

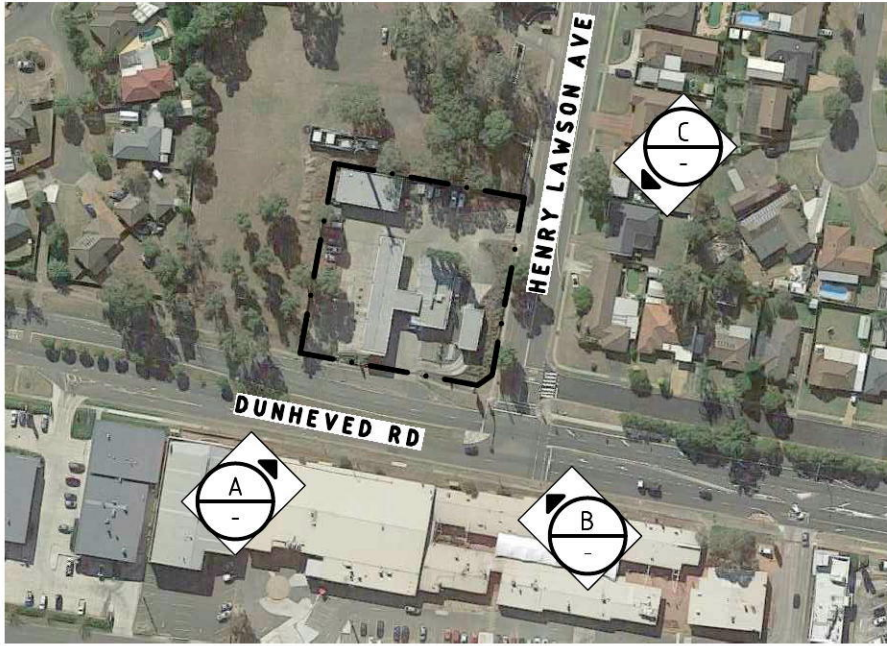
CALTEX

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RETAIL REDEVELOPMENT
DEVELOPMENT APPLICATION
PROJECT OYSTER

WERRINGTON, NSW

CNR DUNHEVED RD & HENRY LAWSON AVE



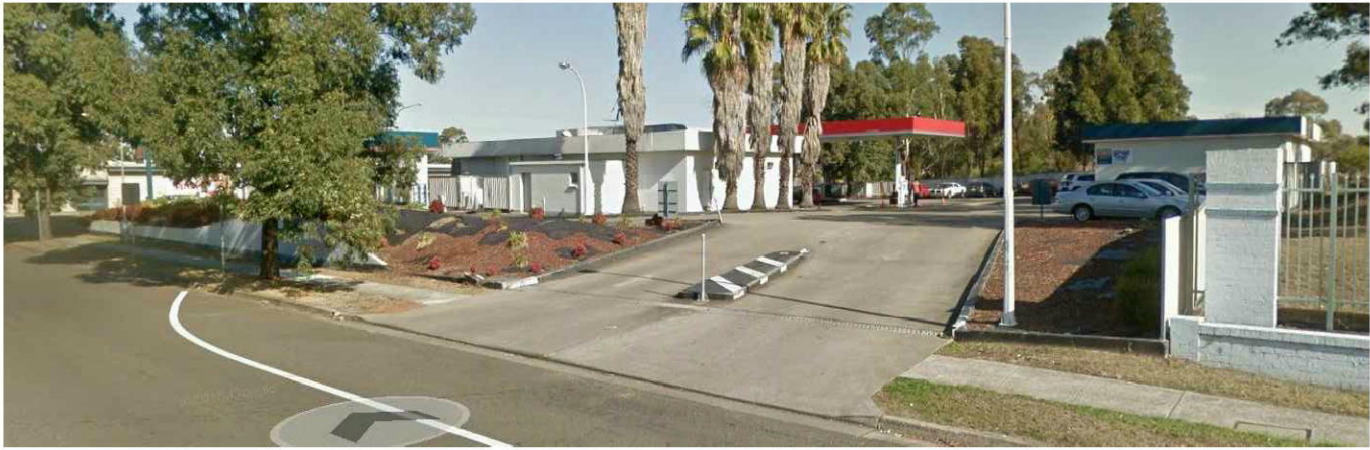
PLAN VIEW
SCALE N.T.S.



VIEW 'A'
SCALE N.T.S.



VIEW 'B'
SCALE N.T.S.



VIEW 'C'
SCALE N.T.S.



RAMAKERS ARCHITECTS PTY LTD ABN 27 002 167 419
SUITE 3, 107-115 PACIFIC HIGHWAY, HORNSBY NSW 2077
TELEPHONE: (02) 9987 1888 FACSIMILE: (02) 9987 2111
EMAIL: admin@ramakers.com.au



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CONSULTANT REF. - 2876

A.01

REV.	BY	DATE	DESCRIPTION OF CHANGE
A	GM	21.03.17	DA ISSUE
REVISION			

PROJECT

WERRINGTON NSW
CNR DUNHEVED RD &
HENRY LAWSON AVE

TITLE

PROJECT OYSTER
EXISTING SITE VIEWS

SCALE

NTS

SIZE

A3

DEVELOPMENT APPLICATION

APPROVED

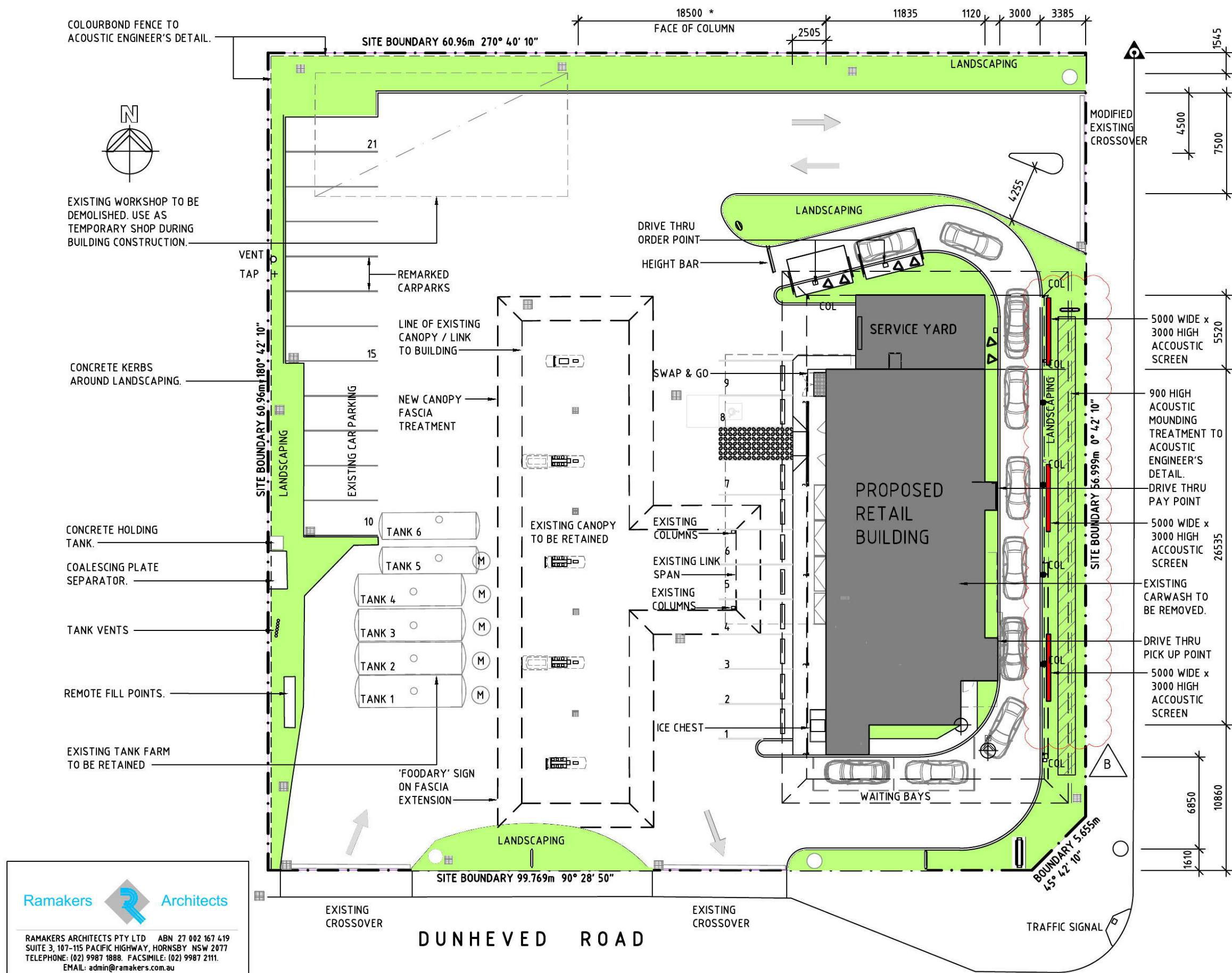
DATE

DRAWING No.

28569-DA03

REV.

A



LEGEND

- NEW YELLOW PAINTED DIRECTIONAL ARROW.
- WHITE 'SYMBOL OF ACCESS' 900 HIGH ON BLUE RECTANGLE 1200 SQ. TO COMPLY WITH AS1428.1
- 100mm WIDE YELLOW PAINTED CAR PARK LINE
- SINGLE FLOOD LIGHT COMPLETE WITH FOOTING & CONNECTION TO EXTERNAL LIGHTING CIRCUIT.
- BLACK CONCRETE TO BE :
- NUTECH - PR 210 BLACK PAVECOAT
(UNDERCOAT DILUTED, FULL STRENGTH TOP COAT)
- FUEL DISPENSER.
- SETOUT POINT.
- EXTENT OF LANDSCAPING
- CONCRETE KERB
- MANHOLE
- 5000 WIDE x 3000 HIGH ACOUSTIC SCREEN
- * CRITICAL DIMENSION

NOTES : CONSTRUCTION

- C.01 FOR BUILDING DIMENSIONS REFER TO FLOOR PLAN.
- C.02 ALL SIGNAGE SHOWN IS INTERNALLY ILLUMINATED UNO.
- C.03 CONFIRM EXACT SITE DIMENSIONS PRIOR TO COMMENCING CONSTRUCTION.
- C.04 MERGE ALL CURVED SECTIONS OF ROAD INTO STRAIGHT SECTIONS.
- C.05 KERB RAMPS SHOWN TO BE AT A MAXIMUM GRADIENT OF 1 IN 8 AND SHALL FULLY COMPLY WITH THE REQUIREMENTS OF A 'KERB RAMP' AS DEFINED IN AS1428.
- C.06 CAR PARKING DIMENSIONS - 5500x2600mm (TYPICAL).
- C.07 REFER TO LANDSCAPING DRAWING FOR ASSOCIATED DETAILS.
- C.08 REFER TO ACOUSTIC ENGINEER'S REPORT FOR ASSOCIATED REQUIREMENTS.

PROPERTY DESCRIPTION

LOT NUMBER : 4
DEPOSITED PLAN NUMBER : DP 565623

Ramakers Architects

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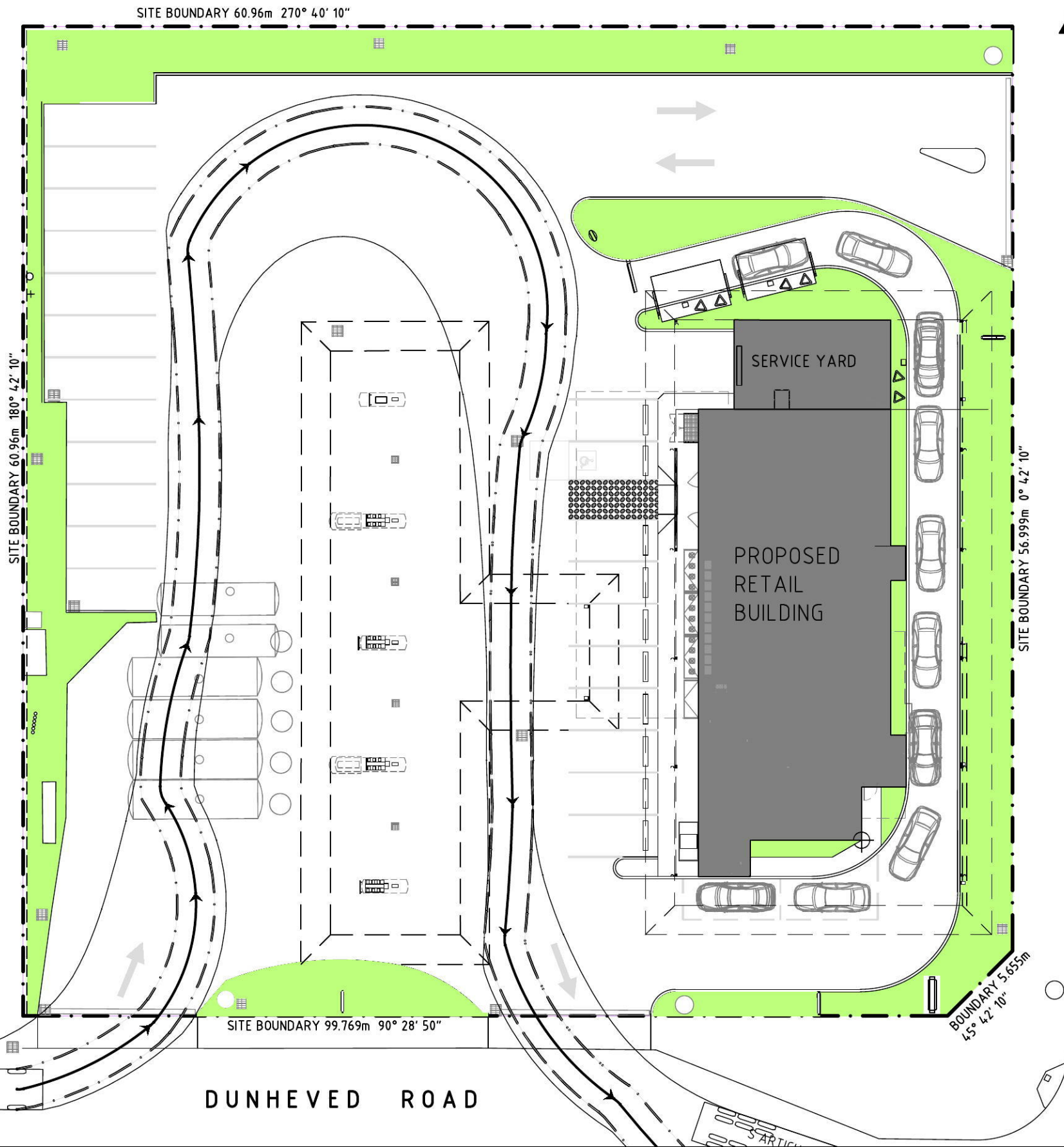
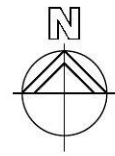
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A	GM	21.03.17	DA ISSUE
B	WP	24.03.17	ACOUSTIC TREATMENT ADDED
REVISION			

PROJECT
WERRINGTON NSW
CNR DUNHEVED RD &
HENRY LAWSON AVE

TITLE
PROJECT OYSTER
SITE PLAN - PROPOSED

SCALE	DEVELOPMENT APPLICATION	
1:300	APPROVED	DATE
SIZE	DRAWING No.	REV.
A3	28569-DA04	B



HENRY LAWSON AVENUE

DUNHEVED ROAD

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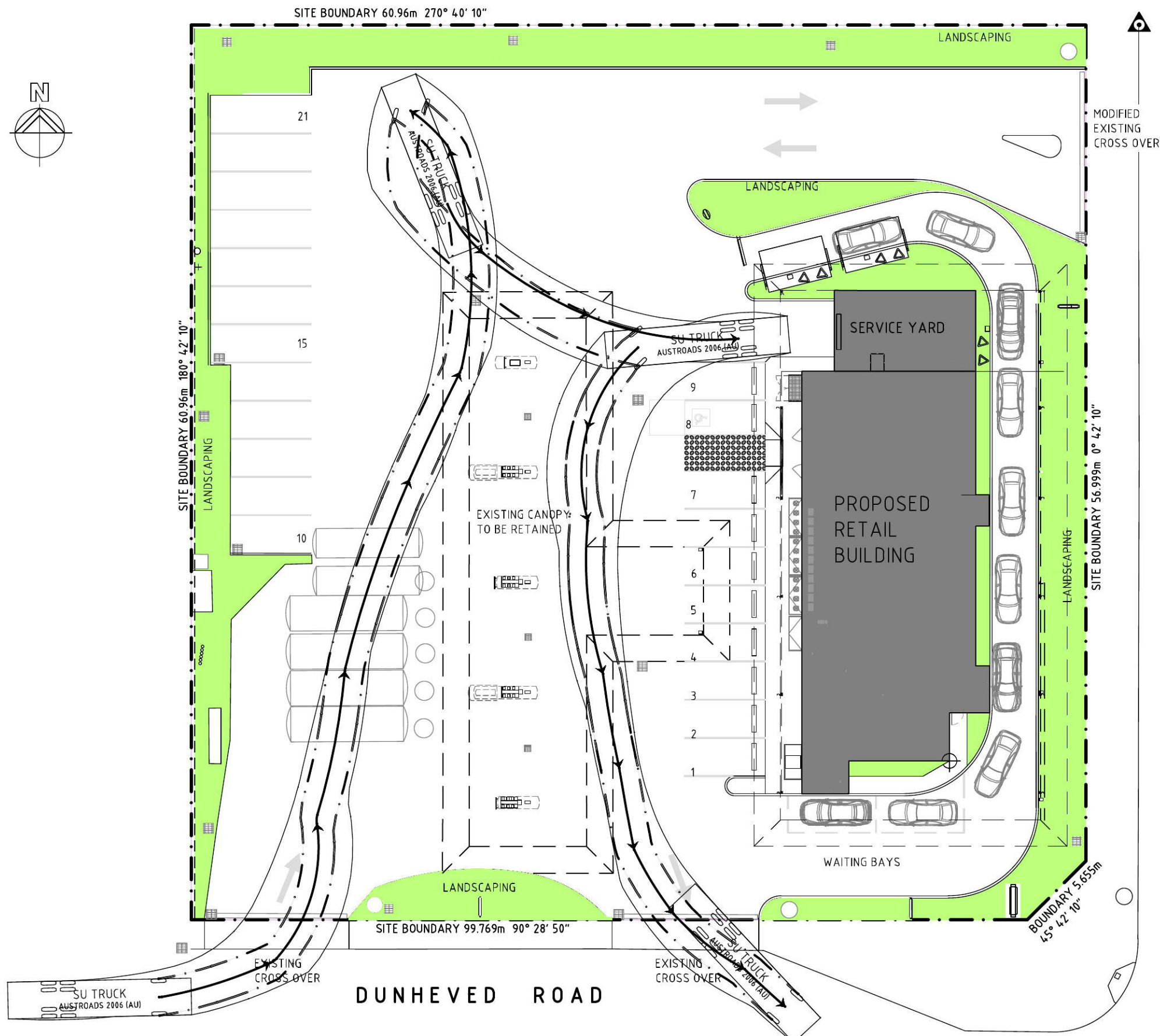
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A	GM	21.03.17	DA ISSUE
REVISION			

PROJECT
WERRINGTON NSW
CNR DUNHEVED RD &
HENRY LAWSON AVE

TITLE
PROJECT OYSTER
SITE PLAN
TANKER TURNING PATH

SCALE			DEVELOPMENT APPLICATION	
1:300			APPROVED	DATE
A3			DRAWING No.	REV.
			28569-DA05	A

0 3m 6 9 12 15



PROPERTY DESCRIPTION
LOT NUMBER : 4
DEPOSITED PLAN NUMBER : DP 565623



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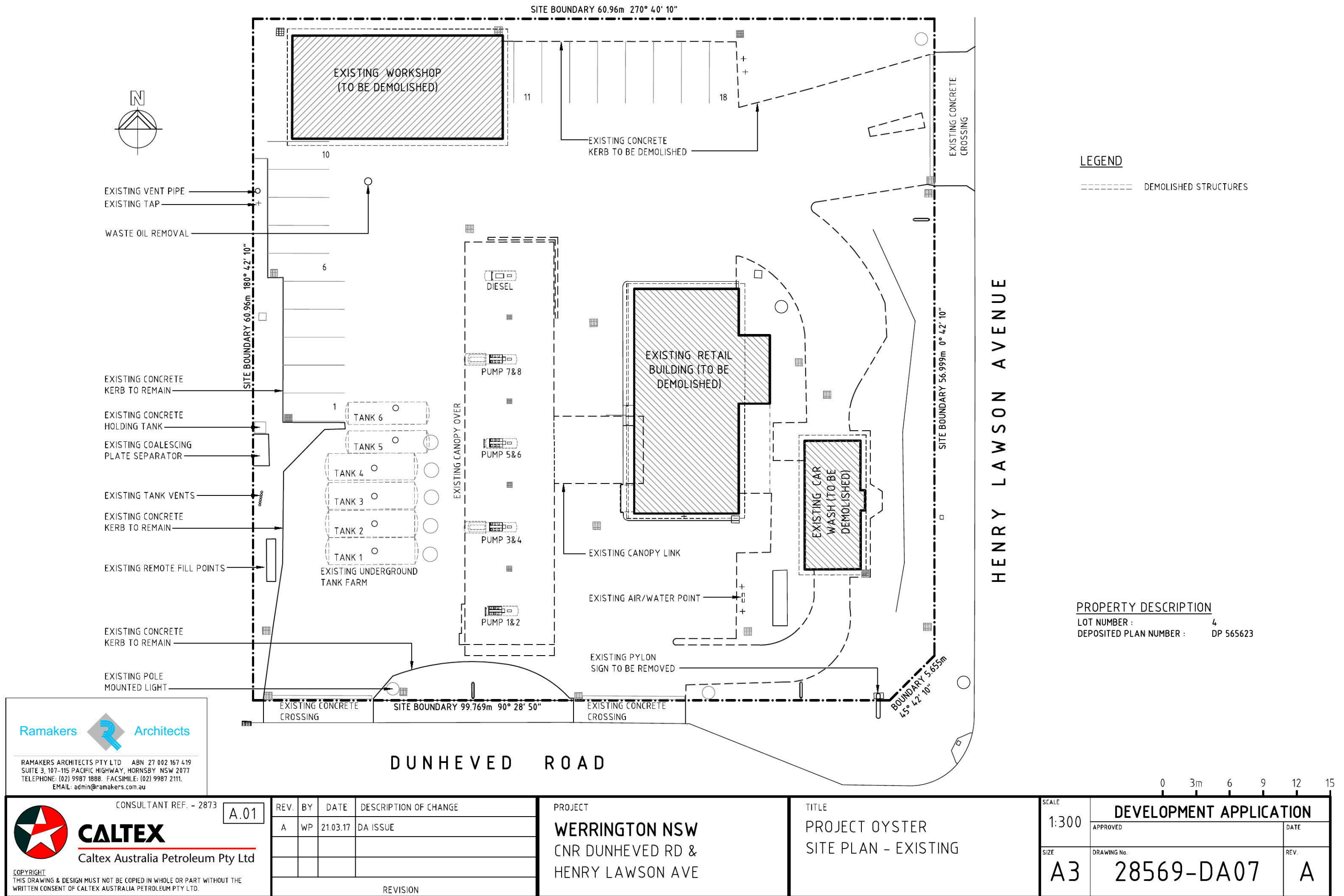
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A	GM	21.03.17	DA ISSUE
REVISION			

PROJECT
WERRINGTON NSW
CNR DUNHEVED RD &
HENRY LAWSON AVE

TITLE
PROJECT OYSTER
SITE PLAN -
REFUSE TRUCK TURNING PATH

SCALE			DEVELOPMENT APPLICATION	
1:300	APPROVED		DATE	
	DRAWING No.		REV.	
A3	28569-DA06		A	



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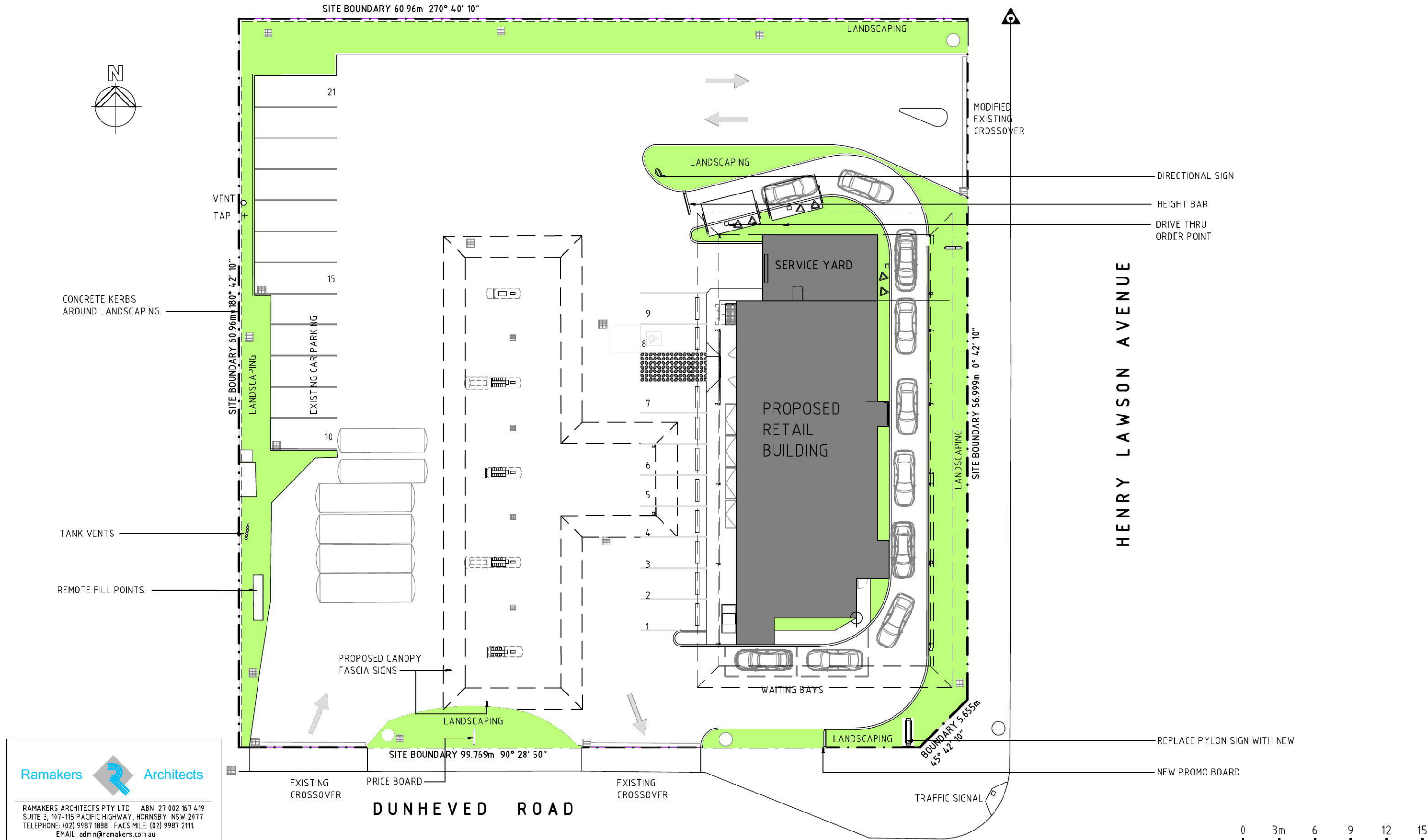
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REV.	BY	DATE	DESCRIPTION OF CHANGE
A	WP	21.03.17	DA ISSUE
REVISION			

PROJECT
WERRINGTON NSW
CNR DUNHEVED RD &
HENRY LAWSON AVE

TITLE
PROJECT OYSTER
SITE PLAN - EXISTING

SCALE	DEVELOPMENT APPLICATION	
	APPROVED	DATE
SIZE	DRAWING No.	REV.
A3	28569-DA07	A



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A	WP	21.03.17	DA ISSUE
REVISION			

PROJECT

WERRINGTON NSW
CNR DUNHEVED RD &
HENRY LAWSON AVE

TITLE

PROJECT OYSTER
SITE SIGNAGE PLAN

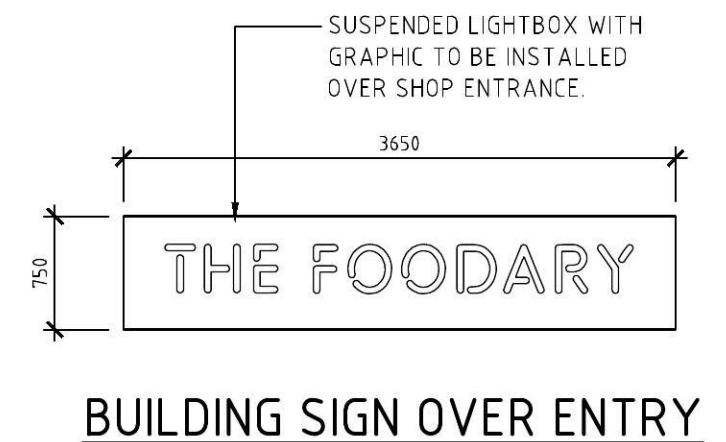
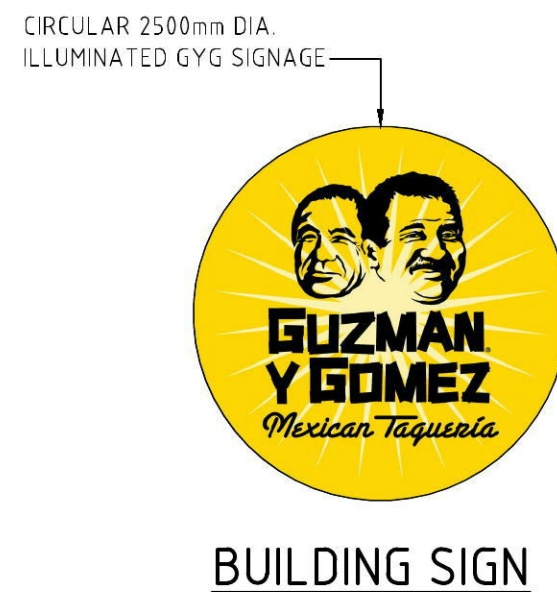
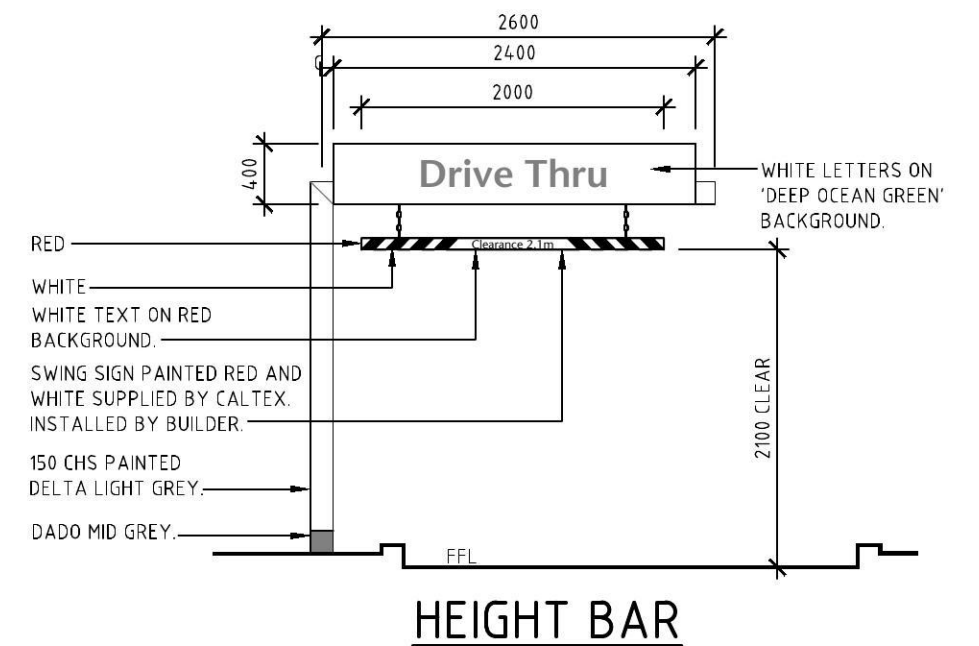
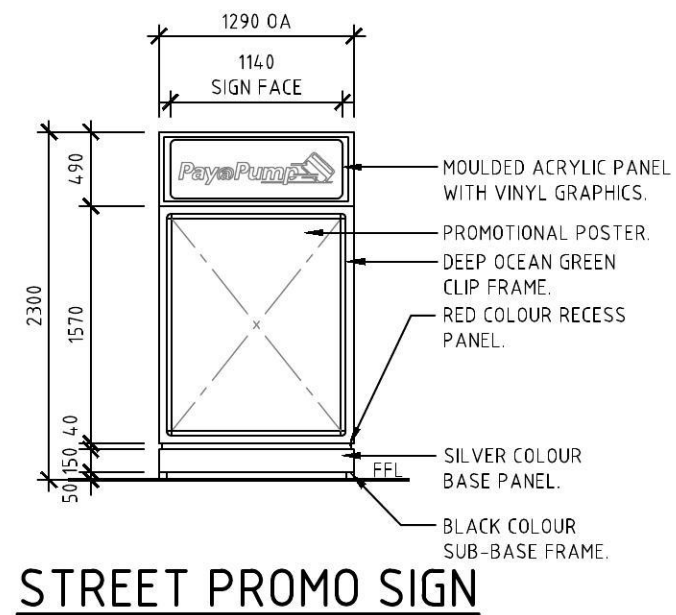
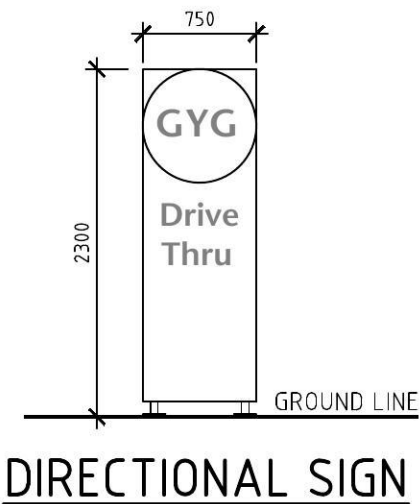
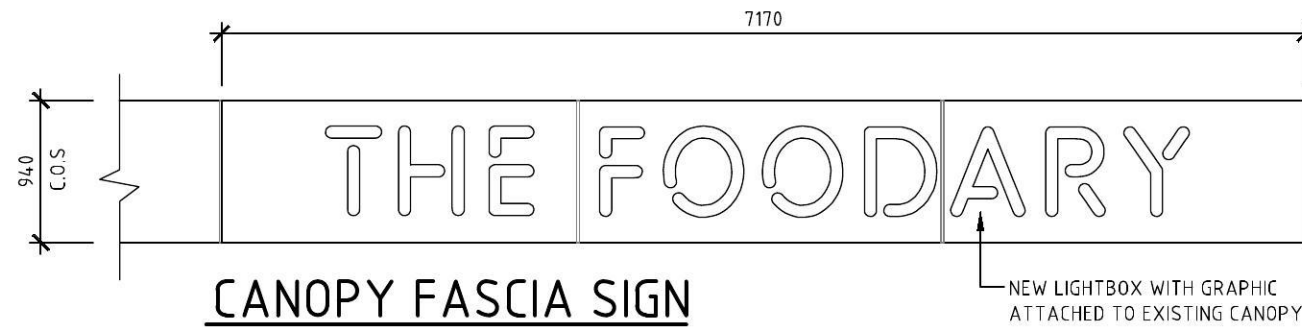
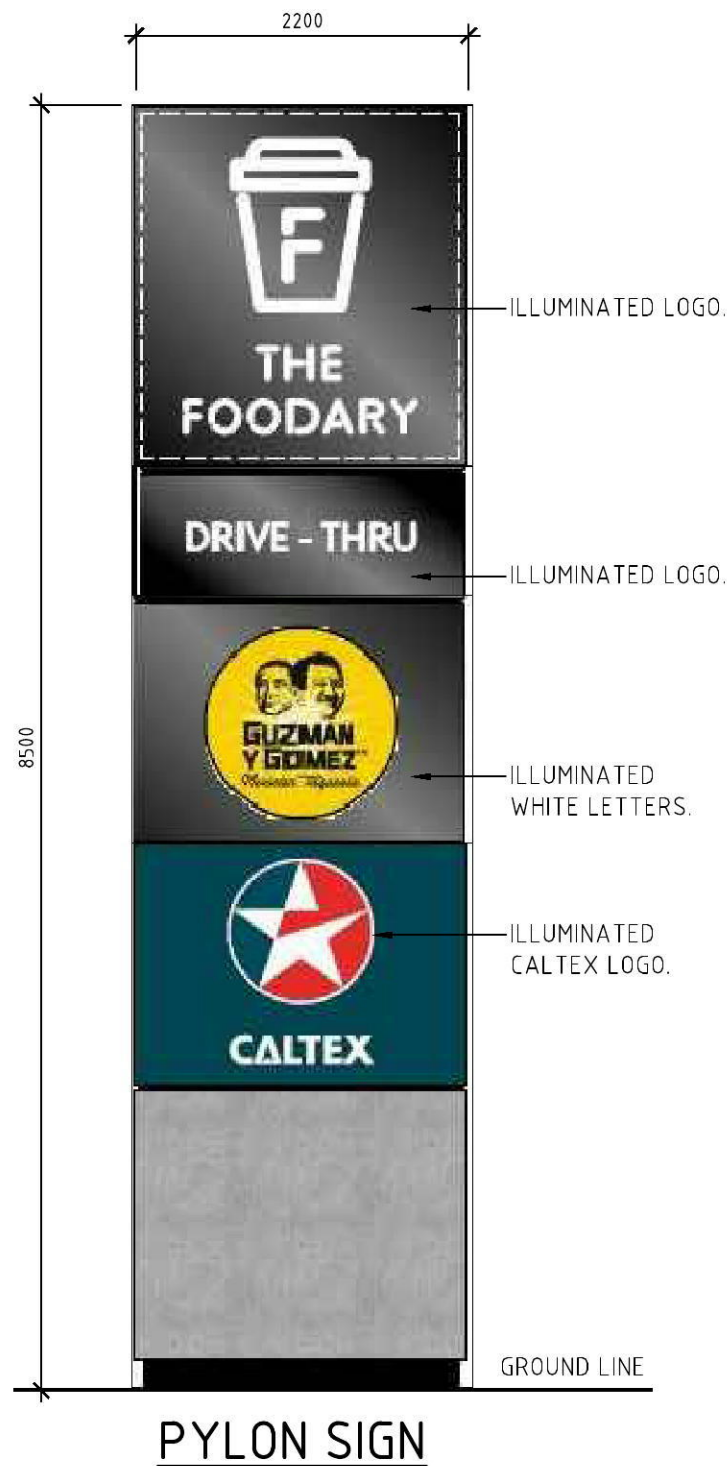
SCALE
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SIZE
A3

DEVELOPMENT APPLICATION

APPROVED	DATE
DRAWING No.	REV.
28569-DA08	A

0 3m 6 9 12 15



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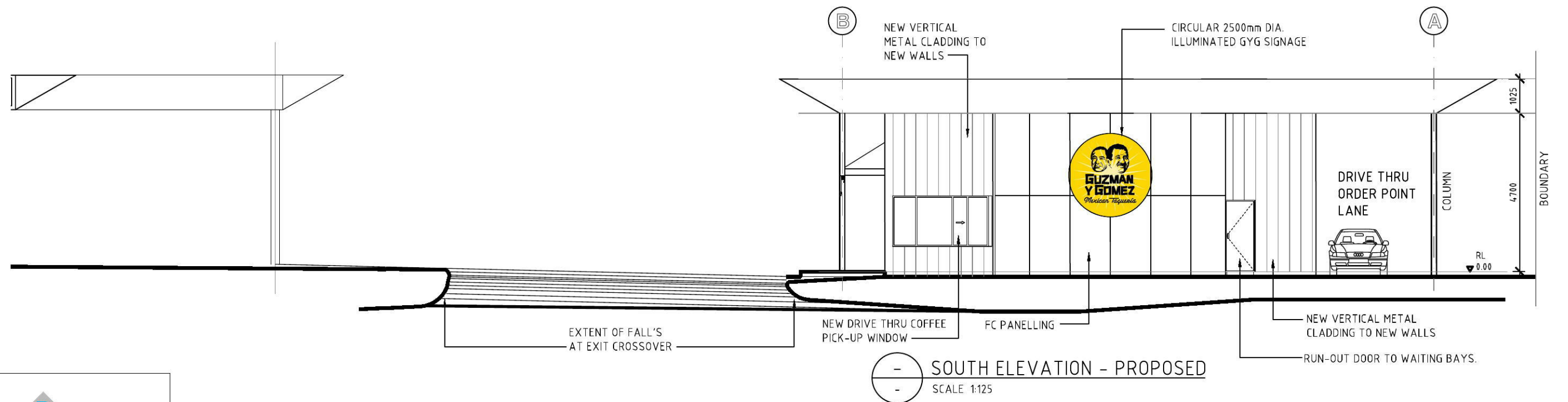
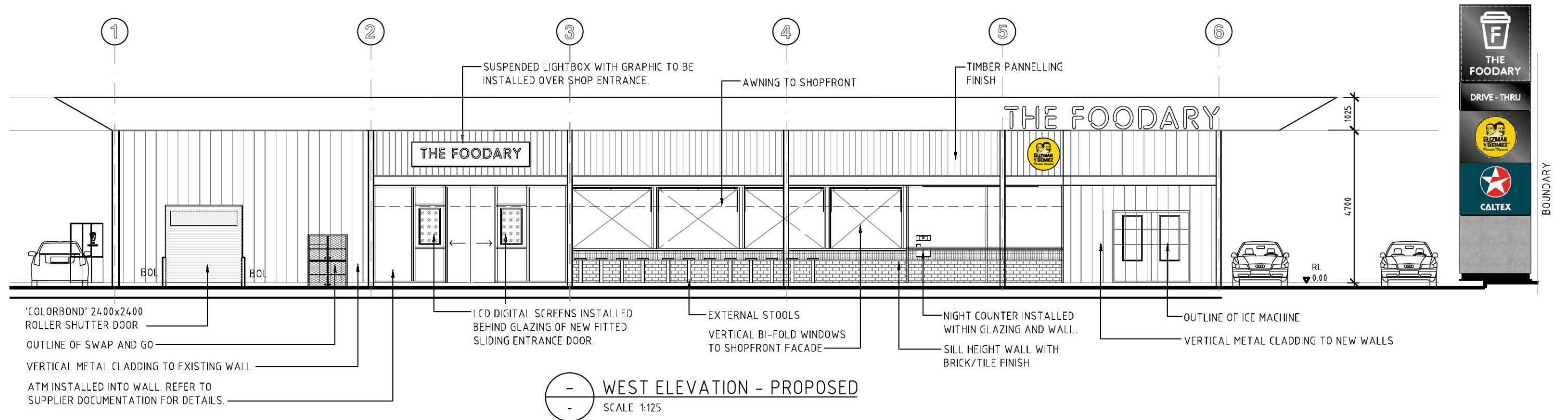


REV.	BY	DATE	DESCRIPTION OF CHANGE
A	WP	21.02.17	DA ISSUE
REVISION			

PROJECT
WERRINGTON NSW
CNR DUNHEVED RD &
HENRY LAWSON AVE

TITLE
PROJECT OYSTER
SITE SIGNAGE DETAILS

DEVELOPMENT APPLICATION		
SCALE 1:50	APPROVED	DATE
SIZE A3	DRAWING No. 28569-DA09	REV. A



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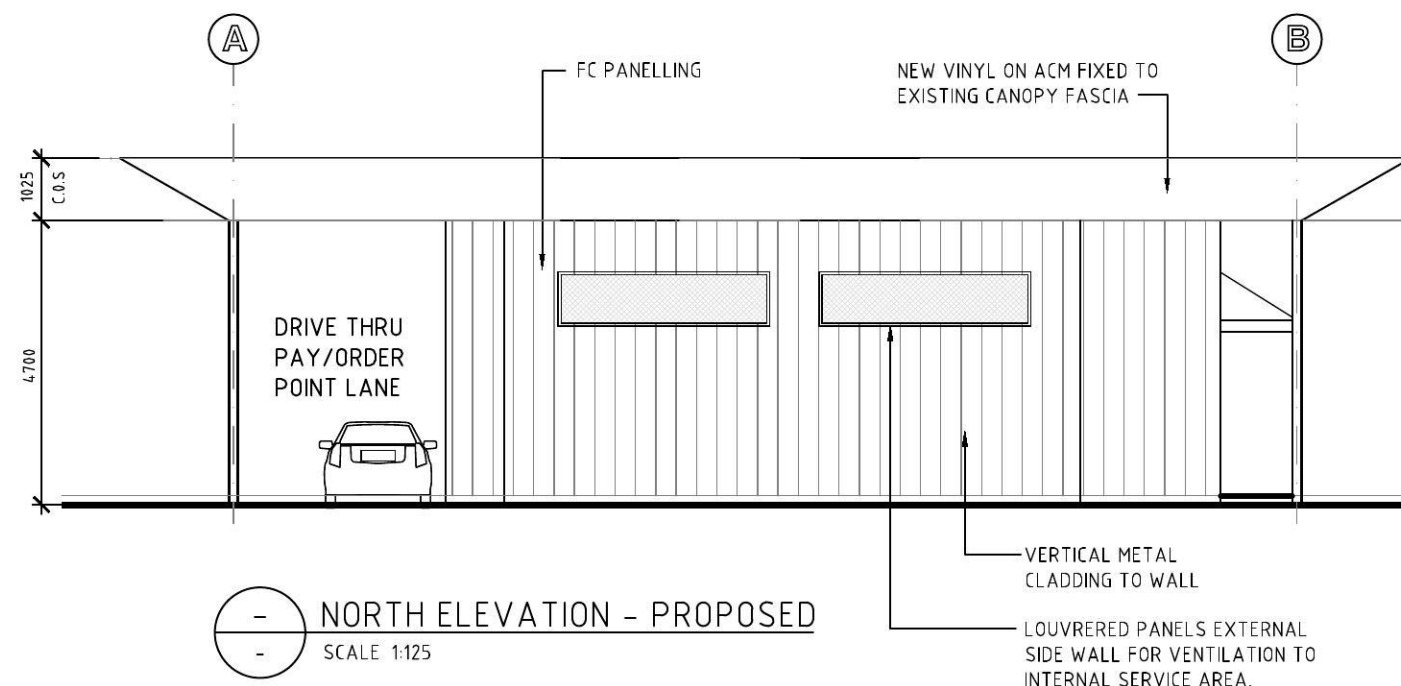
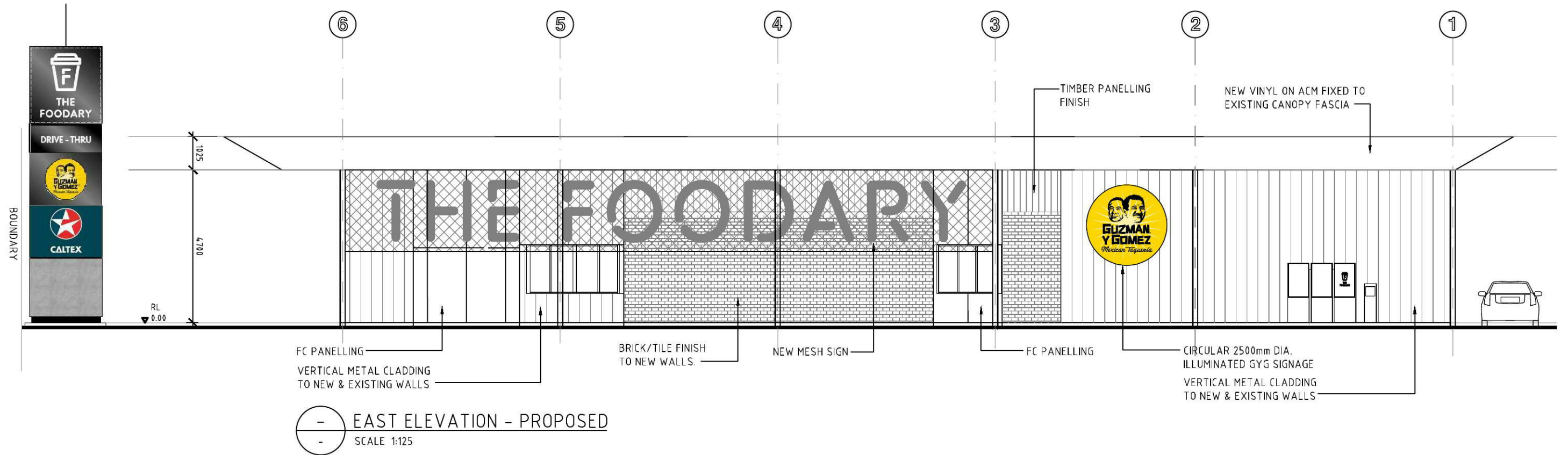
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A	WP	21.03.17	DA ISSUE
REVISION			

PROJECT
WERRINGTON NSW
CNR DUNHEVED RD &
HENRY LAWSON AVE

TITLE
RETAIL STORE
PROPOSED ELEVATIONS
SHEET 1 OF 2

SCALE	DEVELOPMENT APPLICATION	
1:100	APPROVED	DATE
SIZE	DRAWING No.	REV.
A3	28569-DA11	A

0 1m 2 3 4 5



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REV.	BY	DATE	DESCRIPTION OF CHANGE
A	WP	21.03.17	DA ISSUE
REVISION			

PROJECT

WERRINGTON NSW

CNR DUNHEVED RD & HENRY LAWSON AVE

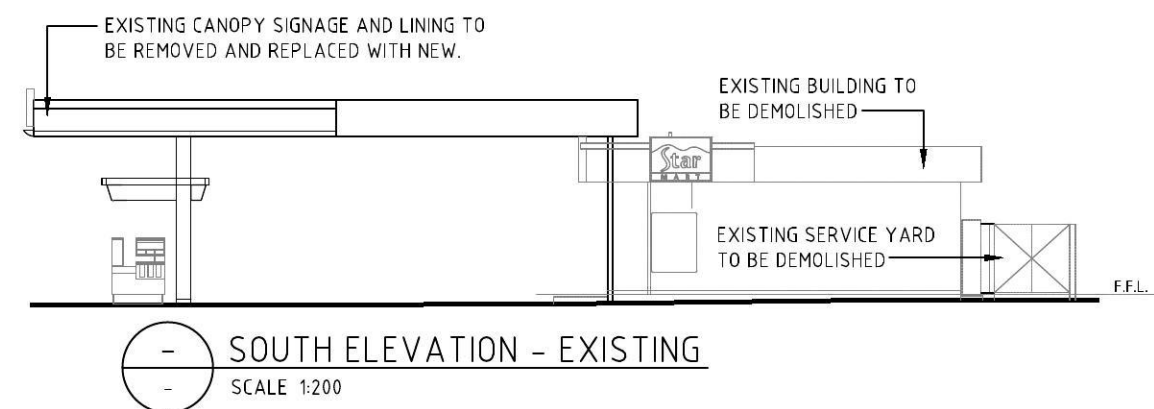
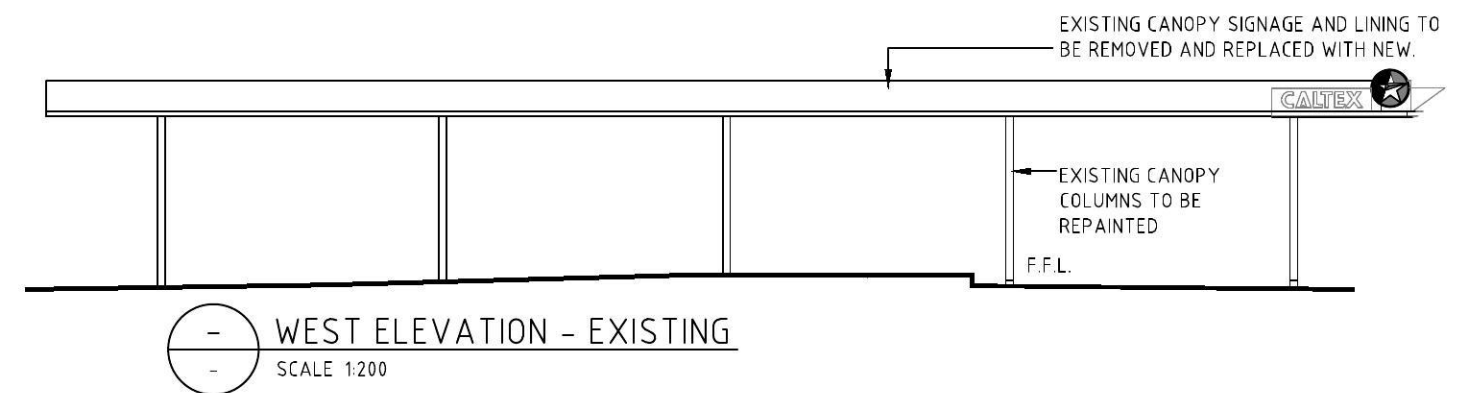
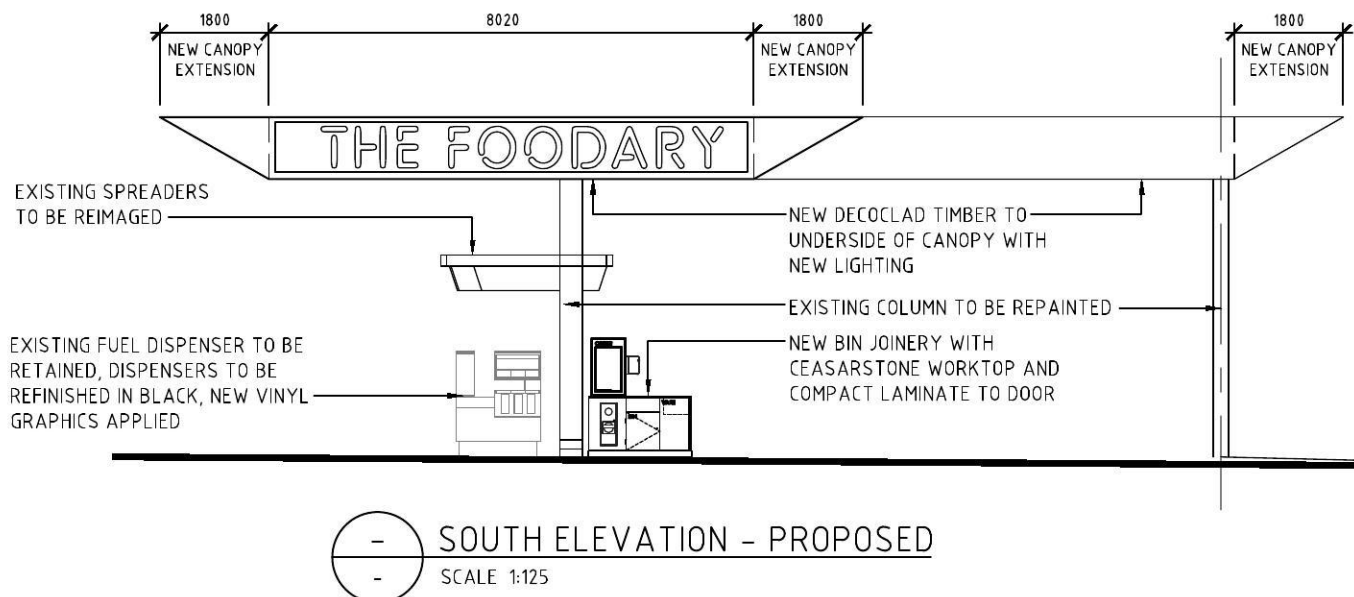
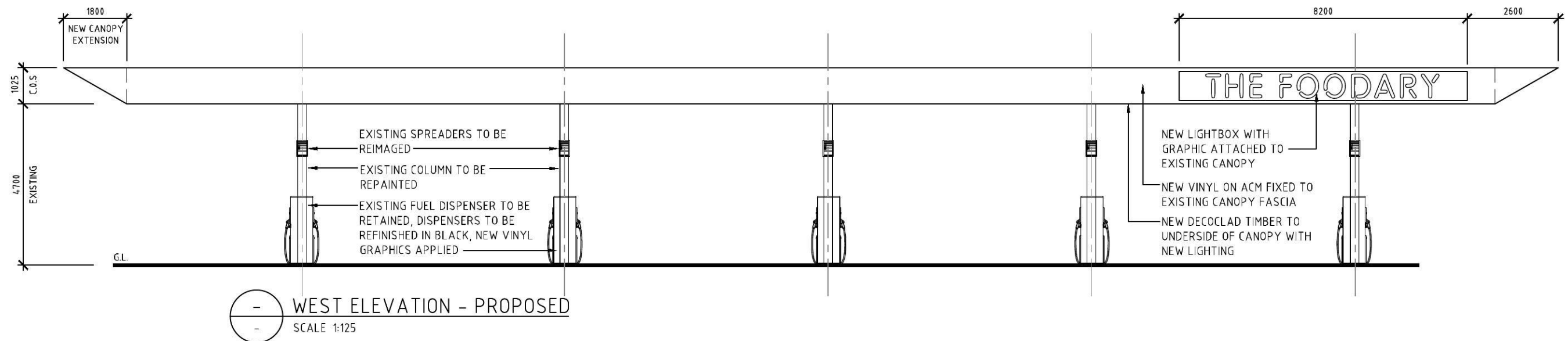
TITLE

RETAIL STORE

PROPOSED ELEVATIONS

SHEET 2 OF 2

SCALE	DEVELOPMENT APPLICATION	
1:100	APPROVED	DATE
SIZE	DRAWING No.	REV.
A3	28569-DA12	A



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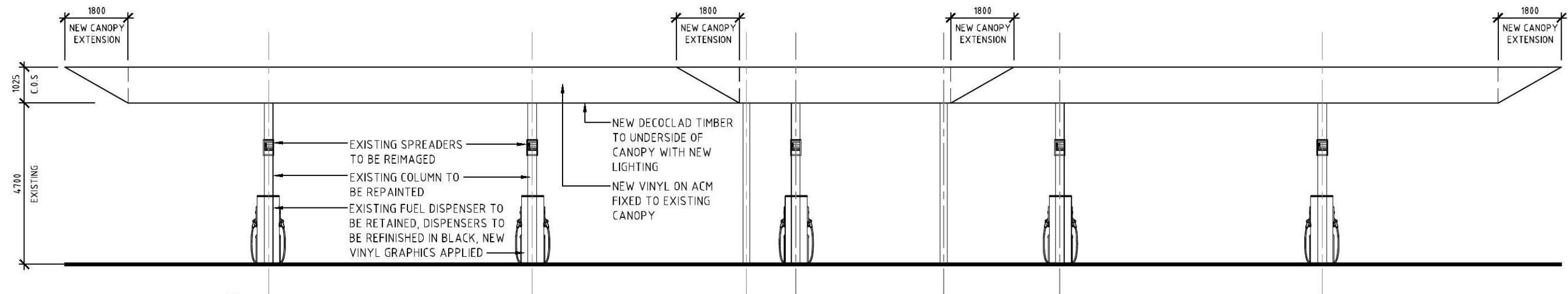


REV.	BY	DATE	DESCRIPTION OF CHANGE
A	WP	21.03.17	DA ISSUE
REVISION			

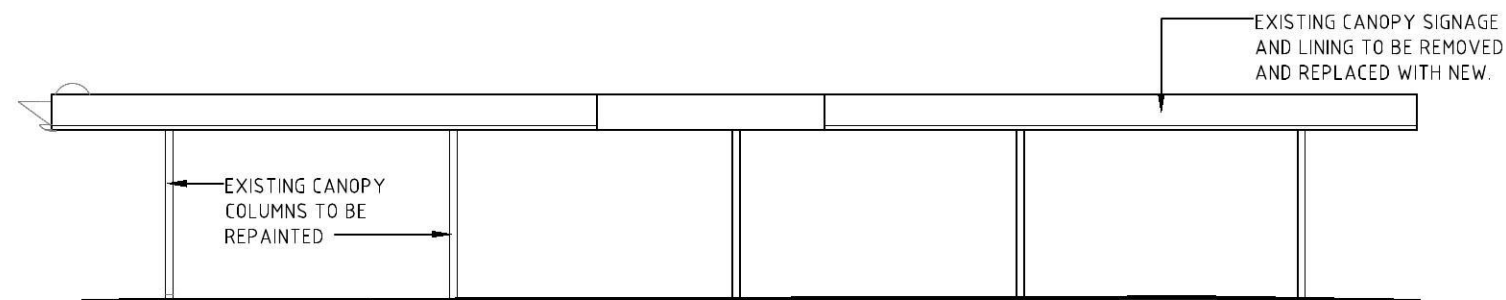
PROJECT
WERRINGTON NSW
CNR DUNHEVED RD &
HENRY LAWSON AVE

TITLE
RETAIL CANOPY
PROPOSED ELEVATIONS
SHEET 1 OF 2

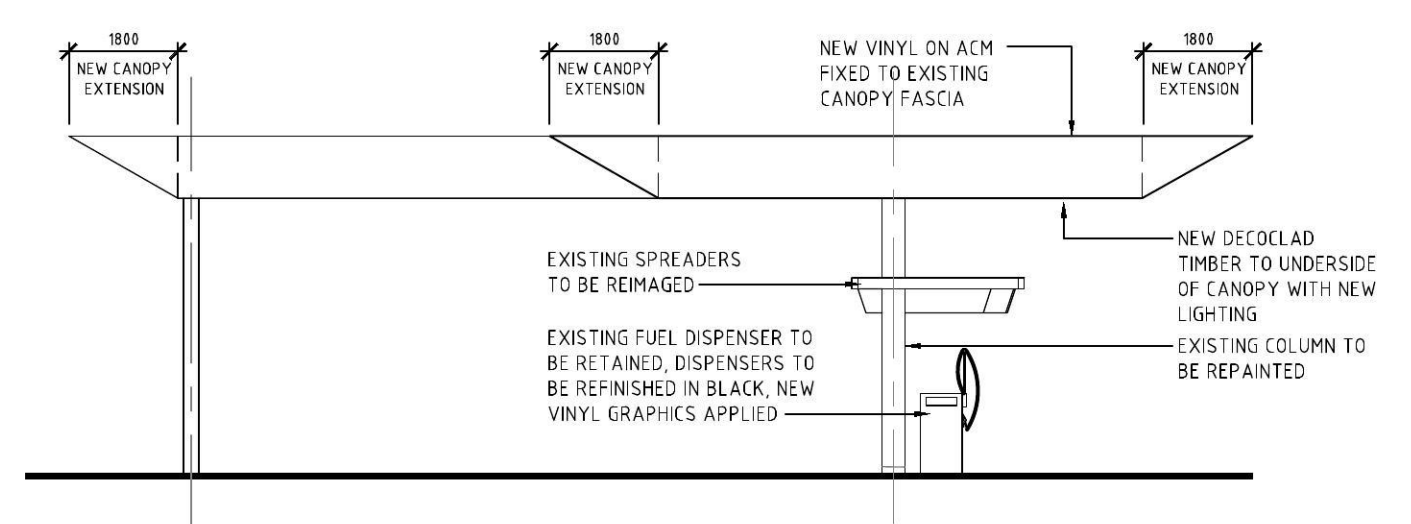
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SIZE	DRAWING No.	REV.
A3	28569-DA13	A



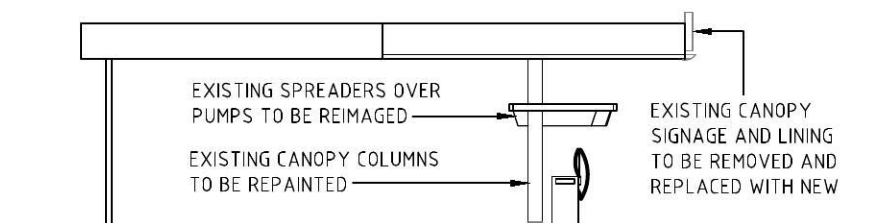
— EAST ELEVATION - PROPOSED
— SCALE 1:125



— EAST ELEVATION - EXISTING
— SCALE 1:200



— NORTH ELEVATION - PROPOSED
— SCALE 1:125



— NORTH ELEVATION - EXISTING
— SCALE 1:200



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A.01

REV.	BY	DATE	DESCRIPTION OF CHANGE
A	GM	21.03.17	INITIAL ISSUE
REVISION			

PROJECT

WERRINGTON NSW
CNR DUNHEVED RD &
HENRY LAWSON AVE

TITLE

RETAIL CANOPY
PROPOSED ELEVATIONS
SHEET 2 OF 2

SCALE
1:100

SIZE
A3

DEVELOPMENT APPLICATION

APPROVED

DRAWING No.

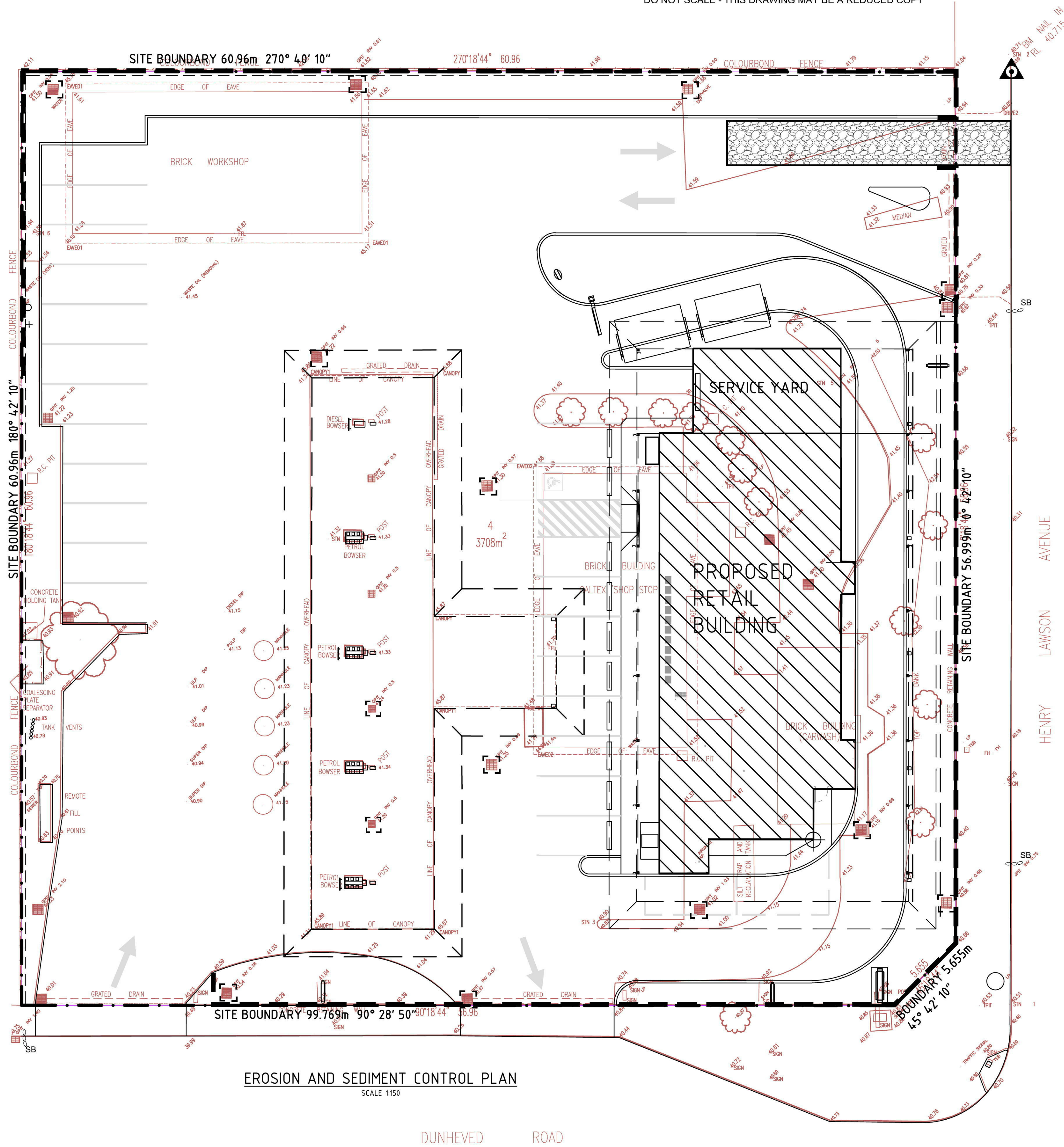
28569-DA14

DATE

REV.

A

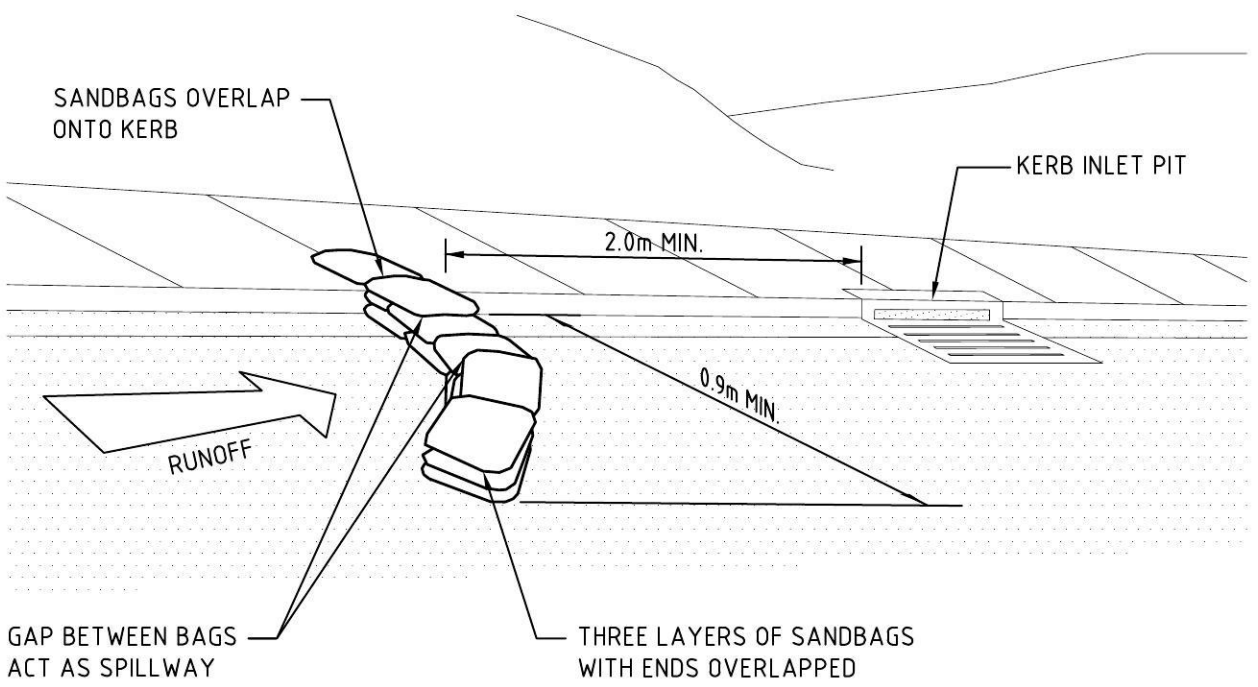
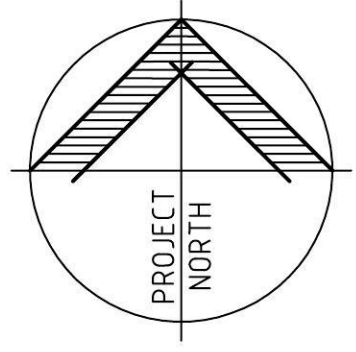
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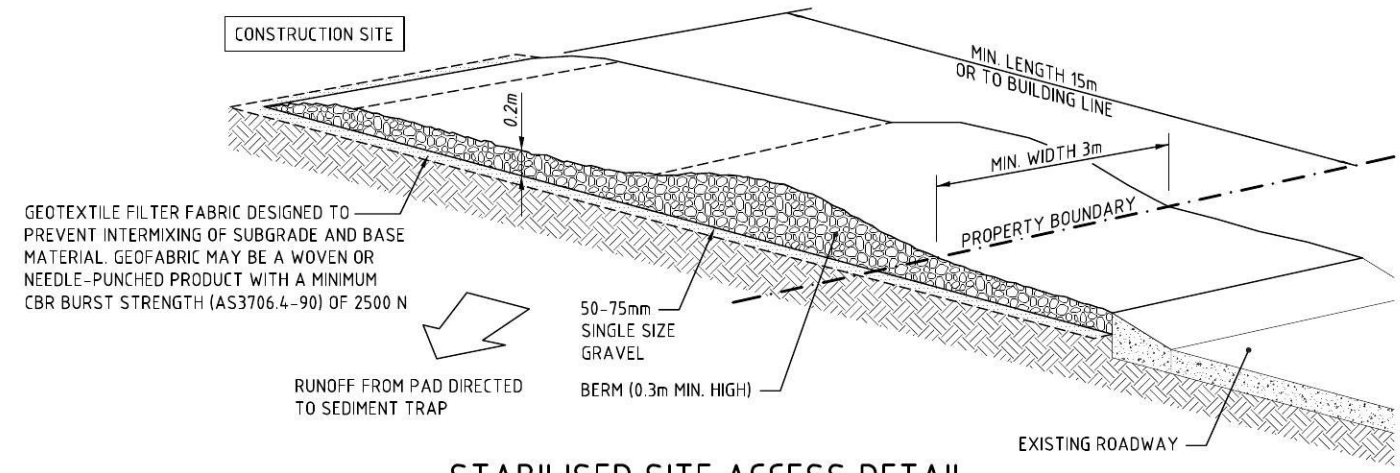
EROSION AND SEDIMENT CONTROL PLAN
SCALE 1:150

LEGEND

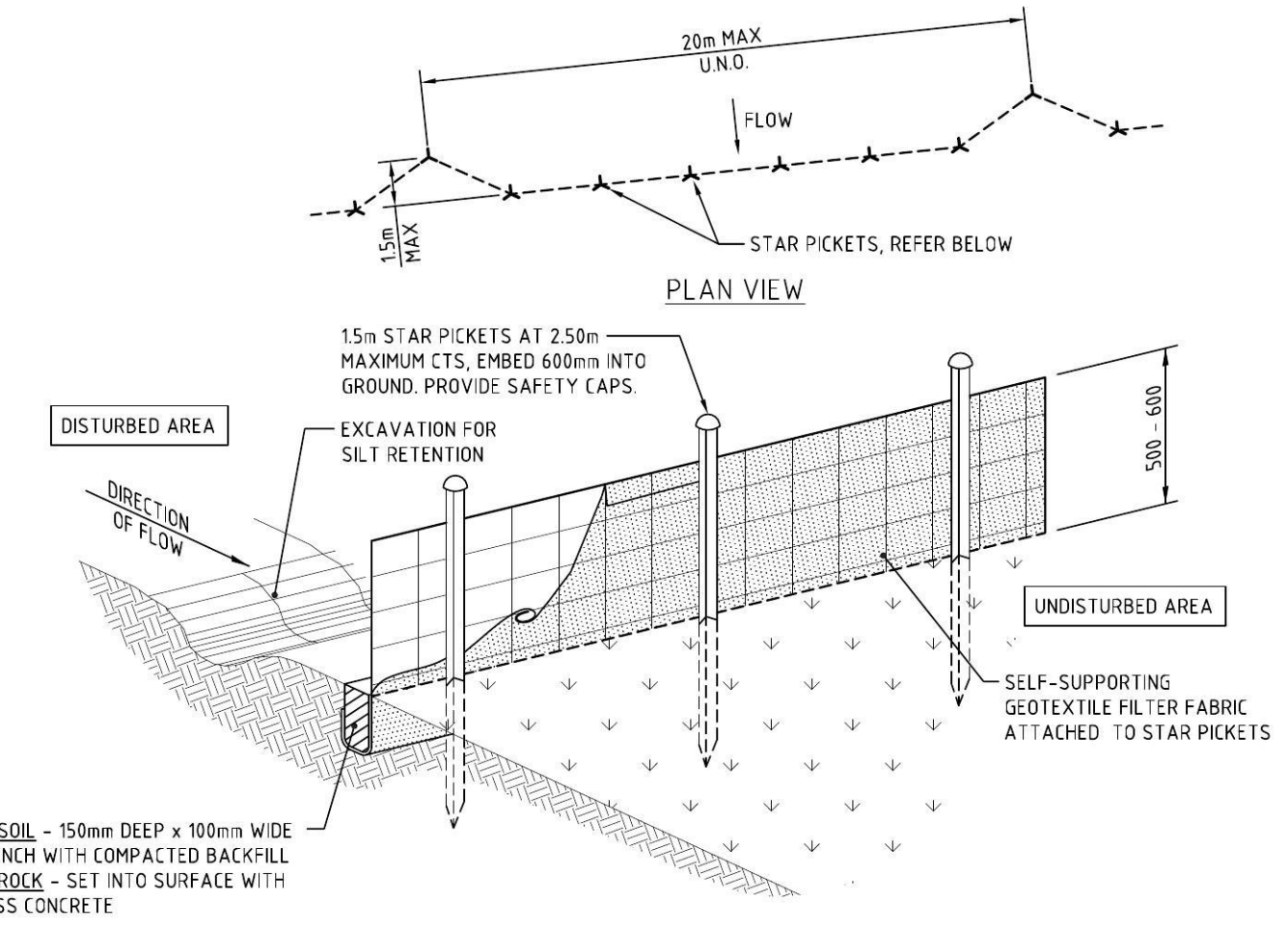
- SEDIMENT CONTROL FENCE, REFER TO DETAIL
- STABILISED SITE ACCESS, REFER TO DETAIL
- GEOTEXTILE INLET FILTER, REFER TO DETAIL
- SANDBAG KERB INLET TRAP, REFER TO DETAIL
- EXISTING SPOT LEVEL
- EXISTING STORMWATER PIT



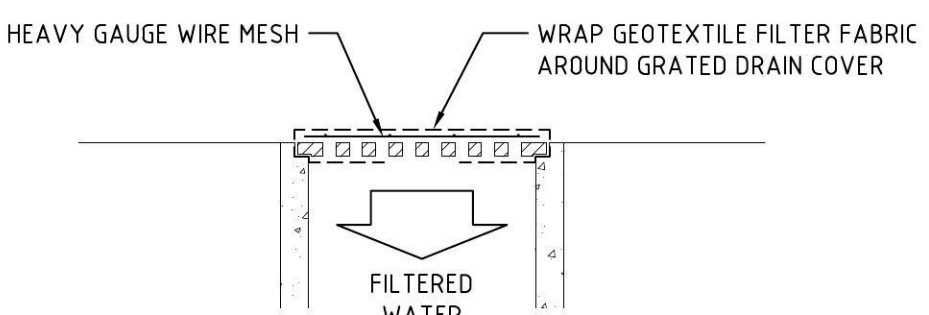
SANDBAG KERB INLET SEDIMENT TRAP DETAIL
N.T.S.



STABILISED SITE ACCESS DETAIL
N.T.S.
IN ACCORDANCE WITH LANDCOM 'BLUE BOOK'
SD6-14 STABILISED SITE ACCESS



SEDIMENT CONTROL FENCE DETAIL
N.T.S.
IN ACCORDANCE WITH LANDCOM 'BLUE BOOK'
SD6-8 SEDIMENT FENCE



GEOTEXTILE INLET FILTER DETAIL
N.T.S.

NOT FOR CONSTRUCTION

REV	DATE	DRN	CHK	APP	DRAWING STATUS
A	21.03.17	PD	BR	MM	ISSUED FOR DA

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Sustainable Certification

- ISO 9001:2008
- Endorsed
- Quality Management System

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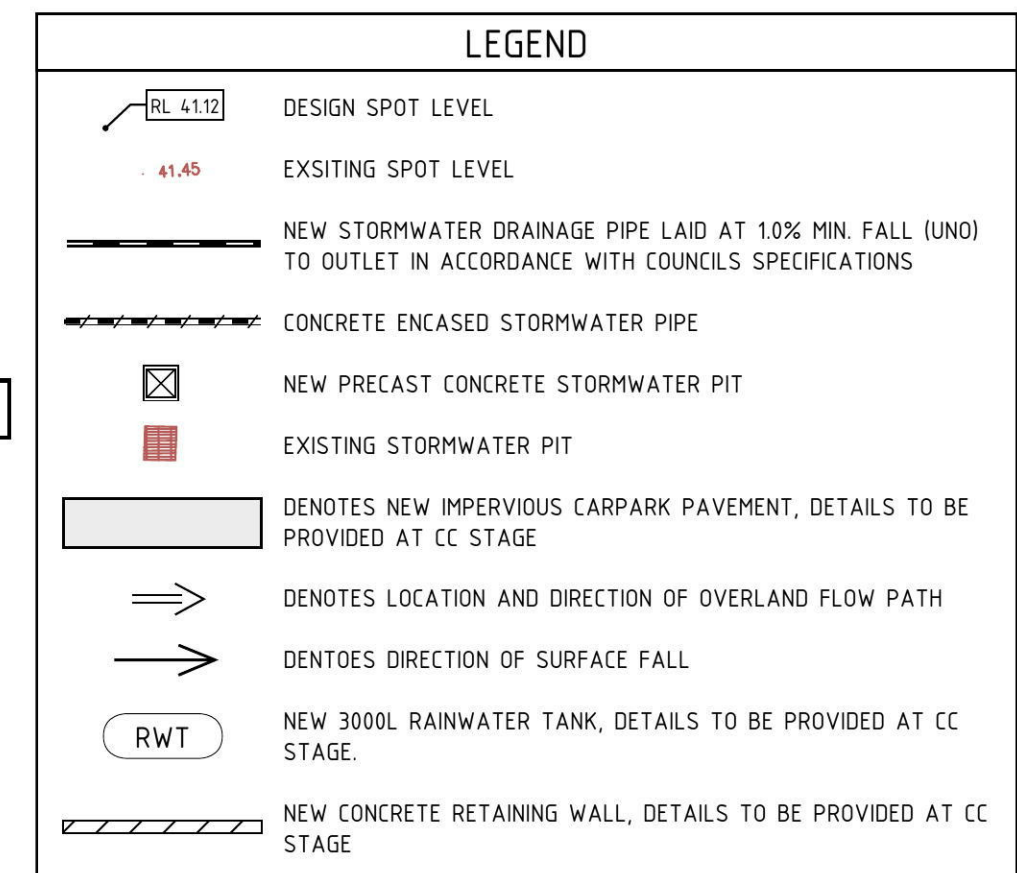
Sydney | Perth | Newcastle | Central Coast

CLIENT
KDC Pty Ltd

TITLE
EROSION AND SEDIMENT CONTROL PLAN

PROJECT
CALTEX WERRINGTON

DRAWING STATUS			SHEET SIZE	
DRAFT COPY			A1	
DRAFTSMAN P.D	DESIGNER P.D	PROJ MANAGER M.M	SCALE 1:150	
PROJECT REF No. 13384		DRAWING No. DA01		REVISION A



CONCEPT SUMMARY

THE PROPOSED WORKS AT THE CORNER OF DUNHEVED ROAD AND HENRY LAWSON AVENUE, WERRINGTON INVOLVE:

- REGRAIDDING AND RESURFACING OF THE SOME EXISTING CARPARK AND BUND AREAS.
- DEMOLITION OF THE EXISTING BUILDING, CARWASH AND WORKSHOP AND CONSTRUCTION OF A NEW RETAIL BUILDING WITH DRIVE THROUGH.
- ASSOCIATED LANDSCAPING.

SITE STORMWATER PHILOSOPHY

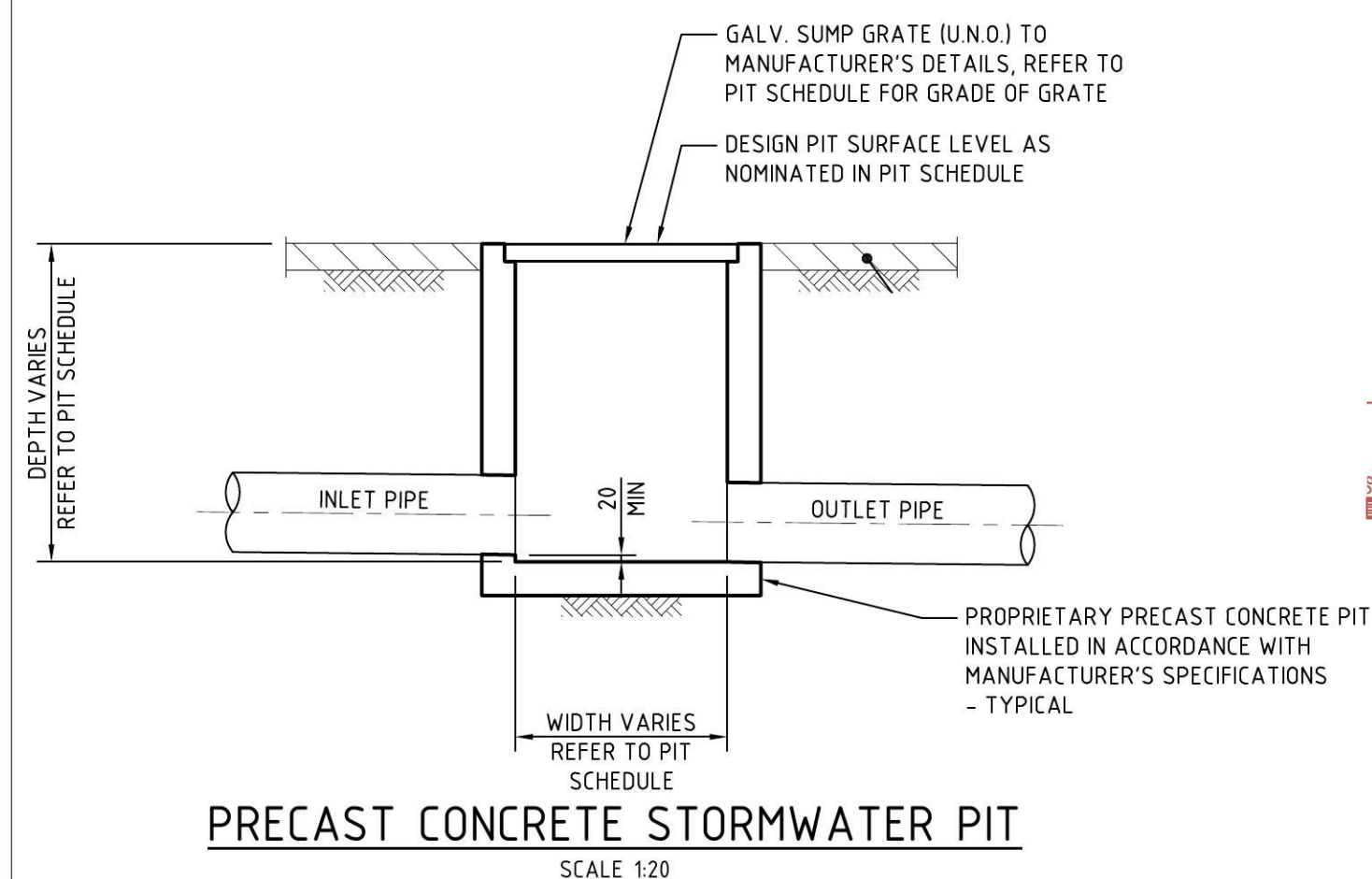
THE APPROACH OF THE STORMWATER DESIGN WAS TO RETAIN AS MUCH OF THE EXISTING NETWORK AS POSSIBLE. IT IS PROPOSED TO ADD A 3000L RAINWATER TANK TO MEET 80% OF NON-PORTABLE WATER RE-USE DEMAND IN ACCORDANCE WITH PENRITH CITY COUNCIL'S DCP. ALL NEW DOWNPIPES ARE TO BE DIRECTED TOWARDS THE NEW RAINWATER TANK. RAINWATER TANK DISCHARGE TO BE CONNECTED INTO EXISTING STORMWATER NETWORK.

AFTER DISCUSSIONS WITH PENRITH CITY COUNCIL REPRESENTATIVES, IT WAS CONFIRMED THAT NEW STORMWATER QUALITY IMPROVEMENT DEVICES WOULD NOT BE REQUIRED FOR THE SITE. RUNOFF FROM NEW BUND PAVEMENTS TO BE TREATED USING EXISTING SITE TREATMENT MEASURES. ALL RUNOFF GENERATED IN THIS AREA WILL BE DIRECTED TOWARDS THE EXISTING TREATMENT DEVICE AND WILL RESULT IN NO NET INCREASE IN TOTAL IMPERVIOUS AREA WITHIN THE BUND.

ALL NEW IMPERVIOUS AREAS EXCLUDING THE BUND WILL BE TREATED AS A SEPARATE CATCHMENT AND WILL BE DESIGNED IN ACCORDANCE WITH PENRITH CITY COUNCIL'S GUIDELINES. ALL RUNOFF GENERATED IN THIS AREA WILL BE DIRECTED TOWARDS NEW STORMWATER INLET PITS ON THE SITE. CONVERSATIONS WITH PENRITH CITY COUNCIL REPRESENTATIVES CONFIRM THAT OSD WAS NOT COMPULSORY FOR THE SITE. A PRE VS. POST ASSESSMENT OF THE RUNOFF SITE SHOWED THAT THE TOTAL INCREASE IN RUNOFF FROM THE SITE IN THE POST-DEVELOPMENT CASE IS NEGLIGIBLE. AS SUCH IT IS PROPOSED THAT OSD IS NOT REQUIRED FOR THE SITE. SITE RUNOFF DATA IS PROVIDED BELOW.

	<u>SITE DATA</u>
PRE DEVELOPMENT:	= 3708 m ²
TOTAL SITE AREA	= 3080 m ²
IMPERVIOUS AREA	= 628 m ²
PERVIOUS AREA	
POST DEVELOPMENT:	= 3708 m ²
TOTAL SITE AREA	= 3203 m ²
NEW IMPERVIOUS AREA	= 505 m ²
NEW PERVIOUS AREA	
THE TOTAL IMPERVIOUS AREA OF THE SITE TO BE INCREASED BY 123m ²	
SITE RUNOFF DATA:	
Q ₁₀ PRE-DEVELOPMENT	= 98 L/s
Q ₁₀ PRE-DEVELOPMENT	= 133 L/s
Q ₁₀₀ PRE-DEVELOPMENT	= 165 L/s
Q ₁₀ POST-DEVELOPMENT	= 103 L/s
Q ₁₀ POST-DEVELOPMENT	= 135 L/s
Q ₁₀₀ POST-DEVELOPMENT	= 167 L/s

SURFACE LEVEL OF EXISTING PIT TO BE
ALTERED TO TIE IN WITH NEW DESIGN
LEVELS. PROVIDE NEW SEALED
CONCRETE PIT



STORMWATER DRAINAGE PLAN

REVISIONS						
	A	21.03.17	PD	BR	MM	ISSUED FOR DA
	REV	DATE	DRN	CHK	APP	DRAWING STATUS



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CLIENT KDC Pty Ltd

TITLE

STORMWATER DRAINAGE PLAN

PROJECT

CALTEX WERRINGTON

DRAWING STATUS			SHEET SIZE
DRAFT COPY			A1
DRAFTSMAN P.D	DESIGNER P.D	PROJ MANAGER M.M	SCALE 1:150
PROJECT REF No. 13384		DRAWING No. DA02	REVISION A

NOT FOR CONSTRUCTION