

LOOK UP AND LIVE

OVERHEAD POWER LINES IN VICINITY OF WORKS.

ENSURE ALL POWER LINES ARE CLEARLY MARKED WITH ORANGE WEATHERPROOF TAPE OR RIBBON

ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE NSW WORK COVER 'WORK NEAR OVERHEAD POWER LINES CODE OF PRACTICE 2006'

<http://www.workcover.nsw.gov.au/health-and-safety/industry-safety/electrical-and-power/power-lines/publications/work-near-overhead-power-lines-code-of-practice-2006>

PROPOSED REFURBISHMENT 70 GASKILL STREET CANOWINDRA, NSW 2804

FOR CABONNE COUNCIL

THERE MAY BE EXISTING SERVICES WITHIN THE WORKS AREA THAT ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR IS TO LOCATE ALL SERVICES PRIOR TO THE COMMENCEMENT OF WORKS.



General Notes

- The builder / contractor is to check and be responsible for the correctness of all dimensions and any discrepancy is to be reported immediately.
- Do not obtain dimensions by scaling off these drawings.
- Stability of the building during construction and excavation in the vicinity of neighbouring buildings is the responsibility of the builder.
- All workmanship and materials are to be in accordance with the current S.A.A codes and local government ordinances.
- These plans shall be read in conjunction with approved landscape, architectural, structural, hydraulic and mechanical drawings and specifications or written instructions that may be issued relating to development at the site.
- Refer to structural engineers details for the floor construction.
- Refer architect for set out dimensions, levels, steps and fall
- All standards and codes of practice referred to are those editions current at time of tendering.
- All works to be undertaken in accordance with the details shown on the drawings & the directions of the superintendent.
- Where new works abut existing the contractor shall ensure that a smooth even profile, free from abrupt changes is achieved.

Existing Services & Features

- Existing services unless shown on survey plan have been plotted from services search plans and as such their accuracy cannot be guaranteed. It is the responsibility of the contractor to establish the location and level of all existing services prior to the commencement of any work. Any discrepancies shall be reported to the superintendent. Clearances shall be obtained from the relevant service authority.
- Care is to be taken when excavating near existing services. No mechanical excavation is to be undertaken over Telstra or electrical services. Hand excavate in these areas.
- Contractor to obtain authority approvals where applicable.
- Make smooth transition to existing surfaces and make good.
- The contractor shall allow for the capping off, excavation and removal (if required) of all existing services in areas affected by works within the contract area or as shown on the drawings unless directed otherwise by the superintendent.
- The contractor shall ensure that at all times services to all buildings not affected by the works are not disrupted.
- Prior to commencement of any works the contractor shall gain approval of his program for the relocation/construction of temporary services.
- Contractor shall construct temporary services to maintain supply to existing building remaining in operation during works to the satisfaction and approval of the superintendent. Once diversion is complete and commissioned, the contractor shall remove all such temporary services and make good to the satisfaction of the superintendent.
- Interruption to supply of existing services shall be done so as not to cause any inconvenience to the principal. Contractor to gain approval from the superintendent for time of interruption.
- Existing services, buildings and external structures shown on these drawings are existing features prior to any demolition works.
- All covers and grates etc to existing service utilities are to be adjusted to suit new finished surface levels where applicable.
- Trenches through existing road and concrete pavements shall be sawcut to full depth of concrete and a minimum of 50mm in bituminous paving.
- Existing footpath, kerb and frontage areas to be reinstated to original after completion of works.
- All buildings and hardstand areas are to be removed and disposed of off site in accordance with local council requirements.

DRAWING INDEX	
Dwg No.	Title
G01	COVER SHEET, SCHEDULE, LEGEND & GENERAL NOTES
C01	GENERAL ARRANGEMENT PLAN
C02	TYPICAL DETAILS & HYDRAULIC CALCULATIONS

Legend

- Proposed Stormwater Line
- Proposed Concrete Dish Drain
- Proposed Building Hydraulics Line
- Existing Box Gutter
- Proposed Downpipes
- Box Gutter Catchment Boundary
- Eave Gutter Catchment Boundary
- Existing KIP
- Proposed GIP
- Proposed Sewer Connection
- Existing Sewer Line
- Existing Sewer Structure
- Existing Kerb
- Concrete
- Existing Building
- Building Over
- Proposed Building
- Existing Building
- Proposed Concrete
- Proposed Grated Drain

Amend	Date	Description	By
A	29/10/24	FOR APPROVAL	HO

FOR APPROVAL

Approved for Construction:

Garth Dean
B.E. GDSTT FIEAust CPEng NER
APEC Engineer IntPE (Aus) RBP
(VicNT)

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Designed:	HO	Plot Date:	29/10/2024 3:00:15 PM
Checked:	TM	File Name:	...
Scale (A1):	AS SHOWN	...	2022.0467-Civil-A.dwg
Original Date:	29/10/2024		

PROPOSED REFURBISHMENT
70 GASKILL STREET
CANOWINDRA, NSW 2804

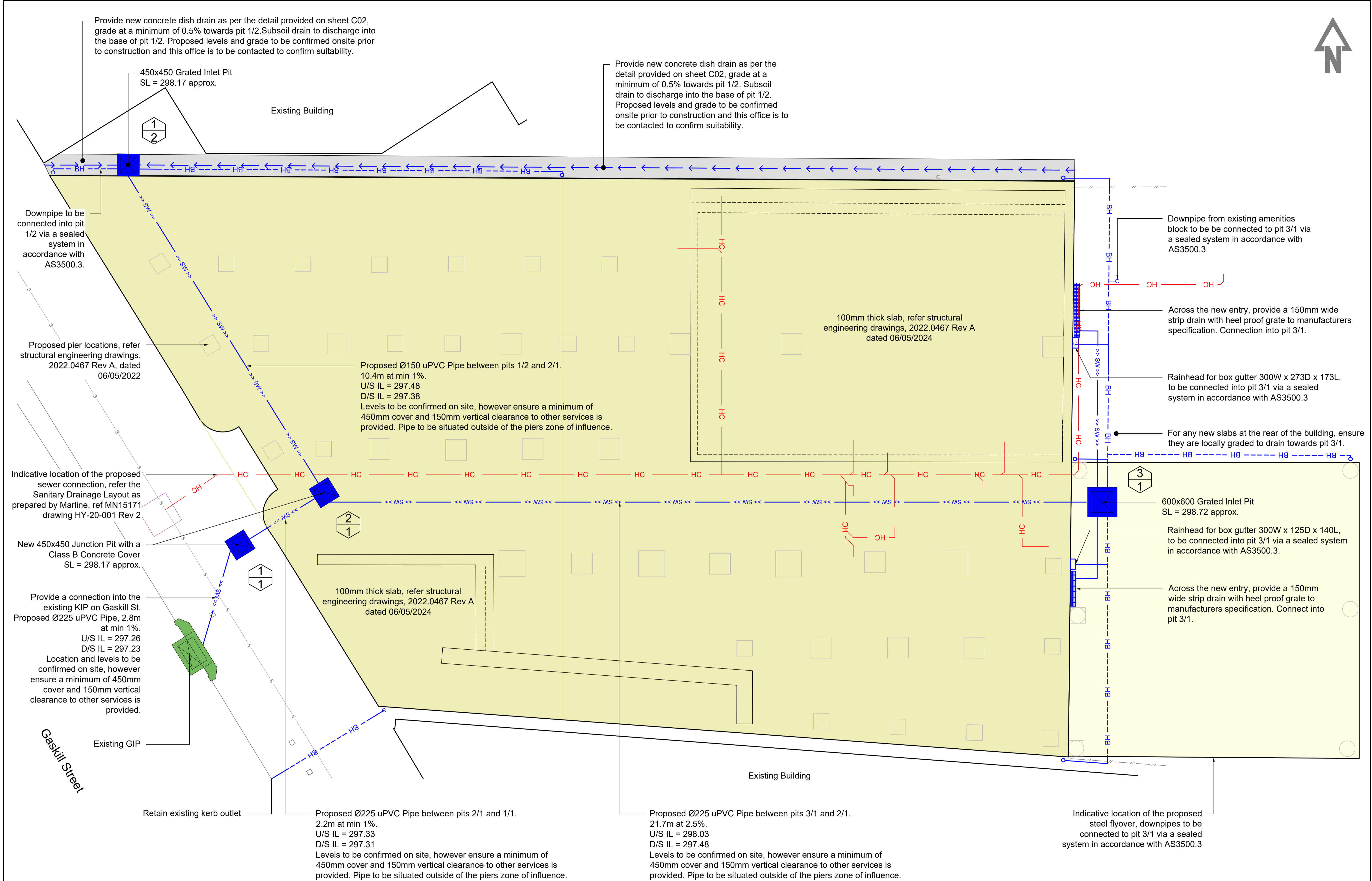
COVER SHEET, SCHEDULE, LEGEND & GENERAL NOTES

CABONNE COUNCIL



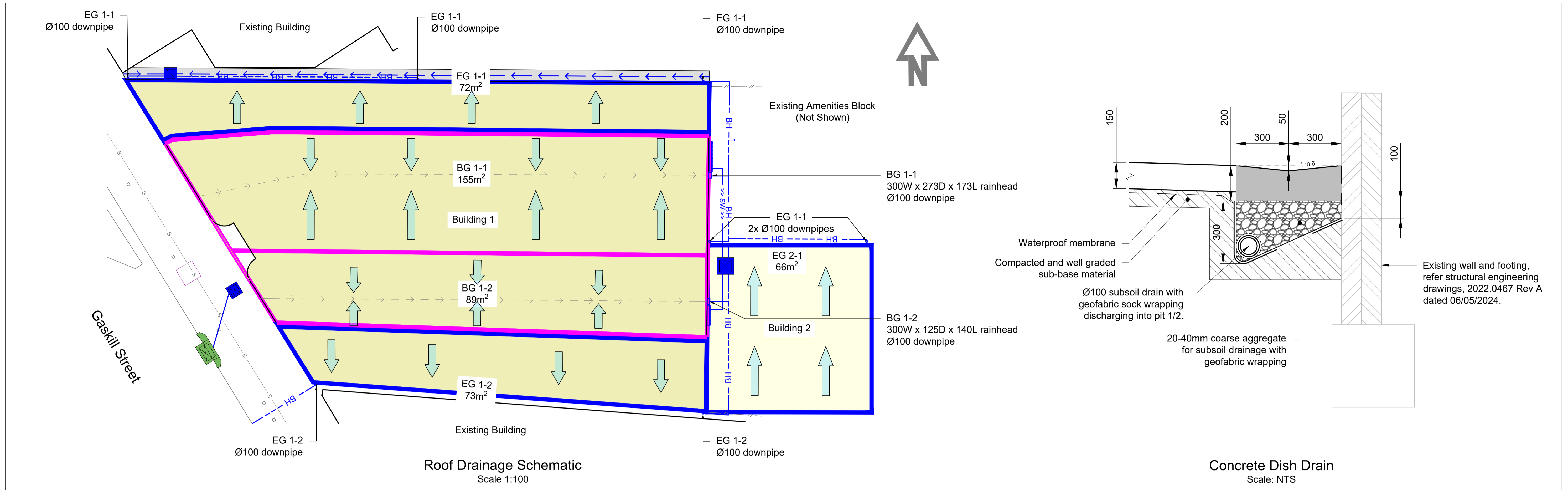
170 RANKIN STREET,
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Job No.	2022.0467
DWG. No.	G01
Issue	A
No. in set	3



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Garth Dean B.E. GDSTT FIEAust CPEng NER APEC Engineer IntPE (Aus) RBP (VicNT)		Drawn: HO		Plot File: 2022.0467-Civil-A.PDF		GENERAL ARRANGEMENT PLAN		170 RANKIN STREET, BATHURST, N.S.W. 2795 Tel: (02) 63323343 Fax: (02) 63318210		DWG. No. Issue	
		Designed: HO		Plot Date: 29/10/2024 3:00:19 PM						C01 A	
Amend Date Description By		Checked: TM		File Name:		CABONNE COUNCIL		No. in set 3			
		Scale (A1): 1 : 50		Original Date: 29/10/2024							



Inputs	Fraction Impervious (C)	1
	Design AEP	1%
	Rainfall Intensity (I)	193.2 mm/hr

Gutter Design (EG 1 - 1)	Roof Catchment Area	72.01 m ²
	Roof Slope	37 Degrees
	Flow	5.32 L/s
	Min. Gutter Area	7631 mm ²
	Min. Gutter Width	125 mm
	Min. Gutter Depth	72 mm
	No. Downpipes Required	3
Min. Downpipe Size	100 mm	

Gutter Design (EG 1 - 2)	Roof Catchment Area	72.308 m ²
	Roof Slope	24 Degrees
	Flow	4.74 L/s
	Min. Gutter Area	9949 mm ²
	Min. Gutter Width	135 mm
	Min. Gutter Depth	75 mm
	No. Downpipes Required	2
Min. Downpipe Size	100 mm	

Gutter Design (EG 2 - 1)	Roof Catchment Area	65.942 m ²
	Roof Slope	2 Degrees
	Flow	3.6 L/s
	Min. Gutter Area	7741 mm ²
	Min. Gutter Width	125 mm
	Min. Gutter Depth	72 mm
	No. Downpipes Required	2
Min. Downpipe Size	100 mm	

Inputs	Fraction Impervious (C)	1
	Design AEP	1%
	Rainfall Intensity (I)	193.2 mm/hr

Gutter Design (BG 1 - 1)	Roof Catchment Area (N)	61.177 m ²
	Roof Slope (N)	36 Degrees
	Roof Catchment Area (S)	93.987 m ²
	Roof Slope (S)	24 Degrees
	Flow	8.5 L/s
	Min. Gutter Width	300 mm
	Min. Gutter Depth	153 mm
Min. Gutter Slope	1:200	
No. Downpipes Required	1	
Min. Downpipe Size	100 mm	

Rainhead Design	Min. Rainhead Width	300 mm
	Min. Rainhead Depth	273 mm
	Min. Rainhead Length	173 mm

Gutter Design (BG 1 - 2)	Roof Catchment Area (N)	54.879 m ²
	Roof Slope (N)	36 Degrees
	Roof Catchment Area (S)	34.297 m ²
	Roof Slope (S)	34 Degrees
	Flow	5.2 L/s
	Min. Gutter Width	300 mm
	Min. Gutter Depth	127 mm
Min. Gutter Slope	1:200	
No. Downpipes Required	1	
Min. Downpipe Size	100 mm	

Rainhead Design	Min. Rainhead Width	300 mm
	Min. Rainhead Depth	125 mm
	Min. Rainhead Length	140 mm

It is understood that the roof, gutters and downpipes have been recently restored and are in good condition, confirm if existing complies with this design and upgrade as required.

Notes:

- Eave and Box Gutter catchment areas have been derived from the Existing Roof Plan prepared by Cabonne Council, dated 21/03/24.
- Due to the constrained nature of the site and the fact rising damp / subsoil drainage is a known problem, the gutters and downpipes have all been designed to cater for the 1% AEP event. This has been done to reduce the chance of overflow and minimise water ingress into the building foundations.
- Runoff contribution from the front façade is based off an average height of 1m.
- For commercial applications the minimum box gutter width is 300mm.
- Slope of the box gutter has been assumed as being 1:200, however the worst case "flat" scenario has been adopted for design.
- All design calculations have been performed using the Ken Southerland "Downpipe and Eaves Gutter Calculator" to the satisfaction of AS3500.3.
- No survey has been conducted on the development site, building layout and location of existing infrastructure is indicative only, to be confirmed onsite.

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TYPICAL DETAILS & HYDRAULIC CALCULATIONS

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