

PROPOSED WAREHOUSE ALTERATIONS AND ADDITIONS

84 LINKS RD, ST MARYS

SITE WORKS - GENERAL

1. ALL WORKS ARE TO BE UNDERTAKEN IN ACCORDANCE WITH LOCAL COUNCIL, AUSTRALIAN AND AUTHORITY STANDARDS.
2. ALL TRENCHING WORKS ARE TO BE RESTORED TO ORIGINAL CONDITION.
3. THE INTEGRITY OF ALL EXISTING AND NEW SERVICES IS TO BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
4. ALL PLANS ARE TO BE READ IN CONJUNCTION WITH APPROVED ARCHITECTS, STRUCTURAL ENGINEERS AND OTHER CONSULTANT'S PLANS. ANY DISCREPANCIES ARE TO BE NOTIFIED TO THE ENGINEER FOR CLARIFICATION.
5. THE ENGINEER SHALL BE GIVEN A MIN. OF 48 HOURS NOTICE FOR ALL STORMWATER DRAINAGE AND PAVEMENT INSPECTIONS. CONCRETE SHALL NOT BE DELIVERED UNTIL ENGINEERS APPROVAL IS OBTAINED.

SITE WORKS - ACCESS AND SAFETY

1. ALL WORKS ARE TO BE UNDERTAKEN IN A SAFE MANNER IN ACCORDANCE WITH ALL STATUTORY AND INDUSTRIAL RELATION REQUIREMENTS.
2. ACCESS TO ADJACENT BUILDINGS AND PROPERTIES SHALL BE MAINTAINED AT ALL TIMES.
3. WHERE NECESSARY SAFE PASSAGE SHALL BE PROVIDED FOR VEHICLES AND PEDESTRIANS THROUGH OR ADJACENT TO THE SITE.

FINISHED LEVELS

1. LEVELS BASED ON SURVEY PREPARED BY BEE & LETHBRIDGE, 2004/2, 08/05/2016. THE CONTRACTOR SHALL VERIFY LEVELS PRIOR TO CONSTRUCTION COMMENCEMENT, ANY DISPREANCIES SHALL BE NOTIFIED TO THE ENGINEER OR SUPERINTENDENT FOR CLARIFICATION.
2. FINISHED LEVELS SHOWN ARE CONCEPTUAL ONLY AND SUBJECT TO DETAILED DESIGN PRIOR TO CONSTRUCTION CERTIFICATE APPLICATION. FINAL FINISHED LEVELS TO BE +/- 0.5m FROM LEVELS SHOWN.
3. CARPARK & SERVICE AREA LAYOUT AND GRADES TO COMPLY WITH AS2890.
4. ALL CONTOUR LINES & SPOT LEVELS INDICATE FINISHED PAVEMENT LEVELS U.N.O. ON PLAN.
5. PERMANENT BATTER SLOPES ARE TO HAVE A MAXIMUM GRADE OF 1V:3H.
6. ALL FOOTPATHS ARE TO FALL AWAY FROM THE BUILDING AT 2.5% NOMINAL GRADE.
7. ALL PAVEMENTS ARE TO BE SET AT 50mm BELOW THE FINISHED FLOOR LEVEL OF THE WAREHOUSE AND OFFICE AREAS.

SEDIMENT AND EROSION CONTROL

1. THE CONTRACTOR SHALL INSTIGATE ALL SEDIMENT AND EROSION CONTROL MEASURES IN ACCORDANCE WITH PERNITH CITY COUNCIL AND THE "BLUE BOOK" (MANAGING URBAN STORMWATER SOILS AND CONSTRUCTION, PRODUCED BY THE DEPARTMENT OF HOUSING). THESE MEASURES ARE TO BE REGULARLY INSPECTED AND MAINTAINED.
2. THE SEDIMENT & EROSION CONTROL PLAN PRESENTS CONCEPTS ONLY, THE CONTRACTOR SHALL AT ALL TIMES BE RESPONSIBLE FOR THE ESTABLISHMENT & MANAGEMENT OF A DETAILED SCHEME MEETING COUNCIL'S DESIGN, AND ALL OTHER REGULATORY AUTHORITY REQUIREMENTS.
3. WHERE PRACTICAL, THE SOIL EROSION HAZARD ON THE SITE SHALL BE KEPT AS LOW AS POSSIBLE. TO THIS END, WORKS SHOULD BE UNDERTAKEN IN THE FOLLOWING SEQUENCE.
 - a. INSTALL ALL TEMPORARY SEDIMENT FENCES AND BARRIER FENCES. WHERE FENCES ARE ADJACENT TO EACH OTHER THE SEDIMENT FENCE CAN BE INCORPORATED INTO THE BARRIER FENCE.
 - b. CONSTRUCT TEMPORARY STABILISED SITE ACCESS, INCLUDING SHAKE DOWN AND WASH PAD.
 - c. INSTALL SEDIMENT CONTROL MEASURES AS OUTLINED ON THESE SEDIMENT AND CONTROL PLANS (ONCE APPROVED)
4. THE CONTRACTOR SHALL UNDERTAKE SITE DEVELOPMENT WORKS SO THAT LAND DISTURBANCE IS CONFINED TO AREAS OF MINIMUM WORKABLE SIZE.
5. AT ALL TIMES AND IN PARTICULAR DURING WINDY AND DRY WEATHER, LARGE, UNPROTECTED AREAS WILL BE KEPT MOIST (NOT WET) BY SPRINKLING WITH WATER TO KEEP DUST UNDER CONTROL. TACIFIERS MAY BE USED TO CONTROL DUST DURING EXTENDED PERIODS OF DRY WEATHER.
6. ANY SAND USED IN THE CONCRETE CURING PROCESS (SPREAD OVER THE SURFACE) SHALL BE REMOVED AS SOON AS POSSIBLE AND WITHIN 10 WORKING DAYS FROM PLACEMENT.
7. WATER SHALL BE PREVENTED FROM ENTERING THE PERMANENT DRAINAGE SYSTEM UNLESS THE CATCHMENT AREA HAS BEEN STABILISED AND/OR ANY LIKELY SEDIMENT HAS BEEN FILTERED OUT.
8. TEMPORARY SOIL AND WATER MANAGEMENT STRUCTURES SHALL BE REMOVED ONLY AFTER THE LANDS THEY ARE PROTECTING ARE STABILISED / REHABILITATED.
9. THE CONTRACTOR SHALL ALLOW FOR THE ESTABLISHMENT OF ANY OTHER EROSION PROTECTION MEASURES, IIF APPLICABLE).
10. THE CONTRACTOR SHALL REGULARLY INSPECT (MINIMUM TWICE PER WEEK) ALL EROSION AND SEDIMENT CONTROL MEASURES TO ENSURE THEY ARE OPERATING EFFECTIVELY. REPAIRS AND/OR MAINTENANCE SHALL BE UNDERTAKEN REGULARLY AND AS REQUIRED, PARTICULARLY FOLLOWING STORM EVENTS.
11. ACCEPTABLE RECEPTORS SHALL BE USED FOR CONCRETE AND MORTAR SLURRIES, PAINTS, ACID WASHINGS, LIGHT-WEIGHT WASTE MATERIALS AND LITTER. WASTE FROM THESE RECEPTORS SHALL BE DISPOSED OF IN ACCORDANCE WITH REGULATORY AUTHORITY REQUIREMENTS. PAY ALL FEES AND PROVIDE EVIDENCE OF SAFE DISPOSAL.

STORMWATER

1. DESIGN CRITERIA
 - 1.1. ROOF DRAINAGE - 1:20YR ARI (EAVES), 1:100 YR ARI (BOX)
 - 1.2. PIPED DRAINAGE - 1:20YR ARI
 - 1.3. EMERGENCY OVERLAND FLOWS - GAP FLOW BETWEEN 1:20YR ARI & 1:100YR ARI DIRECTED TO OSD WHERE PRACTICAL.
2. ALL PROPOSED STORMWATER INFRASTRUCTURE CONCEPTUAL ONLY AND SUBJECT TO CHANGE DURING DETAILED DESIGN
3. ALL WORKS ARE TO BE UNDERTAKEN IN ACCORDANCE WITH THE FOLLOWING AUSTRALIAN STANDARDS AS2032, AS3500 AND AS3725 AS A MINIMUM.
4. ALL PIPES LESS THAN OR EQUAL TO Ø300mm IN SIZE ARE TO BE SOLVENT WELD-JOINTED UPVC CLASS S16 U.N.O.
5. ALL PIPES Ø375mm OR GREATER IN SIZE ARE TO BE MIN. CLASS 2 REINFORCED CONCRETE PIPE (RCP) WITH SPIGGOT AND SOCKETED JOINT OR VANTAGE PIPE PLUS (VPIPE+) FIBRE REINFORCED CONCRETE (FRC) WITH VANTAGE PIPE PLUS JOINT U.N.O.
6. ALL PIPES ARE TO BE LAID AT MIN. 10% GRADE U.N.O.
7. PIPE BEDDING IS TO BE HS2 UNDER ROADS AND TRAFFICKED AREAS AND SHALL BE H2 IN LANDSCAPED AND PEDESTRIAN TRAFFICKED AREAS U.N.O.
8. ALL PIPE BENDS AND JUNCTIONS ARE TO BE MADE WITH EITHER PURPOSE MADE FITTINGS OR STORMWATER DRAINAGE PITS.
9. MINIMUM COVER FROM THE OBVERT OF THE STORMWATER PIPE OF 300mm IS TO BE PROVIDED IN LANDSCAPED AREAS AND 600mm IN VEHICULAR TRAFFICKED AREAS U.N.O.
10. WHERE MINIMUM COVER CANNOT BE ACHIEVED CONCRETE ENCASEMENT OF THE AFFECTED PIPE IS MAY BE UNDERTAKEN WITH 20MPa CONCRETE WITH A MIN. COVER OF 150mm TO ALL SIDES OF THE PIPE. THE CONTRACTOR SHALL CONFIRM THIS REQUIREMENT WITH THE ENGINEER OR SUPERINTENDENT.
11. LAID PIPELINES ARE TO HAVE THE FOLLOWING CONSTRUCTED TOLERANCES:
 - a. HORIZONTAL-1:300 ANGULAR DEVIATION FROM REQUIRED ALIGNMENT;
 - b. VERTICAL-1:300 ANGULAR DEVIATION FROM REQUIRED ALIGNMENT.
12. ALL DRAINAGE PITS ARE TO BE CAST IN-SITU, PRECAST DRAINAGE PITS MAY BE USED WITH APPROVAL FROM THE ENGINEER. THE CONTRACTOR SHALL SUBMIT A PRECAST PIT INSTALLATION WORK METHOD STATEMENT FOR ASSESSMENT BY THE ENGINEER FOR APPROVAL.
13. DRAINAGE PIT COVERS ARE TO BE EITHER GALVANISED STEEL OR CAST IRON CLASS 'B' IN LANDSCAPED AND PEDESTRIAN TRAFFICKED AREAS AND CLASS 'D' IN ALL VEHICULAR TRAFFICKED AREAS U.N.O.
14. DRAINAGE PIT COVERS ARE TO BE 'HEELSAFE' TYPE IN ALL PEDESTRIAN TRAFFICKED AREAS U.N.O.
15. EXISTING STORMWATER PIT LOCATIONS AND INVERT LEVELS TO BE CONFIRMED PRIOR TO COMMENCING WORKS ON SITE.
16. PROVIDE CLEANING EYES (RODDING POINTS) TO PIPES AT ALL CORNERS AND T-JUNCTIONS WHERE NO PITS ARE PRESENT.
17. DOWN PIPES CONNECTED DIRECT TO PIPES TO BE CONNECTED AT 45° TO THE FLOW DIRECTION WITH A CLEANING EYE PROVIDED AT GROUND LEVEL.



LOCALITY PLAN

NOT TO SCALE - COURTESY OF SIX MAPS

DRAWING SCHEDULE

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| DA1.01 | COVERSHEET, LOCALITY PLAN & DRAWING SCHEDULE |
| DA2.01 | EROSION & SEDIMENT CONTROL PLAN |
| DA4.01 | CONCEPT STORMWATER MANAGEMENT PLAN |
| DA4.05 | CONCEPT STORMWATER CATCHMENT PLAN |

DEVELOPMENT APPLICATION

<div>1. DO NOT SCALE OFF THIS DRAWING. USE DIMENSIONS & ARCHITECTURAL DRAWINGS ONLY</div> <div>2. DRAWINGS TO BE READ IN CONJUNCTION WITH SPECIFICATION.</div> <div>3. LEVELS ARE INDICATIVE ONLY AND ARE TO BE CHECKED PRIOR TO COMMENCEMENT OF ANY WORKS</div> <div>4. AUTHORITIES MANS AND/OR EXISTING SERVICES ARE TO BE LOCATED AND CHECKED PRIOR TO COMMENCEMENT OF ANY WORKS</div> <div>5. COMPLETION OF THE QUALITY RECORD IS EVIDENCE THAT THE DESIGN AND DRAWING HAVE BEEN VERIFIED.</div> <div>VERIFICATION COMPLETION OF THE DRAWING STATUS IS EVIDENCE THAT THE DESIGN HAS BEEN VERIFIED AS CONFORMING TO THE REQUIREMENTS OF THE PROJECT QUALITY PLAN</div> <div>PRELIMINARY FOR INFORMATION ONLY FOR CLIENT APPROVAL FOR TENDER FOR CONSTRUCTION</div>	<div>CHECKED DATE</div> <div>APPROVED DATE</div> <div>PAGE PLOT DATE A1 August 24, 2018</div> <div>THE INFORMATION ON THIS DRAWING REMAINS THE PROPERTY OF SPARKS & PARTNERS CONSULTING ENGINEERS. REPRODUCTION OF THE WHOLE OR PART OF THE DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHTS</div> <div>SCALE NOT TO SCALE</div>	<div>NORTH POINT</div> <div></div>	<table><thead><tr><th>DATE</th><th>No</th><th>AMENDMENT</th><th>INIT</th><th>REV</th></tr></thead><tbody><tr><td>14.08.18</td><td></td><td>90% ISSUE</td><td>DD</td><td>1</td></tr><tr><td>24.08.18</td><td></td><td>DA ISSUE</td><td>DD</td><td>2</td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr></tbody></table>	DATE	No	AMENDMENT	INIT	REV	14.08.18		90% ISSUE	DD	1	24.08.18		DA ISSUE	DD	2																																									<table><thead><tr><th>DATE</th><th>No</th><th>AMENDMENT</th><th>INIT</th><th>REV</th></tr></thead><tbody><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr></tbody></table>	DATE	No	AMENDMENT	INIT	REV																																																			<div>CLIENT</div> <div> Office: 02 4577 4558 Fax: 02 4577 4556 AGM: 45 700 643 209 160 Argyle Street, South Westside NSW 2756 www.fulltiltconstructions.com.au Design Approvals Construction Industrial Commercial</div> <div>ARCHITECT</div> <div> Suite 702, 43 Mount Street, North Sydney NSW 2060 Tel: 002 9559 9559 02 9559 9559 E: info@sbaarchitects.com.au www.sbaarchitects.com.au</div>	<div>PROJECT</div> <div>PROPOSED WAREHOUSE ALTERATIONS AND ADDITIONS 84 LINKS RD, ST MARYS</div> <div>Level 1, 91 George Street Parramatta NSW 2150 P 02 9891 5033 F 02 9891 3898 E admin@sparksandpartners.com.au</div> <div>DRAWING TITLE</div> <div>CIVIL DESIGN COVERSHEET, LOCALITY PLAN & DRAWING SCHEDULE</div> <div><table><tbody><tr><td>DATE</td><td>JUL 2018</td><td>DESIGNED</td><td>BB</td></tr><tr><td>SCALE</td><td>NTS</td><td>DRAWN</td><td>ZC</td></tr><tr><td>JOB No</td><td>18133</td><td>BWG No</td><td>DA1.01</td></tr><tr><td></td><td></td><td>No IN SET</td><td>OF 2</td></tr></tbody></table></div> <div></div>	DATE	JUL 2018	DESIGNED	BB	SCALE	NTS	DRAWN	ZC	JOB No	18133	BWG No	DA1.01			No IN SET	OF 2
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