

HALE STREET

2-4 HALE STREET BOTANY

CIVIL SITEWORKS

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LOCALITY PLAN (N.T.S)

Revision	Date	By	Check
A	28.08.25	TS	BW
		Drawn	Checked

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Project HALE STREET, BOTANY		Drawing Title TITLE SHEET & LOCALITY PLAN	
Client COOMBES PROPERTY GROUP		Drawn By TS	Checked By BW
Purpose of Issue FOR DEVELOPMENT APPLICATION		Drawn Scale AS SHOWN @ A1	Date of First Issue 28.08.25
Project Number 15146	Origin CJA	Zone 00	Level 00
File Type DWG	Revision C	Number 0000	Revision A

DRAWING LEGEND

HATCHING

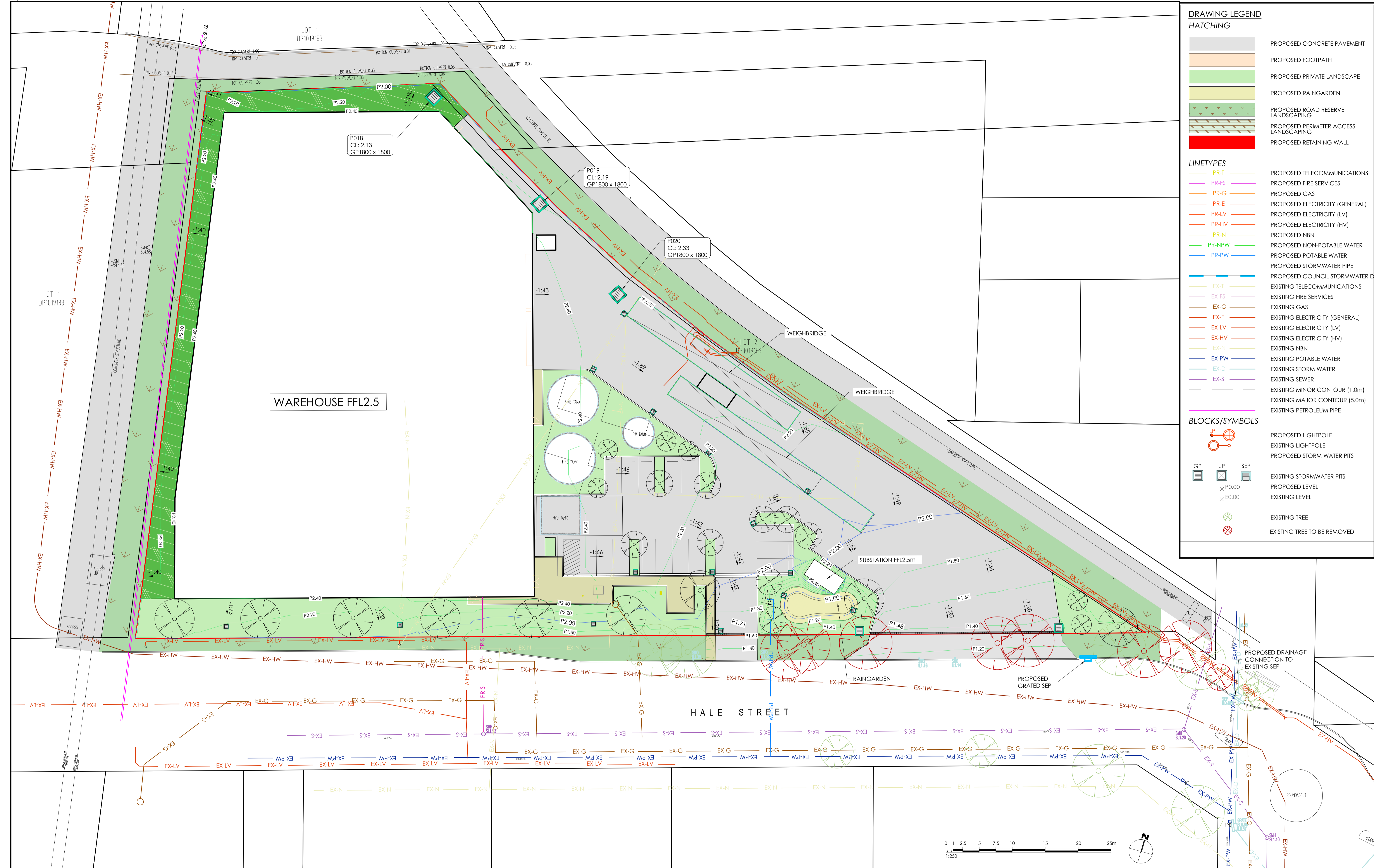
- PROPOSED CONCRETE PAVEMENT
- PROPOSED FOOTPATH
- PROPOSED PRIVATE LANDSCAPE
- PROPOSED RAINGARDEN
- PROPOSED ROAD RESERVE LANDSCAPING
- PROPOSED PERIMETER ACCESS LANDSCAPING
- PROPOSED RETAINING WALL

LINETYPES

- PROPOSED TELECOMMUNICATIONS
- PROPOSED FIRE SERVICES
- PROPOSED GAS
- PROPOSED ELECTRICITY (GENERAL)
- PROPOSED ELECTRICITY (LV)
- PROPOSED ELECTRICITY (HV)
- PROPOSED NBN
- PROPOSED NON-POTABLE WATER
- PROPOSED POTABLE WATER
- PROPOSED STORMWATER PIPE
- PROPOSED COUNCIL STORMWATER D
- EXISTING TELECOMMUNICATIONS
- EXISTING FIRE SERVICES
- EXISTING GAS
- EXISTING ELECTRICITY (GENERAL)
- EXISTING ELECTRICITY (LV)
- EXISTING ELECTRICITY (HV)
- EXISTING NBN
- EXISTING POTABLE WATER
- EXISTING STORM WATER
- EXISTING SEWER
- EXISTING MINOR CONTOUR (1.0m)
- EXISTING MAJOR CONTOUR (5.0m)
- EXISTING PETROLEUM PIPE

BLOCKS/SYMBOLS

- PROPOSED LIGHTPOLE
- EXISTING LIGHTPOLE
- PROPOSED STORM WATER PITS
- EXISTING STORMWATER PITS
- PROPOSED LEVEL
- EXISTING LEVEL
- EXISTING TREE
- EXISTING TREE TO BE REMOVED



Revision	Date	Reason	Drawn	Checked
1	28.08.25	ISSUED FOR DEVELOPMENT APPLICATION	TS	BW

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CIVIL SITeworks

Project: HALE STREET, BOTANY
 Client: COOMBES PROPERTY GROUP
 Purpose: FOR DEVELOPMENT APPLICATION

Drawing Title: FINISHED LEVELS PLAN

Drawn By: TS
 Checked By: BW
 Drawn Scale: 1:250 @ A1
 Date of first issue: 28.08.25

Project Number	Origin	Zone	Level	File Type	Rev	Number	Revision
15146	CJA	00	00	DR	C	1100	A

DRAWING LEGEND

HATCHING

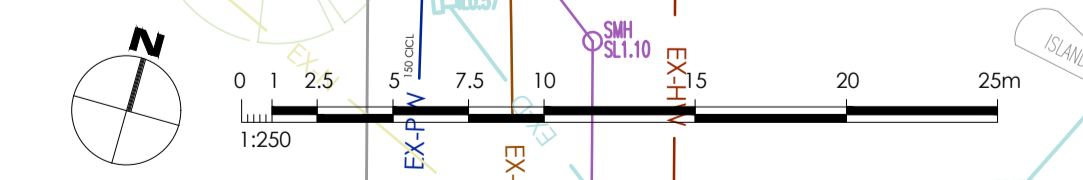
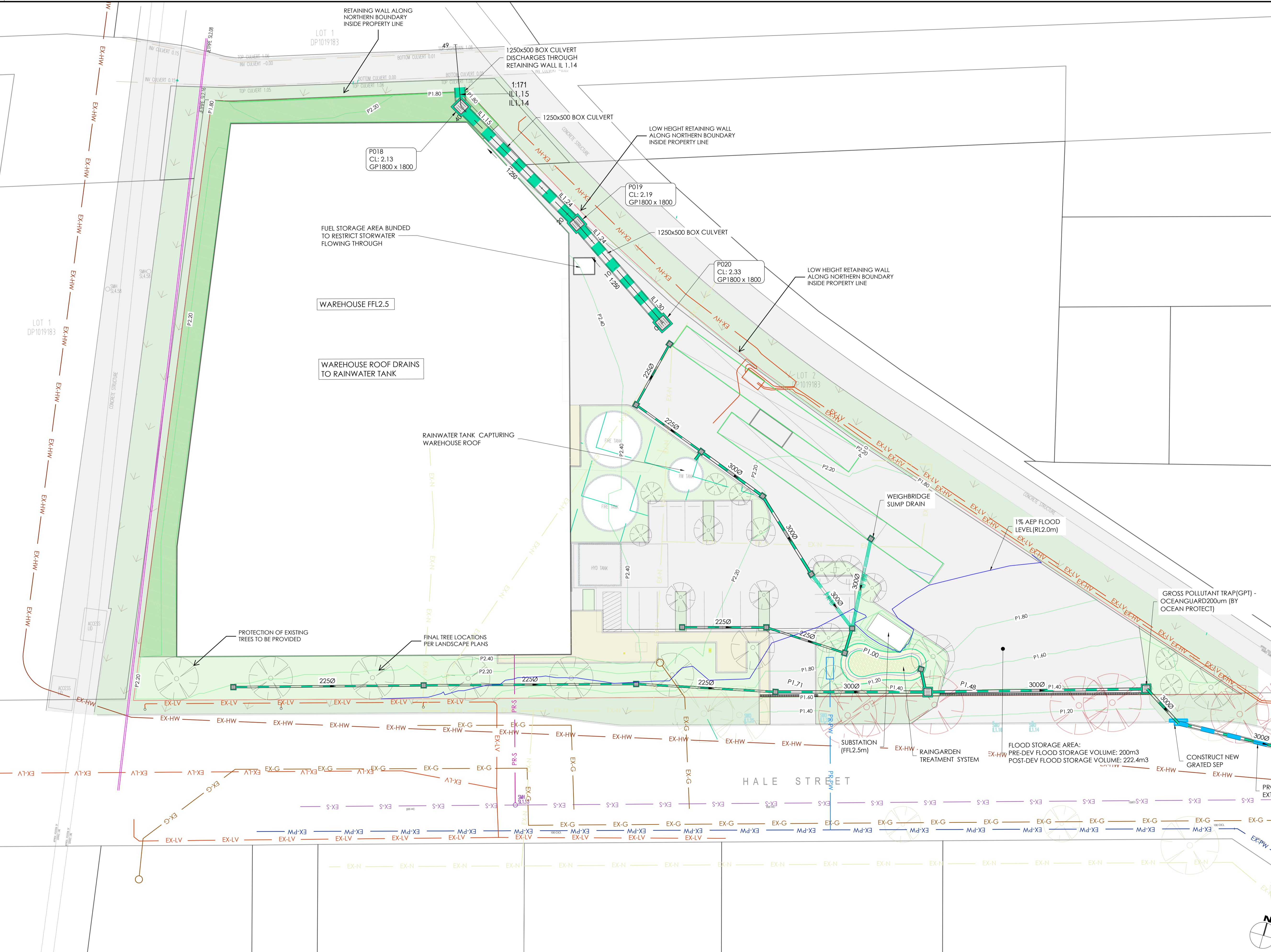
- PROPOSED CONCRETE PAVEMENT
- PROPOSED FOOTPATH
- PROPOSED PRIVATE LANDSCAPE
- PROPOSED RAINGARDEN
- PROPOSED ROAD RESERVE LANDSCAPING
- PROPOSED PERIMETER ACCESS LANDSCAPING
- PROPOSED RETAINING WALL

LINETYPES

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- PROPOSED FIRE SERVICES
- PROPOSED GAS
- PROPOSED ELECTRICITY (GENERAL)
- PROPOSED ELECTRICITY (LV)
- PROPOSED ELECTRICITY (HV)
- PROPOSED NBN
- PROPOSED NON-POTABLE WATER
- PROPOSED POTABLE WATER
- PROPOSED STORMWATER PIPE
- PROPOSED COUNCIL STORMWATER DRAIN
- EXISTING TELECOMMUNICATIONS
- EXISTING FIRE SERVICES
- EXISTING GAS
- EXISTING ELECTRICITY (GENERAL)
- EXISTING ELECTRICITY (LV)
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1	28.08.25	ISSUED FOR DEVELOPMENT APPROVAL	TS	BW

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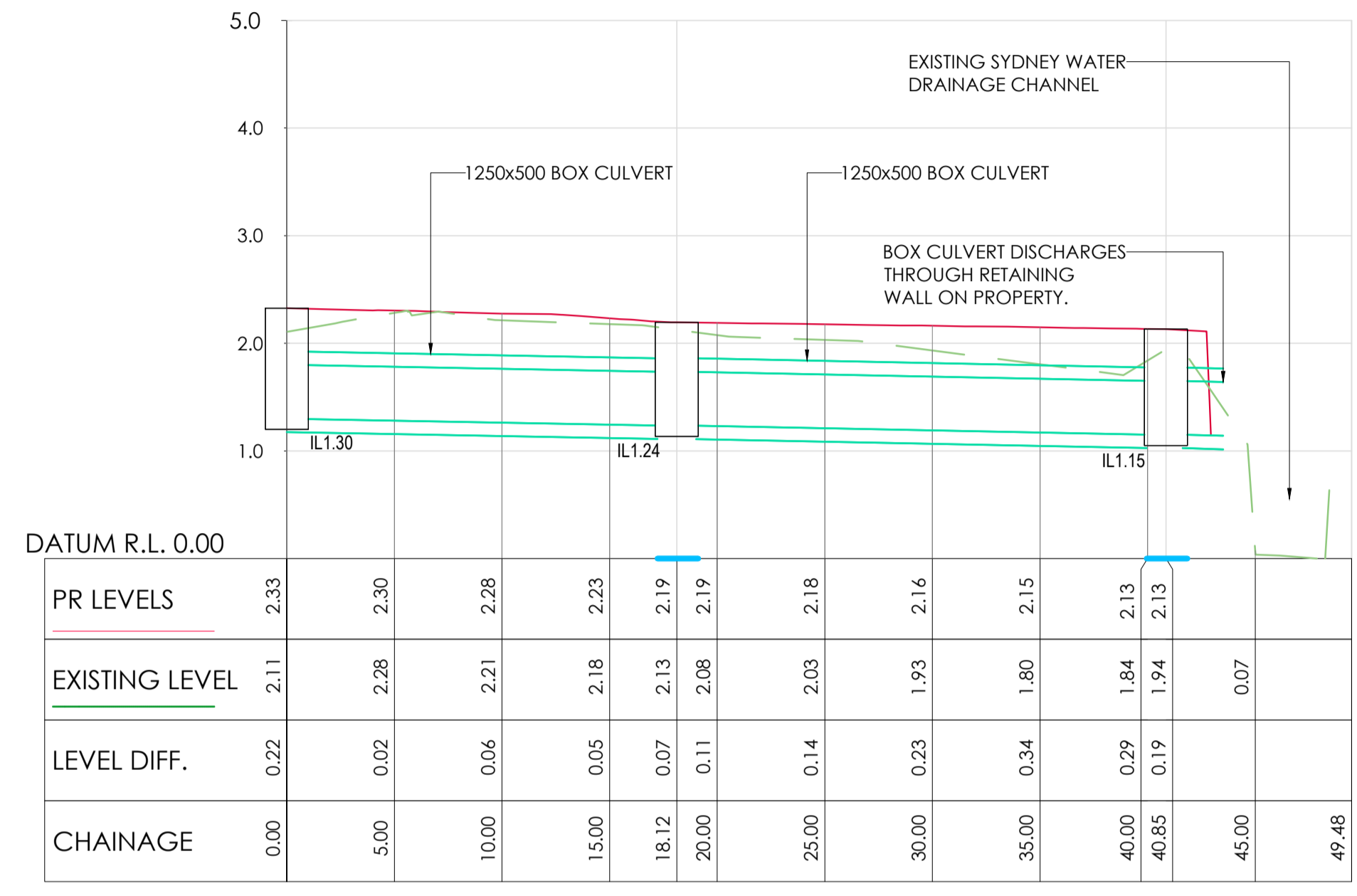


CIVIL SITWORKS

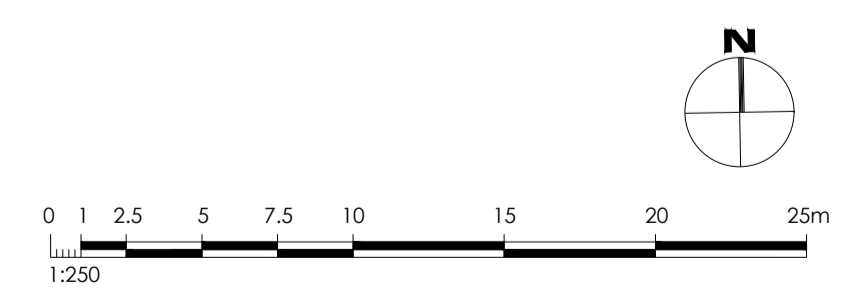
Project: HALE STREET, BOTANY
 Client: COOMBS PROPERTY GROUP
 Purpose: FOR DEVELOPMENT APPLICATION

Drawn By: TS
 Checked By: BW
 Drawn Scale: 1:250 @ A1
 Date of first issue: 28.08.25

Project Number	Origin	Zone	Level	File Type	Rev	Number	Revision
15146	CJA	00	00	DWG	C	1110	A



FLOOD CULVERT CL - LONG SECTION
 SCALES: HORIZONTAL 1:250 VERTICAL 1:50 (5x)



Revision	Date	By	Checked
A	29.08.25	IS	BW
ISSUED FOR DEVELOPMENT APPLICATION			

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CIVIL SITEWORKS

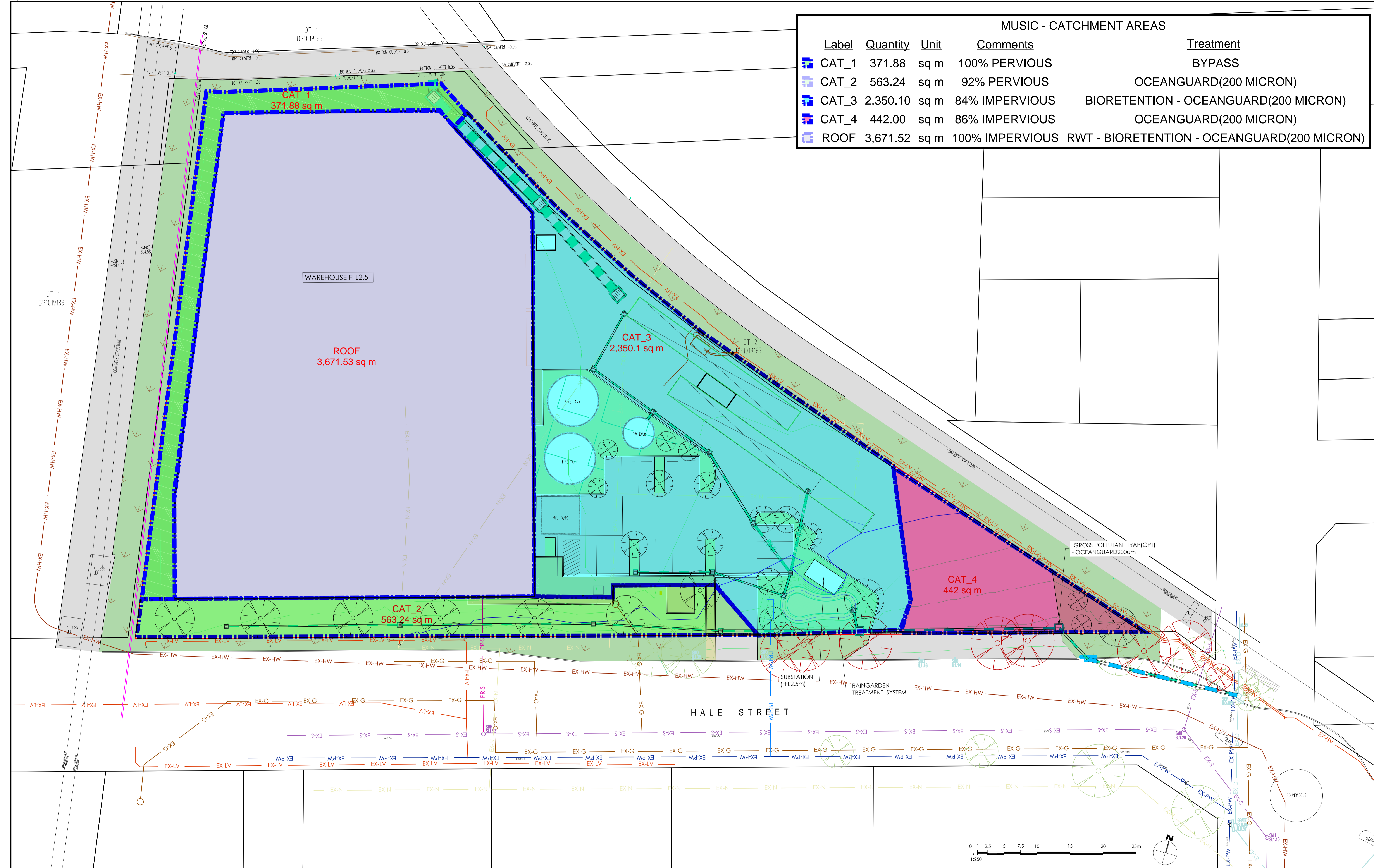
Project: HALE STREET, BOTANY
 Client: COOMBES PROPERTY GROUP
 Drawing Title: DRAINAGE CULVERT LONGSECTION

For Development Application

Project Number	Origin	Zone	Level	File Type	Role	Number	Revision
15146	CJA	00	00	DWG	C	6001	A

Drawn By: IS
 Checked By: BW
 Drawn Scale: 1:250 @ A1
 Date of first issue: 29.08.25

MUSIC - CATCHMENT AREAS				
Label	Quantity	Unit	Comments	Treatment
CAT_1	371.88	sq m	100% PERVIOUS	BYPASS
CAT_2	563.24	sq m	92% PERVIOUS	OCEANGUARD(200 MICRON)
CAT_3	2,350.10	sq m	84% IMPERVIOUS	BIORETENTION - OCEANGUARD(200 MICRON)
CAT_4	442.00	sq m	86% IMPERVIOUS	OCEANGUARD(200 MICRON)
ROOF	3,671.52	sq m	100% IMPERVIOUS	RWT - BIORETENTION - OCEANGUARD(200 MICRON)



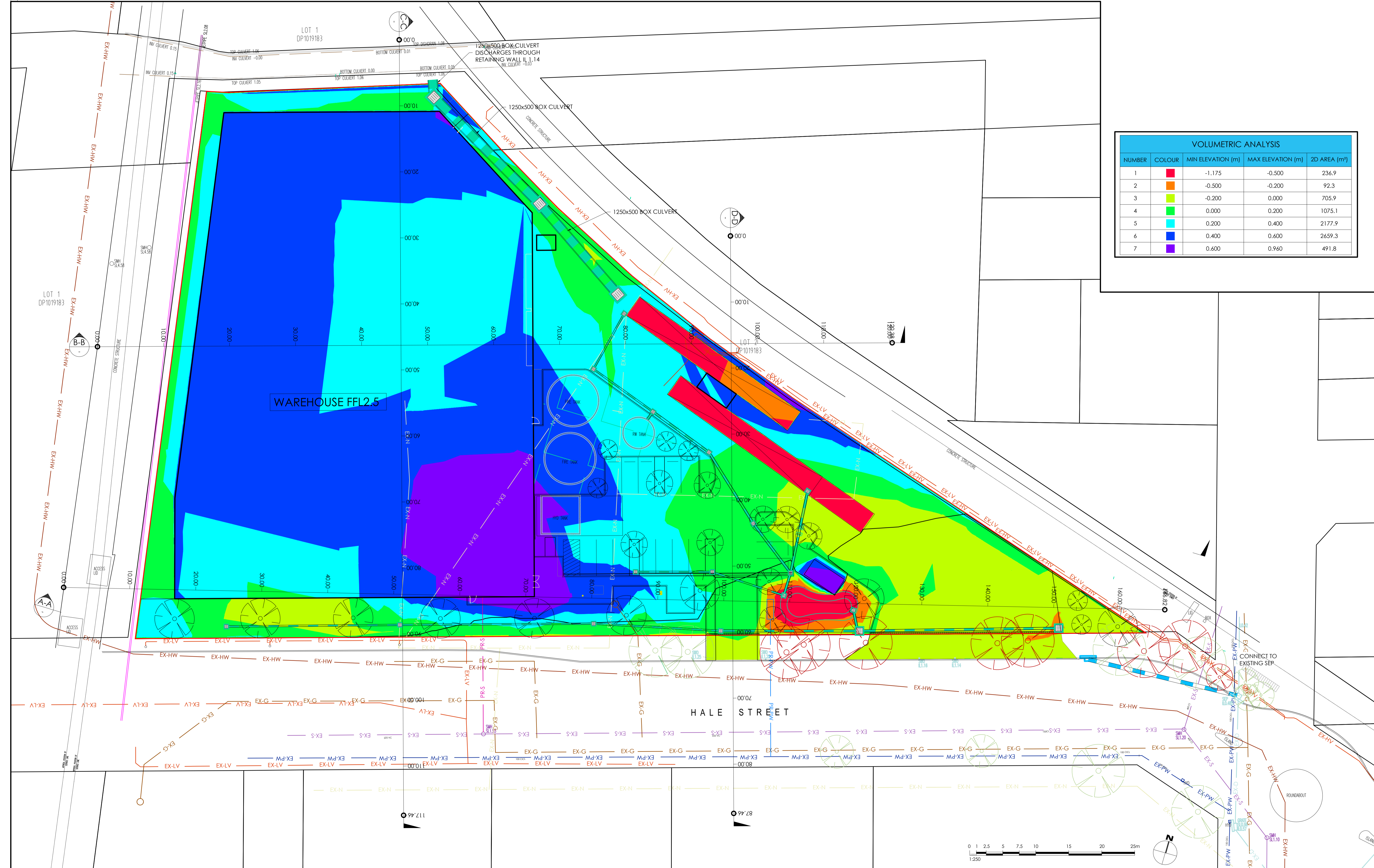
Revision	Date	By	Checked
1	28.08.2025	ISSUED FOR DEVELOPMENT APPLICATION	



CIVIL SITING WORKS

Project: HALE STREET, BOTANY		Drawing Title: STORMWATER MUSIC CATCHMENT PLAN	
Client: COOMBS PROPERTY GROUP		Drawn By: IS	Checked By: BW
Project Number: 15146		Level: 00	Drawn Scale: 1:250 @ A1
Zone: CJA		File Type: DWG	Revision: A
Date of first issue: 28.08.25		Number: 1120	Revision: A

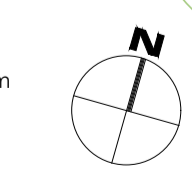
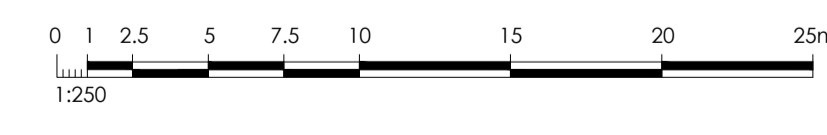
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VOLUMETRIC ANALYSIS				
NUMBER	COLOUR	MIN ELEVATION (m)	MAX ELEVATION (m)	2D AREA (m²)
1	Red	-1.175	-0.500	236.9
2	Orange	-0.500	-0.200	92.3
3	Yellow	-0.200	0.000	705.9
4	Light Green	0.000	0.200	1075.1
5	Cyan	0.200	0.400	2177.9
6	Blue	0.400	0.600	2659.3
7	Purple	0.600	0.960	491.8

WAREHOUSE FFL2.5

HALE STREET



Revision	Date	Reason	Drawn	Checked
A	28.08.25	ISSUED FOR DEVELOPMENT APPLICATION	TS	BW



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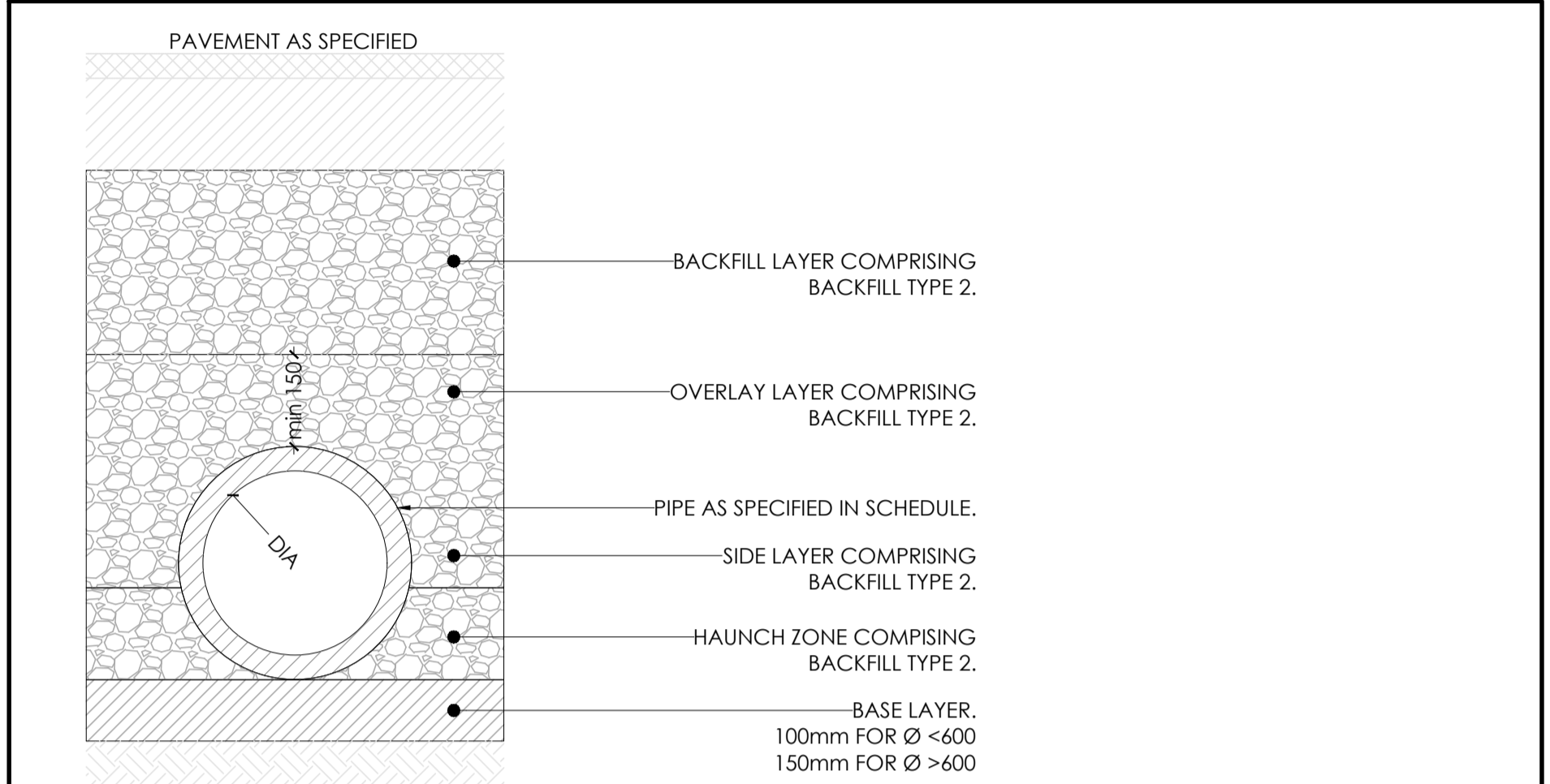
CIVIL SITING WORKS

Project: HALE STREET, BOTANY		Drawing Title: CUT AND FILL PLAN	
Client: COOMBES PROPERTY GROUP		Drawn By: TS	Checked By: BW
Project Number: 15146		Drawn Scale: 1:250 @ A1	Date of first issue: 28.08.25
Origin: CJA	Zone: 00	Level: 00	File Type: DWG
Revision: 00	Revision: A	Revision: A	Revision: A

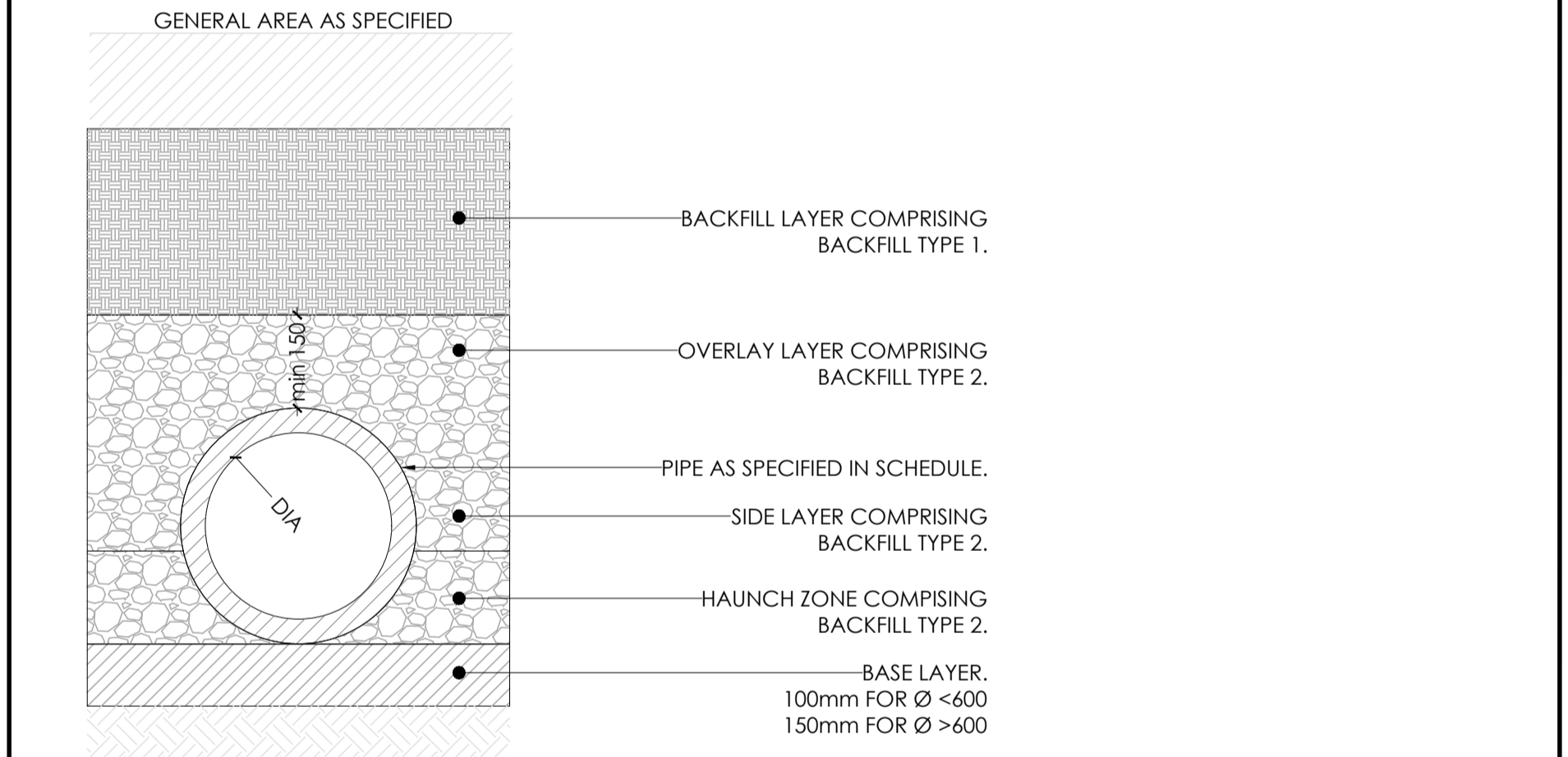
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TABLE.01 - PIPE BEDDING SPECIFICATION

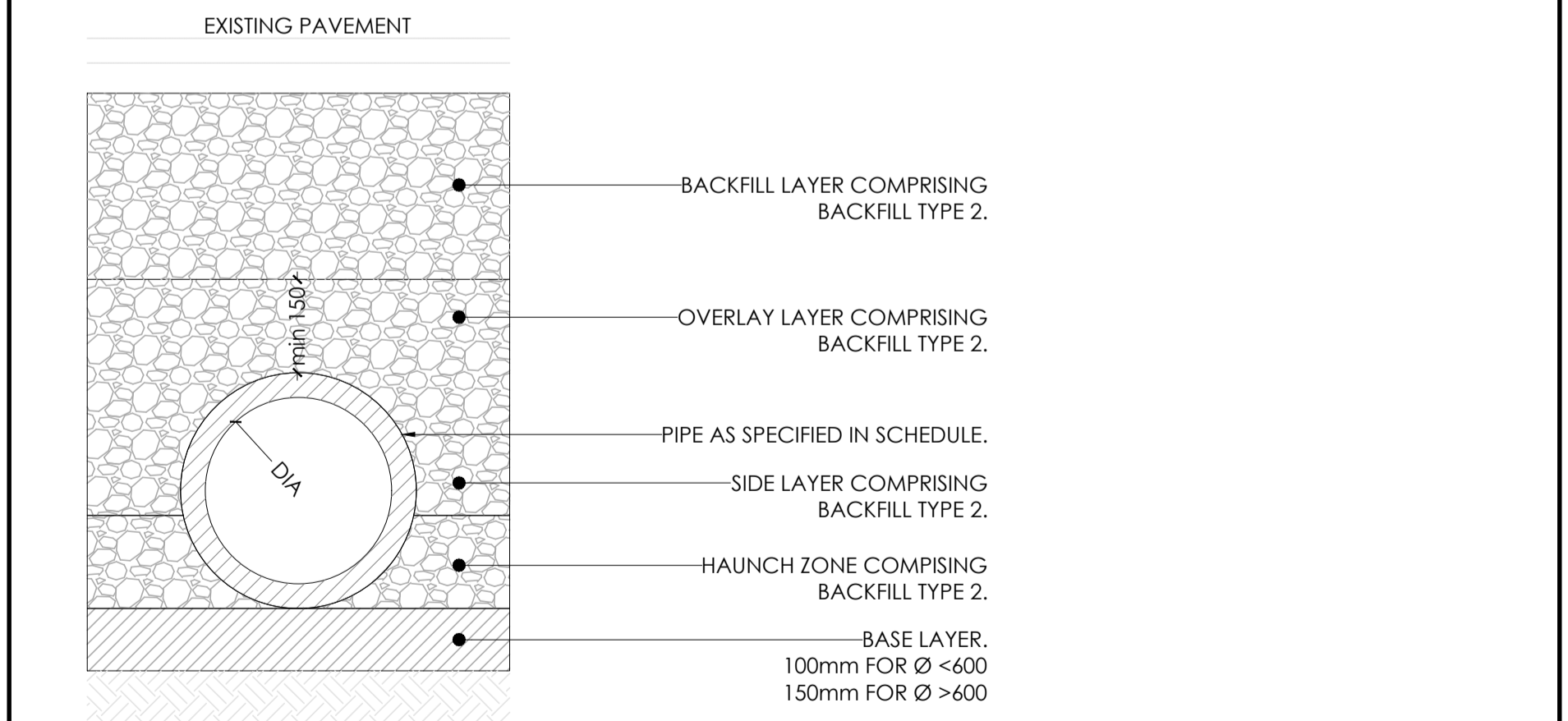
LAYER	MATERIAL SPECIFICATION	COMPACTION SPECIFICATION
BACKFILL (TYPE 1)	SITE WON FILL MATERIAL	COMPACTED TO ACHIEVE A MINIMUM DENSITY OF ADJACENT MATERIAL, TO BE COMPACTED IN MAX 150mm LAYERS.
BACKFILL (TYPE 2)	DGB20 GRANULAR MATERIAL IN COMPLIANCE WITH 'TRANSPORT FOR NSW - REGISTER OF MATERIAL'.	COMPACTED TO ACHIEVE A MINIMUM 98% (MODIFIED) IN ACCORDANCE WITH AS1289.5.2.1. TO BE COMPACTED IN MAX 150mm LAYERS.
BASE LAYER	DGB20 GRANULAR MATERIAL IN COMPLIANCE WITH 'TRANSPORT FOR NSW - REGISTER OF MATERIAL'.	COMPACTED TO ACHIEVE A MINIMUM 98% (MODIFIED) IN ACCORDANCE WITH AS1289.5.2.1. TO BE COMPACTED IN MAX 150mm LAYERS.



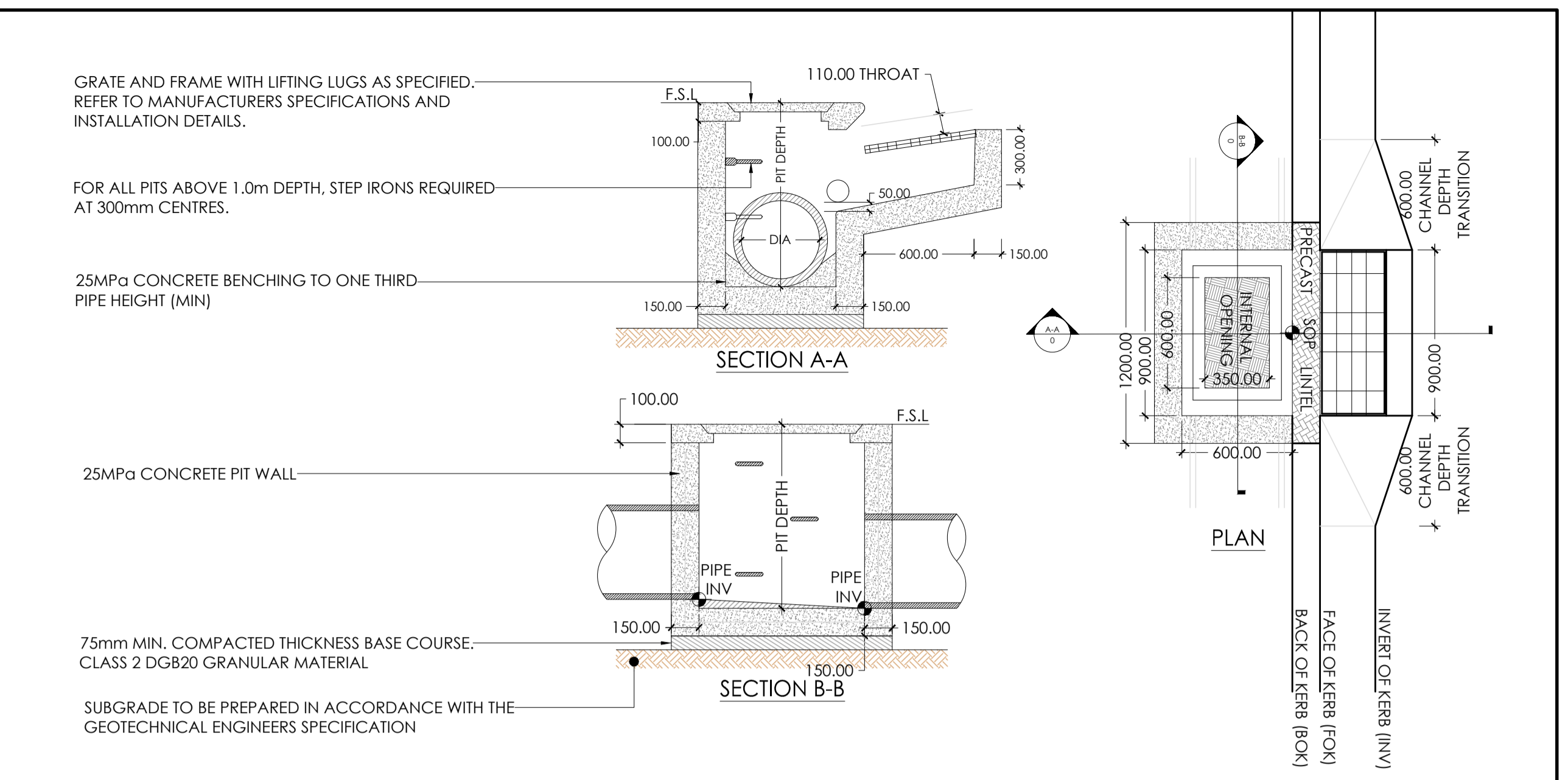
PT.01 - TYPICAL PIPE TRENCH (UNDER PAVEMENTS) [<math>< 600\text{mm}</math> COVER TO TOP OF PIPE] SCALE 1:10



PT.01 - TYPICAL PIPE TRENCH (GENERAL AREAS) [<math>< 600\text{mm}</math> COVER TO TOP OF PIPE] SCALE 1:10

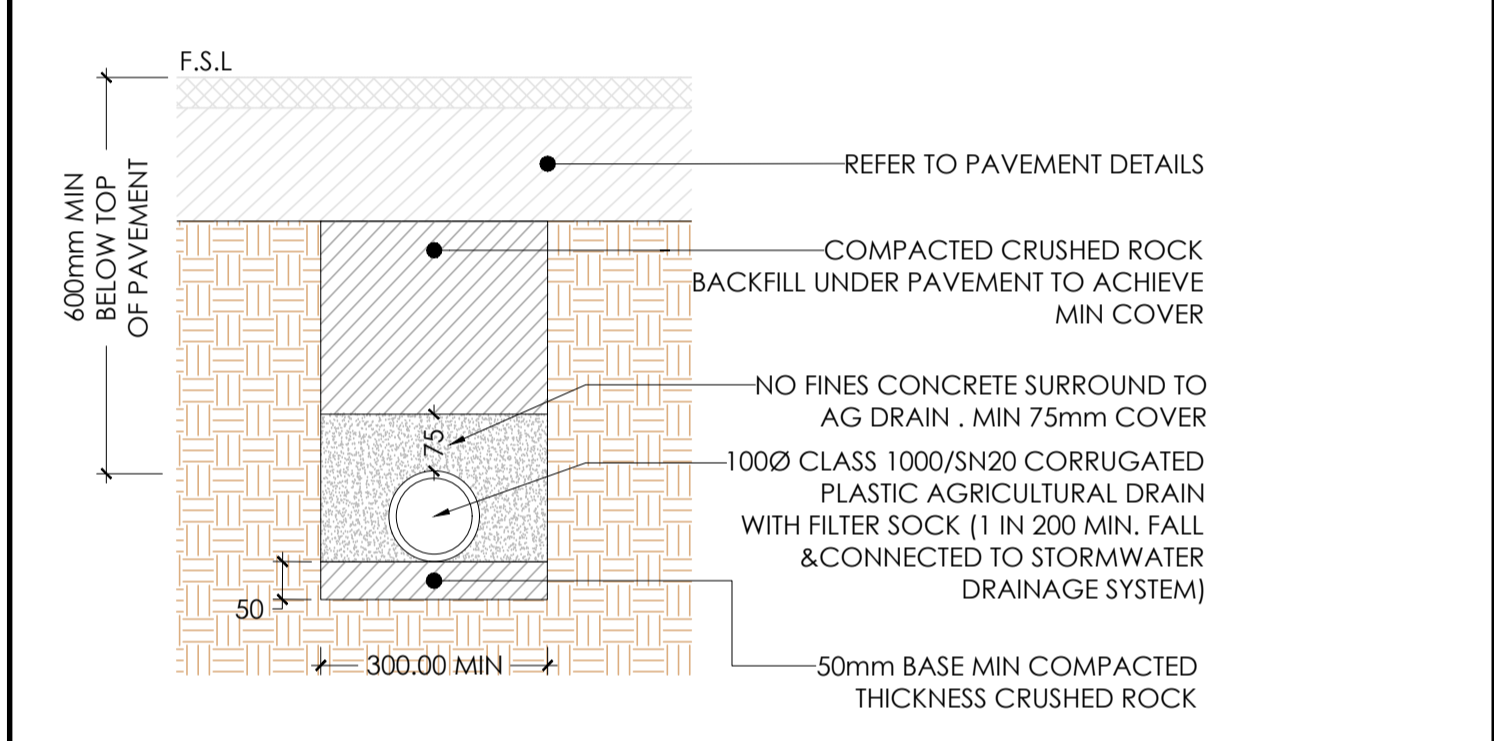


PT.01 - TYPICAL PIPE TRENCH (UNDER EXISTING PAVEMENTS) [<math>< 600\text{mm}</math> COVER TO TOP OF PIPE] SCALE 1:10

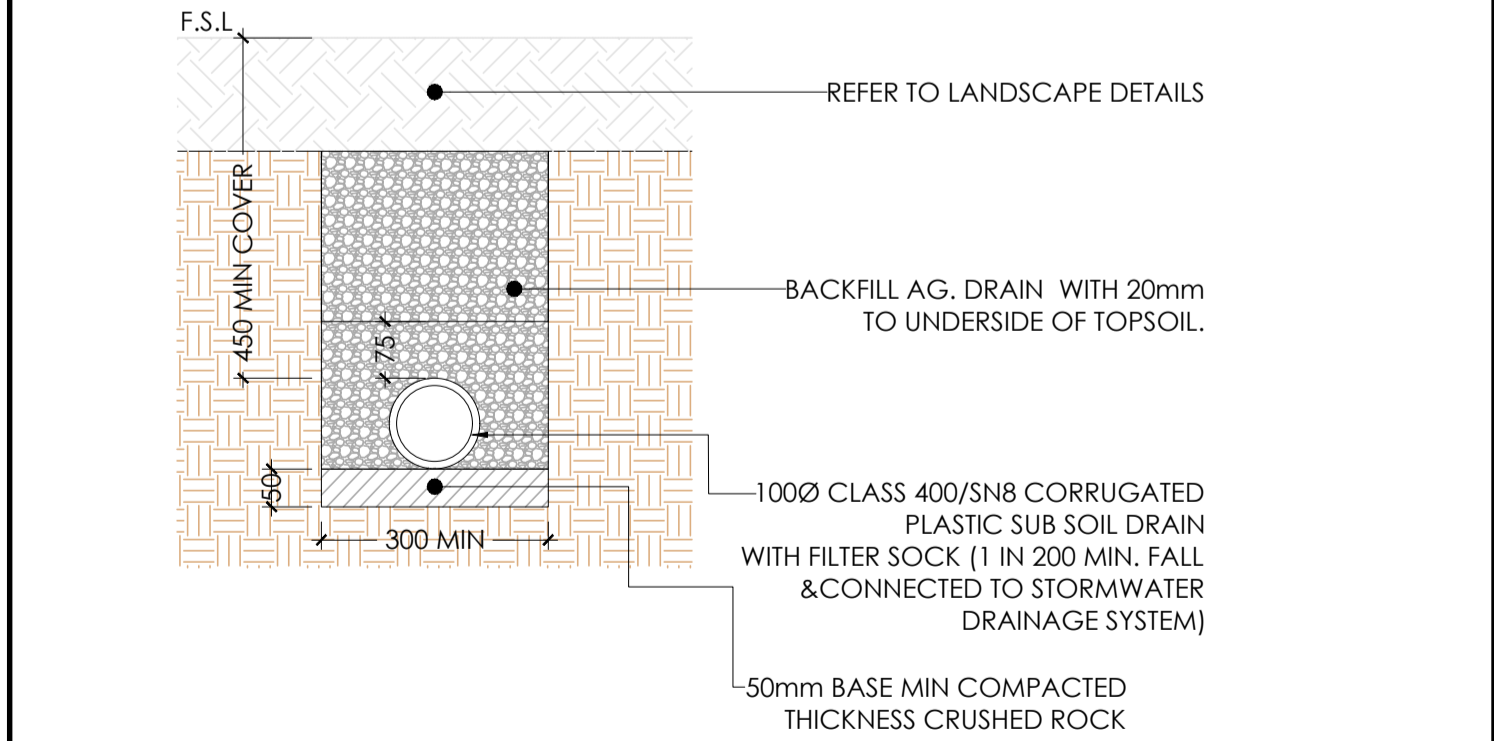


PT.03 - COMBINED GRATED AND SIDE ENTRY PIT DETAIL (GSEP) SCALE 1:25

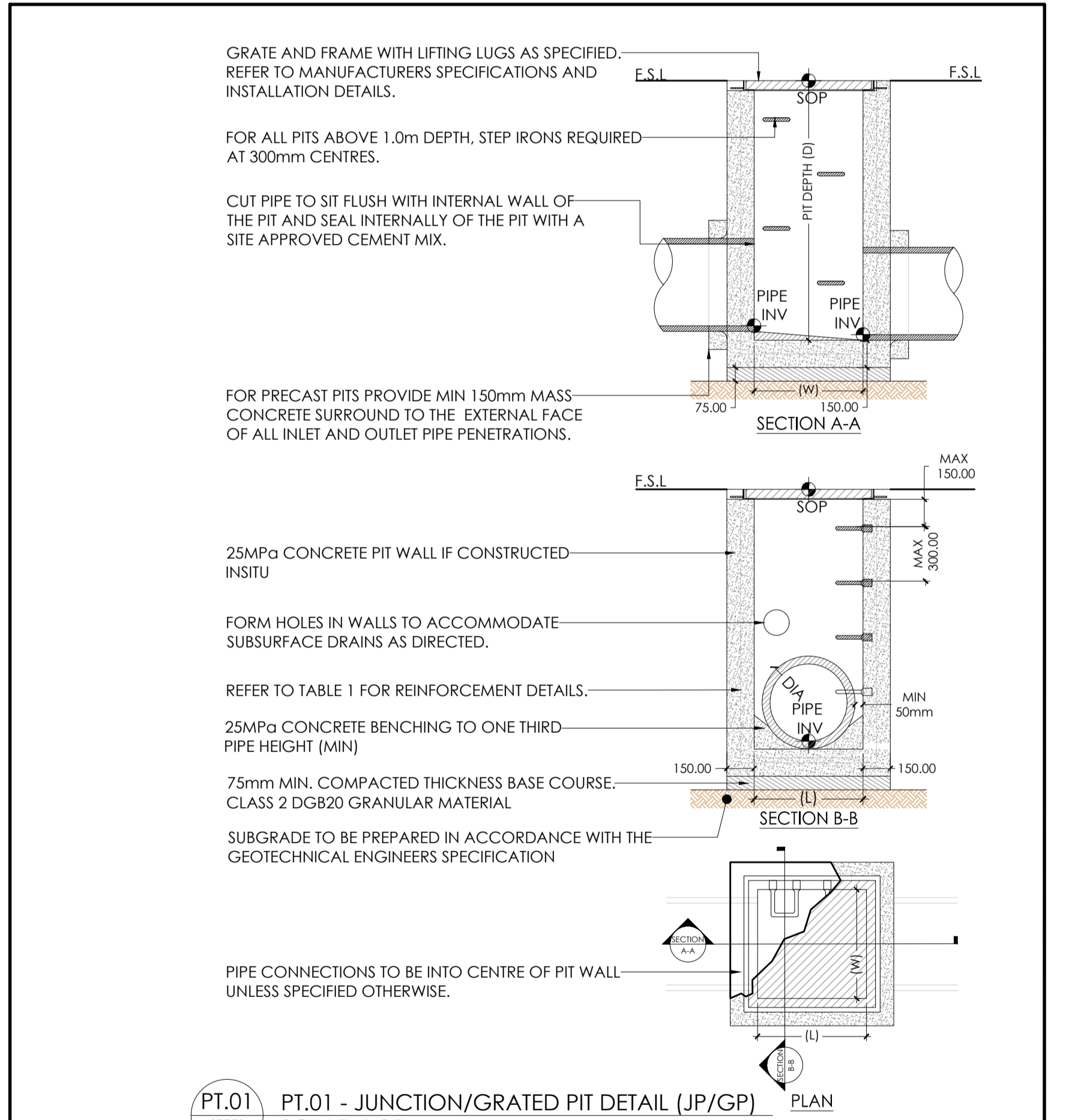
ALL DIMENSIONS IN (mm) UNLESS STATED OTHERWISE.



AG.01 - AG DRAIN UNDER PAVEMENT AREA DETAIL SCALE 1:10



AG.02 - AG DRAIN UNDER LANDSCAPED AREA DETAIL [STANDARD] SCALE 1:10



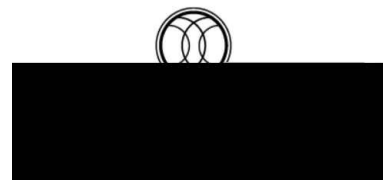
PT.01 - JUNCTION/GRATED PIT DETAIL (JP/GP) SCALE 1:25

ALL DIMENSIONS IN (mm) UNLESS STATED OTHERWISE.

JUNCTION/GRATED PIT DETAILS

Revision	Date	Reason	Drawn	Checked
1	28.08.25	ISSUED FOR DEVELOPMENT APPLICATION	TS	BW

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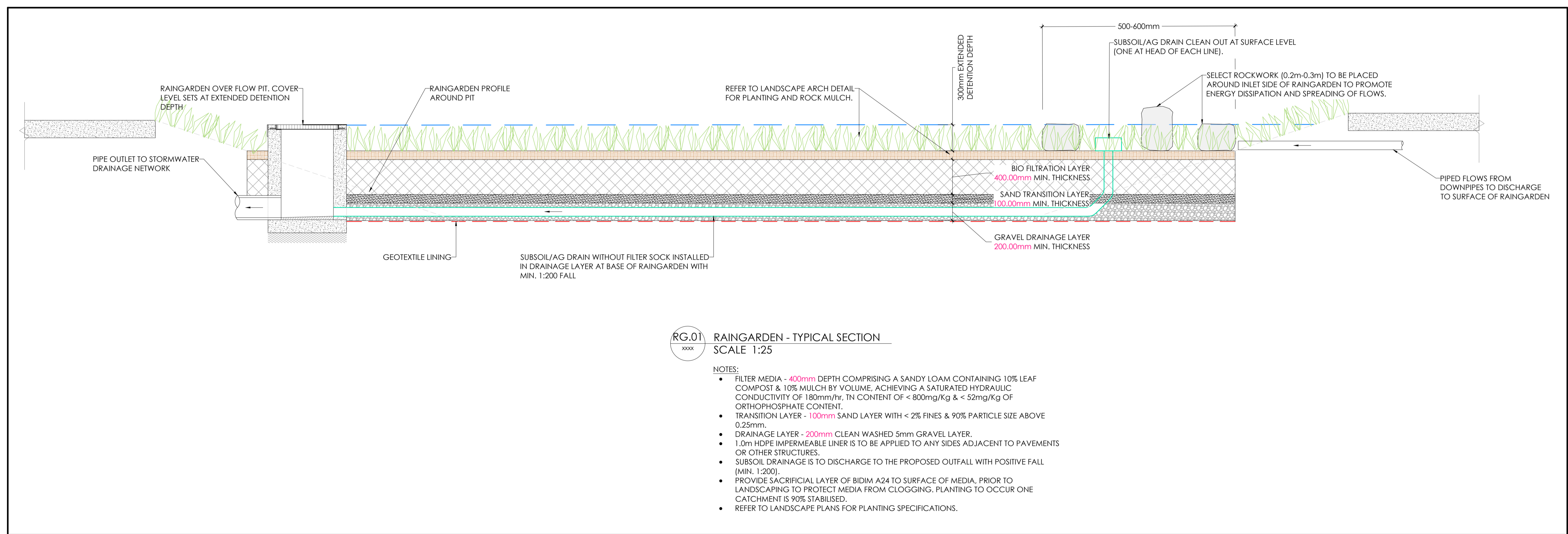
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Project: HALE STREET, BOTANY
 Client: COOMBS PROPERTY GROUP
 For Development Application

Drawn By: TS
 Checked By: BW
 Drawn Scale: AS SHOWN @ A1
 Date of first issue: 28.08.25

Project Number	Origin	Zone	Level	File Type	Rev	Number	Revision
15146	CJA	00	00	DWG	C	8000	A

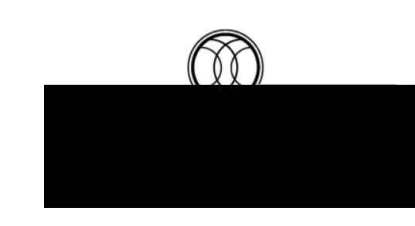


RG.01
RAINGARDEN - TYPICAL SECTION
SCALE 1:25

- NOTES:**
- FILTER MEDIA - 400mm DEPTH COMPRISING A SANDY LOAM CONTAINING 10% LEAF COMPOST & 10% MULCH BY VOLUME, ACHIEVING A SATURATED HYDRAULIC CONDUCTIVITY OF 180mm/hr, TN CONTENT OF < 800mg/Kg & < 52mg/Kg OF ORTHOPHOSPHATE CONTENT.
 - TRANSITION LAYER - 100mm SAND LAYER WITH < 2% FINES & 90% PARTICLE SIZE ABOVE 0.25mm.
 - DRAINAGE LAYER - 200mm CLEAN WASHED 5mm GRAVEL LAYER.
 - 1.0m HDPE IMPERMEABLE LINER IS TO BE APPLIED TO ANY SIDES ADJACENT TO PAVEMENTS OR OTHER STRUCTURES.
 - SUBSOIL DRAINAGE IS TO DISCHARGE TO THE PROPOSED OUTFALL WITH POSITIVE FALL (MIN. 1:200).
 - PROVIDE SACRIFICIAL LAYER OF BIDIM A24 TO SURFACE OF MEDIA, PRIOR TO LANDSCAPING TO PROTECT MEDIA FROM CLOGGING. PLANTING TO OCCUR ONE CATCHMENT IS 90% STABILISED.
 - REFER TO LANDSCAPE PLANS FOR PLANTING SPECIFICATIONS.

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Project: HALE STREET, BOTANY
Client: COOMBS PROPERTY GROUP
Drawing Title: STORMWATER CONSTRUCTION DETAILS

Drawn By: TS
Checked By: BW
Drawn Scale: AS SHOWN @ A1
Date of first issue: 28.08.25

Project Number	Origin	Zone	Level	File Type	Role	Number	Revision
15146	CJA	00	00	DWG	C	8001	A