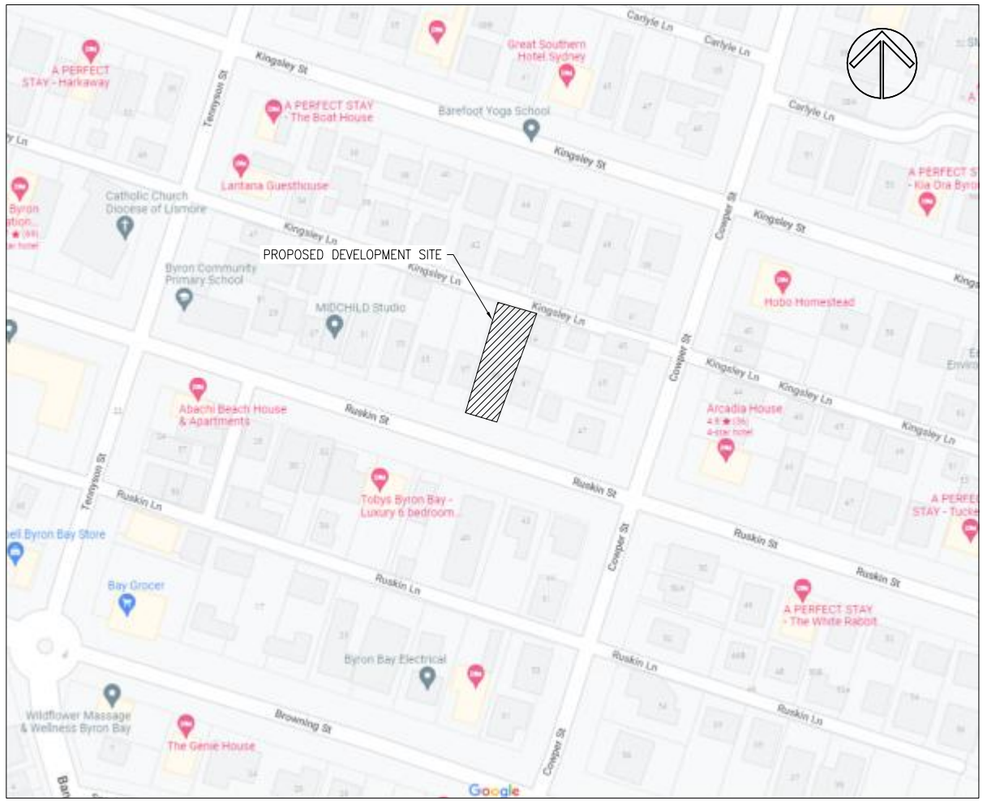
PROPOSED ALTERATIONS AND ADDITIONS

39 RUSKIN STREET, BYRON BAY

CP 39RS BB PTY LTD

Project Number: N22-221



LOCALITY PLAN

NOT TO SCALE

DRAWINGS INDEX

PRELIMINARY GENERAL DRAWINGS

N22-221-PG01 PRELIMINARY COVER SHEET

STORWATER MANAGEMENT DRAWINGS

N22-221-PC01 PRELIMINARY CIVIL NOTES AND LEGEND
N22-221-PC02 PRELIMINARY STORMWATER MANAGEMENT PLAN
N22-221-PC03 PRELIMINARY STORMWATER DETENTION TANK DETAILS
N22-221-PC04 PRELIMINARY STORMWATER CATCHMENT PLAN

No.	DATE	REVISIONS	DRN	DESIGN PRACTIONER	REG. No.
A	17.04.23	TITLEBLOCK AMENDED	M.J.W		

DESIGNED M.J.W
DRAWN S.M
CHECKED T.J.M
APPROVED T.J.M
DATE FEBRUARY 2023
DOCUMENT CONTROL

For and on behalf of WESTERA PARTNERS PTY. LTD.
APPROVED

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P.M.30269
R.L.7.55

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PROJECT PROPOSED ALTERATIONS AND ADDITIONS
LOCATION LOT 4 on DP239469
39 RUSKIN STREET, BYRON BAY
TITLE PRELIMINARY COVER SHEET
CLIENT CP 39RS BB PTY LTD

DRAWING STATUS PRELIMINARY N.F.C.
DRAWING NUMBER N22-221-PG01
SHEET NUMBER 01 OF 01
REVISION A

N22-221-PG_Pre_Coversheet.dwg

GENERAL NOTES

G1 WESTERA PARTNERS HAS LIMITED CONTROL OR INPUT TO LOCAL GOVERNMENT OR OTHER LEGISLATED APPROVALS UNLESS SPECIFICALLY ENGAGED BY IT'S CLIENT. ANY CHANGES TO APPROVAL REQUIREMENTS (INCLUDING ORDERS FOR SUSPENSION OF WORKS ETC) SHOULD BE COMMUNICATED TO WESTERA PARTNERS AND ALL OTHER RELEVANT DESIGNERS TO ALLOW ASSESSMENT OF POTENTIAL RISKS AND ENSURE DESIGN AND SAFETY COMPLIANCE.

G2 ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LOCAL AUTHORITIES STANDARD DRAWINGS & SPECIFICATIONS AND COMPLETED TO THE SATISFACTION OF THE SUPERINTENDENT AND LOCAL AUTHORITY.

G3 UNLESS SPECIFIED OTHERWISE ALL MATERIALS AND WORK SHALL COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS.

G4 PRIOR TO THE COMMENCEMENT OF CONSTRUCTION THE CONTRACTOR MUST LOCATE ALL EXISTING SERVICES AND PROMPTLY PROVIDE THE LOCATION DATA TO THE DESIGN ENGINEER TO ASSESS IMPACTS ON THE DESIGN.

G5 ALL CONNECTIONS TO EXISTING SEWERS AND WATER MAINS ARE TO BE CONSTRUCTED BY THE LOCAL AUTHORITY OR AN APPROVED CONTRACTOR. THE CONTRACTOR IS TO ALLOW IN HIS CONTRACT SUM FOR THE COST OF ANY PROPOSED CONNECTIONS.

G6 ALL SEWERS ARE TO BE 150MM DIA. U.P.V.C. CLASS SN8 RUBBER RING JOINTED AND PROPERTY CONNECTIONS ARE TO BE 100MM DIA. U.P.V.C CLASS SN6 UNLESS NOTED OTHERWISE

G7 THE PAVEMENT DEPTHS SHOWN ARE PRELIMINARY ONLY AND ARE TO BE VERIFIED FOLLOWING SUB-SOIL TESTS OF THE SUB-GRADE MATERIAL.

G8 ALL ROOFWATER CONNECTIONS FROM KERB ADAPTERS ARE TO BE 100MM DIA CLASS SN10 AT A MIN GRADE OF 1.0% UNLESS SHOWN OTHERWISE. ROOFWATER CONNECTIONS FROM FIELD INLETS OR GULLY PITS ARE TO BE 150MM DIA CLASS SN8 AT A MIN GRADE OF 1.0% UNLESS NOTED OTHERWISE.

G9 ALL U.P.V.C. STORMWATER DRAINAGE PIPES ARE TO BE CLASS SN8 AND ALL R.C. AND F.R.C. PIPES ARE TO BE CLASS 3 RUBBER RING JOINTED UP TO AND INCLUDING 600 DIA. PIPES OVER 600 DIA. ARE TO BE CLASS 3 AND ARE TO HAVE AN EXTERNAL RUBBER BAND JOINT GROUTED INTERNALLY.

G10 WATER PIPES SHALL BE;
- P.V.C.-M WATER PIPES ARE TO BE SERIES 2 PN16 SN10 R.R.J.
- D.I.C.L. WATER PIPES ARE TO BE PN35 WITH ALL FITTINGS TO BE FUSION BONDED POLYMERIC COATED.
- PE WATER PIPES ARE TO BE PN16 SDR11 PE100. DN25 AND DN32 WATER SERVICES SHALL BE PE80B.

G11 ALL "AS CONSTRUCTED" INFORMATION IS TO BE RECORDED AS REQUIRED BY THE LOCAL AUTHORITY AND SUBMITTED TO THE SUPERINTENDENT IMMEDIATELY AFTER COMPLETION OF THE WORKS.

G12 ALL ALLOTMENTS ARE TO BE GRADED AT A MINIMUM GRADE OF 1 IN 200.

LEGEND

GENERAL

ASPHALTIC CONCRETE PAVEMENT
REINFORCED CONCRETE PAVEMENT
REINFORCED CONCRETE PATHWAY/CROSSOVER
TURF
STONE PITCHING
CEMENT GROUTED STONE PITCHING
TELECOMMUNICATION — T —
GAS MAIN — GAS —
ELECTRICITY OVERHEAD — V —
ELECTRICITY UNDERGROUND — E —
LIGHT POLE — V LP V —
POWER POLE — V PP V —
PIT (TELSTRA/ELEC) — T — E —
EDGE OF BITUMEN
FENCE
EXISTING SURFACE LEVEL × 2.53
FINISHED SURFACE LEVEL × 2.53
RETAINING WALL
STAGE BOUNDARY

STORMWATER DRAINAGE

NEW | EXISTING

STORMWATER PIPE
SAG GULLY PIT
ON GRADE GULLY PIT
MANHOLE
600 x 600 FIELD INLET
900 x 600 FIELD INLET
1050 DIA FIELD INLET
HEADWALL
KERB ADAPTER WITH ROOFWATER PIPE — SWD —
STORMWATER STRUCTURE LABEL 2A

WATER

NEW | EXISTING | DISUSED

WATER MAIN — W —
FIRE HYDRANT — W FH W —
DUAL OUTLET FIRE HYDRANT — W DFH W —
SWABBING DUAL OUTLET FIRE HYDRANT — W SDFH W —
SWABBING FIRE HYDRANT — W SFH W —
ISOLATION VALVE — W V W —
SCOUR VALVE — W W —
AIR VALVE — W AV W —
DEAD END — W W —
TEST/CHLORINATION POINT — W W —
REDUCER — 150 W 100 W —
PIPE MATERIAL CHANGE — PVC W DICL W —
WATER SERVICE PRE-TAPPED TEE — W W —
WATER SERVICE PIPE & CONDUIT — DN25Ø —
FLOW METER — W WM W —
FLUSHING POINT — W F W —

SEWERAGE

NEW | EXISTING | DISUSED

GRAVITY SEWER MAIN — S S —
SEWER RISING MAIN — RM RM —
SEWER VACUUM MAIN — VM VM —
MAINTENANCE HOLE & END OF LINE — S 1/1 S —
END OF LINE — S 1/1 E/1 S —
MAINTENANCE SHAFT — S 1/1 S —
HORIZONTAL/VERTICAL BEND — S VB1/1 HB1/1 S —
COMPOUND BEND — S CB1/1 S —
STUB / TEMPORARY END — S S —
RODDING END — S S RE/1 —
PROPERTY CONNECTION — S S —
OVERFLOW MAINTENANCE HOLE — S OFMH S —
ISOLATION VALVE — RM RM —
SCOUR VALVE AND CHAMBER — RM RM —
GAS RELEASE VALVE — GRV —
FLUSHING POINT — RM FP RM —
DISCHARGE MAINTENANCE HOLE — RM DMH S —
ISOLATION VALVE — RM IV RM —
VENT POLE / ODOUR CONTROL UNIT

No.	DATE	REVISIONS	DRN	DESIGN PRACTIONER	REG. No.
A	17.04.23	TITLEBLOCK AMENDED	M.J.W		

DESIGNED M.J.W
DRAWN S.M
CHECKED T.J.M
APPROVED T.J.M
DATE FEBRUARY 2023
DOCUMENT CONTROL

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P.M.30269
R.L.7.55

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PROJECT **PROPOSED ALTERATIONS AND ADDITIONS**
LOCATION LOT 4 on DP239469
39 RUSKIN STREET, BYRON BAY
TITLE PRELIMINARY CIVIL NOTES AND LEGEND
CLIENT **CP 39RS BB PTY LTD**

DRAWING STATUS PRELIMINARY N.F.C.
DRAWING NUMBER **N22-221-PC01**
SHEET NUMBER 01 OF 04
REVISION A

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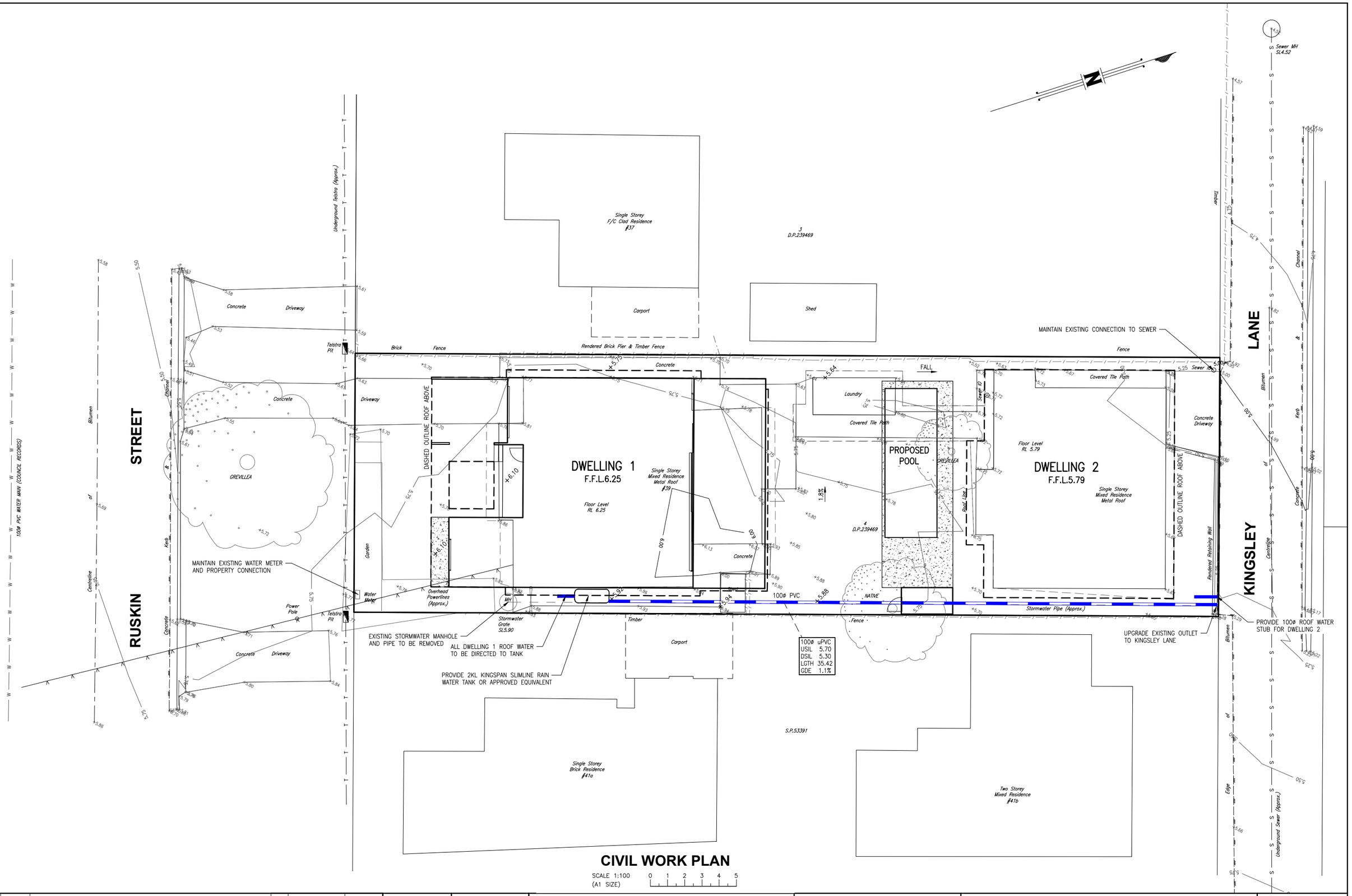

CIVIL WORK PLAN

No.	DATE	REVISIONS	DRN	DESIGN PRACTIONER	REG. No.
B	26.05.23	AMENDED ARCHITECTURAL LAYOUT	L.P.H		
A	17.04.23	TITLEBLOCK AMENDED	M.J.W		

DOCUMENT CONTROL
DESIGNED M.J.W
DRAWN S.M
CHECKED T.J.M
APPROVED T.J.M
DATE FEBRUARY 2023

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PROJECT PROPOSED DUAL OCCUPANCY
LOCATION LOT 4 on DP239469
39 RUSKIN STREET, BYRON BAY
TITLE PRELIMINARY STORMWATER MANAGEMENT PLAN
CLIENT CP 39RS BB PTY LTD

DRAWING STATUS
PRELIMINARY N.F.C.
DRAWING NUMBER
N22-221-PC02
SHEET NUMBER 02 OF 04
REVISION B

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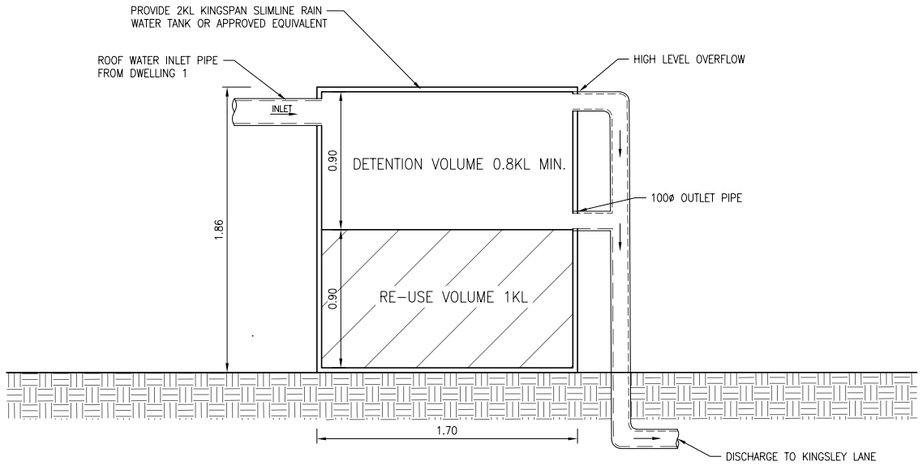

TYPICAL DETENTION TANK DETAIL

1:20 SCALE @ A1 SIZE

No.	DATE	REVISIONS	DRN	DESIGN PRACTIONER	REG. No.
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PROJECT **PROPOSED ALTERATIONS AND ADDITIONS**
LOCATION LOT 4 on DP239469
39 RUSKIN STREET, BYRON BAY
TITLE PRELIMINARY STORMWATER TANK DETAILS
CLIENT **CP 39RS BB PTY LTD**

DRAWING STATUS
PRELIMINARY N.F.C.
DRAWING NUMBER
N22-221-PC03
SHEET NUMBER 03 OF 04
REVISION A

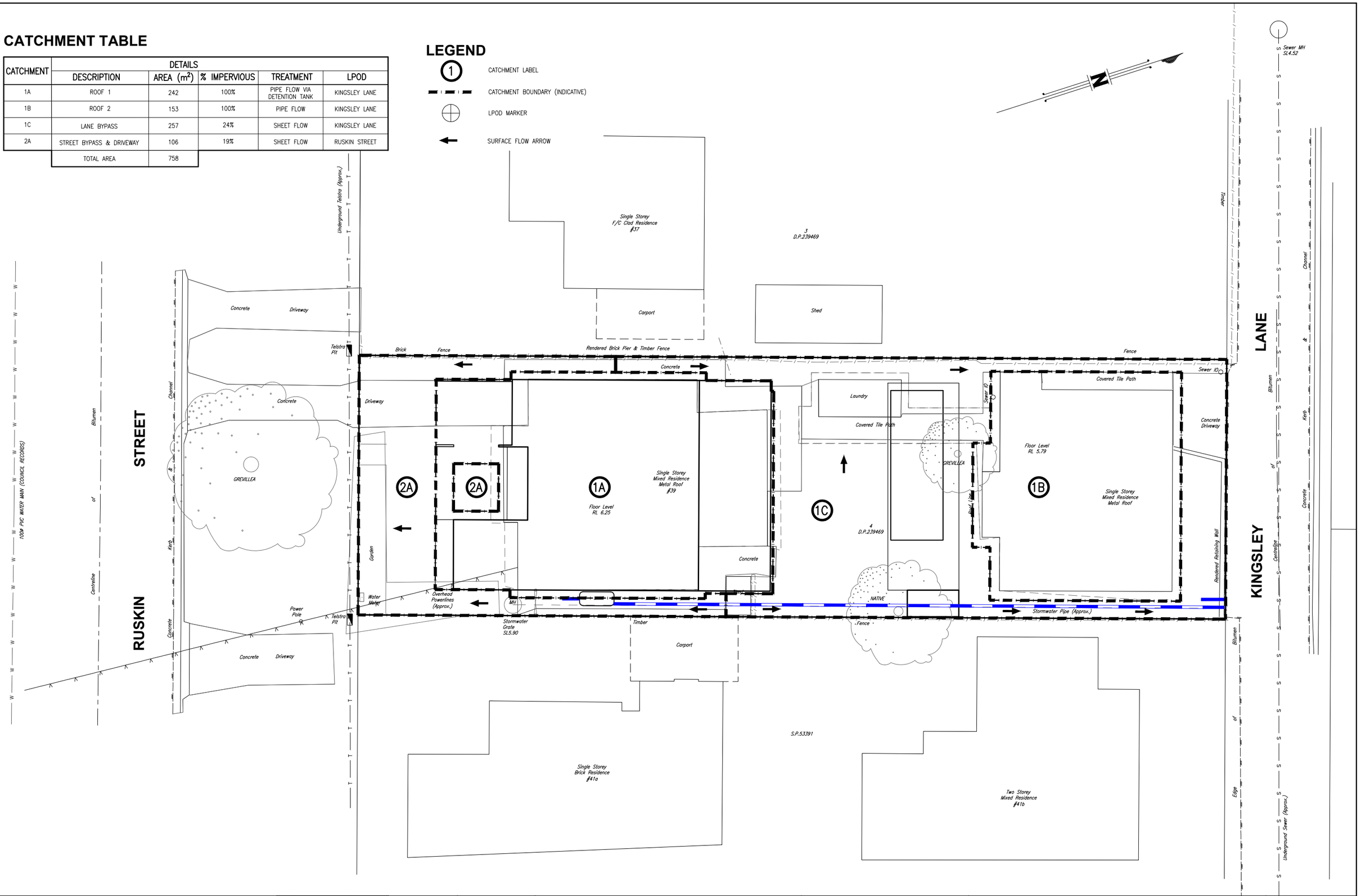
N22-221-PC_Pre_Stm.dwg

CATCHMENT TABLE

CATCHMENT	DETAILS				
	DESCRIPTION	AREA (m^2)	% IMPERVIOUS	TREATMENT	LPOD
1A	ROOF 1	242	100%	PIPE FLOW VIA DETENTION TANK	KINGSLEY LANE
1B	ROOF 2	153	100%	PIPE FLOW	KINGSLEY LANE
1C	LANE BYPASS	257	24%	SHEET FLOW	KINGSLEY LANE
2A	STREET BYPASS & DRIVEWAY	106	19%	SHEET FLOW	RUSKIN STREET
	TOTAL AREA	758			

LEGEND

- CATCHMENT LABEL
- CATCHMENT BOUNDARY (INDICATIVE)
- LPOD MARKER
- SURFACE FLOW ARROW



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PROJECT: PROPOSED DUAL OCCUPANCY
LOCATION: LOT 4 on DP239469, 39 RUSKIN STREET, BYRON BAY
TITLE: PRELIMINARY STORMWATER CATCHMENT PLAN
CLIENT: CP 39RS BB PTY LTD

DRAWING STATUS: PRELIMINARY N.F.C.
DRAWING NUMBER: N22-221-PC04
SHEET NUMBER: 04 OF 04
REVISION:

N22-221-PC_Pre_Stm.dwg