



LOFTEX CHATSWOOD PTY LTD



MIXED USE MULTI-STOREY DEVELOPMENT 3-5 HELP STREET

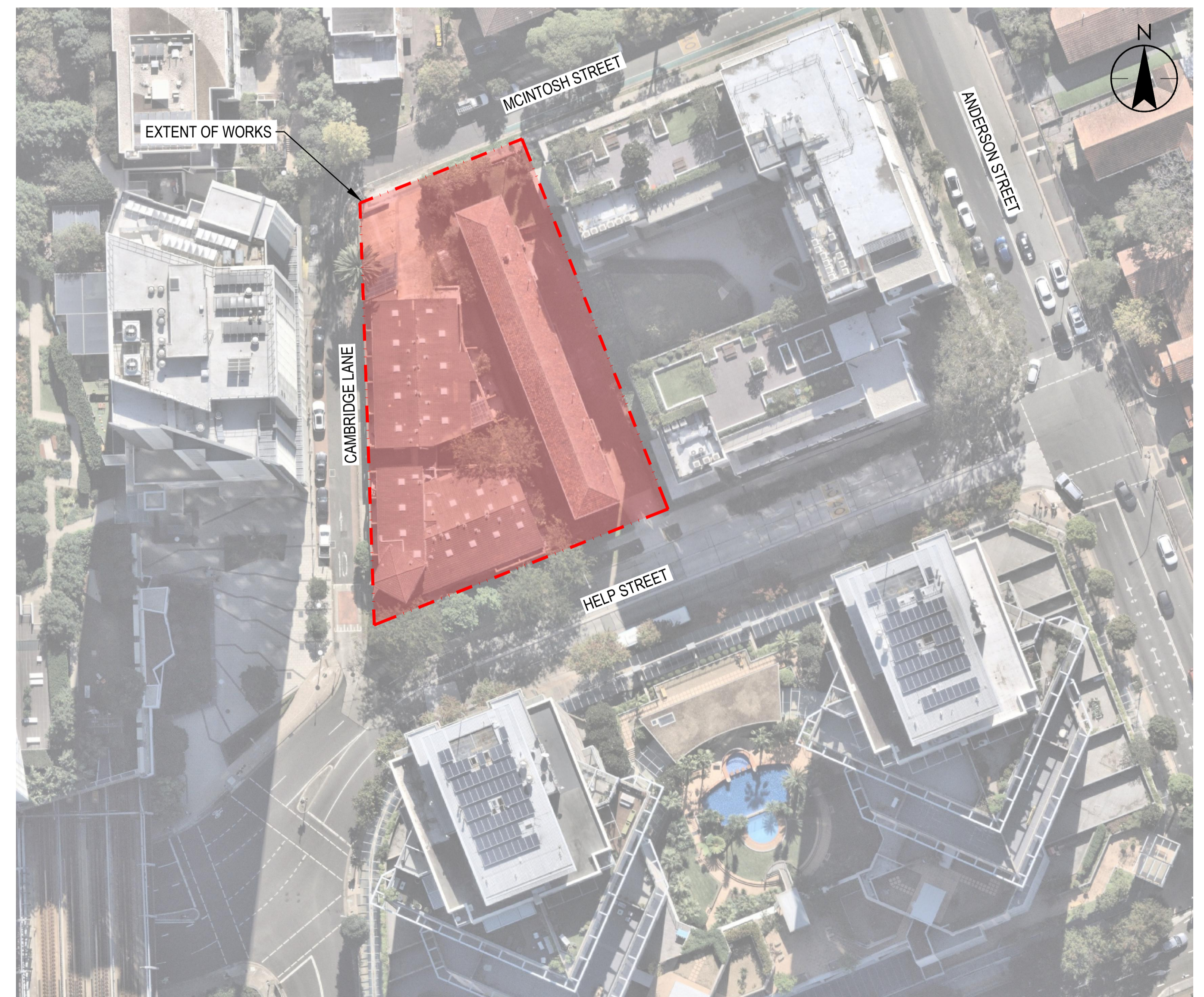
**3-5 HELP STREET,
CHATSWOOD,
NSW 2067**

**ISSUE FOR SSDA
18.02.2025**

Stantec Project Number: 301351072

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CI-000-001	COVER SHEET, DRAWING REGISTRY AND LOCALITY PLAN
CI-007-001	GENERAL NOTES
CI-030-001	DEMOLITION PLAN
CI-050-001	EXISTING CONDITIONS PLAN
CI-060-101	GENERAL ARRANGEMENT PLAN - BASEMENT
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GENERAL NOTES

- ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH COUNCIL / RELEVANT AUTHORITY SPECIFICATIONS AND DETAILS.
- THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH OTHER CONSULTANTS' DRAWINGS AND SPECIFICATIONS AND WITH OTHER SUCH 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.
- ALL DIMENSIONS ARE IN MILLIMETRES & ALL LEVELS ARE IN METRES, UNO (UNLESS NOTED OTHERWISE).
- NO DIMENSION SHALL BE OBTAINED BY SCALING THE DRAWINGS.
- ALL LEVELS AND SETTING OUT DIMENSIONS SHOWN ON THE DRAWINGS SHALL BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS.
- EXISTING SERVICES WHERE SHOWN HAVE BEEN PLOTTED FROM SUPPLIED DATA AND SUCH THEIR ACCURACY CAN NOT BE GUARANTEED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH THE LEVEL OF ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF WORK.
- CAD FILES / DTM FILES TO BE SUPPLIED IN AUTOCAD FORMAT FOR SETOUT PURPOSES (UPON REQUEST).

SITEWORKS NOTES

- ORIGIN OF LEVELS:- REFER SURVEY NOTES.
- CONTRACTOR MUST VERIFY ALL DIMENSIONS AND EXISTING LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES TO BE REPORTED TO STANTEC.
- ALL WORK IS TO BE UNDERTAKEN IN ACCORDANCE WITH COUNCIL CONSTRUCTION SPECIFICATIONS, THE DETAILS SHOWN ON THE DRAWINGS AND THE SPECIFICATIONS AND THE DIRECTIONS OF THE PRINCIPAL'S REPRESENTATIVE.
- ALL WORKS TO BE COMPLETED IN ACCORDANCE WITH WILLOUGHBY CITY COUNCIL REQUIREMENTS.
- ALL CONSTRUCTION UNDERTAKEN BY THE CONTRACTOR IS TO COMPLY WITH THE REQUIREMENTS OF THE CURRENT WORKPLACE HEALTH AND SAFETY ACT.
- CONTRACTOR TO CONFIRM ALL CBR VALUES PRIOR TO COMMENCEMENT OF WORKS.
- WHERE NEW WORKS ABUT EXISTING THE CONTRACTOR SHALL ENSURE THAT A SMOOTH EVEN PROFILE, FREE FROM ABRUPT CHANGES, IS OBTAINED.
- THE CONTRACTOR SHALL ARRANGE ALL SURVEY SETOUT TO BE CARRIED OUT BY A REGISTERED SURVEYOR.
- CARE IS TO BE TAKEN WHEN EXCAVATING NEAR EXISTING SERVICES. NO MECHANICAL EXCAVATIONS ARE TO BE UNDERTAKEN OVER COMMUNICATIONS OR ELECTRICAL SERVICES. HAND EXCAVATE IN THESE AREAS ONLY.
- ALL TRENCH BACKFILL MATERIAL NOT IN PAVEMENTS SHALL BE COMPACTED TO THE SAME DENSITY AS THE ADJACENT MATERIAL.
- UNLESS NOTED OTHERWISE IN CIVIL SPECIFICATION, ALL SERVICE TRENCHES UNDER VEHICULAR PAVEMENTS SHALL BE BACKFILLED WITH SAND TO 300mm ABOVE PIPE. WHERE PIPE IS UNDER PAVEMENTS BACKFILL REMAINDER OF TRENCH TO UNDERSIDE OF PAVEMENT WITH SAND OR APPROVED GRANULAR MATERIAL COMPACTED IN 150mm LAYERS TO MINIMUM 98% MODIFIED MAXIMUM DRY DENSITY IN ACCORDANCE WITH AS 1289 5.2.1. (OR A DENSITY INDEX OF NOT LESS THAN 75).
- ON COMPLETION OF PIP INSTALLATION, ALL DISTURBED AREAS MUST BE RESTORED TO ORIGINAL, INCLUDING KERBS, FOOTPATHS, CONCRETE AREAS, GRAVEL AND GRASSED AREAS, AND ROAD PAVEMENTS.
- TRENCHES THROUGH EXISTING ROAD AND CONCRETE PAVEMENTS SHALL BE SAWCUT TO THE FULL DEPTH OF CONCRETE AND MIN. 50mm IN BITUMINOUS PAVING.
- MAKE SMOOTH TRANSITION TO EXISTING SERVICES AND MAKE GOOD.
- THESE PLANS ARE TO BE READ IN CONJUNCTION WITH COUNCIL CONSTRUCTION SPECIFICATIONS AND APPROVED LANDSCAPE, ELECTRICAL AND TELECOMMUNICATION DRAWINGS AND SPECIFICATIONS.
- WHERE NOTED ON THE DRAWINGS THAT WORKS ARE TO BE CARRIED BY OTHERS, (eg. ADJUSTMENT OF SERVICES), THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CO-ORDINATION OF THESE WORKS.
- ON COMPLETION OF WORKS, ALL DISTURBED AREAS MUST BE RESTORED TO ORIGINAL INCLUDING, BUT NOT LIMITED TO, KERBS, FOOTPATHS, CONCRETE AREAS, GRASS AND LANDSCAPED AREAS.

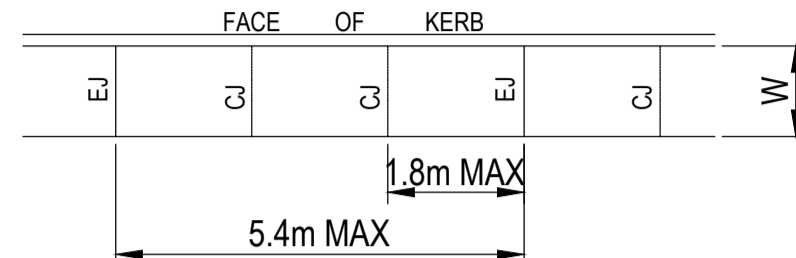
SURVEY NOTES

- THE EXISTING SITE CONDITIONS SHOWN ON THE FOLLOWING DRAWINGS HAVE BEEN SHOWN AS PER THE TOPOGRAPHIC SURVEY RECEIVED ON 15/03/23 PREPARED BY SDG, REFERENCE '8917', DATED 24/04/2023.
- THE INFORMATION IS SHOWN TO PROVIDE A BASIS FOR DESIGN. STANTEC DOES NOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THE SURVEY BASE OR ITS SUITABILITY AS A BASIS FOR CONSTRUCTION DRAWINGS. SHOULD DISCREPANCIES BE ENCOUNTERED DURING CONSTRUCTION BETWEEN THE SURVEY DATA AND ACTUAL FIELD DATA, CONTACT STANTEC.
- IF AN EXISTING SERVICES PLAN HAS BEEN SUPPLIED THIS DOES NOT TAKE PRECEDENCE OVER ORIGINAL SURVEY PLAN.
- CONTRACTOR TO REVIEW ORIGINAL SURVEY PLAN AND NOTES. THIS INCLUDES REVIEW OF SUBSURFACE UTILITY CLASS INFORMATION

JOINTING NOTES

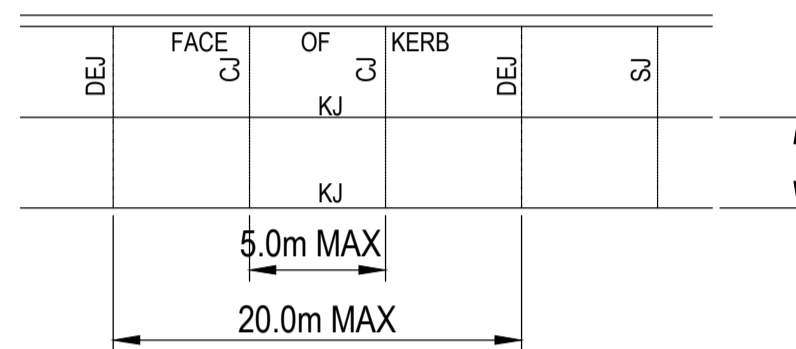
PEDESTRIAN PAVEMENT JOINTS

- ALL PEDESTRIAN PAVEMENTS ARE TO BE JOINTED AS FOLLOWS. (U.N.O)
- EXPANSION JOINTS ARE TO BE LOCATED WHERE POSSIBLE AT TANGENT POINTS OF CURVES AND ELSEWHERE AT MAX. 5.4m CENTRES.
- CONTRACTION JOINTS ARE TO BE LOCATED AT A MAX. SPACING OF 1.8m
- WHERE POSSIBLE JOINTS SHOULD BE LOCATED TO MATCH KERBING AND OR ADJACENT PAVEMENT JOINTS.
- PEDESTRIAN PAVEMENT JOINT DETAIL:



VEHICULAR PAVEMENT JOINTS

- ALL VEHICULAR PAVEMENTS TO BE JOINTED AS FOLLOWS. (U.N.O)
- CONTRACTION JOINTS SHOULD GENERALLY BE LOCATED AT A MAX OF 5.0m CENTRES WITH DOWELED EXPANSION JOINTS AT MAX 20.0m CENTRES
- VEHICULAR PAVEMENT JOINT DETAIL:



CONCRETE PAVEMENT NOTES

- EXISTING SERVICES, WHERE SHOWN, HAVE BEEN PLOTTED FROM SUPPLIED DATA AND SUCH THEIR ACCURACY CAN NOT BE GUARANTEED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH THE LEVEL OF ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF WORK.
- EXISTING SERVICES SHOWN ON THE PLANS ARE LOCATED APPROXIMATELY BASED ON INFORMATION SUPPLIED BY THE RELEVANT AUTHORITIES AND/OR SURVEY RECEIVED. STANTEC DOES NOT TAKE RESPONSIBILITY FOR THE SUITABILITY OR LOCATION/DEPTH OF THE EXISTING SERVICES.
- STANTEC DOES NOT TAKE RESPONSIBILITY FOR ANY POSSIBLE DESIGN ADJUSTMENT OF ANY ADDITIONAL EXISTING SERVICES OR THE ASSOCIATED AUTHORITY NEGOTIATIONS AS A RESULT OF THE PROPOSED WORKS.
- THE INFORMATION IS SHOWN TO PROVIDE A BASIS FOR DESIGN. STANTEC DOES NOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THE SURVEY BASE OR ITS SUITABILITY AS A BASIS FOR CONSTRUCTION DRAWINGS.
- EXISTING BUILDINGS, EXTERNAL STRUCTURES AND TREES SHOWN ON THESE DRAWINGS ARE FEATURES EXISTING PRIOR TO ANY DEMOLITION WORKS.
- ALL AREAS WITHIN THE EXTENT OF WORKS TO BE SCANNED FOR EXISTING UTILITY SERVICES AND LOCATIONS PRIOR TO CONSTRUCTION.
- WHIST EVERY EFFORT HAS BEEN MADE TO AVOID CLASHES WITH EXISTING SERVICES, EXTENT AND QUALITY OF SUPPLIED DATA IS INSUFFICIENT FOR COMPLETE CLASH DETECTION ACCURACY. CONTRACTOR TO TAKE CARE WORKING AROUND EXISTING UTILITIES AND REPORT ANY POSSIBLE CLASHES BACK TO THE ENGINEER.
- THE CONTRACTOR SHALL ALLOW FOR THE CAPPING OFF, EXCAVATION, REMOVAL AND DISPOSAL IF REQUIRED OF ALL EXISTING SERVICES IN AREAS AFFECTED BY WORKS WITHIN THE CONTRACT AREA, AS SHOWN ON THE DRAWINGS UNLESS DIRECTED OTHERWISE BY THE SUPERINTENDENT.
- THE CONTRACTOR SHALL ENSURE THAT AT ALL TIMES SERVICES TO ALL BUILDINGS NOT AFFECTED BY THE WORKS ARE NOT DISRUPTED.
- THE CONTRACTOR SHALL CONSTRUCT TEMPORARY SERVICES TO MAINTAIN EXISTING SUPPLY TO BUILDINGS REMAINING IN OPERATION DURING WORKS TO THE SATISFACTION AND APPROVAL OF THE SERVICE AUTHORITY. ONCE DIVERSION IS COMPLETE AND COMMISSIONED, THE CONTRACTOR SHALL REMOVE ALL SUCH TEMPORARY SERVICES AND MAKE GOOD TO THE SATISFACTION OF THE RELEVANT SERVICE AUTHORITY.
- PRIOR TO COMMENCEMENT OF ANY WORKS THE CONTRACTOR SHALL GAIN WRITTEN APPROVAL OF THEIR PROGRAMME FOR THE RELOCATION/CONSTRUCTION OF TEMPORARY SERVICES.
- CLEARANCE AND COVER REQUIREMENTS SHALL BE OBTAINED FROM THE RELEVANT SERVICE AUTHORITY BEFORE COMMENCEMENT OF WORKS AND SHALL BE ADHERED TO AT ALL TIMES.

KERBING NOTES

- ALL CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 25 MPa U.N.O IN REINFORCED CONCRETE NOTES.
- ALL KERBS, GUTTERS, DISH DRAINS AND CROSSINGS TO BE CONSTRUCTED ON 100mm GRANULAR BASECOURSE COMPACTED TO MINIMUM 95% MODIFIED DRY DENSITY (AS 1289 5.2.1).
- EXPANSION JOINTS (E.J) TO BE FORMED FROM 10mm COMPRESSIBLE CORK FILLER BOARD FOR THE FULL DEPTH OF THE SECTION AND CUT TO PROFILE. EXPANSION JOINTS TO BE LOCATED AT DRAINAGE PITS, ON TANGENT POINTS OF CURVES AND ELSEWHERE AT MAX 12m CENTRES EXCEPT FOR INTEGRAL KERBS WHERE THE EXPANSION JOINTS ARE TO MATCH THE JOINT LOCATIONS IN THE SLABS.
- WEAKENED PLANE JOINTS TO BE MIN 3mm WIDE AND LOCATED AT 3m CENTRES EXCEPT FOR INTEGRAL KERBS WHERE THE WEAKENED PLANE JOINTS ARE TO MATCH THE JOINT LOCATIONS IN THE SLABS.
- BROOMED FINISH TO ALL RAMPED AND VEHICULAR CROSSINGS. ALL OTHER KERBING OR DISH DRAINS TO BE STEEL FLOAT FINISHED.
- IN THE REPLACEMENT OF KERB AND GUTTER :- EXISTING ROAD PAVEMENT IS TO BE SAWCUT 900mm U.N.O FROM THE LIP OF GUTTER UPON COMPLETION OF THE NEW KERB AND GUTTER NEW BASECOURSE AND SURFACE TO BE LAID 600mm WIDE U.N.O.
- EXISTING ALLOTMENT DRAINAGE PIPES ARE TO BE BUILT INTO THE NEW KERB AND GUTTER WITH 100mm DIA HOLE.
- EXISTING KERB AND GUTTER IS TO BE COMPLETELY REMOVED WHERE NEW KERB AND GUTTER IS SHOWN.

TELSTRA - DUTY OF CARE NOTE

TELSTRA'S PLANS SHOW ONLY THE PRESENCE OF CABLES AND PLANT. THEY ONLY SHOW THEIR POSITION RELATIVE TO ROAD BOUNDARIES, PROPERTY FENCES ETC. AT THE TIME OF INSTALLATION AND TELSTRA DOES NOT WARRANT OR HOLD OUT THAT SUCH PLANS ARE ACCURATE THEREAFTER DUE TO CHANGES THAT MAY OCCUR OVER TIME. DO NOT ASSUME DEPTH OR ALIGNMENT OF CABLES OR PLANT AS THESE VARY SIGNIFICANTLY. THE CONTRACTOR HAS A DUTY OF CARE WHEN EXCAVATING NEAR TELSTRA CABLES AND PLANT. BEFORE USING MACHINE EXCAVATORS TELSTRA PLANT MUST FIRST BE PHYSICALLY EXPOSED BY SOFT DIG POTHOLING TO IDENTIFY ITS LOCATION TELSTRA WILL SEEK COMPENSATION FOR DAMAGES CAUSED TO ITS PROPERTY AND LOSSES CAUSED TO TELSTRA AND ITS CUSTOMERS.

CONCRETE PAVEMENT JOINT NOTES

- CONCRETE MIX PARAMETERS ARE AS FOLLOWS:
 - 1.1. MAXIMUM AGGREGATE SIZE = 20mm
 - 1.2. FLEXURAL STRENGTH AT 28 DAYS = 3.5MPa
 - 1.3. FLEXURAL STRENGTH AT 90 DAYS = 3.85MPa
 - 1.4. MAXIMUM WATER / CEMENT RATIO = 0.55
 - 1.5. MAXIMUM SHRINKAGE LIMIT = 650 MICRON STRAINS (AS 1012 PT 13)
 - 1.6. MINIMUM CEMENT CONTENT = 300kg/m³
 - 1.7. CEMENT TO BE TYPE 'A' (NORMAL CEMENT) TO AS 1315
 - 1.8. SLUMP = 50mm
- JOINT TO BE SAWN AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY THAT IT WILL NOT BE DAMAGED BY SAWING. IF AN UNPLANNED CRACK OCCURS THE CONTRACTOR SHALL REPLACE WHOLE SLABS EITHER SIDE OF THE UNPLANNED CRACK, UNLESS DIRECTED OTHERWISE.
- CONSTRUCT JOINTS AS DETAILED.
- CONSTRUCTION JOINTS WHERE REQUIRED, BUT NOT SHOWN, SHALL BE LOCATED AT THE APPROVAL OF THE ENGINEER AND CONSTRUCTED AT THE CONTRACTORS EXPENSE.
- ALL LONGITUDINAL CONSTRUCTION JOINTS SHALL BE FORMED AND INCLUDE DOWEL BARS AS SPECIFIED. ALL TRANSVERSE CONSTRUCTION JOINTS SHALL BE FORMED AND INCLUDE DOWEL BARS AS SPECIFIED.
- BOND BREAKER TO BE TWO UNIFORM COATS OF BITUMEN EMULSION ALL OVER THE EXPOSED SURFACE AND ON END.
- DOWELS AND TIE BAR TO MEET STRENGTH REQUIREMENTS OF STRUCTURAL GRADE STEEL IN ACCORDANCE WITH AS 1302. DOWELS AND TIE BARS SHALL BE:
 - 7.1. STRAIGHT
 - 7.2. TO LENGTH SPECIFIED
 - 7.3. CLEAN AND FREE FROM MILL SCALE, RUST AND OIL
 - 7.4. SAWN TO LENGTH, NOT CROPPED
- DIMENSIONS OF SEALANT RESERVOIR DEPENDANT ON THE SEALANT TYPE ADOPTED. ENGINEERS APPROVAL TO BE OBTAINED FOR SEALANT AND RESERVOIR DIMENSIONS AND DETAIL PROPOSED BY THE CONTRACTOR. REFER DETAIL "B" FOR TYPICAL ARRANGEMENT AND SEALANT.
- PRIOR TO THE PLACEMENT OF CONCRETE IN THE ADJACENT SLAB, SELF EXPANDING CORK FILLER SHALL BE ADHERED TO THE ALREADY CAST AND CLEANED CONCRETE FACE USING AN APPROVED WATERPROOF ADHESIVE. ADHESIVE SHALL BE LIBERALLY APPLIED TO THE FULL FACE OF THE CONCRETE SLAB TO BE COVERED BY THE FILLER, AND ON THE FULL FACE OF THE FILLER TO BE ADHERED.
- ALL FINISHES ARE TO BE IN ACCORDANCE WITH THE CIVIL AND LANDSCAPE DRAWINGS AND SPECIFICATIONS.

EROSION AND SEDIMENT CONTROL NOTES

GENERAL INSTRUCTIONS

- THE SITE SUPERINTENDENT/ENGINEER WILL ENSURE THAT ALL SOIL AND WATER MANAGEMENT WORKS ARE LOCATED AS DOCUMENTED.
 - ALL WORK SHALL BE GENERALLY CARRIED OUT IN ACCORDANCE WITH
 - 2.1. LOCAL AUTHORITY REQUIREMENTS
 - 2.2. EPA REQUIREMENTS
 - 2.3. NSW DEPARTMENT OF HOUSING MANUAL "MANAGING URBAN STORMWATER, SOILS AND CONSTRUCTION", 4th EDITION, MARCH 2004.
 - MAINTAIN THE EROSION CONTROL DEVICES TO THE SATISFACTION OF THE SUPERINTENDENT AND THE LOCAL AUTHORITY.
 - WHEN STORMWATER PITS ARE CONSTRUCTED, PREVENT SITE RUNOFF ENTERING UNLESS SEDIMENT FENCES ARE ERRECTED AROUND PITS.
 - CONTRACTOR IS TO ENSURE ALL EROSION & SEDIMENT CONTROL DEVICES ARE MAINTAINED IN GOOD WORKING ORDER AND OPERATE EFFECTIVELY. REPAIRS AND OR MAINTENANCE SHALL BE UNDERTAKEN AS REQUIRED, PARTICULARLY FOLLOWING STORM EVENTS.
- ### LAND DISTURBANCE
- WHERE PRACTICAL, THE SOIL EROSION HAZARD ON THE SITE WILL BE KEPT AS LOW AS POSSIBLE. TO THIS END, WORKS SHOULD BE UNDERTAKEN IN THE FOLLOWING SEQUENCE:
 - 6.1. INSTALL A SEDIMENT FENCE ALONG THE BOUNDARIES AS SHOWN ON PLAN. REFER DETAIL.
 - 6.2. CONSTRUCT STABILISED CONSTRUCTION ENTRANCE TO LOCATION AS DETERMINED BY SUPERINTENDENT/ENGINEER. REFER DETAIL.
 - 6.3. INSTALL SEDIMENT BASIN AS SHOWN ON PLAN
 - 6.4. INSTALL SEDIMENT TRAPS AS SHOWN ON PLAN
 - UNDERTAKE SITE DEVELOPMENT WORKS IN ACCORDANCE WITH THE ENGINEERING PLANS. WHERE POSSIBLE, PHASE DEVELOPMENT SO THAT LAND DISTURBANCE IS CONFINED TO AREAS OF WORKABLE SIZE.

EROSION CONTROL

- DURING WINDY WEATHER, LARGE, UNPROTECTED AREAS WILL BE KEPT MOIST (NOT WET) BY SPRINKLING WITH WATER TO KEEP DUST UNDER CONTROL.
- FINAL SITE LANDSCAPING WILL BE UNDERTAKEN AS SOON AS POSSIBLE AND WITHIN 20 WORKING DAYS FROM COMPLETION OF CONSTRUCTION ACTIVITIES.

SEDIMENT CONTROL

- STOCKPILES WILL NOT BE LOCATED WITHIN 2 METRES OF HAZARD AREAS, INCLUDING LIKELY AREAS OF CONCENTRATED OR HIGH VELOCITY FLOWS SUCH AS WATERWAYS. WHERE THEY ARE BETWEEN 2 AND 5 METRES FROM SUCH AREAS, SPECIAL SEDIMENT CONTROL MEASURES SHOULD BE TAKEN TO MINIMISE POSSIBLE POLLUTION TO DOWNSLOPE WATERS, E.G. THROUGH INSTALLATION OF SEDIMENT FENCING.
- ANY SAND USED IN THE CONCRETE CURING PROCESS (SPREAD OVER THE SURFACE) WILL BE REMOVED AS SOON AS POSSIBLE AND WITHIN 10 WORKING DAYS FROM PLACEMENT.
- WATER WILL BE PREVENTED FROM ENTERING THE PERMANENT DRAINAGE SYSTEM UNLESS IT IS RELATIVELY SEDIMENT FREE, I.E. THE CATCHMENT AREA HAS BEEN PERMANENTLY LANDSCAPED AND/OR ANY LIKELY SEDIMENT HAS BEEN FILTERED THROUGH AN APPROVED STRUCTURE.
- TEMPORARY SOIL AND WATER MANAGEMENT STRUCTURES WILL BE REMOVED ONLY AFTER THE LANDS THEY ARE PROTECTING ARE REHABILITATED.

OTHER MATTERS

- ACCEPTABLE RECEPTORS WILL BE PROVIDED FOR CONCRETE AND MORTAR SLURRIES, PAINTS, ACID WASHINGS, LIGHT-WEIGHT WASTE MATERIALS AND LITTER.
- ANY EXISTING TREES WHICH FORM PART OF THE FINAL LANDSCAPING PLAN WILL BE PROTECTED FROM CONSTRUCTION ACTIVITIES BY:
 - 14.1. PROTECTING THEM WITH BARRIER FENCING OR SIMILAR MATERIALS INSTALLED OUTSIDE THE DRIP LINE
 - 14.2. ENSURING THAT NOTHING IS NAILED TO THEM
 - 14.3. PROHIBITING PAVING, GRADING, SEDIMENT WASH OR PLACING OF STOCKPILES WITHIN THE DRIP LINE EXCEPT UNDER THE FOLLOWING CONDITIONS.
 - 14.4. ENCROACHMENT ONLY OCCURS ON ONE SIDE AND NO CLOSER TO THE TRUNK THAN EITHER 1.5 METRES OR HALF THE DISTANCE BETWEEN THE OUTER EDGE OF THE DRIP LINE AND THE TRUNK, WHICH EVER IS THE GREATER
 - 14.5. A DRAINAGE SYSTEM THAT ALLOWS AIR AND WATER TO CIRCULATE THROUGH THE ROOT ZONE (E.G. A GRAVEL BED) IS PLACED UNDER ALL FILL LAYERS OF MORE THAN 300 MILLIMETRES DEPTH
 - 14.6. CARE IS TAKEN NOT TO CUT ROOTS UNNECESSARILY NOR TO COMPACT THE SOIL AROUND THEM.

STORMWATER DRAINAGE NOTES

- ON COMPLETION OF STORMWATER INSTALLATION, ALL DISTURBED AREAS MUST BE RESTORED TO ORIGINAL CONDITION, INCLUDING KERBS, FOOTPATHS, CONCRETE AREAS, GRAVEL AND GRASSED AREAS AND ROAD PAVEMENTS, UNLESS DIRECTED OTHERWISE.
- PIPES 300 DIA. AND LARGER TO BE REINFORCED CONCRETE CLASS '3' APPROVED SPIGOT AND SOCKET WITH RUBBER RING JOINTS. U.N.O.
- PIPES UP TO 300 DIA SHALL BE SEWER GRADE uPVC WITH SOLVENT WELDED JOINTS.
- EQUIVALENT STRENGTH VCP OR FRC PIPES MAY BE USED.
- ALL STORMWATER DRAINAGE LINES UNDER PROPOSED BUILDING SLABS TO BE uPVC PRESSURE PIPE GRADE 6. ENSURE ALL VERTICALS AND DOWNPIPES ARE uPVC PRESSURE PIPE, GRADE 6 FOR A MIN OF 3.0m IN HEIGHT
- PIPES TO BE INSTALLED TO TYPE HS3 (ROAD) HS2 (LOTS) SUPPORT IN ACCORDANCE WITH AS 3725 (2007) IN ALL CASES BACKFILL TRENCH WITH SAND TO 300mm ABOVE PIPE. WHERE PIPE IS UNDER PAVEMENTS BACKFILL REMAINDER OF TRENCH TO UNDERSIDE OF PAVEMENT WITH SAND OR APPROVED GRANULAR MATERIAL COMPACTED IN 150mm LAYERS TO MINIMUM 98% STANDARD MAXIMUM DRY DENSITY IN ACCORDANCE WITH AS 1289 5.2.1. (OR A DENSITY INDEX OF NOT LESS THAN 75)
- ALL INTERNAL WORKS WITHIN PROPERTY BOUNDARIES ARE TO COMPLY WITH THE REQUIREMENTS OF AS 3500 3.1 (2006) AND AS/NZS 3500 3.2 (2010).
- PRECAST PITS MAY BE USED EXTERNAL TO THE BUILDING SUBJECT TO APPROVAL BY WOOD AND GRIEVE ENGINEERS.
- ENLARGERS, CONNECTIONS AND JUNCTIONS TO BE PREFABRICATED FITTINGS WHERE PIPES ARE LESS THAN 300 DIA.
- WHERE SUBSOIL DRAINS PASS UNDER FLOOR SLABS AND VEHICULAR PAVEMENTS, UNSLOTTED uPVC SEWER GRADE PIPE IS TO BE USED.
- CARE IS TO BE TAKEN WITH LEVELS OF STORMWATER LINES. GRADES SHOWN ARE NOT TO BE REDUCED WITHOUT APPROVAL.
- GRATES AND COVERS SHALL CONFORM TO AS 3896
- ALL INTERNAL PIT DIMENSIONS TO CONFORM TO AS3500.3 TABLE 7.5.2.1
- AT ALL TIMES DURING CONSTRUCTION OF STORMWATER PITS, ADEQUATE SAFETY PROCEDURES SHALL BE TAKEN TO ENSURE AGAINST THE POSSIBILITY OF PERSONNEL FALLING DOWN PITS.
- ALL EXISTING STORMWATER DRAINAGE LINES AND PITS THAT ARE TO REMAIN ARE TO BE INSPECTED AND CLEANED. DURING THIS PROCESS ANY PART OF THE STORMWATER DRAINAGE SYSTEM THAT WARRANTS REPAIR SHALL BE REPORTED TO THE SUPERINTENDENT/ENGINEER FOR FURTHER DIRECTIONS.
- THE CONTRACTOR IS TO ORGANISE AND STAGE CONSTRUCTION WORK AND UNDERTAKE ANY DIVERSION WORKS TO ENSURE THE EXISTING DRAINAGE IS ABLE TO CONVEY ALL STORMWATER FLOWS THAT MAY OCCUR DURING THE PERIOD OF THE CONSTRUCTION WORKS.
- ANY DAMAGE TO THE WORKS DUE TO STORMWATER FLOWS OR FLOODING DURING THE CONSTRUCTION PERIOD IS AT THE CONTRACTOR'S RISK.
- SETOUT POINTS FOR STORMWATER STRUCTURES ARE AS INDICATED IN THE DRAWINGS UNLESS OTHERWISE NOTED.
- ALL PAVED SURFACE LEVELS AND GRADES TO BE COORDINATED WITH GULLY PIT LEVELS TO ENSURE NO UNDRAINED AREAS OCCUR.
- THE SIDES OF ALL PIPE TRENCH EXCAVATIONS DEEPER THAN 1.0m SHALL BE FULLY SUPPORTED AT ALL TIMES AND HAVE APPROPRIATE EDGE PROTECTION.
- ALL NEW PIPES TO BE LAID IN AN UPSTREAM DIRECTION. THE LINE, LEVEL AND LOCATION OF EXISTING SERVICES CROSSING THE LINE OF THE PROPOSED STORMWATER PIPE SHALL BE DETERMINED BY EXCAVATION PRIOR TO THE LAYING OF THE PIPE. IF CONFLICT IS APPARENT, THE ENGINEER SHALL BE NOTIFIED AND INSTRUCTIONS AS TO WHETHER THE EXISTING SERVICE IS TO BE ADJUSTED OR THE PROPOSED PIPE INVERT ALTERED WILL BE ISSUED.
- PIPE BEDDING, HAUNCH AND BACKFILL TO BE AS SHOWN ON THE CIVIL DETAILS DRAWINGS AND THE CIVIL SPECIFICATION.
- SUBSOIL DRAINAGE PIPES TO BE SLOTTED PIPE AND FILTER SOCK CLASS 1000 TO AS2439 PART 1 LAID AT PREFERABLE MINIMUM GRADE 1 IN 100 OR ABSOLUTE MINIMUM 1 IN 200 WHERE LIMITED BY OUTFALL LEVELS.
- STORMWATER STRUCTURES ARE TO BE CONSTRUCTED PERPENDICULAR TO THE INCOMING PIPEWORK UNLESS OTHERWISE NOTED.
- PRECAST COMPONENTS SHALL BE CONNECTED BY MEANS OF EPOXY OR CHEMICAL GROUTED BARS OF THE SAME DIAMETER AND SPACING AS THE SMALLER BARS IN THE RESPECTIVE COMPONENTS.
- PRE-CAST PITS MUST HAVE LIFTING ANCHORS.
- WORKING LOADS ARE THOSE DUE TO FILL MATERIAL AND STANDARD HIGHWAY VEHICLES AS PER AS3725. CONSTRUCTION LOADS HAVE NOT BEEN ALLOWED FOR.
- ALL EXPOSED EDGES ON STORMWATER PITS TO BE ROUNDED TO 5mm RAD. UNO.



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Notes

Issue/Revision	By	Appd	YYYY.MM.DD
D ISSUE FOR SSDA	PDP	JMB	2024.12.13
C ISSUE FOR DA	BCH	JMB	2023.06.15
B DRAFT ISSUE FOR DA	BCH	JMB	2023.06.09
A DRAFT ISSUE FOR DA	BCH	JMB	2023.06.01

File Name:	301351072-CI-007-001.DWG	-	-	-	2023.06.01
		Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

Issue Status

APPROVAL

NOT FOR CONSTRUCTION

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Client/Project Logo

LOFTEX

Client/Project

LOFTEX CHATSWOOD PTY LTD

CIVIL WORKS

3-5 HELP STREET, CHATSWOOD, NSW 2067

Title

GENERAL NOTES

Project No.
301351072

Scale
NTS

Revision

Drawing No.

CI-007-001

D

A

B

C

D

1

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4

5

6

7

Elevations Table			
Number	Minimum Elevation	Maximum Elevation	Color
1	-20.00	-18.00	Dark Red
2	-18.00	-16.00	Red
3	-16.00	-14.00	Light Red
4	-14.00	-12.00	Orange-Red
5	-12.00	-10.00	Orange
6	-10.00	-8.00	Light Orange
7	-8.00	-6.00	Yellow-Orange
8	-6.00	-4.00	Yellow
9	-4.00	-2.00	Light Yellow
10	-2.00	0.00	Very Light Yellow
11	0.00	2.00	White

NOTES

- VOLUMES ARE INDICATIVE ONLY AND ARE BASED ON A COMPARISON BETWEEN THE DESIGN SURFACE AND THE SURVEYED SURFACE.
 - NOTE THAT ALL VOLUMES DEPICTED ARE SOLID VOLUMES ONLY AND MAY NOT REFLECT DETAILED EARTHWORKS.
 - NO BULKING OR COMPACTION FACTORS HAVE BEEN APPLIED TO VOLUMES.
 - BULK EARTHWORKS DRAWINGS ARE NOT TO BE USED FOR DETAILED EXCAVATION. NO ALLOWANCE HAS BEEN MADE FOR DETAILED EXCAVATION INCLUDING TANKS, FOOTINGS, EDGE THICKENINGS, BEAMS, STAIR AND LIFT CORES, PILING PLATFORMS, SERVICES TRENCHING AND DEEP SOIL ZONES.
 - THE CONTRACTOR SHALL USE FINAL SURFACE LEVELS AND TYPICAL PAVEMENT DETAILS FOR ACTUAL EARTHWORKS LEVELS.
 - NO TOPSOIL HAS BEEN ALLOWED FOR THE PURPOSE OF THE BULK EARTHWORKS.
- THE SURVEY SURFACE AS PROVIDED HAS BEEN UTILISED FOR COMPARISON PURPOSES. SURVEY RECEIVED ON 15/03/23 PREPARED BY SDG, REFERENCE '8917', DATED 24/04/2023.
- STANTEC DOES NOT TAKE RESPONSIBILITY FOR ACCURACY OF EXISTING SURVEY.
 - DOES NOT ALLOW FOR ANY UNSUITABLE MATERIAL FOUND ANYWHERE ON SITE.
 - EXCAVATED MATERIAL MAY BE USED AS STRUCTURAL FILL PROVIDED:
 - IT COMPLIES WITH THE SPECIFICATION REQUIREMENTS FOR FILL MATERIAL
 - THE PLACEMENT MOISTURE CONTENT COMPLIES WITH THE GEOTECHNICAL CONSULTANTS REQUIREMENTS, AND ALLOWS FILLING TO BE PLACES AND PROOF ROLLED IN ACCORDANCE WITH THE SPECIFICATION.
 - ENTIRE SITE WHERE PAVEMENT IS CONSTRUCTED IS TO ACHIEVE / HAVE MIN. CBR OF 3% AT COMPLETED SUB-GRADE LEVEL. PROVIDE GEOTECHNICAL ENGINEER INSPECTION REPORTS AND CERTIFICATION OF ENTIRE SITE ON CBR 3%, AND SLAB SETTLEMENT OF 5mm UNDER 3kPa LIVE LOAD ALONG WITH SUBGRADE COMPLICATION LEVEL OF 70% INDEX AND 5mm SLAB SETTLEMENTS
 - EXISTING GROUND WITHIN EXISTING RETAINING WALL EXTENT AND OUTSIDE NEW STRUCTURAL BUILDING EXTENT HAS BEEN DROPPED MANUALLY APPROX. 1.5m FROM SURVEY LEVELS OBTAINED BASED ON OBSERVATIONS MADE FROM THE EXISTING HALL AND CANTEEN STRUCTURAL DRAWINGS. THIS IS NOT AN ACCURATE REPRESENTATION OF EXISTING GROUND LEVELS AND IT IS RECOMMENDED THAT THE CONTRACTOR HAVE THE EXISTING GROUND SURVEYED FOLLOWING DEMOLITION OF RETAINING WALL IN THIS AREA AND PLACE FILL ACCORDINGLY TO ACHIEVE BULK EARTHWORKS LEVELS.

EARTHWORKS VALUES

CUT	-34500m ³
FILL	0m ³
TOTAL	-34500m ³ (CUT)

Issue/Revision	By	Appd	YYYY.MM.DD	
E	ISSUE FOR SSDA	BCH	JMB	2025.02.18
D	ISSUE FOR SSDA	PDP	JMB	2024.12.13
C	ISSUE FOR DA	BCH	JMB	2023.06.15
B	DRAFT ISSUE FOR DA	BCH	JMB	2023.06.09
A	DRAFT ISSUE FOR DA	BCH	JMB	2023.06.01

File Name	Dwn.	Dgn.	Chkd.	YYYY.MM.DD
File Name: 301351072-CH-100-001.DWG	-	-	-	2023.06.01

Issue Status

APPROVAL

NOT FOR CONSTRUCTION

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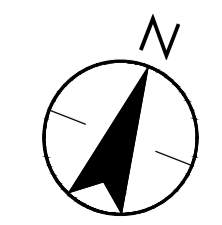
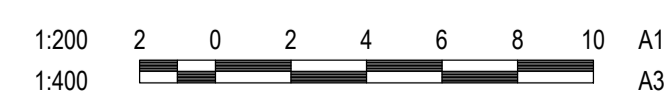
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CIVIL WORKS

3-5 HELP STREET, CHATSWOOD, NSW 2067

Title
BULK EARTHWORKS PLAN

Project No. 301351072	Scale 1:200
Revision E	Drawing No. CI-100-001



Issue/Revision	By	Appd	YYYY.MM.DD
D ISSUE FOR SSSDA	PDP	JMB	2024.12.13
C ISSUE FOR DA	LPT	VE	2024.05.24
B ISSUE FOR DA	LPT	JMB	2024.01.11
A ISSUE FOR DA	LPT	JMB	2023.11.27

File Name:	Dwn.	Dsgn.	Chkd.	YYYY.MM.DD
301351072-CI-500-001.DWG	-	-	-	2023.11.27

Issue Status

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CIVIL WORKS

3-5 HELP STREET, CHATSWOOD, NSW 2067

Title
STORMWATER DRAINAGE -
CATCHMENT PLAN

Project No. 301351072	Scale 1:200
Revision D	Drawing No. CI-500-001

LEGEND

- PROPOSED SITE BOUNDARY
- CAPTURED ROOF AREA
- CAPTURED IMPERVIOUS AREA
- CAPTURED LANDSCAPE AREA
- AREA BYPASSING STORMWATER NETWORK
- PROPOSED STORMWATER PIPE
- EXISTING STORMWATER PIPE
- PROPOSED JUNCTION PIT
- PROPOSED GRATED PIT
- ON SITE DETENTION TANK
- OVERLAND FLOW
- PROPOSED RAINWATER PIPE
- PROPOSED GRATED DRAIN

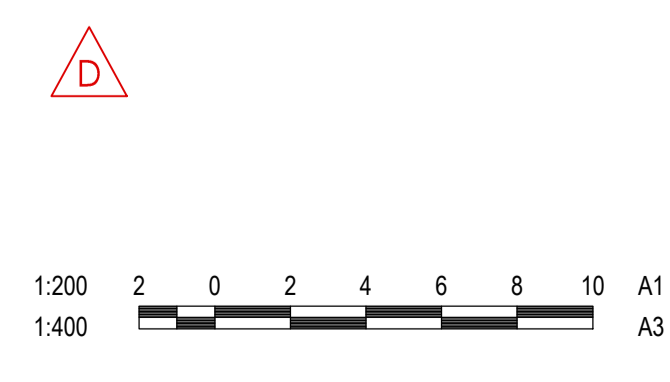


LANDSCAPE CATCHMENT AREA
141m²

ROOF CATCHMENT AREA
1354m²

IMPERVIOUS CATCHMENT AREA
452m²

AREA BYPASSING STORMWATER NETWORK
373m²



Project: 301351072-3-5 HELP STREET, CHATSWOOD, NSW 2067
 Drawing: STORMWATER DRAINAGE - CATCHMENT PLAN
 Date: 2024.12.13

