

SWING FACTORY RUTHERFORD

DISCIPLINE: CIVIL SERVICES



LOCALITY PLAN



MAITLAND CITY COUNCIL

LEGEND

	FALL DIRECTION
	OVERLAND FLOW
	GRATED STORMWATER PIT (PROPOSED / EXISTING)
	SEALED STORMWATER PIT (PROPOSED / EXISTING)
	SITE BOUNDARY
	LEVEL TAG
	DOWN PIPE
	RAINWATER OUTLET
	PLANTERBOX OUTLET
	CLEAROUT
	INSPECTION OPENING
	TRENCH GRATE
	PROPOSED SUBSOIL PIPE
	PROPOSED STORMWATER PIPE
	PROPOSED CHARGED STORMWATER PIPE
	PROPOSED RAINWATER PIPE
	PROPOSED CHARGED RAINWATER PIPE
	PROPOSED RISING MAIN
	PROPOSED OVERHEAD ELECTRICAL
	REMOVED OVERHEAD ELECTRICAL
	EXISTING OVERHEAD ELECTRICAL
	PROPOSED HIGH VOLTAGE
	EXISTING HIGH VOLTAGE
	PROPOSED ELECTRICAL
	EXISTING ELECTRICAL
	PROPOSED POTABLE WATER
	EXISTING POTABLE WATER
	PROPOSED COMMS
	EXISTING COMMS
	PROPOSED GAS
	EXISTING GAS
	PROPOSED SEWER
	EXISTING SEWER
	PROPOSED STORMWATER
	EXISTING STORMWATER
	EXISTING UNKNOWN SERVICE
	TREE PROTECTION ZONE
	ABOVE GROUND RAINWATER HARVESTING
	DOWNPIPE SPREADER
	STEP DOWN
	FOR SECTION VIEW
	REFER TO DRAWING
	SERVICE / SERVICE NUMBER
	PIPE SIZE
AHD	AUSTRALIAN HEIGHT DATUM
AP	ACCESS PANEL
BG	BOX GUTTER
DP	DOWNPIPE
e	EXISTING
FFL	FINISHED FLOOR LEVEL
GIP	GRATED INLET PIT
HL	HIGH LEVEL IN CEILING
HP	HIGH POINT
IL	INVERT LEVEL
INT	INTERNAL
KIP	KERB INLET PIT
O/F	OVERFLOW
RHS	RECTANGULAR HOLLOW SECTION
RL	RELATIVE LEVEL
RWH	RAINWATER HEAD
RWT	RAINWATER TANK
SRL	SLAB RELATIVE LEVEL
SRZ	STRUCTURAL ROOT ZONE
TBA	TO BE ADVISED
TG	TRENCH GRATE
TKL	TOP KERB LEVEL
TRZ	TREE ROOT ZONE
UNO	UNLESS NOTED OTHERWISE

DRAWING LIST

C-DA000	COVER SHEET
C-DA100	SITE LAYOUT PLAN DRAINAGE PLAN
C-DA101	SITE DRAINAGE PLAN SHEET 1 OF 3
C-DA102	SITE DRAINAGE PLAN SHEET 2 OF 3
C-DA103	SITE DRAINAGE PLAN SHEET 3 OF 3
C-DA200	CATCHMENT ANALYSIS
C-DA300	DETAILS

REVISIONS / AMENDMENTS				REVISIONS / AMENDMENTS			
Rev	Date	Description	Verified	Rev	Date	Description	Verified
P1	28.03.25	PROGRESS ISSUE	M.B.				
P2	22.04.25	COORDINATION ISSUE	M.B.				
P3	02.05.25	COORDINATION ISSUE	M.B.				
P4	15.05.25	DA ISSUE	M.B.				



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SWING FACTORY

ARCHITECT
ALTIS ARCHITECTURE



PROJECT
32 CAVALRY AVENUE,
RUTHERFORD, NSW, 2320

PROPOSED DEVELOPMENT

TITLE
CIVIL SERVICES
COVER SHEET

PRELIMINARY ISSUE
NOT TO BE USED FOR CONSTRUCTION

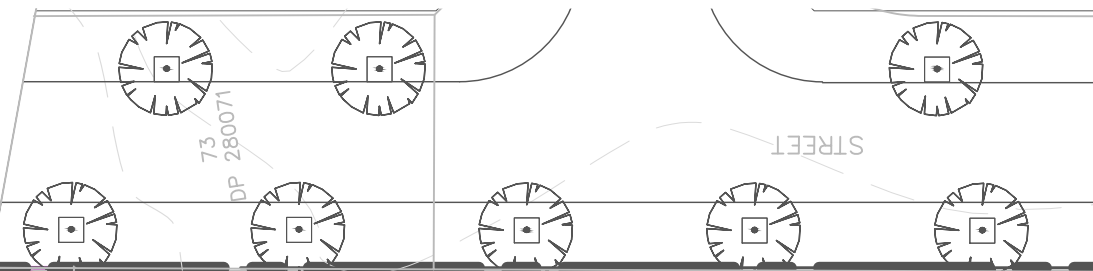
DRAWN	A.M.	SCALE @ A1
CHECKED	M.B.	N.T.S.
APPROVED	M.B.	
CREATED	MAR 2025	
JOB No.	DRAWING No.	REV

250079 C-DA000 P4

SHEET 101

NOTES:

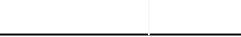
- ALL WORK SHALL BE UNDERTAKEN IN ACCORDANCE WITH AS3500.3-2021 PLUMBING AND DRAINAGE PART 3: STORMWATER DRAINAGE AND MAITLAND CITY COUNCIL (MCC) DEVELOPMENT CONTROL PLAN (DCP).
- AREA OF PROPOSED WORKS = 7,191 m²
PROPOSED IMPERVIOUS AREA = 4,740 m² - 65.9%
- IN ACCORDANCE WITH MCC DCP, ON-SITE DETENTION (OSD) IS REQUIRED TO LIMIT POST-DEVELOPMENT RUNOFF TO PRE-DEVELOPMENT (GREENFIELDS) CONDITIONS FOR A RANGE OF STORMS. AS SUCH A CATCHMENT ANALYSIS OF THE AREA OF PROPOSED WORKS HAS BEEN UNDERTAKEN USING DRAINS SOFTWARE IN ORDER TO DETERMINE THE PRE-DEVELOPMENT RATE OF RUNOFF, POST-DEVELOPMENT RATE OF RUNOFF AND THE OSD STORAGE REQUIREMENTS FOR THE 1% AEP, 10% AEP AND 1EY AEP. THE RESULTS OF THE DRAINS ANALYSIS ARE SHOWN ON SHEET 200. A OSD VOLUME OF 83m³ IS REQUIRED TO LIMIT THE POST-DEVELOPMENT FLOWS TO PRE-DEVELOPMENT RATES. OSD HAS BEEN PROVIDED IN THE FORM OF AN ABOVE-GROUND BASIN. REFER TO SHEET 300 FOR DETAILS.



SHEET 102

AREA OF PROPOSED WORKS SHOWN SHADED
0.72ha (7,191m²)

SHEET 103

REVISIONS / AMENDMENTS				REVISIONS / AMENDMENTS				CLIENT		ARCHITECT		CONSULTANT		PROJECT		TITLE		PRELIMINARY ISSUE	
Rev	Date	Description	Verified	Rev	Date	Description	Verified	SWING FACTORY		ALTIS ARCHITECTURE		 Level 20, 2 Market Street, Sydney NSW 2000 Australia +61 (02) 9437 1000 general@haengineers.com.au www.haservices.com		32 CAVALRY AVENUE, RUTHERFORD, NSW, 2320		CIVIL SERVICES SITE LAYOUT PLAN DRAINAGE PLAN		NOT TO BE USED FOR CONSTRUCTION	
P1	28.03.25	PROGRESS ISSUE	M.B.	 All dimensions to be verified on site prior to commencement of on-site work and/or off-site prefabrication. Figured dimension to be taken in preference to scaled dimensions. This drawing is copyright and remains the property of JHA Consulting Engineers. Reproduction in whole or part of these drawings without written consent constitutes an infringement of copyright.						PROPOSED DEVELOPMENT		DRAWN CHECKED APPROVED CREATED JOB No.		A.M. M.B. M.B. MAR 2025 DRAWING No.		SCALE @ A1 1:500 REV		250079 C-DA100 P4	
P2	22.04.25	COORDINATION ISSUE	M.B.																
P3	02.05.25	COORDINATION ISSUE	M.B.																
P4	15.05.25	DA ISSUE	M.B.																



FOR CONTINUATION REFER TO SHEET 102

REVISIONS / AMENDMENTS			
Rev	Date	Description	Verified
P1	28.03.25	PROGRESS ISSUE	M.B.
P2	22.04.25	COORDINATION ISSUE	M.B.
P3	02.05.25	COORDINATION ISSUE	M.B.
P4	15.05.25	DA ISSUE	M.B.

REVISIONS / AMENDMENTS			
Rev	Date	Description	Verified
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PROJECT

32 CAVALRY AVENUE,
RUTHERFORD, NSW, 2320

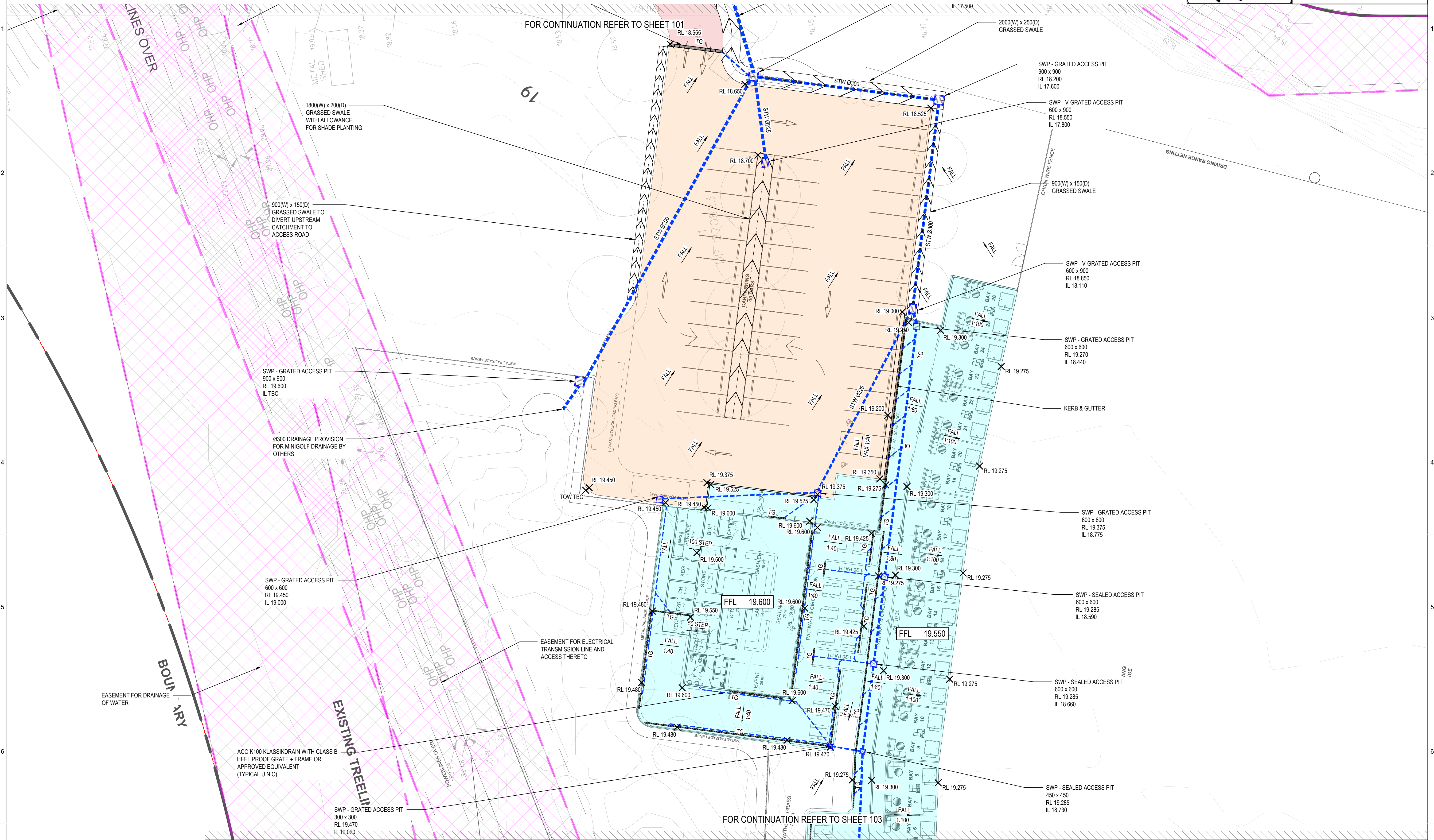
PROPOSED DEVELOPMENT

TITLE
CIVIL SERVICES
SITE DRAINAGE PLAN
SHEET 1 OF 3

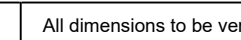
PRELIMINARY ISSUE
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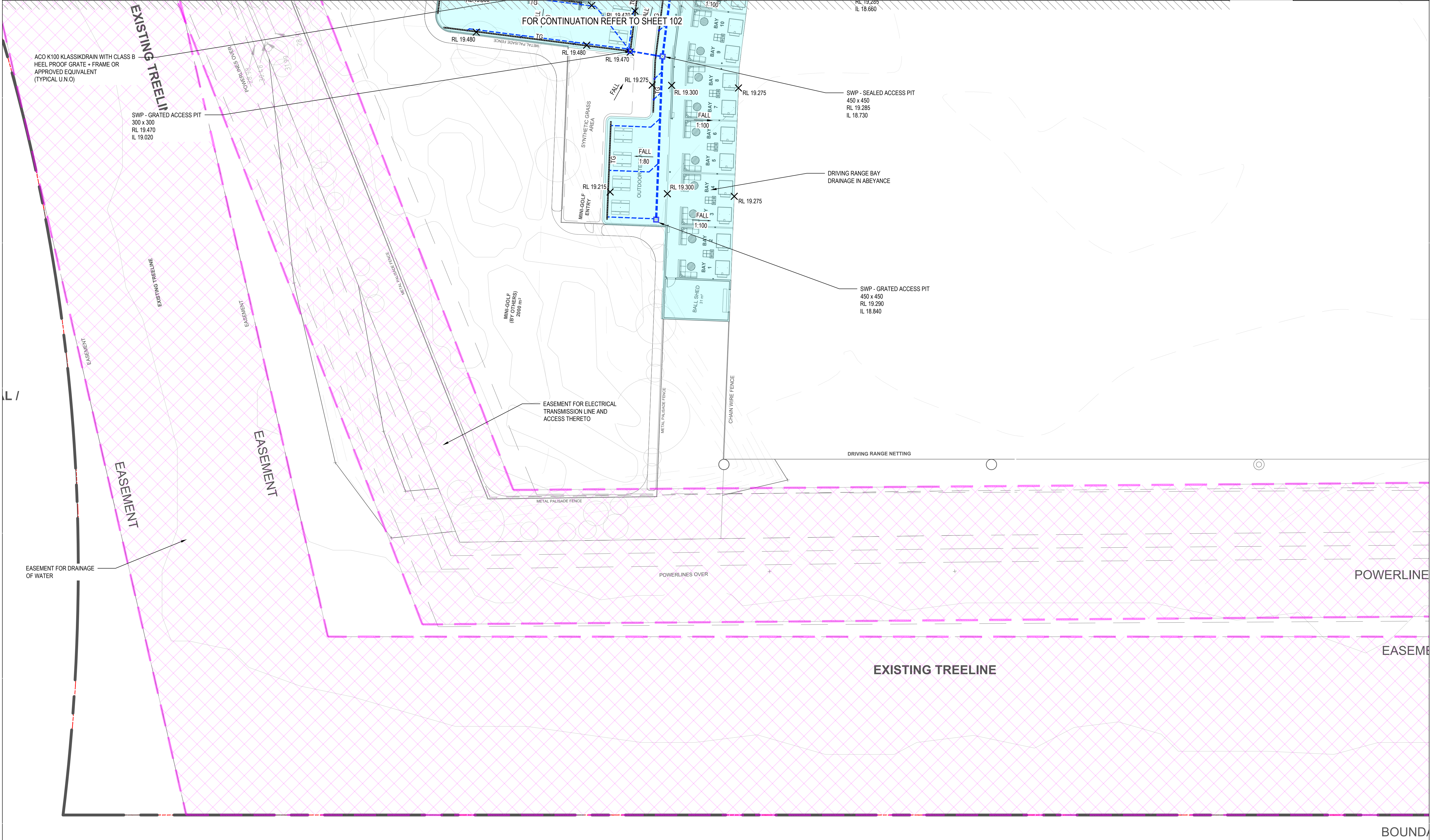
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CHECKED	M.B.	1:200
APPROVED	M.B.	
CREATED	MAR 2025	
JOB No.	DRAWING No.	REV

250079 C-DA101 P4



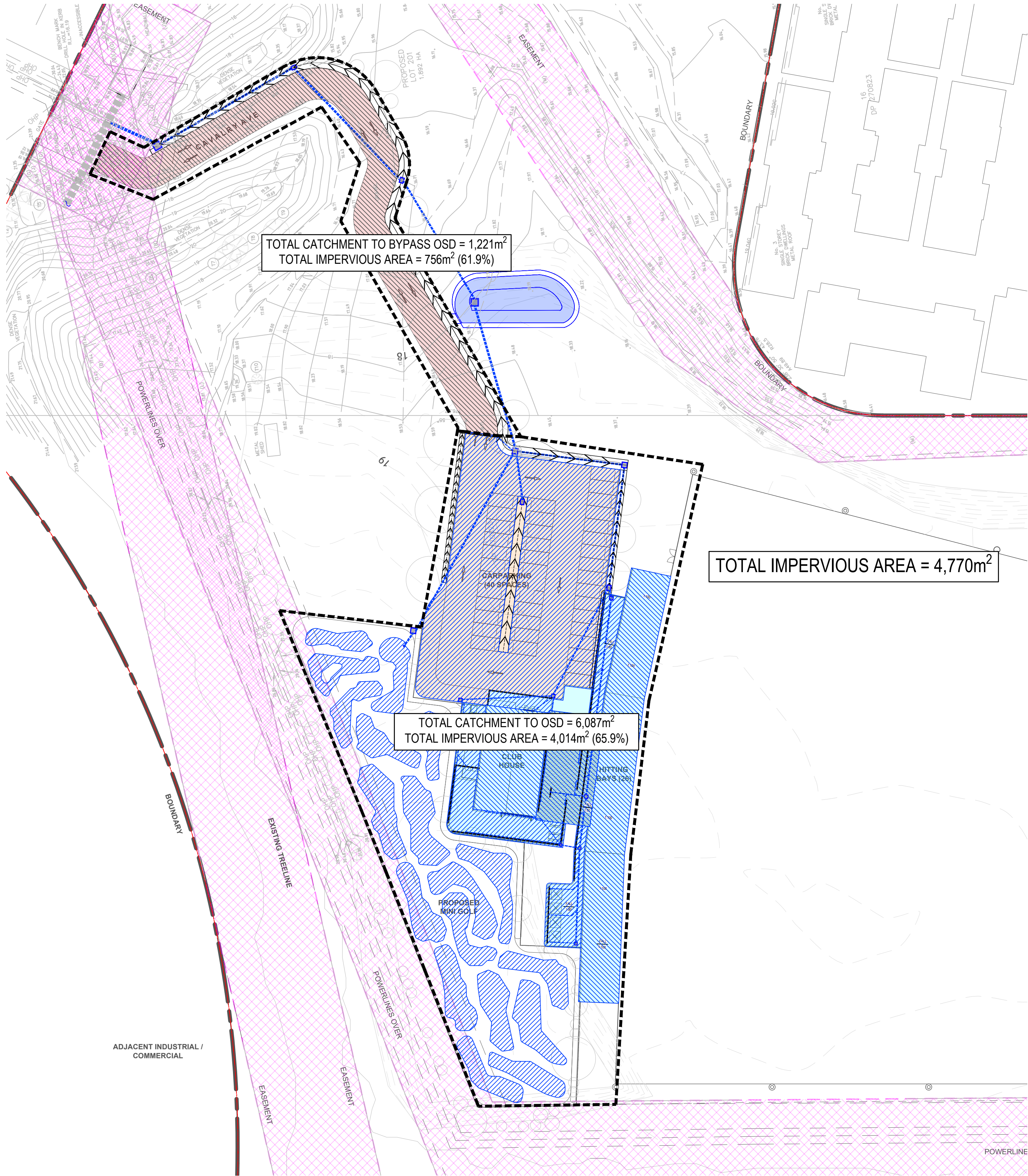
SITE DRAINAGE PLAN
SCALE 1:200

REVISIONS / AMENDMENTS				REVISIONS / AMENDMENTS				CLIENT	ARCHITECT	CONSULTANT	PROJECT	TITLE	PRELIMINARY ISSUE NOT TO BE USED FOR CONSTRUCTION																										
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P1	28.03.25	PROGRESS ISSUE	M.B.	 All dimensions to be verified on site/s prior to commencement of on-site work and/or off-site prefabrication. Figured dimension to be taken in preference to scaled dimensions. This drawing is copyright and remains the property of JHA Consulting Engineers. Reproduction in whole or part of these drawings without written consent constitutes an infringement of copyright.				SWING FACTORY	ALTIS ARCHITECTURE	 Level 20, 2 Market Street, Sydney NSW 2000 Australia +61 (02) 9437 1000 general@jhaengineers.com.au www.jhaservices.com	32 CAVALRY AVENUE, RUTHERFORD, NSW, 2320	CIVIL SERVICES SITE DRAINAGE PLAN SHEET 2 OF 3	DRAWN CHECKED APPROVED CREATED JOB No.	A.M. M.B. M.B. MAR 2025 DRAWING No.	SCALE @ A1 1:200 REV																								
P2	22.04.25	COORDINATION ISSUE	M.B.																																				
P3	02.05.25	COORDINATION ISSUE	M.B.																																				
P4	15.05.25	DA ISSUE	M.B.																																				
A				B												C				D				E				F				G				H			



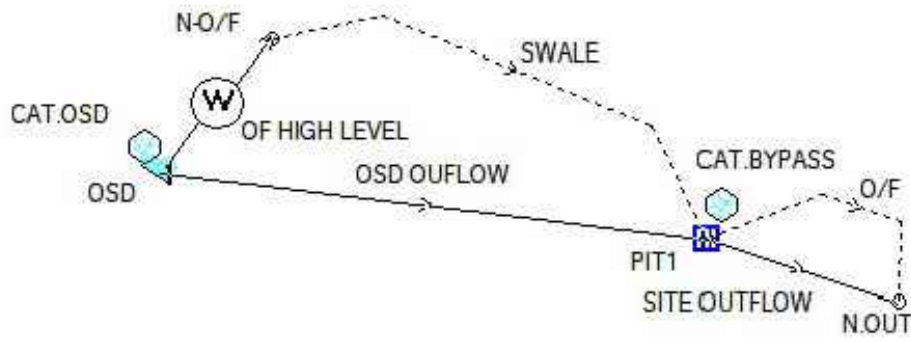
SITE DRAINAGE PLAN
SCALE 1:200

REVISIONS / AMENDMENTS				REVISIONS / AMENDMENTS				CLIENT SWING FACTORY	ARCHITECT ALTIS ARCHITECTURE	CONSULTANT  Level 20, 2 Market Street, Sydney NSW 2000 Australia +61 (02) 9437 1000 general@jhaengineers.com.au www.jhaservices.com	PROJECT 32 CAVALRY AVENUE, RUTHERFORD, NSW, 2320 PROPOSED DEVELOPMENT	TITLE CIVIL SERVICES SITE DRAINAGE PLAN SHEET 3 OF 3	PRELIMINARY ISSUE NOT TO BE USED FOR CONSTRUCTION		
Rev	Date	Description	Verified	Rev	Date	Description	Verified						DRAWN	A.M.	SCALE @ A1
P1	28.03.25	PROGRESS ISSUE	M.B.										CHECKED	M.B.	1:200
P2	22.04.25	COORDINATION ISSUE	M.B.										APPROVED	M.B.	
P3	02.05.25	COORDINATION ISSUE	M.B.										CREATED	MAR 2025	
P4	15.05.25	DA ISSUE	M.B.										JOB No.	DRAWING No.	REV
													250079	C-DA103	P4



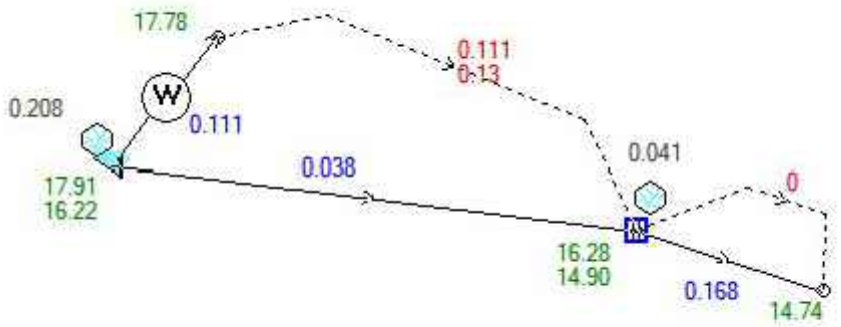
CATCHMENT ANALYSIS
SCALE 1:500

CAT.EXISTING
NEX



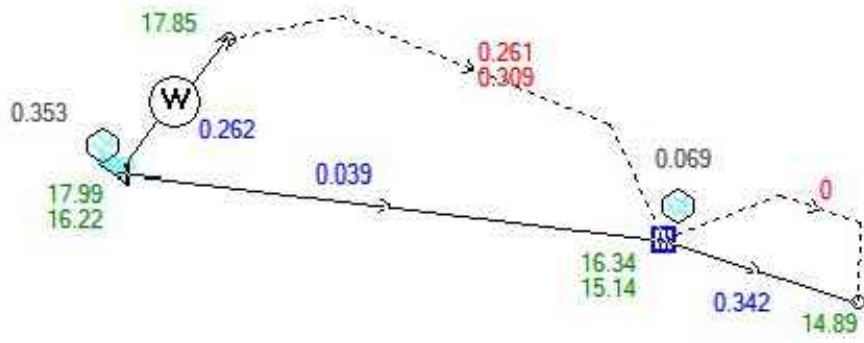
DRAINS LAYOUT

0.197



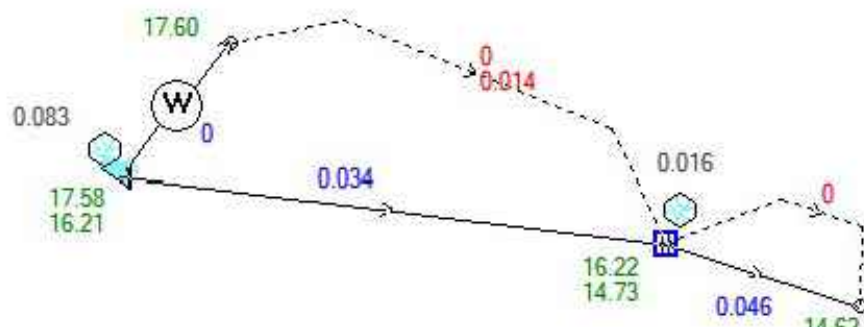
DRAINS RESULTS - 10% AEP

0.37

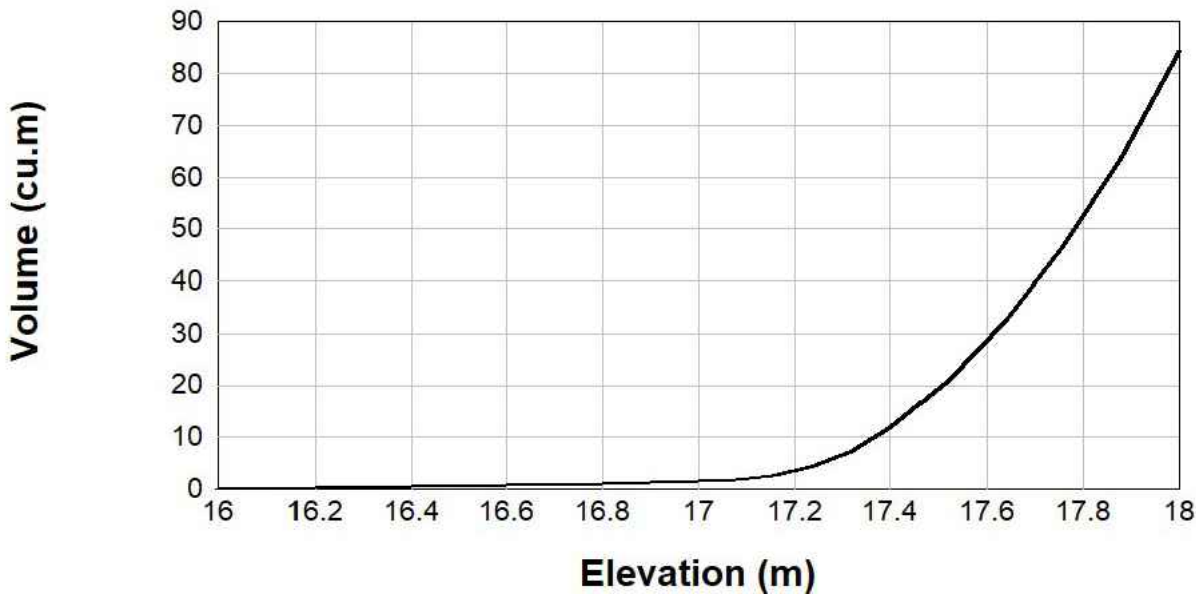


DRAINS RESULTS - 1% AEP

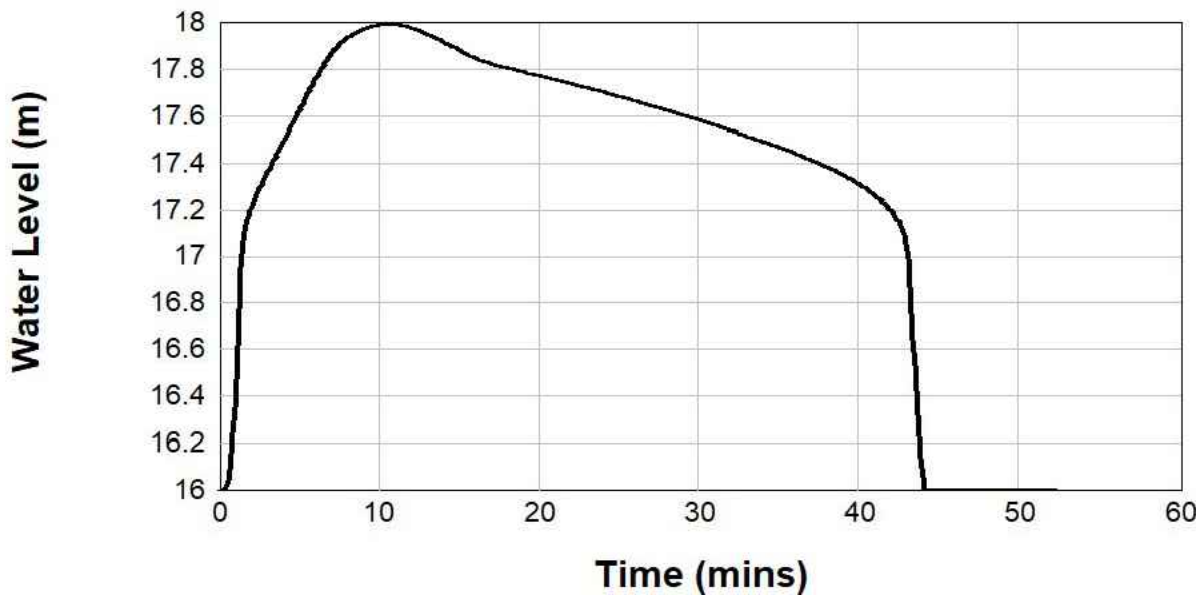
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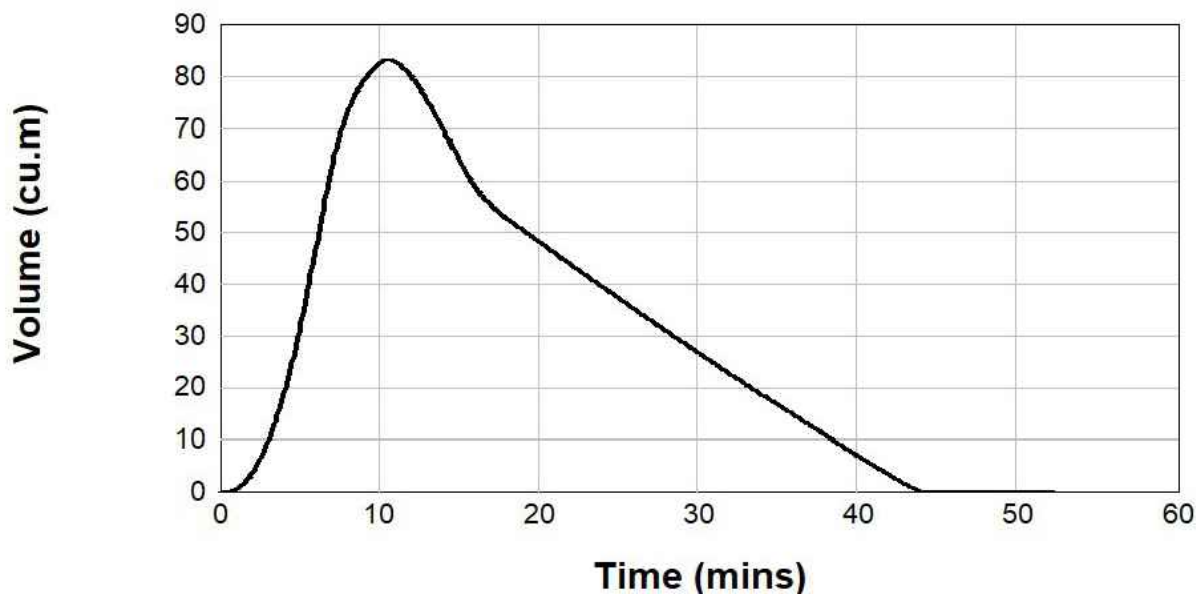
DRAINS RESULTS - 1EY AEP



OSD STORAGE VOLUME V ELEVATION



OSD WATER LEVEL V TIME - 1% AEP



OSD VOLUME V TIME - 1% AEP

REVISIONS / AMENDMENTS				REVISIONS / AMENDMENTS			
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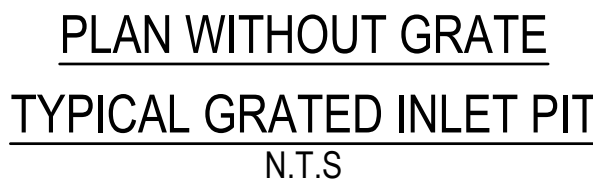
PROJECT
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RUTHERFORD, NSW, 2320
PROPOSED DEVELOPMENT

TITLE
CIVIL SERVICES
CATCHMENT ANALYSIS

PRELIMINARY ISSUE
NOT TO BE USED FOR CONSTRUCTION

DRAWN A.M. SCALE @ A1
CHECKED M.B.
APPROVED M.B. 1:500
CREATED MAR 2025
JOB No. DRAWING No. REV

250079 C-DA200 P3



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PROJECT
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RUTHERFORD, NSW, 2320
PROPOSED DEVELOPMENT

TITLE
CIVIL SERVICES
DETAILS

PRELIMINARY ISSUE
NOT TO BE USED FOR CONSTRUCTION

DRAWN	A.M.	SCALE @ A1
CHECKED	M.B.	AS SHOWN
APPROVED	M.B.	
CREATED	MAR 2025	
JOB No.	DRAWING No.	REV

250079 C-DA300 P2