOR 1% AEP STORM EVENT



LONG SECTION - FROM TREATMENT SYSTEM TO EXISTING COUNCIL'S STORMWATER DRAIN

SCALE:
HORIZONTAL 1:10 VERTICAL 1:50

1	ISSUE FOR 50% DD	04/11/25
ISSUE	REVISION	DATE

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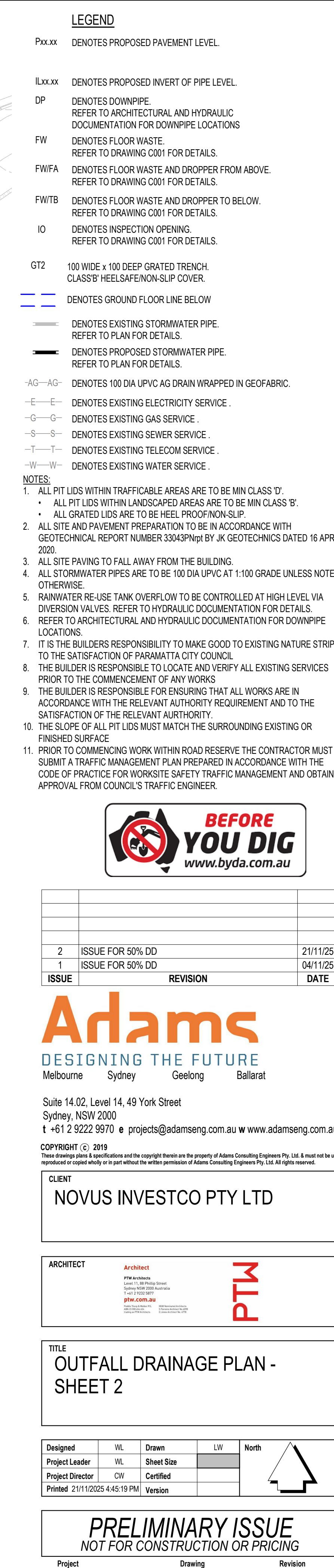
TITLE
DRAIN MODELLING RESULTS AND LONG SECTION DETAILS

Designed	WL	Drawn	LW	North
Project Leader	WL	Sheet Size	A1	
Project Director	CW	Certified		
Printed 4/11/2025 12:24:06 PM	Version	R22		

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION OR PRICING

Project	Drawing	Revision
250004	C102	1

AUSTINO EPPING , 2-16 EPPING ROAD & 2-4 FOREST GROVE, EPPING NSW



NOTATIONS SHOWN ON CERTIFICATE OF TITLE
LOT 10 D.P.1204058

AFFECTING THE LAND:
COVENANT (B68520)

THE TERMS AND LOCATIONS OF COVENANTS &
RESTRICTIONS HAVE NOT BEEN INVESTIGATED.

NOTATIONS SHOWN ON CERTIFICATE OF TITLE
S.P. 16921

AFFECTING THE LAND:
COVENANT (B59125)
CHANGE OF BY-LAWS (T96210)

THE TERMS AND LOCATIONS OF COVENANTS &
RESTRICTIONS HAVE NOT BEEN INVESTIGATED.

NOTATIONS SHOWN ON CERTIFICATE OF TITLE
LOT 4 D.P.1204059

AFFECTING THE LAND:
COVENANT (B59610)

THE TERMS AND LOCATIONS OF COVENANTS &
RESTRICTIONS HAVE NOT BEEN INVESTIGATED.

NOTATIONS SHOWN ON CERTIFICATE OF TITLE
LOT 7 D.P.1204060

AFFECTING THE LAND:
COVENANT (B349064)

THE TERMS AND LOCATIONS OF COVENANTS &
RESTRICTIONS HAVE NOT BEEN INVESTIGATED.

NOTATIONS SHOWN ON CERTIFICATE OF TITLE
LOT 8 D.P.1204060

AFFECTING THE LAND:
COVENANT (A961203)

THE TERMS AND LOCATIONS OF COVENANTS &
RESTRICTIONS HAVE NOT BEEN INVESTIGATED.

NOTATIONS SHOWN ON CERTIFICATE OF TITLE
LOT 11 D.P.1204061

AFFECTING THE LAND:
COVENANT (G152530)
COVENANT AFFECTING THE PART OF THE LAND
ABOVE DESCRIBED SHOWN SO BURDENED IN THE TITLE DIAGRAM

THE TERMS AND LOCATIONS OF COVENANTS &
RESTRICTIONS HAVE NOT BEEN INVESTIGATED.

NOTATIONS SHOWN ON CERTIFICATE OF TITLE
LOT 15 D.P.1204062

AFFECTING THE LAND:
COVENANT (C110814)
CAVEAT BY ANTOINETTE FARRIS (AT152736)

THE TERMS AND LOCATIONS OF COVENANTS &
RESTRICTIONS HAVE NOT BEEN INVESTIGATED.

NOTATIONS SHOWN ON CERTIFICATE OF TITLE
LOT 10 D.P.10385

AFFECTING THE LAND:
COVENANT (A840979)
CAVEAT BY ANTOINETTE FARRIS (AT152736)

THE TERMS AND LOCATIONS OF COVENANTS &
RESTRICTIONS HAVE NOT BEEN INVESTIGATED.

NOTATIONS SHOWN ON CERTIFICATE OF TITLE
LOTS 11 & 12 D.P.10385

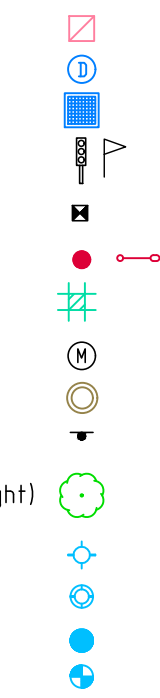
AFFECTING THE LAND:
COVENANT (A800498)

THE TERMS AND LOCATIONS OF COVENANTS &
RESTRICTIONS HAVE NOT BEEN INVESTIGATED.

ORIGIN OF LEVELS &
COORDINATES (MGA2020): SSM 121036
E 322 453 343
N 6 261 252 677
R.L. 103.081 (AHD)

LEGEND

Comms Pit/Manhole
Drainage Manhole
Drainage Grated Pit
Traffic Light
Traffic Pit
Electrical Power Pole
Gas Meter
Miscellaneous Manhole
Sewer Vent
Sign Post
Tree (Canopy spread, trunk diameter, Height)
Water Meter
Water Tap
Water Hydrant
Water Stop Valve



Caution:
WE RECOMMEND A PLAN OF REDEFINITION IS PREPARED AND REGISTERED AT NSW LRS PRIOR TO ANY
DESIGN WORKS BEING UNDERTAKEN THAT INVOLVES CONSTRUCTION WORKS ON OR NEAR BOUNDARIES.



UNDERGROUND SERVICES NOTES:
ALIGNED WITH THE QUALITY LEVELS (QL) DEFINED IN ASS488
CLASSIFICATION OF SUBSURFACE UTILITY INFORMATION (SUUI)
LOCATES UTILITY POSITIONING CLASSIFICATION (UPC) PROVIDES A
GUIDE TO THE CERTAINTY OF A UTILITY'S POSITION BASED ON THE
POSITIONING METHOD USED. AS THE CERTAINTY OF A UTILITY'S
POSITION INCREASES THE RISK OF CONFLICT DECREASES HOWEVER IT
CAN NOT BE ELIMINATED. WE CANNOT ACCEPT RESPONSIBILITY FOR
DAMAGES AS WE ARE ENGAGED TO HELP MINIMISE YOUR RISK,
ALL RISK REMAINS WITH THE CUSTOMER.

UTILITIES INDICATED AS CLASS "B","C" & "D" MAY BE INACCURATE IN
BOTH VERTICAL & HORIZONTAL ALIGNMENTS.

UTILITY LINES PLOTTED ARE INTERPOLATED BETWEEN POINTS THAT
HAVE BEEN GENERATED DURING THE UTILITY INVESTIGATION
PROCESS. THE UPC IS SPECIFIC TO THE POINT AT WHICH IT IS
INSERTED ON A LINE AND IS NOT A CLASSIFICATION OF THE LINE
ITSELF.

ALL SERVICES ARE CLASS 'D' UNLESS OTHERWISE SHOWN

LEGEND

Sewer Pipe
Drainage Pipe
Pipe Invert Level
(SERVICE TYPE LINE)
(UTILITY POSITIONING CLASSIFICATION)

(CLASSIFICATION SHOWN ON LINE AS PER
UTILITY CLASSIFICATION TABLE)

UTILITY POSITIONING CLASSIFICATION

A - VALIDATED, MEASURED DIRECTLY TO UTILITY (QL-A)
B - TRACED, ELECTRONIC DETECTION OF UTILITY (QL-B)
C - ALIGNED, TO UTILITY SURFACE FEATURES (QL-C)
D - INDICATIVE, AS PER DIAGRAMS/FEATURES (QL-D)

CERTAINITY → RISK
CLASS A B C D

SERVICE LOCATION PERFORMED BY DURKIN - DATE 7/10/21

REVISION D UNDERGROUND TRACING OF STORMWATER AND SEWER OF PART
OF FOREST PARK. NO OTHER UNDERGROUND SERVICES INVESTIGATIONS HAVE
BEEN UNDERTAKEN

- NOTES:
- THESE NOTES AND LEGEND (IF SHOWN) FORM PART OF THE PLAN AND SURVEY AND MUST REMAIN WITH THE PLAN IN ANY REPRODUCTION IN WHOLE OR PART.
 - THE CAD FILE USES METRES AS ITS BASE UNIT AND IS IN A "GROUND" COORDINATE SYSTEM. IF THE SURVEY IS STATED AS MGA, ANY POINT IN THE FILE WILL BE AN APPROXIMATE MGA COORDINATE.
 - SOME SYMBOLS REPRESENTING PHYSICAL STRUCTURES SUCH AS POWER POLES AND PITS ARE DIAGRAMMATIC ONLY AND DO NOT NECESSARILY REPRESENT THE ACTUAL SIZE AND EXTENT OF THESE FEATURES.
 - THE SURVEY INFORMATION SHOWN HERE WAS PREPARED FOR A SPECIFIC PURPOSE FOR THE CLIENT SHOWN. THIS INFORMATION IS NOT INTENDED TO BE USED FOR ANY OTHER PURPOSE OR BY ANYONE NOT AUTHORISED BY THIS CLIENT.
 - BOUNDARY DIMENSIONS AND AREAS HAVE BEEN DETERMINED BY CURRENT CADASTRAL SURVEY AND THE BOUNDARY AND EASEMENT LINES IN THE ELECTRONIC FILE HAVE BEEN INCLUDED USING THOSE SURVEYED DIMENSIONS. THE TITLE DIMENSIONS SHOWN ON THE HARD COPY PLAN TAKE PRECEDENCE OVER THE LINES IN THE ELECTRONIC FILE.
 - THE TITLE/S TO THE SUBJECT LAND HAS BEEN REVIEWED AND THE POSITION OF ALL EASEMENTS AFFECTING THE LAND ARE SHOWN. THE TERMS OF ANY EASEMENT, RESTRICTION ON THE USE OF LAND OR COVENANT AFFECTING THE LAND HAVE NOT BEEN INVESTIGATED. LEASES AND OTHER NOTATIONS MAY ALSO EXIST WHICH AFFECT THE LAND.
 - UNDERGROUND SERVICES OTHER THAN THOSE SHOWN HAVE NOT BEEN INVESTIGATED. PRIOR TO DEMOLITION, EXCAVATION OR CONSTRUCTION WORK ON THE SITE, THE RELEVANT SERVICE AUTHORITY SHOULD BE CONTACTED TO ESTABLISH DETAILED LOCATION AND DEPTH.
 - THIS SURVEY IS LIMITED TO IMPROVEMENTS AND OTHER DETAIL WHICH WERE VISIBLE AND ACCESSIBLE AT THE TIME OF SURVEY. THE LOCATION OF DETAIL SUCH AS PRIVATE UNDERGROUND SERVICE LINES AND BUILDING FOUNDATIONS WITHIN THE SITE IS UNKNOWN.
 - THE COORDINATES WITHIN THIS DRAWING RELATE TO THE DATUM SHOWN IN THE TITLE BLOCK. REFER TO A REGISTERED LAND SURVEYOR FOR FURTHER CLARIFICATION. CAUTION SHOULD BE TAKEN WHEN IMPORTING INFORMATION OBTAINED FROM OTHER SUB-CONSULTANTS OR SOURCES TO ENSURE THAT THE DATA IS ON A MATCHING COORDINATE SYSTEM.
 - CONTOURS SHOWN HEREON DEPICT THE GENERAL TOPOGRAPHY ONLY. EXCEPT AT SPOT LEVELS SHOWN, THEY DO NOT NECESSARILY REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT.
 - CONTOUR INTERVAL 0.5m
 - CONTOURS HAVE ONLY BEEN CALCULATED WHERE SHOWN
 - ANY GUTTER, RIDGE, ROOF AND WINDOW DETAILS AND LEVELS SHOWN HAVE BEEN OBTAINED VIA INDIRECT SURVEY METHODS WHERE VISIBLE FROM GROUND LEVEL AND ARE SHOWN ON THIS PLAN IN THEIR APPROXIMATE LOCATION FOR THE PURPOSE OF GENERAL SITE ANALYSIS ONLY.
 - ANY TREE CANOPIES, TRUNK DIAMETERS AND HEIGHTS SHOWN ARE APPROXIMATE ONLY & SHOULD BE VERIFIED BY FURTHER SURVEY WORKS IF CRITICAL TO DESIGN OR SITE ANALYSIS.
 - SMALL TREES, SHRUBS, GARDEN FEATURES, PATHWAYS AND OTHER MINOR DETAIL MAY NOT BE SHOWN ON THIS PLAN, FOR THE PURPOSES OF THIS SURVEY.
 - PRIOR TO ANY CONSTRUCTION WORKS BEING UNDERTAKEN, BOUNDARIES SHOULD BE MARKED

NOTE:
THIS IS AN UPDATE OF A DUNLOP THORPE PLAN REF. 18042-3 OVER
2-16 EPPING ROAD, 2 - 4 FOREST GROVE & 725 BLAXLAND ROAD EPPING.
NO UPDATE OVER THE FOREST PARK HAS BEEN MADE

VER	BY	AMENDMENTS	DATE
B	V.M.	PARTIAL DTM UPDATED	23/06/20
C	R.O.	AREAS CHANGED	17/12/20
D	LL	FOREST PARK STORMWATER & SEWER DETAILS	17/10/21
E	V.M.	FOREST GROVE AND EPPING RD. DETAIL UPDATE	11/02/25
F	V.M.	UPDATED MGA2020 & CONTOURS	25/02/25

SURVEYOR: V.M.
DRAWN: J.T.
CHECKED: P.M.



SURVEYORS REF.
2000221
VERSION E
17 MARCH 2020
SHEET 1 OF 1

ORIGINAL
SCALE
1:500
SHEET SIZE
A1
LENGTHS ARE IN METRES

BW
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Development & Environment Consultants
Registered Surveyors
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LEGEND:
RIG - DENOTES RIDGE
RF - DENOTES TOP OF ROOF
TG - DENOTES TOP OF GUTTER
TK - DENOTES TOP OF KERB
LIP - DENOTES LIP OF GUTTER

PP - DENOTES POWER POLE
TW - DENOTES TOP OF WALL
DH - DENOTES DOOR HEAD
DS - DENOTES DOOR SILL
WH - DENOTES WINDOW HEAD
WS - DENOTES WINDOW SILL

UPIT - UNIDENTIFIED PIT
TS - TRAFFIC SIGN
IL/INV - INVERT LEVEL
TEL - TELSTRA PIT
TF - TOP OF FENCE
SL - SURFACE LEVEL

PP - POWER POLE

CLIENT: **NOVUS**
DETAILS: **2-16 EPPING ROAD,
2-4 FOREST GROVE, 725 BLAXLAND ROAD
EPPING**

TITLE: **PLAN OF THE LAND
AT
EPPING ROAD, EPPING
L.G.A. CITY OF PARRAMATTA**