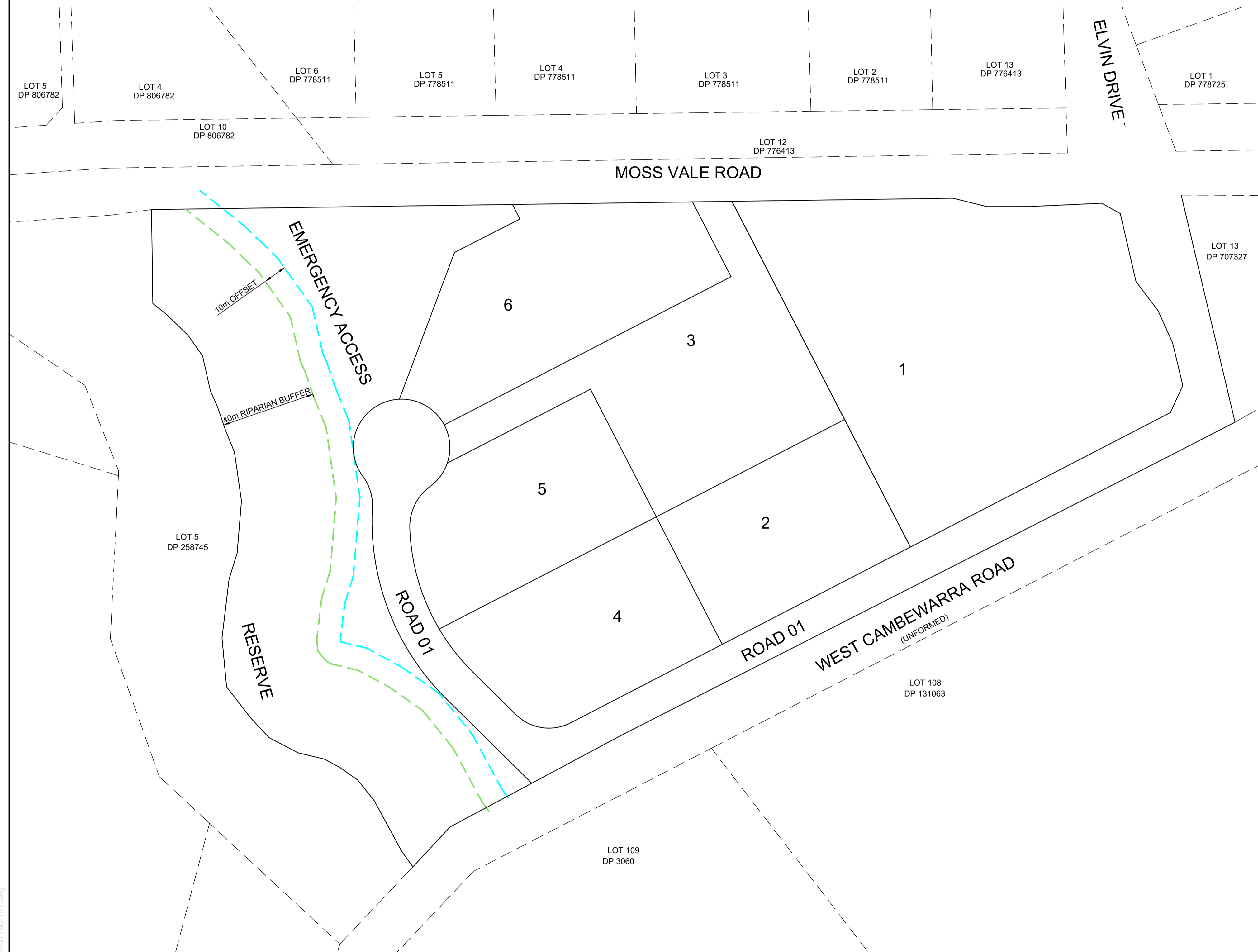
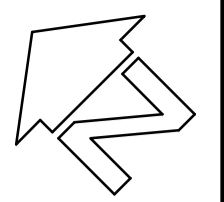


Plans are referenced in certificate number 240689/01 issued by:  
 Registered Certifier: Peter Shahatt  
 Registration Reference: BDC3022  
 BDC Categories: Certifier – Hydraulic (stormwater), Road and Drainage, Stormwater, Strata & Subdivision  
 Subdivision Certifiers Pty Ltd  
 Date: 28/11/2024

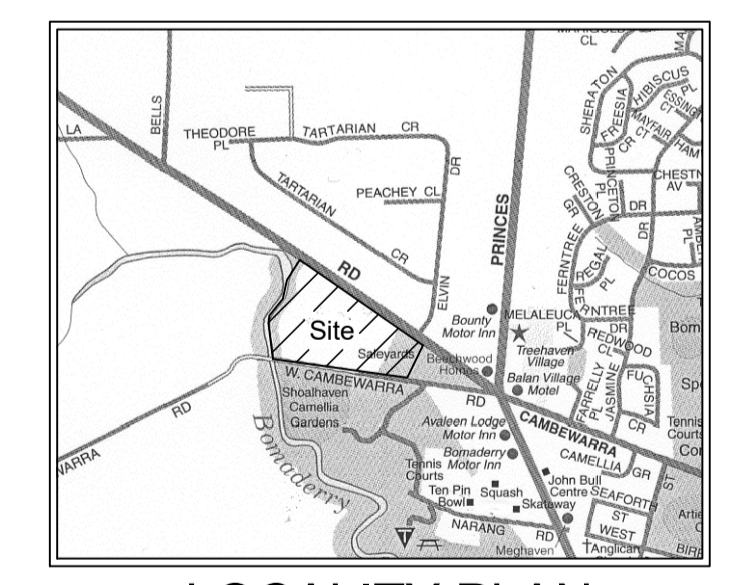


*P. Shahatt*

# PROPOSED MIXED USE SUBDIVISION FOR SOUTHERN CROSS COMMUNITY HOUSING EARLY WORKS

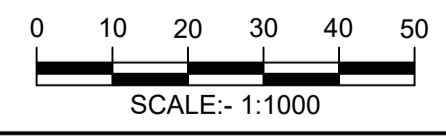


DRAWING SCHEDULE	
N27790-151	COVER SHEET
N27790-152	NOTES
N27790-153	SOIL AND WATER MANAGEMENT PLAN
N27790-154	SOIL AND WATER MANAGEMENT DETAILS
N27790-155	VEGETATION REMOVAL AND DEMOLITION
N27790-156	BULK EARTHWORKS
N27790-157	BULK EARTHWORKS (FUTURE ROAD LONG SECTIONS)
N27790-158	BULK EARTHWORKS (FUTURE ROAD CROSS SECTIONS)



LOCALITY PLAN  
 MAP DRAWN & PUBLISHED BY CARTODRAFT AUST P/L

PROFESSIONAL STANDARDS SCHEME  
 Liability limited by a scheme approved under Professional Standards Legislation



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**DIAL BEFORE YOU DIG**  
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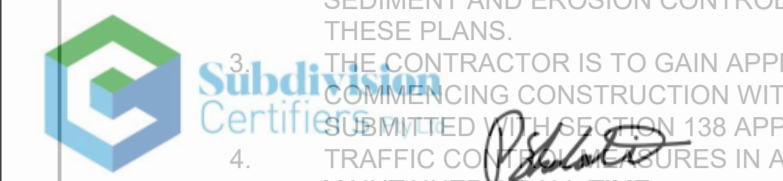
THE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL BE RESPONSIBLE, AT THE CONTRACTOR'S EXPENSE, FOR ANY REPAIRS TO DAMAGE CAUSED DURING CONSTRUCTION.

SITE LAYOUT PLAN  
 SCALE 1:1000

RATIO: <b>1 : 1000</b> (AT A1 ORIGINAL)	DATUM: AUSTRALIAN HEIGHT DATUM	SURVEY DESIGN DRAWN CHECK'D	APS CEG CEG WM	REV 1	DESCRIPTION AMENDED FOR RFI	BY CEG	DATE 15.08.2024	<b>allen price &amp; scarratts pty ltd</b> land and development consultants Nowra Office: 75 Plunkett Street, Nowra NSW 2541 Kiama Office: 1/28 Bong Bong Street, Kiama NSW 2533 phone: (02) 4421 6544 consultants@allenprice.com.au www.allenprice.com.au	COVER SHEET PROPOSED SUBDIVISION OVER LOT129 DP3060 LOT110 DP131219 & LOT1 DP520502 AT 25 MOSS VALE ROAD, BOMADERRY FOR SOUTHERN CROSS COMMUNITY HOUSING	DRAWING STATUS <b>FOR APPROVAL FOR CONSTRUCTION</b>
	DATE OF PLAN: JUNE 2024									DRAWING NUMBER <b>N27790-151</b>

Plans are referenced in certificate number 240689/01 issued by:

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 Subdivision Certifiers Pty Ltd  
 Date: 28/11/2024



GENERAL NOTES

- THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE WORK HEALTH AND SAFETY ACT 2011 AND EMPLOYEES TO ENSURE THE HEALTH, SAFETY AND WELFARE OF PERSONS IN THE VICINITY OF THE WORK SITE.
- MEASURES ARE TO BE IMPLEMENTED PRIOR TO COMMENCING CONSTRUCTION WORK COMMENCING AND MAINTAINED DURING THE CONSTRUCTION PHASE.
- MEASURES ARE TO INCORPORATE THOSE AS DETAILED ON THESE PLANS.
- THE CONTRACTOR IS TO GAIN APPROVAL UNDER SECTION 138 OF THE ROADS ACT 1993 PRIOR TO COMMENCING CONSTRUCTION WITHIN ALL ROAD RESERVES. TRAFFIC CONTROL PLAN IS TO BE SUBMITTED TO THE SUPERINTENDENT 138 APPLICATION PRIOR TO CONSTRUCTION WORK COMMENCING.
- TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH AS 1742.3 ARE TO BE IN PLACE AND MAINTAINED.
- THE CONTRACTOR IS RESPONSIBLE FOR ARRANGING FOR INSPECTIONS BY COUNCIL'S AUTHORISED REPRESENTATIVE AT THE TIMING AND FOLLOWING THE PROCEDURE OUTLINED IN COUNCIL'S LETTER OF APPROVAL.
- THE CONTRACTOR SHALL ENSURE THAT THE RESIDENTS ADJACENT TO THE CONSTRUCTION ZONE ARE NOT AFFECTED BY DUST OR UNDUE NOISE DURING CONSTRUCTION AND ARE NOT DEPRIVED OF ALL WEATHER ACCESS NOR ARE SUBJECT TO ADDITIONAL STORM WATER RUNOFF AT ALL TIMES DURING CONSTRUCTION.
- TO LIMIT THE IMPACT OF THE CONSTRUCTION ON ADJOINING OWNERS, ALL WORKS SHALL BE RESTRICTED TO THE HOURS OF 7am-6pm MONDAY TO FRIDAY AND 8am-3pm SATURDAY. NO WORK SHALL TAKE PLACE ON SUNDAYS OR PUBLIC HOLIDAYS.
- ALL WORK SHALL BE SET OUT BY THE SURVEYOR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, UPON REQUEST. TWO (2) DAYS NOTICE REQUIRED.
- THE CONTRACTOR SHALL NOT DISTURB ANY SURVEY CONTROL MARKS. SHOULD ANY SURVEY CONTROL MARK BE DISTURBED OR OBLITERATED, THE CONTRACTOR SHALL NOTIFY THE SUPERINTENDENT IMMEDIATELY. THE CONTRACTOR SHALL HAVE THE MARKS REPLACED AT THEIR EXPENSE.
- PRIOR TO COMMENCEMENT OF EXCAVATION THE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL SERVICES AND WILL BE RESPONSIBLE FOR ADJUSTMENT OF SERVICES AND REPAIR OF ANY DAMAGE TO COUNCIL'S INFRASTRUCTURE. SUCH REPAIR OR REINSTATEMENT TO BE CARRIED OUT IMMEDIATELY TO THE SATISFACTION OF THE COUNCIL'S DEVELOPMENT MANAGER OR DELEGATE.

GENERAL NOTES

- ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH LANDCOM'S SOILS AND CONSTRUCTION VOLUME 1, 4TH EDITION, MARCH 2004.
- SEDIMENT AND EROSION CONTROL MEASURES AS DETAILED ON THESE PLANS ARE TO BE IMPLEMENTED PRIOR TO CONSTRUCTION WORK COMMENCING.
- THE CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO MINIMISE THE EFFECTS OF DUST EMISSIONS FROM THE SITE INCLUDING THE SPREADING OF MULCH IN AREAS WHERE CONSTRUCTION HAS BEEN COMPLETED.
- ALL TOPSOIL FROM THE CONSTRUCTION AREAS IS TO BE STRIPPED AND STOCKPILED.
- STOCKPILES OF TOPSOIL ARE TO BE GRASS SEEDED OR MULCHED.
- TOPSOIL STOCKPILES ARE TO BE LOCATED OUTSIDE AREAS OF CONCENTRATED STORMWATER RUNOFF. STOCKPILES ARE TO BE PLACED IN LOTS OUTSIDE THE BUILDING AREA WHERE POSSIBLE OR IN PROPOSED PUBLIC RESERVES. REFER TO TYPICAL TOPSOIL DETAIL.
- FILTER/SEDIMENT FENCES ARE TO BE CONSTRUCTED FROM AN APPROVED FILTER MATERIAL AND ERECTED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.
- FILTER/SEDIMENT FENCES ARE TO BE CONSTRUCTED IN THE POSITIONS AS SHOWN ON THE PLAN AND AS DIRECTED BY THE SUPERINTENDENT.
- THE MOVEMENT OF MACHINERY OVER THE SITE IS TO BE LIMITED TO THE CONSTRUCTION AREAS, UNLESS AUTHORIZED BY THE SUPERINTENDENT, TO AVOID DISTURBANCE TO EXISTING VEGETATED AREAS. NO-GO AREAS, AS NOTED ON THE PLAN, ARE TO BE MARKED OFF PRIOR TO COMMENCEMENT OF WORKS.
- AREAS OF THE SITE THAT ARE DISTURBED BY CONSTRUCTION WORKS ARE TO BE TOPSOILED, SEEDED AND FERTILIZED IMMEDIATELY AFTER CONSTRUCTION WORKS IN THE PARTICULAR AREA HAVE FINISHED AND NOT LEFT TILL THE END OF THE OVERALL CONSTRUCTION.
- CONSTRUCTION AREAS SHALL NOT BE LEFT IN AN OPEN AND DISTURBED STATE FOR MORE THAN FOURTEEN (14) DAYS. AREAS EXPECTED TO BE LEFT OPEN FOR PERIODS LONGER THAN THIS ARE TO BE SEEDED.
- FILTER FENCES ARE TO BE REMOVED ONLY AFTER ALL DISTURBED AREAS HAVE ESTABLISHED A GOOD COVERING (GRASS OR OTHER STABILISATION); MINIMUM 70%. UPON THE SALE OF EACH INDIVIDUAL LOT TO A THIRD PARTY PURCHASER, THE RESPONSIBILITY OF THE STABILISATION OF THE LOT BECOMES THE RESPONSIBILITY OF THE NEW PROPERTY OWNER.
- STORMWATER PITS ARE TO HAVE TEMPORARY SEDIMENT CONTROL DEVICES PLACED AROUND THE TOP DURING CONSTRUCTION. THIS WILL TAKE THE FORM OF STRAWBALES OR MESH AND GRAVEL FILTERS. PLACED TO PREVENT SEDIMENT FROM THE CONSTRUCTION AREAS LEAVING THE SITE. THESE ARE TO REMAIN UNTIL THE ABOVE COVERAGE IS ACHIEVED OR THE ROADS ARE OPENED TO THE PUBLIC, WHICHEVER OCCURS FIRST.
- DURING WET WEATHER PERIODS ALL TREATED STORMWATER WATER DISCHARGING FROM THE TREATMENT PONDS IS TO HAVE SUSPENDED SOLID LEVELS LESS THAN 50MG/L. WATER FROM THE TEMPORARY SEDIMENT PONDS DO NOT MEET THIS REQUIREMENT AND IF SOIL IS FOUND TO BE DISPERSIBLE IT IS TO BE FLOCCULATED, TESTED AND NOT DISCHARGED UNTIL ALL THE REQUIREMENTS OF THE "BLUE BOOK" HAVE BEEN SATISFIED. SEDIMENT BASIN IS SIZED ASSUMING UNDERLYING SOIL IS FINE IN NATURE. CONTRACTOR IS TO CONFIRM DISPERSABILITY OF SOIL.
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- SEDIMENT & EROSION CONTROL STRUCTURES ARE TO BE MAINTAINED ON A DAILY BASIS DURING CONSTRUCTION AND ON A MINIMUM OF WEEKLY BASIS DURING THE SIX MONTH LIABILITY PERIOD (OR AS REQUIRED DEPENDING UPON WEATHER CONDITIONS AND STABILISATION LEVEL). ALL MATERIAL REMOVED FROM THE TRAPS IS TO BE SPREAD AND GRASS SEEDED OR DISPOSED OF OFF SITE IN AN APPROVED MANNER. UPON THE SALE OF EACH INDIVIDUAL LOT TO A THIRD PARTY PURCHASER, THE RESPONSIBILITY OF THE STABILISATION OF THE LOT BECOMES THE RESPONSIBILITY OF THE NEW PROPERTY OWNER.
- ALL IMPORTED FILL IS ASSUMED TO BE A MATERIAL OTHER THAN DISPERSIVE CLAY. ALL FILL MATERIAL IS TO BE TESTED FOR DISPERSABILITY PRIOR TO PLACEMENT ON THE SITE AND IF FOUND TO BE DISPERSIVE THE SUPERINTENDENT IS TO BE NOTIFIED PRIOR TO PLACEMENT OF ANY FILL FOR ADVICE ON TREATMENT OF DISPERSIVE SOILS.
- ALL ACCESS TO SITE MUST BE VIA "STABILIZED SITE ACCESS".
- TEMPORARY STRAWBALE SEDIMENT FENCES OR COIR LOGS TO BE PLACED EVERY 50m DURING BOXING OUT OF PAVEMENT WHEN PAVEMENT WORKS ARE NOT TAKING PLACE OR SITE IS INACTIVE. SECURE STRAWBALES WITH STAKES.

### SEDIMENT AND EROSION CONTROL

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### DEMOLITION

- PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION WORK(S) ASSOCIATED WITH THIS DEVELOPMENT, THE PRINCIPAL CONTRACTOR MUST CONFIRM THE PRESENCE OR ABSENCE OF ASBESTOS, IF ABSENT A CLEARANCE CERTIFICATE IS TO BE PROVIDED TO THE SUPERINTENDENT AND THE PCA.
- IF ASBESTOS IS FOUND PRESENT IN EXCESS OF 10m2 THE CONTRACTOR SHALL UNDERTAKE REMOVAL IN ACCORDANCE WITH AS2601-2 AS APPLICABLE BY A PERSON HOLDING THE RELEVANT LICENCE ISSUED BY SAFEWORK NSW
- NON-FRIABLE ASBESTOS UNDER 10m2 DOES NOT REQUIRE A LICENSED REMOVALS NOR A CLEARANCE CERTIFICATE, ALL OTHER REMOVAL SHALL FOLLOW ASBESTOS PROTOCOLS.
- ALL ASBESTOS FOUND IS TO BE TAKEN FOR DISPOSAL TO THE LICENCED WASTE MANAGEMENT FACILITY AS IDENTIFIED IN THE APPROVED WASTE MANAGEMENT PLAN
- FOLLOWING ANY ASBESTOS REMOVAL A CLEARANCE CERTIFICATE ISSUED BY A LICENSED ASBESTOS ASSESSOR OR COMPETENT PERSON REQUIRED BY THE WORK HEALTH AND SAFETY REGULATION 2017 FOR THE TYPE OF ASBESTOS FOUND CONFIRMING THAT THE AREA HAS BEEN CLEANED SATISFACTORILY AND IS SAFE3 TO BE RE-OCCUPIED FOR NORMAL USE.
- DOCUMENTARY EVIDENCE OF THE LEGITIMATE DISPOSAL OF ALL ASBESTOS IN THE FORM OF TIP RECEIPTS FROM THE APPROVED WASTE MANAGEMENT FACILITY ARE TO BE PROVIDED.
- ALL OTHER DEMOLITION IS TO BE IN ACCORDANCE WITHAS2601-2 AND RELEVANT SAFETY PRACTICES, WITH DISPOSAL FOLLOWING THE APPROVED WASTE MANAGEMENT PLAN

### SITE FILLING DESIGN STANDARDS - SUBDIVISION

- AS PER PROVIDED DESIGN LEVELS, THE SITE CUT/FILLING MUST:
- ENSURE ALL AREAS BE CUT/FILLED TO AN ABSOLUTE MINIMUM GRADE OF 0.5%.
  - USE ONLY MATERIALS APPROVED FOR IMPORT (PRIOR TO IMPORTATION) OR REUSE SUITABLE CUT MATERIALS FROM SITE.
  - IN THE EVENT THAT FILL MUST BE IMPORTED DUE TO DISCOVERY OF UNSUITABLE SUBGRADE AN APPROPRIATE REPLACEMENT MATERIAL IS TO BE SPECIFIED BY THE GEOTECHNICAL ENGINEER AND APPROVED BY THE PCAS' REPRESENTATIVE PRIOR TO PLACEMENT.
  - ALL ALLOTMENT FILLING TO BE PLACED IN ACCORDANCE WITH AS 3798 GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS AND COMPACTED AT LEAST TO THE MINIMUM RELATIVE COMPACTION LISTED IN THE STANDARD APPLICABLE TO THE TYPE OF DEVELOPMENT / SUBDIVISION.

### LOT FILLING

- PRIOR TO COMPLETION OF WORKS, THE DEVELOPER MUST ENSURE THAT THE FOLLOWING REQUIREMENT ARE MET IN RELATION TO LOT FILLING:
- PERFORMED UNDER LEVEL 1 SUPERVISION BY A PROFESSIONAL ENGINEER, (AS DEFINED IN THE NATIONAL CONSTRUCTION CODE).
  - A LEVEL 1 SUPERVISION REPORT IS TO BE PREPARED, SUBMITTED TO AND APPROVED BY COUNCIL.
  - OBTAIN A LOT CLASSIFICATION, IN ACCORDANCE WITH AS 2870 RESIDENTIAL SLABS AND FOOTINGS, OF NO WORSE THAN 'H'; A LOT CLASSIFICATION MUST BE SUBMITTED TO AND APPROVED BY COUNCIL.
  - ANY FILL MUST:
    - HAVE A MAXIMUM BATTER OF 25% (1v:4h) AT ANY LOCATION.
    - NOT ENCR OACH ONTO ADJOINING LAND.
    - NOT CAUSE THE DIVERSION OR CONCENTRATION OF NATURAL OVERLAND STORMWATER RUNOFF ONTO ADJOINING PROPERTY.
    - BE PROTECTED AGAINST EROSION, WITH MEASURES INCORPORATED IN THE EROSION AND SEDIMENT CONTROL PLAN.
    - INCLUDE ADJUSTMENT OF SERVICES (MANHOLES, INTER-ALLOTMENT DRAINAGE, ETC.) IN THE SCOPE OF WORKS.

### EXISTING SERVICES/DAMAGE TO PUBLIC ASSETS (DILAPIDATION REPORT)

- PRIOR TO THE COMMENCEMENT OF ANY WORK(S) ASSOCIATED WITH THIS DEVELOPMENT, THE PRINCIPAL CONTRACTOR MUST:
  - CHECK THAT THE PROPOSED WORKS ARE NOT AFFECTED BY ANY COUNCIL, ELECTRICITY, TELECOMMUNICATIONS, GAS OR OTHER SERVICES.
  - UNDERTAKE A SITE INSPECTION AND DOCUMENT ANY EVIDENCE OF DAMAGE TO THE PUBLIC ASSETS PRIOR TO COMMENCEMENT OF WORK.
  - PREPARE A FORMAL REPORT AND LODGE WITH COUNCIL, IN ACCORDANCE WITH CONDITION 15 OF THE DEVELOPMENT CONSENT SF10851.

### OTHER REQUIREMENTS PRIOR TO COMMENCEMENT OF WORKS

- PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION WORK(S) ASSOCIATED WITH THIS DEVELOPMENT, THE PRINCIPAL CONTRACTOR MUST:
  - ENSURE A SET OF THE APPROVED SUBDIVISION WORKS PLANS APPROVED BY COUNCIL OR OTHER PCA ARE ON SITE AT ALL TIMES
  - ENSURE A PCA HAS BEEN APPOINTED TO SUPERVISE THE WORKS
  - ENSURE COUNCIL HAVE BEEN PROVIDED A MINIMUM 2 DAYS NOTICE PRIOR TO COMMENCEMENT OF BUILDING WORKS OR SUBDIVISION WORKS (BUT EXCLUDING DEMOLITION WORKS).
  - ENSURE COUNCIL HAVE BEEN ADVISED OF THE NAME AND CONTACT NUMBER OF A PROFESSIONAL ENGINEER /SURVEYOR RESPONSIBLE FOR ALL SUBDIVISION WORKS
  - HAVE SUITABLE TOILET FACILITIES ON SITE AS PER CONDITION 12 OF THE DEVELOPMENT CONSENT SF10851.
  - PREPARE AND SUBMIT TO COUNCIL FOR APPROVAL A CONSTRUCTION TRAFFIC MANAGEMENT PLAN IN ACCORDANCE WITH CONDITION 13 OF THE DEVELOPMENT CONSENT SF10851
  - EROSION AND SEDIMENT CONTROLS IN ACCORDANCE WITH THESE PLANS AND IN ACCORDANCE WITH RELEVANT CONDITIONS OF DEVELOPMENT CONSENT SF10851 ARE TO BE IMPLEMENTED AND INSPECTED BY THE PCA
  - ENSURE A COPY OF THE APPROVED DAM DEWATERING PLAN IS ON SITE AT ALL TIMES
  - ENSURE COUNCIL HAVE BEEN NOTIFIED OF THE ENGAGEMENT OF THE ECOLOGICAL CONSULT
  - INSTALL AND HAVE INSPECTED BY COUNCILS REPRESENTATIVE THE TREE MEASURES AS SHOWN ON THESE PLANS AND IN ACCORDANCE WITH CONDITION 18 OF THE DEVELOPMENT CONSENT SF10851

### CONCURRENT REPORTS AND DESIGNS

- THESE DRAWINGS SHOULD BE READ IN CONJUNCTION WITH THE FOLLOWING:
  - SUBDIVISION CONSTRUCTION WORKS APPROVAL DOCUMENTS
  - INTERSECTION ROAD & DRAINAGE CIVIL DESIGNS
  - INTERNAL ROAD & DRAINAGE CIVIL DESIGNS
  - APPROVED WATER & SEWER DESIGNS
  - CERTIFIED ELECTRICAL DESIGNS
  - FOR CONSTRUCTION NBN DESIGNS
  - APPROVED LANDSCAPE PLANS
  - THE AHIP ISSUED BY HERITAGE NSW
  - APPROVED CONSTRUCTION TRAFFIC MANAGEMENT PLAN
  - APPROVED DAM DEWATERING PLAN
  - VEGETATION MANAGEMENT PLAN

NOTE:

ALL WATER CROSSING ARE TO BE INSPECTED BY SHOALHAVEN WATER PRIOR TO BACKFILLING. ALL WATER CROSSINGS (SERVICES AND MAINS) ARE TO BE CONSTRUCTED TO THE APPROVED WATER DESIGN

AT ALL ROAD CROSSING LOCATIONS, FACE OF KERB TO BE STAMPED (BOTH SIDES OF THE ROAD) AT THE CROSSING POINT WITH THE CORRESPONDING SERVICE LETTER (IE: TELEPHONE="T"; ELECTRICAL="E"; WATER SERVICE="W" & WATER MAIN="WM"

### SUGGESTED SEED MIX FOR VEGETATION OF DISTURBED AREAS

SOUTH COAST MIX-PARKLAND (OR EQUIVALENT)

SUMMER(SEPT-MAR):	WINTER(APR-AUG):
60% TALL FESCUE	80% PERENNIAL RYEGRASS
20% PERENNIAL RYEGRASS	10% CHEWINGS FESCUE
16% CREEPING RED FESCUE	5% BENT GRASS
4% UN-HULLED COUCH	5% UN-HULLED COUCH

SEED RATE: 3-5KG/100m2 OR BROADACRE 25KG/ACRE PLUS MULTIGROW FERTILISER @ 200KG/HA



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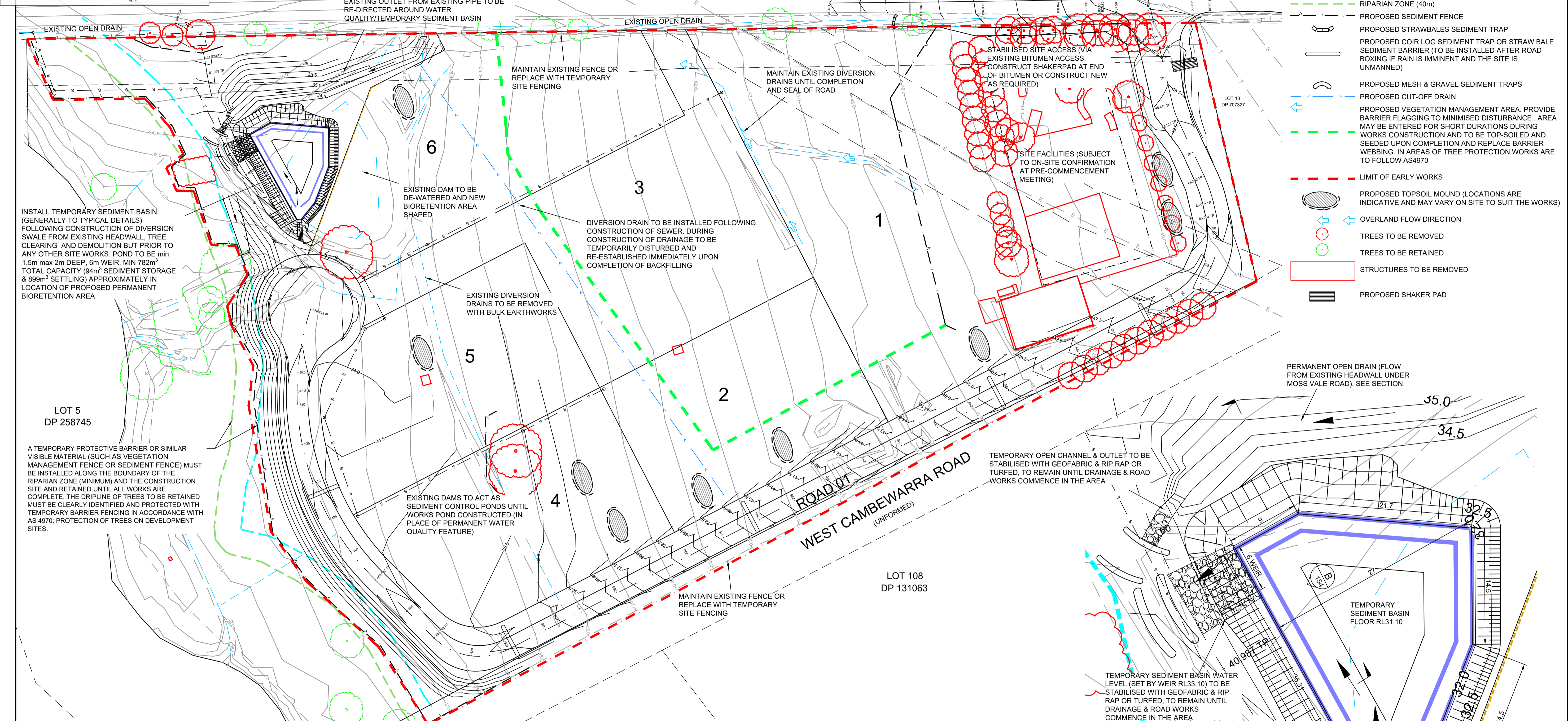
**BEWARE!**

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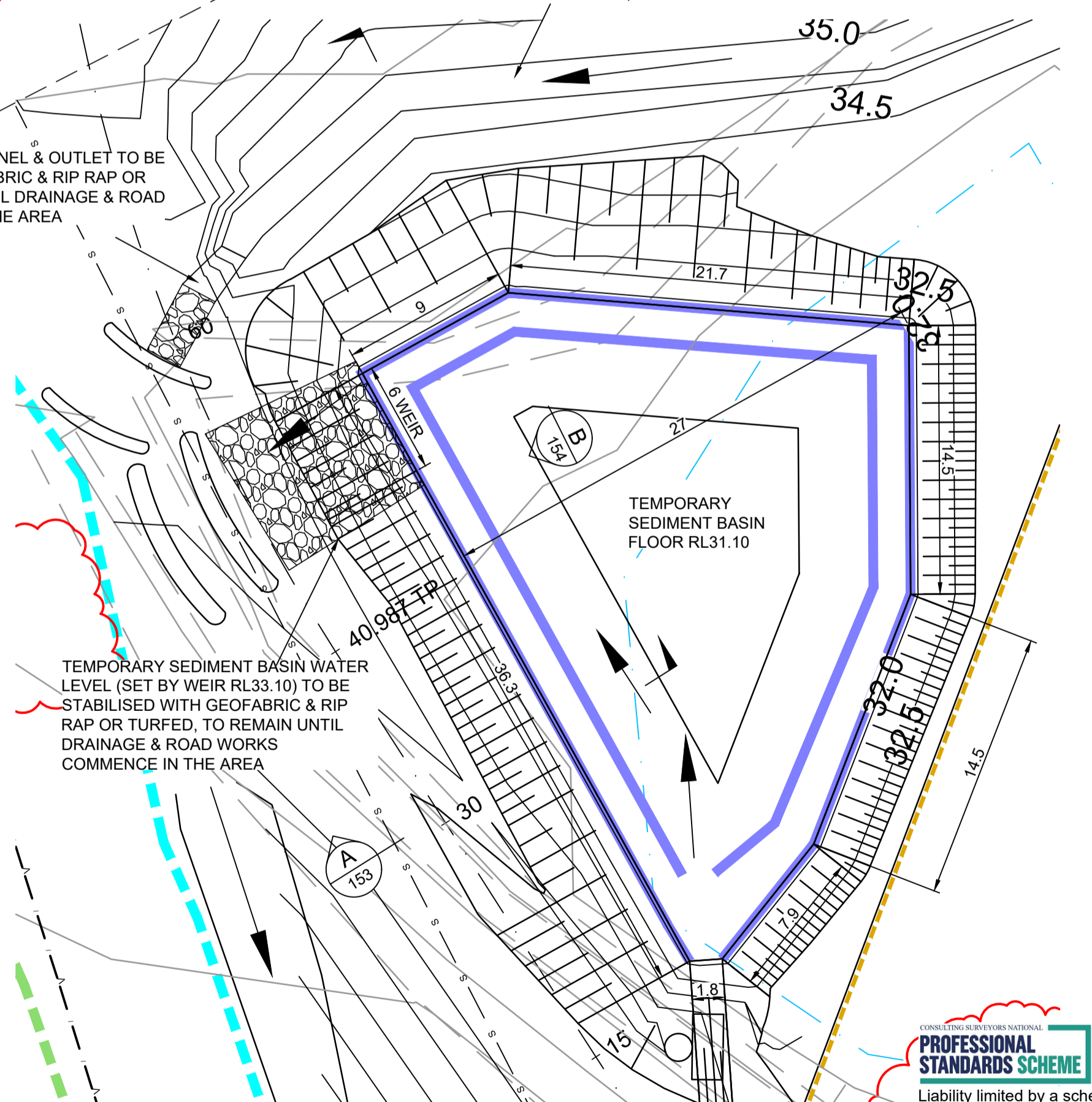
RATIO:  -  (AT A1 ORIGINAL)	DATUM: AUSTRALIAN HEIGHT DATUM	SURVEY DESIGN	APS CEG	REV 1	DESCRIPTION AMENDED FOR RFI	BY CEG	DATE 15.08.2024	<b>alpen price &amp; scarratts pty ltd</b> land and development consultants Nowra Office: 75 Plunkett Street, Nowra NSW 2541 Kiama Office: 1/28 Bong Bong Street, Kiama NSW 2533 phone:(02) 4421 6544 consultants@allenprice.com.au www.allenprice.com.au	<b>NOTES</b> PROPOSED SUBDIVISION OVER LOT129 DP3060 LOT110 DP131219 & LOT1 DP520502 AT 25 MOSS VALE ROAD, BOMADERRY FOR SOUTHERN CROSS COMMUNITY HOUSING	DRAWING STATUS  FOR APPROVAL FOR CONSTRUCTION
	ORIGIN: PM15204 RL52.718	DRAWN CEG	CHECK'D WM	DATE OF PLAN: JUNE 2024	DRAWING NUMBER  N27790-152	SHEET 2 OF 8	REVISION  1			

Plans are referenced in certificate number 240689/01 issued by:  
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 Subdivision Certifiers Pty Ltd  
 Date: 28/11/2024



- LEGEND:**
- 45.0 EXISTING CONTOURS
  - 45.0 DESIGN CONTOURS
  - 40m RIPARIAN ZONE (40m)
  - PROPOSED SEDIMENT FENCE
  - PROPOSED STRAWBALES SEDIMENT TRAP
  - PROPOSED COIR LOG SEDIMENT TRAP OR STRAW BALE SEDIMENT BARRIER (TO BE INSTALLED AFTER ROAD BOXING IF RAIN IS IMMINENT AND THE SITE IS UNMANNED)
  - PROPOSED MESH & GRAVEL SEDIMENT TRAPS
  - PROPOSED CUT-OFF DRAIN
  - PROPOSED VEGETATION MANAGEMENT AREA. PROVIDE BARRIER FLAGGING TO MINIMISED DISTURBANCE. AREA MAY BE ENTERED FOR SHORT DURATIONS DURING WORKS CONSTRUCTION AND TO BE TOP-SOILED AND SEEDED UPON COMPLETION AND REPLACE BARRIER WEBBING. IN AREAS OF TREE PROTECTION WORKS ARE TO FOLLOW AS4970
  - LIMIT OF EARLY WORKS
  - PROPOSED TOPSOIL MOUND (LOCATIONS ARE INDICATIVE AND MAY VARY ON SITE TO SUIT THE WORKS)
  - OVERLAND FLOW DIRECTION
  - TREES TO BE REMOVED
  - TREES TO BE RETAINED
  - STRUCTURES TO BE REMOVED
  - PROPOSED SHAKER PAD

LAYOUT PLAN  
SCALE 1:750



BASIN DETAIL LAYOUT  
SCALE 1:250

PROFESSIONAL STANDARDS SCHEME  
 Liability limited by a scheme approved under Professional Standards Legislation

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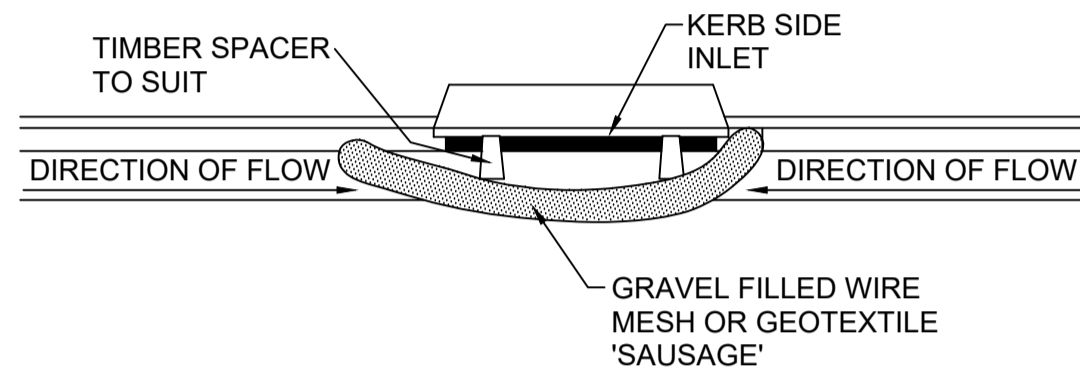
**NOTE:**  
 ALL PROPOSED SEDIMENT CONTROL STRUCTURES ARE DRAWN DIAGMATICALLY ONLY, AND ARE TO BE CONSTRUCTED WHOLLY WITHIN THE SUBJECT SITE OR ROAD RESERVES.

RATIO: <b>AS SHOWN</b> (AT A1 ORIGINAL)	DATUM: AUSTRALIAN HEIGHT DATUM	SURVEY DESIGN	APS CEG	REV 1	DESCRIPTION AMENDED FOR RFI	BY CEG	DATE 15.08.2024	<p>allen price &amp; scarratts pty ltd land and development consultants Nowra Office: 75 Plunkett Street, Nowra NSW 2541 Kiama Office: 1/28 Bong Bong Street, Kiama NSW 2533 phone:(02) 4421 6544 consultants@allenprice.com.au www.allenprice.com.au</p>	<b>SOIL AND WATER MANAGEMENT PLAN</b> <b>PROPOSED SUBDIVISION</b> <b>OVER LOT129 DP3060 LOT110 DP131219 &amp; LOT1 DP520502</b> <b>AT 25 MOSS VALE ROAD, BOMADERRY</b> <b>FOR SOUTHERN CROSS COMMUNITY HOUSING</b>	DRAWING STATUS <b>FOR APPROVAL</b> FOR CONSTRUCTION	DRAWING NUMBER <b>N27790-153</b>	SHEET <b>3</b>	REVISION <b>2</b>
	ORIGIN: PM15204 RL52.718	DRAWN CEG	CHECK'D WM	REV 2	DESCRIPTION FECE NOTE AMENDED	DATE 19.08.2024	DATE OF PLAN: JUNE 2024			OF <b>8</b>			

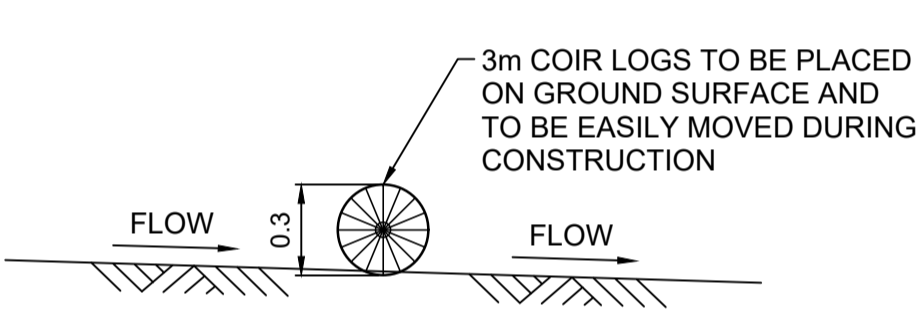
Plans are referenced in certificate number 240689/01 issued by: Registered Certifier: Peter Shahar... BDC Categories: Certifier - Hydraulic (stormwater) Road and Drainage, Stormwater, Strata & Subdivision... Date: 28/11/2024



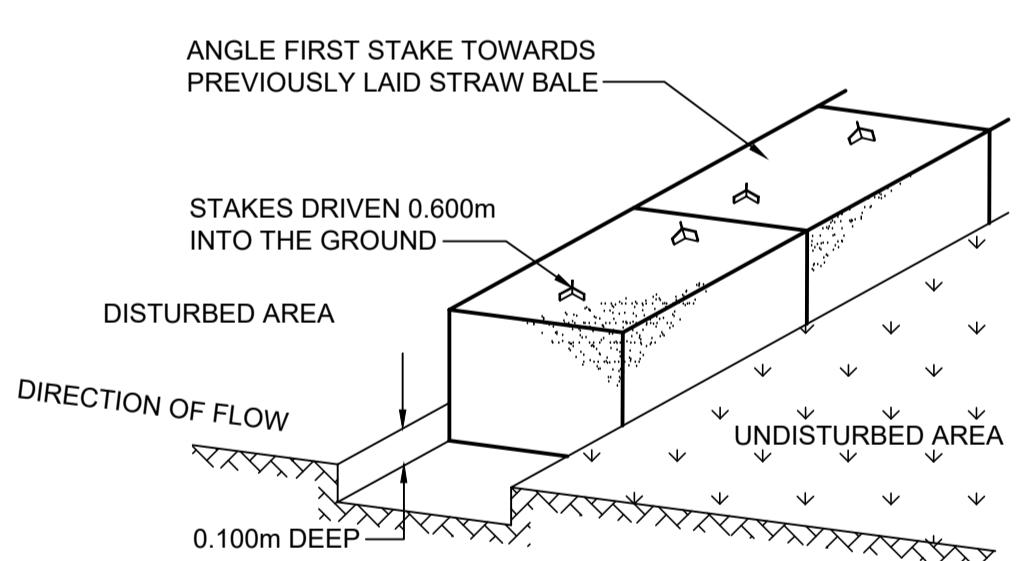
**MESH AND GRAVEL INLET FILTER TYPE A - LINTEL INLET**  
SCALE: N.T.S.



**MESH AND GRAVEL INLET FILTER TYPE B - SAG LINTEL INLET**  
SCALE: N.T.S.



**TYPICAL COIR LOG SEDIMENT TRAP**  
SCALE: N.T.S.



**STRAWBALE SEDIMENT BARRIER**  
SCALE: N.T.S.

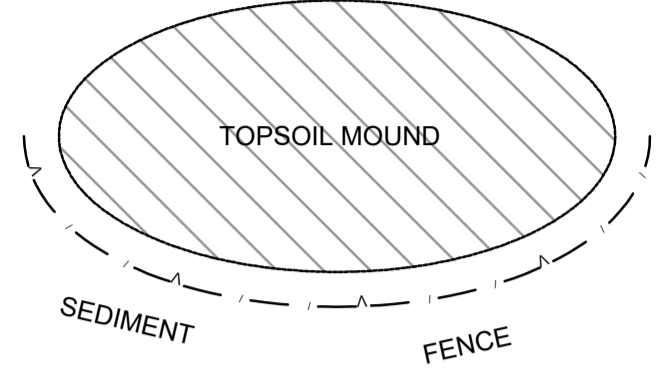
**ORDER OF CONSTRUCTION**

- PLACEMENT OF OUTER SEDIMENT FENCING, TYPE D MESH & GRAVEL FILTERS AROUND PITS ON EXISTING ROAD FORMATION, STABILISED SITE ACCESS PRIOR TO VEGETATION REMOVAL. ALL N1 SEDIMENT CONTROLS TO REMAIN FOR DURATION OF WORKS. EXISTING TREES TO BE REMOVED AND DEMOLITION COMMENCED. ALL DISTURBED LOT AREAS (OUTSIDE OF WORKS AREAS) TO BE HEAVILY MULCHED WITH CLEAN COARSE MULCH IMMEDIATELY FOLLOWING TREE REMOVAL UNTIL FINAL LOT PRESENTATION.
- CONSTRUCTION OF TEMPORARY SEDIMENT BASIN IN LOCATION OF EXISTING DAM, TEMPORARY CUT-OFF DRAINS AND FENCING OF VEGETATION MANAGEMENT AREAS PRIOR TO COMMENCEMENT OF WORKS. REMAINDER OF BOXING OF ROADS CAN BE COMMENCED.
- GRASS SEED ALL DISTURBED AREAS FROM WORKS.
- FOLLOWING COMPLETION OF: ESTABLISHMENT (70% COVER & GOOD ROOT SPREAD) OF ALL DISTURBED AREAS; REMOVE N1 TYPE D MESH & GRAVEL FILTERS & SEDIMENT FENCE EROSION CONTROLS ALTERNATIVELY ONCE INTERSECTION WORKS AND/OR INTERNAL WORKS COMMENCE THESE CONTROLS ARE TO BE SUPERCEDED BY THE CONTROLS CONTAINED THEREIN

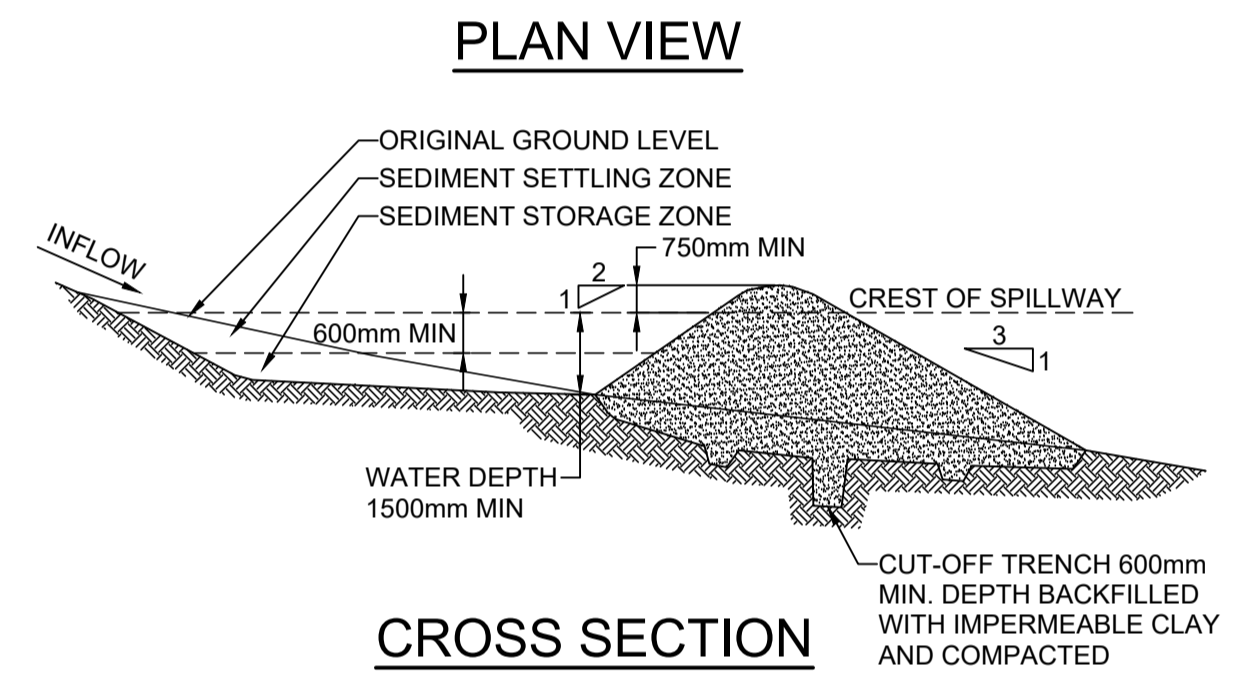
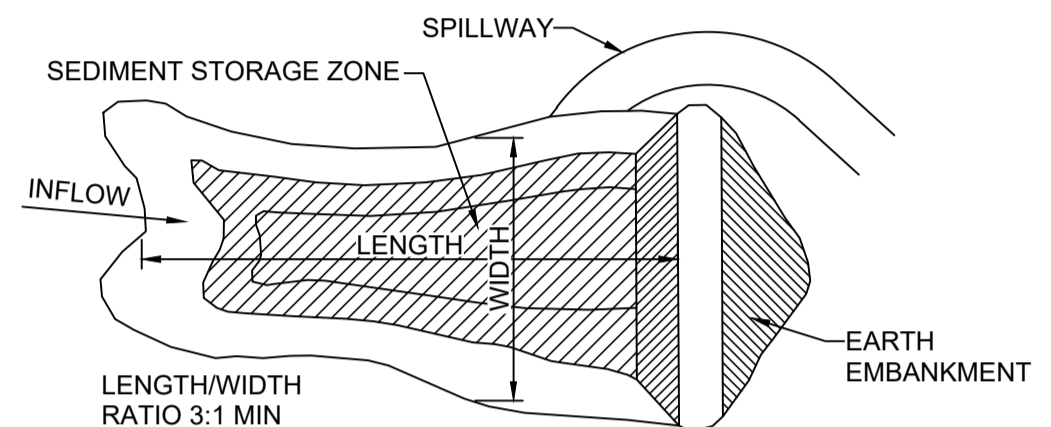
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SEE NOTES 4 TO 7 OF THE SEDIMENT AND EROSION CONTROL NOTES



**TYPICAL TOPSOIL STOCKPILE DETAIL**  
SCALE: N.T.S.



**TYPICAL SEDIMENT EARTH BASIN - WET DETAIL**  
SCALE: N.T.S.

**CONSTRUCTION NOTES**

- REMOVE ALL VEGETATION AND TOPSOIL FROM UNDER THE DAM WALL FROM WITHIN THE STORAGE AREA.
- CONSTRUCT A CUT-OFF TRENCH 500mm DEEP AND 1200mm WIDE ALONG THE CENTRELINE OF THE EMBANKMENT EXTENDING TO A POINT ON THE GULLY WALL LEVEL WITH THE RISER CREST.
- MAINTAIN THE TRENCH FREE OF WATER AND RE-COMPACT THE MATERIALS WITH EQUIPMENT AS SPECIFIED IN THE SWMP TO 95 PERCENT STANDARD PROCTOR DENSITY. SELECT FILL FOLLOWING THE SWMP THAT IS FREE OF ROOTS, WOOD, ROCK, LARGE STONE OR FOREIGN MATERIAL.
- PREPARE THE SITE UNDER THE EMBANKMENT BY RIPPING TO AT LEAST 100mm TO HELP BOND COMPACTED FILL TO THE EXISTING SUBSTRATE.
- SPREAD THE FILL IN 100mm TO 150mm LAYERS AND COMPACT IT AT OPTIMUM MOISTURE CONTENT FOLLOWING THE SWMP.
- CONSTRUCT THE EMERGENCY SPILLWAY.
- REHABILITATE THE STRUCTURE FOLLOWING THE SWMP.

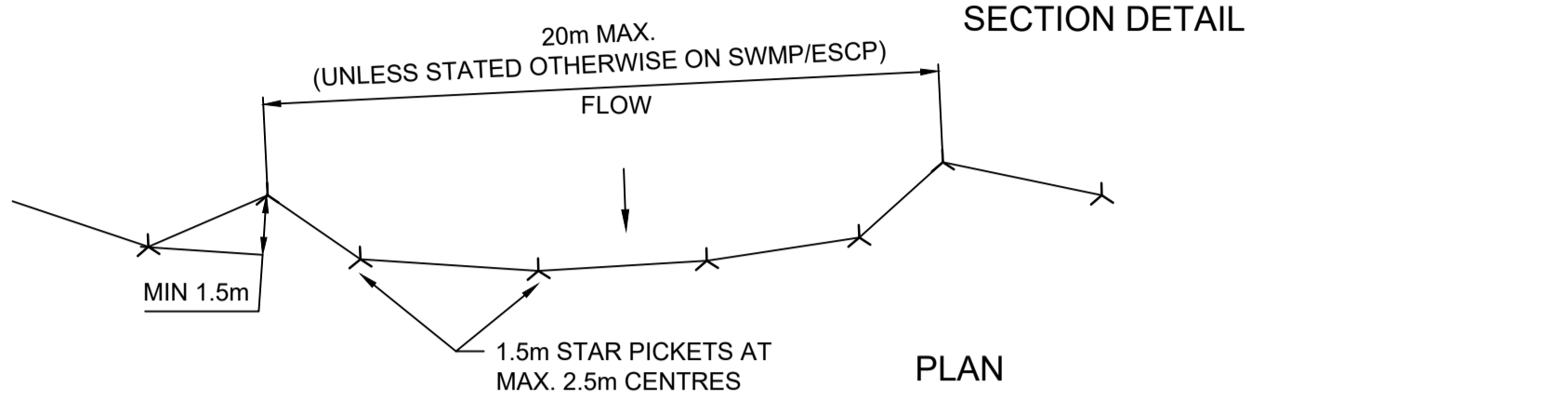
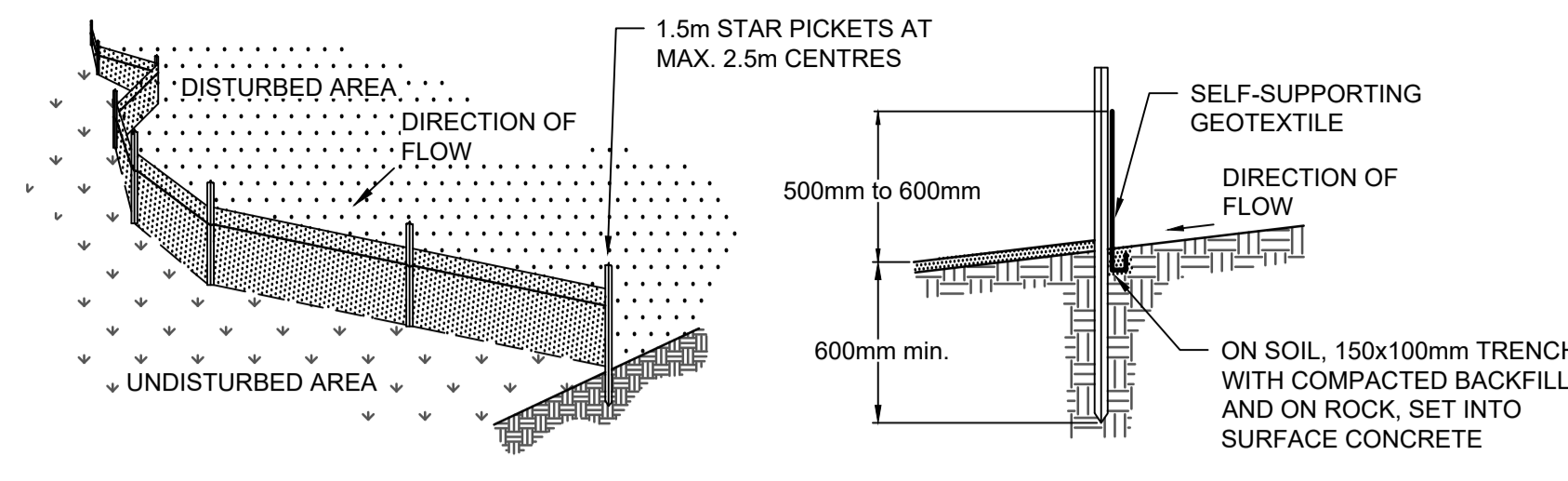
**HAULAGE ROUTES**

- MOSS VALE ROAD <-> PRINCES HIGHWAY

ROUTE IS SUBJECT TO SECTION ROAD OCCUPANCY LICENSE (MOSS VALE ROAD) SECTION 138 (ALL OTHER EXISTING PUBLIC ROADS), ROL/ SECTION 138 APPROVALS OVER-RIDES THIS HAULAGE ROUTE

**SEDIMENT BASIN FLOCCULATION NOTES (FOR TYPE D SOIL)**

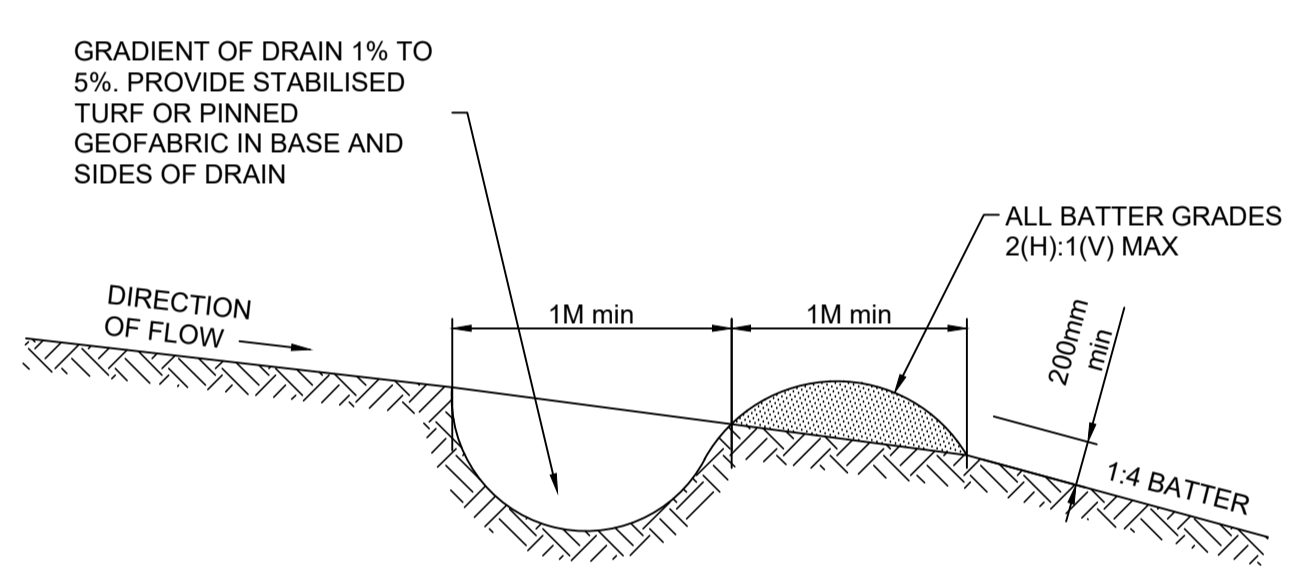
- FOLLOWING THE END OF A RAINFALL EVENT THE BASIN IS TO BE INSPECTED TO DETERMINE IF FLOCCULATION IS REQUIRED (REFER "BLUE BOOK" AND SEDIMENT & EROSION CONTROL NOTES). NOTE THE END OF THE EVENT IS DEFINED AS A CONTINUOUS PERIOD OF TIME WHERE RAIN DOES NOT FALL, IF RAIN RE-COMMENCES WITHIN THE 5 DAYS DESIGN PERIOD THE TIME TO FLOCK AND EMPTY IS RE-SET. DURING LARGE EVENTS IT IS EXPECTED THAT MITIGATION MEASURES CONTINUE TO BE UNDERTAKEN AS PRACTICABLE.
- IF REQUIRED, THE POND IS TO BE FLOCCULATED WITHIN 5 DAYS OF THE END OF AN EVENT. IF RAINFALL STARTS WITHIN THESE 5 DAYS THE CONTRACTOR IS TO WAIT UNTIL RAIN CEASES AND FLOCCULATE THE POND WITHIN 5 DAYS OF THAT TIME.
- IF FLOCCULATION IS NOT REQUIRED THE POND MAY BE DRAWN DOWN WITHIN 5 DAYS OF THE END OF A STORM EVENT AND THE WATER DISCHARGED VIA A FILTER AND LEVEL SPREADER FORMED OUT OF GEOTEXTILE, OR SIMILAR.
- CARE IS TO BE TAKEN WHEN DRAWING DOWN WATER FROM THE POND THAT SEDIMENT IS NOT REMOVED WITH THE WATER.
- GYPSUM IS THE RECOMMENDED FLOCCULENT, ANY VARIATION FROM THAT IS TO BE APPROVED BY THE SUPERINTENDENT.
- FLOCCULENT IS TO BE USED IN ACCORDANCE WITH THE "BLUE BOOK" AND THE SUPPLIERS SPECIFICATIONS.
- SEDIMENT LEVEL IS TO BE MONITORED FOLLOWING THE DRAW DOWN PROCESS. IF THE SEDIMENT IS OVER 600mm DEEP THE CONTRACTOR IS TO ARRANGE FOR ITS REMOVAL AND DISPOSAL IN AN APPROVED MANNER.
- UPON THE COMPLETION OF WORKS THE SEDIMENT BASINS B & C IS TO BE REMOVED AND THE LAND RE-INSTATED. WHERE EXISTING DAMS ARE USED THEY ARE TO BE DE-SILT-ED.



**CONSTRUCTION NOTES:**

- CONSTRUCT SEDIMENT FENCES AS CLOSE AS POSSIBLE TO BEING PARALLEL TO THE CONTOURS OF THE SITE, BUT WITH SMALL RETURNS AS SHOWN IN THE DRAWING TO LIMIT THE CATCHMENT AREA OF ANY ONE SECTION. THE CATCHMENT AREA SHOULD BE SMALL ENOUGH TO LIMIT WATER FLOW IF CONCENTRATED AT ONE POINT TO 50 LITRES PER SECOND IN THE DESIGN STORM EVENT, USUALLY THE 10-YEAR EVENT
- CUT A 150mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
- DRIVE 1.5m LONG STAR PICKETS INTO GROUND AT 2.5m INTERVALS (MAX) AT THE DOWNSLOPE EDGE OF THE TRENCH. ENSURE ANY STAR PICKETS ARE FITTED WITH SAFETY CAPS.
- FIX SELF-SUPPORTING GEOTEXTILE TO THE UPSLOPE SIDE OF THE POSTS ENSURING IT GOES TO THE BASE OF THE TRENCH. FIX THE GEOTEXTILE WITH WIRE TIES OR AS RECOMMENDED BY THE MANUFACTURER. ONLY USE GEOTEXTILE SPECIFICALLY PRODUCED FOR SEDIMENT FENCING. THE USE OF SHADE CLOTH FOR THIS PURPOSE IS NOT SATISFACTORY.
- JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150mm OVERLAP.
- BACKFILL THE TRENCH OVER THE BASE OF THE FABRIC AND COMPACT IT THOROUGHLY OVER THE GEOTEXTILE.

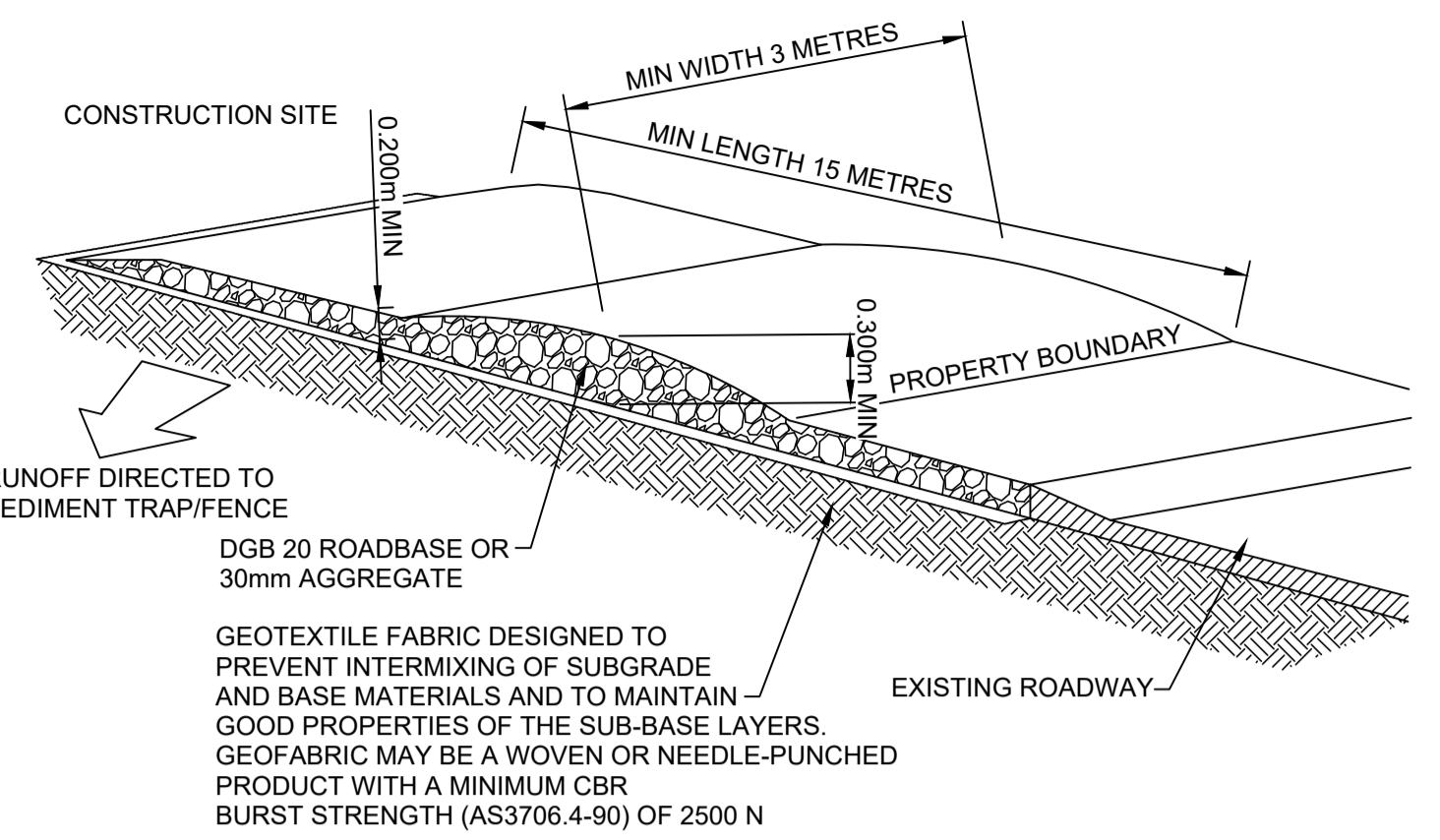
**SEDIMENT FENCE SD6-8**  
SCALE: N.T.S.



**CUT OFF DRAIN DETAIL**  
SCALE: N.T.S.

**CUT OFF DRAIN CONSTRUCTION NOTES**

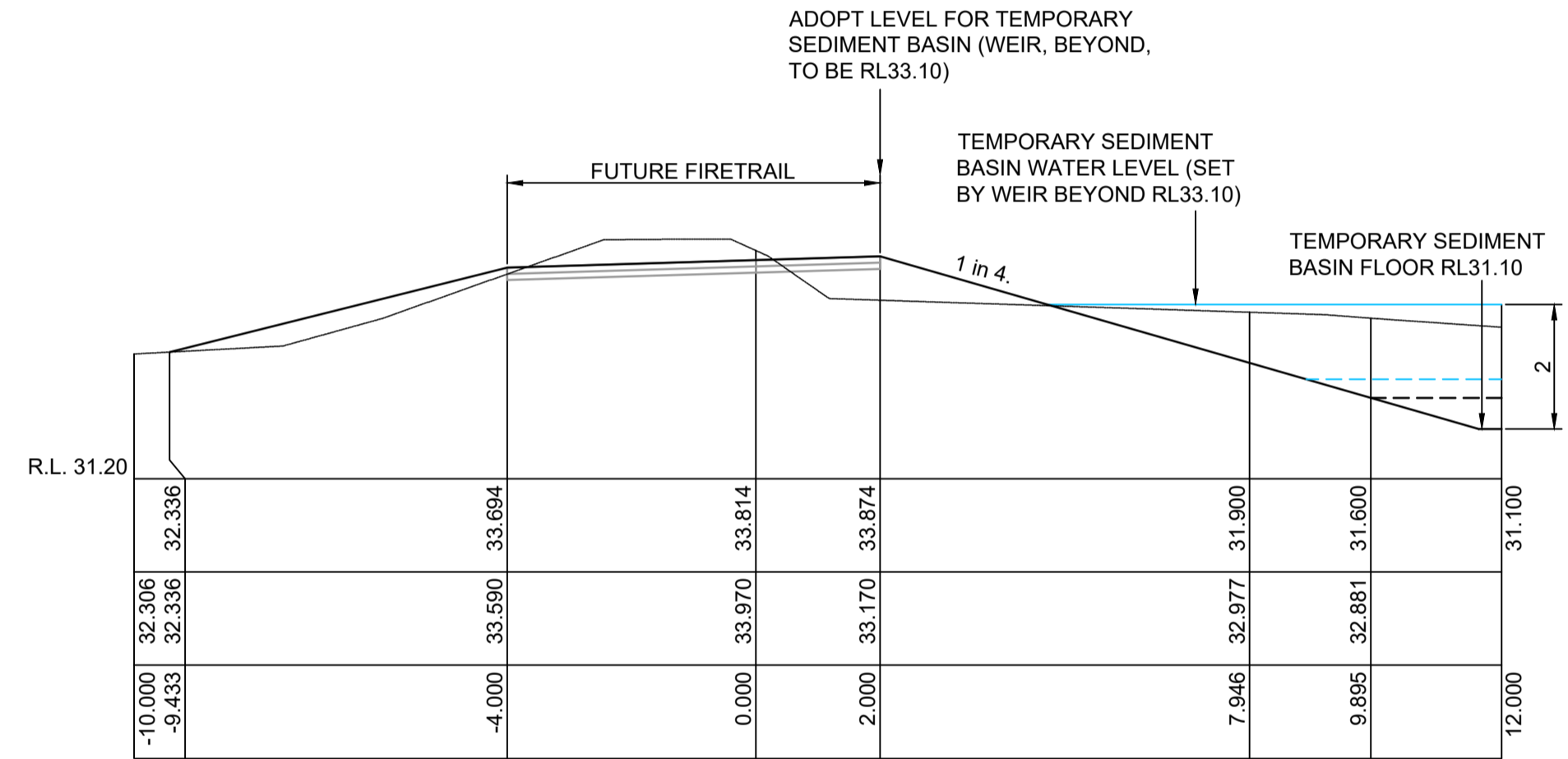
- BUILD WITH GRADIENT BETWEEN 1 PERCENT AND 5 PERCENT.
- AVOID REMOVING TREES AND SHRUBS IF POSSIBLE - WORK AROUND THEM.
- ENSURE THE STRUCTURES ARE FREE OF PROJECTIONS OR OTHER IRREGULARITIES THAT COULD IMPEDE WATER FLOW.
- BUILD THE DRAINS WITH CIRCULAR, PARABOLIC OR TRAPEZOIDAL CROSS SECTIONS, NOT V SHAPED.
- ENSURE THE BANKS ARE PROPERLY COMPACTED TO PREVENT FAILURE.
- COMPLETE PERMANENT OR TEMPORARY STABILISATION WITHIN 10 DAYS OF CONSTRUCTION.



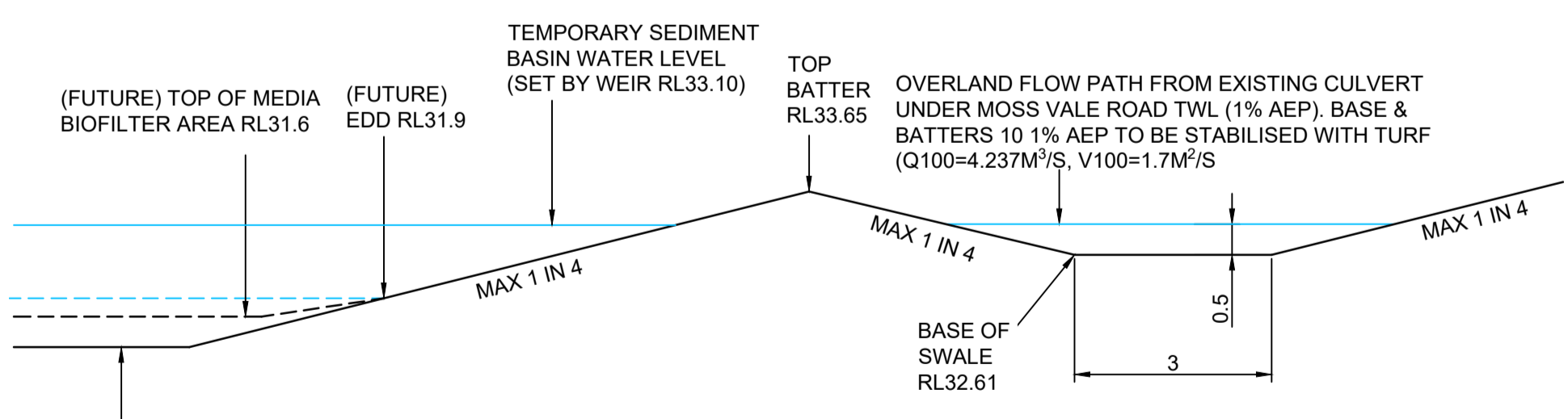
**STABILISED SITE ACCESS**  
SCALE: N.T.S.

**STABILISED SITE ACCESS NOTES**

- STRIP THE TOPSOIL, LEVEL THE SITE AND COMPACT THE SUBGRADE.
- COVER THE AREA WITH NEEDLE-PUNCHED GEOTEXTILE.
- CONSTRUCT A 200MM THICK PAD OVER THE GEOTEXTILE USING ROAD BASE OR 30MM AGGREGATE.
- ENSURE THE STRUCTURE IS AT LEAST 15 METRES LONG OR TO BUILDING ALIGNMENT AND AT LEAST 3 METRES WIDE.
- WHERE A SEDIMENT FENCE JOINS ONTO THE STABILISED ACCESS, CONSTRUCT A HUMP IN THE STABILISED ACCESS TO DIVERT WATER TO THE SEDIMENT FENCE.



**SECTION A**  
SCALE 1:100



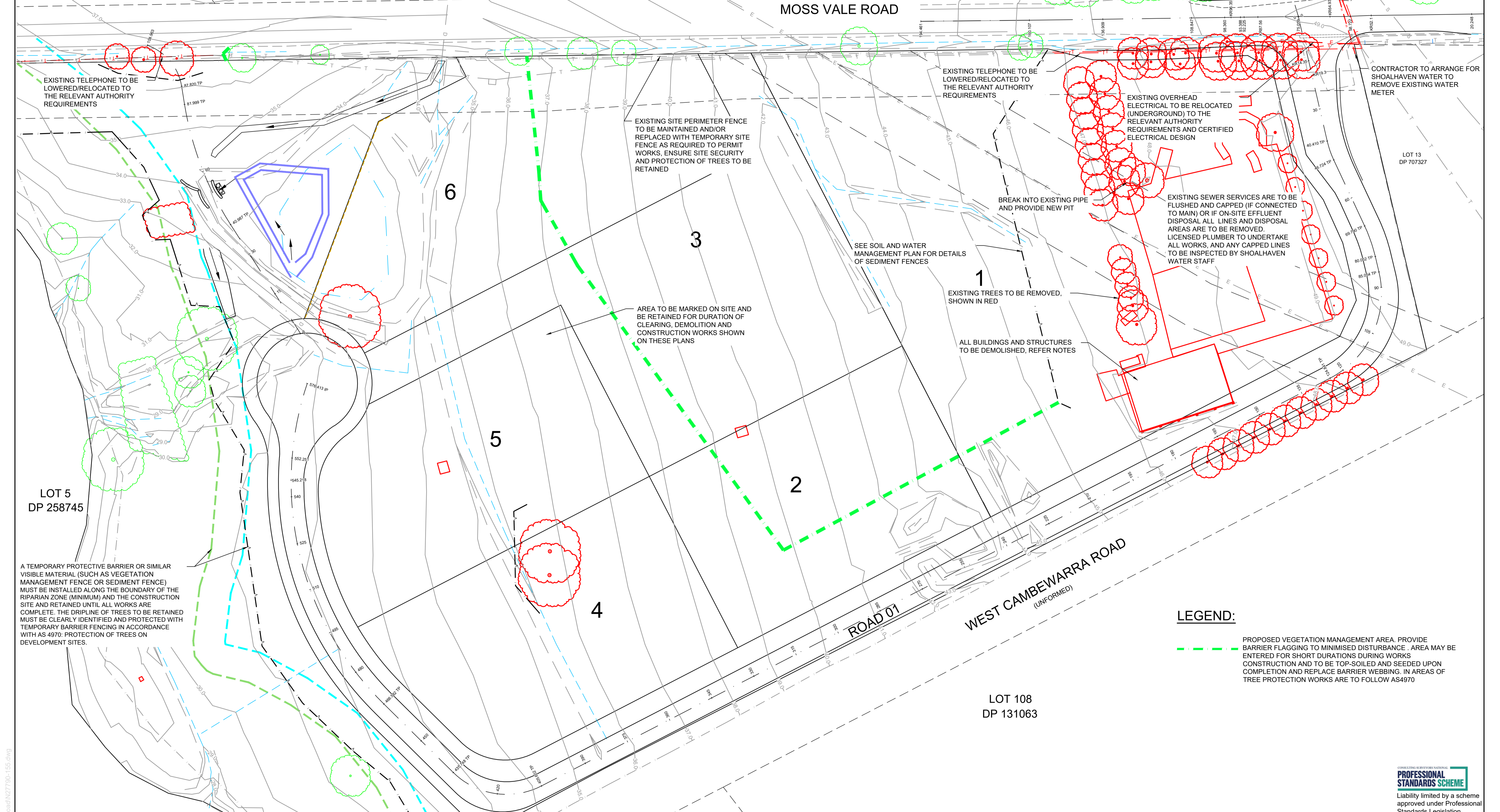
**SECTION B**  
SCALE 1:100



PROFESSIONAL STANDARDS SCHEME  
Liability limited by a scheme approved under Professional Standards Legislation

RATIO: - (AT A1 ORIGINAL)	DATUM: AUSTRALIAN HEIGHT DATUM	SURVEY DESIGN DRAWN CHECK'D	APS CEG CEG WM	REV 1	DESCRIPTION AMENDED FOR RFI	BY CEG	DATE 15.08.2024	<p>allen price &amp; scarratts pty ltd land and development consultants Nowra Office: 75 Plunkett Street, Nowra NSW 2541 Kiama Office: 1/28 Bong Bong Street, Kiama NSW 2533 phone:(02) 4421 6544 consultants@allenprice.com.au www.allenprice.com.au</p>	<b>SOIL AND WATER MANAGEMENT DETAILS</b> <b>PROPOSED SUBDIVISION</b> <b>OVER LOT129 DP3060 LOT110 DP131219 &amp; LOT1 DP520502</b> <b>AT 25 MOSS VALE ROAD, BOMADERRY</b> <b>FOR SOUTHERN CROSS COMMUNITY HOUSING</b>	DRAWING STATUS <b>FOR APPROVAL FOR CONSTRUCTION</b>	DRAWING NUMBER <b>N27790-154</b>	SHEET <b>4</b>	REVISION <b>1</b>
	DATE OF PLAN: JUNE 2024										OF <b>8</b>		

Plans are referenced in certificate number 240689/01 issued by:  
 Registered Certifier: Peter Shahatt  
 Registration Reference: BDC3022  
 BDC Categories: Certifier - Hydraulic (stormwater), Road and Drainage, Stormwater, Strata & Subdivision  
 Subdivision Certifiers Pty Ltd  
 Date: 28/11/2024



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**LAYOUT PLAN**  
 SCALE 1:600

**LEGEND:**  
 - - - - - PROPOSED VEGETATION MANAGEMENT AREA. PROVIDE BARRIER FLAGGING TO MINIMISED DISTURBANCE. AREA MAY BE ENTERED FOR SHORT DURATIONS DURING WORKS CONSTRUCTION AND TO BE TOP-SOILED AND SEEDED UPON COMPLETION AND REPLACE BARRIER WEBBING. IN AREAS OF TREE PROTECTION WORKS ARE TO FOLLOW AS4970



RATIO:  
**1 : 600**  
 (AT A1 ORIGINAL)

DATUM:  
 AUSTRALIAN HEIGHT DATUM  
 ORIGIN: PM15204  
 RL52.718  
 DATE OF PLAN: JUNE 2024

SURVEY	APS	REV	DESCRIPTION	BY	DATE
DESIGN	CEG	1	AMENDED FOR RFI	CEG	15.08.2024
DRAWN	CEG	2	FENCE NOTE AMENDED	CEG	19.08.2024
CHECK'D	WM				

**allen price & scarratts pty ltd**  
 land and development consultants  
 Nowra Office: 75 Plunkett Street, Nowra NSW 2541  
 Kiama Office: 1/28 Bong Bong Street, Kiama NSW 2533  
 phone: (02) 4421 6544  
 consultants@allenprice.com.au www.allenprice.com.au

**VEGETATION REMOVAL AND DEMOLITION  
 PROPOSED SUBDIVISION  
 OVER LOT129 DP3060 LOT110 DP131219 & LOT1 DP520502  
 AT 25 MOSS VALE ROAD, BOMADERRY  
 FOR SOUTHERN CROSS COMMUNITY HOUSING**

DRAWING STATUS <b>FOR APPROVAL FOR CONSTRUCTION</b>	
DRAWING NUMBER <b>N27790-155</b>	SHEET <b>5</b> OF <b>8</b> REVISION <b>2</b>

Plans are referenced in certificate number 240689/01 issued by:  
 Registered Certifier: Peter Shahatt  
 Registration Reference: BDC3022  
 BDC Categories: Certifier – Hydraulic (stormwater), Road and Drainage, Stormwater, Strata & Subdivision  
 Subdivision Certifiers Pty Ltd  
 Date: 28/11/2024



*P. Shahatt*

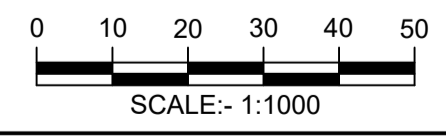
**DEPTH OF CUT/FILL LEGEND:**

MINIMUM DEPTH (m)	MAXIMUM DEPTH (m)	COLOUR
-2.5	0.0	Blue
0.0	0.4	Brown
0.4	0.8	Green
0.8	2.0	Pink
2.0	3.0	Cyan
3.0	4.0	Red

NOTE:  
 CUT/FILL DEPTHS RELATE TO A COMPARISON BETWEEN EXISTING SURVEYED GROUND AND DESIGNED FINISHED SURFACE (INCLUDING TOPSOIL AND ALL OTHER SURFACE WORKS).



**SITE LAYOUT PLAN**  
 SCALE 1:1000



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RATIO:  
**1 : 1000**  
 (AT A1 ORIGINAL)

DATUM:  
 AUSTRALIAN HEIGHT DATUM  
 ORIGIN: PM15204  
 RL52.718  
 DATE OF PLAN: JUNE 2024

SURVEY	APS	REV	DESCRIPTION	BY	DATE
DESIGN	CEG	1	AMENDED FOR RFI	CEG	15.08.2024
DRAWN	CEG	2	BULK EARTHWORKS LIMIT AMENDED	CEG	19.08.2024
CHECK'D	WM				

**allen price & scarratts pty ltd**  
 land and development consultants  
 Nowra Office: 75 Plunkett Street, Nowra NSW 2541  
 Kiama Office: 1/28 Bong Bong Street, Kiama NSW 2533  
 phone: (02) 4421 6544  
 consultants@allenprice.com.au www.allenprice.com.au

**BULK EARTHWORKS**  
**PROPOSED SUBDIVISION**  
**OVER LOT129 DP3060 LOT110 DP131219 & LOT1 DP520502**  
**AT 25 MOSS VALE ROAD, BOMADERRY**  
**FOR SOUTHERN CROSS COMMUNITY HOUSING**

DRAWING STATUS <b>FOR APPROVAL</b> FOR CONSTRUCTION		
DRAWING NUMBER <b>N27790-156</b>	SHEET <b>6</b> OF <b>8</b>	REVISION <b>2</b>

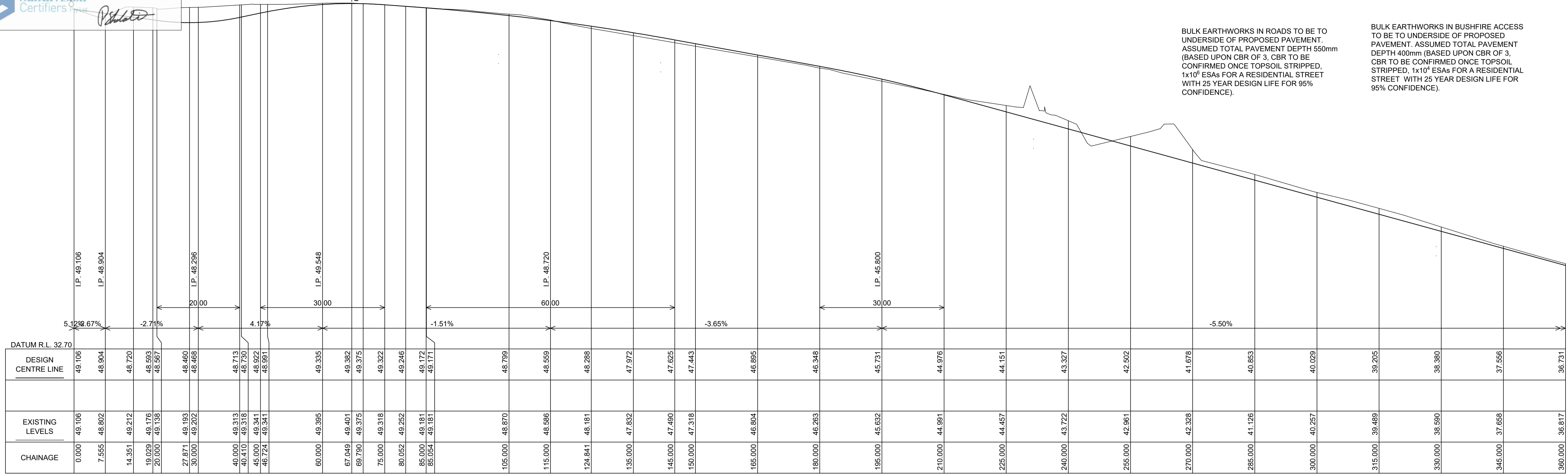
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Plans are referenced in certificate number 240689/01 issued by:  
 Registered Certifier: Peter Stahatt  
 Registration Reference: BDC3022  
 BDC Categories: Certifier - Hydraulic (stormwater), Road and Drainage, Stormwater, Strata & Subdivision  
 Subdivision Certifiers Pty Ltd  
 Date: 28/11/2024



Seg Ch 27.871 RL 48.460

LIMIT OF BOXING FOR EARLY WORKS  
 Crest Ch 67.049 RL 49.382

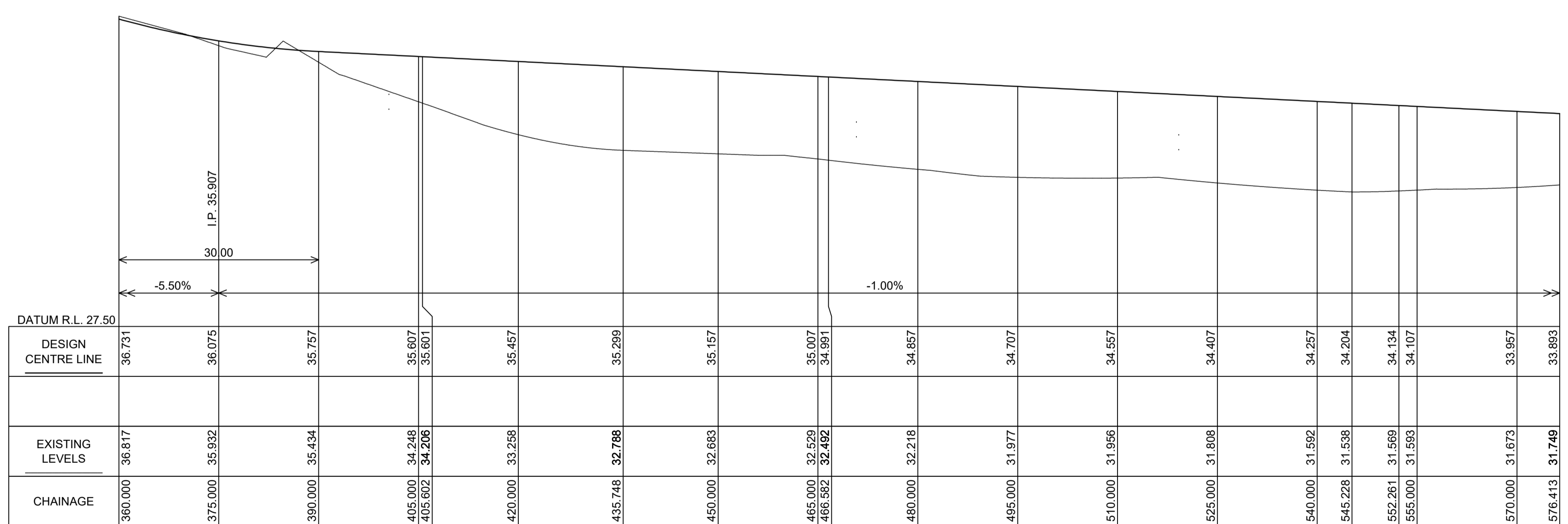


BULK EARTHWORKS IN ROADS TO BE TO UNDERSIDE OF PROPOSED PAVEMENT. ASSUMED TOTAL PAVEMENT DEPTH 550mm (BASED UPON CBR OF 3, CBR TO BE CONFIRMED ONCE TOPSOIL STRIPPED, 1x10<sup>6</sup> ESAs FOR A RESIDENTIAL STREET WITH 25 YEAR DESIGN LIFE FOR 95% CONFIDENCE).

BULK EARTHWORKS IN BUSHFIRE ACCESS TO BE TO UNDERSIDE OF PROPOSED PAVEMENT. ASSUMED TOTAL PAVEMENT DEPTH 400mm (BASED UPON CBR OF 3, CBR TO BE CONFIRMED ONCE TOPSOIL STRIPPED, 1x10<sup>6</sup> ESAs FOR A RESIDENTIAL STREET WITH 25 YEAR DESIGN LIFE FOR 95% CONFIDENCE).

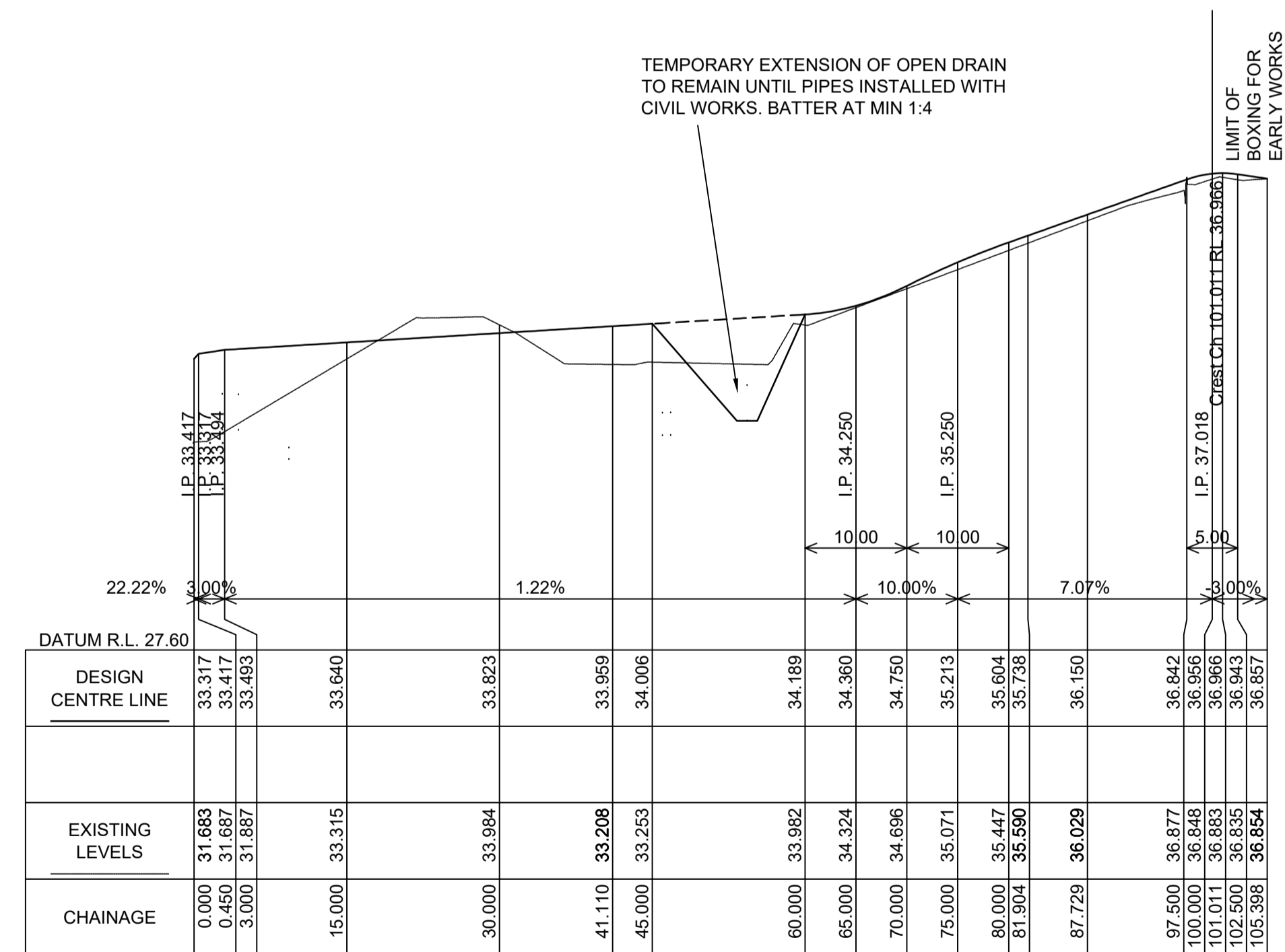
DESIGN CENTRE LINE OF - ROAD 01  
 SCALES: H: 1 IN 500 V: 1 IN 100

ROAD 01



DESIGN CENTRE LINE OF - ROAD 01  
 SCALES: H: 1 IN 500 V: 1 IN 100

ROAD 01



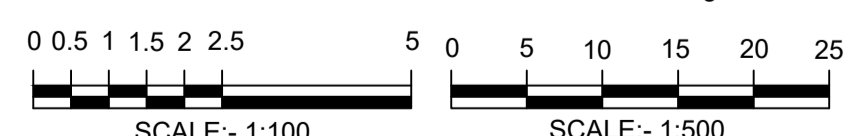
DESIGN CENTRE LINE OF - BUSHFIRE ACCESS  
 SCALES: H: 1 IN 500 V: 1 IN 100

BUSHFIRE ACCESS

TEMPORARY EXTENSION OF OPEN DRAIN TO REMAIN UNTIL PIPES INSTALLED WITH CIVIL WORKS. BATTER AT MIN 1:4

LIMIT OF BOXING FOR EARLY WORKS

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RATIO:  
**AS SHOWN**  
 (AT A1 ORIGINAL)

DATUM:  
 AUSTRALIAN HEIGHT DATUM  
 ORIGIN: PM15204  
 RL52.718  
 DATE OF PLAN: JUNE 2024

SURVEY	APS	REV	DESCRIPTION	BY	DATE
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DRAWN	CEG				
CHECK'D	WM				

**aps** allen price & scarratts pty ltd  
 land and development consultants  
 Nowra Office: 75 Plunkett Street, Nowra NSW 2541  
 Kiama Office: 1/28 Bong Bong Street, Kiama NSW 2533  
 phone: (02) 4421 6544  
 consultants@allenprice.com.au www.allenprice.com.au

**BULK EARTHWORKS (FUTURE ROAD LONG SECTIONS)  
 PROPOSED SUBDIVISION  
 OVER LOT129 DP3060 LOT110 DP131219 & LOT1 DP520502  
 AT 25 MOSS VALE ROAD, BOMADERRY  
 FOR SOUTHERN CROSS COMMUNITY HOUSING**

DRAWING STATUS <b>FOR APPROVAL FOR CONSTRUCTION</b>	
DRAWING NUMBER <b>N27790-157</b>	SHEET <b>7</b> OF <b>8</b> REVISION <b>1</b>

