

# MUDGEE GOLF CLUB SUBDIVISION - DA0102/2021

## LOT 27 DP 1165146

### 21 ROBERTSON, MUDGEE NSW

## CIVIL DRAWINGS

### DRAWINGS LIST

- C1.00 COVER SHEET
- C2.00 EXISTING SITE PLAN
- C3.00 SUBDIVISION PLAN 1
- C4.00 INVERNESS AVE EXTENSION PLAN AND LONGITUDINAL SECTION
- C5.00 INVERNESS AVE EXTENSION CROSS SECTIONS
- C6.00 DRAINAGE PLAN
- C7.00 SEWER PLAN SHEET 1
- C7.01 SEWER PLAN SHEET 2
- C8.00 WATER PLAN



**LOCATION PLAN**  
SCALE 1:2000 AT A1

**NOTE:**  
THIS IS A PLANNING DRAWING ONLY, FOR THE PURPOSE OF CONCEPTUAL DESIGN AND/OR PLANNING. FURTHER DETAILED ENGINEERING DESIGN INCLUDING SPECIFICATIONS, SIZING AND STORMWATER INVERTS TO BE PROVIDED PRIOR TO BUILDING RULES ASSESSMENT AND CONSTRUCTION.

20.0m 0.0 40.0 80.0 120.0 160.0 200.0m  
SCALE 1:2000 AT A1 SHEET | 1:4000 AT A3 SHEET

|   |   |   |   |  |   |  |  |   |
|---|---|---|---|--|---|--|--|---|
| <p>ISSUED FOR INFORMATION 22.02.15 B JLD<br/>ISSUED FOR INFORMATION 21.11.03 A JLD<br/>AMENDMENTS DATE ISSUE BY</p> |  | <p>NORTH POINT U.N.O.<br/>ARCHITECT</p> | <p>CLIENT<br/><b>MUDGEE GOLF CLUB</b></p> | <p>PROJECT<br/><b>MUDGEE GOLF CLUB SUBDIVISION</b><br/>21 ROBERTSON, MUDGEE<br/>NSW 2850</p> |  | <p><b>TRIAxIAL</b><br/>CONSULTING<br/>COMPLEX PROBLEMS<br/>RESOLVED SIMPLY</p> | <p>1300 874 294   TRIAXIAL.COM.AU<br/>46 MARKET STREET, MUDGEE NSW 2850<br/>PO BOX 1075, MUDGEE NSW 2850</p> | <p>DRAWING TITLE<br/><b>COVER SHEET</b></p>                             |
| NOT FOR CONSTRUCTION  |   |   |   | <p>DESIGNED -- DRAWN -- DATE FEB 22 SIZE A1 CAD REF TX15318.01 - C01</p>                     |   | TO BE PRINTED IN COLOUR  |  | <p>PROJECT No. <b>TX15318.02 - C1.00</b> DRAWING No. ISSUE <b>B</b></p> |



**GENERAL**

- CG1 THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS' DRAWINGS AND SPECIFICATIONS AND WITH SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ANY DISCREPANCY SHALL BE REFERRED TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
- CG2 ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE RELEVANT AND CURRENT STANDARDS AUSTRALIA CODES AND WITH THE BY-LAWS AND ORDINANCES OF THE RELEVANT BUILDING AUTHORITIES EXCEPT WHERE VARIED BY THE PROJECT SPECIFICATION.
- CG3 ALL DIMENSIONS SHOWN SHALL BE VERIFIED BY THE BUILDER/CONTRACTOR ON SITE. ENGINEER'S DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONS. ENGINEER'S DRAWINGS ISSUED IN ANY ELECTRONIC FORMAT MUST NOT BE USED FOR DIMENSIONAL SETOUT.
- CG4 UNLESS NOTED OTHERWISE ALL LEVELS ARE IN METRES AND ALL DIMENSIONS ARE IN MILLIMETRES.
- CG5 ALL WORKS SHALL BE UNDERTAKEN IN ACCORDANCE WITH ACCEPTABLE SAFETY STANDARDS & APPROPRIATE SAFETY SIGNS SHALL BE INSTALLED AT ALL TIMES DURING THE PROGRESS OF THE JOB.

**SURVEY**

- SU1 THE EXISTING SITE CONDITIONS SHOWN ON THE DRAWINGS HAVE BEEN INVESTIGATED BY OTHERS. THE INFORMATION IS SHOWN TO PROVIDE A BASIS FOR DESIGN.
- SU2 THE FOLLOWING ENGINEERING SURVEY SHALL NOT BE TAKEN AS A CADASTRAL OR BOUNDARY IDENTIFICATION SURVEY. BOUNDARY DATA SHALL BE TAKEN AS A GUIDE ONLY UNLESS NOTED OTHERWISE.
- SU3 SHOULD DISCREPANCIES BE FOUND BETWEEN THE SURVEY DATA AND ACTUAL FIELD DATA THE CONTRACTOR SHALL NOTIFY TRIAXIAL CONSULTING PRIOR TO COMMENCEMENT OF THE WORKS. THE CONTRACTOR SHALL ACCEPT ALL RESPONSIBILITY FOR ERRORS MADE DURING CONSTRUCTION WHERE SURVEY DISCREPANCIES WERE NOT RELAYED AND RESOLVED BY TRIAXIAL CONSULTING PRIOR TO COMMENCEMENT OF THE WORKS.

**EXCAVATION**

- EX1 REFER TO REPORT ON GEOTECHNICAL STABILITY ASSESSMENT FOR INFORMATION PERTAINING TO EXISTING SITE STABILITY, EXCAVATION AND GEOTECHNICAL ISSUES.
- EX2 ALL SITE EXCAVATION TO BE PERFORMED IN ACCORDANCE WITH ITEMS NOTED IN THE ABOVE LISTED REPORT.
- EX3 THE EARTHWORKS CONTRACTOR IS TO CONTACT OR MEET WITH THE GEOTECHNICAL ENGINEER PRIOR TO COMMENCEMENT OF ANY EXCAVATION TO DETERMINE APPROPRIATE TECHNIQUES AND HOLD POINTS.
- EX4 TEMPORARY BATTER CUT TO ROCK TO BE FORMED AT NO STEEPER THAN 1 V : 1 H. PERMANENT BATTER TO BE CONFIRMED ON SITE IN CONSULTATION WITH THE GEOTECHNICAL ENGINEER.

**EXISTING UNDERGROUND SERVICES**

- EU1 THE EXISTING UNDERGROUND SERVICES INDICATED ON THESE DRAWINGS HAVE BEEN OBTAINED FROM SURVEY AND SERVICE AUTHORITY INFORMATION. THE SERVICES INFORMATION SHOWN ARE THOSE OF KNOWN SERVICES ONLY. THE LOCATIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE ONLY AND MAY NOT BE 'AS CONSTRUCTED' OR ACCURATE. THE PRESENCE OR ABSENCE OF SERVICES SHALL BE CONFIRMED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- EU2 THE CONTRACTOR SHALL TAKE ALL DUE CARE WHEN EXCAVATING ON SITE INCLUDING HAND EXCAVATION WHERE NECESSARY.
- EU3 THE CONTRACTOR SHALL CONTACT ALL RELEVANT SERVICE AUTHORITIES PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION WORKS.
- EU4 THE CONTRACTOR SHALL UNDERTAKE A THOROUGH SERVICES SEARCH PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION WORKS. THE RESULTS OF SERVICES SEARCHES SHALL BE RECORDED AND KEPT ON SITE AT ALL TIMES.
- EU5 THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING POTHOLING TO ESTABLISH AND CONFIRM LOCATIONS AND DEPTHS OF EXISTING UNDERGROUND SERVICES/UTILITIES PRIOR TO COMMENCEMENT OF WORK ON SITE.

**SITE PREPARATION**

- GENERAL
- SP1 ALL EARTHWORKS, SITE PREPARATION AND MATERIALS TO BE IN ACCORDANCE WITH AS3798 AND THE GEOTECHNICAL ENGINEERS REPORT U.N.O.
- SP2 SEDIMENT AND EROSION CONTROL MEASURES AS DOCUMENTED MUST BE IN PLACE PRIOR TO THE COMMENCEMENT OF WORK.
- SUBGRADE
- SP3 STRIP EXISTING AREA AS REQUIRED TO CONSTRUCT NEW WORKS, REMOVE ANY TOP SOIL, ALL ORGANIC & DELETERIOUS MATERIAL FROM SITE WORKS AREA.
- SP4 THE CUT AND FILL SURFACE SHALL BE PROOF ROLLED TO ENSURE THAT THE FILL AND NATURAL GROUND FORMING THE SUBGRADE TO SUB-BASE IS AT A SUITABLE DENSITY AND MOISTURE CONTENT.
- SP5 PRIOR TO THE COMMENCEMENT OF ANY CIVIL OR STRUCTURAL CONSTRUCTION THE RELEVANT SITE AREA IS TO BE COMPACTED AND TESTED IN ACCORDANCE WITH AS1289.5.1.1 OR 5.1.2 - 1993 TO PRODUCE THE FOLLOWING: -98.0% STANDARD COMPACTION AT THE SURFACE AND AT 200MM BELOW SURFACE LEVEL. FREQUENCY OF FIELD DENSITY TESTS SHALL BE CARRIED OUT IN ACCORDANCE WITH AS3798 - 2007 TABLE 8.1 TESTING SHALL BE EVENLY SPACED OVER THE ENTIRE SITE, AND AT RANDOM LOCATIONS. TEST RESULTS SHALL BE FORWARDED TO THE ENGINEER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORKS.
- SP6 PROOF ROLLING SHALL BE CARRIED OUT UNDER THE DIRECTION OF THE CONTRACTOR. A MINIMUM 10 TONNE STATIC MASS SMOOTH DRUMMED ROLLER SHALL BE USED, WHERE THERE IS MOVEMENT UNDER THE ROLLER INDICATING SOFT, WET OR DISTURBED SUBGRADE, THE AREA OF MOVEMENT SHALL BE IDENTIFIED AND POOR SUBGRADE MATERIAL REMOVED. ANY REPLACEMENT MATERIAL SHALL BE BACKFILLED WITH APPROVED FILL PLACED IN LAYERS NOT EXCEEDING 200mm LOOSE MEASUREMENT AND IN ACCORDANCE WITH FILLING NOTE SP9 TO 98% OF SDD AND WITHIN ±2% OF STANDARD OPTIMUM MOISTURE CONTENT.
- THE
- SP7 WHERE THERE HAS BEEN AN EXTENDED DRY PERIOD THE SUBGRADE SURFACE MAY EXHIBIT DESICCATION CRACKS CONSISTENT WITH NEAR SURFACE DRYING OUT. IF SIGNIFICANT DRYING OUT HAS OCCURRED, MOISTURE CONDITION THE UPPER 200mm OF THE SUBGRADE. THE MATERIAL SHOULD THEN BE COMPACTED IN ACCORDANCE WITH THE ABOVE REQUIREMENTS FOR DENSITY AND MOISTURE CONTENT.

**FILL/SUB-BASE**

- SP8 COMPACTION TESTING IS THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE ALLOWED FOR IN THE TENDER FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW FOR SOIL COMPACTION TESTING TO ALL FILL FORMATIONS WHICH SUPPORT CONCRETE SLAB ON GROUND TYPE FLOORS AND EXTERNAL PAVEMENTS. TESTS SHALL BE CARRIED OUT BY AN INDEPENDENT 'NATA' REGISTERED LABORATORY IN ACCORDANCE WITH THE REQUIREMENTS OF AS1289. SUBMIT TEST REPORTS TO THE ENGINEER FOR REVIEW.
- SP9 IMPORTED FILL IS TO BE WELL GRADED CRUSHED SANDSTONE, RIPPED SHALE OR APPROVED ALTERNATIVE, WITH A MINIMUM CBR OF 30%, PI 8% AND A MAX PARTICLE SIZE OF 75mm.
- SP10 ALL FILL MATERIAL SHALL BE UNIFORMLY PLACED IN LAYERS NOT EXCEEDING 200mm LOOSE MEASUREMENT.
- SP11 ALL FILL SHALL BE COMPACTED TO 98% STANDARD DRY DENSITY DETERMINED BY METHODS IN ACCORDANCE WITH AS1289. THE MOISTURE CONTENT OF THE FILL MATERIAL SHALL BE ADJUSTED TO WITHIN 5% OF THE OPTIMUM MOISTURE CONTENT DURING COMPACTION TO ENSURE THAT THE SPECIFIED COMPACTION IS OBTAINED.

**STORMWATER DRAINAGE**

- SD1 PIPES UP TO 300mm DIAMETER SHALL BE SEWER GRADE UPVC WITH SOLVENT WELDED JOINTS.
- SD2 ALL "INTERNAL WORKS" WITHIN PROPERTY BOUNDARIES SHALL COMPLY WITH THE REQUIREMENTS OF AS/NZS 3500.3 (CURRENT EDITION).
- SD3 ALL STORMWATER PIPES SHALL BE PROVIDED WITH MINIMUM PIPE COVER TO COMPLY WITH THE REQUIREMENTS OF AS/NZS 3500.3 (CURRENT EDITION).
- SD4 INSTALLATION OF ALL BURIED CONCRETE STORMWATER PIPES SHALL COMPLY WITH THE REQUIREMENTS OF AS/NZS 3725 (CURRENT EDITION) DESIGN FOR INSTALLATION OF BURIED CONCRETE PIPES.
- SD5 ENLARGERS, CONNECTORS AND JUNCTIONS SHALL BE PREFABRICATED FITTINGS WHERE PIPES ARE LESS THAN 300mm DIAMETER.
- SD6 ALL STORMWATER DRAINAGE LINES SHALL HAVE A MINIMUM FALL OF 1% UNLESS NOTED OTHERWISE ON THE DRAWINGS. CARE SHALL BE TAKEN WITH SETTING LEVELS OF STORMWATER DRAINAGE LINES. GRADES SHOWN ON THE DRAWINGS SHALL NOT BE REDUCED WITHOUT THE WRITTEN CONSENT OF TRIAXIAL CONSULTING.
- SD7 GRATES AND COVERS SHALL COMPLY WITH THE REQUIREMENTS OF AS 3996 (CURRENT EDITION).
- SD8 AT ALL TIMES DURING THE CONSTRUCTION OF STORMWATER PITS, ADEQUATE SAFETY PROCEDURES SHALL BE DOCUMENTED AND EXECUTED TO MITIGATE THE RISK OF PERSONAL INJURY AS A RESULT OF FALLS INTO PITS.
- SD9 ALL EXISTING STORMWATER LOCATIONS, INCLUDING INVERTS, TO BE CONFIRMED BY THE BUILDER/CONTRACTOR PRIOR TO THE COMMENCEMENT OF CIVIL WORKS ON SITE.
- SD10 ALL EXISTING STORMWATER DRAINAGE LINES AND PITS THAT ARE TO REMAIN SHALL BE INSPECTED AND CLEANED. DURING THIS PROCESS ANY PART OF THE STORMWATER DRAINAGE SYSTEM THAT WARRANTS REPAIR SHALL BE REPORTED TO THE SUPERINTENDANT/ENGINEER FOR FURTHER DIRECTIONS.

**SITEWORKS**

- SW1 ALL CONNECTIONS WITH EXISTING WORKS SHALL BE MADE SMOOTH.
- SW2 ALL TRENCH BACKFILL MATERIAL SHALL BE COMPACTED TO ACHIEVE A DENSITY EQUIVALENT TO THE ADJACENT MATERIAL.
- SW3 ALL SERVICE TRENCHES SHALL BE BACKFILLED WITH SAND TO A LEVEL 300mm ABOVE THE PIPE. WHERE SERVICE TRENCHES ARE CONSTRUCTED UNDER VEHICULAR PAVEMENTS, BACKFILL THE REMAINDER OF THE TRENCH (TO UNDERSIDE OF PAVEMENT) WITH SAND OR APPROVED GRANULAR MATERIAL COMPACTED IN LAYERS NOT EXCEEDING 150mm DEPTH. BACKFILL MATERIAL SHALL BE COMPACTED TO A MINIMUM 98% MODIFIED MAXIMUM DRY DENSITY IN ACCORDANCE WITH AS 1289 5.2.1 (CURRENT EDITION) OR A DENSITY INDEX OF NOT LESS THAN 75.
- SW4 PROVIDE A 10mm WIDE EXPANSION JOINT BETWEEN ALL BUILDINGS AND CONCRETE OR UNIT PAVEMENTS.

**SEDIMENT AND EROSION CONTROL**

- SE1 CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUAL "MANAGING URBAN STORMWATER, SOILS AND CONSTRUCTION" (2004) (THE BLUE BOOK).
- SE2 DISTURBANCE SHALL BE KEPT TO A MINIMUM AND WITHIN THE LIMITS OF THE CONSTRUCTION SITE.
- SE3 ADDITIONAL CONTROLS SHALL BE INSTALLED AS REQUIRED AND IN ACCORDANCE WITH "THE BLUE BOOK".
- SE4 ALL INSTALLED CONTROLS SHALL BE INSPECTED AT LEAST WEEKLY AND IMMEDIATELY FOLLOWING A RAIN EVENT. MAINTENANCE SHALL BE UNDERTAKEN AS REQUIRED.
- SE5 COMPLETED AREAS SHALL BE PROGRESSIVELY VEGETATED.
- SE6 CONTROL DEVICES, AS DETAILED, SHALL BE INSTALLED TO STORMWATER PITS IMMEDIATELY FOLLOWING THEIR CONSTRUCTION.

**CONCRETE**

- C1 ALL WORKMANSHIP AND MATERIAL SHALL BE IN ACCORDANCE WITH AS3600 CURRENT EDITION WITH AMENDMENTS, EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS.
- C2 READYMIX CONCRETE SUPPLY SHALL COMPLY WITH AS1379.
- C3 CONCRETE QUALITY, ALL THE REQUIREMENTS OF THE ACSE SPECIFICATION DOCUMENT 1 (EDITION 4), SHALL APPLY TO THE FORMWORK, REINFORCEMENT AND CONCRETE UNLESS NOTED OTHERWISE. CONCRETE QUALITY SPECIFICATIONS AS SHOWN ON PLAN.
- C4 PROJECT CONTROL TESTING SHALL BE CARRIED OUT IN ACCORDANCE AS1379.
- C5 NO ADMIXTURES SHALL BE USED IN CONCRETE UNLESS APPROVED IN WRITING.
- C6 CLEAR CONCRETE COVER TO ALL REINFORCEMENT FOR DURABILITY SHALL BE AS PER CONCRETE COVER SCHEDULE UNLESS SHOWN OTHERWISE.
- C7 DURABILITY REQUIREMENTS FOR CONCRETE.
 

| EXPOSURE CLASS, TO AS3600: | MINIMUM CEMENT CONTENT: | MAXIMUM W/C RATIO: |
|----------------------------|-------------------------|--------------------|
| A1 & A2                    | -                       | 0.56               |
| B1                         | 320                     | 0.56               |
| B2                         | 390                     | 0.46               |
| C                          | 450                     | 0.40               |
- C8 ALL REINFORCEMENT SHALL BE FIRMLY SUPPORTED ON MILD STEEL PLASTIC TIPPED CHAIRS, PLASTIC CHAIRS OR CONCRETE CHAIRS AT 1m MAX. CENTRES BOTH WAYS U.N.O. BARS SHALL BE TIED AT ALTERNATE INTERSECTIONS. USE PLASTIC CHAIRS IN EXPOSURE CONDITION GREATER THAN B1. MINIMUM BAR CHAIR SPACING FOR MESH REINFORCEMENT SHALL BE:
 

|                           |          |
|---------------------------|----------|
| SL92, SL102, SL81, RL918: | 900 CTS. |
| SL72, SL82, RL818:        | 600 CTS. |
- C9 NO HOLES, CHASES OR EMBEDMENT OF PIPES OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE MADE IN CONCRETE MEMBERS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE ENGINEER.
- C10 CONSTRUCTION JOINTS WHERE NOT SHOWN SHALL BE LOCATED TO THE APPROVAL OF THE ENGINEER.
- C11 ALL CONCRETE SHALL BE COMPACTED WITH MECHANICAL VIBRATORS.
- C12 THE ENGINEER SHALL BE GIVEN 24 HOURS NOTICE FOR REINFORCEMENT INSPECTIONS AND CONCRETE SHALL NOT BE DELIVERED UNTIL ENGINEERS APPROVAL IS OBTAINED.
- C13 WELDING OF REINFORCEMENT SHALL NOT BE PERMITTED UNLESS SHOWN ON THE STRUCTURAL DRAWINGS OR APPROVED BY THE ENGINEER.
- C14 REINFORCEMENT BARS AND LIGATURES:
  - N\_ HOT ROLLED DEFORMED BAR, GRADE 500 NORMAL DUCTILITY AS4671-DN500N
  - R\_ HOT ROLLED ROUND BAR, GRADE 250 NORMAL DUCTILITY AS4671-R250N
  - W\_ COLD DRAWN ROUND WIRE, GRADE 500 LOW DUCTILITY AS4671-R500L
  - S\_ POOL STEEL HOT ROLLED DEFORMED BAR, GRADE 250 NORMAL DUCTILITY AS4671-D250N

NOTE: THE UNDERSCORE REPRESENTS NOMINAL BAR DIAMETER IN ACCORDANCE WITH AS4671

REINFORCEMENT FABRIC:

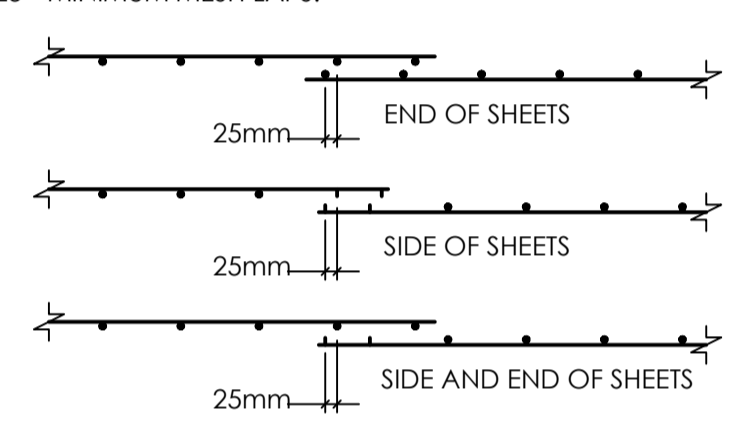
  - SL\_ SQUARE MESH, COLD DRAWN RIBBED WIRE GRADE 500, LOW DUCTILITY AS4671-D500L
  - RL\_ RECTANGULAR MESH, COLD DRAWN RIBBED WIRE GRADE 500, LOW DUCTILITY AS4671-D500L
  - \_L\_TM TRENCH MESH, COLD DRAWN RIBBED WIRE GRADE 500, LOW DUCTILITY AS4671-D500L

NOTE: THE UNDERSCORE REPRESENTS VARYING SPECIFICATIONS IN ACCORDANCE WITH AS4671.
- C15 REINFORCEMENT IS REPRESENTED DIAGRAMMATICALLY AND NOT NECESSARILY IN TRUE PROJECTION.
- C16 SPLICES IN REINFORCEMENT SHALL BE MADE ONLY IN POSITIONS SHOWN OR OTHERWISE APPROVED IN WRITING BY THE ENGINEER. LAPS SHALL BE IN ACCORDANCE WITH AS3600 AND NOT LESS THAN THE DEVELOPMENT LENGTH FOR EACH BAR.
- C17 STANDARD LAP AND COG LENGTHS UNLESS NOTED OTHERWISE ON DRAWINGS:

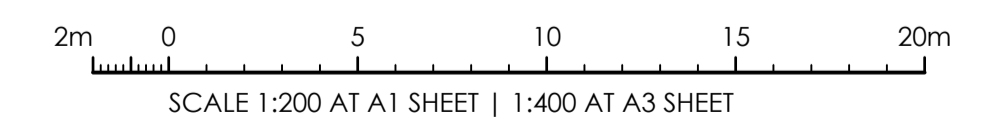
| BAR DIA. | MIN LAP LENGTH (mm) | MIN COG LENGTH (mm) |
|----------|---------------------|---------------------|
| N12      | 500                 | 180                 |
| N16      | 750                 | 210                 |
| N20      | 1000                | 260                 |
| N24      | 1375                | 310                 |
| N28      | 1560                | 360                 |
| N32      | 1810                | 400                 |

**CONCRETE (CONTINUED)**

- C18 CONCRETE SIZES DO NOT INCLUDE THICKNESSES OF APPLIED FINISHES.
- C19 DEPTHS OF BEAMS ARE GIVEN FIRST AND INCLUDE SLAB THICKNESS.
- C20 REFER TO ARCHITECT'S DETAILS, FOR CHAMFERS, DRIP GROOVES, REGLETS, ETC., MAINTAIN COVER TO REINFORCEMENT AT THESE DETAILS.
- C21 USE ALIPHATIC ALCOHOLS SPRAYED OVER THE SURFACE PRIOR TO AND AFTER FINISHING TO REDUCE RATE OF EVAPORATION FROM THE SURFACE AND HELP CONTROL PLASTIC SHRINKAGE CRACKING. NOTE THAT THE USE OF ALIPHATIC ALCOHOLS IS NOT A SUBSTITUTE FOR CURING.
- C22 COMMENCE CURING OPERATIONS PROMPTLY AFTER SURFACE FINISHING IS COMPLETE. CURING COMPOUNDS ARE TO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS AND ARE TO BE CHECKED FOR COMPATIBILITY WITH PROPOSED FLOOR FINISHES. SOME COMPOUNDS MAY REQUIRE REMOVAL FOR GLUED DOWN FLOOR COVERINGS OR WET CURING AS DESCRIBED BELOW.
 

CONCRETE IS TO BE CURED BY KEEPING THE SURFACES CONTINUOUSLY WET FOR A PERIOD OF 3 DAYS, AND PREVENTING THE LOSS OF MOISTURE FOR A FURTHER 7 DAYS FOLLOWED BY A GRADUAL DRYING OUT.
- C23 PROPPING WHICH SUPPORTS CONSTRUCTION OVER IS TO BE LEFT IN PLACE AS REQUIRED TO AVOID OVER STRESSING THE STRUCTURE DUE TO CONSTRUCTION LOADING.
- C24 CONDUITS, PIPES ETC. SHALL ONLY BE LOCATED IN THE MIDDLE ONE THIRD OF SLAB DEPTH AND SPACED AT NOT LESS THAN 3 DIAMETERS OF THE CONDUIT, PIPES ETC. PIPES OR CONDUITS SHALL NOT BE PLACED WITHIN THE COVER TO REINFORCEMENT.
- C25 MINIMUM MESH LAPS:
 
- C26 A 0.2mm POLYETHYLENE MEMBRANE SHALL BE CONTINUOUS UNDER SLAB LAPPED 200mm MIN. WHERE REQUIRED AND TAPED AT ALL SERVICE PENETRATIONS, LAPS AND PUNCTURES. THE MEMBRANE IS TO EXTEND UNDER AND TO THE SIDES OF SLABS, BEAMS AND THICKENINGS.

**NOTE:**  
THIS IS A PLANNING DRAWING ONLY, FOR THE PURPOSE OF CONCEPTUAL DESIGN AND/OR PLANNING. FURTHER DETAILED ENGINEERING DESIGN INCLUDING SPECIFICATIONS, SIZING AND STORMWATER INVERTS TO BE PROVIDED PRIOR TO BUILDING RULES ASSESSMENT AND CONSTRUCTION.



ISSUED FOR INFORMATION 22.02.15 B JLD  
 ISSUED FOR INFORMATION 21.11.03 A JLD  
 AMENDMENTS DATE ISSUE BY

**NOT FOR CONSTRUCTION**

NORTH POINT U.N.O.

ARCHITECT

CLIENT  
**MUDGEE GOLF CLUB**

PROJECT  
**MUDGEE GOLF CLUB SUBDIVISION**  
21 ROBERTSON, MUDGEE  
NSW 2850

DESIGNED -- DRAWN -- DATE FEB 22 SIZE A1 CAD REF TX15318.01 - C01

**TRIAXIAL CONSULTING**  
COMPLEX PROBLEMS RESOLVED SIMPLY

1300 874 294 | TRIAXIAL.COM.AU  
46 MARKET STREET, MUDGEE NSW 2850  
PO BOX 1075, MUDGEE NSW 2850

TO BE PRINTED IN COLOUR

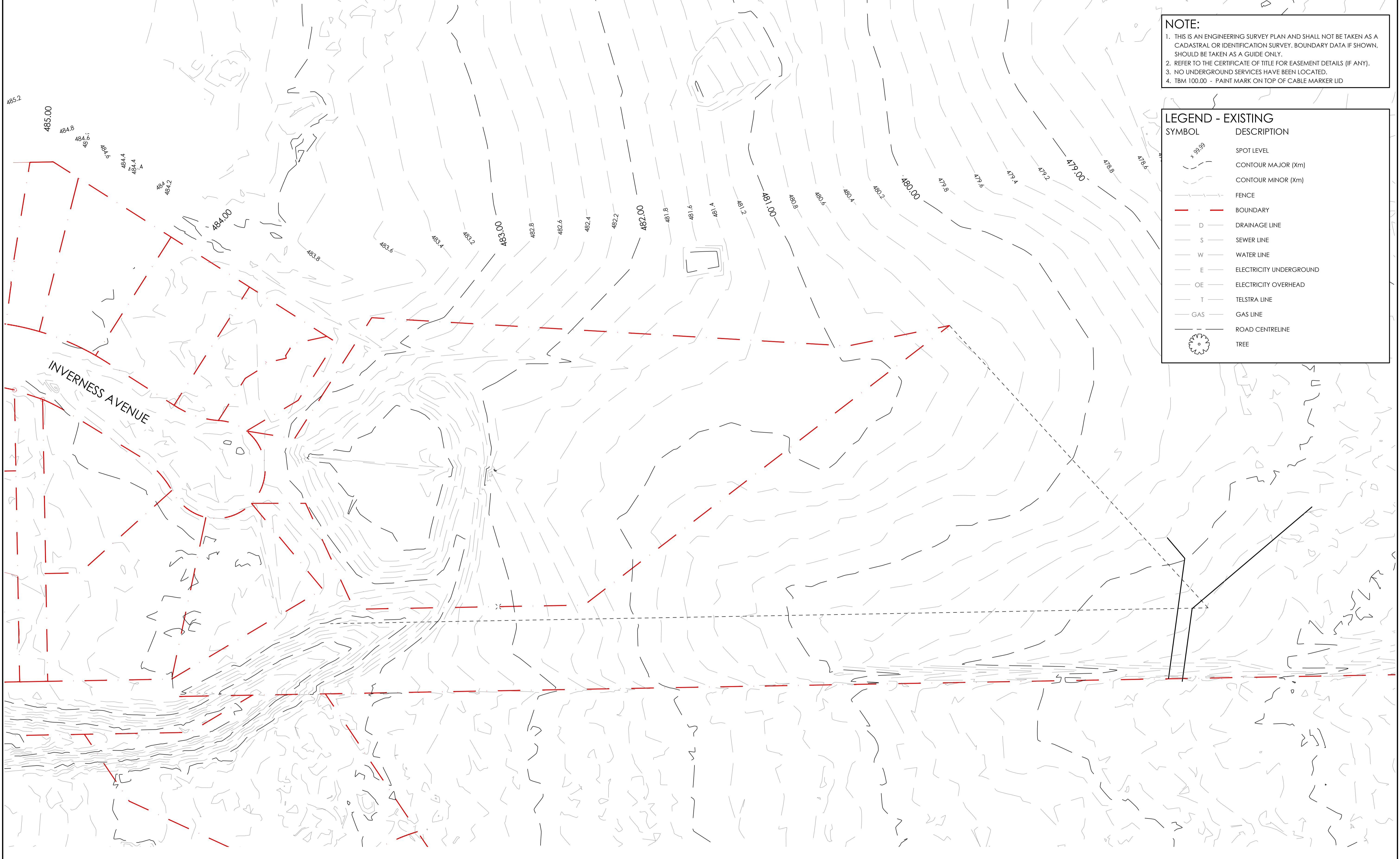
DRAWING TITLE  
**GENERAL NOTES**

PROJECT No. TX15318.02 - DRAWING No. C1.01 ISSUE B

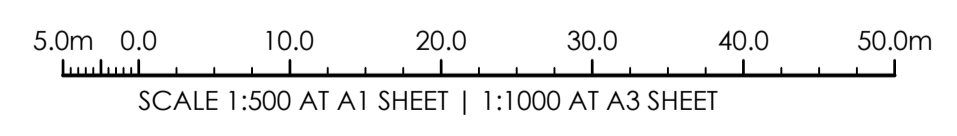


**NOTE:**  
 1. THIS IS AN ENGINEERING SURVEY PLAN AND SHALL NOT BE TAKEN AS A CADASTRAL OR IDENTIFICATION SURVEY. BOUNDARY DATA IF SHOWN, SHOULD BE TAKEN AS A GUIDE ONLY.  
 2. REFER TO THE CERTIFICATE OF TITLE FOR EASEMENT DETAILS (IF ANY).  
 3. NO UNDERGROUND SERVICES HAVE BEEN LOCATED.  
 4. TBM 100.00 - PAINT MARK ON TOP OF CABLE MARKER LID

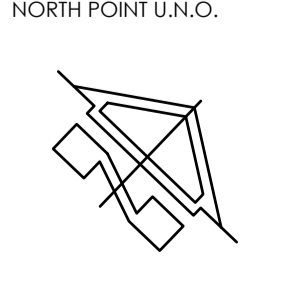
| LEGEND - EXISTING     |                         |
|-----------------------|-------------------------|
| SYMBOL                | DESCRIPTION             |
| ○ 485.2               | SPOT LEVEL              |
| — (dashed)            | CONTOUR MAJOR (Xm)      |
| — (solid)             | CONTOUR MINOR (Xm)      |
| — (solid)             | FENCE                   |
| — (dashed)            | BOUNDARY                |
| — (dashed with 'D')   | DRAINAGE LINE           |
| — (dashed with 'S')   | SEWER LINE              |
| — (dashed with 'W')   | WATER LINE              |
| — (dashed with 'E')   | ELECTRICITY UNDERGROUND |
| — (dashed with 'OE')  | ELECTRICITY OVERHEAD    |
| — (dashed with 'T')   | TELSTRA LINE            |
| — (dashed with 'GAS') | GAS LINE                |
| — (dashed)            | ROAD CENTRELINE         |
| ○ (with 'T')          | TREE                    |



**EXISTING PLAN**  
 SCALE 1:500 AT A1



|                             |          |       |     |
|-----------------------------|----------|-------|-----|
| ISSUED FOR INFORMATION      | 22.02.15 | B     | JLD |
| ISSUED FOR INFORMATION      | 21.11.03 | A     | JLD |
| AMENDMENTS                  | DATE     | ISSUE | BY  |
| <b>NOT FOR CONSTRUCTION</b> |          |       |     |



ARCHITECT  
 CLIENT  
**MUDGEES GOLF CLUB**

PROJECT  
**MUDGEES GOLF CLUB SUBDIVISION**  
 21 ROBERTSON, MUDGEES  
 NSW 2850

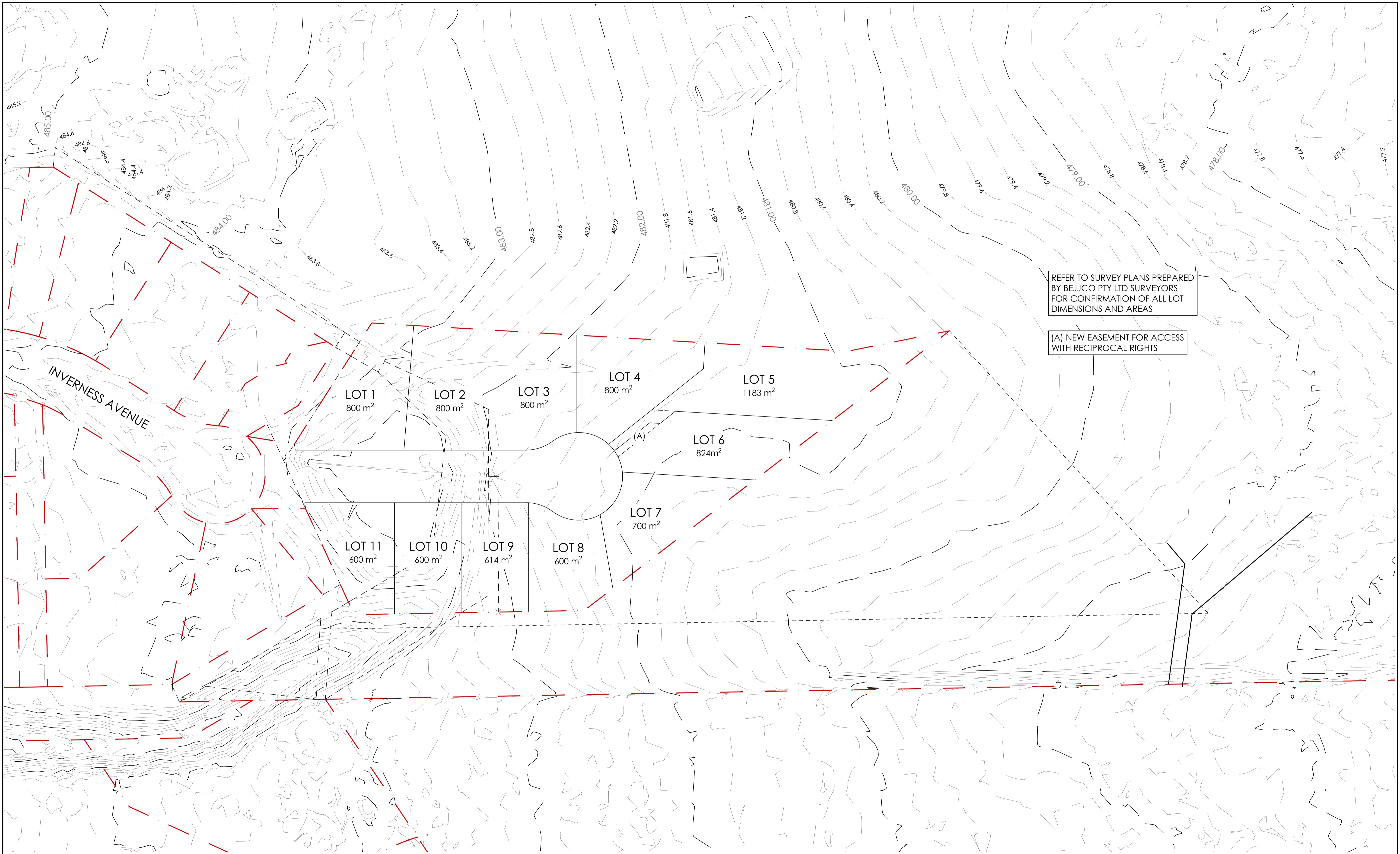
|          |       |        |      |                  |
|----------|-------|--------|------|------------------|
| DESIGNED | DRAWN | DATE   | SIZE | CAD REF          |
| --       | --    | FEB 22 | A1   | TX15318.01 - C01 |

**TRIAxIAL CONSULTING**  
 COMPLEX PROBLEMS  
 RESOLVED SIMPLY

1300 874 294 | TRIAXIAL.COM.AU  
 46 MARKET STREET, MUDGEES NSW 2850  
 PO BOX 1075, MUDGEES NSW 2850  
**TO BE PRINTED IN COLOUR**

|                      |                           |             |          |
|----------------------|---------------------------|-------------|----------|
| DRAWING TITLE        | PROJECT No.               | DRAWING No. | ISSUE    |
| <b>EXISTING PLAN</b> | <b>TX15318.02 - C2.00</b> | <b>B</b>    | <b>B</b> |

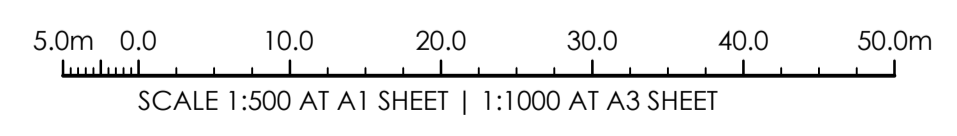




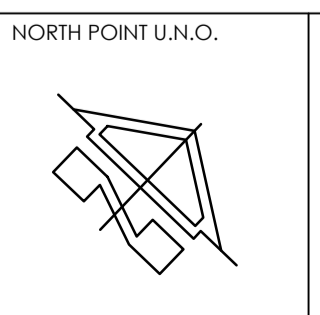
REFER TO SURVEY PLANS PREPARED BY BEJJCO PTY LTD SURVEYORS FOR CONFIRMATION OF ALL LOT DIMENSIONS AND AREAS

(A) NEW EASEMENT FOR ACCESS WITH RECIPROCAL RIGHTS

**SUBDIVISION PLAN**  
SCALE 1:500 AT A1



|                             |          |       |     |
|-----------------------------|----------|-------|-----|
| ISSUED FOR INFORMATION      | 22.02.15 | B     | JLD |
| ISSUED FOR INFORMATION      | 21.11.03 | A     | JLD |
| AMENDMENTS                  | DATE     | ISSUE | BY  |
| <b>NOT FOR CONSTRUCTION</b> |          |       |     |



NORTH POINT U.N.O.  
ARCHITECT  
CLIENT  
**MUDGEES GOLF CLUB**

PROJECT  
**MUDGEES GOLF CLUB SUBDIVISION**  
21 ROBERTSON, MUDGEES  
NSW 2850

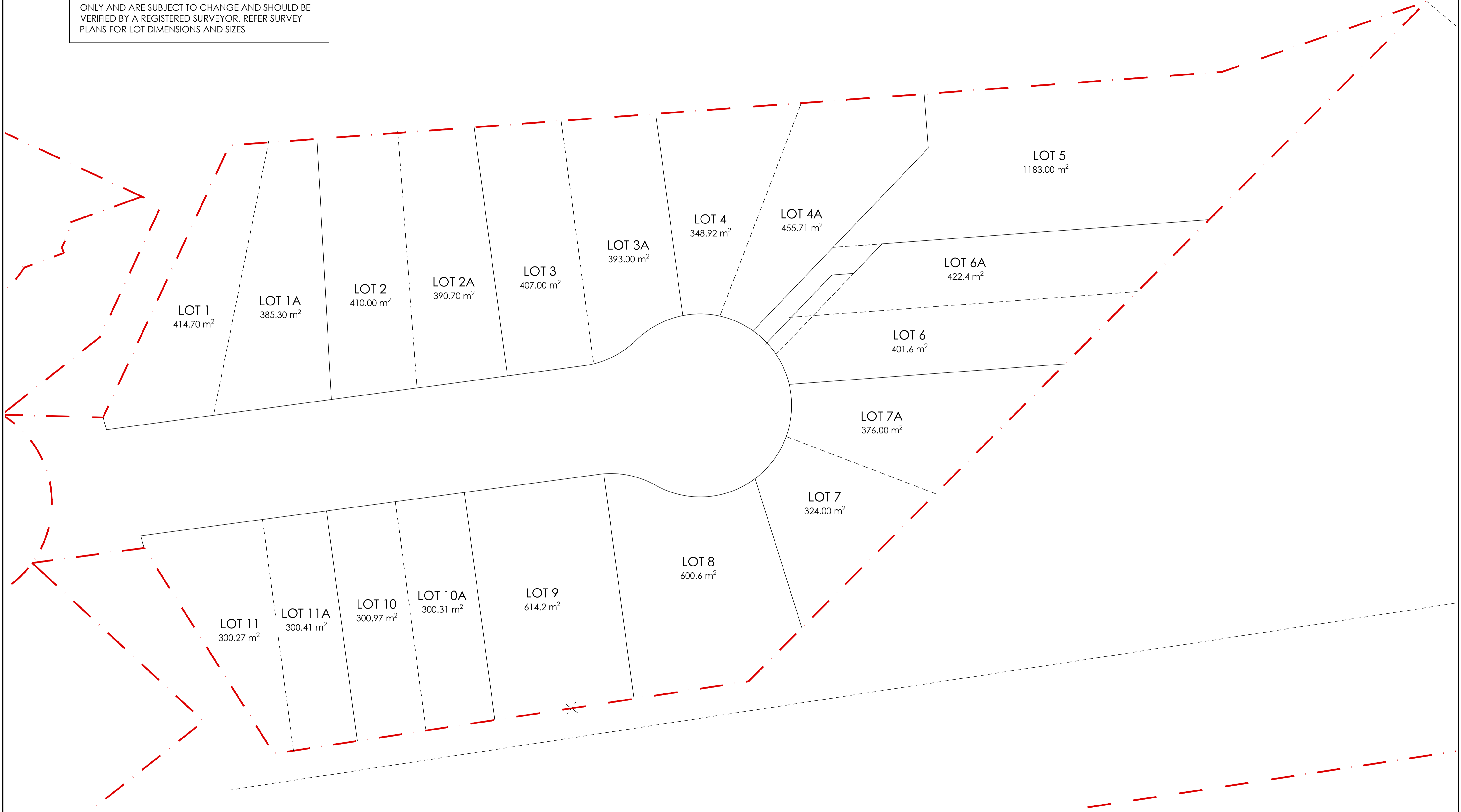


**TRIAxIAL**  
CONSULTING  
COMPLEX PROBLEMS  
RESOLVED SIMPLY

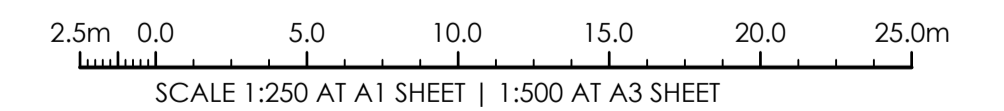
1300 874 294 | TRIAXIAL.COM.AU  
46 MARKET STREET, MUDGEES NSW 2850  
PO BOX 1075, MUDGEES NSW 2850  
TO BE PRINTED IN COLOUR

DRAWING TITLE  
**SUBDIVISION PLAN 1**  
PROJECT No. TX15318.02 - C3.00  
DRAWING No. ISSUE B

NOTE:  
 DIMENSIONS SHOWN ON PLANS ARE PRELIMINARY  
 ONLY AND ARE SUBJECT TO CHANGE AND SHOULD BE  
 VERIFIED BY A REGISTERED SURVEYOR. REFER SURVEY  
 PLANS FOR LOT DIMENSIONS AND SIZES

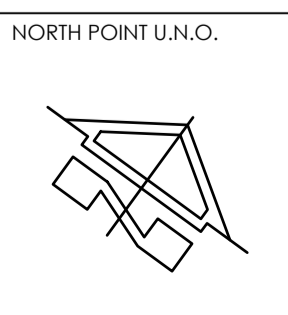


**SUBDIVISION PLAN**  
 SCALE 1:250 AT A1



ISSUED FOR INFORMATION 22.02.15 B J.L.D.  
 ISSUED FOR INFORMATION 21.11.03 A J.L.D.  
 AMENDMENTS DATE ISSUE BY

**NOT FOR CONSTRUCTION**



NORTH POINT U.N.O. ARCHITECT

CLIENT  
**MUDGEES GOLF CLUB**

PROJECT  
**MUDGEES GOLF CLUB SUBDIVISION**  
 21 ROBERTSON, MUDGEES  
 NSW 2850

DESIGNED -- DRAWN -- DATE FEB 22 SIZE A1 CAD REF TX15318.01 - C01



**TRIAxIAL**  
 CONSULTING

COMPLEX PROBLEMS  
 RESOLVED SIMPLY

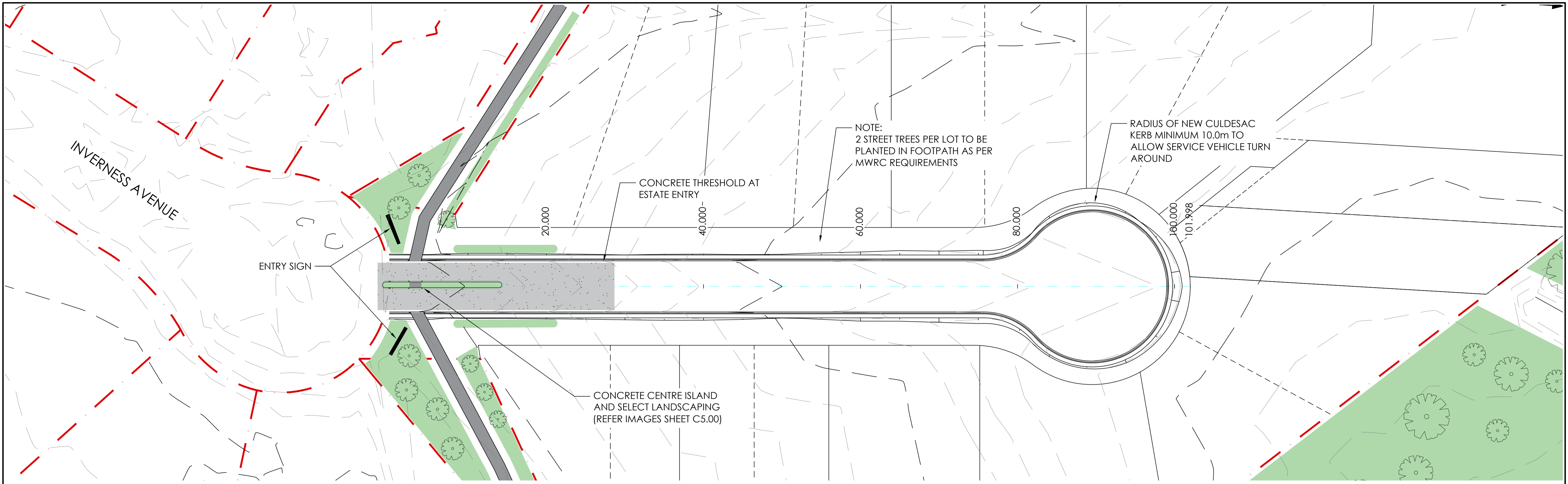
1300 874 294 | TRIAXIAL.COM.AU  
 46 MARKET STREET, MUDGEES NSW 2850  
 PO BOX 1075, MUDGEES NSW 2850

TO BE PRINTED IN COLOUR

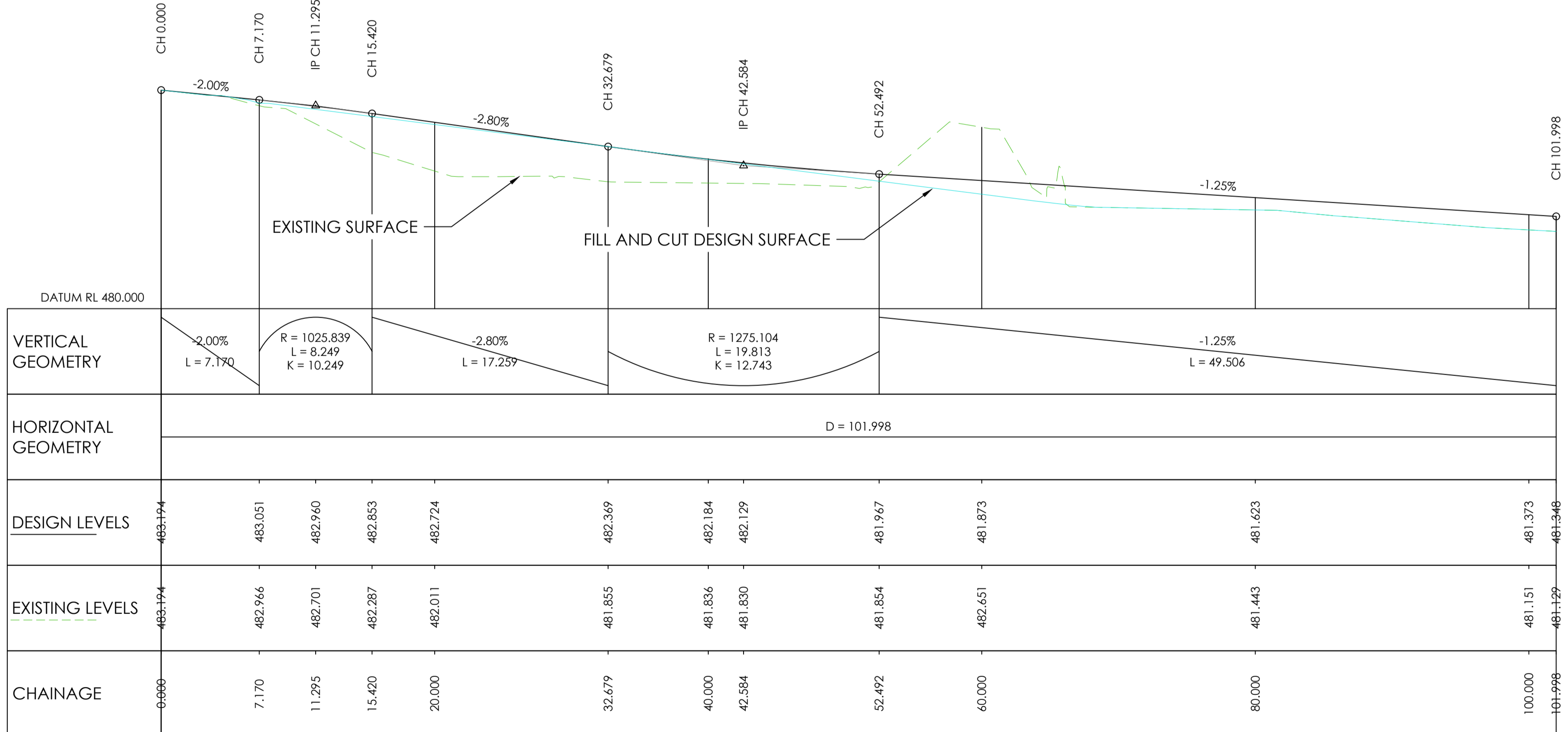
DRAWING TITLE  
**SUBDIVISION PLAN 2**

PROJECT No. TX15318.02 - C3.01 DRAWING No. ISSUE B

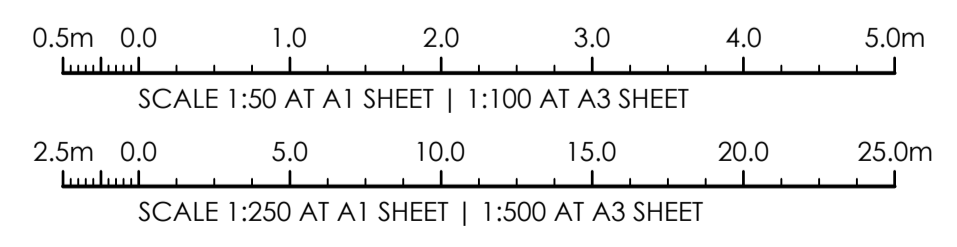




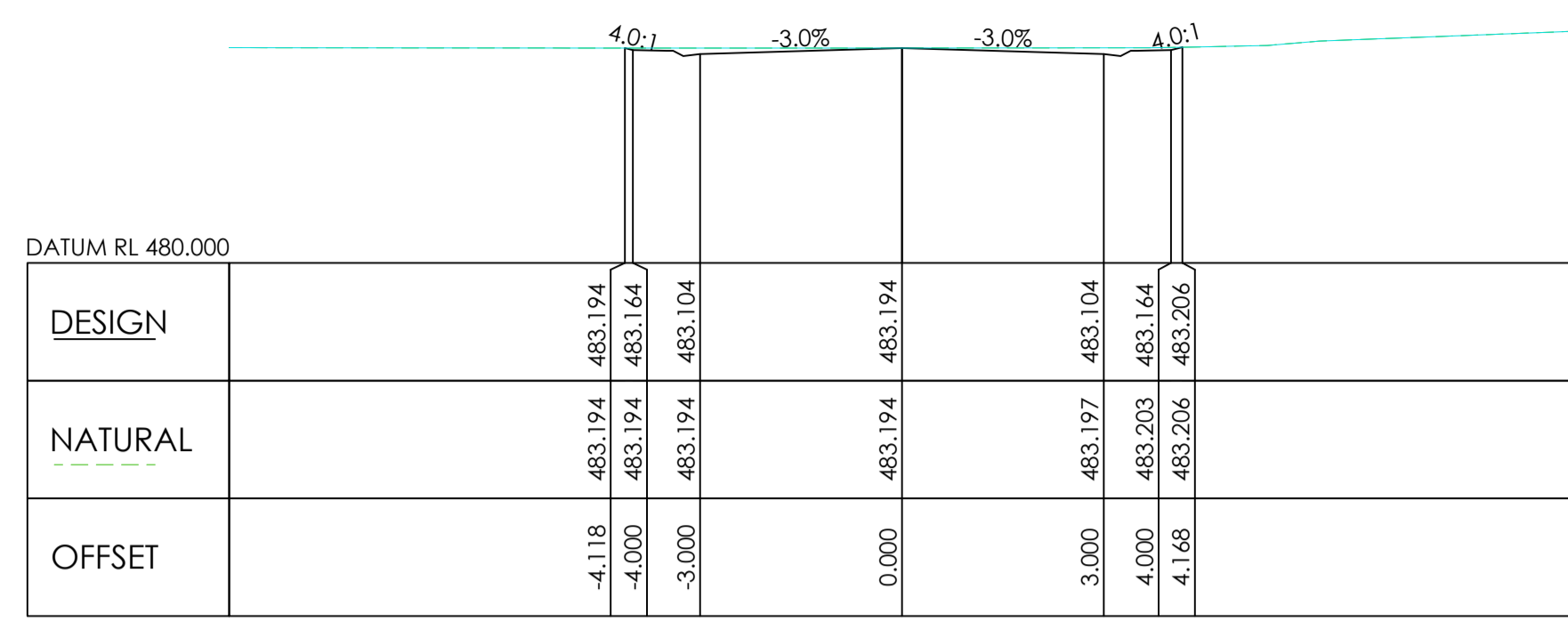
**INVERNESS AVE EXTENSION PLAN**  
SCALE 1:250 AT A1



**INVERNESS AVE EXTENSION LONGITUDINAL SECTION**  
VERTICAL SCALE 1:50 AT A1  
HORIZONTAL SCALE 1:250 AT A1

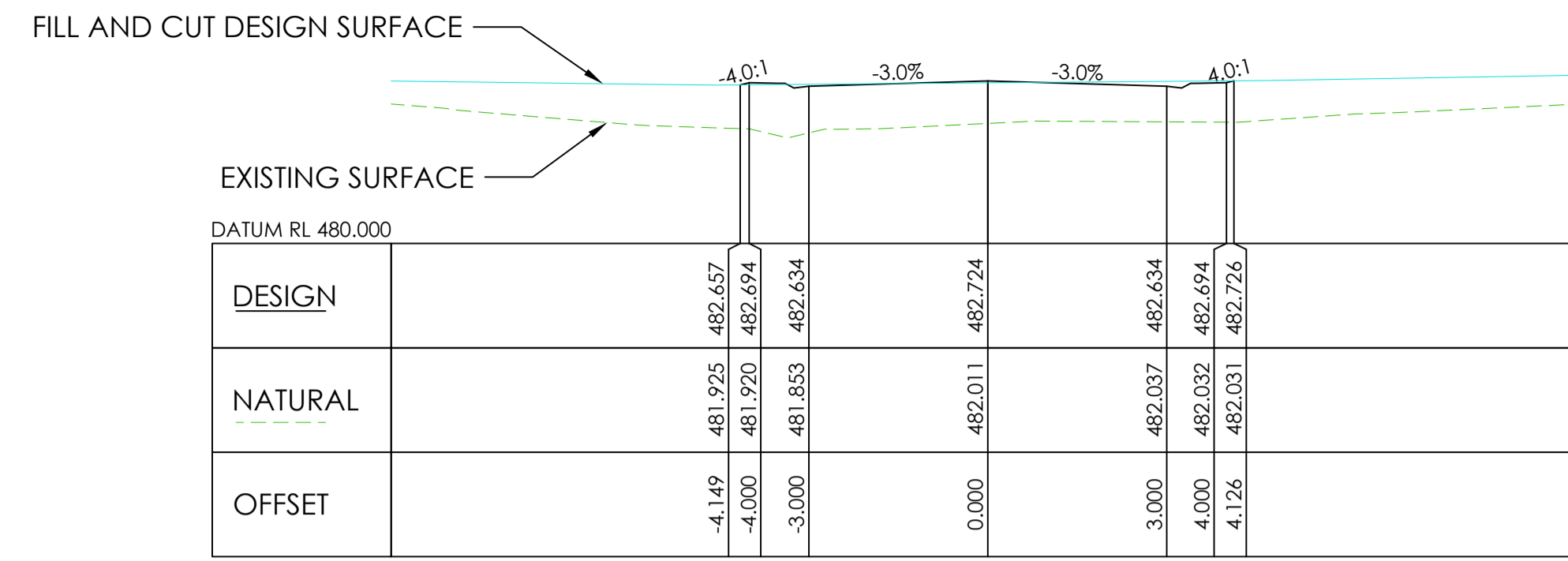






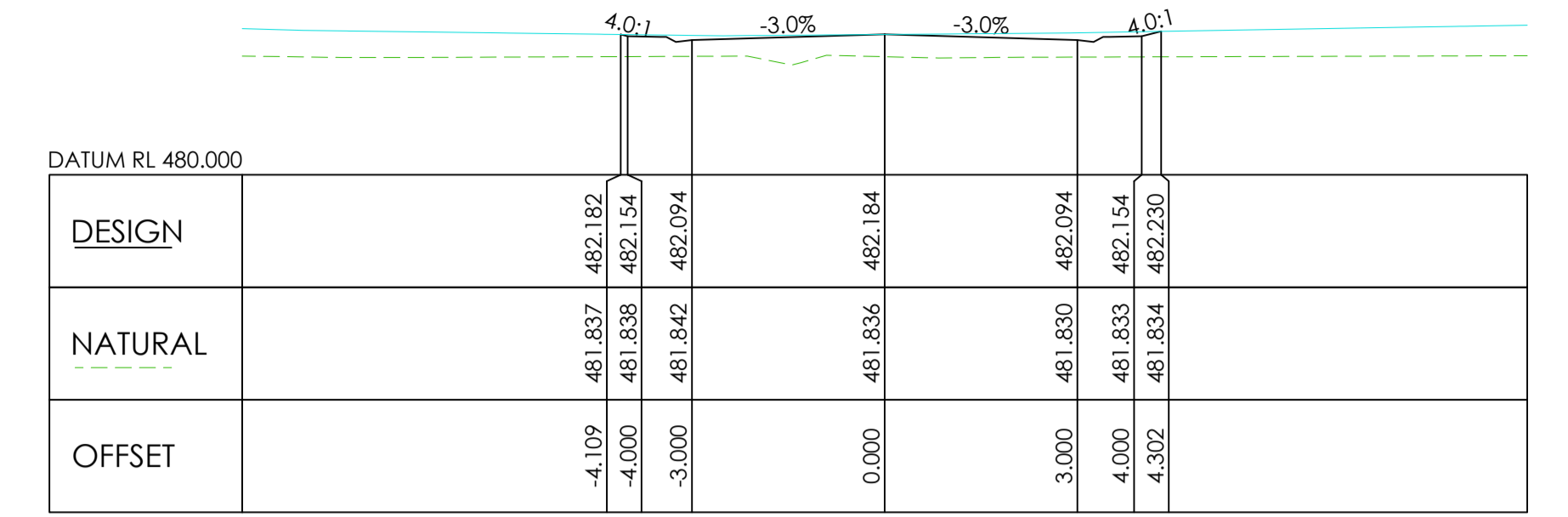
INVERNESS AVE EXTENSION - CH 00.000

SCALE 1:100 (H) 1:100 (V)



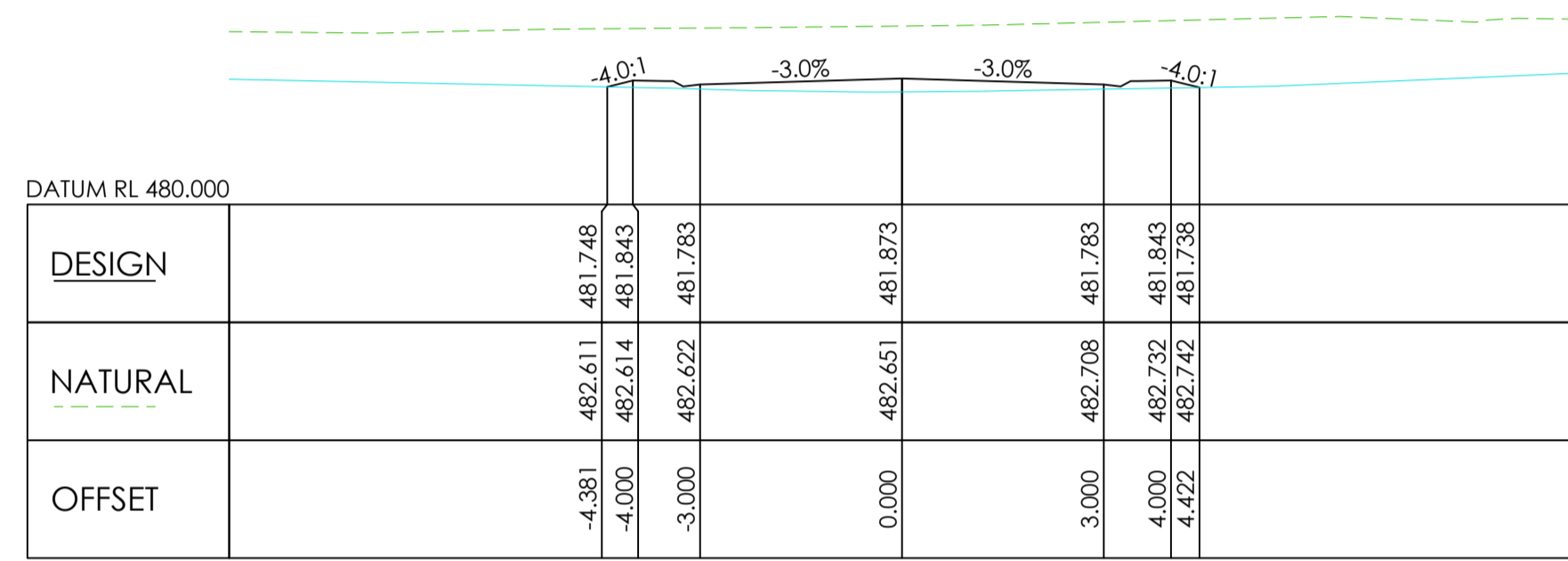
INVERNESS AVE EXTENSION - CH 20.000

SCALE 1:100 (H) 1:100 (V)



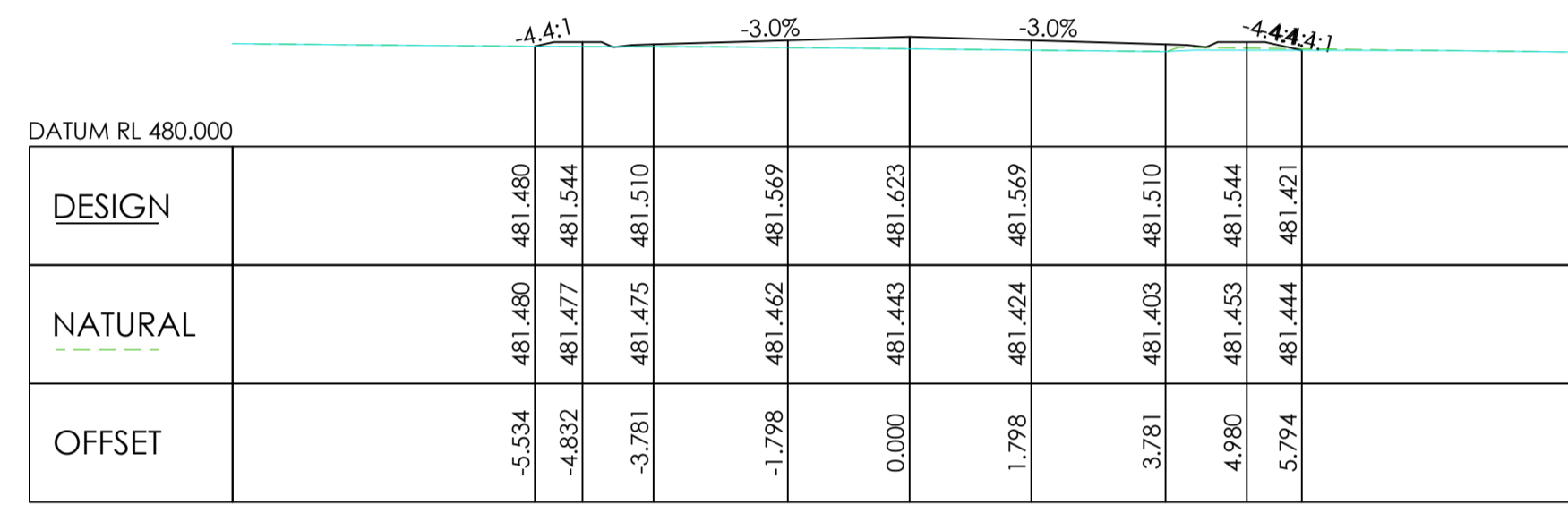
INVERNESS AVE EXTENSION - CH 40.000

SCALE 1:100 (H) 1:100 (V)



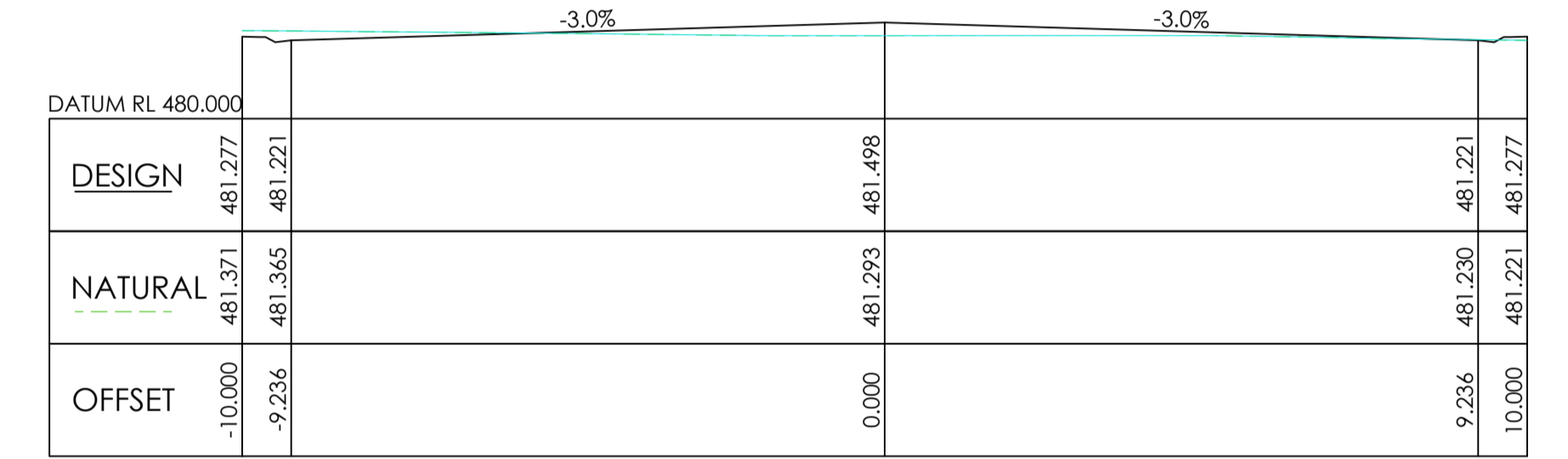
INVERNESS AVE EXTENSION - CH 60.000

SCALE 1:100 (H) 1:100 (V)



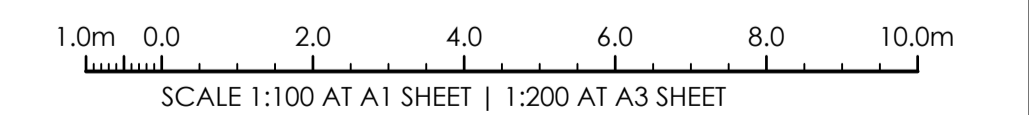
INVERNESS AVE EXTENSION - CH 80.000

SCALE 1:100 (H) 1:100 (V)



INVERNESS AVE EXTENSION - CH 90.000

SCALE 1:100 (H) 1:100 (V)



|                        |          |       |     |
|------------------------|----------|-------|-----|
| ISSUED FOR INFORMATION | 22.02.15 | B     | JLD |
| ISSUED FOR INFORMATION | 21.11.03 | A     | JLD |
| AMENDMENTS             | DATE     | ISSUE | BY  |

**NOT FOR CONSTRUCTION**

NORTH POINT U.N.O.

ARCHITECT

CLIENT  
MUDGEE GOLF CLUB

PROJECT  
MUDGEE GOLF CLUB SUBDIVISION  
21 ROBERTSON, MUDGEE  
NSW 2850

DESIGNED -- DRAWN -- DATE FEB 22 SIZE A1 CAD REF TX15318.01 - C01



**TRIAxIAL**  
CONSULTING  
COMPLEX PROBLEMS  
RESOLVED SIMPLY

1300 874 294 | TRIAXIAL.COM.AU  
46 MARKET STREET, MUDGEE NSW 2850  
PO BOX 1075, MUDGEE NSW 2850

TO BE PRINTED IN COLOUR

DRAWING TITLE  
INVERNESS AVE EXTENSION  
CROSS SECTIONS

PROJECT No. TX15318.02 - C5.00 DRAWING No. ISSUE B

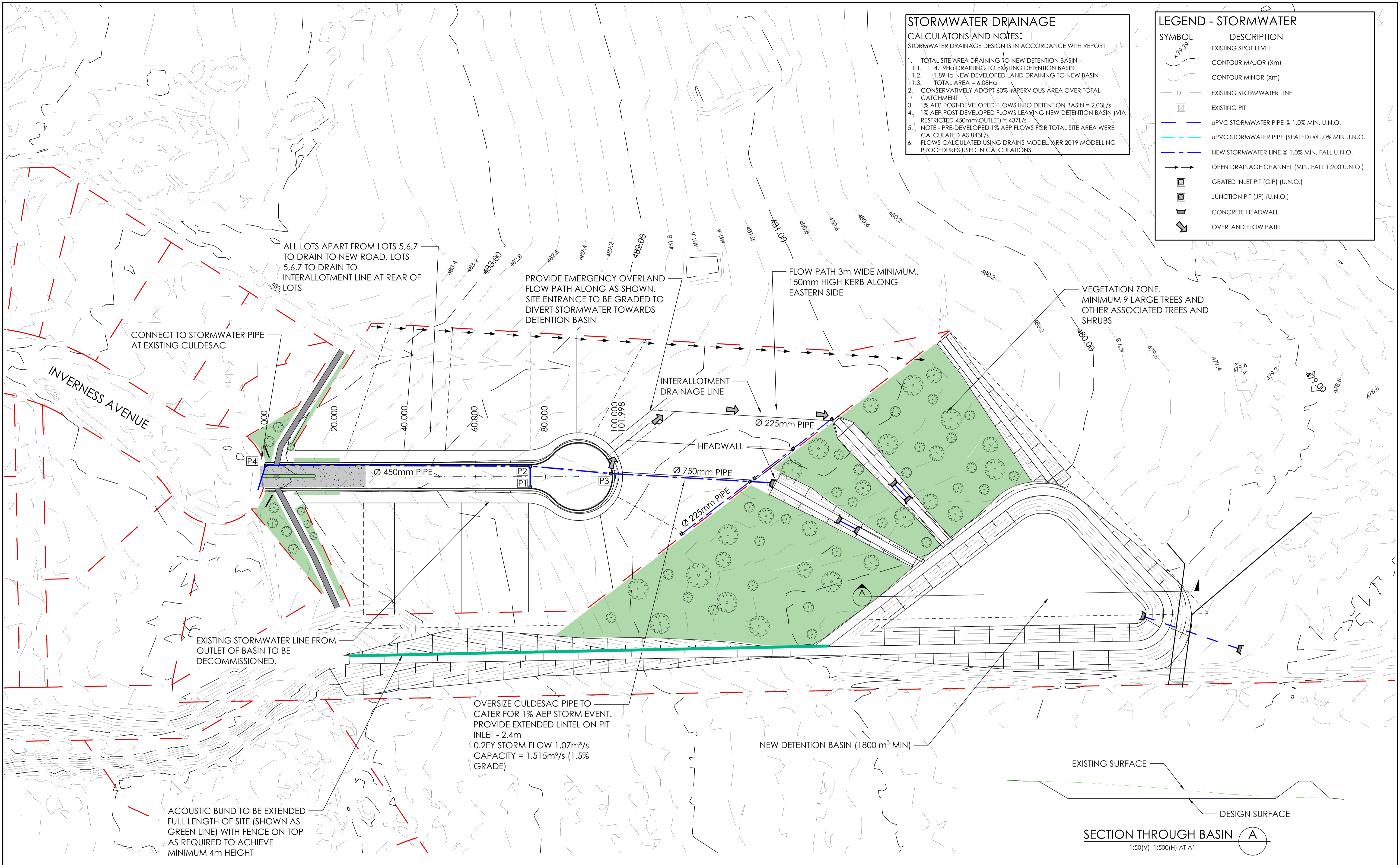


**STORMWATER DRAINAGE**  
**CALCULATIONS AND NOTES:**  
 STORMWATER DRAINAGE DESIGN IS IN ACCORDANCE WITH REPORT

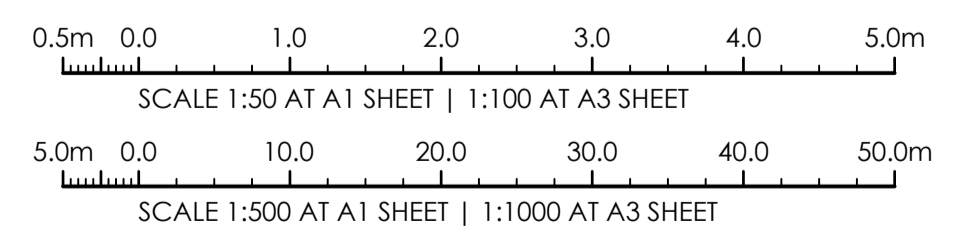
- TOTAL SITE AREA DRAINING TO NEW DETENTION BASIN =
  - 4.19Ha DRAINING TO EXISTING DETENTION BASIN
  - 1.87Ha NEW DEVELOPED LAND DRAINING TO NEW BASIN
- TOTAL AREA = 6.08Ha
- CONSERVATIVELY ADOPT 60% IMPERVIOUS AREA OVER TOTAL CATCHMENT
- 1% AEP POST-DEVELOPED FLOWS INTO DETENTION BASIN = 2.03L/s
- 1% AEP POST-DEVELOPED FLOWS LEAVING NEW DETENTION BASIN (VIA RESTRICTED 450mm OUTLET) = 437L/s
- NOTE - PRE-DEVELOPED 1% AEP FLOWS FOR TOTAL SITE AREA WERE CALCULATED AS 843L/s
- FLOWS CALCULATED USING DRAINS MODEL ARR 2019 MODELLING PROCEDURES USED IN CALCULATIONS.

**LEGEND - STORMWATER**

| SYMBOL | DESCRIPTION                                     |
|--------|---|
|        | EXISTING SPOT LEVEL                             |
|        | CONTOUR MAJOR (Xm)                              |
|        | CONTOUR MINOR (Xm)                              |
|        | EXISTING STORMWATER LINE                        |
|        | EXISTING PIT                                    |
|        | UPVC STORMWATER PIPE @ 1.0% MIN. U.N.O.         |
|        | UPVC STORMWATER PIPE (SEALED) @ 1.0% MIN U.N.O. |
|        | NEW STORMWATER LINE @ 1.0% MIN. FALL U.N.O.     |
|        | OPEN DRAINAGE CHANNEL (MIN. FALL 1:200 U.N.O.)  |
|        | GRATED INLET PIT (GIP) (U.N.O.)                 |
|        | JUNCTION PIT (JP) (U.N.O.)                      |
|        | CONCRETE HEADWALL                               |
|        | OVERLAND FLOW PATH                              |

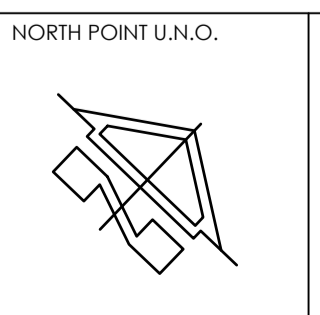


**DRAINAGE PLAN**  
 SCALE 1:500 AT A1



|                        |          |       |        |
|------------------------|----------|-------|--------|
| ISSUED FOR INFORMATION | 22.02.15 | B     | J.L.D. |
| ISSUED FOR INFORMATION | 21.11.03 | A     | J.L.D. |
| AMENDMENTS             | DATE     | ISSUE | BY     |

**NOT FOR CONSTRUCTION**



NORTH POINT U.N.O.

ARCHITECT

CLIENT  
**MUDGEE GOLF CLUB**

PROJECT  
**MUDGEE GOLF CLUB SUBDIVISION**  
 21 ROBERTSON, MUDGEE  
 NSW 2850

DESIGNED -- DRAWN -- DATE FEB 22 SIZE A1 CAD REF TX15318.01 - C01



1300 874 294 | TRIAXIAL.COM.AU  
 46 MARKET STREET, MUDGEE NSW 2850  
 PO BOX 1075, MUDGEE NSW 2850

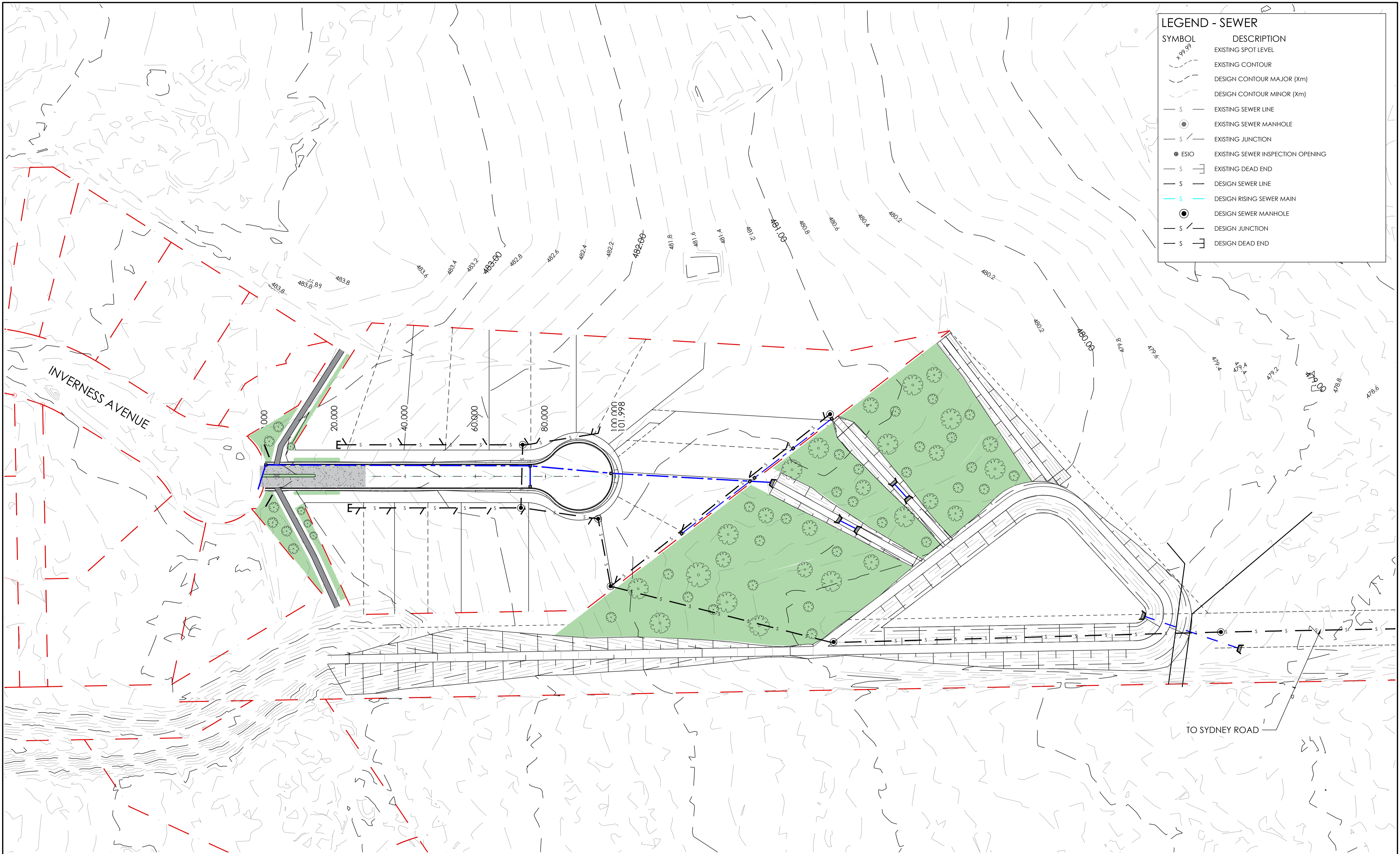
**TO BE PRINTED IN COLOUR**

DRAWING TITLE  
**DRAINAGE PLAN**

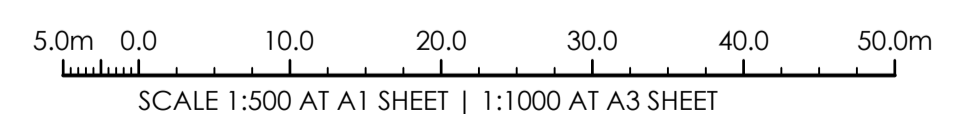
PROJECT No. **TX15318.02 - C6.00** DRAWING No. **B** ISSUE



| LEGEND - SEWER |                                   |
|----------------|-----------------------------------|
| SYMBOL         | DESCRIPTION                       |
|                | EXISTING SPOT LEVEL               |
|                | EXISTING CONTOUR                  |
|                | DESIGN CONTOUR MAJOR (Xm)         |
|                | DESIGN CONTOUR MINOR (Xm)         |
|                | EXISTING SEWER LINE               |
|                | EXISTING SEWER MANHOLE            |
|                | EXISTING JUNCTION                 |
|                | EXISTING SEWER INSPECTION OPENING |
|                | EXISTING DEAD END                 |
|                | DESIGN SEWER LINE                 |
|                | DESIGN RISING SEWER MAIN          |
|                | DESIGN SEWER MANHOLE              |
|                | DESIGN JUNCTION                   |
|                | DESIGN DEAD END                   |

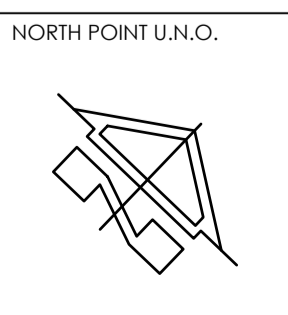


**SEWER PLAN**  
SCALE 1:500 AT A1



ISSUED FOR INFORMATION 22.02.15 B JLD  
 ISSUED FOR INFORMATION 21.11.03 A JLD  
 AMENDMENTS DATE ISSUE BY

**NOT FOR CONSTRUCTION**



NORTH POINT U.N.O.  
 ARCHITECT

CLIENT  
**MUDGEE GOLF CLUB**

PROJECT  
**MUDGEE GOLF CLUB SUBDIVISION**  
 21 ROBERTSON, MUDGEE  
 NSW 2850

DESIGNED -- DRAWN -- DATE FEB 22 SIZE A1 CAD REF TX15318.01 - C01



**TRIAxIAL**  
**CONSULTING**  
 COMPLEX PROBLEMS  
 RESOLVED SIMPLY

1300 874 294 | TRIAXIAL.COM.AU  
 46 MARKET STREET, MUDGEE NSW 2850  
 PO BOX 1075, MUDGEE NSW 2850  
 TO BE PRINTED IN COLOUR

DRAWING TITLE  
**SEWER PLAN**  
**SHEET 1**

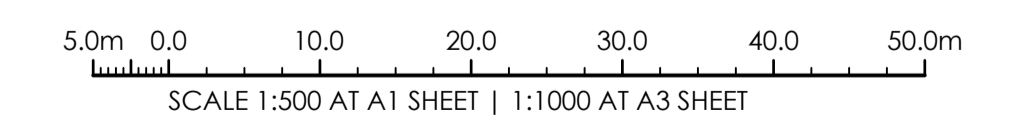
PROJECT No. TX15318.02 - C7.00 DRAWING No. ISSUE B



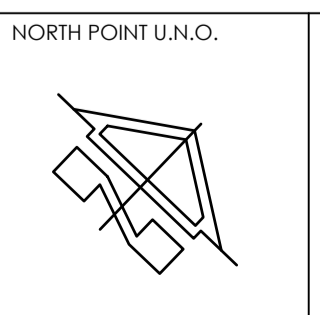
| LEGEND - SEWER |                                   |
|----------------|-----------------------------------|
| SYMBOL         | DESCRIPTION                       |
|                | EXISTING SPOT LEVEL               |
|                | EXISTING CONTOUR                  |
|                | DESIGN CONTOUR MAJOR (Xm)         |
|                | DESIGN CONTOUR MINOR (Xm)         |
|                | EXISTING SEWER LINE               |
|                | EXISTING SEWER MANHOLE            |
|                | EXISTING JUNCTION                 |
|                | EXISTING SEWER INSPECTION OPENING |
|                | EXISTING DEAD END                 |
|                | DESIGN SEWER LINE                 |
|                | DESIGN RISING SEWER MAIN          |
|                | DESIGN SEWER MANHOLE              |
|                | DESIGN JUNCTION                   |
|                | DESIGN DEAD END                   |



**SEWER PLAN**  
SCALE 1:500 AT A1



|                             |          |       |     |
|-----------------------------|----------|-------|-----|
| ISSUED FOR INFORMATION      | 22.02.15 | B     | JLD |
| ISSUED FOR INFORMATION      | 21.11.03 | A     | JLD |
| AMENDMENTS                  | DATE     | ISSUE | BY  |
| <b>NOT FOR CONSTRUCTION</b> |          |       |     |



NORTH POINT U.N.O.  
ARCHITECT

CLIENT  
**MUDGEES GOLF CLUB**

PROJECT  
**MUDGEES GOLF CLUB SUBDIVISION**  
21 ROBERTSON, MUDGEES  
NSW 2850

|          |       |        |      |                  |
|----------|-------|--------|------|------------------|
| DESIGNED | DRAWN | DATE   | SIZE | CAD REF          |
| --       | --    | FEB 22 | A1   | TX15318.01 - C01 |



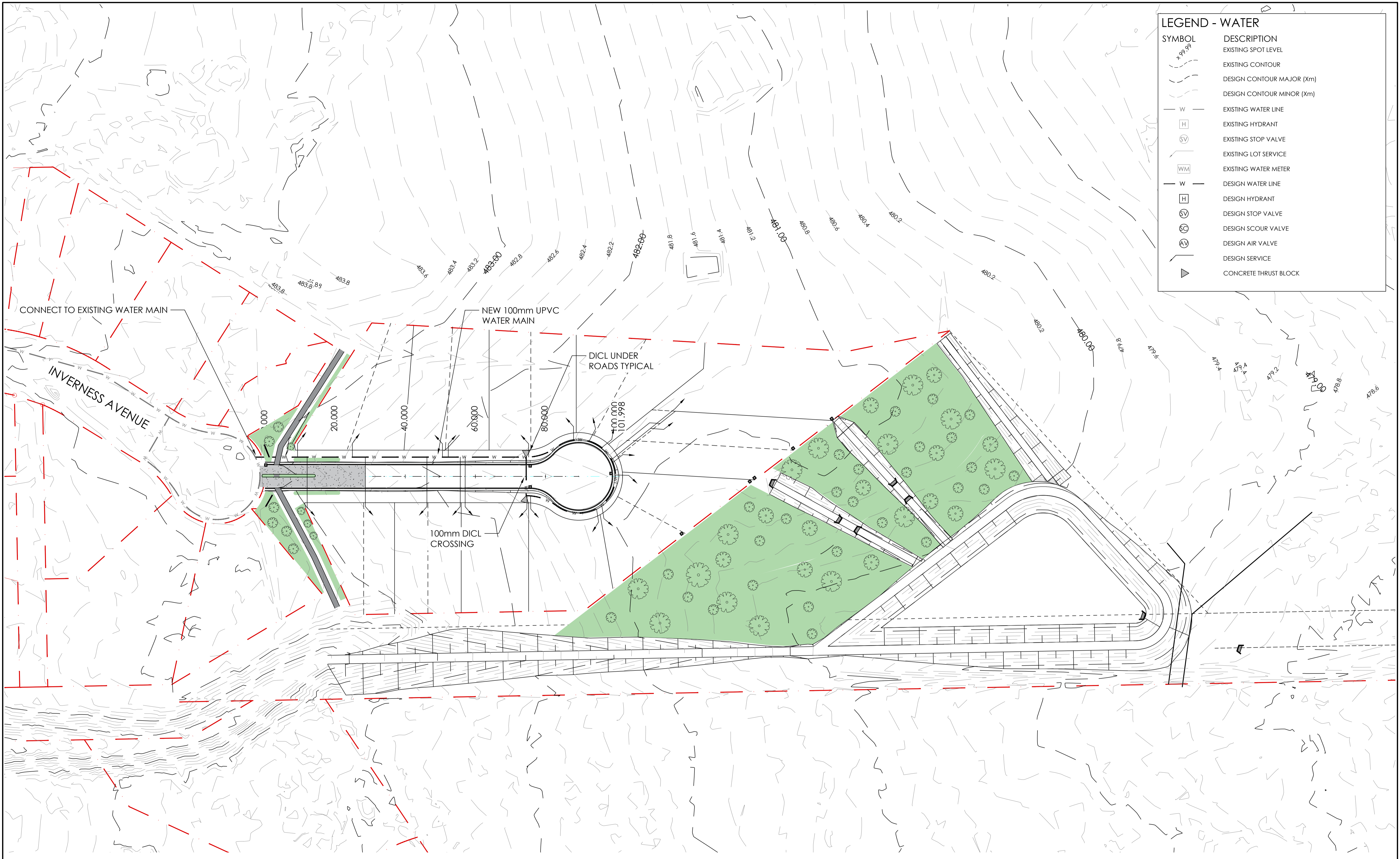
1300 874 294 | TRIAXIAL.COM.AU  
46 MARKET STREET, MUDGEES NSW 2850  
PO BOX 1075, MUDGEES NSW 2850  
**TO BE PRINTED IN COLOUR**

DRAWING TITLE  
**SEWER PLAN**  
**SHEET 2**

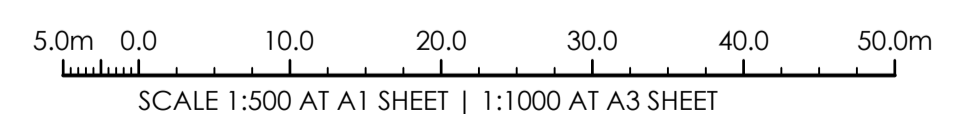
PROJECT No. **TX15318.02 - C7.01** DRAWING No. **B** ISSUE



| LEGEND - WATER |                           |
|----------------|---------------------------|
| SYMBOL         | DESCRIPTION               |
|                | EXISTING SPOT LEVEL       |
|                | EXISTING CONTOUR          |
|                | DESIGN CONTOUR MAJOR (Xm) |
|                | DESIGN CONTOUR MINOR (Xm) |
|                | EXISTING WATER LINE       |
|                | EXISTING HYDRANT          |
|                | EXISTING STOP VALVE       |
|                | EXISTING LOT SERVICE      |
|                | EXISTING WATER METER      |
|                | DESIGN WATER LINE         |
|                | DESIGN HYDRANT            |
|                | DESIGN STOP VALVE         |
|                | DESIGN SCOUR VALVE        |
|                | DESIGN AIR VALVE          |
|                | DESIGN SERVICE            |
|                | CONCRETE THRUST BLOCK     |

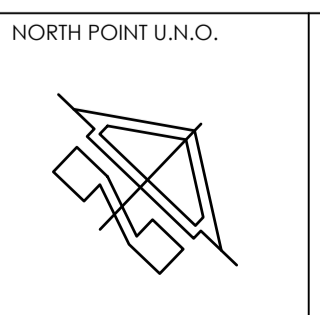


**WATER PLAN**  
SCALE 1:500 AT A1



ISSUED FOR INFORMATION 22.02.15 B JLD  
 ISSUED FOR INFORMATION 21.11.03 A JLD  
 AMENDMENTS DATE ISSUE BY

**NOT FOR CONSTRUCTION**



NORTH POINT U.N.O.

ARCHITECT

CLIENT  
**MUDGEE GOLF CLUB**

PROJECT  
**MUDGEE GOLF CLUB SUBDIVISION**  
 21 ROBERTSON, MUDGEE  
 NSW 2850

DESIGNED -- DRAWN -- DATE FEB 22 SIZE A1 CAD REF TX15318.01 - C01



1300 874 294 | TRIAXIAL.COM.AU  
 46 MARKET STREET, MUDGEE NSW 2850  
 PO BOX 1075, MUDGEE NSW 2850  
 TO BE PRINTED IN COLOUR

DRAWING TITLE  
**WATER PLAN**

PROJECT No. **TX15318.02 - C8.00** DRAWING No. **B** ISSUE