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	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 460	OSD HYDRAULIC DETAILS
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
ISSUED FOR INFORMATION	18.10.24	B
PRELIMINARY ONLY	08.10.24	A
ISSUED FOR SSDA	27.03.26	G

ARCHITECT: SBA ARCHITECTS

CLIENT: ESR

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

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DRAWING TITLE: DRAWING LIST & GENERAL NOTES

DRAWING No: C014950.01-SSDA100

ISSUE: G

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

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DRAWING TITLE: EXISTING SITE FEATURES & SERVICES

DRAWING No: C014950.01-SSDA150 ISSUE: E

STABILISED CONSTRUCTION ENTRY. REFER TO DRAWING SSDA251 FOR DETAILS

EXISTING SEWER LINE

SITE BOUNDARY

SILT FENCE ONLY

1
251

NOMINAL STOCKPILE LOCATION

SITE BOUNDARY

STEPHEN ROAD

DENOTES APPROXIMATE OVERLAND FLOW DIRECTION TYPICAL

EXISTING COUNCIL DRAINAGE LINE TO REMAIN ACTIVE AND PROTECTED THROUGHOUT WORKS. ENSURE ALL SEDIMENT LADEN RUNOFF IS CLEAR OF THE DIVERTED AWAY FROM THE COUNCIL DRAINAGE SYSTEM

SITE BOUNDARY

DIVERSION DRAIN. REFER TO DRAWING SSDA251 FOR DETAILS

SITE BOUNDARY

CLEAN WATER PUMP OUT VIA EXISTING DISCHARGE OUTLET TO PROPOSED DISCHARGE POINT. T.B.C ON SITE.

EXISTING POND TO BE MODIFIED FOR PROVISION OF SEDIMENT BASIN TO EXTENT SHOWN

PROPOSED SEDIMENT BASIN. ALL DISTURBED WATER TO BE DIRECTED TO THE SEDIMENT BASIN FOR TREATMENT PRIOR TO DISCHARGE FROM SITE

COAL PIER ROAD

STABILISED CONSTRUCTION ENTRY. REFER TO DRAWING SSDA251 FOR DETAILS

1
251

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

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CC	JB	SEP '24	DS	B1	AS SHOWN	C014950.01-SSDA200

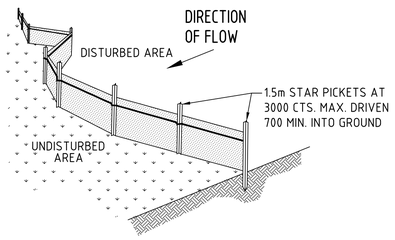
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DRAWING TITLE: EROSION AND SEDIMENT CONTROL PLAN

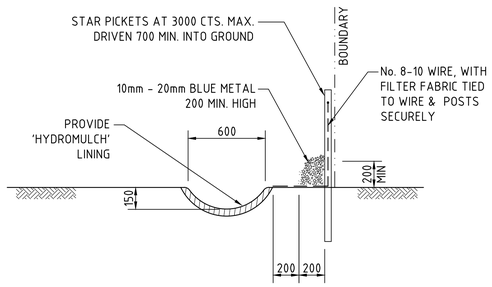
DRAWING No: C014950.01-SSDA200 ISSUE: E



TYPICAL SILT FENCE DETAIL

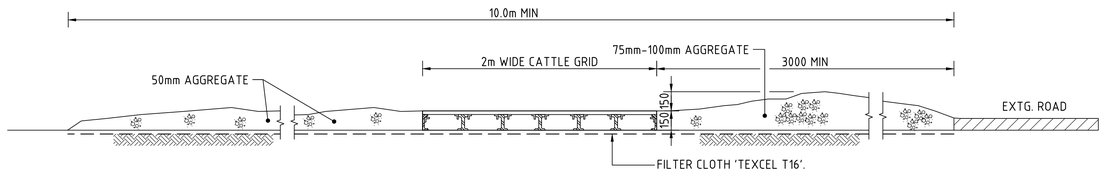
N.T.S

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

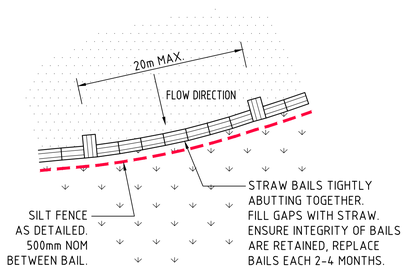


TYPICAL OPEN DRAIN & SILT FENCE

SCALE 1:20

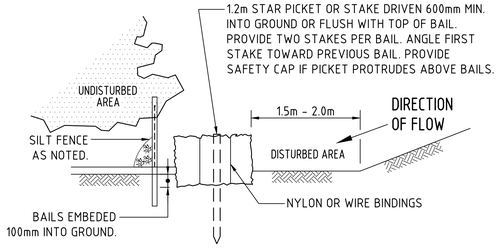


SECTION 1:20 1/200 : STABILISED CONSTRUCTION ENTRANCE 'TRUCK SHAKER'



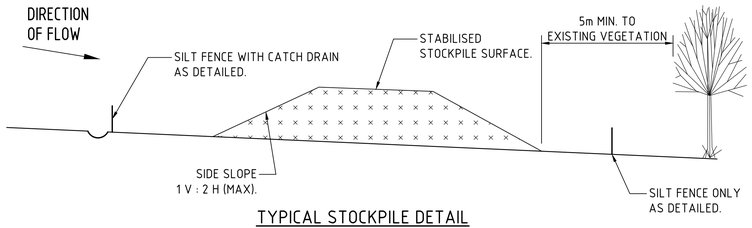
SILT FENCE WITH HAY BAIL PLAN

N.T.S



SILT FENCE WITH HAY BAIL DETAIL

N.T.S

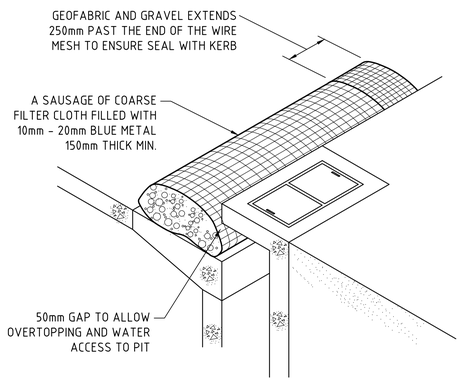


TYPICAL STOCKPILE DETAIL

N.T.S

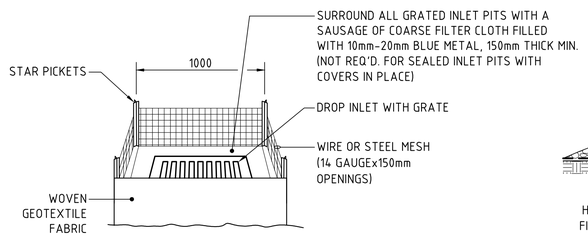
STOCKPILE NOTES

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.



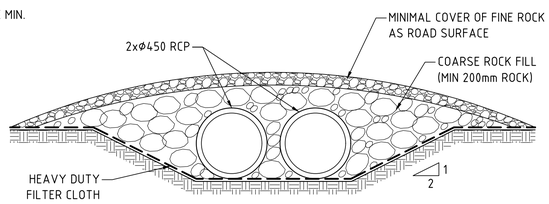
KERB INLET CONTROL

N.T.S



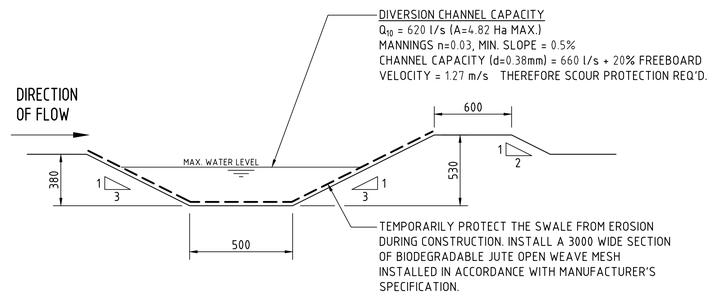
GRATED INLET PIT FILTER DETAIL

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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DESIGNED	DRAWN	DATE	CHECKED	SIZE	SCALE	CAD REF:
CC	JB	SEP '24	DS	B1	AS SHOWN	C014950.01-SSDA 251

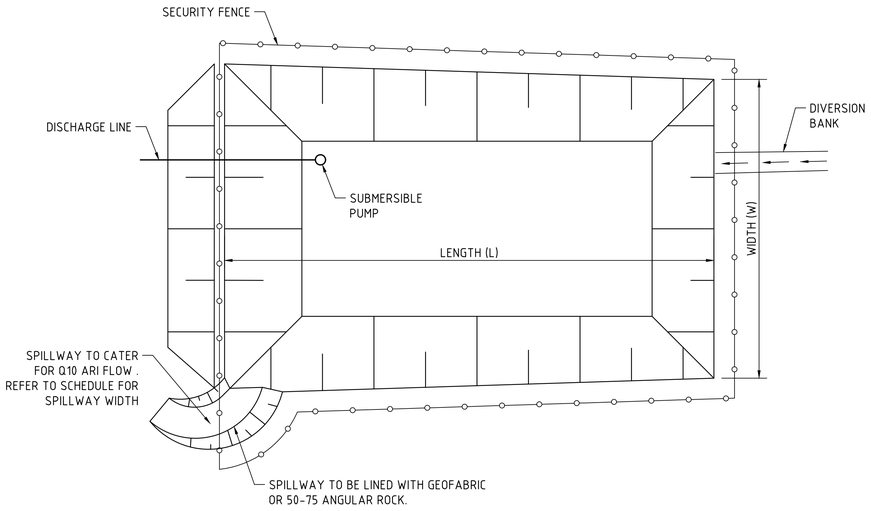
CONSULT AUSTRALIA

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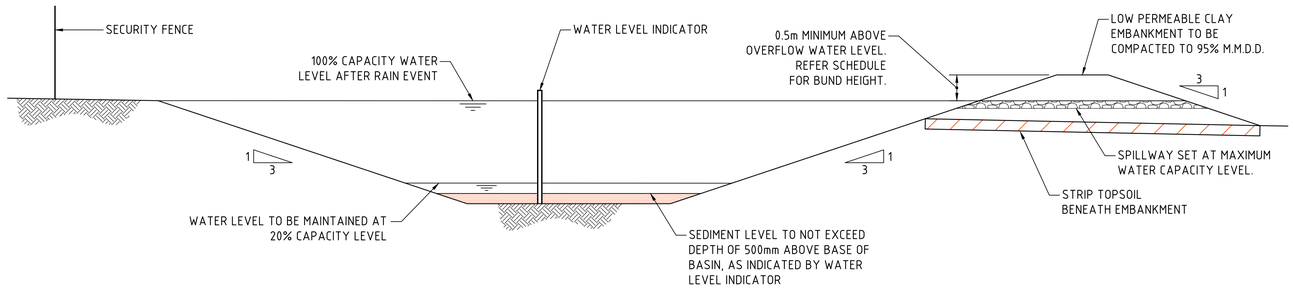
DRAWING TITLE
EROSION AND SEDIMENT CONTROL DETAILS SHEET 1

DRAWING No C014950.01-SSDA 251

ISSUE E

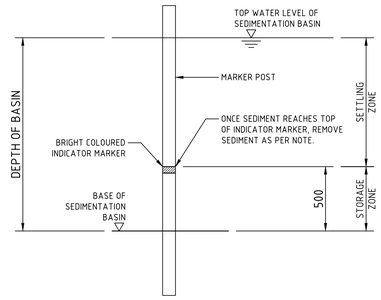


TYPICAL SEDIMENT CONTROL POND PLAN
SCALE 1:250



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

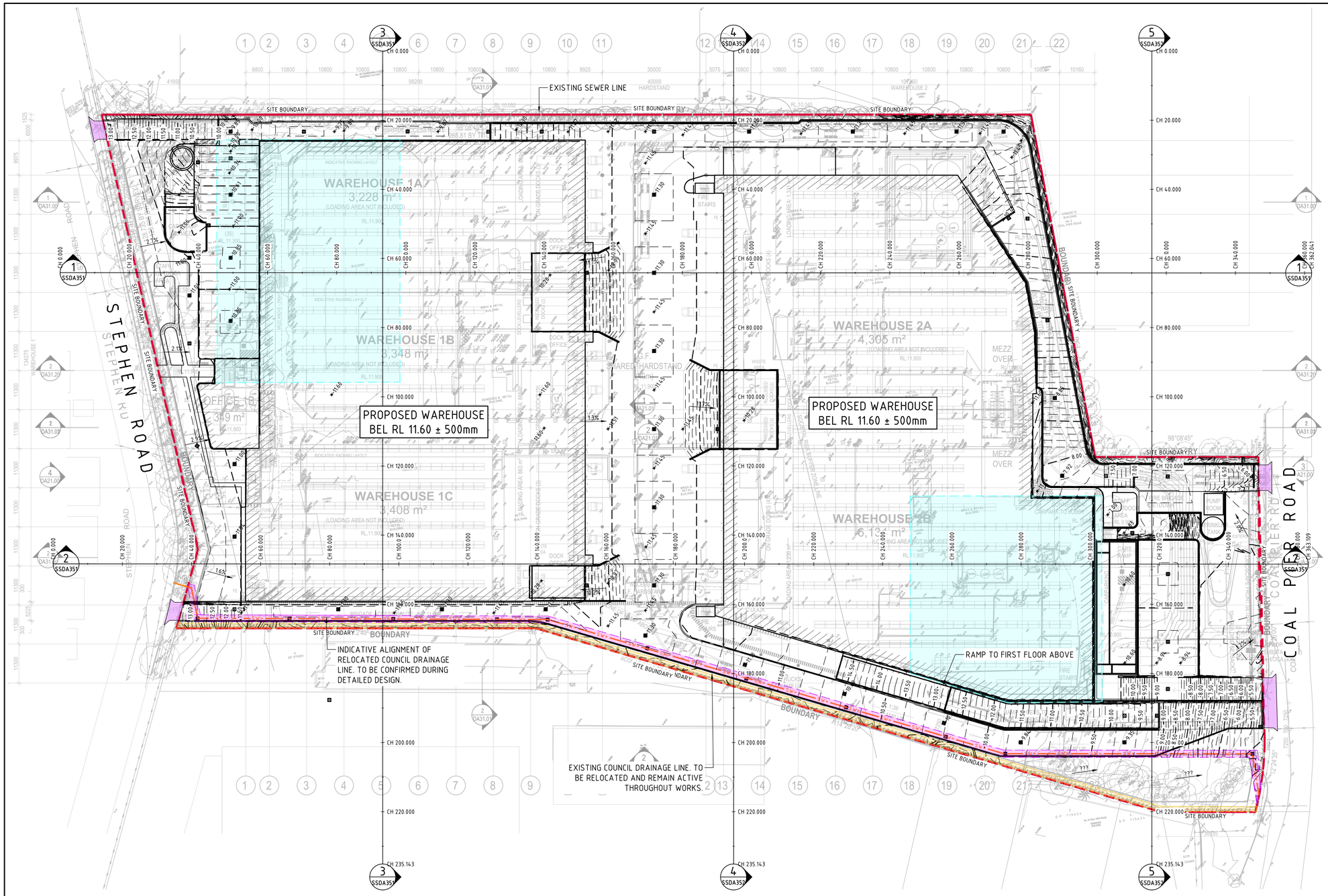
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DRAWING TITLE
EROSION AND SEDIMENT CONTROL DETAILS SHEET 2

DRAWING No C014950.01-SSDA 252 ISSUE F



BULK EARTHWORKS PLAN
SCALE 1:500

SITE PREPARATION NOTES:

1. ALL EARTHWORKS SHALL BE COMPLETED GENERALLY IN ACCORDANCE WITH THE GUIDELINES SPECIFIED BY THE GEOTECHNICAL REPORT 219609.02.R.001.Rev0 PROVIDED BY DOUGLAS PARTNERS DATED 21/12/23.
2. EXISTING LEVELS ARE BASED ON INFORMATION PROVIDED BY BEVERIDGE WILLIAMS TITLED 2201113_DET_REV A DATED 14/12/22.
3. STRIP ANY TOP SOIL OR DELETERIOUS MATERIAL AND DISPOSE OF FROM SITE OR STORE AS DIRECTED. TOPSOIL BLENDING IS NOT ACCEPTABLE. ANY BLENDING PROPOSAL IS TO BE REFERRED TO THE ENGINEER.
4. COMPLETE CUT TO FILL EARTHWORKS TO ACHIEVE THE REQUIRED LEVELS AS INDICATED ON THE DRAWINGS WITHIN A TOLERANCE OF +0mm/-10mm THROUGH BUILDING PADS/PAVEMENTS AND +0mm/-20mm ELSEWHERE.
5. PREPARE STEEP BATTERS TO RECEIVE FILL BY CONSTRUCTING BENCHING TO FACILITATE FILL PLACEMENT AND COMPACTION. WHERE EXPOSED ROCK (WEATHERED SHALE OR SANDSTONE) IS ENCOUNTERED AT CUT SUBGRADE LEVEL, THE EARTHWORKS CONTRACTOR IS TO ALLOW TO RIP THE SURFACE TO A NOMINAL 0.3-0.4m DEPTH AND RECOMPACT (PER THE ENGINEERING SPEC) AS REQUIRED.
6. AREAS TO RECEIVE FILL (THAT ARE NOT ON BENCHED BATTERS) AND AREAS IN CUT SHALL BE PROOF ROLLED TO IDENTIFY ANY SOFT HEAVING MATERIAL. SOFT MATERIAL SHALL BE BOXED OUT AND REMOVED PRIOR TO FILL PLACEMENT. PROOF ROLLING TO BE INSPECTED BY A GEOTECHNICAL ENGINEER OR THE EARTHWORKS DESIGNER.
7. SITE WON FILL SHALL BE COMPACTED IN MAXIMUM 300mm LAYERS AND TO DRY OR HILF DENSITY RATIOS (STANDARD COMPACTION) OF BETWEEN 98% AND 103%. THE PLACEMENT MOISTURE VARIATION OR HILF MOISTURE VARIATION SHALL BE CONTROLLED TO BE BETWEEN 2% DRY AND 2% WET.
8. IMPORTED FILL SHALL BE COMPACTED IN MAXIMUM 300mm LAYERS AND TO DRY OR HILF DENSITY RATIOS (STANDARD COMPACTION) OF BETWEEN 98% AND 103%. THE PLACEMENT MOISTURE VARIATION OR HILF MOISTURE VARIATION SHALL BE CONTROLLED TO BE BETWEEN 2% DRY AND 2% WET.
9. ALL ENGINEERED FILL PARTICLES SHALL BE ABLE TO BE INCORPORATED WITHIN A SINGLE LAYER. FURTHER, LESS THAN 30% OF PARTICLES SHALL BE RETAINED ON THE 37.5 mm SIEVE. ENGINEERED FILL SHALL BE ABLE TO BE TESTED IN ACCORDANCE WITH THE STANDARD COMPACTION METHOD (AS1289.5.4.1) OR HILF TEST METHOD (AS1289.5.7.1). THESE METHODS REQUIRE LESS THAN 20% RETAINED ON THE 37.5 mm SIEVE. WHERE BETWEEN 20% AND 30% OF PARTICLES ARE RETAINED ON THE 37.5 mm SIEVE THE ABOVE TEST METHODS SHALL STILL BE ADOPTED AND TEST REPORTS ANNOTATED APPROPRIATELY. THESE REQUIREMENTS SHOULD BE MET BY THE MATERIAL AFTER PLACEMENT AND COMPACTION
10. ALL EARTHWORKS SHALL BE COMPLETED UNDER LEVEL 1 CONTROL IN ACCORDANCE WITH AS 3798-2007.
11. PRIOR TO ANY EARTHWORKS, EROSION CONTROL AS OUTLINED IN THE EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE COMPLETED.
12. EXISTING ROCK, IF ANY, SHALL BE REMOVED BY HEAVY ROCK BREAKING OR RIPPING.
13. MATCH EXISTING LEVELS AT BATTER INTERFACE.
14. CONTRACTOR TO MATCH EXISTING LEVELS AT THE INTERFACE OF EARTHWORKS AND EXISTING SURFACE AT BATTER LOCATIONS OR WHERE NO RETAINING WALLS ARE PRESENT. ANY DISCREPANCY BETWEEN DESIGN AND EXISTING LEVELS TO BE REFERRED TO THE ENGINEER FOR DIRECTION OR ADJUSTMENTS TO DESIGN LEVELS.
15. DURING EARTHWORKS THE CONTRACTOR IS TO ENSURE ALL AREAS ARE FREE DRAINING & WILL NOT RETAIN WATER DURING RAINFALL. PROVIDE TEMPORARY MEASURES AS REQUIRED TO ENSURE FREE FLOWING RUNOFF THROUGH MANAGED DRAINAGE PATHS, DIVERSION DRAINS OR OTHER SUITABLE DISPOSAL METHOD AS AGREED DURING THE WORKS. REFER ANY CONCERNS TO THE ENGINEER. REFER TO EROSION AND SEDIMENT CONTROL DRAWINGS AND NOTES.

EARTHWORK ESTIMATES

SITE AREA	= 4.82 Ha
TOPSOIL STRIP (200mm OVER 4.82 Ha)	=(-9,640m³) (TO BE EXPORTED)
CUT	= -1,700m³
FILL	= +77,200m³
ALLOWANCES	
DETAILED EXCAVATION (2,000m³/Ha)	= -9,640m³
OSD TANK	= -1,020m³
DIFFERENCE	= +75,500m³ (i.e. FILL OVER CUT)

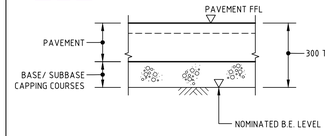
NOTE:
VOLUMES BASED ON 200mm SITE STRIP (INCLUDING EXISTING SLABS AND TOPSOIL).
EARTHWORKS VOLUMES ARE APPROXIMATE ONLY.
NO ALLOWANCE HAS BEEN MADE FOR DELETERIOUS MATERIAL, EROSION AND SEDIMENT CONTROL, BULKING OR COMPACTION OF FILLED SOILS, THE REMOVAL OF UNCONTROLLED OR CONTAMINATED MATERIAL OR ANY OTHER UNSPECIFIED EXCAVATION RELATED TO CONSTRUCTION ACTIVITIES. DETAILED EXCAVATION ALLOWANCE IS APPROXIMATE ONLY AND ACCOUNTS FOR STORMWATER/SERVICES TRENCHING AND FOUNDATIONS. THE DETAILED EXCAVATION VOLUMES ARE TO BE CONFIRMED BY THE CONTRACTOR. REFER ANY CONCERNS TO ENGINEER.

LEGEND:

LEVELS DATUM IS AHD.

EXISTING SITE LEVELS AND DETAILS BASED ON SURVEY INFORMATION PROVIDED BY BEVERIDGE WILLIAMS DATED 14.12.22.

- 50.00 — EXISTING CONTOUR (0.2m INTERVAL)
- 50.00 — B.E.L. CONTOUR (MAJOR 1.0m)
- 50.10 — B.E.L. CONTOUR (MINOR 0.25m)
- ×50.00 — B.E.L. SPOT LEVEL
- EXISTING DRAINAGE EASEMENT
- PROPOSED DRAINAGE EASEMENT



NOMINATED B.E.L. DETAIL
NTS

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 INFORMATION	04.03.26	F
ISSUED FOR SSDA	03.02.26	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
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-SSDA300

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DRAWING TITLE: BULK EARTHWORKS PLAN
DRAWING No: C014950.01-SSDA300
ISSUE: G

DEPTH RANGE				
	No.	FROM DEPTH	TO DEPTH	COLOUR
CUT	1	-3.000	-2.400	
	2	-2.400	-1.800	
	3	-1.800	-1.200	
	4	-1.200	-0.600	
	5	-0.600	0.000	
FILL	6	0.000	0.600	
	7	0.600	1.200	
	8	1.200	1.800	
	9	1.800	2.400	
	10	2.400	3.000	
	11	3.000	3.600	
	12	3.600	4.200	
	13	4.200	4.800	
	14	4.800	5.400	
	15	5.400	6.000	

EXISTING SEWER LINE

PROPOSED WAREHOUSE BEL RL 11.60 ± 500mm

PROPOSED WAREHOUSE BEL RL 11.60 ± 500mm

RAMP TO FIRST FLOOR ABOVE

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.

CUT/FILL 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

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PRELIMINARY ONLY	08.10.24	A
ISSUED FOR SSDA	27.03.26	G

ARCHITECT: SBA ARCHITECTS

CLIENT: ESR

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

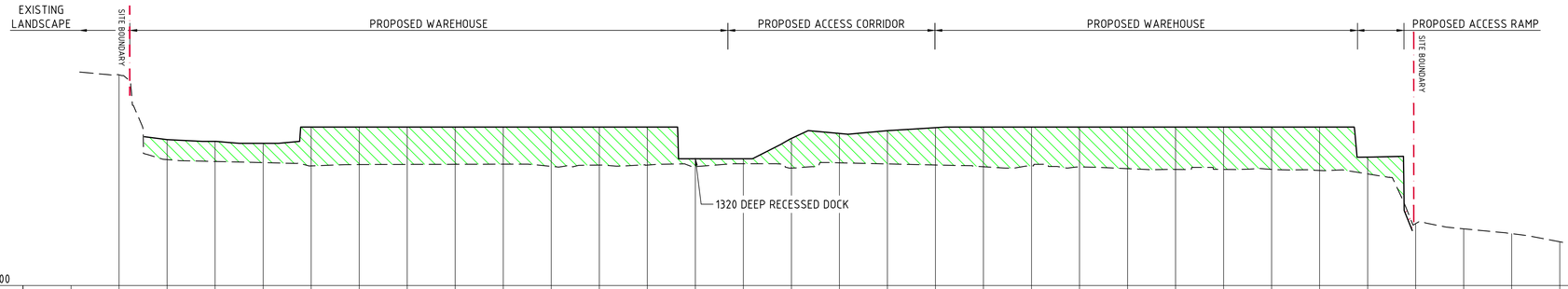
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CC	JB	SEP. '24	DS	B1	AS SHOWN	C014950.01-SSDA301

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DRAWING TITLE: CUT/FILL PLAN

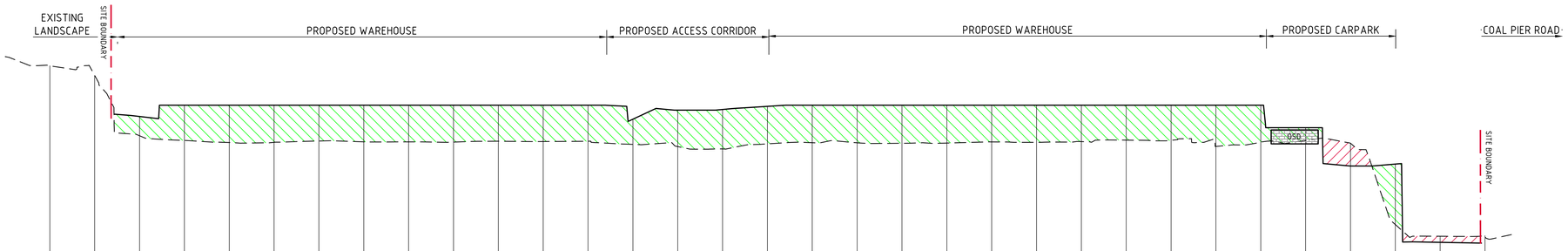
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DATUM 5.00

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				

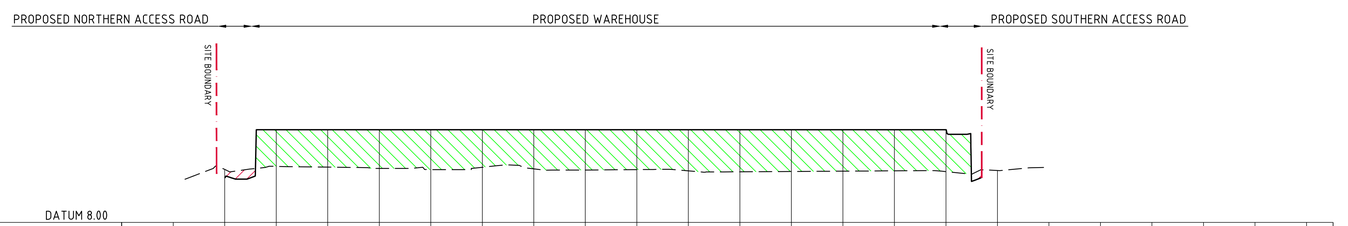
SECTION 1
HORIZONTAL SCALE 1:500
VERTICAL SCALE 1:100



DATUM 4.00

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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

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
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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-SSDA351

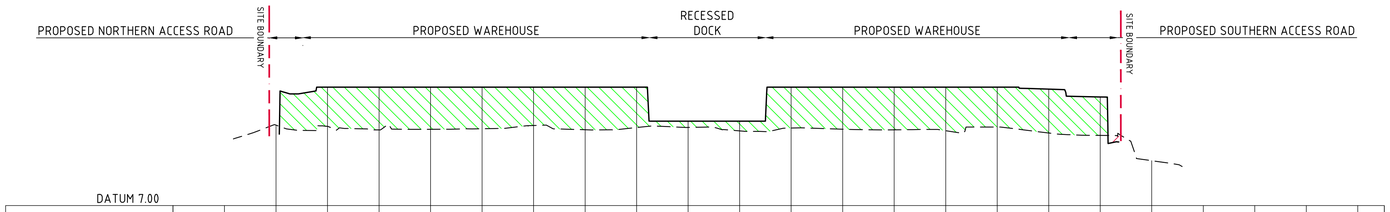
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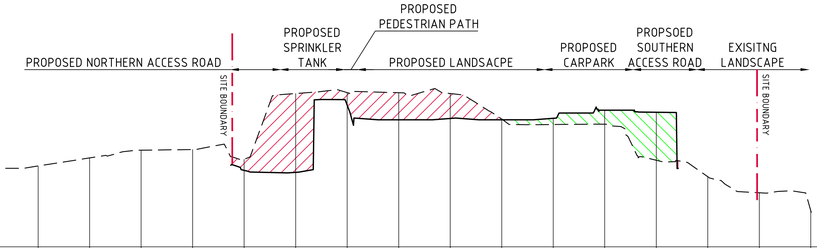
DRAWING TITLE
BULK EARTHWORKS SECTIONS - SHEET 1

DRAWING No C014950.01-SSDA351 ISSUE F



DATUM 7.00																									
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																									
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		
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 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
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-SSDA352

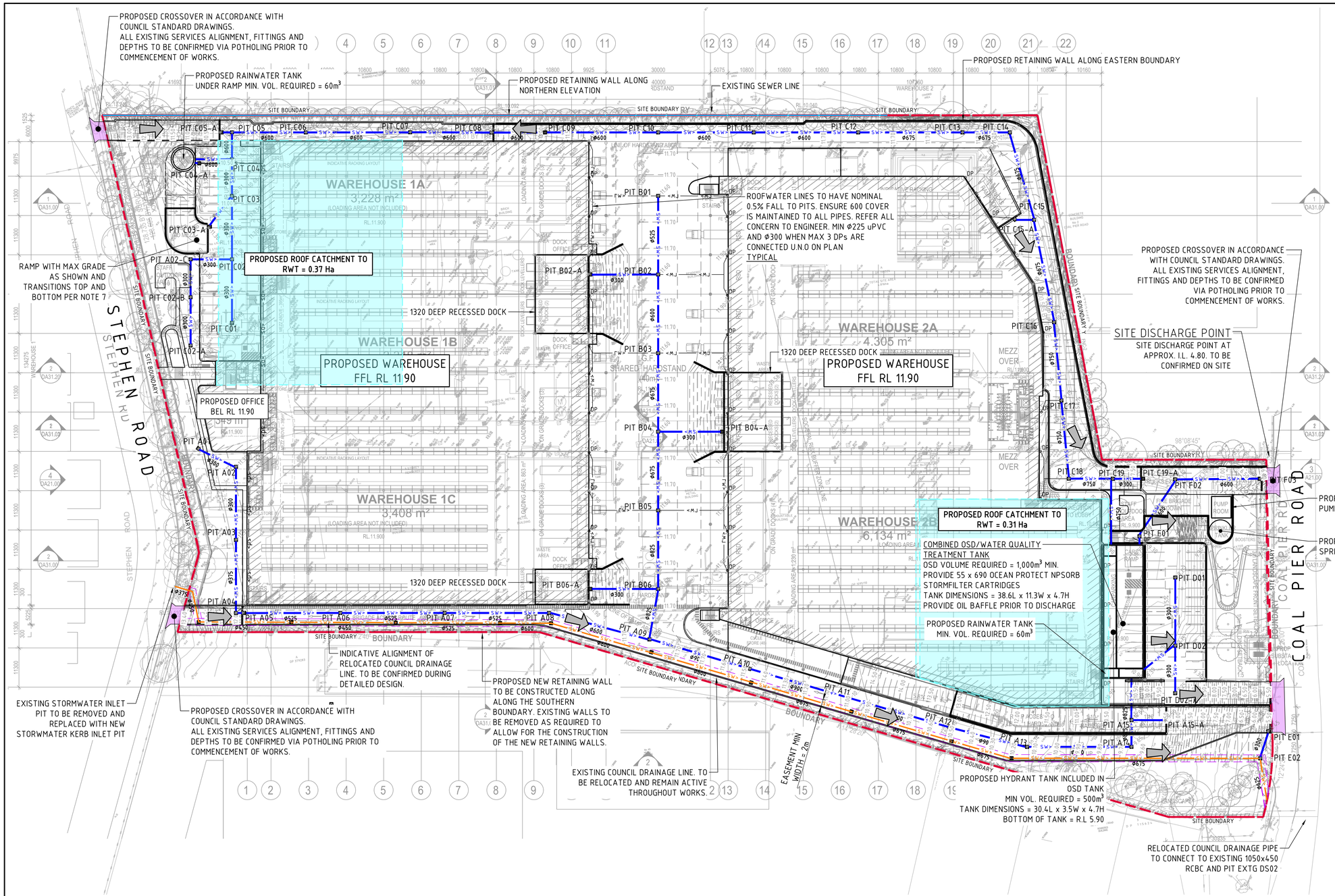
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DRAWING TITLE
BULK EARTHWORKS SECTIONS - SHEET 2

DRAWING No C014950.01-SSDA352 ISSUE E



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)
- PROPOSED DRAINAGE LINE
- EXISTING DRAINAGE LINE
- ROOFWATER DOWNPIPE (INDICATIVE)
- ROOFWATER LINE
- SUBSOIL LINE
- OVERLAND FLOW DIRECTION
- FINISHED PAVEMENT CONTOUR (MAJOR) 0.5m INTERVALS
- 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.
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.

NOTE:

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

STORMWATER DRAINAGE 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 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	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	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

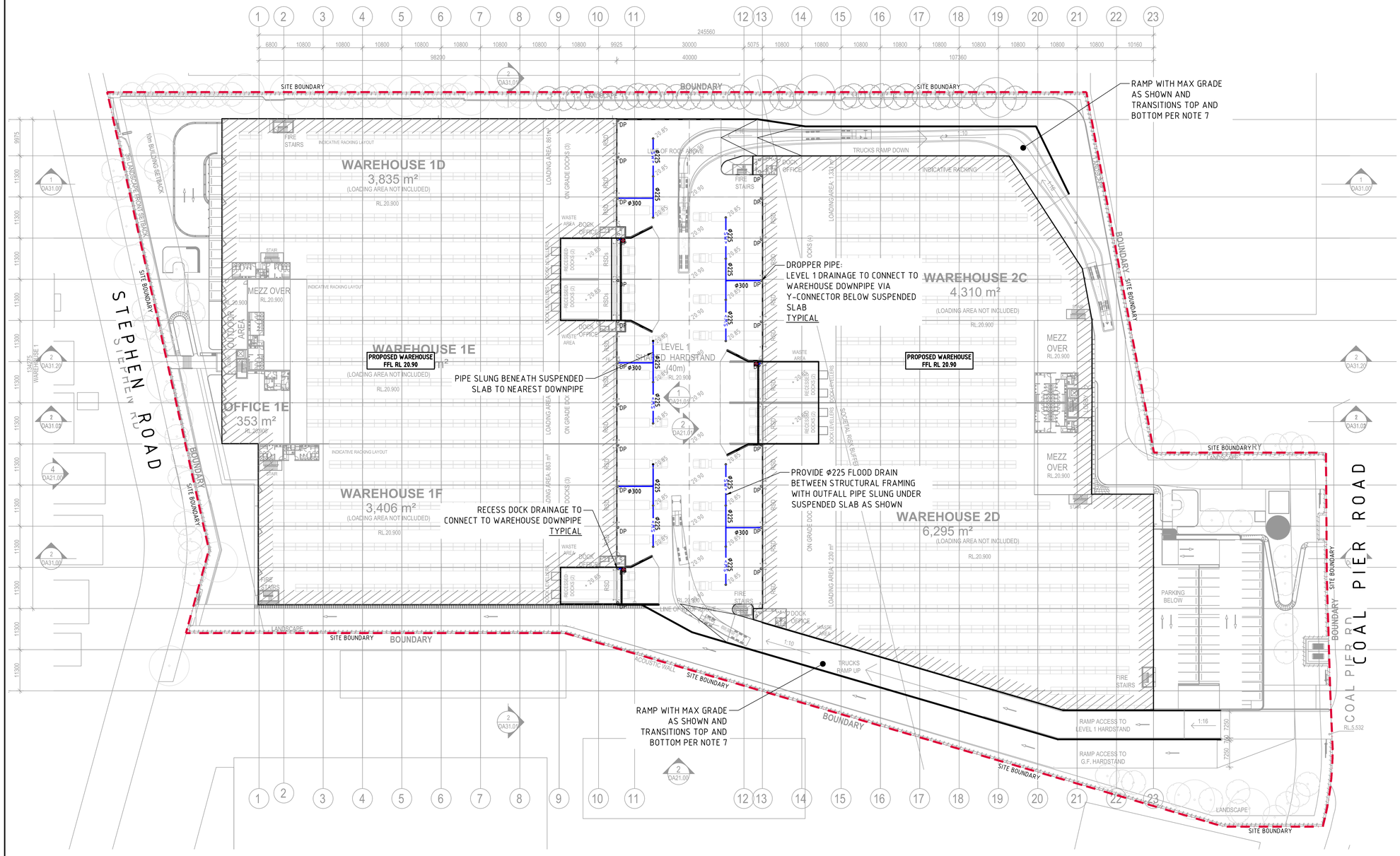
DESIGNED	DRAWN	DATE	CHECKED	SIZE	SCALE	CAD REF:
CC	JB	SEP '24	DS	B1	AS SHOWN	C014950.01-SSDA400

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COSTIN ROE CONSULTING | CIVIL & STRUCTURAL ENGINEERS

DRAWING TITLE: STORMWATER DRAINAGE PLAN GROUND FLOOR

DRAWING No: C014950.01-SSDA400 ISSUE: H



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:

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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.
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NOTE:

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

STORMWATER DRAINAGE 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 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	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

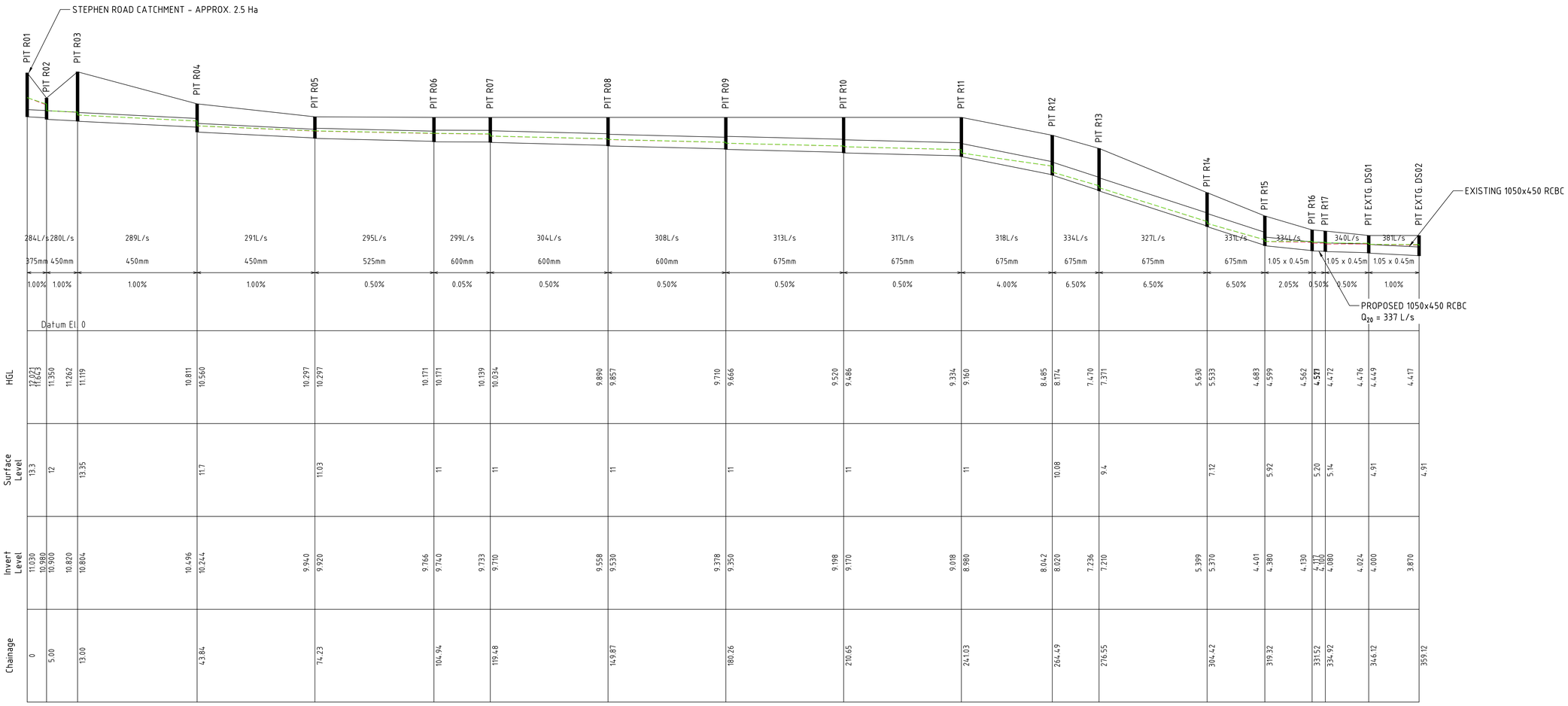
DESIGNED	DRAWN	DATE	CHECKED	SIZE	SCALE	CAD REF:
CC	JB	SEP '24	DS	B1	AS SHOWN	C014950.01-SSDA401

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DRAWING TITLE: STORMWATER DRAINAGE PLAN FIRST FLOOR

DRAWING No: C014950.01-SSDA401 ISSUE: D



PIT R01 TO PIT EXTG. DS 02

SCALE 1:500 HORIZONTAL

SCALE 1:100 VERTICAL

NOTE:

H.G.L & FLOWRATE SHOWN FOR Q20 A.R.I STORM EVENT

H.G.L & FLOWRATE SHOWN FOR Q100 A.R.I STORM EVENT

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	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-SSDA420

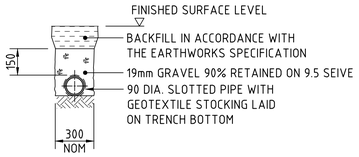
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COSTIN ROE CONSULTING
CIVIL & STRUCTURAL ENGINEERS

DRAWING TITLE: COUNCIL STORMWATER LINE RELOCATION LONGITUDINAL SECTION

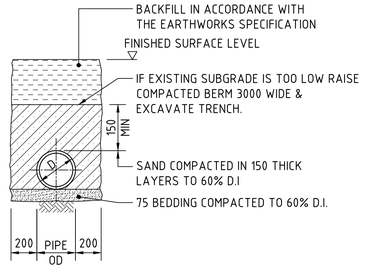
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ISSUE: C



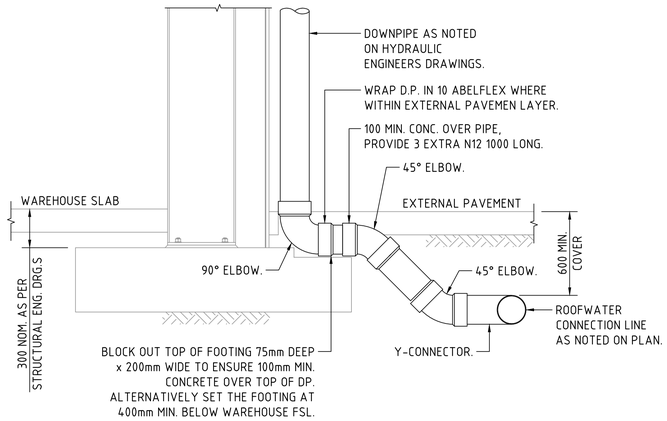
SUPPORT TO AGRICULTURAL DRAIN

SCALE 1:20



SUPPORT TO uPVC PIPES

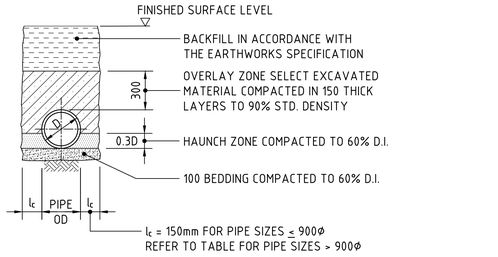
SCALE 1:20



DOWNPIPE TURN-UP DETAIL A

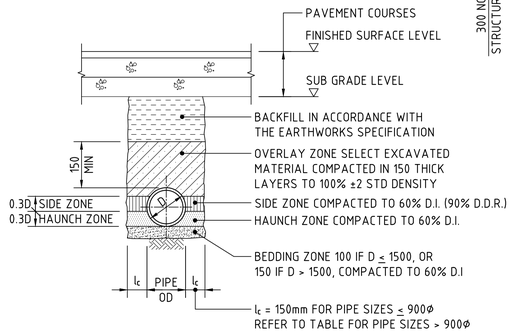
(AT FOOTING LOCATION)

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

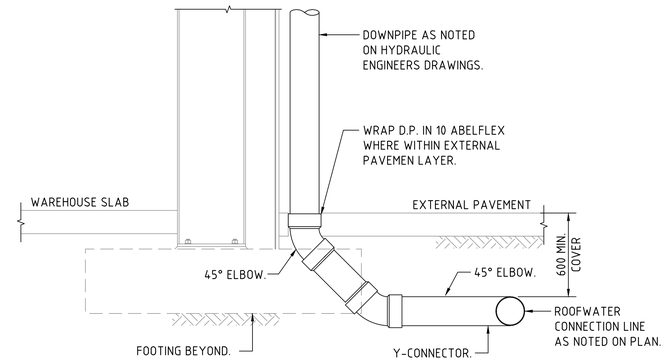
D ≤ 1350, MAX FILL = 4.0m

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

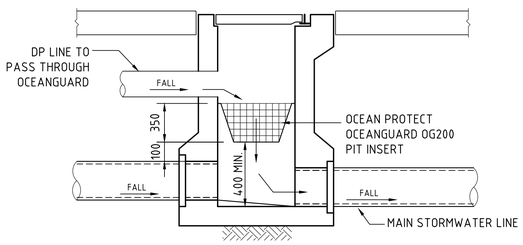
SIDE ZONE WIDTH	
PIPE SIZE (mm)	l_c (mm)
≤ 900Ø	150
1050Ø	175
1200Ø	200
1350Ø	225
1500Ø	250
1650Ø	275
1800Ø	300
ENGINEER TO SPECIFY TRENCH WIDTHS FOR PIPE SIZES GREATER THAN 1800Ø	



DOWNPIPE TURN-UP DETAIL B

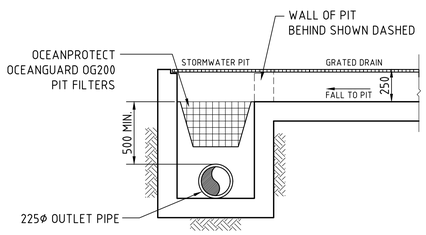
(CLEAR OF FOOTING)

SCALE 1:20



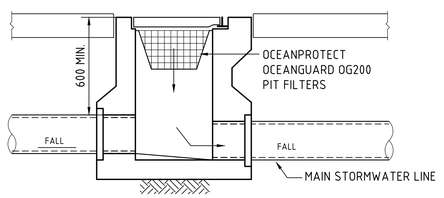
ROOFWATER/STORMWATER PIT WITH OCEANGUARD CONFIGURATION

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	9.15	SGGP	900X900	◇
PIT C18	8.27	SGGP	900X900	◇
PIT C19	8.00	SGGP	900X900	◇
PIT C19-A	7.30	GD	300X6000	◇
PIT D01	9.15	SGGP	900X900	
PIT D02	9.15	SGGP	900X900	
PIT D02-A	9.25	SGGP	900X900	
PIT E01	5.45	GD	200X14500	◇
PIT E02	5.27	SJP	900X900	
PIT F01	10.16	SJP	900X900	
PIT F02	7.10	SGGP	900X900	◇
PIT F03	6.19	GD	300X6000	◇

NOTES:

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

200mm 0 500 1000 1500 2000mm

SCALE 1:20 AT A0 SIZE SHEET

FOR SSDA

AMENDMENTS	DATE	ISSUE
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 451

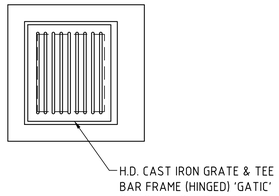
CONSULT AUSTRALIA

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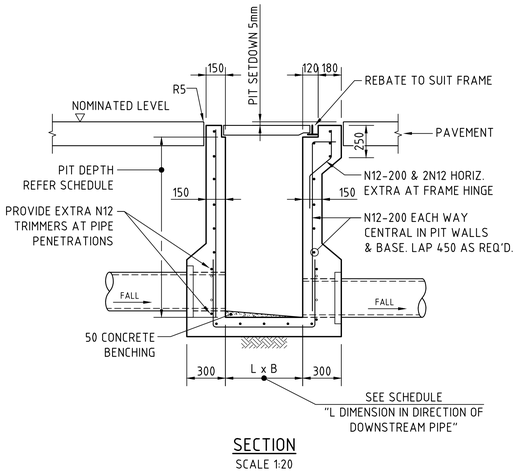
DRAWING TITLE: STORMWATER DRAINAGE DETAILS SHEET 1

DRAWING No: C014950.01-SSDA 451

ISSUE: C

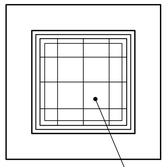


PLAN
SCALE 1:20

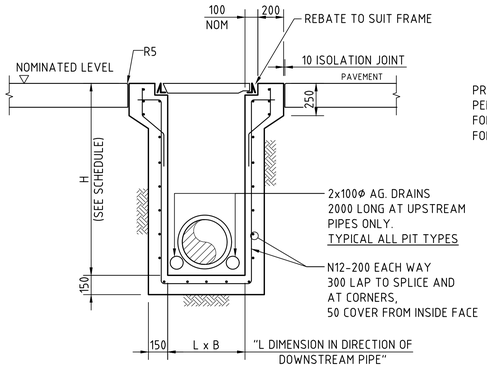


SECTION
SCALE 1:20

SINGLE GRATED GULLY PIT - SGGP

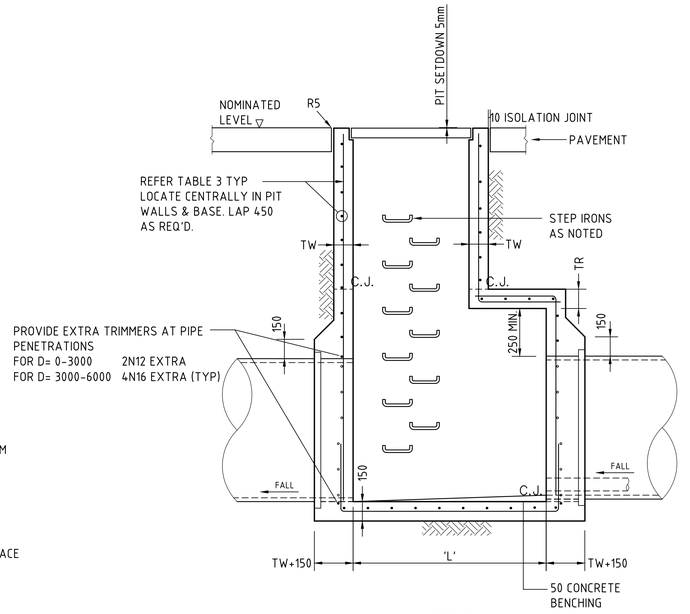


PLAN
SCALE 1:20

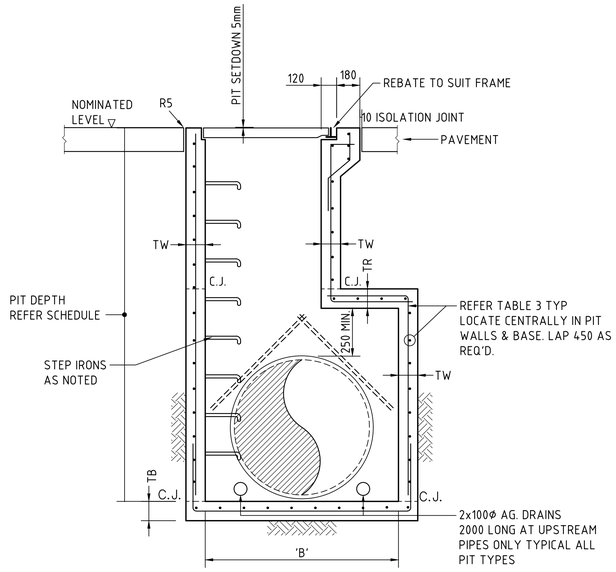


SECTION
SCALE 1:20

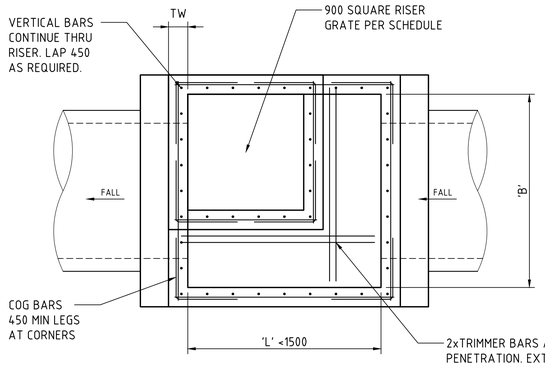
SEALED JUNCTION PIT - SJP



SECTION
SCALE 1:20



SECTION
SCALE 1:20

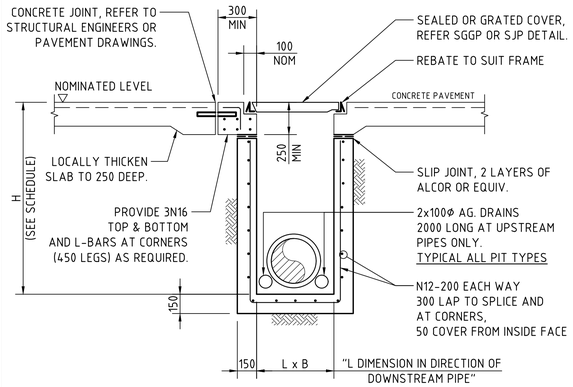


PLAN
SCALE 1:20

TAPERED SINGLE GRATED GULLY PIT - SGGP

SUBSOIL NOT SHOWN
FOR CLARITY.

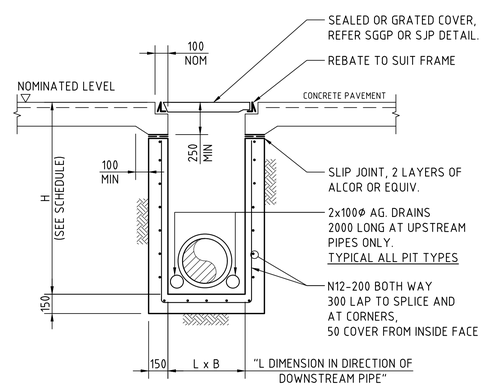
TABLE 3 - TAPERED CLASS D PIT REINFORCEMENT & WALL THICKNESS						
DEPTH 'H'	WALL THICKNESS 'TW'	WALL REINFORCEMENT	ROOF THICKNESS 'TR'	ROOF REINFORCEMENT	BASE THICKNESS 'TB'	BASE REINFORCEMENT
<1.5m	150mm	N12-200 EACH WAY	150mm	N12-200 EACH WAY	150mm	N12-200 EACH WAY
1.5m-3.0m	150mm	N12-200 EACH WAY	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



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)

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

FOR SSDA

AMENDMENTS	DATE	ISSUE
ISSUED FOR SSDA	27.03.26	C
ISSUED FOR INFORMATION	18.10.24	B
PRELIMINARY ONLY	08.10.24	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-SSDA 452

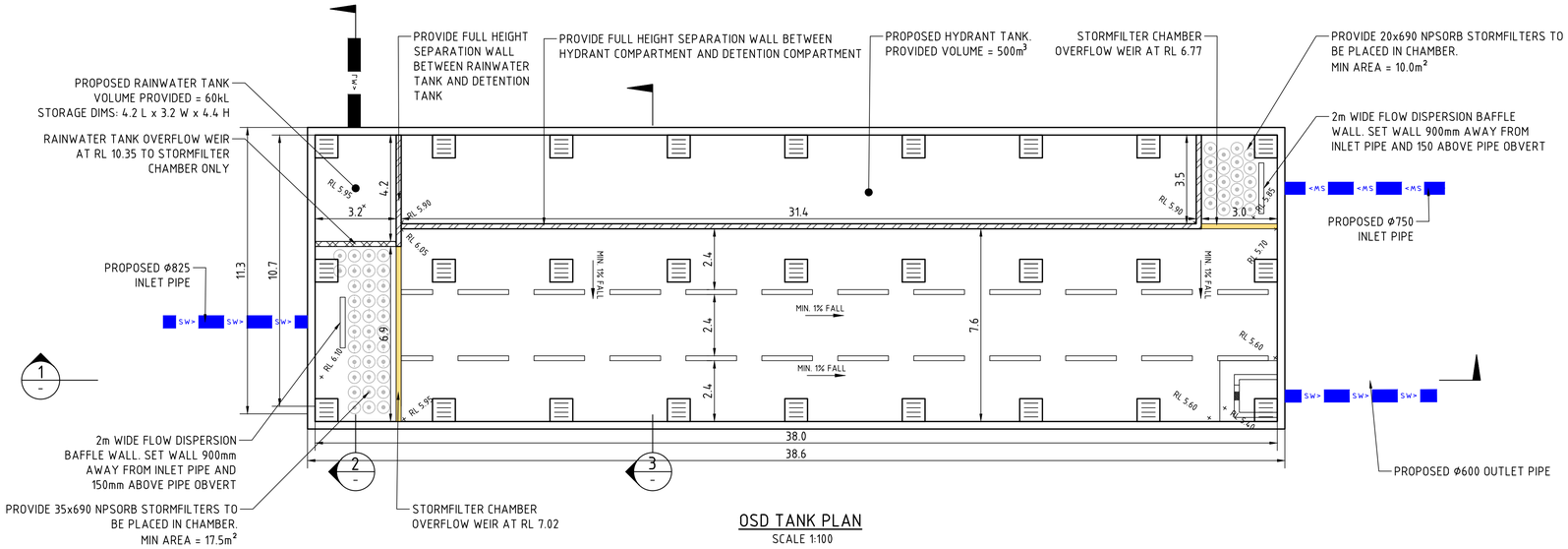
CONSULT AUSTRALIA

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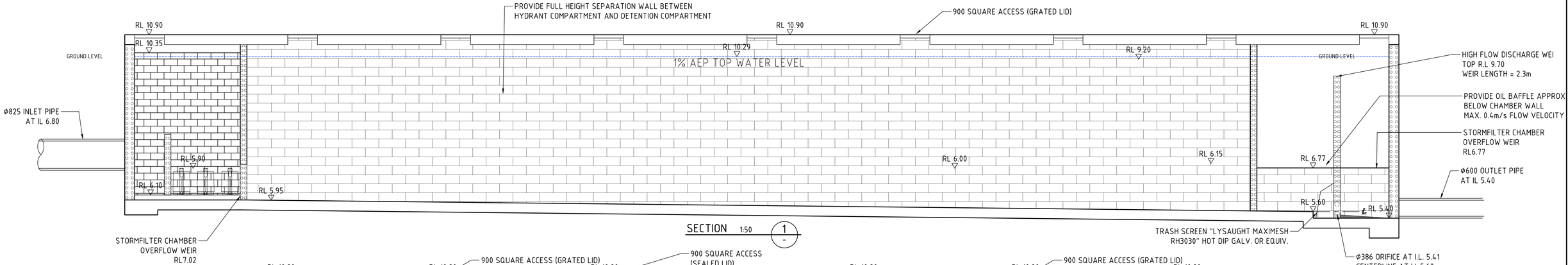
CRC COSTIN ROE CONSULTING | CIVIL & STRUCTURAL ENGINEERS

DRAWING TITLE
STORMWATER DRAINAGE DETAILS
SHEET 2

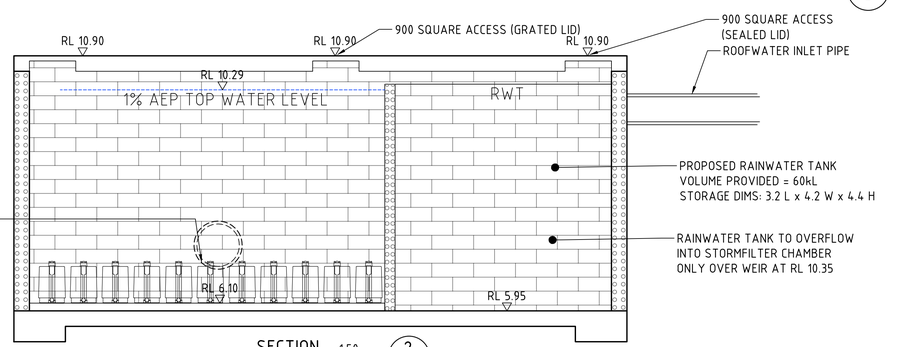
DRAWING No: C014950.01-SSDA 452
ISSUE: C



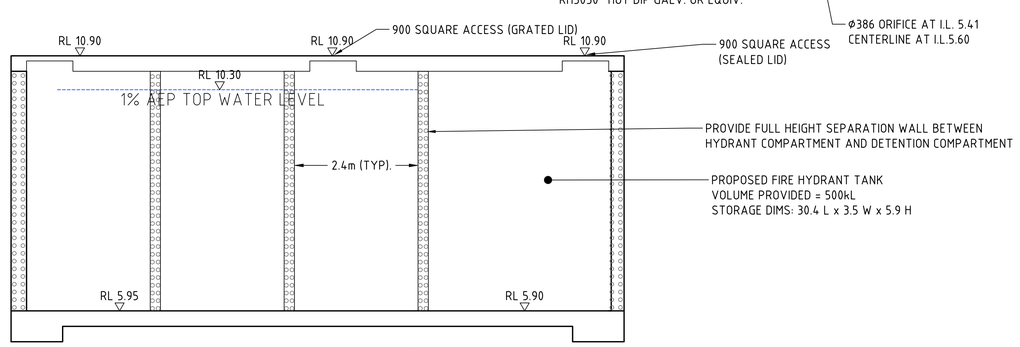
OSD TANK PLAN
SCALE 1:100



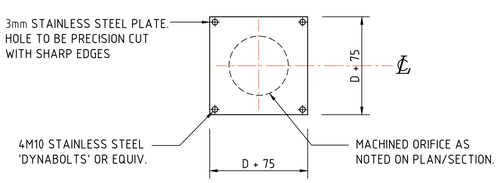
SECTION 1:50 (1)



SECTION 1:50 (2)



SECTION 1:50 (3)



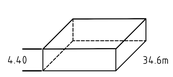
ORIFICE PLATE 1 DETAIL
SCALE 1:10

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

1m 0 1 2 3 4 5 6 7 8 9 10m
SCALE 1:100 AT A0 SIZE SHEET

FOR SSDA

AMENDMENTS	DATE	ISSUE
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

ARCHITECT: SBA ARCHITECTS
CLIENT: ESR

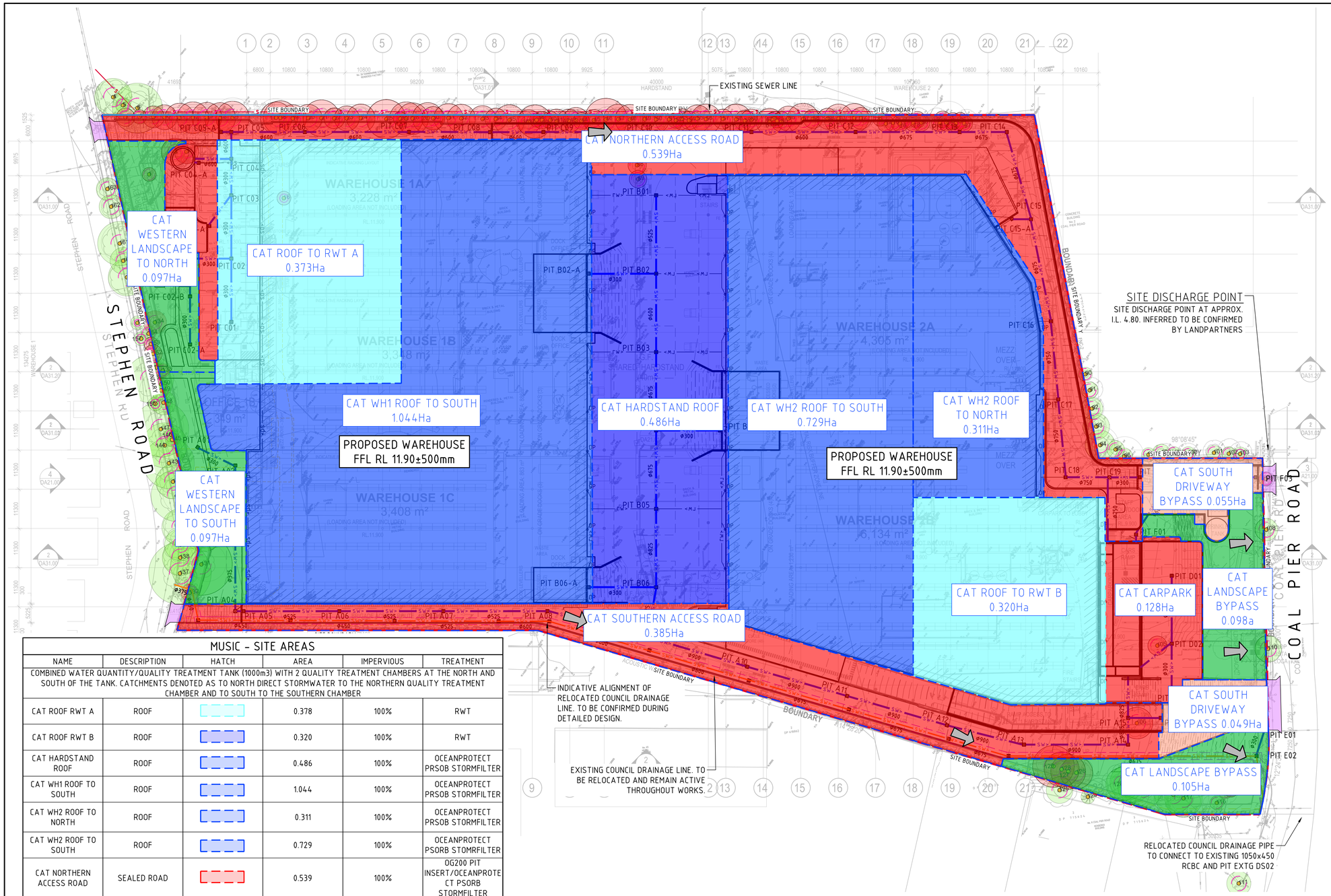
PROJECT
PROPOSED INDUSTRIAL DEVELOPMENT
49 STEPHEN ROAD, BANKSMEADOW, NSW, 2019

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

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COSTIN ROE CONSULTING
CIVIL & STRUCTURAL ENGINEERS

DRAWING TITLE: OSD HYDRAULIC DETAILS
DRAWING No: C014950.01-SSDA 460
ISSUE: D



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/OCEARNPTOE CT PSORB STORMFILET
CAT LANDSCAPE BYPASS	LANDSCAPE		0.098	0%	-
CAT LANDSCAPE BYPASS	LANDSCAPE		0.105	0%	-
CAT DRIVEWAY (BYPASS)	SEALED ROAD		0.049	100%	-
CAT NORTH DRIVEWAY (BYPASS)	SEALED ROAD		0.055	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

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 SEWER LINE

SITE DISCHARGE POINT
SITE DISCHARGE POINT AT APPROX. I.L. 4.80. TO BE CONFIRMED ON SITE

PROPOSED WAREHOUSE FFL RL 11.90±500mm

PROPOSED WAREHOUSE FFL RL 11.90±500mm

OSD CAT 4.509Ha

BYPASS CAT 0.307Ha

COMBINED OSD/WATER QUALITY TREATMENT TANK
OSD VOLUME REQUIRED = 1,000m³ MIN.

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.

RELOCATED COUNCIL DRAINAGE PIPE TO CONNECT TO EXISTING 1050x450 RCBC AND PIT EXTG DS02

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		0.307	34%	NONE

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

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

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DRAWING TITLE: STORAGE CATCHMENT PLAN

DRAWING No: C014950.01-SSDA481 ISSUE: A

PROPOSED CROSSOVER IN ACCORDANCE WITH COUNCIL STANDARD DRAWINGS. ALL EXISTING SERVICES ALIGNMENT, FITTINGS AND DEPTHS TO BE CONFIRMED VIA POTHOLING PRIOR TO COMMENCEMENT OF WORKS.

END OF RETAINING WALL 1A

PROPOSED RETAINING WALL ALONG NORTHERN ELEVATION TO BE NO MORE THAN 1m ABOVE EXISTING LEVELS ALONG EXISTING SEWER

EXISTING SEWER LINE

PROPOSED NEW RETAINING WALL TO INTERFACE WITH EXISTING RETAINING WALL ALONG NORTHERN BOUNDARY

RETAINING WALL 1A
MAX H = 2.0m
L = 26m

RETAINING WALL 1B
MAX H = 3.5m
L = 300m

START OF RETAINING WALL 1A

START OF RETAINING WALL 1B

PROPOSED RETAINING BY STRUCTURE

RETAINING WALL 6
MAX H = 1.5m
L = 46m

END OF RETAINING WALL 6

START OF RETAINING WALL 6

1320 DEEP RECESSED DOCK

PROPOSED OFFICE BEL RL 11.90

PROPOSED WAREHOUSE FFL RL 11.90

PROPOSED WAREHOUSE FFL RL 11.90

1320 DEEP RECESSED DOCK

START OF RETAINING WALL 4

RETAINING WALL 4
MAX H = 3.5m
L = 116m

PROPOSED SPRINKLER TANK

END OF RETAINING WALL 1B

PROPOSED RETAINING BY STRUCTURE

RETAINING WALL 5
MAX H = 2.5m
L = 17m

END OF RETAINING WALL 5

1320 DEEP RECESSED DOCK

START OF RETAINING WALL 2

END OF RETAINING WALL 2A

RETAINING WALL 2A
MAX H = 1.6m
L = 40m

END OF RETAINING WALL 4

RETAINING WALL 2
MAX H = 3.6m
L = 67m

PROPOSED RETAINING BY STRUCTURE

START OF RETAINING WALL 2A

END OF RETAINING WALL 2

START OF RETAINING WALL 5

START OF RETAINING WALL 3

INDICATIVE ALIGNMENT OF RELOCATED COUNCIL DRAINAGE LINE. TO BE CONFIRMED DURING DETAILED DESIGN.

PROPOSED CROSSOVER IN ACCORDANCE WITH COUNCIL STANDARD DRAWINGS. ALL EXISTING SERVICES ALIGNMENT, FITTINGS AND DEPTHS TO BE CONFIRMED VIA POTHOLING PRIOR TO COMMENCEMENT OF WORKS.

RETAINING WALL 3
MAX H = 2.7m
L = 320

EXISTING COUNCIL DRAINAGE LINE. TO BE RELOCATED AND REMAIN ACTIVE THROUGHOUT WORKS.

END OF RETAINING WALL 7

RAMP WITH MAX GRADE AS SHOWN AND TRANSITIONS TOP AND BOTTOM PER NOTE 7

RETAINING WALL 7
MAX H = 2.5m
L = 72m

START OF RETAINING WALL 7

END OF RETAINING WALL 3

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: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 - 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	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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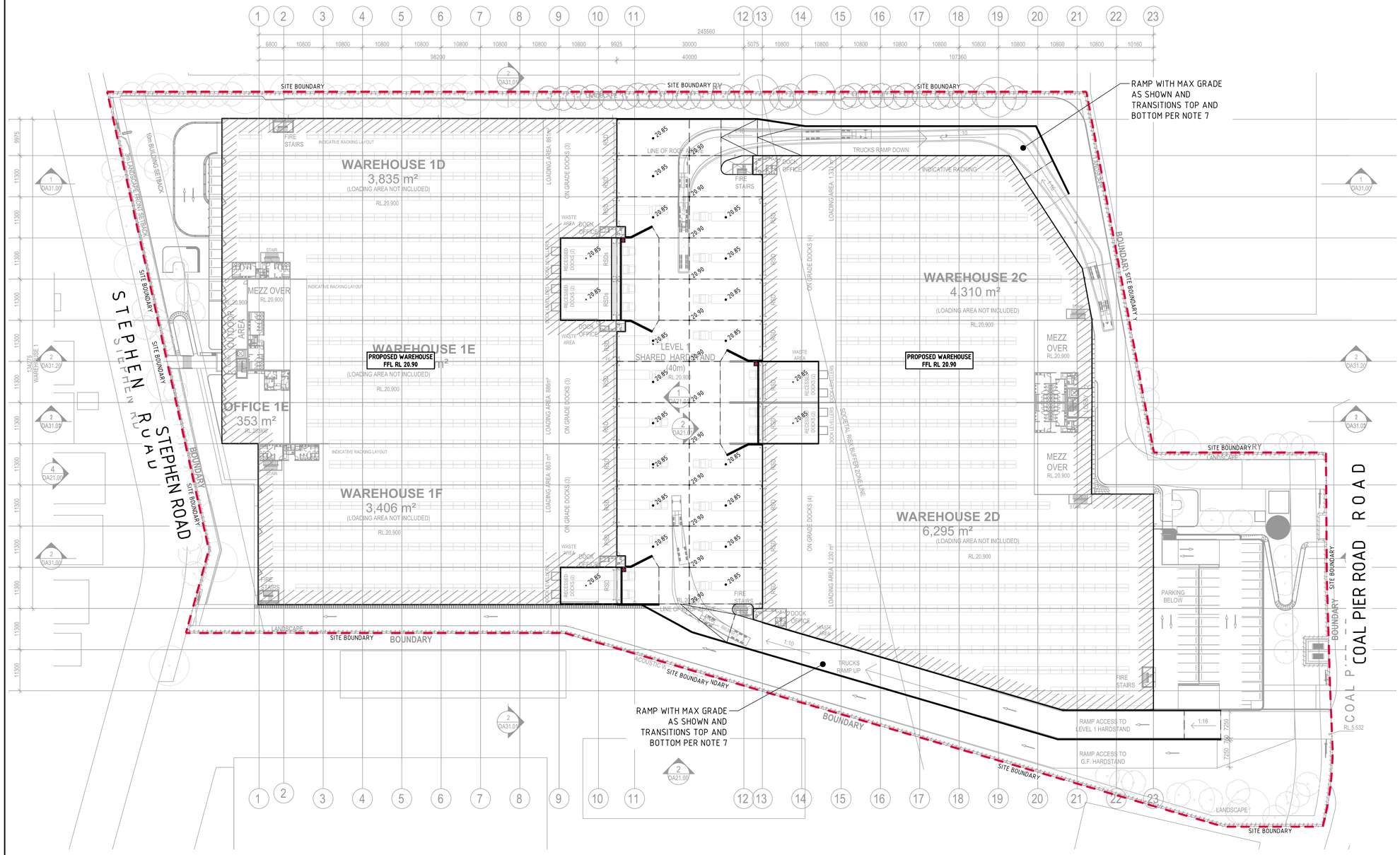
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DRAWING TITLE: FINISHED LEVELS PLAN GROUND FLOOR

DRAWING No: C014950.01-SSDA500

ISSUE: H



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.
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4. CONTOUR INTERVALS
   - THE MINOR CONTOUR INTERVAL IS 0.1m.
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5. HARDSTAND GRADING
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   - GRADING OF TRUCK CIRCULATION ZONES TO BE MINIMUM AS NOTED ABOVE, 3-4% NOMINAL AND MAX. 5%
6. CAR PARKING AREA GRADES
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   - 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.
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   - TRANSITIONS ARE TO PROVIDE A SMOOTH CONTINOUS CIRCULAR AND TANGENTIAL CHANGE IN GRADE TO ENSURE NO SHARP OR ACUTE CHANGES IN GRADE ARE PRESENT.
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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:

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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-SSDA501

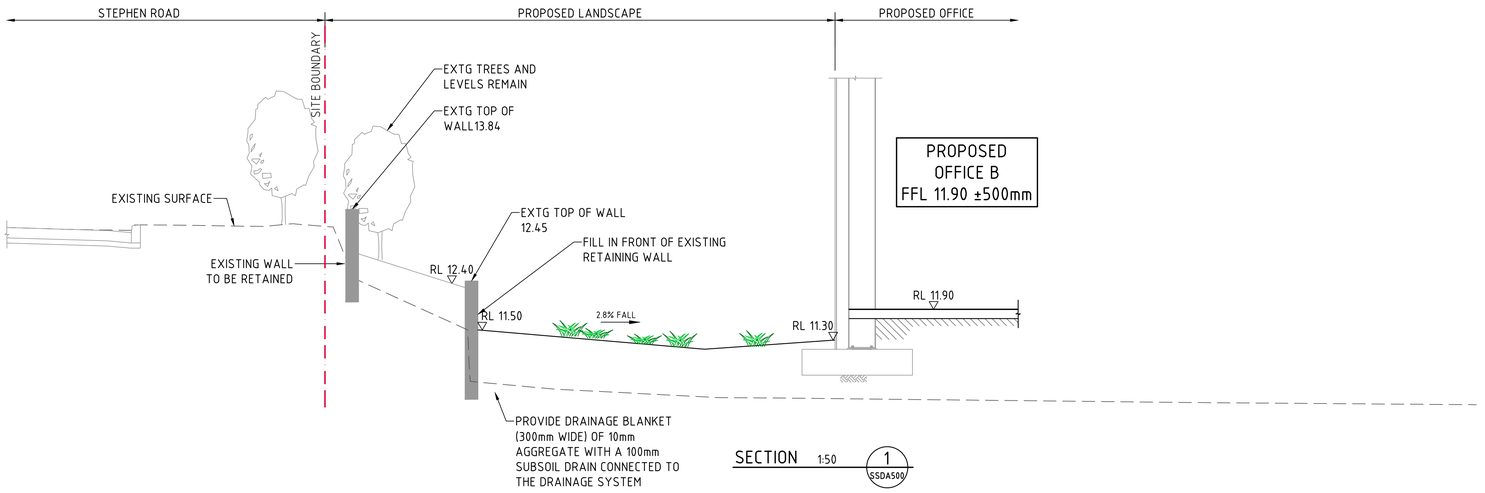
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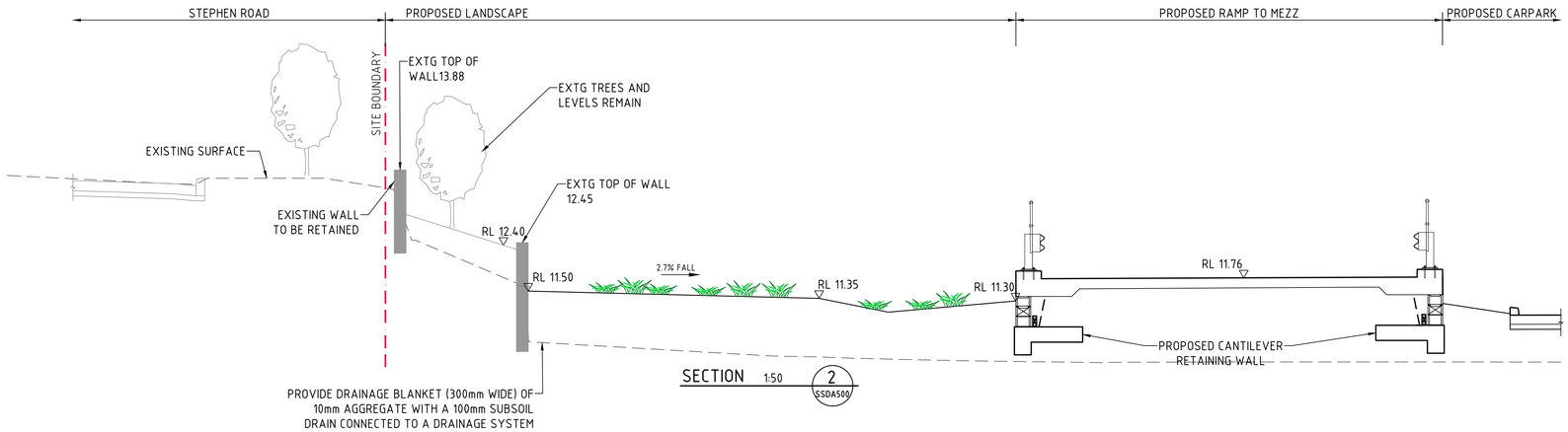
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DRAWING TITLE: FINISHED LEVELS PLAN FIRST FLOOR

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:
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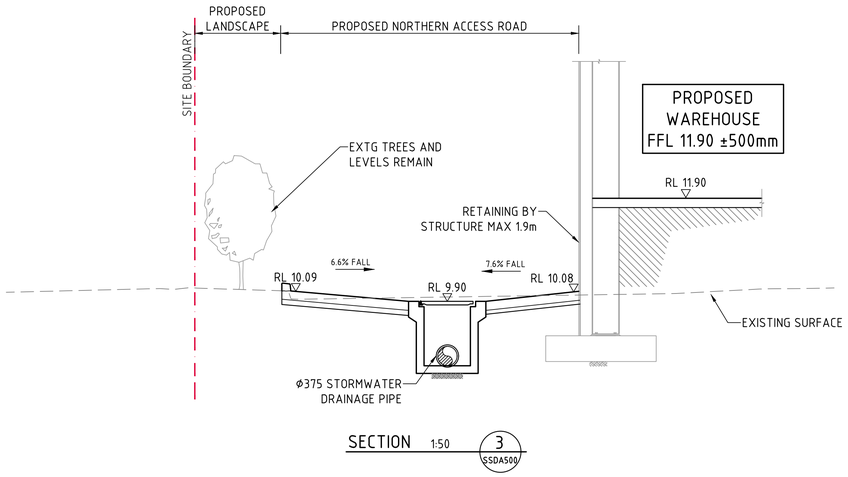
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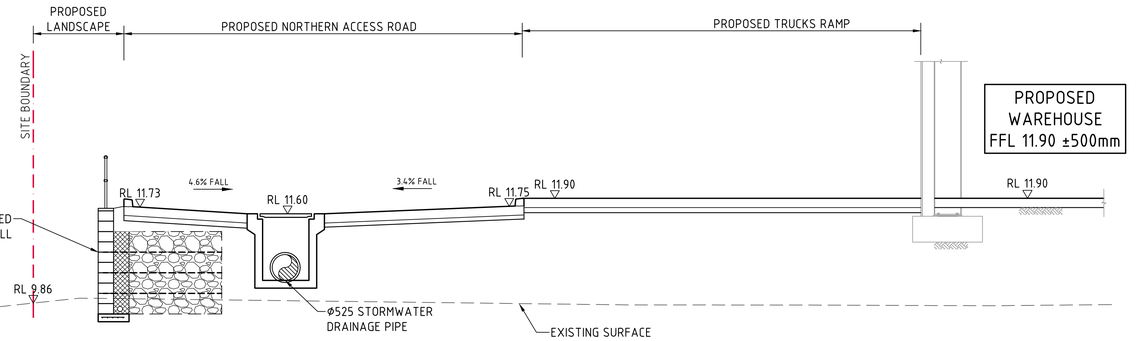
DRAWING TITLE
TYPICAL SECTIONS
SHEET 1

DRAWING No C014950.01-SSDA 551

ISSUE D



SECTION 1:50 3 SSDA500



SECTION 1:50 4 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:
CC	JB	SEP '24	DS	B1	AS SHOWN	C014950.01-SSDA552

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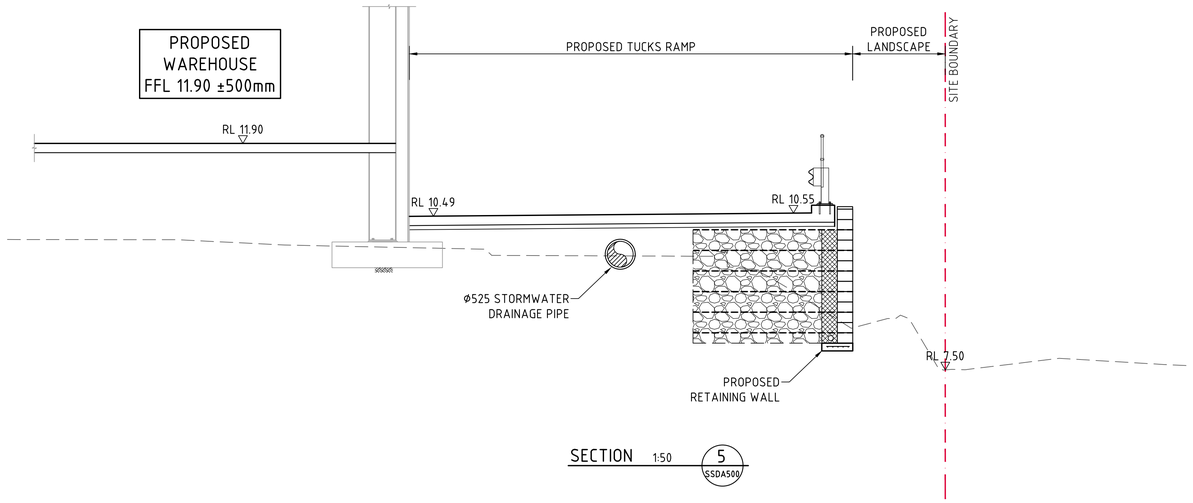
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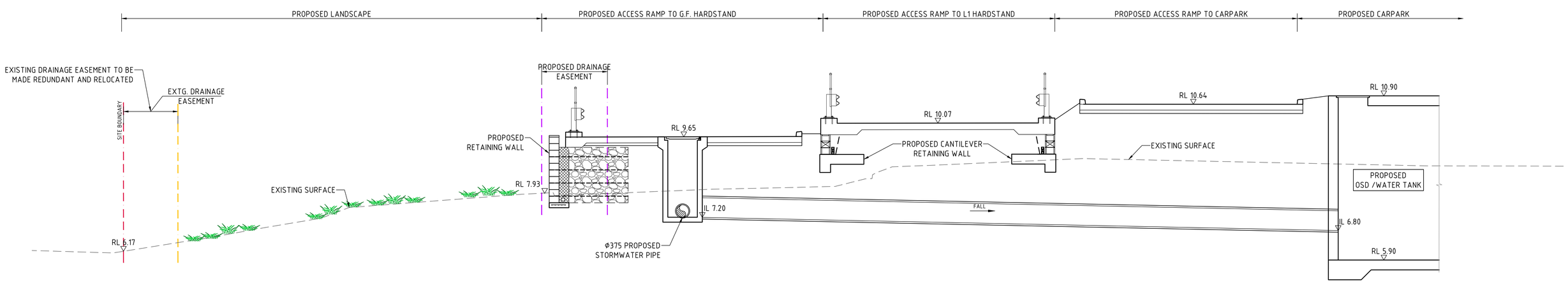
DRAWING TITLE
TYPICAL SECTIONS
SHEET 2

DRAWING No C014950.01-SSDA552

ISSUE C



SECTION 1:50 — 5 SSDA500



SECTION 1:50 — 7 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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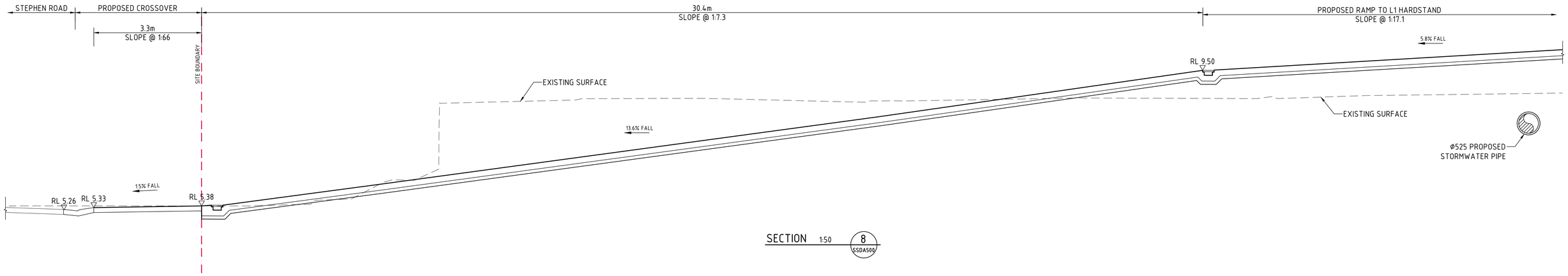
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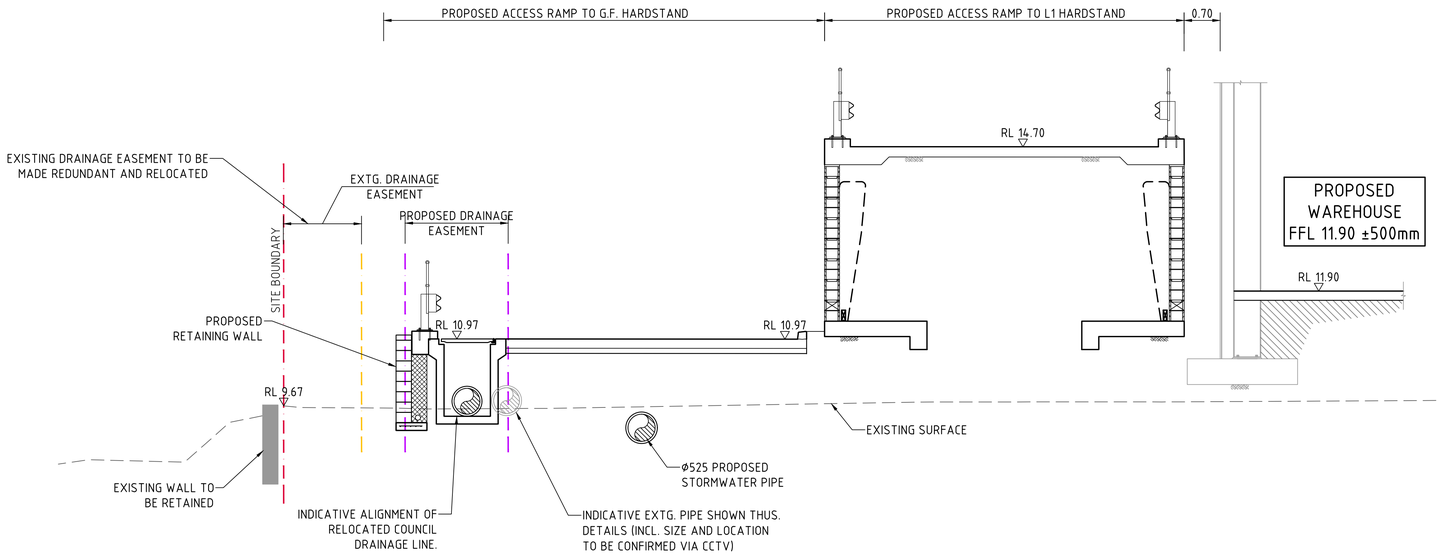
DRAWING TITLE
TYPICAL SECTIONS
SHEET 3

DRAWING No C014950.01-SSDA553

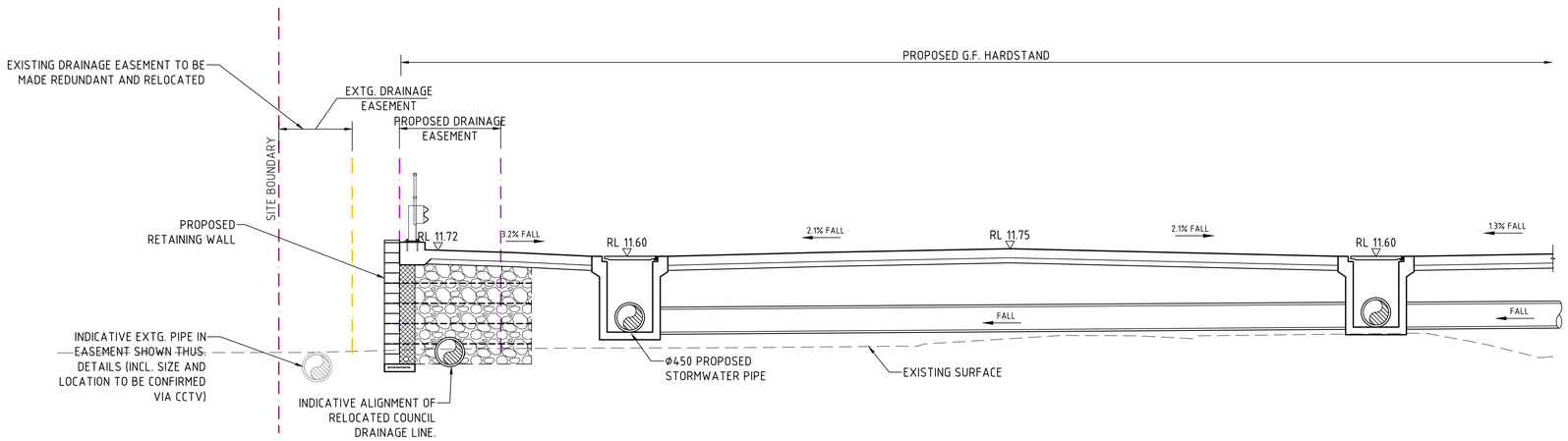
ISSUE C



SECTION 1:50 — 8 / SSDA500



SECTION 1:50 — 9 / SSDA500



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	D
ISSUED FOR INFORMATION	04.03.26	C
ISSUED FOR SSDA	31.01.25	B
ISSUED FOR SSDA	09.12.24	A

ARCHITECT: SBA ARCHITECTS

CLIENT: ESR

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

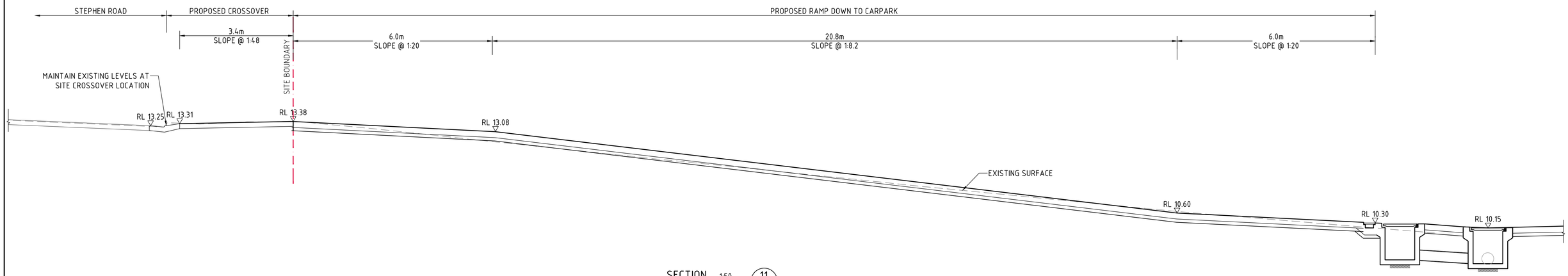
DESIGNED	DRAWN	DATE	CHECKED	SIZE	SCALE	CAD REF:
CC	JB	SEP '24	DS	B1	AS SHOWN	C014950.01-SSDA554

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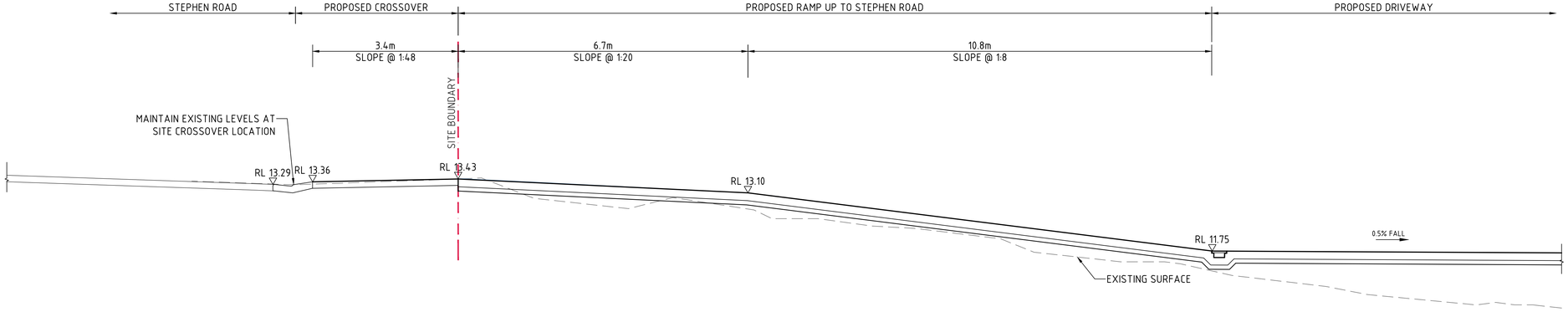
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DRAWING TITLE
TYPICAL SECTIONS
SHEET 4

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ISSUE: D



SECTION 1:50 — 11 / SSDA500



SECTION 1:50 — 12 / 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	B
ISSUED FOR INFORMATION	04.03.26	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:
CC	JB	SEP '24	DS	B1	AS SHOWN	C014950.01-SSDA555

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