

SITE ANALYSIS

TOTAL SITE AREA :	1673.6m²
NEW BUILDING CAR WASH, PLANTROOM & OFFICE	355m²
SITE COVERAGE PERCENTAGE :	21.2%
MISCELLANEOUS AREAS VACUUM BAYS LANDSCAPING	108m² 137.4m²



NSW GOVERNMENT
Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. DA 1888

granted on the 3 December 2015

Signed [Signature]

Sheet No. 2 of 16

CAR WASH SITE PLAN

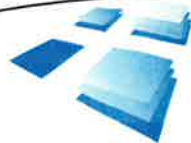
SCALE BAR 1 : 1 On A1 Size Original

SCALE BAR 1 : 2 On A3 Size Reduction

No.	Amendment	By	Date
P2	BOAT WASH BAY REMOVED, AUTO BAY RELOCATED AND DUAL WASH & DETAIL BAYS ADDED.	VP	13.01.2015
P3	PRELIMINARY ISSUE FOR CLIENT COMMENT, NOT FOR CONSTRUCTION.	SP	05.03.2015
DA-1	PRELIMINARY ISSUE FOR CLIENT COMMENT, NOT FOR CONSTRUCTION.	SP	18.03.2015
DA-2	ISSUED FOR DEVELOPMENT APPROVAL, NOT FOR CONSTRUCTION.	VP	18.08.2015
P4	EXIT AMENDED, ISSUED FOR DEVELOPMENT APPROVAL, NOT FOR CONSTRUCTION.	VP	09.10.2015
P5	PRELIMINARY ISSUE FOR DISCUSSION PURPOSES ONLY, NOT FOR CONSTRUCTION.	VP	14.10.2015
DA-3	ENTRY AMENDED, RE-ISSUED FOR DEVELOPMENT APPROVAL, NOT FOR CONSTRUCTION.	VP	05.11.2015
DA-4	LINE MARKING AMENDED, RE-ISSUED FOR DEVELOPMENT APPROVAL, NOT FOR CONSTRUCTION.	VP	10.11.2015



CHARTERED MEMBER
BUILDING DESIGNERS AUSTRALIA
Accredited Building Designer 5318
QCQC Lic. No. 1882914
Tasmania ABP: CC0710



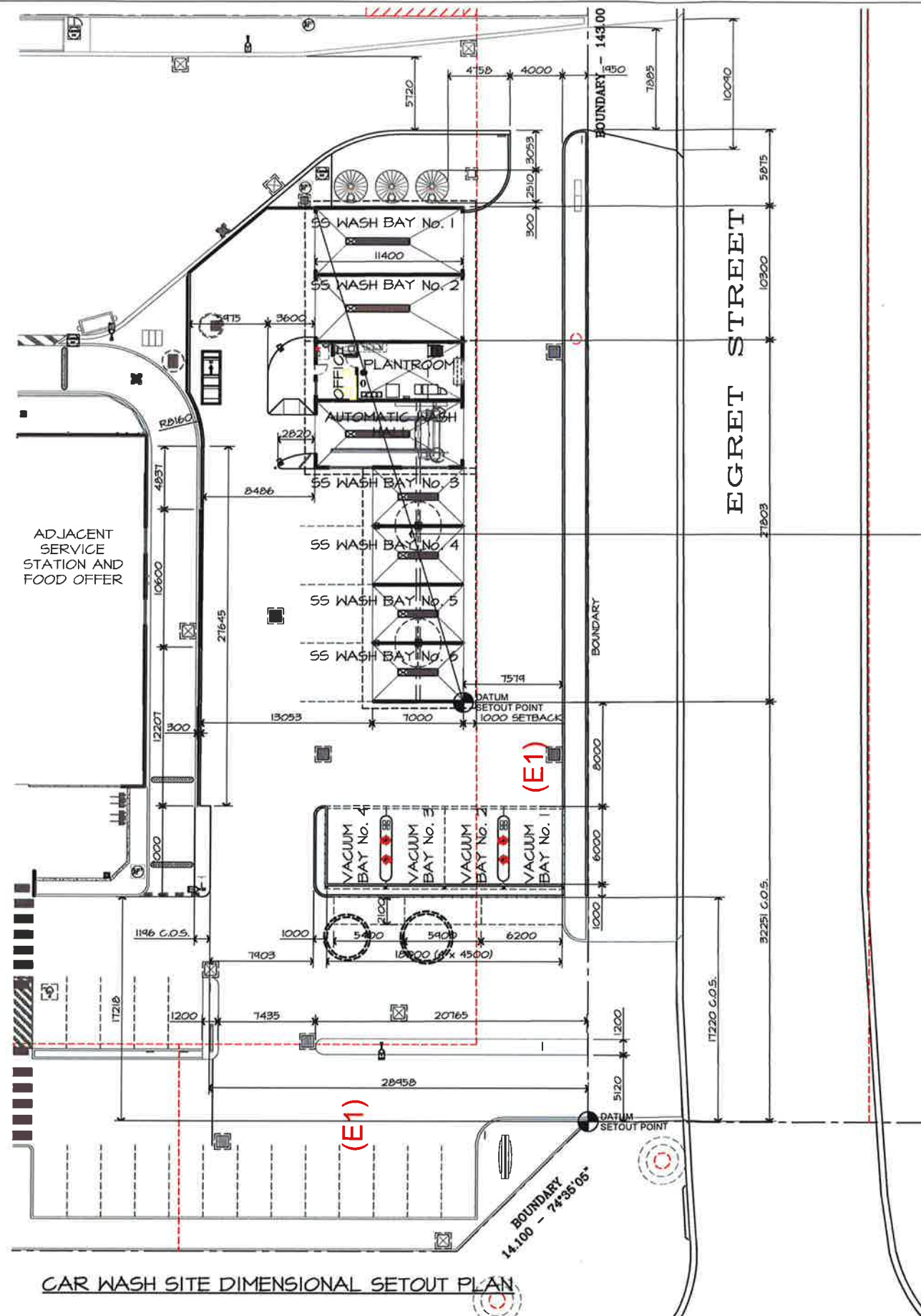
R.J. SINCLAIR Pty Ltd
Building Design

Office: Suite B111 - Sky City
NorthWest Business Park
20 Lexington Drive
BELLA VISTA NSW 2153
Postal: PO Box 503
ROUND CORNER NSW 2158
Phone: 02 8863 1199
Fax: 02 8863 1199
Email: design@sinclair.com.au
Web: www.sinclair.com.au
Architectural - Structural - Project Management

Project
KOORAGANG CAR WASH
Part Lot 1 DP 1195444 - 130 CORMORANT ROAD Cnr. EGRET STREET
KOORAGANG NSW
FOR
SOVECHLES DEVELOPMENTS Pty Ltd
Drawing Title
CAR WASH SITE PLAN

REVISED ISSUE FOR
DEVELOPMENT APPROVAL
NOT FOR CONSTRUCTION

Approved	Designed
Date 2nd OCTOBER 2014	Drawn AST
Scale 1:200 @ A1, 1:400 @ A3	Checked
Project No. 14 - 056	Drawing No. A - 01
	Andt. DA-4



REFER TO DRAWING No. A-II
FOR COMPLETE DIMENSIONS
OF CAR WASH BUILDING.
NOTE BUILDING IS PARALLEL
TO EGRET STREET BOUNDARY



NSW GOVERNMENT
Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. **DA 6988**

granted on the **3 December 2015**

Signed

Sheet No. **3** of **16**

SCALE BAR 1 : 1 On A1 Size Original

SCALE BAR 1 : 2 On A3 Size Reduction

CAR WASH SITE DIMENSIONAL SETOUT PLAN

No.	Amendment	By	Date
P1	PRELIMINARY ISSUE FOR CLIENT COMMENT. NOT FOR CONSTRUCTION.	AST	28.10.2014
P2	PRELIMINARY ISSUE FOR CLIENT COMMENT. NOT FOR CONSTRUCTION.	SP	05.03.2015
DA-1	ISSUED FOR DEVELOPMENT APPROVAL. NOT FOR CONSTRUCTION.	SP	18.03.2015
DA-2	EXIT AMENDED. ISSUED FOR DEVELOPMENT APPROVAL. NOT FOR CONSTRUCTION.	VP	18.03.2015
DA-3	ENTRY AMENDED. RE-ISSUED FOR DEVELOPMENT APPROVAL. NOT FOR CONSTRUCTION.	VP	05.11.2015



Building Design
R.J. SINCLAIR Pty Ltd
Suite B111 - Sky City
North West Business Park
30 Leungun Drive
Bella Vista NSW 2113
Postal: PO Box 503
ROUND CORNER NSW 2158
Phone: 02 8883 0999
Fax: 02 8883 1199
Email: design@rjsinclair.com.au
Web: www.rjsinclair.com.au
Architectural - Structural - Project Management

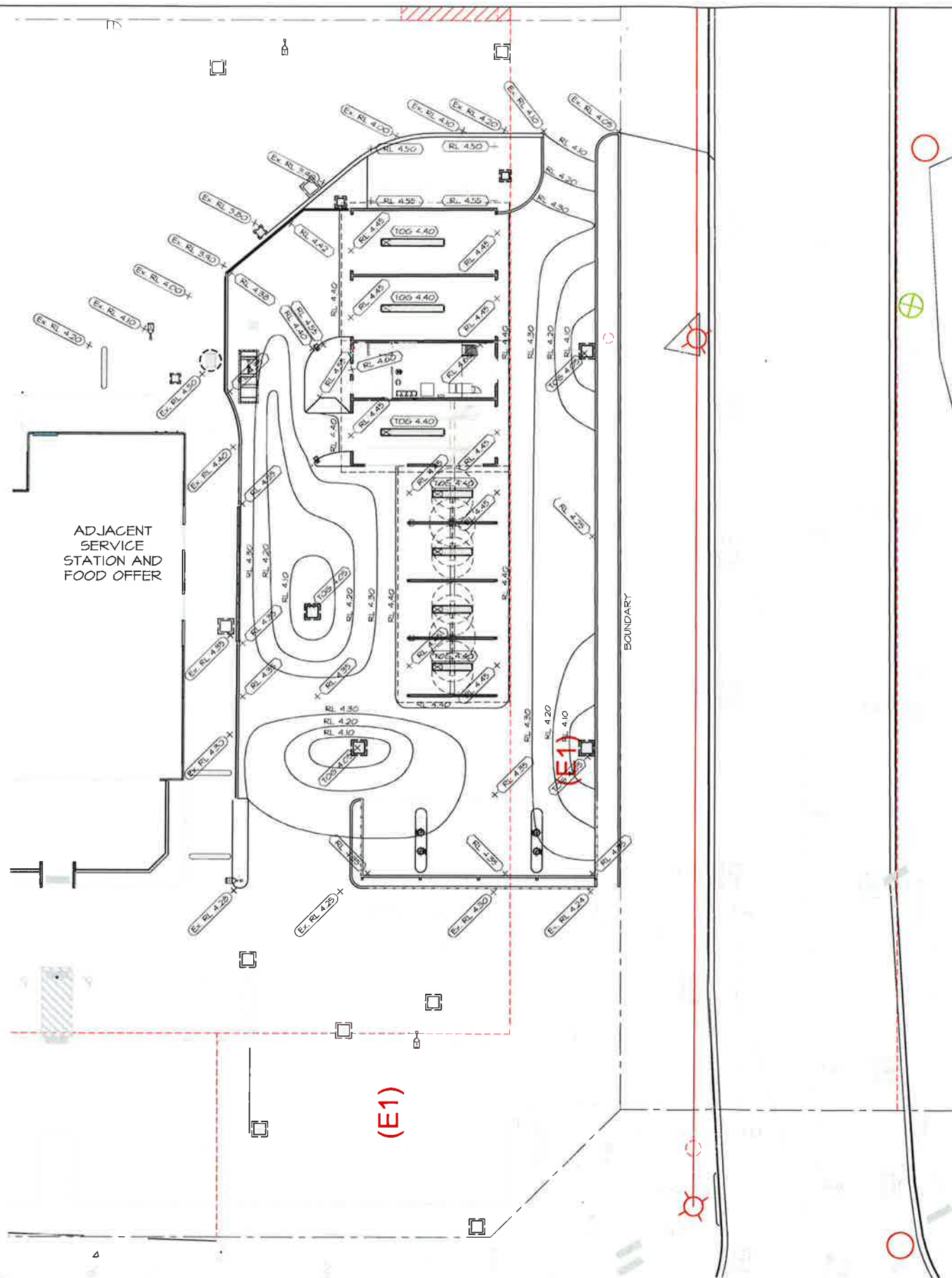


R.J. SINCLAIR Pty Ltd
Building Design
Suite B111 - Sky City
North West Business Park
30 Leungun Drive
Bella Vista NSW 2113
Postal: PO Box 503
ROUND CORNER NSW 2158
Phone: 02 8883 0999
Fax: 02 8883 1199
Email: design@rjsinclair.com.au
Web: www.rjsinclair.com.au
Architectural - Structural - Project Management

Project
KOORAGANG CAR WASH
Part Lot 1 DP 1195449 - 130 CORMORANT ROAD Cnr. EGRET STREET
KOORAGANG NSW
FOR
SOVECHLES DEVELOPMENTS Pty Ltd
Drawing Title
CAR WASH SITE DIMENSIONAL SETOUT PLAN

REVISED ISSUE FOR
DEVELOPMENT APPROVAL
NOT FOR CONSTRUCTION

Approved	Designed
Date	Drawn
2nd OCTOBER 2014	AST
Scale	Checked
1:200 @ A1, 1:400 @ A3	
Project No.	Drawing No.
14 - 056	A - 02
	DA-3



NOTES :
 EXISTING RL'S BASED ON DESIGN LEVELS OF PREVIOUSLY APPROVED SERVICE STATION FACILITY.

NSW GOVERNMENT Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. DA 6988

granted on the 3 December 2015

Signed

Sheet No. 4 of 16

SCALE BAR 1 : 1 On A1 Size Original
 SCALE BAR 1 : 2 On A3 Size Reduction

CAR WASH SITE CONTOUR AND LEVELS PLAN

No.	Amendment	By	Date
DA-1	PRELIMINARY ISSUE FOR CLIENT COMMENT, NOT FOR CONSTRUCTION.	SP	05.03.2015
DA-2	ISSUED FOR DEVELOPMENT APPROVAL, NOT FOR CONSTRUCTION.	SP	18.03.2015
DA-3	EXIT AMENDED, ISSUED FOR DEVELOPMENT APPROVAL, NOT FOR CONSTRUCTION.	VP	18.09.2015
DA-4	ENTRY AMENDED, RE-ISSUED FOR DEVELOPMENT APPROVAL, NOT FOR CONSTRUCTION.	VP	05.11.2015



Chartered Professional Engineer (Australia)
 Accredited Building Designer : 6118
 R.J. SINCLAIR Pty Ltd
 20 Lexington Drive
 BELLA VISTA NSW 2153
 Phone : 02 8883 0999
 Fax : 02 8883 1199
 Email : design@rjsinclair.com.au
 Web : www.rjsinclair.com.au
 Architectural - Structural - Project Management



R.J. SINCLAIR Pty Ltd
Building Design
 Office : Suite B111 - Sky City
 NorWest Business Park
 20 Lexington Drive
 BELLA VISTA NSW 2153
 Postal : PO Box 503
 ROUND CORNER NSW 2158
 Phone : 02 8883 0999
 Fax : 02 8883 1199
 Email : design@rjsinclair.com.au
 Web : www.rjsinclair.com.au
 Architectural - Structural - Project Management

Project
KOORAGANG CAR WASH
 Part Lot 1 DP 1145444 - 130 CORMORANT ROAD Cnr. EGRET STREET
KOORAGANG NSW
FOR
SOVECHLES DEVELOPMENTS Pty Ltd
 Drawing Title
CAR WASH SITE CONTOUR AND LEVELS PLAN

REVISED ISSUE FOR
 DEVELOPMENT APPROVAL
 NOT FOR CONSTRUCTION

Approved	Designed
Date	Drawn
Scale	Checked
Project No.	Amtd.
14 - 056	A - 03 DA-3

ABOVEGROUND RAINWATER HARVESTING TANKS. CAR WASH BUILDING ROOF GUTTERS CONNECTED TO TANKS AND RAINWATER TO BE USED FOR WASHING.

UNDERGROUND CAR WASH WATER SETTLEMENT AND RECYCLING TANKS. REFER TO DRAWING No. PC - 01 FOR DETAILS.

NOTE CHANGING MACHINE BUILT INTO WALL.

UNDERGROUND SEWER DISCHARGE PIT FOR CAR WASH WASTE WATER. POLLUTION CONTROL EQUIPMENT LOCATED IN PLANTROOM. REFER TO DRAWING No. PC - 01 FOR DETAILS.

ACCESS RAMP IN ACCORDANCE WITH AS1428-2004

CAR WASH MENU BOARD.

CAR WASH ACTIVATION CONSOLE.

1800 HIGH SCREEN WALL. HORIZONTAL MODHOOD PLANKS FIXED TO STEEL POSTS AT 1500 CTS

LINE MARKING FOR SELF SERVE WASH BAYS PAINTED ON PAVEMENT FOR WAITING BAYS

SELF SERVE CAR WASH OPERATING PANEL & COIN SAFE WITHIN CONCRETE FILLED STEEL ENCASUREMENT.

PAINTED TUBULAR HANDRAIL ON 150 HIGH x 300 WIDE CONCRETE KERB

HARVESTED RAINWATER TREATMENT UNIT (FILTER BAGS) AND PUMP.

CONCRETE SLAB UNDER ABOVEGROUND RAINWATER HARVESTING TANKS.

PROVIDE 2 x 300 THROAT Dia. ROTATING ROOF VENTILATORS, WITH INSECT SCREENS, IN MEZZANINE ROOF.

TUBULAR HANDRAIL WITH KICK PLATE TO MEZZANINE.

OPEN GRID FLOORING OVER STEEL FRAMING TO MEZZANINE. PROVIDE PROTECTIVE BARRIER UNDER FLOORING.

SELF CLOSING SAFETY GATE TO MEZZANINE ACCESS POINT.

STEEL ACCESS LADDER.

PLANT MEZZANINE PLAN

OUTLINE OF ROOF OVER.

150 HIGH CONCRETE KERB AROUND NEW LANDSCAPING

GRATED DRAINAGE CHANNEL WITH SOLID COVER OVER INTEGRAL SILT TRAP TO FUTURE DETAILS.

SELF SERVE CAR WASH BOOMS AND SUPPORT BEAM OVER.

2400 HIGH PRECAST PANELS BETWEEN SELF SERVE BAYS IN STEEL FRAMING.

NSW GOVERNMENT Planning

Approved Application No. **DA 6988**

granted on the **3 December 2015**

Signed..... *[Signature]*

Sheet No. **5** of **16**

(E1) DENOTES EASEMENT FOR ELECTRICITY & OTHER PURPOSES. REFER TO SURVEY DRAWING FOR DETAILS.

REVISED ISSUE FOR DEVELOPMENT APPROVAL NOT FOR CONSTRUCTION

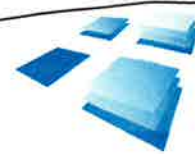
SCALE BAR 1 : 1 On A1 Size Original

SCALE BAR 1 : 2 On A3 Size Reduction

No.	Amendment	By	Date
P1	PRELIMINARY ISSUE FOR CLIENT COMMENT. NOT FOR CONSTRUCTION.	AST	28.10.2014
P2	PRELIMINARY ISSUE FOR CLIENT COMMENT. NOT FOR CONSTRUCTION.	SP	05.03.2015
DA-1	ISSUED FOR DEVELOPMENT APPROVAL. NOT FOR CONSTRUCTION.	SP	18.03.2015
DA-2	EXIT AMENDED. ISSUED FOR DEVELOPMENT APPROVAL. NOT FOR CONSTRUCTION.	VP	18.08.2015



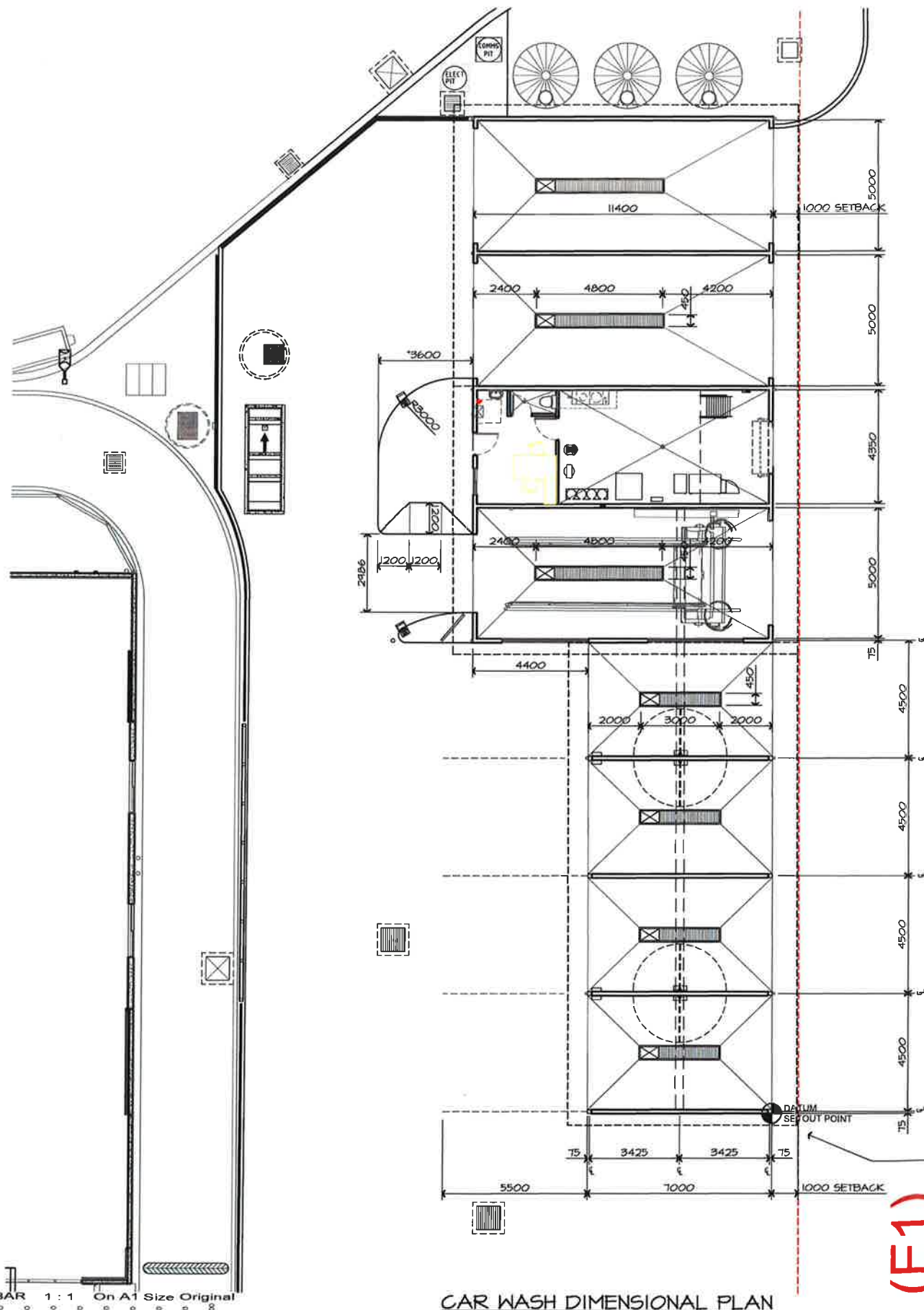
Client: Mervin BUILDING DESIGNERS AUSTRALIA
Accredited Building Designer 6318
CAB No: DP/AD 10829
Tennant ABP CC5710



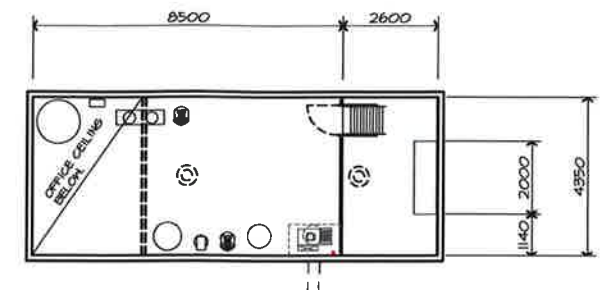
R.J. SINCLAIR Pty Ltd
Building Design
Office: Suite B111 - Sky City
NorWest Business Park
20 Lexington Drive
BELLA VISTA NSW 2153
Postal: PO Box 503
ROUND CORNER NSW 2158
Phone: 02 9883 0999
Fax: 02 9883 1199
Email: design@rjsinclair.com.au
Web: www.rjsinclair.com.au
Architectural - Structural - Project Management

Project
KOORAGANG CAR WASH
Part Lot 1 DP 1145444 - 130 CORMORANT ROAD Cnr. EGRET STREET
KOORAGANG NSW
FOR
SOVECHLES DEVELOPMENTS Pty Ltd
Drawing Title
CAR WASH FLOOR PLAN

Approved	Designed
Date 2nd OCTOBER 2014	Drawn AST
Scale 1:100 @ A1, 1:200 @ A3	Checked
Project No. 14 - 056	Amt. DA-2
Drawing No. A - 10	



CAR WASH DIMENSIONAL PLAN



PLANT MEZZANINE PLAN



NSW GOVERNMENT
Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. DA 6988

granted on the 3 December 2015

Signed

Sheet No. 6 of 16

REFER TO DRAWING No. A-02 FOR LOCATION OF SETOUT POINT. NOTE BUILDING IS PARALLEL TO EGRET STREET BOUNDARY

(E1)

R.J. SINCLAIR Pty Ltd
Building Design

Office: Suite B111 - Sky City
NorthWest Business Park
20 Lexington Drive
BELLA VISTA NSW 2153
Postal: PO Box 593
ROUND CORNER NSW 2158
Phone: 02 8883 0999
Fax: 02 8883 1199
Email: design@rjsinclair.com.au
Web: www.rjsinclair.com.au
Architectural - Structural - Project Management

Project
KOORAGANG CAR WASH
Part Lot 1 DP 1195444 - 130 CORMORANT ROAD Cnr. EGRET STREET
KOORAGANG NSW
FOR
SOVECHLES DEVELOPMENTS Pty Ltd
Drawing Title
CAR WASH DIMENSIONAL PLAN

REVISED ISSUE FOR
DEVELOPMENT APPROVAL
NOT FOR CONSTRUCTION

Approved	Designed
Date 2nd OCTOBER 2014	Drawn AST
Scale 1:100 • A1, 1:200 • A3	Checked
Project No. 14 - 056	Amtd. A - 11 DA-2

SCALE BAR 1 : 1 On A1 Size Original

SCALE BAR 1 : 2 On A3 Size Reduction

© 2015 R.J. SINCLAIR Pty Ltd. All rights reserved. This drawing is the property of R.J. SINCLAIR Pty Ltd. It is to be used for the purpose of the project only and may not be reproduced or used for any other project or purpose without the written consent of R.J. SINCLAIR Pty Ltd.

No. Amendment

P1 PRELIMINARY ISSUE FOR CLIENT COMMENT. NOT FOR CONSTRUCTION.

P2 PRELIMINARY ISSUE FOR CLIENT COMMENT. NOT FOR CONSTRUCTION.

DA-1 ISSUED FOR DEVELOPMENT APPROVAL. NOT FOR CONSTRUCTION.

DA-2 EXIT AMENDED. ISSUED FOR DEVELOPMENT APPROVAL. NOT FOR CONSTRUCTION.

By
AST
SP
SP
VP

Date
28.10.2014
05.03.2015
18.03.2015
18.08.2015



Chartered Member
BUILDING DESIGNERS AUSTRALIA
Accredited Building Designer - 6118
R.J. SINCLAIR PTY LTD
10/100-10/100
Tasmania AFB - CC710

ABOVEGROUND RAINWATER HARVESTING TANKS.
CAR WASH BUILDING ROOF GUTTERS CONNECTED
TO TANKS AND RAINWATER TO BE USED FOR
WASHING.

ROOF ACCESS LADDER FIXING
BRACKET.

HALF ROUND COLORBOND EAVES
GUTTERS.

ADJACENT
SERVICE
STATION AND
FOOD OFFER

NOTE:

PROVIDE FALL RESTRAINT SYSTEM TO ALL ROOF
AREAS IN ACCORDANCE WITH WORKCOVER
REQUIREMENTS. INSTALLATION IN STRICT
ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

CURVED COLORBOND SHEETING FIXED
TO 25mtr. RADIUS CURVED STEEL
STRUCTURE. PROVIDE COLORBOND
STEEL CAPPING, FLASHINGS &
GUTTERS. PROVIDE SAFETY MESH
UNDER ROOF SHEETING

LINE OF BUILDING ENVELOPE
BELOW DASHED.

PROVIDE 2 x 300 THROAT Dia. ROTATING
ROOF VENTILATORS, WITH INSECT SCREENS,
IN PLANT ROOM ROOF.

EXTENT OF ROOF BELOW
DASHED



NSW GOVERNMENT
Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. **DA 6988**

granted on the **3 December 2015**

CURVED COLORBOND SHEETING FIXED
TO 25mtr. RADIUS CURVED STEEL
STRUCTURE. PROVIDE COLORBOND
STEEL CAPPING, FLASHINGS &
GUTTERS. PROVIDE SAFETY MESH
UNDER ROOF SHEETING

Sheet No. **7** of **16**

HALF ROUND COLORBOND EAVES
GUTTERS.

LEGEND:

- BC. BARGE CAPPING
- DP. CIRCULAR DOWNPIPE
- EG. HALF ROUND EAVES GUTTER TO FALL
TO NEAREST DP, AT 1:100 FALL
- RV. ROOF VENTILATOR

REVISED ISSUE FOR
DEVELOPMENT APPROVAL
NOT FOR CONSTRUCTION

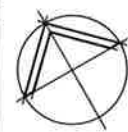
(E1)

SCALE BAR 1 : 1 On A1 Size Original

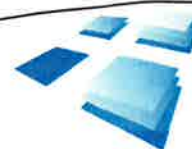
SCALE BAR 1 : 2 On A3 Size Reduction

CAR WASH ROOF PLAN

No.	Amendment	By	Date
PI	PRELIMINARY ISSUE FOR CLIENT COMMENT. NOT FOR CONSTRUCTION.	SP	05.03.2015
DA-1	ISSUED FOR DEVELOPMENT APPROVAL. NOT FOR CONSTRUCTION.	SP	18.03.2015
DA-2	EXIT AMENDED. ISSUED FOR DEVELOPMENT APPROVAL. NOT FOR CONSTRUCTION.	VP	18.08.2015



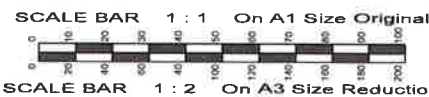
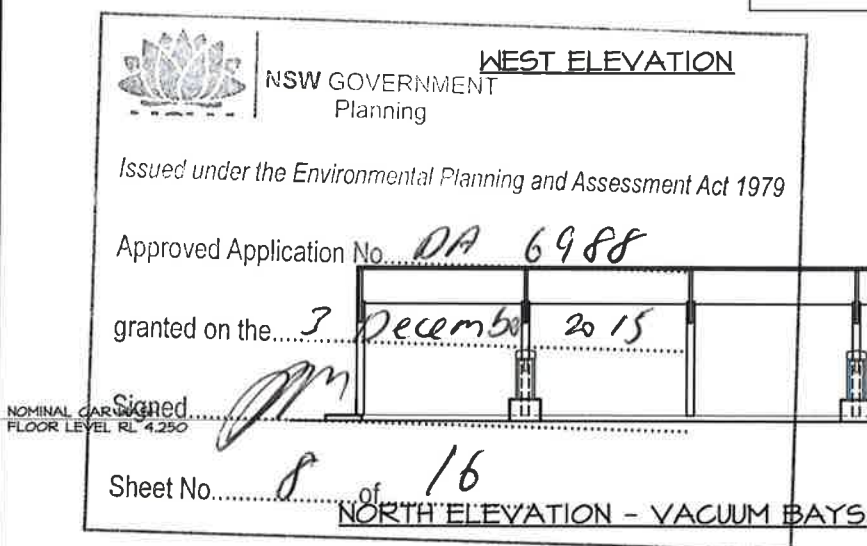
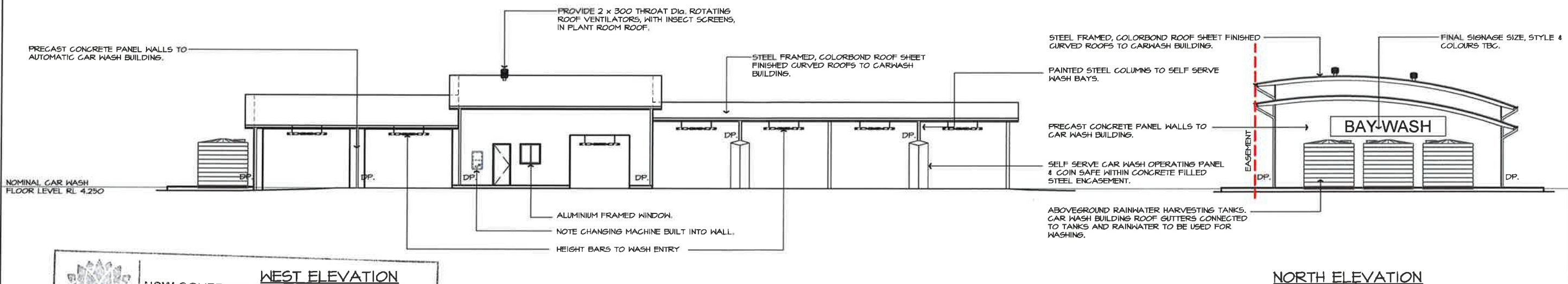
Chartered Member
BUILDING DESIGNERS AUSTRALIA
Accredited Building Designer / 6318
Professional Engineer / 128314
Professional Engineer / 128314
Professional Engineer / 128314



R.J. SINCLAIR Pty Ltd
Building Design
Office: Suite B111 - Sky City
NorWest Business Park
35 Lexington Drive
BELLA VISTA NSW 2153
Phone: 02 8883 0999
Fax: 02 8883 1199
Email: design@rjsinclair.com.au
Web: www.rjsinclair.com.au
Architectural - Structural - Project Management

Project
KOORAGANG CAR WASH
Part Lot 1 DP 1145444 - 130 CORMORANT ROAD Cnr. EGBRET STREET
KOORAGANG NSW
FOR
SOVECHLES DEVELOPMENTS Pty Ltd
Drawing Title
CAR WASH ROOF PLAN

Approved	Designed
Date 2nd OCTOBER 2014	Drawn AST
Scale 1:100 @ A1, 1:200 @ A3	Checked
Project No. 14 - 056	Amtd. A - 13 DA-2



No.	Amendment	By	Date
P1	PRELIMINARY ISSUE FOR CLIENT COMMENT. NOT FOR CONSTRUCTION.	AST	28.10.2014
P2	PRELIMINARY ISSUE FOR CLIENT COMMENT. NOT FOR CONSTRUCTION.	SP	05.09.2015
DA-1	ISSUED FOR DEVELOPMENT APPROVAL. NOT FOR CONSTRUCTION.	SP	18.03.2015
DA-2	RAINWATER TANKS AMENDED. ISSUED FOR DEVELOPMENT APPROVAL. NOT FOR CONSTRUCTION.	VP	18.08.2015

CHARTERED MEMBER
BUILDING DESIGNERS AUSTRALIA
Accredited Building Designer 6318
RJP, P, C, DP, AD 13329
Cadastral 13329
Planning 13329
Thematic 13329

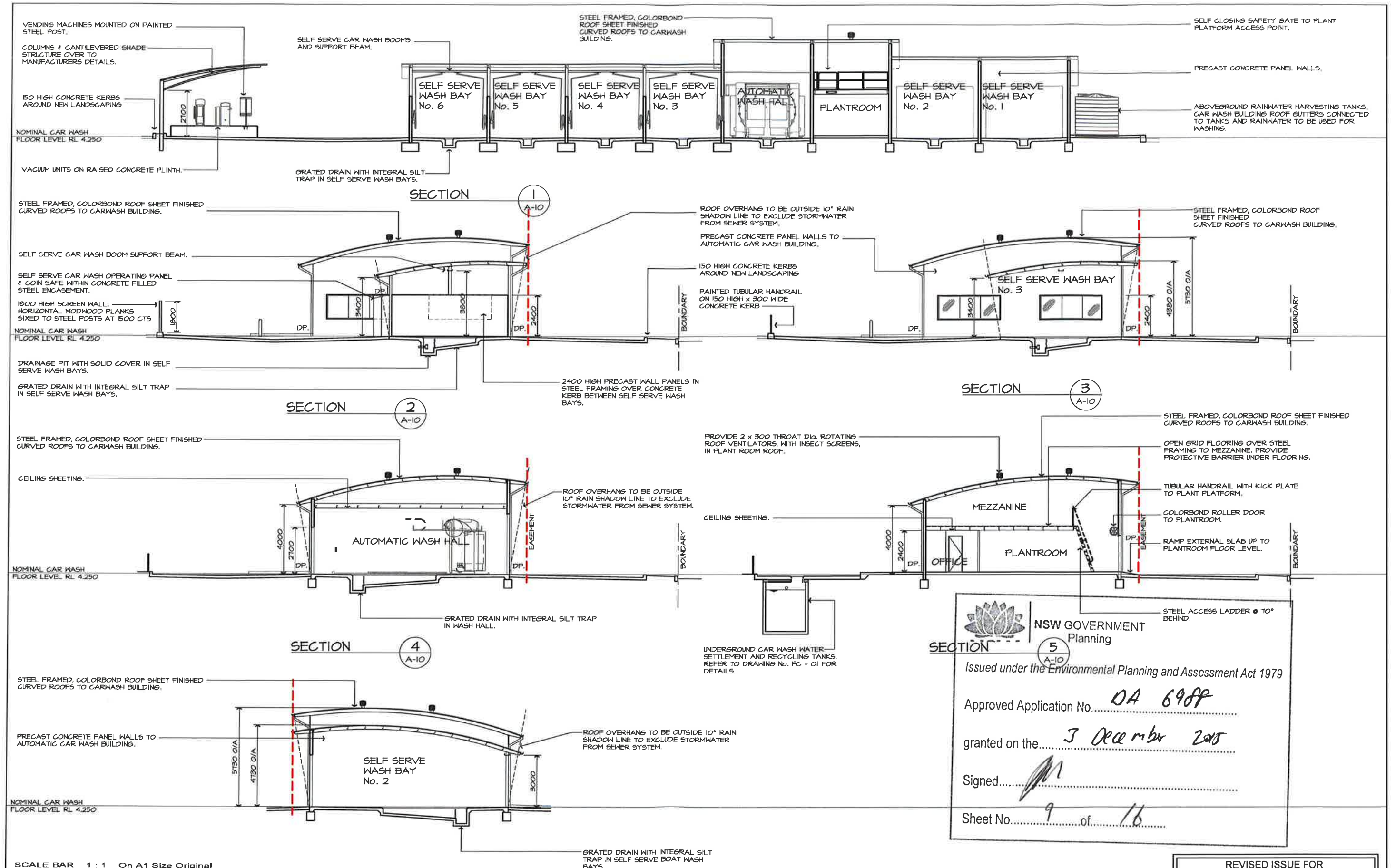


R.J. SINCLAIR Pty Ltd
Building Design
Office Suite 8111 - Sky City
NorWest Business Park
20 Lexington Drive
BELLA VISTA NSW 2153
Postal PO Box 503
ROUND CORNER NSW 2158
Phone: 02 8883 0999
Fax: 02 8883 1199
E-mail: design@rjsinclair.com.au
Web: www.rjsinclair.com.au
Architectural - Structural - Project Management

**EAST ELEVATION
- VACUUM BAYS & DRIVEWAY**

Project
KOORAGANG CAR WASH
Part Lot 1 DP 1145444 - 130 CORMORANT ROAD Cnr. EGRET STREET
KOORAGANG NSW
FOR
SOVECHLES DEVELOPMENTS Pty Ltd
Drawing Title
CAR WASH & VACUUM BAY ELEVATIONS

REVISED ISSUE FOR DEVELOPMENT APPROVAL NOT FOR CONSTRUCTION			
Approved		Designed	
Date	2nd OCTOBER 2014	Drawn	AST
Scale	1:100 @ A1, 1:200 @ A3	Checked	
Project No.	14 - 056	Drawing No.	A - 14
		Amtd.	DA-2



NSW GOVERNMENT Planning

Issued under the Environmental Planning and Assessment Act 1979

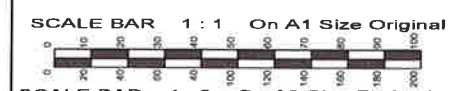
Approved Application No. **DA 6988**

granted on the **3 December 2015**

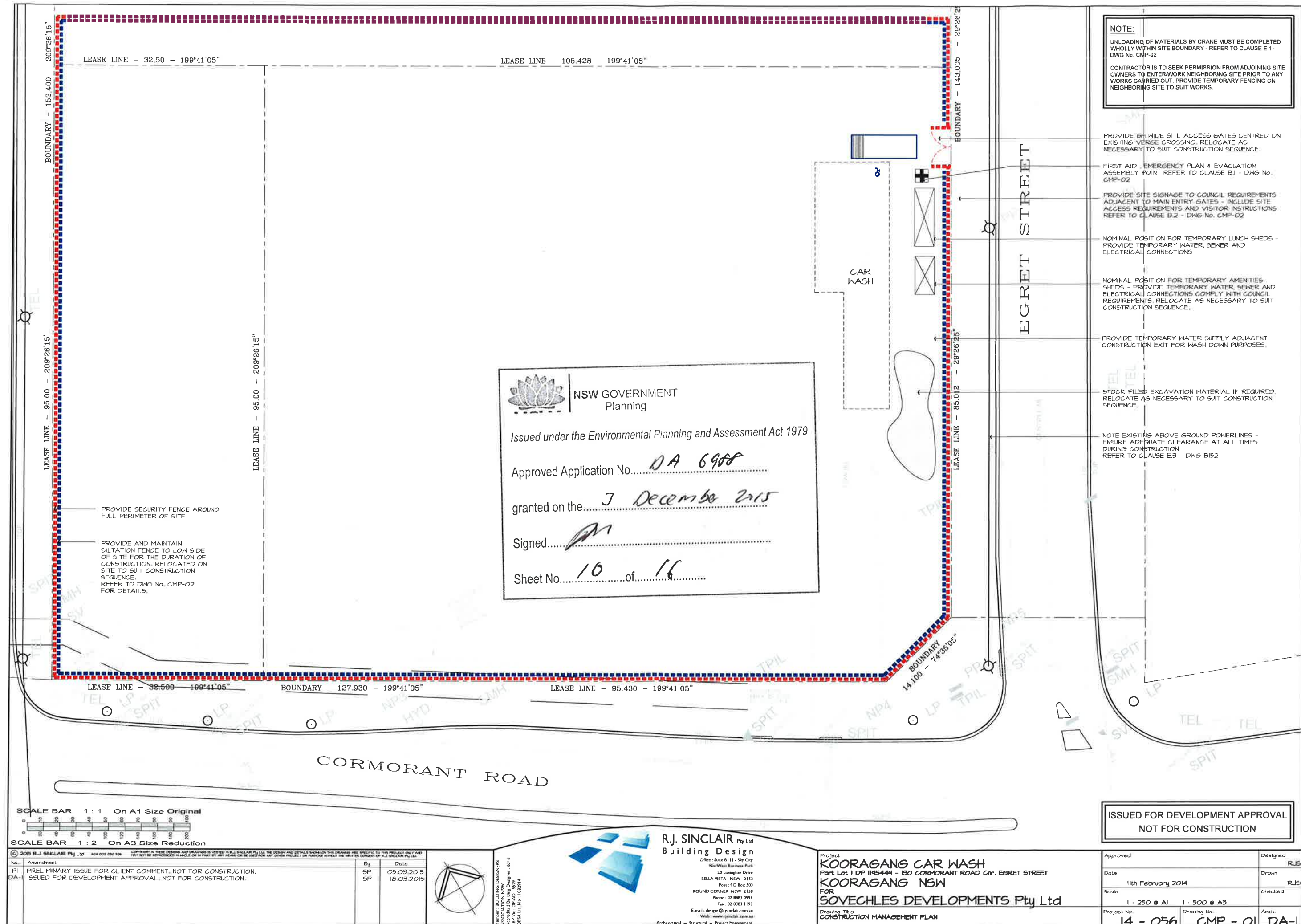
Signed *[Signature]*

Sheet No. **9** of **16**

REVISED ISSUE FOR DEVELOPMENT APPROVAL NOT FOR CONSTRUCTION



© 2015 R.J. SINCLAIR Pty Ltd. All rights reserved. This drawing is the property of R.J. Sinclair Pty Ltd. and is not to be reproduced or used in any way without the written consent of R.J. Sinclair Pty Ltd.		R.J. SINCLAIR Pty Ltd Building Design Office: Suite B111 - Sky City North West Business Park 20 Lexington Drive Bella Vista NSW 2153 Postal: PO Box 583 ROUND CORNER NSW 2158 Phone: 02 8883 0999 Fax: 02 8883 1199 Email: design@rjsinclair.com.au Web: www.rjsinclair.com.au Architectural - Structural - Project Management		Project: KOORAGANG CAR WASH Part Lot 1 DP 1145444 - 130 CORMORANT ROAD Cnr. EGBET STREET KOORAGANG NSW FOR SOVECHLES DEVELOPMENTS Pty Ltd Drawing Title: CAR WASH SECTIONS		Approved Date: 2nd OCTOBER 2014 Scale: 1:100 @ A1, 1:200 @ A3 Project No. 14 - 056	Designed Drawn: AST Checked Amtd.
No. P1 Amendment: PRELIMINARY ISSUE FOR CLIENT COMMENT. NOT FOR CONSTRUCTION.	By: AST Date: 28.10.2014	No. P2 Amendment: PRELIMINARY ISSUE FOR CLIENT COMMENT. NOT FOR CONSTRUCTION.	By: SP Date: 05.03.2015	No. DA-1 Amendment: ISSUED FOR DEVELOPMENT APPROVAL. NOT FOR CONSTRUCTION.	By: SP Date: 18.03.2015	No. DA-2 Amendment: RAINWATER TANKS AMENDED. ISSUED FOR DEVELOPMENT APPROVAL. NOT FOR CONSTRUCTION.	By: VP Date: 18.03.2015



NOTE:
UNLOADING OF MATERIALS BY CRANE MUST BE COMPLETED WHOLLY WITHIN SITE BOUNDARY - REFER TO CLAUSE E.1 - DWG No. CMP-02
CONTRACTOR IS TO SEEK PERMISSION FROM ADJOINING SITE OWNERS TO ENTERWORK NEIGHBORING SITE PRIOR TO ANY WORKS CARRIED OUT. PROVIDE TEMPORARY FENCING ON NEIGHBORING SITE TO SUIT WORKS.

- PROVIDE 6m WIDE SITE ACCESS GATES CENTRED ON EXISTING VERGE CROSSING. RELOCATE AS NECESSARY TO SUIT CONSTRUCTION SEQUENCE.
- FIRST AID, EMERGENCY PLAN & EVACUATION ASSEMBLY POINT REFER TO CLAUSE B.1 - DWG No. CMP-02
- PROVIDE SITE SIGNAGE TO COUNCIL REQUIREMENTS ADJACENT TO MAIN ENTRY GATES - INCLUDE SITE ACCESS REQUIREMENTS AND VISITOR INSTRUCTIONS REFER TO CLAUSE B.2 - DWG No. CMP-02
- NOMINAL POSITION FOR TEMPORARY LUNCH SHEDS - PROVIDE TEMPORARY WATER, SEWER AND ELECTRICAL CONNECTIONS
- NOMINAL POSITION FOR TEMPORARY AMENITIES SHEDS - PROVIDE TEMPORARY WATER, SEWER AND ELECTRICAL CONNECTIONS COMPLY WITH COUNCIL REQUIREMENTS. RELOCATE AS NECESSARY TO SUIT CONSTRUCTION SEQUENCE.
- PROVIDE TEMPORARY WATER SUPPLY ADJACENT CONSTRUCTION EXIT FOR WASH DOWN PURPOSES.
- STOCK PILED EXCAVATION MATERIAL IF REQUIRED. RELOCATE AS NECESSARY TO SUIT CONSTRUCTION SEQUENCE.
- NOTE EXISTING ABOVE GROUND POWERLINES - ENSURE ADEQUATE CLEARANCE AT ALL TIMES DURING CONSTRUCTION REFER TO CLAUSE E.3 - DWG B152



NSW GOVERNMENT
Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. DA 6908

granted on the 3 December 2015

Signed [Signature]

Sheet No. 10 of 16

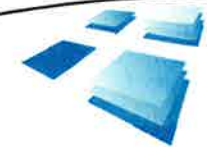
SCALE BAR 1 : 1 On A1 Size Original

SCALE BAR 1 : 2 On A3 Size Reduction

© 2015 R.J. SINCLAIR Pty Ltd		COMMITMENT IN THESE DESIGNS AND DRAWINGS IS VERIFIED IN R.J. SINCLAIR Pty Ltd. THE DESIGN AND DETAILS SHOWN ON THIS DRAWING ARE SPECIFIC TO THIS PROJECT ONLY AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART BY ANY MEANS OR BY ANY MEANS OR BY ANY MEANS OR BY ANY MEANS WITHOUT THE WRITTEN CONSENT OF R.J. SINCLAIR Pty Ltd.	
No.	Amendment	By	Date
PI	PRELIMINARY ISSUE FOR CLIENT COMMENT. NOT FOR CONSTRUCTION.	SP	05.03.2015
DA-1	ISSUED FOR DEVELOPMENT APPROVAL. NOT FOR CONSTRUCTION.	SP	18.03.2015



Member: BUILDING DESIGNERS ASSOCIATION NSW
Accredited Building Designer: 6118
R.J. SINCLAIR Pty Ltd
QBSA Lic. No.: 103214



R.J. SINCLAIR Pty Ltd
Building Design
Office: Suite 8111 - Sky City
NewWest Business Park
20 Livington Drive
BELLA VISTA NSW 2153
Post: PO Box 503
ROUND CORNER NSW 2158
Phone: 02 8883 0999
Fax: 02 8883 1199
E-mail: design@rjsinclair.com.au
Web: www.rjsinclair.com.au
Architectural - Structural - Project Management

Project
KOORAGANG CAR WASH
Part Lot 1 DP 1145444 - 130 CORMORANT ROAD Cnr. EGRET STREET
KOORAGANG NSW
FOR
SOVECHLES DEVELOPMENTS Pty Ltd
Drawing Title
CONSTRUCTION MANAGEMENT PLAN

ISSUED FOR DEVELOPMENT APPROVAL
NOT FOR CONSTRUCTION

Approved	Designed
Date	Drawn
11th February 2014	RJS
Scale	Checked
1 : 250 @ A1 1 : 500 @ A3	
Project No.	Drawing No.
14 - 056	CMP - 01
	Amtd.
	DA-1

SAFETY & SITE MANAGEMENT NOTES

A. PRINCIPAL CONTRACTOR

1. REFER TO CONTRACT DOCUMENTS (STD-005) FOR PRINCIPAL CONTRACTOR REQUIREMENTS AND RESPONSIBILITIES

B. SITE ESTABLISHMENT - REFER DWG CMP - 02

1. PRINCIPAL CONTRACTOR TO PREPARE TRAFFIC MANAGEMENT PLAN, EMERGENCY PLANS, SITE INDUCTION MATERIAL
2. IDENTIFIED RISKS:
 - DBYD INFO (EXPOSE EXISTING SERVICES)
 - SITE SIGNAGE (VISITOR ACCESS REQUIREMENTS, SITE INDUCTIONS ETC.)
 - EMERGENCY MANAGEMENT PLAN / FIRST AID / EGRESS
 - TRAFFIC MANAGEMENT
- CODES OF PRACTICE:
 - CONSTRUCTION WORK - C.O.P (SHA)
 - FIRST AID IN THE WORKPLACE - C.O.P (SHA)
 - TRAFFIC MANAGEMENT IN WORKPLACES DRAFT C.O.P (SHA)

C. DEMOLITION - REFER DWG DP - 01

1. DEMOLITION TO BE CARRIED OUT BY A LICENSED DEMOLITION CONTRACTOR IN ACCORDANCE WITH THE CONTRACT DOCUMENTS SCOPE OF WORKS AND CODES OF PRACTICE NOMINATED BELOW
2. DEMOLITION CONTRACTOR TO PREPARE DETAILED DEMOLITION PLAN, TRAFFIC MANAGEMENT PLAN, WASTE MANAGEMENT PLAN, WHS PLAN, AND SHMS FOR ALL DEMOLITION WORK
3. ALL EXISTING BUILDINGS TO BE ASSESSED FOR ASBESTOS AND HAVE ASBESTOS REMOVED BY A LICENSED CONTRACTOR IN ACCORDANCE WITH RELEVANT CODES OF PRACTICE
4. EXISTING STRUCTURES TO BE ASSESSED BY A STRUCTURAL ENGINEER TO DETERMINE THE SAFEST METHOD FOR DEMOLITION
6. REFER TO SAFE DESIGN REPORT FOR FUTURE DEMOLITION PROCEDURE OF PROPOSED STRUCTURES
- CODES OF PRACTICE:
 - DEMOLITION WORK - C.O.P (SHA)
 - CONFINED SPACES - C.O.P (SHA)
 - HOW TO SAFELY REMOVE ASBESTOS - C.O.P (SHA)
 - HOW TO MANAGE AND CONTROL ASBESTOS IN THE WORKPLACE - C.O.P (SHA)
 - DRAFT CRANES - C.O.P (SHA)

D. EXCAVATION

1. EXCAVATION CONTRACTOR REQUIREMENTS: GEOTECH REPORT, EXCAVATION SAFETY PLAN, DEMOLITION PLAN, WASTE MANAGEMENT, TRAFFIC MANAGEMENT, EMERGENCY PLANS
2. PREPARE A SHMS FOR ALL EXCAVATION (INCLUDING BORED PIERS)
3. PROVIDE TEMPORARY BARRIERS AROUND ALL OPEN EXCAVATION AND CHANGES IN LEVEL GREATER THAN 600mm
- CODES OF PRACTICE:
 - EXCAVATION WORK - C.O.P (SHA)
 - CONSTRUCTION WORK - C.O.P (SHA)
 - CONFINED SPACES - C.O.P (SHA)
 - MANAGING THE RISK OF FALLS AT WORKPLACES - C.O.P (SHA)

E. CONSTRUCTION

1. PRINCIPAL CONTRACTOR TO PREPARE SHMS & WHS MANAGEMENT PLANS. REFER TO TEMPLATES IN THE CONSTRUCTION WORK CODE OF PRACTICE
2. DIAL BEFORE YOU DIG REPORTS TO BE COORDINATED AND ALL EXISTING SERVICES IDENTIFIED PRIOR TO CONSTRUCTION
3. CONTRACTOR TO PREPARE SHMS FOR ALL WORK CARRIED OUT UNDER POWER LINES INCLUDING CONCRETE VERGE CROSSINGS, VEHICULAR DELIVERIES, MATERIALS HANDLING WITH CRANES. DETERMINE HEIGHT OF EXISTING POWER LINES AND ESTABLISH NO-GO ZONES IN ACCORDANCE WITH CODES OF PRACTICE. INSTALL WARNING SIGNAGE AND HIGH VISIBILITY BUNTING TO DELINEATE NO-GO ZONE
- CODES OF PRACTICE:
 - CONSTRUCTION WORK - C.O.P (SHA)
 - DRAFT CRANES - C.O.P (SHA)
 - WCO194 WORK NEAR OVERHEAD POWERLINES - C.O.P (WORKCOVER NSW)
 - MANAGING ELECTRICAL RISKS IN THE WORKPLACE - C.O.P (SHA)
 - DRAFT - WORKING IN THE VICINITY OF OVERHEAD AND UNDERGROUND ELECTRIC LINES - C.O.P

F. CONFINED SPACES

1. ACCESS TO CONFINED SPACES TO BE RESTRICTED AND MANAGED IN ACCORDANCE WITH THE PRINCIPAL CONTRACTORS' WHS REPORT AND RELEVANT CODES OF PRACTICE
2. IDENTIFIED RISKS:
 - TANKS INSTALLATION
 - EXCAVATIONS
 - ROOF VOIDS
- CODES OF PRACTICE:
 - CONFINED SPACES - C.O.P (SHA)

G. SLIPS, TRIPS & FALLS

1. PRINCIPAL CONTRACTOR TO IDENTIFY RISKS OF SLIPS, TRIPS & FALLS AND INCLUDE METHODS TO ELIMINATE OR REDUCE RISK IN THE WHS MANAGEMENT PLAN
2. MAINTAIN CONSTRUCTION SITE FREE OF LOOSE DEBRIS
3. IDENTIFIED RISKS:
 - FLOOR FINISHES (SLIP RESISTANCE)
 - STAIRS & RAMPS (SLIP RESISTANCE, HIGHLIGHTING STRIPS, TACTILES ETC.)
 - PEDESTRIAN PATHS OF TRAVEL CLEARLY MARKED
 - ROOF ACCESS PROVISIONS & FALL ARREST SYSTEMS
 - OPEN EXCAVATIONS (PROVIDE WARNING TAPE / TEMPORARY BARRIERS)
 - WORKING AT HEIGHTS (DEMOLITION, BUILDING ROOFS, SAFETY WIRE MESH ETC.)
- CODES OF PRACTICE:
 - MANAGING THE RISK OF FALLS AT WORKPLACES - C.O.P (SHA)
 - PREVENTING FALLS IN HOUSING CONSTRUCTION - C.O.P (SHA)

H. FALLING OBJECTS

1. PRINCIPAL CONTRACTOR TO IDENTIFY RISKS OF FALLING OBJECTS AND INCLUDE METHODS TO ELIMINATE OR REDUCE RISK IN THE WHS MANAGEMENT PLAN
2. MOVEMENT OF MATERIAL WITH CRANES TO BE PERFORMED WHOLLY WITHIN THE SITE IN ACCORDANCE WITH SHMS
3. IDENTIFIED RISKS:
 - WORKING AT HEIGHTS (LOOSE MATERIAL OR SMALL OBJECTS)
 - DEMOLITION OF BUILDING COMPONENTS
 - WORKING IN EXCAVATED TRENCHES (BATTERS, GEOTEXTILE, FENCING ETC.)
 - TEMPORARY BRACING FOR UNFINISHED STRUCTURES
 - LIFTING BY CRANES / FORKLIFTS
- CODES OF PRACTICE:
 - CONSTRUCTION WORK - C.O.P (SHA)
 - DEMOLITION WORK - C.O.P (SHA)
 - EXCAVATION WORK - C.O.P (SHA)
 - DRAFT CRANES - C.O.P (SHA)

I. OPERATIONAL USE OF BUILDING

1. THE COMPLETED SITE IS TO BE OPERATED IN ACCORDANCE WITH FUEL INDUSTRY SAFETY PROCEDURES
- CODES OF PRACTICE:
 - FIRST AID IN THE WORKPLACE - C.O.P (SHA)
 - MANAGING THE RISK OF FALLS AT WORKPLACES - C.O.P (SHA)

K. HAZARDOUS SUBSTANCES

1. PRINCIPAL CONTRACTOR TO IDENTIFY HAZARDOUS SUBSTANCES AT ALL STAGES OF CONSTRUCTION AND HANDLE IN ACCORDANCE WITH RELEVANT SPECIFICATIONS
2. EXISTING BUILDINGS ON THIS SITE MAY CONTAIN ASBESTOS. REFER DEMOLITION NOTES FOR FURTHER DETAIL
3. IDENTIFIED RISKS:
 - ASBESTOS
 - ABOVEGROUND LPG TANK
 - UNDERGROUND FUEL TANKS
- CODES OF PRACTICE:
 - HOW TO SAFELY REMOVE ASBESTOS - C.O.P (SHA)
 - HOW TO MANAGE AND CONTROL ASBESTOS IN THE WORKPLACE - C.O.P (SHA)
 - MANAGING RISKS OF HAZARDOUS CHEMICALS IN THE WORKPLACE - C.O.P (SHA)
 - WCO4046 SAFE HANDLING OF TIMBER PRESERVATIVES AND TREATED TIMBER - C.O.P (WORKCOVER NSW)

L. STATE WORK HEALTH & SAFETY AUTHORITY

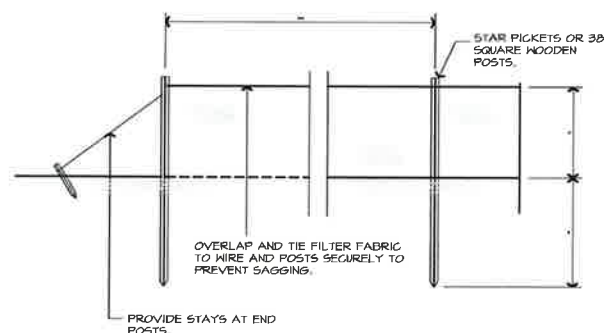
NSW:
WorkCover NSW
Website: www.workcover.nsw.gov.au
Telephone: 13 10 50

M. WORK PLACE CLEARANCE GROUP (WPCG)

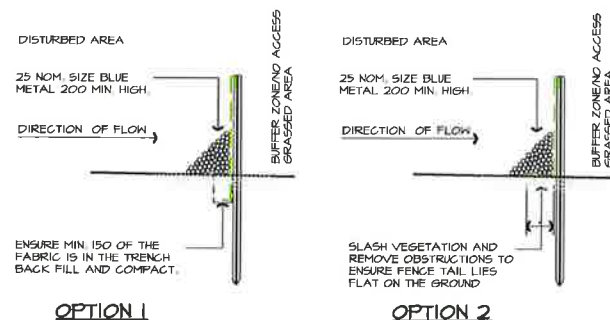
1. PRINCIPAL CONTRACTOR TO BE TRAINED AND CURRENTLY ACCREDITED BY WPCG TO WORK ON FUEL SITES
3. PRINCIPAL CONTRACTOR SHALL ABIDE BY ALL THE REGULATIONS OF WPCG THROUGHOUT THE COURSE OF CONSTRUCTION
2. PRINCIPLE CONTRACTOR SHALL OBTAIN ALL HOT WORKS PERMITS PRIOR TO ANY DEMOLITION AND CONSTRUCTION WORKS ON SITE

ABBREVIATIONS LEGEND

C.O.P - CODE OF PRACTICE
DBYD - DIAL BEFORE YOU DIG (www.dbdyd.com.au)
SHA - SAFE WORK AUSTRALIA (www.safeworkaustralia.gov.au)
SHMS - SAFE WORK METHOD STATEMENT
WHS - WORKPLACE HEALTH & SAFETY



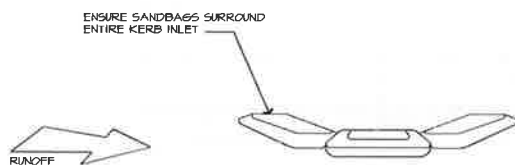
TYPICAL SILT FENCE ELEVATION



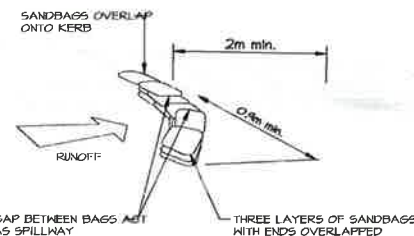
OPTION 1

OPTION 2

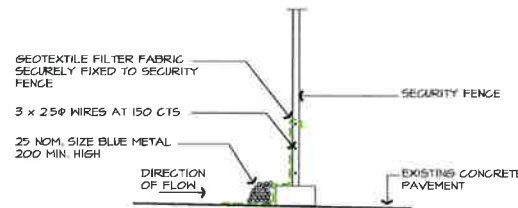
TYPICAL SILT FENCE SECTIONS



SANDBAG SEDIMENT TRAP AT EXISTING STORMWATER PIT

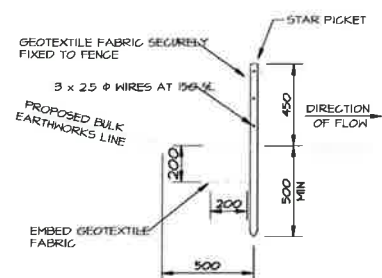


SANDBAG SEDIMENT TRAP (SST)
NTS



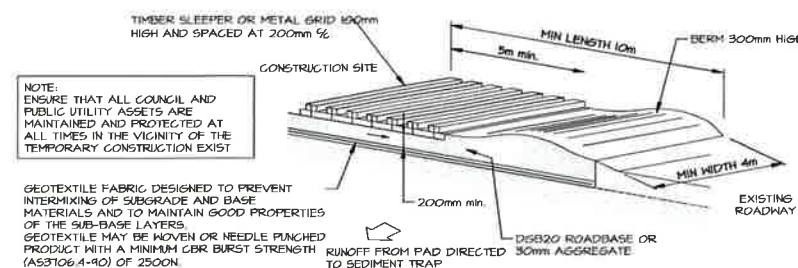
SILT/SECURITY FENCE DETAIL

NOTE: END OF SILT/SECURITY FENCE TO RETURN UP SLOPE TO PREVENT RUNOFF



NOTE: ENDS OF SILTATION FENCE TO BE RETURNED UP SLOPE TO PREVENT RUNOFF

SILTATION FENCE (SF)
NTS



- CONSTRUCTION NOTES
1. STRIP TOPSOIL AND LEVEL SITE
 2. COMPACT SUBGRADE
 3. COVER AREA WITH NEEDLE-PUNCHED GEOTEXTILE
 4. CONSTRUCT 200MM THICK PAD OVER GEOTEXTILE USING ROADBASE OR 30MM AGGREGATE
 5. CONSTRUCT RAMP IMMEDIATELY WITHIN BOUNDARY TO DIVERT WATER TO A SEDIMENT FENCE OR OTHER SEDIMENT TRAP WHERE THE SEDIMENT IS COLLECTED AND REMOVED.

- MAINTENANCE NOTES
- THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH PREVENTS TRACKING OR FLOWING OF SEDIMENT OFF THE CONSTRUCTION SITE. THIS MAY REQUIRE PERIODIC TOP DRESSINGS WITH ADDITIONAL GRAVEL AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED OFF THE CONSTRUCTION SITE MUST BE REMOVED IMMEDIATELY.

TEMPORARY STABILISED CONSTRUCTION EXIT.

NTS

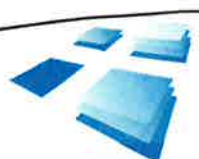
ISSUED FOR DEVELOPMENT APPROVAL
NOT FOR CONSTRUCTION

SCALE BAR 1 : 1 On A1 Size Original

SCALE BAR 1 : 2 On A3 Size Reduction

No.	Amendment	By	Date
PI	PRELIMINARY ISSUE FOR CLIENT COMMENT, NOT FOR CONSTRUCTION.	SP	05.03.2015
DA-1	ISSUED FOR DEVELOPMENT APPROVAL, NOT FOR CONSTRUCTION.	SP	10.03.2015

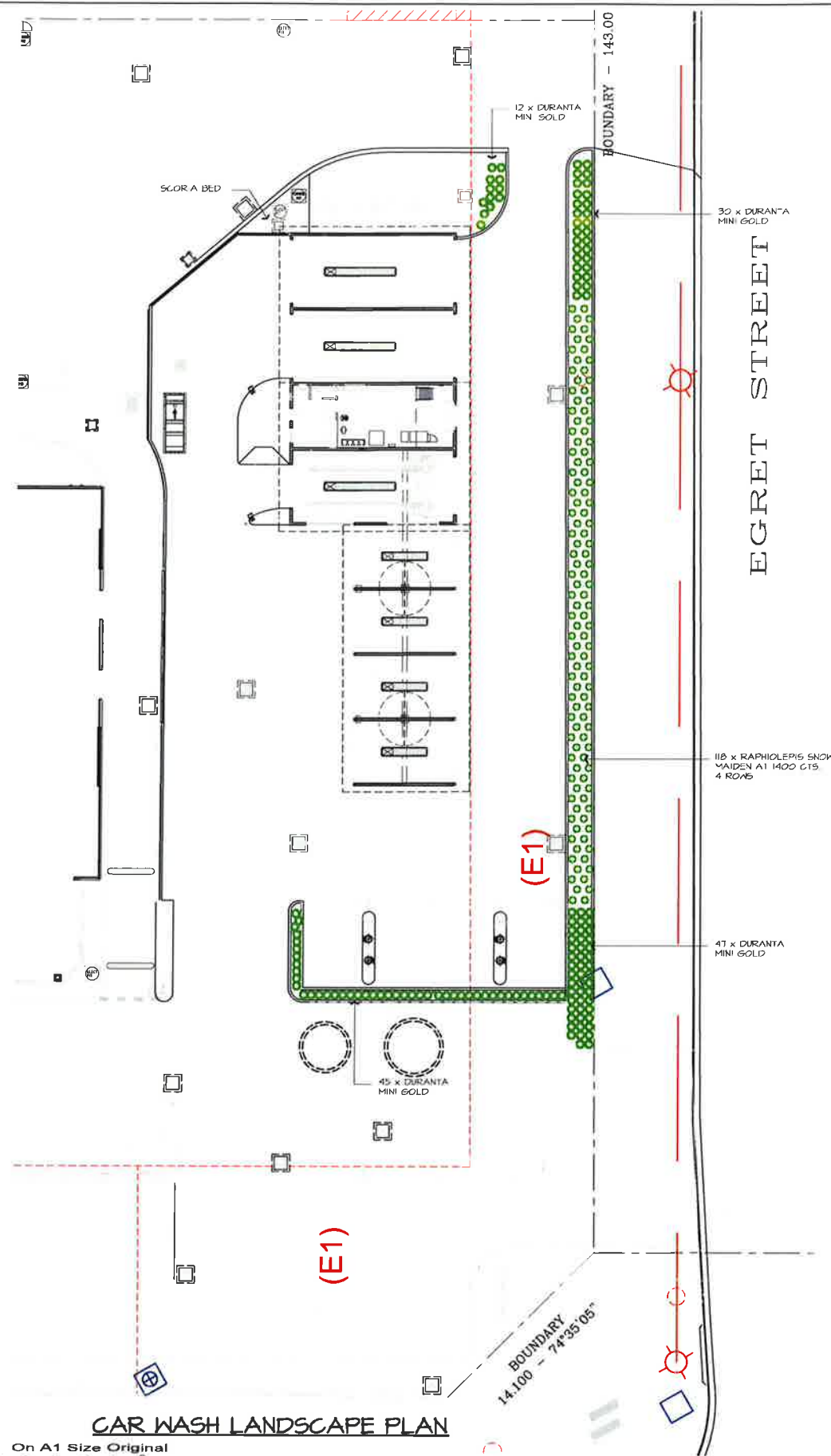
Member BUILDING DESIGNERS ASSOCIATION NSW
Registration No. 4318
Ref No. DP-AD 1578
QSA Lic No. 158214



R.J. SINCLAIR Pty Ltd
Building Design
Office: Suite B111 - Sky City
NewWest Business Park
20 Lexington Drive
BELLA VISTA NSW 2153
Post: PO Box 503
ROUND CORNER NSW 2118
Phone: 02 8983 0999
Fax: 02 8983 1199
E-mail: designs@rjsinclair.com.au
Web: www.rjsinclair.com.au
Architectural - Structural - Project Management

Project
KOORAGANG CAR WASH
Part Lot 1 DP 1195444 - 130 CORMORANT ROAD Cnr. EGRET STREET
KOORAGANG NSW
FOR
SOVECHLES DEVELOPMENTS Pty Ltd
Drawing Title
CONSTRUCTION MANAGEMENT NOTES AND DETAILS

Approved	Designed
Date 11th February 2014	Drawn RJ5
Scale NTS	Checked
Project No. 14 - 056	Drawing No. CMP - 02
	Amtd. DA-1



SCHEDULE OF PLANT SPECIES

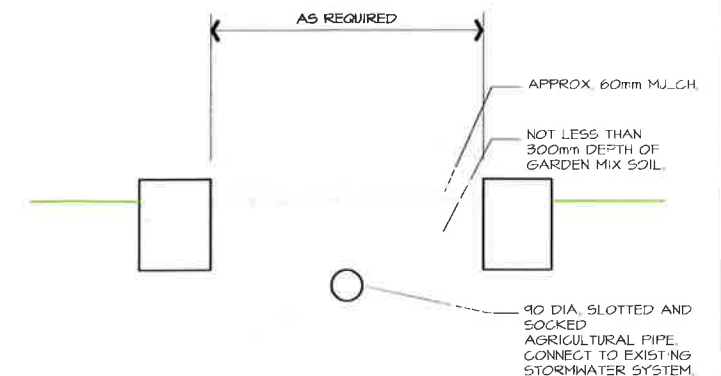
ICON	PLANT NAME	COMMON NAME	MATURE SIZE		POT SIZE	No. OFF
			HEIGHT Mts	WIDTH Mts		
	RAPHIOLEPIS	SNOW MAIDEN	0.75	0.30	200 mm	124
	DURANTA	MINI GOLD	0.6	0.6	175 mm	128



RAPHIOLEPIS
SNOW MAIDEN
APPROX 4 PLANTS PER SQ/M



DURANTA
MINI GOLD
PLANTED AT 500mm CTS



TYPICAL GARDEN BED SECTION
NOT TO SCALE

LANDSCAPING SPECIFICATION

VEGETATION CONTROL

ALL ON SITE VEGETATION OTHER THAN THAT FOR RETENTION IS TO BE REMOVED FROM SITE EITHER BY EXCAVATING THE UPPER 200mm OR BY USE OF HERBICIDE WITH NON-RESIDUAL EFFECT.

EXCAVATION

EXCAVATE ALL MASS (TREE/SHRUB/GROUND COVER) PLANTING AREAS TO A DEPTH OF 300mm BELOW ADJACENT FINISHED LEVELS.

CULTIVATION

ALL EXCAVATED PLANTING AREAS ARE THEN TO BE CULTIVATED BY HARROWING OR RIPPING, ENSURING NO DAMAGE OCCURS TO TREES OR SHRUBS.

PLANTING MIX

SUPPLY AND INSTALL TO ALL MASS PLANTING AREAS, IN MAXIMUM 150mm CONSOLIDATED LAYERS, A PLANTING MIX COMPRISING OF 3 PARTS TOPSOIL, AND 1 PART DECOMPOSED COW MANURE OF NATURAL PH VALUE. THOROUGHLY INCORPORATE WITH PREPARED SUBGRADE AND FINISH 50mm BELOW ADJACENT LEVEL.

PLANTING

ALL PLANT MATERIAL I.E. SHRUBS AND GROUND COVERS, IS TO BE WELL GROWN OF TYPICAL FORM, NOT SOFT OR FORCED, BE HARDENED OF AND HAVE HEALTHY WELL DEVELOPED ROOT SYSTEMS. NO INDIVIDUAL PLANT IS TO BE ROOT BOUND AND EACH MUST BE FREE FROM DISEASE AND INSECT PESTS.

TO PLANT, EXCAVATE A HOLE TWICE THE DIAMETER OF THE ROOT BALL, PRESS FERTILIZER PELLETS EQUIVALENT TO KOKOI RELEASE AROUND BASE OF EACH HOLE AT THE RATE SPECIFIED.

MULCHING

ALL PLANTING AREAS ARE TO BE MULCHED WITH A MINIMUM 50mm DEEP LAYER OF PINE BARK.

MAINTENANCE

THE FOLLOWING MATTERS ARE TO BE ATTENDED TO FOR A PERIOD OF 13 WEEKS:

- WATERING
- WEEDING
- FERTILIZING
- REPLACEMENT OF ANY FAILED PLANTS
- RECTIFICATION OF ANY SOIL SUBSIDIENCE



NSW GOVERNMENT
Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. **DA 6988**

granted on the **3 December 2015**

Signed

Sheet No. **12** of **16**

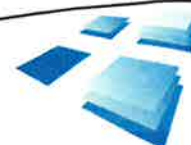
CAR WASH LANDSCAPE PLAN

SCALE BAR 1 : 1 On A1 Size Original

SCALE BAR 1 : 2 On A3 Size Reduction

No.	Amendment	By	Date
DA-1	PRELIMINARY ISSUE FOR CLIENT COMMENT, NOT FOR CONSTRUCTION, ISSUED FOR DEVELOPMENT APPROVAL, NOT FOR CONSTRUCTION.	SP	05.03.2015
DA-2	EXIT AMENDED, ISSUED FOR DEVELOPMENT APPROVAL, NOT FOR CONSTRUCTION.	VP	18.03.2015
DA-3	LINE MARKING AMENDED, RE-ISSUED FOR DEVELOPMENT APPROVAL, NOT FOR CONSTRUCTION.	VP	10.11.2015

Channel Member:
BUILDING DESIGNER AUSTRALIA
RPA No: 10443 13378
QCQC Lic No: 1082914
Tasmania ABP: CC5710



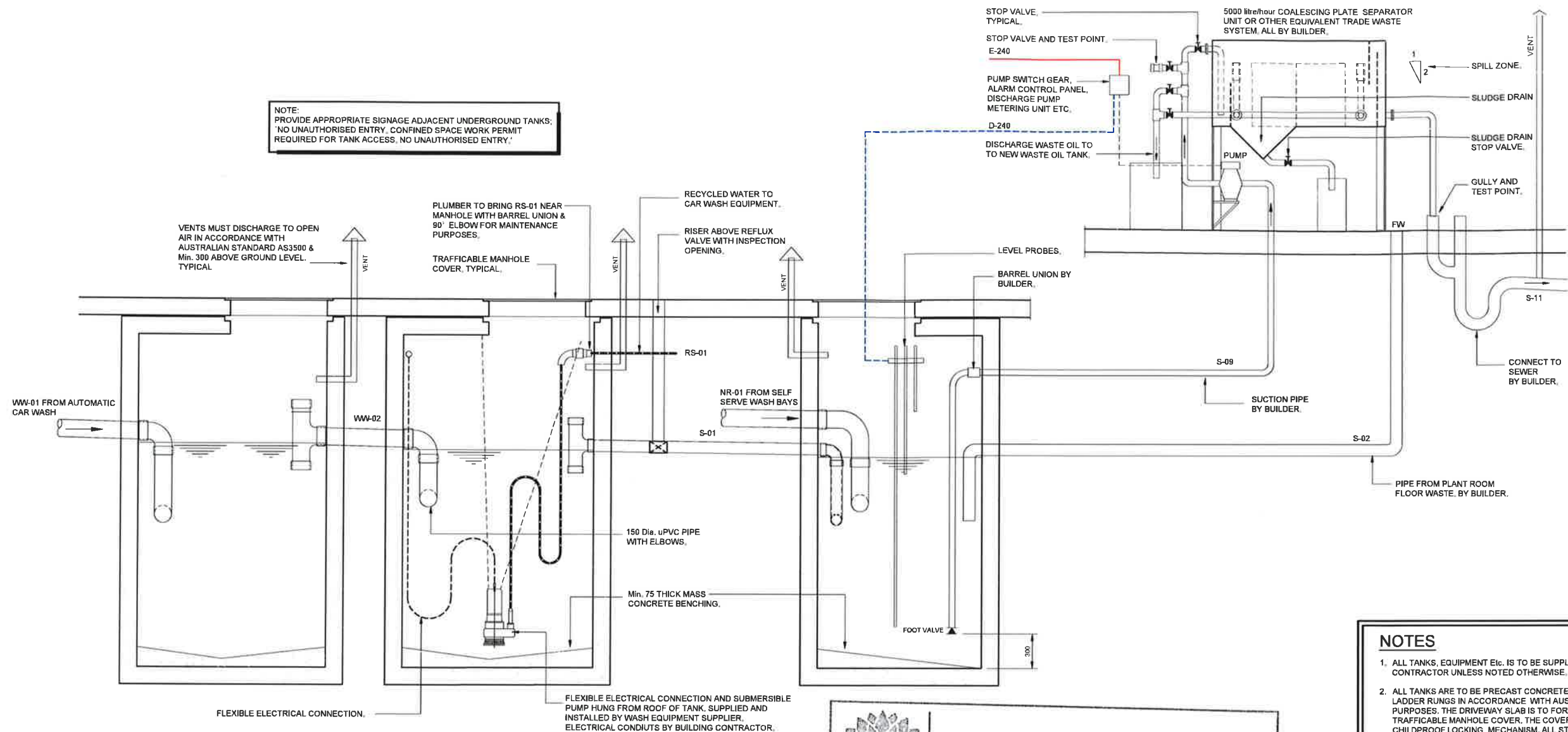
R.J. SINCLAIR Pty Ltd
Building Design

Office: Suite B111 - Sky City
North West Business Park
20 Lexington Drive
BELLA VISTA NSW 2153
Postal: PO Box 593
ROUND CORNER NSW 2158
Phone: 02 8663 0999
Fax: 02 8663 1199
Email: design@rjsinclair.com.au
Web: www.rjsinclair.com.au
Architectural - Structural - Project Management

Project
KOORAGANG CAR WASH
Part Lot 1 DP 1193444 - 180 CORMORANT ROAD Cnr. EGRET STREET
KOORAGANG NSW
FOR
SOVECHLES DEVELOPMENTS Pty Ltd
Drawing Title
CAR WASH LANDSCAPE PLAN

REVISED ISSUE FOR
DEVELOPMENT APPROVAL
NOT FOR CONSTRUCTION

Approved	Designed
Date 14th OCTOBER 2014	Drawn AST
Scale 1:200 @ A1, 1:400 @ A3	Checked
Project No. 14 - 056	Drawing No. L - 01
	Amc: DA-3



**TANK No. 1 - PRIMARY
SETTLEMENT TANK**

5000 LITRES Nom. STORAGE BELOW
WATER LEVEL

**TANK No. 2 - SECONDARY
SETTLEMENT TANK**

5000 LITRES Nom. STORAGE BELOW
WATER LEVEL

TANK No. 3 - SEWER DISCHARGE TANK

5000 LITRES Nom. STORAGE BELOW
WATER LEVEL

SCHEMATIC ELEVATION OF NEW POLLUTION CONTROL SYSTEM

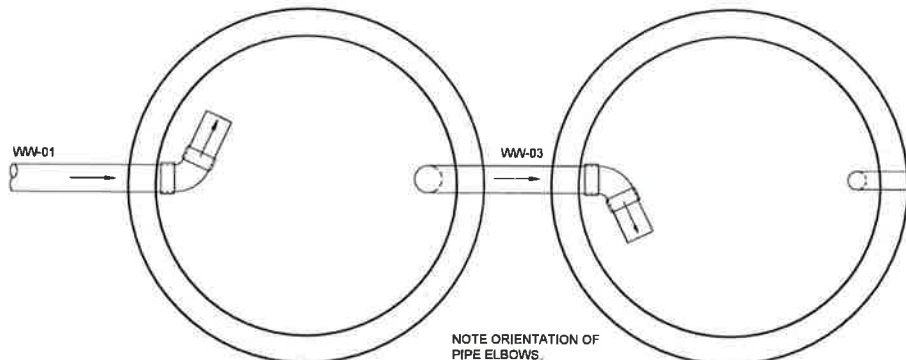
Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. *MDA 6988*

granted on the *3 December 2015*

Signed *[Signature]*

Sheet No. *19 of 16*



SETTLEMENT TANK PLAN

RECYCLE TANK PLAN

SEWER DISCHARGE TANK

NOTES

1. ALL TANKS, EQUIPMENT Etc. IS TO BE SUPPLIED AND INSTALLED BY THE BUILDING CONTRACTOR UNLESS NOTED OTHERWISE.
2. ALL TANKS ARE TO BE PRECAST CONCRETE COMPLETE WITH LIDS, AND FITTED WITH LADDER RUNGS IN ACCORDANCE WITH AUSTRALIAN STANDARDS, FOR CLEANOUT PURPOSES. THE DRIVEWAY SLAB IS TO FORM THE TANK ENTRY WITH CAST IN TRAFFICABLE MANHOLE COVER. THE COVER IS TO BE FITTED WITH HINGES AND CHILDPROOF LOCKING MECHANISM. ALL STEEL WORK IS TO BE HOT DIPPED GALV.
3. WASH DOWN OF ALL PAVEMENTS AND IMPLEMENTS IS TO BE CARRIED OUT USING HIGH PRESSURE WATER BLASTING ONLY. NOTE: DETERGENTS, PETROLEUM PRODUCTS OR ANY OTHER EMULSIFIERS ARE NOT TO BE USED.
4. TANKS TO HAVE THE FOLLOWING WORKING CAPACITY VOLUMES:
TANK No. 1 - PRIMARY SETTLEMENT TANK - 5000 LITRES STORAGE BELOW WATER LEVEL
TANK No. 2 - SECONDARY SETTLEMENT TANK - 5000 LITRES STORAGE BELOW WATER LEVEL
TANK No. 3 - SEWER DISCHARGE TANK - 5000 LITRES STORAGE BELOW WATER LEVEL
5. PROVIDE ONE 5000 litre/hour COALESCING PLATE SEPARATOR OR OTHER TRADE WASTE SYSTEM, DEDICATED TO THE CAR WASH INSTALLATION. THIS SEPARATOR, COMBINED WITH THE SETTLEMENT AND RECYCLE TANKS PROVIDES RECYCLED WATER FOR THE CAR WASH AND PROVIDES POLLUTION CONTROL MEASURES FOR THE CAR WASH EFFLUENT.
6. ANY ALTERNATIVE TO THE SYSTEM OR EQUIPMENT SPECIFIED MAY ONLY BE SUBMITTED FOR APPRAISAL UPON COMPLETION OF COMPUTER MODELLING OR DESIGN CALCULATIONS THAT SHOW THE UNIT WILL PERFORM TO THE ABOVE REQUIREMENTS. CALCULATIONS UNDER THE ABOVE CONDITIONS SHOULD SHOW RISE AND IMPINGEMENT RATES AND OIL DROPLET SIZE REMOVED. TOTAL WETTED AREA TO BE > 20.5m² PER SEPARATOR.
7. HIGH LEVEL ALARM SYSTEM TO BE INSTALLED SO THAT VISUAL AND AUDIO ALARMS ARE ACTIVATED. PROVIDE VISUAL ALARM (AUDIO AND VISUAL) ON EXTERNAL WALL OF PLANT ROOM. IF ALARM PANEL IS REQUIRED IN ANY AREA REMOTE FROM PLANT ROOM PROVIDE ALL NECESSARY CONDUITS AND WIRING AS REQUIRED BY ALARM MANUFACTURER.

SCALE BAR 1 : 1 On A1 Size Original

SCALE BAR 1 : 2 On A3 Size Reduction

No.	Amendment	By	Date
P1	PRELIMINARY ISSUE FOR CLIENT COMMENT. NOT FOR CONSTRUCTION. ISSUED FOR DEVELOPMENT APPROVAL. NOT FOR CONSTRUCTION.	SP	05.03.2015

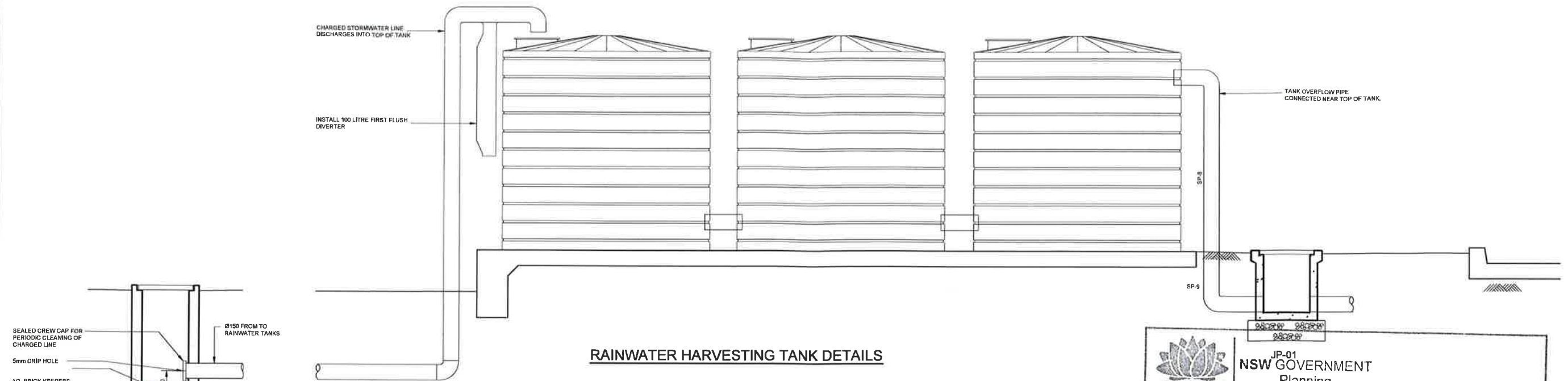
Member BUILDING DESIGNERS ASSOCIATION NSW
Registration No. 6318
NSW Vc. DPAD 5329
QBSA Lic. No. 108214

R.J. SINCLAIR Pty Ltd
Building Design
Office: Suite B111 - Sky City
New West Business Park
20 Lexington Drive
BELLA VISTA NSW 2153
Post: PO Box 393
ROUND CORNER NSW 2159
Phone: 02 9883 0999
Fax: 02 9883 1199
E-mail: design@rjsinclair.com.au
Web: www.rjsinclair.com.au
Architectural - Structural - Project Management

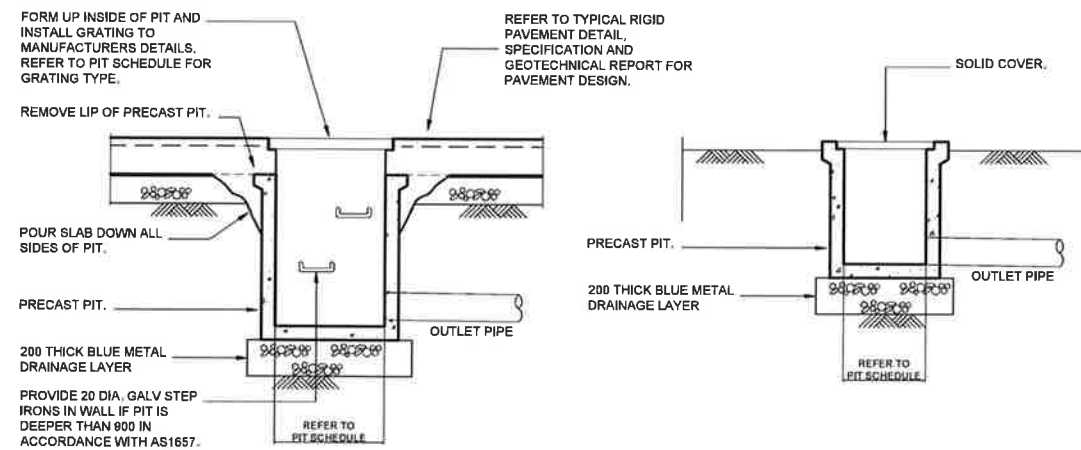
Project
KOORAGANG CAR WASH
Part Lot 1 DP 1195449 - 130 CORMORANT ROAD Cnr. EGRET STREET
KOORAGANG NSW
FOR
SOVECHLES DEVELOPMENTS Pty Ltd
Drawing Title
CAR WASH POLLUTION CONTROL SCHEMATIC

ISSUED FOR DEVELOPMENT APPROVAL
NOT FOR CONSTRUCTION

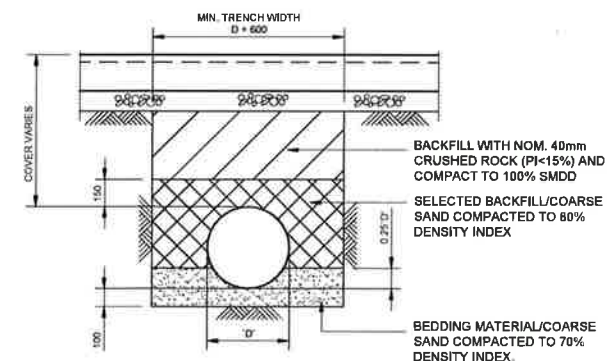
Approved	Designed
Date 13th OCTOBER 2014	Drawn AST
Scale NOT TO SCALE	Checked
Project No. 14 - 056	Drawing No. PC - 01
	Amdt. DA-1



**CHARGED PIPE
CLEAROUT PIT DETAIL
(CP-01)**



TYPICAL PRECAST STORMWATER DRAINAGE PIT DETAILS



TYPICAL PIPE TRENCH DETAIL

**NSW GOVERNMENT
Planning**

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. DA 6988

granted on the 3 December 2015

Signed [Signature]

Sheet No. 15 of 16

SCALE BAR 1 : 1 On A1 Size Original

SCALE BAR 1 : 2 On A3 Size Reduction

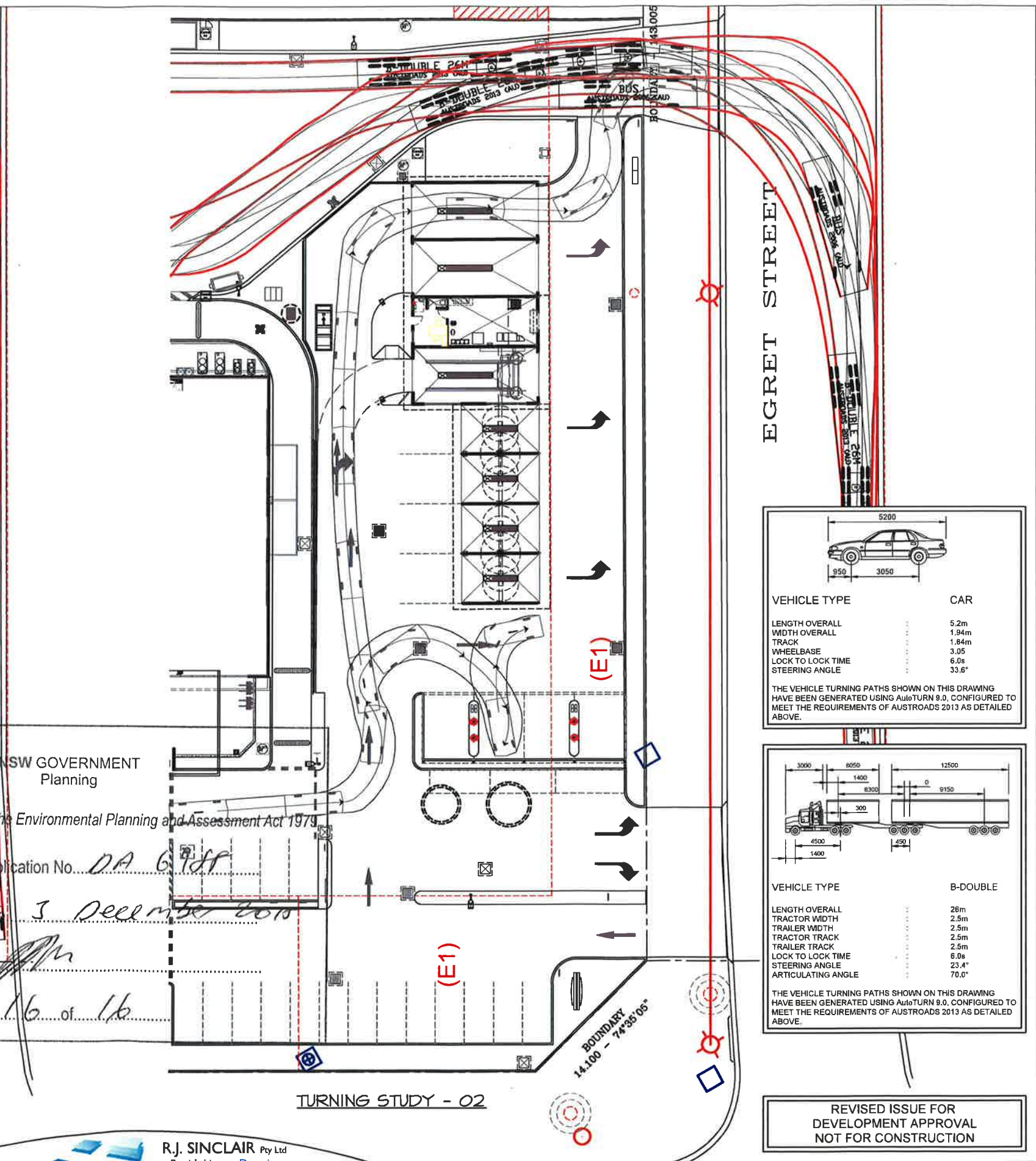
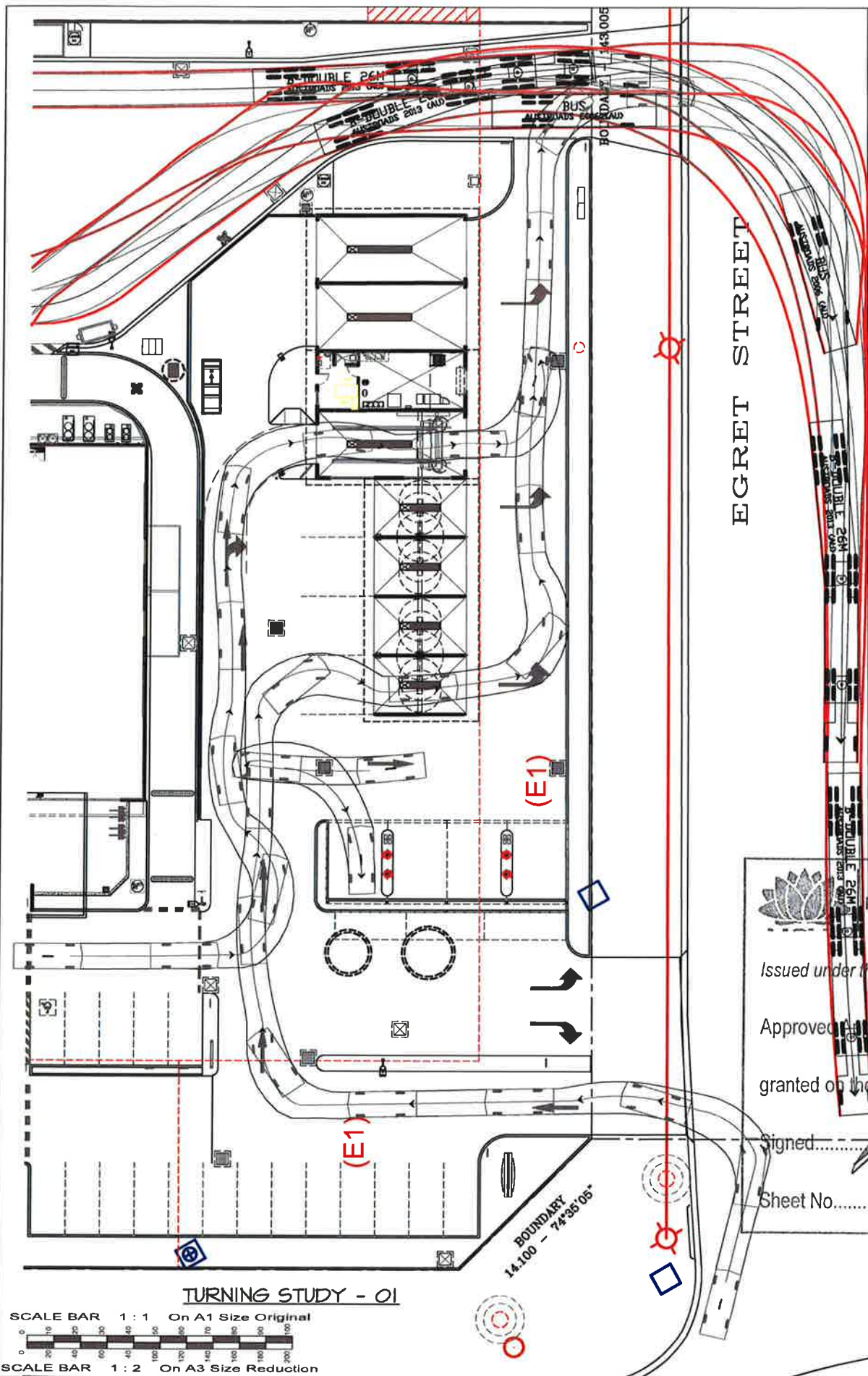
No.	Amendment	By	Date
P1	PRELIMINARY ISSUE. NOT FOR CONSTRUCTION.	VP	03.03.2015
P2	PRELIMINARY ISSUE FOR CLIENT COMMENT. NOT FOR CONSTRUCTION.	SP	05.03.2015
DA-1	ISSUED FOR DEVELOPMENT APPROVAL. NOT FOR CONSTRUCTION.	SP	18.03.2015

Member BUILDING DESIGNERS ASSOCIATION NSW
RJP No: DP-AD 13379
QMSA Lic No: 1082914

R.J. SINCLAIR Pty Ltd
Building Design
Office: Suite B111 - Sky City
New West Business Park
20 Lexington Drive
BELLA VISTA NSW 2153
Post: PO Box 503
ROUND CORNER NSW 2158
Phone: 02 8883 0999
Fax: 02 8883 1199
E-mail: design@rjsinclair.com.au
Web: www.rjsinclair.com.au
Architectural - Structural - Project Management

Project
KOORAGANG CAR WASH
Part Lot 1 DP 1195449 - 130 CORMORANT ROAD Cnr. EGRET STREET
KOORAGANG NSW
FOR
SOVECHLES DEVELOPMENTS Pty Ltd
Drawing Title
CAR WASH STORMWATER DRAINAGE DETAILS

ISSUED FOR DEVELOPMENT APPROVAL NOT FOR CONSTRUCTION			
Approved	Date	Designed	Drawn
	20th JANUARY 2015		AST
Scale	Project No.	Drawing No.	Amtd.
1:20 @ A1, 1:40 @ A3	14 - 056	ST - 02	DA-1



VEHICLE TYPE	CAR
LENGTH OVERALL	5.2m
WIDTH OVERALL	1.94m
TRACK	1.84m
WHEELBASE	3.05
LOCK TO LOCK TIME	6.0s
STEERING ANGLE	33.6°

THE VEHICLE TURNING PATHS SHOWN ON THIS DRAWING HAVE BEEN GENERATED USING AutoTURN 9.0, CONFIGURED TO MEET THE REQUIREMENTS OF AUSTRROADS 2013 AS DETAILED ABOVE.

VEHICLE TYPE	B-DOUBLE
LENGTH OVERALL	26m
TRACTOR WIDTH	2.5m
TRAILER WIDTH	2.5m
TRACTOR TRACK	2.5m
TRAILER TRACK	2.5m
LOCK TO LOCK TIME	6.0s
STEERING ANGLE	23.4°
ARTICULATING ANGLE	70.0°

THE VEHICLE TURNING PATHS SHOWN ON THIS DRAWING HAVE BEEN GENERATED USING AutoTURN 9.0, CONFIGURED TO MEET THE REQUIREMENTS OF AUSTRROADS 2013 AS DETAILED ABOVE.

REVISED ISSUE FOR DEVELOPMENT APPROVAL
NOT FOR CONSTRUCTION

NSW GOVERNMENT
Planning
Issued under the Environmental Planning and Assessment Act 1979
Approved Application No. DA 6788
granted on the 3 December 2014
Signed [Signature]
Sheet No. 16 of 16

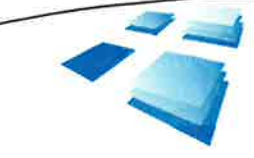
TURNING STUDY - 01

SCALE BAR 1 : 1 On A1 Size Original
SCALE BAR 1 : 2 On A3 Size Reduction

TURNING STUDY - 02

No.	Amendment	By	Date
P1	PRELIMINARY ISSUE FOR CLIENT COMMENT. NOT FOR CONSTRUCTION.	AST	28.10.2014
P2	PRELIMINARY ISSUE FOR CLIENT COMMENT. NOT FOR CONSTRUCTION.	SP	05.03.2015
DA-1	ISSUED FOR DEVELOPMENT APPROVAL. NOT FOR CONSTRUCTION.	VP	18.03.2015
DA-2	EXIT AMENDED. ISSUED FOR DEVELOPMENT APPROVAL. NOT FOR CONSTRUCTION.	VP	18.08.2015
DA-3	LINE MARKING AMENDED. RE-ISSUED FOR DEVELOPMENT APPROVAL. NOT FOR CONSTRUCTION.	VP	10.11.2015

Chartered Member
R.J. SINCLAIR PTY LTD
Accredited Building Designer 5018
RBP No: DPAD 1537
QCQC Lic: 1537
Insurance Ref: CC070



R.J. SINCLAIR Pty Ltd
Building Design
Office: Suite B111 - Sky City
NorWest Business Park
20 Leighton Drive
BELLA VISTA NSW 2153
Postal: PO Box 503
ROUND CORNER NSW 2158
Phone: 02 8863 0999
Fax: 02 8863 1199
Email: design@rjsinclair.com.au
Web: www.rjsinclair.com.au
Architectural - Structural - Project Management

Project
KOORAGANG CAR WASH
Part Lot 1 DP 1195444 - 130 CORMORANT ROAD Cnr. EGRET STREET
KOORAGANG NSW
FOR
SOVECHLES DEVELOPMENTS Pty Ltd
Drawing Title
TURNING STUDY - CARS ONLY

Approved	Designed
Date 2nd OCTOBER 2014	Drawn AST
Scale 1:200 @ A1, 1:400 @ A3	Checked
Project No. 14 - 056	Drawing No. TS - 01
	Amtd. DA-3