

A1

MULTI STOREY
CONCRETE & GLASS
BUILDING
"KINNARP"
No. 144 - 148

ANGELO
STREET

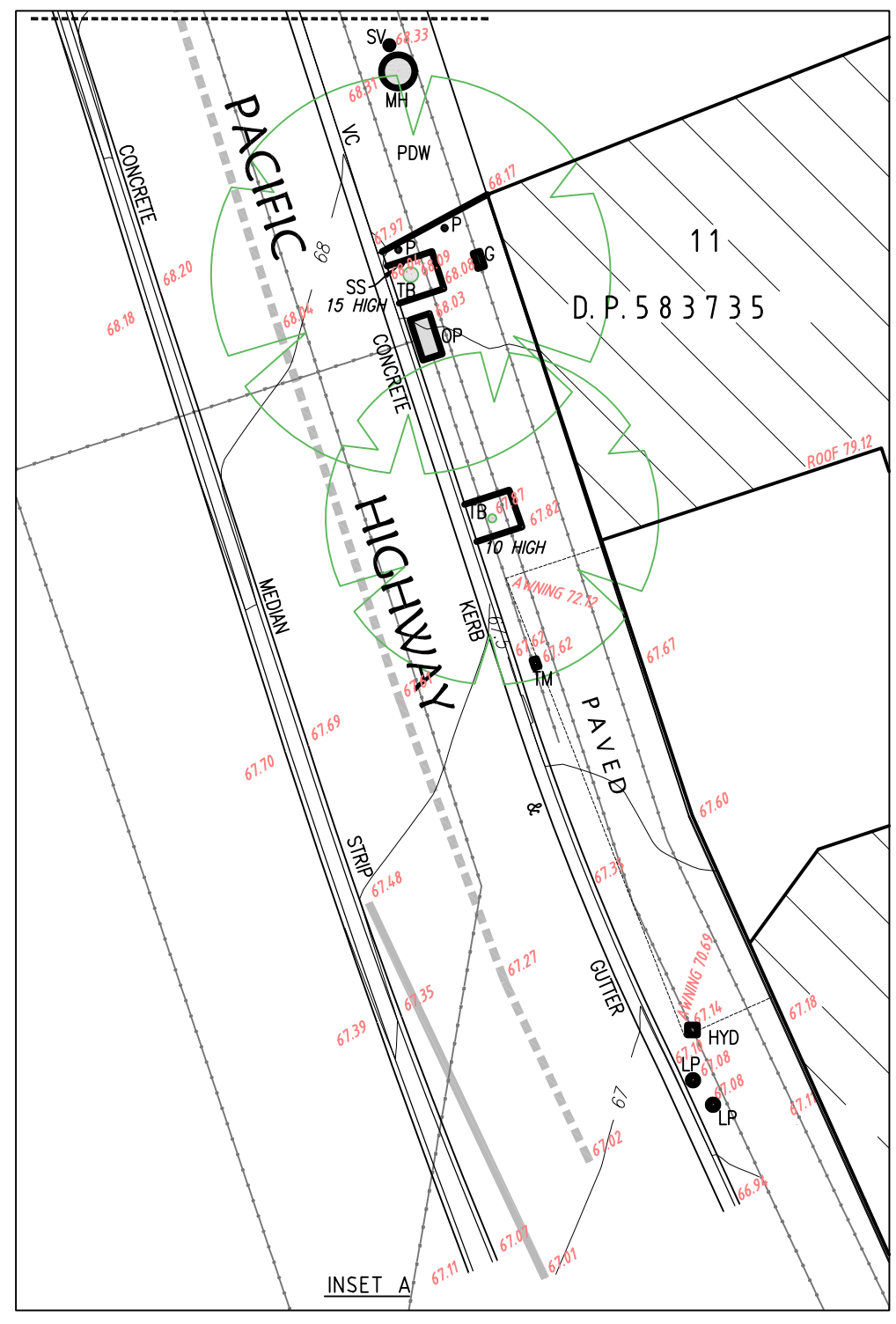
BERRY

STREET

PACIFIC
HIGHWAY

MILLER STREET

- LEGEND
- HYD HYDRANT
 - LP LIGHT POLE
 - TM TICKET MACHINE
 - GP OPTUS PIT
 - P POLE
 - SMH SEWER M.H.
 - SV STOP VALVE
 - VC VEHICLE CROSSING
 - G GAS VALVE
 - SS STREET SIGN
 - TC TELSTRA PIT
 - W WATER VALVE
 - TB TREE BAY
 - TL TRAFFIC LIGHT
 - PIT UNKNOWN SERVICE PIT
 - TOP TELSTRA PILLAR
 - GP GULLY PIT
 - L LINTEL
 - PDW PAVED DRIVEWAY
 - PC PRAM CROSSING
 - MH UNKNOWN M.H.



AMENDMENTS		
No.	Date	Description
1	11.12.09	PLAN FINALISED
2	21.12.09	PODIUM LEVELS & TREE HEIGHTS ADDED
3	05.01.10	ADJOINING BUILDING SURVEY EXTENDED

Project: DETAIL SURVEY OVER S.P.17198
No. 177 - 199 PACIFIC HIGHWAY,
NORTH SYDNEY.

Principal: WINTEN PROPERTY GROUP

Scale	1:200	Date	09.12.09	Council Ref.	
Datum	A.H.D.	L.G.A.	NORTH SYDNEY		
Surveyed	S.T.	Drawn	B.R.M.	Checked	D.B.

CRAGG & RHODES
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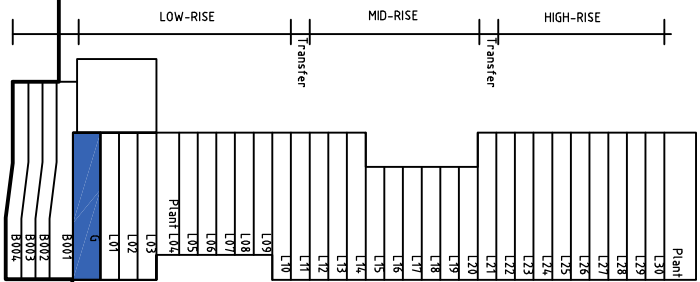
ISO 9001
Approved Company

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Sheet No.	2	Our Ref.	357-09
of	2		

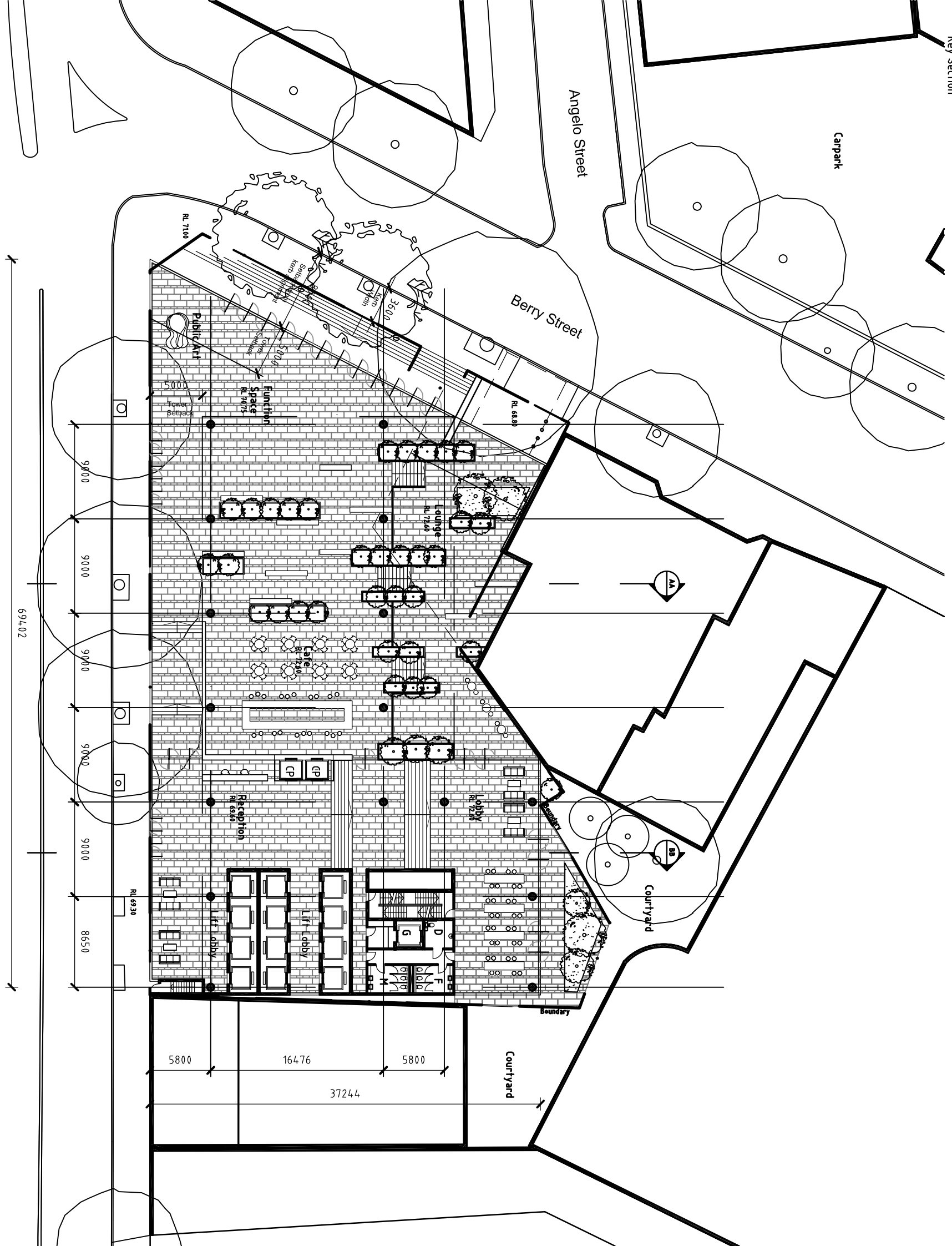
LOGOS

PA02-00

S10825 Project Application
09-April 2010
PA02-00 Ground Floor Plan



- legend
- Existing street trees to be retained
 - New street trees



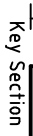
Ground Floor Plan 1:4.00

GBA: 2145 m²
GFA: 1995 m²
NLA: 100 m²
NLA/GBA: n/a

Pacific Hwy

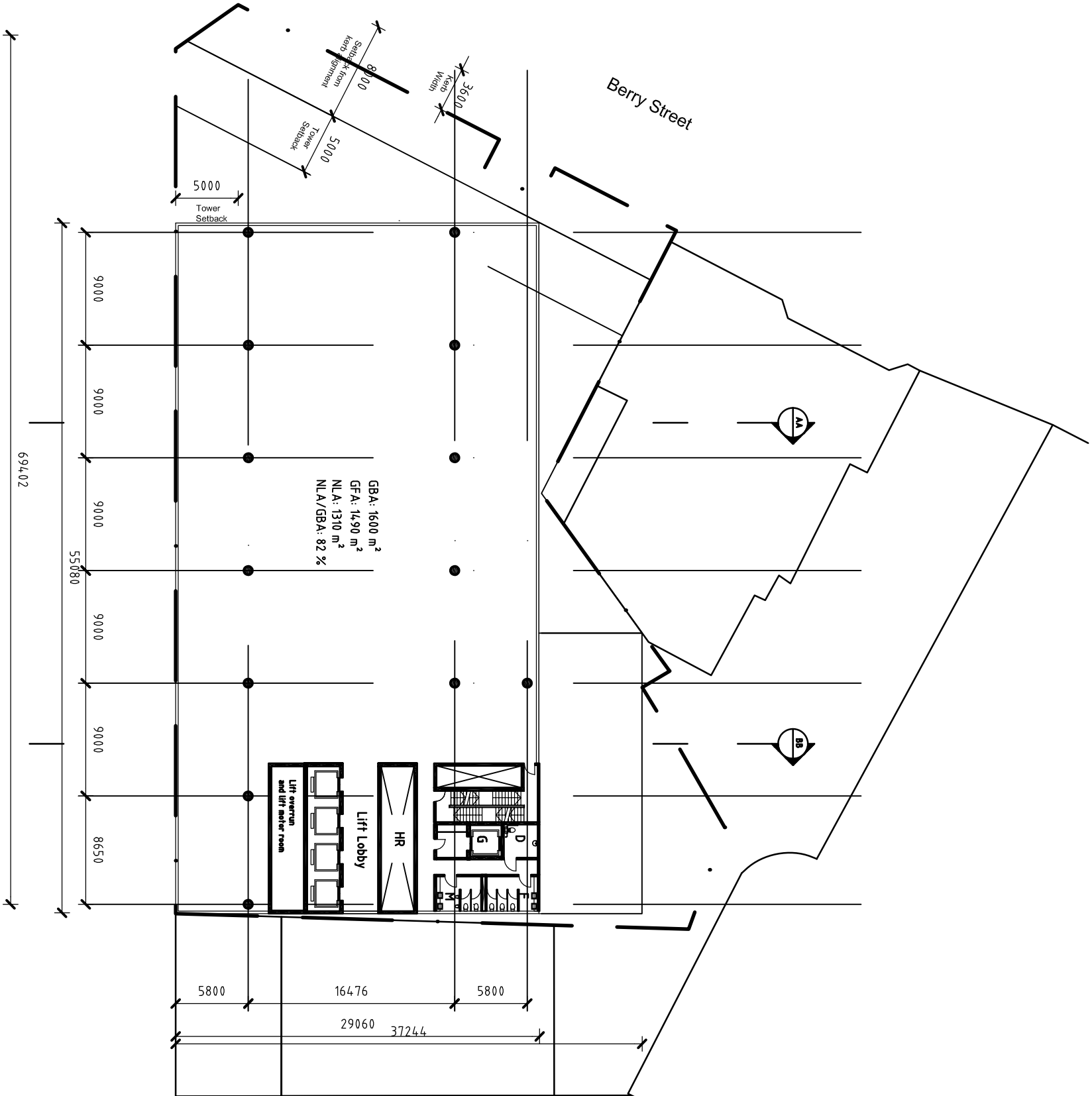
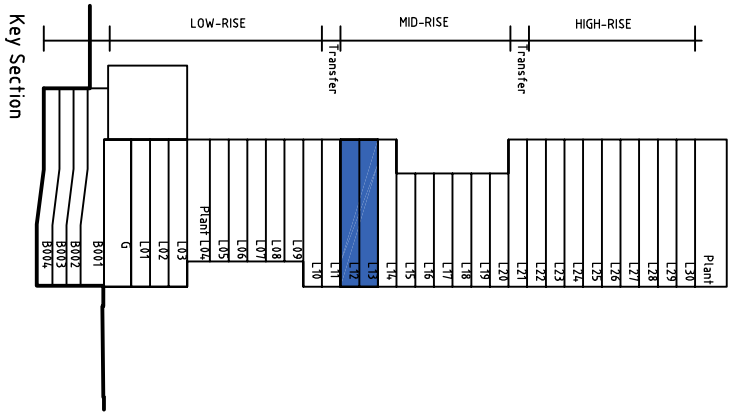
S10825 Project Application
09-April 2010

PA02-001 Basement Level 001 Plan



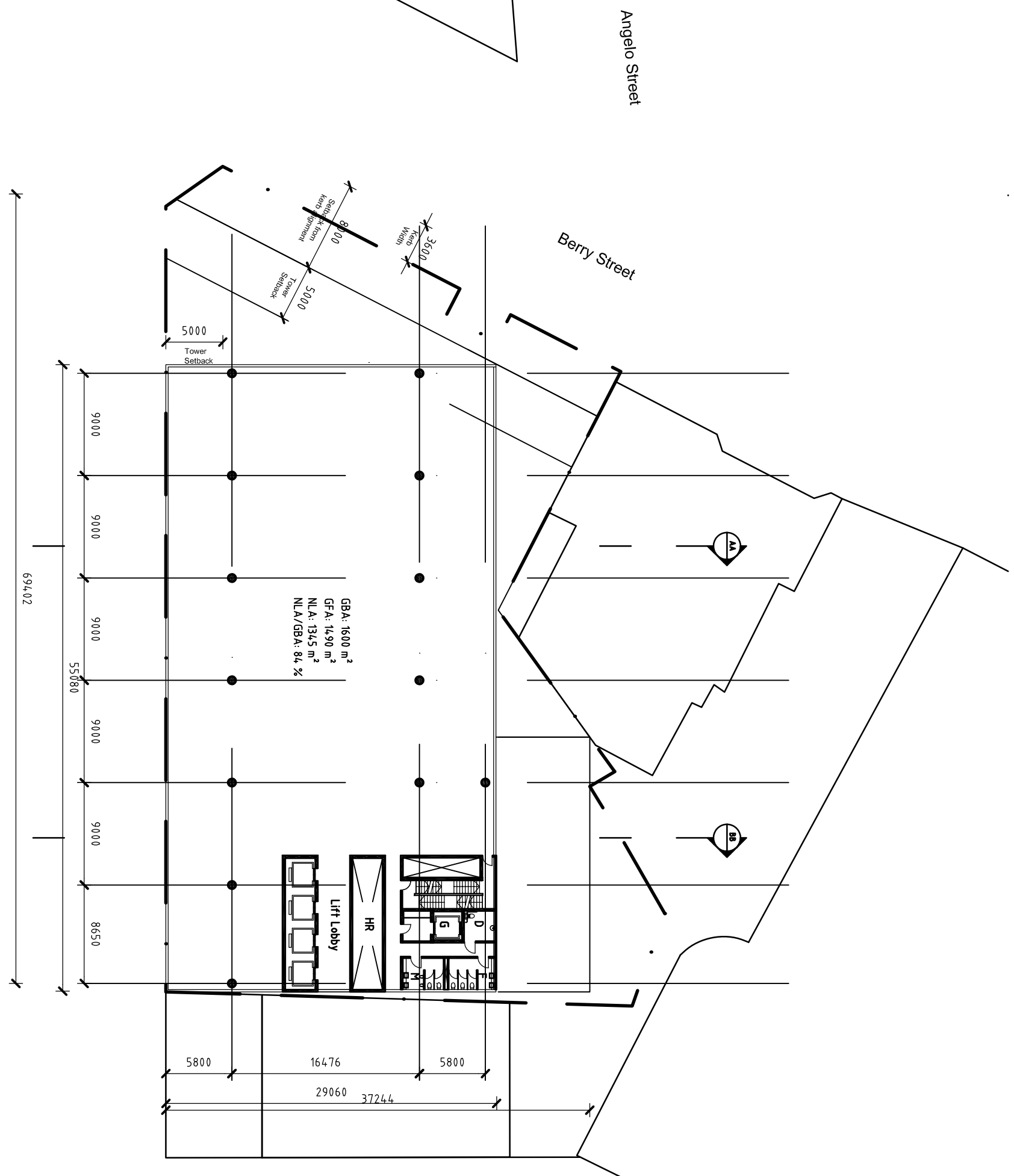
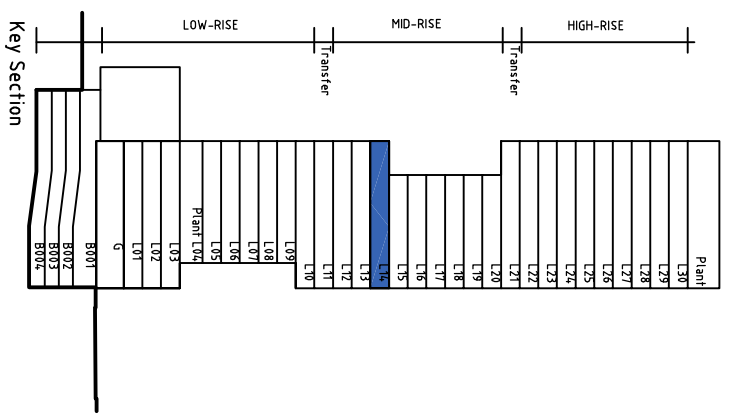
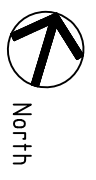
LOGS BOOK

S10825 Project Application
09-April 2010
PA02-06 Level 12-13 Plan



LOGS BOOK

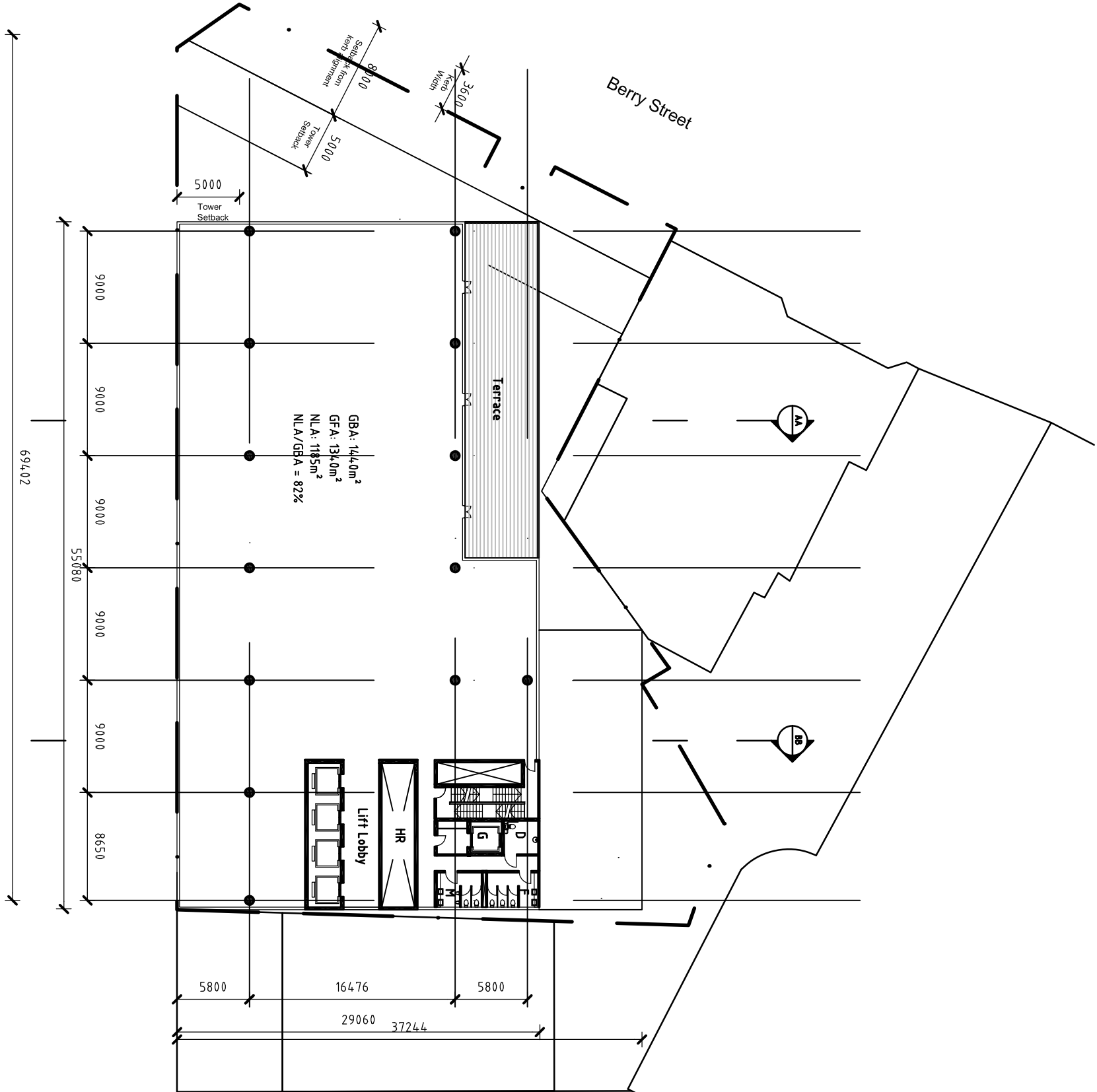
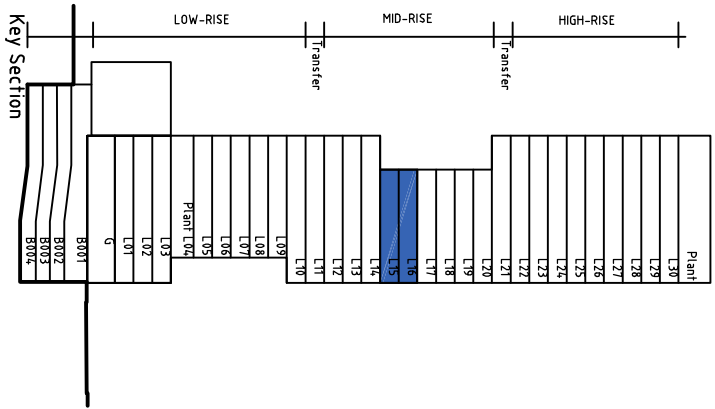
S10825 Project Application
09-April 2010
PA02-07 Level 14 Plan



Level 14 Plan 1:4.00

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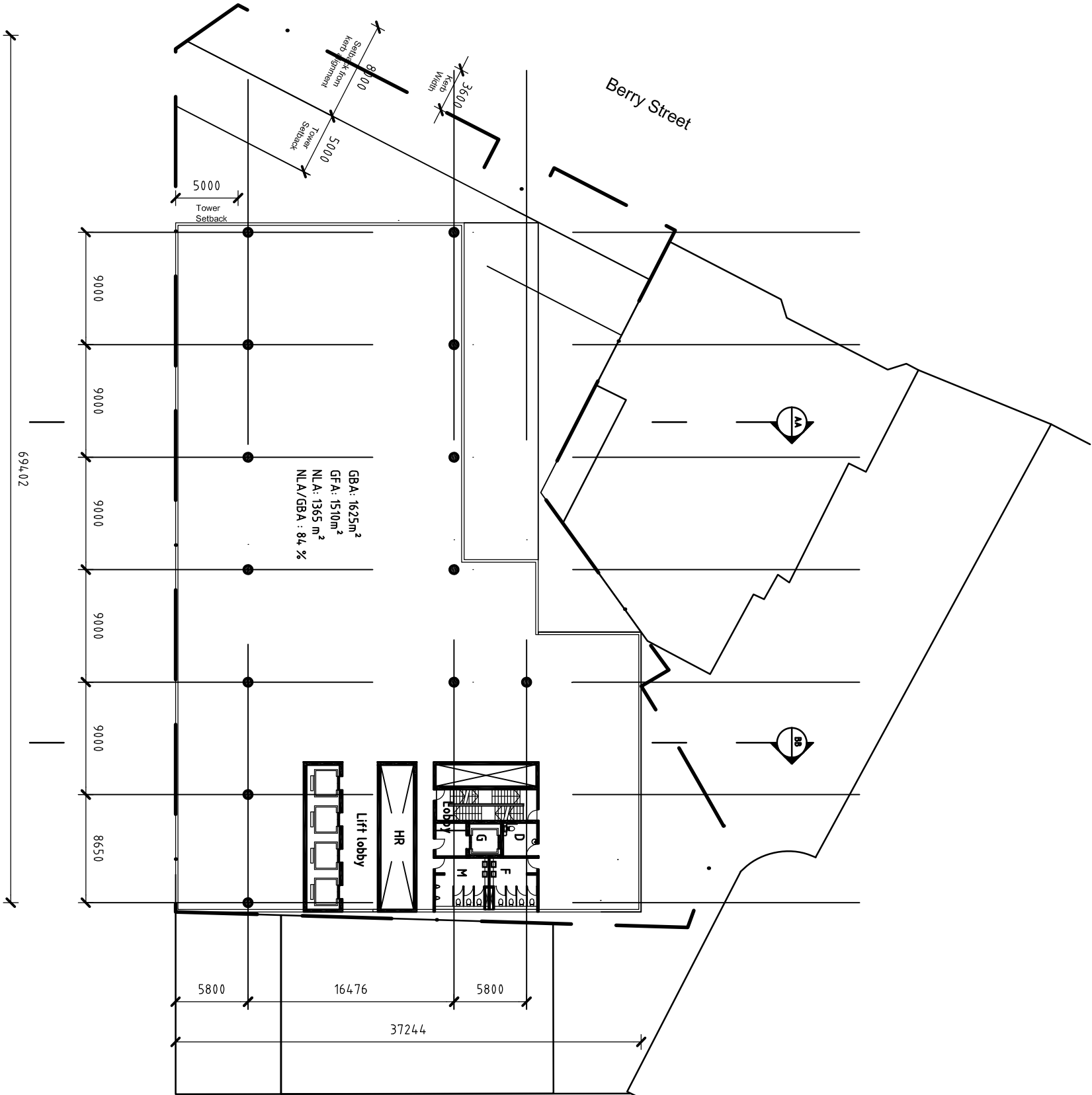
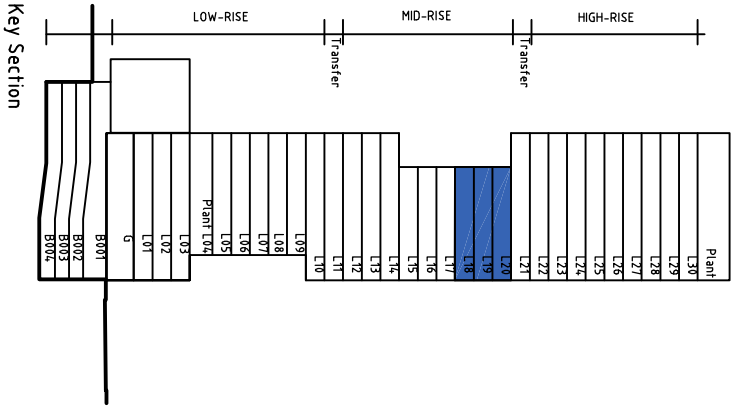
S10825 Project Application
09-April 2010
PA02-08 Level 15-16 Plan



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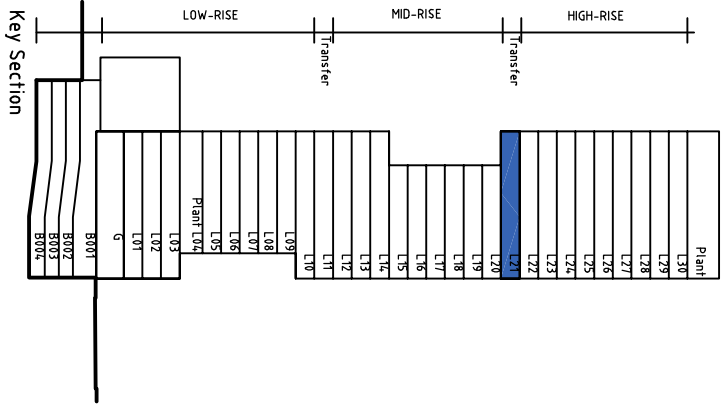
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09-April 2010
PA02-09 Level 18-20 Plan



LOGS

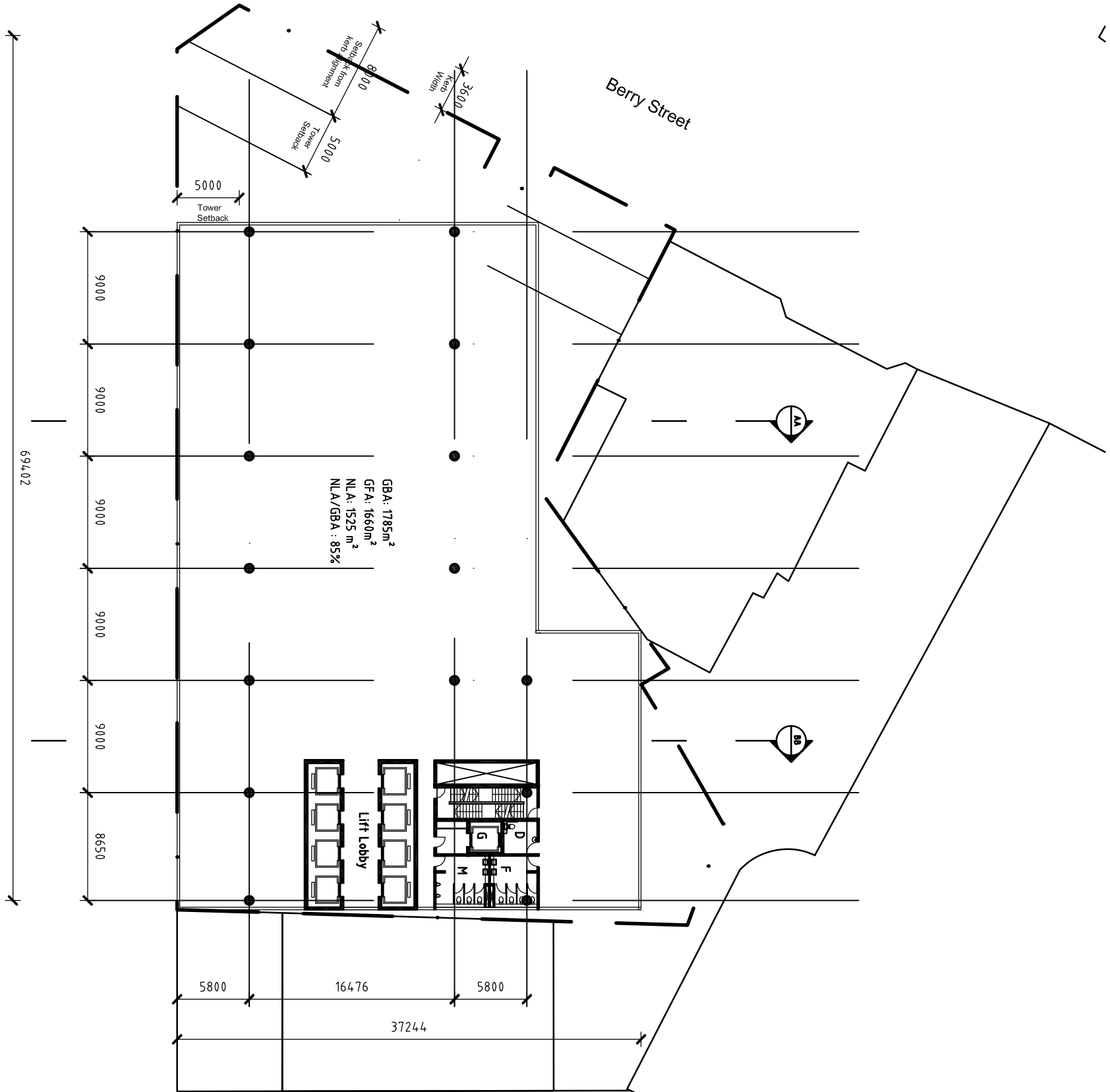
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S10825 Project Application
09-April 2010
PA02-10 Level 21 Plan



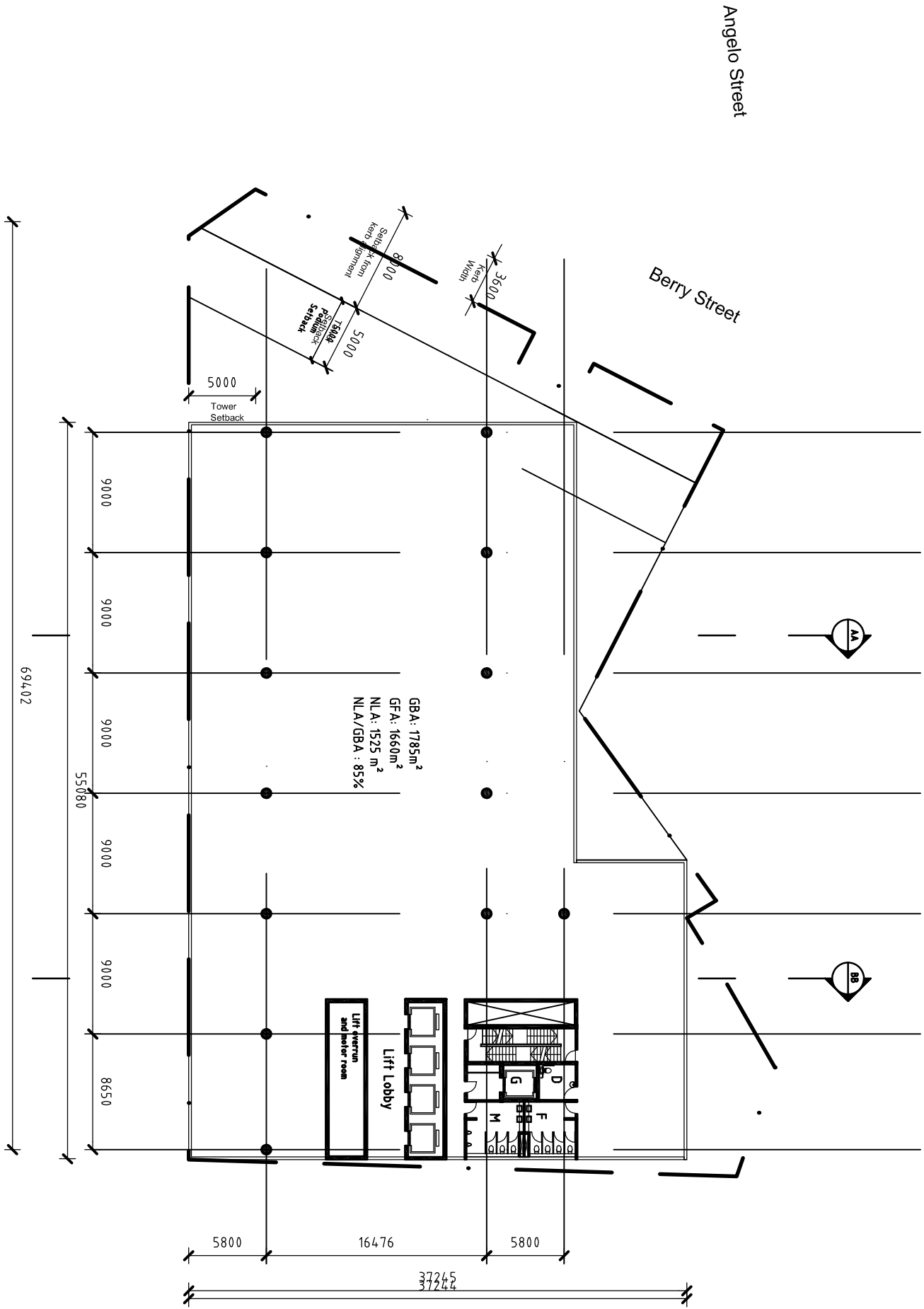
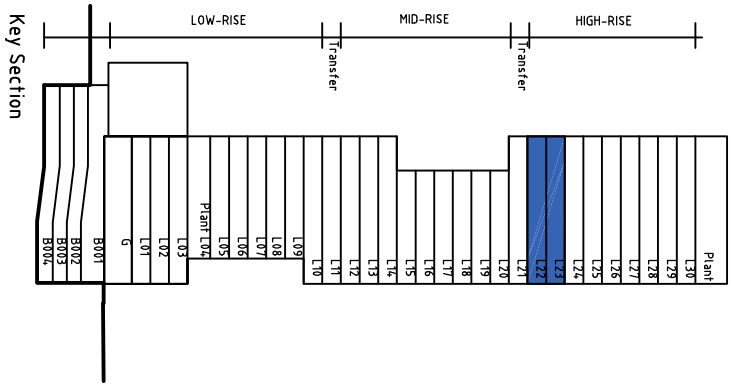
Angelo Street

Berry Street



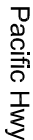
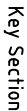
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S10825 Project Application
09-April 2010
PA02-11 Level 22-23 Plan



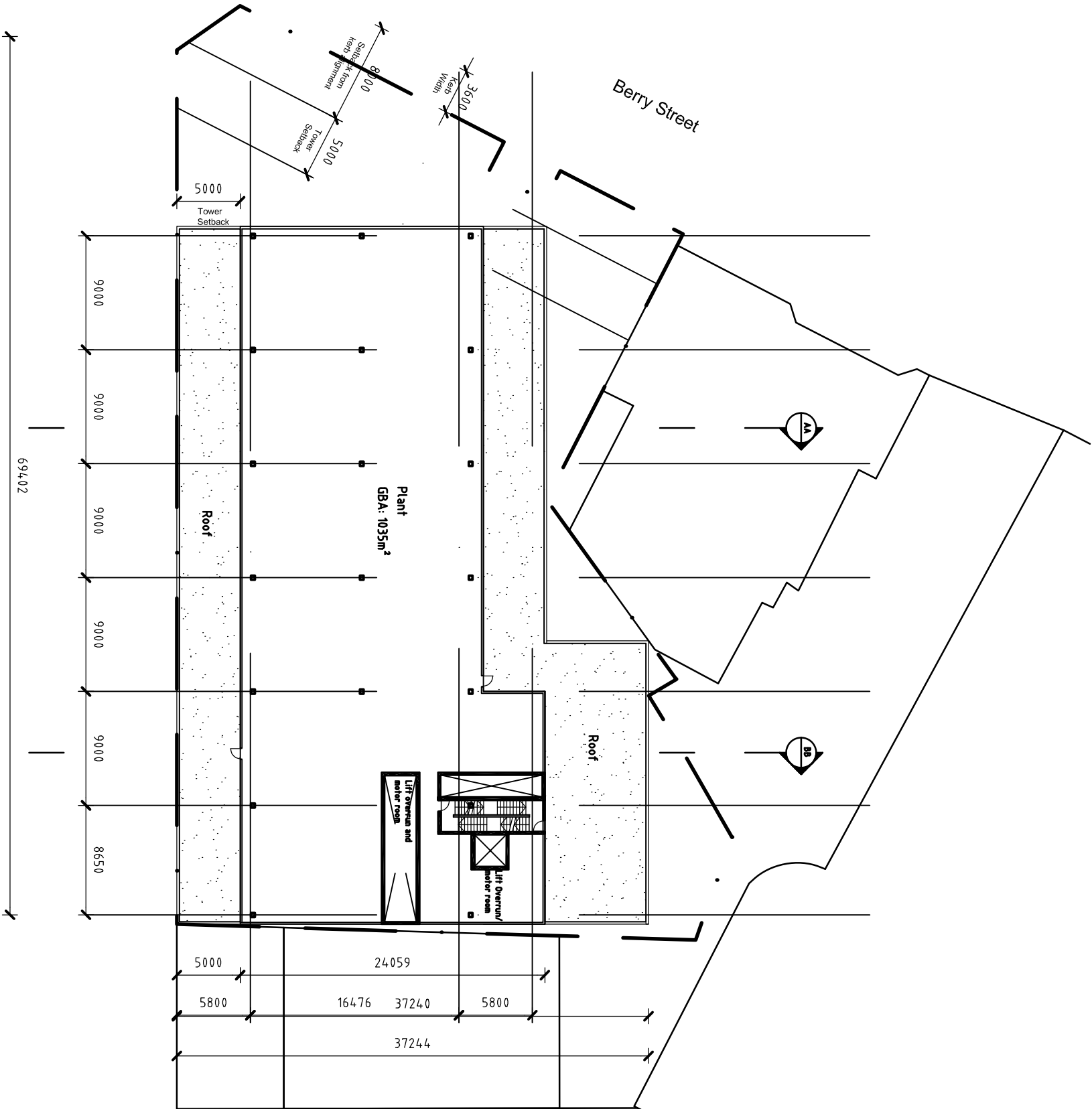
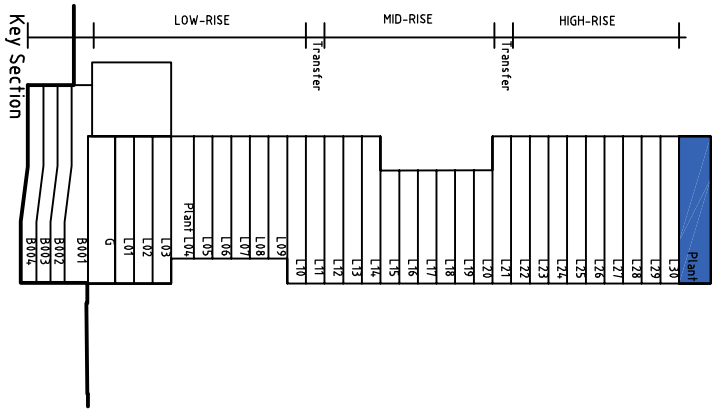
S10825 Project Application
09 April 2010

PA02-12 Level 24-30 Plan



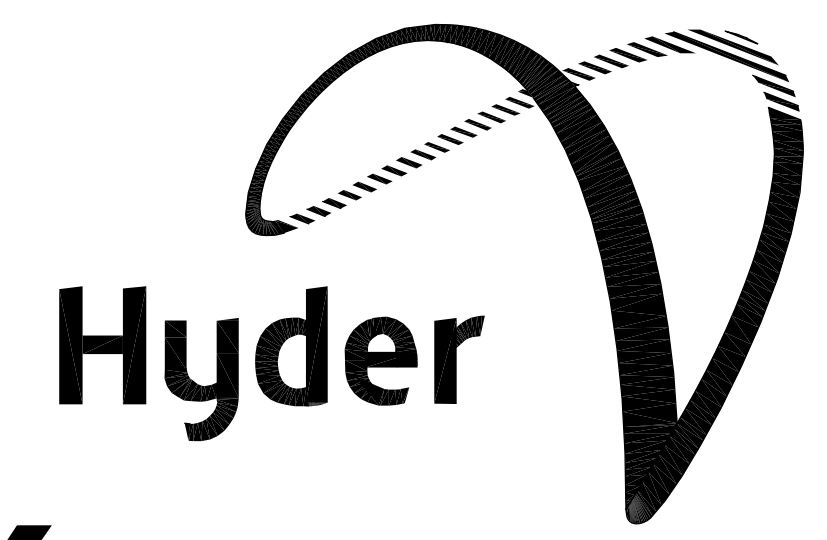
LOGS BOOK

S10825 Project Application
09-April 2010
PA02-13 Plant Level 31 Plan



CNR PACIFIC HWY AND BERRY ST, NORTH SYDNEY

PRELIMINARY - NOT FOR CONSTRUCTION



DRAWING LIST

DABS-001	COVER SHEET AND DRAWING LIST
DABS-002	EXISTING DRAINAGE
DABS-003	PROPOSED DRAINAGE

EROSION AND SEDIMENT CONTROL NOTES

1. THE SITE SUPERINTENDENT/ENGINEER WILL ENSURE THAT ALL SOIL AND WATER MANAGEMENT WORKS ARE LOCATED AS DOCUMENTED.
2. ALL WORK SHALL BE GENERALLY CARRIED OUT IN ACCORDANCE WITH
 - a. LOCAL AUTHORITY REQUIREMENTS
 - b. EPA REQUIREMENTS
 - c. NSW DEPARTMENT OF HOUSING MANUAL "MANAGING URBAN STORMWATER, SOILS AND CONSTRUCTION", 4th EDITION, MARCH 2004.
3. MAINTAIN THE EROSION CONTROL DEVICES TO THE SATISFACTION OF THE SUPERINTENDENT AND THE LOCAL AUTHORITY.
4. WHEN STORMWATER PITS ARE CONSTRUCTED, PREVENT SITE RUNOFF ENTERING UNLESS SEDIMENT FENCES ARE ERECTED AROUND PITS.
5. CONTRACTOR IS TO ENSURE ALL EROSION & SEDIMENT CONTROL DEVICES ARE MAINTAINED IN GOOD WORKING ORDER AND OPERATE EFFECTIVELY. REPAIRS AND OR MAINTENANCE SHALL BE UNDERTAKEN AS REQUIRED, PARTICULARLY FOLLOWING STORM EVENTS.

SURVEY NOTES

THE EXISTING SITE CONDITIONS SHOWN ON THE FOLLOWING DRAWINGS HAVE BEEN INVESTIGATED BY CRAIG & RHODES SURVEYORS, PLANNERS, CIVIL AND STRUCTURAL ENGINEERS, BEING REGISTERED SURVEYORS.

THE INFORMATION IS SHOWN TO PROVIDE A BASIS FOR DESIGN. HYDER CONSULTING DOES NOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THE SURVEY BASE OR ITS SUITABILITY AS A BASIS FOR CONSTRUCTION DRAWINGS.

SHOULD DISCREPANCIES BE ENCOUNTERED DURING CONSTRUCTION BETWEEN THE SURVEY DATA AND ACTUAL FIELD DATA, CONTACT HYDER CONSULTING.

TELSTRA - DUTY OF CARE NOTE

TELSTRA'S PLANS SHOW ONLY THE PRESENCE OF CABLES AND PLANT. THEY ONLY SHOW THEIR POSITION RELATIVE TO ROAD BOUNDARIES, PROPERTY FENCES ETC. AT THE TIME OF INSTALLATION AND TELSTRA DOES NOT WARRANT OR HOLD OUT THAT SUCH PLANS ARE ACCURATE THEREAFTER DUE TO CHANGES THAT MAY OCCUR OVER TIME. DO NOT ASSUME DEPTH OR ALIGNMENT OF CABLES OR PLANT AS THESE VARY SIGNIFICANTLY.

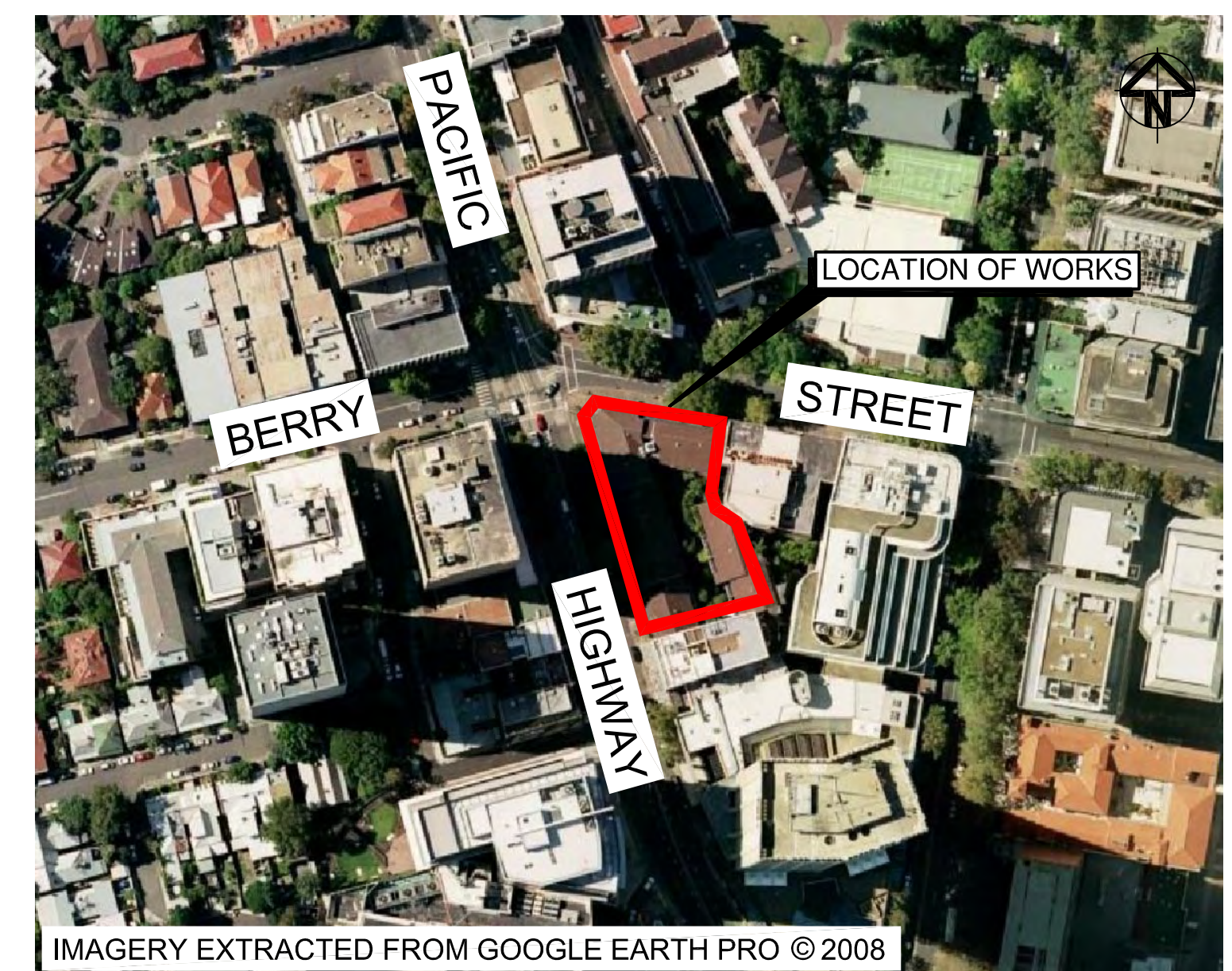
THE CONTRACTOR HAS A DUTY OF CARE WHEN EXCAVATING NEAR TELSTRA CABLES AND PLANT. BEFORE USING MACHINE EXCAVATORS TELSTRA PLANT MUST FIRST BE PHYSICALLY EXPOSED BY SOFT DIG POT-HOLING TO IDENTIFY IT'S LOCATION TELSTRA WILL SEEK COMPENSATION FOR DAMAGES CAUSED TO IT'S PROPERTY AND LOSSES CAUSED TO TELSTRA AND IT'S CUSTOMERS.

SITWORKS NOTES

1. ORIGIN OF LEVELS:- REFER SURVEY NOTES.
2. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND EXISTING LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES TO BE REPORTED TO HYDER CONSULTING.
3. MAKE SMOOTH CONNECTION WITH EXISTING WORKS.
4. ALL TRENCH BACKFILL MATERIAL SHALL BE COMPACTED TO THE SAME DENSITY AS THE ADJACENT MATERIAL.
5. ALL SERVICE TRENCHES UNDER VEHICULAR PAVEMENTS SHALL BE BACKFILLED WITH SAND TO 300mm ABOVE PIPE. WHERE PIPE IS UNDER PAVEMENTS BACKFILL REMAINDER OF TRENCH TO UNDERSIDE OF PAVEMENT WITH SAND OR APPROVED GRANULAR MATERIAL COMPACTED IN 150mm LAYERS TO MINIMUM 98% MODIFIED MAXIMUM DRY DENSITY IN ACCORDANCE WITH AS 1289 5.2.1. (OR A DENSITY INDEX OF NOT LESS THAN 75)
6. PROVIDE 10mm WIDE EXPANSION JOINTS BETWEEN BUILDINGS AND ALL CONCRETE OR UNIT PAVEMENTS.
7. ASPHALTIC CONCRETE SHALL CONFORM TO R.T.A. SPECIFICATION R116.
8. ALL BASECOURSE MATERIAL SHALL BE IGNEOUS ROCK QUARRIED MATERIAL TO COMPLY WITH R.T.A. FORM 3051 (UNBOUND), R.T.A. FORM 3052 (BOUND) COMPACTED TO MINIMUM 98% MODIFIED DENSITY IN ACCORDANCE WITH AS 1289 5.2.1. FREQUENCY OF COMPACTION TESTING SHALL NOT BE LESS THAN 1 TEST PER 50m² OF BASECOURSE MATERIAL PLACED.
9. ALL SUB-BASE COURSE MATERIAL SHALL BE IGNEOUS ROCK QUARRIED MATERIAL TO COMPLY WITH R.T.A. FORM 3051, 3051.1 AND COMPACTED TO MINIMUM 95% MODIFIED DENSITY IN ACCORDANCE WITH A.S 1289 5.2.1. FREQUENCY OF COMPACTION TESTING SHALL NOT BE LESS THAN 1 TEST PER 50m² OF SUB-BASE COURSE MATERIAL PLACED.
10. AS AN ALTERNATIVE TO THE USE OF IGNEOUS ROCK AS A SUB-BASE MATERIAL IN (9) A CERTIFIED RECYCLED CONCRETE MATERIAL COMPLYING WITH R.T.A. FORM 3051 AND 3051.1 WILL BE CONSIDERED. SUBJECT TO MATERIAL SAMPLES AND APPROPRIATE CERTIFICATIONS BEING PROVIDED TO THE SATISFACTION OF HYDER CONSULTING.
11. SHOULD THE CONTRACTOR WISH TO USE A RECYCLED PRODUCT THIS SHALL BE CLEARLY INDICATED IN THEIR TENDER AND THE PRICE DIFFERENCE BETWEEN AN IGNEOUS PRODUCT AND A RECYCLED PRODUCT SHALL BE CLEARLY INDICATED.
12. WHERE NOTED ON THE DRAWINGS THAT WORKS ARE TO BE CARRIED BY OTHERS, (eg. ADJUSTMENT OF SERVICES), THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CO-ORDINATION OF THESE WORKS.

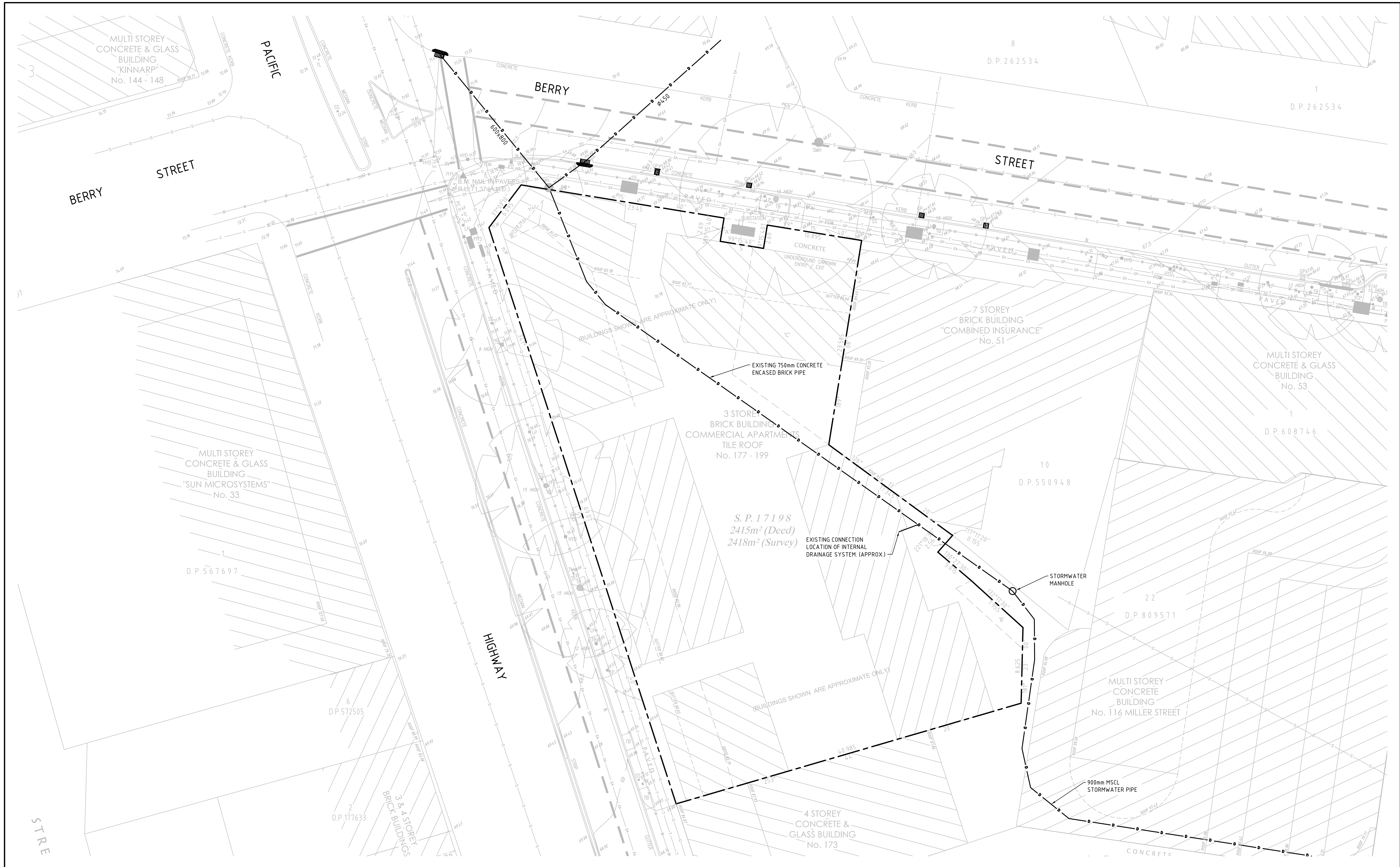
STORMWATER DRAINAGE NOTES

1. STORMWATER DESIGN CRITERIA:
 - (A) AVERAGE RECURRENCE INTERVAL:
1:100 YEARS ROOFED AREAS TO SURCHARGE PIT
1:77 YEARS EXTERNAL PAVEMENTS
 - (B) RAINFALL INTENSITIES:
TIME OF CONCENTRATION: 5 MINUTES
1:100 YEARS= ?? mm/hr
1:77 YEARS= ?? mm/hr
 - (C) RUNOFF COEFFICIENTS:
ROOF AREAS: C₁₀₀ =1.0
EXTERNAL PAVEMENTS: C₇₇ =1.0
2. PIPES 300 DIA. AND LARGER TO BE REINFORCED CONCRETE CLASS '2' APPROVED SPIGOT AND SOCKET WITH RUBBER RING JOINTS. U.N.O.
3. PIPES UP TO 300 DIA SHALL BE SEWER GRADE uPVC WITH SOLVENT WELDED JOINTS.
4. EQUIVALENT STRENGTH VCP OR FRC PIPES MAY BE USED.
5. ALL STORMWATER DRAINAGE LINES UNDER PROPOSED BUILDING SLABS TO BE uPVC PRESSURE PIPE GRADE 6. ENSURE ALL VERTICALS AND DOWNPIES ARE uPVC PRESSURE PIPE, GRADE 6 FOR A MIN OF 3.0m IN HEIGHT.
6. PIPES TO BE INSTALLED TO TYPE HS1 SUPPORT IN ACCORDANCE WITH AS 3725 (1989) IN ALL CASES BACKFILL TRENCH WITH SAND TO 300mm ABOVE PIPE. WHERE PIPE IS UNDER PAVEMENTS BACKFILL REMAINDER OF TRENCH TO UNDERSIDE OF PAVEMENT WITH SAND OR APPROVED GRANULAR MATERIAL COMPACTED IN 150mm LAYERS TO MINIMUM 98% STANDARD MAXIMUM DRY DENSITY IN ACCORDANCE WITH AS 1289 5.2.1. (OR A DENSITY INDEX OF NOT LESS THAN 75)
7. ALL INTERNAL WORKS WITHIN PROPERTY BOUNDARIES ARE TO COMPLY WITH THE REQUIREMENTS OF AS 3500 3.1 (1998) AND AS/NZS 3500 3.2 (1998).
8. PRECAST PITS MAY BE USED EXTERNAL TO THE BUILDING SUBJECT TO APPROVAL BY HYDER CONSULTING.
9. ENLARGERS, CONNECTIONS AND JUNCTIONS TO BE PREFABRICATED FITTINGS WHERE PIPES ARE LESS THAN 300 DIA.
10. WHERE SUBSOIL DRAINS PASS UNDER FLOOR SLABS AND VEHICULAR PAVEMENTS, UNSLOTTED uPVC SEWER GRADE PIPE IS TO BE USED.
11. CARE IS TO BE TAKEN WITH LEVELS OF STORMWATER LINES. GRADES SHOWN ARE NOT TO BE REDUCED WITHOUT APPROVAL.
12. GRATES AND COVERS SHALL CONFORM TO AS 3996.
13. AT ALL TIMES DURING CONSTRUCTION OF STORMWATER PITS, ADEQUATE SAFETY PROCEDURES SHALL BE TAKEN TO ENSURE AGAINST THE POSSIBILITY OF PERSONNEL FALLING DOWN PITS.
14. ALL EXISTING STORMWATER DRAINAGE LINES AND PITS THAT ARE TO REMAIN ARE TO BE INSPECTED AND CLEANED DURING THIS PROCESS. ANY PART OF THE STORMWATER DRAINAGE SYSTEM THAT WARRANTS REPAIR SHALL BE REPORTED TO THE SUPERINTENDENT/ENGINEER FOR FURTHER DIRECTIONS.
15. DOWNPIPE AND KERB CONNECTIONS ASSUMED BASED ON SITE INSPECTION.

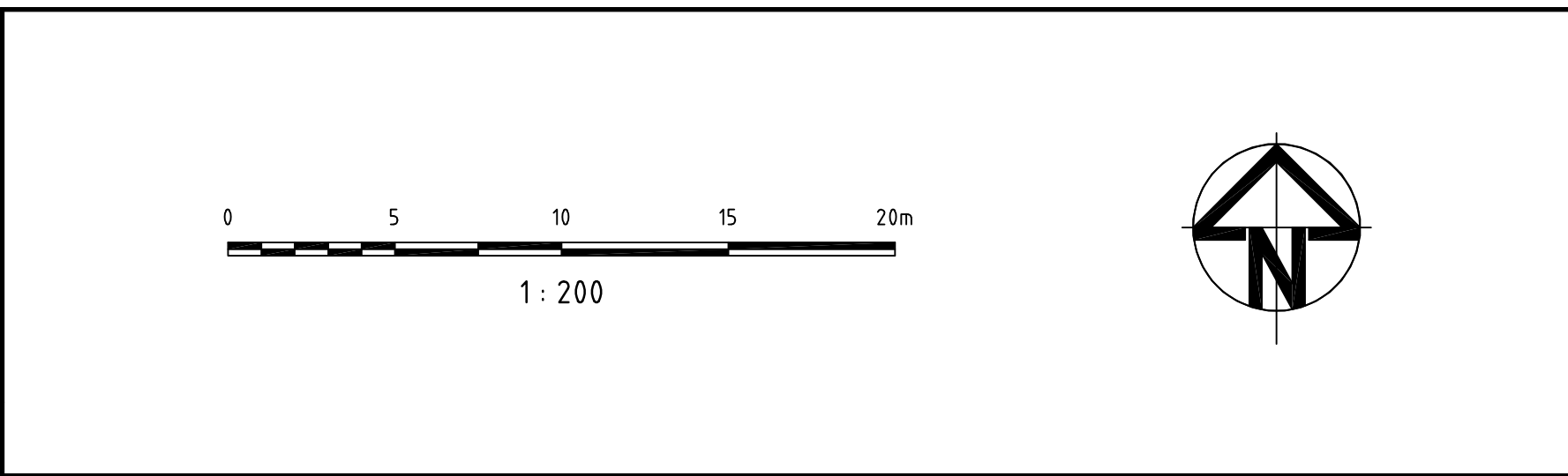


LOCALITY PLAN
NTS

			Client WINTEN PROPERTY GROUP	Status PRELIMINARY NOT FOR CONSTRUCTION	Project 177-199 PACIFIC HWY NORTH SYDNEY		<div></div> <div>HYDER CONSULTING PTY LTD ABN 76 104 485 289 Level 5, 141 Walker St North Sydney NSW 2060 Australia Tel: +61 (0)2 8907 9000 Fax: +61 (0)2 8907 9001 www.hyderconsulting.com © Copyright reserved</div>			
					Title TITLE SHEET					
01	ISSUE FOR CONCEPT APPROVAL				12/05/10					
Issue	Description		Date		Drawing No. Project No. Issue DABS001 — AA003230 — 01					




01	ISSUE FOR CONCEPT APPROVAL	12/05/10
Issue	Description	Date



Client
**WINTEN
PROPERTY GROUP**

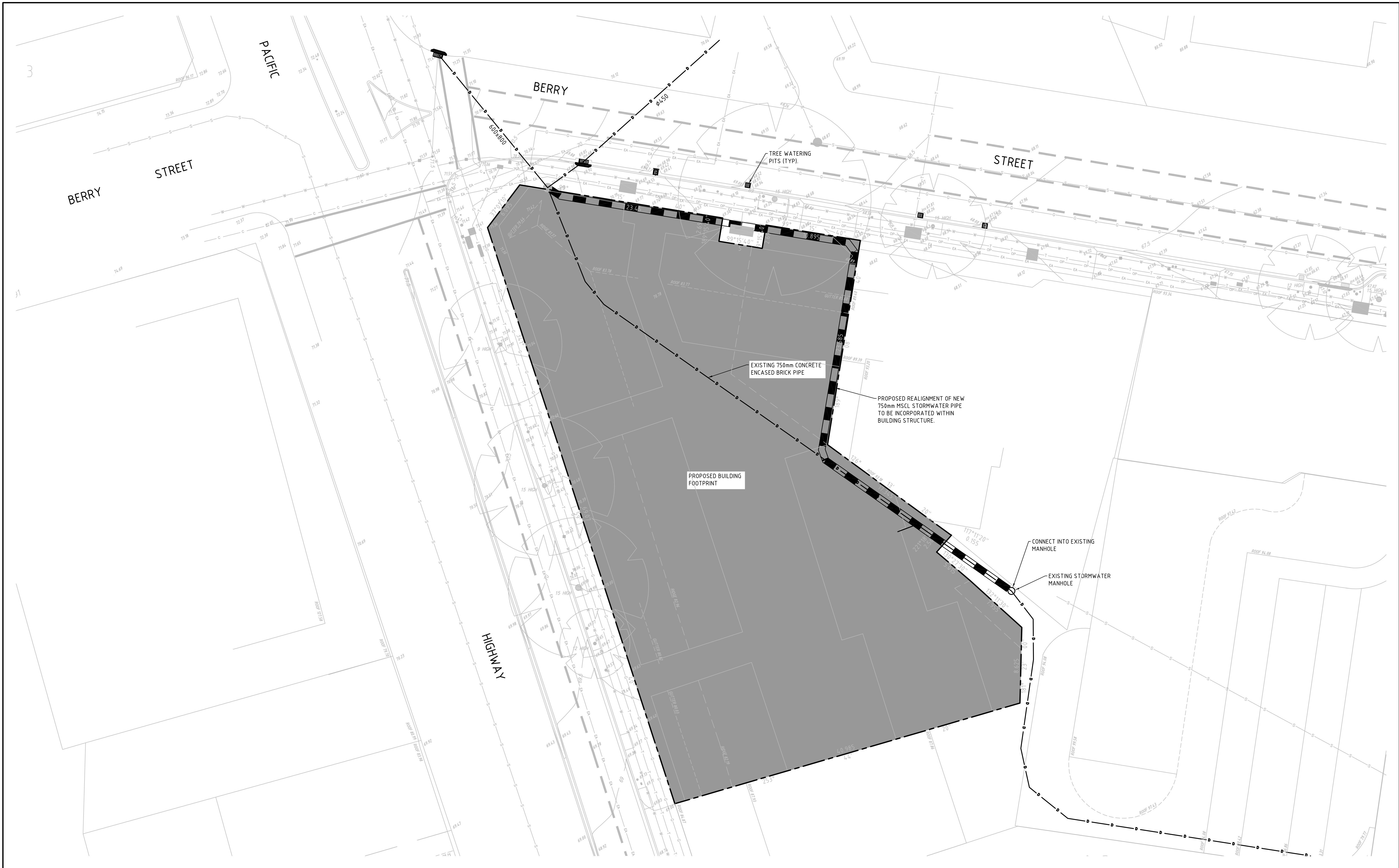
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Height Datum	AHD	Checked R. SMITH
Grid		Approved R. SMITH
Filename:		

Project	177-199 PACIFIC HWY NORTH SYDNEY	
Title	EXISTING DRAINAGE	

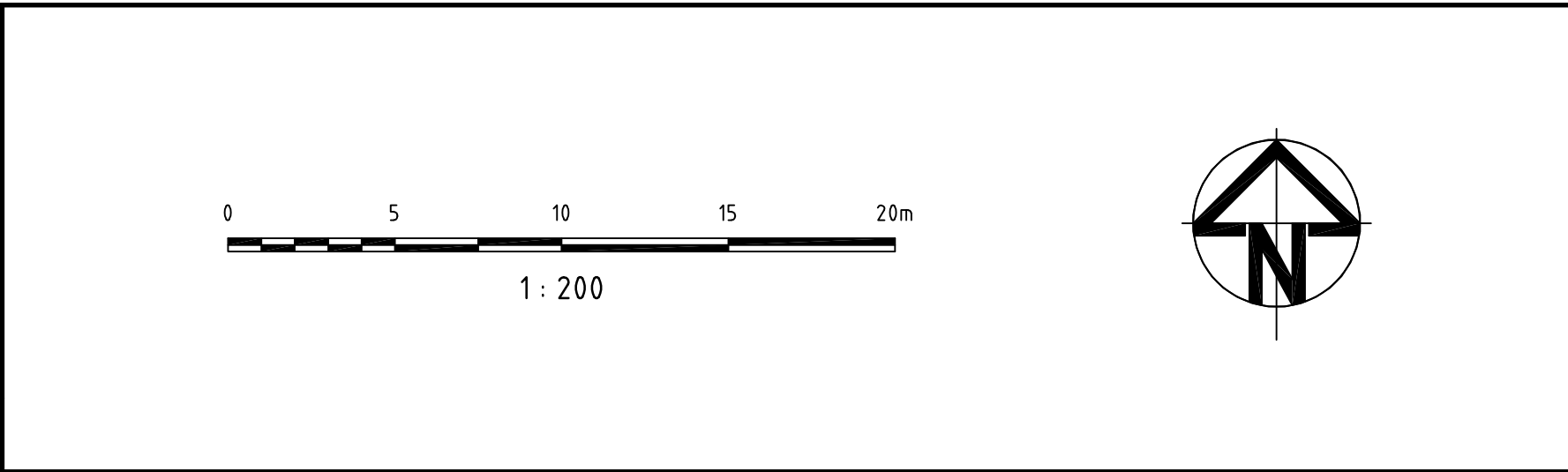


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Drawing No.	Project No.	Issue
DABS002	AA003230	01



01	ISSUE FOR CONCEPT APPROVAL	12/05/10
Issue	Description	Date



Client	WINTEN PROPERTY GROUP
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Status	PRELIMINARY NOT FOR CONSTRUCTION	
Scales	1:200	Current Issue Signatures
		Drawn S. MORRISON
Original Size	A1	Designed R. SMITH
Height Datum	AHD	Checked R. SMITH
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Filename:		

Project	177-199 PACIFIC HWY NORTH SYDNEY
Title	PROPOSED DRAINAGE

HYDER CONSULTING PTY LTD		
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Drawing No.	Project No.	Issue
DABS003	AA003230	01