SITE CONTEXT ANALYSIS

1:3000

0 25 50 100 200

m

LANDMARKS

- Ⓐ Otto Losco Reserve
- Ⓑ Tartoola Reserve
- Ⓒ Northmead Child Care
- Ⓓ Parramatta Baptist Church
- Ⓔ Integricare Early Learning
- Ⓕ Northmead Uniting Church
- Ⓖ Scout Camp
- Bus Stop
- Train Station
- Pedestrian links
- **Proposed development**

ZONING

- RE1 Public Recreation
- RE2 Private Recreation
- W1 Natural Waterways
- E1 Local Centre
- C2 Environmental Conservation
- R2 Low Density Residential
- R3 Medium Density Residential
- R4 High Density Residential
- Heritage
- 9m Max Height of Building

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issue k:
issue j:
issue i:
issue h:
issue g: DA 23/05/2023
issue f: Facade options 18/04/2023
issue e: DA coordination 03/04/2023
issue d: Redesign 16/03/2023
issue c: Coordination 19/12/2022
issue b: Client changes 15/11/2022
issue a: Schematic 01/11/2022

drawing: SITE ANALYSIS
project: PROPOSED CHILD CARE CENTRE @ 52 HAMMERS RD NORTHMEAD
client: Northmead Pty Ltd ATF Northmead P Discretionary Trust
drawn: E.K. | scale: as shown | sheet size: A3 | Council
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nominated architect - joe el-sabbagh 8707

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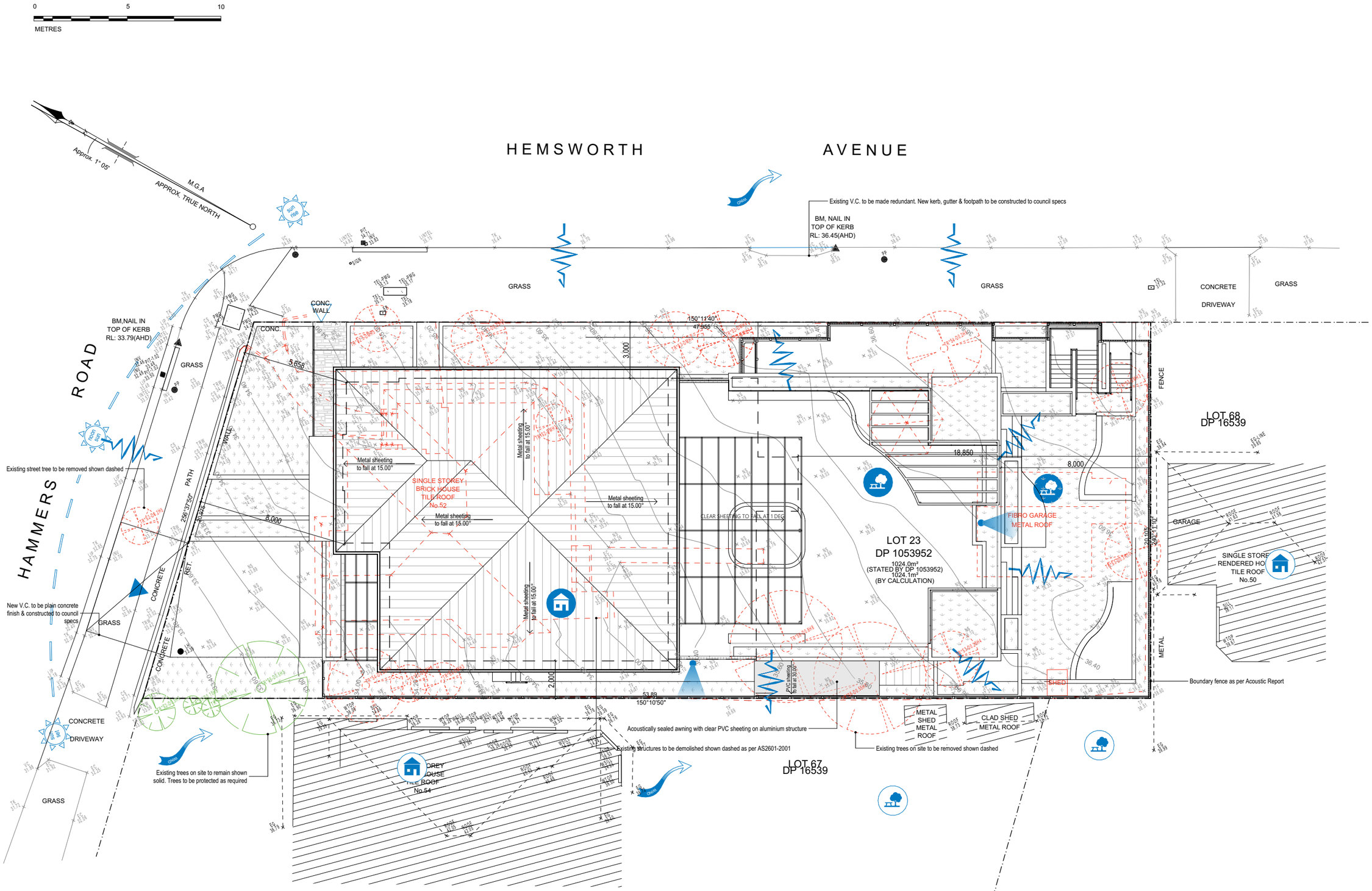

ROOF/SITE ANALYSIS PLAN

1:200

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Waste generation: 76 kids
pick up 2 x week

waste 3L (per child) x 76 (children) x 5 (days) = 1140 L -> 5 x 240L bins = 3 x 240L bins
recycling1.5L (per child) x 76 (children) x 5 (days) = 570 L -> 3 x 240L bins = 2 x 240L bins
sanitary bin 1L (per child) x 76 (children) x 5 (days) = 380 L -> 2 x 240L bins = 1 x 240L bins
1 x green bin
total 7 x 240L bins pick up 2 x week by independent contractor

SITE DATA	
SITE AREA	1024.00
CHILD CARE CENTRE	
Ground Floor Area	283.71
First Floor Area	205.43
Total	489.14
FSR 1 = 0.478	

	Number of children	Age group (years)	Indoor Play area min 3.25m2 per child		Outdoor Play area min 7m2 per child		Staff		Storage req m3		Storage provided m3	
			Required	Provided	Required	Provided	Required	Provided	indoor	outdoor	indoor	outdoor
Playroom 01	20	0-2	65	65.84	140	327.14	5	5	4	6	4	16
Playroom 02	26	2-3	84.5	85.81	182		5.2	6	5.2	7.8	5.5	
Playroom 03	30	3-6	97.5	98.66	210	215.97	3	3	6	9	8.3	9
Total	**76**		247	**250.31**	532	**543.11**	13.2	**14**	**15.2**	**22.8**	**17.8**	**25**

COMPLIANCE TABLE		
CONTROL	**REQUIRED**	**PROPOSED**
Site Area (m^2) R2	N/A	**1024.00**
Building Height	max 9m	**8.0**
Floor Space Ratio (0.5:1)	512.00	**489.14**
Transition area	min 4m	**2.5-7.8**
Outdoor play area	532	**543.11**
Indoor play area	247	**250.31**
Front Setback	Average	**5.5-8**
Side Setback	2m	**2**
Rear Setback	7.19	**8**
Staff requirement	13.2	**14**
Parking 1 per 4 children	19	**20**

BASEMENT FLOOR PLAN
1:200

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drawing: BASEMENT FLOOR PLAN
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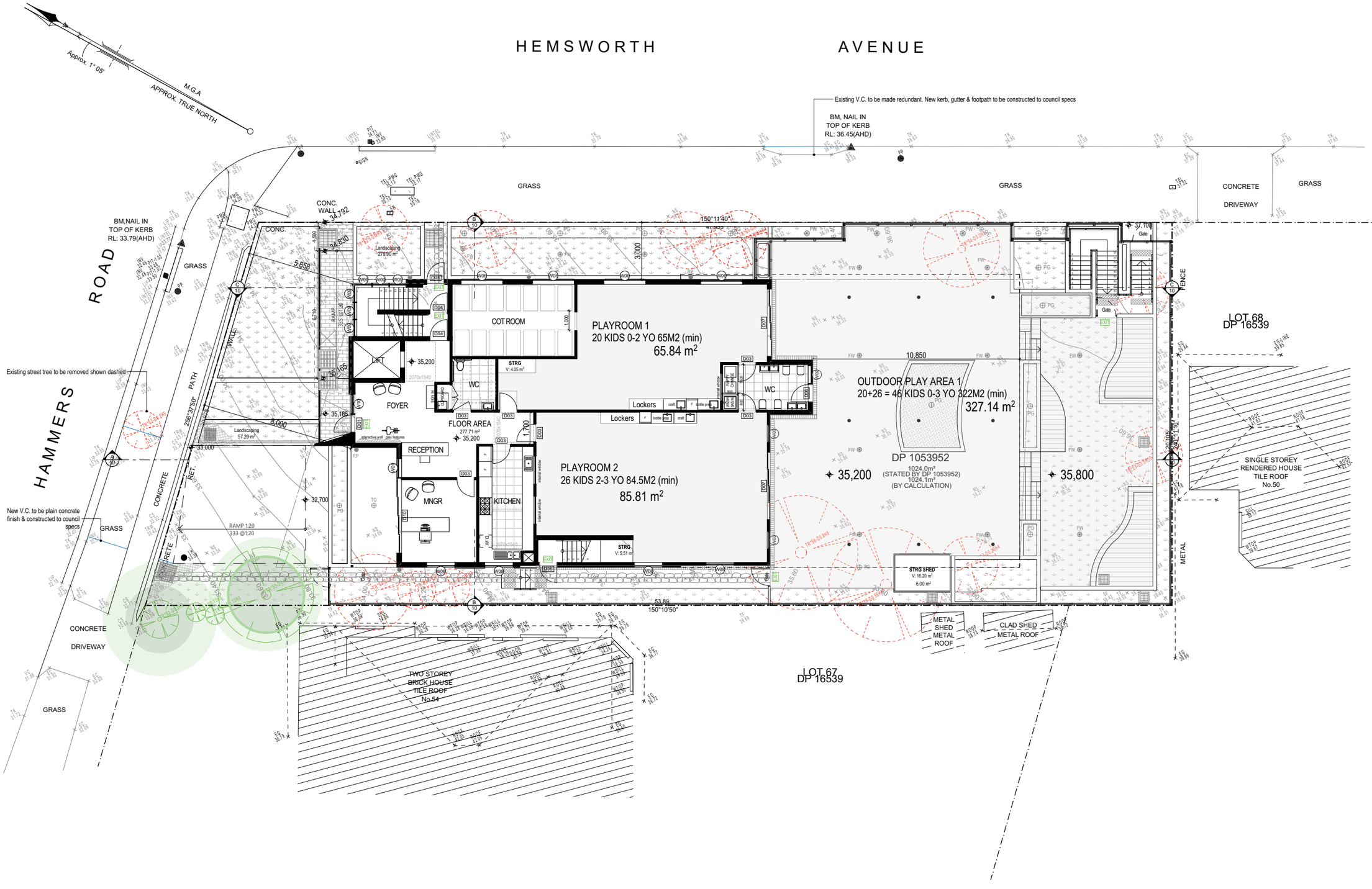

GROUND FLOOR PLAN

1:200

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drawing: GROUND FLOOR PLAN

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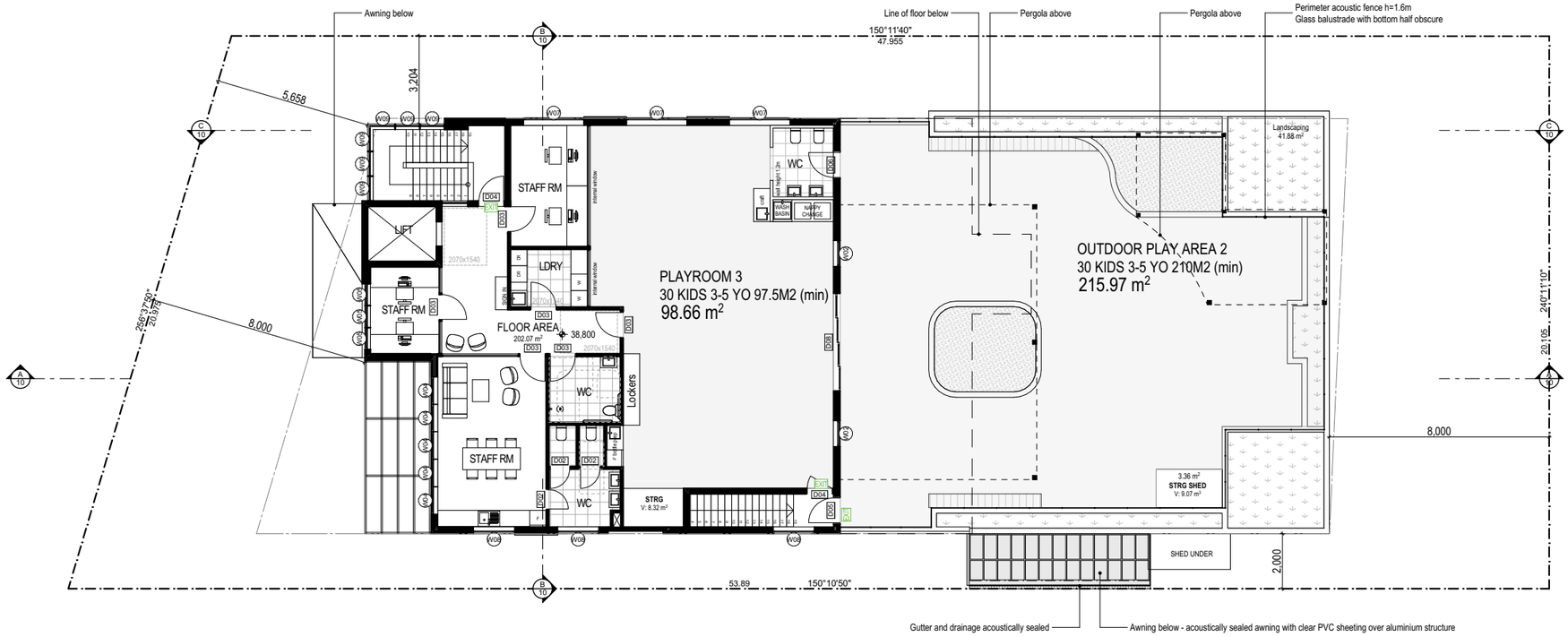

FIRST FLOOR PLAN

1:200

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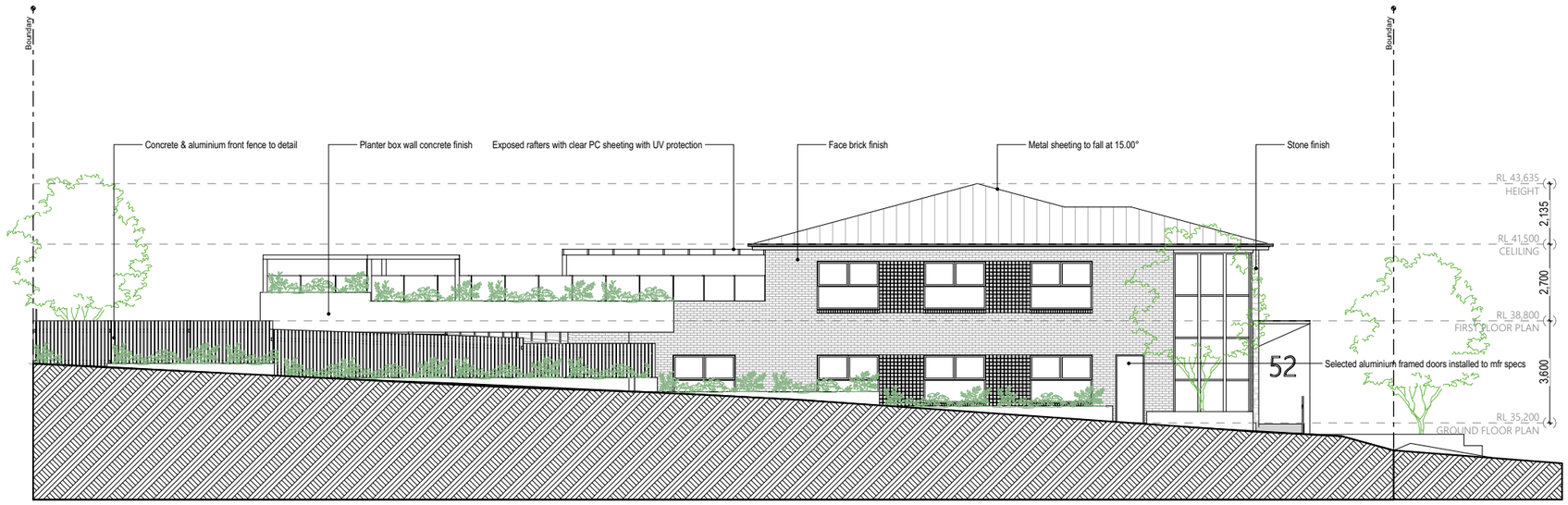
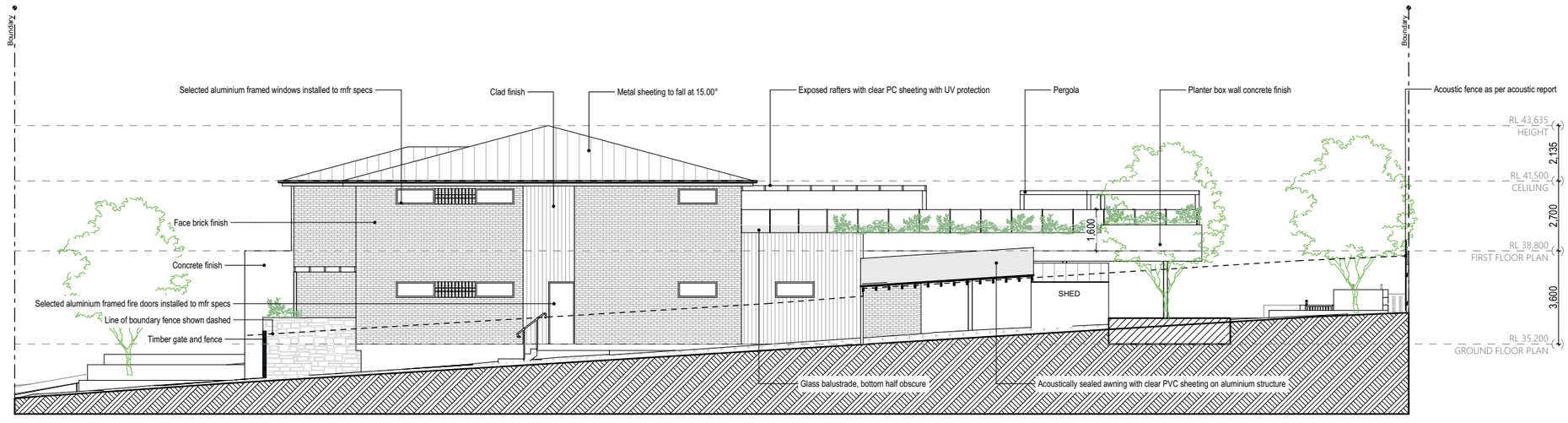


EAST ELEVATION

1:200



WEST ELEVATION

1:200

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drawing: ELEVATIONS 1
project: PROPOSED CHILD CARE CENTRE @ 52 HAMMERS RD NORTHMEAD
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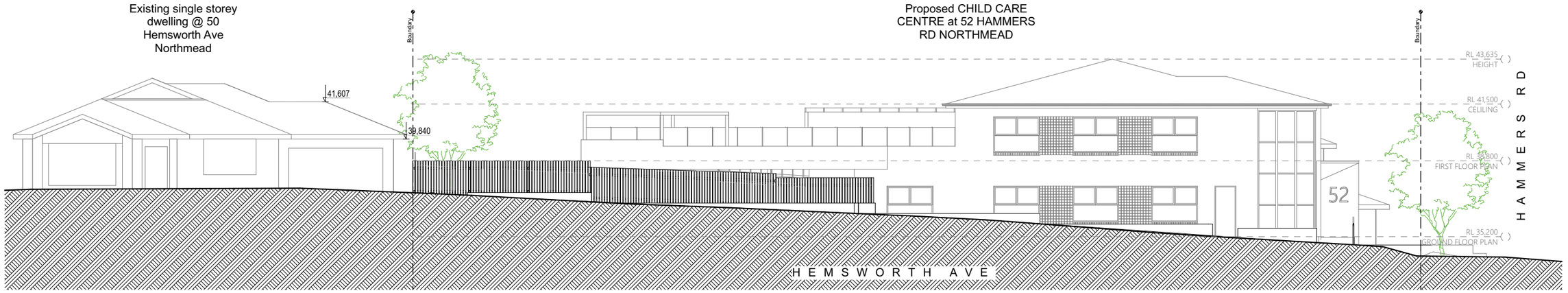
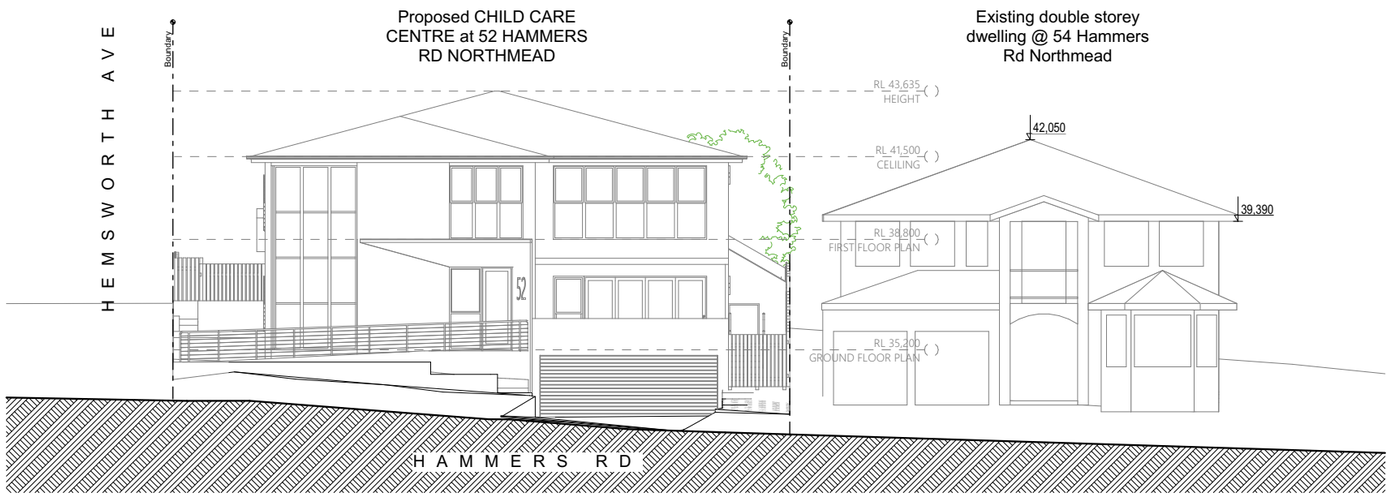


STREETSCAPE - HEMSWORTH AVE

1:200

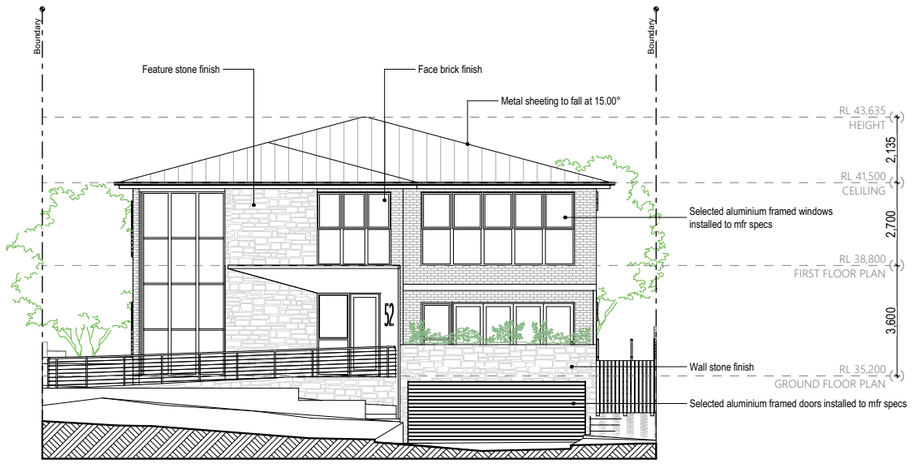


STREETSCAPE - HAMMERS RD

1:200

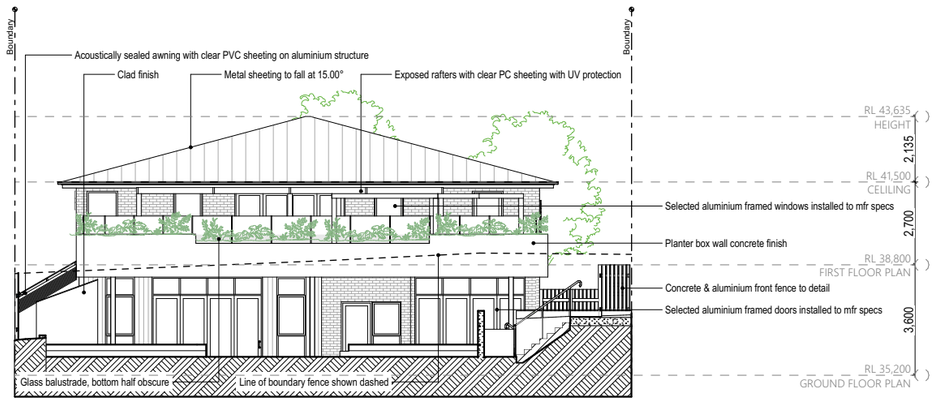
WINDOW SCHEDULE							
ID	TYPE	SILL	WIDTH	HEIGHT	PLAN	ELEVATION	Q
W01	DOUBLE HUNG	0	1,000	2,400			1
W02	SINGLE HUNG	0	950	2,400			3
W03	AWNING/FIXED	0	950	3,200			2
W04	SINGLE HUNG	0	1,000	2,400			5
W05	SINGLE HUNG	0	800	2,400			3
W06	SLIDING/FIXED	700	2,200	1,700			4
W07	SLIDING/FIXED	400	2,200	1,700			3
W08	FIXED	1,800	1,500	600			7
W09	FIXED	0	900	6,000			6
W10	AWNING/FIXED	0	1,050	2,700			1
							35

DOOR SCHEDULE						
ID	TYPE	HEIGHT	WIDTH	PLAN	ELEVATION	Q
D01	SWING DOOR	2,700	1,000			1
D02	SWING DOOR	2,360	720			3
D03	SWING DOOR	2,360	920			13
D04	SWING DOOR	2,060	920			7
D05	SWING DOOR	2,400	1,000			3
D06	SWING DOOR	2,400	1,000			2
D07	SLIDING DOOR	3,200	3,600			2
D08	SLIDING DOOR	2,400	3,600			1
D09	GARAGE DOOR	2,400	5,800			1
D10	SLIDING DOOR	2,400	4,000			1
						34



NORTH ELEVATION

1:200



SOUTH ELEVATION

1:200

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drawing: ELEVATIONS 2
project: PROPOSED CHILD CARE CENTRE @ 52 HAMMERS RD NORTHMEAD
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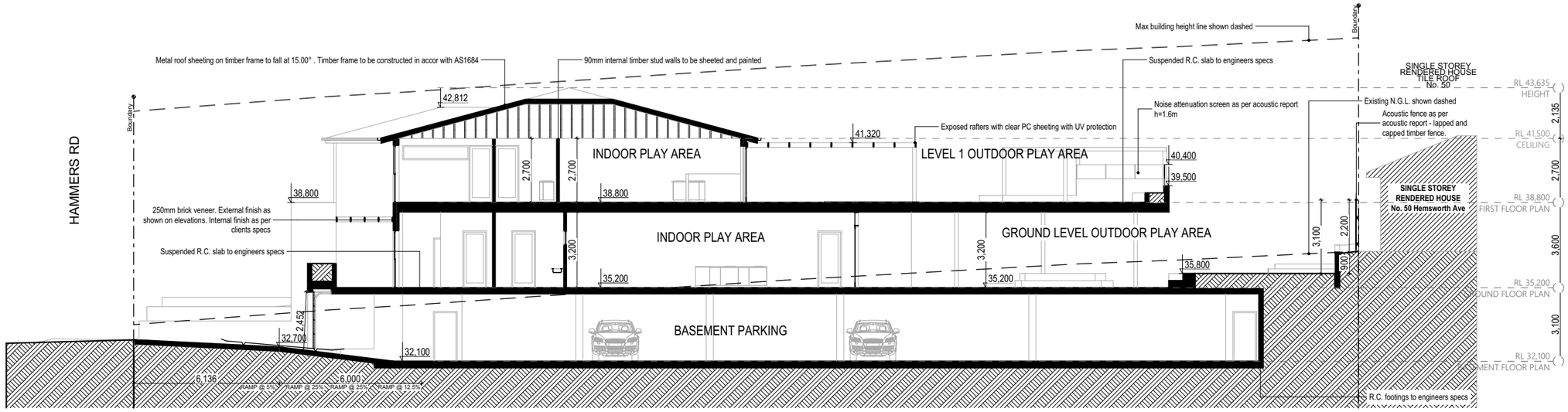
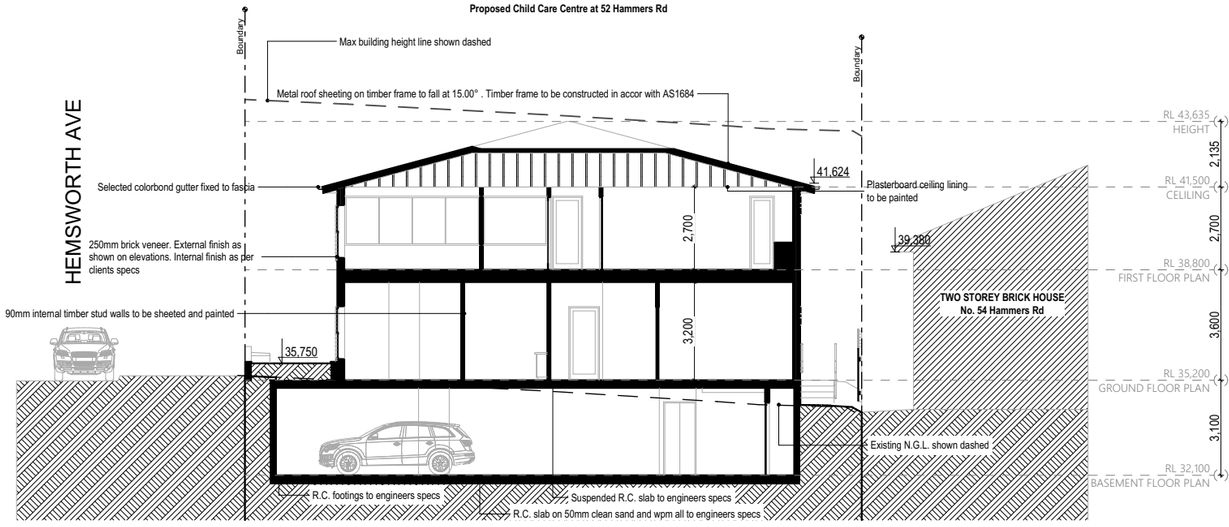
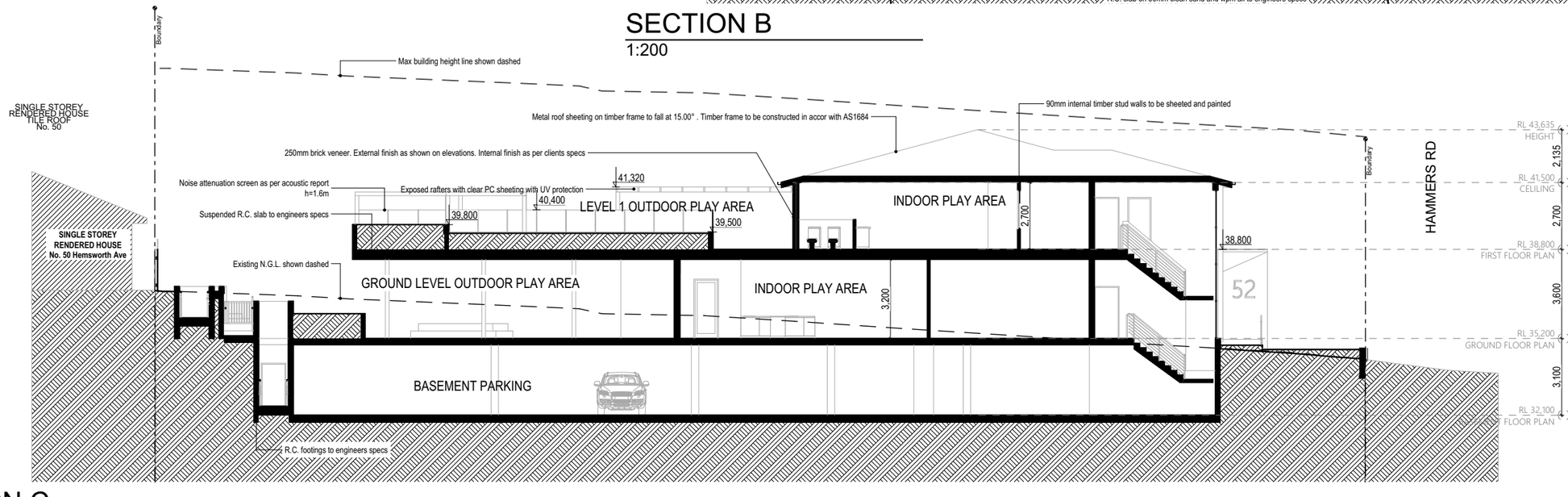


SECTION A
1:200



SECTION B
1:200



SECTION C
1:200

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drawing: SECTIONS
project: PROPOSED CHILD CARE CENTRE @ 52
HAMMERS RD NORTHMEAD
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CORNER VIEW

WEST VIEW

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drawing: 3D PERSPECTIVES
project: PROPOSED CHILD CARE CENTRE @ 52 HAMMERS RD NORTHMEAD
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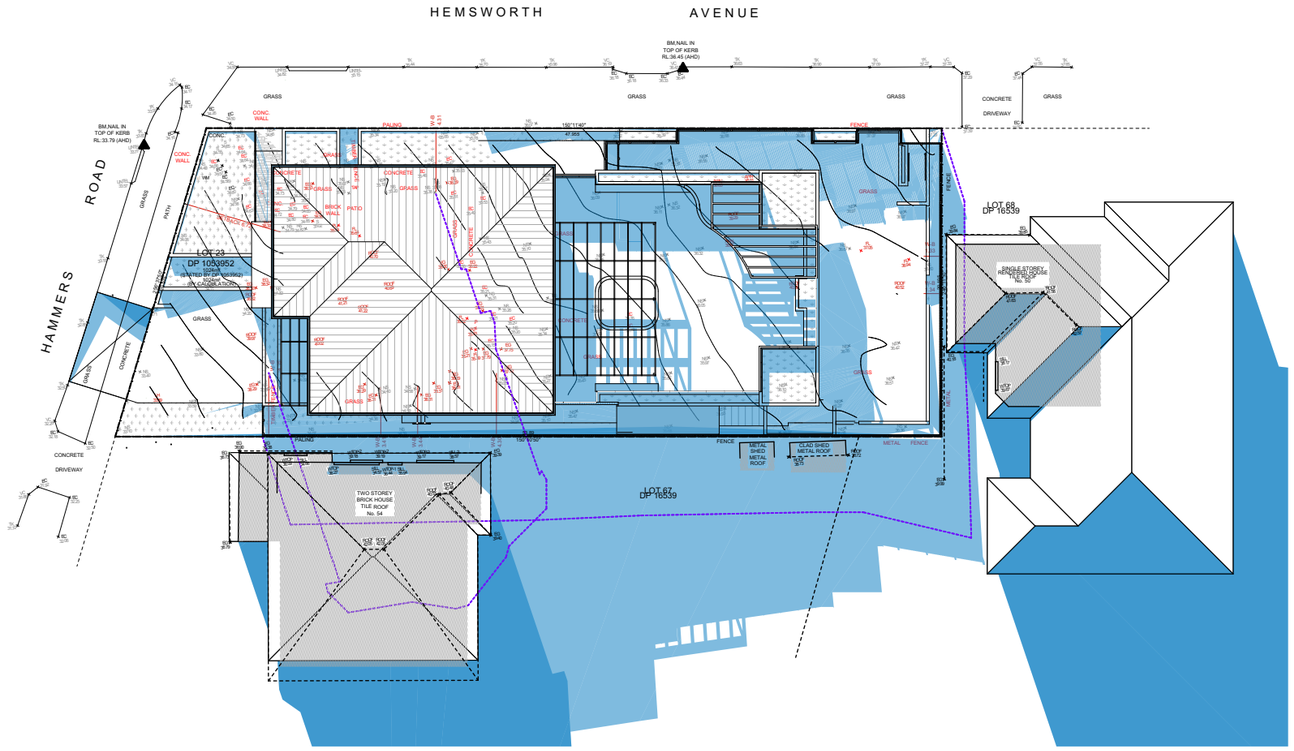
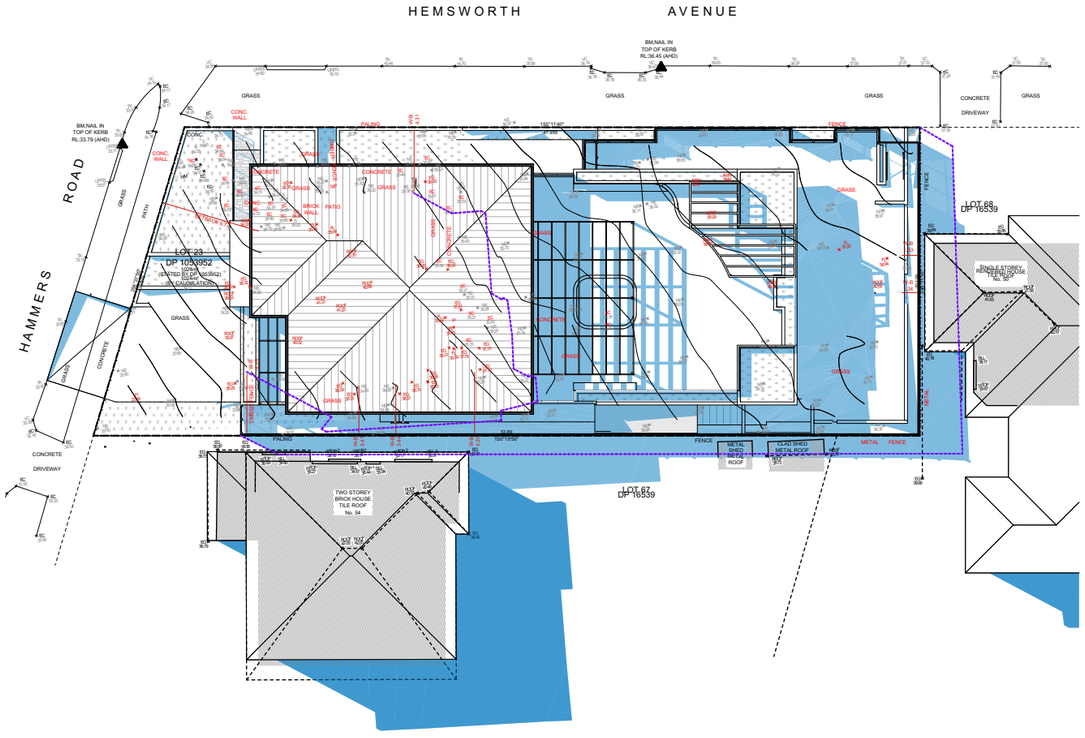
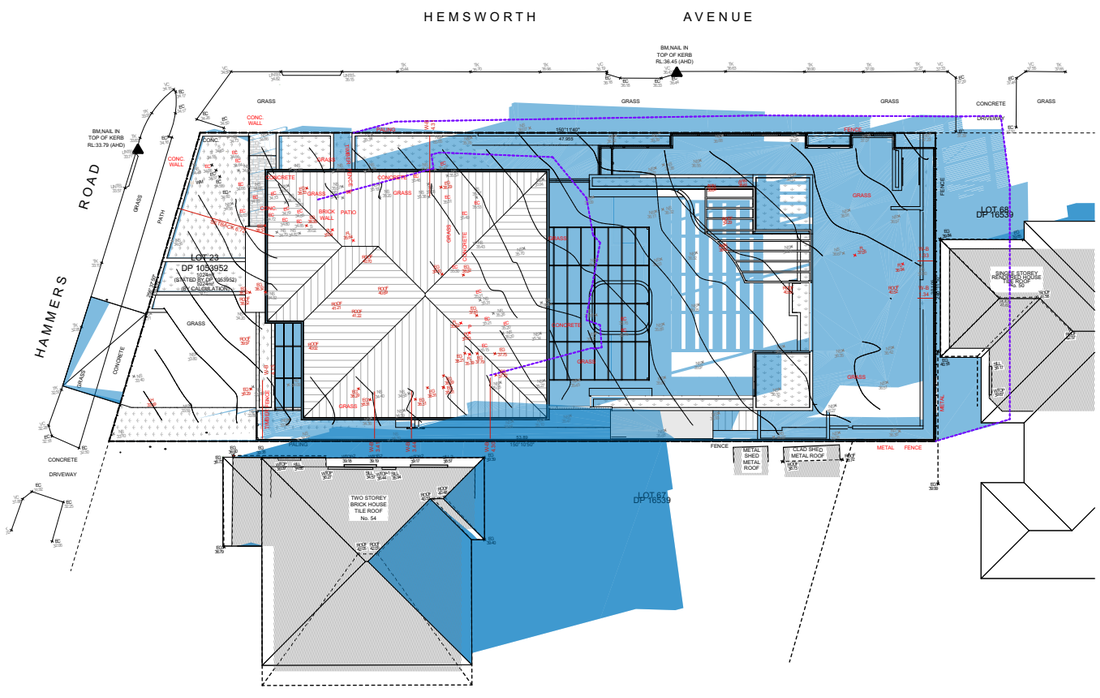


SHADOW ANALYSIS 9am
1:400



SHADOW ANALYSIS 12pm
1:400



SHADOW ANALYSIS 3pm
1:400

EXISTING SHADOWS

PROPOSED SHADOWS

NEIGHBOUR'S SHADOWS

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drawing: SHADOWS - JUN
project: PROPOSED CHILD CARE CENTRE @ 52 HAMMERS RD NORTHMEAD
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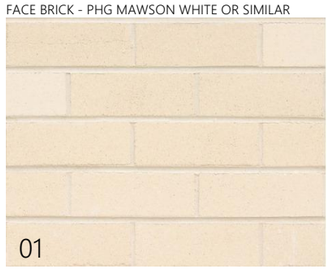
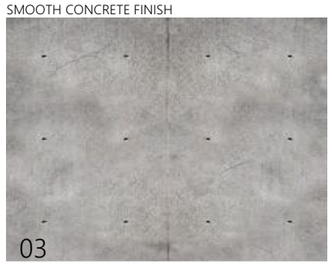
MATERIALS & FINISHES SCHEDULE
@ 52 HAMMERS RD NORTHMEAD

EXTERNAL BRICK WALLS
FACE BRICK - PHG MAWSON WHITE OR SIMILAR



EXTERNAL STONE WALLS
NATURAL SANDSTONE TILES

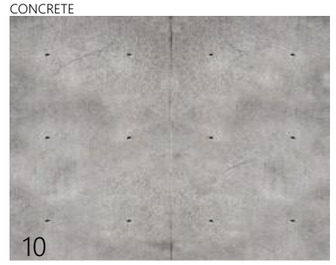
EXTERNAL WALLS
SMOOTH CONCRETE FINISH



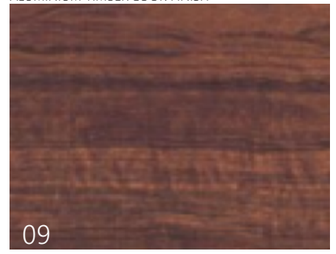
EXTERNAL CLADDING
INNOWOOD OR SIMILAR TIMBER LOOK

FASCIA & SOFFIT
INNOWOOD OR SIMILAR TIMBER LOOK

DRIVEWAY
CONCRETE



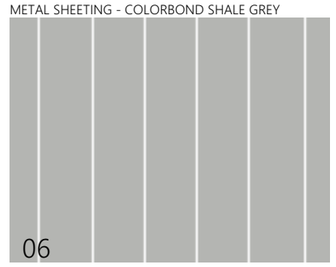
PRIVACY SCREEN, FENCE
ALUMINIUM TIMBER LOOK FINISH



GUTTERS
COLORBOND BASALT

DOORS & WINDOWS
ALUMINIUM - COLORBOND BASALT

ROOF MATERIAL
METAL SHEETING - COLORBOND SHALE GREY



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drawing: MATERIALS & FINISHES
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Landscape plan 1:100 @ A1

0 1 2 3 4 5 10

Hamsworth Avenue

Hammers Road

Playroom 1

Playroom 2

Cot room

Foyer
F.F.L.35.20

Lift

Hed control pit

WC

WC

Manager

Kitchen

New concrete footpath connection to Council approval

Pedestrian entry path

1000mm raised planter

Ex. Telecom pit cover

Ex. Pram ramp

Ex. Power pole

Ex. Street sign

Ex. KPI

Fire egress path

Line of basement wall structure below

Acoustic screen.Top of screen R.L 38.20

New soft leaf Buffalo turf on nature strip at ex. levels

1800mm high Acoustic screen integrated into 800mm raised planter

Ex. Power pole

Softfall

Seating bench 350mm high

Climbing plants at each end of acoustic screen wire support

Activity use vegetable garden in 400mm raised planter

Small tree approx. 5–6m

Fire egress door

Ex. Telecom pit cover

Below OSD tank/stormfilter tank R.L 34.55

Ex. Pit cover

New nature strip turf soft leaf Buffalo

B.M 33.79 (AHD)

Ex. KPI

Ex. Power pole

Drainage pits & access hatches.Refer to Stormwater Engineers plans by Quantum Engineers.

Pedestrian ramp

Make good footpath as required

Remove ex. Street tree #3. Install new Street trees as per planting plan

Drainage Pit S.L 33.60

New driveway crossing to Council specifications

Drainage Pit S.L 33.05

Access pit to OSD

Steps up Acoustic screen

Timber play bench 300mm high constructed around advanced tree trunk. Deep soil under

Synthetic grass

Grated drain to perimeter of building

Vegetable garden integrated into steps both sides

Synthetic grass

Dashed lines indicates acoustic screen awning over.

T.O.W 36.20

T.O.P.H 36.20

Ex. 37.29

Drainage pit S.L 35.30

Drainage pit S.L 35.20

Drainage pit S.L 35.60

Drainage pit S.L 35.00

Low retaining wall. Base R.L 35.05 T.O.W to step up to planterbox

Drainage pit

Storage shed

Seating bench

Small tree approx. located with clearance to acoustic screen first floor terrace. Formatively prune trunk

Fruit tree

Ex. 36.36

2200mm high acoustic screen on building with angled awning over.Refer to Acoustic Consultants report.

Integrated seating

Top of screen R.L 37.00

Climbing plants trained over acoustic screen & wall

Low planting to both sides of driveway to maintain visual sight lines

Security gate

Suspended planter over driveway (See section AA, sheet 6)

1800mm high fence

Narrow vertical habit Callistemon viminalis 'Slim' to side boundary setback

Acoustic screen.Top of screen R.L 38.65

1800mm boundary fence

Grated drain

Acoustic screen.Top of screen R.L 38.80

Timber steps & integrated seating benches

Grass over

2200mm Acoustic screen on boundary.Top of R.L 29.20

Sandpit & concrete raised edge

Low climbing logs on woodchip surface

Fruit tree

Lockable hinged panels to acoustic screens throughout for maintenance access to external planters

Timber steps & integrated seating benches. 5x150mm steps up

Timber step up

Woodchip mulch play area

400mm high timber play/seating bench constructed around advanced tree trunk. Deep soil under

800mm raised planter / retaining wall & integrated acoustic screen

322.1 m²

Typical design images

Typical planting images

Legend

- Existing trees to be removed
- Existing trees
- Proposed evergreen trees
- Proposed Deciduous tree
- Strappy leaved understorey plants
- Low shrubs / ornamental grasses
- Screen plants
- Paving
- Groundcovers
- Turf
- Walls
- Concrete
- Synthetic grass
- Woodchip
- Timber seat/deck
- Softfall (See detail sheet 3)
- Acoustic screen. Refer to Acoustic Consultants report

Amendments

E	25.5.23	For DA
D	19.5.23	
C	18.5.23	
B	11.5.23	
A	3.5.23	Prelim Review

PAUL SCRIVENER LANDSCAPE

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Project: Proposed Child Care Centre
52 Hammers rd Northmead

DWG: Landscape site plan

Scale: 25.5.23 Scale: 1:100 @A1

Job Ref: 2522/23

1 of 7

DA

ISSUE-E

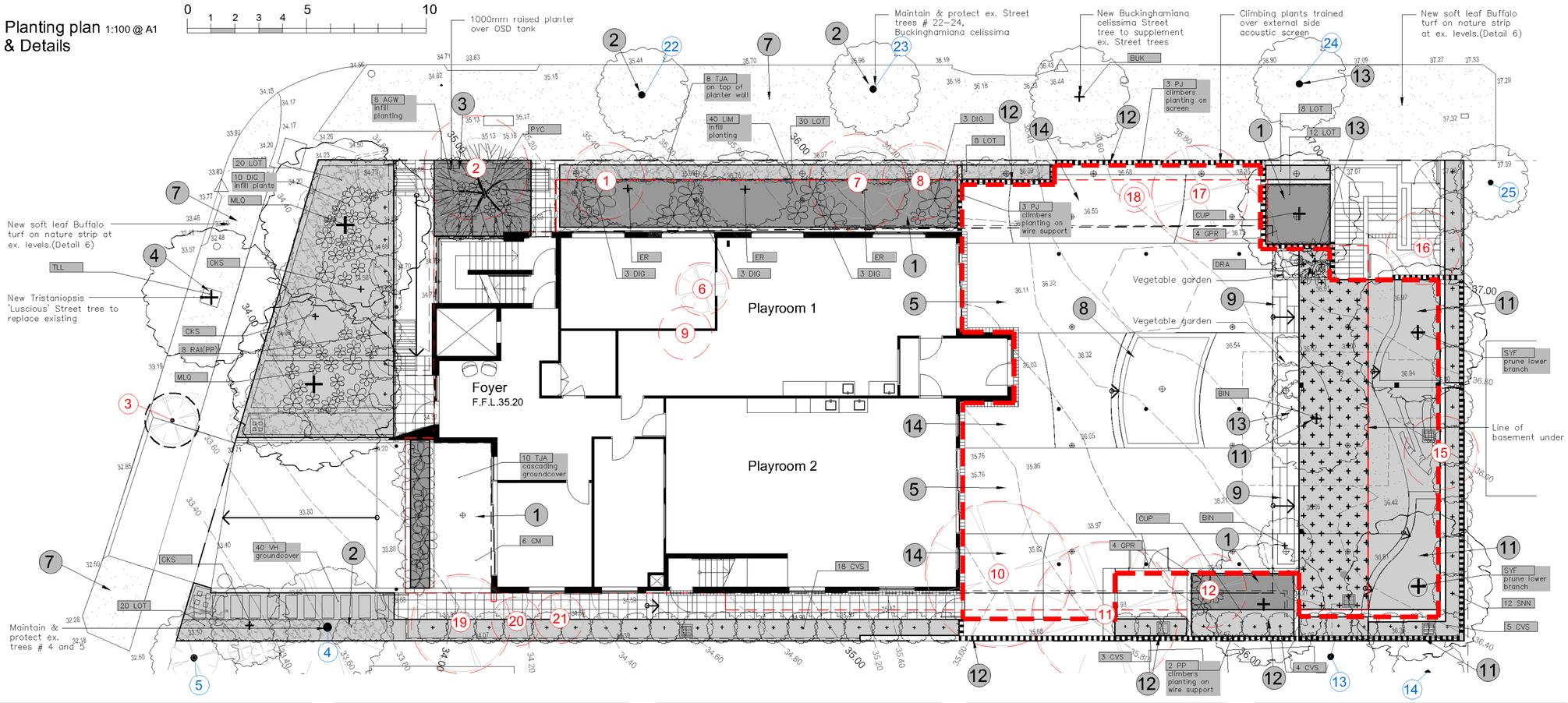
NORTH

Jacaranda / Erwin Reggio / Northmead / 2522

Planting plan & Details

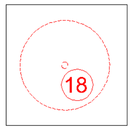
1:100 @ A1

0 1 2 3 4 5 10



Area of unencumbered play

Ground floor	321.78 m²
First floor	213.73 m²
Total unencumbered play area	**535.51 m²**



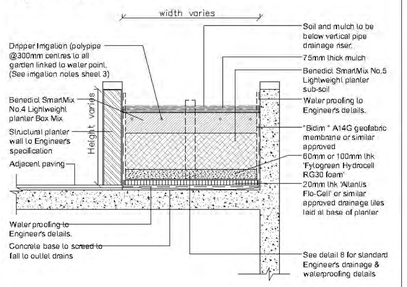
Existing trees to be removed

Existing trees to be retained

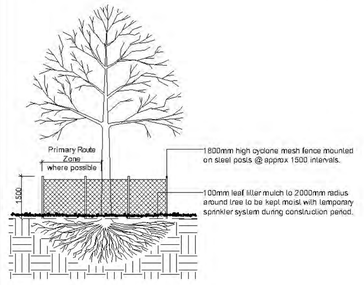
See planting schedule sheet 7

Detail 1
On structure planter typical soil installation detail n.t.s

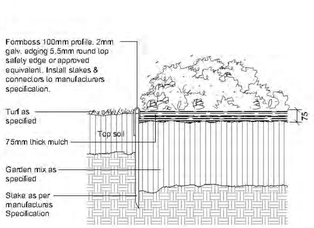
For soil & irrigation methodology only Structural & drainage to relevant Engineers details



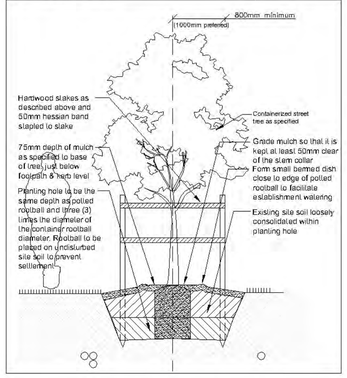
Detail 2
Tree protection measure Type 2 n.t.s.



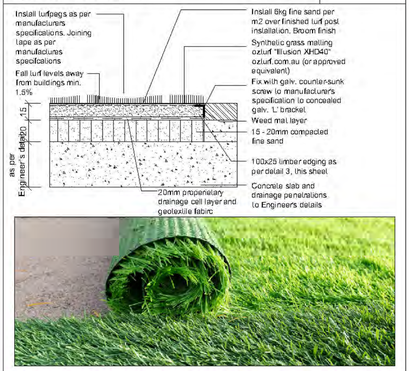
Detail 3
Metal edging typical detail n.t.s



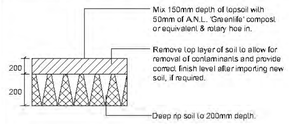
Detail 4
Tree planting details — PSLA 67



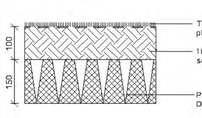
Detail 5
Synthetic turf over slab n.t.s



Detail 6
Soil preparation detail n.t.s.

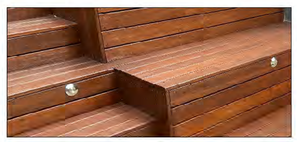


Detail 7
Turf over soil n.t.s

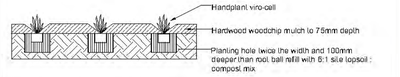


Detail 8
Sandpit & concrete edge

Detail 9
Timber steps & seating bench



Detail 10
Viro cell planting n.t.s



Detail 11 Decking around

Detail 12 Climbers on wire support

Detail 13 Raised vegetable gardens

Natural deep soil (Detail 6)	168.5 m²	Area of unencumbered play space	321.78 m²
Raised planter over slab (Detail 6)	84.8 m²	Reinstated soil over basement slab. Connected to adjacent deep soil (See Section AA-BB, sheet 4)	43.2 m²

ER — Planting symbol (See schedule, sheet 7)

1 — Detail 2 & 3

Amendments

E	25.5.23	For DA
D	19.5.23	
C	18.5.23	
B	11.5.23	
A	3.5.23	Prelim Review

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Project: Proposed Child Care Centre
52 Hammers rd Northmead

DWG: Planting plan & details

Scale: 25.5.23 Scale: 1:100 @A1

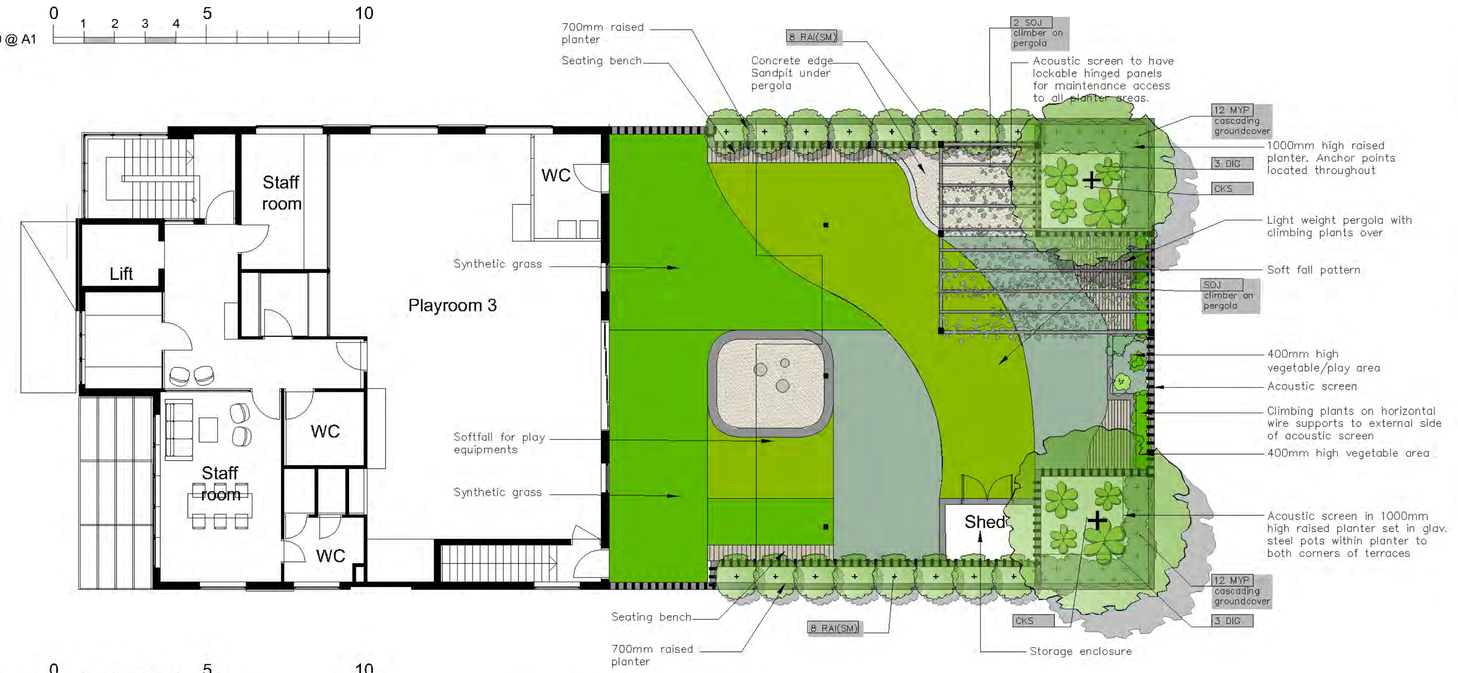
Job Ref: 2522/23

DA

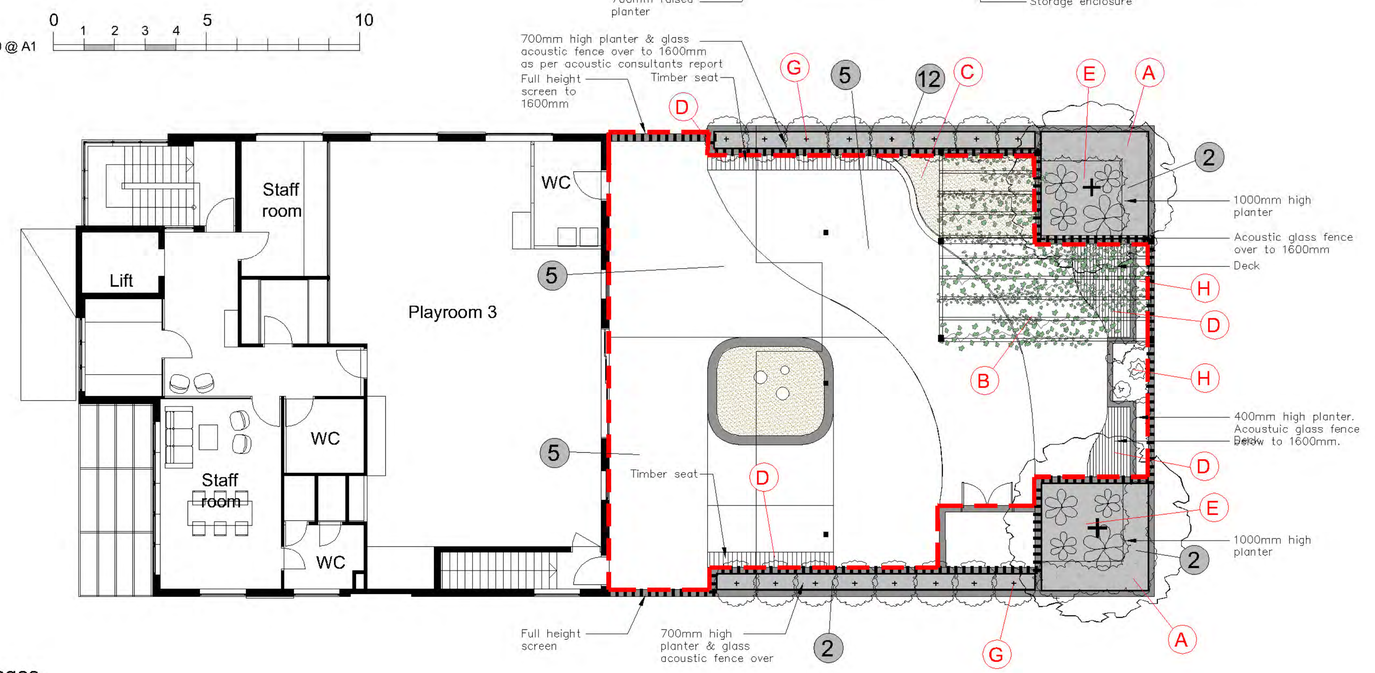
ISSUE-E

NORTH

First floor plan 1:100 @ A1
Layout plan



First floor plan 1:100 @ A1
Details



Detail 14
Soft fall (TBC)

Product notes

Soft fall to upper and lower play areas as per plan.

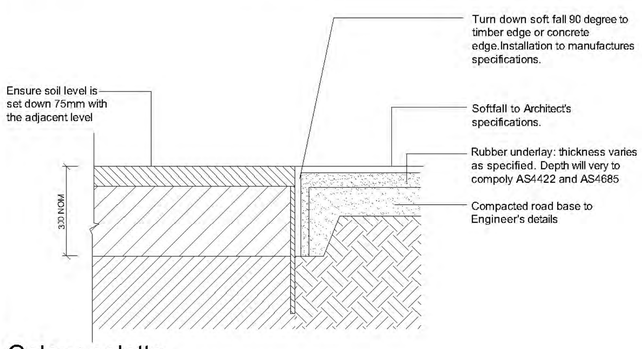
'Club40' turf. Green colour throughout. Blue colour playing courts as indicated on plans to be confirmed by Architects specifications. All line marking for playing areas to Architects specifications. Supply sample colour mix from supplier for approval to project manager prior to order confirmation from supplier and / or installation

Upper level play area (o be CSBR range 'Opal' series. 70% Earth Red' colour mixed with 30% 'Ochre Gold". **Note: Supply sample colour mix from supplier for approval to project manager prior to order confirmation from supplier and / or installation**

Lower level play area to be CSBR range 'Opal' series. 70% 'Rainforest Green' colour mixed with 30% 'Green Apple'. **Note: Supply sample colour mix from supplier for approval to project manager prior to order confirmation from supplier and/or installation**

See construction detail for edge treatment adjacent to garden or recessed under decking

Underlay depth to Australian standards AS 4422 and AS 4685



Colour palette

Typical design images

A **Raised planters**

B **Pergola**
Indicative roof pergola

C **Sandpit**

D **Deck / seat**

E **Kings Park Special**

F **Softfall**

G **Snow Maiden**

H **Vegetable garden**

I **Myoporum**

J **Dietes**

Raised planter over slab — 0 m²

Area of unencumbered play space — 213.73 m²

ER — Planting symbol (See schedule, sheet 7)

1 — Detail # See sheet 2

D — Picture code

Amendments

E	25.5.23	For DA
D	19.5.23	
C	18.5.23	
B	11.5.23	
A	3.5.23	Prelim Review

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LANDSCAPE

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Project: Proposed Child Care Centre
52 Hammers rd Northmead

DWG: First floor plan

Scale: 25.5.23 Scale: 1:100 @A1

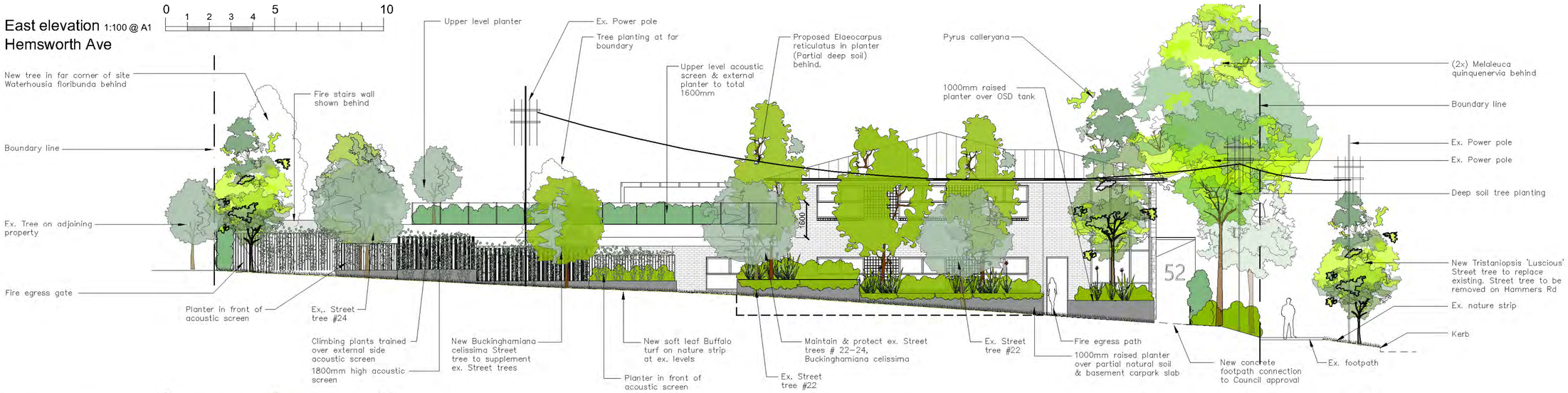
Job Ref: 2522/23

3 of 7
DA
ISSUE-E

NORTH

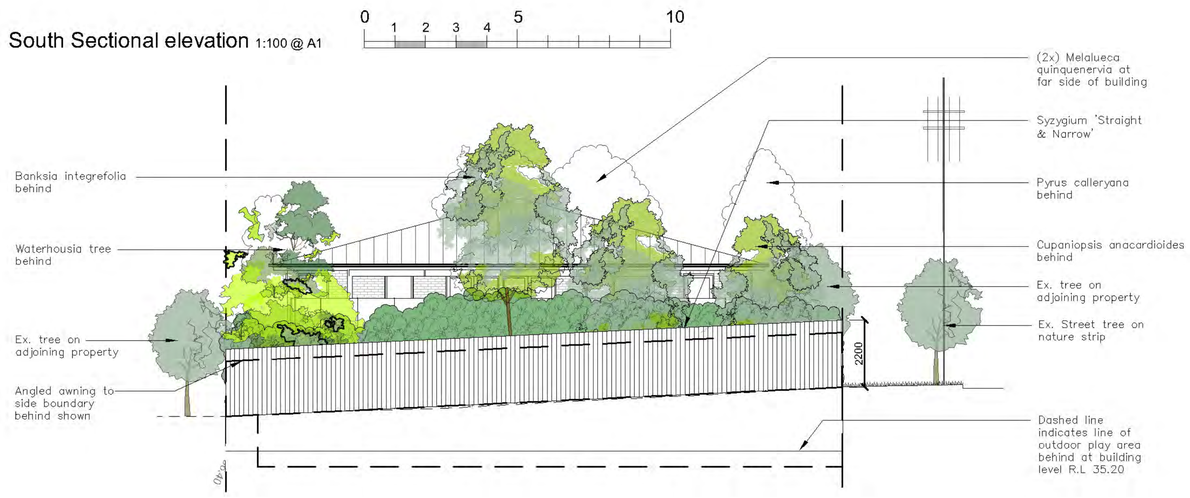
Builder must verify all dimensions of the site before work commences.
Figured dimensions should be used in preference to those scaled off.

East elevation 1:100 @ A1
Hemsworth Ave

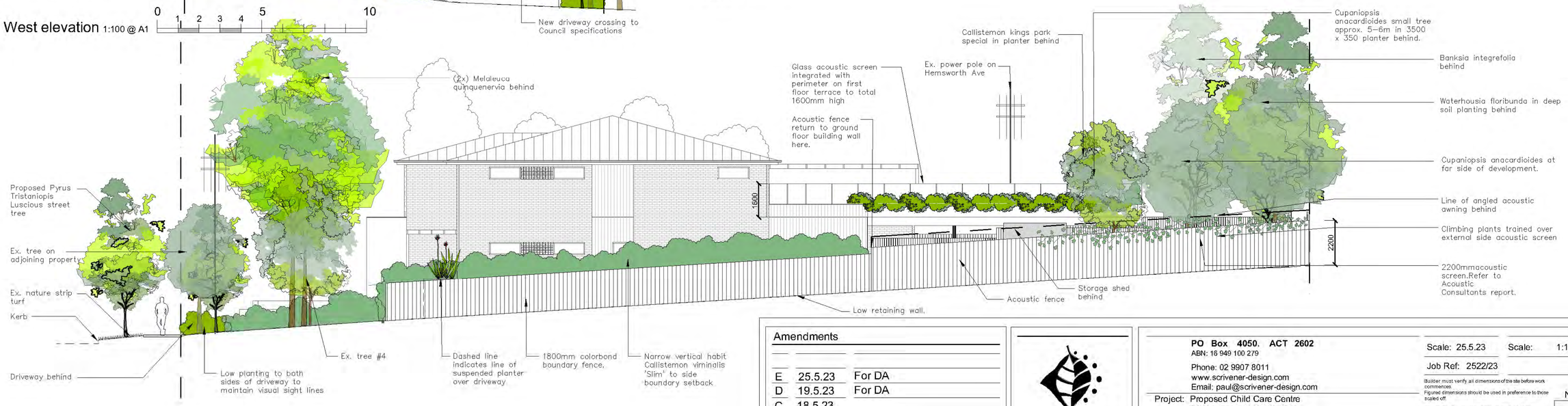


North elevation 1:100 @ A1
Hammers Road

South Sectional elevation 1:100 @ A1



West elevation 1:100 @ A1



Amendments		
E	25.5.23	For DA
D	19.5.23	For DA
C	18.5.23	
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Project: Proposed Child Care Centre
52 Hammers rd Northmead

DWG: East, North & South Elevations

Scale: 25.5.23 Scale: 1:100 @A1

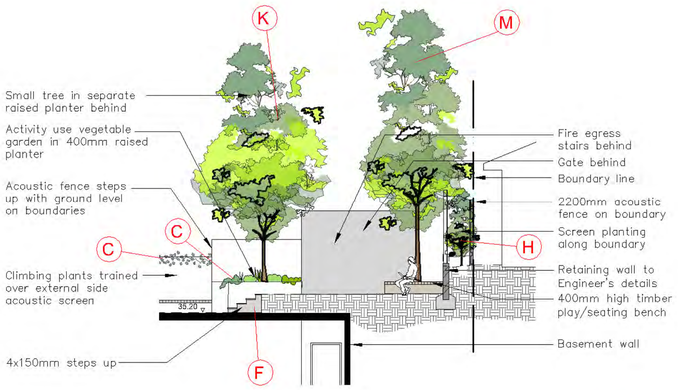
Job Ref: 2522/23

DA
ISSUE-E

NORTH

Section AA 1:100 @ A1

0 1 2 3 4 5 10



Section BB 1:100 @ A1

0 1 2 3 4 5 10

A

B

C

D

E

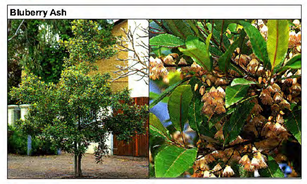
F

G

H

I

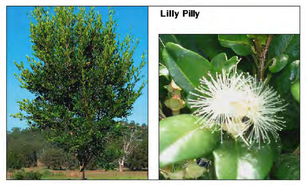
J



K

L

M



N

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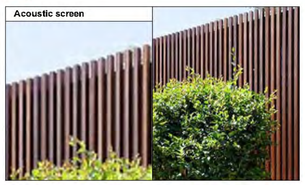

P

Section CC 1:100 @ A1

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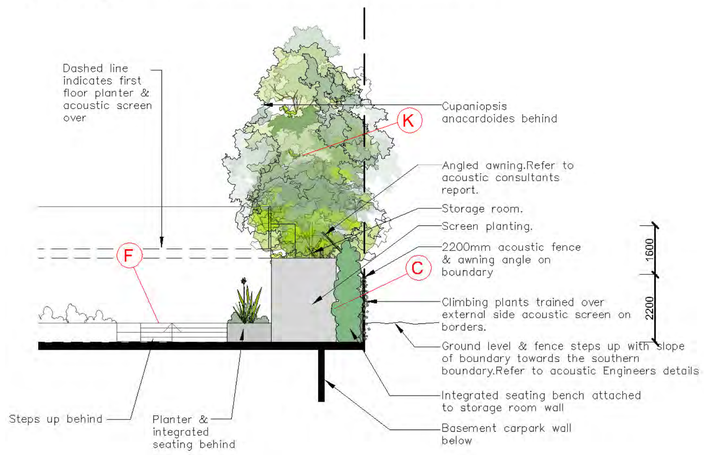

Section DD 1:100 @ A1

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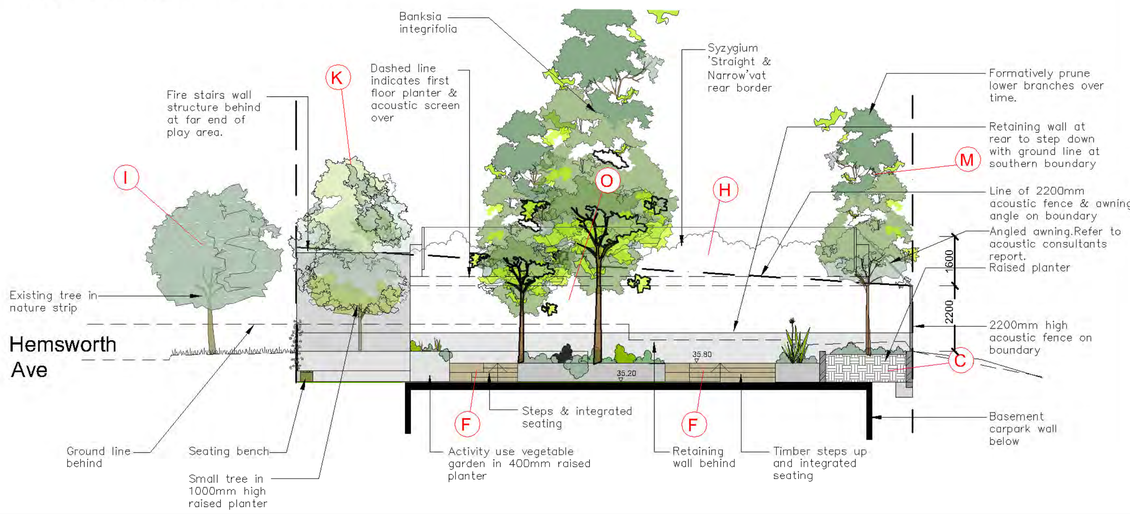

Amendments

E	25.5.23	For DA
D	19.5.23	
C	18.5.23	
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A	3.5.23	Prelim Review

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Project: Proposed Child Care Centre
52 Hammers rd Northmead

DWG: Sections AA, BB, CC and DD

Scale: 25.5.23 Scale: 1:100 @A1

Job Ref: 2522/23

NORTH

DA ISSUE-E

Section EE 1:150 @ A1

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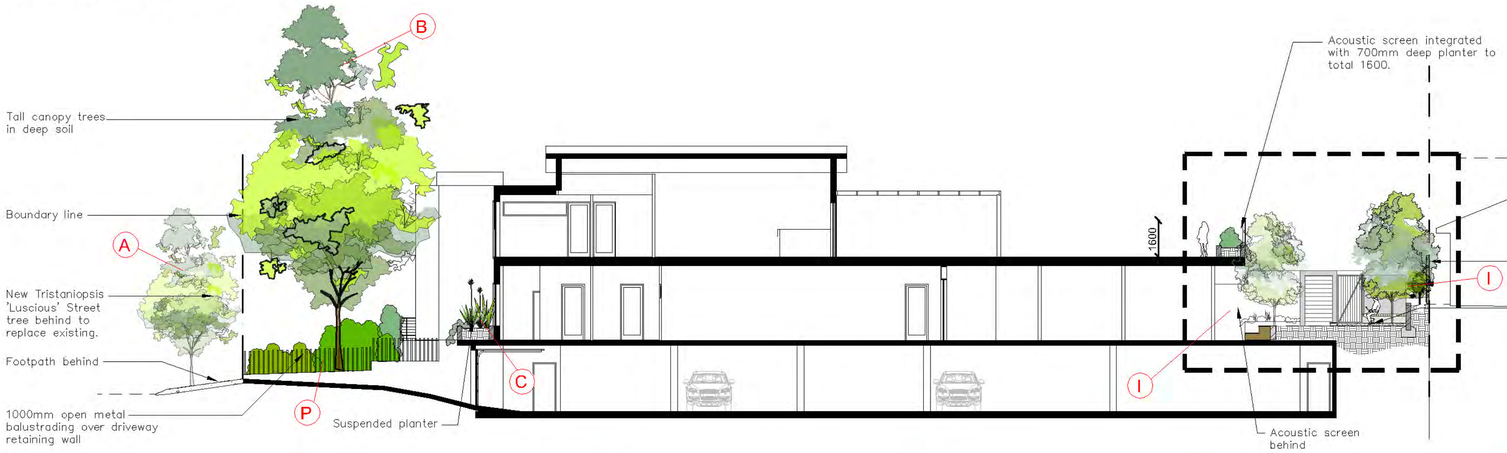
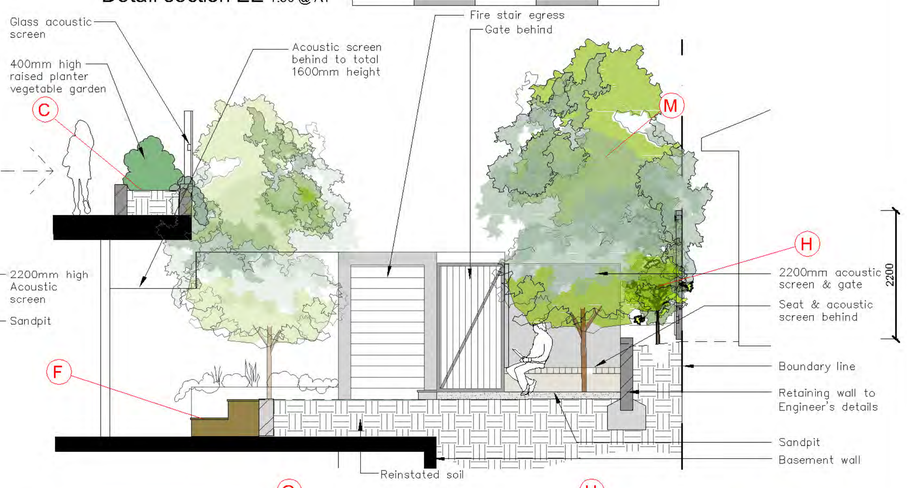


Detail section EE 1:50 @ A1

0 1 2 3 4 5



A

B

C

D

E

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Section FF 1:150 @ A1

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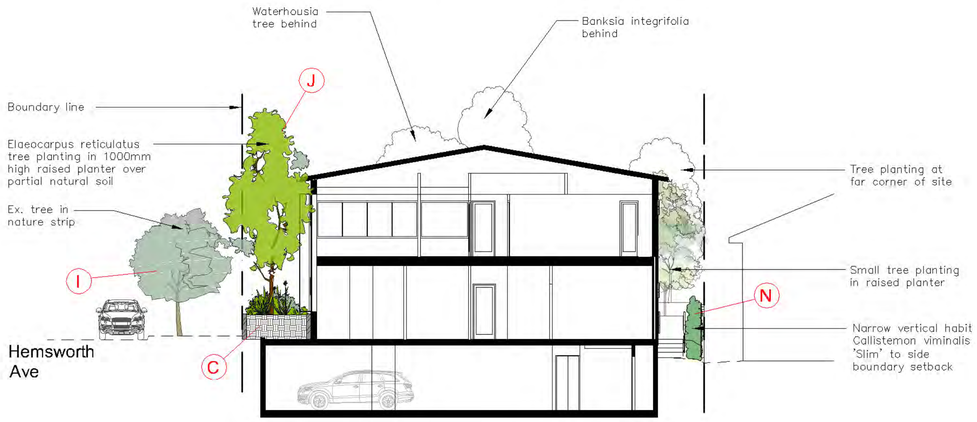

Sectional elevation GG 1:150 @ A1

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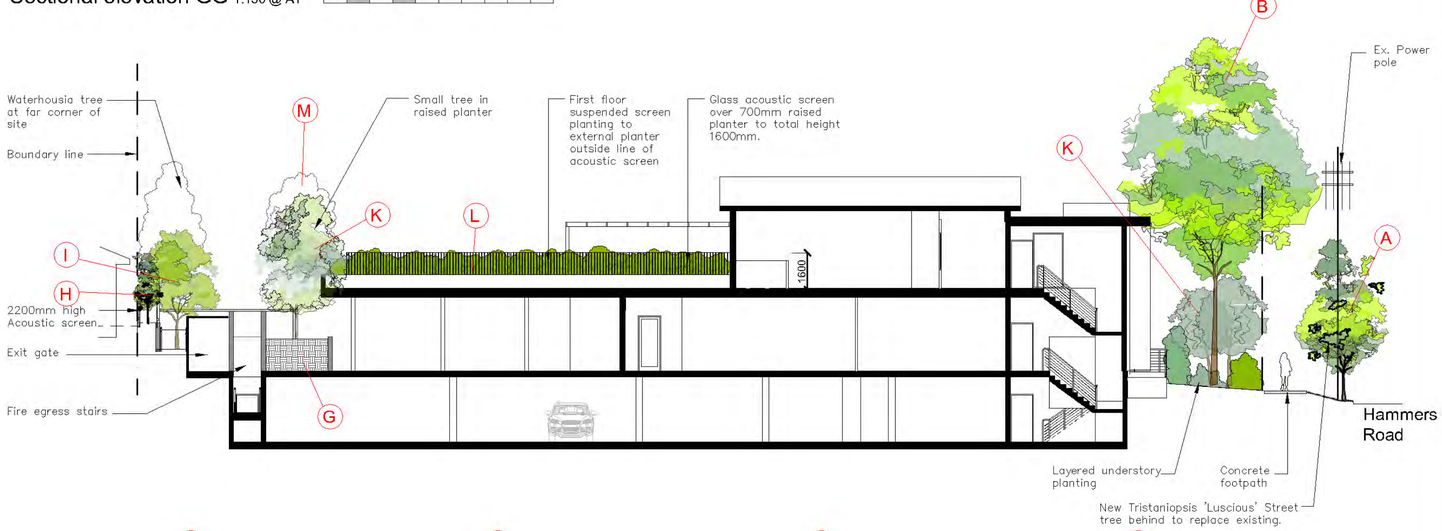

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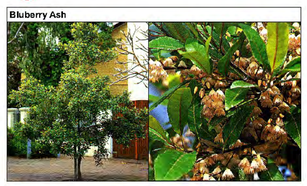

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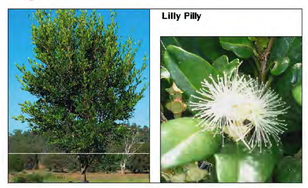

N

O

P

Amendments

E	25.5.23	For DA
D	19.5.23	
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Project: Proposed Child Care Centre
52 Hammers rd Northmead

DWG: Sections EE, FF and GG

Scale: 25.5.23 Scale: 1:150 @A1

Job Ref: 2522/23

NORTH

DA ISSUE-E

Josiah Hede / Erwa, Reggio / North-head / 2022

Planting schedule

Symbol	Botanical name	Common name	Cont. size	Staking	Mature height	
Trees						
BIN	Bankisa integrifolia	Coast Banksia (medium indigenous tree)	75Lt	3x50x50x1800	12-15.0M	2
BUK	Buckinghamiana celsissima	Ivory Curl Tree (small flowering tree)	75Lt	3x50x50x1800	4.0M	1
CKS	Callistemon Kings Park Special'	Bottlebrush small (native tree for planterbox)	300mm	2x50x50x1800	3-3.5M	5
CUP	Cupaniopsis anacardoides	Tuckeroo (small to medium native tree. Hardy street tree)	75Lt	3x50x50x1800	5-7.0M	2
ER	Elaeocarpus reticulatus	Blueberry Ash (indigenous small tree)	75Lt	3x50x50x1800	6-8.0M	3
MLQ	Melalueca quinquenervia	Flax Leaf Paperbark (indigenous medium tree)	75Lt	3x50x50x1800	12-15.0M	2
PYC	Pyrus calleryana 'Çapital'	Ornamental Pear (medium deciduous narrow tree)	75Lt	2x50x50x1800	7-10.0M	1
SYF	Waterhousia floribundum	Weeping Lilly Pilly (native screen tree)	200Lt	3x38x38x1800	9-12.0M	2
TLL	Tristaniopsis laurina 'Luscious'	Water Gum cultivar (indigenous small-med tree)	100Lt	3x50x50x1800	5-7.0M	1
Shrubs / small feature trees						
CVS	Callistemon viminalis 'Slim'	Slim Culivar Bottlebrush (Hybrid screen hedging bottlebrush)	300mm	nil	2.5-3.0M	29
DRA	Draceana marginata	Draceana (Vertical spiky feature plant)	250mm	nil	1.5M	2
RAI (PP)	Raphiolepis indica PP	Pink Pearl (hedging dense flowering plant)	300mm	nil	1.0M	8
RAI (SM)	Raphiolepis indica SM	Snow Maiden (hedging dense flowering plant)	300mm	nil	1.0M	16
SNN	Syzygium 'Straight & Narrow'	Straight & Narrow Lilly Pilly (very narrow and vertical screen)	300mm	hedged to req.height	3-5.0M	12
Groundcovers/Climbers						
DIG	Dietes grandiflora	World Iris	200mm	nil	0.1M	28
GPR	Grevillea 'Poorinda Royal Mantle'	Grevillea Groundcover (native low groundcover)	150mm	nil	0.2M	4
HIS	Hibbertia scandens	Guinea Flower (flowering climber / groundcover)	300mm	nil	0.3M	0
MYP	Myoprum parvifolium	Creeping Boobliala (native cascading groundcover)	140mm	nil	0.2M	24
PJ	Pandorea jasminoides	Bower Plant (native climbing/cascading groundcover)	200mm	wire supports on fence	2.5M	6
PP	Pandorea pandorana	Wonga Wonga Vine (native climbing plant / groundcover)	200mm	wire supports on fence	3.0M	2
SOJ	Solanum jasminoides	Potato Vine (deciduous climber over pergola)	300mm	over pergola	3.5M	3
TJA	Trachelospermum asiaticum	Flatmat Star Jasmine (FT01 Ozbbreed hyvrid groundcover)	200mm	nil	0.2M	18
VH	Viola hederacea	Native Violets (native low groundcover)	tubes	nil	0.1M	40
Ornamental grasses/strappy leaved plants						
AGW	Agapanthus orientalis 'Blue'	Blue Lily of the Nile (Hardy strappy leaved groundcover)	200mm	nil	0.5M	8
CM	Clivea miniata	Kaffir Lily (shade tolerant groundcover)	200mm	nil	0.5M	6
LIM	Liriope Evergreen Giant	Turf Lily (shade tolerant groundcover)	150mm	nil	0.4M	40
LOT	Lomandra 'Tanika'	Dwarf Mat Rush (native mass planted groundcover)	140mm	nil	0.4M	98

Planting schedule species to be sourced from local nurseries supplying plants of local provenance wherever possible. Landscape contractor is to check plant numbers on plan against the schedule prior to submitting tender price. Contact landscape architect if any number discrepancies are found. Council compliance controls require that any substitution of species variety or container size MUST be confirmed with landscape architect to ensure a compliance certificate can be issued that's meets the specific development consent conditions of the project.

General installation notes

1. Site preparation
Any existing trees and vegetation to be retained shall be preserved and protected from damage of any sort during the execution of landscape work. In particular, root systems of existing plants must not be disturbed if possible. Any nearby site works should be carried carefully using hand tools. To ensure the survival and growth of existing trees during landscaping works, protect by fencing or armoring where necessary. Trees shall not be removed or lopped unless specific written approval to do so is given or is indicated on plan. Storage of materials, mixing of materials, vehicle parking, disposal of liquids, machinery repairs and refueling, site office and sheds, and the lighting of fires shall not occur within three (3) metres of any existing trees. Do not stockpile soil, rubble or other debris cleared from the site, or building materials, within the dripline of existing trees. Vehicular access shall not be permitted within three (3) metres of any tree.

2. Soil preparation
All proposed planting areas to be deep ripped to 200mm (where possible) and clay soils to be treated with clay breaker.. Apply at least 200mm depth good quality garden soil mix to all garden planting areas. To comply with AS 4419 Turfed areas as noted to be laid over 100mm min. good quality turf underlay over existing soil which is to be deep ripped to 200mm depth prior to installation. To be worked in with rotary hoe except where tree root damage would otherwise occur. In such situations care to be taken to hand cultivate in any area where existing tree roots exist to preserve health of trees and to comply with the requirements of the Arborist's report. Where planting is to occur in existing soil profiles ensure soil conditioners and compost worked into the top 200mm profile. To comply with AS 4454:1999 .

3. New plantings
Newly planted trees and large shrubs should be secured to stakes with hessian ties to prevent rocking by wind. Planting holes for plant material should be large enough in size to take root ball with additional space to take back filling of good quality planting mix. (Please note mature heights of planting as shown on planting schedule can vary due to site conditions, locations in constricted deep soil or over slab planters and so forth) Also shallow soils in certain locations may affect planting heights. Nominated heights for plantings in raised planters over slabs are nominated as less than their normal expected heights in acknowledgement of the contained soil environment. For other deep soil trees heights are subject to particular site conditions, and intended hedging or pruning for functional requirements such as available planting width, intended access under branches and solar access.

4. Planter wall waterproofing.
All slab areas to be waterproofed and 'Atlantis' drainage cell installed with geotextile fabric or similar approved. Refer Engineer's details for ALL structural, drainage and installation details whatsoever for wall construction. All raised gardens to have the following soils:
- Benedicts Smart Mix no. 4 Lightweight Planter Mix (or approved equivalent) to min. 400-500mm depth.. To comply with AS 4419 and AS 3743
- All planter boxes are to have automatic dripline irrigation system.
- Landscape contractor to install all planter box fill material and plant material after other site works are completed to ensure no deterioration of waterproof membrane behind external walls.

5. Mulching
All planting areas to be mulched with a minimum 75mm thick cover of recycled hard wood chip mulch and then all plant areas to be thoroughly soaked with water. To comply with AS 4454

6. Fertliser
All planting areas to be fertilised with 9 month 'NPK' slow release fertiliser.

7. Staking
To those plants indicated on the planting schedules provide: hardwood stakes as nominated and driven into ground to a depth able to achieve rigid support. No staking in raised planters to avoid damaging waterproofing installation

8. Turfing
Turfed areas to be to be laid over 100mm good quality turf underlay over existing soil which is to be deep ripped to 200mm depth prior to installation. See details sheet

9. Structural
All structural details whatsoever to Engineer's details.

Irrigation notes

Automatic drip line watering system to be selected. To extend to ALL common area garden and landscape zones in the development including both the deep soil and raised planter wall areas and including all raised planter boxes over slab on all levels. (All lawn areas to be excluded.

Water supply tap hosecocks and water supply conduit to be coordinated by Hydraulic and Structural Engineer's details). Dripline supply system only to be incorporated.

Prior to approval by the project manager and prior to installation the Contractor responsible for the irrigation installation is to provide an irrigation design to meet the following requirements.

Generally: Supply an automatic drip line irrigation system. To include all piping to solenoids either PVC lines and/or class 12 pressure pipe or low density, rubber modified polypropeyline reticulation as required to provide water supply to the nominated areas. To be coordinated with Hydraulic engineers plans. To include all bends, junctions, ends, ball valves, solenoids and all other ancillary equipment. Backwash valve: An approved backwash prevention valve is to be located at the primary water source for top up valves to rainwater tanks (where applicable).

Ensure rain sensor is installed for common area garden zones connected to timers

Root inhibiting system. Driplines to be 'Netafim Techline AS XR' drip tubing or approved equivalent

Automatic Controller: For all common area landscape areas provide automatic 2 week timer with hourly multi-cycle operation for each zone as noted on the irrigation areas plan on sheet. Battery timers to isolated planter boxes to private terraces.

Performance: It shall be the Landscape Contractor's responsibility to ensure and guarantee satisfactory operation of the irrigation system. The system is to be fit for the purpose and should utilize sufficient solenoids to provide for the varying watering requirements of landscape areas to allow all plants and lawn areas to thrive and attain long term viability.

Testing: After the system has been installed to the satisfaction of the project manager, the installation shall be tested under working conditions. Acceptance of the installed plant and equipment shall be subject to these being satisfactory.

Warranty: A twelve month warranty is to be provided in writing by the Landscape Contractor, which shall commit the Landscape Contractor to rectify the system (the items they have installed) to the satisfaction of the project manager or nominated representative. This will apply should any fault develop, or the capacity or efficiency fall below that guaranteed, or should the discharge or pressure be inadequate, or should defects develop in the filter unit or control heads, or any blockages that may develop in the system.

Approvals: The Landscape Contractor is to liaise as necessary, to ensure that the irrigation system conforms with all Water Board, Council and Australian standards (AS)

Maintenance schedule

The Landscape Contractor shall maintain the contract areas by accepted horticultural practices as well as rectifying any defects that become apparent in the works under normal use. The Landscape Contractor shall maintain the works and make good all defects for a period of twenty six (26) weeks after the date of practical completion. Practical completion of the landscape works shall include but not be limited to the replacement of plants which have failed or been damaged or stolen during work under the contract. Landscape maintenance shall include but not be limited to the following: watering, rubbish removal, spraying and wiping leaf surfaces, replacing failed plants, maintaining mulch, pruning, insect and disease control, cleaning of surrounding areas. Mow the nature strip turf when it is established at regular intervals to maintain an average height of 50mm.

After the completion of the defects period and contractor maintenance period (noted above) has concluded the operators of the development are responsible for the ongoing maintenance and viability of the gardens and ongoing maintenance shall include the following:
- Regular hand watering of gardens if installed drip line irrigation system is turned off. Irrigation to be installed and maintained as per manufacturers specifications including regular checks for function of system, to check for leaks and to ensure general good working operation. Regular maintenance of the irrigation system battery timers (where required) for isolated planter beds in common areas. Battery timers for private terraces are the responsibility of the individual unit owners.
- Mulch is to be regularly topped up every 6 months to ensure an even 75mm coverage in all garden beds
- Regular pruning of plants is to be undertaken to ensure continued uniform growth of canopy and foliage of trees and shrubs. Removal of vegetation over the long term (if and when required) as the garden matures. Subject to the relevant council applications
- Regular assessment of plants for evidence of insect attack or disease. Appropriate pest oil, white oil of industry standard safe to use pest spray is to be employed if required. Care taken by the maintenance contractor that all materials and chemicals are approved childcare safe products and methodologies.
- Garden/lawn edging to be inspected regularly after practical completion to ensure it is maintained in good order. Replace where required if defective sections are discovered
- All garden refuse, rubbish and associated items that arise from the regular garden maintenance procedures are to be collected and stored in appropriate general waste or green waste containers as is appropriate. Excess waste unable to be stored in Council waste containers is to be removed from the site is a timely manner.

Amendments

E	25.5.23	For DA
D	19.5.23	
C	18.5.23	
B	11.5.23	
A	3.5.23	Prelim Review

PAUL SCRIVENER
LANDSCAPE

PO Box 4050. ACT 2602
ABN: 16 949 100 279
Phone: 02 9907 8011
www.scrivener-design.com
Email: paul@scrivener-design.com

Project: Proposed Child Care Centre
52 Hammers rd Northmead

DWG: Notes

Scale: 19.5.23 Scale:

Job Ref: 2522/23

NORTH

DA

ISSUE-E

Josh:\n\kids\Ellie a, Reggio\Northmead\2522

STORMWATER MANAGEMENT PLANS
PROPOSED CHILD CARE CENTRE
No.52 HAMMERS ROAD, NORTHMEAD
LOT 23 DP1053952

DRAINAGE NOTES

PIPE SIZE:
THE MINIMUM PIPE SIZE SHALL BE:
- 90mm DIA WHERE THE LINE ONLY RECEIVES ROOFWATER RUNOFF; OR
- 100mm DIA WHERE THE LINE RECEIVES RUNOFF FROM PAVED OR UNPAVED AREAS ON THE PROPERTY

THE MINIMUM PIPE VELOCITY SHOULD BE 0.6 m/s AND A MAXIMUM PIPE VELOCITY OF 6.0 m/s DURING THE DESIGN STORM.

PIPE GRADE:
THE MINIMUM PIPE GRADE SHALL BE:
- 1.0% FOR PIPES LESS THAN 225mm DIA
- 0.5% FOR ALL LARGER PIPES

PIPES WITH A GRADIENT GREATER THAN 20% WILL REQUIRE ANCHOR BLOCKS AT THE TOP AND BOTTOM OF THE INCLINED SECTION; AND AT INTERVALS NOT EXCEEDING 3.0m

ANCHOR BLOCKS ARE DESIGNED ACCORDING TO *CLAUSE 7.9 OF AS3500.3-2021*

DEPTH OF COVER FOR PVC PIPES:
MINIMUM PIPE COVER SHALL BE AS FOLLOWS:

LOCATION	MINIMUM COVER
NOT SUBJECT TO VEHICLE LOADING	100mm SINGLE RESIDENTIAL 300mm ALL OTHER DEVELOPMENTS
SUBJECT TO VEHICLE LOADING	450mm WHERE NOT IN A ROAD
UNDER A SEALED ROAD	600mm
UNSEALED ROAD	750mm
PAVED DRIVEWAY	100mm PLUS DEPTH OF CONCRETE

SEE AS2032 INSTALLATION OF UPVC PIPES FOR FURTHER INFORMATION.

CONCRETE PIPE COVER SHALL BE IN ACCORDANCE WITH *AS3725-2007 LOADS ON BURIED CONCRETE PIPES*, HOWEVER A MINIMUM COVER OF 450mm WILL APPLY.

WHERE INSUFFICIENT COVER IS PROVIDED, THE PIPE SHALL BE COVERED AT LEAST 50mm THICK OVERLAY AND SHALL THEN BE PAVED WITH AT LEAST:
- 150mm REINFORCED CONCRETE WHERE SUBJECT TO HEAVY VEHICLE TRAFFIC;
- 75mm THICKNESS OF BRICK OR 100mm OF CONCRETE PAVING WHERE SUBJECT TO LIGHT VEHICLE TRAFFIC; OR
- 50mm THICK BRICK OR CONCRETE PAVING WHERE NOT SUBJECT TO VEHICLE TRAFFIC.

CONNECTIONS TO STORMWATER DRAINS UNDER BUILDINGS:
SHALL BE CARRIED OUT IN ACCORDANCE WITH *SECTION 6.2.8 OF AS3500.3-2021*

ABOVE GROUND PIPEWORK:
SHALL BE CARRIED OUT IN ACCORDANCE WITH *SECTION 6 OF AS3500.3-2021*

PIT SIZES AND DESIGN:

DEPTH (mm)	MINIMUM PIT SIZE (mm)
UP TO 450mm	450 x 450
450mm TO to 600mm	600 x 600
600mm TO 900mm	600 x 900
900mm TO 1500mm	900 x 900 (WITH STEP IRONS)
1500mm TO 2000mm	1200 x 1200 (WITH STEP IRONS)

ALL PIPES SHOULD BE CUT FLUSH WITH THE WALL OF THE PIT.

PITS GREATER THAN 600mm DEEP SHALL HAVE A MINIMUM ACCESS OPENING OF 600 x 600mm

THE GRATED COVERS OF PITS LARGER THAN 600 x 600mm ARE TO BE HINGED TO PREVENT THE GRATE FROM FALLING INTO THE PIT.

THE BASE OF THE DRAINAGE PITS SHOULD BE AT THE SAME LEVEL AS THE INVERT OF THE OUTLET PIPE. RAINWATER SHOULD NOT BE PERMITTED TO POND WITHIN THE STORMWATER SYSTEM

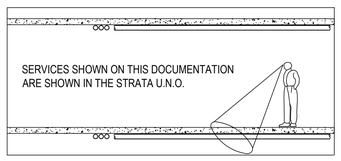
- **TRENCH DRAINS:**
  CONTINUOUS TRENCH DRAINS ARE TO BE OF WIDTH NOT LESS THAN 150mm AND DEPTH NOT LESS THAN 100mm. THE BARS OF THE GRATING ARE TO BE PARALLEL TO THE DIRECTION OF SURFACE FLOW.

- **STEP IRONS:**
  PITS BETWEEN 1.2m AND 6m ARE TO HAVE STEP IRONS IN ACCORDANCE WITH AS1657. FOR PITS GREATER THAN 6m OTHER MEANS OF ACCESS MUST BE PROVIDED.

- **IN-SITU PITS:**
  IN-SITU PITS ARE TO BE CONSTRUCTED ON A CONCRETE BED OF AT LEAST 150mm THICK. THE WALLS ARE TO BE DESIGNED TO MEET THE MINIMUM REQUIREMENTS OF CLAUSE 7.5.5.1 OF AS3500.3-2021. PITS DEEPER THAN 1.8m SHALL BE CONSTRUCTED WITH REINFORCED CONCRETE.

- **GRATES:**
  GRATES ARE TO BE GALVANISED STEEL GRID TYPE. GRATES ARE TO BE OF HEAVY-DUTY TYPE IN AREAS WHERE THEY MAY BE SUBJECT TO VEHICLE LOADING.

CLASS		USE
A	EXTRA LIGHT DUTY	AREAS INCLUDING FOOTWAYS, ACCESSIBLE ONLY TO PEDESTRIANS, PEDAL CYCLISTS AND CLOSED TO OTHER TRAFFIC
B	LIGHT DUTY	AREAS INCLUDING FOOTWAYS AND LIGHT TRACTOR PATHS ACCESSIBLE TO VEHICLES (EXCLUDING COMMERCIAL VEHICLES) OR LIVESTOCK
C	MEDIUM DUTY	MALLS AND AREAS OPEN TO SLOW-MOVING COMMERCIAL TRAFFIC
D	HEAVY DUTY	CARRIAGEWAYS OF ROADS AND AREAS OPEN TO COMMERCIAL VEHICLES
E	EXTRA HEAVY DUTY	GENERAL DOCKS AND AIRCRAFT PAVEMENTS
F	EXTRA HEAVY DUTY	DOCK AND AIRCRAFT PAVEMENTS SUBJECT TO HIGH WHEEL LOADS
G	EXTRA HEAVY DUTY	DOCKS AND AIRCRAFT PAVEMENTS SUBJECT TO VERY HIGH WHEEL LOADS



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GENERAL NOTES

1. FINAL LOCATION OF NEW DOWNPIPES TO BE DETERMINED BY BUILDER/ARCHITECT AT TIME OF CONSTRUCTION.
2. THESE DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTS AND OTHER CONSULTANTS DRAWINGS. ANY DISCREPANCIES TO BE REFERRED TO THE ENGINEER BEFORE PROCEEDING WITH WORK.
3. ALL MATERIALS AND WORKMANSHIP TO BE IN ACCORDANCE WITH AS/NZS 3500.3:2021 STORMWATER DRAINAGE, BCA AND LOCAL COUNCIL POLICY/CONSENT/REQUIREMENTS.
4. ALL DIMENSIONS AND LEVELS TO BE VERIFIED BY BUILDER ON-SITE PRIOR TO COMMENCEMENT OF WORKS. THESE DRAWINGS ARE NOT TO BE SCALED FOR DIMENSIONS NOR TO BE USED FOR SETOUT PURPOSES.
5. ALL SURVEY INFORMATION AND PROPOSED BUILDING AND FINISHED SURFACE LEVELS SHOWN IN THESE DRAWINGS ARE BASED ON LEVELS OBTAINED FROM DRAWINGS BY OTHERS.
6. THESE DRAWINGS DEPICT THE DESIGN OF SURFACE STORMWATER RUNOFF DRAINAGE SYSTEMS ONLY AND DO NOT DEPICT ROOF DRAINAGE OR SUBSOIL DRAINAGE SYSTEMS UNLESS NOTED OTHERWISE. THE DESIGN OF ROOF AND SUBSOIL DRAINAGE SYSTEMS IS THE RESPONSIBILITY OF OTHERS.
7. ALL STORMWATER DRAINAGE PIPES ARE TO BE uPVC AT MINIMUM 1% GRADE UNLESS NOTED OTHERWISE.
8. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE AND LEVEL ALL EXISTING SERVICES OR OTHER STRUCTURES WHICH MAY AFFECT/BE AFFECTED BY THIS DESIGN PRIOR TO COMMENCEMENT OF WORKS.
9. ALL PITS WITHIN DRIVEWAYS TO BE 150mm THICK CONCRETE OR EQUAL.
10. THIS PLAN IS THE PROPERTY OF QUANTUM ENGINEERS AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM QUANTUM ENGINEERS.

PLAN NOTES

1. **ROOF DRAINAGE NOTE:** AS 3500 ROOF DRAINAGE REQUIRES EAVES GUTTERS TO BE SIZED FOR 20 YEAR 5 MIN. STORM = 205mm/hr. FOR EAVES GUTTERS, AS 3500.3:2021 THEN HAS THE FOLLOWING REQUIREMENTS:
   1.1. FOR TYPICAL STANDARD QUAD GUTTER WITH Ae = 6000mm² AND GUTTER SLOPE 1:500 AND STEEPER, THIS REQUIRES ONE DOWNPIPE PER 30m² ROOF AREA.
   1.2. DOWNPIPES TO BE MINIMUM 90mm DIA. OR 100 x 50mm FOR GUTTERS SLOPE 1:500 AND STEPPER.
   1.3. OVERFLOW METHOD TO FIGURE F.1 OF AS 3500.3:2021 IT IS THE RESPONSIBILITY OF THE PLUMBER AND / OR BUILDER TO COMPLY WITH THIS. THIS DRAWING SHOWS PRELIMINARY LOCATIONS / NUMBERS OF DOWNPIPES ONLY WHICH ARE TO BE VERIFIED BY BUILDER / PLUMBER
2. **TREE PRESERVATION:** IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ANY PRIOR APPROVAL REQUIRED FROM COUNCIL WITH RESPECT TO POTENTIAL IMPACT ON TREES FOR ANY WORKS SHOWN ON THIS DRAWING PRIOR TO THE COMMENCEMENT OF THOSE WORKS
3. ALL ROOF GUTTERS TO HAVE OVERFLOW PROVISION IN ACCORDANCE WITH AS 3500.3:2021 AND SECTIONS 3.5, 3.7.7 AND APPENDIX G OF AS 3500.3:2021
4. THIS DRAWING IS NOT TO BE USED FOR SET-OUT PURPOSES - REFER TO ARCHITECTURAL DRAWINGS
5. LOCATION OF SURFACE STORMWATER GRATED INLET PITS MAY BE VARIED OR NEW PITS INSTALLED AT THE CONSTRUCTION STAGE PROVIDED DESIGN INTENT OF THIS DRAWING IS MAINTAINED

STORMWATER DRAWINGS LIST		
DRAWING No.	DRAWING TITLE	REVISION
D1	DETAILS, NOTES & LEGEND	D
D2	BASEMENT LEVEL 1 PLAN	D
D3	SITE / GROUND FLOOR PLAN	D
D4	ROOF PLAN & DETAILS	D
D5	COMBINED STORMFILTER/OSD TANK DETAILS & CALCULATIONS	D
D6	'WSUD' CATCHMENT DETAILS & CALCULATION	D
D7	SEDIMENT CONTROL PLAN & DETAILS	D

STORMWATER LEGEND

- SIP — SURFACE INLET PIT (SIP)
- SURFACE INLET PIT (WITH 'OCEANGUARD')
- GD — GRATED TRENCH DRAIN MIN 150mm DEEP (U.N.O)
- LD — LINEAR TRENCH DRAIN 100mm WIDE U.N.O
- FW — FLOOR WASTE
- TG — TERRACE GRATE
- PG — PLANTER GRATE
- FD — FLOOR DRAIN
- ABSORPTION/INFILTRATION TRENCH
- OSD — ON-SITE DETENTION TANK (OSD)
- RWT — RAINWATER RE-USE TANK (RWT)
- PUMP — PUMP-OUT STORAGE TANK
- SFC — STORMFILTER CHAMBER/WATER QUALITY SYSTEM (REFER TO PLAN)
- STORMWATER PIPE VIA GRAVITY 100mm DIA (MIN) U.N.O
- STORMWATER PIPE TO RAINWATER TANK 100mm DIA (MIN) U.N.O
- PRESSURE PIPE FROM PUMP-OUT TANK 65mm DIA (MIN) U.N.O
- COUNCIL / EASEMENT DRAINAGE SYSTEM. REFER TO PLAN
- 100mm DIA (MIN) U.N.O SLOTTED PVC WRAPPED IN GEOTEXTILE SLEEVE AT 1% (MIN)
- 1% — SURFACE FALL LINES 1% (MIN)
- IR — INSPECTION RISER WITH SEALED CAP
- DP 100 — PROPOSED DOWNPIPE 100mm DIA uPVC
- INDICATES DOWNPIPE PENETRATING FLOOR SLAB
- INDICATES DOWNPIPE COMMENCING BELOW FLOOR SLAB
- ROOF FALL — INDICATES ROOF FALL DIRECTION
- 450SQ — 450 x 450 SQUARE INTERNAL PIT DIMENSIONS
- SL 20.00 — PIT GRATE SURFACE LEVEL = RL 20.00
- IL 19.50 — PIT INVERT LEVEL = RL 19.50

CONSULTANTS COORDINATION LEGEND

- MECHANICAL DUCT SYSTEM (REFER TO MECHANICAL ENGINEERS PLANS)
- STRUCTURAL SLAB TRANSITION (REFER TO STRUCTURAL ENGINEERS PLANS)
- 250 — STRUCTURAL SLAB/BEAM THICKNESS (REFER TO STRUCTURAL ENGINEERS PLANS)

UNDERGROUND SERVICES LEGEND

- E — UNDERGROUND ELECTRICITY CABLES
- G — UNDERGROUND GASMAIN
- NBN — UNDERGROUND NBN NETWORK CABLE
- O — UNDERGROUND OPTUS CABLES
- S — UNDERGROUND SEWERMAIN
- T — UNDERGROUND TELSTRA COMMUNICATIONS CABLES
- W — UNDERGROUND SYDNEY WATER LINE

} APPROXIMATE POSITION ONLY VIA DIAL BEFORE YOU DIG PLANS. WHERE CRITICAL TO DESIGN UNDERGROUND SERVICES SHOULD BE LOCATED BY GROUND PENETRATING RADAR PRIOR TO DESIGN OR EXCAVATION.

QUANTUM ENGINEERS
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GENERAL NOTES
ALL DIMENSIONS SHOWN IN DRAWINGS ARE TO BE CONFIRMED ON SITE BEFORE COMMENCEMENT OF WORKS. DO NOT SCALE OFF DRAWINGS.
ALL WORKS TO BE IN CONJUNCTION WITH ARCHITECTS PLANS.
ALL EXISTING GROUND LINES & TREES ARE APPROXIMATE ONLY, TO BE VERIFIED ON-SITE BY BUILDER.
ALL WORK IS TO BE UNDERTAKEN IN ACCORDANCE WITH:
a) ALL RELEVANT & CURRENT BUILDING CODES, ACTS & REGULATIONS
b) ALL CURRENT AUSTRALIAN STANDARDS
c) ALL LOCAL COUNCIL REGULATIONS AS WELL AS ALL DCP & LEP ASSOCIATED.

APPROVED BY
ROBERT ELTOBBAGI
BE(Civil) MIEAust CPEng
NER(102208) RPEQ(25464)
APEC Engineer IntPE(Aus)

CLIENT: NORTHMEAD PTY LTD
ARCHITECT: DESIGN CORP ARCHITECTS

DRAWING TITLE
DETAILS, NOTES & LEGEND
PROPOSED CHILD CARE CENTRE
Lot 23, 52 HAMMERS ROAD, NORTHMEAD

APPROX TRUE NORTH
N

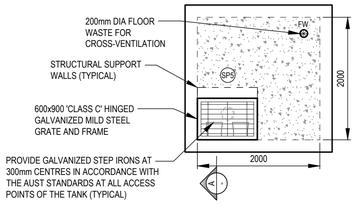
REVISION	DATE	DESCRIPTION	DESIGNED BY
A	25.01.2023	PRELIMINARY ISSUE	A.KUIKEL
B	03.02.2023	PRELIMINARY ISSUE	A.KUIKEL
C	18.05.2023	PRELIMINARY ISSUE	J.FISHER
D	29.05.2023	ISSUED FOR DA	J.FISHER

ISSUED FOR DA

CHECKED BY	No. IN SET	JOB NUMBER
R.ELTOBBAGI	7	220534-SW
SCALE - SIZE	**REVISION**	**DRAWING No.**
-	D	D1

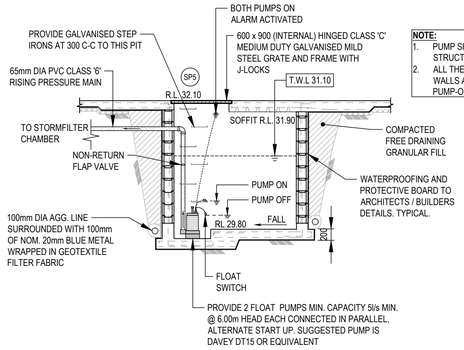
PUMP-OUT STORAGE TANK

- SURFACE AREA 2.90m²
- VOLUME (MIN) 3.62m³
- AVERAGE DEPTH 1250mm
- T.W.L RL 31.10



PLAN VIEW

PUMP-OUT STORAGE TANK
1:50



SECTION 'A'

NOTE:
1. PUMP SHALL BE CONSTRUCTED TO THE STRUCTURAL ENGINEERS DETAILS
2. ALL THE A.G LINES BEHIND THE BASEMENT WALLS ARE TO BE CONNECTED TO PUMP-OUT SYSTEM

STANDARD PUMP OUT DESIGN NOTES:

THE PUMP OUT SYSTEM SHALL BE DESIGNED TO OPERATE IN THE FOLLOWING MANNER-

- THE PUMPS SHALL BE PROGRAMMED TO WORK ALTERNATELY SO AS TO ALLOW BOTH PUMPS TO HAVE AN EQUAL OPERATION LOAD AND PUMP LIFE.
- A LOW LEVEL FLOAT SHALL BE PROVIDED TO ENSURE THAT THE MINIMUM REQUIRED WATER LEVEL IS MAINTAINED WITHIN THE SUMP AREA OF THE BELOW GROUND TANK. IN THIS REGARD THE FLOAT WILL FUNCTION AS AN OFF SWITCH FOR THE PUMPS.
- A SECOND FLOAT HALL BE PROVIDED AT A HIGHER LEVEL, APPROXIMATELY 300mm ABOVE THE MINIMUM WATER LEVEL, WHEREBY ONE OF THE PUMPS WILL OPERATE AND DRAIN THE TANK TO THE LEVEL OF THE LOW-LEVEL FLOAT.
- A THIRD FLOAT SHALL BE PROVIDED AT A HIGH LEVEL, WHICH IS APPROXIMATELY THE ROOF LEVEL OF THE BELOW GROUND TANK. THIS FLOAT SHOULD START THE OTHER PUMP THAT IS NOT OPERATING AND ACTIVATE THE ALARM.
- AN ALARM SYSTEM SHALL BE PROVIDED 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.

DRAINAGE PIPE LEGEND

- DRAINAGE PIPES VIA GRAVITY *(IN-GROUND)*
- DRAINAGE PIPES CAST-IN SLAB *(50mm DIA)*
- PRESSURE DRAINAGE PIPE (65mm)

NOTE: ALL PIPES TO BE 100mm DIA UNO

PUMP SYSTEM DESIGN

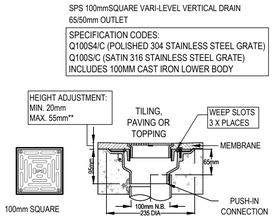
Project:	Proposed Child Care Centre	LOT No.	23
Our Job No:	220534_SW	DP No.	1053952
Location:	No.52 Hammers Road, Northmead		

Storage/Discharge Calculation:

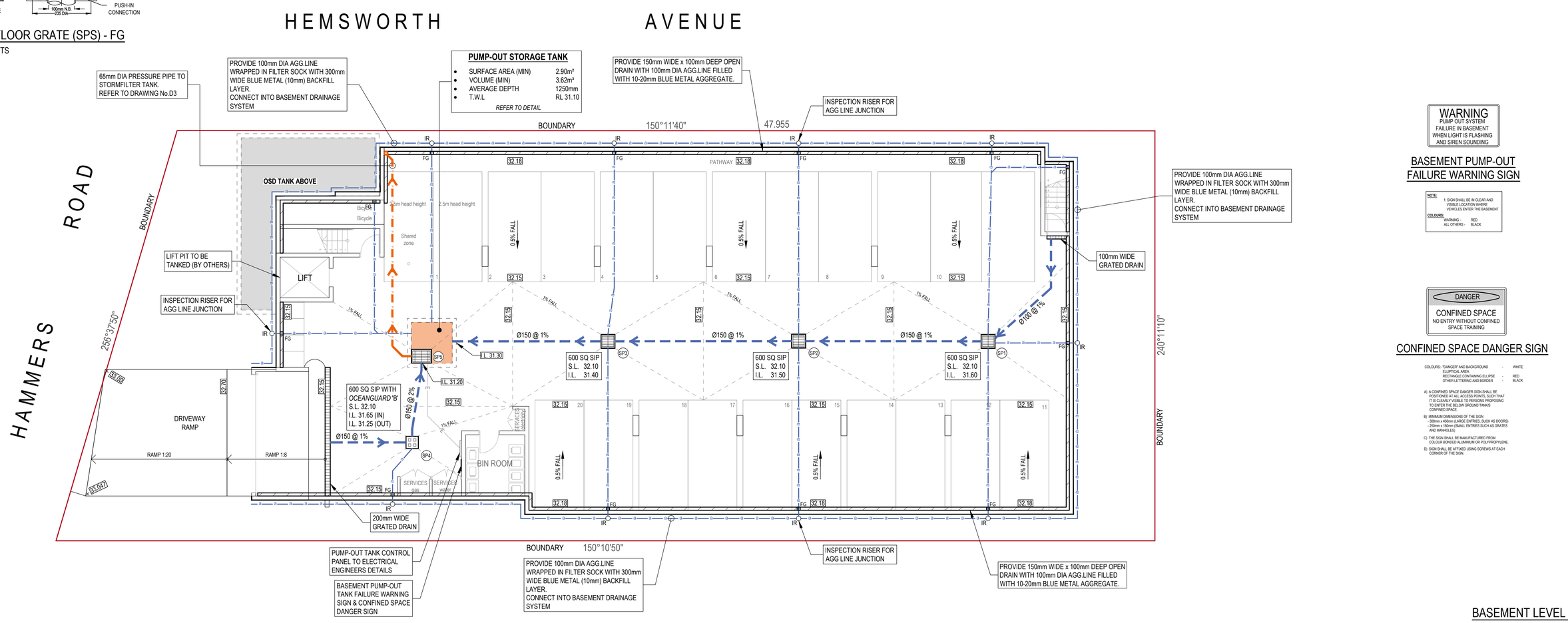
Area draining to Pump System = 55.9 m²
Runoff coefficient = 0.9

Note: Rainfall duration data for Sydney

Duration (min & hr)	Intensity 100yr ARI (mm/hr)	Discharge Rate (L/sec)	Volume (m³)
5	215	2.84	0.85
6	207	2.73	0.98
7	199	2.63	1.10
8	191	2.52	1.21
9	184	2.43	1.31
10	177	2.34	1.40
11	170	2.24	1.48
12	163	2.15	1.55
13	158	2.09	1.63
14	152	2.01	1.69
15	147	1.94	1.75
16	142	1.87	1.80
17	137	1.81	1.84
18	133	1.76	1.90
20	125	1.65	1.98
25	109	1.44	2.16
30	97.3	1.28	2.31
35	87.8	1.16	2.43
40	80.2	1.06	2.54
45	73.9	0.98	2.63
50	68.7	0.91	2.72
55	64.3	0.85	2.80
60	60.6	0.80	2.88
75	52	0.69	3.09
90	46	0.61	3.28
2.0	38.1	0.50	3.62



FLOOR GRATE (SPS) - FG
NTS



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

BASEMENT PUMP-OUT FAILURE WARNING SIGN

NOTE:
1. SIGN SHALL BE IN CLEAR AND VISIBLE LOCATION WHERE VEHICLES ENTER THE BASEMENT

COLOURS:
WARNING - RED
ALL OTHERS - BLACK

DANGER
CONFINED SPACE
NO ENTRY WITHOUT CONFINED SPACE TRAINING

CONFINED SPACE DANGER SIGN

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

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

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

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

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

BASEMENT LEVEL 1 PLAN
1:100 AT A1
1:200 AT A3

QUANTUM ENGINEERS
Suite 1A, Level 2,
2 Rowe Street,
Eastwood NSW 2122
02 9807 7930
admin@quantumengineers.com.au
quantumengineers.com.au

GENERAL NOTES

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c) ALL LOCAL COUNCIL REGULATIONS AS WELL AS ALL DCP & LEP ASSOCIATED.

APPROVED BY

ROBERT ELTOBBAGI
BE(Civil) MIEAust CPEng
NER(102028) RPEQ(25464)
APEC Engineer IntPE(Aus)

CLIENT: NORTHMEAD PTY LTD

ARCHITECT: DESIGN CORP ARCHITECTS

DRAWING TITLE
BASEMENT LEVEL 1 PLAN
PROPOSED CHILD CARE CENTRE
Lot 23, 52 HAMMERS ROAD, NORTHMEAD

APPROX TRUE NORTH: N

REVISION	DATE	DESCRIPTION	DESIGNED BY
A	25.01.2023	PRELIMINARY ISSUE	A.KUIKEL
B	03.02.2023	PRELIMINARY ISSUE	A.KUIKEL
C	18.05.2023	PRELIMINARY ISSUE	J.FISHER
D	29.05.2023	ISSUED FOR DA	J.FISHER

ISSUED FOR DA

CHECKED BY	No. IN SET	JOB NUMBER
R.ELTOBBAGI	7	220534-SW
SCALE - SIZE	**REVISION**	**DRAWING No.**
AS NOTED - A1	D	D2

OSD WARRANT

LGA: PARRAMATTA CITY COUNCIL
RELEVANT CODE: UPRCT STORMWATER DETENTION HANDBOOK

- DEVELOPMENT SITE AREA = 1024.0m²

"THE OSD POLICY IS TO APPLY TO ALL TYPES OF DEVELOPMENT AND RE-DEVELOPMENT ON BOTH FLOOD LIABLE AND FLOOD FREE SITE, INCLUDING THE FOLLOWING:

- *SUBDIVISIONS (INCLUDING RESIDENTIAL) APPROVED AFTER 1991;*
- *SINGLE DWELLINGS ON LOTS CREATED BY A SUBDIVISION APPROVED AFTER 1991, UNLESS A*
- *COMMUNAL OSD SYSTEM WAS CONSTRUCTED AS PART OF THE SUBDIVISION;*
- *ALL COMMERCIAL, INDUSTRIAL AND SPECIAL-USE DEVELOPMENTS AND BUILDINGS;"*

THEREFORE, OSD REQUIRED

'OSD' DISCHARGE & SITE STORAGE REQUIREMENTS

"THE SITE IS LOCATED IN PARRAMATTA RIVER (TOONGABBIE CREEK) CATCHMENT AREA, THEREFORE:

- *SSR = 470 m³/ha*
- *PSD = 80 L/s/ha*

DRAINAGE PIPE LEGEND

- DRAINAGE PIPES VIA GRAVITY *(IN-GROUND)*
- DRAINAGE PIPES TO RAINWATER TANK
- DRAINAGE PIPES CAST-IN SLAB *(50mm DIA)*
- PRESSURE DRAINAGE PIPE (65mm)

NOTE: ALL PIPES TO BE 100mm DIA UNO

NOTE: ALL LINEAR DRAINS (LD) TO BE 100mm WIDE (MIN) UNO

DOWNPIPE LEGEND

- INDICATES DOWNPIPE TO RWT
- INDICATES DOWNPIPE DIAMETER
- INDICATES DOWNPIPE DIRECTLY TO OSD SYSTEM
- INDICATES DOWNPIPE DIAMETER
- DOWNPIPE PENETRATING FLOOR SLAB
- DOWNPIPE COMMENCING BELOW FLOOR SLAB

IMPEDING UPSTREAM CATCHMENT

A STUDY OF THE UPSTREAM CATCHMENT INDICATES THE SURFACE OVERLAND FLOWS DRAINING TO THE SUBJECT SITE TO BE NEGLIGIBLE (<140m²)

MAX UPSTREAM FLOW RATE DEPICTED TO BE APPROX. 8L/s (1% AEP) DISTRIBUTED ACROSS THE SOUTHERN BOUNDARY.

A GRASS SWALE TO INTERCEPT THESE FLOW WOULD BE NEGLIGIBLE AND, HENCE, DEEMED UNNECESSARY .

CONTRIBUTING UPSTREAM CATCHMENT
NTS

BELOW GROUND OSD / STORMFILTER TANK

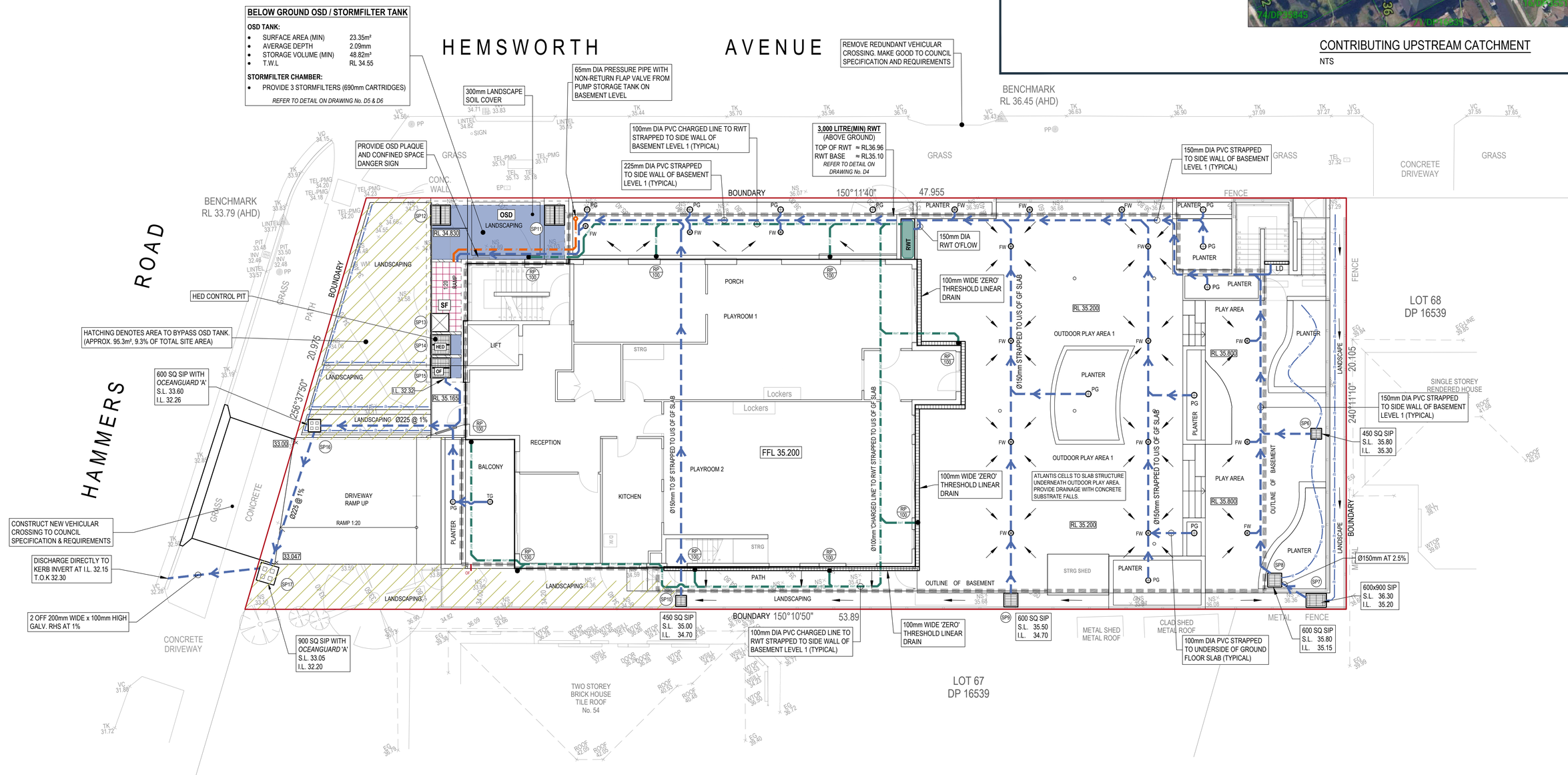
OSD TANK:

- SURFACE AREA (MIN) 23.35m²
- AVERAGE DEPTH 2.09mm
- STORAGE VOLUME (MIN) 48.82m³
- T.W.L RL 34.55

STORMFILTER CHAMBER:

- PROVIDE 3 STORMFILTERS (690mm CARTRIDGES)

REFER TO DETAIL ON DRAWING No. D5 & D6



SITE / GROUND FLOOR PLAN

1:100 AT A1
1:200 AT A3

QUANTUM ENGINEERS
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02 9807 7800
admin@quantumengineers.com.au
quantumengineers.com.au

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APPROVED BY

ROBERT ELTOBBAGI
BE(Civil) MIEAust CPEng
NER(105220)| RPEQ(25464)
APEC Engineer IntPE(Aus)

CLIENT: NORTHMEAD PTY LTD

ARCHITECT: DESIGN CORP ARCHITECTS

DRAWING TITLE: SITE / GROUND FLOOR PLAN

PROPOSED CHILD CARE CENTRE

Lot 23, 52 HAMMERS ROAD, NORTHMEAD

APPROX TRUE NORTH

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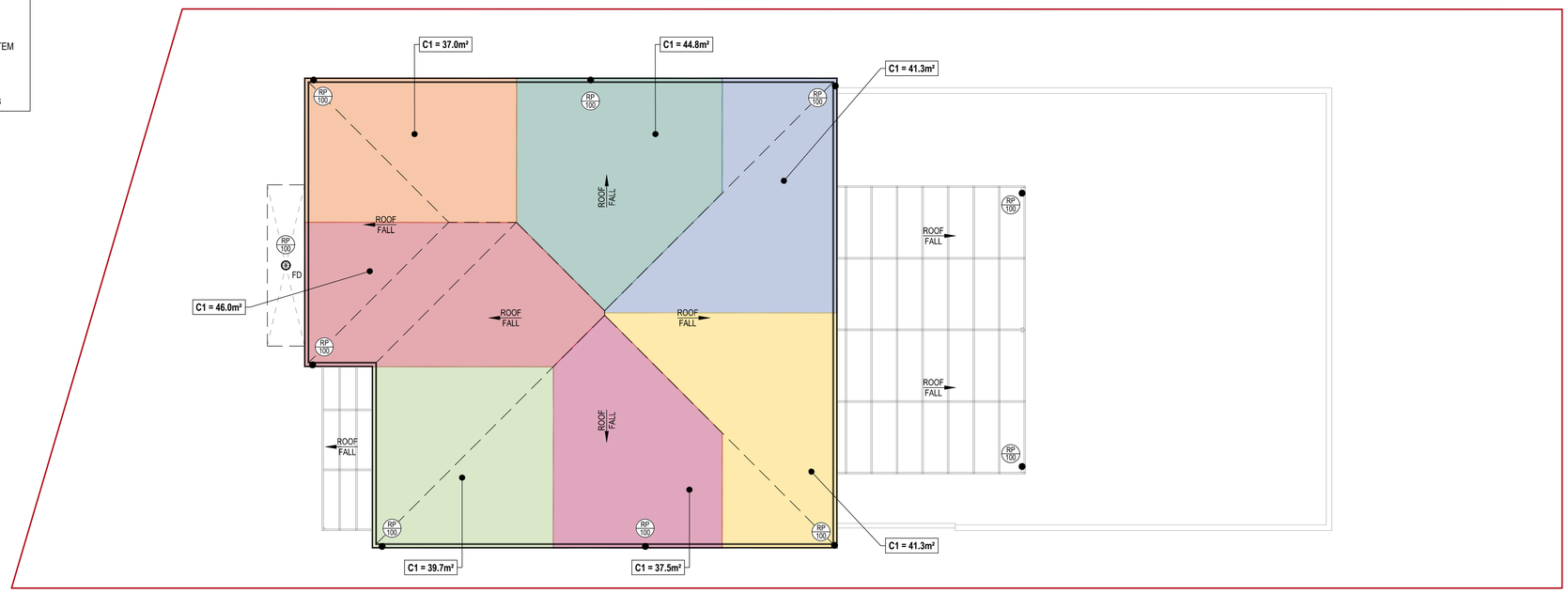
CHECKED BY	No. IN SET	JOB NUMBER
R.ELTOBBAGI	7	220534-SW
SCALE - SIZE	**REVISION**	**DRAWING No.**
AS NOTED - A1	D	D3

DOWNPIPE LEGEND

- INDICATES DOWNPIPE TO RWT
- INDICATES DOWNPIPE DIAMETER
- INDICATES DOWNPIPE DIRECTLY TO OSD SYSTEM
- INDICATES DOWNPIPE DIAMETER
- DOWNPIPE PENETRATING FLOOR SLAB
- DOWNPIPE COMMENCING BELOW FLOOR SLAB



ROOF PLAN

1:100 AT A1
1:200 AT A3

Quantum Engineers
Suite 1A, Level 2, 2 Rowe Street
Eastwood
2122

JOB No.220534
16.05.2023
Joshua Fisher

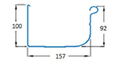
EAVES GUTTER AND DOWN PIPE DESIGN TO AS/NZS 3500.3: 2021
Proposed Child Care Centre
No.52 Hammers Road, Northmead NSW 2152

Horizontal catchment area	Ah	= 288	sq.m
Roof Average slope	S	= 15	degrees
Intensity ARI 20 (AEP 5%)(5 min)	I	= 200	mm/hr
Is Gutter slope steeper than 1:500 ?		No	
Down pipe size selected	dia	= 100	mm
Cross referencing From Table 3.5.2 and Fig 3.5.4(A)or(B)			
Theoretical number of DPs required	Tnum	= 6.84	
Selected Number of Down pipes	n	= 7	
from AS3500 Table 3.4.3.2, C'ment Area Multiplier	f	= 1.13	
Roof Area allowing for slope	Ac	= Ah*f	
		= 325.4	sq.m
Catchment Area per DP	A	= Ac/n	sq.m
		= 46.5	sq.m
Flow/DP	q	= 1*A/3600	litres/sec
		= 2.58	litres/sec
from AS/NZS 3500 fig 3.5.4(B), Gutter Area		= 10771	sq.mm
Gutter Area rounded to nearest 100sq.mm		= 10800	sq.mm
From AS/NZS 3500 Table 3.5.2, Down Pipe size		= 100	mm
Down Pipe size selected		= 100	mm

Summary

This catchment requires :- number of DPs	= **7**	
Downpipe size	= **100**	mm
minimum eaves gutter cross sectional Area	= **10771**	sq.mm

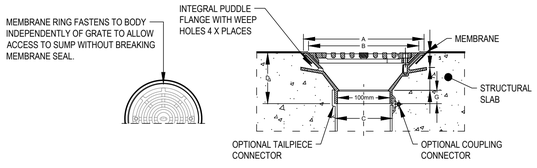
GUTTER SELECTED: Stratco Quad 175 Slotted; Area = 12213 sq.mm



Notes: Catchment area of each DP to be roughly similar size. Length of any gutter draining to a downpipe to be not longer than 12m.(NCC vol2).

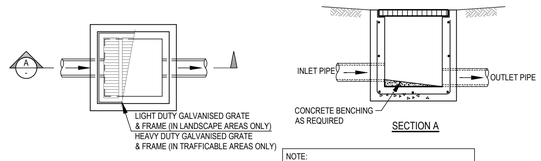
SPS TRUFLO 200mm RWO WITH FLAT GRATE & MEMBRANE CLAMP

Specification codes:
TIA100F2 (CI body, aluminium flat grate & membrane ring)
TIB100F2 (CI body, bronze flat grate & membrane ring)
TBA100F2 (all-bronze assembly)
- for 150mm outlet, use "150" instead of "100"



FLOOR DRAIN (SPS) - FD
(OR SIMILAR)

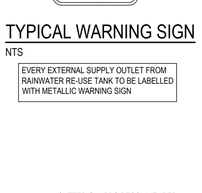
NTS



NOTE:
ALL PROPOSED SITE PITS ARE TO BE CONSTRUCTED IN CONCRETE CAST IN SITU OR GRC.
CONTACT QUANTUM ENGINEERS TO DISCUSS POSSIBLE ALTERNATIVES

TYPICAL PIT (SIP)

NTS



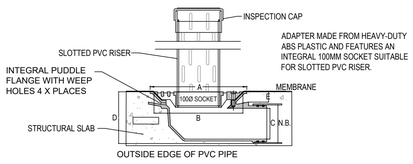
TYPICAL WARNING SIGN

NTS

EVERY EXTERNAL SUPPLY OUTLET FROM RAINWATER RE-USE TANK TO BE LABELLED WITH METALLIC WARNING SIGN

SPS TRUFLO 80MM & 100MM 90° RWO WITH ALL-PURPOSE PLANTER BOX ADAPTER

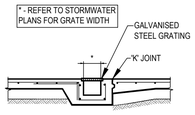
SPECIFICATION CODE:
TIA80/90PB (80MM CI BODY WITH PLANTER BOX INSERT)
TIA100/90PB (100MM CI BODY WITH PLANTER BOX INSERT)



N.B.	A	B	C	D	E	FLOW RATE L/S
80	260	240	62	115	28	N/A
100	260	240	83	140	28	N/A

PLANTER GRATE (SPS) - PG

NTS



NOTE:
CONCRETE TRENCH WITH GALVANISED STEEL GRATING MAY BE SUBSTITUTED FOR U.V STABILISED POLYPROPYLENE U CHANNEL & GRATE SUBJECT TO 'QUANTUM ENGINEERS' APPROVAL

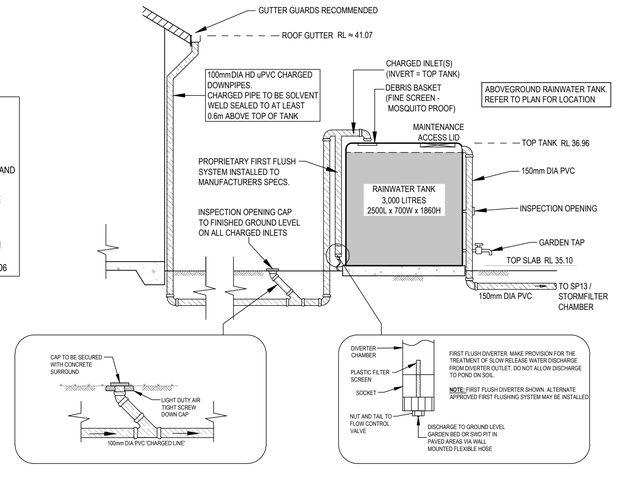
GRATED DRAIN

NTS

RAINWATER RE-USE TANK - RWT
(AS PER COUNCIL REQUIREMENTS)

SIZE: 3,000 LITRES (MIN)
SLIMLINE TANK BY "KINGSPAN WATER" OR SIMILAR
(2500L x 700W x 1860H)
INSTALL TO MANUFACTURES SPECIFICATIONS, AS3500 AND COUNCIL REQUIREMENTS

- FOR RE-USE AS SPECIFIED BY BASIX CERTIFICATE
- ENSURE TOP OF TANK IS MIN 0.6m BELOW ROOF GUTTERS TO ENSURE SUFFICIENT HEAD FOR THE SYSTEM
- TANK TO BE INSTALLED BY LICENSED PLUMBER IN ACCORDANCE WITH AS/NZS 3500:2021 AND NSW CODE OF PRACTICE PLUMBING AND DRAINAGE 2006



RAINWATER RE-USE TANK - ABOVE GROUND

NTS

GENERAL NOTES	APPROVED BY	CLIENT	DRAWING TITLE	APPROX TRUE NORTH
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ISSUED FOR DA

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AS NOTED - A1	D	D4

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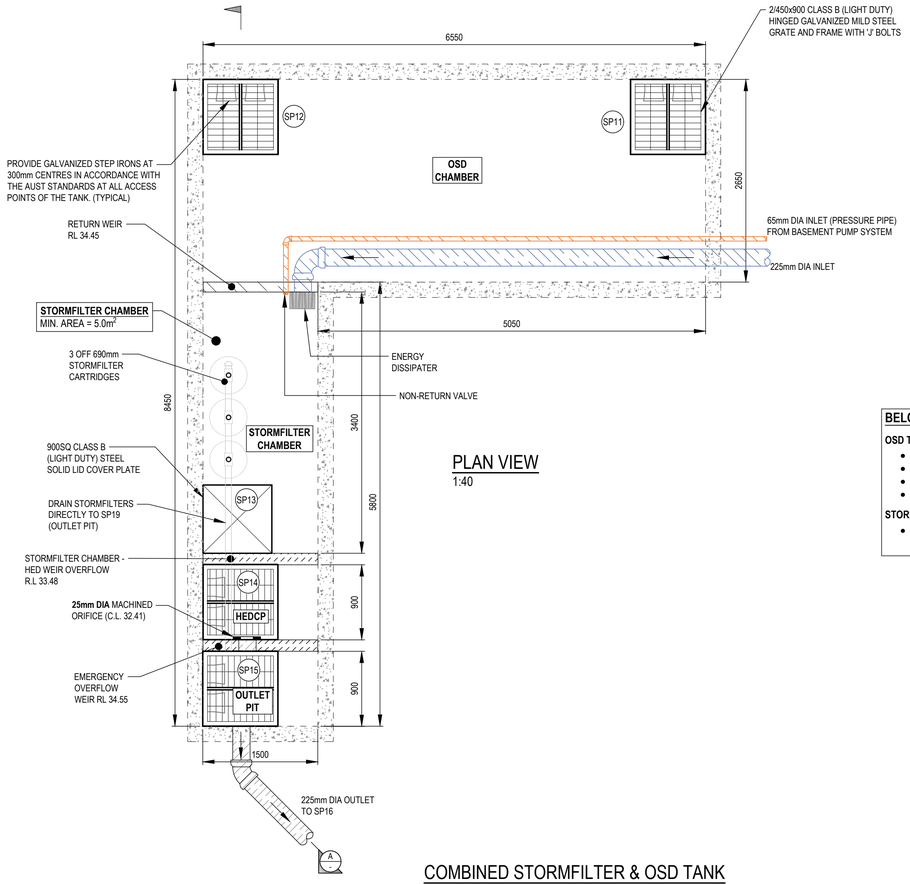
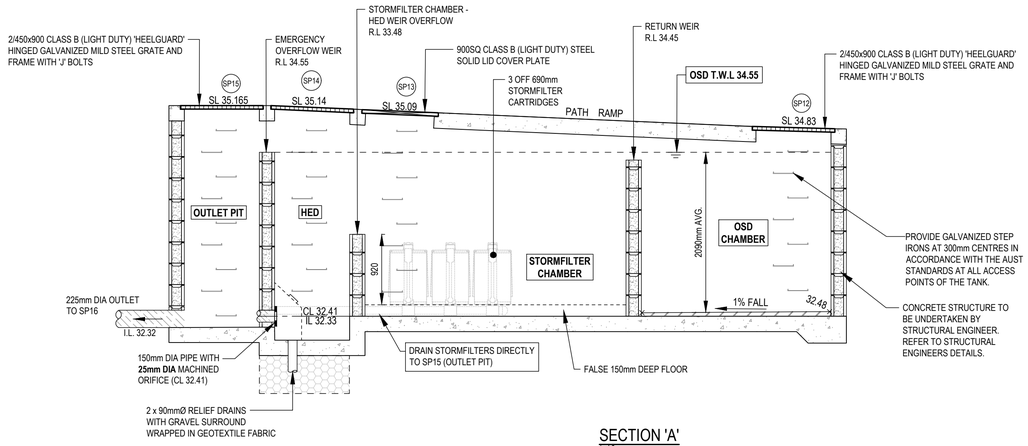


PLAN VIEW
1:40



SECTION 'A'
1:40

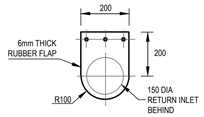
BELOW GROUND OSD / STORMFILTER TANK

OSD TANK:

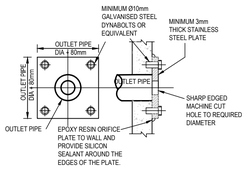
- SURFACE AREA (MIN) 23.35m²
- AVERAGE DEPTH 2.09mm
- STORAGE VOLUME (MIN) 48.82m³
- T.W.L RL 34.55

STORMFILTER CHAMBER:

- PROVIDE 3 STORMFILTERS (690mm CARTRIDGES)



FLAP VALVE
NTS



ORIFICE PLATE DETAIL
NTS

CONFINED SPACE DANGER SIGN

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

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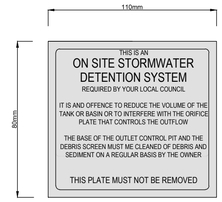
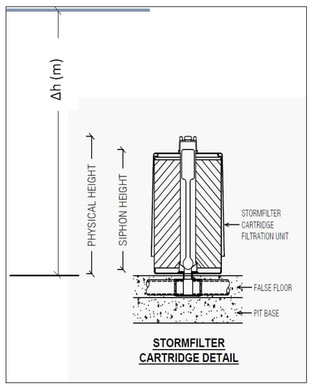


CORNERS:	SQUARE
COLOUR:	ETCHED AND FILLED BLACK LEGEND ON NATURAL SILVER BACKGROUND
MATERIAL:	ALUMINIUM 0.9mm MILL

OSD PLAQUE
NTS



STORMFILTER CARTRIDGE DETAIL

CALCULATIONS (WEIR BETWEEN HED & EMERGENCY OVERFLOW PIT):

CATCHMENT AREA TO OSD TANK	= 906.7 m²
MAX FLOW TO OSD TANK (0.86 x 215 x 0.09/360)	= 0.046 m³/s
CAPACITY OF WEIR (1.86 x 0.98 x 0.4^1.5)	= 0.46 m³/s

CALCULATIONS (WEIR BETWEEN STORMFILTER & HED):

CATCHMENT AREA TO OSD TANK	= 906.7 m²
MAX FLOW TO OSD TANK (0.86 x 215 x 0.09/360)	= 0.046 m³/s
CAPACITY OF WEIR (1.86 x 0.98 x 1.4^1.5)	= 3.01 m³/s

Q = (0.111d^2.06h^0.5)/60
where d = Restrictor Disc Diameter
Δh = head

Cartridge Name	690
Cartridge Quantity	3
Δh (m)	2.04
Total Q at head	**4.40**

OCEAN PROTECT

PARRAMATTA CITY COUNCIL - OSD CALCULATIONS

Project: Proposed Child Care Centre — Lot No. 23
Location: No. 52 Hammers Road, Northmead — DP No. 1053952
Phone: 02 9807 7800

OSD Catchment	UPRCT		
Site Area	0.1024		
Basic Storage Volume	48.13		
Basic Discharge	8.19		
Area of Site to Storage	0.09171	90%	
Percentage of Site	89.56		
Storage per ha of contributing area	524.78		
Volume/PSD Adjustment	68.85		
PSD for site	6.313		
Maximum Head to Orifice Centre	2.140		
Calculated Orifice Diameter	0.045		
Maximum discharge	6.318		
Head for high early discharge	2.040		
High Early Discharge	6.169	98%	
Mean Discharge	6.243		
Average Discharge per Hectare	68.076		
Final Site Storage Ratio	532		
Site Storage Volume	48.82		
Volume Provided	53.06	109%	
Checked By:	Robert Eltobbagi		
Date Checked:	15-May-23		

REVISED ORIFICE CALCUALTIONS

PSD for site	6.109
Flow Rate Through Stormfilter Cartridge	4.400
Discharge Via Orifice	1.709
Maximum Head to Orifice Centre	2.140
Calculated Orifice Diameter	0.023

MINIMUM ORIFICE DIAMETER = 25mm

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Suite 1A, Level 2, 2 Rowe Street, Eastwood NSW 2122
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admin@quantumengineers.com.au
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APPROVED BY: ROBERT ELTOBBAGI
BE(Civil) MIEAust CPEng NER(103220) RPEQ(25464) APEC Engineer IntPE(Aus)

CLIENT: NORTHMEAD PTY LTD
ARCHITECT: DESIGN CORP ARCHITECTS

DRAWING TITLE: COMBINED STORMFILTER/OSD TANK DETAILS & CALCULATIONS
PROPOSED CHILD CARE CENTRE
Lot 23, 52 HAMMERS ROAD, NORTHMEAD

APPROX TRUE NORTH: N

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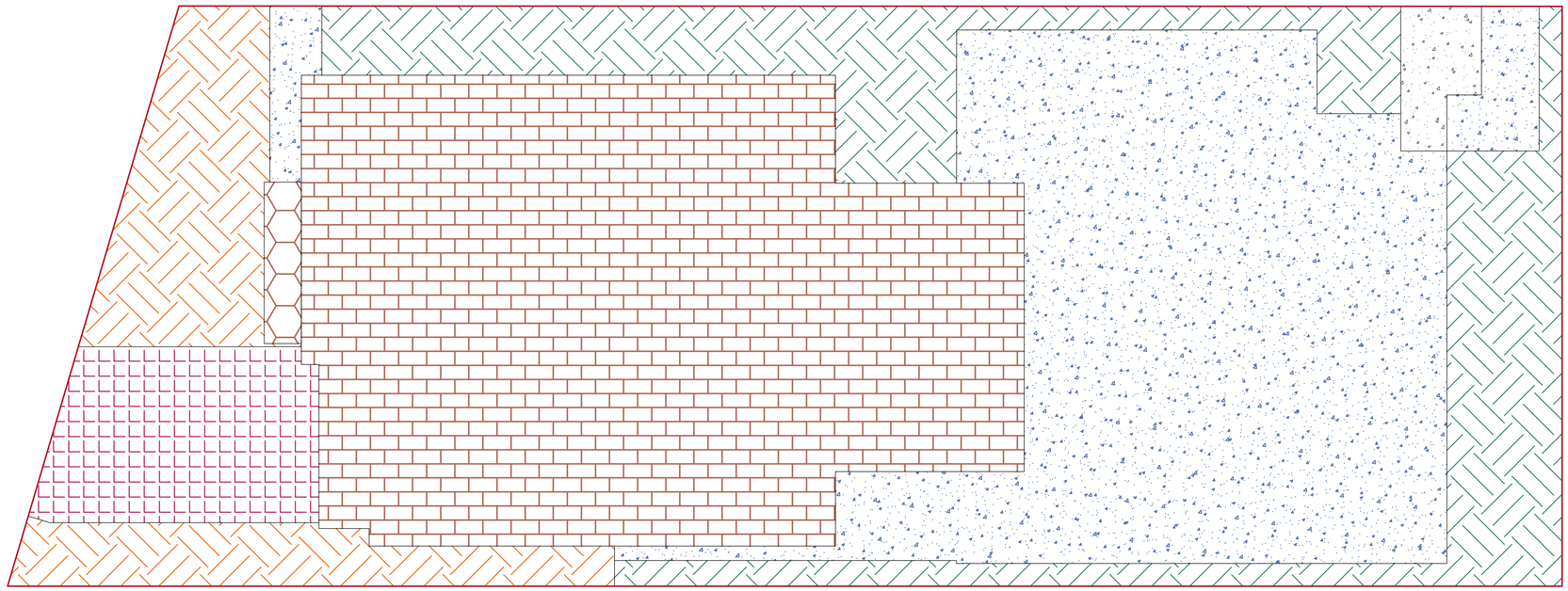
SCALE - SIZE	REVISION	DRAWING No.
AS NOTED - A1	D	D5



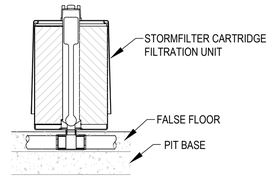
WSUD CATCHMENT PLAN PLAN

1:100 AT A1
1:200 AT A3

LEGEND

SITE AREA: 1024.0m²

- ROOF AREA TO RWT TANK = 363.0m²
- ROOF AREA TO STORMFILTER TANK = 7.2m²
- PAVED AREA TO STORMFILTER TANK = 313.4m²
- PAVED AREA TO BY-PASS STORMFILTER TANK = 11.6m²
- LANDSCAPE AREA TO STORMFILTER TANK = 177.6m²
- LANDSCAPE AREA TO BY-PASS STORMFILTER TANK = 95.3m²
- DRIVEWAY AREA TO STORMFILTER TANK = 55.9m²

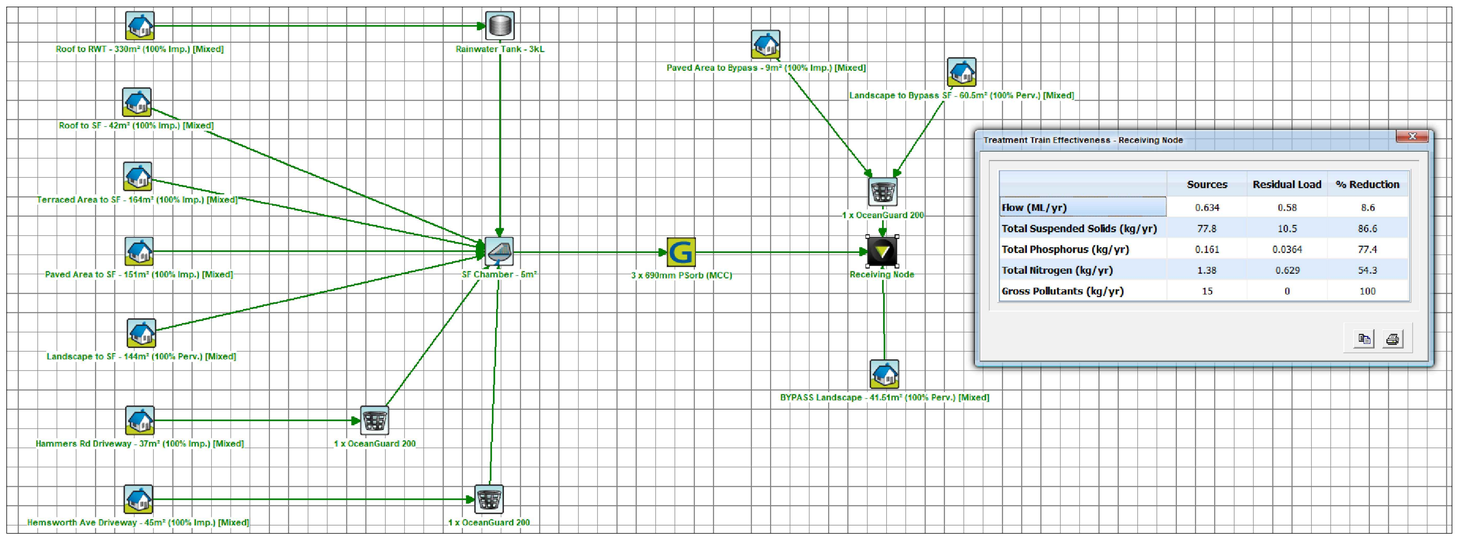


STORMFILTER CARTRIDGE DETAIL

NTS

GENERAL NOTES

1. THE MINIMUM CLEARANCE DEPENDS ON THE CONFIGURATION (SEE NOTE 2) AND THE LOCAL COUNCIL REQUIREMENTS.
2. CLEARANCE FOR ANY PIT WITHOUT AN INLET PIPE (ONLY USED FOR SURFACE FLOW) CAN BE AS LOW AS 50mm. FOR OTHER PITS, THE RECOMMENDED CLEARANCE SHOULD BE GREATER OR EQUAL TO THE PIPE OBVERT SO AS NOT TO INHIBIT HYDRAULIC CAPACITY.
3. OCEAN PROTECT PROVIDES TWO FILTRATION BAG TYPES:- 200 MICRON BAGS FOR HIGHER WATER QUALITY FILTERING AND A COARSE BAG FOR TARGETING GROSS POLLUTANTS.
4. DRAWINGS NOT TO SCALE.



STORMFILTER DESIGN TABLE

- STORMFILTER TREATMENT CAPACITY VARIES BY NUMBER OF FILTER CARTRIDGES INSTALLED.
- THE STANDARD CONFIGURATION IS SHOWN. ACTUAL CONFIGURATION OF THE SPECIFIED STRUCTURE(S) PER CERTIFYING ENGINEER WILL BE SHOWN ON SUBMITTAL DRAWING(S).
- FILTER CARTRIDGES SHALL BE MEDIA-FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF-CLEANING. RADIAL MEDIA DEPTH SHALL BE 178mm.

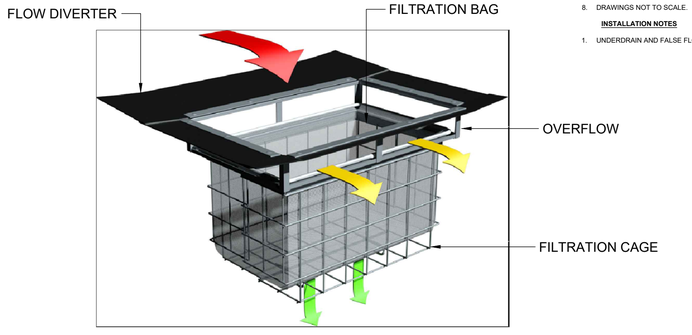
CARTRIDGE NAME / SIPHON HEIGHT (mm)	690	460	310
CARTRIDGE PHYSICAL HEIGHT (mm)	840	600	600
TYPICAL WEIR HEIGHT [H] (mm)	920	690	540
CARTRIDGE FLOW RATE FOR ZPG MEDIA (L/s)	1.6	1.1	0.7
CARTRIDGE FLOW RATE FOR PSORB MEDIA (L/s)	0.9	0.46	0.39

GENERAL NOTES

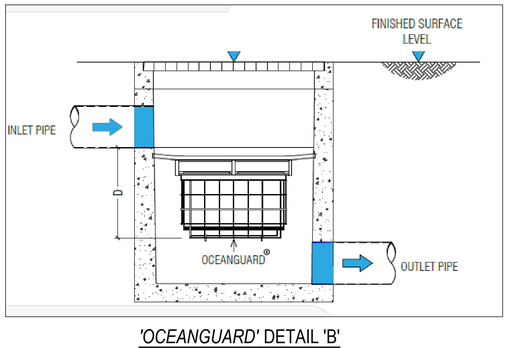
1. INLET AND OUTLET PIPES TO BE IN ACCORDANCE WITH APPROVED PLANS.
2. A HIGH FLOW BYPASS ARRANGEMENT OR DISSIPATION STRUCTURE MAY BE REQUIRED TO MINIMISE RE-SUSPENSION OF SOLIDS OR ANY SIGNIFICANT INERTIAL FORCES ON THE CARTRIDGES.
3. ALL WATER QUALITY TREATMENT DEVICES REQUIRE PERIODIC MAINTENANCE. REFER TO OPERATION AND MAINTENANCE MANUAL FOR GUIDELINES AND ACCESS REQUIREMENTS.
4. SITE SPECIFIC PRODUCTION DRAWING WILL BE PROVIDED ON PLACEMENT OF ORDER.
5. THE INVERT LEVEL OF THE INLET PIPE MUST BE GREATER THAN THE RL OF THE FALSE FLOOR WITHIN THE CARTRIDGE CHAMBER.
6. CONCRETE STRUCTURE AND ACCESS COVERS DESIGNED AND PROVIDED BY OTHERS. ACCESS COVERS TO BE A MINIMUM 900 X 900 ABOVE CARTRIDGES. OH&S REGARDING ACCESS COVERS AND TANK ACCESS TO BE ASSESSED BY OTHERS ON SITE.
7. THE STRUCTURE THICKNESSES SHOWN ARE FOR REPRESENTATIONAL PURPOSES.
8. DRAWINGS NOT TO SCALE.

INSTALLATION NOTES

1. UNDERDRAIN AND FALSE FLOOR INSTALLED BY OCEAN PROTECT.



'OCEANGUARD' DETAIL



'OCEANGUARD' DETAIL 'B'

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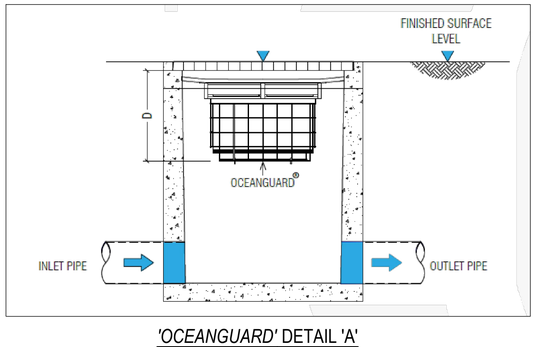

'OCEANGUARD' DETAIL 'A'

NTS

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GENERAL NOTES

ALL DIMENSIONS SHOWN IN DRAWINGS ARE TO BE CONFIRMED ON SITE BEFORE COMMENCEMENT OF WORKS. DO NOT SCALE OFF DRAWINGS.
ALL DRAWING TO BE READ IN CONJUNCTION WITH ARCHITECTS PLANS.
ALL EXISTING GROUND LINES & TREES ARE APPROXIMATE ONLY, TO BE VERIFIED ON SITE BY BUILDER.
ALL WORK IS TO BE UNDERTAKEN IN ACCORDANCE WITH:
a) ALL RELEVANT & CURRENT BUILDING CODES, ACTS & REGULATIONS
b) ALL CURRENT AUSTRALIAN STANDARDS
c) ALL LOCAL COUNCIL REGULATIONS AS WELL AS ALL DCP & LEP ASSOCIATED.

APPROVED BY

ROBERT ELTOBBAGI
BE(Civil) MIEAust CPEng
NER(102028) RPEQ(25464)
APEC Engineer IntPE(Aus)

CLIENT: NORTHMEAD PTY LTD

ARCHITECT: DESIGN CORP ARCHITECTS

DRAWING TITLE: 'WSUD' CATCHMENT DETAILS & CALCULATIONS

PROPOSED CHILD CARE CENTRE: Lot 23, 52 HAMMERS ROAD, NORTHMEAD

APPROX TRUE NORTH: N

REVISION	DATE	DESCRIPTION	DESIGNED BY
A	25.01.2023	PRELIMINARY ISSUE	A.KUIKEL
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C	18.05.2023	PRELIMINARY ISSUE	J.FISHER
D	29.05.2023	ISSUED FOR DA	J.FISHER

ISSUED FOR DA

CHECKED BY	No. IN SET	JOB NUMBER
R.ELTOBBAGI	7	220534-SW
SCALE - SIZE	**REVISION**	**DRAWING No.**
AS NOTED - A1	D	D6

DUST CONTROL:

• NOTE: DURING EXCAVATION, DEMOLITION AND CONSTRUCTION, ADEQUATE MEASURES SHALL BE TAKEN TO PREVENT DUST FROM AFFECTING THE AMENITY OF THE NEIGHBOURHOOD.

THE FOLLOWING MEASURES MUST BE ADOPTED:

1. PHYSICAL BARRIERS SHALL BE ERECTED AT RIGHT ANGLES TO PREVENT WIND DIRECTION OR SHALL BE PLACED AROUND OR OVER DUST SOURCES TO PREVENT WIND OR ACTIVITY FROM GENERATING DUST.
2. EARTHWORKS AND SCHEDULING ACTIVITIES SHALL BE MANAGED TO COINCIDE WITH THE NEXT STAGE OF DEVELOPMENT TO MINIMISE THE AMOUNT OF TIME THE SITE IS LEFT TO CUT OR EXPOSED.
3. ALL MATERIALS SHALL BE STORED OR STOCKPILED AT THE BEST LOCATIONS.
4. THE GROUND SURFACE SHOULD BE DAMPENED SLIGHTLY To PREVENT DUST FROM BECOMING AIRBORNE BUT SHOULD NOT BE WET TO THE EXTENT THAT RUN-OFF OCCURS.
5. ALL VEHICLES CARRYING SOIL OR RUBBLE TO OR FROM THE SITE SHALL AT ALL TIMES BE COVERED TO PREVENT THE ESCAPE OF DUST.
6. ALL EQUIPMENT WHEELS SHALL BE WASHED BEFORE EXISTING THE SITE USING MANUAL OR AUTOMATED SPRAYERS AND DRIVE - THROUGH WASHING BAYS.
7. GATES SHALL BE CLOSED BETWEEN VEHICLE MOVEMENTS SHALL BE FITTED WITH SHADE CLOTH.
8. CLEANING OF FOOTPATHS AND ROADWAYS SHALL CARRIED OUT DAILY.
9. ALL BUILDERS REFUSE, SPOIL AND/OR MATERIAL UNSUITABLE FOR USE IN LANDSCAPE AREAS SHALL BE REMOVED FROM SITE ON COMPLETION OF THE BUILDING WORKS.

NOTES:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED AND MAINTAINED DAILY BY SITE MANAGER IN ACCORDANCE WITH COUNCIL REQUIREMENTS.
2. ALL STOCKPILES TO BE CLEAR FROM DRAINS, GUTTERS AND FOOTPATHS.
3. DRAINAGE IS TO BE CONNECTED TO STORMWATER SYSTEM AS SOON AS POSSIBLE.
4. ROADS AND FOOTPATH TO BE SWEPT DAILY AS REQUIRED BY COUNCIL.
5. IF YOU DO NOT COMPLY WITH COUNCIL REQUIREMENTS & DOCUMENTATION, YOU MAY BE LIABLE TO PROSECUTION FROM GOVERNMENT AUTHORITIES .

LEGEND:

UNDISTURBED VEGETATION

SEDIMENT FENCE

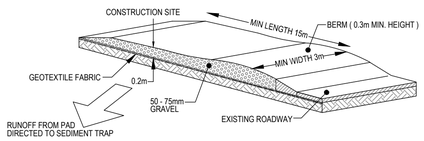
STOCK PILES

STABILIZED SITE ACCESS

MESH & GRAVEL INLET FILTER

WATER DIVERSION

STORMWATER PIT WITH SEDIMENT BARRIER

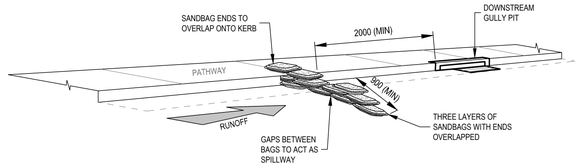


STABILIZED SITE ACCESS

NTS

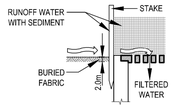
CONSTRUCTION NOTES:

1. STRIP THE TOPSOIL, LEVEL THE SITE AND COMPACT THE SUBGRADE
2. COVER THE AREA WITH NEEDLE-PUNCHED GEOTEXTILE
3. CONSTRUCT A 200mm THICK PAD OVER THE GEOTEXTILE USING ROAD BASED OR 30mm AGGREGATE
4. ENSURE THE STRUCTURE IS AT LEAST 15m LONG OR TO BUILD ALIGNMENT AND AT LEAST 3 METRES WIDE.
5. WHERE A SEDIMENT FENCE JOINS ONTO THE STABILIZED ACCESS, CONSTRUCT A HUMP IN THE STABILIZED ACCESS TO DIVERT WATER TO THE SEDIMENT FENCE.



SANDBAG - KERB SEDIMENT TRAP

NTS

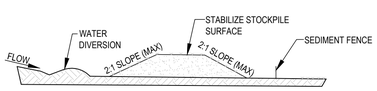


SEDIMENT BARRIER AROUND PIT

NTS

CONSTRUCTION NOTES:

1. FABRICATE A SEDIMENT BARRIER MADE FROM GEOTEXTILE OR STRAW BALES.
2. FOLLOW STRAW FILTER AND SEDIMENT FENCE FOR INSTALLATION PROCEDURES FOR THE STRAW BALES OR GEOFABRIC. REDUCE THE PICKET SPACING TO 1 METRE CENTRES.
3. IN WATERWAYS, ARTIFICIAL SAG POINTS CAN BE CREATED WITH SANDBAGS OR EARTH BANKS AS SHOWN IN THE DRAWING.
4. DO NOT COVER THE INLET WITH GEOTEXTILE UNLESS THE DESIGN IS ADEQUATE TO ALLOW FOR ALL WATERS TO BYPASS IT.

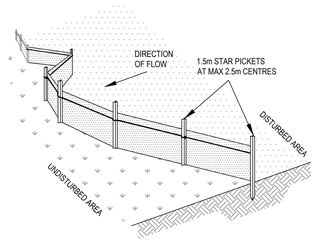


STOCKPILE

NTS

NOTE:

1. PLACE STOCKPILES MORE THAN 2 (PREFERABLY 5) METERS FROM EXISTING VEGETATION, CONCENTRATED WATER FLOW, ROADS AND HAZARD AREAS.
2. CONSTRUCT ON THE CONTOUR AS LOW, FLAT, ELONGATED MOUNDS.
3. WHERE THERE IS SUFFICIENT AREA, TOPSOIL STOCKPILES SHALL BE LESS THAN 2 METERS IN HEIGHT.
4. WHERE THEY ARE TO BE IN PLACE FOR MORE THAN 10 DAYS, STABILIZE FOLLOWING THE APPROVED ESCP OR SWMP TO REDUCE THE C-FACTOR TO LESS THAN 0.10.
5. CONSTRUCT EARTH BANKS (LOW FLOW) ON THE UPSLOPE SIDE TO DIVERT WATER AROUND STOCKPILES AND SEDIMENT FENCES 1 TO 2 METERS ON THE DOWNSLOPE.

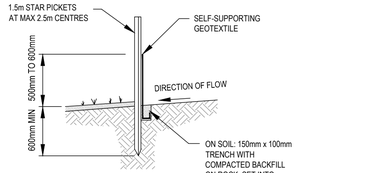


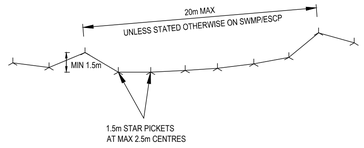
SEDIMENT FENCE DETAIL

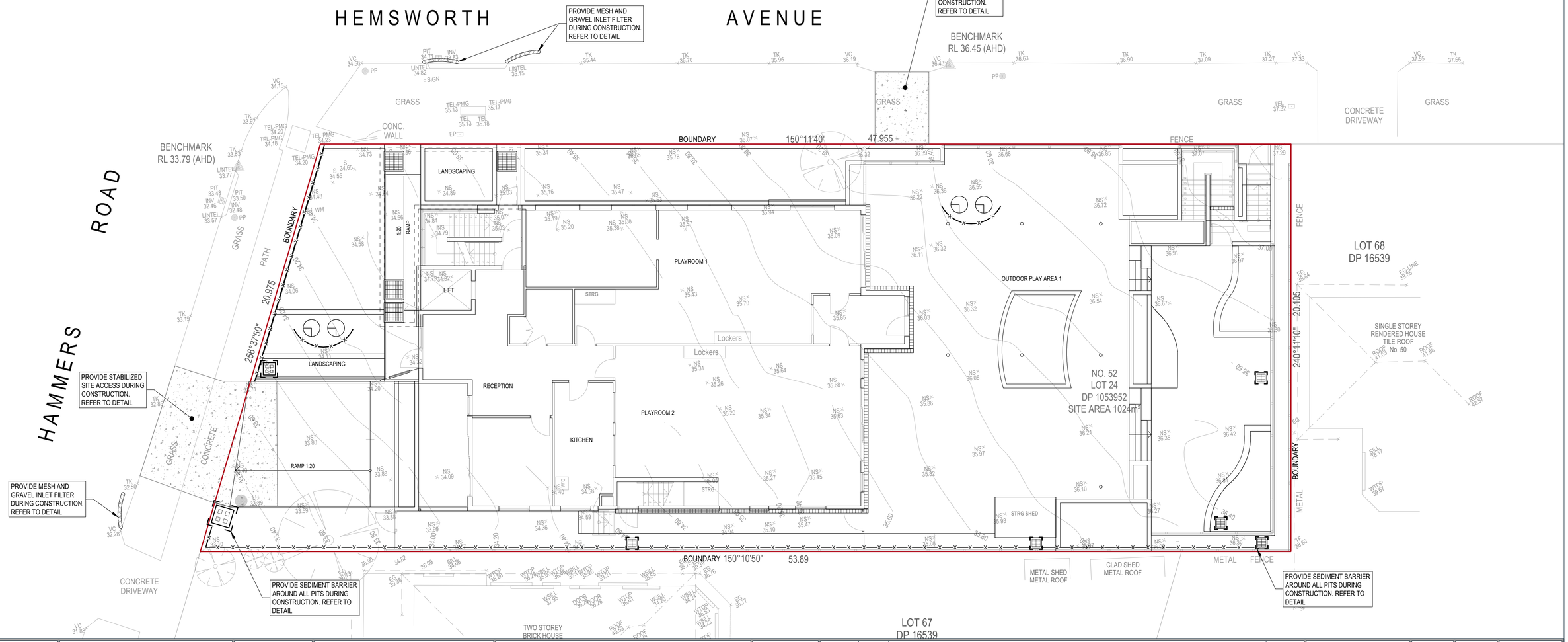
NTS

CONSTRUCTION NOTES:

1. CONSTRUCT SEDIMENT FENCES AS CLOSE AS POSSIBLE TO BEING PARALLEL TO THE CONTOURS OF THE SITE, BUT WITH SMALL RETURNS AS SHOWN IN THE DRAWING TO LIMIT THE CATCHMENTS AREA OF ANY ONE SECTION. THE CATCHMENTS AREA SHOULD BE SMALL ENOUGH TO LIMIT WATER FLOW IF CONCENTRATED AT ONE POINT TO 50 LITRES PER SECOND IN THE DESIGN STORM EVENT, USUALLY THE 10 YEAR EVENT.
2. CUT A 150mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
3. DRIVE 1.5m LONG STAR PICKETS INTO GROUND AT 2.5m INTERVALS (MAX) AT THE DOWNSLOPE EDGE OF THE TRENCH. ENSURE ANY STAR PICKETS ARE FITTED WITH SAFETY CAPS.
4. FIX SELF-SUPPORTING GEOTEXTILE TO THE UPSLOPE SIDE OF THE POSTS ENSURING IT GOES TO THE BASE OF THE TRENCH. FIX THE GEOTEXTILE WITH WIRE TIES OR AS RECOMMENDED BY THE MANUFACTURER. ONLY USE GEOTEXTILE SPECIFICALLY PRODUCED FOR SEDIMENT FENCING. THE USE OF SHADE CLOTH FOR THIS PURPOSE IS NOT SATISFACTORY.
5. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH 150mm OVERLAP.
6. BACKFILL THE TRENCH OVER THE BASE OF THE FABRIC AND COMPACT IT THOROUGHLY OVER THE GEOTEXTILE.







QUANTUM ENGINEERS Suite 1A, Level 2, 2 Rowe Street, Eastwood NSW 2122 02 9807 7930 admin@quantumengineers.com.au quantumengineers.com.au	**GENERAL NOTES** ALL DIMENSIONS SHOWN IN DRAWINGS ARE TO BE CONFIRMED ON SITE BEFORE COMMENCEMENT OF WORKS. DO NOT SCALE OFF DRAWINGS. DRAWING TO BE READ IN CONJUNCTION WITH ARCHITECTS PLANS. LEVELS TIED TO GROUND LINES & TREES ARE APPROXIMATE ONLY, TO BE VERIFIED ON SITE BY BUILDER. ALL WORK IS TO BE UNDERTAKEN IN ACCORDANCE WITH: a) ALL RELEVANT & CURRENT BUILDING CODES, ACTS & REGULATIONS b) ALL CURRENT AUSTRALIAN STANDARDS c) ALL LOCAL COUNCIL REGULATIONS AS WELL AS ALL DCP & LEP ASSOCIATED. 	**APPROVED BY** ROBERT ELTOBBAGI *BE(Civil) MIEAust CPEng* *NER(102208) RPEQ(2564)* *APEC Engineer IntPE(Aus)*	CLIENT NORTHMEAD PTY LTD ARCHITECT DESIGN CORP ARCHITECTS	**DRAWING TITLE** **SEDIMENT CONTROL PLAN & DETAILS** **PROPOSED CHILD CARE CENTRE** Lot 23, 52 HAMMERS ROAD, NORTHMEAD	**APPROX TRUE NORTH** N

REVISION	DATE	DESCRIPTION	DESIGNED BY
A	25.01.2023	PRELIMINARY ISSUE	A.KUIKEL
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C	18.05.2023	PRELIMINARY ISSUE	J.FISHER
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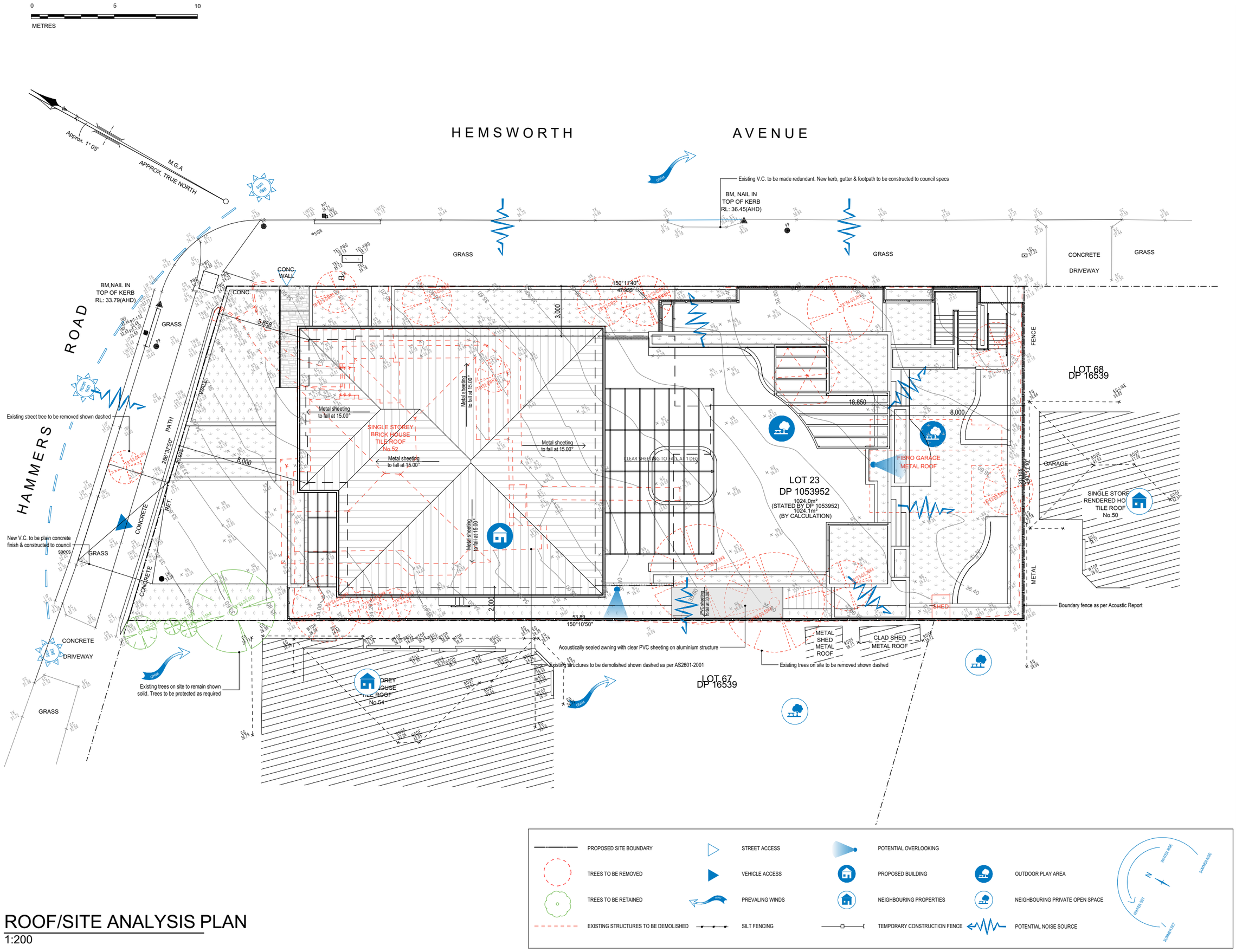
R.ELTOBBAGI	7	220534-SW
SCALE - SIZE	**REVISION**	**DRAWING No.**
AS NOTED - A1	D	D7



ROOF/SITE ANALYSIS PLAN

1:200

issue k:	
issue j:	
issue i:	
issue h:	
issue g:	DA 23/05/2023
issue f:	Facade options 18/04/2023
issue e:	DA coordination 03/04/2023
issue d:	Redesign 16/03/2023
issue c:	Coordination 19/12/2022
issue b:	Client changes 15/11/2022
issue a:	Schematic 01/11/2022

drawing: ROOF/SITE ANALYSIS PLAN
project: PROPOSED CHILD CARE CENTRE @ 52 HAMMERS RD NORTHMEAD
client: Northmead Pty Ltd ATF Trust
drawn: E.K.
checked: J.E.
scale: as shown | sheet size: A3 | Council
date: MAY 23 | ref. 2022-197 | COP

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