

2-4 BOUNDARY ST & 85 RAILWAY ST, PARRMATT
PROPOSED RESIDENTIAL FLAT BUILDING



VIEW FROM BOUNDARY STREET



CORNER VIEW



VIEW FROM RAILWAY STREET



Aerial + Heritage



Zoning



Height



FSR



Urban Context



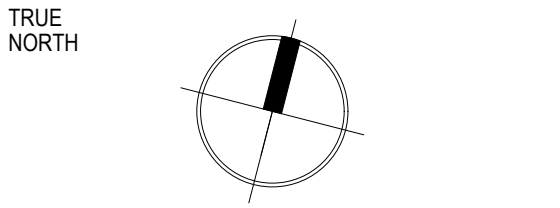
Local Context



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ENERGY SMART DESIGN: AAA rated water conservation devices include rainwater tanks shower heads, water taps flow regulators, dual flush toilets cisterns & compliant hot water systems with minimum green house score of 3 stars are to be used in this development. Occupants are encouraged to use AAA rated dish washing machines with front loading where possible.
DO NOT SCALE OFF ARCHITECTURAL DRAWINGS

AMENDMENTS		
REV	DATE	DESCRIPTION
A	22/12/2021	SUBMITTED DA TO COUNCIL
B	22/06/2022	SUBMITTED ADDITIONAL INFORMATION



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PAGE/ SCALE
A1 | 1:1

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PROJECT
RESIDENTIAL FLAT BUILDING

ADDRESS
2-4 BOUNDARY ST & 85 RAILWAY ST,
PARRMATT

LOCAL COUNCIL
CITY OF PARRAMATTA COUNCIL

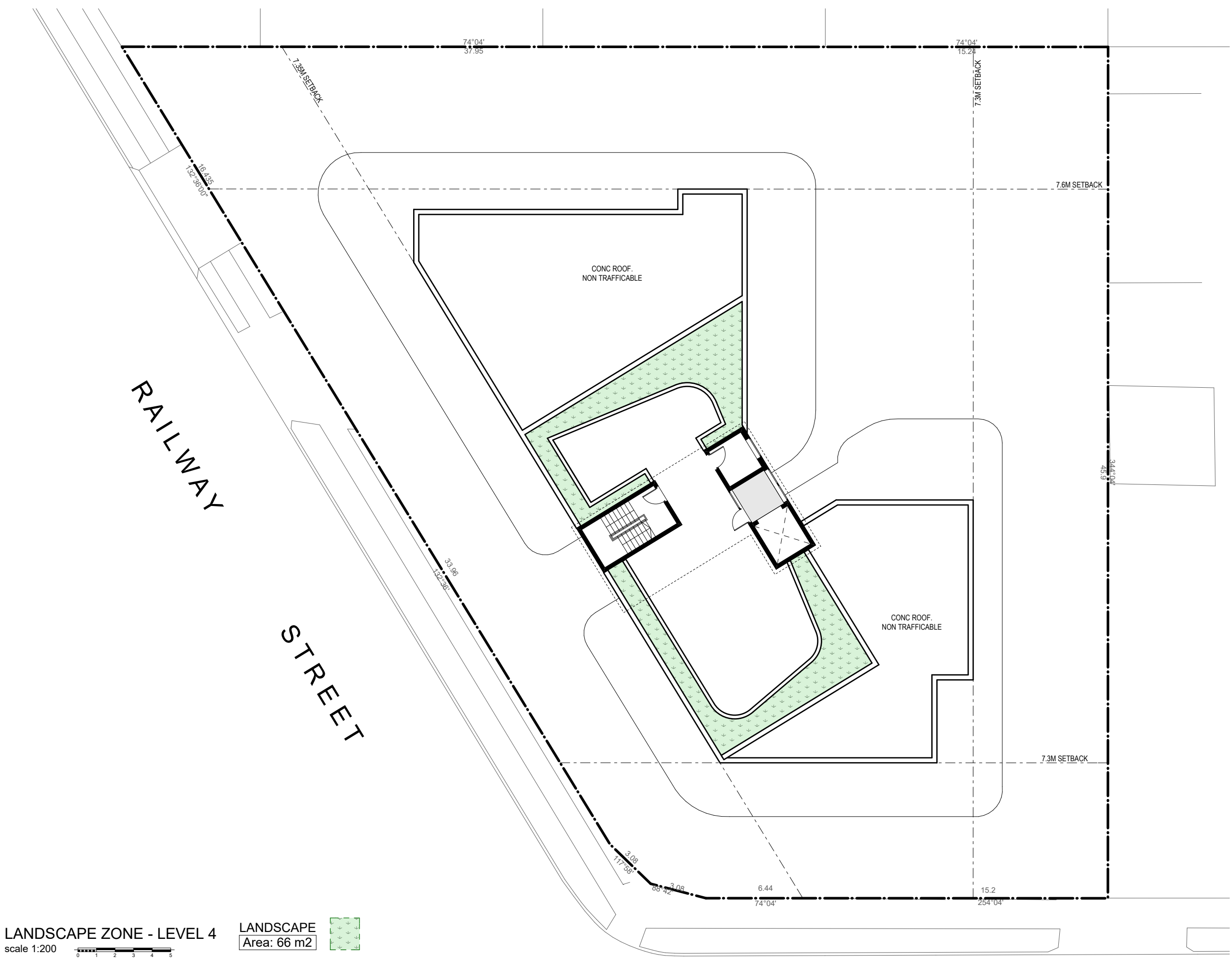
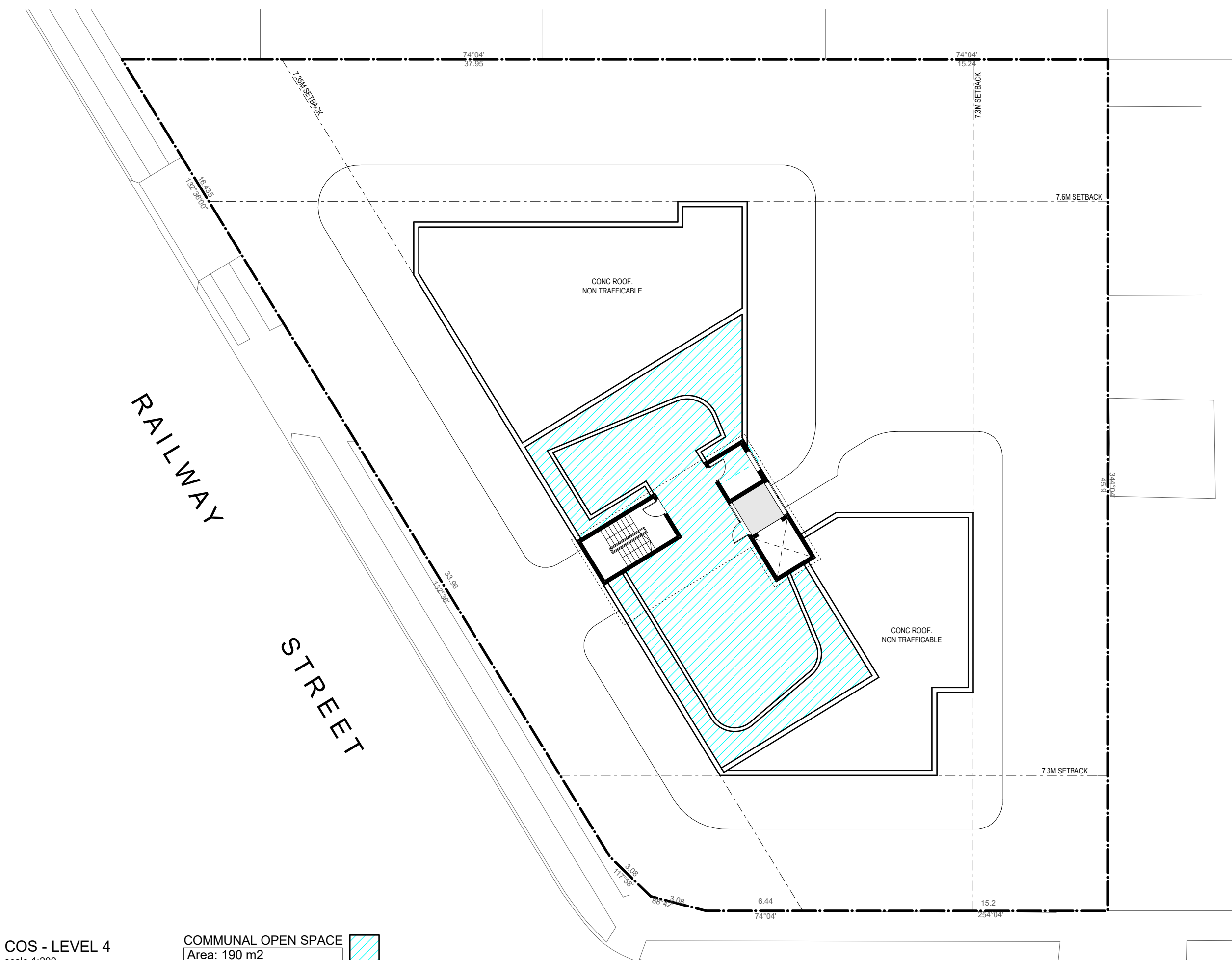
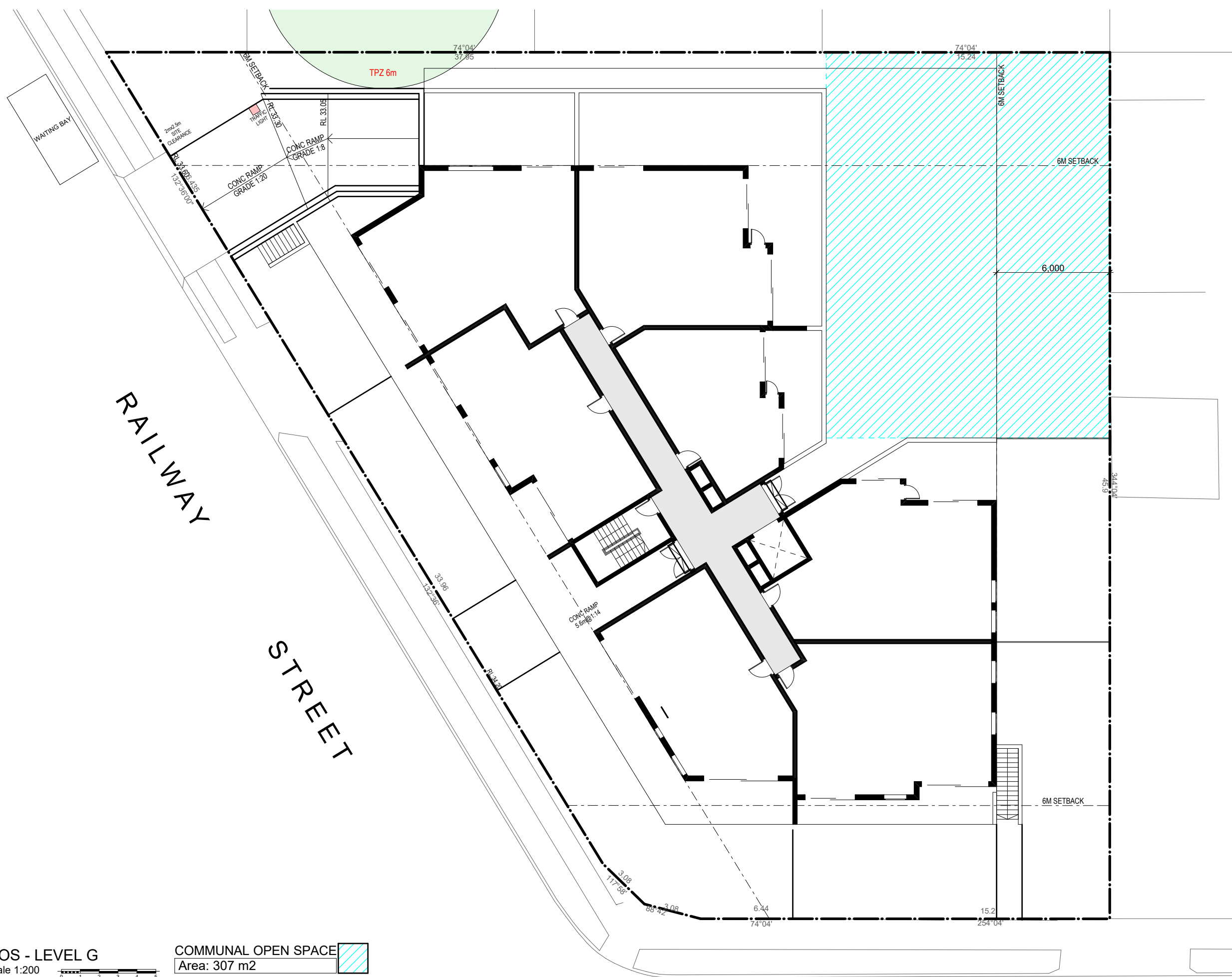
DRAWING
SITE ANALYSIS

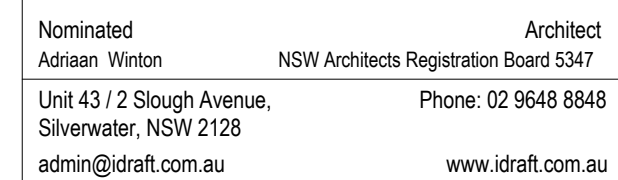
PROJECT NUMBER 28806	DATE: 22/06/2022
DESIGNED BY: AW	DRAWN BY: MT
ISSUED FOR: DA	

DRAWING NUMBER
0003

ISSUE
B

AMENDMENTS		
REV	DATE	DESCRIPTION
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USE MEASURED DIMENSIONS ONLY, DO NOT SCALE: Finished Ground dimensions to be used for all dimensions, all calculated dimensions are subject to site measurement & construction & no allowance has been made for shrinkage or milling position of electrical meter to be determined on site in accordance to the correct position from garden tap on meter.

ENGINEER'S SMART DESIGN: ARA rated water conservation devices include rainwater tanks shower heads, water taps flow regulators, dual flush toilets cisterns & compliant hot water systems with minimum green house score of 3 stars are to be used in this development. Occupants are encouraged to use ARA rated dish washing machines with front loading where possible.

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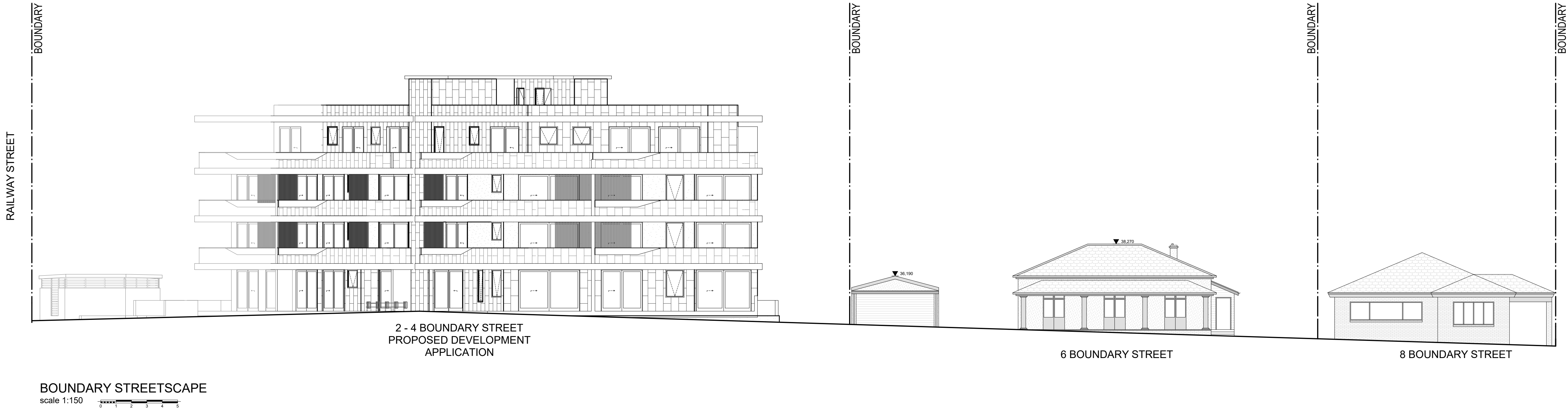
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DRAWING
SITE ZONES SHEET 2

PROJECT NUMBER 28806	DATE:	22/06/2022
	DRAWN BY:	MT
	DESIGNED BY:	AW
	ISSUED FOR:	DA

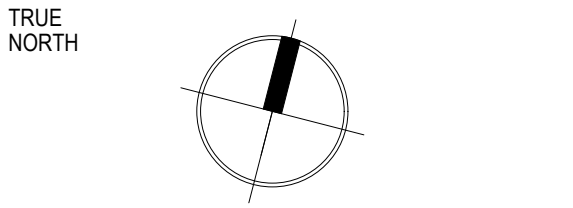
DRAWING NUMBER 0008	ISSUE P
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PROJECT
RESIDENTIAL FLAT BUILDING

ADDRESS
2-4 BOUNDARY ST & 85 RAILWAY ST,
PARRMATT A

LOCAL COUNCIL
CITY OF PARRAMATTA COUNCIL

DRAWING
STREETSCAPE

PROJECT NUMBER	DATE:	22/06/2022
28806	DRAWN BY:	MT
	DESIGNED BY:	AW
	ISSUED FOR:	DA

DRAWING NUMBER
0009

ISSUE
B

CALCULATIONS

SITE DETAILS
2-4 BOUNDARY ST & 85 RAILWAY ST, PARRMATT

Lot 1 DP 202700
Lot 2 DP 202700
Lot 6 DP 16496

Site Area 1,793.6m²

COMPLIANCE

CATEGORY	REQUIREMENT	PROPOSAL
Zoning FSR	R4 Residential High Density 1.2:1 = 2,152.32m²	2,152
Max Height Communal Open Space	14m ADG 25% min, 448.4m²	4 Storeys 497
Landscaping Deep Soil	30% min, 538.08m² 07% min, 142.73m² 15% mip, 269.04m²	609 220
Parking	31 Spaces Residential 6.25 Visitor 37.25 Spaces	31 Resident Spaces 7 Visitor Spaces
Solar Access Natural Ventilation	70% of units, 18 Units 60% of units, 15 Units	76%, 19 Units 76%, 19 Units

GROSS FLOOR AREA	
LEVEL	AREA (m2)
GROUND	565
LEVEL 1	578
LEVEL 2	578
LEVEL 3	432

TOTAL GFA	
	AREA (m2)
	2,152

UNIT BREAKDOWN	
UNIT TYPE	QUANTITY
1 Bed	4
2 Bed	18
3 Bed	3

TOTAL UNITS	
	QUANTITY
	25

ADG - COMMUNAL OPEN SPACE	
NAME	AREA (m2)
COMMUNAL OPEN SPACE	497

ADG - DEEP SOIL	
NAME	AREA (m2)
DEEP SOIL	220

ADG - LANDSCAPE	
NAME	AREA (m2)
LANDSCAPE	609

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0007	SITE ZONES SHEET 1
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4006	CROSS VENTILATION DIAGRAMS
4007	STRATA PLAN
4008	STRATA PLAN
4009	DIMENSIONED FLOOR PLANS
4010	DIMENSIONED FLOOR PLANS
4011	SHADOW DIAGRAMS
4012	DETAILS
4013	3D HEIGHT PLANE

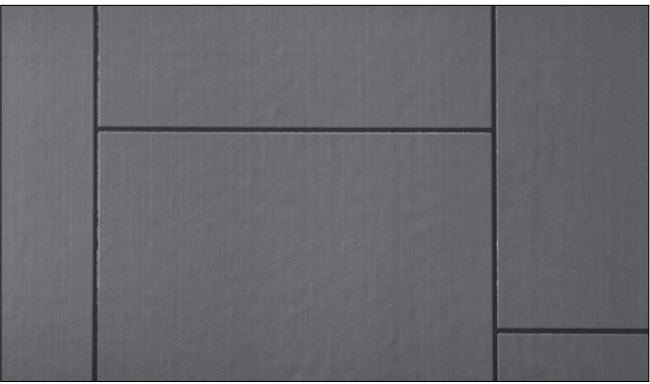
MATERIALS & FINISHES SCHEDULE



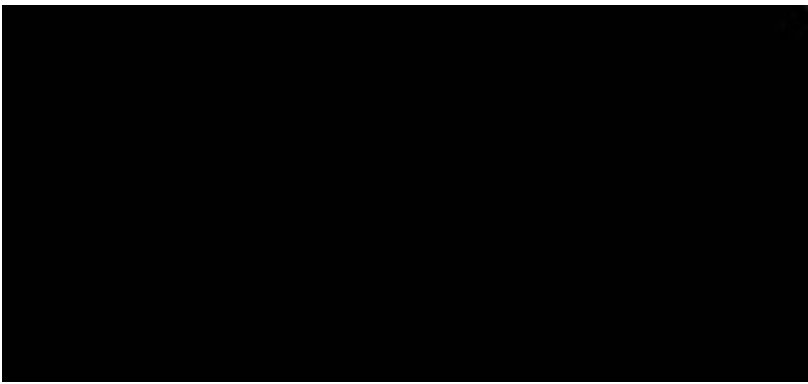
RENDER EXTERIOR WALLS - OFF WHITE



FIBRE CEMENT CLADDING - MOCHA METALLIC



FIBRE CEMENT CLADDING - CHARCOAL METALLIC 502



BLACK POWDER COAT FINISH - WINDOW/DOOR FRAMES, LOUVRE SCREEN, PALISADE FENCING

UNIT SCHEDULE			
UNIT	UNIT TYPE	AREA (m2)	Floor (Story)
Unit G01	2 Bed	81	GROUND
Unit G02	2 Bed	77	GROUND
Unit G03	1 Bed	50	GROUND
Unit G04	2 Bed	81	GROUND
Unit G05	2 Bed	80	GROUND
Unit G06	1 Bed	67	GROUND
Unit G07	2 Bed	70	GROUND
Unit 101	2 Bed	81	L1
Unit 102	2 Bed	77	L1
Unit 103	1 Bed	50	L1
Unit 104	2 Bed	81	L1
Unit 105	2 Bed	80	L1
Unit 106	2 Bed	78	L1
Unit 107	2 Bed	70	L1
Unit 201	2 Bed	81	L2
Unit 202	2 Bed	77	L2
Unit 203	1 Bed	50	L2
Unit 204	2 Bed	81	L2
Unit 205	2 Bed	80	L2
Unit 206	2 Bed	78	L2
Unit 207	2 Bed	70	L2
Unit 301	3 Bed	101	L3
Unit 302	3 Bed	104	L3
Unit 304	2 Bed	97	L3
Unit 303	3 Bed	99	L3

POS SCHEDULE			
UNIT	POS	AREA (m2)	ADG (m2)
Unit G01	COURTYARD	57	15m2
Unit G02	COURTYARD	84	15m2
Unit G03	COURTYARD	18	15m2
Unit G04	COURTYARD	84	15m2
Unit G05	COURTYARD	71	15m2
Unit G06	COURTYARD	119	15m2
Unit G07	COURTYARD	81	15m2
Unit 101	BALCONY	21	10m2
Unit 102	BALCONY	26	10m2
Unit 103	BALCONY	16	8m2
Unit 104	BALCONY	20	10m2
Unit 105	BALCONY	17	10m2
Unit 106	BALCONY	21	10m2
Unit 107	BALCONY	17	10m2
Unit 201	BALCONY	21	10m2
Unit 202	BALCONY	26	10m2
Unit 203	BALCONY	16	8m2
Unit 204	BALCONY	20	10m2
Unit 205	BALCONY	17	10m2
Unit 206	BALCONY	21	10m2
Unit 207	BALCONY	17	10m2
Unit 301	BALCONY	83	12m2
Unit 302	BALCONY	46	12m2
Unit 303	BALCONY	38	12m2
Unit 304	BALCONY	72	12m2

INTERNAL STORAGE SCHEDULE			
UNIT	NAME	LOCATION	VOLUME (m3)
Unit G01	STR.	Internal	6
Unit G02	STR.	Internal	4
Unit G03	STR.	Internal	3
Unit G04	STR.	Internal	6
Unit G05	STR.	Internal	5
Unit G06	STR.	Internal	3
Unit G07	STR.	Internal	5
Unit 101	STR.	Internal	6
Unit 102	STR.	Internal	4
Unit 103	STR.	Internal	3
Unit 104	STR.	Internal	6
Unit 105	STR.	Internal	5
Unit 106	STR.	Internal	4
Unit 107	STR.	Internal	5
Unit 201	STR.	Internal	6
Unit 202	STR.	Internal	4
Unit 203	STR.	Internal	3
Unit 204	STR.	Internal	6
Unit 205	STR.	Internal	5
Unit 206	STR.	Internal	4
Unit 207	STR.	Internal	5
Unit 301	STR.	Internal	5
Unit 302	STR.	Internal	9
Unit 303	STR.	Internal	5
Unit 304	STR.	Internal	4

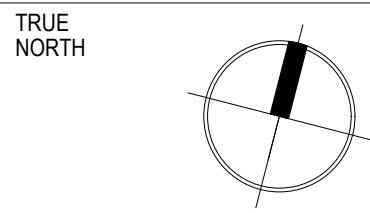
EXTERNAL STORAGE SCHEDULE			
UNIT	NAME	LOCATION	VOLUME (m3)
Unit G01	Storage	External	4
Unit G02	Storage	External	4
Unit G03	Storage	External	4
Unit G04	Storage	External	4
Unit G05	Storage	External	4
Unit G06	Storage	External	4
Unit G07	Storage	External	4
Unit 101	Storage	External	4
Unit 102	Storage	External	4
Unit 103	Storage	External	4
Unit 104	Storage	External	4
Unit 105	Storage	External	4
Unit 106	Storage	External	4
Unit 107	Storage	External	3
Unit 201	Storage	External	5
Unit 202	Storage	External	5
Unit 203	Storage	External	5
Unit 204	Storage	External	10
Unit 205	Storage	External	5
Unit 206	Storage	External	5
Unit 207	Storage	External	9
Unit 301	Storage	External	6
Unit 302	Storage	External	19
Unit 303	Storage	External	21
Unit 304	Storage	External	16



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AMENDMENTS		
REV	DATE	DESCRIPTION
A	22/12/2021	SUBMITTED DA TO COUNCIL
B	14/09/2022	SUBMITTED ADDITIONAL INFORMATION



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PROJECT
RESIDENTIAL FLAT BUILDING

ADDRESS
2-4 BOUNDARY ST & 85 RAILWAY ST, PARRMATT

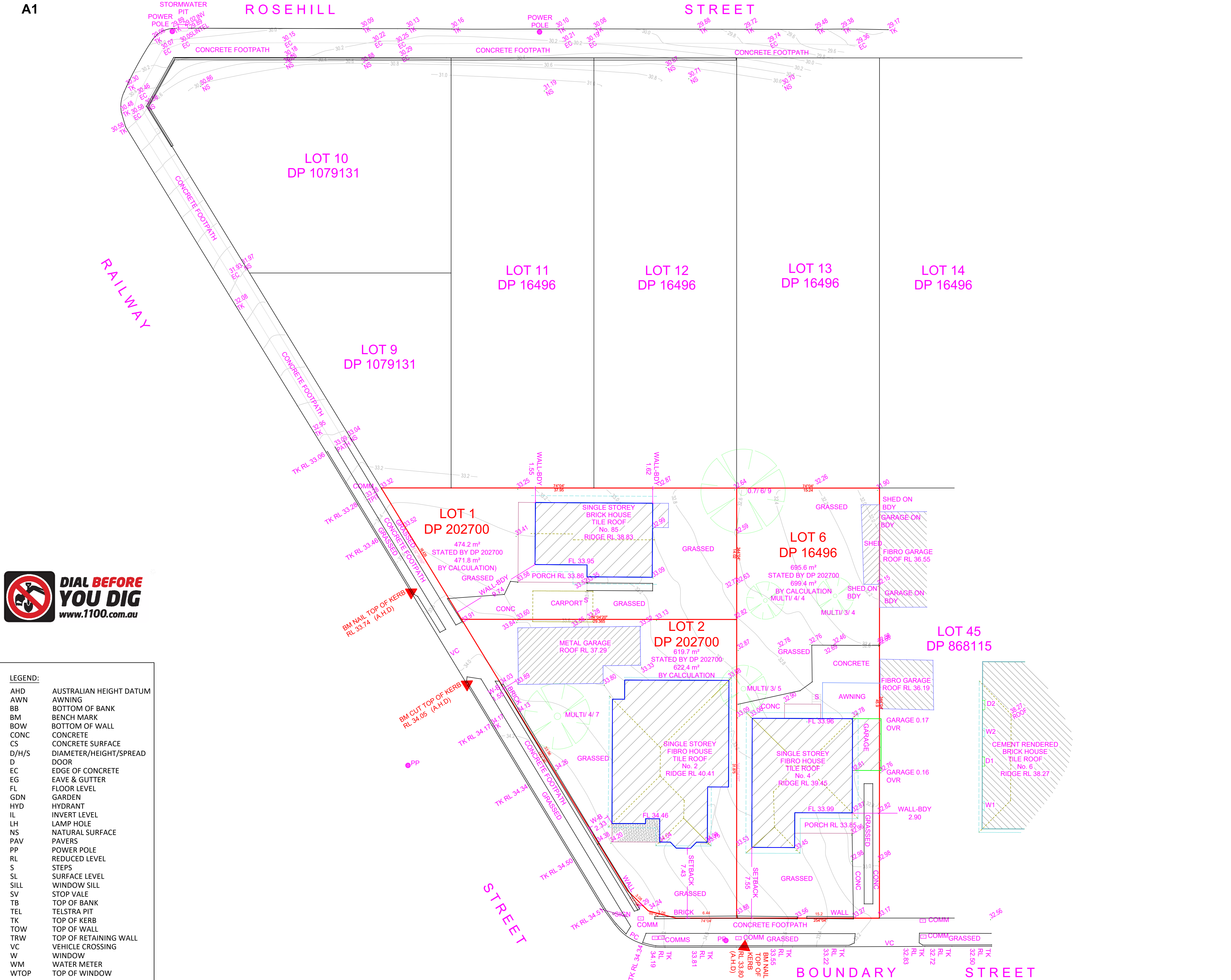
LOCAL COUNCIL
CITY OF PARRAMATTA COUNCIL

DRAWING
CALCULATIONS

PROJECT NUMBER 28806	DATE: 14/09/2022
	DRAWN BY: MT
	DESIGNED BY: AW
	ISSUED FOR: DA

DRAWING NUMBER
0001

ISSUE
B



LEGEND:	
AHD	AUSTRALIAN HEIGHT DATUM
AWN	AWNING
BB	BOTTOM OF BANK
BM	BENCH MARK
BOW	BOTTOM OF WALL
CONC	CONCRETE
CS	CONCRETE SURFACE
D/H/S	DIAMETER/HEIGHT/SPREAD
D	DOOR
EC	EDGE OF CONCRETE
EG	EAVE & GUTTER
FL	FLOOR LEVEL
GDN	GARDEN
HYD	HYDRANT
IL	INVERT LEVEL
LH	LAMP HOLE
NS	NATURAL SURFACE
PAV	PAVERS
PP	POWER POLE
RL	REDUCED LEVEL
S	STEPS
SL	SURFACE LEVEL
SILL	WINDOW SILL
SV	STOP VALE
TB	TOP OF BANK
TEL	TELSTRA PIT
TK	TOP OF KERB
TOW	TOP OF WALL
TRW	TOP OF RETAINING WALL
VC	VEHICLE CROSSING
W	WINDOW
WM	WATER METER
WTOP	TOP OF WINDOW

MA Reid
MARK ANTHONY REID
(REGISTERED SURVEYOR)
SURVEYOR ID No. SU000183

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- A) SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. SERVICES MAY EXIST WHICH ARE NOT SHOWN. THE RELEVANT SERVICE AUTHORITY SHOULD BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.
- B) DIAMETER, HEIGHT & SPREAD OF TREES ARE APPROXIMATE ONLY.
- C) LEVELS SHOWN ARE OF AUSTRALIAN HEIGHT DATUM.
- D) USE STATED DIMENSIONS. DO NOT SCALE.
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DETAIL & BOUNDARY IDENTIFICATION SURVEY OF
1 & 2 IN DP 202700 & LOT 6 IN DP 16496 AT
2-4 BOUNDARY ST & 85 RAILWAY ST,
PARRAMATTA

- S

W

E

TELSTRA PIT

WATER METER

S

W

E

STOP VALE

HYDRANT

APPROXIMATE LOCATION OF BURIED SEWER MAIN BY SYDNEY WATER RECORDS

WATER MAIN (WM)

ELECTRIC LINE

POWER POLE

S

N

E

W

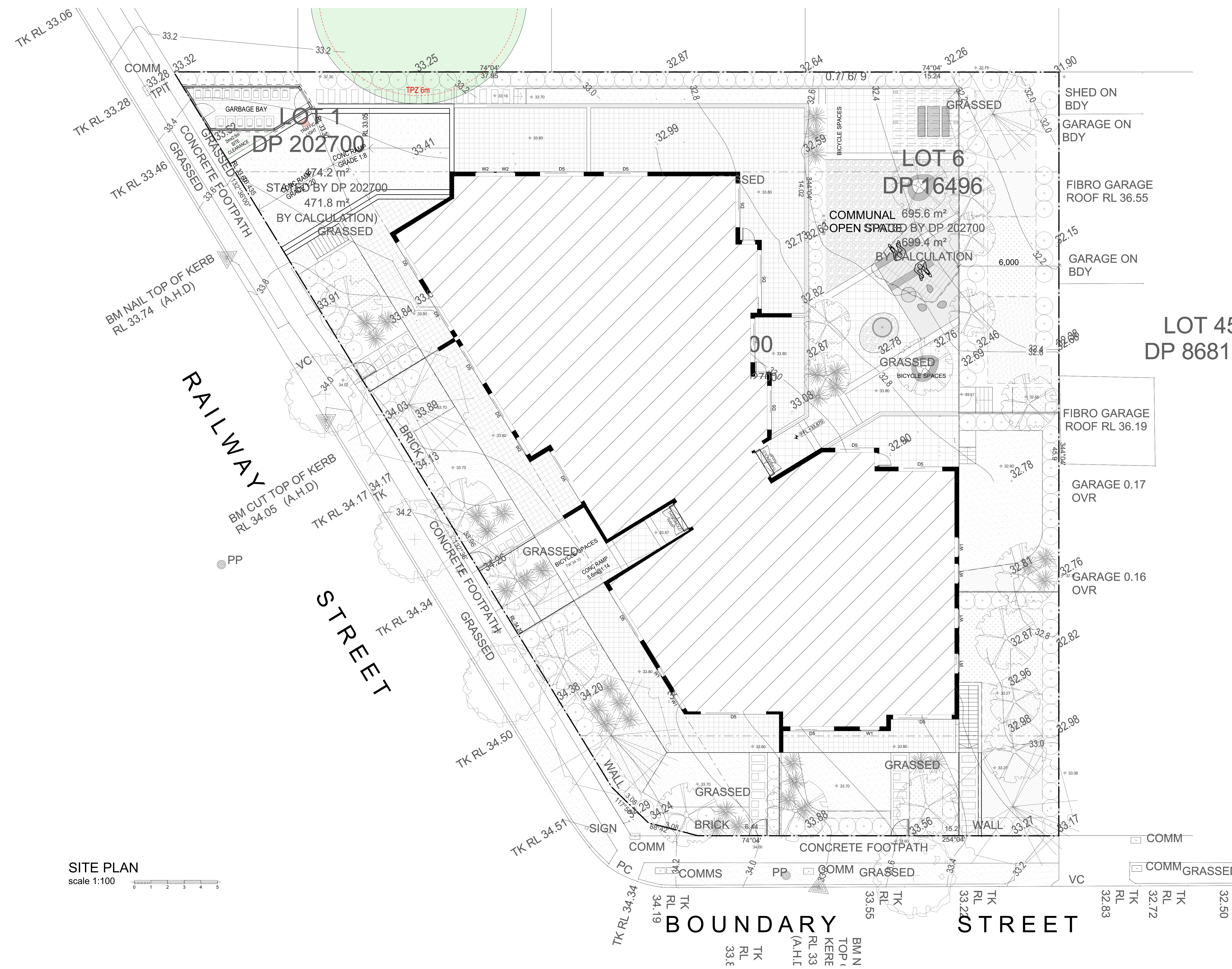
TREE

D/H/S

DIAMETER/HEIGHT/SPREAD

±

INSTRUCTING PARTY: IDRAFT ARCHITECTS		SURVEYED BY: SL/HH		DATUM: AHD	
LGA: CITY OF PARRAMATTA	AREA BY DP: -	DRAWN BY: TP/JD	CHECKED BY: JD		
SURVEY DATE: 04-05-15 15-05-21	AREA BY CALC: -	SCALE: 1:200@A1	REF.NO: 1250-14 DET		
DATE DRAWN: 05-05-15 20-05-21	CONTOUR INTERVAL 0.2 m	REV NO: 01	SHEET: 1 OF 1		



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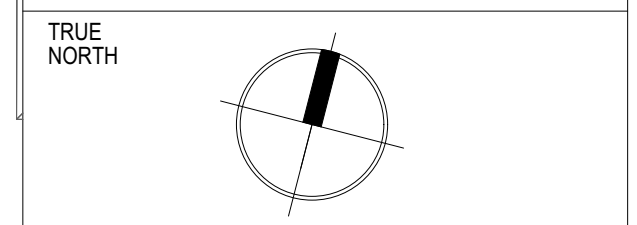
AMENDMENTS		
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B	25/10/2022	SUBMITTED ADDITIONAL INFORMATION

LOT 45
DP 86811

FIBRO GARAGE
ROOF RL 36.19

GARAGE 0.17
OVR

GARAGE 0.16
OVR



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PROJECT
RESIDENTIAL FLAT BUILDING

ADDRESS
2-4 BOUNDARY ST & 85 RAILWAY ST,
PARRAMATTA

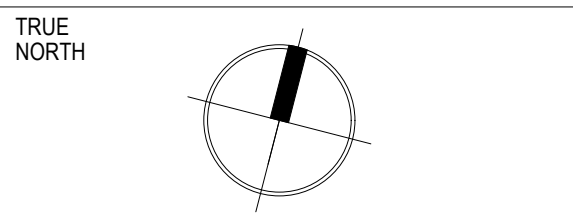
LOCAL COUNCIL
CITY OF PARRAMATTA COUNCIL

DRAWING
SITE PLAN

PROJECT NUMBER 28806	DATE: 25/10/2022	ISSUE B
DRAWN BY: MT	DESIGNED BY: AW	
ISSUED FOR: DA		
DRAWING NUMBER 0006		

The Owner / Builder Must Read Plans in Conjunction With BDAV And Basix Report

AMENDMENTS		
REV	DATE	DESCRIPTION
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PROJECT
RESIDENTIAL FLAT BUILDING

ADDRESS
2-4 BOUNDARY ST & 85 RAILWAY ST,
PARRMATT A

LOCAL COUNCIL
CITY OF PARRAMATTA COUNCIL

DRAWING
BASEMENT PLAN

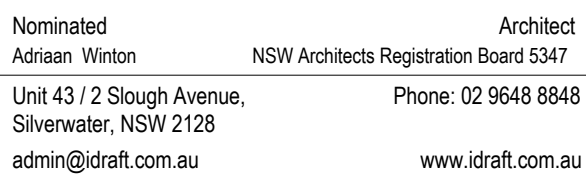
PROJECT NUMBER 28806	DATE: 14/09/2022 DRAWN BY: MT DESIGNED BY: AW ISSUED FOR: DA
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DRAWING NUMBER 1001	ISSUE B
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BASEMENT PLAN
scale 1:100



GRASS



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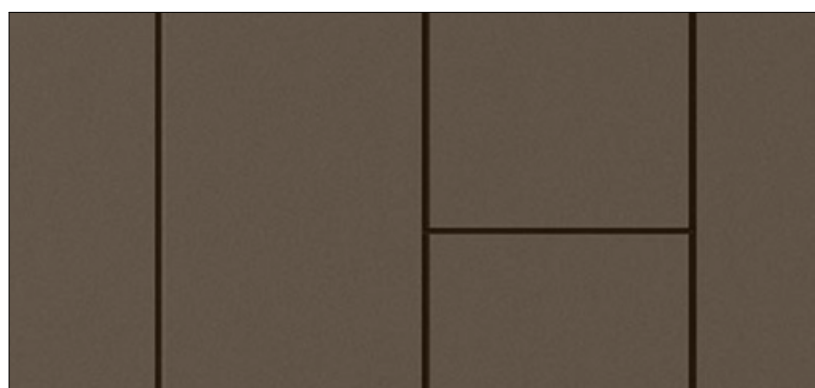
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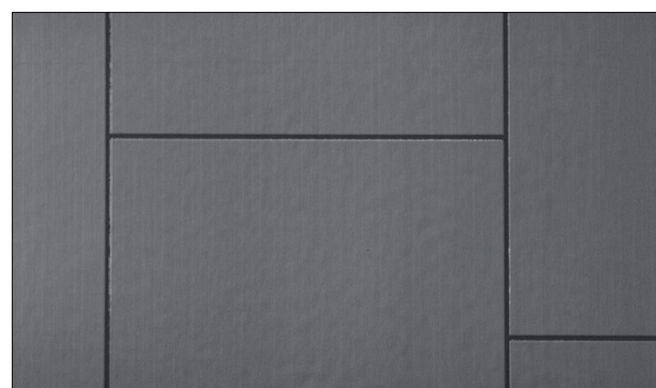
The Owner / Builder Must Read Plans In Conjunction With BDAV And Basis Report

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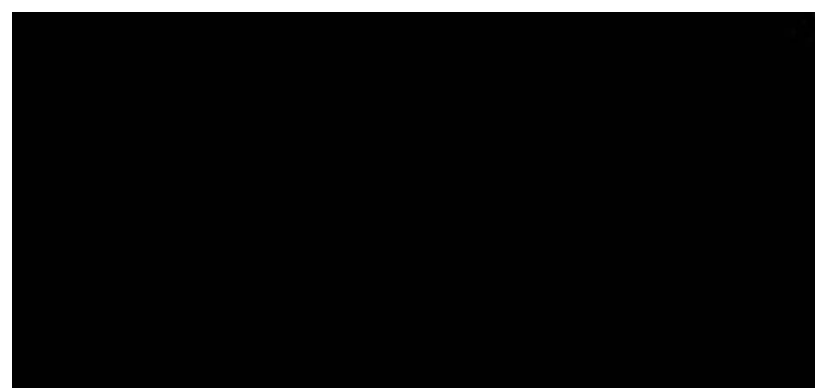
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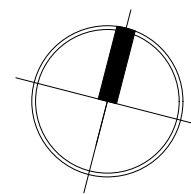
FIBRE CEMENT CLADDING - MOCHA METALLIC



FIBRE CEMENT CLADDING - CHARCOAL METALLIC 502



BLACK POWDER COAT FINISH - WINDOW/DOOR FRAMES, LOUVRE SCREEN, PALISADE FENCING



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A1 | 1:100

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INFINITY IDEAS PTY LTD

PROJECT
RESIDENTIAL FLAT BUILDING

ADDRESS
2-4 BOUNDARY ST & 85 RAILWAY ST,
PARRMATT

LOCAL COUNCIL
CITY OF PARRAMATTA COUNCIL

DRAWING
ELEVATIONS

PROJECT NUMBER 28806	DATE:	14/09/2022
	DRAWN BY:	MT
	DESIGNED BY:	AW
	ISSUED FOR:	DA

DRAWING NUMBER
2001

ISSUE
B

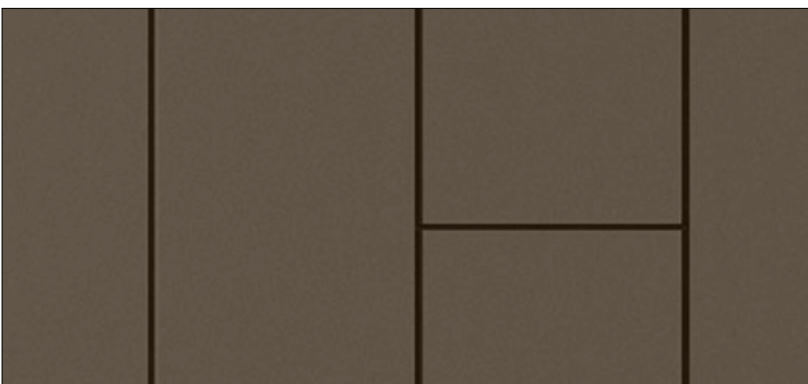
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REV	DATE	DESCRIPTION
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B	14/09/2022	SUBMITTED ADDITIONAL INFORMATION



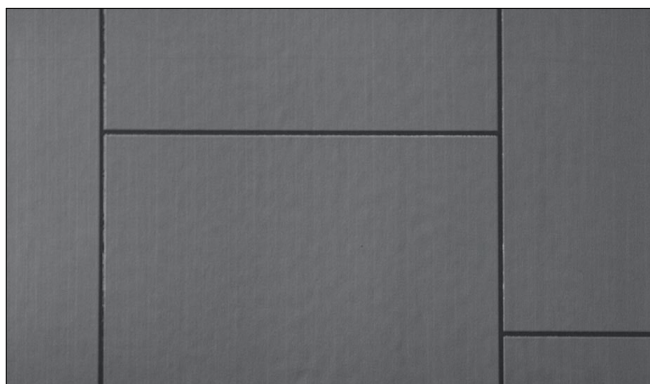
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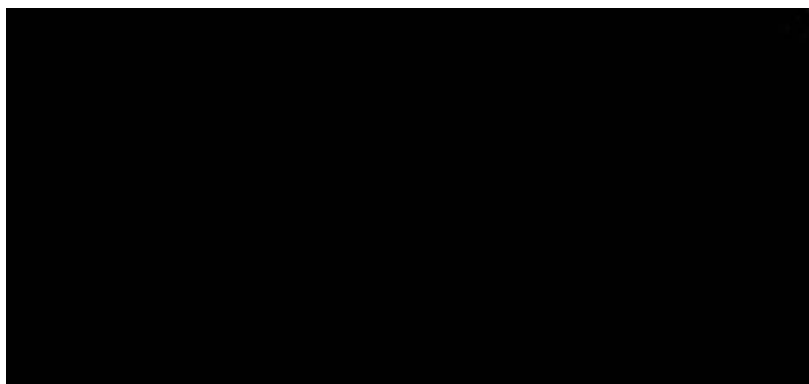
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FIBRE CEMENT CLADDING - MOCHA METALLIC



FIBRE CEMENT CLADDING - CHARCOAL METALLIC 502



BLACK POWDER COAT FINISH - WINDOW/DOOR FRAMES, LOUVRE SCREEN, PALISADE FENCING

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PROJECT

RESIDENTIAL FLAT BUILDING

ADDRESS

2-4 BOUNDARY ST & 85 RAILWAY ST,
PARRMATT

LOCAL COUNCIL

CITY OF PARRAMATTA COUNCIL

DRAWING

ELEVATIONS

PROJECT NUMBER

28806

DATE:

14/09/2022

DRAWN BY:

MT

DESIGNED BY:

AW

ISSUED FOR:

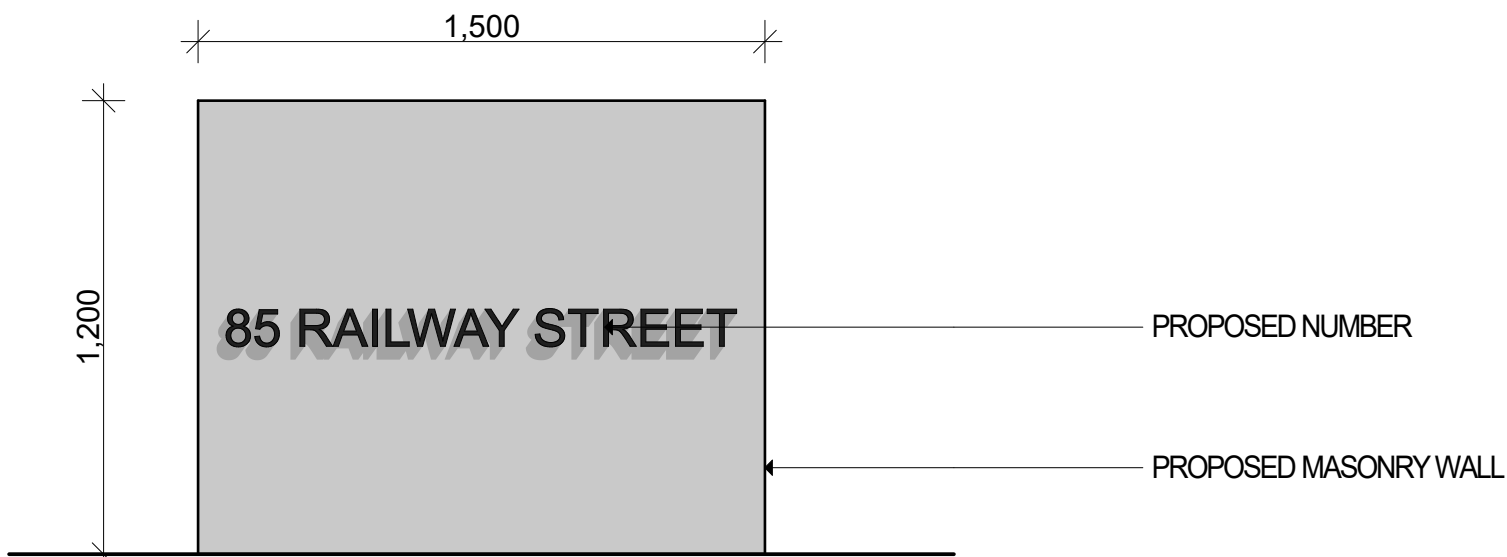
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DRAWING NUMBER

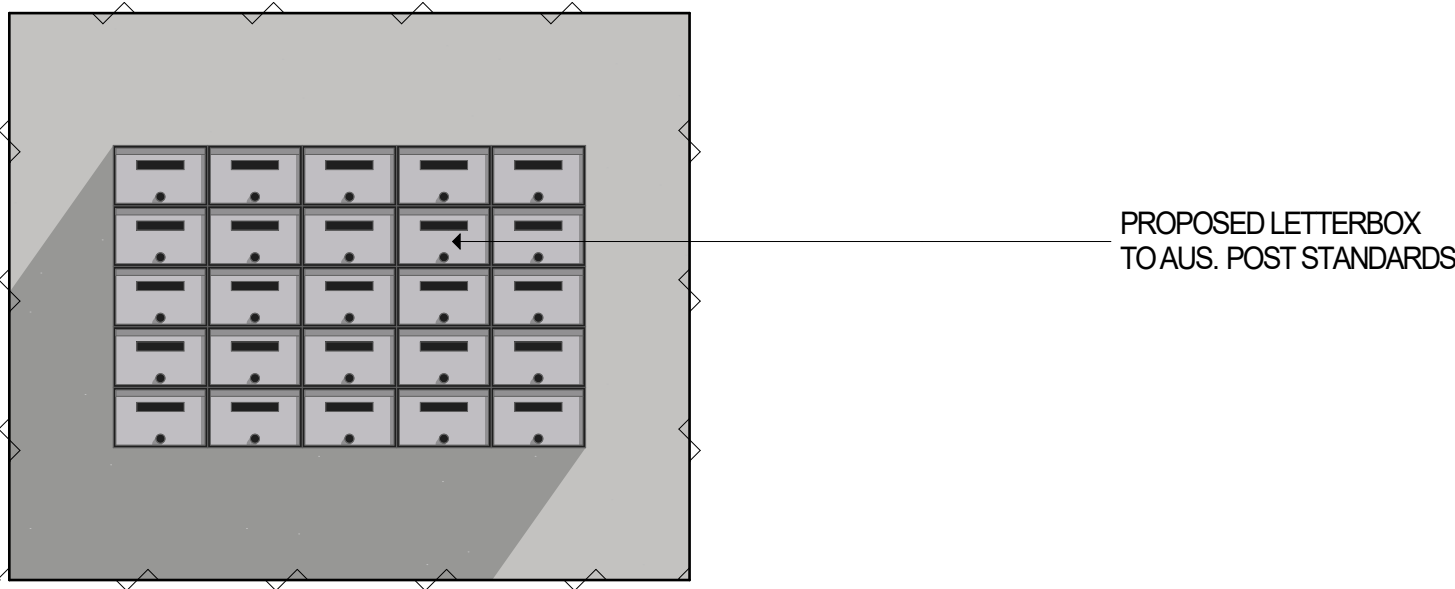
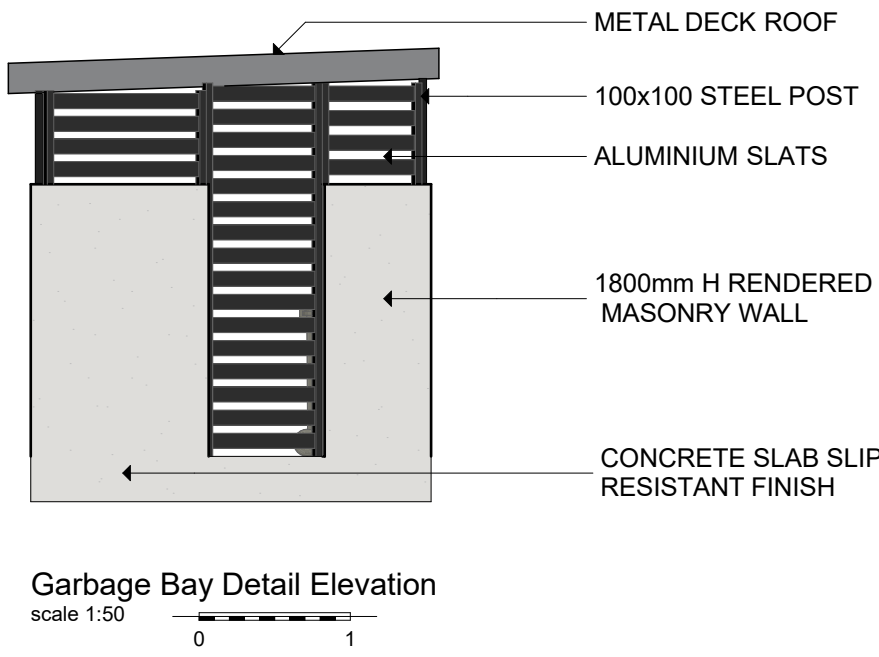
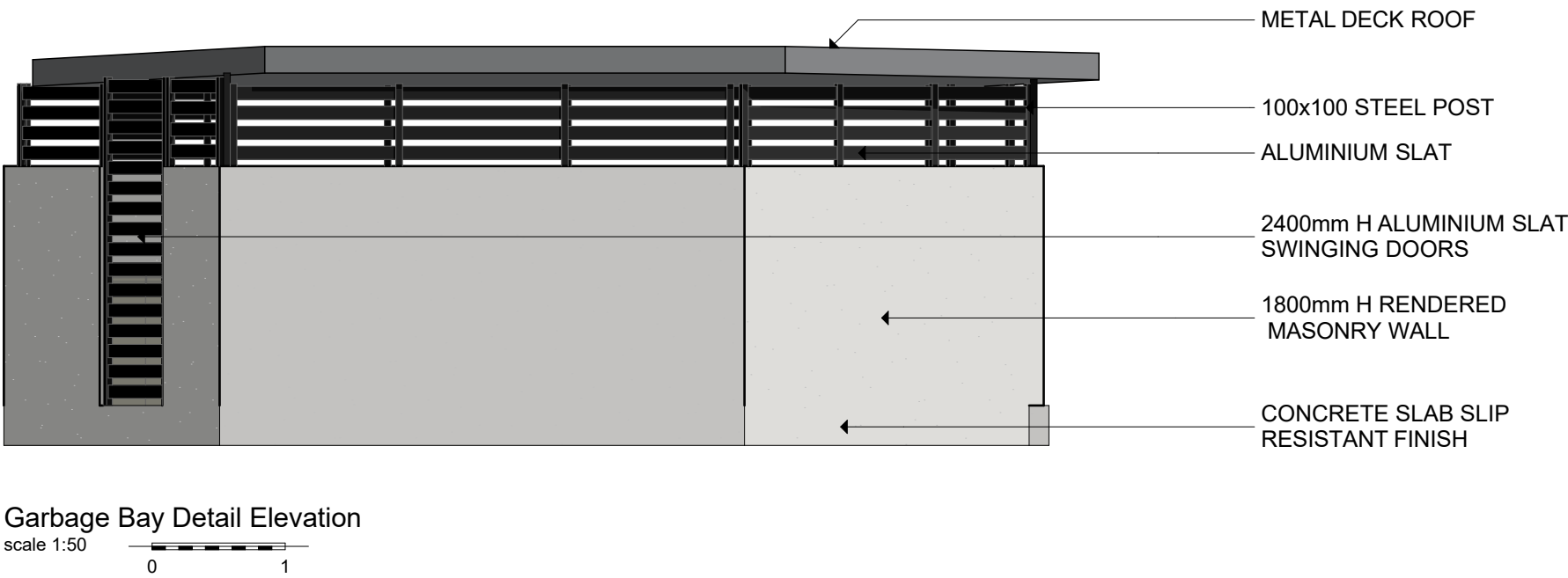
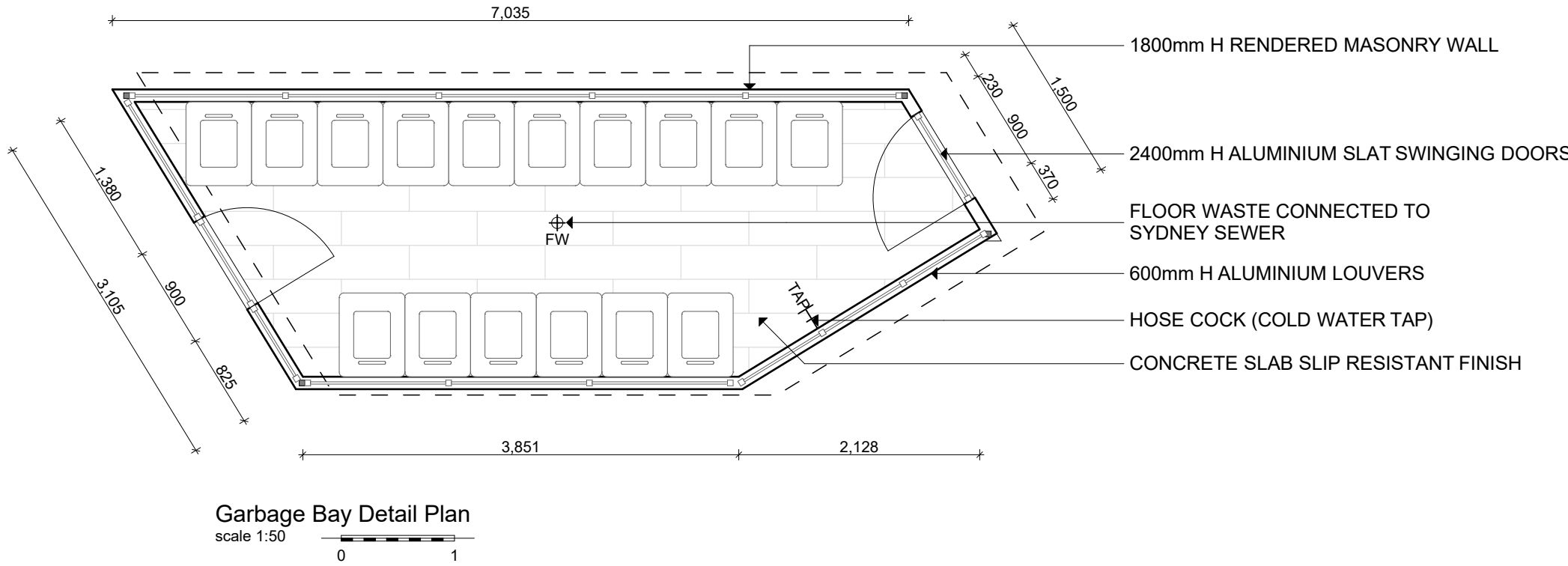
2002

ISSUE

B



NUMBER DETAIL
scale 1:20



LETTERBOX DETAIL
scale 1:20



FENCE DETAIL
scale 1:20

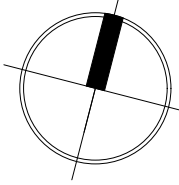


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PROJECT
RESIDENTIAL FLAT BUILDING

ADDRESS
2-4 BOUNDARY ST & 85 RAILWAY ST,
PARRMATT A

LOCAL COUNCIL
CITY OF PARRAMATTA COUNCIL

DRAWING
DETAILS

PROJECT NUMBER 28806	DATE: 14/09/2022
	DRAWN BY: MT
	DESIGNED BY: AW
	ISSUED FOR: DA

DRAWING NUMBER
4012

ISSUE
B

WINDOW SCHEDULE					
ID	W1	W2	W3	W4	W5
NAME	W Awning 15	W Awning 15	W Awning 15	W Awning 15	W Awning 15
QUANTITY	19	2	31	7	4
HEIGHT	1,800	1,800	1,800	1,800	750
WIDTH	2,400	900	1,200	1,800	2,400
HEAD HEIGHT	2,700	2,700	2,700	2,700	2,700
SILL HEIGHT	900	900	900	900	1,950
PLAN					
ELEVATION					

DOOR SCHEDULE									
ID	D1	D2	D3	D4	D5	D6	D7	D8	D9
NAME	D2 Sliding 15	D2 Sliding 15	D2 Sliding 15	D2 Sliding 15	D2 Sliding 15	D2 Sliding 15	D2 Sliding 15	D2 Sliding 15	D2 15
QUANTITY	14	5	1	6	4	11	6	6	1
HEIGHT	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700
WIDTH	3,500	2,100	3,200	3,330	2,700	4,000	2,400	3,830	1,700
PLAN									
ELEVATION									



Nominated
Adriaan Winton

Architect
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USE FIGURED DIMENSIONS ONLY, DO NOT SCALE: Finished Ground
Levels on plans are subject to site conditions, all calculated dimensions are subject to site measure during construction & no allowance has been made for shrinkage or milling position of electrical meter to be determined on site on accordance to the correct position front garden tap on meter.
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BODY CORPORATE NO:		CONSENT NO:		
REV	DATE	DESCRIPTION	DP NAME	REG No

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1:1

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PROJECT

RESIDENTIAL FLAT BUILDING

ADDRESS

2-4 BOUNDARY ST & 85 RAILWAY ST,
PARRMATT A

LOCAL COUNCIL

CITY OF PARRAMATTA COUNCIL

DRAWING

WINDOW & DOOR SCHEDULE

PROJECT NUMBER

28806

DATE:

22/12/2021

DRAWN BY:

MT

DESIGNED BY:

AW

ISSUED FOR:

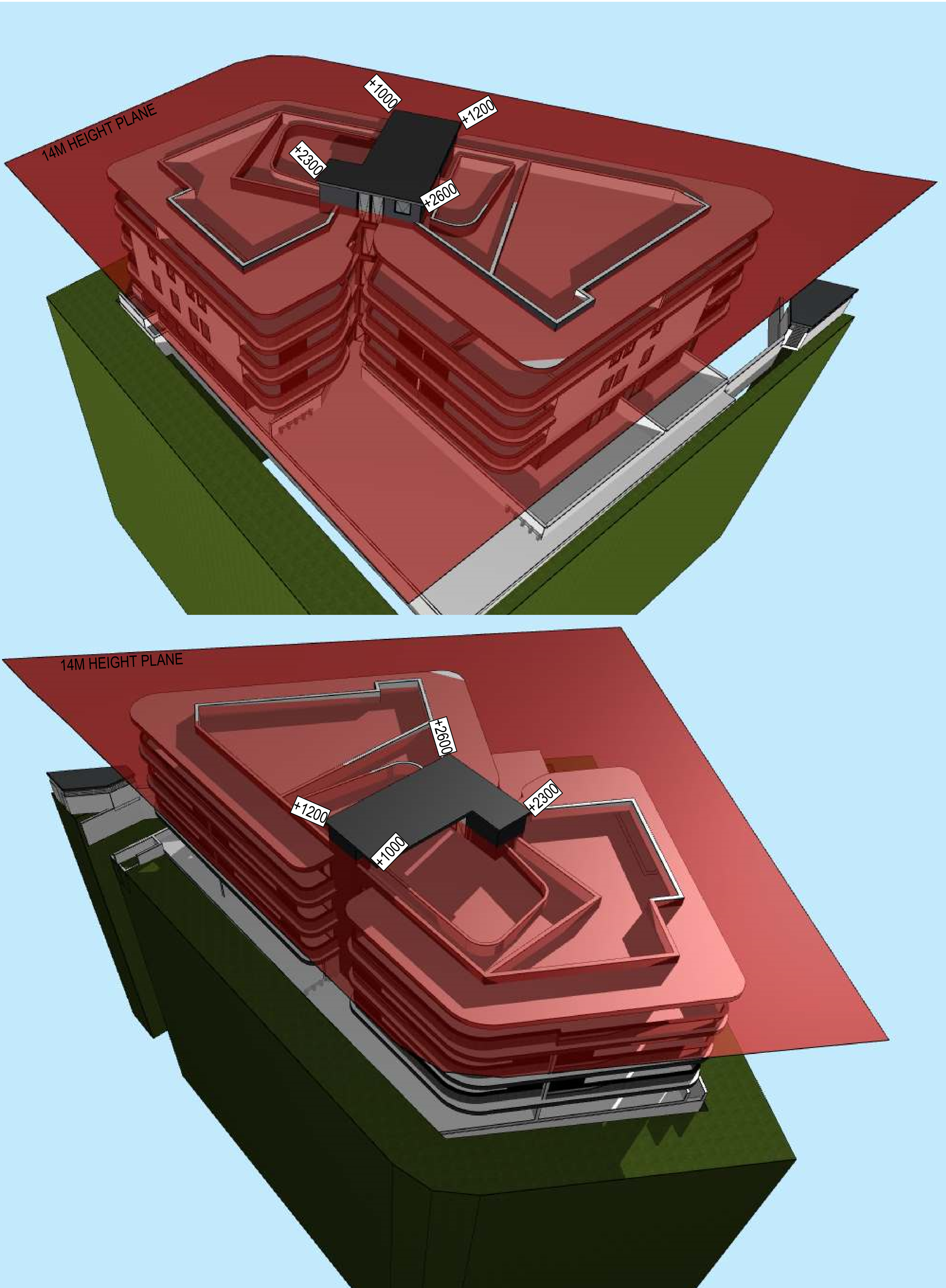
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DRAWING NUMBER

4001

ISSUE

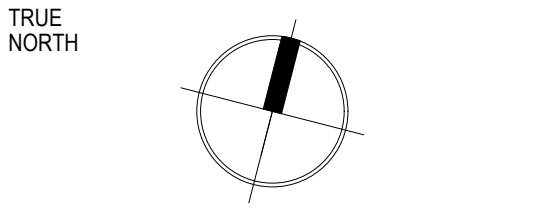
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ADDRESS
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LOCAL COUNCIL
CITY OF PARRAMATTA COUNCIL
DRAWING
3D HEIGHT PLANE

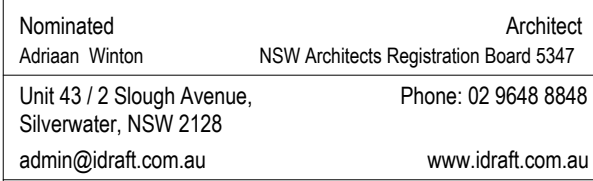
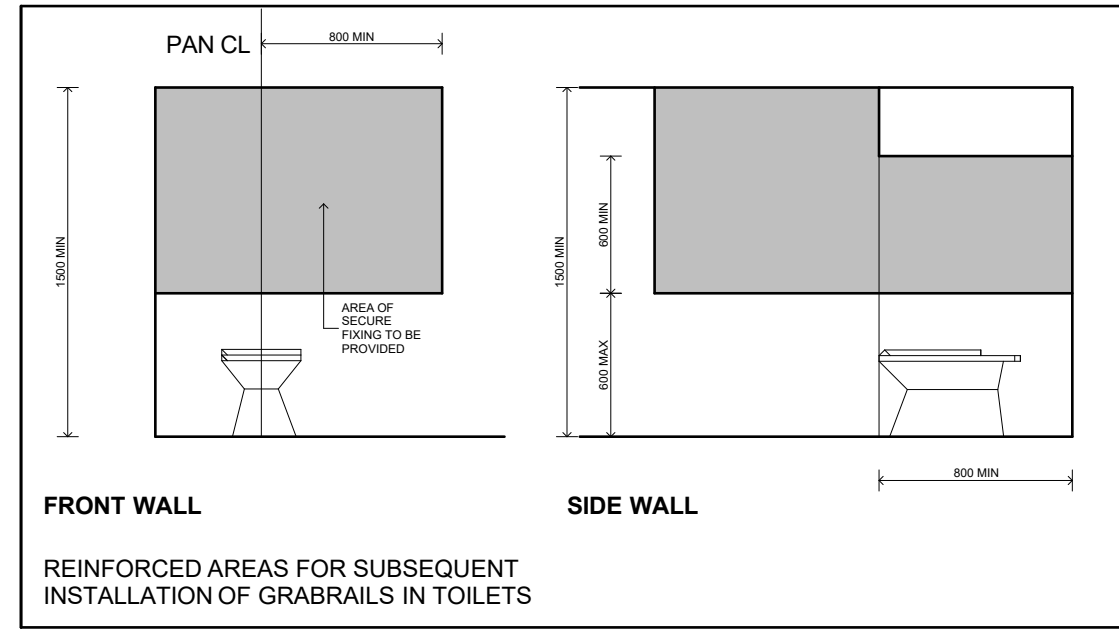
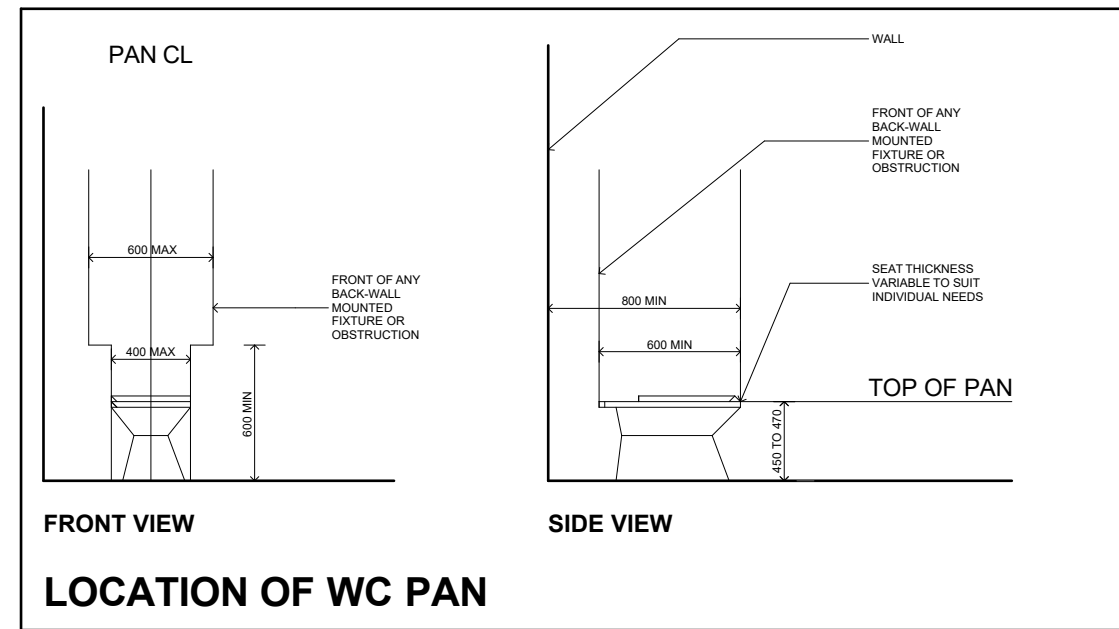
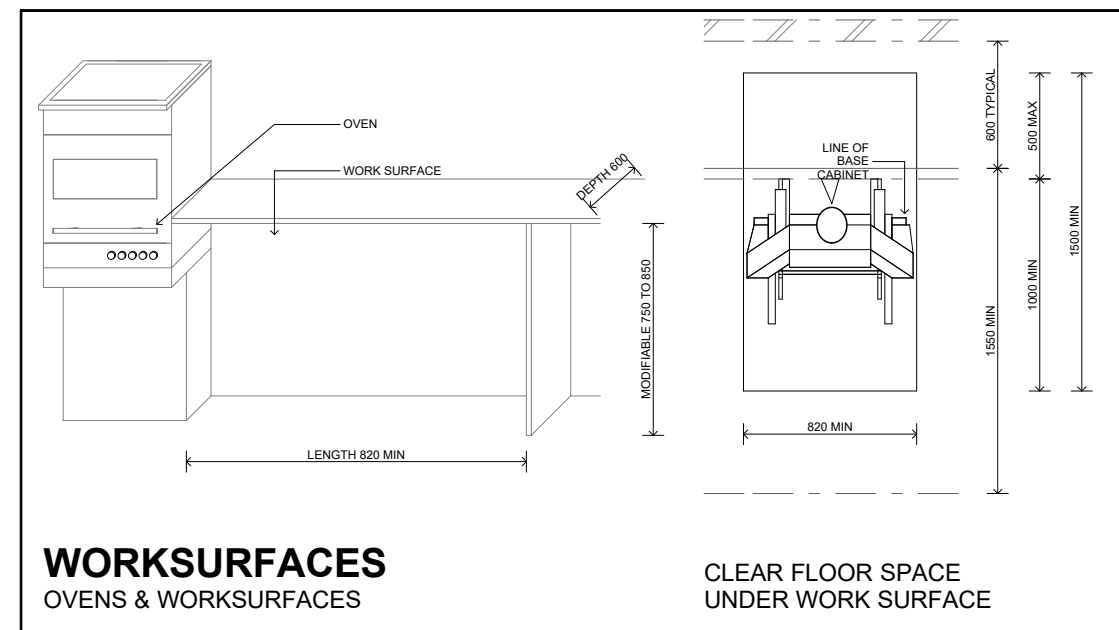
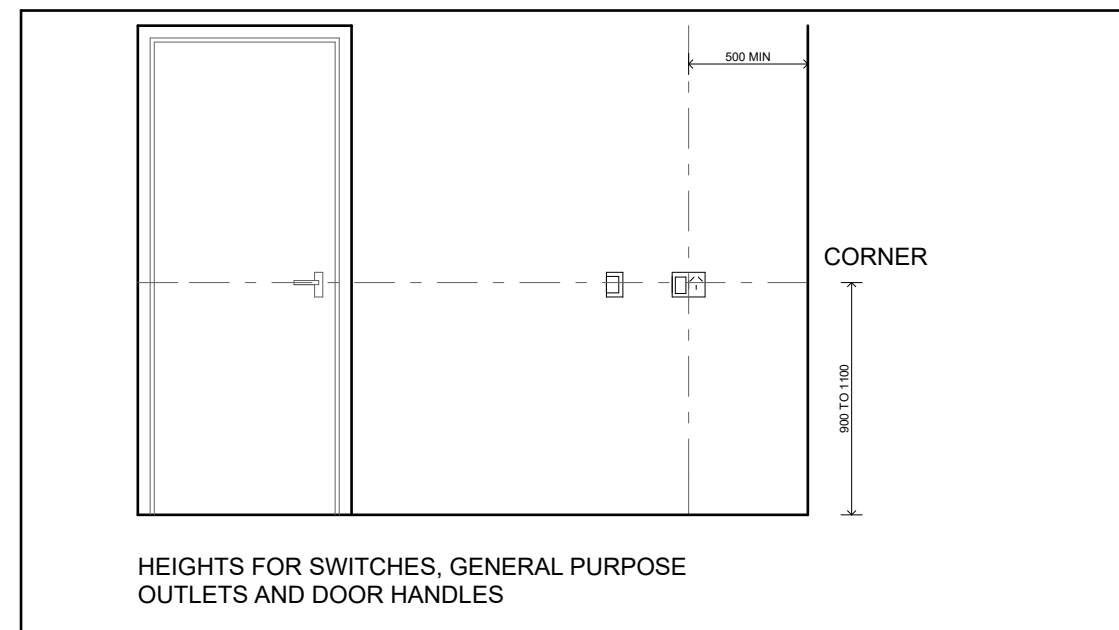
PROJECT NUMBER 28806	DATE: 14/09/2022
	DRAWN BY: MT
	DESIGNED BY: AW
	ISSUED FOR: DA
DRAWING NUMBER 4013	ISSUE B

ADAPTABLE HOUSE CLASS C

	DRAWINGS	CLAUSE
1	Provision of drawings showing the housing unit in its pre-adaption and post-adaption stages	2.3
	SITING	
3	A continuous accessible path of travel from street frontage and vehicle parking to entry complying with AS1428.1	3.3.2
	LETTERBOXES IN ESTATE DEVELOPMENTS	
11	Letterboxes to be on hard standing area connected to accessible pathway	3.8
	PRIVATE CAR ACCOMMODATION	
14	Carparking space or garage min. area 6.0m x 3.8m	3.7.2
	ACCESSIBLE ENTRY	
20	Accessible entry	4.3.1
22	Accessible entry to be level (i.e. max. 1:40 slope)	4.3.2
23	Threshold to be low-level	4.3.2
24	Landing to enable wheelchair manoeuvrability	4.3.2
25	Accessible entry door to have 850mm min clearance	4.3.1
27	Door lever handles and hardware to AS 1428.1	4.3.4
	INTERIOR GENERAL	
32	Internal doors to have 820 mm min clearance	4.3.3
33	Internal corridors min. width of 1000mm	4.3.7
34	Provision for compliance with AS 1428.1 for door approaches	4.3.7
	LIVING ROOM & DINING ROOM	
36	Provision for circulation space of min 2250mm diameter	4.7.1
38	Telephone adjacent to GPO	4.7.4
41	Potential illumination level min 300 lux	4.10
	KITCHEN	
42	Minimum width 2.7m (1550mm clear between benches)	4.5.2
43	Provision for circulation at doors to comply with AS 1428.1	4.5.1
44	Provision for benches planned to include at least one worksurface of 800mm length, adjustable in height from 750mm to 850mm or replaceable. refer to Figure 4.8	4.5.5
45	Refrigerator adjacent to work surface	4.5.5
46	Kitchen sink adjustable to heights from 750mm to 850mm or replaceable	4.5.6
47	Kitchen sink bowl max 150mm deep	4.5.6
48	Tap set capstan or lever handles or lever mixer	4.5.6 (e)
49	Tap set located within 300mm of front of sink	4.5.6 (e)
51	Cooktops to include either front or side controls with raised cross bars	4.5.7
52	Cooktops to include isolating switch	4.5.7
53	Worksurface min 800mm length adjacent to cooktop at same height	4.5.7
54	Oven located adjacent to an adjustable height or replaceable work surface	4.5.8
59	GPOs to comply with AS 1428.1. At least one double GPO with 300mm of front of worksurface	4.5.11
60	GPO for refrigerator to be easily reachable when the refrigerator is in its operating position	4.5.11
61	Slip-resistant floor surface	4.5.4
	MAIN BEDROOM	
62	At least one bedroom of area sufficient to accommodate queen size bed and wardrobe and circulation space requirements of AS 1428.2	4.6.1
	BATHROOM	
75	Provision for bathroom area to comply with as 1428.1	4.4.1
76	Slip-resistant floor surface	4.4.2
77	Shower recess - no hob. Minimum size 1160 x 1100 to comply with AS 1428.1.	4.4.4 (f)
78	Shower area waterproofed to AS 3740 with floor to fall to waste	4.4.4 (f)
79	Recessed soap holder	4.4.4 (f)
80	Shower taps positioned for easy reach to access side of shower sliding track	4.4.4 (f)
82	Provision for adjustable, detachable hand held shower rose mounted on a slider grabrail or fixed hook (plumbing and wall-strengthening provision)	4.4.4 (h)
83	Provision for grabrail in shower to comply with AS 1428.1	4.4.4 (h)
86	Tap sets to be capstan or lever handles with single outlet	4.4.4 (c)
88	Provision for washbasin with clearance to comply withAS 1428.1	4.4.4 (g)
90	Double GPO beside mirror	4.4.4 (d)
	TOILET	
92	Provision of either 'visitable toilet' or accessible toilet	4.4.3
93	Provision to comply with AS 1428.1	4.4.1
94	Location of WC pan at correct distance from fixed walls	4.4.3
95	Provision for grab rail zone.	4.4.4 (h)
96	Slip resistant floor surface (Vitreous tiles or similar).	4.4.2
	LAUNDRY	
98	Circulation at doors to comply with AS 1428.1	4.8
99	Provision for adequate circulation space in front of or beside appliances (min 1550 mm depth)	4.8
100	Provision for automatic washing machine	4.8 (e)
102	Where clothes line is provided an accessible path of travel to this	4.8 (a)
105	Double GPO	4.8 (g)
108	Slip-resistant floor surface	4.9.1
	DOOR LOCKS	
110	Door hardware operable with one hand, located 900-1100mm above floor.	4.3.



ADAPTABLE UNITS REQUIRED 10% -	2.5 UNITS
ADAPTABLE UNITS PROVIDED 10% -	3 UNITS
(UNIT G01, UNIT 101, UNIT 201)	



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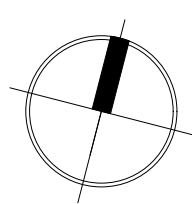
1. All structural steelwork and steel members are installed in accordance with drawings. Screens to be fitted on inside of bulk headunits may be required to accommodate drainage lines & steel beams positions to be determined on site.

2. USE FIGURED DIMENSIONS ONLY! Do NOT SCALE! Finished Ground Level (FGL) and screens are subject to site conditions, all calculated dimensions are subject to site measure during construction & no allowance has been made for shrinkage or milling position of electrical meter to be determined on site in accordance to the correct position from garden.

ENERGY SMART DESIGN: ARA rated water conservation devices include rainwater tanks, shower heads, water taps flow regulators, dual flush toilets cisterns & compliant hot water systems with minimum green house gases score of 3 stars are to be used in this development. Occupants are to be encouraged to use ARA rated dish washing machines with front loading where possible.

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RESIDENTIAL FLAT BUILDING

ADDRESS
2-4 BOUNDARY ST & 85 RAILWAY ST,
PARRMATA

LOCAL COUNCIL
CITY OF PARRAMATTA COUNCIL

DRAWING ADAPTION DETAILS

PROJECT NUMBER 28806	DATE:	22/06/2022
	DRAWN BY:	MT
	DESIGNED BY:	AW
	ISSUED FOR:	DA

DRAWING NUMBER 4002	ISSUE B
------------------------	------------

RL 33.05
CONC RAMP
GRADE 1:8



LEVEL G
x5 Units



LEVEL 1
x4 Units

SOLAR ACCESS REQUIRED - 70%
SOLAR ACCESS PROVIDED - 76%

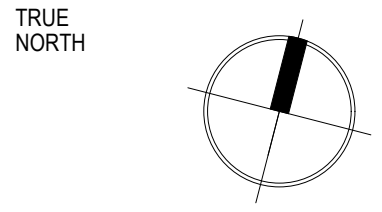
18 ROOMS
19 ROOMS



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PROJECT RESIDENTIAL FLAT BUILDING	
ADDRESS 2-4 BOUNDARY ST & 85 RAILWAY ST, PARRMATT	
LOCAL COUNCIL CITY OF PARRAMATTA COUNCIL	
DRAWING SOLAR DIAGRAMS	
PROJECT NUMBER 28806	DATE: 22/06/2022 DRAWN BY: MT DESIGNED BY: AW ISSUED FOR: DA
DRAWING NUMBER 4003	ISSUE B

The Owner / Builder Must Read Plans in Conjunction With BDAV And Basix Report

AMENDMENTS		
REV	DATE	DESCRIPTION
A	22/12/2021	SUBMITTED DA TO COUNCIL
B	22/06/2022	SUBMITTED ADDITIONAL INFORMATION



LEVEL 2
x4 Units



LEVEL 3
x6 Units

SOLAR ACCESS REQUIRED - 70%
SOLAR ACCESS PROVIDED - 76%

18 ROOMS
19 ROOMS

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PROJECT
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ADDRESS
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PARRAMATTA

LOCAL COUNCIL
CITY OF PARRAMATTA COUNCIL

DRAWING
SOLAR DIAGRAMS

PROJECT NUMBER 28806	DATE: 22/06/2022
DRAWN BY: MT	DESIGNED BY: AW
ISSUED FOR: DA	ISSUE B



CROSS VENT REQUIRED - 60%
CROSS VENT PROVIDED - 76%

15 ROOMS
19 ROOMS

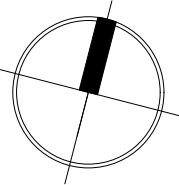


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CITY OF PARRAMATTA COUNCIL

DRAWING
CROSS VENTILATION DIAGRAMS

PROJECT NUMBER 28806	DATE: 22/06/2022
	DRAWN BY: MT
	DESIGNED BY: AW
	ISSUED FOR: DA
DRAWING NUMBER 4005	ISSUE B



LEVEL 2
x4 Units



LEVEL 3
x6 Units

CROSS VENT REQUIRED - 60%
CROSS VENT PROVIDED - 76%

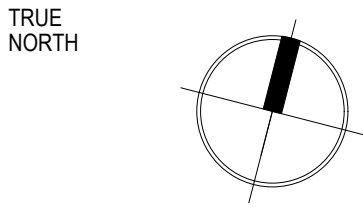
15 ROOMS
19 ROOMS



Nominated Architect
Adrian Winton NSW Architects Registration Board 5347
Unit 43 / 2 Slough Avenue, Silverwater, NSW 2128
Phone: 02 9648 6848
admin@idraft.com.au www.idraft.com.au

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Do not scale off architectural drawings. These notes must be read in conjunction with colours selection for additional details on appliances.
PC items & shower sized shown on plan are inside hob dimensions
shower screens to be fitted on inside of hob bulkheads may be required to accommodate drainage lines & steel beams positions to be determined on site
USE FIGURED DIMENSIONS ONLY, DO NOT SCALE: Finished Ground Levels on plans are subject to site conditions, all calculated dimensions are subject to site measure during construction & no allowance has been made for shrinkage or milling position of electrical meter to be determined on site on accordance to the correct position front garden tap on meter.
ENERGY SMART DESIGN: AAA rated water conservation devices include rainwater tanks shower heads, water taps flow regulators, dual flush toilets dislams & compliant hot water systems with minimum green house score of 3 stars are to be used in this development. Occupants are encouraged to use AAA rated dish washing machines with front loading where possible.
DO NOT SCALE OFF ARCHITECTURAL DRAWINGS

AMENDMENTS		
REV	DATE	DESCRIPTION
A	22/12/2021	SUBMITTED DA TO COUNCIL
B	22/06/2022	SUBMITTED ADDITIONAL INFORMATION



STAMP
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PAGE| SCALE
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INFINITY IDEAS PTY LTD

PROJECT
RESIDENTIAL FLAT BUILDING

ADDRESS
2-4 BOUNDARY ST & 85 RAILWAY ST,
PARRMATT

LOCAL COUNCIL
CITY OF PARRAMATTA COUNCIL

DRAWING
CROSS VENTILATION DIAGRAMS

PROJECT NUMBER 28806	DATE: 22/06/2022
	DRAWN BY: MT
	DESIGNED BY: AW
	ISSUED FOR: DA

DRAWING NUMBER
4006

ISSUE
B

R
CONC RAMP
GRADE 1:8

RL=34.20

CONC RAMP
5.6m@ 1:14

LEVEL G

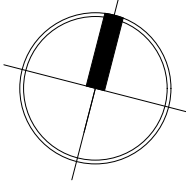
LEVEL 1



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REV	DATE	DESCRIPTION
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B	22/06/2022	SUBMITTED ADDITIONAL INFORMATION



TRUE NORTH

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PROJECT
RESIDENTIAL FLAT BUILDING

ADDRESS
2-4 BOUNDARY ST & 85 RAILWAY ST,
PARRMATT A

LOCAL COUNCIL
CITY OF PARRAMATTA COUNCIL

DRAWING
STRATA PLAN

PROJECT NUMBER	DATE:	22/06/2022
28806	DRAWN BY:	MT
	DESIGNED BY:	AW
	ISSUED FOR:	DA

DRAWING NUMBER
4007

ISSUE
B

The Owner / Builder Must Read Plans in Conjunction With BDAV And Basix Report

LEVEL 2



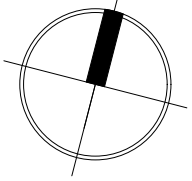
LEVEL 3



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AMENDMENTS		
REV	DATE	DESCRIPTION
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B	22/06/2022	SUBMITTED ADDITIONAL INFORMATION



TRUE NORTH		
STAMP NOT TO BE USED DURING CONSTRUCTION		
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PROJECT RESIDENTIAL FLAT BUILDING		
ADDRESS 2-4 BOUNDARY ST & 85 RAILWAY ST, PARRMATT A		
LOCAL COUNCIL CITY OF PARRAMATTA COUNCIL		
DRAWING STRATA PLAN		
PROJECT NUMBER 28806	DATE: 22/06/2022	
	DRAWN BY: MT	
	DESIGNED BY: AW	
	ISSUED FOR: DA	
DRAWING NUMBER 4008	ISSUE B	

2-4 BOUNDARY STREET & 85 RAILWAY STREET, PARRAMATTA PROPOSED RESIDENTIAL DEVELOPMENT

STORMWATER CONCEPT PLANS



LOCALITY PLAN
N.T.S

DRAWING INDEX	
Drawing No.	DESCRIPTION
000	COVER SHEET PLAN
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	SITE PLAN
105	WSUD CATCHMENT PLAN
106	OSD & WSUD DETAILS & CALCULATIONS SHEET 1 OF 2
107	OSD & WSUD DETAILS & CALCULATIONS SHEET 2 OF 2
108	MISCELLANEOUS DETAILS SHEET

NOT FOR CONSTRUCTION

B	COUNCIL COMMENTS	21/06/2022	AGN	JSF
A	ISSUE FOR DEVELOPMENT APPLICATION	20/12/2021	JTF	JSF
Issue	Description	Date	Design	Checked
10m at full size				200m

Certification By Dr. Michel Chasys

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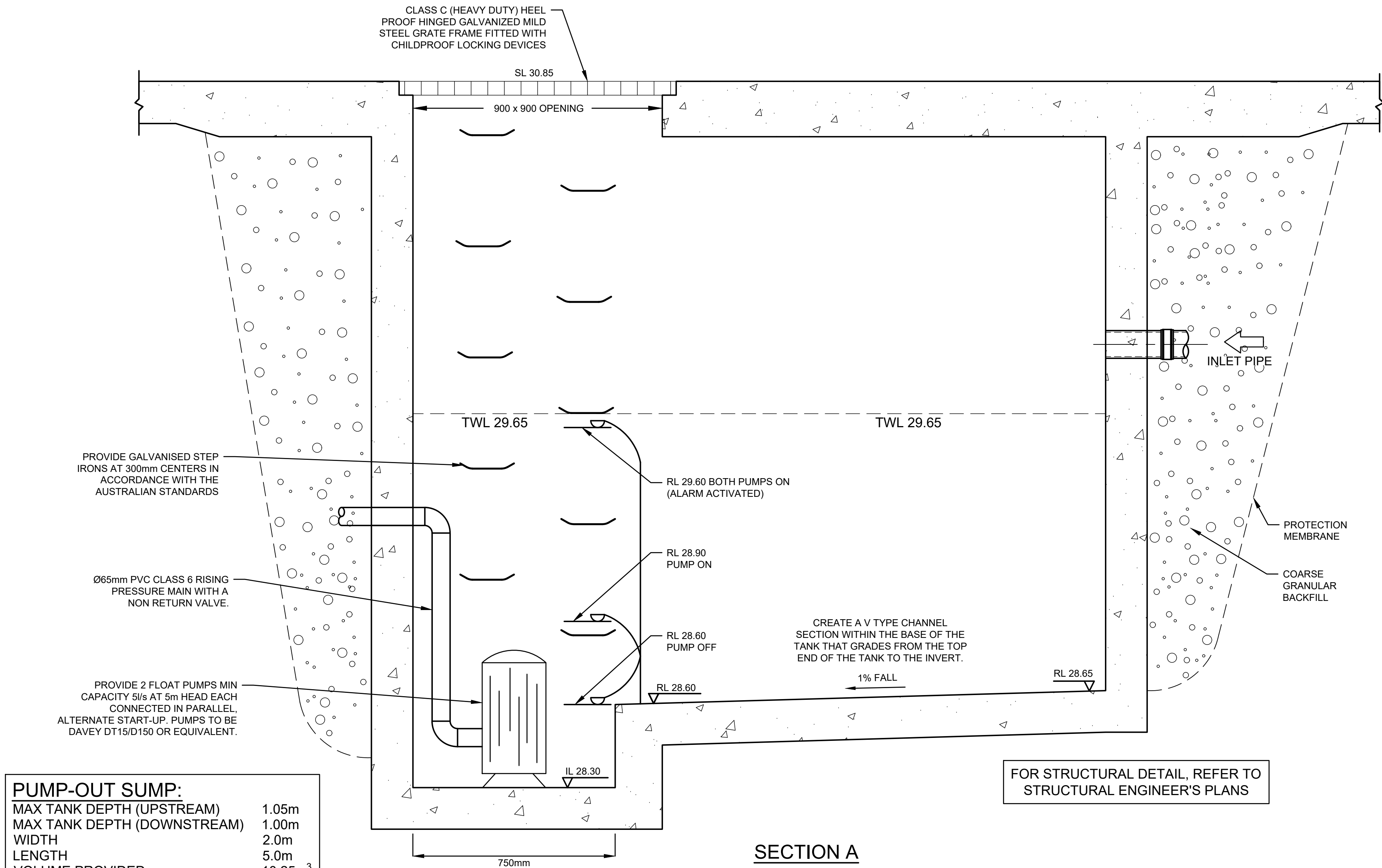
Client
City of Parramatta Council

Scale

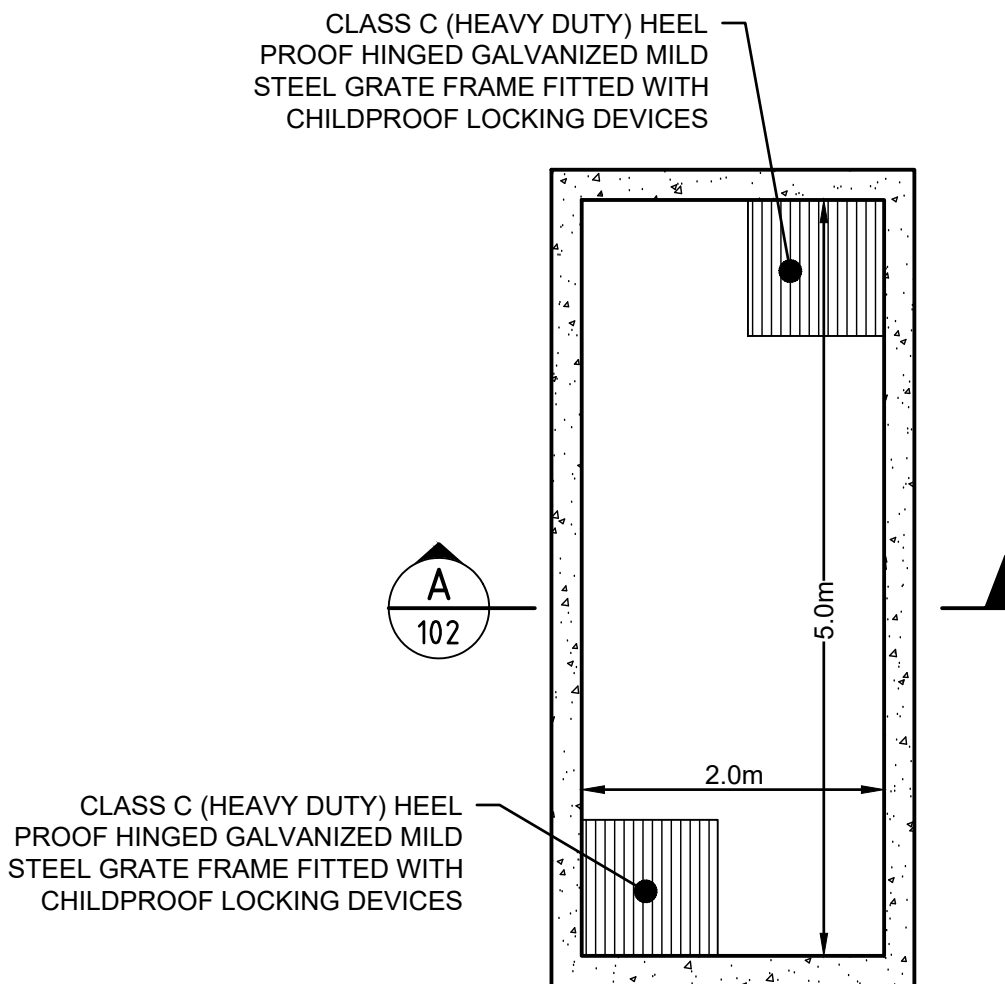
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Email : info@telfordcivil.com.au
Phone : 02 7809 4931
Company : Telford Consulting Pty Ltd

Project
**2-4 BOUNDARY STREET &
85 RAILWAY STREET, PARRAMATTA
PROPOSED RESIDENTIAL DEVELOPMENT
STORMWATER CONCEPT PLANS
DEVELOPMENT APPLICATION**

Drawing Title COVER SHEET PLAN			
Scale N.T.S.	Project No. 2021316	Dwg. No. 000	Issue A



SECTION A
STORMWATER PUMP-OUT SUMP
SCALE 1:10

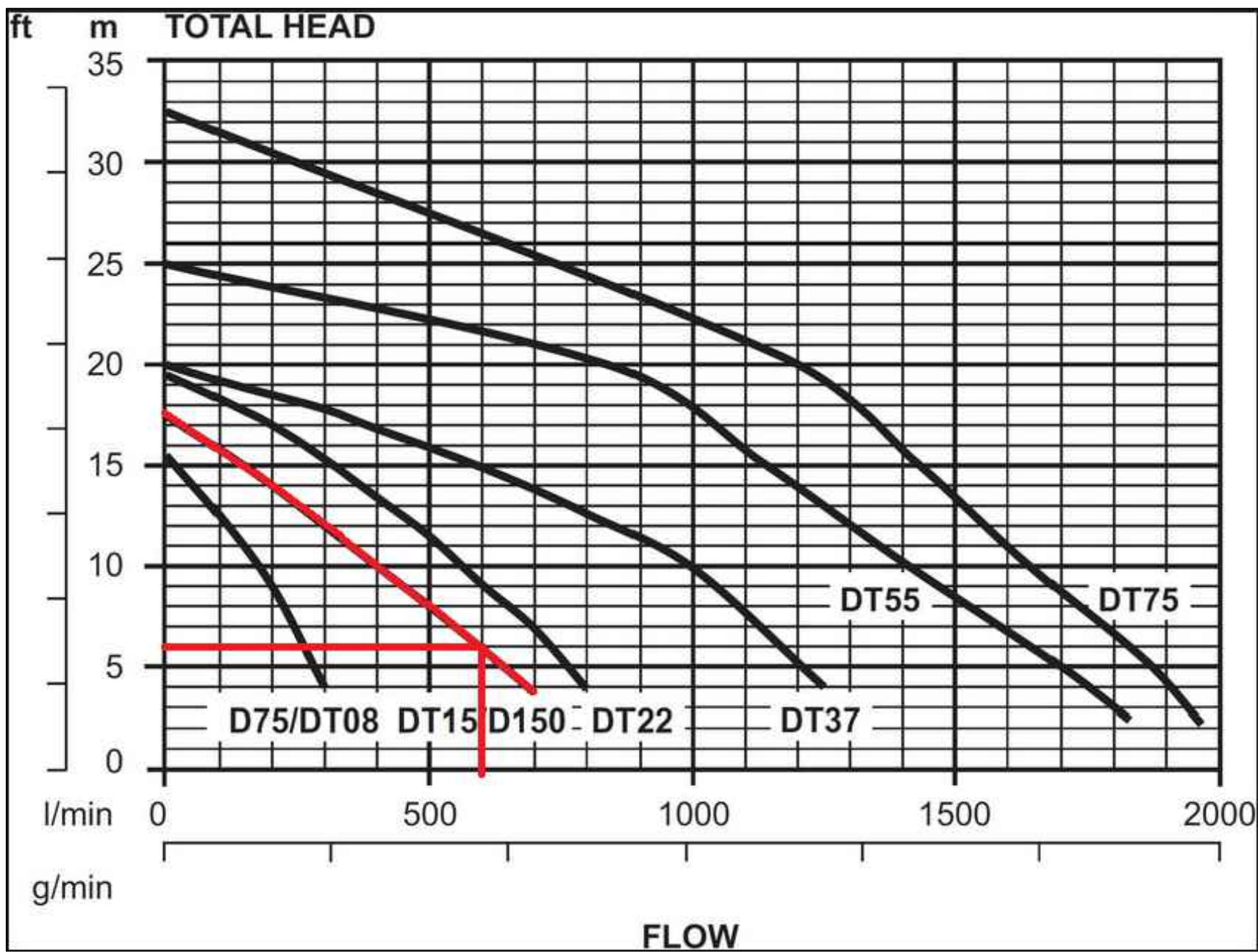


NOTE:
1- FOR ALL THE STRUCTURAL DETAILS, REFER TO STRUCTURAL ENGINEER'S PLAN.
2- ALL THE AG LINES BEHIND BASEMENT WALLS TO BE CONNECTED TO PUMP-OUT SUMP.

PUMP-OUT SUMP DETAIL
PLAN VIEW
SCALE 1:50

PUMP STORAGE VOLUME CALCULATION

- $I_{100, 2\text{hours}} = 47.1 \text{ mm/hour}$
- PUMP STORAGE CATCHMENT AREA: $A = 86.9 \text{ m}^2 = 0.00869 \text{ ha}$
- $Q = C \times I \times A / 360$ WHERE $C = 1.0$ (REFER TO AS3500.3.5.4.6 (a))
 $= 1.0 \times 47.1 \times 0.00869 / 360$
 $= 0.00137 \text{ m}^3/\text{s}$
 $= 1.137 \text{ L/s}$
- THEREFORE, THE PUMP HOLDING TANK VOLUME IS:
 $V = 0.001137 \times 2 \times 3600$
 $= 8.186 \text{ m}^3$
- TOTAL REQUIRED VOLUME IS 8.186 m^3
TOTAL PROVIDED VOLUME IS 10.25 m^3



PUMP CALCULATIONS												
Project Address:		2-4 Boundary St & 85 Railway St, Parramatta										
HL=(3.35x10e6xQ/(d^2.63xC))^1.852 HL(m/100m), Q(L/s), d(mm)				h1=kv^2/2g k(cum), v(m/s), g=9.8(m		H(total head)=Hf+h1+Elevation Head(static head)						
				v(m/s)= 0.00		Elevation Head(m)= 5			Pipe Length(m)= 10			
d(mm)= 65				Bend Losses, Kb= 3.06								
				Valve Losses, Kv= 2.13		Hazen - Williams C= 145			Hazen-Williams Constant			
				Entry/Exit Losses, Ke= 5.00					125-140 Commercial steel pipe			
				Cum Losses, K= 10.19					135-140 Bitumen Lined Cast iron pipe			
									140-145 Copper Tube			
				Start Flow= 0					145-150 PVC			
				Increment= 1								
Q(L/s)		0	1	2	3	4	5	6	7	8	9	10
HL(m/100m)		0.00	0.18	0.64	1.36	2.32	3.51	4.92	6.55	8.39	10.44	12.68
Hf(m)	HL x pipe Length/100	0.00	0.02	0.06	0.14	0.23	0.35	0.49	0.66	0.84	1.04	1.27
v(m/s)	Q(L/s) / area of pipe crossing section	0.00	0.30	0.60	0.90	1.21	1.51	1.81	2.11	2.41	2.71	3.01
h1(m)	k(cum) x v(m/s)^2/2xg	0.00	0.05	0.19	0.42	0.76	1.18	1.70	2.31	3.02	3.82	4.72
H(m)	=Hf+H1+Elevation Head	5.00	5.07	5.25	5.56	5.99	6.53	7.19	7.97	8.86	9.87	10.99

UNDERGROUND PUMP - OUT SUMP
STAGED STORAGE CALCULATIONS

DEPTH (mm)	AREA (m ²)	CUMULATIVE VOLUME (m ³)
0	10.00	0
100	10.00	0.75
200	10.00	1.75
300	10.00	2.75
400	10.00	3.75
500	10.00	4.75
600	10.00	5.75
700	10.00	6.75
800	10.00	7.75
900	10.00	8.75
1000	10.00	9.75
1050	10.00	10.25

NOT FOR CONSTRUCTION

B	COUNCIL COMMENTS	21/06/2022	AGN	JSF
A	ISSUE FOR DEVELOPMENT APPLICATION	20/12/2021	JTF	JSF
Issue	Description	Date	Design	Checked
1	10m at full size			200m

Certification By Dr. Michel Chasys

[Signature]

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Client
City of Parramatta Council

Scale
0 200 400 600mm
SCALE 1:10 @ A1
0 1 2 3 m
SCALE 1:50 @ A1

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Phone : 02 7809 4931
Company : Telford Consulting Pty Ltd

Project
2-4 BOUNDARY STREET & 85 RAILWAY STREET, PARRAMATTA
PROPOSED RESIDENTIAL DEVELOPMENT
STORMWATER CONCEPT PLANS
DEVELOPMENT APPLICATION

Drawing Title
STORMWATER CONCEPT PLAN
BASEMENT LEVEL
SHEET 2 OF 2
Scale A1 Project No. 2021316 Dwg. No. 102 Issue A

WSUD CHAMBER DETAILS

TOTAL SITE AREA = 1793.3m²
BY-PASS AREA = 15.9m²
SITE AREA DRAINING TO OSD = 1774.4m²

EFFECTIVE DEPTH OF WATER WITHIN FILTRATION CHAMBER=
0.69 (CARTRIDGE HEIGHT) + 0.08 (HEAD REQUIRED FOR SW 690 CARTRIDGE) = 0.77m
AREA NEEDED FOR THE FILTRATION CARTRIDGES= 1774.4*0.003 /0.77 =6.91m²
AREA PROVIDED = 7.0 m²

3x690mm PSORB CARTRIDGES PROVIDED - OUTFLOW = 2.79 L/s

OSD ORIFICE DETAILS

PSD (2) = PSD (1) - 4.01 L/s
= 37.397 - 2.79 = 34.607 L/s
ORIFICE HEAD = 31.60 - 30.80 = 0.80m NEW ORIFICE DIAMETER = Ø135mm

ORIFICE CALCULATIONS:

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

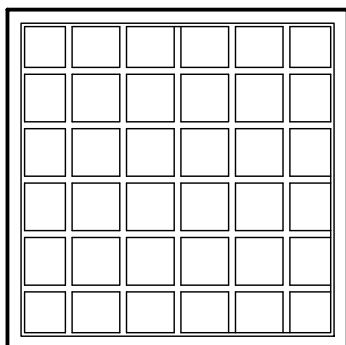
$$\begin{aligned} \text{SO: } A &= Q / (C \times \text{sqrt}(2 \times g \times h)) \\ &= 0.034607 / (0.61 \times \text{sqrt}(2 \times 9.81 \times 0.80)) \\ &= 0.01432 \text{ m}^2 \end{aligned}$$

THEREFORE:

$$\begin{aligned} d &= \text{sqrt}(4 \times A / \pi) \\ &= \text{sqrt}(4 \times 0.01432 / 3.14159) \\ &= 135 \text{ mm} \end{aligned}$$

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 AUSTRROADS 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.



900 x 900 ACCESS COVER

StormFilter Flow Calculator - Psorb Media

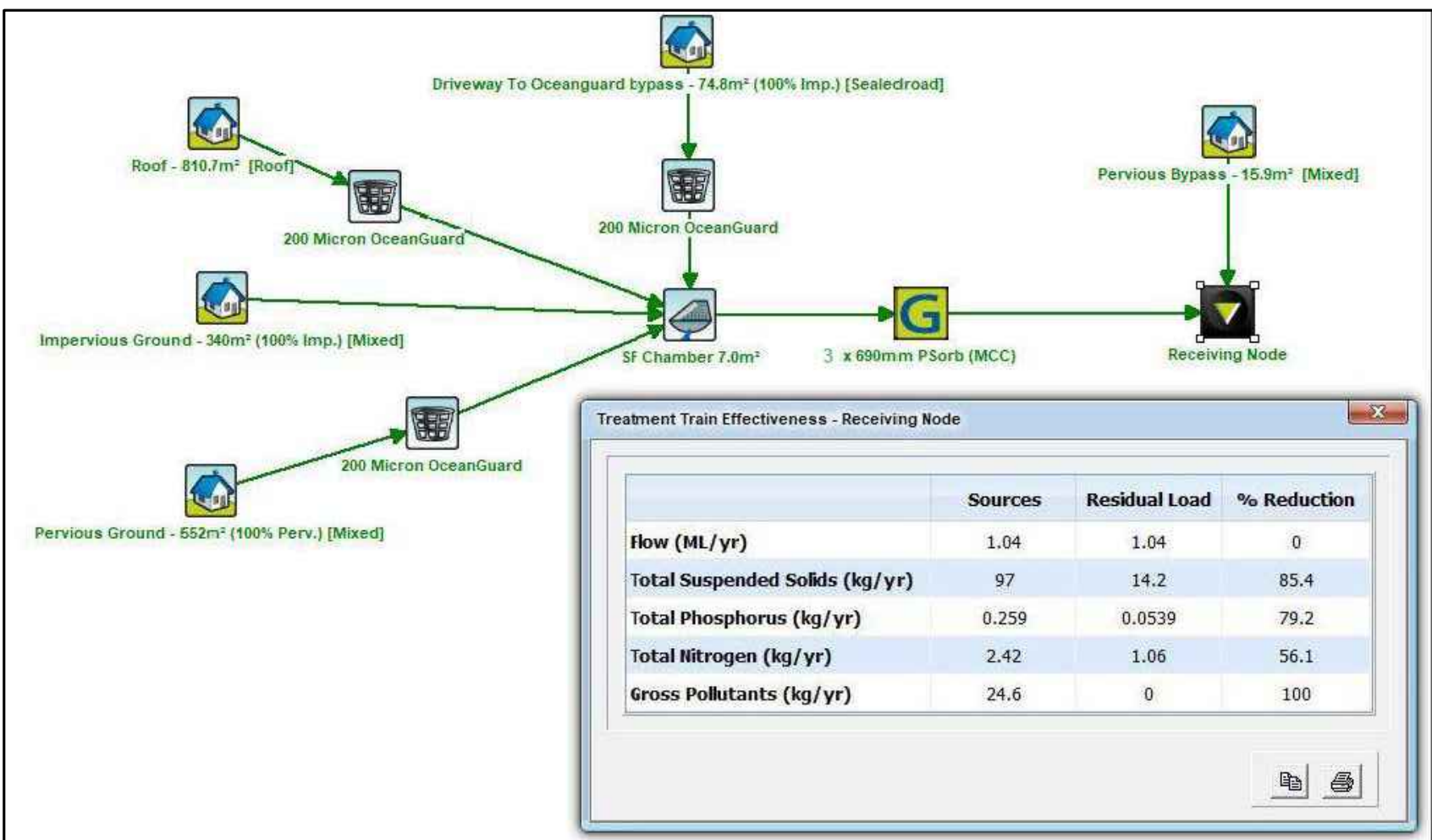
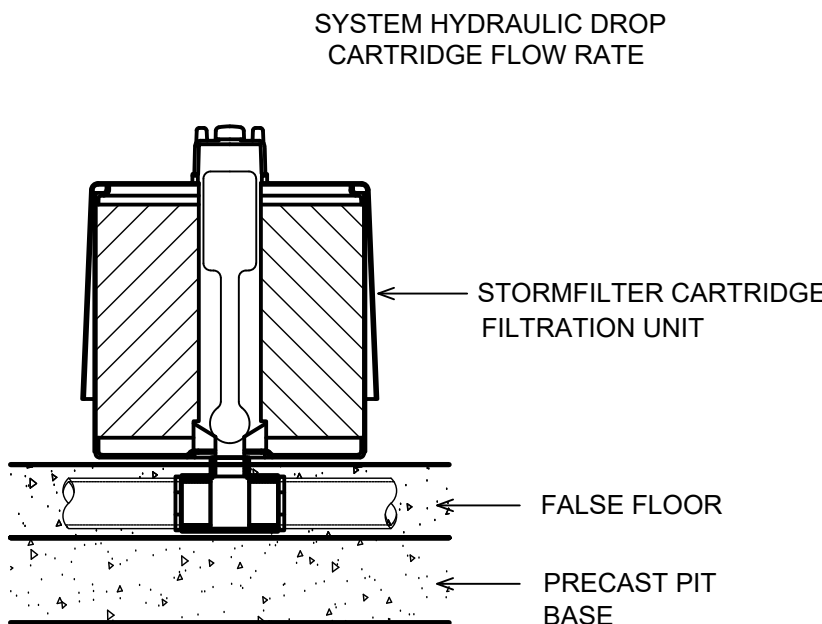
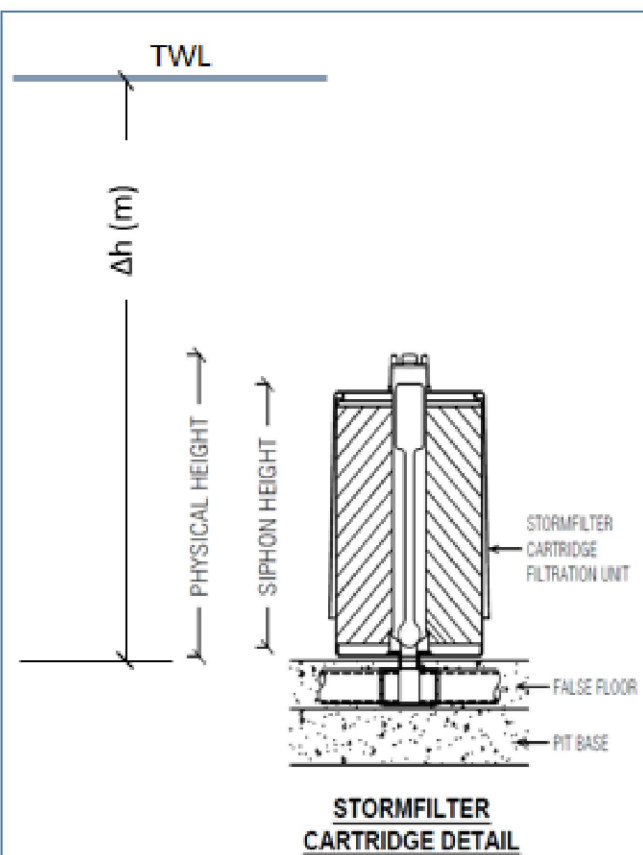
The equation below defines the relationship between the diameter of the orifice plate, the flow rate through the cartridge and head.

$$Q = (0.111d^2 \cdot 2.06h^{0.5}) / 60$$

where d = Restrictor Disc Diameter
 Δh = head

Cartridge Name 690
Cartridge Quantity 3
 Δh (m) 0.82

Total Q at head 2.79



MUSIC MODEL & RESULTS

N.T.S.

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
SYSTEM HYDRAULIC DROP
TREATMENT BY MEDIA SURFACE AREA L/S/m2
CARTRIDGE FLOW RATE

B	COUNCIL COMMENTS	21/06/2022	AGN	JSF
A	ISSUE FOR DEVELOPMENT APPLICATION	20/12/2021	JTF	JSF
Issue	Description	Date	Design	Checked
1	10m at full size			200m

Certification By Dr. Michel Chasys

[Signature]

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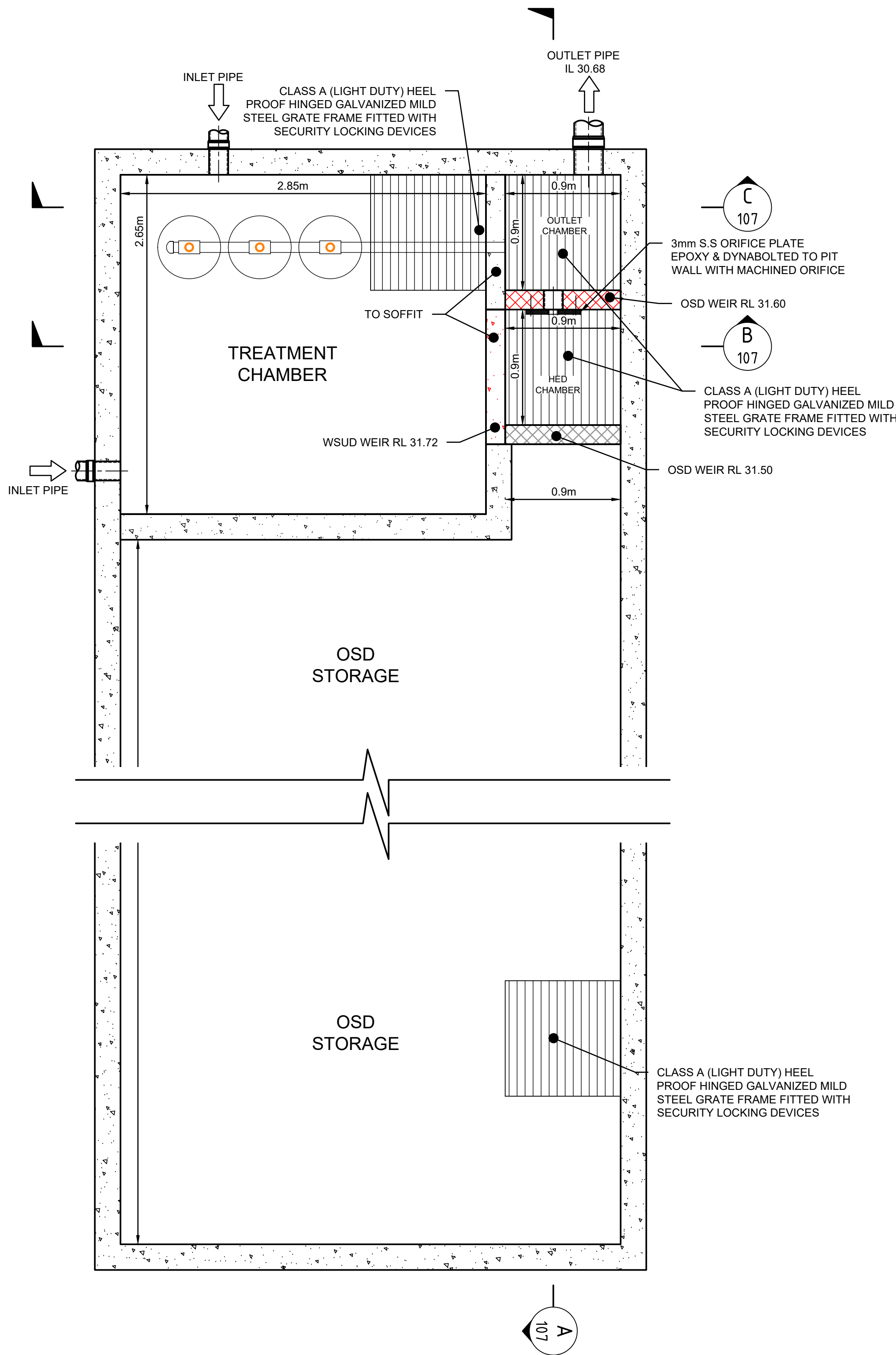
Client
City of Parramatta Council

Scale
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SCALE 1:25 @ A1

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Project
**2-4 BOUNDARY STREET &
85 RAILWAY STREET, PARRAMATTA
PROPOSED RESIDENTIAL DEVELOPMENT
STORMWATER CONCEPT PLANS
DEVELOPMENT APPLICATION**

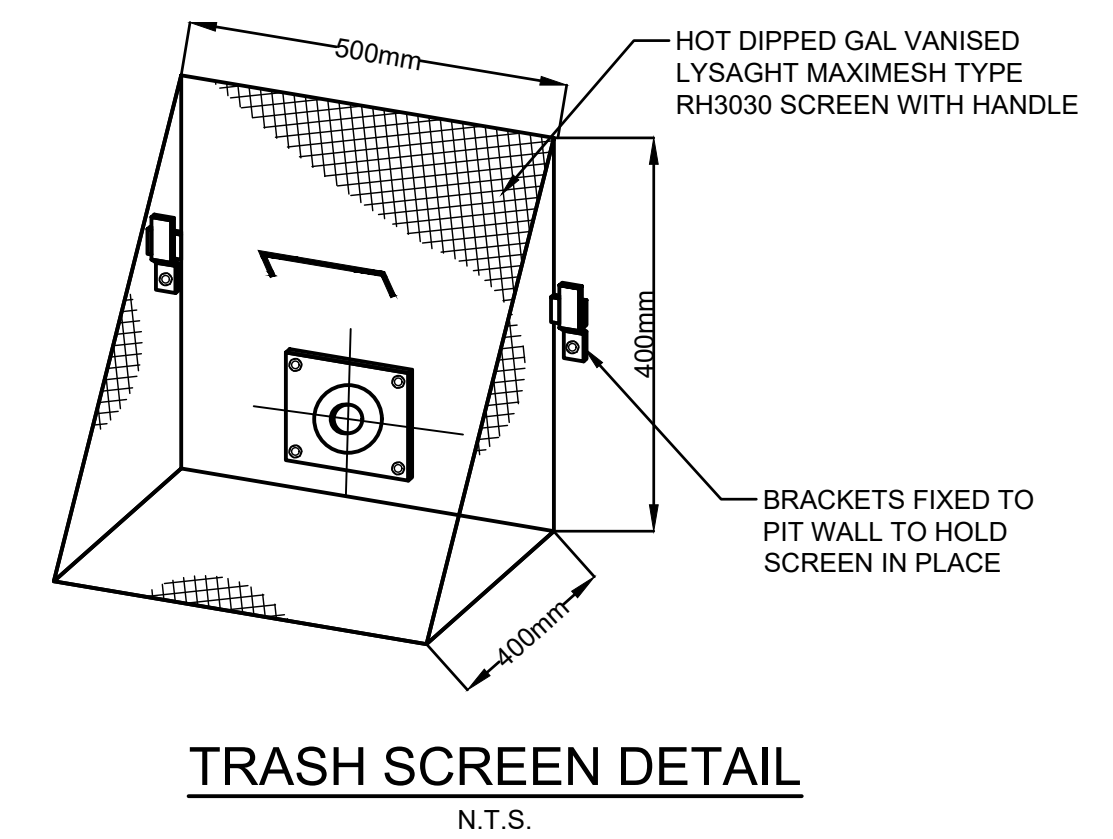
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**OSD & WSUD DETAILS
& CALCULATIONS
SHEET 1 OF 2**
Scale A1 Project No. 2021316 Dwg. No. 106 Issue A



UNDERGROUND OSD/WSUD TANK DETAIL PLAN VIEW

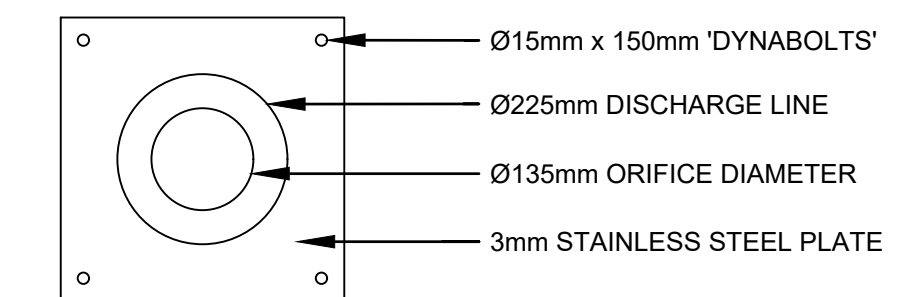
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TRASH SCREEN DETAIL

N.T.S.

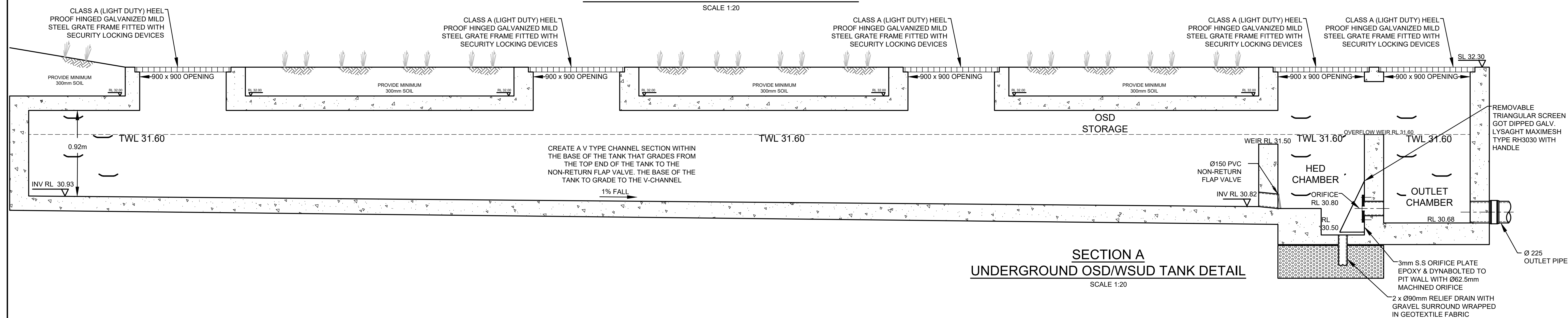


ORIFICE PLATE DETAIL

SCALE 1:10




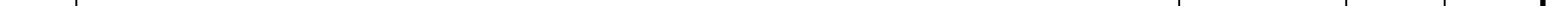
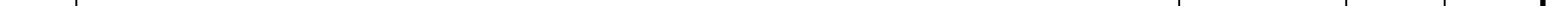
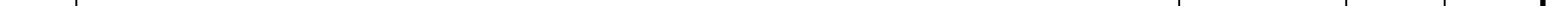
UNDERGROUND OSD TANK STAGED STORAGE CALCULATIONS

DEPTH (mm)	AREA (m ²)	CUMULATIVE VOLUME (m ³)
0	56.39	0
100	56.39	2.8195
200	56.39	7.61265
300	56.39	13.25165
400	56.39	18.89065
500	56.39	24.52965
600	56.39	30.16865
700	56.39	35.80765
800	56.39	41.44665



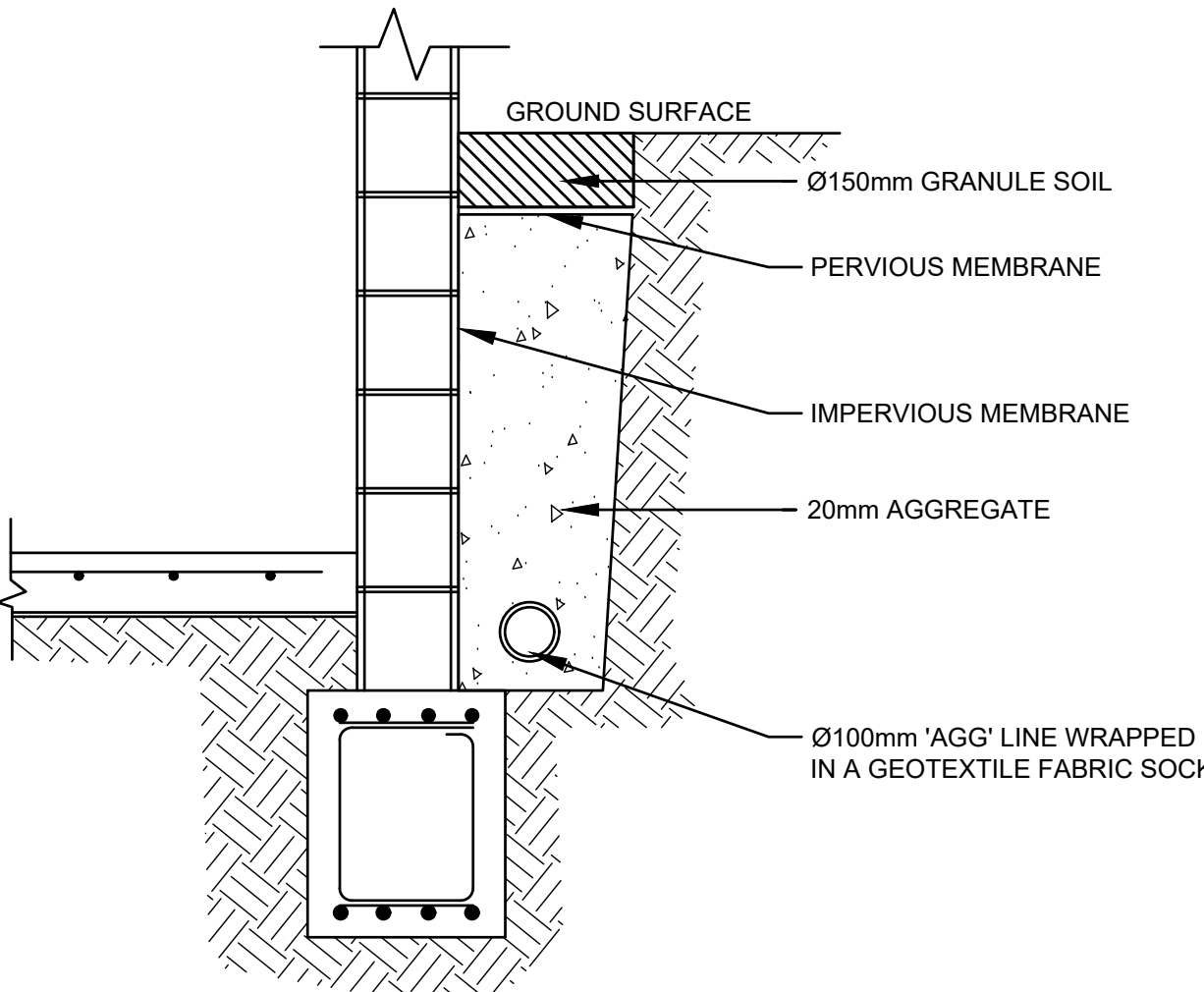
SECTION A
UNDERGROUND OSD/WSUD TANK DETAIL
SCALE 1:20

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							Idraft Architects Pty Ltd Unit 43.2 Slough Avenue, Silverwater NSW 2128 PHONE : 02 9848 8848 Email : pierre@idraft.com.au www.idraft.com.au		City of Parramatta Council				 Level 4, 470 Church Street, Parramatta NSW 2150 PO BOX 3579 Parramatta 2124 Email : info@telfordcivil.com.au Phone : 02 7809 4931 Company : Telford Consulting Pty Ltd		2-4 BOUNDARY STREET & 85 RAILWAY STREET, PARRAMATTA PROPOSED RESIDENTIAL DEVELOPMENT STORMWATER CONCEPT PLANS DEVELOPMENT APPLICATION		OSD & WSUD DETAILS & CALCULATIONS SHEET 2 OF 2																											
<table><tr><td>B</td><td>COUNCIL COMMENTS</td><td>21/06/2022</td><td>AGN</td><td>JSF</td></tr><tr><td>A</td><td>ISSUE FOR DEVELOPMENT APPLICATION</td><td>20/12/2021</td><td>JTF</td><td>JSF</td></tr><tr><td>Issue</td><td>Description</td><td>Date</td><td>Design</td><td>Checked</td></tr><tr><td colspan="5"></td></tr></table>					B	COUNCIL COMMENTS	21/06/2022	AGN	JSF	A	ISSUE FOR DEVELOPMENT APPLICATION	20/12/2021	JTF	JSF	Issue	Description	Date	Design	Checked											<table><tr><td>Scale</td><td>A1</td><td>Project No.</td><td>Dwg. No.</td><td>Issu</td></tr><tr><td>As Shown</td><td></td><td>2021316</td><td>107</td><td></td></tr></table>					Scale	A1	Project No.	Dwg. No.	Issu	As Shown		2021316	107	
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Scale	A1	Project No.	Dwg. No.	Issu																																								
As Shown		2021316	107																																									

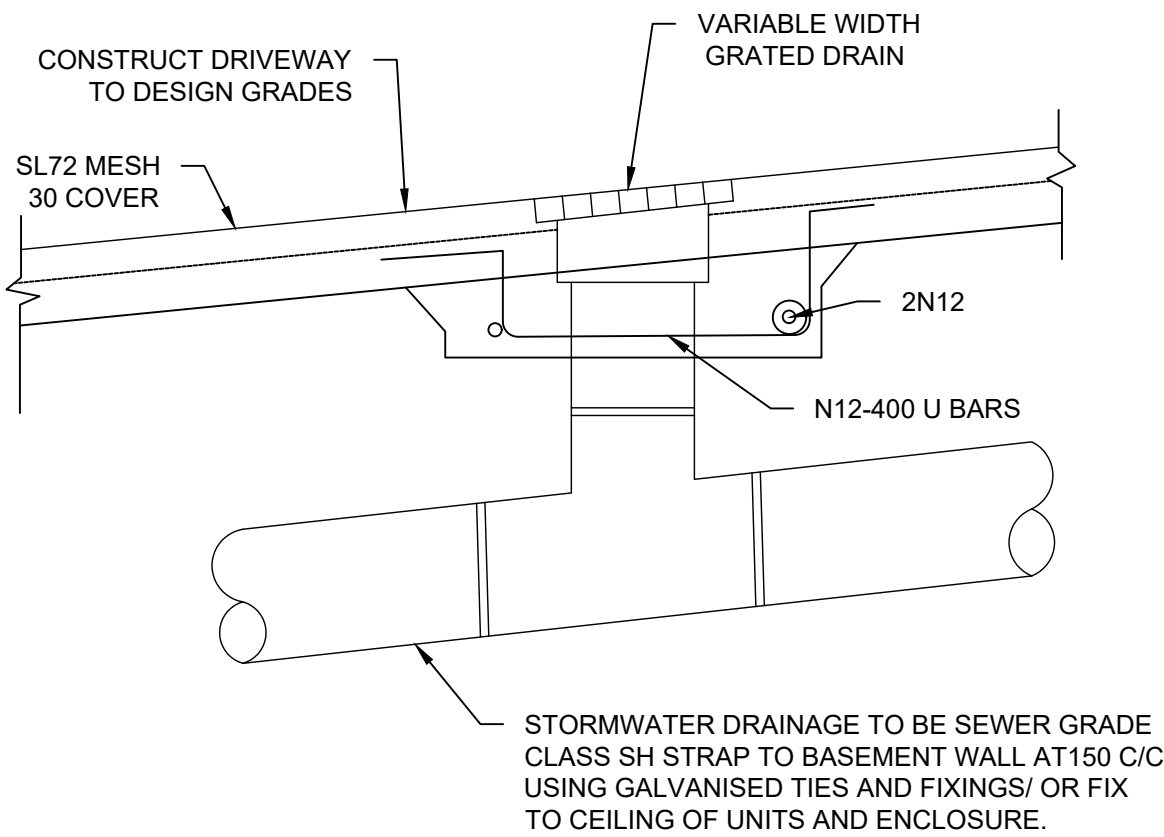
SEDIMENT & EROSION NOTES

1. IMMEDIATELY FOLLOWING SETTING OUT OF THE WORKS, BUT PRIOR TO COMMENCEMENT OF ANY CLEARING OR EARTHWORKS, THE CONTRACTOR AND SUPERINTENDENT SHALL WALK THE SITE TO NOMINATE THE LOCATIONS AND TYPES OF SEDIMENT AND EROSION CONTROL MEASURES TO BE ADOPTED. THESE MEASURES SHALL BE IMPLEMENTED PRIOR TO ANY CLEARING OR EARTHWORKS AND MAINTAINED UNTIL THE WORKS ARE COMPLETED AND NO LONGER POSE AN EROSION HAZARD, UNLESS OTHERWISE APPROVED BY THE SUPERINTENDENT.
2. IMMEDIATELY FOLLOWING SETTING OUT OF THE WORKS, BUT PRIOR TO COMMENCEMENT OF ANY CLEARING OR EARTHWORKS, THE CONTRACTOR AND SUPERINTENDENT SHALL WALK THE SITE TO IDENTIFY AND MARK TREES WHICH ARE TO BE PRESERVED. NOTWITHSTANDING THE ABOVE, THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS TO MINIMISE DISTURBANCE TO EXISTING VEGETATION AND GROUND COVER OUTSIDE THE MINIMUM AREAS REQUIRED TO COMPLETE THE WORKS AND SHALL BE RESPONSIBLE FOR RECTIFICATION, AT ITS OWN COST, OF ANY DISTURBANCE BEYOND THOSE AREAS.
3. PROVIDE GULLY GRATE INLET SEDIMENT TRAPS AT ALL GULLY PITS.
4. PROVIDE SILT FENCING ALONG PROPERTY LINE AS DIRECTED BY SUPERINTENDENT.
5. ADDITIONAL CONTROL DEVICES TO BE PLACED WHERE DIRECTED BY THE PRINCIPLE.
6. ALTERNATIVE DESIGNS TO BE APPROVED BY SUPERINTENDENT PRIOR TO CONSTRUCTION.
7. WASH DOWN/RUMBLE AREA TO BE CONSTRUCTED WITH PROVISIONS RESTRICTING ALL SILT AND TRAFFICKED DEBRIS FROM ENTERING THE STORMWATER SYSTEM.
8. NO WORK OR STOCKPILING OF MATERIALS TO BE PLACED OUTSIDE OF SITE WORK BOUNDARY.
9. APPROPRIATE EROSION AND SEDIMENT CONTROLS TO BE USED TO PROTECT STOCKPILES AND MAINTAINED THROUGH OUT CONSTRUCTION.
10. IT IS THE CONTRACTORS RESPONSIBILITY TO TAKE DUE CARE OF NATURAL VEGETATION. NO CLEARING IS TO BE UNDERTAKEN WITHOUT PRIOR APPROVAL FROM THE SUPERINTENDENT.
11. TO AVOID DISTURBANCE TO EXISTING TREES, EARTHWORKS WILL BE MODIFIED AS DIRECTED ON-SITE BY THE SUPERINTENDENT.
12. THE LOCATION OF EROSION AND SEDIMENTATION CONTROLS WILL BE DETERMINED ON SITE BY THE SUPERINTENDENT.
13. ACCESS TRACKS THROUGH THE SITE WILL BE LIMITED TO THOSE DETERMINED BY THE SUPERINTENDENT AND THE CONTRACTOR PRIOR TO ANY WORK COMMENCING.
14. ALL SETTING OUT IS THE RESPONSIBILITY OF THE CONTRACTOR PRIOR TO WORKS COMMENCING ON SITE. THE SUPERINTENDENT'S SURVEYOR SHALL PEG ALL ALLOTMENT BOUNDARIES, PROVIDE COORDINATE INFORMATION TO THESE PEGS AND PLACE BENCH MARKS. THE CONTRACTOR SHALL SET OUT THE WORKS FROM AND MAINTAIN THESE PEGS.
15. PLANS ARE MINIMUM REQUIREMENTS AND ARE TO BE USED AS A GUIDE ONLY. EXACT MEASURES USED SHALL BE DETERMINED ON SITE IN CONJUNCTION WITH PROGRAM OF CONTRACTORS WORKS etc.



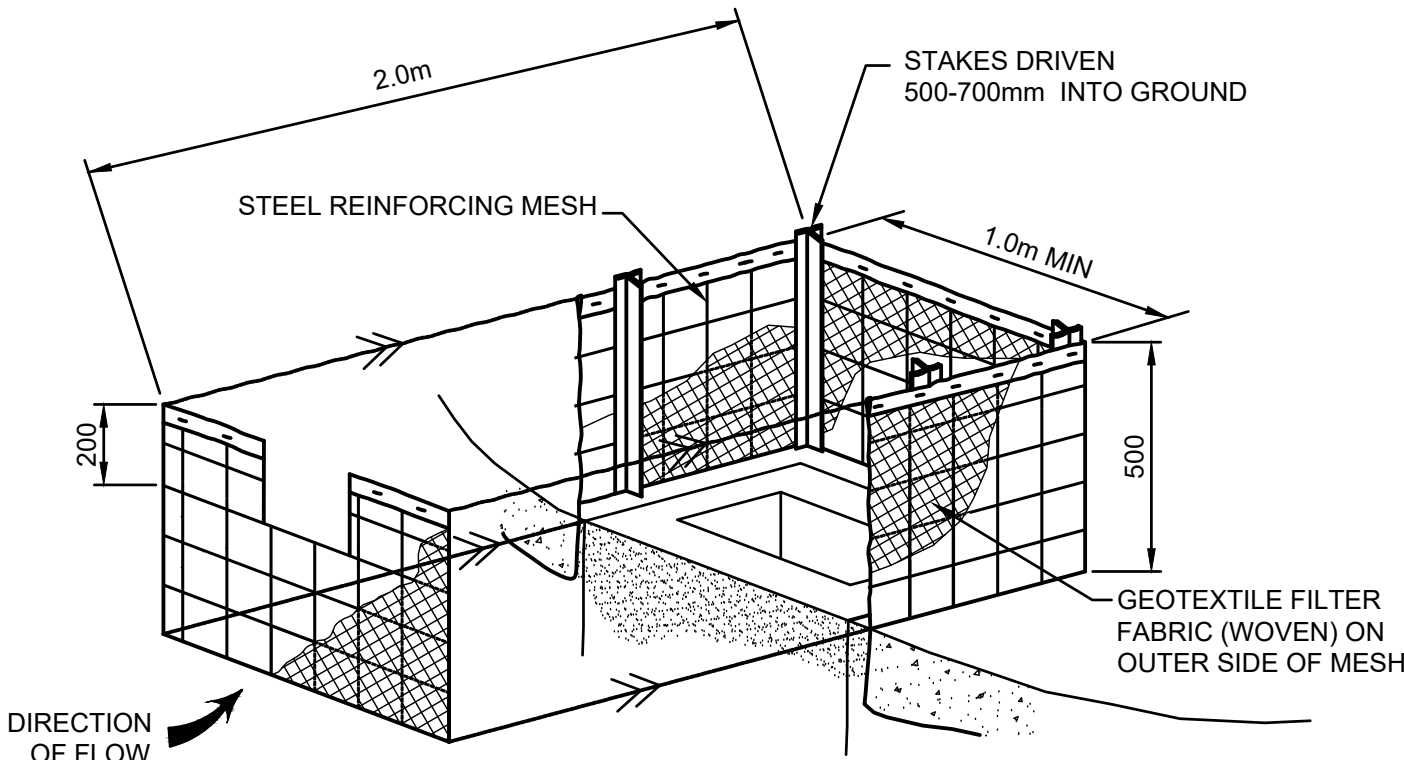
TYPICAL SUBSOIL DRAIN

N.T.S



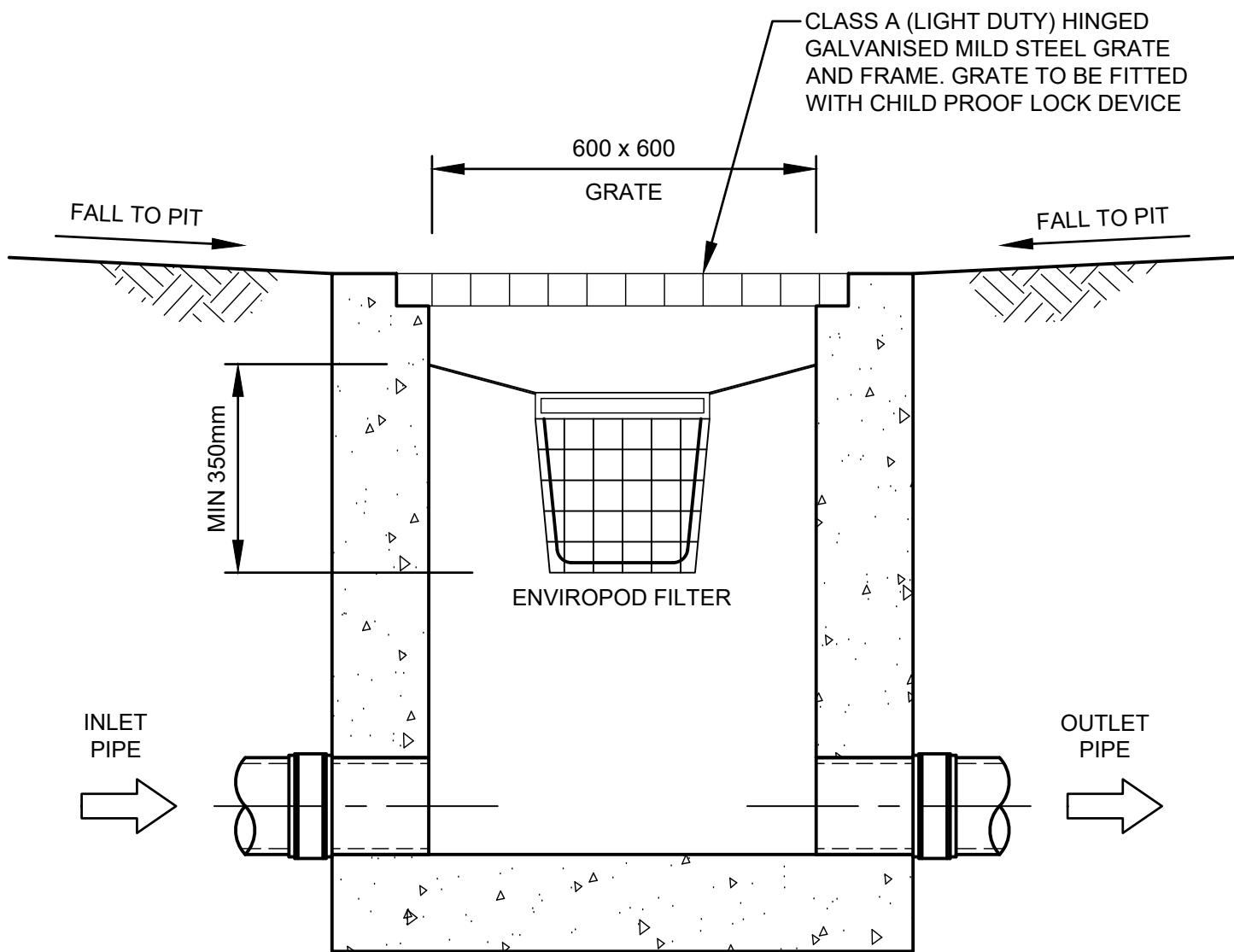
GRADED DRAIN DETAIL

N.T.S.



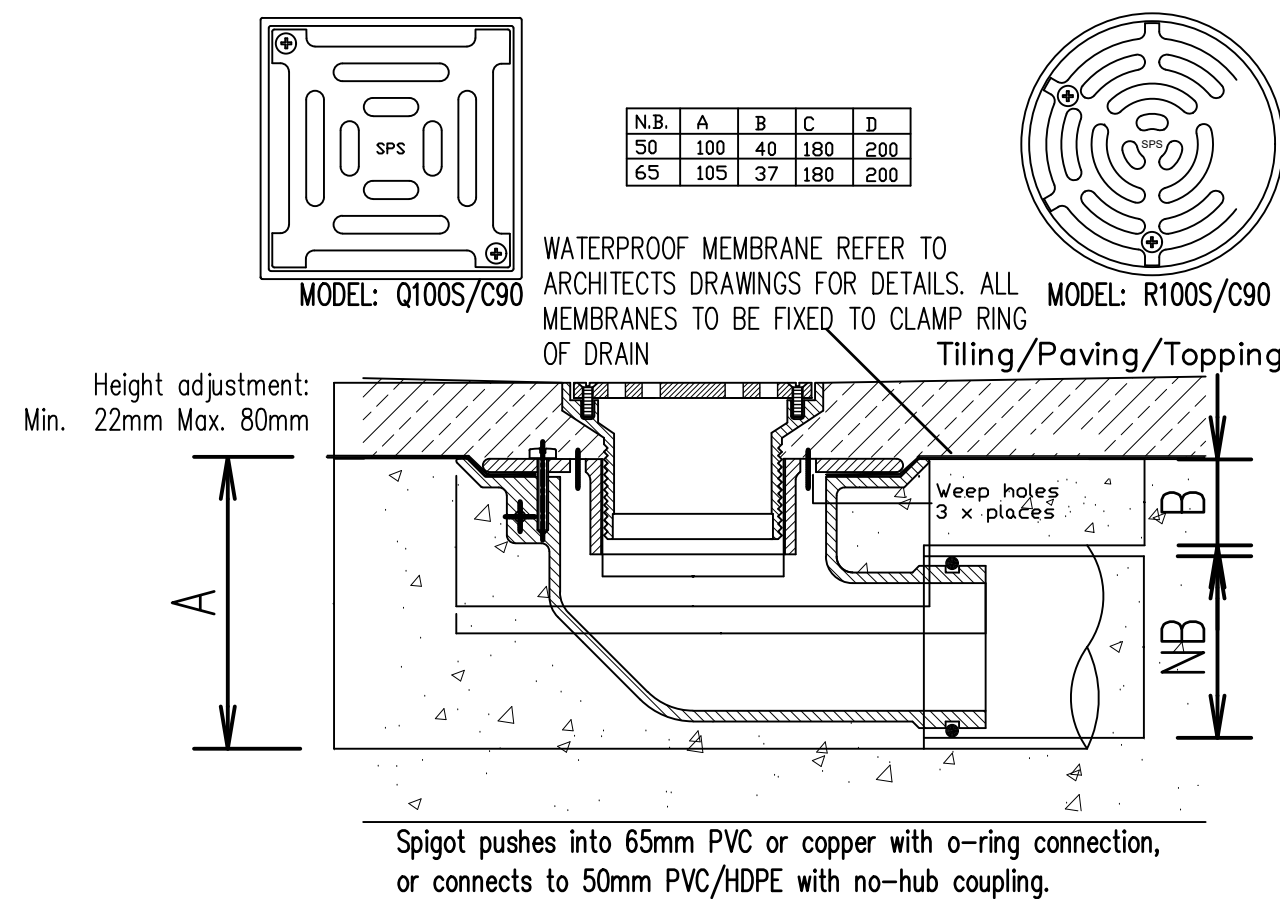
FIELD INLET SEDIMENT TRAP

N.T.S.

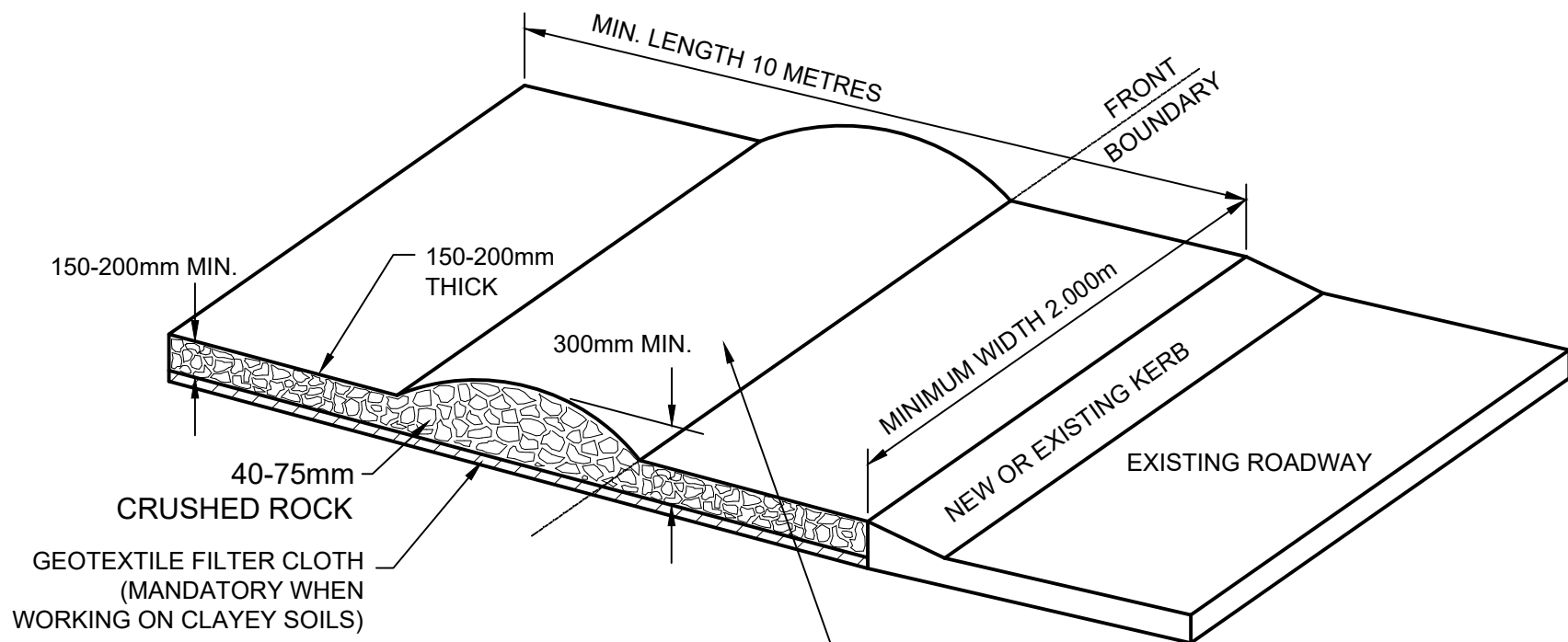


TYPICAL OceanGuard SURFACE PIT CONFIGURATION SECTION

N.T.S

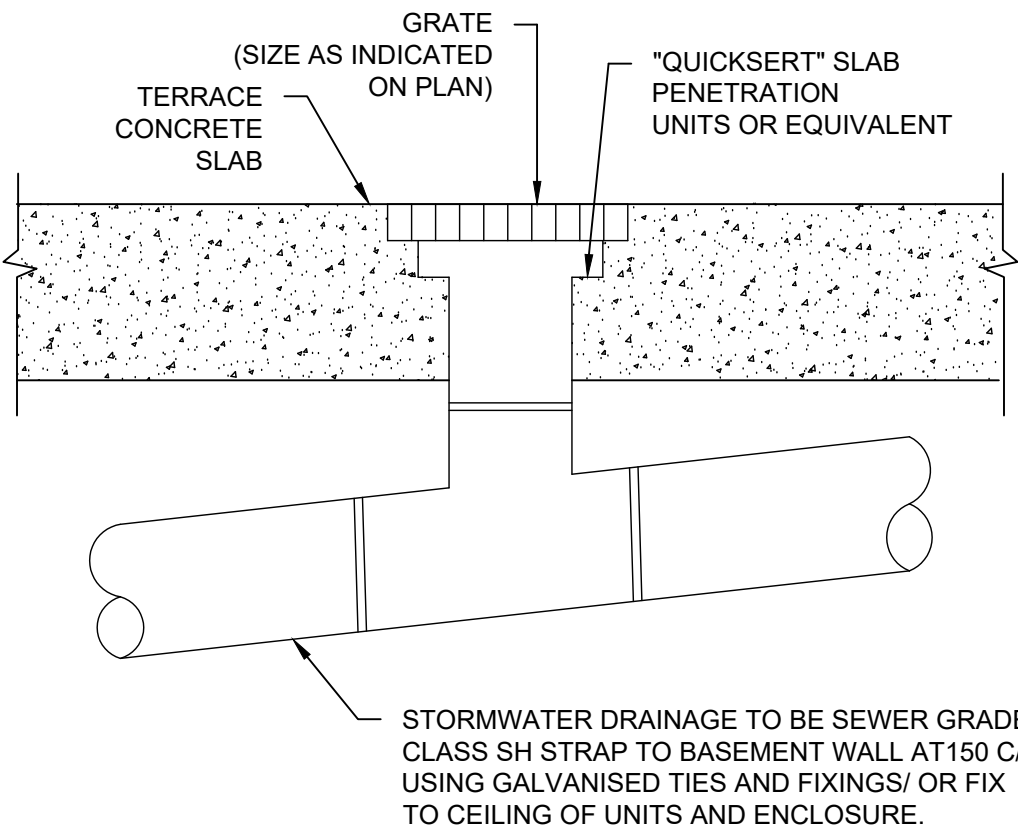


TYPICAL CAST IN FLOOR WASTE/RAINWATER OUTLET



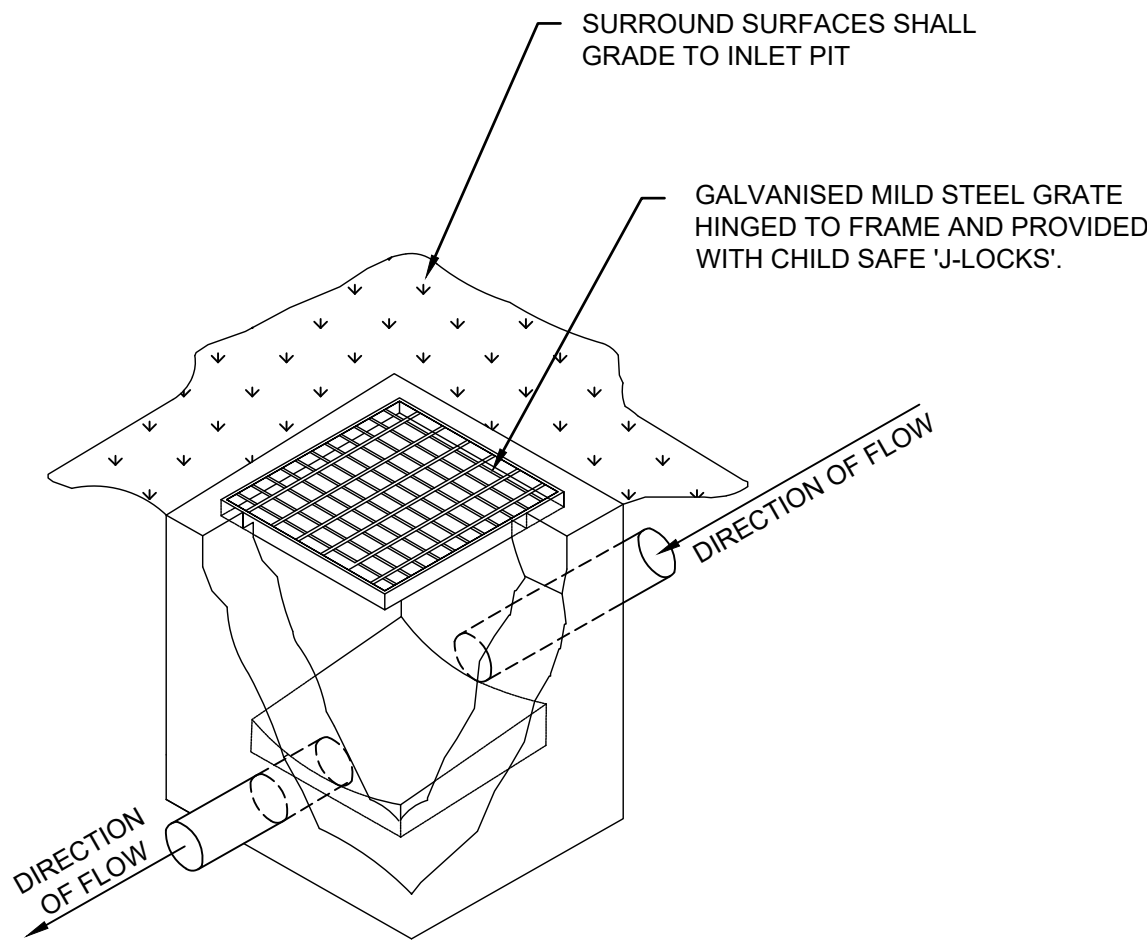
SHAKEDOWN DEVICE

N.T.S.



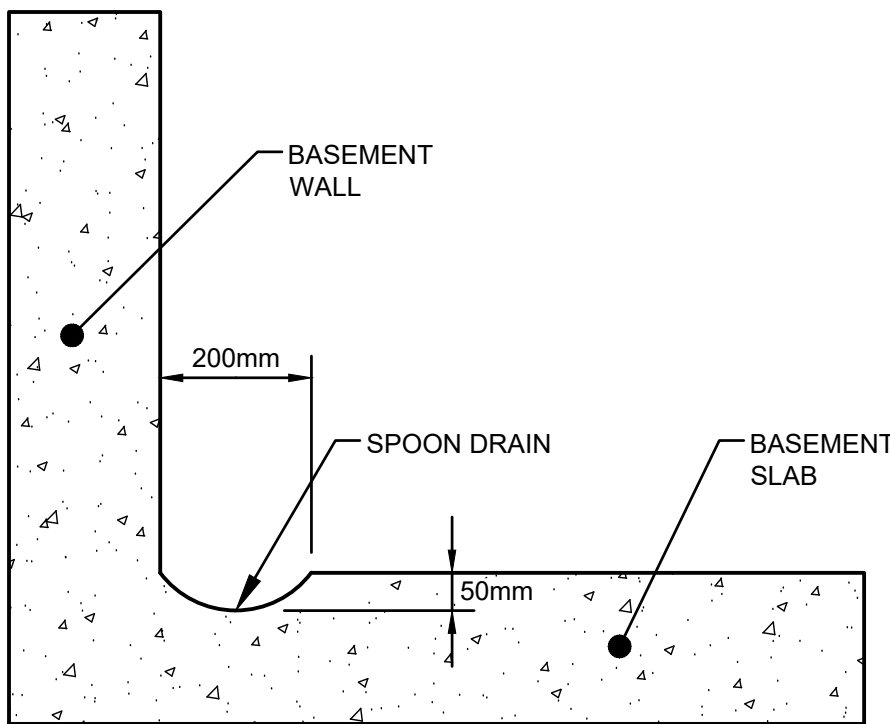
RAINWATER OUTLET DETAIL

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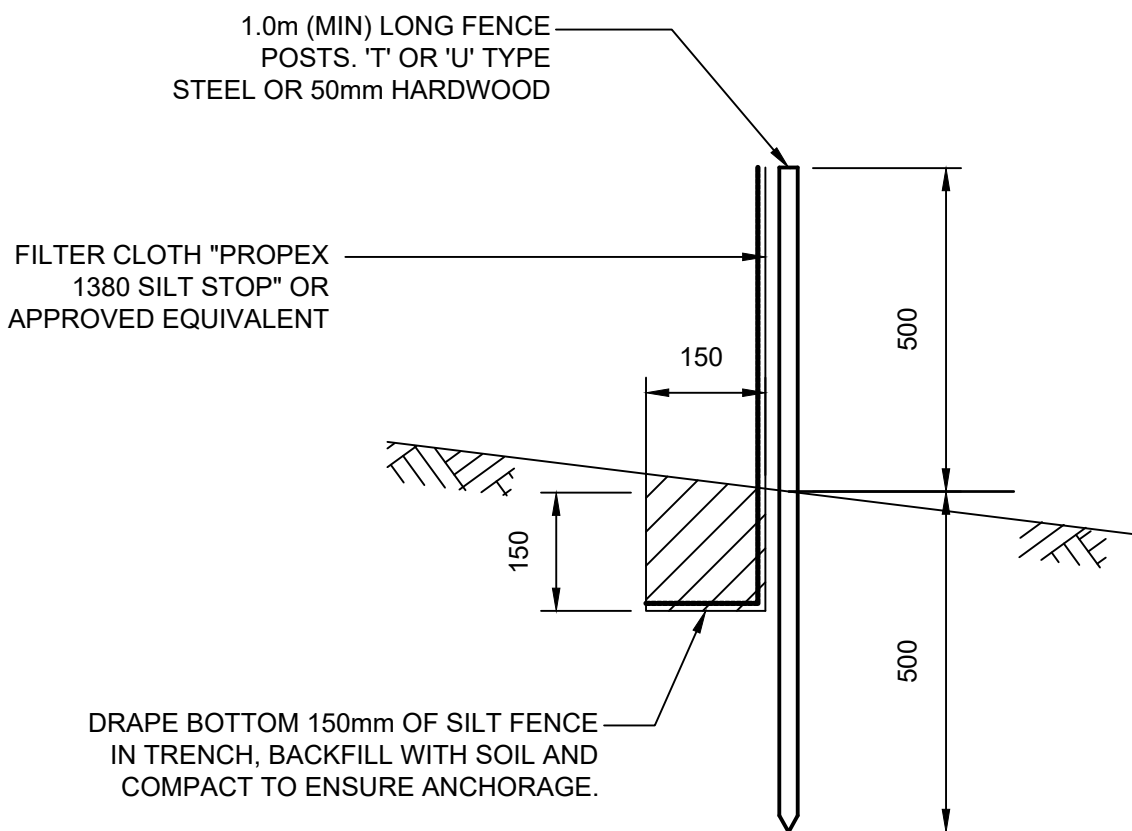
TYPICAL GRATED INLET PIT DETAIL

N.T.S.



SPOON DRAIN SECTION DETAIL

SCALE 1:10



SILT FENCE DETAIL

N.T.S

SILT FENCE NOTES:

1. FILTER CLOTH TO BE FASTENED SECURELY TO POSTS WITH GALVANISED WIRE TIES, STAPLES OR ATTACHMENT BELTS.
2. POSTS SHOULD NOT BE SPACED MORE THAN 3.0m APART.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 150mm AND FOLDED.
4. FOR EXTRA STRENGTH TO SILT FENCE, WOVEN WIRE (14mm GAUGE, 150mm MESH SPACING) TO BE FASTENED SECURELY BETWEEN FILTER CLOTH AND POSTS BY WIRE TIES OR STAPLES
5. INSPECTIONS SHALL BE PROVIDED ON A REGULAR BASIS, ESPECIALLY AFTER RAINFALL AND EXCESSIVE SILT DEPOSITS REMOVED WHEN 'BULGES' DEVELOP IN SILT FENCE
6. SEDIMENT FENCES SHALL BE CONSTRUCTED WITH SEDIMENT TRAPS AND EMERGENCY SPILLWAYS AT SPACINGS NO GREATER THAN 40m ON FLAT TERRAIN DECREASING TO 20m SPACINGS ON STEEP TERRAIN.

NOT FOR CONSTRUCTION

B	COUNCIL COMMENTS	21/06/2022	AGN	JSF
A	ISSUE FOR DEVELOPMENT APPLICATION	20/12/2021	JTF	JSF
Issue	Description	Date	Design	Checked
1cm at full size				20cm

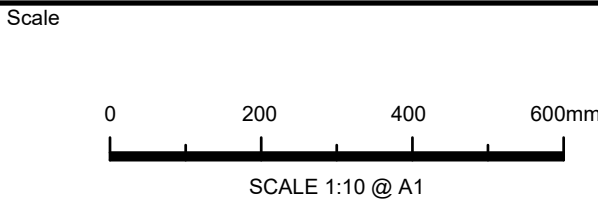
Certification By Dr. Michel Chaya

[Signature]

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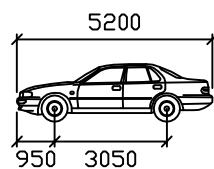
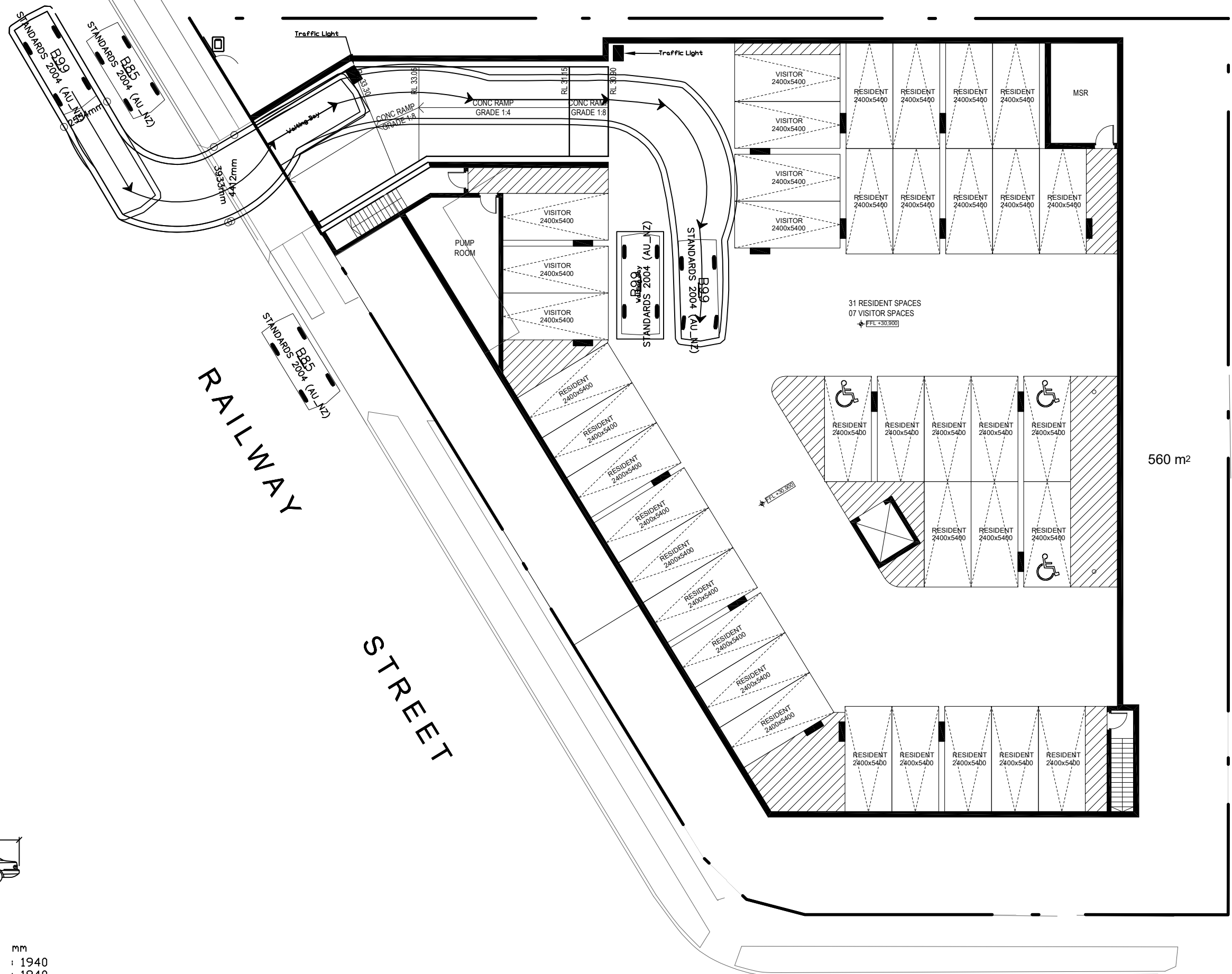
Council
City of Parramatta Council



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Company : Telford Consulting Pty Ltd

Project
**2-4 BOUNDARY STREET &
85 RAILWAY STREET, PARRAMATTA
PROPOSED RESIDENTIAL DEVELOPMENT
STORMWATER CONCEPT PLANS
DEVELOPMENT APPLICATION**

Drawing Title	MISCELLANEOUS DETAILS SHEET			
Scale	A1	Project No.	Dwg. No.	Issue
As Shown		2021316	108	A

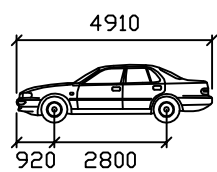


B99

mm
 Width : 1940
 Track : 1840
 Lock to Lock Time : 6.0
 Steering Angle : 33.9

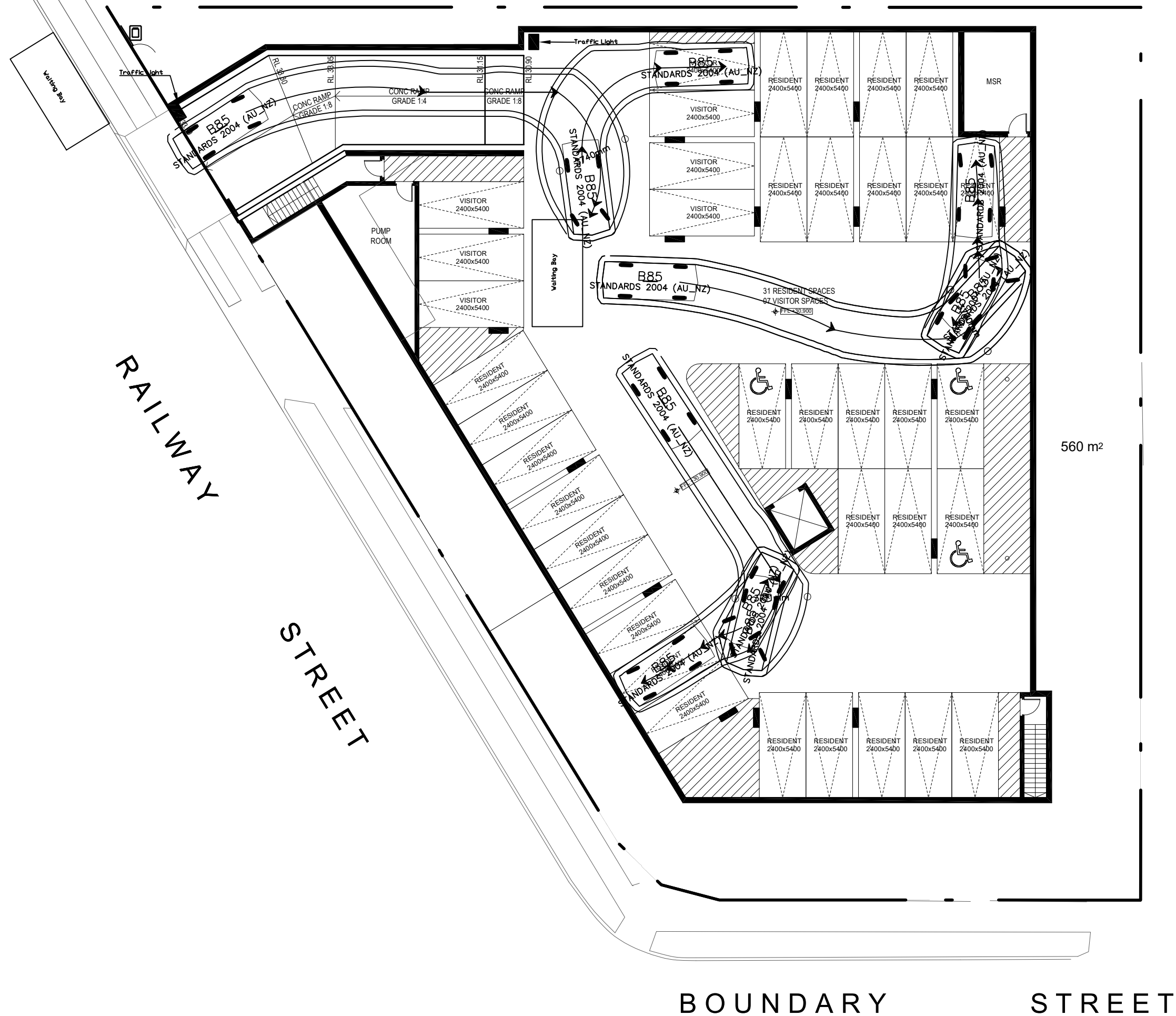
BOUNDARY

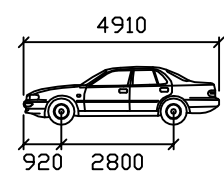
STREET



B85

Width : 1870 mm
Track : 1770 mm
Lock to Lock Time : 6.0
Steering Angle : 34.1





B85

Width : 1870
Track : 1770
Lock to Lock Time : 6.0
Steering Angle : 34.1

