# **60-78 REGENT STREET, REDFERN**

#### GENERAL NOTES

- 1. Contractor must verify all dimensions and existing levels on site prior to commencement of works. Any discrepancies to be reported to the Fngineer
- Strip all topsoil from the construction area. All stripped topsoil shall
- Strip all topsail from the construction area. All stripped topsail shall be disposed of off-site unbest directed otherwise.
   Make smooth connection with all existing works.
   Compact subgrade under buildings and povements to minimum 98% standard maximum dry density in accordance with As 1289 5.1.1. Compaction under buildings to extend 2m minimum beyond building
- footprint. 5. All work on public property, property which is to become public All work on public property, property which is to become public property, or any work which is to come under the control of the Statutory Authority is to be carried out in accordance with the requirements of the relevant Authority. The Contractor shall obtain these requirements from the Authority. Miner the requirements of the Authority are different to the drawings and specifications, the requirements of the Authority shall be applicable.
   For all temporary batters refer to geatechnical recommendations.

#### REFERENCE DRAWINGS

- 1. These drawings have been based from, and to be read in conjunction with the following Consultants drawings. Any conflict to the drawings must be notified immediately to the Engineer. Consultant Dwg Title Dwg No Rev Date
- BATESSMART PODIUM LEVEL 1 S11798 3 29.09.14 DENNY LINKER SURVEY 140732 1 25.08.12

#### SURVEY AND SERVICES INFORMATION SURVEY

: PM 53329 Origin of levels Datum of levels Datum of levels : A.H.D. AUSTRALIAN HEIGHT DATUM Coordinate system : MGA coorainate system : MGA Survey prepared by : DENNY LINKER & CO Setout Points : CONTACT THE SURVEYOR

Taylor Thomson Whitting does not guarantee that the survey information shown on these drawings is accurate and will accept no liability for any inaccuracies in the survey information provided to us from any cause whatsoever.

UNDERGROUND SERVICES - WARNING The locations of underground services shown on Taylor Thomson

Whittings drawings have been plotted from diagrams provided by service authorities. This information has been prepared solely for the authorities own use and may not necessarily be updated or accurate. The position of services as recorded by the authority at the time of installation may not reflect changes in the physical environment subsequent to installation.

#### Taylor Thomson Whitting does not guarantee that the services

Information shown on these drawings shows more than the presence or absence of services, and will accept no liability for inaccuracies in the services information shown from any cause whatsoever. The Contractor must confirm the exact location and extent of

services prior to construction and notify any conflict with the drawings immediately to the Engineer/Superintendent. The contractor is to aet approval from the relevant state survey

department, to remove/adjust any survey mark. This includes but is no limited to: State Survey Marks (SSM), Permanent Marks (PM), cadastral narks or any other survey mark which is to be removed or

Taylor Thomson Whitting plans do not indicate the presence of any survey mark. The contractor is to undertake their own search.

- BOUNDARY AND EASEMENT NOTE
- The property boundary and easement locations shown on Taylor Thomson Whitting drawing's have been based from information eceived from : GEOMETRA CONSULTING
- Taylor Thomson Whitting makes no guarantees that the boundary or easement information shown is correct. Taylor Thomson Whitting will accept no liabilities for boundary inaccuracies. The contractor/builder is advised to check/confirm all boundaries in relation to all proposed work prior to the commencement of construction. Boundary inaccuracies found are to be reported to the superintendent prior to construction starting.

#### STORMWATER DRAINAGE NOTES 1 Stormwater Design Criteria :

- (A) Average recurrence interval –

   1:100 years for roof drainage to first external pit
   1:20 years for paved and landscaped areas
   (B) Rainfall intensities –
   Time of concentration: 6 minutes

- lime of concentration: 6 minutes 1:100 years = 243 mm/hr 1:20 years = 188 mm/hr (C) Runoff coefficients -Roof areas: Cao = 1.0 Roads and paved areas: Cao = 0.55 Landscaped areas: Cao = 0.55

- Pipes 300 dia and larger to be reinforced concrete Class "2" approved spigot and socket with rubber ring joints U.N.O.
   Pipes up to 300 dia shall be sever grade uPVC with solvent
- welded joints. 4. Equivalent strength VCP or FRP pipes may be used subject
- 4. Equivalent strength VCP or FRP pipes may be used subject to approval.
  5. Precost pils may be used external to the building subject to approval by Engineer
  6. Enforgers, connections and junctions to be manufactured fittings where pipes are less than 300 dia.
  7. Where subsoil drains pass under floor slobe and vehicular powements, unslotted uPVC sever grade pipe is to be used.
  8. Grates and covers shall controm with AS 3996–2006, and AS 1428.1 for access requirements.
  9. Pipes are to be installed in accordance with AS 3725. All bedding to be type HZ UN.O. Care is to be taken with levels of stormwater lines. Grades shown are not to be reduced without approval.
  1. All stormwater pipes to be 100 dia t1.0% min full UN.O.
- shown are not to be reduced with the reduced without approval. 11. All stormwater pipes to be 150 dia at 1.0% min fall U.N.O. 12. Subsoil drains to be slotted flexible uPVC U.N.O.
- 13. Adopt invert levels for pipe installation (grades shown are only nominal).

## EROSION AND SEDIMENT CONTROL NOTES

- . All work shall be generally carried out in accordance with (A) Local authority requirements,
   (B) EPA - Pollution control manual for urban stormwater,
- (C) LANDCOM NSW Managing Urban Stormwater: Soils and
- (c) Deboom rule analysis of the standard of the standard stan Standard stand Standard stan
- details may require approval by the relevant authorities. The erosion and sediment control <u>plan</u> shall be implemented and

- The erosion and sediment control <u>lon</u> shall be implemented and adapted to meet the varying situations as work on site progresses. 3. Maintain all erosion and sediment control devices to the satisfaction of the superintendent and the local authority. 4. When starmwater pits are constructed prevent site runoff entering the pits unless sit fances are erected around pits. 5. Minimise the area of site being disturbed at any one time. 6. Protect all stockpiles of materials from soour and erosion. Do not stockpile loose material in roadways, near drainage pits or in watercourses.
- watercourses. All soil and water control measures are to be put back in place at the end of each working day, and modified to best suit site
- conditions. 8. Control water from upstream of the site such that it does not enter the disturbed site
- enter the disturbed site. 9. All construction vehicles shall enter and exit the site via the temporry construction entry/exit. 10. All vehicles leaving the site shall be cleaned and inspected before
- leaving. 11. Maintain all stormwater pipes and pits clear of debris and
- sediment. Inspect stormwater system and clean out after each storm event 12 Clean out all erosion and sediment control devices after each
- Sequence Of Works
- Prior to commencement of excavation the following soil management devices must be installed.
   1.1. Construct silt fences below the site and across all potential
- runoff sites.
- 1.2. Construct temporary construction entry/exit and divert runoff to
- Construct semplane y consolution (and y can be and y can
- overflow. 1.5. Construct turf lined swales.

- Construct turl lined swels.
   Provide sandbag sediment traps upstream of existing pits.
   Construct geotextile fitter pit surround around all proposed pits as they are constructed.
   On completion of powement provide sand bag kerb inlet sediment traps around pits.
   Provide and maintain a strip of turf on both sides of all roads after the scentruction of texts. after the construction of kerbs.

### Contractor to be ownre existing services are located within the site. Location of all services to be verified by the Contractor prior to commencing works. Contractor to confirm with relevant authority regarding measures to be taken to ensure services are protected or procedures are in place to demolish and/or relocate. EXISTING STRUCTURES Contractor to be aware existing structures may exist within the site. To prevent damage to existing structure(s) and/or personnel, site works to be carried out as far as practicably possible from existing structure(s) EXISTING TREES Contractor to be aware existing trees exist within the site which need to be protected. To prevent damage to trees and/or personnel, site works to be carried out as far as practicably possible from existing trees. Advice needs to be sought from Arborist and/or Landscape Architect on measures required to protect trees. GROUNDWATER Contractor to be aware around water levels are close to existing

SAFETY IN DESIGN

EXISTING SERVICES

surface level. Temporary de-watering may be required during construction works. EXCAVATIONS Deep excavations due to stormwater drainage works is required.

- Contractor to ensure safe working procedures are in place for works. Al excavations to be fenced off and batters adequately supported to 1. All basecourse material to comply with RTA specification No 3051 approval of Geotechnical Engineer
  - GROUND CONDITIONS

#### and compacted to minimum 98% modified standard dry density in accordance with AS 1289 5.2.1. 2. All trench backfill material shall be compacted to the same density Contractor to be aware of the site geotechnical conditions as the adjacent material. 3. All service trenches under vehicular pavements shall be backfilled Refer to geotechnical report by (Enviro West) for details.

5.6

1,10

with an approved select material and compacted to a minimum 98% standard maximum dry density in accordance with AS 1289 5.1.1

450 x 450 Class C galvanised mild 8,9

900 x 900 Class C galvanised mild 2,3,7 steel grate hinged to frame

900 x 900 Class C cast iron cover

steel grate hinged to frame

with concrete infi

Gross pollution trap

Existing pit to remain

Stormwater nit flow direction

and line with

Grated drain

-ODP Down pipe

- RP Rodding point

Overland flow path

── ←── ← Grass catch drain

Invert level upstream Pipe size and class

Invert level downstream

Pipe grade Flow (Litres per second)

Intermediate riser with subsoil drainage line (100 dia)

Flushing point with subsoil

drainage line (100 dia)

SITEWORKS LEGEND

IL10.00 600 ø 2 1.25%

Q=345 L/s

IL9.65

GD

----• FP

<\*\*\*\*

SITEWORKS NOTES

PIT SCHEDULE

Type Description

Surface inlet pit

B OSD pit

C GPT

A Surface inlet pi

----**o** R

### HAZARDOUS MATERIALS

TRACARCOUS WITHERALS Existing assesses products & contaminated material may be present on site. Contractor to ensure all hazardous materials are identified prior to commercing works. Safe working practises as per relevant authority to be adopted and appropriate PPC to be used when handling all hazardous materials. Refer to geotechnical/environmental report by (Carles Weah) to detail Cover (Clear Opening) Number (Enviro West) for details.

### CONFINED SPACES

Contractor to be aware of potential hazards due to working in confined spaces such as stormwater pits, trenches and/or tanks. Contractor to provide safe working methods and use appropriate PPE when entering confined spaces.

#### MANUAL HANDLING Contractor to be aware manual handling may be required during

construction. Contractor to take appropriate measures to ensure manual handling procedures and assessments are in place prior to commencing WATER POLLUTION

Contractor to ensure appropriate measures are taken to prevent pollutants from construction works contaminating the surrounding environment. SITE ACCESS/EGRESS Contractor to be aware site works occur in close proximity to

#### footpaths and roadways. Contractor to erect appropriate barriers and signage to protect site personnel and public. VEHICLE MOVEMENT

Contractor to supply and comply with traffic management plan and provide adequate site traffic control including a certified traffic marshall to supervise vehicle movements where necessary.

#### **CIVIL DRAWING LIST**

C01 C02 C03 C04 C05

- Drawing No Drawing Title NOTES AND LEGENDS SHEET
  - STORMWATER SITEWORKS PLAN EROSION AND SEDIMENT CONTROL PLAN DETAIL SHEET 1 OF 2 DETAIL SHEET 2 OF 2

A1 100100 1 2 3 4 5 6 7 8 9 10

				Architect		Project
				BATESSMART	5	60-78 REGENT STREET.
				43 BRISBANE STREET,	Tay day The area a m\A/hitting	REDFERN
				SURRY HILLS,	Taylor monitorino manage	NEDFERN
P2 ISSUE FOR APPROVAL	NB JW 19.11.14			NSW 2010	Consulting Engineers	
P1 ISSUE FOR COMMENTS	NB JW 11.11.14				48 Chandos Street St.Leonards NSW 2065 T: +61 2 9439 7288 F: +61 2 9439 3146 ttwsyd@ttw.com.au	
Rev Description	Eng Draft Date	Rev Description Eng Draft Date	Rev Description Eng Draft Date		Taylor Thomson Whitting (NSW) Pty Ltd. A.C.N. 113 578 377	







This drawing is copyright and is the property of TAYLOR THOMSON WHITTING (NSW) Pty Ltd and must not be used without authorisation THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT NOTES ON DRAWING \$0001

## Contractor to refer to Appendix B of the Civil Specification for the Civil Risk and Solutions Register.

SHEET







#### A1 ......0 1 2 3 4 5 6 7 8 9 10

						Architect			Project	Sheet Subject
						BATESSMART	5		60-78 REGENT STREET.	STORM
						43 BRISBANE STREET,	$\geq$		REDFERN	
						SURRY HILLS.		raylor mornson whitting		PLAN
P2 ISSUE FOR APPROVAL	NB JW 19.11.14					NSW 2010		Consulting Engineers		
P1 ISSUE FOR COMMENT	NB JW 11.11.14							48 Chandos Street St.Leonards NSW 2065 T: +61 2 9439 7288 F: +61 2 9439 3146 ttwsyd@ttw.com.au		
Rev Description	Eng Draft Date	Rev Description	Eng Draft Date	Rev Description	Eng Draft Date			Taylor Thomson Whitting (NSW) Pty Ltd A.C.N. 113 578 377		

This drawing is copyright and is the property of TAYLOR THOMSON WHITING (NSW) Pty Ltd and must not be used without automisation. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT NOTES ON DRAWING S0001





ORMWATER SITEWORKS

Scale: A1	Drawn	Author	ised
1:200	JW		
Job No		Drawing No	Revision
141515		C02	P2



P1 ISSUE FOR COMMENT

Rev Description

NB JW 11.11.14

Eng Draft Date Rev Description

Eng Draft Date Rev Description

Eng Draft Date

This drawing is copyright and is the property of TAYLOR THOMSON WHITTING (NSW) Pty Ltd and must not be used without authorisation THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT NOTES ON DRAWING S0001

#### evision 141515 P2 C03 Plot File Created: Nov 19, 2014 - 9:51am



GRATE AND FRAME OR COVER AS

70





SCALE 1: 10







GRATED DRAIN TYPE A (GDA)



Al humber 1 1 1 1 1 1 1 1 1 1		0	1 3	2 ;	s .	4	5 4	5 7	, ,		0
	Al huntin	<u> </u>	-								

P1 ISSUE FOR COMMENTS	NB JW 11.11.14			48 Chandos Street St.Leonards NSW 2065				001	
P2 ISSUE FOR APPROVAL	NB JW 19.11.14		NSW 2010	Consulting Engineers			141515	C04	P2
			SURRY HILLS.	TaylorThomsonWhitting	REDFERN	1 OF 2	Job No	Drawing No	Revision
			43 BRISBANE STREET,	Tay day The area a w \ / / h itting a	REDFERN				
		 	BATESSMART		60-78 REGENT STREET.	DETAIL SHEET	AS SHOWN	JW	
			Architect	>	Project	Sheet Subject	Scale: A1	Diawii	Autionseu

This drawing is copyright and is the property of TAYLOR THOMSON WHITTING (NSW) Pty Ltd and must not be used without authorisation THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT NOTES ON DRAWING \$0001









Consulting Engineers 48 Chandos Street St.Leonards NSW 2065 T: +61 2 9439 7288 F: +61 2 9439 3146 ttwsyd@ttw.co

Favlor 1

P2 ISSUE FOR APPROVAL

P1 ISSUE FOR COMMENTS

Rev Description

NB JW 19.11.14

NB JW 11.11.14

Eng Draft Date Rev Description

Eng Draft Date Rev Description

Eng Draft Date

This drawing is copyright and is the property of TAYLOR THOMSON WHITTING (NSW) Pty Ltd and must not be used without authorisation THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT NOTES ON DRAWING \$0001



	Plot File Created: Nov 19, 2014 - 9:54am				
	141515		C05	P2	
)F 2	Job No		Drawing No	Revision	
TAIL SHEET	AS SHOWN	JW			
ubject	Scale: A1	Drawn	Authori	sed	