PROPOSED INDUSTRIAL DEVELOPMENT

PENRITH CITY COUNCIL
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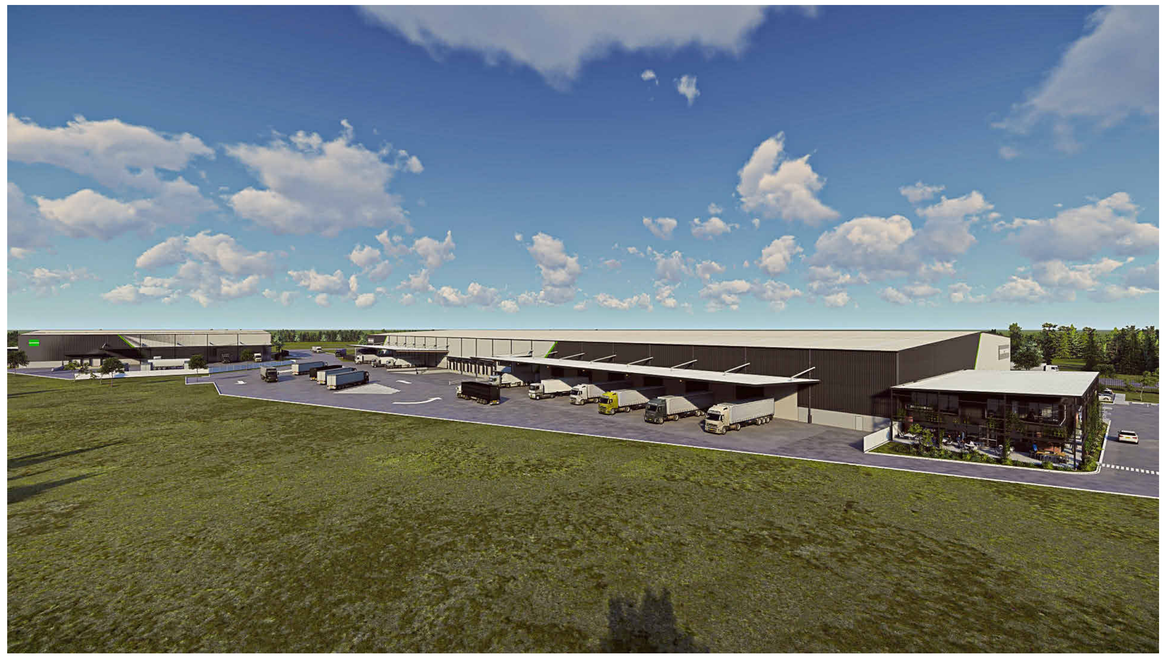
DA SHEET LIST	
Sheet Number	**Sheet Name**
DA00	COVER SHEET
DA01	OFFICE PERSPECTIVES
DA10	SITE & WAREHOUSE PLAN
DA11	ROOF PLAN
DA15	4C OFFICE FLOOR PLANS
DA16	4D OFFICE FLOOR PLANS
DA20	4C WAREHOUSE ELEVATIONS & SECTION
DA21	4D WAREHOUSE ELEVATIONS & SECTION
DA22	4C OFFICE ELEVATIONS
DA23	4D OFFICE ELEVATIONS
DA24	4C DOCK OFFIC PLANS & ELEVATIONS
DA30	SIGNAGE PLAN

PERSPECTIVE FROM NORTH WEST - WAREHOUSE 4C



PERSPECTIVE FROM NORTH EAST - WAREHOUSE 4C & 4D

PRELIMINARY

SBA ARCHITECTS
Commercial Industrial Residential Retail Interior Design
Phone: 02 9929 9988 Web: www.sbaarch.com.au

Oakdale West Industrial Estate — Proposed Warehouse Development — **COVER SHEET**

Kemps Creek — Development Application — 19/01/2023

OAK 4C & 4D
DA00 (D)
Job No 22278

19/01/2023 8:50:12 PM

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PERSPECTIVE OF OFFICE 4C FROM NORTH EAST

PERSPECTIVE OF OFFICE 4D FROM SOUTH EAST

PRELIMINARY

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Oakdale West Industrial Estate	Proposed Warehouse Development	**OFFICE PERSPECTIVES**		OAK 4C & 4D
Kemps Creek	Development Application		19/01/2023	DA01 (E)
				Job No 22278

19/01/2023 6:50:13 PM

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1C
'Construction Completed'

1A
'Construction Completed'

271500 warehouse 4C

Future Southern Link Road

17150 Building Setback along SLR

7150 Landscape Setback along SLR

4B
'DA Pending'

Sepia Ave (Estate Road 06)

Substation Zone

115290 warehouse 4C

104190

11100

Remove existing fence and replace with new fence (FNC-2)

6500

Car Entry / Exit

Cage

FNC-2

Line marking

Cuprum Close

FNC-2

Indicative racking layout

4C
Warehouse
30,020sqm
RL 73.10
(±1000mm)

11300 typ

On Grade Docks (5)

Recessed Docks (8)

Dock Office (2 levels) 200sqm

On Grade Docks (7)

Proposed Fire Hydrant Booster Assembly Location

MSB

Pump Room

Sprinkler Tank

FNC-2

Fire Brigade Truck Parking (20m x 6m)

Truck Entry/Exit

Gate

Waste Storage Area

3m Awning

20m Awning

20m Awning

Truck Exit

Hardstand 36m

Truck Parking

Truck Entry

Office 1,000sqm (2 Levels)

Covered Outdoor Area

Ladder

Mechanical Plant

RWT

Bridges Accessible Gate

Carparking (136)

6.x EV Charging Spaces

6500 typ

Site Entry

Landscape Perimeter Parking

FNC-2

FNC-1

93389 warehouse 4C

36000 hardstand

34580

Tundra Close (Estate Road 08)

Transgrid Easement

Existing Fence

Sub Station

6000

4D
Warehouse
5,200sqm
RL 73.10
(±1000mm)

On Grade Docks (4)

Recessed Docks (2)

Office 400sqm (2 Levels)

Carparking (28)

2 x EV Charging Spaces

81316 warehouse 4D

4E
'Construction Completed'

65050 warehouse 4D

50000 hardstand

20000 truck parking

Legend

- Site Boundary
- Lot Boundary
- Landscape Setback (3.75m)
- Building Setback (7.50m)
- Bushfire Attack Level (BAL)
- FNC-1 Chainwire Fencing
- FNC-2 Palisade Fencing
- RW Retaining Wall

Site Area (4C & 4D)	77,281 sqm

4C & 4D Area Schedule

4C Warehouse	30,020 sqm
4D Warehouse	5,200 sqm
Total Warehouse Area	**35,220 sqm**
4C Office (2 levels)	1,000 sqm
4D Office (2 levels)	400 sqm
4C Dock Office (2 levels)	200 sqm
Total Office Area	**1,600 sqm**
Total Building Area	**36,820 sqm**
Awning	4,240 sqm
Site Cover (exc. awning)	48%
Floor Space Ratio	0.48 : 1
Hardstand Area	16,975 sqm
Light Duty Area (Inclusive of footpaths and permeable paving)	10,545 sqm
Carparking (Inclusive of 4 disabled spaces and 8 EV Charging Spaces)	164

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SBA ARCHITECTS

Oakdale West Estate

Kemps Creek, NSW

Proposed Industrial Facility

Development Application

4C & 4D Site & Warehouse Plan

1:750 @ A1
1:1500 @ A3

19 Jan 2023

OAK 4C & 4D DA 10 (D)

Job No 22245

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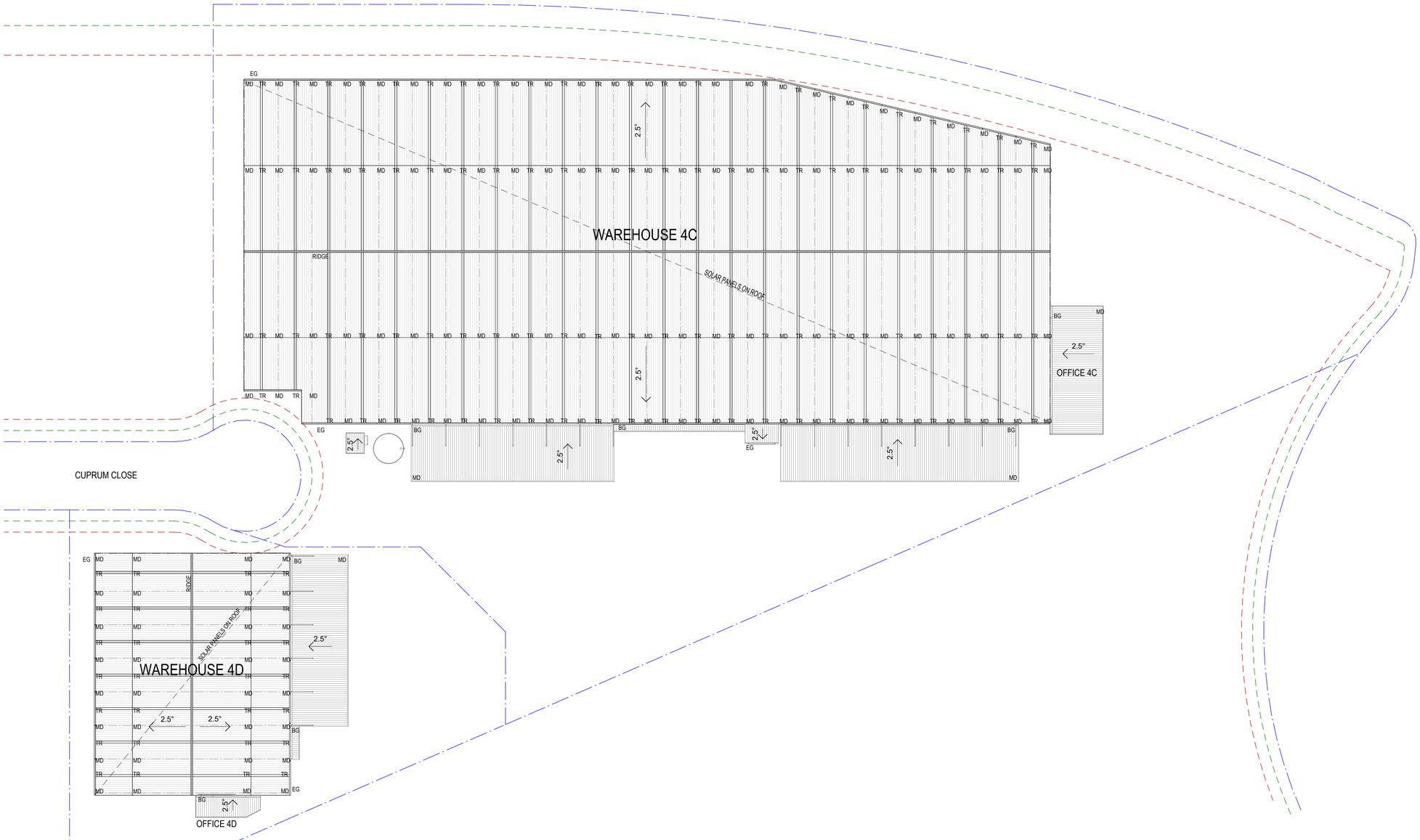

1 ROOF PLAN 1 : 750

LEGEND	
	LOT BOUNDARY
	BUILDING SETBACK
	LANDSCAPE SETBACK
MD	METAL ROOF SHEETING
BG	BOX GUTTER
EG	EAVES GUTTER
DP	DOWNPIPE
TR	TRANSLUCENT SHEET

PRELIMINARY

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Oakdale West Industrial Estate — Proposed Warehouse Development

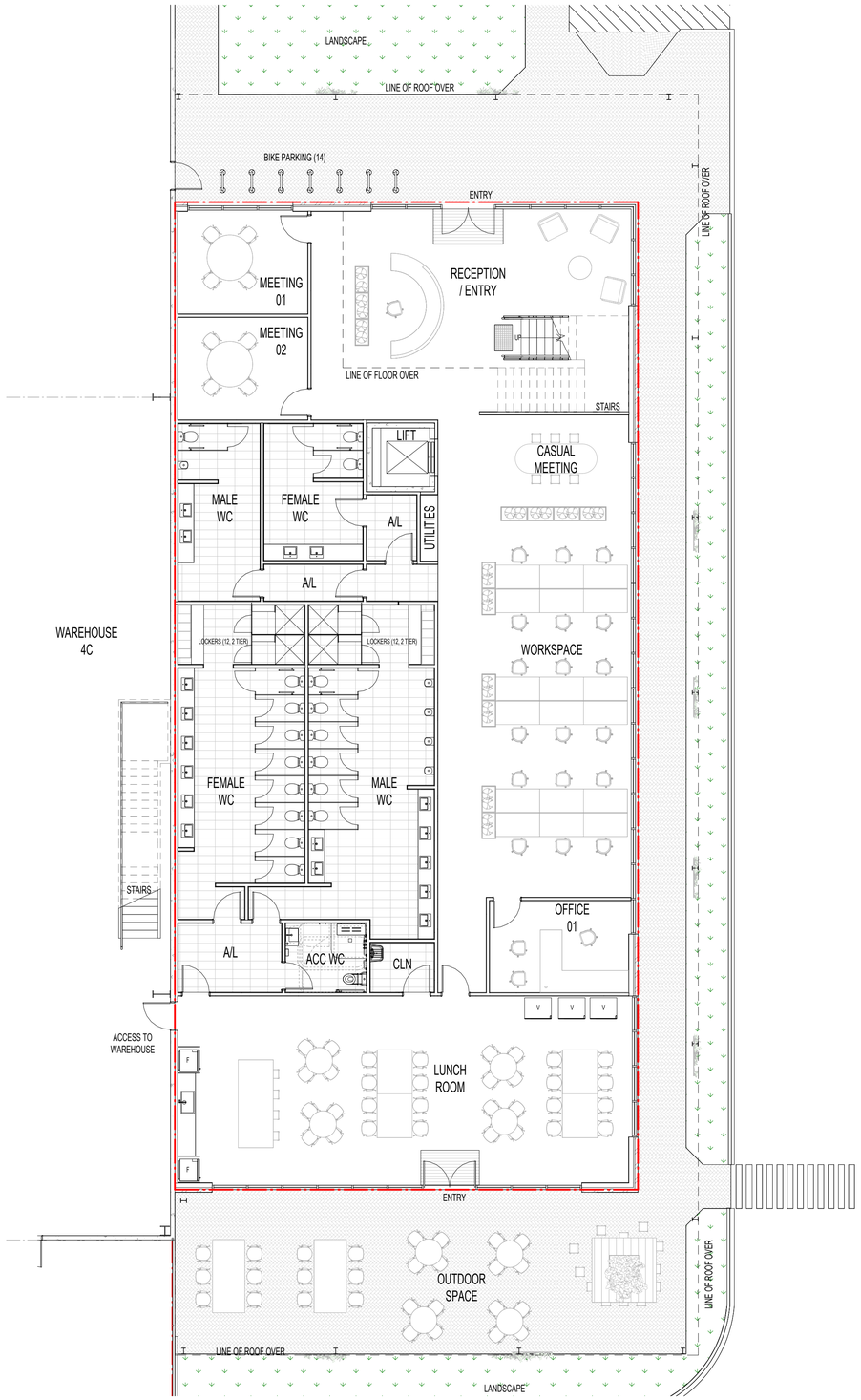
Kemps Creek — Development Application

ROOF PLAN

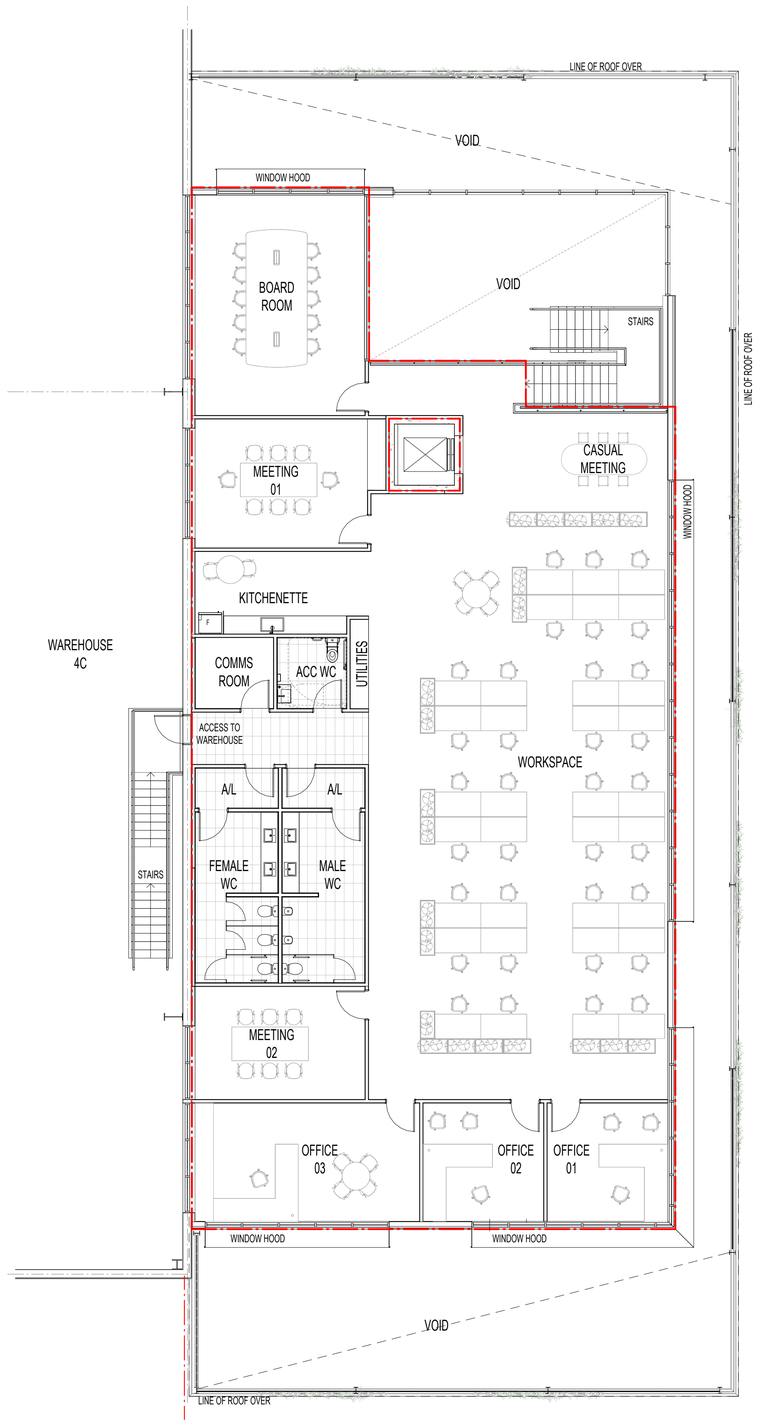
1:750@ A1
1:1500 @ A3
19/01/2023

OAK 4C & 4D
DA11 (D)
Job No 22278

19/01/2023 5:45:24 PM



1 GROUND FLOOR PLAN - OFFICE 4C 1 : 100



2 LEVEL 1 FLOOR PLAN - OFFICE 4C 1 : 100

FLOOR AREA CALCULATIONS	(RED LINE ———)
OFFICE 4C GROUND FLOOR AREA	536 SQM
OFFICE 4C LEVEL 1 FLOOR AREA	464 SQM
TOTAL OFFICE 4C FLOOR AREA	1000 SQM

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Kemps Creek — Development Application

4C OFFICE FLOOR PLANS

1:100@ A1
1:200 @ A3

19/01/2023

OAK 4C & 4D
DA15 (E)
Job No 22278

19/01/2023 1:53:34 PM

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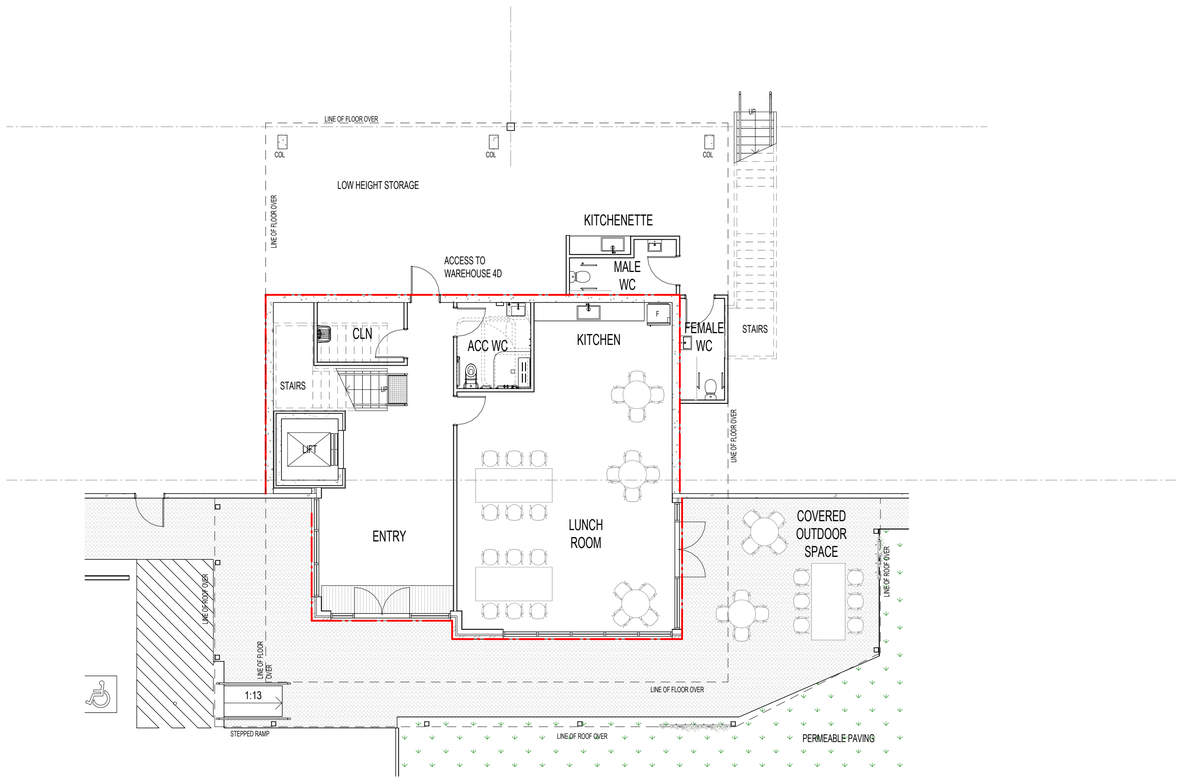
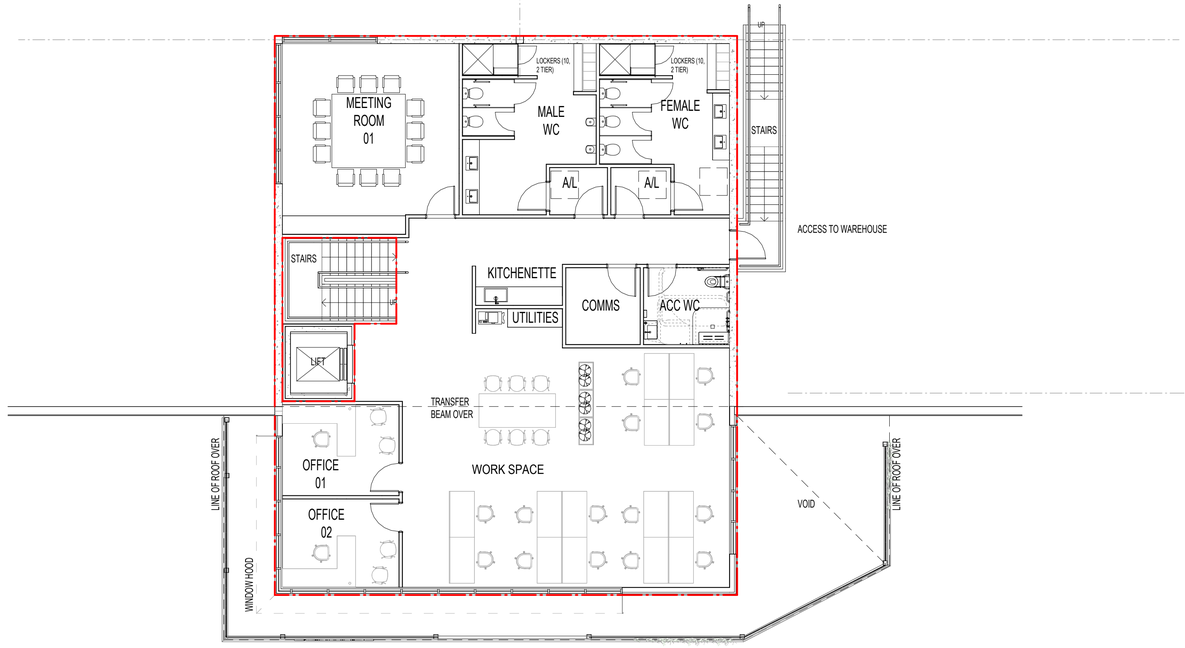


1 GROUND FLOOR PLAN - OFFICE 4D 1 : 100



2 LEVEL 1 FLOOR PLAN - OFFICE 4D 1 : 100

FLOOR AREA CALCULATIONS (RED LINE ———)	
OFFICE 4D GROUND FLOOR AREA	142 SQM
OFFICE 4D LEVEL 1 FLOOR AREA	258 SQM
TOTAL OFFICE 4D FLOOR AREA	400 SQM

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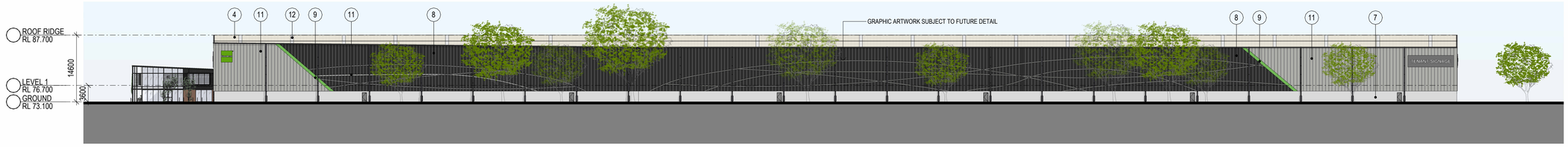
4D OFFICE FLOOR PLANS

1:100@ A1
1:200 @ A3

19/01/2023

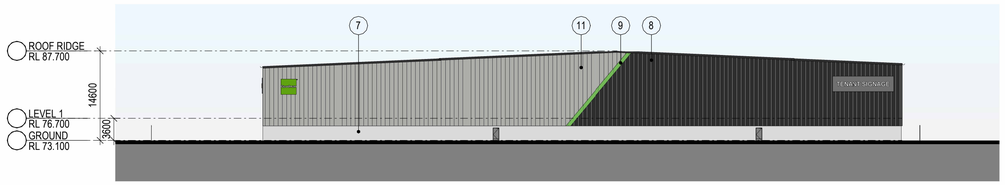
OAK 4C & 4D
DA16 (E)
Job No 22278

19/01/2023 3:33:49 PM



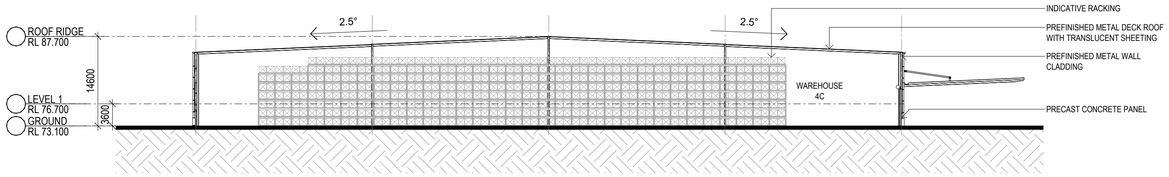
1 WEST ELEVATION - WAREHOUSE 4C 1 : 500

2 EAST ELEVATION - WAREHOUSE 4C 1 : 500



3 SOUTH ELEVATION - WAREHOUSE 4C 1 : 500

4 NORTH ELEVATION - WAREHOUSE 4C 1 : 500



5 SECTION - WAREHOUSE 4C 1 : 500

INDICATIVE EXTERNAL FINISHES *FINISHES SUBJECT TO AUTHORITY AND CLIENT APPROVAL*

1. BRICKWORK TO EQUAL AUSTRAL BRICKS GERTRUDIS BROWN 300 X 110 X 70mm IN STRECHER BOND PATTERN WITH FLUSH MORTAR JOINTS

2. STEEL AWNING. PAINT FINISH TO MATCH COLORBOND MONUMENT

3. GLAZING - LIGHT GREY TINT OR SIMILAR

4. METAL DECK ROOFING COLORBOND - SURFMIST

5. METAL ROLLER SHUTTER PRENISHED IN SHALE GREY

6. METAL MESH 200x200mm IN STEEL FRAME PAINT FINISH TO MATCH COLORBOND MONUMENT COLOUR

7. PRECAST CONCRETE PANEL, OFF-FORM FINISH

8. PREFINISHED METAL WALL SHEET CLADDING COLORBOND - MONUMENT FINISH

9. PREFINISHED METAL WALL SHEET CLADDING PAINT FINISH TO MATCH GOODMAN GREEN, 600mm WIDE

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17. 1700 x 1700 x1150 (h) PLANTER TABLE FROM STYLECRAFT

18. TIMBER LOOK PANELS, ALUMINIUM CLICK ON PANELS, SCULPTFORM

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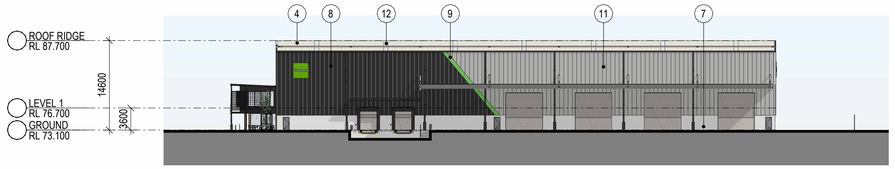
4C WAREHOUSE ELEVATIONS & SECTION

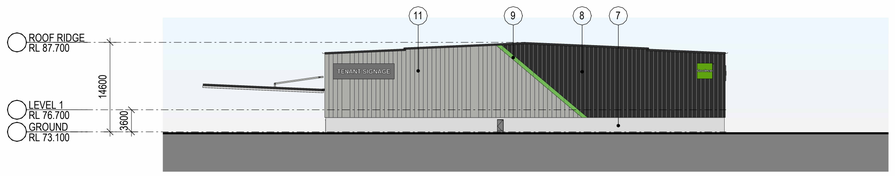
1:500@ A1
1:1000 @ A3
19/01/2023

OAK 4C & 4D
DA20 (D)
Job No 22278

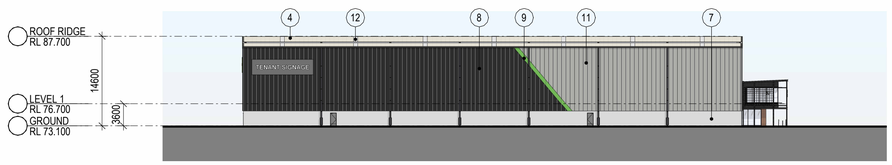
19/01/2023 6:22:12 PM



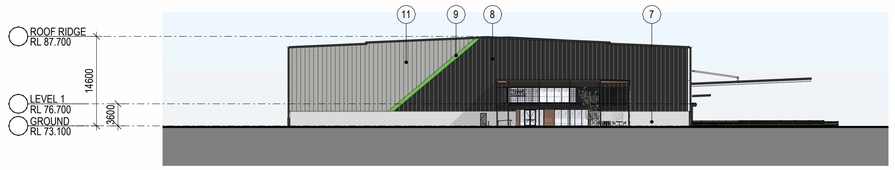
1 NORTH ELEVATION - WAREHOUSE 4D 1 : 500



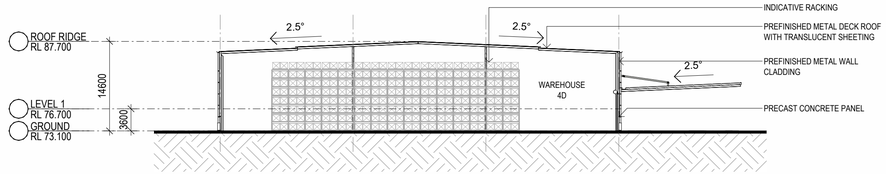
2 WEST ELEVATION - WAREHOUSE 4D 1 : 500



3 SOUTH ELEVATION - WAREHOUSE 4D 1 : 500



4 EAST ELEVATION - WAREHOUSE 4D 1 : 500



5 SECTION - WAREHOUSE 4D 1 : 500

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Oakdale West Industrial Estate — Proposed Warehouse Development

Kemps Creek — Development Application

4D WAREHOUSE ELEVATIONS & SECTION

1:500@ A1
1:1000 @ A3
19/01/2023

OAK 4C & 4D
DA21 (D)
Job No 22278

19/01/2023 6:05:39 PM

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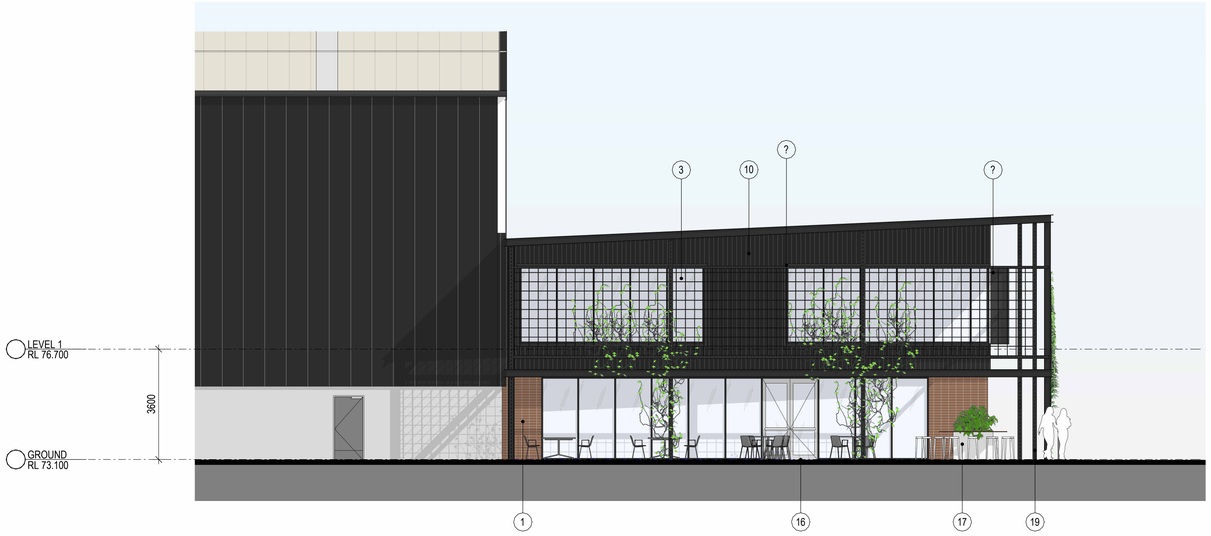
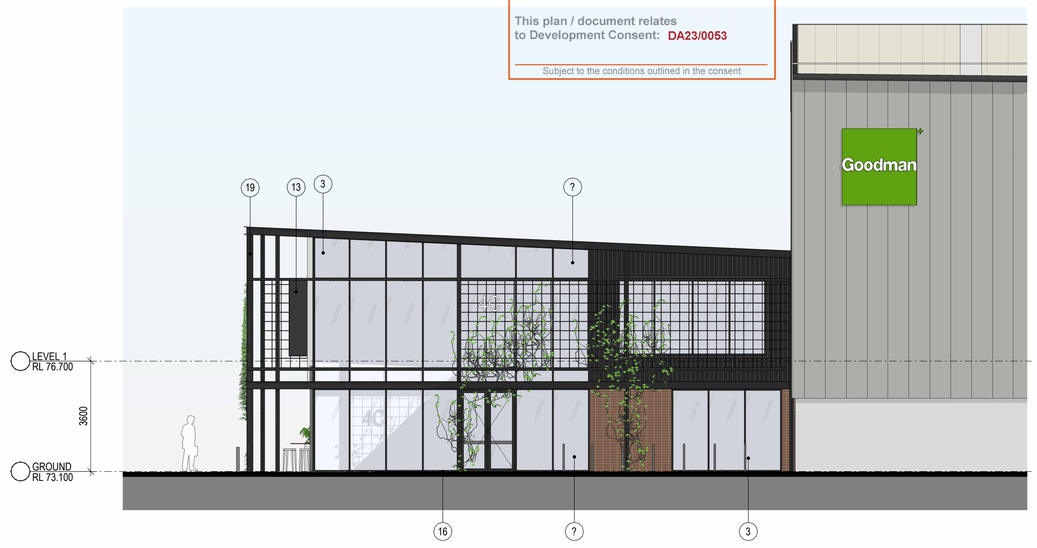


1 EAST ELEVATION - OFFICE 4C 1 : 100



2 WEST ELEVATION - OFFICE 4C 1 : 100

3 NORTH ELEVATION - OFFICE 4C 1 : 100

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Kemps Creek — Development Application

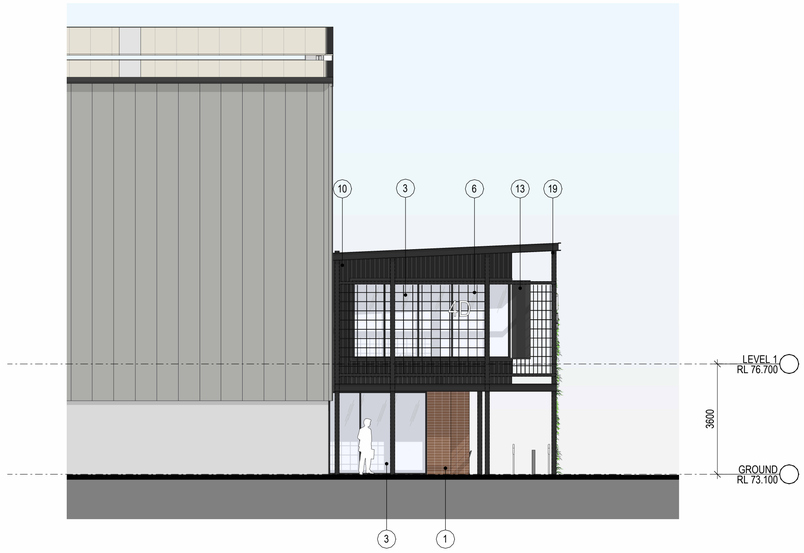
4C OFFICE ELEVATIONS

1:100@ A1
1:200 @ A3
19/01/2023

OAK 4C & 4D
DA22 (D)
Job No 22278

19/01/2023 8:24:23 PM

1 EAST ELEVATION - OFFICE 4D 1 : 100



2 SOUTH ELEVATION - OFFICE 4D 1 : 100

3 NORTH ELEVATION - OFFICE 4D 1 : 100

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Kemps Creek — Development Application

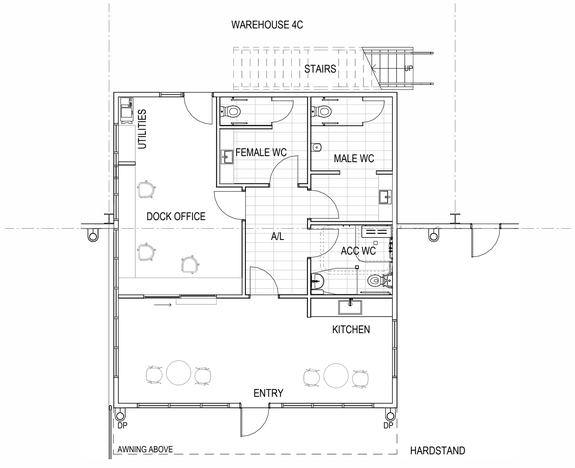
4D OFFICE ELEVATIONS

1:100@ A1
1:200 @ A3

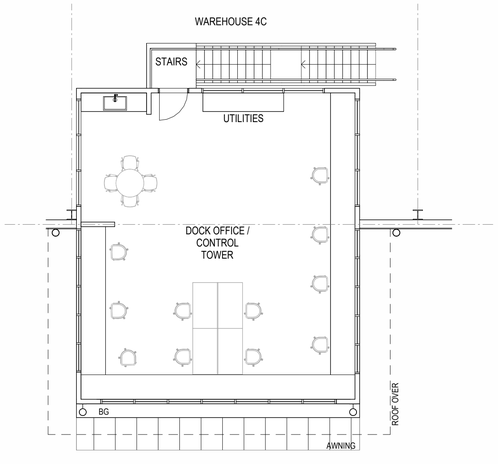
19/01/2023

OAK 4C & 4D
DA23 (D)
Job No 22278

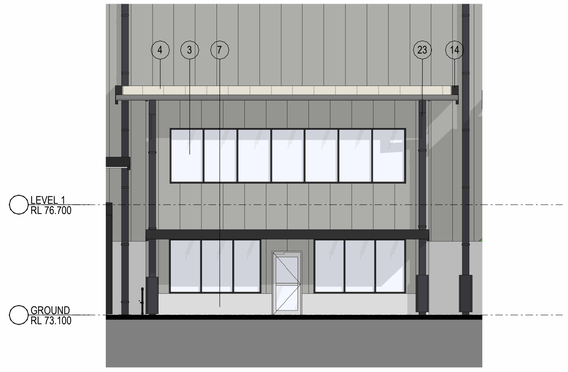
19/01/2023 5:57:35 PM



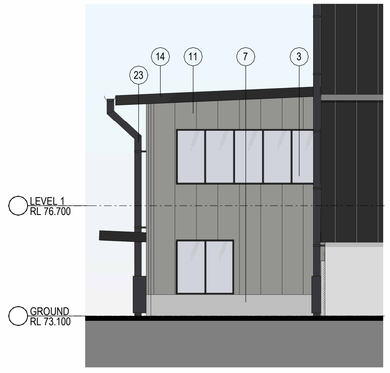
1 DOCK OFFICE GROUND LEVEL PLAN 1 : 100



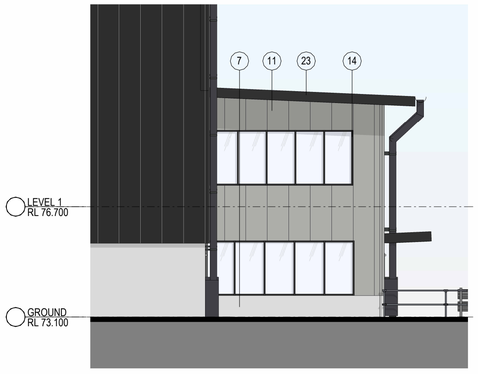
2 DOCK OFFICE PLAN LEVEL 1 PLAN 1 : 100



3 EAST ELEVATION - DOCK OFFICE 1 : 100



4 NORTH ELEVATION - DOCK OFFICE 1 : 100



5 SOUTH ELEVATION - DOCK OFFICE 1 : 100

INDICATIVE EXTERNAL FINISHES *FINISHES SUBJECT TO AUTHORITY AND CLIENT APPROVAL*

1. BRICKWORK TO EQUAL AUSTRAL BRICKS GERTRUDIS BROWN 300 X 110 X 70mm IN STRECHER BOND PATTERN WITH FLUSH MORTAR JOINTS
2. STEEL AWNING. PAINT FINISH TO MATCH COLORBOND MONUMENT
3. GLAZING - LIGHT GREY TINT OR SIMILAR
4. METAL DECK ROOFING COLORBOND - SURFMIST
5. METAL ROLLER SHUTTER PRENISHED IN SHALE GREY
6. METAL MESH 200x200mm IN STEEL FRAME PAINT FINISH TO MATCH COLORBOND MONUMENT COLOUR
7. PRECAST CONCRETE PANEL, OFF-FORM FINISH
8. PREFINISHED METAL WALL SHEET CLADDING COLORBOND - MONUMENT FINISH
9. PREFINISHED METAL WALL SHEET CLADDING PAINT FINISH TO MATCH GOODMAN GREEN, 600mm WIDE
10. PREFINISHED STANDING SEAM PROFILE 265mm METAL CLADDING EQUAL TO FIELDERS PROMINENCE FINESSE IN COLOURBOND MONUMENT FINISH
11. PREFINISHED METAL WALL SHEET CLADDING COLOURBOND - SHALE GREY
12. TRANSLUCENT ROOF SHEET. OPAL COLOUR
13. STEEL WINDOW HOOD. COLORBOND MONUMENT FINISH
14. PREFINISHED ALUMINIUM WINDOW FRAME COLORBOND MONUMENT
15. DOWNPIPE COLOUR TO MATCH BACKGROUND CLADDING COLOUR
16. PAVER EQUAL TO AUSTRAL HAMLET ASH 230 x 76 x 5 mm IN HERRINGBONE PATTERN
17. 1700 x 1700 x1150 (h) PLANTER TABLE FROM STYLECRAFT
18. TIMBER LOOK PANELS, ALUMINIUM CLICK ON PANELS, SCULPTFORM
19. STEEL COLUMN STRUCTURE PAINT FINISH TO MATCH MONUMENT

Goodman

BRICKWORKS LIMITED

PENRITH CITY COUNCIL

COUNCIL DOES NOT ATTEST TO THE ACCURACY OF DETAILS IN PLANS

This plan / document relates to Development Consent: DA23/0053

Subject to the conditions outlined in the consent

PRELIMINARY

SBA ARCHITECTS
Commercial Industrial Residential Retail Interior Design
Phone: 02 9929 9988 Web: www.sbaarch.com.au

Oakdale West Industrial Estate — Proposed Warehouse Development

Kemps Creek — Development Application

4C DOCK OFFIC PLANS & ELEVATIONS

1:100@ A1
1:200 @ A3
20/12/2022

OAK 4C & 4D
DA24 (C)
Job No 22278

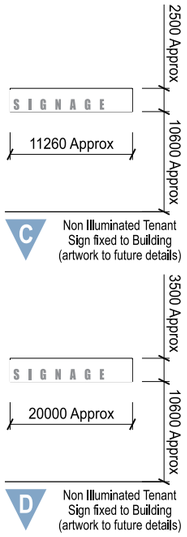
20/12/2022 9:42:50 AM

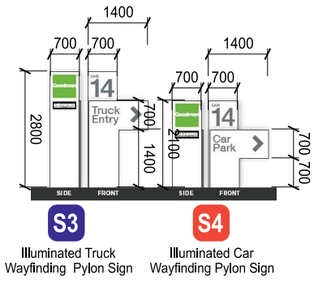
Goodman

BRICKWORKS LIMITED

Signage Legend

- C — Customer Signage
- S3 — Wayfinding - Truck
- S4 — Wayfinding - Car
- S6 — Goodman Light Box (Type 1) on Warehouse



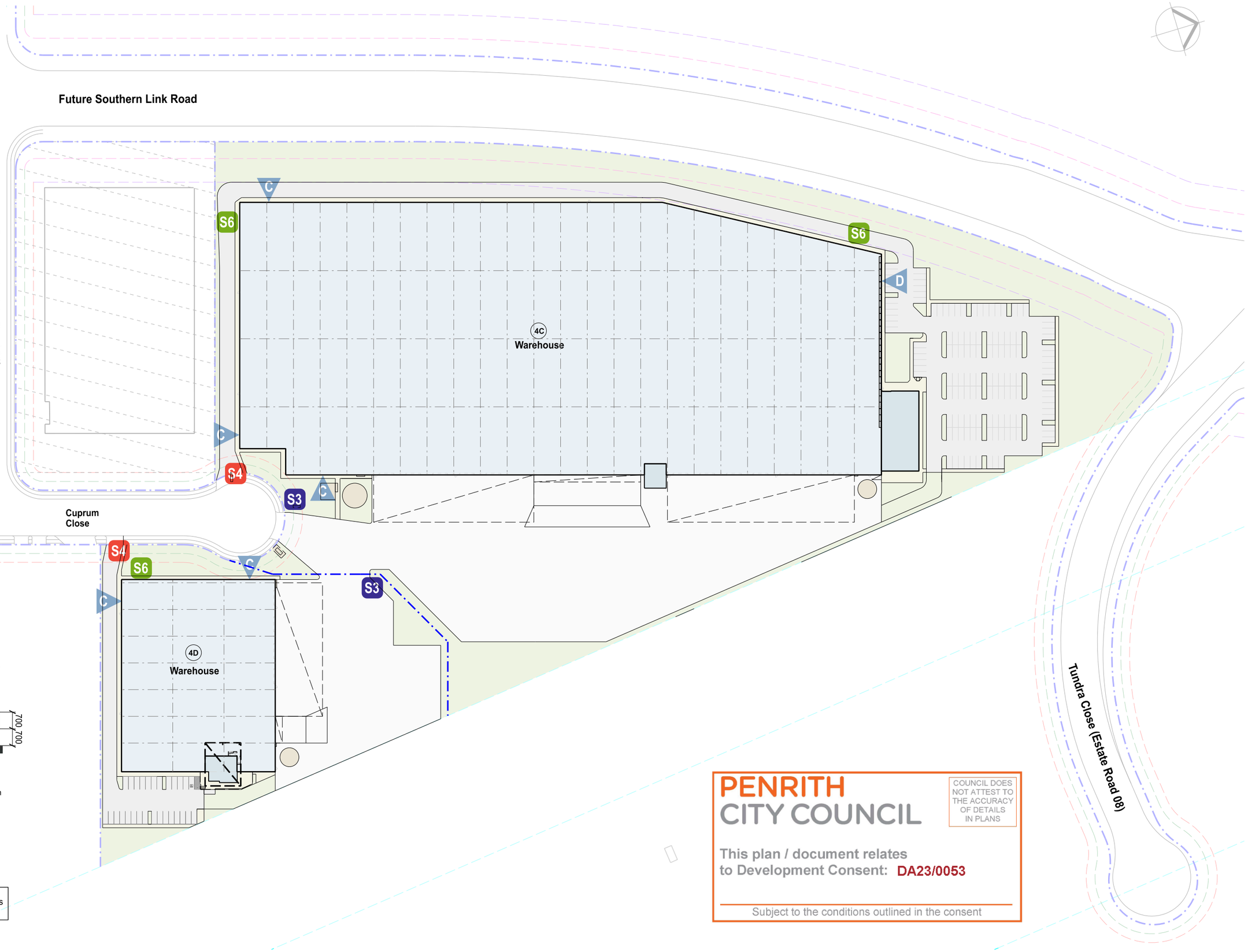


S3 — Illuminated Truck Wayfinding Pylon Sign

S4 — Illuminated Car Wayfinding Pylon Sign

S6 — Illuminated Sign fixed to Building

NOTE:
Signage Images Not To Scale



PENRITH CITY COUNCIL

COUNCIL DOES NOT ATTEST TO THE ACCURACY OF DETAILS IN PLANS

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Subject to the conditions outlined in the consent

SBA ARCHITECTS

Oakdale West Estate Kemps Creek, NSW	Proposed Industrial Facility Development Application	4C & 4D Signage Plan	1:750 @ A1 1:1500 @ A3 19 Jan 2023	OAK 4AC& 4D DA 30 (D) Job No 22245

PENRITH CITY COUNCIL
COUNCIL DOES NOT ATTEST TO THE ACCURACY OF DETAILS IN PLANS
This plan / document relates to Development Consent: DA23/0053
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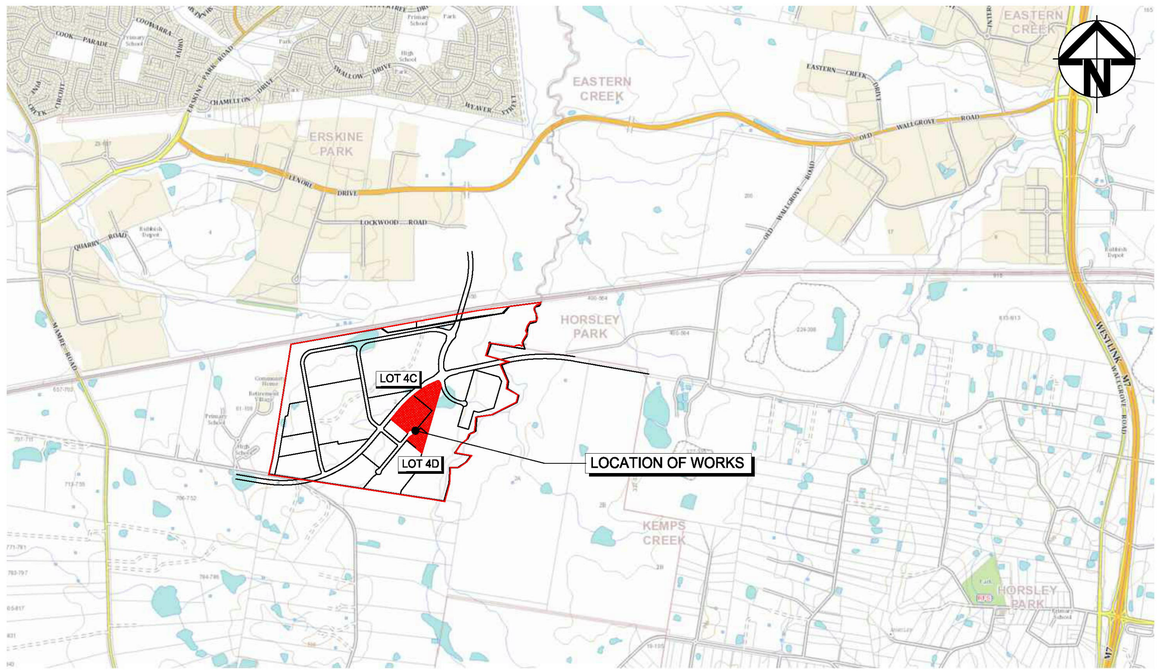
OAKDALE WEST

7900-SERIES LOT 4C & 4D

CIVIL WORKS PACKAGE

DEVELOPMENT APPLICATION

DRAWING LIST	
DRAWING No.	DRAWING TITLE
15-272-C7900	COVER SHEET DRAWING LIST LOCALITY PLAN
15-272-C7901	GENERAL NOTES
15-272-C7905	GENERAL ARRANGEMENT PLAN
15-272-C7910	TYPICAL SECTIONS SHEET 1
15-272-C7911	TYPICAL SECTIONS SHEET 2
15-272-C7912	TYPICAL SECTIONS SHEET 3
15-272-C7913	TYPICAL SECTIONS SHEET 4
15-272-C7914	TYPICAL SECTIONS SHEET 5
15-272-C7915	BULK EARTHWORKS PLAN
15-272-C7920	SITEWORKS AND STORMWATER DRAINAGE PLAN SHEET 1
15-272-C7921	SITEWORKS AND STORMWATER DRAINAGE PLAN SHEET 2
15-272-C7922	SITEWORKS AND STORMWATER DRAINAGE PLAN SHEET 3
15-272-C7923	SITEWORKS AND STORMWATER DRAINAGE PLAN SHEET 4
15-272-C7924	SITEWORKS AND STORMWATER DRAINAGE PLAN SHEET 5
15-272-C7925	SITEWORKS AND STORMWATER DRAINAGE PLAN SHEET 6
15-272-C7926	SITEWORKS AND STORMWATER DRAINAGE PLAN SHEET 7
15-272-C7930	PAVEMENT PLAN
15-272-C7935	RETAINING WALL GENERAL ARRANGEMENT PLAN
15-272-C7936	RETAINING WALL PROFILES
15-272-C7940	EROSION AND SEDIMENT CONTROL PLAN
15-272-C7941	EROSION AND SEDIMENT DETAILS



LOCALITY PLAN
NTS

Issue	Description	Date
P7	RE-ISSUE FOR DA AND TENDER	02-03-23
P6	REVISED CARPARK GRADING	09-02-23
P5	FINAL FOR DA	18-01-23
P4	REISSUED FOR DA	22-12-22
P3	REISSUED FOR DRAFT	20-12-22
P2	ISSUED FOR DA	18-11-22
P1	ISSUED FOR DRAFT	11-11-22

Bar Scales
100mm on Original

THIS DRAWING CANNOT BE COPIED OR REPRODUCED IN ANY FORM OR USED FOR ANY OTHER PURPOSE OTHER THAN THAT ORIGINALLY INTENDED WITHOUT THE WRITTEN PERMISSION OF AT&L

Client: Goodman

Scales: LOCAL
Grid: LOCAL
Height Datum: AHD

Drawn	KS
Designed	AC
Checked	SC
Approved	

Project
PROPOSED INDUSTRIAL DEVELOPMENT
OAKDALE WEST - LOT 4C & 4D

Title
COVER SHEET
DRAWING LIST
LOCALITY PLAN

Civil Engineers and Project Managers
at&l
Level 7, 153 Walker Street
North Sydney NSW 2060
ABN 96 130 882 405
Tel: 02 9439 1777
Fax: 02 9923 1055
www.atl.net.au
info@atl.net.au

Status: FOR APPROVAL
NOT TO BE USED FOR CONSTRUCTION
A1

Project - Drawing No.: 15-272-C7900
Issue: P7

F:\15-272 Oakdale West\Drgs\Civil\Final\SSDA\7000_On-Lot Works Packages\7900 LOT 4C 4D\15-272-C7900.dwg

SITEWORKS 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 AT & L.
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.M.S SPECIFICATION R116.
8. ALL BASECOURSE MATERIAL SHALL BE IGNEOUS ROCK QUARRIED MATERIAL TO COMPLY WITH R.M.S FORM 3051 (UNBOUND), R.M.S 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 50m OF BASECOURSE MATERIAL PLACED.
9. ALL SUB-BASE COURSE MATERIAL SHALL BE IGNEOUS ROCK QUARRIED MATERIAL TO COMPLY WITH R.M.S 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 50m 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.M.S FORM 3051 AND 3051.1 WILL BE CONSIDERED. SUBJECT TO MATERIAL SAMPLES AND APPROPRIATE CERTIFICATIONS BEING PROVIDED TO THE SATISFACTION OF AT & L.
11. SHOULD THE CONTRACTOR WISH TO USE A RECYCLED PRODUCT THE CONTRACTOR IS TO SEEK ACCEPTANCE OF THE PRODUCT FROM AT&L. 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.

SURVEY NOTES

THE EXISTING SITE CONDITIONS SHOWN ON THE FOLLOWING DRAWINGS HAVE BEEN INVESTIGATED BY CARDNO HARD & FORESTER PTY LTD, BEING REGISTERED SURVEYORS. THE INFORMATION IS SHOWN TO PROVIDE A BASIS FOR DESIGN. AT & L 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 AT & L.

THE FOLLOWING NOTES HAVE BEEN TAKEN DIRECTLY FROM THE ORIGINAL SURVEY DOCUMENTS.

IMPORTANT NOTE:
THIS PLAN IS PREPARED FROM A COMBINATION OF FIELD SURVEY AND EXISTING RECORDS FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTIONS ON THE LAND AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. THE TITLE BOUNDARIES SHOWN HEREON WERE NOT MARKED BY THE AUTHOR AT THE TIME OF SURVEY AND HAVE BEEN DETERMINED BY PLAN DIMENSIONS ONLY AND NOT BY FIELD MEASUREMENT.

A SERVICES SEARCH OF THE AREA SURVEYED ABOVE HAS NOT BEEN UNDERTAKEN. VISIBLE SERVICES SHOWN HEREON HAVE BEEN LOCATED WHERE POSSIBLE BY FIELD SURVEY. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR POSSIBLE LOCATION OF FURTHER UNDERGROUND SERVICES AND DETAILED LOCATIONS OF ALL SERVICES. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN.

EXISTING UNDERGROUND SERVICES NOTES

THE LOCATIONS OF UNDERGROUND SERVICES SHOWN IN THIS SET OF DRAWINGS HAVE BEEN PLOTTED FROM SURVEY INFORMATION AND SERVICE AUTHORITY INFORMATION. THE SERVICE INFORMATION HAS BEEN PREPARED ONLY TO SHOW THE APPROXIMATE POSITIONS OF ANY KNOWN SERVICES AND MAY NOT BE AS CONSTRUCTED OR ACCURATE.

AT & L CAN NOT GUARANTEE THAT THE SERVICES INFORMATION SHOWN ON THESE DRAWINGS ACCURATELY INDICATES THE PRESENCE OR ABSENCE OF SERVICES OR THEIR LOCATION AND WILL ACCEPT NO LIABILITY FOR INACCURACIES IN THE SERVICES INFORMATION SHOWN FROM ANY CAUSE WHATSOEVER.

CONTRACTORS SHALL TAKE DUE CARE WHEN EXCAVATING ONSITE INCLUDING HAND EXCAVATION WHERE NECESSARY.

CONTRACTORS ARE TO CONTACT THE RELEVANT SERVICE AUTHORITY PRIOR TO COMMENCEMENT OF EXCAVATION WORKS.

CONTRACTORS ARE TO UNDERTAKE A SERVICES SEARCH, PRIOR TO COMMENCEMENT OF WORKS ON SITE. SEARCH RESULTS ARE TO BE KEPT ON SITE AT ALL TIMES.

CONCRETE NOTES

1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS 3600 CURRENT EDITION WITH AMENDMENTS, EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS.
2. CONCRETE QUALITY
   ALL REQUIREMENTS OF THE CURRENT ACSE CONCRETE SPECIFICATION DOCUMENT 1 SHALL APPLY TO THE FORMWORK, REINFORCEMENT AND CONCRETE UNLESS NOTED OTHERWISE.

ELEMENT	AS 3600 Fc MPa AT 28 DAYS	SPECIFIED SLUMP	NOMINAL AGG. SIZE
VEHICULAR BASE	32	60	20
KERBS, PATHS, AND PITS	25	80	20

   - CEMENT TYPE SHALL BE (ACSE SPECIFICATION) TYPE SL
   - PROJECT CONTROL TESTING SHALL BE CARRIED OUT IN ACCORDANCE WITH AS 1379.
3. NO ADMIXTURES SHALL BE USED IN CONCRETE UNLESS APPROVED IN WRITING BY AT & L.
4. CLEAR CONCRETE COVER TO ALL REINFORCEMENT FOR DURABILITY SHALL BE 40mm TOP AND 70mm FOR EXTERNAL EDGES UNLESS NOTED OTHERWISE.
5. ALL REINFORCEMENT SHALL BE FIRMLY SUPPORTED ON MILD STEEL PLASTIC TIPPED CHAIRS, PLASTIC CHAIRS OR CONCRETE CHAIRS AT NOT GREATER THAN 1m CENTRES BOTH WAYS. BARS SHALL BE TIED AT ALTERNATE INTERSECTIONS.
6. THE FINISHED CONCRETE SHALL BE A DENSE HOMOGENEOUS MASS, COMPLETELY FILLING THE FORMWORK, THOROUGHLY EMBEDDING THE REINFORCEMENT AND FREE OF STONE POCKETS. ALL CONCRETE INCLUDING SLABS ON GROUND AND FOOTINGS SHALL BE COMPACTED AND CURED IN ACCORDANCE WITH R.M.S SPECIFICATION R83.
7. REINFORCEMENT SYMBOLS:
   N DENOTES GRADE 450 N BARS TO AS 1302 GRADE N
   R DENOTES 230 R HOT ROLLED PLAIN BARS TO AS 1302
   SL DENOTES HARD-DRAWN WIRE REINFORCING FABRIC TO AS 1304

   NUMBER OF BARS IN GROUP — BAR GRADE AND TYPE
   17 N 20 250
   NOMINAL BAR SIZE IN mm — SPACING IN mm

   THE FIGURE FOLLOWING THE FABRIC SYMBOL SL IS THE REFERANCE NUMBER FOR FABRIC TO AS 1304.
8. FABRIC SHALL BE LAPPED IN ACCORDANCE WITH THE FOLLOWING DETAIL:

KERBING NOTES

1. ALL CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 25 MPa U.N.O IN REINFORCED CONCRETE NOTES.
2. ALL KERBS, GUTTERS, DISH DRAINS AND CROSSINGS TO BE CONSTRUCTED ON MIN. 100mm GRANULAR BASECOURSE COMPACTED TO MINIMUM 95% MODIFIED DRY DENSITY (AS 1289 5.2.1).
3. EXPANSION JOINTS (E.J) TO BE FORMED FROM 10mm COMPRESSIBLE CORK FILLER BOARD FOR THE FULL DEPTH OF THE SECTION AND CUT TO PROFILE. EXPANSION JOINTS TO BE LOCATED AT DRAINAGE PITS, ON TANGENT POINTS OF CURVES AND ELSEWHERE AT MAX 12m CENTRES EXCEPT FOR INTEGRAL KERBS WHERE THE EXPANSION JOINTS ARE TO MATCH THE JOINT LOCATIONS IN THE SLABS.
4. WEAKENED PLANE JOINTS TO BE MIN 3mm WIDE AND LOCATED AT 3m CENTRES EXCEPT FOR INTEGRAL KERBS WHERE THE WEAKENED PLANE JOINTS ARE TO MATCH THE JOINT LOCATIONS IN THE SLABS.
5. BROOMED FINISH TO ALL RAMPED AND VEHICULAR CROSSINGS. ALL OTHER KERBING OR DISH DRAINS TO BE STEEL FLOAT FINISHED.
6. IN THE REPLACEMENT OF KERB AND GUTTER :-
   EXISTING ROAD PAVEMENT IS TO BE SAWCUT 900mm U.N.O FROM THE LIP OF GUTTER. UPON COMPLETION OF THE NEW KERB AND GUTTER NEW BASECOURSE AND SURFACE TO BE LAID 900mm WIDE U.N.O.

   EXISTING ALLOTMENT DRAINAGE PIPES ARE TO BE BUILT INTO THE NEW KERB AND GUTTER WITH 100mm DIA HOLE.

   EXISTING KERB AND GUTTER IS TO BE COMPLETELY REMOVED WHERE NEW KERB AND GUTTER IS SHOWN.

DIAL 1100 BEFORE YOU DIG

CONTRACTOR SHALL CALL;
DIAL BEFORE YOU DIG 1100
PRIOR TO COMMENCEMENT OF WORK TO OBTAIN ALL CURRENT SERVICE AUTHORITY PLANS

STORMWATER DRAINAGE NOTES

1. STORMWATER DESIGN CRITERIA:
   (A) AVERAGE RECURRENCE INTERVAL:
   1:100 YEARS MAJOR STORM (OVERLAND FLOW)
   1:20 YEARS MINOR STORM (PIPED NETWORK)
   (B) RAINFALL INTENSITIES:
   TIME OF CONCENTRATION:5 MINUTES
   1:100 YEARS= 219 mm/hr
   1:20 YEARS= 167 mm/hr
   (C) RUNOFF COEFFICIENTS:
   ROOF AREAS: C 100 =1.0
   EXTERNAL PAVEMENTS: C 100 =1.0
2. PIPES 300 DIA. AND LARGER TO BE REINFORCED CONCRETE CLASS '3' APPROVED SPIGOT AND SOCKET WITH RUBBER RING JOINTS. U.N.O. ALL ROAD CROSSINGS TO BE CLASS "4" 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, SUBJECT TO THE APPROVAL.
5. ALL STORMWATER DRAINAGE LINES UNDER PROPOSED BUILDING SLABS TO BE uPVC PRESSURE PIPE GRADE 6. ENSURE ALL VERTICALS AND DOWNPIPES 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 (2007) 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 AT & L.
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.

BULK EARTHWORKS NOTES

1. ORIGIN OF LEVELS: REFER SURVEY NOTES
2. REFER PELLS SULLIVAN MEYNINK REPORT PSM1541-126S REV 0 (DATED NOV 2015) FOR BULK EARTHWORKS SPECIFICATIONS.

FINISHED SURFACE LEVELS

1. ALL FINISHED SURFACE LEVELS ARE ±1000mm U.N.O.

EROSION AND SEDIMENT CONTROL NOTES

GENERAL INSTRUCTIONS

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.

LAND DISTURBANCE

6. WHERE PRACTICAL, THE SOIL EROSION HAZARD ON THE SITE WILL BE KEPT AS LOW AS POSSIBLE. TO THIS END, WORKS SHOULD BE UNDERTAKEN IN THE FOLLOWING SEQUENCE:
   (A) INSTALL A WIND FENCE ALONG THE BOUNDARIES AS SHOWN ON PLAN. REFER DETAIL.
   (B) INSTALL A SEDIMENT FENCE ALONG THE BOUNDARIES AS SHOWN ON PLAN. REFER DETAIL.
   (C) CONSTRUCT STABILISED CONSTRUCTION ENTRANCE TO LOCATION AS DETERMINED BY SUPERINTENDENT/ENGINEER. REFER DETAIL.
   (D) INSTALL SEDIMENT BASIN AS SHOWN ON PLAN
   (E) INSTALL SEDIMENT TRAPS AS SHOWN ON PLAN.
   (F) UNDERTAKE SITE DEVELOPMENT WORKS IN ACCORDANCE WITH THE ENGINEERING PLANS. WHERE POSSIBLE, PHASE DEVELOPMENT SO THAT LAND DISTURBANCE IS CONFINED TO AREAS OF WORKABLE SIZE.

EROSION CONTROL

7. DURING WINDY WEATHER, LARGE, UNPROTECTED AREAS WILL BE KEPT MOIST (NOT WET) BY SPRINKLING WITH WATER TO KEEP DUST UNDER CONTROL.
8. FINAL SITE LANDSCAPING WILL BE UNDERTAKEN AS SOON AS POSSIBLE AND WITHIN 20 WORKING DAYS FROM COMPLETION OF CONSTRUCTION ACTIVITIES.

SEDIMENT CONTROL

9. STOCKPILES WILL NOT BE LOCATED WITHIN 2 METRES OF HAZARD AREAS, INCLUDING LIKELY AREAS OF CONCENTRATED OR HIGH VELOCITY FLOWS SUCH AS WATERWAYS. WHERE THEY ARE BETWEEN 2 AND 5 METRES FROM SUCH AREAS, SPECIAL SEDIMENT CONTROL MEASURES SHOULD BE TAKEN TO MINIMISE POSSIBLE POLLUTION TO DOWNSLOPE WATERS, E.G. THROUGH INSTALLATION OF SEDIMENT FENCING.
10. ANY SAND USED IN THE CONCRETE CURING PROCESS (SPREAD OVER THE SURFACE) WILL BE REMOVED AS SOON AS POSSIBLE AND WITHIN 10 WORKING DAYS FROM PLACEMENT.
11. WATER WILL BE PREVENTED FROM ENTERING THE PERMANENT DRAINAGE SYSTEM UNLESS IT IS RELATIVELY SEDIMENT FREE, I.E. THE CATCHMENT AREA HAS BEEN PERMANENTLY LANDSCAPED AND/OR ANY LIKELY SEDIMENT HAS BEEN FILTERED THROUGH AN APPROVED STRUCTURE.
12. TEMPORARY SOIL AND WATER MANAGEMENT STRUCTURES WILL BE REMOVED ONLY AFTER THE LANDS THEY ARE PROTECTING ARE REHABILITATED.

OTHER MATTERS

13. ACCEPTABLE RECEPTORS WILL BE PROVIDED FOR CONCRETE AND MORTAR SLURRIES, PAINTS, ACID WASHINGS, LIGHT-WEIGHT WASTE MATERIALS AND LITTER.
14. 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 MATERIALS INSTALLED OUTSIDE THE DRIP LINE
   (B) 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.
   (I) 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, WHICH EVER IS THE GREATER
   (II) 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
   (III) CARE IS TAKEN NOT TO CUT ROOTS UNNECESSARILY NOR TO COMPACT THE SOIL AROUND THEM.

EROSION AND SEDIMENT CONTROL NOTES

STAGING

SUITABLE EROSION AND SEDIMENT CONTROLS SHALL BE DESIGNED, PROVIDED AND MAINTAINED BY THE CONTRACTOR THROUGHOUT ALL STAGES OF WORKS, INCLUDING AT COMPLETION OF THE BULK EARTHWORKS WHERE SHOWN ON AT&L DRAWINGS OR WHERE DIRECTED BY THE SUPERINTENDENT OR PENRITH CITY COUNCIL'S ENGINEERS.
SEDIMENT AND EROSION CONTROLS ARE TO BE DESIGNED AND DOCUMENTED BY A SUITABLY QUALIFIED EXPERT ENGAGED BY THE CONTRACTOR AND APPROVED AS PART OF THE CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. SUCH CONTROLS SHALL BE IN ACCORDANCE WITH THE RELEVANT REQUIREMENTS IN THE LATEST VERSION OF THE MANAGING URBAN STORMWATER: SOILS AND CONSTRUCTION GUIDELINE (LANDCOM).

PENRITH CITY COUNCIL
COUNCIL DOES NOT ATTEST TO THE ACCURACY OF DETAILS IN PLANS
This plan / document relates to Development Consent: DA23/0053
Subject to the conditions outlined in the consent

Issue	Description	Date
P7	RE-ISSUE FOR DA AND TENDER	02-03-23
P6	REVISED CARPARK GRADING	09-02-23
P5	FINAL FOR DA	18-01-23
P4	REISSUED FOR DA	22-12-22
P3	REISSUED FOR DRAFT	20-12-22
P2	ISSUED FOR DA	18-11-22
P1	ISSUED FOR DRAFT	11-11-22

Bar Scales
100mm on Original

THIS DRAWING CANNOT BE COPIED OR REPRODUCED IN ANY FORM OR USED FOR ANY OTHER PURPOSE OTHER THAN THAT ORIGINALLY INTENDED WITHOUT THE WRITTEN PERMISSION OF AT&L

Client: Goodman

Scales
Grid LOCAL
Height Datum AHD

Drawn	KS
Designed	AC
Checked	SC
Approved	

Project
PROPOSED INDUSTRIAL DEVELOPMENT
OAKDALE WEST - LOT 4C & 4D

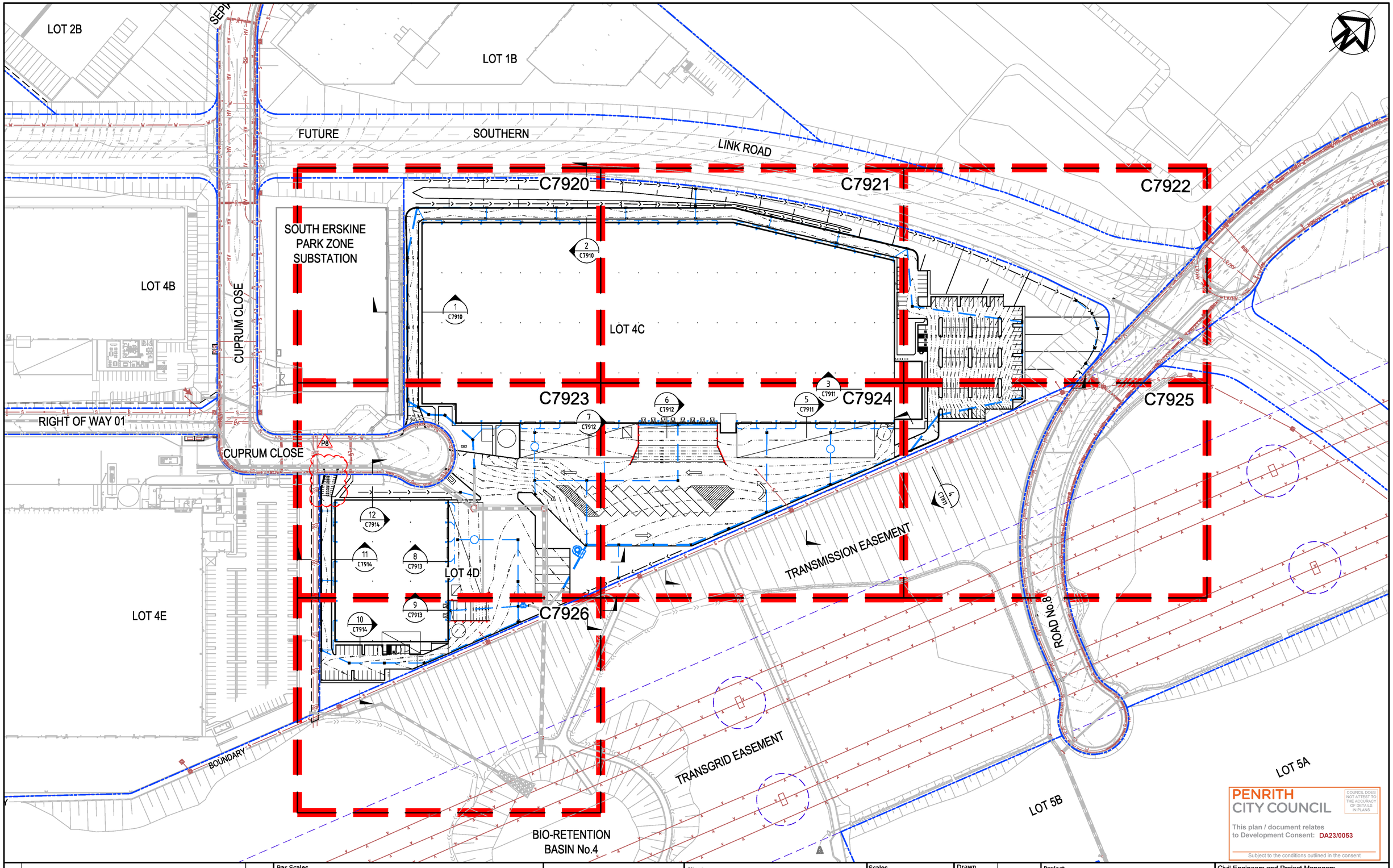
Title
GENERAL NOTES

Civil Engineers and Project Managers
at&l
Level 7, 153 Walker Street
North Sydney NSW 2060
ABN 96 130 882 405
Tel: 02 9439 1777
Fax: 02 9923 1055
www.atl.net.au
info@atl.net.au

Status: FOR APPROVAL
NOT TO BE USED FOR CONSTRUCTION
A1

Project - Drawing No.: 15-272-C7901
Issue: P7

F:\15-272 Oakdale West\Drgs\Civil\Final\SSDA\7000_On-Lot Works Packages\7900 LOT 4C 4D\15-272-C7901.dwg



PENRITH CITY COUNCIL
COUNCIL DOES NOT ATTEST TO THE ACCURACY OF DETAILS IN PLANS
This plan / document relates to Development Consent: DA23/0053
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Issue	Description	Date
P8	RE-ISSUE FOR DA AND TENDER	27-03-23
P7	RE-ISSUE FOR DA AND TENDER	02-03-23
P6	REVISED CARPARK GRADING	09-02-23
P5	FINAL FOR DA	18-01-23
P4	REISSUED FOR DA	22-12-22
P3	REISSUED FOR DRAFT	20-12-22
P2	ISSUED FOR DA	18-11-22
P1	ISSUED FOR DRAFT	11-11-22

100mm on Original

Bar Scales

0 20 40 60 80 100m

1 : 1000 @ A1 1 : 2000 @ A3

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Client: Goodman

Scales		Drawn	KS
1 : 1000		Designed	AC
Grid	LOCAL	Checked	SC
Height Datum	AHD	Approved	

Project
PROPOSED INDUSTRIAL DEVELOPMENT
OAKDALE WEST - LOT 4C & 4D

Title
GENERAL ARRANGEMENT PLAN

Civil Engineers and Project Managers
at&l
Level 7, 153 Walker Street
North Sydney NSW 2060
ABN 96 130 882 405
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www.atl.net.au
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Status: FOR APPROVAL
NOT TO BE USED FOR CONSTRUCTION

A1

Project - Drawing No.: 15-272-C7905

Issue: P8

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PENRITH CITY COUNCIL
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This plan / document relates to Development Consent: DA23/0053
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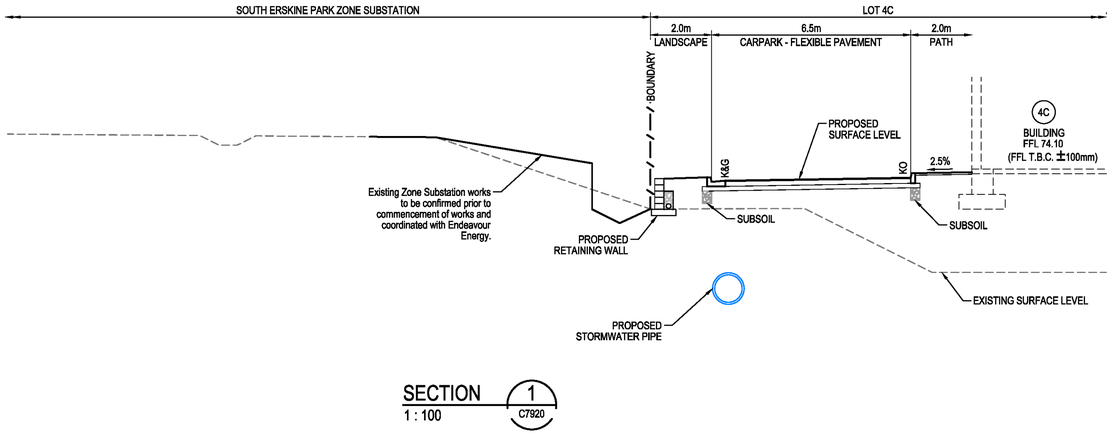
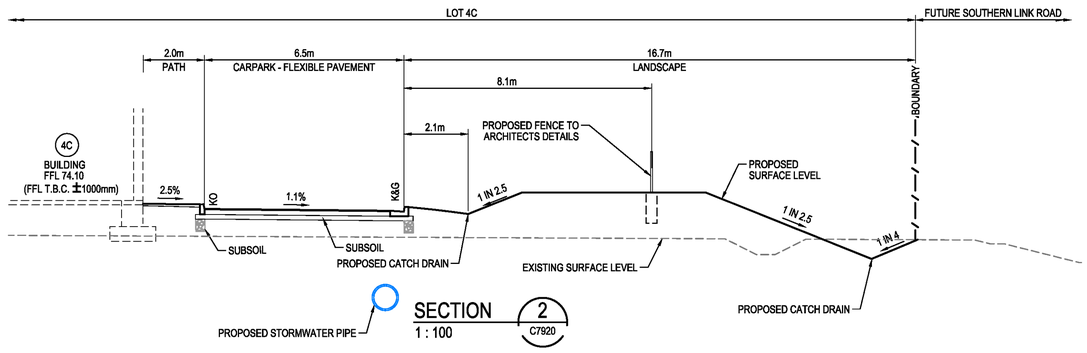


SECTION 1 (C7920)
1 : 100



SECTION 2 (C7920)
1 : 100

Issue	Description	Date
P7	RE-ISSUE FOR DA AND TENDER	02-03-23
P6	REVISED CARPARK GRADING	09-02-23
P5	FINAL FOR DA	18-01-23
P4	REISSUED FOR DA	22-12-22
P3	REISSUED FOR DRAFT	20-12-22
P2	ISSUED FOR DA	18-11-22
P1	ISSUED FOR DRAFT	11-11-22

100mm on Original

Bar Scales
0 2 4 6 8 10m
1 : 100 @ A1 1 : 200 @ A3

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Client: Goodman

Scales	1 : 100
Grid	LOCAL
Height Datum	AHD
Drawn	KS
Designed	AC
Checked	SC
Approved	

Project
PROPOSED INDUSTRIAL DEVELOPMENT
OAKDALE WEST - LOT 4C & 4D

Title
TYPICAL SECTIONS
SHEET 1

Civil Engineers and Project Managers
at&l
Level 7, 153 Walker Street
North Sydney NSW 2060
ABN 96 130 882 405
Tel: 02 9439 1777
Fax: 02 9923 1055
www.atl.net.au
info@atl.net.au

Status: FOR APPROVAL
NOT TO BE USED FOR CONSTRUCTION
A1
Project - Drawing No.: 15-272-C7910
Issue: P7

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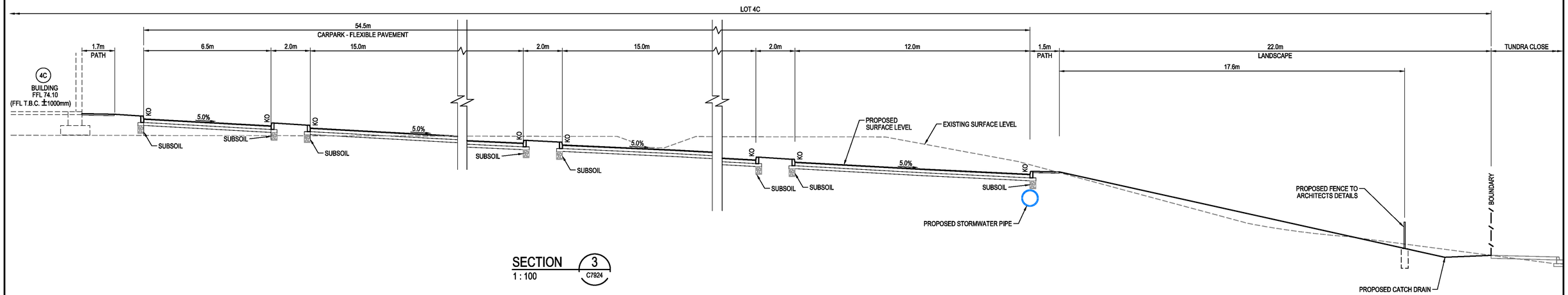

SECTION 3
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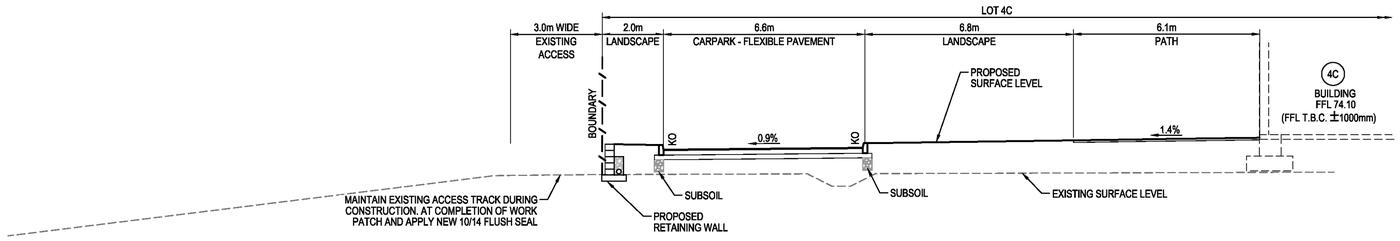

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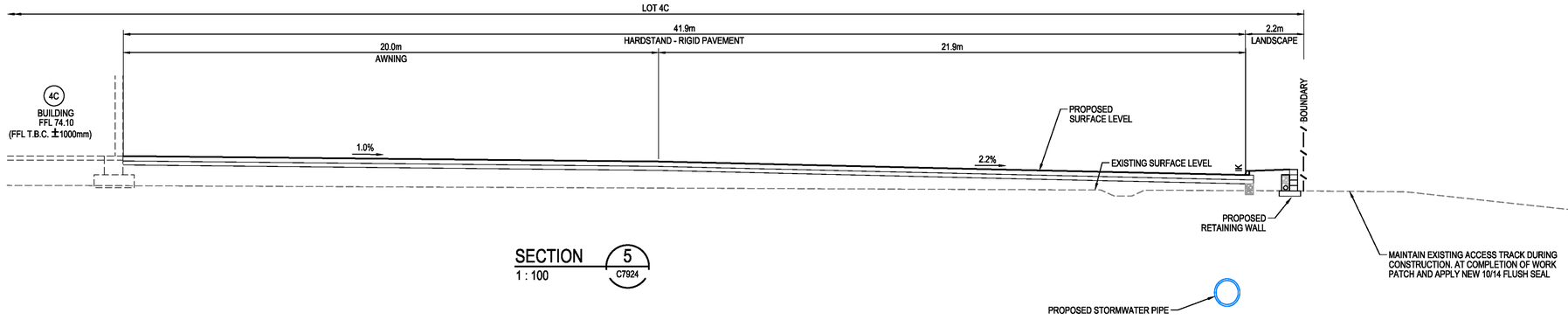

SECTION 5
1 : 100 C7924

PENRITH CITY COUNCIL
COUNCIL DOES NOT ATTEST TO THE ACCURACY OF DETAILS IN PLANS
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Issue	Description	Date
P7	RE-ISSUE FOR DA AND TENDER	02-03-23
P6	REVISED CARPARK GRADING	09-02-23
P5	FINAL FOR DA	18-01-23
P4	REISSUED FOR DA	22-12-22
P3	REISSUED FOR DRAFT	20-12-22
P2	ISSUED FOR DA	18-11-22
P1	ISSUED FOR DRAFT	11-11-22

100mm on Original

Bar Scales
0 2 4 6 8 10m
1 : 100 @ A1 1 : 200 @ A3

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Client: Goodman

Scales	1 : 100
Grid	LOCAL
Height Datum	AHD
Drawn	KS
Designed	AC
Checked	SC
Approved	

Project
PROPOSED INDUSTRIAL DEVELOPMENT
OAKDALE WEST - LOT 4C & 4D

Title
TYPICAL SECTIONS
SHEET 2

Civil Engineers and Project Managers
at&l
Level 7, 153 Walker Street
North Sydney NSW 2060
ABN 96 130 882 405
Tel: 02 9439 1777
Fax: 02 9923 1055
www.atl.net.au
info@atl.net.au

Status: FOR APPROVAL
NOT TO BE USED FOR CONSTRUCTION
A1

Project - Drawing No.: 15-272-C7911
Issue: P7

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PENRITH CITY COUNCIL
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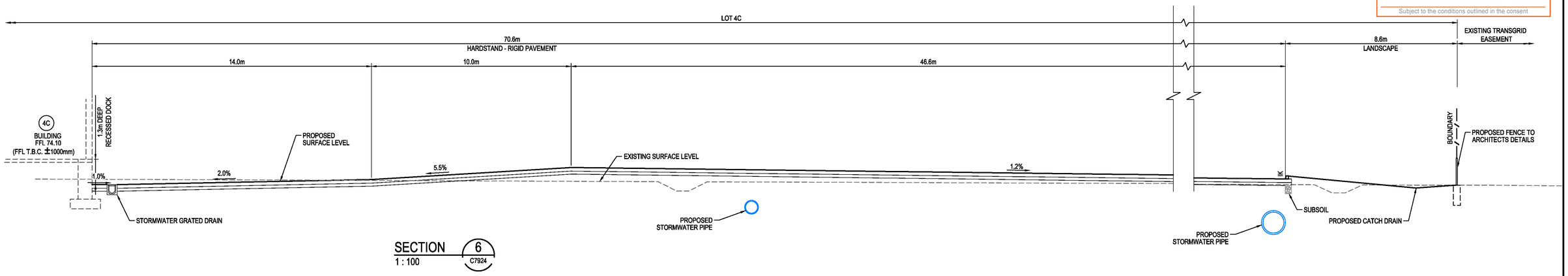
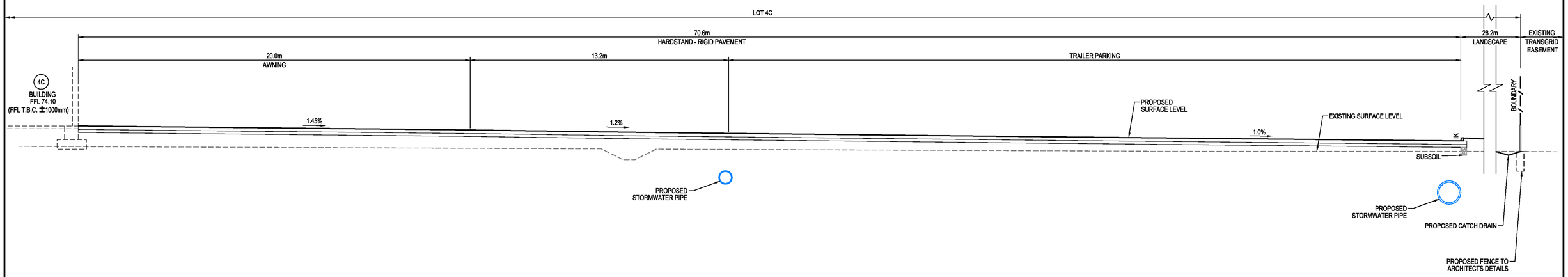


SECTION 6
1 : 100
C7924



SECTION 7
1 : 100
C7923

Issue	Description	Date
P7	RE-ISSUE FOR DA AND TENDER	02-03-23
P6	REVISED CARPARK GRADING	09-02-23
P5	FINAL FOR DA	18-01-23
P4	REISSUED FOR DA	22-12-22
P3	REISSUED FOR DRAFT	20-12-22
P2	ISSUED FOR DA	18-11-22
P1	ISSUED FOR DRAFT	11-11-22

100mm on Original

Bar Scales
0 2 4 6 8 10m
1 : 100 @ A1 1 : 200 @ A3

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Client: Goodman

Scales	1 : 100
Grid	LOCAL
Height Datum	AHD
Drawn	KS
Designed	AC
Checked	SC
Approved	

Project
PROPOSED INDUSTRIAL DEVELOPMENT
OAKDALE WEST - LOT 4C & 4D

Title
TYPICAL SECTIONS
SHEET 3

Civil Engineers and Project Managers
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www.atl.net.au
info@atl.net.au

Status: FOR APPROVAL
NOT TO BE USED FOR CONSTRUCTION
A1

Project - Drawing No.: 15-272-C7912
Issue: P7

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PENRITH CITY COUNCIL
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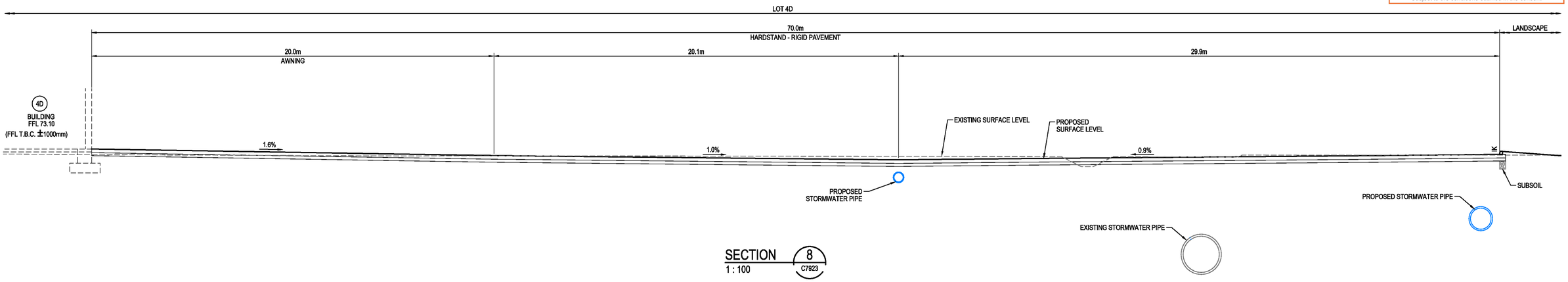
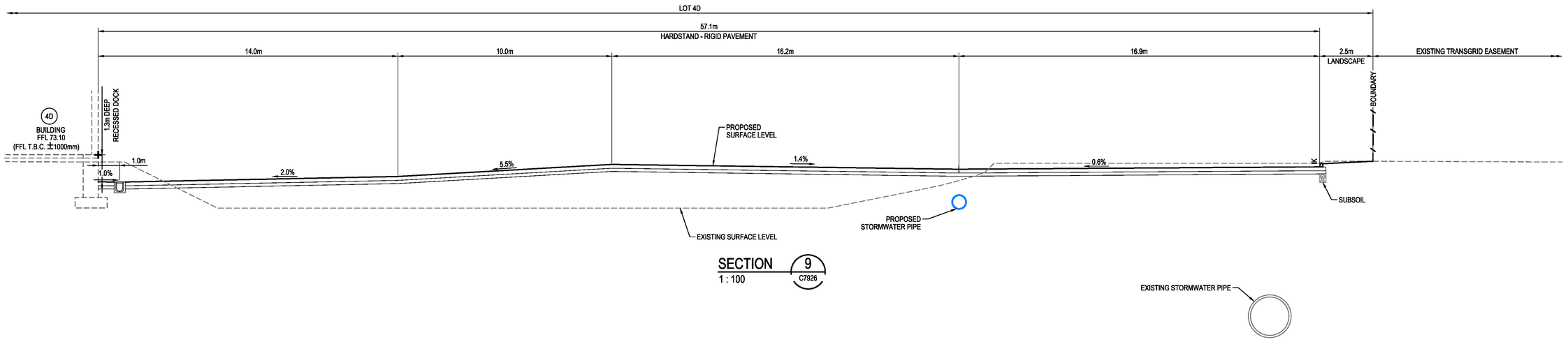


SECTION 8
1 : 100 C7923



SECTION 9
1 : 100 C7926

Issue	Description	Date
P7	RE-ISSUE FOR DA AND TENDER	02-03-23
P6	REVISED CARPARK GRADING	09-02-23
P5	FINAL FOR DA	18-01-23
P4	REISSUED FOR DA	22-12-22
P3	REISSUED FOR DRAFT	20-12-22
P2	ISSUED FOR DA	18-11-22
P1	ISSUED FOR DRAFT	11-11-22

100mm on Original

Bar Scales
0 2 4 6 8 10m
1 : 100 @ A1 1 : 200 @ A3

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Client: Goodman

Scales	1 : 100
Grid	LOCAL
Height Datum	AHD
Drawn	KS
Designed	AC
Checked	SC
Approved	

Project
PROPOSED INDUSTRIAL DEVELOPMENT
OAKDALE WEST - LOT 4C & 4D

Title
TYPICAL SECTIONS
SHEET 4

Civil Engineers and Project Managers
at&l
Level 7, 153 Walker Street
North Sydney NSW 2060
ABN 96 130 882 405
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Fax: 02 9923 1055
www.atl.net.au
info@atl.net.au

Status: FOR APPROVAL
NOT TO BE USED FOR CONSTRUCTION
A1

Project - Drawing No.: 15-272-C7913
Issue: P7

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PENRITH CITY COUNCIL
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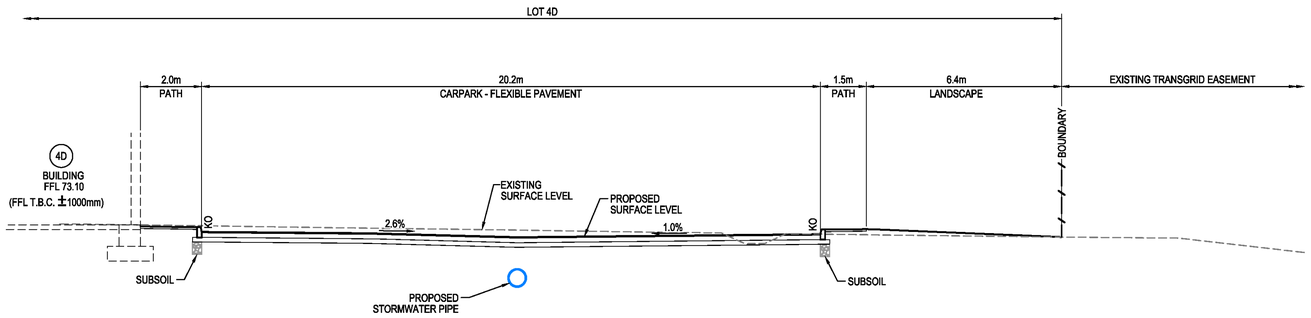

SECTION 10
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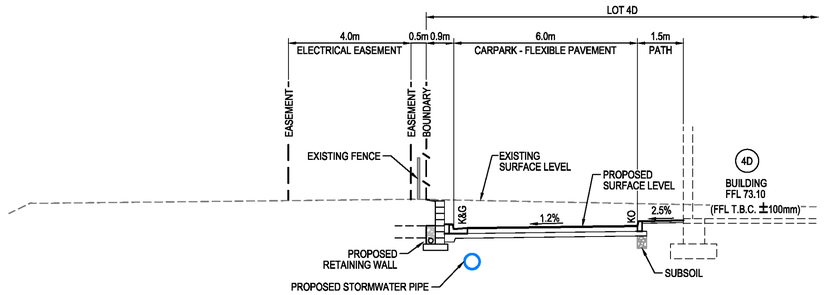

SECTION 11
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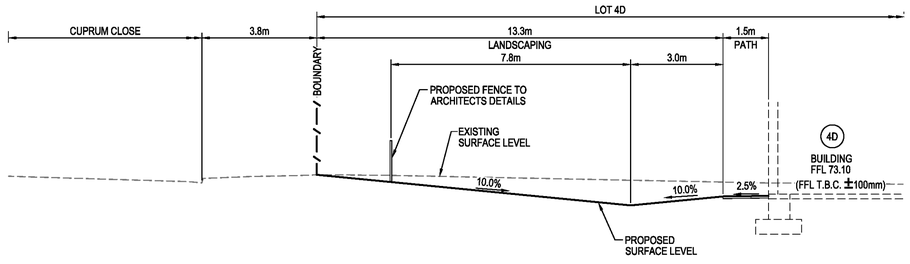

SECTION 12
1 : 100 C7923

Issue	Description	Date
P7	RE-ISSUE FOR DA AND TENDER	02-03-23
P6	REVISED CARPARK GRADING	09-02-23
P5	FINAL FOR DA	18-01-23
P4	REISSUED FOR DA	22-12-22
P3	REISSUED FOR DRAFT	20-12-22
P2	ISSUED FOR DA	18-11-22
P1	ISSUED FOR DRAFT	11-11-22

100mm on Original

Bar Scales
0 2 4 6 8 10m
1 : 100 @ A1 1 : 200 @ A3

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Client: Goodman

Scales: 1 : 100
Grid: LOCAL
Height Datum: AHD

Drawn	KS
Designed	AC
Checked	SC
Approved	

Project
PROPOSED INDUSTRIAL DEVELOPMENT
OAKDALE WEST - LOT 4C & 4D

Title
TYPICAL SECTIONS
SHEET 5

Civil Engineers and Project Managers
at&l
Level 7, 153 Walker Street
North Sydney NSW 2060
ABN 96 130 882 405
Tel: 02 9439 1777
Fax: 02 9923 1055
www.atl.net.au
info@atl.net.au

Status: FOR APPROVAL
NOT TO BE USED FOR CONSTRUCTION
A1
Project - Drawing No.: 15-272-C7914
Issue: P7

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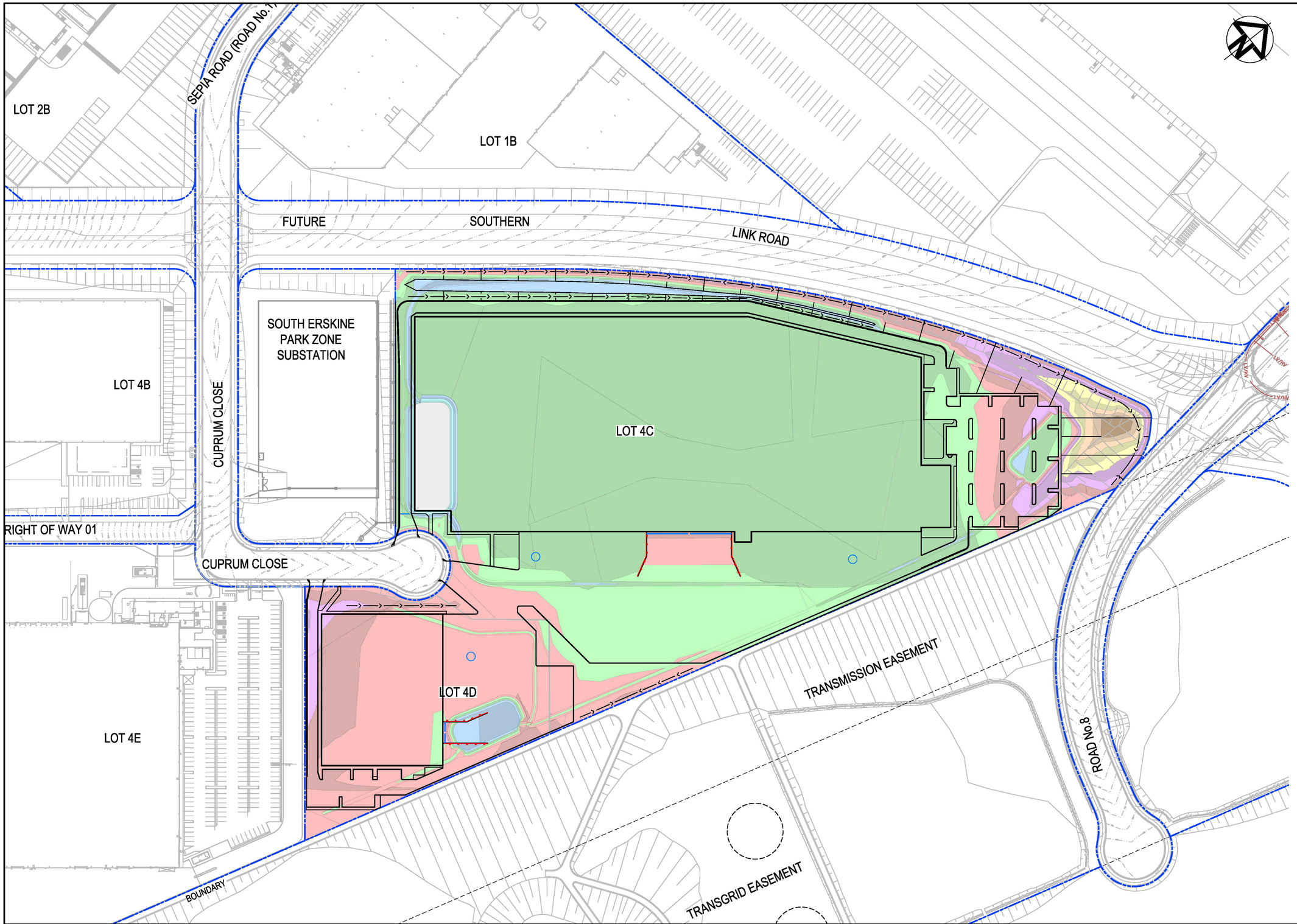

LOT 4C & 4D		
NET CUT (cu.m)	NET FILL (cu.m)	BALANCE (cu.m)
-14,962	+39,620	24,658 IMPORT

CUT/FILL DEPTH RANGE LEGEND

Lower_value		Upper_value	Colour
-100	to	-4.0 m	
-4.0	to	-3.5 m	
-3.5	to	-3.0 m	
-3.0	to	-2.5 m	
-2.5	to	-2.0 m	
-2.0	to	-1.5 m	
-1.5	to	-1.0 m	
-1.0	to	-0.5 m	
-0.5	to	0.0 m	
0.0	to	0.5 m	
0.5	to	1.0 m	
1.5	to	2.0 m	
2.0	to	2.5 m	
2.5	to	3.0 m	
3.0	to	3.5 m	
3.5	to	4.0 m	
4.0	to	100 m	

NOTES
1. THE ABOVE VOLUMES ARE CALCULATED WITH THE ASSUMPTION THAT THE INFRASTRUCTURE WORKS ARE COMPLETED.
2. ASSUMED 300mm SET DOWN FROM PRELIMINARY FINISHED LEVELS.
3. THE VOLUMES DO NOT TAKE INTO ACCOUNT THE FOLLOWING :-
   - BULKING FACTORS OF REMOVED CUT
   - REMOVAL OF EXISTING BUILDING SLABS AND PAVEMENTS
   - REMOVAL AND/OR REMEDIATION OF ANY EXISTING UNCONTROLLED FILL
   - PROPOSED LANDSCAPING
   - STORMWATER AND UTILITY TRENCHING
   - EROSION AND SEDIMENTATION CONTROL SWALES AND BASINS
   - NO ALLOWANCE FOR RETAINING WALL BACKFILL MATERIAL

PENRITH CITY COUNCIL
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Issue	Description	Date
P7	RE-ISSUE FOR DA AND TENDER	02-03-23
P6	REVISED CARPARK GRADING	09-02-23
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P4	REISSUED FOR DA	22-12-22
P3	REISSUED FOR DRAFT	20-12-22
P2	ISSUED FOR DA	18-11-22
P1	ISSUED FOR DRAFT	11-11-22

Bar Scales
0 20 40 60 80 100m
1 : 1000 @ A1 1 : 2000 @ A3

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Client: Goodman

Scales	1 : 1000	Drawn	KS
		Designed	AC
Grid	LOCAL	Checked	SC
Height Datum	AHD	Approved	

Project
PROPOSED INDUSTRIAL DEVELOPMENT
OAKDALE WEST - LOT 4C & 4D

Title
BULK EARTHWORKS PLAN

Civil Engineers and Project Managers
at&l
Level 7, 153 Walker Street
North Sydney NSW 2060
ABN 96 130 882 405
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Fax: 02 9923 1055
www.atl.net.au
info@atl.net.au

Status: FOR APPROVAL
NOT TO BE USED FOR CONSTRUCTION
A1
Project - Drawing No.: 15-272-C7915
Issue: P7

100mm on Original

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FUTURE SOUTHERN LINK ROAD

SOUTH ERSKINE
PARK ZONE
SUBSTATION

TOW 73.90
BOW 72.80

S.L 73.56
I.L 70.05

S.L 73.56
I.L 69.91

S.L 73.56
I.L 69.71

S.L 73.63
I.L 70.25

S.L 73.63
I.L 70.45

RETAINING WALL
RW02

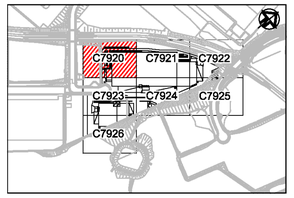
NOTE:
DOWNPIPE LOCATION ARE INDICATIVE ONLY.
T.B.C IN DETAILED DESIGN

LOT 4C
WAREHOUSE
FFL 74.10

CONTINUATION ON DRAWING C7921

CONTINUATION ON DRAWING C7923

KEYPLAN



LEGEND

- EXISTING BOUNDARY
- EXISTING EASEMENT
- PROPOSED BOUNDARY
- PROPOSED EASEMENT
- 65.0 PROPOSED CONTOUR
- K&G KERB AND GUTTER
- KO KERB ONLY
- IKO INTEGRAL KERB ONLY
- DD DISH DRAIN
- 74.00 FINISHED SURFACE LEVEL
- Ø375 STORMWATER PIPE WITH SIZE
- GD STORMWATER GRATED DRAIN WITH CLASS "D" COVER
- DP STORMWATER DOWNPIPE AND PVC PIPE REFER HYDRAULIC ENGINEER FOR DETAILS
- GUARD RAIL SAFETY BARRER
- EXISTING GUARD RAIL SAFETY BARRER
- SS SUBSOIL DRAINAGE (100mm Ø)
- SS SUBSOIL DRAINAGE (100mm Ø uPVC) CONNECTION UNDER PAVEMENT
- GRASS LINED SWALE
- KERB INLET PIT
- SURFACE INLET PIT
- JUNCTION PIT
- EXISTING STORMWATER PIPE AND PIT
- PROPOSED NOISE WALL
- PROPOSED RETAINING WALL
- EXISTING RETAINING WALL
- T EXISTING COMMUNICATIONS
- S EXISTING SEWER MAIN
- W EXISTING WATER MAIN
- NBN EXISTING NBN
- LV/HV EXISTING ELECTRICAL
- G EXISTING GAS MAIN
- DISUSED SERVICE

PENRITH CITY COUNCIL
COUNCIL DOES NOT ATTEST TO THE ACCURACY OF DETAILS IN PLANS
This plan / document relates to Development Consent: DA23/0053
Subject to the conditions outlined in the consent

Issue	Description	Date
P7	RE-ISSUE FOR DA AND TENDER	02-03-23
P6	REVISED CARPARK GRADING	09-02-23
P5	FINAL FOR DA	18-01-23
P4	REISSUED FOR DA	22-12-22
P3	REISSUED FOR DRAFT	20-12-22
P2	ISSUED FOR DA	18-11-22
P1	ISSUED FOR DRAFT	11-11-22

Bar Scales
0 5 10 15 20m
1 : 250 @ A1 1 : 500 @ A3

THIS DRAWING CANNOT BE COPIED OR REPRODUCED IN ANY FORM OR USED FOR ANY OTHER PURPOSE OTHER THAN THAT ORIGINALLY INTENDED WITHOUT THE WRITTEN PERMISSION OF AT&L

Client: Goodman

Scales	1 : 250
Grid	LOCAL
Height Datum	AHD
Drawn	KS
Designed	AC
Checked	SC
Approved	

Project
PROPOSED INDUSTRIAL DEVELOPMENT
OAKDALE WEST - LOT 4C & 4D

Title
SITEWORKS AND STORMWATER DRAINAGE PLAN
SHEET 1

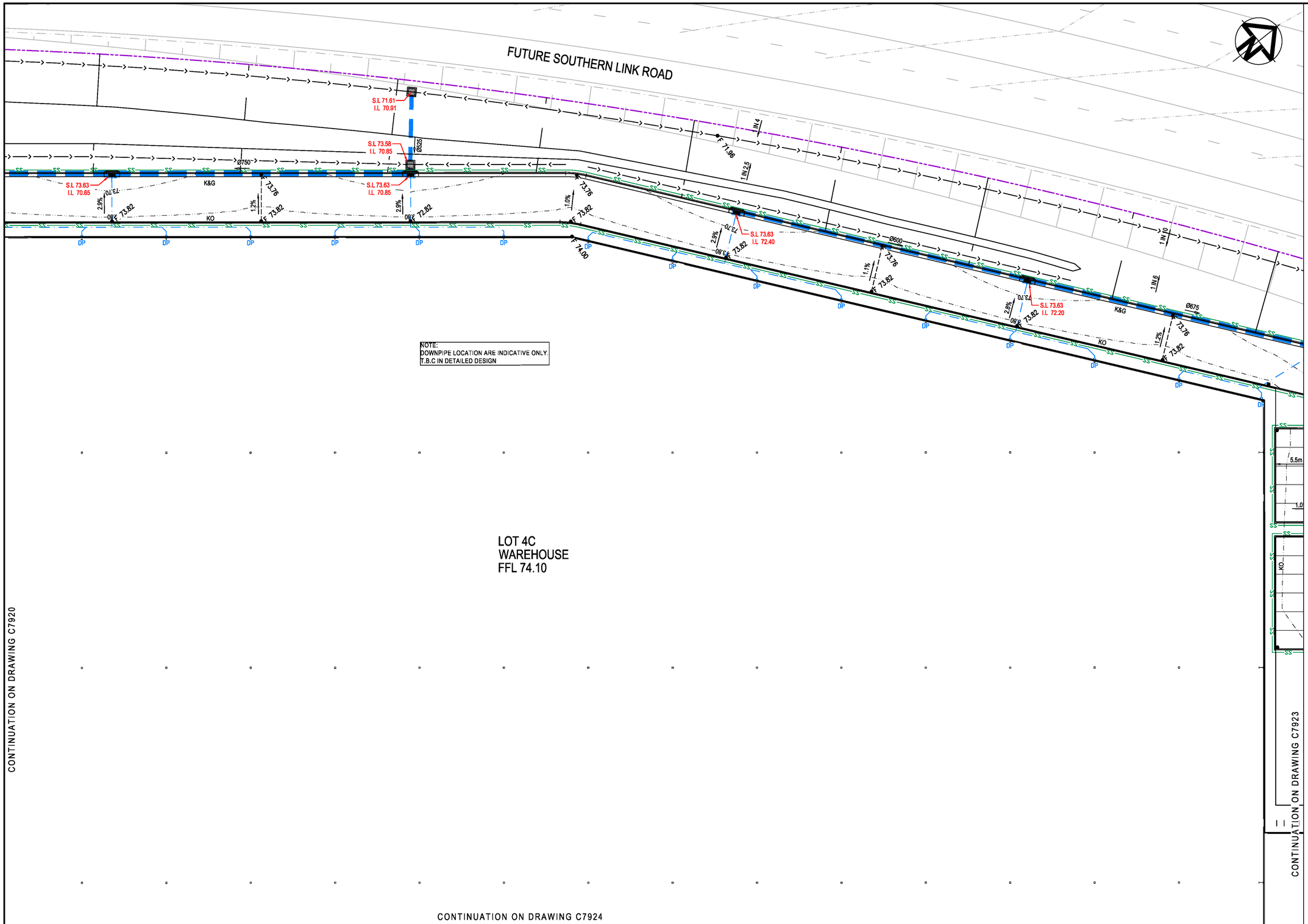
Civil Engineers and Project Managers
at&l
Level 7, 153 Walker Street
North Sydney NSW 2060
ABN 96 130 882 405
Tel: 02 9439 1777
Fax: 02 9923 1055
www.atl.net.au
info@atl.net.au

Status: FOR APPROVAL
NOT TO BE USED FOR CONSTRUCTION
A1

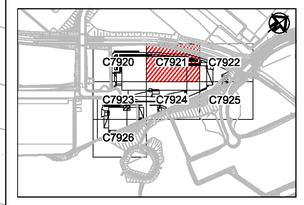
Project - Drawing No.: 15-272-C7920
Issue: P7

100mm on Original

F:\15-272 Oakdale West\Drgs\Civil\Final\SSDA\7000_On-Lot Works Packages\7900 LOT 4C 4D\15-272-C7920.dwg



KEYPLAN



LEGEND

- EXISTING BOUNDARY
- EXISTING EASEMENT
- PROPOSED BOUNDARY
- PROPOSED EASEMENT
- 65.0 PROPOSED CONTOUR
- K&G KERB AND GUTTER
- KO KERB ONLY
- IKO INTEGRAL KERB ONLY
- DD DISH DRAIN
- ● 74.00 FINISHED SURFACE LEVEL
- Ø375 STORMWATER PIPE WITH SIZE
- GD STORMWATER GRATED DRAIN WITH CLASS "D" COVER
- DP STORMWATER DOWNPIPE AND PVC PIPE REFER HYDRAULIC ENGINEER FOR DETAILS
- GUARD RAIL SAFETY BARRER
- EXISTING GUARD RAIL SAFETY BARRER
- SS SUBSOIL DRAINAGE (100mm Ø)
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- GRASS LINED SWALE
- KERB INLET PIT
- SURFACE INLET PIT
- JUNCTION PIT
- EXISTING STORMWATER PIPE AND PIT
- PROPOSED NOISE WALL
- PROPOSED RETAINING WALL
- EXISTING RETAINING WALL
- T EXISTING COMMUNICATIONS
- S EXISTING SEWER MAIN
- W EXISTING WATER MAIN
- NBN EXISTING NBN
- LV/HV EXISTING ELECTRICAL
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- DISUSED SERVICE

PENRITH CITY COUNCIL
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P4	REISSUED FOR DA	22-12-22
P3	REISSUED FOR DRAFT	20-12-22
P2	ISSUED FOR DA	18-11-22
P1	ISSUED FOR DRAFT	11-11-22

100mm on Original

Bar Scales

0 5 10 15 20m

1 : 250 @ A1 1 : 500 @ A3

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Client: Goodman

Scales	1 : 250
Grid	LOCAL
Height Datum	AHD
Drawn	KS
Designed	AC
Checked	SC
Approved	

Project
PROPOSED INDUSTRIAL DEVELOPMENT
OAKDALE WEST - LOT 4C & 4D

Title
SITEWORKS AND STORMWATER DRAINAGE PLAN
SHEET 2

Civil Engineers and Project Managers
at&l
Level 7, 153 Walker Street
North Sydney NSW 2060
ABN 96 130 882 405
Tel: 02 9439 1777
Fax: 02 9923 1055
www.atl.net.au
info@atl.net.au

Status: FOR APPROVAL
NOT TO BE USED FOR CONSTRUCTION

A1

Project - Drawing No.: 15-272-C7921

Issue: P7

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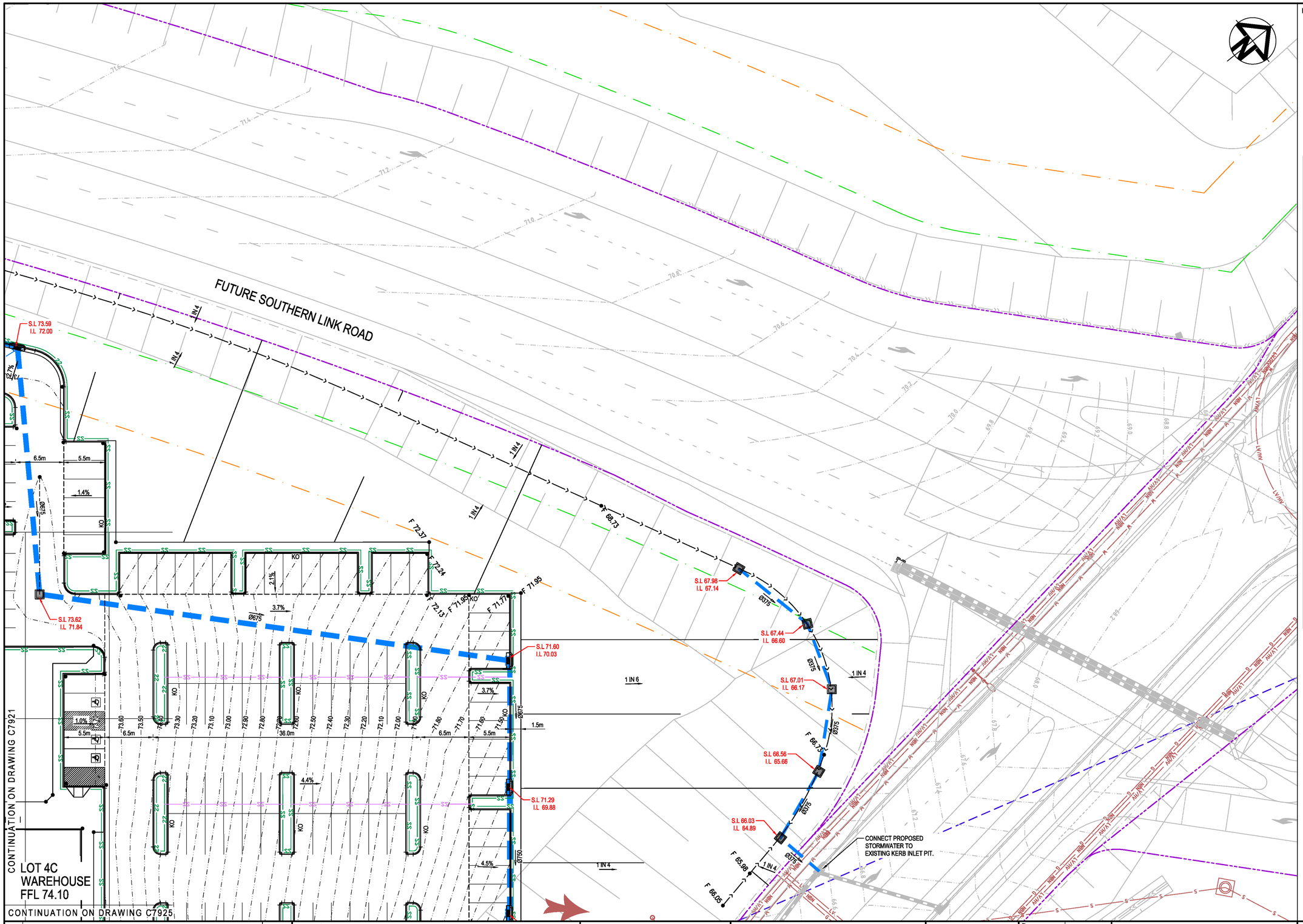
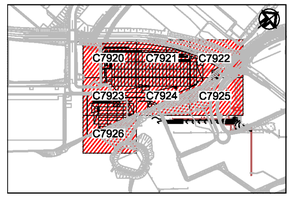


KEYPLAN



LEGEND

- EXISTING BOUNDARY
- EXISTING EASEMENT
- PROPOSED BOUNDARY
- PROPOSED EASEMENT
- 65.0 — PROPOSED CONTOUR
- K&G — KERB AND GUTTER
- KO — KERB ONLY
- IKO — INTEGRAL KERB ONLY
- DD — DISH DRAIN
- ● 74.00 — FINISHED SURFACE LEVEL
- Ø375 — STORMWATER PIPE WITH SIZE
- GD — STORMWATER GRATED DRAIN WITH CLASS "D" COVER
- DP — STORMWATER DOWNPIPE AND PVC PIPE REFER HYDRAULIC ENGINEER FOR DETAILS
- GUARD RAIL SAFETY BARRIER
- EXISTING GUARD RAIL SAFETY BARRIER
- SS — SUBSOIL DRAINAGE (100mm Ø)
- SS — SUBSOIL DRAINAGE (100mm Ø uPVC) CONNECTION UNDER PAVEMENT
- GRASS LINED SWALE
- KERB INLET PIT
- SURFACE INLET PIT
- JUNCTION PIT
- EXISTING STORMWATER PIPE AND PIT
- PROPOSED NOISE WALL
- PROPOSED RETAINING WALL
- EXISTING RETAINING WALL
- T — EXISTING COMMUNICATIONS
- S — EXISTING SEWER MAIN
- W — EXISTING WATER MAIN
- NBN — EXISTING NBN
- LV/HV — EXISTING ELECTRICAL
- G — EXISTING GAS MAIN
- x — x — DISUSED SERVICE

PENRITH CITY COUNCIL

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Bar Scales

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Client: Goodman

Scales		Drawn	KS
1 : 250		Designed	AC
Grid	LOCAL	Checked	SC
Height Datum	AHD	Approved	

Project

PROPOSED INDUSTRIAL DEVELOPMENT
OAKDALE WEST - LOT 4C & 4D

Title

SITEWORKS AND STORMWATER DRAINAGE PLAN
SHEET 3

Civil Engineers and Project Managers
at&l
Level 7, 153 Walker Street
North Sydney NSW 2060
ABN 96 130 882 405
Tel: 02 9439 1777
Fax: 02 9923 1055
www.atl.net.au
info@atl.net.au

Status		
FOR APPROVAL NOT TO BE USED FOR CONSTRUCTION	A1	
Project - Drawing No.	Issue	
15-272-C7922	P7	

100mm on Original

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CONTINUATION ON DRAWING C7920

CONTINUATION ON DRAWING C7924

SOUTH ERSKINE PARK ZONE SUBSTATION

RETAINING WALL RW02

PROPOSED 200mm WIDE GRATED DRAIN (CLASS "D" GRATE)

EXISTING PIT TO BE ADJUSTED TO SUIT NEW CROSS OVER

S.L 73.56 I.L 69.46

S.L 73.97 I.L 6946

S.L 73.15 I.L 69.36

S.L 73.21 I.L 69.41

TOW 73.65 BOW 72.80

INDUSTRIAL CROSS OVER TO BE CONSTRUCTED TO PCC STANDARDS AND GUIDELINES REFER DRAWING SD1004 FOR DETAILS

PROPOSED UNDERGROUND RAINWATER TANK
- RWT SIZE = 280kL
- ROOF AREA TO RWT = 7000m2
- % OF RE-USED DEMAND MET = 80.1%

FINAL RWT SIZE AND ROOF CATCHMENT TO BE CONFIRMED DURING DETAILED DESIGN. MINIMUM 80% OF RE-USE DEMAND TO BE MET.

NOTE: DOWNPIPE LOCATION ARE INDICATIVE ONLY. T.B.C IN DETAILED DESIGN

LOT 4C WAREHOUSE FFL 74.10

CUPRUM CLOSE

1.0m EDGE OF LINTEL TO EDGE OF DRIVEWAY.

SUB STATION

Footpath requires ramping arrangement for DDA compliance.

S.L 74.00 I.L 72.98

AWNING ABOVE

CONNECT PROPOSED STORMWATER TO EXISTING Ø900 STUB AT I.L. 67.98 (TO BE CONFIRMED PRIOR TO CONSTRUCTION)

S.L 72.94 I.L 67.98

S.L 72.79 I.L 69.25

S.L 73.69 I.L 71.17

S.L 73.14 I.L 71.84

S.L 72.48 I.L 71.50

S.L 72.81 I.L 67.88.

CONNECT PROPOSED STORMWATER TO EXISTING Ø900 PIPE.

S.L 72.80 I.L 71.88

EXISTING STORMWATER MANHOLE TO BE ADJUSTED TO PROPOSED LEVEL

EXISTING STORMWATER MANHOLE TO BE ADJUSTED TO PROPOSED LEVEL

S.L 72.69 I.L 71.62

TOW 73.82 BOW 73.52

PROPOSED UNDERGROUND RAINWATER TANK
- RWT SIZE = 50KL
- ROOF AREA TO RWT = 2900m2
- % OF RE-USE DEMAND MET = 82.3%

FINAL RWT SIZE AND ROOF CATCHMENT TO BE CONFIRMED DURING DETAILED DESIGN. MINIMUM 80% OF RE-USE DEMAND TO BE MET.

PROPOSED GROSS POLLUTANT TRAP
- ROCLA CDS 1518 GPT OR SIMILAR APPROVED EQUIVALENT.
- 3 MONTH FLOW 372 L/s.
- INSTALL TO MANUFACTURERS DETAILS.

S.L 73.34 I.L 67.90

S.L 72.63 I.L 71.53

S.L 73.01 I.L 71.91

S.L 72.51 I.L 71.41

S.L 72.68 I.L 65.28

CONNECT PROPOSED STORMWATER TO EXISTING Ø900 STUB AT I.L. 65.28 (TO BE CONFIRMED PRIOR TO CONSTRUCTION)

PROPOSED RETAINING WALL TO STRUCTURAL ENGINEER'S DETAILS

4.0m CABLE EASEMENT

S.L 72.69 I.L 71.42

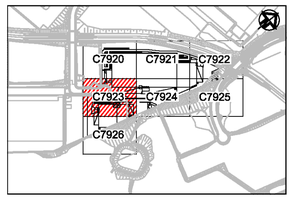
RETAINING WALL RW01

LOT 4E

LOT 4D WAREHOUSE FFL 73.10

CONTINUATION ON DRAWING C7926

KEYPLAN



LEGEND

- EXISTING BOUNDARY
- EXISTING EASEMENT
- PROPOSED BOUNDARY
- PROPOSED EASEMENT
- PROPOSED CONTOUR
- KERB AND GUTTER
- KERB ONLY
- INTEGRAL KERB ONLY
- DISH DRAIN
- FINISHED SURFACE LEVEL
- STORMWATER PIPE WITH SIZE
- STORMWATER GRATED DRAIN WITH CLASS "D" COVER
- STORMWATER DOWNPIPE AND PVC PIPE REFER HYDRAULIC ENGINEER FOR DETAILS
- GUARD RAIL SAFETY BARRER / EXISTING GUARD RAIL SAFETY BARRER
- SUBSOIL DRAINAGE (100mm Ø)
- SUBSOIL DRAINAGE (100mm Ø uPVC) CONNECTION UNDER PAVEMENT
- GRASS LINED SWALE
- KERB INLET PIT
- SURFACE INLET PIT
- JUNCTION PIT
- EXISTING STORMWATER PIPE AND PIT
- PROPOSED NOISE WALL
- PROPOSED RETAINING WALL
- EXISTING RETAINING WALL
- EXISTING COMMUNICATIONS
- EXISTING SEWER MAIN
- EXISTING WATER MAIN
- EXISTING NBN
- EXISTING ELECTRICAL
- EXISTING GAS MAIN
- DISUSED SERVICE

PENRITH CITY COUNCIL

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This plan / document relates to Development Consent: DA23/0053

Subject to the conditions outlined in the consent

Issue	Description	Date
P8	RE-ISSUE FOR DA AND TENDER	27-03-23
P7	RE-ISSUE FOR DA AND TENDER	02-03-23
P6	REVISED CARPARK GRADING	09-02-23
P5	FINAL FOR DA	18-01-23
P4	REISSUED FOR DA	22-12-22
P3	REISSUED FOR DRAFT	20-12-22
P2	ISSUED FOR DA	18-11-22
P1	ISSUED FOR DRAFT	11-11-22

Bar Scales

0 5 10 15 20m

1 : 250 @ A1 1 : 500 @ A3

100mm on Original

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Client: Goodman

Scales		Drawn	KS
1 : 250		Designed	AC
Grid	LOCAL	Checked	SC
Height Datum	AHD	Approved	

Project: PROPOSED INDUSTRIAL DEVELOPMENT OAKDALE WEST - LOT 4C & 4D

Title: SITEWORKS AND STORMWATER DRAINAGE PLAN SHEET 4

Civil Engineers and Project Managers

at&l

Level 7, 153 Walker Street
North Sydney NSW 2060
ABN 96 130 882 405
Tel: 02 9439 1777
Fax: 02 9923 1055
www.atl.net.au
info@atl.net.au

Status: FOR APPROVAL
NOT TO BE USED FOR CONSTRUCTION

A1

Project - Drawing No.: 15-272-C7923

Issue: P8

F:\15-272 Oakdale West\Drgs\Civil\Final\SSDA\7000_On-Lot Works Packages\7900 LOT 4C 4D\15-272-C7923.dwg

CONTINUATION ON DRAWING C7921

CONTINUATION ON DRAWING C7923

CONTINUATION ON DRAWING C7925

LOT 4C
WAREHOUSE
FFL 74.10

PROPOSED 200mm WIDE GRATED DRAIN (CLASS "D" GRATE)

NOTE:
DOWNPIPE LOCATION ARE INDICATIVE ONLY.
T.B.C IN DETAILED DESIGN

PROPOSED UNDERGROUND RAINWATER TANK
- RWT SIZE = 315kL
- ROOF AREA TO RWT =7900m2
- % OF RE-USE DEMAND MET = 80.1%

FINAL RWT SIZE AND ROOF CATCHMENT TO BE CONFIRMED DURING DETAILED DESIGN. MINIMUM 80% OF RE-USE DEMAND TO BE MET.

DOCK OFFICE

AWNING ABOVE

PROPOSED RETAINING WALL TO STRUCTURAL ENGINEER'S DETAILS

EXISTING SEWER TMS TO BE ADJUSTED TO PROPOSED LEVEL

RETAINING WALL RW03

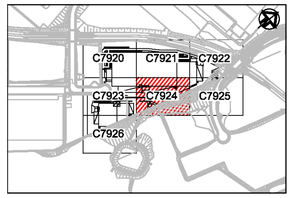
TRANSMISSION EASEMENT

BOUNDARY

TOW 73.29
BOW 72.80

S.L 74.03 I.L 73.01
S.L 73.65 I.L 71.22
S.L 73.57 I.L 70.43
S.L 74.04 I.L 72.95
S.L 74.04 I.L 72.95
S.L 73.49 I.L 68.63
S.L 73.28 I.L 68.43
S.L 73.16 I.L 68.31
S.L 73.21 I.L 67.99
S.L 73.13 I.L 68.09
S.L 73.05 I.L 68.19
S.L 72.51 I.L 71.52

KEYPLAN



LEGEND

- EXISTING BOUNDARY
- EXISTING EASEMENT
- PROPOSED BOUNDARY
- PROPOSED EASEMENT
- 65.0 PROPOSED CONTOUR
- K&G KERB AND GUTTER
- KO KERB ONLY
- IKO INTEGRAL KERB ONLY
- DD DISH DRAIN
- ● 74.00 FINISHED SURFACE LEVEL
- Ø375 STORMWATER PIPE WITH SIZE
- GD STORMWATER GRATED DRAIN WITH CLASS "D" COVER
- DP STORMWATER DOWNPIPE AND PVC PIPE REFER HYDRAULIC ENGINEER FOR DETAILS
- GUARD RAIL SAFETY BARRIER
- EXISTING GUARD RAIL SAFETY BARRIER
- SS SUBSOIL DRAINAGE (100mm Ø)
- SS SUBSOIL DRAINAGE (100mm Ø uPVC) CONNECTION UNDER PAVEMENT
- GRASS LINED SWALE
- KERB INLET PIT
- SURFACE INLET PIT
- JUNCTION PIT
- EXISTING STORMWATER PIPE AND PIT
- PROPOSED NOISE WALL
- PROPOSED RETAINING WALL
- EXISTING RETAINING WALL
- T EXISTING COMMUNICATIONS
- S EXISTING SEWER MAIN
- W EXISTING WATER MAIN
- NBN EXISTING NBN
- LV/HV EXISTING ELECTRICAL
- G EXISTING GAS MAIN
- DISUSED SERVICE

PENRITH CITY COUNCIL
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P7	RE-ISSUE FOR DA AND TENDER	02-03-23
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P3	REISSUED FOR DRAFT	20-12-22
P2	ISSUED FOR DA	18-11-22
P1	ISSUED FOR DRAFT	11-11-22

100mm on Original

Bar Scales
0 5 10 15 20m
1 : 250 @ A1 1 : 500 @ A3

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Client: Goodman

Scales	1 : 250
Grid	LOCAL
Height Datum	AHD
Drawn	KS
Designed	AC
Checked	SC
Approved	

Project
PROPOSED INDUSTRIAL DEVELOPMENT
OAKDALE WEST - LOT 4C & 4D

Title
SITEWORKS AND STORMWATER DRAINAGE PLAN
SHEET 5

Civil Engineers and Project Managers
at&l
Level 7, 153 Walker Street
North Sydney NSW 2060
ABN 96 130 882 405
Tel: 02 9439 1777
Fax: 02 9923 1055
www.atl.net.au
info@atl.net.au

Status: FOR APPROVAL
NOT TO BE USED FOR CONSTRUCTION
A1

Project - Drawing No.: 15-272-C7924
Issue: P7

F:\15-272 Oakdale West\Drgs\Civil\Final\SSDA\7000_On-Lot Works Packages\7900 LOT 4C 4D\15-272-C7924.dwg

CONTINUATION ON DRAWING C7922

CONTINUATION ON DRAWING C7924

OFFICE

BOUNDARY

TRANSMISSION EASEMENT

TRANSGRID EASEMENT

RETAINING WALL RW03

S.L 70.98
I.L 69.57

TOW 71.03
BOW 70.88

S.L 70.78
I.L 69.26

TOW 70.90
BOW 69.33

TOW 71.09
BOW 70.15

S.L 72.55
I.L 69.01

S.L 73.62
I.L 68.88

4 C7911

KO

IKO

K&G

DD

Ø900

Ø750

4.9%

3.0%

2.5%

1.5%

1.6%

12.0m

67.3m

F 71.41

F 71.08

F 71.05

F 71.07

F 71.66

F 72.20

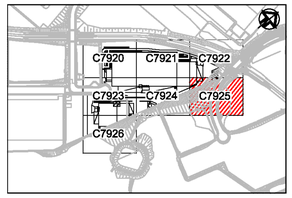
F 72.42

F 72.58

F 72.69

70.90

KEYPLAN



LEGEND

- EXISTING BOUNDARY
- EXISTING EASEMENT
- PROPOSED BOUNDARY
- PROPOSED EASEMENT
- 65.0 PROPOSED CONTOUR
- K&G KERB AND GUTTER
- KO KERB ONLY
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- ● 74.00 FINISHED SURFACE LEVEL
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- GUARD RAIL SAFETY BARRER
- EXISTING GUARD RAIL SAFETY BARRER
- SS SUBSOIL DRAINAGE (100mm Ø)
- SS SUBSOIL DRAINAGE (100mm Ø uPVC) CONNECTION UNDER PAVEMENT
- GRASS LINED SWALE
- KERB INLET PIT
- SURFACE INLET PIT
- JUNCTION PIT
- EXISTING STORMWATER PIPE AND PIT
- PROPOSED NOISE WALL
- PROPOSED RETAINING WALL
- EXISTING RETAINING WALL
- T EXISTING COMMUNICATIONS
- S EXISTING SEWER MAIN
- W EXISTING WATER MAIN
- NBN EXISTING NBN
- LV/HV EXISTING ELECTRICAL
- G EXISTING GAS MAIN
- DISUSED SERVICE

PENRITH CITY COUNCIL

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P2	ISSUED FOR DA	18-11-22
P1	ISSUED FOR DRAFT	11-11-22

Bar Scales

0 5 10 15 20m

1 : 250 @ A1 1 : 500 @ A3

100mm on Original

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Client: Goodman

Scales: 1 : 250

Grid: LOCAL

Height Datum: AHD

Drawn: KS

Designed: AC

Checked: SC

Approved:

Project: PROPOSED INDUSTRIAL DEVELOPMENT OAKDALE WEST - LOT 4C & 4D

Title: SITEWORKS AND STORMWATER DRAINAGE PLAN SHEET 6

Civil Engineers and Project Managers

at&l

Level 7, 153 Walker Street
North Sydney NSW 2060
ABN 96 130 882 405
Tel: 02 9439 1777
Fax: 02 9923 1055
www.atl.net.au
info@atl.net.au

Status: FOR APPROVAL
NOT TO BE USED FOR CONSTRUCTION

A1

Project - Drawing No.: 15-272-C7925

Issue: P7

F:\15-272 Oakdale West\Drgs\Civil\Final\SSDA\7000_On-Lot Works Packages\7900 LOT 4C 4D\15-272-C7925.dwg

CONTINUATION ON DRAWING C7923

LOT 4D
WAREHOUSE
FFL 73.10

LOT 4E

OFFICE

TRANSMISSION EASEMENT

TRANSGRID EASEMENT

BIO-RETENTION BASIN No.4

RETAINING WALL RW01

TOW 73.04
BOW 72.93

4.0m CABLE EASEMENT

PROPOSED 200mm WIDE GRATED DRAIN (CLASS "D" GRATE)

AWNING ABOVE

S.L 71.80
I.L 70.67

14.0m

10.0m

PROPOSED RETAINING WALL TO STRUCTURAL ENGINEER'S DETAILS

NOTE:
DOWNPIPE LOCATION ARE INDICATIVE ONLY.
T.B.C IN DETAILED DESIGN

EXISTING SEWER TMS TO BE ADJUSTED TO PROPOSED LEVEL

S.L 72.44
I.L 70.44

S.L 72.48
I.L 66.62

S.L 72.39
I.L 70.62

EXISTING STORMWATER MANHOLE TO BE ADJUSTED TO PROPOSED LEVEL

CONNECT PROPOSED STORMWATER TO EXISTING Ø600 STUB AT I.L. 66.54 (TO BE CONFIRMED PRIOR TO CONSTRUCTION)

PROPOSED GROSS POLLUTANT TRAP
- ROCLA CDS 1015 GPT OR SIMILAR APPROVED EQUIVALENT.
- 3 MONTH FLOW 171 L/s.
- INSTALL TO MANUFACTURERS DETAILS.

S.L 72.69
I.L 71.22

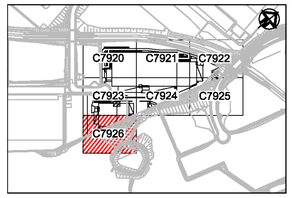
S.L 72.73
I.L 71.13

S.L 72.63
I.L 71.03

S.L 72.50
I.L 70.92

BOUNDARY

KEYPLAN



LEGEND

- EXISTING BOUNDARY
- EXISTING EASEMENT
- PROPOSED BOUNDARY
- PROPOSED EASEMENT
- 65.0 PROPOSED CONTOUR
- K&G KERB AND GUTTER
- KO KERB ONLY
- IKO INTEGRAL KERB ONLY
- DD DISH DRAIN
- 74.00 FINISHED SURFACE LEVEL
- Ø375 STORMWATER PIPE WITH SIZE
- GD STORMWATER GRATED DRAIN WITH CLASS "D" COVER
- DP STORMWATER DOWNPIPE AND PVC PIPE REFER HYDRAULIC ENGINEER FOR DETAILS
- GUARD RAIL SAFETY BARRER
- EXISTING GUARD RAIL SAFETY BARRER
- SS SUBSOIL DRAINAGE (100mm Ø)
- SS SUBSOIL DRAINAGE (100mm Ø uPVC) CONNECTION UNDER PAVEMENT
- GRASS LINED SWALE
- KERB INLET PIT
- SURFACE INLET PIT
- JUNCTION PIT
- EXISTING STORMWATER PIPE AND PIT
- PROPOSED NOISE WALL
- PROPOSED RETAINING WALL
- EXISTING RETAINING WALL
- T EXISTING COMMUNICATIONS
- S EXISTING SEWER MAIN
- W EXISTING WATER MAIN
- NBN EXISTING NBN
- LV/HV EXISTING ELECTRICAL
- G EXISTING GAS MAIN
- x x DISUSED SERVICE

PENRITH CITY COUNCIL
COUNCIL DOES NOT ATTEST TO THE ACCURACY OF DETAILS IN PLANS
This plan / document relates to Development Consent: DA23/0053
Subject to the conditions outlined in the consent

Issue	Description	Date
P7	RE-ISSUE FOR DA AND TENDER	02-03-23
P6	REVISED CARPARK GRADING	09-02-23
P5	FINAL FOR DA	18-01-23
P4	REISSUED FOR DA	22-12-22
P3	REISSUED FOR DRAFT	20-12-22
P2	ISSUED FOR DA	18-11-22
P1	ISSUED FOR DRAFT	11-11-22

Bar Scales

0 5 10 15 20m

1 : 250 @ A1 1 : 500 @ A3

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Client: Goodman

Scales		Drawn	KS
1 : 250		Designed	AC
Grid	LOCAL	Checked	SC
Height Datum	AHD	Approved	

Project
PROPOSED INDUSTRIAL DEVELOPMENT
OAKDALE WEST - LOT 4C & 4D

Title
SITEWORKS AND STORMWATER DRAINAGE PLAN
SHEET 7

Civil Engineers and Project Managers
at&l
Level 7, 153 Walker Street
North Sydney NSW 2060
ABN 96 130 882 405
Tel: 02 9439 1777
Fax: 02 9923 1055
www.atl.net.au
info@atl.net.au

Status: FOR APPROVAL
NOT TO BE USED FOR CONSTRUCTION

A1

Project - Drawing No.: 15-272-C7926

Issue: P7

100mm on Original

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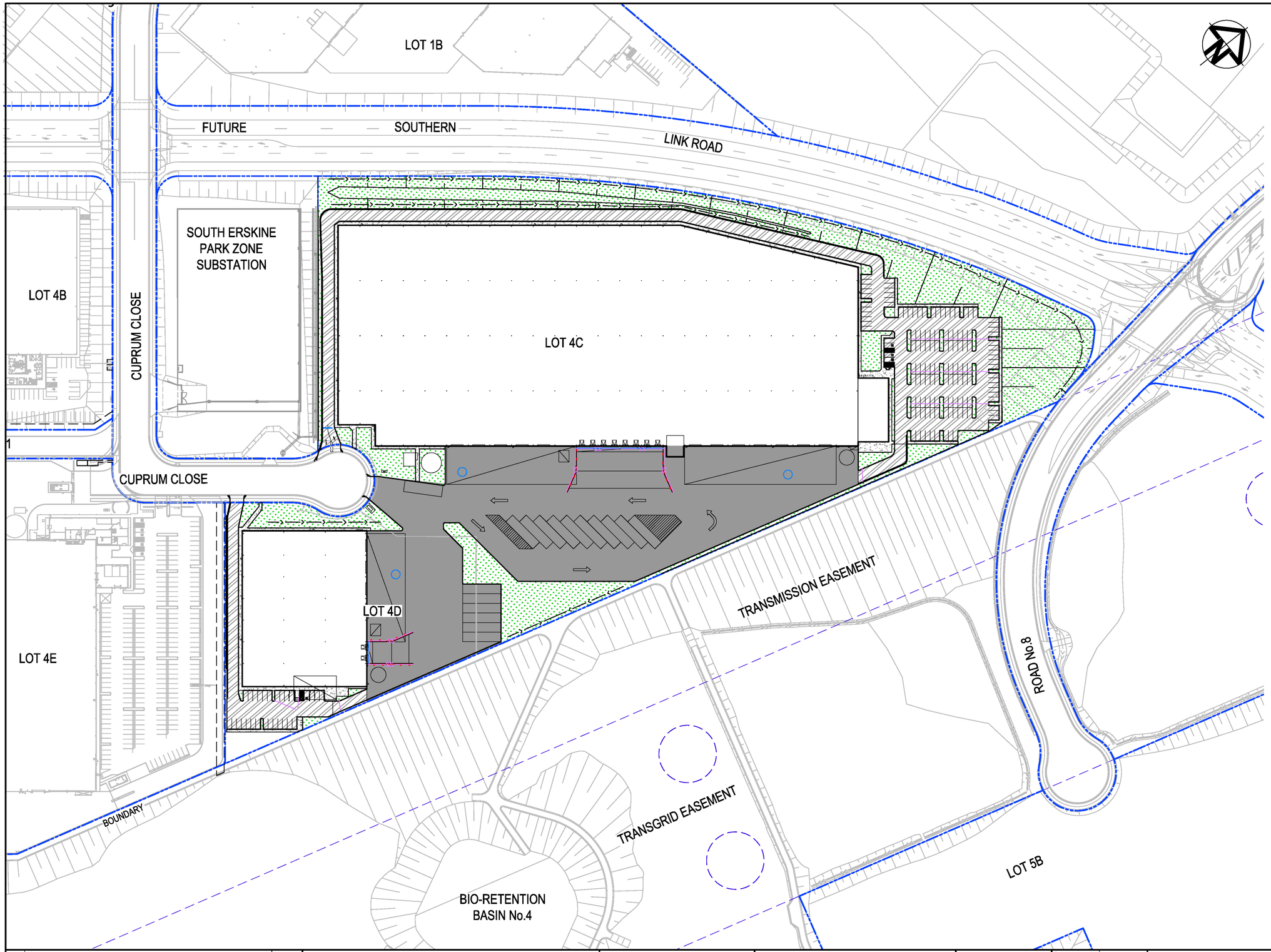

LEGEND

- HEAVY DUTY RIGID PAVEMENT
- ASPHALT PAVEMENT CARPARK AISLES
- LANDSCAPE
- FOOTPATH
- FIRE ACCESS TRACK (PERMEABLE PAVING)

NOTE: PAVEMENT THICKNESS SUBJECT TO DETAILED DESIGN

PENRITH CITY COUNCIL
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Issue	Description	Date
P7	RE-ISSUE FOR DA AND TENDER	02-03-23
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P1	ISSUED FOR DRAFT	11-11-22

100mm on Original

Bar Scales

0 20 40 60 80 100m

1 : 1000 @ A1 1 : 2000 @ A3

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Client: Goodman

Scales	1 : 1000
Drawn	KS
Designed	AC
Checked	SC
Approved	
Grid	LOCAL
Height Datum	AHD

Project
PROPOSED INDUSTRIAL DEVELOPMENT
OAKDALE WEST - LOT 4C & 4D

Title
PAVEMENT PLAN

Civil Engineers and Project Managers
at&l
Level 7, 153 Walker Street
North Sydney NSW 2060
ABN 96 130 882 405
Tel: 02 9439 1777
Fax: 02 9923 1055
www.atl.net.au
info@atl.net.au

Status: FOR APPROVAL
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A1

Project - Drawing No.: 15-272-C7930

Issue: P7

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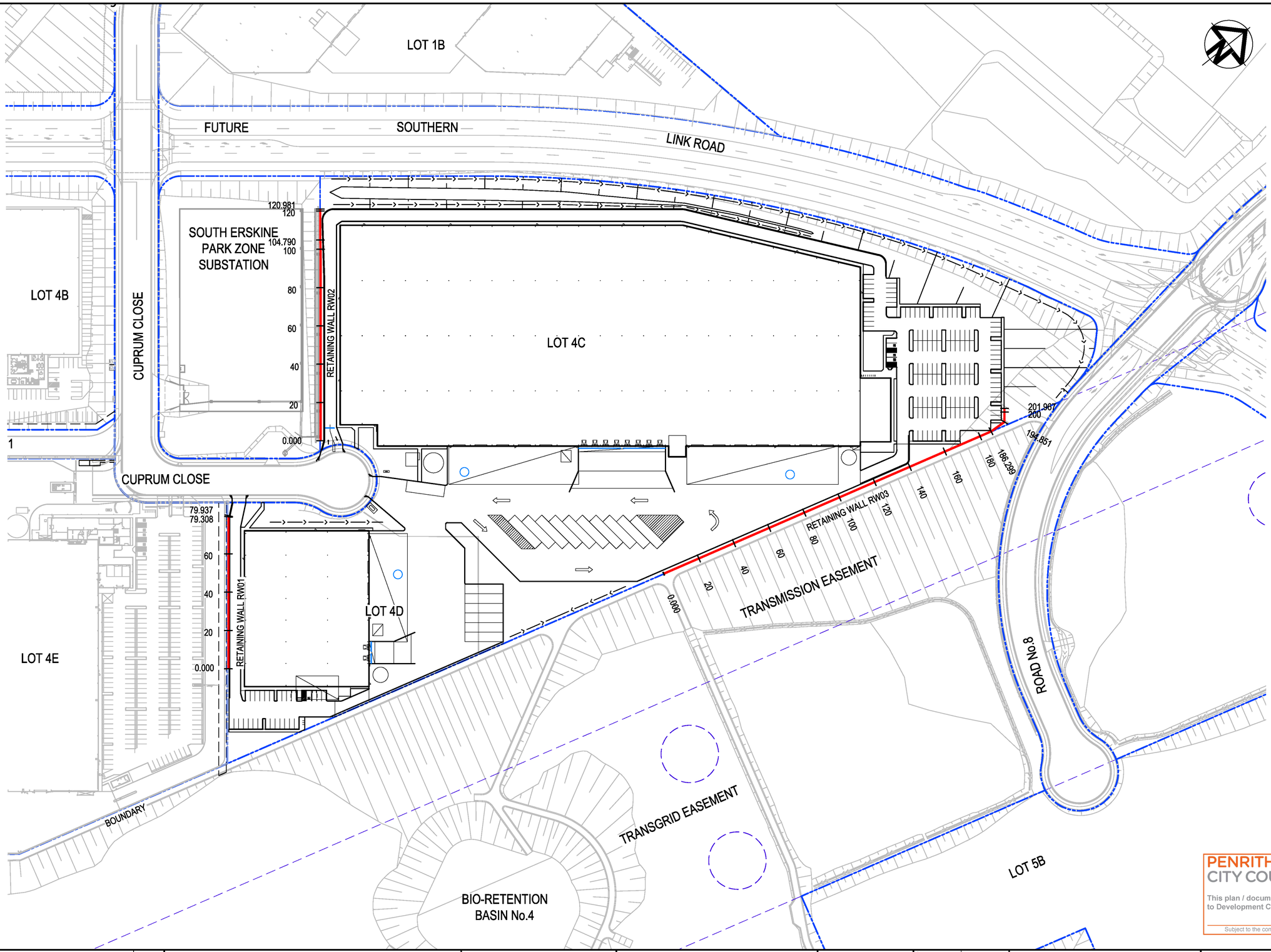

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P1	ISSUED FOR DRAFT	11-11-22

100mm on Original

Bar Scales

0 20 40 60 80 100m

1 : 1000 @ A1 1 : 2000 @ A3

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Client: Goodman

Scales		Drawn	KS
1 : 1000		Designed	AC
Grid	LOCAL	Checked	SC
Height Datum	AHD	Approved	

Project
PROPOSED INDUSTRIAL DEVELOPMENT
OAKDALE WEST - LOT 4C & 4D

Title
RETAINING WALL GENERAL ARRANGEMENT PLAN

Civil Engineers and Project Managers
at&l
Level 7, 153 Walker Street
North Sydney NSW 2060
ABN 96 130 882 405
Tel: 02 9439 1777
Fax: 02 9923 1055
www.atl.net.au
info@atl.net.au

Status: FOR APPROVAL
NOT TO BE USED FOR CONSTRUCTION

A1

Project - Drawing No.: 15-272-C7935

Issue: P7

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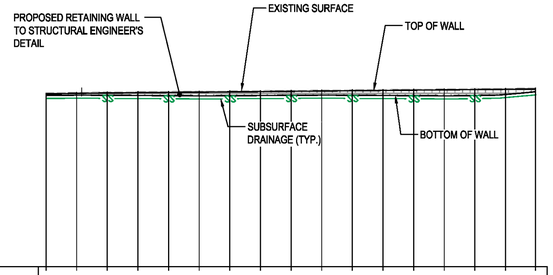

Datum RL45

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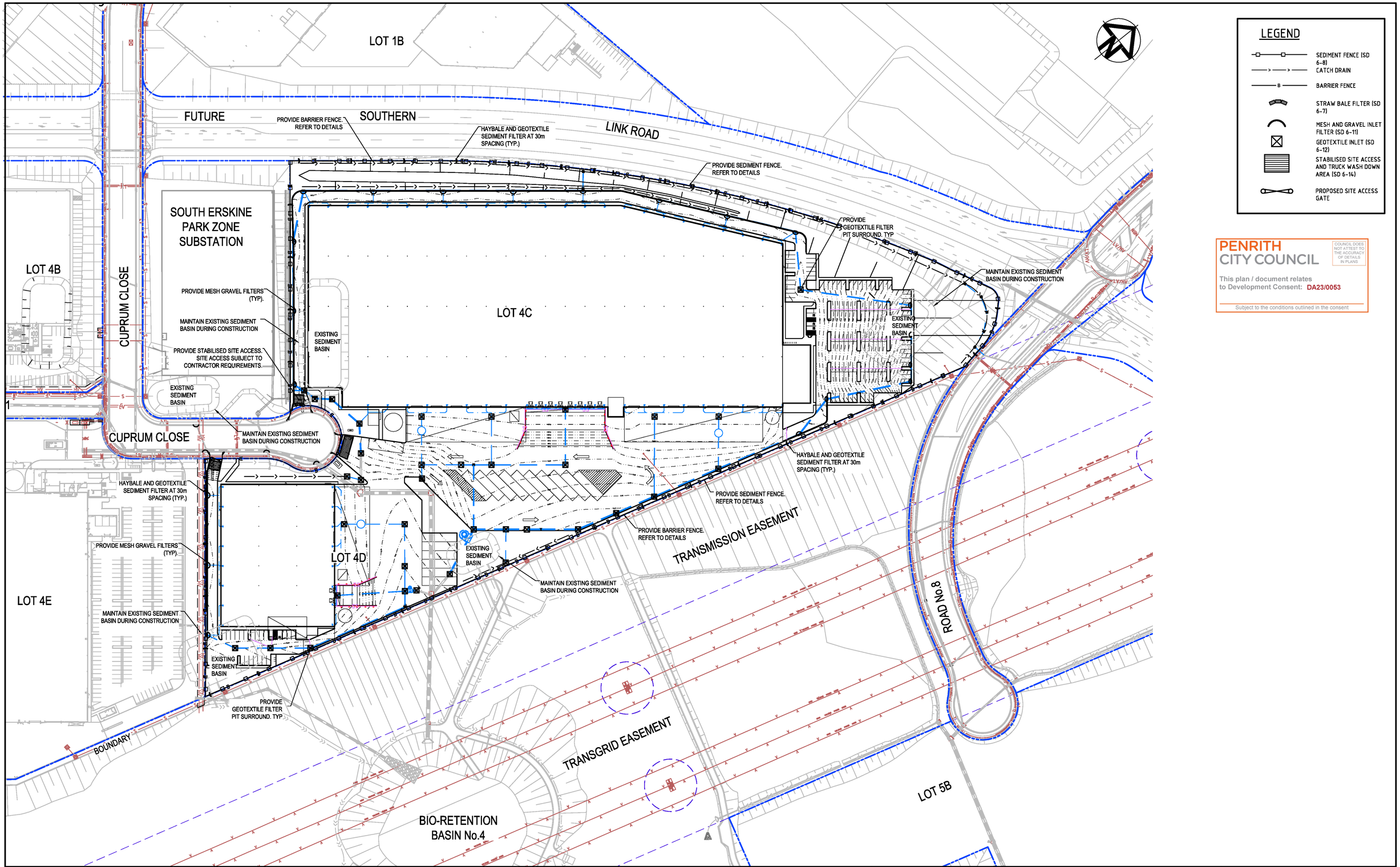

LEGEND

- SEDIMENT FENCE (SD 6-8)
- CATCH DRAIN
- BARRIER FENCE
- STRAW BALE FILTER (SD 6-7)
- MESH AND GRAVEL INLET FILTER (SD 6-11)
- GEOTEXTILE INLET (SD 6-12)
- STABILISED SITE ACCESS AND TRUCK WASH DOWN AREA (SD 6-14)
- PROPOSED SITE ACCESS GATE

PENRITH CITY COUNCIL

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Issue	Description	Date
P7	RE-ISSUE FOR DA AND TENDER	02-03-23
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P3	REISSUED FOR DRAFT	20-12-22
P2	ISSUED FOR DA	18-11-22
P1	ISSUED FOR DRAFT	11-11-22

100mm on Original

Bar Scales

0 20 40 60 80 100m

1 : 1000 @ A1 1 : 2000 @ A3

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Client: Goodman

Scales	1 : 1000
Grid	LOCAL
Height Datum	AHD
Drawn	KS
Designed	AC
Checked	SC
Approved	

Project: PROPOSED INDUSTRIAL DEVELOPMENT OAKDALE WEST - LOT 4C & 4D

Title: EROSION AND SEDIMENT CONTROL PLAN

Civil Engineers and Project Managers
at&l
Level 7, 153 Walker Street
North Sydney NSW 2060
ABN 96 130 882 405
Tel: 02 9439 1777
Fax: 02 9923 1055
www.atl.net.au
info@atl.net.au

Status: FOR APPROVAL
NOT TO BE USED FOR CONSTRUCTION

A1

Project - Drawing No.: 15-272-C7940

Issue: P7

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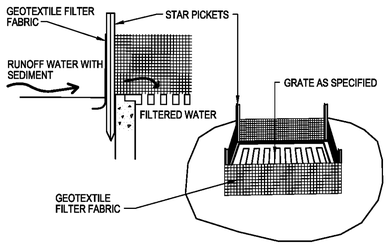
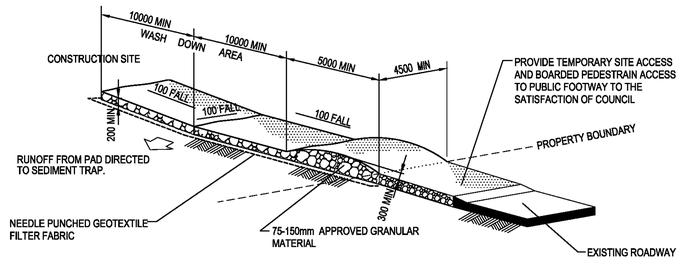
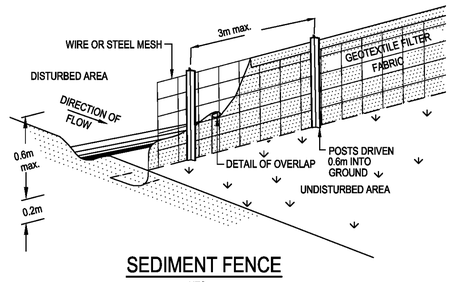


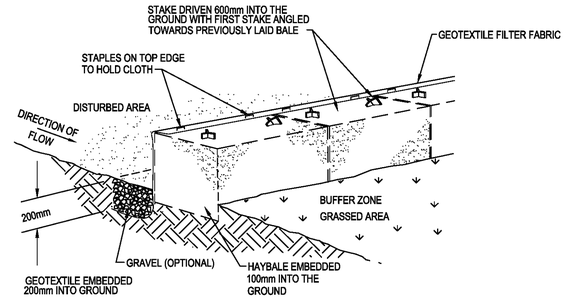
GEOTEXTILE FILTER PIT SURROUND
NTS



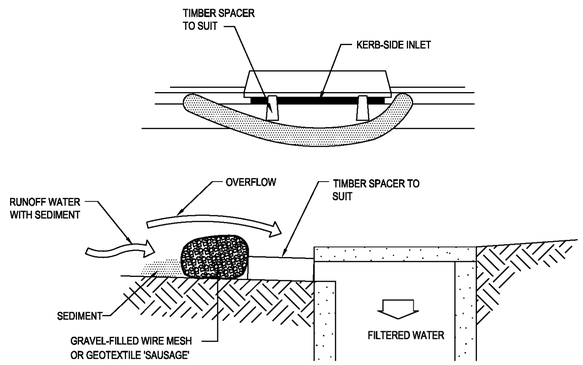
STABILISED SITE ACCESS AND TRUCK WASH DOWN AREA
NTS



SEDIMENT FENCE
NTS



HAYBALE AND GEOTEXTILE SEDIMENT FILTER
NTS



MESH AND GRAVEL INLET FILTER
NTS

Issue	Description	Date
P7	RE-ISSUE FOR DA AND TENDER	02-03-23
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Bar Scales
100mm on Original

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Client: Goodman

Scales	1 : 1000
Grid	LOCAL
Height Datum	AHD
Drawn	KS
Designed	AC
Checked	SC
Approved	

Project
PROPOSED INDUSTRIAL DEVELOPMENT
OAKDALE WEST - LOT 4C & 4D

Title
EROSION AND SEDIMENT DETAILS

Civil Engineers and Project Managers
at&l
Level 7, 153 Walker Street
North Sydney NSW 2060
ABN 96 130 882 405
Tel: 02 9439 1777
Fax: 02 9923 1055
www.atl.net.au
info@atl.net.au

Status: FOR APPROVAL
NOT TO BE USED FOR CONSTRUCTION
A1

Project - Drawing No.: 15-272-C7941
Issue: P7

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PENRITH CITY COUNCIL
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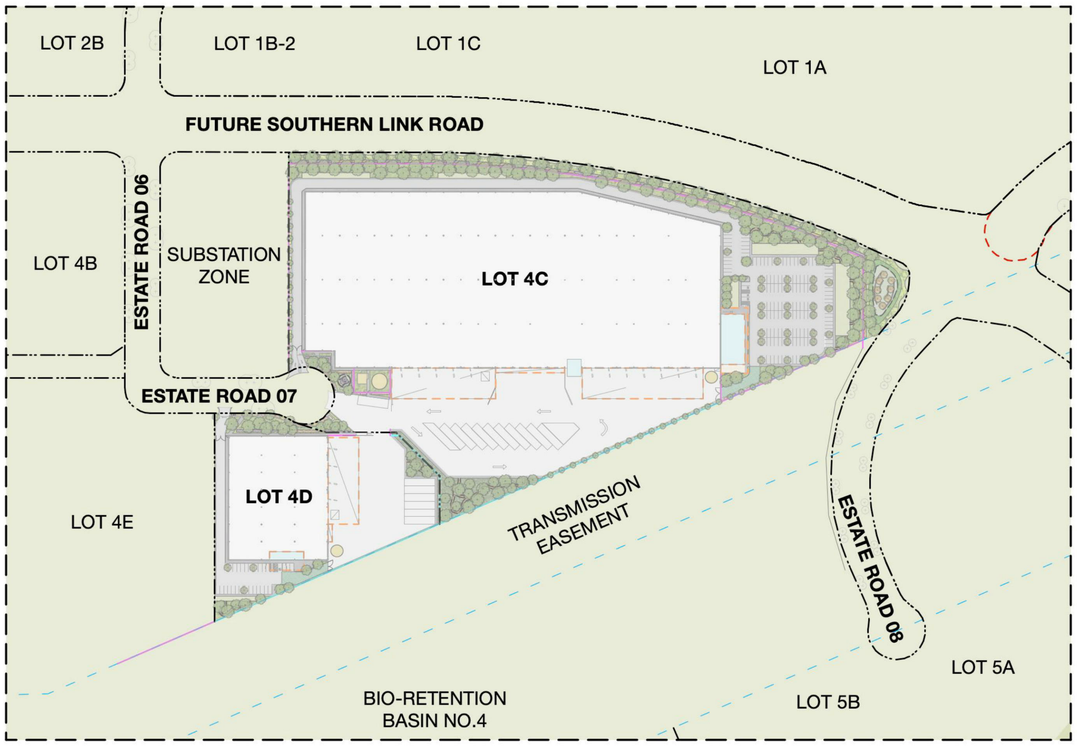
scape DESIGN
LANDSCAPE ARCHITECTURE
Address Suite 5, 15 The Corso
Manly NSW 2095
Phone 02 9976 0756
email office@scapedesign.com.au
Web www.scapedesign.com.au

KEY MAP



PROJECT

Oakdale West Estate Stage 7 - Lot 4CD

Kemps Creek, NSW

Cover Sheet

PHASE

Development Application
Landscape Drawing Set

CLIENT

Goodman Property Services (AUST) PTY LTD

TRANSMITTAL

Dwg. Number	Dwg. Name	Revision	Date
L.SK.00	Cover Sheet	D	30/3/23
L.SK.01	Landscape Sketch Plan - Lot 4CD	E	30/3/23
L.SK.02	Planting Plan - Lot 4CD	C	30/3/23
L.SK.03	Planting Schedule - Lot 4CD	C	30/3/23
L.SK.04	Character & Materials	B	23/1/23
L.SK.105	Landscape - Detailed Plan & Notes	E	30/3/23
L.SK.200	Carpark Details	C	23/1/23
L.SK.201	Landscape Sections Sheet 1	B	30/3/23
L.SK.202	Landscape Sections Sheet 2	B	30/3/23

Not For Construction

Stage 7 DA - Lot 4CD

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Verify services locations prior to commencement.
Verify all dimensions on site prior to construction.

LOT 1B-2
+ RL 74.80

LOT 1C
+ RL 74.80

LOT 1A
+ RL 70.00

FUTURE SOUTHERN LINK ROAD

SEPIA AVE (ESTATE ROAD 06)

SUBSTATION ZONE

LOT 4C
+ RL 73.10

+ RL 76.00

+ RL 74.80

CUPRUM CLOSE (ESTATE ROAD 07)
+ RL 74.40

LOT 4D
+ RL 73.10

LOT 4E
+ RL 75.55

TRANSMISSION EASEMENT

TUNDRA CLOSE (ESTATE ROAD 08)

FIRE BRIGADE ACCESS ROAD

BIO-RETENTION BASIN NO.4

LOT 5B
+ RL 60.55

LOT 5A
+ RL 60.55

01 L.SK.201
02 L.SK.201
03 L.SK.105
02 L.SK.105
01 L.SK.105
04 L.SK.202
03 L.SK.202

0 10 20 30 40 50 M

Note: All finished levels subject to change +/- 1000mm.

LEGEND

PROGRAMME
1 Office
2 Site marker
3 Accessible parking
4 Gatehouse
5 Fire services area
6 Entry marker
7 Staff rest area
8 Shared access driveway
9 Waste storage area
10 Fire brigade truck parking
11 EV charging spaces
12 Substation
13 Fire hydrant booster
14 Bike parking
15 Maintenance track
16 Maintenance/ fitness track
CE Car entry/exit
CP Carparking
TE Truck entry/exit

GENERAL
Site Boundary
Lot Boundary
+ FFL 562.00 Finished Floor Level
+ RL 562.00 Reduced Level
Architecture Above
Chain Mesh Fence Refer Arch. dwgs.
Palisade Fence Refer Arch. dwgs.
Building Setback
Landscape Setback

PREPARATION & GROUNDWORKS
Building
Office
Services
Drainage pit
Road drainage pit

WALLS & EDGES
Steel Edge
Flush Concrete Kerb
Raised Concrete Kerb
Retaining Insitu Wall
Retaining Gabion Wall

PAVEMENTS
Coarse Aggregate
Insitu Concrete
Feature paving
Reinforced Turf Cell System
Decomposed granite
Rock mulch - bluestone
Rock mulch - sandstone
Organic mulch - woodchip
Pram Ramp

FURNITURE & FITTINGS
Proposed Street Lighting
LED Uplight
Proposed Sleeper Mullion
Proposed Sandstone Block
Gate
Signage

PLANTING
TF1-General Turf
TF2-Feature Turf
PM1A-Car park edge mix-sun
PM1B-Car park edge mix-shade
PM2A-Car park island mix-sun
PM3A-Site edge mix-sun
PM3B-Site edge mix-shade
PM4-Site markers mix
PM4C-Shrubs & groundcovers planting mix
PM5A-Feature planting mix-sun
PM6A-Site hedge mix-sun
PM7A-Groundcover mix A
PM7B-Groundcover mix B
PM9A-Climbers mix

TREES
Existing Tree to be Removed Refer ARBORISTS REPORT
Existing Tree to be Retained
Proposed Tree - General
Proposed Tree - Entry Marker
Proposed Tree - Site Marker

PENRITH CITY COUNCIL
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scape DESIGN
LANDSCAPE ARCHITECTURE
Address Suite 5, 15 The Corso Manly NSW 2095
Phone 02 9976 0756
email office@scapedesign.com.au
Web www.scapedesign.com.au

Stage 7 DA
Lot 4CD

PROJECT
Oakdale West Estate
Kemps Creek, NSW

CLIENT
Goodman Property Services

Not For Construction

revision	revision description	by	date
E	REVISED DA	HD	31/3/23
D	ISSUED FOR DA	ZZ	23/1/23
C	FOR COORDINATION	HD	20/1/23
B	FOR COORDINATION	ZZ	11/1/23
A	FOR COORDINATION	ZZ	22/12/22

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Verify services locations prior to commencement.
Verify all dimensions on site prior to construction.

Landscape Sketch Plan - Lot 4CD

scale	1:750@A1
drawn	ZZ/HD
checked	CH
project no.	163-18
project phase	Development Application

L.SK.01 E

Future Southern Link Road

Sania Ave (Estate Road 06)

Cuprum Close

Tundra Close (Estate Road 08)

52-Eucalyptus tereticornis

27-Eucalyptus crebra

53-Corymbia maculata

14-Elaeocarpus eumundii

8-Lagerstroemia indica x fauriei 'Tuscarora'

2-Tristaniopsis laurina 'DOW10'

3-Tristaniopsis laurina 'DOW10'

1-Pyrus calleryana 'Capital'

2-Magnolia grandiflora 'Exmouth'

4-Tristaniopsis laurina 'DOW10'

25-Cupaniopsis anacardioides

6-Eucalyptus crebra

5-Tristaniopsis laurina 'DOW10'

4-Corymbia maculata

19-Elaeocarpus eumundii

10-Corymbia maculata

9-Eucalyptus crebra

1-Eucalyptus crebra

4-Melaleuca linariifolia

7-Melaleuca linariifolia

3-Lagerstroemia indica x fauriei 'Tuscarora'

1-Elaeocarpus eumundii

3-Eucalyptus crebra

4-Corymbia maculata

3-Pyrus calleryana 'Capital'

1-Magnolia grandiflora 'Exmouth'

2-Corymbia maculata

3-Corymbia maculata

2-Tristaniopsis laurina 'DOW10'

4C

RL 73.19 (±1000mm)

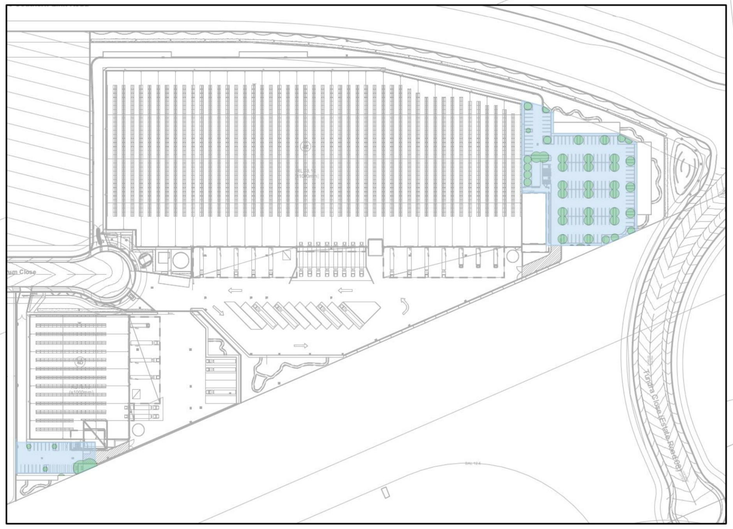
4D

RL 73.15 (±1000mm)

4E

1C

1A



01 Lot 4CD - Canopy Plan (Carpark)
Scale 1:2000 @ A1

0 10 20 30 40 50 M

LEGEND

PLANTING

- TF1-General Turf
- TF2-Feature Turf
- PM1A-Car park edge mix-sun
- PM1B-Car park edge mix-shade
- PM2A-Car park island mix-sun
- PM3A-Site edge mix low-sun
- PM4-Site markers mix
- PM4C-Shrubs & Groundcover planting mix - sun
- PM5A-Feature planting mix
- PM6A-Site hedge mix-sun
- PM7A-Groundcover mix A
- PM7B-Groundcover mix B
- PM9A-Climbers mix
- Proposed tree/specimen plant

CANOPY PLAN

- Carpark area
- Mature canopy cover

CANOPY COVER (CARPARK) - LOT 4CD

Area	Size
Carpark area	6,198 sq m
Mature canopy (carpark)	1,116 sq m

Percentage cover
18.00%

PENRITH CITY COUNCIL

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Subject to the conditions outlined in the consent

scape DESIGN

LANDSCAPE ARCHITECTURE

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Stage 7 DA
Lot 4CD

PROJECT
Oakdale West Estate
Kemps Creek, NSW

CLIENT
Goodman Property Services

Not For Construction

revision	revision description	by	date
C	FOR COORDINATION	HD	31/3/23
B	ISSUED FOR DA	ZZ	23/1/23
A	FOR COORDINATION	ZZ	11/1/23

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Planting Plan - Lot 4CD

scale	1:750@A1
drawn	ZZ/HD
checked	CH
project no.	163-18
project phase	Development Application

L.SK.02 C

PLANTING SCHEDULE - LOT 4CD

	Botanical Name	Common Name	Height (m)	Spread (m)	Pot Size	Rate (m2)	
Trees							
	Corymbia maculata	Spotted Gum	30.0	10.0	75L	As Shown	
	Cupaniopsis anacardioides	Tuckeroo	12.0	6.0	75L	As Shown	
	Elaeocarpus eumundii	Eumundi Quandong	10.0	4.0	75L	As Shown	
	Eucalyptus crebra	Narrow leaved Ironbark	30.0	10.0	75L	As Shown	
	Eucalyptus tereticornis	Forest Red Gum	30.0	10.0	75L	As Shown	
	Lagerstroemia indica x fauriei 'Tuscarora'	Crepe Myrtle (Hot Pink)	8.0	4.0	200L	As Shown	
	Magnolia grandiflora 'Exmouth'	Bull Bay Magnolia	12.0	7.0	75L	As Shown	
	Melaleuca linariifolia	Snow-in-Summer	10.0	4.0	45L	As Shown	
	Pyrus calleryana 'Capital'	Capital Flowering Pear	10.0	3.0	75L	As Shown	
	Tristaniopsis laurina 'DOW10'	Water Gum	10.0	5.0	75L	As Shown	
PM1A - Car Park Edge Mix - Sun						Area =	4137 sq.m
	Callistemon viminalis 'Little John'	Little John Bottlebrush	0.6	0.8	140mm	4	
	Pennisetum alopecuroides 'Nafray'	Pennisetum Nafray	0.5	0.5	140mm	4	
	Trachelospermum jasminoides	Star Jasmine	0.9	0.3	140mm	4	
PM2A - Car Park Island Mix - Sun						Area =	233 sq.m
	Gazania tomentosa	Silver Gazania	0.3	1.5	140mm	4	
	Nandina domestica 'Gulf Stream'	Dwarf Sacred Bamboo	0.8	0.8	140mm	4	
	Pennisetum alopecuroides 'Nafray'	Pennisetum Nafray	0.5	0.5	140mm	4	
PM3A - Site Edge Mix Low - Sun						Area =	2710 sq.m
	Callistemon 'Great Balls of Fire'	Bottlebrush	2.0	2.0	140mm	4	
	Callistemon 'White Anzac'	Bottlebrush	1.0	2.0	140mm	4	
	Gazania tomentosa	Silver Gazania	0.3	1.5	140mm	4	
	Pennisetum alopecuroides 'Nafray'	Pennisetum Nafray	0.5	0.5	140mm	4	
PM4C - Shrubs & Groundcovers Planring Mix - Sun						Area =	1642 sq.m
	Dodonaea viscosa	Wedge-leaf Hop-bush	2.5	1.5	140mm	4	
	Indigofera australis	Australian Indigo	1.8	1.8	140mm	4	
	Pennisetum alopecuroides	Fountain Grass	0.5	0.5	140mm	4	
	Grevillea lanigera 'Mt Tamboritha'	Mt Tamboritha Grevillea	0.3	1.0	140mm	4	
	Callistemon 'White Anzac'	Bottlebrush	1.0	2.0	140mm	4	
	Callistemon viminalis 'Little John'	Little John Bottlebrush	0.6	0.8	140mm	4	
PM5A - Feature Planting Mix						Area =	425 sq.m
	Doryanthes excelsa	Gymea Lily	2.0	1.5	200mm	4	
	Lorapetalum chinense rubrum 'China Pink'	Chinese Fringe Flower	1.5	1.5	200mm	4	
	Photinia x fraseri 'Red Robin'	Red Robin	3.0	2.0	200mm	4	
PM6A - Site Hedge Mix - Sun						Area =	443 sq.m
	Acmena smithii 'Fire Screen'	Creek Lilly Pilly	2.0	1.2	200mm	3	
	Metrosideros collina 'Springfire'	NZ Christmas Bush	2.0	2.0	200mm	3	
	Metrosideros thomasii	New Zealand Christmas Bush	4.0	4.0	200mm	3	
	Rhaphiolepis indica 'Oriental Pearl'	Oriental Pearl Indian Hawthorn	1.0	1.0	200mm	3	
	Rhaphiolepis indica 'Snow Maiden'	Snow Maiden Indian Hawthorn	0.5	1.0	200mm	3	
PM7A - Groundcovers Mix A						Area =	56 sq.m
	Gazania tomentosa	Silver Gazania	0.3	1.5	140mm	4	
PM7B - Groundcovers Mix B						Area =	90 sq.m
	Trachelospermum jasminoides 'tricolor'	Tricolor Star Jasmine	0.5	1.0	140mm	4	
PM9A - Climbers Mix Sun						Area =	35 sq.m
	Trachelospermum jasminoides	Star Jasmine	0.9	0.3	140mm	2	
TF1 - General Turf						Area =	1808 sq.m
	Stenotaphrum secundatum 'Sir Walter'	Sir Walter Buffalo			Turf Roll		
TF2 - Feature Turf (Planted)						Area =	405 sq.m
	Zoysia tenuifolia	No-Mow Grass/Velvet Grass			200mm	5	

NOTE:
1. Mass planting to be undertaken in large groupings of the same species to approval of landscape architect.
2. Hedging species are to be set out in linear arrangements of same speceies to approval of landscape architect.
3. All planting and turf areas to be irrigated with subsurface drip line. Refer to the Oakdale West Estate Landscape Management Plan and Goodman Landscape Guidelines for further information

Note: All finished levels subject to change +/- 1000mm.

PLANTING PALETTE

Buffer Trees

Corymbia maculata

Elaeocarpus eumundii

Car Park Trees

Tristaniopsis laurina 'DOW10'

Cupaniopsis anacardioides

Melaleuca linariifolia

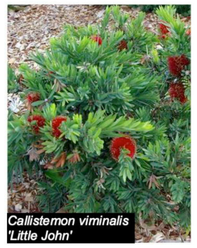
Feature Trees

Lagerstroemia indica x fauriei 'Tuscarora'

Magnolia grandiflora 'Exmouth'

Pyrus calleryana 'Capital'

PM1A - Car Park Edge Mix - Sun


Callistemon viminalis 'Little John'

Pennisetum alopecuroides 'Nafray'

PM2A - Car Park Island Mix - Sun

Gazania tomentosa

Nandina domestic 'Gulf Stream'

Pennisetum alopecuroides 'Nafray'

PM3A - Site Edge Mix Low - Sun

Callistemon 'Great Balls of Fire'

Callistemon 'White Anzac'

PM3B - Site Edge Mix Low - Shade

Rhaphiolepsis indica 'Oriental Pearl'

Trachelospermum jasminoides 'Tricolour'

PM4C - Shrubs & Groundcovers Planting Mix - Sun

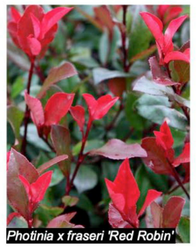
Dodonaea viscosa

Indigofera australis

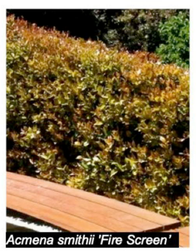
PM5A - Feature Planting Mix

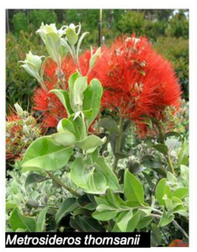
Doryanthes excelsa

Loropetalum rubrum chinense 'China Pink'

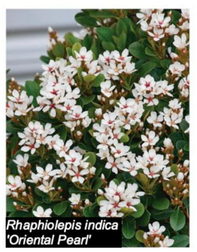

Photinia x fraseri 'Red Robin'

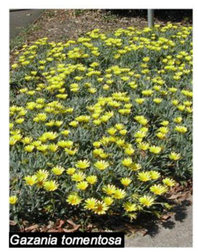
PM6A - Site Hedge Mix - Sun


Acmena smithii 'Fire Screen'

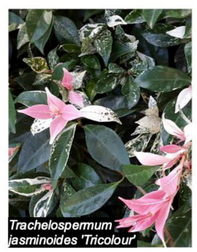

Metrosideros thomsanii

PM7A


Rhaphiolepis indica 'Oriental Pearl'


Gazania tomentosa

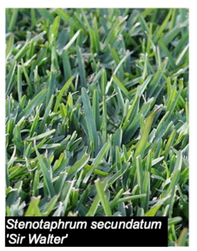
PM7B


Trachelospermum jasminoides 'Tricolour'

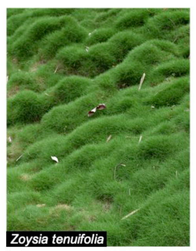
PM9A - Climbers Mix

Trachelospermum jasminoides

TF1 - General Turf


Stenotaphrum secundatum 'Sir Walter'

TF2 - Feature Turf


Zoysia tenuifolia

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scape DESIGN

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Stage 7 DA
Lot 4CD

PROJECT
Oakdale West Estate
Kemps Creek, NSW

CLIENT
Goodman Property Services

Not For Construction

revision	revision description	by	date
C	FOR COORDINATION	HD	31/3/23
B	ISSUED FOR DA	ZZ	23/1/23
A	FOR COORDINATION	ZZ	11/1/23

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Planting Schedule - Lot 4CD

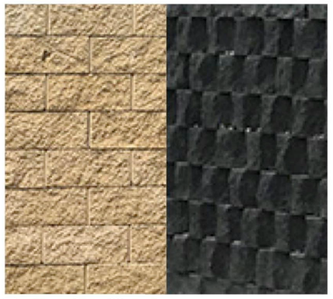
scale	N/A
drawn	ZZ/HD
checked	CH
project no.	163-18
project phase	Development Application

L.SK.03 C

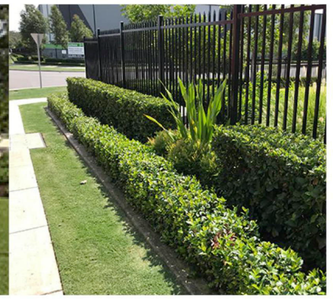
EXISTING SITE CHARACTER

Weathering steel

Mounding and grasses


Textured walling

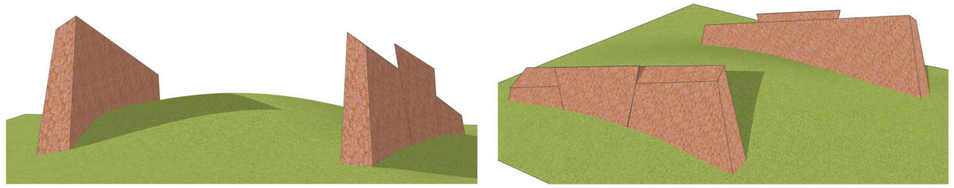
Verge landscape


Street frontage

Signage and detailed planting at entries

Hardwood sleeper mullions

ENTRY MARKERS CONCEPT



INDICATIVE SITE CHARACTER MONTAGE OF ADJACENT LOTS

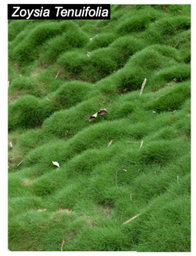
Indicative site character montage of Lot 4E

Indicative site character montage of Lot 3B

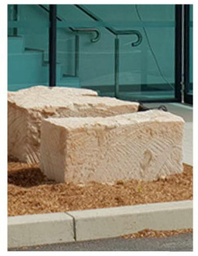
PROPOSED LANDSCAPE CHARACTER

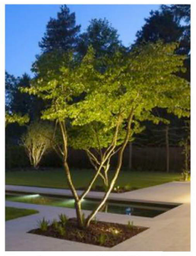
Mass planting bold texture and colour within native plant matrix

Feature trees

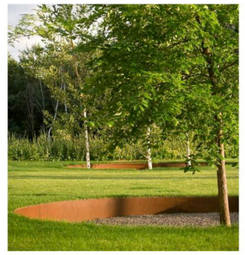


Green mounds


Feature sandstone blocks at pedestrian nodes and driveways


Feature uplighting

Rigid stainless steel gabion cage with 75-150mm sandstone spall


1000mm wide tree pits with weathering steel edging

Carpark tree island

Decomposed granite 'Gold'

Sandstone spalling mulch (low maintenence surface)

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Lot 4CD

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Not For Construction
Draft

revision	revision description	by	date
A	FOR COORDINATION	ZZ	11/1/23

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Character & Materials

scale	NTS
drawn	ZZ/HD
checked	CH
project no.	163-18
project phase	Development Application

L.SK.04 A

01 Entries - L4CD
Detail Plan - Scale 1:200 @ A1

03 Carpark - L4CD
Detail Plan - Scale 1:200 @ A1
Note: All finished levels subject to change +/- 1000mm.

02 Site Marker - L4C
Detail Plan - Scale 1:200 @ A1

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Landscape Design Statement - Lot 4CD Development Application

The landscape design prepared for Oakdale West Estate – Lot 4CD, aims to expand on previous individual lot design within Oakdale West, reinforcing a consistent and robust landscape character, adhering to the high standard this development aims to achieve. Lot 4CD will incorporate over 200 native and exotic trees which seek to ensure all large expanses of built form, parking and utility areas are appropriately screened by vegetation. Permeable surfaces of planting, low maintenance turf and gravel, will be maximised in order to reduce run-off. Plant typologies implemented are to be low maintenance and drought resistant, ensuring all new landscaped areas are water sensitive and tolerant of the harsh Western Sydney climate. With the utilisation of water sensitive elements in carparks such as structural soil structure systems or similar, the large amounts of carpark hardscape will be broken up with significant tree planting.

Lot 4CD falls under Stage 7 of construction, which will already see the completion of the vegetated bund along the Western edge of the estate. This vegetated bund provides large amounts of visual screening, particularly to the sensitive receivers in the West. This will be accompanied by screening vegetation as well in order to further soften built elements within the Estate.

In addition, the generous landscape setbacks within Precinct 4 will foster a clustered, yet dense approach to tree planting with native species, which is consistent with the other precincts in the estate. This will further provide visual screening to the immediate neighbours of the site, but also for users of internal roads and footpaths. When combined with the proposed estate streetscape design, large, meaningful strips of canopy trees with mass planting of shrubs and groundcovers will form a dense vegetative screen for the development. Once within the site, tall feature trees help define the building edge and reinforce the main pedestrian entry points. Landscape verticality will also be provided through entry markers where possible, which are used at precinct nodes and driveway entry points to establish a network of wayfinding features. These elements reference the cultural history of the site through their materiality and form.

Overall, the planting palette aspires to balance council environmental and planning requirements, while also staying consistent to the high-quality Goodman landscape identity that is reflected throughout each of their estates both in Oakdale and more broadly in Western Sydney. With Goodman taking ownership of the landscape maintenance and on-going care of all landscape areas within Oakdale West Estate, the health and function both during the establishment period and beyond, will be carefully monitored and driven towards a successful and robust outcome.

0 2 4 6 8 10 M

LEGEND

PROGRAMME
1 Office
2 Site marker
3 Accessible parking
4 Gatehouse
5 Fire services area
6 Entry marker
7 Staff rest area
8 Shared access driveway
9 Waste storage area
10 Fire brigade truck parking
11 EV charging spaces
12 Substation
13 Fire hydrant booster
14 Bike parking
15 Maintenance track
16 Maintenance/ fitness track
CE Car entry/exit
CP Carparking
TE Truck entry/exit

GENERAL
Site Boundary
Lot Boundary
+ FFL 562.00 Finished Floor Level
+ RL 562.00 Reduced Level
Architecture Above
Chain Mesh Fence Refer Arch. dwgs.
Palisade Fence Refer Arch. dwgs.
Building Setback
Landscape Setback

PREPARATION & GROUNDWORKS
Building
Office
Services
Drainage pit
Road drainage pit

WALLS & EDGES
Steel Edge
Flush Concrete Kerb
Raised Concrete Kerb
Retaining Insitu Wall
Retaining Gabion Wall

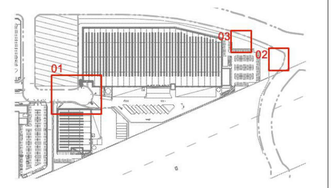
PAVEMENTS
Coarse Aggregate
Insitu Concrete
Feature paving
Reinforced Turf Cell System
Decomposed granite
Rock mulch - bluestone
Rock mulch - sandstone
Organic mulch - woodchip
Pram Ramp

FURNITURE & FITTINGS
Proposed Street Lighting
LED Uplight
Proposed Sleeper Mullion
Proposed Sandstone Block
Gate
Signage

PLANTING
TF1-General Turf
TF2-Feature Turf
PM1A-Car park edge mix-sun
PM1B-Car park edge mix-shade
PM2A-Car park island mix-sun
PM3A-Site edge mix-sun
PM3B-Site edge mix-shade
PM4-Site markers mix
PM4C-Shrubs & groundcovers planting mix
PM5A-Feature planting mix-sun
PM6A-Site hedge mix-sun
PM7A-Groundcover mix A
PM7B-Groundcover mix B
PM9A-Climbers mix

TREES
Existing Tree to be Removed Refer ARBORISTS REPORT
Existing Tree to be Retained
Proposed Tree - General
Proposed Tree - Entry Marker
Proposed Tree - Site Marker

KEY PLAN



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Stage 7 DA
Lot 4CD

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CLIENT
Goodman Property Services

Not For Construction

revision	revision description	by	date
E	REVISED DA	HD	31/3/23
D	ISSUED FOR DA	ZZ	23/1/23
C	FOR COORDINATION	HD	20/1/23
B	FOR COORDINATION	ZZ	11/1/23
A	FOR COORDINATION	ZZ	22/12/22

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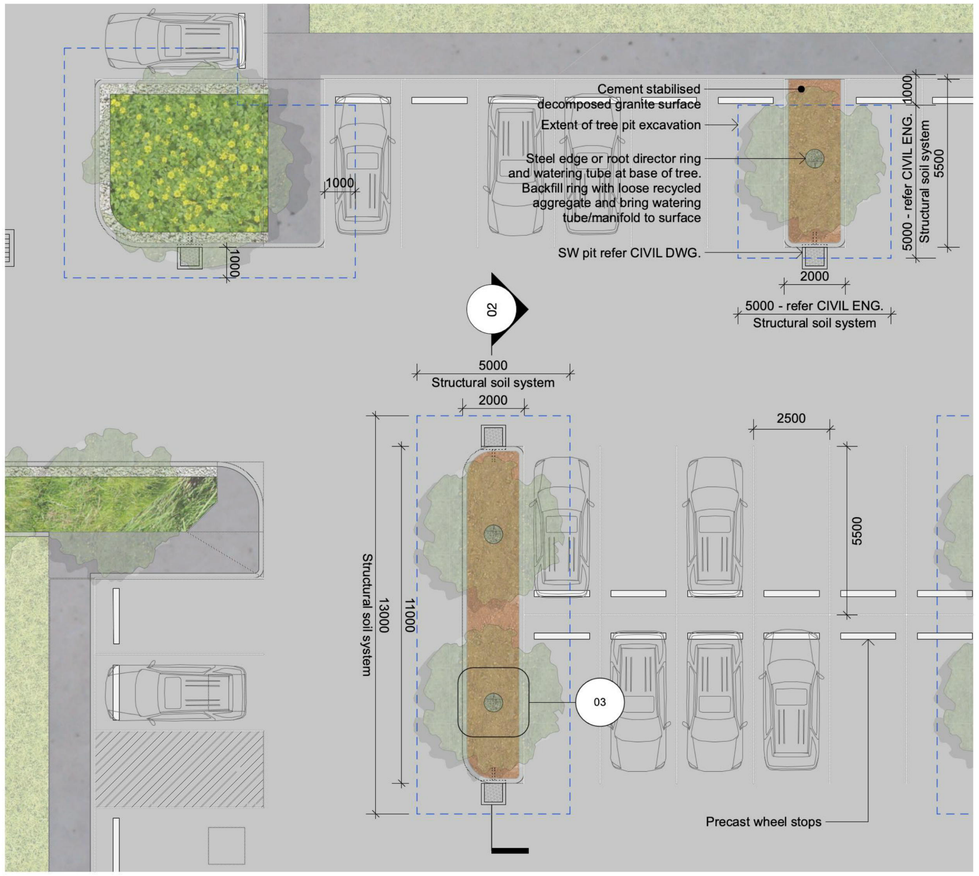
Landscape Detailed Plan & Notes

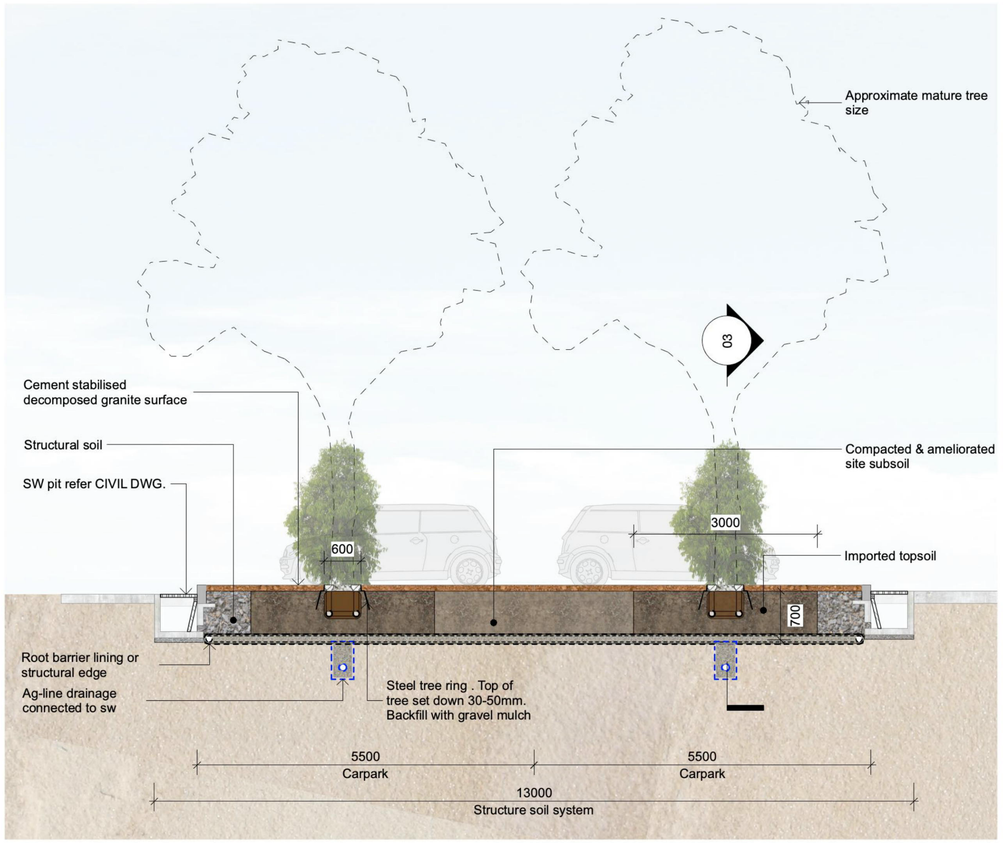
scale	1:200@A1
drawn	ZZ/HD
checked	CH
project no.	163-18
project phase	Development Application

L.SK.105 E



01 Carpark Tree Pit System
Detailed Plan - Scale 1:100 @ A1

0 1 2 3 4 5 M



02 Carpark Tree Pit System
Detailed Section - Scale 1:50 @ A1

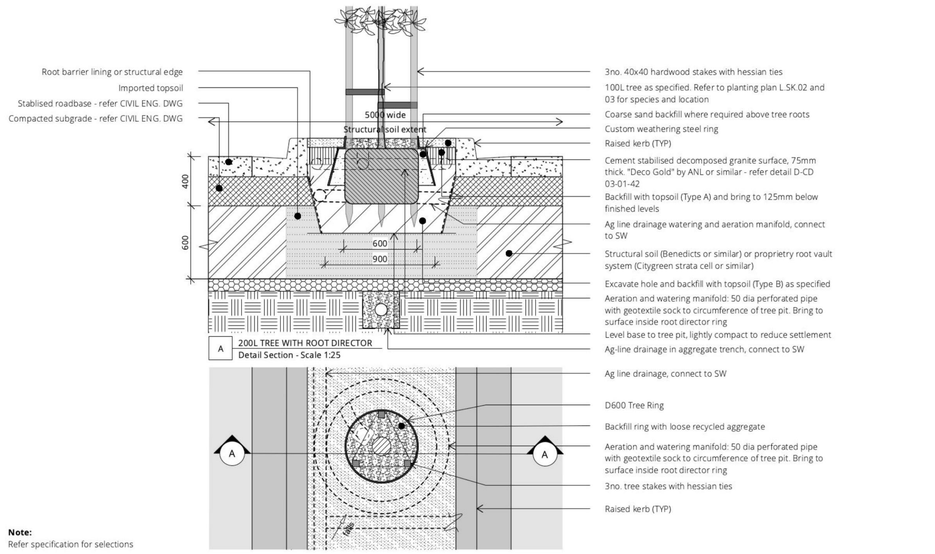
0 1 2 3 M

MATERIALS SCHEDULE

Description	Volume
SOIL STRUCTURE SYSTEM - STRATA CELL OR SIMILAR	
Type 1 - Soil Structure System 5000x5000mm	300.0 m3
Type 3 - Soil Structure System 5000x13000mm	585.0 m3
Type 4 - Soil Structure System Triangle Islands	104.6 m3
Total Volume	989.6 m3

NOTES:
Full width of excavated tree pit (5000 W x 5000-13000 W x 700 D) to be back filled with imported topsoil, ameliorated site soil and structural soil. Provide a minimum of 15m3 of topsoil per tree in car park island beds.

Note: All finished levels subject to change +/- 1000mm.



Note:
Refer specification for selections

03 Carpark Island Tree
Detail - Scale 1:25 @ A1

0 0.5 1.0 1.5 M

LEGEND

GENERAL
- Architecture Below

PAVEMENTS
- Concrete Insitu Vehicular
- Concrete Insitu Pedestrian
- Decomposed granite

HARDSCAPE
- Structural Soil

WALLS & EDGES
- Raised Concrete Kerb

FURNITURE & FITTINGS
- Precast Wheel Stop

TREES
- Proposed Tree - General

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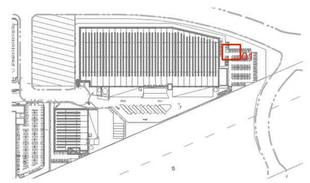
KEY PLAN



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LANDSCAPE ARCHITECTURE
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Stage 7 DA
Lot 4CD

PROJECT
Oakdale West Estate
Kemps Creek, NSW

CLIENT
Goodman Property Services

Not For Construction

revision	revision description	by	date
C	ISSUED FOR DA	ZZ	23/1/23
B	FOR COORDINATION	HD	20/1/23
A	FOR COORDINATION	ZZ	11/1/23

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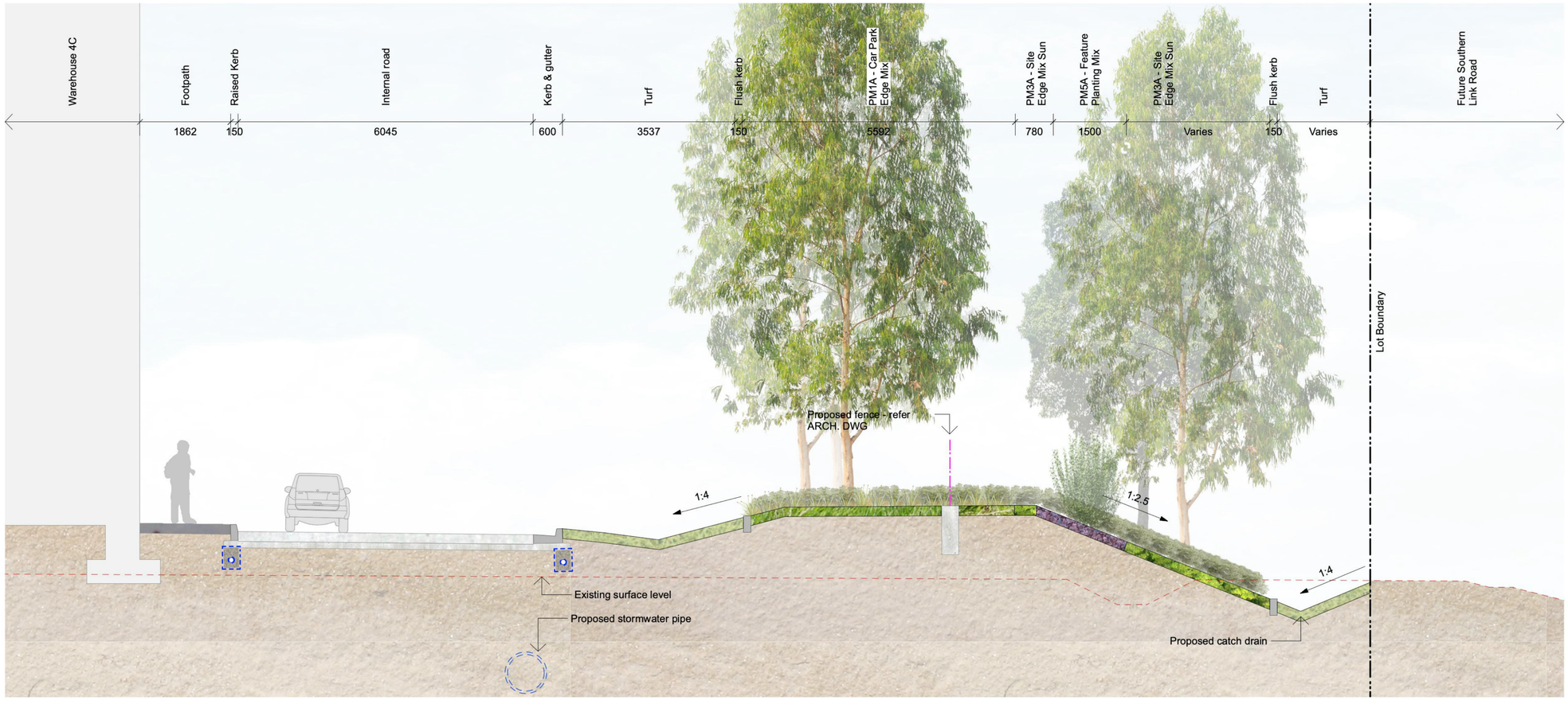
Carpark Details

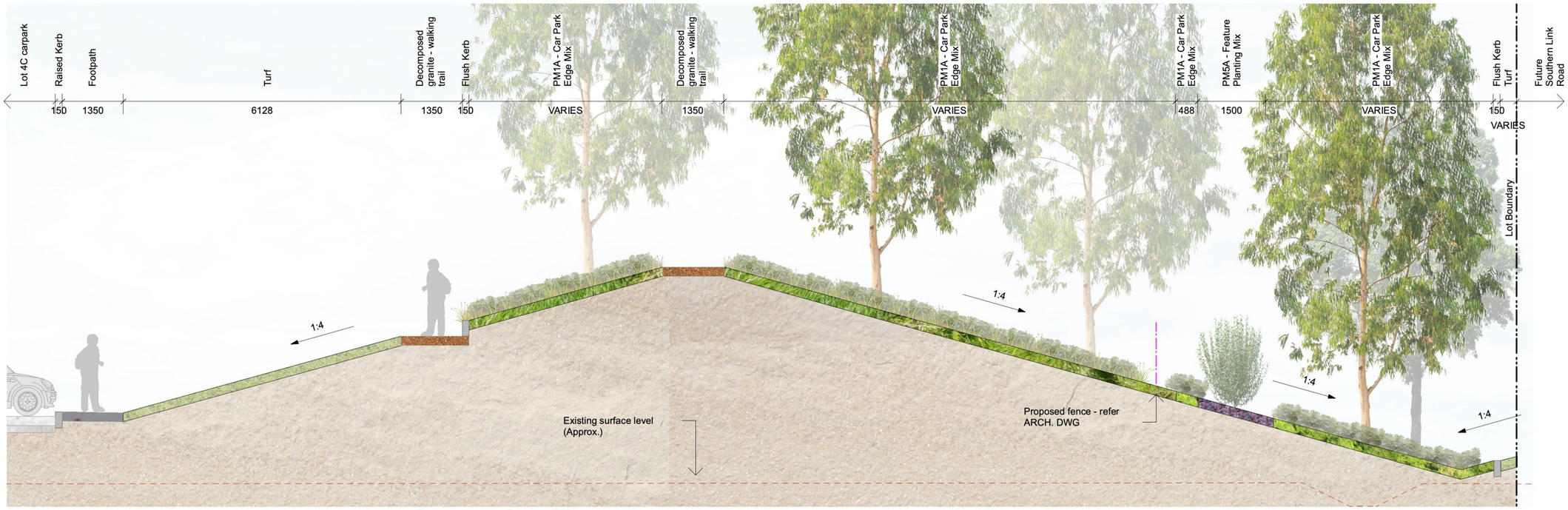
scale	1:100 & 1:50@A1
drawn	ZZ
checked	CH
project no.	163-18
project phase	Development Application

L.SK.200 C



01 Lot 4C Section 01
Scale 1:50 @ A1

0 1 2 3 M



02 Lot 4C Section 02
Scale 1:50 @ A1

0 1 2 3 M

Note: All finished levels subject to change +/- 1000mm.

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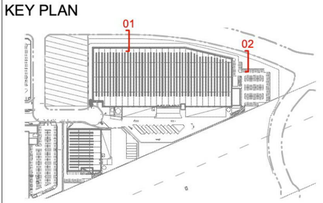
KEY PLAN



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Stage 7 DA
Lot 4CD

PROJECT
Oakdale West Estate
Kemps Creek, NSW

CLIENT
Goodman Property Services

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Draft

revision	revision description	by	date
B	REVISED DA	HD	31/3/23
A	ISSUED FOR DA	ZZ	23/1/23

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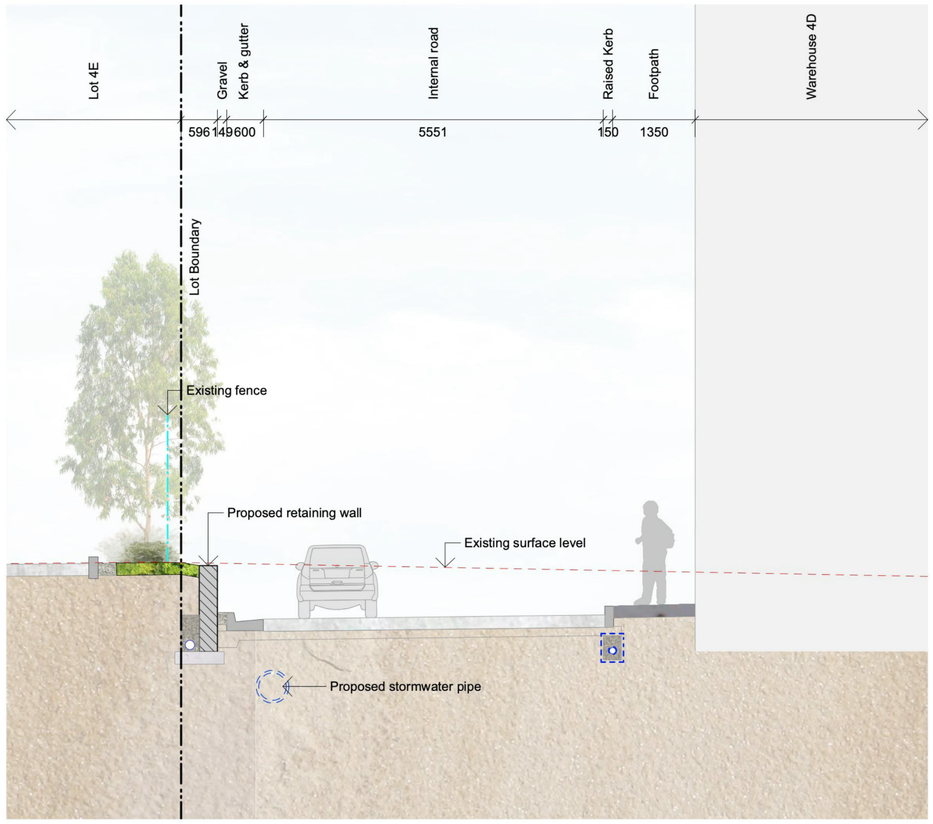
Landscape Sections Sheet 1

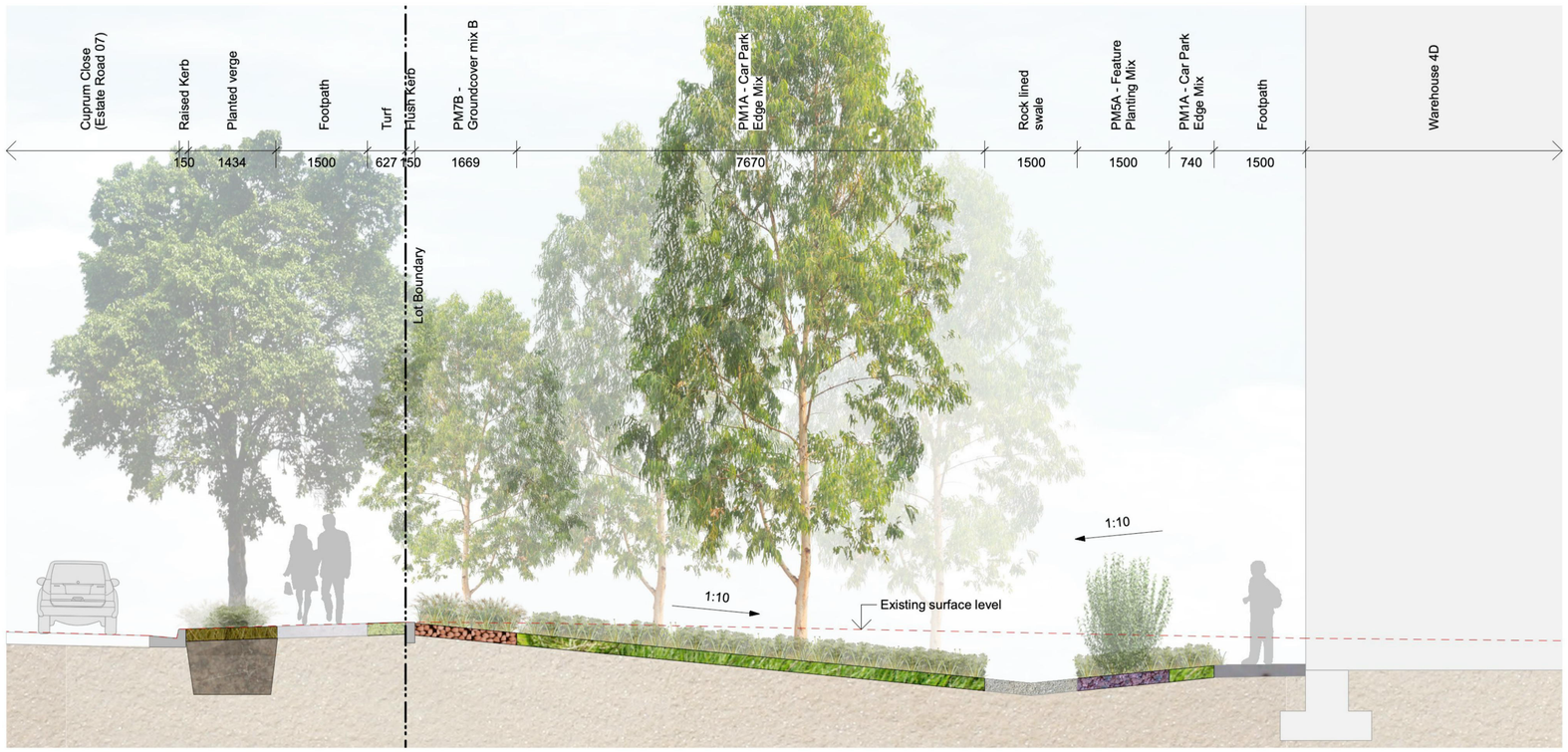
scale	1:50 & 1:100@A1
drawn	ZZ
checked	CH
project no.	163-18
project phase	Development Application

L.SK.201 B



03 Lot 4D Section 02
Scale 1:50 @ A1

0 1 2 3 M



04 Lot 4D Section 01
Scale 1:50 @ A1

0 1 2 3 M

Note: All finished levels subject to change +/- 1000mm.

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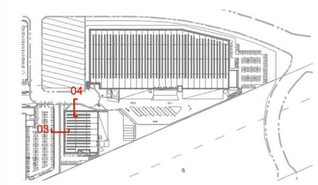
KEY PLAN



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Stage 7 DA
Lot 4CD

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revision	revision description	by	date
B	REVISED DA	HD	31/3/23
A	ISSUED FOR DA	ZZ	23/1/23

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Landscape Sections Sheet 2

scale	1:50 & 1:100@A1
drawn	ZZ
checked	CH
project no.	163-18
project phase	Development Application

L.SK.202 B

BLACKASH
BUSHFIRE CONSULTING

Bushfire Risk Assessment

Precincts 4C and 4D

Oakdale West Industrial Estate

PENRITH CITY COUNCIL

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This plan / document relates to Development Consent: DA23/0053

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Prepared for

Goodman Property Services (Aust.) Pty Ltd

BPAD Bushfire Planning & Design Accredited Practitioner Level 3

Version 1.0

10 January 2023

Oakdale West Industrial Estate
Buildings 4C & 4D

Biodiversity Impact Assessment

prepared for

Goodman Property Services (Aust.) Pty Ltd

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écologique | environmental consulting

BLACKETT MAGUIRE+ GOLDSMITH

BCA ASSESSMENT REPORT

Oakdale West Estate, Kemps Creek
Building 4C & 4D

Prepared For:
Goodman Property Services Pty Ltd

Revision 3

Date: 19th January 2023

Project No.: 220412

PENRITH CITY COUNCIL

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Subject to the conditions outlined in the consent

Address: Suite 2.01, 22-36 Mountain St Ultimo NSW 2007

Contact: Ph: 02 9211 7777 Fax: 02 9211 7774

16 January 2023

610.31061-L02-v1.1-20230116.docx

Goodman Property Services (Australia) Pty Ltd
The Hayesbery
1-11 Hayes Road
Rosebery NSW 2018

Attention: **Luke Ridley**

PENRITH CITY COUNCIL

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This plan / document relates to Development Consent: DA23/0053

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Dear Luke

Oakdale West Estate - Lot 4C and 4D
Requirement to Update Air Quality Impact Assessment

1 Introduction

SLR has been engaged by Goodman Property Services (Aust) Pty Ltd to provide an air quality assessment to support the Development Application for the proposed industrial buildings 4C & 4D at the Oakdale West Industrial Estate (OWIE).

The Development consists of two (2) new warehouse buildings each with ancillary office facilities, external hardstand spaces, staff carparking, landscaping and solar panels. Approval is requested for the construction, operation and use, and fit-out of the buildings.

Building 4C spans 30,020 sqm of warehouse space and 1,200 sqm of office space. The building has a proposed ridge height of 14.6 m.

Building 4D spans 5,200 sqm of warehouse space and 400 sqm of office space. The building has a proposed ridge height of 14.6 m.

24/7 operations are proposed with a focus on warehouse and industrial use.

The proposed developments comply with MOD 12 of SSD 7348 Concept Plan that is currently with the Department of Planning & Environment for assessment. The applications will be submitted to Penrith City Council as a local council development application.

The proposed buildings form part of the larger OWIE which comprises 154 hectares of land within the Western Sydney Employment Area (WSEA) and is owned by a Joint Venture (JV) between Goodman and Brickworks Limited. The subject sites are benched, serviced and ready for aboveground construction. SSD 7348 approved the infrastructure to these development pads.

The objective of this letter report is to assess whether a revision of the Air Quality Impact Assessment (AQIA) prepared by SLR Consulting (SLR) in 2017 for the Oakdale West Estate (OWE) is required to address the proposed construction and operation of Lot 4C and 4D.

SLR Consulting Australia Pty Ltd Tenancy 202 Submarine School, Sub Base Platypus, 120 High Street North Sydney NSW 2060 Australia
T: +61 2 9427 8100 E: sydney@slrconsulting.com
www.slrconsulting.com ABN 29 001 584 612

at&l

Oakdale West Estate

Kemps Creek

Lot 4C & Lot 4D Civil Report

CLIENT/ GOODMAN

DATE/ JANUARY 2023

CODE/ 15-272

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OAKDALE WEST INDUSTRIAL ESTATE

Lot 4C and Lot 4D

Sustainability Management Plan

PENRITH CITY COUNCIL

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This plan / document relates to Development Consent: DA23/0053

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Prepared for:

Goodman Property Services (Aust) Pty Ltd
1-11 Hayes Road
Rosebery NSW 2018

SLR Ref: 610.31061-R01
Version No: v1.0
January 2023

asongroup

Transport Assessment

Development Application

Lot 4C & 4D – Oakdale West Industrial Estate
19/01/2023
Ref: P2157r01v3

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OAKDALE WEST ESTATE

Lots 4C and 4D
Waste Management Plan

Prepared for:

Goodman Property Services (Aust) Pty Limited
The Hayesbery
1-11 Hayes Road
Rosebery NSW 2018

SLR Ref: 610.31061-R01
Version No: -v3.0
January 2023

FIRE SAFETY STRATEGY

Proposed Industrial Facility

4C & 4D, Oakdale West Estate, Kemps Creek

Report Number:

222132_FSS_03

Date:

22/12/2022

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enquiries@affinity-eng.com

REPORT

WILKINSON MURRAY

PENRITH CITY COUNCIL

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OAKDALE WEST INDUSTRIAL ESTATE PRECINCTS 4C & 4D

KEMPS CREEK NSW

DEVELOPMENT APPLICATION

NOISE & VIBRATION ASSESSMENT
RWDI # 2102730
15 December 2022

SUBMITTED TO

Luke Ridley
Project Manager
Luke.Ridley@goodman.com

Stephanie Partridge
General Manager (Western Sydney Developments)
Stephanie.Partridge@goodman.com

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SUBMITTED BY

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