
Council Meeting Attachments Excluded From Agenda

27 February 2023

ORDINARY MEETING



UPPER HUNTER SHIRE COUNCIL

Ordinary Meeting - 27 February 2023

TABLE OF CONTENTS

DEVELOPMENT REPORTS

D.02.1 Development Application No. 127/2022 - Horse Stables Complex with Ancillary Facilities

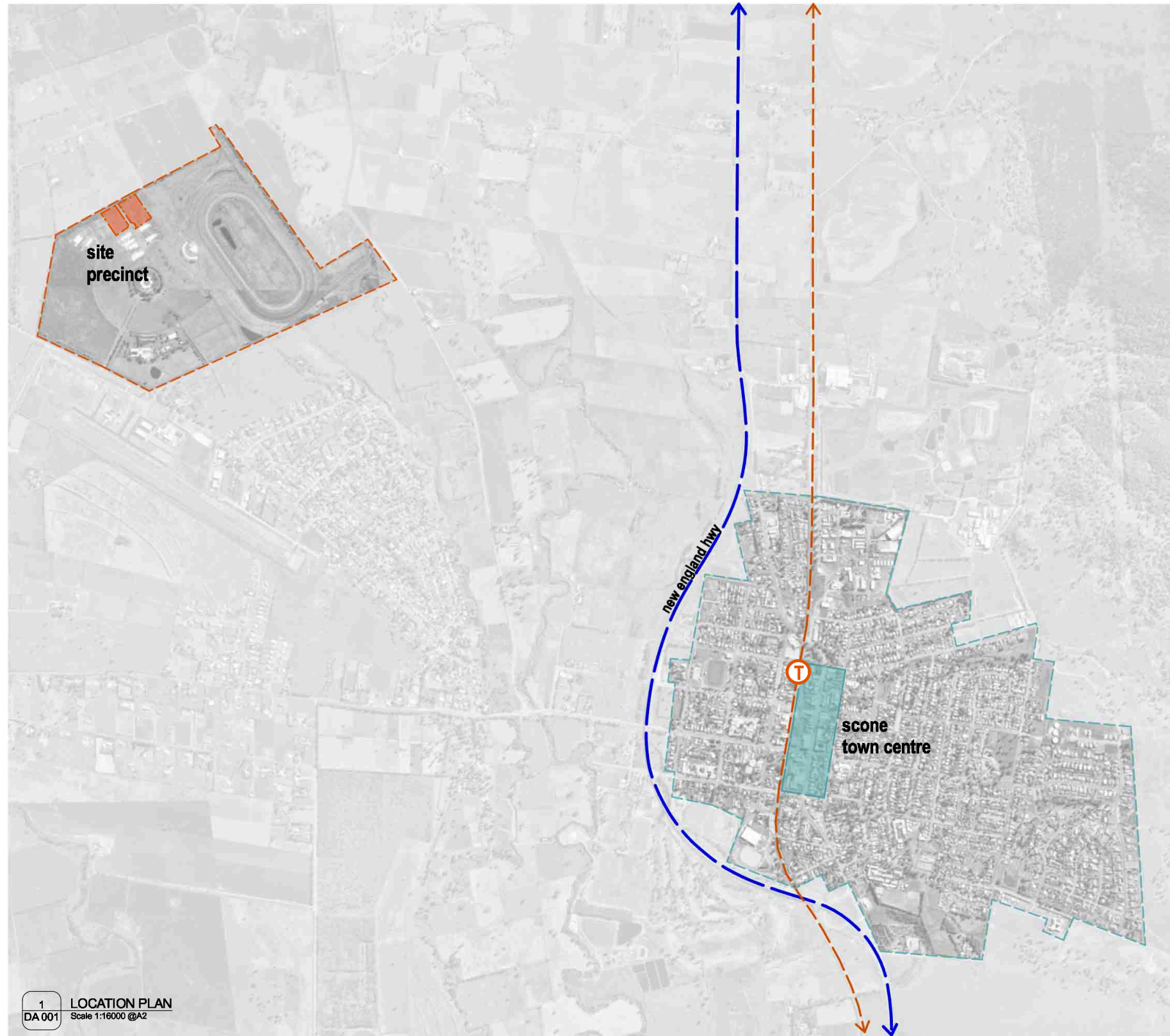
| | | |
|----------------------|--|----|
| Attachment 3: | DA 127/2022 - Architectural Plans | 2 |
| Attachment 4: | DA 127/2022 - Civil & Hydraulic Design Plans | 28 |
| Attachment 5: | DA 127/2022 - Civil Works | 31 |



Scone Race Club
 New Stabling Precinct

Amended Development Application
 December 2022

introduction



1 LOCATION PLAN
DA 001 Scale 1:16000 @A2

RAWING LIST

| DRAWING NO. | DRAWING NAME |
|-------------|---|
| DA 000 | cover |
| DA 001 | introduction |
| DA 002 | context analysis |
| DA 003 | site analysis |
| DA 010 | masterplan |
| DA 011 | west precinct plans |
| DA 012 | east precinct plans |
| DA 013 | site elevations |
| DA 014 | site sections 01 |
| DA 015 | site sections 02 |
| DA 016 | landscape plan |
| DA 100 | typical ground floor plan - stable a |
| DA 101 | typical upper floor plan - stable a |
| DA 102 | typical roof plan - stable a |
| DA 104 | typical elevations - stable a |
| DA 105 | typical sections 01 - stable a |
| DA 106 | typical sections 02 - stable a |
| DA 200 | typical ground floor plan - stables b + c |
| DA 201 | typical upper floor plan - stables b + c |
| DA 202 | typical roof plan - stables b + c |
| DA 204 | typical elevations - stables b + c |
| DA 205 | typical sections 01 - stables b + c |
| DA 206 | typical sections 02 - stables b + c |
| DA 300 | schedule of materials |
| DA 350 | 3D view A |
| DA 351 | 3D view B |

PROJECT DESCRIPTION

The proposed development is located at No. 2, 5, 7 and 6-8 Caulfield Road and 9 Randwick Way, Scone. The sites are located within the Scone Racecourse precinct, approximately 5km to the north-west of Scone City Centre, opposite the Scone Airport. The racecourse precinct contains a number of different developments and functions, including:

- the racecourse proper
- a grandstand and function centre
- offices for Scone Race Club
- a branch of TAFE NSW
- the Hunter Equine Centre
- 4 x existing stables buildings and associated ancillary facilities

Scone Racecourse is utilised for both regional race meetings and as a horse training facility.

The proposed development site is located to the north-west of the existing racecourse proper and is immediately adjacent to the existing horse stables on the site. The proposed development site is comprised of a number of lots and part lots. Specifically:

| | | | |
|-----------------|------------|-----------------|------------|
| Lots 811 & 812 | DP 1061912 | Lot 101 | DP 1235972 |
| Part of Lot 805 | DP 1061912 | Part of Lot 808 | DP 1061912 |
| Part of Lot 72 | DP 852547 | | |

All of the subject lots are in the ownership of Racing New South Wales (RNSW), the applicant for this submission.

The proposed development site has a total area of 27146m² and is 'split' into two distinct precincts – the 'east precinct' (15621.2m²) and 'west precinct' (11524.8m²) – separated by Caulfield Place.

The west precinct is relatively flat while the east precinct falls approximately 4m from west to east (front to rear) with most of the fall concentrated in the eastern third of the site. Some existing trees are located along the northern boundary of the sites, however, most of these are in poor condition or dead. The development precinct is not currently occupied by any buildings. An existing fence along the eastern edge of the east precinct will be demolished and replaced as part of the proposed development.

The development site (and the whole racecourse precinct) is zoned RE2 Private Recreation under the Upper Hunter Local Environmental Plan 2013. No building height or floor space ratio provisions are applicable to the proposed development site.

The probable maximum flood extent is located to the east of the proposed development area and the neighbouring site to the north is classified as Class 3 bushfire vegetation. An APZ of a minimum of 10m will be required to the north and east of the proposed development site.

The proposed development incorporates new stables buildings, new ancillary facilities and associated site works. Specifically, the proposed development includes:

3 x new two storey stable buildings, providing:

- stabling for 300 horses (approximately 100 per building and 50 per level)
- associated internal facilities including:
 - wash bays
 - sand rolls
 - feed store
 - general store
 - laundry / tack
 - store / admin
 - staff amenities

External Ancillary Facilities Including:

- 4 x 10 horse capacity horse walkers
- 3 x 12 horse capacity horse walkers
- 3 x single storey open enclosures, for equine treadmills
- 2 x waste / supply storage sheds

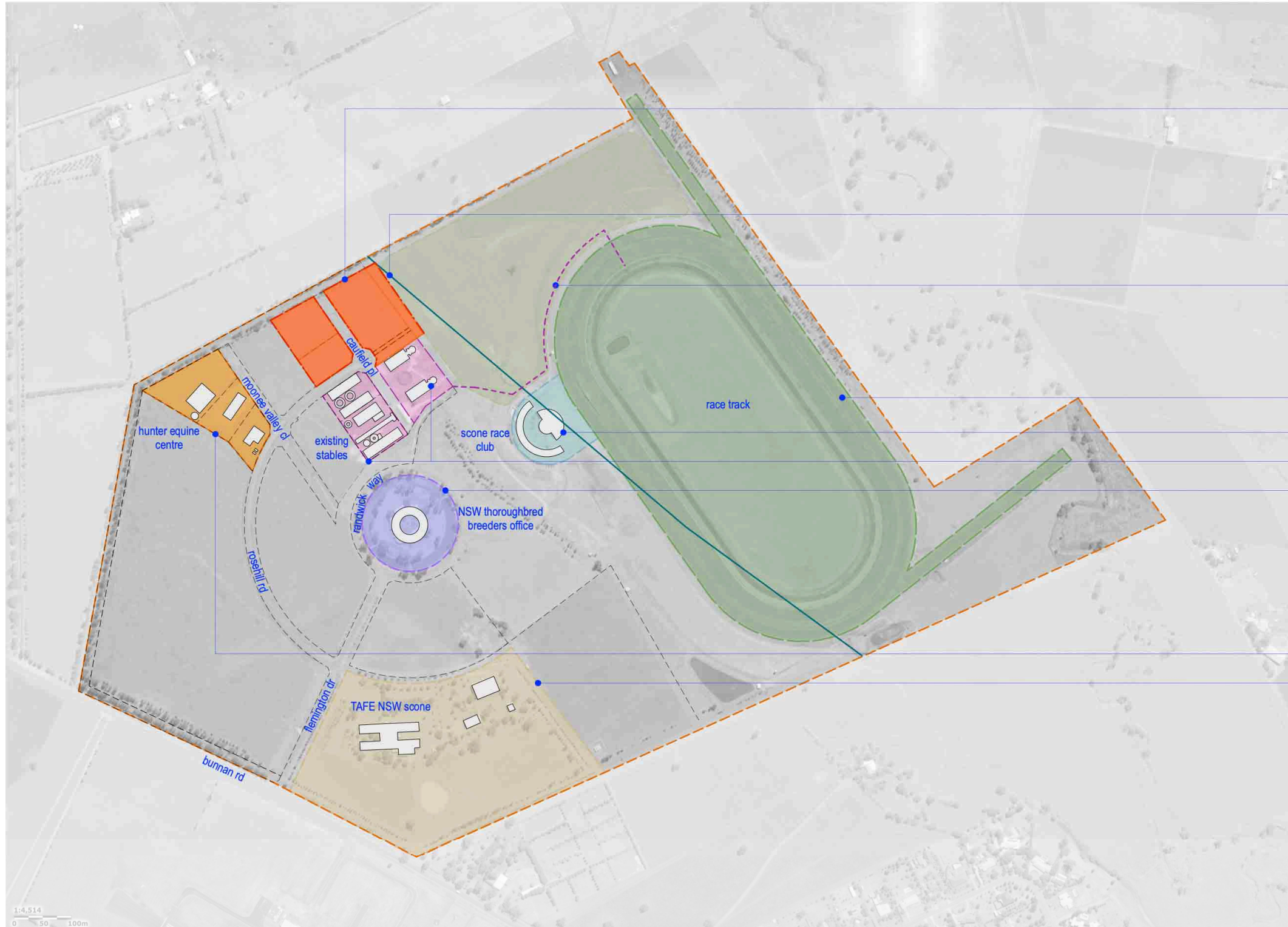
Associated Site Works Including:

- upgrading of (part of) Rosehill Road and Caulfield Place to 8m wide carriageways
- provision of 24 new car parking spaces
- a loading dock, accessed off Rosehill Road, at the entry to the site
- rainwater storage and on site detention
- new horse walking path, connecting the new stabling precinct to the existing track connection
- re-grading of the site, including fill of the eastern portion of the east precinct
- landscaping including new tree plantings and new low scale plantings
- fences and barriers

The west precinct contains one new 107 horse stable, while two stables buildings (193 horses) are located on the east precinct. The proposed new stables buildings are two storeys and accommodate 3 trainers each, two trainers on the ground level (approx. 25 horses each) and one of the upper level (approx. 50 horses). The stables buildings are approximately 11.2m tall, including roof and clerestory elements and are proposed to be finished in a mixture of blockwork and metal cladding, in light – mid shades of grey. The stables buildings have been carefully designed to provide appropriate conditions for horses including ventilation, daylight and thermal comfort.



context analysis

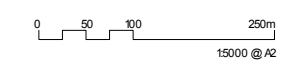


- DEVELOPMENT SITE
27146 sqm approx
- Lots 811 + 812
DP 1061912
- Lot 101
DP 1235972
- part lot 808
DP 1061912
- part lot 72
DP 852547
- all affected lots in RNSW ownership
- probable maximum flood extent
(source: upper hunter shire intramaps)
- existing horse walking track between stabling areas and race course
- existing race track
direct paths from subject site to race track
- scone race club
grandstand + function facilities
- existing stables
approx 150 horse boxes total
- NSW thoroughbred breeders office
- hunter equine centre
- TAFE NSW scone

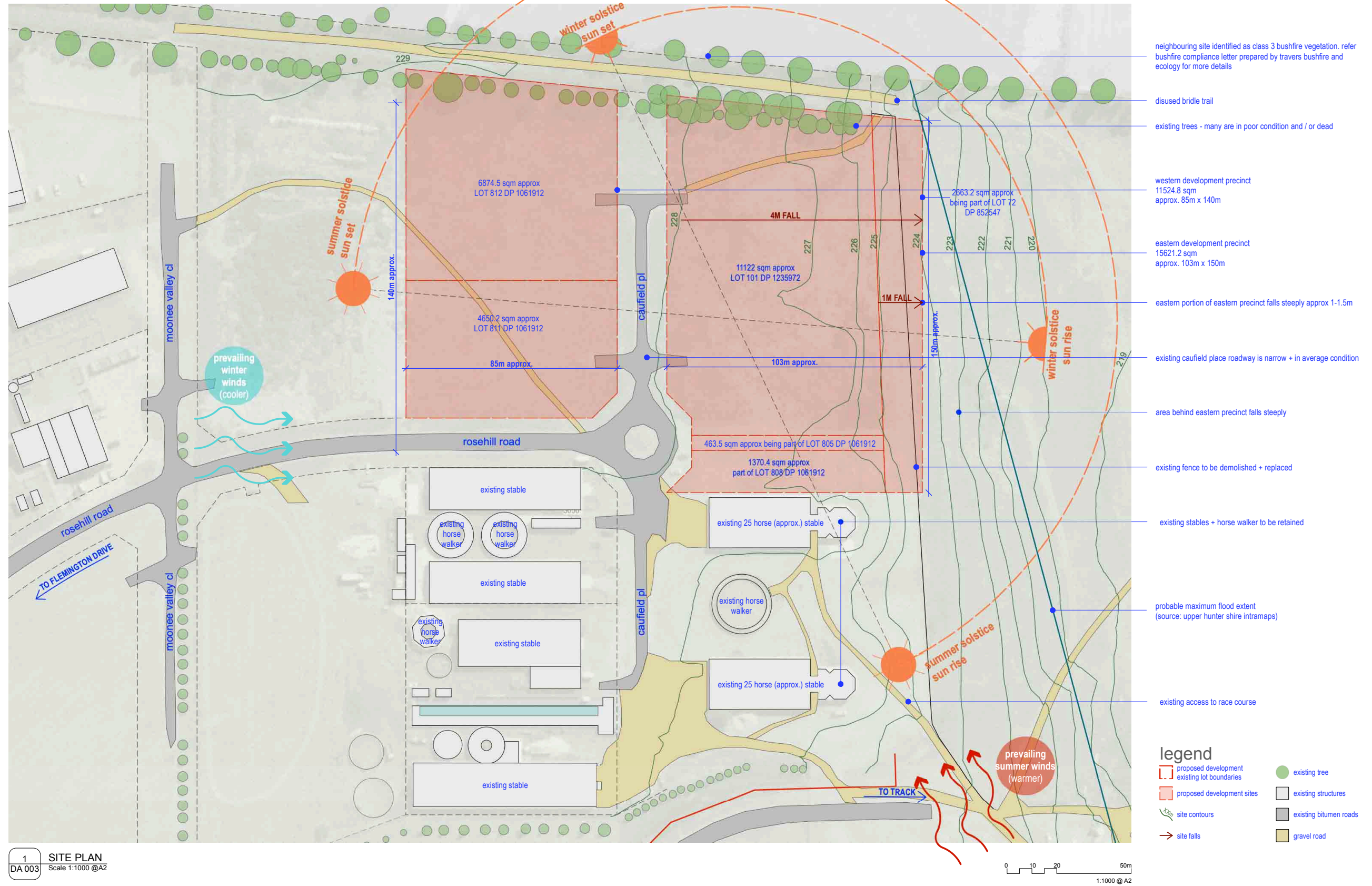
legend

| | |
|--|--|
| ▭ development site | ▭ scone race club |
| ▭ existing race track | ▭ hunter equine centre |
| ▭ existing stables | ▭ TAFE NSW Scone |
| ▭ NSW thoroughbred breeders office | - - - existing horse walking track |

1 CONTEXT ANALYSIS
DA 002 Scale 1:5000 @A2



site analysis

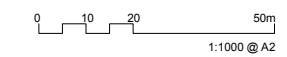


- neighbouring site identified as class 3 bushfire vegetation. refer bushfire compliance letter prepared by travers bushfire and ecology for more details
- disused bridge trail
- existing trees - many are in poor condition and / or dead
- western development precinct
11524.8 sqm
approx. 85m x 140m
- eastern development precinct
15621.2 sqm
approx. 103m x 150m
- eastern portion of eastern precinct falls steeply approx 1-1.5m
- existing caulfied place roadway is narrow + in average condition
- area behind eastern precinct falls steeply
- existing fence to be demolished + replaced
- existing stables + horse walker to be retained
- probable maximum flood extent
(source: upper hunter shire intramaps)
- existing access to race course

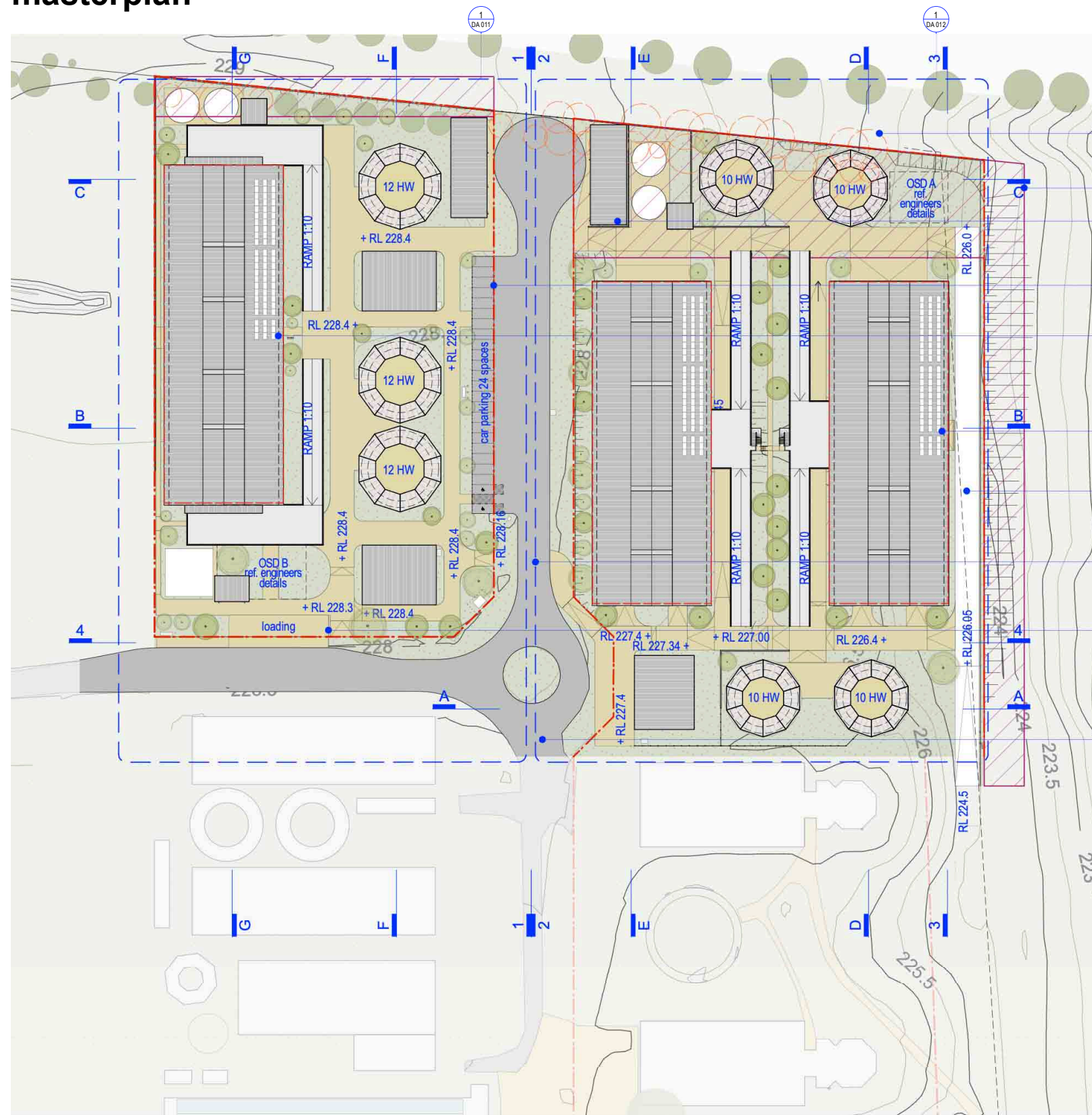
legend

- proposed development
- existing lot boundaries
- proposed development sites
- site contours
- site falls
- existing tree
- existing structures
- existing bitumen roads
- gravel road

1 SITE PLAN
DA 003 Scale 1:1000 @A2



masterplan

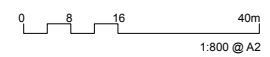


- trees to be removed shown dashed in orange
- asset protection zones (APZ) shown hatched in purple refer bushfire compliance letter prepared by travers bushfire and ecology for more details
- waste, store and supply sheds to be serviced by private contractors
- 24 off street car spaces
- western precinct, refer DA 011 for detailed plan**
 - 1 x two storey, 107 horse stable (stable A)
 - 3 x 12 capacity horse walkers
 - 2 x single storey treadmill enclosures (8 treadmills)
 - landscaping including new trees and low scale plantings
- eastern precinct, refer DA 012 for detailed plan**
 - 2 x two storey, 97 horses (Stable B) + 96 horses (Stable C)
 - 4 x 10 capacity horse walkers
 - 1 x single storey treadmill enclosure (4 treadmills)
 - landscaping including new trees and low scale plantings
- new path connecting stabling precinct to existing track access point
- western and eastern precincts connected across caulfield place, allowing facilities to be shared
- loading area for horse delivery and pickup
- caulfield place and rosehill road carriageways upgraded to 8m wide for extent of proposed development refer civil design package for details

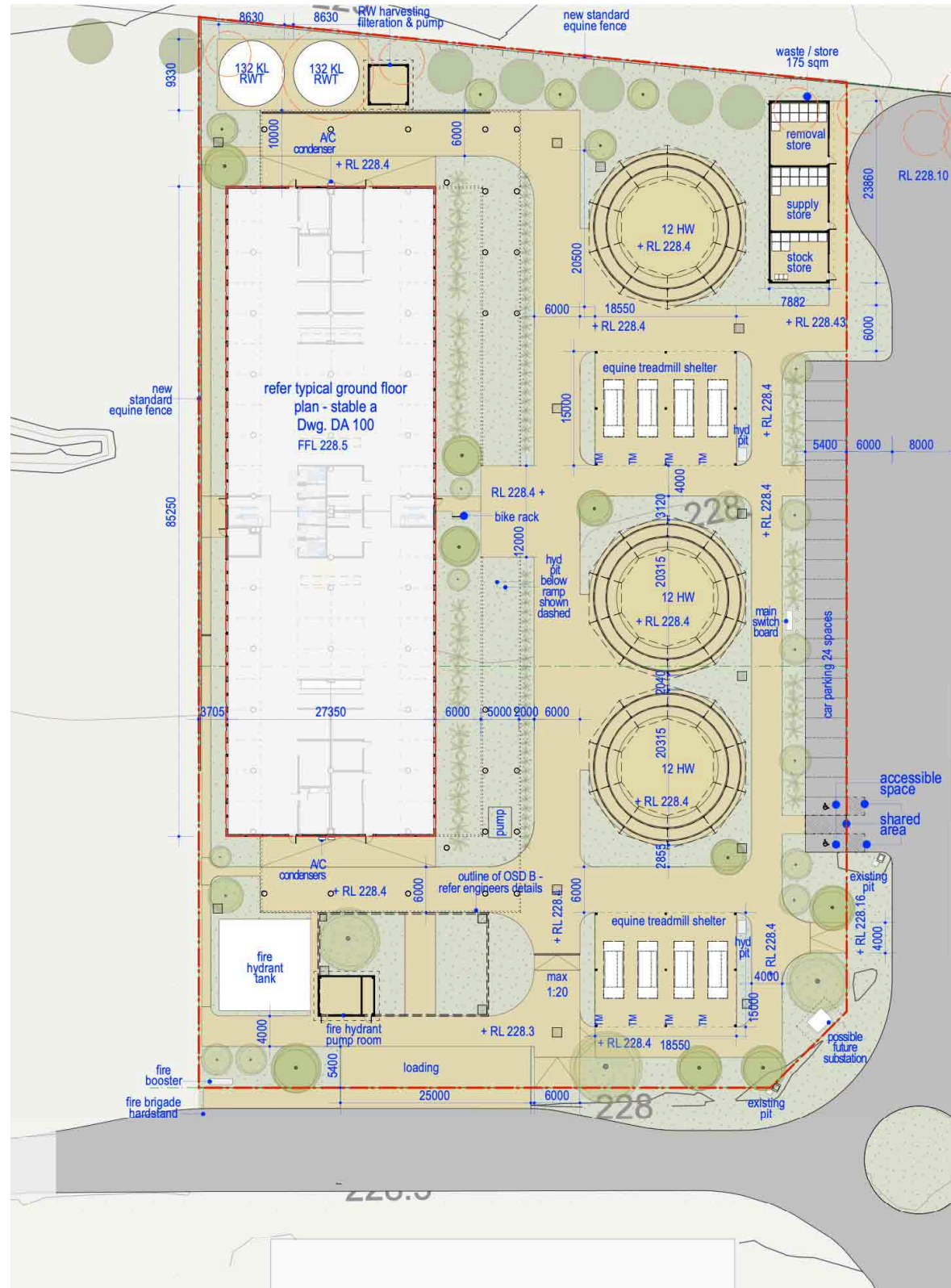
legend

- extent of previous DA drawings
- existing tree - retained
- existing tree - removed
- new tree
- new low scale planting
- bitumen roads
- path
- HW horse walker
- TM treadmill

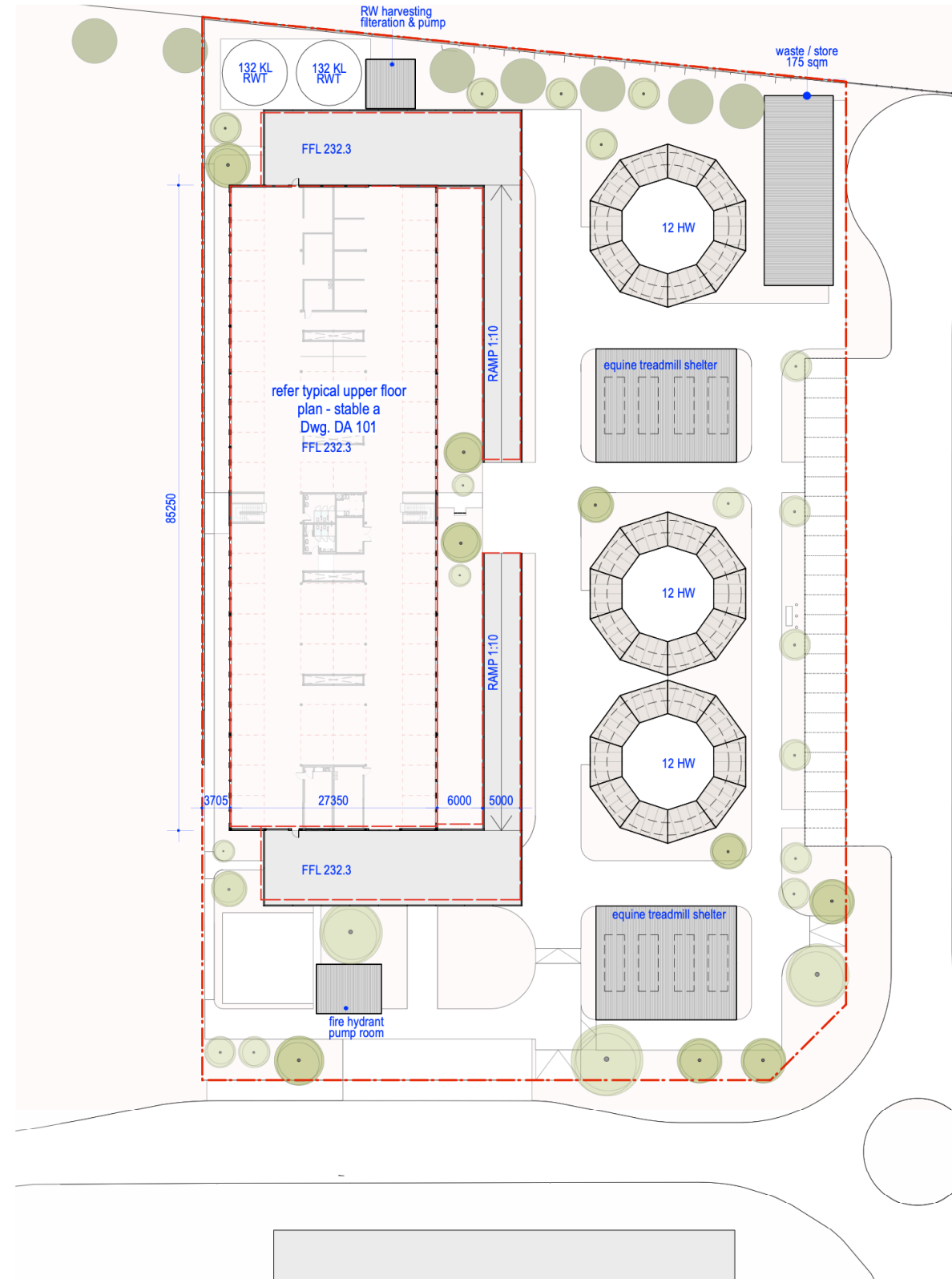
1 masterplan
DA 010 Scale 1:800 @A2



west precinct plans

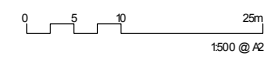


1 west precinct - level 00 plan
DA 011 Scale 1:500 @A2



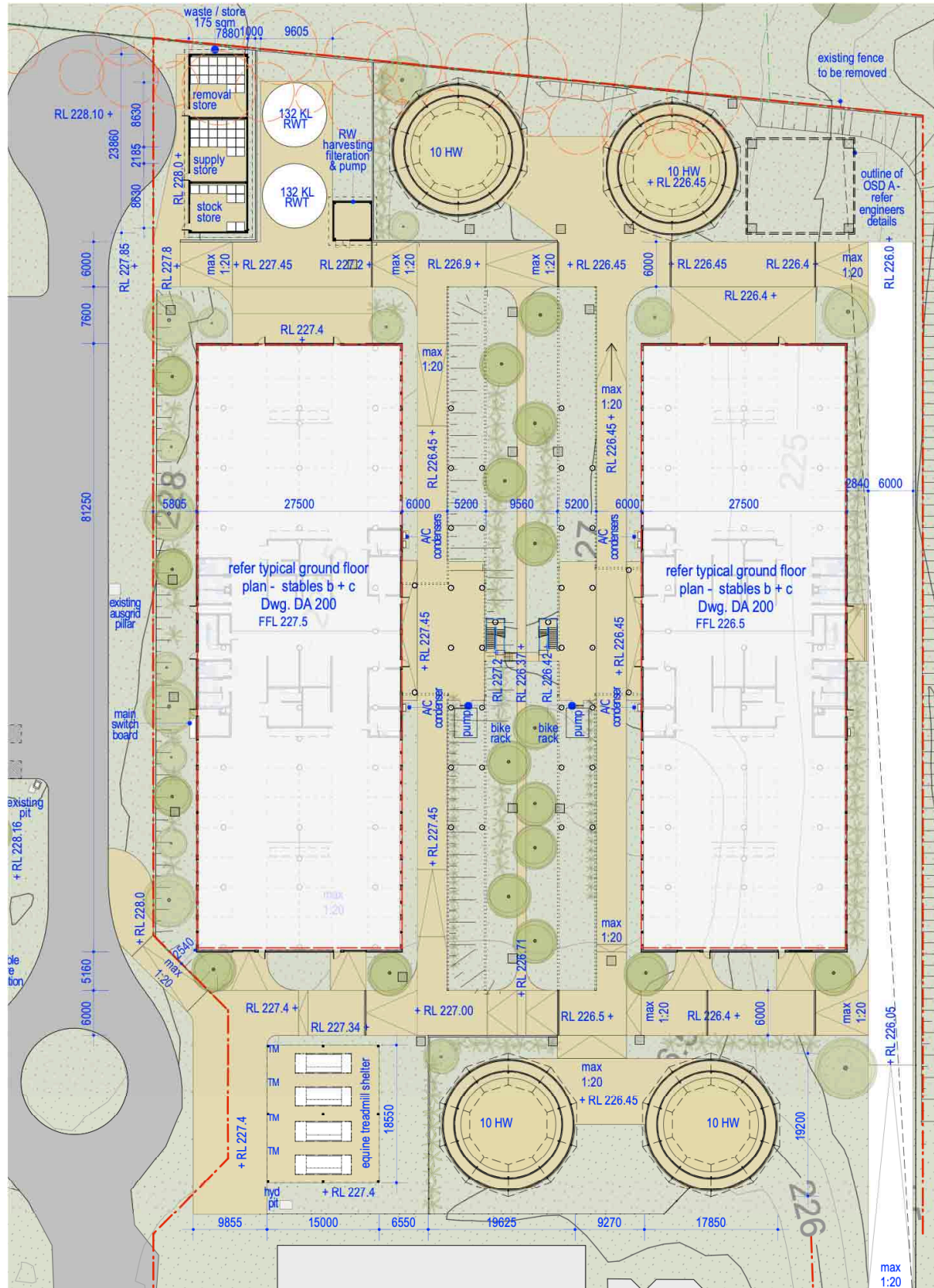
2 west precinct - level 01 plan
DA 011 Scale 1:500 @A2

- Legend**
- extent of previous DA drawings
 - existing tree - retained
 - existing tree - removed
 - new tree
 - ✱ new low scale planting
 - bitumen roads
 - path
 - HW horse walker
 - TM treadmill

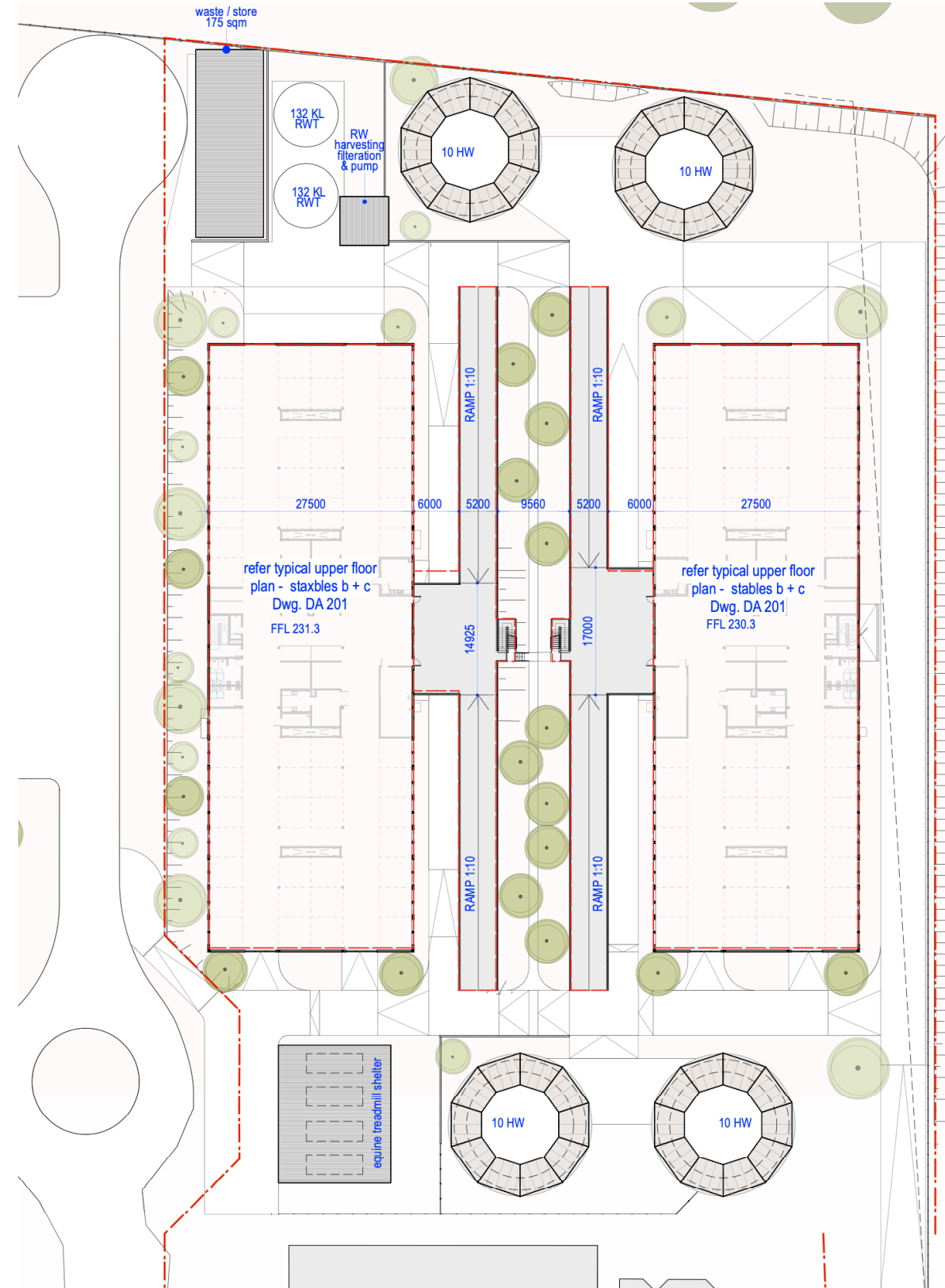


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 2144
 amended for DA submission B
 DA 011

east precinct plans

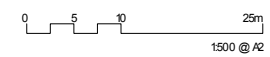


1 east precinct - level 00 plan
DA 012 Scale 1:500 @A2

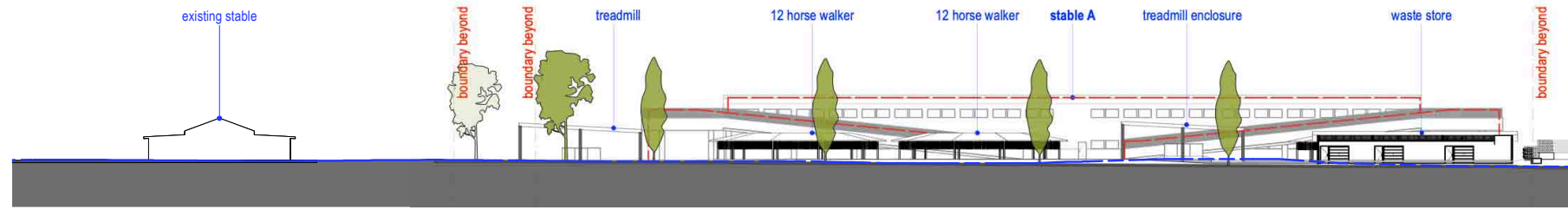


2 east precinct - level 01 plan
DA 012 Scale 1:500 @A2

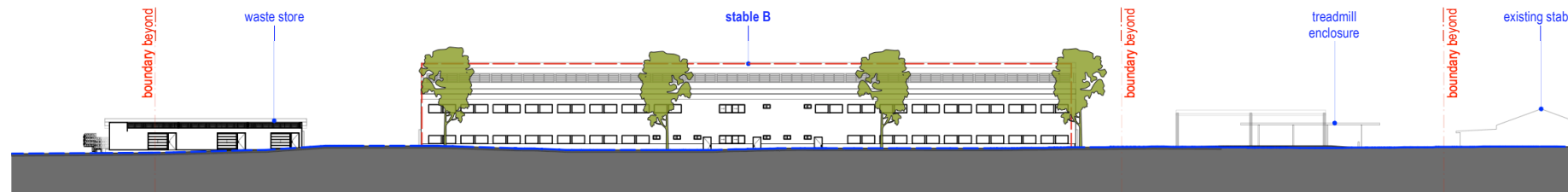
- Legend**
- extent of previous DA drawings
 - existing tree - retained
 - existing tree - removed
 - new tree
 - ✱ new low scale planting
 - bitumen roads
 - path
 - HW horse walker
 - TM treadmill



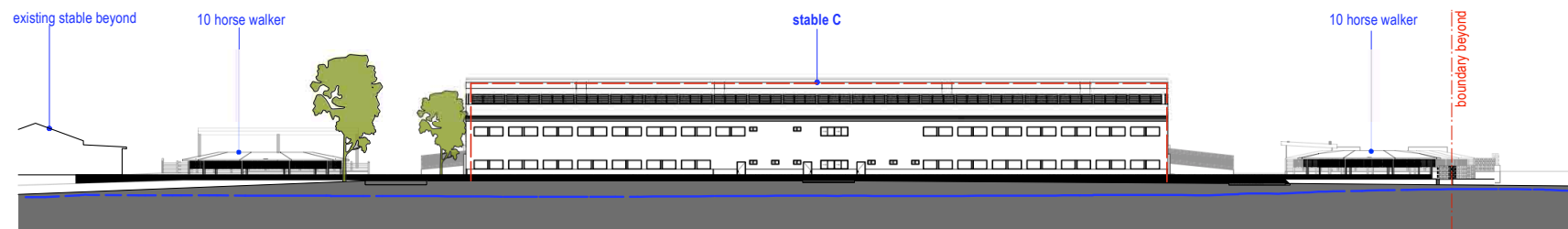
site elevations



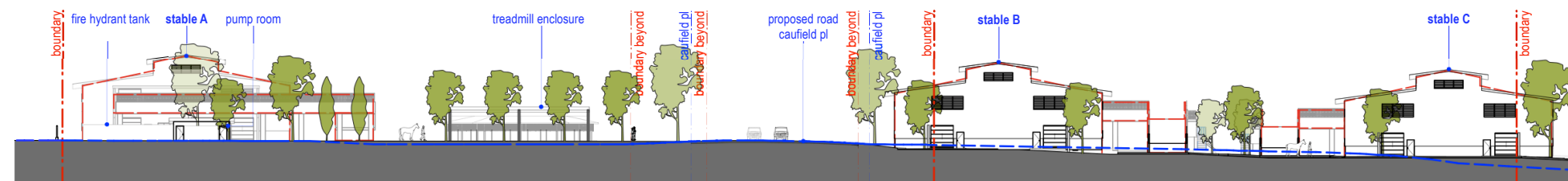
1 elevation 1 - thru' caulfield pl - western precinct
DA 013 Scale: 1:500



2 elevation 2 - thru' caulfield pl - eastern precinct
DA 013 Scale: 1:500



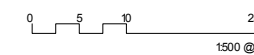
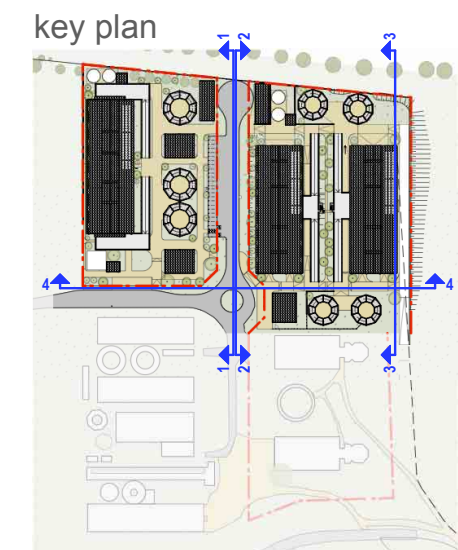
3 elevation 3 - eastern boundary
DA 013 Scale: 1:500



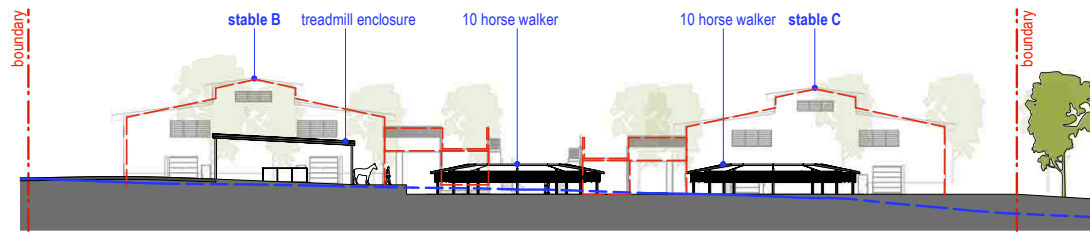
4 elevation 4 - thru' rosehill road
DA 013 Scale: 1:500

legend

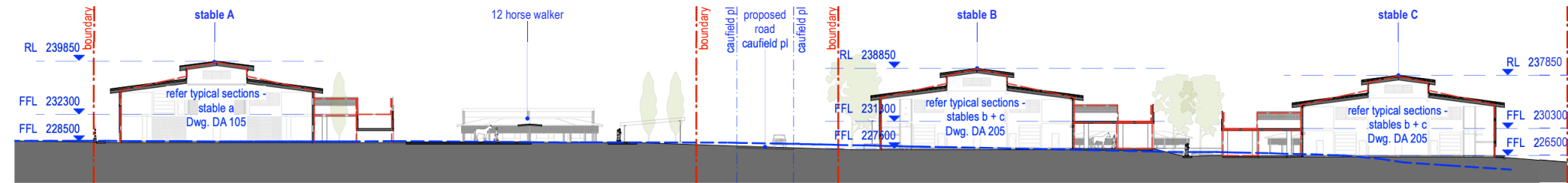
- - - extent of previous DA drawings
- - - existing ground line
- proposed ground line



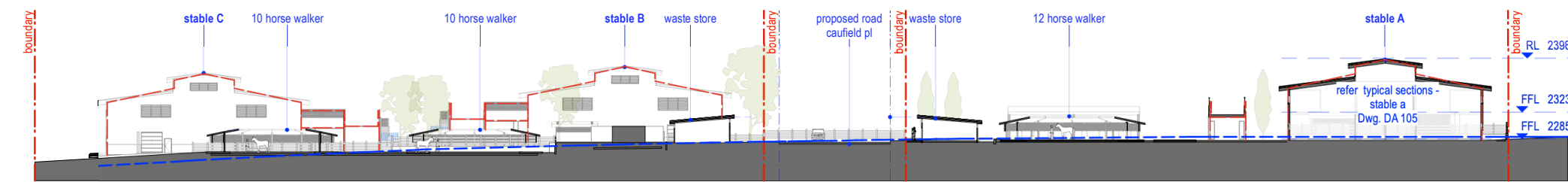
site sections 01



1 section A
DA 014 Scale: 1:500



2 section B
DA 014 Scale: 1:500

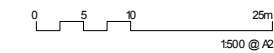
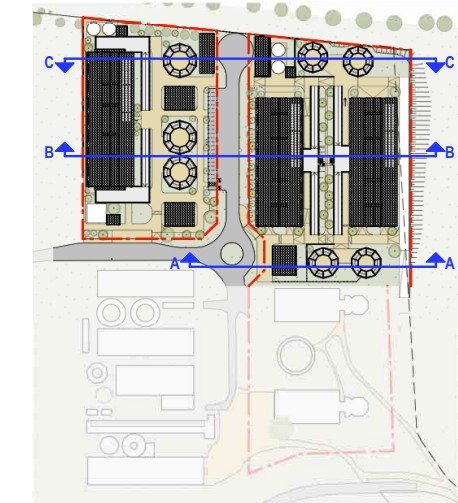


3 section C
DA 014 Scale: 1:500

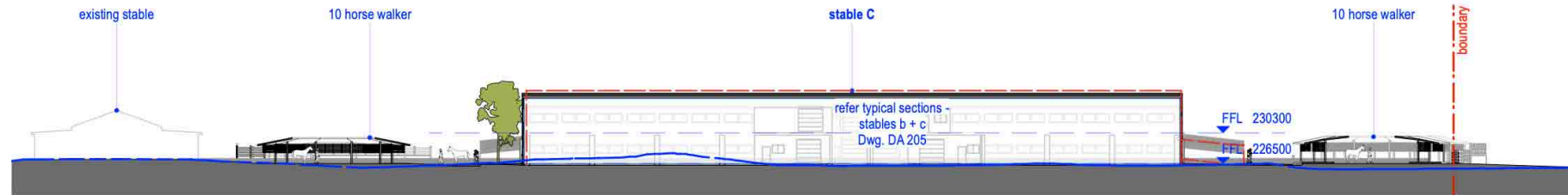
legend

- extent of previous DA drawings
- existing ground line
- proposed ground line

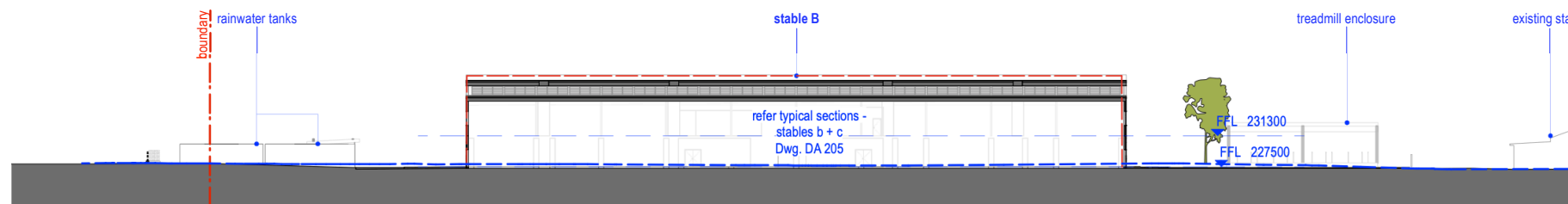
key plan



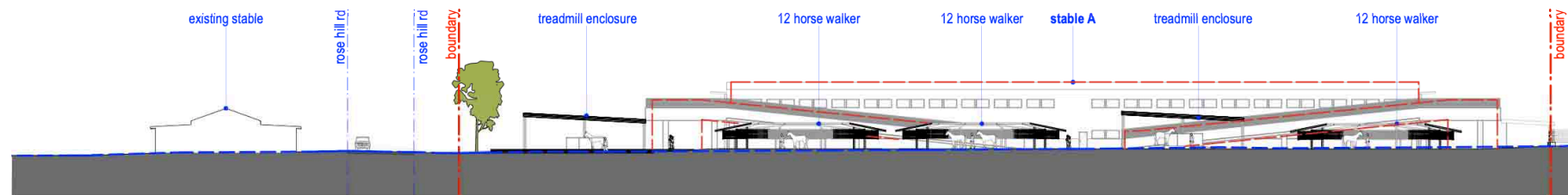
site sections 02



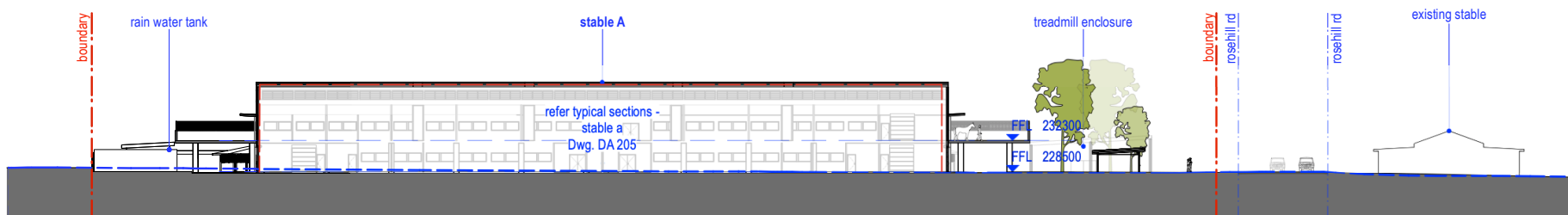
1 section D
DA 015 Scale: 1:500



2 section E
DA 015 Scale: 1:500



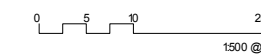
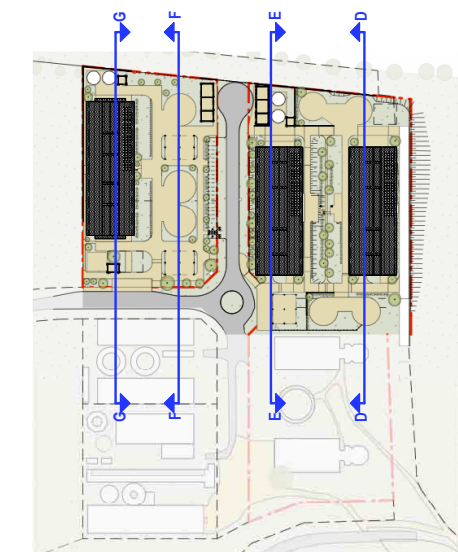
3 section F
DA 015 Scale: 1:500



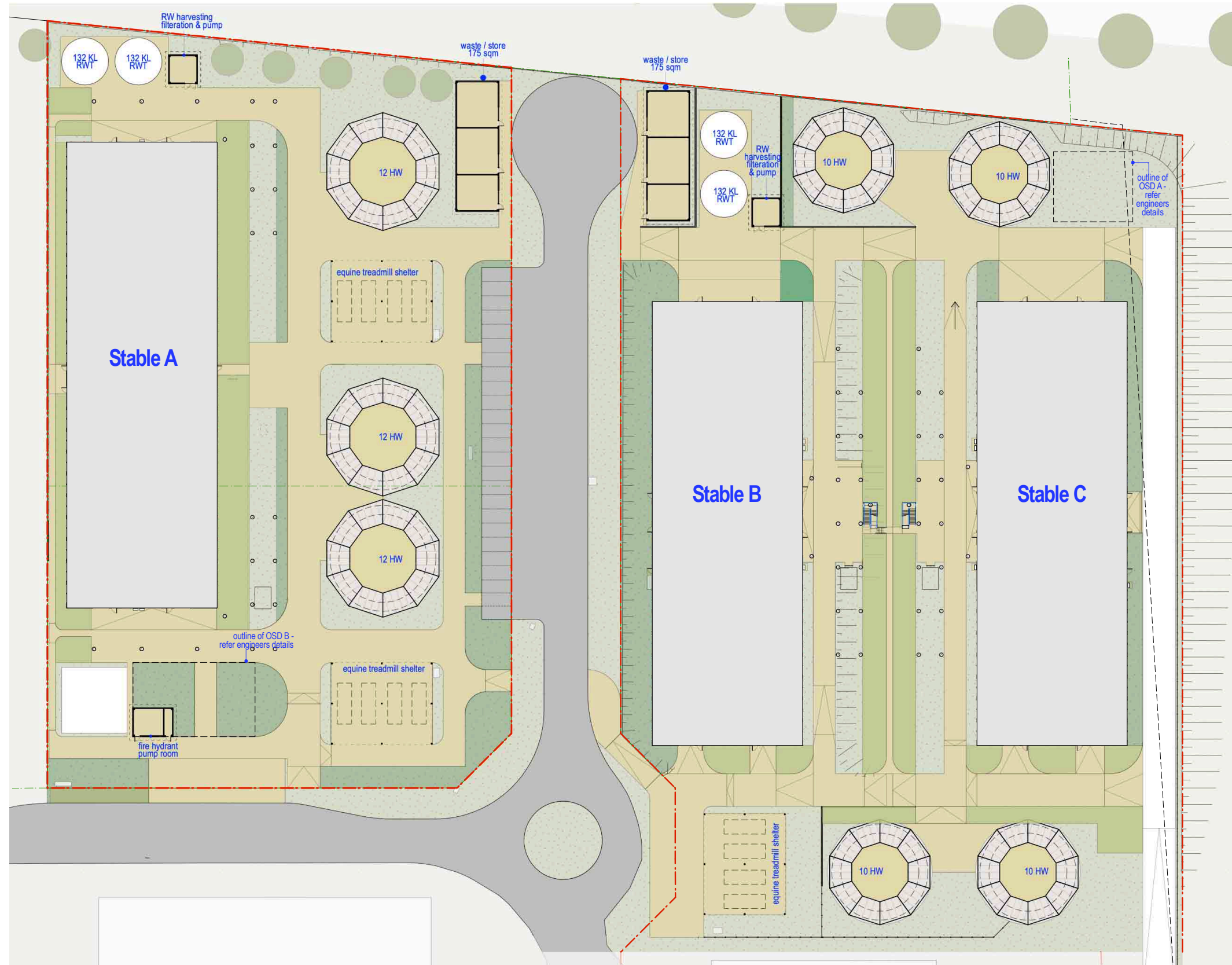
4 section G
DA 015 Scale: 1:500

legend

- extent of previous DA drawings
- existing ground line
- proposed ground line



landscape plan



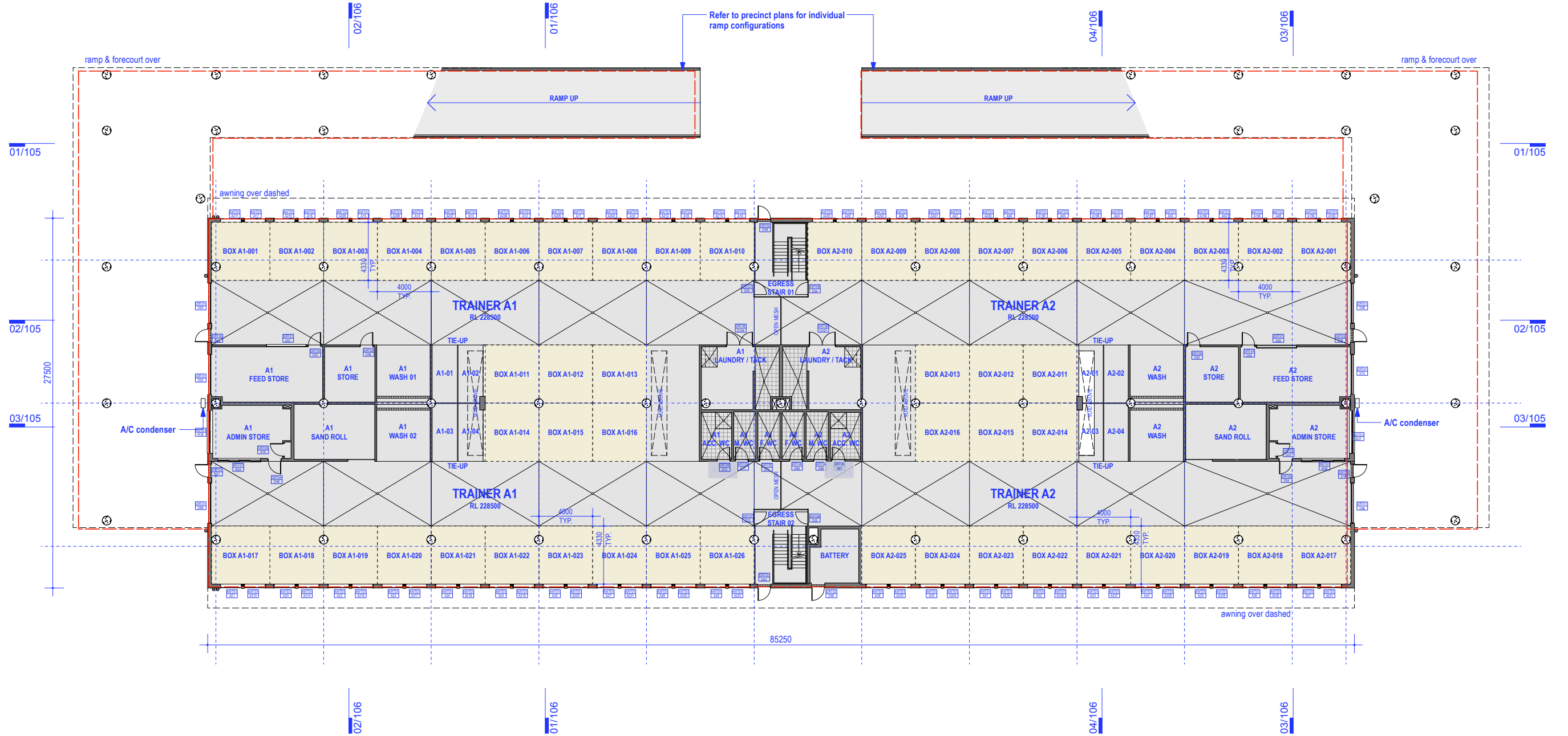
NOTE:
landscape plan to landscape architects details



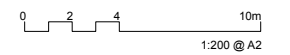
typical ground floor plan - stable a

legend

- extent of previous DA drawings
- ▭ stables boxes to details



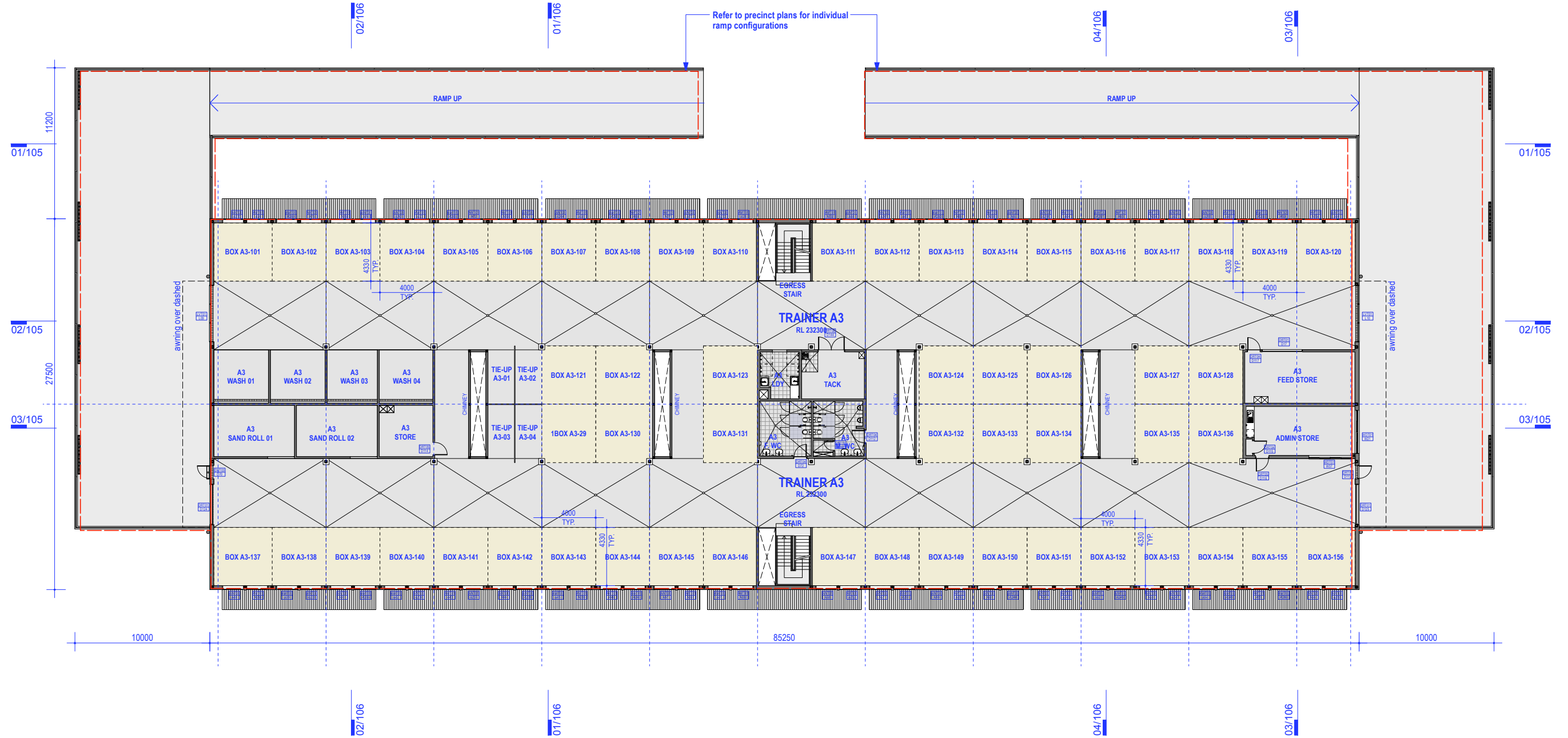
1 stable type A - ground floor plan
DA 100 Scale 1:200 @A2



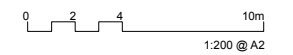
typical upper floor plan - stable a

legend

- extent of previous DA drawings
- ▭ stables boxes to details



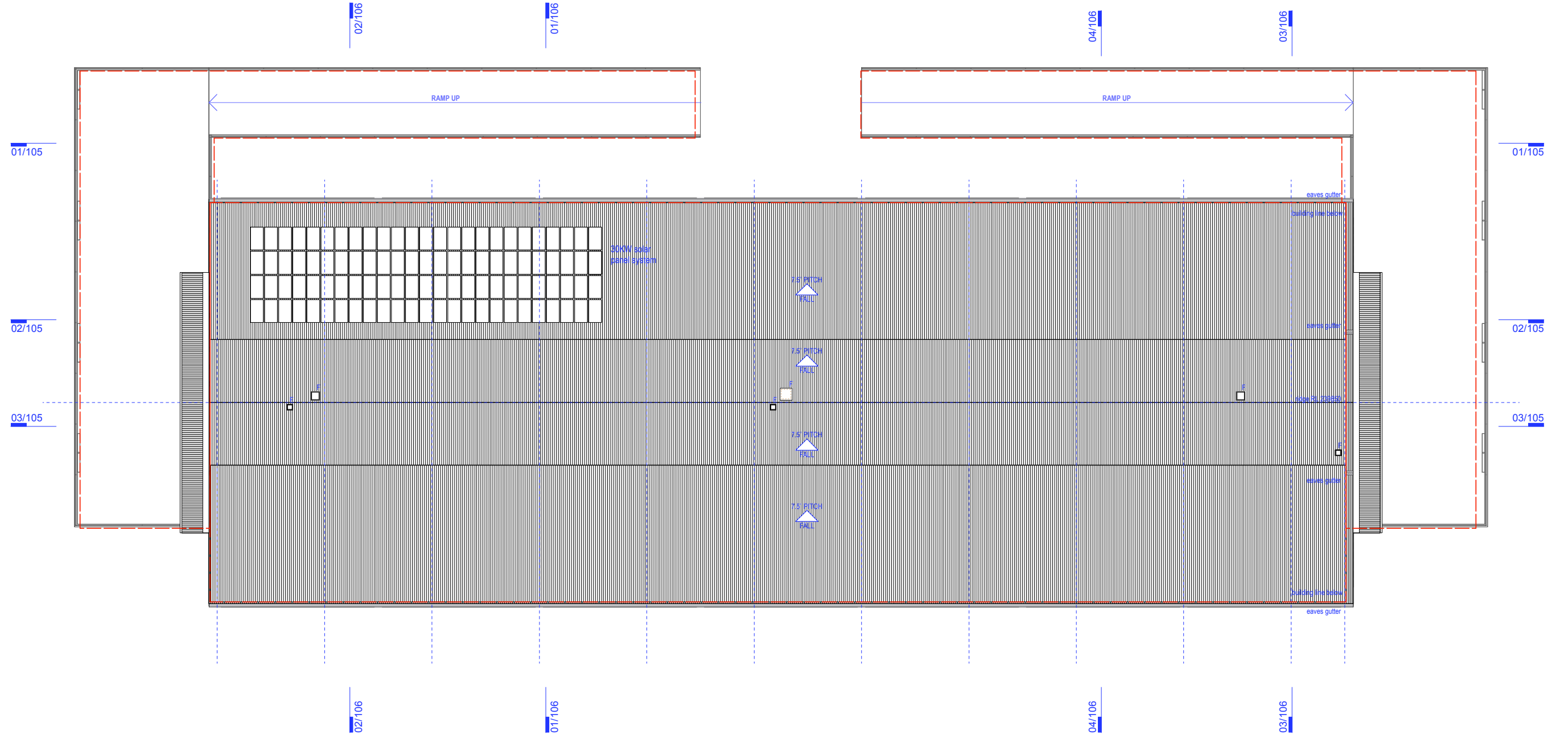
1 stable type A - upper floor plan
DA 101 Scale 1:200 @A2



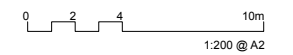
typical roof plan - stable a

legend

- extent of previous DA drawings
- ▨ metal roof sheeting
- ▩ translucent roof sheeting

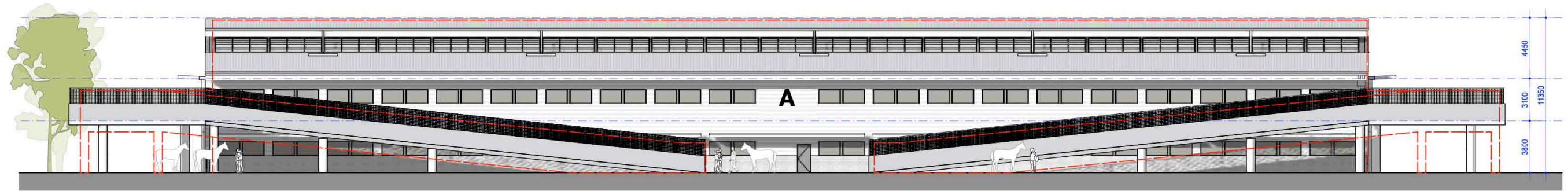


1 stable type A - roof plan
DA 102 Scale 1:200 @A2

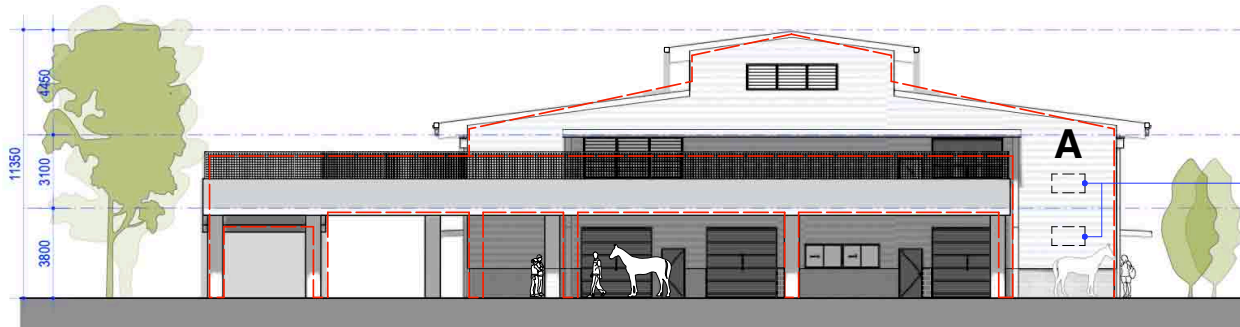


typical elevations - stable a

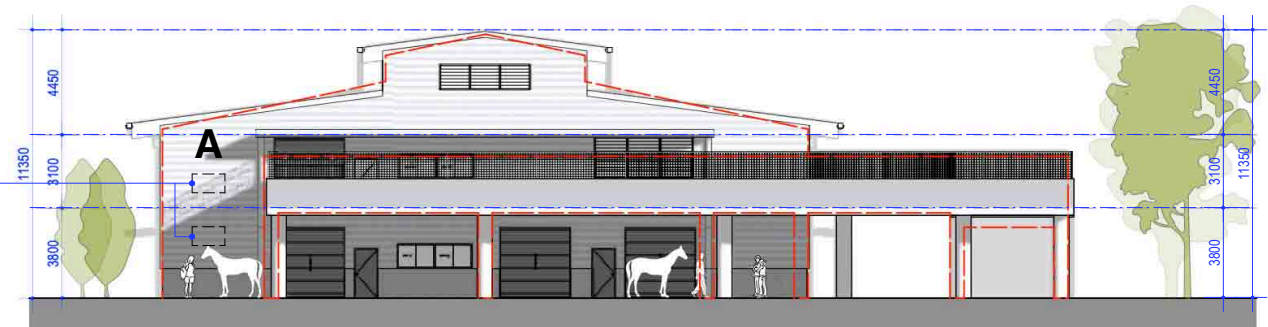
Legend
— extent of previous DA drawings



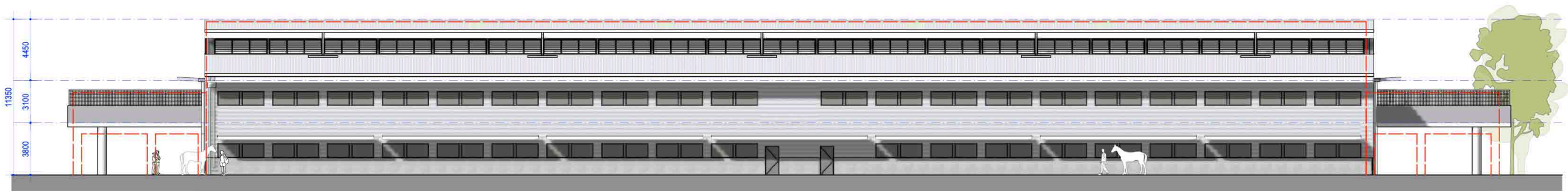
1 side elevation - ramp
DA 104 Scale 1:200 @A2



2 end elevation a
DA 104 Scale 1:200 @A2

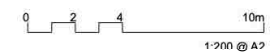


3 end elevation b
DA 104 Scale 1:200 @A2



5 side elevation - non ramp
DA 104 Scale 1:200 @A2

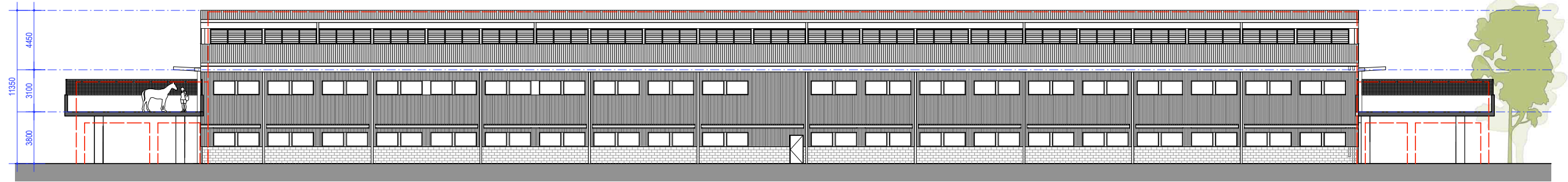
NB: refer site sections for FFLs & roof RLs of each stable



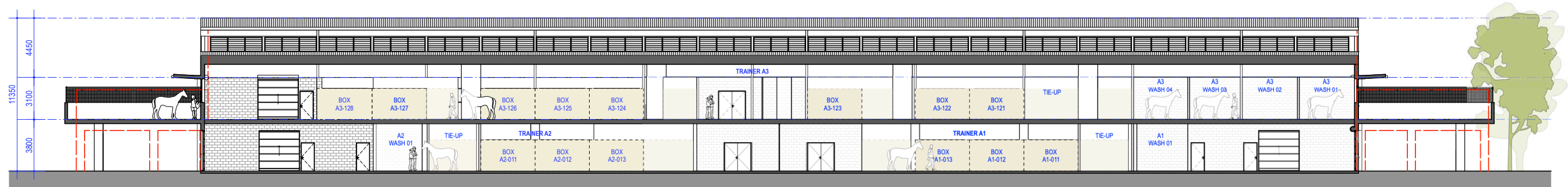
typical sections 01 - stable a

legend

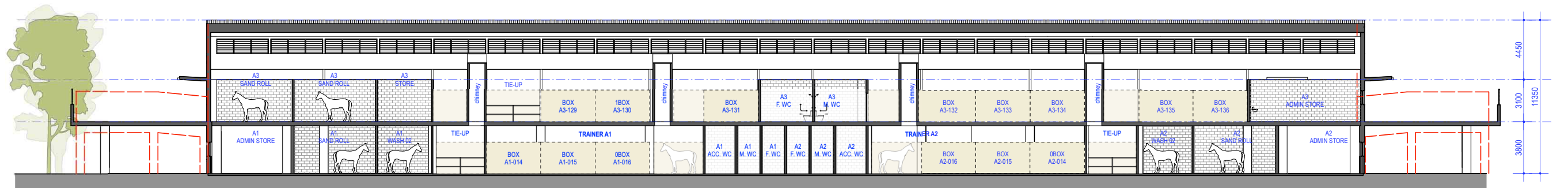
- extent of previous DA drawings
- ▭ stables boxes to details



1 section 1 - thru' walkway
DA 105 Scale 1:200 @A2

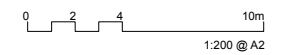


2 section 2 - thru' corridor
DA 105 Scale 1:200 @A2



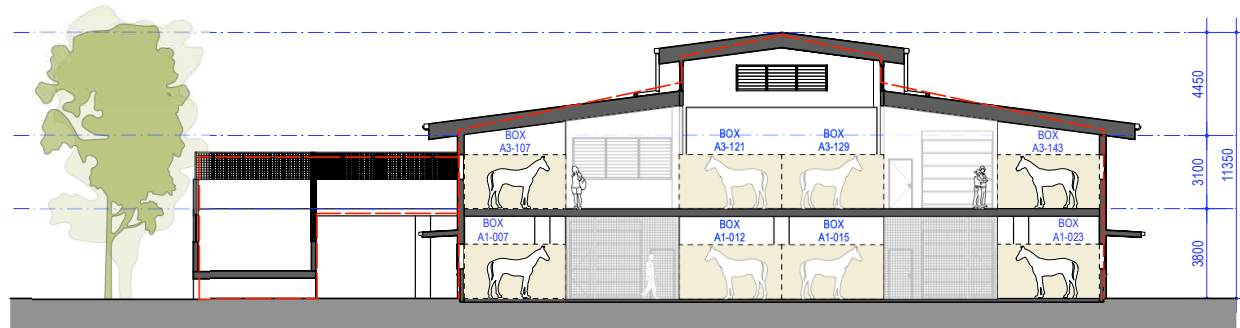
3 section 3 - thru' boxes
DA 105 Scale 1:200 @A2

NB: refer site sections for FFLs & roof RLs of each stable

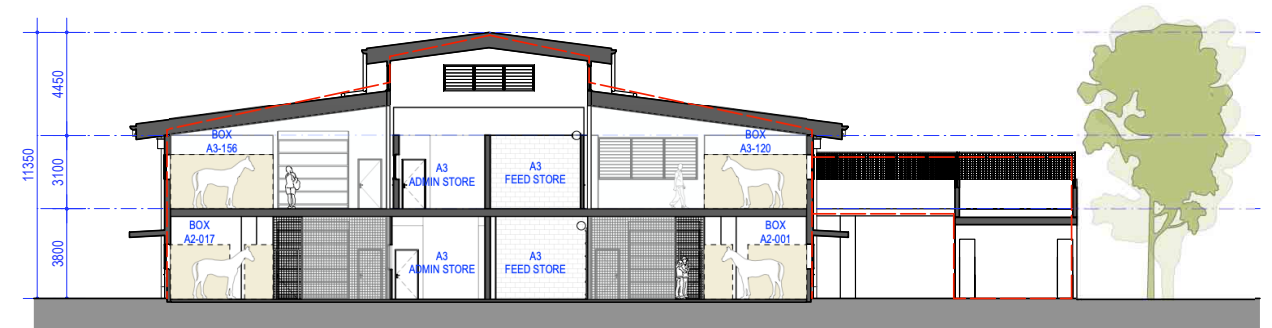


typical sections 02 - stable a

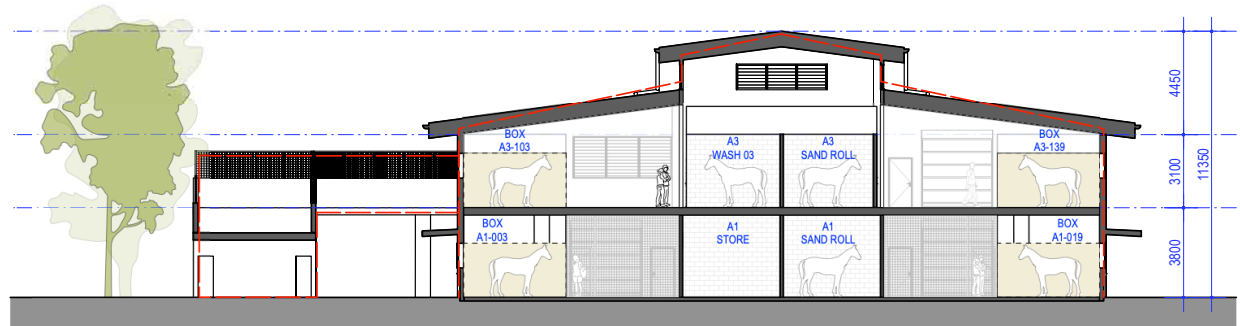
legend
 - - - extent of previous DA drawings
 [] stables boxes to details



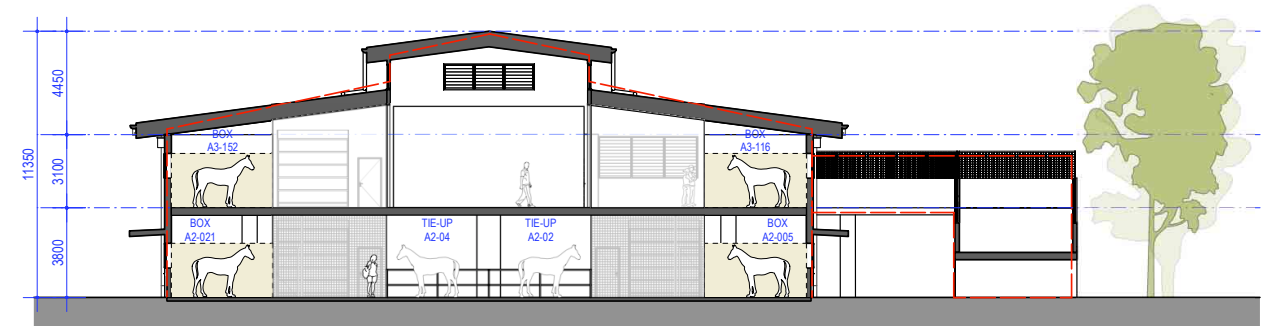
1 section 6 - thru' boxes
 DA 106 Scale 1:200 @A2



3 section 5 - thru' office
 DA 106 Scale 1:200 @A2

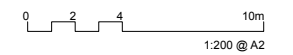


2 section 4 - thru' wash & s.roll
 DA 106 Scale 1:200 @A2



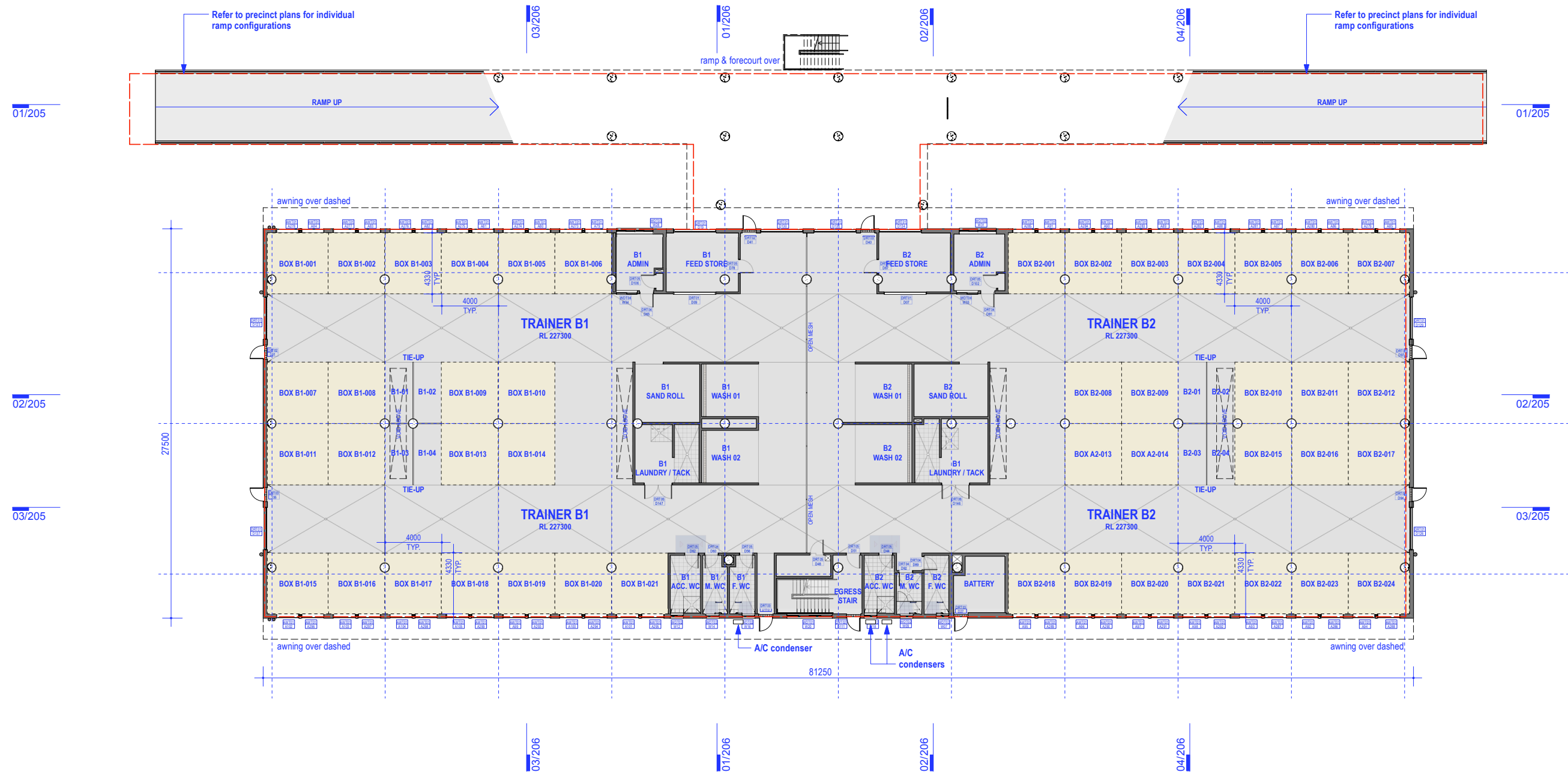
4 section 7 - thru' aisle
 DA 106 Scale 1:200 @A2

NB: refer site sections for FFLs & roof RLs of each stable

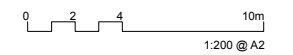


typical ground floor plan - stables b + c

legend
 - extent of previous DA drawings
 - stables boxes to details



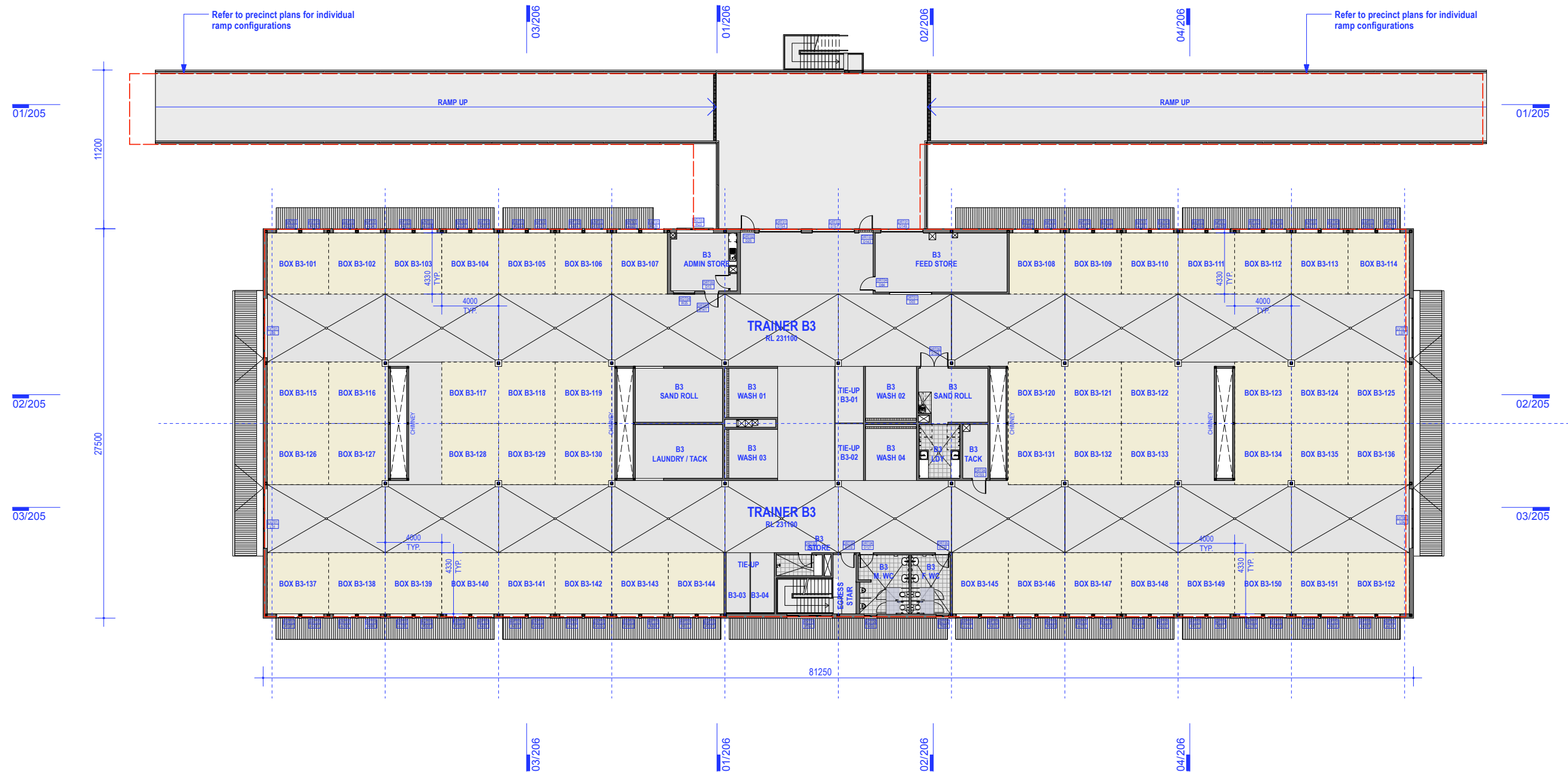
1 stable type B + C - ground floor plan
 DA 200 Scale 1:200 @A2



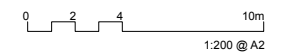
typical upper floor plan - stables b + c

legend

- extent of previous DA drawings
- ▭ stables boxes to details

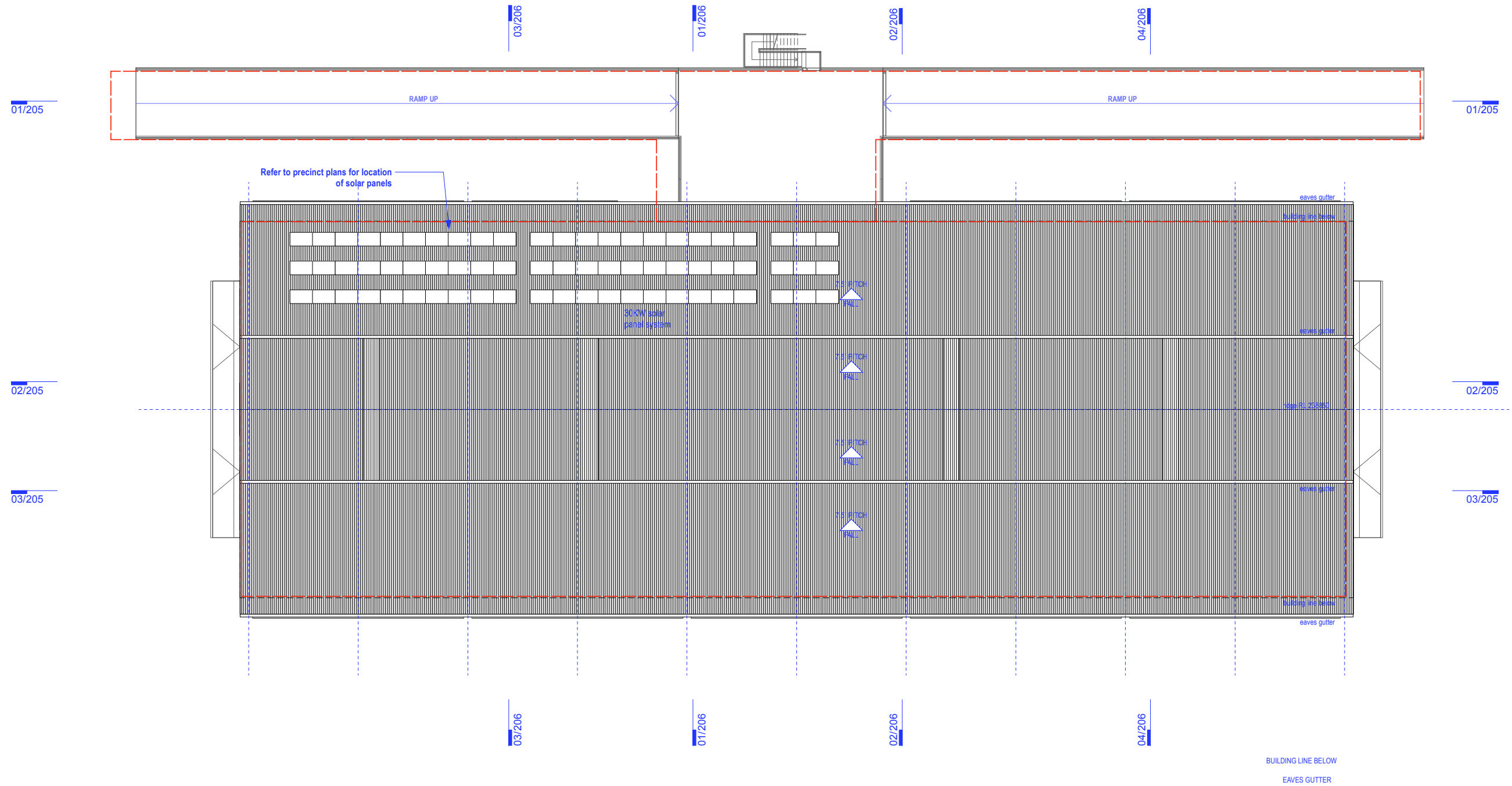


1 stable type B + C - upper floor plan
DA 201 Scale 1:200 @A2

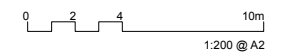


typical roof plan - stables b + c

- legend**
- extent of previous DA drawings
 - metal roof sheeting
 - translucent roof sheeting

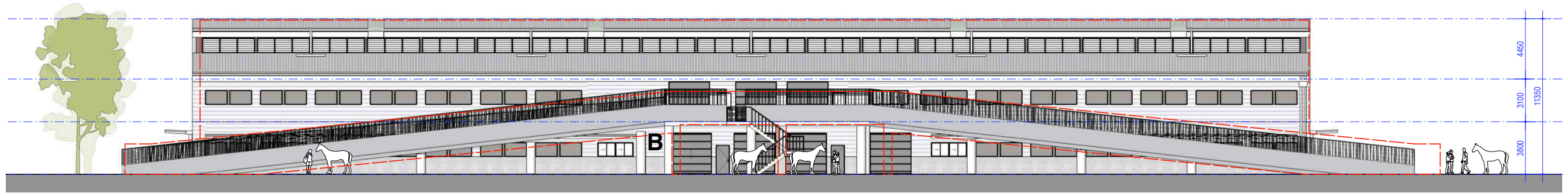


1 stable type B + C - roof plan
 DA 202 Scale 1:200 @A2

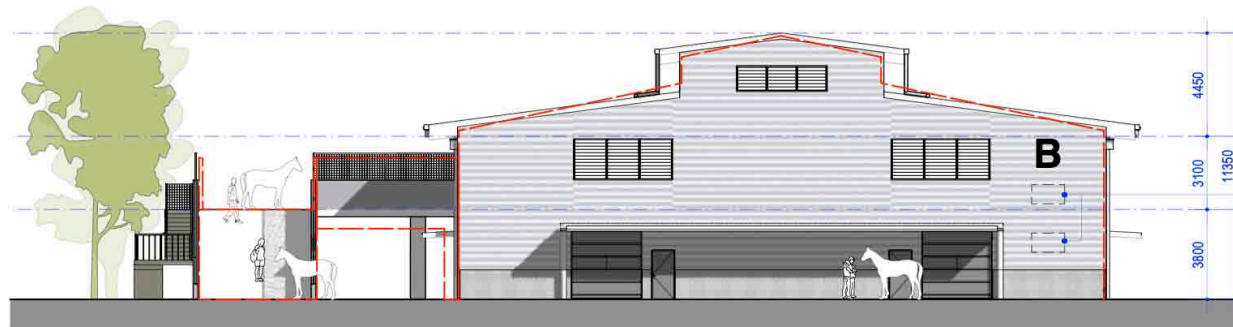


typical elevations - stables b + c

legend
— extent of previous DA drawings

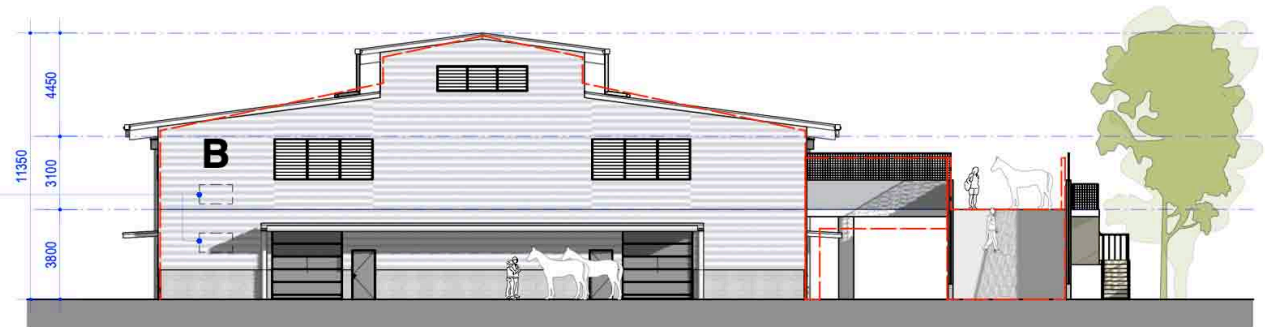


1 side elevation - ramp
DA 204 Scale 1:200 @A2

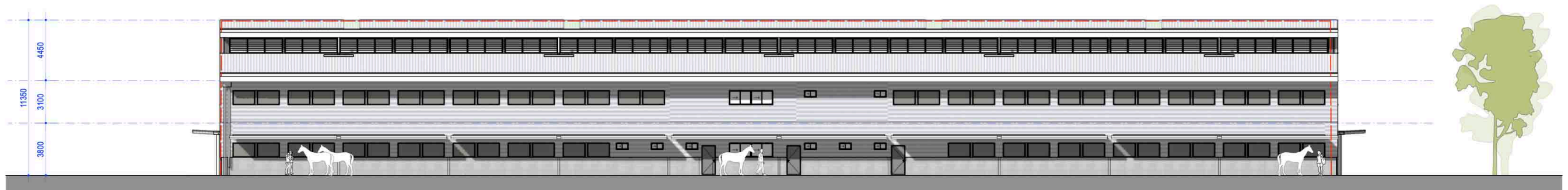


2 end elevation a
DA 204 Scale 1:200 @A2

potential trainer signage location

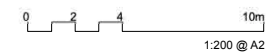


3 end elevation b
DA 204 Scale 1:200 @A2



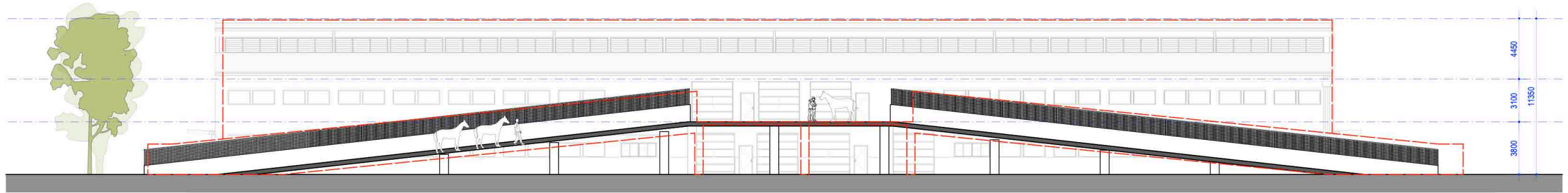
4 side elevation - non ramp
DA 204 Scale 1:200 @A2

NB: refer site sections for FFLs & roof RLs of each stable

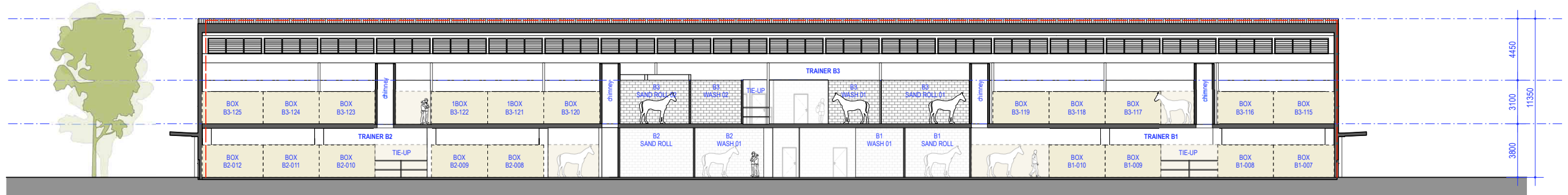


typical sections 01 - stables b + c

legend
 - - - extent of previous DA drawings
 [] stables boxes to details



1 section 1 - thru' ramp
 DA 205 Scale 1:200 @A2

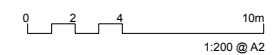


2 section 2 - thru' boxes
 DA 205 Scale 1:200 @A2



3 section 3 - thru' corridor
 DA 205 Scale 1:200 @A2

NB: refer site sections for FFLs & roof RLs of each stable



typical sections 02 - stables b + c

legend

- extent of previous DA drawings
- ▭ stables boxes to details



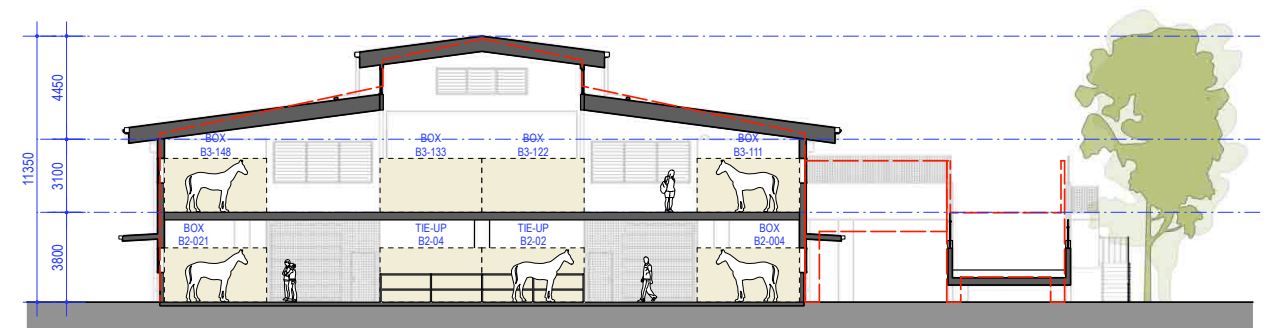
1 section 4 - thru' boxes
DA 206 Scale 1:200 @A2



2 section 5 - thru' corridor
DA 206 Scale 1:200 @A2

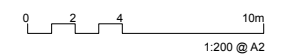


3 section 6 - thru' boxes
DA 206 Scale 1:200 @A2

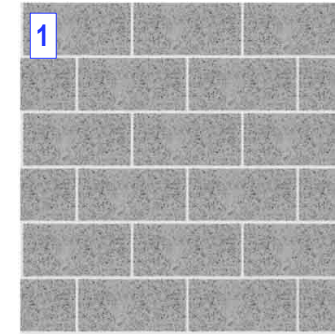
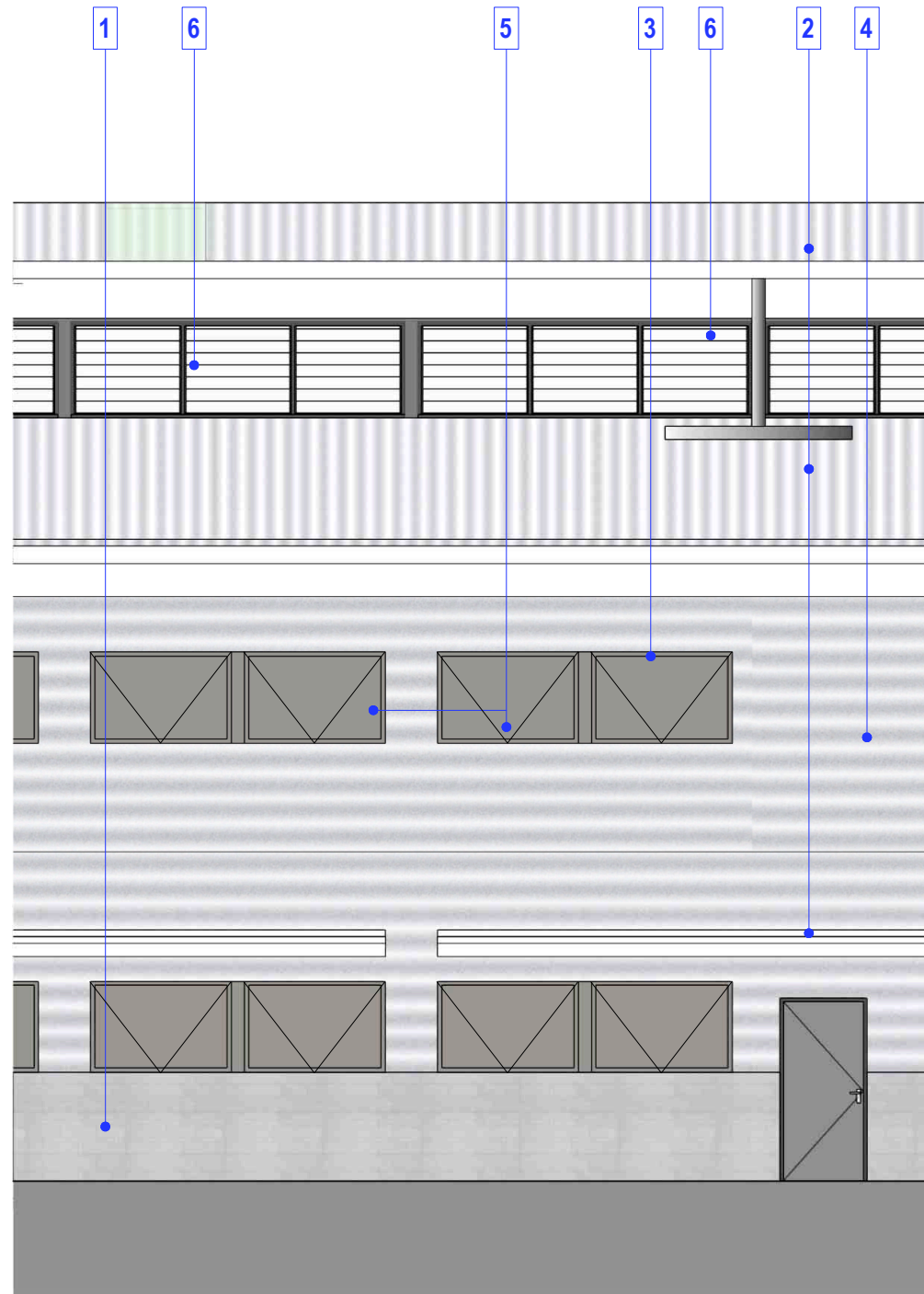


4 section 7 - thru' corridor
DA 206 Scale 1:200 @A2

NB: refer site sections for FFLs & roof RLs of each stable



schedule of materials



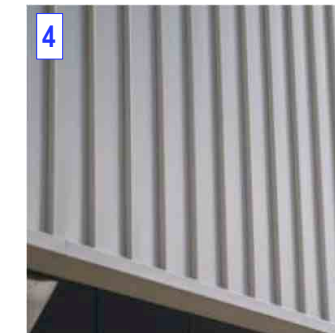
1
Blockwork
 Similar to Austral Masonry GB smooth "Pewter"



2
Folded Metal Roof Sheetting
 Similar to Kingspan KS1000 "Wallaby"



3
Powdercoating to Windows & Doors
 Similar to Dulux Wallaby



4
Metal Wall Cladding
 Similar to Kingspan KS1000 "Wallaby"

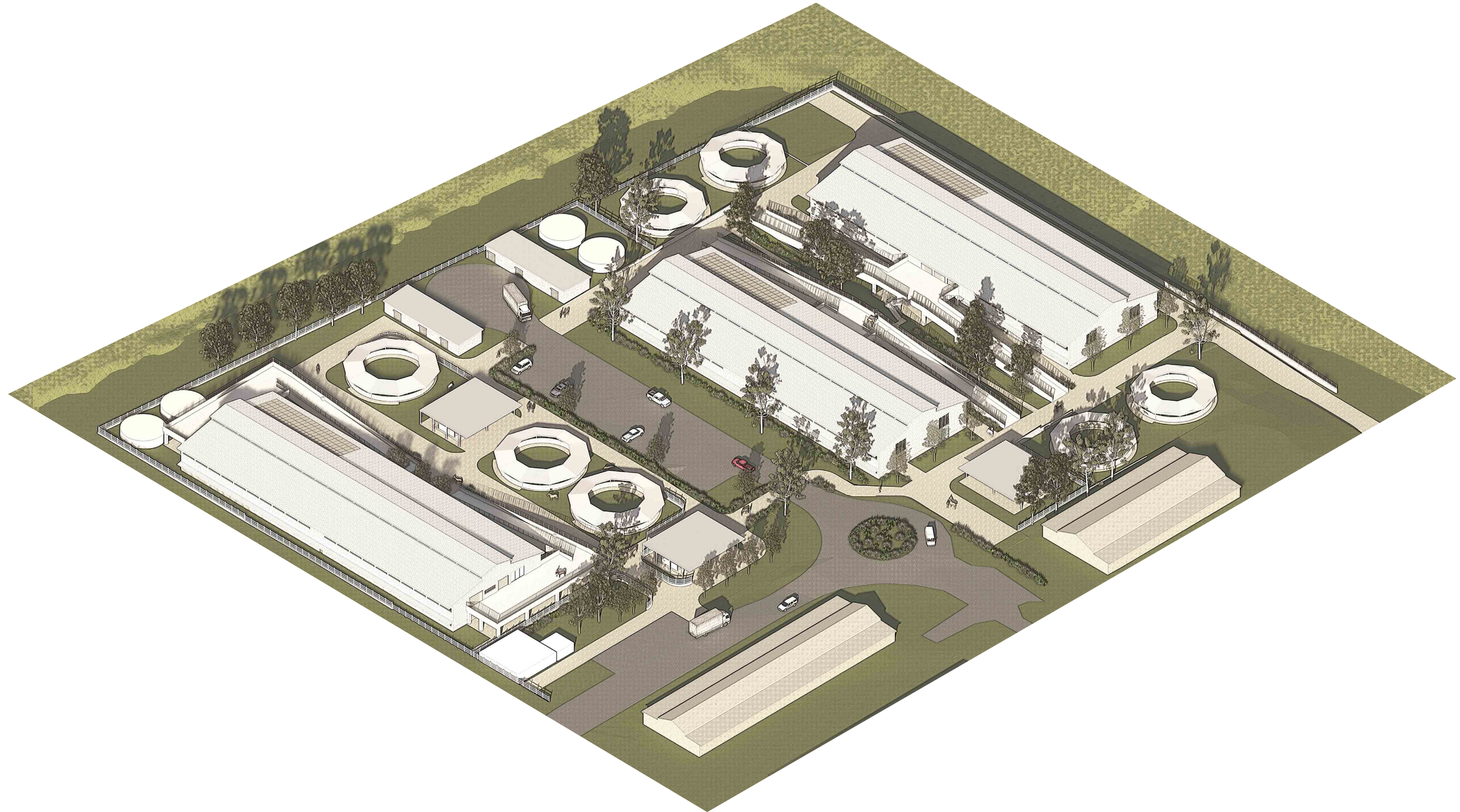


5
Polycarbonate Awnings
 Similar to Danpal Multicell "Ice"



6
Fixed Aluminium ventilation louvers

3D view A



aerial isometric view looking onto subject site from south

3D view B



perspective view looking north between stables B & C



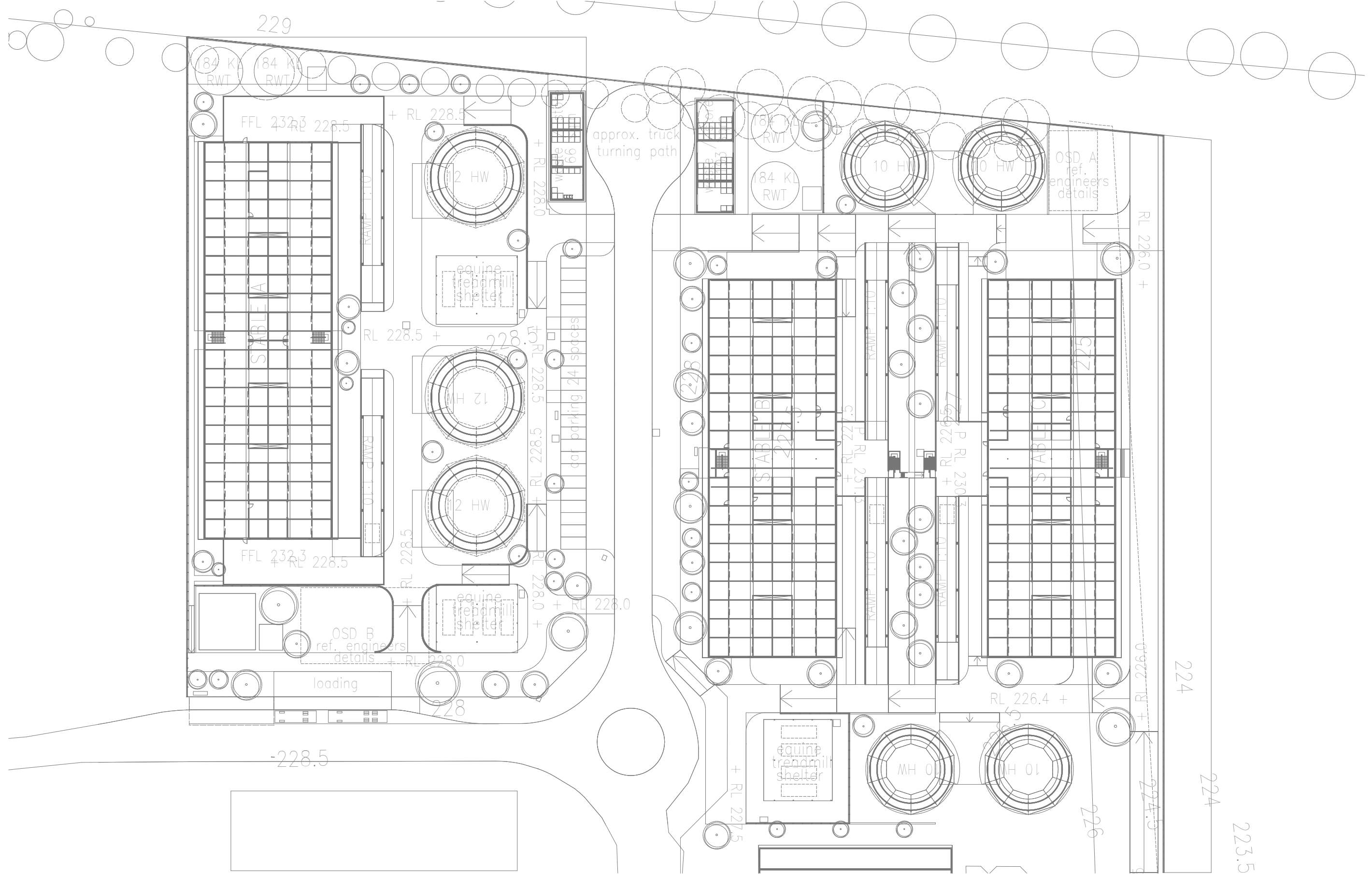
aerial view looking north east onto stables B & C

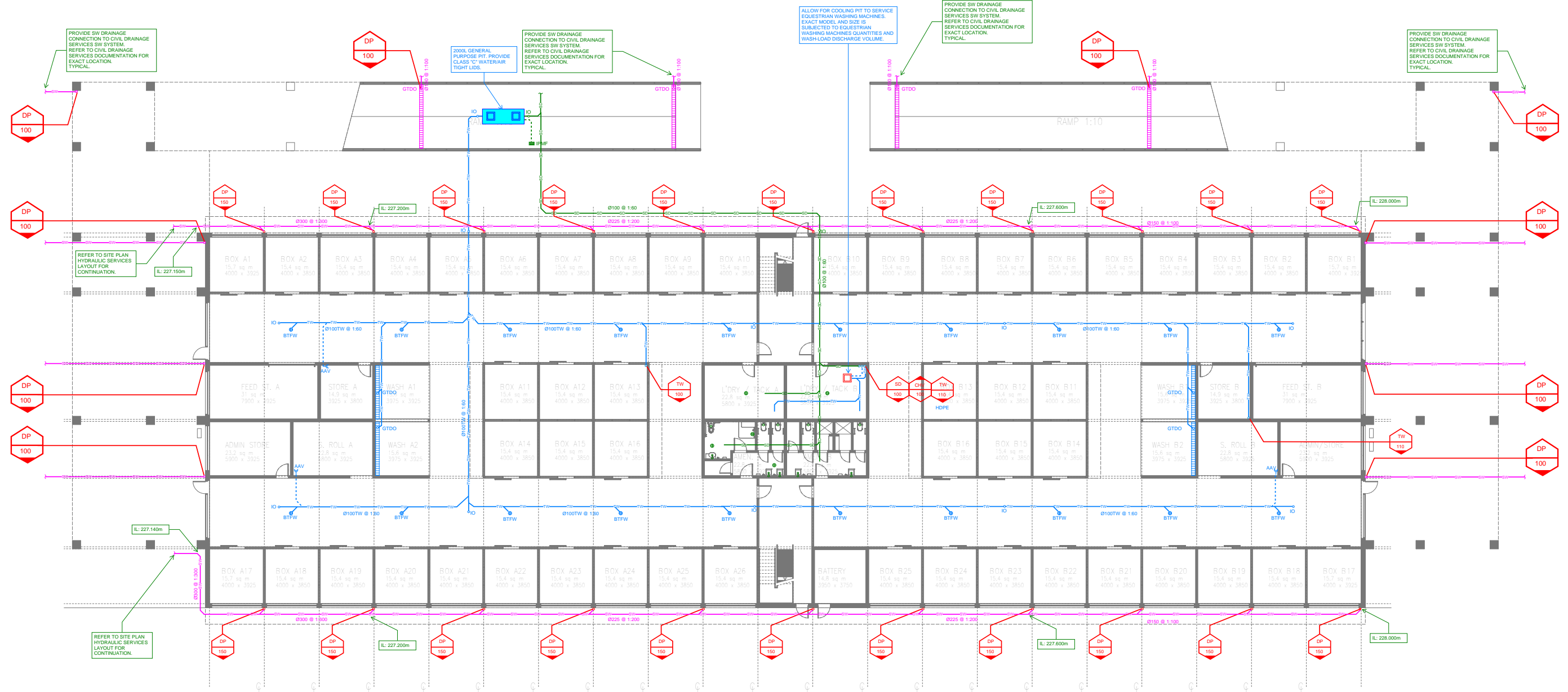


perspective view looking south onto stable A



aerial view looking south onto stable A





| Revision | Description | Initial | Date |
|----------|---------------------|---------|------------|
| P1 | DRAFT DETAIL DESIGN | MC | 30/09/2022 |

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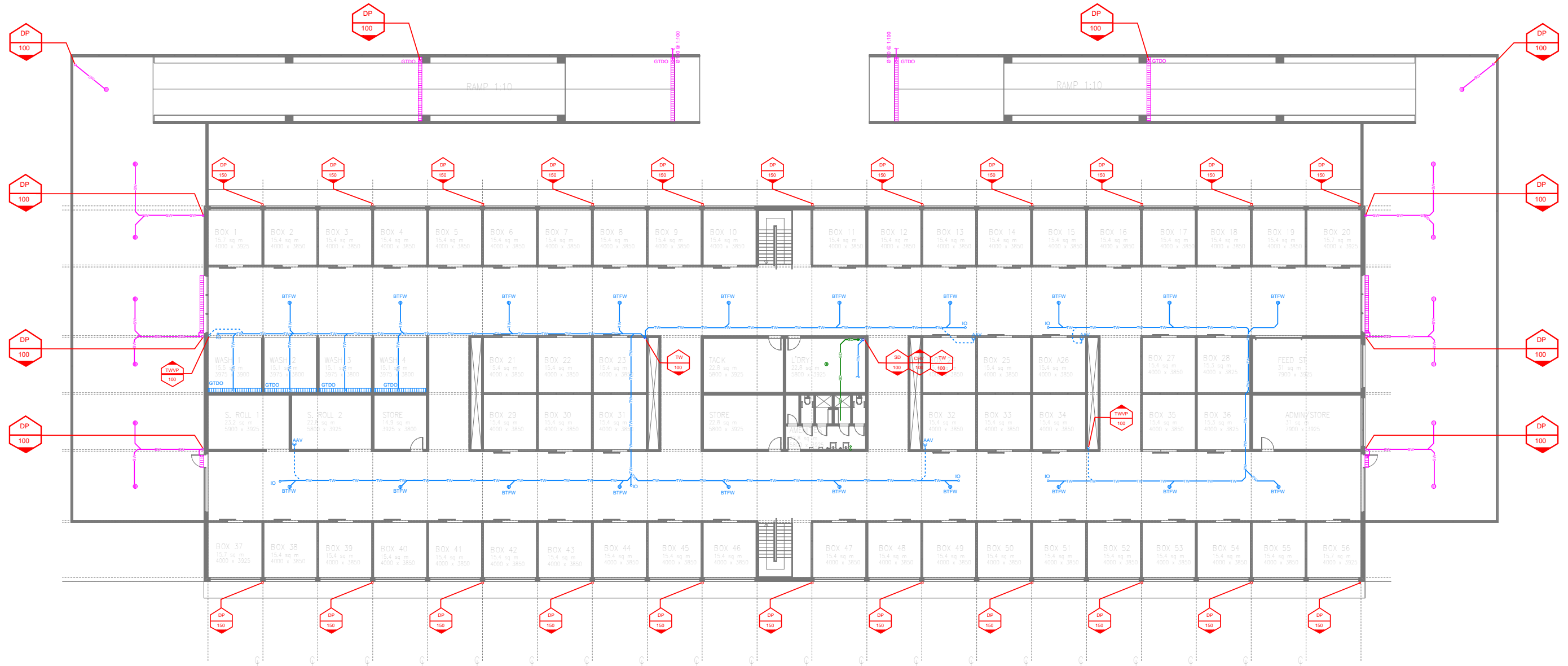
Project
SCONE RACE CLUB STABLES

Drawing Title
HYDRAULIC SERVICES STABLE A GROUND FLOOR - DRAINAGE LAYOUT

DRAWING TO BE PRINTED IN COLOUR

| Modelled | Designed | Checked | Approved | Date | Scale | Sheet Size |
|------------|----------------|----------|-------------|----------|-------|------------|
| GH | MC | MR | NP | AUG 2022 | 1:100 | @A0 |
| Job Number | Drawing Number | Revision | North Point | | | |
| SYD2174 | HY-A-300 | | | | | |

Model: SYD2174-ADP-MEP-V20.rvt



| Revision | Description | Initial | Date |
|----------|---------------------|---------|------------|
| P1 | DRAFT DETAIL DESIGN | MC | 30/09/2022 |

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Project
SCONE RACE CLUB STABLES

Drawing Title
HYDRAULIC SERVICES STABLE A LEVEL 1 - DRAINAGE LAYOUT

DRAWING TO BE PRINTED IN COLOUR

| Modelled | Designed | Checked | Approved | Date | Scale | Sheet Size |
|------------|----------|----------------|----------|----------|-------------|------------|
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| Job Number | | Drawing Number | | Revision | North Point | |
| SYD2174 | | HY-A-301 | | | | |

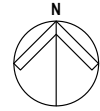
Model: SYD2174-ADP-MEP-V20.rvt

A1

SCONE STABLES

CIVL WORKS

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LOCALITY PLAN

NOT TO SCALE

SOURCE : NEARMAP

| DRAWING INDEX | | |
|---------------|--|------|
| Sheet Number | Sheet Title | REV. |
| C-00-0001 | COVER SHEET AND DRAWING INDEX | B |
| C-00-0101 | GENERAL NOTES AND SPECIFICATIONS | B |
| C-00-0111 | LEGEND | B |
| C-00-0201 | KEY PLAN | B |
| C-01-1001 | CUT FILL PLAN | B |
| C-02-0001 | SITWORKS AND STORMWATER DRAINAGE - SHEET 1 | B |
| C-02-0002 | SITWORKS AND STORMWATER DRAINAGE - SHEET 2 | B |
| C-02-0003 | SITWORKS AND STORMWATER DRAINAGE - SHEET 3 | B |
| C-02-0004 | SITWORKS AND STORMWATER DRAINAGE - SHEET 4 | B |
| C-03-6001 | STORMWATER DRAINAGE DETAILS SHEET 1 | B |
| C-03-6003 | STORMWATER DRAINAGE DETAILS SHEET 2 | B |
| C-03-6002 | STORMWATER DRAINAGE DETAILS SHEET 3 | B |
| C-04-2001 | TYPICAL ROAD SECTIONS | B |
| C-06-0001 | EROSION AND SEDIMENT CONTROL PLAN | B |
| C-06-1001 | EROSION AND SEDIMENT CONTROL DETAILS | B |

| Rev | Revision Description | Date |
|-----|---------------------------------------|----------|
| B | RE-ISSUED FOR DEVELOPMENT APPLICATION | 30.06.22 |
| A | ISSUED FOR DEVELOPMENT APPLICATION | 28.06.22 |



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▲ mail@scppconsult.com.au ▲ ABN 80 003 076 024

Client
RACING NSW

Project
**STABLES DEVELOPMENT
2, 5, 7-8 CAULFIELD PLACE &
2 RANDWICK DRIVE, SCONE 2337**

Title
COVER SHEET AND DRAWING INDEX

Scale:
AS SHOWN

| Drawn | Designed | Checked | Approved |
|----------------|------------------|----------|----------|
| E.F. | B.H.A. | B.H.A. | J.C. |
| Project Number | Drawing Number | Revision | |
| S220010 | C-00-0001 | B | |

P:\P\K1522010 SCONE STABLES\07_CIVIL\B\DRAWINGS\C-00-0001.DWG - COVER SHEET AND DRAWING INDEX - DATE PRINTED: 3/22/2022 11:21 AM

A1

SITeworks NOTES

- ORIGIN OF LEVELS - AUSTRALIAN HEIGHT DATUM (A.H.D.)
- CONTRACTOR MUST VERIFY ALL DIMENSIONS AND EXISTING LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORK.
- ALL WORK IS TO BE UNDERTAKEN IN ACCORDANCE WITH COUNCIL CONSTRUCTION SPECIFICATIONS, THE DETAILS SHOWN ON THE DRAWINGS AND THE SPECIFICATIONS AND THE DIRECTIONS OF THE PRINCIPAL'S REPRESENTATIVE.
- WHERE NEW WORKS ABUT EXISTING THE CONTRACTOR SHALL ENSURE THAT A SMOOTH EVEN PROFILE, FREE FROM ABRUPT CHANGES IS OBTAINED.
- THE CONTRACTOR SHALL ARRANGE ALL SURVEY SETOUT TO BE CARRIED OUT BY A REGISTERED SURVEYOR.
- CARE IS TO BE TAKEN WHEN EXCAVATING NEAR EXISTING SERVICES. NO MECHANICAL EXCAVATIONS ARE TO BE UNDERTAKEN OVER COMMUNICATIONS OR ELECTRICAL SERVICES. HAND EXCAVATE IN THESE AREAS.
- ALL SERVICE TRENCHES UNDER VEHICULAR PAVEMENTS SHALL BE BACKFILLED WITH AN APPROVED GRANULAR MATERIAL AND COMPACTED TO 98% STANDARD MAXIMUM DRY DENSITY IN ACCORDANCE WITH AS 1293.5.1.1.
- ALL TRENCH BACKFILL MATERIAL NOT IN PAVEMENTS SHALL BE COMPACTED TO THE SAME DENSITY AS THE ADJACENT MATERIAL.
- ON COMPLETION OF PIPE INSTALLATION ALL DISTURBED AREAS MUST BE RESTORED TO ORIGINAL, INCLUDING KERBS, FOOTPATHS, CONCRETE AREAS, GRAVEL AND GRASSED AREAS AND ROAD PAVEMENTS.
- PROVIDE 10mm WIDE EXPANDING CORK JOINTS BETWEEN CONCRETE PAVEMENTS AND ALL BUILDINGS, WALLS, FOOTINGS, COLUMNS, KERBS, DISHDRAINS, GRATED DRAINS, BOLLARD FOOTINGS ETC
- CONTRACTOR TO OBTAIN ALL AUTHORITY APPROVALS.
- ALL BATTERS TO BE GRASSED LINED IN ACCORDANCE WITH COUNCIL CONSTRUCTION SPECIFICATIONS AND LANDSCAPE ARCHITECTS SPECIFICATION.
- MAKE SMOOTH TRANSITION TO EXISTING SERVICES AND MAKE GOOD.
- THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY DIVERSION DRAINS AND MOUNDS TO ENSURE THAT AT ALL TIMES EXPOSED SURFACES ARE FREE DRAINING AND WHERE NECESSARY EXCAVATE SUMPS AND PROVIDE PUMPING EQUIPMENT TO DRAIN EXPOSED AREAS.
- THESE PLANS SHALL BE READ IN CONJUNCTION WITH COUNCIL CONSTRUCTION SPECIFICATIONS AND APPROVED LANDSCAPE, ELECTRICAL AND TELECOMMUNICATIONS DRAWINGS AND SPECIFICATIONS.
- TRENCHES THROUGH EXISTING ROAD AND CONCRETE PAVEMENTS SHALL BE SAWCUT TO FULL DEPTH OF CONCRETE AND A MIN 50mm IN BITUMINOUS PAVING.
- ON COMPLETION OF WORKS ALL DISTURBED AREAS MUST BE RESTORED TO ORIGINAL INCLUDING, BUT NOT LIMITED TO, KERBS, FOOTPATHS, CONCRETE AREAS, GRASS AND LANDSCAPED AREAS.

EXISTING SERVICES AND FEATURES

- EXISTING SERVICES HAVE BEEN PLOTTED FROM SURVEY DATA AND AS SUCH THEIR ACCURACY CANNOT BE GUARANTEED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH THE LOCATION AND LEVEL OF ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE SERVICE AUTHORITY.
- THE CONTRACTOR SHALL ALLOW FOR THE CAPPING OFF EXCAVATION, REMOVAL AND DISPOSAL IF REQUIRED OF ALL EXISTING SERVICES IN AREAS AFFECTED BY WORKS WITHIN THE CONTRACT AREA, AS SHOWN ON THE DRAWINGS UNLESS DIRECTED OTHERWISE BY THE SERVICE AUTHORITY.
- THE CONTRACTOR SHALL ENSURE THAT AT ALL TIMES SERVICES TO ALL BUILDINGS NOT AFFECTED BY THE WORKS ARE NOT DISRUPTED.
- PRIOR TO COMMENCEMENT OF ANY WORKS THE CONTRACTOR SHALL GAIN WRITTEN APPROVAL OF HIS PROGRAMME FOR THE RELOCATION/CONSTRUCTION OF TEMPORARY SERVICES.
- EXISTING BUILDINGS, EXTERNAL STRUCTURES, AND TREES SHOWN ON THESE DRAWINGS ARE FEATURES EXISTING PRIOR TO ANY DEMOLITION WORKS.
- CONTRACTOR SHALL CONSTRUCT TEMPORARY SERVICES TO MAINTAIN EXISTING SUPPLY TO BUILDINGS REMAINING IN OPERATION DURING WORKS TO THE SATISFACTION AND APPROVAL OF THE SERVICE AUTHORITY. ONCE DIVERSION IS COMPLETE AND COMMISSIONED THE CONTRACTOR SHALL REMOVE ALL SUCH TEMPORARY SERVICES AND MAKE GOOD TO THE SATISFACTION OF THE SERVICE AUTHORITY AND THE RELEVANT SERVICE AUTHORITY.
- INTERRUPTION TO SUPPLY OF EXISTING SERVICES SHALL BE DONE SO AS NOT TO CAUSE ANY INCONVENIENCE TO THE PRINCIPAL CONTRACTOR TO GAIN APPROVAL OF SERVICE AUTHORITY FOR TIME OF INTERRUPTION. THE CONTRACTOR IS RESPONSIBLE FOR ALL LIAISON.
- CLEARANCE AND COVER REQUIREMENTS SHALL BE OBTAINED FROM THE COUNCIL AND RELIANT SERVICE AUTHORITY BEFORE COMMENCEMENT OF WORKS AND SHALL BE ADHERED TO AT ALL TIMES.
- CARE IS TO BE TAKEN WHEN EXCAVATING NEAR EXISTING SERVICES. NO MECHANICAL EXCAVATIONS ARE TO BE UNDERTAKEN OVER TELECOM OR ELECTRICAL SERVICES. HAND EXCAVATE IN THESE AREAS ONLY.

ROADWORKS NOTES

- ALL BASECOURSE AND SUB-BASECOURSE MATERIALS SHALL CONFORM WITH COUNCIL CONSTRUCTION SPECIFICATIONS AND AUSTRALIAN STANDARDS.
- ALL BASECOURSE AND SUB-BASE MATERIALS SHALL BE COMPACTED TO ACHIEVE A MINIMUM OF 100% STANDARD MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT OF +0.9% -2% IN ACCORDANCE WITH AS1289 E1.1.
- ALL WEARING SURFACES SHALL BE ASPHALTIC CONCRETE LAID TO THE THICKNESS SPECIFIED AND IN ACCORDANCE WITH THE SPECIFICATION.
- CONCRETE FOR KERB SHALL HAVE A CONCRETE STRENGTH OF 20MPa AT 28 DAYS, MINIMUM SLUMP OF 90mm AND MAXIMUM AGGREGATE SIZE OF 40mm.

STORMWATER NOTES

- ALL DRAINAGE PIPES GREATER THAN Ø300mm SHALL BE CLASS 2 APPROVED SPIGOT AND SOCKET REINFORCED CONCRETE PIPES WITH RUBBER RING JOINTS (UNO).
- WHERE DRAINAGE LINE PASS UNDER VEHICULAR PAVEMENTS PIPES SHALL BE CLASS 4 APPROVED SPIGOT AND SOCKET REINFORCED CONCRETE PIPES WITH RUBBER RING JOINTS (UNO).
- ALL DRAINAGE PIPES LESS THAN OR EQUAL TO Ø300mm SHALL BE uPVC DWV GRADE CLASS SN8 IN ACCORDANCE WITH ASINZ1289.2009-PVC-U PIPES AND FITTINGS FOR DRAIN, WASTE AND VENT APPLICATION WITH SOLVENT WELDED JOINTS.
- EQUIVALENT STRENGTH REINFORCED CONCRETE OR FIBROUS REINFORCED CONCRETE MAY BE USED SUBJECT TO APPROVAL BY THE SERVICE AUTHORITY.
- PIPES FOR SUB-SOIL DRAINS SHALL BE SLOTTED 100mm DIAMETER CLASS 1000 WRAPPED IN GEOFABRIC, UNO, COMPLYING WITH THE REQUIREMENTS OF AS 2438. ALL SUBSOIL PIPES SHALL BE FACTORY SLOTTED HDPE, MINIMUM 100mm DIAMETER SN8 CLASS, SIMILAR OR EQUAL TO VINDEX DRAINCOIL, CERTIFIED UPVC, IN ACCORDANCE WITH AS1260, AS2032 (PIPE) & AS3789 (JOINTING) INSTALLED ON GEOTEXTILE FABRIC WITH 150mm SURROUND OF 25MM BLUE METAL AGGREGATE. UNO
- ALL PIPE JOINTS UNIONS UP TO AND INCLUDING 300 DIA. AND TAPERS SHALL BE VIA PURPOSE MADE FITTINGS.
- ALL MILD STEEL FIXTURES INCLUDING GRATES, FRAMES, STEP IRONS, LADDERS, ETC., SHALL BE HOT DIP GALVANISED. GALVANISING SHALL COMPLY WITH THE REQUIREMENTS OF AS 1214 OR AS 1650, AS APPROPRIATE.
- MINIMUM GRADE TO STORMWATER LINES TO BE 1% (U.N.O.)
- CONTRACTOR TO SUPPLY AND INSTALL ALL FITTINGS AND SPECIALS INCLUDING VARIOUS PIPE ADAPTORS TO ENSURE PROPER CONNECTION BETWEEN DISSIMILAR PIPEWORK.
- ALL CONNECTIONS TO EXISTING DRAINAGE PITS SHALL BE MADE IN A TRADESMAN-LIKE MANNER AND THE INTERNAL WALL OF THE PIT AT THE POINT OF ENTRY SHALL BE CEMENT RENDERED TO ENSURE A SMOOTH FINISH.
- PRECAST PITS SHALL NOT BE USED UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE SERVICE AUTHORITY.
- WHERE TRENCHES ARE IN ROCK, THE PIPE SHALL BE BEDDED ON A MIN. 50MM CONCRETE BED (OR 75MM THICK BED OF 12mm BLUE METAL) UNDER THE BARREL OF THE PIPE. THE PIPE COLLAR AT NO POINT SHALL BEAR ON THE ROCK. IN OTHER THAN ROCK, PIPES SHALL BE LAID ON A 75MM THICK SAND BED. IN ALL CASES BACKFILL THE TRENCH WITH SAND TO 200MM ABOVE THE PIPE. WHERE THE PIPE IS UNDER PAVEMENTS BACKFILL REMAINDER OF TRENCH WITH SAND OR APPROVED GRANULAR BACKFILL COMPACTED IN 150MM LAYERS TO 98% STANDARD MAX. DRY DENSITY.
- BEDDING SHALL BE (U.N.O) TYPE H2 (NOT UNDER ROADWAYS) OR HS2 (UNDER ROADWAYS) IN ACCORDANCE WITH CURRENT RELEVANT AUSTRALIAN STANDARDS.
- BACKFILL TRENCH WITH SAND OR APPROVED GRANULAR BACKFILL TO 300mm(MIN) ABOVE THE PIPE. WHERE THE PIPE IS UNDER PAVEMENTS BACKFILL REMAINDER OF TRENCH TO PAVEMENT SUBGRADE WITH SAND OR APPROVED GRAVEL SUB-BASE COMPACTED IN 150mm LAYERS TO 98% STANDARD MAXIMUM DRY DENSITY. THE CONTRACTOR IS TO ENSURE COMPACTION EQUIPMENT IS APPROPRIATE FOR THE PIPE CLASS USED.
- WHERE STORMWATER LINES PASS UNDER FLOOR SLABS DWV GRADE uPVC RUBBER RING JOINTS ARE TO BE USED (UNO).
- WHERE SUBSOIL DRAINAGE LINES PASS UNDER VEHICULAR PAVEMENTS, UNSLOTTED uPVC DWV GRADE CLASS SN8 PIPE SHALL BE USED.
- 100mm DIA. SUBSOIL DRAINAGE PIPE 3m LONG WRAPPED IN FILTER SOCK TO BE PROVIDED IN PIPE TRENCHES UPSTREAM OF ALL PITS.
- PITS DEEPER THAN 900mm SHALL HAVE ACCESS LADDERS OR STEP IRONS INSTALLED AND SHALL BE IN ACCORDANCE WITH THE LOCAL OR STATUTORY AUTHORITY REQUIREMENTS.
- ALL FRAMES, COVERS AND GRATINGS FOR PITS, SUMPS, DRAINS, GRATED DRAINS ETC MUST BE PROVIDED TO SUIT CLASS D DUTIES AND ALL GRATINGS SHALL BE SLIP RESISTANT AND HEELGUARD UNO IN ACCORDANCE WITH AS3996.
- WHERE A PIT IS IDENTIFIED AS A CONFINED SPACE, PIT COVERS SHALL BE PROVIDED WITH STANDARD CONFINED SPACE SIGNAGE
- SUBSOIL DRAINAGE LINES SHALL BE INSTALLED AT THE BASE OF ALL RETAINING WALLS AND FOR ALL STORMWATER PITS. ALL SUBSOIL LINES SHALL BE CONNECTED TO DRAIN TO THE STORMWATER DRAINAGE SYSTEM.
- CAPPED FLUSHING POINTS MUST BE PROVIDED FOR ALL SUBSOIL AND SEEPAGE DRAINAGE SYSTEMS AT THE END OF EACH PIPE, AT 30M SPACING AND AT CHANGES IN DIRECTIONS.
- INSPECTION OPENINGS AND CLEAROUTS MUST BE PROVIDED AT EVERY JUNCTION, BEND, CHANGE OF DIRECTION AND AT THE BASE OF ALL DOWNPIPES IMMEDIATELY ABOVE WHERE THE DOWNPIPE PENETRATES THE GROUND OR SLAB ON GROUND.

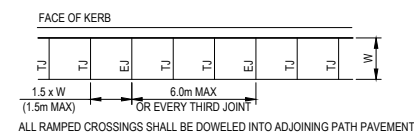
SUBSOIL DRAINAGE NOTES

- DN100 SLOTTED uPVC SUBSOIL DRAINAGE WRAPPED IN GEOFABRIC SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS AND CONNECTED TO THE SITE STORMWATER DRAINAGE SYSTEM (U.N.O):
 - UNDER KERBS ADJACENT TO ALL PAVEMENTS
 - AT THE BASE OF THE HIGH SIDE OF ALL RETAINING WALLS
 - AROUND THE BUILDING SLAB FOOTPRINT

CONCRETE JOINTING NOTES

PEDESTRIAN FOOTPATH JOINTING:

- DOWELED JOINTS ARE TO BE LOCATED WHERE POSSIBLE AT TANGENT POINTS OF CURVES AND ELSEWHERE AT MAX 6.0m CENTRES.
- TOOLED JOINTS ARE TO BE LOCATED AT A MAX 1.5 x WIDTH OF THE PAVEMENT.
- WHERE POSSIBLE JOINTS SHOULD BE LOCATED TO MATCH KERBING AND/OR ADJACENT PAVEMENT JOINTS.
- ALL PEDESTRIAN FOOTPATH JOINTING LAYOUTS AS FOLLOWS (UNO)



EARTHWORKS NOTES

- ALL WORK SHALL COMPLY WITH COUNCIL CONSTRUCTION SPECIFICATIONS AND AS3798 (2007) - GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS.
- ALL WORK SHALL COMPLY WITH THE PROJECT GEOTECHNICAL REPORT - DOUGLAS PARTNERS - REPORT ON GEOTECHNICAL INVESTIGATION REF-94626.02.R.001.REV1 (NOVEMBER 2021)
- AFTER DEMOLITION STRIP REMAINING TOPSOIL THROUGHOUT TO EXPOSE NATURALLY OCCURRING AND ENGINEERING MATERIAL AND STOCKPILE ON SITE FOR REUSE AS DIRECTED BY THE SERVICE AUTHORITY.
- EXCAVATE TO SUBGRADE LEVELS, SEGREGATING AND STOCKPILING MATERIALS FOR LATER REUSE.
- PROOF ROLL ALL SOFT OR WET AREAS SHALL BE DRIED TO OPTIMUM MOISTURE AND RE-COMPACTED TO 95% MMD, WHERE MATERIAL IS DEEMED UNSUITABLE BY THE SERVICE AUTHORITY AND CANNOT BE USED ON SITE SHALL REMOVED FROM SITE.
- ALL FILL MATERIAL SHALL BE FROM A SOURCE APPROVED BY THE SERVICE AUTHORITY AND SHALL COMPLY WITH THE FOLLOWING -
 - FREE FROM ORGANIC AND PERISHABLE MATTER.
 - MAXIMUM PARTICLE SIZE 75mm.
 - PLASTICITY INDEX - BETWEEN 2% AND 15%.
- ALL FILL MATERIAL SHALL BE PLACED IN MAXIMUM 200mm THICK LAYERS AND COMPACTED AT OPTIMUM MOISTURE CONTENT (+ OR - 2%) TO ACHIEVE A DRY DENSITY DETERMINED IN ACCORDANCE WITH AS1289.5.1.1-2003-METHODS OF TESTING SOILS FOR ENGINEERING PURPOSES OF NOT LESS THAN THE FOLLOWING STANDARD MINIMUM DRY DENSITY -

| LOCATION | STANDARD DRY DENSITY (MMD) |
|---------------------------|----------------------------|
| UNDER BUILDING SLABS | 98% |
| VEHICULAR PAVED AREAS | 100% |
| NON-VEHICULAR PAVED AREAS | 98% |
| LANDSCAPED AREAS | 95% |
- THE CONTRACTOR SHALL PROGRAM THE EARTHWORKS OPERATION SO THAT THE WORKING AREAS ARE ADEQUATELY DRAINED DURING THE PERIOD OF CONSTRUCTION. THE SURFACE SHALL BE GRADED AND SEALED OFF TO REMOVE DEPRESSIONS, ROLLER MARKS AND SIMILAR WHICH WOULD ALLOW WATER TO POND AND PENETRATE THE UNDERLYING MATERIAL. ANY DAMAGE RESULTING FROM THE CONTRACTOR NOT OBSERVING THESE REQUIREMENTS SHALL BE RECTIFIED BY THE CONTRACTOR AT THEIR OWN EXPENSE.
- TESTING OF THE FILL MATERIAL SHALL BE CARRIED OUT BY AN APPROVED NATA REGISTERED LABORATORY AT THE CONTRACTORS EXPENSE.
- ROCK LEVELS SHOWN ON BULK EARTHWORKS PLANS AND SECTIONS ARE INFERRED. CONTRACTOR TO CONFIRM DEPTH ON SITE. TYP. INFERRED ROCK LEVELS BASED ON GEOTECHNICAL INVESTIGATION.
- PROPOSED BULK EARTHWORKS SURFACE LEVEL SHOWN DOES NOT INCLUDE THE LANDSCAPE TOPSOIL SETDOWNS.
- EXISTING SURFACE LEVEL SHOWN DOES NOT INCLUDE STRIPPING.

CONCRETE NOTES

- ALL WORKMANSHIP AND MATERIALS SHALL COMPLY WITH COUNCIL CONSTRUCTION SPECIFICATIONS AND AS 3600 CURRENT EDITIONS WITH AMENDMENTS, AND THE ACSE CONCRETE SPECIFICATION EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS.
 - VERIFY ALL SETTING OUT DIMENSIONS WITH THE SURVEY.
 - DO NOT OBTAIN DIMENSIONS BY SCALING THE DRAWINGS.
 - IN CASE OF DOUBT - ASK.
- CONCRETE**
- PLACE CONCRETE OF THE FOLLOWING CHARACTERISTIC COMPRESSIVE STRENGTH F_C AS DEFINED IN AS 3600 OR M.R. FORM 609. ADD WATER REDUCING ADMIXTURE EQUAL TO WRDA.
- | LOCATION | AS 3600 F _c MPa AT 28 DAYS | SPECIFIED SLUMP | NOMINAL AGG. SIZE |
|---------------------|---------------------------------------|-----------------|-------------------|
| ALL KERB PIT | 25 | 80 | 20 |
| VEHICULAR PAVEMENTS | 32 | 80 | 20 |
- USE 'A.C.S.E. SPECIFICATION TYPE A' CEMENT.
 - ALL CONCRETE SHALL BE SUBJECT TO PROJECT CONTROL SAMPLE AND TESTING TO AS 3600.
 - CONSOLIDATE BY VIBRATION.

REINFORCEMENT

- FIX REINFORCEMENT AS SHOWN ON DRAWINGS. THE TYPE AND GRADE IS INDICATED BY A SYMBOL AS SHOWN BELOW. ON THE DRAWING 'N' IS FOLLOWED BY A NUMERAL WHICH INDICATES THE SIZE IN MILLIMETRES. A MARK NUMERAL (IF USED) FOLLOWS THIS NUMERAL.
 - N. HOT ROLLED DEFORMED BAR, GRADE 410Y
 - S. HOT ROLLED DEFORMED BAR, GRADE 230S
 - R. PLAIN ROUND BAR, GRADE 230R
 - SL. HARD DRAWN WIRE FABRIC.
- PROVIDE BAR SUPPORTS OR SPACERS TO GIVE THE FOLLOWING CONCRETE COVER TO ALL REINFORCEMENT UNLESS NOTED OTHERWISE.
 - FOOTINGS
 - 75 BOTTOM, 65 TOP AND SIDES SLABS
 - 20 TOP AND BOTTOM, 30 WHEN EXPOSED TO WEATHER.
 - BEAMS
 - 50 BOTTOM AND SIDES (TO STIRRIPS) TOP COVER AS DETAILED
 - 40 TO TIES AND SPIRALS 50 WHEN EXPOSED TO WEATHER
 - WALLS
 - 25 GENERALLY 30 WHEN CAST IN FORMS BUT LATER EXPOSED TO WEATHER OR GROUND.
 - 65 WHEN CAST DIRECTLY IN CONTACT WITH GROUND.

CURING

- CURE ALL CONCRETE IN ACCORDANCE BY IMPERMEABLE MEMBRANE OR WATER CURING METHODS.

EROSION AND SEDIMENT CONTROL NOTES

SEDIMENT CONTROL INSTRUCTIONS

- SEDIMENT FENCES WILL BE INSTALLED AS SHOWN ON THE PLAN AND ELSEWHERE AT THE DISCRETION OF THE SITE SERVICE AUTHORITY TO CONTAIN SOIL AS NEAR AS POSSIBLE TO THEIR SOURCE.
- SEDIMENT FENCES WILL NOT HAVE CATCHMENT AREAS EXCEEDING 900 SQUARE METRES AND HAVE A STORAGE DEPTH OF AT LEAST 0.6 METRES.
- SEDIMENT REMOVED FROM ANY TRAPPING DEVICES WILL BE RELOCATED WHERE FURTHER POLLUTION TO DOWNSLOPE LANDS AND WATERWAYS CANNOT OCCUR.
- STOCKPILES ARE NOT TO BE LOCATED WITHIN 5 METRES OF HAZARD AREAS INCLUDING AREAS OF HIGH VELOCITY FLOWS SUCH AS WATERWAYS, PAVED AREAS AND DRIVEWAYS.
- WATER WILL BE PREVENTED FROM DIRECTLY ENTERING THE PERMANENT DRAINAGE SYSTEM UNLESS THE CATCHMENT AREA HAS BEEN PERMANENTLY LANDSCAPED AND/OR WATER HAS BEEN TREATED BY AN APPROVED DEVICE. TEMPORARY SEDIMENT TRAPS WILL REMAIN IN PLACE UNTIL AFTER THE LANDS THEY ARE PROTECTING ARE COMPLETELY REHABILITATED.
- ACCESS TO SITES SHOULD BE STABILISED TO REDUCE THE LIKELIHOOD OF VEHICLES TRACKING SOIL MATERIALS ONTO PUBLIC ROADS AND ENSURE ALL-WEATHER ENTRY/EXIT.

SOIL EROSION CONTROL INSTRUCTIONS

- EARTH BATTERS WILL BE CONSTRUCTED WITH AS LOW A GRADIENT AS PRACTICABLE BUT NO STEEPER, UNLESS OTHERWISE NOTED, THAN:
 - 2(H):1(V) WHERE SLOPE LENGTH LESS THAN 12 METRES
 - 2.5(H):1(V) WHERE SLOPE LENGTH BETWEEN 12 AND 16 METRES.
 - 3(H):1(V) WHERE SLOPE LENGTH BETWEEN 16 AND 20 METRES.
 - 4(H):1(V) WHERE SLOPE LENGTH GREATER THAN 20 METRES.
- ALL WATERWAYS, DRAINS, SPILLWAYS AND THEIR OUTLETS WILL BE CONSTRUCTED TO BE STABLE IN AT LEAST THE 1:20 YEAR ARI, TIME OF CONCENTRATION STORM EVENT.
- WATERWAYS AND OTHER AREAS SUBJECT TO CONCENTRATED FLOWS AFTER CONSTRUCTION ARE TO HAVE A MAXIMUM GROUND COVER C-FACTOR OF 0.05 (70% GROUND COVER) WITHIN 10 WORKING DAYS FROM COMPLETION OF FORMATION. FLOW VELOCITIES ARE TO BE LIMITED TO THOSE SHOWN IN TABLE 5-1 OF 'MANAGING URBAN STORMWATER - SOILS AND CONSTRUCTION', DEPT OF HOUSING 1998 (BLUE BOOK). FOOT AND VEHICULAR TRAFFIC WILL BE PROHIBITED IN THESE AREAS.
- STOCKPILES AFTER CONSTRUCTION ARE TO HAVE A MAXIMUM GROUND COVER C-FACTOR OF 0.1 (60% GROUND COVER) WITHIN 10 WORKING DAYS FROM COMPLETION OF FORMATION.
- ALL LANDS, INCLUDING WATERWAYS AND STOCKPILES, DURING CONSTRUCTION ARE TO HAVE A MAXIMUM GROUND COVER C-FACTOR OF 0.15 (50% GROUND COVER) WITHIN 20 WORKING DAYS FROM INACTIVITY EVEN THOUGH WORKS MAY CONTINUE LATER.
- FOR AREAS OF SHEET FLOW USE THE FOLLOWING GROUND COVER PLANT SPECIES FOR TEMPORARY COVER: JAPANESE MILLET 20 KG/HA AND OATS 20 KG/HA.
- PERMANENT REHABILITATION OF LANDS AFTER CONSTRUCTION WILL ACHIEVE A GROUND COVER C-FACTOR OF LESS THAN 0.1 AND LESS THAN 0.05 WITHIN 60 DAYS. NEWLY PLANTED LANDS WILL BE WATERED REGULARLY UNTIL AN EFFECTIVE COVER IS ESTABLISHED AND PLANTS ARE GROWING VIGOROUSLY. FOLLOW-UP SEED AND FERTILISER WILL BE APPLIED AS NECESSARY.
- RE-VEGETATION SHOULD BE AIMED AT RE-ESTABLISHING NATURAL SPECIES. NATURAL SURFACE SOILS SHOULD BE REPLACED AND NON-PERSISTANT ANNUAL COVER CROPS SHOULD BE USED.

WASTE CONTROL INSTRUCTIONS

- ACCEPTABLE BINS WILL BE PROVIDED FOR ANY CONCRETE AND MORTAR SLURRIES, PAINTS, ACID WASHING, LIGHTWEIGHT WASTE MATERIALS AND LITTER. CLEARANCE SERVICES WILL BE PROVIDED AT LEAST WEEKLY. DISPOSAL OF WASTE WILL BE IN A MANNER APPROVED BY THE SITE SERVICE AUTHORITY.
- ALL POSSIBLE POLLUTANT MATERIALS ARE TO BE STORED WELL CLEAR OF ANY POORLY DRAINED AREAS, FLOOD PRONE AREAS, STREAMBANKS, CHANNELS AND STORMWATER DRAINAGE AREAS. STORE SUCH MATERIALS IN A DESIGNATED AREA UNDER COVER WHERE POSSIBLE AND WITHIN CONTAINMENT BUNDS.
- ALL SITE STAFF AND SUB-CONTACTORS ARE TO BE INFORMED OF THEIR OBLIGATION TO USE WASTE CONTROL FACILITIES PROVIDED.
- ANY DE-WATERING ACTIVITIES ARE TO BE CLOSELY MONITORED TO ENSURE THAT WATER IS NOT POLLUTED BY SEDIMENT, TOXIC MATERIALS OR PETROLEUM PRODUCTS.
- PROVIDE DESIGNATED VEHICULAR WASHDOWN AND MAINTENANCE AREAS WHICH ARE TO HAVE CONTAINMENT BUNDS.

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| B | RE-ISSUED FOR DEVELOPMENT APPLICATION | 30.06.22 |
| A | ISSUED FOR DEVELOPMENT APPLICATION | 28.06.22 |
| Rev | Revision Description | Date |

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Client
RACING NSW

Project
**STABLES DEVELOPMENT
 2, 5, 7-8 CAULFIELD PLACE &
 2 RANDWICK DRIVE, SCONE 2337**

Title
GENERAL NOTES AND SPECIFICATIONS

Scale:
AS SHOWN

| | | | |
|----------------------------------|---------------------------|------------------------------------|-------------------------|
| Drawn E.F. | Designed B.H.A. | Checked B.H.A. | Approved J.C. |
| Project Number S220010 | | Drawing Number C-00-0101 | |
| Revision B | | | |

A1

SERVICES LEGEND (TYP.)

| | |
|-----------------|-----------------------------------|
| G | GAS LINE |
| S | SEWER LINE |
| W | WATER LINE |
| E | ELECTRICAL LINE |
| FI | FIRE LINE |
| C | COMMUNICATION LINE |
| T | TELECOMS LINE |
| EX/G | EXISTING GAS LINE |
| EX/S | EXISTING SEWER LINE |
| EX/W | EXISTING WATER LINE |
| EX/E | EXISTING ELECTRICAL LINE |
| EX/FI | EXISTING FIRE LINE |
| EX/C | EXISTING COMMUNICATION LINE |
| EX/T | EXISTING TELECOMS LINE |
| EX/SW | EXISTING STORMWATER DRAINAGE LINE |
| X | REDUNDANT SERVICE LINE |
| ? | UNKNOWN SERVICE LINE |
| X X X X X X X X | TO BE DEMOLISHED/REDUNDANT |

SITWORKS LEGEND

| | |
|------------|------------------------------------|
| ----- | LIMIT OF WORKS BOUNDARY |
| ----- | SITE WORKS BOUNDARY |
| ----- | CHAIN WIRE FENCE |
| ----- | SITE FENCE |
| RW01 | RETAINING WALL AND NUMBER |
| 31.0 | EXISTING CONTOUR |
| 31.0 | DESIGN CONTOUR |
| ▲ | B.M. NAIL IN KERB R.L. (A.H.D.) |
| P56.20 | PROPOSED SURFACE LEVEL |
| E56.20 | EXISTING SURFACE LEVEL |
| FFL180.00 | FINISHED FLOOR LEVEL |
| 01 | SETOUT POINT |
| B1 | BOLLARD FIXED (B1), REMOVABLE (B2) |
| BATTER 1/4 | BATTER SLOPE 1(VERT):4(HOR.) |

BULK EARTHWORKS LEGEND

| | |
|---------|--------------------------------|
| BE 8.10 | BULK EARTHWORKS LEVEL |
| █ | BULK EARTHWORKS PLATFORM LEVEL |
| █ | CUT AREA |
| █ | FILL AREA |
| + | BOREHOLE LOCATION |
| * | TESTPIT LOCATION |

STORMWATER DRAINAGE LEGEND

| | |
|-----|--|
| SW | STORMWATER DRAINAGE LINE |
| SW | STORMWATER DRAINAGE DIVERSION LINE |
| SSD | SUBSOIL DRAINAGE LINE WITH CLEAR OUT |
| → | STORMWATER OVERLAND FLOWPATH |
| ▣ | GRASS LINED SWALE DRAIN |
| ▣ | GRATED PITS (VARIES IN SIZES) |
| ▣ | JUNCTION PITS (VARIES IN SIZES) |
| ▣ | KERB INLET PITS (VARIES IN TYPE & SIZES) |
| ▣ | GRATED DRAIN (VARIES IN TYPE & SIZES) |
| ▣ | HEADWALL (VARIES IN TYPE & SIZES) |
| OSD | ON-SITE DETENTION TANK (OSD) |
| ▣ | STORMWATER DRAINAGE BOX CULVERT |

STORMWATER DRAINAGE LINE WITH:

| | |
|---------|---|
| SW | 0375mm RCP2 (PIPE SIZE AND CLASS) 15.0m @ 1.0% (PIPE GRADE) 10m (PIPE LENGTH) USIL (UP STREAM INVERT LEVEL) DSIL (DOWN STREAM INVERT LEVEL) |
| SW | 0900 |
| SW | FLOW DIRECTION |
| SW | PIPE DIAMETER |
| A-00 | STORMWATER DRAINAGE STRUCTURE NUMBER |
| SW | PIT NUMBER |
| SW | STORMWATER LINE NUMBER |
| SW | DP DOWNPIPE CONNECTION (Ø150xPVC U.N.O) |
| SW | RP RODDING POINT |
| HY-0000 | CONTINUATION ON BUILDING HYDRAULICS ENGINEERING DRAWINGS |

DEMOLITION LEGEND

| | |
|---|--|
| █ | EXISTING BUILDING AND ASSOCIATED INFRASTRUCTURE TO BE DEMOLISHED AND REMOVED FROM SITE |
| █ | EXISTING INFRASTRUCTURE TO BE DEMOLISHED AND REMOVED FROM SITE |
| █ | EXISTING VEGETATION, INCLUDING ALL TREES AND SHRUBS TO BE CLEARED, GRUBBED, AND DISPOSED OF TO STOCKPILE |

SERVICES LEGEND (TYP.)

| | |
|------|---------------------------------------|
| W | WATER LINE |
| ⊘ | STOP VALVE IN GROUND (NEW OR REPLACE) |
| ⊘ | STOP VALVE ABOVE GROUND |
| AV | AIR VALVE |
| SCV | SCOUR VALVE |
| HT | HOSE TAP AND GULLY |
| CV | SINGLE TESTABLE CHECK VALVE |
| WM | WATER METER |
| NRV | NON RETURN (REFLUX) VALVE |
| RPZD | REDUCED PRESSURE ZONE DEVICE |
| CM | CHLORINE MONITORING & INJECTION POINT |
| CTB | CONCRETE THRUST BLOCK |
| CTB | CONCRETE THRUST BLOCK IN GROUND |
| S | SEWER LINE |
| ⊘ | SEWER MANHOLE |
| SMS | SEWER MAINTENANCE SHAFT |
| ⊘ | SEWER CLEAROUT POINT |
| SPS | SEWER PUMPING STATION |
| ⊘ | PUMP |
| * | SEWER PROPERTY CONNECTION |

ABBREVIATIONS (ROAD)

| | |
|------|-------------------------|
| K&G | KERB AND GUTTER |
| K&T | KERB AND TOE |
| KO | KERB ONLY |
| IK | INTEGRAL KERB |
| MK | MOUNTABLE KERB |
| IMK | INTEGRAL MOUNTABLE KERB |
| RK&G | ROLL KERB AND GUTTER |
| RK&T | ROLL KERB AND TOE |
| LK | LAYBACK KERB |
| FK | FLUSH KERB |
| PK | PRECAST KERB |
| BDD | BRICK DISH DRAIN |
| BK | BRICK KERB |
| TK | TIMBER KERB |
| CES | CONCRETE EDGE STRIP |
| TES | TIMBER EDGE STRIP |
| BES | BRICK EDGE STRIP |
| PR | PRAM RAMP |
| VC | VEHICULAR CROSSING |
| FSL | FINISHED SURFACE LEVEL |
| ESL | EXISTING SURFACE LEVEL |
| FFL | FINISHED FLOOR LEVEL |

ABBREVIATIONS (STORMWATER)

| | |
|------------|---------------------------------------|
| S.G.G.P | SINGLE GRATED GULLY PIT |
| E.K.I | EXTENDED KERB INLET |
| G.S.I.P | GRATED SURFACE INLET PIT |
| G.D | GRATED DRAIN |
| J.P | JUNCTION PIT |
| MH | MANHOLE |
| H.W | HEADWALL |
| RCP | REINFORCED CONCRETE PIPE |
| RRJ | RUBBER RING JOINT |
| C2, C3, C4 | PIPE CLASSIFICATIONS |
| RCBC | REINFORCED CONCRETE BOX CULVERT |
| A.D.D | APRON DISH DRAIN |
| G.R.P | GLASS REINFORCED POLYMER |
| DP | DOWNPIPE |
| HER | HIGH END RISER |
| IR | INTERMEDIATE RISER |
| CO | CLEAROUT |
| DP | DOWNPIPE |
| FRP | FIBRE REINFORCED POLYMER |
| SQID | STORMWATER QUALITY IMPROVEMENT DEVICE |
| SP | SURCHARGE PIT |

ABBREVIATIONS (STRUCTURAL)

| | |
|------|---|
| SCJ | SAWN CONTRACTION JOINT |
| EJ | EXPANSION JOINT |
| DCJ | DOWELLED CONTRACTION JOINT |
| IJ | ISOLATION JOINT |
| DDJ | DIAMOND DOWELLED JOINT |
| DDJI | DIAMOND DOWELLED JOINT INTERFACE WITH STRUCTURE |
| DEJ | DOWELLED EXPANSION JOINT |
| TJ | FOOTPATH TOOLED JOINT |
| ET | EDGE THICKENING |

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| B | RE-ISSUED FOR DEVELOPMENT APPLICATION | 30.06.22 |
| A | ISSUED FOR DEVELOPMENT APPLICATION | 28.06.22 |
| Rev | Revision Description | Date |

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RACING NSW

Project
**STABLES DEVELOPMENT
2, 5, 7-8 CAULFIELD PLACE &
2 RANDWICK DRIVE, SCONE 2337**

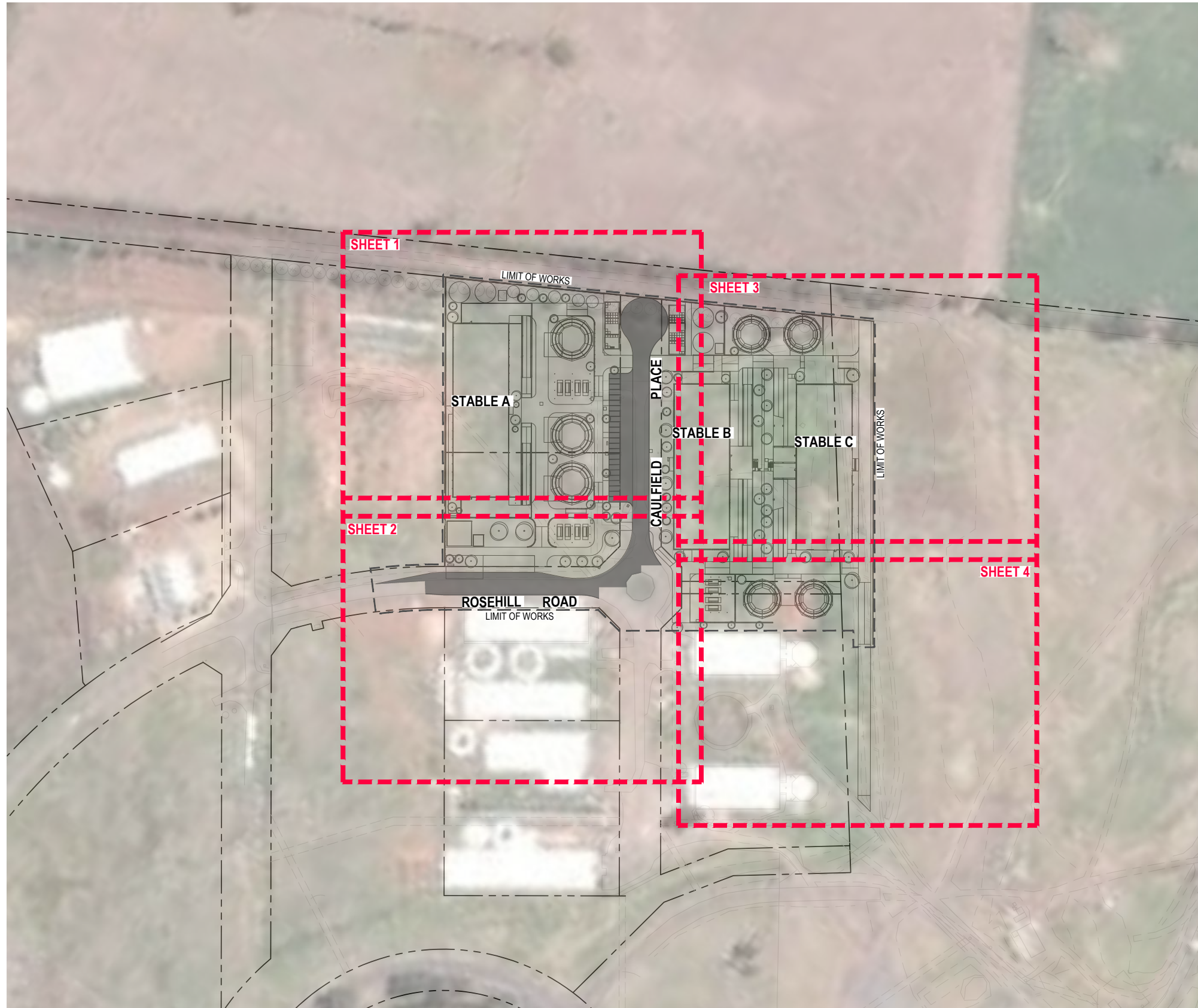
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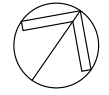
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| Drawn | Designed | Checked | Approved |
| E.F. | B.H.A. | B.H.A. | J.C. |
| Project Number | Drawing Number | Revision | |
| S220010 | C-00-0111 | B | |

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|-----|---------------------------------------|----------|
| B | RE-ISSUED FOR DEVELOPMENT APPLICATION | 30.06.22 |
| A | ISSUED FOR DEVELOPMENT APPLICATION | 28.06.22 |



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Project
**STABLES DEVELOPMENT
 2, 5, 7-8 CAULFIELD PLACE &
 2 RANDWICK DRIVE, SCONE 2337**

Title
KEY PLAN

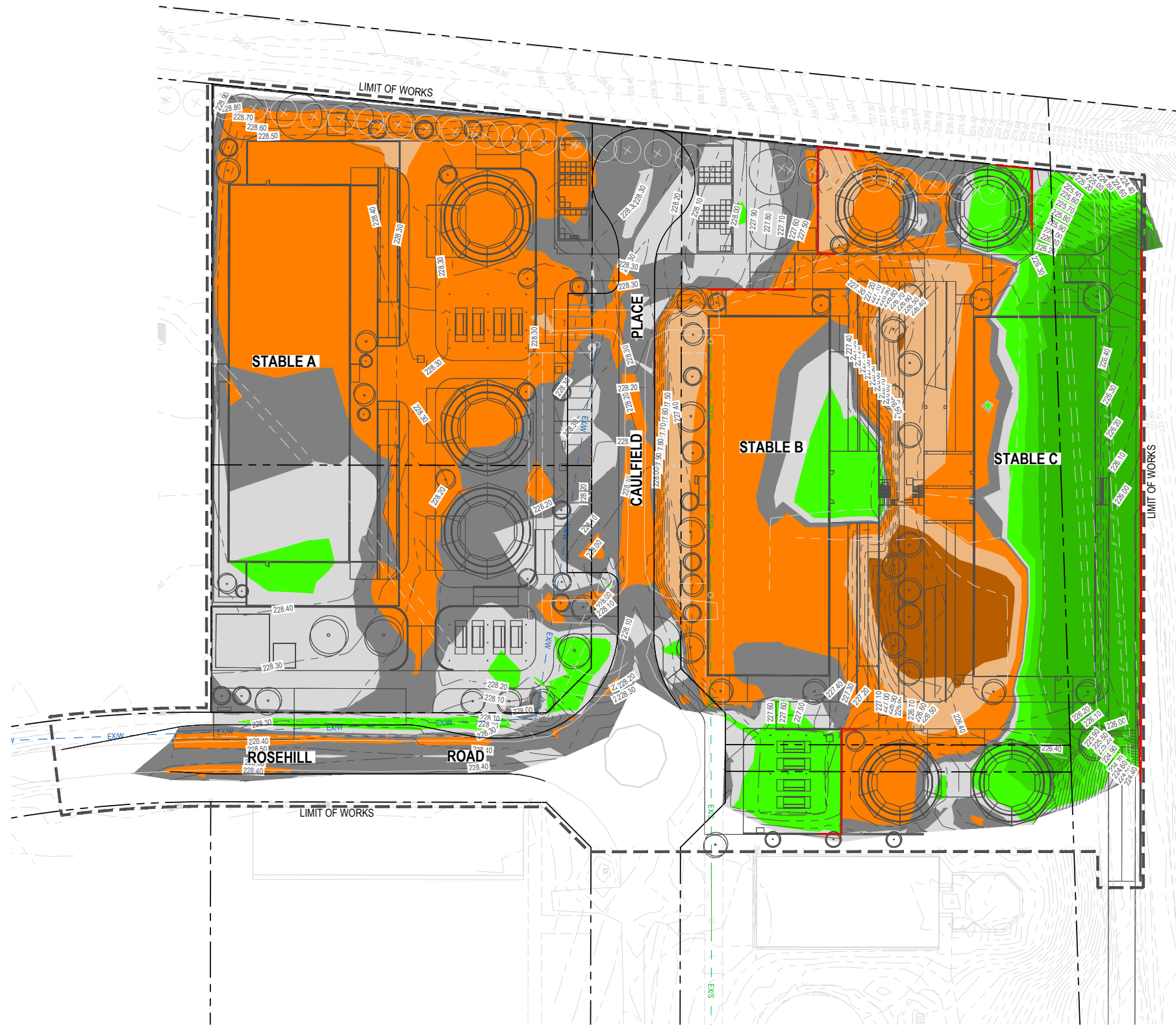
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| Drawn E.F. | Designed B.H.A. | Checked B.H.A. | Approved J.C. |
| Project Number S220010 | Drawing Number C-00-0201 | Revision B | |

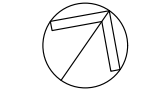
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| Elevations Table | | | |
|------------------|-------------------|-------------------|--------------|
| Number | Minimum Elevation | Maximum Elevation | Color |
| 1 | -1.668 | -1.000 | Dark Orange |
| 2 | -1.000 | -0.500 | Light Orange |
| 3 | -0.500 | -0.100 | Orange |
| 4 | -0.100 | 0.000 | Light Grey |
| 5 | 0.000 | 0.100 | White |
| 6 | 0.100 | 0.500 | Light Green |
| 7 | 0.500 | 1.000 | Medium Green |
| 8 | 1.000 | 2.300 | Dark Green |



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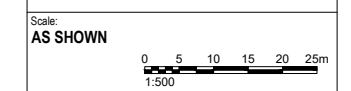
- NOTES**
- CUT AND FILL VALUES ARE TAKEN FROM EXISTING LEVELS TO DESIGN LEVELS.
 - PROPOSED SLAB THICKNESS IS EXCLUDED FROM CALCULATION.
 - DOES NOT ALLOW FOR STRIPPING AND REPLACEMENT OF TOPSOIL.
 - DOES NOT ALLOW FOR EXCAVATION OF DRAINAGE TRENCHES.
 - DOES NOT ALLOW FOR ANY UNSUITABLE MATERIAL FOUND ANYWHERE ON SITE.
 - DOES NOT ALLOW FOR DETAILED EARTHWORKS SUCH AS TANKS, PITS, FOOTINGS, EDGE BEAMS, RETAINING WALLS, ETC.
 - DOES NOT ALLOW FOR BULKING OR COMPACTION.
 - DOES NOT ALLOW FOR BOXING OUT OF PAVEMENTS OR LANDSCAPE AREAS.

CUT FILL VOLUMES:
 CUT VOLUME:-5680 m³/
 FILL VOLUME:+5015 m³/
 NET VOLUME:-665 m³ (CUT)

| Rev | Revision Description | Date |
|-----|---------------------------------------|----------|
| B | RE-ISSUED FOR DEVELOPMENT APPLICATION | 30.06.22 |
| A | ISSUED FOR DEVELOPMENT APPLICATION | 28.06.22 |

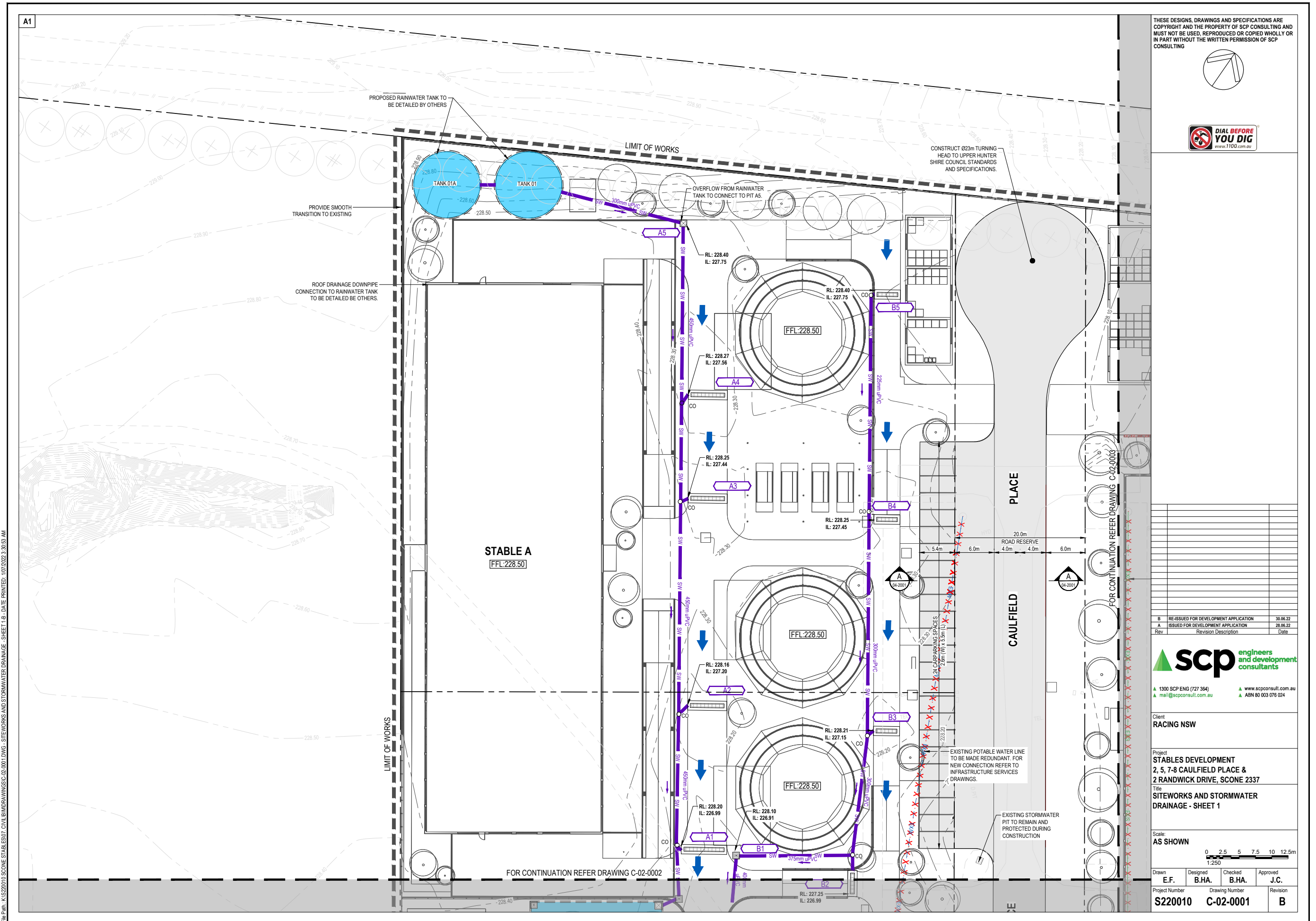
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Client: **RACING NSW**
 Project: **STABLES DEVELOPMENT
 2, 5, 7-8 CAULFIELD PLACE &
 2 RANDWICK DRIVE, SCONE 2337**
 Title: **CUT FILL PLAN**

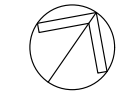


| Drawn | Designed | Checked | Approved |
|----------------|----------------|----------|----------|
| E.F. | B.H.A. | B.H.A. | J.C. |
| Project Number | Drawing Number | Revision | |
| S220010 | C-01-1001 | B | |

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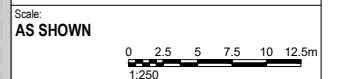
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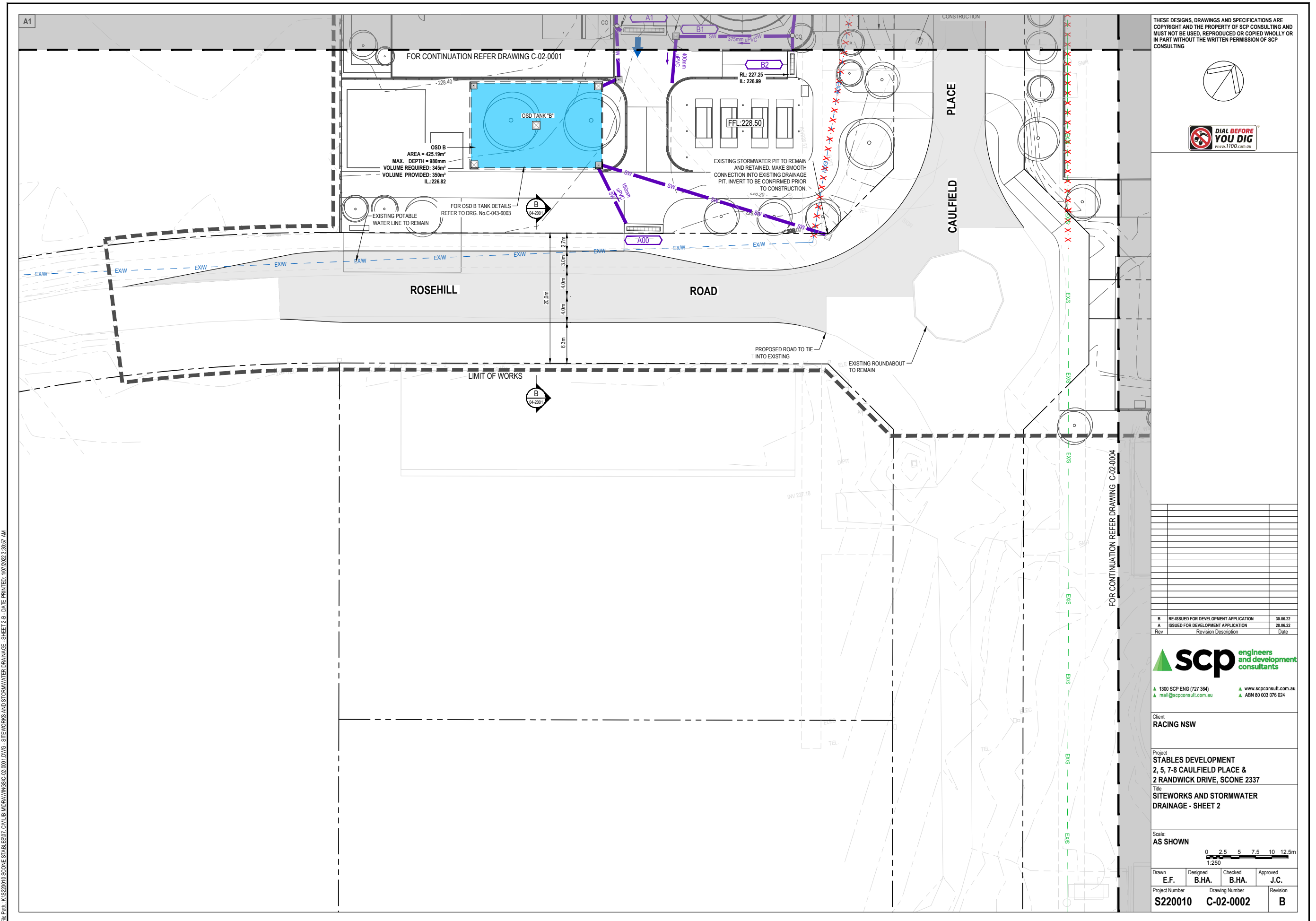
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Client: RACING NSW
 Project: STABLES DEVELOPMENT
 2, 5, 7-8 CAULFIELD PLACE & 2 RANDWICK DRIVE, SCONE 2337
 Title: SITeworks AND STORMWATER DRAINAGE - SHEET 1



| | | | |
|----------------|----------------|----------|----------|
| Drawn | Designed | Checked | Approved |
| E.F. | B.H.A. | B.H.A. | J.C. |
| Project Number | Drawing Number | Revision | |
| S220010 | C-02-0001 | B | |

E:\p\p\K15220010 SCONE STABLES\07_CIVIL\BINDRA\DWG\C-02-0001.DWG - SITEWORKS AND STORMWATER DRAINAGE - SHEET 1_B - DATE PRINTED: 10/7/2022 3:30:53 AM



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| Rev | Revision Description | Date |
|-----|---------------------------------------|----------|
| B | RE-ISSUED FOR DEVELOPMENT APPLICATION | 30.06.22 |
| A | ISSUED FOR DEVELOPMENT APPLICATION | 28.06.22 |



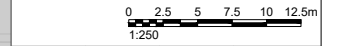
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 mail@scppconsult.com.au ABN 80 003 076 024

Client: RACING NSW

Project: STABLES DEVELOPMENT
 2, 5, 7-8 CAULFIELD PLACE &
 2 RANDWICK DRIVE, SCONE 2337

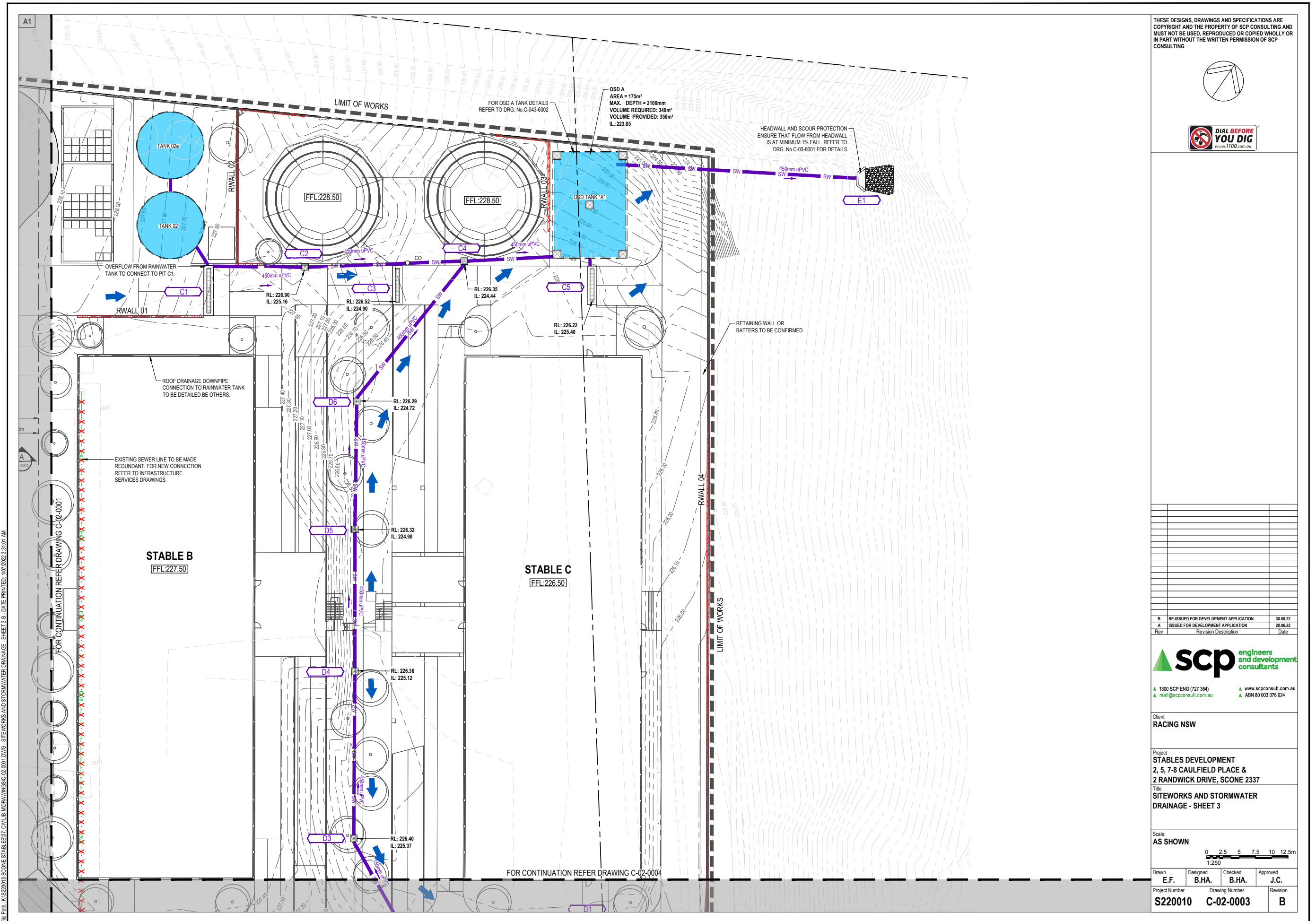
Title: SITeworks AND STORMWATER DRAINAGE - SHEET 2

Scale: AS SHOWN



| | | | |
|----------------|----------------|----------|----------|
| Drawn | Designed | Checked | Approved |
| E.F. | B.H.A. | B.H.A. | J.C. |
| Project Number | Drawing Number | Revision | |
| S220010 | C-02-0002 | B | |

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|-----|---------------------------------------|----------|
| B | RE-ISSUED FOR DEVELOPMENT APPLICATION | 30.06.22 |
| A | ISSUED FOR DEVELOPMENT APPLICATION | 28.06.22 |

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Client
RACING NSW

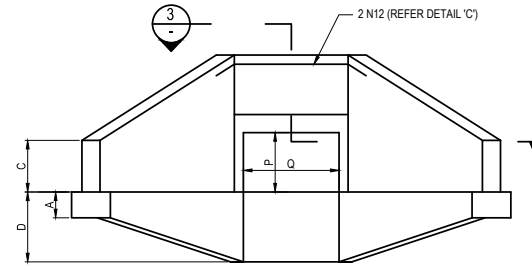
Project
**STABLES DEVELOPMENT
2, 5, 7-8 CAULFIELD PLACE &
2 RANDWICK DRIVE, SCONE 2337**

Title
**SITWORKS AND STORMWATER
DRAINAGE - SHEET 3**

Scale:
AS SHOWN

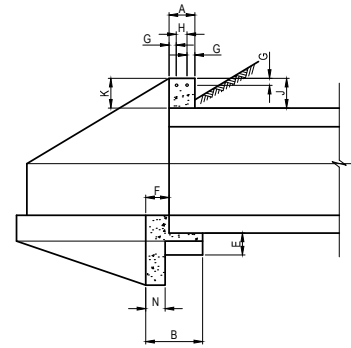
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| Drawn E.F. | Designed B.H.A. | Checked B.H.A. | Approved J.C. |
| Project Number S220010 | Drawing Number C-02-0003 | Revision B | |

A1

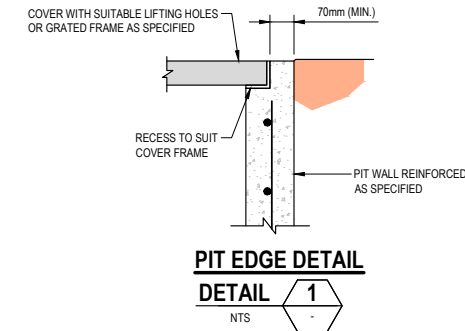


ELEVATION

NOTE COMPRESSIVE STRENGTH (F_c) FOR CAST-IN-SITU CONCRETE TO BE A MINIMUM OF 20 MPa AT 28 DAYS.

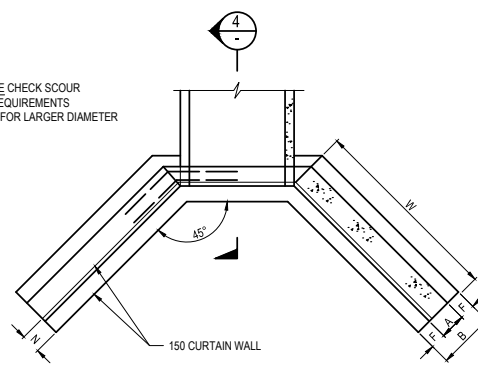


SECTION 4



PIT EDGE DETAIL
DETAIL 1
NTS

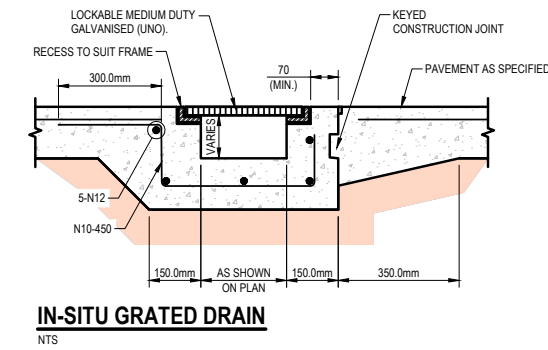
DESIGNER NOTE CHECK SCOUR PROTECTION REQUIREMENTS PARTICULARLY FOR LARGER DIAMETER PIPES.



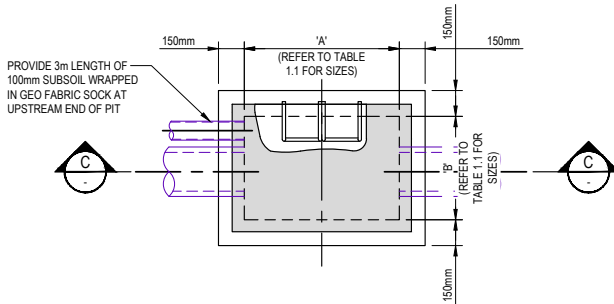
SECTION 3

NOTE 25mm CHAMFER ON ALL EXPOSED SURFACES CONCRETE GRADE 20 MPa.

| HEADWALL TYPE 'D' | | | | | | | | | | | | |
|------------------------|-----|-----|-----|-----|-----|-----|----|-----|-----|-----|-----|------|
| CULVERT SIZE (P) x (Q) | A | B | C | D | E | F | G | H | J | K | N | L |
| 300 x 150 | 150 | 300 | 150 | 375 | 100 | 75 | 40 | 70 | 100 | 200 | 150 | 820 |
| 300 x 225 | 150 | 300 | 225 | 375 | 100 | 75 | 40 | 70 | 100 | 200 | 150 | 820 |
| 375 x 150 | 150 | 300 | 150 | 375 | 100 | 75 | 40 | 70 | 100 | 200 | 150 | 900 |
| 375 x 225 | 150 | 300 | 225 | 375 | 100 | 75 | 40 | 70 | 100 | 200 | 150 | 900 |
| 450 x 150 | 150 | 300 | 150 | 375 | 100 | 75 | 40 | 70 | 100 | 200 | 150 | 970 |
| 450 x 225 | 150 | 300 | 225 | 375 | 100 | 75 | 40 | 70 | 100 | 200 | 150 | 970 |
| 450 x 300 | 150 | 300 | 300 | 375 | 100 | 75 | 40 | 70 | 100 | 200 | 150 | 970 |
| 600 x 225 | 175 | 450 | 225 | 530 | 100 | 100 | 50 | 75 | 100 | 300 | 150 | 1100 |
| 600 x 300 | 175 | 450 | 300 | 530 | 100 | 100 | 50 | 75 | 100 | 300 | 150 | 1100 |
| 600 x 450 | 175 | 450 | 450 | 530 | 100 | 100 | 50 | 75 | 100 | 300 | 150 | 1100 |
| 750 x 225 | 200 | 450 | 225 | 530 | 100 | 100 | 50 | 100 | 100 | 300 | 150 | 1290 |
| 750 x 300 | 200 | 450 | 300 | 530 | 100 | 100 | 50 | 100 | 100 | 300 | 150 | 1290 |
| 750 x 450 | 200 | 450 | 350 | 530 | 100 | 100 | 50 | 100 | 100 | 300 | 150 | 1290 |
| 750 x 600 | 200 | 450 | 350 | 530 | 100 | 100 | 50 | 100 | 100 | 300 | 150 | 1290 |
| 900 x 225 | 225 | 450 | 225 | 530 | 100 | 100 | 50 | 125 | 100 | 300 | 150 | 1450 |
| 900 x 300 | 225 | 450 | 300 | 530 | 100 | 100 | 50 | 125 | 100 | 300 | 150 | 1450 |
| 900 x 450 | 225 | 450 | 350 | 530 | 100 | 100 | 50 | 125 | 100 | 300 | 150 | 1450 |
| 900 x 600 | 225 | 450 | 350 | 530 | 100 | 100 | 50 | 125 | 100 | 300 | 150 | 1450 |
| 900 x 750 | 225 | 450 | 350 | 530 | 100 | 100 | 50 | 125 | 100 | 300 | 150 | 1450 |
| 1200 x 225 | 260 | 700 | 225 | 600 | 150 | 130 | 50 | 160 | 100 | 300 | 200 | 2300 |
| 1200 x 300 | 260 | 700 | 300 | 600 | 150 | 130 | 50 | 160 | 100 | 300 | 200 | 2300 |
| 1200 x 450 | 260 | 700 | 450 | 600 | 150 | 130 | 50 | 160 | 100 | 300 | 200 | 2300 |
| 1200 x 600 | 260 | 700 | 450 | 600 | 150 | 130 | 50 | 160 | 100 | 300 | 200 | 2300 |
| 1200 x 900 | 260 | 700 | 450 | 600 | 150 | 130 | 50 | 160 | 100 | 300 | 200 | 2300 |

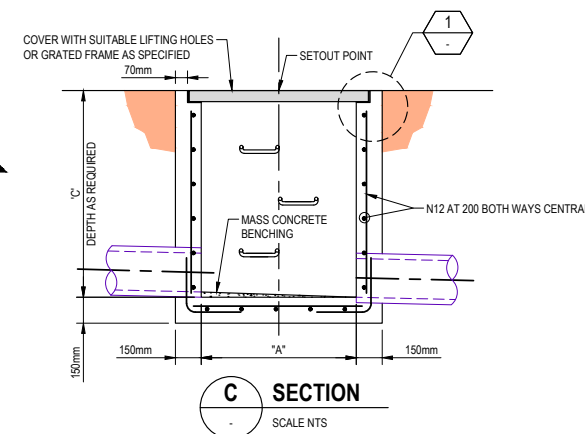


IN-SITU GRATED DRAIN
NTS



SURFACE INLET/JUNCTION PIT (TYP.)
NTS

HEADWALL TYPE 'D'
SCALE 1:20

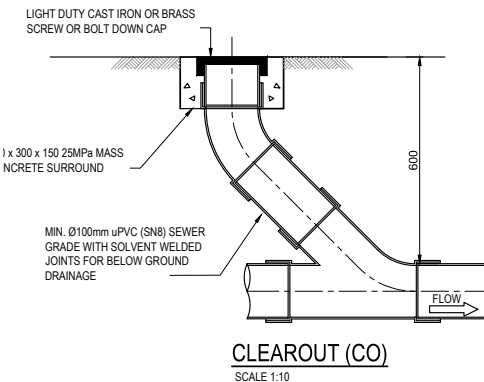


SECTION C
SCALE NTS

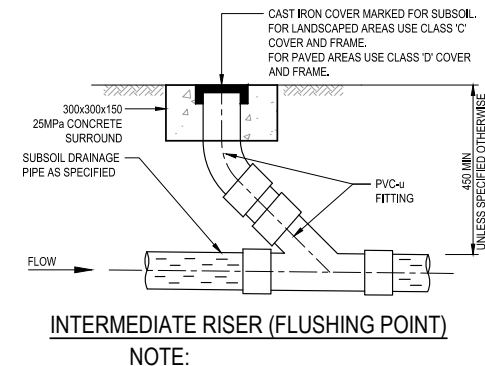
INTERNAL PIT DIMENSIONS (MIN.)

| D' | X' | Y' |
|----------|-----|-----|
| D < 600 | 450 | 450 |
| D ≤ 900 | 600 | 600 |
| D ≤ 1200 | 600 | 900 |
| D > 1200 | 900 | 900 |

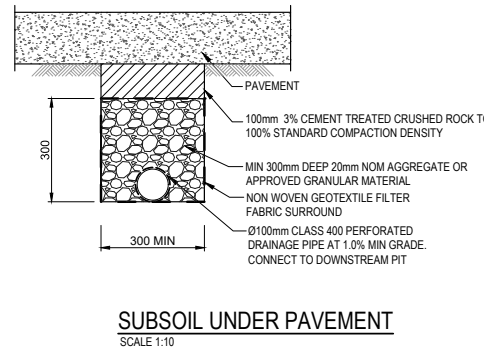
NOTE: PITS DENOTED * SHALL BE USED ONLY WHERE SPECIFIED IN DRAINAGE SCHEDULE OR ON PLAN



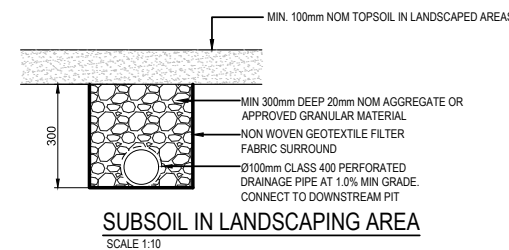
CLEAROUT (CO)
SCALE 1:10



INTERMEDIATE RISER (FLUSHING POINT)
NOTE:



SUBSOIL UNDER PAVEMENT
SCALE 1:10



SUBSOIL IN LANDSCAPING AREA
SCALE 1:10

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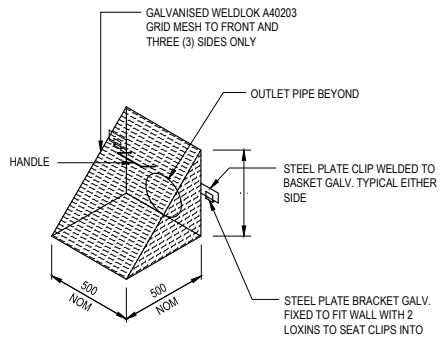
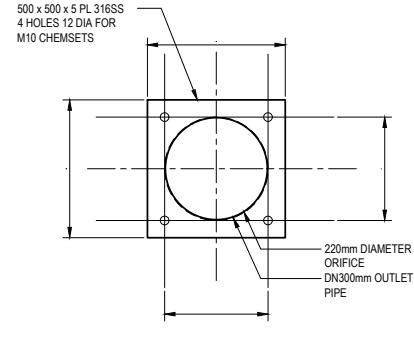
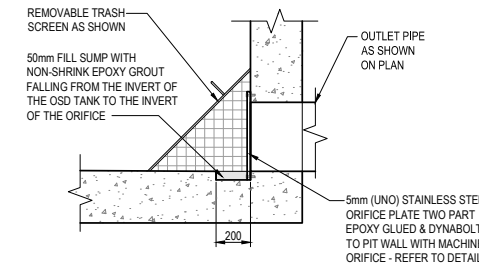
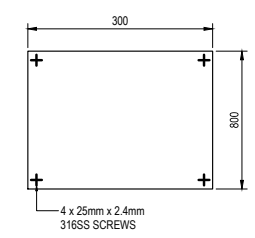
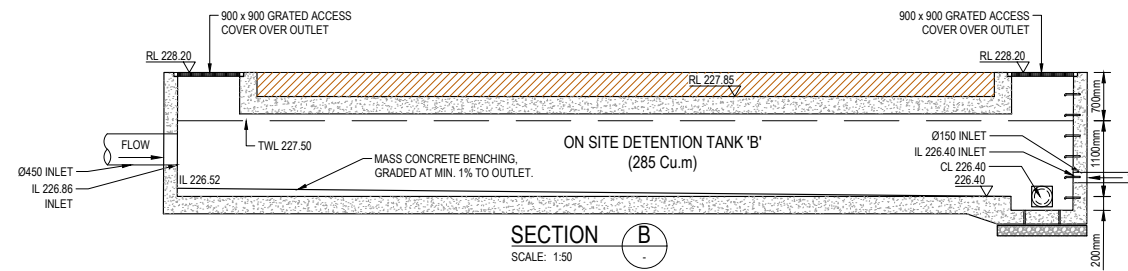
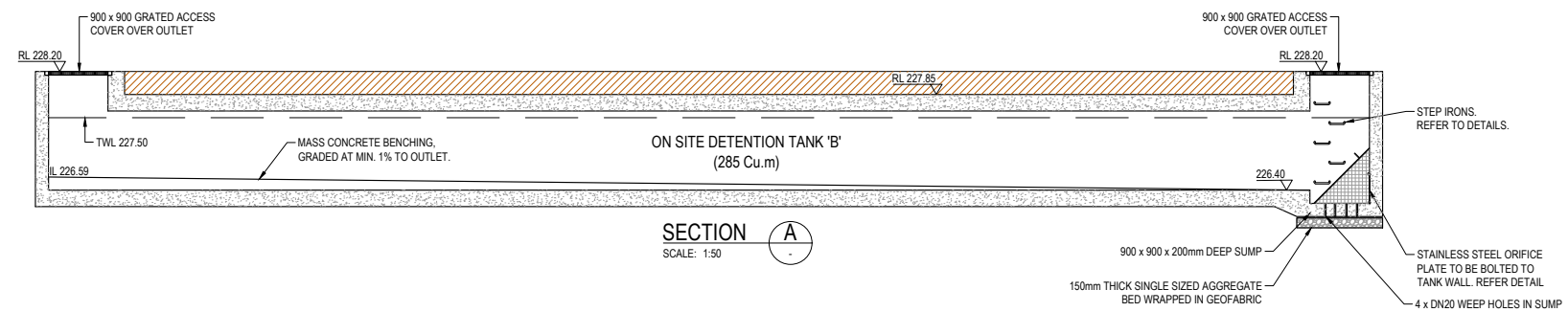
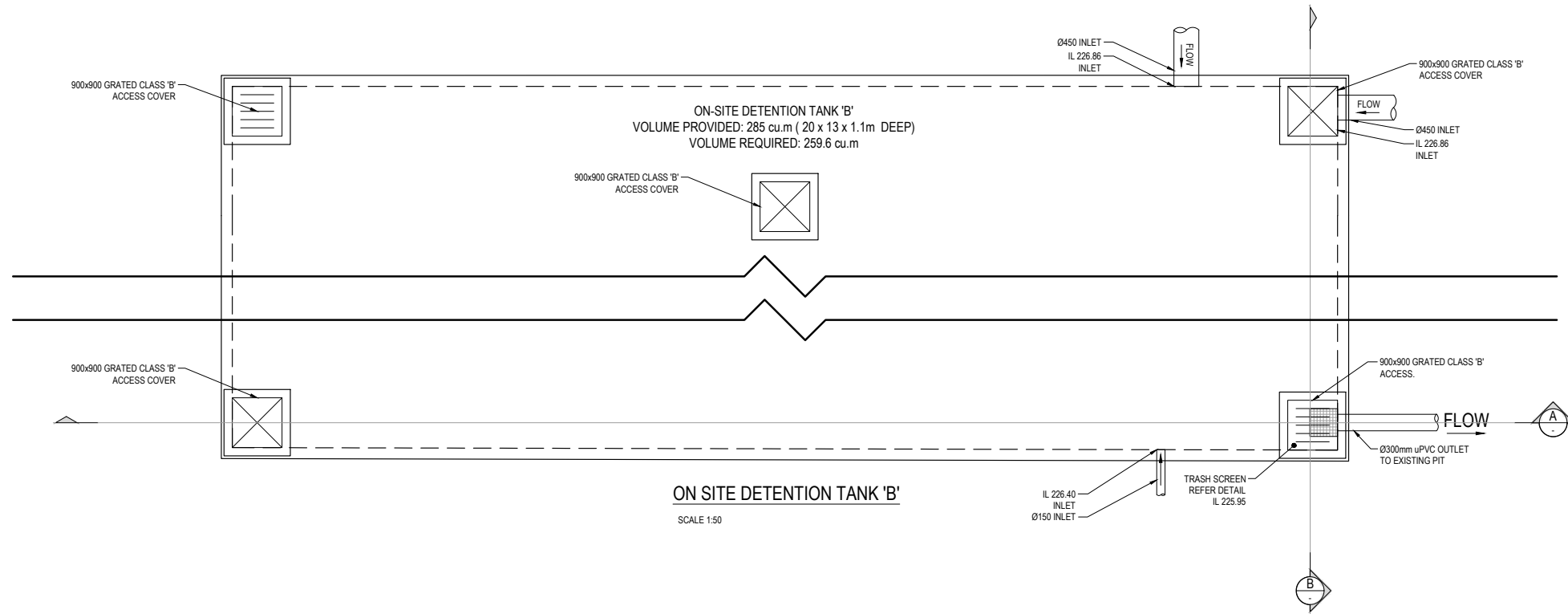
| Rev | Revision Description | Date |
|-----|---------------------------------------|----------|
| B | RE-ISSUED FOR DEVELOPMENT APPLICATION | 30.06.22 |
| A | ISSUED FOR DEVELOPMENT APPLICATION | 28.06.22 |

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Client: RACING NSW
 Project: STABLES DEVELOPMENT
 2, 5, 7-8 CAULFIELD PLACE & 2 RANDWICK DRIVE, SCONE 2337
 Title: STORMWATER DRAINAGE DETAILS SHEET 1

| Drawn | Designed | Checked | Approved |
|----------------|----------------|----------|----------|
| E.F. | B.H.A. | B.H.A. | J.C. |
| Project Number | Drawing Number | Revision | |
| S220010 | C-03-6001 | B | |

A1



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| Rev | Description | Date |
| B | RE-ISSUED FOR DEVELOPMENT APPLICATION | 30.06.22 |
| A | ISSUED FOR DEVELOPMENT APPLICATION | 28.06.22 |

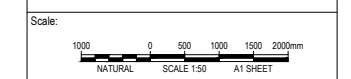
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Client
RACING NSW

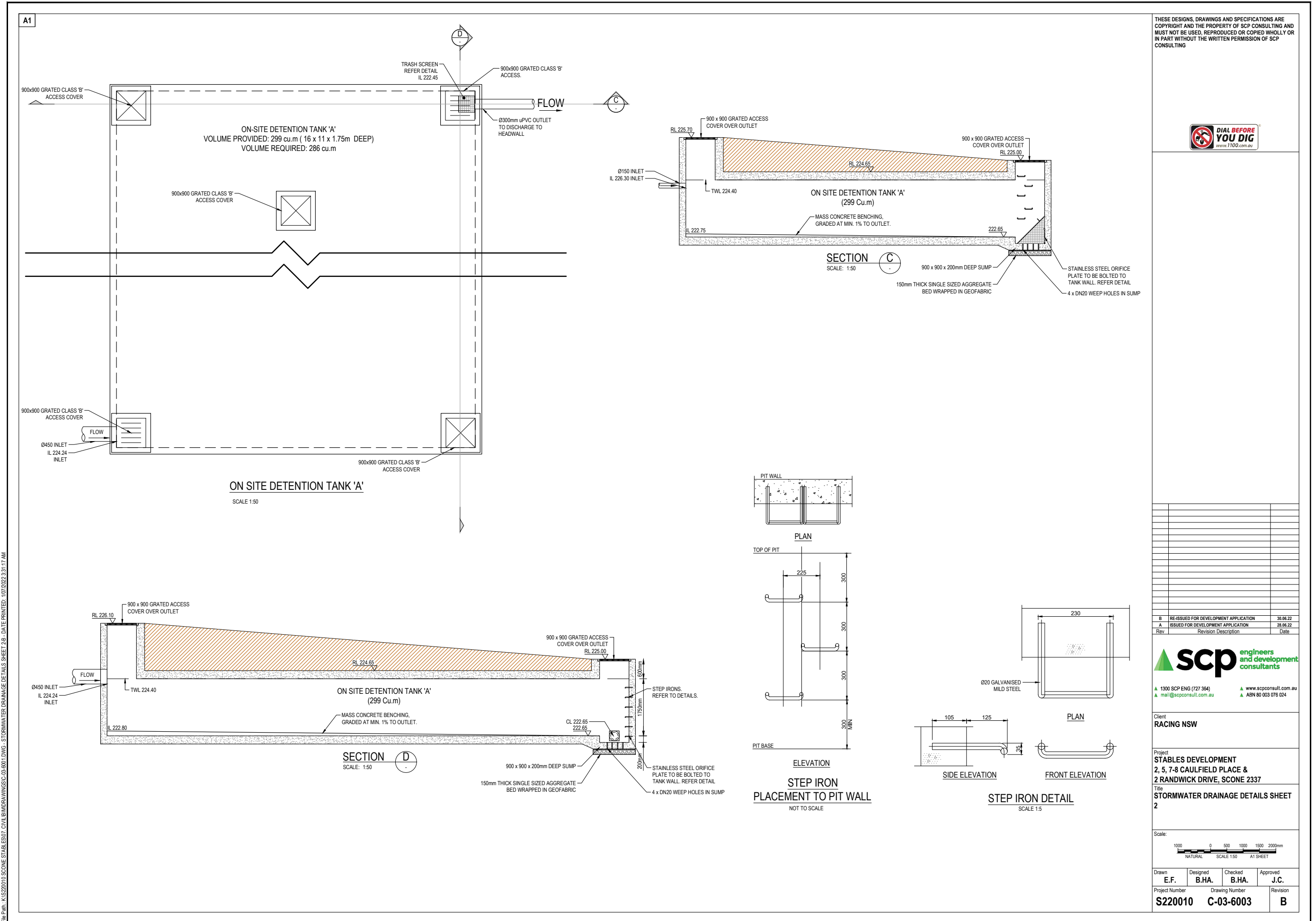
Project
**STABLES DEVELOPMENT
 2, 5, 7-8 CAULFIELD PLACE &
 2 RANDWICK DRIVE, SCONE 2337**

Title
**STORMWATER DRAINAGE DETAILS SHEET
 3**



| | | | |
|----------------|----------------|----------|----------|
| Drawn | Designed | Checked | Approved |
| E.F. | B.H.A. | B.H.A. | J.C. |
| Project Number | Drawing Number | Revision | |
| S220010 | C-03-6002 | B | |

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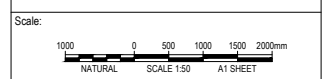
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| A | ISSUED FOR DEVELOPMENT APPLICATION | 28.06.22 |
| Rev | Revision Description | Date |

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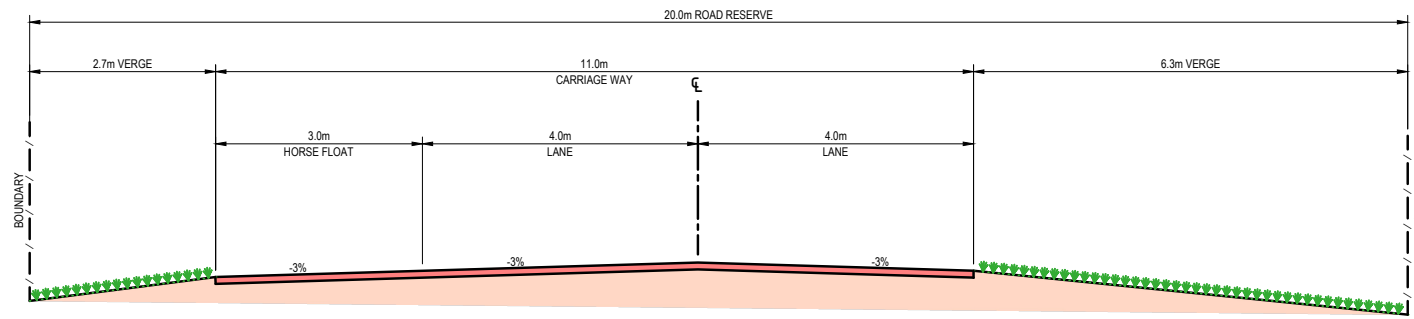
Client: **RACING NSW**
 Project: **STABLES DEVELOPMENT**
2, 5, 7-8 CAULFIELD PLACE & 2 RANDWICK DRIVE, SCONE 2337
 Title: **STORMWATER DRAINAGE DETAILS SHEET 2**



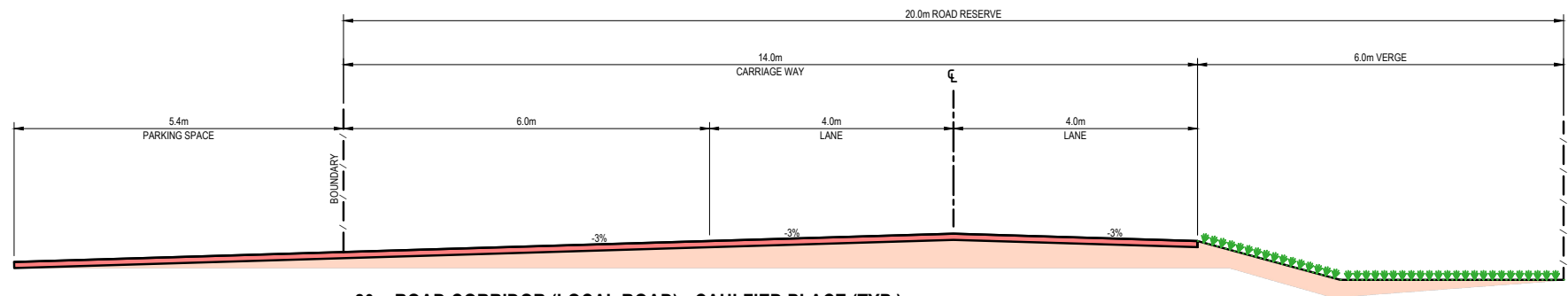
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| Drawn | Designed | Checked | Approved |
| E.F. | B.H.A. | B.H.A. | J.C. |
| Project Number | Drawing Number | Revision | |
| S220010 | C-03-6003 | B | |

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A1



20m ROAD CORRIDOR (LOCAL ROAD) - ROSEHILL ROAD (TYP.)
SCALE: 1:50



20m ROAD CORRIDOR (LOCAL ROAD) - CAULFIELD PLACE (TYP.)
SCALE: 1:50

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| B | RE-ISSUED FOR DEVELOPMENT APPLICATION | 30.06.22 |
| A | ISSUED FOR DEVELOPMENT APPLICATION | 28.06.22 |



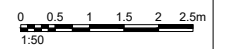
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Client
RACING NSW

Project
**STABLES DEVELOPMENT
2, 5, 7-8 CAULFIELD PLACE &
2 RANDWICK DRIVE, SCONE 2337**

Title
TYPICAL ROAD SECTIONS

Scale:
AS SHOWN



| | | | |
|----------------------------------|------------------------------------|--------------------------|-------------------------|
| Drawn E.F. | Designed B.H.A. | Checked B.H.A. | Approved J.C. |
| Project Number S220010 | Drawing Number C-04-2001 | Revision B | |

F:\a\p\h\k\13220010 SCONE STABLES\07_CIVIL\BINDER\DWG\C-04-2001.DWG - TYPICAL ROAD SECTIONS.B - DATE PRINTED: 1/07/2022 3:25:51 AM

A1

EROSION & SEDIMENT LEGEND

- SITE FENCE
- SEDIMENT FENCE
- TEMPORARY CONSTRUCTION ACCESS
- KERB INLET PROTECTION
- GEOTEXTILE INLET SEDIMENT FILTER
- OVERLAND FLOW



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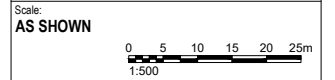
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Client
RACING NSW

Project
**STABLES DEVELOPMENT
 2, 5, 7-8 CAULFIELD PLACE &
 2 RANDWICK DRIVE, SCONE 2337**

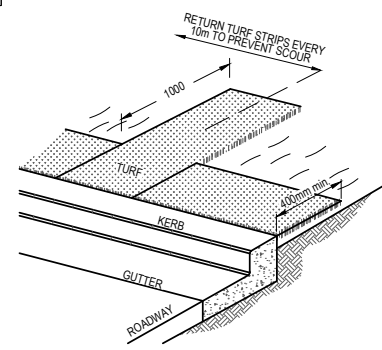
Title
EROSION AND SEDIMENT CONTROL PLAN



| | | | |
|----------------------------------|------------------------------------|----------------------|------------------|
| Drawn E.F. | Designed B.H.A. | Checked B.H.A. | Approved J.C. |
| Project Number S220010 | Drawing Number C-06-0001 | Revision B | |

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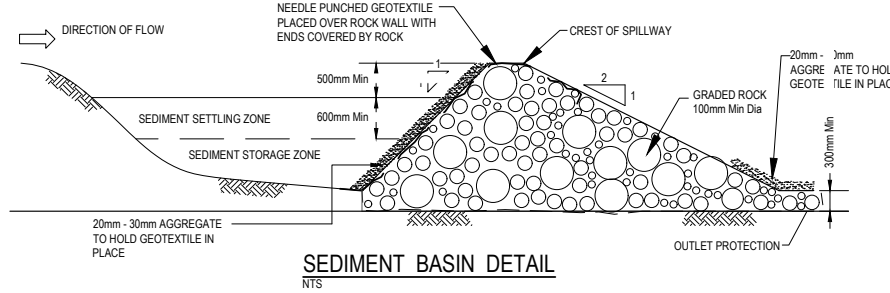
A1



KERBSIDE TURF STRIP

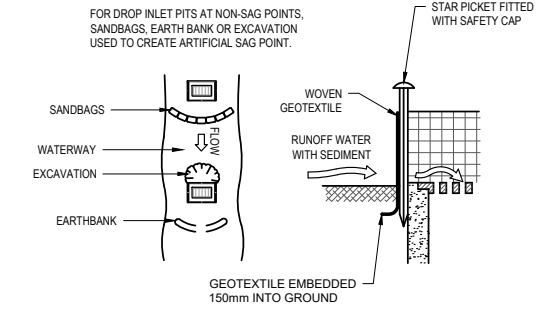
NTS

1. INSTALL A 400mm MINIMUM WIDE ROLL OF TURF ON THE FOOTPATH NEXT TO THE KERB AND AT THE SAME LEVEL AS THE TOP OF THE KERB.
2. LAY 1.4m LONG TURF STRIPS NORMAL TO THE KERB EVERY 10m.
3. REHABILITATE DISTURBED SOIL BEHIND THE TURF STRIP FOLLOWING THE ESCP/SWMP.



SEDIMENT BASIN DETAIL

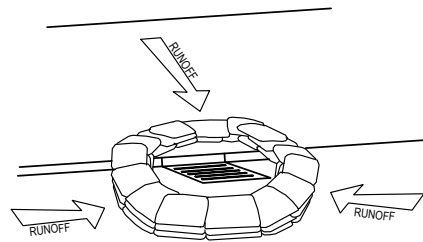
NTS



DROP INLET FILTERS

NTS

1. FABRICATE A SEDIMENT BARRIER MADE FROM GEOTEXTILE OF STRAW BALES.
2. FOLLOW STANDARD DRAWINGS OF STRAW BALE FILTERS AND SEDIMENT FENCES FOR INSTALLATION PROCEDURES FOR THE STRAW BALES OR GEOTEXTILE. REDUCE THE PICKET SPACING TO 1m CENTERS.
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.

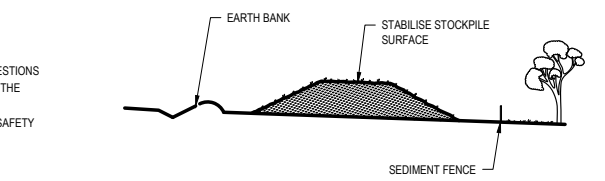
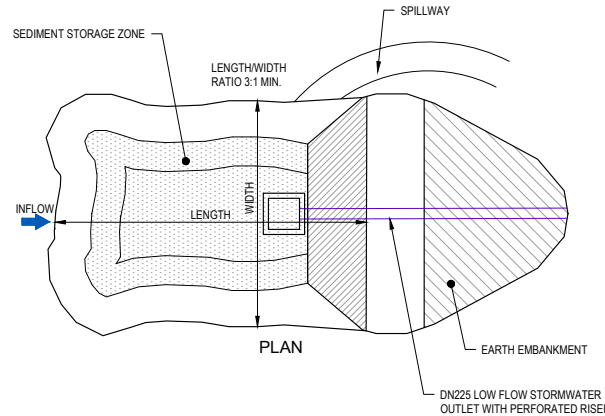


KERB INLET SEDIMENT FILTER - SANDBAG SURROUND

NTS

KERB INLET SEDIMENT FILTER

1. REFER TO APPROVED PLANS FOR LOCATION AND INSTALLATION DETAILS. IF THERE ARE QUESTIONS OR PROBLEMS WITH THE LOCATION, DIMENSIONS, OR METHOD OF INSTALLATION, CONTACT THE ENGINEER OR RESPONSIBLE ON-SITE OFFICER FOR ASSISTANCE.
2. ENSURE THAT THE INSTALLATION OF THE SEDIMENT TRAP WILL NOT CAUSE UNDESIRABLE SAFETY OR FLOODING ISSUES.
3. INSTALL SEDIMENT TRAP IN ACCORDANCE WITH STANDARD DRAWING SUPPLIED WITH THE APPROVED PLAN, OR AS DIRECTED BY THE SITE SUPERVISOR.
4. ENSURE THE SEDIMENT TRAP IS CONSTRUCTED UP-SLOPE OF AN ON-GRADE KERB INLET. THE SEDIMENT TRAP MUST NOT SURROUND THE KERB INLET UNLESS SPECIFICALLY DIRECTED BY THE SITE SUPERVISOR.
5. ENSURE THE SEDIMENT TRAP FULLY ENCLOSES THE KERB INLET. USE APPROPRIATE SPACERS TO ENSURE THE SEDIMENT TRAP DOES NOT BLOCK THE SIDE-ENTRY INLET.
6. TAKE ALL NECESSARY MEASURE TO MINIMISE THE SAFETY RISK CAUSED BY THE STRUCTURE.



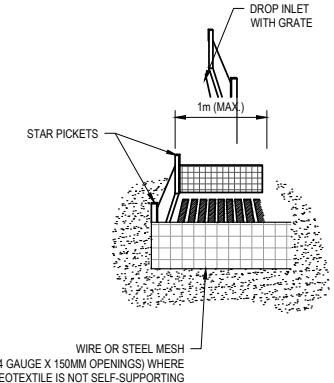
STOCKPILE

NTS

SOURCE: MANAGING URBAN STORMWATER SOILS AND CONSTRUCTION. THIRD EDITION, AUGUST 1998 PRODUCED BY THE DEPARTMENT OF HOUSING

CONSTRUCTION NOTES

1. REMOVE ANY VEGETATION AND TOPSOIL FROM UNDER THE DAM WALL AND FROM WITHIN THE STORAGE AREA.
2. CONSTRUCT A CUT-OFF TRENCH 500 mm DEEP AND 1200 mm WIDE ALONG THE CENTRELINE OF THE EMBANKMENT EXTENDING TO A POINT ON THE GULLY WALL LEVEL WITH THE RISER CREST.
3. MAINTAIN THE TRENCH FREE OF WATER AND RECOMPACT THE MATERIALS WITH EQUIPMENT AS SPECIFIED IN THE SWMP TO 95 PER CENT STANDARD PROCTOR DENSITY.
4. SELECT FILL FOLLOWING THE SWMP THAT IS FREE OF ROOTS, WOOD, ROCK, LARGE STONE OR FOREIGN MATERIAL.
5. PREPARE THE SITE UNDER THE EMBANKMENT BY RIPPING TO AT LEAST 100 mm TO HELP BOND COMPACTED FILL TO THE EXISTING SUBSTRATE.
6. SPREAD THE FILL IN 100 mm TO 150 mm LAYERS AND COMPACT IT AT OPTIMUM MOISTURE CONTENT.
7. CONSTRUCT THE EMERGENCY SPILLWAY.
8. REHABILITATE THE STRUCTURE FOLLOWING THE SWMP.
 - 8.1. FLOCCULATION REQUIRED PRIOR TO DEWATERING WITHIN 48-78 HOURS.
 - 8.2. CHEMICAL FLOCCULENT (GYPSUM OR EQUIVALENT) TO BE DOSED TO AID SETTLING WITHIN 24 HOURS OF THE CONCLUSION OF EACH RAINFALL EVENT.
9. TRAP WHERE THE SEDIMENT IS COLLECTED AND REMOVED.



STOCKPILE

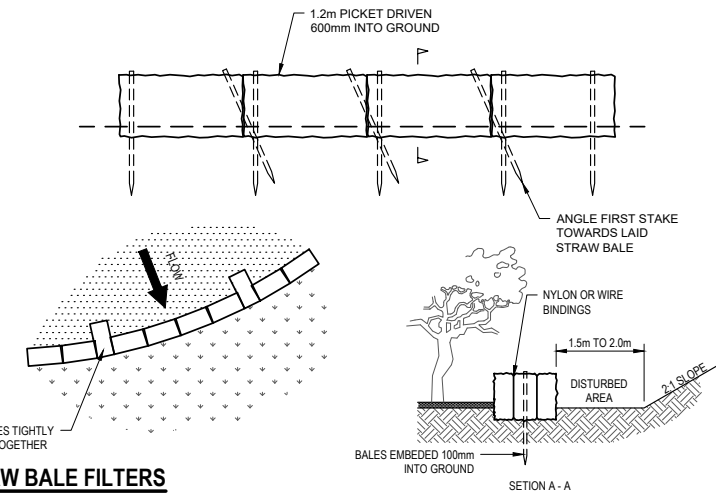
NTS

1. MAINTAIN THE TRENCH FREE OF WATER AND RECOMPACT THE MATERIALS WITH EQUIPMENT AS SPECIFIED IN THE SWMP TO 95% STANDARD PROCTOR DENSITY.
2. SELECT FILL FOLLOWING THE SWMP THAT IS FREE OF ROOTS, WOOD, ROCK LARGE STONE OR FOREIGN MATERIAL.
3. SPREAD THE FILL IN 100mm TO 150mm LAYERS AND COMPACT IT AT OPTIMUM MOISTURE CONTENT FOLLOWING THE SWMP.

STRAW BALE FILTERS

NTS

1. CONSTRUCT THE STRAW BALE FILTER AS CLOSE AS POSSIBLE TO BEING PARALLEL TO THE CONTOURS OF THE SITE, BUT WITH SMALL RETURNS AS SHOWN IN THE DIAGRAM TO LIMIT THE CATCHMENT AREA OF ANY ONE SECTION.
2. PLACE BALES LENGTHWISE IN A ROW WITH ENDS TIGHTLY ABUTTING. USE STRAW TO FILL ANY GAPS BETWEEN THE BALES. THE STRAWS IN EACH BALE ARE TO BE ALIGNED PARALLEL TO THE GROUND.
3. ENSURE THAT THE MAXIMUM HEIGHT OF THE FILTER IS ONE BALE.
4. EMBED EACH BALE IN THE GROUND 75mm TO 100mm AND ANCHOR WITH 1.2m STAR PICKETS OR STAKES. ANGLE THE FIRST STAR PICKET OR STAKE IN EACH BALE TOWARDS THE PREVIOUSLY LAID BALE. DRIVE THEM 600mm INTO THE GROUND AND, IF POSSIBLE, FLUSH WITH THE TOP OF THE BALES. WHERE STAR PICKETS ARE USED AND THEY PROTRUDE ABOVE THE BALES, ENSURE THEY ARE FITTED WITH SAFETY CAPS.
5. WHERE A STRAW BALE FILTER IS CONSTRUCTED DOWNSLOPE FROM A DISTURBED BATTER, ENSURE BALES ARE PLACED 1m TO 2m DOWNSLOPE FROM THE TOE.
6. ESTABLISH A MAINTENANCE PROGRAM THAT ENSURES THE INTEGRITY OF THE BALES IS RETAINED - THEY COULD REQUIRE REPLACEMENT EACH TWO TO FOUR MONTHS.



CONSTRUCTION NOTES

1. CONTRACTOR SHALL CONDUCT A DIAL BEFORE YOU DIG SEARCH PRIOR TO COMMENCEMENT OF ANY WORK.
2. ENSURE THAT ALL COUNCIL AND PUBLIC UTILITY ASSETS ARE MAINTAINED AND PROTECTED AT ALL TIMES IN THE VICINITY OF THE TEMPORARY CONSTRUCTION EXIT.
3. STRIP TOPSOIL AND LEVEL SITE.
4. COMPACT SUBGRADE.
5. COVER AREA WITH NEEDLE-PUNCHED GEOTEXTILE.
6. CONSTRUCT 200mm THICK PAD OVER GEOTEXTILE USING ROADBASE OR 30mm AGGREGATE.
7. CONSTRUCT HUMP IMMEDIATELY WITHIN BOUNDARY TO DIVERT WATER TO A SEDIMENT FENCE OR OTHER SEDIMENT TRAP WHERE THE SEDIMENT IS COLLECTED AND REMOVED.

MAINTENANCE NOTES

THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH PREVENTS TRACKING OR FLOWING OF SEDIMENT OFF THE CONSTRUCTION SITE. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL GRAVEL AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED OFF THE CONSTRUCTION SITE MUST BE REMOVED IMMEDIATELY.

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| B | RE-ISSUED FOR DEVELOPMENT APPLICATION | 30.06.22 |
| A | ISSUED FOR DEVELOPMENT APPLICATION | 28.06.22 |
| Rev | Revision Description | Date |



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RACING NSW

Project
**STABLES DEVELOPMENT
 2, 5, 7-8 CAULFIELD PLACE &
 2 RANDWICK DRIVE, SCONE 2337**
 Title
**EROSION AND SEDIMENT CONTROL
 DETAILS**

Scale:
AS SHOWN

| | | | |
|----------------|----------------|----------|----------|
| Drawn | Designed | Checked | Approved |
| E.F. | B.H.A. | B.H.A. | J.C. |
| Project Number | Drawing Number | Revision | |
| S220010 | C-06-1001 | B | |

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