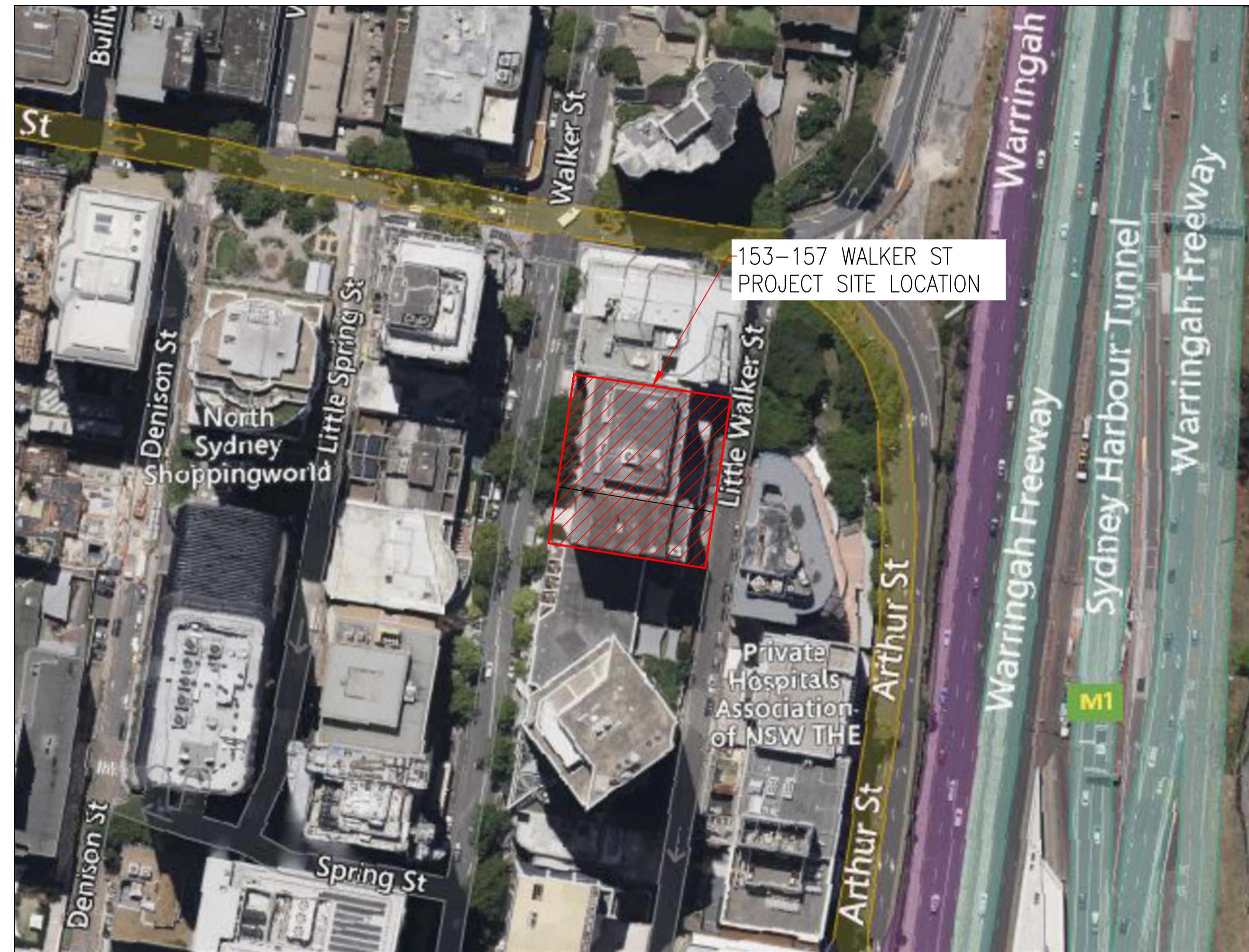


153-157 WALKER ST NORTH SYDNEY, NSW 2060

CIVIL ENGINEERING DRAWINGS CONCEPT DESIGN

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Sheet Description	Sheet Title
24524-RBG-XX-XX-DR-CV-80000	COVER SHEET
24524-RBG-XX-XX-DR-CV-80005	GENERAL NOTES
24524-RBG-XX-XX-DR-CV-81001	EROSION AND SEDIMENT CONTROL PLAN
24524-RBG-XX-XX-DR-CV-81101	EROSION AND SEDIMENT CONTROL DETAILS
24524-RBG-XX-XX-DR-CV-87001	STORMWATER MANAGEMENT PLAN
24524-RBG-XX-XX-DR-CV-87101	STORMWATER DETAILS



153-157 WALKER ST
PROJECT SITE LOCATION

LOCALITY PLAN
SCALE: NTS

Rev	Revision Description	By	App	Date
P01	DRAFT ISSUE FOR SSDA SUBMISSION	BB	AA	21.05.25
P02	DRAFT ISSUE FOR SSDA SUBMISSION	BB	CW	23.06.25

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Scale 1:1 1:2 1:3 1:4 1:5 1:6 1:7 1:8

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**DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS
REFER TO GENERAL NOTES UNLESS NOTED OTHERWISE**

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Client

FREECITY

Title
COVER SHEET

Project
**153-157 WALKER STREET,
NORTH SYDNEY**

Date 16.06.25	Drawn MARELLANO	Design Checker A.JANG
Scale of A1 NTS	Designer B.BASKARAN	Approved A.JANG
Drawing Number 24524-RBG-XX-XX-DR-CV-80000		Revision P02

NOT FOR CONSTRUCTION

RBG Project No.
24524

GENERAL NOTES

- THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL OTHER ENGINEERING DRAWINGS AND NORTH SYDNEY COUNCIL SPECIFICATIONS AND WITH SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ANY DISCREPANCIES BETWEEN THESE NOTES AND NORTH SYDNEY SPECIFICATION, THE NORTH SYDNEY SPECIFICATION TAKES PRECEDENCE.
- THESE ENGINEERING PLANS ARE TO BE READ IN CONJUNCTION WITH PROJECT SPECIFICATIONS AND OTHER CONSULTANTS DOCUMENTATION ON THE PROJECT.
- THESE ENGINEERING PLANS HAVE BEEN PREPARED FROM INFORMATION AVAILABLE AT THE TIME OF ISSUE. AS THIS INFORMATION MAY BE THE SUBJECT OF CHANGE PRIOR TO OR DURING CONSTRUCTION THE CONTRACTOR IS TO ADVISE THE ENGINEER WHERE DISCREPANCIES OCCUR.
- THESE DRAWINGS SHALL NOT BE USED FOR FINAL SETOUT OF THE PROJECT UNLESS SPECIFICALLY STATED.
- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE RESPECTIVE COUNCIL STANDARDS, GUIDELINES AND TECHNICAL MANUALS.
- ALL WORKS SHALL HAVE SMOOTH JUNCTIONS WITH EXISTING.
- ALL SURFACES SHALL BE EVEN GRADED AT MINIMUM 1% TO PREVENT SURFACE WATER PONDING.
- WHERE CERTIFICATION IS REQUIRED, INSPECTIONS ARE TO BE PERFORMED BY A DULY APPOINTED INSPECTOR FROM 'ROBERT BIRD GROUP'. THESE INSPECTIONS ARE TO BE PERFORMED IN ACCORDANCE WITH THE INSPECTION & TEST PLANS PREPARED BY 'ROBERT BIRD GROUP.' THE INSPECTOR IS TO BE GIVEN A MINIMUM NOTICE AS DETAILED IN THE SPECIFICATIONS.
- ALL MATERIALS SHALL COMPLY WITH WHAT IS SHOWN ON THE PROJECT DRAWINGS AND IN THE PROJECT SPECIFICATIONS.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING SERVICES WITH ALL RELEVANT SERVICE AUTHORITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. A COPY OF THE LOCATIONS OF THE EXISTING SERVICES IS TO BE PROVIDED TO THE MANAGING CONTRACTOR BY THE SERVICES ENGINEER. CONTRACTOR TO NOTIFY MANAGING CONTRACTOR OF ANY POTENTIAL CLASHES.
- THE CONTRACTOR SHALL VERIFY OFFSET PEGS AND BENCHMARK LEVELS, AND ADVISE THE MANAGING CONTRACTOR OF ANY DISCREPANCY PRIOR TO COMMENCING CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY THE EXISTING LEVELS WHERE NEW WORKS ARE TO JOIN TO EXISTING WORKS, AND ADVISE THE MANAGING CONTRACTOR OF ANY DISCREPANCY PRIOR TO COMMENCING CONSTRUCTION.
- THE CONTRACTOR SHALL CHECK OR OBTAIN ALL DIMENSIONS RELEVANT TO SETTING OUT OF SITE WORKS.
- DURING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE STABILITY OF THE WORKS AND ENSURE NO PART IS OVERSTRESSED. THE DESIGN AND CERTIFICATION OF ALL FORMWORK AND BACKPROPPING IS TO BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR IS TO OBTAIN DESIGN ADVICE FROM A SUITABLY QUALIFIED ENGINEER REGARDING DEMOLITION, RETROFITTING, TEMPORARY WORKS, HEALTH & SAFETY AND NUISANCE. THIS HAS BEEN REFERRED TO AS THE "CONTRACTORS ENGINEER" THROUGHOUT THE REMAINING NOTES.
- FORMWORK STRIPPING: UNLESS SPECIFIED OTHERWISE IN THE PROJECT DOCUMENTATION, MINIMUM STRIPPING TIMES FOR IN-SITU CONCRETE FORMWORK SHALL COMPLY WITH SECTION 5.4.3 (TABLE 5.4.1) OF AS3610-"FORMWORK FOR CONCRETE".
- WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT AUSTRALIAN STANDARDS AND BCA STATUTORY REQUIREMENTS, EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT SUFFICIENT TOLERANCES ARE PROVIDED AND INTEGRATED THROUGHOUT ALL ELEMENTS OF THE WORKS.
- ALL DIMENSIONS ARE IN METRES UNLESS STATED OTHERWISE.
- ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (A.H.D.).
- DESIGN LEVELS AND SETOUT DETAILED HEREIN ARE DERIVED FROM THE LANDSCAPE AND ARCHITECTURAL CONCEPT PLANS. CONTRACTOR SHALL CONFIRM LEVELS ARE COORDINATED PRIOR TO COMMENCING WORKS. EXISTING LEVELS ARE DERIVED FROM SURVEY DATA. CONTRACTOR TO CONFIRM ALL ON SITE PRIOR TO COMMENCING WORKS.

SITE LEVELS NOTES

- GRADES ARE SHOWN FOR GUIDANCE ONLY. SET OUT FROM LEVELS ONLY.

SURVEY NOTES

- THE SURVEY INFORMATION SHOWN ON ROBERT BIRD GROUP DRAWINGS HAS BEEN OVERLAID FROM INFORMATION PROVIDED IN THE DETAILED SURVEY BY RYGATE SURVEYORS, FILE REF: 80110, DATED 03.02.2025. ROBERT BIRD GROUP DOES NOT GUARANTEE THAT THE SURVEY INFORMATION IS ACCURATE, AND ACCEPTS NO LIABILITY FOR INACCURACIES.

SEDIMENT AND EROSION CONTROL NOTES

- EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PROVIDED IN ACCORDANCE WITH SPECIFICATION AND EPA "MANAGING URBAN STORMWATER CONSTRUCTION ACTIVITIES" 1998. ALL WORKS SHALL BE COMPLETED PRIOR TO CONSTRUCTION COMMENCING.
- REFER TO ROBERT BIRD GROUP'S DRAWING SHEETS 81001 AND 81101 FOR EROSION AND SEDIMENT CONTROL NOTES AND DETAILS.

EARTHWORKS NOTES

- REFER TO THE GEOTECHNICAL ENGINEERING REPORT BY DOUGLAS PARTNERS, REPORT ON GEOTECHNICAL INVESTIGATION PROPOSED COMMERCIAL DEVELOPMENT, FILE REF: 217311.00.R.002.REVO, DATED 30.11.2022.
- THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL, COMPACTION AND DISPOSAL OF ALL EXCAVATED MATERIAL.
- ALL EARTHWORKS AREAS ARE TO BE LEFT IN A FREE DRAINING STATE.
- PROOF ROLL SUBGRADE TO REVEAL SOFT SPOTS. SOFT SPOTS TO BE REMOVED AND BACKFILLED. ALL NATURAL SUBGRADE IS TO BE COMPACTED TO IN ACCORDANCE WITH AS1289 PRIOR TO PLACEMENT OF FILL MATERIAL.
- MATERIAL WON FROM THE SITE TO BE INSPECTED BY THE GEOTECHNICAL ENGINEER FOR APPROVAL PRIOR TO USE AS FILL. ALL FILL TO BE COMPACTED TO MIN. 98% STANDARD COMPACTION IN 200mm MAXIMUM THICK LAYERS IN ACCORDANCE WITH AS1289.
- TEST CERTIFICATES ON THE FILL MATERIAL SHALL BE SUPPLIED TO THE SUPERINTENDENT FOR APPROVAL PRIOR TO THE USE OF THE FILL MATERIAL.

EXISTING SERVICES NOTES

- EXISTING SERVICES MAY NOT BE SHOWN ON THE DRAWINGS.
- WHERE EXISTING SERVICES ARE SHOWN, NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.
- EXISTING SERVICES SHOWN ARE INDICATIVE ONLY.
- THE CONTRACTOR SHALL HAVE UNDERTAKEN THEIR OWN INVESTIGATIONS AS TO THE EXISTENCE AND LOCATION OF SERVICES AND THEIR POTENTIAL IMPACT ON THE WORKS PRIOR TO TENDERING FOR THE WORKS, INCLUDING, BUT NOT LIMITED TO, VISITING THE SITE AND DIAL BEFORE YOU DIG SEARCHES. WHERE THE CONTRACTOR BELIEVES EXISTING SERVICES MAY IMPACT THE WORKS THEY SHALL IDENTIFY POTENTIAL IMPACTS TO THE PRINCIPAL OR MANAGING CONTRACTOR PRIOR TO EXECUTION OF A CONTRACT OF SERVICES. THE CONTRACTOR SHALL NOT BE ENTITLED TO A VARIATION FOR BEING UNAWARE OF THE EXISTENCE OF EXISTING SERVICES WHERE REASONABLE ACTIONS WOULD HAVE IDENTIFIED THEIR EXISTENCE.
- THE CONTRACTOR SHALL DETERMINE THE EXACT POSITION AND LEVEL OF EXISTING SERVICES PRIOR TO COMMENCING CONSTRUCTION.
- THE CONTRACTOR SHALL CONTACT THE RELEVANT SERVICE AUTHORITY PRIOR TO ANY WORKS WITHIN CLOSE PROXIMITY OF SERVICES AND COMPLY WITH THE RELEVANT AUTHORITIES REQUIREMENTS INCLUDING MINIMUM CLEARANCE FOR CONSTRUCTION MACHINERY AND COMMISSIONING OF AN ACCREDITED PLANT LOCATOR IF REQUIRED.
- ANY DAMAGE TO EXISTING SERVICES IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL PROTECT ALL SERVICES AND SHALL RECTIFY ANY DAMAGE AT THEIR EXPENSE.
- EXISTING SERVICE COVERS MUST BE RAISED OR LOWERED AS APPROPRIATE TO BE SET FLUSH WITH THE FINISHED CONSTRUCTED SURFACE, INCLUDING SLOPING THE COVER TO MATCH CROSSFALLS, UNLESS SPECIFIED OTHERWISE.

HEALTH & SAFETY

- THE CONTRACTOR SHALL DEVELOP, IMPLEMENT AND ADMINISTER A WORKPLACE HEALTH AND SAFETY PROGRAM THAT WILL ENSURE THAT ALL CONSTRUCTION ACTIVITIES ARE PERFORMED TO THE RELEVANT WORKPLACE HEALTH AND SAFETY REQUIREMENTS AND ANY OTHER RELEVANT STATUTORY REQUIREMENTS.
- THE WORKPLACE HEALTH AND SAFETY PROGRAM MUST BE CO-ORDINATED WITH ADJOINING PROPERTY OWNERS AND ALL RELEVANT PARTIES AS NECESSARY TO ENSURE A SAFE BUILDING ENVIRONMENT AT ALL TIMES.

NUISANCE

- THE CONTRACTOR SHALL DEVELOP, IMPLEMENT, AND ADMINISTER A PLAN THAT WILL ENSURE THE MANAGEMENT OF NOISE AND VIBRATION RESULTING FROM CONSTRUCTION WORKS. REFER TO SPECIFICATIONS FOR REQUIRED LIMITS, OTHERWISE, CONTACT ENGINEER FOR GUIDANCE.
- THE CONTRACTOR WILL NEED TO ENSURE ALL ADJOINING PROPERTY REQUIREMENTS RELATING TO NOISE AND VIBRATION ARE MET.
- IF IT IS ESTABLISHED THAT THERE ARE NO SITE SPECIFIC REQUIREMENTS, THEN THE CONTRACTOR SHALL REFER TO MINIMUM REQUIREMENTS FOR ABATEMENT OF NOISE AND VIBRATION NOMINATED BY RELEVANT STATUTORY REQUIREMENTS
- THE CONTRACTOR WILL NEED TO PREPARE AND ADVISE ON MONITORING AND MANAGEMENT OF NOISE AND VIBRATION BASED ON PROFESSIONAL ADVICE FROM SUITABLY QUALIFIED PERSON OR PERSONS.

RETAINING WALL NOTES

- RETAINING WALLS SHALL BE IN ACCORDANCE WITH AS 4678-2002 EARTH RETAINING STRUCTURES.
- CONTRACTOR TO ENSURE NO CONSTRUCTION OR OTHER ADVERSE LOADS ACT ON RETAINING STRUCTURES.

LANDSCAPING NOTES

- REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR LANDSCAPING DETAILS.

WARNING

BEWARE OF UNDERGROUND SERVICES
THE LOCATION OF UNDERGROUND SERVICES ARE INDICATIVE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL OR ANY EXISTING SERVICES ARE SHOWN.

WORKS WITHIN THE JURISDICTION OF LOCAL AUTHORITIES

WORKS WITHIN THE JURISDICTION OF LOCAL AUTHORITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL REQUIREMENTS AND INSTRUCTIONS OF THE RELEVANT LOCAL AUTHORITY. THE CONTRACTOR MUST CONTACT THE RELEVANT AUTHORITY PRIOR TO COMMENCEMENT AND DURING THE WORKS TO ENSURE THE REQUIRED PERMITS AND PREPARATIONS ARE IN PLACE AND ALLOW INSPECTION OF THE WORKS AT POINTS REQUIRED BY THE RELEVANT AUTHORITY TO ENABLE SIGNOFF OF THE WORKS AT COMPLETION BY THE RELEVANT AUTHORITY. FAILURE TO DO SO MAY NECESSITATE REMOVAL AND RECONSTRUCTION OF ALL OR PART OF THE WORKS.

STORMWATER DRAINAGE NOTES

- INSTALLATION AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE RELEVANT SPECIFICATIONS, AS 3500.3, LOCAL AUTHORITY STANDARDS AS APPROPRIATE UNLESS OTHERWISE DIRECTED.
- THE CONTRACTOR SHALL CONFIRM THE LEVEL AND POSITION OF EXISTING DRAINS AND PITS BEING CONNECTED TO PRIOR TO STARTING CONSTRUCTION.
- THE CONTRACTOR SHALL INVESTIGATE AND ACCURATELY LOCATE EXISTING DRAINAGE THAT IS REQUIRED TO BE RETAINED FOR THE SITE (E.G. DOWNPIPE CONNECTIONS FOR EXISTING BUILDINGS AND EXISTING SITE DRAINS THAT MAY BE CROSSING THE SITE). SUCH EXISTING DRAINAGE SHALL REMAIN UNDAMAGED AND BE GIVEN ALL NECESSARY PROTECTION. ANY DAMAGE TO EXISTING DRAINAGE SHALL BE REPAIRED OR DIVERTED AT THE CONTRACTORS EXPENSE. THE CONTRACTOR SHALL REFER EXISTING DRAINAGE CLASHES WITH THE PROPOSED WORKS TO THE ENGINEER FOR CLARIFICATION.
- PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR MUST SET OUT THE DRAINAGE ALIGNMENT ON THE GROUND AND REPORT ON ANY OBSTRUCTIONS THAT MAY NECESSITATE AMENDMENTS TO THE PROPOSED ALIGNMENT.
- THE CONTRACTOR SHALL USE EXISTING SERVICE LOCATION DETECTION METHODS ALONG THE ALIGNMENT OF ALL PROPOSED STORMWATER DRAINS TO IDENTIFY CROSSING SERVICES PRIOR TO CONSTRUCTION. CROSSING SERVICES SHALL BE MARKED ON THE GROUND.
- THE CONTRACTOR SHALL INVESTIGATE AND CONFIRM EXISTING SERVICES CLEARANCES FROM EXACT LOCATIONS (E.G. POTHOLING) PRIOR TO CONSTRUCTION AND REPORT ANY CLASHES TO THE ENGINEER FOR CLARIFICATION.
- PIPELAYING SHALL COMMENCE AT THE DOWNSTREAM END OF THE DRAINAGE SYSTEM AND PROCEED IN AN UPSTREAM DIRECTION. PIPE SOCKETS AND REBATES SHALL POINT UPSTREAM.
- EXISTING OBSOLETE DRAINS AND PITS UNDER PROPOSED BUILDINGS AND PAVEMENTS ARE TO BE REMOVED TO WASTE AND BACKFILLED AS PER DRAINAGE TRENCH DETAIL UNLESS ALLOWED TO REMAIN BY THE ENGINEER.
- THE CONTRACTOR SHALL NOT REMOVE ANY EXISTING OBSOLETE UNDERGROUND DRAINAGE SYSTEM UNTIL WORKS HAVE BEEN DONE TO CATER FOR DRAINAGE OF THE SITE.
- PIPES UP TO AND INCLUDING 300mm DIAMETER TO BE CLASS SN8 UPVC RUBBER RING JOINT PRODUCED IN ACCORDANCE WITH AS 1254 REQUIREMENTS FOR "BEST ENVIRONMENTAL PRACTICE FOR PVC PIPES AND FITTINGS" OR APPROVED SIMILAR UNLESS OTHERWISE ANNOTATED.
- PIPES GREATER THAN 300mm Ø TO BE RCRRJ CLASS "2" UNLESS OTHERWISE ANNOTATED.
- ALL IN GROUND PIPES UP TO 600mm DIAMETER TO BE RUBBER RING JOINTED.
- PIPE GRADES ARE SHOWN FOR GUIDANCE ONLY AND/OR TO INFORM MINIMUM GRADE REQUIREMENTS. INVERT LEVELS SHALL BE USED FOR SETOUT AND TO DETERMINE EXACT GRADES FOR CONSTRUCTION.
- DOWNPIPE CONNECTIONS TO BE THE SAME DIAMETER AS DOWNPIPES AND LAID AT A MINIMUM GRADE OF 1:100 WITH MINIMUM COVER AS SPECIFIED IN AUSTRALIAN STANDARDS.
- WHERE DOWNPIPES DO NOT DISCHARGE DIRECTLY TO OPEN GRATES, PROVIDE INSPECTION OPENINGS ABOVE GROUND IN ALL DOWNPIPES TO ALLOW FOR MAINTENANCE ACCESS.
- EXISTING AND PROPOSED COVERS MUST BE SET FLUSH WITH THE FINISHED CONSTRUCTED SURFACE, INCLUDING SLOPING THE COVER TO MATCH CROSSFALLS, UNLESS SPECIFIED OTHERWISE.
- ALL INSPECTION OPENINGS TO BE BROUGHT TO THE SURFACE AND CAPPED TO APPROPRIATE LOAD CAPACITY FOR AREA OF USE.
- ALL PITS ARE TO BE CAST IN-SITU AS PER THE STORMWATER DRAINAGE DETAILS UNLESS NOTED OTHERWISE.
- ALL PITS ARE TO BE BENCHED WITH A STEEL TROWELLED FINISH TO PROVIDE SMOOTH FLOW THROUGH THE PIT.
- ALLOW TO CLEAN AND FLUSH ALL EXISTING PITS AND PIPES FROM POINT OF NEW CONNECTION TO POINT OF DISCHARGE FROM THE SITE IN ADDITION TO FLUSHING ALL NEW DRAINAGE AT COMPLETION OF THE WORKS.
- THE CONTRACTOR SHALL COMPLY WITH CONFINED SPACE REQUIREMENTS TO AS 2865.
- THE CONTRACTOR SHALL PROVIDE AS-CONSTRUCTED DRAWINGS OF THE STORMWATER DRAINAGE NETWORK AT COMPLETION OF THE WORKS.
- CONNECT ALL SUBSOIL DRAINS TO THE NEAREST AVAILABLE STORMWATER PIT THAT HAS AN INVERT LEVEL ABLE TO ACCOMMODATE THE SUBSOIL DRAIN AT MINIMUM GRADE.
- FLUSHING POINTS ARE TO BE PROVIDED AT THE UPSTREAM END OF ALL SUBSOIL DRAINS WHERE ACCESS CANNOT BE OBTAINED VIA PITS. PROVIDE ADDITIONAL FLUSHING POINTS AT A SPACING NO GREATER THAN 50 METERS.

Rev	Revision Description	By	App	Date
P01	DRAFT ISSUE FOR SSSA SUBMISSION	BB	AA	21.05.25
P02	DRAFT ISSUE FOR SSSA SUBMISSION	BB	CW	23.05.25

Rev	Revision Description	By	App	Date
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Scale	11	12	13	14	15	16	17	18
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Client



Title
GENERAL NOTES

Project
**153-157 WALKER STREET,
NORTH SYDNEY**

Date 05.05.25	Drawn M.MARELLANO	Design Checker A.ANG
Scale of A1 NTS	Designer B.BASKARAN	Approved A.ANG
RBG Project No. 24524		
NOT FOR CONSTRUCTION		
Drawing Number 24524-RBG-XX-XX-DR-CV-80005	Revision P02	

GENERAL NOTES:

- A1. THIS SOIL AND WATER MANAGEMENT PLAN IS TO BE READ IN CONJUNCTION WITH OTHER ENGINEERING PLANS RELATING TO THIS DEVELOPMENT.
- A2. CONTRACTORS WILL ENSURE THAT ALL SOIL AND WATER MANAGEMENT WORKS ARE UNDERTAKEN AS INSTRUCTED IN THIS SPECIFICATION AND CONSTRUCTED FOLLOWING THE NORTH SYDNEY COUNCIL REQUIREMENTS AND TO LANDCOM – MANAGING URBAN STORMWATER: SOIL AND CONSTRUCTION, 4th EDITION, MAR 2004.
- A3. REFER GEOTECHNICAL REPORT FOR EARTHWORKS AND PARAMETERS.
- A4. ALL CONSTRUCTION VEHICLES SHALL ENTER AND EXIT THE SITE VIA THE APPROVED CONSTRUCTION ENTRY/EXIT ROUTE.
- A5. ALL VEHICLES LEAVING THE SITE SHALL BE CLEANED AND INSPECTED BEFORE LEAVING.
- A6. MAINTAIN ALL STORMWATER PIPES AND PITS CLEAR OF DEBRIS AND SEDIMENT. INSPECT STORMWATER SYSTEM AND CLEAN OUT AFTER EACH STORM EVENT.
- A7. CLEAN OUT ALL EROSION AND SEDIMENT CONTROL DEVICES AFTER EACH STORM EVENT.
- A8. ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS HAVE BEEN COMPLETED.
- A9. KERB INLET SOCKS TO BE PROVIDED ON DOWNSTREAM PITS.

SITE MAINTENANCE NOTES:

- SM1. THE CONTRACTOR WILL INSPECT THE SITE AT LEAST WEEKLY AND AT THE CONCLUSION OF EVERY STORM EVENT TO:
 - A) ENSURE THAT DRAINS OPERATE PROPERLY AND TO EFFECT AND NECESSARY REPAIRS.
 - B) REMOVED SPILLED SAND OR OTHER MATERIALS FROM HAZARD AREAS, INCLUDING LANDS CLOSER THAN 5 METRES FROM AREAS OF LIKELY CONCENTRATED OR HIGH VELOCITY FLOWS ESPECIALLY WATERWAYS AND PAVED AREAS.
 - C) REMOVED TRAPPED SEDIMENT WHENEVER THE DESIGN CAPACITY OF THAT STRUCTURES HAS BEEN EXCEEDED.
 - D) ENSURE REHABILITATION LANDS HAVE EFFECTIVELY REDUCED THE EROSION HAZARD TO INITIATE UPGRADING OR REPAIR AS NECESSARY.
 - E) CONSTRUCT ADDITIONAL EROSION AND OR SEDIMENT CONTROL WORKS AS MIGHT BECOME NECESSARY TO ENSURE THE DESIRED PROTECTION IS GIVEN TO DOWNSLOPE LANDS AND WATERWAYS. MAKE ONGOING CHANGES TO THE PLAN WHERE IT PROVES INADEQUATE IN PRACTICE OR IS SUBJECT TO CHANGES IN CONDITIONS ON THE WORK-SITE OR ELSEWHERE IN THE CATCHMENT.
 - F) MAINTAIN EROSION AND SEDIMENT CONTROL STRUCTURES IN A FULLY FUNCTIONING CONDITION UNTIL ALL EARTHWORK ACTIVITIES ARE COMPLETED AND THE SITE IS REHABILITATED.
 - G) FILL IN AND COMPACT ALL TRENCHES IMMEDIATELY AFTER SERVICES HAVE BEEN LAID.
- SM2. THE CONTRACTOR WILL KEEP A LOGBOOK MAKING ENTRIES AT LEAST WEEKLY, IMMEDIATELY BEFORE FORECAST RAIN AND AFTER RAINFALL. ENTRIES WILL INCLUDE:
 - A) THE VOLUME AND INTENSITY OF ANY RAINFALL EVENTS.
 - B) THE CONDITION OF ANY SOIL AND WATER MANAGEMENT WORKS.
 - C) THE CONDITION OF VEGETATION AND ANY NEED TO IRRIGATE.
 - D) THE NEED FOR DUST PREVENTION STRATEGIES
 THE LOGBOOK WILL BE KEPT ON-SITE AND MADE AVAILABLE TO ANY AUTHORISED PERSON UPON REQUEST. IT WILL BE GIVEN TO THE PROJECT MANAGER AT THE CONCLUSION OF THE WORKS.

SEDIMENT CONTROL NOTES:

- SC1. SEDIMENT FENCES WILL BE INSTALLED AS SHOWN ON THE PLAN AND ELSEWHERE AT THE DISCRETION OF THE SITE CONTRACTOR TO CONTAIN SOIL AS NEAR AS POSSIBLE TO THEIR SOURCE.
- SC2. SEDIMENT FENCES WILL NOT HAVE CATCHMENT AREAS EXCEEDING 900 SQUARE METRES AND HAVE A STORAGE DEPTH OF AT LEAST 0.6 METRES.
- SC3. SEDIMENT FENCES SHOULD LAST FOR UP TO SIX MONTHS BUT REQUIRE REGULAR MAINTENANCE AND WEEKLY CHECKS. IT MUST REMAIN VERTICAL AND KEYED INTO THE SOIL. DAMAGED FENCES MUST BE REPAIRED PROMPTLY.
- SC4. SEDIMENT FENCES NEED TO BE TRENCHED IN AT LEAST 150mm AND BURIED SO THE WATER FLOWS THROUGH AND NOT UNDERNEATH.
- SC5. SEDIMENT REMOVED FROM ANY TRAPPING DEVICES WILL BE RELOCATED WHERE FURTHER POLLUTION TO DOWNSLOPE LANDS AND WATERWAYS CANNOT OCCUR.
- SC6. STOCKPILES ARE NOT TO BE LOCATED WITHIN 5 METERS OF HAZARD AREAS INCLUDING AREAS OF HIGH VELOCITY FLOWS SUCH AS WATERWAYS, PAVED AREAS AND DRIVEWAYS.
- SC7. WATER WILL BE PREVENTED FROM DIRECTLY ENTERING THE PERMANENT DRAINAGE SYSTEM UNLESS THE CATCHMENT AREA HAS BEEN PERMANENTLY LANDSCAPED AND/OR WATER HAS BEEN TREATED BY AN APPROVED DEVICE.
- SC8. TEMPORARY SEDIMENT TRAPS WILL REMAIN IN PLACE UNTIL AFTER THE LANDS THEY ARE PROTECTING ARE COMPLETELY REHABILITATED.
- SC9. ACCESS TO SITES SHOULD BE STABILIZED TO REDUCE THE LIKELIHOOD OF VEHICLES TRACKING SOIL MATERIALS ONTO PUBLIC ROADS AND ENSURE ALL-WEATHER ENTRY/EXIT.

LAND DISTURBANCE NOTES:

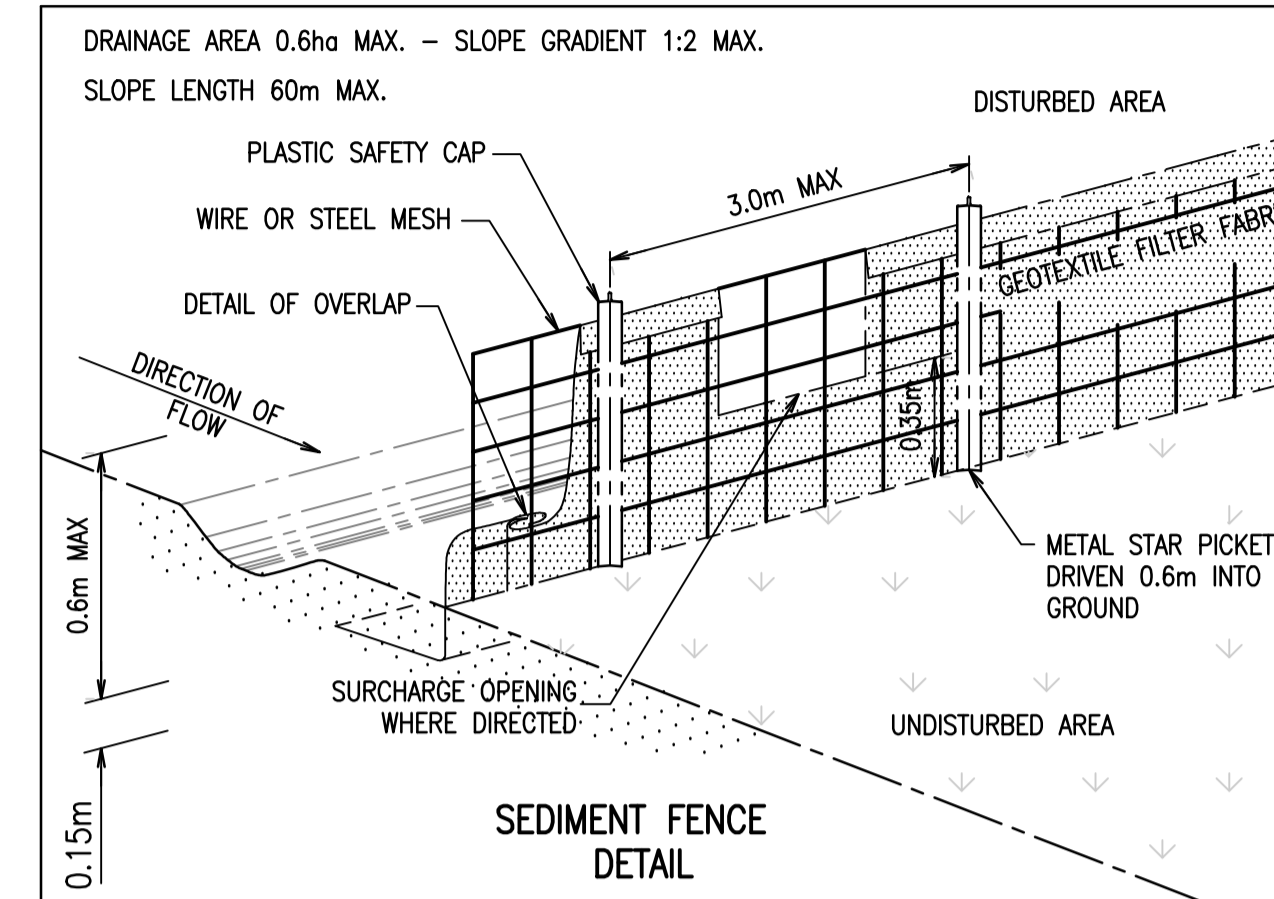
- LD1. ACCESS AREAS ARE TO BE LIMITED TO A MAXIMUM WIDTH OF 10 METERS THE SITE MANAGER WILL DETERMINE AND MARK THE LOCATION OF THESE ZONES ON-SITE. ALL SITE WORKERS WILL CLEARLY RECOGNIZE THOSE BOUNDARIES THAT, WHERE APPROPRIATE, ARE IDENTIFIED WITH A BARRIER FENCING (UPSLOPE) AND SEDIMENT FENCING (DOWNSLOPE) OR SIMILAR MATERIALS.
- LD2. ENTRY TO LANDS NOT REQUIRED FOR CONSTRUCTION OR ACCESS IS PROHIBITED EXCEPT FOR ESSENTIAL THINNING OF PLANT GROWTH.
- LD3. WORKS ARE TO PROCEED IN THE FOLLOWING SEQUENCE:
 - A) INSTALL ALL BARRIER AND SEDIMENT FENCING WHERE SHOWN ON THE PLAN.
 - B) CONSTRUCT THE STABILISED SITE ACCESS.
 - C) CONSTRUCT DIVERSION DRAINS AS REQUIRED.
 - D) INSTALL MESH AND GRAVEL INLETS FOR ANY ADJACENT KERB INLETS.
 - E) INSTALL GEOTEXTILE INLET FILTERS AROUND ANY ON-SITE DROP INLET PITS.
 - F) CLEAR SITE AND STRIP AND STOCKPILE TOPSOIL IN LOCATIONS SHOWN ON THE PLAN.
 - G) UNDERTAKE ALL ESSENTIAL CONSTRUCTION WORKS ENSURING THAT ROOF AND/OR PAVED AREA STORMWATER SYSTEMS ARE CONNECTED TO PERMANENT DRAINAGE AS SOON AS PRACTICABLE.
 - H) GRADE LOT AREAS TO FINAL GRADES AND APPLY PERMANENT STABILISATION (LANDSCAPING) WITHIN 20 DAYS OF COMPLETION OF CONSTRUCTION WORKS.
 - I) REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER THE PERMANENT LANDSCAPING HAS BEEN COMPLETED.
- LD4. ENSURE THAT SLOPE LENGTHS DO NOT EXCEED 80 METRES WHERE PRACTICABLE. SLOPE LENGTHS ARE DETERMINED BY SILTATION FENCING AND CATCH DRAIN SPACING.

SOIL EROSION CONTROL NOTES:

- SE1. EARTH BATTERS WILL BE CONSTRUCTED WITH AS LOW A GRADIENT AS PRACTICABLE BUT NO STEEPER, UNLESS OTHERWISE NOTES, THAN THAT RECOMMENDED BY GEOTECHNICAL REPORT.
- SE2. ALL WATERWAYS, DRAINS, SPILLWAYS AND THEIR OUTLETS WILL BE CONSTRUCTED TO BE STABLE IN AT LEAST THE 1:20 YEAR ARI, TIME OF CONCENTRATION STORM EVENT.
- SE3. WATERWAYS AND OTHER AREAS SUBJECT TO CONCENTRATED FLOWS AFTER CONSTRUCTION ARE TO HAVE A MAXIMUM GROUND COVER C-FACTOR OF 0.05 (70% GROUND COVER) WITHIN 10 WORKING DAYS FROM COMPLETION OF FORMATION. FOOT AND VEHICULAR TRAFFIC WILL BE PROHIBITED IN THESE AREAS.
- SE4. STOCKPILES AFTER CONSTRUCTION ARE TO HAVE A MAXIMUM GROUND-COVER C-FACTOR OF 0.1% (60% GROUND-COVER) WITHIN 10 WORKING DAYS FROM COMPLETION OF FORMATION.
- SE5. ALL LANDS, INCLUDING WATERWAYS AND STOCKPILES DURING CONSTRUCTION ARE TO HAVE A MAXIMUM GROUND COVER C-FACTOR OF 0.15 (50% GROUND COVER) WITHIN 20 WORKING DAYS FROM INACTIVITY EVEN THOUGH WORKS MAY CONTINUE LATER.
- SE6. PERMANENT REHABILITATION OF LANDS AFTER CONSTRUCTION WILL ACHIEVE A GROUND-COVER C-FACTOR OF LESS THAN 0.1 AND LESS THAN 0.05 WITHIN 60 DAYS. NEWLY PLANTED LANDS WILL BE WATERED REGULARLY UNTIL AN EFFECTIVE COVER IS ESTABLISHED AND PLANTS ARE GROWING VIGOROUSLY. FOLLOW-UP SEED AND FERTILISER WILL BE APPLIED AS NECESSARY.

WASTE CONTROL NOTES:

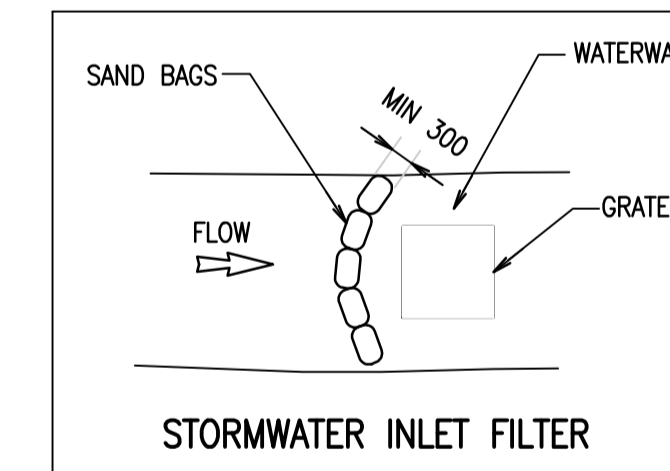
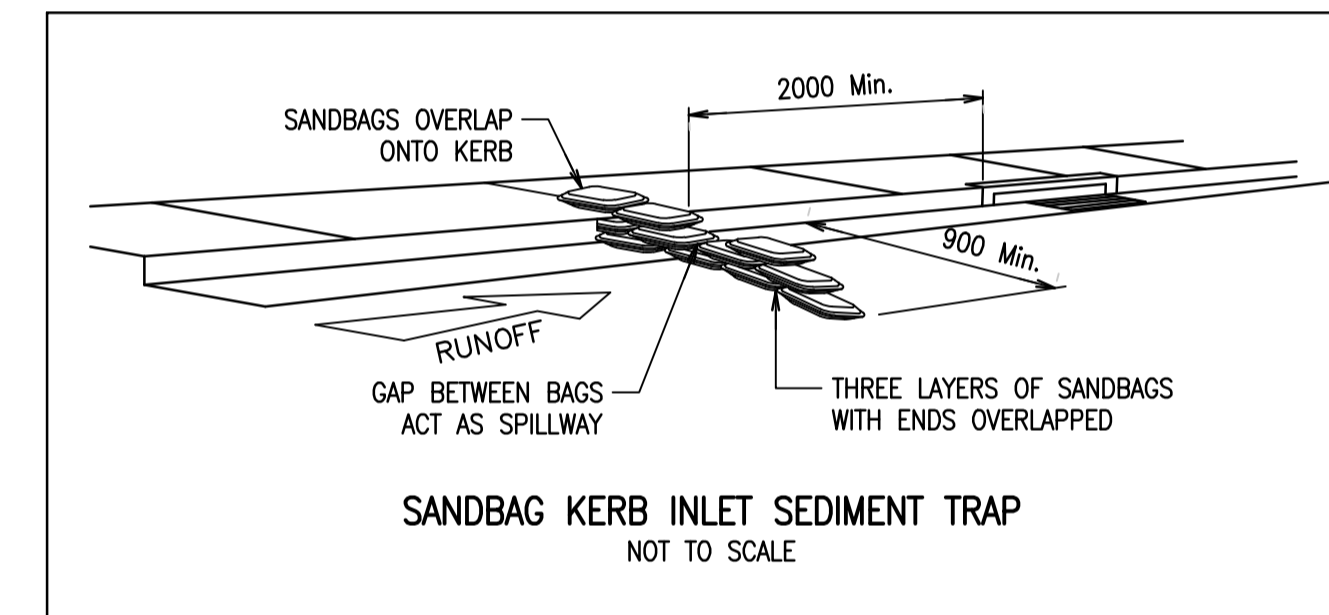
- WC1. ACCEPTABLE BINS WILL BE PROVIDED FOR ANY CONCRETE AND MORTAR SLURRIES, PAINTS, ACID WASHING, LIGHTWEIGHT WASTE MATERIALS AND LITTER. CLEARANCE SERVICES WILL BE PROVIDED AT LEAST WEEKLY. DISPOSAL OF WASTE WILL BE IN A MANNER APPROVED BY THE SITE CONTRACTOR.
- WC2. ALL POSSIBLE POLLUTANT MATERIALS ARE TO BE STORED WELL CLEAR OF ANY POORLY DRAINED AREAS, FLOW PRONE AREAS, STREAMBANKS, CHANNELS AND STORMWATER DRAINAGE AREAS. STORE SUCH MATERIALS IN A DESIGNATED AREA UNDER COVER WHERE POSSIBLE AND WITHIN CONTAINMENT BUNDS.
- WC3. ALL SITE STAFF AND SUBCONTRACTORS ARE TO BE INFORMED OF THEIR OBLIGATION TO USE WASTE CONTROL FACILITIES PROVIDED.
- WC4. ANY DE-WATERING ACTIVITIES ARE TO BE CLOSELY MONITORED TO ENSURE THAT WATER IS NOT POLLUTED BY SEDIMENT, TOXIC MATERIALS OR PETROLEUM PRODUCTS.
- WC5. PROVIDE DESIGNATED VEHICULAR WASHDOWN AND MAINTENANCE AREAS WHICH ARE TO HAVE CONTAINMENT BUNDS.



INSTALLATION

1. EXCAVATE A TRENCH AT LEAST 150mm DEEP.
2. DRIVE POSTS 500-600mm INTO GROUND AT A MAXIMUM SPACING OF 3.0m CENTRES.
3. PLACE AND FIX SUPPORT MESH (F52) TO POST.
4. LAY BIDIM GEOTEXTILE (SF 2000) AGAINST THE SUPPORT MESH AND FIX BY TIE WIRE, STAPLES OR HOG RINGS.
5. PLACE BIDIM IN TRENCH AND BACKFILL WITH SOIL.
6. SOIL ON BOTH SIDES OF THE FENCE MUST BE COMPACTED TO AVOID SEEPAGE UNDER THE BARRIER.

NOTE:
POSITION OF SEDIMENT FENCE AS DIRECTED BY MANAGING CONTRACTOR. FENCE TO REMAIN IN PLACE UNTIL EXCAVATION IS BELOW FOOTPATH LEVEL. PROVIDE 2mx2m TURFED AREA ON DOWNSTREAM SIDE OF FENCE AT SURCHARGE OPENINGS, TO BE CONFIRMED BY CONTRACTOR ON SITE.



Rev	Revision Description	By	App	Date
P01	DRAFT ISSUE FOR SSDA SUBMISSION	BB	AA	21.05.25
P02	DRAFT ISSUE FOR SSDA SUBMISSION	BB	CW	23.06.25

Rev	Revision Description	By	App	Date

Scale	11	12	13	14	15	16	17	18

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Client

FREECITY

Title
EROSION AND SEDIMENT CONTROL DETAILS

Project
153-157 WALKER STREET, NORTH SYDNEY

Date 05.05.25 Scale of A1 NTS	Drawn M.MARELLANO Designer B.BASKARAN	Design Checker A.ANG Approved A.ANG RBG Project No. 24524
NOT FOR CONSTRUCTION		
Drawing Number 24524-RBG-XX-DR-CV-81101	Revision P02	

LEGEND

- PROPERTY BOUNDARY
- EXISTING STORMWATER GRANITE KERB INLET PIT
- PROPOSED STORMWATER SEALED JUNCTION PIT
- EXISTING STORMWATER PIPE TO BE RETAINED
- PROPOSED STORMWATER PIPE
- EXISTING OVERLAND FLOW PATH

- NOTES**
- ALL LEVELS PROPOSED ON THIS DRAWING FOR STORMWATER PITS AND PIPES ARE INDICATIVE AND ARE SUBJECT TO CHANGE AFTER FURTHER DETAILED SURVEY IS COMPLETED BY THE SURVEYOR.
 - PROPOSED STORMWATER DRAINAGE IS DESIGNED FOR 5% AEP STORM EVENTS.
 - PROPOSED OVERLAND FLOW PATHS ARE DESIGNED FOR 1% AEP STORMWATER EVENTS.
 - REFER TO BUILDING SERVICES HYDRAULIC ENGINEER FOR ALL INTERNAL HYDRAULIC SYSTEM INCLUDING THE STORMWATER DOWN PIPES AND IN-GROUND SERVICES FOR DETAILS.
 - CONSTRUCTION MUST BE CARRIED OUT IN ACCORDANCE WITH COUNCIL'S DOCUMENT "INFRASTRUCTURE SPECIFICATION FOR ROAD & DRAINAGE WORKS", "VEHICULAR ACCESS APPLICATION GUIDELINES AND SPECIFICATION", CURRENT EDITION OF "NEW PUBLIC DOMAIN STYLE MANUAL", AS 2890.1.2004, AND GENERALLY IN ACCORDANCE WITH APPROVED PLANS.
 - BUILDER TO MAKE NECESSARY MINOR ADJUSTMENT TO THE LOCATION AND ORIENTATION OF PITS TO AVOID CLASHES WITH IN-GROUND SERVICES, IF IDENTIFIED AFTER EXCAVATION

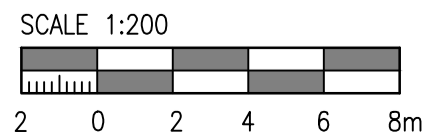
ON SITE DETENTION (OSD) DESIGN NOTE:

ACCORDING TO NORTH SYDNEY COUNCIL DCP SECTION 2.6.7 PROVISION P5, AT MINIMUM POST-DEVELOPMENT DISCHARGE RATES SHOULD BE LESS THAN PRE-DEVELOPMENT STORMWATER DISCHARGE RATES.

THE MODEL CONSIDERS THAT THE EXISTING CONDITION IS 100% IMPERVIOUS AND THAT THE PROPOSED DEVELOPMENT ALSO MAINTAINS A 100% IMPERVIOUS CONDITION. AS A RESULT, THE STORMWATER DISCHARGE RATE FOR THE POST-DEVELOPED SITE WILL REMAIN THE SAME AS THE PRE-DEVELOPMENT SITE'S STORMWATER DISCHARGE RATE. ACCORDING TO THE COUNCIL DCP, AN OSD WILL NOT BE REQUIRED FOR THE SITE AND THE PROVISION IS SATISFIED.

DRAINS MODEL FOR 1 IN 100 YEAR STORM EVENT:

Pre-development	40.19	0.137	40.09
Post-development	40.19	0.137	40.09



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Client

FREECITY

Title
STORMWATER MANAGEMENT PLAN

Project
**153-157 WALKER STREET,
NORTH SYDNEY**

Date
23.06.25

Scale of A1
1:200

Drawn
M.MARELLANO

Designer
B.BASKARAN

Design Checker
A.ANG

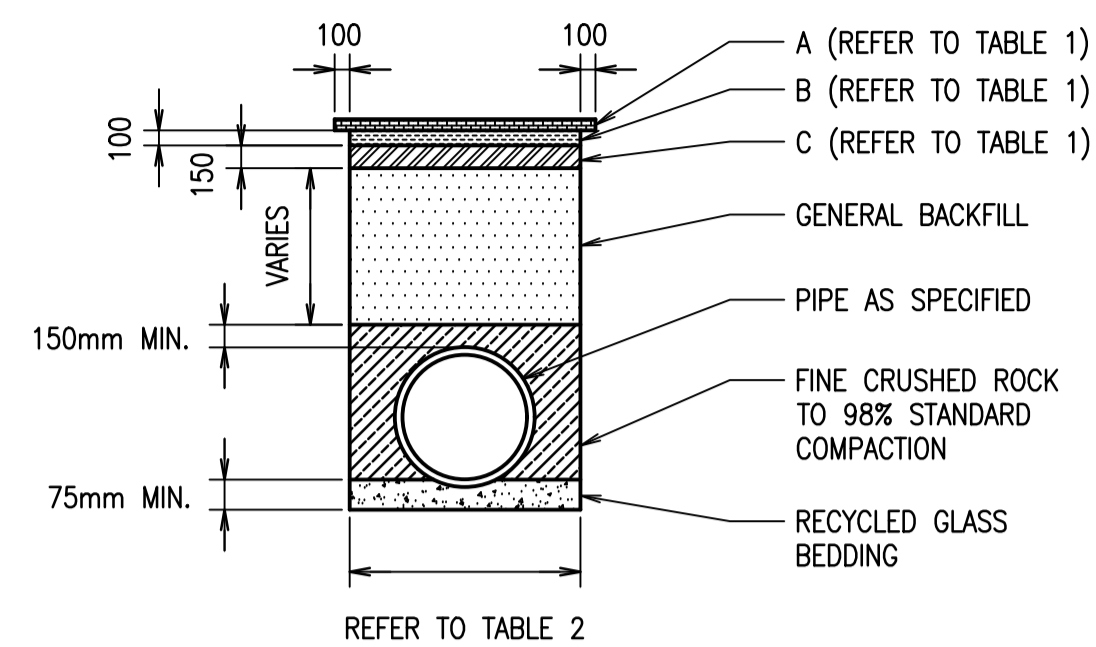
Approved
A.ANG

RBG Project No.
24524

NOT FOR CONSTRUCTION

Revision
P02

Drawing Number
24524-RBG-XX-XX-DR-CV-87001



TYPICAL TRENCH DETAIL
NTS

TABLE 1

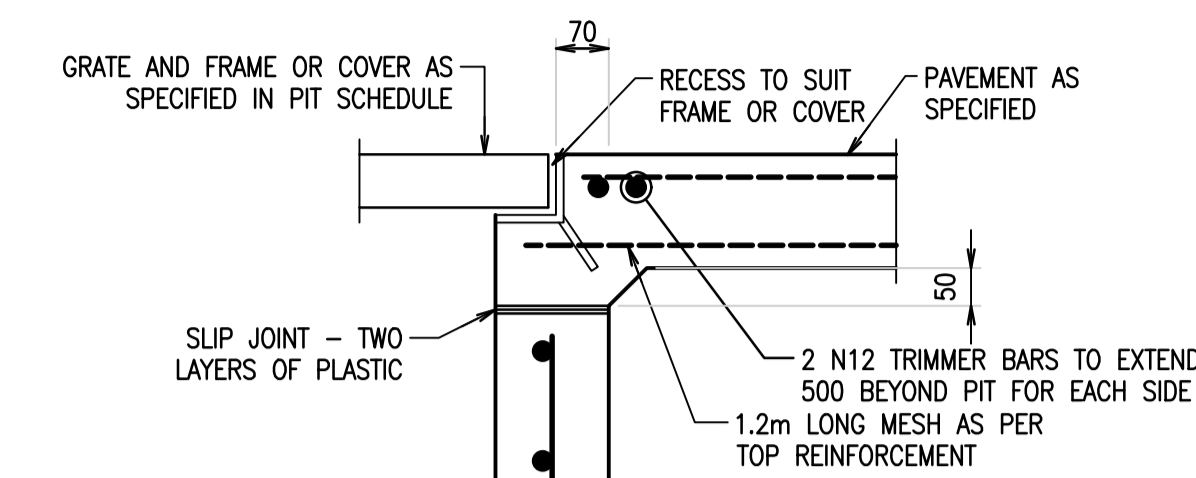
SURFACE TYPE	BACKFILL MATERIALS		
	A	B	C
ROAD WAY	AC10 - 50mm THICK	D9820	D9840
FOOTPATH	REFER TO NORTH SYDNEY SPECIFICATION	D9820	-
PARK/GRASS VERGE	TURF	TOP SOIL	TURF UNDERLAY

TABLE 2

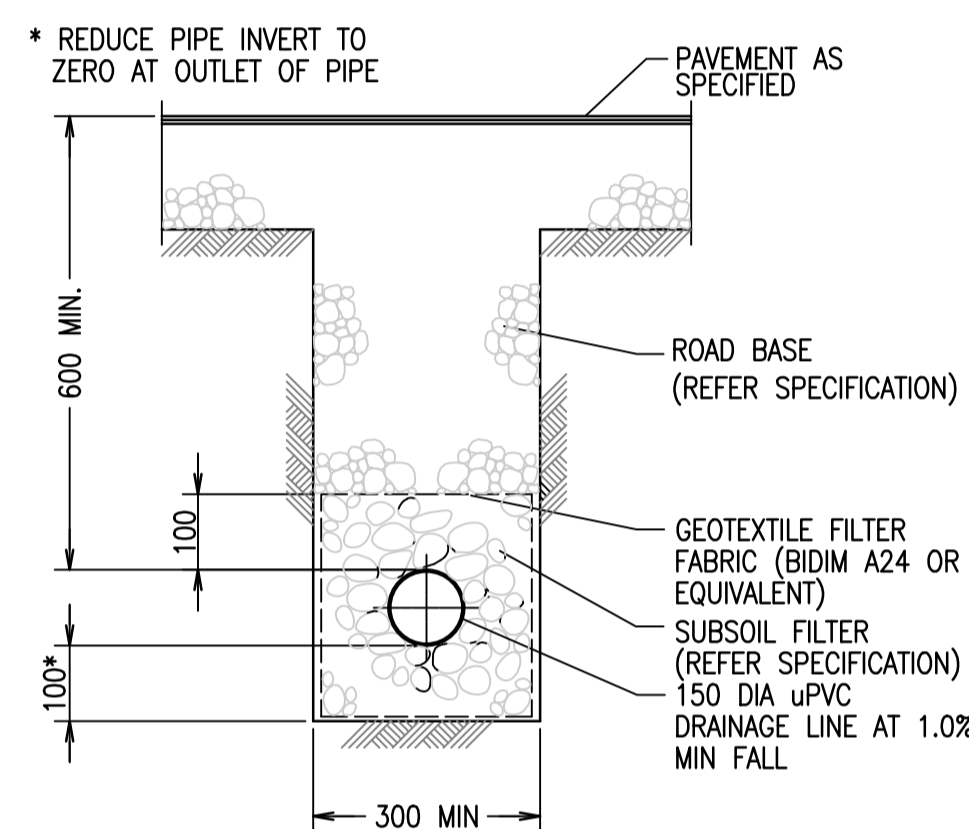
PIPE Ø (mm)	TRENCH WIDTH (m)
150	0.6
225	0.6
300	0.6
375	0.9
450	0.9
525	0.9
600	0.9
675	1.2
750	1.2
825	1.2
900	1.2

STORMWATER PIT NOTES:

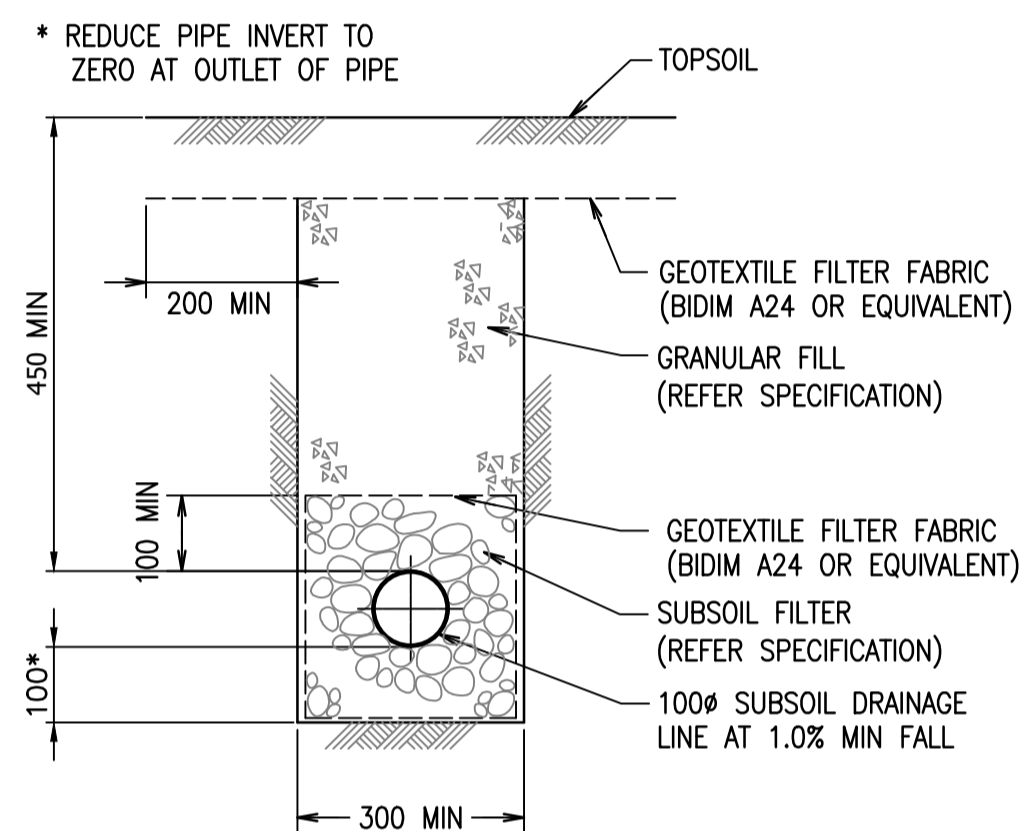
1. STORMWATER JUNCTION PIT DETAILS TO BE IMPLEMENTED FOR PIT 1/A. REFER TO CIVIL DRAWING 24524-RBG-XX-XX-DR-CV-87001 FOR PIT LOCATIONS.
2. MAXIMUM PIPE Ø IS 825mm.
3. COMPRESSIVE STRENGTH f_c FOR CAST IN SITU CONCRETE TO BE MINIMUM 32MPa @ 28 DAYS.
4. MINIMUM 50mm COVER TO BE PROVIDED FOR STEEL REINFORCEMENT.
5. PROVIDE SL82 MESH CENTRALLY PLACED TO WALLS AND BASE ALL PITS ≥ 1500 mm DEEP. RETURN MESH MIN 300 INTO BASE AND SIDES.
6. PIT NOT TO EXCEED 2500mm IN DEPTH.
7. STEP IRONS TO BE PROVIDED FOR PITS GREATER THAN 1200mm DEEP. REFER TO STANDARD STEP IRONS DETAILS.
8. ALL PIPES SHALL BE AS SPECIFIED ON PLANS AND SHALL BE STEEL REINFORCED.
9. 75mm MINIMUM BENCHING TO HALF PIPE HEIGHT. TOTAL BENCHING TO OVERTOP OF PIPE.
10. PROVIDE A 2m LENGTH SLOTTED AG-PIPE WITH FILTER SOCK AT THE UPSTREAM END OF THE PIT.
11. ALL PITS ARE TO BE CAST IN-SITU UNLESS DIRECTED OTHERWISE.



DETAIL A
SCALE 1:10

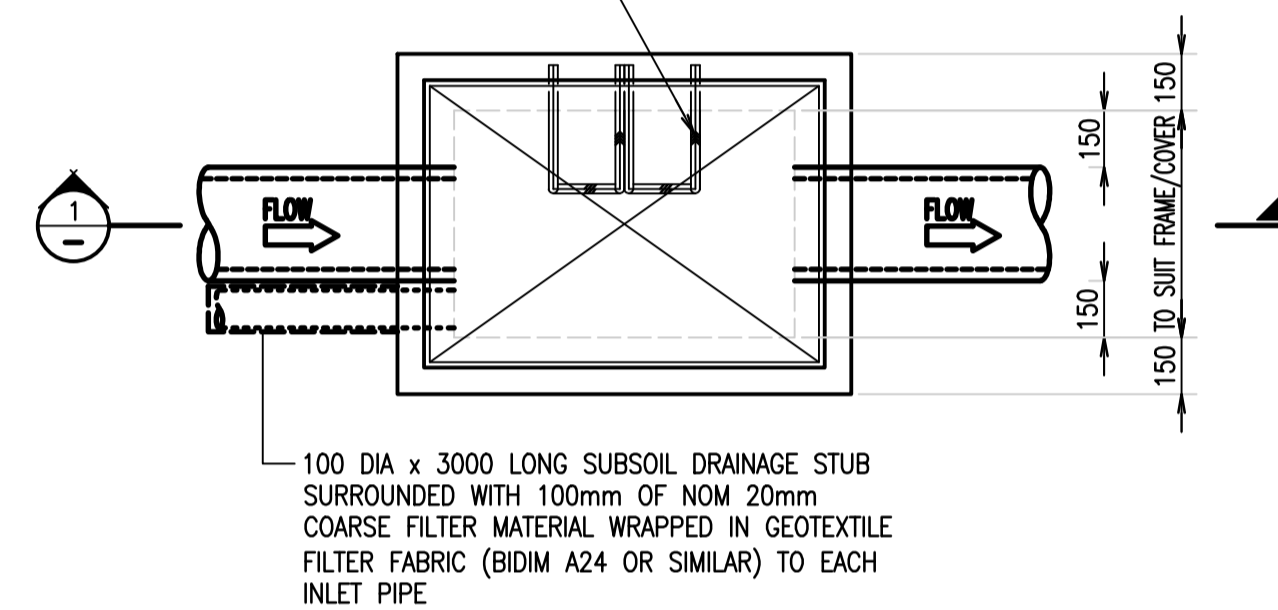


SUBSOIL DRAIN - TYPE D1
NTS
LOCATION: UNDER PAVED AREAS



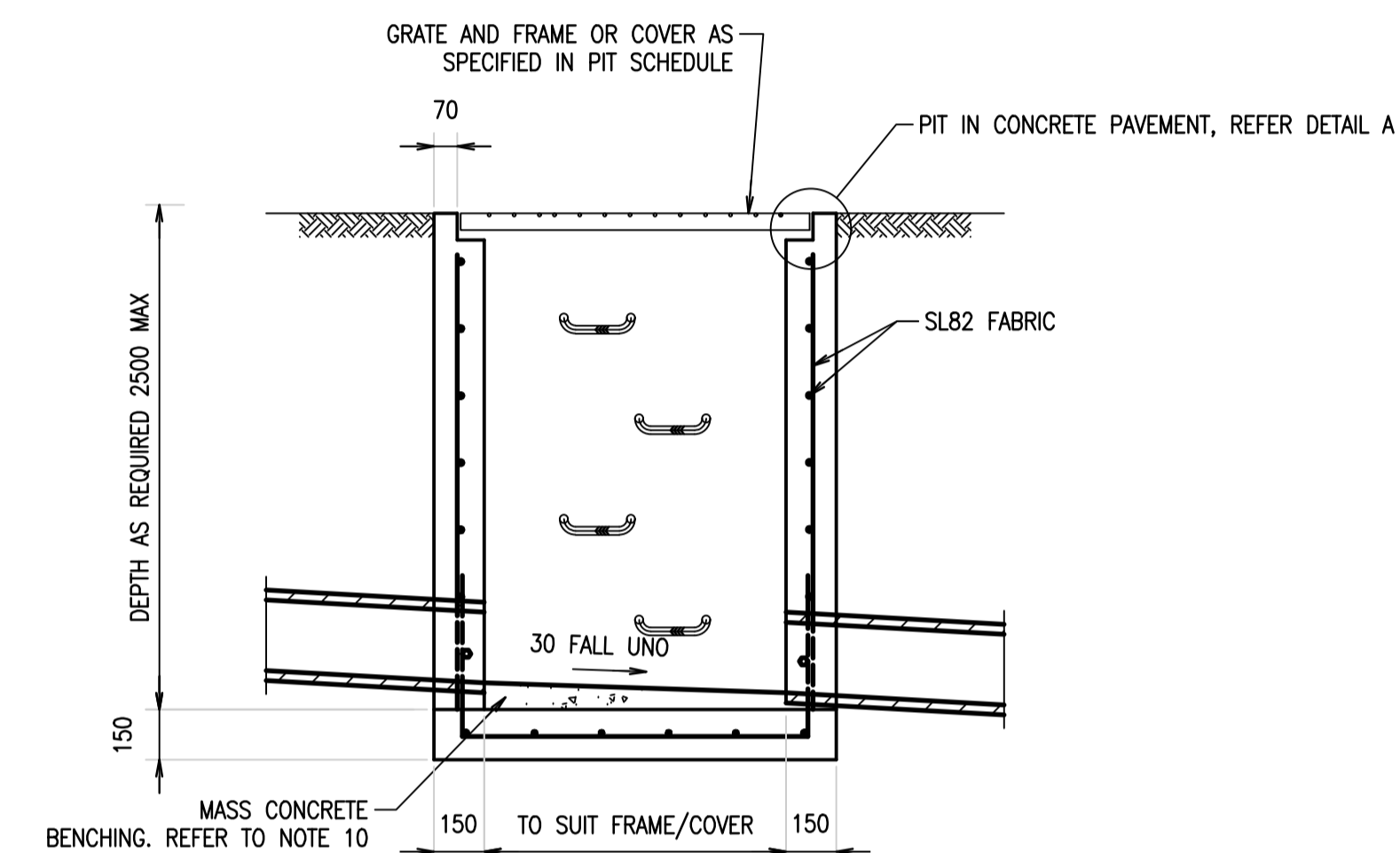
SUBSOIL DRAIN - TYPE D2
NTS
LOCATION: UNDER LANDSCAPED AREAS

PROVIDE PIT ACCESS STEPS IF PIT DEEPER THAN 1200.
REFER TO STANDARD STEP IRONS DETAIL.



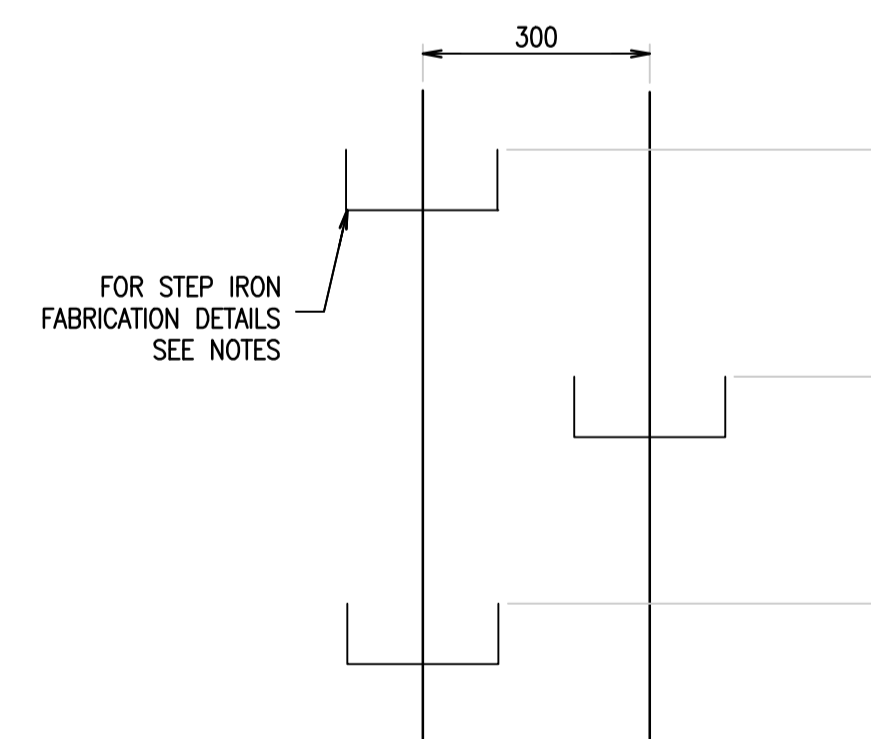
PLAN
SCALE 1:20

STORMWATER JUNCTION
PIT DETAIL

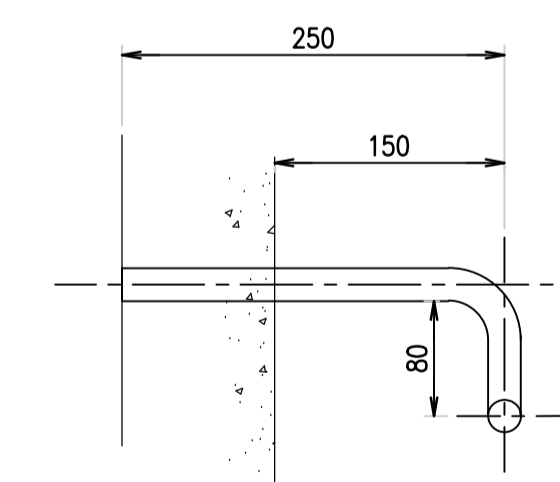


SECTION 1-1
SCALE 1:20

STORMWATER PIT SCHEDULE									
PIT No.	TYPE	PIT SIZE (m)	INLET PIPE DIAMETER (mm)	INLET I/L	OUTLET PIPE DIAMETER (mm)	OUTLET I/L (TBC AFTER DETAILED SURVEY BY SURVEYOR)	COVER LEVEL	DEPTH (m) (TBC AFTER DETAILED SURVEY BY SURVEYOR)	COVER/GRATE
1/A	SEALED JUNCTION PIT	600 X 600	TBC BY HYDRAULIC CONSULTANT	TBC BY HYDRAULIC CONSULTANT	375 RCP	58.00	59.10	1.10	600 X 600 CONCRETE INFILL GATIC 301C66D (CLASS B) OR APPROVED EQUIVALENT



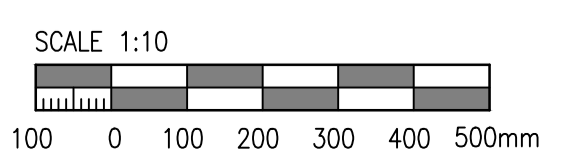
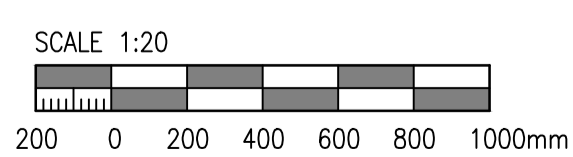
STEP IRON ARRANGEMENT - ELEVATION
SCALE 1:10



STANDARD STEP IRONS
SECTION
SCALE 1:10

STANDARD STEP IRON NOTES:

1. STEP IRONS TO BE FABRICATED FROM 20mm Ø M.S. 350 GRADE TO COMPLY WITH COUNCIL SPECIFICATIONS.
2. ALL BENDS TO BE FORMED AROUND 12mm DIAMETER PIN
3. STEP IRONS TO BE PROVIDED IN PITS DEEPER THAN 1.0m
4. STEP IRONS TO BE HOT DIPPED GALVANISED (ZINC) AS PER AS/NZS 4680.
5. STEP IRONS TO BE LOCATED DIRECTLY ABOVE PIT OUTLET PIPE



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P01	DRAFT ISSUE FOR SSDA SUBMISSION	BB	AA	21.05.25
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Rev	Revision Description	By	App	Date
11				
12				
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Client

FREECITY

Title
STORMWATER DETAILS

Date
16.06.25

Scale of A1
AS SHOWN

Project
**153-157 WALKER STREET,
NORTH SYDNEY**

Drawn MARELLANO	Design Checker AJANG
Designer B.BASKARAN	Approved AJANG
RBG Project No. 24524	
NOT FOR CONSTRUCTION	
Drawing Number 24524-RBG-XX-XX-DR-CV-87101	Revision P02