

1 December 2011

Hansen Yuncken Pty Ltd  
**Attention: Mr Nader Zreik**  
Level 6  
15 Bourke Road  
MASCOT NSW 1460

Dear Sir

**Re: Greystanes Southern Employment Land  
Super-lot C Stormwater Management**

This report summarises the stormwater management for Super-lot C of the Southern Employment Land in Greystanes in relation to the proposed adjustments to the approved master plan layout.

### Background

Dexus Property Group is proposing to develop Super-lot C of the Southern Employment Land (SEL) Industrial Estate, Greystanes. The proposed development involves a number of large single level steel framed warehouse buildings with ancillary offices and provision for truck parking and unloading (via on grade and recessed docks), and for car parking.

The current Precinct C development differs from the original layout approved by the NSW Department of Planning under the provisions of the original Part 3A approval process. The main differences in the current development are larger building envelopes with few buildings and the removal of the Bellevue Circuit continuation (along the eastern perimeter of the super-lot).

### Proposed Development

Super-lot C comprises an area of 12.15Ha and is bounded by Reconciliation Road to the west, Basalt Road to the north, estate drainage swales to the east and to the south. Falls over the site are gradual from west to east at grades in the order of 1%.

The proposed development comprises a number of large single level steel framed buildings and ancillary offices. It is proposed to construct Buildings 8 & 9 in the short term (refer to separate application) with construction of buildings 10, 11 and 12 as part of future developments.

The proposed development sites have provision for truck parking and unloading via on grade and recessed docks, car parking is provided and complete access around the warehouse structures has been catered for fire trucks.

### Estate Stormwater Drainage & Water Quality System

Extensive infrastructure was constructed as part of the SEL Estate works. This included a comprehensive stormwater management system which includes an in-ground piped network, open drainage channels, estate water quality basin and stormwater detention basin.

Stormwater from each super-lot will be conveyed, via in-ground piped drainage (which traverses roadway alignments or within sites) to open drainage channels located at the perimeter of the estate. These drainage channels convey stormwater flows, up to and including the Q100 ARI event, in a southerly direction around the perimeter of the estate to the estate-wide water quality bio-retention basin and Widemere Detention Basin.

Provision for on-site detention (OSD) has been provided on an estate level by the 'Widemere Detention Basin'. This results in the runoff from all lots within the estate being attenuated to less than the pre-development flows. In addition the Widemere Detention basin ensures that downstream flooding in Prospect Creek is limited to less than 10mm which results in the developed flows being attenuated to a level much lower than the pre-developed flow.

Provision for water quality has also been provided at an estate level. This comes in the form of an end of line bioretention basin. Table 1 shows the results of the MUSIC analysis over the whole of the estate performed by GHD Consulting Engineers. Super-lot C, with a catchment of 12.15Ha, comprises approximately 10% of the 120Ha estate catchment. The reduction rate is expressed as a percentage and compares the post-development pollutant loads without treatment versus post-development loads with treatment.

	Source	Residual Load	% Reduction	% Target Reduction
<b>Total Suspended Solids (kg/yr)</b>	193,000	25,800	86.6	85
<b>Total Phosphorus (kg/yr)</b>	394	99	74.8	65
<b>Total Nitrogen (kg/yr)</b>	2760	1430	48.1	45
<b>Gross Pollutants (kg/yr)</b>	24200	1180	95.1	90

*Table 1. Estate MUSIC analysis results*

The estate model results indicate that, through the use of the various stormwater treatment measures in the treatment train, pollutant load reductions for Total Suspended Solids, Total Phosphorous, Total Nitrogen and Gross Pollutants will meet current best practice reduction rates on an overall estate catchment, and hence individual lot/precinct, basis. In addition to the above individual development sites require that site stormwater is pre-treated via gross pollutant trap (GPT) on site prior to discharge into the estate drainage system. An end of line pollution control device will be fitted at each discharge point (treating both hardstand and roofwater) to retain coarse sediments and floating hydrocarbons and it is expected that slightly higher removal rates will be seen for all of the pollutants nominated in Table 1.

The above nominated OSD and water quality systems are based on an impervious site coverage of 86%, hence it is a requirement for all developments to contain a minimum of 14% landscaped or other pervious surfaces.

#### Proposed Stormwater Drainage System

Stormwater management within the proposed Super-lot C development will remain generally in accordance with the approved estate stormwater management strategy.

Stormwater will be conveyed via in-ground piped drainage system to the open drainage channels located on the eastern side of the precinct. Indicative discharge points have been indicated on drawing Co10529.08-MP02 where by the stormwater catchments allowed for by GHD for the estate system have been adopted.

The provision of estate level OSD (Widemere Basin) results in no OSD being required for individual sites within the Estate. As such no OSD is proposed for building developments within Super-lot C.

Stormwater quality for the super-lot will be achieved via the estate level bio-retention basin however, individual development sites require site stormwater to be pre-treated via a GPT on site prior to discharge into the estate drainage system. An end of line pollution control device will be fitted at each discharge point to retain coarse sediments and floating hydrocarbons.

Impervious site coverage over the precinct will be maintained at a level less than or equal to 86% via provision of a minimum of 14% landscaped surfaces. The majority of landscaped surfaces will be provided along the Basalt Road and Reconciliation Drive frontages. As such individual development sites which do not contain large amounts of street frontage may be slightly lower than the required pervious coverage. As however the overall precinct will provide the required pervious coverage, it is considered that, in terms of stormwater management requirements, this objective has been met.

### Conclusion

This Stormwater Management Report has been prepared to support the application for a proposed industrial development which involves an adjustment to the Super-lot C Master Plan layout in the Dexus Estate in the Greystanes Southern Employment Lands.

Stormwater management within the proposed Super-lot C development will remain generally in accordance with the approved estate stormwater management strategy. Stormwater will be conveyed via in-ground piped drainage system to the open drainage channels located on the eastern side of the precinct and impervious surfaces will remain at or below 86% over the precinct. Pre-treatment of stormwater will be performed on site prior to final treatment in the estate bio-retention basin and stormwater attenuation will also be performed in the estate OSD (Widemere) Basin.

It is recommended that the management strategies mentioned in this report be incorporated into the future detailed design. Detailed design may result in changes to the concept however design criteria will be followed.

Yours faithfully

**COSTIN ROE CONSULTING PTY LTD**

A handwritten signature in black ink, appearing to read 'M. Wilson', with a stylized, flowing script.

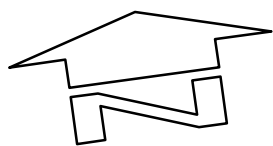
**MARK WILSON**

Senior Design Engineer

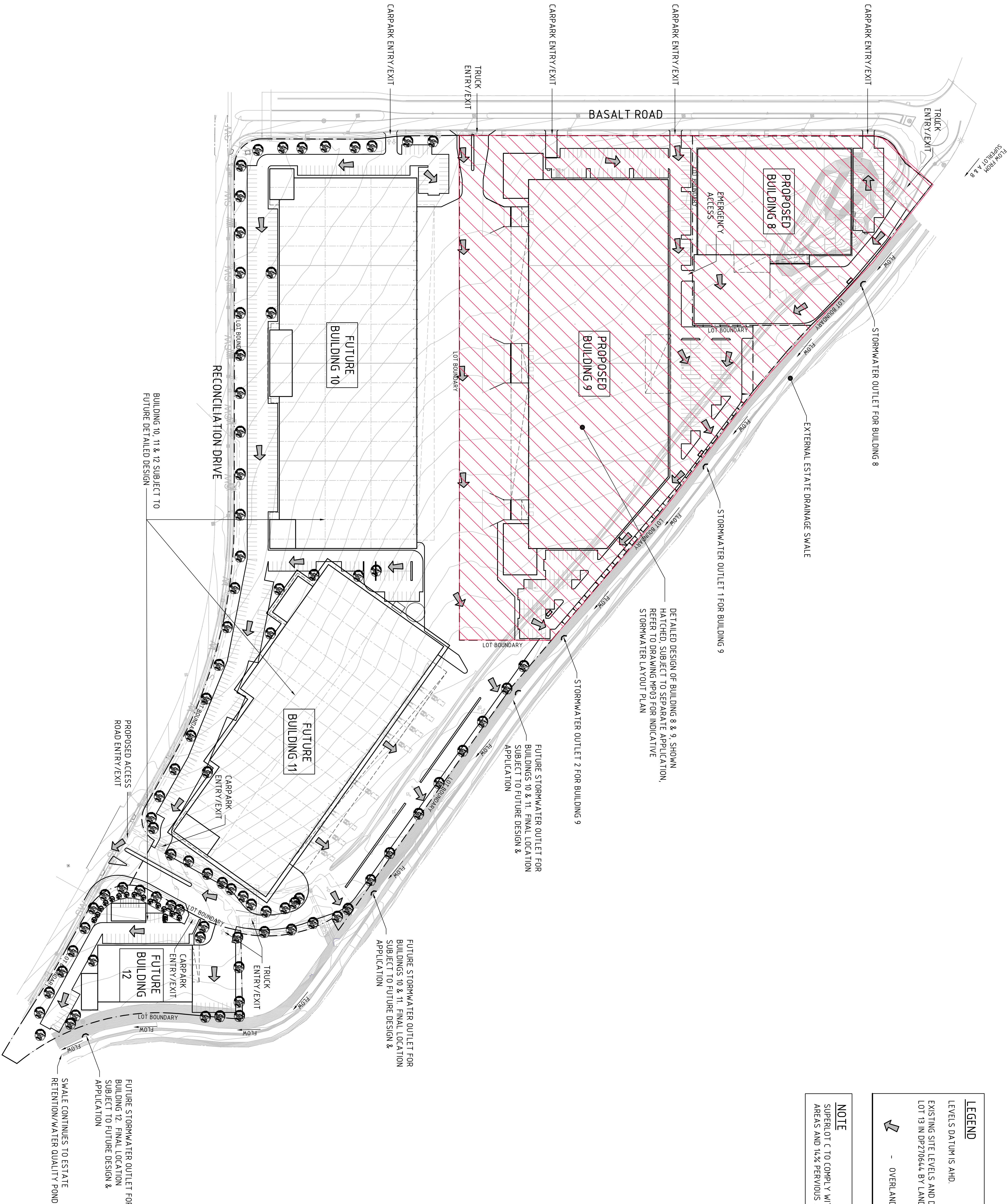








PRECINCT B  
OPPOSITE SIDE OF  
BASALT ROAD



OVERLAND FLOW PATH

NOTE  
SUPERLOT C TO COMPLY WITH REQUIREMENT OF MAX. 86% IMPERVIOUS AREAS AND 14% PERVIOUS AREA

LEGEND

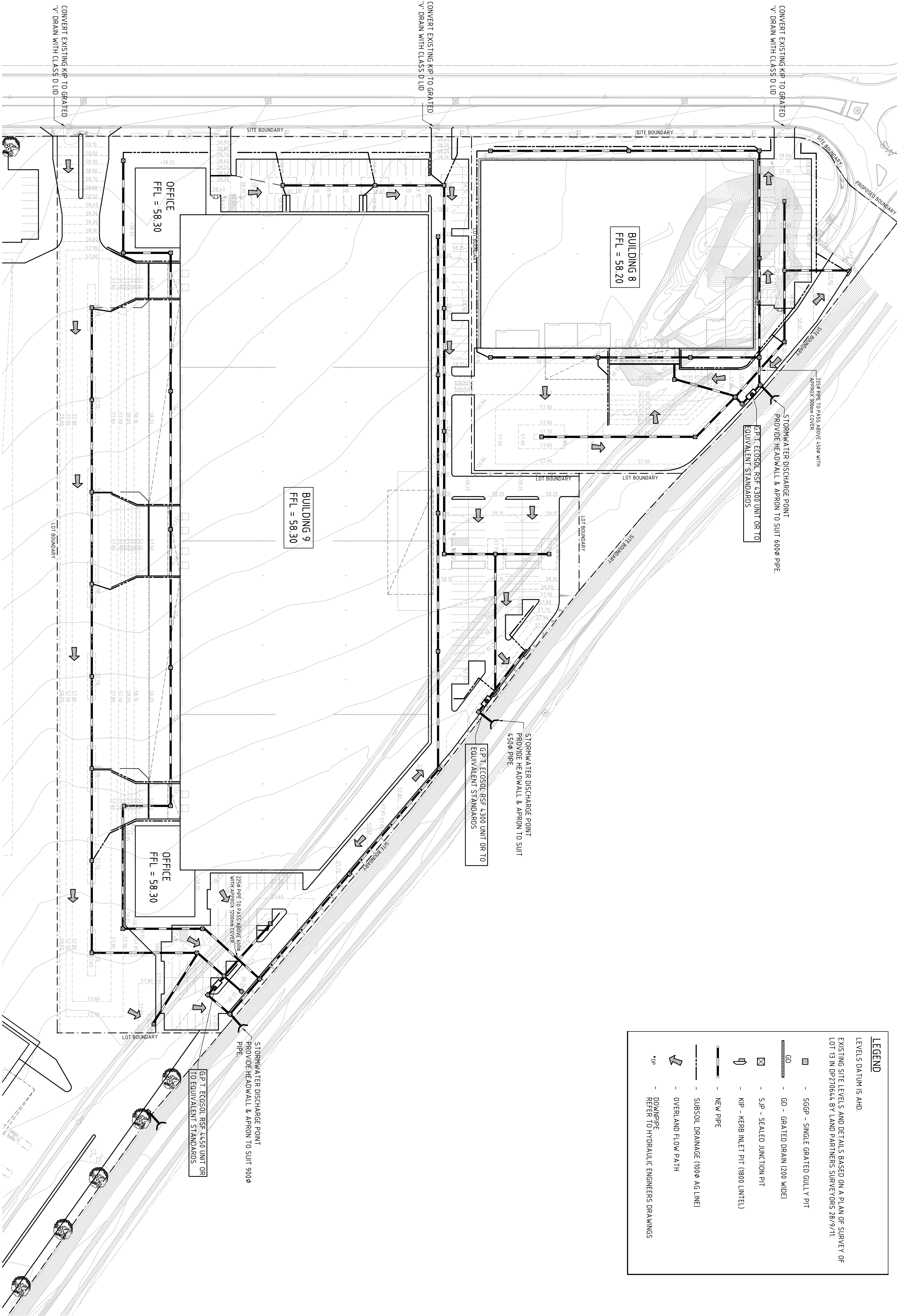
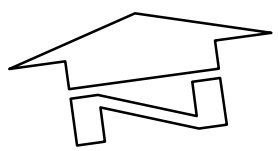
LEVELS DATUM IS AHD  
EXISTING SITE LEVELS AND DETAILS BASED ON A PLAN OF SURVEY OF LOT 13 IN DP270644 BY LAND PARTNERS SURVEYORS 28/9/11.

SUPERLOT C MASTERPLAN  
1:1000

FOR DEVELOPMENT APPLICATION

				ARCHITECT				CLIENT				PROJECT				CONSULTING ENGINEERS				DRAWING TITLE			
				CONCEPT ARCHITECTURE				HANSEN YUNCKEN				SUPERLOT C				Costin Roe Consulting Pty Ltd.				SUPERLOT C SITE MASTERPLAN			
				P.O. BOX 3473				BASALT ROAD/GREYSTANES ESTATE				DESIGNED (DRAWN)				Level 1, 8 Windmill Street							
				RHODES, NSW				LEVEL 6, 15 BOURKE ROAD				CHECKED (SIZE SCALE)				Level 1, 8 Windmill Street							
				DATE				DATE				BY (AS SHOWN)				email: matt@costinroe.com.au							
FOR DEVELOPMENT APPLICATION				01/2/11				A				10/1/11				Cot0529.08-MP02				A			
AMENDMENTS				DATE				DATE				Cot0529.08-MP02				A				A			



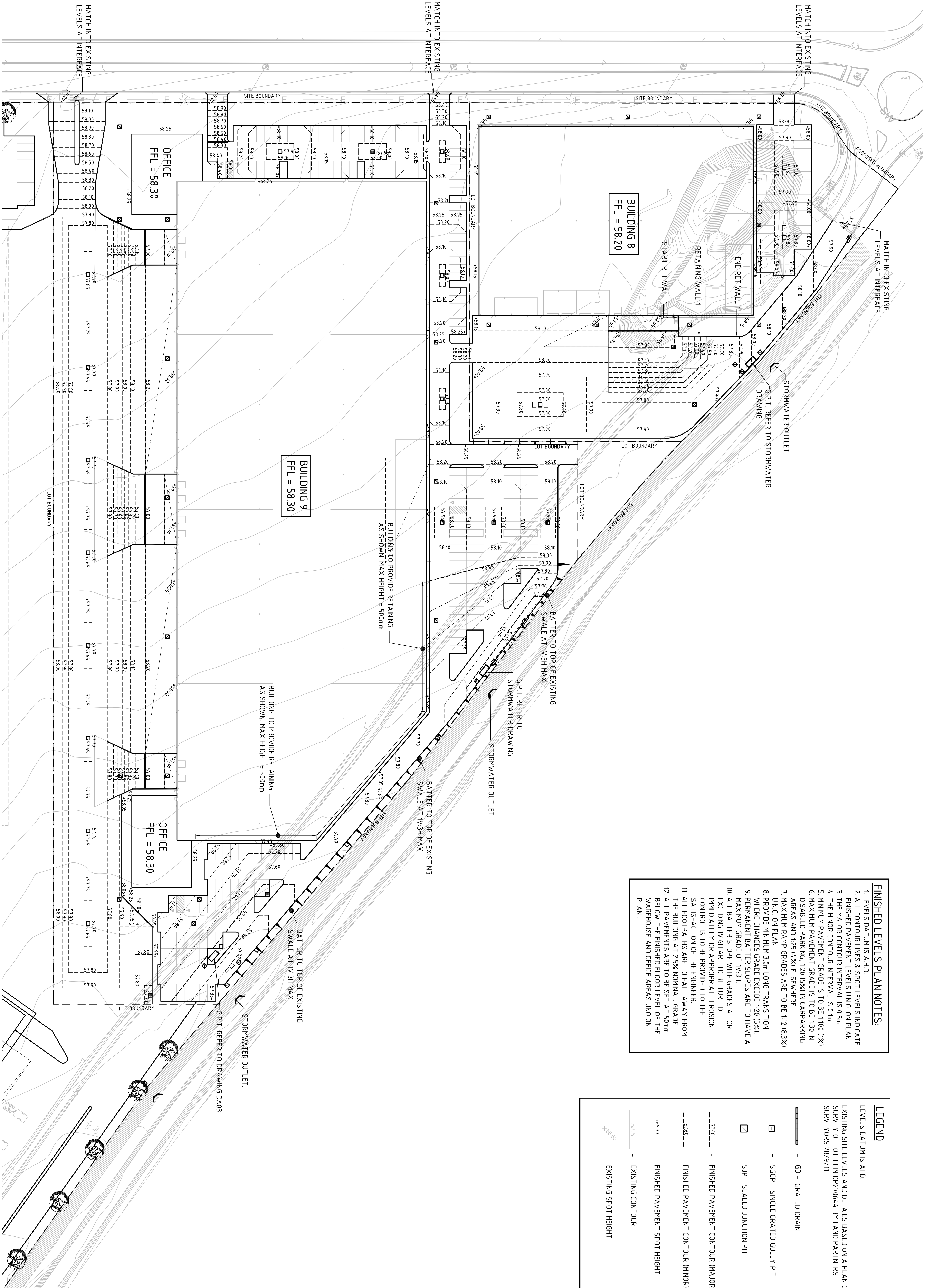


INDICATIVE STORMWATER LAYOUT PLAN - BUILDING 8 & 9  
1:500

FOR DEVELOPMENT APPLICATION

FOR DEVELOPMENT APPLICATION				ARCHITECT				CLIENT				PROJECT				DRAWING TITLE			
AMENDMENTS				CONCEPT ARCHITECTURE				Hansen Yuncken				SUPERLOT C				INDICATIVE STORMWATER PLAN			
DATE				P.O. BOX 3473				BASALT ROAD GREYSTAINES ESTATE				DESIGNED (DRAWN)				BUILDING 8 & 9			
DATE				RHODES, NSW				GREYSTAINES, NSW				CHECKED (SIZE SCALE)				B1 AS SHOWN			
DATE				Hansen Yuncken Pty Ltd				Level 1, 8 Windmill Street				DATE				15/11/21			
DATE				A				LEVEE 6, 15 BOURKE ROAD				Q10 REF:				C010529-08-MP03			
DATE				AMENDMENTS				MASCOT NSW 2020				M.W.				K.C.			
DATE				01/2/21				MASCOT NSW 2020				DATE				15/11/21			
DATE				A				MASCOT NSW 2020				Q10 REF:				C010529-08-MP03			
DATE				AMENDMENTS				MASCOT NSW 2020				M.W.				K.C.			
DATE				01/2/21				MASCOT NSW 2020				DATE				15/11/21			
DATE				A				MASCOT NSW 2020				Q10 REF:				C010529-08-MP03			
DATE				AMENDMENTS				MASCOT NSW 2020				M.W.				K.C.			
DATE				01/2/21				MASCOT NSW 2020				DATE				15/11/21			
DATE				A				MASCOT NSW 2020				Q10 REF:				C010529-08-MP03			
DATE				AMENDMENTS				MASCOT NSW 2020				M.W.				K.C.			
DATE				01/2/21				MASCOT NSW 2020				DATE				15/11/21			
DATE				A				MASCOT NSW 2020				Q10 REF:				C010529-08-MP03			
DATE				AMENDMENTS				MASCOT NSW 2020				M.W.				K.C.			
DATE				01/2/21				MASCOT NSW 2020				DATE				15/11/21			
DATE				A				MASCOT NSW 2020				Q10 REF:				C010529-08-MP03			
DATE				AMENDMENTS				MASCOT NSW 2020				M.W.				K.C.			
DATE				01/2/21				MASCOT NSW 2020				DATE				15/11/21			
DATE				A				MASCOT NSW 2020				Q10 REF:				C010529-08-MP03			
DATE				AMENDMENTS				MASCOT NSW 2020				M.W.				K.C.			
DATE				01/2/21				MASCOT NSW 2020				DATE				15/11/21			
DATE				A				MASCOT NSW 2020				Q10 REF:				C010529-08-MP03			
DATE				AMENDMENTS				MASCOT NSW 2020				M.W.				K.C.			
DATE				01/2/21				MASCOT NSW 2020				DATE				15/11/21			
DATE				A				MASCOT NSW 2020				Q10 REF:				C010529-08-MP03			
DATE				AMENDMENTS				MASCOT NSW 2020				M.W.				K.C.			
DATE				01/2/21				MASCOT NSW 2020				DATE				15/11/21			
DATE				A				MASCOT NSW 2020				Q10 REF:				C010529-08-MP03			
DATE				AMENDMENTS				MASCOT NSW 2020				M.W.				K.C.			
DATE				01/2/21				MASCOT NSW 2020				DATE				15/11/21			
DATE				A				MASCOT NSW 2020				Q10 REF:				C010529-08-MP03			
DATE				AMENDMENTS				MASCOT NSW 2020				M.W.				K.C.			
DATE				01/2/21				MASCOT NSW 2020				DATE				15/11/21			
DATE				A				MASCOT NSW 2020				Q10 REF:				C010529-08-MP03			
DATE				AMENDMENTS				MASCOT NSW 2020				M.W.				K.C.			
DATE				01/2/21				MASCOT NSW 2020				DATE				15/11/21			
DATE				A				MASCOT NSW 2020				Q10 REF:				C010529-08-MP03			
DATE				AMENDMENTS				MASCOT NSW 2020				M.W.				K.C.			
DATE				01/2/21				MASCOT NSW 2020				DATE				15/11/21			
DATE				A				MASCOT NSW 2020				Q10 REF:				C010529-08-MP03			
DATE				AMENDMENTS				MASCOT NSW 2020				M.W.				K.C.			
DATE				01/2/21				MASCOT NSW 2020				DATE				15/11/21			
DATE				A				MASCOT NSW 2020				Q10 REF:				C010529-08-MP03			
DATE				AMENDMENTS				MASCOT NSW 2020				M.W.				K.C.			
DATE				01/2/21				MASCOT NSW 2020				DATE				15/11/21			
DATE				A				MASCOT NSW 2020				Q10 REF:				C010529-08-MP03			
DATE				AMENDMENTS				MASCOT NSW 2020				M.W.				K.C.			
DATE				01/2/21				MASCOT NSW 2020				DATE				15/11/21			
DATE				A				MASCOT NSW 2020				Q10 REF:				C010529-08-MP03			
DATE				AMENDMENTS				MASCOT NSW 2020				M.W.				K.C.			
DATE				01/2/21				MASCOT NSW 2020				DATE				15/11/21			
DATE				A				MASCOT NSW 2020				Q10 REF:				C010529-08-MP03			
DATE				AMENDMENTS				MASCOT NSW 2020				M.W.				K.C.			
DATE				01/2/21				MASCOT NSW 2020				DATE				15/11/21			
DATE				A				MASCOT NSW 2020				Q10 REF:				C010529-08-MP03			
DATE				AMENDMENTS				MASCOT NSW 2020				M.W.				K.C.			
DATE				01/2/21				MASCOT NSW 2020				DATE				15/11/21			
DATE				A				MASCOT NSW 2020				Q10 REF:				C010529-08-MP03			
DATE				AMENDMENTS				MASCOT NSW 2020				M.W.				K.C.			
DATE				01/2/21				MASCOT NSW 2020				DATE				15/11/21			
DATE				A				MASCOT NSW 2020				Q10 REF:				C010529-08-MP03			
DATE				AMENDMENTS				MASCOT NSW 2020				M.W.				K.C.			
DATE				01/2/21				MASCOT NSW 2020				DATE				15/11/21			
DATE				A				MASCOT NSW 2020				Q10 REF:				C010529-08-MP03			
DATE				AMENDMENTS				MASCOT NSW 2020				M.W.				K.C.			
DATE				01/2/21				MASCOT NSW 2020				DATE				15/11/21			
DATE				A				MASCOT NSW 2020				Q10 REF:				C010529-08-MP03			
DATE				AMENDMENTS				MASCOT NSW 2020				M.W.				K.C.			
DATE				01/2/21				MASCOT NSW 2020				DATE				15/11/21			
DATE				A				MASCOT NSW 2020				Q10 REF:				C010529-08-MP03			
DATE				AMENDMENTS				MASCOT NSW 2020				M.W.				K.C.			
DATE				01/2/21				MASCOT NSW 2020				DATE				15/11/21			
DATE				A				MASCOT NSW 2020				Q10 REF:				C010529-08-MP03			
DATE				AMENDMENTS				MASCOT NSW 2020				M.W.				K.C.			
DATE				01/2/21				MASCOT NSW 2020				DATE				15/11/21			
DATE				A				MASCOT NSW 2020				Q10 REF:				C010529-08-MP03			
DATE				AMENDMENTS				MASCOT NSW 2020				M.W.				K.C.			
DATE				01/2/21				MASCOT NSW 2020				DATE				15/11/21			
DATE				A				MASCOT NSW 2020				Q10 REF:				C010529-08-MP03			
DATE				AMENDMENTS				MASCOT NSW 2020				M.W.				K.C.			
DATE				01/2/21				MASCOT NSW 2020				DATE				15/11/21			
DATE				A				MASCOT NSW 2020				Q10 REF:				C010529-08-MP03			
DATE				AMENDMENTS				MASCOT NSW 2020				M.W.				K.C.			
DATE				01/2/21				MASCOT NSW 2020				DATE				15/11/21			
DATE				A				MASCOT NSW 2020				Q10 REF:				C010529-08-MP03			
DATE				AMENDMENTS				MASCOT NSW 2020				M.W.				K.C.			
DATE				01/2/21				MASCOT NSW 2020				DATE				15/11/21			
DATE				A				MASCOT NSW 2020				Q10 REF:				C010529-08-MP03			
DATE				AMENDMENTS				MASCOT NSW 2020				M.W.				K.C.			
DATE				01/2/21				MASCOT NSW 2020				DATE				15/11/21			
DATE				A				MASCOT NSW 2020				Q10 REF:				C010529-08-MP03			
DATE				AMENDMENTS				MASCOT NSW 2020				M.W.				K.C.			
DATE				01/2/21				MASCOT NSW 2020				DATE				15/11/21			
DATE				A				MASCOT NSW 2020				Q10 REF:				C010529-08-MP03			
DATE				AMENDMENTS				MASCOT NSW 2020				M.W.				K.C.			
DATE				01/2/21				MASCOT NSW 2020				DATE				15/11/21			
DATE				A				MASCOT NSW 2020				Q10 REF:				C010529-08-MP03			
DATE				AMENDMENTS				MASCOT NSW 2020				M.W.				K.C.			
DATE				01/2/21				MASCOT NSW 2020				DATE				15/11/21			
DATE				A				MASCOT NSW 2020				Q10 REF:				C010529-08-MP03			
DATE				AMENDMENTS				MASCOT NSW 2020				M.W.				K.C.			
DATE				01/2/21				MASCOT NSW 2020				DATE				15/11/21			
DATE				A				MASCOT NSW 2020				Q10 REF:				C010529-08-MP03			
DATE				AMENDMENTS				MASCOT NSW 2020				M.W.				K.C.			
DATE				01/2/21				MASCOT NSW 2020				DATE				15/11/21			
DATE				A				MASCOT NSW 2020				Q10 REF:				C010529-08-MP03			
DATE				AMENDMENTS				MASCOT NSW 2020				M.W.				K.C.			
DATE				01/2/21				MASCOT NSW 2020				DATE				15/11/21			
DATE				A				MASCOT NSW 2020				Q10 REF:				C010529-08-MP03			
DATE				AMENDMENTS				MASCOT NSW 2020				M.W.				K.C.			
DATE				01/2/21				MASCOT NSW 2020				DATE				15/11/21			
DATE				A				MASCOT NSW 2020				Q10 REF:				C010529-08-MP03			
DATE				AMENDMENTS				MASCOT NSW 2020				M.W.				K.C.			
DATE				01/2/21				MASCOT NSW 2020				DATE				15/11/21			
DATE				A				MASCOT NSW 2020				Q10 REF:				C010529-08-MP03			
DATE				AMENDMENTS				MASCOT NSW 2020				M.W.				K.C.			
DATE				01/2/21				MASCOT NSW 2020				DATE				15/11/21			
DATE				A				MASCOT NSW 2020				Q10 REF:				C010529-08-MP03			
DATE				AMENDMENTS				MASCOT NSW 2020				M.W.				K.C.			
DATE				01/2/21				MASCOT NSW 2020				DATE				15/11/21			
DATE				A				MASCOT NSW 2020				Q10 REF:				C010529-08-MP03			
DATE				AMENDMENTS				MASCOT NSW 2020				M.W.				K.C.			
DATE				01/2/21				MASCOT NSW 2020				DATE				15/11/21			
DATE				A				MASCOT NSW 2020				Q10 REF:				C010529-08-MP03			
DATE				AMENDMENTS				MASCOT NSW 2020				M.W.				K.C.			
DATE				01/2/21				MASCOT NSW 2020				DATE				15/11/21			
DATE				A				MASCOT NSW 2020				Q10 REF:				C010529-08-MP03			
DATE				AMENDMENTS				MASCOT NSW 2020				M.W.				K.C.			
DATE				01/2/21				MASCOT NSW 2020				DATE				15/11/21			
DATE				A				MASCOT NSW 2020				Q10 REF:				C010529-08-MP03			
DATE				AMENDMENTS				MASCOT NSW 2020				M.W.				K.C.			
DATE				01/2/21				MASCOT NSW 2020				DATE				15/11/21			
DATE				A				MASCOT NSW 2020				Q10 REF:				C010529-08-MP03			
DATE				AMENDMENTS				MASCOT NSW 2020				M.W.				K.C.			
DATE				01/2/21				MASCOT NSW 2020				DATE				15/11/21			
DATE				A				MASCOT NSW 2020				Q10 REF:				C010529-08-MP03			
DATE				AMENDMENTS				MASCOT NSW 2020				M.W.				K.C.			
DATE				01/2/21				MASCOT NSW 2020				DATE				15/11/21			
DATE				A				MASCOT NSW 2020				Q10 REF:				C010529-08-MP03			
DATE				AMENDMENTS				MASCOT NSW 2020				M.W.				K.C.			
DATE				01/2/21				MASCOT NSW 2020				DATE				15/11/21			
DATE				A				MASCOT NSW 2020				Q10 REF:				C010529-08-MP03			
DATE				AMENDMENTS				MASCOT NSW 2020				M.W.				K.C.			
DATE				01/2/21				MASCOT NSW 2020				DATE				15/11/21			
DATE				A				MASCOT NSW 2020				Q10 REF:				C010529-08-MP03			
DATE				AMENDMENTS				MASCOT NSW 2020				M.W.				K.C.			
DATE				01/2/21				MASCOT NSW 2020				DATE				15/11/21			
DATE				A				MASCOT NSW 2020				Q10 REF:				C010529-08-MP03			
DATE				AMENDMENTS				MASCOT NSW 2020				M.W.				K.C.			
DATE				01/2/21				MASCOT NSW 2020				DATE				15/11/21			
DATE				A				MASCOT NSW 2020				Q10 REF:				C010529-08-MP03			
DATE				AMENDMENTS				MASCOT NSW 2020				M.W.				K.C.			
DATE				01/2/21				MASCOT NSW 2020				DATE				15/11/21			
DATE				A				MASCOT NSW 2020				Q10 REF:				C010529-08-MP03			
DATE				AMENDMENTS				MASCOT NSW 2020				M.W.				K.C.			
DATE				01/2/21				MASCOT NSW 2020				DATE				15/11/21			
DATE				A				MASCOT NSW 2020				Q10 REF:				C010529-08-MP03			
DATE				AMENDMENTS				MASCOT NSW 2020				M.W.				K.C.			
DATE				01/2/21				MASCOT NSW 2020				DATE				15/11/21			
DATE				A				MASCOT NSW 2020				Q10 REF:				C010529-08-MP03			
DATE				AMENDMENTS				MASCOT NSW 2020				M.W.				K.C.			
DATE				01/2/21				MASCOT NSW 2020				DATE				15/11/21			
DATE				A				MASCOT NSW 2020				Q10 REF:				C010529-08-MP03			
DATE				AMENDMENTS				MASCOT NSW 2020				M.W.				K.C.			
DATE				01/2/21				MASCOT NSW 2020				DATE				15/11/21			
DATE				A				MASCOT NSW 2020				Q10 REF:				C010529-08-MP03			
DATE				AMENDMENTS				MASCOT NSW 2020				M.W.				K.C.			
DATE				01/2/21				MASCOT NSW 2020				DATE				15/11/21			
DATE				A				MASCOT NSW 2020				Q10 REF:				C010529-08-MP03			
DATE				AMENDMENTS				MASCOT NSW 2020				M.W.				K.C.			
DATE				01/2/21				MASCOT NSW 2020				DATE				15/11/21			
DATE				A				MASCOT NSW 2020				Q10 REF:				C010529-08-MP03			
DATE				AMENDMENTS				MASCOT NSW 2020				M.W.				K.C.			
DATE				01/2/21				MASCOT NSW 2020				DATE				15/11/21			
DATE				A				MASCOT NSW 2020				Q10 REF:				C010529-08-MP03			
DATE				AMENDMENTS				MASCOT NSW 2020				M.W.				K.C.			
DATE				01/2/21				MASCOT NSW 2020				DATE				15/11/21			





FINISHED LEVELS PLAN NOTES:

1. LEVELS DATUM IS AHD
2. ALL CONTOUR LINES & SPOT LEVELS INDICATE FINISHED PAVEMENT LEVELS UNDO ON PLAN.
3. THE MAJOR CONTOUR INTERVAL IS 0.5m
4. THE MINOR CONTOUR INTERVAL IS 0.1m
5. MINIMUM PAVEMENT GRADE IS TO BE 1:100 (1%)
6. MAXIMUM PAVEMENT GRADE IS TO BE 1:30 IN DISABLED PARKING, 1:20 (5%) IN CARPARKING AREAS AND 1:25 (4%) ELSEWHERE.
7. MAXIMUM RAMP GRADES ARE TO BE 1:12 (8.3%) UNDO ON PLAN
8. PROVIDE MINIMUM 3.0m LONG TRANSITION WHERE CHANGES GRADE EXCEED 1:20 (5%).
9. PERMANENT BATTER SLOPES ARE TO HAVE A MAXIMUM GRADE OF 1V:3H.
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 50mm BELOW THE FINISHED FLOOR LEVEL OF THE WAREHOUSE AND OFFICE AREAS UNDO ON PLAN.

LEGEND



LEVELS DATUM IS AHD.

EXISTING SITE LEVELS AND DETAILS BASED ON A PLAN OF SURVEY OF LOT 13 IN DP270644, BY LAND PARTNERS SURVEYORS 28/9/11.

- GD - GRADED DRAIN
- SGP - SINGLE GRADED GULLY PIT
- SJP - SEALED JUNCTION PIT
- FINISHED PAVEMENT CONTOUR (MAJOR)
- FINISHED PAVEMENT CONTOUR (MINOR)
- FINISHED PAVEMENT SPOT HEIGHT
- EXISTING CONTOUR
- EXISTING SPOT HEIGHT

INDICATIVE FINISHED LEVELS PLAN - BUILDING 8 & 9  
1500

FOR DEVELOPMENT APPLICATION

				ARCHITECT								DRAWING TITLE							
				CONCEPT ARCHITECTURE								INDICATIVE FINISHED LEVELS							
				P.O. BOX 3473								PLAN - BUILDINGS 8 & 9							
				RHODES, NSW															
FOR DEVELOPMENT APPLICATION																			
AMENDMENTS		DATE		ISSUE		AMENDMENTS		DATE		ISSUE		DRAWING No		ISSUE					
		01/12/11		A								C010529-08-MP04		A					
 <p>HANSEN YUNCKEN Pty Ltd LEVEL 6, 15 BOURKE ROAD MASCOT NSW 2020</p>												CLIENT				 <p>ACEA AUSTRALIAN CONSULTING ENGINEERS ASSOCIATION MEMBER</p>			
												PROJECT				Costin Roe Consulting Pty Ltd, Consulting Engineers Level 1, 8 Windmill Street Malah Bay, Sydney NSW 2000 Tel: (02) 861-7888 Fax: (02) 861-7881 email: mulholland@costinroe.com.au @			
												SUPERLOT C				JOS 001 006 046			
												BASALT ROAD GREYSTANES ESTATE							
												GREYSTANES, NSW							
DESIGNED		DRAWN		DATE		CHECKED		SIZE		SCALE		CDD REF:							
M W		15/11/11		15/11/11		B1		A3		SHOWN		C010529-08-MP04							
Value in Engineering and Management												