APPENDIX B – DESIGN PLANS

EMM
creating opportunities

PROPOSED INDUSTRIAL DEVELOPMENT

275 ADAMS ROAD LUDDENHAM NSW

STATE SIGNIFICANT DEVELOPMENT

ARCHITECTURAL DRAWING SCHEDULE

DRAWING NO.	DRAWING NAME	REVISION	ISSUE DATE
DA_000	COVER SHEET / DRAWING LIST	D	08.07.2020
DA_001	SITE ANALYSIS	A	12.06.2020
DA_002	PERSPECTIVES	D	08.07.2020
DA_100	SITE PLAN	C	08.07.2020
DA_101	WAREHOUSE PLAN	C	08.07.2020
DA_102	ROOF PLAN	A	12.06.2020
DA_103	OFFICE 1A - PLANS	C	08.07.2020
DA_104	OFFICE 1B - PLANS	C	08.07.2020
DA_201	WAREHOUSE ELEVATIONS	E	08.07.2020
DA_202	OFFICE 1A - ELEVATIONS	D	16.06.2020
DA_203	OFFICE 1B - ELEVATIONS	E	08.07.2020
DA_301	WAREHOUSE SECTIONS	B	08.07.2020
DA_302	OFFICE 1A & 1B - SECTIONS	B	08.07.2020

PERSPECTIVE VIEW

CONTEXT PLAN

Notes

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NSW Registered Architect Mark David Roach, 10332
NSW Registered Architect James Webb, 10187

Issue	Description	Date	By	QA
A	SSD APPLICATION	12.06.2020	CG	MF
B	SSD APPLICATION	15.06.2020	CG	MF
C	SSD APPLICATION	16.06.2020	CG	MF
D	GENERAL UPDATE	08.07.2020	CG	MF

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Fax: 61 02 9954 4946 Web: www.reidcampbell.com

STATE SIGNIFICANT DEVELOPMENT

CLIENT: COOMBES PROPERTY GROUP

PROJECT MANAGER

PROJECT: PROPOSED INDUSTRIAL DEVELOPMENT
275 ADAMS ROAD LUDDENHAM NSW

Drawn: SS | Checked: MF | PRINT DATE: 08-Jul-20 10:05:21 AM

NORTH POINT: N

Drawing Title: COVER SHEET / DRAWING LIST

SHEET NUMBER: 1190066_ DA_000

ISSUE: D

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LEGEND

- WAREHOUSE
- OFFICE
- LANDSCAPE
- WATER STORAGE & TREATMENT PLANT
- STORAGE
- LIGHT DUTY PAVEMENT
- HEAVY DUTY PAVEMENT
- PEDESTRIAN PATHWAY
- SITE BOUNDARY
- SOLAR PATH
- PREVAILING WINDS

ABBREVIATION

DP	DOWN PIPE
FE	FIRE EXIT DOOR
RSD	ROLLER SHUTTER DOOR
SLD	SLIDING DOOR

NOTES

1. LAYOUT SUBJECT TO DETAILED DESIGN AND ENGINEERING INPUT
2. LAYOUT SUBJECT TO BRIGADE INPUT
3. (*) AREAS SUBJECT TO BRIGADE APPROVAL

0m 20m 40m 60m 80m 100m

SCALE BAR 1:1000 @ A1 ; 1: 2000 @ A3

Notes

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STATE SIGNIFICANT DEVELOPMENT

CLIENT
COOMBES PROPERTY GROUP

PROJECT MANAGER

PROJECT
PROPOSED INDUSTRIAL DEVELOPMENT
275 ADAMS ROAD LUDDENHAM NSW

Drawn	Checked	PRINT DATE
SS	MF	08-Jul-20 10:05:30 AM

NORTH POINT
N

Drawing Title
SITE ANALYSIS

SHEET NUMBER
1190066_ DA_001

ISSUE
A

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STREET VIEW

OFFICE 1A

OFFICE 1B

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C	SSD APPLICATION	16.06.2020	CG	MF
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STATE SIGNIFICANT DEVELOPMENT

CLIENT
COOMBES PROPERTY GROUP

PROJECT MANAGER

PROJECT
PROPOSED INDUSTRIAL DEVELOPMENT
275 ADAMS ROAD LUDDENHAM NSW

Drawn SS Checked MF
PRINT DATE 08-Jul-20 10:05:31 AM

NORTH POINT
N/A

Drawing Title
PERSPECTIVES

SHEET NUMBER 1190066_ DA_002
ISSUE D

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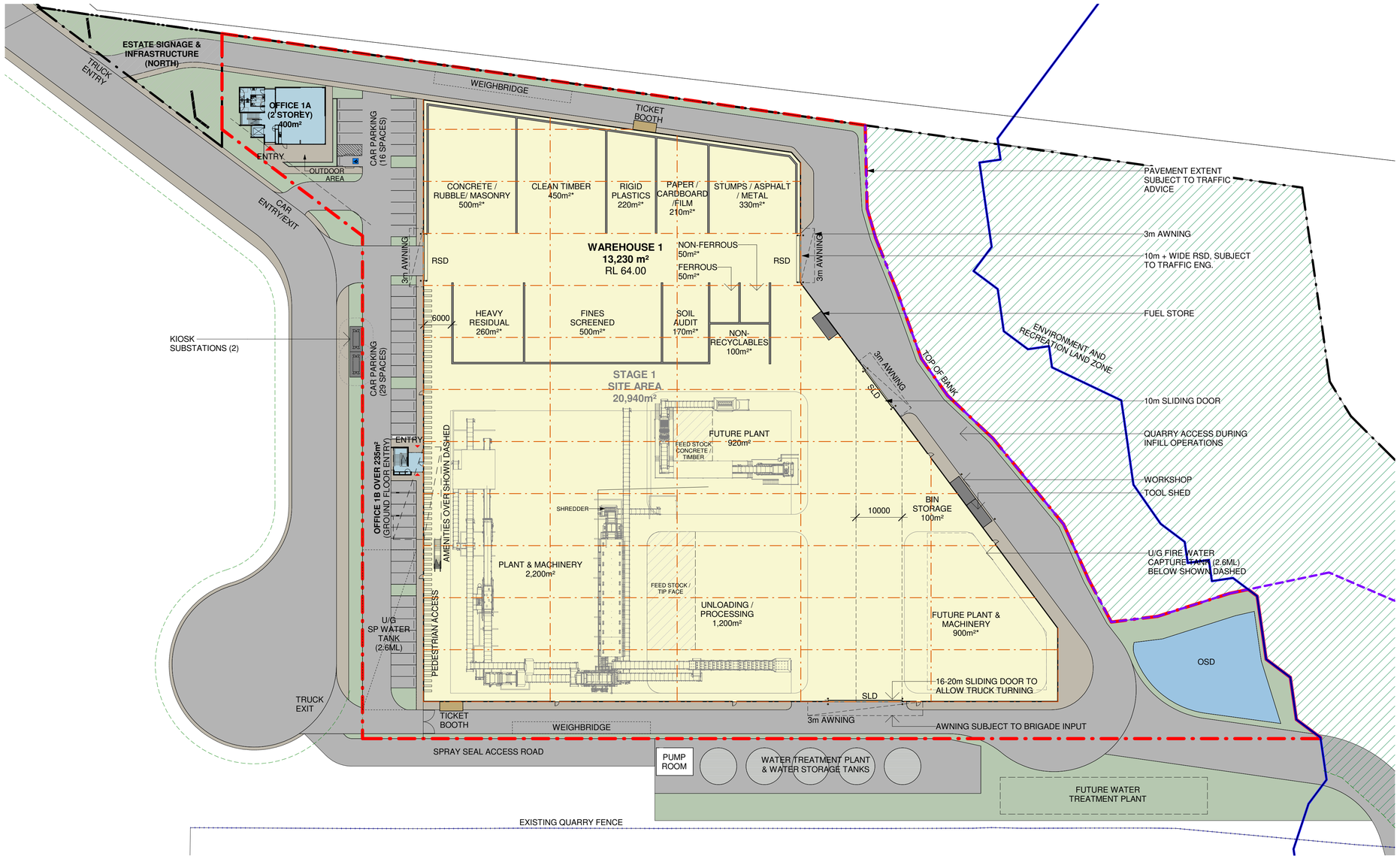

AREA SCHEDULE

BUILDING AREAS	
WAREHOUSE	13,230 m²
OFFICE 1	400 m²
OFFICE 2 (INC. AMENITIES)	235 m²
PUMP ROOM	35 m²
TICKET BOOTHS	20m²
TOTAL	13,920 m²
WAREHOUSE ROOF	13,325 m²
OFFICE 1 ROOF	400 m²
OFFICE 2 ROOF	140 m²
CARPARKING	45 PROVIDED
WATER TREATMENT PLANT	TBC
ON-SITE DETENTION	400 m²

LEGEND

- WAREHOUSE
- OFFICE
- LANDSCAPE
- WATER STORAGE & TREATMENT PLANT
- STORAGE
- LIGHT DUTY PAVEMENT
- HEAVY DUTY PAVEMENT
- PEDESTRIAN PATHWAY
- SITE BOUNDARY
- OPTIONAL CONFIGURATIONS
- HEAVY RIGID VEHICLE TURN PATH (12.5m)
- B-DOUBLE TURN PATH (25m)

ABBREVIATION

DP	DOWN PIPE
FE	FIRE EXIT DOOR
RSD	ROLLER SHUTTER DOOR
SLD	SLIDING DOOR

NOTES

1. LAYOUT SUBJECT TO DETAILED DESIGN AND ENGINEERING INPUT
2. LAYOUT SUBJECT TO BRIGADE INPUT
3. (*) AREAS SUBJECT TO BRIGADE APPROVAL

0m 10m 20m 30m 40m 50m

SCALE BAR 1:500 @ A1 ; 1: 1000 @ A3

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C	GENERAL UPDATE	08.07.2020	CG	MF

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STATE SIGNIFICANT DEVELOPMENT

CLIENT: COOMBES PROPERTY GROUP

PROJECT MANAGER:

PROJECT: PROPOSED INDUSTRIAL DEVELOPMENT
275 ADAMS ROAD LUDDENHAM NSW

Drawn Checked: AM/SS MF
PRINT DATE: 08-Jul-20 10:05:34 AM

NORTH POINT: N

Drawing Title: SITE PLAN

SHEET NUMBER: 1190066_ DA_100
ISSUE: C

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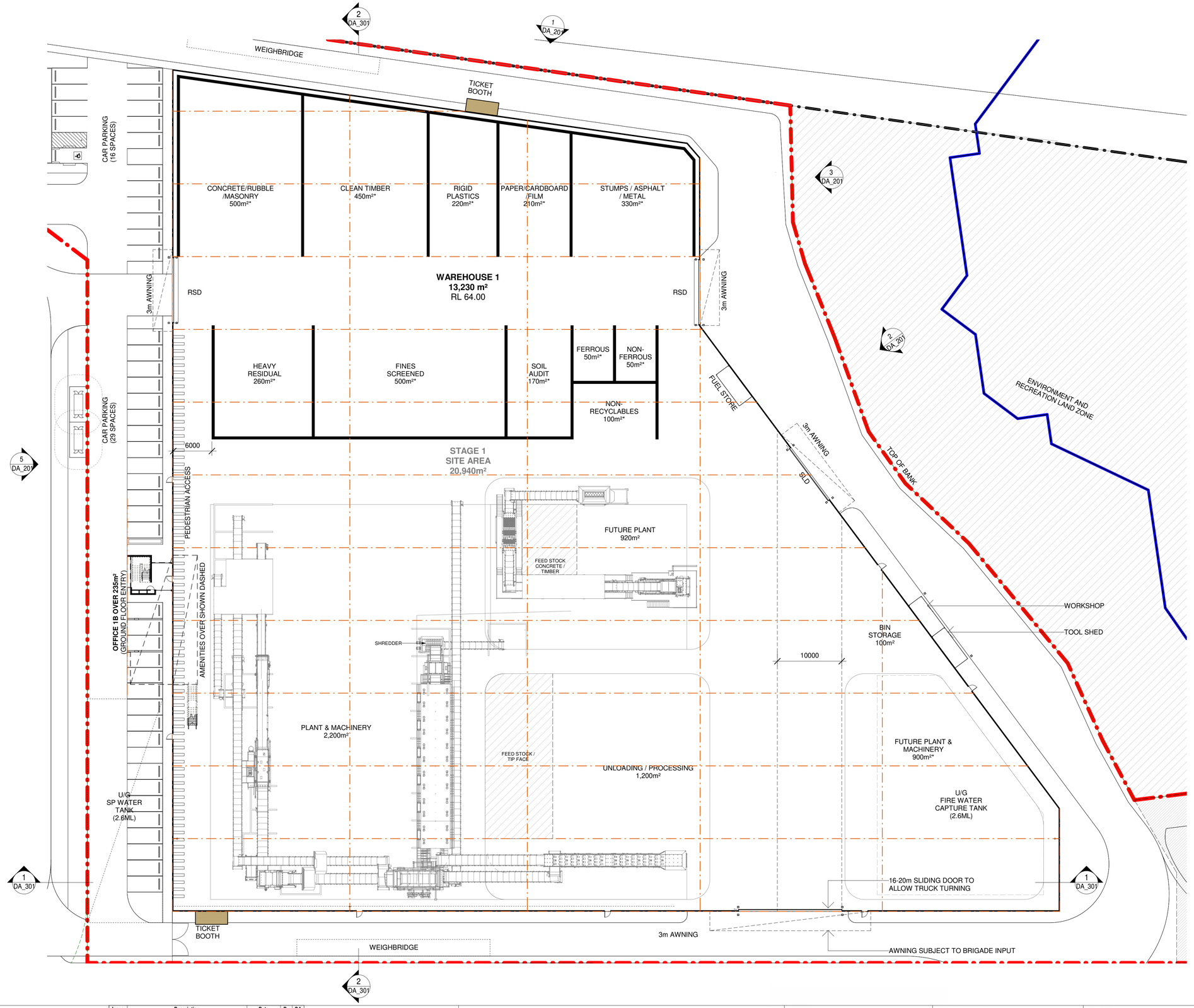

ABBREVIATION

DP	DOWN PIPE
FE	FIRE EXIT DOOR
RSD	ROLLER SHUTTER DOOR
SLD	SLIDING DOOR

NOTES

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2. LAYOUT SUBJECT TO BRIGADE INPUT
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0m 6m 12m 18m 24m 30m

SCALE BAR 1:300 @ A1 ; 1: 600 @ A3

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STATE SIGNIFICANT DEVELOPMENT

CLIENT: COOMBES PROPERTY GROUP

PROJECT MANAGER:

PROJECT: PROPOSED INDUSTRIAL DEVELOPMENT
275 ADAMS ROAD LUDDENHAM NSW

Drawn: SS Checked: MF PRINT DATE: 08-Jul-20 10:05:37 AM

NORTH POINT: N

Drawing Title: WAREHOUSE PLAN

SHEET NUMBER: 1190066_ DA_101 ISSUE: C

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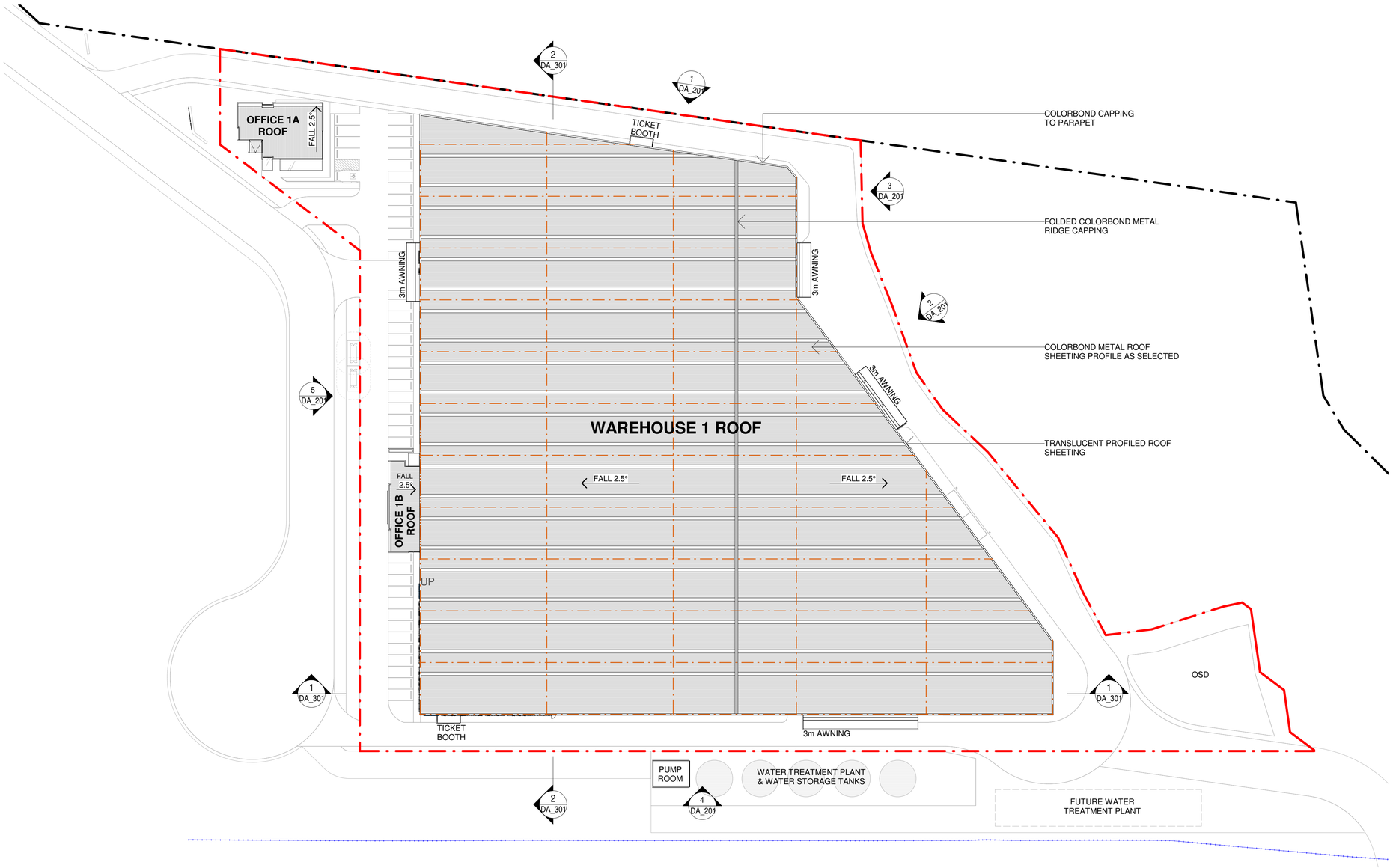

ABBREVIATION

DP	DOWN PIPE
FE	FIRE EXIT DOOR
RSD	ROLLER SHUTTER DOOR
SLD	SLIDING DOOR

NOTES

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0m 10m 20m 30m 40m 50m

SCALE BAR 1:500 @ A1 ; 1: 1000 @ A3

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STATE SIGNIFICANT DEVELOPMENT

CLIENT
COOMBES PROPERTY GROUP

PROJECT MANAGER

PROJECT
PROPOSED INDUSTRIAL DEVELOPMENT
275 ADAMS ROAD LUDDENHAM NSW

Drawn	Checked	PRINT DATE
SS	MF	08-Jul-20 10:05:39 AM

NORTH POINT
N

Drawing Title
ROOF PLAN

SHEET NUMBER
1190066_ DA_102

ISSUE
A

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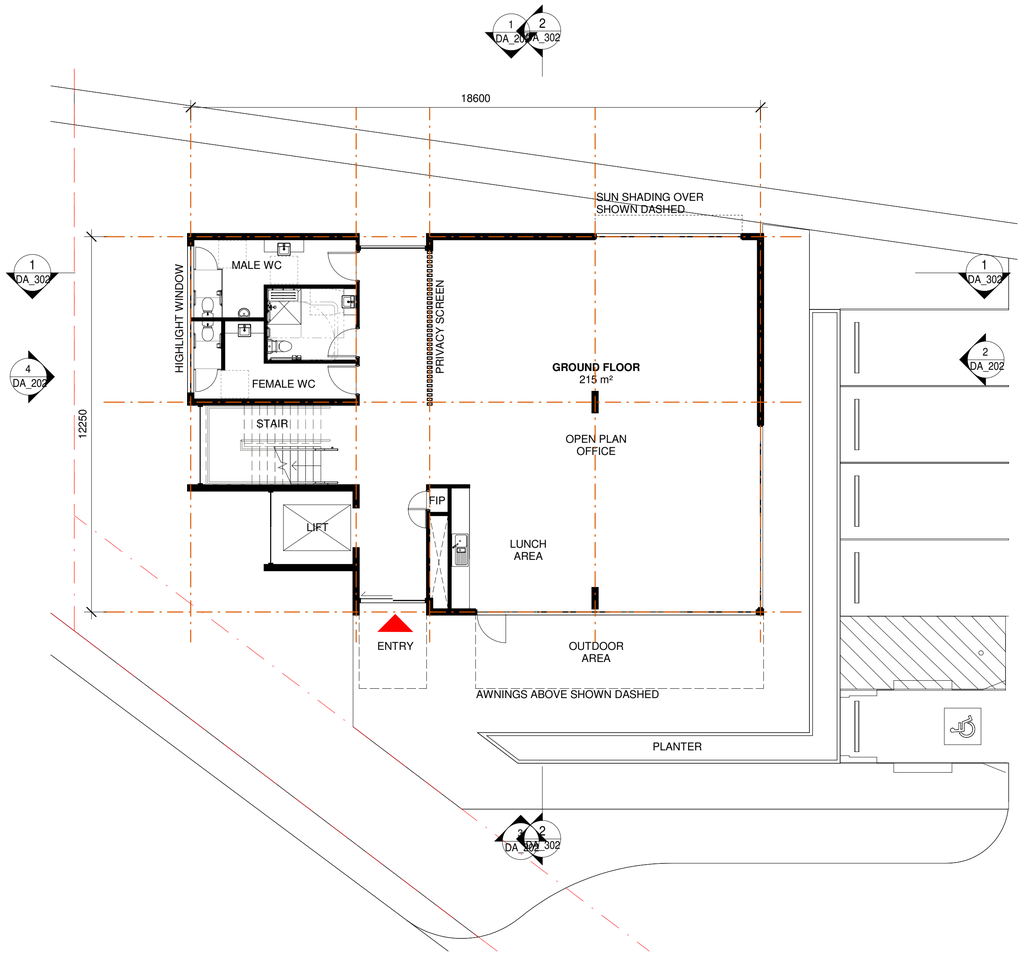
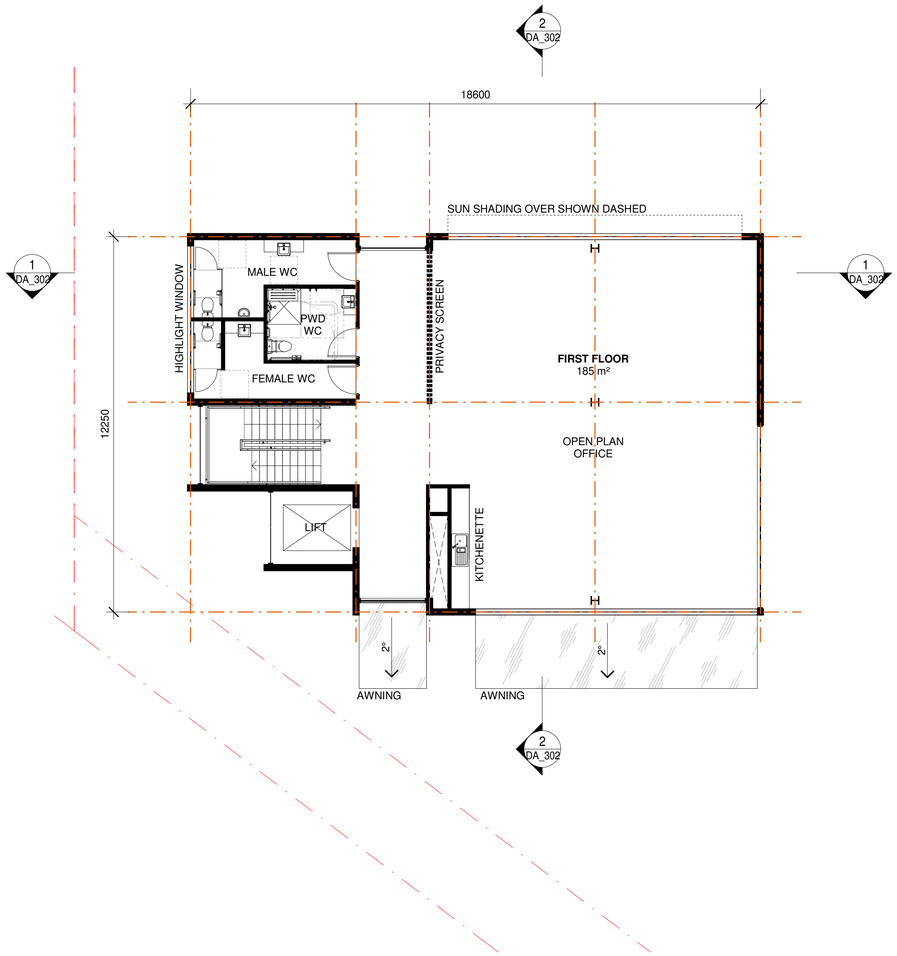


1 GROUND FLOOR
1 : 100



2 FIRST FLOOR
1 : 100

ABBREVIATION

DP	DOWN PIPE
FE	FIRE EXIT DOOR
RSD	ROLLER SHUTTER DOOR
SLD	SLIDING DOOR

NOTES

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0m 2m 4m 6m 8m 10m

SCALE BAR 1:100 @ A1 ; 1: 200 @ A3

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STATE SIGNIFICANT DEVELOPMENT

CLIENT
COOMBES PROPERTY GROUP

PROJECT MANAGER

PROJECT
PROPOSED INDUSTRIAL DEVELOPMENT
275 ADAMS ROAD LUDDENHAM NSW

Drawn	Checked	PRINT DATE
SS	TO	08-Jul-20 10:05:41 AM

NORTH POINT

Drawing Title
OFFICE 1A - PLANS

SHEET NUMBER 1190066_ DA_103
ISSUE C

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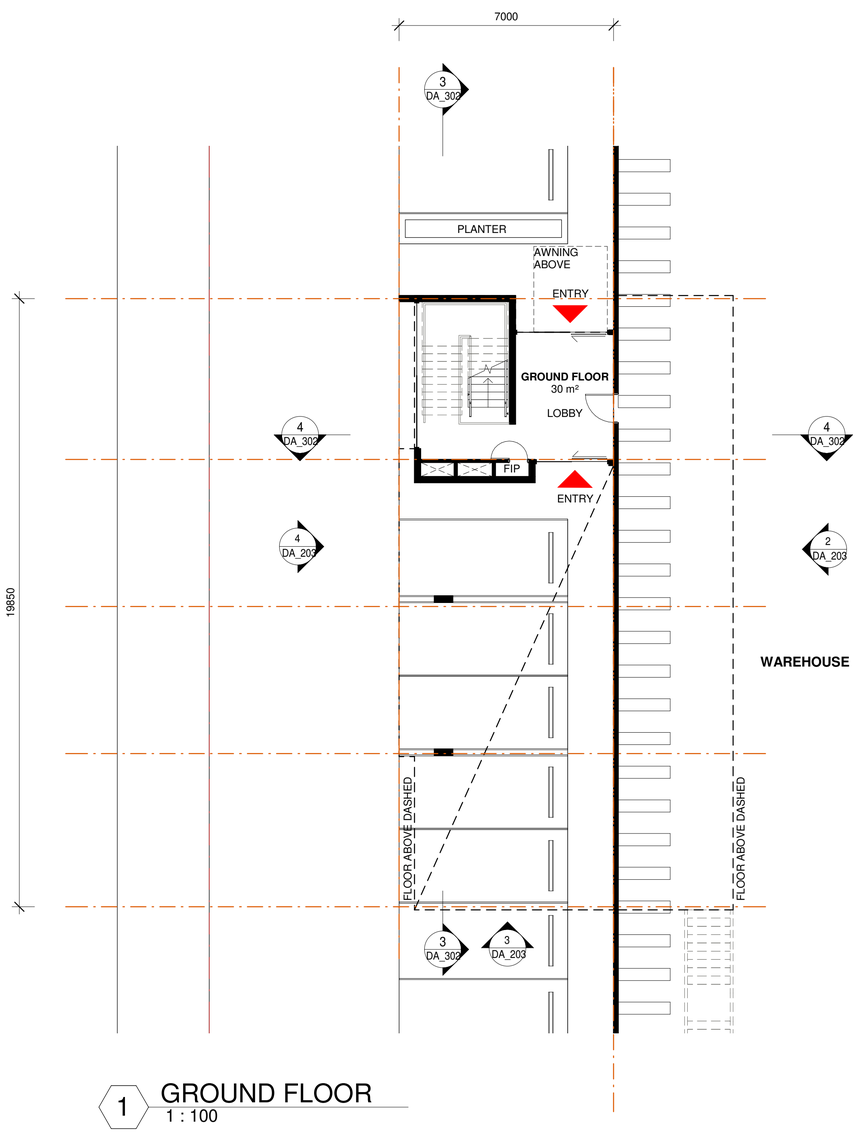
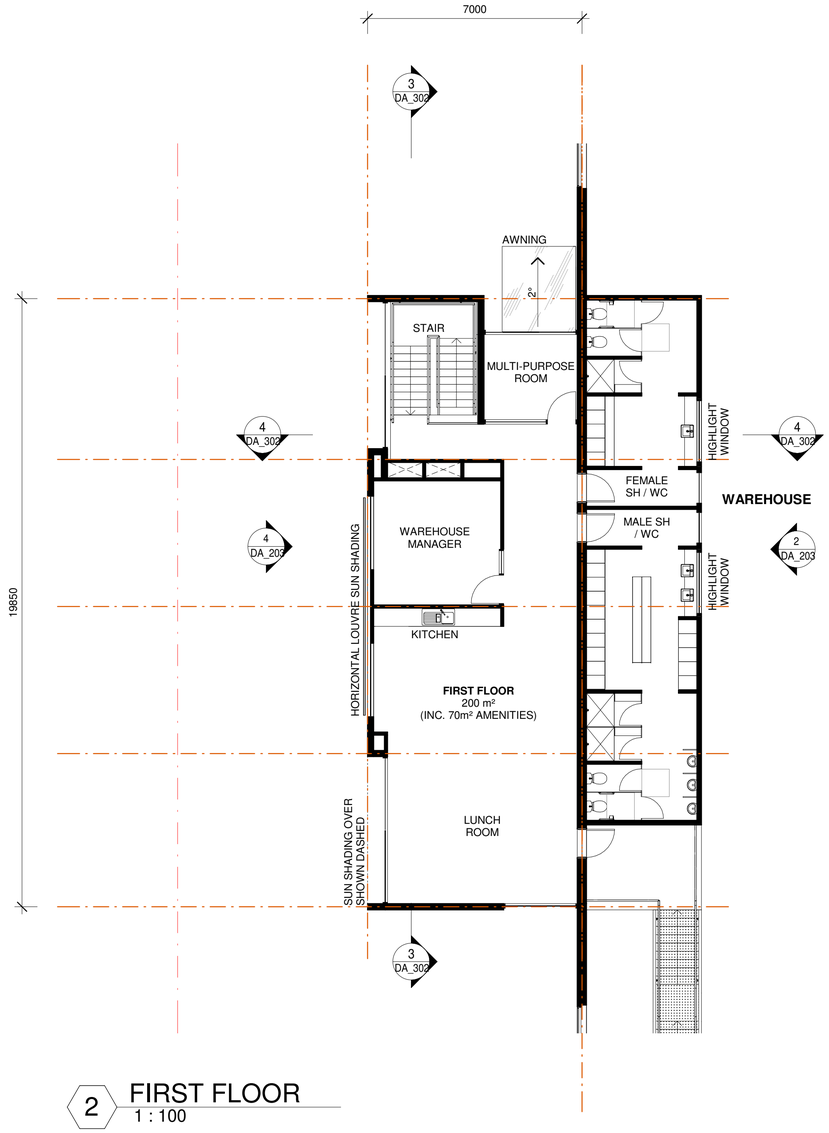


1 GROUND FLOOR
1 : 100



2 FIRST FLOOR
1 : 100

ABBREVIATION

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FE	FIRE EXIT DOOR
RSD	ROLLER SHUTTER DOOR
SLD	SLIDING DOOR

NOTES

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0m 2m 4m 6m 8m 10m

SCALE BAR 1:100 @ A1 ; 1: 200 @ A3

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STATE SIGNIFICANT DEVELOPMENT

CLIENT
COOMBES PROPERTY GROUP

PROJECT MANAGER

PROJECT
PROPOSED INDUSTRIAL DEVELOPMENT
275 ADAMS ROAD LUDDENHAM NSW

Drawn	Checked	PRINT DATE
SS	TO	08-Jul-20 10:05:44 AM

NORTH POINT
N

Drawing Title
OFFICE 1B - PLANS

SHEET NUMBER
1190066_ DA_104

ISSUE
C

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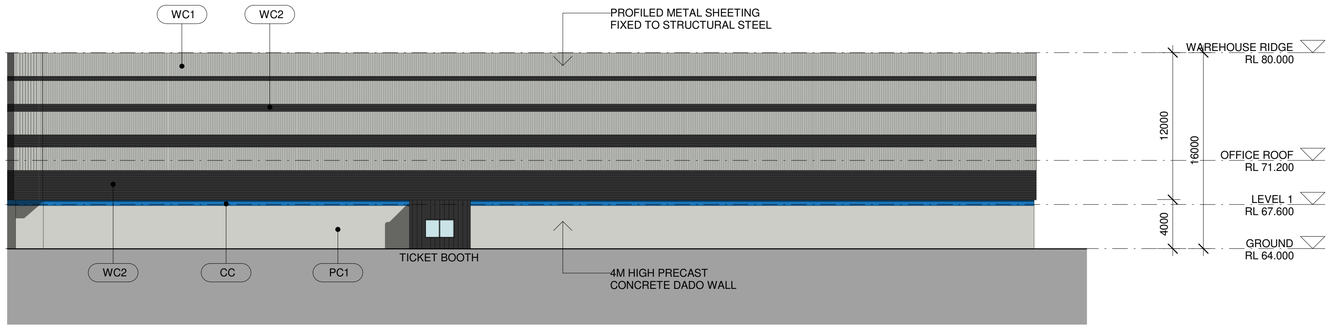
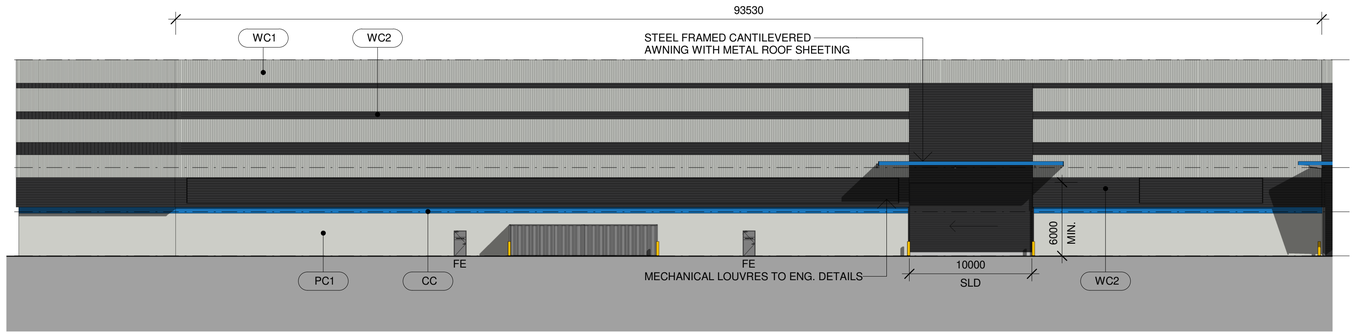
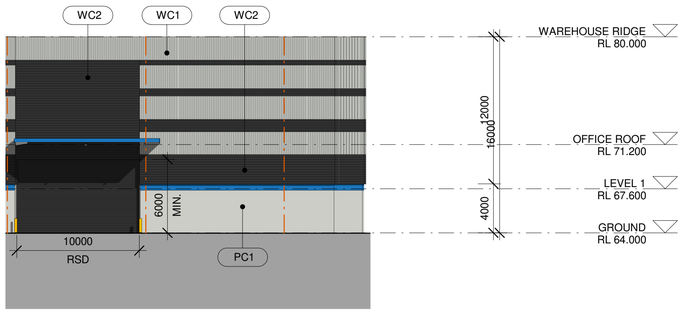


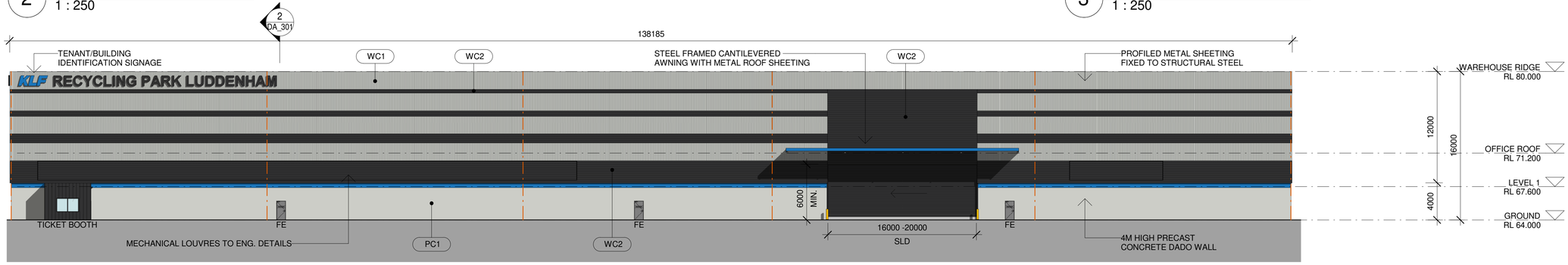
1 NORTH ELEVATION
1 : 250



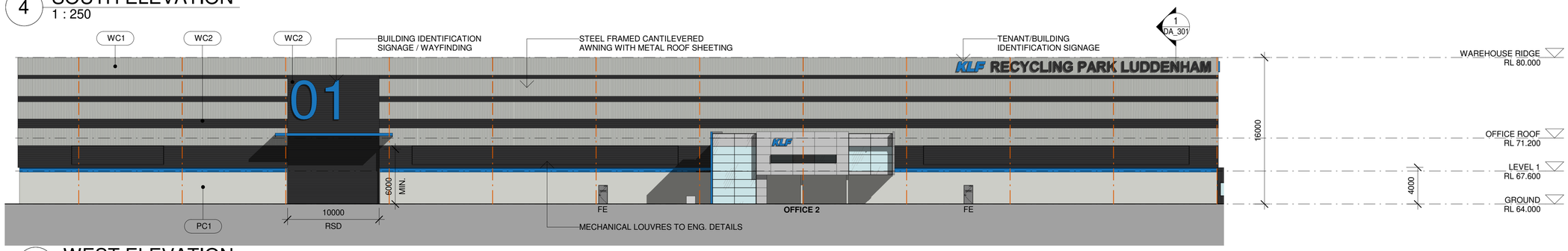
2 EAST ELEVATION - 1
1 : 250



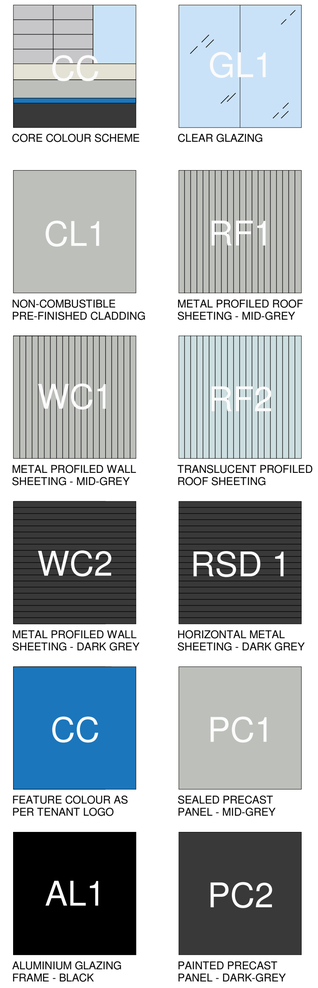
3 EAST ELEVATION - 2
1 : 250



4 SOUTH ELEVATION
1 : 250



5 WEST ELEVATION
1 : 250



ABBREVIATION

DP	DOWN PIPE
FE	FIRE EXIT DOOR
RSD	ROLLER SHUTTER DOOR
SLD	SLIDING DOOR

NOTES

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2. LAYOUT SUBJECT TO BRIGADE INPUT
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0m 5m 10m 15m 20m 25m

SCALE BAR 1:250 @ A1 ; 1: 500 @ A3

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STATE SIGNIFICANT DEVELOPMENT

CLIENT: COOMBES PROPERTY GROUP

PROJECT MANAGER:

PROJECT: PROPOSED INDUSTRIAL DEVELOPMENT
275 ADAMS ROAD LUDDENHAM NSW

Drawn: SS Checked: MF PRINT DATE: 08-Jul-20 10:05:53 AM

NORTH POINT: N/A

Drawing Title: WAREHOUSE ELEVATIONS

SHEET NUMBER: 1190066_ DA_201

ISSUE: E

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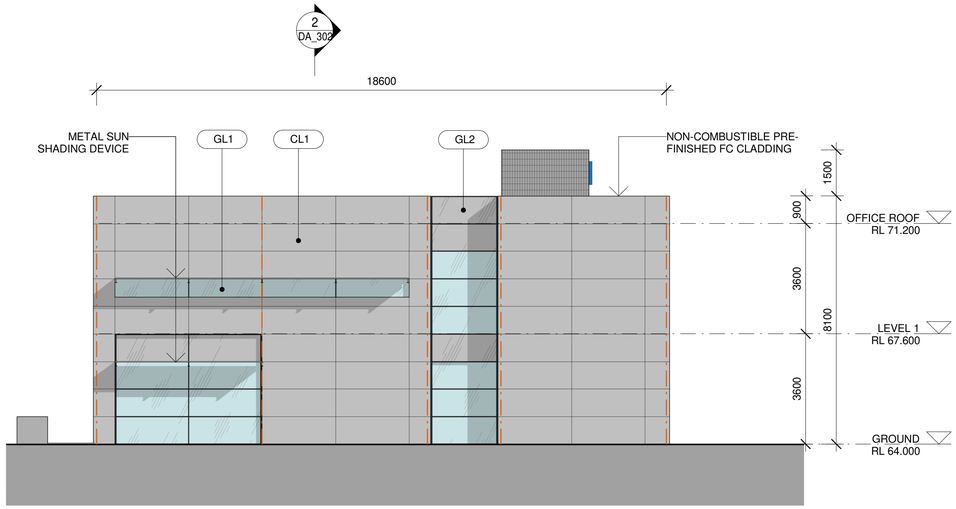
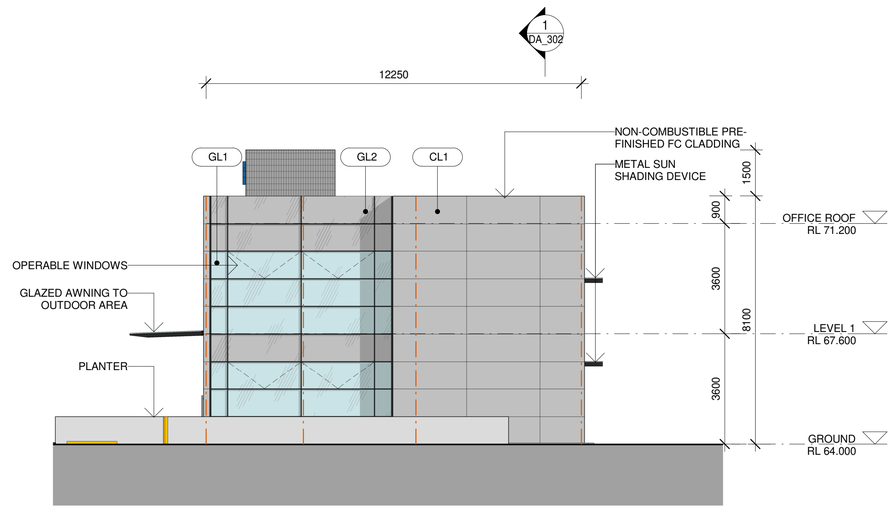
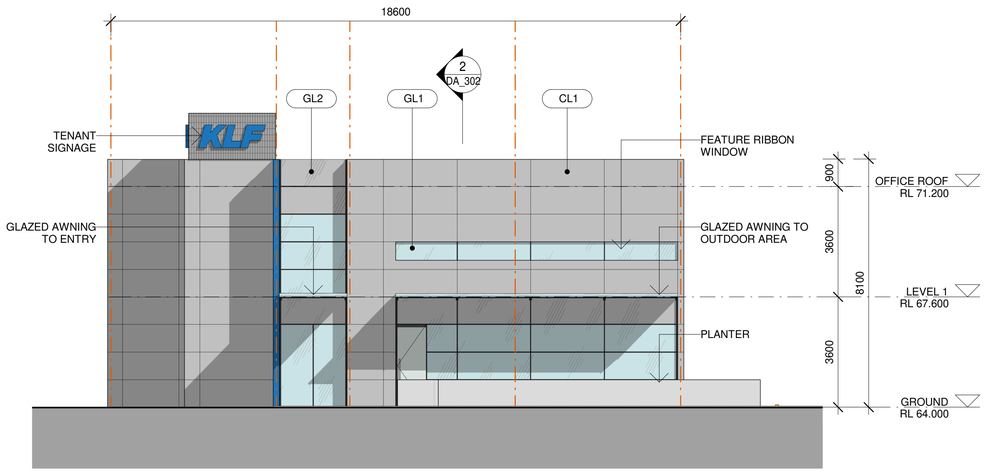


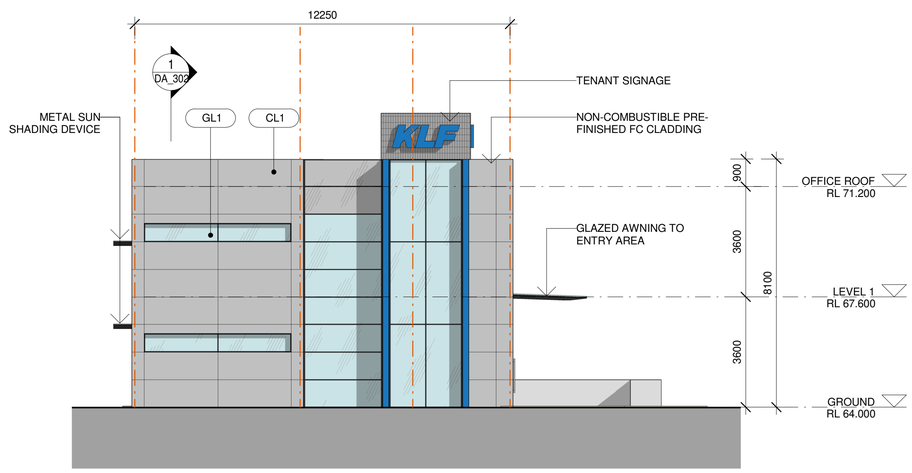
1 NORTH ELEVATION
1 : 100



2 EAST ELEVATION
1 : 100



3 SOUTH ELEVATION
1 : 100



4 WEST ELEVATION
1 : 100

ABBREVIATION

DP	DOWN PIPE
FE	FIRE EXIT DOOR
RSD	ROLLER SHUTTER DOOR
SLD	SLIDING DOOR

NOTES

1. LAYOUT SUBJECT TO DETAILED DESIGN AND ENGINEERING INPUT
2. LAYOUT SUBJECT TO BRIGADE INPUT
3. (*) AREAS SUBJECT TO BRIGADE APPROVAL

0m 2m 4m 6m 8m 10m

SCALE BAR 1:100 @ A1 ; 1: 200 @ A3

Notes

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NSW Registered Architect Mark David Roach, 10332
NSW Registered Architect James Webb, 10187

Issue	Description	Date	By	QA
A	FOR COORDINATION	09.06.2020	CG	MF
B	SSD APPLICATION	12.06.2020	CG	MF
C	SSD APPLICATION	15.06.2020	CG	MF
D	SSD APPLICATION	16.06.2020	CG	MF

REIDCAMPBELL
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Level 15, 124 Walker Street
North Sydney NSW 2060 Australia
Tel: 61 02 9954 5011 Email: sydney@reidcampbell.com
Fax: 61 02 9954 4946 Web: www.reidcampbell.com

STATE SIGNIFICANT DEVELOPMENT

CLIENT
COOMBES PROPERTY GROUP

PROJECT MANAGER

PROJECT
PROPOSED INDUSTRIAL DEVELOPMENT
275 ADAMS ROAD LUDDENHAM NSW

Drawn SS Checked MF
PRINT DATE 08-Jul-20 10:06:00 AM

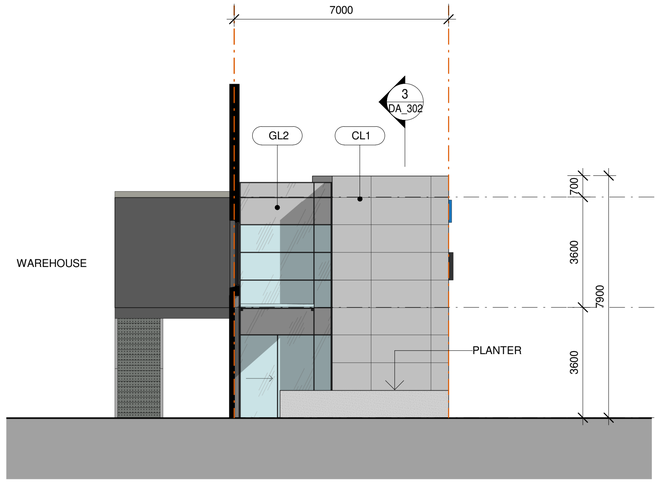
NORTH POINT
N/A

Drawing Title
OFFICE 1A - ELEVATIONS

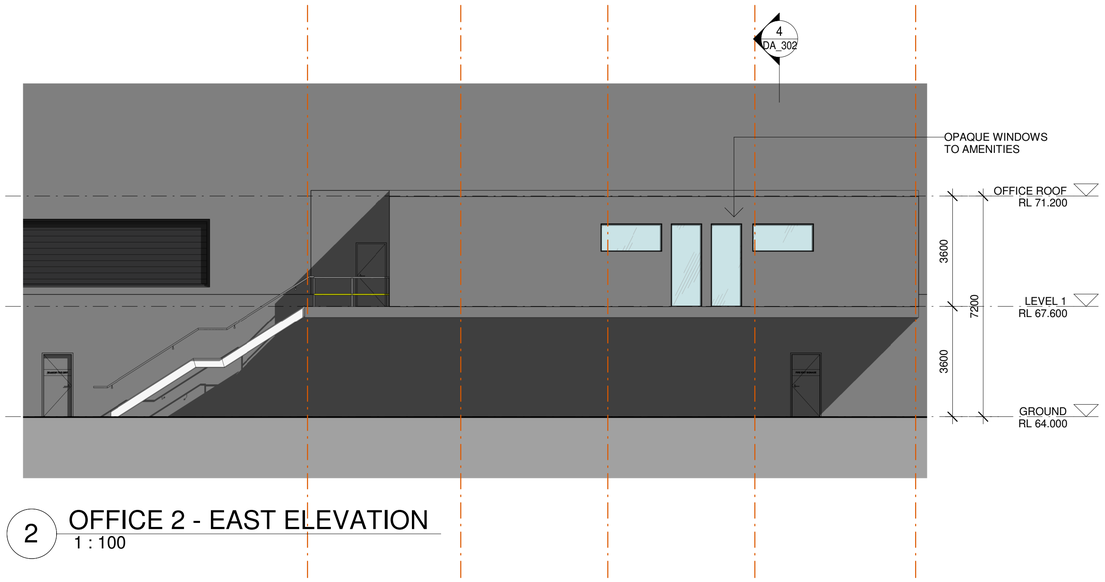
SHEET NUMBER
1190066_ DA_202

ISSUE
D

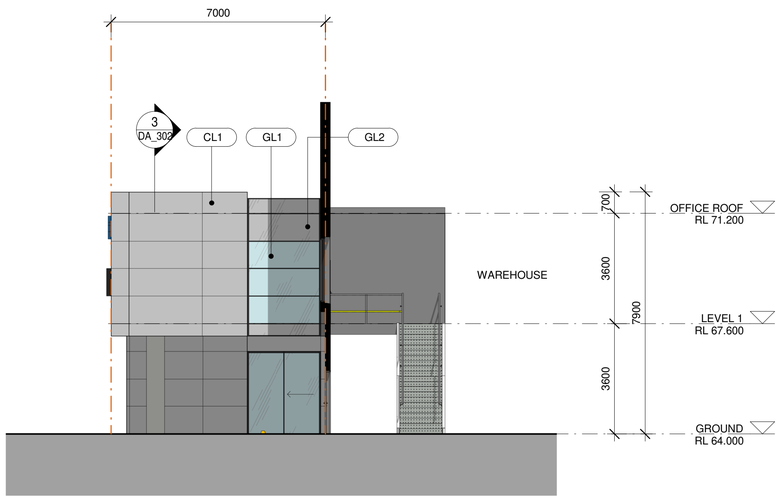
C:\Users\cguevarra\Documents\1190066_ADAMS LUDDENHAM_MPLAN_R19_cguevarra.rvt



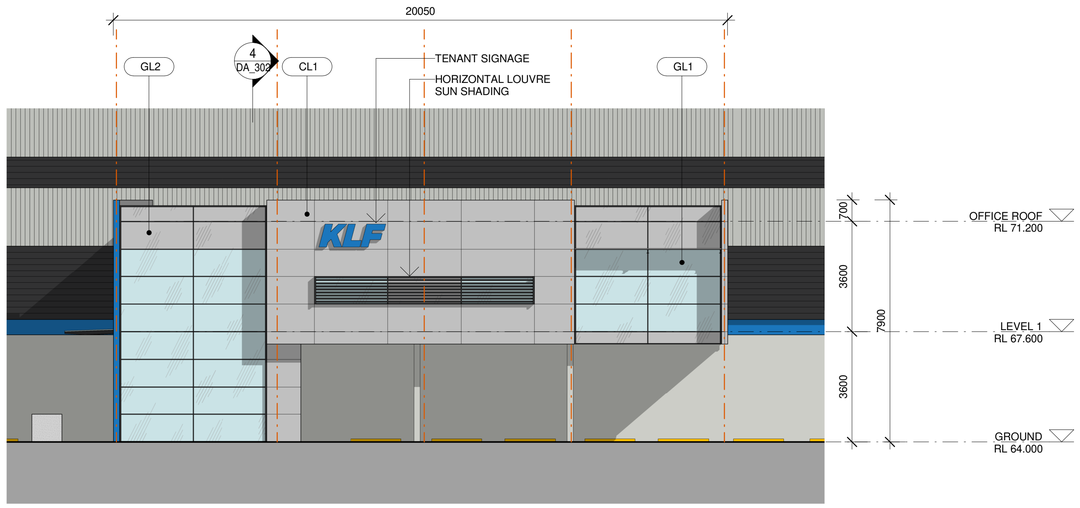
1 NORTH ELEVATION
1 : 100



2 OFFICE 2 - EAST ELEVATION
1 : 100



3 SOUTH ELEVATION
1 : 100



4 WEST ELEVATION
1 : 100

CORE COLOUR SCHEME

CLEAR GLAZING

NON-COMBUSTIBLE
PRE-FINISHED CLADDING

METAL PROFILED ROOF
SHEETING - MID-GREY

METAL PROFILED WALL
SHEETING - MID-GREY

TRANSLUCENT PROFILED
ROOF SHEETING

METAL PROFILED WALL
SHEETING - DARK GREY

HORIZONTAL METAL
SHEETING - DARK GREY

FEATURE COLOUR AS
PER TENANT LOGO

SEALED PRECAST
PANEL - MID-GREY

ALUMINIUM GLAZING
FRAME - BLACK

PAINTED PRECAST
PANEL - DARK-GREY

ABBREVIATION

DP	DOWN PIPE
FE	FIRE EXIT DOOR
RSD	ROLLER SHUTTER DOOR
SLD	SLIDING DOOR

NOTES

1. LAYOUT SUBJECT TO DETAILED DESIGN AND ENGINEERING INPUT
2. LAYOUT SUBJECT TO BRIGADE INPUT
3. (*) AREAS SUBJECT TO BRIGADE APPROVAL

0m 2m 4m 6m 8m 10m

SCALE BAR 1:100 @ A1 ; 1: 200 @ A3

Notes

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NSW Registered Architect James Webb, 10187

Issue	Description	Date	By	QA
A	FOR COORDINATION	09.06.2020	CG	MF
B	SSD APPLICATION	12.06.2020	CG	MF
C	SSD APPLICATION	15.06.2020	CG	MF
D	SSD APPLICATION	16.06.2020	CG	MF
E	GENERAL UPDATE	08.07.2020	CG	MF

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Fax: 61 02 9954 4946 Web: www.reidcampbell.com

STATE SIGNIFICANT DEVELOPMENT

CLIENT: COOMBES PROPERTY GROUP

PROJECT MANAGER:

PROJECT: PROPOSED INDUSTRIAL DEVELOPMENT
275 ADAMS ROAD LUDDENHAM NSW

Drawn: SS Checked: MF PRINT DATE: 08-Jul-20 10:06:07 AM

NORTH POINT: N/A

Drawing Title: OFFICE 1B - ELEVATIONS

SHEET NUMBER: 1190066_ DA_203

ISSUE: E

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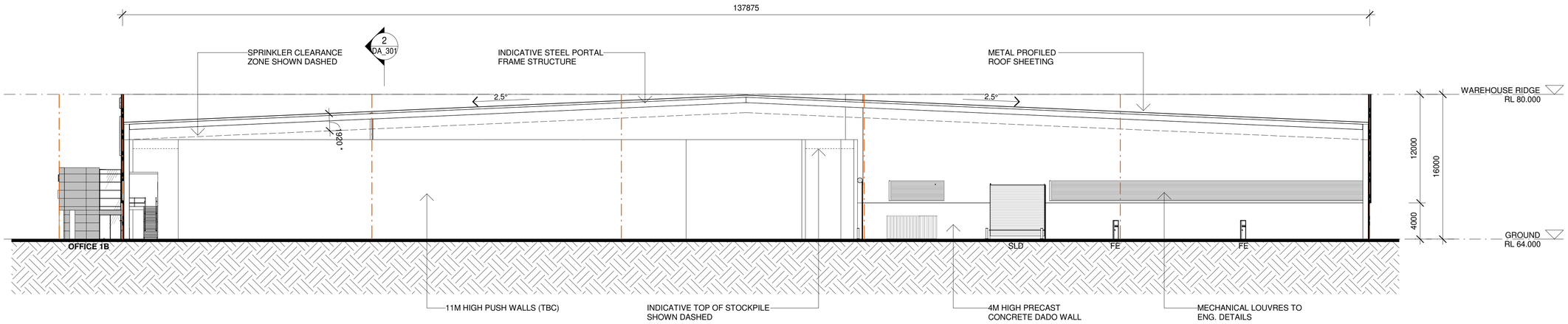
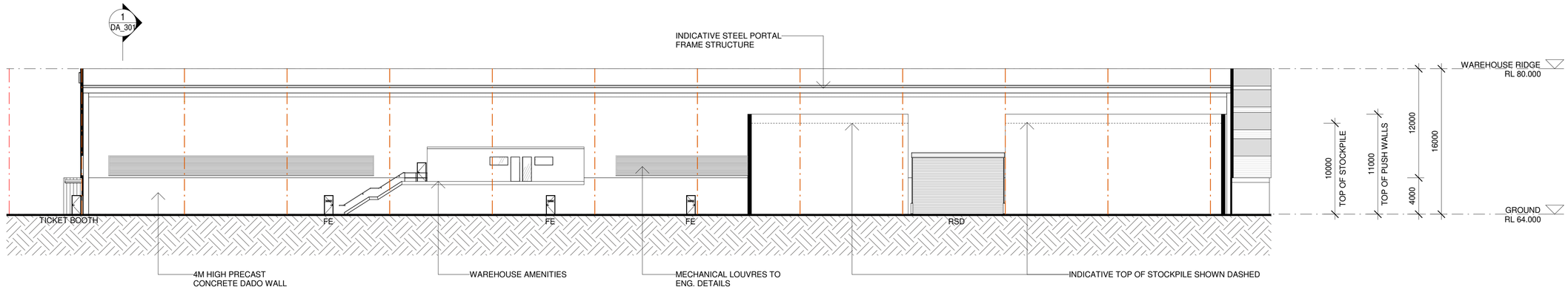


1 WAREHOUSE SECTION 1
1 : 250



2 WAREHOUSE SECTION 2
1 : 250

ABBREVIATION

DP	DOWN PIPE
FE	FIRE EXIT DOOR
RSD	ROLLER SHUTTER DOOR
SLD	SLIDING DOOR

NOTES

1. LAYOUT SUBJECT TO DETAILED DESIGN AND ENGINEERING INPUT
2. LAYOUT SUBJECT TO BRIGADE INPUT
3. (*) AREAS SUBJECT TO BRIGADE APPROVAL

0m 5m 10m 15m 20m 25m

SCALE BAR 1:250 @ A1 ; 1: 500 @ A3

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NSW Registered Architect Mark David Roach, 10332
NSW Registered Architect James Webb, 10187

Issue	Description	Date	By	QA
A	SSD APPLICATION	12.06.2020	CG	MF
B	GENERAL UPDATE	08.07.2020	CG	MF

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Fax: 61 02 9954 4946 Web: www.reidcampbell.com

STATE SIGNIFICANT DEVELOPMENT

CLIENT
COOMBES PROPERTY GROUP

PROJECT MANAGER

PROJECT
PROPOSED INDUSTRIAL DEVELOPMENT
275 ADAMS ROAD LUDDENHAM NSW

Drawn	Checked	PRINT DATE
SS	MF	08-Jul-20 10:06:09 AM

NORTH POINT
N/A

Drawing Title
WAREHOUSE SECTIONS

SHEET NUMBER
1190066_ DA_301

ISSUE
B

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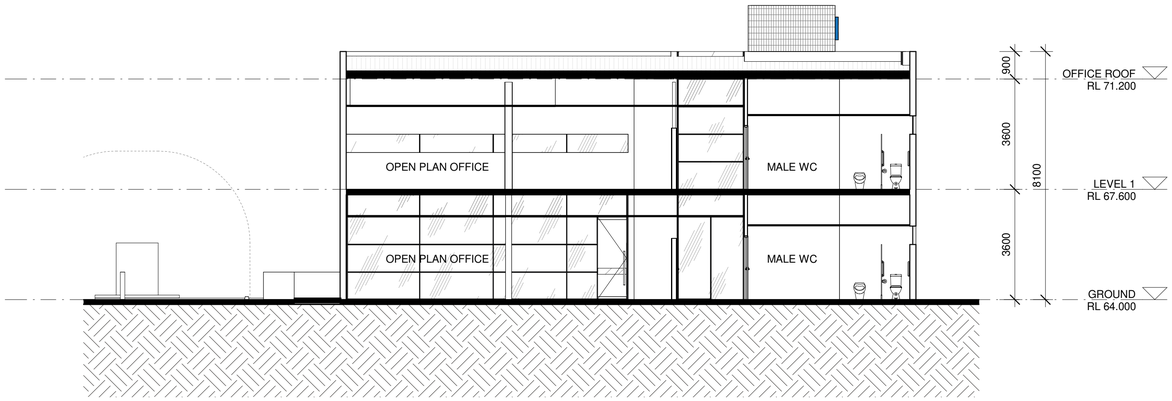
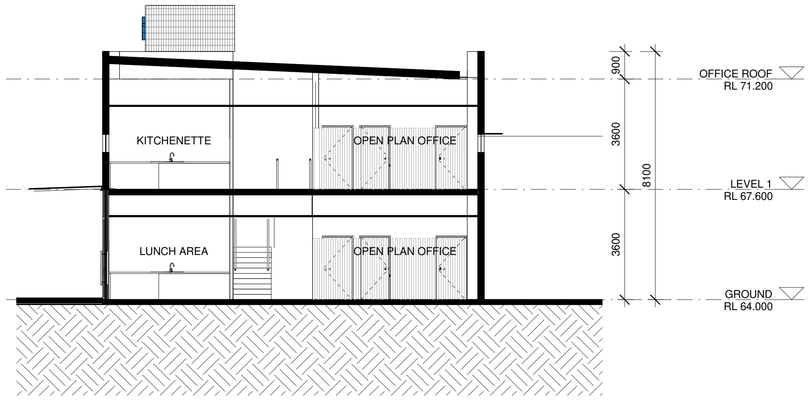
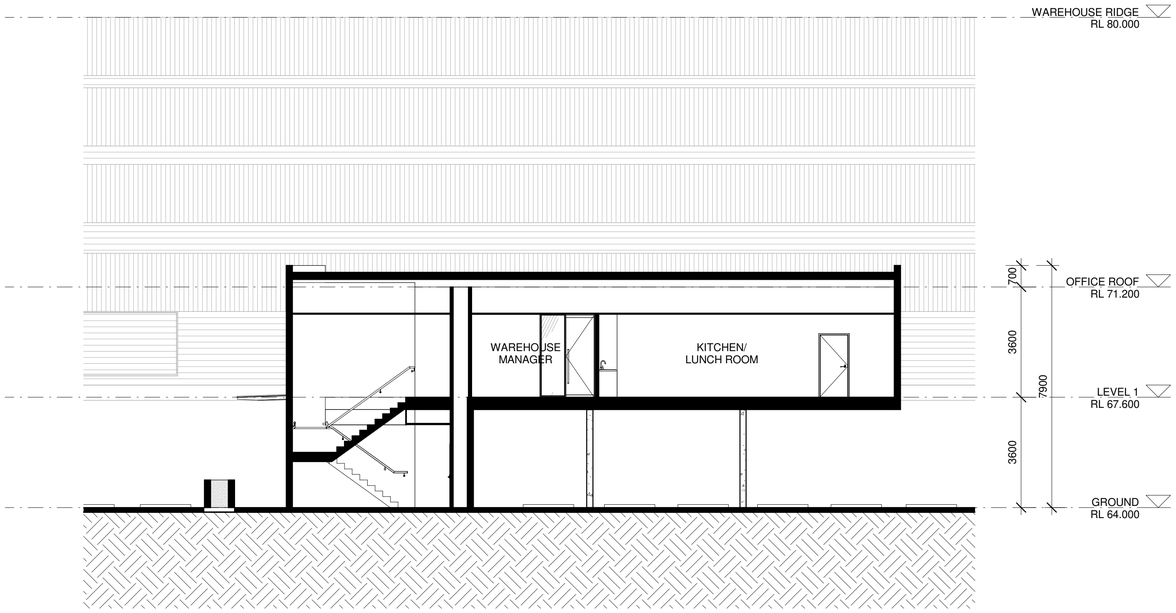


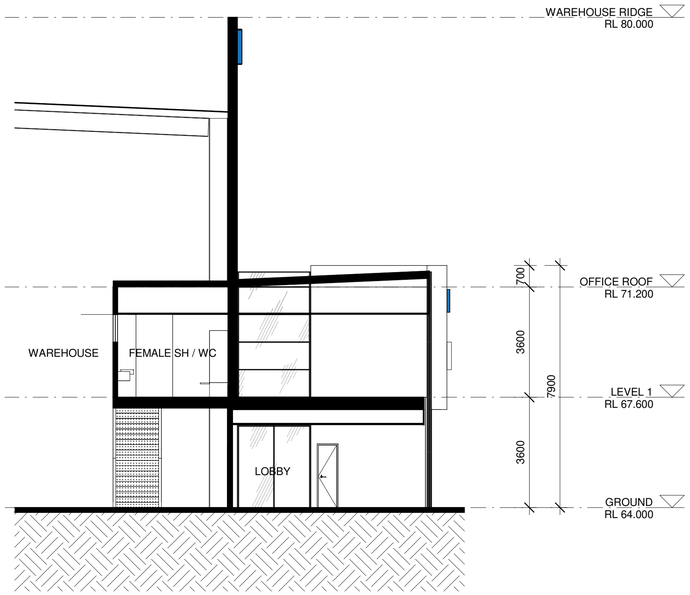
1 OFFICE 1A - SECTION 1
1 : 100



2 OFFICE 1A - SECTION 2
1 : 100



3 OFFICE 1B - SECTION 1
1 : 100



4 OFFICE 1B - SECTION 2
1 : 100

ABBREVIATION

DP	DOWN PIPE
FE	FIRE EXIT DOOR
RSD	ROLLER SHUTTER DOOR
SLD	SLIDING DOOR

NOTES

1. LAYOUT SUBJECT TO DETAILED DESIGN AND ENGINEERING INPUT
2. LAYOUT SUBJECT TO BRIGADE INPUT
3. (*) AREAS SUBJECT TO BRIGADE APPROVAL

0m 2m 4m 6m 8m 10m

SCALE BAR 1:100 @ A1 ; 1: 200 @ A3

Notes

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NSW Registered Architect Mark David Roach, 10332
NSW Registered Architect James Webb, 10187

Issue	Description	Date	By	QA
A	SSD APPLICATION	12.06.2020	CG	MF
B	GENERAL UPDATE	08.07.2020	CG	MF

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Fax: 61 02 9954 4946 Web: www.reidcampbell.com

STATE SIGNIFICANT DEVELOPMENT

CLIENT
COOMBES PROPERTY GROUP

PROJECT MANAGER

PROJECT
PROPOSED INDUSTRIAL DEVELOPMENT
275 ADAMS ROAD LUDDENHAM NSW

Drawn	Checked	PRINT DATE
SS	MF	08-Jul-20 10:06:11 AM

NORTH POINT
N/A

Drawing Title
OFFICE 1A & 1B - SECTIONS

SHEET NUMBER
1190066_ DA_302

ISSUE
B

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No.	AMENDMENT	APPROVED	DATE	ADDED BY
C	ISSUED FOR DA APPROVAL	MO	17.06.2020	EJ
B	ISSUED FOR DA APPROVAL	MO	05.06.2020	EJ
A	ISSUED FOR DA APPROVAL	MO	05.06.2020	EJ

DEVELOPMENT TEAM

CLIENT

COOMBES PROPERTY GROUP

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CONSULT AUSTRALIA

APPROVED	DF	DATE	05.06.2020
CHECKED	MO	DATE	05.06.2020
DESIGNED BY	MO		
DRAWN BY	EJ		
CAD FILE:	S:\7472 Coombes 275 Adams Rd, Luddenham\Acad\Current Drawings\Civil\7472-SSDA-005.dwg		
SCALE	AS SHOWN	SHEET No.	

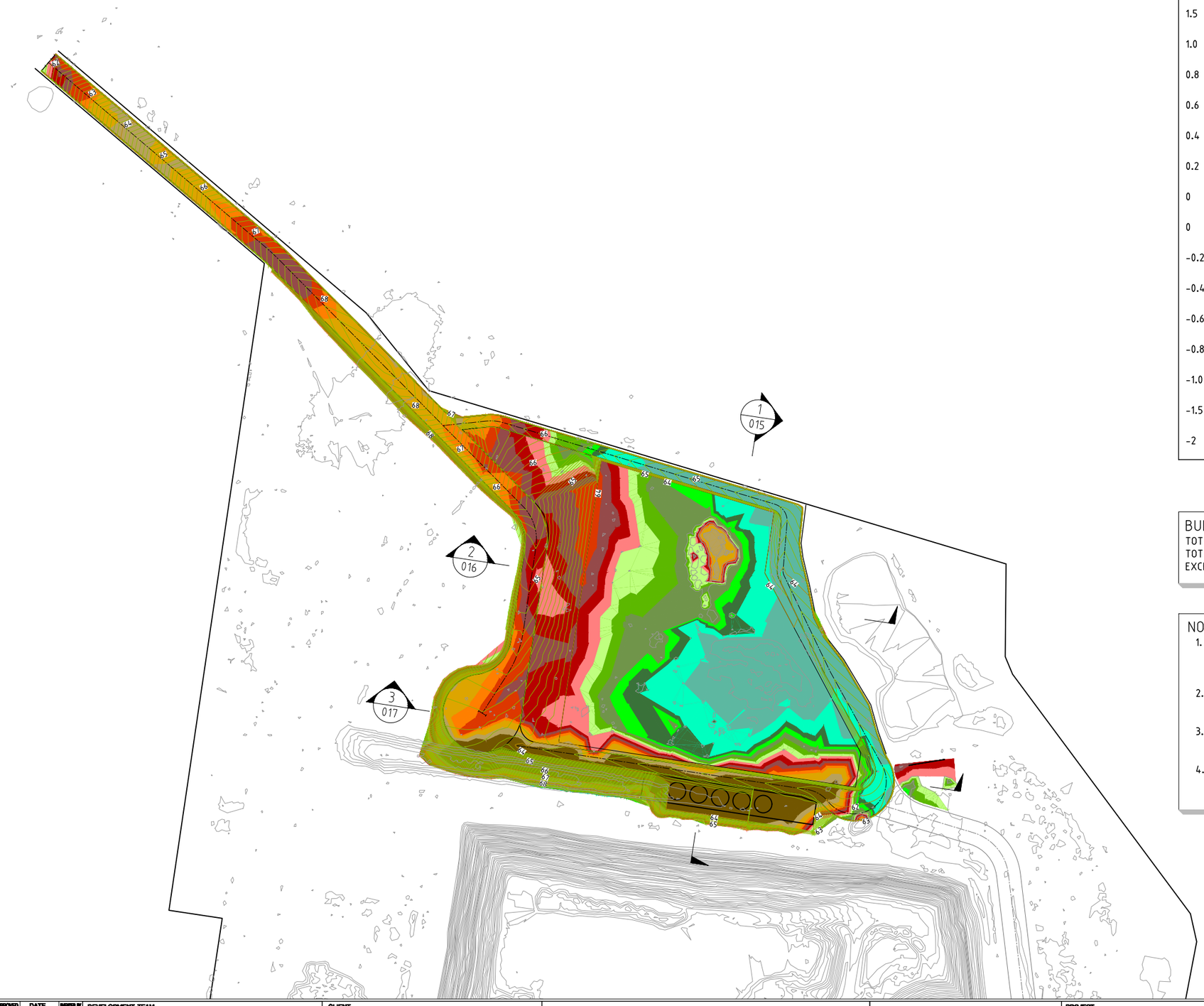
PROJECT

275 ADAMS ROAD
LUDDENHAM

DRAWING TITLE

GENERAL ARRANGEMENT PLAN

PROJECT No.	DRAWING No.	AMDT
7472-SSDA	005	C



CUT FILL Lower_value		Upper_value		Colour
3	to	1.5	m	
1.5	to	1.0	m	
1.0	to	0.8	m	
0.8	to	0.6	m	
0.6	to	0.4	m	
0.4	to	0.2	m	
0.2	to	0	m	
0	to	0.2	m	
0	to	-0.2	m	
-0.2	to	-0.4	m	
-0.4	to	-0.6	m	
-0.6	to	-0.8	m	
-0.8	to	-1.0	m	
-1.0	to	-1.5	m	
-1.5	to	-2.0	m	
-2	to	-3.5	m	

BULK EARTHWORKS VOLUME

TOTAL CUT = 16,900m^3
TOTAL FILL = 15,500m^3
EXCESS CUT OVER FILL =1,400m^3

NOTES:

1. VOLUMES ARE APPROXIMATE ONLY. THESE VOLUMES DO NOT ACCOUNT FOR BULKING FACTORS, STRUCTURAL FOOTINGS, TRENCHES AND OVER EXCAVATION
2. GROUND WATER SEEPAGE MAY OCCUR IN EXCAVATED AREAS. DE-WATERING MAY BE REQUIRED
3. SUBSOIL DRAINAGE TO BE PROVIDED AT THE PERIMETER OF THE STRUCTURAL BUILDING SLAB
4. EXISTING SERVICES TO BE PROTECTED DURING EXCAVATION WORKS. REFER SERVICES CONSULTANTS DRAWINGS FOR SERVICES DETAILS

A1 PLOT 1000 20 10 0 10 20 30 40 2000 A3 PLOT

No.	AMENDMENT	APPROVED	DATE	ADDED BY
C	ISSUED FOR DA APPROVAL	MO	17.06.2020	EJ
B	ISSUED FOR DA APPROVAL	MO	05.06.2020	EJ
A	ISSUED FOR DA APPROVAL	MO	05.06.2020	EJ

DEVELOPMENT TEAM

CLIENT

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CONSULT AUSTRALIA

APPROVED	DF	DATE	05.06.2020
CHECKED	MO	DATE	05.06.2020
DESIGNED BY	MO		
DRAWN BY	EJ		
CAD FILE:	S:\7472 Coombes 275 Adams Rd, Luddenham\Acad\Current Drawings\Civil\7472-SSDA-010.dwg		
SCALE	AS SHOWN	SHEET No.	

PROJECT

275 ADAMS ROAD
LUDDENHAM

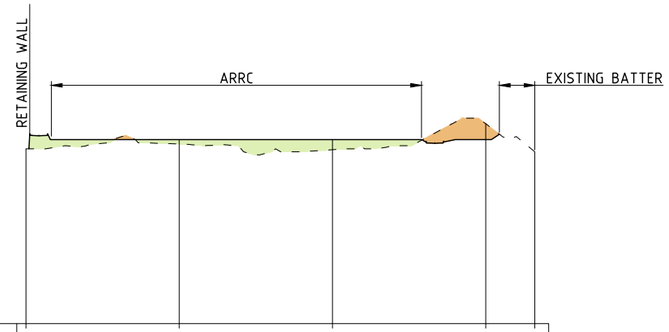
DRAWING TITLE

BULK EARTHWORKS PLAN

PROJECT No.	DRAWING No.	AMDT
7472-SSDA	010	C

LEGEND

- CUT AREA
- FILL AREA
- DESIGN LEVEL
- EXISTING LEVEL



DATUM RL.34.000

DESIGN SURFACE LEVEL	62.484	64.000	64.000	64.000	62.018
EXISTING SURFACE LEVEL	62.484	63.293	62.352	66.591	62.018
CUT\FILL DEPTHS	0.000	-0.707	-1.648	2.591	0.000
PEGGED CHAINAGE	0.000	50.000	100.000	150.000	166.025

LONGITUDINAL SECTION - BULK EARTHWORKS SECTION 1

A1 PLOT 1000 — 20 10 0 10 20 30 40 — A3 PLOT 2000
HORIZONTAL

A1 PLOT 500 — 10 5 0 5 10 15 20 — A3 PLOT 1000
VERTICAL

No.	AMENDMENT	APPROVED	DATE	AMEND BY
C	ISSUED FOR DA APPROVAL	MO	17.06.2020	EJ
B	ISSUED FOR DA APPROVAL	MO	05.06.2020	EJ
A	ISSUED FOR DA APPROVAL	MO	05.06.2020	EJ

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APPROVED	DF	DATE	05.06.2020
CHECKED	MO	DATE	05.06.2020
DESIGNED BY	MO		
DRAWN BY	EJ		
CAD FILE:	S:\7472 Coombes 275 Adams Rd, Luddenham\Acad\Current Drawings\Civil\7472-SSDA-015.dwg		
SCALE	AS SHOWN	SHEET No.	

PROJECT

275 ADAMS ROAD
LUDDENHAM

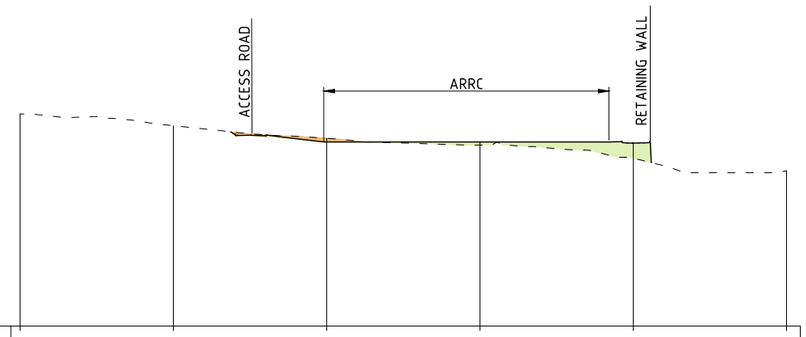
DRAWING TITLE

BULK EARTHWORKS
LONGITUDINAL SECTION
SHEET 1

PROJECT No.	DRAWING No.	AMDT.
7472-SSDA	015	C

LEGEND

- CUT AREA
- FILL AREA
- DESIGN LEVEL
- EXISTING LEVEL



DATUM RL.34.000

DESIGN SURFACE LEVEL	68.580	66.655	64.000	64.000	63.811	59.310
EXISTING SURFACE LEVEL	68.580	66.655	64.599	63.500	61.357	59.310
CUT\FILL DEPTHS	0.000	0.000	0.599	-0.500	-2.454	0.000
PEGGED CHAINAGE	0.000	50.000	100.000	150.000	200.000	250.000

LONGITUDINAL SECTION - BULK EARTHWORKS SECTION 2

A1 PLOT 1000 — 20 10 0 10 20 30 40 — A3 PLOT 2000
HORIZONTAL

A1 PLOT 500 — 10 5 0 5 10 15 20 — A3 PLOT 1000
VERTICAL

No.	AMENDMENT	APPROVED	DATE	AMDED BY
C	ISSUED FOR DA APPROVAL	MO	17.06.2020	EJ
B	ISSUED FOR DA APPROVAL	MO	05.06.2020	EJ
A	ISSUED FOR DA APPROVAL	MO	05.06.2020	EJ

DEVELOPMENT TEAM

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APPROVED	DF	DATE	05.06.2020
CHECKED	MO	DATE	05.06.2020
DESIGNED BY	MO		
DRAWN BY	EJ		
CAD FILE:	S:\7472 Coombes 275 Adams Rd, Luddenham\Acad\Current Drawings\Civil\7472-SSDA-016.dwg		
SCALE	AS SHOWN	SHEET No.	

PROJECT

275 ADAMS ROAD
LUDDENHAM

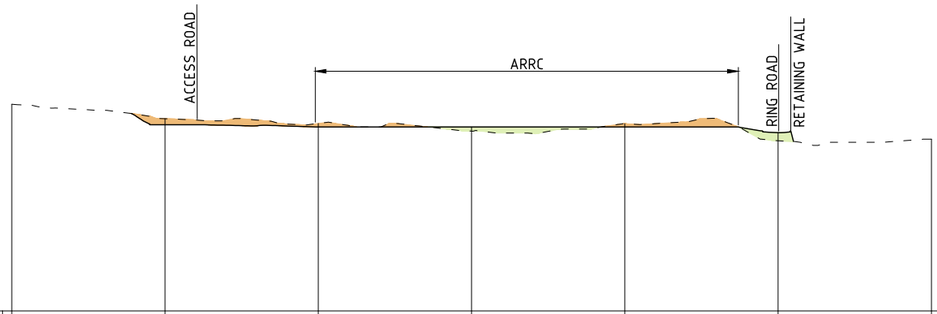
DRAWING TITLE

BULK EARTHWORKS
LONGITUDINAL SECTION
SHEET 2

PROJECT No.	DRAWING No.	AMDT
7472-SSDA	016	C

LEGEND

- CUT AREA
- FILL AREA
- DESIGN LEVEL
- EXISTING LEVEL



DATUM RL.34.000

DESIGN SURFACE LEVEL	67.701	64.352	64.000	64.000	64.000	63.055	62.000
EXISTING SURFACE LEVEL	67.701	65.341	64.576	63.313	64.534	61.748	62.000
CUT\FILL DEPTHS	0.000	0.989	0.576	-0.687	0.534	-1.307	0.000
PEGGED CHAINAGE	0.000	50.000	100.000	150.000	200.000	250.000	300.000

LONGITUDINAL SECTION - BULK EARTHWORKS SECTION 3

A1 PLOT 1000 — 20 10 0 10 20 30 40 — A3 PLOT 2000

HORIZONTAL

A1 PLOT 500 — 10 5 0 5 10 15 20 — A3 PLOT 1000

VERTICAL

No.	AMENDMENT	APPROVED	DATE	AMDED BY
C	ISSUED FOR DA APPROVAL	MO	17.06.2020	EJ
B	ISSUED FOR DA APPROVAL	MO	05.06.2020	EJ
A	ISSUED FOR DA APPROVAL	MO	05.06.2020	EJ

DEVELOPMENT TEAM

CLIENT

COOMBES PROPERTY GROUP

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COMMUNITY ARBITRAL IA

APPROVED	DF	DATE	05.06.2020
CHECKED	MO	DATE	05.06.2020
DESIGNED BY	MO		
DRAWN BY	EJ		
CAD FILE:	S:\7472 Coombes 275 Adams Rd, Luddenham\Acad\Current Drawings\Civil\7472-SSDA-017.dwg		
SCALE	AS SHOWN	SHEET No.	

PROJECT

275 ADAMS ROAD
LUDDENHAM

DRAWING TITLE

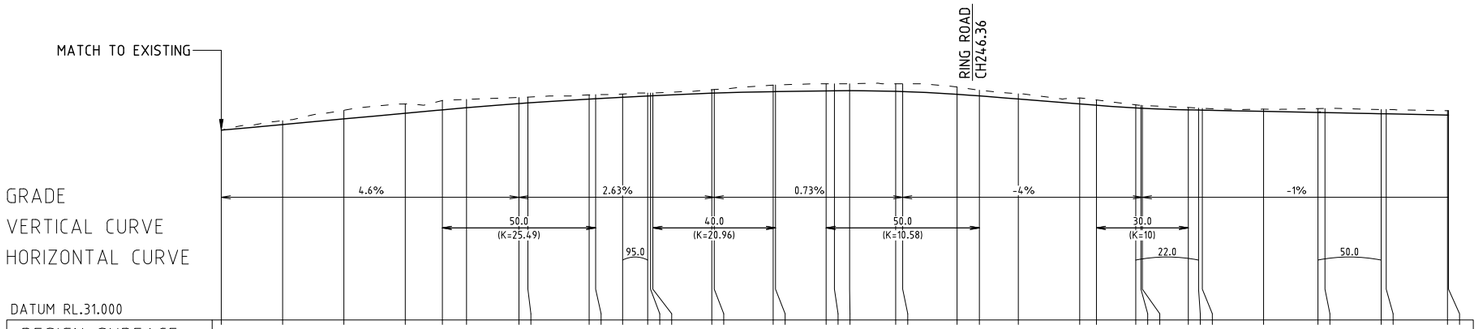
BULK EARTHWORKS
LONGITUDINAL SECTION
SHEET 3

PROJECT No.	DRAWING No.	AMDT
7472-SSDA	017	C

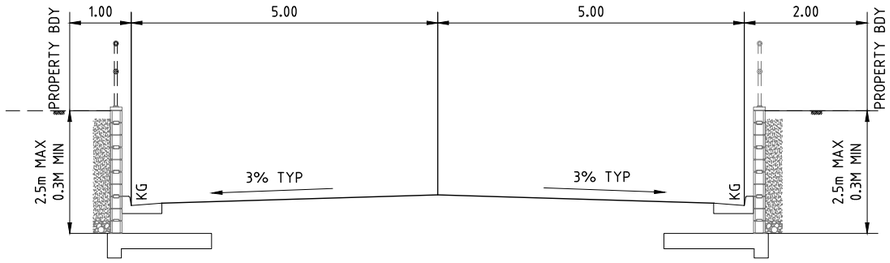
LEGEND

DESIGN LEVEL

EXISTING LEVEL

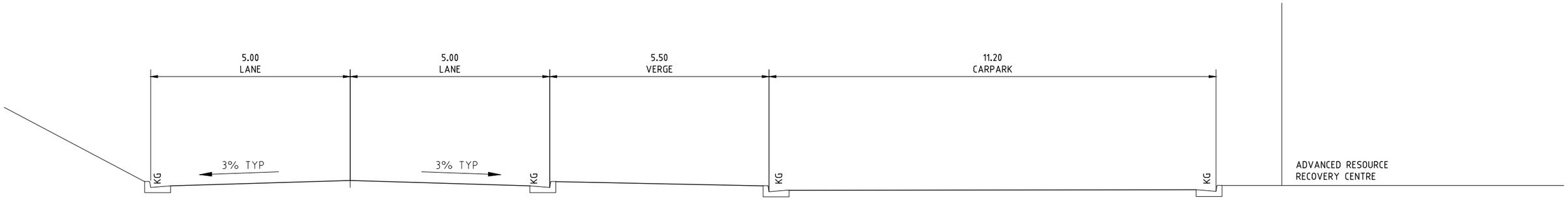


| | | |



TYPICAL SECTION - ACCESS ROAD AT ENTRANCE

AS SHOWN



TYPICAL SECTION - ACCESS ROAD AT RRC

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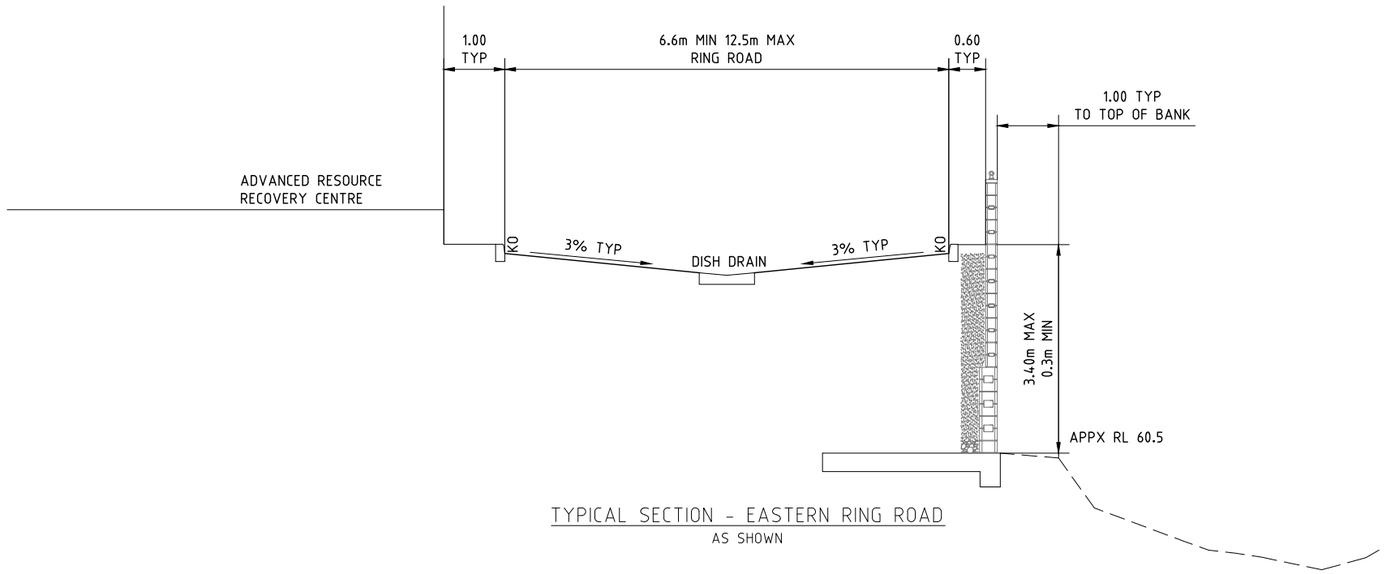

TYPICAL SECTION - EASTERN RING ROAD

AS SHOWN

A1 PLOT A3 PLOT

No.	AMENDMENT	APPROVED	DATE	AMEND BY
C	ISSUED FOR DA APPROVAL	MO	17.06.2020	EJ
B	ISSUED FOR DA APPROVAL	MO	05.06.2020	EJ
A	ISSUED FOR DA APPROVAL	MO	05.06.2020	EJ

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CHECKED	MO	DATE	05.06.2020
DESIGNED BY	MO		
DRAWN BY	EJ		
CAD FILE:	S:\7472 Coombes 275 Adams Rd, Luddenham\Acad\Current Drawings\Civil\7472-SSDA-025.dwg		
SCALE	AS SHOWN	SHEET No.	

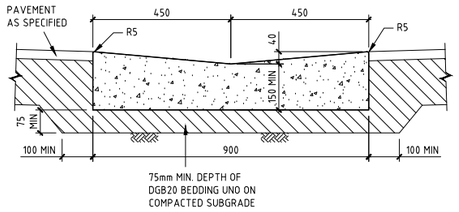
PROJECT

275 ADAMS ROAD
LUDDENHAM

DRAWING TITLE

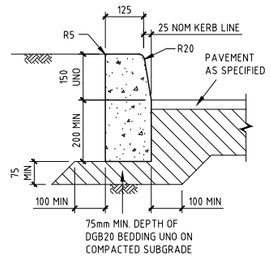
TYPICAL ROAD
CROSS SECTIONS

PROJECT No.	DRAWING No.	AMDT
7472-SSDA	025	C



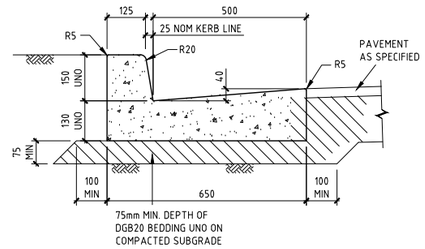
DISH DRAIN (DD1)

SCALE 1:10



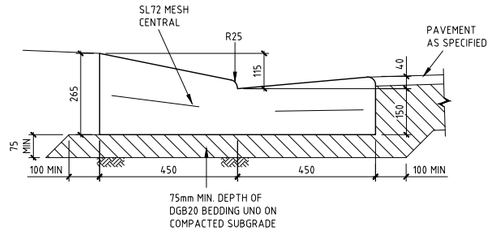
KERB ONLY (KO)

SCALE 1:10



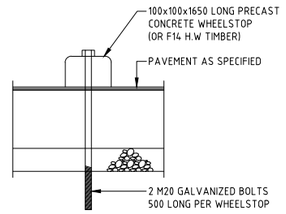
KERB AND GUTTER (K&G)

SCALE 1:10



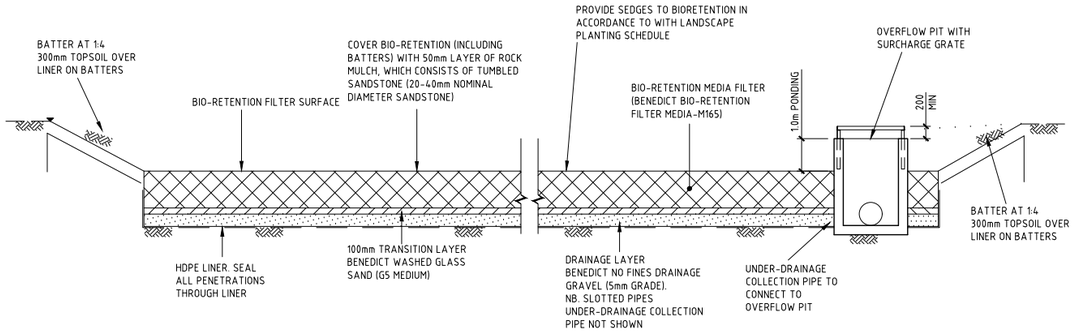
VEHICULAR CROSSING (VC)

SCALE 1:10



WHEEL STOP IN FLEXIBLE PAVEMENT

SCALE 1:10



TYPICAL BIO-RETENTION BASIN DETAIL

SCALE 1:50

No.	AMENDMENT	APPROVED	DATE	ADDED BY
C	ISSUED FOR DA APPROVAL	MO	17.06.2020	EJ
B	ISSUED FOR DA APPROVAL	MO	05.06.2020	EJ
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DRAWN BY	EJ		
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SCALE	AS SHOWN	SHEET No.	

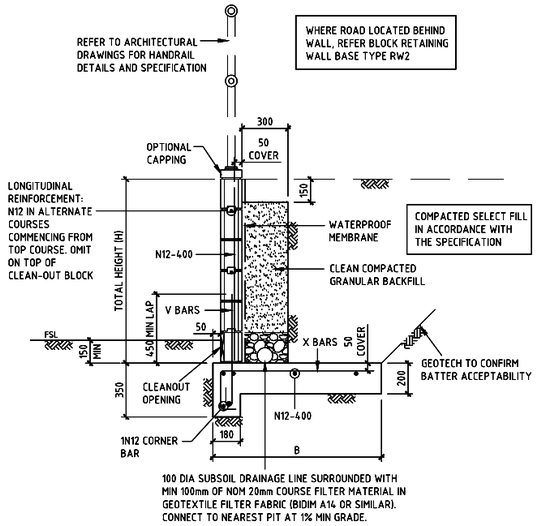
PROJECT

275 ADAMS ROAD
LUDDENHAM

DRAWING TITLE

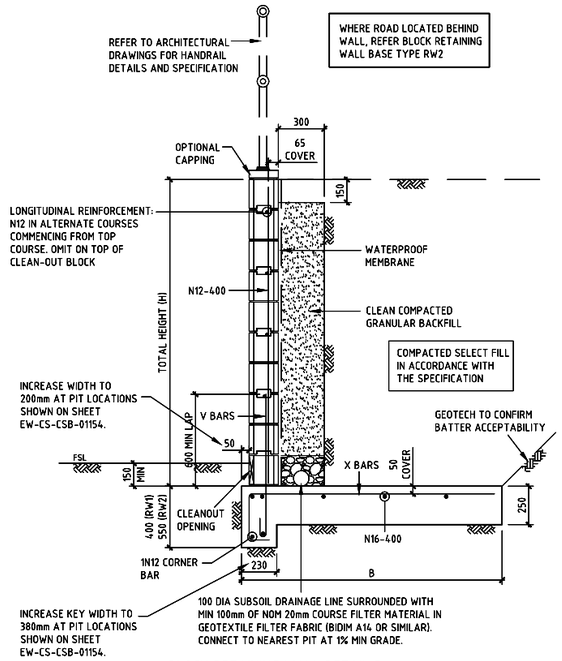
TYPICAL DETAILS
SHEET 1

PROJECT No.	DRAWING No.	AMDT
7472-SSDA	026	C



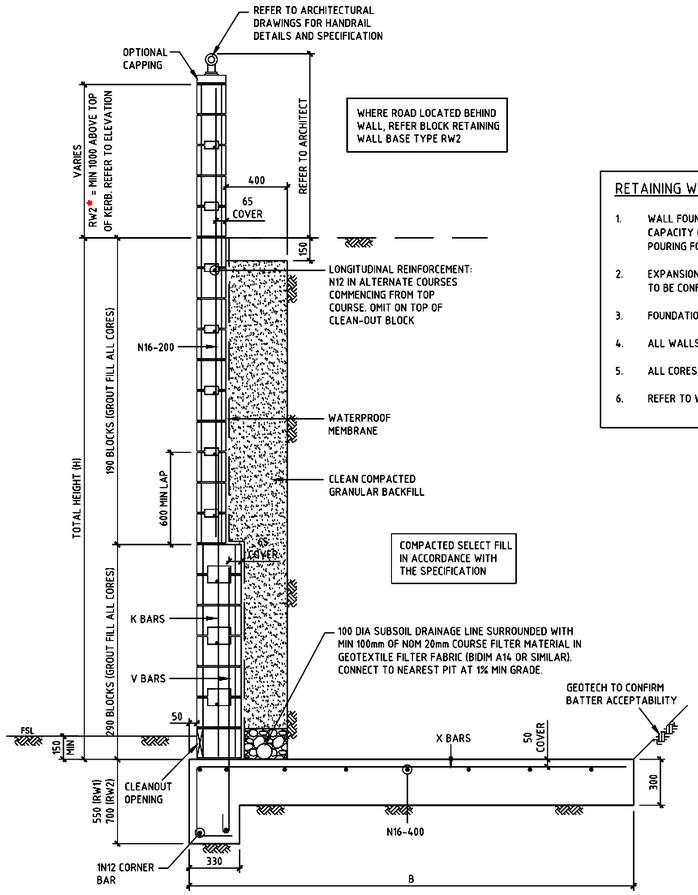
BLOCK RETAINING WALL DETAIL A

SCALE 1:20



BLOCK RETAINING WALL DETAIL B

SCALE 1:20



BLOCK RETAINING WALL DETAIL C

SCALE 1:20

RETAINING WALL NOTES

1. WALL FOUNDATIONS TO BEAR ON "GOOD" GROUND DEFINED AS HAVING A MINIMUM ALLOWABLE BEARING CAPACITY OF 100 kPa IN NATURAL GROUND TO BE VERIFIED BY GEOTECHNICAL ENGINEER PRIOR TO POURING FOUNDATIONS. DO NOT BEAR RETAINING WALLS IN FILL.
2. EXPANSION JOINTS TO BE MAX 8m CTRS FOR REINFORCED CONCRETE AND BLOCK WALLS. JOINT LOCATIONS TO BE CONFIRMED BY ARCHITECT.
3. FOUNDATIONS TO BE N32 MINIMUM GRADE CONCRETE. REINFORCING TO HAVE 50mm COVER.
4. ALL WALLS TO BE TEMPORARILY PROPPED PRIOR TO CONCRETE MEETING ITS FULL 28 DAY STRENGTHS.
5. ALL CORES TO BE GROUT FILLED.
6. REFER TO WALL ELEVATIONS ON SHEET 01154, TYPICAL.

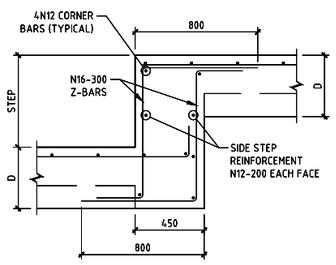
BLOCK RETAINING WALL BASE TYPE RW1 (NO ROAD BEHIND)

DETAIL	WALL HEIGHT				REINFORCEMENT		BASE DIMENSIONS	
	TOTAL HEIGHT (mm) H	HEIGHT OF BLOCKWORK			X-BARS AND V-BARS	K-BARS	WIDTH, B (mm) WITH FOLLOWING BACKFILL CONDITIONS	
		150 SERIES	200 SERIES	300 SERIES			LEVEL (TANK FARM -7.5kPa)	LEVEL (STANDARD -5kPa
A	800	800	-	-	N12-400	-	800	800
A	1000	1000	-	-	N12-400	-	1100	1000
B	1200	-	1200	-	N12-400	-	1300	1100
B	1400	-	1400	-	N12-400	-	1600	1400
B	1600	-	1600	-	N16-400	-	1800	1600
B	1800	-	1800	-	N16-400	-	2000	1800
B	2000	-	2000	-	N16-200	-	2250	2000

BLOCK RETAINING WALL BASE TYPE RW2 (ROAD BEHIND)

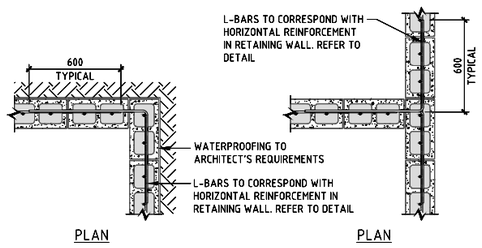
DETAIL	WALL HEIGHT				REINFORCEMENT		BASE DIMENSIONS
	TOTAL HEIGHT (mm) H	HEIGHT OF BLOCKWORK (NOTE 6)			X-BARS AND V-BARS	K-BARS	MAX 3% GRADE
		150 SERIES	200 SERIES	300 SERIES			
B	800	-	800	-	N16-400	-	1000
B	1000	-	1000	-	N16-400	-	1600
B	1200	-	1200	-	N16-400	-	2000
C	1600	-	800	800	N16-200	N16-200	2000
C*	1800	-	600	1200	N16-200	N16-200	2500

* DENOTES RETAINING WALL HAS BEEN DESIGNED AS VEHICLE CRASH BARRIER.



TYPICAL RETAINING WALL FOOTING STEP

SCALE 1:20



BLOCKWORK RETAINING WALL CORNER DETAIL

SCALE 1:20

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DRAWN BY	EJ		
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SCALE	AS SHOWN	SHEET No.	

PROJECT

275 ADAMS ROAD LUDDENHAM

DRAWING TITLE

TYPICAL DETAILS SHEET 2

PROJECT No.	DRAWING No.	AMDT
7472-SSDA	027	C