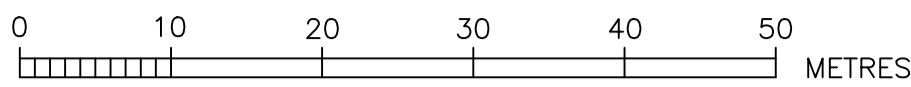


DEVELOPER CONTRACT PLAN  
WORK-AS-CONSTRUCTED



NOTES :-

- 1 WATER SERVICING COORDINATOR: ROSE ATKINS RIMMER (INFRASTRUCTURE) Pty. Ltd.  
SHOP 7 & 8 M CENTRE  
40 STERLING ROAD MINCHINBURY NSW 2770  
Ph: (02) 9853 0200  
  
SURVEY: YOUDALE STRUDWICK AND COMPANY Pty Ltd.  
SUITE 4, 114 HAMPDEN ROAD ARTARMON NSW 2064  
Ph: (02) 9419 8222  
  
FOR: BIRLING ESTATE DEVELOPMENTS Pty. Ltd.  
975 THE NORTHERN ROAD BRINGELLY NSW 2556  
Ph: (02) 4774 6000
- 2 ALL WORKS & MATERIALS ARE IN ACCORDANCE WITH THE SEWERAGE CODE OF AUSTRALIA WSA 02-2002-2.2 (SYDNEY WATER EDITION - Version 4 - 2017) AND SYDNEY WATER'S TECHNICAL SPECIFICATION - CIVIL (VERSION 11.0).
- 3 ALL SERVICES SHOWN WERE INDICATIVE ONLY. A CURRENT SERVICES SEARCH & SITE CHECK OF ALL EXISTING SERVICES WAS REQUIRED PRIOR TO COMMENCEMENT OF ANY WORKS.
- 4 THE CONSTRUCTOR WAS TO DETERMINE THE LOCATION & LEVEL OF EXISTING SERVICES WITHIN THE VICINITY OF SEWER WORKS BY POTHOLES PRIOR TO COMMENCEMENT OF ANY WORKS. THE CONSTRUCTOR WAS TO NOTIFY THE DESIGNER SHOULD ANY POTENTIAL CLASHES OCCUR OR IF MINIMUM CLEARANCES IN ACCORDANCE WITH TABLE 4.2 OF THE SEWERAGE CODE OF AUSTRALIA WSA 02-2002-2.2 (SYDNEY WATER EDITION VER 4 2017) CANNOT BE ACHIEVED.
- 5 ALL SURVEY MARKS WERE PEGS UNLESS OTHERWISE NOTED.
- 6 THE CONSTRUCTOR VERIFIED ALL EXISTING INVERT LEVELS PRIOR TO CONSTRUCTION.
- 7 TRENCH FILL IN ROAD CARRIAGEWAYS (TO SUBGRADE LEVEL ONLY) TO COMPLY WITH ROAD OWNER'S REQUIREMENTS.
- 8 ALL STRUCTURES IN ACCORDANCE WITH MAINTENANCE STRUCTURE SCHEDULE (SHEET 3).
- 9 ALL STRUCTURES CONSTRUCTED TO PROPOSED FINISHED SURFACE LEVELS. THE CONSTRUCTOR WAS TO LAISE WITH THE SITE SUPERINTENDENT TO VERIFY ALL FINAL LEVELS.
- 10 PIPES CONCRETE ENCASED (SUPPORT TYPE 12u TO SEW-1205-V) SHOWN ACCORDINGLY:
- 11 DRAINAGE LIMITS ARE TO PROPOSED FINISHED SURFACE LEVELS.
- 12 PROPERTY CONNECTION SEWERS INSTALLED IN ACCORDANCE WITH SEW-1151-S.
- 13 SEWER ENDS WERE NOT BACKFILLED UNTIL LOCATION & INVERT LEVEL HAD BEEN OBSERVED & APPROVAL TO BACKFILL RECEIVED FROM THE W.S.C.
- 14 BUILDING OVER/ADJACENT TO SEWER. CONDITIONS APPLY. REFER TO TAP-IN.
- 15 THE MINIMUM NUMBER OF COMPACTION TESTS REQUIRED TO SATISFY C2.8.3 OF THE TECHNICAL SPECIFICATION - CIVIL (VERSION 11.0) ARE:  
**PAVED AREAS:**  
PIPE EMBEDMENT ZONE: NIL TRENCH FILL ZONE: NIL (TRENCH BACKFILLED WITH STABILISED SAND)  
(PRE-QUALIFIED - WSA 02 CL 22.3.3.1) (REFER C2.8.4 WHERE STABILISED SAND IS BEING USED)  
**INTERMEDIATE/UNPAVED AREAS: LESS THAN 3m TRENCH DEPTH**  
PIPE EMBEDMENT ZONE: NIL TESTS TRENCH FILL ZONE: 24 TESTS  
(PRE-QUALIFIED - WSA 02 CL 22.3.3.1) (11 TEST LOCATIONS, 1 TEST / 900mm LAYER / 100m MAIN)  
**INTERMEDIATE/UNPAVED AREAS: GREATER THAN 3m TRENCH DEPTH**  
PIPE EMBEDMENT ZONE: NIL TESTS TRENCH FILL ZONE: 10 TESTS  
(PRE-QUALIFIED - WSA 02 CL 22.3.3.1) (1 TEST LOCATION, 1 TEST / 300mm LAYER / 50m MAIN)  
**MAINTENANCE STRUCTURES: LESS THAN 3m TRENCH DEPTH**  
123 TESTS (1 TEST / 300mm LAYER WITHIN 300mm OF EACH STRUCTURE)  
**MAINTENANCE STRUCTURES: GREATER THAN 3m TRENCH DEPTH**  
66 TESTS (2 TESTS / 300mm LAYER WITHIN 300mm OF EACH STRUCTURE)  
(REFER C2.8.4 WHERE STABILISED SAND IS BEING USED)  
*NOTE: NUMBER OF TESTS REQUIRED BY SYDNEY WATER COMPETENT GEOTECHNICAL ENGINEER (AS DEFINED IN SYDNEY WATER'S ENGINEERING COMPETENCY STANDARD, SYDNEY WATER DOCUMENT D0000B33) MAY VARY BASED ON CHOSEN TEST LOCATIONS AND SITE SPECIFIC REQUIREMENTS. AVERAGE DEPTHS USED IN ABOVE CALCULATIONS.*
- 16 COUNCIL'S TREE PRESERVATION ORDER STRICTLY ADHERED TO. EXCAVATIONS IN THE VICINITY OF TREES CARRIED OUT IN ACCORDANCE WITH ARBORIST SPECIFICATIONS AND UNDER THE SUPERVISION OF THE SITE ARBORIST (MANUAL OR HYDRO-EXCAVATION MAY BE REQUIRED).  
*NOTE: TREES SHOWN ON PLAN BASED ON THE CLIENT SUPPLIED SURVEY INFORMATION. ALL TREES MAY NOT HAVE BEEN SHOWN.*
- 17 ALL SEWER SETOUT & WORK AS CONSTRUCTED SURVEY UNDERTAKEN BY A REGISTERED SURVEYOR WITH AN ACCURACY OF +/- 5mm.
- 18 SYDNEY WATER CONSTRUCTOR RECORDED W.A.C. DATA AS A MARK-UP ON DESIGN PLAN AND PROVIDED TO W.S.C.
- 19 ALL CONDITIONS CONTAINED IN THE REVIEW OF ENVIRONMENTAL FACTORS (R.E.F.) FOR THIS PROJECT WERE MET.



LOCALITY SKETCH

NOT TO SCALE

06	WORK-AS-CONSTRUCTED	K.G.	27/2/26
05	CASE SPLIT AT CLIENT REQUEST	K.G.	5/7/25
04	CATCHMENT ADDED & NEW DTC'S UPDATED	K.G.	18/12/24
03	ISSUE TO SYDNEY WATER	K.G.	17/10/24
02	DESIGN REVISED AS PER UPDATED ENGINEERING	K.G.	8/3/24
01	ISSUE FOR TENDER	K.G.	17/11/23

No.	REVISION DESCRIPTION	BY	DATE
	PLAN TO BE READ IN CONJUNCTION WITH CURRENT SYDNEY WATER STANDARDS SYDNEY WATER CORPORATION		
	PRIOR TO COMMENCEMENT OF EXCAVATION FOR PROPOSED AND EXISTING SERVICES CONTACT DIAL BEFORE YOU DIG Ph. 1100 ELECTRICITY Ph. GAS Ph. TELECOMMUNICATIONS Ph. GIVING AT LEAST 48 HOURS NOTICE.		

UTILITIES			
TYPE	DATE	REF.	
WATER: ---DN100 Water---	5/7/25	RAR	
PROP WATER: ---DN100 Water---	5/7/25	RAR	
STORMWATER: ---SMD---	5/7/25	enspire	
PROP STORMWATER: ---SMD---	5/7/25	enspire	

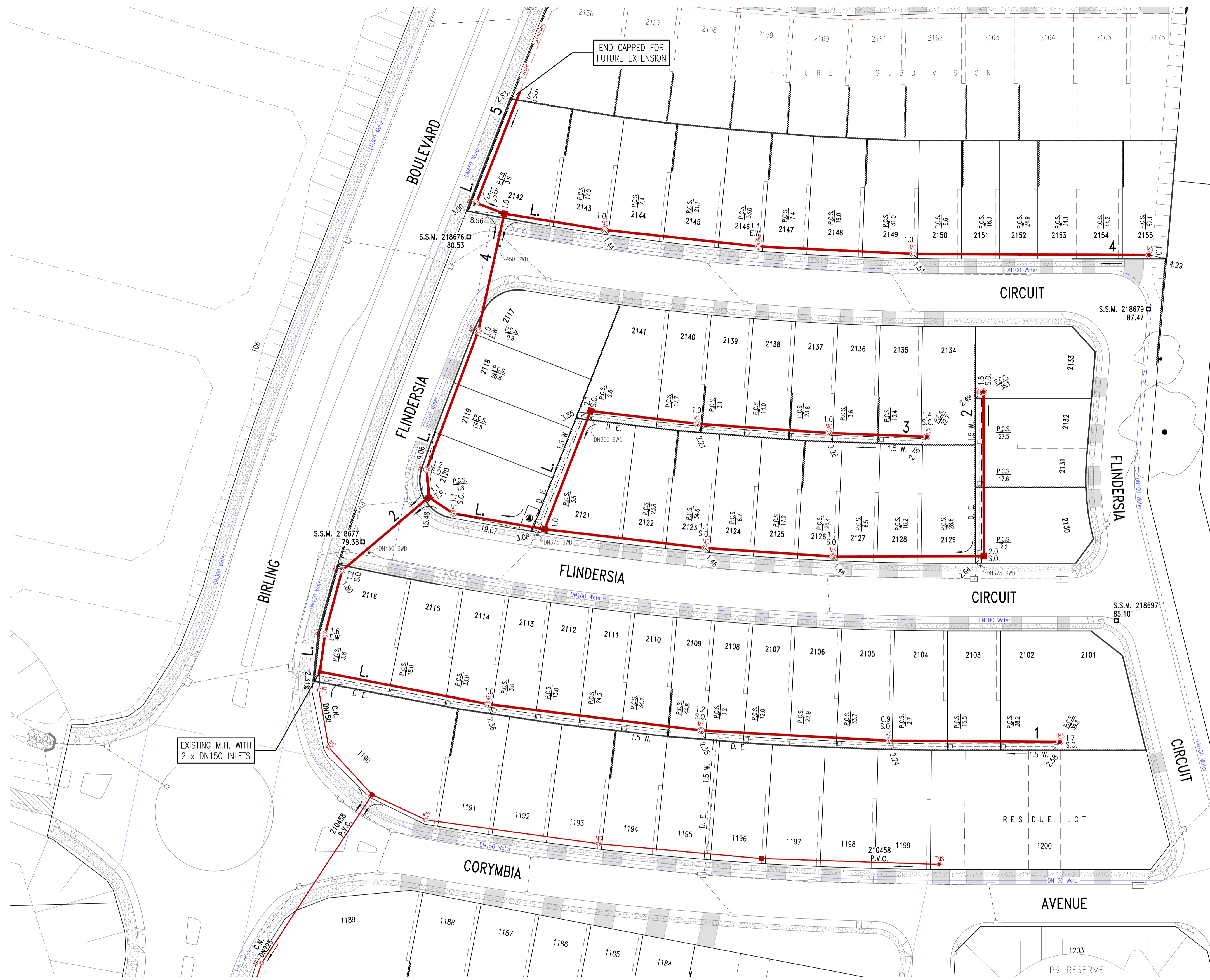
WORK AS CONSTRUCTED CERTIFICATION			
DEVELOPER	CONSTRUCTOR	DESIGNER	COMPLETED
BIRLING ESTATE DEVELOPMENTS Pty. Ltd.	C. J DOYLE CONTRACTING SERVICES Pty. Ltd.	ROSE ATKINS RIMMER (INFRASTRUCTURE) Pty. Ltd.	6/2/2026
WATER SERVICE CO-ORDINATOR: ROSE ATKINS RIMMER (INFRASTRUCTURE) Pty. Ltd.	W.A.C. PREPARED		27/2/2026

PIPE SCHEDULE				
SIZE (DN)	TYPE	CLASS	LENGTH	PIPE JOINING METHOD / NOTES
150	u.P.V.C.	SN8	767.51	R.R.J.

GDA 2020	
AUSTRALIAN HEIGHT DATUM	
SCALES	
PLAN 1:500	SECTION { HOR. 1:1000 VERT. 1:250
CROSS SECTIONS	NATURAL
LENGTHS, DEPTHS & LEVELS ARE IN METRES.	

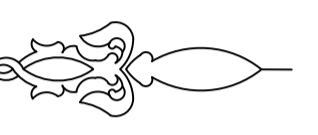
NO AMENDMENTS ARE TO BE MADE TO THIS PLAN WITHOUT REFERENCE TO SYDNEY WATER. THIS PLAN IS NOT NECESSARILY UP TO DATE OR CORRECT AND SYDNEY WATER ACCEPTS NO RESPONSIBILITY.
U.B. DIRECTORY 284 K4 (Version 8.1 Digital)
SHEET: 1 OF 4 File No. N/A

STAGE 2A  
**BIRLING**  
SYDNEY WATER CORPORATION  
Case No. 210459ww  
CAMDEN SEWERAGE DRAINS TO UPPER SOUTH CREEK AWRC VIA LOWES CREEK CARRIER SEC.




No.1015  
11  
FRONTAGE TO THE NORTHERN ROAD

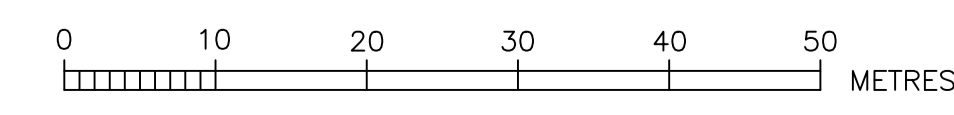
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7  
FRONTAGE TO THE NORTHERN ROAD

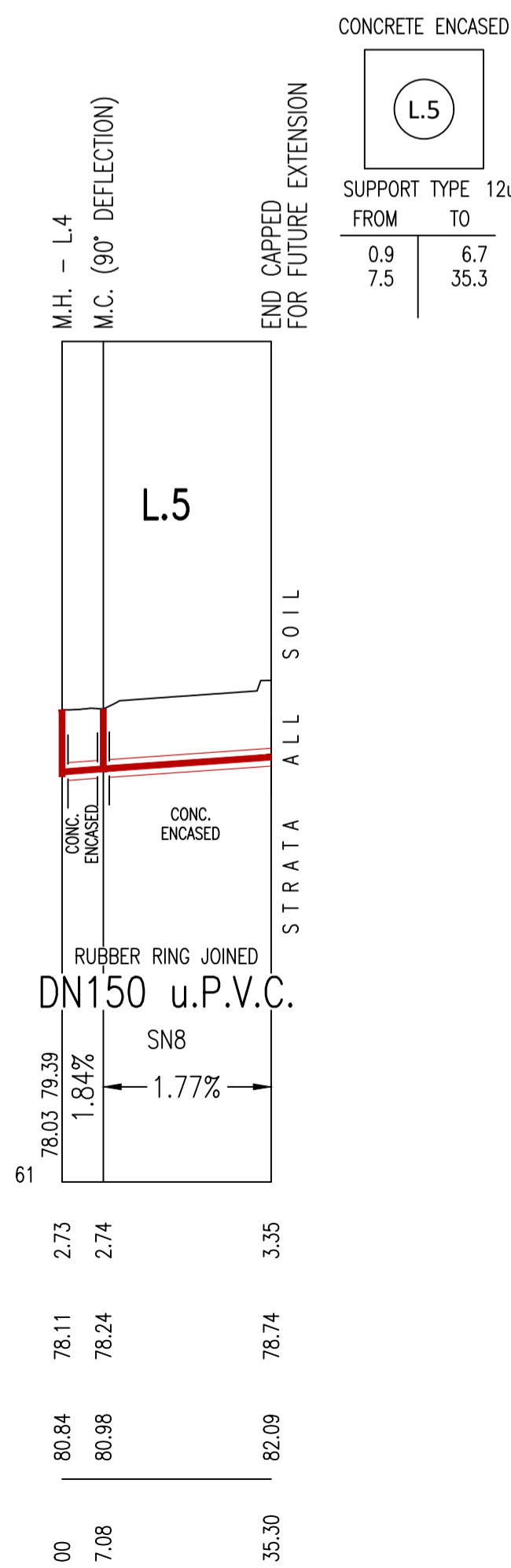
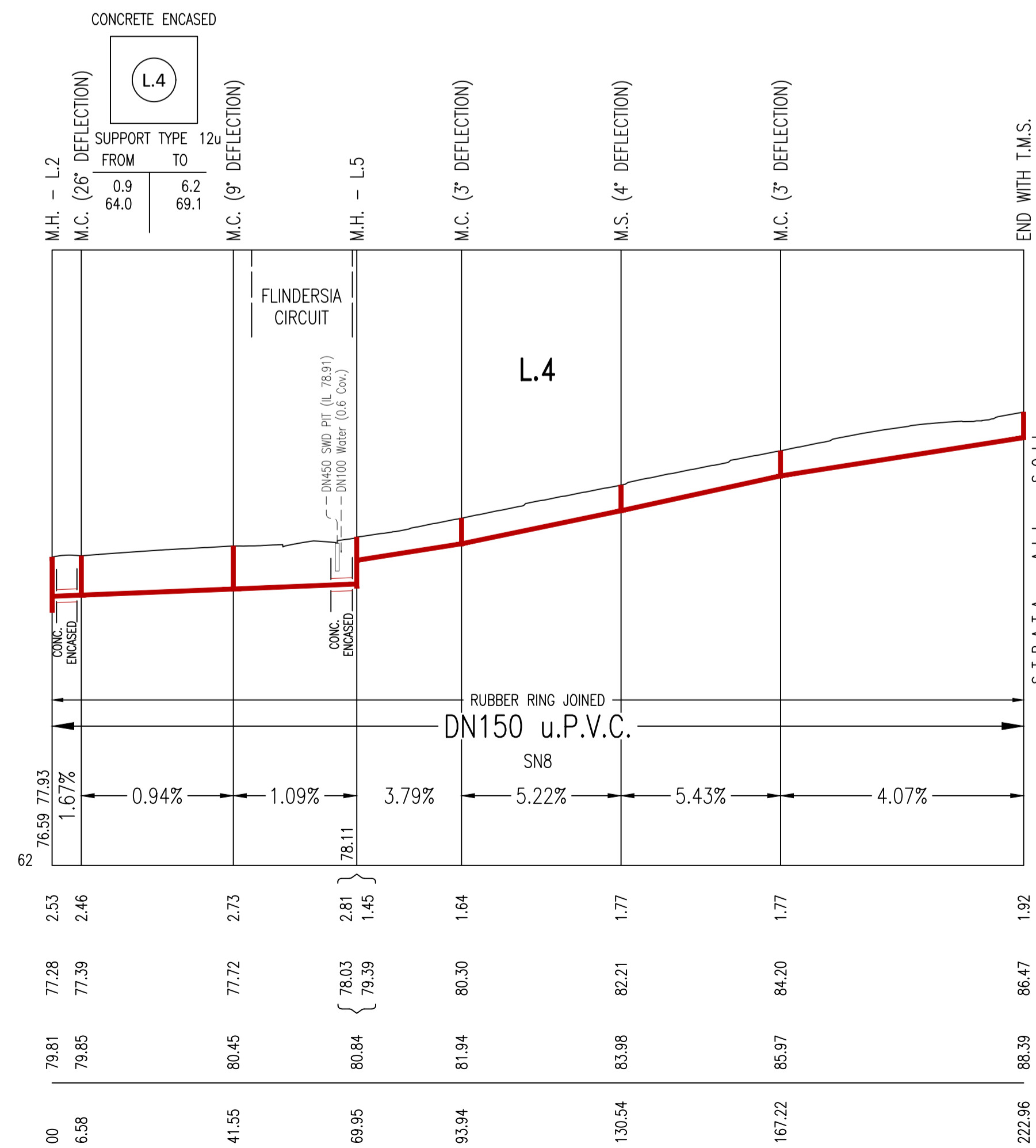
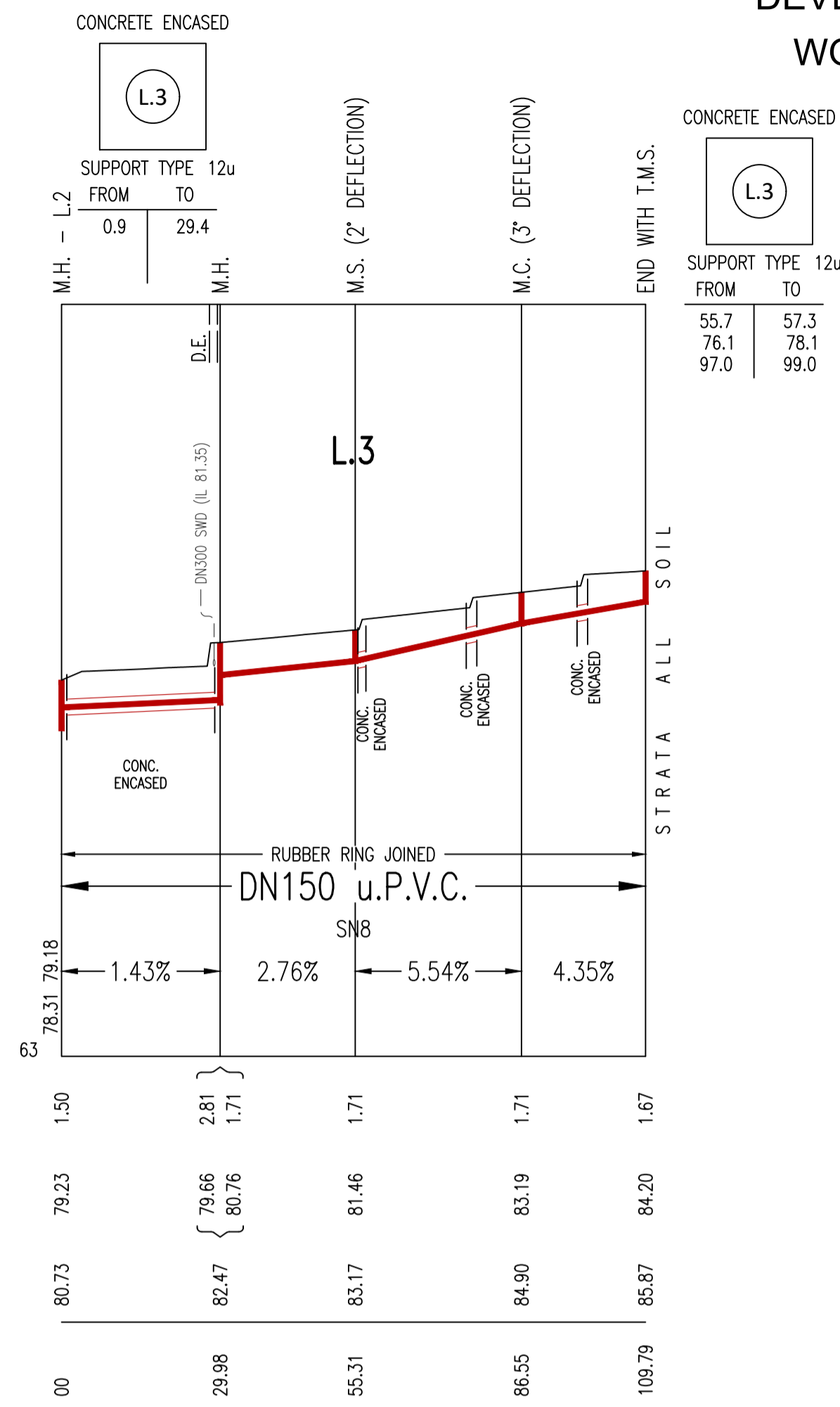
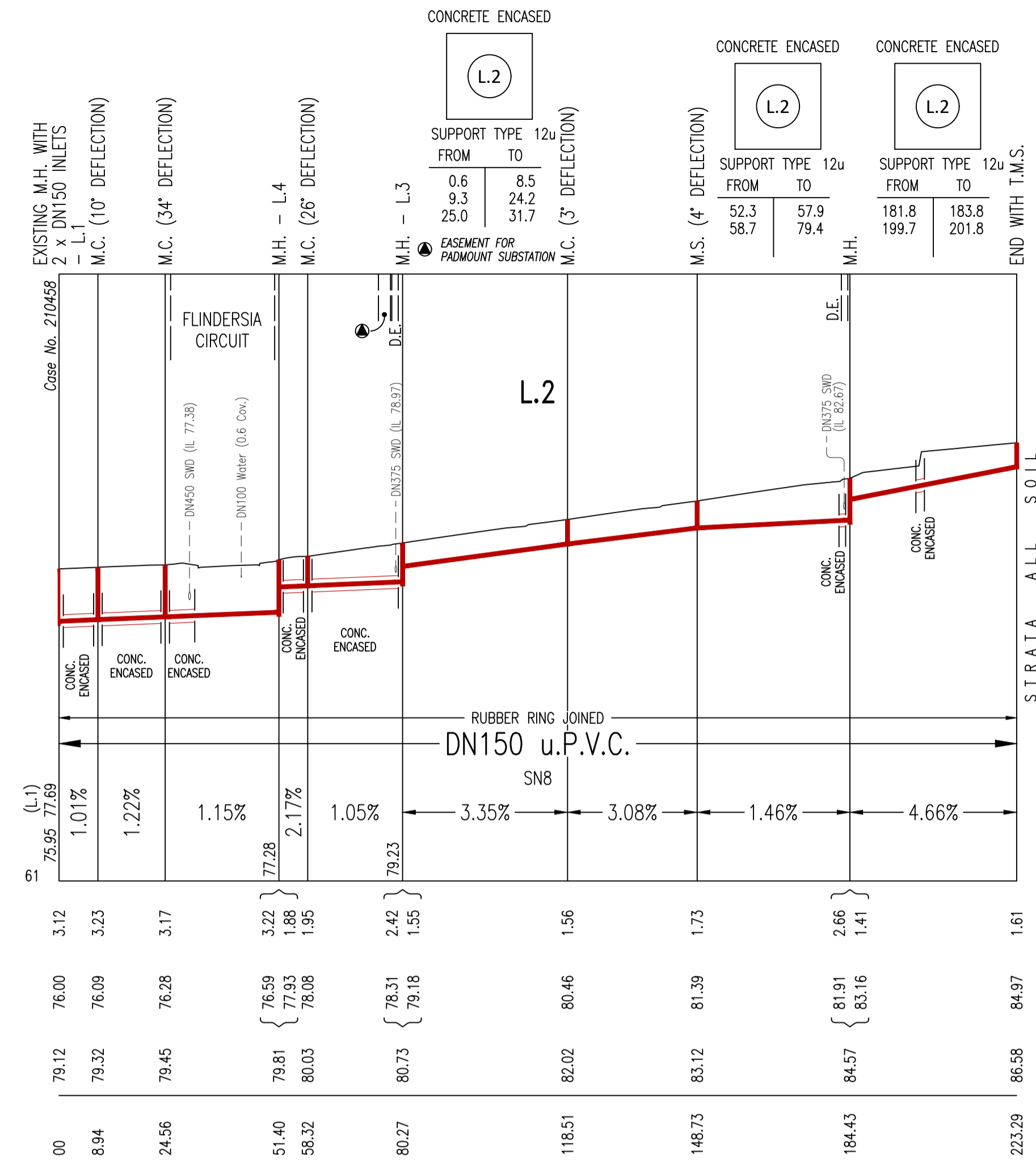
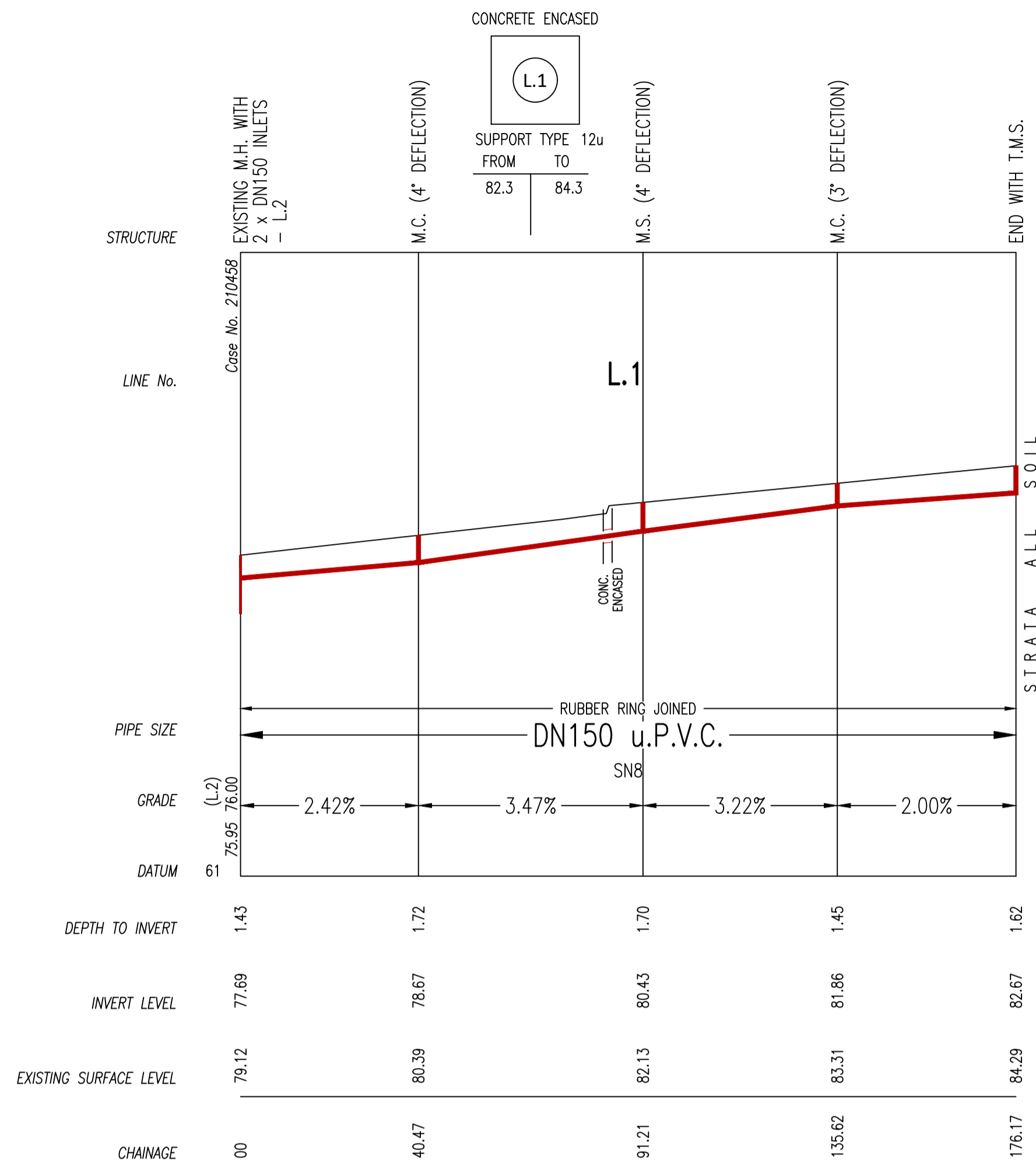


PLAN DRAWN DATE: 27/2/26  
VERSION: 08  
SHEET 2 OF 4 SHEETS

STAGE 2A  
**BIRLING**

WORK AS CONSTRUCTED CERTIFICATION		SYDNEY WATER CORPORATION	
DEVELOPER	BIRLING ESTATE DEVELOPMENTS	 <b>Case No. 210459ww</b>   SHT 2 OF 4 SHTS.	
W.S.C.	ROSE ATKINS RIMMER		
CONSTRUCTOR	C. J. DOYLE CONTRACTING SERVICES		
COMPLETED	6/2/2026		
W.A.C. PREPARED	27/2/2026	DESIGNER: ROSE ATKINS RIMMER I CERTIFY THAT THE WORKS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE WORK AS CONSTRUCTED DRAWINGS FOR DETAILS OF SERVICES SEE SHEET 1	





MAINTENANCE STRUCTURE SCHEDULE  
(REFER NOTE 8 & MAINTENANCE SHAFT NOTES BELOW)

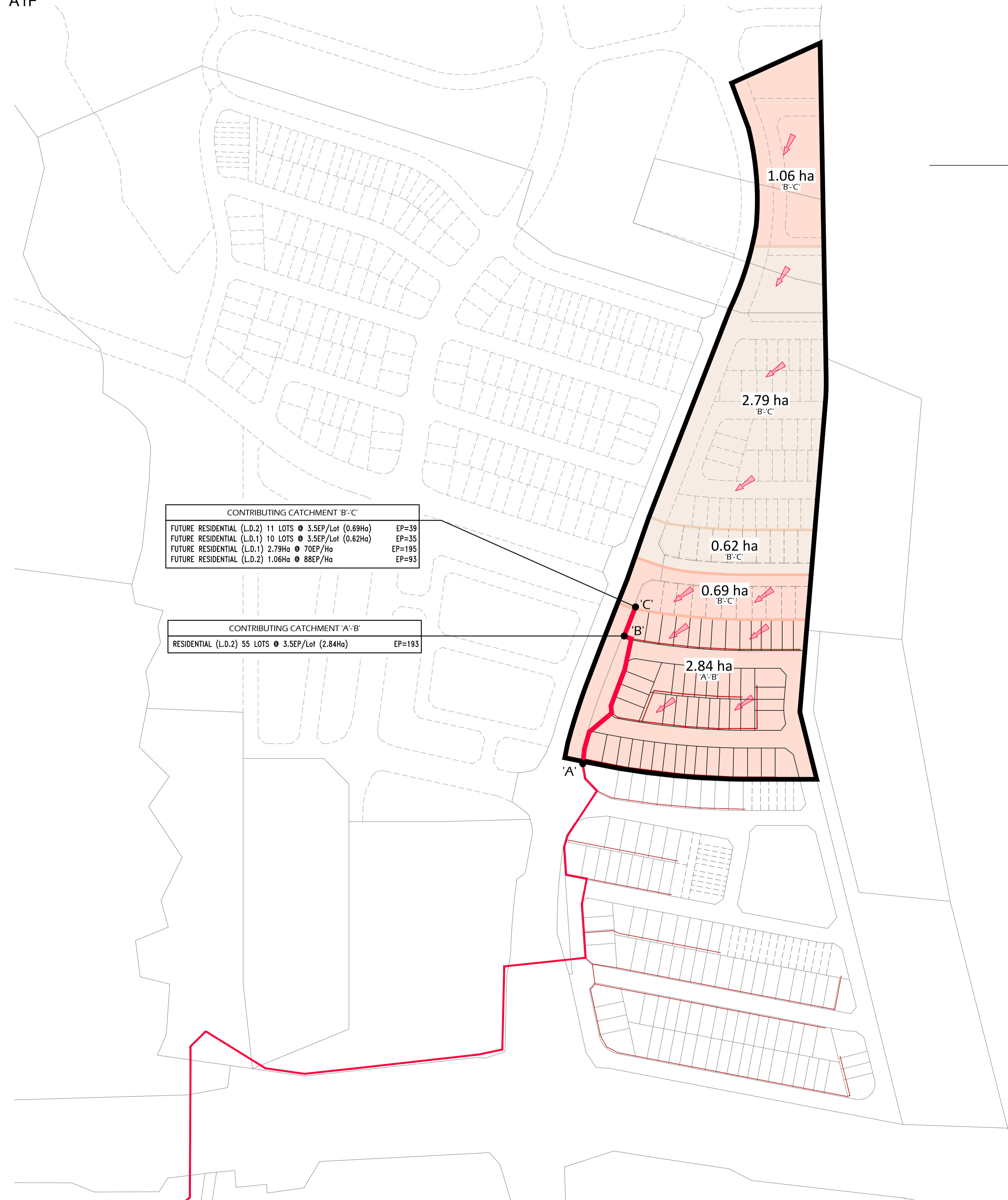
LINE NO.	CHAINAGE	STRUCTURE	DN RISER	CLASS OF COVER	MATERIAL	COMMENTS
1	40.47	M.C.	600	B	PE	MAINTENANCE CHAMBER
1	91.21	M.S.	300	B	PVC-U	M.S. WITH NO CROSSFALL. REFER SEW-1315-V
1	135.62	M.C.	600	B	PE	MAINTENANCE CHAMBER
1	176.17	T.M.S.	300	B	PVC-U	-
2	8.94	M.C.	600	B	PE	MAINTENANCE CHAMBER
2	24.56	M.C.	600	B	PE	MAINTENANCE CHAMBER
2	51.40 (L.4 Ch00)	M.H.	1200	D	CAST IN-SITU	M.H. TO DTC-2202(F) (31/7/24) WITH 2 x EXTERNAL DROP INLETS TO DTC-2221(D) (31/7/24)
2	58.32	M.C.	600	B	PE	MAINTENANCE CHAMBER
2	80.27 (L.3 Ch00)	M.H.	1200	D	CAST IN-SITU	M.H. TO DTC-2202(F) (31/7/24) WITH 2 x EXTERNAL DROP INLETS TO DTC-2221(D) (31/7/24)
2	118.51	M.C.	600	B	PE	MAINTENANCE CHAMBER
2	148.73	M.S.	300	B	PVC-U	M.S. WITH NO CROSSFALL. REFER SEW-1315-V
2	184.43	M.H.	1050	B	CAST IN-SITU	DTC-2203(C) (31/7/24) WITH EXTERNAL DROP INLET TO DTC-2221(D) (31/7/24)
2	223.29	T.M.S.	300	B	PVC-U	-
3	29.98	M.H.	1050	B	CAST IN-SITU	DTC-2203(C) (31/7/24) WITH EXTERNAL DROP INLET TO DTC-2221(D) (31/7/24)
3	55.31	M.S.	300	B	PVC-U	M.S. WITH NO CROSSFALL. REFER SEW-1315-V
3	86.55	M.C.	600	B	PE	MAINTENANCE CHAMBER
3	109.79	T.M.S.	300	B	PVC-U	-
4	6.58	M.C.	600	B	PE	MAINTENANCE CHAMBER
4	41.55	M.C.	600	B	PE	MAINTENANCE CHAMBER
4	69.95 (L.5 Ch00)	M.H.	1200	D	CAST IN-SITU	M.H. TO DTC-2202(F) (31/7/24) WITH EXTERNAL DROP INLET TO DTC-2221(D) (31/7/24)
4	93.94	M.C.	600	B	PE	MAINTENANCE CHAMBER
4	130.54	M.S.	300	B	PVC-U	M.S. WITH NO CROSSFALL. REFER SEW-1315-V
4	167.22	M.C.	600	B	PE	MAINTENANCE CHAMBER
4	222.96	T.M.S.	300	B	PVC-U	-
5	7.08	M.C.	600	B	PE	MAINTENANCE CHAMBER

MAINTENANCE SHAFT NOTES:

- i) MAINTENANCE SHAFTS WITH 0° DEFLECTIONS IN ACCORDANCE WITH SEW-1314-V;
- ii) MAINTENANCE SHAFTS WITH 1°-15° DEFLECTIONS IN ACCORDANCE WITH SEW-1315-V.

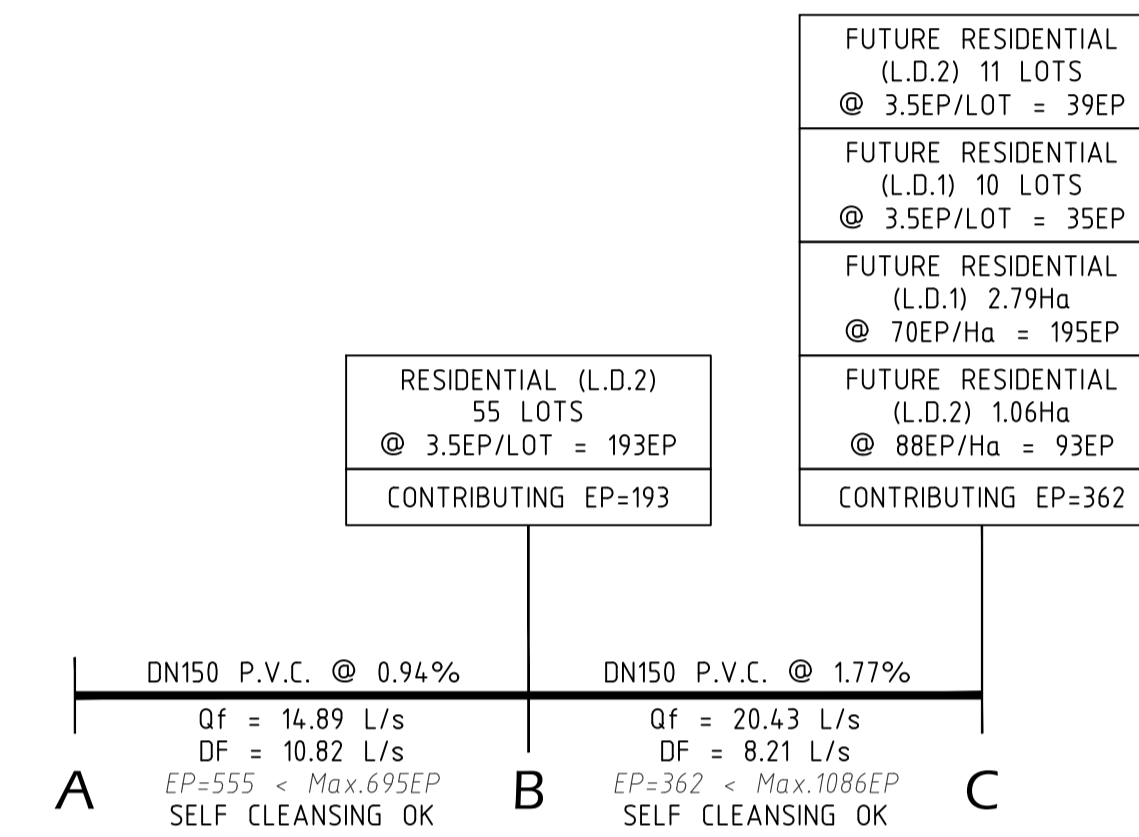
STAGE 2A  
**BIRLING**

WORK AS CONSTRUCTED CERTIFICATION		SYDNEY WATER CORPORATION	
DEVELOPER	BIRLING ESTATE DEVELOPMENTS	CONTRACTOR	C. J. DOYLE CONTRACTING SERVICES
W.S.C.	ROSE ATKINS RIMMER	COMPLETED	6/2/2026
DESIGNER	ROSE ATKINS RIMMER	W.A.C. PREPARED	27/2/2026
I CERTIFY THAT THE WORKS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE WORK AS CONSTRUCTED DRAWINGS		Case No. 210459ww	SHT 3 OF 4 SHTS.
FOR DETAILS OF SERVICES SEE SHEET 1		SYDNEY WATER CORPORATION	



CONTRIBUTING CATCHMENT 'B-C'		
FUTURE RESIDENTIAL (L.D.2) 11 LOTS @ 3.5EP/Lot (0.69Ha)	EP=39	
FUTURE RESIDENTIAL (L.D.1) 10 LOTS @ 3.5EP/Lot (0.62Ha)	EP=35	
FUTURE RESIDENTIAL (L.D.1) 2.79Ha @ 70EP/Ha	EP=195	
FUTURE RESIDENTIAL (L.D.2) 1.06Ha @ 88EP/Ha	EP=93	

CONTRIBUTING CATCHMENT 'A-B'		
RESIDENTIAL (L.D.2) 55 LOTS @ 3.5EP/Lot (2.84Ha)	EP=193	



RESIDENTIAL (L.D.2) 55 LOTS @ 3.5EP/LOT = 193EP CONTRIBUTING EP=193
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FUTURE RESIDENTIAL (L.D.2) 11 LOTS @ 3.5EP/LOT = 39EP
FUTURE RESIDENTIAL (L.D.1) 10 LOTS @ 3.5EP/LOT = 35EP
FUTURE RESIDENTIAL (L.D.1) 2.79Ha @ 70EP/Ha = 195EP
FUTURE RESIDENTIAL (L.D.2) 1.06Ha @ 88EP/Ha = 93EP CONTRIBUTING EP=362

### LEGEND

(AS PER LOWES CREEK MARYLAND PRECINCT  
INDICATIVE LAND USE PLAN, DATED 19/7/2021)

- RESIDENTIAL ZONING - LOW DENSITY BAND 1 (10-20 Dw/Ha)
- RESIDENTIAL ZONING - LOW DENSITY BAND 2 (20-25 Dw/Ha)
- CATCHMENT BOUNDARY
- DESIGN FALL OF LAND
- PROPOSED SEWER EXTENSION
- EXISTING SEWER

STAGE 2A  
**BIRLING**

WORK AS CONSTRUCTED CERTIFICATION		SYDNEY WATER CORPORATION	
DEVELOPER	BIRLING ESTATE DEVELOPMENTS	SYDNEY WATER CORPORATION	
W.S.C.	ROSE ATKINS RIMMER		
CONSTRUCTOR	C. J. DOYLE CONTRACTING SERVICES	Case No. 210459ww	SHT 4 OF 4 SHTS.
COMPLETED	6/2/2026		
W.A.C. PREPARED	27/2/2026		
DESIGNER	ROSE ATKINS RIMMER	SYDNEY WATER CORPORATION	
I CERTIFY THAT THE WORKS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE WORK AS CONSTRUCTED DRAWINGS		FOR DETAILS OF SERVICES SEE SHEET 1	