

## STATE SIGNIFICANT DEVELOPMENT APPLICATION

## DRAWING NUMBER

Client



NEPEAN  
BUSINESS  
PARK





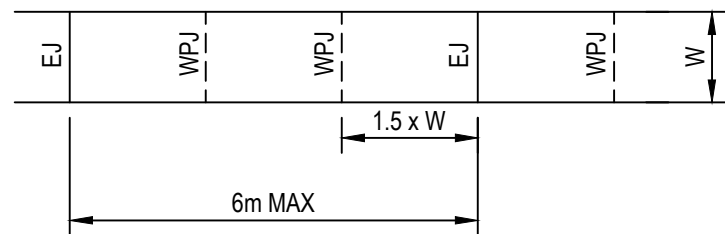


1. ALL WORKS TO BE IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS, SPECIFICATIONS AND AUSTRALIAN STANDARDS. CONFLICTS SHALL BE REFERRED TO THE SUPERINTENDENT FOR DIRECTION.
2. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND EXISTING LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES TO BE REPORTED TO THE DESIGN ENGINEER.
3. THE CONTRACTOR IS TO DESIGN, OBTAIN APPROVALS AND CARRY OUT REQUIRED TEMPORARY TRAFFIC CONTROL PROCEDURES DURING CONSTRUCTION IN ACCORDANCE WITH RMS AND LOCAL AUTHORITY REGULATIONS AND REQUIREMENTS.
4. THE CONTRACTOR IS TO OBTAIN ALL AUTHORITY APPROVALS AS REQUIRED.
5. RESTORE ALL PAVED, COVERED, GRASSED AND LANDSCAPED AREAS TO THEIR ORIGINAL CONDITION ON COMPLETION OF WORKS.
6. ON COMPLETION OF ANY TRENCHING WORKS, ALL DISTURBED AREAS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION, INCLUDING KERBS, FOOTPATHS, CONCRETE AREAS, GRAVEL, GRASSED AREAS AND ROAD PAVEMENTS.
7. THE CONTRACTOR SHALL ARRANGE ALL SURVEY SETOUT TO BE CARRIED OUT BY A REGISTERED SURVEYOR.
8. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING LEVELS ON SITE PRIOR TO LODGMENT OF TENDER AND ON SITE WORKS. THE PRICE AS TENDERED SHALL BE INCLUSIVE OF ALL WORKS SHOWN ON THE TENDER PROJECT DRAWINGS. ADDITIONAL PAYMENTS FOR WORKS SHOWN ON THE TENDER PROJECT DRAWINGS WILL NOT BE APPROVED.
9. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ENGINEERING PLANS AND SPECIFICATIONS, AND ANY OTHER WRITTEN INSTRUCTIONS THAT MAY BE ISSUED RELATING TO DEVELOPMENT OF THE SUBJECT SITE.
10. 14. THESE PLANS SHALL BE READ IN CONJUNCTION WITH ALL APPROVED DRAWINGS AND SPECIFICATIONS PREPARED BY OTHER PROJECT CONSULTANTS.
11. 10. DO NOT OBTAIN DIMENSIONS BY SCALING THE DRAWINGS. ALL DIMENSIONS ARE IN MILLIMETRES (mm) AND ALL LEVELS ARE IN METERS (m). UNO. ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (AHD).
12. 11. IN CASE OF DOUBT OR DISCREPANCY REFER TO THE DESIGN ENGINEER AND SUPERINTENDENT FOR CLARIFICATION OR CONFIRMATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. OTHERWISE THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF REMEDIATION WORKS.
13. 12. WHERE NEW WORKS ABOUT EXISTING THE CONTRACTOR SHALL ENSURE THAT A SMOOTH EVEN PROFILE, FREE FROM ABRUPT CHANGES IS OBTAINED.
14. THE CONTRACTOR SHALL COMPLY WITH ALL STATUTORY AND INDUSTRIAL REQUIREMENTS FOR PROVISION OF A SAFE WORKING ENVIRONMENT INCLUDING TRAFFIC CONTROL.
15. THE CONTRACTOR SHALL ENSURE THAT AT ALL TIMES ACCESS TO ALL BUILDINGS ADJACENT THE WORKS IS NOT DISRUPTED.
16. WHERE NECESSARY THE CONTRACTOR SHALL PROVIDE SAFE PASSAGE OF VEHICLES AND/OR PEDESTRIANS THROUGH OR BY THE SITE.
17. 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.
18. ALL VARIATIONS TO SPECIFIED PRODUCTS OR DESIGNS SHALL BE REFERRED TO THE DESIGN ENGINEER IN WRITING FOR APPROVAL.
19. ANY EXISTING TREES WHICH FORM PART OF THE FINAL LANDSCAPING PLAN WILL BE PROTECTED FROM CONSTRUCTION ACTIVITIES BY:
  - A. PROTECTING THEM WITH BARRIER FENCING OR SIMILAR
  - B. MATERIALS INSTALLED OUTSIDE THE DRIP LINE
  - C. ENSURING THAT NOTHING IS NAILED TO THEM
  - C. PROHIBITING PAVING, GRADING, SEDIMENT WASH OR PLACING OF STOCKPILES WITHIN THE DRIP LINE EXCEPT UNDER THE FOLLOWING CONDITIONS:
    - C.a. ENCROACHMENT ONLY OCCURS ON ONE SIDE AND NO CLOSER TO THE TRUNK THAN EITHER 1.5 METRES OR HALF THE DISTANCE BETWEEN THE OUTER EDGE OF THE DRIP LINE AND THE TRUNK, WHICHEVER IS THE GREATER
    - C.b. A DRAINAGE SYSTEM THAT ALLOWS AIR AND WATER TO CIRCULATE THROUGH THE ROOT ZONE (E.G. A GRAVEL BED) IS PLACED UNDER ALL FILL LAYERS OF MORE THAN 300 MILLIMETRES DEPTH
    - C.c. CARE IS TAKEN NOT TO CUT ROOTS UNNECESSARILY NOR TO COMPACT THE SOIL AROUND THEM.
20. EPA AND COUNCIL REQUIREMENTS MUST BE ADHERED TO REGARDING THE LEVEL OF NOISE AND WORKING HOURS, TO ENSURE THAT RESIDENTS AND OTHER APPLICABLE NEIGHBOURS TO THE SITE ARE NOT DISTURBED UNREASONABLY. THE GENERATION OF NOISE MUST BE MINIMISED.

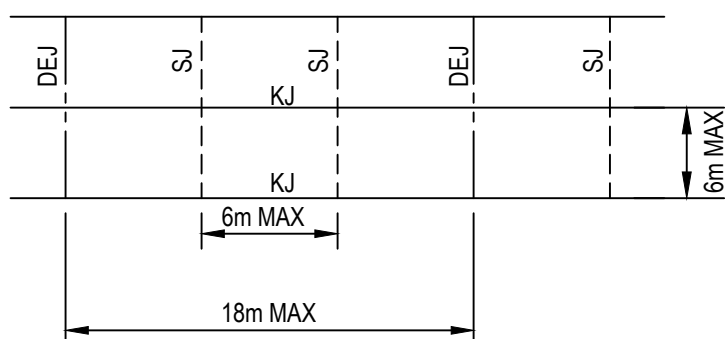
1. ALL PAVEMENT MATERIALS SHALL COMPLY WITH CURRENT RTA SPECIFICATIONS. PROVIDE MECHANICAL ANALYSIS FOR EACH BATCH OF PAVEMENT MATERIAL TO ENSURE CONFORMITY.
2. COMPACTION STANDARDS:
  - A) BASE: 98% MODIFIED MAXIMUM DRY DENSITY
  - B) SUBBASE: 95% MODIFIED MAXIMUM DRY DENSITY
3. THE CONTRACTOR SHALL CONFIRM THE DESIGN CBR WITH A MINIMUM OF 3 TESTS TAKEN AT SUBGRADE LEVEL. WHERE DISCREPANCY IS FOUND, CONTACT THE DESIGNING ENGINEER.
4. ALLOW FOR COMPACTION TESTING BY NATA REGISTERED LABORATORY FOR: BASE LAYER, SUBBASE LAYER, SUBGRADE IN ACCORDANCE WITH THE LATEST VERSION OF A53798 FOR PAVEMENTS. ALLOW FOR AT LEAST TWO SUCCESSFUL COMPACTION TESTS IN EACH LAYER.
5. MATCH NEW PAVEMENT LAYERS NEATLY AND FLUSH WITH EXISTING WHERE REQUIRED.
6. KEY NEW BASE AND SUBBASE LAYERS INTO EXISTING WITH 150mm WIDE STEPS. ASPHALTIC CONCRETE WAERING COURSE IS TO EXTEND 150mm (MIN) PAST BASECOURSE INTERFACE.
7. TRENCHES THROUGH EXISTING ROAD AND CONCRETE PAVEMENTS SHALL BE SAWCUT TO FULL DEPTH OF CONCRETE AND A MIN 50mm IN BITUMINOUS PAVING.
8. ALL ASPHALTIC CONCRETE (AC) WORK TO BE PREPARED AND CARRIED OUT IN ACCORDANCE WITH GOOD ASPHALTIC PAVING PRACTICE AS DESCRIBED IN AS2734-1994 "ASPHALT (HOT-MIXED) PAVING - GUIDE TO GOOD PRACTICE" AND CURRENT RIMS SPECIFICATIONS (R116).
9. WHERE NOMINATED, THE CONTRACTOR SHALL ALLOW FOR ALL COMPONENTS OF PROPRIETARY JOINTING SYSTEMS INCLUDING FIXING, TEMPLATES & PEGGING TO ENSURE THAT ALL DOWEL BARS REMAIN IN THE CORRECT ALIGNMENT AND POSITION.
10. ALL BASECOURSE MATERIAL SHALL BE IGNEOUS ROCK QUARRIED MATERIAL TO COMPLY WITH R.M.S. FORM 3051, 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 50m<sup>3</sup> OF BASECOURSE MATERIAL PLACED.
11. ALL SUB-BASE COURSE MATERIAL SHALL BE IGNEOUS ROCK QUARRIED MATERIAL TO COMPLY WITH R.M.S. FORM 3051, AND COMPACTED TO MINIMUM 95% MODIFIED DENSITY IN ACCORDANCE WITH AS 1289 5.2.1 FREQUENCY OF COMPACTION TESTING SHALL NOT BE LESS THAN 1 TEST PER 50m<sup>3</sup> OF SUB-BASE COURSE MATERIAL PLACED.
12. AS AN ALTERNATIVE TO THE USE OF IGNEOUS ROCK AS A SUB-BASE MATERIAL IN (9) A CERTIFIED RECYCLED CONCRETE MATERIAL COMPLYING WITH R.M.S. FORM 3051 WILL BE CONSIDERED. SUBJECT TO MATERIAL SAMPLES AND APPROPRIATE CERTIFICATIONS BEING PROVIDED TO THE SATISFACTION OF THE DESIGN ENGINEER.
13. 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.

## PEDESTRIAN PAVEMENTS

1. ALL PEDESTRIAN PAVEMENTS ARE TO BE JOINTED AS FOLLOWS U.N.O. ON THE DESIGN DRAWINGS.
2. EXPANSION JOINTS ARE TO BE LOCATED WHERE POSSIBLE AT TANGENT POINTS OF CURVES AND ELSEWHERE AT MAX. 60m CENTRES.
3. WEAKENED PLANE JOINTS ARE TO BE LOCATED AT A MAX. SPACING OF 1. x WIDTH OF THE PAVEMENT.
4. WHERE POSSIBLE JOINTS SHOULD BE LOCATED TO MATCH KERBING AND OR ADJACENT PAVEMENT JOINTS.
5. TYPICAL PEDESTRIAN PAVEMENT JOINT DETAIL.



6. ALL VEHICULAR PAVEMENTS TO BE JOINTED AS FOLLOWS U.N.O ON THE DESIGN DRAWINGS.
7. TIED KEYED CONSTRUCTION JOINTS SHOULD GENERALLY BE LOCATED LONGITUDINALLY AT A MAX OF 6.0m CENTRES
8. SAWN JOINTS SHOULD GENERALLY BE LOCATED LATERALLY AT A MAX OF 6.0m CENTRES WITH DOWELED EXPANSION JOINTS AT MAX 30.0m CENTRES
9. TYPICAL VEHICULAR PAVEMENT JOINT DETAIL.



10. PROVIDE 10mm EXPANSION FOAM BETWEEN NEW CONCRETE WORKS AND EXISTING STRUCTURES.
11. LOCAL AUTHORITY REQUIREMENTS SHALL TAKE PRECEDENCE WITHIN THE PUBLIC ROAD RESERVE.
12. DOWELS TO BE PLACED ON PROPRIETARY CRADLES TO ENSURE CORRECT SPACING AND ALIGNMENT.

[illegible]

Client

 NEPEAN  
BUSINESS  
PARK

Scale	North
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 <p>enspire</p> <p>Enspire Solutions Pty Ltd          205/275 Alfred Street N, North Sydney NSW 2060          ABN: 71 624 801 690          Phone: 02 9922 6135</p>	<p>Project          NEPEAN BUSINESS PARK          PENRITH</p> <p>Title          GENERAL NOTES AND LE          SHEET 02</p>
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	Scale	Status	<p style="color: red; text-align: center;"><b>FOR INFORMATION ONLY</b></p> <p style="text-align: center;">NOT TO BE USED FOR CONSTRUCTION</p>
	Date 11/12/2020		
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	Datum AHD		



LEGEND

LOT AREA

ROAD RESERVE AREA

OPEN SPACE AREA

OPEN SPACE AREA



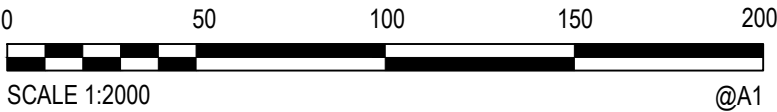
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3	11/12/2020	ISSUED FOR CLIENT REVIEW	MDH	ML	MKH	MKH
2	1/12/2020	ISSUED FOR INFORMATION	MDH	ML		
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Client



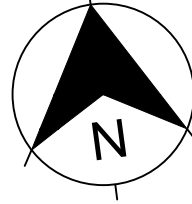
NEPEAN  
BUSINESS  
PARK

Scale



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SCALE 1:2000 @A1

North



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Project  
NEPEAN BUSINESS PARK  
PENRITH

Title  
STAGING PLAN

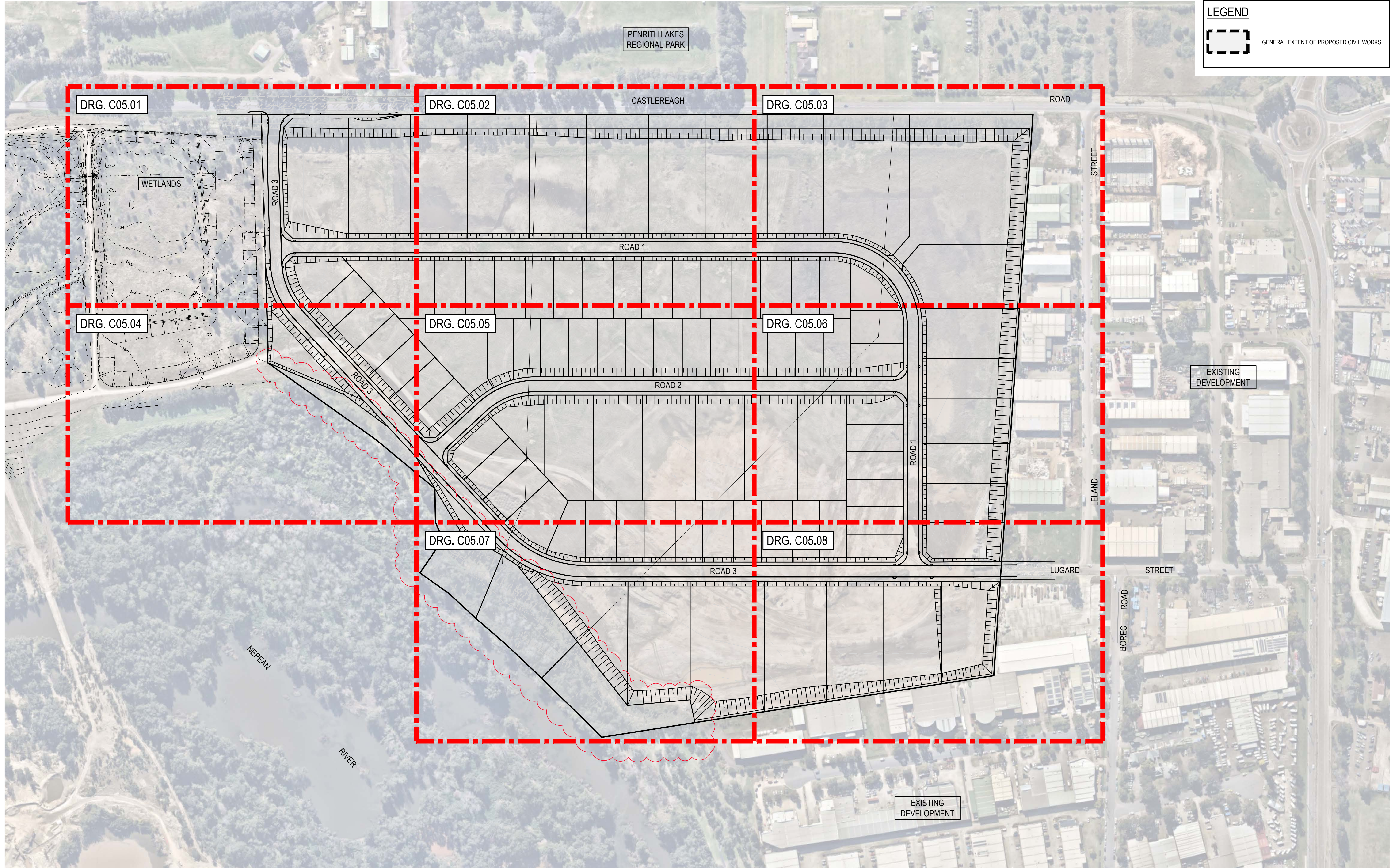
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Status  
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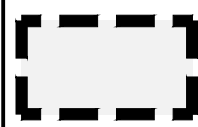
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Revision  
**5**





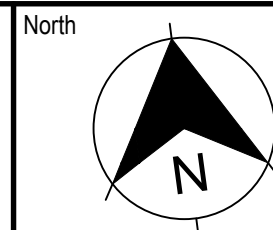
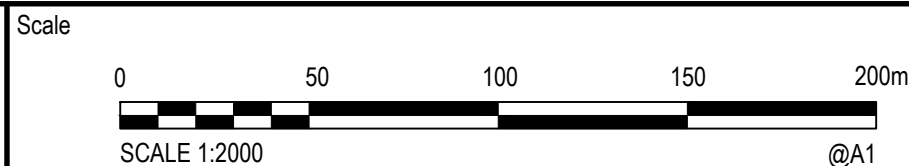
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GENERAL EXTENT OF PROPOSED CIVIL WORKS

REV.	DATE	DESCRIPTION	DRN.	DES.	VERIF.	APPD.
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3	11/12/2020	ISSUED FOR CLIENT REVIEW	MDH	ML	MKH	MKH
2	2/10/2020	ISSUED FOR INFORMATION	MDH	ML	MKH	MKH
1	28/10/2020	ISSUED FOR INFORMATION	MDH	ML	MKH	

Client



Project  
NEPEAN BUSINESS PARK  
PENRITH

Title  
GENERAL ARRANGEMENT PLAN

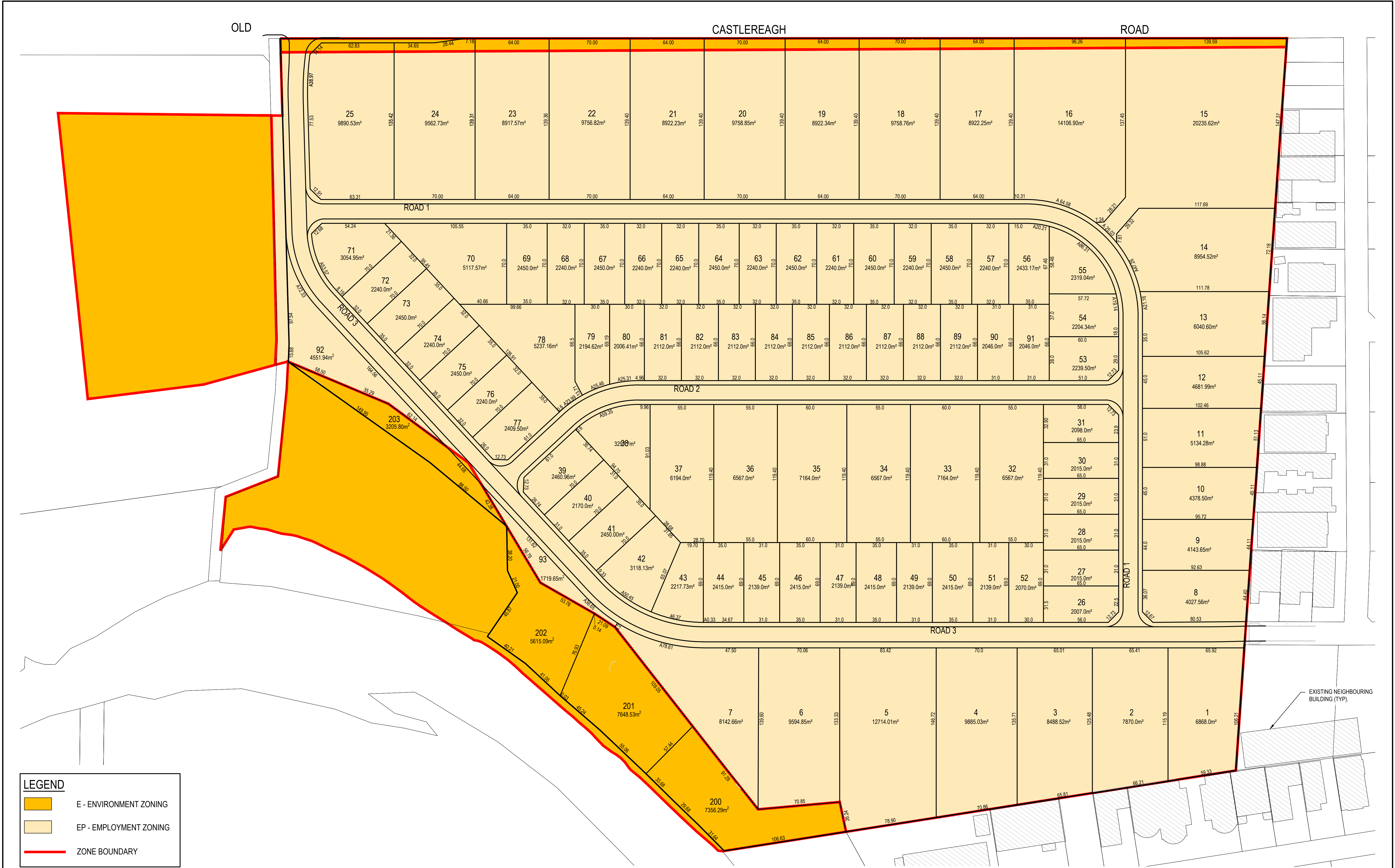
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Project Number/Drawing Number  
**200044-DA-C01.41**

Revision  
**5**






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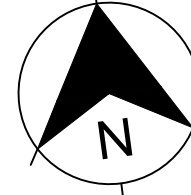
Client

**NEPEAN  
BUSINESS  
PARK**

Scale

  
SCALE 1:1500 @A1

North



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ABN: 71 624 801 690  
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Project  
NEPEAN BUSINESS PARK  
PENRITH

Title  
ZONE OVERLAY PLAN

Scale  
1:1500

Date  
04/11/2021

Size  
A1

Datum  
AHD

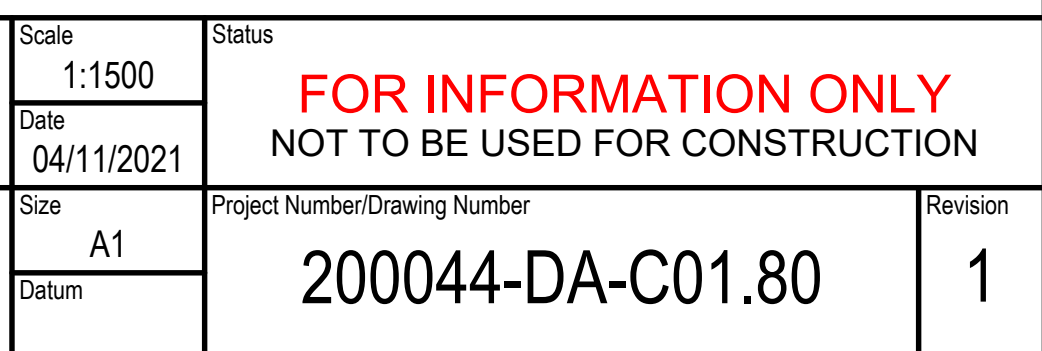
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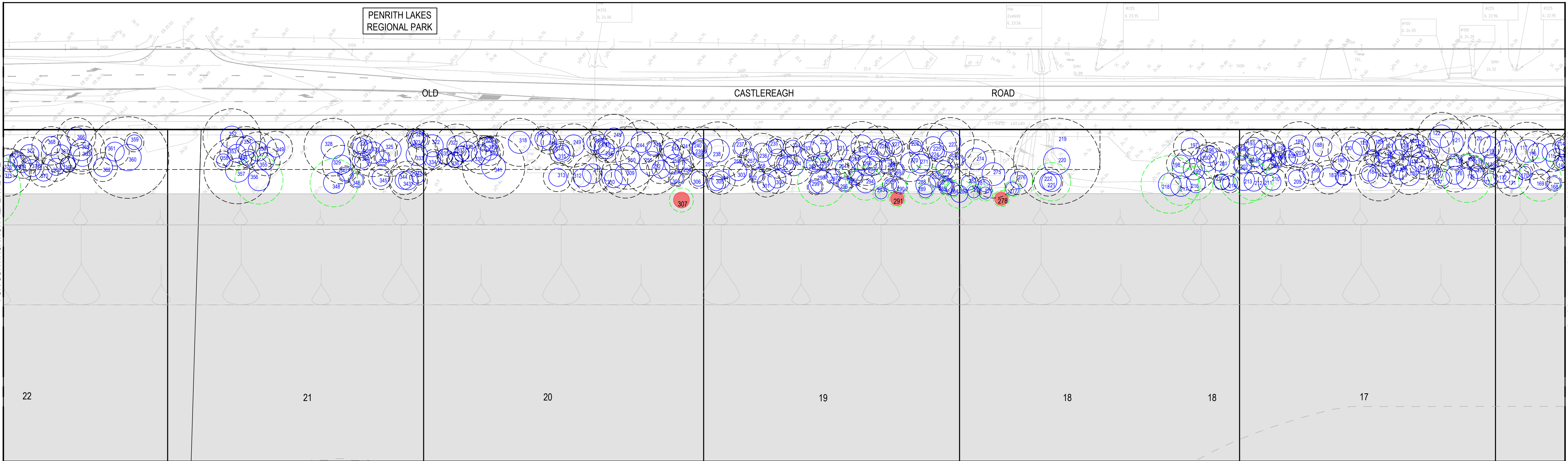
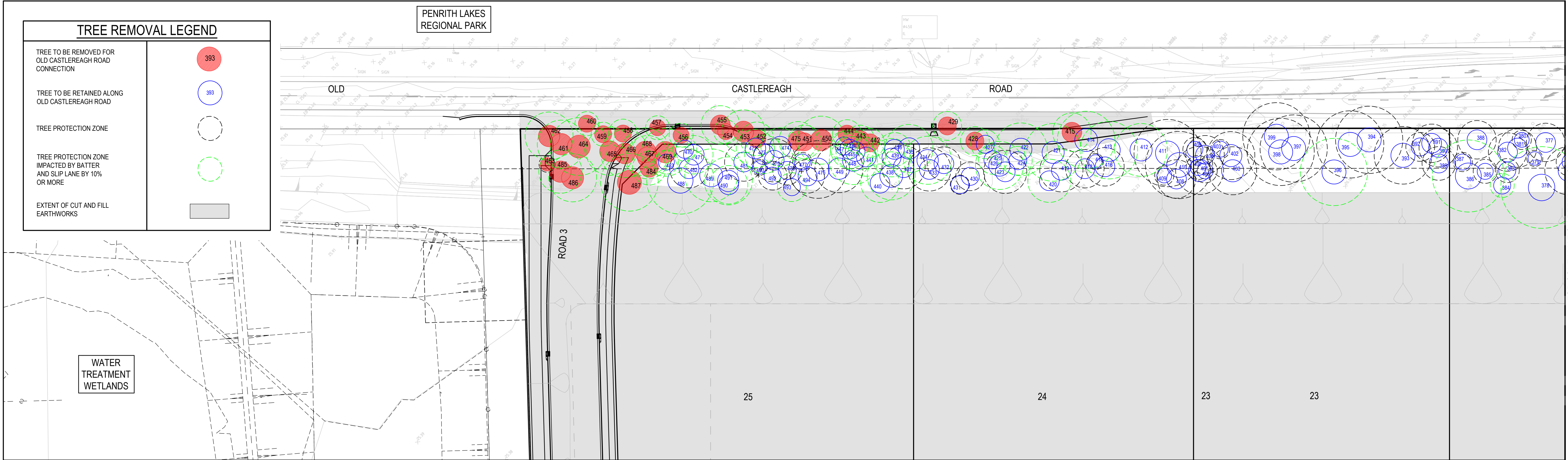
Revision  
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ROAD







REV.	DATE	DESCRIPTION	DRN.	DES.	VERIF.	APPD.
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1	9/09/2021	ISSUED FOR INFORMATION	MDH	ML	MKH	MKH

Client

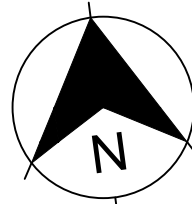
 **NEPEAN BUSINESS PARK**

Scale

0 10 20 30 40 50m

SCALE 1:500 @A1

North



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 **ensfire**

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Project  
NEPEAN BUSINESS PARK  
PENRITH

Title  
TREE REMOVAL PLAN  
SHEET 01

Scale  
1:500

Date  
09/09/2021

Size  
A1

Datum  
AHD

Status  
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Project Number/Drawing Number  
**200044-DA-C02.01**

Revision  
**2**