

MEDICAL CONSULTING ROOMS DEVELOPMENT

45 ORTH STREET, KINGSWOOD NSW 2747

CIVIL WORKS - DEVELOPMENT APPLICATION

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LOCALITY PLAN
N.T.S

Issue	Description	Date
C	ISSUED FOR DA APPROVAL	17-04-24
B	ISSUED FOR DA APPROVAL	10-10-23
A	ISSUED FOR DA APPROVAL	26-09-23
P1	ISSUED FOR INFORMATION	09-06-23

Bar Scales
100mm on Original

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Client
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Scales	Drawn	Checked	Approved
NTS	JCA	JCA	JC
Grid MGA2020			
Height Datum AHD			

Project
**MEDICAL CONSULTING ROOMS DEVELOPMENT
45 ORTH STREET, KINGSWOOD**

Title
COVER SHEET AND LOCALITY PLAN

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Status FOR APPROVAL NOT TO BE USED FOR CONSTRUCTION	A1
Project - Drawing No. 23-1111-DAC000	Issue C

SURVEY NOTES

THE EXISTING SITE CONDITIONS SHOWN ON THE FOLLOWING DRAWINGS HAVE BEEN INVESTIGATED BY FREEBURN SURVEYING, BEING REGISTERED SURVEYORS. THE INFORMATION IS SHOWN TO PROVIDE A BASIS FOR DESIGN. AT & L DOES NOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THE SURVEY BASE OR ITS SUITABILITY AS A BASIS FOR CONSTRUCTION DRAWINGS.

SHOULD DISCREPANCIES BE ENCOUNTERED DURING CONSTRUCTION BETWEEN THE SURVEY DATA AND ACTUAL FIELD DATA, CONTACT AT & L.

THE FOLLOWING NOTES HAVE BEEN TAKEN DIRECTLY FROM THE ORIGINAL SURVEY DOCUMENTS.

NOTES:

- THE POSITION OF FEATURES ARE INDICATIVE ONLY.
- SERVICES SHOWN HEREON HAVE BEEN LOCATED WHERE POSSIBLE BY FIELD SURVEY. PRIOR TO ANY EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR POSSIBLE LOCATION OF ANY OTHER SERVICES INCLUDING THOSE WHICH MAY BE UNDERGROUND.
- CONTOURS SHOWN DEPICT THE GENERAL TOPOGRAPHY. THEY DO NOT REPRESENT EXACT LEVELS OTHER THAN AT SPOT LEVELS SHOWN.
- RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY. WHERE OFFSETS ARE CRITICAL THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.
- THE TREE SIZES ARE APPROXIMATE ONLY. FURTHER FIELD INSPECTION SHOULD BE CARRIED OUT WHERE TREE DETAILS ARE CONSIDERED TO CRITICALLY AFFECT DESIGN. THE TREE SIZES ARE SHOWN AS: TRUNK DIAMETER/ CANOPY SPREAD/ HEIGHT
- THE SURVEY REVEALED A DEFICIENCY IN DEED DIMENSIONS AND IS NOTED AS "DP 1270829" IN VIEW OF THE UNCERTAINTY OF THE LOCATION OF THE BOUNDARIES AS DETERMINED BY THE LIMITATIONS OF THE SURVEY REQUESTED AND THE AGE OF THE DEPOSITED PLAN WE ADVISE THAT ONLY FURTHER SURVEY WOULD DETERMINE THE TRUE POSITION OF THE BOUNDARIES TO A STANDARD SUITABLE FOR ACCEPTANCE OF AN APPLICATION FOR AMENDMENT OF TITLE AT LAND REGISTRY SERVICES NSW.
- THE POSITION OF THE BOUNDARIES SHOWN IN RELATION TO BUILDINGS, IMPROVEMENTS, FENCES & WALLS ARE APPROXIMATE ONLY. IF THE POSITION OF THESE STRUCTURES ARE CRITICAL TO DESIGN OR FINANCIAL DECISIONS FREEBURN SURVEYING RECOMMEND A BOUNDARY SURVEY OVERSEEN BY A REGISTERED SURVEYOR.

ORIGIN OF LEVELS: SSM 64052 RL 42.949 (SCIMS: 12/09/2022)

FILE NAME: 38194 Detail.DWG

AMENDED NOTE: 25/05/2023 - CONVERTED TO MGA AZIMUTH & COORDINATES

LEGEND

	BENCH MARK
	TELECOMMUNICATIONS PIT
	POWER POLE
	PRIVATE POLE
	SIGN
	WATER METER
	TAP
	HYDRANT
	STOP VALVE
	SEWER MAN HOLE
	SEWER INSPECTION LID
	SEWER VENT
	BOLLARD
	TREE (TRUNK Ø / SPREAD / HEIGHT)
	PALM TREE

CONSTRUCTION SPECIFICATION

- THESE DRAWINGS TO BE READ IN CONJUNCTION WITH PENRITH CITY COUNCIL'S LATEST DRAWINGS AND SPECIFICATIONS.
- WHERE THERE IS A CONFLICT, THE FOLLOWING IS TO OCCUR:
 - NOTIFY THE DESIGN ENGINEER AND/OR SUPERINTENDENT
 - THE PENRITH CITY COUNCIL'S LATEST DRAWINGS AND SPECIFICATIONS TO TAKE PRECEDENCE OVER DETAILS SHOWN

CONCRETE NOTES

- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS 3600 CURRENT EDITION WITH AMENDMENTS, EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS.
- CONCRETE QUALITY
ALL REQUIREMENTS OF THE CURRENT ACSE CONCRETE SPECIFICATION DOCUMENT 1 SHALL APPLY TO THE FORMWORK, REINFORCEMENT AND CONCRETE UNLESS NOTED OTHERWISE.

ELEMENT	AS 3600 Fc MPa AT 28 DAYS	SPECIFIED SLUMP	NOMINAL AGG. SIZE
VEHICULAR BASE	32	60	20
KERBS, PATHS, AND PITS	32	80	20

- CEMENT TYPE SHALL BE (ACSE SPECIFICATION) TYPE SL
- PROJECT CONTROL TESTING SHALL BE CARRIED OUT IN ACCORDANCE WITH AS 1319.

- NO ADMIXTURES SHALL BE USED IN CONCRETE UNLESS APPROVED IN WRITING BY AT & L.
- CLEAR CONCRETE COVER TO ALL REINFORCEMENT FOR DURABILITY SHALL BE 40mm TOP AND 70mm FOR EXTERNAL EDGES UNLESS NOTED OTHERWISE.
- ALL REINFORCEMENT SHALL BE FIRMLY SUPPORTED ON MILD STEEL PLASTIC TIPPED CHAIRS, PLASTIC CHAIRS OR CONCRETE CHAIRS AT NOT GREATER THAN 1m CENTRES BOTH WAYS. BARS SHALL BE TIED AT ALTERNATE INTERSECTIONS.
- THE FINISHED CONCRETE SHALL BE A DENSE HOMOGENEOUS MASS, COMPLETELY FILLING THE FORMWORK, THOROUGHLY EMBEDDING THE REINFORCEMENT AND FREE OF STONE POCKETS. ALL CONCRETE INCLUDING SLABS ON GROUND AND FOOTINGS SHALL BE COMPACTED AND CURED IN ACCORDANCE WITH R.M.S. SPECIFICATION R83.

7. REINFORCEMENT SYMBOLS:

N DENOTES GRADE 460 N BARS TO AS/NZS 4671 GRADE N
R DENOTES 230 R HOT ROLLED PLAIN BARS TO AS/NZS 4671
SL DENOTES HARD-DRAWN WIRE REINFORCING FABRIC TO AS/NZS 4671

NUMBER OF BARS IN GROUP:

NOMINAL BAR SIZE IN mm:

SPACING IN mm:

THE FIGURE FOLLOWING THE FABRIC SYMBOL SL IS THE REFERENCE NUMBER FOR FABRIC TO AS/NZS 4671.

- FABRIC SHALL BE LAPPED IN ACCORDANCE WITH THE FOLLOWING DETAIL:

SITWORKS NOTES

- ORIGIN OF LEVELS - REFER SURVEY NOTES.
- CONTRACTOR MUST VERIFY ALL DIMENSIONS AND EXISTING LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES TO BE REPORTED TO AT & L.
- MAKE SMOOTH CONNECTION WITH EXISTING WORKS.
- ALL TRENCH BACKFILL MATERIAL SHALL BE COMPACTED TO THE SAME DENSITY AS THE ADJACENT MATERIAL.
- ALL SERVICE TRENCHES UNDER VEHICULAR PAVEMENTS SHALL BE BACKFILLED WITH SAND TO 300mm ABOVE PIPE. WHERE PIPE IS UNDER PAVEMENTS BACKFILL REMAINDER OF TRENCH TO UNDERSIDE OF PAVEMENT WITH SAND OR APPROVED GRANULAR MATERIAL. COMPACTED IN 150mm LAYERS TO MINIMUM 98% MODIFIED MAXIMUM DRY DENSITY IN ACCORDANCE WITH AS 1289 5.2.1(2017). (OR A DENSITY INDEX OF NOT LESS THAN 75)
- PROVIDE 10mm WIDE EXPANSION JOINTS BETWEEN BUILDINGS AND ALL CONCRETE OR UNIT PAVEMENTS.
- ASPHALTIC CONCRETE SHALL CONFORM TO RMS. SPECIFICATION R116.
- ALL BASECOURSE MATERIAL SHALL BE IGNEOUS ROCK QUARRIED MATERIAL TO COMPLY WITH RMS. FORM 3051 (UNBOUND), RMS. FORM ACCORDANCE WITH AS 1289 5.2.1(2017) FREQUENCY OF COMPACTION TESTING SHALL NOT BE LESS THAN 1 TEST PER 50m OF BASECOURSE MATERIAL PLACED.
- ALL SUB-BASE COURSE MATERIAL SHALL BE IGNEOUS ROCK QUARRIED MATERIAL TO COMPLY WITH RMS. FORM 3051, 3051.1 AND COMPACTED FREQUENCY OF COMPACTION TESTING SHALL NOT BE LESS THAN 1 TEST PER 50m OF SUB-BASE COURSE MATERIAL PLACED.
- AS AN ALTERNATIVE TO THE USE OF IGNEOUS ROCK AS A SUB-BASE MATERIAL IN (9) A CERTIFIED RECYCLED CONCRETE MATERIAL COMPLYING WITH RMS. FORM 3051 AND 3051.1 WILL BE CONSIDERED, SUBJECT TO MATERIAL SAMPLES AND APPROPRIATE CERTIFICATIONS BEING PROVIDED TO THE SATISFACTION OF AT & L.
- SHOULD THE CONTRACTOR WISH TO USE A RECYCLED PRODUCT THIS SHALL BE CLEARLY INDICATED IN THEIR TENDER AND THE PRICE DIFFERENCE BETWEEN AN IGNEOUS PRODUCT AND A RECYCLED PRODUCT SHALL BE CLEARLY INDICATED.

BULK EARTHWORKS NOTES

- ORIGIN OF LEVELS: REFER SURVEY NOTES
- STRIP ALL TOPSOIL/ORGANIC MATERIAL FROM CONSTRUCTION AREA AND REMOVE FROM SITE OR STOCK PILE AS DIRECTED BY SUPERINTENDENT.
- EXCAVATED MATERIAL TO BE USED AS STRUCTURAL FILL PROVIDED THE PLACEMENT MOISTURE CONTENT OF THE MATERIAL IS +/- 2% OF THE OPTIMUM MOISTURE CONTENT.
- COMPACT FILL AREAS AND SUBGRADE TO NOT LESS THAN:

LOCATION	STANDARD DRY DENSITY (AS 1289 E 5.1.1.)
UNDER BUILDING SLABS ON GROUND	98%
UNDER ROADS AND CARPARKS	98%
LANDSCAPED AREAS UNLESS NOTED OTHERWISE	98%

- FOR NON COHESIVE MATERIAL. COMPACT TO 75% DENSITY INDEX.
- BEFORE PLACING FILL, PROOF ROLL EXPOSED SUBGRADE WITH AN 8 TONNE (MIN) DEADWEIGHT SMOOTH DRUM VIBRATORY ROLLER TO DETECT THEN REMOVE SOFT SPOTS (AREAS WITH MORE THAN 2mm MOVEMENT UNDER ROLLER).
- FREQUENCY OF COMPACTION TESTING SHALL BE NOT LESS THAN -
(A) 1 TEST PER 200m² OF FILL PLACED PER 300 LAYER OF FILL.
(B) 3 TESTS PER VISIT
(C) 1 TEST PER 1000m³ OF EXPOSED SUBGRADE
TESTING SHALL BE "LEVEL 1" TESTING IN ACCORDANCE WITH AS 3798 (2007).
- FILLING TO BE PLACED AND COMPACTED IN MAXIMUM 150mm LAYERS
- NO FILLING SHALL TAKE PLACE TO EXPOSE SUBGRADE UNTIL THE AREA HAS BEEN PROOF ROLLED IN THE PRESENCE OF AT & L AND APPROVAL GIVEN IN WRITING THAT FILLING CAN PROCEED.

EXISTING UNDERGROUND SERVICES NOTES

THE LOCATIONS OF UNDERGROUND SERVICES SHOWN IN THIS SET OF DRAWINGS HAVE BEEN PLOTTED FROM SURVEY INFORMATION AND SERVICE AUTHORITY INFORMATION. THE SERVICE INFORMATION HAS BEEN PREPARED ONLY TO SHOW THE APPROXIMATE POSITIONS OF ANY KNOWN SERVICES AND MAY NOT BE AS CONSTRUCTED OR ACCURATE. AT & L CAN NOT GUARANTEE THAT THE SERVICES INFORMATION SHOWN ON THESE DRAWINGS ACCURATELY INDICATES THE PRESENCE OR ABSENCE OF SERVICES OR THEIR LOCATION AND WILL ACCEPT NO LIABILITY FOR INACCURACIES IN THE SERVICES INFORMATION SHOWN FROM ANY CAUSE WHATSOEVER.

CONTRACTORS SHALL TAKE DUE CARE WHEN EXCAVATING ON SITE INCLUDING HAND EXCAVATION WHERE NECESSARY.

CONTRACTORS ARE TO CONTACT THE RELEVANT SERVICE AUTHORITY PRIOR TO COMMENCEMENT OF EXCAVATION WORKS.

CONTRACTORS ARE TO UNDERTAKE A SERVICES SEARCH, PRIOR TO COMMENCEMENT OF WORKS ON SITE. SEARCH RESULTS ARE TO BE KEPT ON SITE AT ALL TIMES.

STORMWATER DRAINAGE NOTES

GENERAL NOTES

- STORMWATER DESIGN CRITERIA:
ANNUAL EXCEEDANCE PROBABILITY:
MINOR STORM: 5% AEP
MAJOR STORM: 1% AEP
- PIPES LESS THAN 300 DIA SHALL BE SEWER GRADE uPVC WITH SOLVENT WELDED JOINTS.
- ENLARGERS, CONNECTIONS AND JUNCTIONS TO BE PREFABRICATED FITTINGS WHERE PIPES ARE LESS THAN DN300.
- ALL INTERNAL WORKS WITHIN PROPERTY BOUNDARIES ARE TO COMPLY WITH THE REQUIREMENTS OF THE CURRENT AS 3600 3.1 AND AS/NZS 3600 3.2.
- ALL STORMWATER DRAINAGE LINES UNDER PROPOSED BUILDING SLABS TO BE uPVC PRESSURE PIPE GRADE 6. ENSURE ALL VERTICALS AND DOWNPIPES ARE uPVC PRESSURE PIPE, GRADE 6 FOR A MIN OF 3.0m IN HEIGHT
- ALL DRAINAGE LINES TO PROVIDE A 3.0m LENGTH OF DN100 SUBSOIL DRAINAGE PIPE WRAPPED IN FABRIC SOCK, ON THE UPSTREAM SIDE OF EACH PIT.
- SUBSOIL DRAIN WRAPPED IN APPROVED FILTER SOCK SHALL BE PROVIDED BENEATH ALL KERBLINES WHERE NO DRAINAGE LINES ARE SHOWN ON THE DRAWINGS AND SHALL DISCHARGE INTO DOWNSTREAM PITS.
- WHERE SUBSOIL DRAINS PASS UNDER FLOOR SLABS AND VEHICULAR PAVEMENTS, UNSLOTTED uPVC SEWER GRADE PIPES ARE TO BE USED.
- CARE IS TO BE TAKEN WITH LEVELS OF STORMWATER LINES. GRADES SHOWN ARE NOT TO BE REDUCED WITHOUT APPROVAL FROM AT&L.
- GRATES AND COVERS SHALL CONFORM TO THE CURRENT AS 3996. CLASS D COVER (MINIMUM) SHALL BE PROVIDED IN TRAFFICKED PAVEMENTS WITH CLASS B (MINIMUM) BEING PROVIDED IN NON-TRAFFICKED AREAS. AT ALL TIMES DURING CONSTRUCTION OF STORMWATER PITS, THE CONTRACTOR SHALL PROVIDE ADEQUATE SAFETY PROCEDURES TO PREVENT THE POSSIBILITY OF PERSONNEL FALLING DOWN PITS.
- ALL EXISTING STORMWATER DRAINAGE LINES AND PITS THAT ARE TO REMAIN ARE TO BE INSPECTED AND CLEANED. DURING THIS PROCESS ANY PART OF THE STORMWATER DRAINAGE SYSTEM THAT WARRANTS REPAIR SHALL BE REPORTED TO THE SUPERINTENDENT/ENGINEER FOR FURTHER DIRECTIONS.
- ALL STORMWATER PITS ARE TO BE CAST IN-SITU IN ACCORDANCE WITH THE STORMWATER DETAILS AND SPECIFICATIONS.
- ALL PITS MUST BE BENCHED AND STREAMLINED TO DIRECT WATER FROM THE INLET PIPE TO THE OUTLET PIPE.

RIGID & SEMI-RIGID PIPE NOTES

- PIPES 300 DIA. AND LARGER TO BE STEEL REINFORCED CONCRETE CLASS 3' APPROVED SPIGOT AND SOCKET WITH RUBBER RING JOINTS. U.N.O. ALL ROAD CROSSINGS TO BE CLASS 4' U.N.O.
- EQUIVALENT STRENGTH FIBRE REINFORCED CONCRETE PIPES MAY BE USED SUBJECT TO APPROVAL BY AT&L OR THE LOCAL GOVERNMENT AUTHORITY.
- REINFORCED CONCRETE PIPES TO COMPLY WITH THE CURRENT AS/NZS 4058.
- FIBRE REINFORCED CONCRETE PIPES TO COMPLY WITH THE CURRENT AS 4139.
- PIPES TO BE INSTALLED WITH TYPE HS3 (ROAD) AND HS2 (LOTS) SUPPORT IN ACCORDANCE WITH THE CURRENT AS/NZS 3725. IN ALL CASES, BACKFILL TRENCH WITH SELECT FILL (MINIMUM CBR 15%) TO 300mm ABOVE PIPE. WHERE PIPE IS UNDER PAVEMENTS BACKFILL REMAINDER OF TRENCH TO UNDERSIDE OF PAVEMENT WITH SAND OR APPROVED GRANULAR MATERIAL COMPACTED IN 150mm LAYERS TO MINIMUM 98% STANDARD MAXIMUM DRY DENSITY IN ACCORDANCE WITH THE CURRENT AS 1289.5.2.1. (OR A DENSITY INDEX OF NOT LESS THAN 75)

FLEXIBLE PIPE NOTES

- FLEXIBLE PIPES TO COMPLY WITH THE CURRENT AS/NZS 2566.1.
- PIPES TO BE INSTALLED IN ACCORDANCE WITH THE CURRENT AS/NZS 2566.2. IN ALL CASES BACKFILL TRENCH WITH SAND TO 300mm ABOVE PIPE. WHERE PIPE IS UNDER PAVEMENTS BACKFILL REMAINDER OF TRENCH TO UNDERSIDE OF PAVEMENT WITH SAND OR APPROVED GRANULAR MATERIAL COMPACTED IN 150mm LAYERS TO MINIMUM 98% STANDARD MAXIMUM DRY DENSITY IN ACCORDANCE WITH THE CURRENT AS 1289.5.2.1. (OR A DENSITY INDEX OF NOT LESS THAN 75)

PRECAST CONCRETE PIT NOTES

- PRECAST PIT MAY BE USED WITH THE APPROVAL OF AT&L THE SUPERINTENDENT AND THE LOCAL GOVERNMENT AUTHORITY AND SHALL BE INSTALLED TO THE MANUFACTURERS RECOMMENDATIONS
- ALL PRE-CAST PITS ARE TO BE STRUCTURALLY CERTIFIED TO MEET RELEVANT REQUIREMENTS OF THE CURRENT AS3600 AND AS3996 (2019). PRE CAST STORMWATER PITS ARE TO BE APPROVED FOR TNSW CONSTRUCTION (R11) AND ARE TO BE DESIGNED AND CUSTOM MADE WITH OPENINGS UP TO A MAXIMUM +50mm OD OF THE STORMWATER PIPES. PITS ARE ALSO TO INCLUDE PENETRATIONS FOR SUBSOIL CONNECTIONS AND DOUBLE STEP IRONS INSTALLED FOR PITS >0.6m DEEP. DEMOLITION SAWS MAY BE USED PROVIDING A NEAT FULL DEPTH CUT IS APPLIED AND ANY ADDITIONAL PENETRATIONS REQUIRED ARE TO BE CORE DRILLED.
- SHOP DRAWINGS ARE TO BE PROVIDED FOR REVIEW AND ACCEPTANCE. IT SHOULD BE NOTED THAT THE CONTRACTOR IS TO ENSURE THAT THE STRUCTURAL COMPONENTS OF THE PITS ARE NOT COMPROMISED AND ONLY THE PIPE KNOCKOUTS ARE TO BE REMOVED FOR THE PIPE PENETRATIONS.
- ALL PRECAST PITS TO BE FOUNDED ON CONCRETE BLINDING LAYER WITH A MINIMUM ALLOWABLE BEARING CAPACITY OF 100kPa UP TO 3.0m DEPTH TO INVERT (MINIMUM 100mm THICK 25MPa OR DEEPER TO ENSURE MINIMUM SPECIFIED BEARING CAPACITY IS ACHIEVED). CONTRACTOR TO ENGAGE GEOTECHNICAL ENGINEER TO PROVIDE WRITTEN CONFIRMATION.
- ALL PRE-CAST PIT PENETRATIONS SHALL BE CUT SO THAT IT IS FLUSH WITH THE INTERNAL WALL.
- ALL PIPE JOINTING, SPARGING, RENDERING, FILLING OF GAPS TO BE FILLED WITH A HIGH STRENGTH NON SHRINK GROUT WITH A MINIMUM

STORMWATER DRAINAGE NOTES (CONTINUED)

- 40MPa COMPRESSIVE STRENGTH AT 28 DAYS. (LANKO DURABED 702 OR SIMILAR).
- SINGLE UNITS PREFERRED BUT IF REQUIRED MINIMUM RISER DEPTH 600mm PIT INSTALLATION AND JOINTING BETWEEN UNITS SHALL BE UNDERTAKEN IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
- ANY DAMAGE TO THE STRUCTURAL INTEGRITY OF THE PRE-CAST PIT WILL BE REPAIRED AND STRUCTURALLY CERTIFIED AT THE CONTRACTORS EXPENSE TO THE SATISFACTION OF THE AT&L, SUPERINTENDENT / LOCAL GOVERNMENT AUTHORITY.

EROSION AND SEDIMENT CONTROL NOTES

GENERAL INSTRUCTIONS

- THE SITE SUPERINTENDENT/ENGINEER WILL ENSURE THAT ALL SOIL AND WATER MANAGEMENT WORKS ARE LOCATED AS DOCUMENTED.
- ALL WORK SHALL BE GENERALLY CARRIED OUT IN ACCORDANCE WITH
 - LOCAL AUTHORITY REQUIREMENT
 - EPA REQUIREMENTS
 - NSW DEPARTMENT OF HOUSING MANUAL "MANAGING URBAN STORMWATER, SOILS AND CONSTRUCTION", 4th EDITION, MARCH 2004.
- MAINTAIN THE EROSION CONTROL DEVICES TO THE SATISFACTION OF THE SUPERINTENDENT AND THE LOCAL AUTHORITY.
- WHEN STORMWATER PITS ARE CONSTRUCTED, PREVENT SITE RUNOFF ENTERING UNLESS SEDIMENT FENCES ARE ERECTED AROUND PITS.
- CONTRACTOR IS TO ENSURE ALL EROSION & SEDIMENT CONTROL DEVICES ARE MAINTAINED IN GOOD WORKING ORDER AND OPERATE EFFECTIVELY. REPAIRS AND OR MAINTENANCE SHALL BE UNDERTAKEN AS REQUIRED, PARTICULARLY FOLLOWING STORM EVENTS.

LAND DISTURBANCE

- WHERE PRACTICAL, THE SOIL EROSION HAZARD ON THE SITE WILL BE KEPT AS LOW AS POSSIBLE. TO THIS END, WORKS SHOULD BE UNDERTAKEN IN THE FOLLOWING SEQUENCE:
 - INSTALL A WIND FENCE ALONG THE BOUNDARIES AS SHOWN ON PLAN. REFER DETAIL.
 - INSTALL A SEDIMENT FENCE ALONG THE BOUNDARIES AS SHOWN ON PLAN. REFER DETAIL.
 - CONSTRUCT STABILISED CONSTRUCTION ENTRANCE TO LOCATION AS DETERMINED BY SUPERINTENDENT/ENGINEER. REFER DETAIL.
 - INSTALL SEDIMENT BASIN AS SHOWN ON PLAN
 - INSTALL SEDIMENT TRAPS AS SHOWN ON PLAN.
 - UNDERTAKE SITE DEVELOPMENT WORKS IN ACCORDANCE WITH THE ENGINEERING PLANS. WHERE POSSIBLE, PHASE DEVELOPMENT SO THAT LAND DISTURBANCE IS CONFINED TO AREAS OF WORKABLE SIZE.

EROSION CONTROL

- DURING WINDY WEATHER, LARGE, UNPROTECTED AREAS WILL BE KEPT MOIST (NOT WET) BY SPRINKLING WITH WATER TO KEEP DUST UNDER CONTROL.
- FINAL SITE LANDSCAPING WILL BE UNDERTAKEN AS SOON AS POSSIBLE AND WITHIN 20 WORKING DAYS FROM COMPLETION OF CONSTRUCTION ACTIVITIES.

SEDIMENT CONTROL

- STOCKPILES WILL NOT BE LOCATED WITHIN 2 METRES OF HAZARD AREAS, INCLUDING LIKELY AREAS OF CONCENTRATED OR HIGH VELOCITY FLOWS SUCH AS WATERWAYS. WHERE THEY ARE BETWEEN 2 AND 5 METRES FROM SUCH AREAS, SPECIAL SEDIMENT CONTROL MEASURES SHOULD BE TAKEN TO MINIMISE POSSIBLE POLLUTION TO DOWNSLOPE WATERS, E.G. THROUGH INSTALLATION OF SEDIMENT FENCING.
- ANY SAND USED IN THE CONCRETE CURING PROCESS (SPREAD OVER THE SURFACE) WILL BE REMOVED AS SOON AS POSSIBLE AND WITHIN 10 WORKING DAYS FROM PLACEMENT.
- WATER WILL BE PREVENTED FROM ENTERING THE PERMANENT DRAINAGE SYSTEM UNLESS IT IS RELATIVELY SEDIMENT FREE, I.E. THE CATCHMENT AREA HAS BEEN PERMANENTLY LANDSCAPED AND/OR ANY LIKELY SEDIMENT HAS BEEN FILTERED THROUGH AN APPROVED STRUCTURE.
- TEMPORARY SOIL AND WATER MANAGEMENT STRUCTURES WILL BE REMOVED ONLY AFTER THE LANDS THEY ARE PROTECTING ARE REHABILITATED.

OTHER MATTERS

- ACCEPTABLE RECEPTORS WILL BE PROVIDED FOR CONCRETE AND MORTAR SLURRIES, PAINTS, ACID WASHINGS, LIGHT-WEIGHT WASTE MATERIALS AND LITTER.
- ANY EXISTING TREES WHICH FORM PART OF THE FINAL LANDSCAPING PLAN WILL BE PROTECTED FROM CONSTRUCTION ACTIVITIES BY:
 - PROTECTING THEM WITH BARRIER FENCING OR SIMILAR MATERIALS INSTALLED OUTSIDE THE DRIP LINE
 - ENSURING THAT NOTHING IS NAILED TO THEM
 - PROHIBITING PAVING, GRADING, SEDIMENT WASH OR PLACING OF STOCKPILES WITHIN THE DRIP LINE EXCEPT UNDER THE FOLLOWING CONDITIONS.
 - ENCROACHMENT ONLY OCCURS ON ONE SIDE AND NO CLOSER TO THE TRUNK THAN EITHER 1.5 METRES OR HALF THE DISTANCE BETWEEN THE OUTER EDGE OF THE DRIP LINE AND THE TRUNK, WHICH EVER IS THE GREATER
 - A DRAINAGE SYSTEM THAT ALLOWS AIR AND WATER TO CIRCULATE THROUGH THE ROOT ZONE (E.G. A GRAVEL BED) IS PLACED UNDER ALL FILL LAYERS OF MORE THAN 300 MILLIMETRES DEPTH
 - CARE IS TAKEN NOT TO CUT ROOTS UNNECESSARILY NOR TO COMPACT THE SOIL AROUND THEM.

LEGEND

EXISTING

EXISTING BOUNDARY
 EXISTING CONTOUR

PROPOSED

PROPOSED CONTOUR (MINOR)
 PROPOSED CONTOUR (MAJOR)

KERB AND GUTTER. REFER PCC STD DWG SD10031 FOR DETAILS.
 KERB ONLY WITH THICKENED EDGE

BROKEN CONCRETE KERB

VEHICULAR CROSSING. REFER PCC STD DWG SD1004 FOR DETAILS.

PAVEMENT SAWCUT.

GRATED DRAIN

STORMWATER PIT & LINE

STORMWATER KERB INLET PIT REFER PCC STD DWG SD2001 FOR DETAILS

STORMWATER SURFACE INLET PIT

STORMWATER PIT NUMBER

EXISTING TREE TO BE REMOVED, REFER TO ARBORIST REPORT FOR DETAILS

PROPOSED SURFACE LEVEL

PROPOSED SUBSOIL PIPE, FLUSHING POINT AND INTERMEDIATE RISER.

SERVICES LEGEND

EXISTING SERVICES

	EXISTING STORMWATER
	EXISTING NBN
	EXISTING ELECTRICAL OVERHEAD
	EXISTING GAS
	EXISTING WATER
	EXISTING SEWER
	EXISTING OPTUS
	EXISTING TELECOMMUNICATIONS
	EXISTING SEWER INSPECTION PIT
	EXISTING TELECOMMUNICATIONS PIT
	EXISTING SEWER MANHOLE
	EXISTING WATER HYDRANT
	EXISTING WATER STOP VALVE
	EXISTING WATER HYDRANT
	EXISTING SEWER VENT



CONTRACTOR SHALL OBTAIN ALL CURRENT SERVICE AUTHORITY PLANS PRIOR TO COMMENCEMENT OF WORK

Issue	Description	Date
C	ISSUED FOR DA APPROVAL	17-04-24
B	ISSUED FOR DA APPROVAL	10-10-23
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Project
MEDICAL CONSULTING ROOMS DEVELOPMENT
45 ORTH STREET, KINGSWOOD

Title
GENERAL NOTES

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Status
FOR APPROVAL
NOT TO BE USED FOR CONSTRUCTION

Project - Drawing No.
23-1111-DAC001

Issue
C

C

LEGEND

- EXISTING BOUNDARY
-  EXISTING TREE TO BE REMOVED. REFER TO ARBORIST REPORT FOR DETAILS
- EXISTING UTILITIES**
- SW --- EXISTING STORMWATER
- NBN --- EXISTING NBN
- A --- EXISTING ELECTRICAL OVERHEAD
- G --- EXISTING GAS
- W --- EXISTING WATER
- S --- EXISTING SEWER
- OP --- EXISTING OPTUS
- T --- EXISTING TELECOMMUNICATIONS
-  EXISTING SEWER INSPECTION PIT
-  EXISTING TELECOMMUNICATIONS PIT
-  EXISTING SEWER MANHOLE
-  EXISTING WATER HYDRANT
-  EXISTING WATER STOP VALVE
-  EXISTING WATER HYDRANT
-  EXISTING SEWER VENT

EXISTING UNDERGROUND SERVICES NOTES

THE LOCATIONS OF UNDERGROUND SERVICES SHOWN IN THIS SET OF DRAWINGS HAVE BEEN PLOTTED FROM SURVEY INFORMATION AND SERVICE AUTHORITY INFORMATION. THE SERVICE INFORMATION HAS BEEN PREPARED ONLY TO SHOW THE APPROXIMATE POSITIONS OF ANY KNOWN SERVICES AND MAY NOT BE AS CONSTRUCTED OR ACCURATE. AT & L CAN NOT GUARANTEE THAT THE SERVICES INFORMATION SHOWN ON THESE DRAWINGS ACCURATELY INDICATES THE PRESENCE OR ABSENCE OF SERVICES OR THEIR LOCATION AND WILL ACCEPT NO LIABILITY FOR INACCURACIES IN THE SERVICES INFORMATION SHOWN FROM ANY CAUSE WHATSOEVER.

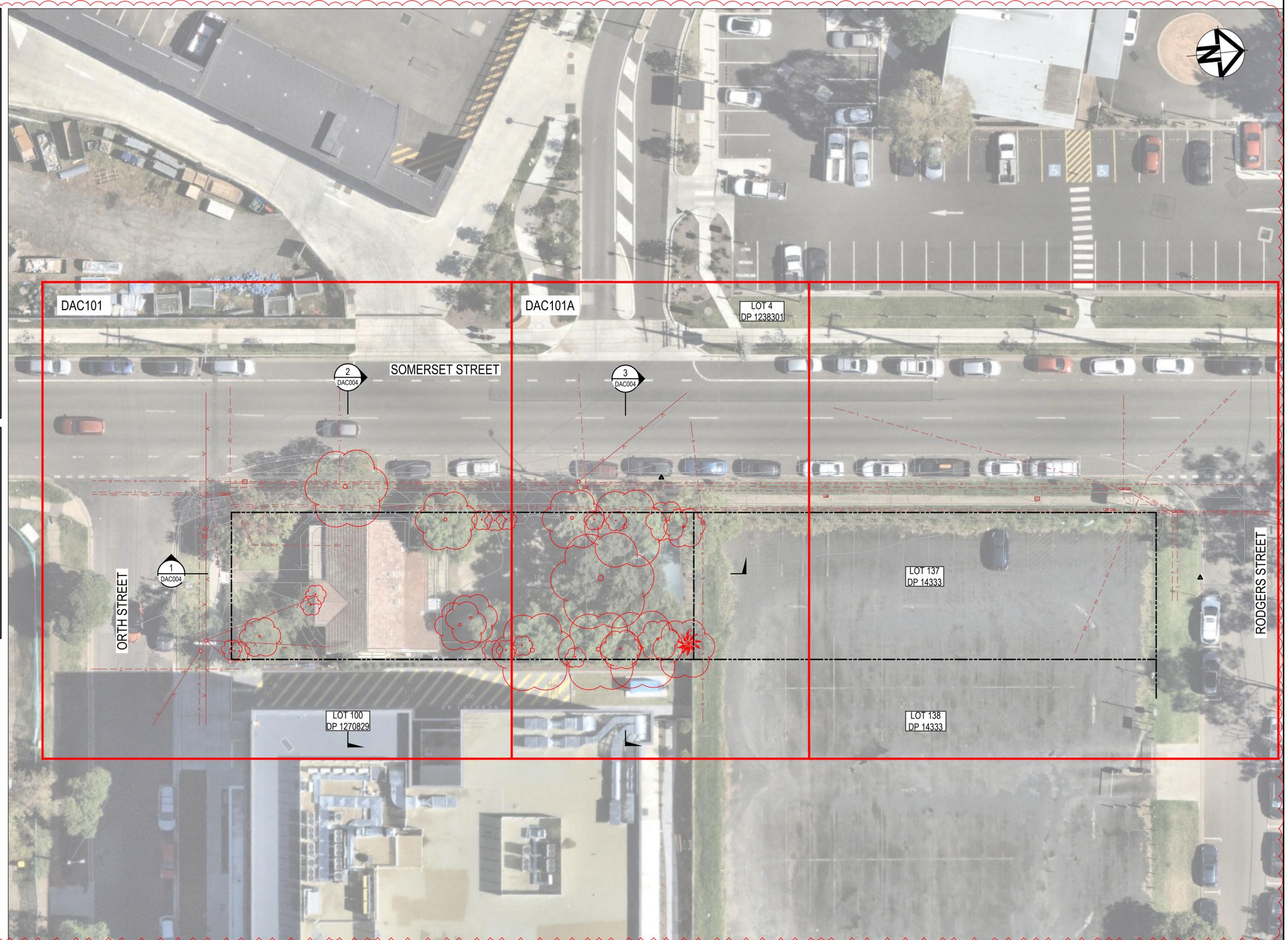
CONTRACTORS SHALL TAKE DUE CARE WHEN EXCAVATING ONSITE INCLUDING HAND EXCAVATION WHERE NECESSARY.

CONTRACTORS ARE TO CONTACT THE RELEVANT SERVICE AUTHORITY PRIOR TO COMMENCEMENT OF EXCAVATION WORKS.

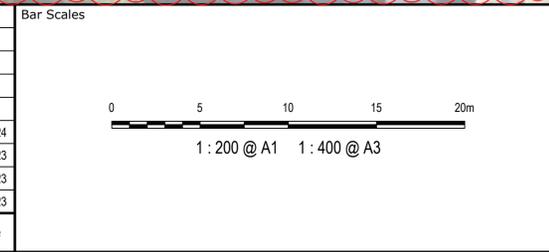
CONTRACTORS ARE TO UNDERTAKE A SERVICES SEARCH, PRIOR TO COMMENCEMENT OF WORKS ON SITE. SEARCH RESULTS ARE TO BE KEPT ON SITE AT ALL TIMES.



CONTRACTOR SHALL OBTAIN ALL CURRENT SERVICE AUTHORITY PLANS PRIOR TO COMMENCEMENT OF WORK



Issue	Description	Date
C	ISSUED FOR DA APPROVAL	17-04-24
B	ISSUED FOR DA APPROVAL	10-10-23
A	ISSUED FOR DA APPROVAL	26-09-23
P1	ISSUED FOR INFORMATION	09-06-23



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Client
AXIS TRUST

Scale	1:200	Drawn	JCA
Grid	MGA2020	Designed	JCA
Height Datum	AHD	Checked	JC
		Approved	JC

Project
**MEDICAL CONSULTING ROOMS DEVELOPMENT
45 ORTH STREET, KINGSWOOD**

Title
EXISTING SITE PLAN

Civil Engineers and Project Managers

at&l

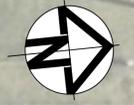
Level 7, 153 Walker Street
North Sydney
NSW 2060
P 02 9439 1777
E info@at.net.au
www.at.net.au
ABN 96 130 882 405

Status	FOR APPROVAL NOT TO BE USED FOR CONSTRUCTION	A1
Project - Drawing No.	23-1111-DAC002	Issue
		C

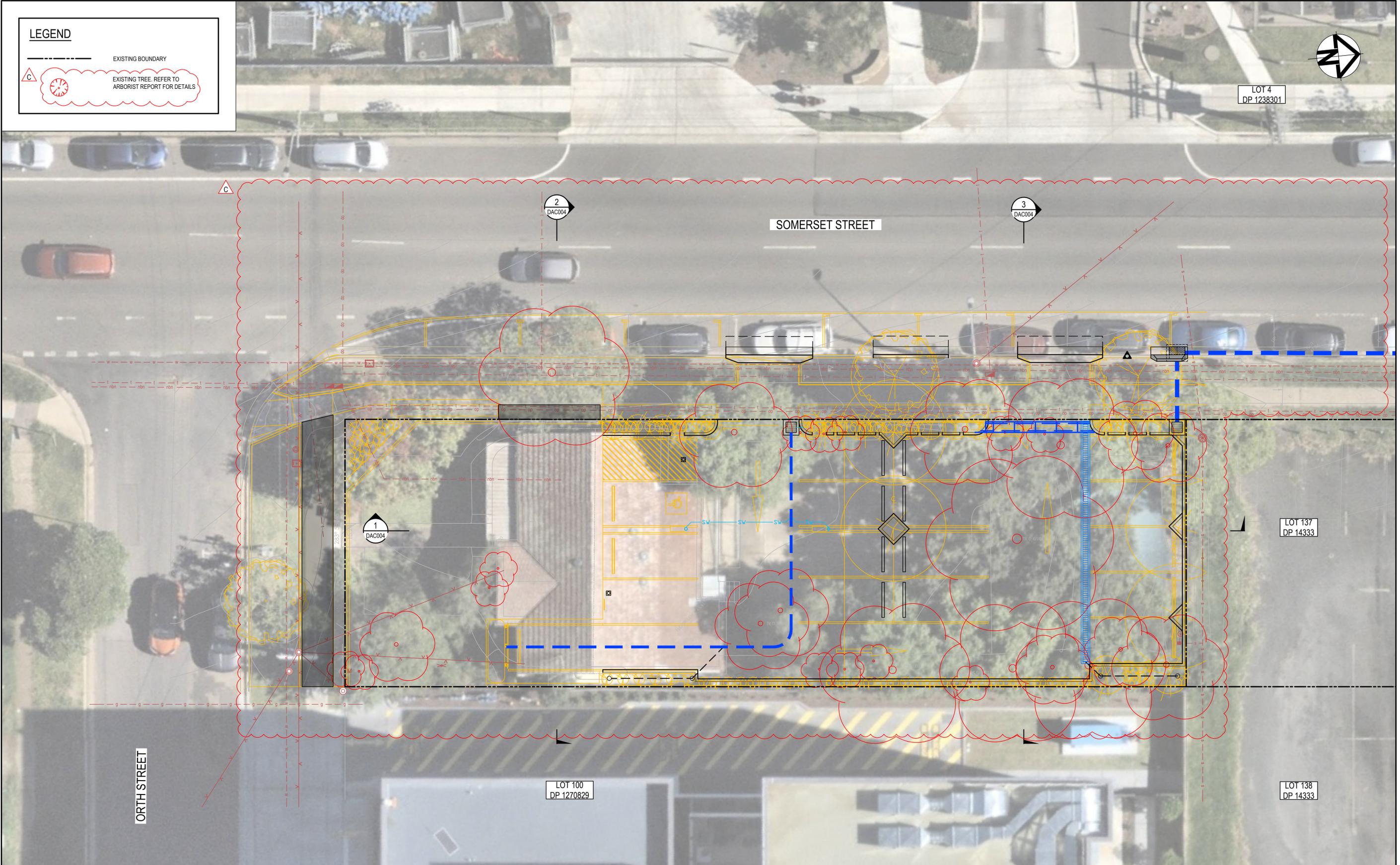
LEGEND

--- EXISTING BOUNDARY

△ EXISTING TREE. REFER TO ARBORIST REPORT FOR DETAILS



LOT 4
DP 1238301



Issue	Description	Date
C	ISSUED FOR DA APPROVAL	17-04-24
B	ISSUED FOR DA APPROVAL	10-10-23
A	ISSUED FOR DA APPROVAL	26-09-23
P1	ISSUED FOR INFORMATION	09-06-23

Bar Scales

1 : 100 @ A1 1 : 200 @ A3

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Client
AXIS TRUST

Scales	1:100	Drawn	JCA
		Designed	JCA
Grid	MGA2020	Checked	JC
Height Datum	AHD	Approved	JC

Project
MEDICAL CONSULTING ROOMS DEVELOPMENT
45 ORTH STREET, KINGSWOOD

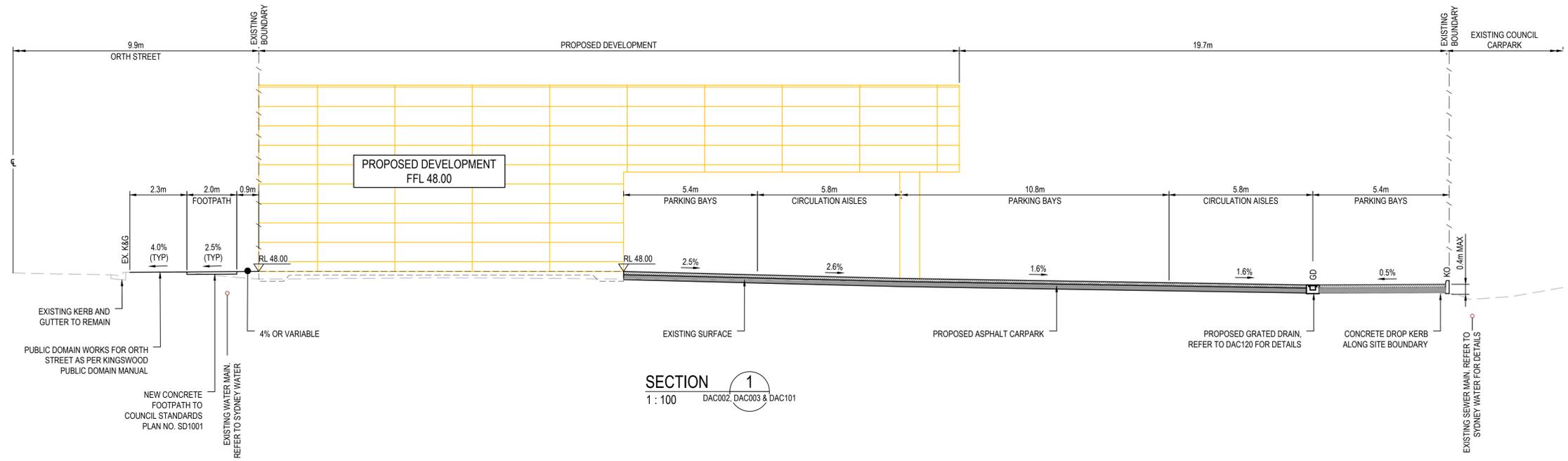
Title
GENERAL ARRANGEMENT PLAN

Civil Engineers and Project Managers

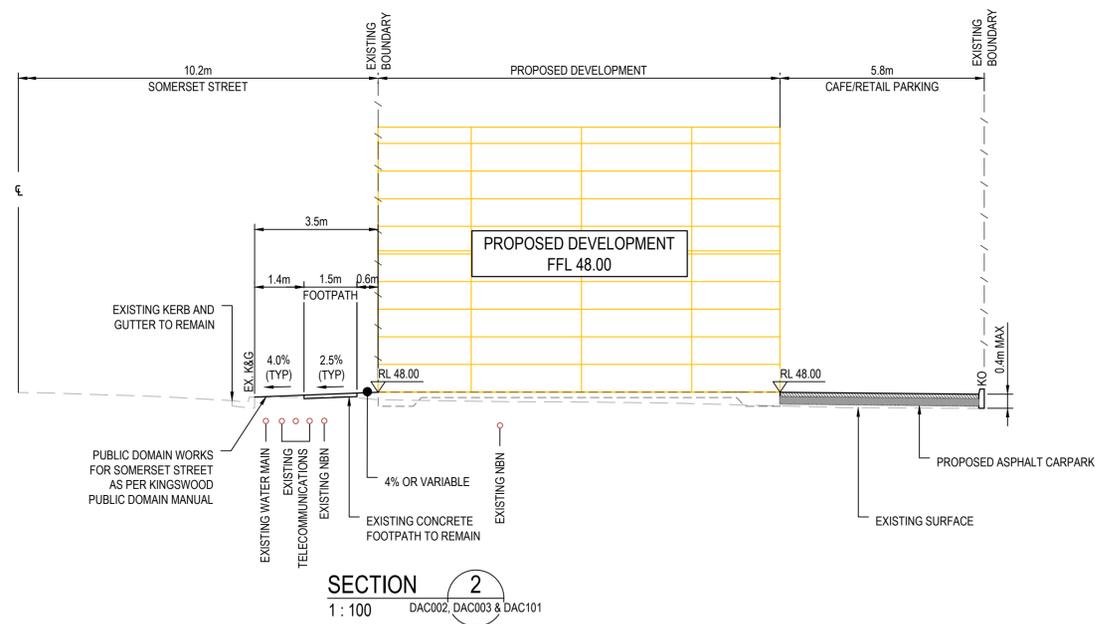
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www.atl.net.au
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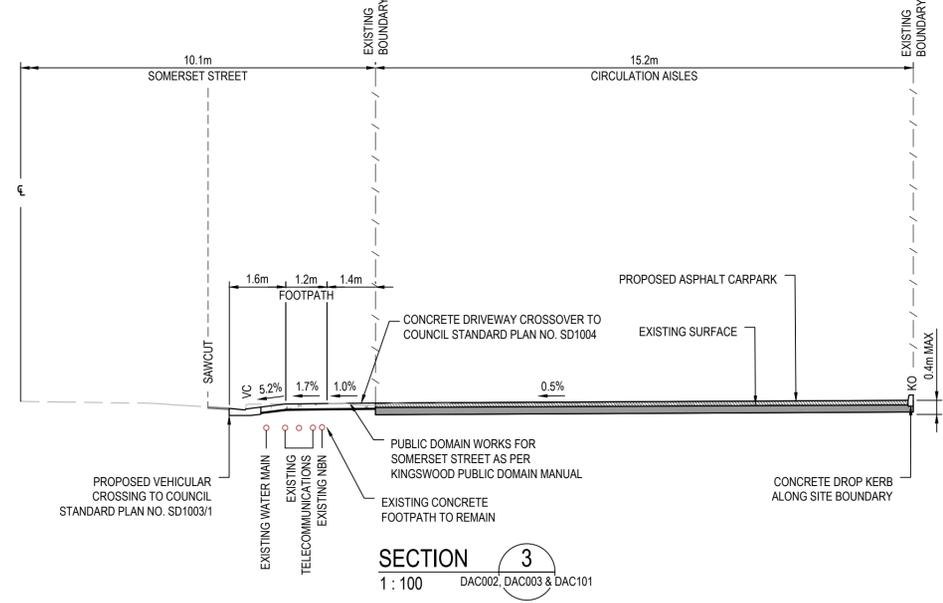
Status	FOR APPROVAL NOT TO BE USED FOR CONSTRUCTION	A1
Project - Drawing No.	23-1111-DAC003	Issue
		C



SECTION 1
1 : 100 DAC002, DAC003 & DAC101



SECTION 2
1 : 100 DAC002, DAC003 & DAC101

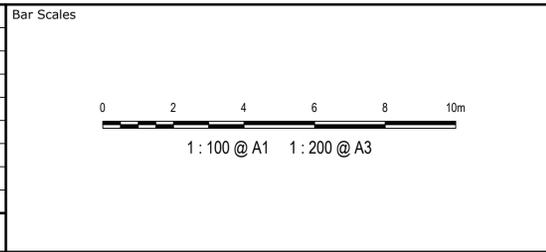


SECTION 3
1 : 100 DAC002, DAC003 & DAC101

NOTE:

1. PROPOSED COUNCIL VERGE WORKS TO BE IN ACCORDANCE WITH PENRITH CITY COUNCIL. REFER TO KINGSWOOD PUBLIC DOMAIN MANUAL (POLICY NO. PM 001)
2. THE SERVICES SHOWN ON PLAN ARE BASED ON BYDA INFORMATION AND DIAGRAMMATIC. SERVICES MAY NOT BE AS CONSTRUCTED OR ACCURATE.

Issue	Description	Date
C	ISSUED FOR DA APPROVAL	17-04-24
B	ISSUED FOR DA APPROVAL	10-10-23
A	ISSUED FOR DA APPROVAL	26-09-23
P1	ISSUED FOR INFORMATION	09-06-23



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Scales	1:100	Drawn	JCA
Grid	MGA2020	Designed	JCA
Height Datum	AHD	Checked	JC
		Approved	JC

Project
MEDICAL CONSULTING ROOMS DEVELOPMENT
45 ORTH STREET, KINGSWOOD

Title
SITE SECTIONS PLAN

Civil Engineers and Project Managers
Level 7, 153 Walker Street
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www.at.net.au
ABN 96 130 882 405

at&l

Status
FOR APPROVAL
NOT TO BE USED FOR CONSTRUCTION

Project - Drawing No.
23-1111-DAC004

Issue
C

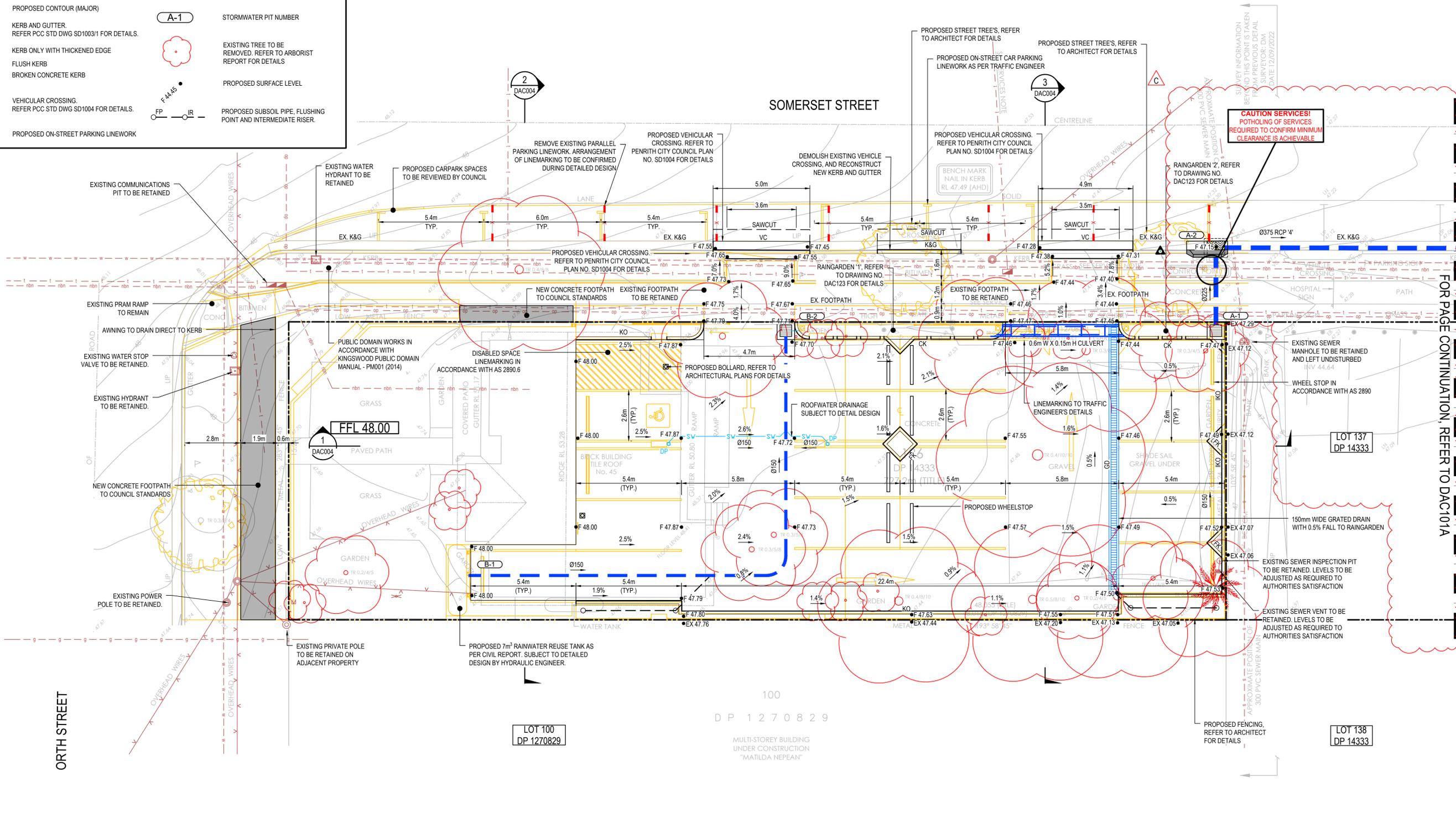
LEGEND - SITEWORKS

EXISTING		SAWCUT	
	EXISTING BOUNDARY		PAVEMENT SAWCUT.
	EXISTING CONTOUR		GRATED DRAIN
	EXISTING LINEMARKING TO BE REMOVED		STORMWATER PIT & LINE
PROPOSED			STORMWATER KERB INLET PIT REFER PCC STD DWG SD2001 FOR DETAILS
	PROPOSED CONTOUR (MINOR)		STORMWATER SURFACE INLET PIT
	PROPOSED CONTOUR (MAJOR)		STORMWATER PIT NUMBER
	K&G KERB AND GUTTER. REFER PCC STD DWG SD1003/1 FOR DETAILS.		EXISTING TREE TO BE REMOVED. REFER TO ARBORIST REPORT FOR DETAILS
	K&G KERB ONLY WITH THICKENED EDGE		PROPOSED SURFACE LEVEL
	FLUSH KERB		PROPOSED SUBSOIL PIPE, FLUSHING POINT AND INTERMEDIATE RISER.
	BROKEN CONCRETE KERB		
	VEHICULAR CROSSING. REFER PCC STD DWG SD1004 FOR DETAILS.		
	PROPOSED ON-STREET PARKING LINWORK		

NOTE:
ROOFWATER DRAINAGE SYSTEM SUBJECT TO DETAILED DESIGN BY HYDRAULIC ENGINEER

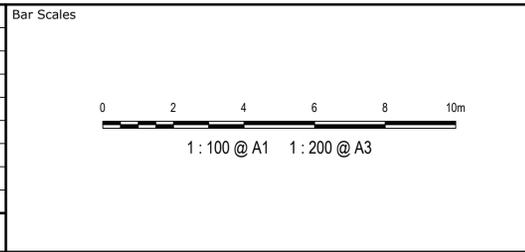


LOT 4
DP 1238301



FOR PAGE CONTINUATION, REFER TO DAC101A

Issue	Description	Date
C	ISSUED FOR DA APPROVAL	17-04-24
B	ISSUED FOR DA APPROVAL	10-10-23
A	ISSUED FOR DA APPROVAL	26-09-23
P1	ISSUED FOR INFORMATION	09-06-23



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Grid	MGA2020	Designed	JCA
Height Datum	AHD	Checked	JC
		Approved	JC

Project
MEDICAL CONSULTING ROOMS DEVELOPMENT
45 ORTH STREET, KINGSWOOD

Title
SITWORKS AND STORMWATER DRAINAGE PLAN SHEET 1

Civil Engineers and Project Managers

at&l

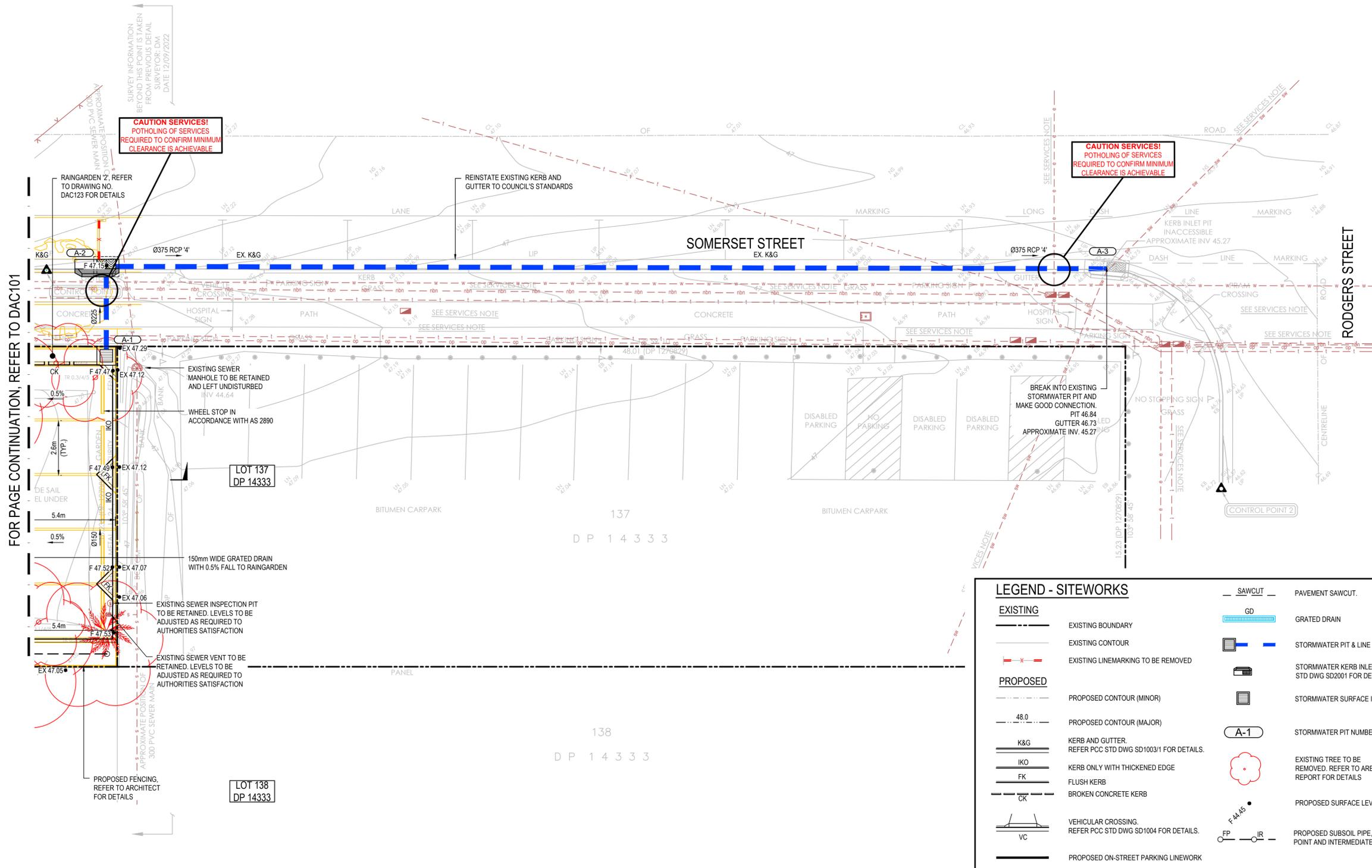
Level 7, 153 Walker Street
North Sydney
NSW 2060
P 02 9439 1777
E info@at.net.au
www.at.net.au
ABN 96 130 882 405

Status	FOR APPROVAL NOT TO BE USED FOR CONSTRUCTION	A1
Project - Drawing No.	23-1111-DAC101	Issue
		C

C



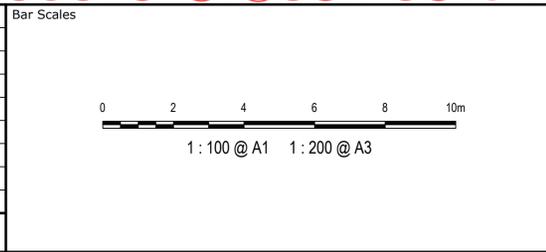
LOT 4
DP 1238301



FOR PAGE CONTINUATION, REFER TO DAC101

LEGEND - SITEWORKS	
EXISTING	— SAWCUT — PAVEMENT SAWCUT.
— — — — —	GD GRATED DRAIN
— — — — —	— — — — — EXISTING BOUNDARY
— — — — —	— — — — — EXISTING CONTOUR
— — — — —	— — — — — EXISTING LINEMARKING TO BE REMOVED
PROPOSED	— — — — — PROPOSED CONTOUR (MINOR)
— — — — —	— — — — — PROPOSED CONTOUR (MAJOR)
K&G	KERB AND GUTTER. REFER PCC STD DWG SD1003/1 FOR DETAILS.
IKO	KERB ONLY WITH THICKENED EDGE
FK	FLUSH KERB
CK	BROKEN CONCRETE KERB
VC	VEHICULAR CROSSING. REFER PCC STD DWG SD1004 FOR DETAILS.
— — — — —	PROPOSED ON-STREET PARKING LINEWORK
— — — — —	— — — — — STORMWATER PIT & LINE
— — — — —	— — — — — STORMWATER KERB INLET PIT REFER PCC STD DWG SD2001 FOR DETAILS
— — — — —	— — — — — STORMWATER SURFACE INLET PIT
A-1	STORMWATER PIT NUMBER
— — — — —	— — — — — EXISTING TREE TO BE REMOVED. REFER TO ARBORIST REPORT FOR DETAILS
F 44.45	PROPOSED SURFACE LEVEL
FP — — — — —	PROPOSED SUBSOIL PIPE. FLUSHING POINT AND INTERMEDIATE RISER.

Issue	Description	Date
C	ISSUED FOR DA APPROVAL	17-04-24
B	ISSUED FOR DA APPROVAL	10-10-23
A	ISSUED FOR DA APPROVAL	26-09-23
P1	ISSUED FOR INFORMATION	09-06-23



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Client
AXIS TRUST

Drawn	JCA
Designed	JCA
Checked	JC
Approved	JC

Project
MEDICAL CONSULTING ROOMS DEVELOPMENT
45 ORTH STREET, KINGSWOOD

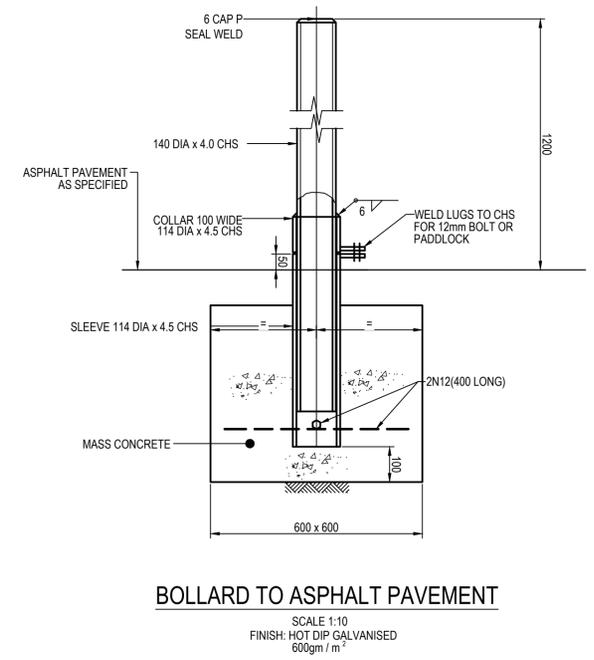
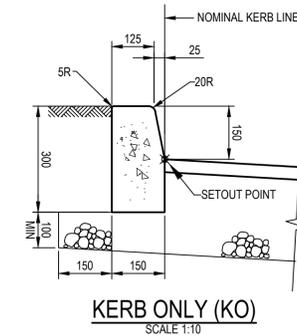
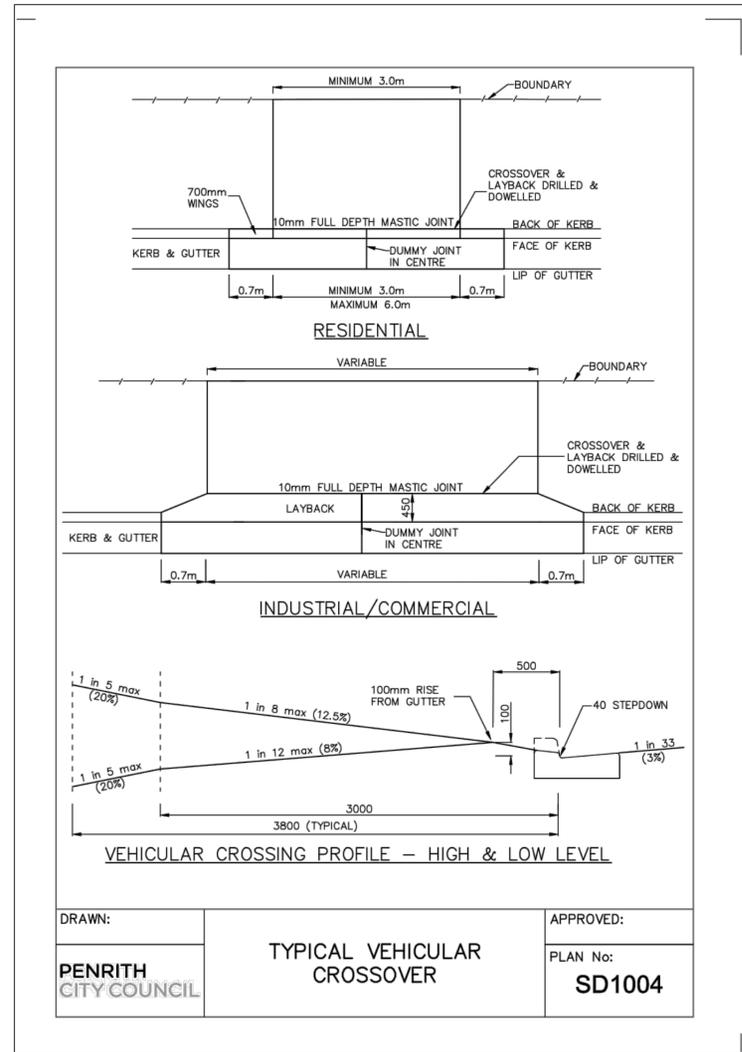
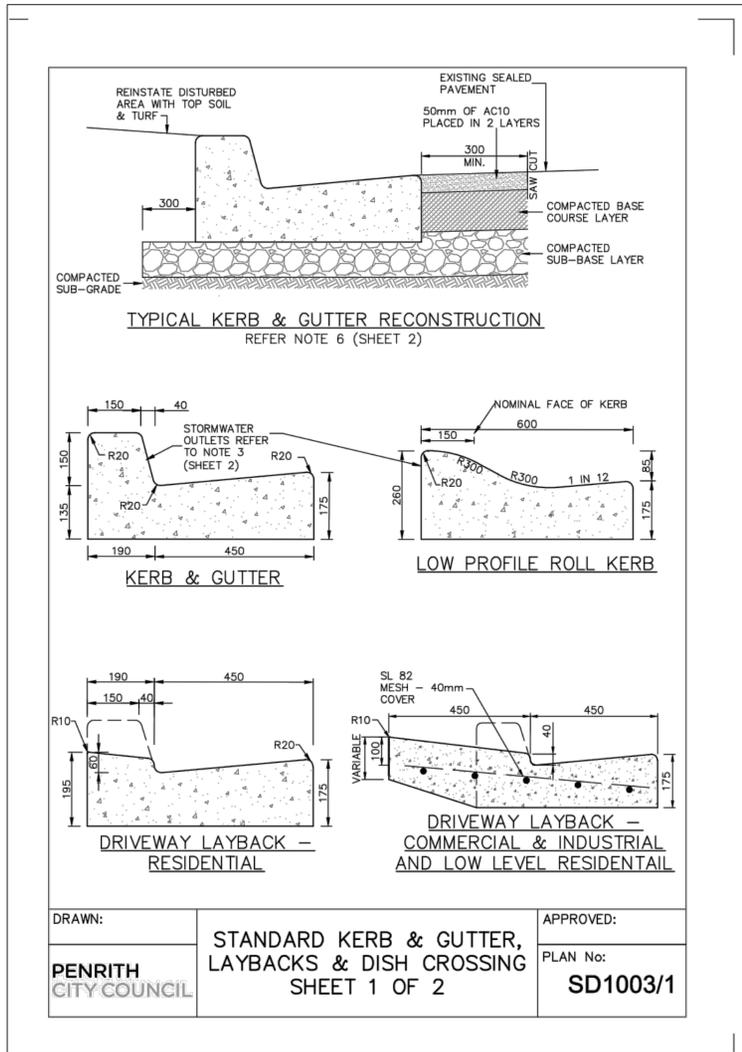
Title
SITWORKS AND STORMWATER DRAINAGE PLAN SHEET 2

Civil Engineers and Project Managers

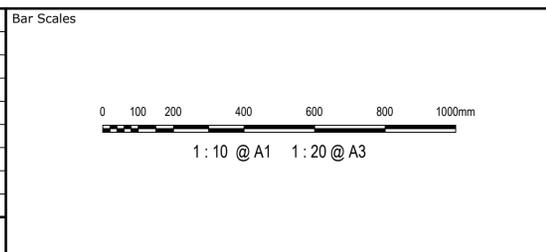
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www.at.net.au
ABN 96 130 882 405

Status	FOR APPROVAL	A1
Project - Drawing No.	NOT TO BE USED FOR CONSTRUCTION	Issue
	23-1111-DAC101A	C



Issue	Description	Date
C	ISSUED FOR DA APPROVAL	17-04-24
B	ISSUED FOR DA APPROVAL	10-10-23
A	ISSUED FOR DA APPROVAL	26-09-23
P1	ISSUED FOR INFORMATION	09-06-23



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Client
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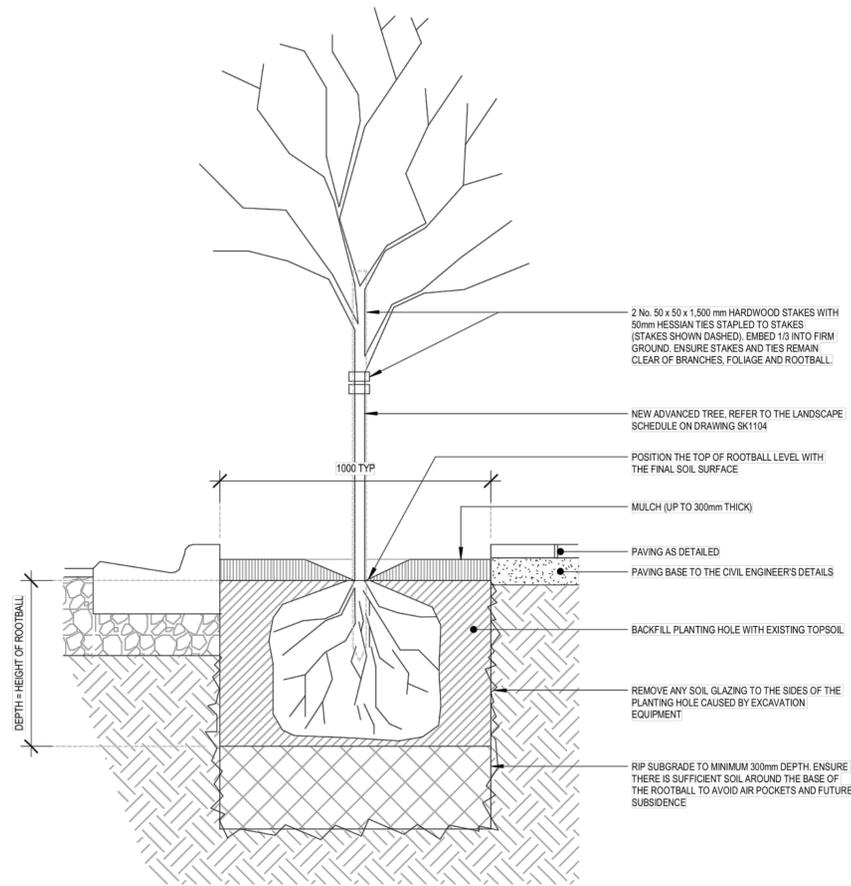
AS SHOWN	Drawn	JCA
	Designed	JCA
Grid MGA2020	Checked	JC
Height Datum AHD	Approved	JC

Project
MEDICAL CONSULTING ROOMS DEVELOPMENT
45 ORTH STREET, KINGSWOOD

Title
TYPICAL DETAILS SHEET 1

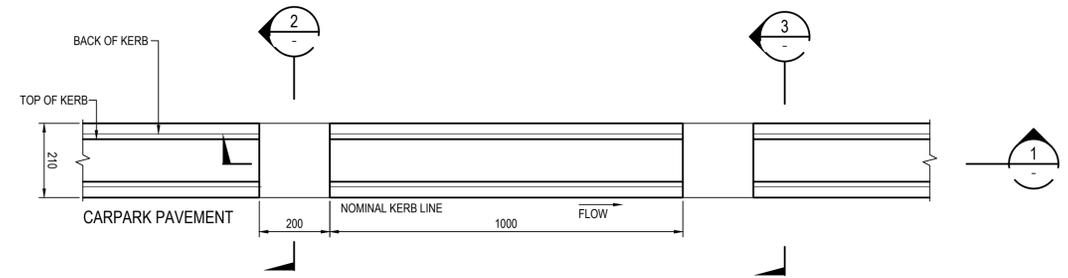
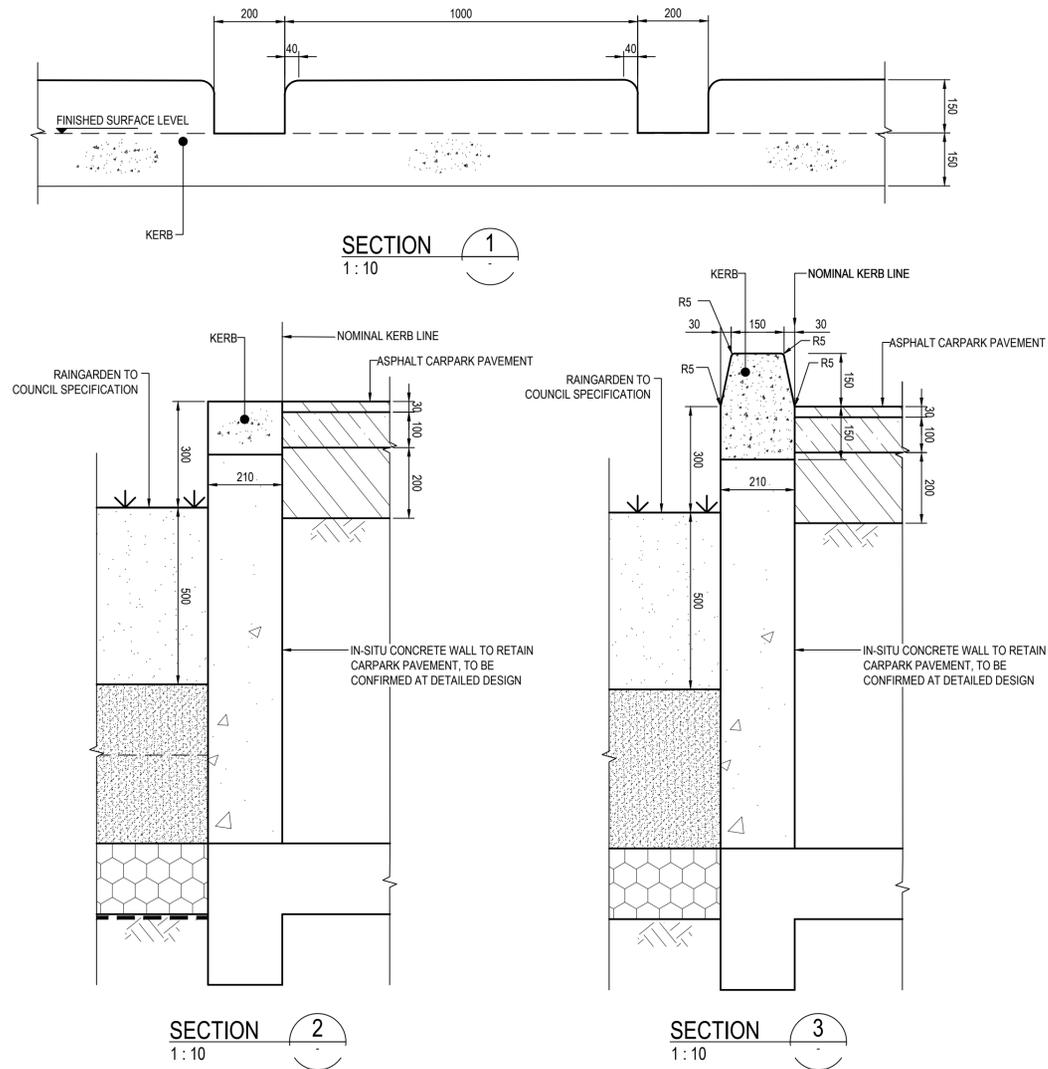
Civil Engineers and Project Managers
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North Sydney
NSW 2060
P 02 9439 1777
E info@at.net.au
www.at.net.au
ABN 96 130 882 405

Status	FOR APPROVAL NOT TO BE USED FOR CONSTRUCTION	A1
Project - Drawing No.	23-1111-DAC102	Issue
		C



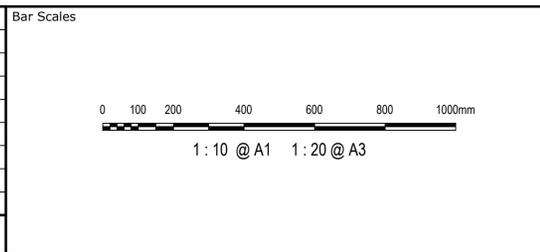
TYPICAL TREE PLANTING DETAIL
SCALE NTS

REFER TO SK1105 FOR BELL ARCHITECTURE PLANS DATED 10.04.2024 FOR DETAILS



SLOTTED CONCRETE KERB PLAN VIEW
SCALE 1 : 10

Issue	Description	Date
C	ISSUED FOR DA APPROVAL	17-04-24
B	ISSUED FOR DA APPROVAL	10-10-23
A	ISSUED FOR DA APPROVAL	26-09-23
P1	ISSUED FOR INFORMATION	09-06-23



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Scales	Drawn	JCA
AS SHOWN	Designed	JCA
Grid MGA2020	Checked	JC
Height Datum AHD	Approved	JC

Project
MEDICAL CONSULTING ROOMS DEVELOPMENT
45 ORTH STREET, KINGSWOOD

Title
TYPICAL DETAILS SHEET 2

Civil Engineers and Project Managers
at&l
Level 7, 153 Walker Street
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www.at.net.au
ABN 96 130 882 405

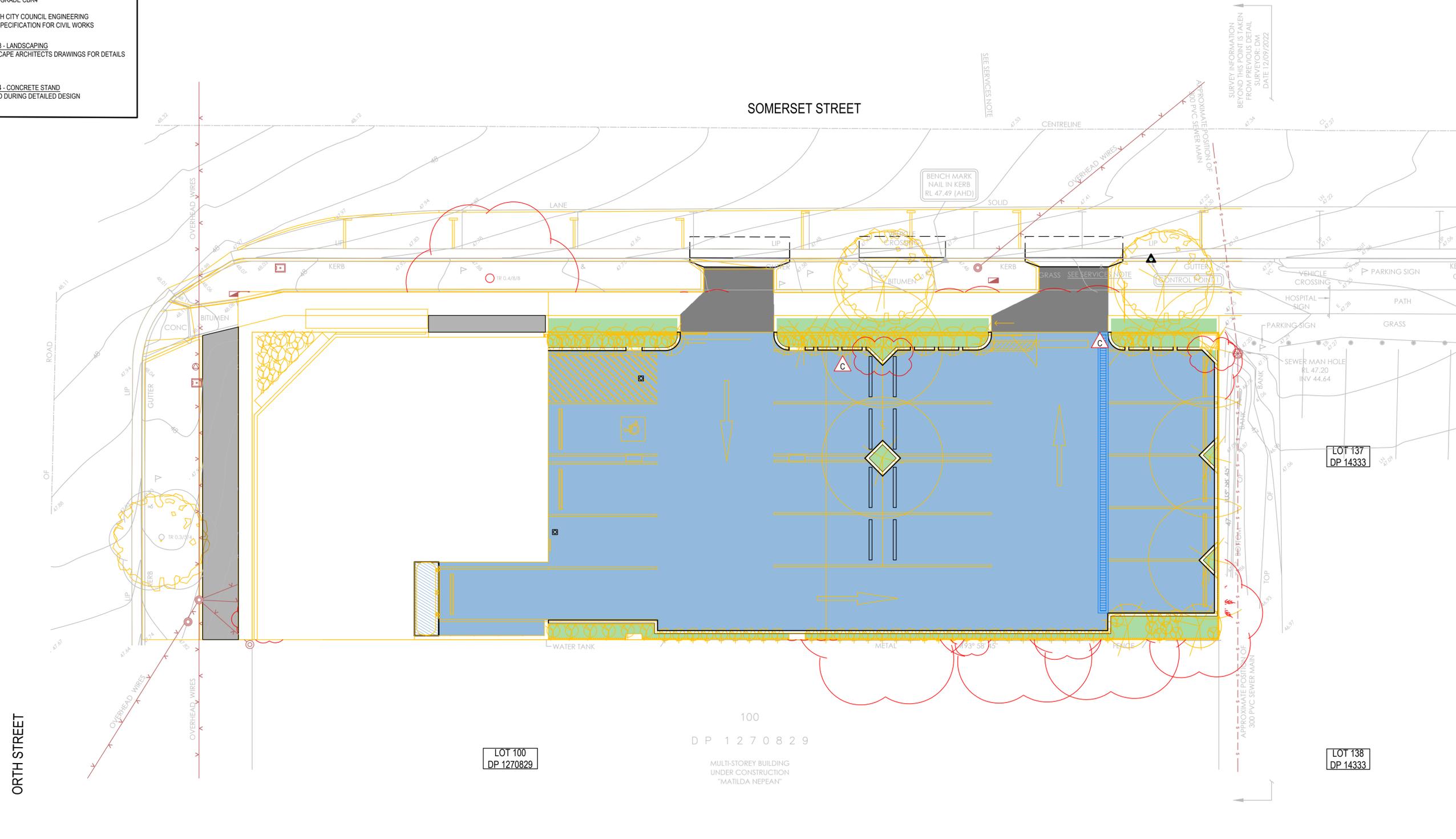
Status FOR APPROVAL NOT TO BE USED FOR CONSTRUCTION	A1
Project - Drawing No. 23-1111-DAC103	Issue C

PAVEMENT LEGEND

- PAVEMENT TYPE 1 - ASPHALT HARDSTAND
30mm AC7 ON
100mm BASECOURSE ON
200mm SUB BASE ON
COMPACTED SUBGRADE (CBR min 3%)
- PAVEMENT TYPE 2 - DRIVEWAY
150mm THICK 32 MPa CONCRETE HEAVY DUTY CROSSOVER
WITH SL82 STEEL MESH WITH 50mm COVER (TOP) ON
30mm COMPACTED GRANULAR MATERIAL ON
COMPACTED SUB GRADE CBR4
- PAVEMENT TYPE 3 - LANDSCAPING
REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR DETAILS
- PAVEMENT TYPE 4 - CONCRETE STAND
TO BE CONFIRMED DURING DETAILED DESIGN



LOT 4
DP 1238301



LOT 100
DP 1270829

100
D P 1 2 7 0 8 2 9

MULTI-STOREY BUILDING
UNDER CONSTRUCTION
"MATILDA NEPEAN"

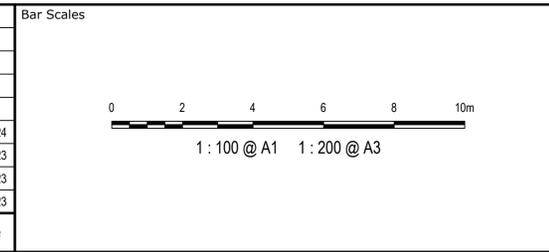
LOT 137
DP 14333

LOT 138
DP 14333

ORTH STREET

SOMERSET STREET

Issue	Description	Date
C	ISSUED FOR DA APPROVAL	17-04-24
B	ISSUED FOR DA APPROVAL	10-10-23
A	ISSUED FOR DA APPROVAL	26-09-23
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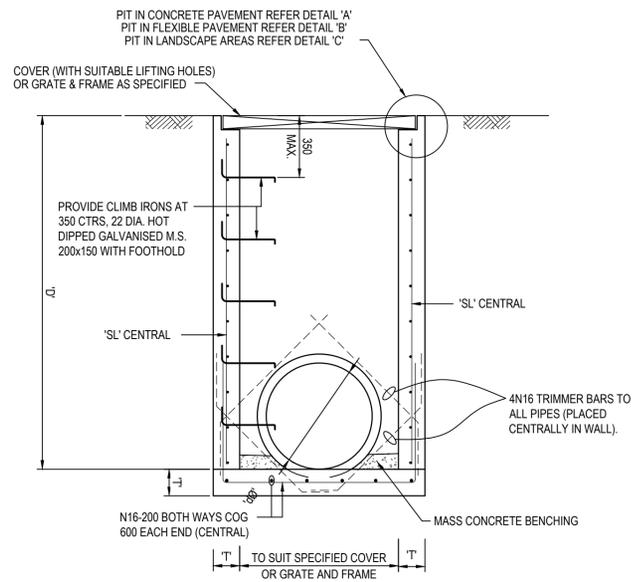
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Grid	MGA2020	Designed	JCA
Height Datum	AHD	Checked	JC
		Approved	JC

Project
**MEDICAL CONSULTING ROOMS DEVELOPMENT
45 ORTH STREET, KINGSWOOD**

Title
PAVEMENT PLAN

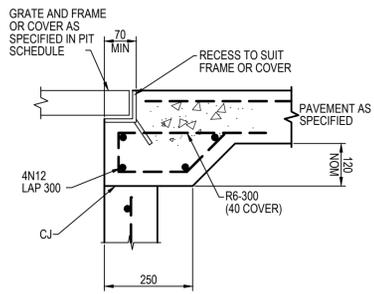
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at&l
Level 7, 153 Walker Street
North Sydney
NSW 2060
P 02 9439 1777
E info@at.net.au
www.at.net.au
ABN 96 130 882 405

Status	FOR APPROVAL NOT TO BE USED FOR CONSTRUCTION	A1
Project - Drawing No.	23-1111-DAC110	Issue
		C

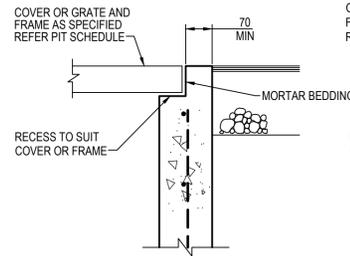


PIT TYPE 'A' DETAIL SURFACE INLET PIT FOR PIPES UP TO 525Ø
SCALE: 1:20

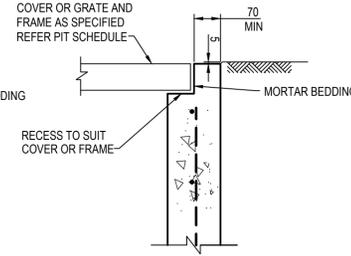
PIPE DIA. 'Ø'	WIDTH 'W'	DEPTH 'D'	WALL 'T'	FABRIC/COV 'SL'
375	650	800	150	SL72
	650	1200	150	SL72
	650	1600	150	SL72
	650	2000	150	SL72
	650	2400	150	SL72
450	650	800	150	SL72
	650	1200	150	SL72
	650	1600	150	SL72
	650	2000	150	SL72
	650	2400	150	SL72
525	650	800	150	SL72
	650	1200	150	SL72
	650	1600	150	SL72
	650	2000	150	SL72
	650	2400	150	SL72



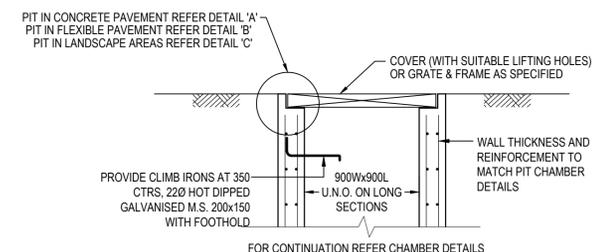
DETAIL "A"
SCALE 1:10



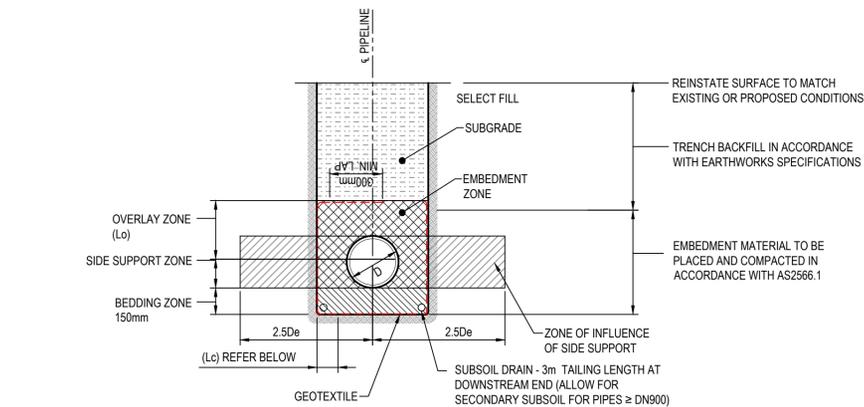
DETAIL "B"
SCALE 1:10



DETAIL "C"
SCALE 1:10

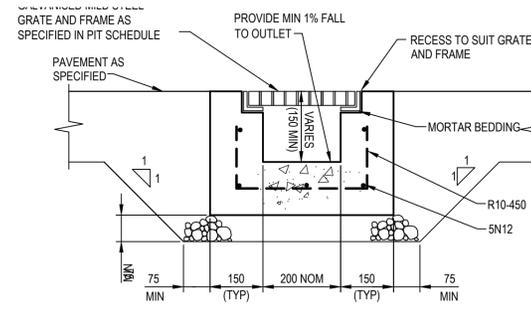


STANDARD SURFACE INLET OR SEALED JUNCTION PIT
SCALE: 1:20

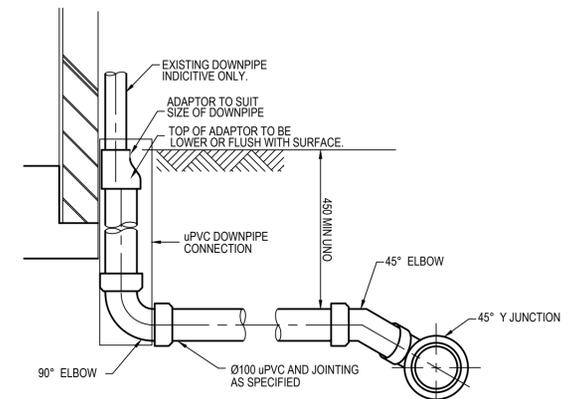


TRENCH DETAIL FLEXIBLE PIPE
N.T.S.

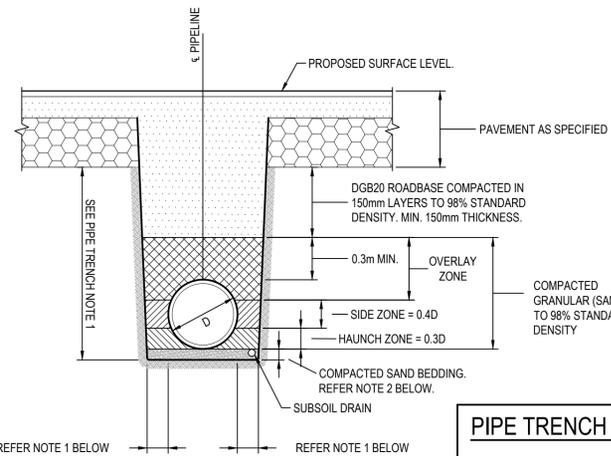
De	Lc	Lo
≤ 300	150	150
> 300 ≤ 450	200	150
> 450 ≤ 900	300	150
> 900 ≤ 1500	350	200
> 1500	400 OR 0.25De WHICHEVER IS THE LARGER	300



GRATED DRAIN (GD)
SCALE 1:10



PVC DOWNPIPE CONNECTION
SCALE 1:10



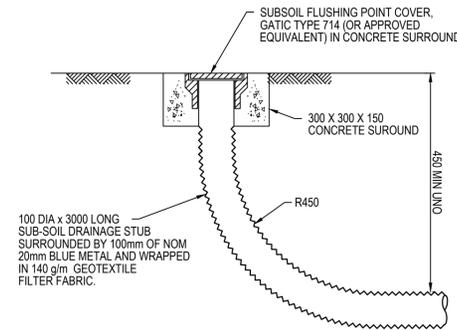
PIPE TRENCH BELOW PAVEMENT
N.T.S.

- NOTE**
1. ≥0.2D OR 0.3m (WHICHEVER IS GREATER)
 2. 100mm FOR PIPE DIA. ≤1500

PIPE TRENCH NOTES

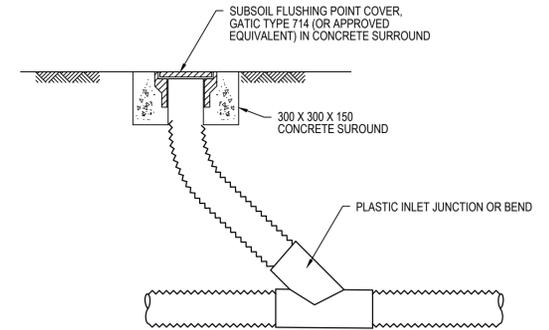
1. IN UNDERTAKING TRENCH EXCAVATION, THE CONTRACTOR SHALL PROVIDE ANY SHORING, SHEET PILING OR OTHER STABILISATION OF THE TRENCH NECESSARY TO COMPLY WITH OH&S REGULATION REQUIREMENTS. THE SIDES ARE NOT TO BE LOADED & SHALL BE KEPT CLEAR OF LOOSE MATERIAL ETC. SAFE ACCESS & EGRESS SHALL BE PROVIDED AT ALL TIMES.
2. THE TRENCH SHALL BE EXCAVATED TO A WIDTH 1.4 TIMES THE EXTERNAL DIAMETER OF THE PIPE, OR TO THE EXTERNAL DIAMETER OF THE PIPE PLUS 300mm ON EACH SIDE, WHICHEVER IS THE GREATER.

FLEXIBLE PIPE TRENCH: TRAFFICABLE AND NON-TRAFFICABLE AREAS					
MINIMUM RELATIVE COMPACTION					
SOURCE: TABLE 5.5 AS2566.2					
SOIL TYPE	TEST METHOD	TRAFFICABLE AREAS		NON TRAFFICABLE AREAS	
		EMBEDMENT MATERIAL %	TRENCH/EMBANKMENT FILL MATERIAL %	EMBEDMENT MATERIAL %	TRENCH/EMBANKMENT FILL MATERIAL %
COHESIONLESS	DENSITY INDEX	70	70	60	COMPACTION WILL DEPEND
COHESIVE	STANDARD DRY DENSITY RATIO (R _d), HILF DENSITY RATIO (R ₉₀)	95	95	90	ON SITE REQUIREMENTS



FLUSHING POINT
SCALE 1:10

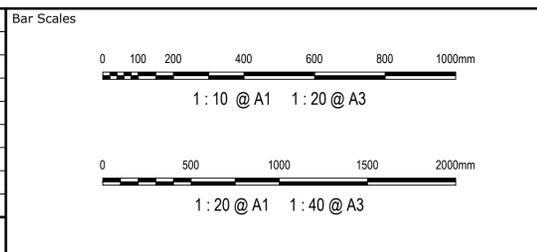
NOTE: SLOTTED RIGID PVC PIPE AND FITTINGS MAY BE USED



INTERMEDIATE FLUSHING POINT
SCALE 1:10

NOTE: SLOTTED RIGID PVC PIPE AND FITTINGS MAY BE USED

Issue	Description	Date
C	ISSUED FOR DA APPROVAL	17-04-24
B	ISSUED FOR DA APPROVAL	10-10-23
A	ISSUED FOR DA APPROVAL	26-09-23
P1	ISSUED FOR INFORMATION	09-06-23



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Client
AXIS TRUST

Scales	AS SHOWN	Drawn	
		Designed	JCA
Grid	MGA2020	Checked	JC
Height Datum	AHD	Approved	JC

Project
MEDICAL CONSULTING ROOMS DEVELOPMENT
45 ORTH STREET, KINGSWOOD

Title
STORMWATER DETAILS

Civil Engineers and Project Managers
at&l
Level 7, 153 Walker Street
North Sydney
NSW 2060
P 02 9439 1777
E info@at.net.au
www.at.net.au
ABN 96 130 882 405

Status
FOR APPROVAL
NOT TO BE USED FOR CONSTRUCTION

Project - Drawing No.
23-1111-DAC120

Issue
C

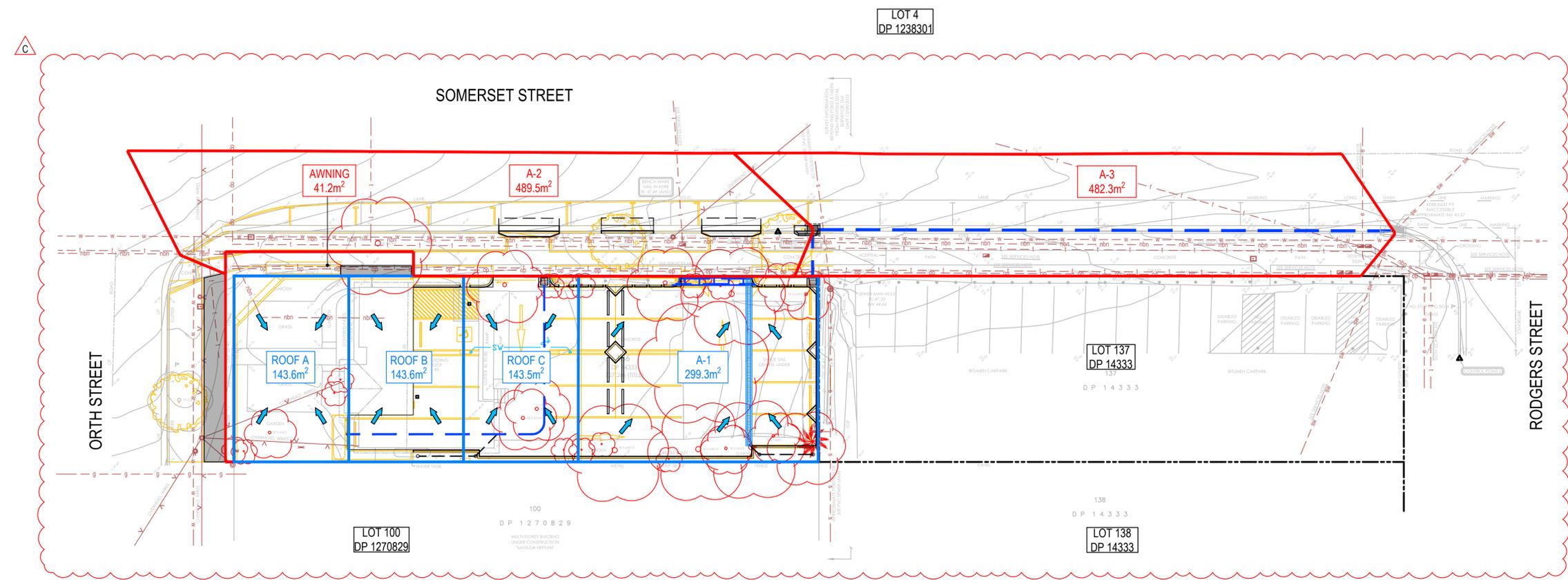


STORMWATER CALCS

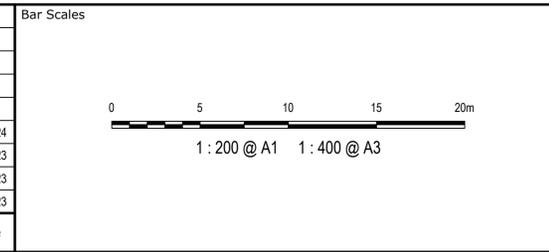
$Q = \frac{CIA}{3600}$
 C = 1.0 (ROOF)
 = 0.9 PAVEMENT
 = 0.7 LANDSCAPE
 $10^5 I_5 = 155 \text{ mm/hr}$ $1.05^5 I_5 = 53.3 \text{ mm/hr}$
 $100^5 I_5 = 243 \text{ mm/hr}$

Q (PEAK FLOW)

$Q_{10} \& Q_{100} = \text{ROOF A} + \text{ROOF B} + \text{ROOF C} + \text{A-1}$
 $Q_{10} = 0.006 + 0.006 + 0.006 + 0.012 = 0.030 \text{ m}^3/\text{s}$
 $Q_{100} = 0.0096 + 0.0096 + 0.0096 + 0.018 = 0.047 \text{ m}^3/\text{s}$



Issue	Description	Date
C	ISSUED FOR DA APPROVAL	17-04-24
B	ISSUED FOR DA APPROVAL	10-10-23
A	ISSUED FOR DA APPROVAL	26-09-23
P1	ISSUED FOR INFORMATION	09-06-23



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Client
AXIS TRUST

Drawn	JCA
Designed	JCA
Checked	JC
Approved	JC

Project
MEDICAL CONSULTING ROOMS DEVELOPMENT
45 ORTH STREET, KINGSWOOD

Title
STORMWATER DRAINAGE PROPOSED CATCHMENT PLAN

Civil Engineers and Project Managers

at&l

Level 7, 153 Walker Street
North Sydney
NSW 2060
P 02 9439 1777
E info@at.net.au
www.at.net.au
ABN 96 130 882 405

Status	FOR APPROVAL	A1
NOT TO BE USED FOR CONSTRUCTION		Issue
Project - Drawing No.	23-1111-DAC121	C

A

LEGEND

- EXISTING PAVED AREA
- EXISTING LANDSCAPE AREA
- EXISTING ROOF AREA

TOTAL PERVIOUS AREA (LANDSCAPE) = 0.0249ha

TOTAL IMPERVIOUS AREA (PAVED + ROOF) = 0.0482ha

FLOW DIRECTION



LOT 4
DP 1238301

LOT 137
DP 14333

LOT 138
DP 14333

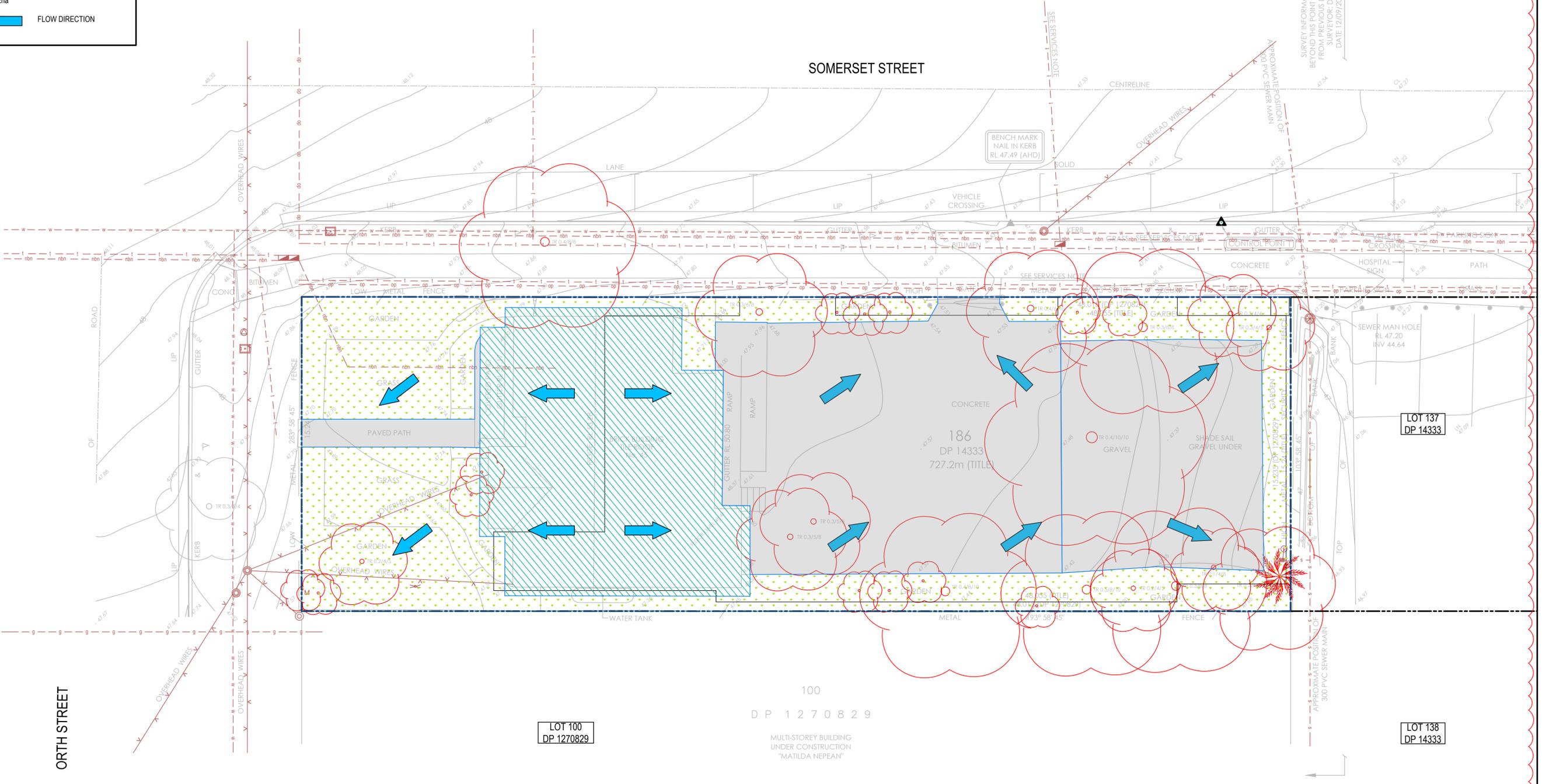
LOT 100
DP 1270829

100
DP 1270829

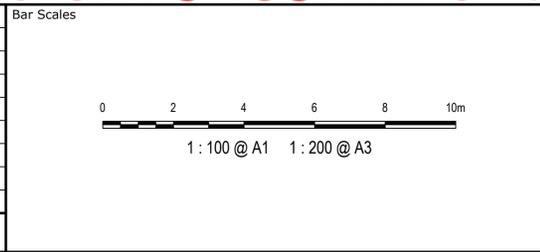
MULTI-STOREY BUILDING
UNDER CONSTRUCTION
"MATILDA NEPEAN"

SOMERSET STREET

ORTH STREET



Issue	Description	Date
A	ISSUED FOR DA APPROVAL	17-04-24



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Client
AXIS TRUST

Scale	1:100	Drawn	JCA
Grid	MGA2020	Designed	JCA
Height Datum	AHD	Checked	JC
		Approved	JC

Project
**MEDICAL CONSULTING ROOMS DEVELOPMENT
45 ORTH STREET, KINGSWOOD**

Title
MUSIC PRE CATCHMENT PLAN

Civil Engineers and Project Managers

at&l

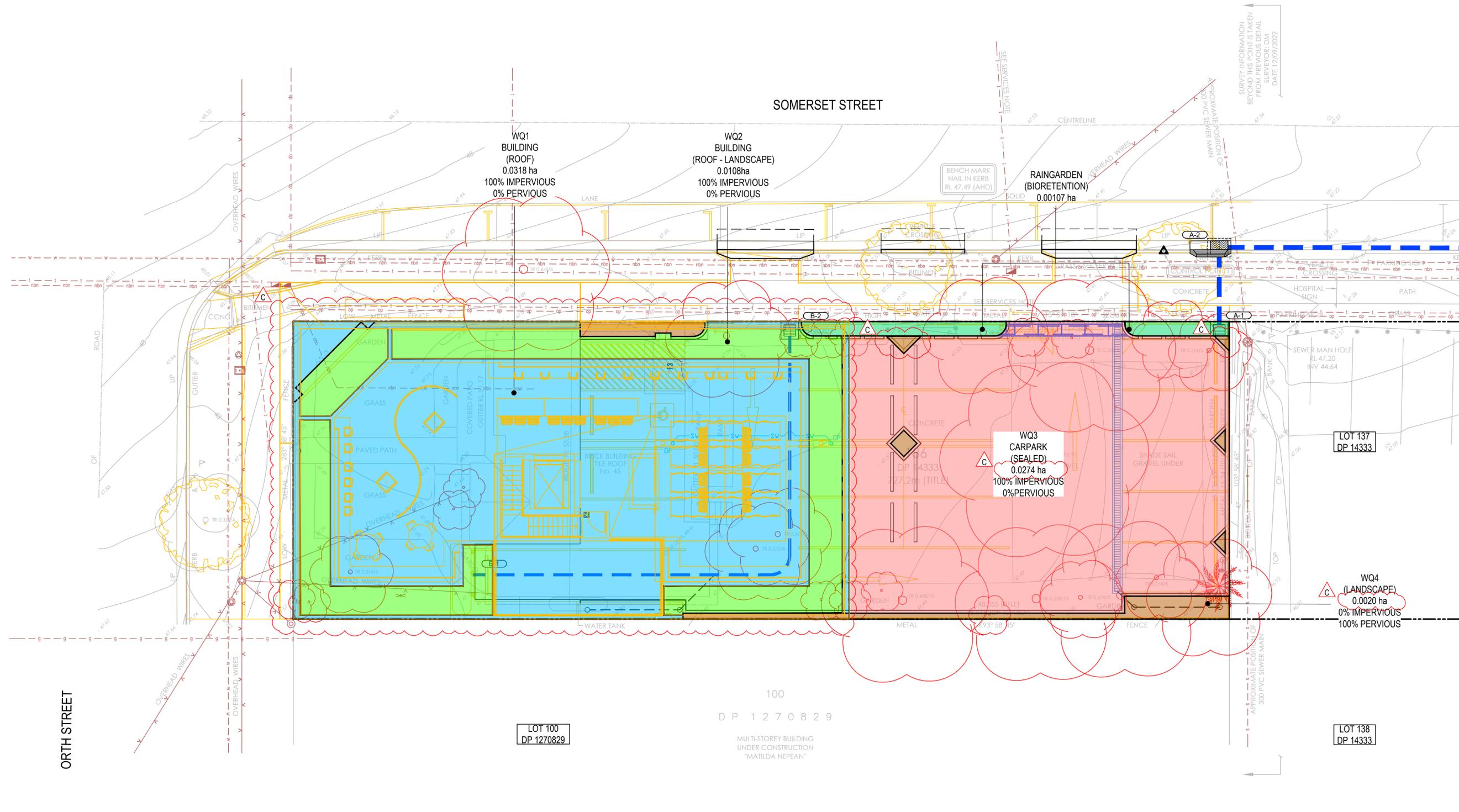
Level 7, 153 Walker Street
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NSW 2060
P 02 9439 1777
E info@at.net.au
www.at.net.au
ABN 96 130 882 405

Status	FOR APPROVAL NOT TO BE USED FOR CONSTRUCTION	A1
Project - Drawing No.	23-1111-DAC121A	Issue
		A



LOT 4
DP 1238301

SURVEY INFORMATION
BEYOND THIS POINT IS TAKEN
FROM PREVIOUS DETAIL
SURVEYOR: DM
DATE: 12/09/2022



LOT 100
DP 1270829

100
DP 1270829
MULTI-STOREY BUILDING
UNDER CONSTRUCTION
"MATILDA NEPEAN"

LOT 137
DP 14333

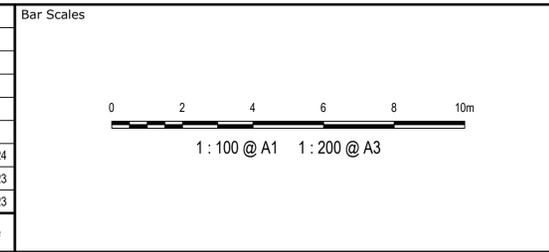
WQ4
(LANDSCAPE)
0.0020 ha
0% IMPERVIOUS
100% PERVIOUS

LOT 138
DP 14333

ORTH STREET

SOMERSET STREET

Issue	Description	Date
C	ISSUED FOR DA APPROVAL	17-04-24
B	ISSUED FOR DA APPROVAL	10-10-23
A	ISSUED FOR DA APPROVAL	26-09-23



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Client
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Drawn	JCA
Designed	JCA
Checked	JC
Approved	JC

Scales
1:100

Grid
MGA2020

Height Datum
AHD

Project
**MEDICAL CONSULTING ROOMS DEVELOPMENT
45 ORTH STREET, KINGSWOOD**

Title
MUSIC POST CATCHMENT PLAN

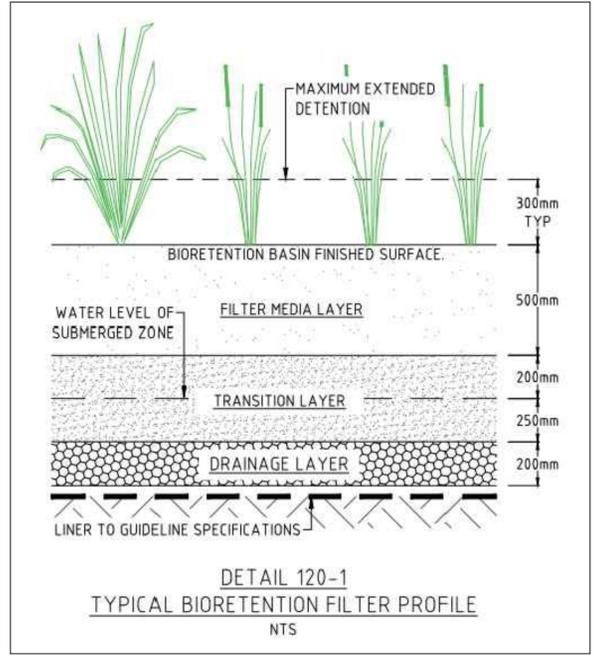
Civil Engineers and Project Managers

at&l

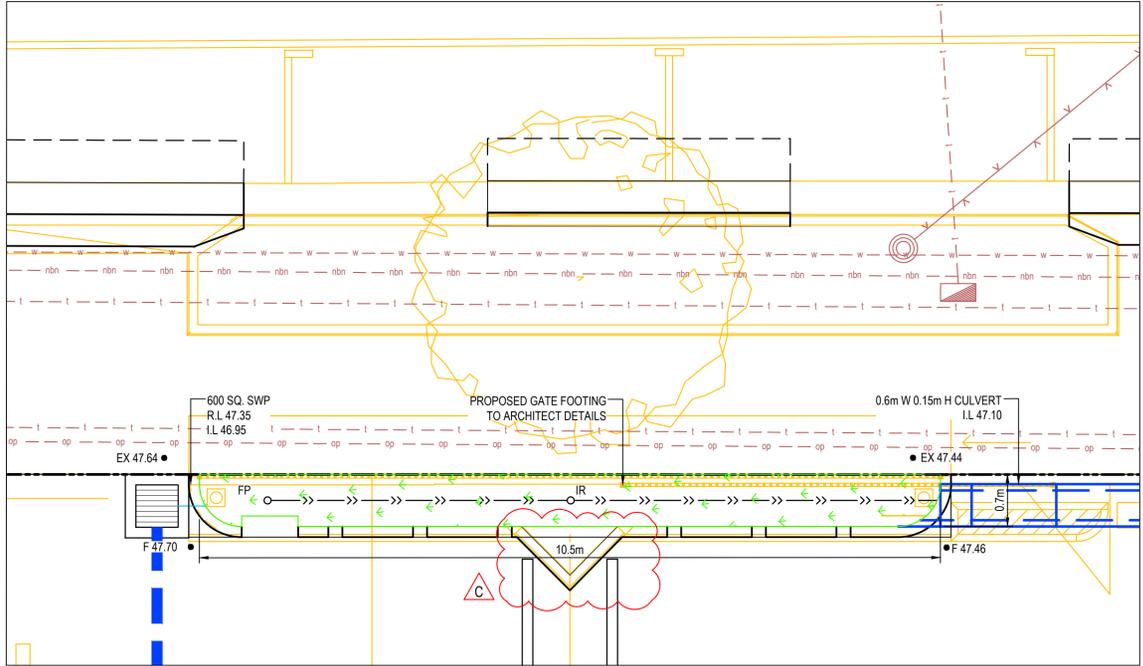
Level 7, 153 Walker Street
North Sydney
NSW 2060
P 02 9439 1777
E info@at.net.au
www.at.net.au
ABN 96 130 882 405

Status FOR APPROVAL NOT TO BE USED FOR CONSTRUCTION	A1
Project - Drawing No. 23-1111-DAC122	Issue C

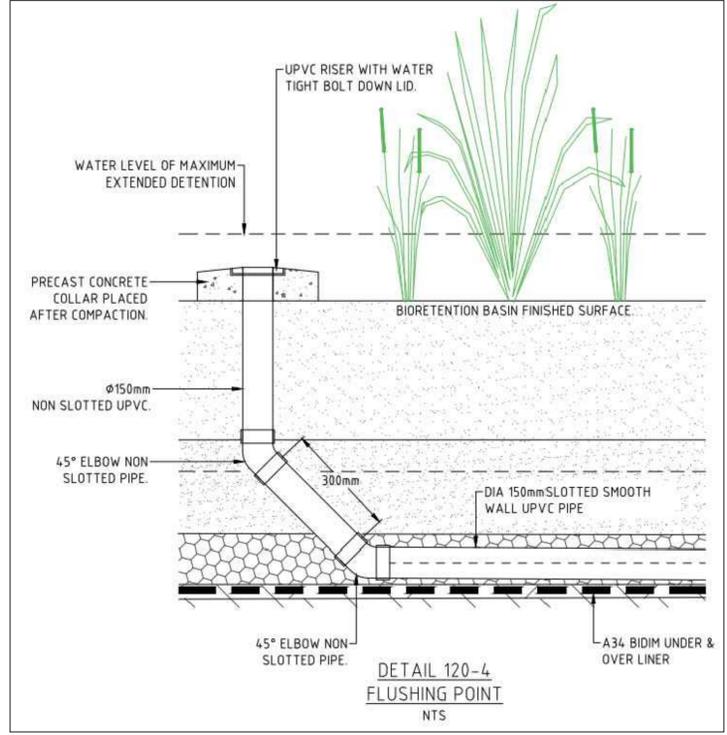
LEGEND	
	PROPOSED SUBSOIL
	PROPOSED RAINGARDEN



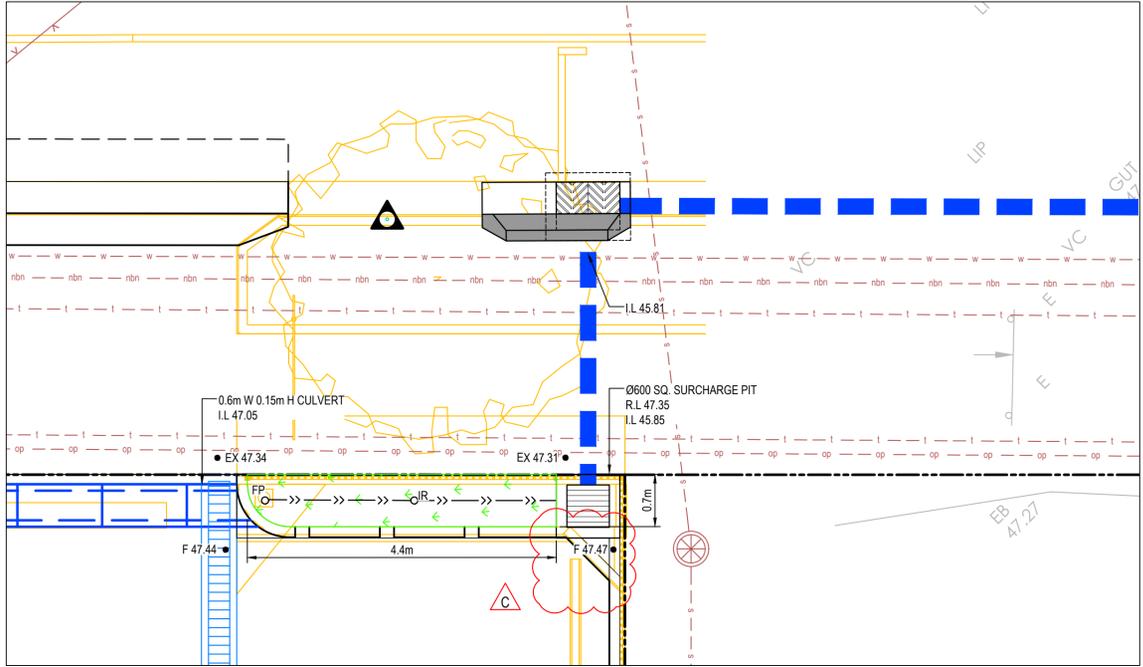
TYPICAL BIORETENTION FILTER PROFILE
(PCC - DETAIL 120-1)
SCALE: NTS



RAINGARDEN '1'
TOTAL AREA = 7.5m²
SCALE 1:50

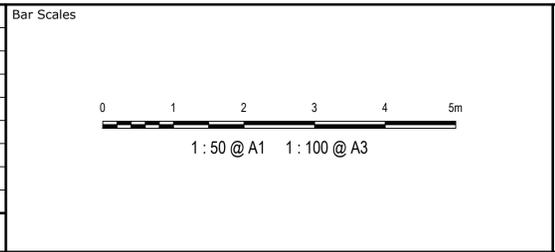


FLUSHING POINT
(PCC - DETAIL 120-4)
SCALE: NTS



RAINGARDEN '2'
TOTAL AREA = 3.2m²
SCALE 1:50

Issue	Description	Date
C	ISSUED FOR DA APPROVAL	17-04-24
B	ISSUED FOR DA APPROVAL	10-10-23
A	ISSUED FOR DA APPROVAL	25-09-23
P1	ISSUED FOR INFORMATION	09-06-23



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Client
AXIS TRUST

Scales	1:50	Drawn	JCA
Grid	MGA2020	Designed	JCA
Height Datum	AHD	Checked	JC
		Approved	JC

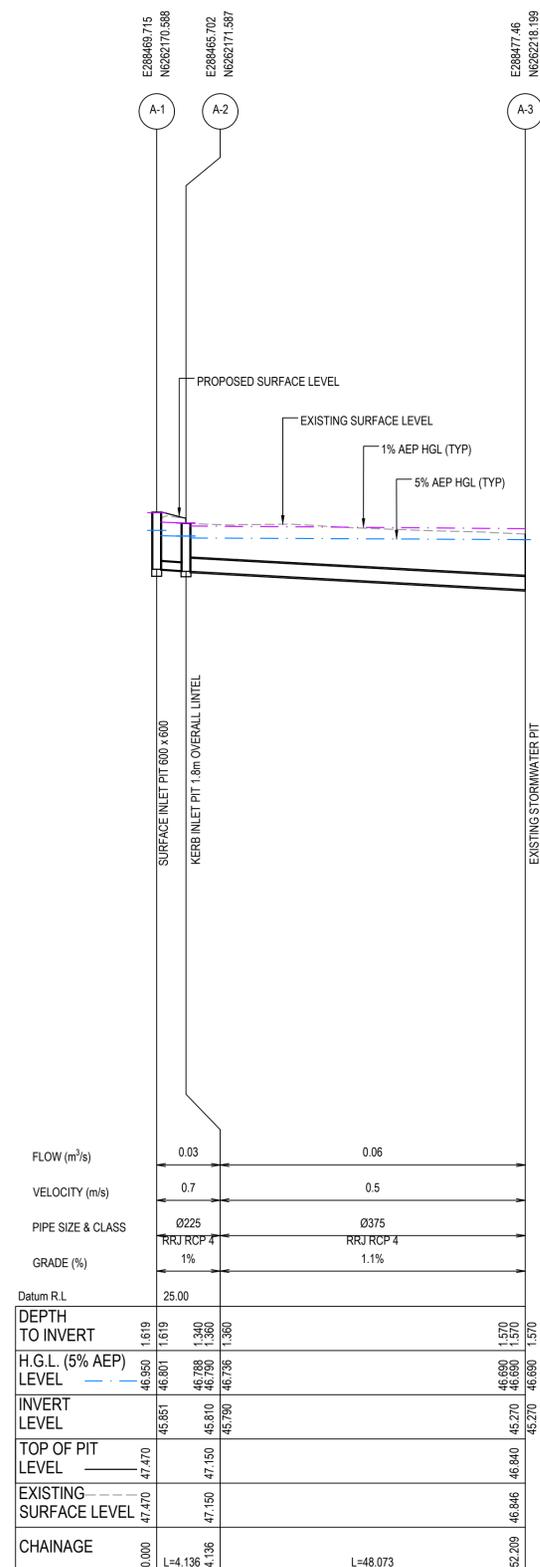
Project
MEDICAL CONSULTING ROOMS DEVELOPMENT
45 ORTH STREET, KINGSWOOD

Title
RAINGARDEN PLAN AND DETAILS

Civil Engineers and Project Managers
Level 7, 153 Walker Street
North Sydney
NSW 2060
P 02 9439 1777
E info@at.net.au
www.at.net.au
ABN 96 130 882 405

Status	FOR APPROVAL NOT TO BE USED FOR CONSTRUCTION	A1
Project - Drawing No.	23-1111-DAC123	Issue
		C

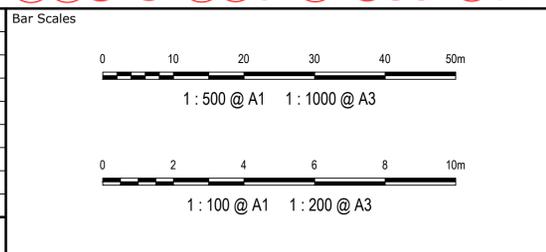
A



LINE A

NOTE:
 TAILWATER FOR 5% AEP STORMWATER EVENT SET 150mm BELOW SURFACE LEVEL.
 TAILWATER FOR 1% AEP STORMWATER EVENT SET AT 47.00 AS PER COLLEGE, ORTH AND WERRINGTON CREEKS CATCHMENT FLOODPLAIN RISK MANAGEMENT STUDY AND PLAN.

Issue	Description	Date
A	ISSUED FOR INFORMATION	17-04-24



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Client
AXIS TRUST

Scales	1:500 H	Drawn	JCA
	1:100 V	Designed	JCA
Grid	MGA2020	Checked	JC
	Height Datum	Approved	JC

Project
MEDICAL CONSULTING ROOMS DEVELOPMENT
 45 ORTH STREET, KINGSWOOD

Title
STORMWATER DRAINAGE LONGITUDINAL SECTION

Civil Engineers and Project Managers

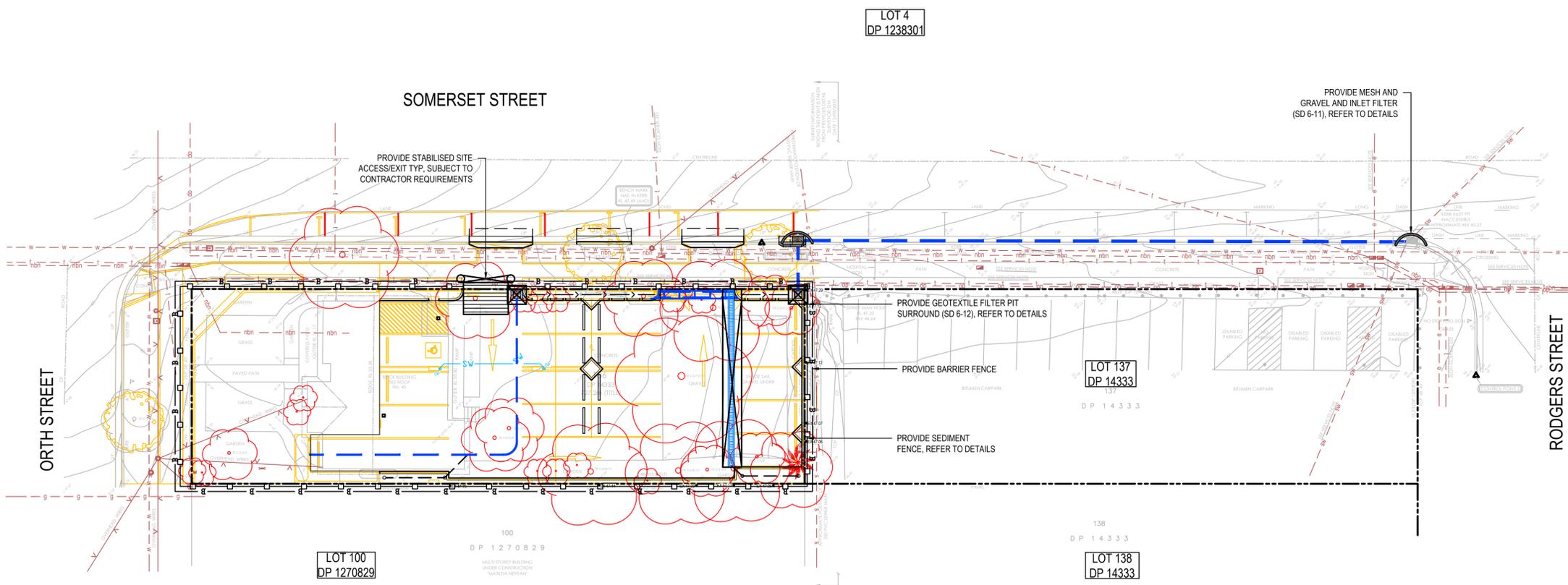
at&l

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 ABN 96 130 882 405

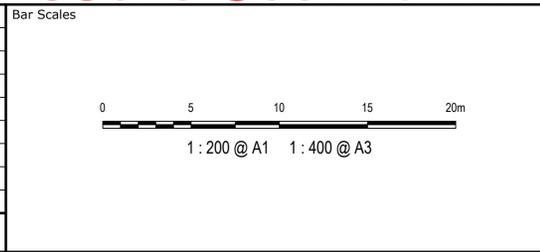
Status	FOR APPROVAL	A1
NOT TO BE USED FOR CONSTRUCTION		Issue
Project - Drawing No.		A
23-1111-DAC125		

LEGEND	
	SEDIMENT FENCE (SD 6-8)
	MESH AND GRAVEL INLET FILTER (SD 6-11)
	GEOTEXTILE INLET (SD 6-12)
	STABILISED SITE ACCESS AND TRUCK WASH DOWN AREA WITH CATTLE GRID
	PROPOSED SITE ACCESS GATE
	PROPOSED SWALE
	LEVEL SPREADER

NOTE:
EXISTING TREES SHOWN TO REMAIN ARE TO BE PROTECTED IN ACCORDANCE WITH ARBORIST AND COUNCIL REQUIREMENTS FOR THE DURATION OF THE WORKS.



Issue	Description	Date
C	ISSUED FOR DA APPROVAL	17-04-24
B	ISSUED FOR DA APPROVAL	10-10-23
A	ISSUED FOR DA APPROVAL	26-09-23
P1	ISSUED FOR INFORMATION	09-06-23



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Client
AXIS TRUST

Scale	1:200	Drawn	JCA
Grid	MGA2020	Designed	JCA
Height Datum	AHD	Checked	JC
		Approved	JC

Project
MEDICAL CONSULTING ROOMS DEVELOPMENT
45 ORTH STREET, KINGSWOOD

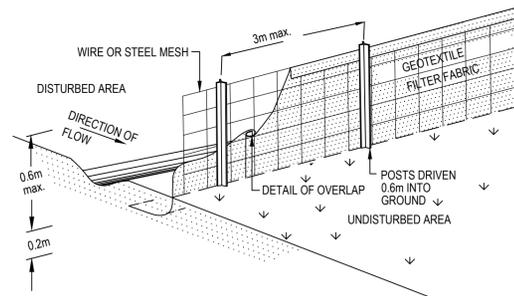
Title
SEDIMENTATION AND EROSION CONTROL PLAN

Civil Engineers and Project Managers

at&l

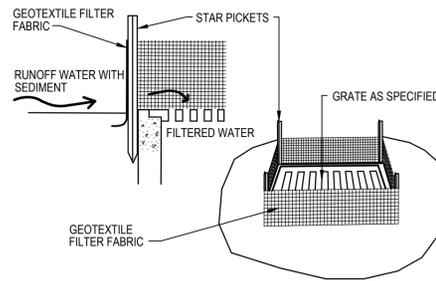
Level 7, 153 Walker Street
North Sydney
NSW 2060
P 02 9439 1777
E info@at.net.au
www.at.net.au
ABN 96 130 882 405

Status	FOR APPROVAL NOT TO BE USED FOR CONSTRUCTION	A1
Project - Drawing No.	23-1111-DAC130	Issue
		C



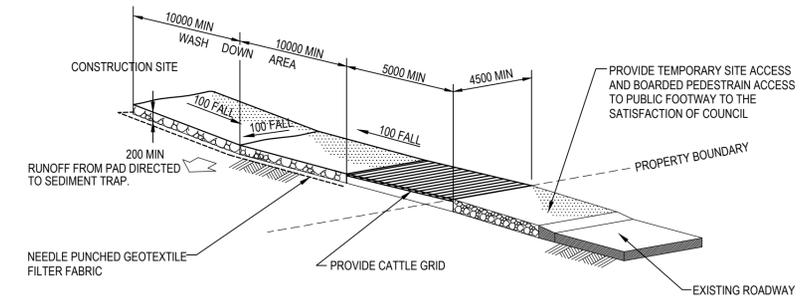
SEDIMENT FENCE

NTS



GEOTEXTILE FILTER PIT SURROUND

NTS



STABILISED SITE ACCESS AND TRUCK WASH DOWN AREA

NTS

Issue	Description	Date
C	ISSUED FOR DA APPROVAL	17-04-24
B	ISSUED FOR DA APPROVAL	10-10-23
A	ISSUED FOR DA APPROVAL	26-09-23
P1	ISSUED FOR INFORMATION	09-06-23

Bar Scales

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Client
AXIS TRUST

Drawn	JCA
Designed	JCA
Checked	JC
Approved	JC

Project
**MEDICAL CONSULTING ROOMS DEVELOPMENT
45 ORTH STREET, KINGSWOOD**

Title
SEDIMENTATION AND EROSION CONTROL DETAILS

Civil Engineers and Project Managers

at&l

Level 7, 153 Walker Street
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NSW 2060
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E info@at.net.au
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ABN 96 130 882 405

Status FOR APPROVAL NOT TO BE USED FOR CONSTRUCTION	A1
Project - Drawing No. 23-1111-DAC131	Issue C