

















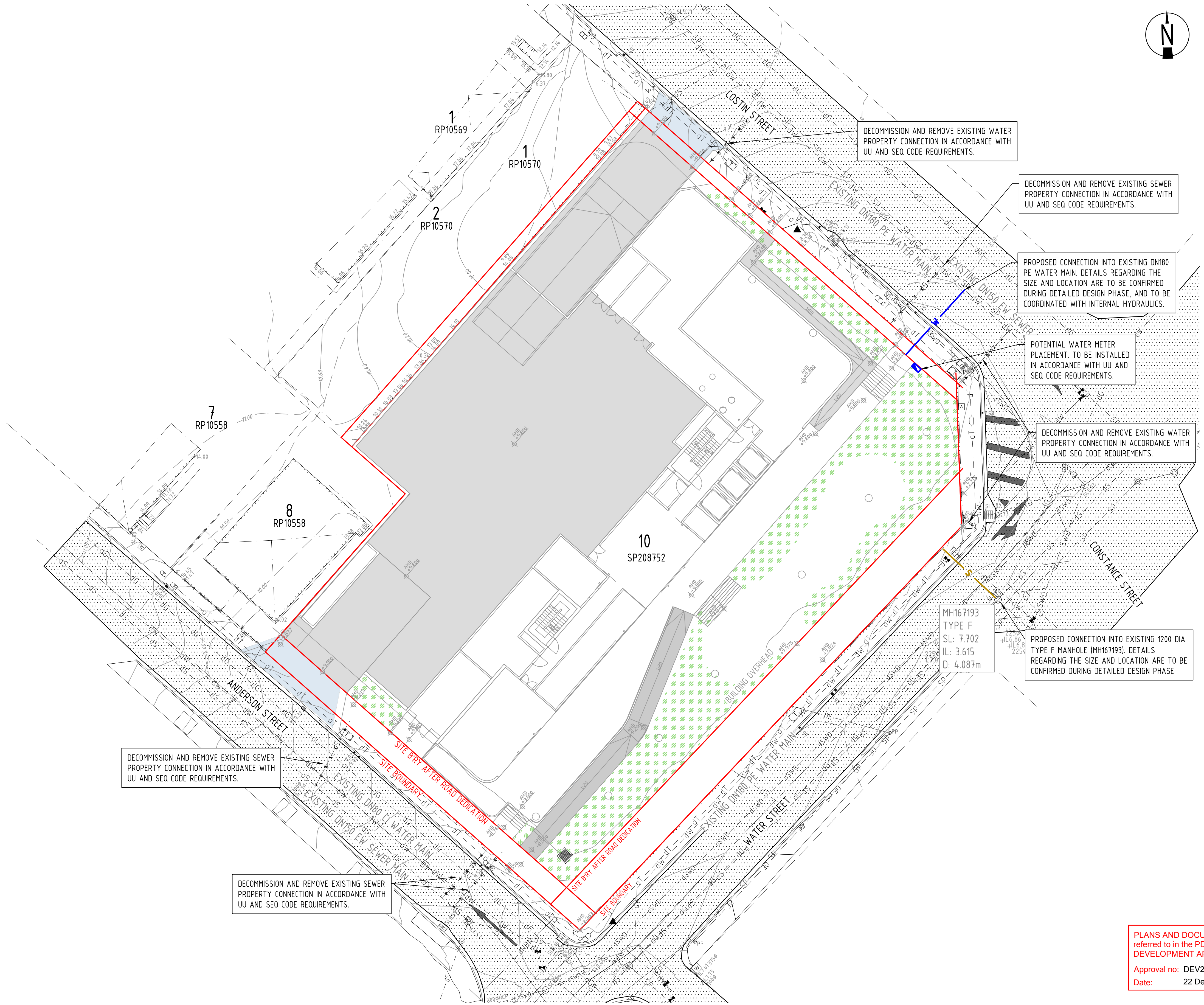
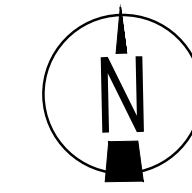


LEGEND

-  SITE BOUNDARY
-  BUILDING OVERHEAD LINE
-  EXISTING NOMINAL KERB LINE
-  EXISTING EDGE OF BUILDING
-  EXISTING STORMWATER DRAINAGE (RECORDS)
-  EXISTING SEWER (RECORDS)
-  EXISTING WATER (RECORDS)
-  EXISTING UNDERGROUND ELECTRICITY (RECORDS)
-  EXISTING OVERHEAD ELECTRICITY
-  EXISTING GAS (RECORDS)
-  EXISTING NBN (RECORDS)
-  EXISTING TELECOMMUNICATIONS (RECORDS)
-  PROPOSED SEWER
-  PROPOSED WATER MAIN
-  EXISTING ROAD
-  PROPOSED LANDSCAPING
-  PROPOSED INTERNAL DRIVEWAY
-  PROPOSED DRIVEWAY CROSSOVER




ALL DETAILS SHOWN ARE SUBJECT TO FURTHER DETAILED DESIGN

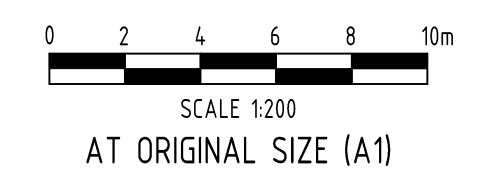
NOTES
1. FFL'S SHOWN ARE INDICATIVE. REFER TO ARCHITECTURAL LAYOUTS FOR FURTHER DETAILS.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2022/1337
Date: 22 December 2023

PRELIMINARY
NOT FOR CONSTRUCTION

Rev	Date	Description	By	Chk
03	23.05.23	PRELIMINARY - ISSUED FOR INFORMATION	JB	CDM
02	24.08.22	PRELIMINARY - ISSUED FOR INFORMATION	JB	CDM
01	11.07.22	PRELIMINARY - ISSUED FOR INFORMATION	JB	CDM

ADG RPEQ CERTIFICATION
PROJECT NUMBER: 25825
PROJECT NAME: ANDERSON ST BTR
DATE: 24.05.23
CERTIFIED BY: GREGG VAN GREUNING
RPEQ NUMBER: 23555
SIGNATURE: 





















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Client TAL GP PROJECTS No. 2 PTY LTD	Discipline CIVIL	Status INFORMATION
Project Name 15 ANDERSON STREET CO-LIVING	Designed By ER	Checked By CDM
	Project No. 25825	Drawn By JB

Approved By GVG	Scale at A1 1:200
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Title PRELIMINARY CIVIL SERVICES LAYOUT PLAN	Revision 03
Drawing No. DA03	

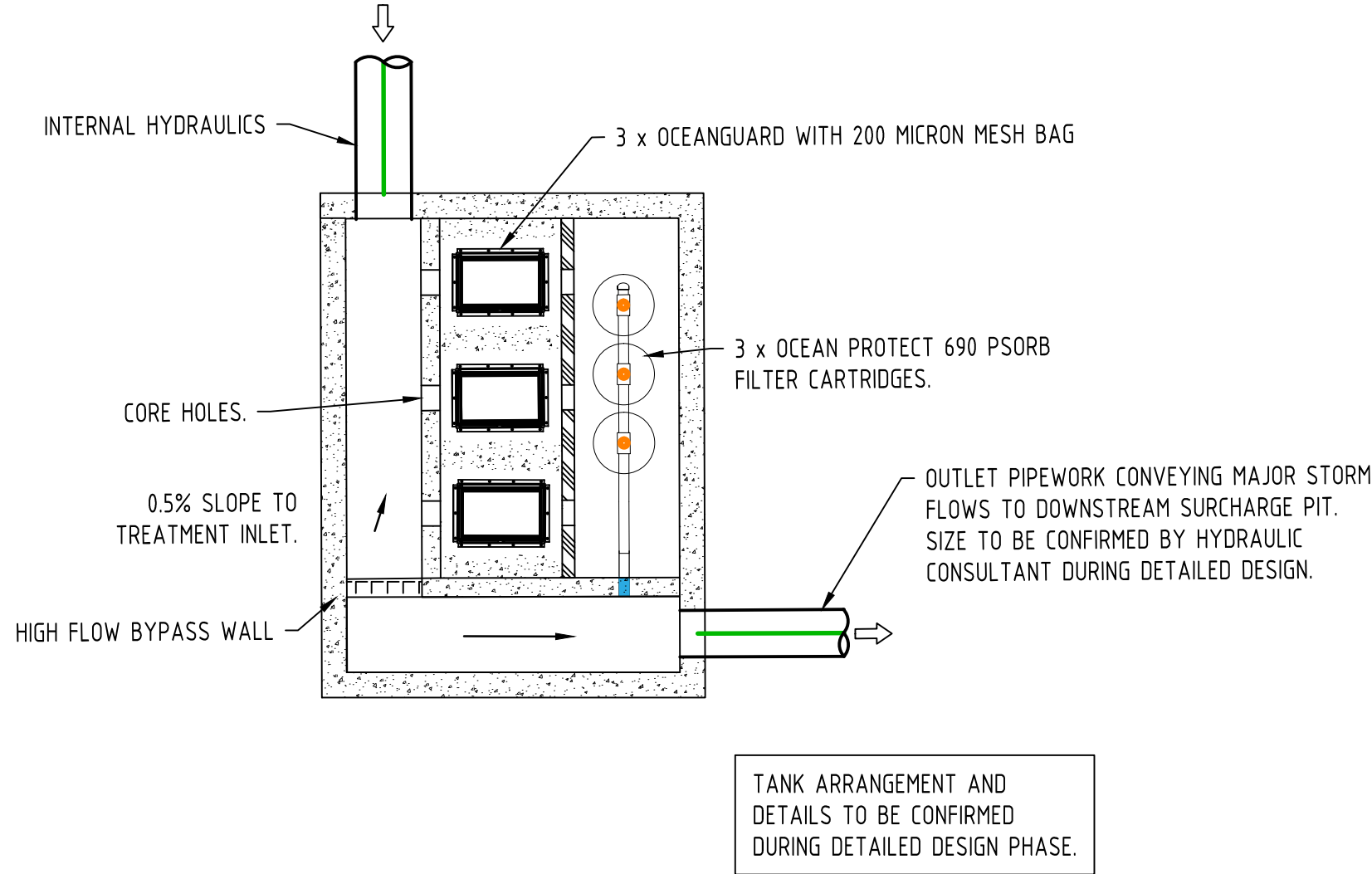
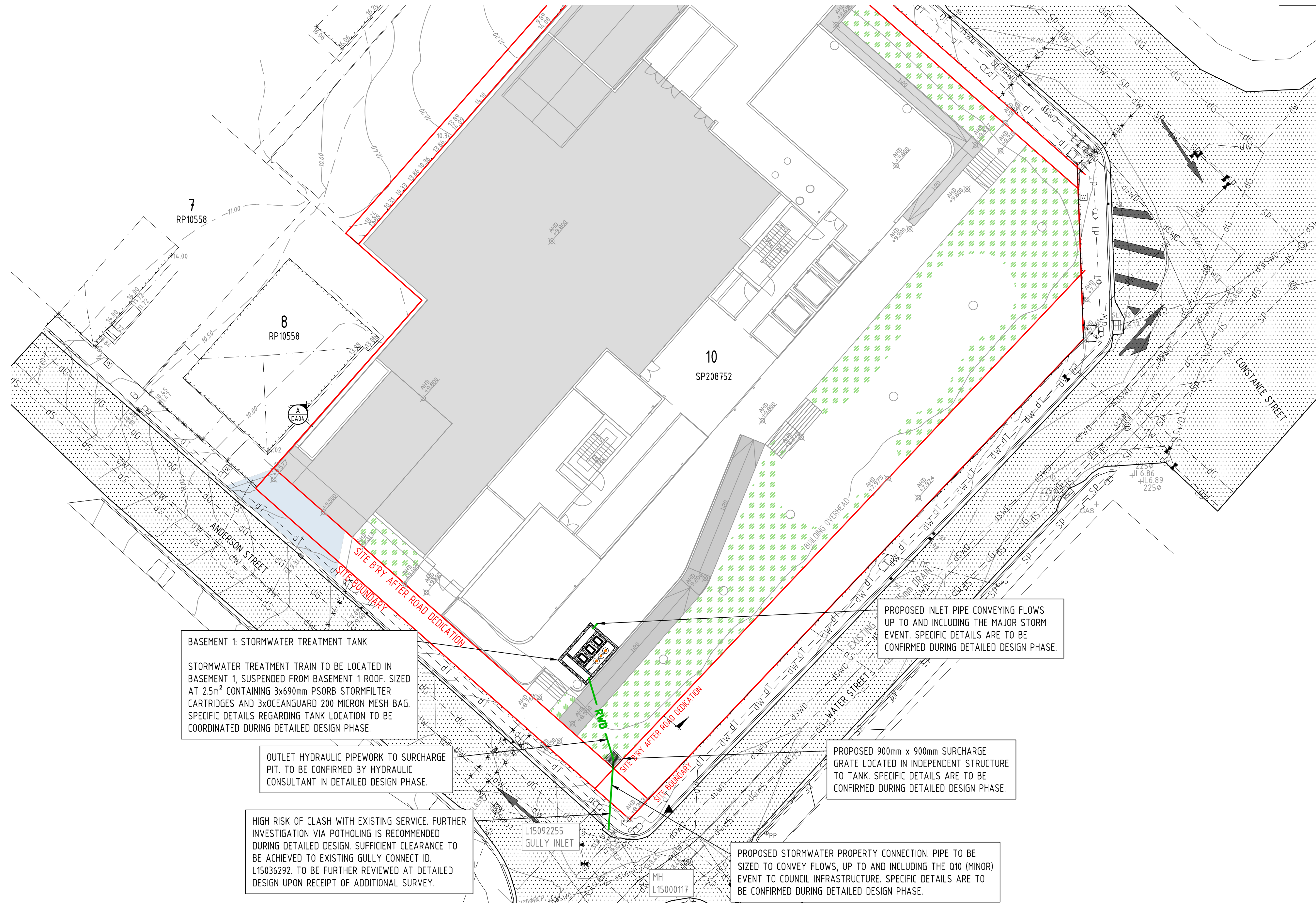
LEGEND

-  SITE BOUNDARY
-  BUILDING OVERHEAD LINE
-  EXISTING NOMINAL KERB LINE
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-  EXISTING STORMWATER DRAINAGE (RECORDS)
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-  EXISTING NBN (RECORDS)
-  EXISTING TELECOMMUNICATIONS (RECORDS)
-  PROPOSED STORMWATER DRAINAGE
-  PROPOSED ROOFWATER DRAINAGE
-  EXISTING ROAD
-  PROPOSED LANDSCAPING
-  PROPOSED INTERNAL DRIVEWAY
-  PROPOSED DRIVEWAY CROSSOVER

ALL DETAILS SHOWN ARE SUBJECT TO FURTHER DETAILED DESIGN

NOTE

1. FFL'S ARE INDICATIVE, REFER TO ARCHITECTURAL LAYOUT FOR FURTHER DETAILS
2. PLOTTED SERVICES ARE AS PER BYDA RECORDS. FURTHER SURVEY IS REQUIRED TO ENSURE ALL SERVICES ARE ACCURATELY LOCATED
3. VERGE ALONG THE DEVELOPMENT FRONTAGE IS HEAVILY CONGESTED WITH EXISTING SERVICES. IT IS PROPOSED TO UPGRADE THE EXISTING SEWER AND WATER CONNECTIONS, TO BE COORDINATED AT DETAILED DESIGN PHASE ON RECEIPT OF FURTHER SERVICE INVESTIGATION SUCH AS POTHOLING/GPR SCANNING.
4. MINIMUM STORMWATER TREATMENT DEVICES INCLUDE: 3 x OCEANPROTECT 200 MICRON OCEANGUARD PIT INSERTS; AND 3 x OCEANPROTECT 690 TALL PSORB STORMFILTER CARTRIDGES.
5. ALL STORMWATER CAPTURE PITS TO BE FITTED WITH OCEANPROTECT 200 MICRON OCEANGUARD PIT INSERTS, REFER TO ADG SMP FOR FURTHER DETAILS.



INDICATIVE TREATMENT TANK DETAIL
SCALE 1:50

BASEMENT 1: STORMWATER TREATMENT TANK
STORMWATER TREATMENT TRAIN TO BE LOCATED IN BASEMENT 1, SUSPENDED FROM BASEMENT 1 ROOF. SIZED AT 2.5m² CONTAINING 3x690mm PSORB STORMFILTER CARTRIDGES AND 3xOCEANGUARD 200 MICRON MESH BAG. SPECIFIC DETAILS REGARDING TANK LOCATION TO BE COORDINATED DURING DETAILED DESIGN PHASE.

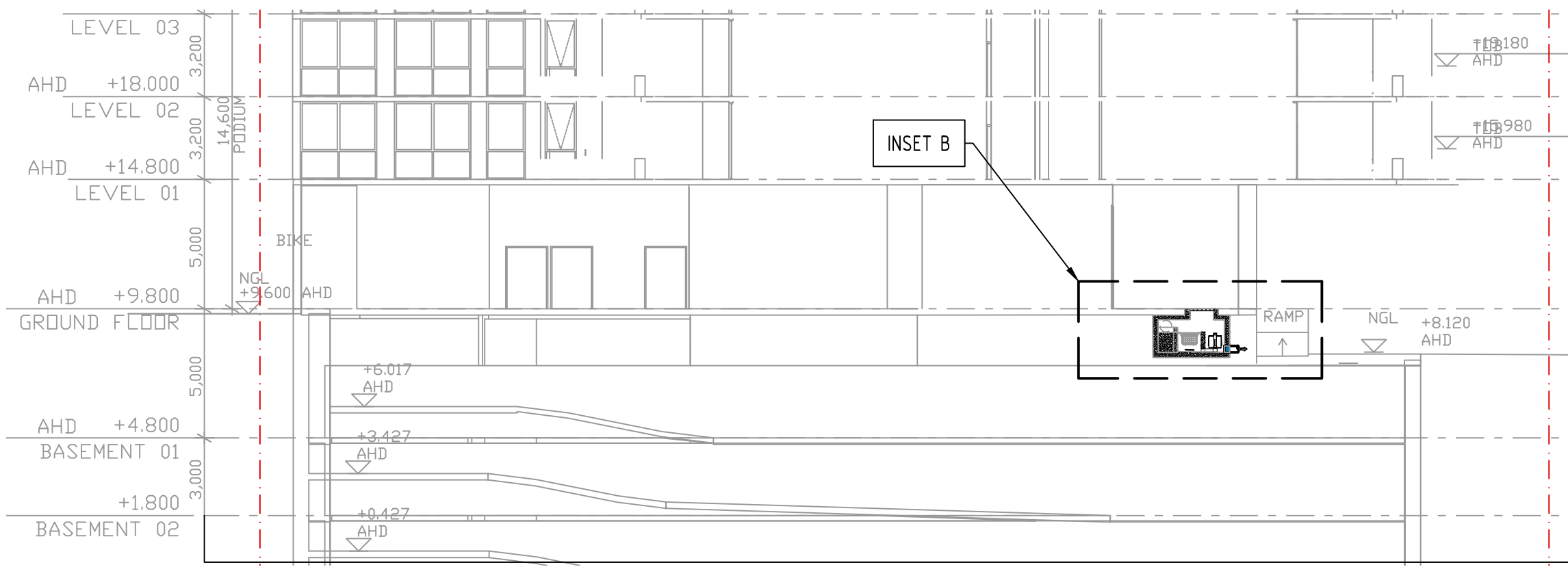
OUTLET HYDRAULIC PIPEWORK TO SURCHARGE PIT. TO BE CONFIRMED BY HYDRAULIC CONSULTANT IN DETAILED DESIGN PHASE.

HIGH RISK OF CLASH WITH EXISTING SERVICE. FURTHER INVESTIGATION VIA POTHOLING IS RECOMMENDED DURING DETAILED DESIGN. SUFFICIENT CLEARANCE TO BE ACHIEVED TO EXISTING GULLY CONNECT ID. L15036292. TO BE FURTHER REVIEWED AT DETAILED DESIGN UPON RECEIPT OF ADDITIONAL SURVEY.

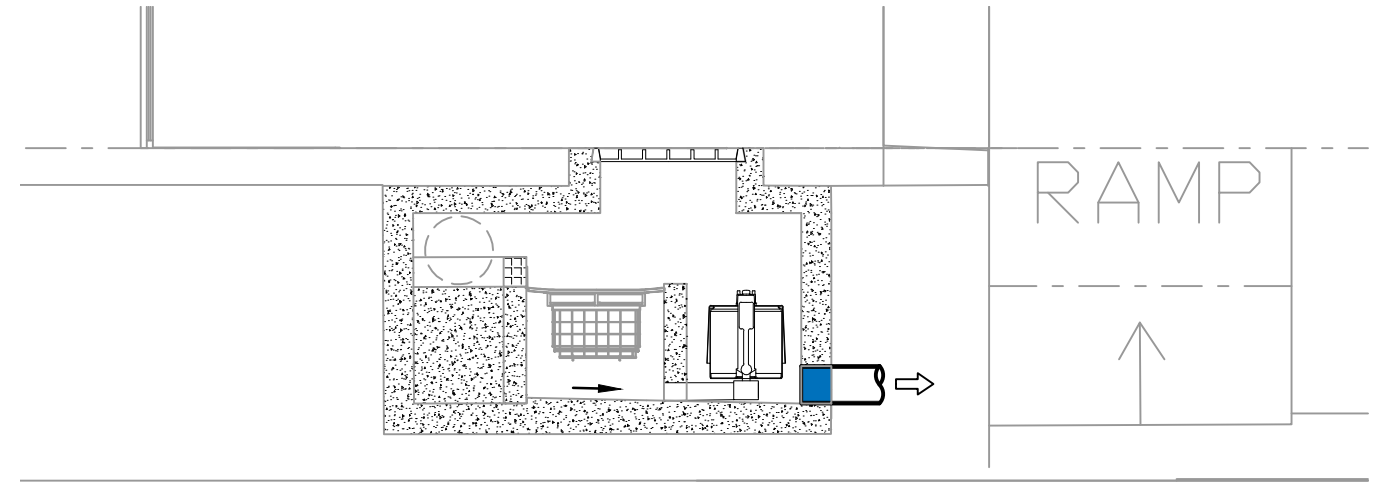
PROPOSED INLET PIPE CONVEYING FLOWS UP TO AND INCLUDING THE MAJOR STORM EVENT. SPECIFIC DETAILS ARE TO BE CONFIRMED DURING DETAILED DESIGN PHASE.

PROPOSED 900mm x 900mm SURCHARGE GRATE LOCATED IN INDEPENDENT STRUCTURE TO TANK. SPECIFIC DETAILS ARE TO BE CONFIRMED DURING DETAILED DESIGN PHASE.

PROPOSED STORMWATER PROPERTY CONNECTION. PIPE TO BE SIZED TO CONVEY FLOWS, UP TO AND INCLUDING THE Q10 (MINOR) EVENT TO COUNCIL INFRASTRUCTURE. SPECIFIC DETAILS ARE TO BE CONFIRMED DURING DETAILED DESIGN PHASE.



SECTION A - AA: BUILDING SECTION
SCALE 1:200



INSET B: TREATMENT TANK SECTION
SCALE 1:50

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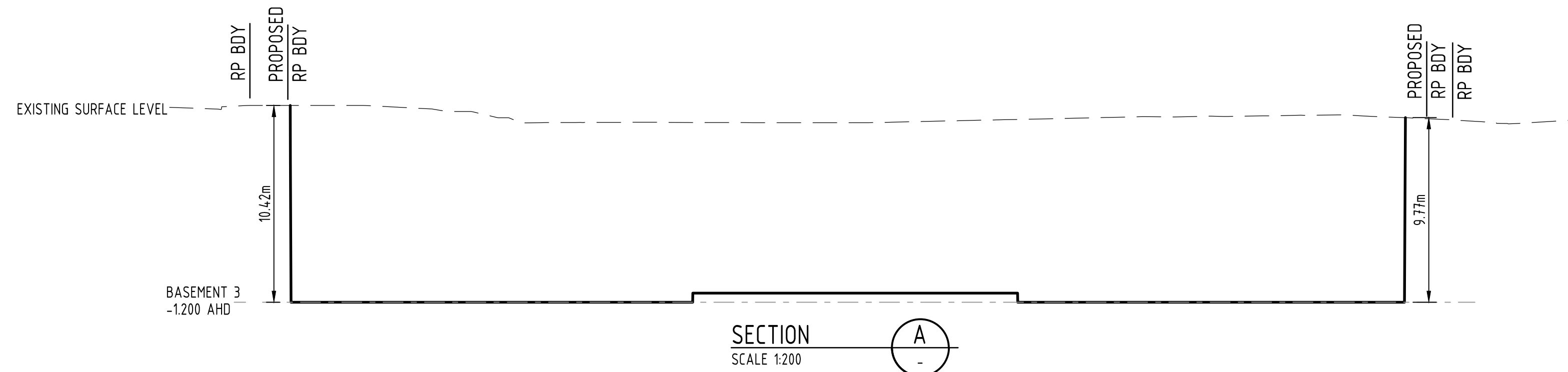
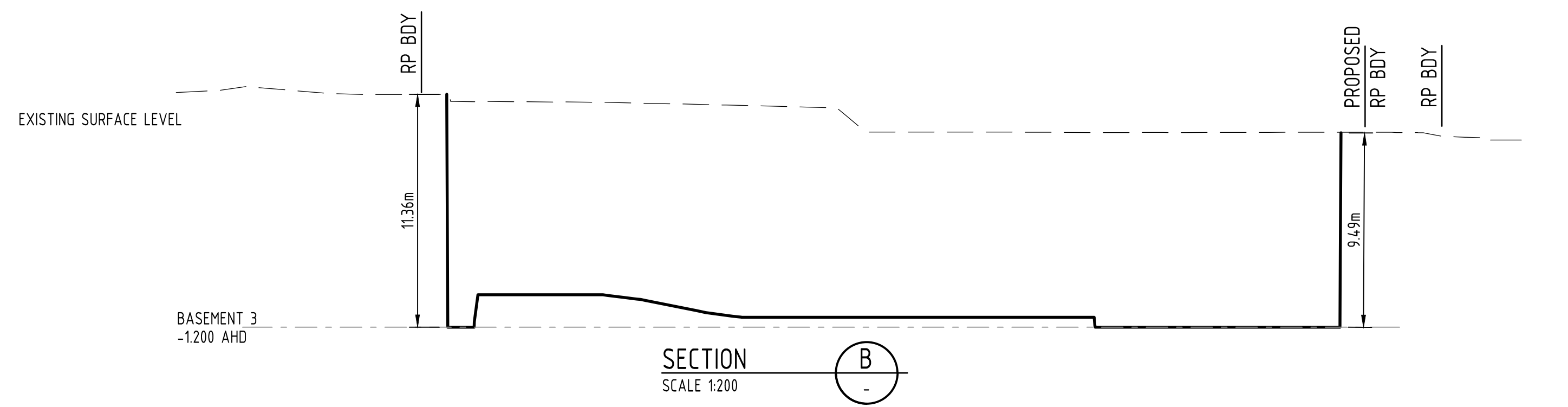
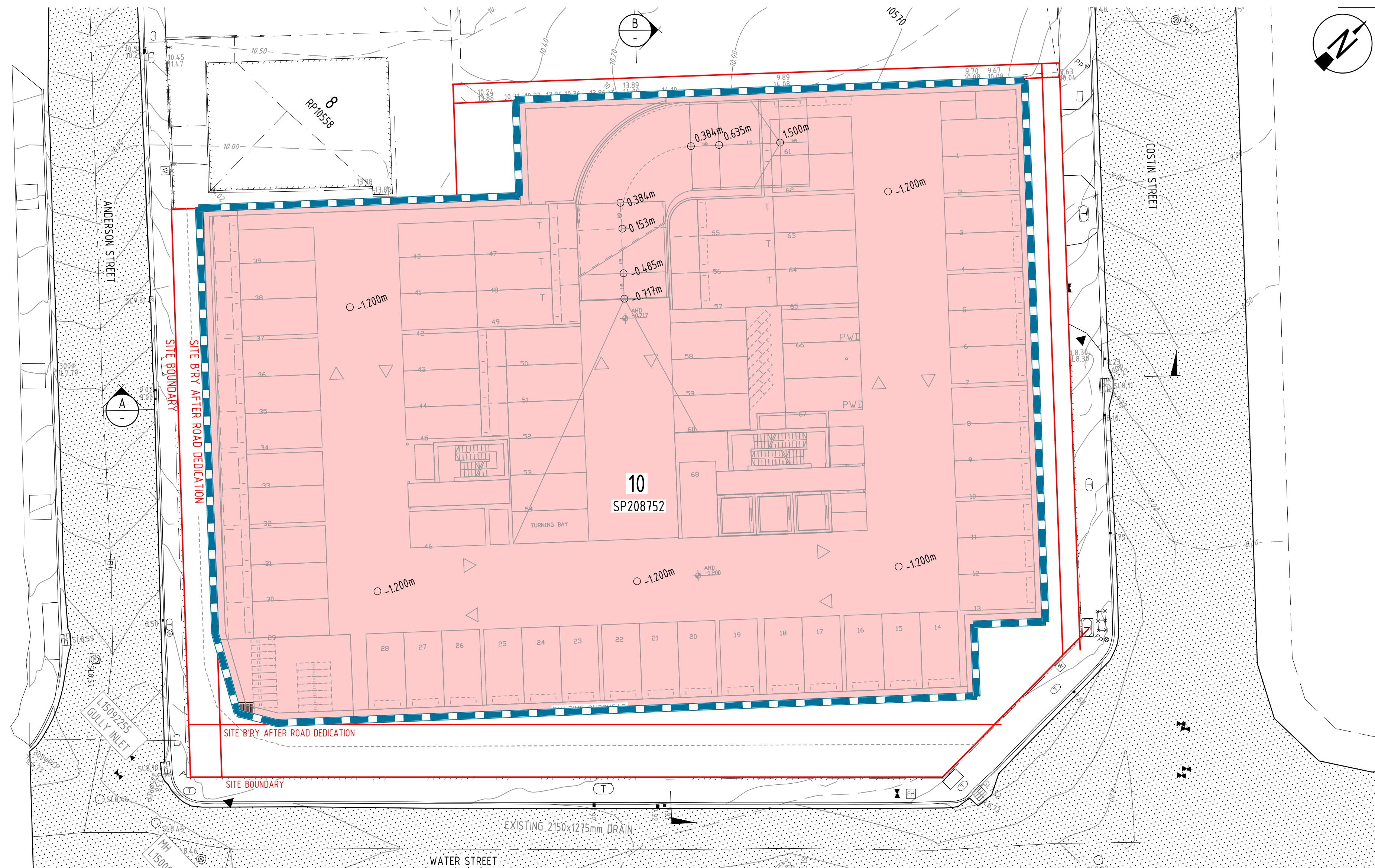
Client TAL GP PROJECTS No. 2 PTY LTD	Discipline CIVIL	Status INFORMATION
Project Name 15 ANDERSON STREET CO-LIVING	Designed By ER	Checked By CDM
	Project No. 25825	Drawn By JB
	Approved By GVG	Scale at A1 1:200

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Title PRELIMINARY STORMWATER DRAINAGE LAYOUT PLAN	
Drawing No. DA04	Revision 03

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXISTING EASEMENT BOUNDARY
- EXISTING SURFACE CONTOURS
- EXISTING NOMINAL KERB LINE
- EXISTING EDGE OF BITUMEN LINE
- EXISTING ROAD CENTERLINE
- EXISTING EDGE OF BUILDING
- EXISTING EDGE OF BUILDING EAVE
- EXISTING BATTER
- EXISTING FENCE
- BUILDING OUTLINE
- PROPOSED EARTHWORKS PAD
- PROPOSED RETAINING THROUGH STRUCTURE
- PROPOSED EARTHWORKS CUT
- EXISTING ROAD
- FINISHED SURFACE LEVEL



ALL DETAILS SHOWN ARE SUBJECT TO FURTHER DETAILED DESIGN

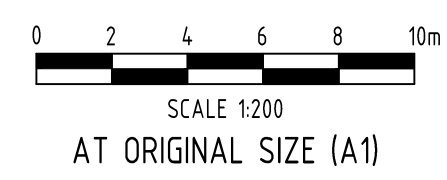
- NOTE**
1. FFL'S ARE INDICATIVE, REFER TO ARCHITECTURAL LAYOUT FOR FURTHER DETAILS
 2. ALL LEVELS SHOWN ARE FINISHED FLOOR LEVELS

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Title: PRELIMINARY EARTHWORKS LAYOUT PLAN	Revision: 01
Drawing No: DA05	