PROPOSED MULTI-LEVEL INDUSTRIAL DEVELOPMENT
49 STEPHEN ROAD, BANKSMEADOW, NSW 2019
STATE SIGNIGICANT DEVELOPMENT APPLICATION

DRAWING LIST

DRAWING NO.	DRAWING TITLE
C014950.01-SSDA 100	DRAWING LIST & SITE LOCATION
C014950.01-SSDA 150	EXISTING SITE FEATURES & SERVICES
C014950.01-SSDA 200	EROSION AND SEDIMENT CONTROL PLAN
C014950.01-SSDA 251	EROSION AND SEDIMENT CONTROL DETAILS - SHEET 1
C014950.01-SSDA 252	EROSION AND SEDIMENT CONTROL DETAILS - SHEET 2
C014950.01-SSDA 300	BULK EARTHWORKS PLAN
C014950.01-SSDA 301	CUT/FILL PLAN
C014950.01-SSDA 351	BULK EARTHWORKS SECTIONS - SHEET 1
C014950.01-SSDA 352	BULK EARTHWORKS SECTIONS - SHEET 2
C014950.01-SSDA 400	STORMWATER DRAINAGE PLAN - GROUND FLOOR
C014950.01-SSDA 401	STORMWATER DRAINAGE PLAN - LEVEL 1
C014950.01-SSDA 420	EXISTING STORMWATER LINE - LONGITUDINAL SECTIONS
C014950.01-SSDA 421	COUNCIL STORMWATER LINE RELOCATION - LONGITUDINAL SECTIONS
C014950.01-SSDA 451	STORMWATER DRAINAGE DETAILS - SHEET 1
C014950.01-SSDA 452	STORMWATER DRAINAGE DETAILS - SHEET 2
C014950.01-SSDA 453	STORMWATER DRAINAGE DETAILS - SHEET 3
C014950.01-SSDA 460	OSD HYDRAULIC DETAILS - SHEET 1
C014950.01-SSDA 461	OSD HYDRAULIC DETAILS - SHEET 2
C014950.01-SSDA 480	MUSIC MODELING CATCHMENT PLAN
C014950.01-SSDA 481	STORAGE CATCHMENT PLAN
C014950.01-SSDA 500	FINISHED LEVELS PLAN - GROUND FLOOR
C014950.01-SSDA 501	FINISHED LEVELS PLAN - LEVEL 1
C014950.01-SSDA 551	TYPICAL SECTIONS - SHEET 1
C014950.01-SSDA 552	TYPICAL SECTIONS - SHEET 2
C014950.01-SSDA 553	TYPICAL SECTIONS - SHEET 3
C014950.01-SSDA 554	TYPICAL SECTIONS - SHEET 4
C014950.01-SSDA 555	TYPICAL SECTIONS - SHEET 5

GENERAL NOTES:

1. 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. ANY DISCREPANCY SHALL BE REFERRED TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
2. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE RELEVANT AND CURRENT STANDARDS AUSTRALIA CODES AND WITH THE BY-LAWS AND ORDINANCES OF THE RELEVANT BUILDING AUTHORITIES EXCEPT WHERE VARIED BY THE PROJECT SPECIFICATION.
3. ALL DIMENSIONS SHOWN SHALL BE VERIFIED BY THE BUILDER ON SITE.
   ENGINEER'S DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONS.
   ENGINEER'S DRAWINGS ISSUED IN ANY ELECTRONIC FORMAT MUST NOT BE USED FOR DIMENSIONAL SETOUT.
   REFER TO THE ARCHITECT'S DRAWINGS FOR ALL DIMENSIONAL SETOUT INFORMATION.
4. DURING CONSTRUCTION THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION AND NO PART SHALL BE OVERSTRESSED. TEMPORARY BRACING SHALL BE PROVIDED BY THE BUILDER TO KEEP THE WORKS AND EXCAVATIONS STABLE AT ALL TIMES.
5. UNLESS NOTED OTHERWISE ALL LEVELS ARE IN METRES AND ALL DIMENSIONS ARE IN MILLIMETRES.
6. ALL WORKS SHALL BE UNDERTAKEN IN ACCORDANCE WITH ACCEPTABLE SAFETY STANDARDS & APPROPRIATE SAFETY SIGNS SHALL BE INSTALLED AT ALL TIMES DURING THE PROGRESS OF THE JOB.

ELECTRONIC INFORMATION NOTES:

1. THE ISSUED DRAWINGS IN HARD COPY OR PDF FORMAT TAKE PRECEDENCE OVER ANY ELECTRONICALLY ISSUED INFORMATION, LAYOUTS OR DESIGN MODELS.
2. THE CONTRACTOR'S DIRECT AMENDMENT OR MANIPULATION OF THE DATA OR INFORMATION THAT MIGHT BE CONTAINED WITHIN AN ENGINEER-SUPPLIED DIGITAL TERRAIN MODEL AND ITS SUBSEQUENT USE TO UNDERTAKE THE WORKS WILL BE SOLELY AT THE DISCRETION OF AND THE RISK OF THE CONTRACTOR.
3. THE CONTRACTOR IS REQUIRED TO HIGHLIGHT ANY DISCREPANCIES BETWEEN THE DIGITAL TERRAIN MODEL AND INFORMATION PROVIDED IN THE CONTRACT AND/OR DRAWINGS AND IS REQUIRED TO SEEK CLARIFICATION FROM THE SUPERINTENDENT.
4. THE ENGINEER WILL NOT BE LIABLE OR RESPONSIBLE FOR THE POSSIBLE ON-GOING NEED TO UPDATE THE DIGITAL TERRAIN MODEL, SHOULD THERE BE ANY AMENDMENTS OR CHANGES TO THE DRAWINGS OR CONTRACT INITIATED BY THE CONTRACTOR.

LOCALITY PLAN
NTS

FOR SSDA

AMENDMENTS	DATE	ISSUE
ISSUED FOR INFORMATION	04.03.26	F
ISSUED FOR SSDA	19.12.25	E
ISSUED FOR SSDA	31.01.25	D
ISSUED FOR SSDA	09.12.24	C
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AMENDMENTS	DATE	ISSUE
ISSUED FOR SSDA	12.06.26	I
ISSUED FOR SSDA	27.03.26	G

ARCHITECT: SBA ARCHITECTS

CLIENT: ESR

PROJECT: PROPOSED INDUSTRIAL DEVELOPMENT
49 STEPHEN ROAD, BANKSMEADOW,
NSW, 2019

DESIGNED	DRAWN	DATE	CHECKED	SIZE	SCALE	CAD REF:
CC	JB	SEP '24	DS	B1	AS SHOWN	C014950.01-SSDA100

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DRAWING TITLE: DRAWING LIST & GENERAL NOTES

DRAWING No: C014950.01-SSDA100

ISSUE: I

CONSTRUCTION OF NEW CROSSOVERS TO BE COORDINATED WITH EXISTING SERVICES.

EXISTING CONCRETE ENCASED SEWER. LOCATION TO BE CONFIRMED PRIOR TO CONSTRUCTION OF RETAINING WALLS ALONG NORTHERN BOUNDARY. APPLICANT TO COMPLETE ALL WORKS WITHIN THE ZOI OF THE SEWER IN ACCORDANCE WITH SYDNEY WATER REQUIREMENTS, AND ANY SPECIALIST ASSESSMENTS AS NECESSARY.

CONSTRUCTION OF NEW CROSSOVERS TO BE COORDINATED WITH EXISTING SERVICES.

EXISTING COUNCIL DRAINAGE TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION OF RETAINING WALLS ALONG SOUTHERN BOUNDARY

LEGEND:

- Bench Mark
- Comms Pit/Manhole
- Comms Pillar
- Drainage Manhole
- Drainage Grated Pit
- Drainage Kerb Inlet Pit
- Electrical Pit
- Electrical Power Pole
- Electrical Light Pole
- Miscellaneous Manhole
- Road Bollard
- Sewer Manhole
- Sign Post
- Tree (Canopy spread, trunk diameter,height) S:8 D:0.4 H:5
- Water Meter
- Water Stop Valve
- Water Hydrant
- Fire Hydrant

UNDERGROUND SERVICE LINES:

- SEWERMAIN
- WATERMAIN
- TELECOMMUNICATION LINE
- ELECTRICITY CABLES

(CLASSIFICATION SHOWN ON LINE AS PER UTILITY CLASSIFICATION TABLE)

EXISTING DRAINAGE EASEMENT

EXISTING SERVICES NOTES:

1. DURING THE EXECUTION OF WORKS, THE CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF EXISTING SERVICES. THE CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED TO THE EXISTING SERVICES TO THE SATISFACTION OF THE SUPERINTENDENT AND THE RELEVANT SERVICE AUTHORITY, AT NO COST TO THE PRINCIPAL.
2. WHERE IT IS NECESSARY TO REMOVE, DIVERT OR CUT INTO ANY EXISTING SERVICE, THE CONTRACTOR SHALL GIVE AT LEAST THREE (3) DAYS NOTICE OF ITS REQUIREMENTS TO THE SUPERINTENDENT, WHO WILL ADVISE WHAT ARRANGEMENTS SHOULD BE MADE FOR THE ALTERATION OF SUCH EXISTING WORKS.
3. EXISTING SERVICES HAVE BEEN PLOTTED FROM SUPPLIED DATA. THE ACCURACY IS NOT GUARANTEED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ESTABLISH THE LOCATION AND LEVEL OF ALL EXISTING SERVICES PRIOR TO COMMENCING WORK. ALL CLEARANCES AND APPROVALS SHALL ALSO BE OBTAINED FROM THE RELEVANT SERVICE AUTHORITY PRIOR TO THE COMMENCEMENT OF WORK.
4. ALL NEW AND EXHUMED SERVICES THAT CROSS EXISTING AND FUTURE ROADS/PAVEMENTS WITHIN THE SITE SHALL BE BACKFILLED WITH DGB20 MATERIAL TO SUBGRADE LEVEL AND COMPACTED TO 98% STANDARD DENSITY RATIO. SUBJECT TO PRIOR APPROVAL FROM RELEVANT AUTHORITY.
5. ON COMPLETION OF SERVICES INSTALLATION. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL, INCLUDING KERBS, FOOTPATHS, CONCRETE AREAS, GRAVEL AREAS, GRASSED AREAS AND ROAD PAVEMENTS.
6. CARE TO BE TAKEN WHEN EXCAVATING NEAR UTILITY SERVICES. NO MECHANICAL EXCAVATION TO BE UNDERTAKEN OVER SERVICES. LIAISE WITH RELEVANT AUTHORITY.
7. THE CONTRACTOR SHALL ALLOW FOR THE CAPPING OFF, EXCAVATION AND REMOVAL IF REQUIRED OF ALL EXISTING SERVICES IN AREAS AFFECTED BY THE WORKS WITHIN THE CONTRACT AREA AS SHOWN ON THE DRAWINGS UNLESS DIRECTED OTHERWISE BY THE SUPERINTENDENT. ALL TO REGULATORY AUTHORITY STANDARDS AND APPROVAL.
8. THE CONTRACTOR IS TO MAINTAIN EXISTING STORMWATER DRAINAGE FLOWS THROUGH THE ROADS AT ALL TIMES. MAKE DUE ALLOWANCE FOR ALL SUCH FLOWS AT ALL TIMES.
9. PRIOR TO COMMENCEMENT OF ANY WORKS THE CONTRACTOR SHALL OBTAIN THE SUPERINTENDENT'S APPROVAL OF THE PROGRAM FOR THE RELOCATION/CONSTRUCTION OF TEMPORARY SERVICES.
10. CONTRACTOR SHALL CONSTRUCT TEMPORARY SERVICES AS REQUIRED TO MAINTAIN EXISTING SUPPLY TO BUILDINGS REMAINING IN OPERATION DURING WORKS TO THE SATISFACTION AND APPROVAL OF THE SUPERINTENDENT. ONCE DIVERSION IS COMPLETE AND COMMISSIONED THE CONTRACTOR SHALL REMOVE ALL SUCH TEMPORARY SERVICES AND MAKE GOOD TO THE SATISFACTION OF THE SUPERINTENDENT.
11. INTERRUPTION TO SUPPLY OF EXISTING SERVICES SHALL BE DONE SO AS NOT TO CAUSE ANY INCONVENIENCE OR DAMAGE TO THE ADJACENT RESIDENCES. CONTRACTOR TO GAIN APPROVAL OF THE SUPERINTENDENT FOR TIME OF INTERRUPTION.
12. THE CONTRACTOR SHALL UNDERTAKE A DIAL BEFORE YOU DIG (DBYD 1100) SERVICES SEARCH BEFORE THE COMMENCEMENT OF ANY WORKS.

EXISTING SITE FEATURES & SERVICES
SCALE 1:500

5m 0 10 20 30 40 50m
SCALE 1:500 AT B1 SIZE SHEET

FOR SSDA

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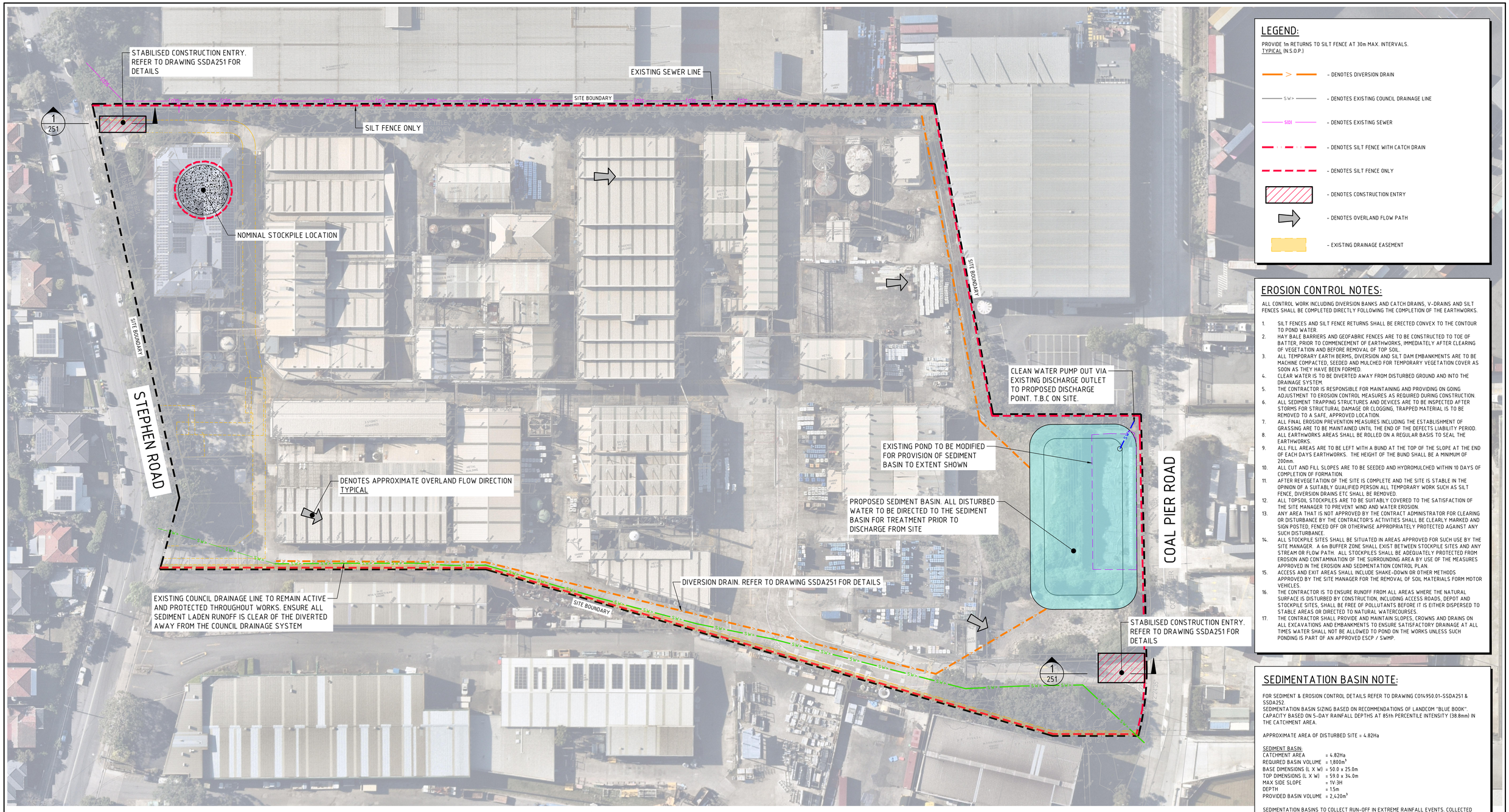
DRAWING TITLE: EXISTING SITE FEATURES & SERVICES
DRAWING No: C014950.01-SSDA150 ISSUE: E



LEGEND:

PROVIDE 1m RETURNS TO SILT FENCE AT 30m MAX. INTERVALS.
TYPICAL (N.S.O.P.)

- DENOTES DIVERSION DRAIN
- DENOTES EXISTING COUNCIL DRAINAGE LINE
- DENOTES EXISTING SEWER
- DENOTES SILT FENCE WITH CATCH DRAIN
- DENOTES SILT FENCE ONLY
- DENOTES CONSTRUCTION ENTRY
- DENOTES OVERLAND FLOW PATH
- EXISTING DRAINAGE EASEMENT

EROSION CONTROL NOTES:

ALL CONTROL WORK INCLUDING DIVERSION BANKS AND CATCH DRAINS, V-DRAINS AND SILT FENCES SHALL BE COMPLETED DIRECTLY FOLLOWING THE COMPLETION OF THE EARTHWORKS.

1. SILT FENCES AND SILT FENCE RETURNS SHALL BE ERECTED CONVEX TO THE CONTOUR TO POND WATER.
2. HAY BALE BARRIERS AND GEOFABRIC FENCES ARE TO BE CONSTRUCTED TO TOE OF BATTER, PRIOR TO COMMENCEMENT OF EARTHWORKS, IMMEDIATELY AFTER CLEARING OF VEGETATION AND BEFORE REMOVAL OF TOP SOIL.
3. ALL TEMPORARY EARTH BERMS, DIVERSION AND SILT DAM EMBANKMENTS ARE TO BE MACHINE COMPACTED, SEEDED AND MULCHED FOR TEMPORARY VEGETATION COVER AS SOON AS THEY HAVE BEEN FORMED.
4. CLEAR WATER IS TO BE DIVERTED AWAY FROM DISTURBED GROUND AND INTO THE DRAINAGE SYSTEM.
5. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING AND PROVIDING ON GOING ADJUSTMENT TO EROSION CONTROL MEASURES AS REQUIRED DURING CONSTRUCTION.
6. ALL SEDIMENT TRAPPING STRUCTURES AND DEVICES ARE TO BE INSPECTED AFTER STORMS FOR STRUCTURAL DAMAGE OR CLOGGING, TRAPPED MATERIAL IS TO BE REMOVED TO A SAFE, APPROVED LOCATION.
7. ALL FINAL EROSION PREVENTION MEASURES INCLUDING THE ESTABLISHMENT OF GRASSING ARE TO BE MAINTAINED UNTIL THE END OF THE DEFECTS LIABILITY PERIOD.
8. ALL EARTHWORKS AREAS SHALL BE ROLLED ON A REGULAR BASIS TO SEAL THE EARTHWORKS.
9. ALL FILL AREAS ARE TO BE LEFT WITH A BUND AT THE TOP OF THE SLOPE AT THE END OF EACH DAYS EARTHWORKS. THE HEIGHT OF THE BUND SHALL BE A MINIMUM OF 200mm.
10. ALL CUT AND FILL SLOPES ARE TO BE SEEDED AND HYDROMULCHED WITHIN 10 DAYS OF COMPLETION OF FORMATION.
11. AFTER REVEGETATION OF THE SITE IS COMPLETE AND THE SITE IS STABLE IN THE OPINION OF A SUITABLY QUALIFIED PERSON ALL TEMPORARY WORK SUCH AS SILT FENCE, DIVERSION DRAINS ETC SHALL BE REMOVED.
12. ALL TOPSOIL STOCKPILES ARE TO BE SUITABLY COVERED TO THE SATISFACTION OF THE SITE MANAGER TO PREVENT WIND AND WATER EROSION.
13. ANY AREA THAT IS NOT APPROVED BY THE CONTRACT ADMINISTRATOR FOR CLEARING OR DISTURBANCE BY THE CONTRACTOR'S ACTIVITIES SHALL BE CLEARLY MARKED AND SIGN POSTED, FENCED OFF OR OTHERWISE APPROPRIATELY PROTECTED AGAINST ANY SUCH DISTURBANCE.
14. ALL STOCKPILE SITES SHALL BE SITUATED IN AREAS APPROVED FOR SUCH USE BY THE SITE MANAGER. A 6m BUFFER ZONE SHALL EXIST BETWEEN STOCKPILE SITES AND ANY STREAM OR FLOW PATH. ALL STOCKPILES SHALL BE ADEQUATELY PROTECTED FROM EROSION AND CONTAMINATION OF THE SURROUNDING AREA BY USE OF THE MEASURES APPROVED IN THE EROSION AND SEDIMENTATION CONTROL PLAN.
15. ACCESS AND EXIT AREAS SHALL INCLUDE SHAKE-DOWN OR OTHER METHODS APPROVED BY THE SITE MANAGER FOR THE REMOVAL OF SOIL MATERIALS FORM MOTOR VEHICLES.
16. THE CONTRACTOR IS TO ENSURE RUNOFF FROM ALL AREAS WHERE THE NATURAL SURFACE IS DISTURBED BY CONSTRUCTION, INCLUDING ACCESS ROADS, DEPOT AND STOCKPILE SITES, SHALL BE FREE OF POLLUTANTS BEFORE IT IS EITHER DISPERSED TO STABLE AREAS OR DIRECTED TO NATURAL WATERCOURSES.
17. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN SLOPES, CROWNS AND DRAINS ON ALL EXCAVATIONS AND EMBANKMENTS TO ENSURE SATISFACTORY DRAINAGE AT ALL TIMES WATER SHALL NOT BE ALLOWED TO POND ON THE WORKS UNLESS SUCH PONDING IS PART OF AN APPROVED ESCP / SWMP.

SEDIMENTATION BASIN NOTE:

FOR SEDIMENT & EROSION CONTROL DETAILS REFER TO DRAWING C014950.01-SSDA251 & SSDA252.
SEDIMENTATION BASIN SIZING BASED ON RECOMMENDATIONS OF LANDCOM "BLUE BOOK". CAPACITY BASED ON 5-DAY RAINFALL DEPTHS AT 85th PERCENTILE INTENSITY (38.8mm) IN THE CATCHMENT AREA.

APPROXIMATE AREA OF DISTURBED SITE = 4.82Ha

SEDIMENT BASIN:

CATCHMENT AREA	= 4.82Ha
REQUIRED BASIN VOLUME	= 1,800m³
BASE DIMENSIONS (L X W)	= 50.0 x 25.0m
TOP DIMENSIONS (L X W)	= 59.0 x 34.0m
MAX SIDE SLOPE	= 1V:3H
DEPTH	= 1.5m
PROVIDED BASIN VOLUME	= 2,420m³

SEDIMENTATION BASINS TO COLLECT RUN-OFF IN EXTREME RAINFALL EVENTS. COLLECTED RUN-OFF TO BE ASSESSED BY A QUALIFIED LABORATORY FOR DOUSING RATES OF ALUM OR GYPSUM TO ENSURE COAGULATION OF SEDIMENTS PRIOR TO WATER BEING DISCHARGED TO COUNCIL STORMWATER SYSTEM.

EACH BASIN IS TO HAVE A MARKER PLACED AS PER THE DETAIL TO INDICATE WHEN SEDIMENT IS TO BE REMOVED. REMOVED SEDIMENT IS TO BE CLASSED AND DEWATERED PRIOR TO REMOVAL FROM SITE.

ALLOWANCE TO BE MADE DURING BENCHING OF SITE TO ENSURE RUN-OFF IS DIRECTED TO SEDIMENTATION BASINS.

EROSION AND SEDIMENT CONTROL PLAN

SCALE 1:500

5m 0 10 20 30 40 50m

SCALE 1:500 AT B1 SIZE SHEET

FOR SSDA

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ISSUED FOR SSDA	27.03.26	E
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AMENDMENTS DATE ISSUE

ARCHITECT: SBA ARCHITECTS

CLIENT: ESR

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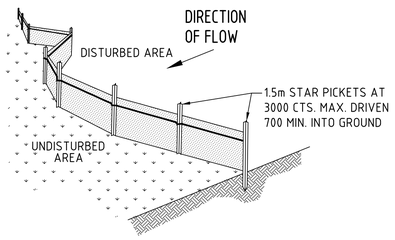
DRAWING TITLE: EROSION AND SEDIMENT CONTROL PLAN

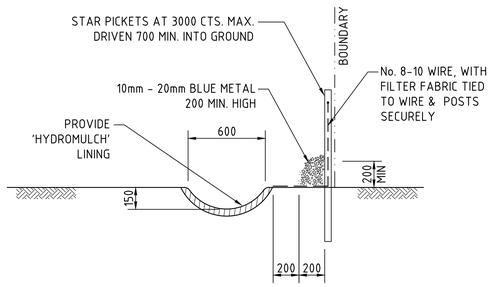
DRAWING No: C014950.01-SSDA200 ISSUE: E



TYPICAL SILT FENCE DETAIL

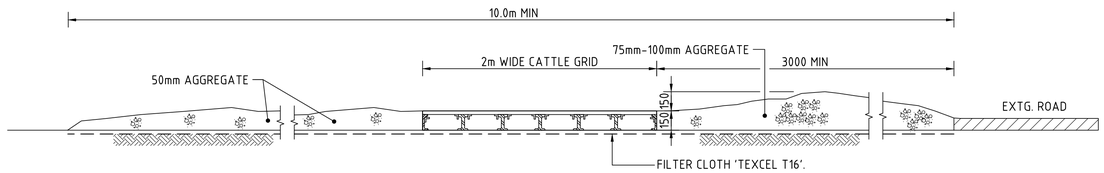
N.T.S

NOTE: PROVIDE 1m RETURNS AT 30m INTERVALS. TYPICAL

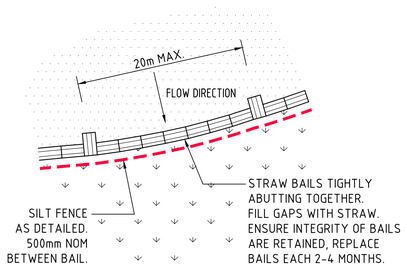


TYPICAL OPEN DRAIN & SILT FENCE

SCALE 1:20

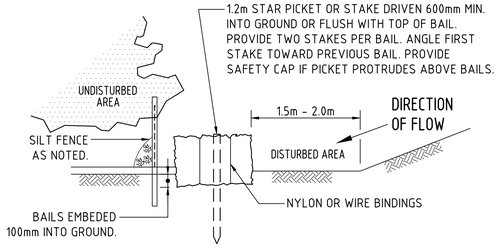


SECTION 1:20 1/200 : STABILISED CONSTRUCTION ENTRANCE 'TRUCK SHAKER'



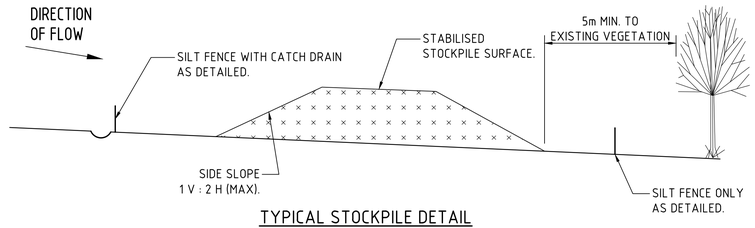
SILT FENCE WITH HAY BAIL PLAN

N.T.S



SILT FENCE WITH HAY BAIL DETAIL

N.T.S

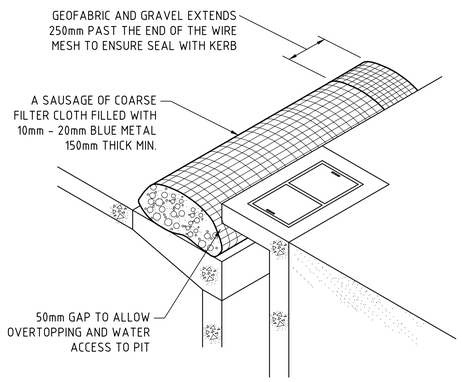


TYPICAL STOCKPILE DETAIL

N.T.S

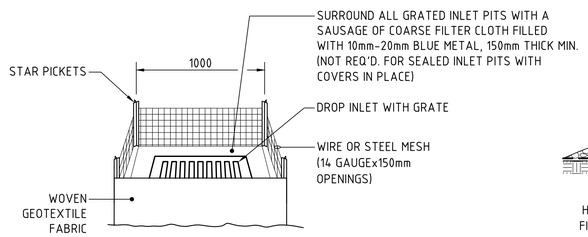
STOCKPILE NOTES

1. PLACE ALL STOCKPILES IN LOCATIONS MORE THAN 5m FROM EXISTING VEGETATION, ROADS & HAZARD AREAS.
2. CONSTRUCT ON THE CONTOUR AS LOW, FLAT ELONGATED MOUNDS. SIDE SLOPE TO BE 1 V: 2 H MAX.
3. WHERE THERE IS SUFFICIENT AREA, TOPSOIL STOCKPILES SHALL BE LESS THAN 2m IN HEIGHT.
4. WHERE STOCKPILES ARE TO BE IN PLACE FOR MORE THAN 10 DAYS, STABILISE USING WOOD CHIP MULCH - 16 TONNE/Ha.
5. CONSTRUCT SILT FENCE WITH CATCH DRAIN ON UPSLOPE SIDE TO DIVERT WATER AROUND STOCKPILES & SILT FENCE ONLY 1 TO 2m DOWNSLOPE AS SHOWN.



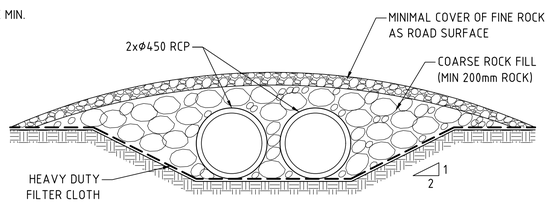
KERB INLET CONTROL

N.T.S



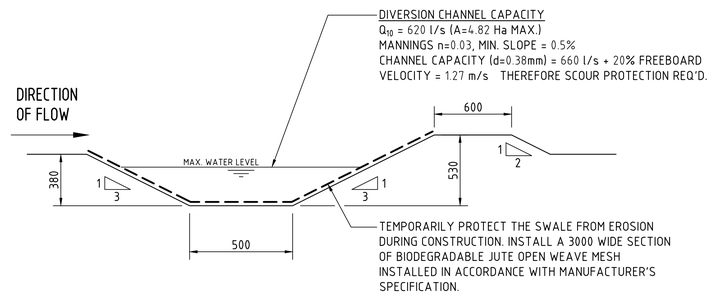
GRATED INLET PIT FILTER DETAIL

N.T.S



TYPICAL CROSSING OVER DIVERSION CHANNEL

SCALE 1:20



DIVERSION DRAIN SECTION

SCALE 1:20

NOTE :
ADOPT ABOVE DETAILS AROUND ALL PITS WITHIN AREA ENCOMPASSED BY SILT FENCE & TO PITS ON THE ROAD ADJACENT TO SITE BOUNDARY.

200mm 0 500 1000 1500 2000mm

SCALE 1:20 AT B1 SIZE SHEET

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CLIENT ESR

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NSW, 2019

DESIGNED	DRAWN	DATE	CHECKED	SIZE	SCALE	CAD REF:
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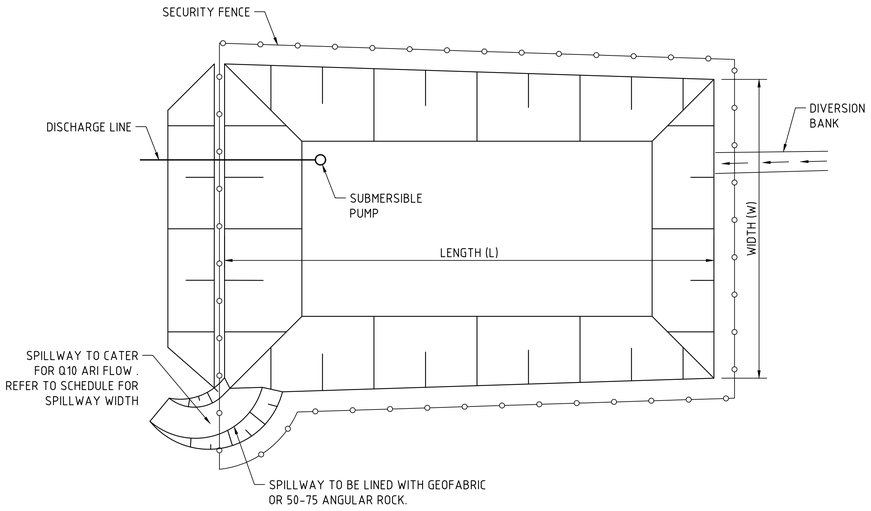
DRAWING TITLE
EROSION AND SEDIMENT CONTROL DETAILS
SHEET 1

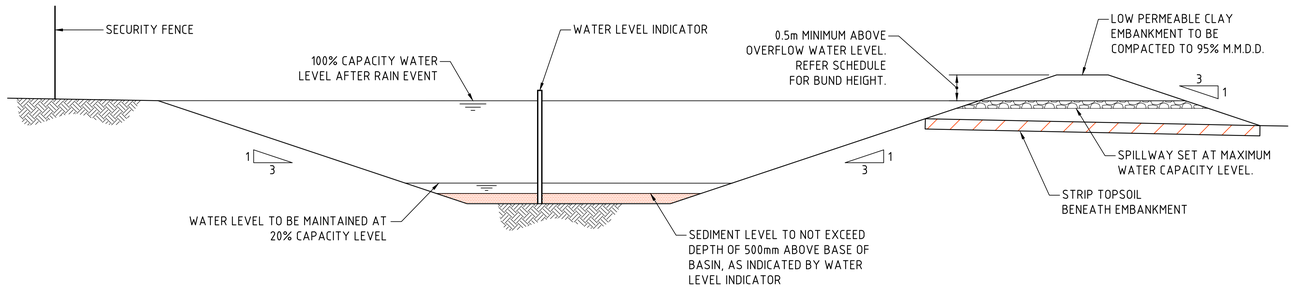
DRAWING No C014950.01-SSDA 251

ISSUE E



TYPICAL SEDIMENT CONTROL POND PLAN

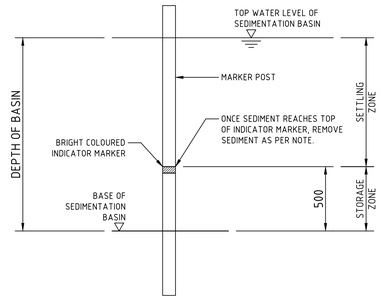
SCALE 1:250



TYPICAL SEDIMENT CONTROL BASIN SECTION

SCALE 1:50

SPILLWAY DETAIL & SCHEDULE					
CATCHMENT (Ha)	FLOW (m^3/s)	WIDTH (mm)	FLOW DEPTH (mm)	ROCK SIZE (mm)	BUND HEIGHT ABOVE SPILLWAY (mm)
0.20	0.14	1000	200	–	600
0.5	0.2	2000	200	–	600
1	0.3	2000	200	–	700
2	0.6	4000	200	–	700
5	1.4	5000	300	200	800
10	2.8	8000	350	200	850



SEDIMENT STORAGE MARKER

SCALE 1:20

2m 0 5 10 15 20 25m

SCALE 1:250 AT B1 SIZE SHEET

500mm 0 1 2 3 4 5m

SCALE 1:50 AT B1 SIZE SHEET

200mm 0 500 1000 1500 2000mm

SCALE 1:20 AT B1 SIZE SHEET

FOR SSDA

AMENDMENTS	DATE	ISSUE
ISSUED FOR SSDA	27.03.26	E
ISSUED FOR INFORMATION	04.03.26	D
ISSUED FOR SSDA	19.12.25	C
ISSUED FOR INFORMATION	18.10.24	B
PRELIMINARY ONLY	08.10.24	A

AMENDMENTS	DATE	ISSUE

ARCHITECT: SBA ARCHITECTS

CLIENT: ESR

PROJECT
PROPOSED INDUSTRIAL DEVELOPMENT
49 STEPHEN ROAD, BANKSMEADOW, NSW, 2019

DESIGNED	DRAWN	DATE	CHECKED	SIZE	SCALE	CAD REF:
CC	JB	SEP '24	DS	B1	AS SHOWN	C014950.01-SSDA252

CONSULT AUSTRALIA

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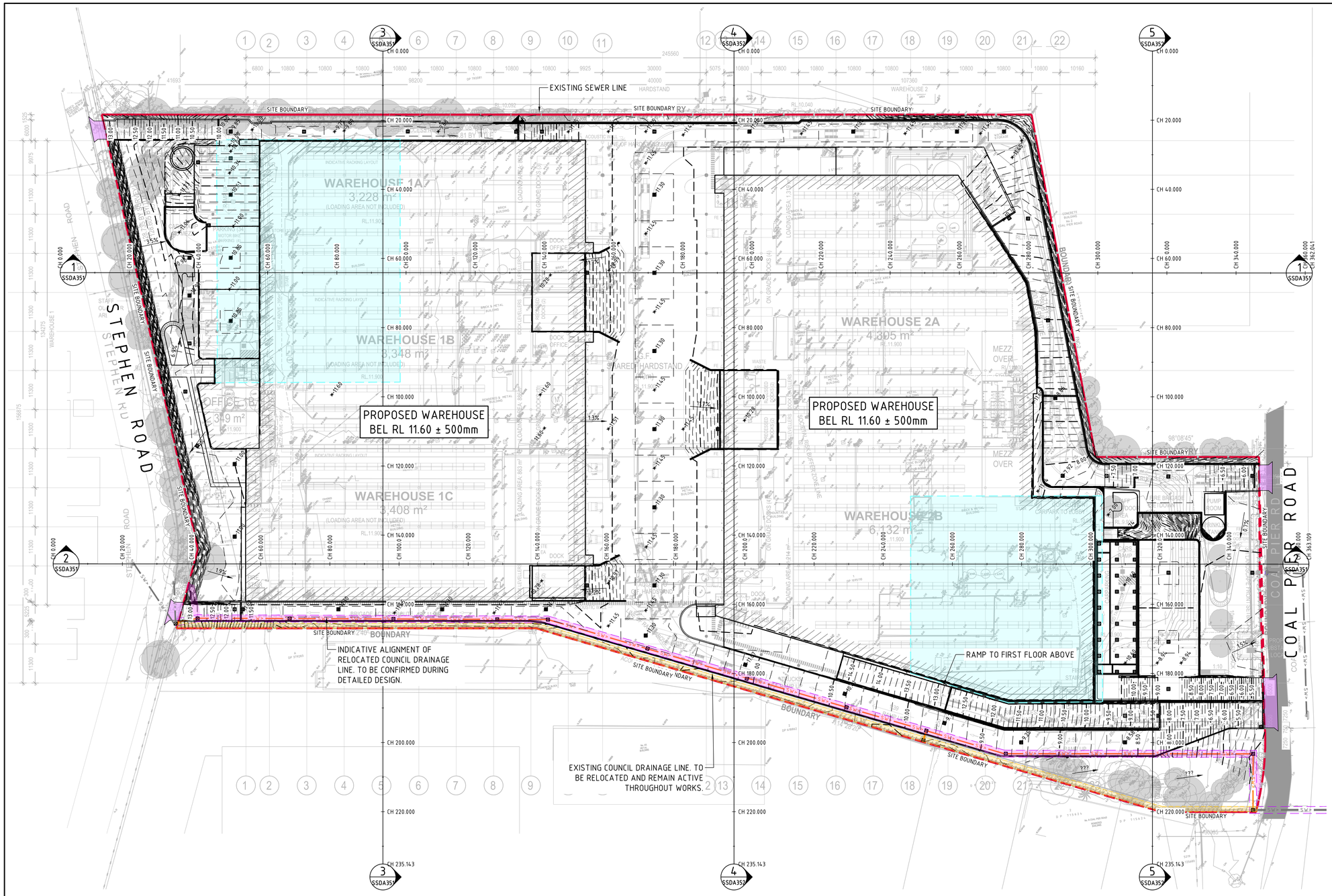
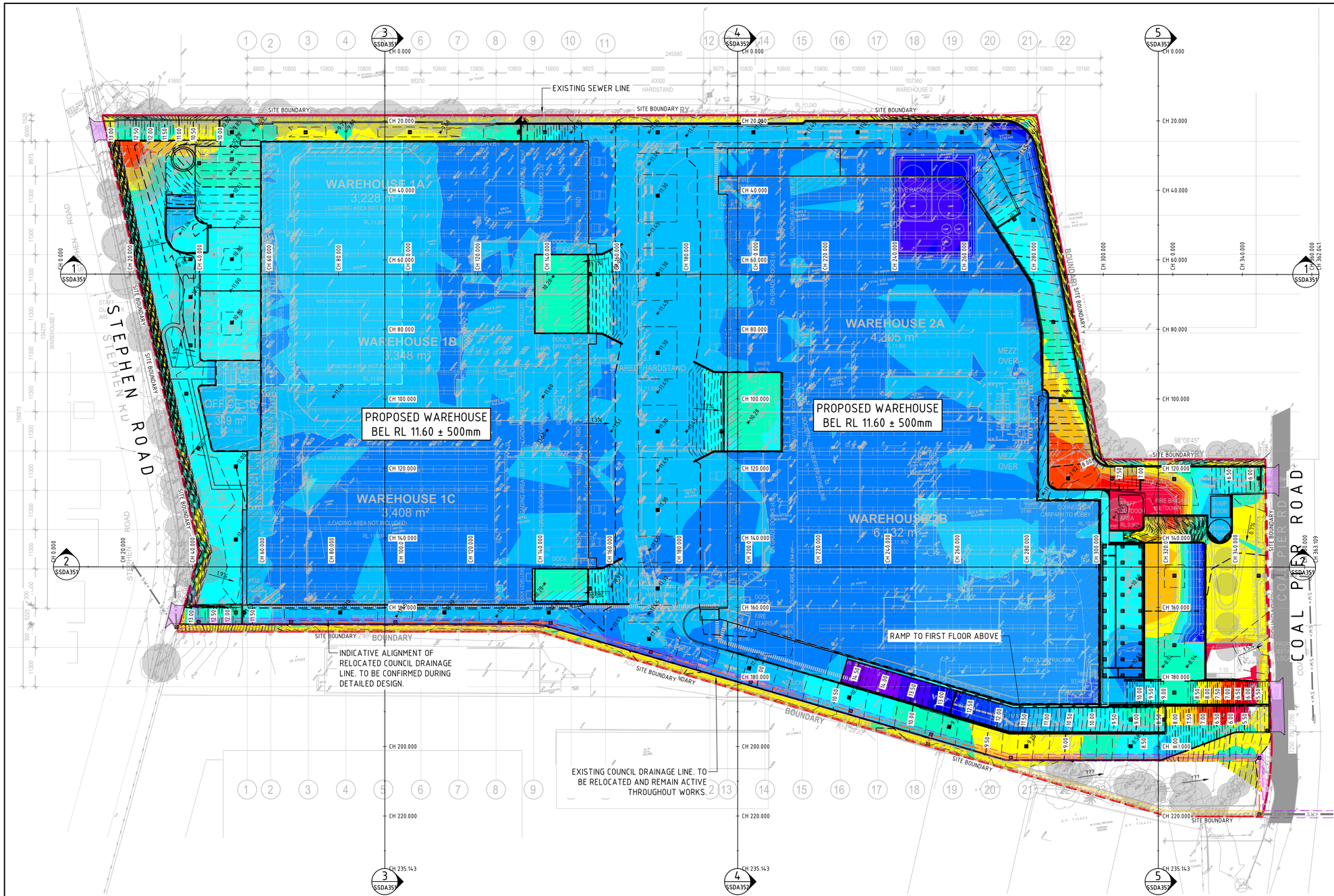
DRAWING TITLE
EROSION AND SEDIMENT CONTROL DETAILS SHEET 2

DRAWING No: C014950.01-SSDA 252

ISSUE: E


EXISTING SEWER LINE
SITE BOUNDARY
SITE BOUNDARY RY
SITE BOUNDARY NDARY
WAREHOUSE 1A
3,228 m²
WAREHOUSE 1B
3,348 m²
WAREHOUSE 1C
3,408 m²
WAREHOUSE 2A
4,305 m²
WAREHOUSE 2B
6,132 m²
PROPOSED WAREHOUSE
BEL RL 11.60 ± 500mm
PROPOSED WAREHOUSE
BEL RL 11.60 ± 500mm
OFFICE 1B
349 m²
STEPHEN ROAD
PIER ROAD
COAL PIER
INDICATIVE ALIGNMENT OF
RELOCATED COUNCIL DRAINAGE
LINE. TO BE CONFIRMED DURING
DETAILED DESIGN.
EXISTING COUNCIL DRAINAGE LINE. TO
BE RELOCATED AND REMAIN ACTIVE
THROUGHOUT WORKS.
RAMP TO FIRST FLOOR ABOVE
SHARED HARDSTAND
HARDSTAND
WAREHOUSE 2
BOUNDARY
SITE BOUNDARY
SITE BOUNDARY RY
SITE BOUNDARY NDARY
SITE BOUNDARY
SITE BOUNDARY
SITE BOUN


EXISTING SEWER LINE
SITE BOUNDARY
SITE BOUNDARY RY
WAREHOUSE 1A
3,228 m²
(LOADING AREA NOT INCLUDED)
WAREHOUSE 1B
3,348 m²
(LOADING AREA NOT INCLUDED)
WAREHOUSE 1C
3,408 m²
(LOADING AREA NOT INCLUDED)
OFFICE 1B
349 m²
PROPOSED WAREHOUSE
BEL RL 11.60 ± 500mm
WAREHOUSE 2A
4,305 m²
WAREHOUSE 2B
6,132 m²
PROPOSED WAREHOUSE
BEL RL 11.60 ± 500mm
SHARED HARDSTAND
HARDSTAND
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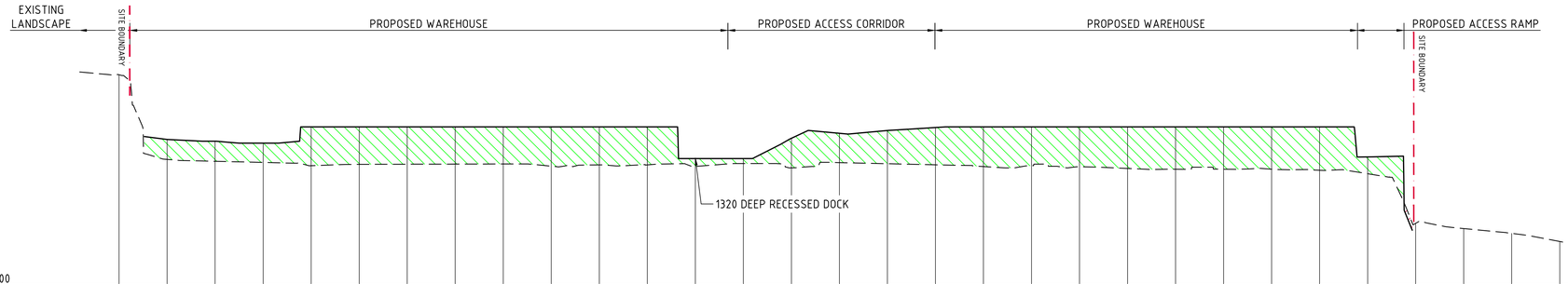


LEGEND:

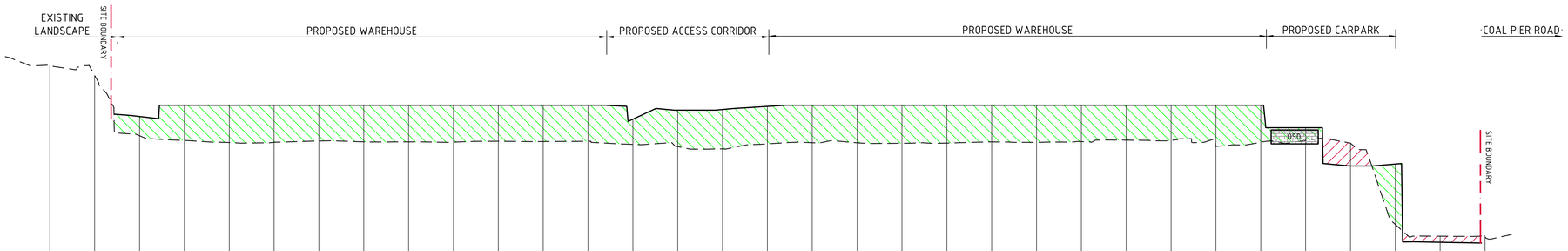
- DENOTES BULK EARTHWORKS PROFILE
- DENOTES EXISTING PROFILE
- DENOTES AREA IN CUT
- DENOTES AREA IN FILL

DATUM 5.00

CHAINAGE	0.000	10.000	20.000	30.000	40.000	50.000	60.000	70.000	80.000	90.000	100.000	110.000	120.000	130.000	140.000	150.000	160.000	170.000	180.000	190.000	200.000	210.000	220.000	230.000	240.000	250.000	260.000	270.000	280.000	290.000	300.000	310.000	320.000	330.000	340.000	350.000	360.000	362.041
CUT/FILL DEPTH				0.831	0.836	0.804	1.621	1.564	1.557	1.552	1.547	1.638	1.586	1.585	0.330	0.210	1.232	1.223	1.384	1.557	1.656	1.620	1.663	1.733	1.767	1.765	1.765	1.811	0.700									
BULK EARTHWORKS LEVEL				11.074	11.000	10.921	11.600	11.600	11.600	11.600	11.600	11.600	11.600	11.600	10.280	10.280	11.123	11.333	11.448	11.574	11.600	11.600	11.600	11.600	11.600	11.600	11.600	11.600	10.347									
EXISTING SURFACE LEVEL			13.772	10.243	10.164	10.117	9.979	10.036	10.043	10.048	10.053	9.962	10.014	10.015	9.950	10.070	9.891	10.110	10.063	10.017	9.944	9.980	9.937	9.867	9.833	9.835	9.835	9.789	9.647	7.578	7.361	7.159	6.822				

SECTION 1

HORIZONTAL SCALE 1:500
VERTICAL SCALE 1:100

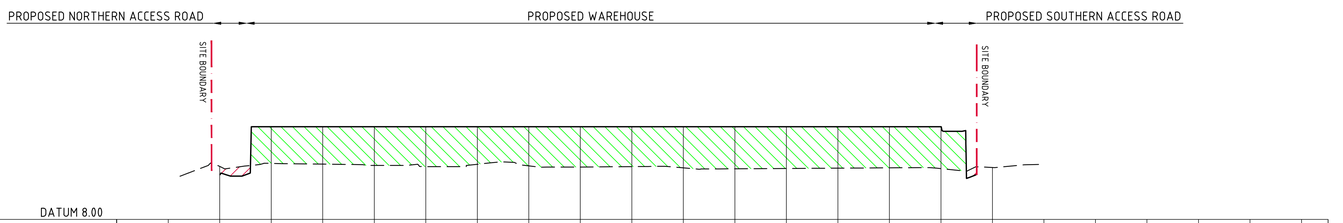


DATUM 4.00

CHAINAGE	0.000	10.000	20.000	30.000	40.000	50.000	60.000	70.000	80.000	90.000	100.000	110.000	120.000	130.000	140.000	150.000	160.000	170.000	180.000	190.000	200.000	210.000	220.000	230.000	240.000	250.000	260.000	270.000	280.000	290.000	300.000	310.000	320.000	330.000	340.000	350.000	360.000	363.109
CUT/FILL DEPTH						0.858	1.569	1.661	1.652	1.594	1.631	1.634	1.643	1.604	1.618	1.605	1.117	1.625	1.756	1.671	1.668	1.674	1.695	1.687	1.632	1.654	1.620	1.556	1.565	1.837	1.641	0.570	-1.015	2.690	-0.269				
BULK EARTHWORKS LEVEL						11.099	11.600	11.600	11.600	11.600	11.600	11.600	11.600	11.600	11.600	11.600	10.976	11.383	11.411	11.549	11.600	11.600	11.600	11.600	11.600	11.600	11.600	11.600	11.600	11.600	11.600	10.600	8.894	8.977	5.472				
EXISTING SURFACE LEVEL				13.358	12.927	10.240	10.031	9.939	9.948	10.006	9.969	9.966	9.957	9.996	9.982	9.995	9.858	9.758	9.656	9.878	9.932	9.926	9.905	9.913	9.868	9.946	9.980	10.044	10.035	9.763	9.959	10.030	9.909	6.287	5.761	5.787			

SECTION 2

HORIZONTAL SCALE 1:500
VERTICAL SCALE 1:100



DATUM 8.00

CHAINAGE	0.000	10.000	20.000	30.000	40.000	50.000	60.000	70.000	80.000	90.000	100.000	110.000	120.000	130.000	140.000	150.000	160.000	170.000	180.000	190.000	200.000	210.000	220.000	230.000	235.143
CUT/FILL DEPTH				1.425	1.454	1.503	1.551	1.460	1.522	1.568	1.551	1.600	1.635	1.623	1.610	1.598	1.627								
BULK EARTHWORKS LEVEL				11.600	11.600	11.600	11.600	11.600	11.600	11.600	11.600	11.600	11.600	11.600	11.600	11.600	11.600								
EXISTING SURFACE LEVEL			10.059	10.175	10.146	10.097	10.049	10.140	10.078	10.032	10.049	10.000	9.965	9.977	9.990	10.002	9.973	10.015							

SECTION 3

HORIZONTAL SCALE 1:500
VERTICAL SCALE 1:100

1m 0 1 2 3 4 5 6 7 8 9 10m
SCALE 1:100 AT B1 SIZE SHEET

5m 0 10 20 30 40 50m
SCALE 1:500 AT B1 SIZE SHEET

FOR SSDA

AMENDMENTS	DATE	ISSUE
ISSUED FOR SSDA	27.03.26	E
ISSUED FOR INFORMATION	04.03.26	D
ISSUED FOR SSDA	03.02.26	C
ISSUED FOR SSDA	09.12.24	B
ISSUED FOR INFORMATION	18.10.24	A

AMENDMENTS DATE ISSUE

ARCHITECT: SBA ARCHITECTS

CLIENT: ESR

PROJECT
PROPOSED INDUSTRIAL DEVELOPMENT
49 STEPHEN ROAD, BANKSMEADOW,
NSW, 2019

DESIGNED	DRAWN	DATE	CHECKED	SIZE	SCALE	CAD REF:
CC	JB	SEP '24	DS	B1	AS SHOWN	C014950.01-SSDA351

CONSULT AUSTRALIA

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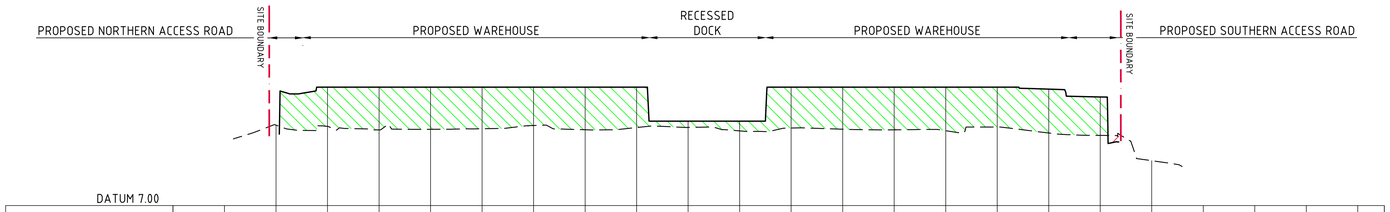
DRAWING TITLE
BULK EARTHWORKS SECTIONS - SHEET 1

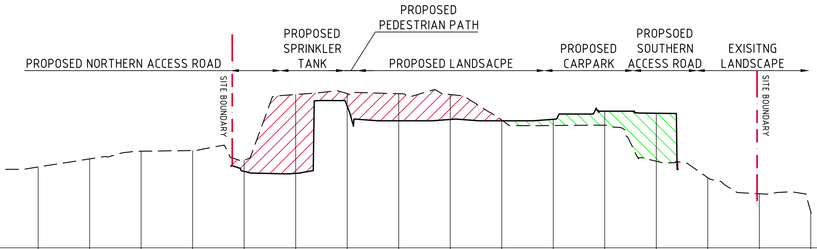
DRAWING No C014950.01-SSDA351 ISSUE F



DATUM 7.00

CHAINAGE	0.000	10.000	20.000	30.000	40.000	50.000	60.000	70.000	80.000	90.000	100.000	110.000	120.000	130.000	140.000	150.000	160.000	170.000	180.000	190.000	200.000	210.000	220.000	230.000	235.143
CUT/FILL DEPTH				1.524	1.659	1.637	1.614	1.489	1.655	1.569	0.245	0.378	1.589	1.633	1.658	1.691	1.549	1.702	1.490						
BULK EARTHWORKS LEVEL				11.600	11.600	11.600	11.600	11.600	11.600	11.600	10.280	10.280	11.600	11.600	11.600	11.600	11.600	11.522	11.217						
EXISTING SURFACE LEVEL			10.124	10.076	9.941	9.963	9.986	10.111	9.945	10.031	10.035	9.902	10.011	9.967	9.942	9.909	10.051	9.820	9.727	8.744					
CHAINAGE	0.000	10.000	20.000	30.000	40.000	50.000	60.000	70.000	80.000	90.000	100.000	110.000	120.000	130.000	140.000	150.000	160.000	170.000	180.000	190.000	200.000	210.000	220.000	230.000	235.143

SECTION 4
HORIZONTAL SCALE 1:500
VERTICAL SCALE 1:100



DATUM 4.00

CHAINAGE	0.000	10.000	20.000	30.000	40.000	50.000	60.000	70.000	80.000	90.000	100.000	110.000	120.000	130.000	140.000	150.000	160.000	170.000	180.000	190.000	200.000	210.000	220.000	230.000	235.143
CUT/FILL DEPTH													-0.429	-3.962	-0.489	-1.052	-0.969	-0.032	0.240	0.542	1.864				
BULK EARTHWORKS LEVEL													6.969	6.891	9.500	8.931	8.984	8.931	8.990	9.305	9.224				
EXISTING SURFACE LEVEL							6.897	7.050	7.139	7.452	7.752	7.778	7.398	9.954	9.989	9.983	9.952	8.963	8.750	8.762	7.360	6.722	6.100	5.395	

SECTION 5
HORIZONTAL SCALE 1:500
VERTICAL SCALE 1:100

LEGEND:

- DENOTES BULK EARTHWORKS PROFILE
- DENOTES EXISTING PROFILE
- DENOTES AREA IN CUT
- DENOTES AREA IN FILL

1m 0 1 2 3 4 5 6 7 8 9 10m
SCALE 1:100 AT B1 SIZE SHEET

5m 0 10 20 30 40 50m
SCALE 1:500 AT B1 SIZE SHEET

FOR SSDA

AMENDMENTS	DATE	ISSUE
ISSUED FOR SSDA	27.03.26	E
ISSUED FOR INFORMATION	04.03.26	D
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AMENDMENTS DATE ISSUE

ARCHITECT: SBA ARCHITECTS

CLIENT: ESR

PROJECT
PROPOSED INDUSTRIAL DEVELOPMENT
49 STEPHEN ROAD, BANKSMEADOW,
NSW, 2019

DESIGNED	DRAWN	DATE	CHECKED	SIZE	SCALE	CAD REF:
CC	JB	SEP '24	DS	B1	AS SHOWN	C014950.01-SSDA352

CONSULT AUSTRALIA

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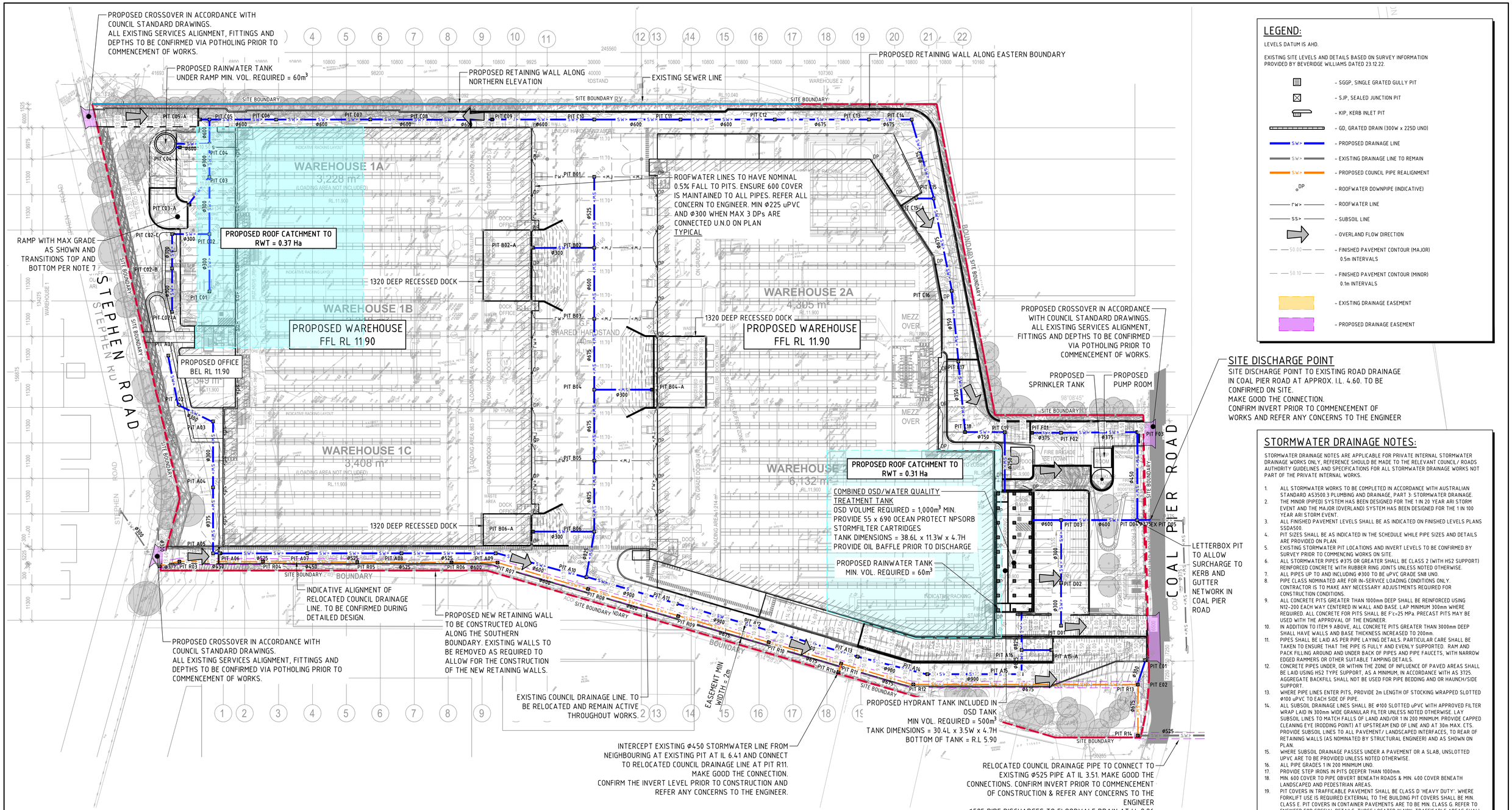
DRAWING TITLE
BULK EARTHWORKS SECTIONS - SHEET 2

DRAWING No C014950.01-SSDA352 ISSUE E



STORMWATER DRAINAGE PLAN – GROUND FLOOR

SCALE 1:500

LEGEND:

LEVELS DATUM IS AHD.

EXISTING SITE LEVELS AND DETAILS BASED ON SURVEY INFORMATION PROVIDED BY BEVERIDGE WILLIAMS DATED 23.12.22.

- SGGP, SINGLE GRATED GULLY PIT
- SJP, SEALED JUNCTION PIT
- KIP, KERB INLET PIT
- GD, GRATED DRAIN (300W x 225D UNO)
- SW> – PROPOSED DRAINAGE LINE
- SW> – EXISTING DRAINAGE LINE TO REMAIN
- SW> – PROPOSED COUNCIL PIPE REALIGNMENT
- DP – ROOFWATER DOWNPIPE (INDICATIVE)
- RW> – ROOFWATER LINE
- SS> – SUBSOIL LINE
- OVERLAND FLOW DIRECTION
- 50.00 – FINISHED PAVEMENT CONTOUR (MAJOR) 0.5m INTERVALS
- 50.10 – FINISHED PAVEMENT CONTOUR (MINOR) 0.1m INTERVALS
- EXISTING DRAINAGE EASEMENT
- PROPOSED DRAINAGE EASEMENT

SITE DISCHARGE POINT

SITE DISCHARGE POINT TO EXISTING ROAD DRAINAGE IN COAL PIER ROAD AT APPROX. I.L. 4.60. TO BE CONFIRMED ON SITE.
MAKE GOOD THE CONNECTION.
CONFIRM INVERT PRIOR TO COMMENCEMENT OF WORKS AND REFER ANY CONCERNS TO THE ENGINEER

STORMWATER DRAINAGE NOTES:

STORMWATER DRAINAGE NOTES ARE APPLICABLE FOR PRIVATE INTERNAL STORMWATER DRAINAGE WORKS ONLY, REFERENCE SHOULD BE MADE TO THE RELEVANT COUNCIL/ ROADS AUTHORITY GUIDELINES AND SPECIFICATIONS FOR ALL STORMWATER DRAINAGE WORKS NOT PART OF THE PRIVATE INTERNAL WORKS.

1. ALL STORMWATER WORKS TO BE COMPLETED IN ACCORDANCE WITH AUSTRALIAN STANDARD AS3500.3 PLUMBING AND DRAINAGE, PART 3: STORMWATER DRAINAGE.
2. THE MINOR (PIPED) SYSTEM HAS BEEN DESIGNED FOR THE 1 IN 20 YEAR ARI STORM EVENT AND THE MAJOR (OVERLAND) SYSTEM HAS BEEN DESIGNED FOR THE 1 IN 100 YEAR ARI STORM EVENT.
3. ALL FINISHED PAVEMENT LEVELS SHALL BE AS INDICATED ON FINISHED LEVELS PLANS SSDA500.
4. PIT SIZES SHALL BE AS INDICATED IN THE SCHEDULE WHILE PIPE SIZES AND DETAILS ARE PROVIDED ON PLAN.
5. EXISTING STORMWATER PIT LOCATIONS AND INVERT LEVELS TO BE CONFIRMED BY SURVEY PRIOR TO COMMENCING WORKS ON SITE.
6. ALL STORMWATER PIPES Ø375 OR GREATER SHALL BE CLASS 2 (WITH HS2 SUPPORT) REINFORCED CONCRETE WITH RUBBER RING JOINTS UNLESS NOTED OTHERWISE.
7. ALL PIPES UP TO AND INCLUDING Ø300 TO BE uPVC GRADE SN8 UNO.
8. PIPE CLASS NOMINATED ARE FOR IN-SERVICE LOADING CONDITIONS ONLY. CONTRACTOR IS TO MAKE ANY NECESSARY ADJUSTMENTS REQUIRED FOR CONSTRUCTION CONDITIONS.
9. ALL CONCRETE PITS GREATER THAN 1000mm DEEP SHALL BE REINFORCED USING N12-200 EACH WAY CENTERED IN WALL AND BASE. LAP MINIMUM 300mm WHERE REQUIRED. ALL CONCRETE FOR PITS SHALL BE F'c=25 MPa. PRECAST PITS MAY BE USED WITH THE APPROVAL OF THE ENGINEER.
10. IN ADDITION TO ITEM 9 ABOVE, ALL CONCRETE PITS GREATER THAN 3000mm DEEP SHALL HAVE WALLS AND BASE THICKNESS INCREASED TO 200mm.
11. PIPES SHALL BE LAID AS PER PIPE LAYING DETAILS. PARTICULAR CARE SHALL BE TAKEN TO ENSURE THAT THE PIPE IS FULLY AND EVENLY SUPPORTED. RAM AND PACK FILLING AROUND AND UNDER BACK OF PIPES AND PIPE FAUCETS, WITH NARROW EDGED RAMMERS OR OTHER SUITABLE TAMPING DETAILS.
12. CONCRETE PIPES UNDER, OR WITHIN THE ZONE OF INFLUENCE OF PAVED AREAS SHALL BE LAID USING HS2 TYPE SUPPORT, AS A MINIMUM, IN ACCORDANCE WITH AS 3725. AGGREGATE BACKFILL SHALL NOT BE USED FOR PIPE BEDDING AND OR HAUNCH/SIDE SUPPORT.
13. WHERE PIPE LINES ENTER PITS, PROVIDE 2m LENGTH OF STOCKING WRAPPED SLOTTED Ø100 uPVC TO EACH SIDE OF PIPE.
14. ALL SUBSOIL DRAINAGE LINES SHALL BE Ø100 SLOTTED uPVC WITH APPROVED FILTER WRAP LAID IN 300mm WIDE GRANULAR FILTER UNLESS NOTED OTHERWISE. LAY SUBSOIL LINES TO MATCH FALLS OF LAND AND/OR 1 IN 200 MINIMUM. PROVIDE CAPPED CLEANING EYE (RODDING POINT) AT UPSTREAM END OF LINE AND AT 30m MAX. CTS. PROVIDE SUBSOIL LINES TO ALL PAVEMENT/ LANDSCAPED INTERFACES, TO REAR OF RETAINING WALLS (AS NOMINATED BY STRUCTURAL ENGINEER) AND AS SHOWN ON PLAN.
15. WHERE SUBSOIL DRAINAGE PASSES UNDER A PAVEMENT OR A SLAB, UNSLOTTED UPVC ARE TO BE PROVIDED UNLESS NOTED OTHERWISE.
16. ALL PIPE GRADES 1 IN 200 MINIMUM UNO.
17. PROVIDE STEP IRONS IN PITS DEEPER THAN 1000mm.
18. MIN. 600 COVER TO PIPE OBVERT BENEATH ROADS & MIN. 400 COVER BENEATH LANDSCAPED AND PEDESTRIAN AREAS.
19. PIT COVERS IN TRAFFICABLE PAVEMENT SHALL BE CLASS D 'HEAVY DUTY'. WHERE FORKLIFT USE IS REQUIRED EXTERNAL TO THE BUILDING PIT COVERS SHALL BE MIN. CLASS E. PIT COVERS IN CONTAINER PAVEMENTS ARE TO BE MIN. CLASS G. REFER TO ENGINEER FOR SPECIAL DETAILS. THOSE LOCATED IN NON-TRAFFICABLE AREAS SHALL BE CLASS B 'MEDIUM DUTY' U.N.O.
20. PROVIDE CLEANING EYES (RODDING POINTS) TO PIPES AT ALL CORNERS AND T-JUNCTIONS WHERE NO PITS ARE PRESENT.
21. DOWN PIPES (DP) TO BE AS PER HYDRAULIC ENGINEERS DETAILS WITH CONNECTOR TO MATCH DP SIZE U.N.O. ON PLAN. PROVIDE CLEANING EYE AT GROUND LEVEL.
22. PIPE LENGTHS NOMINATED ON PLAN OR LONGSECTIONS ARE MEASURED FROM CENTER OF PITS TO THE NEAREST 0.5m AND DO NOT REPRESENT ACTUAL LENGTH. THE CONTRACTOR IS TO ALLOW FOR THIS.
23. WHERE CONNECTION TO EXISTING INGROUND DRAINAGE SYSTEMS, OPEN SWALES, CHANNELS OR ANY OTHER EXISTING SYSTEM, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND INVERT ON SITE AT THE BEGINNING OF THE CONSTRUCTION PERIOD. REFER ANY VARIANCE FROM DOCUMENTATION OR SURVEYS TO THE ENGINEER FOR CLARIFICATION.

LEVELS NOTE:

LEVELS SHOWN TO BE +/-500mm FROM THOSE SHOWN. FINAL LEVELS SUBJECT TO FINAL GEOTECHNICAL INVESTIGATIONS, ARCHITECTURAL LAYOUT AND ACHIEVING A CUT TO FILL EARTHWORKS BALANCE OVER THE PROPERTY.

CONTAMINATION NOTE:

CONTAMINATED MATERIAL ENCOUNTERED DURING THE WORKS SHALL BE MANAGED IN ACCORDANCE WITH THE CONTAMINATION MANAGEMENT PLAN, WHICH FORMS PART OF THE CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN. A CAPPING LAYER CONSISTING OF CLEAN COMPACTED CLAY FILL (VENM ONLY) TO A MINIMUM DEPTH OF 1000mm IS TO BE PROVIDED OVER THE SITE SUBJECT TO ADVICE FROM ENVIRONMENTAL/CONTAMINATION SPECIALIST. CONTAMINATED MATERIAL CAN NOT BE REMOVED FOR OFF-SITE DISPOSAL.

NOTE:

ALL SURFACE INLET PITS TO BE FITTED WITH OCEAN PROTECT OG200 OCEANGUARD PIT INSERT OR SIMILAR APPROVED.

5m 0 10 20 30 40 50m

SCALE 1:500 AT B1 SIZE SHEET

FOR SSDA

AMENDMENTS	DATE	ISSUE
ISSUED FOR SSDA	03.02.26	F
ISSUED FOR SSDA	19.12.25	E
ISSUED FOR SSDA	31.01.25	D
ISSUED FOR SSDA	09.12.24	C
ISSUED FOR INFORMATION	18.10.24	B
PRELIMINARY ONLY	08.10.24	A

AMENDMENTS	DATE	ISSUE
ISSUED FOR SSDA	12.06.26	I
ISSUED FOR SSDA	27.03.26	H
ISSUED FOR INFORMATION	04.03.26	G

ARCHITECT: SBA ARCHITECTS
CLIENT: ESR
PROJECT: PROPOSED INDUSTRIAL DEVELOPMENT
49 STEPHEN ROAD, BANKSMEADOW, NSW, 2019

DESIGNED	DRAWN	DATE	CHECKED	SIZE	SCALE	CAD REF:
CC	JB	SEP '24	DS	B1	AS SHOWN	C014950.01-SSDA400

CONSULT AUSTRALIA

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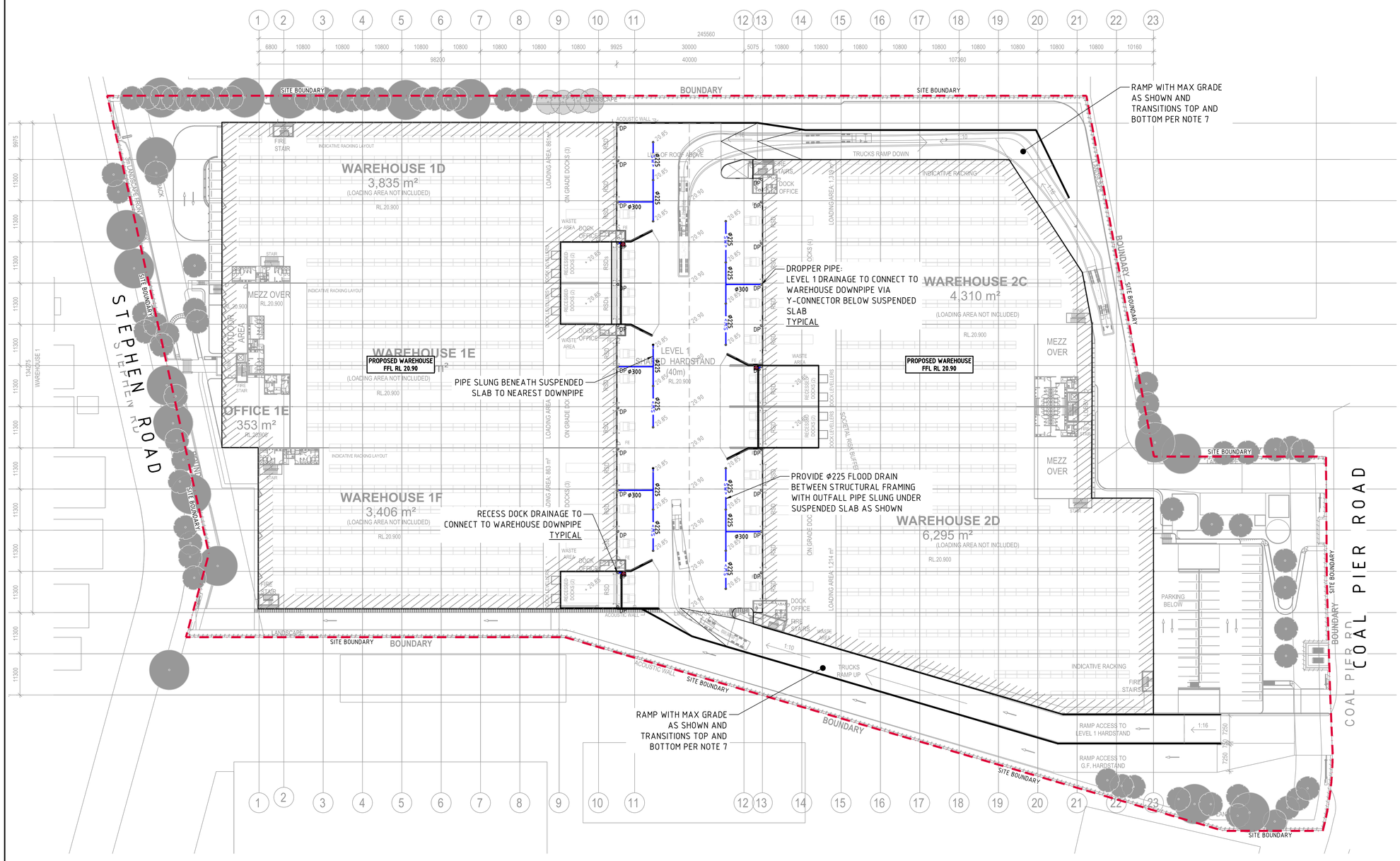
DRAWING TITLE: STORMWATER DRAINAGE PLAN GROUND FLOOR

DRAWING No: C014950.01-SSDA400 ISSUE: I



LEGEND:

LEVELS DATUM IS AHD.

EXISTING SITE LEVELS AND DETAILS BASED ON SURVEY INFORMATION PROVIDED BY BEVERIDGE WILLIAMS DATED 23.12.22.

- SGGP, SINGLE GRATED GULLY PIT
- SJP, SEALED JUNCTION PIT
- KIP, KERB INLET PIT
- GD, GRATED DRAIN (300W x 225D UNO)
- SW> - PROPOSED DRAINAGE LINE
- SW> - EXISTING DRAINAGE LINE
- DP - ROOFWATER DOWNPIPE (INDICATIVE)
- RW> - ROOFWATER LINE
- SS> - SUBSOIL LINE
- OVERLAND FLOW DIRECTION
- 50.00 - FINISHED PAVEMENT CONTOUR (MAJOR) 0.5m INTERVALS
- 50.10 - FINISHED PAVEMENT CONTOUR (MINOR) 0.1m INTERVALS
- EXISTING DRAINAGE EASEMENT
- PROPOSED DRAINAGE EASEMENT

STORMWATER DRAINAGE NOTES:

STORMWATER DRAINAGE NOTES ARE APPLICABLE FOR PRIVATE INTERNAL STORMWATER DRAINAGE WORKS ONLY; REFERENCE SHOULD BE MADE TO THE RELEVANT COUNCIL/ ROADS AUTHORITY GUIDELINES AND SPECIFICATIONS FOR ALL STORMWATER DRAINAGE WORKS NOT PART OF THE PRIVATE INTERNAL WORKS.

1. ALL STORMWATER WORKS TO BE COMPLETED IN ACCORDANCE WITH AUSTRALIAN STANDARD AS3500.3 PLUMBING AND DRAINAGE, PART 3: STORMWATER DRAINAGE.
2. THE MINOR (PIPED) SYSTEM HAS BEEN DESIGNED FOR THE 1 IN 20 YEAR ARI STORM EVENT AND THE MAJOR (OVERLAND) SYSTEM HAS BEEN DESIGNED FOR THE 1 IN 100 YEAR ARI STORM EVENT.
3. ALL FINISHED PAVEMENT LEVELS SHALL BE AS INDICATED ON FINISHED LEVELS PLANS SSDA500.
4. PIT SIZES SHALL BE AS INDICATED IN THE SCHEDULE WHILE PIPE SIZES AND DETAILS ARE PROVIDED ON PLAN.
5. EXISTING STORMWATER PIT LOCATIONS AND INVERT LEVELS TO BE CONFIRMED BY SURVEY PRIOR TO COMMENCING WORKS ON SITE.
6. ALL STORMWATER PIPES Ø375 OR GREATER SHALL BE CLASS 2 (WITH HS2 SUPPORT) REINFORCED CONCRETE WITH RUBBER RING JOINTS UNLESS NOTED OTHERWISE.
7. ALL PIPES UP TO AND INCLUDING Ø300 TO BE uPVC GRADE SN8 UNO.
8. PIPE CLASS NOMINATED ARE FOR IN-SERVICE LOADING CONDITIONS ONLY. CONTRACTOR IS TO MAKE ANY NECESSARY ADJUSTMENTS REQUIRED FOR CONSTRUCTION CONDITIONS.
9. ALL CONCRETE PITS GREATER THAN 1000mm DEEP SHALL BE REINFORCED USING N12-200 EACH WAY CENTERED IN WALL AND BASE. LAP MINIMUM 300mm WHERE REQUIRED. ALL CONCRETE FOR PITS SHALL BE F'c=25 MPa. PRECAST PITS MAY BE USED WITH THE APPROVAL OF THE ENGINEER.
10. IN ADDITION TO ITEM 9 ABOVE, ALL CONCRETE PITS GREATER THAN 3000mm DEEP SHALL HAVE WALLS AND BASE THICKNESS INCREASED TO 200mm.
11. PIPES SHALL BE LAID AS PER PIPE LAYING DETAILS. PARTICULAR CARE SHALL BE TAKEN TO ENSURE THAT THE PIPE IS FULLY AND EVENLY SUPPORTED. RAM AND PACK FILLING AROUND AND UNDER BACK OF PIPES AND PIPE FAUCETS, WITH NARROW EDGED RAMMERS OR OTHER SUITABLE TAMPING DETAILS.
12. CONCRETE PIPES UNDER, OR WITHIN THE ZONE OF INFLUENCE OF PAVED AREAS SHALL BE LAID USING HS2 TYPE SUPPORT, AS A MINIMUM, IN ACCORDANCE WITH AS 3725. AGGREGATE BACKFILL SHALL NOT BE USED FOR PIPE BEDDING AND OR HAUNCH/SIDE SUPPORT.
13. WHERE PIPE LINES ENTER PITS, PROVIDE 2m LENGTH OF STOCKING WRAPPED SLOTTED Ø100 uPVC TO EACH SIDE OF PIPE.
14. ALL SUBSOIL DRAINAGE LINES SHALL BE Ø100 SLOTTED uPVC WITH APPROVED FILTER WRAP LAID IN 300mm WIDE GRANULAR FILTER UNLESS NOTED OTHERWISE. LAY SUBSOIL LINES TO MATCH FALLS OF LAND AND/OR 1 IN 200 MINIMUM. PROVIDE CAPPED CLEANING EYE (RODDING POINT) AT UPSTREAM END OF LINE AND AT 30m MAX. CTS. PROVIDE SUBSOIL LINES TO ALL PAVEMENT/ LANDSCAPED INTERFACES, TO REAR OF RETAINING WALLS (AS NOMINATED BY STRUCTURAL ENGINEER) AND AS SHOWN ON PLAN.
15. WHERE SUBSOIL DRAINAGE PASSES UNDER A PAVEMENT OR A SLAB, UNSLOTTED UPVC ARE TO BE PROVIDED UNLESS NOTED OTHERWISE.
16. ALL PIPE GRADES 1 IN 200 MINIMUM UNO.
17. PROVIDE STEP IRONS IN PITS DEEPER THAN 1000mm.
18. MIN. 600 COVER TO PIPE OBVERT BENEATH ROADS & MIN. 400 COVER BENEATH LANDSCAPED AND PEDESTRIAN AREAS.
19. PIT COVERS IN TRAFFICABLE PAVEMENT SHALL BE CLASS D 'HEAVY DUTY'. WHERE FORKLIFT USE IS REQUIRED EXTERNAL TO THE BUILDING PIT COVERS SHALL BE MIN. CLASS E. PIT COVERS IN CONTAINER PAVEMENTS ARE TO BE MIN. CLASS G. REFER TO ENGINEER FOR SPECIAL DETAILS. THOSE LOCATED IN NON-TRAFFICABLE AREAS SHALL BE CLASS B 'MEDIUM DUTY' U.N.O.
20. PROVIDE CLEANING EYES (RODDING POINTS) TO PIPES AT ALL CORNERS AND T-JUNCTIONS WHERE NO PITS ARE PRESENT.
21. DOWN PIPES (DP) TO BE AS PER HYDRAULIC ENGINEERS DETAILS WITH CONNECTOR TO MATCH DP SIZE U.N.O. ON PLAN. PROVIDE CLEANING EYE AT GROUND LEVEL.
22. PIPE LENGTHS NOMINATED ON PLAN OR LONGSECTIONS ARE MEASURED FROM CENTER OF PITS TO THE NEAREST 0.5m AND DO NOT REPRESENT ACTUAL LENGTH. THE CONTRACTOR IS TO ALLOW FOR THIS.
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NOTE:

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STORMWATER DRAINAGE PLAN - FIRST FLOOR

SCALE 1:500

LEVELS NOTE:

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CONTAMINATION NOTE:

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5m 0 10 20 30 40 50m

SCALE 1:500 AT B1 SIZE SHEET

FOR SSDA

AMENDMENTS	DATE	ISSUE
ISSUED FOR SSDA	27.03.26	D
ISSUED FOR INFORMATION	04.03.26	C
ISSUED FOR SSDA	09.12.24	B
ISSUED FOR INFORMATION	18.10.24	A

ARCHITECT: SBA ARCHITECTS

CLIENT: ESR

PROJECT: PROPOSED INDUSTRIAL DEVELOPMENT
49 STEPHEN ROAD, BANKSMEADOW, NSW, 2019

DESIGNED	DRAWN	DATE	CHECKED	SIZE	SCALE	CAD REF:
CC	JB	SEP '24	DS	B1	AS SHOWN	C014950.01-SSDA401

CONSULT AUSTRALIA

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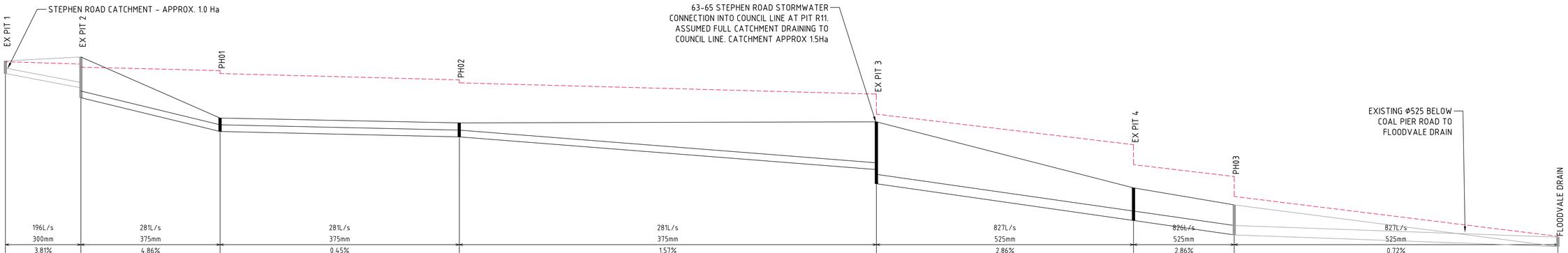
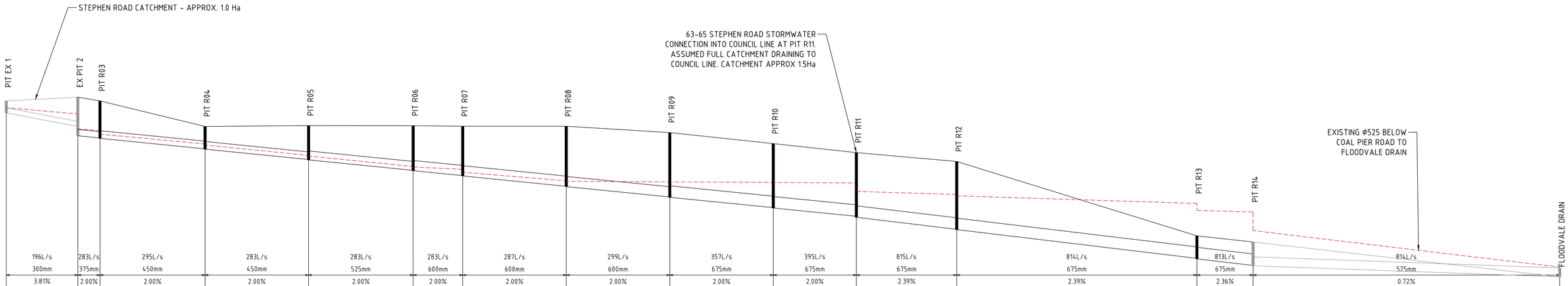
CIVIL & STRUCTURAL ENGINEERS

DRAWING TITLE: STORMWATER DRAINAGE PLAN FIRST FLOOR

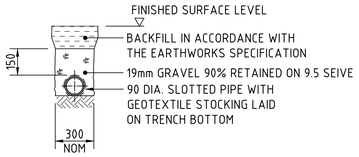
DRAWING No: C014950.01-SSDA401 ISSUE: D


STEPHEN ROAD CATCHMENT - APPROX. 1.0 Ha
63-65 STEPHEN ROAD STORMWATER CONNECTION INTO COUNCIL LINE AT PIT R11. ASSUMED FULL CATCHMENT DRAINING TO COUNCIL LINE. CATCHMENT APPROX 1.5Ha
EXISTING Ø525 BELOW COAL PIER ROAD TO FLOODVALE DRAIN
EX PIT 1
EX PIT 2
PH01
PH02
EX PIT 3
EX PIT 4
PH03
FLOODVALE DRAIN
196L/s 300mm 3.81%
281L/s 375mm 4.86%
281L/s 375mm 0.45%
281L/s 375mm 1.57%
827L/s 525mm 2.86%
826L/s 525mm 2.86%
827L/s 525mm 0.72%
Datum El. 2

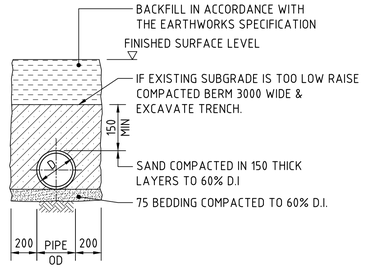
| | | |


STEPHEN ROAD CATCHMENT - APPROX. 1.0 Ha
63-65 STEPHEN ROAD STORMWATER CONNECTION INTO COUNCIL LINE AT PIT R11. ASSUMED FULL CATCHMENT DRAINING TO COUNCIL LINE. CATCHMENT APPROX 1.5Ha
EXISTING Ø525 BELOW COAL PIER ROAD TO FLOODVALE DRAIN
PIT EX 1
EX PIT 2
PIT R03
PIT R04
PIT R05
PIT R06
PIT R07
PIT R08
PIT R09
PIT R10
PIT R11
PIT R12
PIT R13
PIT R14
FLOODVALE DRAIN
196L/s 300mm 3.81%
283L/s 375mm 2.00%
295L/s 450mm 2.00%
283L/s 450mm 2.00%
283L/s 525mm 2.00%
283L/s 600mm 2.00%
287L/s 600mm 2.00%
299L/s 600mm 2.00%
357L/s 675mm 2.00%
395L/s 675mm 2.00%
815L/s 675mm 2.39%
814L/s 675mm 2.39%
813L/s 675mm 2.36%
814L/s 525mm 0.72%
Datum El. 2

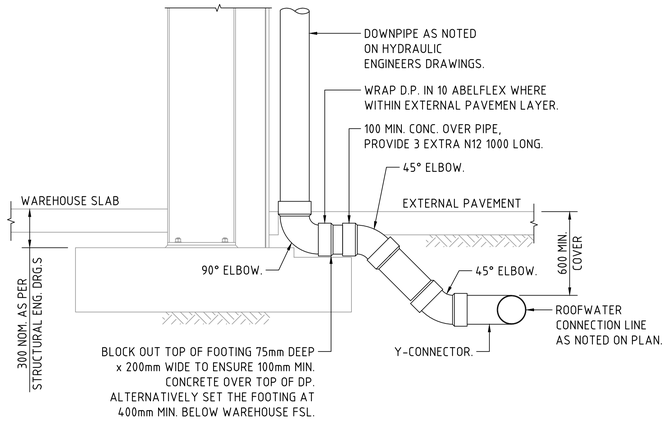
| | | |



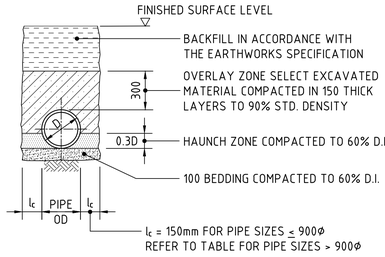
SUPPORT TO AGRICULTURAL DRAIN
SCALE 1:20



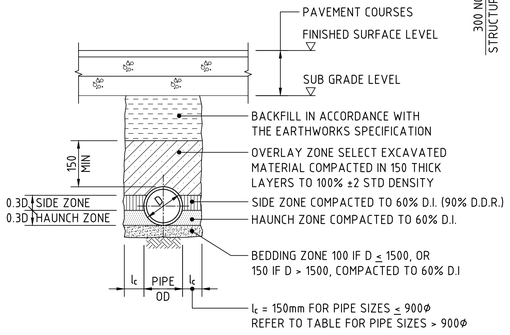
SUPPORT TO uPVC PIPES
SCALE 1:20



DOWNPIPE TURN-UP DETAIL A
(AT FOOTING LOCATION)
SCALE 1:20



TYPE H1 SUPPORT TO CONCRETE PIPES AT LANDSCAPED AREAS
SCALE 1:20

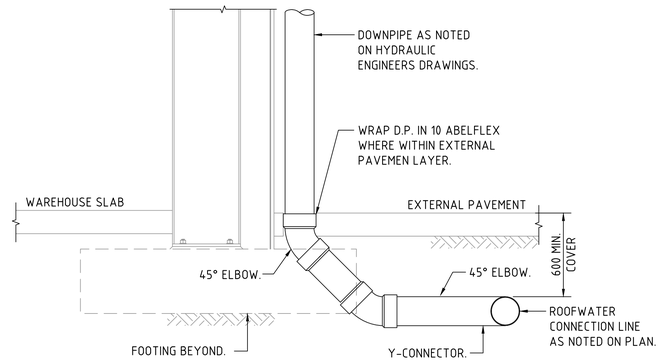


TYPE HS2 SUPPORT TO CONCRETE PIPES UNDER PAVEMENT
SCALE 1:20
D ≤ 1350, MAX FILL = 4.0m
D > 1350, MAX FILL = 3.0m

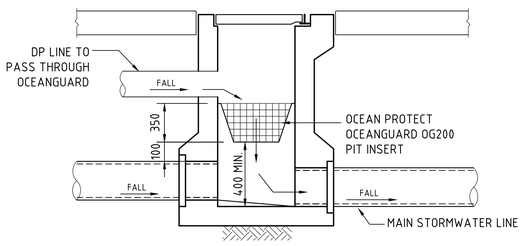
SIDE ZONE MATERIAL GRADING	
SIEVE SIZE (mm)	WEIGHT PASSING (%)
75.0	100
9.5	100 TO 50
2.36	100 TO 30
0.60	50 TO 15
0.075	25 TO 0
SELECT FILL MATERIAL IN ACCORDANCE WITH TABLE 1 AS 3725	

BEDDING & HAUNCH MATERIAL GRADING	
SIEVE SIZE (mm)	WEIGHT PASSING (%)
19.0	100
2.36	100 TO 50
0.60	90 TO 20
0.30	60 TO 10
0.15	25 TO 0
0.075	10 TO 0

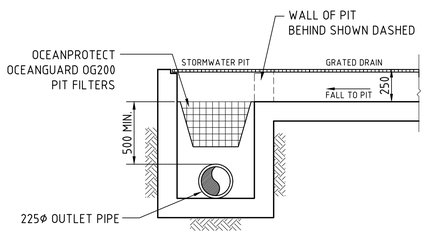
SIDE ZONE WIDTH	
PIPE SIZE (mm)	l_c (mm)
≤ 900Ø	150
1050Ø	175
1200Ø	200
1350Ø	225
1500Ø	250
1650Ø	275
1800Ø	300
ENGINEER TO SPECIFY TRENCH WIDTHS FOR PIPE SIZES GREATER THAN 1800Ø	



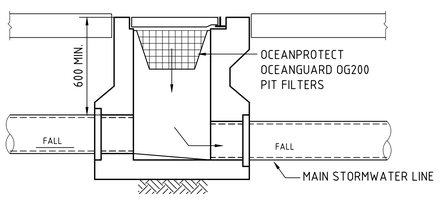
DOWNPIPE TURN-UP DETAIL B
(CLEAR OF FOOTING)
SCALE 1:20



ROOFWATER/STORMWATER PIT WITH OCEANGUARD CONFIGURATION
SCALE 1:20



GRATED DRAIN/STORMWATER PIT WITH OCEANPROTECT OCEANGUARD OG200 PIT CONFIGURATION
SCALE 1:20



STORMWATER PIT WITH OCEANPROTECT OCEANGUARD OG200 PIT CONFIGURATION
SCALE 1:20

OCEANGUARD OG200 PIT CONFIGURATION

PIT SCHEDULE - NETWORK

PIT No.	GRATE RL	TYPE	GRATE SIZE	COMMENT
PIT A01	11.41	SGGP	900X900	◇
PIT A02	11.30	SGGP	900X900	◇
PIT A03	11.34	SGGP	900X900	◇
PIT A04	12.00	SJP	900X900	
PIT A05	11.75	GD	300X5000	◇
PIT A06	11.60	SGGP	900X900	◇
PIT A07	11.60	SGGP	900X900	◇
PIT A08	11.60	SGGP	900X900	◇
PIT A09	11.60	SGGP	900X900	◇
PIT A10	11.48	SGGP	900X900	◇
PIT A11	10.99	SGGP	900X900	◇
PIT A12	10.51	SGGP	900X900	◇
PIT A13	10.14	SGGP	900X900	◇
PIT A14	9.65	SGGP	900X900	◇
PIT A15	10.07	SJP	900X900	
PIT A15-A	9.50	GD	300X7250	◇
PIT B01	11.60	SGGP	900X900	◇
PIT B02	11.60	SGGP	900X900	◇
PIT B02-A	10.58	GD	300X22600	
PIT B03	11.60	SGGP	900X900	◇
PIT B04	11.60	SGGP	900X900	◇
PIT B04-A	10.58	GD	300X22600	
PIT B05	11.60	SGGP	900X900	◇
PIT B06	11.60	SGGP	900X900	◇
PIT B06-A	10.58	GD	300X10580	
PIT C01	11.15	SGGP	900X900	
PIT C02	11.15	SGGP	900X900	
PIT C02-A	11.35	SGGP	900X900	◇
PIT C02-B	11.34	SGGP	900X900	◇
PIT C02-C	11.30	SGGP	900X900	◇
PIT C03	11.00	SGGP	900X900	
PIT C03-A	11.30	SGGP	900X900	
PIT C04	10.46	SGGP	900X900	
PIT C04-A	10.40	SGGP	900X900	
PIT C05	10.15	SGGP	900X900	◇
PIT C05-A	10.30	GD	300X6000	◇
PIT C06	9.90	SGGP	900X900	◇
PIT C07	9.90	SGGP	900X900	◇
PIT C08	10.10	SGGP	900X900	◇
PIT C09	11.00	SGGP	900X900	◇
PIT C10	11.60	SGGP	900X900	◇
PIT C11	11.60	SGGP	900X900	◇
PIT C12	11.60	SGGP	900X900	◇
PIT C13	11.60	SGGP	900X900	◇
PIT C14	11.60	SGGP	900X900	◇
PIT C15	11.05	SGGP	900X900	◇
PIT C15-A	11.03	GD	300X8000	◇
PIT C16	10.28	SGGP	900X900	◇
PIT C17	9.71	GD	300X10000	◇
PIT C18	8.22	SGGP	900X900	
PIT C19	8.00	SGGP	900X900	
PIT C19-A	7.30	GD	300X6000	
PIT D01	9.25	SGGP	900X900	◇
PIT D02	9.15	SGGP	900X900	◇
PIT D03	9.15	SGGP	900X900	◇
PIT D04	5.75	LETTERBOX	900X900	◇
				◇
PIT E01	5.45	GD	200X14500	
PIT E02	5.27	SJP	900X900	
PIT F01	7.30	GD	300X6000	◇
PIT F02	7.10	SGGP	900X900	◇
PIT F03	6.19	GD	300X6000	

PIT SCHEDULE - COUNCIL DRAINAGE RELAIGNMENT

PIT No.	GRATE RL	TYPE	GRATE SIZE	COMMENT
PIT R03	13.20	SJP	900X900	
PIT R04	11.70	SJP	900X900	
PIT R05	11.75	SJP	900X900	
PIT R06	11.74	SJP	900X900	
PIT R07	11.71	SJP	900X900	
PIT R08	11.71	SJP	900X900	
PIT R09	11.34	SJP	900X900	
PIT R10	10.69	SJP	900X900	
PIT R11	10.16	SJP	900X900	
PIT R12	9.64	SJP	900X900	
PIT R13	5.27	SJP	900X900	
PIT R14	4.91	SJP	900X900	

NOTES:
1. ALL PITS WITH ◇ TO BE FITTED WITH OCEAN GUARD OG200 PIT INSERTS

FOR SSDA

200mm 0 500 1000 1500 2000mm
SCALE 1:20 AT A0 SIZE SHEET

AMENDMENTS	DATE	ISSUE
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AMENDMENTS	DATE	ISSUE

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PROJECT: PROPOSED INDUSTRIAL DEVELOPMENT
49 STEPHEN ROAD, BANKSMEADOW, NSW, 2019
DESIGNED CC | DRAWN JB | DATE SEP '24 | CHECKED DS | SIZE B1 | SCALE AS SHOWN | CAD REF: C014950.01-SSDA451
CONSULT AUSTRALIA

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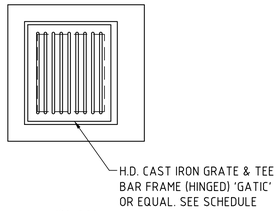
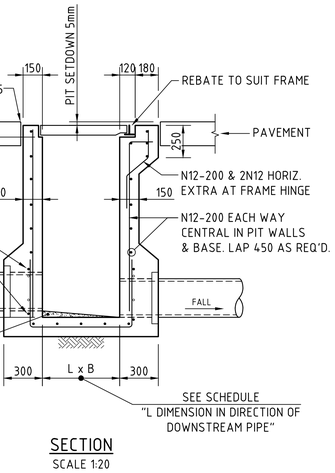
COSTIN ROE CONSULTING
CIVIL & STRUCTURAL ENGINEERS

DRAWING TITLE: STORMWATER DRAINAGE DETAILS SHEET 1
DRAWING No: C014950.01-SSDA 451
ISSUE: D



PLAN
SCALE 1:20



SECTION
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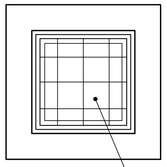
SINGLE GRATED GULLY PIT - SGGP



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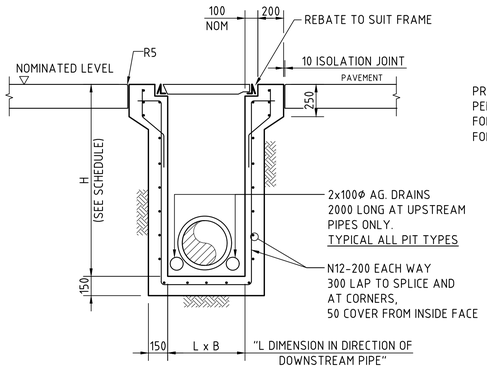
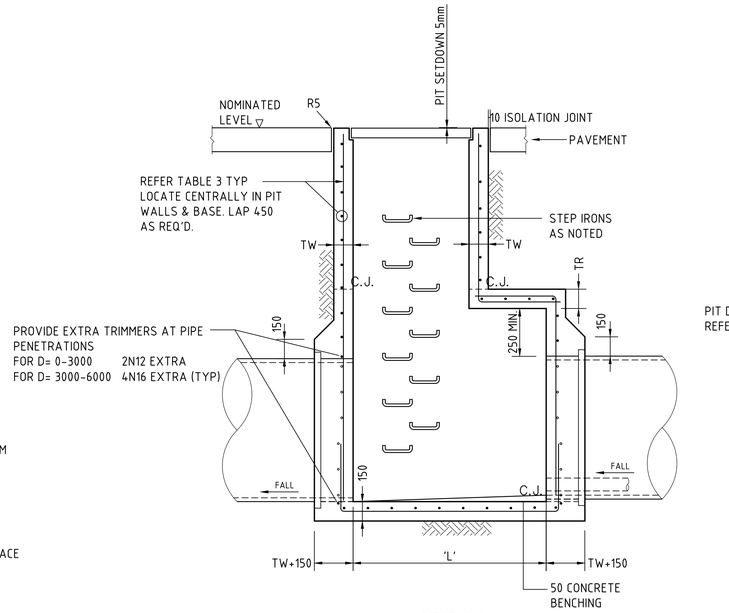
SCALE 1:20



SECTION
SCALE 1:20

SEALED JUNCTION PIT - SJP



SECTION
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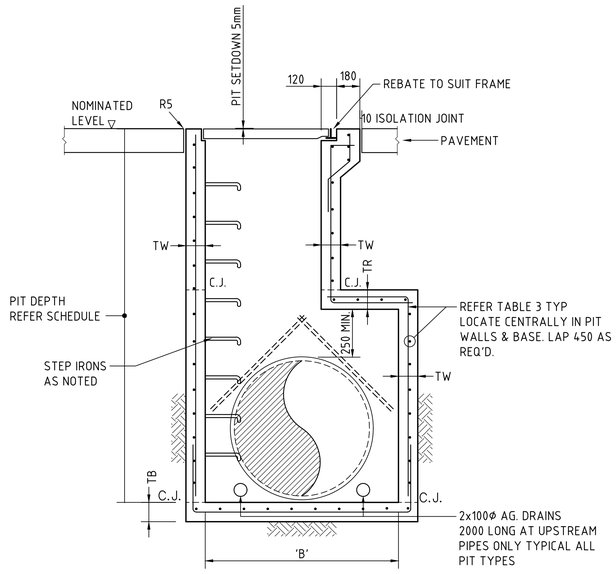
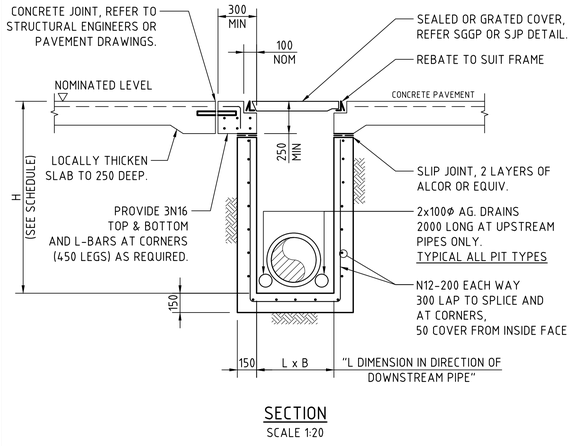


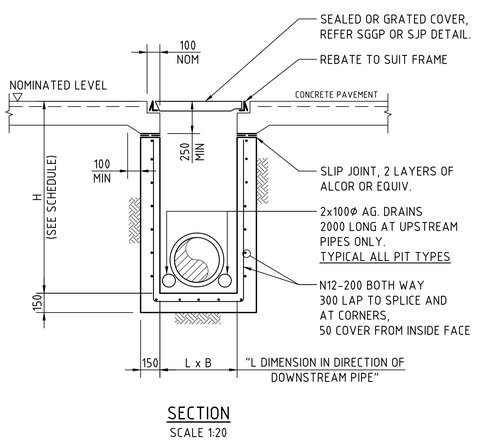
SECTION
SCALE 1:20



SECTION
SCALE 1:20

SJP/CIS & SGGP/CIS (CAST IN SLAB) PIT DETAIL GRATE/COVER SUPPORT CAST-INTO PAVEMENT SLAB

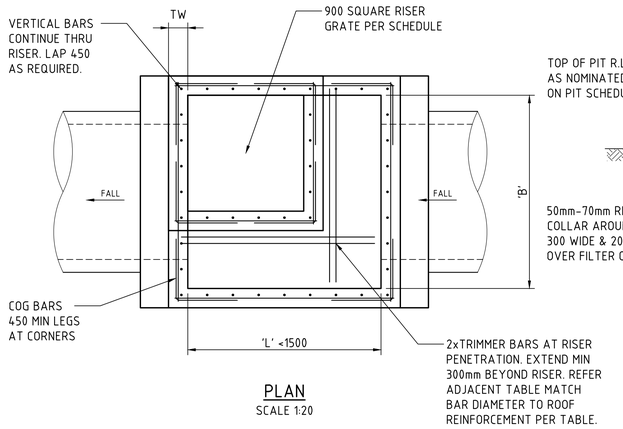
(ADOPT IN CONCRETE PAVEMENT FOR SGGP's & SJP's, WHERE PITS ARE LOCATED IN THE CORNER OF SLAB PANELS OR ADJACENT TO SLAB PANEL JOINTS)



SECTION
SCALE 1:20

SJP/CIS & SGGP/CIS (CAST IN SLAB) PIT DETAIL GRATE/COVER SUPPORT CAST-INTO PAVEMENT SLAB

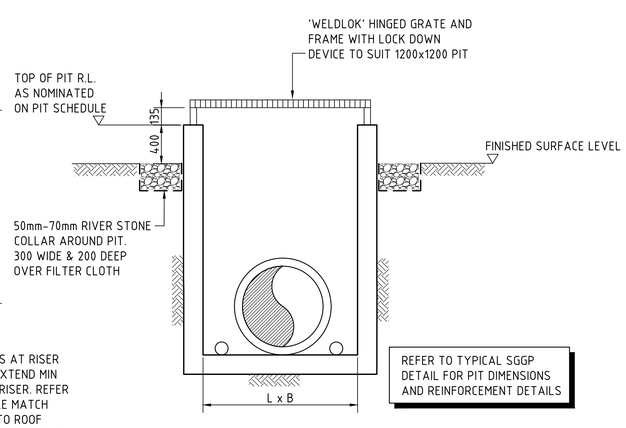
(ADOPT IN CONCRETE PAVEMENTS FOR SGGP's & SJP's, WHERE JOINTS ARE NOT LOCATED WITHIN PROXIMITY OF THE GRATE)



PLAN
SCALE 1:20

TAPERED SINGLE GRATED GULLY PIT - SGGP

SUBSOIL NOT SHOWN FOR CLARITY.



LETTERBOX PIT DETAIL

SCALE 1:20

TABLE 3 - TAPERED CLASS D PIT REINFORCEMENT & WALL THICKNESS

DEPTH 'H'	WALL THICKNESS 'TW'	WALL REINFORCEMENT	ROOF THICKNESS 'TR'	ROOF REINFORCEMENT	BASE THICKNESS 'TB'	BASE REINFORCEMENT
<1.5m	150mm	N12-200 EACH WAY	150mm	N12-200 EACH WAY	150mm	N12-200 EACH WAY
1.5m-3.0m	150mm	N12-200 EACH WAY	150mm	N12-200 EACH WAY	150mm	N12-200 EACH WAY
3.0m-4.5m	200mm	N16-200 EACH WAY	200mm	N16-200 EACH WAY	200mm	N12-200 EACH WAY
4.5-6.0	250mm	N16-200 EACH WAY	250mm	N16-200 EACH WAY	250mm	N16-200 EACH WAY

200mm 0 500 1000 1500 2000mm
SCALE 1:20 AT A0 SIZE SHEET

FOR SSDA

AMENDMENTS	DATE	ISSUE
ISSUED FOR SSDA	12.06.26	D
ISSUED FOR SSDA	27.03.26	C
ISSUED FOR INFORMATION	18.10.24	B
PRELIMINARY ONLY	08.10.24	A

AMENDMENTS DATE ISSUE

ARCHITECT SBA ARCHITECTS

CLIENT ESR

PROJECT
PROPOSED INDUSTRIAL DEVELOPMENT
49 STEPHEN ROAD, BANKSMEADOW, NSW, 2019

DESIGNED	DRAWN	DATE	CHECKED	SIZE	SCALE	CAD REF:
CC	JB	SEP '24	DS	B1	AS SHOWN	C014950.01-SSDA 452

CONSULT AUSTRALIA

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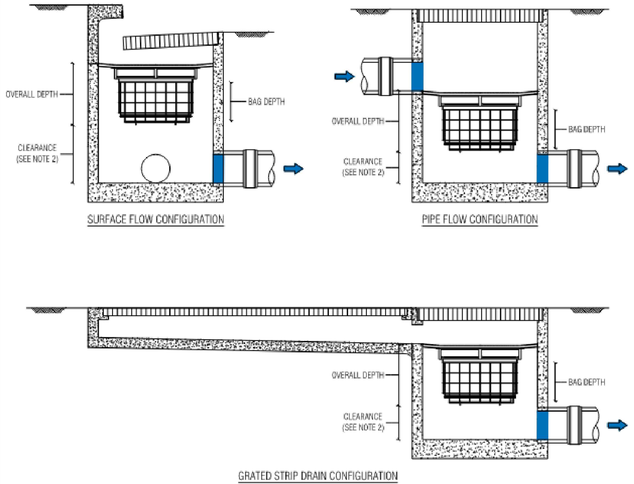
COSTIN ROE CONSULTING — CIVIL & STRUCTURAL ENGINEERS

DRAWING TITLE
STORMWATER DRAINAGE DETAILS SHEET 2

DRAWING No C014950.01-SSDA 452 ISSUE D



PLAN ID	MAXIMUM PIT PLAN DIMENSIONS
S	450mm x 450mm
M	600mm x 600mm
L	900mm x 900mm
XL	1200mm x 1200mm

DEPTH ID	BAG DEPTH	OVERALL DEPTH
1	170	270
2	300	450
3	600	700

PLAN ID	DEPTH ID 1	DEPTH ID 2	DEPTH ID 3
S	■		
M	■	■	
L	■	■	■
XL	■	■	■

GENERAL NOTES

1. THE MINIMUM CLEARANCE DEPENDS ON THE CONFIGURATION (SEE NOTE 2) AND THE LOCAL COUNCIL REQUIREMENTS.
2. CLEARANCE FOR ANY PIT WITHOUT AN INLET PIPE (ONLY USED FOR SURFACE FLOW) CAN BE AS LOW AS 50mm. FOR OTHER PITS, THE RECOMMENDED CLEARANCE SHOULD BE GREATER OR EQUAL TO THE PIPE OBVERT SO AS NOT TO INHIBIT HYDRAULIC CAPACITY.
3. OCEAN PROTECT PROVIDES TWO FILTRATION BAG TYPES:- 200 MICRON BAGS FOR HIGHER WATER QUALITY FILTERING AND A COARSE BAG FOR TARGETING GROSS POLLUTANTS.
4. DRAWINGS NOT TO SCALE.

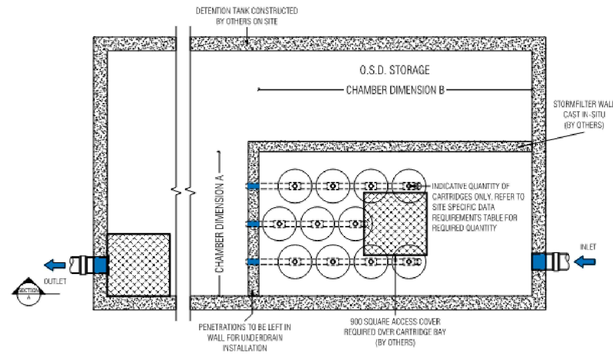
OCEAN PROTECT
PHONE: 1300 354 722 www.oceanprotect.com.au

OCEAN PROTECT
OCEANGUARD
TYPCIAL ARRANGEMENTS
SPECIFICATION DRAWING

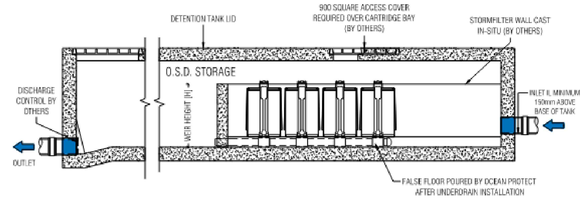
LAST MODIFIED: 18.02.19

CONSTRUCTION

NOT FOR



PLAN LAYOUT

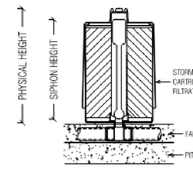


SECTION A

STORMFILTER DESIGN TABLE

- STORMFILTER TREATMENT CAPACITY VARIES BY NUMBER OF FILTER CARTRIDGES INSTALLED.
- THE STANDARD CONFIGURATION IS SHOWN. ACTUAL CONFIGURATION OF THE SPECIFIED STRUCTURE(S) PER CERTIFYING ENGINEER WILL BE SHOWN ON SUBMITTAL DRAWING(S).
- FILTER CARTRIDGES SHALL BE MEDIA-FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF-CLEANING. RADIAL MEDIA DEPTH SHALL BE 178mm.

CARTRIDGE NAME / SIPHON HEIGHT (mm)	690	460	310
CARTRIDGE PHYSICAL HEIGHT (mm)	840	600	600
TYPICAL WEIR HEIGHT [H] (mm)	920	690	540
CARTRIDGE FLOW RATE FOR ZPG MEDIA (L/s)	1.6	1.1	0.7
CARTRIDGE FLOW RATE FOR PSORB MEDIA (L/s)	0.9	0.46	0.39



STORMFILTER CARTRIDGE DETAIL

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	[ ]
NUMBER OF CARTRIDGES REQ'D	[ ]
SIPHON HEIGHT (310 / 460 / 690)	[ ]
MEDIA TYPE (ZPG / PSORB)	[ ]
WATER QUALITY FLOW RATE (L/S)	[ ]
DIMENSION A	[ ]
DIMENSION B	[ ]

TOTAL CARTRIDGE BAY AREA (A x B) TO MATCH AREA REQUIRED BY MUSIC MODELLING OR COUNCIL SPECIFIC REQUIREMENTS

GENERAL NOTES

1. INLET AND OUTLET PIPES TO BE IN ACCORDANCE WITH APPROVED PLANS.
2. A HIGH FLOW BYPASS ARRANGEMENT OR DISSIPATION STRUCTURE MAY BE REQUIRED TO MINIMISE RE-SUSPENSION OF SOLIDS OR ANY SIGNIFICANT INERTIAL FORCES ON THE CARTRIDGES.
3. ALL WATER QUALITY TREATMENT DEVICES REQUIRE PERIODIC MAINTENANCE. REFER TO OPERATION AND MAINTENANCE MANUAL FOR GUIDELINES AND ACCESS REQUIREMENTS.
4. SITE SPECIFIC PRODUCTION DRAWING WILL BE PROVIDED ON PLACEMENT OF ORDER.
5. THE INVERT LEVEL OF THE INLET PIPE MUST BE GREATER THAN THE RL OF THE FALSE FLOOR WITHIN THE CARTRIDGE CHAMBER.
6. CONCRETE STRUCTURE AND ACCESS COVERS DESIGNED AND PROVIDED BY OTHERS. ACCESS COVERS TO BE A MINIMUM 900 X 900 ABOVE CARTRIDGES. OH&S REGARDING ACCESS COVERS AND TANK ACCESS TO BE ASSESSED BY OTHERS ON SITE.
7. THE STRUCTURE THICKNESSES SHOWN ARE FOR REPRESENTATIONAL PURPOSES.
8. DRAWINGS NOT TO SCALE.

INSTALLATION NOTES

1. UNDERDRAIN AND FALSE FLOOR INSTALLED BY OCEAN PROTECT.

OCEAN PROTECT
PHONE: 1300 354 722 www.oceanprotect.com.au

OCEAN PROTECT
STORMFILTER SYSTEM
DETENTION TANK ARRANGEMENT
SPECIFICATION DRAWING

LAST MODIFIED: 07.03.19

200mm 0 500 1000 1500 2000mm

SCALE 1:20 AT A0 SIZE SHEET

FOR SSDA

ISSUED FOR SSDA	12.06.26	A
AMENDMENTS	DATE	ISSUE

AMENDMENTS	DATE	ISSUE

ARCHITECT: SBA ARCHITECTS

CLIENT: ESR

PROJECT
PROPOSED INDUSTRIAL DEVELOPMENT
49 STEPHEN ROAD, BANKSMEADOW,
NSW, 2019

DESIGNED	DRAWN	DATE	CHECKED	SIZE	SCALE	CAD REF:
CC	JB	SEP '24	DS	B1	AS SHOWN	C014950.01-SSDA 453

CONSULT AUSTRALIA

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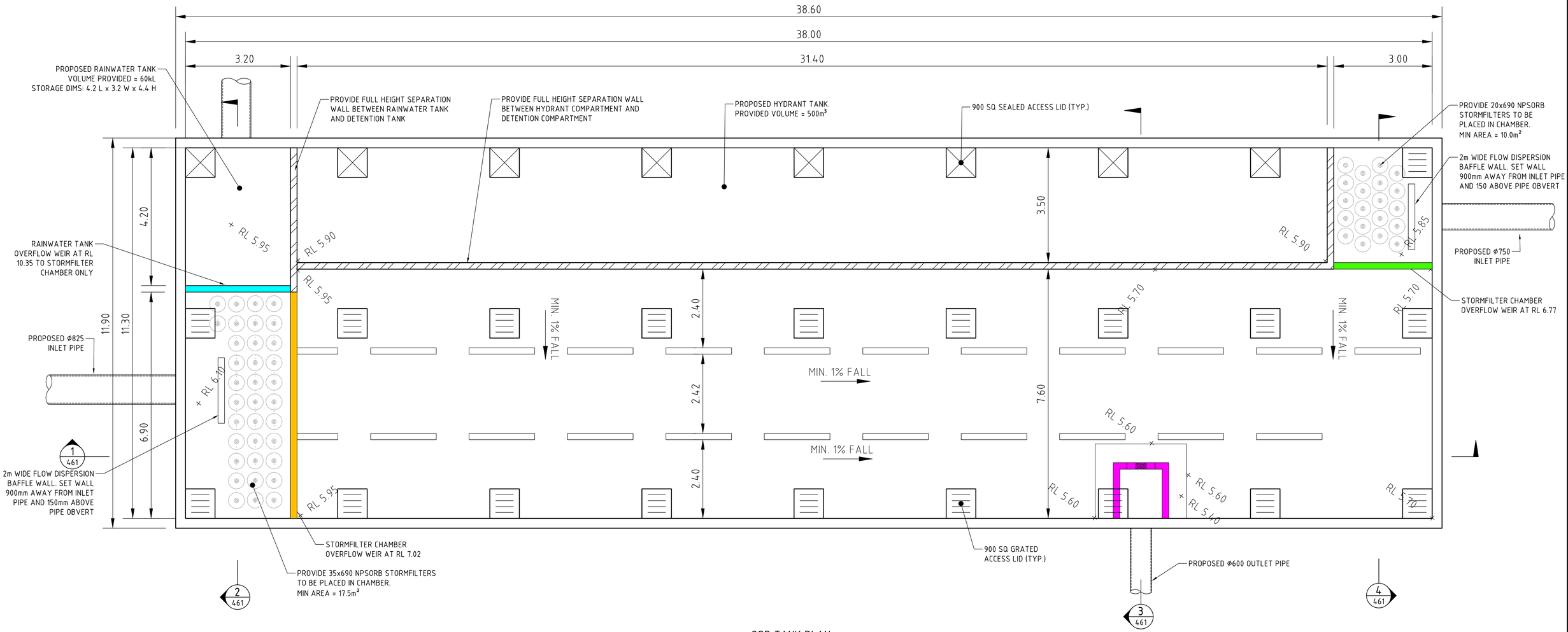
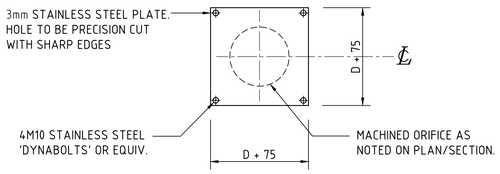
DRAWING TITLE
STORMWATER DRAINAGE DETAILS
SHEET 3

DRAWING No C014950.01-SSDA 453

ISSUE A



OSD TANK PLAN
SCALE 1:50



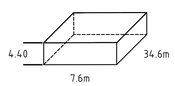
ORIFICE PLATE 1 DETAIL
SCALE 1:10

OSD TANK DETAILS

TOTAL CATCHMENT AREA	48,160m²
TOTAL SITE AREA DRAINING TO STORAGE (7% BYPASS)	45,090m²

STORAGE

ORIFICE Ø	370mm
ORIFICE ℄ =	RL 5.60
VOLUME PROVIDED (OSD ONLY)	1,160m³



DISCHARGE FLOW (m³/s)		
STORM	PRE-DEVELOPMENT	POST-DEVELOPMENT
Q5	0.732	0.515
Q10	0.894	0.564
Q20	1.090	0.617
Q50	1.250	1.050
Q100	1.429	1.429

100mm 0 200 400 600 800 1000mm
SCALE 1:10 AT A0 SIZE SHEET
500mm 0 1 2 3 4 5m
SCALE 1:50 AT A0 SIZE SHEET

FOR SSDA

AMENDMENTS	DATE	ISSUE
ISSUED FOR SSDA	12.06.26	E
ISSUED FOR SSDA	27.03.26	D
ISSUED FOR INFORMATION	04.03.26	C
ISSUED FOR SSDA	31.01.25	B
ISSUED FOR SSDA	09.12.24	A

AMENDMENTS DATE ISSUE

ARCHITECT: SBA ARCHITECTS

CLIENT: ESR

PROJECT
PROPOSED INDUSTRIAL DEVELOPMENT
49 STEPHEN ROAD, BANKSMEADOW, NSW, 2019

DESIGNED	DRAWN	DATE	CHECKED	SIZE	SCALE	CAD REF:
CC	JB	SEP '24	DS	B1	AS SHOWN	C014950.01-SSDA460

CONSULT AUSTRALIA

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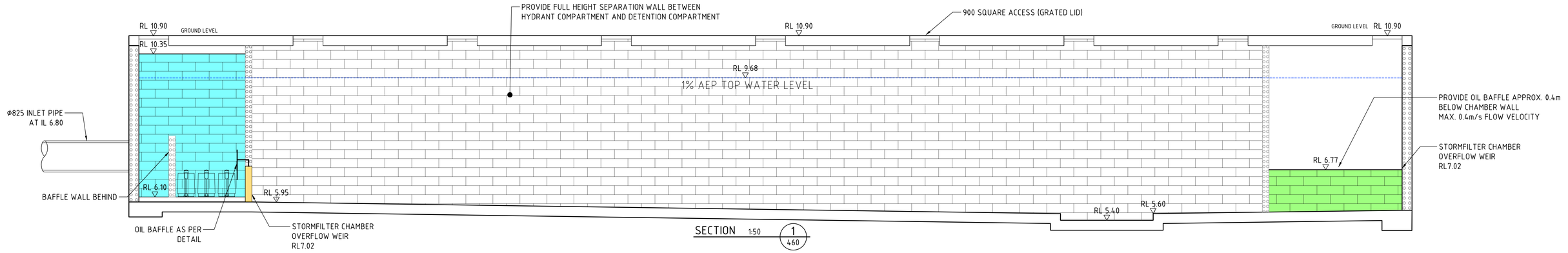
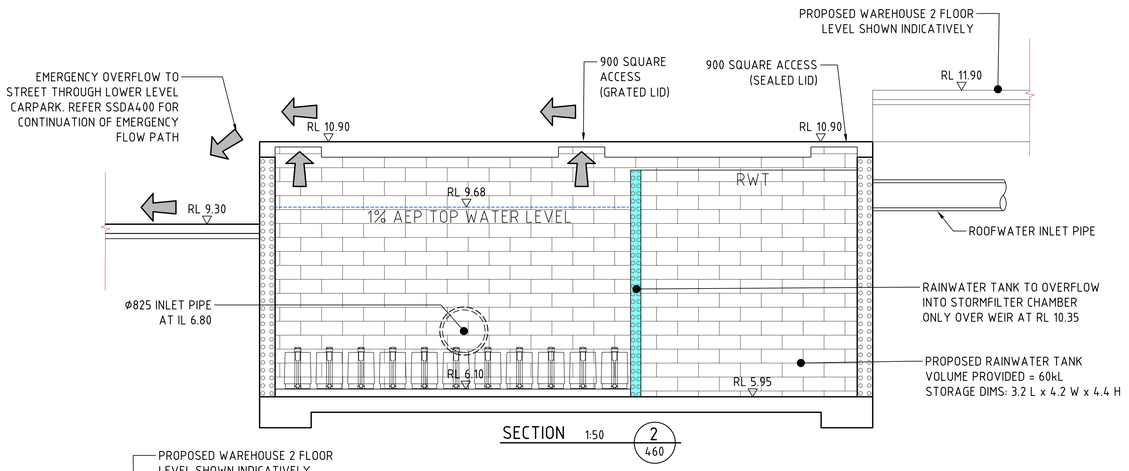
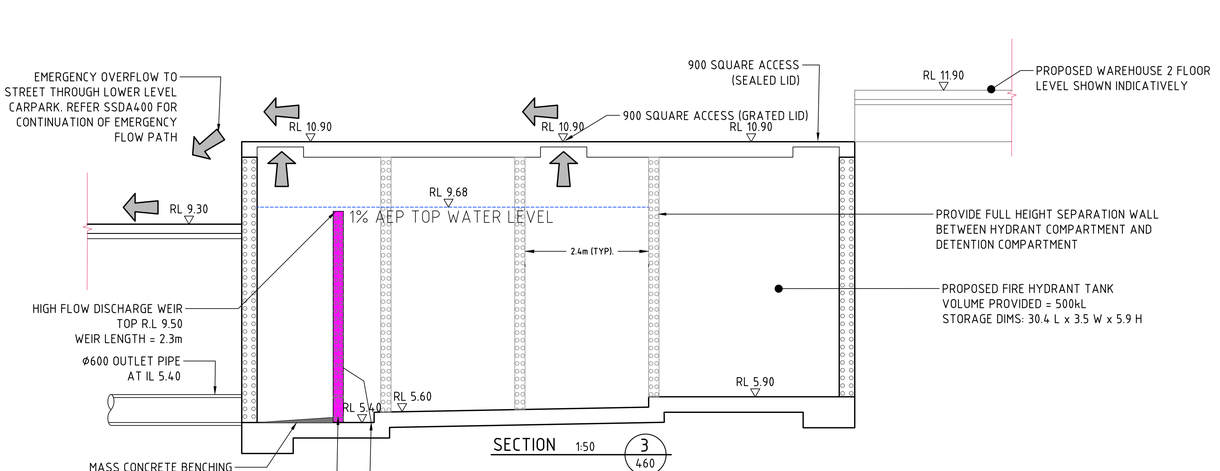
CRC COSTIN ROE CONSULTING
CIVIL & STRUCTURAL ENGINEERS

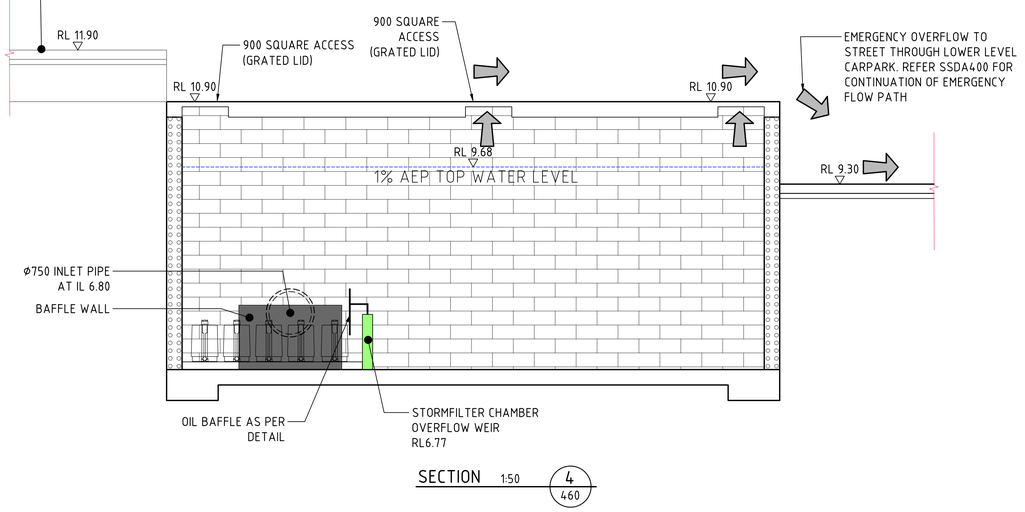
DRAWING TITLE
OSD HYDRAULIC DETAILS
SHEET 1

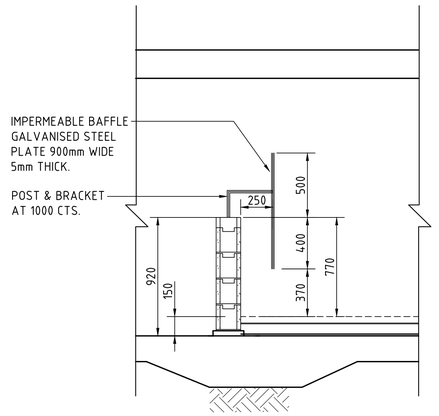
DRAWING No C014950.01-SSDA 460
ISSUE E











STORMWATER QUALITY DEVICE BAFFLE DETAILS
SCALE 1:20

200mm 0 500 1000 1500 2000mm
SCALE 1:20 AT A0 SIZE SHEET

500mm 0 1 2 3 4 5m
SCALE 1:50 AT A0 SIZE SHEET

FOR SSDA

AMENDMENTS	DATE	ISSUE
ISSUED FOR SSDA	12.06.26	A

AMENDMENTS	DATE	ISSUE

ARCHITECT
SBA ARCHITECTS

CLIENT
ESR

PROJECT
PROPOSED INDUSTRIAL DEVELOPMENT
49 STEPHEN ROAD, BANKSMEADOW, NSW, 2019

DESIGNED	DRAWN	DATE	CHECKED	SIZE	SCALE	CAD REF:
CC	JB	SEP '24	DS	B1	AS SHOWN	C014950.01-SSDA461

CONSULT AUSTRALIA

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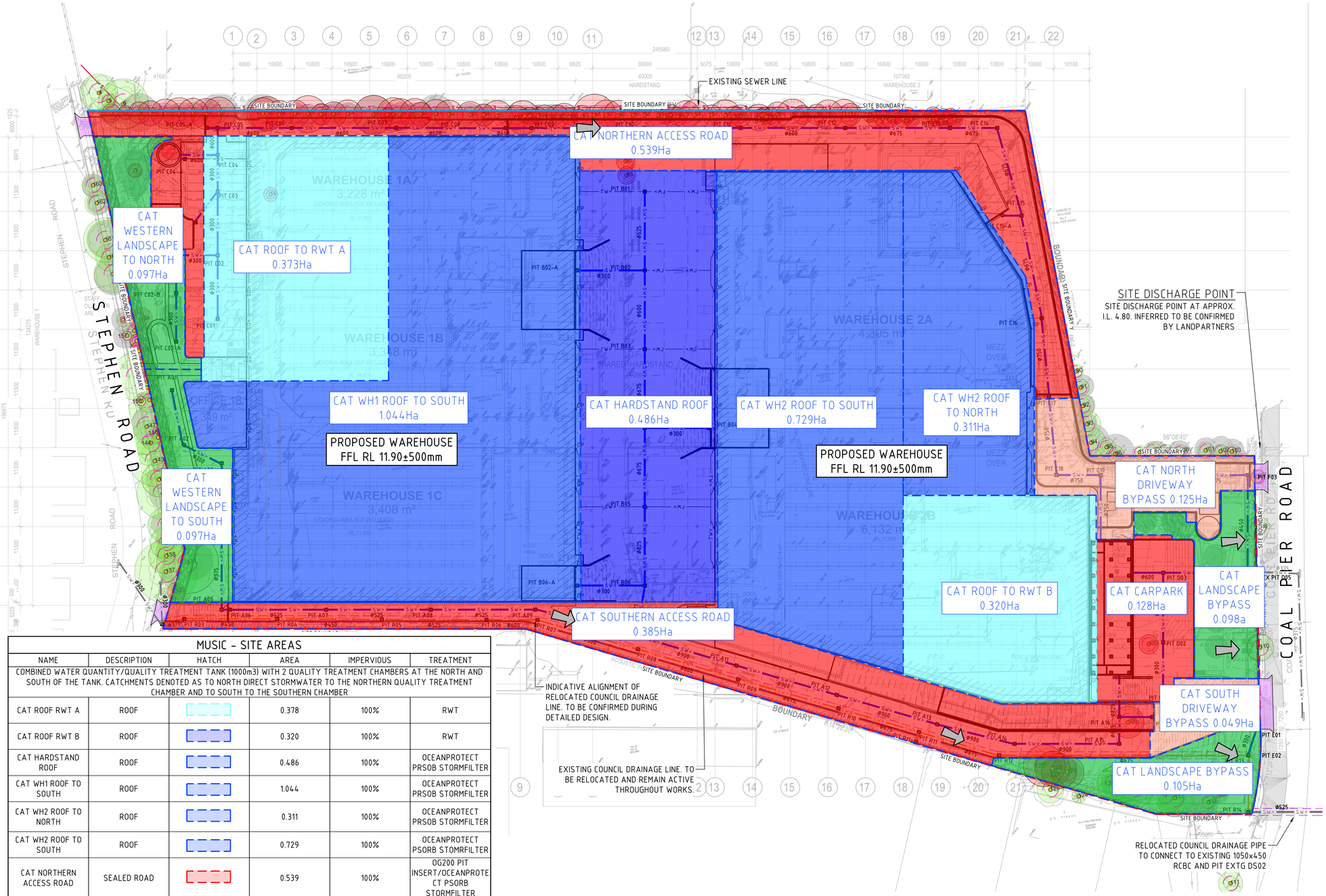
COSTIN ROE CONSULTING
CIVIL & STRUCTURAL ENGINEERS

DRAWING TITLE
OSD HYDRAULIC DETAILS SHEET 2

DRAWING No C014950.01-SSDA 461
ISSUE A



SITE DISCHARGE POINT

SITE DISCHARGE POINT AT APPROX. I.L. 4.80. INFERRED TO BE CONFIRMED BY LANDPARTNERS

LEGEND:

LEVELS DATUM IS AHD.

EXISTING SITE LEVELS AND DETAILS BASED ON SURVEY INFORMATION PROVIDED BY BEVERIDGE WILLIAMS DATED 23.12.22.

- SGGP, SINGLE GRATED GULLY PIT
- SJP, SEALED JUNCTION PIT
- KIP, KERB INLET PIT
- GD, GRATED DRAIN (300W x 225D UNO)
- SW> – PROPOSED DRAINAGE LINE
- SW> – EXISTING DRAINAGE LINE
- DP – ROOFWATER DOWNPIPE (INDICATIVE)
- RW> – ROOFWATER LINE
- SS> – SUBSOIL LINE
- OVERLAND FLOW DIRECTION
- 50.00 – FINISHED PAVEMENT CONTOUR (MAJOR) 0.5m INTERVALS
- 50.10 – FINISHED PAVEMENT CONTOUR (MINOR) 0.1m INTERVALS

MUSIC - SITE AREAS

NAME	DESCRIPTION	HATCH	AREA	IMPERVIOUS	TREATMENT
COMBINED WATER QUANTITY/QUALITY TREATMENT TANK (1000m3) WITH 2 QUALITY TREATMENT CHAMBERS AT THE NORTH AND SOUTH OF THE TANK. CATCHMENTS DENOTED AS TO NORTH DIRECT STORMWATER TO THE NORTHERN QUALITY TREATMENT CHAMBER AND TO SOUTH TO THE SOUTHERN CHAMBER					
CAT ROOF RWT A	ROOF		0.378	100%	RWT
CAT ROOF RWT B	ROOF		0.320	100%	RWT
CAT HARDSTAND ROOF	ROOF		0.486	100%	OCEANPROTECT PRSOB STORMFILTER
CAT WH1 ROOF TO SOUTH	ROOF		1.044	100%	OCEANPROTECT PRSOB STORMFILTER
CAT WH2 ROOF TO NORTH	ROOF		0.311	100%	OCEANPROTECT PRSOB STORMFILTER
CAT WH2 ROOF TO SOUTH	ROOF		0.729	100%	OCEANPROTECT PSORB STOMRFILTER
CAT NORTHERN ACCESS ROAD	SEALED ROAD		0.539	100%	OG200 PIT INSERT/OCEANPROTECT PSORB STORMFILTER
CAT SOUTHERN ACCESS ROAD	SEALED ROAD		0.385	100%	OG200 PIT INSERT/OCEANPROTECT PSORB STORMFILTER
CAT WESTERN LANDSCAPE TO NORTH	LANDSCAPE		0.097	0%	OG200 PIT INSERT/OCEANPROTECT PSORB STORMFILTER
CAT WESTERN LANDSCAPE TO SOUTH	LANDSCAPE		0.097	0%	OG200 OUT INSERT/OCEARNPTOECT PSORB STORMFILET
CAT LANDSCAPE BYPASS	LANDSCAPE		0.098	0%	-
CAT LANDSCAPE BYPASS	LANDSCAPE		0.105	0%	-
CAT SOUTH DRIVEWAY (BYPASS)	SEALED ROAD		0.049	100%	-
CAT NORTH DRIVEWAY (BYPASS)	SEALED ROAD		0.125	100%	-

MUSIC MODELLING CATCHMENT PLAN

SCALE 1:500

LEVELS NOTE:

LEVELS SHOWN TO BE +/-500mm FROM THOSE SHOWN. FINAL LEVELS SUBJECT TO FINAL GEOTECHNICAL INVESTIGATIONS, ARCHITECTURAL LAYOUT AND ACHIEVING A CUT TO FILL EARTHWORKS BALANCE OVER THE PROPERTY.

CONTAMINATION NOTE:

CONTAMINATED MATERIAL ENCOUNTERED DURING THE WORKS SHALL BE MANAGED IN ACCORDANCE WITH THE CONTAMINATION MANAGEMENT PLAN, WHICH FORMS PART OF THE CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN. A CAPPING LAYER CONSISTING OF CLEAN COMPACTED CLAY FILL (VENM ONLY) TO A MINIMUM DEPTH OF 1000mm IS TO BE PROVIDED OVER THE SITE SUBJECT TO ADVICE FROM ENVIRONMENTAL/CONTAMINATION SPECIALIST. CONTAMINATED MATERIAL CAN NOT BE REMOVED FOR OFF-SITE DISPOSAL.

5m 0 10 20 30 40 50m

SCALE 1:500 AT B1 SIZE SHEET

FOR SSDA

AMENDMENTS	DATE	ISSUE
ISSUED FOR SSDA	27.03.26	B
ISSUED FOR INFORMATION	31.01.25	A

ARCHITECT: SBA ARCHITECTS

CLIENT: ESR

PROJECT: PROPOSED INDUSTRIAL DEVELOPMENT
49 STEPHEN ROAD, BANKSMEADOW, NSW, 2019

DESIGNED	DRAWN	DATE	CHECKED	SIZE	SCALE	CAD REF:
CC	JB	SEP '24	DS	B1	AS SHOWN	C014950.01-SSDA480

CONSULT AUSTRALIA

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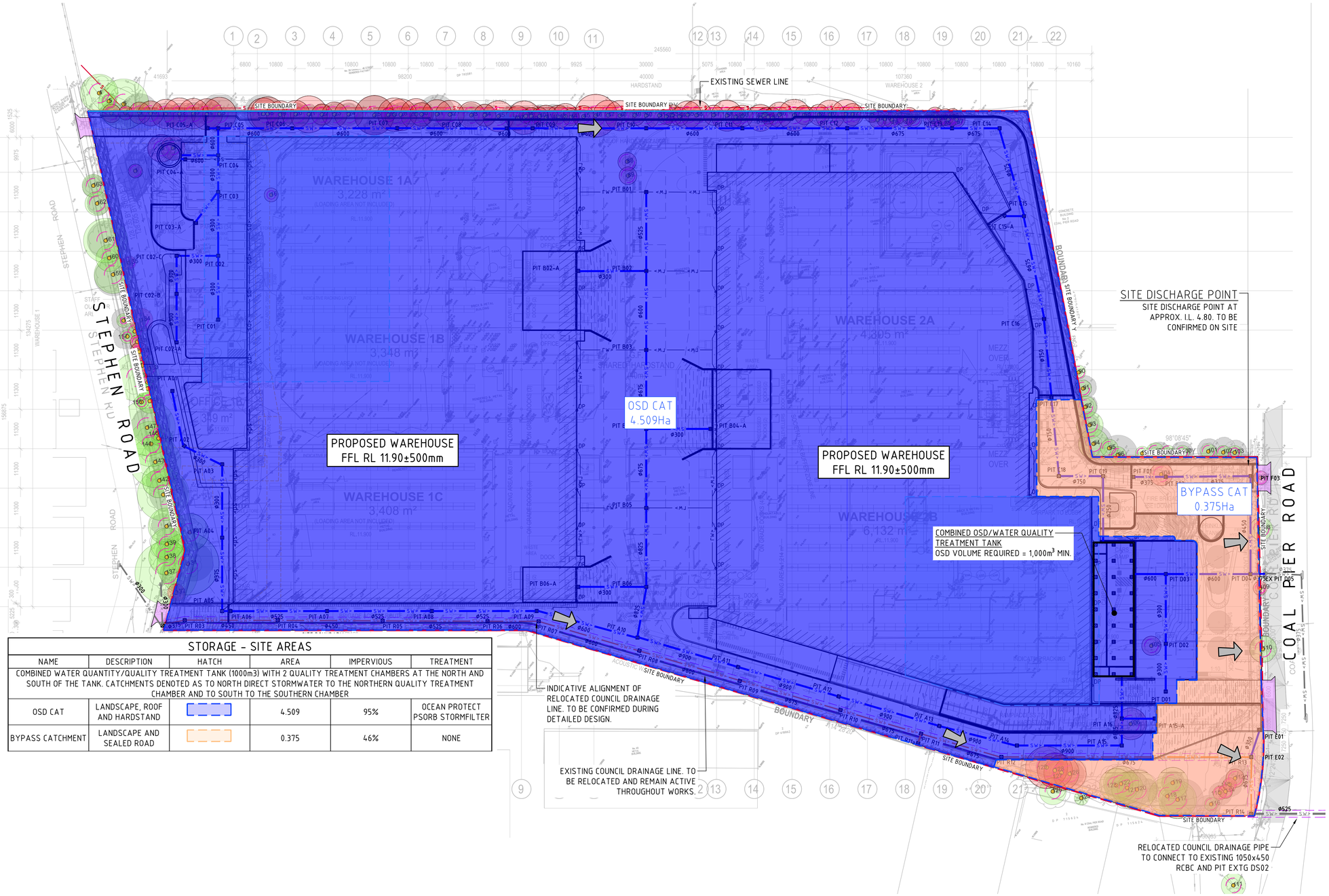
COSTIN ROE CONSULTING | CIVIL & STRUCTURAL ENGINEERS

DRAWING TITLE: MUSIC MODELLING CATCHEMENT PLAN

DRAWING No: C014950.01-SSDA480 ISSUE: B



STORAGE - SITE AREAS

NAME	DESCRIPTION	HATCH	AREA	IMPERVIOUS	TREATMENT
COMBINED WATER QUANTITY/QUALITY TREATMENT TANK (1000m3) WITH 2 QUALITY TREATMENT CHAMBERS AT THE NORTH AND SOUTH OF THE TANK. CATCHMENTS DENOTED AS TO NORTH DIRECT STORMWATER TO THE NORTHERN QUALITY TREATMENT CHAMBER AND TO SOUTH TO THE SOUTHERN CHAMBER					
OSD CAT	LANDSCAPE, ROOF AND HARDSTAND		4.509	95%	OCEAN PROTECT PSORB STORMFILTER
BYPASS CATCHMENT	LANDSCAPE AND SEALED ROAD		0.375	46%	NONE

LEGEND:

LEVELS DATUM IS AHD.

EXISTING SITE LEVELS AND DETAILS BASED ON SURVEY INFORMATION PROVIDED BY BEVERIDGE WILLIAMS DATED 23.12.22.

- SGGP, SINGLE GRATED GULLY PIT
- SJP, SEALED JUNCTION PIT
- KIP, KERB INLET PIT
- GD, GRATED DRAIN (300w x 225D UNO)
- SW> - PROPOSED DRAINAGE LINE
- SW> - EXISTING DRAINAGE LINE
- DP - ROOFWATER DOWNPIPE (INDICATIVE)
- RW> - ROOFWATER LINE
- SS> - SUBSOIL LINE
- OVERLAND FLOW DIRECTION
- 50.00 - FINISHED PAVEMENT CONTOUR (MAJOR) 0.5m INTERVALS
- 50.10 - FINISHED PAVEMENT CONTOUR (MINOR) 0.1m INTERVALS

STORAGE CATCHMENT PLAN

SCALE 1:500

LEVELS NOTE:

LEVELS SHOWN TO BE +/-500mm FROM THOSE SHOWN. FINAL LEVELS SUBJECT TO FINAL GEOTECHNICAL INVESTIGATIONS, ARCHITECTURAL LAYOUT AND ACHIEVING A CUT TO FILL EARTHWORKS BALANCE OVER THE PROPERTY.

CONTAMINATION NOTE:

CONTAMINATED MATERIAL ENCOUNTERED DURING THE WORKS SHALL BE MANAGED IN ACCORDANCE WITH THE CONTAMINATION MANAGEMENT PLAN, WHICH FORMS PART OF THE CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN. A CAPPING LAYER CONSISTING OF CLEAN COMPACTED CLAY FILL (VENM ONLY) TO A MINIMUM DEPTH OF 1000mm IS TO BE PROVIDED OVER THE SITE SUBJECT TO ADVICE FROM ENVIRONMENTAL/CONTAMINATION SPECIALIST. CONTAMINATED MATERIAL CAN NOT BE REMOVED FOR OFF-SITE DISPOSAL.

5m 0 10 20 30 40 50m

SCALE 1:500 AT B1 SIZE SHEET

FOR SSDA

AMENDMENTS	DATE	ISSUE
ISSUED FOR SSDA	27.03.26	A

AMENDMENTS	DATE	ISSUE

ARCHITECT: SBA ARCHITECTS

CLIENT: ESR

PROJECT: PROPOSED INDUSTRIAL DEVELOPMENT
49 STEPHEN ROAD, BANKSMEADOW,
NSW, 2019

DESIGNED	DRAWN	DATE	CHECKED	SIZE	SCALE	CAD REF:
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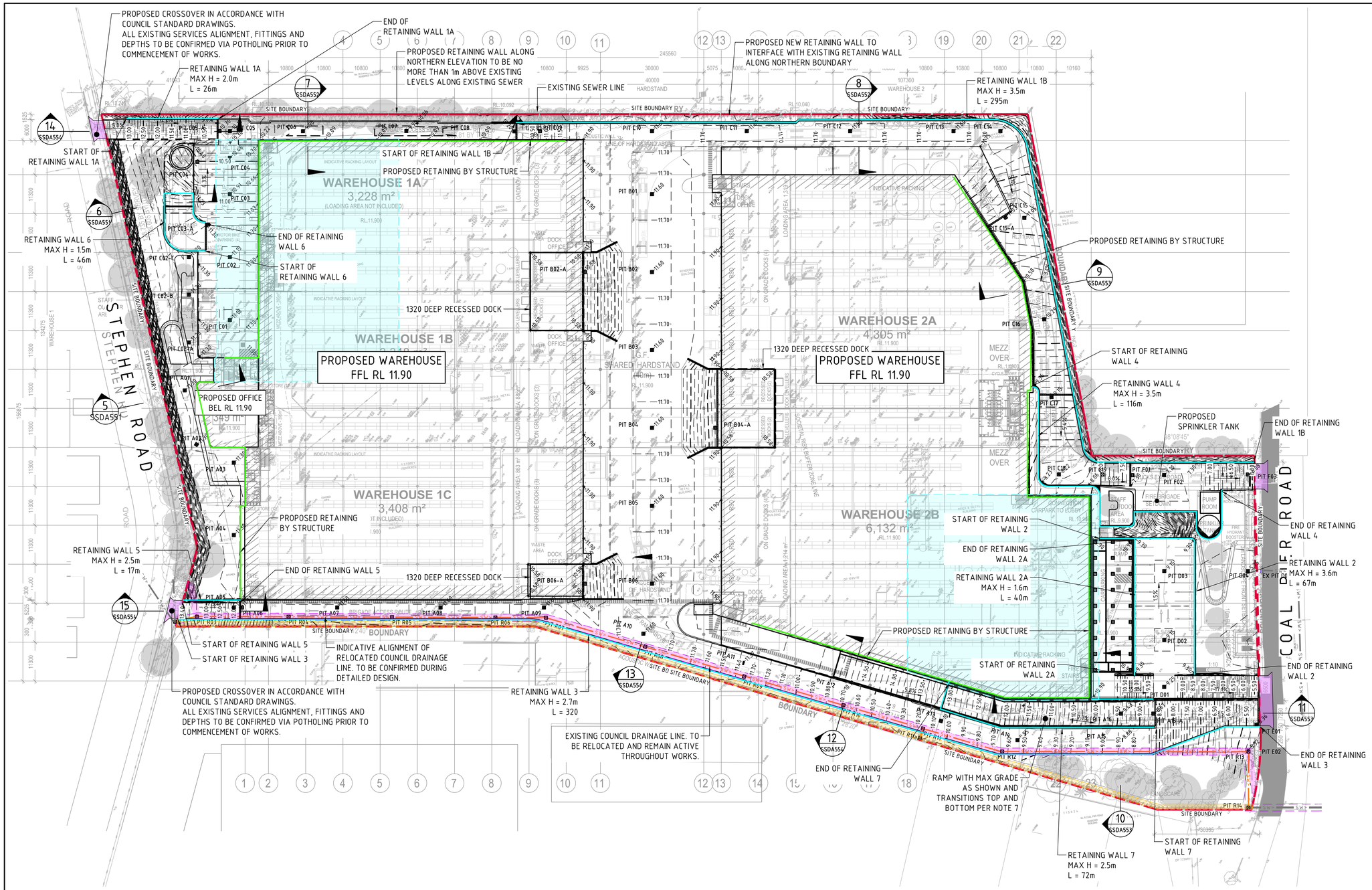
DRAWING TITLE: STORAGE CATCHMENT PLAN

DRAWING No: C014950.01-SSDA481 ISSUE: A



LEGEND:

LEVELS DATUM IS AHD.

- SGGP, SINGLE GRATED GULLY PIT
- SJP, SEALED JUNCTION PIT
- KIP, KERB INLET PIT
- GD, GRATED DRAIN (300W x 225D UNO)
- 50.00 – FINISHED PAVEMENT CONTOUR (MAJOR) 0.5m INTERVALS
- 50.10 – FINISHED PAVEMENT CONTOUR (MINOR) 0.1m INTERVALS
- PROPOSED RETAINING WALL
- PROPOSED RETAINING BY STRUCTURE
- EXISTING DRAINAGE EASEMENT
- PROPOSED DRAINAGE EASEMENT

FINISHED LEVELS PLAN NOTES:

1. LEVELS DATUM IS AUSTRALIAN HEIGHT DATUM (A.H.D.).
2. GRADING REQUIREMENTS TO BE COMPLETED IN ACCORDANCE WITH AUSTRALIAN STANDARD AS2890.1, AS2890.2 AND AS2890.6.
3. ALL CONTOUR LINES & SPOT LEVELS INDICATE FINISHED PAVEMENT LEVELS U.N.O. ON PLAN.
4. CONTOUR INTERVALS
   - THE MINOR CONTOUR INTERVAL IS 0.1m.
   - THE MAJOR CONTOUR INTERVAL IS 0.5m.
5. HARDSTAND GRADING
   - MINIMUM PAVEMENT GRADE IS TO BE 1:100 (1%).
   - GRADING OF ON-GRADE DOCKS TO BE 1:100 (1%) FALL AWAY FROM THE DOCK FACE FOR A LENGTH OF 15m U.N.O.
   - GRADING OF TRUCK CIRCULATION ZONES TO BE MINIMUM AS NOTED ABOVE, 3-4% NOMINAL AND MAX. 5%.
6. CAR PARKING AREA GRADES
   - MINIMUM PAVEMENT GRADE IS TO BE 1:100 (1%), DESIRABLE MINIMUM GRADE 1:50 (2%).
   - MAXIMUM PAVEMENT GRADE IS TO BE 1:20 (5%) N CARPARKING AREAS AND 1:25 (4%) ELSEWHERE.
   - DISABLED ACCESS PARKING ZONES AND SHARED SPACE TO BE MAXIMUM OF 1:33 (3%) IN ASPHALT PAVEMENT AND MAXIMUM OF 1:40 (2.5%) IN CONCRETE PAVEMENT.
   - CARPARK RAMP GRADES TO BE MAX 1:5 WITH 2.5m SMOOTH TRANSITION AT TOP AND BOTTOM U.N.O.
7. TRUCK RAMP GRADES
   - MAXIMUM B-DOUBLE OR 19.0m AV RAMP GRADES ARE TO BE 1:8.3 (12%) U.N.O. ON PLAN
   - PROVIDE MINIMUM 4.0m LONG TRANSITION WHERE CHANGES OF GRADE EXCEED 1:20 (5%) AT A CREST U.N.O.
   - PROVIDE MINIMUM 3.0m LONG TRANSITION WHERE CHANGE OF GRADE EXCEED 1:20 (5%) AT A SAG U.N.O.
   - TRANSITIONS ARE TO PROVIDE A SMOOTH CONTINOUS CIRCULAR AND TANGENTIAL CHANGE IN GRADE TO ENSURE NO SHARP OR ACUTE CHANGES IN GRADE ARE PRESENT.
8. WHERE FIRE BRIGADE ACCESS IS REQUIRED, MAXIMUM RAMP GRADIENTS ARE TO BE 1:6 (16.6%), DESIRABLE RAMP GRADIENTS ARE TO BE 1:8 (12.5%) WITH 7m TRANSITION TOP AND BOTTOM U.N.O. ON PLAN.
9. PERMANENT BATTER SLOPES ARE TO HAVE A MAXIMUM GRADE OF 1V:3H U.N.O. BASED ON GEOTECHNICAL ASSESSMENT. PROVIDE MINIMUM 0.5m BERM BETWEEN THE BACK OF KERB OR PAVEMENT EDGES AND THE TOP OR TOE OF A BATTER.
10. ALL BATTER SLOPE WITH GRADES AT OR EXCEEDING 1V:4H ARE TO BE TURFED IMMEDIATELY OR APPROPRIATE EROSION CONTROL IS TO BE PROVIDED TO THE SATISFACTION OF THE ENGINEER.
11. ALL FOOTPATHS ARE TO FALL AWAY FROM THE BUILDING AT 2.5% NOMINAL. GRADE.
12. ALL PAVEMENTS ARE TO BE SET AT 39mm BELOW THE FINISHED FLOOR LEVEL OF THE WAREHOUSE AND OFFICE AREAS. PROVIDE LOCAL FEATHERING AT DOORWAYS OR ROLLER SHUTTERS TO PROVIDE FLUSH FINISH AS REQUIRED.
13. WHERE NEW AND EXISTING INTERFACING IS REQUIRED, MATCH EXISTING LEVELS AND PROVIDE SMOOTH INTERFACE BETWEEN NEW AND EXISTING GRADIENTS. REFER ANY CONCERNS TO THE ENGINEER.

FINISHED LEVELS PLAN - GROUND FLOOR

SCALE 1:500

LEVELS NOTE:

LEVELS SHOWN TO BE +/-500mm FROM THOSE SHOWN. FINAL LEVELS SUBJECT TO FINAL GEOTECHNICAL INVESTIGATIONS, ARCHITECTURAL LAYOUT AND ACHIEVING A CUT TO FILL EARTHWORKS BALANCE OVER THE PROPERTY.

CONTAMINATION NOTE:

CONTAMINATED MATERIAL ENCOUNTERED DURING THE WORKS SHALL BE MANAGED IN ACCORDANCE WITH THE CONTAMINATION MANAGEMENT PLAN, WHICH FORMS PART OF THE CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN. A CAPPING LAYER CONSISTING OF CLEAN COMPACTED CLAY FILL (VENM ONLY) TO A MINIMUM DEPTH OF 1000mm IS TO BE PROVIDED OVER THE SITE. CONTAMINATED MATERIAL CAN NOT BE REMOVED FOR OFF-SITE DISPOSAL.

5m 0 10 20 30 40 50m

SCALE 1:500 AT B1 SIZE SHEET

FOR SSDA

AMENDMENTS	DATE	ISSUE
ISSUED FOR SSDA	03.02.26	F
ISSUED FOR SSDA	09.12.25	E
ISSUED FOR SSDA	31.01.25	D
ISSUED FOR SSDA	09.12.24	C
ISSUED FOR INFORMATION	18.10.24	B
PRELIMINARY ONLY	08.10.24	A

AMENDMENTS	DATE	ISSUE
ISSUED FOR SSDA	12.06.26	I
ISSUED FOR SSDA	27.03.26	H
ISSUED FOR INFORMATION	04.03.26	G

ARCHITECT: SBA ARCHITECTS

CLIENT: ESR

PROJECT: PROPOSED INDUSTRIAL DEVELOPMENT
49 STEPHEN ROAD, BANKSMEADOW, NSW, 2019

DESIGNED	DRAWN	DATE	CHECKED	SIZE	SCALE	CAD REF:
CC	JB	SEP '24	DS	B1	AS SHOWN	C014950.01-SSDA500

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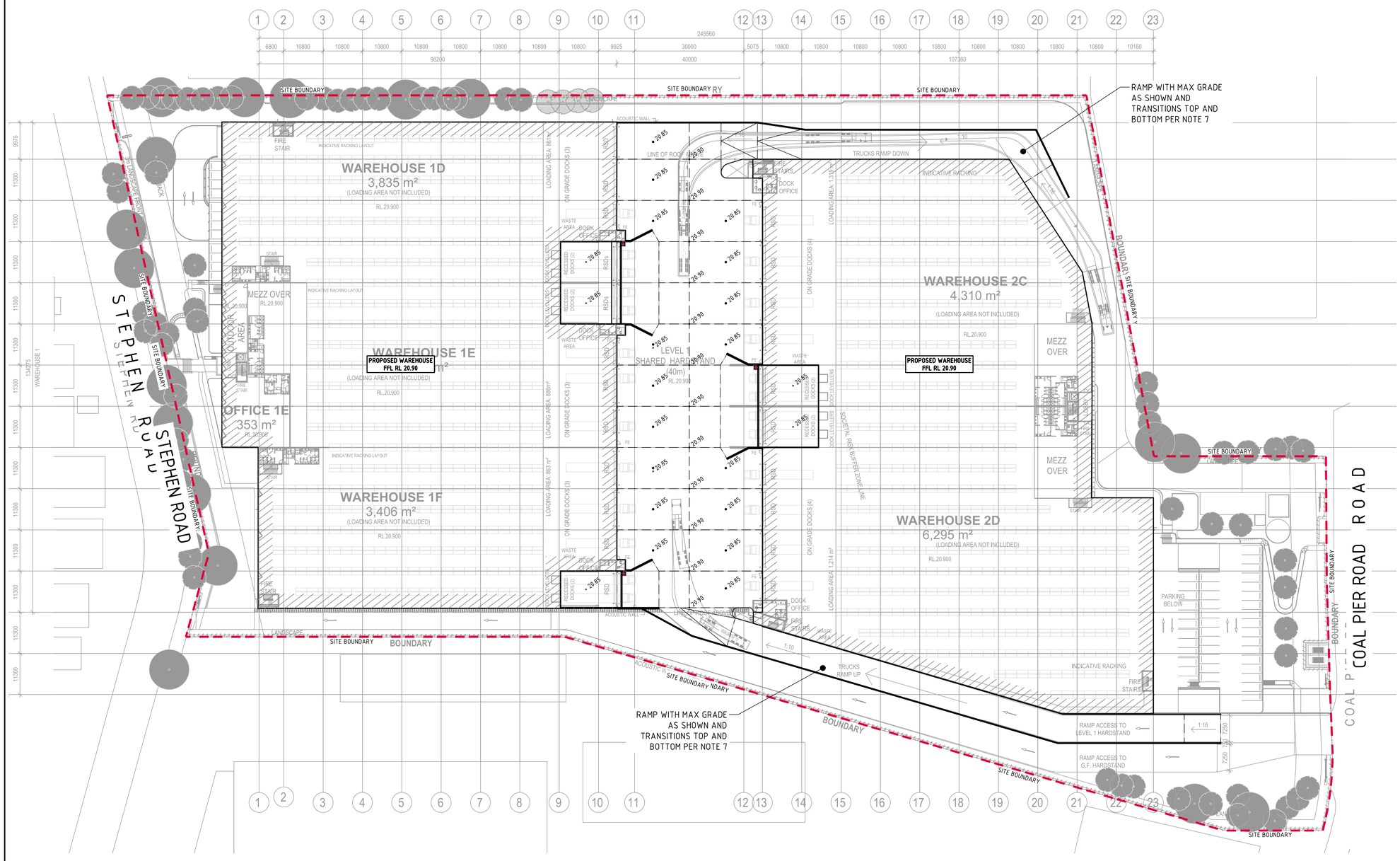
DRAWING TITLE: FINISHED LEVELS PLAN GROUND FLOOR

DRAWING No: C014950.01-SSDA500

ISSUE: I



LEGEND:

LEVELS DATUM IS AHD.

- SGGP, SINGLE GRATED GULLY PIT
- SJP, SEALED JUNCTION PIT
- KIP, KERB INLET PIT
- GD, GRATED DRAIN (300W x 225D UNO)
- 50.00 — FINISHED PAVEMENT CONTOUR (MAJOR) 0.5m INTERVALS
- 50.10 — FINISHED PAVEMENT CONTOUR (MINOR) 0.1m INTERVALS
- EXISTING DRAINAGE EASEMENT
- PROPOSED DRAINAGE EASEMENT

FINISHED LEVELS PLAN NOTES:

1. LEVELS DATUM IS AUSTRALIAN HEIGHT DATUM (A.H.D.).
2. GRADING REQUIREMENTS TO BE COMPLETED IN ACCORDANCE WITH AUSTRALIAN STANDARD AS2890.1, AS2890.2 AND AS2890.6.
3. ALL CONTOUR LINES & SPOT LEVELS INDICATE FINISHED PAVEMENT LEVELS U.N.O. ON PLAN.
4. CONTOUR INTERVALS
   - THE MINOR CONTOUR INTERVAL IS 0.1m.
   - THE MAJOR CONTOUR INTERVAL IS 0.5m.
5. HARDSTAND GRADING
   - MINIMUM PAVEMENT GRADE IS TO BE 1:100 (1%).
   - GRADING OF ON-GRADE DOCKS TO BE 1:100 (1%) FALL AWAY FROM THE DOCK FACE FOR A LENGTH OF 15m U.N.O.
   - GRADING OF TRUCK CIRCULATION ZONES TO BE MINIMUM AS NOTED ABOVE, 3-4% NOMINAL AND MAX. 5%
6. CAR PARKING AREA GRADES
   - MINIMUM PAVEMENT GRADE IS TO BE 1:100 (1%), DESIRABLE MINIMUM GRADE 1:50 (2%).
   - MAXIMUM PAVEMENT GRADE IS TO BE 1:20 (5%) N CARPARKING AREAS AND 1:25 (4%) ELSEWHERE.
   - DISABLED ACCESS PARKING ZONES AND SHARED SPACE TO BE MAXIMUM OF 1:33 (3%) IN ASPHALT PAVEMENT AND MAXIMUM OF 1:40 (2.5%) IN CONCRETE PAVEMENT.
   - CARPARK RAMP GRADES TO BE MAX 1:5 WITH 2.5m SMOOTH TRANSITION AT TOP AND BOTTOM U.N.O.
7. TRUCK RAMP GRADES
   - MAXIMUM B-DOUBLE OR 19.0m AV RAMP GRADES ARE TO BE 1:8.3 (12%) U.N.O. ON PLAN
   - PROVIDE MINIMUM 4.0m LONG TRANSITION WHERE CHANGES OF GRADE EXCEED 1:20 (5%) AT A CREST U.N.O.
   - PROVIDE MINIMUM 3.0m LONG TRANSITION WHERE CHANGE OF GRADE EXCEED 1:20 (5%) AT A SAG U.N.O.
   - TRANSITIONS ARE TO PROVIDE A SMOOTH CONTINOUS CIRCULAR AND TANGENTIAL CHANGE IN GRADE TO ENSURE NO SHARP OR ACUTE CHANGES IN GRADE ARE PRESENT.
8. WHERE FIRE BRIGADE ACCESS IS REQUIRED, MAXIMUM RAMP GRADIENTS ARE TO BE 1:6 (16.6%), DESIRABLE RAMP GRADIENTS ARE TO BE 1:8 (12.5%) WITH 7m TRANSITION TOP AND BOTTOM U.N.O. ON PLAN.
9. PERMANENT BATTER SLOPES ARE TO HAVE A MAXIMUM GRADE OF 1V:3H U.N.O. BASED ON GEOTECHNICAL ASSESSMENT. PROVIDE MINIMUM 0.5m BERM BETWEEN THE BACK OF KERB OR PAVEMENT EDGES AND THE TOP OR TOE OF A BATTER.
10. ALL BATTER SLOPE WITH GRADES AT OR EXCEEDING 1V:6H ARE TO BE TURFED IMMEDIATELY OR APPROPRIATE EROSION CONTROL IS TO BE PROVIDED TO THE SATISFACTION OF THE ENGINEER.
11. ALL FOOTPATHS ARE TO FALL AWAY FROM THE BUILDING AT 2.5% NOMINAL GRADE.
12. ALL PAVEMENTS ARE TO BE SET AT 30mm BELOW THE FINISHED FLOOR LEVEL OF THE WAREHOUSE AND OFFICE AREAS. PROVIDE LOCAL FEATHERING AT DOORWAYS OR ROLLER SHUTTERS TO PROVIDE FLUSH FINISH AS REQUIRED.
13. WHERE NEW AND EXISTING INTERFACING IS REQUIRED, MATCH EXISTING LEVELS AND PROVIDE SMOOTH INTERFACE BETWEEN NEW AND EXISTING GRADIENTS. REFER ANY CONCERNS TO THE ENGINEER.

FINISHED LEVELS PLAN - FIRST FLOOR

SCALE 1:500

LEVELS NOTE:

LEVELS SHOWN TO BE +/-500mm FROM THOSE SHOWN. FINAL LEVELS SUBJECT TO FINAL GEOTECHNICAL INVESTIGATIONS, ARCHITECTURAL LAYOUT AND ACHIEVING A CUT TO FILL EARTHWORKS BALANCE OVER THE PROPERTY.

CONTAMINATION NOTE:

CONTAMINATED MATERIAL ENCOUNTERED DURING THE WORKS SHALL BE MANAGED IN ACCORDANCE WITH THE CONTAMINATION MANAGEMENT PLAN, WHICH FORMS PART OF THE CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN. A CAPPING LAYER CONSISTING OF CLEAN COMPACTED CLAY FILL (VENM ONLY) TO A MINIMUM DEPTH OF 1000mm IS TO BE PROVIDED OVER THE SITE. CONTAMINATED MATERIAL CAN NOT BE REMOVED FOR OFF-SITE DISPOSAL.

5m 0 10 20 30 40 50m

SCALE 1:500 AT B1 SIZE SHEET

FOR SSDA

AMENDMENTS	DATE	ISSUE
ISSUED FOR SSDA	27.03.26	D
ISSUED FOR INFORMATION	04.03.26	C
ISSUED FOR SSDA	09.12.24	B
ISSUED FOR INFORMATION	18.10.24	A

ARCHITECT: SBA ARCHITECTS

CLIENT: ESR

PROJECT: PROPOSED INDUSTRIAL DEVELOPMENT
49 STEPHEN ROAD, BANKSMEADOW, NSW, 2019

DESIGNED	DRAWN	DATE	CHECKED	SIZE	SCALE	CAD REF:
CC	JB	SEP '24	DS	B1	AS SHOWN	C014950.01-SSDA501

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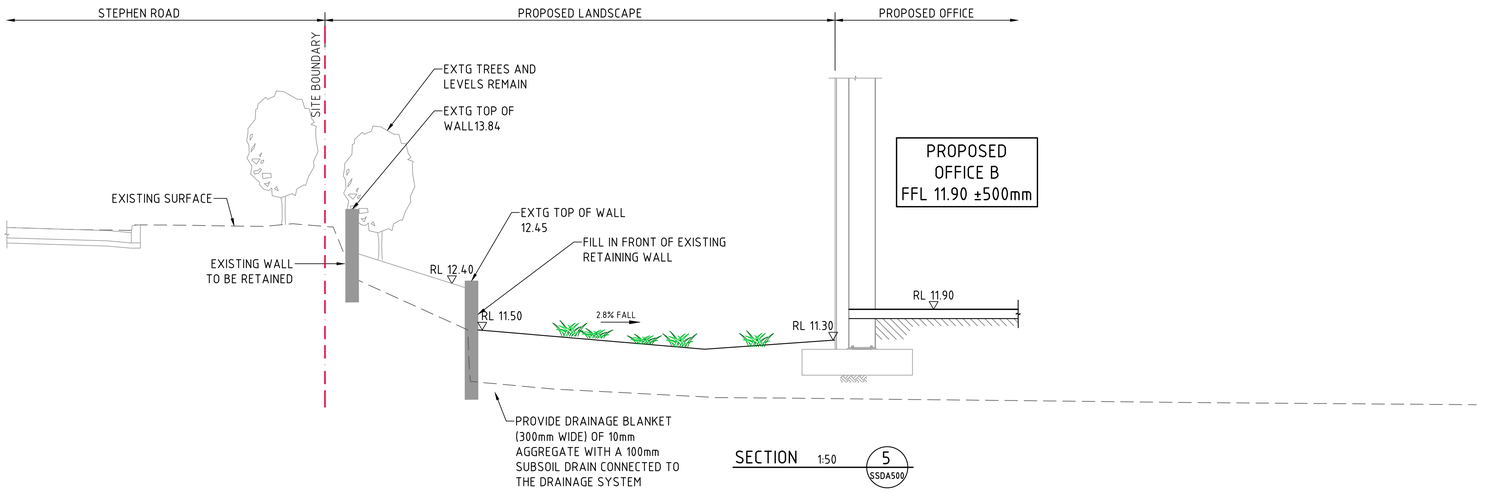
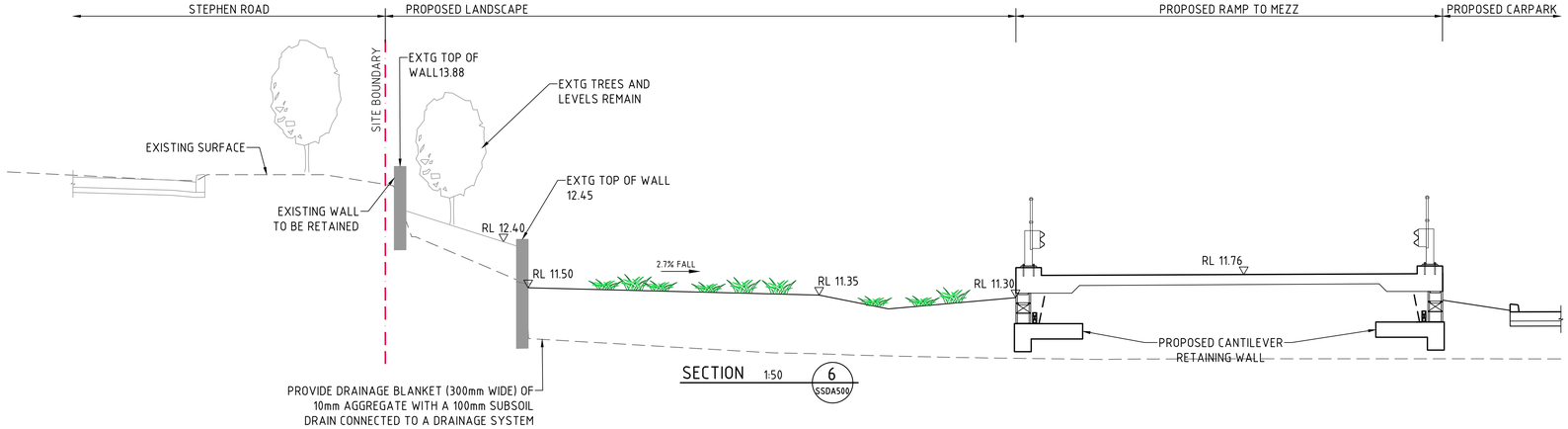
DRAWING TITLE: FINISHED LEVELS PLAN FIRST FLOOR

DRAWING No: C014950.01-SSDA501 ISSUE: D





500mm 0 1 2 3 4 5m

SCALE 1:50 AT B1 SIZE SHEET

FOR SSDA

AMENDMENTS	DATE	ISSUE
ISSUED FOR SSDA	27.03.26	D
ISSUED FOR INFORMATION	04.03.26	C
ISSUED FOR SSDA	09.12.24	B
ISSUED FOR INFORMATION	18.10.24	A

AMENDMENTS DATE ISSUE

ARCHITECT SBA ARCHITECTS

CLIENT ESR

PROJECT
PROPOSED INDUSTRIAL DEVELOPMENT
49 STEPHEN ROAD, BANKSMEADOW,
NSW, 2019

DESIGNED	DRAWN	DATE	CHECKED	SIZE	SCALE	CAD REF:
CC	JB	SEP '24	DS	B1	AS SHOWN	C014950.01-SSDA551

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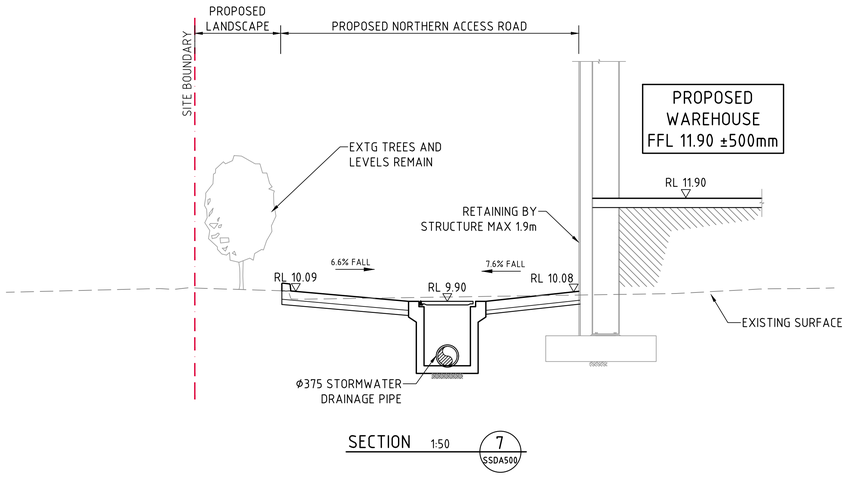
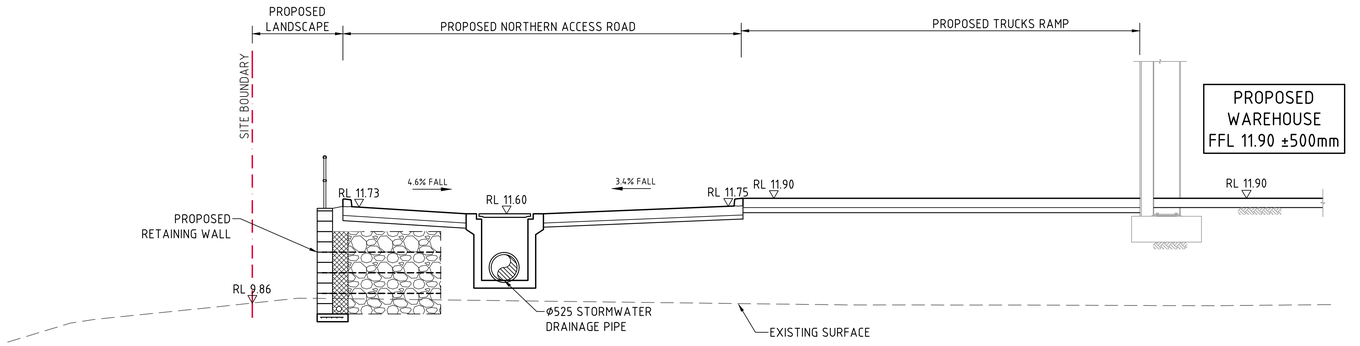
DRAWING TITLE
TYPICAL SECTIONS
SHEET 1

DRAWING No C014950.01-SSDA551

ISSUE D



SECTION 1:50 7 SSDA500



SECTION 1:50 8 SSDA500

EXISTING Ø225 CONCRETE
ENCASED SEWER AT
APPROX. I.L 3.02

EXISTING Ø225 CONCRETE
ENCASED SEWER AT APPROX.
I.L 2.72

500mm 0 1 2 3 4 5m

SCALE 1:50 AT B1 SIZE SHEET

FOR SSDA

AMENDMENTS	DATE	ISSUE
ISSUED FOR SSDA	27.03.26	C
ISSUED FOR INFORMATION	04.03.26	B
ISSUED FOR SSDA	09.12.24	A

AMENDMENTS DATE ISSUE

ARCHITECT SBA ARCHITECTS

CLIENT ESR

PROJECT
PROPOSED INDUSTRIAL DEVELOPMENT
49 STEPHEN ROAD, BANKSMEADOW,
NSW, 2019

DESIGNED	DRAWN	DATE	CHECKED	SIZE	SCALE	CAD REF:
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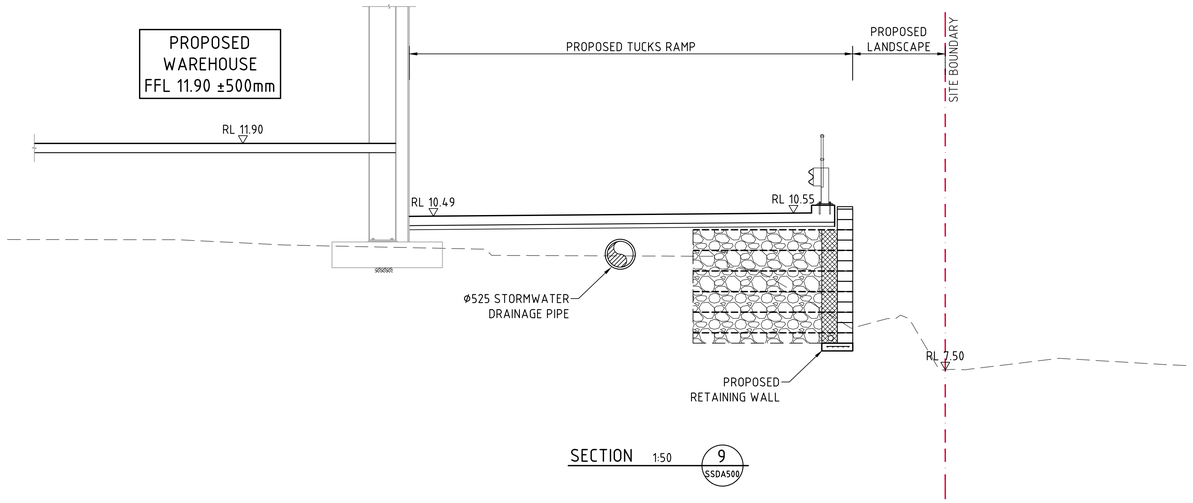
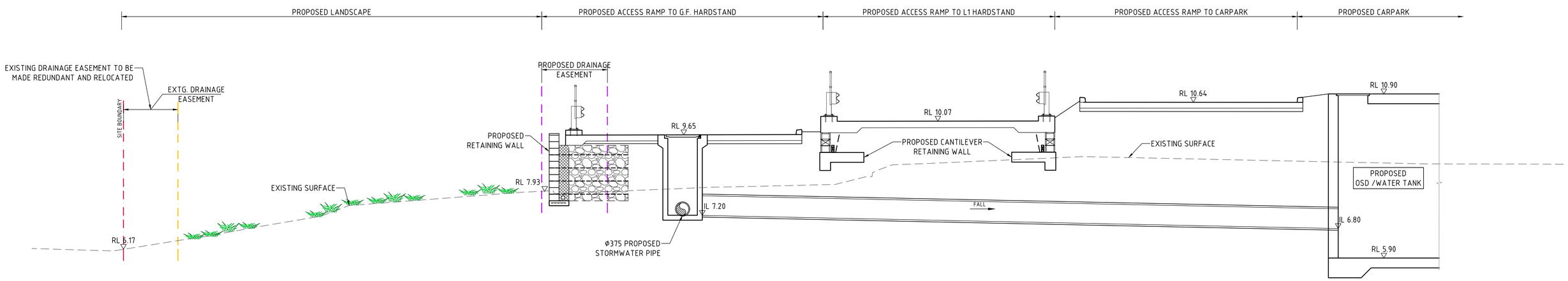
DRAWING TITLE
TYPICAL SECTIONS
SHEET 2

DRAWING No C014950.01-SSDA552 ISSUE C



SECTION 1:50 — 9 / SSDA500



INDICATIVE EXTG. PIPE IN EASEMENT SHOWN THUS. DETAILS (INCL. SIZE AND LOCATION TO BE CONFIRMED VIA CCTV

SECTION 1:50 — 10 / SSDA500

500mm 0 1 2 3 4 5m

SCALE 1:50 AT B1 SIZE SHEET

FOR SSDA

AMENDMENTS	DATE	ISSUE
ISSUED FOR SSDA	27.03.26	C
ISSUED FOR INFORMATION	04.03.26	B
ISSUED FOR SSDA	09.12.24	A

AMENDMENTS	DATE	ISSUE

ARCHITECT: SBA ARCHITECTS

CLIENT: ESR

PROJECT
PROPOSED INDUSTRIAL DEVELOPMENT
49 STEPHEN ROAD, BANKSMEADOW,
NSW, 2019

DESIGNED	DRAWN	DATE	CHECKED	SIZE	SCALE	CAD REF:
CC	JB	SEP '24	DS	B1	AS SHOWN	C014950.01-SSDA553

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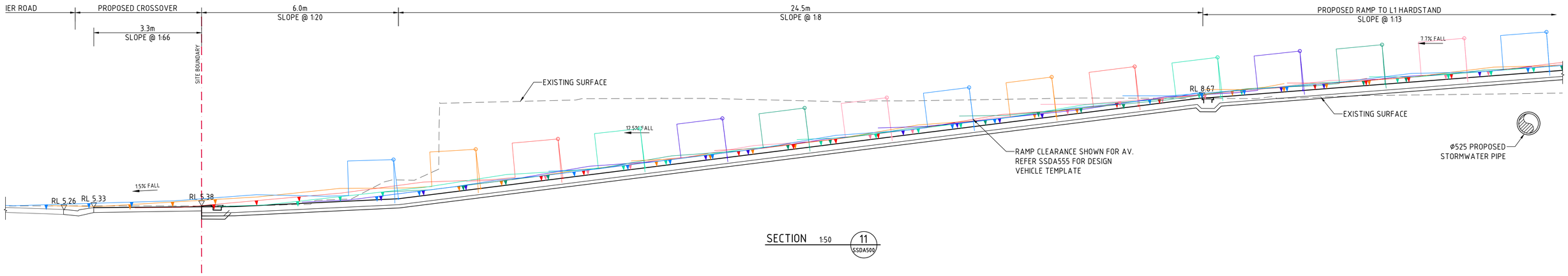
COSTIN ROE CONSULTING — CIVIL & STRUCTURAL ENGINEERS

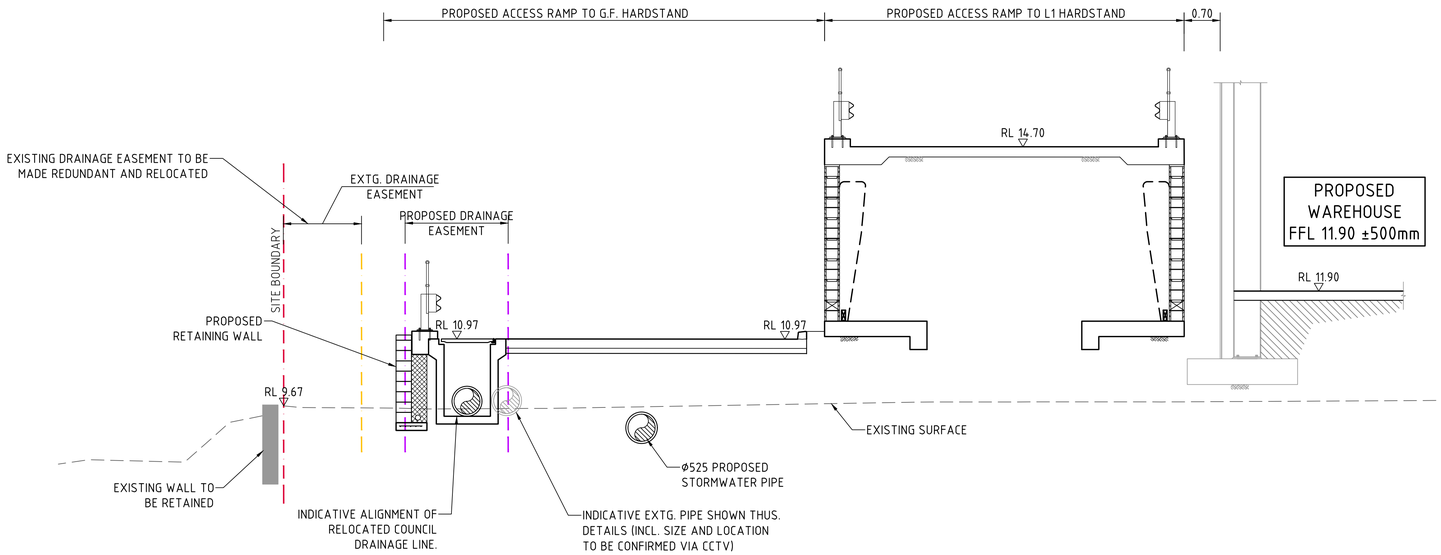
DRAWING TITLE
TYPICAL SECTIONS
SHEET 3

DRAWING No C014950.01-SSDA553

ISSUE C



SECTION 1:50 — 11 / SSDA500



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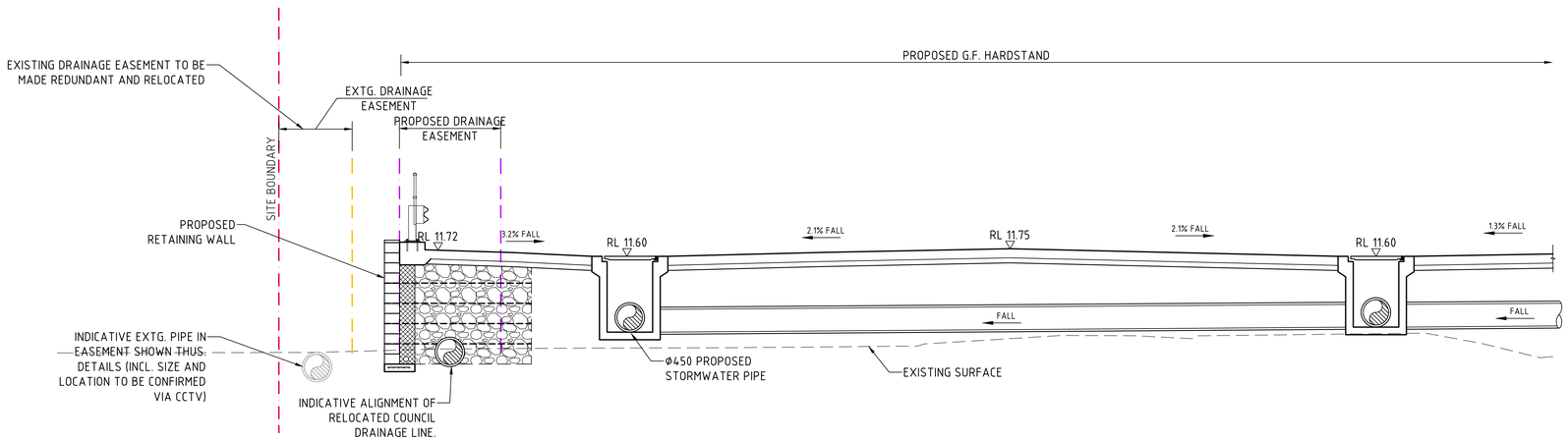

SECTION 1:50 — 13 / SSDA500

500mm 0 1 2 3 4 5m

SCALE 1:50 AT B1 SIZE SHEET

FOR SSDA

AMENDMENTS	DATE	ISSUE
ISSUED FOR SSDA	12.06.26	E
ISSUED FOR SSDA	27.03.26	D
ISSUED FOR INFORMATION	04.03.26	C
ISSUED FOR SSDA	31.01.25	B
ISSUED FOR SSDA	09.12.24	A

AMENDMENTS	DATE	ISSUE

ARCHITECT: SBA ARCHITECTS

CLIENT: ESR

PROJECT
PROPOSED INDUSTRIAL DEVELOPMENT
49 STEPHEN ROAD, BANKSMEADOW,
NSW, 2019

DESIGNED	DRAWN	DATE	CHECKED	SIZE	SCALE	CAD REF:
CC	JB	SEP '24	DS	B1	AS SHOWN	C014950.01-SSDA554

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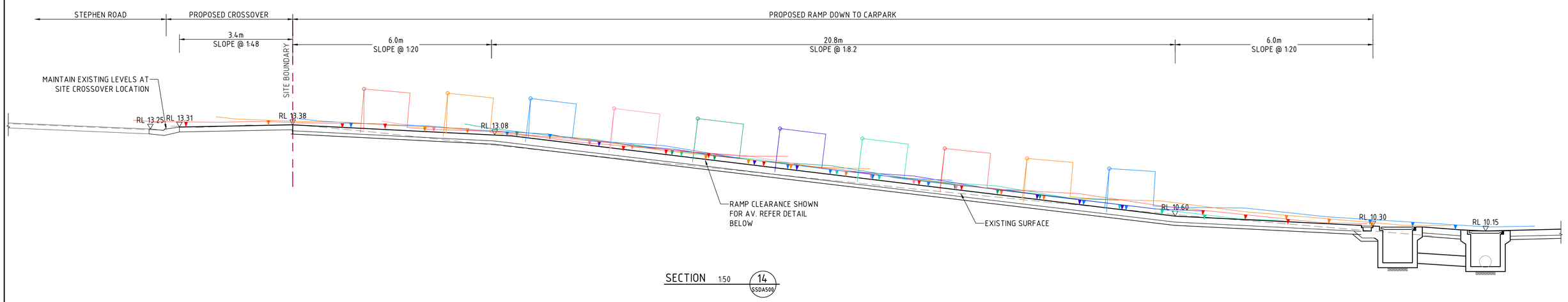
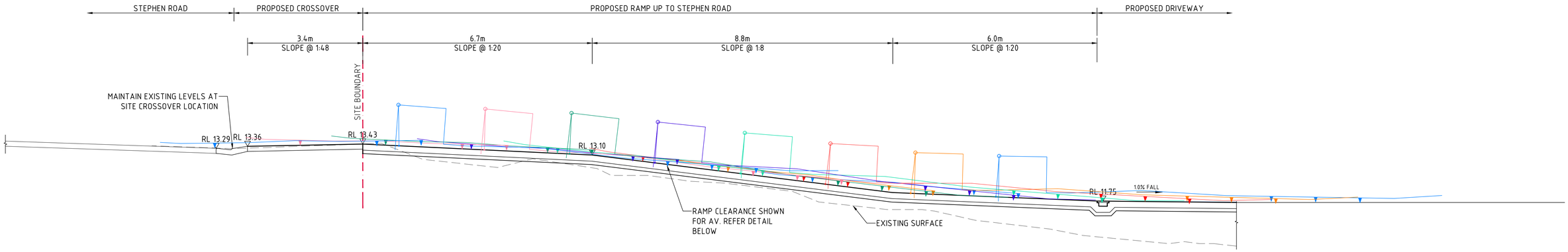
DRAWING TITLE
TYPICAL SECTIONS
SHEET 4

DRAWING No: C014950.01-SSDA 554

ISSUE: E



SECTION 1:50 (14 / SSDA500)



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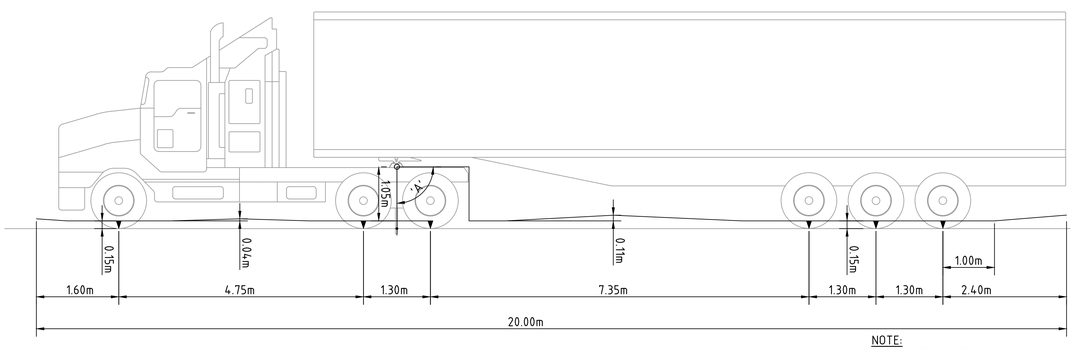

ARTICULATED VEHICLE GROUND CLEARANCE DETAIL
SCALE 1:50

NOTE:
DESIGN VEHICLE GROUND CLEARANCE DIAGRAMS BASED ON AS2890.2 APPENDIX A FIGURE A1.

500mm 0 1 2 3 4 5m
SCALE 1:50 AT B1 SIZE SHEET

FOR SSDA

AMENDMENTS	DATE	ISSUE
ISSUED FOR SSDA	12.06.26	C
ISSUED FOR SSDA	27.03.26	B
ISSUED FOR INFORMATION	04.03.26	A

ARCHITECT: SBA ARCHITECTS
CLIENT: ESR

PROJECT
PROPOSED INDUSTRIAL DEVELOPMENT
49 STEPHEN ROAD, BANKSMEADOW, NSW, 2019

DESIGNED	DRAWN	DATE	CHECKED	SIZE	SCALE	CAD REF:
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SHEET 5

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ISSUE C