PROPOSED CHILD CARE CENTRE @ 45 MOBBS LANE CARLINGFORD DEVELOPMENT APPROVAL



	SHEET SCHEDULE
SHEET	TITLE
1	COVER SHEET
2	SITE ANALYSIS
3	LEP CONTROLS
4	ROOF SITE ANALYSIS
5	BASEMENT
6	GROUND
7	FIRST
8	ROOF PLAN
9	FSR CALC LAYOUTS
10	PLAY AREA CALC LAYOUTS
11	GROUND FL LANDSACPE DESIGN
12	EVACUATION PLAN LAYOUTS
13	EVACUATION PLAN LAYOUTS
14	ELEVATIONS
15	ELEVATIONS
16	SECTIONS
17	SHADOWS - JUN
18	3D SHADOWS
19	LANDSCAPED AREA CALS
20	MATERIALS & FINISHES
21	STREETSCAPE ANALYSIS



Council

SKYCORP CONSTRUCTION GROUP date: OCT

PROPOSED CHILD CARE CENTRE @ 45 MOBBS LANE CARLINGFORD

drawing: COVER SHEET

i1

client:

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nominated architect - joe el-sabbagh 8707



SITE CONTEXT ANALYSIS

1:3000



LANDMARKS

νe

- Fred Spurway Reserve
- Carlingford Kindergarten
- Papilio Early Learning Epping
- **Bus Stop**



Sites being developed

ZONING

RE1 Public Recreation

SP2 Infrastructure

B1 Neighbourhood Centre

R1 General Residential

R2 Low Density Residential

E2 Environmental Conservation

Heritage

Max Height of Building

EL MINUTES	21/10/
	22/07/
S	28/05/
	26/10/
	16/09/
	27/07/
	29/07/
	30/08
	790/50

SKYCORP CONSTRUCTION GROUP PROPOSED CHILD CARE CENTRE @ 45 MOBBS LANE CARLINGFORD

SITE ANALYSIS

drawing:

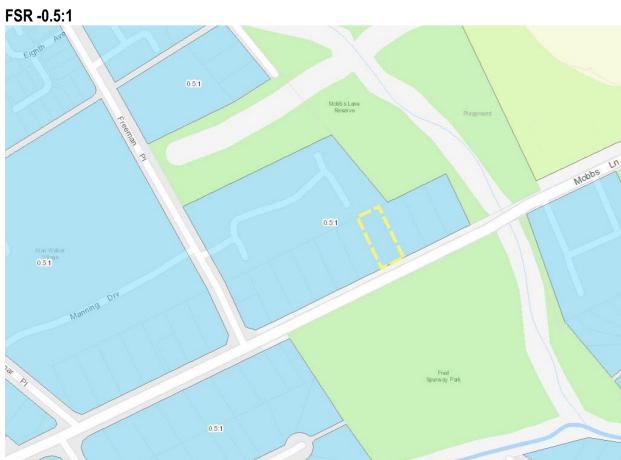
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issue k:
issue j:
issue i: PLANNING PANEL MINUTES
issue ei: DA RFI
issue g: DA RFI comments
issue e: DA RFI comments
issue e: DA coordination
issue d: Pre - DA
issue c: Schematic design
issue b: Schematic 64
issue a: Schematic 60

PROPOSED CHILD CARE CENTRE @ 45 MOBBS LANE CARLINGFORD

Council

SKYCORP CONSTRUCTION GROUP

E.K. | scale: as shown | sheet size: A3 |

1. J.E. | date: OCT | ref: 2020-192 | client:

drawing: LEP CONTROLS

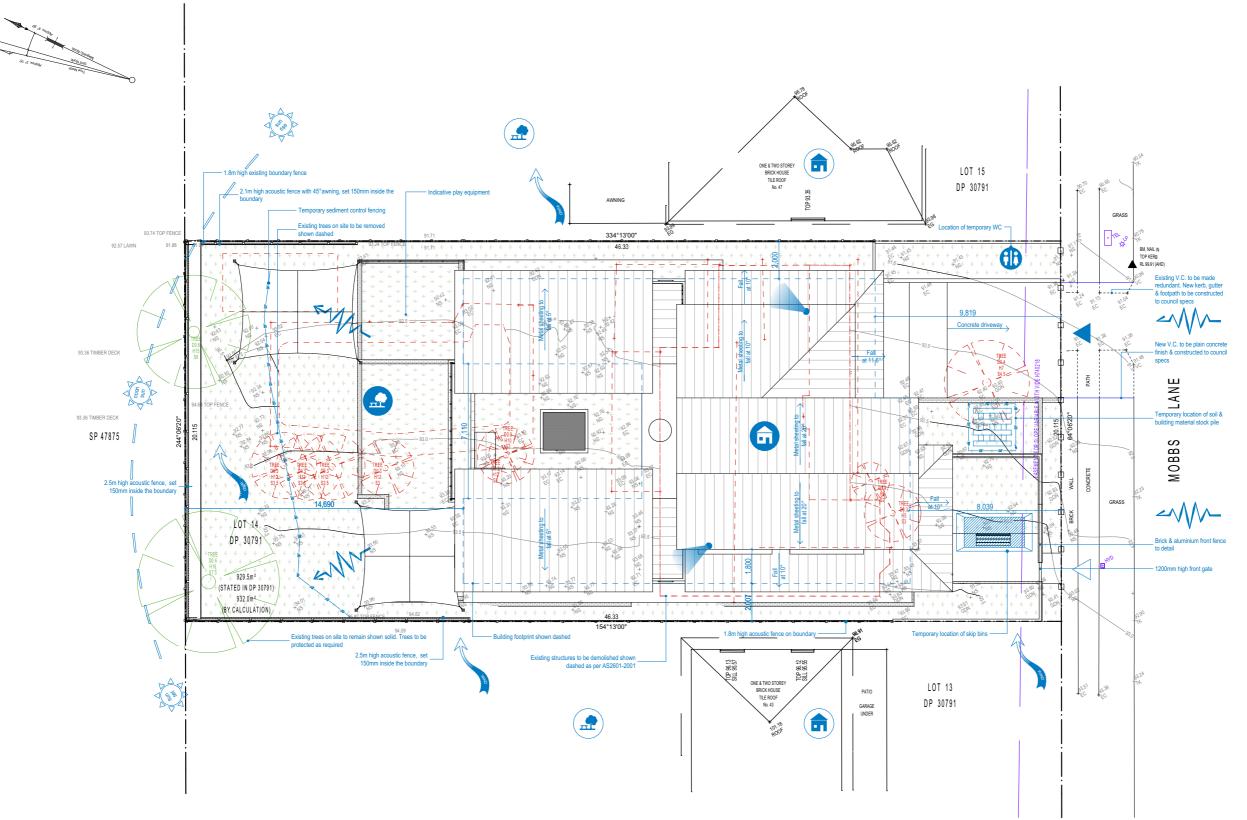
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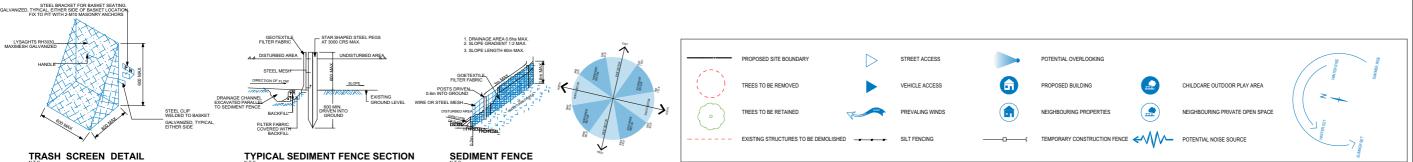
nominated architect - joe el-sabbagh 8707





ROOF/SITE ANALYSIS PLAN







Council

SKYCORP CONSTRUCTION GROUP ROOF SITE ANALYSIS PROPOSED CHILD CARE CENTRE @ 45 MOBBS LANE CARLINGFORD

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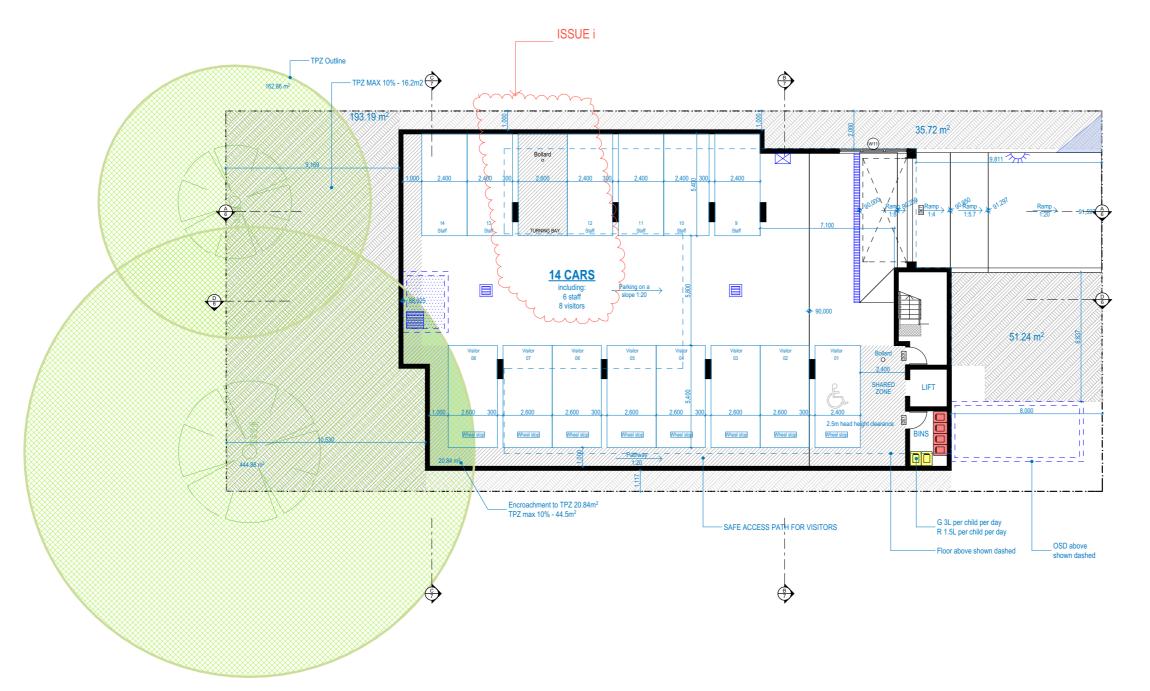
client:

drawing:





<u>59 KIDS</u> Parking req 1 per 4 kids - 15 cars



BASEMENT

1:200

BLE		
REQUIRED	PROPOSED	
N/A	932	
max 9m	8.6	
466.00	461.83	
min 4m	5	
392	453.5	
182	196.2	
Average 7.9		
2m	2	
13.899	14.69	
372.8	359.17	
372.8	423.04	
279.60	244.43	
279.60	280.15	
8.8		
14	14	
	REQUIRED N/A max 9m 466.00 min 4m 392 182 Average 2m 13.899 372.8 372.8 279.60 279.60	

	Number of	Age group	Indoor Play area min 3.25m2 per child (Outdoor Play area m	in 7m2 per child	St	aff	Storag	e req m3	Storage pro	ovided m3
	children	(years)	Required	Provided	Required	Provided	Required	Provided	indoor	outdoor	indoor	outdoor
Playroom 01	15	2-3	48.75	51.51	105		3	3	3	4.5	7.63	
Playroom 02	16	3-6	52	53.23	112	315.91	1.6	2	3.2	4.8	3.24	9.32
Playroom 03	17	0-2	55.25	56.43	119		3.4	4	3.4	5.1	5.55	
Playroom 04		≥ 3-6	26	35.03	56	96.77	0.8	2	1.6	2.4	6	8.29
Total	56		182	196.2	392	412.68	8.8	11	11.2	16.8	14.79	17.61

ISSUE i

ISSUE i

SITE	DATA
SITE AREA	932.00
CHILD CAP	RE CENTRE
Ground Floor Area	270.8
First Floor Area	191.03
Total	461.83
FSR 1 = 0.4	496

issue k:		
issue i:		
issue i:	ssue i: PLANNING PANEL MINUTES 21/	21/10/2021
issue h:	ssue h: DA RFI 22/	22/07/2021
issue g:	issue g: DA RFI comments 28//	28/05/2021
issue f: DA		26/10/2020
issue e:	ssue e: DA coordination	16/09/2020
issue d:	ssue d: Pre - DA 27/	27/07/2020
issue c:	ssue c: Schematic design 29/	29/07/2020
issue b:	issue b: Schematic 64	30/06/2020
issue a:	issue a: Schematic 60	05/06/2020

Council

checked:

drawn: client:

SKYCORP CONSTRUCTION GROUP drawing: BASEMENT
project: PROPOSED CHILD CARE CENTRE
@ 45 MOBBS LANE CARLINGFORD sheet size: A3 ref: 2020-192 scale: as shown date: OCT

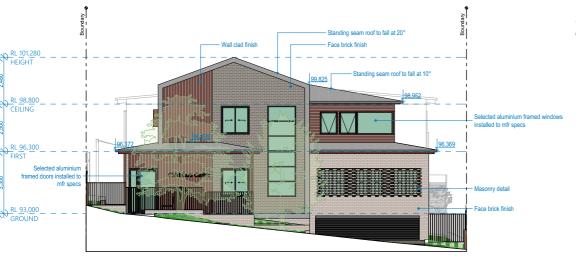
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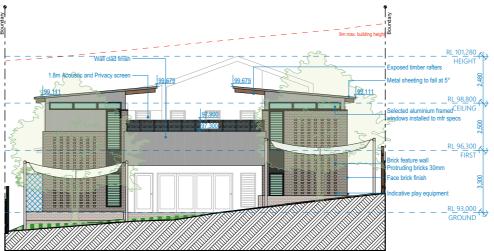


ARCHITECTS

nominated architect - joe el-sabbagh 8707

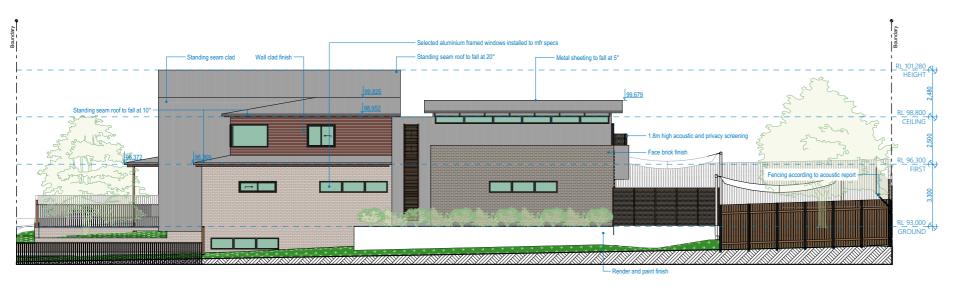




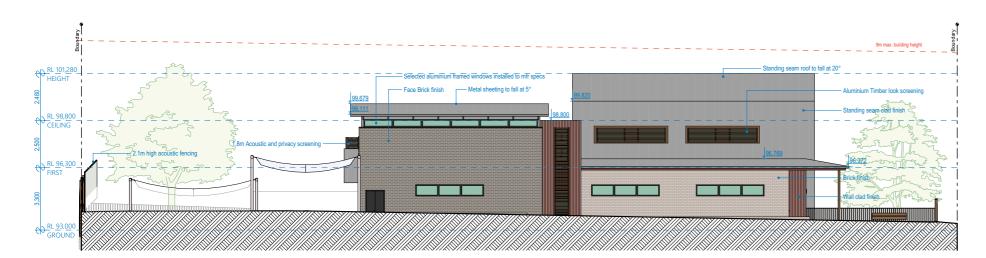


SOUTH ELEVATION 1:200

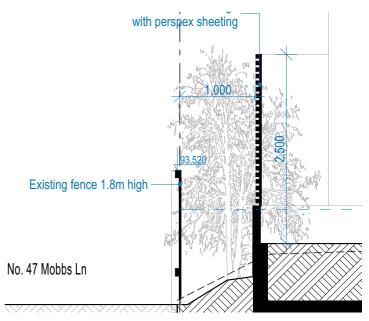
NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION 1:200



SECTION C - TYPICAL FENCE DETAIL

: PLANNING PANEL MINUTES
1: DA RFI
2: DA RFI comments

Council

SKYCORP CONSTRUCTION GROUP drawing: ELEVATIONS
project: PROPOSED CHILD CARE CENTRE
@ 45 MOBBS LANE CARLINGFORD

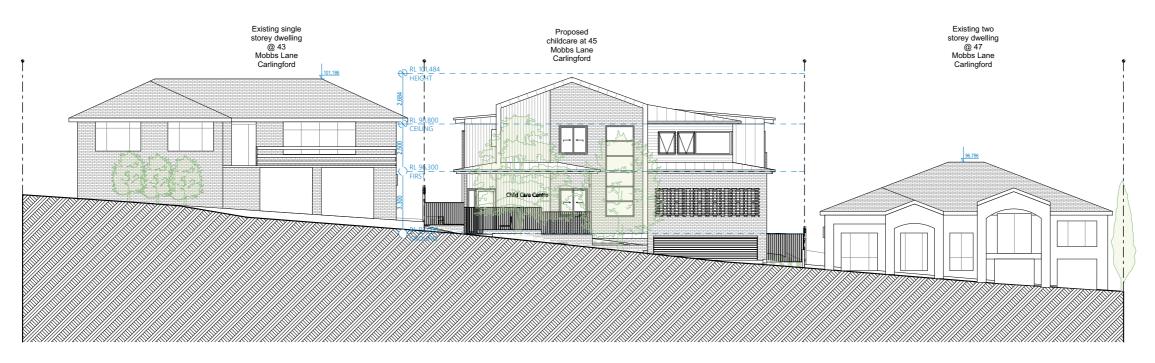
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client:



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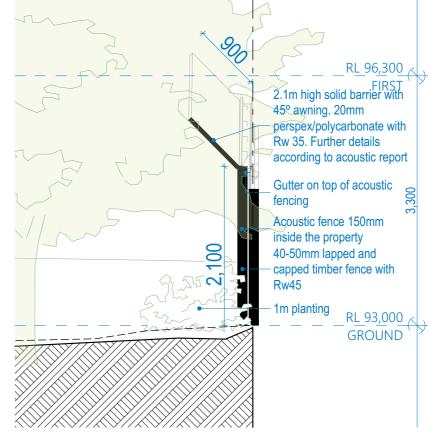




SOUTH STREETSCAPE



SOUTH FENCE DETAIL



SECTION D - ACOUSTIC DETAIL



issue k:	
issue i:	
issue i: PLANNING PANEL MINUTES	21/10/2021
issue h: DA RFI	22/07/2021
issue g: DA RFI comments	28/05/2021
issue f: DA	26/10/2020
issue e: DA coordination	16/09/2020
issue d: Pre - DA	27/07/2020
issue c: Schematic design	29/07/2020
issue b: Schematic 64	30/06/2020
issue a: Schematic 60	05/06/2020

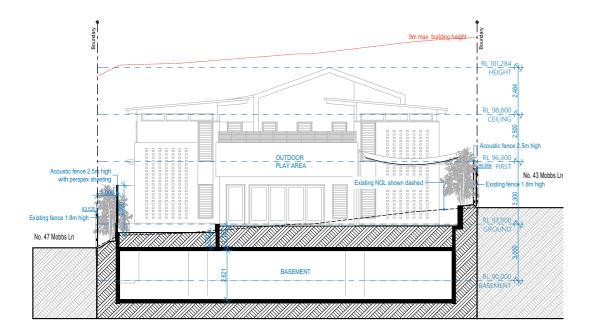
Council SKYCORP CONSTRUCTION GROUP drawing: ELEVATIONS
project: PROPOSED CHILD CARE CENTRE
@ 45 MOBBS LANE CARLINGFORD sheet size: A3 ref: 2020-192 date: OCT client:

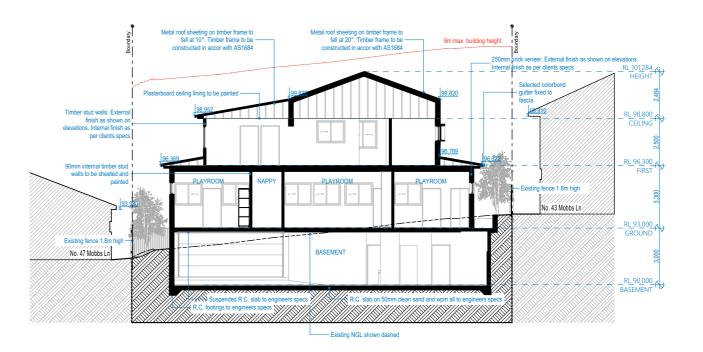
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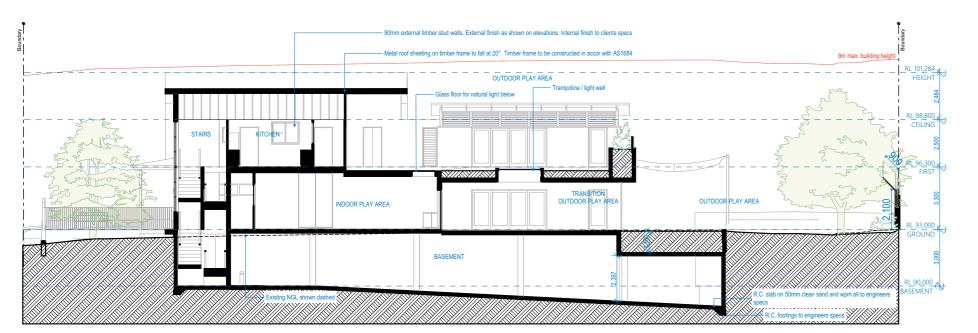






SECTION C

SECTION B 1:200



SECTION D



issue k:
issue j:
issue i: PLANNING PANEL MINUTES
issue ei: DA RFI
issue g: DA RFI comments
issue e: DA RFI comments
issue e: DA coordination
issue d: Pre - DA
issue c: Schematic design
issue b: Schematic 64
issue a: Schematic 60

Council SKYCORP CONSTRUCTION GROUP sheet size: A3 ref: 2020-192 scale: as shown date: OCT

SECTIONS
PROPOSED CHILD CARE CENTRE
@ 45 MOBBS LANE CARLINGFORD

drawing:

client:

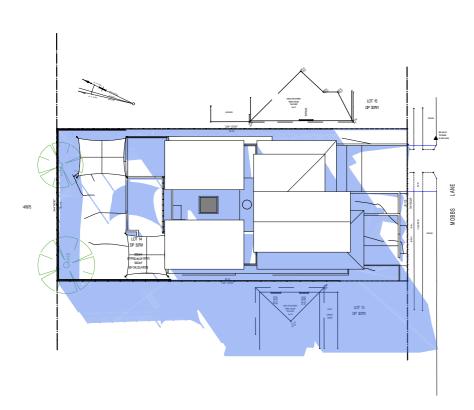
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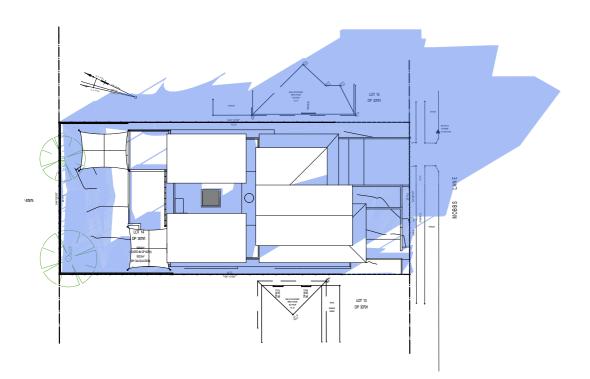
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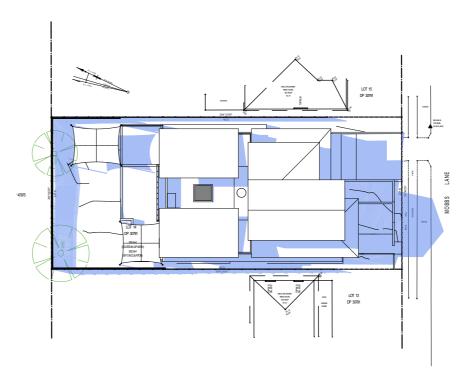




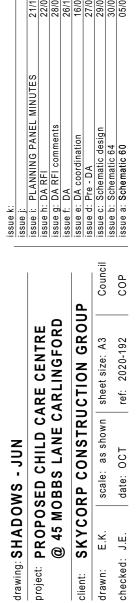
Jun-21-9am 1:500



Jun-21-3pm 1:500



Jun-21-12pm 1:500



i17

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client:



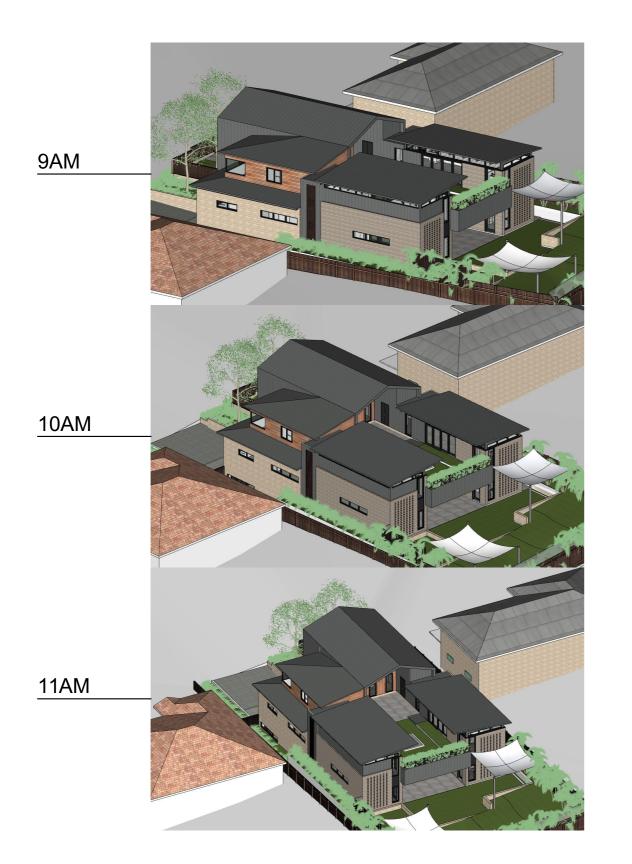
nominated architect - joe el-sabbagh 8707

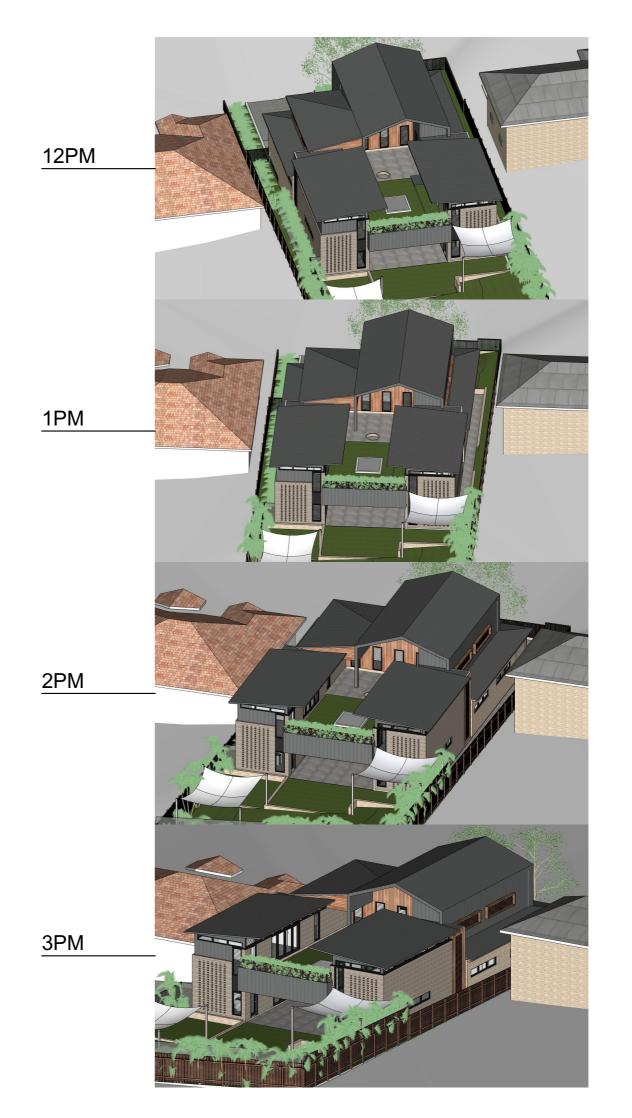


3D VIEWS FROM THE SUN -**SHADOW ANALYSIS - JUN 21**

SOLAR ACCESS ANALYSIS

* EVERY SURFACE SEEN IN THIS VIEW RECEIVES SUN ON THE **NOMINATED HOUR**







SKYCORP CONSTRUCTION GROUP

PROPOSED CHILD CARE CENTRE @ 45 MOBBS LANE CARLINGFORD

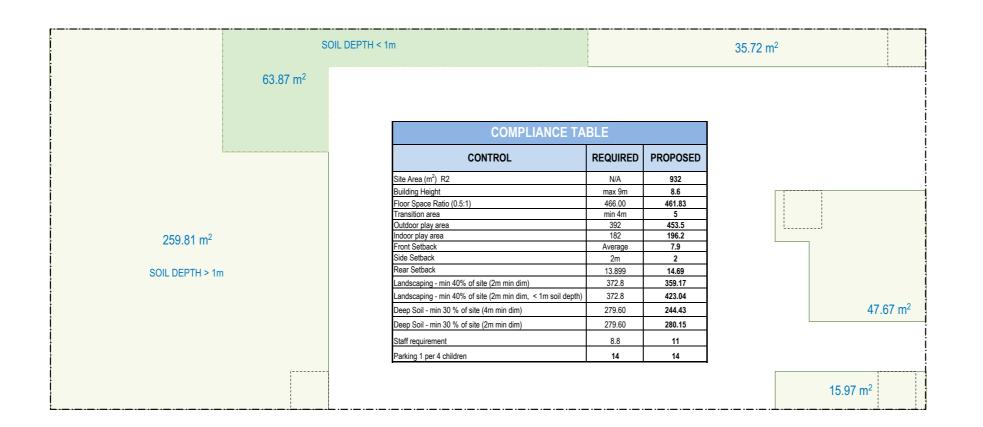
drawing: 3D SHADOWS

i18

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LANDSCAPED ARAE CALCS 1:200



issue k: isuse i:	PLANNING PANEL MINUTES		issue g: DA RFI comments 28/05/2021	issue f: DA 26/10/2020	ination 1	lissue d: Pre - DA	Council issue c: Schematic design	issue b: Schematic 64 30/06/2020	COP ssue a: Schematic 60 05/06/2020
drawing: LANDSCAPED AREA CALS	DRODORED CHILD CARE CENTRE	OLD SHILD SANE SENTINE	@ 45 MOBBS LANE CARLINGFORD		GIIOAU NOITOIIATANOO GAOOXXX Haaila		scale: as shown sheet size: A3 Cc		date: OCT ref: 2020-192 C(
wing: LANDS	project: PROPO		@ 45 M	2	Put. SKVC		drawn: E.K.		checked: J.E.

i19

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nominated architect - joe el-sabbagh 8707



MATERIALS & FINISHES SCHEDULE @ 45 MOBBS LANE CARLINGFORD



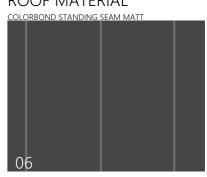




FRONT RENCE & REAR **AWNING**



ROOF MATERIAL



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EXTERNAL BRICK WALLS 01

EXTERNAL BRICK WALLS 02 **EXTERNAL CLADDING 01**







SKYCORP CONSTRUCTION GROUP

drawing: MATERIALS & FINISHES

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1.01 GENERAL

The following general conditions should be considered prior to the commencement of landscape works: The landscape plans should be read in conjunction with the architectural plans, project arborist's assessment

- hydraulic plans, service plans and survey prepared for the proposed development. All services including existing drainage should be accurately located prior to the commencement of landscape installation. Any proposed tree planting which falls close to services will be relocated on site under the
- Installation of conduit for required irrigation, electrical and other services shall be completed prior to the
- commencement of hardscape works and hardstand pours All outdoor lighting specified by architect or client to be installed by qualified electrician
- Anomalies that occur in these plans should be brought to our immediate attention. Where an Australian Standard applies for any landscape material testing or installation technique, that standard shall be followed

1.02 PROTECTION OF ADJACENT FINISHES

The Contractor shall take all precautions to prevent damage to all or any adjacent finishes by providing adequate

protection to these areas / surfaces prior to the commencement of the Works

1.03 PROTECTION OF EXISTING TREES

the root zone of existing trees to be retained.

Existing trees identified to be retained shall be done in accordance with (AS)4970-Protection of trees on development sites as well as in accordance with the tree protection measures prepared by project arborist.

Where general works are occurring around such trees, or pruning is required, a qualified Arborist shall be engaged to

oversee such works and manage tree health Existing trees designated on the drawing for retention shall be protected at all times during the construction period. Any soil within the drip-line of existing trees shall be excavated and removed by hand only. No stockpiling shall occur within

Any roots larger in diameter than 50mm shall only be severed under instruction by a qualified arborist. Roots smaller than 50mm diameter shall be cut cleanly with a saw.

Temporary fencing shall be installed around the base of all trees to be retained prior to the commencement of landscape works. Where possible this fencing will be located around the drip line of these trees, or a minimum of 3m from the trunk, The fencing shall be maintained for the full construction period.

1.04 EROSION & POLLUTION CONTROL

The Contractor shall take all proper precautions to prevent the erosion of soil from the subject site. The contractor shall install erosion & sediment control barriers and as required by council, and maintain these barriers throughout the construction period. Note that the sediment control measures adopted should reflect the soil type and erosion characteristics of the site.

Erosion & pollution control measures shall incorporate the following:

- Construction of a sediment trap at the vehicle access point to the subject site. - Sediment fencing using a geotextile filter fabric in the location indicated on the erosion control plan or as instructed on
- site by the landscape architect. - Earth banks to prevent scour of stockpiles
- Sandbag kerb sediment traps
- Straw bale & geotextile sediment filter. - Exposed banks shall be pegged with an approved Jute matting in preparation for mass planting

Refer to "Sitewise Reference Kit" as prepared by DLWC & WSROC (1997) for construction techniques

SOIL WORKS 2.01 MATERIALS

Specified Soil Conditioner (Generally to improve site soil)

The specified soil conditioner for site top-soil improvement shall be an organic mix, equal to "Botany Humus", as supplied by ANL. Note that for sites where soil testing indicates toxins or extremes in pH, or soils that are extremely poor, allow to excavate and supply 300mm of imported soil mix.

New gardens & proposed Planting

New garden and planting areas shall consist of a 50/50 mix of clean site soil (refer d) below) and imported "Organic Garden Mix" as supplied by ANL or approved equal. All mixes are to comply with AS 4419 Soils for landscaping & garden use, & AS 4454 Composts, Soil conditioners & mulches

The specified soil mix for all turf areas shall be a min 75mm layer of imported soil mix consisting of 80% washed river

sand (reasonably coarse), and 20% composted organic matter equivalent to mushroom compost or soil conditioner, or other approved lawn top dress.

Site topsoil is to be clean and free of unwanted matter such as gravel, clay lumps, grass, weeds, tree roots, sticks, rubbish and plastics, and any deleterious materials and materials toxic to plants. The topsoil must have a pH of between 5.5 and 7. Use 100% imported soil mix when site when site topsoil runs out

2.02 INSTALLATION (TO GARDEN OUTSIDE OF TREE PROTECTION ZONES OF TREES RECOMMENDED TO BY

Note: No level changes (Cut or Fill), soil ripping within the Tree Protection Zones of trees to be retained

II testing is to be conducted in accordance with AS 1289 Methods for testing soils for engineering purposes. Site soil shall be given a pH test prior to modifying to ensure conditions are appropriate for planting as stated above. Tests shall be taken in several areas where planting is proposed, and the pH shall be adjusted accordingly with sulphur or lime to

Note that a soil test conducted by the "Sydney Soil Lab" or approved equal shall be prepared for all commercial, industrial and multi-unit residential sites. The successful landscape contractor shall implement the recommendations of

b) Set Out of Individual Trees & Mass Planting Areas

All individual tree planting positions and areas designated for mass planting shall be set out with stakes or another form of marking, ready for inspection and approval. Locate all services.

c) Establishing Subgrade Levels outside of tree protection zones of trees to be retained Subgrade levels are defined as the finished base levels prior to the placement of the specified material (i.e. soil

conditioner). The following subgrade levels shall apply: Mass Planting Beds - 300mm below existing levels with specified imported soil mix.

Turf areas - 100mm below finished surface level. Note that all subgrades shall consist of a relatively free draining natural material, consisting of site topsoil placed previously by the Civil Contractor. No builders waste material shall be acceptable.

d) Subgrade Cultivation

Cultivate all subgrades to a minimum depth of 100mm in all planting beds and all turf areas, ensuring a thorough breakup of the subgrade into a reasonably coarse tilth. Grade subgrades to provide falls to surface and subsurface drains, prior to

e) Drainage Works

Install surface and subsurface drainage where required and as detailed on the drawing. Drain subsurface drains to outlets provided, with a minimum fall of 1:100 to outlets and / or service pits.

f) Placement and Preparation of Specified Soil Conditioner & Mixes.

Trees in turf & beds - Holes shall be twice as wide as root ball and minimum 100mm deeper - backfill hole with 50/50 mix of clean site soil and imported "Organic Garden Mix" as supplied by ANL or approved equal. Mass Planting Beds - Install specified soil conditioner to a compacted depth of 100mm Place the specified soil conditioner to the required compacted depth and use a rotary hoe to thoroughly mix the

conditioner into the top 300mm of garden bed soil. Ensure thorough mixing and the preparation of a reasonably fine tilth and good growing medium in preparation for planting.

Turf Areas - Install specified soil mix to a minimum compacted depth of 75mm. Place the specified soil mix to the required compacted depth and grade to required finished soil levels, in preparation for planting and turfing.

PLANTING

3.01 MATERIALS

a) Quality and Size of Plant Material

All trees supplied above a 25L container size must be grown and planted in accordance with AS 2303:2018 'TREE STOCK FOR LANDSCAPE USE' Certification that trees have been grown to AS 2303:2018 is to be provided upon request of Council's Tree Management Officer.

Above - Ground Assessment: The following plant quality assessment criteria should be followed:

Plant true to type, Good vigour and health, free from pest & disease, free from injury, self-supporting, good stem taper, has been pruned correctly, is apically dominant, has even crown symmetry, free from included bark & stem junctions, even trunk position in pot, good stem structure Below - Ground Assessment:

Good root division & direction, rootball occupancy, rootball depth, height of crown, non-suckering For further explanation and description of these assessment criteria, refer to Ross Clark's book.

All Plant material shall be to the type and size specified. No substitutions of plant material shall be permitted without written prior approval by the Landscape Architect. No plant shall be accepted which does not conform to the standards listed above.

straight hardwood, free of knots and pointed at one end. They shall be 1800mm x 50mm x 50mm Hardwood timber, or as

b) Stakes and Ties Provide min. 3 No. Stakes and ties to all plants identified as trees in the plant schedule. Stakes shall be sound, unpainted,

Figured dimensions take preference to scale readings. Verify all dimensions on If so, Conzept is not liable for any loss, damage, harm or inju site, PDF'd plans may vary slightly in Scale for that indicated on plans. Report any whether special, consequential, direct or indirect, suffered by

per council specification where is available. Ties shall be 50mm wide hessian webbing material

Fertilisers shall be approved slow release fertilisers suitable for the proposed planting types. Note that for native plants, specifically Proteaceae family plants including Grevillea species, low phosphorus fertilizers shall be used.

d) Mulch Mulch for general planter bed shall be an approved equal to "Forest Blend" as supplied by ANI. Mulch shall be completely free from any soil, weeds, rubbish or other debris. Mulch for bio-retention/rain garden area where is required shall be non-floatable materials that could include crushed rock, gravel, coarse river sand, scoria or river pebbles. 4-7mm screenings or similar.

Turf for project site shall be soft leaf Buffalo or Zoysia macrantha 'Nana' or equivalent unless stated otherwise), free from any weeds and other grasses, and be in a healthy growing condition. Re-turfing to nature strip where is required shall use species that match existing on street.

3.02 INSTALLATION

a) Setting Out All planting set out shall be in strict accordance with the drawings, or as directed. Note that proposed tree planting

located near services should be adjusted at this stage. Notify Landscape Architect for inspection for approval prior to

All plant material shall be planted as soon after delivery as possible. Planting holes for trees shall be excavated as detailed and specified. Plant containers shall be removed and discarded, and the outer roots gently teased from the soil mass. Immediately set plant in hole and backfill with specified soil mix, incorporating the approved quantity of fertiliser for each plant type. Ensure that plants are set plumb vertically and root balls set to the consolidated finished grades detailed on the drawings. Compact the backfilled soil and saturate by hand watering to expel any remaining air pockets

c) Staking and Tying

Staking and tying shall be in strict accordance with the drawings and shall occur immediately following plant placement and soil backfilling. All plants identified as "Trees" on the planting schedule shall be staked with a min. 3 stakes.

Mulch for general planter bed shall be an approved equal to "Forest Blend" as supplied by ANL. Mulch shall be completely free from any soil, weeds, rubbish or other debris. Mulch for bio-retention/rain garden area where is required shall be non-floatable materials that could include crushed rock, gravel, scoria or river pebbles. 4-7mm screenings or

Moisten soil prior to the turf being laid. Turf shall be neatly butt jointed and true to grade to finish flush with adjacent surfaces. Incorporate a lawn fertilizer and thoroughly water in. Keep turf moist until roots have taken and sods/rolls cannot be lifted. Keep all traffic off turf until this has occurred. Allow for top dressing of all turf areas. All turf shall be rolled immediately following installation.

Where is required, the Contractor shall install timber retaining wall as detailed on the drawings, to all mass planting beds adjoining turf or gravel mulched areas, and where required. The resultant edge shall be true to line and flush with

f) Timber retaining wall

g) Earth retaining structure All walls which form part of drainage works must be built as detailed by the hydraulic engineer. All walls exceeding 800mm shall be of **not** timber construction materials, construction details to be provided by a qualified engineer. Install

adjacent surfaces. However, no edging shall be used within the Structural Root Zone (SRZ) of trees to be retained.

wall to suit site levels and to manufacture's specification. HARDSCAPE WORKS

4.01 GENERAL

The Contractor shall undertake the installation of all hardscape works as detailed on the drawing, or where not detailed, by manufacturers specification

Paying - refer to typical details provided, and applicable Australian Standards. Permeable paying may be used as a suitable means of satisfying Council permeable surface requirements, while providing a useable, hardwearing, practical surface. In most instances, the client shall nominate the appropriate paving material to be used.

Australian Standards shall be adhered to in relation to all concrete, masonry & metal work. Some details are typical and may vary on site. All hardscape works shall be setout as per the drawings, and inspected and approved by the Landscape Architect prior to installation. All workmanship shall be of the highest standard. Any queries or problems that arise from hardscape variations should be bought to the attention of the Landscape Architect. Your attention is directed to any obligations or responsibilities under the Dividing Fences Act, 1991 in respect of adjoining property owner/s which may arise from this application. Any enquiries in this regard may be made to the Crown Lands

Division on (02) 8836 5332. **IRRIGATION WORKS**

5.01 GENERAL (PERFORMANCE SPECIFICATION)

New irrigation systems to planting areas shall be a Commercial Grade Irrigation System conforming to all relevant Australian standards, including AS 3500 & the Electrical Safety Act 2002, Workplace Health & Safety Act 1995, & the latest Sydney Water Code

An automated drip-irrigation system is to be installed to all gardens, planters and lawn areas in accordance with the approved Irrigation Design. This system shall be designed and installed by a qualified and licensed irrigation specialist, to the highest industry

standards and to maximise the efficient usage of water. The Installer is required to obtain all approvals necessary for the completion of works in accordance with the Laws of Australia, Laws of the State of NSW, PARRAMATTA Council By-Laws and Ordinances.

Drawings:

- The Landscape Contractor nominated Licensed Irrigation Specialist shall provide irrigation drawings for approval upon

Design Requirements: - The irrigation system shall be installed prior to all planting works. It shall incorporate a commercially available irrigation

system, with sub-surface dripper lines to irrigate all gardens, planters and lawn areas. - It shall incorporate a suitable back flow prevention device for the scale of works, an in-line filter, check valves, and suitable high and low density poly hose fittings and PVC piping to achieve flow rates suitable for specified planting. - The irrigation application rate shall not exceed the infiltration rate of the soil or creates run-off.

- The landscape contractor shall check the existing pressure available from the ring mains and size irrigation piping to suit. Supply shall be from local hose cock where available. - All piping and fittings shall be buried 50mm below the finished soil levels in garden and lawn areas, and secured in

position at 500mm centres with galv wire pins. - Size of pipes shall be selected to ensure the working pressure at the end of the line does not decrease by more than

Services Co-ordination:

identify the preferred service and conduit locations.

- Co-ordination required by Landscape Contractor or Project Manager to provide required conduit, pipe work and penetration through slabs and planter walls for water and power provisions. - The Landscape Contractor shall be engaged with the Irrigation Specialist to co-ordinate with the Project Manager to

- Project Manager and Landscape Contractor to establish area suitable for irrigation control system with required area, power provision and water supply.

Testing & Defects: Upon completion of installation, the system shall be tested, including:

- Main Line Pressure Test: The main line is pressurised to test for leaks. All valves are shut and the pressure is taken over a determined length of time. - Dripper Pressure Test: Measurement at flushing valves are taken and the pressure gauged to make sure it conforms to the manufacturer recommendations. The inlet pressure is then tested under the same conditions to check it does not

- All components are to be satisfactorily functional and operational prior to approval. Should any defect develop, or the capacity or efficiency of the system decline during the agreed maintenance system, then these faults shall be immediately rectified.

- A full 12 month warranty shall be included to cover labour and all parts.

- On request, a detailed irrigation performance specification report can be issued. **CONSOLIDATION AND MAINTENANCE**

6.01 GENERAL

Further Documentation:

The consolidation and maintenance period shall be 12 months beginning from the approved completion of the specified construction work (Practical Completion). A qualified landscape maintenance contractor shall undertake the required landscape maintenance works. Consolidation and maintenance shall mean the care and maintenance of Contracted works by accepted landscaping or horticultural practices, ensuring that all plants are in optimum growing conditions and appearance at all times, as well as rectifying any defects that become apparent in the contracted works.

This shall include, but not be limited to, the following items where and as required

- Watering all planting and lawn areas / irrigation maintenance.
- Clearing litter and other debris from landscaped areas. • Removing weeds, pruning and general plant maintenance.
- Replacement of damaged, stolen or unhealthy plants.
- · Make good areas of soil subsidence or erosion. • Topping up of mulched areas
- Spray / treatment for Insect and disease control. Fertilizing with approved fertilizers at correct rates.

NOT FOR CONSTRUCTION

- Mowing lawns & trimming edges each 14 days in summer or 18 days in winter
- Adjusting ties to Stakes Maintenance of all paving, retaining and hardscape elements.

On the completion of the maintenance period, the landscape works shall be inspected and at the satisfaction of the superintendent or landscape architect, the responsibility will be signed over to the client.

SYNTHETIC TURF ON SLAB

Suit 101, 506 Miller Street AMMERAY NSW 2062 Phone: 9922 5312 Fax: 8209 4982

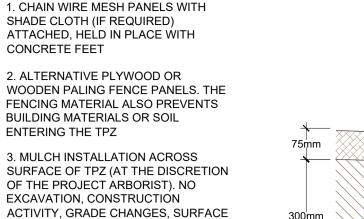
TYPICAL RUBBERISED SOFTFALL AND

PARRAMATTA

REV DATE NOTATION/AMENDMENT A 22.10.20 Preliminary plan prepared for review B 26.10.20 Finalize for DA submission 22.07.21 | Coordinate with Council preliminary assessments D 29.07.21 Coordinate with architectural & engineering updates

PROPOSED CHILDCARE CENTRE DEVELOPMENT 45 MOBBS LANE CARLINGFORD

SPECIFICATIONS & DEVELOPMENT APPLICATION 1:100 @ A1 **JULY 2021** HECKED R.F R.H



CONCRETE FEET 2. ALTERNATIVE PLYWOOD OR WOODEN PALING FENCE PANELS. THE FENCING MATERIAL ALSO PREVENTS BUILDING MATERIALS OR SOIL ENTERING THE TPZ

SHADE CLOTH (IF REQUIRED)

ATTACHED, HELD IN PLACE WITH

3. MULCH INSTALLATION ACROSS SURFACE OF TPZ (AT THE DISCRETION OF THE PROJECT ARBORIST). NO **EXCAVATION. CONSTRUCTION** ACTIVITY, GRADE CHANGES, SURFACE TREATMENT OR STORAGE OF MATERIALS OF ANY KIND IS PERMITTED WITHIN THE TPZ

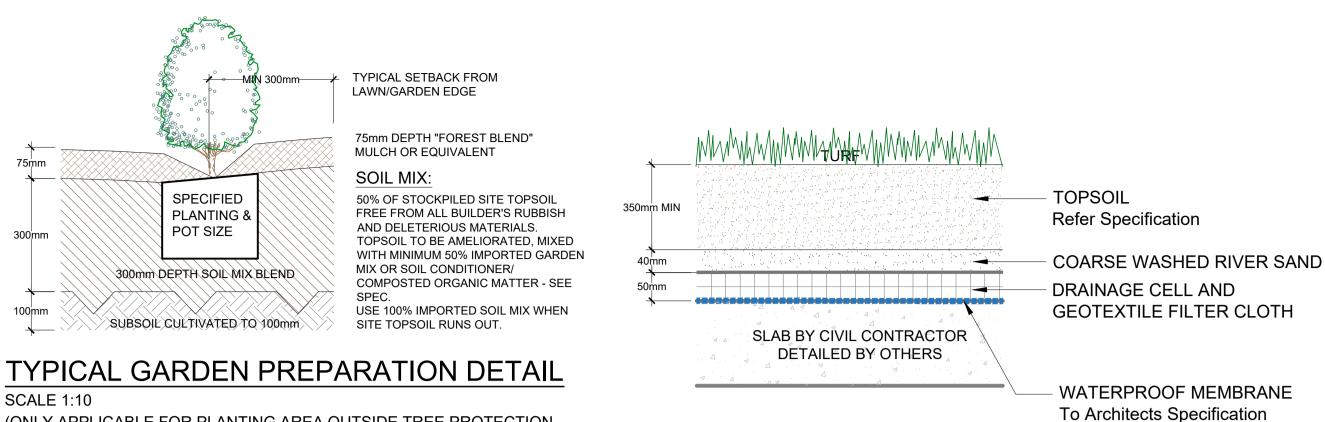
THE TPZ. INSTALLATION OF SUPPORTS TO AVOID DAMAGING ROOTS 5. PRUNING & MAINTENANCE TO TREE REFER TO AS 4373-2007 PRUNING OF

4. BRACING IS PERMISSIBLE WITHIN

PROVIDE FENCING AS DETAILED TO ALL TREES PROPOSED TO BE RETAINED ON THE SUBJECT SITE. FENCING TO BE LOCATED TO THE DRIP LINE OF TREES OR AS INDICATED ON PLANS OR DIRECTED ON-SITE BY ARBORIST. NO STOCKPILING WITHIN FENCE PERIMETERS.

TREE PROTECTION ZONE

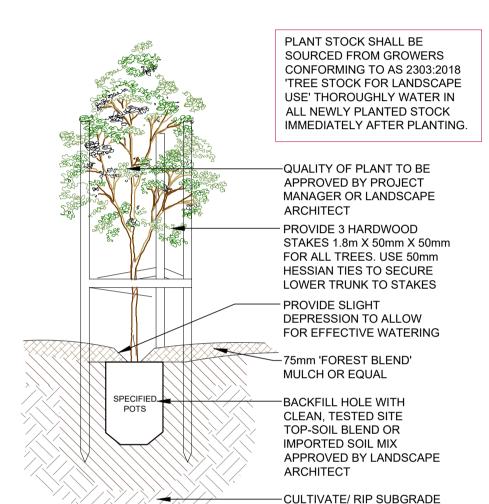
N.T.S



(ONLY APPLICABLE FOR PLANTING AREA OUTSIDE TREE PROTECTION ZONE OF TREES TO BE RETAINED. NO CHANGES ARE TO OCCUR TO EXISTING LEVELS, INCLUDING RIPPING/CULTIVATING OF THE SOIL

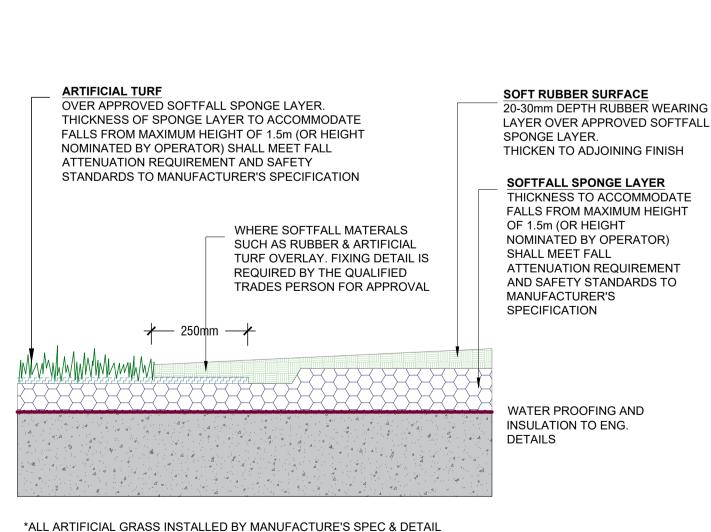
TURF ON SLAB

WITHIN THE TPZ OF TREES TO BE RETAINED ON SITE) NOTE: TURF AREAS TO FINISH FLUSH



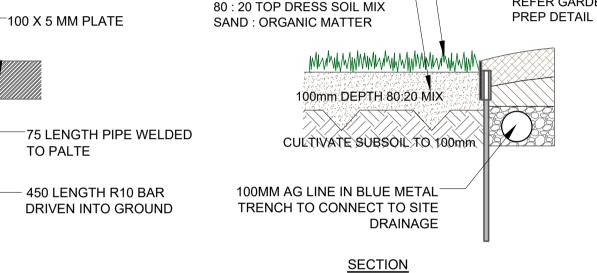
TREE PLANTING DETAIL

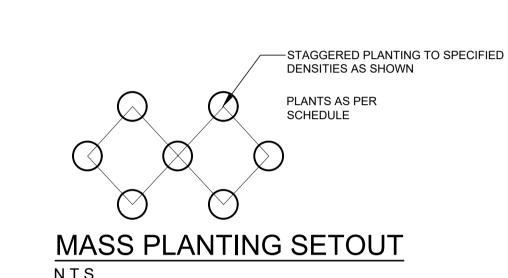
(ONLY APPLICABLE FOR PLANTING AREA OUTSIDE TREE PROTECTION ZONE OF TREES TO BE RETAINED. NO CHANGES ARE TO OCCUR TO EXISTING LEVELS, INCLUDING RIPPING/CULTIVATING OF THE SOIL WITHIN THE TPZ OF TREES TO BE RETAINED ON SITE)



AT JUNCTIONS FIX 150 WITH SURROUNDING SURFACE FINISHES (EXCEPT GARDEN BEDS), ROLL AND LENGTH PLATE ACROSS WATER IMMEDIATELY AFTER LAYING JOIN. FIX WITH BOLTS SOFT LEAF BUFFALO — "SIR WALTER" OR SIMILAR

LAY TURF ON MINIMUM 100mm-





APPROVED & CERTIFIED

MIN. HEIGHT TO COMPLY

SAFETY OVERFLOW

APPROPRIATE RAINFALL

CONTINUOUS FORM, PLAIN

INTENSITY WITH SCREV

CAP FOR CLEARING

MANUFACTURER'S

MINIMUM CLASS 2

GREY CONCRETE

APPLY ANTI-GRAFFITI

COATING AS REQUIRED

75mm DEPTH MULCH AS

SEE OVED DRAINAGE

CELL TO BASE AND WALL

APPLY APPROVED FILTER

ENTERING INTO DRAINAGE

WATERPROOF MEMBRANE

APPLY GEOTEXTILE FABRIC

CEMENT SCREED TO BASE

PROVIDE MIN. 2% FALL TO

DRAINAGE POINTS REFER

TURNED UP AND SECURED

TO HYDRAULIC ENG'S

GEO-FILTER FABRIC

TO RISER ABOVE

DRAINAGE OPENING

DETAILS

OF ALL PLANTERS TO

TO WALLS AND BASE OF

TO PROTECT WATER

PROOF MEMBRANE TO

CELL TO ENG'S DETAILS

APPLY WELDED

ALL PLANTERS.

ENG'S DETAILS

FABRIC OVER DRAINAGE

CELL TO PREVENT SOIL

SPECIFICATION

WITH BCA/NCC PART 3.9.2

+ AUSTRALIAN STANDARDS

REQUIRED.

FOR SAFETY

DESIGNED FOR

ACCESS TO

STEEL EDGE DETAIL

OVERFLOW

(TO SUPPLIER'S

SPECIFICATION)

BCA COMPLIANCE. **NOTE.(DRAINAGE & WATER**

THE WATERPROOFING. APPROVED DRAINAGE CELL LAYER IN THIS DETAIL ARE INDICATIVE ONLY AND SHOULD BE DETAILED BY THE RELEVANT PROFESSIONAL ENGINEER

PRACTITIONER BILL, STRUCTURAL DOCUMENTED BY A

NOTE (BCA COMPLIANCE). WHERE NO EXTERNAL BALUSTRADE IS PROPOSED. THE INTERNAL PLANTER WALL FACE MUST BE NON-CLIMBABLE TO A HEIGHT TO MEET AS &

PROOFING). DRAINAGE PITS AND LAYOUT TO BE NOMINATED BY HYDRAULIC ENGINEER TO WORK WITH STRUCTURAL DESIGN AND LANDSCAPE.

AND SPECIFIED GEOFABRIC 'FOR CONSTRUCTION'.

WATER-PROOFING SHALL BE HYDRAULIC ENGINEER

SOIL FILL LEVEL NOMINATED SURFACE FINISHES & WATER

UNDER THE CONSTRUCTION

WALL THICKNESS TO ENG. SPEC. APPROVED LIGHT WEIGHT PREMIUM IMPORTED SOIL **PROOFING** (REFER TO SEPARATE DETAILS). FINISHED LEVEL TO FILLET ARCHITECT'S **DETAILS** SLAB BY CIVIL CONTRACTOR DETAILED BY OTHERS.

-PLANTER WIDTH AS SPEC.-

REFER GARDEN

INSITU CONCRETE PLANTER ON SLAB DETAIL SCALE: 1:10

DETAILS LPDA 21 - 114

you or any other person as a result of your use of this drawin withdraw this information from the assessment proces

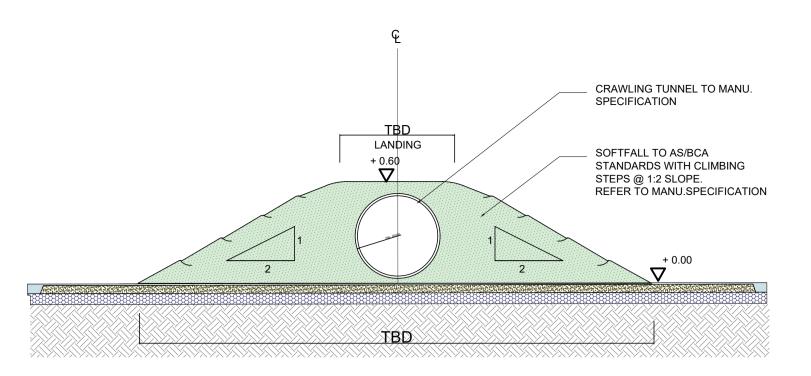
AILA Associate

DESIGNCORP

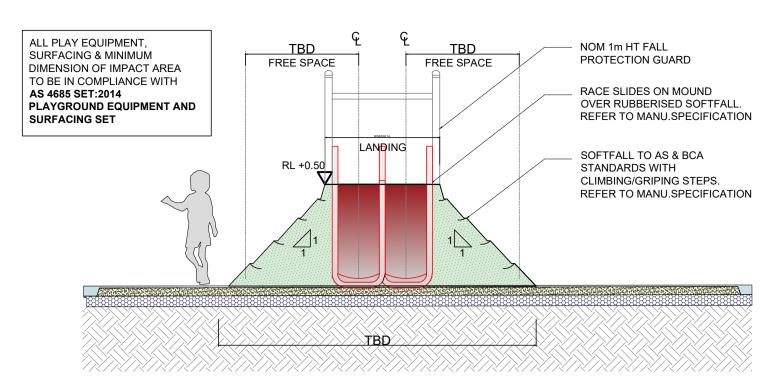
SCALE: 1:15

enquiries@conzept.net.au

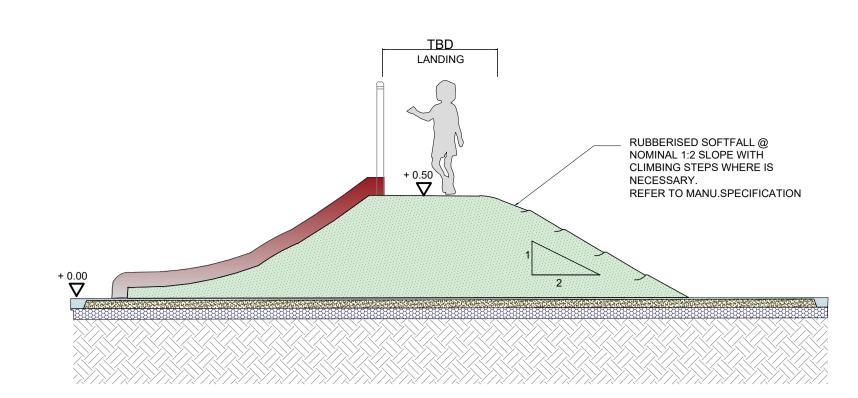
SKYCORP CONSTRUCTION



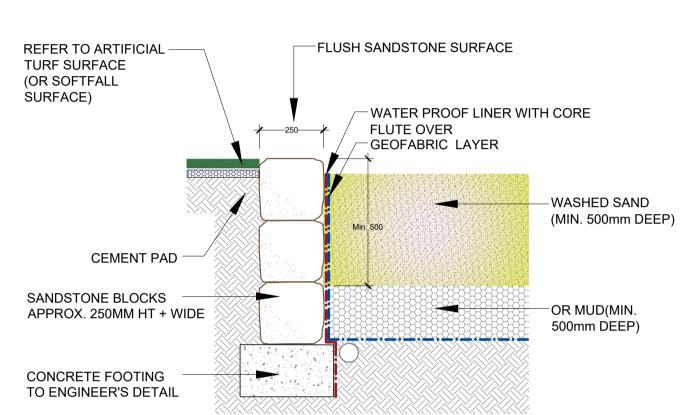
CRAWLING TUNNEL - FRONT ELEVATION
SCALE: 1:20



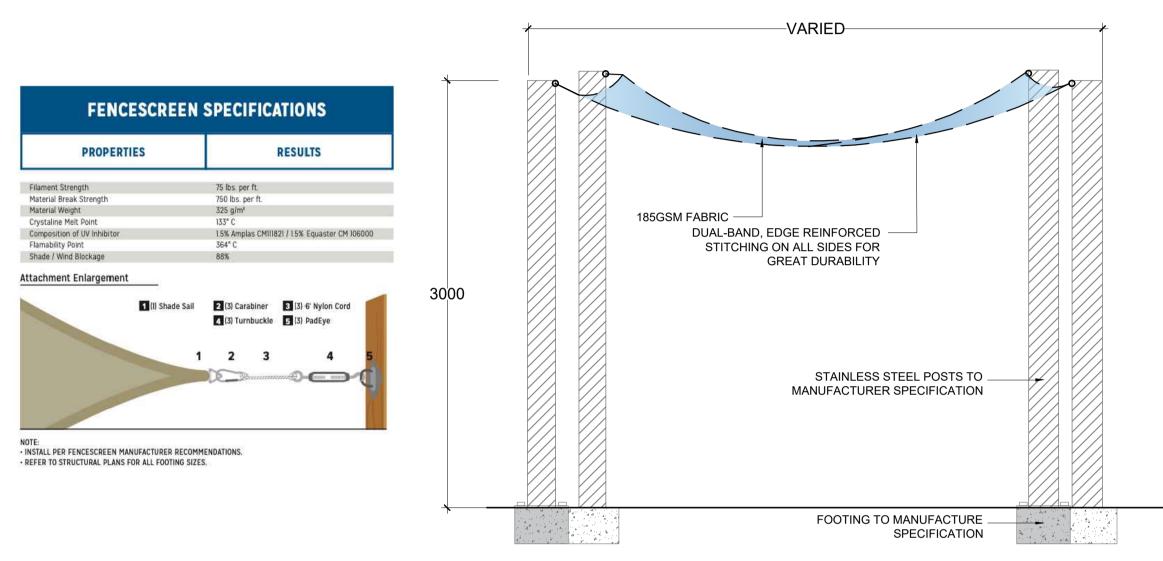
SLIDE ON MOUND - FRONT ELEVATION
SCALE: 1:20



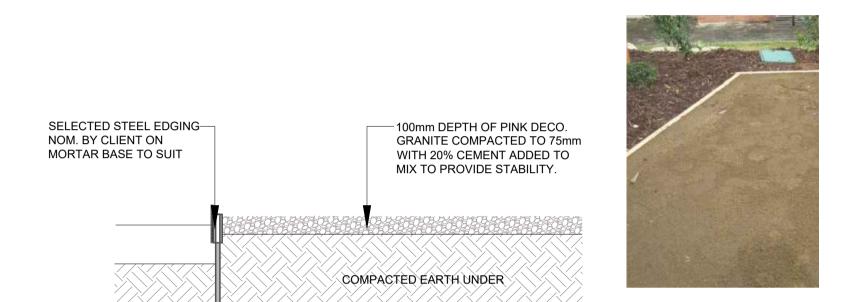
SLIDE ON MOUND - SECTION/ ELEVATION
SCALE: 1:20



TYPICAL SANDPIT & SANDSTONE EDGING DETAIL
SCALE 1:20



TRELLIS FIXED ON TIMBER FENCE
SCALE: 1:20



TYPICAL COMPACTED DECO GRANITE DETAIL
SCALE 1:10

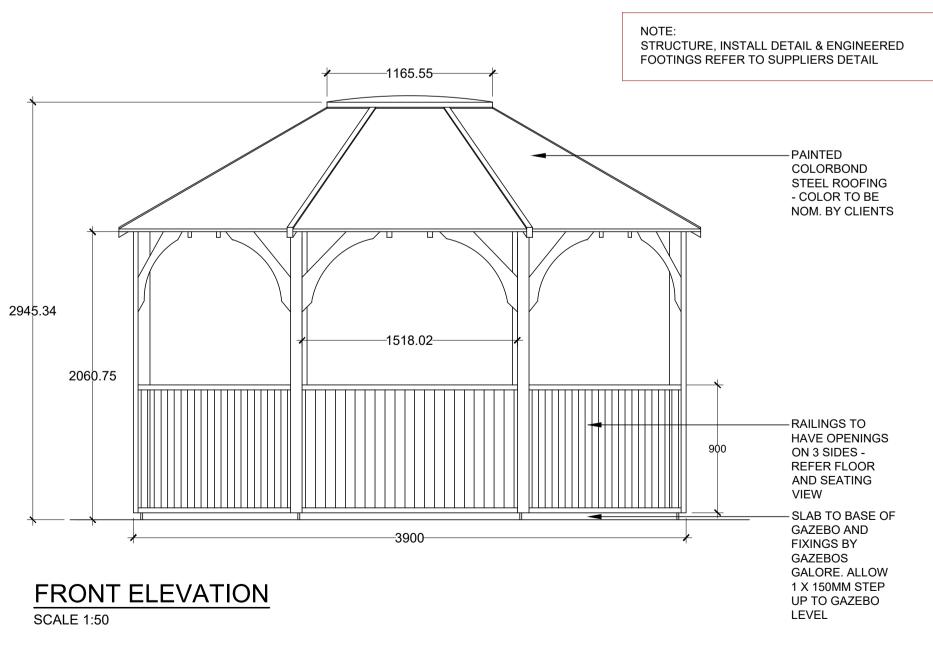
Outdoor octagonal gazebo

WEBSITE:

https://gazebosgalore.com.au/octagonal-hexa

supplied by Gaxebos Galore.

Details adapted from drawings provided by Gazebos Galore





GENERAL NOTE:

to change, alteration or amendment at the discretion of our office.

Figured dimensions take preference to scale readings. Verify all dimensions on site. PDF'd plans may vary slightly in Scale for that indicated on plans. Report any whether special, consequential, direct or indirect, suffered by

site: For a plant hisy vay signify in scale to that indicate on plants report any discrepancies to the Landscape Architect before proceeding with the work.

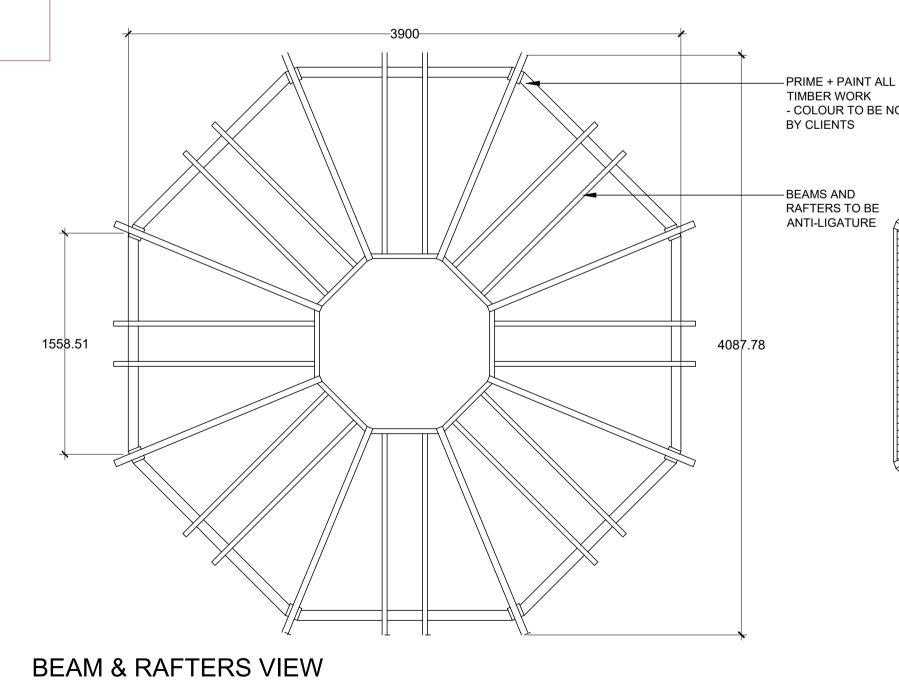
© Copyright Sulphurcrest Enterprises Pty Ltd Trading as CONZEPT

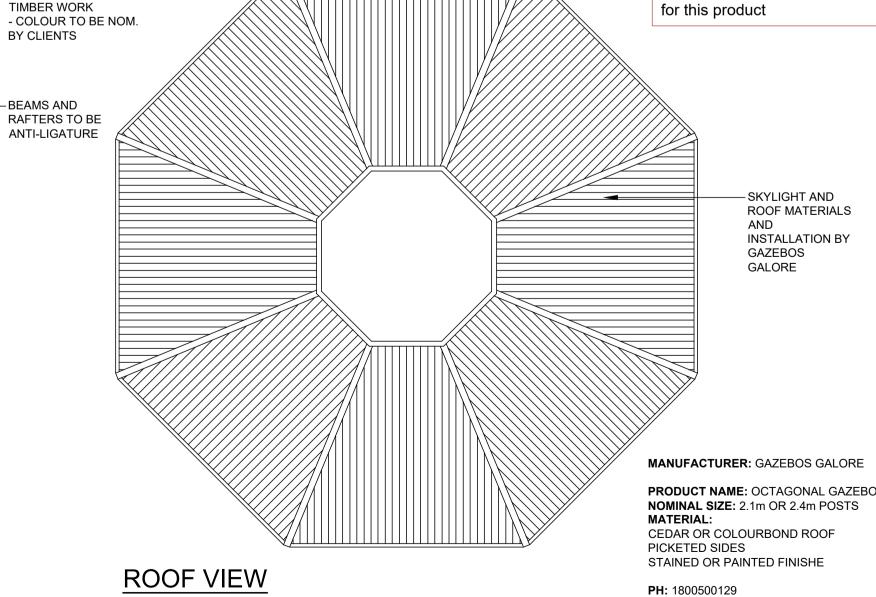
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withdraw this information from the assessment process it sepayments are not made following the notification period.











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DESIGNCORP

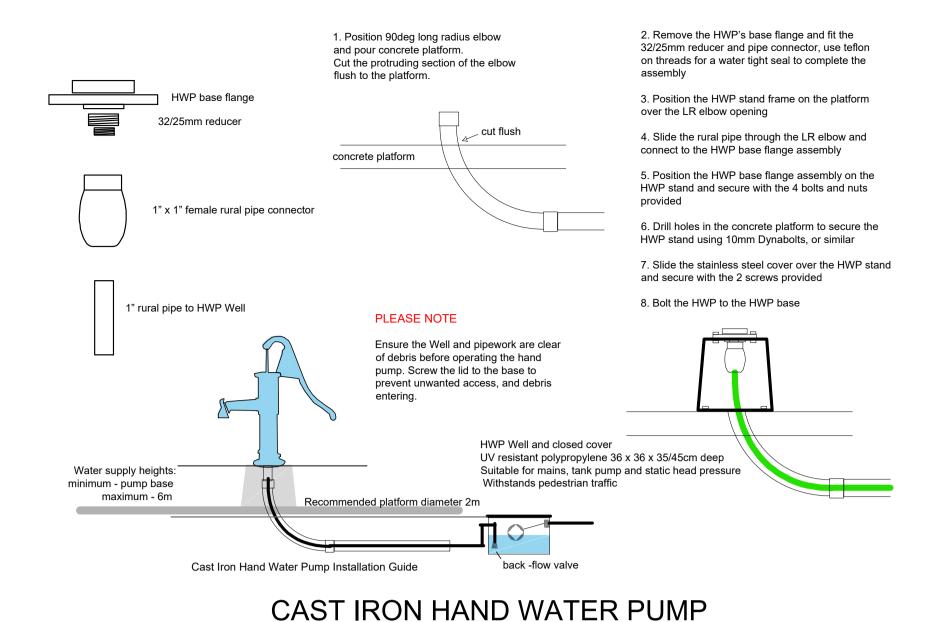
SCALE 1:50

PE ARCHITECT:	
M .	Suit 101, 506 Miller Str
	CAMMERAY NSW 206
	Phone: 9922 5312
Constant	Fax: 8209 4982
	Mob: 0413 861 351
	www.conzept.net.au
	enquiries@conzept.net.
Landscape Architects	eriquiries@corizept.net.

COUNCIL	REV	DATE	NOTATION/AMENDMENT	PF
PARRAMATTA	Α	22.10.20	Preliminary plan prepared for review	
	В	26.10.20	Finalize for DA submission	
	С	22.07.21	Coordinate with Council preliminary assessments	
CLIENT	D	29.07.21	Coordinate with architectural & engineering updates	
SKYCORP CONSTRUCTION				
GROUP				
				1

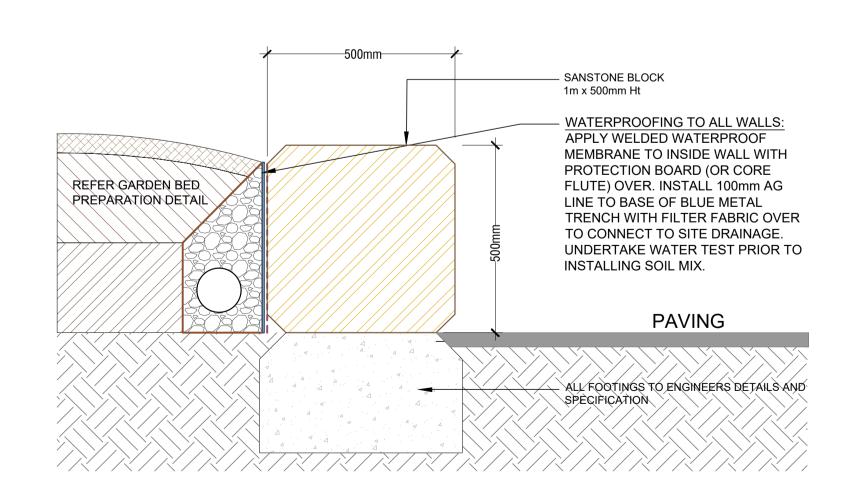
PROJECT:
PROPOSED CHILDCARE
CENTRE DEVELOPMENT
45 MOBBS LANE
CARLINGFORD

gonal-pentagon-gazebos/octagonal-gazebo									
TITLE:		STATUS:							
DETAILS		DEVELOPMENT APPL	ICATION						
		SCALE:	DATE:						
		1:100 @ A1	JULY 2021						
DWG.No:	PAGE NUMBER:	DRAWN:	CHECKED:						
LPDA 21 - 114	4	R.H	R.F						

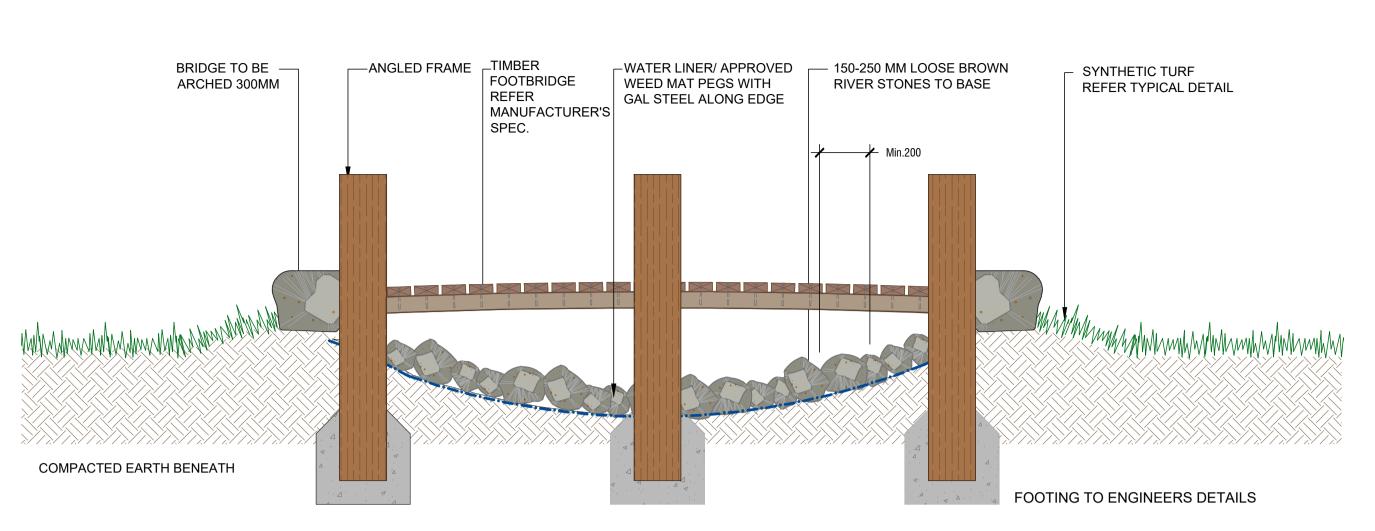


SELECTED 2 MAN LIFT SELECTED ROUND RIVER PEBBLES IN VARYING APPROVED **BOULDER TO EDGES OF** CREEK, SELECTED TO SIZES + COLOURS SUIT WITH SMOOTH, PLACE TO DEPTH ENSURING SAFE EDGES & CONTINUOUS COVER OF SURFACES CONCRETE BASE 100MM CONCRETE BASE LINED WITH SELECTED APPROVED APPROVED **ROCKS ADJACENT FINISH** CONSOLIDATED SUBGRADE WATER SUPPLY

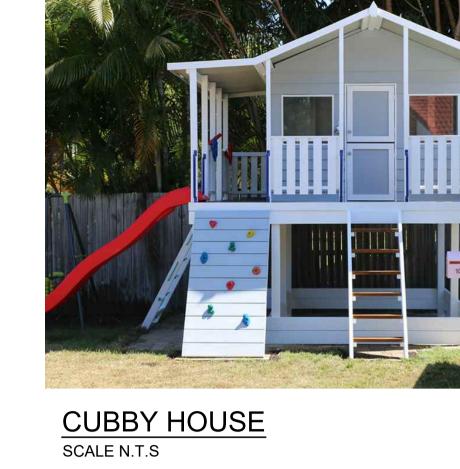
TYPICAL DRY RIVER BED WIH WATER PUMP TREATMENT SCALE: N.T.S



SANDSTONE BLOCK RETAINING WALL DETAIL **SCALE 1:10**



TYPICAL FOOT BRIDGE DETAILS SCALE 1:20



MANUFACTURER: AARONS OUTDOOR LIVING

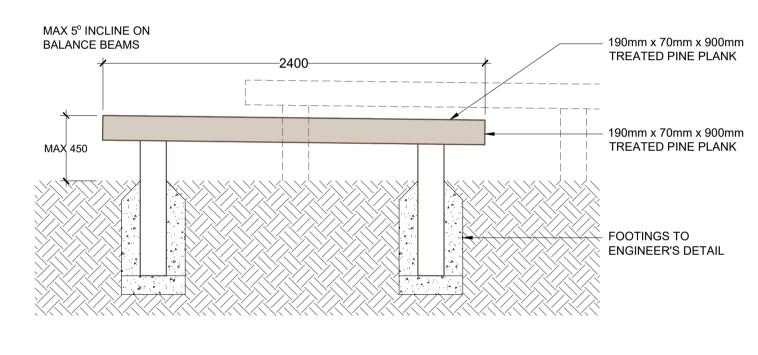
PRODUCT NAME: TAJ MAHAL CUBBY HOUSE $3.3M(W) \times 3.3M(L) \times 2.1M(H)$

MATERIAL: TREATED PINE(ARSENIC FREE) -INSIDE AND OUT

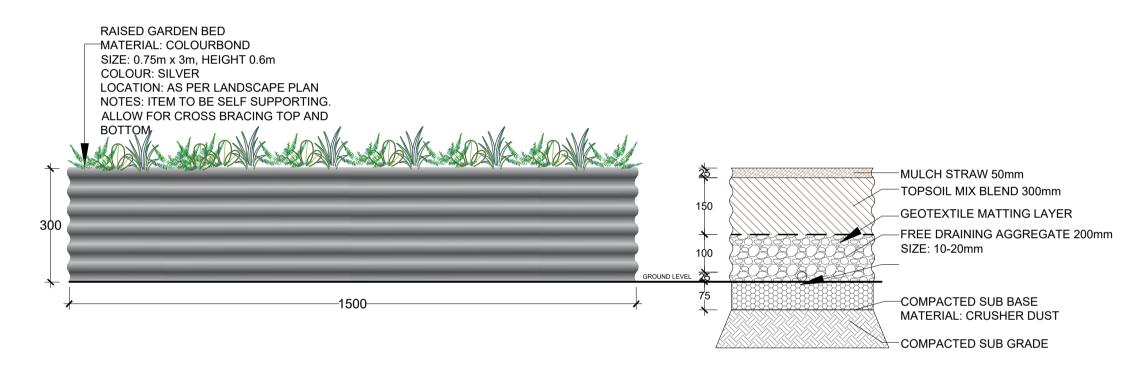
COLOURBOND ROOF - CHOICE OF COLOURS

PH: 1300 227 667

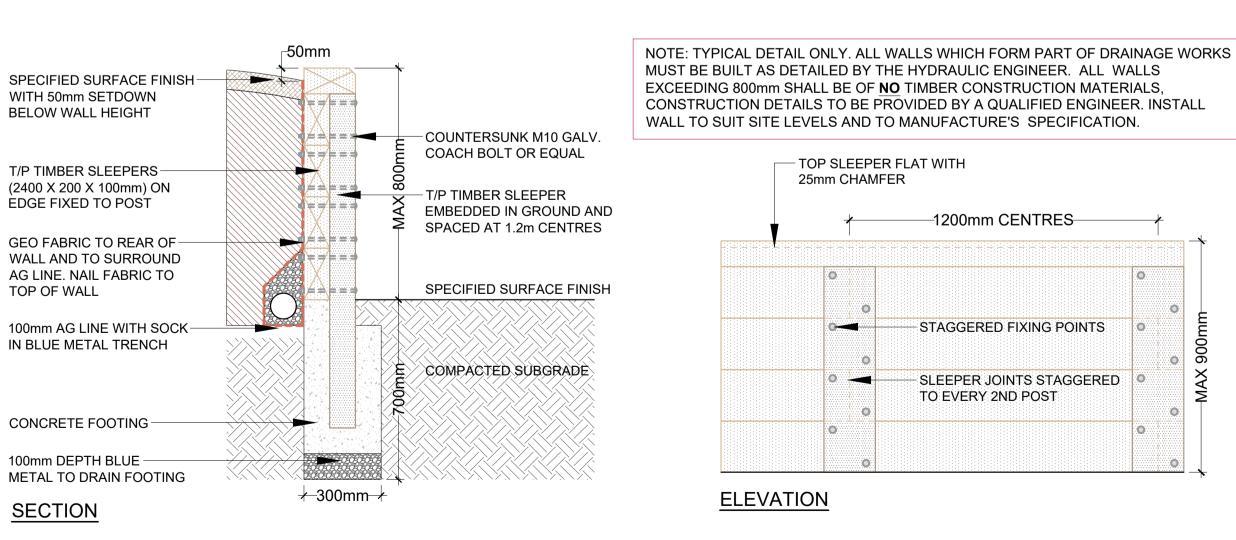
WEBSITE: http://www.aaronsoutdoor.com.au/



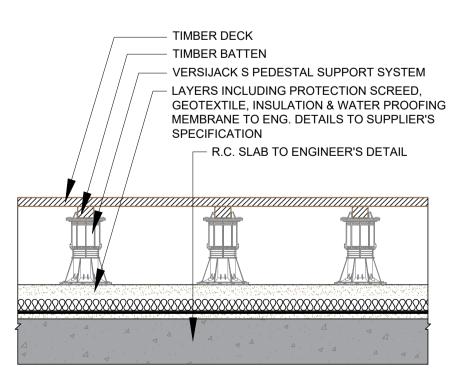
BALANCE BEAMS TYPICAL DETAIL SCALE: 1:25



RAISED COMMUNITY GARDEN BED SCALE: 1:20



TIMBER SLEEPER RETAINING WALL **SCALE 1:10**



TIMBER DECKING DETAIL **SCALE 1:20**

Figured dimensions take preference to scale readings. Verify all dimensions on site. PDFd plans may vary slightly in Scale for that indicated on plans. Report any whether special, consequential, direct or indirect, suffered by iscrepancies to the Landscape Architect before proceeding with the work. you or any other person as a result of your use of this drawing © Copyright Sulphurcrest Enterprises Pty Ltd Trading as CONZEPT for construction purposes. These class and associated (ABN: 75 623 405 630)
This drawing is protected by copyright. All rights are reserved. Unless permitted under the Copyright Act 1968, no part of this drawing may in any form or by any means be reproduced, published, broadcast or transmitted without the prior means be reproduced, published, broadcast or transmitted without the prior written permission of the copyright owner.

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withdraw this information from the assessment process it supayments are not made following the notification period.

to change, alteration or amendment at the discretion of our office

AILA Associate

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DESIGNCORP

2	Suit 101, 506 Miller Street, CAMMERAY NSW 2062
	Phone: 9922 5312 Fax: 8209 4982 Mob: 0413 861 351
ত্র গান্ত	www.conzept.net.au enquiries@conzept.net.au

COUNCIL	KEV	DATE
PARRAMATTA	Α	22.10.20
	В	26.10.20
	С	22.07.21
CLIENT	D	29.07.21
SKYCORP CONSTRUCTION		
GROUP		

NOTATION/AMENDMENT

O Preliminary plan prepared for review

Coordinate with Council preliminary assessments

Coordinate with architectural & engineering updates

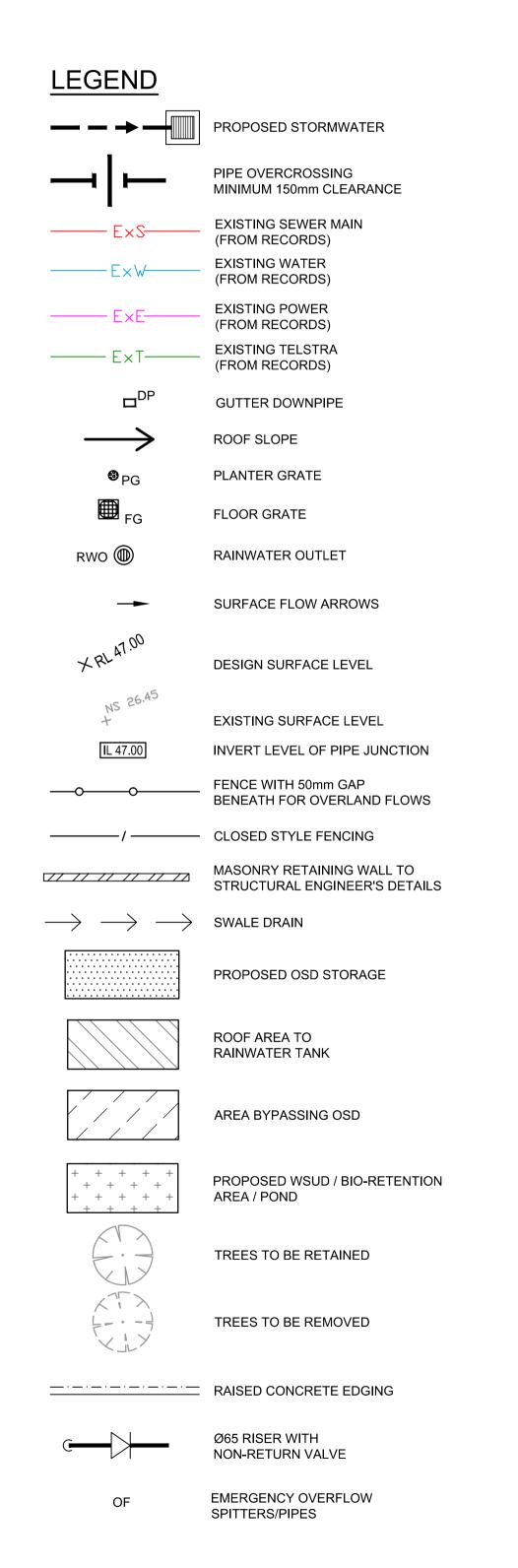
Finalize for DA submission

JECT:	
PROPOSED CHILDCARE	
CENTRE DEVELOPMENT	
45 MOBBS LANE	
CARLINGFORD	

TITLE:		STATUS:	STATUS:			
DETAILS		DEVELOPMENT /	DEVELOPMENT APPLICATION			
		SCALE:	DATE:			
		1:100 @ A1	JULY 2021			
DWG.No:	PAGE NUMBER:	DRAWN:	CHECKED:			
LPDA 21 - 114	5	R.H	R.F			

45 MOBBS LANE, CARLINGFORD PROPOSED CHILD CARE CENTRE

STORMWATER CONCEPT PLANS



DRAWING INDEX							
Drawing No. DESCRIPTION							
000	COVER SHEET, LEGEND & NOTES						
101	STORMWATER CONCEPT PLAN BASEMENT LEVEL SHEET 1 OF 2						
102	STORMWATER CONCEPT PLAN BASEMENT LEVEL SHEET 2 OF 2						
103	STORMWATER CONCEPT PLAN						
104	OSD & WSUD DETAILS AND CALCULATION SHEETS SHEET 1 OF 3						
105	OSD & WSUD DETAILS AND CALCULATION SHEETS SHEET 2 OF 3						
106	OSD & WSUD DETAILS AND CALCULATION SHEETS SHEET 3 OF 3						
107	SEDIMENT & EROSION CONTROL PLAN AND DETAILS						
108	MISCELLANEOUS DETAILS SHEET						

Regulated Design Record Project Address: 45 Mobbs Lane, Carlingford Project Title: CHILD CARE CENTRE Consent No: DA/725/2020 Body Corporate Reg No: -Drawing Title: COVER SHEET, NOTES & LEGEND Drawing No: 000 DP Full Name dd.mm.yy 1 27.07.21 COUNCIL COMMENTS ANTHONY HASHAM DEP0000109

ROOF NOTE: IT IS CONTRACTOR'S RESPONSABILITY TO ENSURE MINIMUM 30 TO 40mm OF PONDING IS ACHIEVED

CATCHMENT'S SURFACES AT MINIMUM 1% FALL.

OVER THE FLOOR WASTES BY GRADING

PIPES NOTE: Ø65 PVC @ MIN 1.0% Ø90 PVC @ MIN 1.0% Ø100 PVC @ MIN 1.0% Ø150 PVC @ MIN 1.0% Ø225 PVC @ MIN 0.5% Ø300 PVC @ MIN 0.4% **UNLESS NOTED OTHERWISE**

GENERAL NOTES

- 1. ALL LINES ARE TO BE Ø90 uPVC 1.0% GRADE UNLESS NOTED OTHERWISE. CHARGED LINES TO BE SEWERGRADE & SEALED.
- 2. EXISTING SERVICES LOCATIONS SHOWN INDICATIVE ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE & LEVEL ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY EARTHWORKS.
- 3. ALL PIPES TO HAVE MIN 150mm COVER IF LOCATED WITHIN PROPERTY.
- 4. ALL PITS IN DRIVEWAYS TO BE 450x450 CONCRETE AND ALL PITS IN LANDSCAPED AREAS TO BE 450x450 PLASTIC.
- PITS LESS THAN 600mm DEEP MAY BE BRICK, PRECAST OR CONCRETE.
- 6. ALL BALCONIES AND ROOFS TO BE DRAINED AND TO HAVE SAFETY OVERFLOWS IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS
- 7. ALL EXTERNAL SLABS TO BE WATERPROOFED.
- 8. ALL GRATES TO HAVE CHILD PROOF LOCKS.
- 9. ALL DRAINAGE WORKS TO AVOID TREE ROOTS
- 10. ALL DPs TO HAVE LEAF GUARDS.
- 11. ALL EXISTING LEVELS TO BE CONFIRMED BY BUILDER PRIOR TO CONSTRUCTION.
- 12. ALL WORK WITHIN COUNCIL RESERVE TO BE INSPECTED BY COUNCIL PRIOR TO CONSTRUCTION.
- 13. COUNCIL'S ISSUED FOOTWAY DESIGN LEVELS TO BE INCORPORATED INTO THE FINISHED LEVELS ONCE ISSUED BY COUNCIL.
- 14. ALL WORK SHALL BE IN ACCORDANCE WITH B.C.A. AND A.S.3500.3.
- 15. REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR LANDSCAPING.
- 16. CARE TO BE TAKEN AROUND EXISTING SEWER. STRUCTURAL ADVIICE IS REQUIRED FOR SEWER PROTECTION AGAINST ADDITIONAL LOADING FROM NEW PITS, PIPES, RETAINING WALLS AND OSD BASIN WATER LEVELS.
- 17. ALL WALLS FORMING THE DETENTION BASINS SHALL BE CONSTRUCTED WHOLLY WITHIN THE PROPERTY BOUNDARIES OF THE SITE BEING DEVELOPED.
- 18. OSD WARNING SIGN AND SAFETY FENCING SHALL BE PROVIDED TO ABOVE GROUND OSD STORAGE AREA IN ACCORDANCE WITH COUNCIL REQUIREMENTS.
- 19. ENSURE THAT NON FLOATABLE MULCH IS USED IN DETENTION BASINS, ie, USE DECORATIVE ROCK MULCH OR EQUIVALENT.
- 20. ALL PIPES IN BALCONIES TO BE Ø65 uPVC CAST IN CONCRETE SLAB. CONTRACTOR TO PROVIDE A BREAK / OPEN VOID IN RAIL / BALLUSTRADE FOR STORMWATER EMERGENCY OVERFLOW ALL ENCLOSED AREAS/PLANTER BOXES TO BE FITTED WITH FLOOR WASTES & DRAINED TO OSD DOWNPIPES TO BE CHECKED BY ARCHITECT & PLUMBER PRIOR TO CONSTRUCTION.
- 21. THE OSD BASIN / TANK IS TO BE BUILT TO THE CORRECT LEVELS & SIZE AS PER THIS DESIGN. ANY VARIATIONS ARE TO BE DONE UNDER CONSULTATION FROM OUR OFFICE ONLY. ANY AMENDMENTS WITHOUT OUR APPROVAL WOULD RESULT IN ADDITIONAL FEES FOR REDESIGN AT OC STAGE OR IF A SOLUTION CANNOT BE FOUND, RECONSTRUCTION IS REQUIRED UNDER THE CONTRACTOR'S EXPENSES.

NOT FOR CONSTRUCTION

					Certif
					1
В	COUNCIL COMMENTS	27/07/2021	AGN	JSF	1
Α	ISSUE FOR DEVELOPMENT APPLICATION	22/10/2020	EHZ	JSF	
Issue	Description	Date	Design	Checked	

Designcorp 16 dunlop street north parramattaNSW 2151 PHONE: +61 2 9630 9911 Email:admin@designcorp.com au

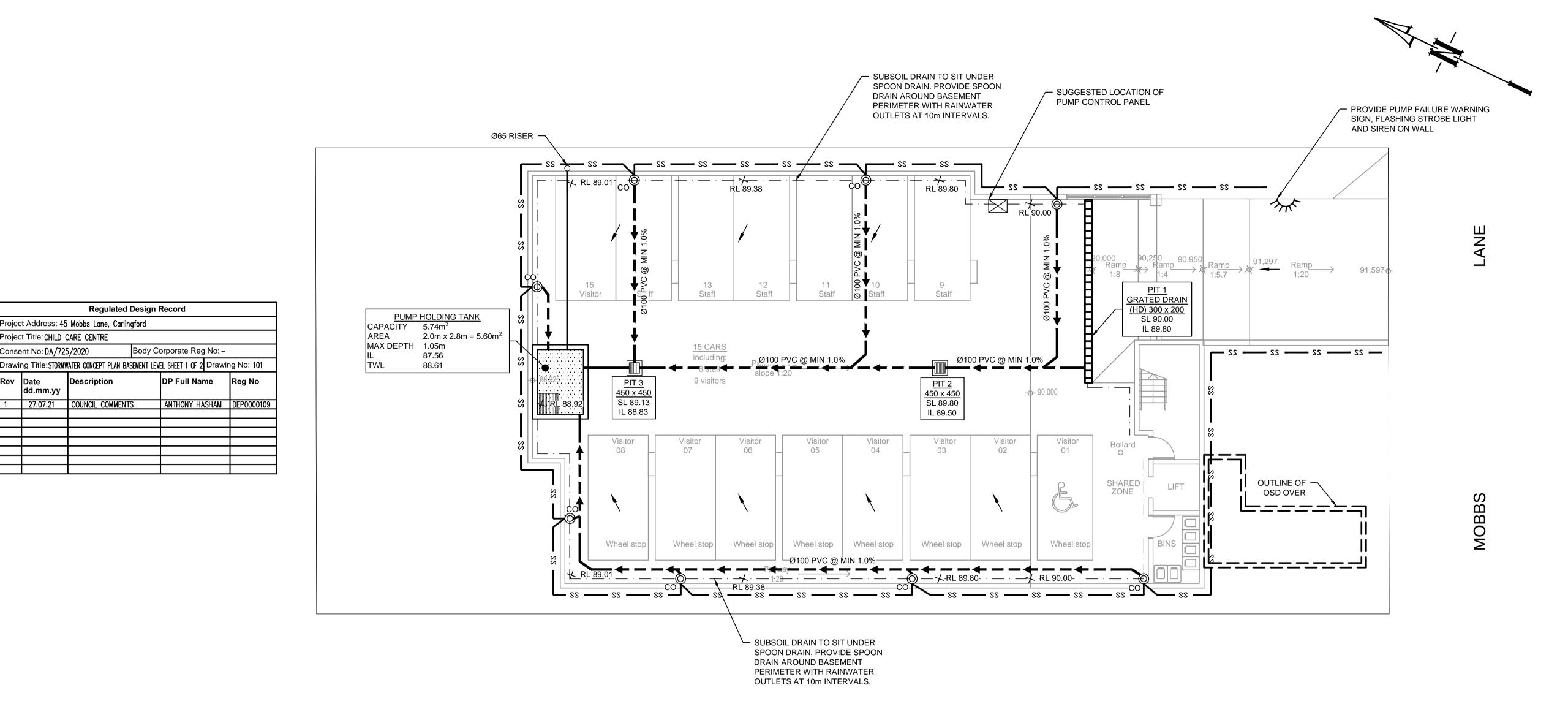
Skycorp Construction Group City of Parramatta Council



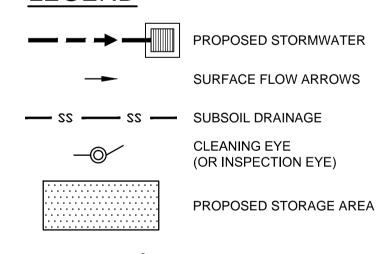
ACE CIVIL STORMWATER SERVICES PTY LTD ABN: 27 644 422 506 SHOP 2-141 CONCORD RD, NORTH STRATHFIELD, NSW 2137

45 MOBBS LANE, CARLINGFORD COVER SHEET PROPOSED CHILD CARE CENTRE | NOTES & LEGEND STORMWATER CONCEPT PLANS DEVELOPMENT APPLICATION

200934 000







FINISHED SURFACE LEVEL

GRATED DRAIN

Regulated Design Record

Body Corporate Reg No: -

Project Address: 45 Mobbs Lane, Carlingford

1 27.07.21 COUNCIL COMMENTS

roject Title: CHILD CARE CENTRE

STANDARD PUMP OUT DESIGN NOTES

THE PUMP OUT SYSTEM SHALL BE DESIGN TO BE OPERATED IN THE FOLLOWING MANNER: 1 - THE PUMP SHALL BE PROGRAMMED TO WORK ALTERNATELY TO ALLOW BOTH PUMPS TO HAVE AN EQUAL OPERATION LOAD AND PUMP LIFE.

- 2 A FLOAT SHALL BE PROVIDED TO ENSURE OF THE MINIMUM REQUIRED WATER LEVEL IS MAINTAINED WITHIN THE SUMP AREA OF THE BELOW GROUND TANK. IN THIS REGARD THIS FLOAT WILL FUNCTION AS AN OFF SWITCH FOR THE PUMPS AT THE MINIMUM WATER LEVEL. THE SAME FLOAT SHALL BE SET TO TURN ONE OF THE PUMPS ON UPON THE WATER LEVEL IN THE TANK RISING TO APPROXIMATELY 300mm ABOVE THE MINIMUM WATER LEVEL. THE PUMP SHALL OPERATE UNTIL THE TANK IS DRAINED TO THE MINIMUM WATER LEVEL.
- 3 A SECOND FLOAT SHALL BE PROVIDE AT A HIGH LEVEL, WHICH IS APPROXIMATELY THE ROOF LEVEL OF THE BELOW GROUND TANK. THIS FLOAT SHALL START THE OTHER PUMP THAT IS NOT OPERATING AND ACTIVATE THE ALARM.
- 4 AN ALARM SYSTEM SHALL BE PROVIDE WITH A FLASHING STROBE LIGHT AND A PUMP FAILURE WARNING SIGN WHICH ARE TO BE LOCATED AT THE DRIVEWAY ENTRANCE TO THE BASEMENT LEVEL THE ALARM SYSTEM SHALL BE PROVIDED WITH A BATTERY BACK-UP IN CASE OF POWER FAILURE.
- 5 A CONFINED SPACE DANGER SIGN SHALL BE PROVIDED AT ALL ACCESS POINT TO THE PUMP-OUT STORAGE TANK IN ACCORDANCE WITH THE UPPER PARRAMATA RIVER CATCHMENT TRUST OSD HANDBOOK.



SITE, FOOTPATH AND ROADWAY, ALL SERVICES SHALL BE LOCATED PRIOR TO COMMENCEMENT OF THE EXCAVATION WORKS.

CONTACT "DIAL BEFORE YOU DIG" ON PHONE No. 1100 OR GO TO THE WEB SITE

"www.1100.com.au'

WARNING

PUMP OUT SYSTEM FAILURE IN BASEMENT WHEN LIGHT IS FLASHING AND SIREN SOUNDING

BASEMENT PUMP OUT FAILURE WARNING SIGN SIGN SHALL BE PLACED IN A CLEAR AND VISIBLE LOCATION WHERE VEHICLES ENTER THE BASEMENT

COLOURS: "WARNING" = RED BORDER AND OTHER LETTERING = BLACK



CONFINED SPACE DANGER SIGN

A) A CONFINED SPACE DANGER SIGN SHALL BE POSITIONED IN A LOCATION AT ALL ACCESS POINTS, SUCH THAT IT IS CLEARLY VISIBLE TO PERSONS PROPOSING TO ENTER THE BELOW GROUND TANK/S CONFINED SPACE.

B) MINIMUM DIMENSIONS OF THE SIGN - 300mm x 450mm (LARGE ENTRIES, SUCH AS DOORS) -250mm x 180mm (SMALL ENTRIES SUCH AS GRATES & MANHOLES)

C) THE SIGN SHALL BE MANUFACTURED FROM COLOUR BONDED ALUMINUM OR POLYPROPYLENE

D) SIGN SHALL BE AFFIXED USING SCREWS AT EACH CORNER OF THE SIGN

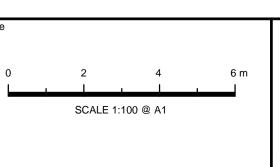
COLOURS: "DANGER" & BACKGROUND = WHITE ELLIPTICAL AREA = RED RECTANGLE CONTAINING ELLIPSE = BLACK BORDER AND OTHER LETTERING = BLACK

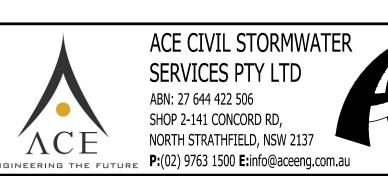
NOT FOR CONSTRUCTION

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В	COUNCIL COMMENTS	27/07/2021	AGN	JSF	11:11	the
Α	ISSUE FOR DEVELOPMENT APPLICATION	22/10/2020	EHZ	JSF	the	11/11
Issue	Description	Date	Design	Checked	160	TV
0 10	n of full size			20am		

Designcorp 16 dunlop street north parramattaNSW 2151 PHONE: +61 2 9630 9911 Email:admin@designcorp.com au

Skycorp Construction Group City of Parramatta Council

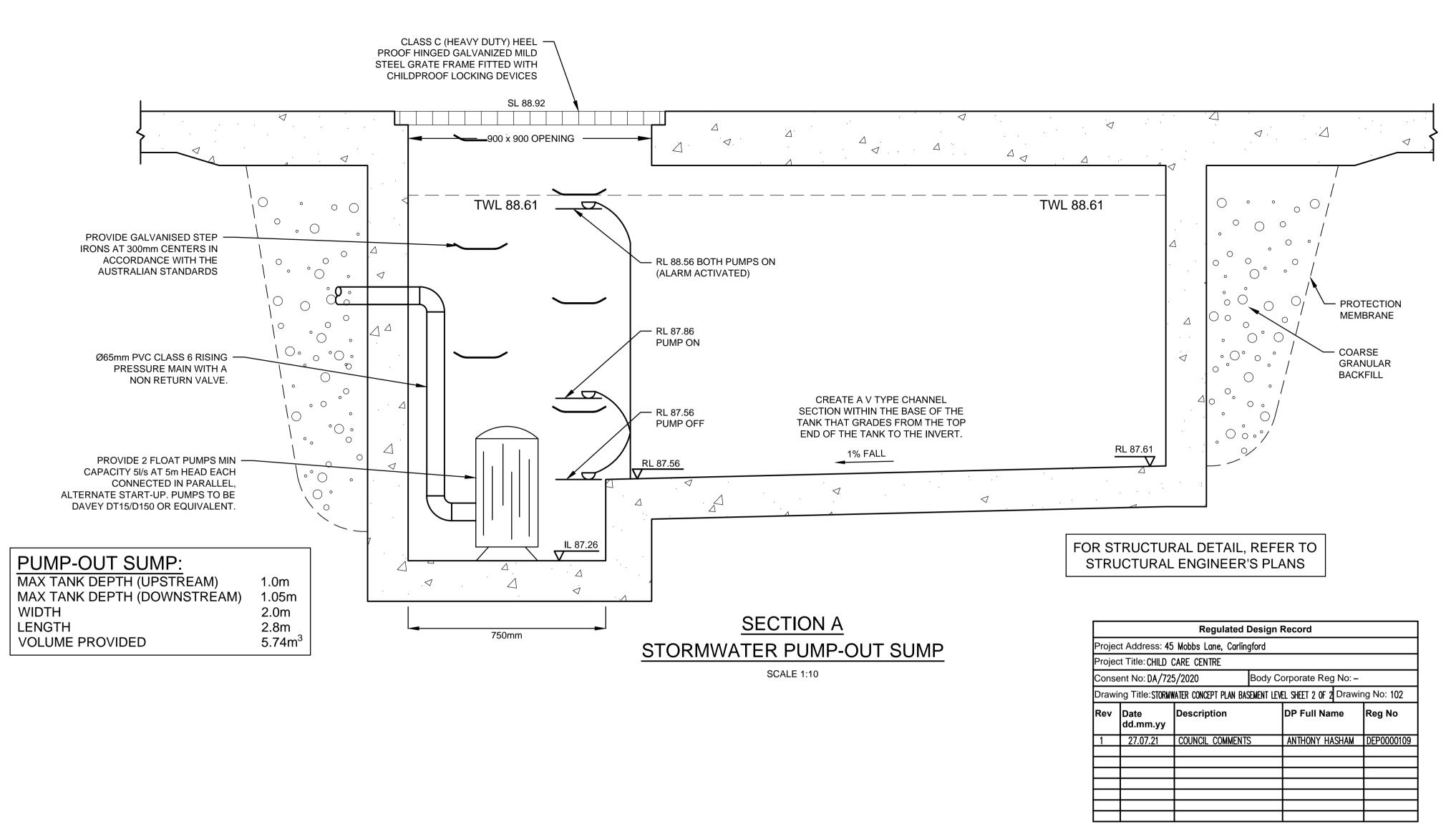


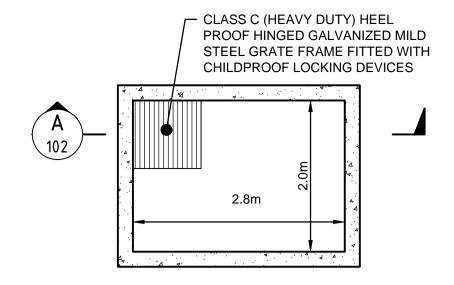


45 MOBBS LANE, CARLINGFORD PROPOSED CHILD CARE CENTRE | BASEMENT LEVEL STORMWATER CONCEPT PLANS DEVELOPMENT APPLICATION

STORMWATER CONCEPT PLAN SHEET 1 OF 2

101





NOTE:

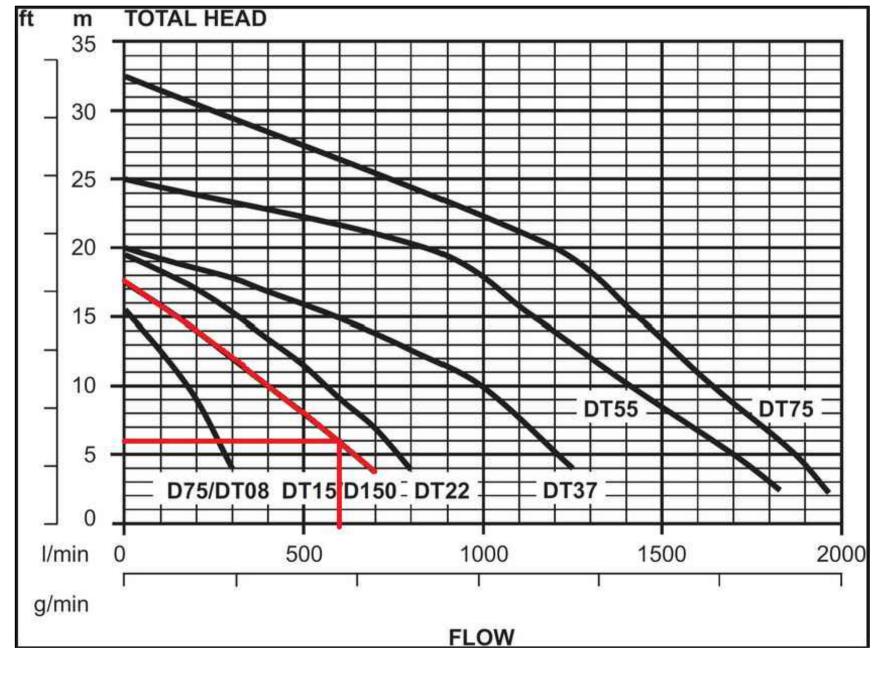
FOR ALL THE STRUCTURAL DETAILS, REFER TO STRUCTURAL ENGINEER'S PLAN. ALL THE AG LINES BEHIND BASEMENT WALLS TO BE CONNECTED TO PUMP-OUT SUMP.

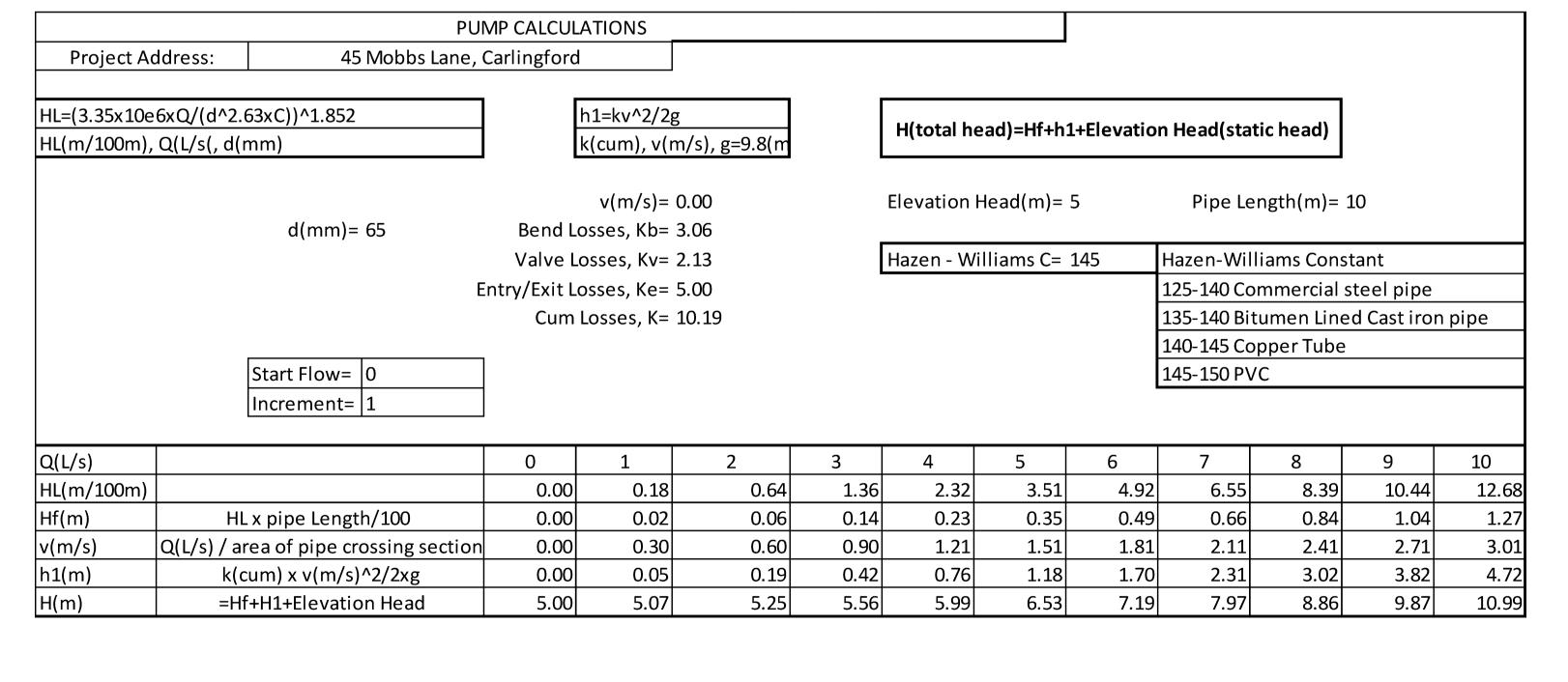
PUMP-OUT SUMP DETAIL **PLAN VIEW** SCALE 1:50

PUMP STORAGE VOLUME CALCULATION

- = 62.25 mm/hour
- I_{100, 90 min} = 62.25 mm/hour
 PUMP STORAGE CATCHMENT AREA: A = 57.1 m² = 0.00571 ha
- $Q = C \times I \times A / 360$ WHERE C = 1.0 (REFER TO AS3500.3.5.4.6 (a)) = 1.0 x 62.25 x 0.00571 / 360
 - $= 0.000987 \text{ m}^3/\text{s}$
 - = 0.987 L/s
- THEREFORE, THE PUMP HOLDING TANK VOLUME IS: $V = 0.987 \times 1.5 \times 3600$

 $= 5.33 \text{ m}^3$



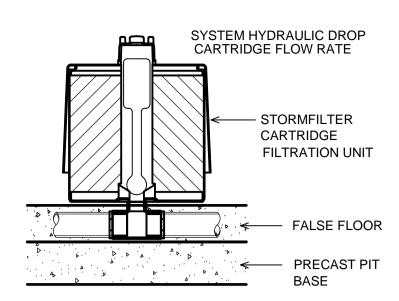


UNDERGROUND PUMP - OUT SUMP STAGED STORAGE CALCULATIONS

DEPTH (mm)	AREA (m²)	CUMULATIVE VOLUME (m³)
0	5.6	0
100	5.6	0.420
200	5.6	0.980
300	5.6	1.540
400	5.6	2.100
500	5.6	2.660
600	5.6	3.220
700	5.6	3.780
800	5.6	4.340
900	5.6	4.900
1000	5.6	5.460
1050	5.6	5.740

NOT FOR CONSTRUCTION

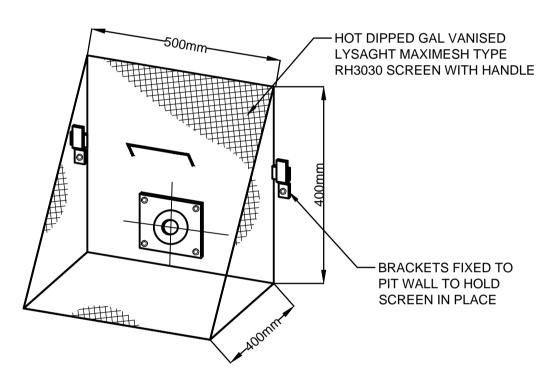
	Certification By Dr. Anthony Hasham (NPER	Architect	Skycorp	Scale 0 200 400 600mm	ACE CIVIL STORMWATER	45 MOBBS LANE, CARLINGFORD	STORMWATER CONCEPT PLAN
	All All	Designcorp 16 dunlop street	Construction Group	SCALE 1:10 @ A1	SERVICES PTY LTD	PROPOSED CHILD CARE CENTRE	
B COUNCIL COMMENTS A ISSUE FOR DEVELOPMENT APPLICATION	27/07/2021 AGN JSF 22/10/2020 EHZ JSF	north parramattaNSW 2151 PHONE : +61 2 9630 9911	Council City of	0 1 2 3 m	ABN: 27 644 422 506 SHOP 2-141 CONCORD RD,	STORMWATER CONCEPT PLANS	
Issue Description O 1cm at full size 10cm	Date Design Checked	Email :admin@designcorp.com	Parramatta Council	SCALE 1:50 @ A1	NORTH STRATHFIELD, NSW 2137 P:(02) 9763 1500 E:info@aceeng.com.au	DEVELOPMENT APPLICATION	Scale A1 Project No. Dwg. No. Issue A Shown 200934 102 B

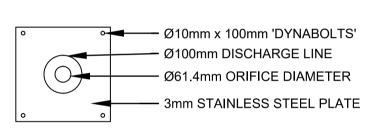


STORMFILTER DESIGN TABLE

• STORMFILTER TREATMENT CAPACITY VARIES BY NUMBER OF FILTER CARTRIDGES INSTALLED AND BY REGION SPECIFIC INTERNAL FLOW CONTROLS. CONVEYANCE CAPACITY IS RATED AT 80L/S. • ALL PARTS PROVIDED AND INTERNAL ASSEMBLY BY STORMWATER360 AUSTRALIA UNLESS OTHERWISE NOTED.

CARTRIDGE HEIGHT	690		460		310	
SYSTEM HYDRAULIC DROP (H - REQ'D. MIN.)	930		700		550	
TREATMENT BY MEDIA SURFACE AREA L/S/m2	1.4	0.7	1.4	0.7	1.4	0.7
CARTRIDGE FLOW RATE (L/s)	1.42	0.71	0.95	0.47	0.63	0.32



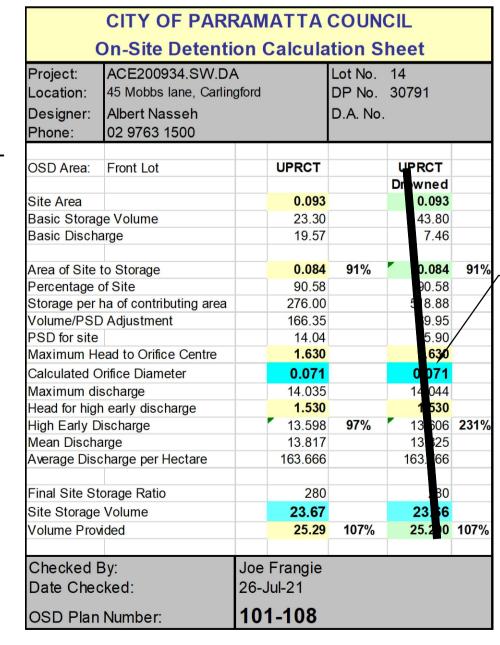


ORIFICE PLATE DETAIL

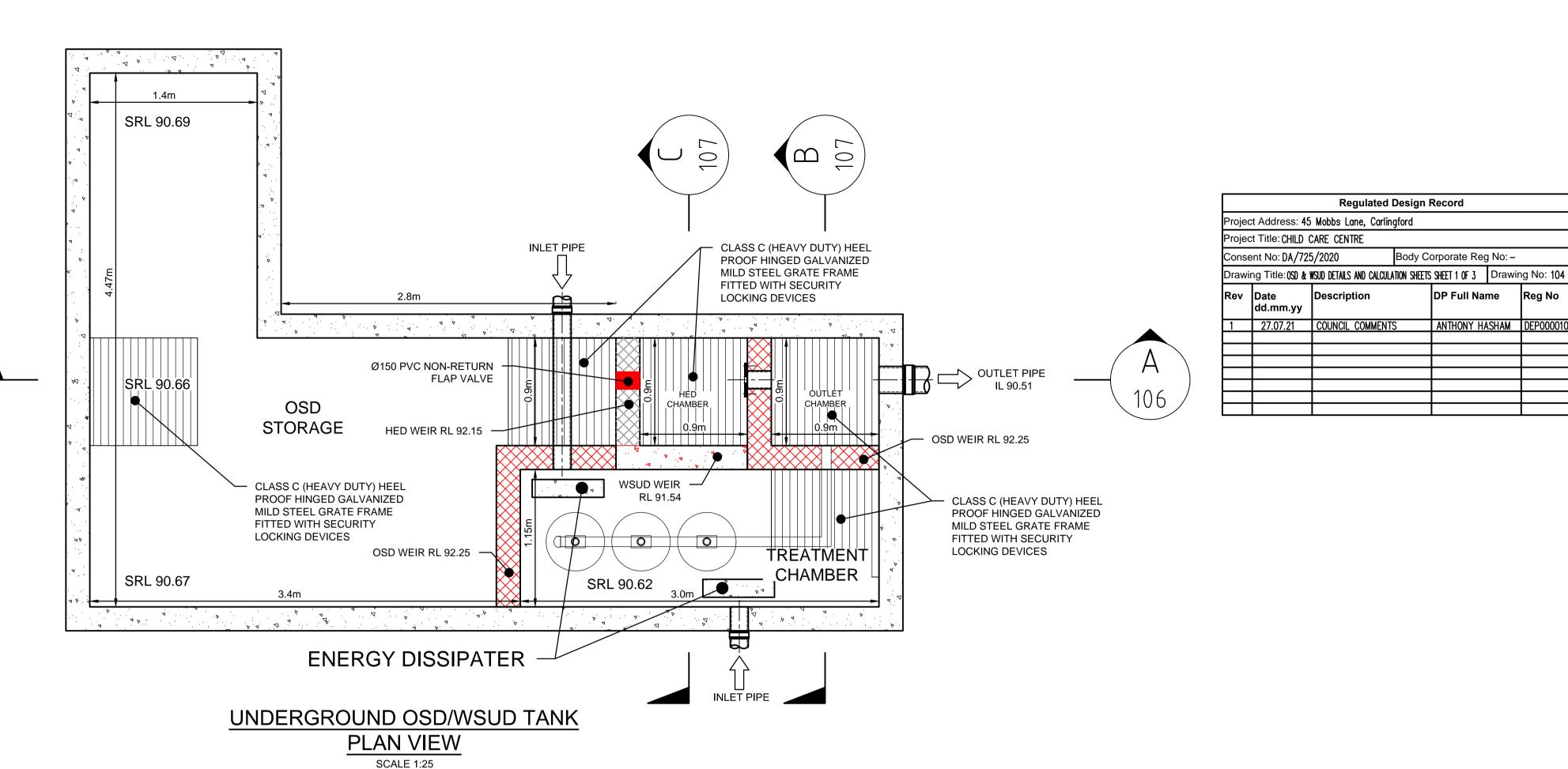
TRASH SCREEN DETAIL

UNDERGROUND OSD TANK STAGED STORAGE CALCULATIONS

DEPTH (mm)	AREA (m²)	CUMULATIVE VOLUME (m³)
0	15.91	0
100	15.91	0.9546
200	15.91	2.5456
300	15.91	4.1366
400	15.91	5.7276
500	15.91	7.3186
600	15.91	8.9096
700	15.91	10.5006
800	15.91	12.0916
900	15.91	13.6826
1000	15.91	15.2736
1100	15.91	16.8646
1200	15.91	18.4556
1300	15.91	20.0466
1400	15.91	21.6376
1500	15.91	23.2286
1600	15.91	24.8196
1630	15.91	25.2969

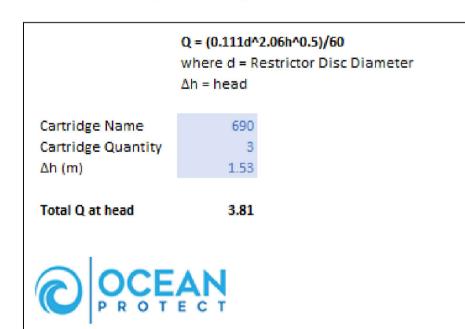


NOTE: USE 61.4mm ORIFICE DIAMETER. REFER TO ORIFICE CALCULATIONS ON SHEET 105



StormFilter Flow Calculator - Psorb Media

The equation below defines the relationship between the diameter of the orifice plate the flow rate through the cartridge and head.



WSUD CHAMBER DETAILS
TOTAL SITE AREA = 932m²

SITE AREA DRAINING TO OSD = 844.3m²

EFFECTIVE DEPTH OF WATER WITHIN FILTRATION CHAMBER=

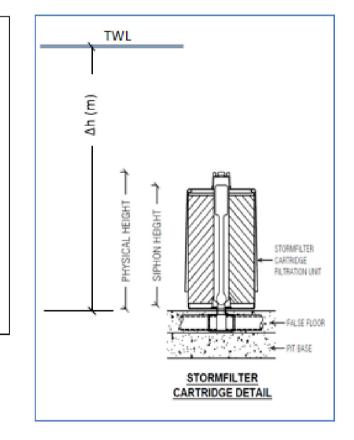
3x690m PSORB CARTRIDGES PROVIDED - OUTFLOW = 3.81 L/s

BY-PASS AREA = 87.7m²

AREA PROVIDED = 3.4 m^2

= 14.03 - 3.81 = 10.22 L/s

OSD ORIFICE DETAILS PSD (2) = PSD (1) - 3.81 L/s



GENERAL NOTES

- 1. INLET AND OUTLET PIPING SHALL BE SPECIFIED BY SITE CIVIL ENGINEER (SEE PLANS) AND PROVIDED BY CONTRACTOR. STORMFILTER IS PROVIDED WITH OPENINGS AT INLET AND OUTLET LOCATIONS
- 2. IF THE PEAK FLOW RATE, AS DETERMINED BY THE SITE CIVIL ENGINEER, EXCEEDS THE PEAK HYDRAULIC CAPACITY OF THE PRODUCT, AN UPSTREAM BYPASS STRUCTURE IS REQUIRED. PLEASE CONTACT STORMWATER360 FOR OPTIONS.
- 3. THE FILTER CARTRIDGE(S) ARE SIPHON-ACTUATED AND SELF-CLEANING. THE STANDARD DETAIL DRAWING SHOWS THE MAXIMUM NUMBER OF CARTRIDGES. THE ACTUAL NUMBER SHALL BE SPECIFIED BY THE SITE CIVIL ENGINEER ON SITE PLANS OR IN DATA TABLE BELOW. PRECAST STRUCTURE TO BE CONSTRUCTED IN ACCORDANCE WITH AS3600.
- 4. FOR SHALLOW, LOW DROP OR SPECIAL DESIGN CONSTRAINTS, CONTACT STORMWATER360 FOR DESIGN OPTIONS. 5. ALL WATER QUALITY PRODUCTS REQUIRE PERIODIC MAINTENANCE
- AS OUTLINED IN THE O&M GUIDELINES. PROVIDE MINIMUM CLEARANCE FOR MAINTENANCE ACCESS. 6. STRUCTURE AND ACCESS COVERS DESIGNED TO MEET
- AUSTROADS T44 LOAD RATING WITH 0-2m FILL MAXIMUM. 7. THE STRUCTURE THICKNESSES SHOWN ARE FOR REPRESENTATIONAL PURPOSES AND VARY REGIONALLY
- 8. ANY BACKFILL DEPTH, SUB-BASE, AND OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY SITE CIVIL ENGINEER.
- 9.. STORMFILTER BY STORMWATER360: SYDNEY (AU) PHONE: (02) 9525 5833, BRISBANE (AU) PHONE: (07) 3272 1872.

ORIFICE CALCULATIONS:

 $Q = C x A x (2 x g x h)^{0.5}$

 $= Q / (C \times sqrt(2 \times g \times h))$

 $= 0.01022 / (0.61 \times \text{sqrt}(2 \times 9.81 \times 1.63))$ $= 0.00296 \text{ m}^2$

THEREFORE:

 $= sqrt(4 \times A / pi)$

 $= sqrt(4 \times 0.00296 / 3.14159)$

= 61.4 mm

N/A

N/A

COUNCIL COMMENTS 27/07/2021 AGN | JSF ISSUE FOR DEVELOPMENT APPLICATION 22/10/2020 EHZ | JSF Issue Description Date Design Checked

Designcorp 16 dunlop street north parramattaNSW 2151 PHONE: +61 2 9630 9911 Email:admin@designcorp.com au

Skycorp Construction Group City of Parramatta Council

0 0.2 0.4 0.6 0.8 1.0 1.2m SCALE 1:25 @ A1

0.69 (CARTRIDGE HEIGHT) + 0.08 (HEAD REQUIRED FOR SW 690 CARTRIDGE) = 0.77m

AREA NEEDED FOR THE FILTRATION CARTRIDGES= 844.3*0.003 /0.77 = 3.29m

ORIFICE HEAD = 92.25 - 90.62 = 1.63m NEW ORIFICE DIAMETER = Ø51mm



ACE CIVIL STORMWATER SERVICES PTY LTD ABN: 27 644 422 506 SHOP 2-141 CONCORD RD, NORTH STRATHFIELD, NSW 2137 P:(02) 9763 1500 E:info@aceeng.com.au

45 MOBBS LANE, CARLINGFORD PROPOSED CHILD CARE CENTRE | AND CALCULATION SHEETS STORMWATER CONCEPT PLANS **DEVELOPMENT APPLICATION**

OSD & WSUD DETAILS

SHEET 1 OF 3

As Shown 104

- kg PIPE DATA: MATERIAL DIAMETER PIPE ORIENTATION 90° DOWNSTREAM **UPSTREAM FLOW FLOW** LADDER YES/NO

SITE SPECIFIC

DATA REQUIREMENTS

STRUCTURE ID

PEAK FLOW RATE (L/S)

PRECAST VAULT WEIGHT

ANTI-FLOTATION BALLAST

PRECAST LID WEIGHT

WATER QUALITY FLOW RATE (L/S)

RETURN PERIOD OF PEAK FLOW (yrs)

CARTRIDGE HEIGHT (310, 460 or 690mm)

MEDIA TYPE (PERLITE, PERLITE/ZEOLITE OR ZPG)

PSORB

- kg

N/A

N/A

OF CARTRIDGES REQUIRED (8-22)

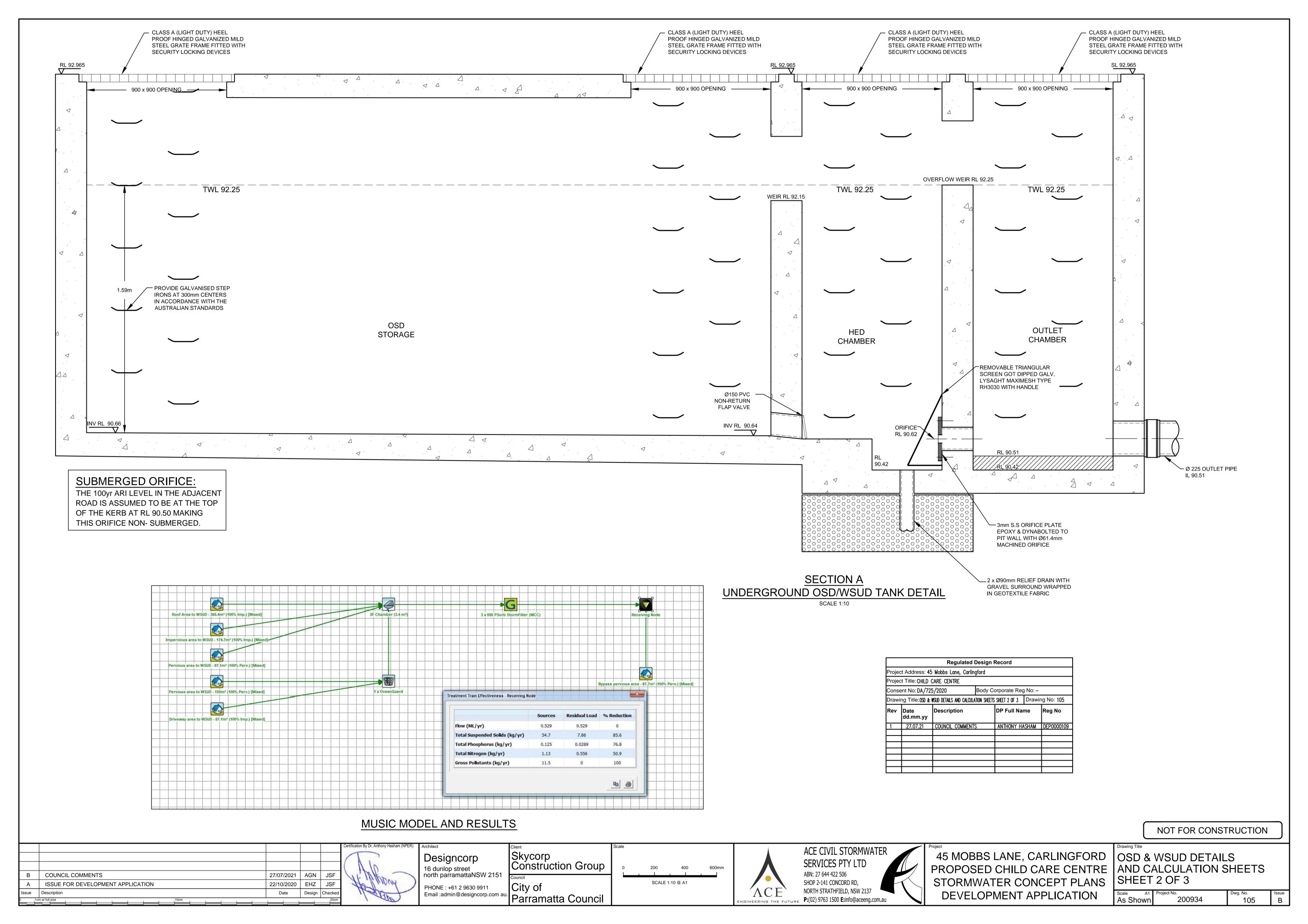
Regulated Design Record

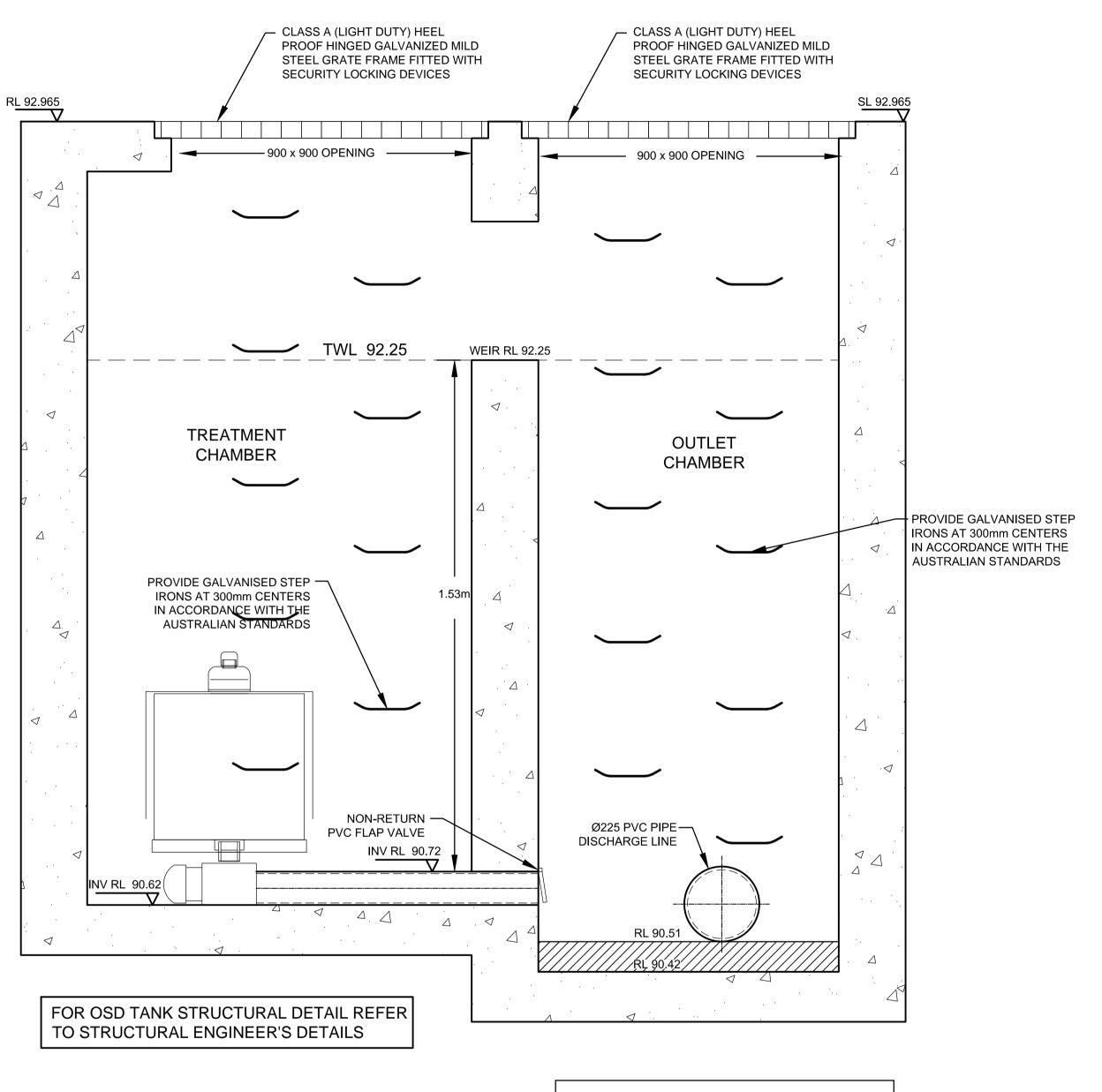
Body Corporate Reg No: -

DP Full Name

STORMFILTER TABLE

NOT FOR CONSTRUCTION



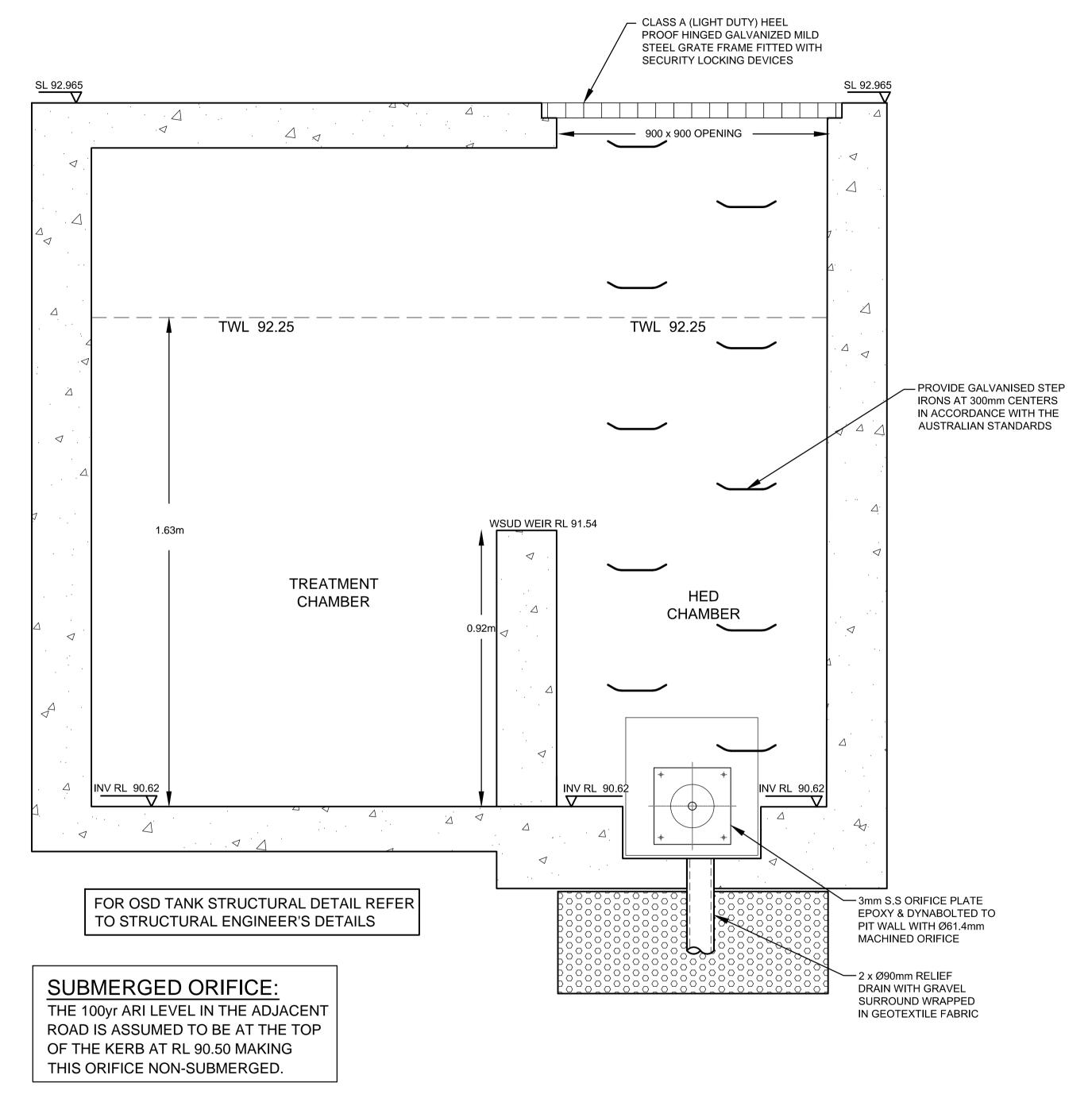


SUBMERGED ORIFICE:

THE 100yr ARI LEVEL IN THE ADJACENT ROAD IS ASSUMED TO BE AT THE TOP OF THE KERB AT RL 90.50 MAKING THIS ORIFICE NON-SUBMERGED.

SECTION B UNDERGROUND OSD/WSUD TANK DETAIL

		Regulated	Design I	Record		
Projec	t Address: 45	Mobbs Lane, Carlin	gford			
Projec	t Title: CHILD (CARE CENTRE				
Conse	ent No: DA/725	5/2020	Body C	orporate Reg	у No: –	
Drawi	ng Title: ()SD & \	WSUD DETAILS AND CALCULA	NTION SHEETS	SHEET 3 OF 3	Drawir	ng No: 106
Rev	Date dd.mm.yy	Description		DP Full Na	me	Reg No
1	27.07.21	COUNCIL COMMENTS	S	ANTHONY HA	SHAM	DEP0000109

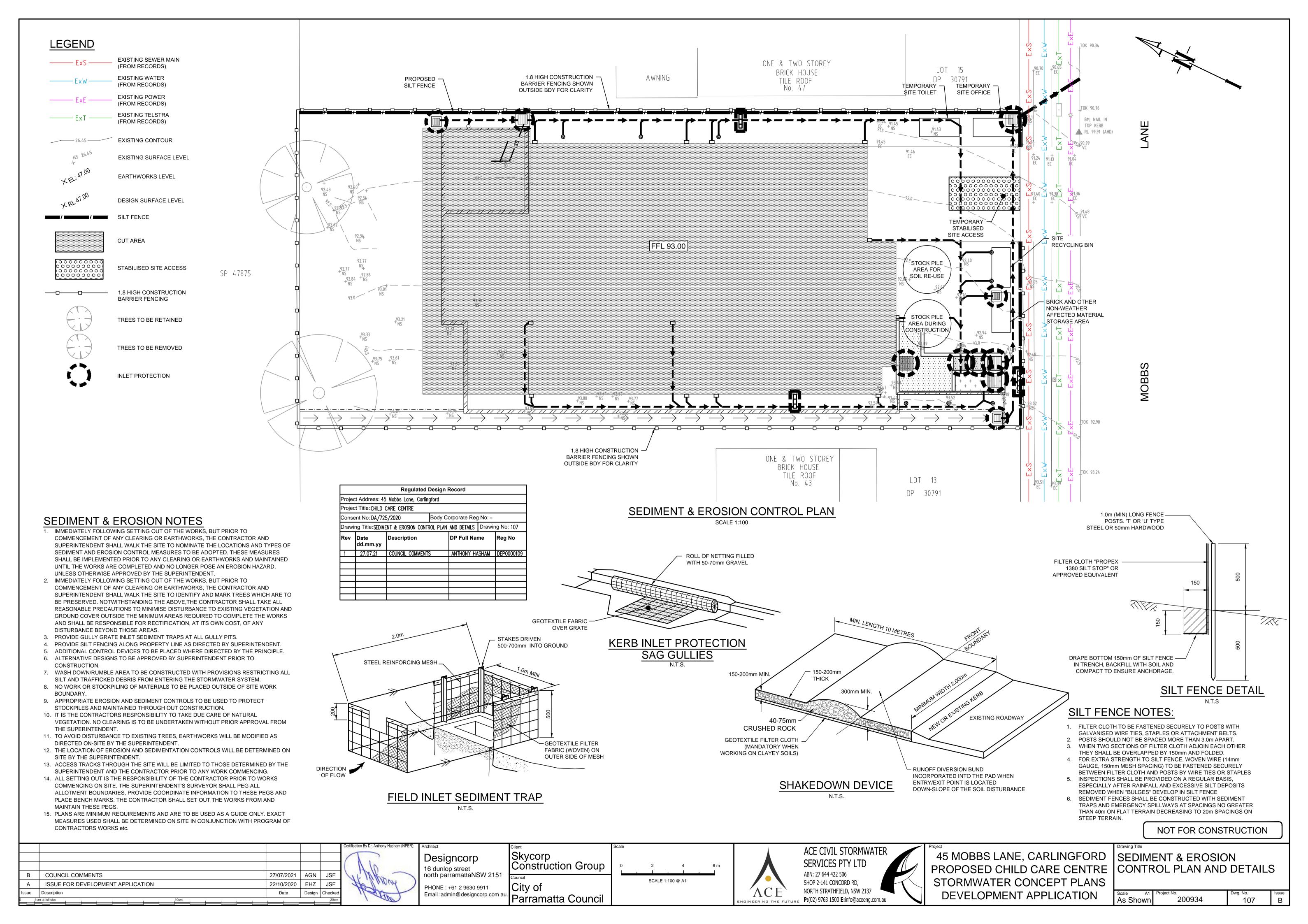


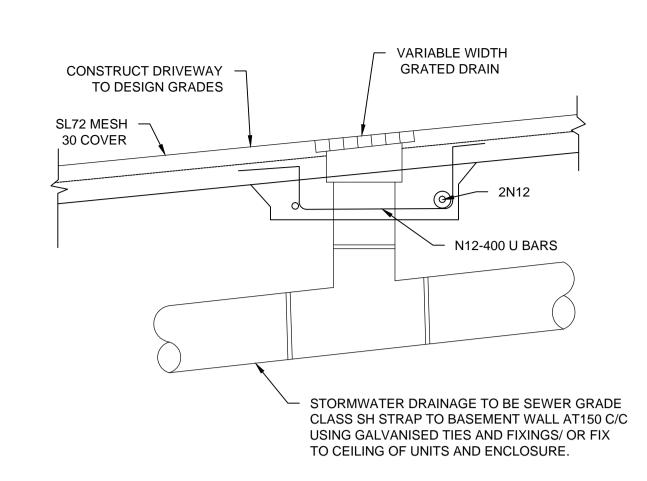
SECTION C UNDERGROUND OSD/WSUD TANK DETAIL

SCALE 1:10

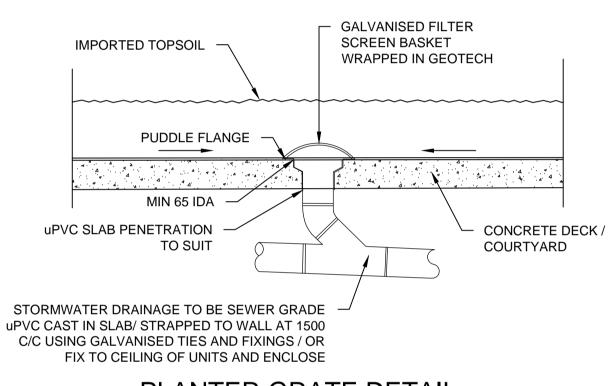
NOT FOR CONSTRUCTION

ACE CIVIL STORMWATER Skycorp Construction Group 45 MOBBS LANE, CARLINGFORD OSD & WSUD DETAILS Designcorp SERVICES PTY LTD PROPOSED CHILD CARE CENTRE | AND CALCULATION SHEETS 16 dunlop street north parramattaNSW 2151 ABN: 27 644 422 506 COUNCIL COMMENTS 27/07/2021 AGN JSF SHEET 3 OF 3 STORMWATER CONCEPT PLANS SHOP 2-141 CONCORD RD, City of Parramatta Council SCALE 1:10 @ A1 ISSUE FOR DEVELOPMENT APPLICATION 22/10/2020 EHZ JSF PHONE: +61 2 9630 9911 NORTH STRATHFIELD, NSW 2137 Issue Description DEVELOPMENT APPLICATION Design Checked Scale A1
As Shown Email:admin@designcorp.com au 106 P:(02) 9763 1500 E:info@aceeng.com.au



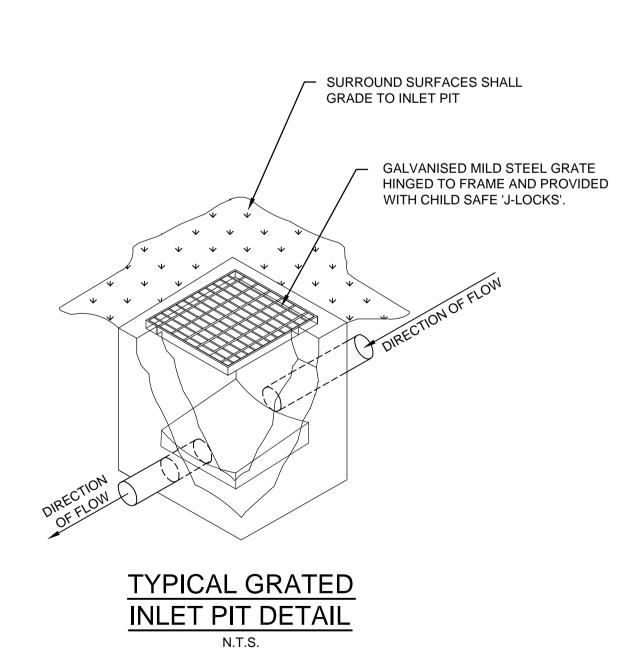


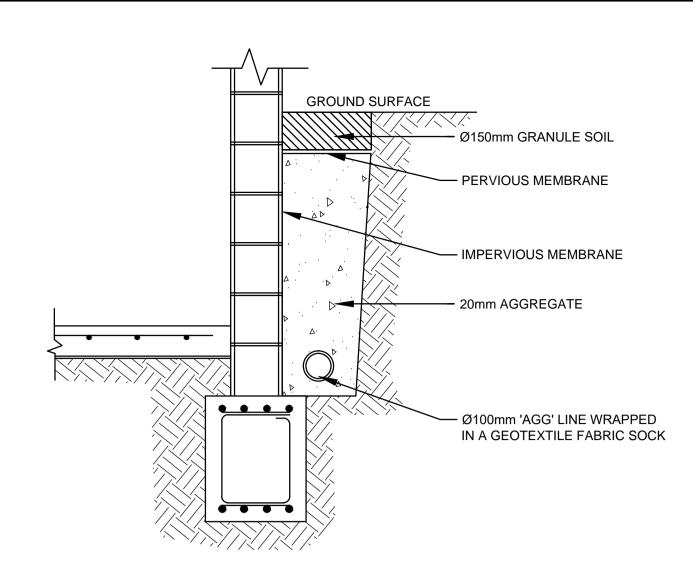
GRATED DRAIN DETAIL



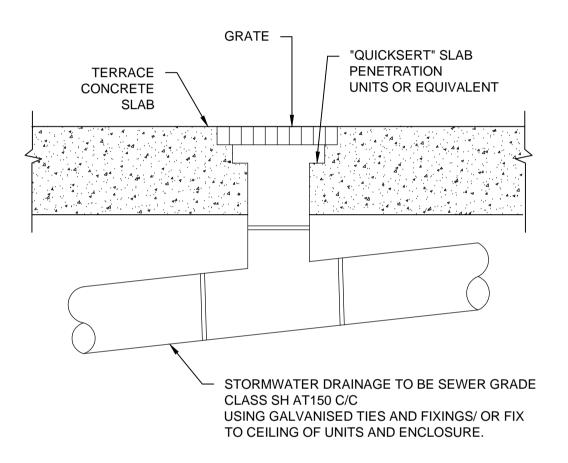
PLANTER GRATE DETAIL

N.T.S.

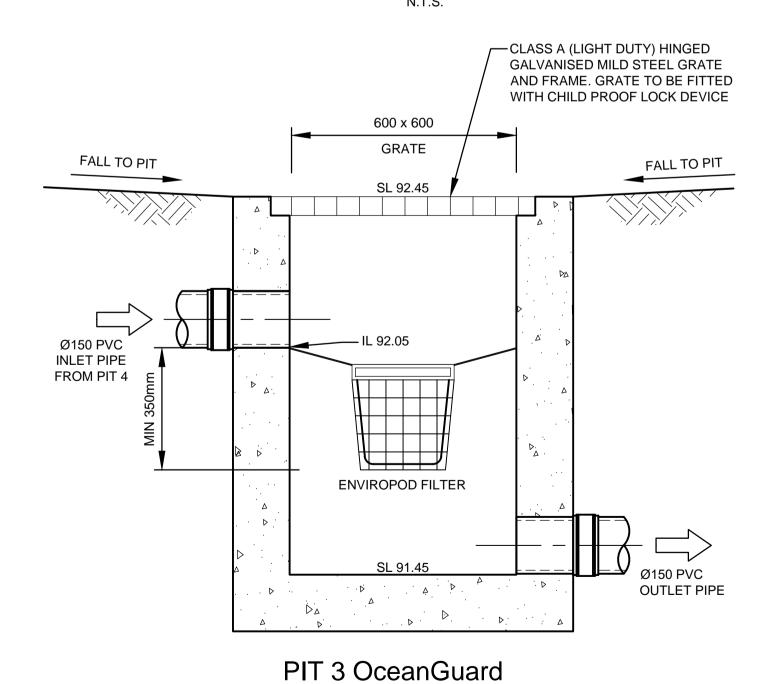




TYPICAL SUBSOIL DRAIN

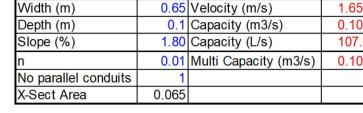


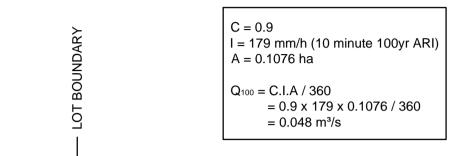
RAINWATER OUTLET DETAIL

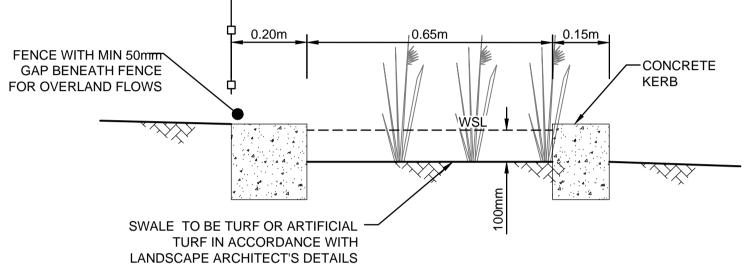


CONFIGURATION SECTION

CALCULATION OF OPEN CHANNEL FLOW CAPACITY



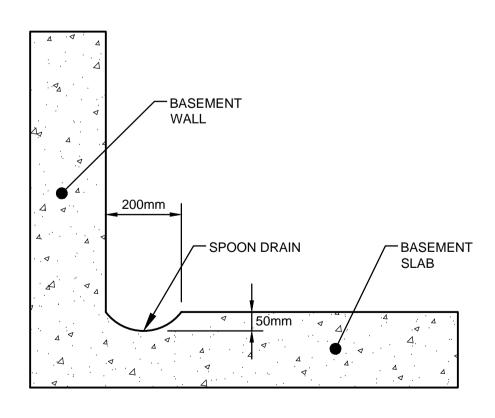




TYPICAL SWALE DRAIN DETAIL

SCALE 1:10

	Regulated Design Record								
Proje	ct Address: 45	Mobbs Lane, Carlin	gford						
Proje	ct Title: CHILD (CARE CENTRE							
Consent No: DA/725/2020 Body Co			orporate Reg No: -						
Drawing Title: MISCELLANEOUS DETAILS SHEET			Drawing No: 10		ng No: 108				
Rev	Date dd.mm.yy	Description		DP Full Name		Reg No			
1	27.07.21	COUNCIL COMMENTS		ANTHONY HASHAM		DEP0000109			
	 					-			



SPOON DRAIN SECTION DETAIL

NOT FOR CONSTRUCTION

ACE CIVIL STORMWATER Skycorp Construction Group 45 MOBBS LANE, CARLINGFORD | MISCELLANEOUS Designcorp SERVICES PTY LTD PROPOSED CHILD CARE CENTRE DETAILS SHEET 16 dunlop street north parramattaNSW 2151 ABN: 27 644 422 506 COUNCIL COMMENTS 27/07/2021 AGN JSF STORMWATER CONCEPT PLANS SHOP 2-141 CONCORD RD, ISSUE FOR DEVELOPMENT APPLICATION 22/10/2020 EHZ JSF City of SCALE 1:10 @ A1 PHONE: +61 2 9630 9911 NORTH STRATHFIELD, NSW 2137 Issue Description DEVELOPMENT APPLICATION Date Design Checked Email:admin@designcorp.com au Parramatta Council 200934 P:(02) 9763 1500 E:info@aceeng.com.au 108