

DEVELOPMENT APPLICATION DRAWINGS FOR

# 44 Park Road

## Leppington NSW 2179



### DRAWING LIST

#### SITE INFO

000	COVER PAGE	
001	LICENSING PLAN	1:200

#### PROPOSED PLANS

101	SITE PLAN	1:250
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111	GROUND FLOOR PLAN	1:200
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113	LOWER GROUND FLOOR CPTED PLAN	1:200
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202	SOUTH AND EAST ELEVATIONS	1:200

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302	SECTIONS	1:200

#### SHADOW DIAGRAMS AND PERSPECTIVES

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403	JUNE 21ST SHADOW	1:500
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#### INTERIOR

501	KITCHEN	1:50
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503	ROOM 3-4 WET AREAS	1:50
504	ROOM 5-6 WET AREAS	1:50

#### DETAILS

601	FENCE DETAILS	1:250
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DESCRIPTION	REV	APP'D	DATE
REVISED ISSUE FOR DA	A		3/05/2024
REVISED ISSUE FOR DA	B		14/10/2024
REVISED ISSUE FOR DA	C		27/11/2024

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ACN 165 409 567 Nominated Architect Sam Crawford 6498

CLIENT  
**JECKRA**

PROJECT  
**LEPPINGTON PARK EARLY LEARNING CENTRE**  
44 PARK ROAD LEPPINGTON NSW 2179 , THARAWAL COUNTRY



SCALE @ A3	PROJECT NO.	STAGE	DRAWING NO.	REV
	22.25	AA	000	C
DRAWING TITLE <b>COVER PAGE</b>				






Indoor Area Calculation				
Indoor Play	No. Children	Required Indoor Area (sqm)	Provided Indoor Area (sqm)	No. Staff
Room 1 (0-1 years)	16	52	54.55	4
Room 2 (1-2 years)	20	65	67.18	5
Room 3 (2-3 years)	25	81.25	83.4	5
Room 4 (2-3 years)	25	81.25	83.4	5
Room 5 (3-4 years)	20	65	67.79	4
Room 6 (4-5 years)	30	97.5	101.6	3
Total	136	442	457.92	26

Total Summary				
Ratio	No. Children	Area Required (sqm)	Area Provided (sqm)	Sqm Per Child
Internal	136	442	457.92	3.37
External	136	952	989.63	7.28

Shading Compliance			
Type	Required (30% of external play)	Provided (m2)	Provided (%)
Main Roof Shading	297 m2	399.32	40.35%
Landscape Structure Shading			
Total		399.32	40.35%

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NORTH POINT



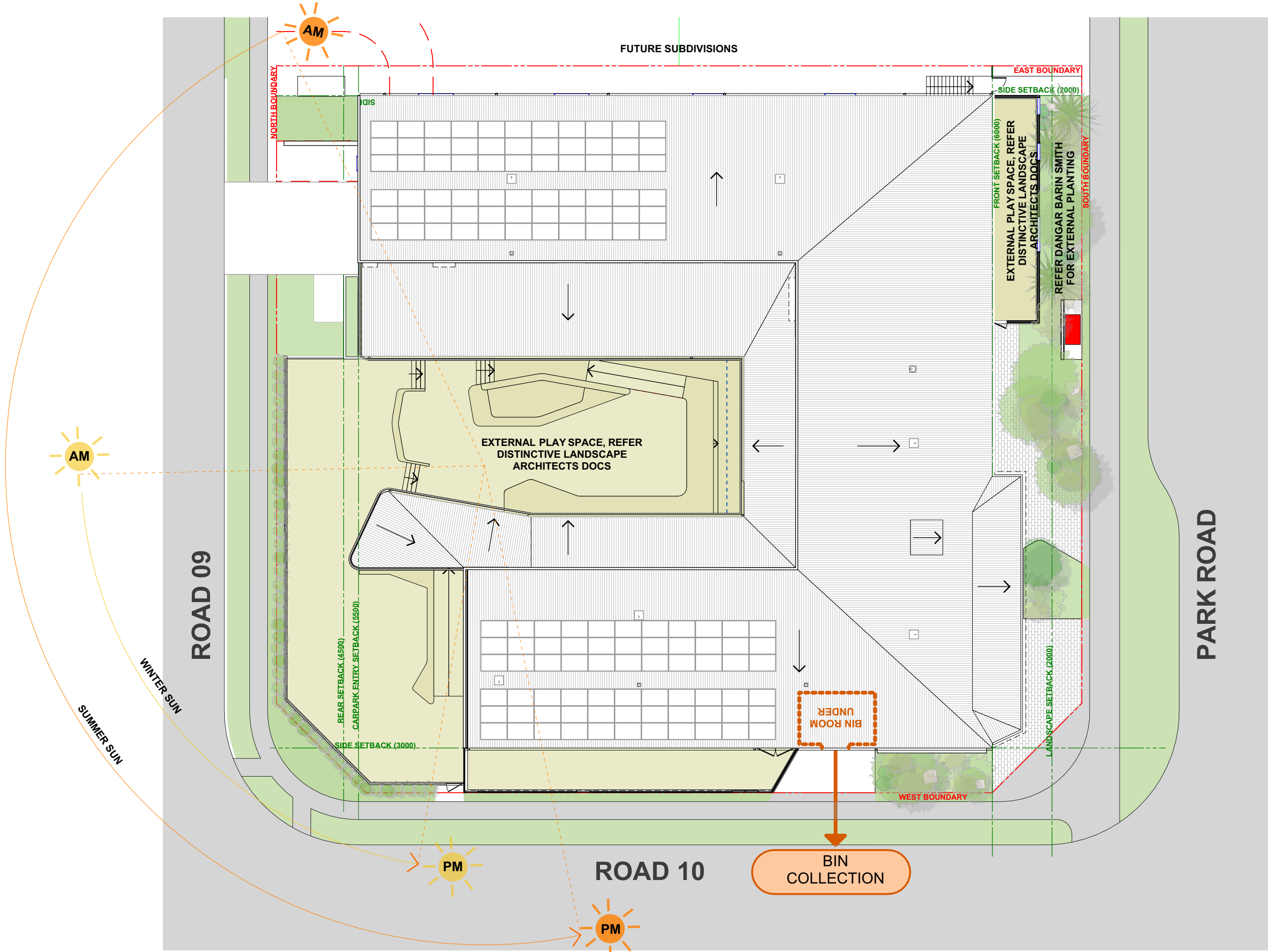
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DRAWING TITLE

**LICENSING PLAN**



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01 SITE PLAN  
1:250

DESCRIPTION	REV	APP'D	DATE
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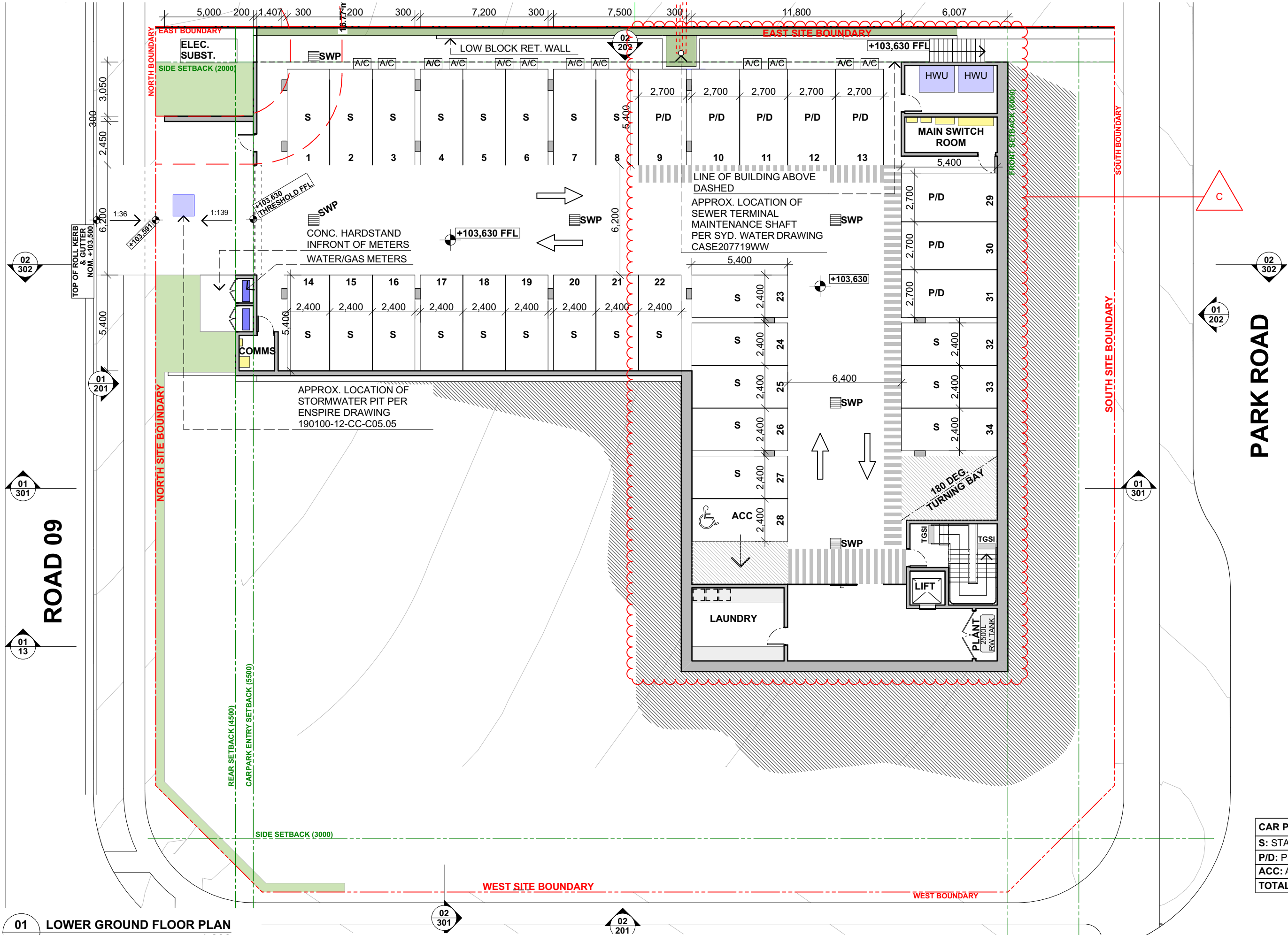
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1:250	22.25	AA	101	C

DRAWING TITLE  
**SITE PLAN**

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CAR PARKING	
S: STAFF	25
P/D: PICK UP / DROP OFF	8
ACC: ACCESSIBLE	1
TOTAL	34

01 LOWER GROUND FLOOR PLAN  
1:200

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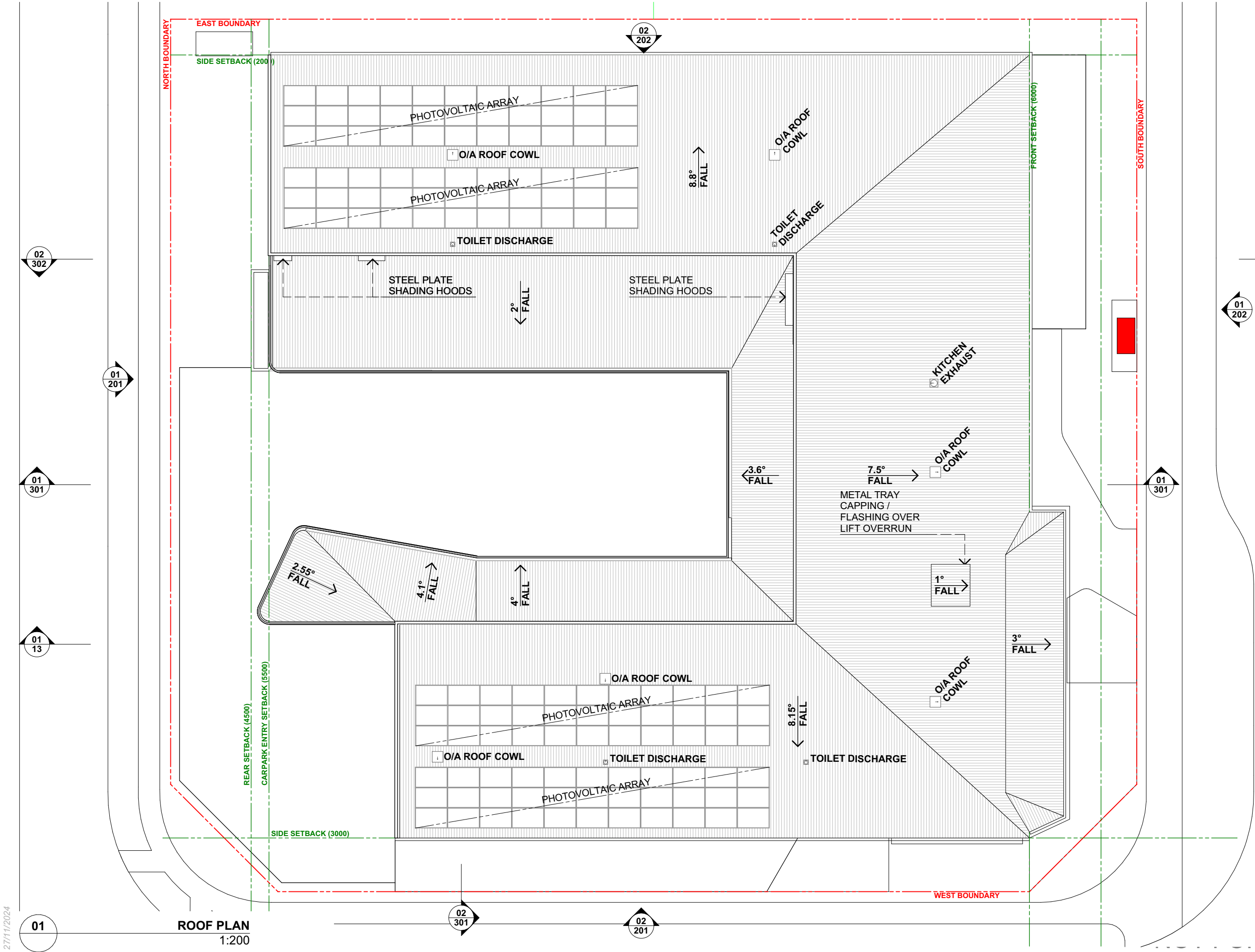
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<b>LOWER GROUND FLOOR PLAN</b>				







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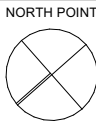


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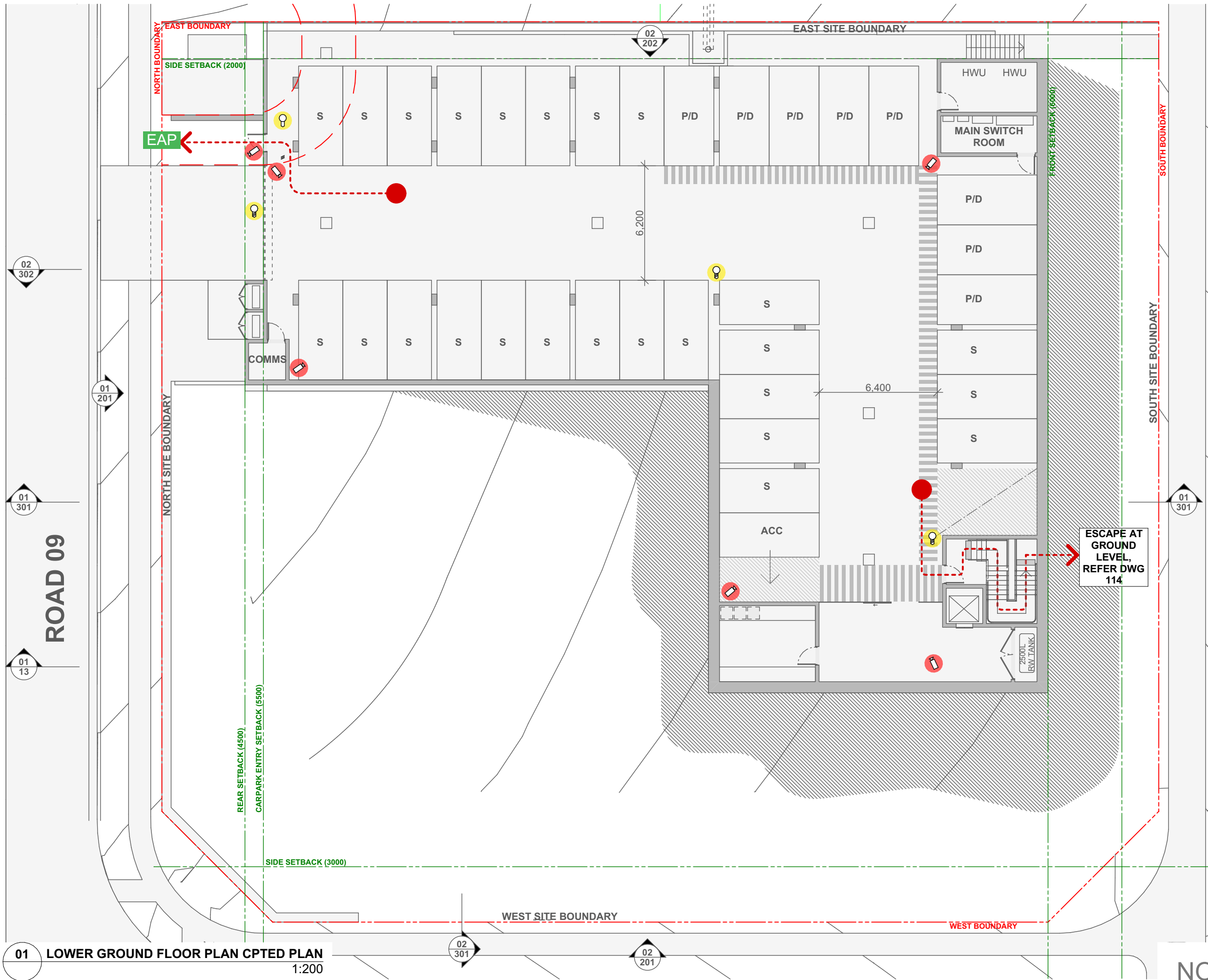
SCALE @ A3	PROJECT NO.	STAGE	DRAWING NO.	REV
1:200	22.25	AA	112	C

DRAWING TITLE  
**ROOF PLAN**

STRUCTION



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**CPTD LEGEND**

EAP

EMERGENCY ASSEMBLY POINT

EVACUATION TRAVEL PATH START/END POINT

MOTION SENSOR WALL/POLE MOUNTED FLOOR LIGHTS WITH LUX SENSOR

MANUAL ACCESS CONTROL UNIT FOR MAIN ENTRY DOOR CONTROLLED FROM RECEPTION

CCTV

FHR

FIRE HOSE REEL

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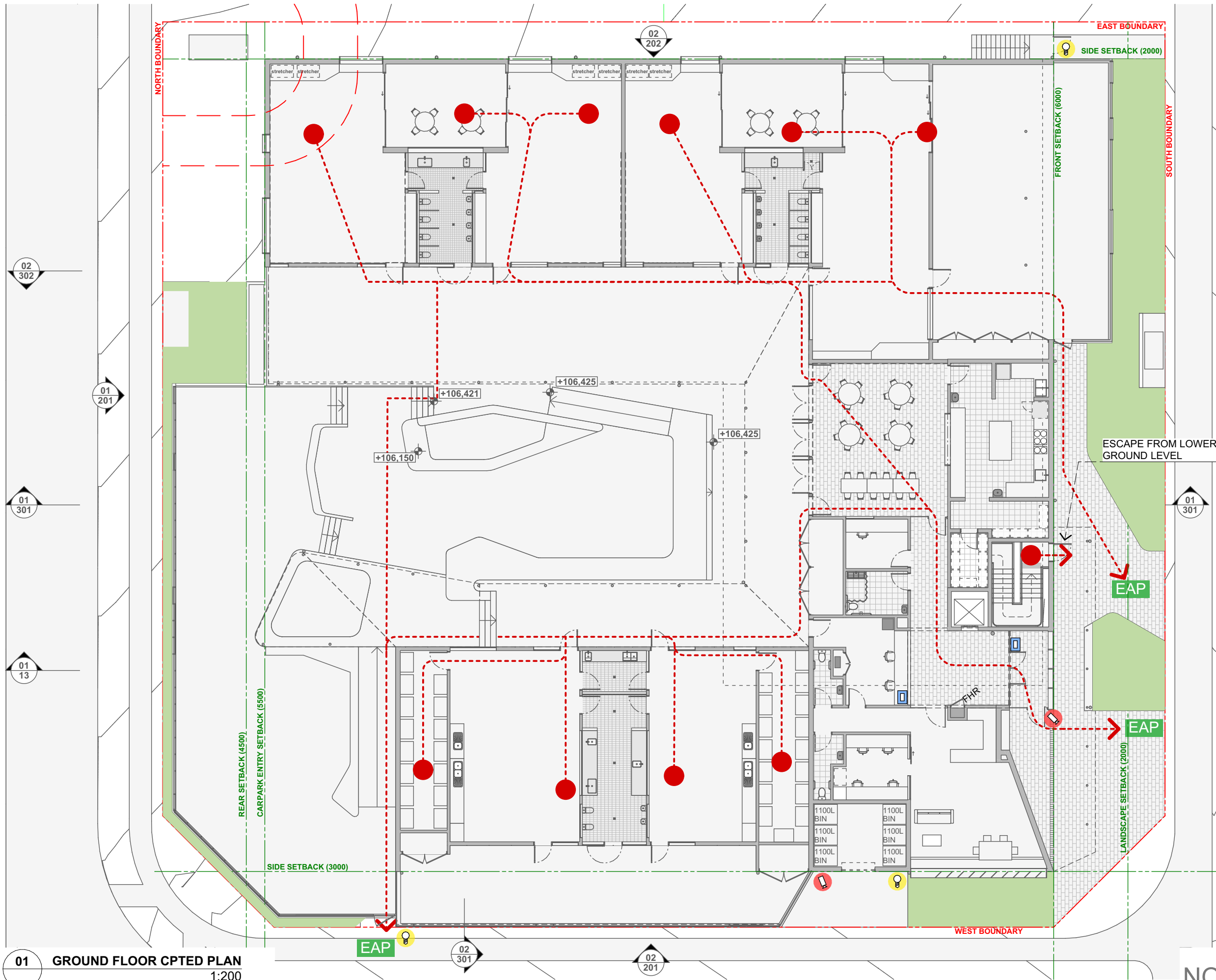
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JECKRA

PROJECT  
**LEPPINGTON PARK EARLY LEARNING CENTRE**  
44 PARK ROAD LEPPINGTON NSW 2179 , THARAWAL COUNTRY



SCALE @ A3	PROJECT NO.	STAGE	DRAWING NO.	REV
1:200	22.25	AA	113	C
DRAWING TITLE <b>LOWER GROUND FLOOR CPTD PL</b>				

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### CPTD LEGEND

- EAP** EMERGENCY ASSEMBLY POINT
- EVACUATION TRAVEL PATH START/END POINT
- MOTION SENSOR WALL/POLE MOUNTED FLOOR LIGHTS WITH LUX SENSOR
- MANUAL ACCESS CONTROL UNIT FOR MAIN ENTRY DOOR CONTROLLED FROM RECEPTION
- CCTV
- FHR FIRE HOSE REEL

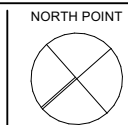
**01 GROUND FLOOR CPTD PLAN**  
1:200

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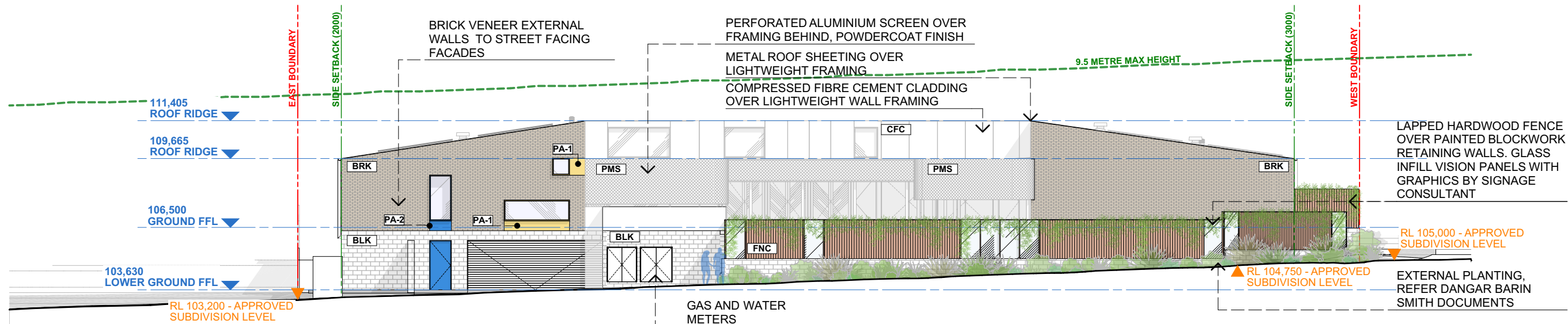
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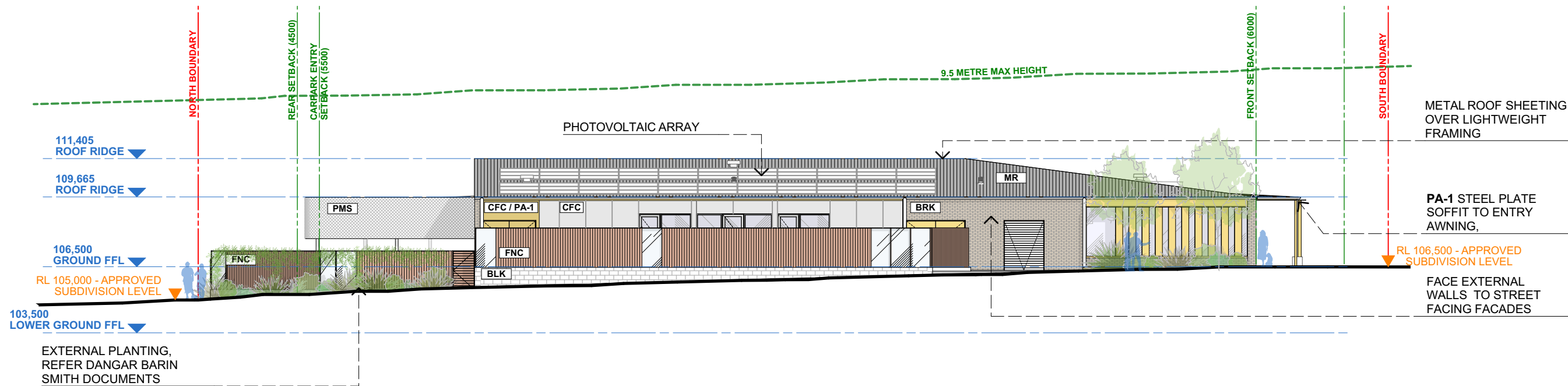


SCALE @ A3	PROJECT NO.	STAGE	DRAWING NO.	REV
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DRAWING TITLE <b>GROUND FLOOR CPTD PLAN</b>				

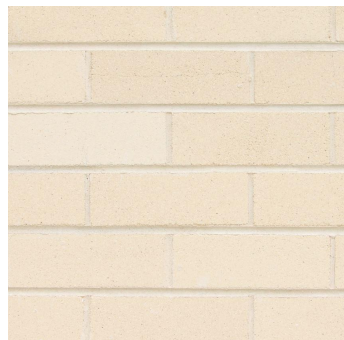




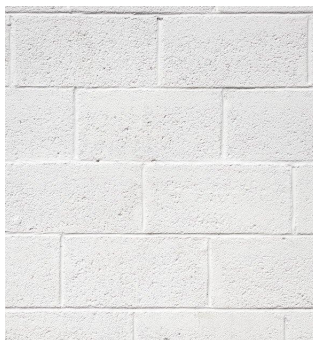
01 NORTH ELEVATION  
1:200



02 WEST ELEVATION  
1:200



BRK  
Bowral Chillingham White Bricks



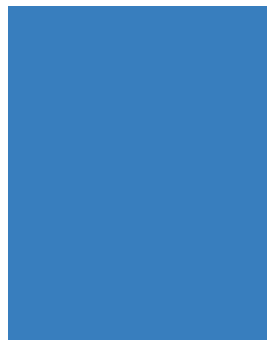
BLK  
White Painted Blockwork



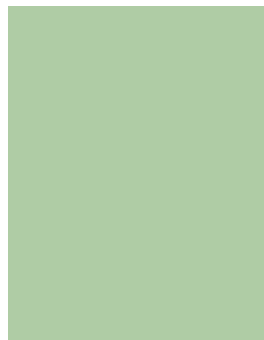
CFC  
Painted Compressed Fibre Cement Cladding



PA-1  
Dulux 'Stella'



PA-2  
Dulux 'Mykonos'



PA-3  
Dulux 'Spring Green'



PMS  
Perforated Metal Shade Screening  
- White Powdercoat



MR  
Zincalume customorb roof sheeting



FNC  
Hardwood Timber Fence with  
glass Infill panels, Coloured Film  
Detail on glass panels by Studio  
MAAT, refer fence detail

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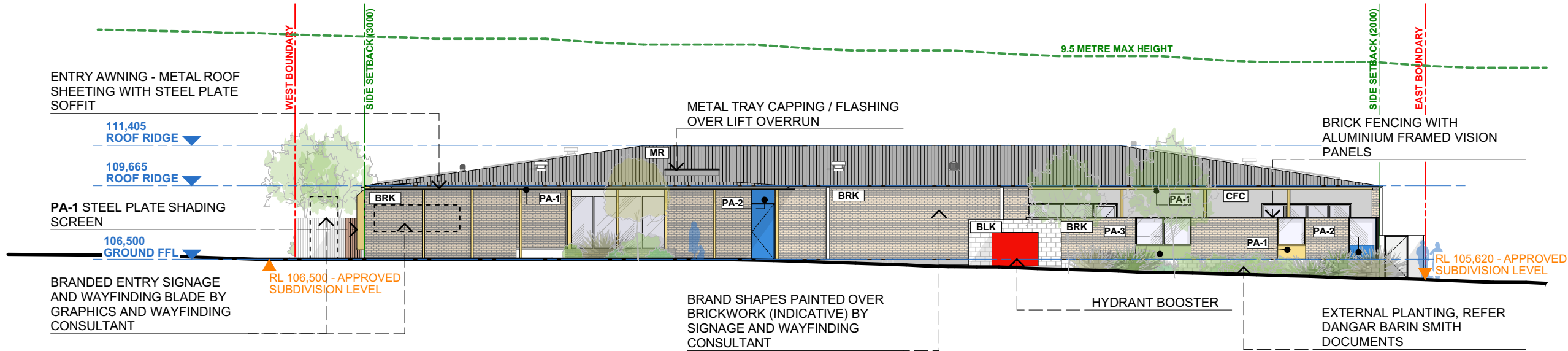
LEPPINGTON PARK EARLY LEARNING CENTRE  
44 PARK ROAD LEPPINGTON NSW 2179, THARAWAL COUNTRY

SCALE @ A3	PROJECT NO.	STAGE	DRAWING NO.	REV
1:200	22.25	AA	201	C

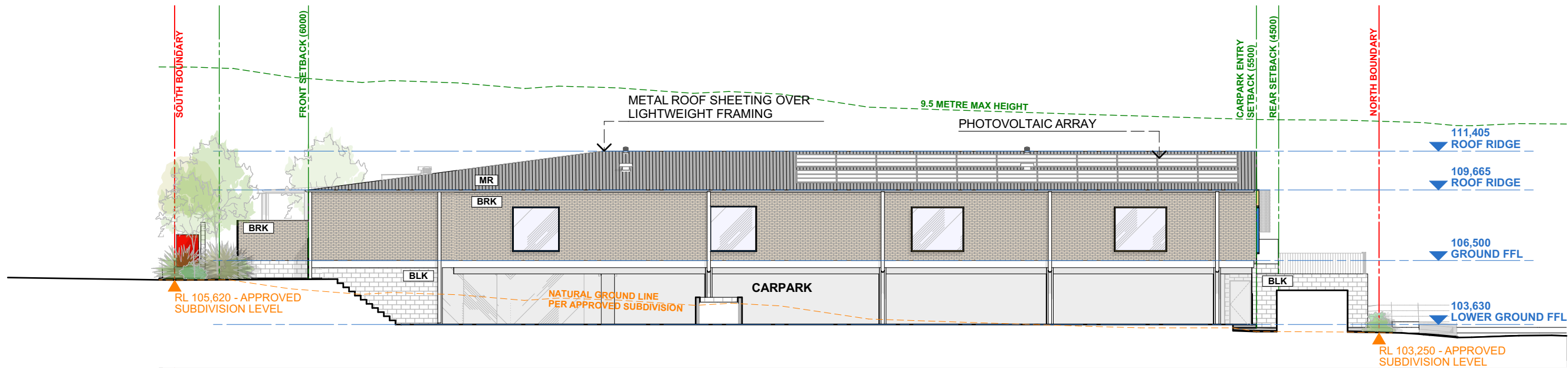
DRAWING TITLE  
NORTH AND WEST ELEVATIONS

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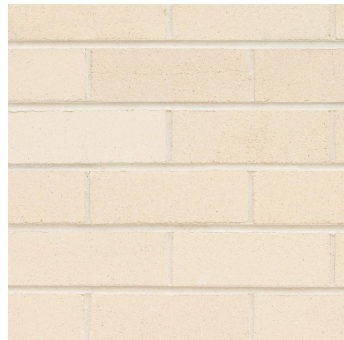




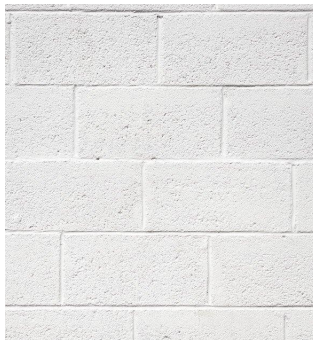
01 SOUTH ELEVATION  
1:200



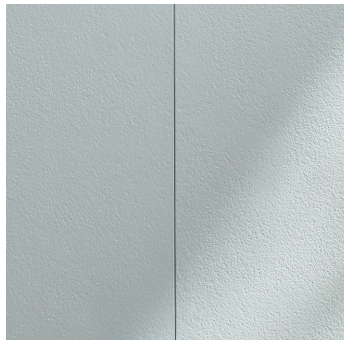
02 EAST ELEVATION  
1:200



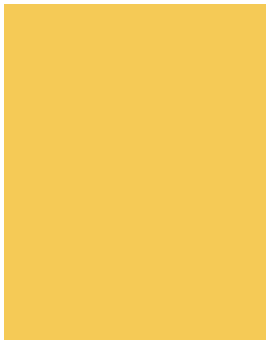
BRK  
Bowral Chillingham White Bricks



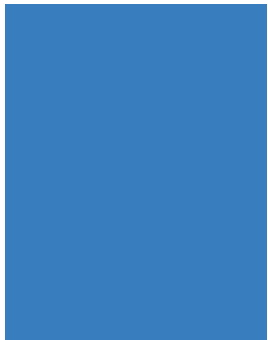
BLK  
White Painted Blockwork



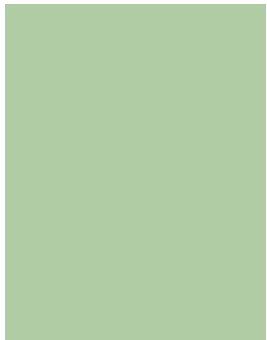
CFC  
Painted Compressed Fibre Cement Cladding



PA-1  
Dulux 'Stella'



PA-2  
Dulux 'Mykonos'



PA-3  
Dulux 'Spring Green'



PMS  
Perforated Metal Shade Screening  
- White Powdercoat



MR  
Zincalume customorb roof sheeting



FNC  
Hardwood Timber Fence with  
glass Infill panels, Coloured Film  
Detail on glass panels by Studio  
MAAT, refer fence detail

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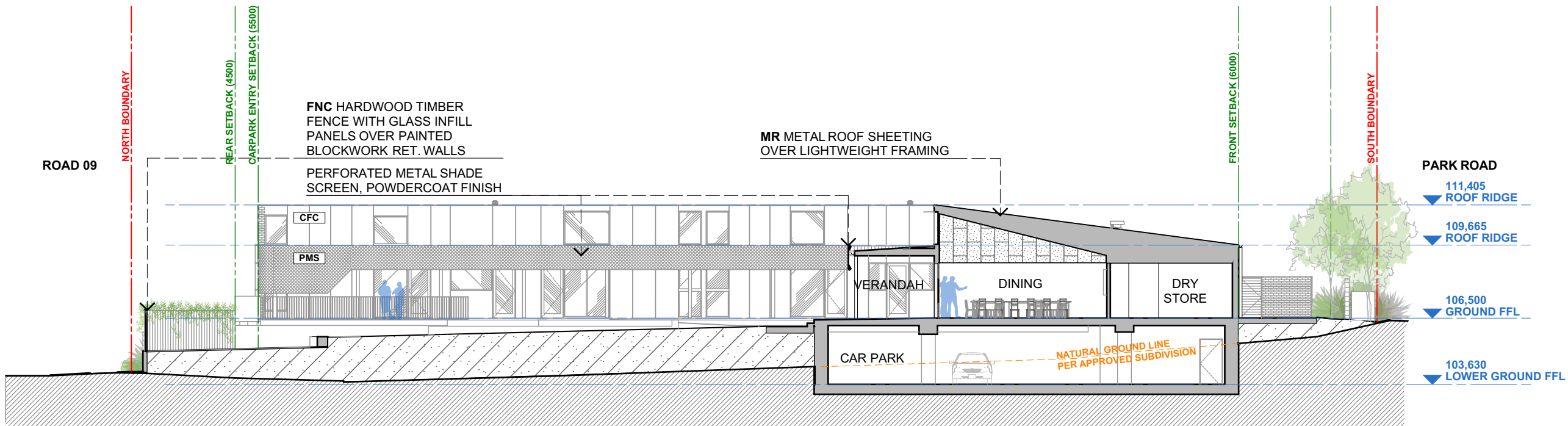
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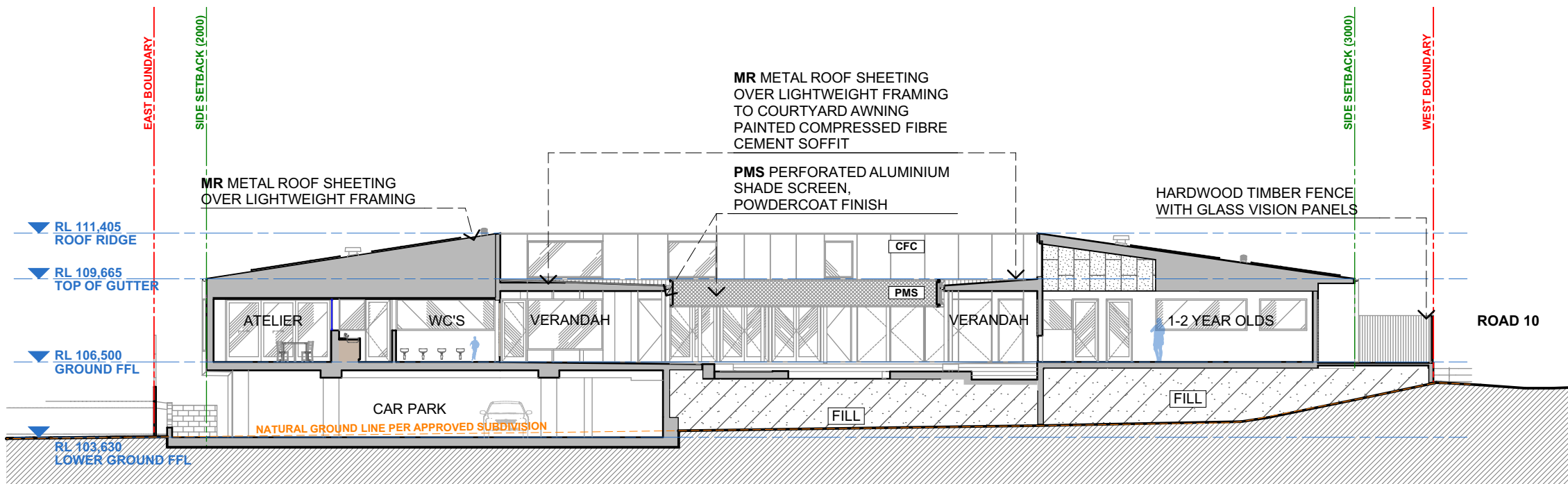
SCALE @ A3	PROJECT NO.	STAGE	DRAWING NO.	REV
1:200	22.25	AA	202	C

DRAWING TITLE  
**SOUTH AND EAST ELEVATIONS**

NOT FOR CONSTRUCTION



01 SECTION THROUGH DINING AND EXTERNAL PLAY  
1:200



02 SECTION THROUGH WC AND 1-2 YEAR OLDS  
1:200

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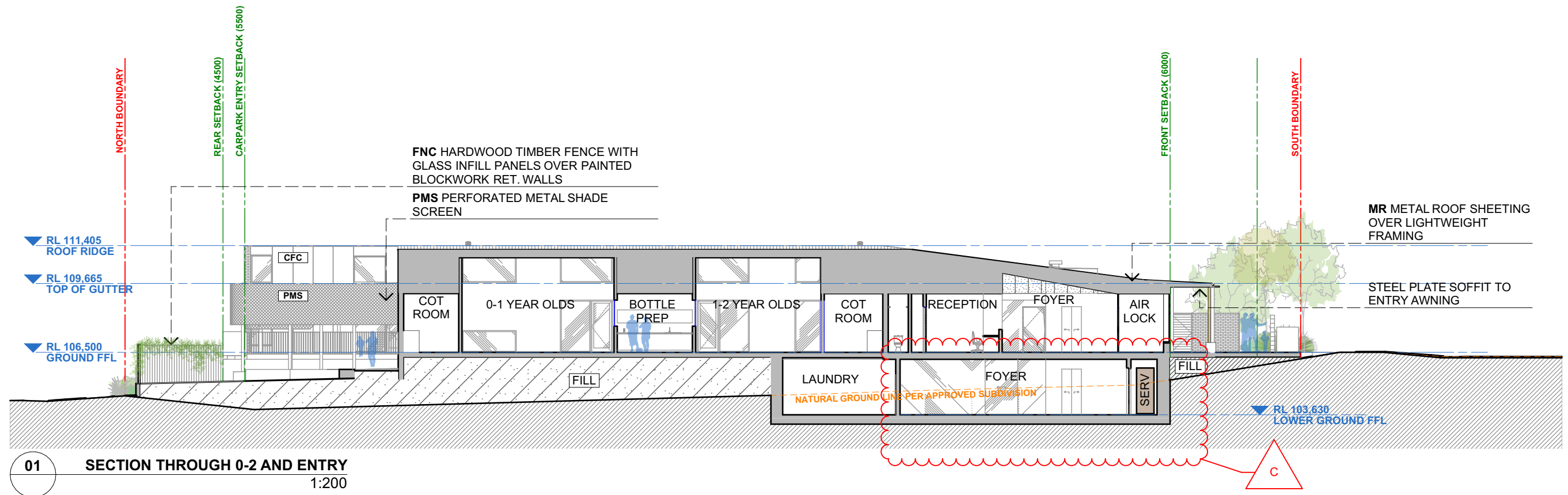
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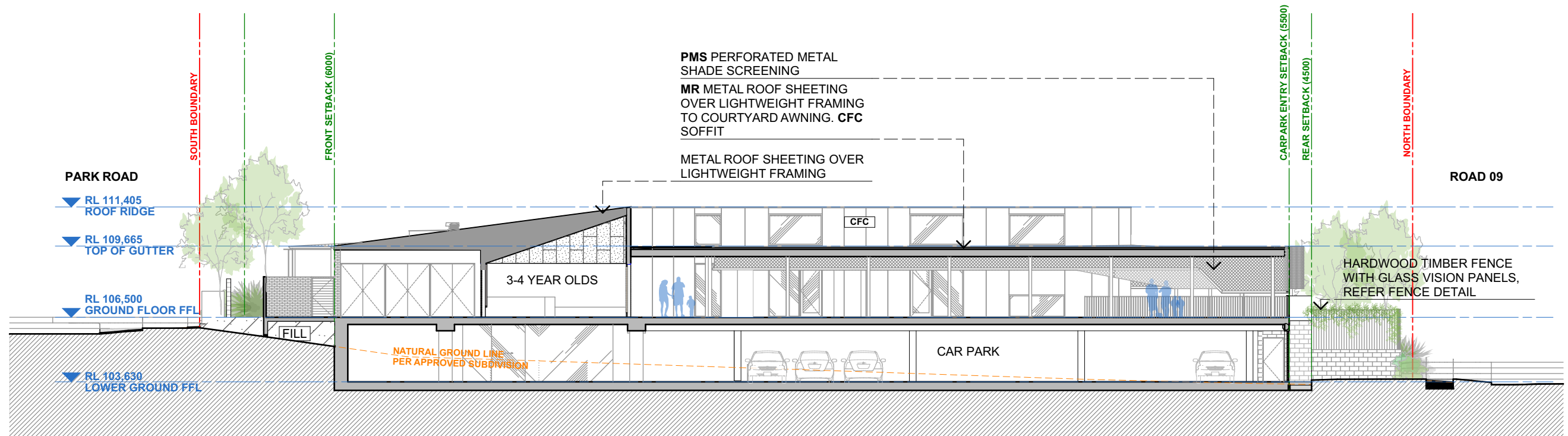
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NORTH POINT	SCALE @ A3 1:200	PROJECT NO. 22.25	STAGE AA	DRAWING NO. 301	REV C
DRAWING TITLE <b>SECTIONS</b>					





01 SECTION THROUGH 0-2 AND ENTRY  
1:200



02 SECTION THOUGH 3-4 YEAR OLDS AND VERANDAH  
1:200

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NORTH POINT  
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1:200  
PROJECT NO.  
22.25  
STAGE  
AA  
DRAWING NO.  
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REV  
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DRAWING TITLE  
**SECTIONS**

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ACN 165 409 567 Nominated Architect Sam Crawford 6498

CLIENT  
JECKRA  
PROJECT  
**LEPPINGTON PARK EARLY LEARNING CENTRE**  
44 PARK ROAD LEPPINGTON NSW 2179 , THARAWAL COUNTRY

PROJECT NO.	STAGE	DRAWING NO.	REV
22.25	AA	401	C

DRAWING TITLE  
**PERSPECTIVES**



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DESCRIPTION	REV	APP'D	DATE
REVISED ISSUE FOR DA	A		3/05/2024
REVISED ISSUE FOR DA	B		14/10/2024
REVISED ISSUE FOR DA	C		27/11/2024

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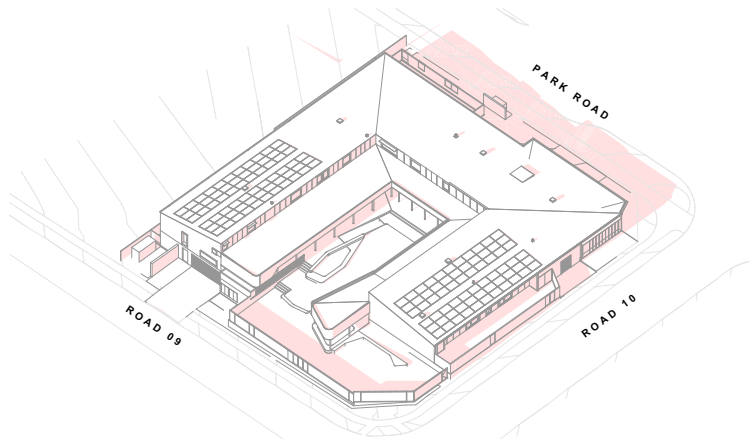
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PROJECT  
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44 PARK ROAD LEPPINGTON NSW 2179 , THARAWAL COUNTRY

PROJECT NO.	STAGE	DRAWING NO.	REV
22.25	AA	402	C

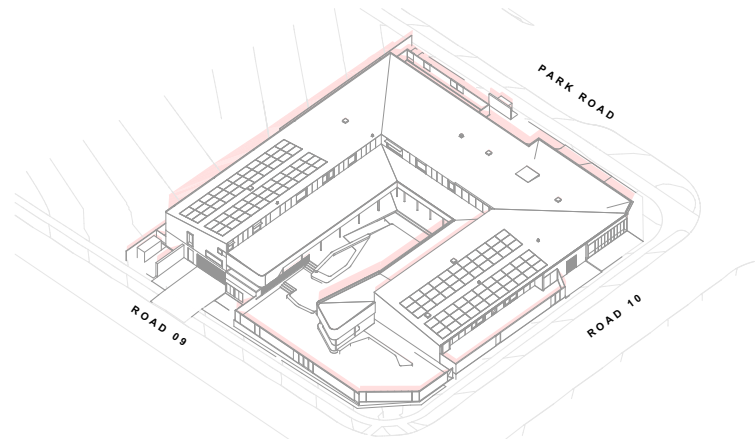
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**PERSPECTIVES**





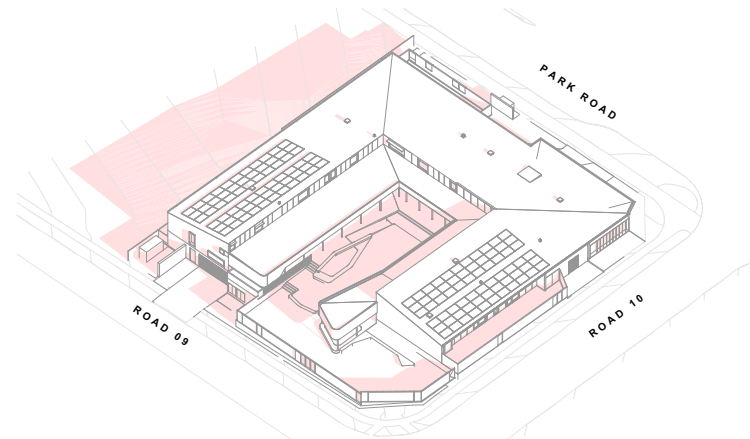
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1:1000

ROAD 09



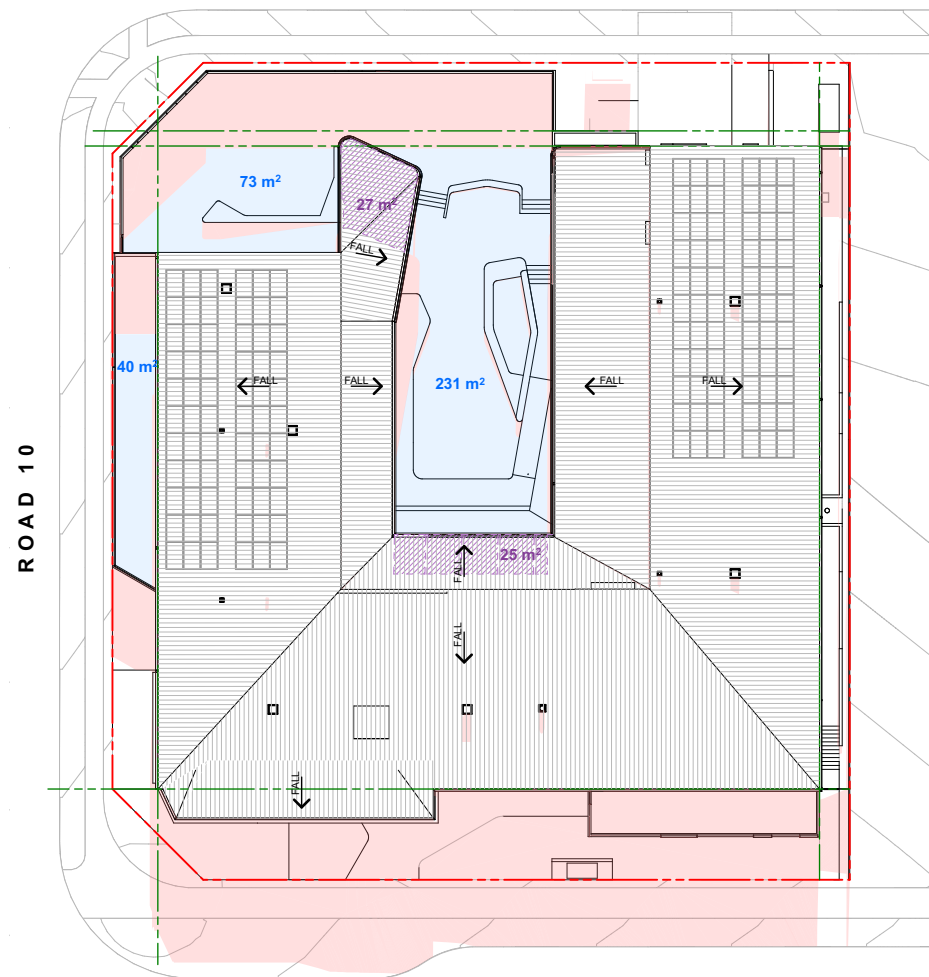
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ROAD 09



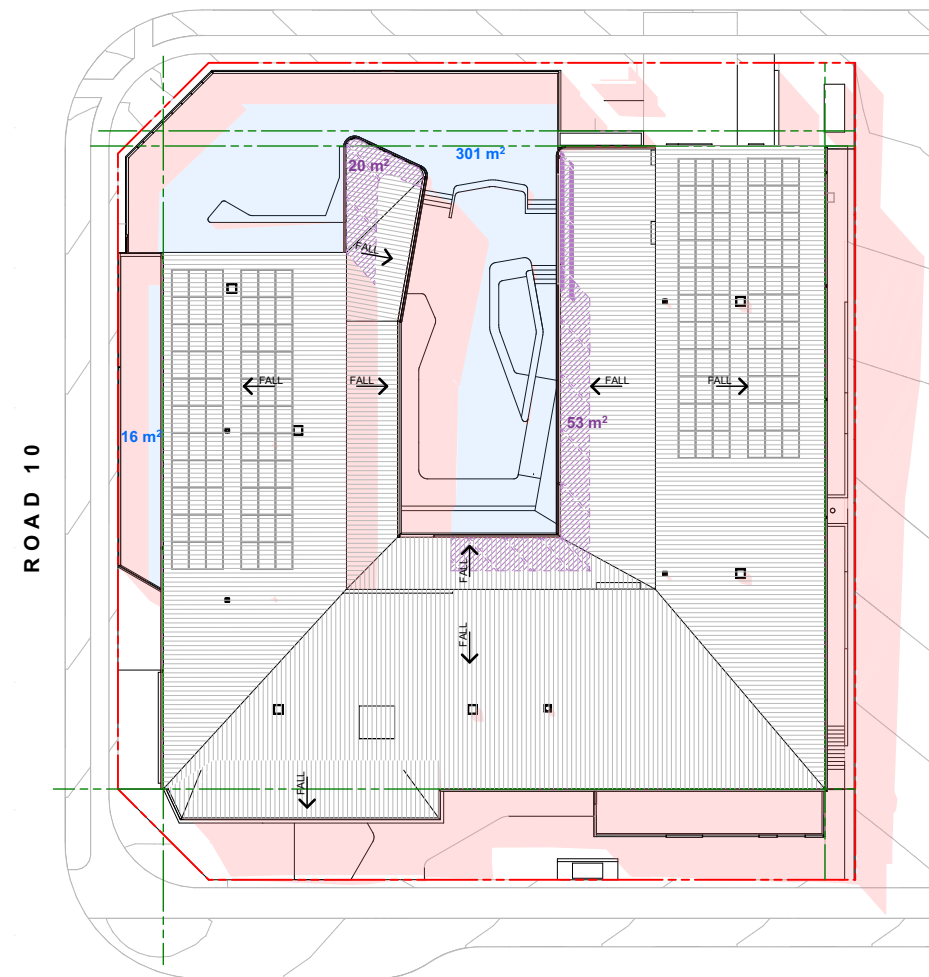
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ROAD 09



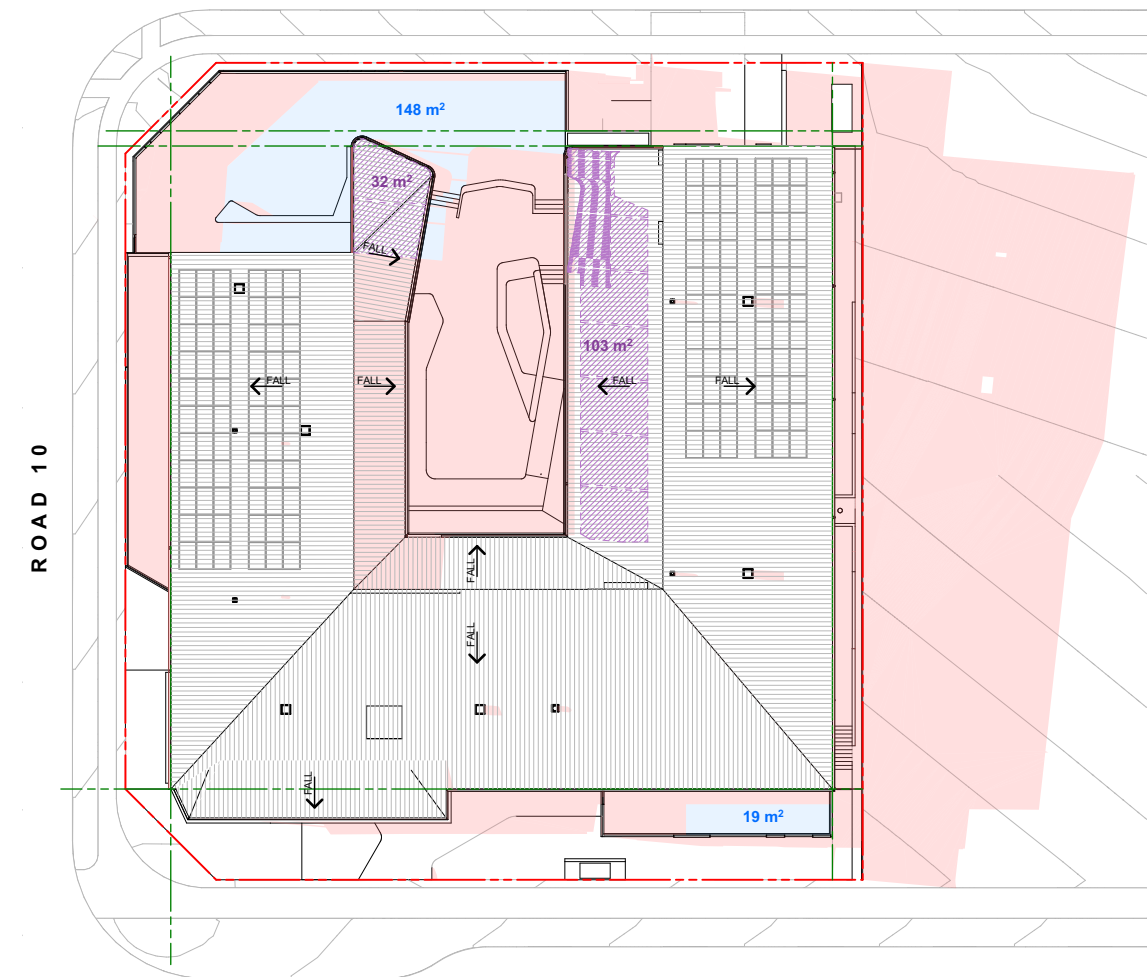
PARK ROAD

02 SHADOWS - JUNE 21ST 9AM  
1:500



PARK ROAD

04 SHADOWS - JUNE 21ST 12PM  
1:500



PARK ROAD

06 SHADOWS - JUNE 21ST 3PM  
1:500

Total External Playspace - 989m²

- Shadows cast by Proposed
- Area of Unshaded Playground Space: 344m²
- Area of Unshaded Playground Space Under Roof: 52m²

Total Area of Unshaded Playground Space: 396m²

% Playspace in sunlight - 40%

Total External Playspace - 989m²

- Shadows cast by Proposed
- Area of Unshaded Playground Space: 317m²
- Area of Unshaded Playground Space Under Roof: 73m²

Total Area of Unshaded Playground Space: 390m²

% Playspace in sunlight - 39%

Total External Playspace - 989m²

- Shadows cast by Proposed
- Area of Unshaded Playground Space: 167m²
- Area of Unshaded Playground Space Under Roof: 135m²

Total Area of Unshaded Playground Space: 302m²

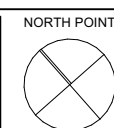
% Playspace in sunlight - 30.5%

DESCRIPTION	REV	APP'D	DATE
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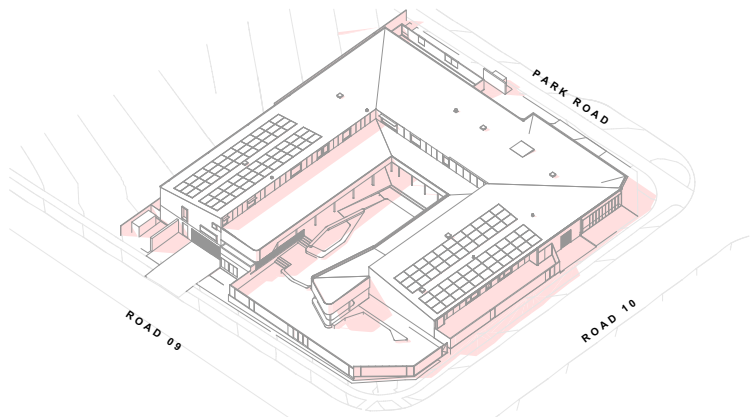
CLIENT  
JECKRA  
PROJECT  
**LEPPINGTON PARK EARLY LEARNING CENTRE**  
44 PARK ROAD LEPPINGTON NSW 2179 , THARAWAL COUNTRY



SCALE @ A3  
**1:500**  
PROJECT NO.  
**22.25**  
STAGE  
**AA**  
DRAWING NO.  
**403**  
REV  
**C**  
DRAWING TITLE  
**JUNE 21ST SHADOW**

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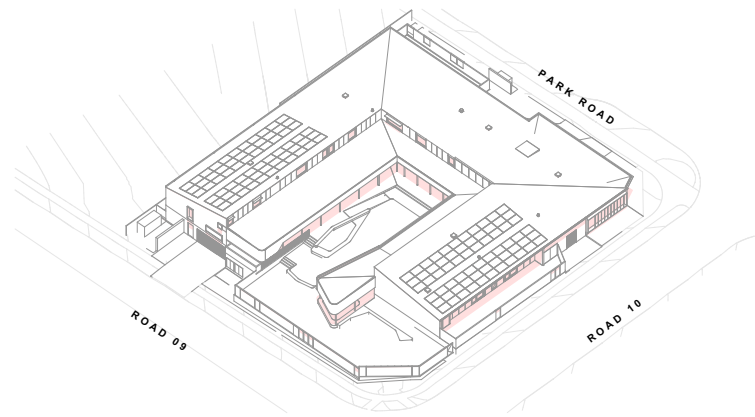
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01

3D SHADOWS - DEC 21ST 9AM  
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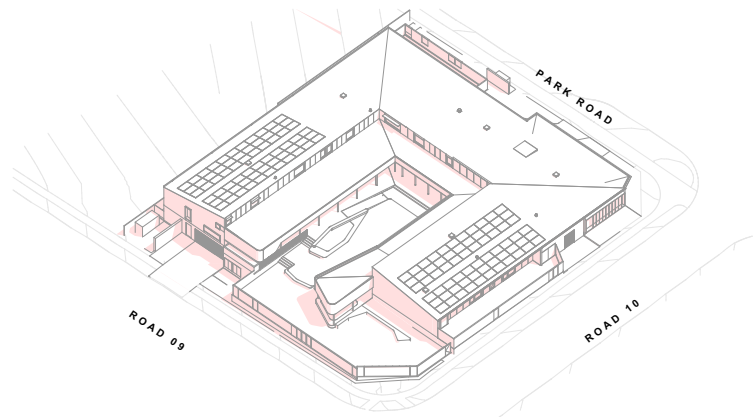
ROAD 09



03

3D SHADOWS - DEC 21ST 12PM  
1:1000

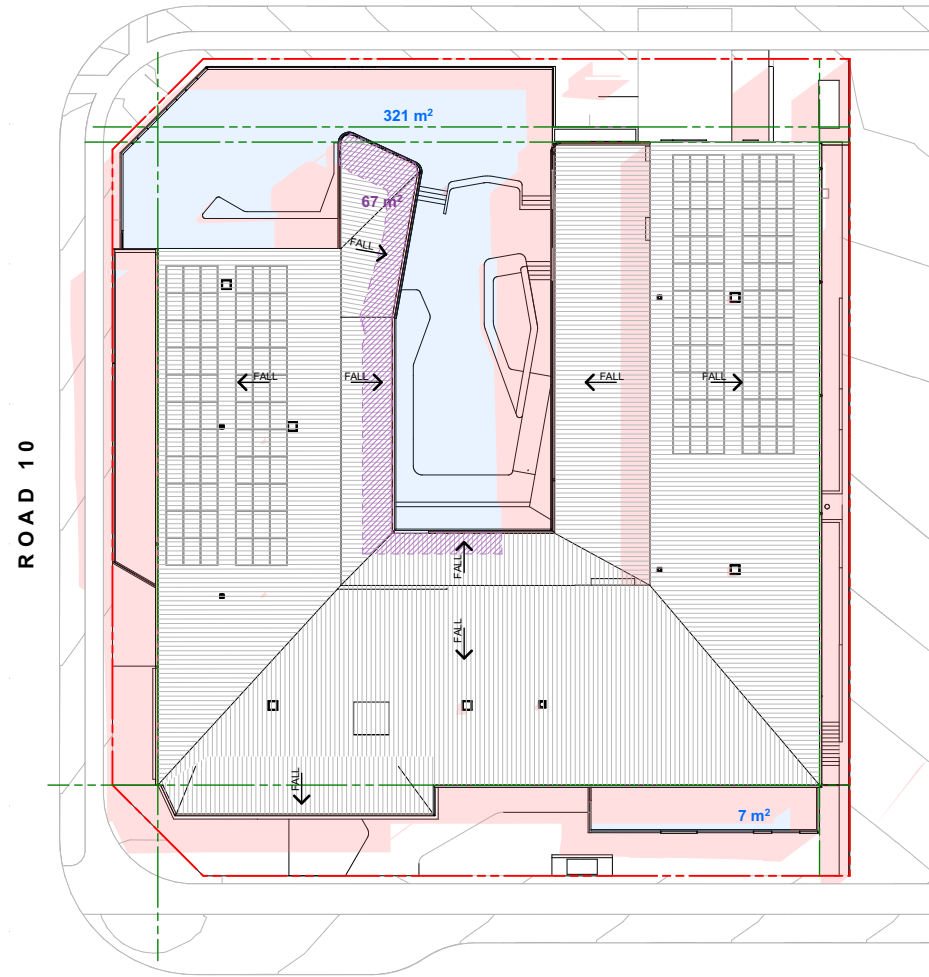
ROAD 09



05

3D SHADOWS - DEC 21ST 3PM  
1:1000

ROAD 09

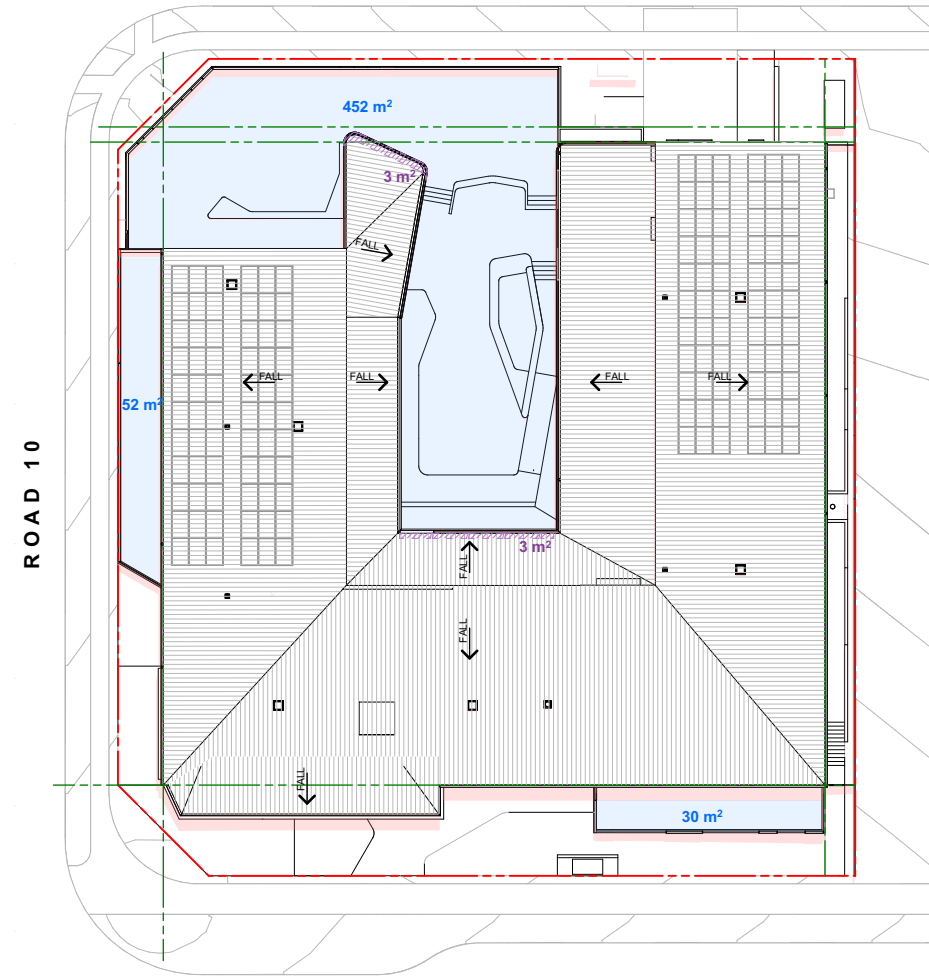


02

SHADOWS - DECEMBER 21ST 9AM  
1:500

Total External Playspace - 989m<sup>2</sup>

- Shadows cast by Proposed
- Area of Unshaded Playground Space: 328m<sup>2</sup>
- Area of Unshaded Playground Space Under Roof: 67m<sup>2</sup>
- Total Area of Unshaded Playground Space: 395m<sup>2</sup>
- % Shaded Playspace requirement - 30%
- % Playspace in sunlight - 39.9%
- % Playspace in Shade - 60.1%

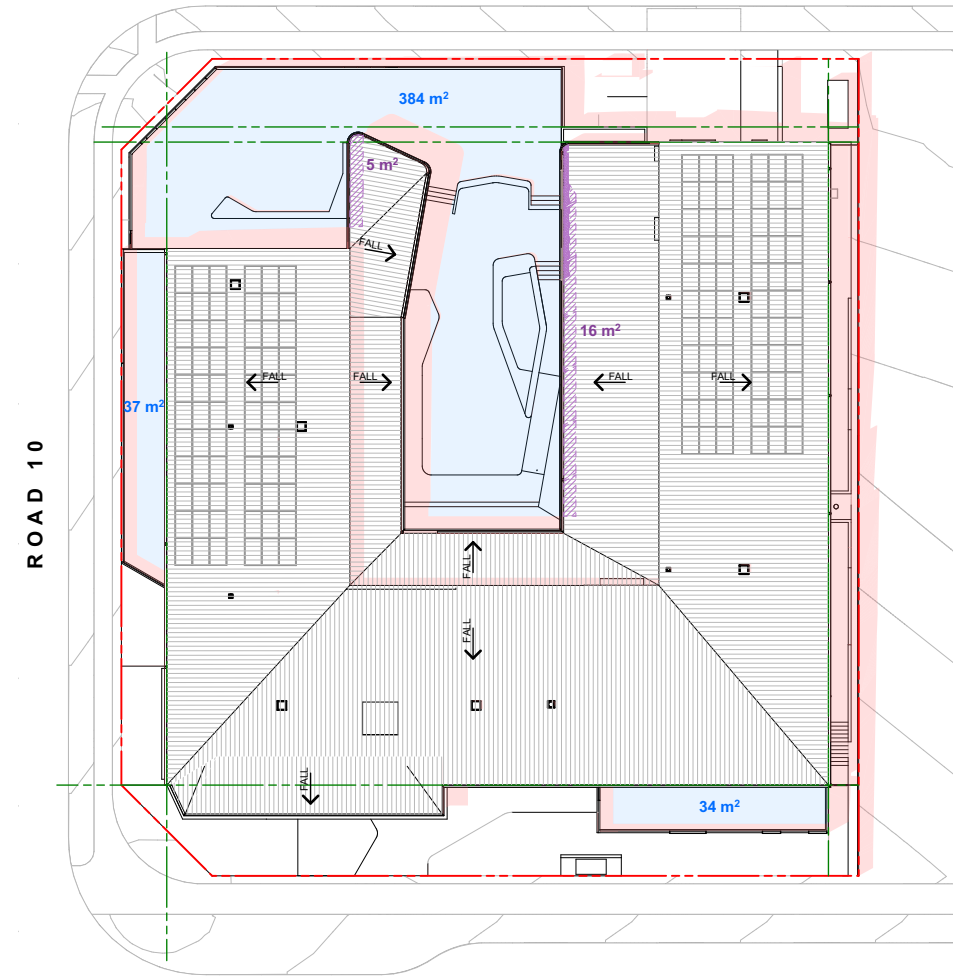


04

SHADOWS - DECEMBER 21ST 12PM  
1:500

Total External Playspace - 989m<sup>2</sup>

- Shadows cast by Proposed
- Area of Unshaded Playground Space: 534m<sup>2</sup>
- Area of Unshaded Playground Space Under Roof: 6m<sup>2</sup>
- Total Area of Unshaded Playground Space: 540m<sup>2</sup>
- % Shaded Playspace requirement - 30%
- % Playspace in sunlight - 54%
- % Playspace in Shade - 46%



06

SHADOWS - DECEMBER 21ST 3PM  
1:500

Total External Playspace - 989m<sup>2</sup>

- Shadows cast by Proposed
- Area of Unshaded Playground Space: 455m<sup>2</sup>
- Area of Unshaded Playground Space Under Roof: 21m<sup>2</sup>
- Total Area of Unshaded Playground Space: 476m<sup>2</sup>
- % Shaded Playspace requirement - 30%
- % Playspace in sunlight - 48%
- % Playspace in Shade - 52%

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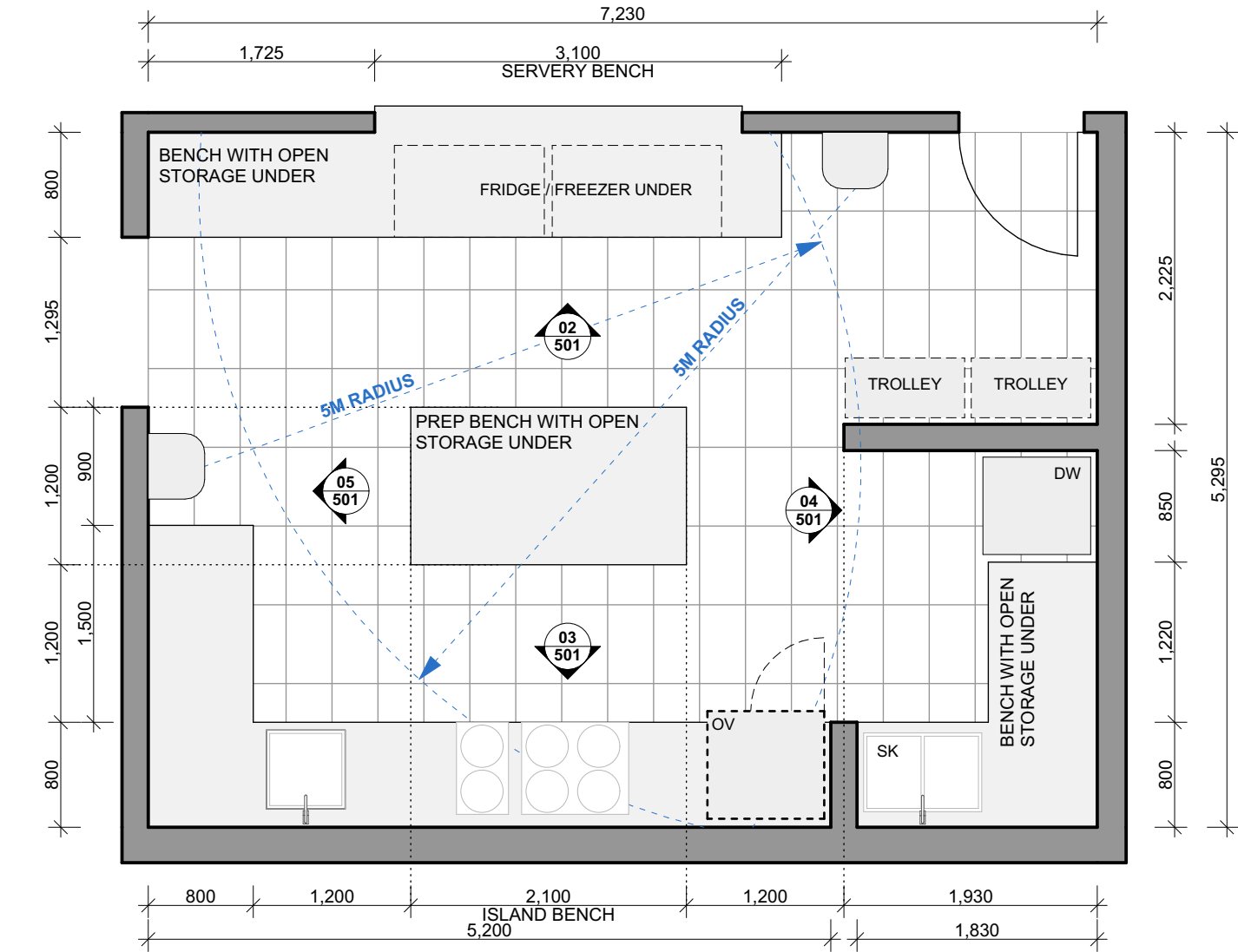
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JECKRA  
PROJECT  
**LEPPINGTON PARK EARLY LEARNING CENTRE**  
44 PARK ROAD LEPPINGTON NSW 2179, THARAWAL COUNTRY



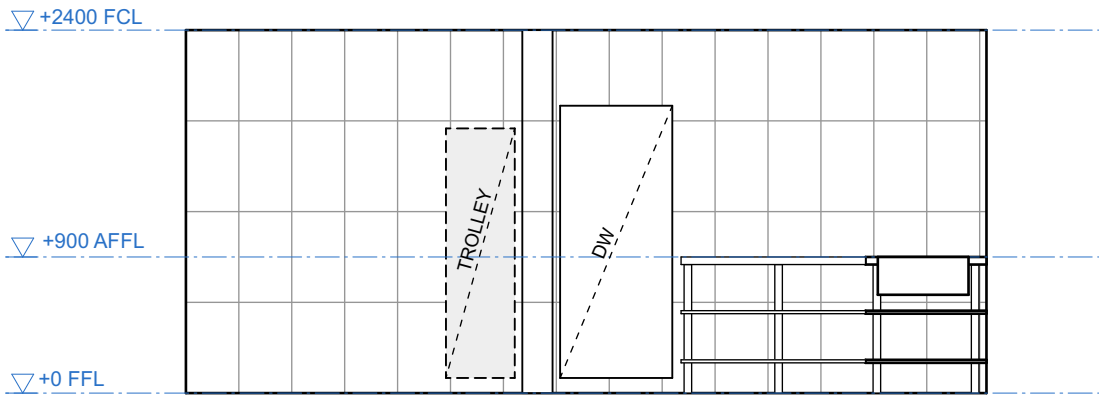
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1:500	22.25	AA	404	C
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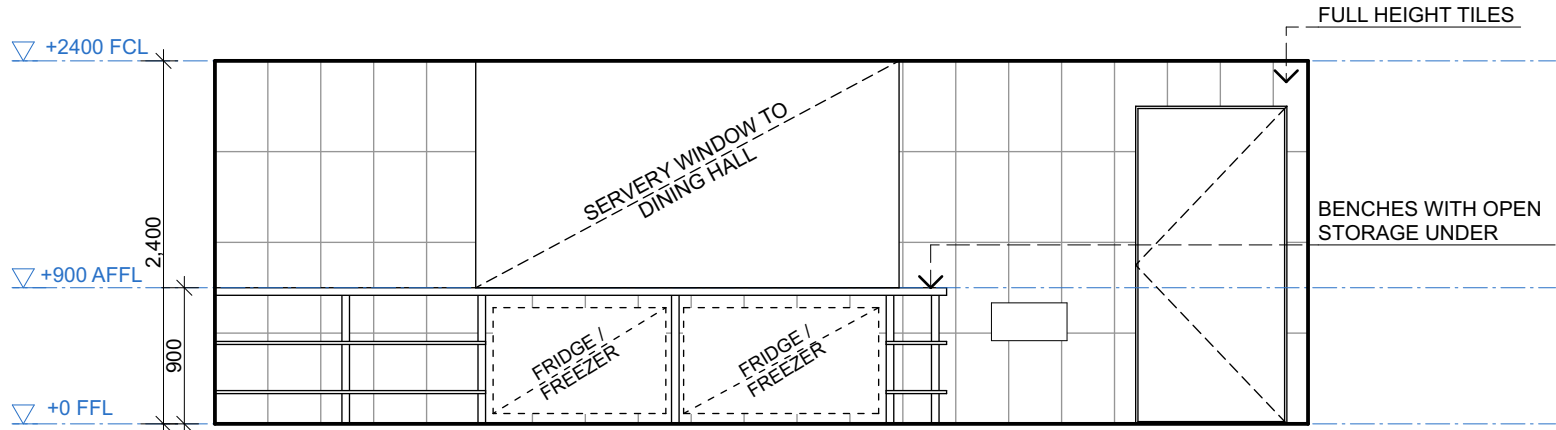
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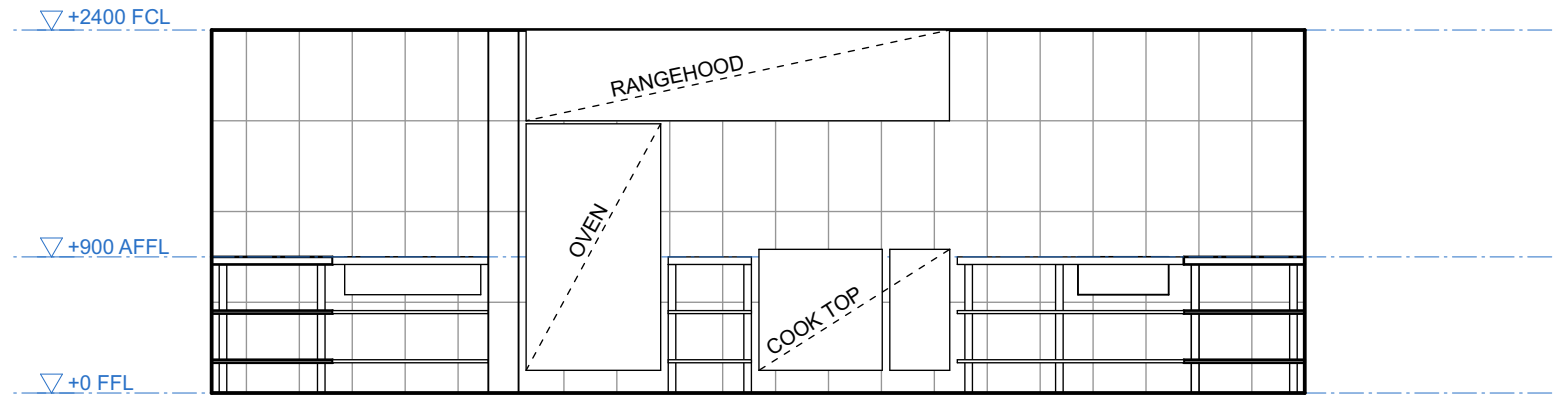
**01 KITCHEN PLAN**  
1:50



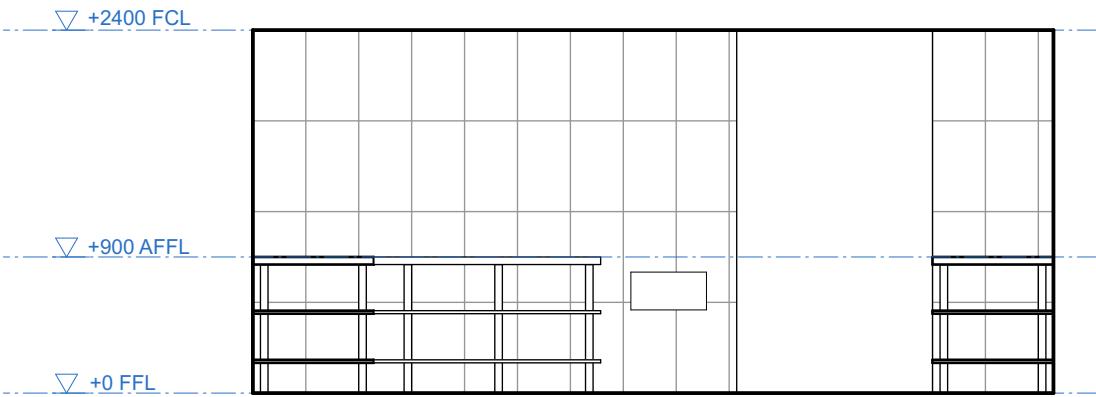
**04 KITCHEN ELEVATION**  
1:50



**02 KITCHEN ELEVATION**  
1:50



**03 KITCHEN ELEVATION**  
1:50



**05 KITCHEN ELEVATION**  
1:50

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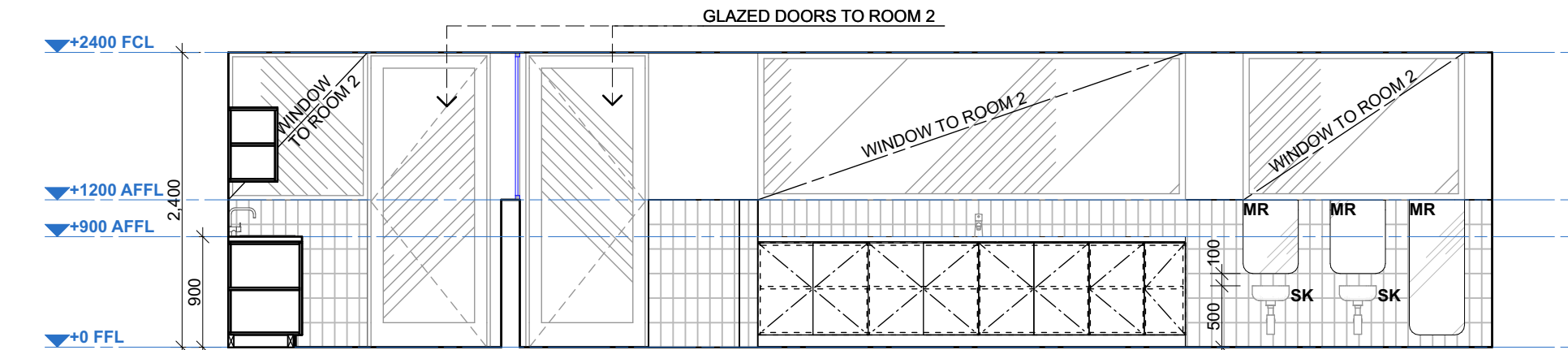
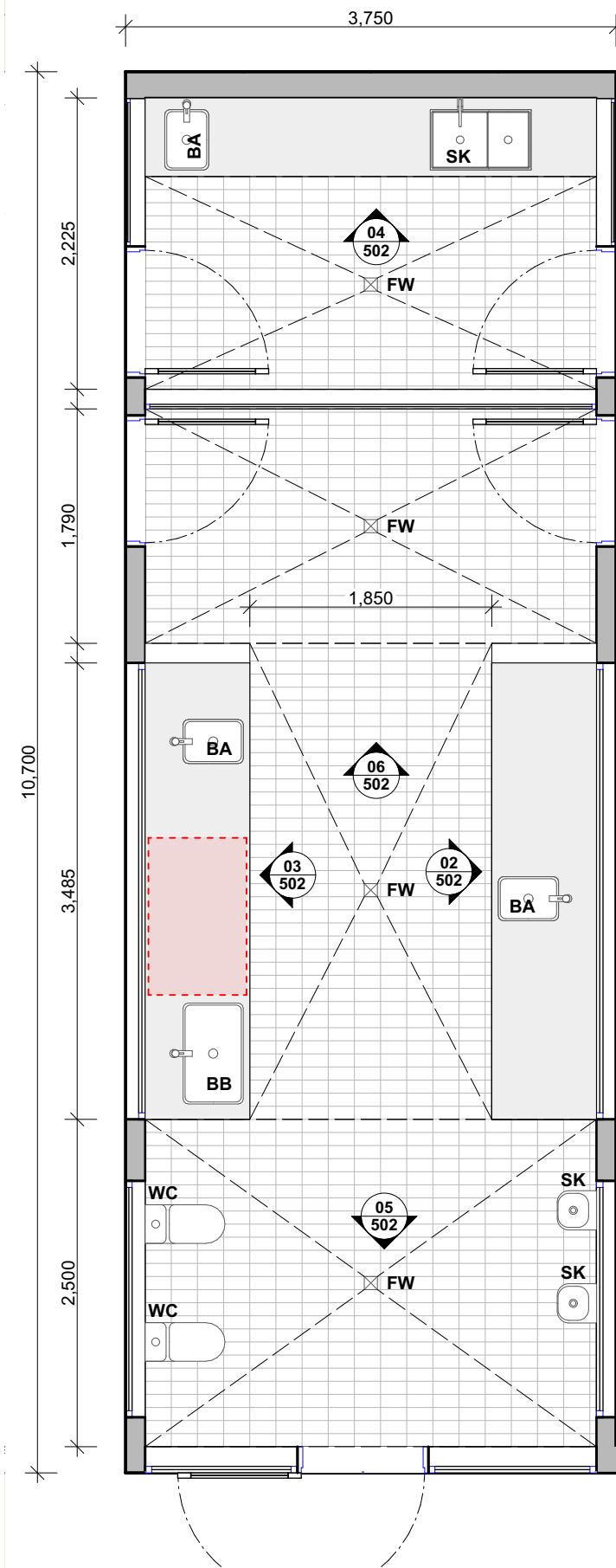
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44 PARK ROAD LEPPINGTON NSW 2179 , THARAWAL COUNTRY

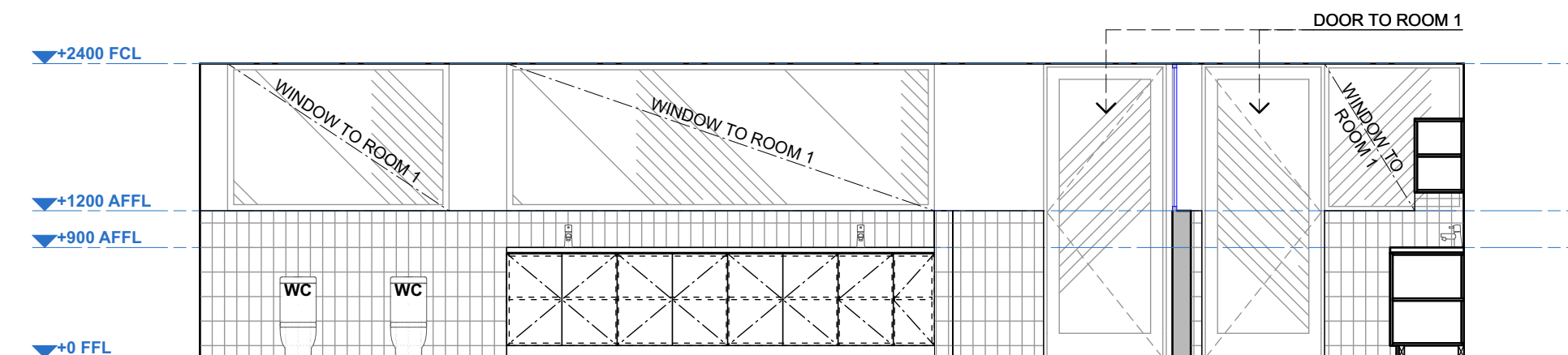


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1:50	22.25	AA	501	C

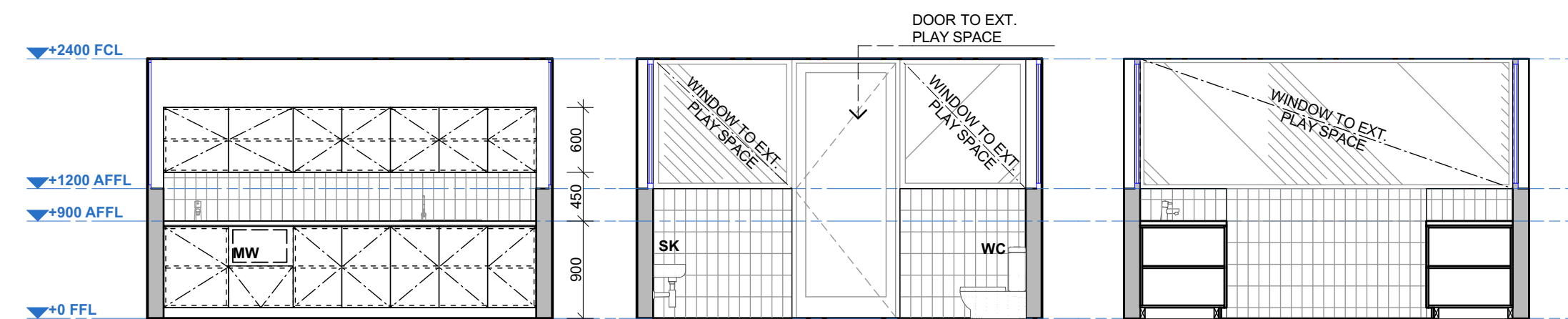
DRAWING TITLE  
**KITCHEN**



02 ROOM 1-2 - WC SOUTH ELEVATION  
1:50



03 ROOM 1-2 - WC AND BOTTLE PREP NORTH ELEVATION  
1:50



04 ROOM 1-2 - BOTTLE PREP EAST ELEVATION  
1:50

05 ROOM 1-2 - WEST ELEVATION  
1:50

06 ROOM 1-2 - WC EAST ELEVATION  
1:50

01 DETAILED WET AREAS - ROOMS 1-2  
1:50

NOT FOR CONSTRUCTION

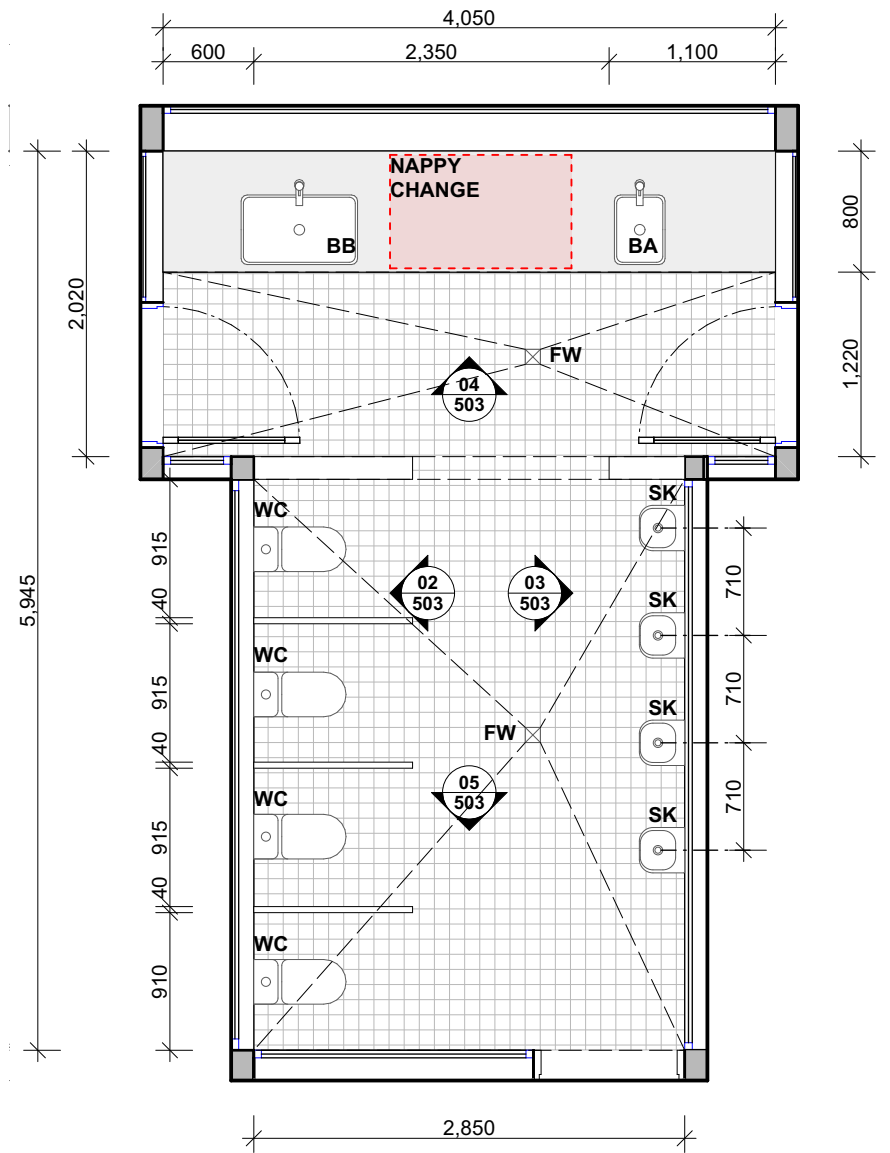
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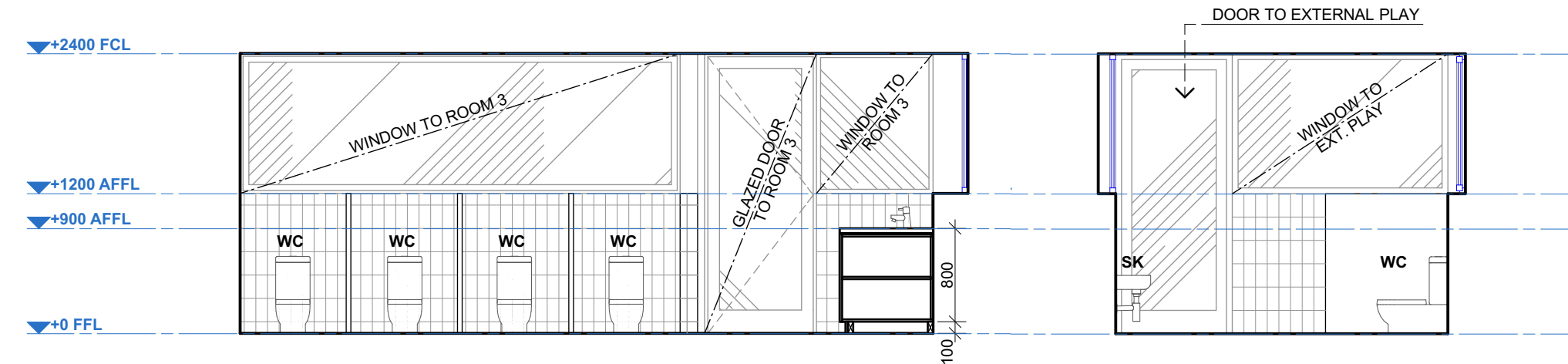
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44 PARK ROAD LEPPINGTON NSW 2179, THARAWAL COUNTRY

NORTH POINT  
SCALE @ A3  
1:50  
PROJECT NO.  
22.25  
STAGE  
AA  
DRAWING NO.  
502  
REV  
C  
DRAWING TITLE  
**ROOM 1-2 WET AREAS**

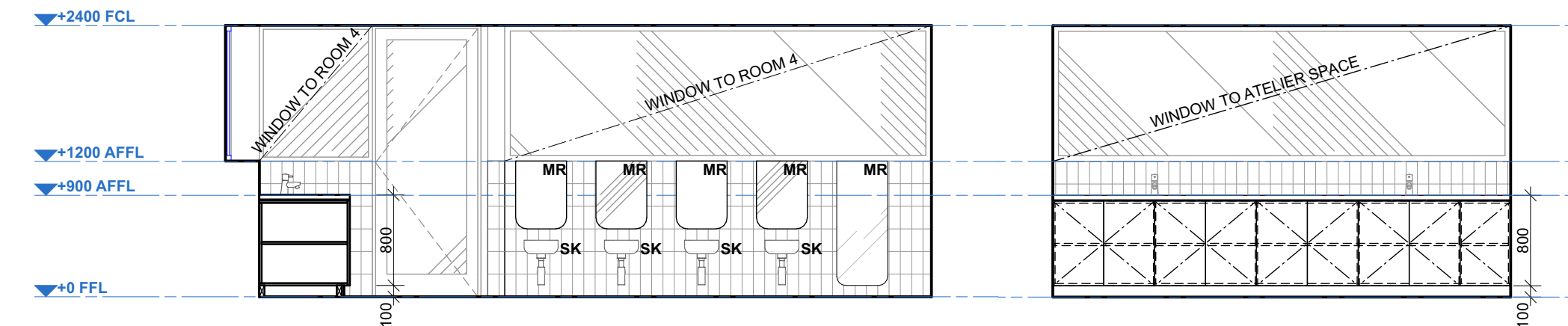


01 DETAILED WET AREAS - ROOMS 3-4  
1:50



02 ROOM 3-4 WC - NORTH ELEVATION  
1:50

05 ROOM 3-4 WC - WEST ELEVATION  
1:50



03 ROOM 3-4 WC SOUTH ELEVATION  
1:50

04 ROOM 3-4 WC - EAST ELEVATION  
1:50

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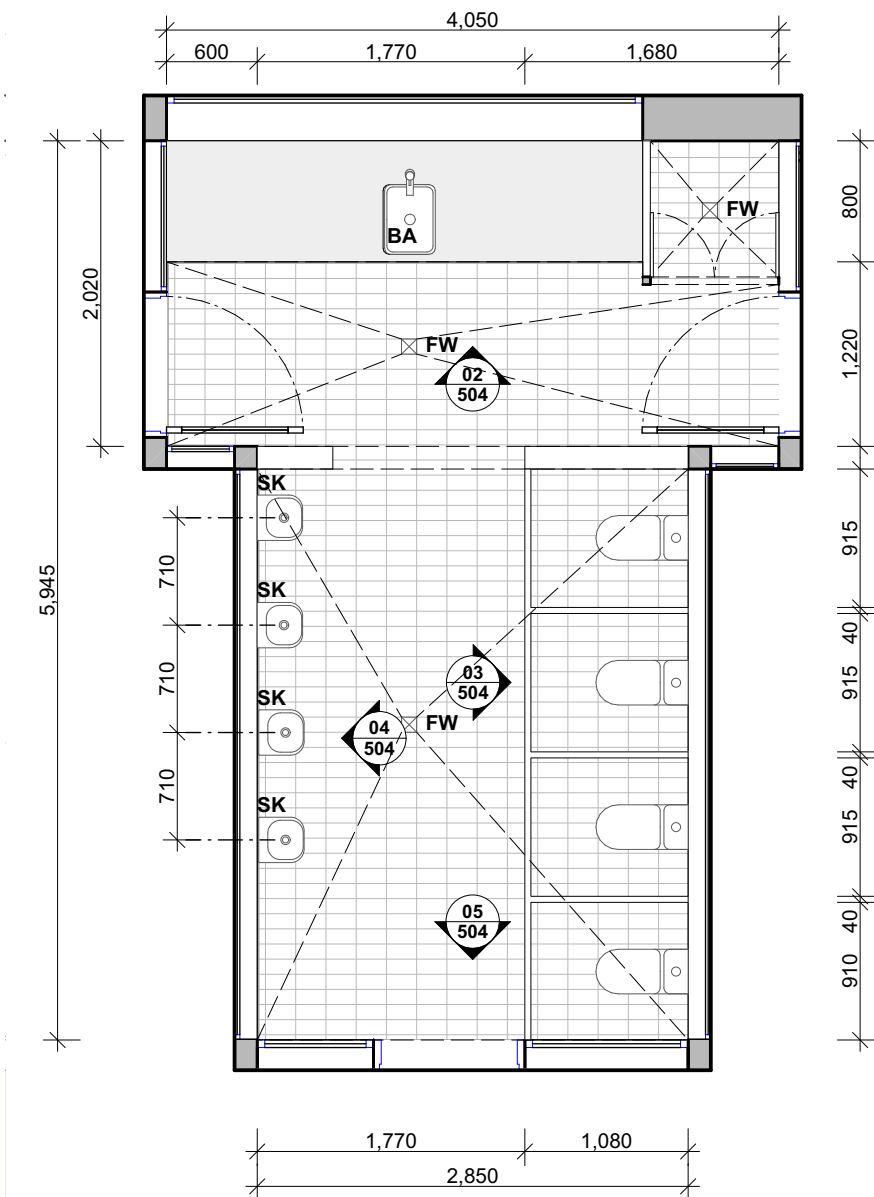
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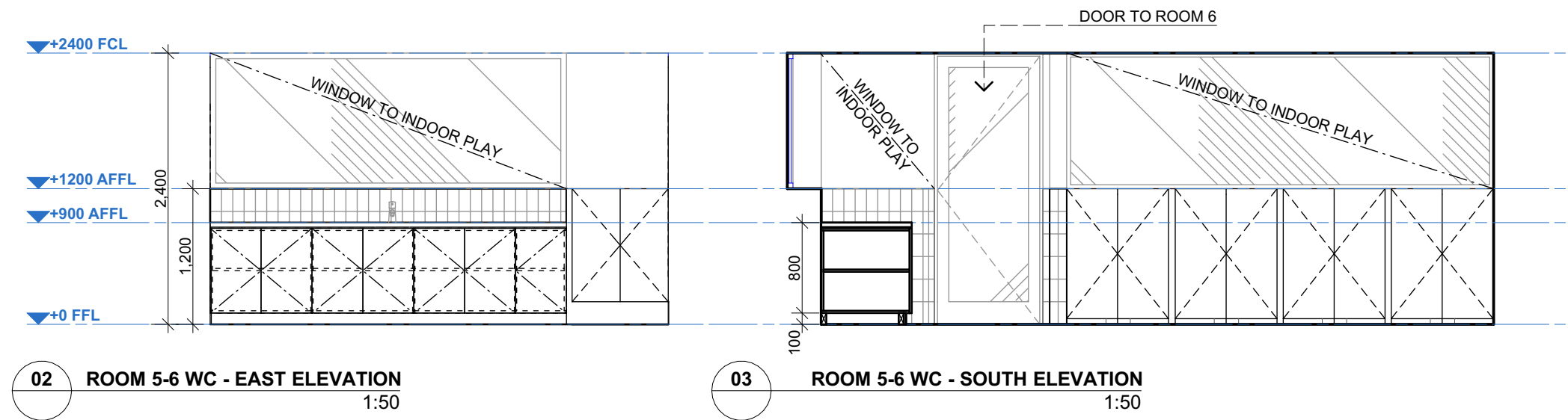
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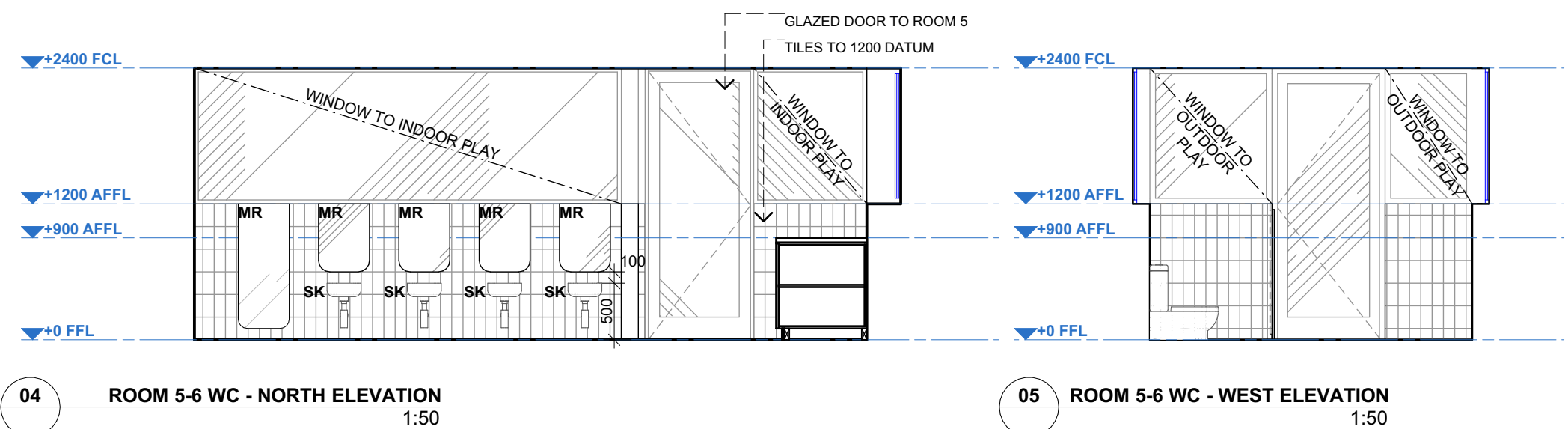


01 DETAILED WET AREAS - ROOMS 5-6  
1:50



02 ROOM 5-6 WC - EAST ELEVATION  
1:50

03 ROOM 5-6 WC - SOUTH ELEVATION  
1:50



04 ROOM 5-6 WC - NORTH ELEVATION  
1:50

05 ROOM 5-6 WC - WEST ELEVATION  
1:50

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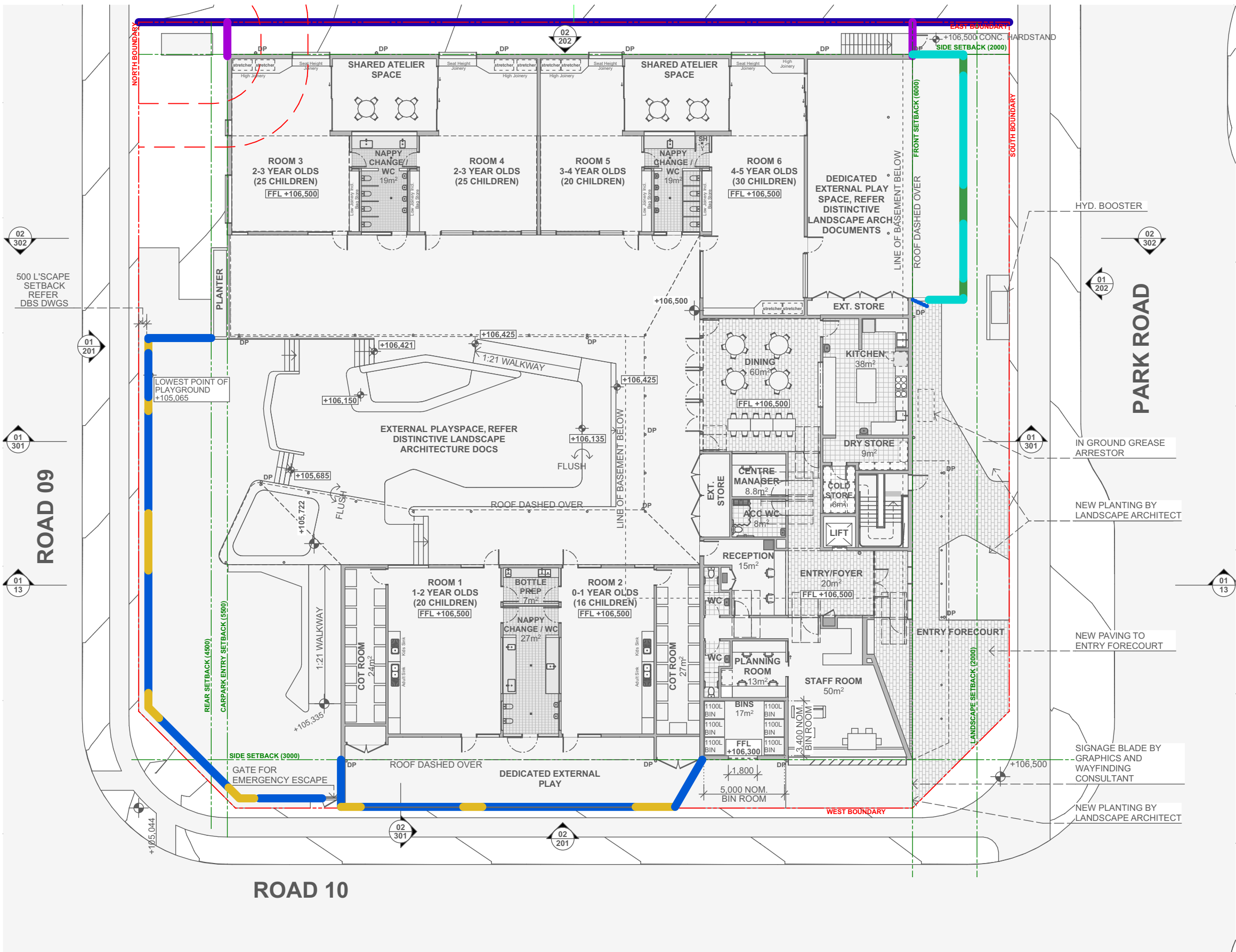
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SCALE @ A3	PROJECT NO.	STAGE	DRAWING NO.	REV
1:50	22.25	AA	504	C

DRAWING TITLE  
**ROOM 5-6 WET AREAS**



01 FENCE PLAN  
1:250

- SECURITY GATES
- 1800 HIGH BRICKWORK FENCE
- GLASS AND PAINTED FIBRE CEMENT INFILL FENCE WITH TIMBER FRAMED SURROUND
- TIMBER LAP AND CAP FENCING TO ADJACENT RESIDENTIAL NEIGHBOURS
- 1800 HIGH VERTICAL LAPPED HARDWOOD FENCING OVER PAINTED BLOCKWORK WALL
- GLASS INFILL VISION PANELS WITH GRAPHIC DETAILS BY STUDIO MAAT
- HARDWOOD TIMBER EXIT GATE

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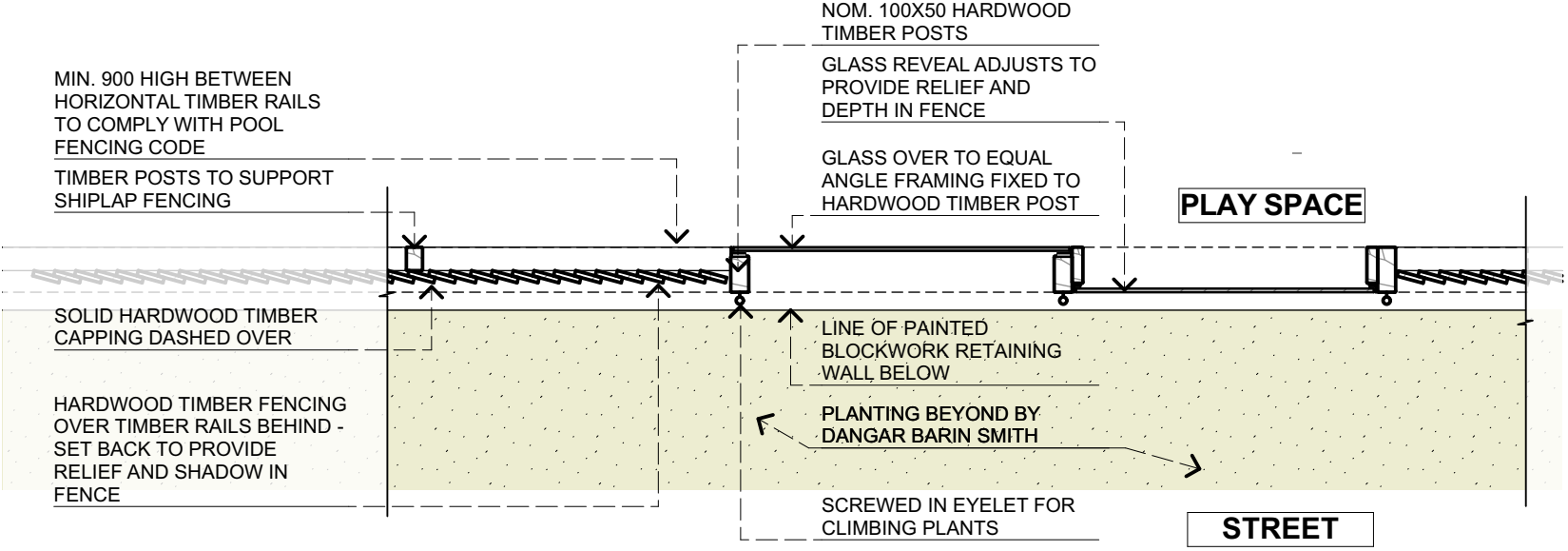
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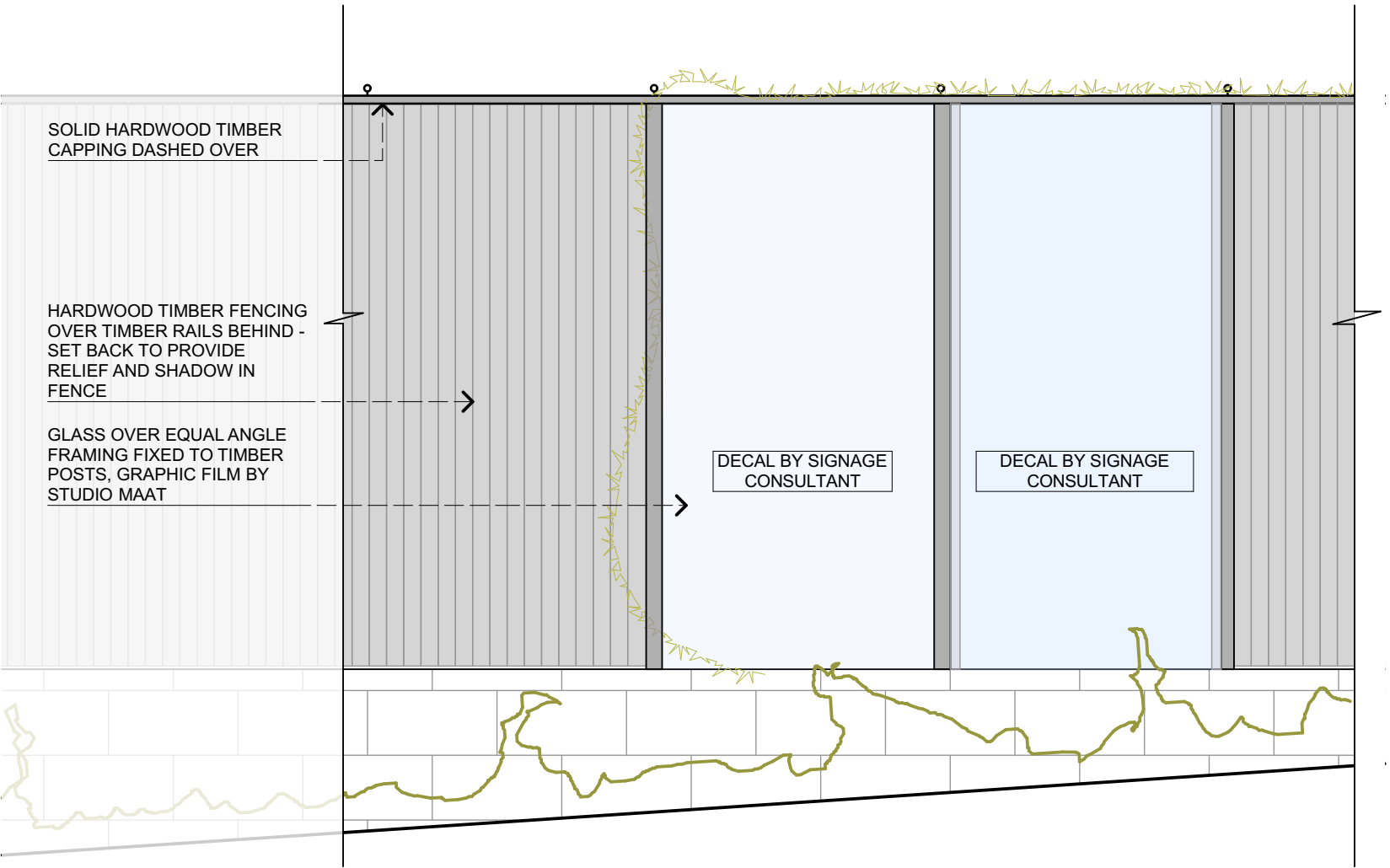
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SCALE @ A3	PROJECT NO.	STAGE	DRAWING NO.	REV
1:250	22.25	AA	601	C
DRAWING TITLE <b>FENCE DETAILS</b>				



01 FENCE DETAIL 1:20



02 FENCE DETAIL 1:20

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SCALE @ A3	PROJECT NO.	STAGE	DRAWING NO.	REV
1:20	22.25	AA	602	C
DRAWING TITLE <b>FENCE DETAILS</b>				



# PARK ROAD CHILDCARE CENTRE

44 Park Rd, Leppington NSW

**Landscape DA**

NOVEMBER 2024

REVISION	DATE	PREPARED BY	CHECKED BY
A	09.04.24	PG/AT	MS/DB
B	19.04.24	PG/AT	MS/DB
C	15.10.24	CX/PG	MS/DB
D	25.11.24	CX/PG	MS/DB

SHEET REGISTER

DRAWING	TITLE	REVISION
05-24.00	COVERSHEET	D
05-24.01	CONTENTS	D
05-24.02	MOOD IMAGERY	D
05-24.03	LANDSCAPE MASTER PLAN	D
05-24.04	SHEET DIRECTORY	D
05-24.05	OUTDOOR SPACE CALCULATION	D
05-24.10	LANDSCAPE DETAIL PLAN 01	D
05-24.11	LANDSCAPE DETAIL PLAN 02	D
06-24.12	PLAY EQUIPMENT DIAGRAM	D
05-24.20	MATERIAL PALETTE	D
05-24.21	LANDSCAPE DETAILS	D

Prepared For:

Jeckra Development

Site Location:

44 Park Rd, Leppington NSW

Prepared By:

distinctive Living Design

Landscape Architecture - Design - Consultancy

56 John St, Camden NSW, Australia 2570

www.distinctive.net.au

Ph:02 4655 1881

jeckra.

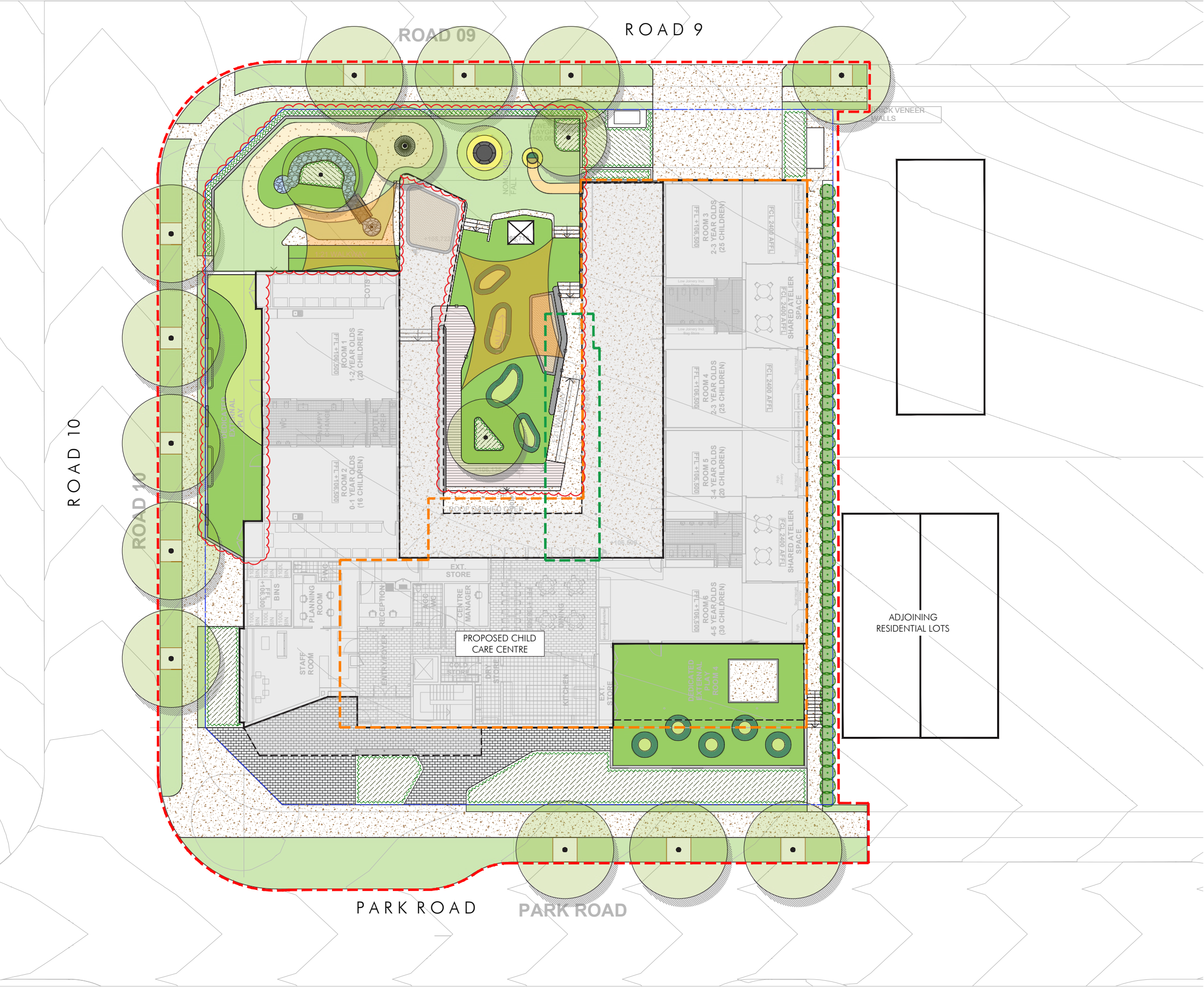
sam  
crawford  
architects

distinctive









- LEGEND
- PROPERTY BOUNDARY
  - EXTENT OF WORKS
  - SHEET DIRECTORY & MATCHLINE
  - EXTENT OF BASEMENT
  - PROPOSED TREE
  - PROPOSED SCREEN PLANTING
  - RAISED PLANTER BED WALLING  
Refer Architecturals
  - LANDSCAPE by other  
Refer Dangar Barin Smith Landscape Design
  - PROPOSED MULCH
  - NATURAL TURF
  - SYNTHETIC TURF
  - PROPOSED WATERPLAY CHANNEL
  - SOFTFALL RUBBER (LIGHT GREEN)
  - SOFTFALL RUBBER (DARK GREEN)
  - SOFTFALL RUBBER (YELLOW)
  - PROPOSED SANDPIT
  - PROPOSED CONCRETE
  - PROPOSED HARDWOOD TIMBER  
DECKING (SPOTTED GUM)
  - PROPOSED URBAN PAVED AREA  
Refer Architecturals
  - PROPOSED BIKE TRACK (COLOURED  
CONCRETE)
  - PROPOSED WATERPLAY CHANNEL TAP
  - PROPOSED TRAMPOLINE (IN-GROUND)
  - PROPOSED SHADE SAIL







ROAD 10

ROAD 10

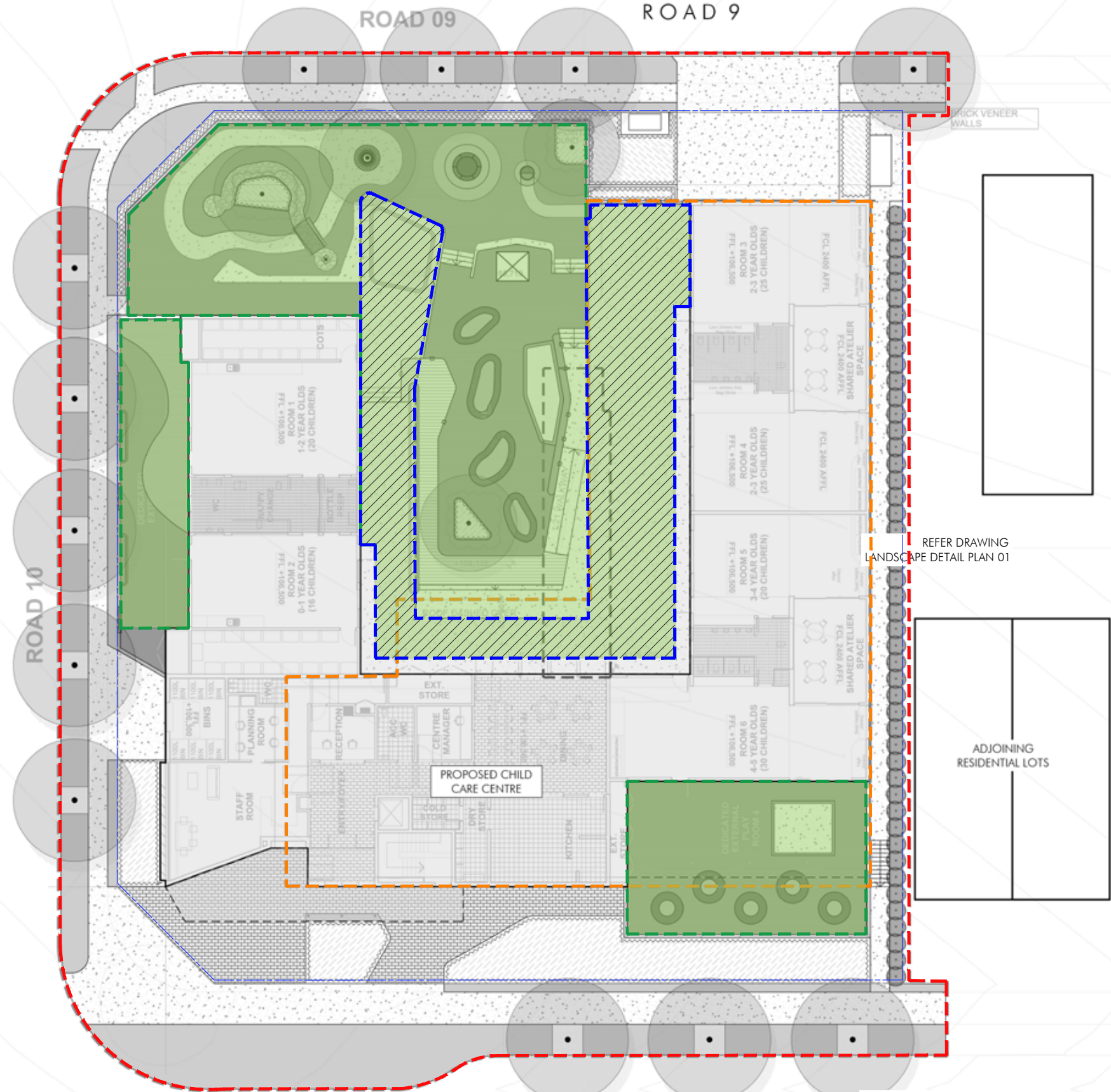
ROAD 09

ROAD 9

PARK ROAD

PARK ROAD

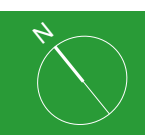
- LEGEND
- PROPERTY BOUNDARY
  - EXTENT OF WORKS
  - EXTENT OF BASEMENT
  - UNENCUMBERED OUTDOOR SPACE (989.63 M2)
  - UNENCUMBERED OUTDOOR SPACE - COVERED OUTDOOR SPACE (284.05 M2)



REFER DRAWING  
LANDSCAPE DETAIL PLAN 01

REFER DRAWING  
LANDSCAPE DETAIL PLAN 02

ADJOINING  
RESIDENTIAL LOTS



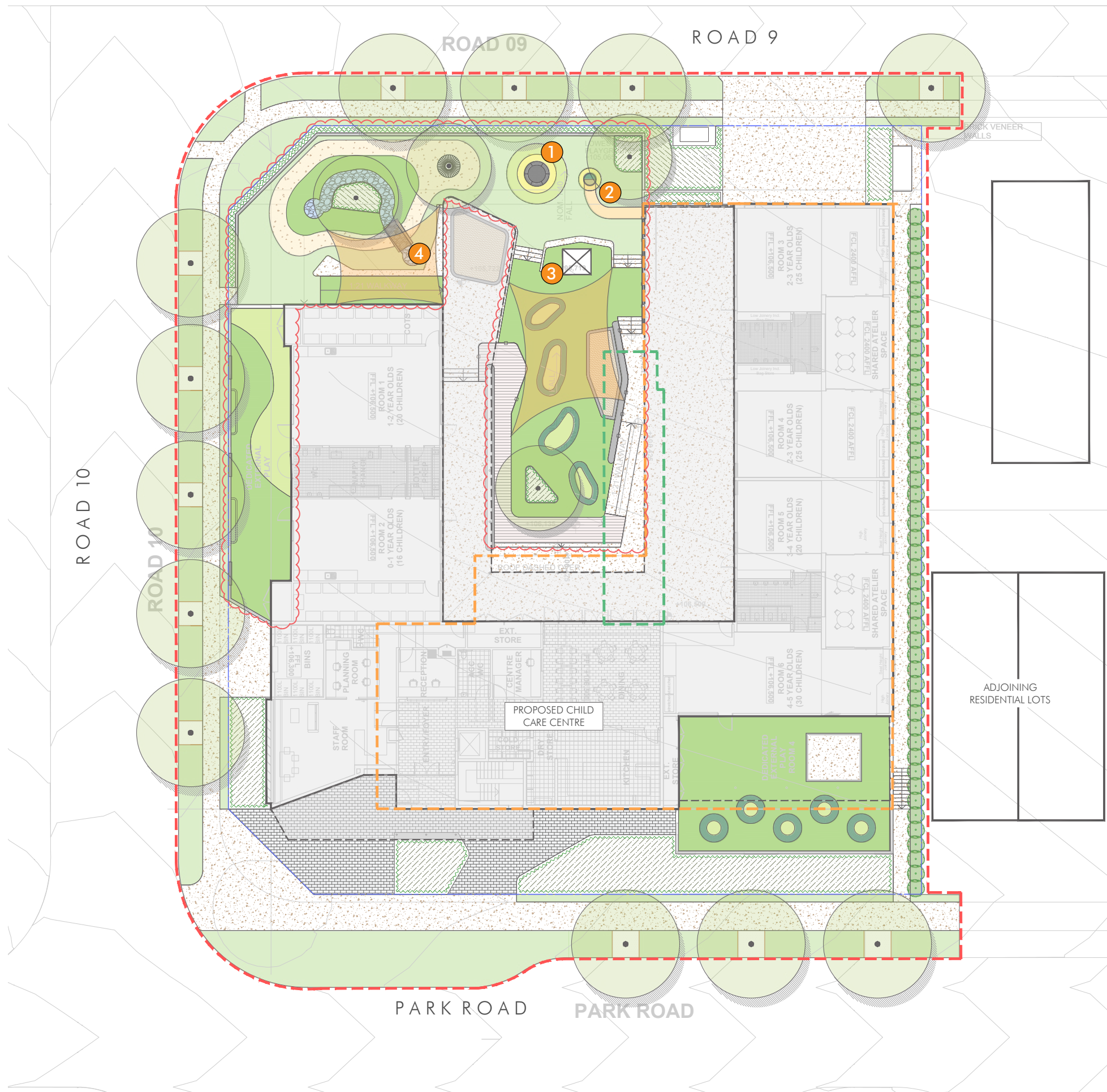










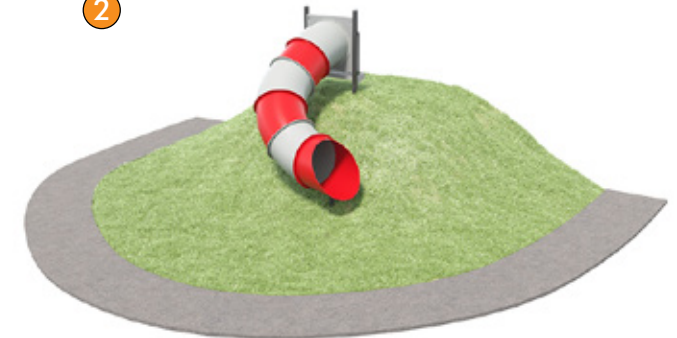


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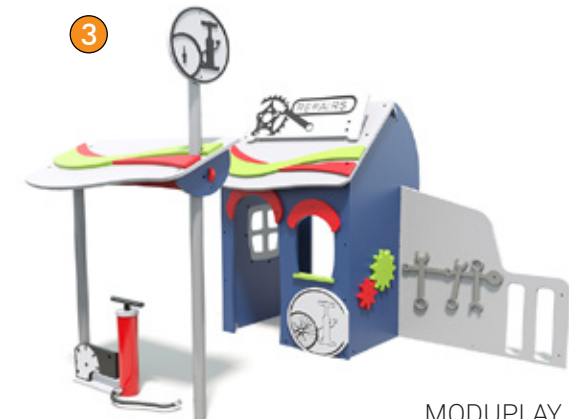
MODUPLAY  
Joey Trampoline PI - Z-1310 or  
similar

2



MODUPLAY  
Curved Tube Slide - D-8858  
or similar

3



MODUPLAY  
Bike Repair Shop - G-9930  
or similar

4



MODUPLAY  
Water Pump - WA-9232  
or similar





INDICATIVE MATERIALITY



Turf



Softfall Rubber



Synthetic Turf



Timber Decking - Spotted Gum



Plain concrete honed finish



Rendered solid wall with perforated laser cut fencing ontop



Sensory play for 0-1 year old area



Low productive gardens for children interaction 2-5 years



Defined contrast between bike track & surrounding play space



In-built trampoline with surrounding Softfall rubber



Water Play rockery channel



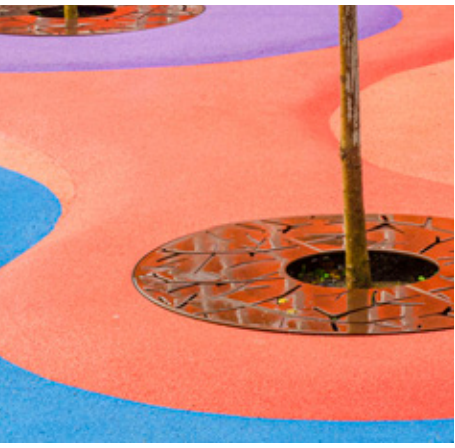
Cubby house/built play area



Integrated sand pit design (Refer Architectural Design)



Enclosed slide ncorporated into level change design



Indicative Circular tree grate design within turf & softfall play area

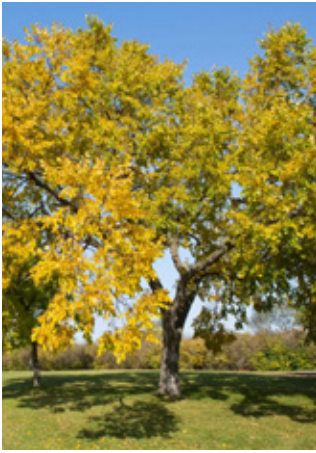




TREES



Tristaniopsis laurina 'Luscious'



Ulmus americana

SHRUBS



Acacia cognata



Cordyline terminalis 'Rubra'



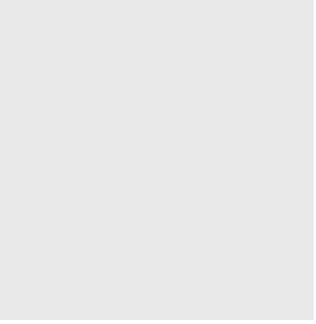
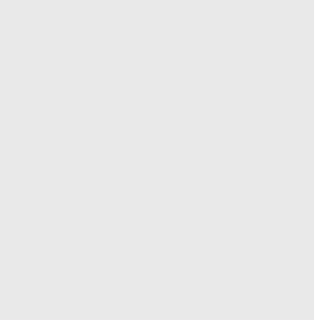
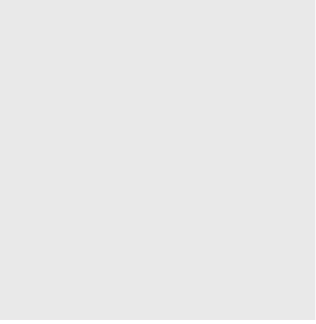
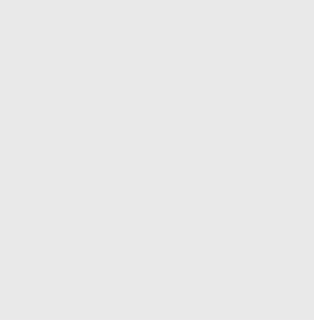
Westringia fruticosa 'Grey Box'



Raphiolepis indica 'Oriental Pearl'



Viburnum odoratissimum 'Emerald Lustre'



GROUNDCOVERS



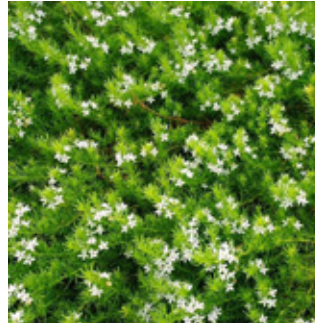
Dampiera linearis 'Blue Moon'



Liriope muscari 'Royal Purple'



Lomandra confertifolia 'Little Con'



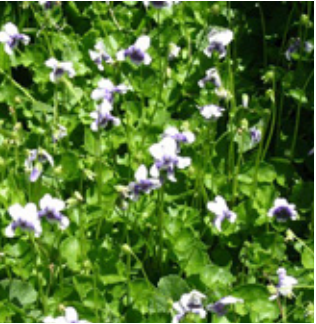
Myoporum parvifolium



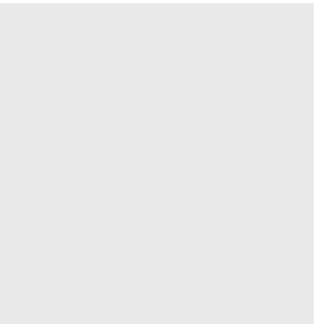
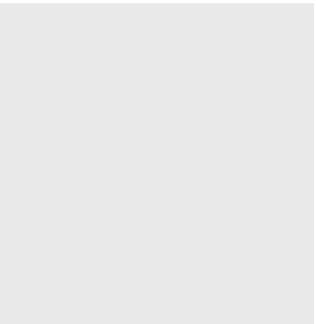
Ophiopogon japonicus 'Nana'



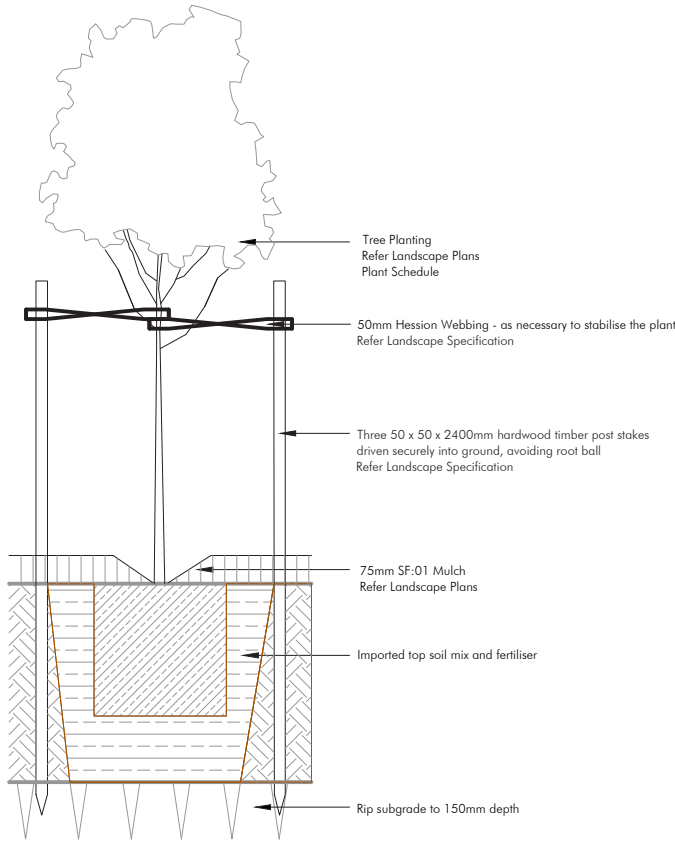
Trachelospermum jasminoides



Viola hederaceae

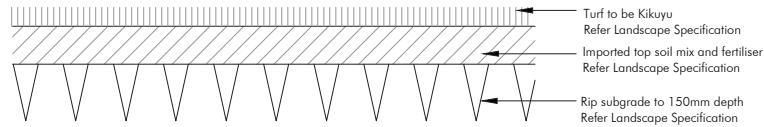


REFER DANGAR BARIN SMITH LANDSCAPE DESIGN FOR SOFTSCAPE PLANTING DESIGN



## 45-100L TREE PLANTING

### SECTION 1:10



## TURF

### SECTION 1:10

05-24 Plant Schedule by distinctive								
Code	Genus	species	Hybrids/Cultivars	Common Name	Pot Size	Height	Width	Spacing
<b>Trees</b>								
Tr Lu	Tristania	laurina	'Luscious'	Luscious Water Gum	75L	10	7	As Shown
Ul am	Ulmus	americana		American Elm	200L	12	8	As Shown
<b>Shrubs/Screen Planting</b>								
Ac Wa	Acacia	cognata	'Waterfall'	Waterfall Wattle	200mm	1.5	1	As shown
Co Ru	Cordyline	terminalis	'Rubra'	Cordyline Rubra	200mm	2.5	2.5	As shown
We fr	Westringia	fruticosa	'Grey Box'	Coastal Rosemary	200mm	0.4	0.4	300mm centres
Rh Op	Raphiolepis	indica	'Oriental Pearl'	Oriental Pearl Indian Hawthorn	200mm	1	1	2/m2 shown
Vi EL	Viburnum	odoratissimum	'Emerald Lustre'	Emerald Lustre	300mm	4	4	As shown
<b>Groundcovers</b>								
Da BM	Dampiera	linearis	'Blue Moon'	Blue Dampiera	140mm	0.5	0.6	3/m2
Li RP	Liriope	muscarii	'Royal Purple'	Lily Tuff	200mm	0.5	0.5	5/m2
Lo LC	Lomandra	confertifolia	'Little Con'	Mat Rush	140mm	0.3	0.3	7/m2
My pa	Myoporum	parvifolium		Creeping Boobialla	140mm	0.2	1.5	3/m2
Op Na	Ophiopogon	japonicus	'Nana'	Dwarf Mondo Grass	140mm	0.1	0.1	12/m2
Tr ja	Trachelospermum	jasminoides		Evergreen Jasmine	200mm	0.3	2.0	2/m2
Vi he	Viola	hederaceae		Native Violets	140mm	0.1	0.5	5/m2

#### GARDEN BEDS

Cultivate to a depth of 200mm so that soil can be worked freely. Apply gypsum at manufacturer's rates to add in de-compaction of site and breakdown of clay colloids. Spread premium blend garden bed mix to a depth of 200mm, when settled. Back filling shall be tamped progressively to match existing soil compaction, to avoid later subsidence. Mound all garden beds to centre. Allow for depth of mulch to finished levels when installing soil mix. Refer to Garden Bed Preparation Detail.

#### PLANTS

All plants which have been declared, pursuant to section 7 & 8 of the Noxious Weed Act 1993, to be Noxious Weeds within the area of Bankstown City Council shall be removed on site and replaced with appropriate indigenous or native species.

All labels are to remain on plants and delivery receipts or copies of plant purchases, stating the species, amount, and container sizes of plants, shall be made available to Council's Construction Services or Private Certifier to facilitate certification that the landscape plan and conditions of consent have been implemented.

#### LAWN AREAS

Cultivate to a depth of 150mm, so that soil can be worked freely. Apply Gypsum at manufacturer's rates to add in de-compaction of site and breakdown of clay colloids. Spread 100mm layer of sandy loam topsoil blend. Rake over to form a smooth, even surface ready for lawn installation. New turf to all areas to be Soft leaf buffalo. Lay with staggered and close-butted joints along contours, to prepared surface. Water immediately, top dress once established. Refer to Turf detail.

#### MULCH

Mulch shall be ANL 'Forest Blend' or similar, which is best suited to the plant type and clients needs. Variation from this can only be made with consultation with the project manager. Mulch shall be free of soil, weed growth or any other foreign matter. Spread mulch evenly to a depth of 75mm over all garden beds. Rake over mulch surface to create an even finish.

#### IRRIGATION SYSTEM

An irrigation system is to be installed to all garden beds, planter boxes, and turf areas shown on the landscape plans. Drip systems are recommended for all garden beds and planter boxes, and pop-up systems for turf areas to the manufactures guidelines. Water connection to mains and requirements for metering are to be installed by a licensed plumber or qualified irrigation contractor.

#### MAINTENANCE SCHEDULE

The consolidation program shall include, but not limited to, the following items:

**Routine Maintenance.** Provide routine maintenance for a period of six months after practical completion. Program to include but not limited to plant establishment, watering, mowing, fertilising, weeding, staking, pruning, mulching, pest and disease control and generally maintaining the site in a neat and tidy condition.

**Watering:** Watering of plants and turf should be done in conjunction with current Sydney Water watering restrictions.

**Fertilising.** Apply an appropriate lawn fertiliser, at manufacturer's rates, after 6 weeks of installation. Ensure fertiliser is adequately watered and evenly dispersed for healthy even lawn growth.

Mulch of garden beds must adhere to Australian Standard AS4454.

Lawns. Repair lawns in all failed areas.

**Disease and Pest Control.** If pathological disease or insect pests appear, they are to be controlled using organic methods or pest and disease control. Failing this, chemical sprays may be used, at manufacturer's rates, with prior consent of client.

**Replacement.** Defects including any dead or unhealthy plant must be replaced or treated within 3 weeks. Missing, dead or unhealthy plants are to be replaced with plants of similar size and quality and identical species/variety, unless a substitution has been approved by Council.

**Any Pruning** must be carried out to meet Australian Standards AS4373 'Pruning of Amenity Trees' and shall comply with Council's Tree Preservation Order.

**Making Good.** The contractor shall make good erosion of soil or subsidence which may occur, at no contract variation.



M A  
A T

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Futuro  
Leppington Park

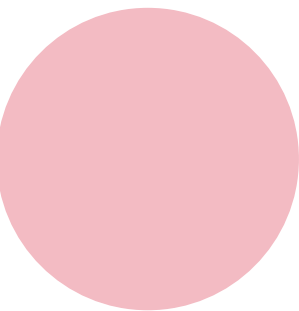
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External Signage  
Design Drawings

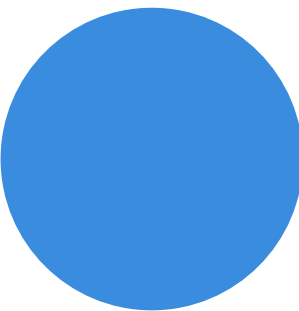
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Issue for DA  
23.04.24

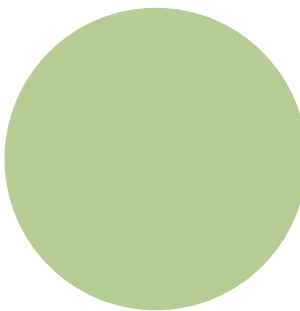
Brand palette



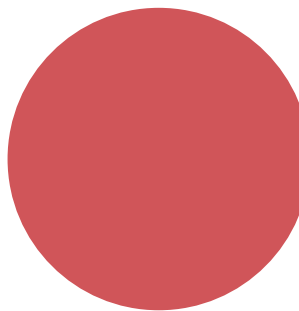
**Futuro Pink**  
PMS 495 C  
C2 M31 Y10 K0  
Dulux Feather Boa S02G1



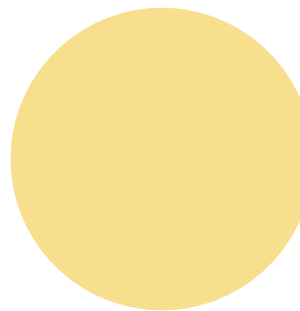
**Futuro Blue**  
PMS 279 C  
C72 M37 Y0 K0  
Dulux Window Blue SB8E3



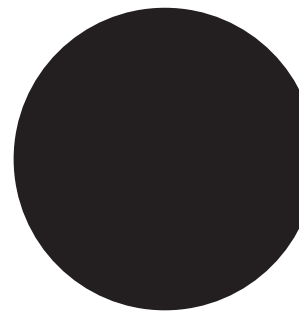
**Futuro Green**  
PMS 578 C  
C31 M7 Y51 K0  
Dulux Sour Apple S20F4



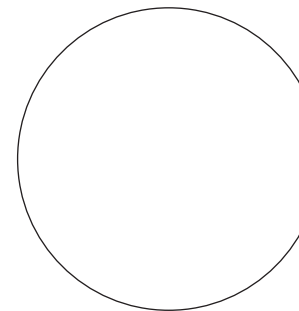
**Futuro Red**  
PMS 7418 C  
C14 M81 Y61 K1  
Dulux Oxford Terrace NZ10E6



**Futuro Yellow**  
PMS 1205 C  
C3 M10 Y53 K0  
Dulux Swedish Yellow S16H4

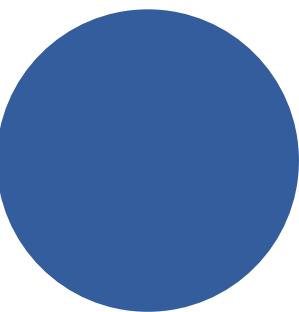


**Black**  
PMS Black U  
C20 M20 Y20 K100  
Dulux PG1A9

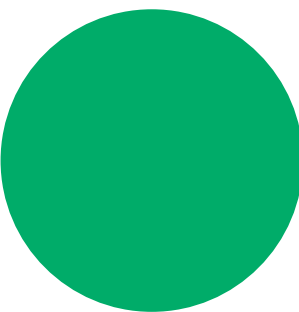


**White**  
PMS White  
C0 M0 Y0 K0  
Dulux Vivid White

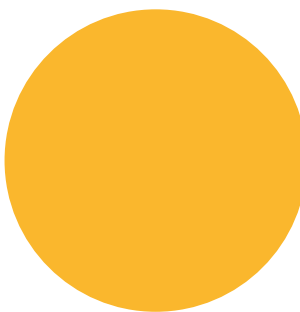
Statutory & Operational palette



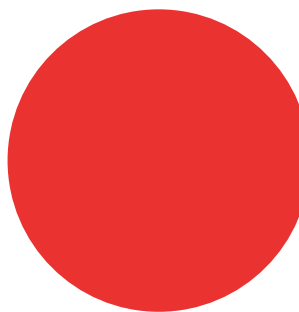
**Access Blue**  
PMS 7684C  
C87 M68 Y9 K1



**Exit Green**  
PMS 3405C  
C100 M0 Y83 K0  
Dulux G12 Holly1



**Hazard Yellow**  
PMS 122U  
C0 M29 Y100 K0  
Dulux PMS123U



**Fire Red  
Danger Red**  
PMS 485C  
C0 M95 Y100 K0  
Dulux Red Clown P05H8

ABCDEFGHIJKLMNOPQRSTUVWXYZ  
abcdefghijklmnopqrstuvwxyz  
1234567890

Wayfinding typeface Calibre Medium

Childcare

Typical application Title case  
Cap height: 30mm  
Scale 1:1

Female

Tactile typeface Arial, Bold  
Cap height: 15mm  
Scale 1:1



# LEPPINGTON

02 Type detail  
Leppington Park  
50mm cap height  
Scale 1:5

# Child

03 Type detail  
Childcare & Education  
80mm cap height  
Scale 1:5

04 Detail Pictogram  
400mm dia.  
Scale 1:5



05 Reference  
Intracut  
rear-illuminated  
graphics

### NOTES

**GENERAL**  
The sign is located on the primary vehicular roadway adjoining the site boundary, in soft landscaping, to identify the facility, and confirm the vehicular entry/parking is at the rear of the site. The signs/graphics are located in a public environment, as such all materials, fabrication and fixing to suit expected conditions. Sign form is accessible to the public.

**FRANGIBLE**  
The Signage contractor is responsible for determining, following consultation with the local authority and relevant codes/standards if the signage adjacent the roadway is required to be frangible.

If required shopdrawings are to be prepared by an approved Chartered Professional Engineer specialising in Structural Engineering, on the Signage Contractors behalf, prior to manufacture, shall be fully detailed and shall show the proposed means of strengthening the sign face and achieving post frangibility.

Where a frangible support cannot be provided, details for a proposed alternative arrangement are to be submitted for approval. The cost of these drawings, calculations and submission will be borne by the signage contractor.

**MATERIALITY**  
Fabricated structural steel 'C' sections, exposed vertical sides and top, fully welded up, with internal framing to form a water proof enclosure. Below ground concrete footing with fabricated 3mm painted as illustrated metal sign panels attached via concealed countersunk fixing. To be co-ordinated with landscape works, make good any damage to existing ground plane/landscape surfaces. Top section to be internally illuminated graphics to be rear illuminated intracut acrylic letters. Non-illuminated letters/graphics to lower section to be external grade cast vinyl solid colour film graphics applied to sign panel with clear overcoat. To be satin finish.

### NOTES (cont.)

**FINISHES/COLOUR**  
As illustrated. For colour specification refer Graphic standards  
  
To be external grade paint system. Anti-graffiti satin finish 25% gloss level to all exposed surfaces.

**LOCATING PRINCIPLES**  
As noted on masterplan. Final setout TBD, to be coordinated with landscape works.

**CONTENT**  
As documented

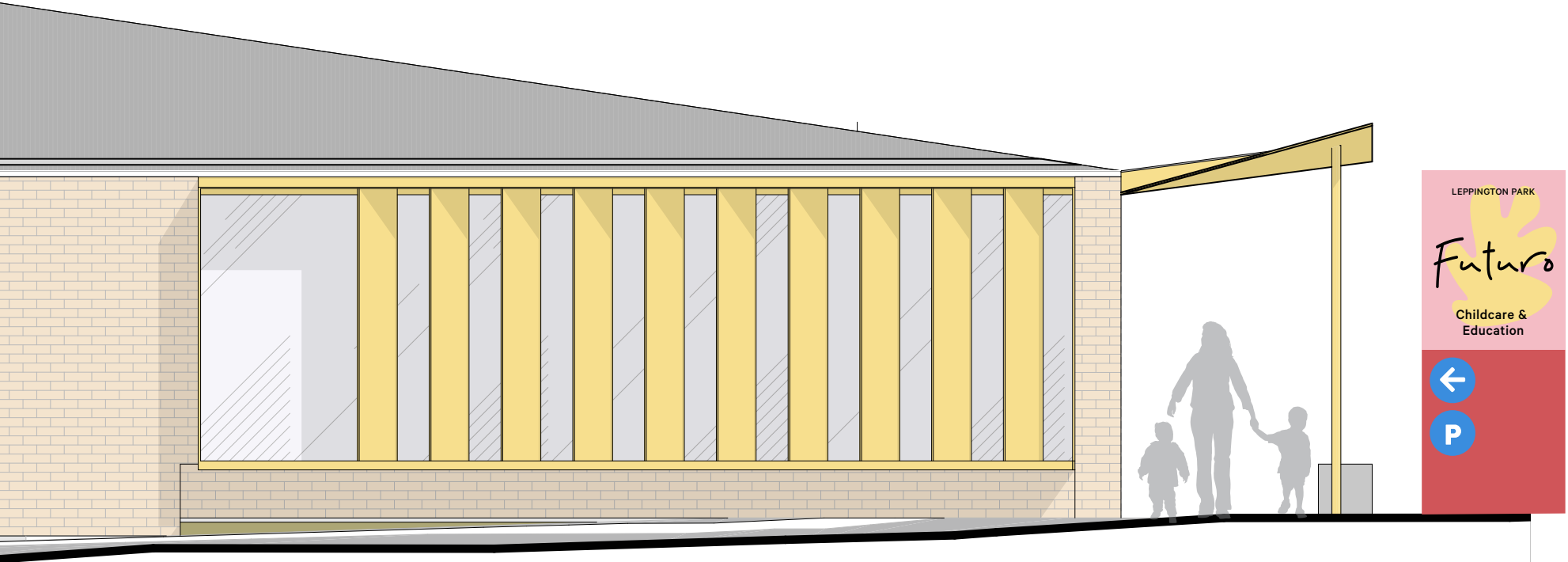
**FABRICATION**  
'C' sections to form up external frame & cladding. To be in whole pieces along each run. All joints at corners to be neatly welded and mitred, to be continuous, grind smooth and flush all surfaces. To be galvanised and painted structural steel 'C' sections with galvanised base plate/mechanical fixing to below ground footing.

Footings concealed below ground as required and certified by structural engineer to ensure secure fixing and to maintain the sign upright in expected conditions.

Refer FRANGIBLE note

Sign panels to be fabricated 3mm painted metal sign panels attached via concealed countersunk fixing laser cut to form illustrated. All edges to be smoothed, slightly rounded to ensure no sharp edges. To be painted on all exposed surfaces.

Panels to be whole pieces fabricated as per illustrations adjacent. Welded mitred joints to be continuous, grind smooth and flush all surfaces. All edges to be smoothed, slightly rounded to ensure no sharp edges. Attach sign panels to structural posts and sub-frame as required to ensure permanent secure fixing. Base of totem to have marine grade backing to provide robust low level surface.



01 Part elevation Road 09  
Scale 1:50

M >  
A T

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Scale  
As shown at A3  
  
Issue  
Issue for  
DA

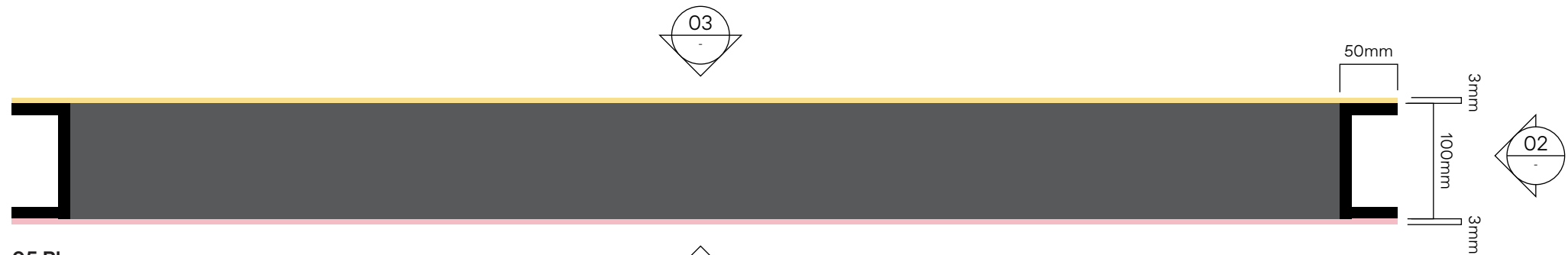
Revisions  
A 04.04.24 Issue for Review  
B 18.04.24 Issue for Review  
C 23.04.24 Issue for DA

Project no.  
JEK2402  
  
Drawing  
Site vehicular  
directional

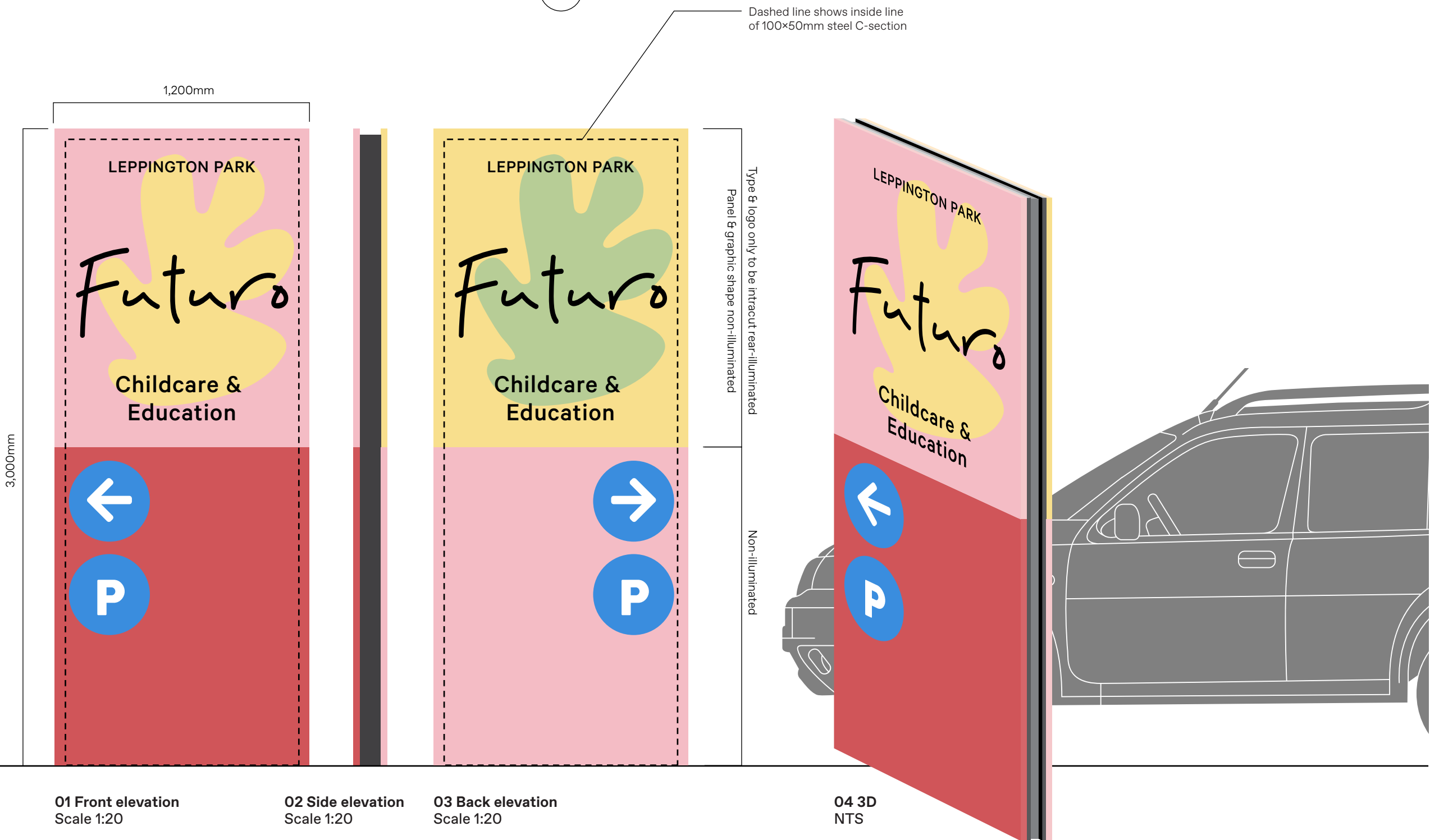
Date  
27.03.24  
  
Project  
Futuro  
Leppington  
Park

Drawn/Checked  
BA/JM  
  
Signtype  
D.2

Drawing number  
JEK2402-D2-001  
  
Revision  
C



05 Plan  
Scale 1:5



## NOTES (cont.)

### FIXING

Circular countersunk mechanical fixings to internal face via tabs, with separation between metals as required. Layout of fixings to be at regular intervals, not visible on front face to be determined during shopdrawings phase. All exposed surfaces to be painted.

### GRAPHICS

Illuminated graphics to be rear illuminated intracut acrylic letters/graphic, refer below. Acrylic to appear black during the day and glow white at night.

Non-illuminated letters/graphics to be external grade cast vinyl solid colour film, Premium Cast Avery or similar equivalent, vinyl installed to manufacturers specifications. All lettering/forms shall be sharp and true to the selected typeface and artwork. Pre-spaced and electronically cut vinyl film, ensure cut edges are not overheated and are cut slowly to achieve a clean cut. Clear satin overcoat to all surfaces.

### ILLUMINATION

Fabricated internally illuminated letters/graphic intracut into sign panel front and rear face of pylon. Front face of letters to align with face of sign panel. Bright warm white LED units located behind letters concealed in internal totem void. All conduits/power source to be concealed in totem. Power to be supplied to totem location by others. Ensure no light leakage. Top panel to be removeable, via concealed mechanical fixings to service LED unit, location/size and fixing to be determined during shopdrawing phase.

Isolating switch to signform to be remote to signform in waterproof box in landscape adjacent provided by signage contractor, OR within adjacent building. Final location to be determined during shopdrawing phase with client. Housing to be painted green to conceal unit in planting, or as per adjacent wall finish if located within building.

M A  
D T

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Scale  
As shown at A3

Issue  
Issue for  
DA

Revisions  
A 04.04.24 Issue for Review  
B 18.04.24 Issue for Review  
C 23.04.24 Issue for DA

Project no.  
JEK2402

Drawing  
Site vehicular  
directional

Date  
27.03.24

Project  
Futuro  
Leppington  
Park

Drawn/Checked  
BA/JM

Signtype  
D.2

Drawing number  
JEK2275L-D2-002

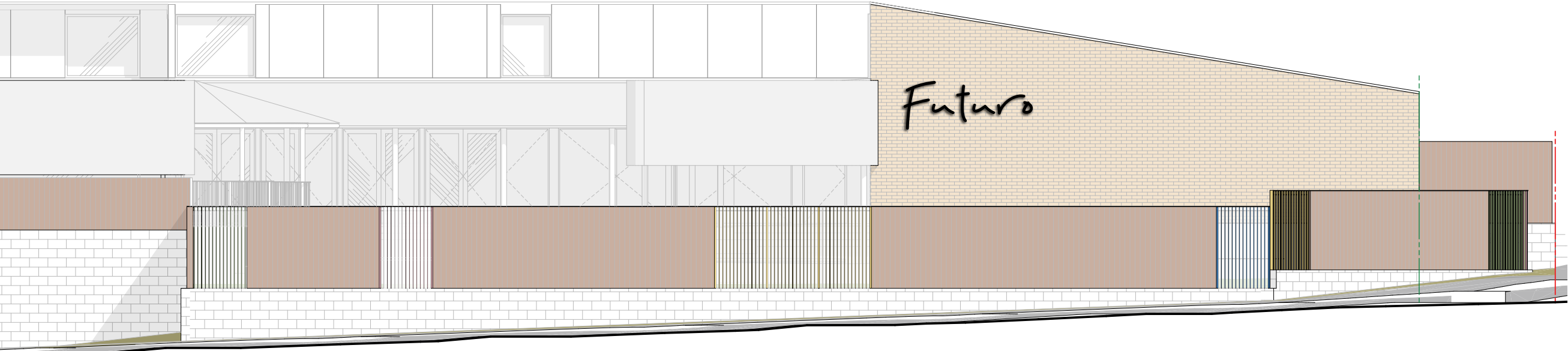
Revision  
C



02 Reference  
Pin-fixed, halo-lit letters



03 3D  
Road 09  
facade



01 Part NE elevation Road 09  
Scale 1:100

NOTES

GENERAL  
The sign is located on the building facade visible to vehicular & pedestrian traffic, illustrating the destination name for day and nighttime viewing. The sign/logo is located in an external environment, as such all materials, fabrication and fixing to suit expected conditions.

MATERIALITY  
'Futuro' to be fabricated metal internal framing pinned off wall, clad by painted fabricated letters, with recessed/concealed continuous LED halo lighting, & opal acrylic back-panel, to provide a soft even glow onto the facade. All metal elements to be painted to match.

FABRICATION  
Shopdrawings are to be prepared by an approved Chartered Professional Engineer specialising in Structural Engineering, on the Signage Contractors behalf.

The cost of these structural drawings/calculations, will be borne by the signage contractor.

'Futuro' letter elements to be fabricated as individual forms, no joints, to be min fabricated 2mm metal panels, or as required to ensure structural integrity, water jet cut to logo illustrated. Front elevation and sides to be in whole pieces. All joints at edges to be welded and mitred, to be continuous, grind smooth and flush all surfaces. All edges to be smoothed, slightly rounded to ensure no sharp edges. Internal structural framing to suit logo and lighting requirements, ie no shadows to lighting. Back-panel to be opal acrylic, hairline butt joint materials, and align flush with metal sides. Overall depth of letters to be 100mm or as required by lighting, fabricate logo form as integral waterproof element, with separation between metals as required, rear concealed pin fix at regular spacing to facade.

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Scale  
As shown at A3  
  
Issue  
Issue for  
DA

Revisions  
A 04.04.24 Issue for Review  
B 18.04.24 Issue for Review  
C 23.04.24 Issue for DA

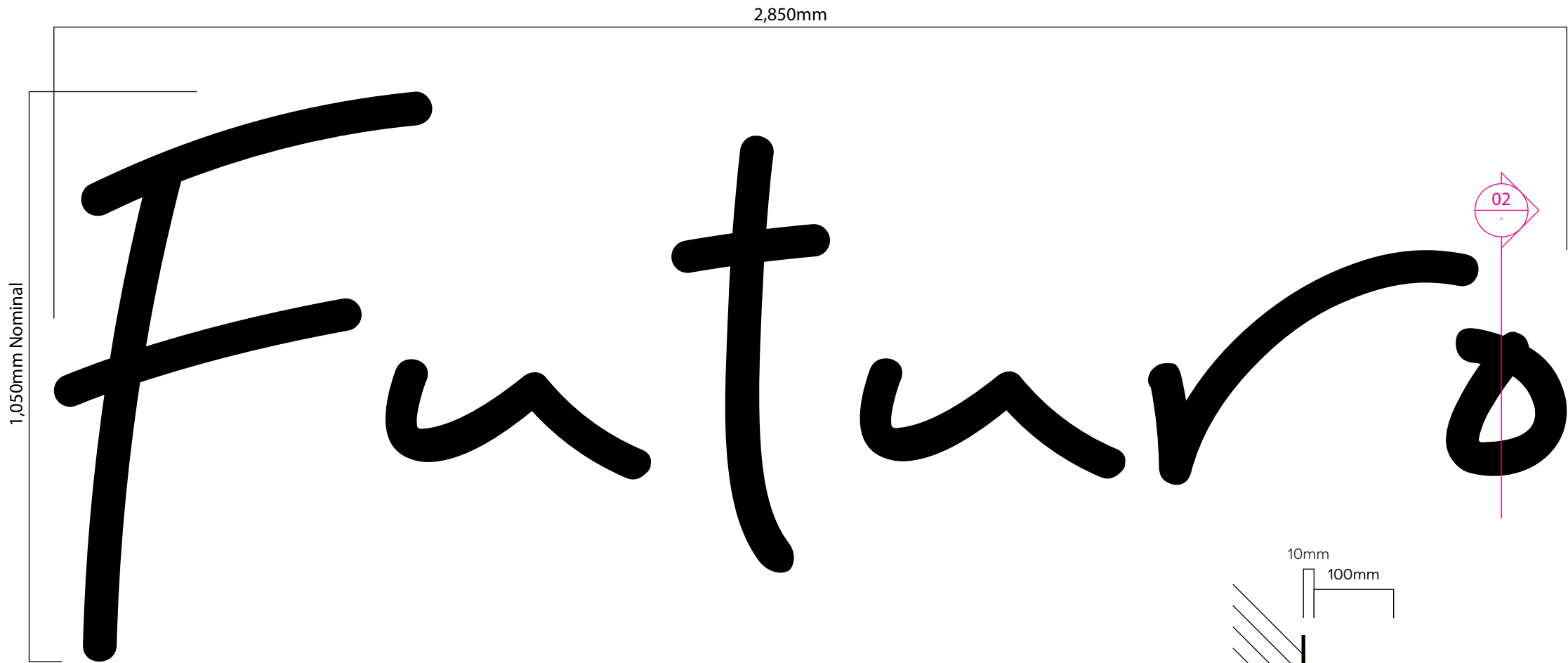
Project no.  
JEK2402  
  
Drawing  
Primary  
Building ID

Date  
27.03.24  
  
Project  
Futuro  
Leppington  
Park

Drawn/Checked  
BA/JM  
  
Signtype  
I.1

Drawing number  
JEK2402-11-001  
  
Revision  
C

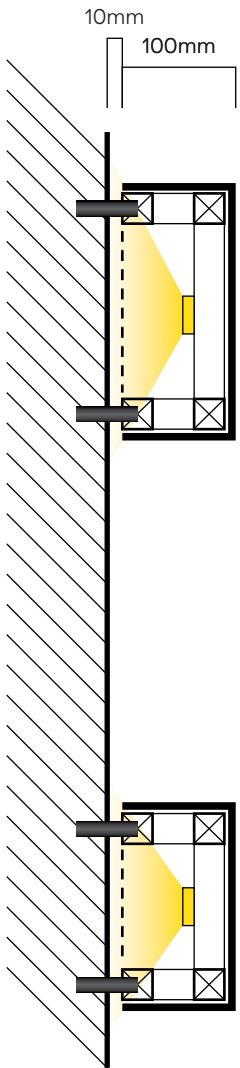




01 Elevation  
Scale 1:10



03 3D  
Typical letter



02 Detail section Typical letter  
Scale 1:5

**NOTES (cont.)**

All individual fabricated letters should be fabricated in one piece. Radius all edges 3mm. Setout via pre-spaced and electronically cut vinyl film. Ensure all corners/edges are sharp and true to the artwork. Ensure cut edges are not overheated and are cut slowly to achieve a clean cut.

**FIXING**  
'Futuro' to be fixed via painted metal pins fixed to facade and internal frame spaced off to create halo lighting. Conduit concealed within individual pin fixings and logo and via painted individual conduits through facade penetration. Distance off facade as required for halo lighting with good spread of light onto surface. Logo width as indicated, to be developed in shopdrawing phase.

**FINISHES/COLOUR**  
To be DULUX 2-pak paint external grade paint system. Colour: Black  
For colour specification refer Graphic standards

Anti-graffiti satin finish 25% gloss level to all exposed surfaces

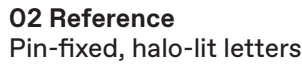
**ILLUMINATION**  
Bright warm white LED units located within logo form, to create rear halo lighting through white acrylic backing. Light output to be even across logo form, no hot spots to create an even glow around form. To have dimmer control to adjust light output and be linked to building operating systems to allow timer control/switch off.

All power/control systems to be run through rear. LED transformers etc to be housed internally in an accessible space. To be determined during shopdrawing phase with client.

**LOCATING PRINCIPLES**  
As noted on elevation and setout notes.

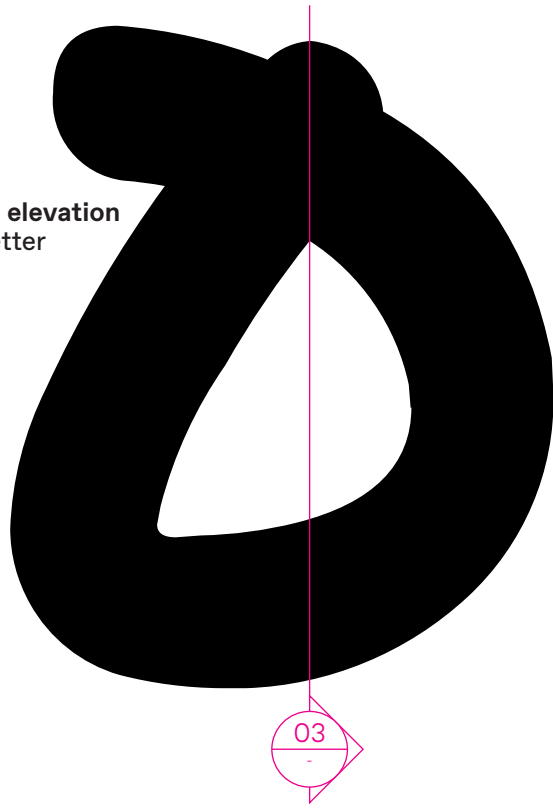
**GRAPHICS**  
Fabricated metal & acrylic logo, true to supplied artwork, halo lit, with painted non-illuminated acrylic letters.

**CONTENT**  
As noted.

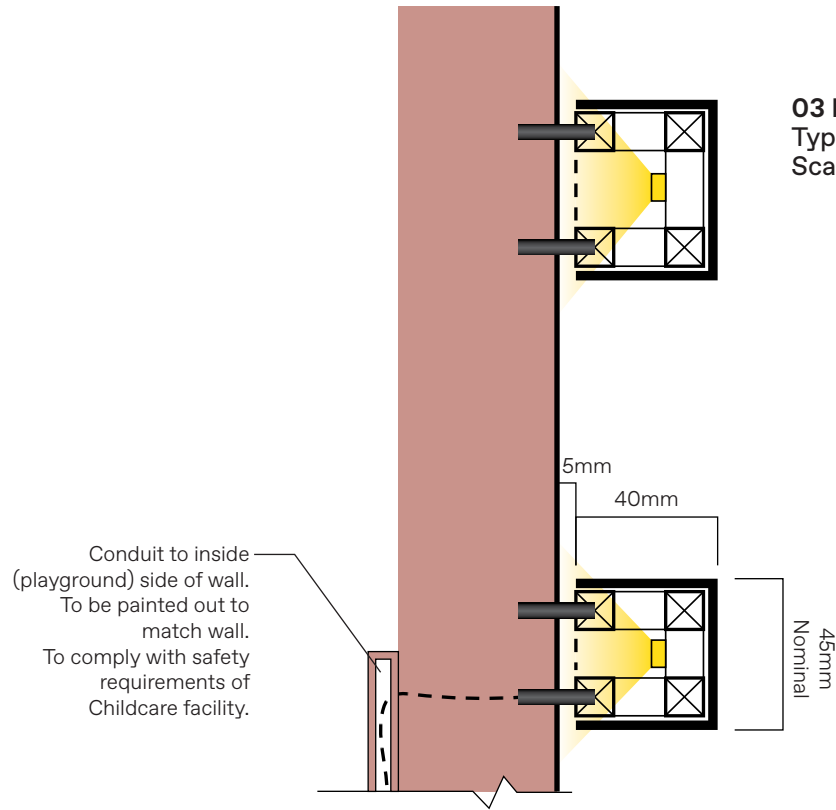


'Childcare & Education' text to be 4mm solid acrylic sheet laser cut letters.

02 Detail elevation  
Typical letter  
Scale 1:2



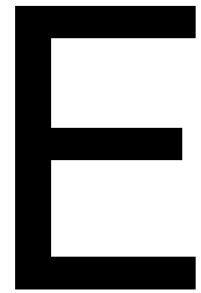
03 Detail section  
Typical letter  
Scale 1:2



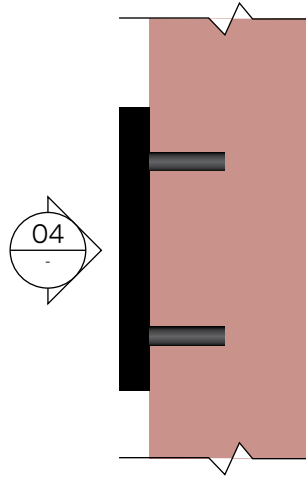
06 3D Typical  
non-illuminated letter  
NTS



04 Type detail  
85mm cap height  
Scale 1:2



05 Typical section  
Scale 1:2



All edges to be smoothed, slightly rounded to ensure no sharp edges. To be painted on all exposed surfaces. All individual fabricated letters should be fabricated in one piece. Radius all edges 3mm. Setout via pre-spaced and electronically cut vinyl film. Ensure all corners/edges are sharp and true to the artwork. Ensure cut edges are not overheated and are cut slowly to achieve a clean cut.

**FIXING**  
'Futuro' to be fixed via painted metal pins fixed to wall and internal frame spaced off to create halo lighting. Conduit concealed within individual pin fixings and logo and via painted individual conduits through wall penetration. Distance off wall as required for halo lighting with good spread of light onto surface. Logo width as indicated, to be developed in shopdrawing phase.

'Childcare & Education' fabricated letters to be permanent conceal adhesive fix to base building wall surface via Soudal Fixall adhesive silicone or similar equivalent. Utilise suitable adhesive for fixing surfaces/finishes, prepared and installed to manufacturers specifications to ensure permanent secure fixing.

**FINISHES/COLOUR**  
To be DULUX 2-pak paint external grade paint system. Text content to be Black or White - to be determined by client in relation to brick colour. Anti-graffiti satin finish 25% gloss level to all exposed surfaces

**ILLUMINATION**  
Bright warm white LED units located within logo form, to create rear halo lighting through white acrylic backing. Light output to be even across logo form, no hot spots to create an even glow around form. To have dimmer control to adjust light output and be linked to building operating systems to allow timer control/switch off.

All power/control systems to be run through rear. LED transformers etc to be housed internally in an adjacent accessible space. To be determined on site with client.

**LOCATING PRINCIPLES**  
Similar to as noted on elevation. To be confirmed onsite with client & architect.

**GRAPHICS**  
Fabricated metal & acrylic logo, true to supplied artwork, halo lit, with painted non-illuminated acrylic letters.



01 Elevation  
NTS



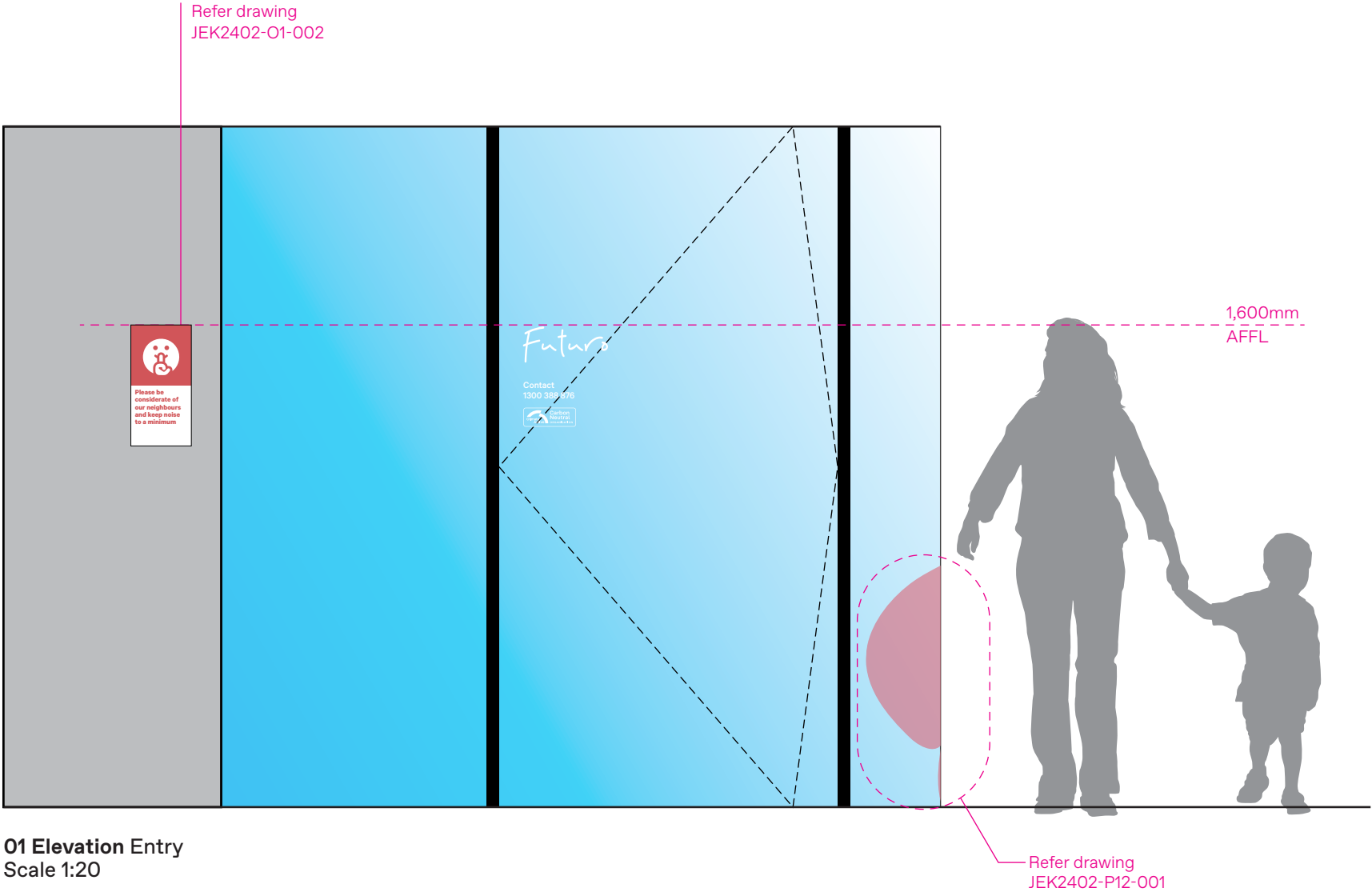
07 3D  
Typical letter



03 Reference  
Vinyl to glazing



- NOTES**
- GENERAL**  
The signs/graphics are located at the entry to the facility to confirm the name of destination at the primary entry to the facility; and to provide operational information to visitors, including opening hours and contact details.
- The signs/graphics s are located in a public environment, as such all materials, fabrication and fixing to suit expected conditions.
- MATERIALITY**  
To be external grade cast vinyl solid colour film, Premium Cast Avery vinyl installed to manufacturers specifications. To be satin finish.
- FABRICATION**  
Pre-spaced and electronically cut vinyl film. Sign content to be weeded out of vinyl. Ensure all corners/edges are sharp and true to the artwork.
- Ensure cut edges are not overheated and are cut slowly to achieve a clean cut.
- FINISHES/COLOUR**  
To be White, Colour as illustrated
- For colour specification refer Graphic standards
- GRAPHICS**  
All lettering/forms shall be sharp and true to the selected typeface.
- LOCATING PRINCIPLES**  
To be applied to internal face of glazing such that content is legible/read from outside.
- As noted on elevation and setout notes.
- Final setout to be reviewed and agreed on site with client.
- CONTENT**  
As documented



01 Elevation Entry  
Scale 1:20



02 Detail Indicative messaging  
Scale 1:5

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Scale  
As shown at A3

Issue  
Issue for  
DA

Revisions  
A 04.04.24 Issue for Review  
B 18.04.24 Issue for Review  
C 23.04.24 Issue for DA

Project no.  
JEK2402

Drawing  
Facility ID,  
Entry

Date  
27.03.24

Project  
Futuro  
Leppington  
Park

Drawn/Checked  
BA/JM

Signtype  
I.3

Drawing number  
JEK2402-I3-001

Revision  
C

I.3



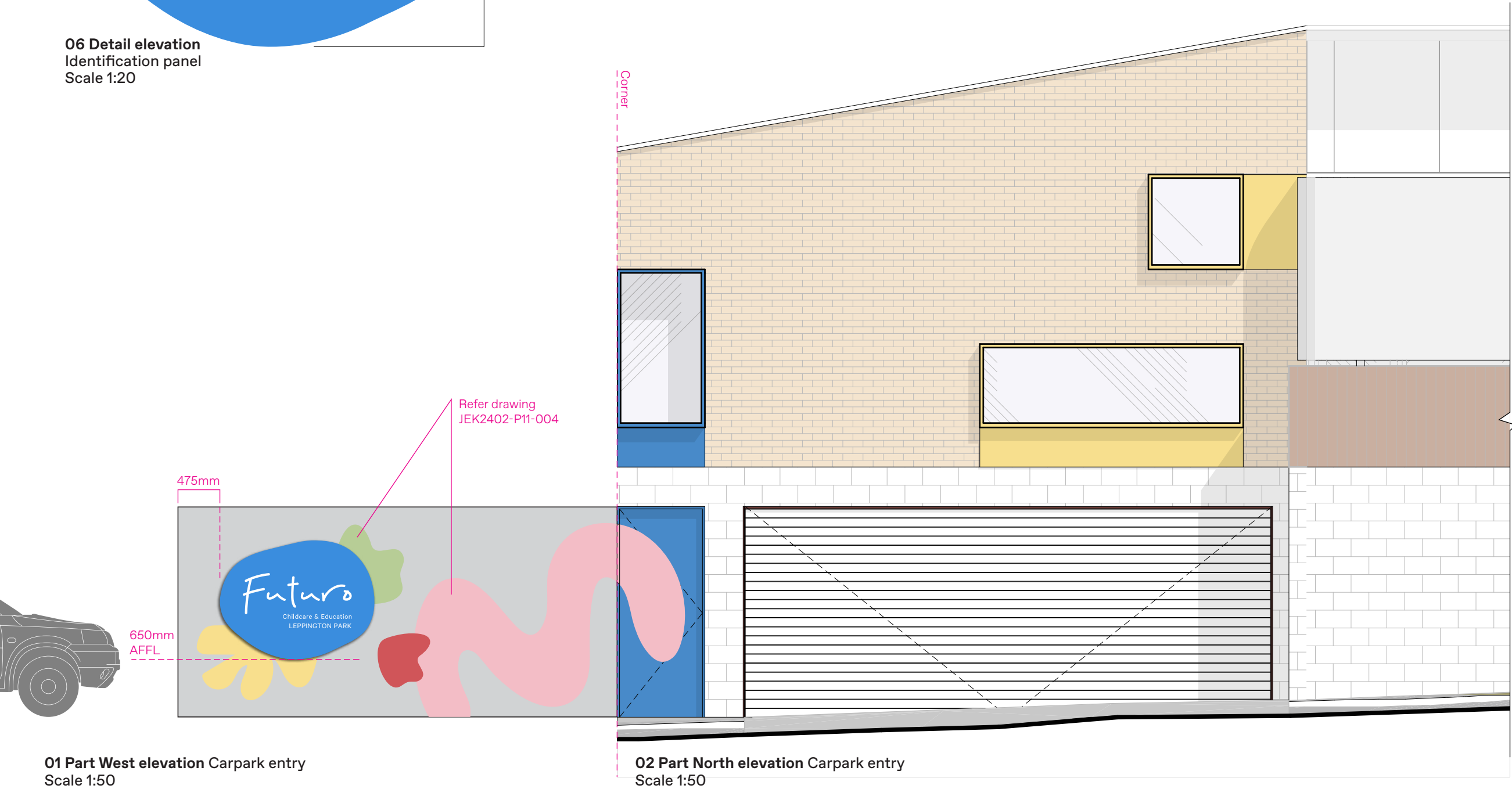
**O6 Detail elevation**  
Identification panel  
Scale 1:20

# Childcare

**O4 Type detail** Childcare & Education  
55mm cap height  
Scale 1:5

# LEPPINGTON

**O5 Type detail** LEPPINGTON PARK  
55mm cap height  
Scale 1:5



**O1 Part West elevation** Carpark entry  
Scale 1:50

**O2 Part North elevation** Carpark entry  
Scale 1:50

## NOTES

**GENERAL**  
The signs/graphics are located to provide operational information to arriving/departing visitors, including speed recommendations. The signs/graphics are located in an external/internal public environment, as such all materials, fabrication and fixing to suit expected conditions.

**MATERIALITY**  
2/3mm painted Aluminium sign panel with external grade cast vinyl solid colour film graphics applied to sign panel with clear overcoat. To be satin finish.

**FABRICATION**  
Fabricated sign panel as per illustrations adjacent, to be one piece, no joints. Final thickness of panel to ensure panel remains flat and even, no warping or slumping. All edges to be smoothed slightly rounded to ensure no sharp edges. To be painted on all exposed surfaces.

**FIXING**  
Permanent conceal mechanical & adhesive fix panel to base building wall surface via Soudal Fixall adhesive silicone or similar equivalent. Utilise suitable adhesive for fixing surfaces/finishes, prepared and installed to manufacturers specifications.

**FINISHES/COLOUR**  
As illustrated. For colour specification refer Graphic standards

To be two pack polyurethane, external grade paint system.  
Anti-graffiti satin finish 25% gloss level to all exposed surfaces.

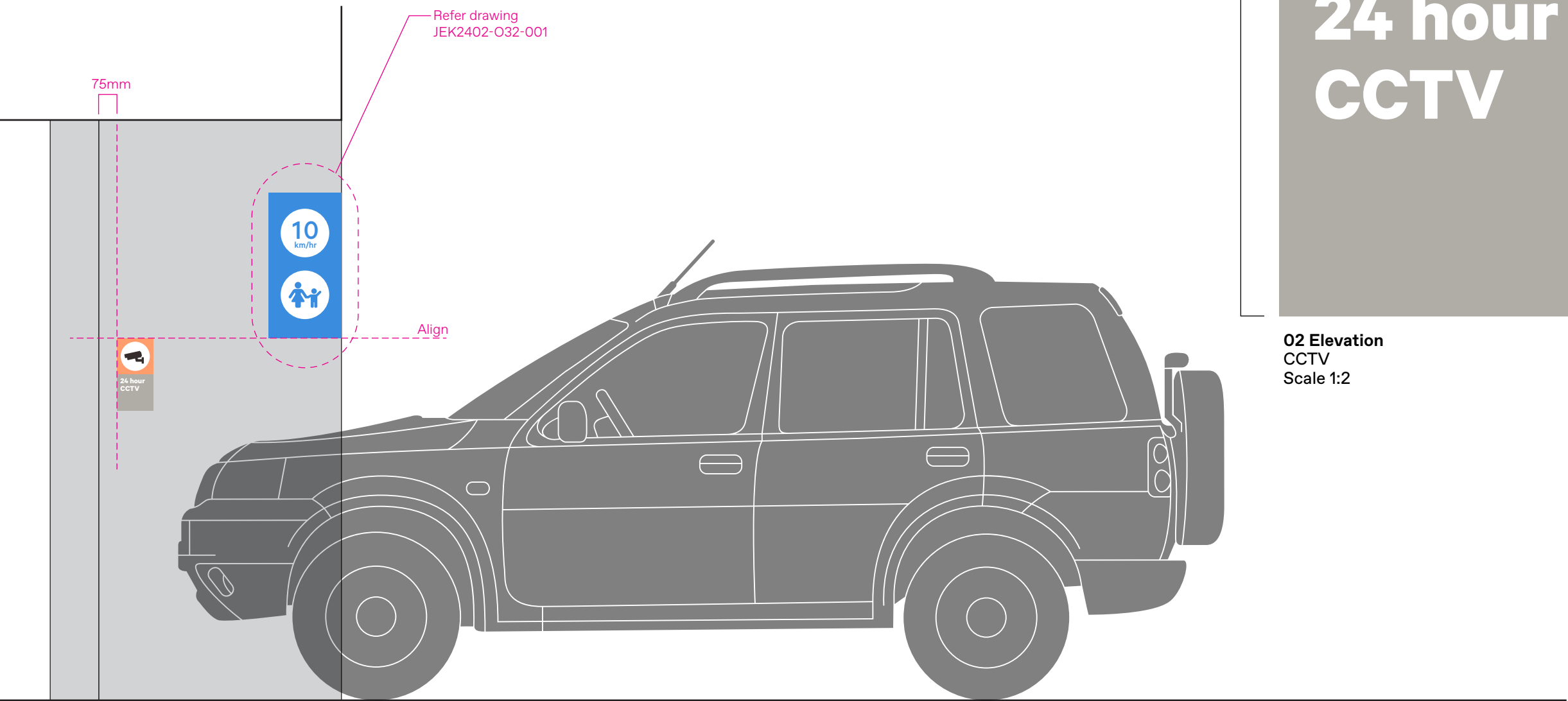
**GRAPHICS**  
Graphics to be external grade cast vinyl solid colour film, Premium Cast Avery or similar equivalent, vinyl installed to manufacturers specifications. All lettering/forms shall be sharp and true to the selected typeface and artwork. Pre-spaced and electronically cut vinyl film, ensure cut edges are not overheated and are cut slowly to achieve a clean cut.

**LOCATING PRINCIPLES**  
As noted on elevation and setout notes. Final setout to be reviewed and agreed on site with client.

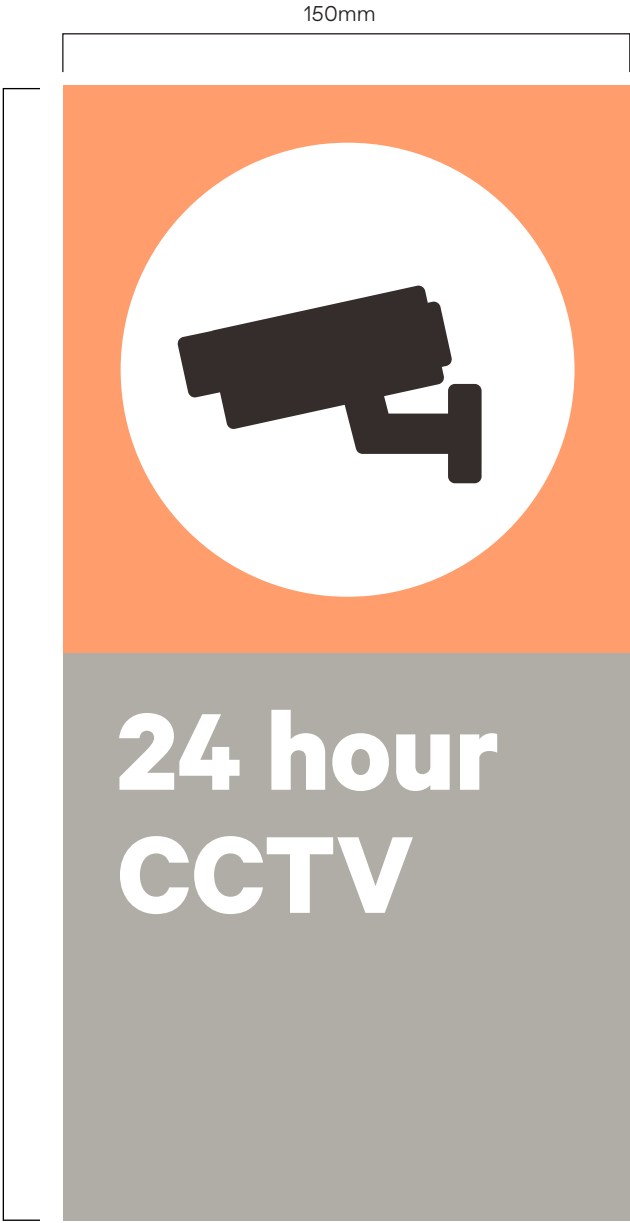
**CONTENT**  
As documented

# 24 hour CCTV

03 Type detail  
20mm cap height  
Scale 1:1



01 Part section Driveway  
Scale 1:20



02 Elevation  
CCTV  
Scale 1:2

## Notes

**GENERAL**  
The signs/graphics are located in external/internal public environment, as such all materials, fabrication and fixing to suit expected conditions.

**MATERIALITY**  
2mm painted Aluminium sign panel with external grade cast vinyl solid colour film graphics applied to sign panel with clear overcoat. To be satin finish.

**FABRICATION**  
Fabricated sign panel as per illustrations adjacent. All edges to be smoothed slightly rounded to ensure no sharp edges. To be painted on all exposed surfaces.

**FIXING**  
Permanent conceal adhesive fix panel to base building wall/door surface via Soudal Fixall adhesive silicone or similar equivalent. Utilise suitable adhesive for fixing surfaces/finishes, prepared and installed to manufacturers specifications.

**FINISHES/COLOUR**  
As illustrated. For colour specification refer Graphic standards

To be two pack polyurethane, external grade paint system.

Anti-graffiti satin finish 25% gloss level to all exposed surfaces.

**GRAPHICS**  
Graphics to be external grade cast vinyl solid colour film, Premium Cast Avery or similar equivalent, vinyl installed to manufacturers specifications. All lettering/forms shall be sharp and true to the selected typeface and artwork. Pre-spaced and electronically cut vinyl film, ensure cut edges are not overheated and are cut slowly to achieve a clean cut.

**LOCATING PRINCIPLES**  
Setout tbd in relation to adjacent sign panel/s. Similar to as noted on elevation and setout notes, except where documented by MAAT on other drawings in this pack.

To be finalised onsite with Architect & Client.

**CONTENT**  
As documented

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Scale  
As shown at A3  
  
Issue  
Issue for  
DA

Revisions  
A 04.04.24 Issue for Review  
B 18.04.24 Issue for Review  
C 23.04.24 Issue for DA

Project no.  
JEK2402  
  
Drawing  
Operational  
T&Cs

Date  
27.03.24  
  
Project  
Futuro  
Leppington  
Park

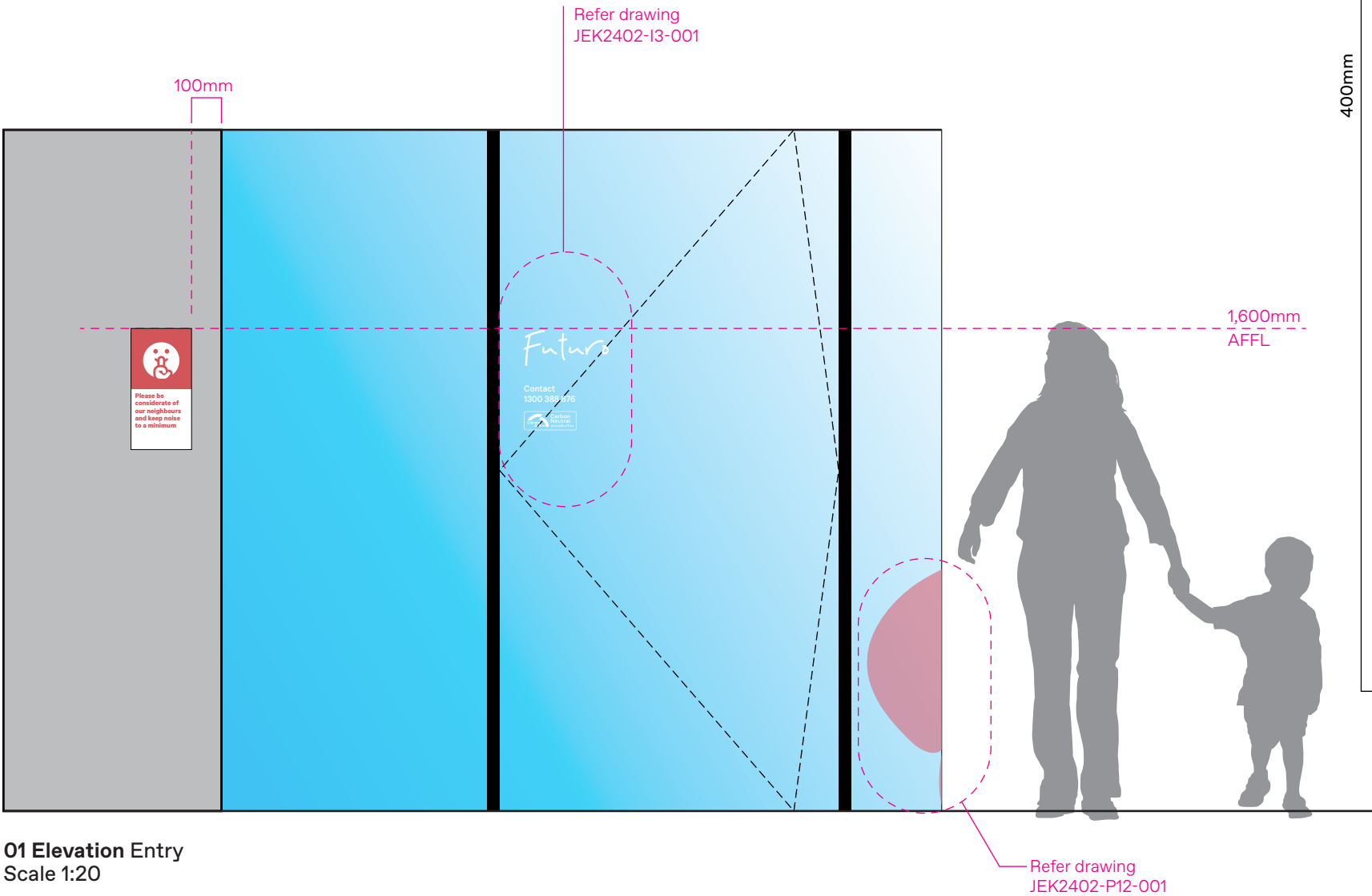
Drawn/Checked  
BA/JM  
  
Signtype  
O.1

Drawing number  
JEK2402-01-001  
  
Revision  
C

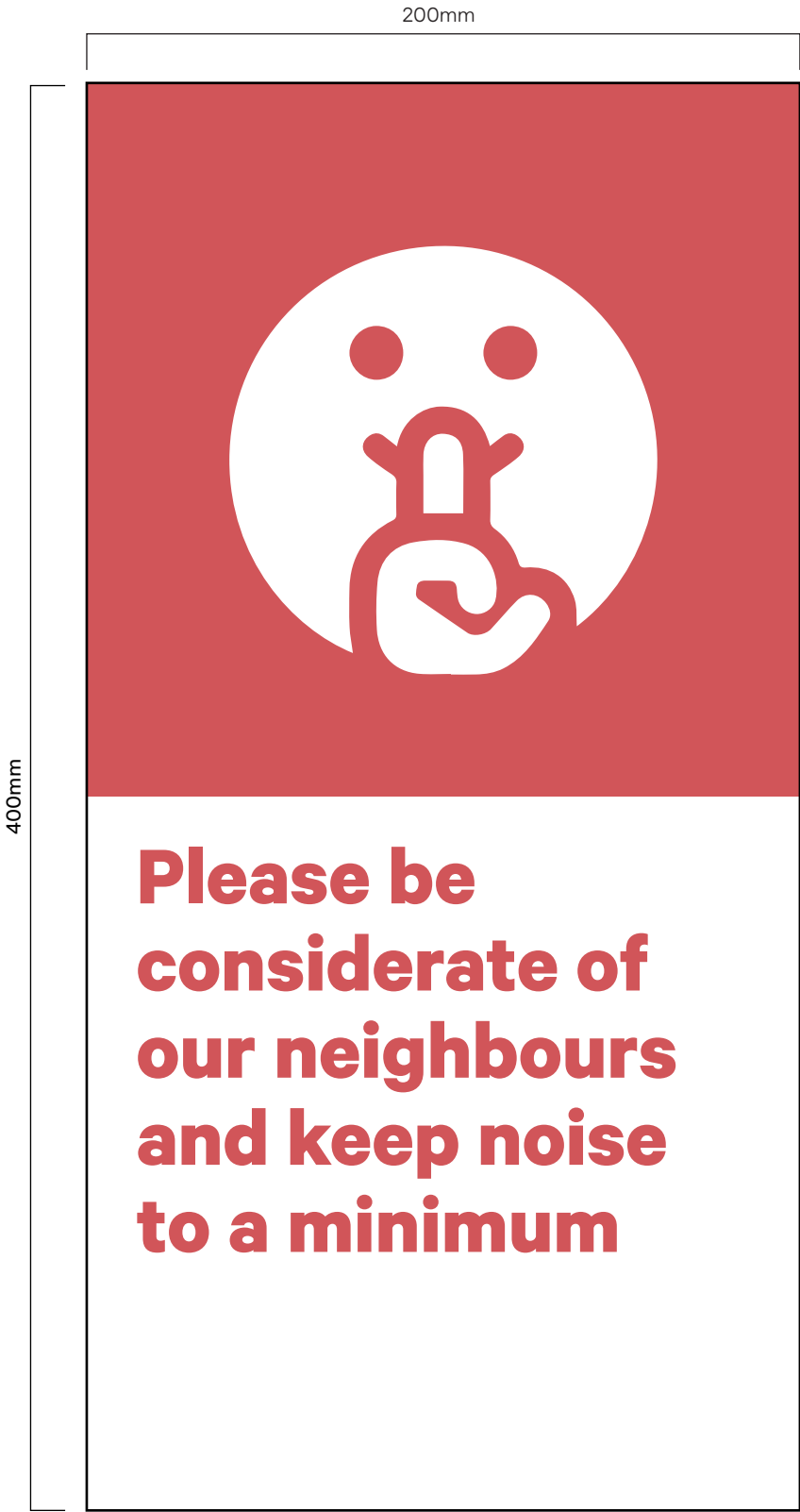


# Please be considerate

03 Type detail  
15mm cap height  
Scale 1:1



01 Elevation Entry  
Scale 1:20



02 Elevation  
Noise advisory  
Scale 1:2

## Notes

- GENERAL**  
The signs/graphics are located in external public environment, as such all materials, fabrication and fixing to suit expected conditions.
- MATERIALITY**  
2mm painted Aluminium sign panel with external grade cast vinyl solid colour film graphics applied to sign panel with clear overcoat. To be satin finish.
- FABRICATION**  
Fabricated sign panel as per illustrations adjacent. All edges to be smoothed slightly rounded to ensure no sharp edges. To be painted on all exposed surfaces.
- FIXING**  
Permanent conceal adhesive fix panel to base building wall/door surface via Soudal Fixall adhesive silicone or similar equivalent. Utilise suitable adhesive for fixing surfaces/finishes, prepared and installed to manufacturers specifications.
- FINISHES/COLOUR**  
As illustrated. For colour specification refer Graphic standards  
To be two pack polyurethane, external grade paint system.  
Anti-graffiti satin finish 25% gloss level to all exposed surfaces.
- GRAPHICS**  
Graphics to be external grade cast vinyl solid colour film, Premium Cast Avery or similar equivalent, vinyl installed to manufacturers specifications. All lettering/forms shall be sharp and true to the selected typeface and artwork. Pre-spaced and electronically cut vinyl film, ensure cut edges are not overheated and are cut slowly to achieve a clean cut.
- LOCATING PRINCIPLES**  
As noted on elevation and setout notes.
- CONTENT**  
As documented

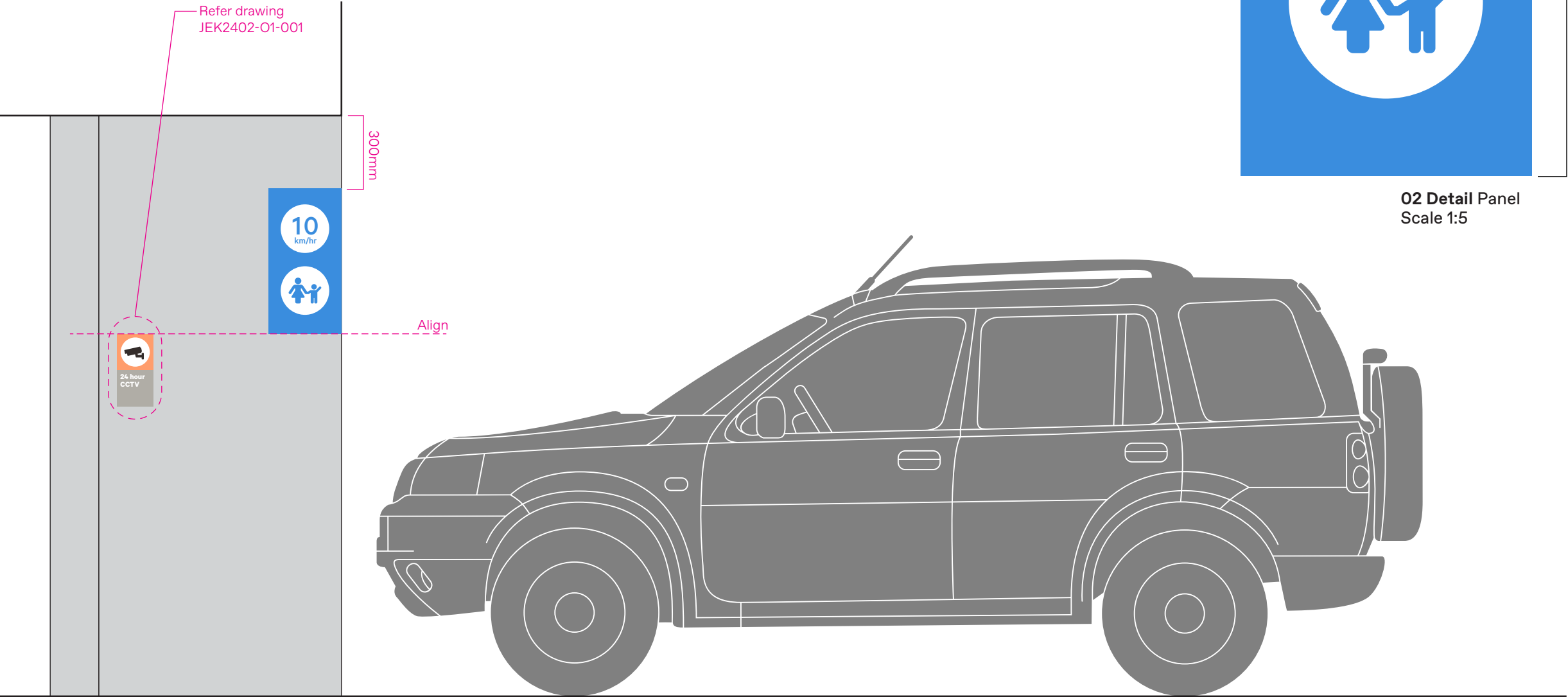
10 km/hr

03 Type detail Typical  
70mm cap height  
Scale 1:1

04 Type detail Typical  
25mm cap height  
Scale 1:1



02 Detail Panel  
Scale 1:5



01 Part section Driveway  
Scale 1:20

## NOTES

### GENERAL

The signs/graphics are located to provide operational information to arriving/departing visitors, including speed recommendations. The signs/graphics are located in an external/internal public environment, as such all materials, fabrication and fixing to suit expected conditions.

### MATERIALITY

2mm painted Aluminium sign panel with external grade cast vinyl solid colour film graphics applied to sign panel with clear overcoat. To be satin finish.

### FABRICATION

Fabricated sign panel as per illustrations adjacent. All edges to be smoothed slightly rounded to ensure no sharp edges. To be painted on all exposed surfaces.

### FIXING

Permanent conceal adhesive fix panel to base building wall surface via Soudal Fixall adhesive silicone or similar equivalent. Utilise suitable adhesive for fixing surfaces/finishes, prepared and installed to manufacturers specifications.

### FINISHES/COLOUR

As illustrated. For colour specification refer Graphic standards

To be two pack polyurethane, external grade paint system.

Anti-graffiti satin finish 25% gloss level to all exposed surfaces.

### GRAPHICS

Graphics to be external grade cast vinyl solid colour film, Premium Cast Avery or similar equivalent, vinyl installed to manufacturers specifications. All lettering/forms shall be sharp and true to the selected typeface and artwork. Pre-spaced and electronically cut vinyl film, ensure cut edges are not overheated and are cut slowly to achieve a clean cut.

### LOCATING PRINCIPLES

As noted on elevation and setout notes.

Final setout to be reviewed and agreed on site with client.

### CONTENT

As documented

M A  
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Scale  
As shown at A3

Issue  
Issue for  
DA

Revisions  
A 04.04.24 Issue for Review  
B 18.04.24 Issue for Review  
C 23.04.24 Issue for DA

Project no.  
JEK2402

Drawing  
Operational  
T&Cs

Date  
27.03.24

Project  
Futuro  
Leppington  
Park

Drawn/Checked  
BA/JM

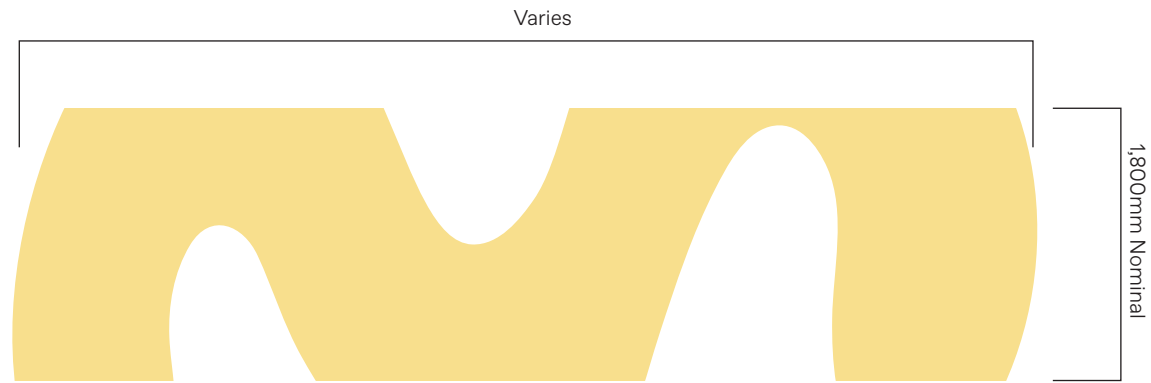
Signtype  
O.3.2

Drawing number  
JEK2402-O32-001

Revision  
C

O.3.2

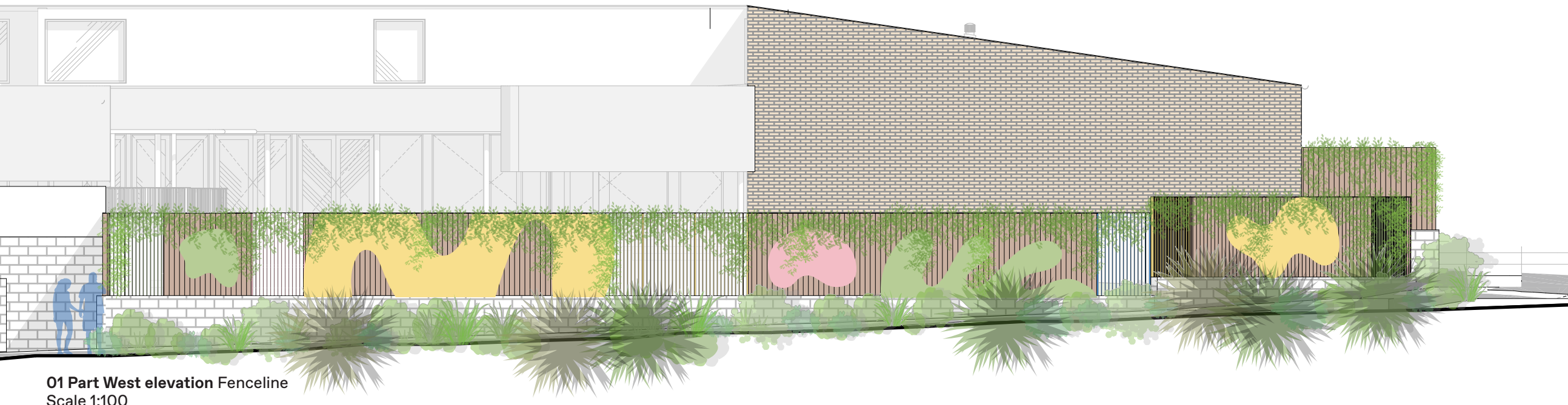




02 Graphic detail  
Typical section  
Scale 1:50



03 Montage  
NTS



01 Part West elevation Fenceline  
Scale 1:100

NOTES

**GENERAL**  
The graphics are applied directly to the timber fency to the boundary, creating a colourful and engaging feature to the vehicular & pedestrian journey around the site. The graphics are located in a public environment, as such all materials, fabrication and fixing to suit expected conditions.

**MATERIALITY**  
Graphic pattern to be by hand signwriting direct to wall surface, using external grade paint system.

**FABRICATION**  
Prepare wall, preparing and finishing to ensure permanent adhesion of graphics.

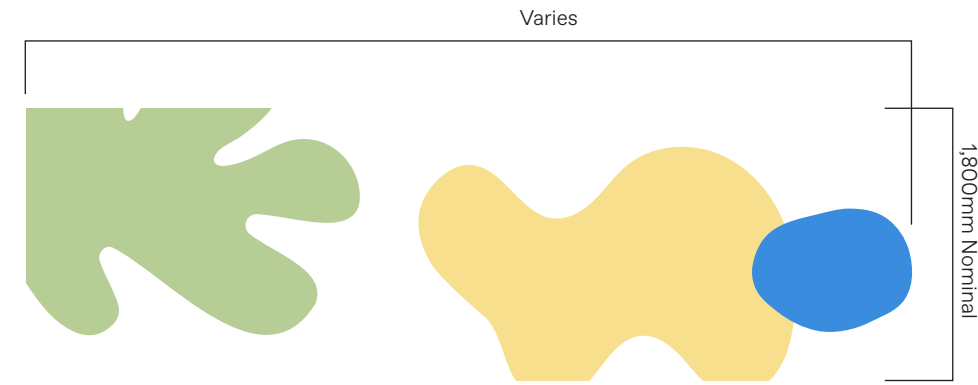
**FINISHES/COLOUR**  
To be DULUX 2-pak paint external grade paint system

Text and graphics to be as per artwork

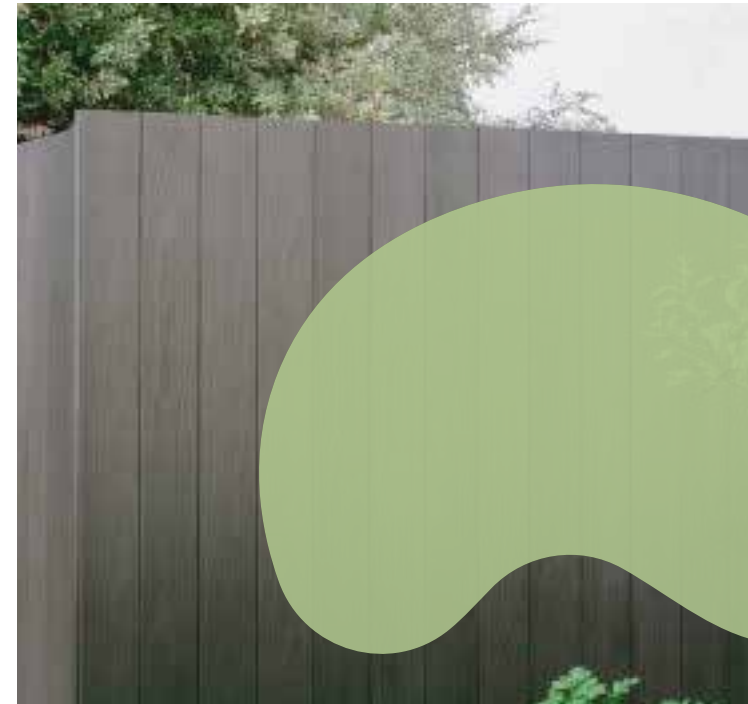
For colour specification refer Graphic standards

Anti-graffiti satin finish 25% gloss level to all exposed surfaces

**GRAPHICS**  
Signwriting by hand



**02 Graphic detail**  
Typical section  
Scale 1:50



**03 Montage**  
Typical graphic to timber fence  
NTS

## NOTES

### GENERAL

The graphics are applied directly to the timber fence to the boundary, creating a colourful and engaging feature to the vehicular & pedestrian journey around the site. The graphics are located in a public environment, as such all materials, fabrication and fixing to suit expected conditions.

### MATERIALITY

Graphic pattern to be by hand signwriting direct to wall surface, using external grade paint system.

### FABRICATION

Prepare wall, preparing and finishing to ensure permanent adhesion of graphics.

### FINISHES/COLOUR

To be DULUX 2-pak paint external grade paint system

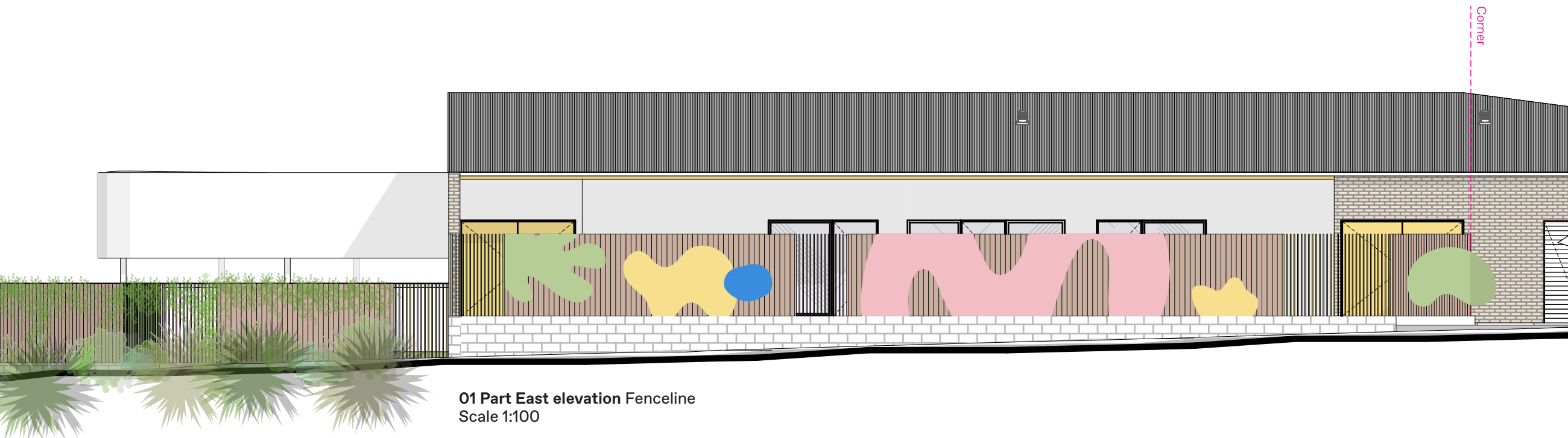
Text and graphics to be as per artwork

For colour specification refer Graphic standards

Anti-graffiti satin finish 25% gloss level to all exposed surfaces

### GRAPHICS

Signwriting by hand



**01 Part East elevation Fenceline**  
Scale 1:100

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Issue for  
DA

Revisions  
A 04.04.24 Issue for Review  
B 18.04.24 Issue for Review  
C 23.04.24 Issue for DA

Project no.  
JEK2402

Drawing  
External  
Supergraphics

Date  
27.03.24

Project  
Futuro  
Leppington  
Park

Drawn/Checked  
BA/JM

Signtype  
P.1.1

Drawing number  
**JEK2402-P11-002**

Revision  
**C**

P.1.1





-2 Montage  
NTS

**NOTES**

**GENERAL**  
The graphics are applied directly to the masonry wall adjacent the pedestrian entry, creating a colourful and engaging feature to the primary facade. The graphics are located in a public environment, as such all materials, fabrication and fixing to suit expected conditions.

**MATERIALITY**  
Graphic pattern to be by hand signwriting direct to wall surface, using external grade paint system.

**FABRICATION**  
Prepare wall, preparing and finishing to ensure permanent adhesion of graphics.

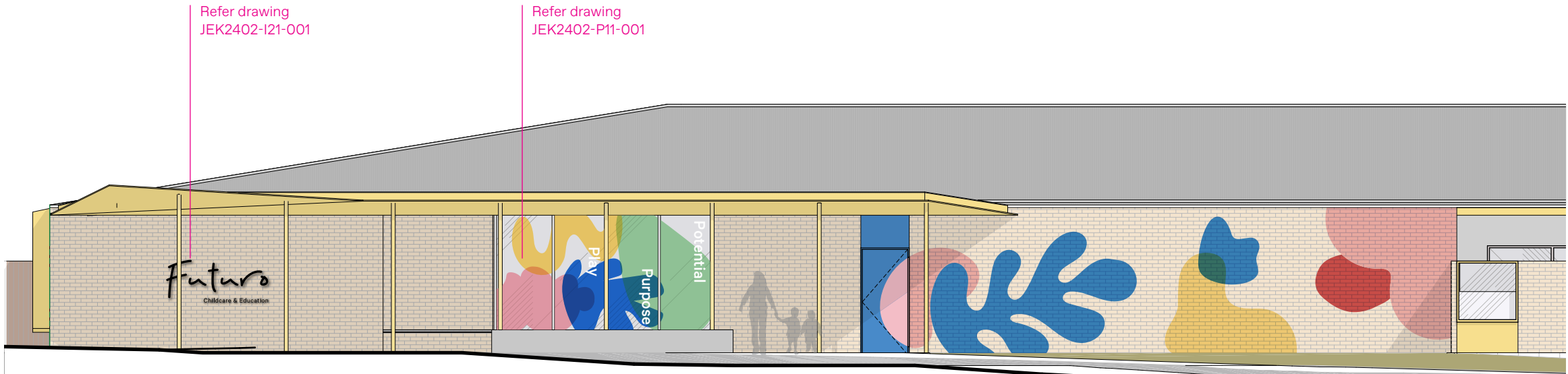
**FINISHES/COLOUR**  
To be DULUX 2-pak paint external grade paint system

Text and graphics to be as per artwork

For colour specification refer Graphic standards

Anti-graffiti satin finish 25% gloss level to all exposed surfaces

**GRAPHICS**  
Signwriting by hand



01 Part South elevation Park Rd  
Scale 1:50

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Drawing  
External  
Supergraphics

Date  
27.03.24

Project  
Futuro  
Leppington  
Park

Drawn/Checked  
BA/JM

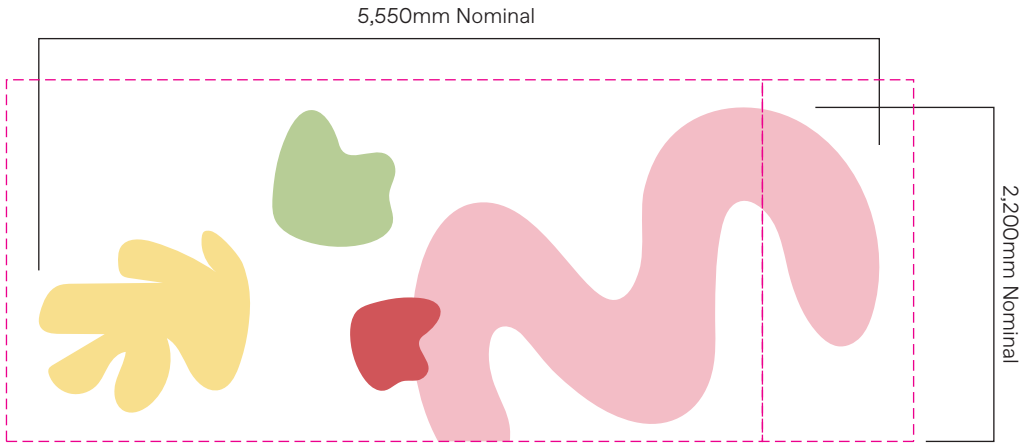
Signtype  
P.1.1

Drawing number  
JEK2402-P11-003

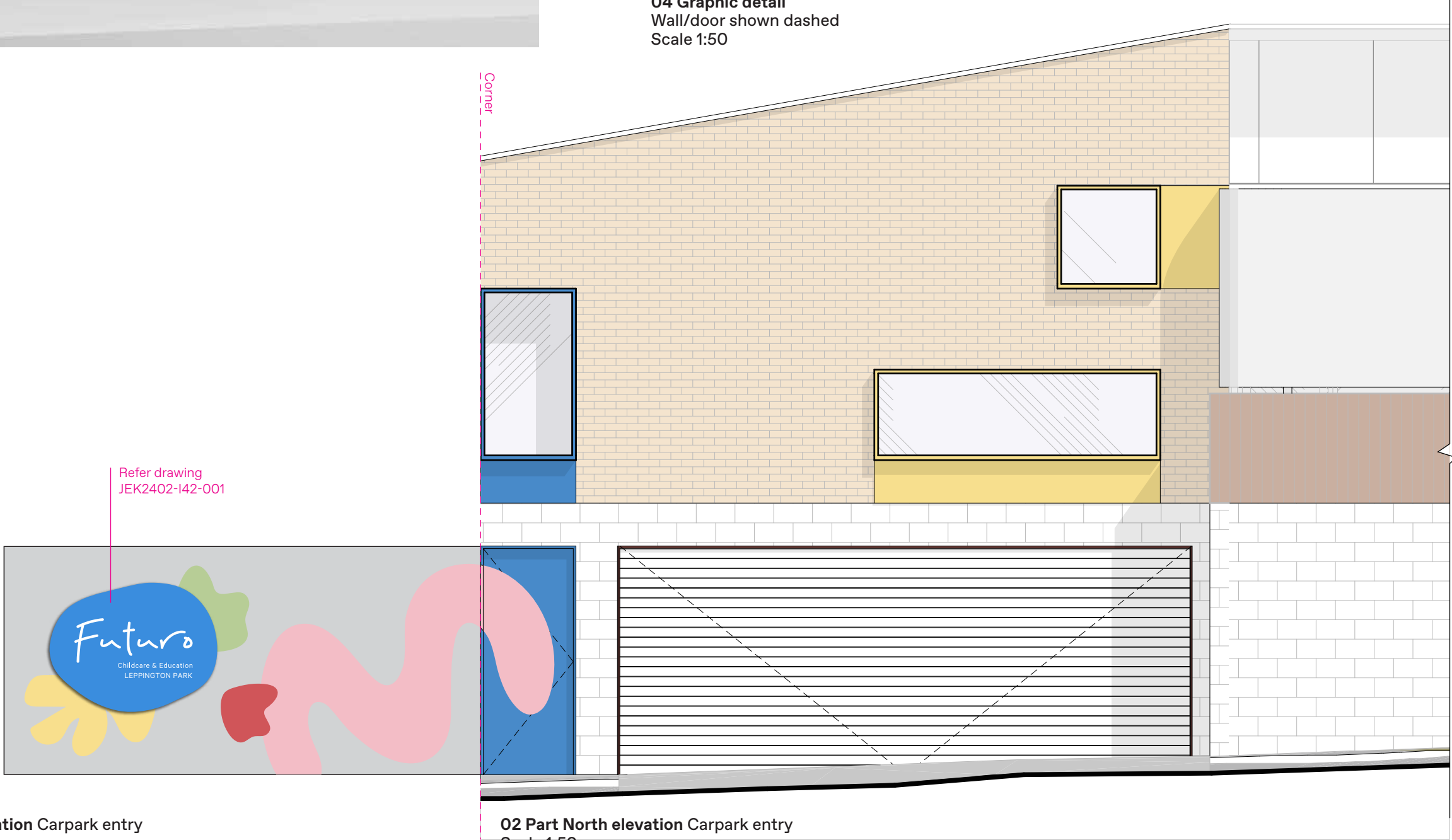
Revision  
C



03 3D  
Road 09  
facade



04 Graphic detail  
Wall/door shown dashed  
Scale 1:50



01 Part West elevation Carpark entry  
Scale 1:50

02 Part North elevation Carpark entry  
Scale 1:50

NOTES

**GENERAL**  
The graphics are applied directly to the wall adjacent the vehicular entry, creating a colourful and engaging feature to the primary vehicular arrival point. The graphics are located in a public environment, as such all materials, fabrication and fixing to suit expected conditions.

**MATERIALITY**  
Graphic pattern to be by hand signwriting direct to wall surface, using external grade paint system.

**FABRICATION**  
Prepare wall, preparing and finishing to ensure permanent adhesion of graphics.

**FINISHES/COLOUR**  
To be DULUX 2-pak paint external grade paint system

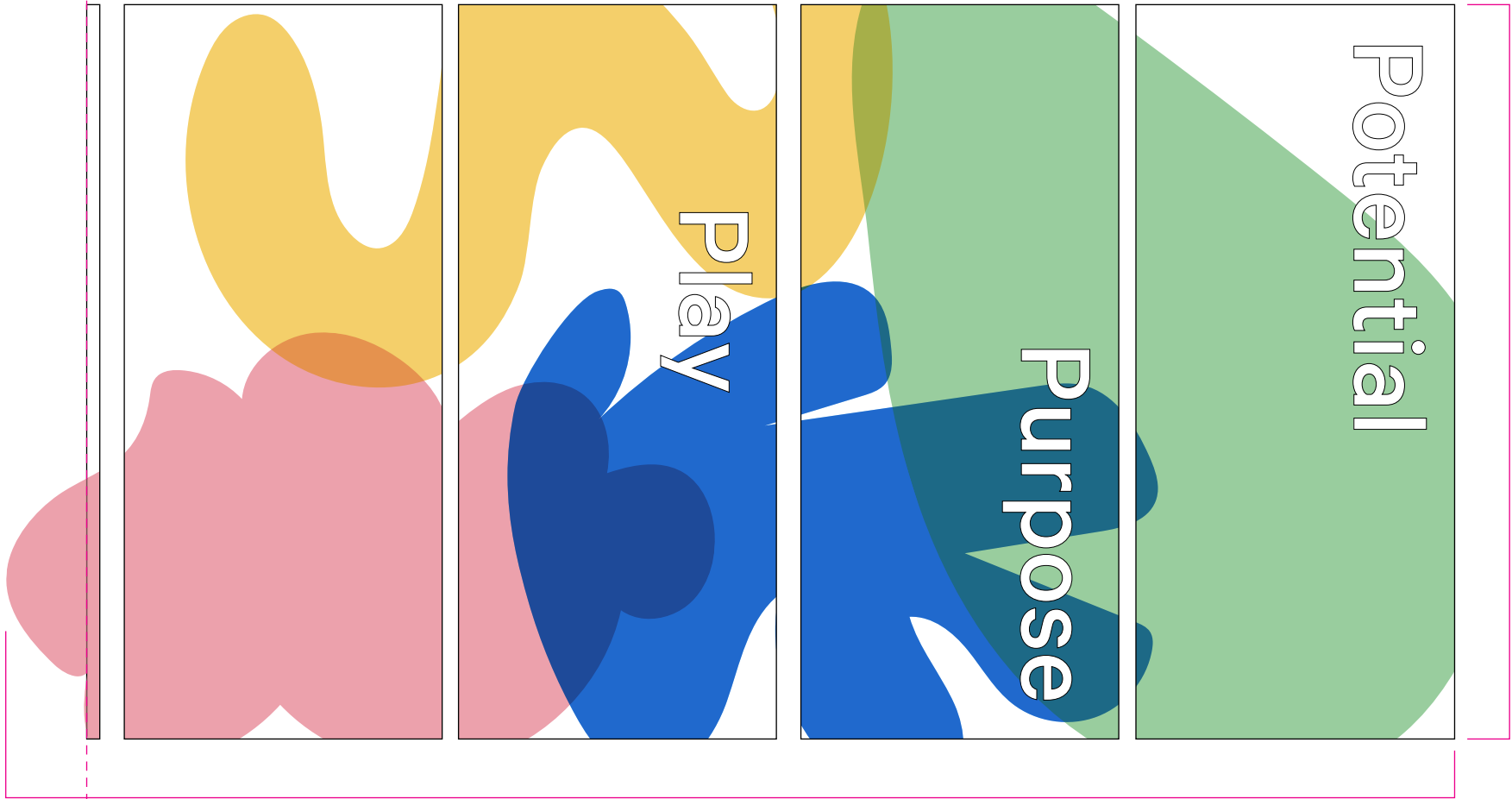
Text and graphics to be as per artwork

For colour specification refer Graphic standards

Anti-graffiti satin finish 25% gloss level to all exposed surfaces

**GRAPHICS**  
Signwriting by hand





04 Reference  
Transparent vinyl  
Supplier: solyxfilms.com

Play

03 Type detail  
280mm cap height  
Scale 1:10

Notes

GENERAL  
The signs/graphics are located in internal public environment, as such all materials, fabrication and fixing to suit expected conditions.

MATERIALITY  
**Shapes**  
To be solyxfilms.com Transparent Polyester Colors Window Films or similar equivalent, transparent self adhesive vinyl installed to manufacturers specifications.

Colours to be close as possible match to Futuro Brand colours.

Final specification to be approved by client - refer drawing GEN-001, 03 Samples.

**Text**  
To be external grade cast vinyl solid colour film, Premium Cast Avery vinyl installed to manufacturers specifications. To be satin finish.

Vinyl to be applied to each glazing section, inside face of fixed light. Text to be applied direct to glazing, coloured shapes to be applied over, ie second layer to glazing. Overlay coloured forms as illustrated.

FABRICATION  
Electronically cut self adhesive vinyl film. Ensure all corners/edges are sharp and true to the artwork.

Ensure cut edges are not overheated and are cut slowly to achieve a clean cut.

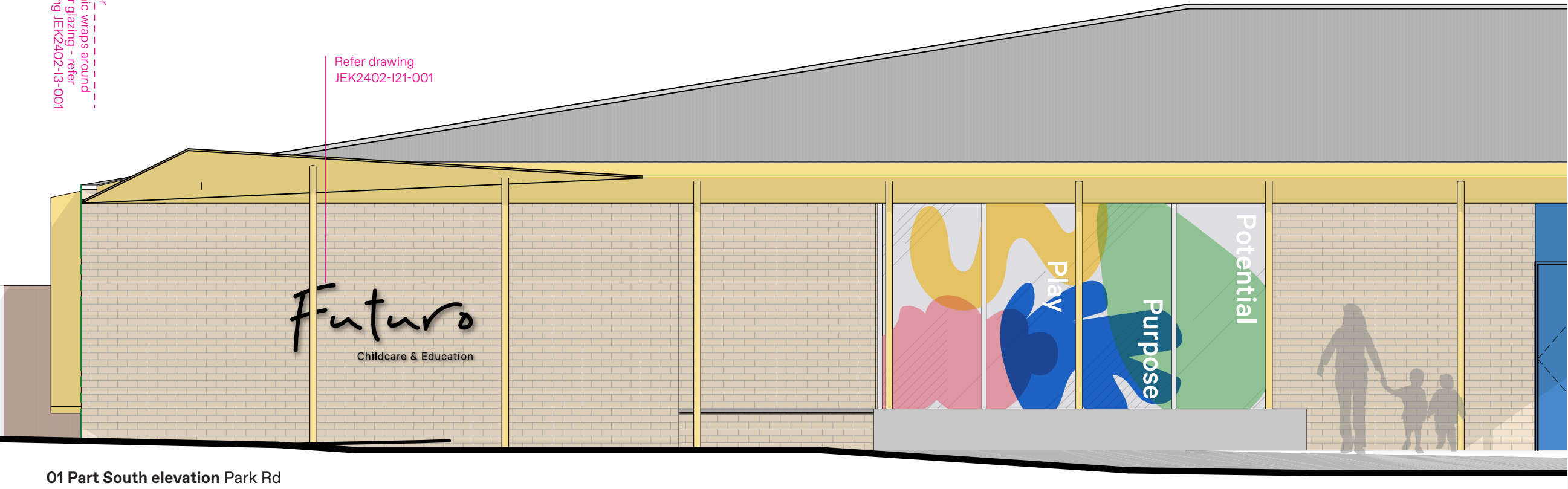
GRAPHICS  
Graphic form to appear continuous over the whole glazed section, ie line to be a continuous line over the vertical mullions.

LOCATING PRINCIPLES  
As noted on elevation and setout notes.

Corner  
Graphic wraps around  
corner glazing - refer  
drawing JEK2402-13-001

02 Detail elevation Unfolded  
Scale 1:20

Refer drawing  
JEK2402-121-001



01 Part South elevation Park Rd  
Scale 1:50

M A  
A T

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Scale  
As shown at A3  
  
Issue  
Issue for  
DA

Revisions  
A 04.04.24 Issue for Review  
B 18.04.24 Issue for Review  
C 23.04.24 Issue for DA

Project no.  
JEK2402

Drawing  
Glazing  
supergraphic  
-Play Purpose Potential

Date  
27.03.24

Project  
Futuro  
Leppington  
Park

Drawn/Checked  
BA/JM

Signtype  
P.1.2

Drawing number  
JEK2402-P12-001

Revision  
C

**M A**

**A T**

---

Futuro – Leppington Park

---

Sign Location Plan

---

Issue for DA  
23.04.24



WIP

POWER

-Power requirements are noted below;

MPN-002

-I.1

-I.2.1

-D.2

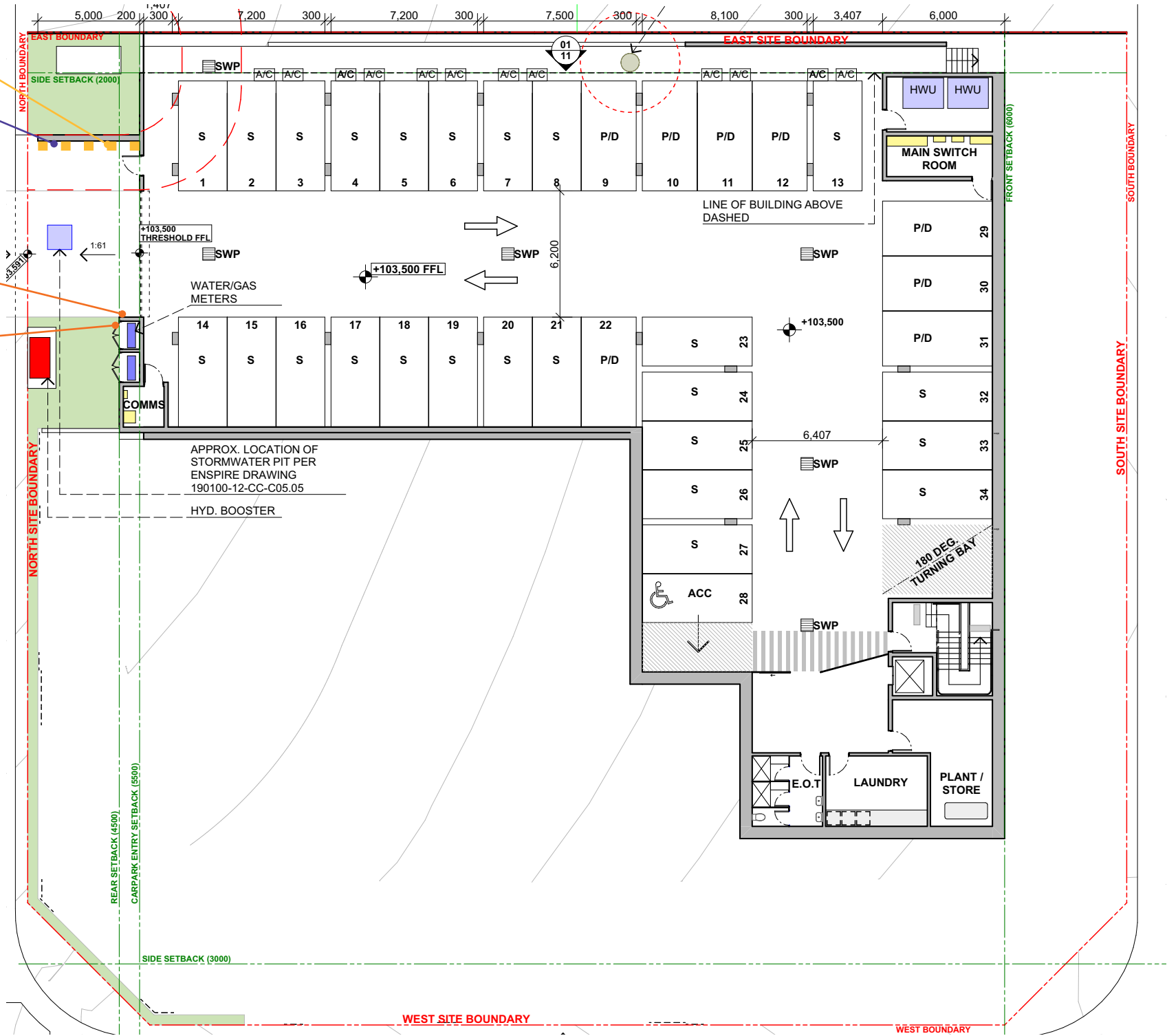


P.1.1  
(brand shapes)

I.4.2  
Futuro C&E  
Leppington Park

O.1  
-CCTV

O.3.2  
-10km  
-Hold hands



M A T

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Scale  
As shown at A3

Issue  
Issue for  
DA

Revisions  
A 11.04.2024 Issue for Review  
B 23.04.2024 Issue for DA

Project no.  
JEK2402

Drawing  
Lower Ground  
Site

Date  
21.03.24

Project  
Futuro  
Leppington Park

Drawn/Checked  
JM/BA

Signtype  
-

Drawing number  
JEK2402-MPN-001

Revision  
B

MPN



P.1.1  
(brand shapes)

I.1 Power  
Futuro

I.2.1 Power  
Futuro

P.1.1  
(brand shapes)

P.1.1  
(brand shapes)

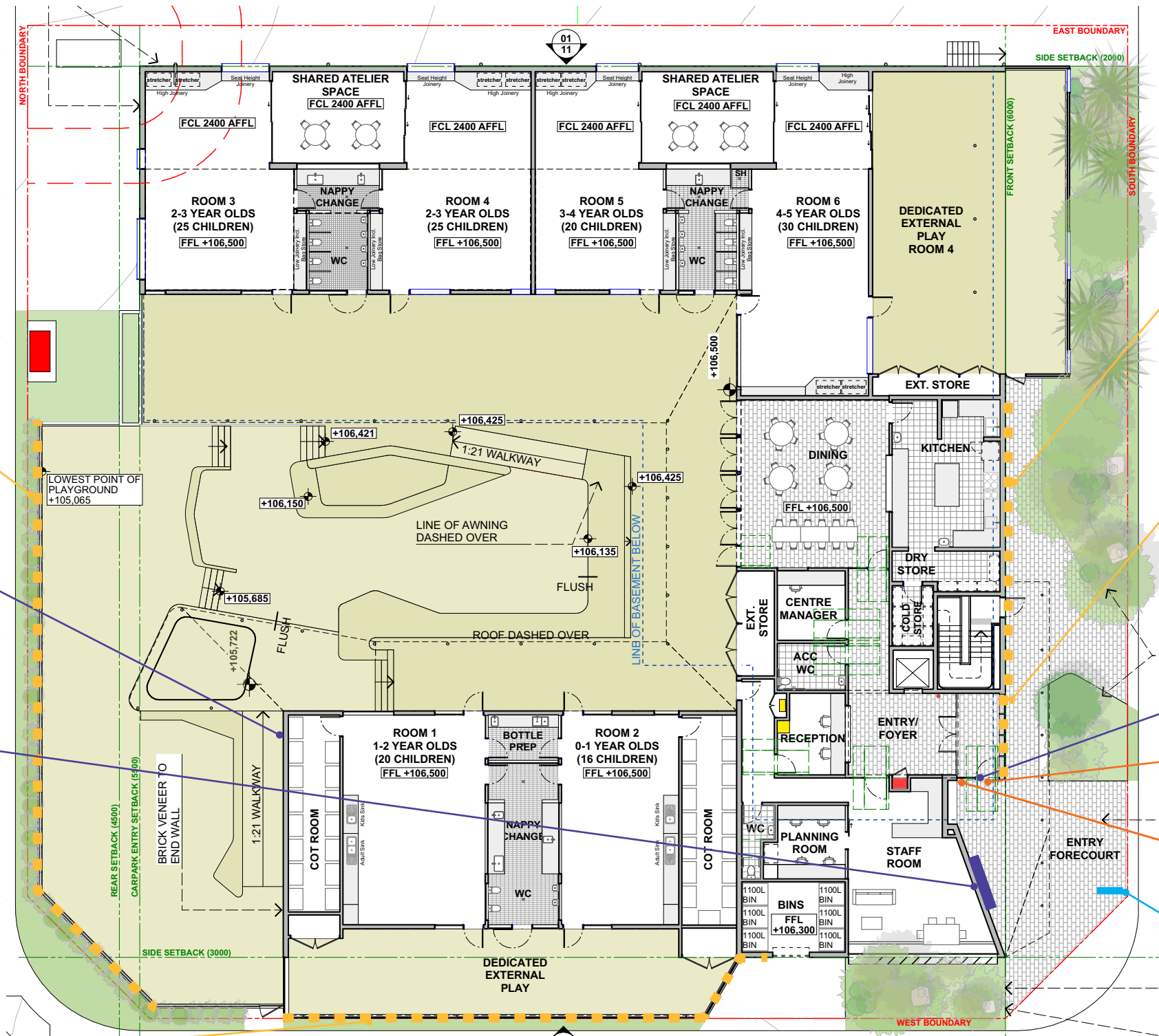
P.1.2  
Welcome - foyer/  
PPP

I.3  
Futuro

O.3.1  
-contact number  
-carbon neutral

O.1  
-noise advisory

D.2 power  
P ← Futuro C&E  
Leppington Park  
refer DD  
P → Futuro C&E  
Leppington Park  
refer DD



M A  
T

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Scale  
As shown at A3

Issue  
Issue for  
DA

Revisions  
A 11.04.2024 Issue for Review  
B 23.04.2024 Issue for DA

Project no.  
JEK2402

Drawing  
Ground Site

Date  
21.03.24

Project  
Futuro  
Leppington Park

Drawn/Checked  
JM/BA

Signtype  
-

Drawing number  
JEK2402-MPN-002

Revision  
B

MPN

# PROPOSED CHILDCARE CENTRE

## AT 52 PARK ROAD, LEPPINGTON

### GENERAL

- G1** These drawings shall be read in conjunction with all architectural and other consultants drawings and specifications and with such other written instructions and sketches as may be issued during the course of the Contract. Any discrepancies shall be referred to the Superintendent before proceeding with any related works. Construction from these drawings, and their associated consultant's drawings is not to commence until approved by the Local Authorities.
- G2** All materials and workmanship shall be in accordance with the relevant and current Standards Australia codes and with the By-Laws and Ordinances of the relevant building authorities except where varied by the project specification.
- G3** All set out dimensions shall be obtained from Architect's and Engineer's details. All discrepancies shall be referred to the Architect and Engineer for decision before proceeding with related work.
- G4** During construction the structure shall be maintained in a stable condition and no part shall be overstressed. Temporary bracing shall be provided by the builder/subcontractor to keep the works and excavations stable at all times.
- G5** Unless noted otherwise levels are in metres and dimensions are in millimetres.
- G6** The alignment and level of all services shown are approximate only. The contractor shall confirm the position and level of all services prior to commencement of construction. Any damage to services shall be rectified at the contractors expense.
- G7** Any substitution of materials shall be approved by the Engineer and included in any tender.
- G8** All services, or conduits for servicing shall be installed prior to commencement of pavement construction.
- G9** Subsoil drainage, comprising 100 agriculture pipe in geo-stocking to be placed as shown and as may be directed by the superintendent. Subsoil drainage shall be constructed in accordance with the relevant local authority construction specification.
- G10** The structural components detailed on these drawings have been designed in accordance with the relevant Standards Australia codes and Local Government Ordinances for the following loadings. Refer to the Architectural drawings for proposed floor usage. Refer to drawings for live loads and superimposed dead loads.

### DRAINAGE NOTES

- D1** All drainage levels to be confirmed on site, prior to any construction commencing.
- D2** All pipes within the property to be a minimum of 100 dia upvc @ 1% minimum grade, uno.
- D3** All pits within the property are to be fitted with "weldlok" or approved equivalent grates:  
- Light duty for landscaped areas  
- Heavy duty where subjected to vehicular traffic
- D4** All pits within the property to be constructed as one of the following:  
1) Precast stormwater pits  
2) Cast insitu mass concrete  
3) Cement rendered 230mm brickwork subject to the relevant local authority construction specification.
- D5** Ensure all grates to pits are set below finished surface level within the property. Top of pit RL's are approximate only and may be varied subject to approval of the engineer. All invert levels are to be achieved.
- D6** Any pipes beneath relevant local authority road to be rubber ring jointed RCP, uno.
- D7** All pits in roadways are to be fitted with heavy duty grates with locking bolts and continuous hinge.
- D8** Provide step irons to stormwater pits greater than 1200 in depth.
- D9** Trench back fill in roadways shall comprise sharp, clean granular back fill in accordance with the relevant local authority specification to non-trafficable areas to be compacted by rodding and tamping using a flat plate vibrator.
- D10** Where a high early discharge (hed) pit is provided all pipes are to be connected to the hed pit, uno.
- D11** Down pipes shall be a minimum of dn100 sw grade upvc or 100 x100 colorbond/zincalume steel, uno.
- D12** Colorbond or zincalume steel box gutters shall be a minimum of 450 wide x 150 deep.
- D13** Eaves gutters shall be a minimum of 125 wide x 100 deep (or of equivalent area) colorbond or zincalume steel, uno.
- D14** Subsoil drainage shall be provided to all retaining walls & embankments, with the lines feeding into the stormwater drainage system, uno.

### EROSION AND SEDIMENT CONTROL NOTES

- E1** These notes are to be read in conjunction with erosion and sediment control details in this drawing set.
- E2** The contractor shall implement all soil erosion and sediment control measures as necessary and to the satisfaction of the relevant local authority prior to the commencement of and during construction. No disturbance to the site shall be permitted other than in the immediate area of the works and no material shall be removed from the site without the relevant local authority approval. All erosion and sediment control devices to be installed and maintained in accordance with standards outlined in new department of housing's "managing urban stormwater - soils and constructions".
- E3** Place straw bales length wise in a row as parallel as possible to the site contours, uno. Bale ends to be tightly butted. Bales are to be placed so that straws are parallel to the row. Bales are to be placed 1.5m to 2m downslope from the toe of the disturbed batter, uno.
- E4** Council approved filter fabric to be entrenched 150mm deep upslope towards disturbed surface. Fabric to be a minimum SF2000 or better. Fix fabric to posts with wire ties or as recommended with manufacturer's specifications. Fabric joints to have a minimum of 150mm overlap. Wire to be strung between posts with filter fabric overlap to prevent sagging.
- E5** Stabilised entry/exit points to remain intact until finished driveway is complete. Construction of entry/exit points to be maintained and repaired as required so that it's function is not compromised. Construction of entry/exit point to be in accordance with the detail contained within this drawing set.
- E6** All drainage pipe inlets to be capped until:  
- downpipes connected  
- pits constructed and protected with silt barrier
- E6** Provide and maintain silt traps around all surface inlet pits until catchment is revegetated or paved.
- E7** The contractor shall regularly maintain all erosion and sediment control devices and remove accumulated silt from such devices such that more than 60% of their capacity is lost. All the silt is to be placed outside the limit of works. The period for maintaining these devices shall be at least until all disturbed areas are revegetated and further as may be directed by the superintendent or council.
- E8** The contractor shall implement dust control by regularly wetting down (but not saturating) disturbed area.
- E9** Topsoil shall be stripped and stockpiled outside hazard areas such as drainage lines. This topsoil shall be respread later on areas to be revegetated and stabilised only, (i.e. all footpaths, batters, site regarding areas, basins and catchdrains). Topsoil shall not be respread on any other areas unless specifically instructed by the superintendent. If they are to remain for longer than one month stockpiles shall be protected from erosion by covering them with a mulch and hydrosedding and, if necessary, by locating banks or drains downstream of a stockpile to retard silt laden runoff.
- E10** Lay 300 wide minimum turf strip on 100 topsoil behind all kerb and gutter with 1000 long returns every 6000 and around structures immediately after backfilling as per the relevant local authority specification.
- E11** The contractor shall grass seed all disturbed areas with an approved mix as soon as practicable after completion of earthworks and regrading.
- E12** Revegetate all trenches immediately upon completion of backfilling.
- E13** When any devices are to be handed over to council they shall be in clean and stable condition.

### STANDARD LINE TYPES AND SYMBOLS

	PROPOSED KERB & GUTTER
	EXISTING KERB & GUTTER
	PROPOSED BELOW GROUND PIPELINE
	PROPOSED SUSPENDED PIPELINE
	EXISTING PIPELINE
	SUBSOIL DRAINAGE LINE
	PROPOSED KERB INLET PIT
	EXISTING KERB INLET PIT
	PROPOSED JUNCTION OR INLET PIT
	EXISTING JUNCTION OR INLET PIT
	DESIGN CENTRELINE
	EXISTING EDGE OF BITUMEN
	TELECOMMUNICATION CONDUIT
	GAS MAIN
	WATER MAIN
	SEWER MAIN
	UNDERGROUND ELECTRICITY CABLES
	PERMANENT MARK & S.S.M.
	BENCHMARK, SURVEY STATION

### STANDARD LINE TYPES AND SYMBOLS

	OVERLAND FLOW PATH
	GUTTER DRAINAGE DIRECTION
	DOWNSPIPE
	DOWNSPIPE WITH SIDE OVERFLOW
	PERVIOUS (GRASSED) AREAS
	EXISTING (PRE-DEVELOPMENT) RL
	POST DEVELOPMENT RL
	GRADED IMPERVIOUS AREA (ROOF, CONC SLABS ETC)
	SEDIMENT FENCE
	CROSSING PIPES
	NODE POINT

### LEGEND

AHD	Australian height datum	SS	Stainless steel
AG	Ag-pipe (Sub soil drainage)	SU	Box gutter sump
ARI	Average recurrence interval	TW	Top of wall
BG	Box Gutter	TWL	Top water level
BWL	Bottom water level	US	Underside of slab
CL	Cover level	VG	Vally gutter
CO	Clean out inspection opening	UNO	Unless noted otherwise
DCP	Discharge control pit		
DP	Down pipe		
DRP	Dropper pipe		
EBG	Existing box gutter		
EDP	Existing down pipe		
EEG	Existing eaves gutter		
EG	Eaves gutter		
FRC	Fiber reinforced concrete		
FW	Floor waste		
GD	Grated drain		
GSIP	Grated surface inlet pit		
HED	High early discharge		
HP	High point of gutter		
IL	Invert level		
IO	Inspection opening		
O/F	Overflow		
OSD	On-site detention		
PSD	Permissible site discharge		
P1	Pipe 1		
RCP	Reinforced concrete pipe		
RHS	Rectangular hollow section		
RL	Reduced level		
RRJ	Rubber ring joint		
RRT	Rainwater re-use tank		
RWH	Rain water head		
RWO	Rain water outlet		
SLAP	Sealed lid access pit		
SP	Spreader pipe		
SPR	Spreader		

### RECOMMENDED MAINTENANCE SCHEDULE

DISCHARGE CONTROL PIT (DCP)	FREQUENCY	RESPONSIBILITY	PROCEDURE
Inspect flap valve and remove any blockage.	Six monthly	Owner	Remove grate. Ensure flap valve moves freely and remove any blockages or debris.
Inspect screen and clean.	Six monthly	Owner	Revoove grate and screen if required and clean it.
Inspect & remove any blockage of orifice.	Six monthly	Owner	Remove grate & screen to inspect orifice. see plan for location of dcp.
Inspect dcp sump & remove any sediment-sludge.	Six monthly	Owner	Remove grate and screen. Remove sediment/sludge build-up and check orifice and flap valve clear.
Inspect grate for damage or blockage.	Six monthly	Owner	Check both sides of grate for corrosion, (especially corners and welds) damage or blockage.
Inspect return pipe from storage and return any blockage.	Six monthly	Owner	Remove grate and screen. ventilate underground storage if present. open flap valve and remove any blockages in return line. Check for sludge/debris on upstream side of return line.
Inspect outlet pipe and remove any blockage.	Six monthly	Maintenance Contractor	Remove grate and screen. ventilate underground storage if present. Check orifice and remove any blockages in outlet pipe. Flush outlet pipe to confirm it drains freely. Check for sludge/debris on upstream side of return line.
Check fixing of step irons is secure.	Six monthly	Maintenance Contractor	Remove grate and ensure fixings secure prior to placing weight on step iron.
Inspect overflow weir & remove any blockage.	Six monthly	Maintenance Contractor	Remove grate and open cover to ventilate underground storage if present. ensure weir clear of blockages.
Empty basket at overflow weir (if present).	Six monthly	Maintenance Contractor	Remove grate and ventilate underground storage chamber if present. Empty basket, check fixings secure and not corroded.
Check attachment of orifice plate to wall of pit (gaps less than 5 mm).	Annually	Maintenance Contractor	Remove grate and screen. ensure plate mounted securely, tighten fixings if required. seal gaps as required.
Check attachment of screen to wall of pit.	Annually	Maintenance Contractor	Remove grate and screen. ensure screen fixings secure. repair as required.
Check screen for corrosion.	Annually	Maintenance Contractor	Remove grate and examine screen for rust or corrosion, especially at corners or welds.
Check attachment of flap valve to wall of .	Annually	Maintenance Contractor	Remove grate. Ensure fixings of valve are secure.
Check flap valve seals against wall of pit.	Annually	Maintenance Contractor	Remove grate. fill pit with water and check that flap seals against side of pit with minimal leakage.
Check any hinges of flap valve move freely.	Annually	Maintenance Contractor	Remove grate. Test valve hinge by moving flap to full extent.
Inspect dcp walls (internal and external, if appropriate) for cracks or spalling.	Annually	Maintenance Contractor	Remove grate to inspect internal walls. Repair as required. Clear vegetation from external walls if necessary and repair as required.
Check step irons for corrosion.	Annually	Maintenance Contractor	Remove grate. Examine step irons and repair any corrosion or damage.
Check orifice diameter correct and retains sharp edge.	Five yearly	Maintenance Contractor	Compare diameter to design (see work-as- executed) and ensure edge is not pitted or damaged.
STORAGE			
Inspect & remove any blockage of orifice.	Six monthly	Owner	Remove grate and screen. remove sediment/sludge build-up.
Check orifice diameter correct and retains sharp edge.	Six monthly	Owner	Remove blockages from grate and check if pit blocked.
Inspect screen and clean.	Six monthly	Owner	Remove debris and floatable material likely to be carried to grates.
Check attachment of orifice plate to wall of pit (gaps less than 5 mm).	Annually	Maintenance Contractor	Remove grate to inspect internal walls. repair as required. clear vegetation from external walls if necessary and repair as required.
Check attachment of screen to wall of pit.	Five yearly	Maintenance Contractor	Compare actual storage available with work-as executed plans. If volume loss is greater than 5%, arrange for reconstruction to replace the volume lost. Council to be notified of the proposal.
Check attachment of screen to wall of pit.	Five yearly	Maintenance Contractor	Check along drainage lines and at pits for subsidence likely to indicate leakages.

NOTE: DO NOT SCALE OFF DRAWINGS. REFER TO ARCHITECTURAL PLANS. VERIFY DIMENSIONS ON SITE

A	03.05.24	ISSUED FOR APPROVAL	F.I.
REV	DATE	DESCRIPTION	BY

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### PROPOSED CHILDCARE CENTRE

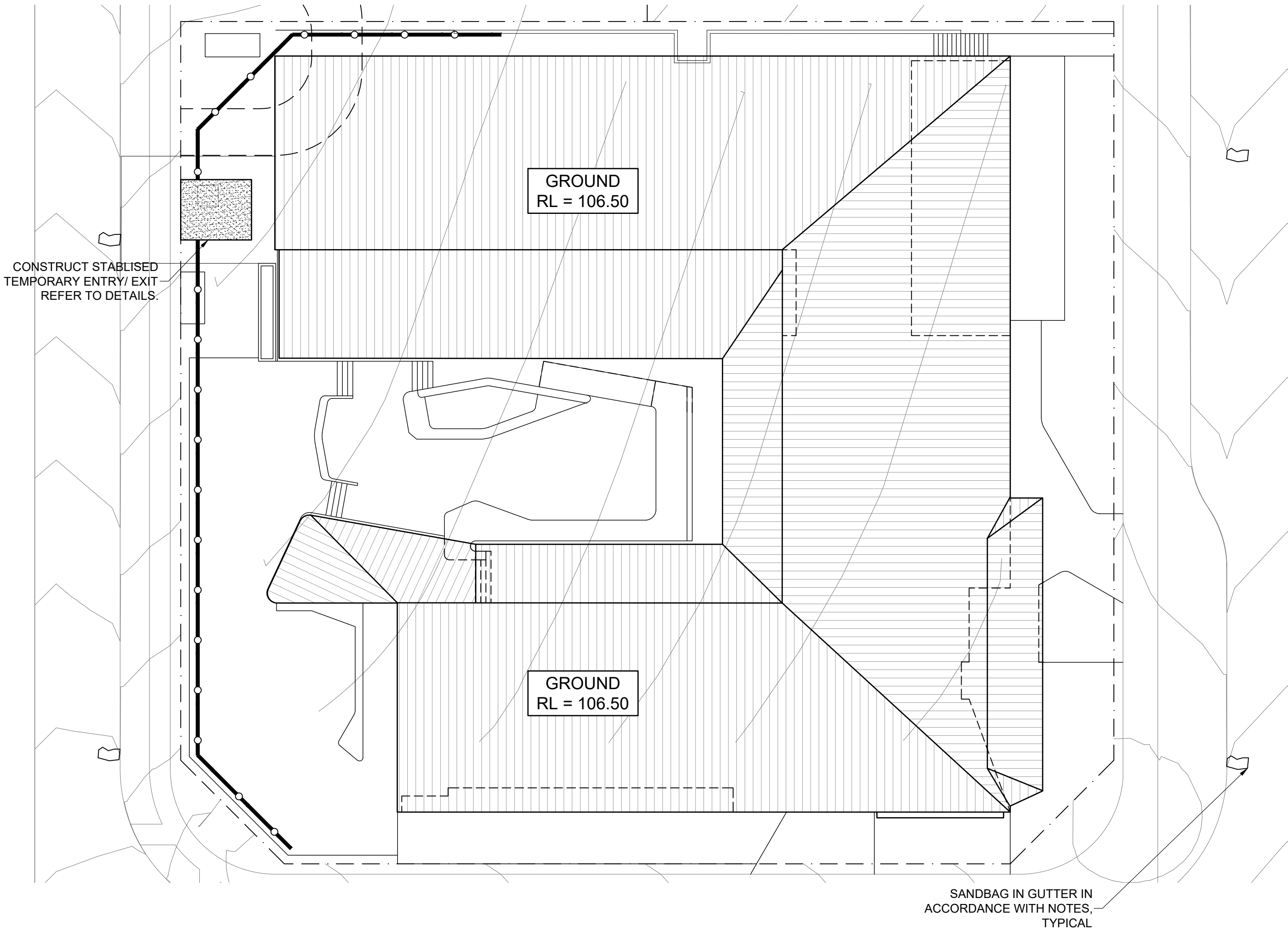
#### AT 52 PARK ROAD, LEPPINGTON

#### FOR JECKRA

### GENERAL NOTES

JOB NUMBER:	DWG NUMBER:	ORIGINAL SIZE:
230996	C00.01	A1
DESIGNED BY:	DATE:	
F.I.	APRIL 2024	
DRAWN BY:	SCALE:	
M.W.	SCALE	





### SEDIMENT & EROSION CONTROL PLAN

1:200

—○— DENOTES SEDIMENT FENCE

#### COMMENCEMENT OF WORKS

THE CONTRACTOR SHALL ENSURE THAT NO SPOIL OR FILL ENCLOSED UPON ADJACENT AREAS FOR THE DURATION OF WORKS.

THE CONTRACTOR SHALL ENSURE THAT KERB INLETS AND DRAINS RECEIVING STORMWATER SHALL BE PROTECTED AT ALL TIMES DURING DEVELOPMENT. KERB INLET SEDIMENT TRAPS SHALL BE INSTALLED ALONG THE IMMEDIATE VICINITY ALONG THE STREET FRONTAGE.

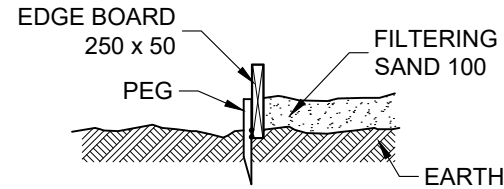
SEDIMENT FENCING SHALL BE SECURED BY POST (WHERE METAL STAR PICKETS ARE USED PLASTIC SAFETY CAPS SHALL BE USED) AT 2000 INTERVALS WITH GEOTEXTILE FABRIC EMBEDDED 200 IN SOIL.

ALL TOPSOIL, STRIPPED FROM THE SITE AND STOCKPILED DOES NOT INTERFERE WITH DRAINAGE LINES AND STORMWATER INLETS AND WILL BE SUITABLY COVERED WITH AN IMPERVIOUS MEMBRANE MATERIAL AND SCREENED BY SEDIMENT FENCING.

#### SEDIMENT TRAP

1000 x 1000 WIDE 500 DEEP PIT, LOCATED AT THE LOWEST POINT TO THE TRAP SEDIMENT.

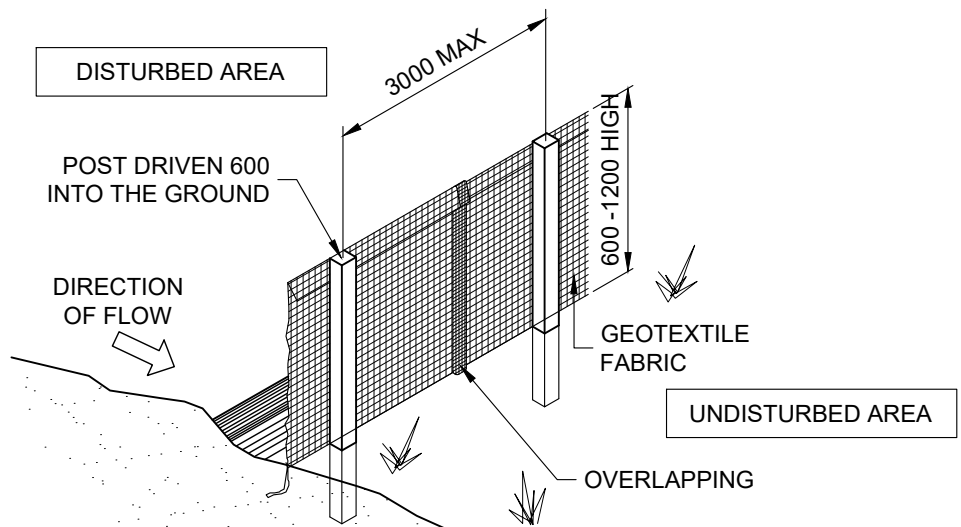
WASHOUT AREA TO BE 1800 x 1800 ALLOCATED FOR THE WASHING OF TOOL & EQUIPMENT.



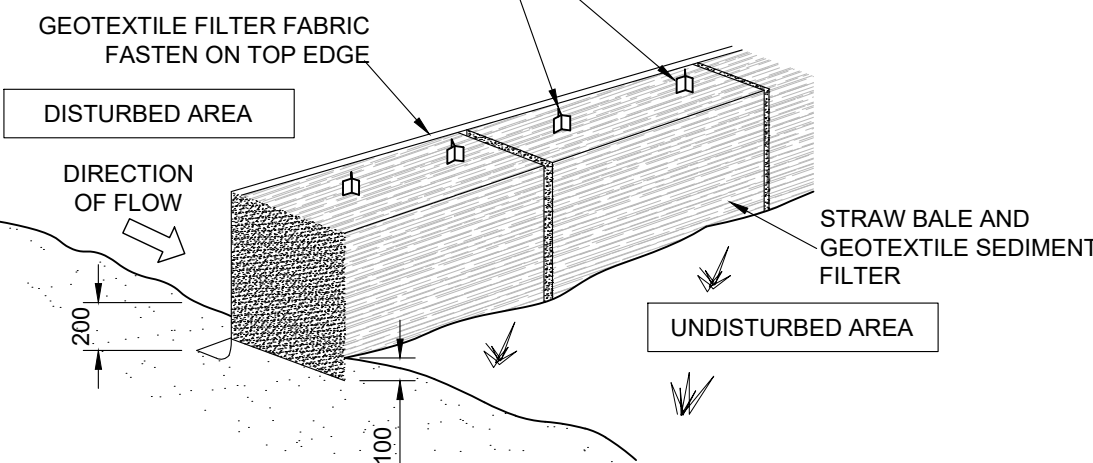
#### SEDIMENT FENCE

PROVIDE 'SEDIMENT FENCE' ON DOWN SLOPE BOUNDARY AS SHOWN ON PLAN.

FABRIC TO BE BURIED BELOW GROUND AT LOWER EDGE.



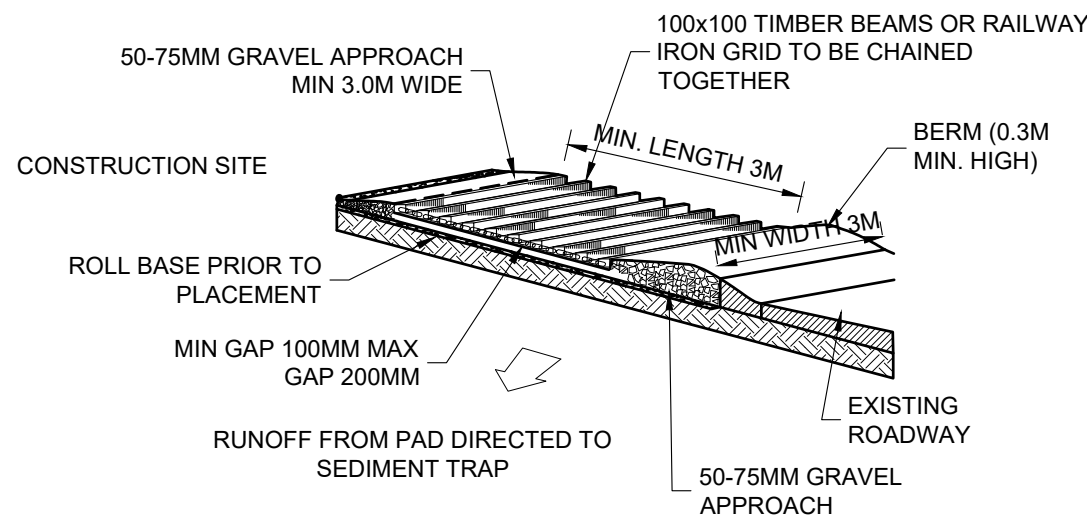
STAKES DRIVEN 600 INTO GROUND WITH FIRST STAKE ANGLED TOWARDS PREVIOUSLY LAID BALE



DRAINAGE AREA 0.5 HA. MAX. SLOPE GRADIENT 1:2 MAX. SLOPE LENGTH 50m.

#### TEMPORARY CONSTRUCTION ENTRY/EXIT

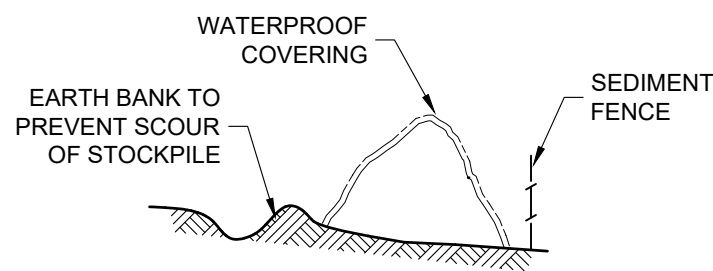
VEHICLE ACCESS TO THE BUILDING SITE SHOULD BE RESTRICTED TO A SINGLE POINT SO AS TO REDUCE THE AMOUNT OF SOIL DEPOSITED ON THE STREET PAVEMENT.



#### BUILDING MATERIAL STOCKPILE

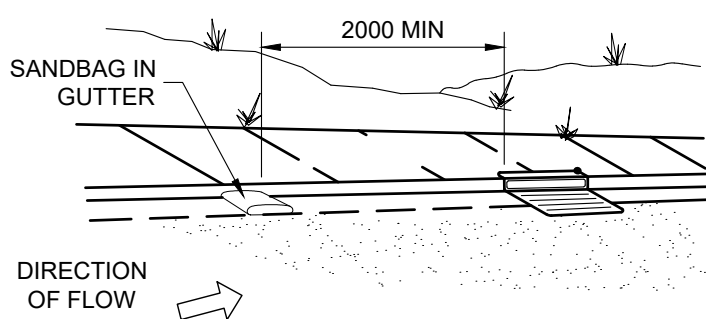
ALL STOCKPILES OF BUILDING MATERIAL SUCH AS SAND AND SOIL MUST BE PROTECTED TO PREVENT SCOUR AND EROSION.

THEY SHOULD NEVER BE PLACED IN THE STREET GUTTER WHERE THEY WILL WASH AWAY WITH THE FIRST RAINSTORM.



#### SANDBAG KERB SEDIMENT TRAP

IN CERTAIN CIRCUMSTANCES EXTRA SEDIMENT TRAPPING MAY BE NEEDED IN THE STREET GUTTER.



#### GENERAL NOTES

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH OTHER CONSULTANTS' DRAWINGS AND SPECIFICATIONS AND WITH OTHER SUCH WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ANY DISCREPANCY SHALL BE REFERRED TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.

ALL DIMENSIONS ARE IN MILLIMETRES & ALL LEVELS ARE IN METRES, UNO (UNLESS NOTED OTHERWISE). NO DIMENSION SHALL BE OBTAINED BY SCALING THE DRAWINGS.

ALL LEVELS AND SETTING OUT DIMENSIONS SHOWN ON THE DRAWINGS SHALL BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF THE WORK.

DURING EXCAVATION WORK THE STRUCTURE SHALL BE MAINTAINED IN A STABLE AND NO PART SHALL BE OVERSTRESSED.

ALL WORK IS TO BE UNDERTAKEN IN ACCORDANCE WITH THE DETAILS SHOWN ON THE DRAWINGS & THE SPECIFICATION.

EXISTING SERVICES WHERE SHOWN HAVE BEEN PLOTTED FROM SUPPLIED DATA AND SUCH THEIR ACCURACY CAN NOT BE GUARANTEED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH THE LEVEL OF ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF WORK.

ALL SERVICE TRENCHES UNDER VEHICULAR PAVEMENTS SHALL BE BACK FILLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL COUNCIL.

ALL TRENCH BACK FILL MATERIAL SHALL BE COMPACTED TO THE SAME DENSITY AS THE ADJACENT MATERIAL.

ON COMPLETION OF STORMWATER INSTALLATION, ALL DISTURBED AREAS MUST BE RESTORED TO ORIGINAL CONDITION, INCLUDING KERBS, FOOTPATHS, CONCRETE AREAS, GRAVEL AND GRASSED AREAS AND ROAD PAVEMENTS, UNLESS DIRECTED OTHERWISE.

CONTRACTOR TO OBTAIN ALL AUTHORITY APPROVALS UNLESS DIRECTED OTHERWISE.

#### STORMWATER DRAINAGE

THE STORMWATER DRAINAGE DESIGN HAS BEEN CARRIED OUT IN ACCORDANCE WITH AS/NZS 3500.3 - 1990 "STORMWATER DRAINAGE" & AS/NZS 3500.3.2-1998 "STORMWATER DRAINAGE - ACCEPTABLE SOLUTIONS".

ANY VARIATIONS TO THE NOMINATED LEVELS SHALL BE REFERRED TO ENGINEER IMMEDIATELY.

ANY VARIATIONS TO SPECIFIED PRODUCTS OR DETAILS SHALL BE REFERRED TO THE ENGINEER FOR APPROVAL.

DOWN PIPES SHALL BE A MINIMUM OF DN100 SW GRADE uPVC OR 100 X 100 COLORBOND OR ZINCALUME STEEL, UNO.

BOX COLORBOND OR ZINCALUME STEEL. GUTTERS SHALL BE A MINIMUM OF 450 WIDE X 150 DEEP.

EAVES GUTTERS SHALL BE A MINIMUM OF 125 WIDE X 100 DEEP (OR OF EQUIVALENT AREA) COLORBOND OR ZINCALUME STEEL.

SUBSOIL DRAINAGE SHALL BE PROVIDED TO ALL RETAINING WALLS & EMBANKMENTS, WITH THE LINES FEEDING INTO THE STORMWATER DRAINAGE SYSTEM.

#### SEDIMENT AND EROSION CONTROL NOTES

SEDIMENT AND EROSION CONTROL SHALL BE EFFECTIVELY MAINTAINED AT ALL TIMES DURING THE COURSE OF CONSTRUCTION AND SHALL NOT BE REMOVED UNTIL THE SITE HAS BEEN STABILISED OR LANDSCAPED TO THE SUPERINTENDENT'S SATISFACTION

A SINGLE ALL WEATHER ACCESS WAY WILL BE PROVIDED AT THE FRONT OF THE PROPERTY CONSISTING OF 50-75 AGGREGATE OR SIMILAR MATERIAL AT A MINIMUM THICKNESS OF 150 LAID OVER NEEDLE-PUNCHED GEOTEXTILE FABRIC AND CONSTRUCTED PRIOR TO COMMENCEMENT OF WORKS.

#### SOIL CONSERVATION NOTE

PRIOR TO COMMENCEMENT OF CONSTRUCTION PROVIDE 'SEDIMENT FENCE,' 'SEDIMENT TRAP' AND WASHOUT AREA TO ENSURE THE CAPTURE OF WATER BORNE MATERIAL GENERATED FROM THE SITE.

MAINTAIN THE ABOVE DURING THE COURSE OF CONSTRUCTION, AND CLEAR THE 'SEDIMENT TRAP' AFTER EACH STORM.

NOTE: DO NOT SCALE OFF DRAWINGS. REFER TO ARCHITECTURAL PLANS. VERIFY DIMENSIONS ON SITE

A	03.05.24	ISSUED FOR APPROVAL	F.I.
REV	DATE	DESCRIPTION	BY

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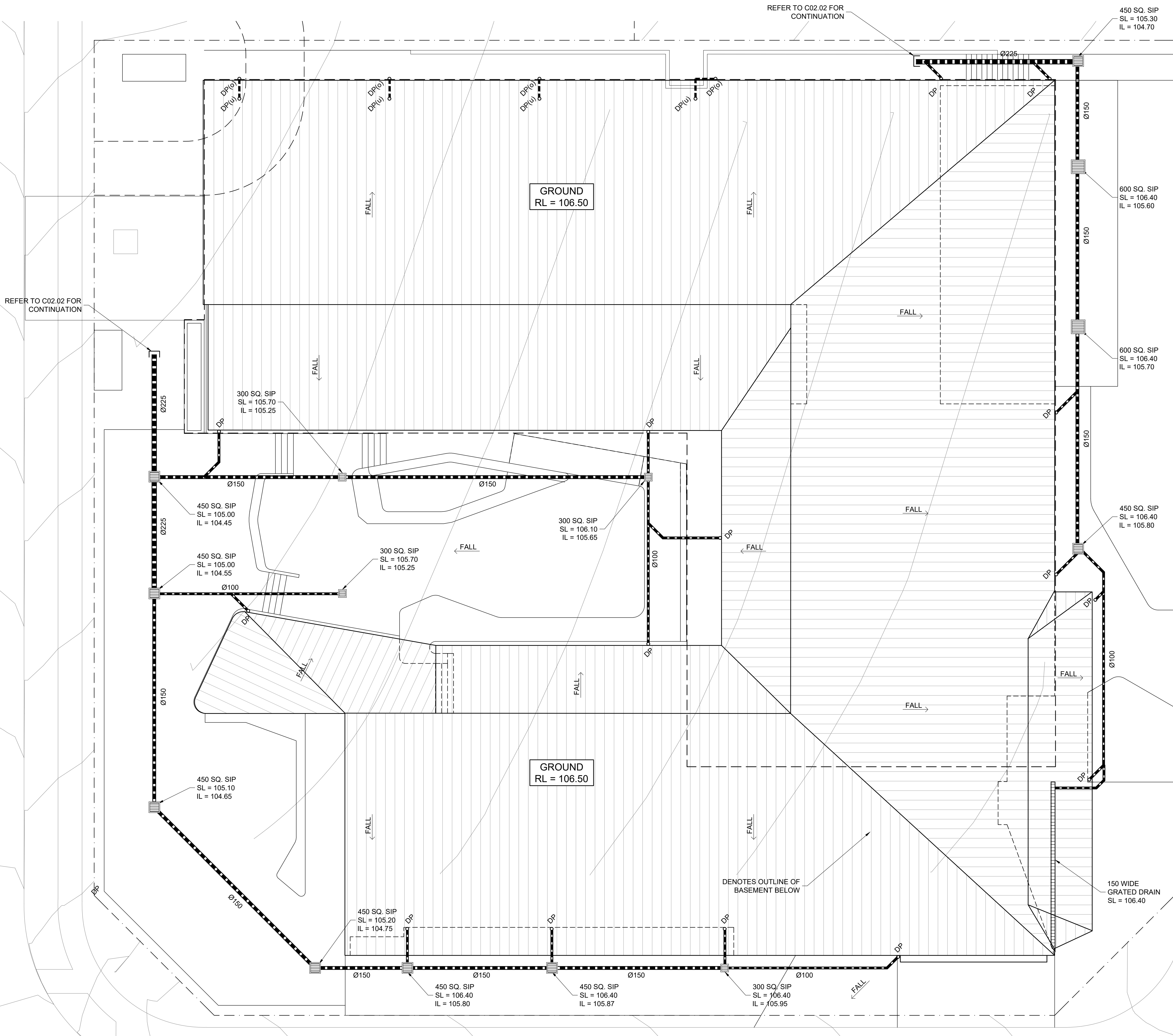
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PO Box 7191  
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### PROPOSED CHILDCARE CENTRE AT 44-52 PARK ROAD, LEPPINGTON FOR JECKRA

#### SEDIMENT & EROSION CONTROL PLAN

JOB NUMBER: 230996	DWG NUMBER: C01.01	ORIGINAL SIZE: A1
DESIGNED BY: F.I.	DATE: APRIL 2024	
DRAWN BY: M.W.	SCALE: 1:200 U.N.O.	





**ROOF/GROUND DRAINAGE PLAN**  
1:100

**STORMWATER DESIGN SUMMARY**

COUNCIL: CAMDEN COUNCIL	
100 YEAR, 5 MIN STORM	= 229 mm/h
20 YEAR, 5 MIN STORM	= 171 mm/h
TOTAL SITE AREA	= 2598 m <sup>2</sup>
PROPOSED ROOF AREA	= 1539.6 m <sup>2</sup>
IMPERVIOUS PATHS & DRIVEWAYS	= 408.4 m <sup>2</sup>
TOTAL IMPERVIOUS SITE AREA	= 1834 m <sup>2</sup>
IMPERVIOUS SITE PERCENTAGE	= 74.98%

100% PROPOSED ROOF AREA DIRECTED TO EXISTING DRAINAGE PIT VIA GRAVITY.

IMPERVIOUS SITE AREA IS LESS THAN 75% AS ADOPTED BY COUNCIL FOR THE DESIGN OF REGIONAL AND TEMPORARY BASINS, THEREFORE NO ON-SITE DETENTION REQUIRED.

**STORMWATER DRAINAGE NOTES**

- ALL DRAINAGE LINES SHALL BE uPVC (CLASS SH) STORMWATER DRAINAGE PIPE, U.N.O.
- ALL DRAINAGE LINES SHALL BE LAID @ 1% FALL MIN, U.N.O.
- FIRST FLUSH RAINWATER DEVICES TO BE FITTED TO DRAINAGE LINES TO BUILDER'S DETAIL, TYPICAL
- MINIMUM EFFECTIVE EAVES GUTTER SLOPE = 1:500 U.N.O.
- MINIMUM EFFECTIVE EAVES GUTTER SIZE = 14,500 mm<sup>2</sup> (HALF ROUND 200)

**LEGEND**

- Ø150 DOWN PIPE U.N.O
- INSPECTION POINT
- RAINWATER SPREADER
- FIRST FLUSH RAINWATER DEVICE TO BUILDERS DETAIL
- X 100.00 PROPOSED FINISHED SURFACE LEVEL
- (c) CHARGED PIPE
- PROPOSED BELOW GROUND PIPELINE
- (s) PROPOSED SUSPENDED PIPELINE
- EXISTING PIPELINE
- SUBSOIL DRAINAGE LINE
- PROPOSED SURFACE INLET PIT
- DRAINAGE NODE POINT
- OVERLAND FLOW PATH
- (u) DOWNPIPE UNDER
- (o) DOWNPIPE OVER

NOTE: DO NOT SCALE OFF DRAWINGS. REFER TO ARCHITECTURAL PLANS. VERIFY DIMENSIONS ON SITE

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**PROPOSED CHILDCARE CENTRE**  
AT 52 PARK ROAD, LEPPINGTON  
FOR JECKRA

**STORMWATER DRAINAGE PLAN**

JOB NUMBER:	DWG NUMBER:	ORIGINAL SIZE:
230996	C02.01	A1
DESIGNED BY:	DATE:	
F.I.	APRIL 2024	
DRAWN BY:	SCALE:	
M.W.	1:200 U.N.O.	

STORMWATER DRAINAGE NOTES

- ALL DRAINAGE LINES SHALL BE uPVC (CLASS SH) STORMWATER DRAINAGE PIPE, U.N.O.
- ALL DRAINAGE LINES SHALL BE LAID @ 1% FALL MIN, U.N.O.

LEGEND

- Ø150 DOWN PIPE U.N.O
- INSPECTION POINT
- RAINWATER SPREADER
- FIRST FLUSH RAINWATER DEVICE TO BUILDERS DETAIL
- X 100.00 PROPOSED FINISHED SURFACE LEVEL
- (c) CHARGED PIPE
- PROPOSED BELOW GROUND PIPELINE
- (s) PROPOSED SUSPENDED PIPELINE
- EXISTING PIPELINE
- SUBSOIL DRAINAGE LINE
- PROPOSED SURFACE INLET PIT
- DRAINAGE NODE POINT
- OVERLAND FLOW PATH
- (u) DOWNPIPE UNDER
- (o) DOWNPIPE OVER

NOTE: DO NOT SCALE OFF DRAWINGS. REFER TO ARCHITECTURAL PLANS. VERIFY DIMENSIONS ON SITE

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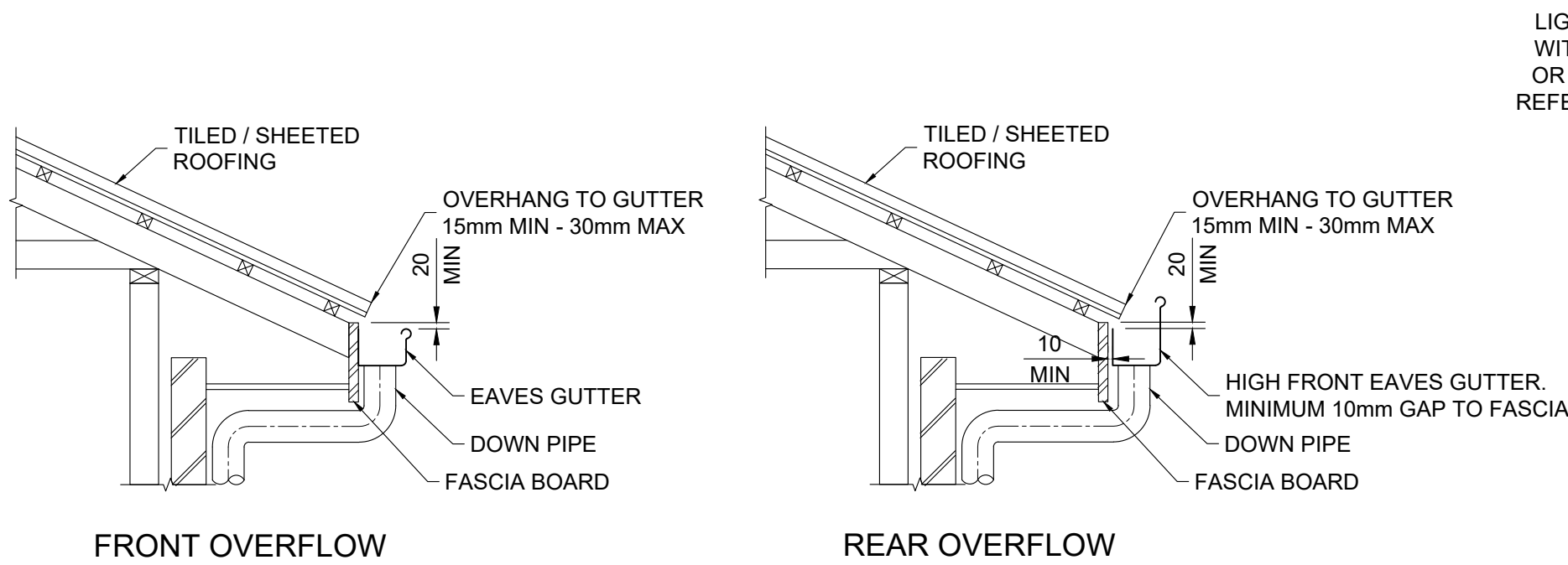
PROPOSED CHILDCARE CENTRE  
AT 52 PARK ROAD, LEPPINGTON  
FOR JECKRA

LOWER GROUND DRAINAGE PLAN

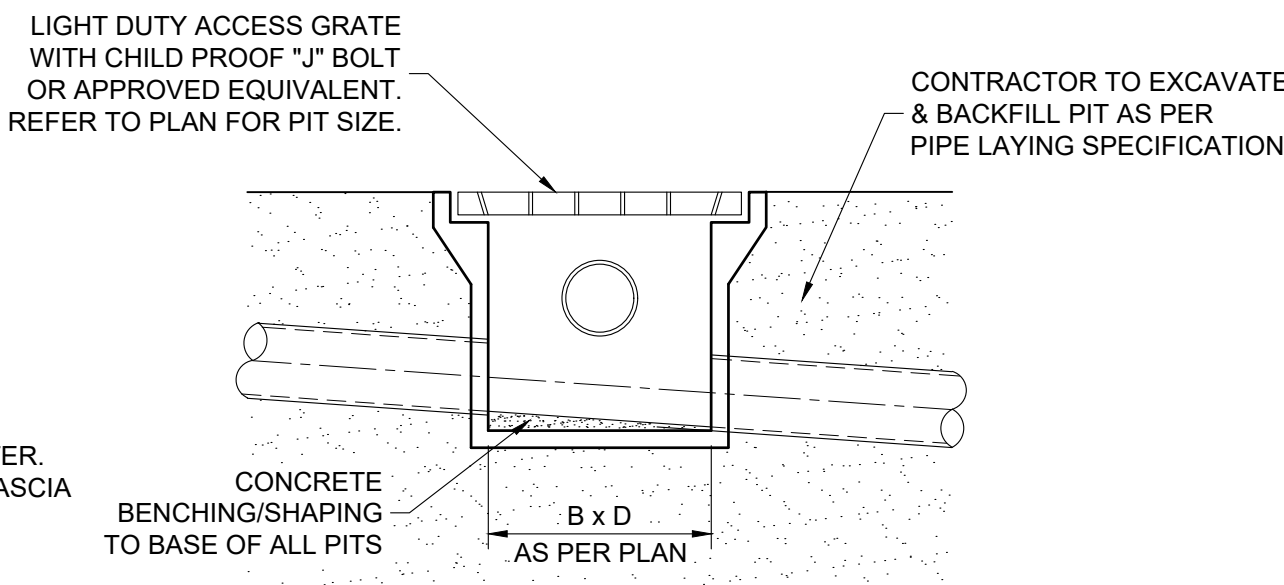
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DESIGNED BY: F.I.	DATE: APRIL 2024	
DRAWN BY: M.W.	SCALE: 1:200 U.N.O.	

LOWER GROUND DRAINAGE PLAN  
1:100

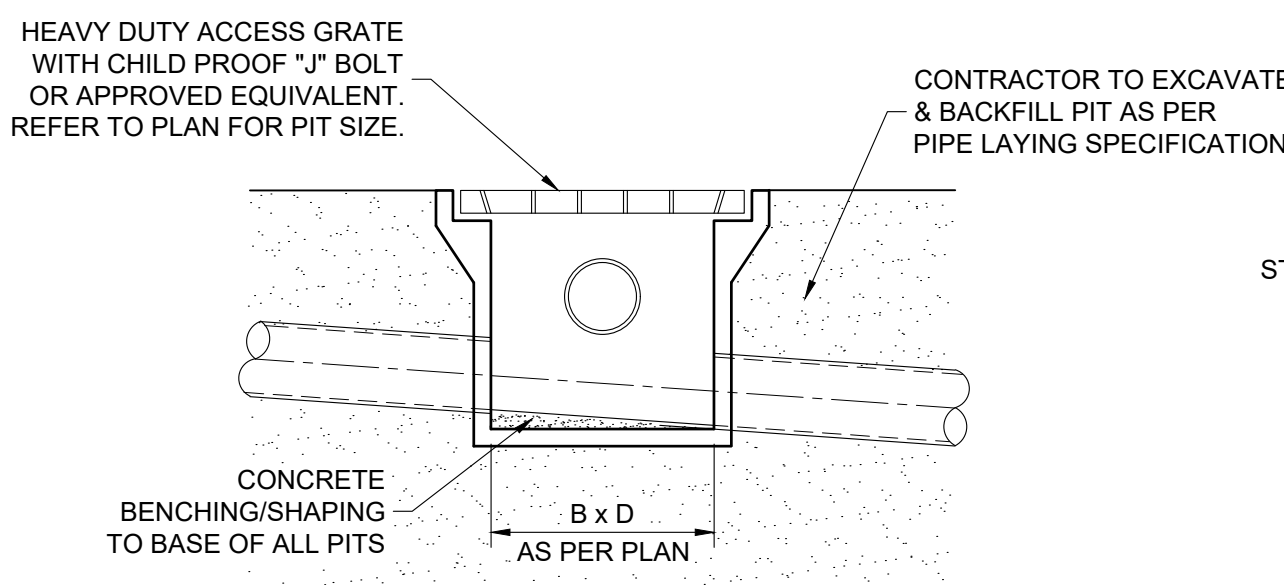




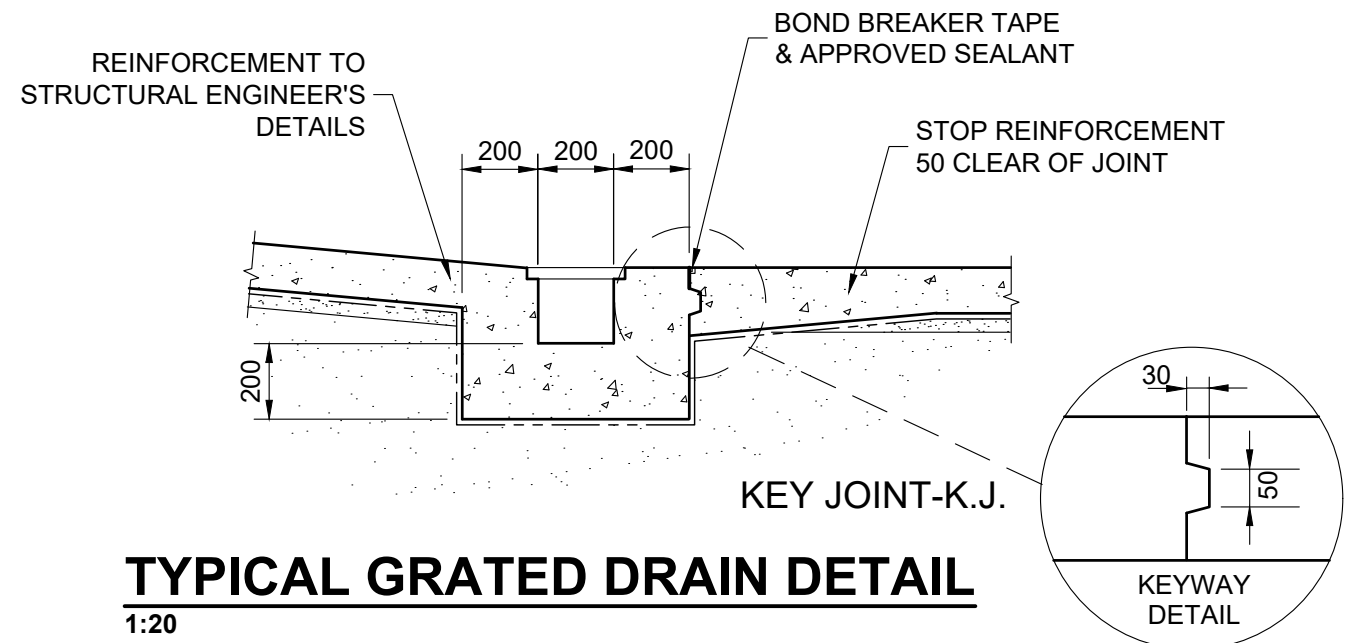
**TYPICAL EAVES GUTTER DETAIL**  
1:20



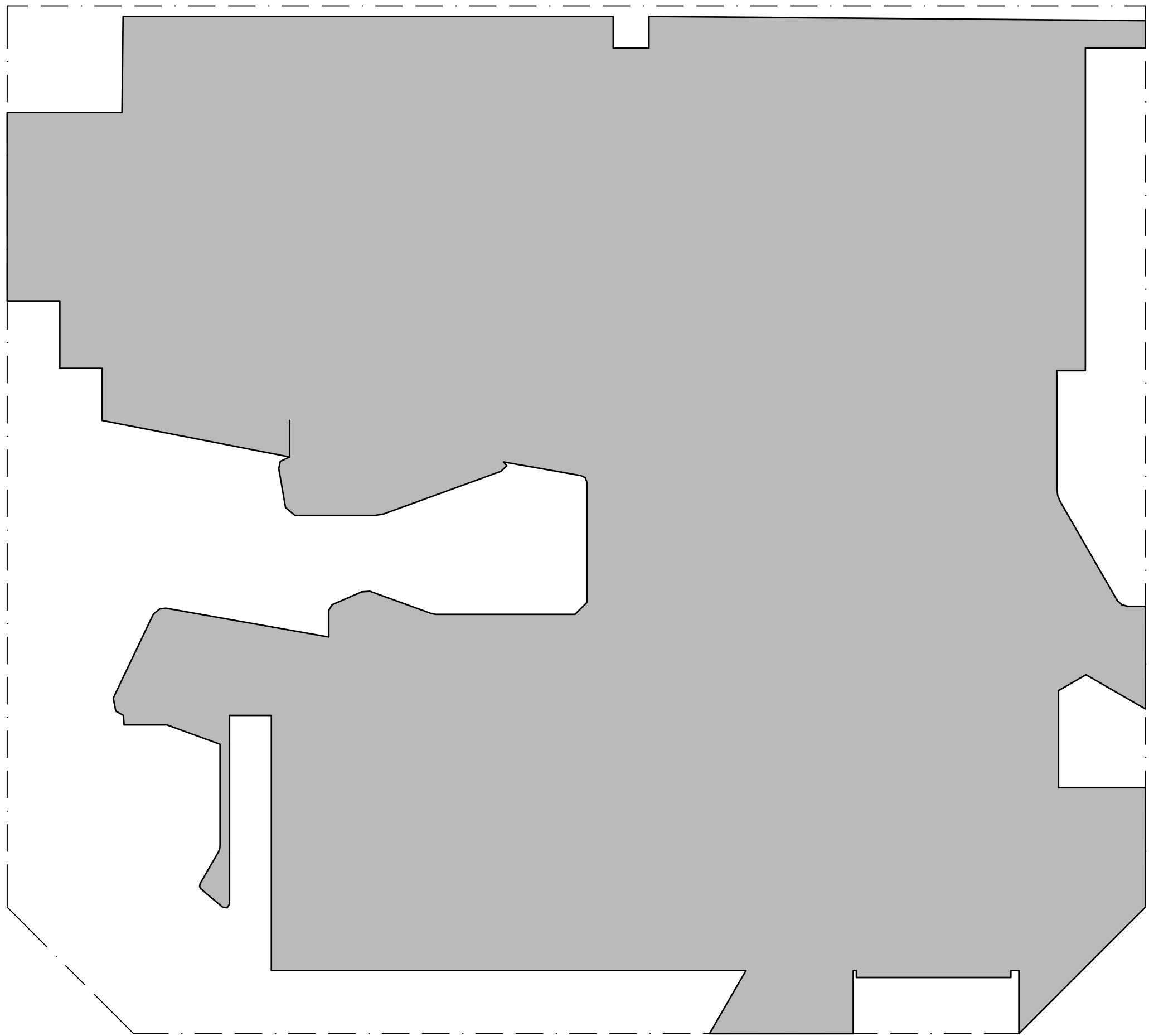
**LANDSCAPE AREAS SURFACE INLET PIT DETAIL**  
1:20



**TYPICAL SURFACE INLET PIT DETAIL**  
1:20



**TYPICAL GRATED DRAIN DETAIL**  
1:20



**POST-DEVELOPMENT IMPERVIOUS AREA**  
1:200

NOTE: DO NOT SCALE OFF DRAWINGS. REFER TO ARCHITECTURAL PLANS. VERIFY DIMENSIONS ON SITE

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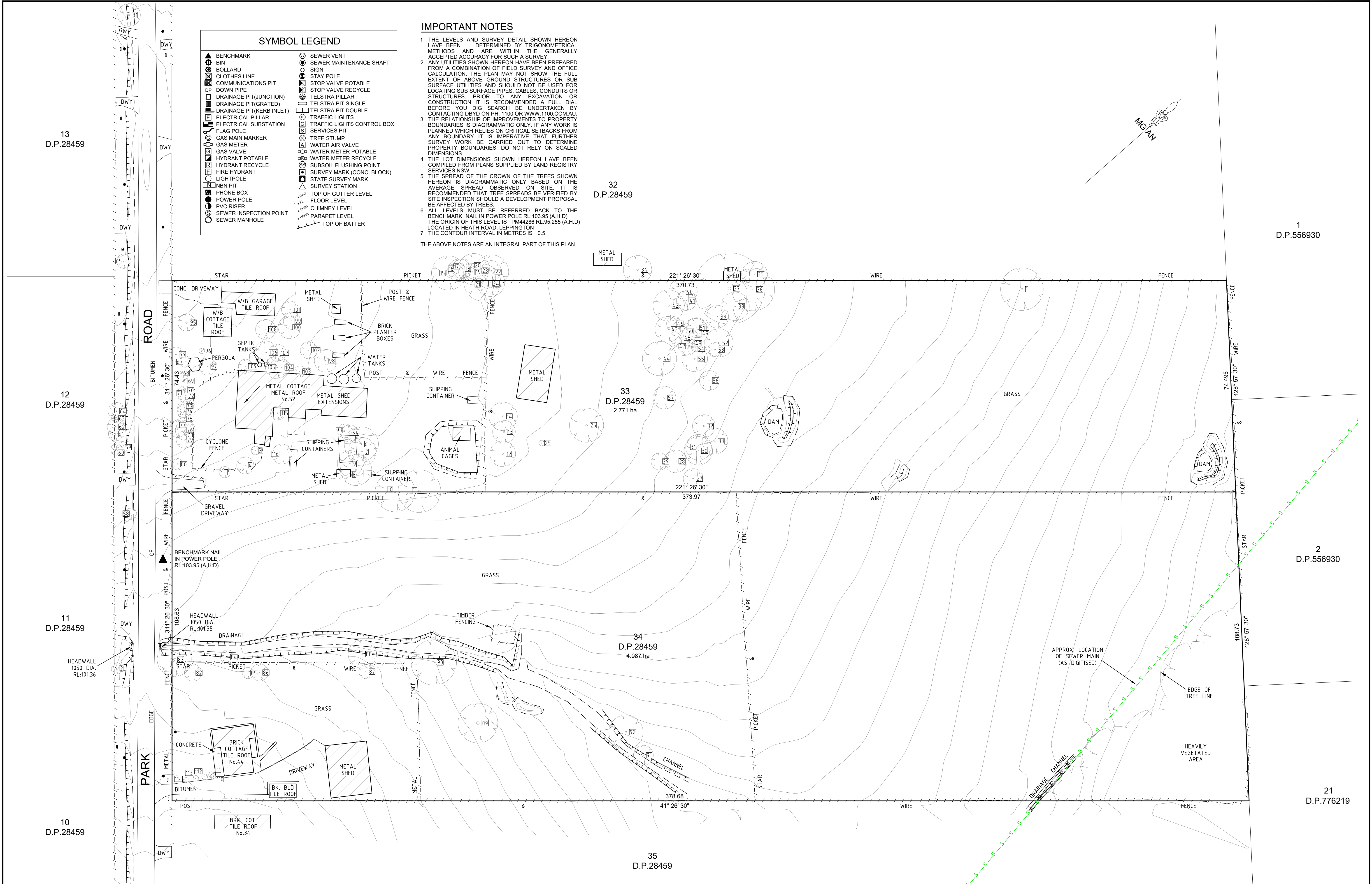
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**PROPOSED CHILDCARE CENTRE**  
**AT 52 PARK ROAD, LEPPINGTON**  
**FOR JECKRA**

STORMWATER DETAILS		
JOB NUMBER: 230996	DWG NUMBER: C02.03	ORIGINAL SIZE: A1
DESIGNED BY: F.I.	DATE: APRIL 2024	
DRAWN BY: M.W.	SCALE: 1:20 U.N.O.	





SYMBOL LEGEND	
	BENCHMARK
	BIN
	BOLLARD
	CLOTHES LINE
	COMMUNICATIONS PIT
	DOWN PIPE
	DRAINAGE PIT(JUNCTION)
	DRAINAGE PIT(GRATED)
	DRAINAGE PIT(KERB INLET)
	ELECTRICAL PILLAR
	ELECTRICAL SUBSTATION
	FLAG POLE
	GAS MAIN MARKER
	GAS METER
	GAS VALVE
	HYDRANT POTABLE
	HYDRANT RECYCLE
	FIRE HYDRANT
	LIGHTPOLE
	NBN PIT
	PHONE BOX
	POWER POLE
	PVC RISER
	SEWER INSPECTION POINT
	SEWER MANHOLE
	SEWER VENT
	SEWER MAINTENANCE SHAFT
	SIGN
	STAY POLE
	STOP VALVE POTABLE
	STOP VALVE RECYCLE
	TELSTRA PILLAR
	TELSTRA PIT SINGLE
	TELSTRA PIT DOUBLE
	TRAFFIC LIGHTS
	TRAFFIC LIGHTS CONTROL BOX
	SERVICES PIT
	TREE STUMP
	WATER AIR VALVE
	WATER METER POTABLE
	WATER METER RECYCLE
	SUBSOIL FLUSHING POINT
	SURVEY MARK (CONC. BLOCK)
	STATE SURVEY MARK
	SURVEY STATION
	TOP OF GUTTER LEVEL
	FLOOR LEVEL
	CHIMNEY LEVEL
	PARAPET LEVEL
	TOP OF BATTER

**IMPORTANT NOTES**

1 THE LEVELS AND SURVEY DETAIL SHOWN HEREON HAVE BEEN DETERMINED BY TRIGONOMETRICAL METHODS AND ARE WITHIN THE GENERALLY ACCEPTED ACCURACY FOR SUCH A SURVEY.

2 ANY UTILITIES SHOWN HEREON HAVE BEEN PREPARED FROM A COMBINATION OF FIELD SURVEY AND OFFICE CALCULATION. THE PLAN MAY NOT SHOW THE FULL EXTENT OF ABOVE GROUND STRUCTURES OR SUB SURFACE UTILITIES AND SHOULD NOT BE USED FOR LOCATING SUB SURFACE PIPES, CABLES, CONDUITS OR STRUCTURES. PRIOR TO ANY EXCAVATION OR CONSTRUCTION IT IS RECOMMENDED A FULL DIAL BEFORE YOU DIG SEARCH BE UNDERTAKEN BY CONTACTING DBYD ON PH. 1100 OR WWW.1100.COM.AU.

3 THE RELATIONSHIP OF IMPROVEMENTS TO PROPERTY BOUNDARIES IS DIAGRAMMATIC ONLY. IF ANY WORK IS PLANNED WHICH RELIES ON CRITICAL SETBACKS FROM ANY BOUNDARY IT IS IMPERATIVE THAT FURTHER SURVEY WORK BE CARRIED OUT TO DETERMINE PROPERTY BOUNDARIES. DO NOT RELY ON SCALED DIMENSIONS.

4 THE LOT DIMENSIONS SHOWN HEREON HAVE BEEN COMPILED FROM PLANS SUPPLIED BY LAND REGISTRY SERVICES NSW.

5 THE SPREAD OF THE CROWN OF THE TREES SHOWN HEREON IS DIAGRAMMATIC ONLY BASED ON THE AVERAGE SPREAD OBSERVED ON SITE. IT IS RECOMMENDED THAT TREE SPREADS BE VERIFIED BY SITE INSPECTION SHOULD A DEVELOPMENT PROPOSAL BE AFFECTED BY TREES.

6 ALL LEVELS MUST BE REFERRED BACK TO THE BENCHMARK NAIL IN POWER POLE RL:103.95 (A.H.D.) THE ORIGIN OF THIS LEVEL IS PM44286 RL:95.255 (A.H.D.) LOCATED IN HEATH ROAD, LEPPINGTON

7 THE CONTOUR INTERVAL IN METRES IS 0.5

THE ABOVE NOTES ARE AN INTEGRAL PART OF THIS PLAN

B	AMEND CONTOURS AT CULVERT	C.P.	16/03/21
A	FIRST ISSUE	R.S.	15/02/21
No.	AMENDMENT DESCRIPTION	BY	DATE



**mepstead**  
& ASSOCIATES  
REGISTERED SURVEYORS AND  
DEVELOPMENT CONSULTANTS

**Sydney**  
9/4 Central Avenue, Thornleigh N.S.W. 2120  
**Phone** 02 9875 4500

**Postal**  
PO BOX 22, Thornleigh N.S.W. 2120  
**Internet**  
mepstead@mepstead.com.au  
www.mepstead.com.au

Designed:	Scale: 1:600	Principal:	HEATH ROAD 43 PTY LTD	Drg. Name 5802-DET2_B
Drawn: R.S.	Datum: A.H.D.	Project:	PLAN OF DETAIL & LEVELS OVER LOTS 33 & 34 IN D.P.28459 KNOWN AS No. 44 & 52 PARK ROAD, LEPPINGTON	Sheet No. 2 of 2 sheets
Checked: C.P.	Date: 15/02/2021			Our Ref:
L.G.A: CAMDEN	A1			<b>5802</b>