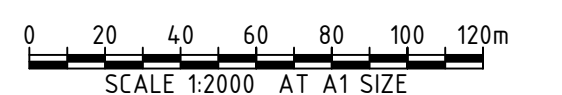


LGA: NORTH SYDNEY COUNCIL
STATE SIGNIFICANT DEVELOPMENT APPLICATION



LOCALITY PLAN
SCALE 1:1000

DRAWING INDEX	
DRAWING No.	DESCRIPTION
CI-0000	COVER SHEET, LOCALITY PLAN AND DRAWING INDEX
CI-0001	GENERAL NOTES
CI-0120	EARTHWORKS DEPTH RANGE PLAN
CI-0140	EARTHWORKS SECTIONS
CI-0200	SITEWORKS AND DRAINAGE PLAN LOWER GROUND FLOOR
CI-0201	SITEWORKS AND DRAINAGE PLAN GROUND FLOOR
CI-0240	DRIVEWAY LONGSECTIONS
CI-0300	DRAINAGE PLAN CATCHMENT PLAN
CI-0340	DRAINAGE DETAILS
CI-0350	OSD PLAN, SECTIONS AND DETAILS
CI-0700	EROSION AND SEDIMENT CONTROL PLAN
CI-0710	EROSION AND SEDIMENT CONTROL DETAILS

[illegible]

1. TECHNICAL SPECIFICATIONS OR SPECIFIC INSTRUCTIONS ON DRAWINGS TAKE PRECEDENCE OVER THESE NOTES.
2. DO NOT DEPART FROM THE DESIGN UNLESS AUTHORISED IN WRITING BY THE DESIGN ENGINEER
3. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS' DRAWINGS AND SPECIFICATIONS AND WITH ANY 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. CONSTRUCTION FROM THESE DRAWINGS, AND THEIR ASSOCIATED CONSULTANTS' DRAWINGS IS NOT TO COMMENCE UNTIL APPROVED BY THE RELEVANT AUTHORITIES.
4. REFER TO ALL NOTES ON THESE DRAWINGS AND PREVIOUSLY MENTIONED DOCUMENTATION BEFORE BEGINNING CIVIL WORKS.
5. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE RELEVANT AND CURRENT SPECIFIED STANDARDS AND WITH THE BY-LAWS AND ORDINANCES OF THE RELEVANT APPROVAL AUTHORITIES EXCEPT WHERE VARIED BY THE PROJECT SPECIFICATION AND/OR DRAWINGS.
6. THE RELEVANT AUTHORITIES OCCUPATIONAL HEALTH AND SAFETY PRACTICES MUST BE COMPLIED WITH.
7. ALL DIMENSIONS AND LEVELS SHOWN ON THE DRAWINGS SHALL BE VERIFIED BY THE CONTRACTOR ON SITE. CIVIL DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS AND SETOUT. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
8. UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN METRES (m) AND ALL LEVELS ARE IN METRES (m) TO AUSTRALIAN HEIGHT DATUM (AHD).
9. GRADES TO PAVEMENTS TO BE AS IMPLIED BY RL'S ON CIVIL GRADING PLAN DRAWINGS. GRADE EVENLY BETWEEN NOMINATED RL'S. AREAS EXHIBITING PONDING GREATER THAN 5mm DEPTH WILL NOT BE ACCEPTED/ UNLESS IN A DESIGNATED SAUT POINT.
10. IF THERE IS DOUBT REGARDING THE CIVIL DESIGN, CONTACT THE ENGINEER FOR CLARIFICATION.
11. ALL ABBREVIATIONS ARE AS FOLLOWS:

E.	EG	EXISTING GROUND LEVEL
	FFL	FINISHED FLOOR LEVEL
	RL	REDUCED LEVEL
N.	EASTING	COORDINATE
	NORTHING	COORDINATE
	AHD	AUSTRALIAN HEIGHT DATUM
	UNO	UNLESS NOTED OTHERWISE
	pVPC	UNPLASTICISED POLYVINYL CHLORIDE
	RCP	REINFORCED CONCRETE PIPE
	VCP	VITRIFIED CLAY PIPE
	FRC	FIBRE REINFORCED COMPOSITE
	F#.#	FINISHED SURFACE LEVEL
	K&G	KERB AND GUTTER
	KO	KERB ONLY
	NFK	NOMINAL FACE OF KERB
	FK	FLUSH KERB
	TOK	TOP OF KERB
	BOK	BACK OF KERB
	DD	DISH DRAIN
	MK	MOUNTABLE KERB
	MIK	MOUNTABLE INTEGRAL KERB
	IK	INTEGRAL KERB
	IL	INVERT LEVEL
	OL	OBVERT LEVEL
	GD	GRATED DRAIN
	TWL	TOP WATER LEVEL
GAL.	GALVANISED	
	TE	THICKENED EDGE
	FP	FLUSHING POINT
	DP	DOWN PIPE
	RW#	RETAINING WALL
	IJ	ISOLATION JOINT
	DEJ	DOWELLED EXPANSION JOINT
	SJ	SAWN JOINT
	KJ	KEYED JOINT
	WPJ	TROWELED WEAKENED PLANE JOINT
	EJ	EXPANSION JOINT
	TW	TOP OF WALL LEVEL
	BW	BOTTOM OF WALL LEVEL

1. THE EXISTING SITE CONDITIONS SHOWN ON THE FOLLOWING DRAWINGS HAVE BEEN DERIVED FROM SURVEY INFORMATION SUPPLIED FROM:
SURVEY PLUS
LAND DEVELOPMENT CONSULTANTS
info@surveyplus.com.au
www.surveyplus.com.au
2. THE FOLLOWING SURVEY INFORMATION HAS BEEN TAKEN DIRECTLY FROM ORIGINAL SURVEY DOCUMENTS:

ORIGIN OF LEVELS	SSM 8692 (MGA-GDA2020)
DATUM	AHD RL 83.697 (AHD)
SURVEY DATE	06.03.2024, 09.09.2025
3. THE INFORMATION IS SHOWN TO PROVIDE A BASIS FOR DESIGN. BG&E PTY LTD DOES NOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THE SURVEY BASED OR ITS SUITABILITY AS A BASIS FOR CONSTRUCTION DRAWINGS.
4. SHOULD DISCREPANCIES BE ENCOUNTERED DURING CONSTRUCTION BETWEEN THE SURVEY DATA AND ACTUAL FIELD DATA, CONTACT BG&E PTY LTD.
5. THE CONTRACTOR SHALL ARRANGE ALL SURVEY SETOUT TO BE CARRIED OUT BY A REGISTERED SURVEYOR.
6. BENCHMARK, SURVEY PEGS, LEVEL PEGS OR SUPPLEMENTARY REFERENCE MARKS SHALL NOT BE ADJUSTED OR MOVED WITHOUT WRITTEN APPROVAL FROM THE SUPERINTENDENT. THE CONTRACTOR SHALL TRANSFER ANY PEGS AFFECTED BY THE PROPOSED WORKS TO SITE POSITIONS CLEAR OF OPERATIONS AND SHALL NOTE THE EXTENT OF THE MOVEMENT IN DISTANCE AND LEVEL.

- THE CONTRACTOR MUST CONFIRM THE EXACT LOCATION AND EXTENT OF EXISTING SERVICES PRIOR TO CONSTRUCTION AND NOTIFY ANY CONFLICT WITH THE DRAWINGS IMMEDIATELY TO THE ENGINEER/SUPERINTENDENT.
- EXISTING SERVICES UNLESS SHOWN ON SURVEY PLAN HAVE BEEN PLOTTED FROM SERVICES SEARCH PLANS AND AS SUCH THEIR ACCURACY CANNOT BE GUARANTEED.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLETE A "DIAL BEFORE YOU DIG" SEARCH AND TO ESTABLISH THE LOCATION AND LEVEL OF ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER/SUPERINTENDENT. CLEARANCES SHALL BE OBTAINED FROM THE RELEVANT SERVICE AUTHORITY. SEARCH RESULTS ARE TO BE KEPT ON SITE AT ALL TIMES.
- THE CONTRACTOR HAS A DUTY OF CARE WHEN EXCAVATING NEAR SERVICES. DO NOT ASSUME DEPTHS OR ALIGNMENTS OF CABLES OR PLANT AS THESE MAY VARY SIGNIFICANTLY. THE CONTRACTOR MUST ACCEPT ALL RESPONSIBILITY TO DAMAGES TO EXISTING SERVICES AS SERVICE AUTHORITIES MAY SEEK COMPENSATION FOR DAMAGES CAUSED TO THEIR PROPERTY AND SUBSEQUENT LOSSES CAUSED.
- THE CONTRACTOR SHALL ALLOW FOR THE CAPPING OFF, EXCAVATION AND REMOVAL OR RELOCATION (IF REQUIRED) TO RELEVANT AUTHORITIES GUIDELINES OF ALL EXISTING SERVICES IN AREAS AFFECTED BY WORKS WITHIN THE CONTRACT AREA OR AS SHOWN ON THE DRAWINGS UNLESS DIRECTED OTHERWISE BY THE ENGINEER/SUPERINTENDENT.
- INTERRUPTION TO SUPPLY OF EXISTING SERVICES SHALL BE DONE SO AS NOT TO CAUSE ANY INCONVENIENCE TO SURROUNDING ALLOTMENTS. CONTRACTOR TO GAIN APPROVAL FROM THE RELEVANT AUTHORITIES FOR TIME OF INTERRUPTION.
- THE CONTRACTOR SHALL CONSTRUCT TEMPORARY SERVICES TO MAINTAIN SUPPLY TO EXISTING BUILDINGS REMAINING IN OPERATION DURING WORKS TO THE SATISFACTION AND APPROVAL OF ANY RELEVANT AUTHORITIES. ONCE DIVERSION IS COMPLETE AND COMMISSIONED, THE CONTRACTOR SHALL REMOVE ALL SUCH TEMPORARY SERVICES AND MAKE GOOD TO THE SATISFACTION OF THE RELEVANT AUTHORITY/SUPERINTENDENT.
- EXISTING SERVICES, BUILDINGS, EXTERNAL STRUCTURES AND TREES SHOWN ON THESE DRAWINGS ARE EXISTING FEATURES PRIOR TO ANY DEMOLITION WORKS.
- ALL BRANCH GAS AND WATER SERVICES UNDER DRIVEWAYS, BRICK PAVING AND CONSTRUCTION TRAFFIC MANEUVERING AREAS SHALL BE PROTECTED TO RELEVANT AUTHORITIES GUIDELINES.
- ALL EXISTING SERVICE UTILITIES COVERS AND GRATES ARE TO BE ADJUSTED (TO RELEVANT AUTHORITY GUIDELINES) TO SUIT NEW FINISHED SURFACE LEVELS WHERE APPLICABLE.
- IF EXISTING SERVICE UTILITY COVERS AND GRATES OR SURROUNDING SURFACE LEVELS ARE TO BE LOWERED, THE CONTRACTOR IS TO MAKE CERTAIN THAT MINIMUM COVERS (TO RELEVANT SERVICE AUTHORITY GUIDELINES) TO SERVICES ARE MAINTAINED. IF MINIMUM COVERS AREN'T MAINTAINED THE CONTRACTOR IS TO LOWER OR PROTECT SERVICES TO THE SATISFACTION OF THE RELEVANT SERVICE AUTHORITY/SUPERINTENDENT.

1. ALL SEDIMENT CONTROL DEVICES ARE TO BE CONSTRUCTED, PLACED AND MAINTAINED IN ACCORDANCE WITH RELEVANT AUTHORITY GUIDELINES AND ANY DETAILS SHOWN ON THESE DRAWINGS.
2. ALL PERIMETER AND SILTATION CONTROL MEASURES ARE TO BE PLACED PRIOR TO, OR AS THE FIRST STEP IN EARTHWORKS AND/OR CLEARING.
3. THE EROSION AND SEDIMENT CONTROL PLAN MAY REQUIRE FUTURE ADJUSTMENT TO REFLECT CONSTRUCTION STAGING. IT IS THE CONTRACTORS RESPONSIBILITY TO PREPARE THEIR OWN EROSION AND SEDIMENT CONTROL PLAN WHICH SUITS THE DESIGNED CONSTRUCTION STAGING.
4. FILTRATION BUFFER ZONES ARE TO BE FENCED OFF AND ACCESS PROHIBITED TO ALL PLANT AND MACHINERY.
5. ALL SEDIMENT TRAPPING STRUCTURES AND DEVICES ARE TO BE INSPECTED AFTER STORMS FOR STRUCTURAL DAMAGE OR CLOGGING. DAMAGED SEDIMENT TRAPPING STRUCTURES ARE TO BE REPAIRED AND ANY TRAPPED MATERIAL IS TO BE REMOVED TO A SAFE LOCATION.
6. ALL TOPSOIL IS TO BE STOCKPILED ON SITE (AWAY FROM TREES AND DRAINAGE LINES) IN ACCORDANCE WITH DETAILS PROVIDED AND WITH RELEVANT AUTHORITY GUIDELINES. MEASURES SHALL BE APPLIED TO PREVENT EROSION OF THE STOCKPILES.
7. ALL EARTHWORK AREAS SHALL BE ROLLED EACH EVENING TO SEAL THE EARTHWORKS. DUST SUPPRESSION SHALL BE CARRIED OUT IN ACCORDANCE WITH RELEVANT AUTHORITIES GUIDELINES.
8. UPON COMPLETION OF ALL EARTHWORKS OR AS DIRECTED BY RELEVANT AUTHORITY, SOIL CONSERVATION TREATMENTS SHALL BE APPLIED SO AS TO RENDER AREAS THAT HAVE BEEN DISTURBED, EROSION PROOF WITHIN 14 DAYS.
9. ALL CUT AND FILL SLOPES ARE TO BE SEEDED AND STRAW MULCHED WITHIN 14 DAYS OF COMPLETION OF FORMATION U.N.O. BY LANDSCAPE ARCHITECTS.
10. EROSION AND SILT PROTECTION MEASURES ARE TO BE MAINTAINED AT ALL TIMES.
11. ALL CONSTRUCTION VEHICLES SHALL ENTER AND EXIT THE SITE VIA THE TEMPORARY CONSTRUCTION ENTRY/EXIT AS PER DETAILS PROVIDED OR WITH RELEVANT AUTHORITY GUIDELINES.
12. ALL VEHICLES LEAVING THE SITE SHALL BE CLEANED AND INSPECTED BEFORE LEAVING SITE TO LIMIT SEDIMENT TRACKING TO ROADWAYS.

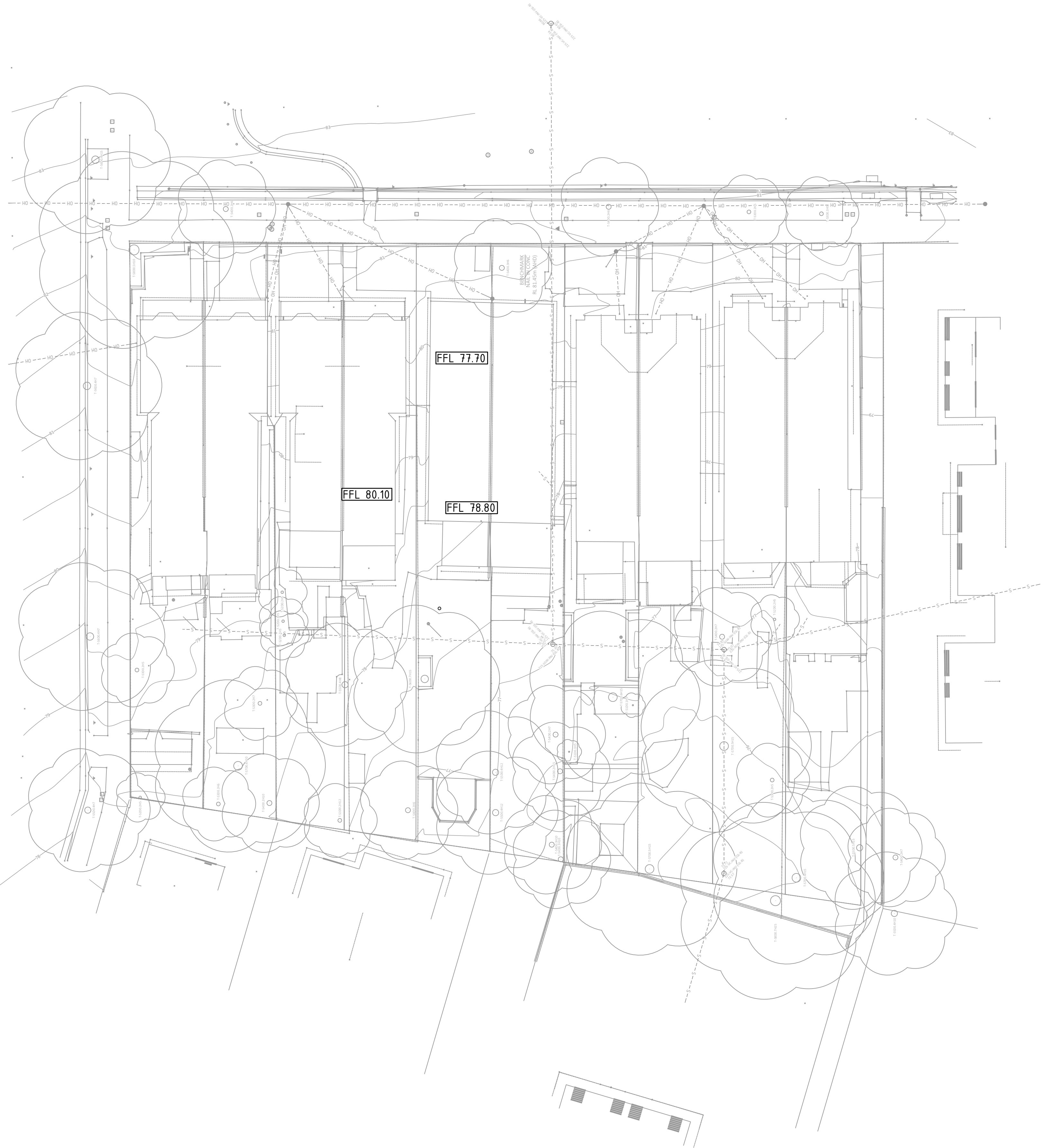
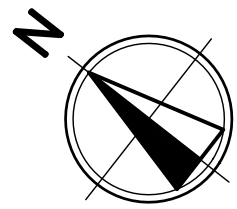
1. THE STORMWATER DESIGN SHOWN ON THESE DRAWINGS HAS BEEN CARRIED OUT IN ACCORDANCE WITH GEORGES RIVER COUNCIL'S REQUIREMENTS, AUSTRALIAN RAINFALL AND RUNOFF (AR&R) GUIDELINES AND RELEVANT AUTHORITIES GUIDELINES.
2. FINISHED SURFACE LEVELS SHOWN ON CIVIL GRADING PLAN DRAWINGS TAKE PRECEDENCE OVER DRAINAGE LONGITUDINAL SECTION SURFACE LEVELS.
3. ALL STORMWATER WORK IS TO COMPLY WITH AS3500 PART 3.
4. PROTECTION OF PIPES EXPOSED TO LOADS EXCEEDING THE W7 WHEEL LOAD OF 70KN SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
5. NO CONSTRUCTION LOADS SHALL BE APPLIED TO uPVC PIPES.
6. EXISTING STORMWATER PIPE LOCATIONS AND INVERT LEVELS TO BE CONFIRMED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
7. FOR ALL STORMWATER DRAINAGE PITS REFER TO TYPICAL PIT CHAMBER DETAILS ON THESE DRAWINGS. IF PIT LID SIZE IS SMALLER THAN THE PIT CHAMBER SIZE THEN THE PIT LID IS TO BE CONSTRUCTED ON THE CORNER OF THE PIT CHAMBER WITH THE STEP IRONS DIRECTLY BELOW. ALTERNATIVELY THE PIT LID TO BE USED, IS TO BE THE SAME SIZE AS THE PIT CHAMBER.
8. GALVANIZED STEP IRONS SHALL BE PROVIDED AT 300 CTRS FOR PITS HAVING A DEPTH EXCEEDING 1200mm
9. PIPES 300 DIA. AND LARGER TO BE REINFORCED CONCRETE PIPES (RCP) CLASS '2' APPROVED SPIGOT AND SOCKET WITH RUBBER RING JOINTS U.N.O.
10. PIPES UP TO 300 DIA. SHALL BE SEWER GRADE uPVC WITH SOLVENT WELDED JOINTS.
11. EQUIVALENT STRENGTH VCP OR FRC PIPES MAY BE USED IF RELEVANT APPROVAL AUTHORITY AND SUPERINTENDENT PERMITS.
12. BEDDING TYPE SHALL BE TYPE 2H FOR RCP. WHERE NECESSARY THE OVERLAY ZONE SHALL BE REDUCED TO ACCOMMODATE PAVEMENT REQUIREMENTS.
13. PIPES SHALL BE LAID ON A 75mm THICK SAND BED. IN ALL CASES BACKFILL TRENCH WITH SAND TO 200mm ABOVE THE 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 98% STANDARD MAXIMUM DRY DENSITY IN ACCORDANCE WITH AS 1289 5.2.1 (OR A DENSITY INDEX OF NOT LESS THAN 75).
14. WHERE TRENCHES ARE IN ROCK THE PIPE SHALL BE BEDDED ON A MINIMUM OF 50mm CONCRETE BED (OR 75mm BED OF 12mm BLUE METAL) UNDER THE BARREL OF THE PIPE.
15. ENLARGERS, CONNECTORS AND JUNCTIONS TO BE PREFABRICATED FITTINGS WHERE PIPES ARE LESS THAN 300 DIA.
16. CARE IS TO BE TAKEN WITH LEVELS OF STORMWATER LINES. GRADES SHOWN ARE NOT TO BE REDUCED WITHOUT PRIOR WRITTEN APPROVAL FROM THE ENGINEER.
17. GRATES AND COVERS SHALL CONFORM TO AS3996 AND AS1428.1 AT ALL TIMES DURING CONSTRUCTION OF THE STORMWATER PITS.
18. 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 AND ENGINEER FOR FURTHER DIRECTIONS.

1. PROVIDE SUBSOIL DRAINS TO INTERCEPT GROUNDWATER SEEPAGE AND PREVENT WATER BUILD-UP BEHIND WALLS AND UNDER FLOORS AND PAVEMENTS. CONNECT SUBSOIL TO SURFACE DRAINS OR TO THE STORMWATER DRAINAGE SYSTEM AS APPLICABLE.
2. ALL SUBSOIL PIPES SHALL BE 100mm SLOTTED CORRUGATED uPVC IN A FILTER SOCK U.N.O.
3. FILTER SOCKS ARE TO BE POLYESTER PERMEABLE SOCKS, CAPABLE OF RETAINING PARTICLES GREATER THAN 0.25mm IN SIZE. SECURELY FIT OR JOIN THE SOCK AT EACH JOINT.
4. WHERE SUBSOIL DRAINS PASS UNDER EXTERNAL SLABS AND VEHICULAR PAVEMENTS, UNSLOTTED uPVC SEWER GRADE PIPE IS TO BE USED.
5. SUBSOIL DRAINAGE TRENCHES ARE TO BE WRAPPED WITH PERMEABLE TEXTILE FABRIC 'BIDIM A12' OR EQUIVALENT.
6. TO REDUCE GROUND WATER TRACKING WITHIN STORMWATER TRENCHES INSTALL A 3m LENGTH OF SUBSOIL PIPE IN PIPE TRENCHES DRAINING IN DIRECTION OF FALL OF PIPE AND CONNECT TO DOWNSTREAM STORMWATER DRAINAGE PIT.
7. SUBSOIL MINIMUM CLEARANCE DEPTHS, MEASURED TO THE CROWN OF THE PIPE, WHERE THE PIPE PASSES BELOW THE FOLLOWING ELEMENTS:
 - 100mm BELOW FORMATION LEVEL OF THE PAVEMENT, KERB OR CHANNEL.
 - AT THE AVERAGE GRADIENT OF THE BOTTOM OF FOOTING.
8. AT JUNCTIONS OF SUBSOIL PIPES PROVIDE TEES, COUPLINGS OR ADAPTORS IN ACCORDANCE WITH AS2439.1.
9. SUBSOIL DRAINAGE TRENCHES SHALL BE A MINIMUM 300mm WIDE.
10. GRADE THE TRENCH FLOOR EVENLY TO THE GRADIENT OF THE PIPELINE. IF THE TRENCH FLOOR IS ROCK, CORRECT ANY IRREGULARITIES WITH COMPACTED BEDDING MATERIAL. BED PIPING ON A CONTINUOUS UNDERLAY OF BEDDING MATERIAL, AT LEAST 75mm THICK AFTER COMPACTION. LAY THE PIPE WITH ONE LINE OF PERFORATIONS AT THE BOTTOM.
11. PLACE THE MATERIAL IN THE PIPE SURROUND IN LAYERS SMALLER THAN OR EQUAL TO 200mm LOOSE THICKNESS, AND COMPACT WITHOUT DAMAGING OR DISPLACING PIPING.

1. EARTHWORKS TO BE CARRIED OUT IN ACCORDANCE WITH AS3798 – GUIDELINES ON EARTHWORKS FOR COMMERCIAL & RESIDENTIAL DEVELOPMENTS, 2007. THERE IS A REQUIREMENT FOR LEVEL 1 INSPECTION OF ALL WORKS BY A CERTIFIED GEOTECHNICAL ENGINEER.
2. REFER TO 'EXISTING SERVICES AND FEATURES' NOTES BEFORE COMMENCING BULK EARTHWORKS.
3. TECHNICAL SPECIFICATIONS OR SPECIFIC INSTRUCTIONS CONTAINED IN THE GEOTECHNICAL REPORT TAKE PRECEDENCE OVER THESE NOTES.
4. BULK EARTHWORKS DRAWINGS ARE NOT TO BE USED FOR DETAIL EXCAVATION.
5. SHOULD ANY HISTORICAL RELICS BE UNEXPECTEDLY DISCOVERED ON THE SITE DURING EXCAVATION, ALL EXCAVATION OR DISTURBANCE TO THE AREA IS TO STOP IMMEDIATELY AND THE HERITAGE COUNCIL OF NSW SHALL BE INFORMED IN ACCORDANCE WITH SECTION 146 OF HERITAGE ACT 1977
6. SHOULD ANY ABORIGINAL RELICS BE UNEXPECTEDLY DISCOVERED THEN ALL EXCAVATION OR DISTURBANCE OF THE AREA IS TO STOP IMMEDIATELY AND THE NATIONAL PARKS AND WILDLIFE SERVICE IS TO BE INFORMED IN ACCORDANCE WITH SECTION 91 OF THE NATIONAL PARKS AND WILDLIFE ACT 1974.
7. ENGINEERED FILL TO BE TO BE PLACED IN LAYERS NOT EXCEEDING 250mm LOOSE THICKNESS AND COMPACTED TO 98% OF STANDARD MAXIMUM DRY DENSITY (SMDD) AND TO WITHIN 2% OF STANDARD OPTIMUM MOISTURE CONTENT (SOMC) IN ACCORDANCE WITH AS 1289 5.11. APPROVED BACKFILL MATERIAL MAY BE CRUSHED ROCK OR SANDY LOAM WITH A PLASTICITY INDEX LESS THAN 15%.
8. TESTING OF THE SUBGRADE SHALL BE CARRIED OUT BY AN APPROVED N.A.T.A. REGISTERED LABORATORY.
9. ALL FILL MATERIAL SHALL BE FROM A SOURCE APPROVED BY THE SUPERINTENDENT AND SHALL COMPLY WITH THE FOLLOWING.
FREE FROM ORGANIC AND PERISHABLE MATTER
MAXIMUM PARTICLE SIZE = 75mm
MAXIMUM PLASTICITY INDEX = 12%

1. ALL WORKS TO BE UNDERTAKEN IN ACCORDANCE WITH NORTH SYDNEY COUNCIL SPECIFICATIONS/STANDARD DRAWINGS.
2. CONTRACTOR TO CONFIRM ALL NECESSARY INSPECTION WITH CERTIFYING AUTHORITY.
3. MINIMUM 24 HOURS NOTICE TO BE GIVEN PRIOR TO ALL INSPECTIONS.

[illegible]



LEGEND

- SWIM CENTRE DA EXTENT OF WORK
- ARCHITECTURAL
- LANDSCAPE
- SURVEY
- 27.00 PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS

NOTES

- NO ALLOWANCE FOR ANY SCRAPPING OF TOPSOIL AND REPLACEMENT OF TOPSOIL.
- NO ALLOWANCE FOR BULKING FACTOR.
- NO ALLOWANCE FOR DETAILED SUBFLOOR STRUCTURES, SLAB, PAVEMENT OR TANKS.
- NO ALLOWANCE FOR ANY UNSUITABLE MATERIALS.
- MATERIAL TO BE TREATED PER GEOTECHNICAL ENGINEER REQUIREMENTS PRIOR TO REUSE ON SITE.
- TENDER DOCUMENTATION BASED ON PHASE 3 SCHEMATIC DESIGN.
- DETAILED DESIGN TO BE DEVELOPED BY SUCCESSFUL TENDERER.

SUMMARY

TOTAL CUT: -xxxm³
TOTAL FILL: XXXm³
TOTAL BALANCE: -XXXm³ (EXPORT)

CUT	FILL	Lower_value	Upper_value	1	Colour
-3	to	-2.75	1		
-2.75	to	-2.5	1		
-2.5	to	-2..25	1		
-2.25	to	-2	1		
-2	to	-1.75	1		
-1.75	to	-1.5	1		
-1.5	to	-1.25	1		
-1.25	to	-1	1		
-1	to	-0.75	1		
-0.75	to	-0.5	1		
-0.5	to	-0.25	1		
-0.25	to	0	1		
0	to	0.25	1		
0.25	to	0.5	1		
0.5	to	0.75	1		
0.75	to	1	1		
1	to	1.25	1		
1.25	to	1.5	1		
1.5	to	1.75	1		
1.75	to	2	1		
2	to	2.25	1		
2.25	to	2.5	1		
2.	to	2.75	1		



REV	DATE	DESCRIPTION	RVD	REV	DATE	DESCRIPTION	RVD
1	09.10.2025	ISSUED FOR STATE SIGNIFICANT DEVELOPMENT APPLICATION	JL				
REVISIONS							

CLIENT

ARCHITECT

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Sydney NSW 2000
P / +61 2 9770 3300 E / info@bgeeng.com
bgeeng.com–

PROJECT

8-24 NICHOLSON STREET
WOLLSTONECRAFT, NSW 2065

STATUS

ISSUED FOR APPROVAL
NOT TO BE USED FOR CONSTRUCTION

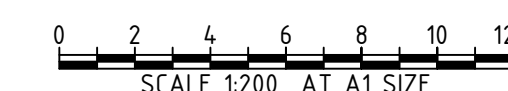
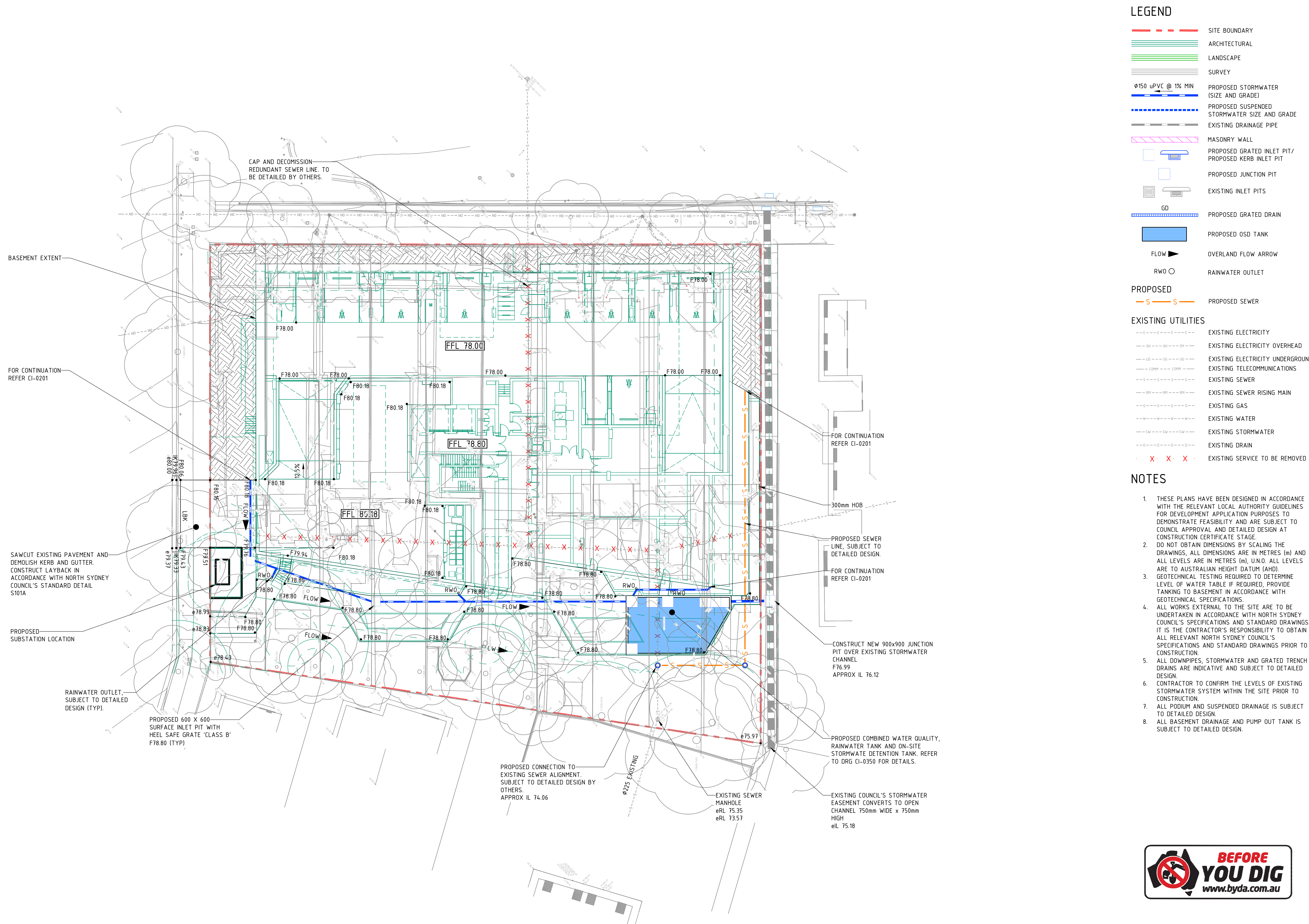
DRAWN	DESIGNED	CHECKED	APPROVED
BS	JL	JL	-

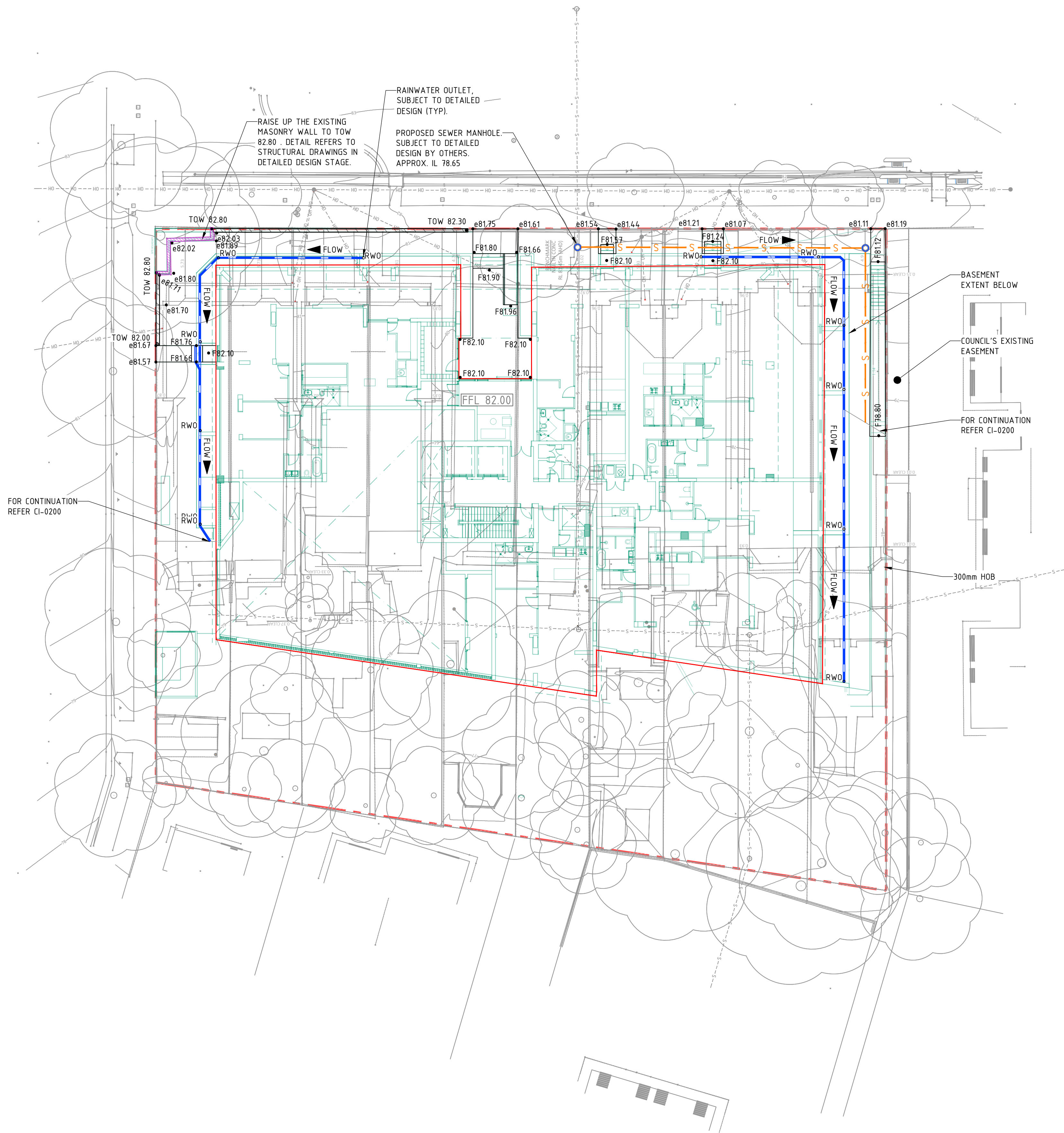
DATUM	GRID	SCALE	AT	A1 SIZE
AHD	GDA2020 MGA-56	1:200		

TITLE

EARTHWORKS DEPTH
RANGE PLAN

PROJECT No.	DRAWING No.	REV.
S25091	CI-0120	1

[illegible]



	SITE BOUNDARY
	ARCHITECTURAL
	LANDSCAPE
	SURVEY
	PROPOSED STORMWATER (SIZE AND GRADE)
	PROPOSED SUSPENDED STORMWATER SIZE AND GRADE
	EXISTING DRAINAGE PIPE
	MASONRY WALL
	PROPOSED GRATED INLET PIT/ PROPOSED KERB INLET PIT
	PROPOSED JUNCTION PIT
	EXISTING INLET PITS
	PROPOSED GRATED DRAIN
	PROPOSED OSD TANK
	OVERLAND FLOW ARROW
	RAINWATER OUTLET

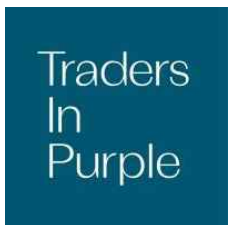
— S — S — PROPOSED SEWER

	EXISTING ELECTRICITY
	EXISTING ELECTRICITY OVERHEAD
	EXISTING ELECTRICITY UNDERGROUND
	EXISTING TELECOMMUNICATIONS
	EXISTING SEWER
	EXISTING SEWER RISING MAIN
	EXISTING GAS
	EXISTING WATER
	EXISTING STORMWATER
	EXISTING DRAIN
	EXISTING SERVICE TO BE REMOVED

1. THESE PLANS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE RELEVANT LOCAL AUTHORITY GUIDELINES FOR DEVELOPMENT APPLICATION PURPOSES TO DEMONSTRATE FEASIBILITY AND ARE SUBJECT TO COUNCIL APPROVAL AND DETAILED DESIGN AT CONSTRUCTION CERTIFICATE STAGE.
2. DO NOT OBTAIN DIMENSIONS BY SCALING THE DRAWINGS, ALL DIMENSIONS ARE IN METRES (m) AND ALL LEVELS ARE IN METRES (m), U.N.O. ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (AHD).
3. GEOTECHNICAL TESTING REQUIRED TO DETERMINE LEVEL OF WATER TABLE IF REQUIRED, PROVIDE TANKING TO BASEMENT IN ACCORDANCE WITH GEOTECHNICAL SPECIFICATIONS.
4. ALL WORKS EXTERNAL TO THE SITE ARE TO BE UNDERTAKEN IN ACCORDANCE WITH NORTH SYDNEY COUNCIL'S SPECIFICATIONS AND STANDARD DRAWINGS IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL RELEVANT NORTH SYDNEY COUNCIL'S SPECIFICATIONS AND STANDARD DRAWINGS PRIOR TO CONSTRUCTION.
5. JOINT DOWNPIPES, STORMWATER AND GRATED TRENCH DRAINS ARE INDICATIVE AND SUBJECT TO DETAILED DESIGN.
6. CONTRACTOR TO CONFIRM THE LEVELS OF EXISTING STORMWATER SYSTEM WITHIN THE SITE PRIOR TO CONSTRUCTION.
7. ALL PODIUM AND SUSPENDED DRAINAGE IS SUBJECT TO DETAILED DESIGN.
8. ALL BASEMENT DRAINAGE AND PUMP OUT TANK IS SUBJECT TO DETAILED DESIGN.

[illegible]

CLIENT	
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ARCHITECT



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P / +61 2 9770 3300 E / info@bgeeng.com
bgeeng.com—



PROJECT

8-24 NICHOLSON STREET
WOLLSTONECRAFT, NSW 2065

STATUS

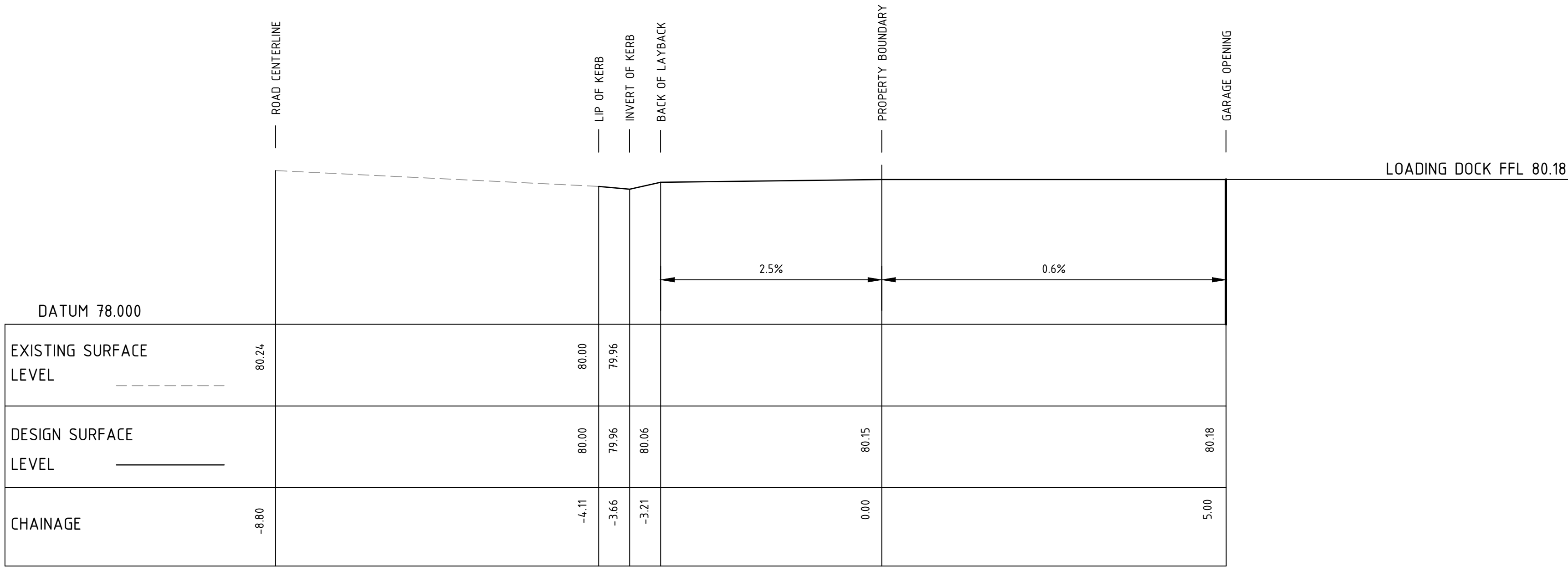
ISSUED FOR APPROVAL
NOT TO BE USED FOR CONSTRUCTION

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DATUM AHD	GRID GDA2020 MGA-56	SCALE 1:200 AT A1 SIZE	

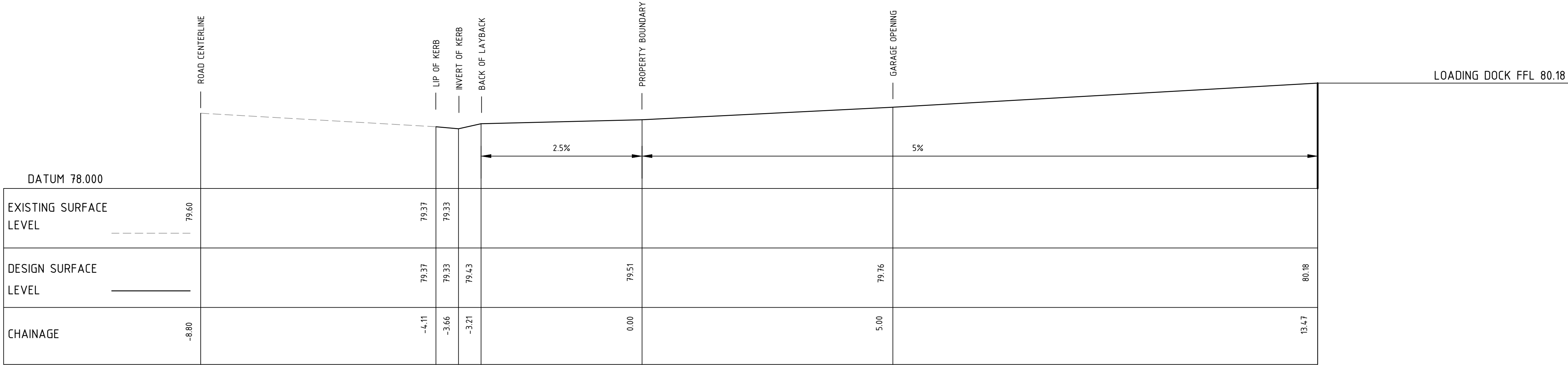
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2. The Constitution of the United States	1876	Wm. H. Allen	101	1.00	
3. The Declaration of Independence	1876	Wm. H. Allen	102	1.00	
4. The Bill of Rights	1876	Wm. H. Allen	103	1.00	
5. The Federal Judiciary Act	1876	Wm. H. Allen	104	1.00	
6. The Judiciary Act of 1801	1876	Wm. H. Allen	105	1.00	
7. The Judiciary Act of 1802	1876	Wm. H. Allen	106	1.00	
8. The Judiciary Act of 1803	1876	Wm. H. Allen	107	1.00	
9. The Judiciary Act of 1804	1876	Wm. H. Allen	108	1.00	
10. The Judiciary Act of 1805	1876	Wm. H. Allen	109	1.00	
11. The Judiciary Act of 1806	1876	Wm. H. Allen	110	1.00	
12. The Judiciary Act of 1807	1876	Wm. H. Allen	111	1.00	
13. The Judiciary Act of 1808	1876	Wm. H. Allen	112	1.00	
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17. The Judiciary Act of 1812	1876	Wm. H. Allen	116	1.00	
18. The Judiciary Act of 1813	1876	Wm. H. Allen	117	1.00	
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SITEWORKS AND DRAINAGE PLAN GROUND FLOOR

PROJECT No. S25091	DRAWING No. CI-0201	REV. 4
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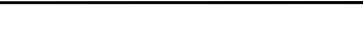


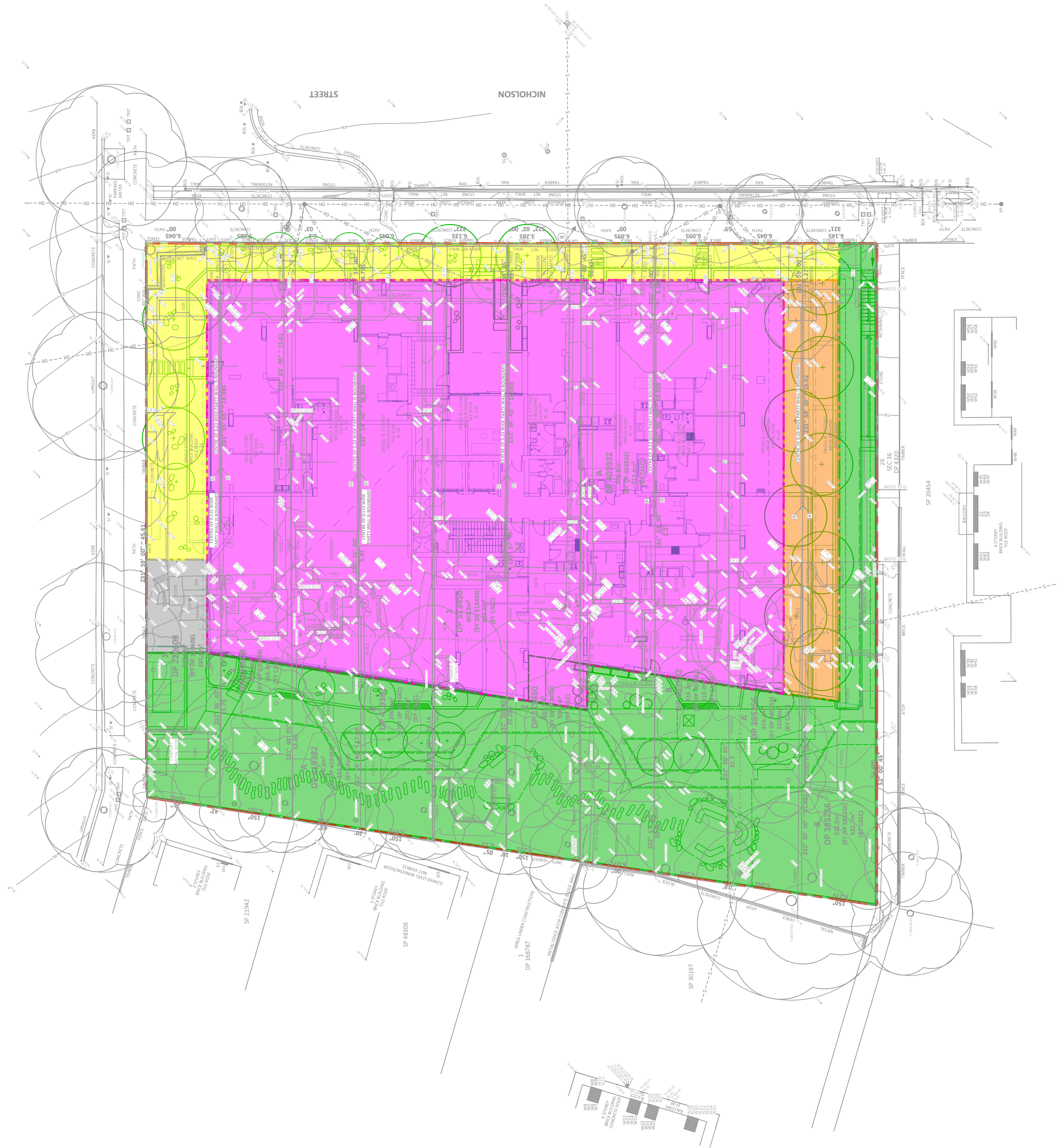
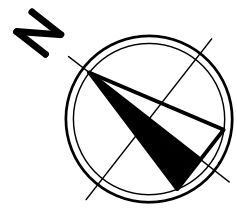
DRIVEWAY 1 NORTHERN LONGITUDINAL SECTION
SCALE 1:50



DRIVEWAY 1 SOUTHERN LONGITUDINAL SECTION
SCALE 1:50



														Sydney Office — L2, 8 Windmill St Sydney NSW 2000 P / +61 2 9770 3300 E / info@bgeeng.com bgeeng.com— 		8-24 NICHOLSON STREET WOLLSTONECRAFT, NSW 2065		<table><tr><td colspan="4">STATUS</td><td colspan="4">ISSUED FOR APPROVAL</td><td colspan="4">TITLE</td></tr><tr><td colspan="4"></td><td colspan="4">NOT TO BE USED FOR CONSTRUCTION</td><td colspan="4" rowspan="2">DRIVEWAY LONGSECTIONS</td></tr><tr><td colspan="2">DRAWN</td><td colspan="2">DESIGNED</td><td colspan="2">CHECKED</td><td colspan="2">APPROVED</td></tr><tr><td colspan="2">BS</td><td colspan="2">JL</td><td colspan="2">JL</td><td colspan="2">-</td><td colspan="4"></td></tr><tr><td colspan="2">DATE</td><td colspan="2">10 10 2025</td><td colspan="2">ISSUED FOR STATE SIGNIFICANT DEVELOPMENT APPLICATION</td><td colspan="2">JL</td><td colspan="2">PROJECT No.</td><td colspan="2">DRAWING No.</td><td colspan="2">REV.</td></tr><tr><td colspan="2">AHD</td><td colspan="2">GDA2020 MGA-56</td><td colspan="2">NTS</td><td colspan="2">AT A1 SIZE</td><td colspan="2">S25091</td><td colspan="2">CI-0240</td><td colspan="2">1</td></tr></table>				STATUS				ISSUED FOR APPROVAL				TITLE								NOT TO BE USED FOR CONSTRUCTION				DRIVEWAY LONGSECTIONS				DRAWN		DESIGNED		CHECKED		APPROVED		BS		JL		JL		-						DATE		10 10 2025		ISSUED FOR STATE SIGNIFICANT DEVELOPMENT APPLICATION		JL		PROJECT No.		DRAWING No.		REV.		AHD		GDA2020 MGA-56		NTS		AT A1 SIZE		S25091		CI-0240		1	
STATUS				ISSUED FOR APPROVAL				TITLE																																																																																					
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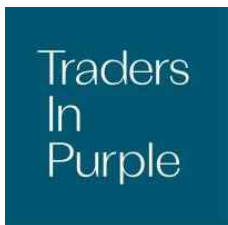
LEGEND

	SITE BOUNDARY	
	ARCHITECTURAL	
	LANDSCAPE	
	SURVEY	
	ROOF CATCHMENT =	1,564.80m ²
	PAVING BYPASSING TREATMENT =	38.39m ²
	PAVING TO TREATMENT =	157.11m ²
	LANDSCAPE BYPASSING TREATMENT =	964.32m ²
	LANDSCAPE TO TREATMENT =	286.26m ²
	TOTAL =	3010.88m ²



REV	DATE	DESCRIPTION	RVD	REV	DATE	DESCRIPTION	RVD
A	10.10.2025	ISSUED FOR STATE SIGNIFICANT DEVELOPMENT APPLICATION	JL				
REVISIONS				REVISIONS			

CLIENT



ARCHITECT



Sydney Office –
12, 8 Windmill St
Sydney NSW 2000
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bgeeng.com

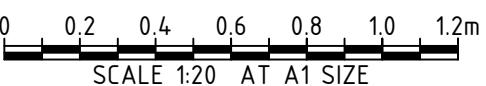
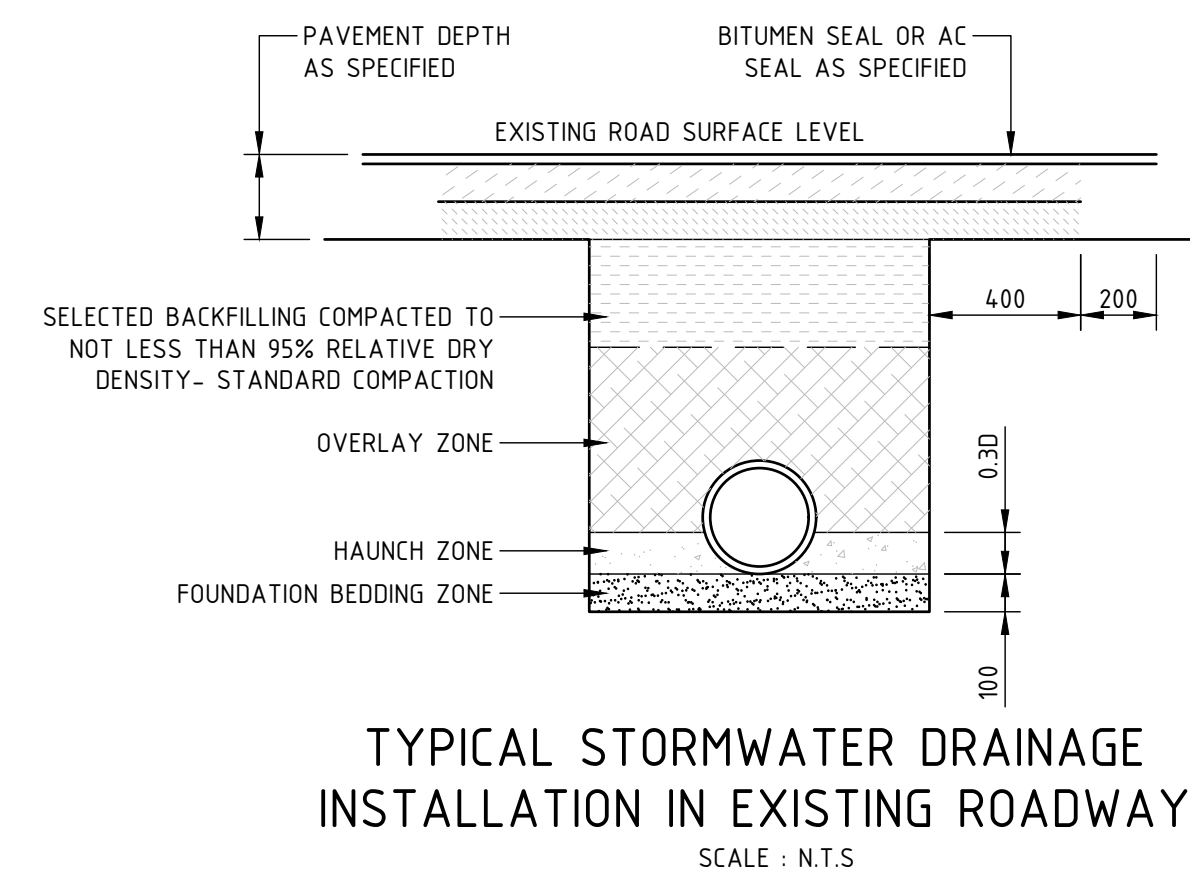
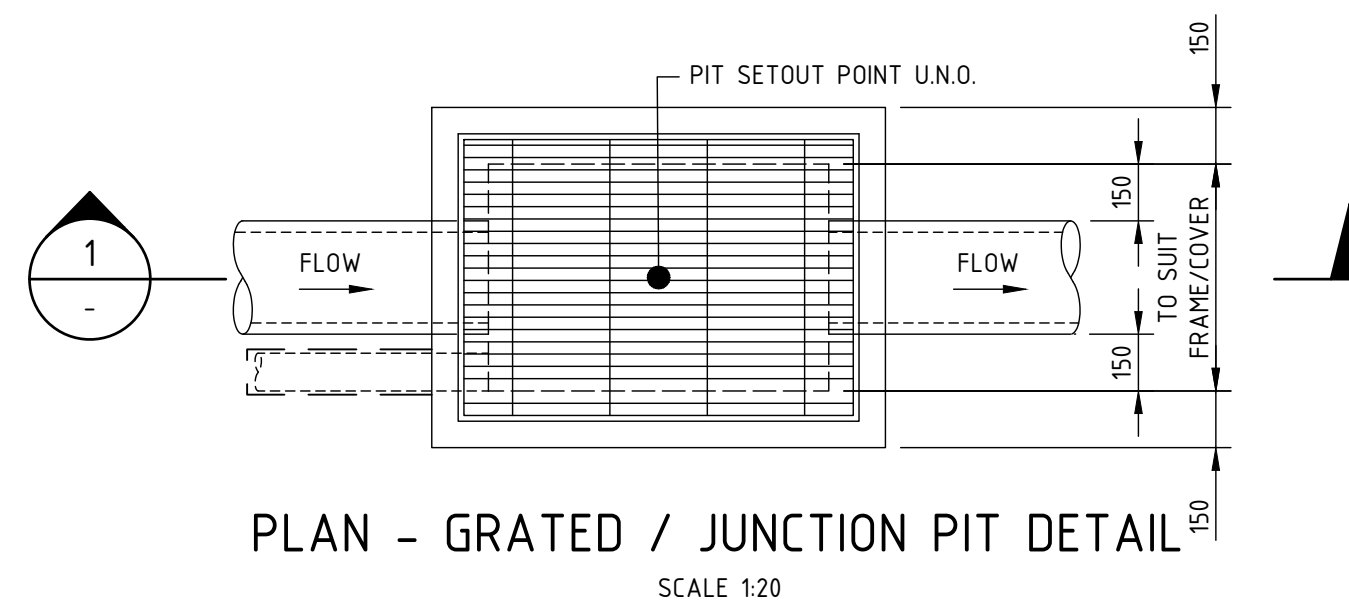
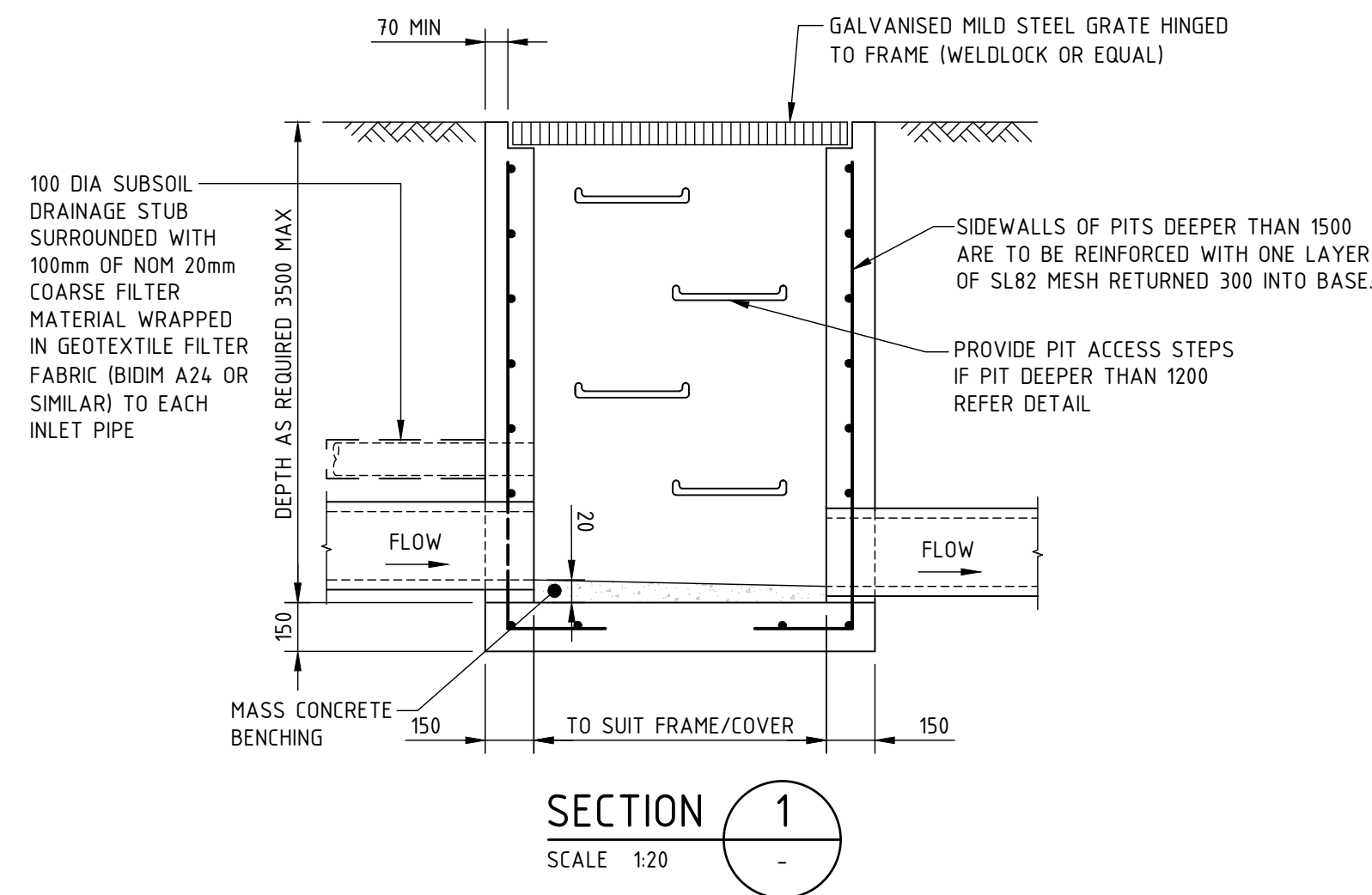


PROJECT

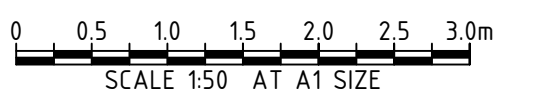
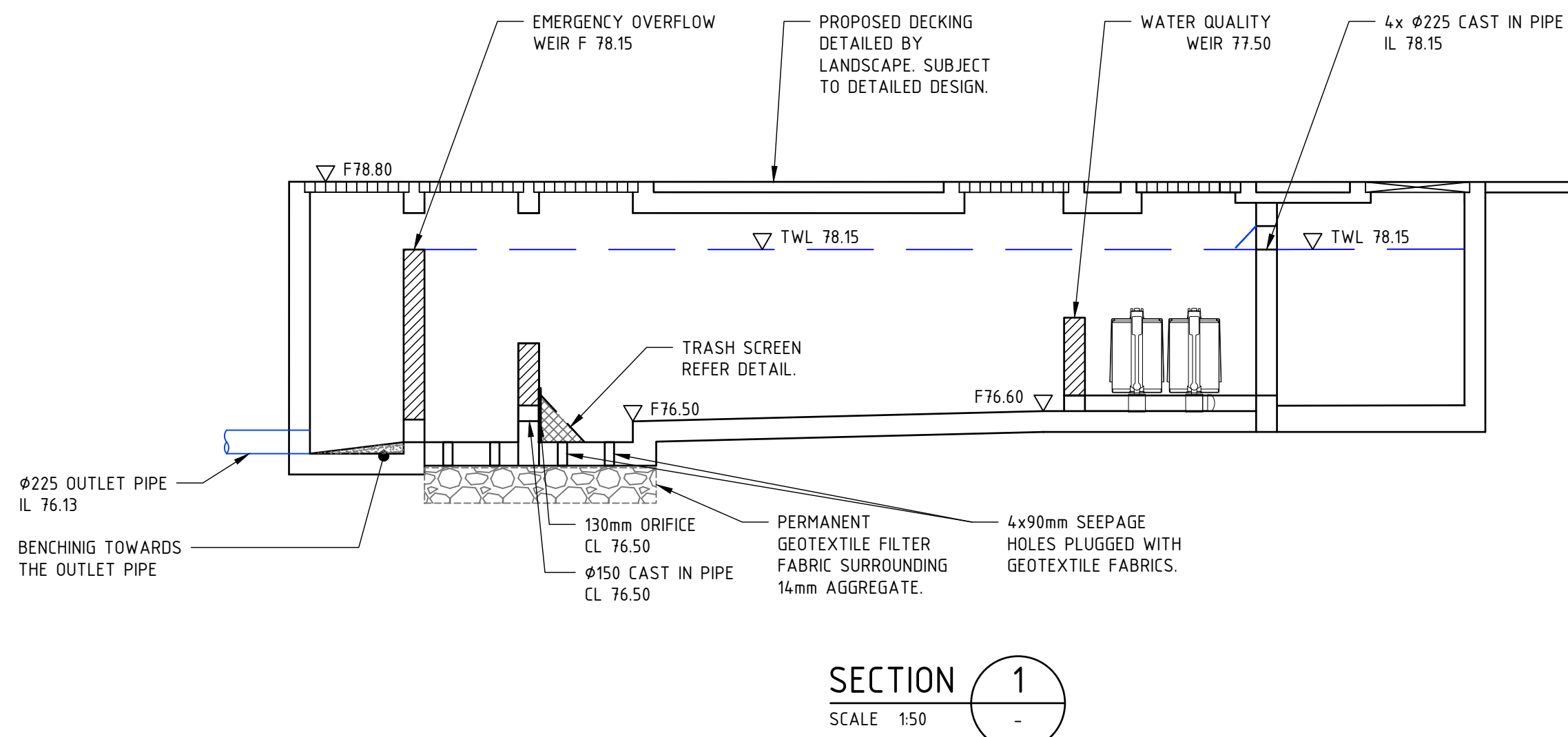
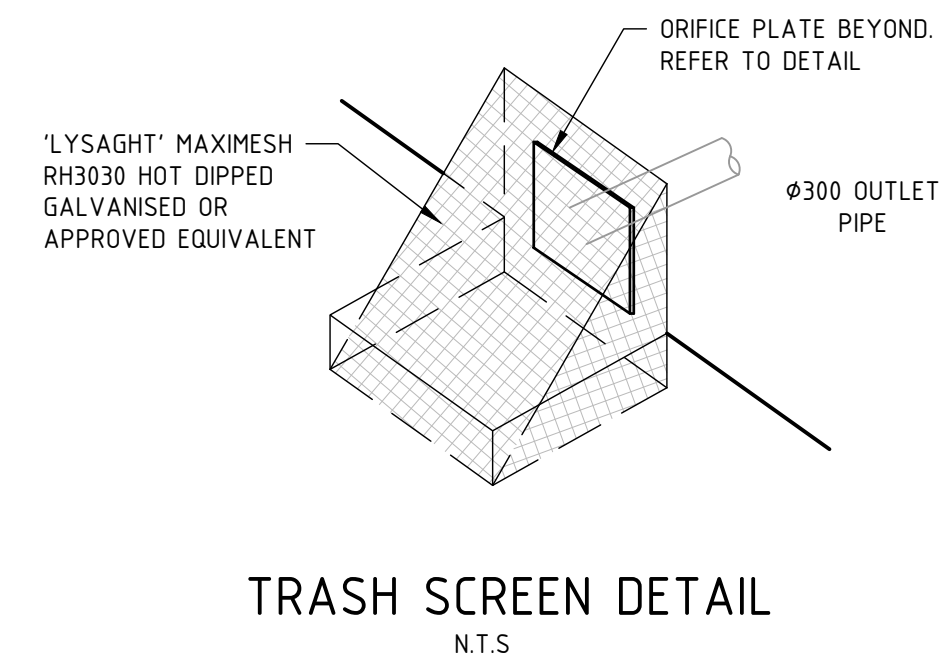
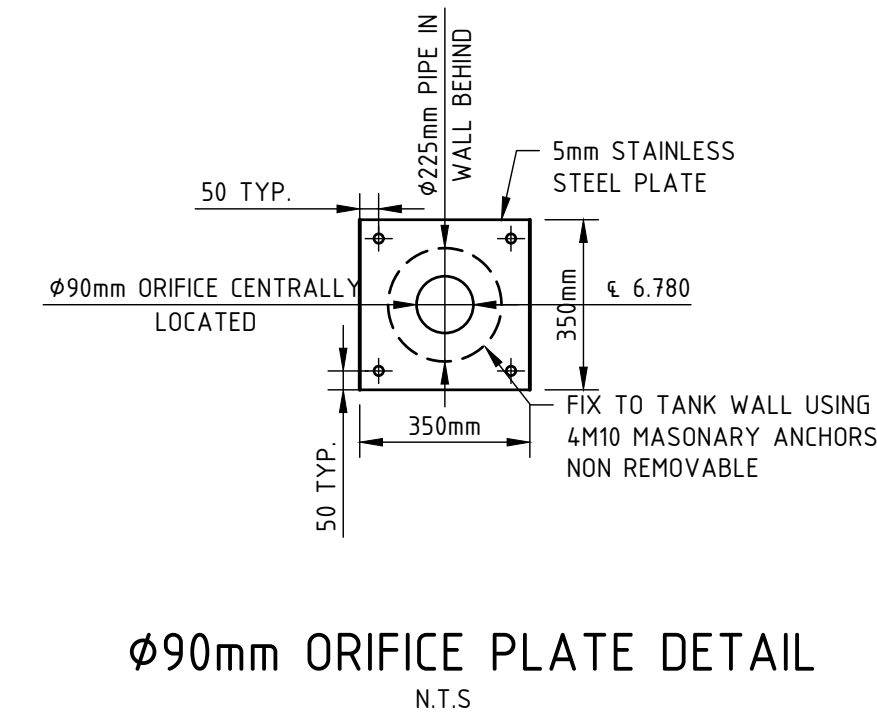
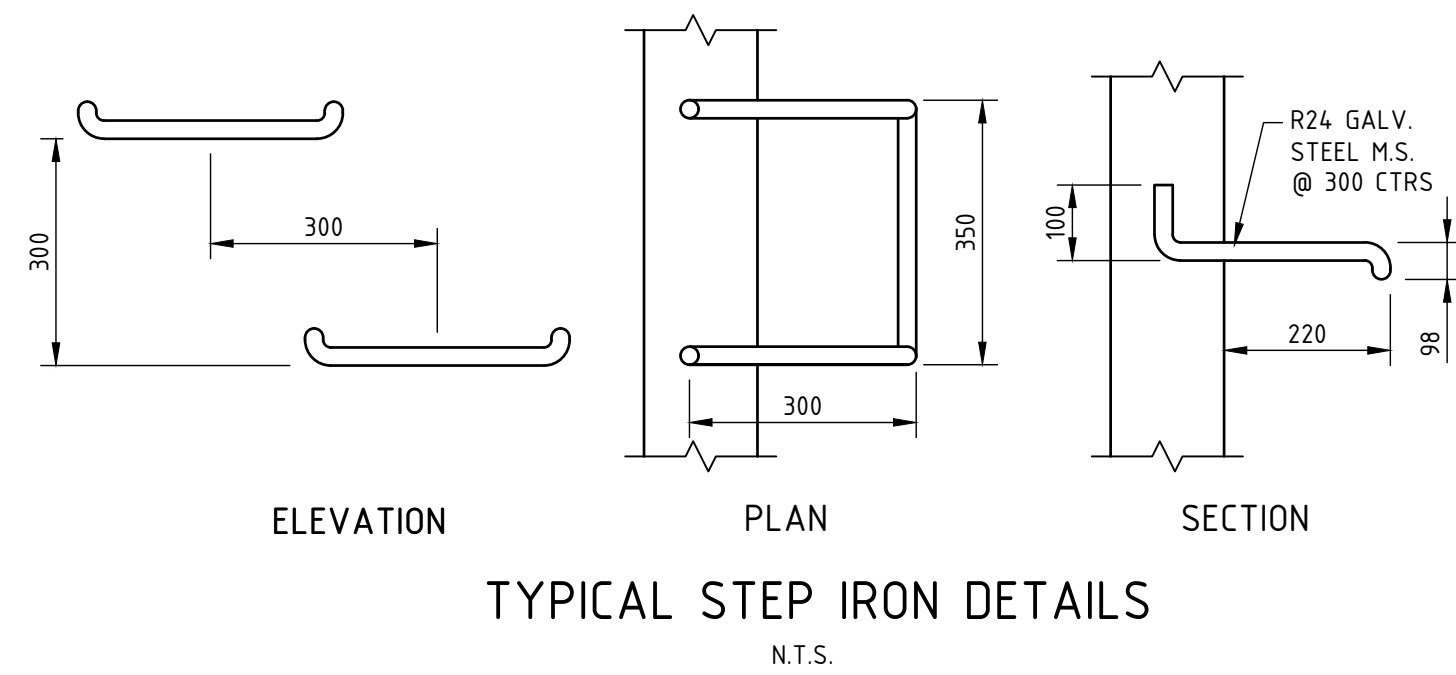
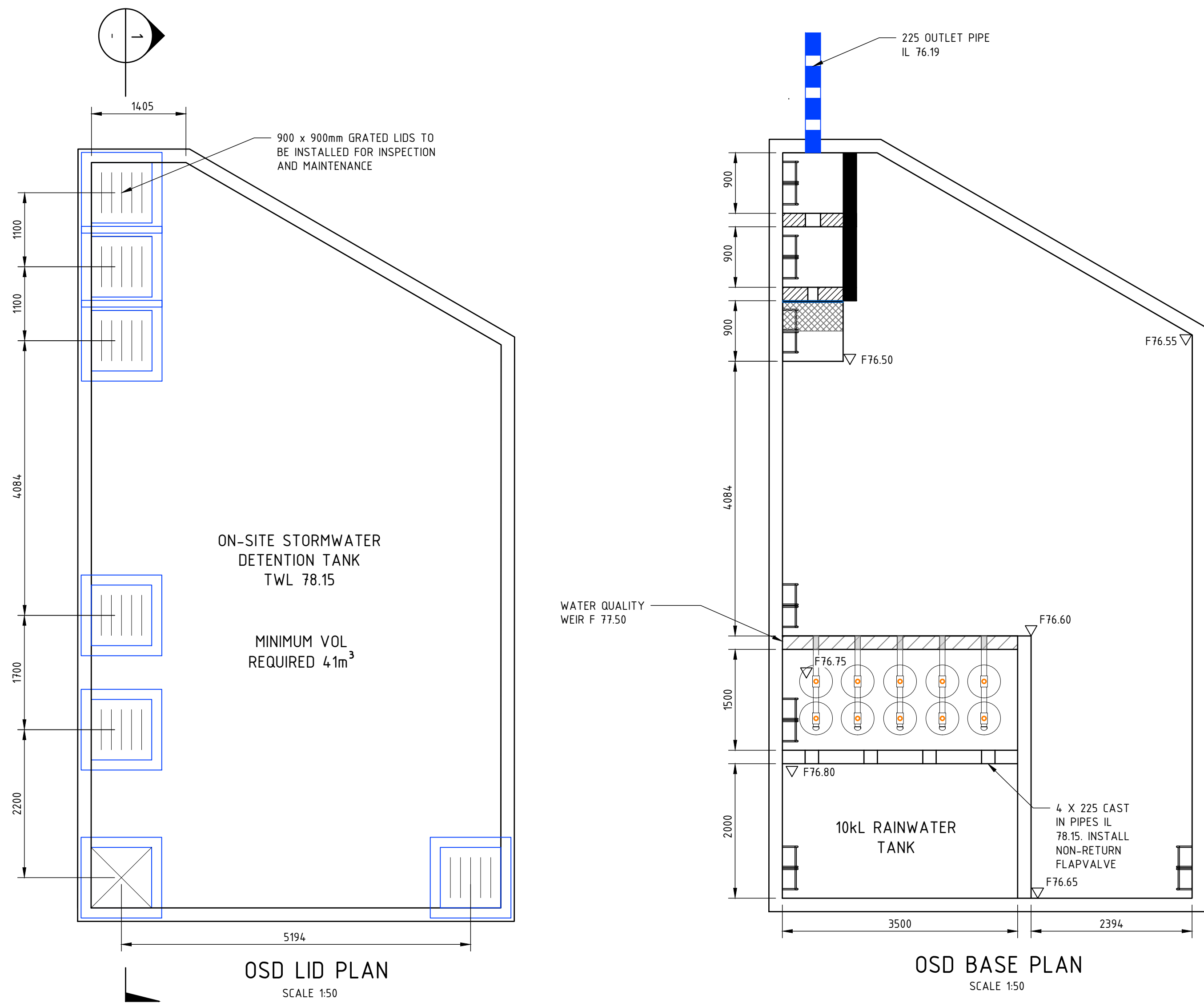
8-24 NICHOLSON STREET
WOLLSTONECRAFT, NSW 2065

STATUS			
ISSUED FOR APPROVAL			
NOT TO BE USED FOR CONSTRUCTION			
DRAWN	DESIGNED	CHECKED	APPROVED
BS	JL	JL	-
DATUM	GRID	SCALE	
AHD	GDA2020 MGA-56	1:200	

TITLE		
DRAINAGE CATCHMENT PLAN		
PROJECT No.	DRAWING No.	REV
S25091	CI-0300	1



										CLIENT		ARCHITECT		PROJECT		STATUS		TITLE											
														Sydney Office – L2, 8 Windmill St Sydney NSW 2000 P / +61 2 9770 3300 E / info@bgeeng.com bgeeng.com				8-24 NICHOLSON STREET WOLLSTONECRAFT, NSW 2065		ISSUED FOR APPROVAL NOT TO BE USED FOR CONSTRUCTION		DRAINAGE DETAILS							
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																DATE AHD		GRID GDA2020 MGA-56		SCALE 1:20		AT A1 SIZE		PROJECT No. S25091		DRAWING No. CI-0340		REV. 1	



REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
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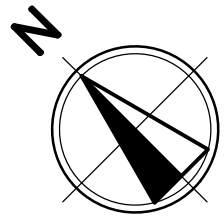
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Sydney NSW 2000
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PROJECT
8-24 NICHOLSON STREET
WOLLSTONECRAFT, NSW 2065

STATUS			
ISSUED FOR APPROVAL NOT TO BE USED FOR CONSTRUCTION			
DRAWN	DESIGNED	CHECKED	APPROVED
BS	JL	JL	-
DATUM	GRID	SCALE	
AHD	GDA2020 MGA-56	1:50	

TITLE		
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PROJECT No.	DRAWING No.	REV.
S25091	CI-0350	2

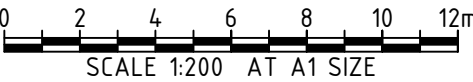
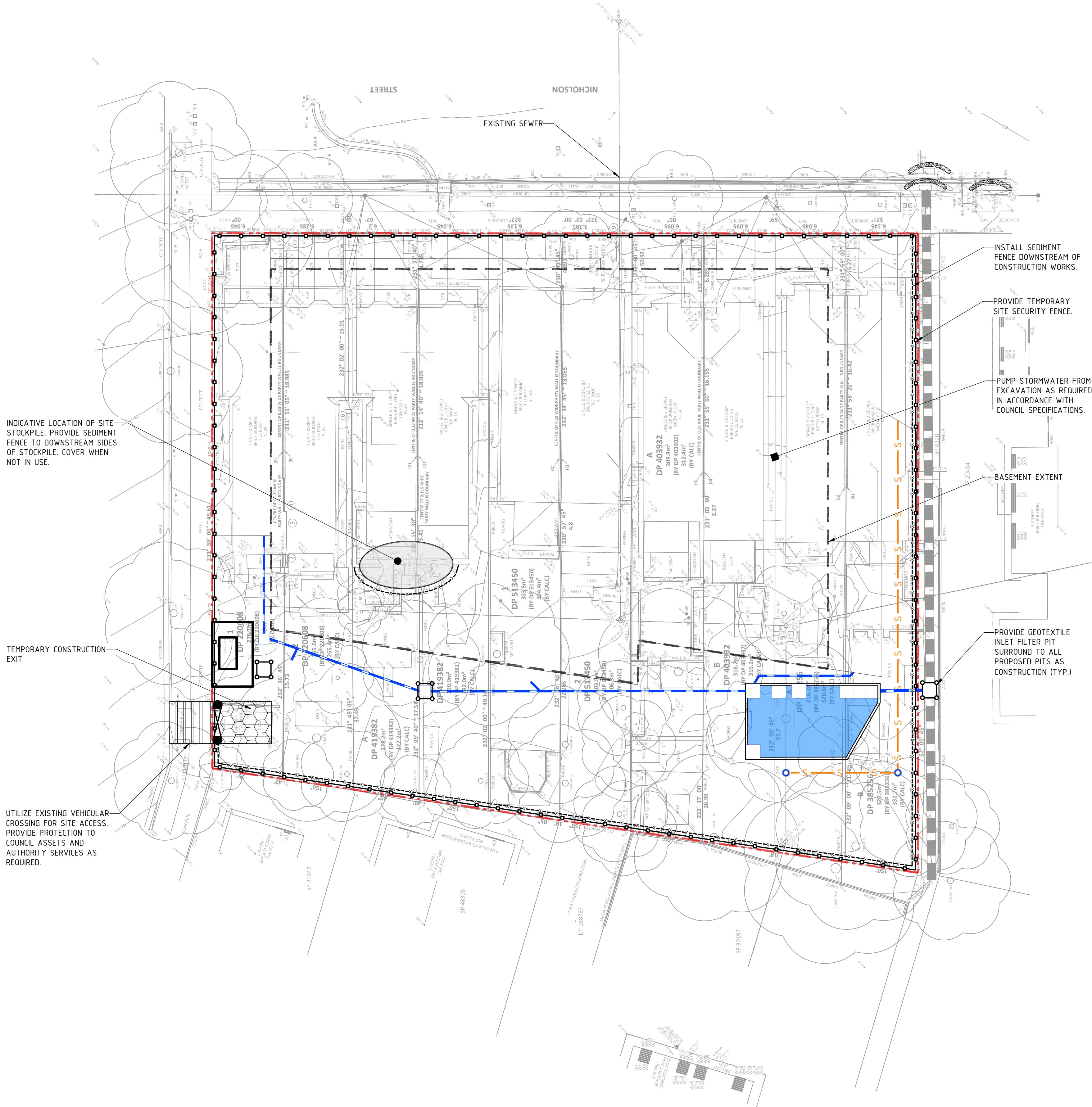


LEGEND

- SITE BOUNDARY
- SURVEY
- CONSTRUCTION VEHICLE ENTRANCE/EXIT
- SEDIMENT FENCE
- SECURITY FENCE
- LOCKABLE CHAINWIRE GATE
- GEOTEXTILE INLET FILTER
- MESH & GRAVEL INLET FILTER
- SUGGESTED TEMPORARY STOCKPILE LOCATION

NOTES

- REFER DRAWING CI-0710 FOR EROSION AND SEDIMENT CONTROL DETAILS.
- CONTRACTOR TO ENSURE SITE DRAINAGE IS NOT ADVERSELY IMPACTED DURING CONSTRUCTION.
- CONTRACTOR TO PROVIDE 'SANDBAG SEDIMENT TRAP' TO ALL PAVED/ROAD AREAS (BOTH PROPOSED AND EXISTING) IN ACCORDANCE WITH THE 'BLUE BOOK'.
- CONTRACTOR TO PROVIDE 'GEOTEXTILE INLET FILTER TRAPS' TO ALL STORMWATER DRAINAGE INLETS (BOTH PROPOSED AND EXISTING) IN ACCORDANCE WITH THE 'BLUE BOOK'.
- INSTALL AND MAINTAIN SANDBAG FILTERS ACROSS ALL PAVEMENT INTERFACES.



REV	DATE	DESCRIPTION	REVISED	REV	DATE	DESCRIPTION	REVISED
3	21.10.2025	ISSUED FOR SSDA	JL				
2	13.10.2025	ISSUED FOR STATE SIGNIFICANT DEVELOPMENT APPLICATION	JL				
1	10.10.2025	ISSUED FOR STATE SIGNIFICANT DEVELOPMENT APPLICATION	JL				

REVISIONS

CLIENT	Traders In Purple
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ARCHITECT	GROUP USA
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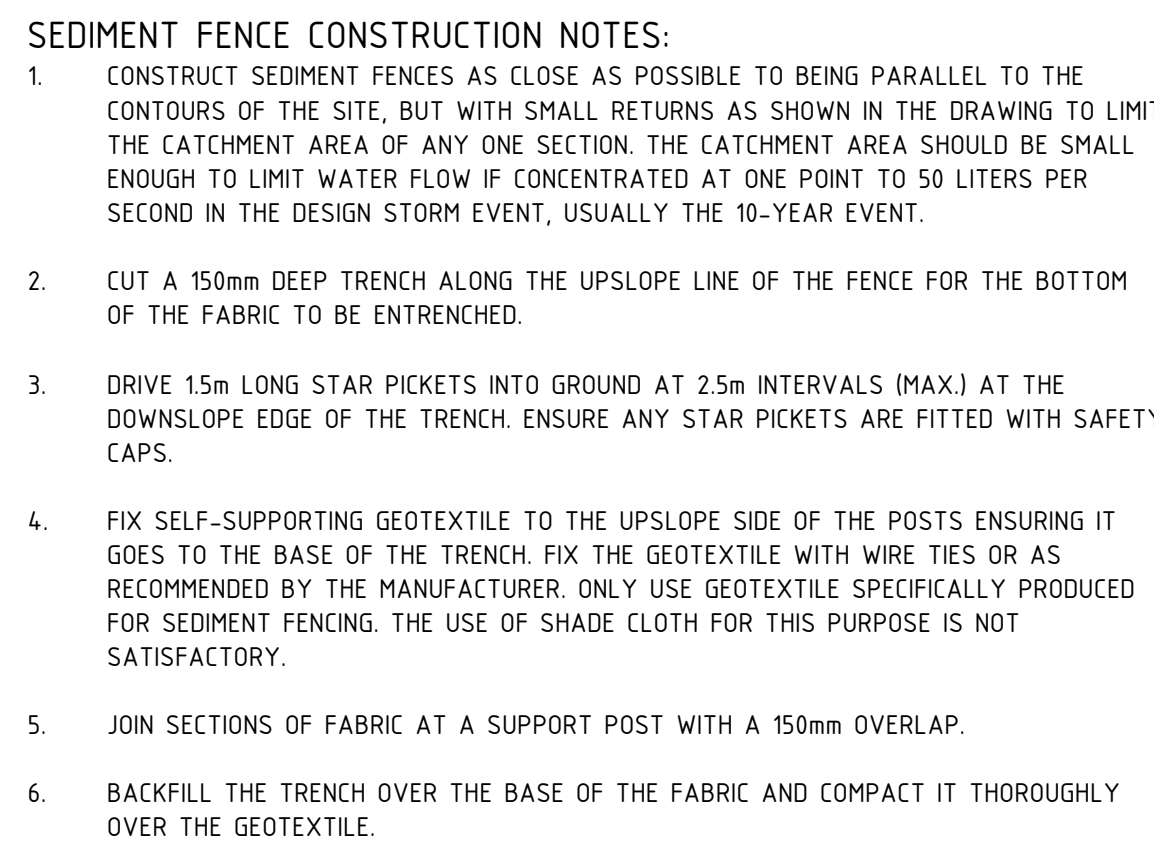
PROJECT	8-24 NICHOLSON STREET WOLLSTONECRAFT, NSW 2065
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STATUS	ISSUED FOR APPROVAL NOT TO BE USED FOR CONSTRUCTION
DRAWN	BS
DESIGNED	JL
CHECKED	JL
APPROVED	-
DATUM	AHD
GRID	GDA2020 MGA-56
SCALE	1:200
AT	A1 SIZE

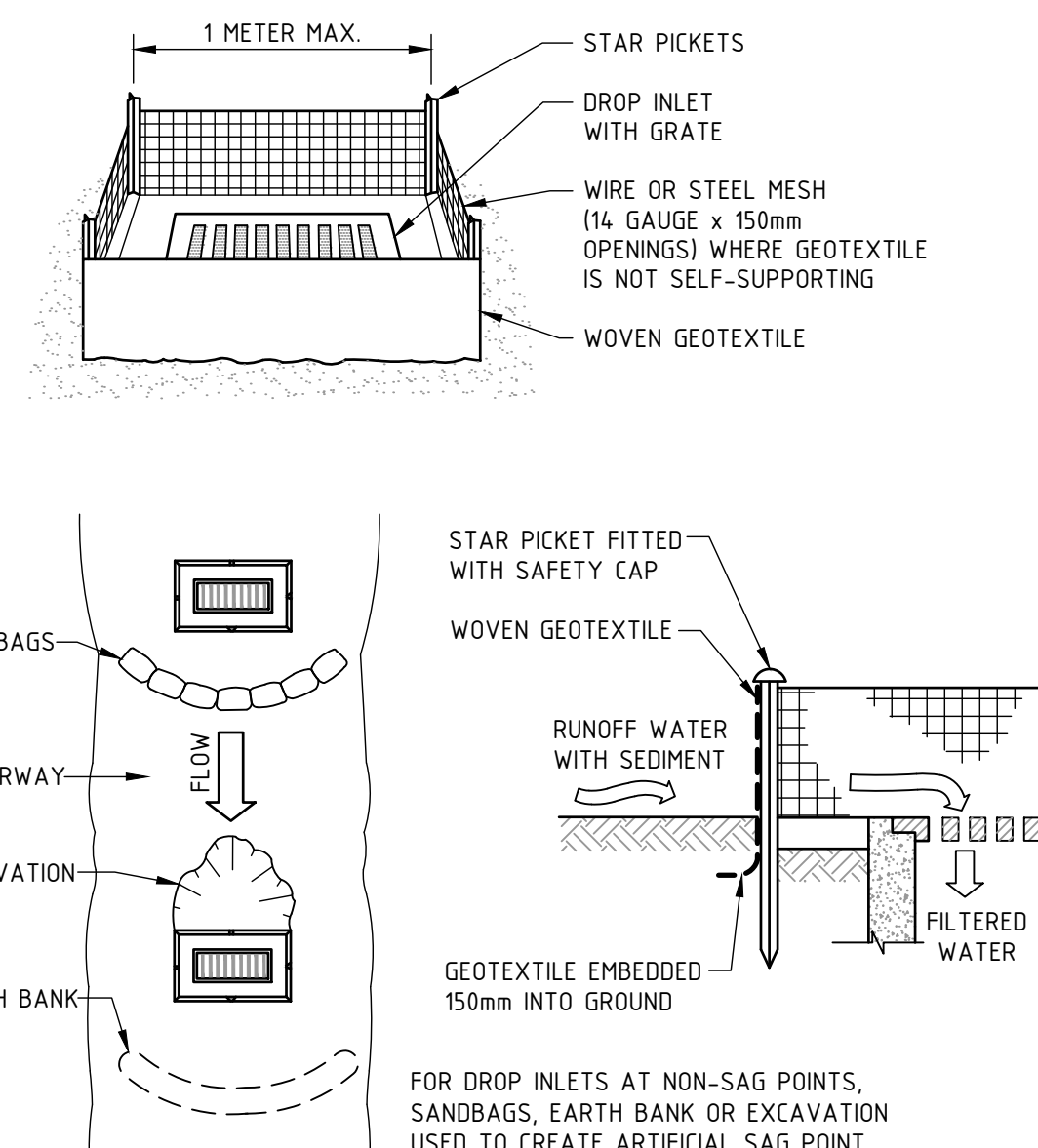
TITLE	EROSION AND SEDIMENT CONTROL PLAN
PROJECT No.	S25091
DRAWING No.	CI-0700
REV.	3

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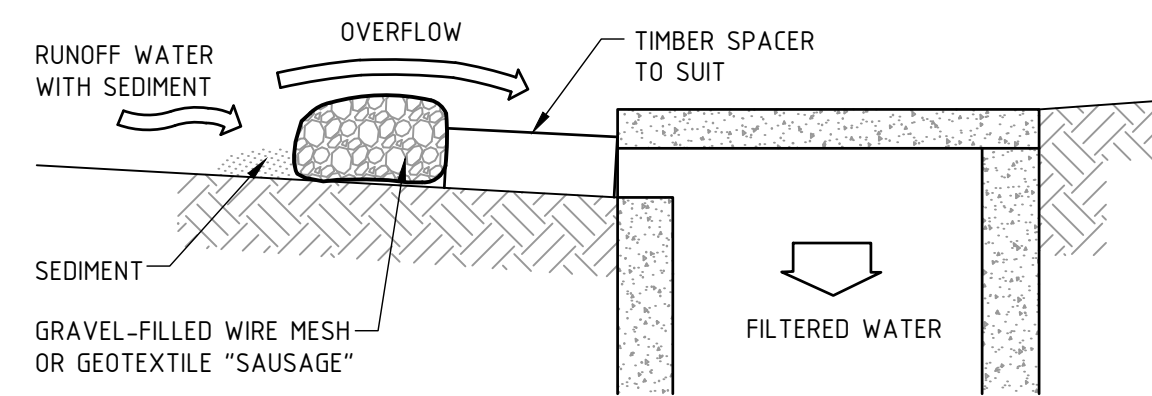
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