

Development Application

7-11 Norfolk Street Ingleburn NSW 2565



Revisions		
#	Date	Description
F	24/01/2025	Development Application Update
G	6/08/2025	Development Application RFI
H	21/08/2025	Development Application RFI

Client
Private
Project
Norfolk Street Apartments
Project Address
7-11 Norfolk Street Ingleburn NSW 2565 Australia
Drawing Name
Cover Page

Project Stage
Town Planning
Scale
Date
21/08/2025
Drawn
LK
Project Number
2673

CLEY
STUDIO
Drawing
TP000
Revision
H

Development Application

7-11 Norfolk Street Ingleburn NSW 2565

Drawing List

TP000	Cover Page
TP001	Development Summary
TP002	Solar Analysis
TP003	Cross Vent Analysis
TP004	Setbacks + Separation (GF - L1)
TP005	Setbacks + Separation (L2 - L8)
TP006	Setbacks + Separation (L9)
TP010	Demolition Plan
TP010	Site Analysis 01
TP011	Site Analysis 02
TP012	Concept Diagrams
TP013	Materiality + Precedents
TP014	Visualisations 1
TP015	Visualisations 2
TP016	Visualisations 3
TP017	Context Site Plan
TP100	Basement 2 Floor Plan
TP101	Basement 1 Floor Plan
TP102	Ground Floor Plan
TP103	Level 1 Floor Plan
TP104	Level 2-8 Floor Plan
TP105	Level 9 Floor Plan
TP106	Roof Plan
TP200	GA Elevations
TP201	GA Elevations
TP300	GA Sections
TP301	GA Interface Sections
TP401	Apartment Types
TP402	Apartment Types
TP403	Apartment Types - Adaptable
TP500	Shadow Studies 01
TP501	Shadow Studies 02
TP502	Shadow Studies 03
TP503	Shadow Studies 04
TP600	Cut and Fill Plan
TP601	Cut and Fill Section
TP602	Deep Soil Plan

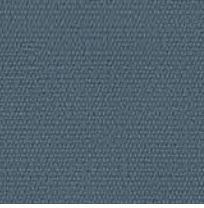
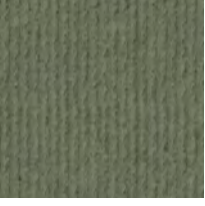
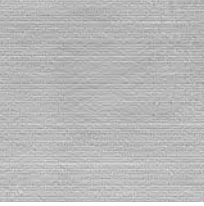
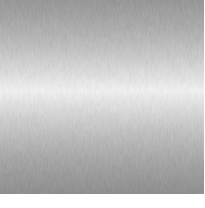
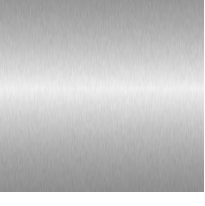
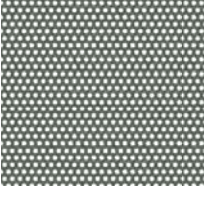
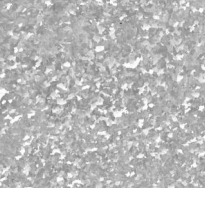
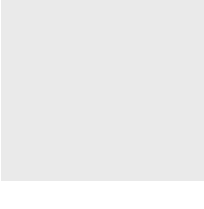
Summary of Areas

Basement / BOH		
	Basement Car Park B1 (Total)	1,579.9
	Basement Car Park B2 (Total)	1,579.9
	Bike Parking	21.4
	Driveway	335.2
	Lift	156.0
	Main Switchboard	20.2
	Maintenance	5.8
	Mechanical Plant	57.3
	Pump Room	44.7
	Services	26.2
	Stair	268.3
	Storage Cages	200.2
	Tanks	70.7
Common Open Space		
	Common Open Space (Ground)	459.9
	Common Open Space (Roof)	141.3
	Total	601.2 m²
GFA Calculation		
	1B1B	500.4
	2B2B	4,544.1
	3B2B	796.8
	Bulk Storage	9.7
	Circulation	638.6
	Community Room	55.9
	Waste	176.3
	Total	6,721.8 m²
Landscape		
	Landscape	785.0
	Landscape Deep Soil	196.3 (9% of site area)
	POS	32.8
		1,014.1 m²
Site Area		
	Site Area	2,077.9

Compliance Requirements

	Required	Achieved
FSR & GFA:		
Floor Space Ratio	3.5: 1	3.2: 1
Maximum GFA (based on 2078smq site area)	7,273sqm	6,721.2sqm
Maximum Building Height	33.8m	33.8m
Deep Soil Requirement:		
ADG 7% site area with min 6m width	146sqm (achieved)	195sqm
ADG 15% of total site area (2078sqm)	312sqm (achieved)	365.6sqm
Amenity Requirements:		
Carpark Requirements:	75 spaces	79 spaces
ADG Solar Access (70% w/ 2 hours on 21/06)	52/73 dwellings	58/73 dwellings
ADG Solar Access (85% w/ direct sunlight on 21/06)	73/73 dwellings	73/73 dwellings
ADG 60% w/ Cross Ventilation	44/73 dwellings	55/73 dwellings
ADG Communal Open Space (25% of site area)	519sqm	601.2sqm
DCP Community Room	50sqm (per 50 dwellings)	55.9sqm
DCP Bulky Storage Requirement	10sqm	10sqm
DCP Study Nook to all dwellings	73 dwellings	73 dwellings
DCP 10% Adaptable Dwelling Requirement	8 dwellings	19 dwellings
ADG 20% dwellings w/ universal design features	15 dwellings	18 dwellings
Note: The above requirements include the 30% affordable housing bonus and associated concessions		

Materials Schedule

CO01	Precast concrete Product: Precast Concrete Colour: Natural/grey		CO06	Exposed Agregrate Concrete Paving Product: Ofform concrete Slab Colour: Natural	
CO02	Precast Concrete Ribbed + Bush hammered Product: Precast Concrete with formliner Colour: Natural/grey		TI01	External Paving Tiles Product: Ceramic Tiles Colour: Grey	
CO03	Coloured Precast Concrete Product: Precast Concrete Colour: Green		TE01	Awning Fabric Product: Polyester Fabric Colour: Blue	
CO04	Coloured Precast Concrete Ribbed + Bush hammered Product: Precast Concrete with formliner Colour: Green		TE02	Awning Fabric Product: Polyester Fabric Colour: Mid grey	
CO05	Precast Concrete Washed/ Exposed Aggregate Product: Precast with Surface Retarder Colour: Natural		TE03	Awning Fabric Product: Polyester Fabric Colour: Gold	
AL01	Aluminium Window Frames Product: Anodised Aluminium Colour: Raw Anodised		AL03	Perforated Metal Product: Perf metal Colour: Raw Anodised Aluminium	
AL02	Aluminium Sheet Cladding Product: Anodised Aluminium Cladding Colour: Raw Anodised		AL04	Perforated Metal Green Product: Perf metal Colour: Green Powdercoat	
SL01	Galvanised Steel Balustrades Product: Galvanised Steel Balustrades Colour: Raw Galvanised Steel		PA01	Paint Finish External 1 Product: Paint on fibre cement sheet Colour: Grey	
			PA02	Paint Finish External 2 Product: Paint on fibre cement sheet Colour: Green	

Parking

Carparks	75 spaces
Accessible Carparks	2 spaces
Carwash Bay	1 space
Bike Parking	40 spaces

Mix

1B1B	9
2B2B	56
3B2B	8
Total	73

Units Allocated to Affordable Housing

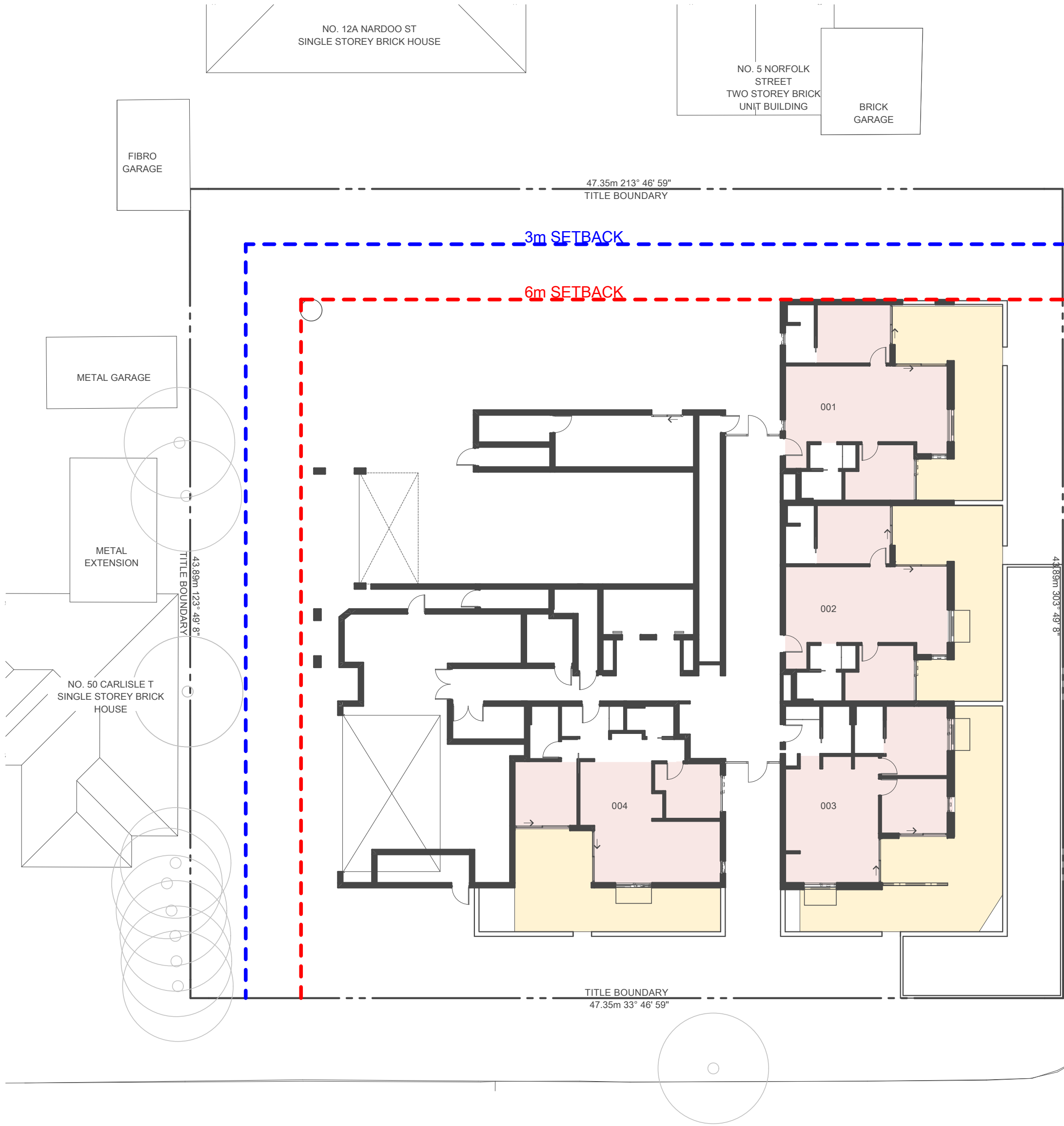
Units Allocated to Affordable Housing				
Apt. Type		Qty Allocated	GFA	GFA Sub Total
Type C	1B1B	6	55.6	333.6
Type B	2B2B	7	80.9	566.3
Type F	3B2B	1	99.6	99.6
			Total: 999.5 sqm	

999.5 / 6721.2 (Total GFA) = 15% of GFA

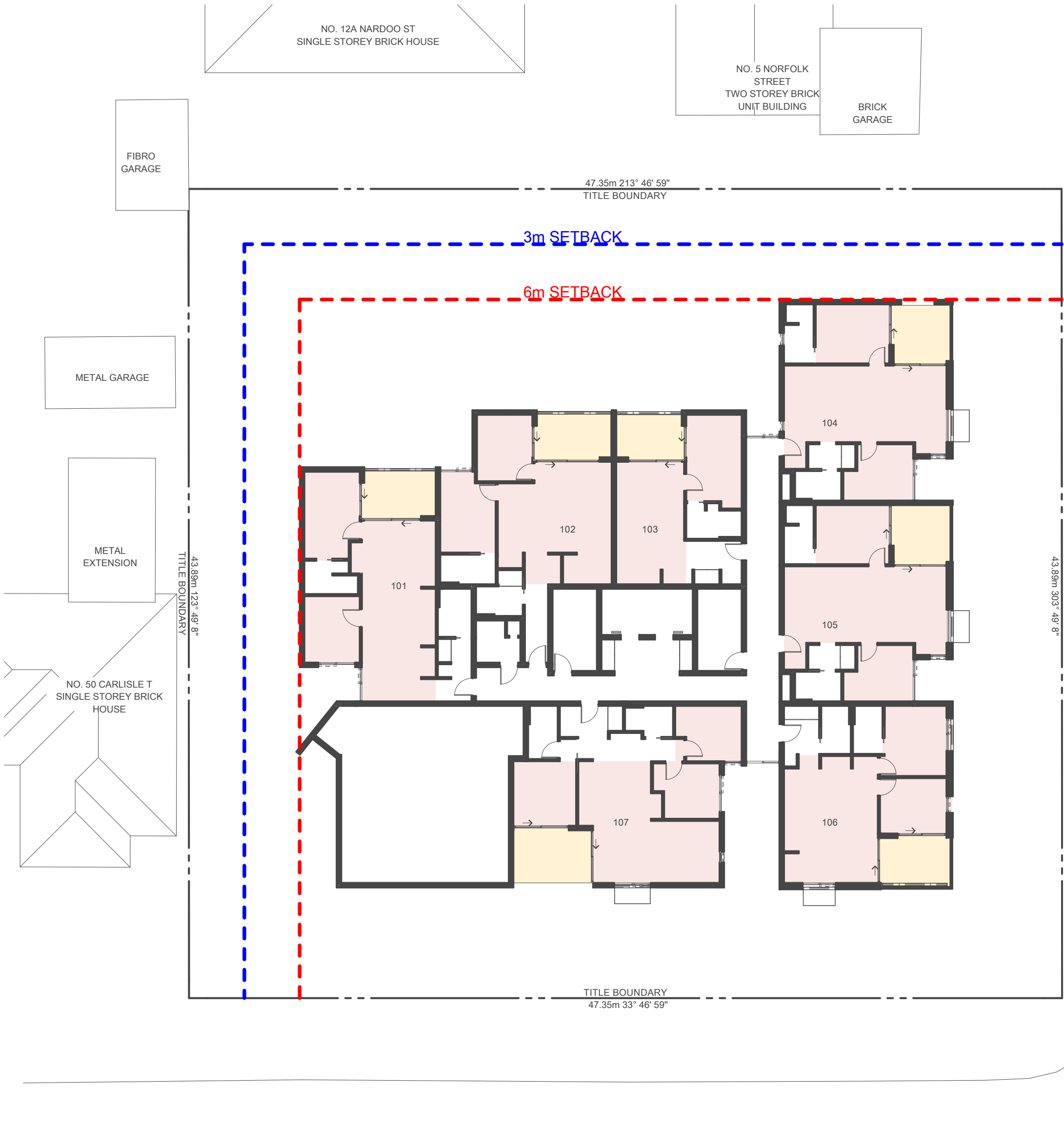
Refer to unit number tables on all plan layouts for detailed affordable unit allocation

Net Lettable Area

Apartment Type	Quantity	Total Area
Type A	9	747.0
Type B	9	709.2
Type C	9	475.2
Type D	20	1,556.0
Type E	10	746.0
Type F	8	760.8
Type G	7	559.3
Type H	1	84.4
		5,637.9 m²



GROUND LEVEL
SCALE 1:200@A1



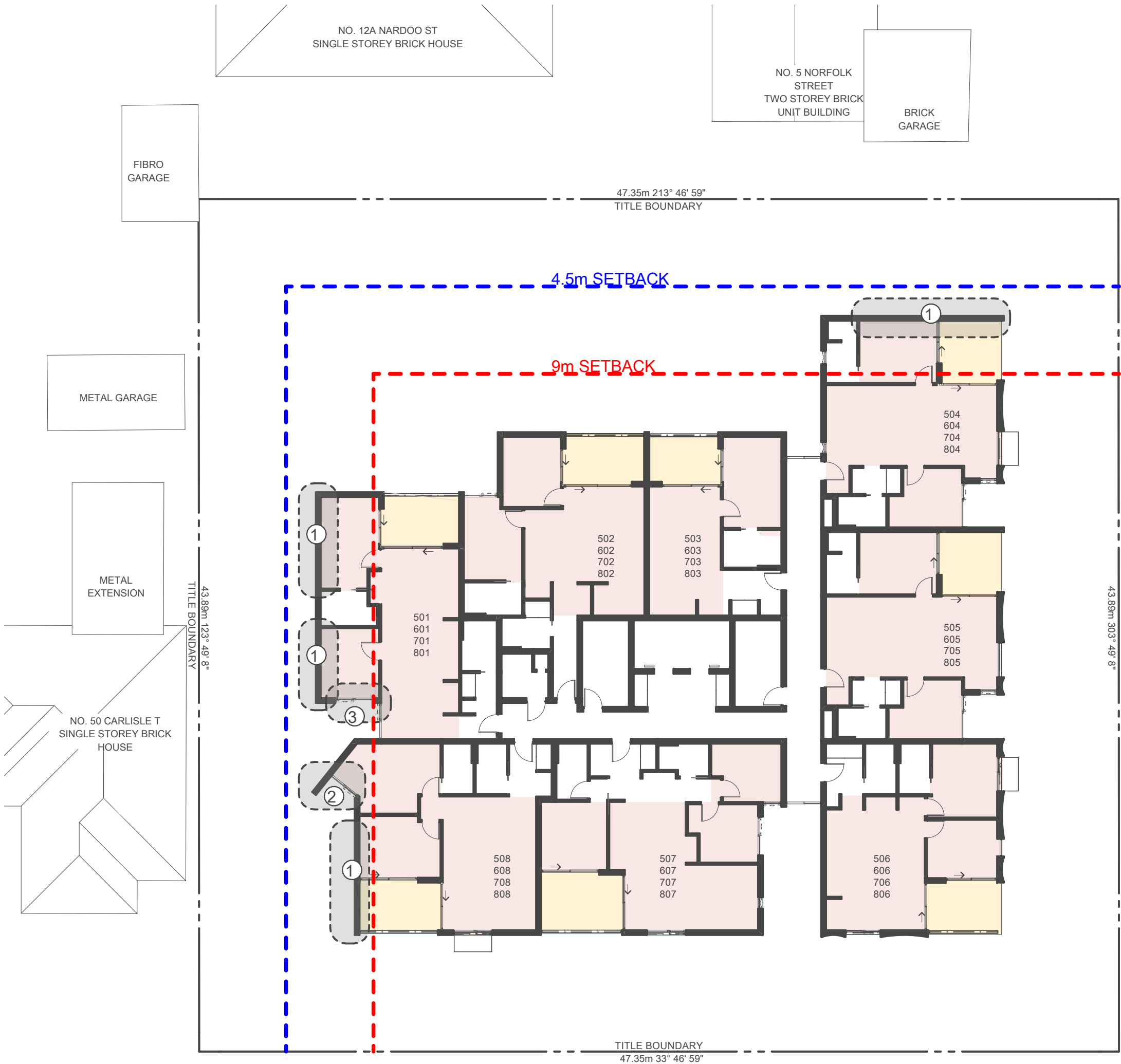
LEVEL 01
SCALE 1:200@A1

- ADG BUILDING SEPARATION LEGEND
- REQUIRED SETBACK TO HABITABLE ROOMS & BALCONIES
 - REQUIRED SETBACKS TO NON-HABITABLE ROOMS
 - HABITABLE ROOMS
 - BALCONIES / POS
 - ROOFTOP COMMON OPEN SPACE
- MEASURES TO ENSURE VISUAL PRIVACY WHERE HABITABLE ROOMS / BALCONIES ENCROACH SETBACKS
- BLANK WALL
 - EXTENSION OF WALL OBSCURES VIEW
 - WINDOW SCREEN OR OBSCURE GLASS TO WINDOW
- 1800MM HIGH WALL ALONG SOUTH-WEST EDGE OF TERRACE

Revisions		
#	Date	Description
B	14/08/2024	Draft Development Application
C	1/10/2024	Draft Development Application
D	26/11/2024	Draft Development Application
E	18/12/2024	Draft Development Application
F	24/01/2025	Development Application Update
G	6/08/2025	Development Application RFI
H	21/08/2025	Development Application RFI



LEVEL 02 - LEVEL 03
SCALE 1:200@A1



LEVEL 04 - LEVEL 08
SCALE 1:200@A1

- ADG BUILDING SEPARATION LEGEND
- REQUIRED SETBACK TO HABITABLE ROOMS & BALCONIES
 - REQUIRED SETBACKS TO NON-HABITABLE ROOMS
 - HABITABLE ROOMS
 - BALCONIES / POS
 - ROOFTOP COMMON OPEN SPACE
- MEASURES TO ENSURE VISUAL PRIVACY WHERE HABITABLE ROOMS / BALCONIES ENCROACH SETBACKS
- HABITABLE ROOMS / BALCONIES ENCROACH SETBACKS
 - BLANK WALL
 - EXTENSION OF WALL OBSCURES VIEW
 - WINDOW SCREEN OR OBSCURE GLASS TO WINDOW
- 1800MM HIGH WALL ALONG SOUTH-WEST EDGE OF TERRACE

Revisions		
#	Date	Description
B	14/08/2024	Draft Development Application
C	1/10/2024	Draft Development Application
D	26/11/2024	Draft Development Application
E	18/12/2024	Draft Development Application
F	24/01/2025	Development Application Update
G	6/08/2025	Development Application RFI
H	21/08/2025	Development Application RFI

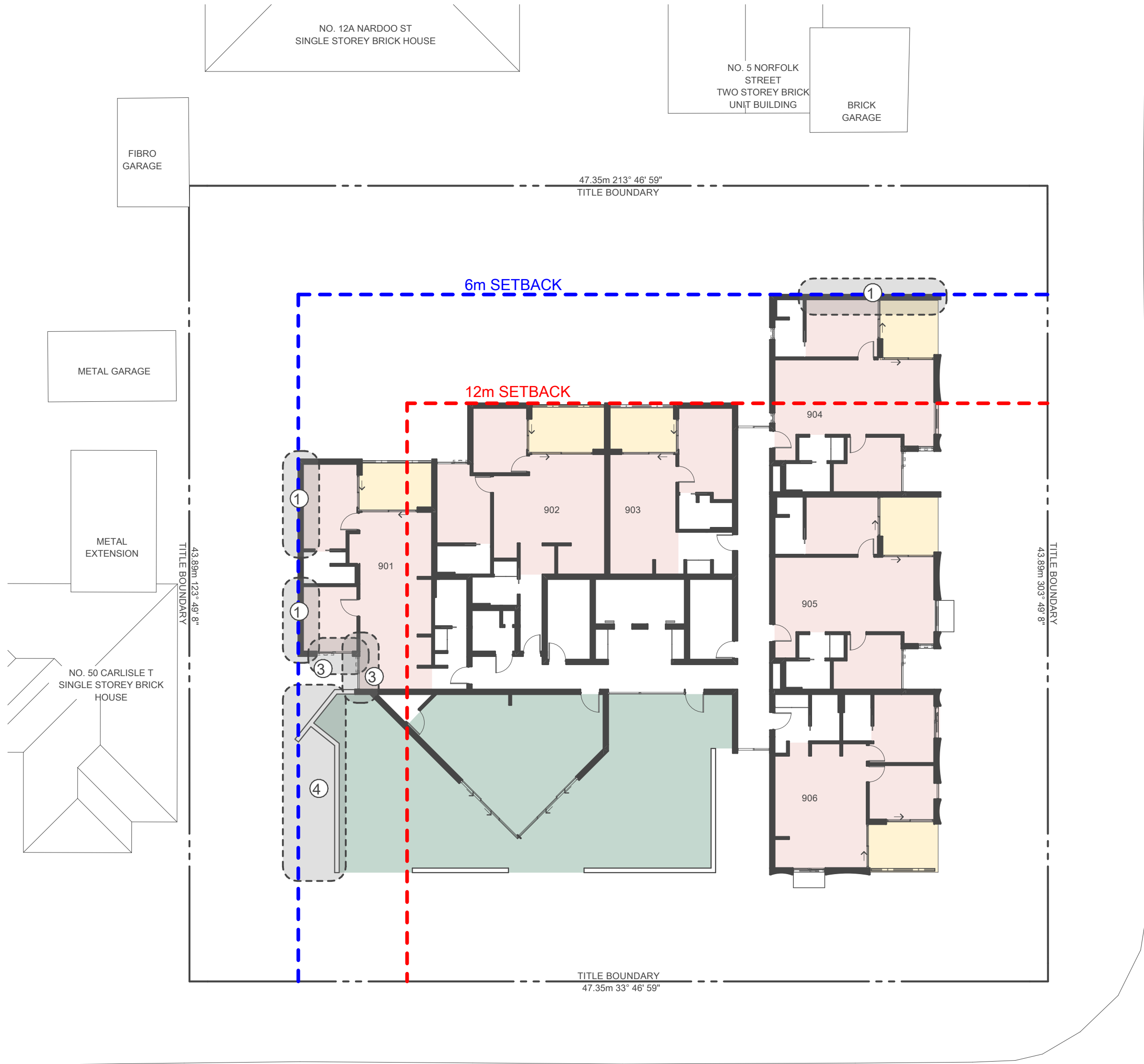
Client
Private
Project
Norfolk Street Apartments
Project Address
7-11 Norfolk Street Ingleburn NSW 2565 Australia
Drawing Name
Setbacks + Separation (L2
- L8)

Project Stage
Town Planning
Scale
Date
21/08/2025
Drawn
LK
Project Number
2673

Drawing
TP005

Revision
H

CLEY
STUDIO

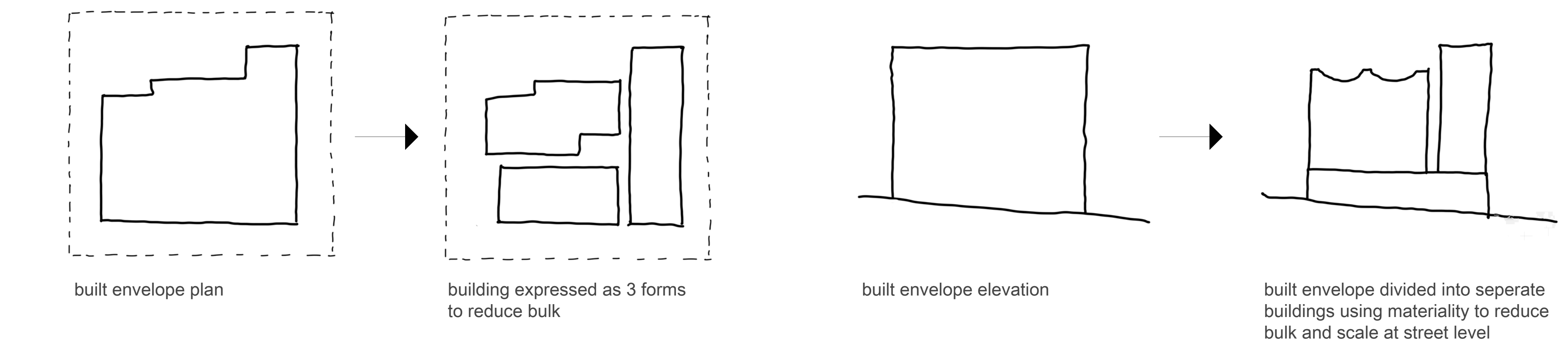


- ADG BUILDING SEPARATION LEGEND
- REQUIRED SETBACK TO HABITABLE ROOMS & BALCONIES
 - REQUIRED SETBACKS TO NON-HABITABLE ROOMS
 - HABITABLE ROOMS
 - BALCONIES / POS
 - ROOFTOP COMMON OPEN SPACE
- MEASURES TO ENSURE VISUAL PRIVACY WHERE HABITABLE ROOMS / BALCONIES ENCROACH SETBACKS
- HABITABLE ROOMS / BALCONIES ENCROACH SETBACKS
 - BLANK WALL
 - EXTENSION OF WALL OBSCURES VIEW
 - WINDOW SCREEN OR OBSCURE GLASS TO WINDOW
- 1800MM HIGH WALL ALONG SOUTH-WEST EDGE OF TERRACE

9. LEVEL 09
SCALE 1:200@A1

Revisions		
#	Date	Description
B	14/08/2024	Draft Development Application
C	1/10/2024	Draft Development Application
D	26/11/2024	Draft Development Application
E	18/12/2024	Draft Development Application
F	24/01/2025	Development Application Update
G	6/08/2025	Development Application RFI
H	21/08/2025	Development Application RFI

Site Massing



Materiality



Precedents





01 Norfolk Street Entry and Ground Floor Apartments

Revisions		
#	Date	Description
C	1/10/2024	Draft Development Application
D	26/11/2024	Draft Development Application
E	18/12/2024	Draft Development Application
F	24/01/2025	Development Application Update
G	6/08/2025	Development Application RFI
H	21/08/2025	Development Application RFI

Client
Private
Project
Norfolk Street Apartments
Project Address
7-11 Norfolk Street Ingleburn NSW 2565 Australia

Drawing Name
Visualisations 1

Project Stage
Town Planning
Scale
1:3.15, 1:1.26
Date
21/08/2025
Drawn
LK
Project Number
2673

Drawing
TP014

Revision
H

CLEY
STUDIO



01 Level 9 Common Open Space

Revisions		
#	Date	Description
C	1/10/2024	Draft Development Application
D	26/11/2024	Draft Development Application
E	18/12/2024	Draft Development Application
F	24/01/2025	Development Application Update
G	6/08/2025	Development Application RFI
H	21/08/2025	Development Application RFI

Client
Private
Project
Norfolk Street Apartments
Project Address
7-11 Norfolk Street Ingleburn NSW 2565 Australia
Drawn
LK
Project Number
2673

Drawing Name
Visualisations 2

Project Stage
Town Planning
Scale
1:1.26, 1:3.15
Date
21/08/2025
Drawing
LK
Project Number
2673

Drawing
TP015

Revision
H





01 Norfolk Street and Carlisle Streets

Revisions		
#	Date	Description
F	24/01/2025	Development Application Update
G	6/08/2025	Development Application RFI
H	21/08/2025	Development Application RFI

Client
Private
Project
Norfolk Street Apartments
Project Address
7-11 Norfolk Street Ingleburn NSW 2565 Australia

Drawing Name
Visualisations 3

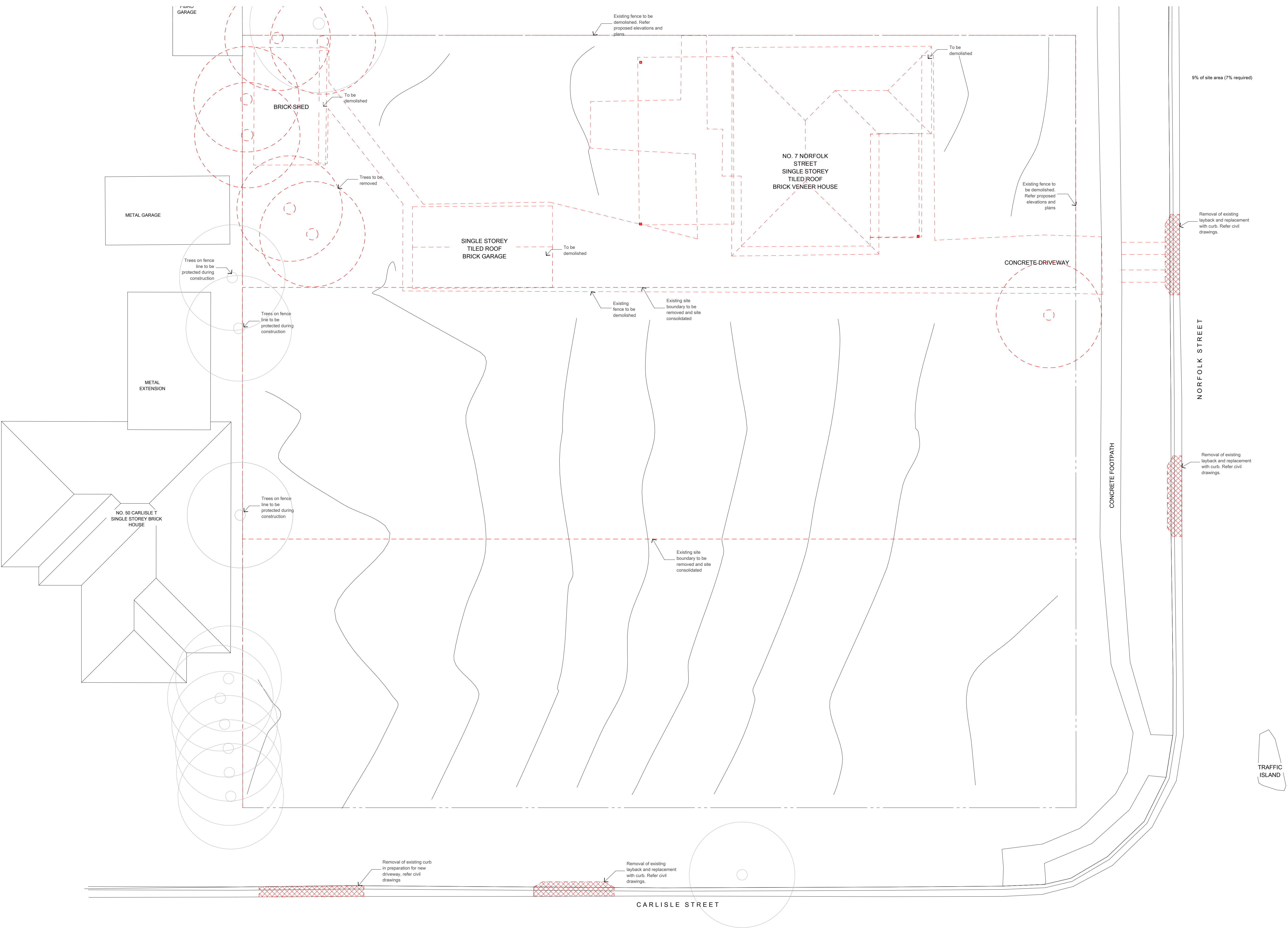
Project Stage
Town Planning
Scale
1:1.26, 1:4.71
Date
21/08/2025
Drawn
LK
Project Number
2673

Client
Private
Project
Norfolk Street Apartments
Project Address
7-11 Norfolk Street Ingleburn NSW 2565 Australia

Drawing
TP016
Revision
H

CLEY
STUDIO

FILE: B:\MCM\st\mcm\st\demolition\Norfolk Street\Norfolk Street.dwg - TP | PRINTED: 21/08/2025



435 Swan Street Richmond
Melbourne 3121 Australia
ce@cleystudio.com.au
+ 61 (3) 7003 5279
www.cleystudio.com.au
ABN: 76 633 834 401
ACN: 633 834 401

Mijau Pty Ltd t/as Cley Studio

This copy of this drawing is issued for the sole use of the recipient and the acceptance of the same constitutes an agreement that it will not be published, reproduced or given to any other party without the permission of Cley Studio and it shall remain their property subject to return upon request.

This drawing is to be read in conjunction with the Secondary Consultants drawings, details and specifications and any other written instructions issued during the course of the Contract.

The Contractor shall verify all dimensions on site prior to commencing any shop drawings. Figured dimensions shall take precedence over scaled. Scaled dimensions shall be verified on site.

Revisions		
#	Date	Description
F	24/01/2025	Development Application Update
G	6/08/2025	Development Application RFI
H	21/08/2025	Development Application RFI

Client
Private
Project
Norfolk Street Apartments
Project Address
7-11 Norfolk Street Ingleburn NSW 2565 Australia

Drawing Name
Demolition Plan

Project Stage
Town Planning
Scale
1:100
Date
21/08/2025
Drawn
LK
Project Number

2673

Drawing
TP010

Revision

H

CLEY
STUDIO

FILE B:\Midout\workspace\Bilboud Software as a Service\Norfolk Street\2025\1_Norfolk Street\Ingdaum - TP | PRINTED 21/08/2025

Revisions			
#	Date	Description	
B	14/08/2024	Draft Development Application	
C	1/10/2024	Draft Development Application	
D	26/11/2024	Draft Development Application	
E	18/12/2024	Draft Development Application	
F	24/01/2025	Development Application Update	
G	6/08/2025	Development Application RFI	
H	21/08/2025	Development Application RFI	

Client
Private
Project
Norfolk Street Apartments
Project Address
7-11 Norfolk Street Ingleburn NSW 2565 Australia

Drawing Name
Basement 2 Floor Plan

Project Stage
Town Planning
Scale
1:100
Date
21/08/2025
Drawn
LK
Project Number
2673

Drawing
TP100

Revision

H





- STORAGE CAGE KEY
- For Apt. Type A,B,C,E & G
4.4 - 5.2 cubic meters
 - For Apt. Type D
5.6 - 6.3 cubic meters
 - For Apt. Type F & H
7.5 - 8.9 cubic meters

Revisions		
#	Date	Description
B	14/08/2024	Draft Development Application
C	1/10/2024	Draft Development Application
D	26/11/2024	Draft Development Application
E	18/12/2024	Draft Development Application
F	24/01/2025	Development Application Update
G	6/08/2025	Development Application RFI
H	21/08/2025	Development Application RFI

Client
Private
Project
Norfolk Street Apartments
Project Address
7-11 Norfolk Street Ingleburn NSW 2565 Australia

Drawing Name
Basement 1 Floor Plan

Project Stage
Town Planning
Scale
1:100
Date
21/08/2025
Drawn
LK
Project Number
2673

Drawing
TP101

Revision
H



UNITS										
Apt Type	G	L1	L2	L3	L4	L5	L6	L7	L8	L9
Type A	-	101	201	301	401	501	601	701	801	901
Type B	-	102 *	202 *	302 *	402 *	502 *	602 *	702 *	802	902
Type C	-	103 *	203 *	303 *	403 *	503 *	603 *	703	803	903
Type D	001	104	204	304	404	504	604	704	804	904
	002	105	205	305	405	505	605	705	805	905
Type E	003	106	206	306	406	506	606	706	806	906
Type F	-	107 *	207	307	407	507	607	707	807	-
Type G	-	-	208	308	408	508	608	708	808	-
Type H	004	-	-	-	-	-	-	-	-	-

*Affordable Unit



UNITS										
Apt Type	G	L1	L2	L3	L4	L5	L6	L7	L8	L9
Type A	-	101	201	301	401	501	601	701	801	901
Type B	-	102 *	202 *	302 *	402 *	502 *	602 *	702 *	802	902
Type C	-	103 *	203 *	303 *	403 *	503 *	603 *	703	803	903
Type D	001	104	204	304	404	504	604	704	804	904
	002	105	205	305	405	505	605	705	805	905
Type E	003	106	206	306	406	506	606	706	806	906
Type F	-	107 *	207	307	407	507	607	707	807	-
Type G	-	-	208	308	408	508	608	708	808	-
Type H	004	-	-	-	-	-	-	-	-	-

*Affordable Unit



Revisions		
#	Date	Description
B	14/08/2024	Draft Development Application
C	1/10/2024	Draft Development Application
D	26/11/2024	Draft Development Application
E	18/12/2024	Draft Development Application
F	24/01/2025	Development Application Update
G	6/08/2025	Development Application RFI
H	21/08/2025	Development Application RFI

Client
Private
Project
Norfolk Street Apartments
Project Address
7-11 Norfolk Street Ingleburn NSW 2565 Australia

Drawing Name
Level 1 Floor Plan

Project Stage
Town Planning
Scale
1:100
Date
21/08/2025
Drawn
LK
Project Number
2673

CLEY
STUDIO

Drawing
TP103

Revision
H

UNITS										
Apt Type	G	L1	L2	L3	L4	L5	L6	L7	L8	L9
Type A	-	101	201	301	401	501	601	701	801	901
Type B	-	102 *	202 *	302 *	402 *	502 *	602 *	702 *	802	902
Type C	-	103 *	203 *	303 *	403 *	503 *	603 *	703	803	903
Type D	001	104	204	304	404	504	604	704	804	904
Type D	002	105	205	305	405	505	605	705	805	905
Type E	003	106	206	306	406	506	606	706	806	906
Type F	-	107 *	207	307	407	507	607	707	807	-
Type G	-	-	208	308	408	508	608	708	808	-
Type H	004	-	-	-	-	-	-	-	-	-

*Affordable Unit



Revisions	#	Date	Description
B	14/08/2024	Draft Development Application	
C	1/10/2024	Draft Development Application	
D	26/11/2024	Draft Development Application	
E	18/12/2024	Draft Development Application	
F	24/01/2025	Development Application Update	
G	6/08/2025	Development Application RFI	
H	21/08/2025	Development Application RFI	

Client
Private
Project
Norfolk Street Apartments
Project Address
7-11 Norfolk Street Ingleburn NSW 2565 Australia

Drawing Name
Level 2-8 Floor Plan

Project Stage
Town Planning
Scale
1:100
Date
21/08/2025
Drawn
LK
Project Number
2673

CLEY
STUDIO

Drawing
TP104
Revision
H

UNITS									
Apt Type	G	L1	L2	L3	L4	L5	L6	L7	L8
Type A	-	101	201	301	401	501	601	701	801
Type B	-	102 *	202 *	302 *	402 *	502 *	602 *	702 *	802
Type C	-	103 *	203 *	303 *	403 *	503 *	603 *	703	803
Type D	001	104	204	304	404	504	604	704	804
Type D	002	105	205	305	405	505	605	705	805
Type E	003	106	206	306	406	506	606	706	806
Type F	-	107 *	207	307	407	507	607	707	807
Type G	-	-	208	308	408	508	608	708	808
Type H	004	-	-	-	-	-	-	-	-

*Affordable Unit



Revisions	#	Date	Description
B	14/08/2024	Draft Development Application	
C	1/10/2024	Draft Development Application	
D	26/11/2024	Draft Development Application	
E	18/12/2024	Draft Development Application	
F	24/01/2025	Development Application Update	
G	6/08/2025	Development Application RFI	
H	21/08/2025	Development Application RFI	

Client
Private
Project
Norfolk Street Apartments
Project Address
7-11 Norfolk Street Ingleburn NSW 2565 Australia

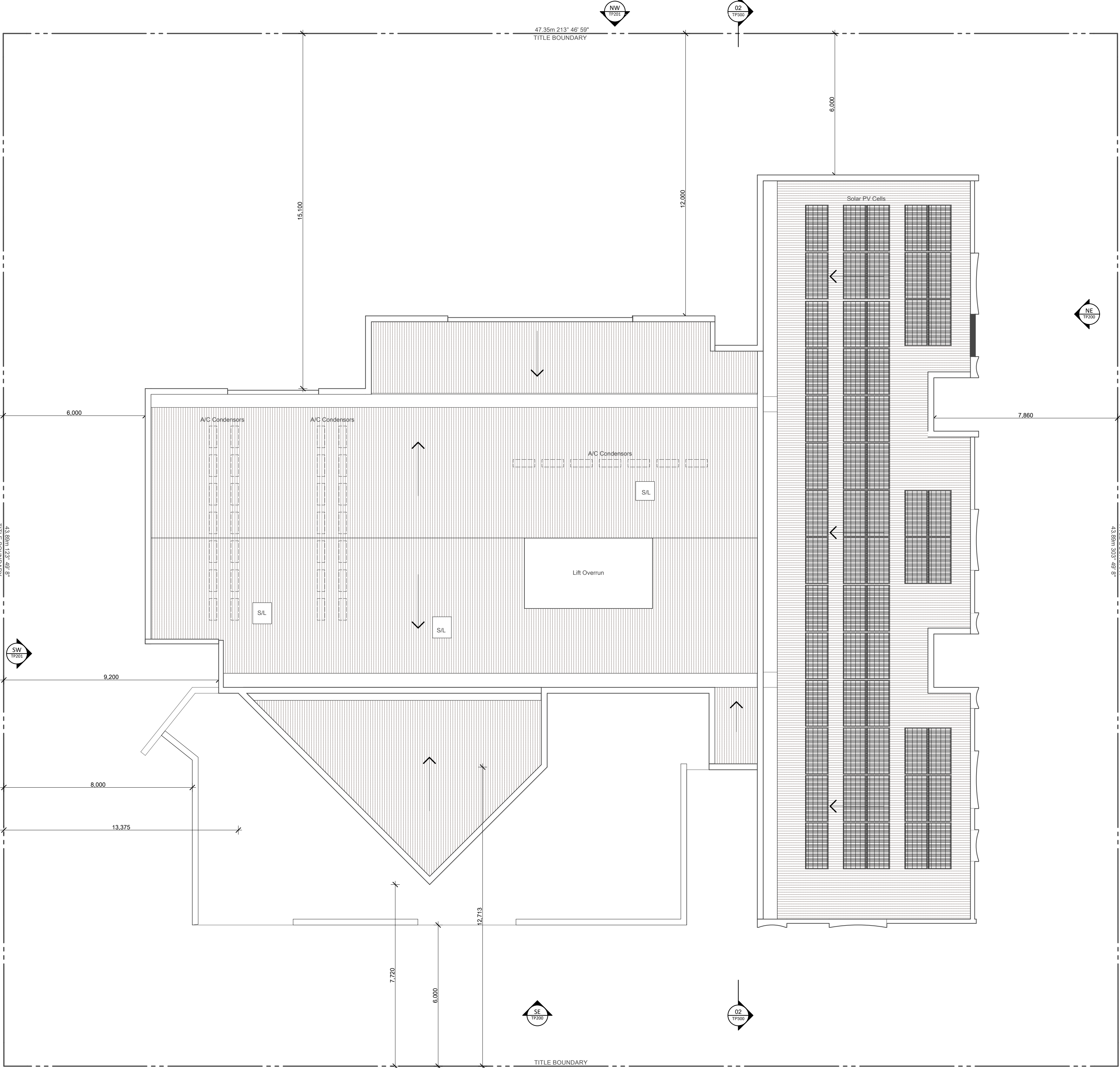
Drawing Name
Level 9 Floor Plan

Project Stage
Town Planning
Scale
1:100
Date
21/08/2025
Drawn
LK
Project Number
2673

Drawing
TP105

Revision
H



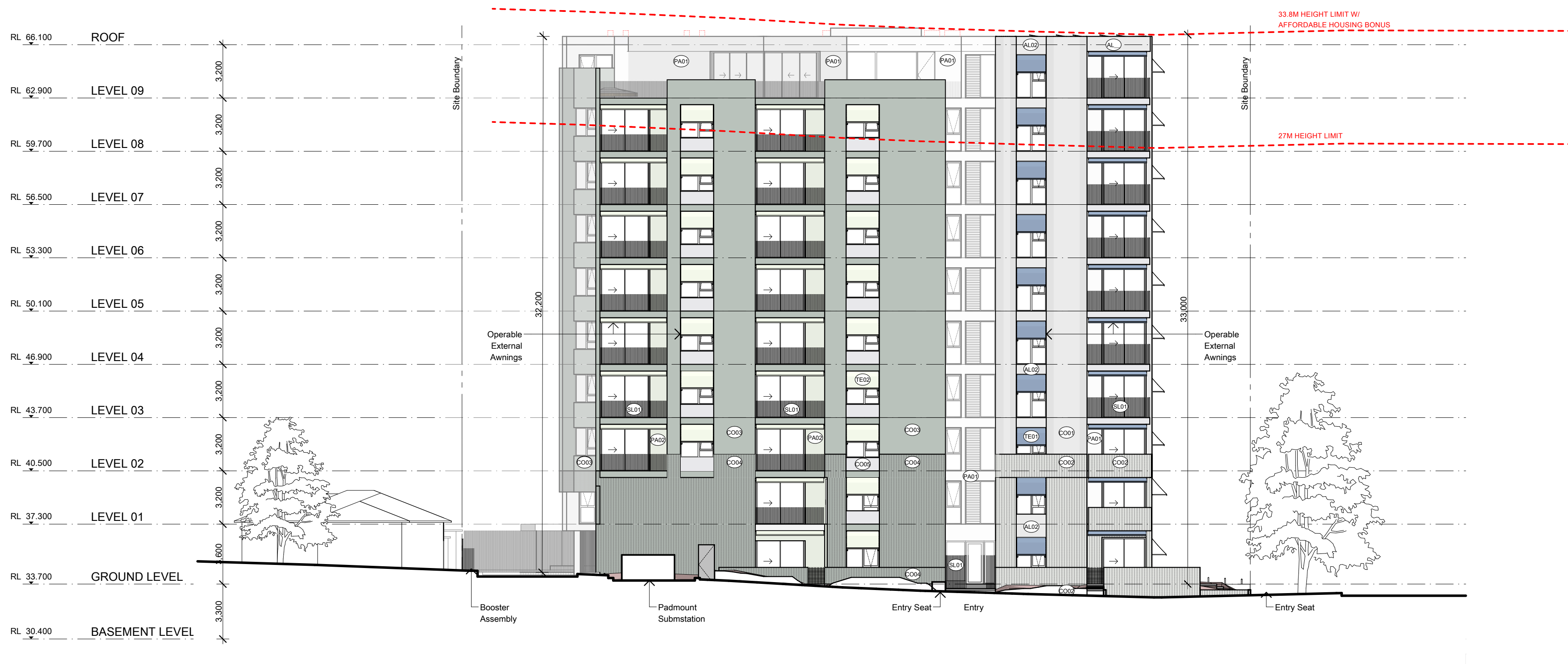


#	Date	Description
B	14/08/2024	Draft Development Application
C	1/10/2024	Draft Development Application
D	26/11/2024	Draft Development Application
E	18/12/2024	Draft Development Application
F	24/01/2025	Development Application Update
G	6/08/2025	Development Application RFI
H	21/08/2025	Development Application RFI

Client
Private
Project
Norfolk Street Apartments
Project Address
7-11 Norfolk Street Ingleburn NSW 2565 Australia
Drawn
LK
Project Number
2673
Drawing Name
Roof Plan

Project Stage
Town Planning
Scale
1:100
Date
21/08/2025
Drawn
LK
Project Number
2673
Drawing
TP106
Revision
H





SE SOUTH EAST ELEVATION
SCALE 1:200@A1



NE NORTH EAST ELEVATION
SCALE 1:200@A1

Revisions		
#	Date	Description
B	14/08/2024	Draft Development Application
C	1/10/2024	Draft Development Application
D	26/11/2024	Draft Development Application
E	18/12/2024	Draft Development Application
F	24/01/2025	Development Application Update
G	6/08/2025	Development Application RFI
H	21/08/2025	Development Application RFI

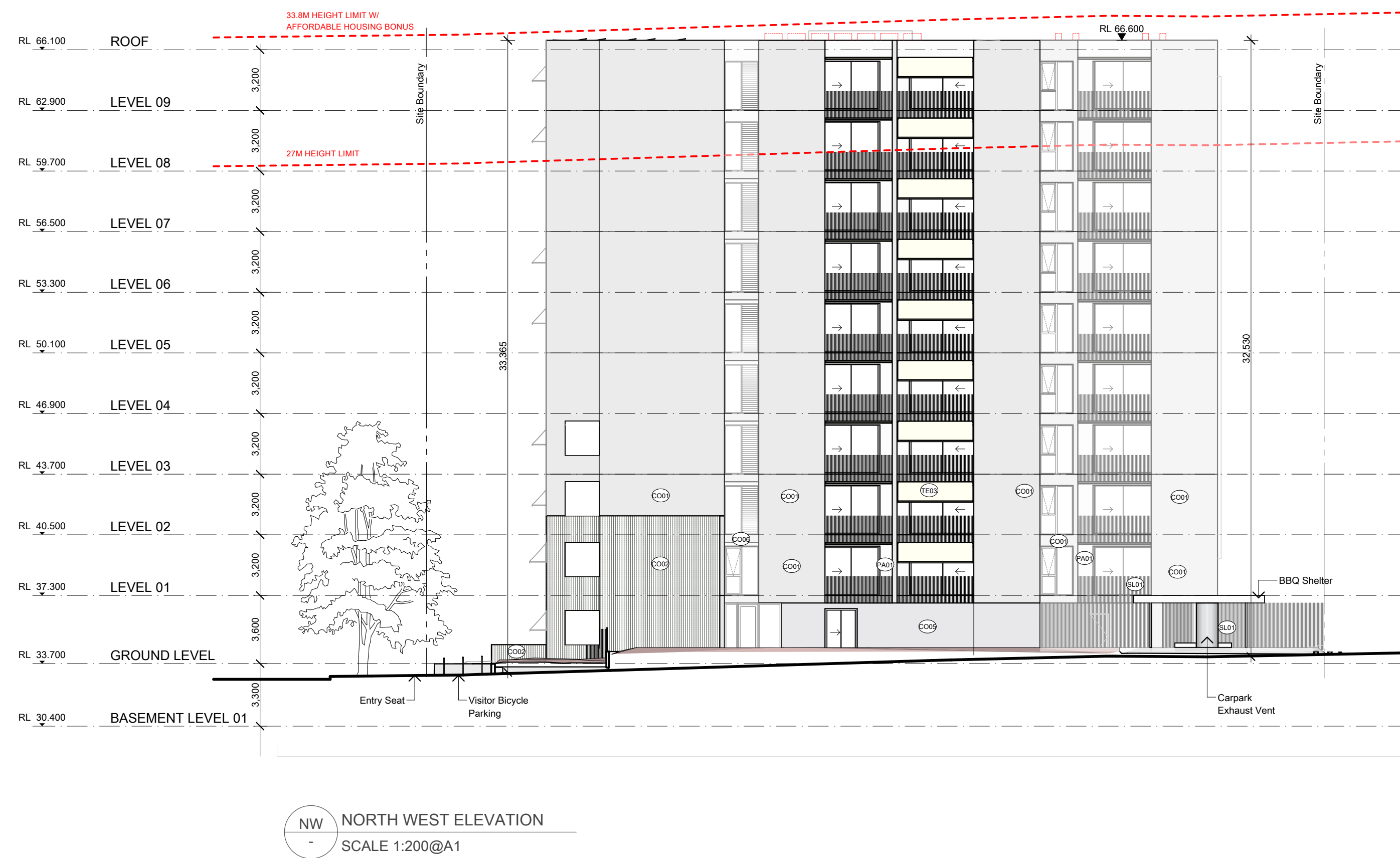
Client
Seghabi Developments Pty Ltd
Project
Norfolk Street Apartments
Project Address
7-11 Norfolk Street Ingleburn NSW 2565 Australia

Drawing Name
GA Elevations

Project Stage
Town Planning
Scale
1:200
Date
21/08/2025
Drawn
LK
Project Number
2673

CLEY
STUDIO

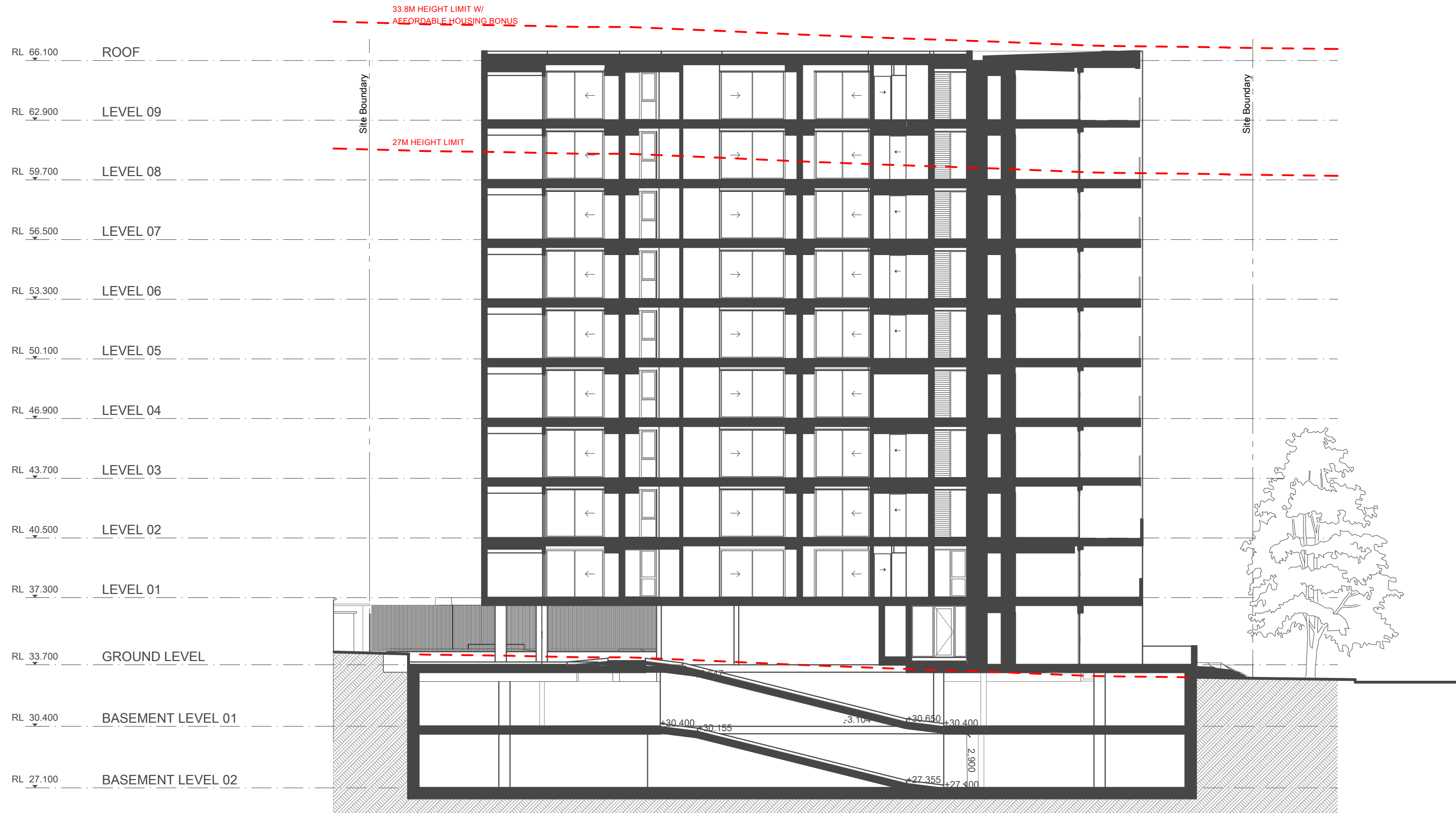
Drawing
TP200
Revision
H



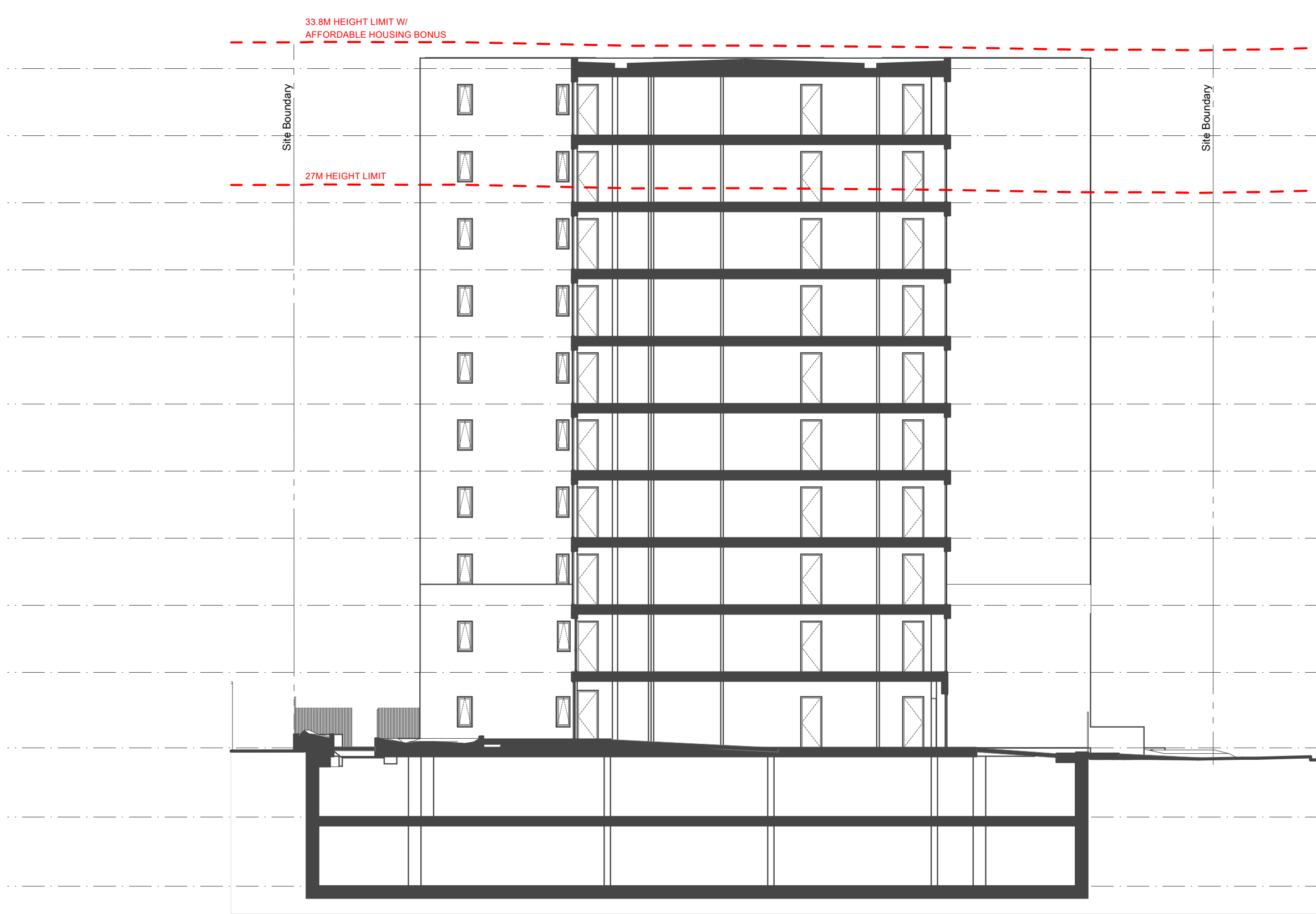
Client
Seghabi Developments Pty Ltd
Project
Norfolk Street Apartments
Project Address
7-11 Norfolk Street Ingleburn NSW 2565 Australia
Drawing Name
GA Elevations

CLEY
STUDIO

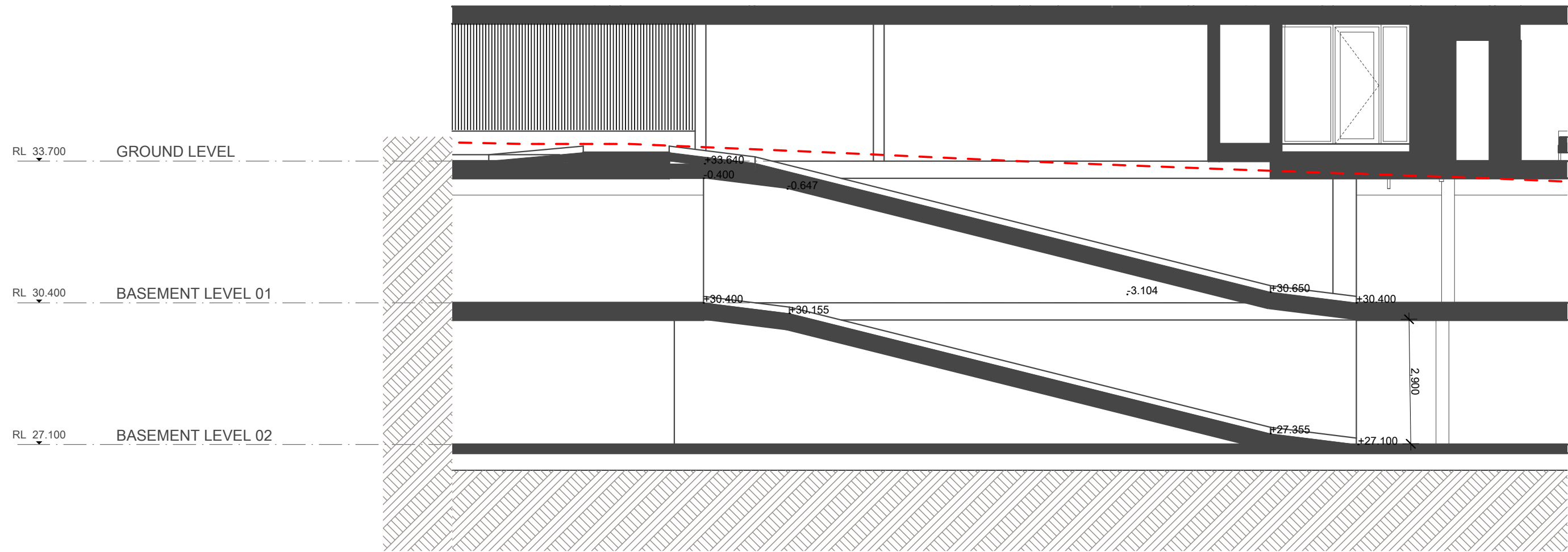
Drawing TP201 Revision H



01 SECTION 01
SCALE 1:200@A1



02 SECTION 02
SCALE 1:200@A1



01 SECTION 01 - RAMP SECTION
TP102 SCALE 1:100@A1

Revisions		
#	Date	Description
B	14/08/2024	Draft Development Application
C	1/10/2024	Draft Development Application
D	26/11/2024	Draft Development Application
E	18/12/2024	Draft Development Application
F	24/01/2025	Development Application Update
G	6/08/2025	Development Application RFI
H	21/08/2025	Development Application RFI

Client
Seghabi Developments Pty Ltd
Project
Norfolk Street Apartments
Project Address
7-11 Norfolk Street Ingleburn NSW 2565 Australia

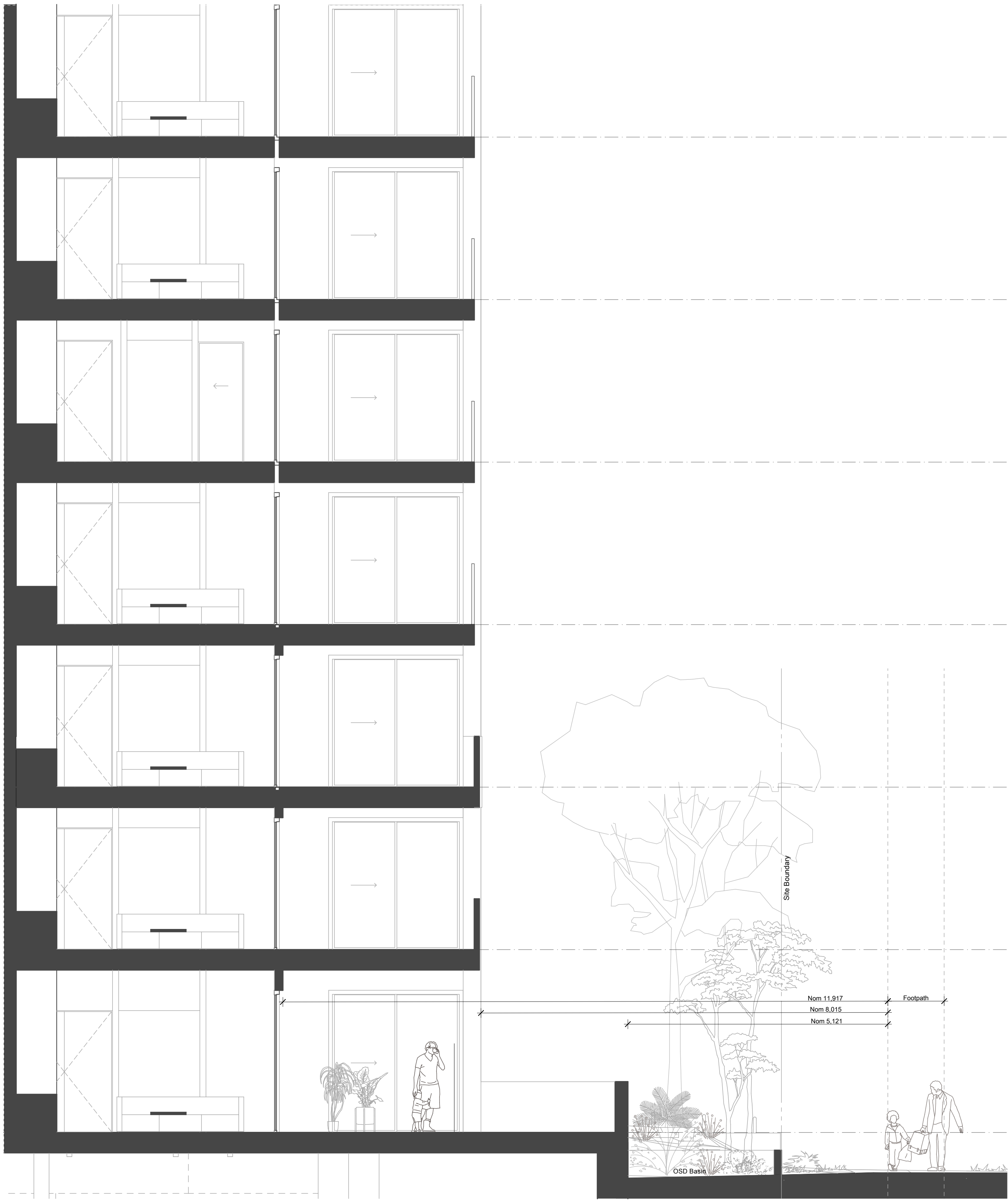
Drawing Name
GA Sections

Project Stage
Town Planning
Scale
1:200, 1:100
Date
21/08/2025
Drawn
LK
Project Number
2673

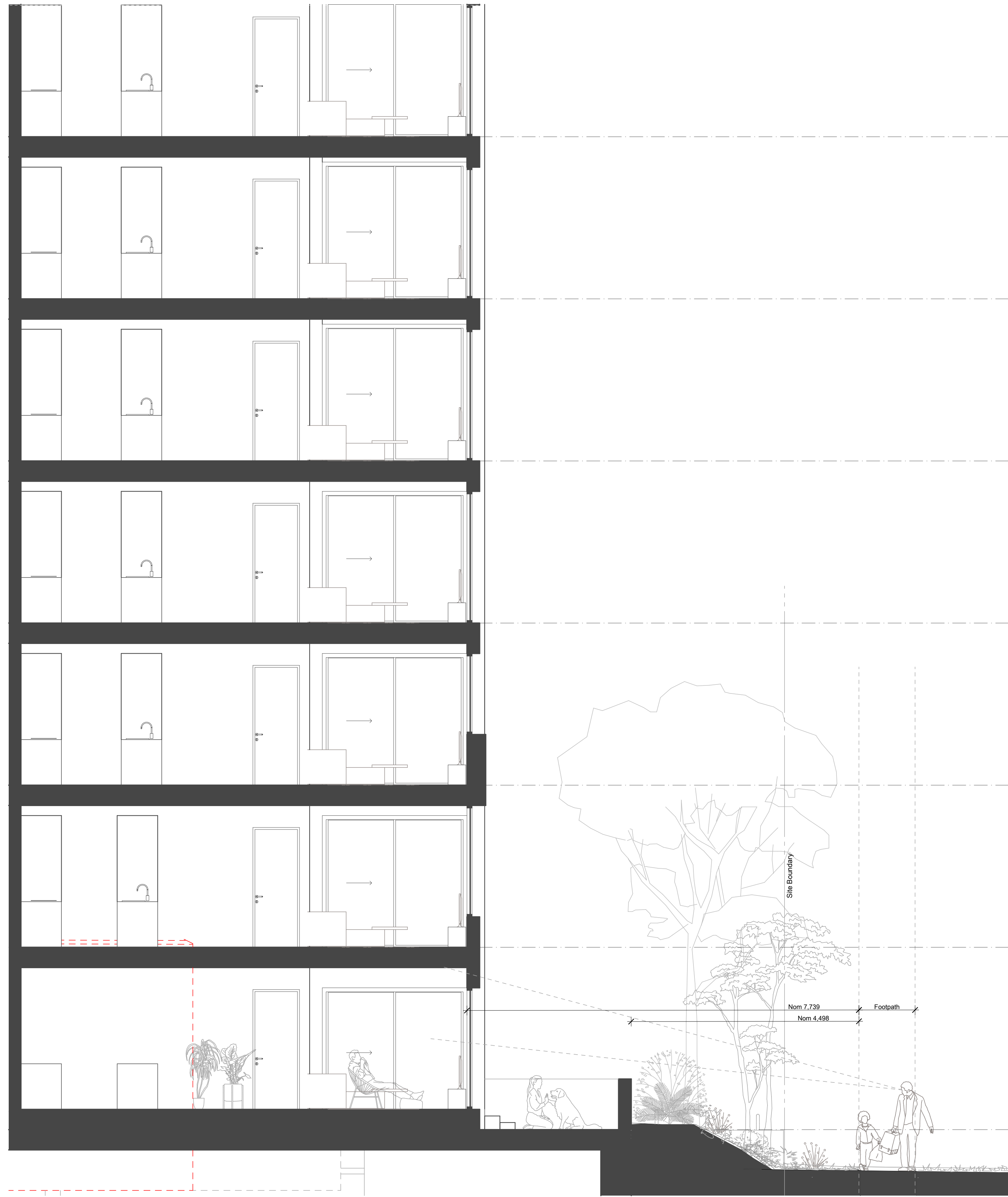
CLEY
STUDIO

Drawing
TP300

Revision
H



01 SECTION 03
SCALE 1:50@A1



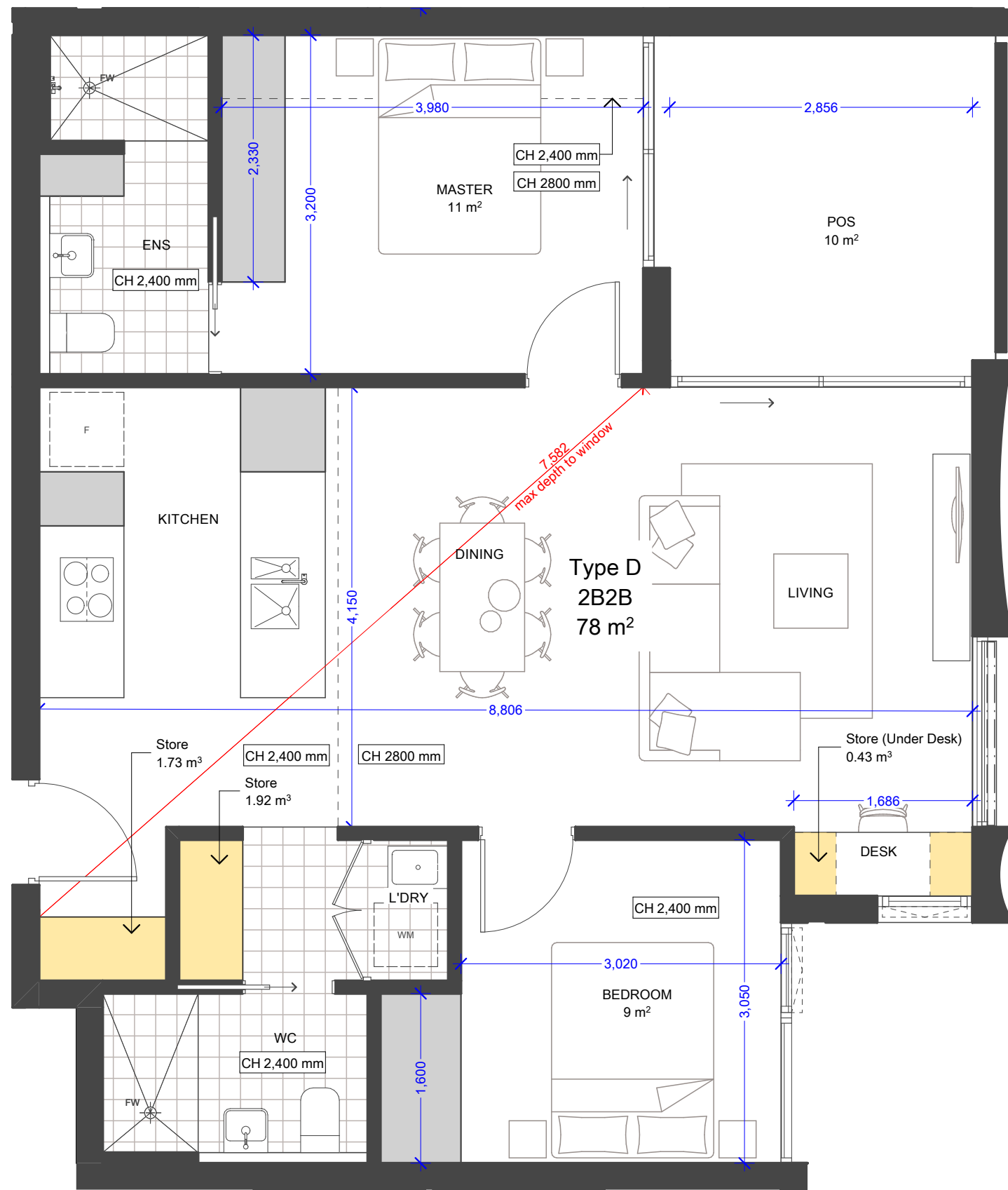
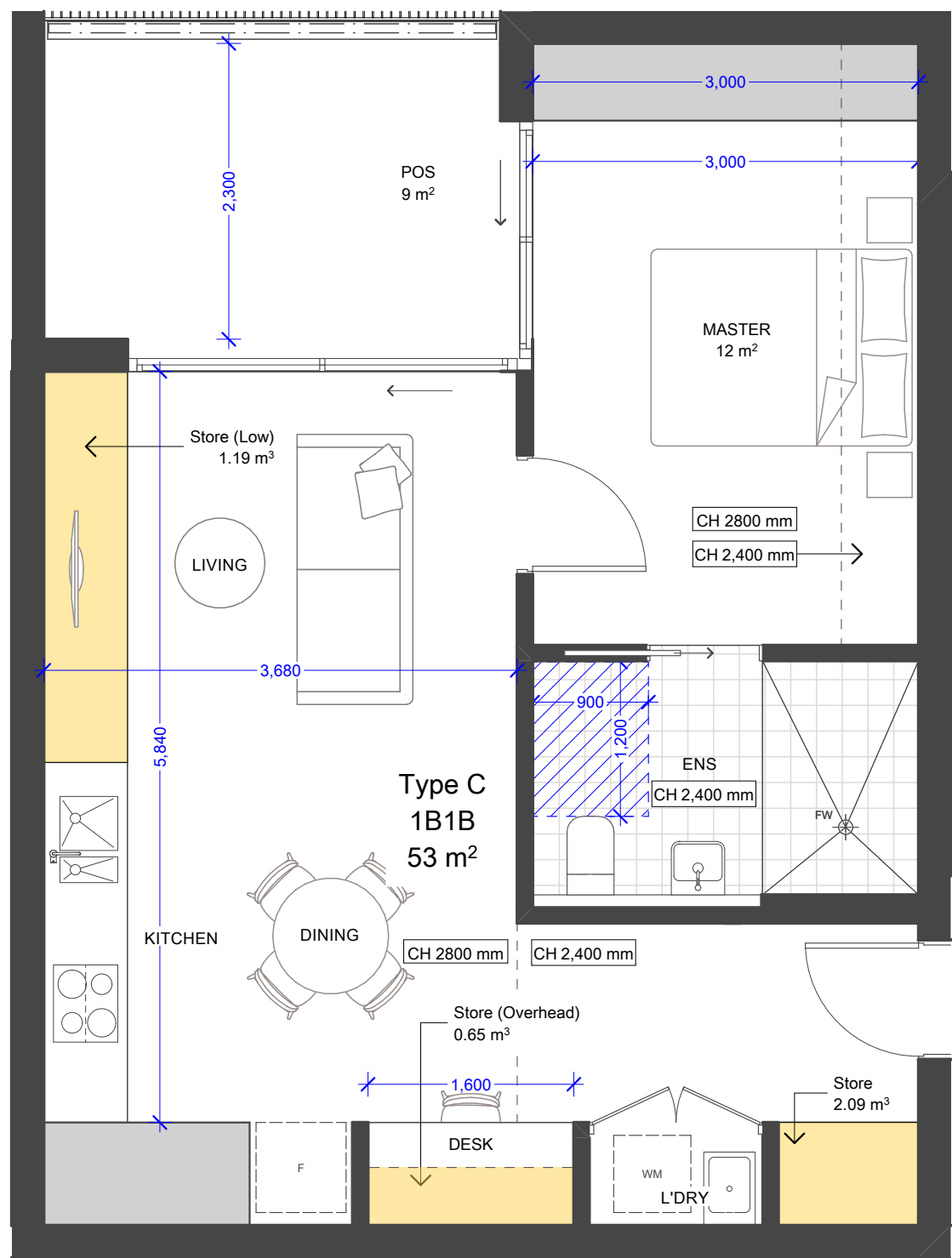
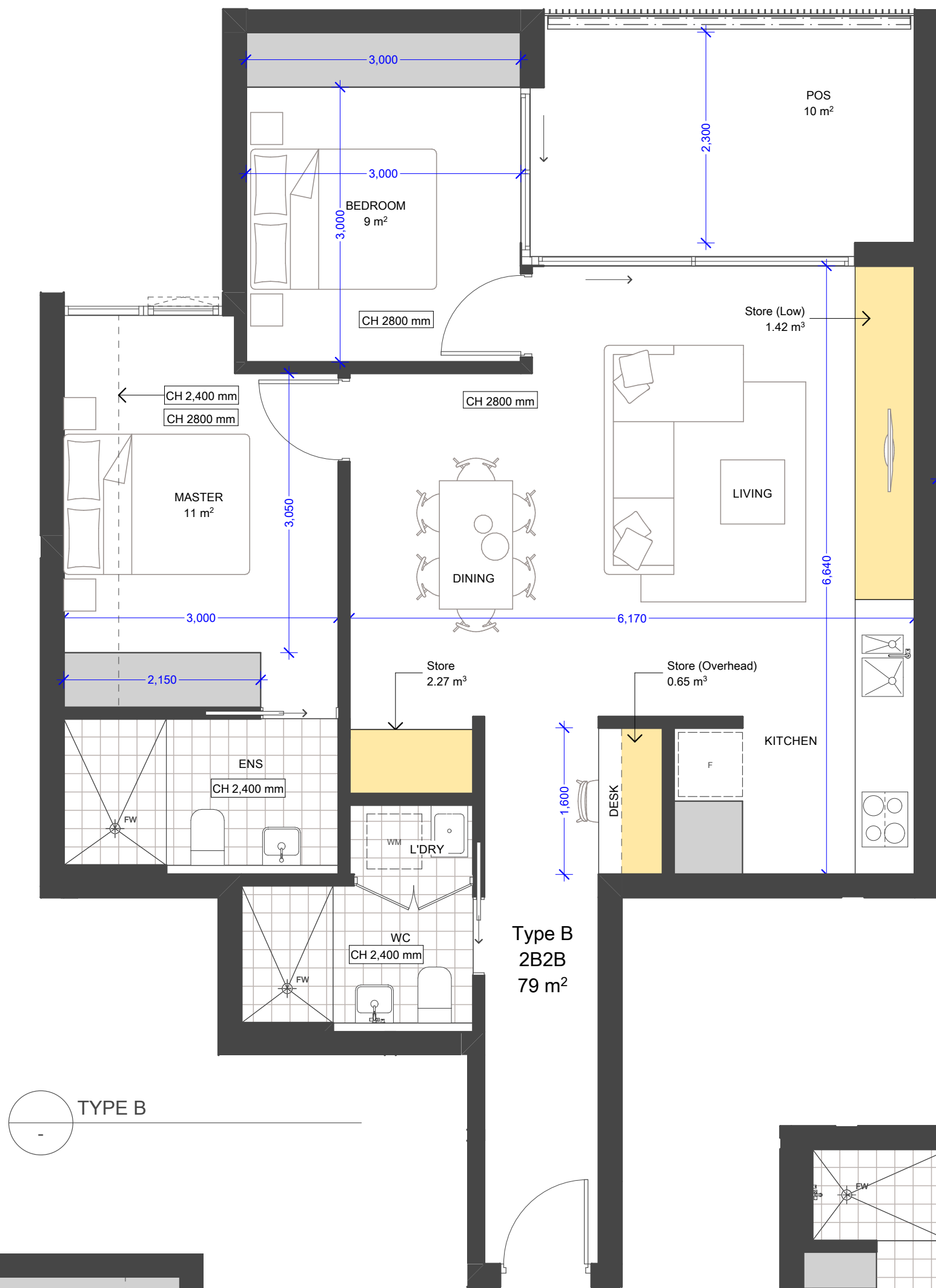
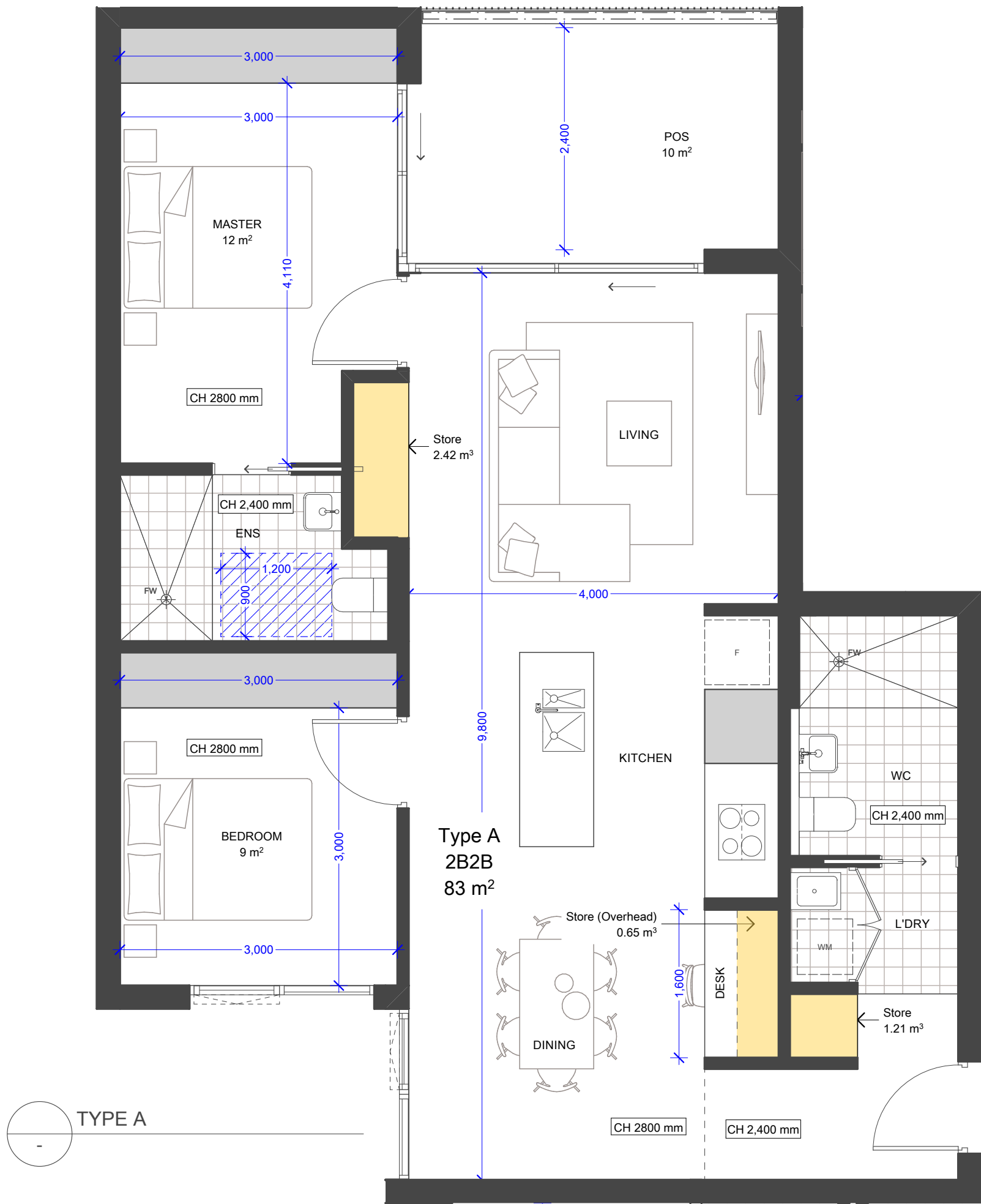
02 SECTION 04
SCALE 1:50@A1

Revisions		
#	Date	Description
E	18/12/2024	Draft Development Application
F	24/01/2025	Development Application Update
G	6/08/2025	Development Application RFI
H	21/08/2025	Development Application RFI

Client
Seghabi Developments Pty Ltd
Project
Norfolk Street Apartments
Project Address
7-11 Norfolk Street Ingleburn NSW 2565 Australia
Drawing Name
GA Interface Sections

Project Stage
Town Planning
Scale
1:50
Date
21/08/2025
Drawn
LK
Project Number
2673

CLEY
STUDIO
Drawing
TP301
Revision
H



Apartment Type	Apartment Storage Volume	Storage	
		Storage Cage Volume	Total
Type A	4.28	4.4 - 5.2 (varies)	8.7 - 9.5 (8 required)
Type B	4.34	4.4 - 5.2 (varies)	8.7 - 9.5 (8 required)
Type C	3.93	4.4 - 5.2 (varies)	8.7 - 9.5 (6 required)
Type D	4.08	5.6 - 6.3 (varies)	9.7 - 10.4 (8 required)
Type E	4.37	4.4 - 5.2 (varies)	8.7 - 9.5 (8 required)
Type F	5.17	7.5 - 8.9 (varies)	12.7 - 14.1 (10 required)
Type G	4.32	4.4 - 5.2 (varies)	8.7 - 9.5 (8 required)
Type H	5.17	7.5 - 8.9 (varies)	12.7 - 14.1 (10 required)

INCORPORATION OF LIVABLE HOUSING STANDARDS

Apt Type	UNITS									
	G	L1	L2	L3	L4	L5	L6	L7	L8	L9
Type A	-	101	201	301	401	501	601	701	801	901
Type B	-	102 *	202 *	302 *	402 *	502 *	602 *	702 *	802	902
Type C	-	103 *	203 *	303 *	403 *	503 *	603 *	703	803	903
Type D	001	104	204	304	404	504	604	704	804	904
Type E	003	106	206	306	406	506	606	706	806	906
Type F	-	107 *	207	307	407	507	607	707	807	-
Type G	-	-	208	308	408	508	608	708	808	-
Type H	004	-	-	-	-	-	-	-	-	-

* Affordable Unit

Type C & Type A incorporate all Liveable Housing Guideline's Silver Level universal design features.

18/73 Apartments = 24%

Complies with 20% Benchmark (ADG 4Q-1)

Apartment Type	Apartment Storage Volume	Storage	
		Storage Cage Volume	Total
Type A	4.28	4.4 - 5.2 (varies)	8.7 - 9.5 (8 required)
Type B	4.34	4.4 - 5.2 (varies)	8.7 - 9.5 (8 required)
Type C	3.93	4.4 - 5.2 (varies)	8.7 - 9.5 (6 required)
Type D	4.08	5.6 - 6.3 (varies)	9.7 - 10.4 (8 required)
Type E	4.37	4.4 - 5.2 (varies)	8.7 - 9.5 (8 required)
Type F	5.17	7.5 - 8.9 (varies)	12.7 - 14.1 (10 required)
Type G	4.32	4.4 - 5.2 (varies)	8.7 - 9.5 (8 required)
Type H	5.17	7.5 - 8.9 (varies)	12.7 - 14.1 (10 required)

INCORPORATION OF LIVABLE HOUSING STANDARDS

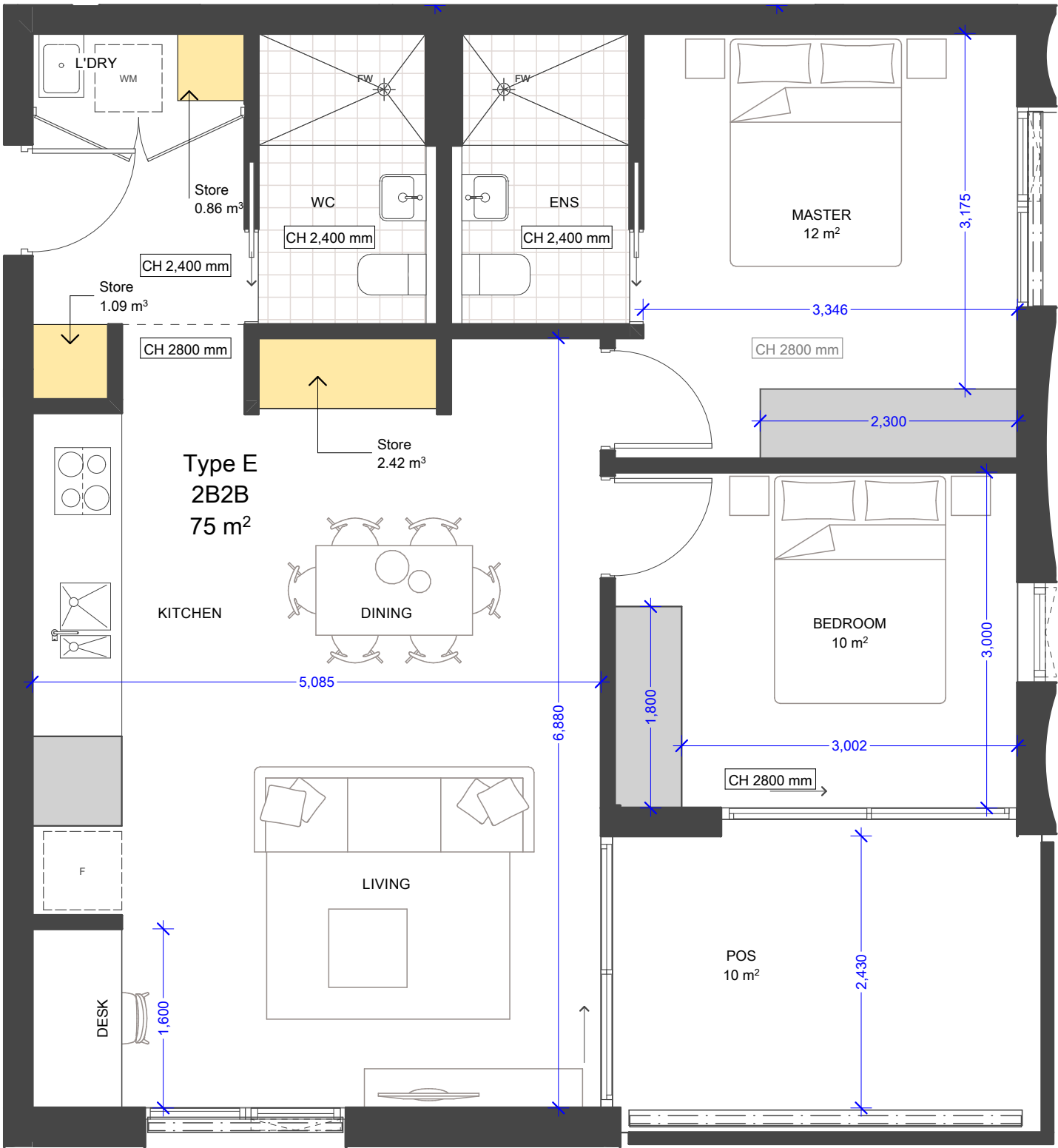
Apt Type	UNITS									
	G	L1	L2	L3	L4	L5	L6	L7	L8	L9
Type A	-	101	201	301	401	501	601	701	801	901
Type B	-	102 *	202 *	302 *	402 *	502 *	602 *	702 *	802	902
Type C	-	103 *	203 *	303 *	403 *	503 *	603 *	703	803	903
Type D	001	104	204	304	404	504	604	704	804	904
	002	105	205	305	405	505	605	705	805	905
Type E	003	106	206	306	406	506	606	706	806	906
Type F	-	107 *	207	307	407	507	607	707	807	-
Type G	-	-	208	308	408	508	608	708	808	-
Type H	004	-	-	-	-	-	-	-	-	-

* Affordable Unit

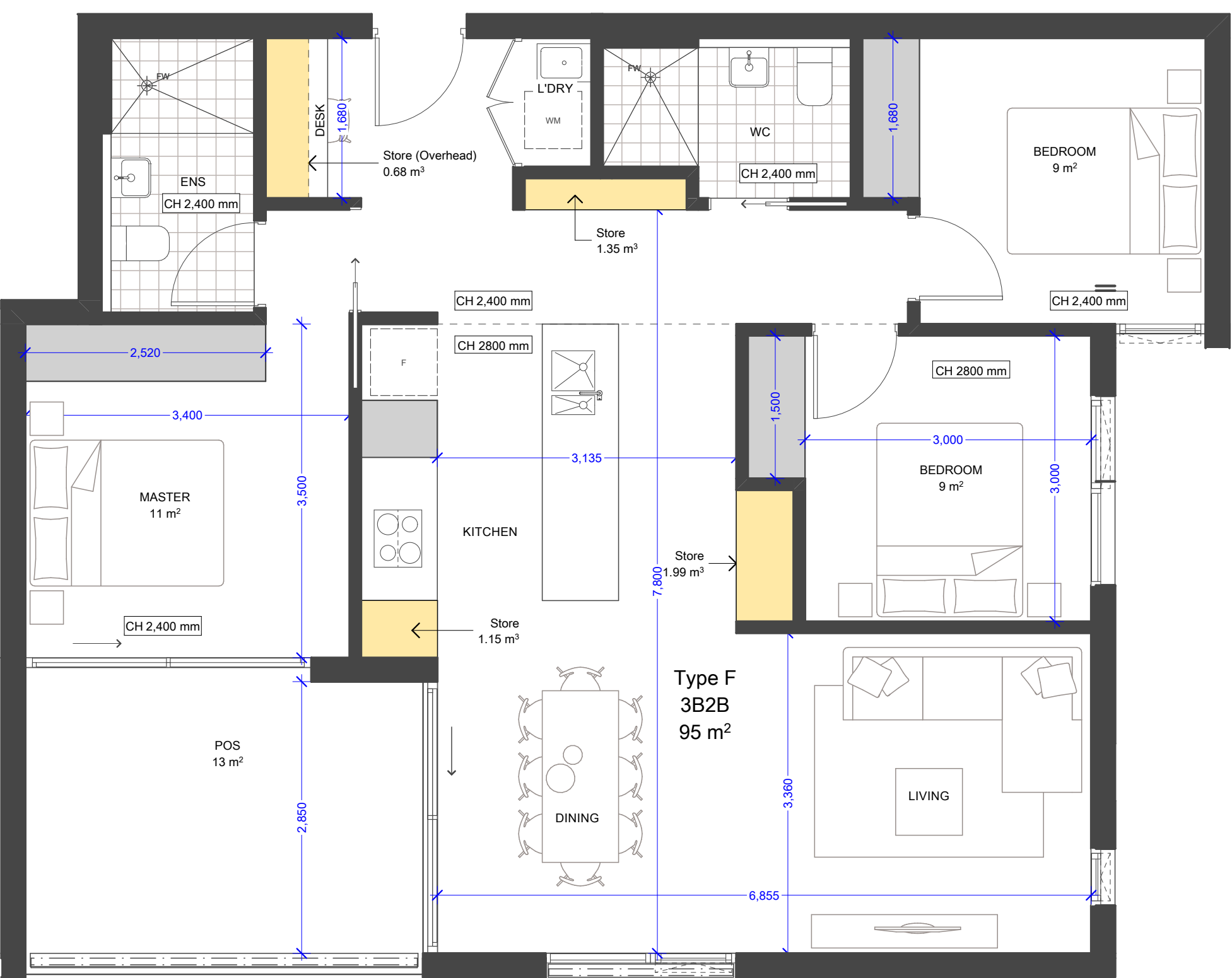
Type C & Type A incorporate all Liveable Housing Guideline's Silver Level universal design features.

18/73 Apartments = 24%

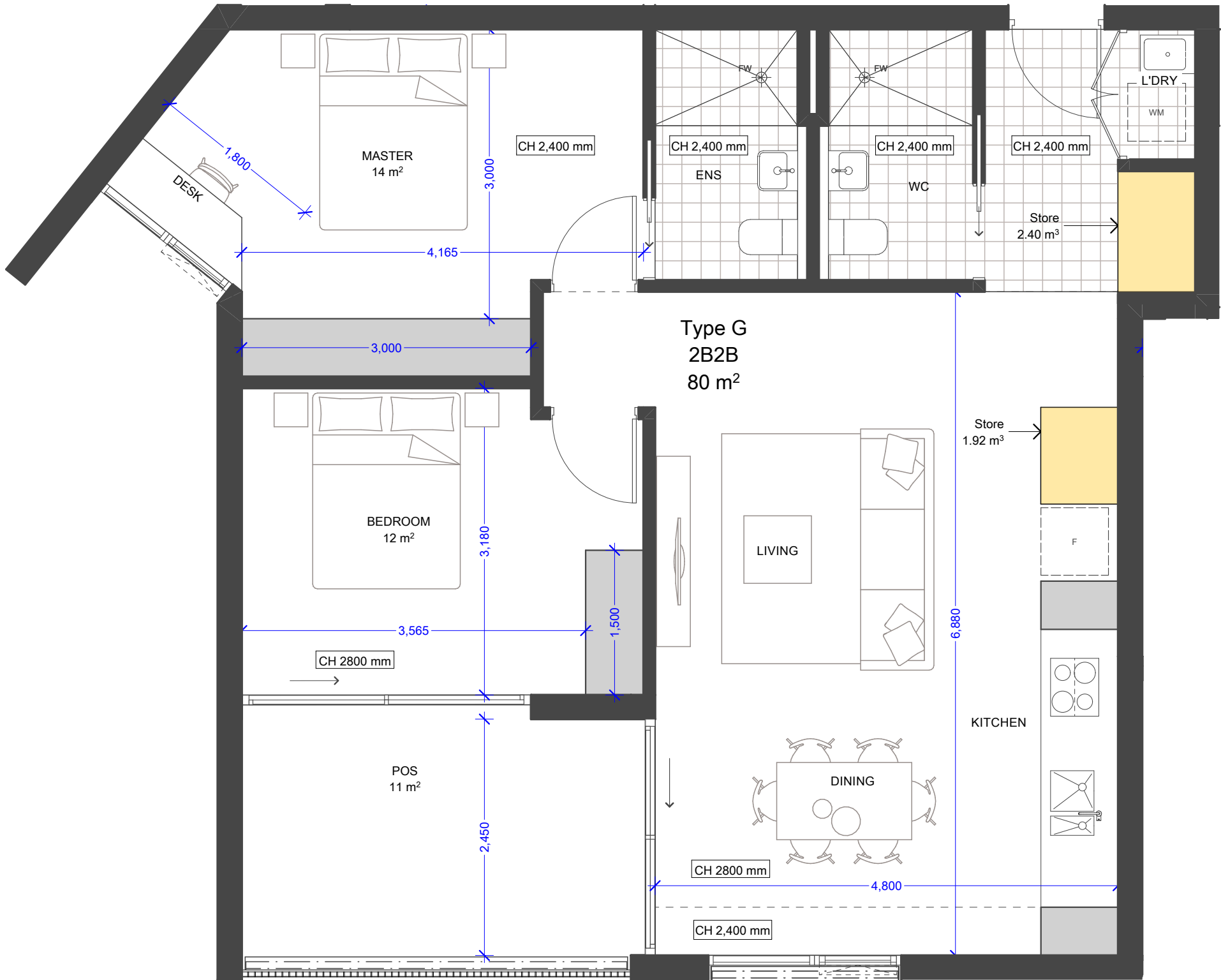
Complies with 20% Benchmark (ADG 4Q-1)



TYPE E



TYPE F



TYPE G



TYPE H

Revisions		Description
#	Date	
B	14/08/2024	Draft Development Application
C	1/10/2024	Draft Development Application
D	26/11/2024	Draft Development Application
E	18/12/2024	Draft Development Application
F	24/01/2025	Development Application Update
G	6/08/2025	Development Application RFI
H	21/08/2025	Development Application RFI

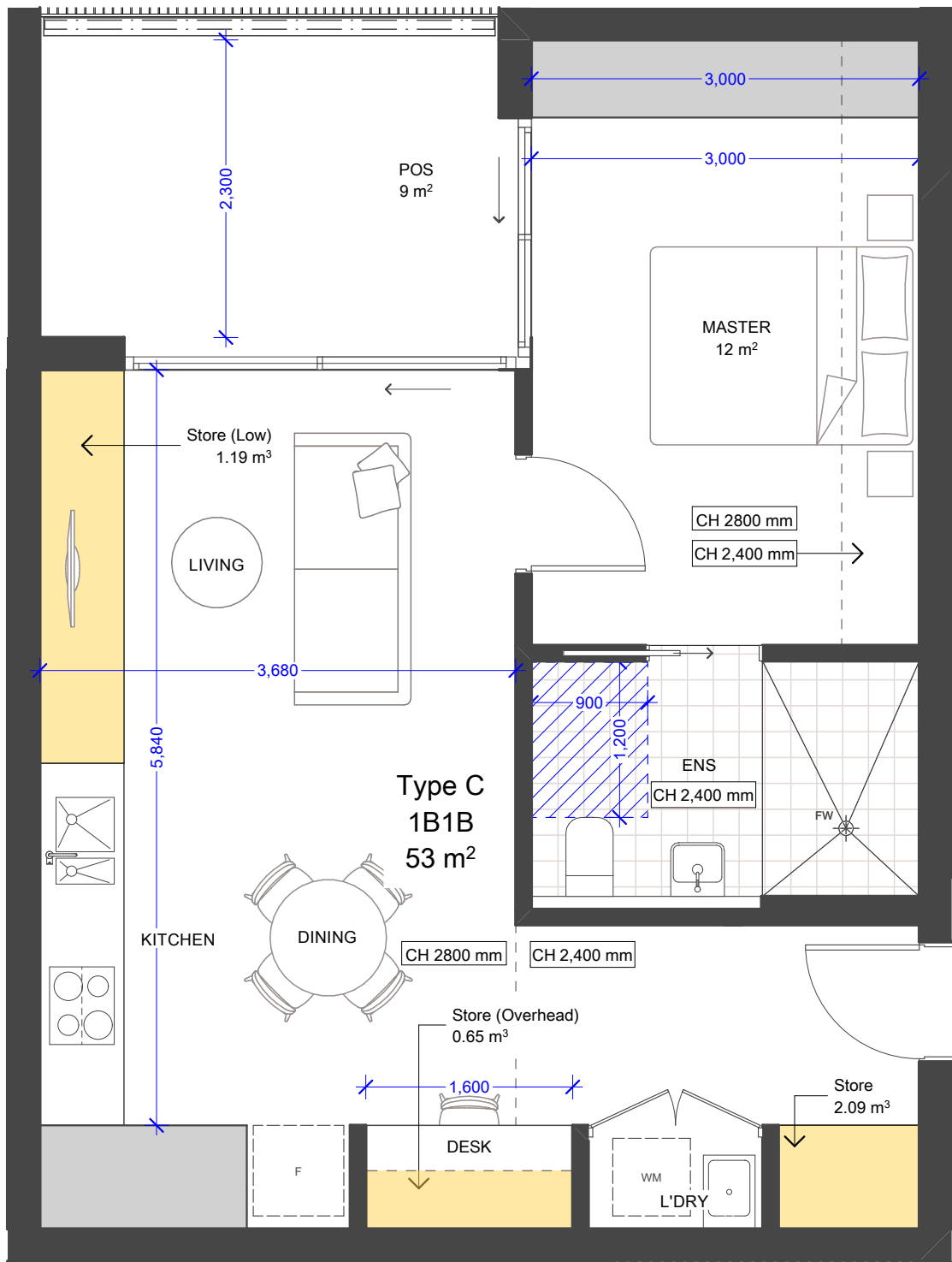
Client
Seghavi Developments Pty Ltd
Project
Norfolk Street Apartments
Project Address
7-11 Norfolk Street Ingleburn NSW 2565 Australia

Drawing Name
Apartment Types

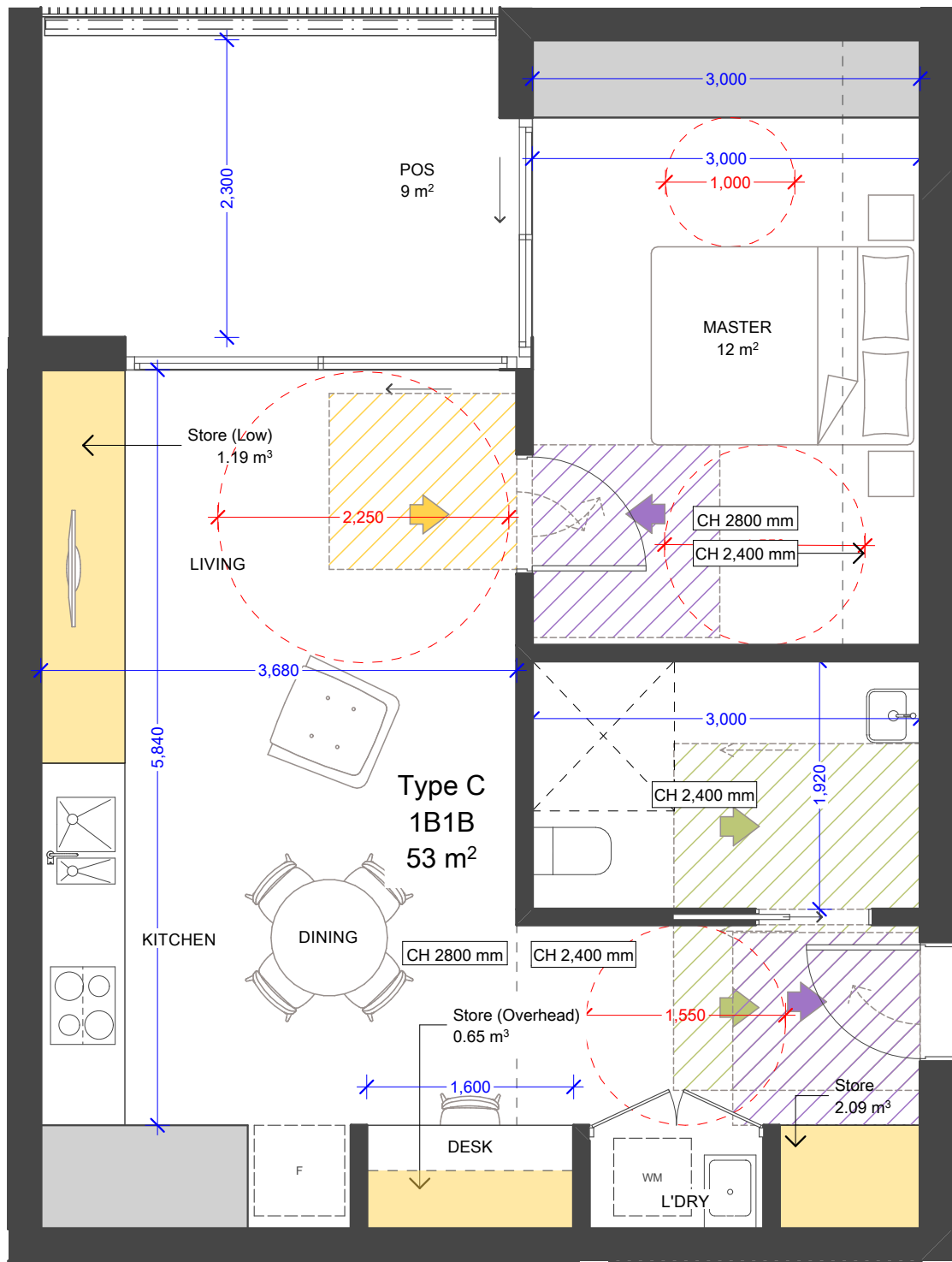
Project Stage
Town Planning
Scale
1:50
Date
21/08/2025
Drawn
LK
Project Number
2673

Drawing
TP402
Revision
H

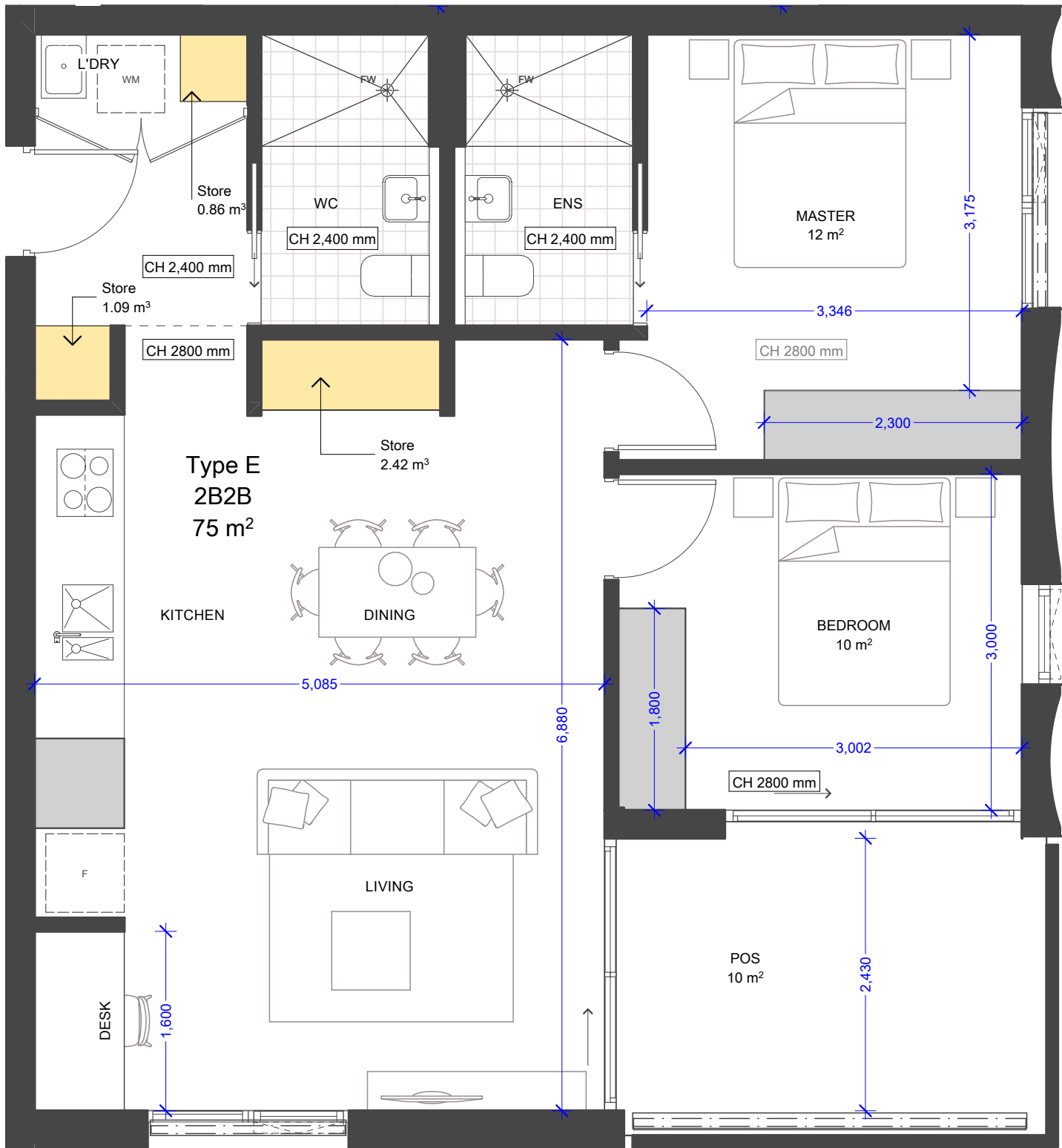
CLEY
STUDIO



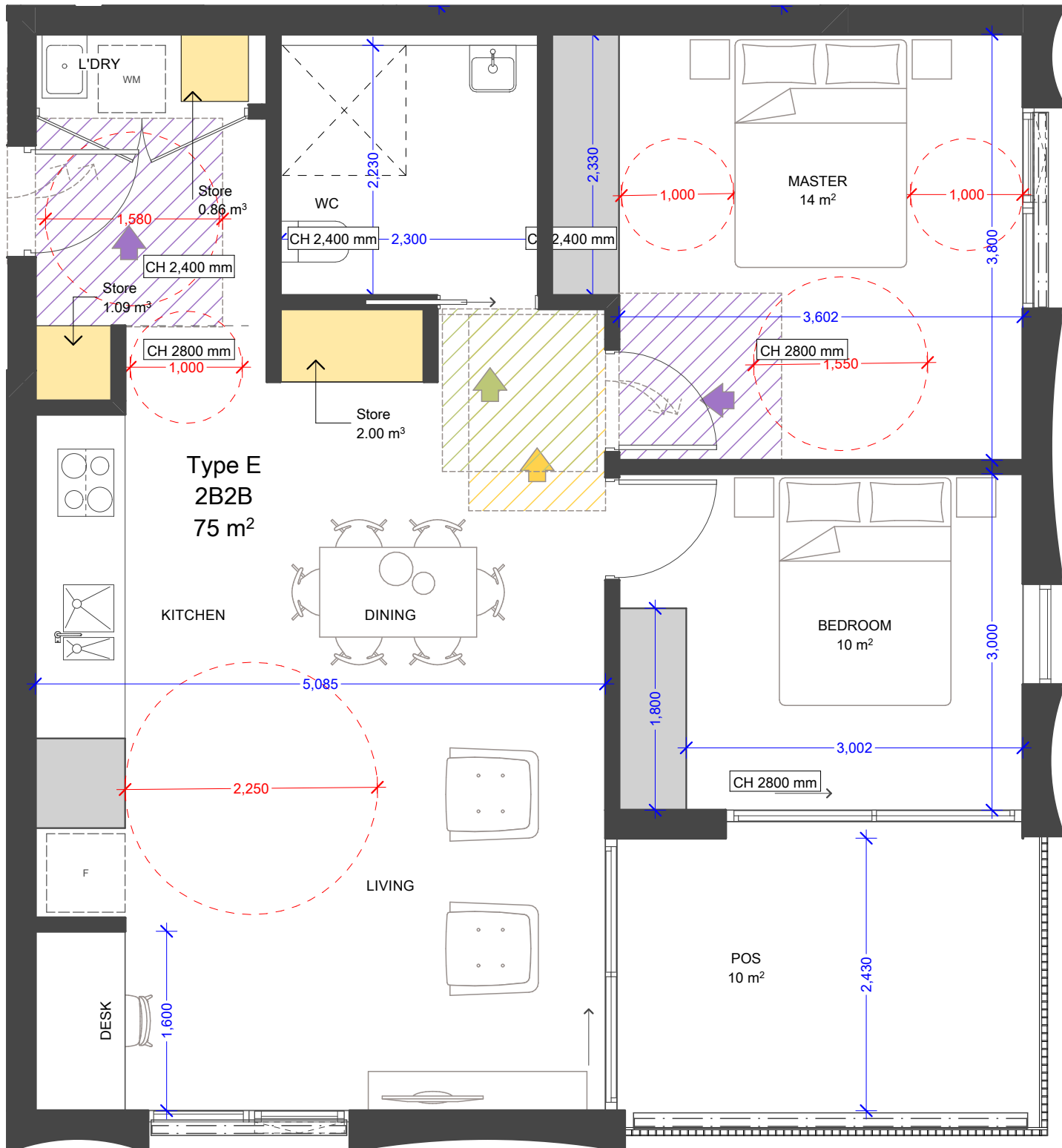
TYPE C : PRE-ADAPTATION



TYPE C : POST-ADAPTATION



TYPE E : PRE-ADAPTATION



TYPE E : POST-ADAPTATION

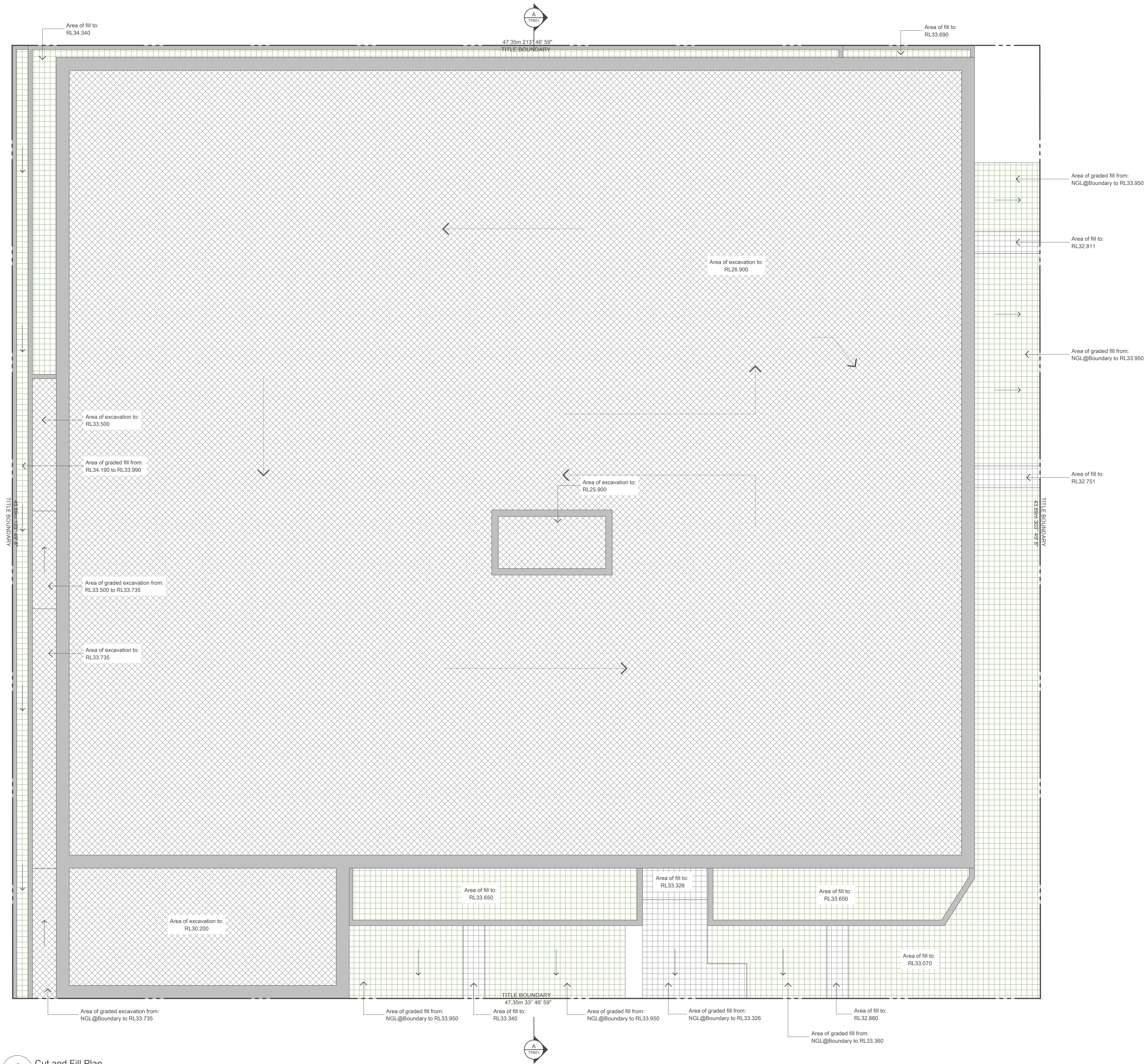
INCORPORATION OF LIVABLE HOUSING STANDARDS

UNITS										
Apt Type	G	L1	L2	L3	L4	L5	L6	L7	L8	L9
Type A	-	101	201	301	401	501	601	701	801	901
Type B	-	102 *	202 *	302 *	402 *	502 *	602 *	702 *	802	902
Type C	-	103 *	203 *	303 *	403 *	503 *	603 *	703	803	903
Type D	001	104	204	304	404	504	604	704	804	904
Type E	003	106	206	306	406	506	606	706	806	906
Type F	-	107 *	207	307	407	507	607	707	807	-
Type G	-	-	208	308	408	508	608	708	808	-
Type H	004	-	-	-	-	-	-	-	-	-

* Affordable Unit

ADAPTABLE (9 units) 19/73 Apartments = 26%

ADAPTABLE (10 units) Complies with 10% minimum (DCP 5.5.3b)



LEGEND

- Retaining Wall
- Area of excavation
- Area of fill Structural
- Area of fill Landscape

Revisions		
#	Date	Description
F	24/01/2025	Development Application Update
G	6/08/2025	Development Application RFI
H	21/08/2025	Development Application RFI

Client
Seghabi Developments Pty Ltd
Project
Norfolk Street Apartments
Project Address
7-11 Norfolk Street Ingleburn NSW 2565 Australia

Project Stage
Town Planning
Scale
1:100
Date
21/08/2025

Drawn
LK
Project Number
2673

CLEY
STUDIO

Drawing
TP600

Revision
H

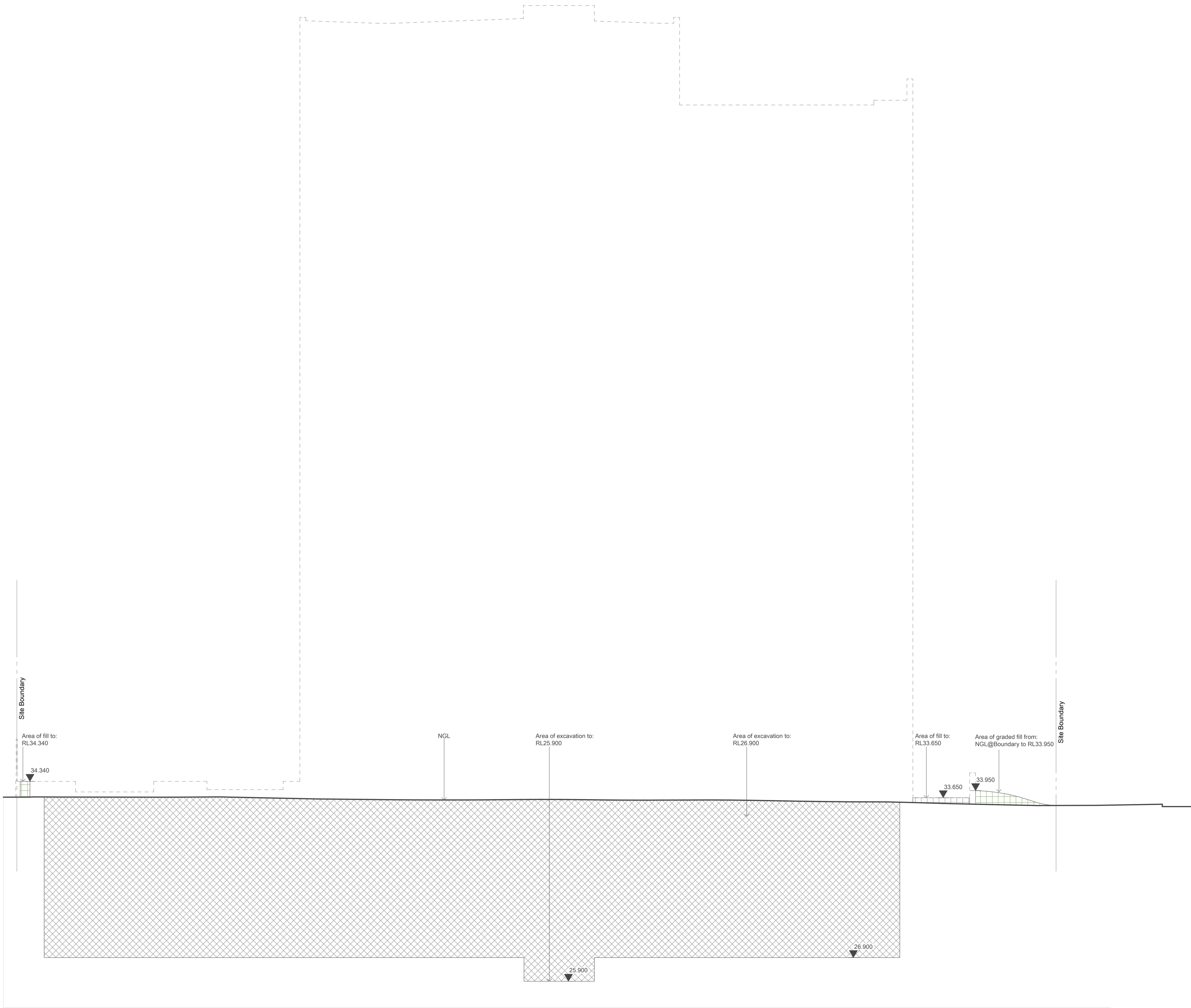
LEGEND

Retaining Wall

Area of excavation

Area of fill
Structural

Area of fill
Landscape



A Cut and Fill Section A
SCALE 1:100@A1

Revisions		
#	Date	Description
E	18/12/2024	Draft Development Application
F	24/01/2025	Development Application Update
G	6/08/2025	Development Application RFI
H	21/08/2025	Development Application RFI

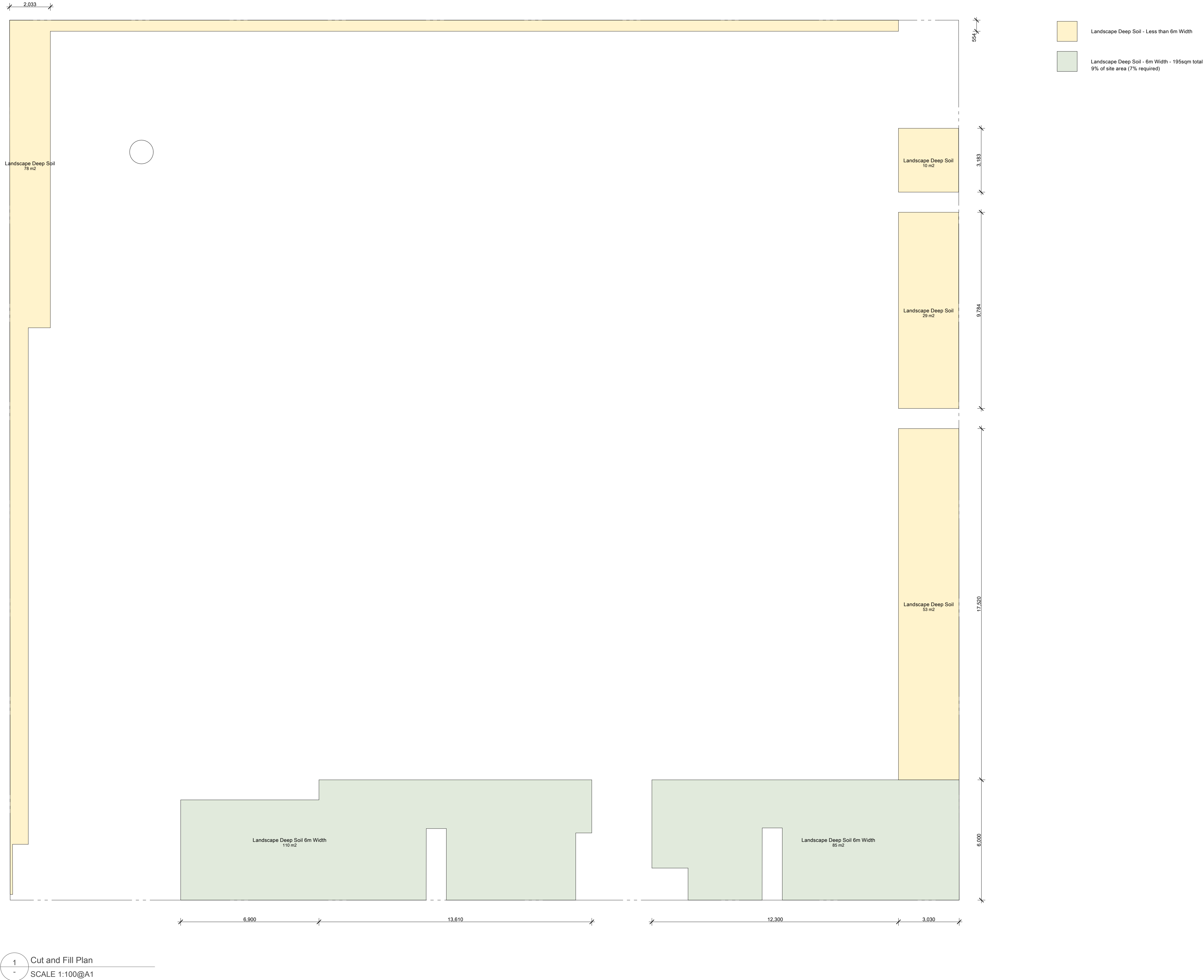
Client
Seghabi Developments Pty Ltd
Project
Norfolk Street Apartments
Project Address
7-11 Norfolk Street Ingleburn NSW 2565 Australia
Drawing Name
Cut and Fill Section

Project Stage
Town Planning
Scale
1:100
Date
21/08/2025
Drawn
LK
Project Number
2673

Drawing
TP601

Revision
H





1 Cut and Fill Plan
SCALE 1:100@A1

Revisions		
#	Date	Description
01	6/08/2025	Development Application RFI
H	21/08/2025	Development Application RFI

Client
Seghabi Developments Pty Ltd
Project
Norfolk Street Apartments
Project Address
7-11 Norfolk Street Ingleburn NSW 2565 Australia
Drawing Name
Deep Soil Plan

Project Stage
Town Planning
Scale
1:100
Date
21/08/2025
Drawn
LK
Project Number
2673

CLEY
STUDIO

Drawing
TP602
Revision
H

STORMWATER MANAGEMENT PLAN

7-11 NORFOLK ST, INGELBURN NSW 2565

GENERAL NOTES:

ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH COUNCIL'S REQUIREMENTS, BUILDING CODE OF AUSTRALIA, NSW CODE OF PRACTICE AND THE TO THE RELEVANT SERVICE CODES.

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS' DRAWINGS AND SPECIFICATIONS AND WITH SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ALL DISCREPANCIES SHALL BE REFERRED TO THE SUPERINTENDENT FOR DECISION BEFORE PROCEEDING WITH THE WORK.

ALL DIMENSIONS SHOWN ON THE DRAWINGS ARE IN MILLIMETERS (U.N.O.). DIMENSIONS SHALL NOT BE OBTAINED BY SCALING OF THESE DRAWINGS. USE FIGURED DIMENSIONS ONLY.

BENCHMARKS HAVE BEEN ESTABLISHED WHERE INDICATED ON THE DRAWINGS. ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (A.H.D.). THE CONTRACTOR SHALL UNDERTAKE ALL NECESSARY SURVEY WORK TO ENSURE THAT THE WORKS ARE CONSTRUCTED TO DESIGN LINE AND LEVEL.

SETTING OUT DIMENSIONS AND LEVELS SHOWN ON THE DRAWINGS SHALL BE VERIFIED BY THE CONTRACTOR.

ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE RELEVANT SAA CODES AND THE BY-LAWS AND ORDINANCES OF THE RELEVANT BUILDING AUTHORITIES.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL SAFETY FENCES, WARNING SIGNS, TRAFFIC DIVERSIONS AND THE LIKE DURING CONSTRUCTION. ALL WORKS TO COMPLY WITH WORK HEALTH AND SAFETY REQUIREMENTS AND OTHER RELEVANT AUTHORITY SAFETY REQUIREMENTS.

NO TREES SHALL BE REMOVED, CUTBACK OR RELOCATED WITHOUT THE WRITTEN INSTRUCTION FROM THE SUPERINTENDENT.

WHERE NEW WORKS ABOUT EXISTING THE CONTRACTOR SHALL ENSURE THAT A SMOOTH EVEN PROFILE, FREE FROM ABRUPT CHANGES IS OBTAINED.

ALL WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE DETAILS SHOWN ON THE DRAWINGS AND THESE SPECIFICATIONS.

DESIGN LEVELS GIVEN ARE TO FINISHED SURFACE LEVEL AND INCLUSIVE OF TOPSOIL. (TOPSOIL DEPTH VARIES)

THE CONTRACTOR SHALL ARRANGE ALL SURVEY SETOUT TO BE CARRIED OUT BY A N.A.T.A. REGISTERED SURVEYOR.

CARE IS TO BE TAKEN WHEN EXCAVATING NEAR EXISTING SERVICES. NO MECHANICAL EXCAVATIONS ARE TO BE UNDERTAKEN OVER TELECOMMUNICATIONS OR ELECTRICAL SERVICES. HAND EXCAVATE IN THESE AREAS.

THE LOCATIONS OF UNDERGROUND SERVICES SHOWN ON THE DRAWING HAVE BEEN PLOTTED FROM DIAGRAMS PROVIDED BY SERVICE AUTHORITIES. THIS INFORMATION HAS BEEN PREPARED SOLELY FOR THE AUTHORITIES OWN USE AND MAY NOT NECESSARILY BE UPDATED OR ACCURATE.

THE POSITION OF SERVICES AS RECORDED BY THE AUTHORITY AT THE TIME OF INSTALLATION MAY NOT REFLECT CHANGES IN THE PHYSICAL ENVIRONMENT SUBSEQUENT TO INSTALLATION.

CAPITAL ENGINEERING CONSULTANTS DOES NOT GUARANTEE THAT THE SERVICES INFORMATION SHOWN ON THE DRAWING SHOWS MORE THAN THE PRESENCE OR ABSENCE OF SERVICES, AND WILL ACCEPT NO LIABILITY FOR INACCURACIES IN THE SERVICES INFORMATION SHOWN FROM ANY CAUSE WHATSOEVER.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN FROM THE UTILITY SERVICES AUTHORITIES A CURRENT COPY OF UNDERGROUND SERVICES SEARCH FOR THE LOCATION OF ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF ANY WORK AND NOTIFY ANY CONFLICT WITH THE DRAWINGS IMMEDIATELY. CLEARANCE SHALL BE OBTAINED FROM THE RELEVANT REGULATORY AUTHORITY. CONTRACTOR TO KEEP COPY OF UNDERGROUND SERVICES SEARCH ON SITE AT ALL TIMES. ANY DAMAGES TO SERVICES OR SERVICES ADJUSTMENTS SHALL BE CARRIED OUT BY THE CONTRACTOR OR RELEVANT AUTHORITY AT THE CONTRACTOR'S EXPENSE.

VISIT THE SITE BEFORE SUBMITTING THE FINAL TENDER PRICE TO ASSESS 'ON SITE' CONDITIONS. FAILURE TO DO SO WILL FORFEIT ANY CLAIM FOR NOT BEING AWARE OF CONDITIONS AFFECTING THE TENDER.

THE CONTRACTOR SHALL PREPARE ACCURATE WORK-AS-EXECUTED DRAWINGS FOLLOWING THE COMPLETION OF ALL WORKS.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE IN PLACE & MAINTAIN TRAFFIC FACILITIES AT ALL TIMES DURING CONSTRUCTION.

STORMWATER NOTES:

ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE AS3500.3-2018: 'STORMWATER DRAINAGE'.

FOR STORMWATER DRAINAGE PIPES THAT EXCEED 1:5 GRADE, REINFORCED CONCRETE ANCHOR BLOCKS SHALL BE INSTALLED. ANCHOR BLOCKS TO BE CONSTRUCTED TO SPECIFICATIONS SET OUT IN AS3500.3-2018.

COORDINATE THE INSTALLATION OF NEW SERVICES WITH ALL NEW & EXISTING SERVICES & STRUCTURAL PROVISIONS AS DETERMINED ON SITE.

ALL PIPEWORK TO BE SUPPORTED IN ACCORDANCE WITH AS3500.3-2018.

ALL PIPEWORK IS TO BE TESTED IN ACCORDANCE WITH THE REQUIREMENTS AS SET DOWN IN AS3500.3-2018. ALL IN-GROUND PIPEWORK TO BE INSPECTED BY THE SUPERINTENDENT UNDER TEST CONDITIONS PRIOR TO BACKFILLING.

PIPES SHALL BE TRUE TO GRADES SHOWN AND ALIGNED SO THAT THE CENTRE OF THE INLET PIPE INTERSECTS WITH THE CENTRE OF THE OUTLET PIPE AT THE DOWNSTREAM FACE OF THE PIT.

BED ALL PIPES FIRMLY AND EVENLY WITH IMPORTED FILL ONLY. THICKNESS OF BEDDING LAYER SHALL BE 75mm IN SOIL AND 200mm IN ROCK.

LAY AND JOINT ALL PIPES IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND AS3725-2007: 'DESIGN FOR INSTALLATION OF BURIED CONCRETE PIPES'.

ALLOW TO TEST ALL PIPES AND PITS TO LOCAL AUTHORITY'S REQUIREMENTS.

EXCAVATE TRENCHES AND STOCKPILE ALL MATERIAL FOR INSPECTION WITH REGARD TO REUSE FOR TRENCH BACKFILL. REMAINING MATERIAL TO BE REMOVED FROM SITE.

BACKFILL PIPES WITH IMPORTED FILL. PROVIDE 200mm SIDE SUPPORT AND 150mm OVERLAY ABOVE PIPE CROWN. TRENCH FILL ABOVE THE EMBEDMENT ZONE TO THE UNDERSIDE OF THE ROAD PAVEMENT OR THE FOOTWAY SHALL BE AS FOLLOW:-

UNDER ROADWAY
TRENCH FILL MATERIAL SHALL CONSIST OF IMPORTED FILL AS SPECIFIED HEREIN OF EITHER HIGH GRADE COMPACTION SAND OR APPROVED CRUSHED ROAD GRAVEL CONFORMING TO RMS QA SPECIFICATION 3051 OR SIMILAR.

OTHER THAN ROADWAY
TRENCH MATERIAL EXCAVATED SHALL CONSIST OF SELECT FILL AS SPECIFIED HEREIN AND SHALL NOT CONTAIN MORE THAN 20% OF STONES OF SIZE BETWEEN 25mm AND 75mm AND NONE LARGER THAN 75mm. PRIOR TO USE OF THE EXCAVATED MATERIAL IT SHALL BE INSPECTED AND APPROVED BY THE ENGINEER.

COMPACT BEDDING. EMBEDMENT AND TRENCH FILL MATERIALS AS FOLLOW:-

EMBEDMENT:-
FOR GRANULAR FILL MATERIAL (NON-COHESIVE SOIL) e.g. COARSE AGGREGATE FILL, THE DENSITY INDEX (ID) SHALL BE NOT LESS THAN 70%.

TRENCH FILL:-
FOR GRANULAR MATERIAL (NON COHESIVE SOILS), THE DENSITY INDEX (ID) SHALL BE NOT LESS THAN 70%. FOR NON-GRANULAR FILL MATERIAL (COHESIVE SOILS), THE DRY DENSITY RATIO (RD) SHALL BE NOT LESS THAN 95%.

UTILITY INFORMATION SHOWN ON THE PLANS IS NOT INTENDED TO DEPICT MORE THAN THE PRESENCE OF ANY SERVICES. ACTUAL LOCATIONS SHOULD BE VERIFIED BY HAND EXCAVATION PRIOR TO CONSTRUCTION.

THE CONTRACTOR SHALL ALLOW FOR THE CAPPING OFF, EXCAVATION AND REMOVAL (IF REQUIRED) OF ALL EXISTING SERVICES IN AREAS AFFECTED BY THE WORKS.

GEOTEXTILE FABRIC MATERIAL TO BE BIDIM A24 OR APPROVED EQUIVALENT AND SHALL COMPLY WITH AS3705-2012: 'GEOTEXTILES - IDENTIFICATION, MARKING AND GENERAL DATA'

THE CONTRACTOR SHALL ENSURE THAT SERVICES TO ALL BUILDINGS NOT AFFECTED BY THE WORKS ARE NOT DISRUPTED AT ALL TIMES. THE CONTRACTOR SHALL CONSTRUCT TEMPORARY SERVICES TO MAINTAIN EXISTING SUPPLY TO BUILDINGS REMAINING WHERE REQUIRED. ONCE THE WORKS ARE COMPLETE AND COMMISSIONED THE CONTRACTOR SHALL REMOVE ALL SUCH TEMPORARY SERVICES AND MAKE GOOD ALL DISTURBED AREAS.

STORMWATER NOTES (CONT):

EXISTING PIPES WHICH FORM NO PART OF THE DRAINAGE SYSTEM SHALL BE REMOVED OR SEALED AS INDICATED ON THE PLANS. PIPES UP TO 300mm DIAMETER SHALL BE SEWER GRADE uPVC WITH SOLVENT WELDED JOINTS (U.N.O.). ALL PIPE JUNCTIONS AND TAPERS SHALL BE VIA PURPOSE MADE FITTINGS.

WHERE DOWNPIPES PASS UNDER FLOOR SLABS, SEWER GRADE uPVC WITH RUBBER RING JOINTS ARE TO BE USED.

MINIMUM GRADE TO DRAINAGE PIPES TO BE 1% (U.N.O.), MIN. SIZE 100mm DIAMETER (U.N.O.).

PIPES LARGER THAN OR EQUAL TO 300mm DIAMETER TO BE REINFORCED CONCRETE RUBBER RING JOINTED TYPE (CLASS 2) MANUFACTURED TO AS4058 (U.N.O.).

PIPE INSTALLATION UNDER TRAFFICABLE AREAS SHALL BE IN ACCORDANCE WITH CONCRETE PIPE ASSOCIATION OF AUSTRALIA PUBLICATION "CONCRETE PIPE SELECTION & INSTALLATION" TYPE HS3 SUPPORT.

EQUIVALENT STRENGTH FRC PIPES MAY BE USED SUBJECT TO AUTHORITY APPROVAL.

MINIMUM PIPE COVER TO BE 600mm UNDER TRAFFICABLE AREAS AND 300mm ELSEWHERE (U.N.O.).

CONTRACTOR TO SUPPLY AND INSTALL ALL FITTINGS AND SPECIALS INCLUDING VARIOUS PIPE ADAPTORS TO ENSURE PROPER CONNECTION BETWEEN DISSIMILAR PIPEWORK.

PROVIDE CLEANING EYES TO ALL DOWNPIPES NOT DIRECTLY CONNECTED TO PITS.

STORMWATER DRAINAGE CONNECTIONS TO COUNCIL'S SYSTEM SHALL BE TO THE REQUIREMENTS AND THE SATISFACTION OF LOCAL COUNCIL.

PITS DEEPER THAN 1200mm TO BE FITTED WITH STEP IRONS AT 300 CENTRES TO AS1657-2013: 'FIXED PLATFORMS, WALKWAYS, STAIRWAYS AND LADDERS - DESIGN, CONSTRUCTION AND INSTALLATION'.

ALL EXPOSED EDGES TO BE ROUNDED WITH 20mm RADIUS, OR CHAMFERED 20mm x 20mm.

PIT REINFORCEMENT - MESH SL82 LAP TO BE 400mm MIN. CLEAR COVER 40 MIN. CAST AGAINST BLINDING OR FORMWORK. CORNER RETURNS MAY BE FABRIC OR EQUIVALENT BARS.

BENCHING TO BE HALF OUTGOING PIPE DEPTH. CONCRETE FOR BENCHING TO BE 20MPa MASS CONCRETE.

BRICKWORK, BLOCKWORK, CONCRETE OR APPROVED PRECAST PITS ARE TO BE USED IN TRAFFICABLE AREAS SUBJECT TO APPROVAL.

FIBREGLASS, HARD-PLASTIC OR APPROVED PRECAST PITS ARE TO BE USED IN NON-TRAFFICABLE AREAS SUBJECT TO APPROVAL.

100mm DIAMETER HOLE FOR SUBSOIL DRAINAGE OUTLET TO BE LOCATED 100mm ABOVE INVERT OF ALL INLET PIPES. SUBSOIL DRAINAGE TO EXTEND FOR A DISTANCE OF 3m UPSTREAM OF PIT (AT EACH INLET TRENCH) WITH THE UPSTREAM END SEALED.

ALL CONNECTIONS TO EXISTING DRAINAGE PITS SHALL BE MADE IN TRADESMAN-LIKE MANNER AND THE INTERNAL WALL OF THE PIT AT THE POINT OF ENTRY SHALL BE CEMENT RENDERED TO ENSURE A SMOOTH FINISH.

PIT GRATE, FRAMES AND SOLID COVERS SHALL BE CLASS B IN NON TRAFFIC AREAS AND CLASS C IN TRAFFICABLE AREAS IN ACCORDANCE WITH AS3996 U.N.O.

ALL GRATES SHALL BE PROVIDED WITH A 'J-LOCK' TYPE LOCKING CLIPS.

GRATES TO PITS IN FOOTPATH AREAS SHALL BE HEEL SAFE COMPLYING WITH THE DISABLED ACCESS CODE

PIT GRATING TO BE GALVANISED STEEL TYPE 'WELDLOK' OR APPROVED EQUIVALENT.

SUBSOIL PIPES SHALL BE LAID AT A MIN GRADE OF 1% (U.N.O.).

ADDITIONAL SUBSOIL DRAINAGE SHALL BE LAID TO SUIT SITE CONDITIONS AND GROUNDWATER PRESENCE AS DIRECTED. SUBSOIL PIPES SHALL BE LAID BEHIND KERBS IN CUT AREAS OF THE SITE.

PROVIDE A MINIMUM OF 150mm GRAVEL AROUND SUBSOIL PIPE. TRENCH TO BE LINED WITH GEOTEXTILE FABRIC TYPE BIDIM A24

SURVEY

THE EXISTING SITE CONDITIONS SHOWN ON THE FOLLOWING DRAWINGS HAVE BEEN INVESTIGATED BY REGISTERED SURVEYORS. THE INFORMATION IS SHOWN TO PROVIDE A BASIS FOR DESIGN.

CAPITAL ENGINEERING CONSULTANTS DOES NOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THE SURVEY BASE OR ITS SUITABILITY AS A BASIS FOR CONSTRUCTION OR DESIGN.

SHOULD DISCREPANCIES BE ENCOUNTERED DURING CONSTRUCTION BETWEEN THE SURVEY DATA AND ACTUAL FIELD DATA, CONTACT CAPITAL ENGINEERING CONSULTANTS.

ABBREVIATIONS:

ø or DIA	DIAMETER
CBR	CALIFORNIA BEARING RATIO
CH	CHAINAGE
CL	CENTER LINE
CO	CLEAR OUT
DD	DISH DRAIN
DDO	DISH DRAIN OUTLET
DEJ	DOWELLED EXPANSION JOINT
DGB	DENSE GRADED BASECOURSE
DGS	DENSE GRADED SUB-BASE
DP	DOWNPIPE
e	EXISTING
FFL	FINISHED FLOOR LEVEL
GTD	GRADED TRENCH DRAIN
GSIP	GRADED SURFACE INLET PIT
HYD	HYDRANT
IJ	ISOLATING JOINT
IK	INTEGRAL KERB
IL	INVERT LEVEL
IP	INTERSECTION POINT
KIP	KERB INLET PIT
KO	KERB ONLY
K&G	KERB & GUTTER
KR	KERB RETURN
NGL	NATURAL GROUND LEVEL
OPF	OVERLAND FLOW PATH
OSD	ON-SITE DETENTION RADIUS
R	REINFORCED CONCRETE PIPE
RCP	ROLL KERB & GUTTER
RK	REDUCED LEVEL
RL	RETAINING WALL
RW	RAINWATER TANK
RWT	SAWN CONTROL JOINT
SJ	SEWER MAN HOLE
SMH	STORMWATER
SW	STORMWATER PIT
SWP	STORMWATER RISING MAIN
SWRM	STORMWATER SUMP
SWS	STOP VALVE
SV	TOP OF KERB
TOK	TOP OF WALL
TOW	TOP WATER LEVEL
TWL	TANGENT POINT
TP	UNPLASTICISED POLYVINYL CHLORIDE
UPVC	UNLESS NOTED OTHERWISE
UNO	WEAKENED PLANE JOINT
WPJ	FIRST FLUSH DEVICE
FF	TYPICAL
TYP	BENCH MARK
BM	

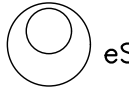
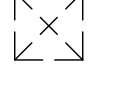
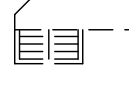
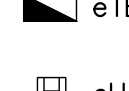
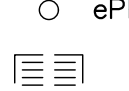
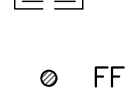
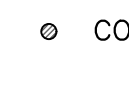
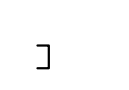
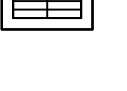


DIAL BEFORE YOU DIG SHOULD BE CONTACTED PRIOR TO ANY EXCAVATION ON SITE

TM: TRADE MARK OF THE ASSOCIATION OF DIAL BEFORE YOU DIG SERVICES LTD. USED UNDER LICENSE.

DRAWING REGISTER		
NUMBER	NAME	REVISION
SW001	COVER SHEET	F
SW010	BASEMENT-02 FLOOR PLAN, NOTES & DETAILS	F
SW020	BASEMENT-01 FLOOR PLAN, NOTES & DETAILS	F
SW030	GROUND FLOOR PLAN, NOTES & DETAILS (1/2)	F
SW031	GROUND FLOOR PLAN, NOTES & DETAILS (2/2)	F
SW032	OSD BASIN, NOTES & DETAILS	F
ER001	EROSION AND SEDIMENT CONTROL PLAN (1/2)	F
ER002	EROSION AND SEDIMENT CONTROL PLAN (2/2)	F

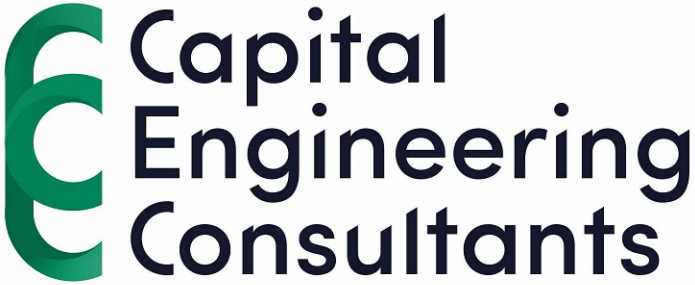
LEGEND:

● DP	DOWNPIPE		eSMH	EXISTING SEWER MANHOLE
	STORMWATER LINE			EXISTING JUNCTION PIT
	STORMWATER LINE DRAINING TO RWT			EXISTING KERB INLET PIT
— OF —	OVER FLOW PIPE		eTEL	EXISTING TELSTRA PIT
— — — SSD —	SUBSOIL LINE		eHYD	EXISTING HYDRANT
— — — e —	EXISTING STORMWATER LINE		eSV	EXISTING STOP VALVE
— — — S —	AUTHORITY SEWER LINE		eGAS	EXISTING GAS VALVE
— — — W —	AUTHORITY WATER LINE		ePP	EXISTING POWER POLE
— G — G —	AUTHORITY GAS LINE			EXISTING GRATED SURFACE INLET PIT
— — — — E —	AUTHORITY ELECTRICITY LINE		FF	FIRST FLUSH
— FO — FO — FO —	AUTHORITY FIBRE OPTIC LINE		RWO	RAINWATER OUTLET
— — — TEL —	AUTHORITY COMMS LINE		CO	CLEAR OUT POINT
	SEDIMENT FENCE		DDO	DISH DRAIN OUTLET
	GRATED SURFACE INLET PIT		PD	PLANTER DRAIN
	GRATED SURFACE INLET PIT WITH OCEANGUARD INSERT			CAPPING
	SEALED JUNCTION PIT		RH	RAINHEAD
	PROPOSED KERB INLET PIT		SP	DOWNPIPE SPREADER
	GRATED TRENCH DRAIN			WARNING LIGHT
	RAINWATER RE-USE TANK		144.37	SPOT LEVELS
	PROPOSED RETAINING WALL		▲	BENCHMARK
		OPF 		OVERLAND FLOW PATH

PROPOSED RESIDENTIAL DEVELOPMENT

7-11 NORFOLK ST, INGELBURN NSW 2565

Scale 1:100 @ A1 Date 19/08/2025 Drawn J.M. Design J.M. Approved P.E.

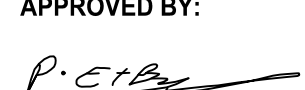


9630 0121
8 Buller Street, North Parramatta, NSW 2151
www.cec-au.com

F	ISSUED FOR DA APPROVAL	J.M.	P.C.	19/08/2025
E	ISSUED FOR DA APPROVAL	P.C.	P.C.	07/08/2025
D	ISSUED FOR DA APPROVAL	J.M.	P.C.	10/07/2025
C	ISSUED FOR DA APPROVAL	J.M.	M.W.	12/12/2024
B	ISSUED FOR DA APPROVAL	J.M.	M.W.	04/12/2024
A	ISSUED FOR DA APPROVAL	J.M.	P.C.	30/08/2024
Rev	Description	By	Chk	Date

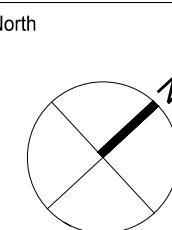
Architect
CLEY STUDIO
428 SWAIN STREET RICHMOND
MELBOURNE 3101 AUSTRALIA
ca@cleystudio.com.au
+61 (0)7605 6299
www.cleystudio.com.au



FOR COUNCIL / CONSTRUCTION CERTIFICATE ISSUE
APPROVED BY:  DATE: 19/08/2025
PAUL EL-BAYEH
B.E. (Civil), M.E. (Structural & Foundation),
REASit, CPEng No. 3132140, NER, RPES.

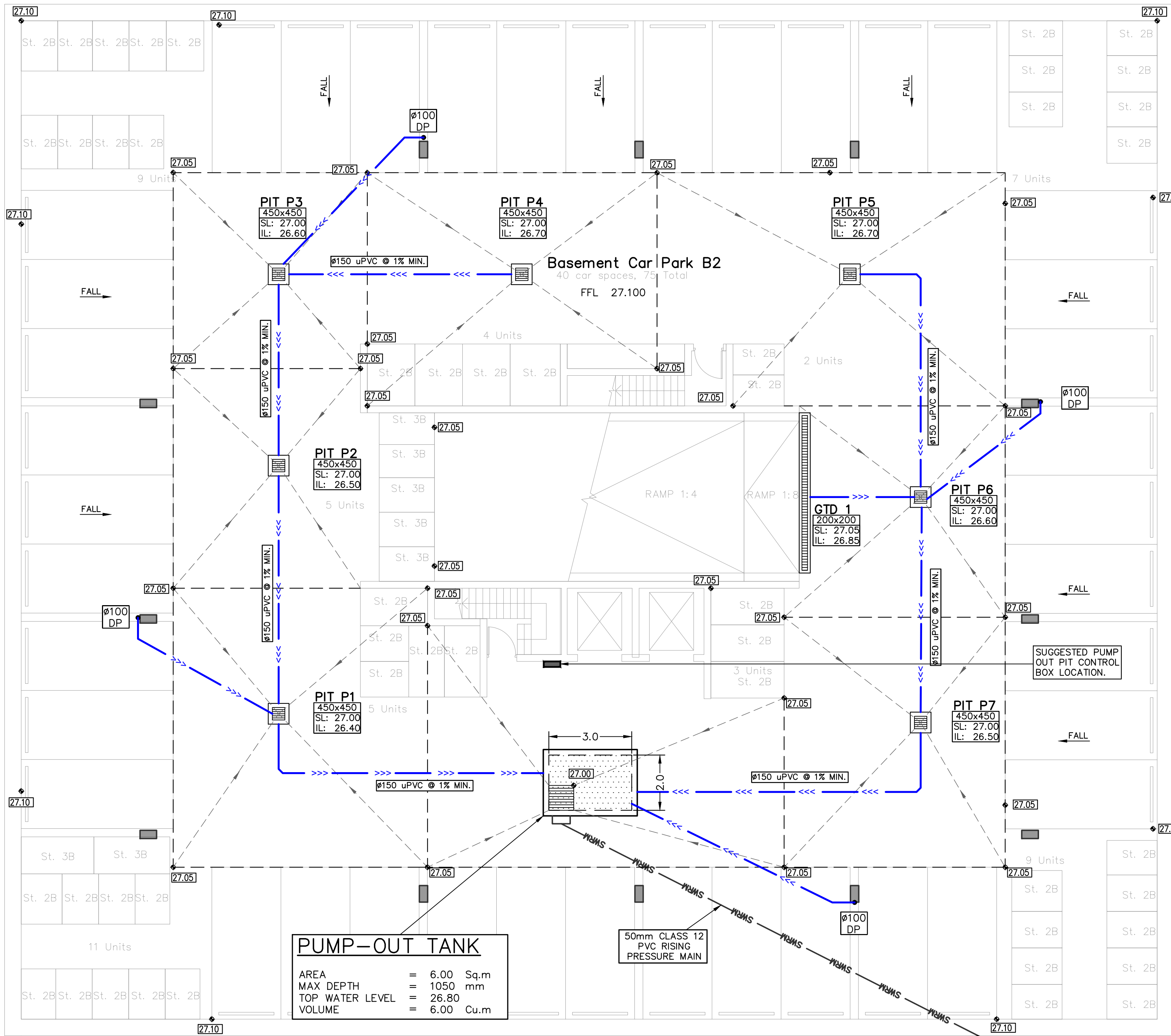


FOR COUNCIL / CONSTRUCTION CERTIFICATE ISSUE	Title
STORMWATER LAYOUT PLAN COVER SHEET	
Project Number SW24277 Drawing Number SW001	Revision F



DO NOT SCALE DRAWING. USE FIGURED DIMENSIONS ONLY

A1 0 10 20 30 40 50 60 70 80 90 100



PUMP-OUT TANK			
AREA	=	6.00	Sq.m
MAX DEPTH	=	1050	mm
TOP WATER LEVEL	=	26.80	
VOLUME	=	6.00	Cu.m

STORMWATER LAYOUT PLAN
BASEMENT-02 FLOOR
SCALE 1:100

PUMP TO BE USED (IN ACCORDANCE WITH AS/NZS 3500.3 A 1.86L/S PUMP IS REQUIRED AT MINIMUM)

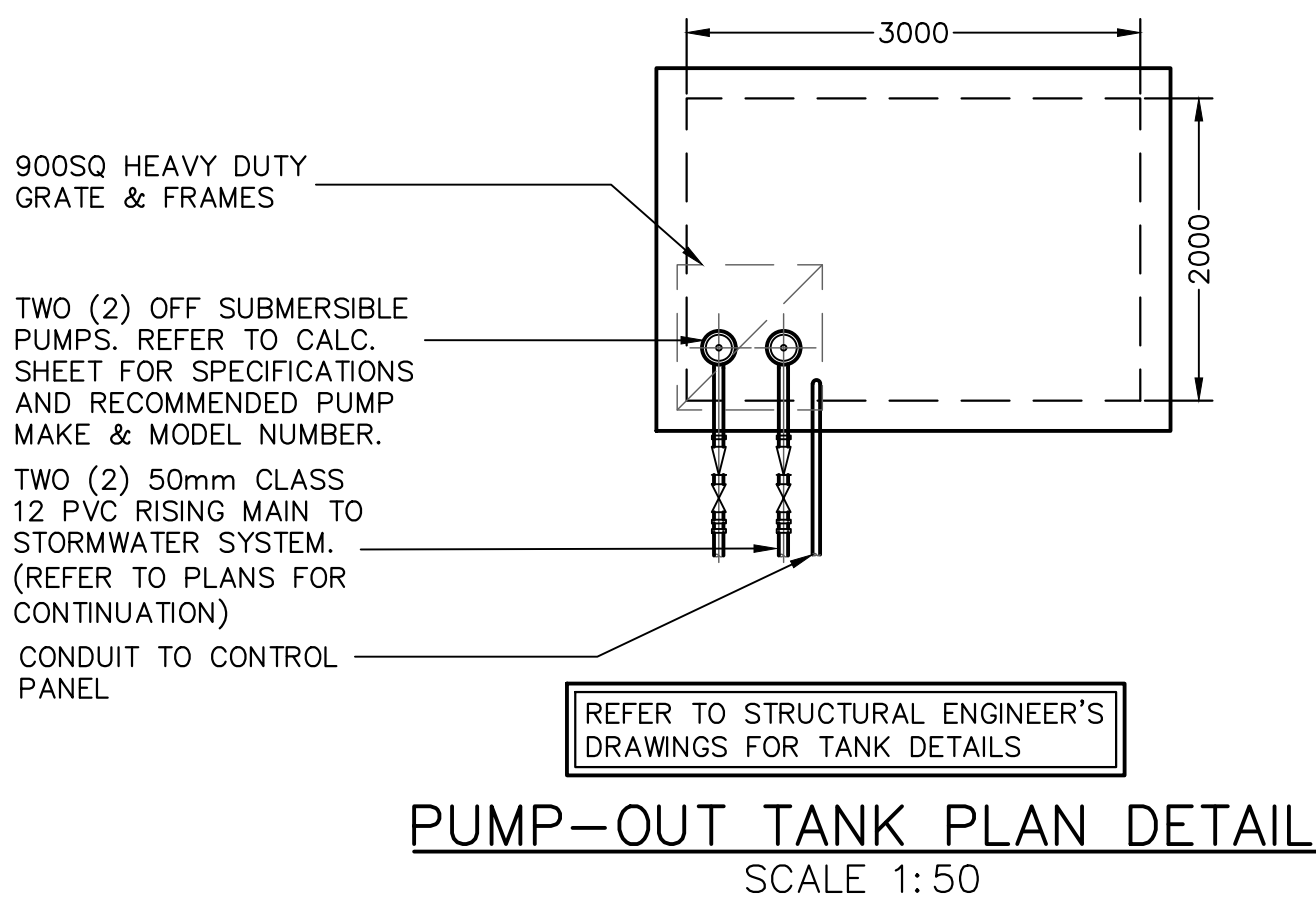
Type	Output		Outlet		Rated		Maximum		Weigh	Dimension		
	HP	kW	mm	Inch	Head Capacity	Head	Capacity	Capacity		L(mm)	W(mm)	H(mm)
KS-03	1/3	0.25	40	1 1/2"	3	130	8	180	9	188	141	305
KS-04	1/2	0.4	50	2"	5	150	8	220	11	208	140	359
KS-05	1/2	0.4	50	2"	5	160	10	260	14	230	156	375
KS-08	1	0.75	50	2"	6	240	13	380	21	290	180	425
KS-20	2	1.5	80	3"	10	300	16	600	31	278	182	475
KS-30	3	2.2	80	3"	10	500	18	800	42	390	250	450
KS-50	5	3.7	100	4"	10	800	21	1100	48	450	240	530
KS-75	7 1/2	5.6	100	4"	15	800	23	1300	60	550	310	590
KS-100	10	7.5	150	6"	18	900	25	1600	70	550	310	610



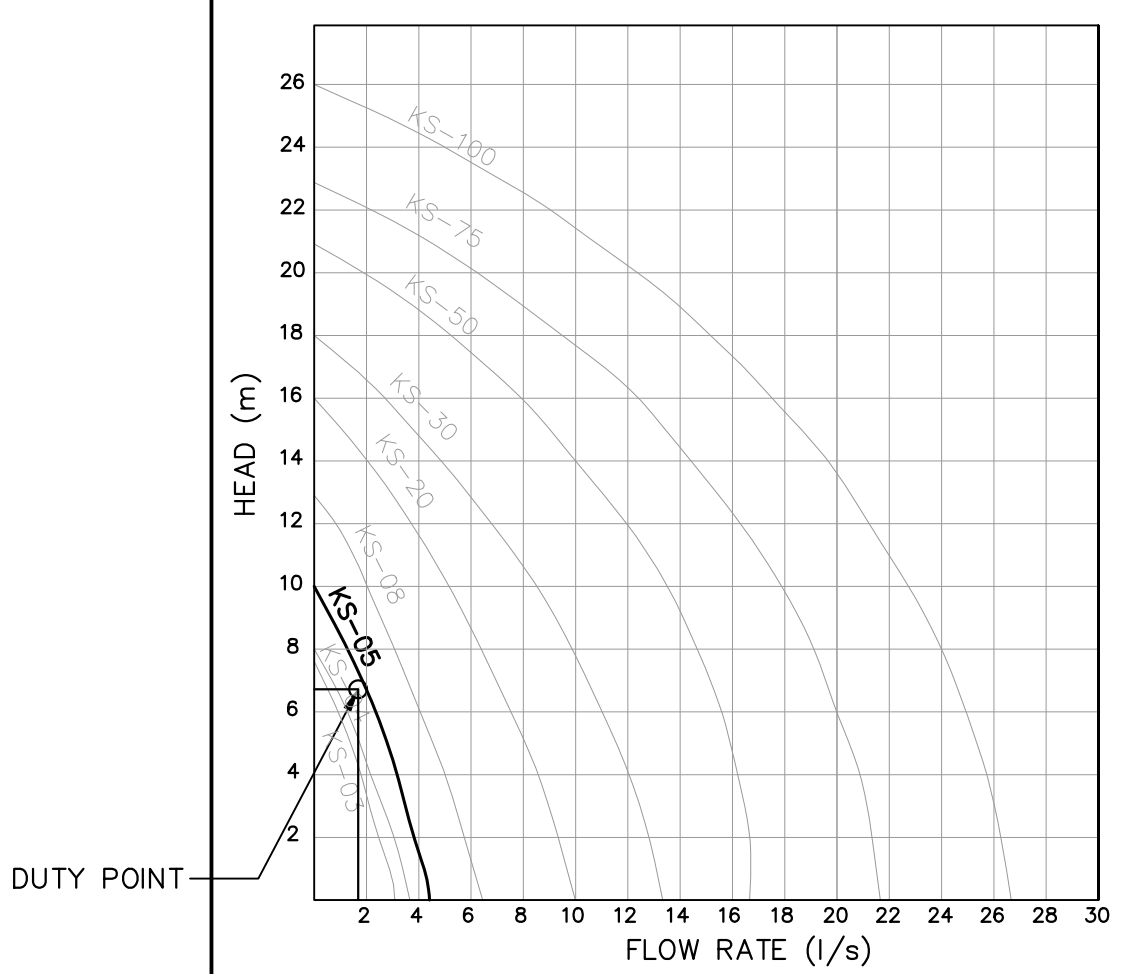
CONFINED SPACE SIGN DETAIL
SCALE 1:20

WARNING
PUMP OUT SYSTEM
FAILURE IN BASEMENT
WHEN LIGHT IS
FLASHING AND
SIREN SOUNDING

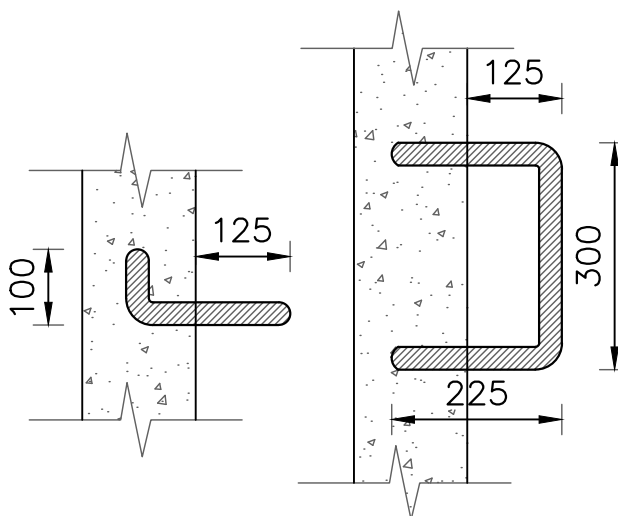
PUMP-OUT WARNING SIGN DETAIL
SCALE 1:20



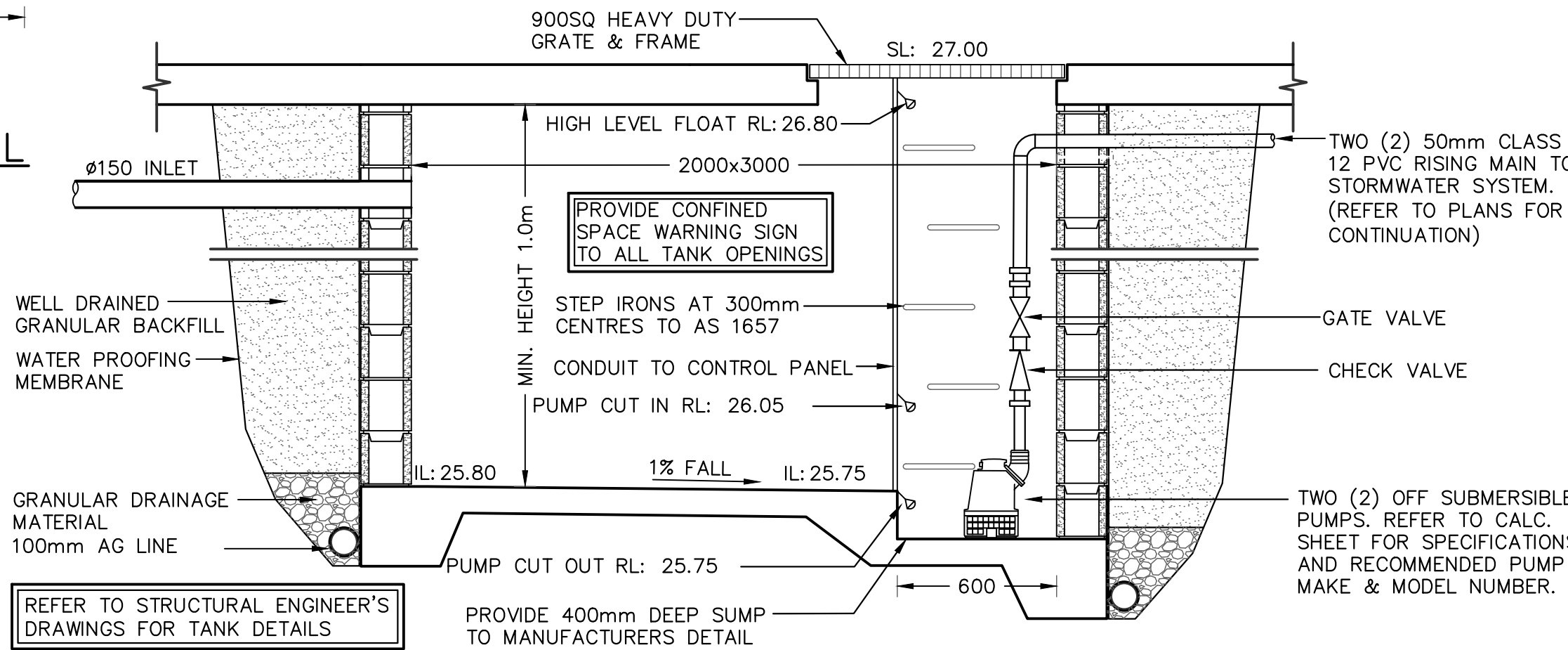
PUMP PERFORMANCE CURVES:



PUMP MAKE & MODEL DETAILS
SCALE N.T.S.



STEP IRON DETAIL
SCALE: 1:10



PUMP-OUT TANK SECTION DETAIL
SCALE N.T.S.

STANDARD PUMP OUT DESIGN NOTES:

THE PUMP OUT SYSTEM SHALL BE DESIGNED TO BE OPERATED IN THE FOLLOWING MANNER: -

- THE PUMPS SHALL BE PROGRAMMED TO WORK ALTERNATELY TO ALLOW BOTH PUMPS TO HAVE AN EQUAL OPERATION LOAD AND PUMP LIFE.
- A FLOAT SHALL BE PROVIDED TO ENSURE THAT THE MINIMUM REQUIRED WATER LEVEL IS MAINTAINED WITHIN THE SUMP AREA OF THE BELOW GROUND TANK. IN THIS REGARD THIS FLOAT WILL FUNCTION AS AN OFF SWITCH FOR THE PUMPS AT THE MINIMUM WATER LEVEL. THE SAME FLOAT SHALL BE SET TO TURN ONE OF THE PUMPS ON UPON THE WATER LEVEL IN THE TANK RISING TO APPROXIMATELY 300MM ABOVE THE MINIMUM WATER LEVEL. THE PUMP SHALL OPERATE UNTIL THE TANK IS DRAINED TO THE MINIMUM WATER LEVEL.
- A SECOND FLOAT SHALL BE PROVIDED AT A HIGH LEVEL, WHICH IS APPROXIMATELY THE ROOF LEVEL OF THE BELOW GROUND TANK. THIS FLOAT SHALL START THE OTHER PUMP THAT IS NOT OPERATING AND ACTIVATE THE ALARM.
- AN ALARM SYSTEM SHALL BE PROVIDED WITH A FLASHING STROBELIGHT AND A PUMP FAILURE WARNING SIGN WHICH ARE TO BE LOCATED AT THE DRIVEWAY ENTRANCE TO THE BASEMENT LEVEL. THE ALARM SYSTEM SHALL BE PROVIDED WITH A BATTERY BACK-UP IN CASE OF POWER FAILURE.
- A CONFINED SPACE DANGER SIGN SHALL BE PROVIDED AT ALL ACCESS POINTS TO THE PUMP OUT STORAGE TANK IN ACCORDANCE WITH THE CAMBELLTOWN DEVELOPMENT CONTROL PLAN 2009.

KEY NOTES:

INSTALL STEP IRONS FOR EASE OF ACCESS DURING MAINTENANCE OF PUMP OUT CONTROL PIT TO COUNCIL SATISFACTION.

INSTALL CONFINED SPACE SIGN ABOVE PUMP OUT PIT FOR PUBLIC AWARENESS AND WARNING.

ALL STORMWATER PIPES ARE 150mm uPVC AND SLOPING @ 1.0% U.N.O (TYP).

ALL BUILDING AND HYDRAULIC SERVICES TO BE PROPERLY CO-ORDINATED WITH STORMWATER PIPES AND ENSURE NO CLASHES ARE PRESENT DURING CONSTRUCTION (TYP).

STORMWATER PIPE ARRANGEMENT TO BE CO-ORDINATED WITH STRUCTURAL SLAB AND BEAMS WHERE REQUIRED (TYP).

PUMP STORAGE CALCS:

TOTAL STORAGE:

100yr 12hr ARI STORM= 170 mm
CATCHMENT AREA= 0m²

V=Axd
=0x(170/1000)
=0m³ REQUIRED
=6.00m³ PROVIDED

PUMP-OUT VOLUME REQUIRED = 5.27 m³
PUMP-OUT VOLUME PROVIDED = 6.00m³

PUMP DISCHARGE RATE WAS DESIGNED FOR THE 100yr 5 MIN STORM:

Q=CIA/3600
=1.0x216x31/3600
=1.86/s REQUIRED @ 7.50 m OF HEAD

RECOMMENDED PUMP: DUAL SABRE MODEL NO. KS-05 PUMPS WITH 50mm PVC CLASS 12 OUTLETS.

PROPOSED RESIDENTIAL DEVELOPMENT 7-11 NORFOLK ST, INGELBURN NSW 2565

Scale 1:100 @ A1 Date 19/08/2025 Drawn J.M. Design J.M. Approved P.E.



9630 0121
8 Buller Street, North Parramatta, NSW 2151
www.cec-au.com

Rev	Description	By	Chk	Date
F	ISSUED FOR DA APPROVAL	J.M.	P.C.	19/08/2025
E	ISSUED FOR DA APPROVAL	P.C.	P.C.	07/08/2025
D	ISSUED FOR DA APPROVAL	J.M.	P.C.	10/07/2025
C	ISSUED FOR DA APPROVAL	J.M.	M.W.	12/12/2024
B	ISSUED FOR DA APPROVAL	J.M.	M.W.	04/12/2024
A	ISSUED FOR DA APPROVAL	J.M.	P.C.	30/08/2024

Architect
CLEY STUDIO
435 SWAN STREET RICHMOND
MELBOURNE 3121 AUSTRALIA
c@cleystudio.com.au
+61 (0) 7050 6299
www.cleystudio.com.au



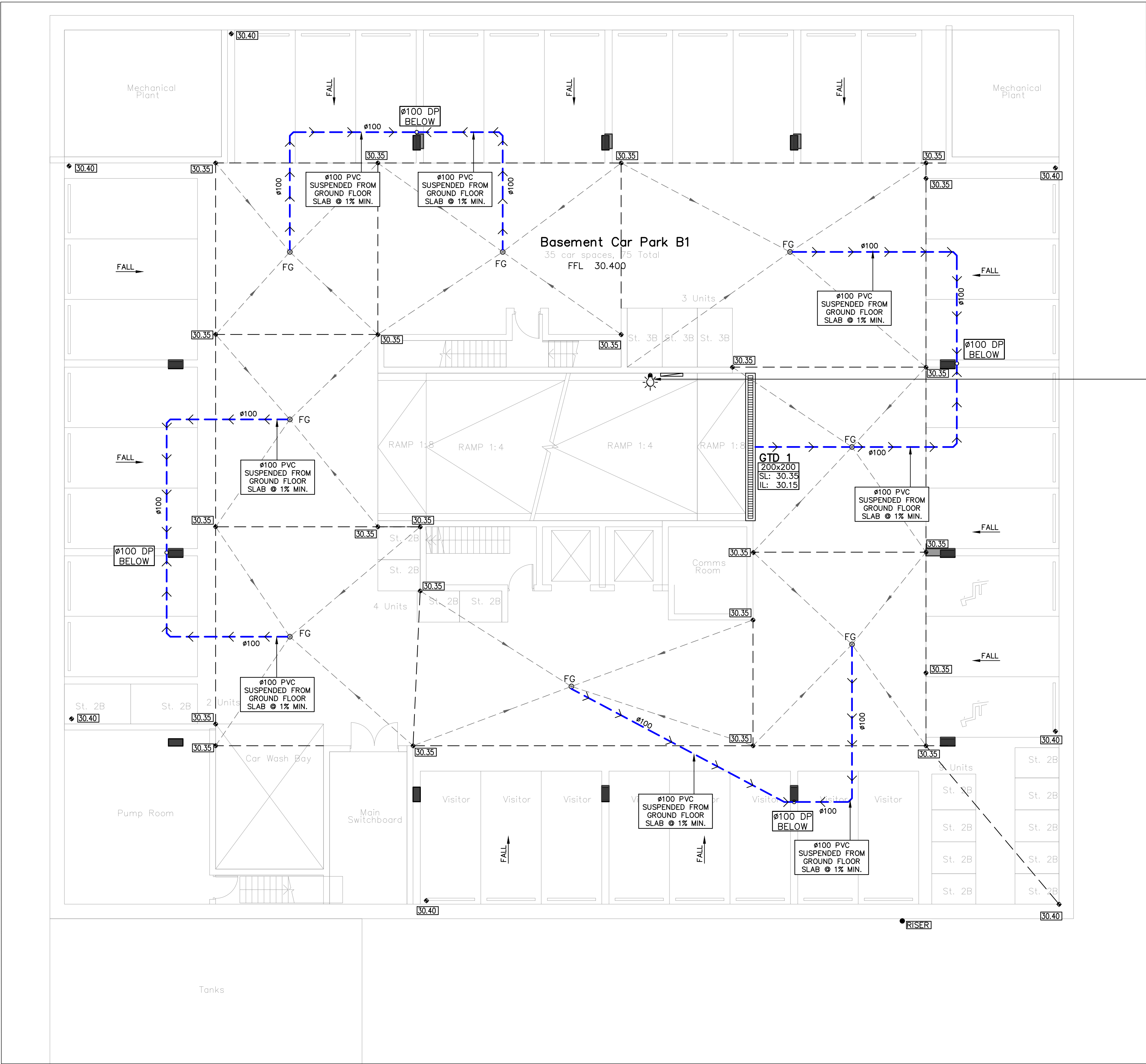
FOR COUNCIL / CONSTRUCTION CERTIFICATE ISSUE
APPROVED BY: P. EL-BAYEH
PAUL EL-BAYEH
B.E. (CIVIL), M.E. (Structural & Foundation),
REANUT, CPENG No. 3132140, NER, RPFO.

DATE:
19/08/2025



FOR COUNCIL APPROVAL ONLY (CONCEPT)
Title
STORMWATER LAYOUT PLAN
BASEMENT-02 FLOOR PLAN,
NOTES & DETAILS

DO NOT SCALE DRAWING, USE FIGURED DIMENSIONS ONLY
North
Project Number
SW24277
Drawing Number
SW010
Revision
F



LEGEND:	
	100mm uPVC SUSPENDED BENEATH SLAB (UNO)
	PVC STORMWATER LINE IN TRENCH (REFER TO PLAN)
	DOWNPIPE ON CURRENT LEVEL
	DOWNPIPE ON LEVEL BELOW
	COLUMN ON CURRENT LEVEL
	COLUMN ON LEVEL BELOW
	FLOOR GRATE
	PLANTER GRATE

STORMWATER LAYOUT PLAN
BASEMENT-01 FLOOR
SCALE 1:100

PROPOSED RESIDENTIAL DEVELOPMENT
7-11 NORFOLK ST, INGELBURN NSW 2565

Scale 1:100 @ A1 Date 19/08/2025 Drawn J.M. Design J.M. Approved P.E.



9630 0121
8 Buller Street, North Parramatta, NSW 2151
www.cec-au.com

Rev	Description	By	Chk	Date
F	ISSUED FOR DA APPROVAL	J.M.	P.C.	19/08/2025
E	ISSUED FOR DA APPROVAL	P.C.	P.C.	07/08/2025
D	ISSUED FOR DA APPROVAL	J.M.	P.C.	10/07/2025
C	ISSUED FOR DA APPROVAL	J.M.	M.W.	12/12/2024
B	ISSUED FOR DA APPROVAL	J.M.	M.W.	04/12/2024
A	ISSUED FOR DA APPROVAL	J.M.	P.C.	30/08/2024

Architect
CLEY STUDIO
438 SWAN STREET RICHMOND
MELBOURNE 3121 AUSTRALIA
ca@cleystudio.com.au
+61 (0) 7055 5279
www.cleystudio.com.au



FOR COUNCIL / CONSTRUCTION CERTIFICATE ISSUE
APPROVED BY: P. EL-BAYEH
PAUL EL-BAYEH
B.E. (CIVIL), M.E. (Structural & Foundation),
FEAust, CPEng No. 3132140, NER, RPSC.

DATE:
19/08/2025



FOR COUNCIL APPROVAL ONLY (CONCEPT)

STORMWATER LAYOUT PLAN
BASEMENT-01 FLOOR PLAN,
NOTES & DETAILS

DO NOT SCALE DRAWING, USE FIGURED DIMENSIONS ONLY

North	Project Number SW24277	Revision
	Drawing Number SW020	F

SAG PIT (GTD 3)
CALCULATIONS:

RUNOFF COLLECTED BY GTD3&4 AND DIRECTED TO THE OSD

TOTAL CONTRIBUTING CATCHMENTS AREA= 127m²

USING RATIONAL METHOD; Q = CIA/3600

RATIONAL METHOD RUNOFF CALCULATION	
Design Storm ARI	= 100 years
Rainfall Intensity (I ₃₀)	= 97.70 mm/hr
Selected Rainfall Intensity	= 216.00 mm/hr
Soil Type	= Clay
Multiplier Co-efficient	= 1.20
Coefficient (Pervious)	= 1.38
Coefficient (Roof)	= 1.00
Coefficient (Impervious)	= 0.90
Area of Roof Catchment (A)	= 0.00 m ²
Area of Hardstand Catchment (A)	= 127.00 m ²
Area of Pervious Catchment (A)	= 0.00 m ²
Runoff (Q)	= 6.86 l/s

THEREFORE;

Q = 6.86L/s

SAG PIT (GTD3) CAPACITY, Qi = Bf(1600)Pd^{1.5}

WHERE;

Bf = 0.2 (80% BLOCKAGE)
P = 1.77m (PERIMETER OF GTD)
d = 0.12 (MAX PONDING DEPTH)

Qi = 0.2(1600)x1.77x0.3^{1.5}
Qi = 23.54L/s

Qi > Q THEREFORE, OK.

PIPE CAPACITY AT 50% BLOCKAGE

Circular Section	
Diameter (D) =	0.15 m
Hydraulic Radius (Rh) =	0.038 m ² /m
Area =	0.018 m ²
Slope =	1%
n =	0.009
Capacity Q =	22.00 l/s
V =	1.24 l/s

Qp (PIPE CAPACITY) = 6.93 L/s

Qp > Q THEREFORE, OK

ALL RETAINING WALLS SHALL BE
CONSTRUCTED WHOLLY WITHIN THE
PROPERTY BOUNDARIES OF THE
SITE BEING DEVELOPED.

EXPOSED AREA DRAINED BY
GTD3 AND GTD4
AREA = 127 Sq.m

CONTRACTOR TO CONSTRUCT
SWALE ALONG REAR BOUNDARY TO
REDIRECT OVERLAND FLOW (REFER
TO DETAIL)

RETAINING WALL TO ACHIEVE
PROVIDED LEVELS.

ENSURE 200mm OPENING IN
PARTING FENCE TO ALLOW
WATER COLLECTED BY SWALE
TO PASS UNINTERRUPTED.

OSD BASIN
AREA = 82.50 Sq.m
MAX DEPTH. = 450 mm
TOP WATER LEVEL = 33.25
VOLUME PROVIDED = 28.05 Cu.m
OSD DISCHARGE = 45 L/s
ORIFICE DIAMETER = 140 mm
ORIFICE CENTRELINE = 32.20
OUTLET PIPE IL = 32.08

PROPOSED RESIDENTIAL DEVELOPMENT
7-11 NORFOLK ST, INGELBURN NSW 2565

Scale 1:100 @ A1 Date 19/08/2025 Drawn J.M. Design J.M. Approved P.E.

Capital
Engineering
Consultants

9630 0121
8 Buller Street, North Parramatta, NSW 2151
www.cec-au.com

STORMWATER LAYOUT PLAN
GROUND FLOOR
SCALE 1:100

Rev	Description	By	Chk	Date
F	ISSUED FOR DA APPROVAL	J.M.	P.C.	19/08/2025
E	ISSUED FOR DA APPROVAL	P.C.	P.C.	07/08/2025
D	ISSUED FOR DA APPROVAL	J.M.	P.C.	10/07/2025
C	ISSUED FOR DA APPROVAL	J.M.	M.W.	12/12/2024
B	ISSUED FOR DA APPROVAL	J.M.	M.W.	04/12/2024
A	ISSUED FOR DA APPROVAL	J.M.	P.C.	30/08/2024

Architect
CLEY STUDIO
435 SWAN STREET RICHMOND
MELBOURNE 3121 AUSTRALIA
c@cleystudio.com.au
+61 (0) 7050 6279
www.cleystudio.com.au

CLEY
STUDIO

FOR COUNCIL / CONSTRUCTION CERTIFICATE ISSUE
APPROVED BY: P. EL-BAYEH
PAUL EL-BAYEH
B.E. (CIVIL), M.E. (Structural & Foundation),
FEAust, CPEng No. 3132140, NER, RP02.

DATE:
19/08/2025

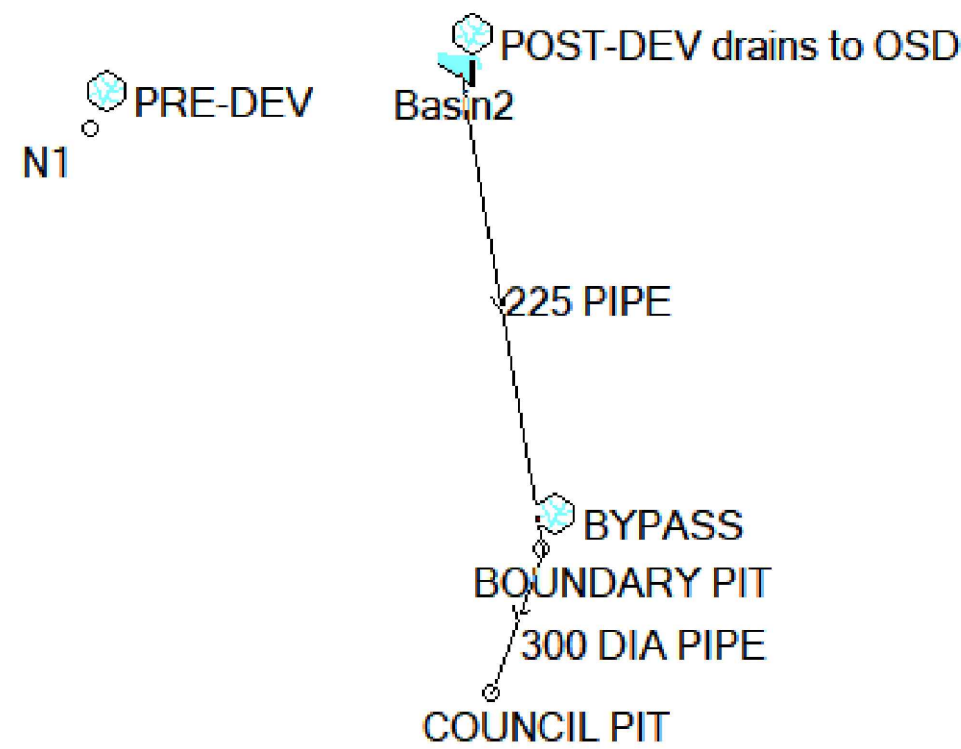
REGISTERED
NER
Engineers Australia

FOR COUNCIL APPROVAL ONLY (CONCEPT)

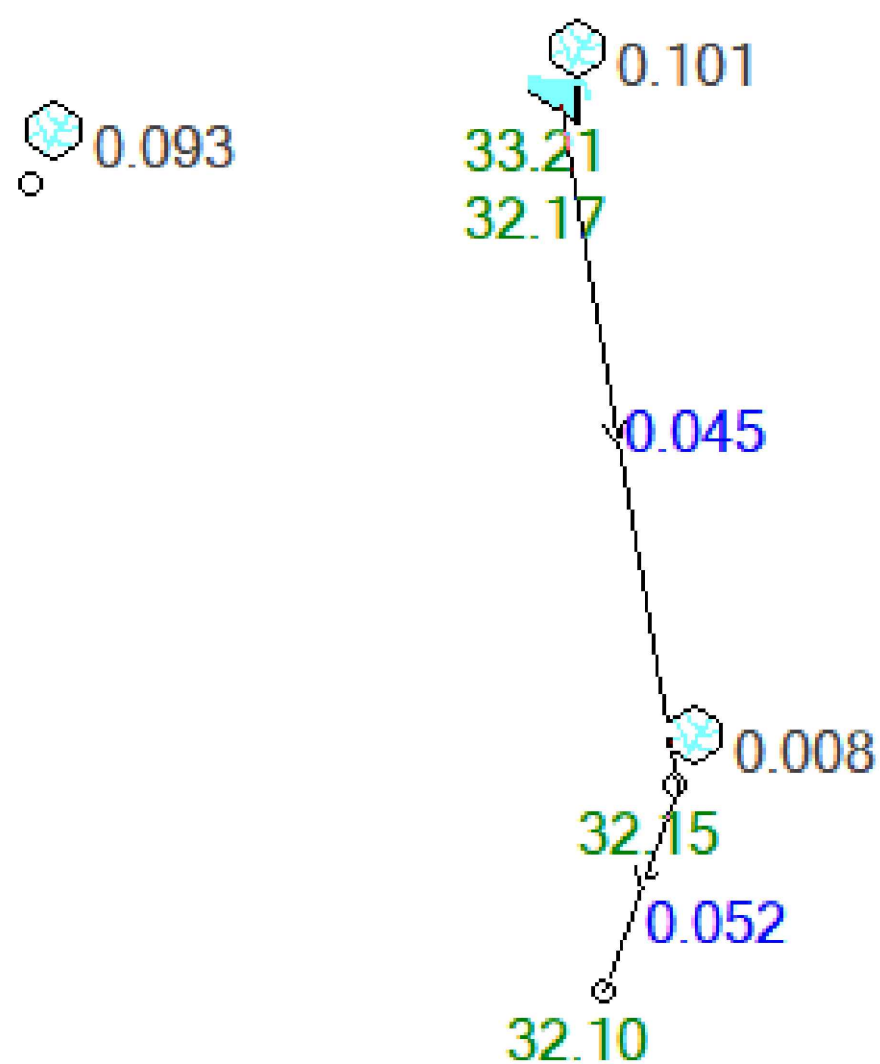
STORMWATER LAYOUT PLAN
GROUND FLOOR PLAN,
NOTES & DETAILS (1/2)

DO NOT SCALE DRAWING, USE FIGURED DIMENSIONS ONLY

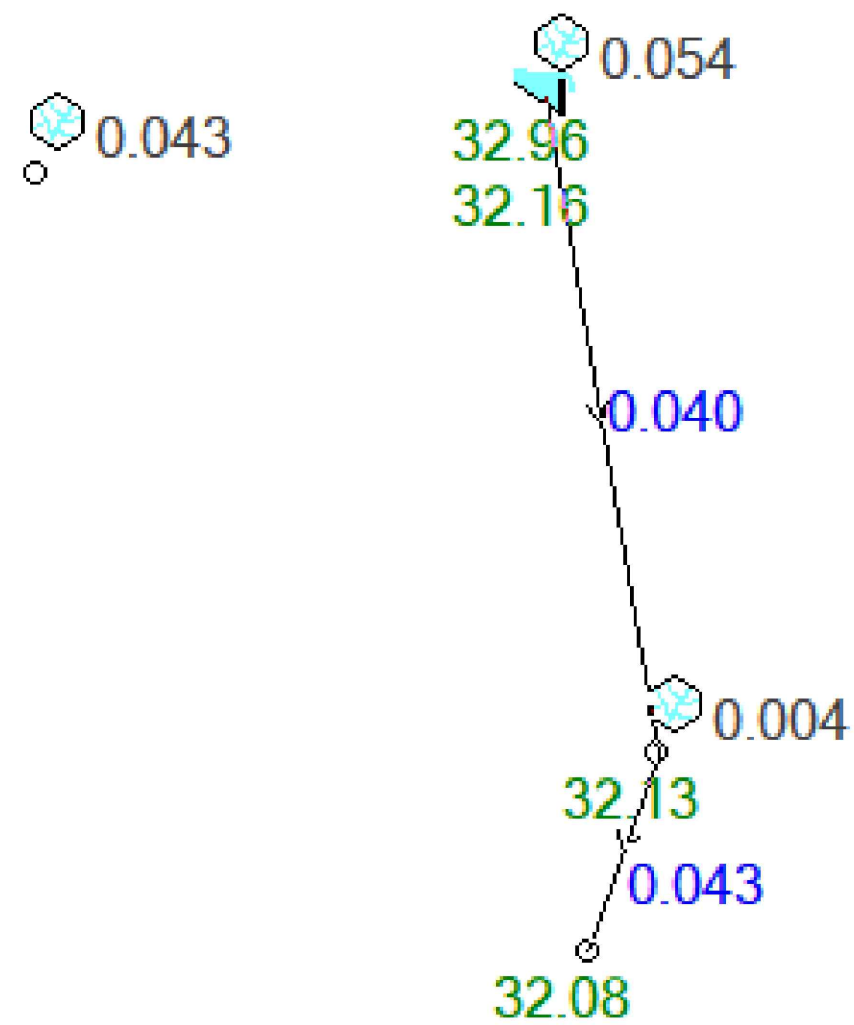
Project Number
SW24277
Drawing Number
SW030
Revision
F



DRAINS MODEL

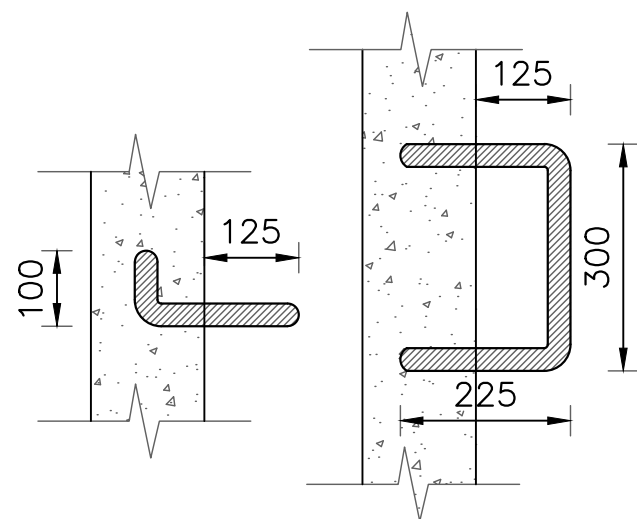


DRAINS MODEL – 1% AEP



DRAINS MODEL – 20% AEP

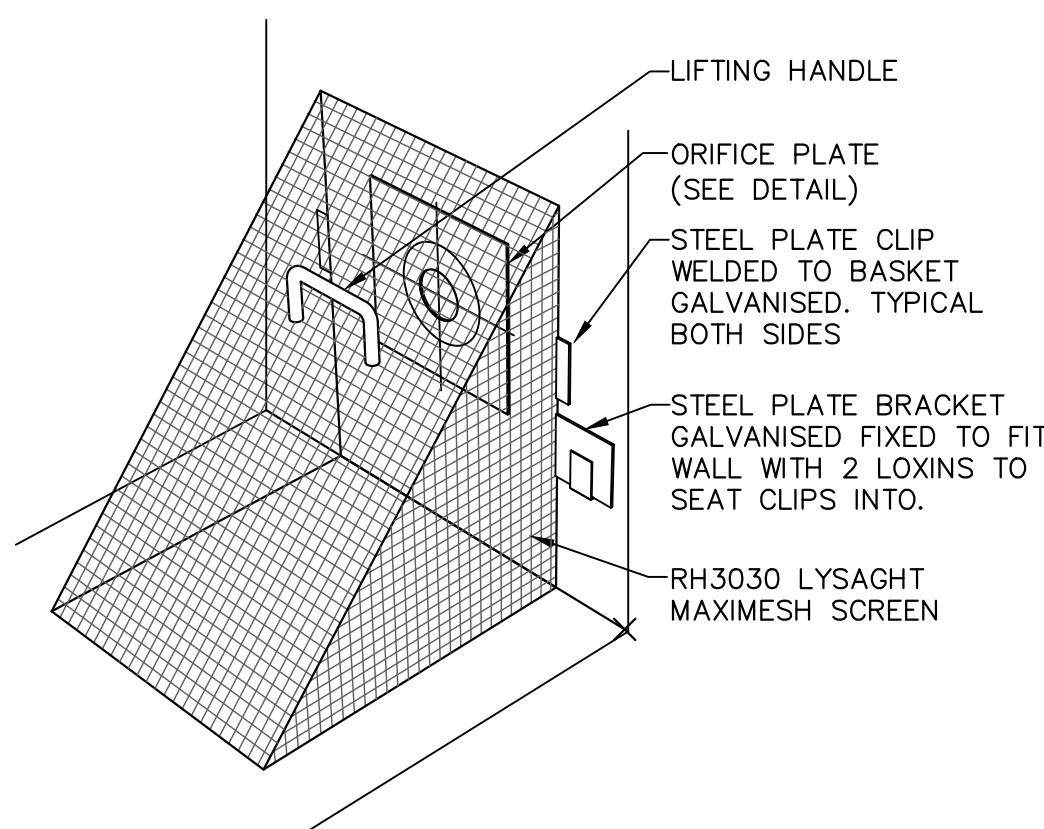
DRAINS RESULTS		
STORM (AEP)	PRE (L/s)	POST (L/s)
20%	43	43
1%	93	52



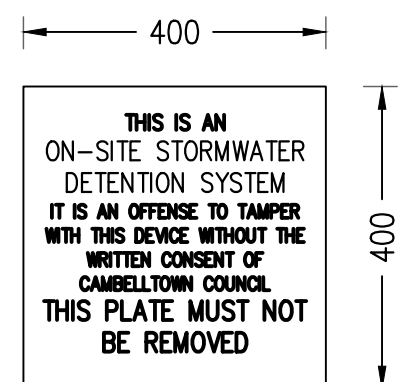
STEP IRON DETAIL
SCALE: 1:10



CONFINED SPACE SIGN
NOT TO SCALE



TRASH SCREEN DETAIL
NOT TO SCALE



OSD MARKER PLATE
SCALE: 1:10

OSD MARKER PLATE
SCALE: 1:10

OSD BASIN NOTES:

THE OSD STORAGE SYSTEM TO BE ABOVE GROUND AND LOCATED IN THE FRONTYARD, AS SHOWN.

ALL WALLS FORMING THE DETENTION BASIN SHALL BE CONSTRUCTED OF CONCRETE OR MASONRY AND WHOLLY WITHIN THE PROPERTY BOUNDARIES OF THE SITE BEING DEVELOPED.

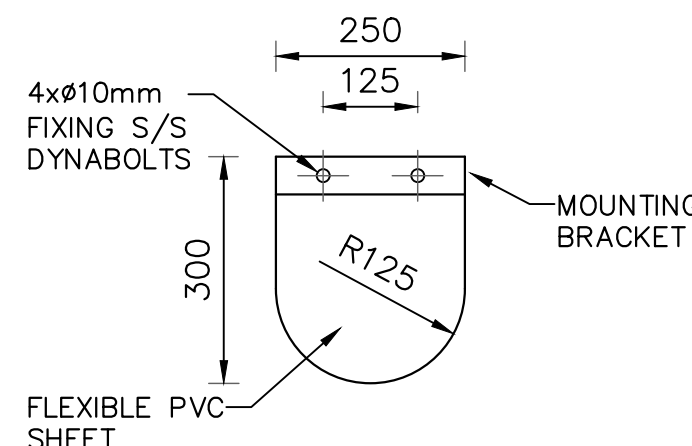
LANDSCAPED AREAS WITHIN OSD STORAGE BASINS ARE TO BE MULCHED WITH DECORATIVE ROCK MULCH OR SIMILAR APPROVED NON-FLOATABLE MATERIAL.

MINIMUM FREEBOARD OF 300mm HAS BEEN PROVIDED FOR HABITABLE FLOORS AND 100mm FOR NON HABITABLE FLOORS.

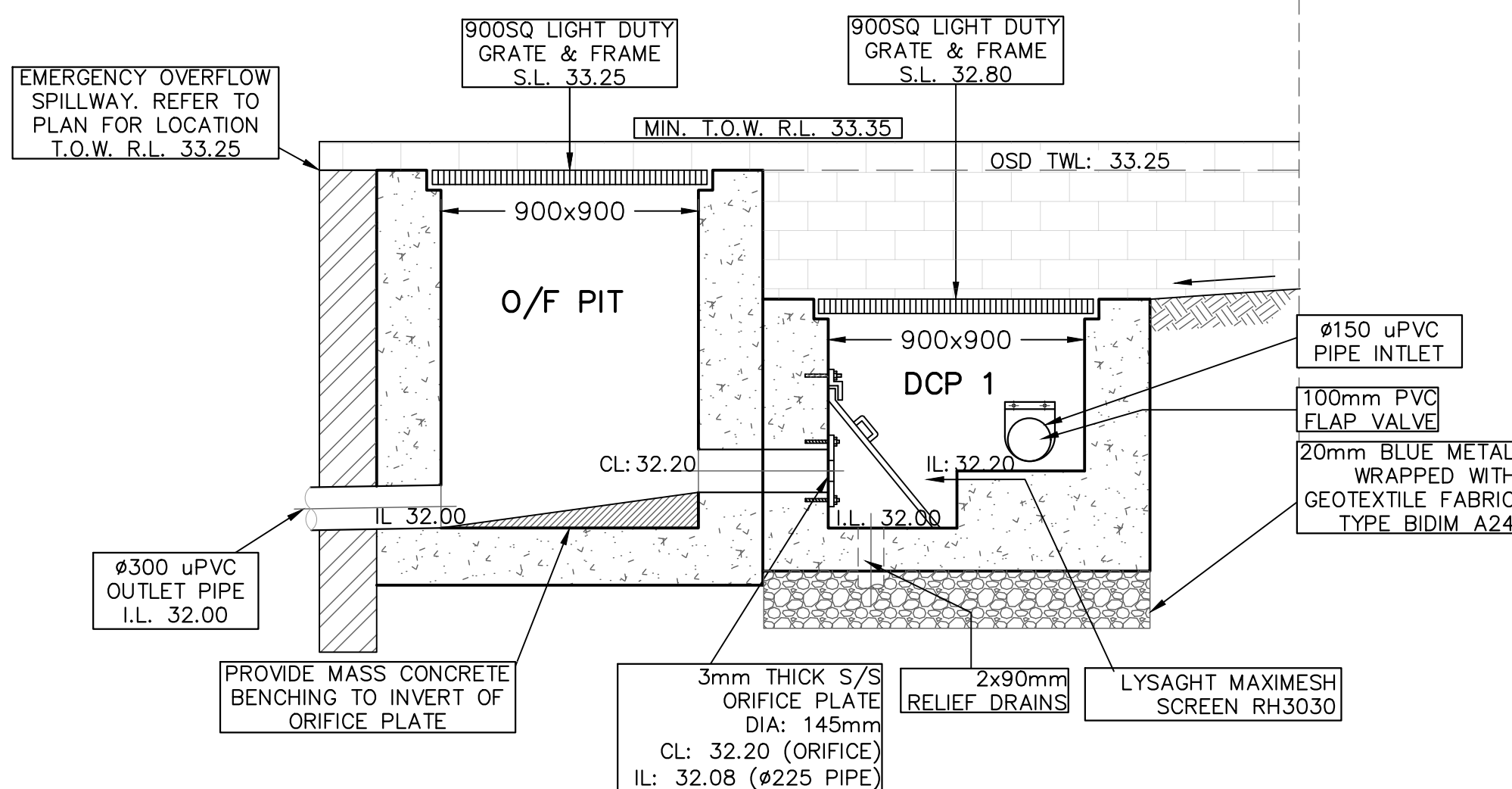
INSTALL OSD WARNING SIGN IN ABOVE GROUND BASIN AREA FOR PUBLIC AWARENESS AND WARNING.

OSD BASIN WALL TO BE COATED WITH WATER PROOFING MEMBRANE AS PER MANUFACTURERS SPECIFICATIONS.

PROVIDE SUBSOIL DRAINAGE WITHIN LANDSCAPED BASIN & BEHIND RETAINING WALLS TO PREVENT LONG TERM SATURATION DURING PROLONGED WET WEATHER (TYP).



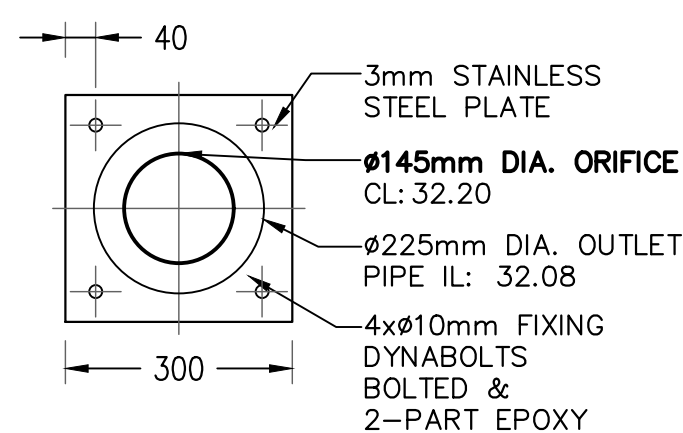
FLAP VALVE DETAIL
SCALE: 1:10



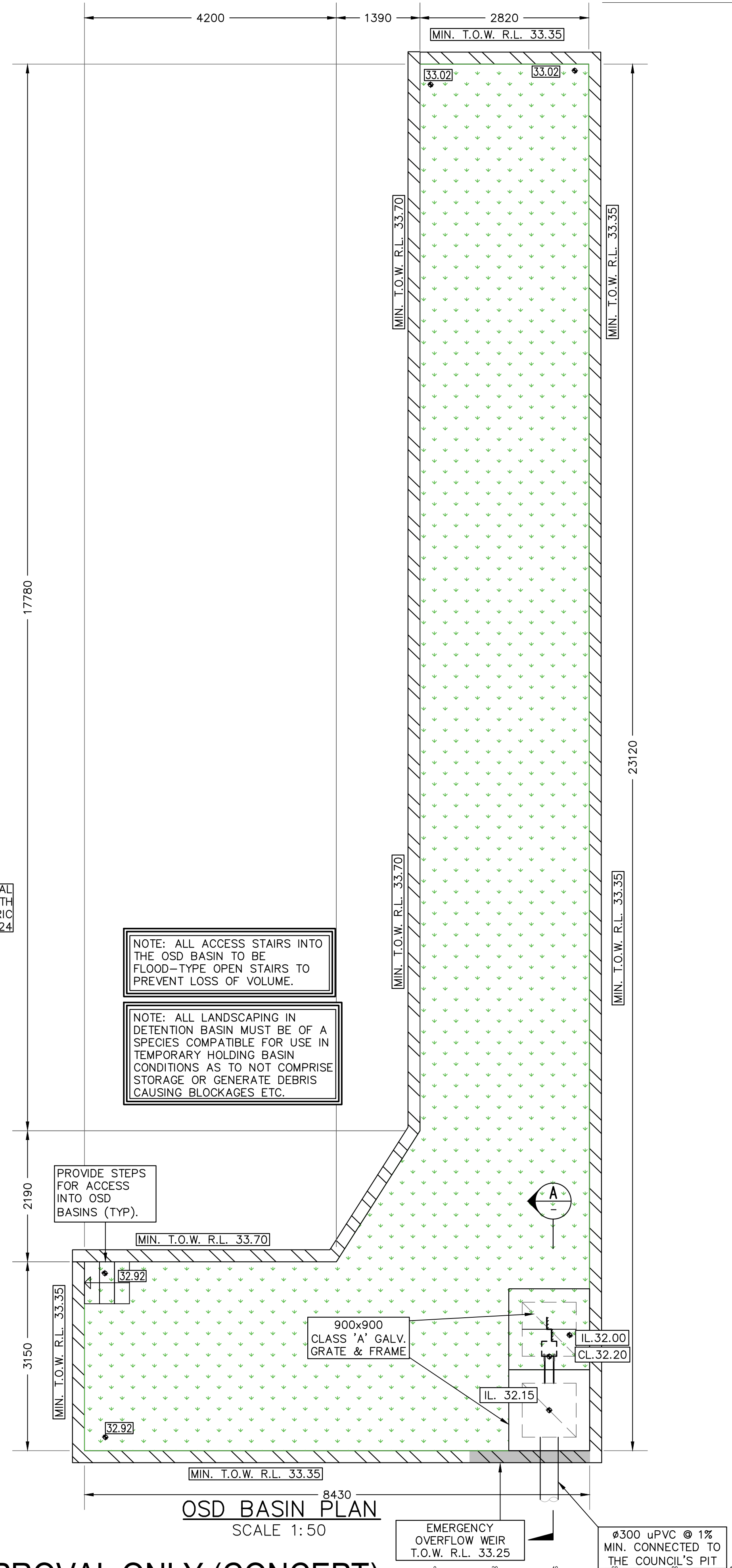
SECTION A
SCALE 1:20



OSD WARNING SIGN
NOT TO SCALE



OSD ORIFICE PLATE DETAIL
SCALE: 1:10



NOTE: ALL ACCESS STAIRS INTO THE OSD BASIN TO BE FLOOD-TYPE OPEN STAIRS TO PREVENT LOSS OF VOLUME.

NOTE: ALL LANDSCAPING IN DETENTION BASIN MUST BE OF A SPECIES COMPATIBLE FOR USE IN TEMPORARY HOLDING BASIN CONDITIONS AS TO NOT COMPRISE STORAGE OR GENERATE DEBRIS CAUSING BLOCKAGES ETC.

OSD BASIN PLAN
SCALE 1:50

FOR COUNCIL APPROVAL ONLY (CONCEPT)

PROPOSED RESIDENTIAL DEVELOPMENT
7-11 NORFOLK ST, INGELBURN NSW 2565

Scale 1:100 @ A1 Date 19/08/2025 Drawn J.M. Design J.M. Approved P.E.

Capital Engineering Consultants

9630 0121
8 Buller Street, North Parramatta, NSW 2151
www.cec-au.com

Rev	Description	By	Chk	Date
F	ISSUED FOR DA APPROVAL	J.M.	P.C.	19/08/2025
E	ISSUED FOR DA APPROVAL	P.C.	P.C.	07/08/2025
D	ISSUED FOR DA APPROVAL	J.M.	P.C.	10/07/2025
C	ISSUED FOR DA APPROVAL	J.M.	M.W.	12/12/2024
B	ISSUED FOR DA APPROVAL	J.M.	M.W.	04/12/2024
A	ISSUED FOR DA APPROVAL	J.M.	P.C.	30/08/2024

Architect
CLEY STUDIO
435 SWAN STREET RICHMOND
MELBOURNE 3121 AUSTRALIA
c@cleystudio.com.au
+61 3 7655 6279
www.cleystudio.com.au

CLEY STUDIO

FOR COUNCIL / CONSTRUCTION CERTIFICATE ISSUE
APPROVED BY: PAUL EL-BAYEH
DATE: 19/08/2025
REGISTERED ENGINEER

STORMWATER LAYOUT PLAN
OSD BASIN, NOTES & DETAILS

Project Number SW24277
Drawing Number SW032
Revision F

PROPOSED RESIDENTIAL DEVELOPMENT
7-11 NORFOLK ST, INGELBURN NSW 2565

Scale 1:100 @ A1 Date 19/08/2025 Drawn J.M. Design J.M. Approved P.E.



9630 0121
8 Buller Street, North Parramatta, NSW 2151
www.cec-au.com

F	ISSUED FOR DA APPROVAL	J.M.	P.C.	19/08/2025
E	ISSUED FOR DA APPROVAL	P.C.	P.C.	07/08/2025
D	ISSUED FOR DA APPROVAL	J.M.	P.C.	10/07/2025
C	ISSUED FOR DA APPROVAL	J.M.	M.W.	12/12/2024
B	ISSUED FOR DA APPROVAL	J.M.	M.W.	04/12/2024
A	ISSUED FOR DA APPROVAL	J.M.	P.C.	30/08/2024
Rev	Description	By	Chk	Date

Architect
CLEY STUDIO
435 SWAN STREET RICHMOND
MELBOURNE 3121 AUSTRALIA
ca@cleystudio.com.au
+61 (0) 7655 5279
www.cleystudio.com.au



FOR COUNCIL / CONSTRUCTION CERTIFICATE ISSUE
APPROVED BY:
PAUL EL-BAYEH
B.E. (Civil, M.E. (Structural & Foundation),
FE Aust, CPEng No. 3132148, NER, RPED,
DATE:
19/08/2025
REGISTERED
NER
Engineers Australia

Title
STORMWATER LAYOUT PLAN
EROSION & SEDIMENT CONTROL
PLAN, NOTES & DETAILS (1/2)

DO NOT SCALE DRAWING, USE FIGURED DIMENSIONS ONLY

North	Project Number SW24277	Revision
	Drawing Number ER001	F

EROSION CONTROL

BEFORE EARTHWORKS CAN COMMENCE THE EROSION & SEDIMENT CONTROL MEASURES MUST BE IN PLACE.

DURING THE CONSTRUCTION PERIOD, THESE CONTROL MEASURES WILL NEED TO BE INSPECTED & MAINTAINED REGULARLY, ESPECIALLY AFTER STORM EVENTS, BY THE CONTRACTOR.

ALL WORK IS TO BE CARRIED OUT TO PREVENT EROSION, CONTAMINATION & SEDIMENTATION OF THE STORAGE SITE, SURROUNDING AREAS & DRAINAGE SYSTEMS.

MINIMIZE DISTURBED AREA COVERED WITH NATURAL VEGETATION. ONLY THOSE AREAS DIRECTLY REQUIRED FOR CONSTRUCTION ARE TO BE DISTURBED.

ISOLATE EXISTING STORMWATER PITS WITH STRAW BALES OR SILT TRAPS TO FILTER ALL INCOMING FLOWS.

DO NOT STOCKPILE EXCAVATED MATERIAL ON THE ROAD WAY.

DIVERT CLEAN WATER FROM UNDISTURBED AREAS AROUND THE WORKING AREAS.

CONSTRUCTION ENTRY/EXIT SHALL BE VIA THE LOCATION NOTED ON THE DRAWING. CONTRACTOR SHALL ENSURE ALL DROPPABLE SOIL & SEDIMENT IS REMOVED PRIOR TO CONSTRUCTION TRAFFIC EXITING SITE. CONTRACTOR SHALL ENSURE ALL CONSTRUCTION TRAFFIC ENTERING AND LEAVING THE SITE DO SO IN A FORWARD DIRECTION.

ADOPT TEMPORARY MEASURES AS MAY BE NECESSARY FOR EROSION & SEDIMENT CONTROL, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

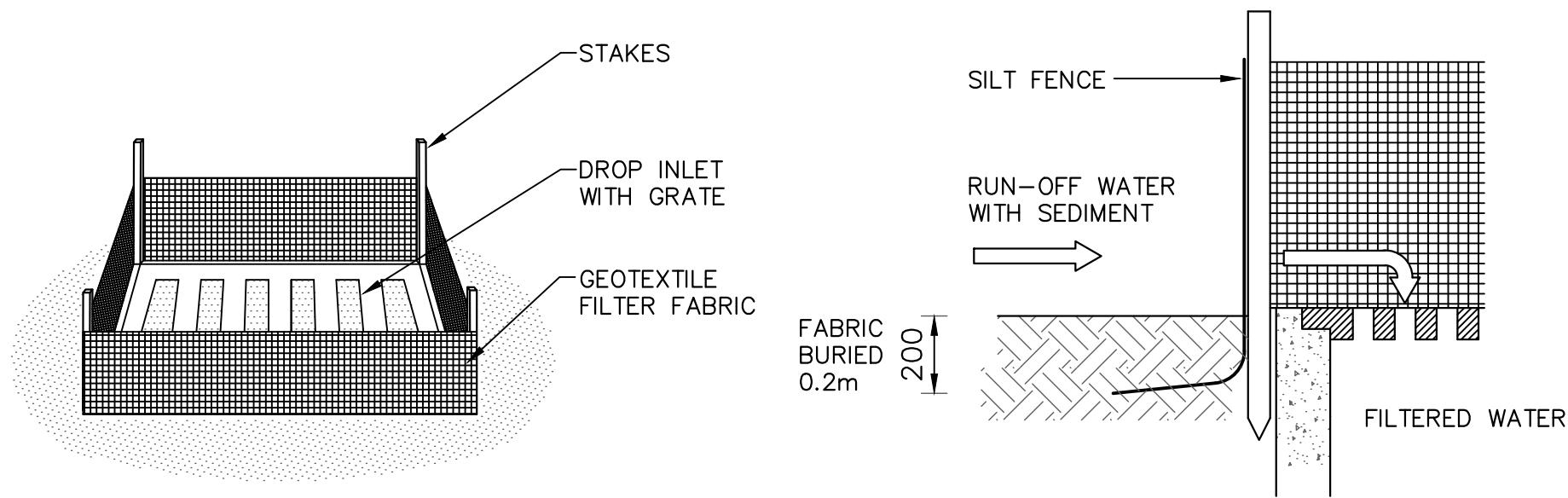
- DRAINS: TEMPORARY DRAINS AND CATCH DRAINS.
- SPREADER BANKS OR OTHER STRUCTURES: TO DISPERSE CONCENTRATED RUNOFF.
- SILT TRAPS: CONSTRUCTION AND MAINTENANCE OF SILT TRAPS TO PREVENT DISCHARGE OF SCOURED MATERIAL TO DOWNSTREAM AREAS.

AFTER RAIN, INSPECT, CLEAN, AND REPAIR IF REQUIRED, TEMPORARY EROSION & SEDIMENT CONTROL MEASURES.

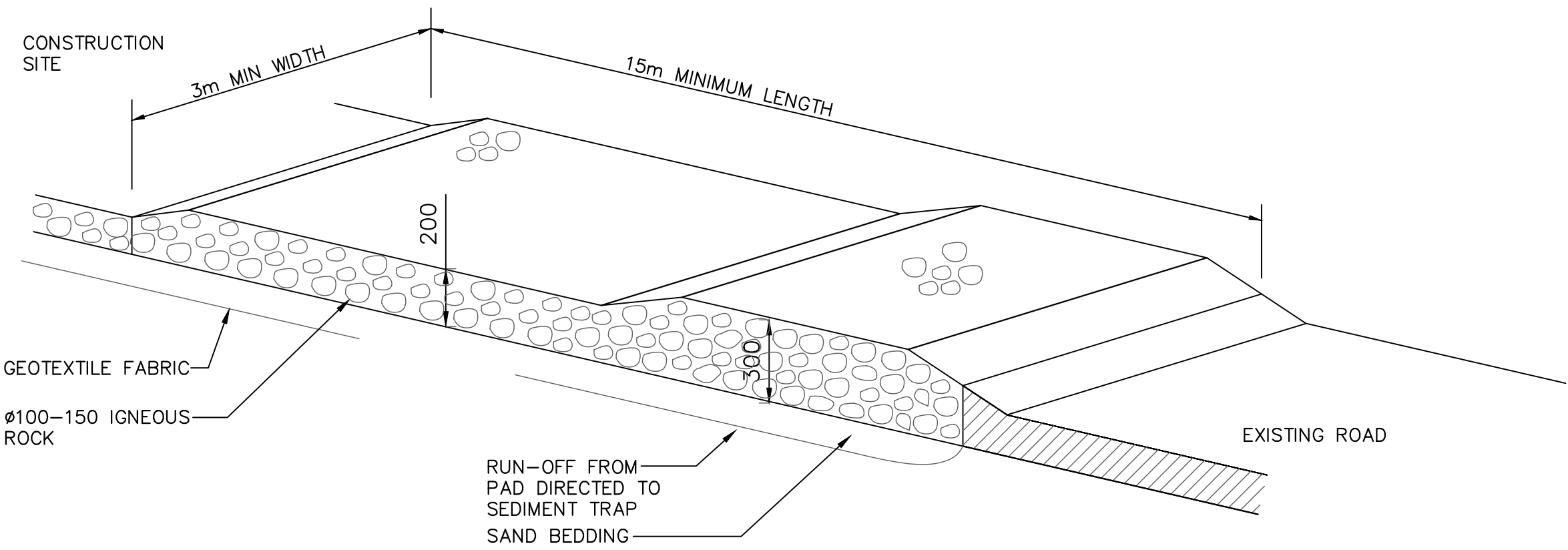
REMOVE TEMPORARY EROSION &SEDIMENT CONTROL MEASURES WHEN THEY ARE NO LONGER REQUIRED.

COMPLY WITH THE REQUIREMENTS OF LANDCOM'S MANAGING URBAN STORMWATER – SOIL AND CONSTRUCTION 'THE BLUE BOOK' LATEST EDITION

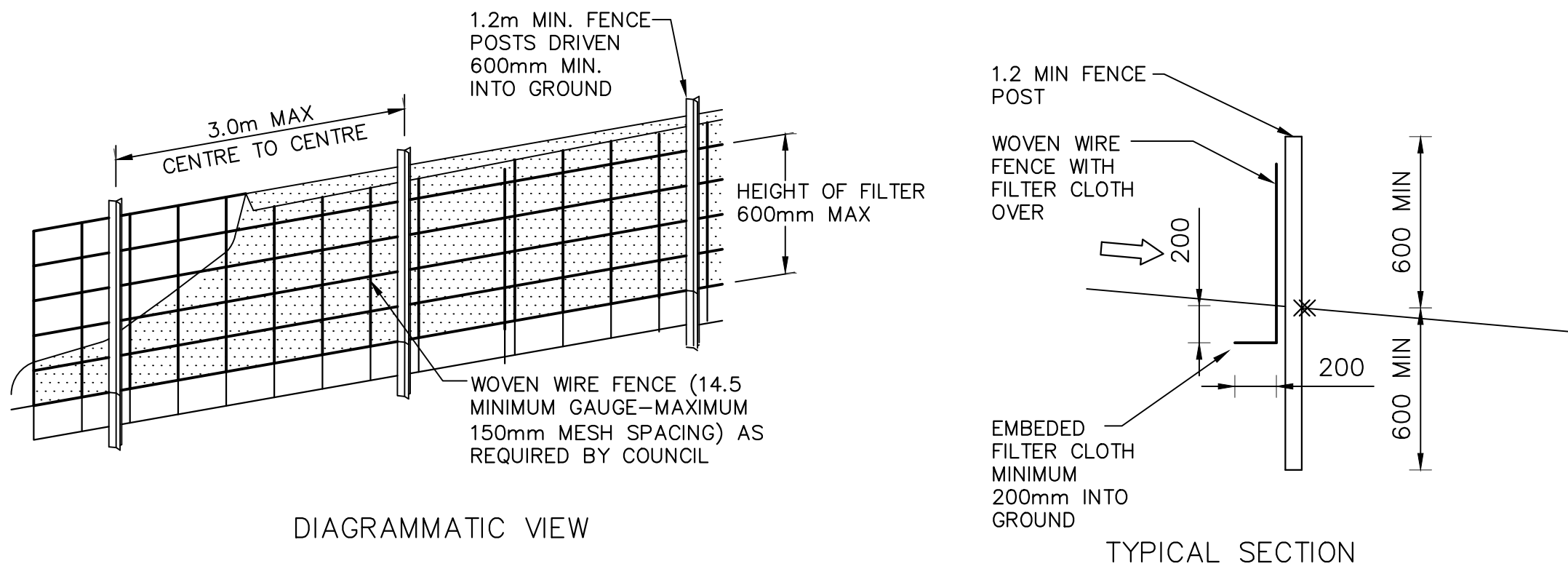
THE EROSION & SEDIMENT CONTROL PLAN PROVIDED IS ONLY INDICATIVE. THE CONTRACTOR SHOULD PREPARE A DETAILED ESCP SUITABLE FOR THE SPECIFIC SITE CONDITIONS



SUMP SEDIMENT TRAP DETAIL
NOT TO SCALE



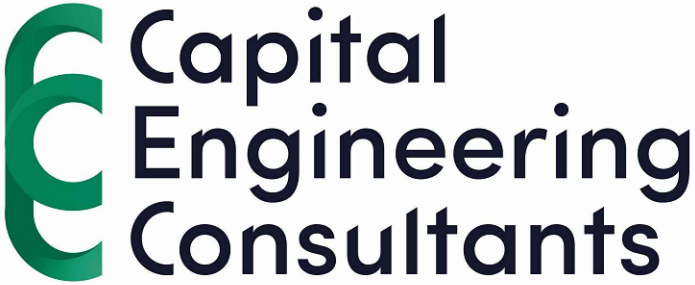
TEMPORARY CONSTRUCTION EXIT (RUBBLE ALTERNATIVE)
NOT TO SCALE



SEDIMENT FENCE DETAIL
NOT TO SCALE

PROPOSED RESIDENTIAL DEVELOPMENT
7-11 NORFOLK ST, INGELBURN NSW 2565

Scale 1:100 @ A1 Date 19/08/2025 Drawn J.M. Design J.M. Approved P.E.



9630 0121
8 Buller Street, North Parramatta, NSW 2151
www.cec-au.com

F	ISSUED FOR DA APPROVAL	J.M.	P.C.	19/08/2025
E	ISSUED FOR DA APPROVAL	P.C.	P.C.	07/08/2025
D	ISSUED FOR DA APPROVAL	J.M.	P.C.	10/07/2025
C	ISSUED FOR DA APPROVAL	J.M.	M.W.	12/12/2024
B	ISSUED FOR DA APPROVAL	J.M.	M.W.	04/12/2024
A	ISSUED FOR DA APPROVAL	J.M.	P.C.	30/08/2024
Rev	Description	By	Chk	Date

Architect
CLEY STUDIO
435 SWAN STREET RICHMOND
MELBOURNE 3121 AUSTRALIA
ca@cleystudio.com.au
+61 (0) 7055 5279
www.cleystudio.com.au



FOR COUNCIL / CONSTRUCTION CERTIFICATE ISSUE

APPROVED BY: PAUL EL-BAYEH
DATE: 19/08/2025

REGISTERED NER
Engineers Australia

Title
STORMWATER LAYOUT PLAN
EROSION & SEDIMENT CONTROL
PLAN, NOTES & DETAILS (2/2)

DO NOT SCALE DRAWING, USE FIGURED DIMENSIONS ONLY	
North	Project Number SW24277
	Revision
	Drawing Number ER002
	F

PROPOSED CIVIL WORKS AT 7-11 NORFOLK STREET, INGELBURN

CONCRETE FOOTPATHING

THE SUBGRADE SHALL BE EXCAVATED TO 125MM AND ALL SOFT AND OTHER UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED WITH ROADBASE MATERIAL AND THE SUBGRADE SHALL BE THOROUGHLY COMPACTED AND FINISHED TO A FIRM, SMOOTH FINISH.

A MINIMUM 50MM THICK SUB-BASE OF ROAD BASE SHALL BE PROVIDED. SAND SHOULD NOT BE USED EXCEPT FOR MINOR LEVELING WORK.

FOOTPAVING SHALL GENERALLY BE 75MM THICK AND INCREASED AT VEHICULAR CROSSINGS TO THE CROSSING THICKNESS.

THE FORMS SHALL BE TRUE TO GRADE AND LINE AND ADEQUATELY BRACED AND WITHOUT LOCAL IRREGULARITIES. THE TOLERANCE SHALL BE ± 15 MM PROVIDED THAT VARIATIONS IN LEVEL ARE NOT LOCAL AND ARE OVER LENGTHS OF 3M OR MORE. FORMS SHALL NOT BE REMOVED SOONER THAN 24 HOURS AFTER THE PLACING OF THE LAST CONCRETE IN THAT SECTION.

READY MIXED CONCRETE SHALL CONFORM TO THE PROVISIONS OF AUSTRALIAN STANDARDS AS 1379 – READY MIXED CONCRETE.

THE MINIMUM COMPRESSIVE STRENGTH FCP OF THE CONCRETE SHALL BE 25 MPA AT 28 DAYS IN ACCORDANCE WITH AUSTRALIAN STANDARDS AS 1480 – SAA CONCRETE STRUCTURES CODE.

CONCRETE MAY BE MIXED ON THE JOB FOR MINOR WORKS AND SHALL CONSIST OF PORTLAND CEMENT AND FINE AND COURSE AGGREGATES MIXED IN A ROTATING DRUM MIXER IN THE PROPORTIONS OF 1:2:3 PARTS BY VOLUME.

THE SUBGRADE SHALL BE CHECKED FOR UNIFORMITY AND ALL IRREGULARITIES MADE GOOD PRIOR TO POURING OF CONCRETE AND SHALL BE SPRINKLED WITH AS MUCH WATER AS IT WILL READILY ABSORB.

CONCRETE SHALL BE PLACED SO AS TO AVOID SEGREGATION AND SHALL BE ADEQUATELY COMPACTED. CARE SHALL BE TAKEN TO FILL THE EDGES OF THE FORMS AND TO WORK THE COURSER AGGREGATE BACK FROM THE FACE.

THE CONCRETE SHALL BE FINISHED WITH A BROOM FINISH OR WOODEN FLOAT. ALL EDGES TO BE ROUNDED WITH A 75 MM EDGING TOOL. THE CONCRETE SHALL NOT BE DISTURBED AFTER IT HAS BEEN IN THE FORMS FOR 20 MINUTES.

FULL DEPTH CONTRACTION JOINTS COMPOSED OF NOMINAL 6 MM THICK APPROVED BITUMINOUS MASTIC JOINTING MATERIAL SHALL BE CONSTRUCTED EVERY 3.6 M AND DUMMY JOINTS SHALL BE STRUCK AT INTERVALS OF 1.2 M.

BITUMINOUS JOINTS SHALL ALSO BE PROVIDED AT EACH SIDE OF A VEHICULAR CROSSING FOOTWAY SLAB AND AGAINST ALL EXISTING CONCRETE STRUCTURES. THE BITUMINOUS MASTIC JOINTS SHALL BE STRUCK TO THE LEVEL OF THE ADJOINING CONCRETE SURFACES.

PAVING SHALL BE KEPT DAMP FOR A PERIOD OF THREE (3) DAYS AND SHALL BE PROTECTED FROM DAMAGE. ANY DAMAGED, DEFACED OR OTHERWISE UNSATISFACTORY SECTION SHALL BE REMOVED AND REPLACED.

KERB AND GUTTER

ALL KERB AND GUTTER SHALL COMPLY WITH AS2876–2000: ‘CONCRETE KERBS AND CHANNELS–MANUALLY OR MACHINE PLACED’.

CONCRETE CHARACTERISTICS SHALL BE IN ACCORDANCE WITH THE CONCRETE NOTES.

CONTROL JOINTS SHALL BE FORMED AT A MAXIMUM SPACING OF 3m.

THE CONTRACTOR SHALL LIAISE WITH RELEVANT AUTHORITIES TO DETERMINE THEIR REQUIREMENTS FOR THE KERBS AND GUTTERS.

ALL KERB & GUTTER IS TO BE MACHINE LAID UNLESS OTHERWISE APPROVED BY THE SUPERINTENDENT

RESTORATION

RESTORE ALL TRAFFIC AREAS TO PRE–EXISTING CONDITIONS.

FOR ALL SURFACES OTHER THAN IN TRAFFIC AREAS RESTORE DISTURBED SURFACES TO PRE–EXISTING CONDITIONS AND COMPACT AS SPECIFIED.

EROSION CONTROL

BEFORE EARTHWORKS CAN COMMENCE THE EROSION & SEDIMENT CONTROL MEASURES MUST BE IN PLACE.

DURING THE CONSTRUCTION PERIOD, THESE CONTROL MEASURES WILL NEED TO BE INSPECTED & MAINTAINED REGULARLY, ESPECIALLY AFTER STORM EVENTS, BY THE CONTRACTOR.

ALL WORK IS TO BE CARRIED OUT TO PREVENT EROSION, CONTAMINATION & SEDIMENTATION OF THE STORAGE SITE, SURROUNDING AREAS & DRAINAGE SYSTEMS.

MINIMIZE DISTURBED AREA COVERED WITH NATURAL VEGETATION. ONLY THOSE AREAS DIRECTLY REQUIRED FOR CONSTRUCTION ARE TO BE DISTURBED.

INSTALL EROSION/SEDIMENT CONTROL MEASURES PRIOR TO COMMENCEMENT OF CONSTRUCTION OR EXCAVATION OPERATIONS.

PROVIDE SILT FENCE/STRAW BAIL BARRIERS TO THE LOW SIDE OF ALL EXPOSED EARTH EXCAVATIONS. TIE SEDIMENT FENCING MATERIAL TO CYCLONE WIRE SECURITY FENCE. SEDIMENT CONTROL FABRIC SHALL BE AN APPROVED MATERIAL (EG. HUMES PROPEX SILT STOP) STANDING 300mm ABOVE GROUND & EXTENDING 150mm BELOW GROUND.

ISOLATE EXISTING STORMWATER PITS WITH STRAW BALES OR SILT TRAPS TO FILTER ALL INCOMING FLOWS.

DO NOT STOCKPILE EXCAVATED MATERIAL ON THE ROAD WAY.

DIVERT CLEAN WATER FROM UNDISTURBED AREAS AROUND THE WORKING AREAS.

CONSTRUCTION ENTRY/EXIT SHALL BE VIA THE LOCATION NOTED ON THE DRAWING. CONTRACTOR SHALL ENSURE ALL DROPPABLE SOIL & SEDIMENT IS REMOVED PRIOR TO CONSTRUCTION TRAFFIC EXITING SITE. CONTRACTOR SHALL ENSURE ALL CONSTRUCTION TRAFFIC ENTERING AND LEAVING THE SITE DO SO IN A FORWARD DIRECTION.

TREAT THE STORMWATER RUNOFF WITH SUSPENDED SOLIDS SO THE DISCHARGE WATER QUALITY TO COUNCIL STORMWATER DRAINAGE SYSTEM HAS A MAXIMUM CONCENTRATION OF SUSPENDED SOLIDS THAT DOES NOT EXCEED 50 MILLIGRAMS PER LITRE IN ACCORDANCE WITH THE PROTECTION OF THE ENVIRONMENT OPERATION ACT (POEO 1997) AND SHALL BE APPROVED BY LOCAL COUNCIL

ADOPT TEMPORARY MEASURES AS MAY BE NECESSARY FOR EROSION & SEDIMENT CONTROL, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

- DRAINS: TEMPORARY DRAINS AND CATCH DRAINS.
- SPREADER BANKS OR OTHER STRUCTURES: TO DISPERSE CONCENTRATED RUNOFF.
- SILT TRAPS: CONSTRUCTION AND MAINTENANCE OF SILT TRAPS TO PREVENT DISCHARGE OF SCOURED MATERIAL TO DOWNSTREAM AREAS.

AFTER RAIN, INSPECT, CLEAN, AND REPAIR IF REQUIRED, TEMPORARY EROSION & SEDIMENT CONTROL MEASURES.

REMOVE TEMPORARY EROSION & SEDIMENT CONTROL MEASURES WHEN THEY ARE NO LONGER REQUIRED.

COMPLY WITH THE REQUIREMENTS OF LANDCOM’S MANAGING URBAN STORMWATER – SOIL AND CONSTRUCTION ‘THE BLUE BOOK’ LATEST EDITION

THE EROSION & SEDIMENT CONTROL PLAN PROVIDED IS ONLY INDICATIVE. THE CONTRACTOR SHOULD PREPARE A DETAILED ESCP SUITABLE FOR THE SPECIFIC SITE CONDITIONS

FOOTPATH REINSTATEMENT NOTES:

REMOVE ALL SAND FILL WITHIN THE FOOTPATH AREA TO THE EXISTING SUBGRADE.

SUPPORT ALL AUTHORITY SERVICES TO STRUCTURAL ENGINEERS DETAILS DURING EXCAVATION.

REINSTATE FOOTPATH SUBGRADE.

THE CONTRACTOR SHALL PROVIDE CERTIFICATION OF COMPACTION FROM A NATA REGISTERED TESTING AUTHORITY. MINIMUM THREE TESTS PER LAYER AS FOLLOWS:

SELECT FILL	95% MODIFIED
SELECT FILL (LESS THAN 300mm BELOW BASE COURSE)	98% MODIFIED
BASE COURSE	100% MODIFIED

APPROVALS

THE AS–BUILT WORKS SHALL BE INSPECTED BY THE ENGINEER. MINIMUM 48 HOURS NOTICE SHALL APPLY TO ALL INSPECTIONS.

THE DESIGN PLANS HEREIN ARE SUBJECT TO LOCAL COUNCIL APPROVAL PRIOR TO CONSTRUCTION. OBTAIN EXPRESS (WRITTEN) ADVICE TO PROCEED FROM PROJECT SUPERINTENDENT PRIOR TO COMMENCEMENT.

SUBMIT WORK–AS–EXECUTED DRAWINGS IN DWG FORMAT AND HARD COPY FORMAT UNDERTAKEN BY A REGISTERED SURVEYOR. VERIFY ALL CONSTRUCTION WORK SHOWN HEREON.

CERTIFY THAT THE AS–BUILT SYSTEM HAS BEEN BUILT IN ACCORDANCE WITH THE APPROVED PLANS ISSUED FOR CONSTRUCTION.

ALLOW FOR SUBGRADE AND PAVEMENT THICKNESS TO BE VERIFIED BY THE GEOTECHNICAL ENGINEER AFTER INSPECTION OF PRELIMINARY BOXING.

ALLOW FOR ANY SUBGRADE REPLACEMENT WORK TO BE DETERMINED AS REQUIRED BY GEOTECHNICAL ENGINEER AT THE TIME OF PAVEMENT CONSTRUCTION.

FOOTWAY CONSTRUCTION

MATERIAL FOR FILLING SHALL BE CLEAN FILL CONSISTING OF NOT LESS THAN 70 PER CENT GRANULAR MATERIAL AND MUST BE FREE FROM VEGETATION, STUMPS, ROOTS, RUBBISH AND OTHER DELETERIOUS MATERIAL. WHERE EXCAVATION IN ROCK IS NECESSARY, THE ROCK SHALL BE REMOVED TO A DEPTH OF 100MM BELOW FINISHED SURFACE LEVEL.

A 75MM LAYER OF TOPSOIL IS TO BE PLACED OVER THE FOOTWAY. THE TOPSOIL IS TO CONTAIN LESS THAN 40% CLAY. CLODS IN THE TOPSOIL SHALL NOT BE GREATER THAN 50 MM ϕ . THE MINIMUM FINISHED GRADE SHOULD BE 1%. THERE SHOULD BE NO LOCALISED DEPRESSIONS THAT MAY POND OR CONCENTRATE RAINWATER.

TURF TO MATCH PRE–EXISTING TURF TYPES AT EACH PROPERTY SHOULD BE SUPPLIED AND LAID OVER ALL AREAS OF CUT OR FILL TO THE FINISHED SURFACE LEVELS. THE CONTRACTOR WILL MAINTAIN THE TURF FOR TWO (2) MONTHS AFTER LAYING IT. FOLLOWING THE MAINTENANCE PERIOD, APPROVED TOP DRESSING SHALL BE SPREAD TO FILL MINOR DEPRESSIONS DUE TO THE THICKNESS OF TURF. THE TOLERANCE SHALL BE ± 25 MM PROVIDED THAT THE VARIATIONS IN LEVEL ARE NOT LOCAL AND ARE OVER 2 M OR MORE.

SURVEY

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

SHOULD DISCREPANCIES BE ENCOUNTERED DURING CONSTRUCTION BETWEEN THE SURVEY DATA AND ACTUAL FIELD DATA, CONTACT CAPITAL ENGINEERING CONSULTANTS.

ABBREVIATIONS:

ϕ /DIA	DIAMETER	K&G	KERB & GUTTER
CBR	CALIFORNIA BEARING RATIO	KR	KERB RETURN
CH	CHAINAGE	LS	LONGITUDINAL SECTION
CL	CENTER LINE	NGL	NATURAL GROUND LEVEL
CO	CLEAR OUT	R	RADIUS
DD	DISH DRAIN	RCP	REINFORCED CONCRETE PIPE
DEJ	DOWELLED EXPANSION JOINT	RK	KERB & GUTTER
DGB	DENSE GRADED BASECOURSE	RL	REDUCED LEVEL
DGS	DENSE GRADED SUB-BASE	RW	RETAINING WALL
DP	DOWNPIPE	SJ	SAWN CONTROL JOINT
e	EXISTING	SMH	SEWER MAN HOLE
FFL	FINISHED FLOOR LEVEL	SW	STORMWATER
GTD	GRATED TRENCH DRAIN	SWP	STORMWATER PIT
GSIP	GRATED SURFACE INLET PIT	TOK	TOP OF KERB
HYD	HYDRANT	TOW	TOP OF WALL
IJ	ISOLATING JOINT	TP	TANGENT POINT
IK	INTEGRAL KERB	UNO	UNLESS NOTED OTHERWISE
IL	INVERT LEVEL	WPJ	WEAKENED PLANE JOINT
IP	INTERSECTION POINT	FF	FIRST FLUSH DEVICE
KIP	KERB INLET PIT	TYP	TYPICAL
KO	KERB ONLY	BM	BENCH MARK



SITE LOCALITY PLAN
N.T.S.

DRAWING REGISTER		
NUMBER	NAME	REVISION
CW001	TITLE PAGE, NOTES AND DETAILS SHEET	05
CW010	CIVIL WORKS SITE PLAN 1/2	05
CW011	CIVIL WORKS SITE PLAN 2/2	05
CW012	B99 DESIGN VEHICLE – DRIVEWAY LONG SECTIONS 1/4	05
CW013	B99 DESIGN VEHICLE – DRIVEWAY LONG SECTIONS 2/4	05
CW014	B99 DESIGN VEHICLE – DRIVEWAY LONG SECTIONS 3/4	05
CW015	B99 DESIGN VEHICLE – DRIVEWAY LONG SECTIONS 4/4	05
CW016	DESIGN CROSS SECTIONS – CARLISLE STREET	05
CW017	DESIGN CROSS SECTIONS – NORFOLK STREET	05
CW018	DESIGN LONG SECTIONS – CARLISLE STREET	05
CW019	DESIGN LONG SECTIONS – NORFOLK STREET	05
CW020	MRV DESIGN LONG SECTION	05
CW030	CAMPBELLTOWN CITY COUNCIL STANDARD NOTES & DETAILS	05

HATCHING LEGEND:

	– DENOTES EXTENT OF KERB AND GUTTER RECONSTRUCTION WORKS BY APPLICANT
	– DENOTES EXTENT OF NEW CONCRETE WORKS BY APPLICANT
	– DENOTES EXTENT OF HOT–MIX ASPHALT WORKS BY APPLICANT
	– DENOTES EXTENT OF TURFING/REGRAIDING WORKS BY APPLICANT

SERVICES SHOWN ON PLAN ARE INDICATIVE, EXACT DEPTH AND LOCATION TO BE CONFIRMED ONSITE. CONTRACTOR TO CARRY OUT DIAL BEFORE YOU DIG APPLICATION AND ENGAGE A REGISTERED SURVEYOR TO PEG OUT ALL EXISTING SERVICES PRIOR TO ANY WORK COMMENCING ONSITE.



BEFORE YOU DIG SHOULD BE CONTACTED PRIOR TO ANY EXCAVATION ON SITE
TM: TRADE MARK OF THE ASSOCIATION OF DIAL BEFORE YOU DIG SERVICES LTD. USED UNDER LICENSE.

PROPOSED CIVIL WORKS 7-11 NORFOLK STREET, INGELBURN

Scale 1:100 @ A1 Date 01/09/2025 Drawn J.M. Design J.M. Approved P.E.



9630 0121
8 Buller Street, North Parramatta, NSW 2151
www.cec-au.com

Rev	Description	By	Chk	Date
05	FOR APPROVAL	J.M.	P.C.	01/09/2025
04	FOR APPROVAL	J.M.	P.C.	10/07/2025
03	FOR APPROVAL	J.M.	M.W.	17/12/2024
02	DRAFT	J.M.	P.C.	26/09/2024
01	DRAFT	J.M.	P.C.	30/08/2024

Architect
CLEY STUDIO
435 SWAN STREET RICHMOND
MELBOURNE 3121 AUSTRALIA
ce@cleystudio.com.au
+61 (0) 7003 5279
www.cleystudio.com.au

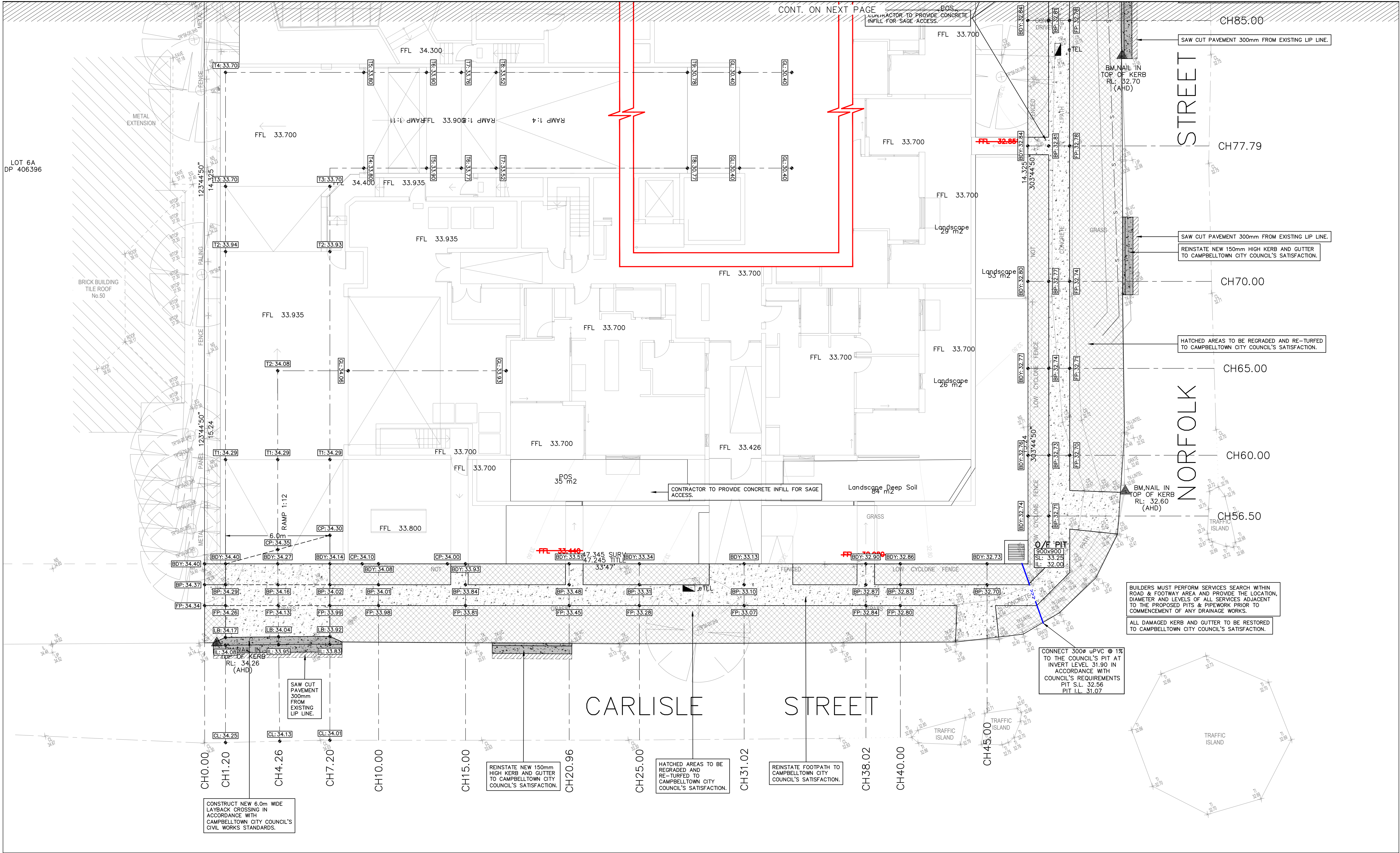


FOR COUNCIL / CONSTRUCTION CERTIFICATE ISSUE
APPROVED BY:
PAUL EL-BAYEH
B.E. (Civil), M.E. (Structural & Foundation),
FEAust, CPESng No. 31102468, NER, RPCE
DATE: 01/09/2025
REGISTERED
NER
Engineers Australia

TITLE PAGE, NOTES & DETAILS
SHEET

DO NOT SCALE DRAWING, USE FIGURED DIMENSIONS ONLY

North	Project Number SW24277	Revision
	Drawing Number CW001	05



PROPOSED CIVIL WORKS
7-11 NORFOLK STREET, INGELBURN

CIVIL WORKS SITE PLAN
SCALE: 1:100

FOR COUNCIL APPROVAL ONLY (CONCEPT)

Scale 1:100 @ A1 Date 01/09/2025 Drawn J.M. Design J.M. Approved P.E.



9630 0121
8 Buller Street, North Paramatta, NSW 2151
www.cec-au.com

Rev	Description	By	Chk	Date
05	FOR APPROVAL	J.M.	P.C.	01/09/2025
04	FOR APPROVAL	J.M.	P.C.	10/07/2025
03	FOR APPROVAL	J.M.	M.W.	17/12/2024
02	DRAFT	J.M.	P.C.	26/09/2024
01	DRAFT	J.M.	P.C.	30/08/2024

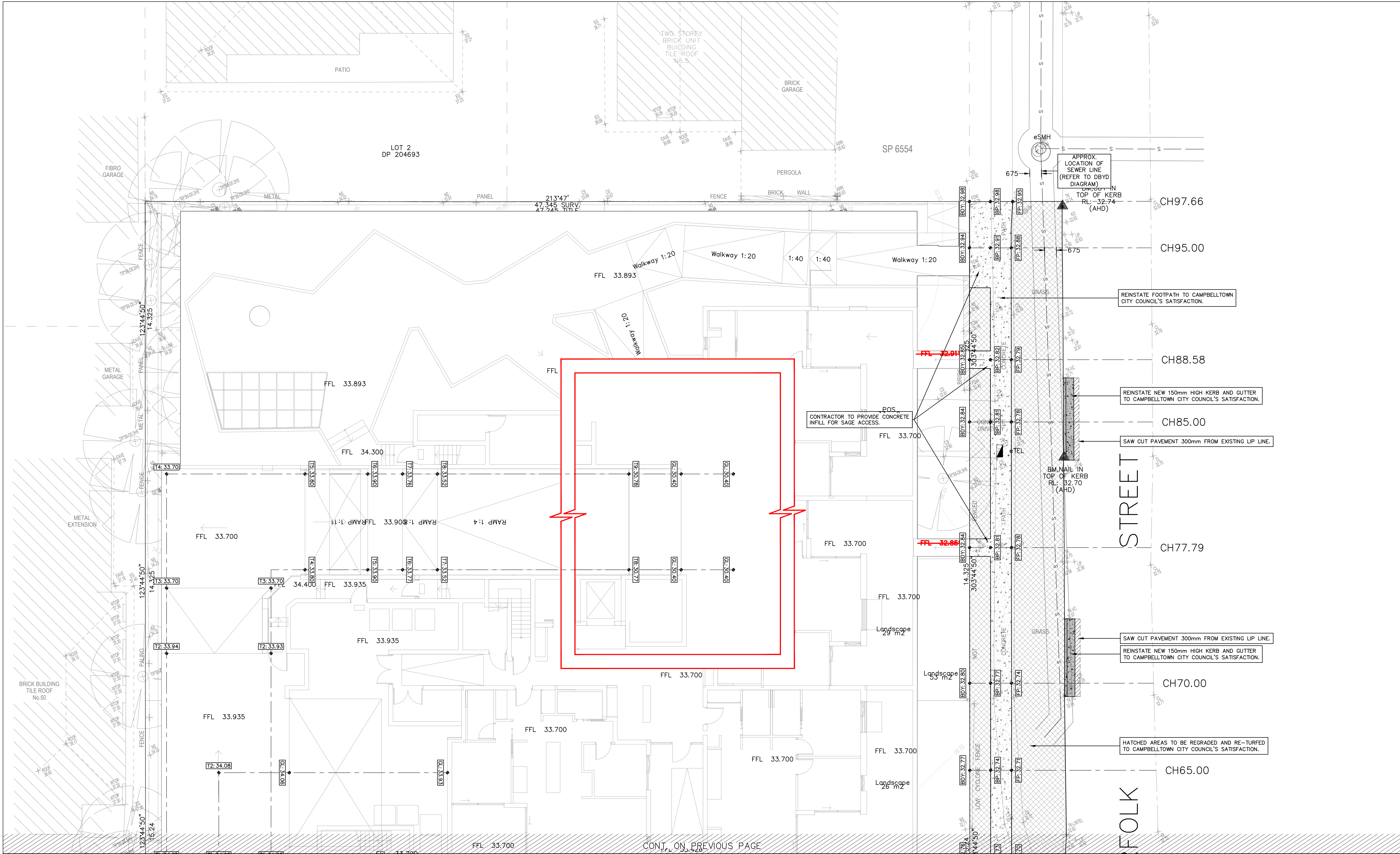
Architect
CLEY STUDIO
435 SWAN STREET RICHMOND
MELBOURNE 3121 AUSTRALIA
ce@cleystudio.com.au
+61 (0) 7003 5279
www.cleystudio.com.au



FOR COUNCIL / CONSTRUCTION CERTIFICATE ISSUE
APPROVED BY: PAUL EL-BAYEH
DATE: 01/09/2025
REGISTERED NER Engineers Australia

CIVIL WORKS SITE PLAN
1/2

DO NOT SCALE DRAWING, USE FIGURED DIMENSIONS ONLY
North
Project Number SW24277
Drawing Number CW010
Revision 05



PROPOSED CIVIL WORKS
7-11 NORFOLK STREET, INGELBURN

CIVIL WORKS SITE PLAN
SCALE: 1:100

FOR COUNCIL APPROVAL ONLY (CONCEPT)

Scale 1:100 @ A1 Date 01/09/2025 Drawn J.M. Design J.M. Approved P.E.



9630 0121
8 Buller Street, North Parramatta, NSW 2151
www.cec-au.com

Rev	Description	By	Chk	Date
05	FOR APPROVAL	J.M.	P.C.	01/09/2025
04	FOR APPROVAL	J.M.	P.C.	10/07/2025
03	FOR APPROVAL	J.M.	M.W.	17/12/2024
02	DRAFT	J.M.	P.C.	26/09/2024
01	DRAFT	J.M.	P.C.	30/08/2024

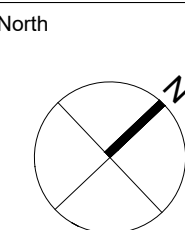
Architect
CLEY STUDIO
435 SWAN STREET RICHMOND
MELBOURNE 3121 AUSTRALIA
ce@cleystudio.com.au
+61 (0) 7003 5279
www.cleystudio.com.au



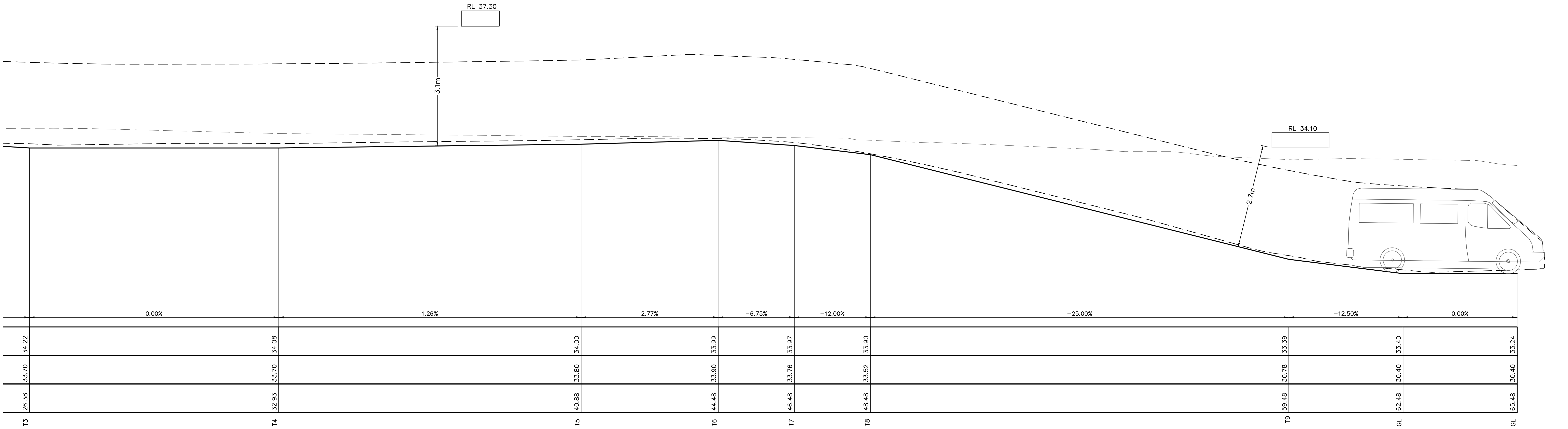
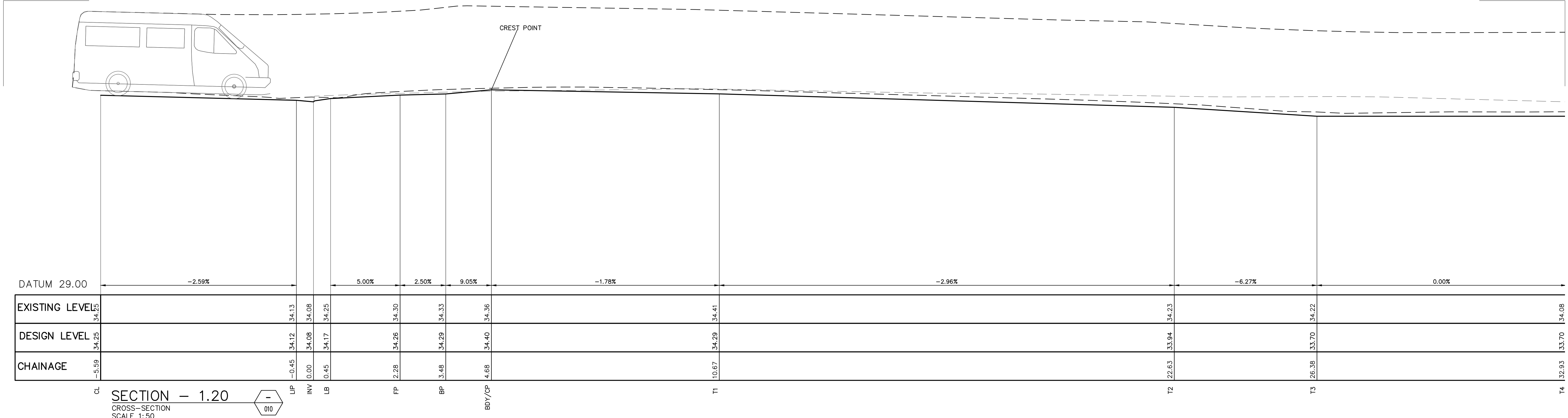
FOR COUNCIL / CONSTRUCTION CERTIFICATE ISSUE
APPROVED BY: *P. El-Bayeh*
PAUL EL-BAYEH
B.E. (Civil), M.E. (Structural & Foundation),
FIE Aust., CPREng No. 3110746, NER, RPCEQ.
DATE: 01/09/2025
REGISTERED NER Engineers Australia

CIVIL WORKS SITE PLAN
2/2

DO NOT SCALE DRAWING, USE FIGURED DIMENSIONS ONLY



Project Number
SW24277
Drawing Number
CW011
Revision
05



PROPOSED CIVIL WORKS

7-11 NORFOLK STREET, INGELBURN

Scale 1:100 @ A1

Date 01/09/2025

Drawn J.M.

Design J.M.

Approved P.E.

9630 0121
8 Buller Street, North Parramatta, NSW 2151
www.cec-au.com

Rev	Description	By	Chk	Date
05	FOR APPROVAL	J.M.	P.C.	01/09/2025
04	FOR APPROVAL	J.M.	P.C.	10/07/2025
03	FOR APPROVAL	J.M.	M.W.	17/12/2024
02	DRAFT	J.M.	P.C.	26/09/2024
01	DRAFT	J.M.	P.C.	30/08/2024

Architect
CLEY STUDIO
435 SWAN STREET RICHMOND
MELBOURNE 3121 AUSTRALIA
ce@cleystudio.com.au
+61 (0) 7003 5279
www.cleystudio.com.au

FOR COUNCIL / CONSTRUCTION CERTIFICATE ISSUE

APPROVED BY:
P. EL-BAYEH
PAUL EL-BAYEH
B.E. (Civil), M.E. (Structural & Foundation),
PE Aust, CP Eng No. 3110746, NER, RPCEQ

DATE:
01/09/2025

FOR COUNCIL APPROVAL ONLY (CONCEPT)

Title

B99 DESIGN VEHICLE -
DRIVEWAY LONG SECTIONS

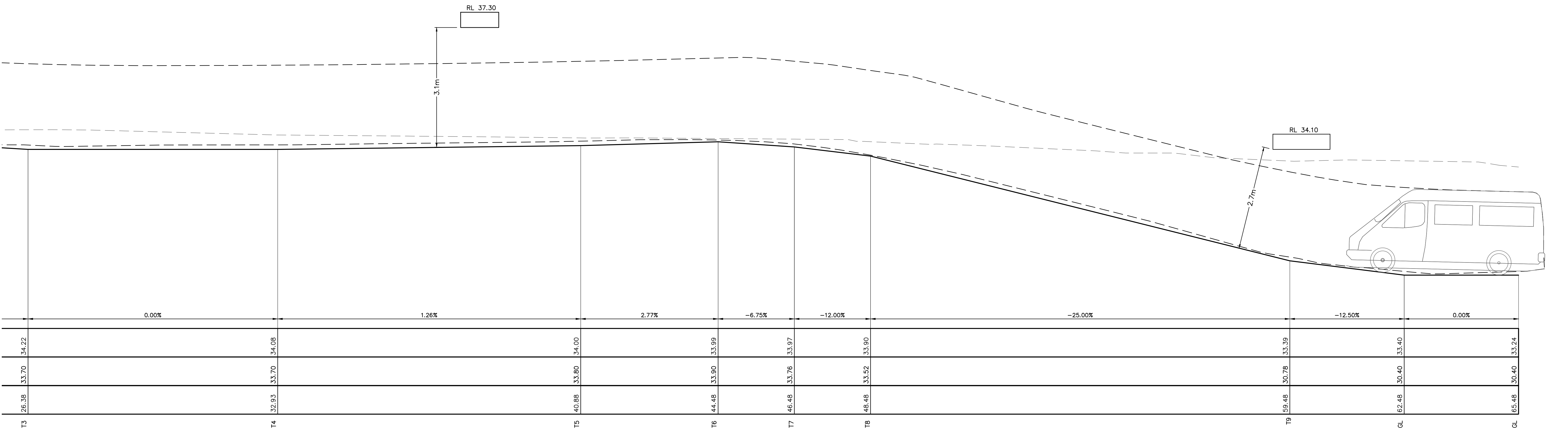
A1 0 20 40 60 80 100

DO NOT SCALE DRAWING, USE FIGURED DIMENSIONS ONLY

North

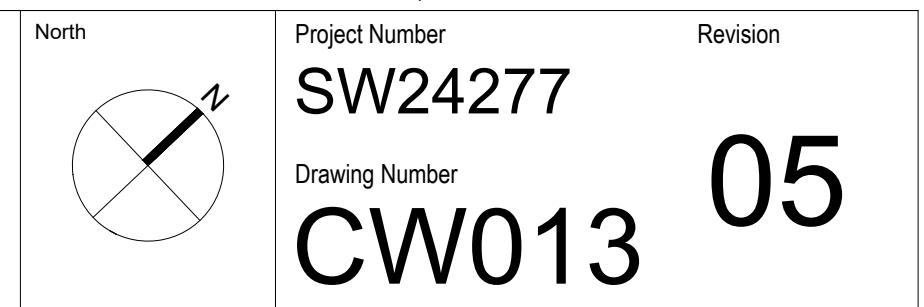
Project Number
SW24277
Drawing Number
CW012

Revision
05



FOR COUNCIL APPROVAL ONLY (CONCEPT)

A1 0 20 40 60 80 100
DO NOT SCALE DRAWING, USE FIGURED DIMENSIONS ONLY



DATUM 29.00

-2.68%

4.00%

2.50%

10.00%

-0.20%

-2.98%

-6.25%

3.33%

2.77%

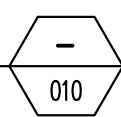
EXISTING LEVEL

DESIGN LEVEL

CHAINAGE

SECTION - 7.20

CROSS-SECTION
SCALE 1:50



RL 37.30

RL 37.30

RL 34.10

PROPOSED CIVIL WORKS

7-11 NORFOLK STREET, INGELBURN

Scale 1:100 @ A1 Date 01/09/2025 Drawn J.M. Design J.M. Approved P.E.



9630 0121
8 Buller Street, North Parramatta, NSW 2151
www.cec-au.com

Rev	Description	By	Chk	Date
05	FOR APPROVAL	J.M.	P.C.	01/09/2025
04	FOR APPROVAL	J.M.	P.C.	10/07/2025
03	FOR APPROVAL	J.M.	M.W.	17/12/2024
02	DRAFT	J.M.	P.C.	26/09/2024
01	DRAFT	J.M.	P.C.	30/08/2024

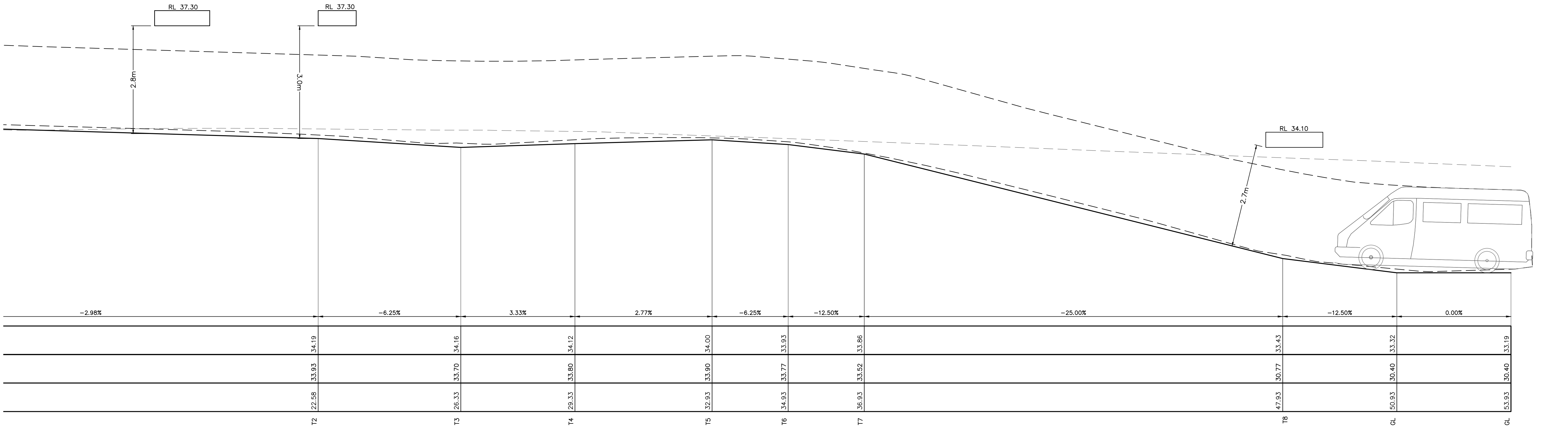
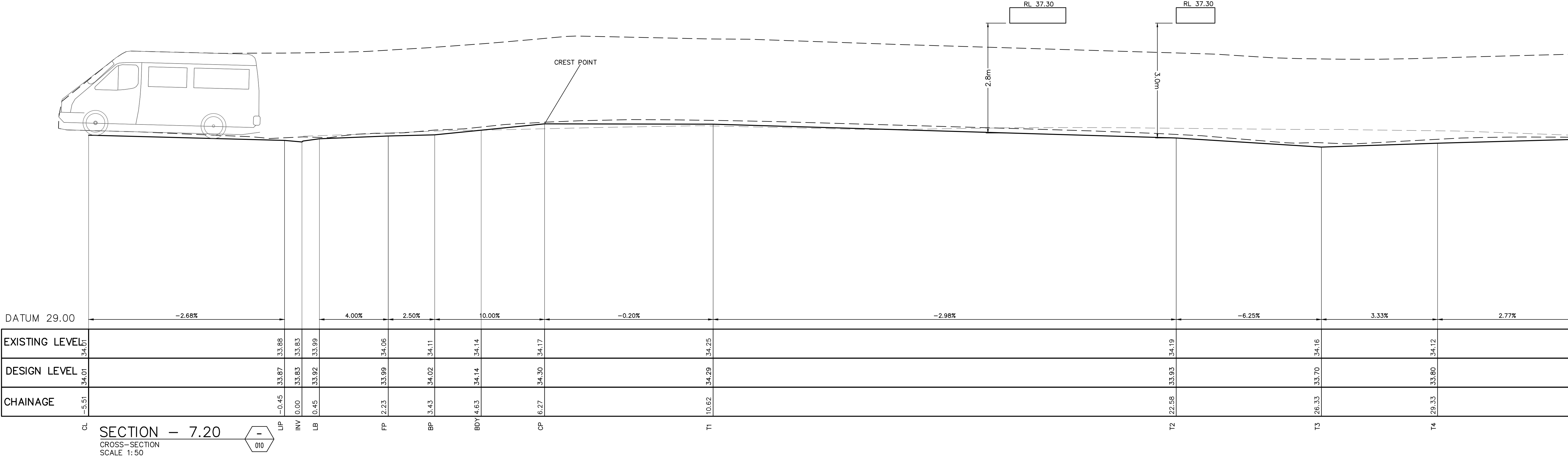
Architect
CLEY STUDIO
435 SWAN STREET RICHMOND
MELBOURNE 3121 AUSTRALIA
ce@cleystudio.com.au
+61 (0) 7003 5279
www.cleystudio.com.au



FOR COUNCIL / CONSTRUCTION CERTIFICATE ISSUE	Title
APPROVED BY: PAUL EL-BAYEH B.E. (Civil), M.E. (Structural & Foundation), PE Aust, CP Eng No. 3110746, NER, RPCEQ	DATE: 01/09/2025

B99 DESIGN VEHICLE -
DRIVEWAY LONG SECTIONS

North 	Project Number SW24277 Drawing Number CW014	Revision 05
-----------	--	-----------------------



PROPOSED CIVIL WORKS
7-11 NORFOLK STREET, INGELBURN

Scale 1:100 @ A1 Date 01/09/2025 Drawn J.M. Design J.M. Approved P.E.



9630 0121
8 Buller Street, North Parramatta, NSW 2151
www.cec-au.com

05	FOR APPROVAL	J.M.	P.C.	01/09/2025
04	FOR APPROVAL	J.M.	P.C.	10/07/2025
03	FOR APPROVAL	J.M.	M.W.	17/12/2024
02	DRAFT	J.M.	P.C.	26/09/2024
01	DRAFT	J.M.	P.C.	30/08/2024
Rev	Description	By	Chk	Date

Architect
CLEY STUDIO
435 SWAN STREET RICHMOND
MELBOURNE 3121 AUSTRALIA
ce@cleystudio.com.au
+61 (0) 7003 5279
www.cleystudio.com.au



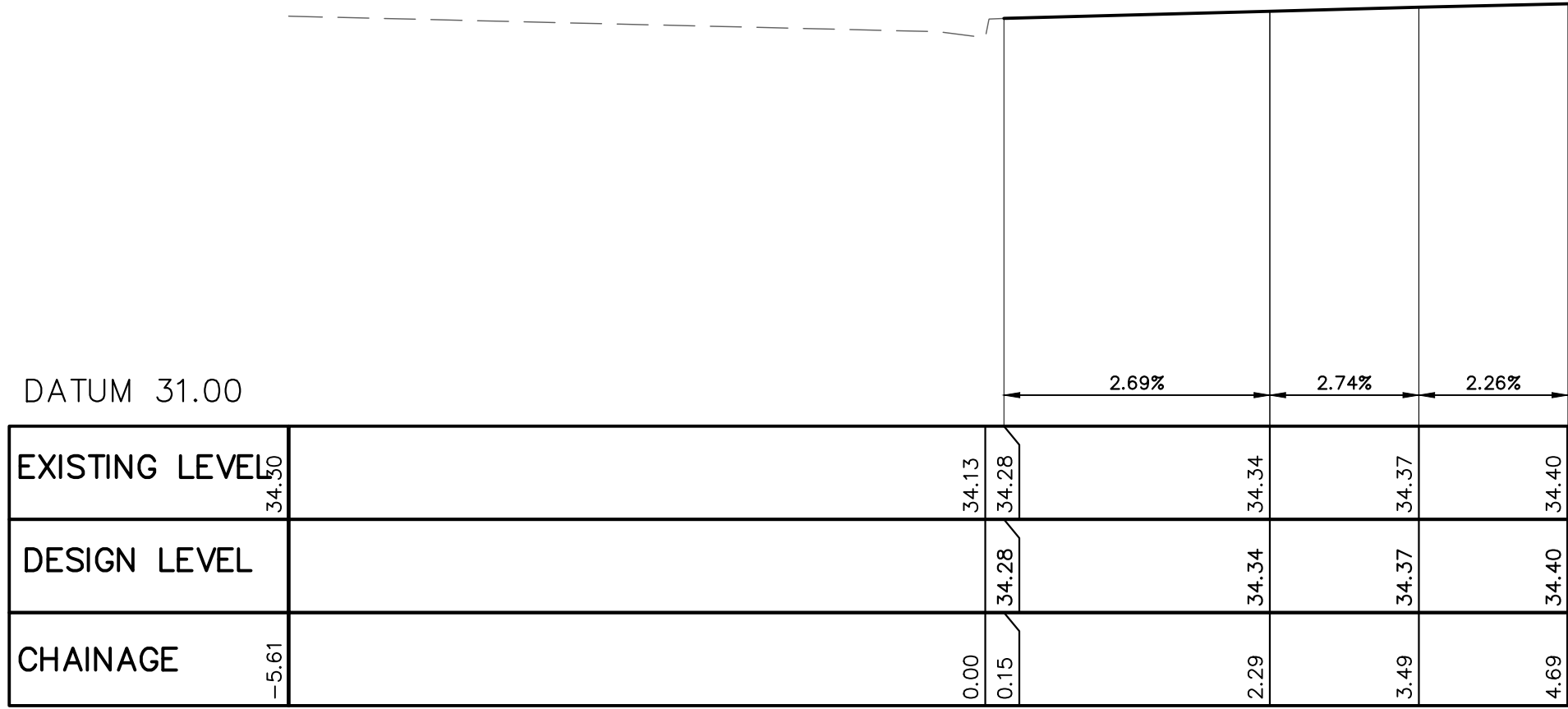
FOR COUNCIL / CONSTRUCTION CERTIFICATE ISSUE
APPROVED BY: PAUL EL-BAYEH
DATE: 01/09/2025
REGISTERED ENGINEERS AUSTRALIA

FOR COUNCIL APPROVAL ONLY (CONCEPT)

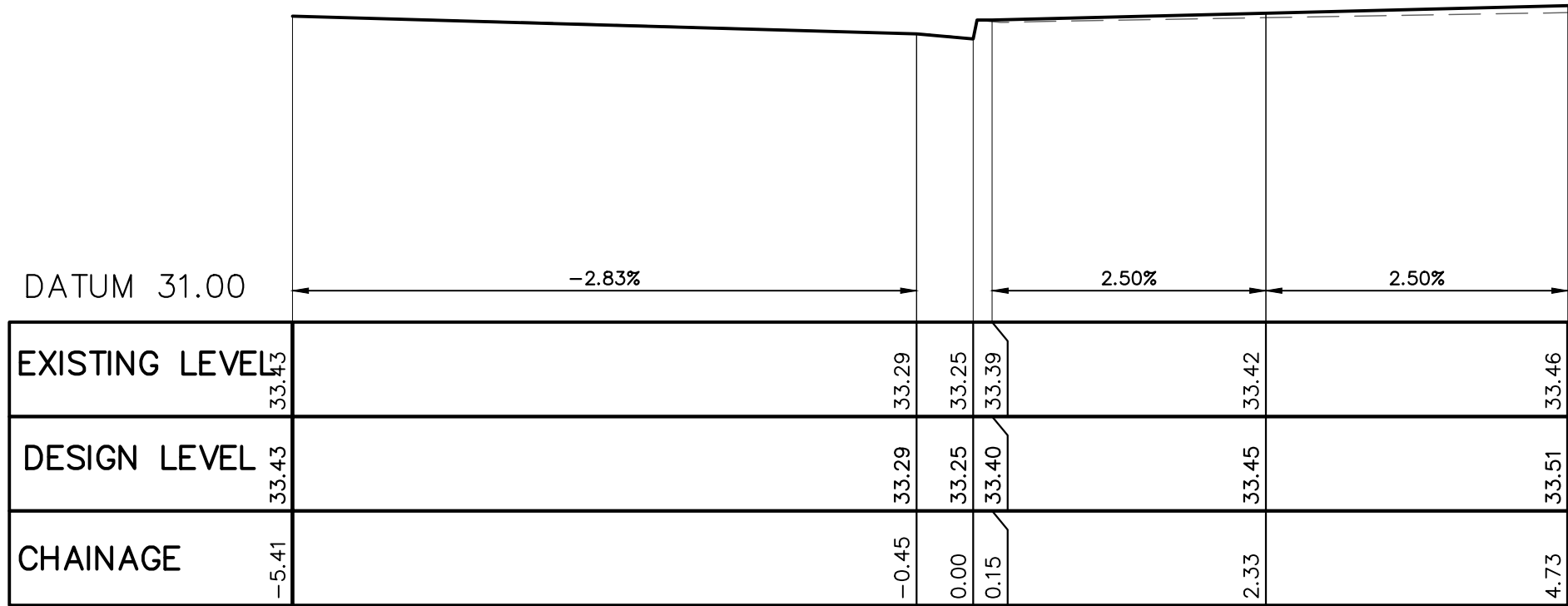
B99 DESIGN VEHICLE -
DRIVEWAY LONG SECTIONS

DO NOT SCALE DRAWING, USE FIGURED DIMENSIONS ONLY

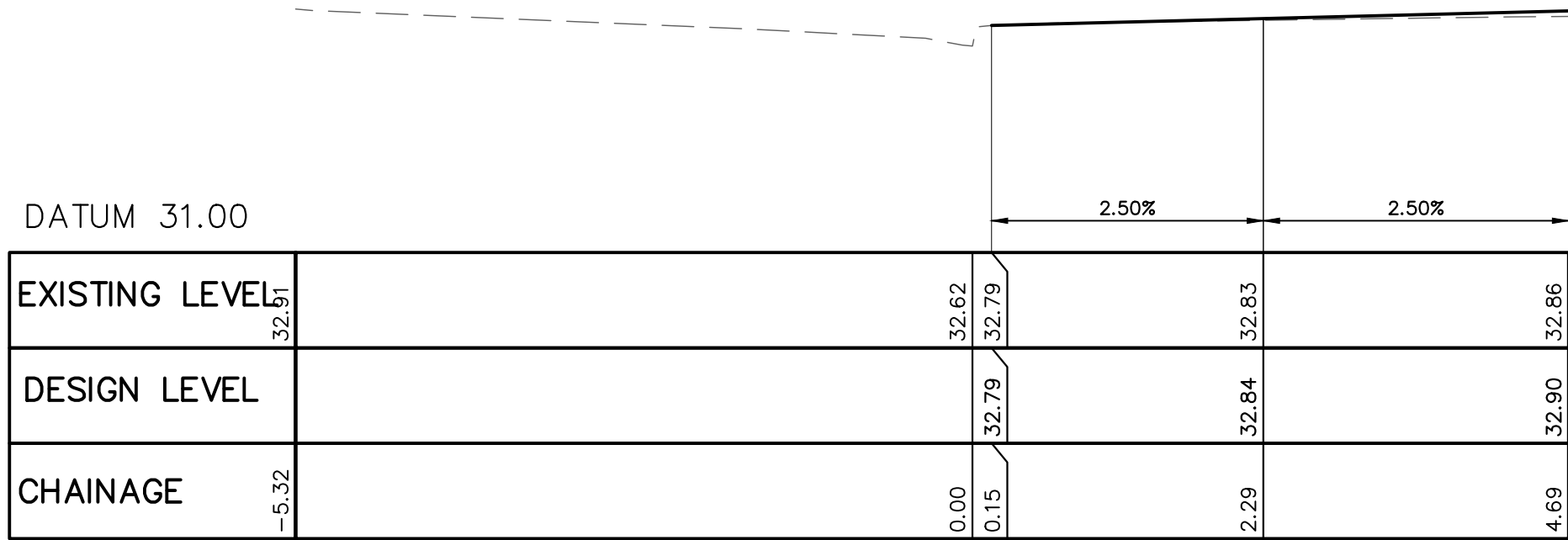
North
Project Number SW24277
Drawing Number CW015
Revision 05



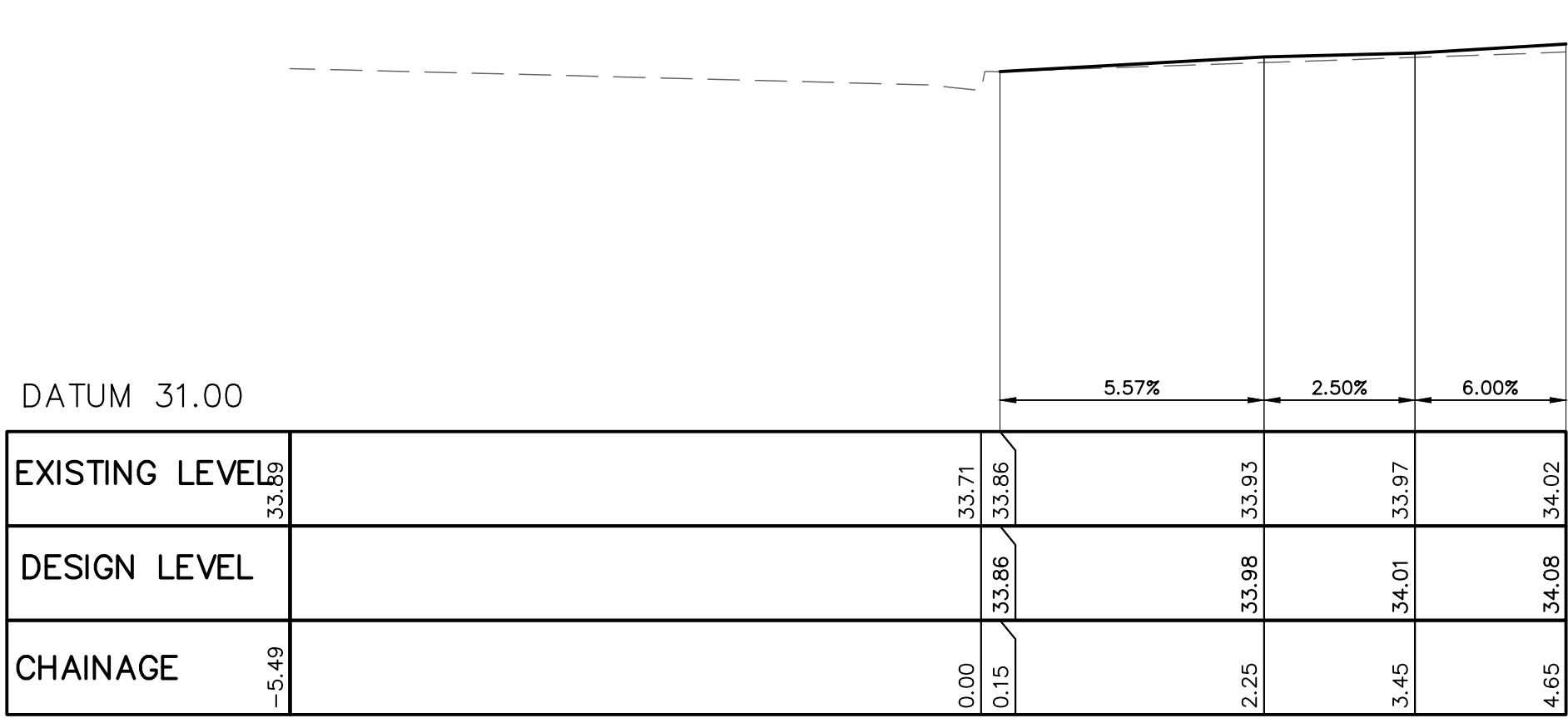
SECTION — 0.00
CROSS-SECTION
SCALE 1:50



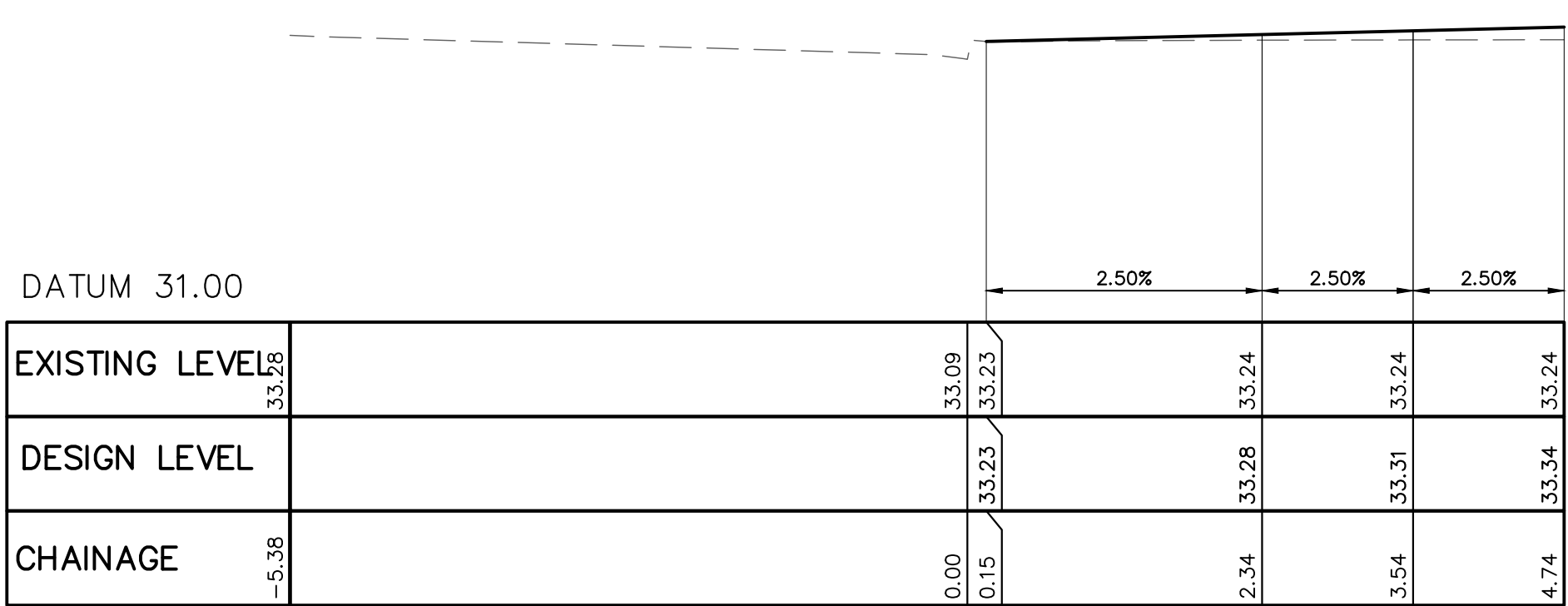
SECTION — 10.00
CROSS-SECTION
SCALE 1:50



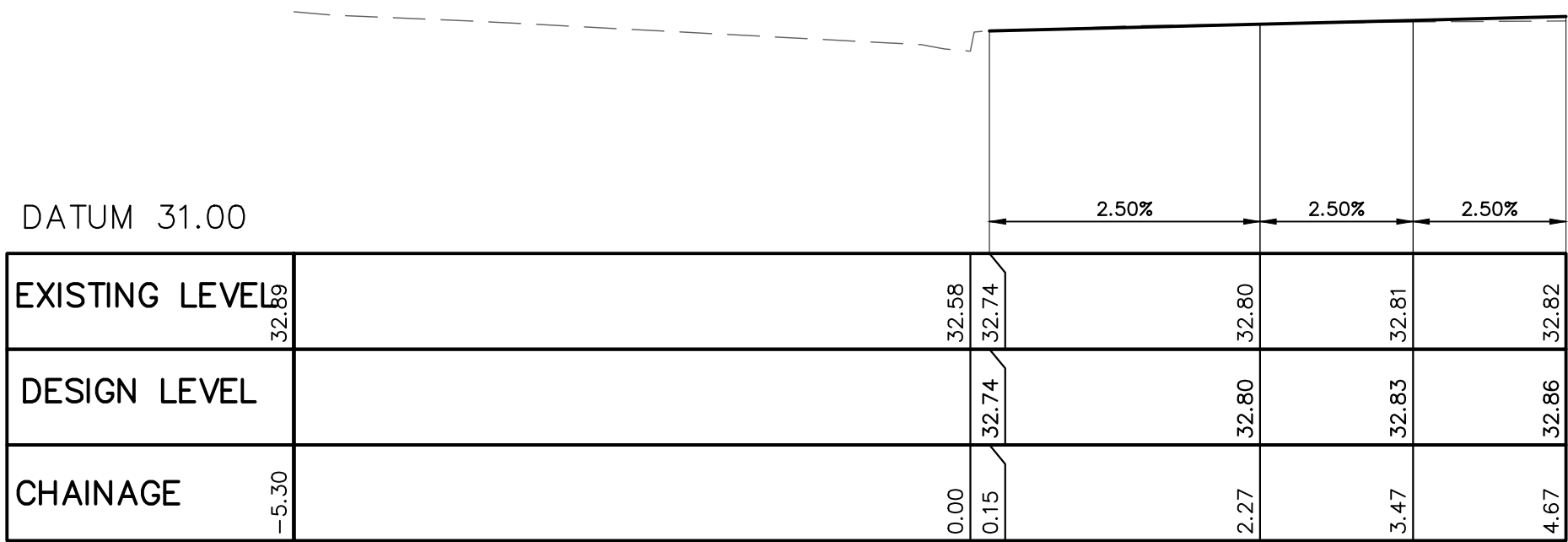
SECTION — 20.96
CROSS-SECTION
SCALE 1:50



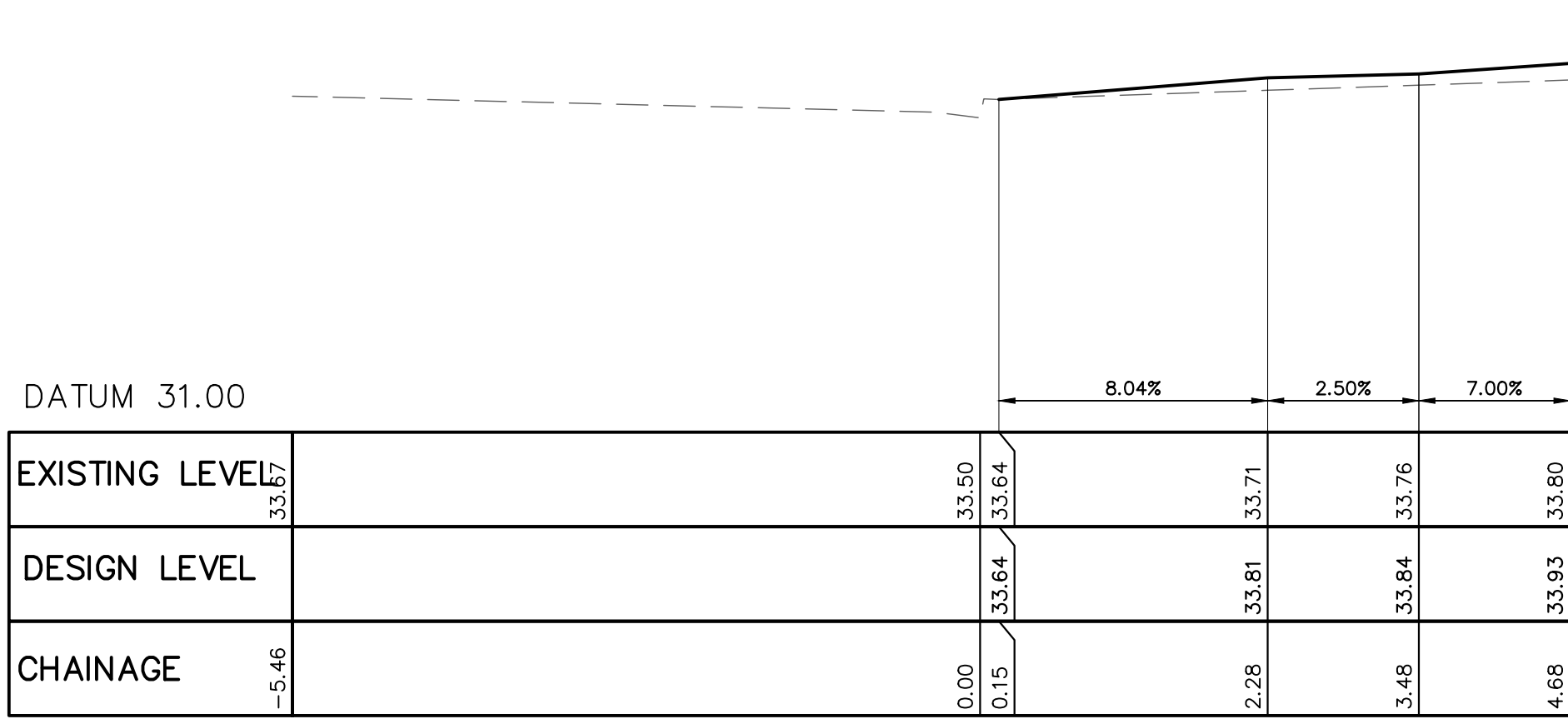
SECTION — 25.00
CROSS-SECTION
SCALE 1:50



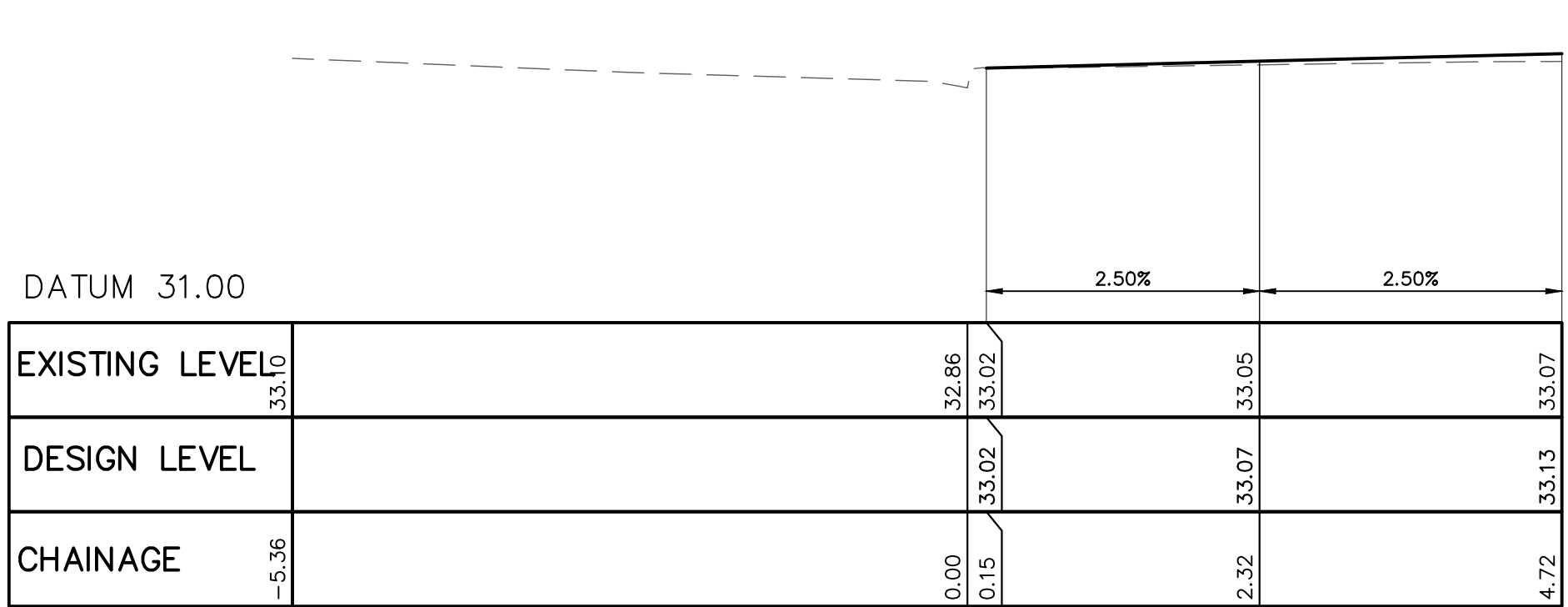
SECTION — 31.02
CROSS-SECTION
SCALE 1:50



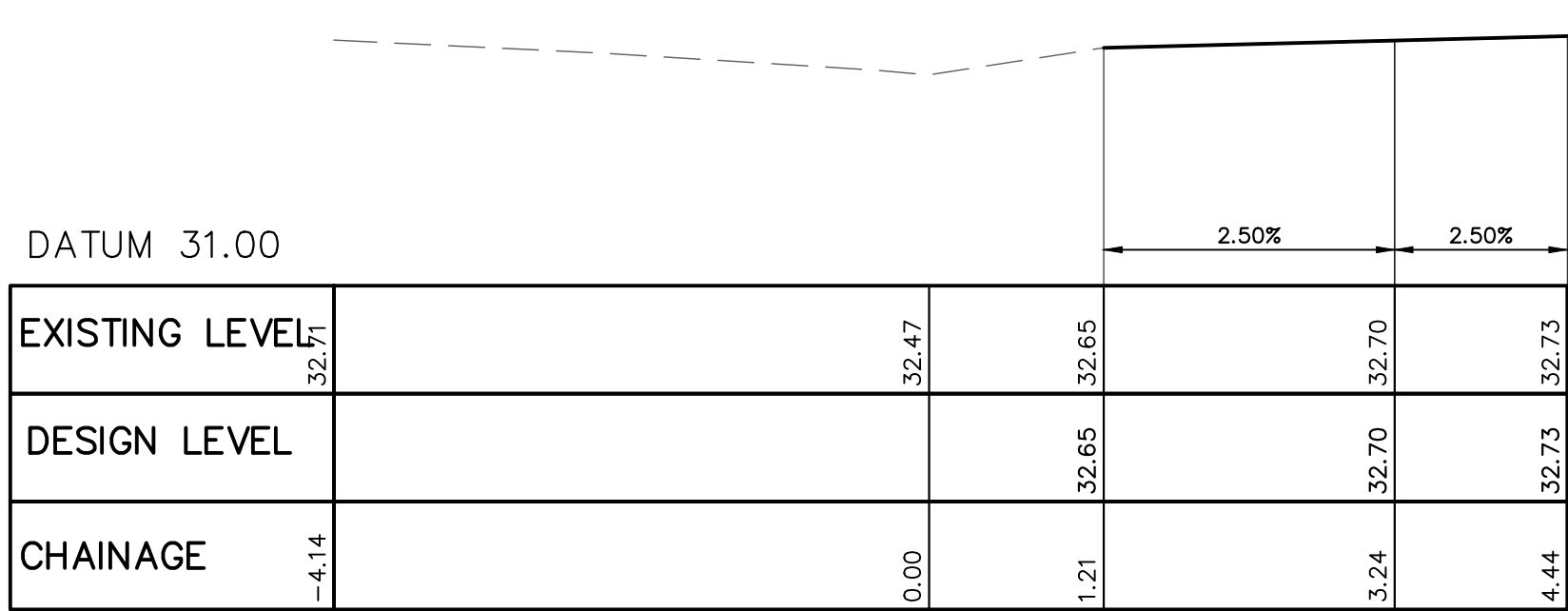
SECTION — 45.00
CROSS-SECTION
SCALE 1:50



SECTION — 15.00
CROSS-SECTION
SCALE 1:50



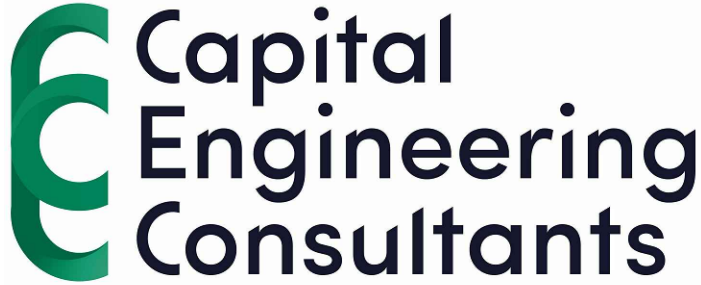
SECTION — 38.02
CROSS-SECTION
SCALE 1:50



SECTION — 40.00
CROSS-SECTION
SCALE 1:50

PROPOSED CIVIL WORKS
7-11 NORFOLK STREET, INGELBURN

Scale 1:100 @ A1 Date 01/09/2025 Drawn J.M. Design J.M. Approved P.E.



9630 0121
8 Buller Street, North Parramatta, NSW 2151
www.cec-au.com

05	FOR APPROVAL	J.M.	P.C.	01/09/2025
04	FOR APPROVAL	J.M.	P.C.	10/07/2025
03	FOR APPROVAL	J.M.	M.W.	17/12/2024
02	DRAFT	J.M.	P.C.	26/09/2024
01	DRAFT	J.M.	P.C.	30/08/2024
Rev	Description	By	Chk	Date

Architect
CLEY STUDIO
435 SWAN STREET RICHMOND
MELBOURNE 3121 AUSTRALIA
ce@cleystudio.com.au
+61 (0) 7003 5279
www.cleystudio.com.au

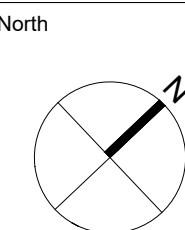


FOR COUNCIL / CONSTRUCTION CERTIFICATE ISSUE	Title
APPROVED BY: P. EL-BAYEH PAUL EL-BAYEH B.E. (Civil), M.E. (Structural & Foundation), PE Aust., CP Eng No. 31102146, NER, RPCEQ	DATE: 01/09/2025

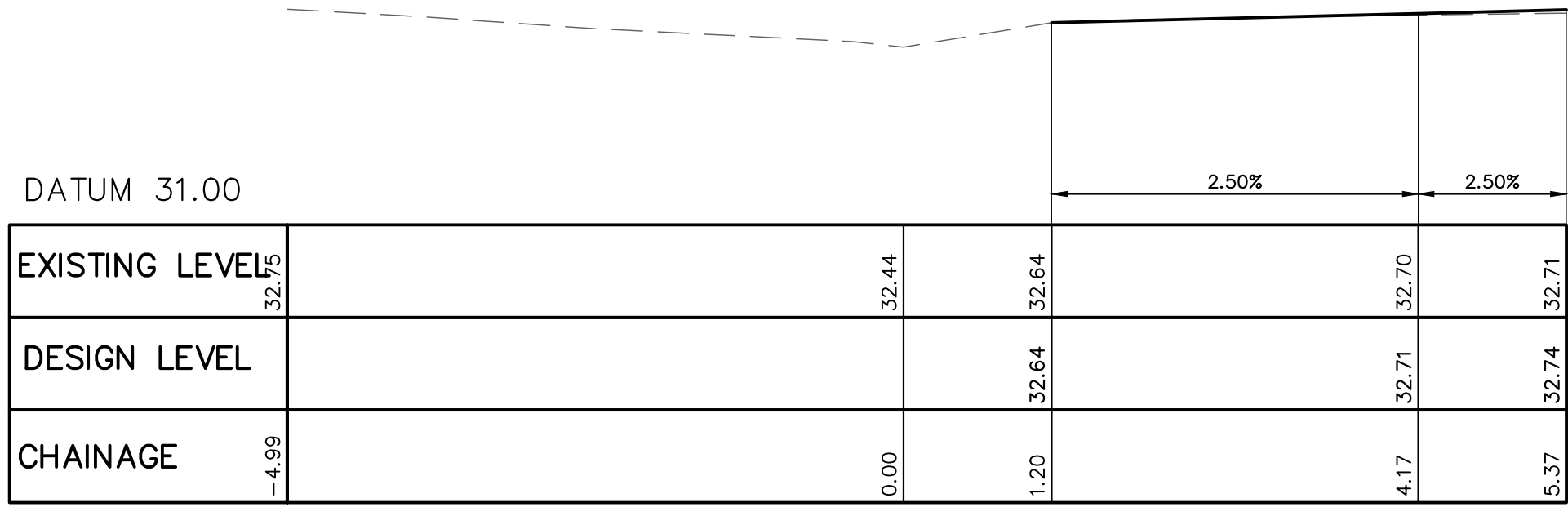


DESIGN CROSS SECTIONS
CARLISLE STREET

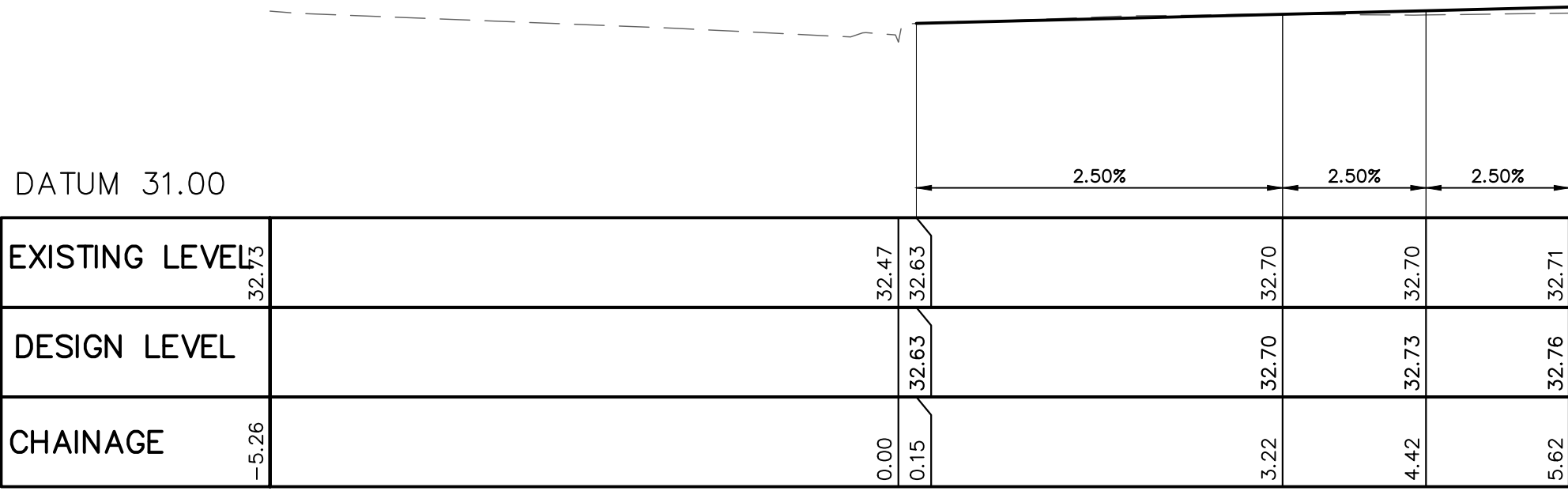
DO NOT SCALE DRAWING, USE FIGURED DIMENSIONS ONLY



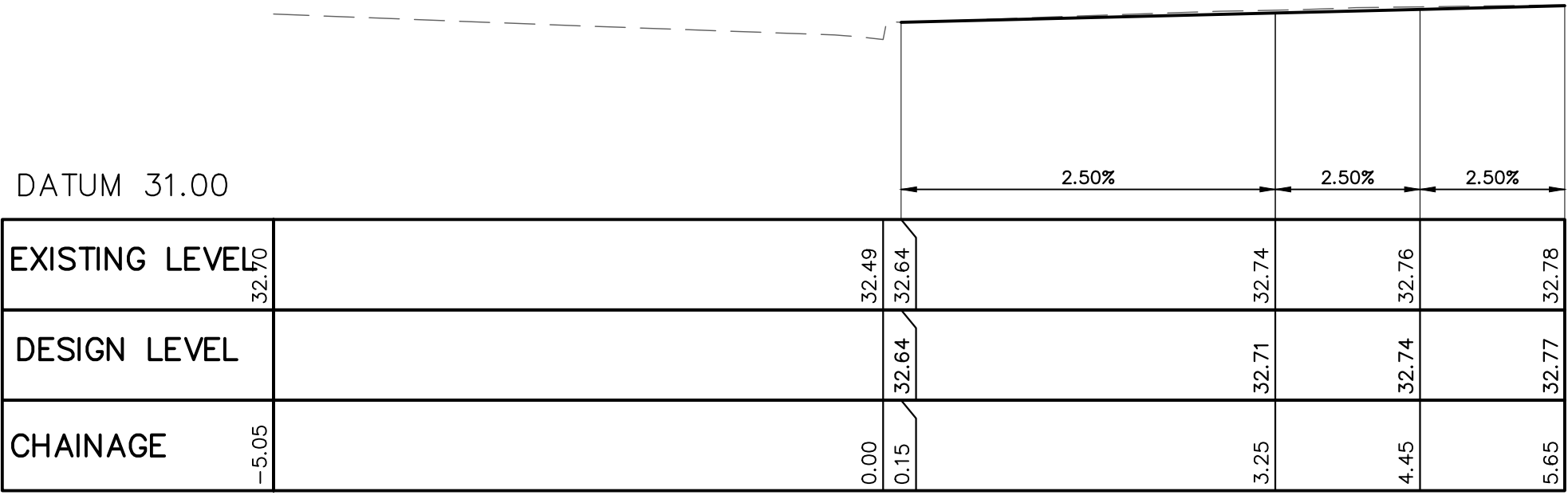
Project Number
SW24277
Drawing Number
CW016
Revision
05



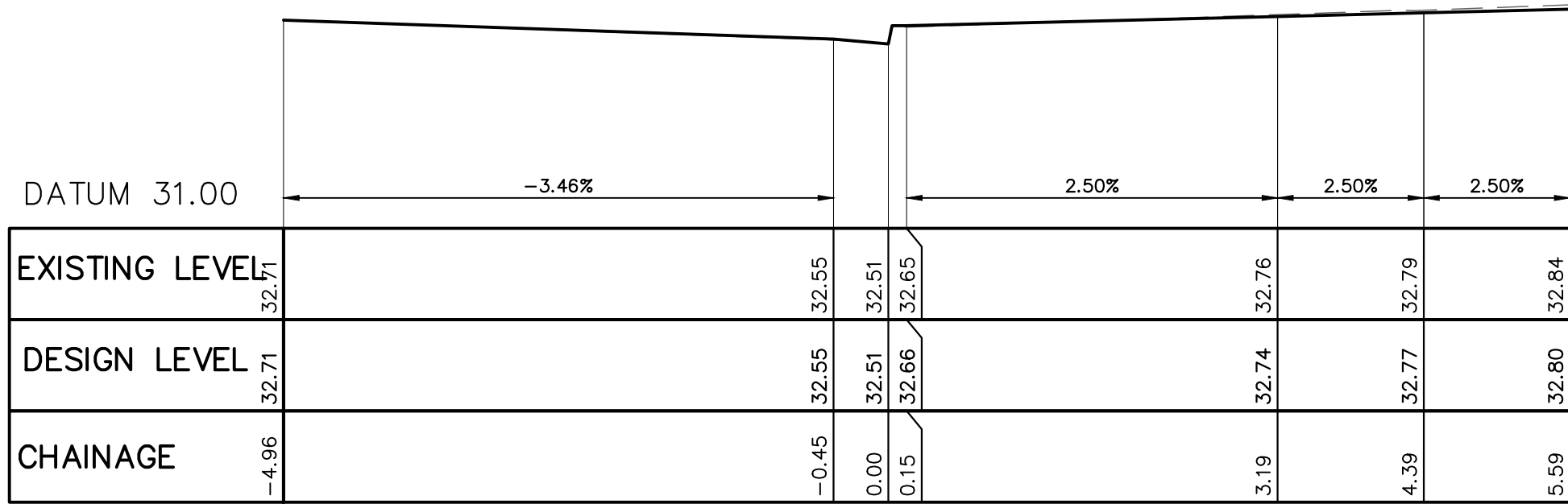
SECTION — 56.50
CROSS-SECTION
SCALE 1:50



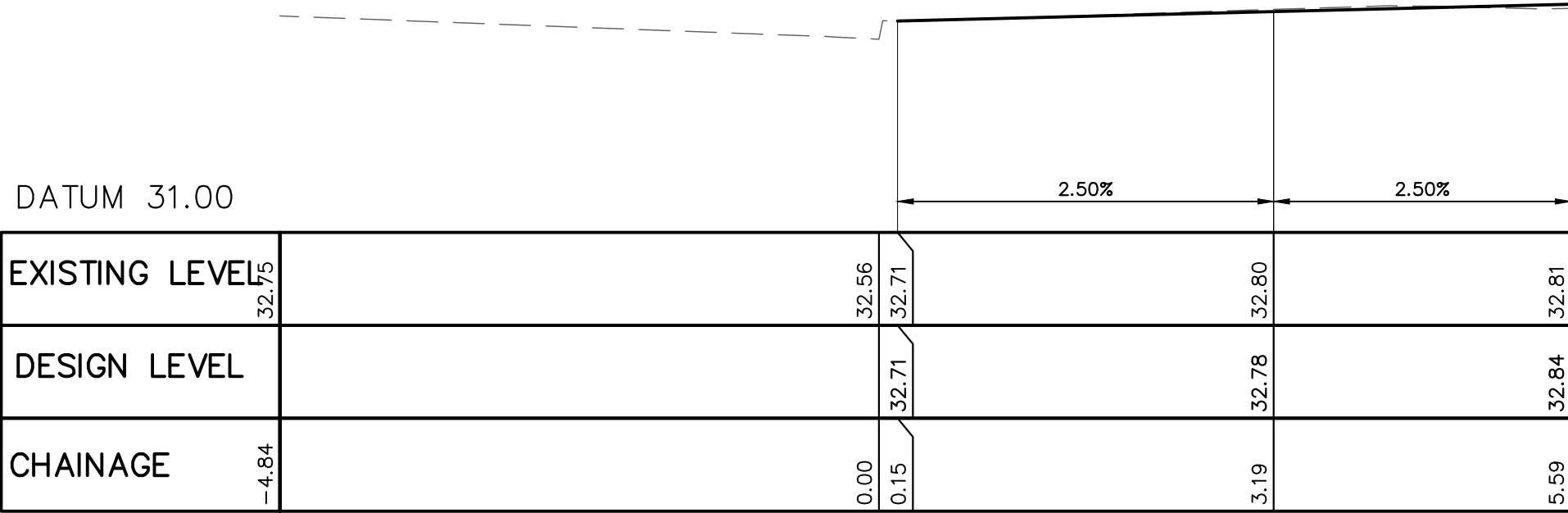
SECTION — 60.00
CROSS-SECTION
SCALE 1:50



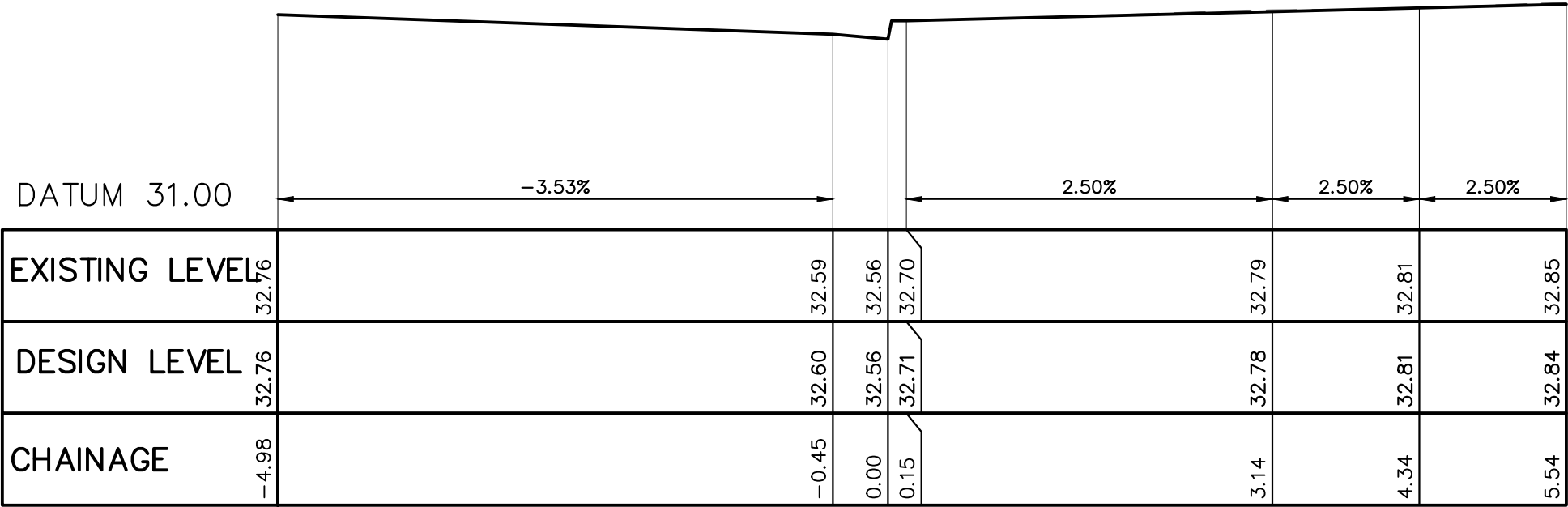
SECTION — 65.00
CROSS-SECTION
SCALE 1:50



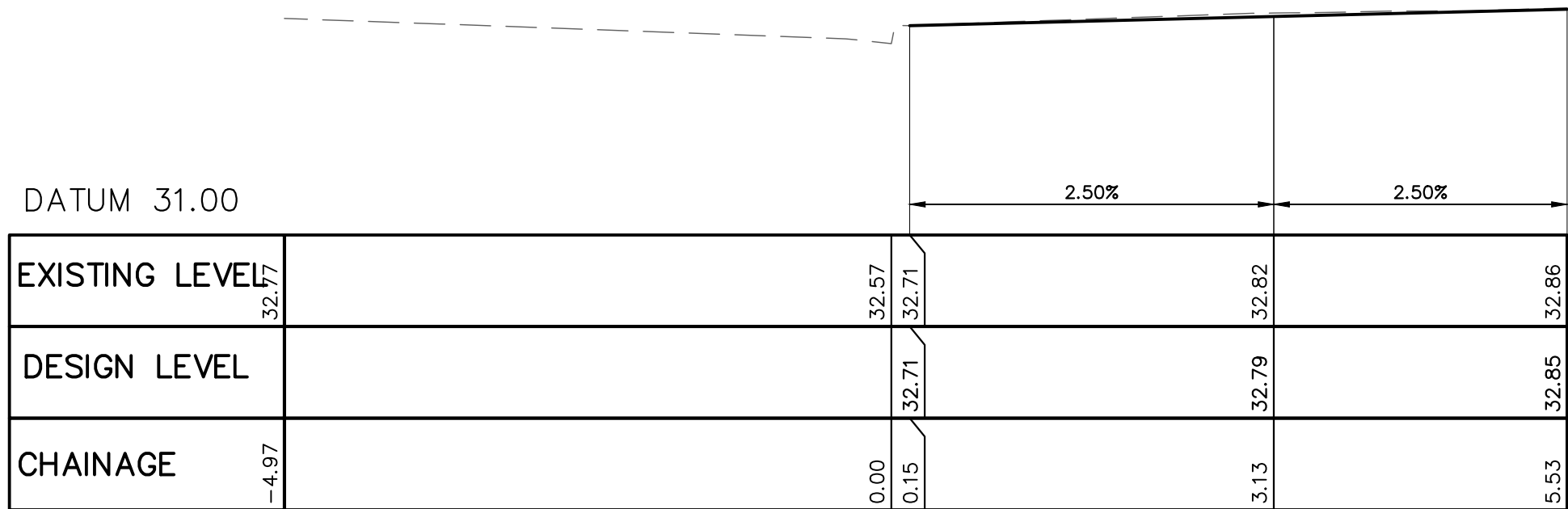
SECTION — 70.00
CROSS-SECTION
SCALE 1:50



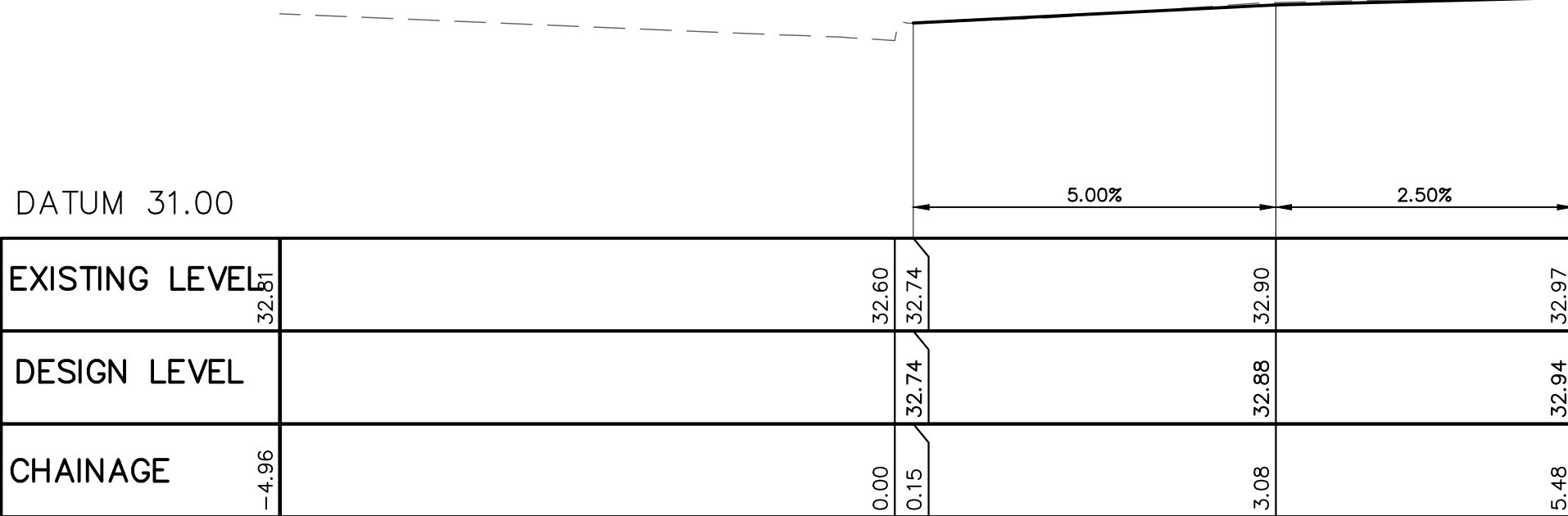
SECTION — 77.79
CROSS-SECTION
SCALE 1:50



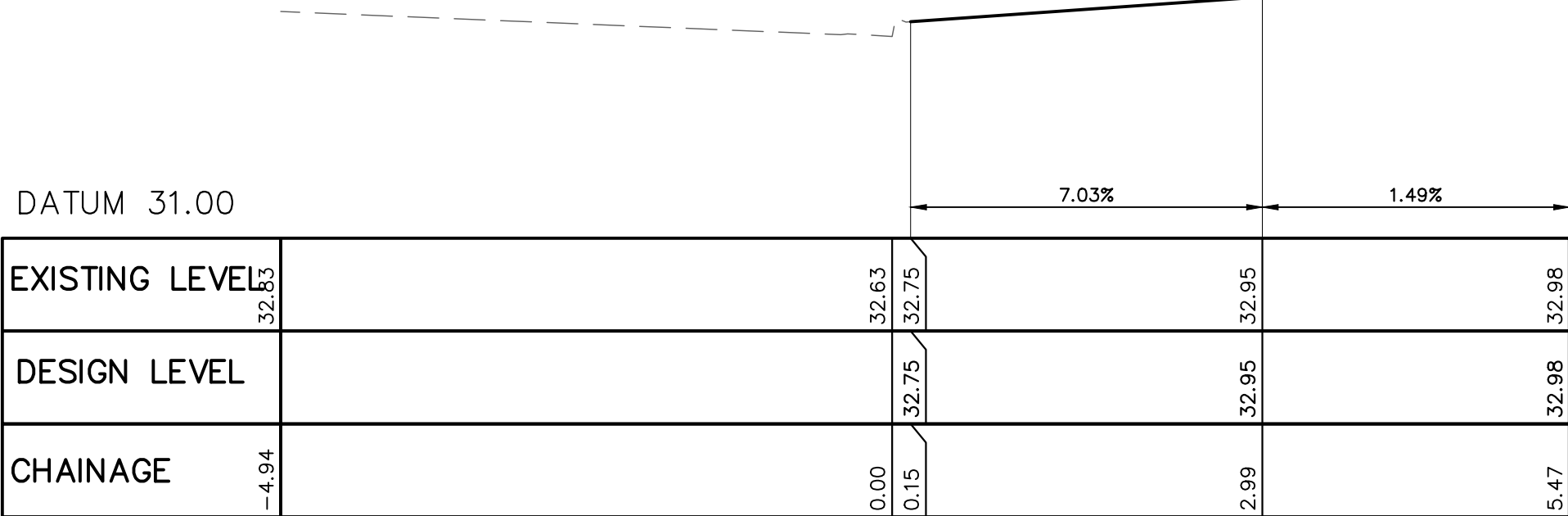
SECTION — 85.00
CROSS-SECTION
SCALE 1:50



SECTION — 88.58
CROSS-SECTION
SCALE 1:50



SECTION — 95.00
CROSS-SECTION
SCALE 1:50



SECTION — 97.66
CROSS-SECTION
SCALE 1:50

PROPOSED CIVIL WORKS
7-11 NORFOLK STREET, INGELBURN

Scale 1:100 @ A1 Date 01/09/2025 Drawn J.M. Design J.M. Approved P.E.



9630 0121
8 Buller Street, North Parramatta, NSW 2151
www.cec-au.com

Rev	Description	By	Chk	Date
05	FOR APPROVAL	J.M.	P.C.	01/09/2025
04	FOR APPROVAL	J.M.	P.C.	10/07/2025
03	FOR APPROVAL	J.M.	M.W.	17/12/2024
02	DRAFT	J.M.	P.C.	26/09/2024
01	DRAFT	J.M.	P.C.	30/08/2024

Architect
CLEY STUDIO
435 SWAN STREET RICHMOND
MELBOURNE 3121 AUSTRALIA
ce@cleystudio.com.au
+61 (0) 7003 5279
www.cleystudio.com.au

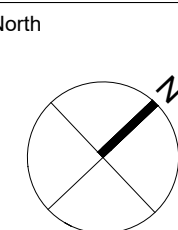


FOR COUNCIL / CONSTRUCTION CERTIFICATE ISSUE	Title
APPROVED BY: P. EL-BAYEH PAUL EL-BAYEH B.E. (Civil), M.E. (Structural & Foundation), PEAust, CPREng No. 31102146, NGR, RPCEQ	DATE: 01/09/2025

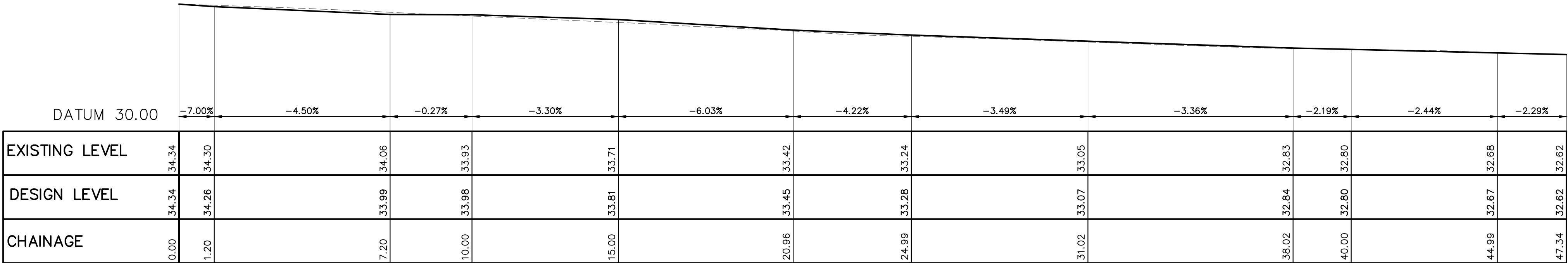


DESIGN CROSS SECTIONS
NORFOLK STREET

DO NOT SCALE DRAWING, USE FIGURED DIMENSIONS ONLY

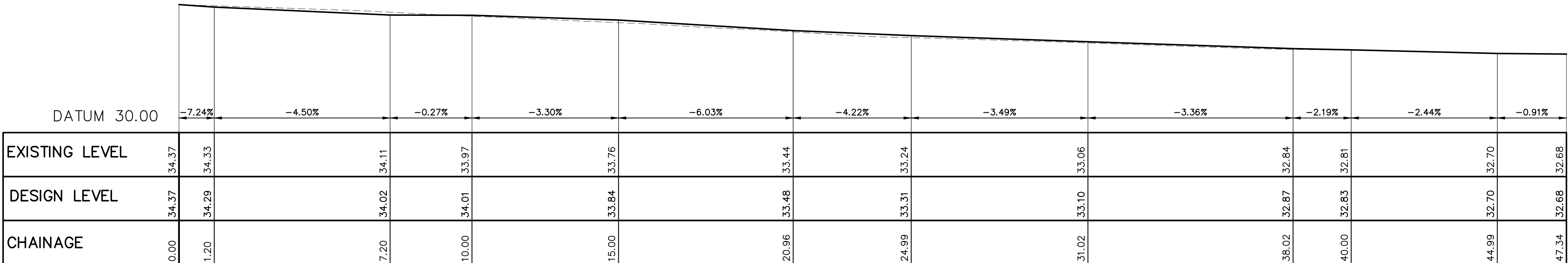
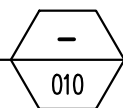


Project Number
SW24277
Drawing Number
CW017
Revision
05



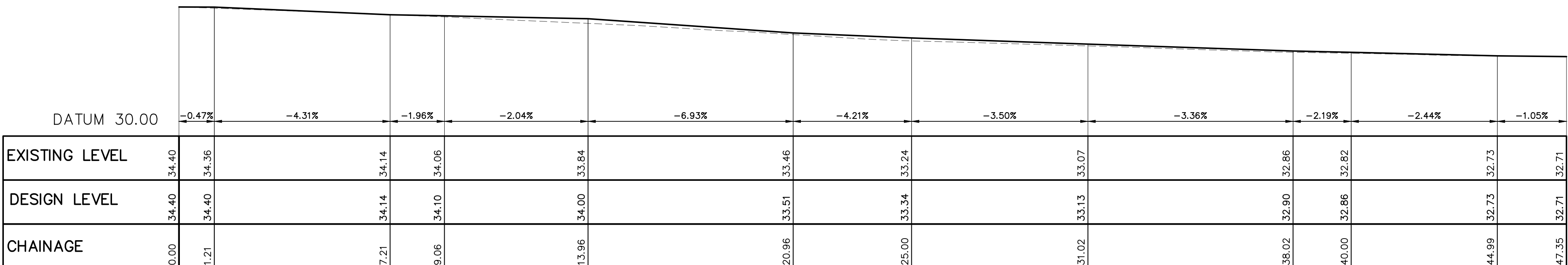
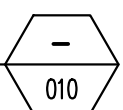
SECTION – FOOTPATH FRONT – CARLISLE STREET

CROSS-SECTION
SCALE 1:100



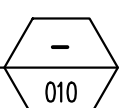
SECTION – FOOTPATH BACK – CARLISLE STREET

CROSS-SECTION
SCALE 1:100



SECTION – BOUNDARY – CARLISLE STREET

CROSS-SECTION
SCALE 1:100



PROPOSED CIVIL WORKS
7-11 NORFOLK STREET, INGELBURN

Scale 1:100 @ A1 Date 01/09/2025 Drawn J.M. Design J.M. Approved P.E.



9630 0121
8 Buller Street, North Parramatta, NSW 2151
www.cec-au.com

Rev	Description	By	Chk	Date
05	FOR APPROVAL	J.M.	P.C.	01/09/2025
04	FOR APPROVAL	J.M.	P.C.	10/07/2025
03	FOR APPROVAL	J.M.	M.W.	17/12/2024
02	DRAFT	J.M.	P.C.	26/09/2024
01	DRAFT	J.M.	P.C.	30/08/2024

Architect
CLEY STUDIO
435 SWAN STREET RICHMOND
MELBOURNE 3121 AUSTRALIA
ce@cleystudio.com.au
+61 (0) 7003 5279
www.cleystudio.com.au



FOR COUNCIL / CONSTRUCTION CERTIFICATE ISSUE
APPROVED BY: P. EL-BAYEH
PAUL EL-BAYEH
B.E. (Civil), M.E. (Structural & Foundation),
FEAust, CPREng No. 3110746, NER, RPCEQ.
DATE: 01/09/2025
REGISTERED
NER
Engineers Australia

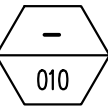
DESIGN LONG SECTIONS
CARLISLE STREET

DO NOT SCALE DRAWING, USE FIGURED DIMENSIONS ONLY

North
Project Number SW24277
Drawing Number CW018
Revision 05

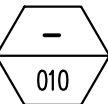
DATUM 30.00	1.15%	0.58%	0.23%	0.54%	0.53%	-0.02%	0.21%	1.49%	2.48%
EXISTING LEVEL	32.65	32.68	32.70	32.74	32.76	32.80	32.79	32.82	32.95
DESIGN LEVEL	32.65	32.68	32.70	32.71	32.74	32.78	32.78	32.79	32.88
CHAINAGE	0.00	2.75	6.24	11.24	16.24	24.02	31.24	34.81	41.24

SECTION – FOOTPATH FRONT – NORFOLK STREET
CROSS-SECTION
SCALE 1:100



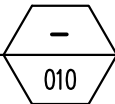
DATUM 30.00	0.63%	0.58%	0.23%	0.54%	0.53%	-0.02%	0.21%	1.49%	2.39%
EXISTING LEVEL	32.69	32.70	32.70	32.76	32.79	32.83	32.81	32.83	32.98
DESIGN LEVEL	32.69	32.71	32.73	32.74	32.77	32.81	32.81	32.82	32.98
CHAINAGE	0.00	2.75	6.24	11.24	16.24	24.02	31.24	34.81	41.24

SECTION – FOOTPATH BACK – NORFOLK STREET
CROSS-SECTION
SCALE 1:100



DATUM 30.00	1.18%	0.58%	0.23%	0.54%	0.53%	-0.02%	0.21%	1.49%	1.55%
EXISTING LEVEL	32.71	32.71	32.71	32.78	32.84	32.81	32.85	32.86	32.98
DESIGN LEVEL	32.71	32.74	32.76	32.77	32.80	32.84	32.84	32.85	32.98
CHAINAGE	0.00	2.75	6.24	11.24	16.24	24.02	31.24	34.81	41.24

SECTION – BOUNDARY – NORFOLK STREET
CROSS-SECTION
SCALE 1:100



PROPOSED CIVIL WORKS
7-11 NORFOLK STREET, INGELBURN

Scale 1:100 @ A1 Date 01/09/2025 Drawn J.M. Design J.M. Approved P.E.



9630 0121
8 Buller Street, North Parramatta, NSW 2151
www.cec-au.com

05	FOR APPROVAL	J.M.	P.C.	01/09/2025
04	FOR APPROVAL	J.M.	P.C.	10/07/2025
03	FOR APPROVAL	J.M.	M.W.	17/12/2024
02	DRAFT	J.M.	P.C.	26/09/2024
01	DRAFT	J.M.	P.C.	30/08/2024
Rev	Description	By	Chk	Date

Architect
CLEY STUDIO
435 SWAN STREET RICHMOND
MELBOURNE 3121 AUSTRALIA
ce@cleystudio.com.au
+61 (0) 7003 5279
www.cleystudio.com.au

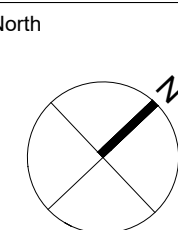


FOR COUNCIL / CONSTRUCTION CERTIFICATE ISSUE	Title
APPROVED BY: PAUL EL-BAYEH B.E. (Civil), M.E. (Structural & Foundation), FEAust, CPREng No. 3110746, NGR, RPCEQ	DATE: 01/09/2025

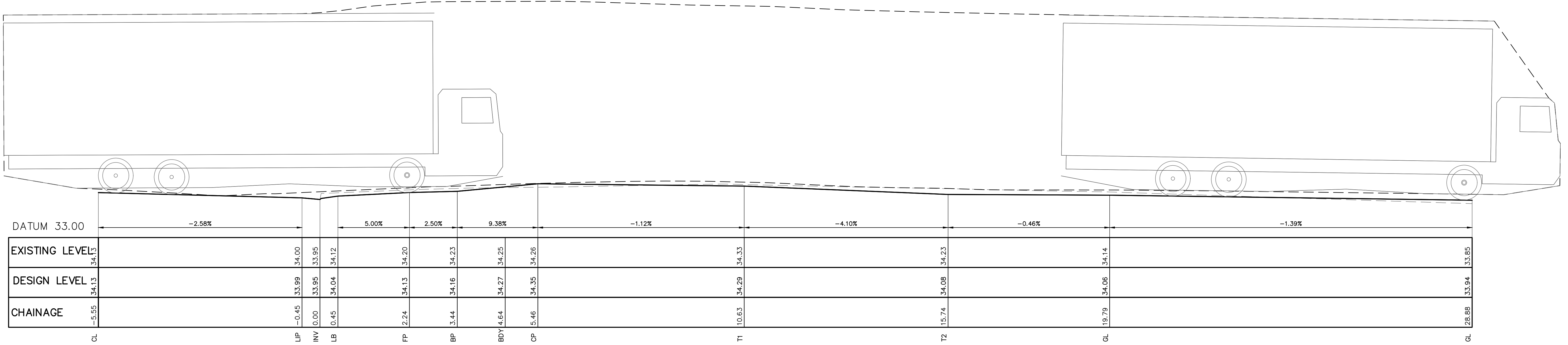


DESIGN LONG SECTIONS
NORFOLK STREET

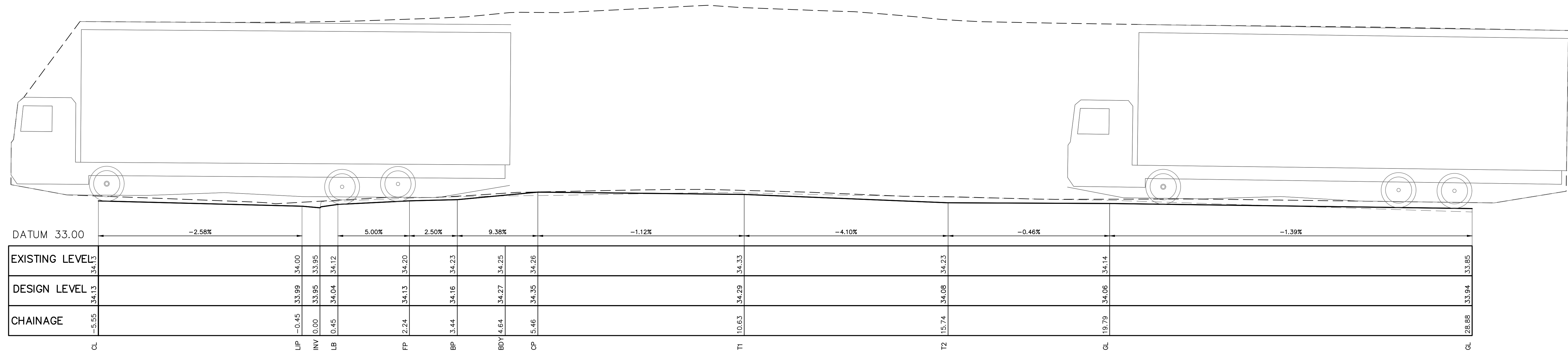
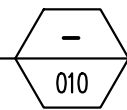
DO NOT SCALE DRAWING, USE FIGURED DIMENSIONS ONLY



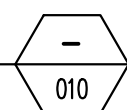
Project Number SW24277	Revision 05
Drawing Number CW019	



SECTION — 4.26
CROSS-SECTION
SCALE 1:50



SECTION — 4.26
CROSS-SECTION
SCALE 1:50



PROPOSED CIVIL WORKS
7-11 NORFOLK STREET, INGELBURN

Scale 1:100 @ A1 Date 01/09/2025 Drawn J.M. Design J.M. Approved P.E.



9630 0121
8 Buller Street, North Parramatta, NSW 2151
www.cec-au.com

Rev	Description	By	Chk	Date
05	FOR APPROVAL	J.M.	P.C.	01/09/2025
04	FOR APPROVAL	J.M.	P.C.	10/07/2025
03	FOR APPROVAL	J.M.	M.W.	17/12/2024
02	DRAFT	J.M.	P.C.	26/09/2024
01	DRAFT	J.M.	P.C.	30/08/2024

Architect
CLEY STUDIO
435 SWAN STREET RICHMOND
MELBOURNE 3121 AUSTRALIA
ce@cleystudio.com.au
+61 (0) 7003 5279
www.cleystudio.com.au

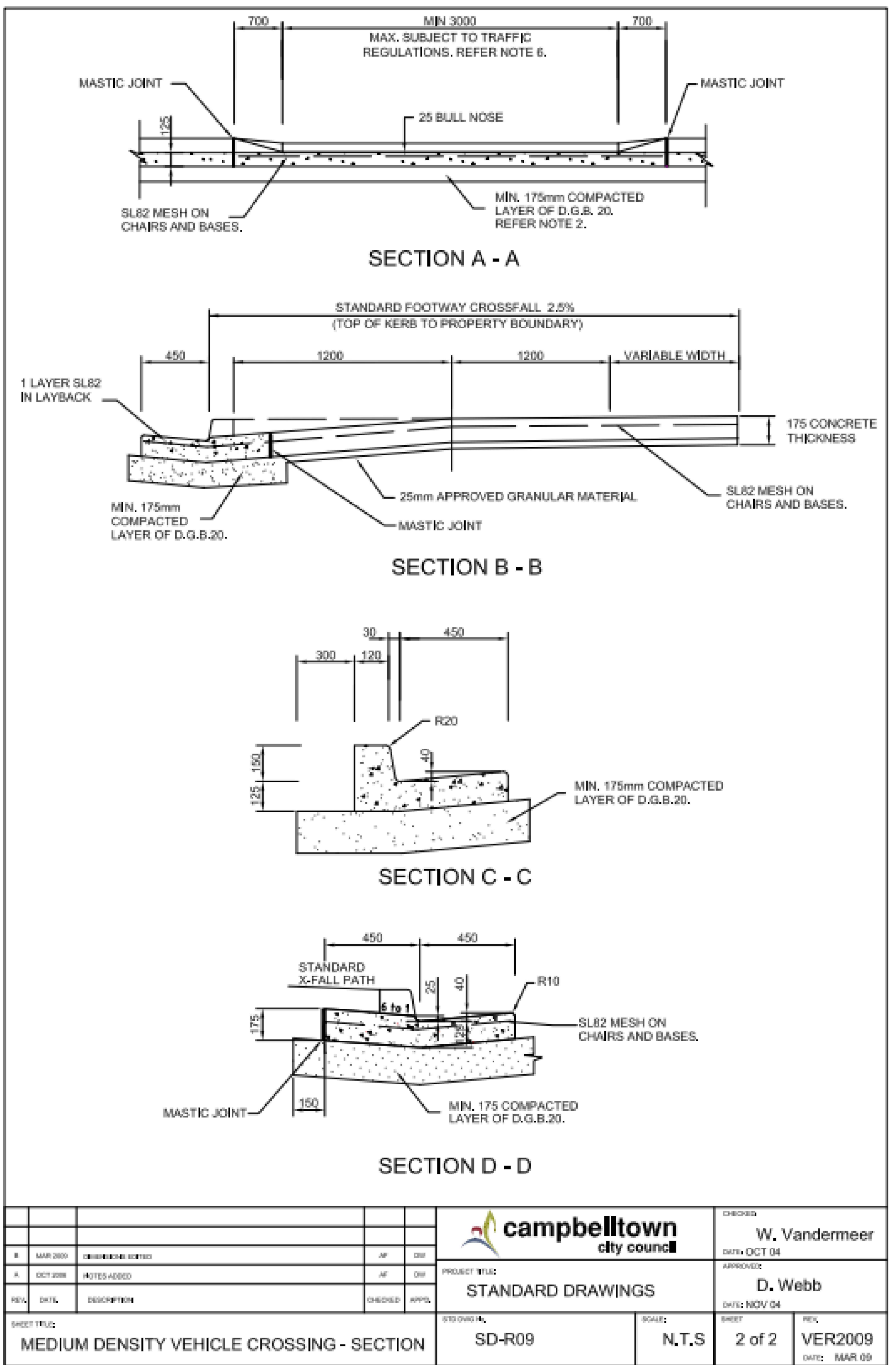
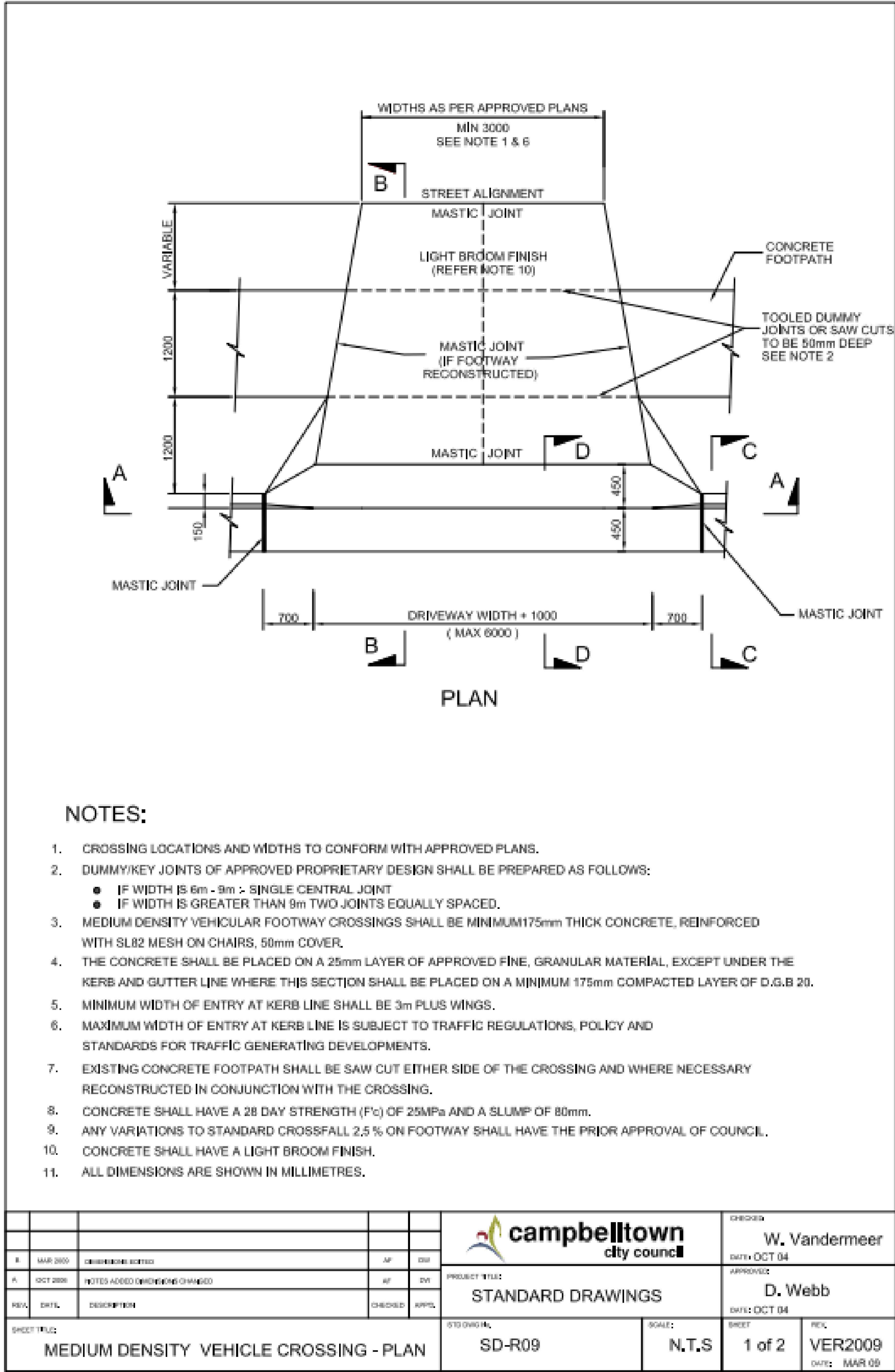


FOR COUNCIL / CONSTRUCTION CERTIFICATE ISSUE
APPROVED BY: PAUL EL-BAYEH
DATE: 01/09/2025
REGISTERED ENGINEERS AUSTRALIA

HRV DESIGN LONG SECTION

DO NOT SCALE DRAWING, USE FIGURED DIMENSIONS ONLY

North	Project Number	Revision
	SW24277	05
	Drawing Number	CW020



PROPOSED CIVIL WORKS

7-11 NORFOLK STREET, INGELBURN

Scale 1:100 @ A1 Date 01/09/2025 Drawn J.M. Design J.M. Approved P.E.

Capital Engineering Consultants

9630 0121

8 Buller Street, North Parramatta, NSW 2151

www.cec-au.com

Rev	Description	By	Chk	Date
05	FOR APPROVAL	J.M.	P.C.	01/09/2025
04	FOR APPROVAL	J.M.	P.C.	10/07/2025
03	FOR APPROVAL	J.M.	M.W.	17/12/2024
02	DRAFT	J.M.	P.C.	26/09/2024
01	DRAFT	J.M.	P.C.	30/08/2024

Architect
CLEY STUDIO
435 SWAN STREET RICHMOND
MELBOURNE 3121 AUSTRALIA
en@cleystudio.com.au
+61 (0) 7000 5279
www.cleystudio.com.au



FOR COUNCIL / CONSTRUCTION CERTIFICATE ISSUE

APPROVED BY: PAUL EL-BAYEH

DATE: 01/09/2025

REGISTERED NER Engineers Australia

CAMPBELLTOWN CITY COUNCIL
STANDARD NOTES & DETAILS

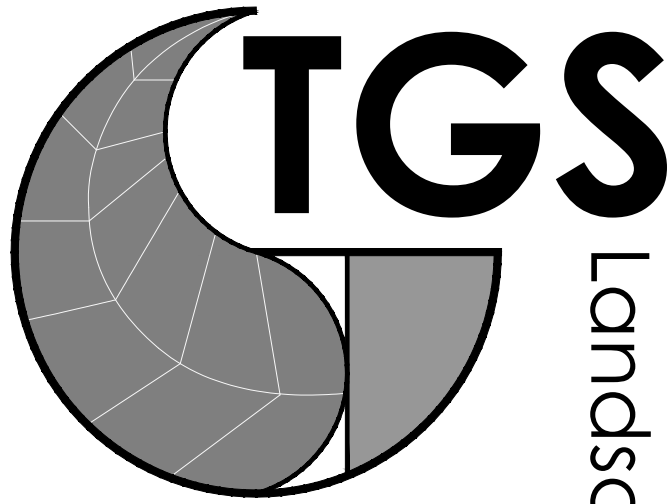
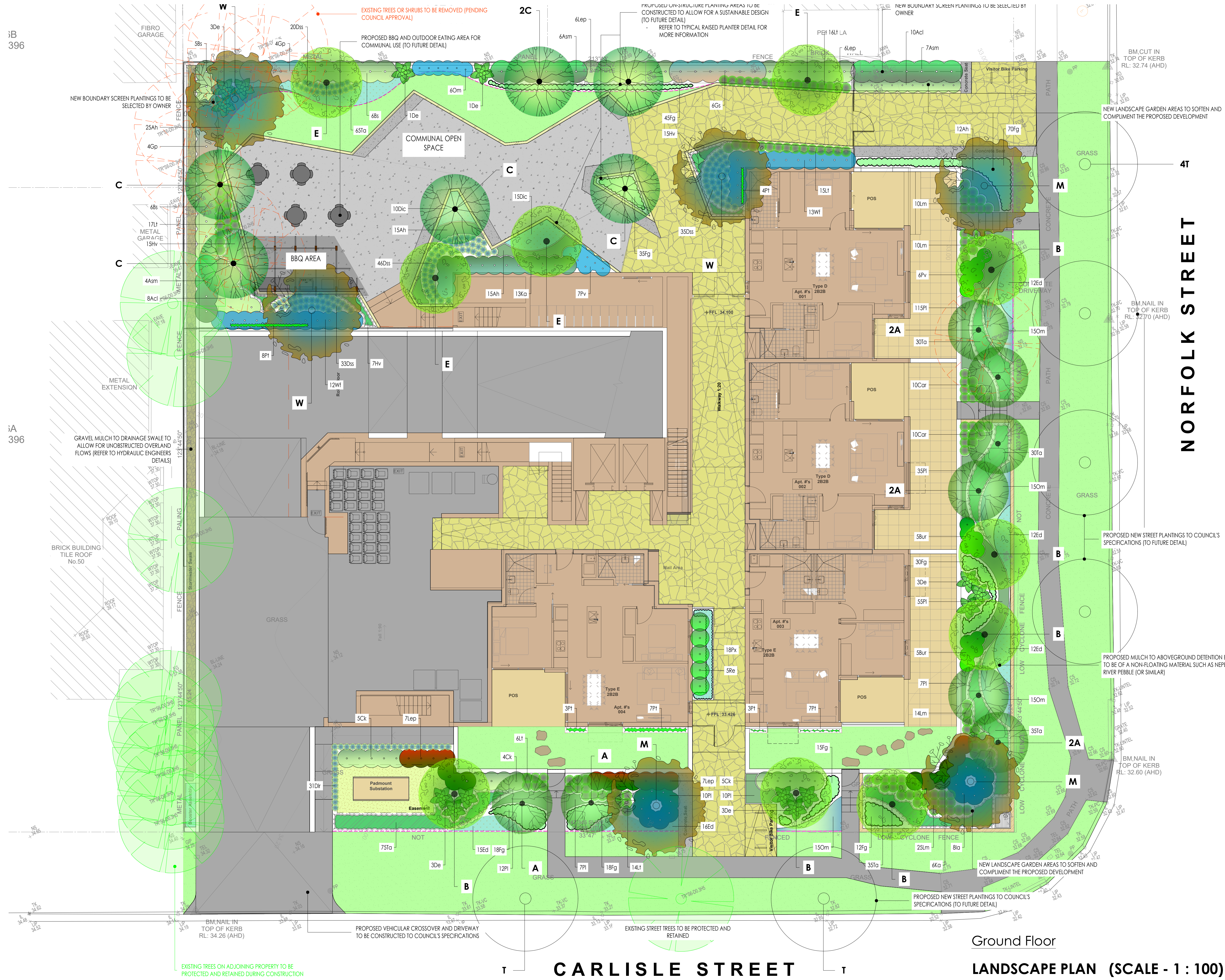
DO NOT SCALE DRAWING, USE FIGURED DIMENSIONS ONLY

North

Project Number SW24277

Drawing Number CW030

Revision 05



Postal Address:
PO BOX 457
BEECROFT NSW 2119

ph. (02) 8011 3330
mob. 0412 759 383

email. info@tgslandscape.com.au

- This document is COPYRIGHT and the property of TGS LANDSCAPE ARCHITECTS. It is not to be retained, copied or used without the prior written permission of the author
- All dimensions must be checked on-site prior to the commencement of any works
- All discrepancies are to be brought to the attention of TGS LANDSCAPE ARCHITECTS

Project:
**PROPOSED
RESIDENTIAL
DEVELOPMENT**

7-11 NORFOLK STREET
INGLEBURN

Title:
**LANDSCAPE CONCEPT
PLAN**

Client:
Mr Ed Seghabi

Drawn by: **JB** Checked by: **JB**

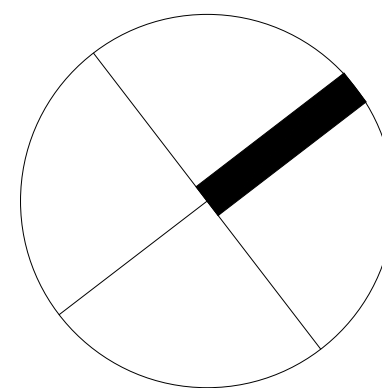
Amendments
02/09/2024 - Landscape DA Issue (for review)
01/10/2024 - Landscape DA Issue (approved concept)
11/12/2024 - Landscape DA Issue
18/12/2024 - Landscape DA Issue (revised)

Date:
18th December, 2024

Drawing number:
2024.0804DA1-1

Scale:
**1 : 100@A1
1 : 200@A3** Issue: **C**

North:



Ground Floor
LANDSCAPE PLAN (SCALE - 1 : 100)

Postal Address:
PO BOX 457
BEECROFT NSW 2119
ph. (02) 8011 3330
mob. 0412 759 383
email. info@tgslandscape.com.au

- This document is COPYRIGHT and the property of TGS LANDSCAPE ARCHITECTS. It is not to be retained, copied or used without the prior written permission of the author
- All dimensions must be checked on-site prior to the commencement of any works
- All discrepancies are to be brought to the attention of TGS LANDSCAPE ARCHITECTS

Project:

**PROPOSED
RESIDENTIAL
DEVELOPMENT**

7-11 NORFOLK STREET
INGLEBURN

Title:
**LANDSCAPE CONCEPT
PLAN**

Client:
Mr Ed Seghabi

Drawn by: **JB** Checked by: **JB**

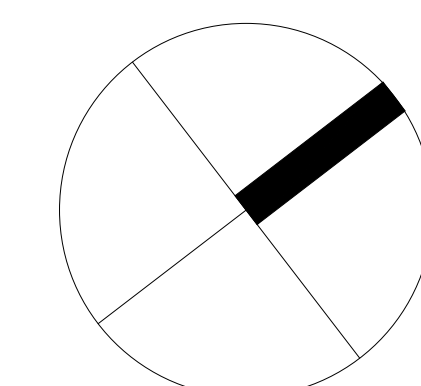
Amendments
02/09/2024 - Landscape DA Issue (for review)
01/10/2024 - Landscape DA Issue (approved concept)
11/12/2024 - Landscape DA Issue
18/12/2024 - Landscape DA Issue (revised)

Date:
18th December, 2024

Drawing number:
2024.0804DA1-2

Scale: **1 : 100@A1**
1 : 200@A3 Issue: **C**

North:



Level 9 Terrace

LANDSCAPE PLAN (SCALE - 1 : 100)

LEGEND

	New Turf Excavate / grade all areas to be turfed to 120mm below required finished levels. Do not excavate within 150mm of the trunk of any existing tree to be retained. Ensure that all surface water runoff is directed towards the inlet pits, kerbs etc., and away from buildings. Ensure that no pooling or ponding will occur. Further rip the subgrade to 150mm. Install 100mm depth of imported turf underlay. Just prior to spreading the turf, spread 'Shirley's No.17 lawn fertilizer' over the underlay at the recommended rate. Lay 'Sir Walter Buffalo' turf rolls closely butted. Fill any small gaps with topsoil. Water thoroughly.		External 'Crazy Pave' paving to private courtyard and Communal areas as shown (to be selected by owner)
	FORMBOSS Steel garden edging (refer to detail)		Selected 'Exposed Aggregate' tiles or concrete to Communal open spaces and building entries
	Proposed sandstone stepping pads in grassed garden area		New concrete bench seating cast 'in-situ' (to be selected by owner)
	Existing trees or shrubs to be protected and retained during construction		Landscape areas Excavate all Planting Areas to a depth of 150mm below finished levels. Cultivate subgrade a further 150mm. Supply & Install 100mm of soil mix that consists of 50% Site Top Soil (if suitable) with 50% ANL Organic Garden mix (or equivalent). Install 75mm depth of selected mulch.
	Existing trees or shrubs to be removed (pending Council approval)		Note: Maintenance: All landscape works are to be maintained for a period of twelve months from the date of practical completion. This includes all watering, weeding, spraying and re-mulching necessary to achieve vigorous growth. Any defects which arise during this period are to be rectified immediately. Any plants or areas of turf which fall during this period are to be replaced at no additional cost.
	Proposed on-structure planting area and retaining walls (designed and constructed to future detail)		Irrigation: All garden areas on the landscape plan are to be covered by a fully automatic drip irrigation system. The controller is to be equal to a 'Richell 446 PR' and is to be housed in a control box adjacent to the electricity meter. All pipework is to be PVC to satisfy AS 1477. All installation is to satisfy the Sydney Water Code and AS 3500. The system is to be installed by a suitable licensed contractor. All equipment and workmanship is to be guaranteed for a minimum period of 12 months.
	1.8m high metal security fence and gate to properly boundary and private communal areas (to be selected by owner)		

Postal Address:
PO BOX 457
BEECROFT NSW 2119

ph. (02) 8011 3330
mob. 0412 759 383

email. info@tgslandscape.com.au

- This document is COPYRIGHT and the property of TGS LANDSCAPE ARCHITECTS. It is not to be retained, copied or used without the prior written permission of the author
- All dimensions must be checked on-site prior to the commencement of any works
- All discrepancies are to be brought to the attention of TGS LANDSCAPE ARCHITECTS

Project:

PROPOSED RESIDENTIAL DEVELOPMENT

7-11 NORFOLK STREET
INGLEBURN

Title:

LANDSCAPE CONCEPT PLAN

Client:

Mr Ed Seghabi

Drawn by:

JB

Checked by:

JB

Amendments

- 02/09/2024 - Landscape DA Issue (for review)
- 01/10/2024 - Landscape DA Issue (approved concept)
- 11/12/2024 - Landscape DA Issue
- 18/12/2024 - Landscape DA Issue (revised)

Date:

18th December, 2024

Drawing number:

2024.0804DA1-3

Scale:

1 : 100@A1
1 : 200@A3

Issue:

C

INDICATIVE PLANT SCHEDULE

Code	Latin Name (Common Name - Mature Height)	Size	Stake	Qty
Trees				
A	Angophora costata (Smooth Barked Apple - 15m)	45 litre	yes	8
B	Banksia serrata (Old man banksia - 8m)	45 litre	yes	6
C	Cupaniopsis anacardioides (Tuckeroo - 12m)	45 litre	yes	6
E	Elaeocarpus reticulatus (Bluberry Ash - 8m)	45 litre	yes	4
M	Eucalyptus moluccana (Grey box - 10m)	45 litre	yes	3
W	Waterhousea floribunda (Waterhousea - 15m)	45 litre	yes	3
T	Tristanopsis laurina 'DOW10' Luscious® PBR (Water Gum - 7m)	45 litre	yes	9
T	Tristanopsis laurina 'DOW10' Luscious® PBR (Water Gum - 7m) (Proposed Street Trees)	100 litre	yes	6
Shrubs				
Ac1	Acacia cognata 'Mini Cog' (River Wattle - 1m)	200mm	-	24
Asm	Acmena smithii 'Minor' (Lilly Pilly - 3m)	200mm	-	17
Bur	Bursaria spinosa (Blackthorn - 2m)	200mm	-	10
Bs	Banksia spinulosa var. collina (Hill Banksia - 1.5m)	200mm	-	17
CK	Callistemon linearis (Narrow-leaved Bottlebrush - 3m)	200mm	-	14
De	Dorothy's excelsa (Gymea Lily - 1m)	200mm	-	17
Gp	Grevillea 'Superb' (Grevillea - 2m)	200mm	-	8
Gs	Grevillea speciosa (Red Spider Flower - 1.5m)	200mm	-	6
Ia	Indigofera australis (Native Indigo - 2m)	200mm	-	8
Ka	Kunzea ambigua (Tick bush - 3m)	200mm	-	19
Lep	Leptospermum petersonii (Lemon Scented Tea Tree - 3m)	200mm	-	26
Pv	Pultenaea villosa (Hairy Bush Pea - 1m)	200mm	-	13
Re	Raphis excelsa (Parlour palm - 1.5m)	300mm	-	5
WF	Westringia fruticosa (Coastal Rosemary - 1.5m)	200mm	-	34

Groundcovers

Ah	Actinotus helianthi (Flannel Flowers - 0.6m)	150mm pot	67
Car	Carex appressa (Tall Sedge - 1m)	150mm pot	20
Dic	Dichondra argentea 'Silver Falls' (Dichondra - 0.3m)	150mm pot	85
Dss	Dianella 'Silver Streak' (Flax Lily - 0.5m)	150mm pot	88
Dir	Dianella revoluta 'Little Rev' (Dianella - 0.3m)	150mm pot	31
Ed	Eremophila debilis (Winter Apple - 0.3m)	150mm pot	67
Fg	Festuca glauca (Blue Fescue Grass - 0.3m)	150mm pot	243
Hv	Hardenbergia violacea (Happy wanderer - 0.3m)	150mm pot	59
Lm	Lomandra multiflora subsp. Multiflora (Many Flowered Mat-Rush - 0.85m)	150mm pot	59
Lt	Lomandra longifolia 'Tanika' (Spiny Mat Rush - 1m)	150mm pot	83
Om	Olearia microphylla (Olearia - 1m)	150mm pot	66
Pl	Parthenocissus Tricuspidata velchii (Boston Ivy - Climber)	150mm pot	32
Pt	Poa labillardieri (Native Clump Grass - 1m)	150mm pot	251
Px	Philodendron 'Xanadu' (Dwarf Philodendron - 0.5m)	150mm pot	18
Ta	Themeda australis (Kangaroo Grass - 0.5m)	150mm pot	270

LANDSCAPE INFORMATION (General)

Note: Majority of plants selected for this development will be native plants indigenous to the area (to future detail)

Site Area = 2079m²

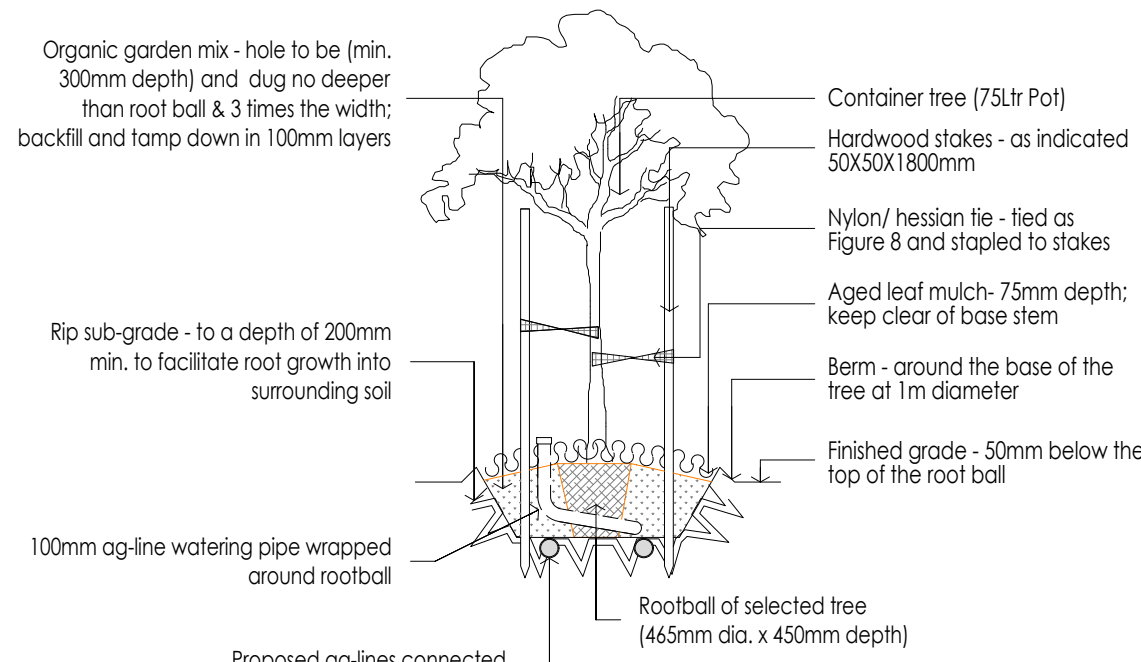
Landscaped Area = 545.7m²

Landscaped Area (Deep Soil) = 374.7m²

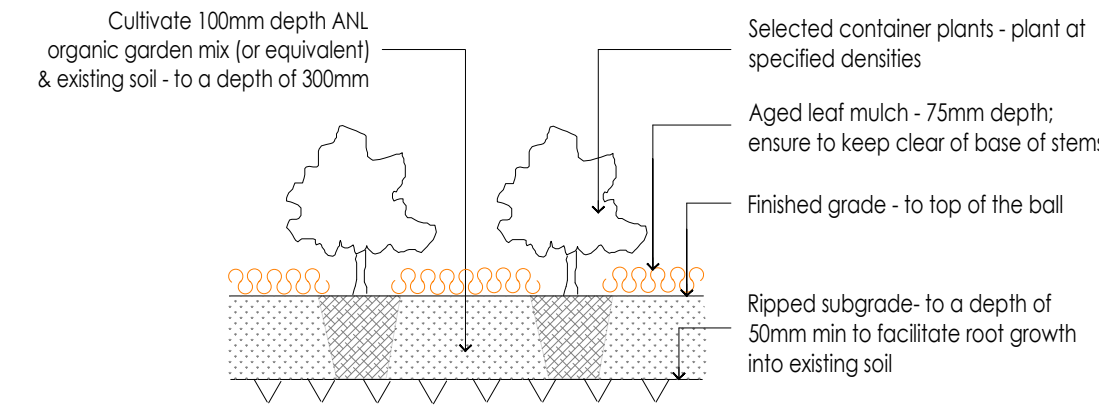
Total Landscaped Area = 920.4m²

Minimum Soil Standards for Plant Sizes

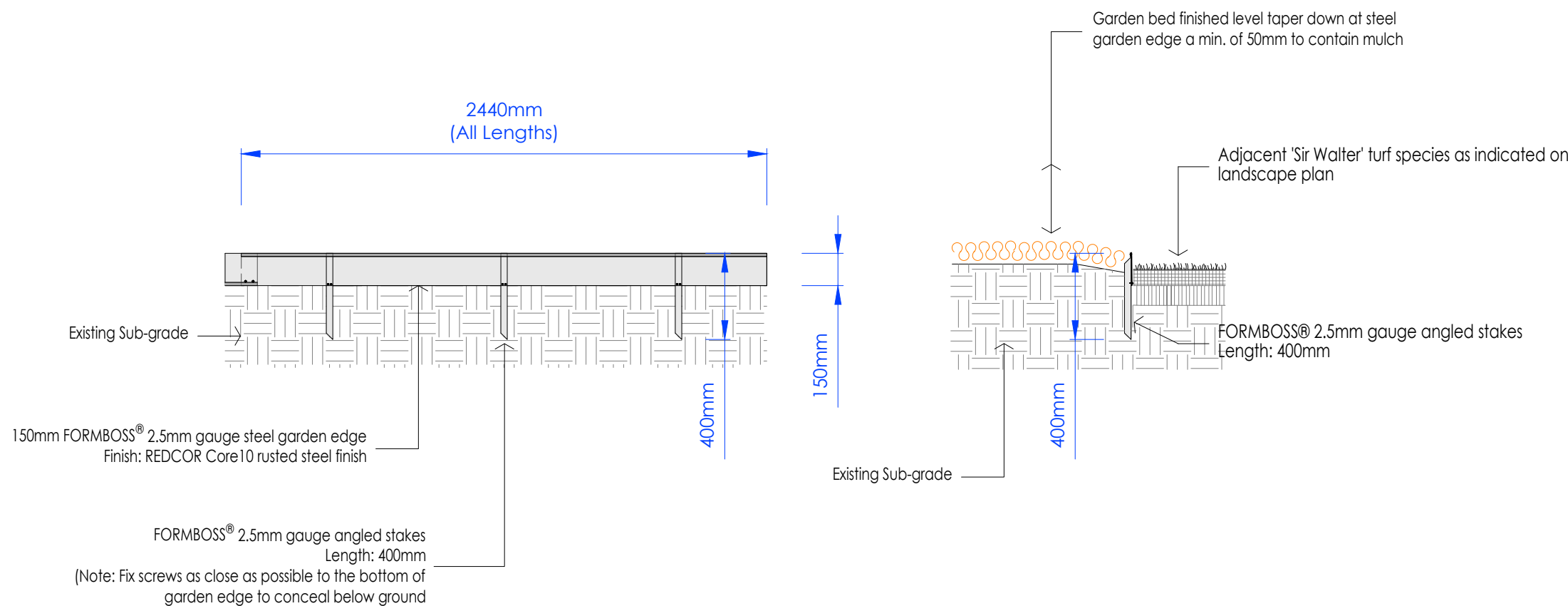
Tree Size	Height	Spread	Min. Soil Area	Min. Soil Depth
Large Trees	>12m	>8m	10 x 10m	1200mm
Medium Trees	8-12m	4-8m	6 x 6m	1000mm
Small Trees	5-8m	<4m	3.5 x 3.5m	800mm
Shrubs	-	-	n/a	500-600mm
Groundcover	-	-	n/a	300-450mm
Turf	-	-	n/a	200mm



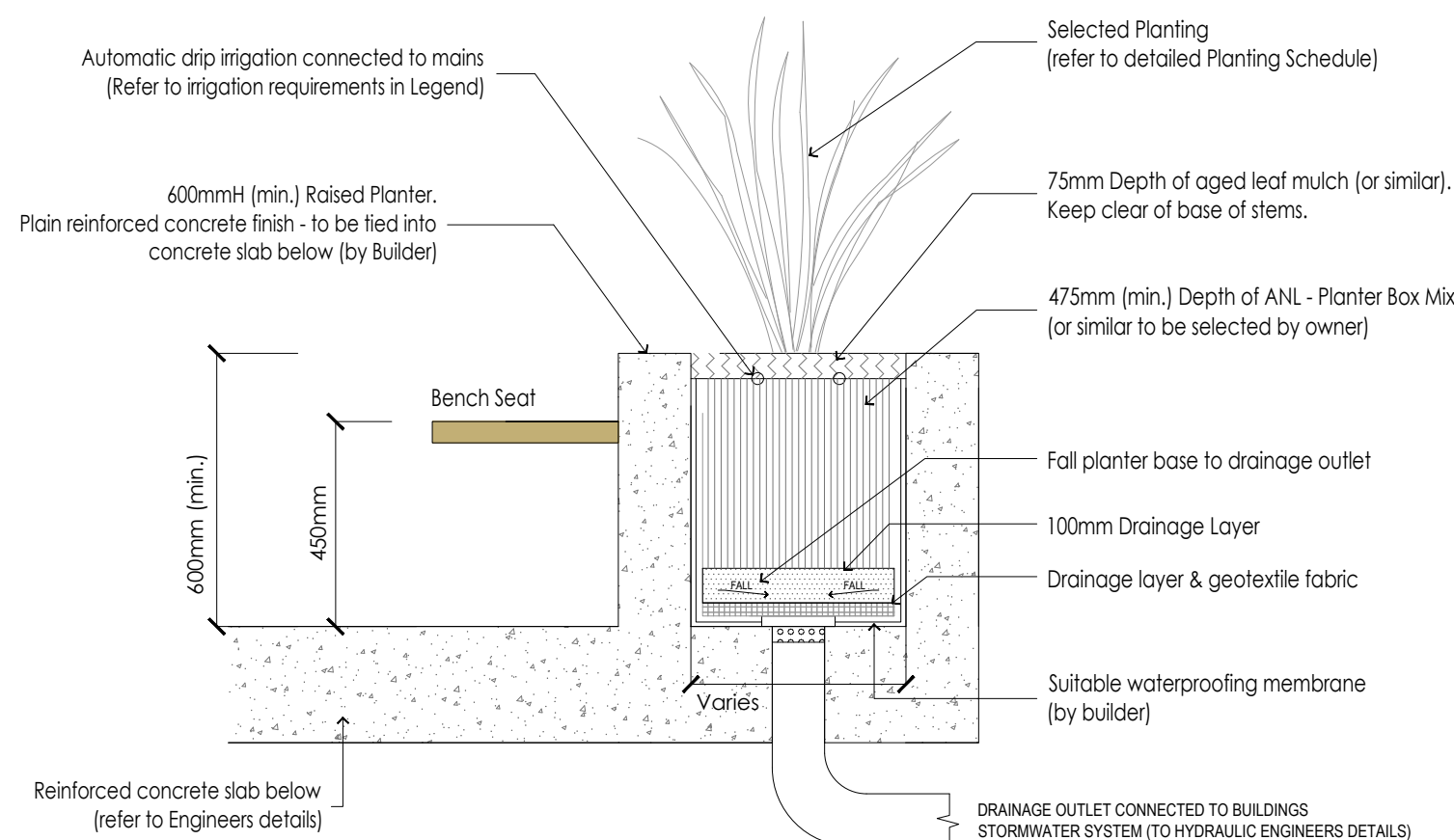
1 Typical Tree Planting Detail Section
NTS @ A1 (Not to Scale)



2 Garden Bed Planting Detail Section
NTS @ A1 (Not to Scale)

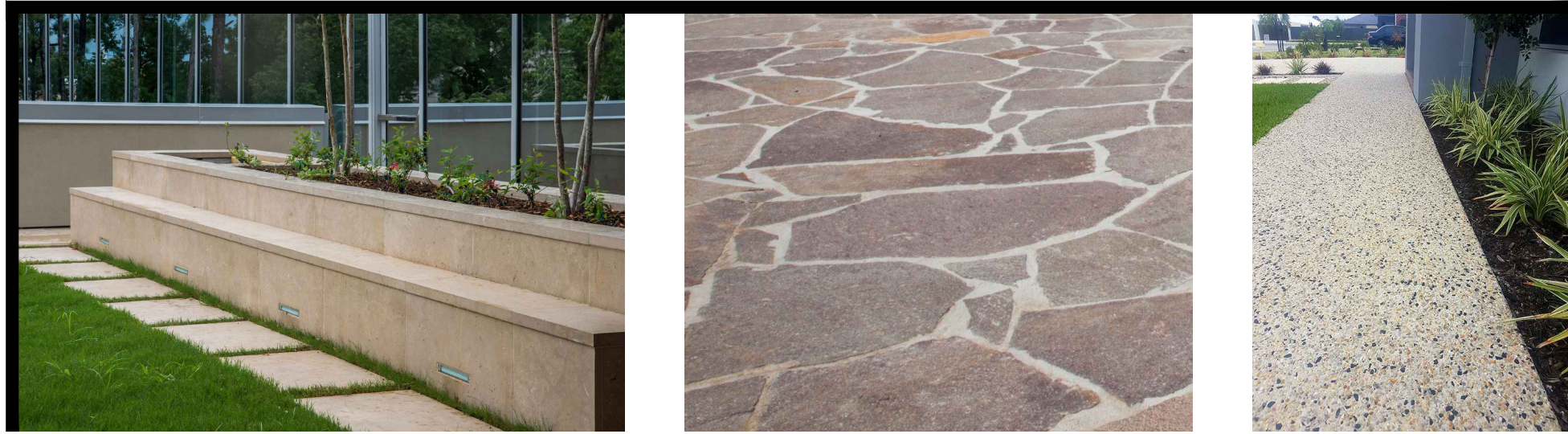


3 FORMBOSS® Steel Garden Edge Detail Section & Elevation
NTS @ A1 (Not to Scale)



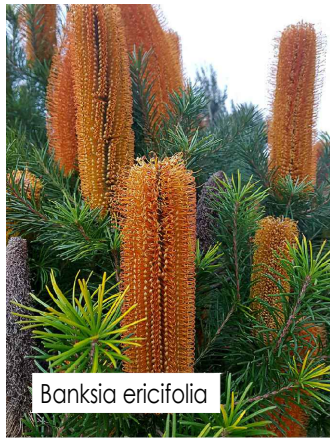
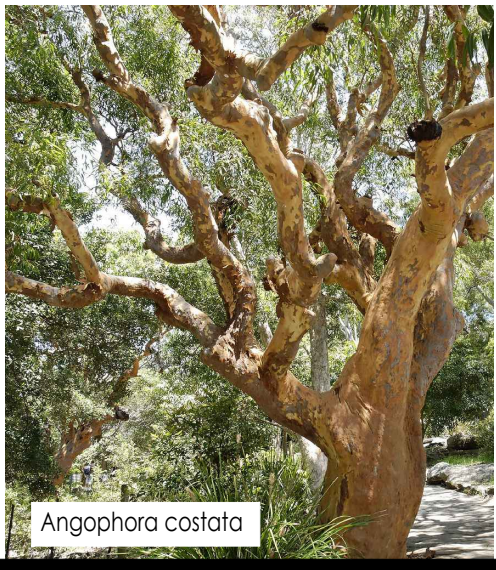
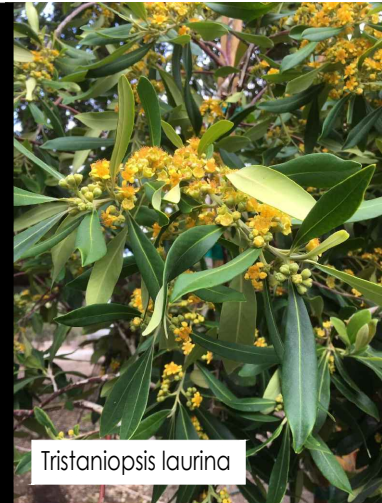
4 Typical Raised Planter Detail Section
NTS @ A1 (Not to Scale)

Communal Areas



Planting Concepts

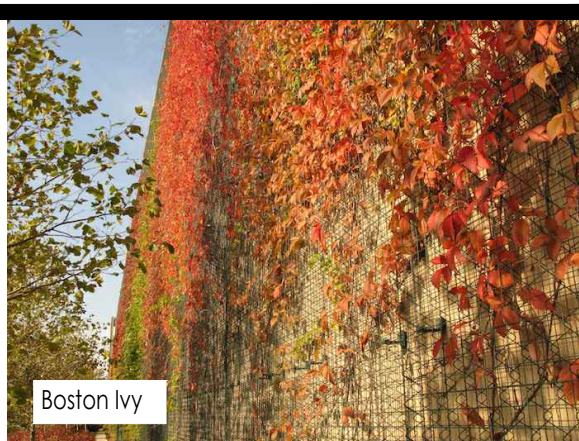
Trees



Shrubs



Groundcovers/Climbers



Postal Address:
PO BOX 457
BEECROFT NSW 2119
ph. (02) 8011 3330
mob. 0412 759 383
email. info@tgslandscape.com.au

- This document is COPYRIGHT and the property of TGS LANDSCAPE ARCHITECTS. It is not to be retained, copied or used without the prior written permission of the author
- All dimensions must be checked on-site prior to the commencement of any works
- All discrepancies are to be brought to the attention of TGS LANDSCAPE ARCHITECTS

Project:
**PROPOSED
RESIDENTIAL
DEVELOPMENT**

7-11 NORFOLK STREET
INGLEBURN

Title:
**LANDSCAPE CONCEPT
PLAN**

Client:
Mr Ed Seghabi

Drawn by: JB
Checked by: JB

Amendments
02/09/2024 - Landscape DA Issue (for review)
01/10/2024 - Landscape DA Issue (approved concept)
11/12/2024 - Landscape DA Issue
18/12/2024 - Landscape DA Issue (revised)

Date:
18th December, 2024

Drawing number:
2024.0804DA1-4

Scale:
1 : 100@A1
1 : 200@A3
Issue:
C