



# TELOPEA URBAN RENEWAL PROJECT

## CONCEPT DEVELOPMENT APPLICATION - STAGE 1A

### PROPOSED LOT & ROADWORKS



LOCALITY SKETCH

Prepared By:

**J. WYNDHAM PRINCE**

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Plotfile: 1 July 2021 10:56:44 AM File Name: J:\110500 - Telopea Urban Renewal\CD\DA\Concept DA - Stage 1A\110500-04-DA1001.dwg

4	MEWS UPDATED	GA	NA	MS	DJ	25/06/21
3	MEWS UPDATED	GA	NA	MS	DJ	22/06/21
2	ISSUED FOR DA SUBMISSION	GA	AS	MS	DJ	30/06/20
1	CONSULTANT ISSUE	GA	JM	MS	DJ	01/06/20
	AMENDMENT	DES	DRN	CKD	APR	DATE

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TELOPEA URBAN RENEWAL PROJECT  
STAGE 1A  
COVER SHEET

PROJECT No:  
**110500-04**  
SHEET No:  
**DA1001**

AZIMUTH: M.G.A. DATUM: A.H.D. ORIGIN: SSM 1112 PLAN No: 110500-04-DA1001 4



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LEGEND			
DESCRIPTION	PROPOSED	EXISTING	FUTURE
EXTENT OF WORKS			
KERB & GUTTER			
KERB ONLY			
KERB AND TOW			
KERB LINE			
DISH GUTTER			
VEHICULAR CROSSING			
PRAM RAMP			
DESIGN DRAINAGE LINE, SURFACE INLET PIT			
DESIGN DRAINAGE LINE, JUNCTION PIT			
DESIGN DRAINAGE LINE, KERB INLET PIT			
CONTOURS			
TREES TO BE RETAINED			
TREES TO BE REMOVED			
SURVEY MARKS - BENCH MARKS			
STATE SURVEY MARKS			
RETAINING WALL			
BASEMENT OUTLINE			
UNDERGROUND OSD BASIN			
DOWNPIPE, DRAINAGE PIT AND LINE			
BUILDING OUTLINE			

SURVEY SET OUT INFORMATION NOTES:

1. ALL SITE SET OUT AND CONTROL POINTS ARE TO BE CERTIFIED BY A REGISTERED SURVEYOR.
2. THE INFORMATION DETAILED ON THE CERTIFIED CONSTRUCTION CERTIFICATE PLANS TAKES PRECEDENCE OVER ALL ELECTRONIC INFORMATION PROVIDED. THE ORDER OF PRIORITY FOR USE OF ALL INFORMATION PROVIDED IS AS FOLLOWS:

i. CERTIFIED CONSTRUCTION CERTIFICATE DRAWINGS

ii. 2D DRAFTING BASE (ELECTRONIC FILE)

iii. 3D DTM (ELECTRONIC FILE)
3. ANY DISCREPANCY BETWEEN ANY OF THE INFORMATION CONTAINED WITHIN THESE FILES IS TO BE BROUGHT TO THE ATTENTION OF THE SUPERINTENDENT WHO WILL SEEK CLARIFICATION AND ISSUE INSTRUCTIONS ON THE APPROPRIATE COURSE OF ACTION.

CIVIL PLAN INDEX		
PLAN NO.	PLAN NAME	REV
110500-04-DA1001	COVER SHEET	4
110500-04-DA1002	INDEX, LEGEND & GENERAL NOTES	10
110500-04-DA1003	OVERALL SITE LAYOUT	7
110500-04-DA1004	TYPICAL SECTIONS	3
110500-04-DA1005	CUT & FILL PLAN SHEET 1	4
110500-04-DA1006	CUT & FILL PLAN SHEET 2	6
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110500-04-DA1009	INTERSECTION PLAN SHEET 3	7
110500-04-DA1010	STAGE 1A CONCEPT PLAN	8
110500-04-DA1018	TURNING PATHS SHEET 1	1
110500-04-DA1019	TURNING PATHS SHEET 2	1
110500-04-DA1020	TURNING PATHS SHEET 3	1
110500-04-DA1100	LONG SECTIONS SHEET 1	2
110500-04-DA1101	LONG SECTIONS SHEET 2	2
110500-04-DA1102	LONG SECTIONS SHEET 3	1
110500-04-DA1400	CATCHMENT PLAN SHEET 1	6
110500-04-DA1401	CATCHMENT PLAN SHEET 2	8
110500-04-DA1402	OSD BASIN TYPICAL DETAILS	5
110500-04-DA1600	SOIL AND WATER MANAGEMENT PLAN	8
110500-04-DA1601	SOIL AND WATER MANAGEMENT NOTES	2



UTILITIES SHOWN ARE DIAGRAMMATIC ONLY, CONTRACTORS ARE RESPONSIBLE TO LOCATE AND AVOID DAMAGE TO THEM AS SPECIFIED BY EACH UTILITIES EXCAVATION GUIDE LINES AND STANDARDS.  
NOTE: UTILITIES SHOWN MAY NOT INCLUDE ALL SERVICES WITHIN THE LIMIT OF WORKS

10	INDEX UPDATED	GA	GA	MS	DJ	01/07/21
9	INDEX UPDATED	GA	NA	MS	DJ	25/06/21
8	INDEX UPDATED	GA	NA	MS	DJ	24/06/21
7	MEWS UPDATED	GA	NA	MS	DJ	22/06/21
6	INDEX UPDATED	GA	GA	MS	DJ	19/04/21
5	INDEX UPDATED	MS	JM	MS	DJ	12/08/20
4	INDEX UPDATED	MS	JM	MS	DJ	11/08/20
3	INDEX UPDATED	MS	JM	MS	DJ	07/08/20
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TELOPEA URBAN RENEWAL PROJECT  
STAGE 1A  
INDEX, LEGEND & GENERAL NOTES

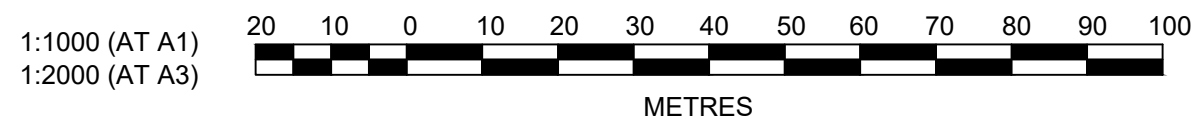
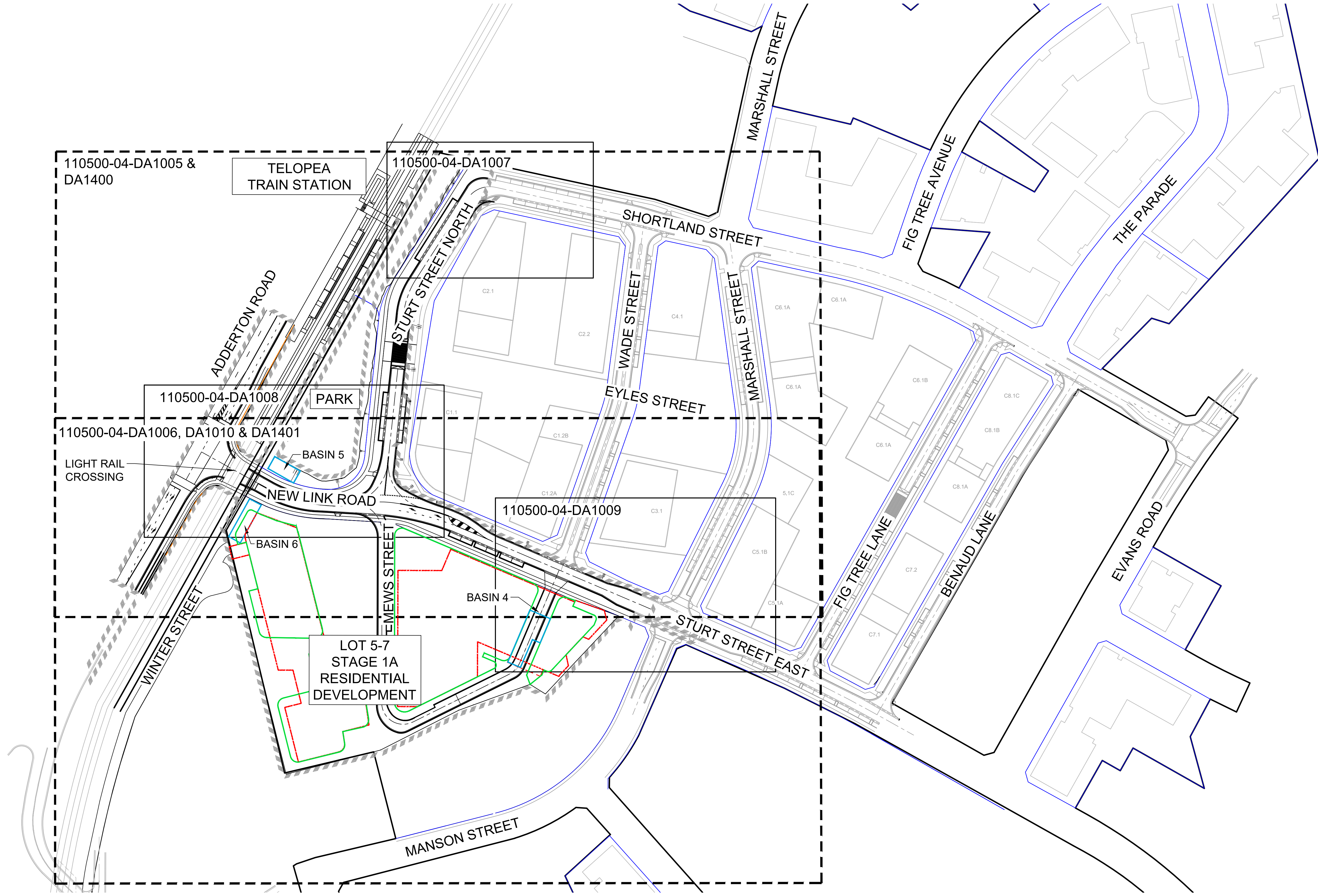
PROJECT No:  
110500-04

SHEET No:  
DA1002

AZIMUTH: M.G.A. DATUM: A.H.D. ORIGIN: SSM 1112 PLAN No: 110500-04-DA1002 10



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5	MEWS UPDATED	GA	NA	MS	DJ	22/06/21			
4	ACCESS WAY AMENDED	MS	JM	MS	DJ	11/08/20			
3	ARCHITECTURAL UPDATED	MS	JM	MS	DJ	07/08/20			
2	ISSUED FOR DA SUBMISSION	GA	AS	MS	DJ	30/06/20			
1	CONSULTANT ISSUE	GA	JM	MS	DJ	01/06/20			
	AMENDMENT	DES	DRN	CKD	APR	DATE			

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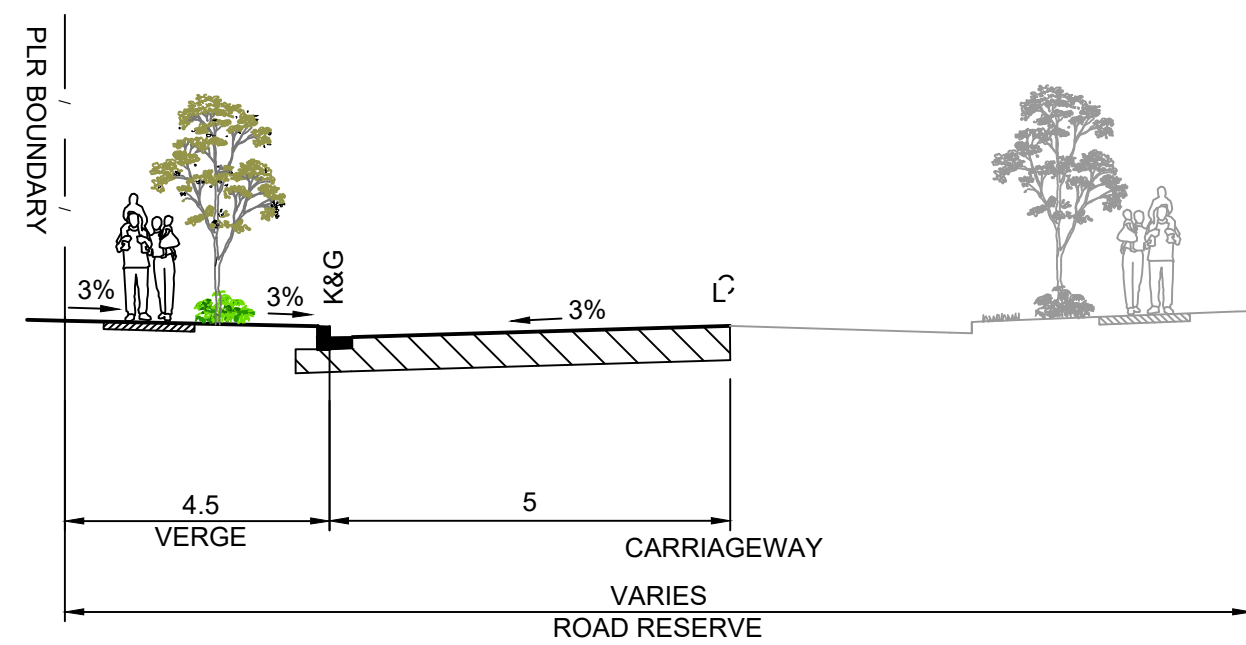
**TELOPEA URBAN RENEWAL PROJECT**  
**STAGE 1A**  
**OVERALL SITE LAYOUT**

**PROJECT No:**  
**110500-04**  
**SHEET No:**  
**DA1003**

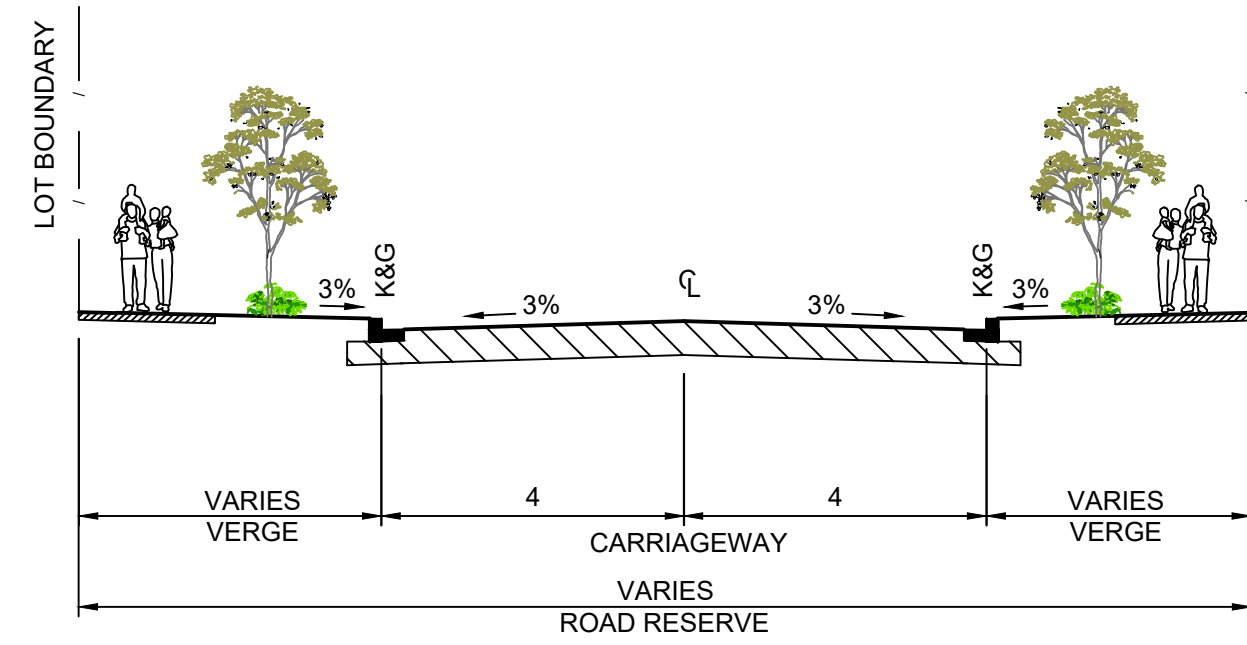
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**7**

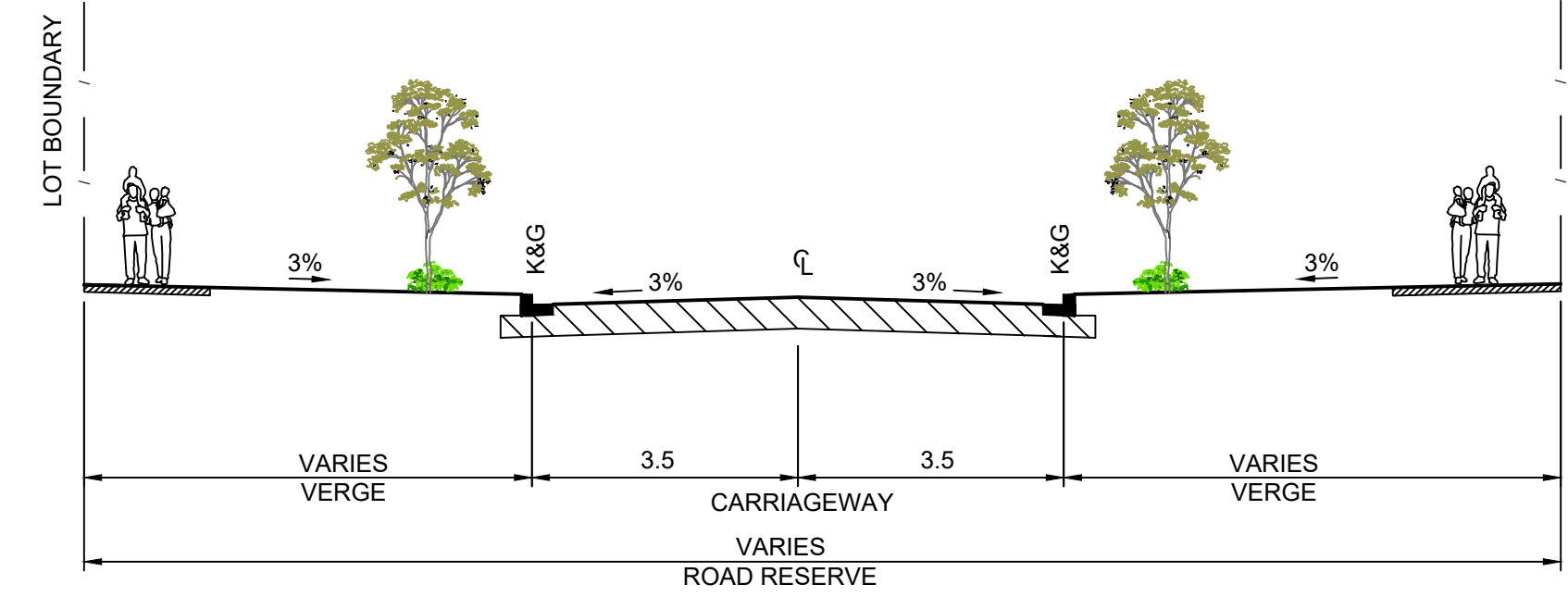




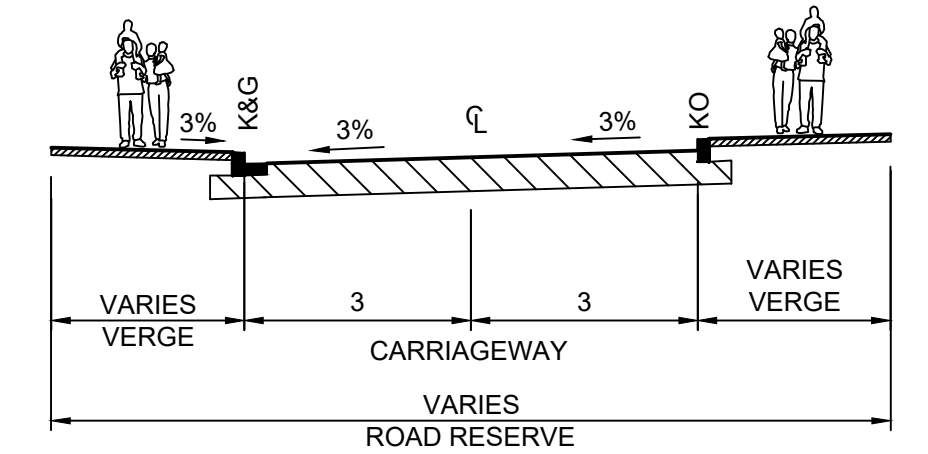
ADDERTON ROAD - LEFT TURN LANE  
CH0.0-CH22.3  
1:100



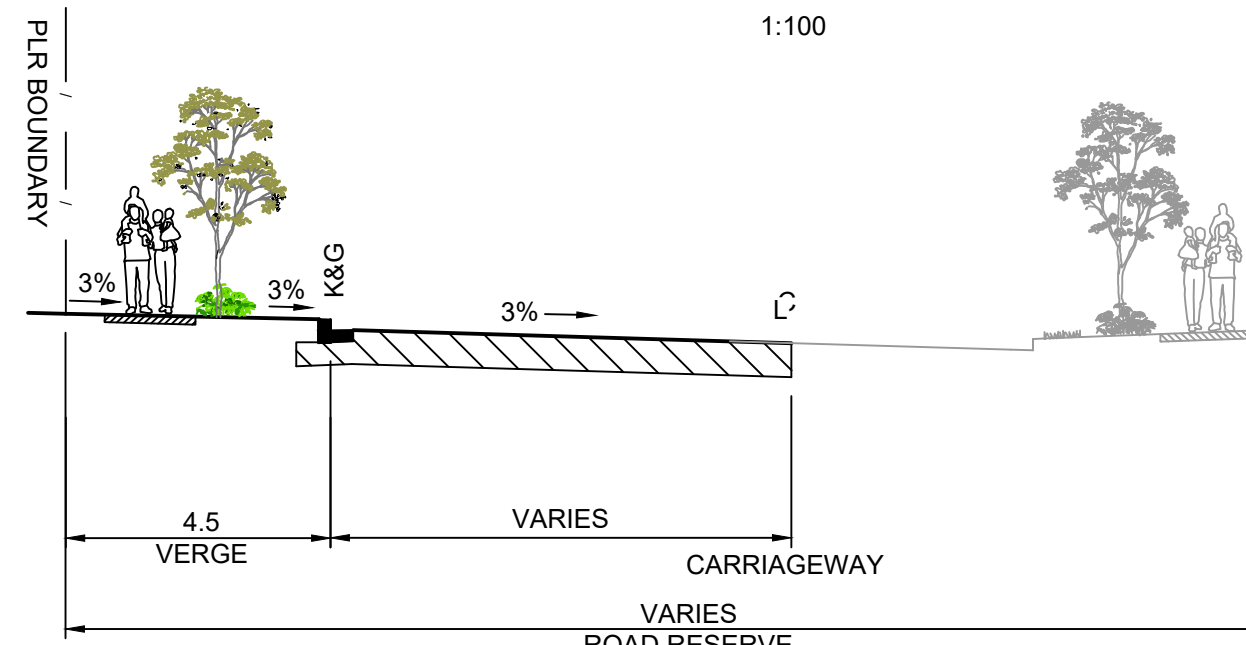
NEW LINK ROAD  
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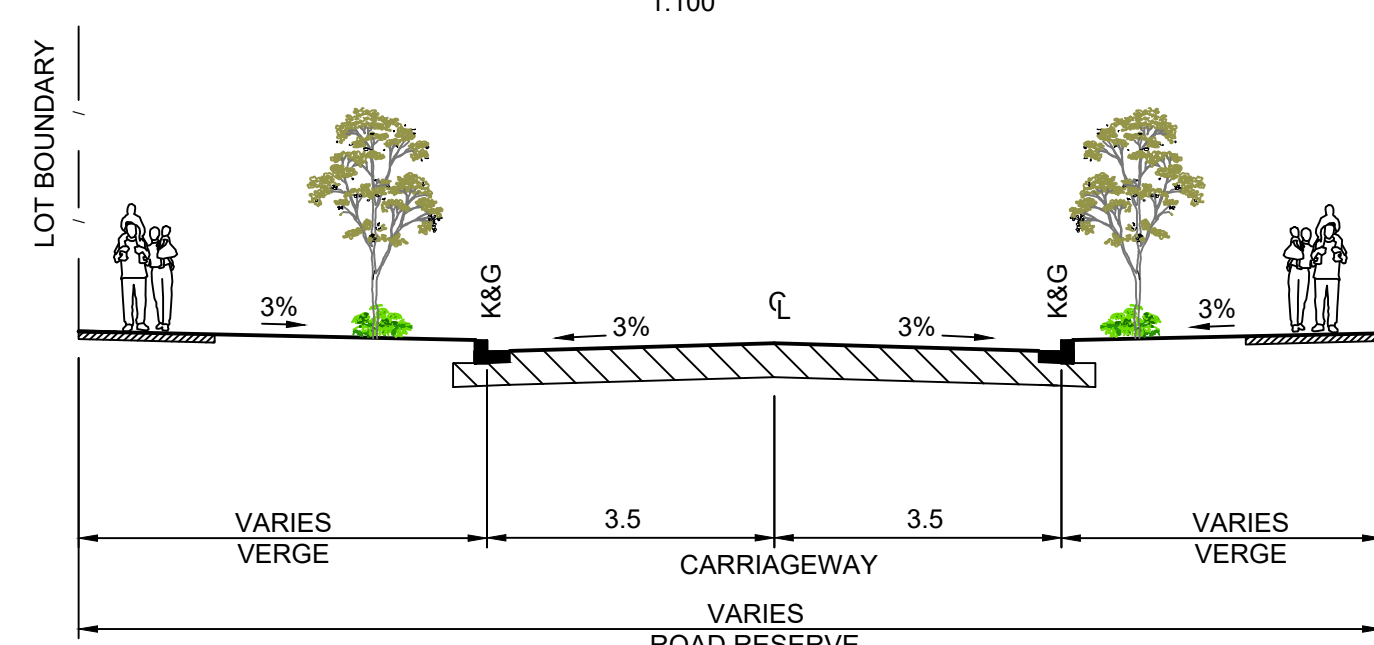
STURT STREET NORTH  
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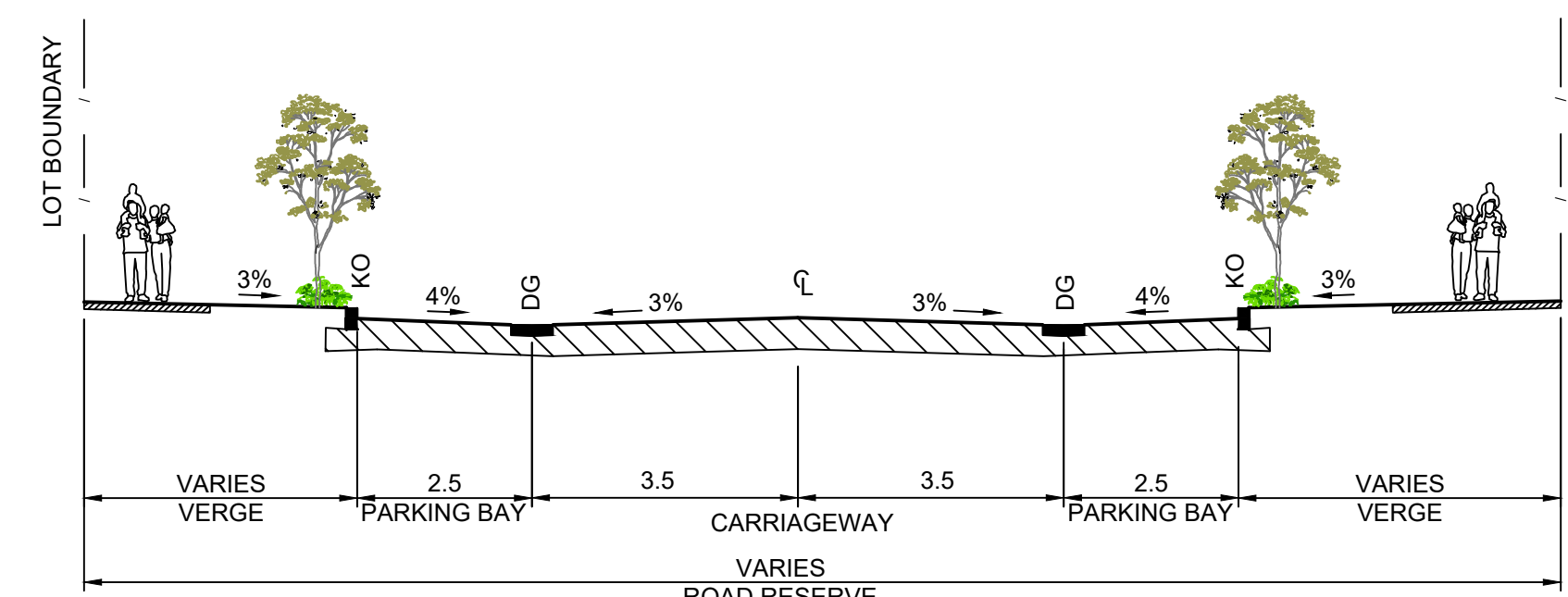
MEWS STREET- TWO-WAY  
CARRIAGEWAY  
1:100



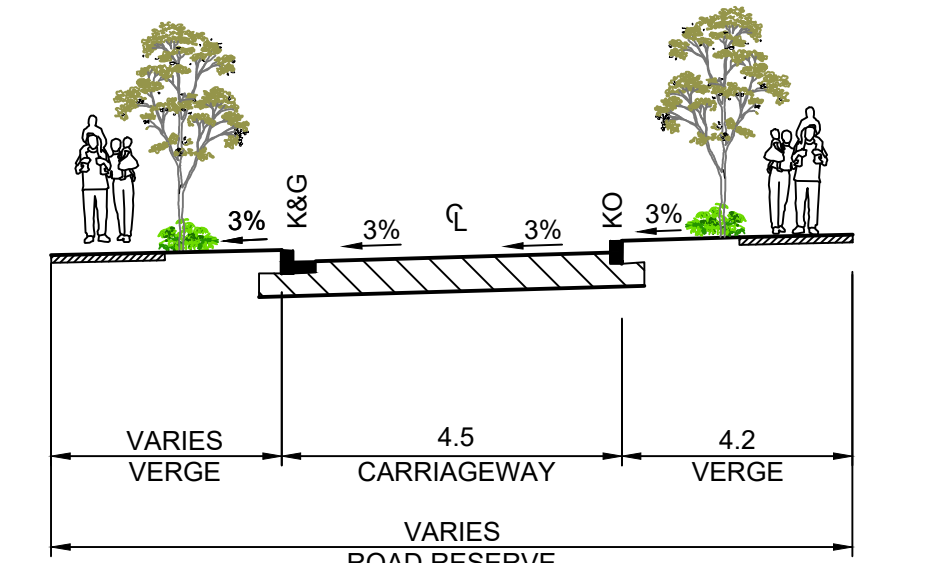
ADDERTON ROAD - LEFT TURN LANE  
CH59.3  
1:100



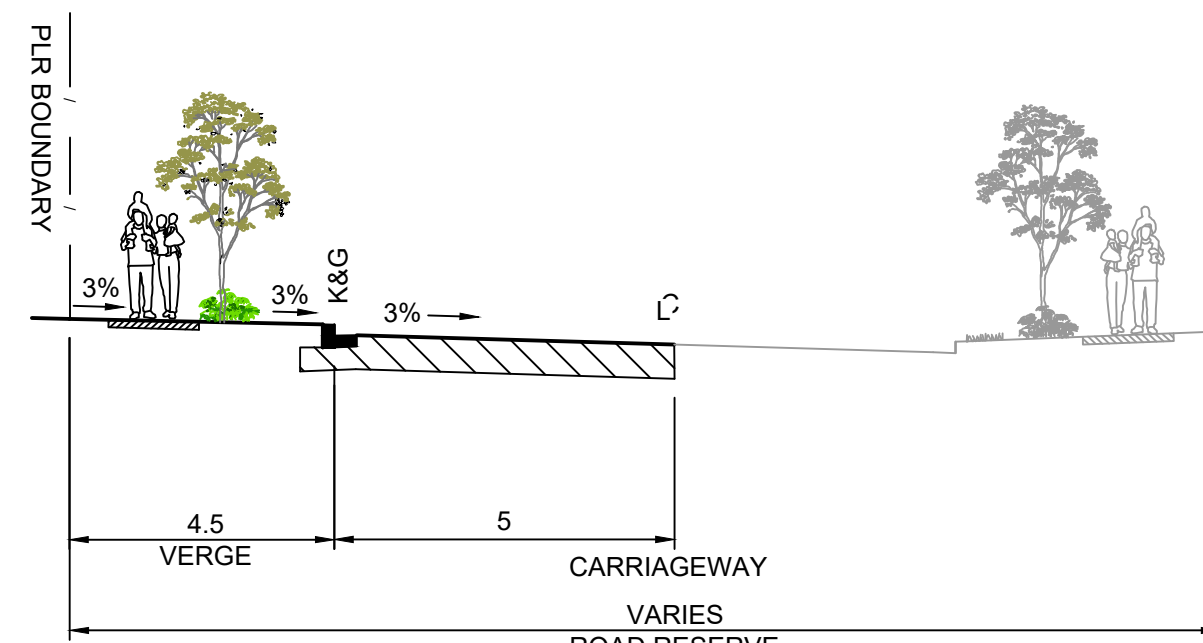
STURT STREET EAST  
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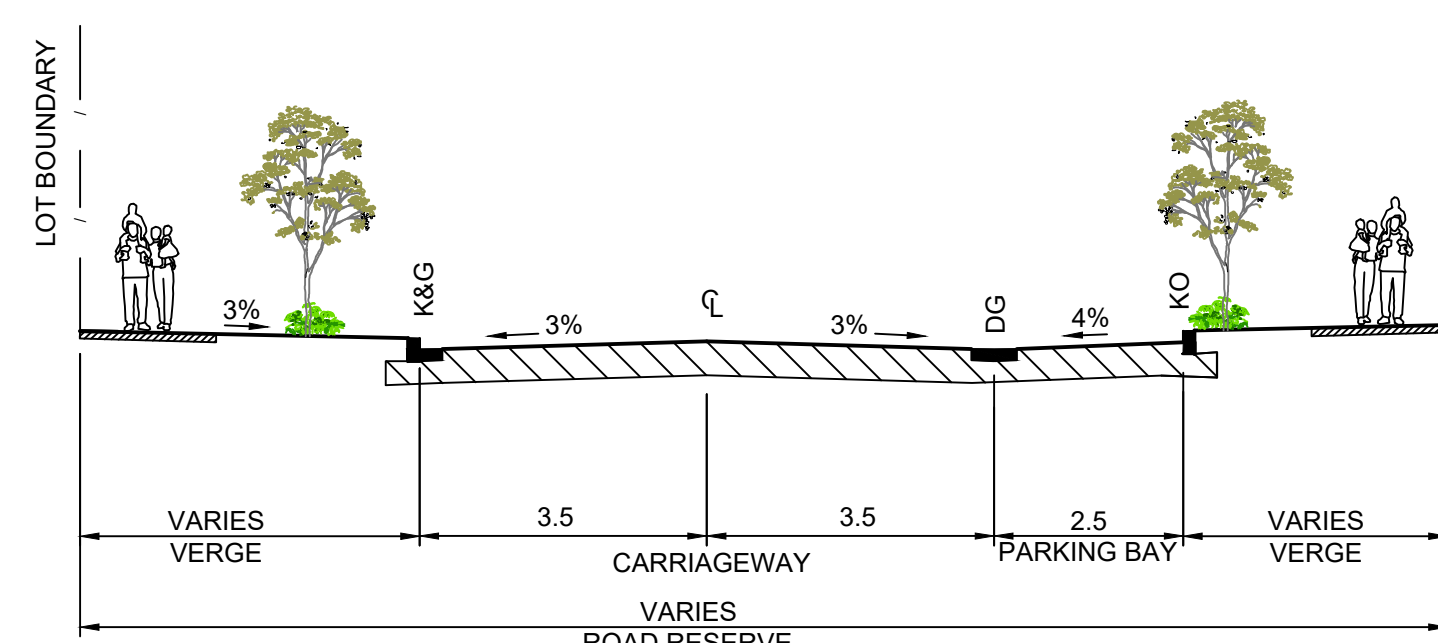
STURT STREET NORTH - PARKING BAYS  
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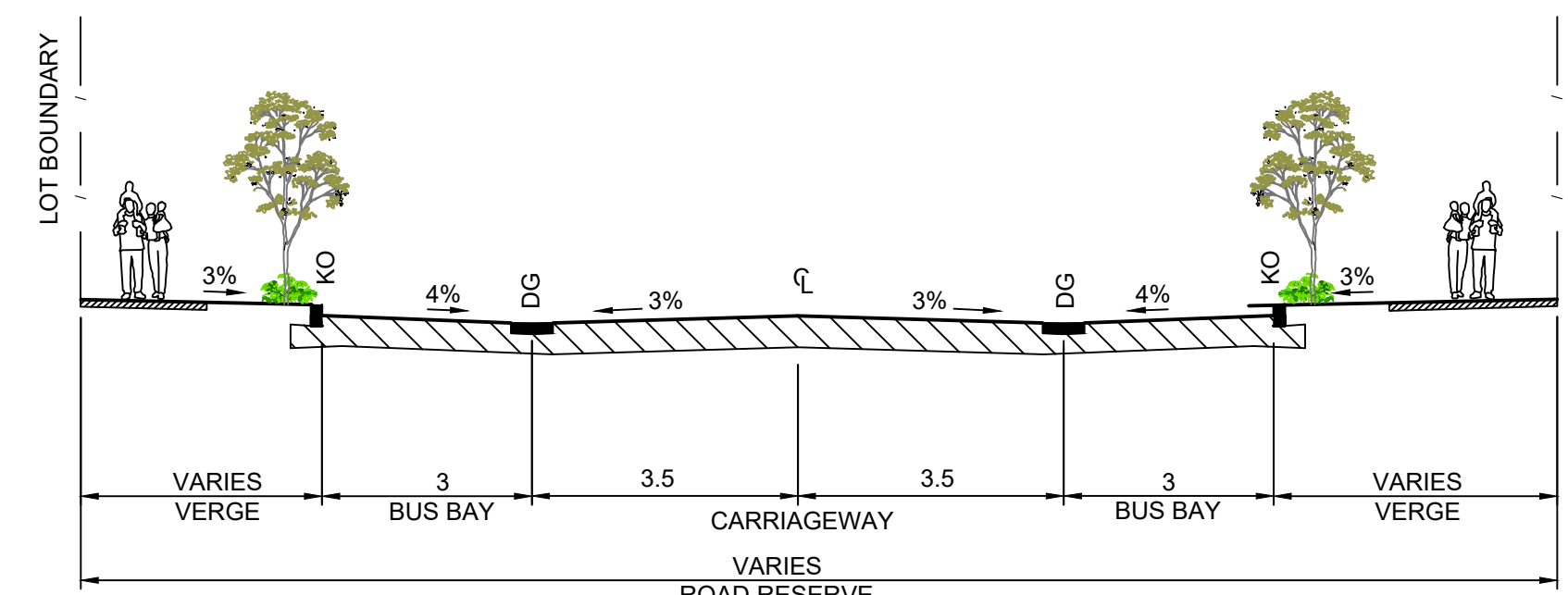
MEWS STREET- ONE-WAY  
CARRIAGEWAY  
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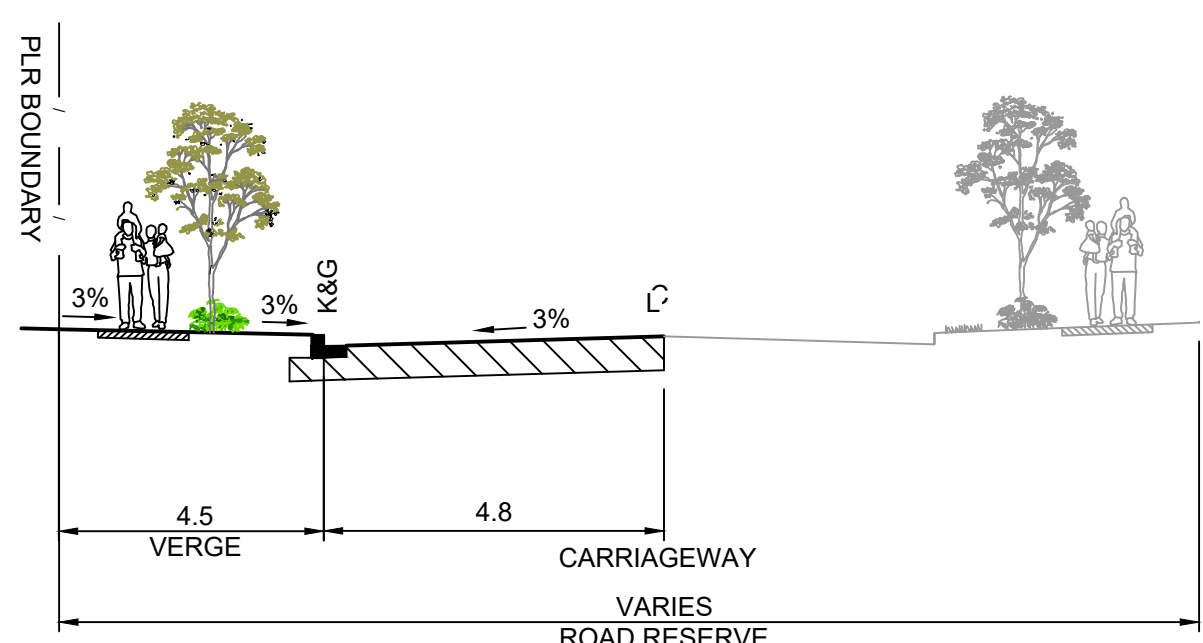
ADDERTON ROAD  
CH106.6  
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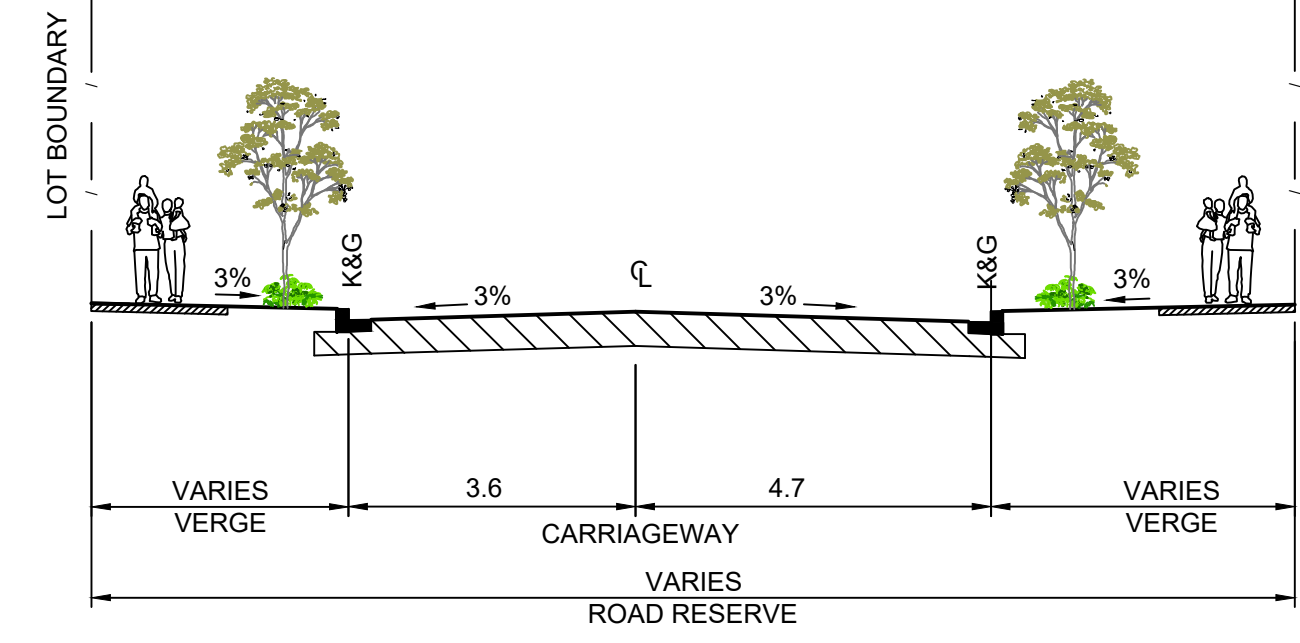
STURT STREET EAST - PARKING BAY  
1:100



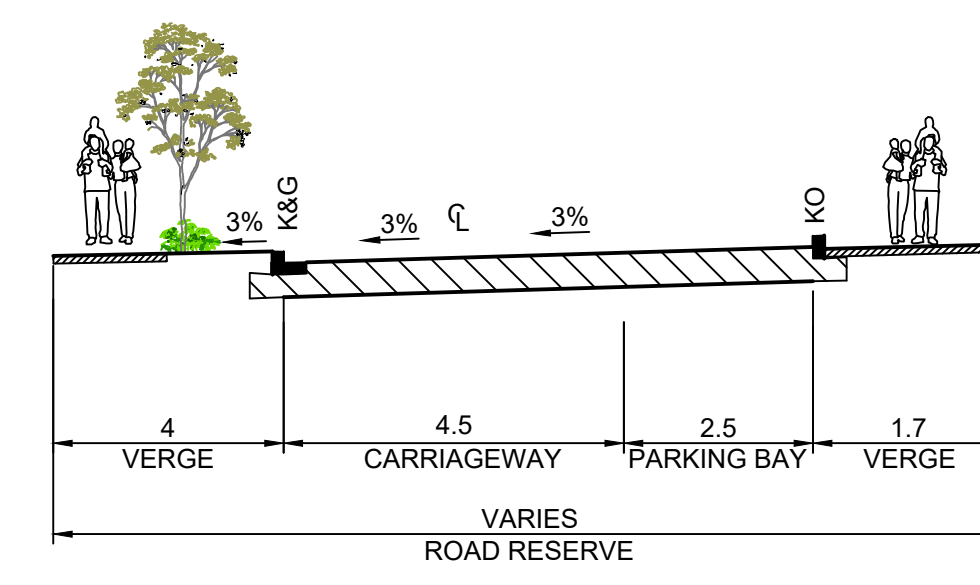
STURT STREET NORTH - BUS BAYS  
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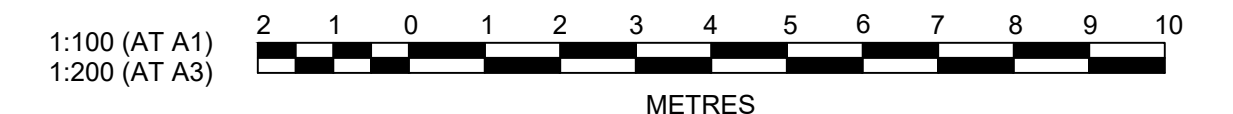
ADDERTON ROAD  
CH143.6-CH157.7  
1:100



STURT STREET EAST - RIGHT TURN LANE  
1:100



MEWS STREET- ONE-WAY CARRIAGEWAY  
WITH PARKING BAYS  
1:100



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3	MEWS UPDATED	GA	NA	MS	DJ	22/06/21
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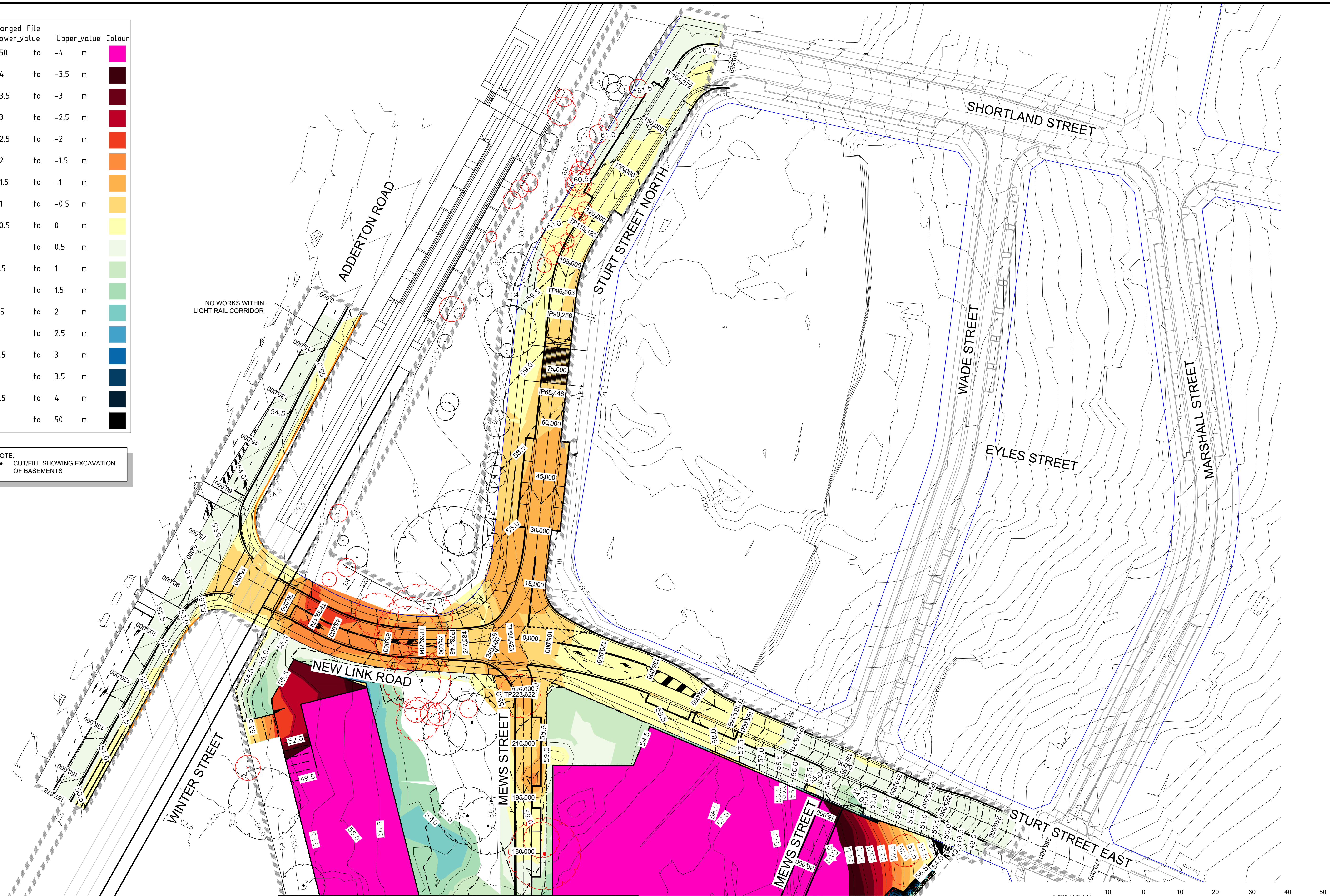
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TELOPEA URBAN RENEWAL PROJECT STAGE 1A TYPICAL SECTIONS				PROJECT No: <b>110500-04</b>
				SHEET No: <b>DA1004</b>
AZIMUTH: M.G.A.	DATUM: A.H.D.	ORIGIN: SSM 1112	PLAN No: 110500-04-DA1004	3



Ranged File	Lower_value	Upper_value	Colour
-50	to	-4	m
-4	to	-3.5	m
-3.5	to	-3	m
-3	to	-2.5	m
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-2	to	-1.5	m
-1.5	to	-1	m
-1	to	-0.5	m
-0.5	to	0	m
0	to	0.5	m
0.5	to	1	m
1	to	1.5	m
1.5	to	2	m
2	to	2.5	m
2.5	to	3	m
3	to	3.5	m
3.5	to	4	m
4	to	50	m

NOTE:  
• CUT/FILL SHOWING EXCAVATION OF BASEMENTS



REFER TO DRAWING 110500-04-DA1006 FOR CONTINUATION

1:500 (AT A1)  
1:1000 (AT A3)  
0 10 20 30 40 50  
METRES

4	MEWS UPDATED	GA	NA	MS	DJ	22/06/21
3	ARCHITECTURAL UPDATED	MS	JM	MS	DJ	07/08/20
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TELOPEA URBAN RENEWAL PROJECT  
STAGE 1A  
CUT & FILL PLAN  
SHEET 1

PROJECT No:  
**110500-04**  
SHEET No:  
**DA1005**

AZIMUTH: M.G.A. DATUM: A.H.D. ORIGIN: SSM 1112 PLAN No: 110500-04-DA1005



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1	to	1.5	m
1.5	to	2	m
2	to	2.5	m
2.5	to	3	m
3	to	3.5	m
3.5	to	4	m
4	to	50	m

NOTE:  
• CUT/FILL SHOWING EXCAVATION OF BASEMENTS

REFER TO DRAWING 110500-04-DA1005 FOR CONTINUATION



1:500 (AT A1)  
1:1000 (AT A3)  
METRES

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4	ACCESS WAY AMENDED	MS	JM	MS	DJ	11/08/20
3	ARCHITECTURAL UPDATED	MS	JM	MS	DJ	07/08/20
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TELOPEA URBAN RENEWAL PROJECT

STAGE 1A

CUT & FILL PLAN

SHEET 2

PROJECT No:

**110500-04**

SHEET No:

**DA1006**

AZIMUTH: M.G.A.

DATUM: A.H.D.

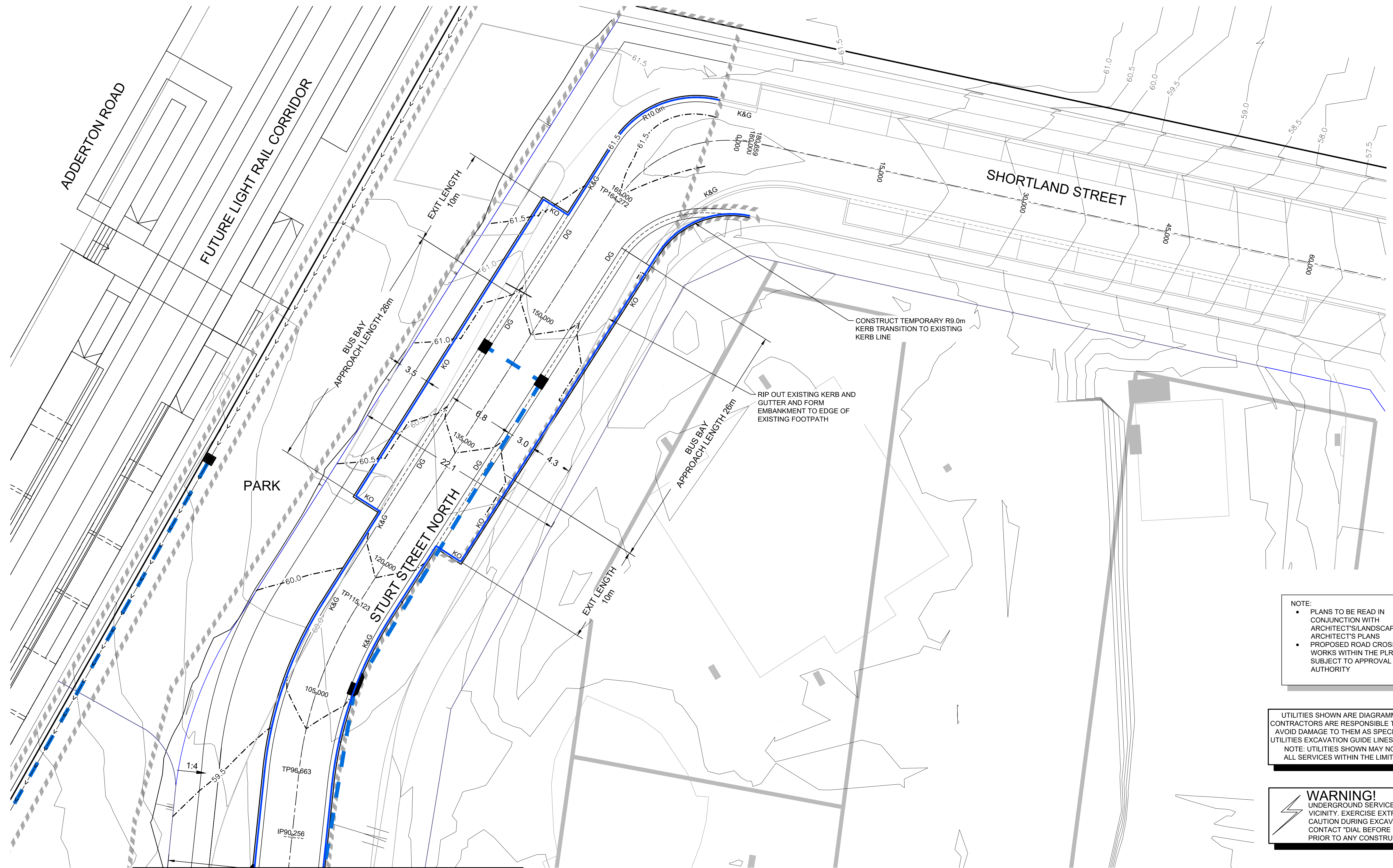
ORIGIN: SSM 1112

PLAN No: 110500-04-DA1006

6



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REFER TO DRAWING 110500-04-DA1008 FOR CONTINUATION

NOTE:

- PLANS TO BE READ IN CONJUNCTION WITH ARCHITECT'S/LANDSCAPE ARCHITECT'S PLANS
- PROPOSED ROAD CROSSING WORKS WITHIN THE PLR ZONE SUBJECT TO APPROVAL BY PLR AUTHORITY

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**WARNING!**  
UNDERGROUND SERVICE CABLES IN VICINITY. EXERCISE EXTREME CAUTION DURING EXCAVATION. CONTACT "DIAL BEFORE YOU DIG" PRIOR TO ANY CONSTRUCTION WORK



NO.	REVISION	DATE	BY	CHECKED	DATE
2	ISSUED FOR DA SUBMISSION	30/06/20	GA	AS	MS
1	CONSULTANT ISSUE	01/06/20	GA	JM	MS
	AMENDMENT		DES	DRN	CKD
				APR	DATE

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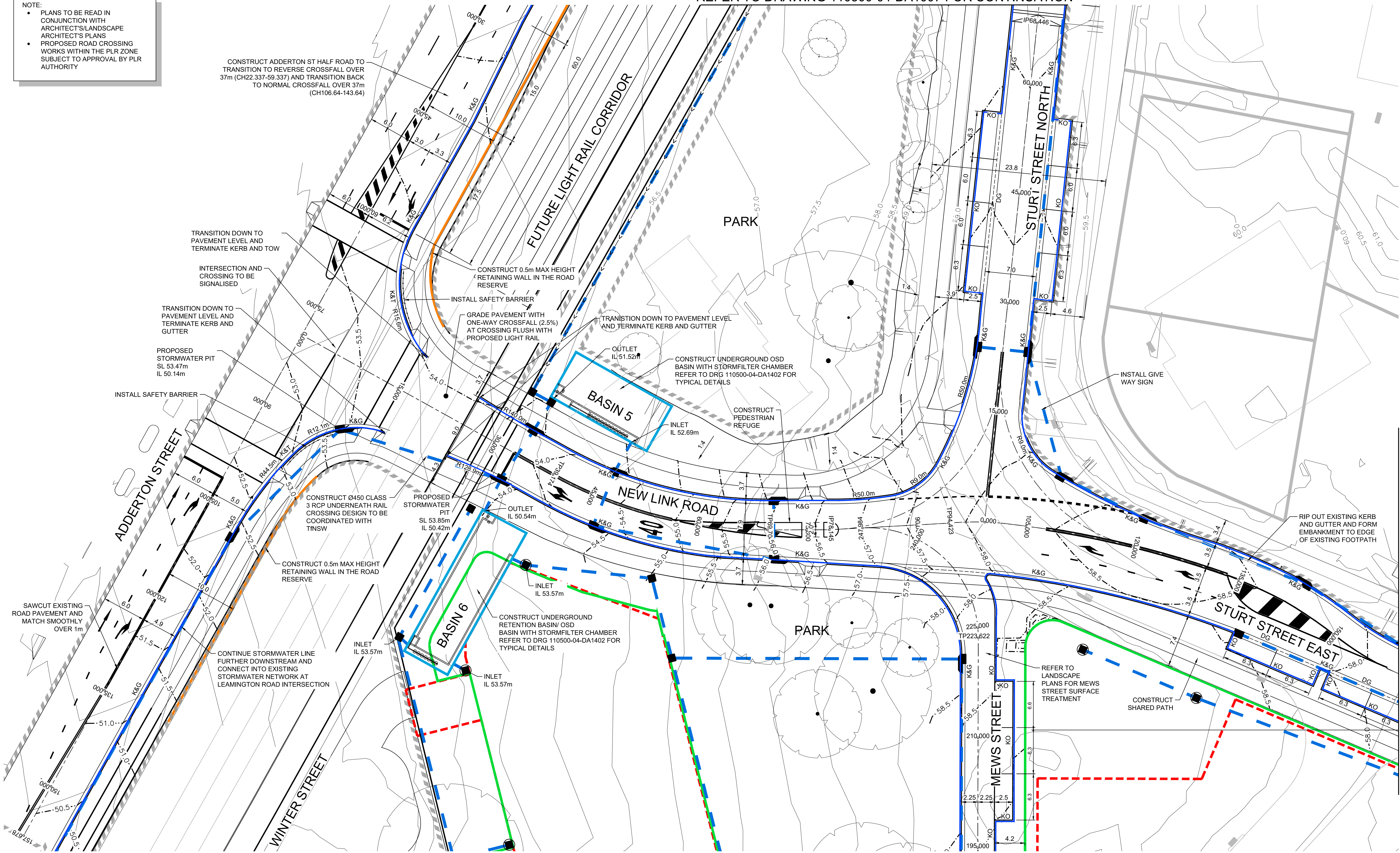
TELOPEA URBAN RENEWAL PROJECT STAGE 1A INTERSECTION PLAN SHEET 1				PROJECT No: <b>110500-04</b>
				SHEET No: <b>DA1007</b>
AZIMUTH: M.G.A.	DATUM: A.H.D.	ORIGIN: SSM 1112	PLAN No: 110500-04-DA1007	2



NOTE:  
• PLANS TO BE READ IN CONJUNCTION WITH ARCHITECT'S/LANDSCAPE ARCHITECT'S PLANS  
• PROPOSED ROAD CROSSING WORKS WITHIN THE PLR ZONE SUBJECT TO APPROVAL BY PLR AUTHORITY

CONSTRUCT ADDERTON ST HALF ROAD TO TRANSITION TO REVERSE CROSSFALL OVER 37m (CH22.337-59.337) AND TRANSITION BACK TO NORMAL CROSSFALL OVER 37m (CH106.64-143.64)

REFER TO DRAWING 110500-04-DA1007 FOR CONTINUATION

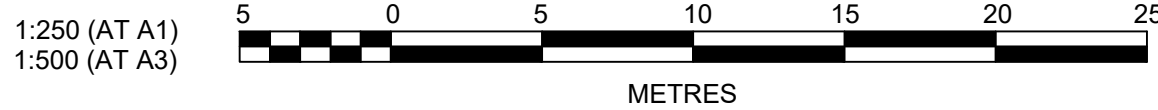


REFER TO DRAWING 110500-04-DA1009 FOR CONTINUATION



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UNDERGROUND SERVICE CABLES IN VICINITY. EXERCISE EXTREME CAUTION DURING EXCAVATION. CONTACT "DIAL BEFORE YOU DIG" PRIOR TO ANY CONSTRUCTION WORK

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5	MEWS UPDATED	GA	NA	MS	DJ	22/06/21
4	DRAINAGE AMENDED	MS	JM	MS	DJ	12/08/20
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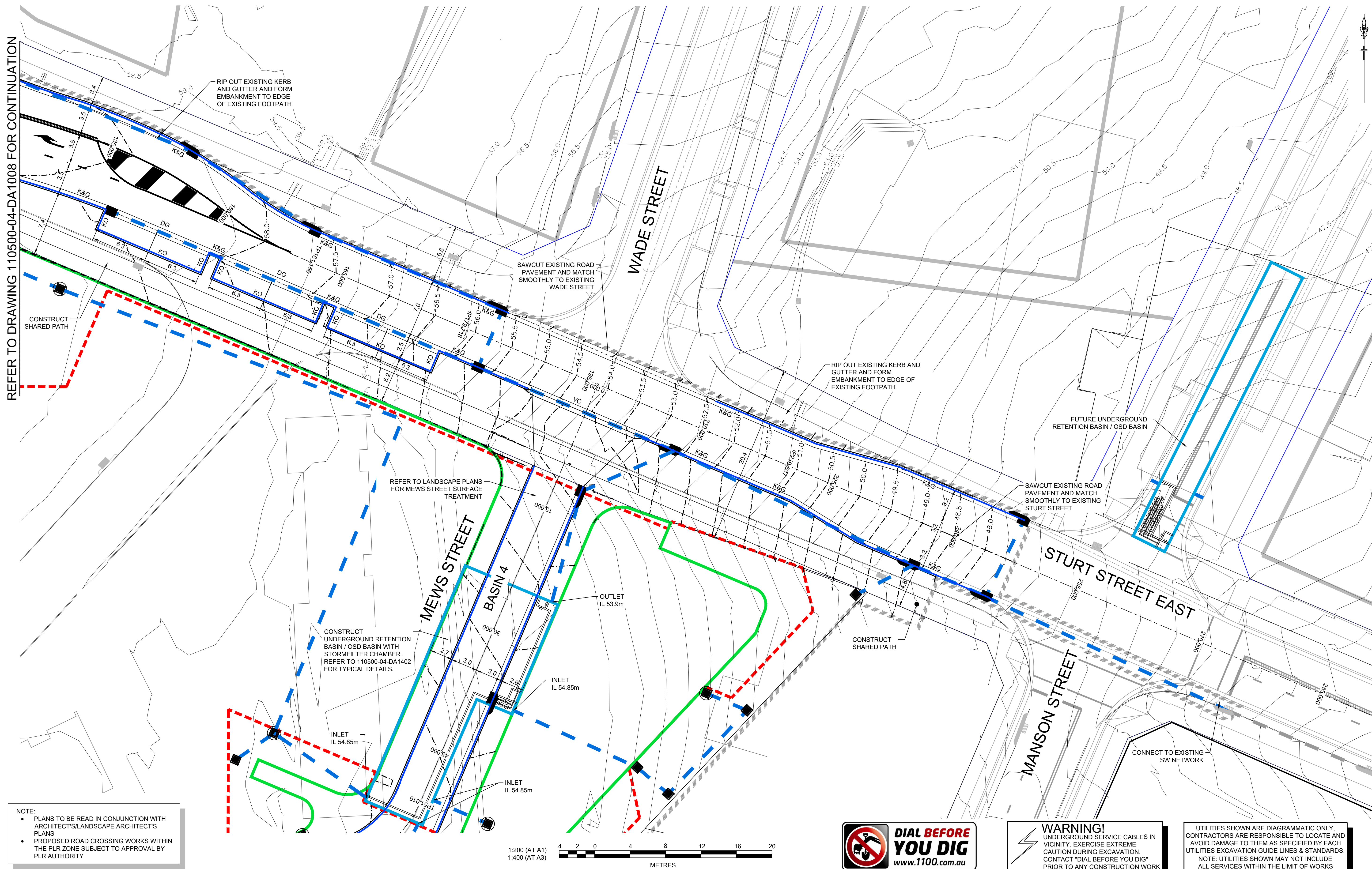
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TELOPEA URBAN RENEWAL PROJECT STAGE 1A INTERSECTION PLAN SHEET 2				PROJECT No: <b>110500-04</b>	
				SHEET No: <b>DA1008</b>	
AZIMUTH: M.G.A.		DATUM: A.H.D.	ORIGIN: SSM 1112	PLAN No: 110500-04-DA1008	5



Plotted: 1 July 2021 11:03:33 AM File Name: J:\110500 - Telopea Urban Renewal\CD\DA\Concept DA - Stage 1A\110500-04-DA1009.dwg

REFER TO DRAWING 110500-04-DA1008 FOR CONTINUATION



AMENDMENT	DES	DRN	CKD	APR	DATE
7	GA	GA	MS	DJ	01/07/21
6	GA	NA	MS	DJ	25/06/21
5	GA	NA	MS	DJ	22/06/21
4	MS	JM	MS	DJ	11/08/20
3	MS	JM	MS	DJ	07/08/20
2	GA	AS	MS	DJ	30/06/20
1	GA	JM	MS	DJ	01/06/20

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**TELOPEA URBAN RENEWAL PROJECT**  
**STAGE 1A**  
**INTERSECTION PLAN**  
**SHEET 3**

AZIMUTH: M.G.A. DATUM: A.H.D. ORIGIN: SSM 1112 PLAN No: 110500-04-DA1009

PROJECT No:

**110500-04**

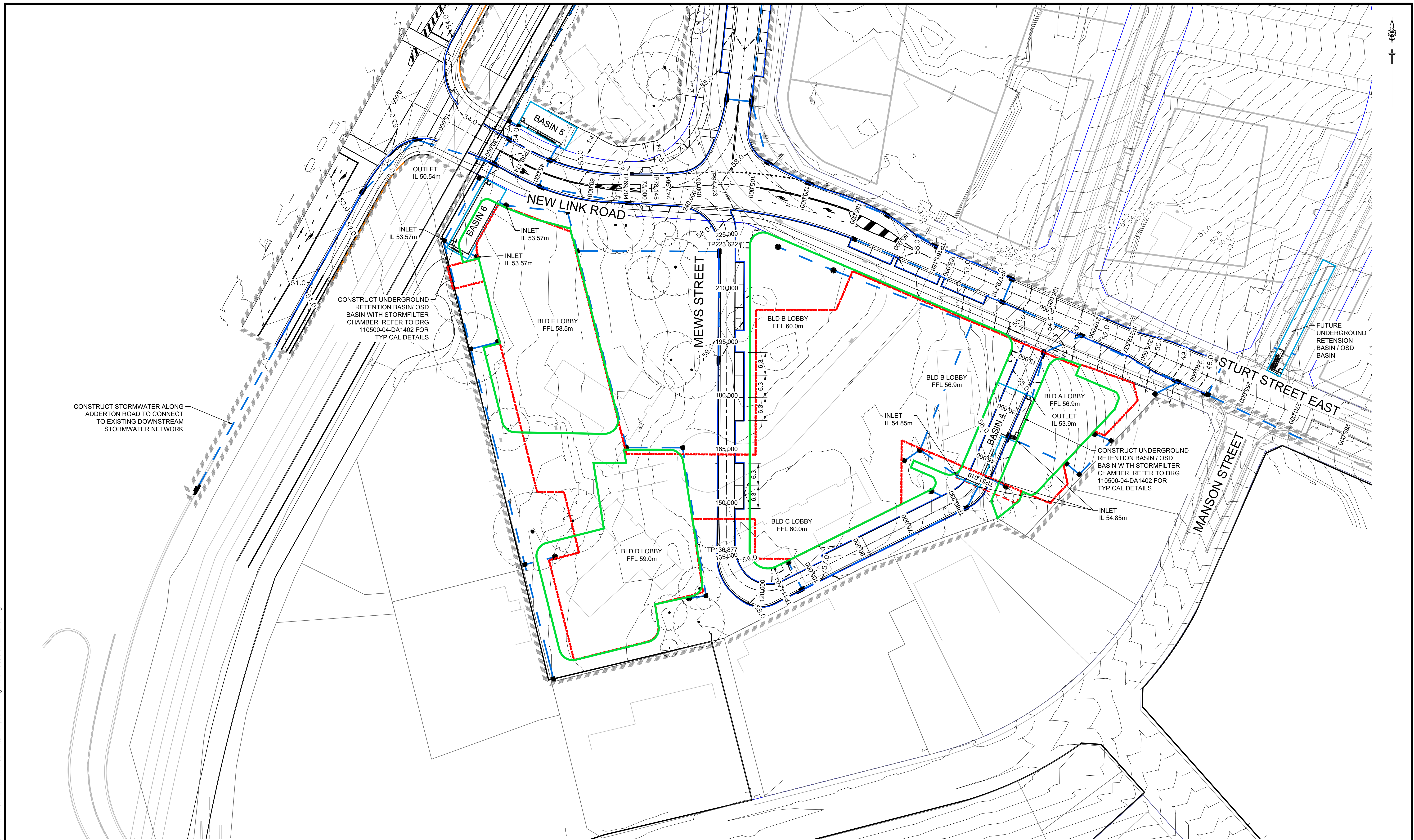
SHEET No:

**DA1009**

7



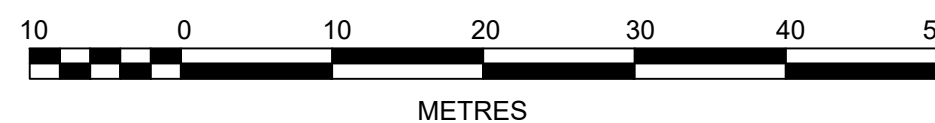
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NOTE:

- PLANS TO BE READ IN CONJUNCTION WITH ARCHITECT'S/LANDSCAPE ARCHITECT'S PLANS
- PROPOSED ROAD CROSSING WORKS WITHIN THE PLR ZONE SUBJECT TO APPROVAL BY PLR AUTHORITY

1:500 (AT A1)  
1:1000 (AT A3)



**WARNING!**  
UNDERGROUND SERVICE CABLES IN VICINITY. EXERCISE EXTREME CAUTION DURING EXCAVATION. CONTACT "DIAL BEFORE YOU DIG" PRIOR TO ANY CONSTRUCTION WORK

UTILITIES SHOWN ARE DIAGRAMMATIC ONLY. CONTRACTORS ARE RESPONSIBLE TO LOCATE AND AVOID DAMAGE TO THEM AS SPECIFIED BY EACH UTILITIES EXCAVATION GUIDE LINES & STANDARDS. NOTE: UTILITIES SHOWN MAY NOT INCLUDE ALL SERVICES WITHIN THE LIMIT OF WORKS

8	BASIN 4 UPDATED	GA	GA	MS	DJ	01/07/21
7	BASIN 4 UPDATED	GA	NA	MS	DJ	25/06/21
6	NEWS UPDATED	GA	NA	MS	DJ	22/06/21
5	DRAINAGE AMENDED	MS	JM	MS	DJ	12/08/20
4	ACCESS WAY AMENDED	MS	JM	MS	DJ	11/08/20
3	ARCHITECTURAL UPDATED	MS	JM	MS	DJ	07/08/20
2	ISSUED FOR DA SUBMISSION	GA	AS	MS	DJ	30/06/20
1	CONSULTANT ISSUE	GA	JM	MS	DJ	01/06/20
	AMENDMENT	DES	DRN	CKD	APR	DATE

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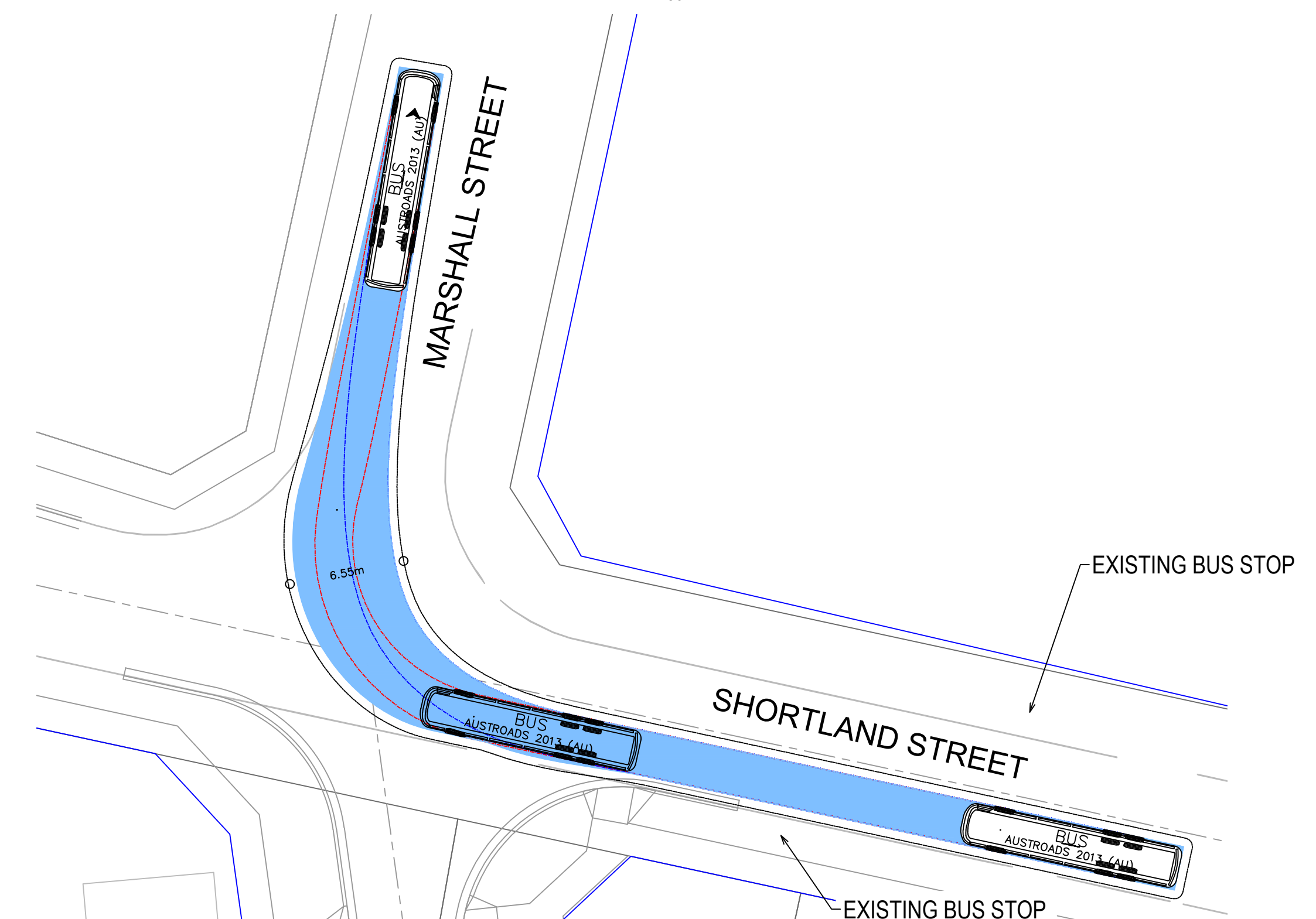
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				SHEET No: <b>DA1010</b>
AZIMUTH: M.G.A.	DATUM: A.H.D.	ORIGIN: SSM 1112	PLAN No: 110500-04-DA1010	8





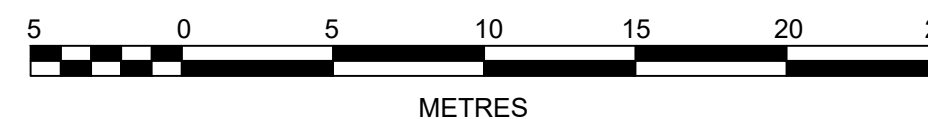
SCENARIO 7: 12.5m BUS TRAVELLING SOUTHBOUND TO WESTBOUND  
ON SHORTLAND STREET AND MARSHALL STREET INTERSECTION

1:250 NAT



1:250 NAT

	meters
Width	: 2.50
Track	: 2.50
Lock to Lock Time	: 6.0
Steering Angle	: 36.6



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STATUS:

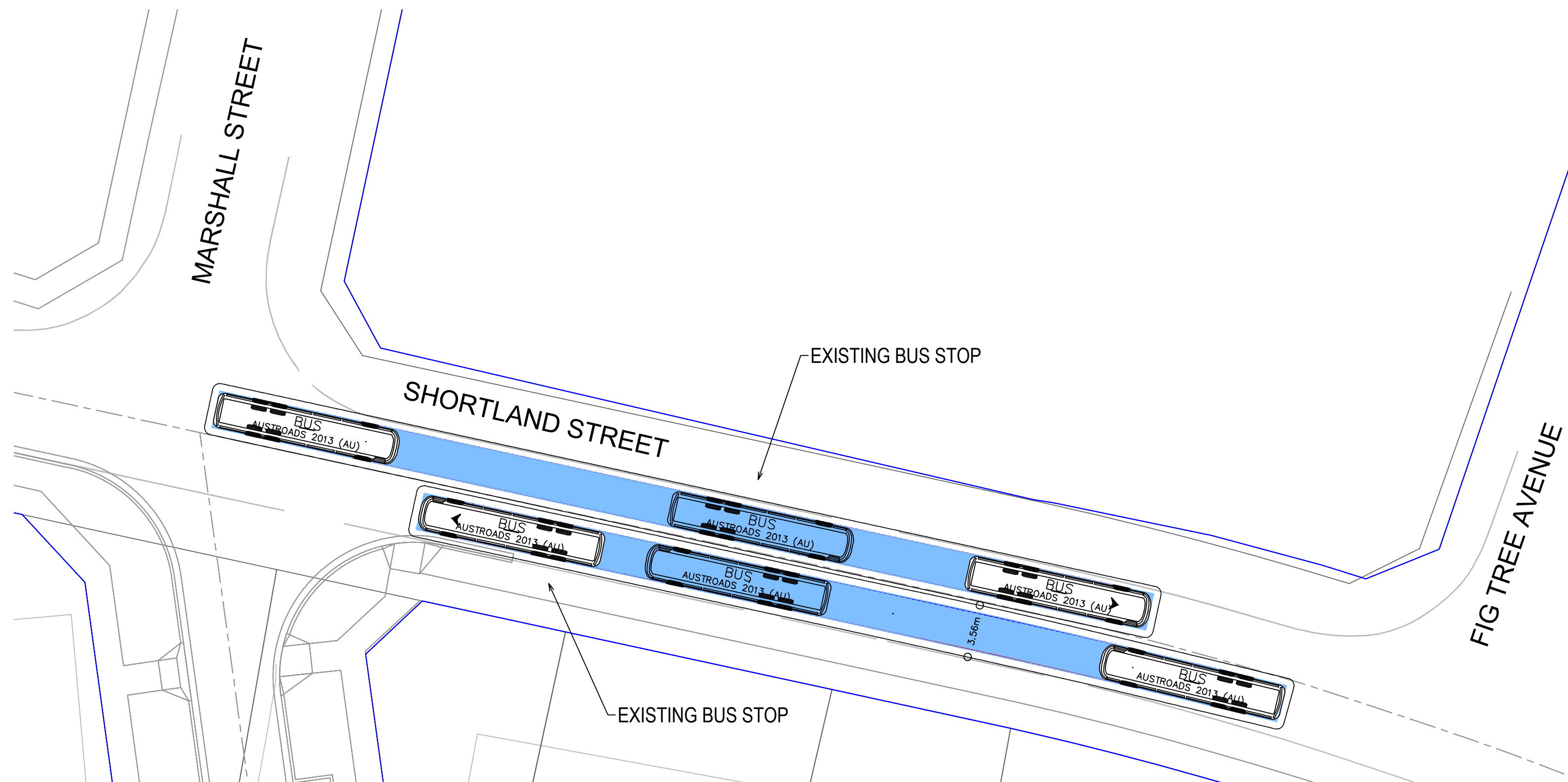
**ISSUE FOR  
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TELEPEA URBAN RENEWAL PROJECT STAGE 1A TURNING PATHS SHEET 1				PROJECT No:		110500-04
				SHEET No:		DA1018
AZIMUTH: M.G.A.	DATUM: A.H.D.	ORIGIN: SSM 1112	PLAN No:	110500-04-DA1018		1

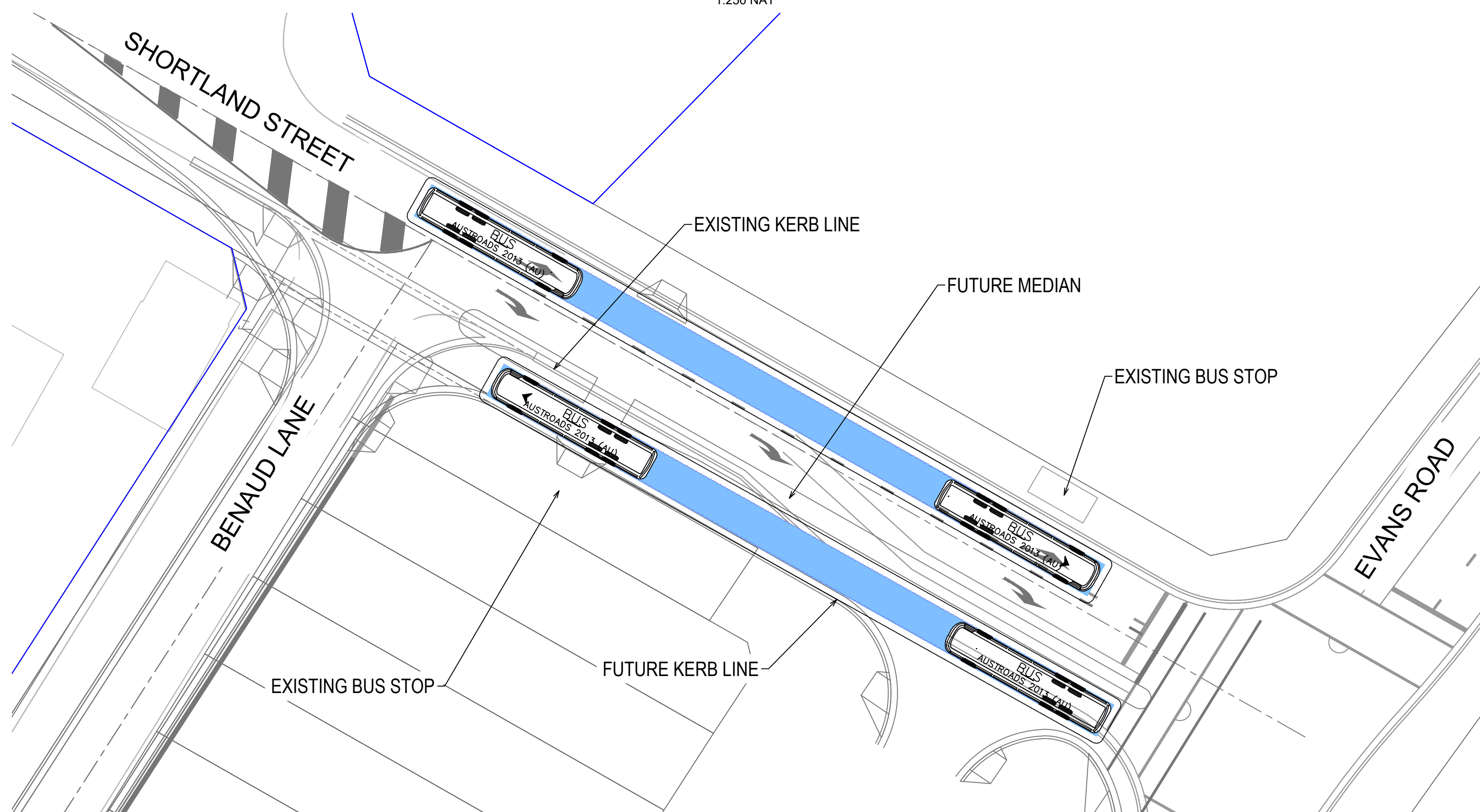


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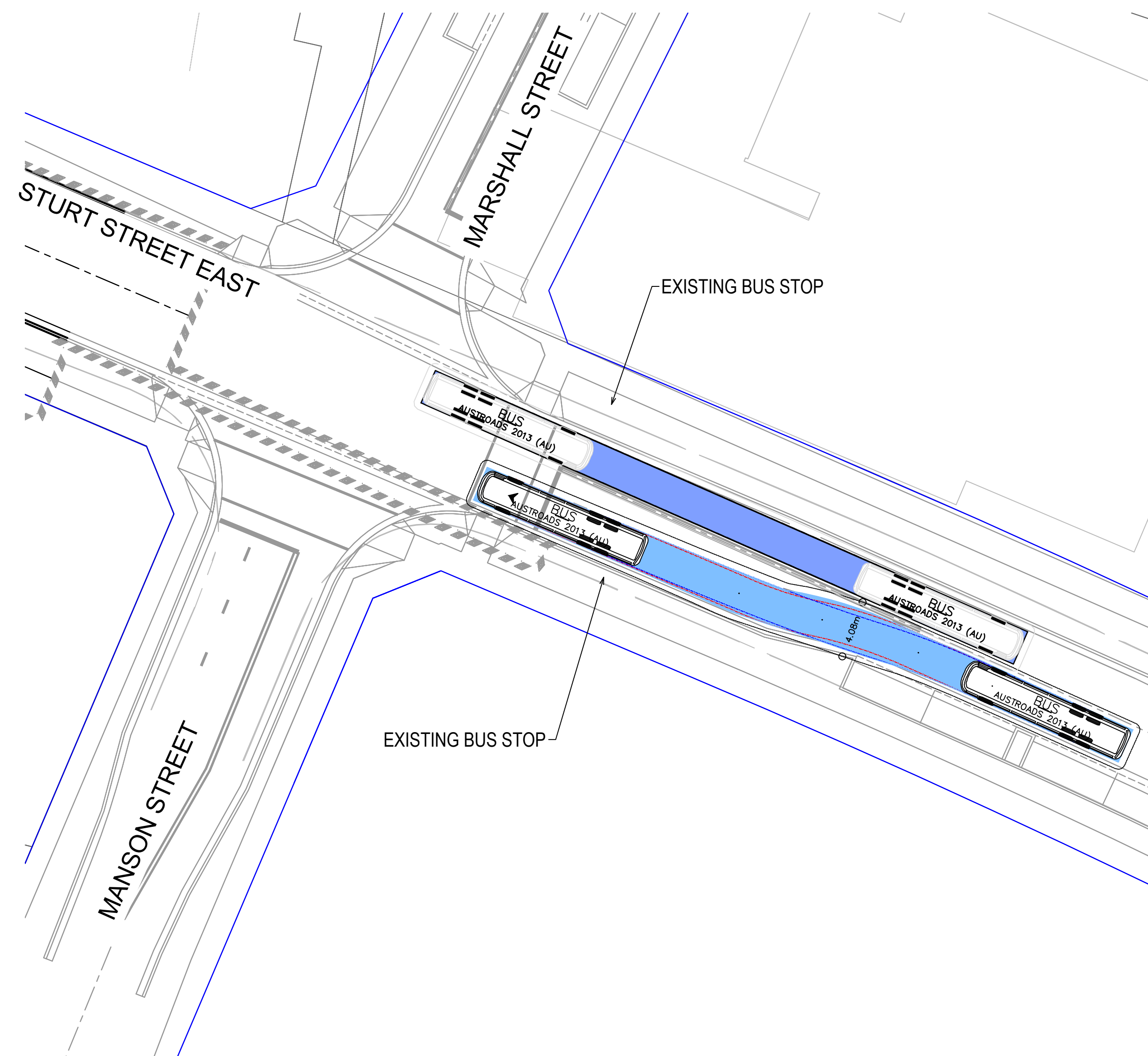
SCENARIO 9: TWO-WAY 12.5m BUS TRAVELLING WESTBOUND AND EASTBOUND ON SHORTLAND STREET

1:250 NAT



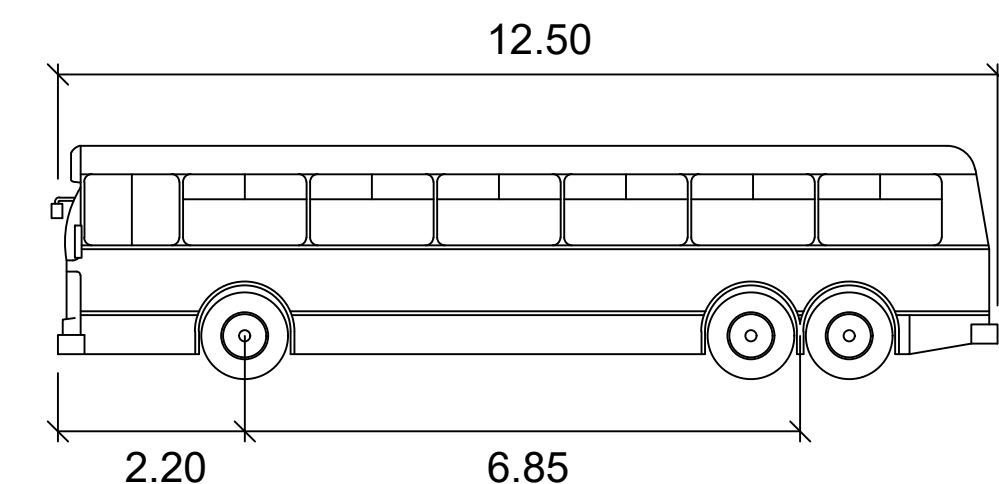
SCENARIO 10: TWO-WAY 12.5m BUS TRAVELLING WESTBOUND AND EASTBOUND ON SHORTLAND STREET

1:250 NAT



SCENARIO 11: TWO-WAY 12.5m BUS TRAVELLING WESTBOUND AND EASTBOUND ON STURT STREET EAST

1:250 NAT

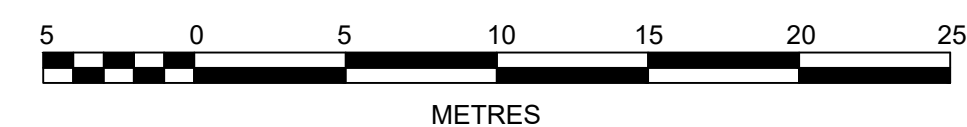


BUS

meters

Width	: 2.50
Track	: 2.50
Lock to Lock Time	: 6.0
Steering Angle	: 36.6

1:250 (AT A1)  
1:500 (AT A3)



1	ADDITIONAL TURNING PATHS ADDED	GA	GA	MS	DJ	19/04/21
	AMENDMENT	DES	DRN	CKD	APR	DATE

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TELOPEA URBAN RENEWAL PROJECT  
STAGE 1A  
TURNING PATHS  
SHEET 2

PROJECT No:

**110500-04**

SHEET No:

**DA1019**

AZIMUTH: M.G.A.

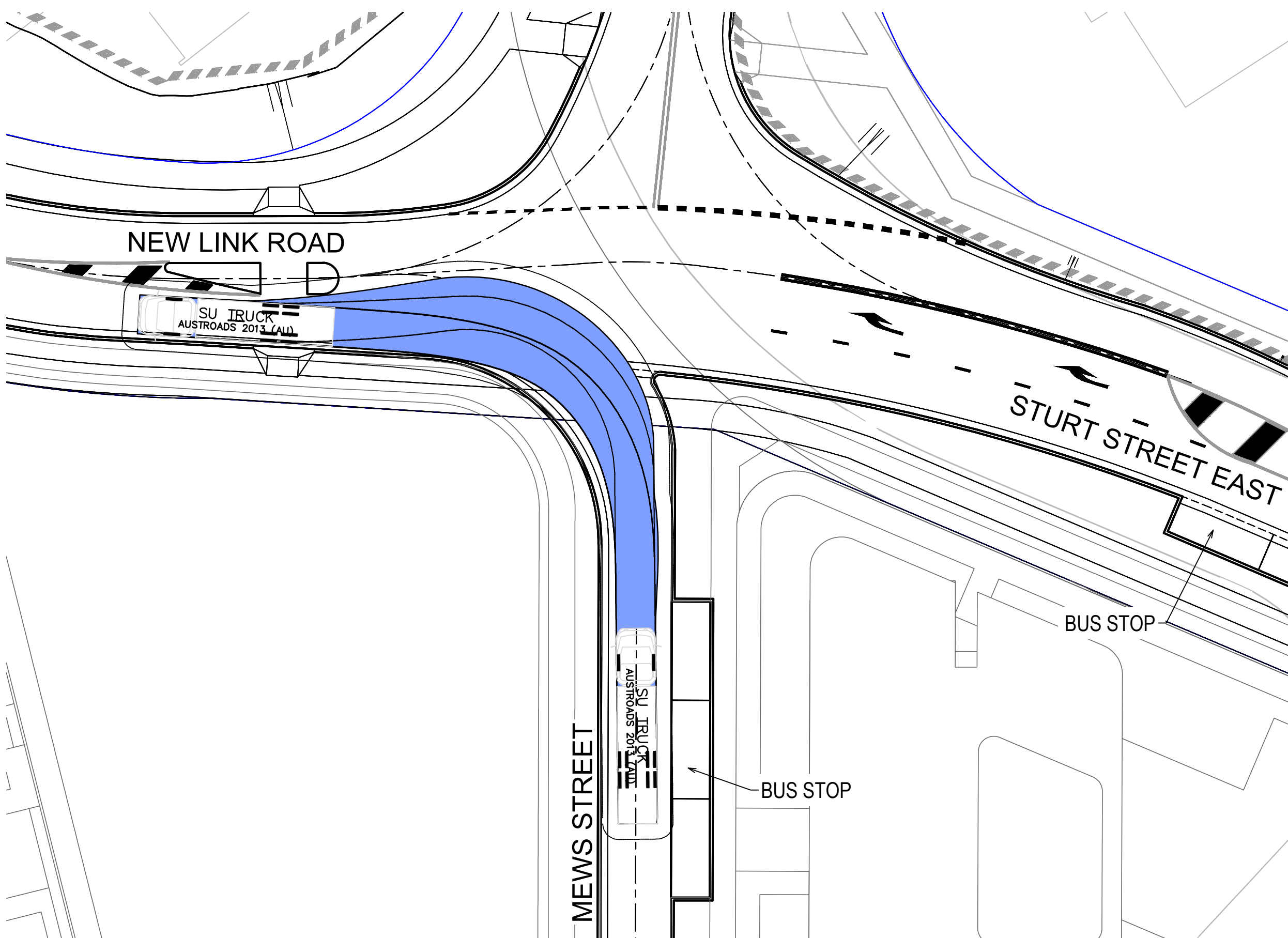
DATUM: A.H.D.

ORIGIN: SSM 1112

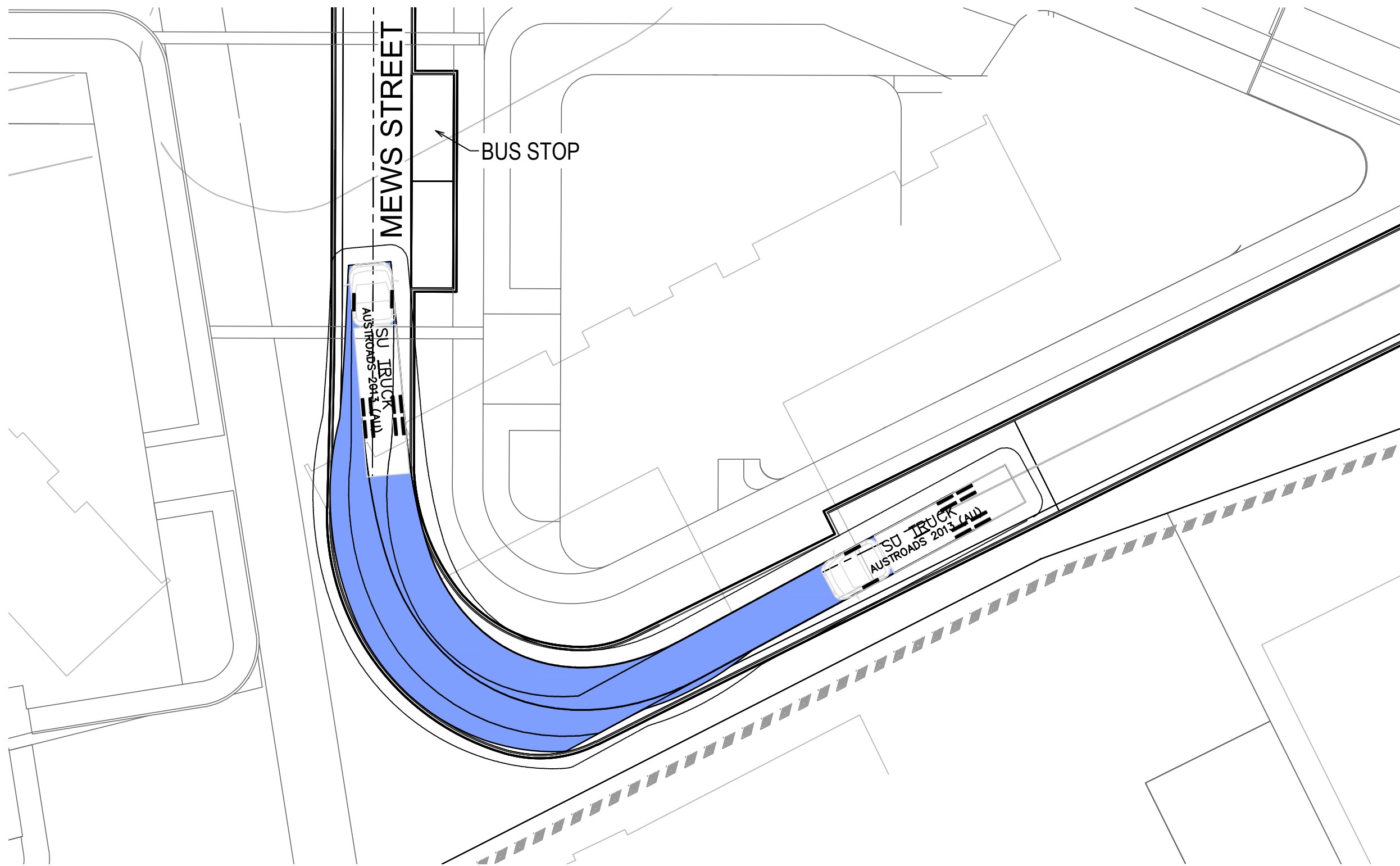
PLAN No: 110500-04-DA1019

1

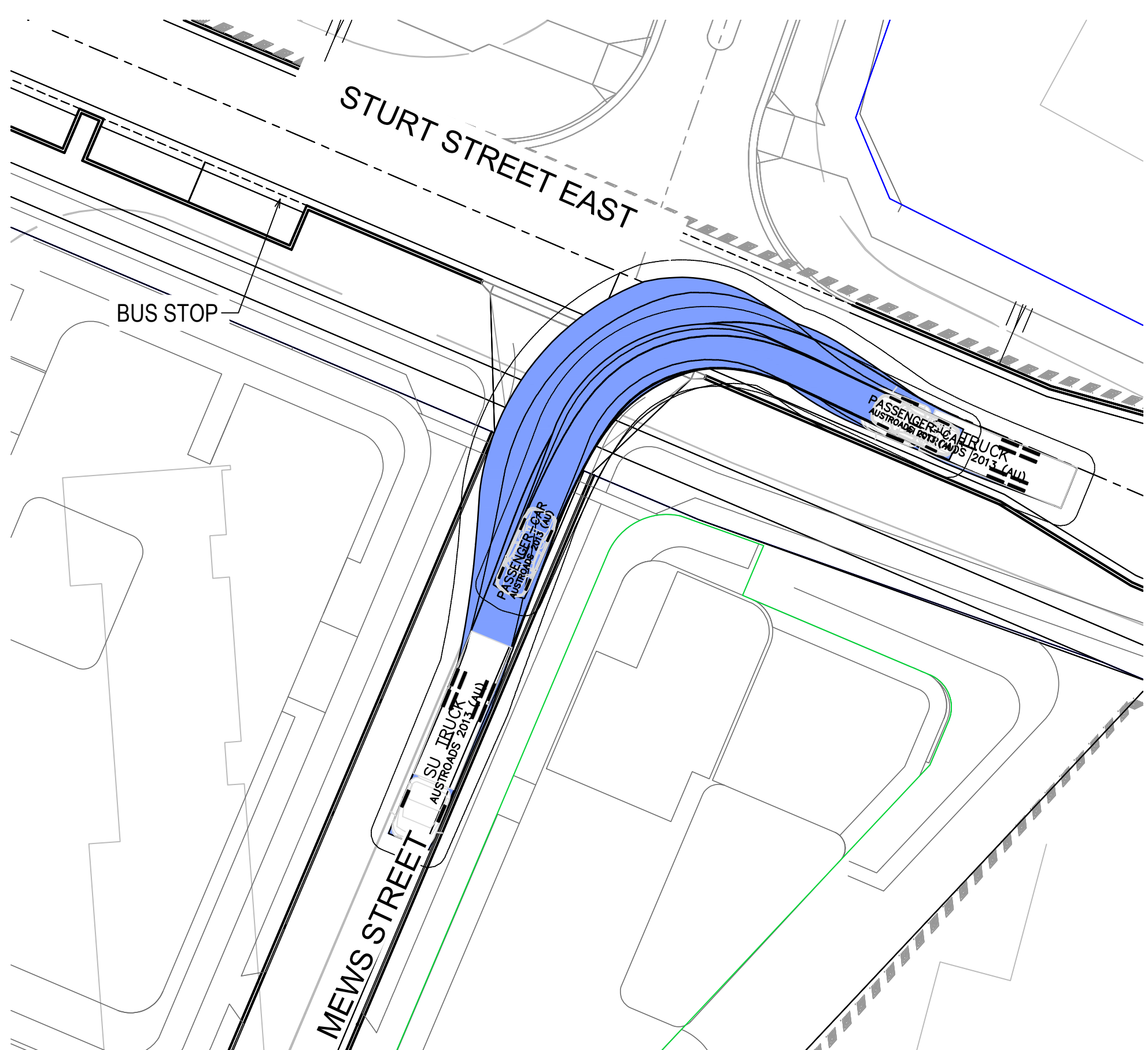




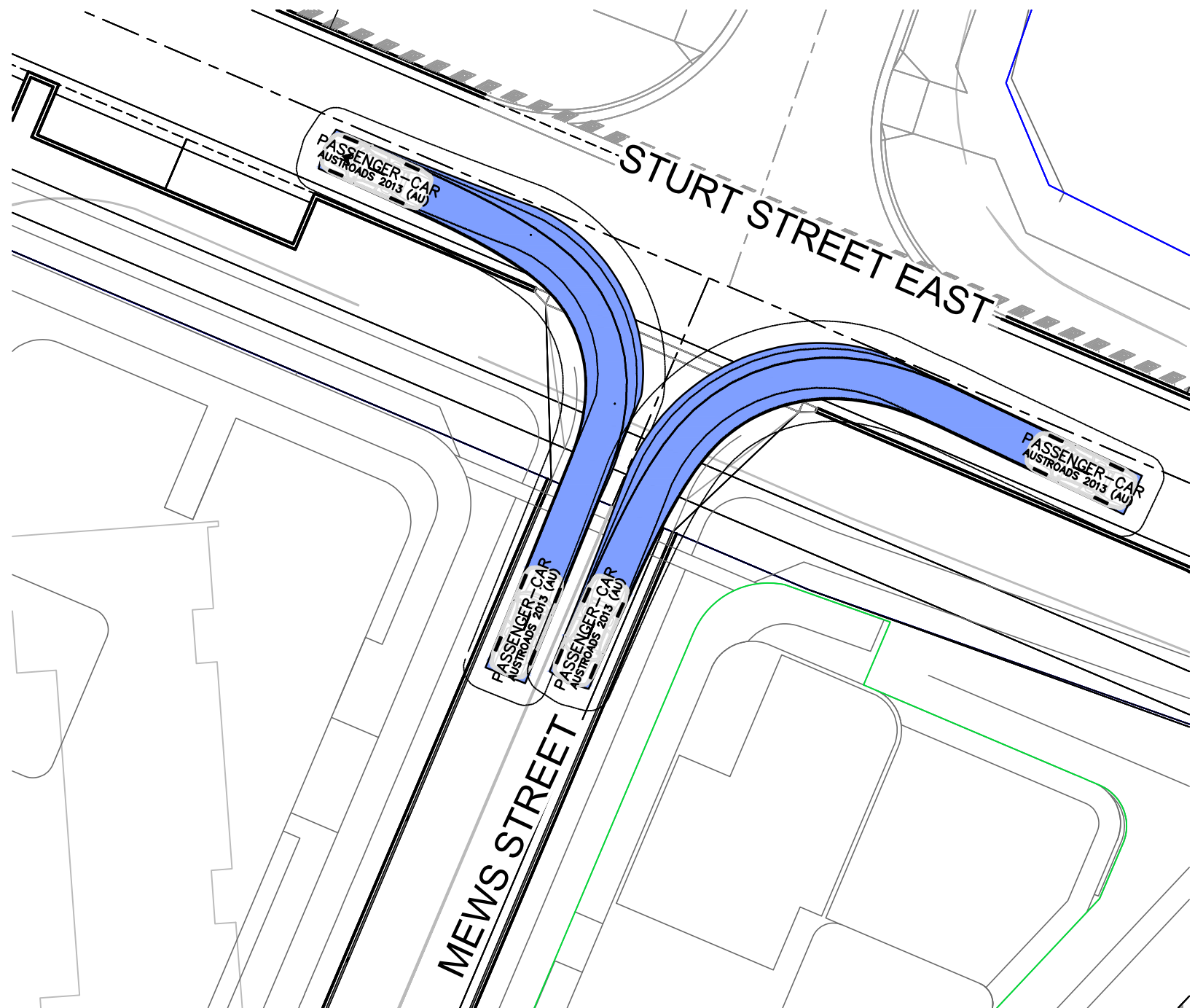
SCENARIO 12: SU TRUCK TRAVELLING NORTHBOUND TO WESTBOUND ON MEWS STREET AND NEW LINK ROAD INTERSECTION  
1:250 NAT



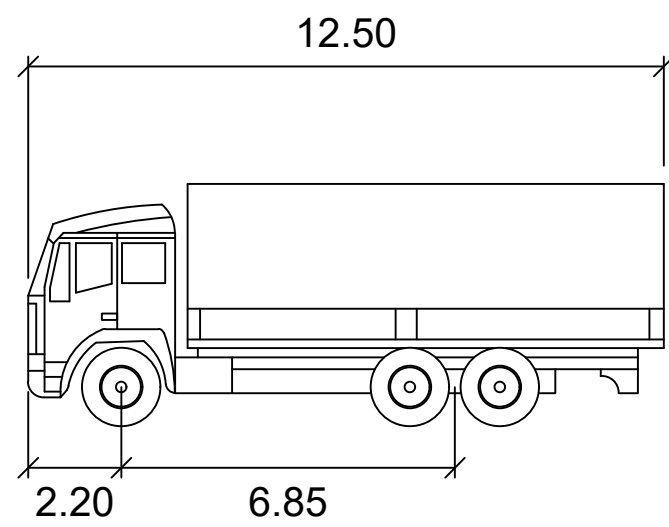
SCENARIO 13: SU TRUCK TRAVERSING THE BEND ON MEWS STREET  
1:250 NAT



SCENARIO 14: SU TRUCK TRAVELLING WESTBOUND TO SOUTHBOUND ON MEWS STREET AND NEW LINK ROAD INTERSECTION  
1:250 NAT

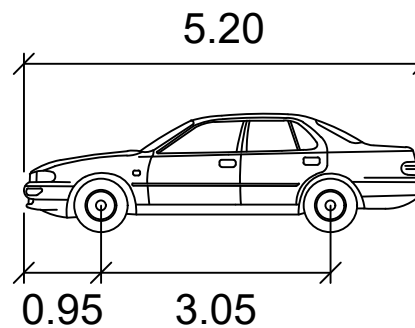


SCENARIO 14: PASSENGER CAR TRAVELLING WESTBOUND TO SOUTHBOUND AND NORTHBOUND TO WESTBOUND ON MEWS STREET AND STURT STREET EAST INTERSECTION  
1:250 NAT



SU TRUCK

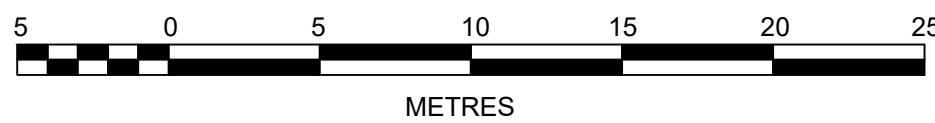
	metres
Width	: 2.50
Track	: 2.50
Lock to Lock Time	: 6.0
Steering Angle	: 36.6



PASSENGER-CAR

	metres
Width	: 1.94
Track	: 1.84
Lock to Lock Time	: 6.0
Steering Angle	: 33.6

1:250 (AT A1)  
1:500 (AT A3)



Plotted: 1 July 2021 11:06:40 AM File Name: J:\110500 - Telopea Urban Renewal\CD\DA\Concept DA - Stage 1A\110500-04-DA1020.dwg

1	MEWS UPDATED	GA	NA	MS	DJ	22/06/21
	AMENDMENT	DES	DRN	CKD	APR	DATE

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TELOPEA URBAN RENEWAL PROJECT  
STAGE 1A  
TURNING PATHS  
SHEET 3

AZIMUTH: M.G.A. DATUM: A.H.D. ORIGIN: SSM 1112 PLAN No: 110500-04-DA1020

PROJECT No:

**110500-04**

SHEET No:

**DA1020**

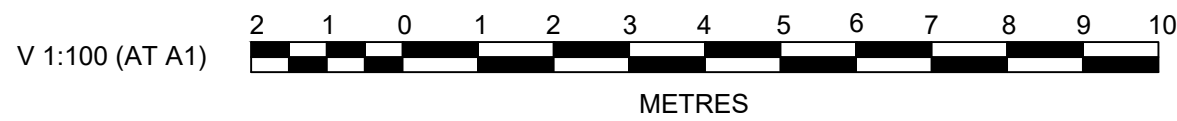
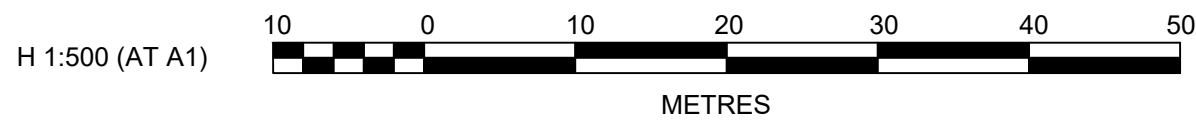
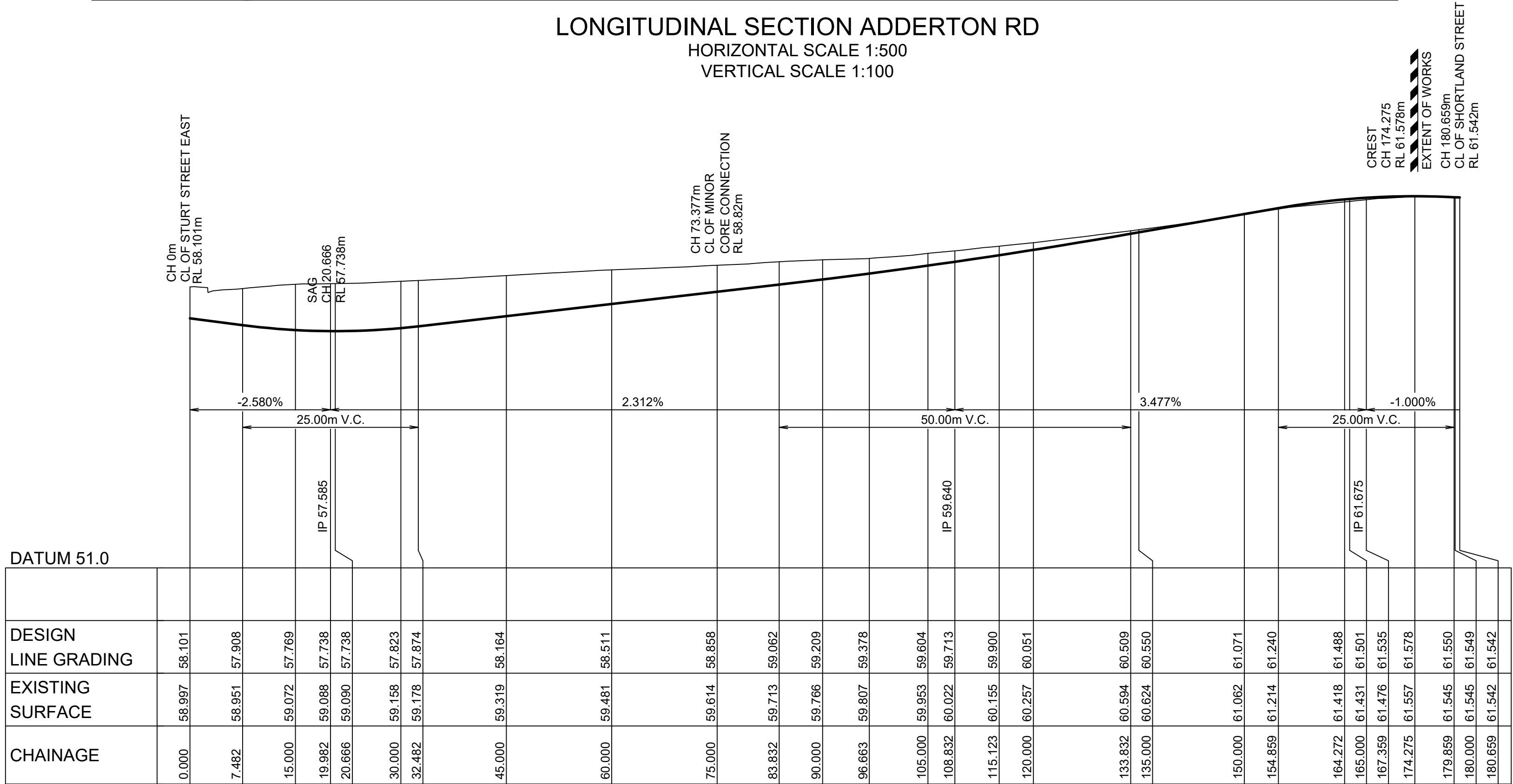
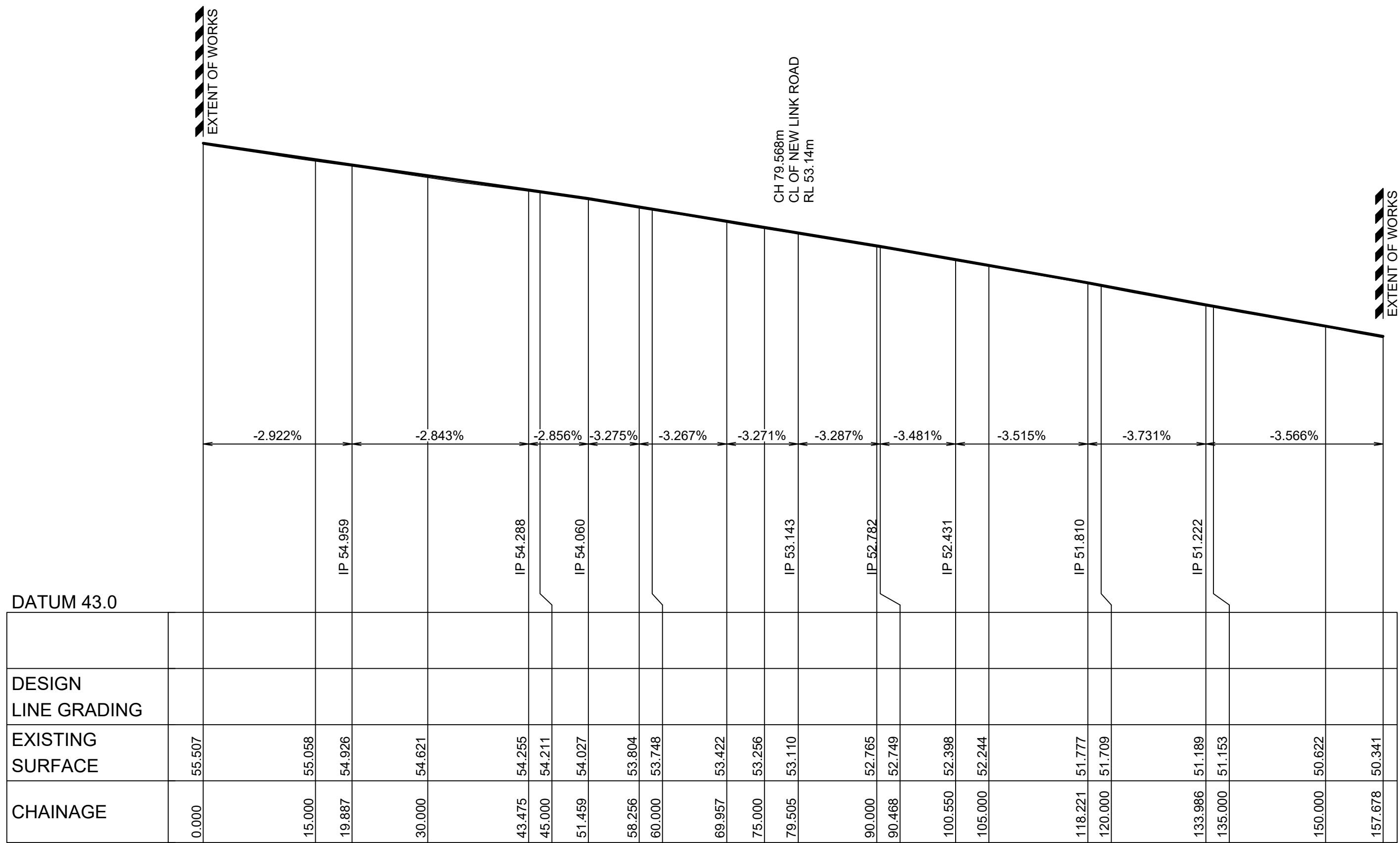
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1	CONSULTANT ISSUE	GA	JM	MS	DJ	01/06/20
	AMENDMENT	DES	DRN	CKD	APR	DATE

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TELOPEA URBAN RENEWAL PROJECT STAGE 1A LONG SECTIONS SHEET 2				PROJECT No: <b>110500-04</b>
				SHEET No: <b>DA1101</b>
AZIMUTH: M.G.A.	DATUM: A.H.D.	ORIGIN: SSM 1112	PLAN No: 110500-04-DA1101	2



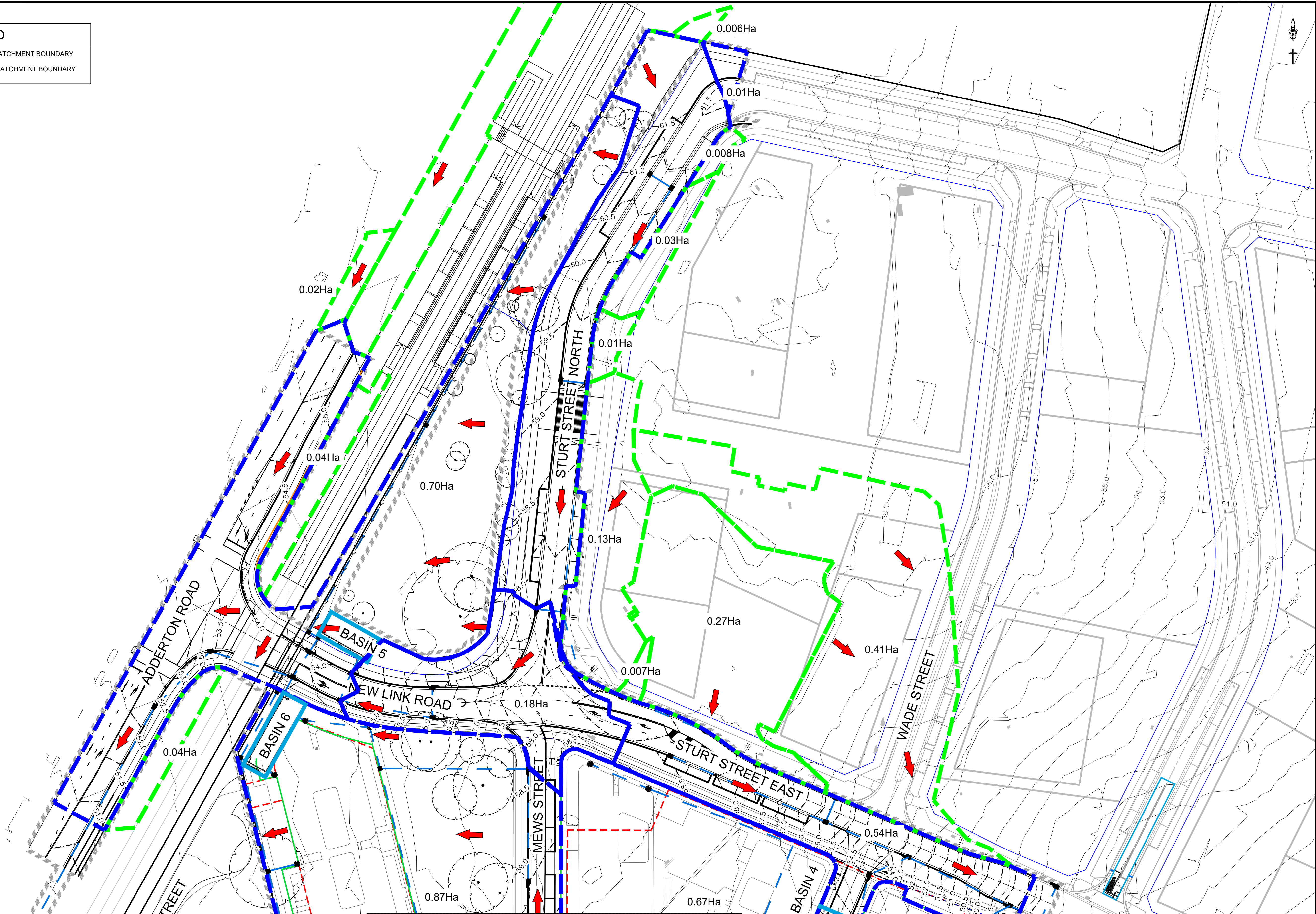




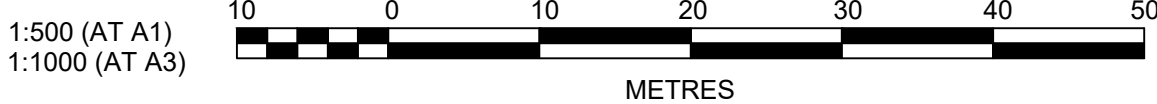
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LEGEND

INTERNAL CATCHMENT BOUNDARY

EXTERNAL CATCHMENT BOUNDARY

REFER TO DRAWING 110500-04-DA1401 FOR CONTINUATION



REFER TO JWP REPORT:  
110500-04-Stormwater Management Strategy

AMENDMENT	DES	DRN	CKD	APR	DATE
6 BASIN 4 UPDATED	GA	GA	MS	DJ	01/07/21
5 MEWS UPDATED	GA	NA	MS	DJ	22/06/21
4 DRAINAGE AMENDED	MS	JM	MS	DJ	12/08/20
3 ARCHITECTURAL UPDATED	MS	JM	MS	DJ	07/08/20
2 ISSUED FOR DA SUBMISSION	GA	AS	MS	DJ	30/06/20
1 CONSULTANT ISSUE	GA	JM	MS	DJ	01/06/20

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TELOPEA URBAN RENEWAL PROJECT  
STAGE 1A  
CATCHMENT PLAN  
SHEET 1

PROJECT No:  
**110500-04**

SHEET No:  
**DA1400**

AZIMUTH: M.G.A. DATUM: A.H.D. ORIGIN: SSM 1112 PLAN No: 110500-04-DA1400

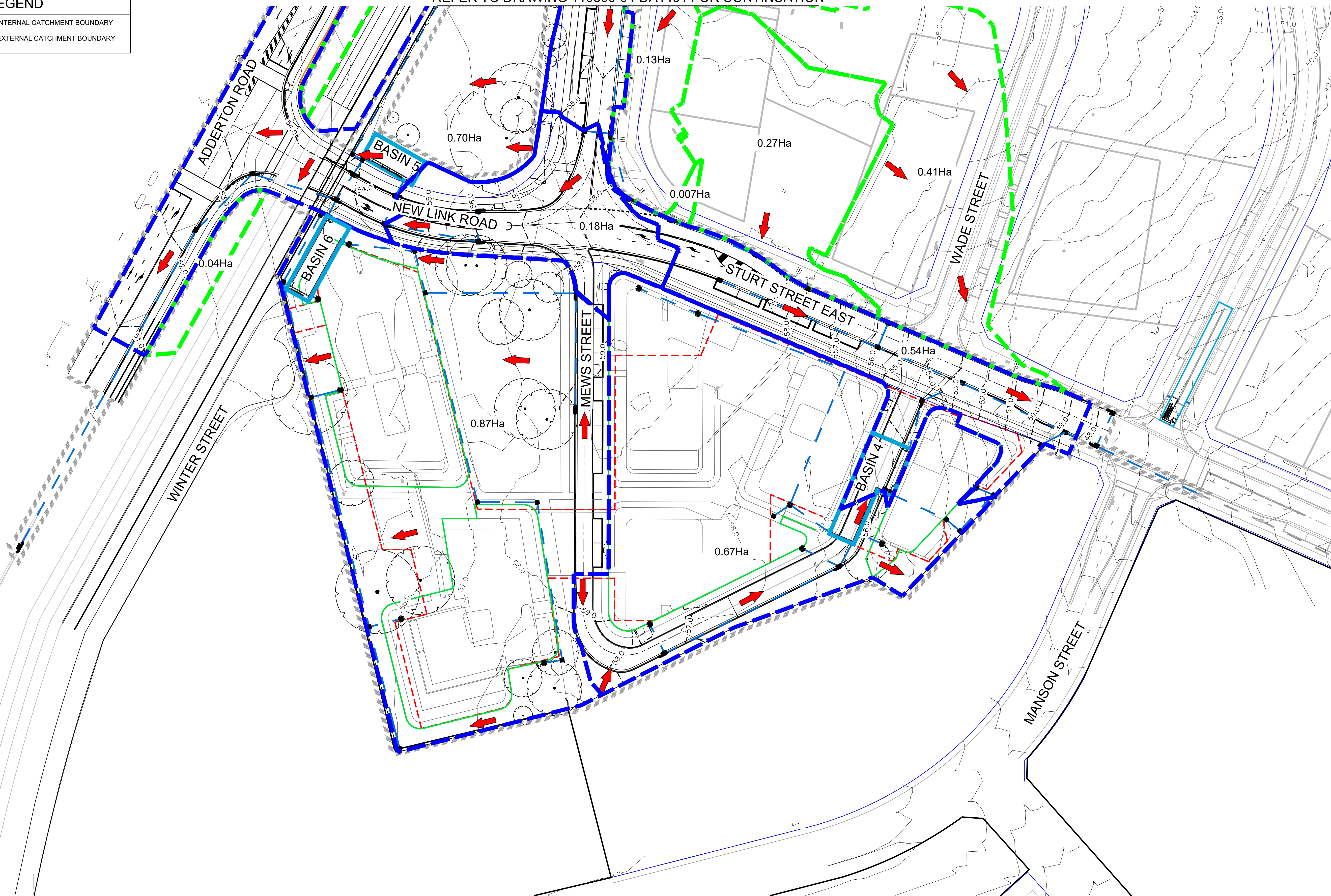
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REFER TO DRAWING 110500-04-DA1401 FOR CONTINUATION

LEGEND

- INTERNAL CATCHMENT BOUNDARY  
EXTERNAL CATCHMENT BOUNDARY



1:500 (AT A1)  
1:1000 (AT A3)

METRES

REFER TO JWP REPORT:  
110500-04-Stormwater Management Strategy

8	BASIN 4 UPDATED	GA	GA	MS	DJ	01/07/21
7	BASIN 4 UPDATED	GA	NA	MS	DJ	25/06/21
6	MEWS UPDATED	GA	NA	MS	DJ	22/06/21
5	DRAINAGE AMENDED	MS	JM	MS	DJ	12/08/20
4	ACCESS WAY AMENDED	MS	JM	MS	DJ	11/08/20
3	ARCHITECTURAL UPDATED	MS	JM	MS	DJ	07/08/20
2	ISSUED FOR DA SUBMISSION	GA	AS	MS	DJ	30/06/20
1	CONSULTANT ISSUE	GA	JM	MS	DJ	01/06/20
AMENDMENT		DES	DRN	CKD	APR	DATE

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TELOPEA URBAN RENEWAL PROJECT  
STAGE 1A  
CATCHMENT PLAN  
SHEET 2

AZIMUTH: M.G.A. DATUM: A.H.D. ORIGIN: SSM 1112 PLAN No: 110500-04-DA1401

PROJECT No:

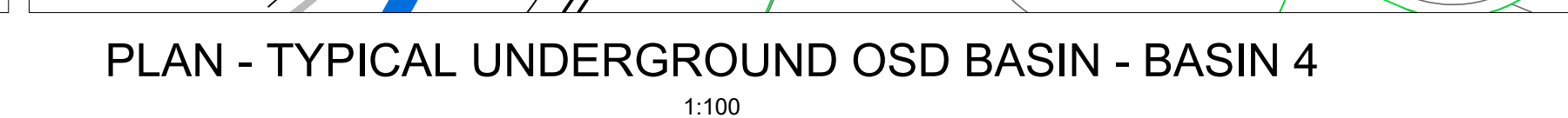
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SHEET No:

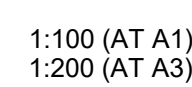
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1:100



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LEGEND

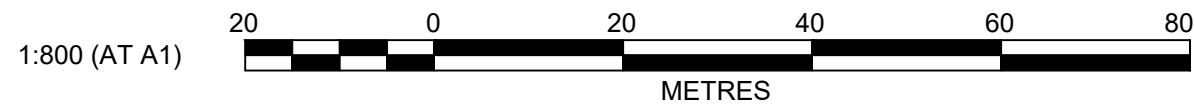
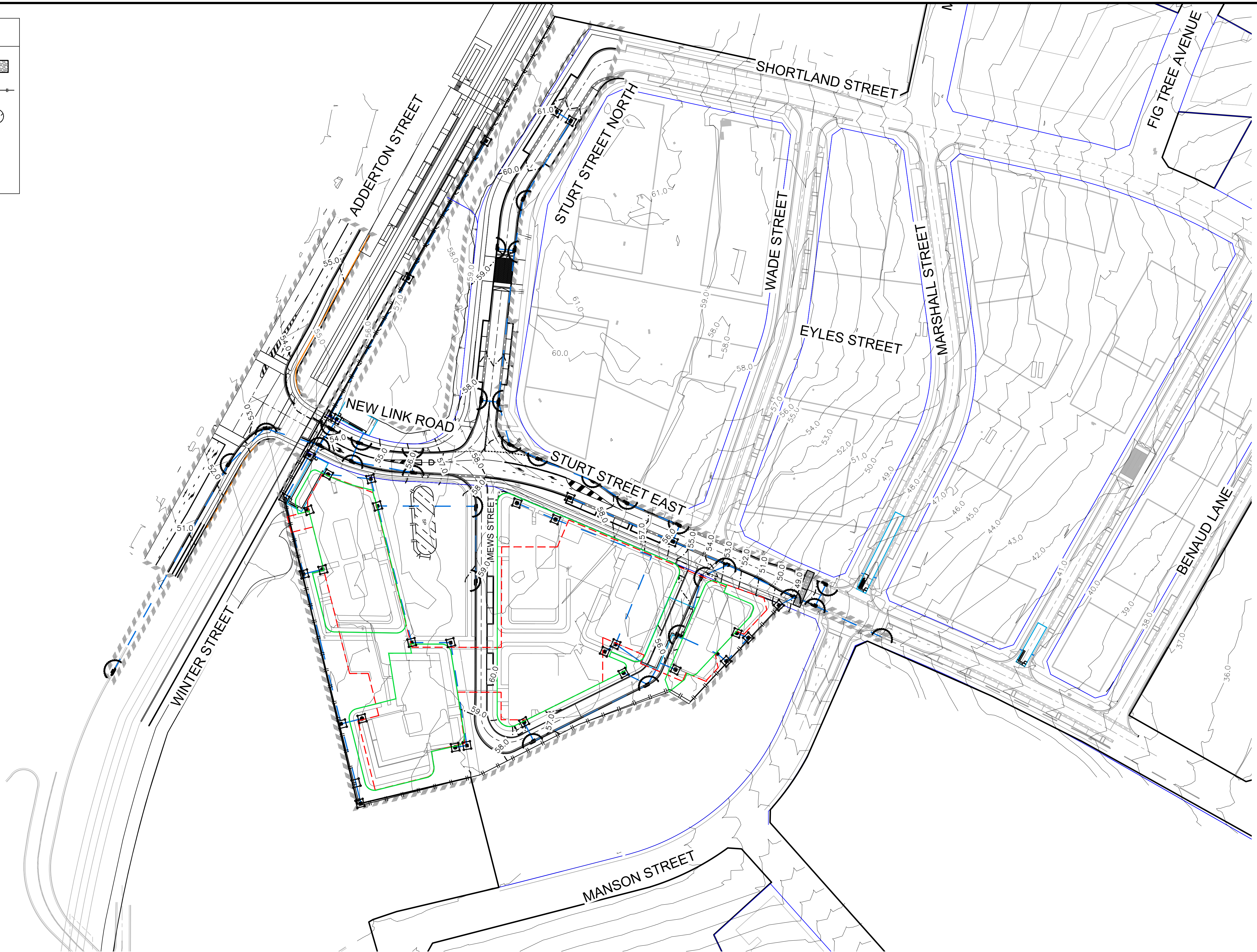
STABILISED SITE ACCESS

SEDIMENT FENCE

STOCKPILE

MESH AND GRAVEL INLET FILTER

GEOTEXTILE INLET FILTER



8	BASIN 4 UPDATED	GA	GA	MS	DJ	01/07/21
7	BASIN 4 UPDATED	GA	NA	MS	DJ	25/06/21
6	MEWS UPDATED	GA	NA	MS	DJ	22/06/21
5	DRAINAGE AMENDED	MS	JM	MS	DJ	12/08/20
4	ACCESS WAY AMENDED	MS	JM	MS	DJ	11/08/20
3	ARCHITECTURAL UPDATED	MS	JM	MS	DJ	07/08/20
2	ISSUED FOR DA SUBMISSION	GA	AS	MS	DJ	30/06/20
1	CONSULTANT ISSUE	GA	JM	MS	DJ	01/06/20
	AMENDMENT	DES	DRN	CKD	APR	DATE

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TELOPEA URBAN RENEWAL PROJECT  
STAGE 1A  
SOIL AND WATER MANAGEMENT PLAN

PROJECT No:  
**110500-04**

SHEET No:  
**DA1600**

AZIMUTH: M.G.A.    DATUM: A.H.D.    ORIGIN: SSM 1112    PLAN No: 110500-04-DA1600

8



SOIL AND WATER MANAGEMENT NOTES

GENERAL NOTES:

1.

ALL EROSION AND SEDIMENT CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE REQUIREMENTS OF THE "SOILS AND CONSTRUCTION - VOLUME 1, 4TH EDITION, MARCH 2004".
2.

TOPSOIL FROM ALL AREAS TO BE DISTURBED SHALL BE STOCKPILED AND LATER RESPREAD TO AID REVEGETATION IN THOSE AREAS.
3.

ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILISED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
4.

ALL TAIL-OUT DRAINS SHALL BE COUCH GRASSED AND TRAPEZOIDAL IN SECTION. STRAW BALES SHALL BE PLACED AS A SEDIMENT CONTROL DEVICE WHERE REQUIRED.
5.

VEHICULAR TRAFFIC SHALL BE CONTROLLED DURING DEVELOPMENT CONFINING ACCESS WHERE POSSIBLE TO PROPOSED OR EXISTING ROAD ALIGNMENTS. AREAS TO BE LEFT UNDISTURBED SHALL BE MARKED OFF.
6.

ROADS SHALL BE PAVED AS EARLY AS POSSIBLE AFTER FORMATION.
7.

DISTURBANCE OF VEGETATION SHALL BE LIMITED TO FILL AREAS, ROADWAYS AND DRAINAGE LINES. NO LOT GRADING SHALL BE CARRIED OUT IN UNDISTURBED AREAS WITHOUT CONSULTATION WITH COUNCIL'S ENGINEER.
8.

ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
9.

ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM 60% FULL OF SOLID MATERIALS, INCLUDING DURING THE MAINTENANCE PERIOD.
10.

THE SOIL AND WATER MANAGEMENT PLAN IS TO BE READ IN CONJUNCTION WITH THE ENGINEERING PLANS, AND COUNCIL'S WRITTEN GUIDELINES FOR THE DEVELOPMENT OF LAND.
11.

CONTRACTORS SHALL ENSURE THAT ALL SOIL AND WATER MANAGEMENT WORKS ARE UNDERTAKEN AS SPECIFIED ON THE PLAN AND IN ACCORDANCE WITH THE GUIDELINES SHOWN IN "MANAGING URBAN STORMWATER - SOILS AND CONSTRUCTION 4TH EDITION" (THE BLUE BOOK").
12.

ALL CONTRACTORS AND SUBCONTRACTORS ARE RESPONSIBLE FOR REDUCING THE SOIL EROSION AND POLLUTION OF DOWNSLOPE AREAS.
13.

THE SOIL EROSION HAZARD ON THE SITE IS TO BE KEPT AS LOW AS POSSIBLE AND GENERALLY IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

LAND USE	LIMITATION	COMMENTS
CONSTRUCTION AREAS	DISTURBANCE TO BE NO FURTHER THAN 5m (PREF 2m) FROM THE EDGE OF ANY ESSENTIAL ENGINEERING ACTIVITY AS SHOWN ON THESE PLANS	ALL SITE WORKERS WILL CLEARLY RECOGNISE THESE ZONES - WHERE APPROPRIATE THE CONSTRUCTION AREAS ARE TO BE IDENTIFIED WITH BARRIER FENCING (DOWNSLOPE) OR SIMILAR MATERIAL.
ACCESS AREAS	LIMITED TO A MAXIMUM WIDTH OF 10m	THE SITE MANAGER SHALL DETERMINE AND MARK THE LOCATION OF THESE ZONES ONSITE. THEY CAN VARY IN POSITION TO BEST CONSERVE THE EXISTING VEGETATION AND PROTECT DOWNSTREAM AREAS WHILE BEING CONSIDERATE OF THE NEEDS OF EFFICIENT WORKS ACTIVITIES. ALL SITE WORKERS SHALL CLEARLY RECOGNISE THEIR BOUNDARIES. WHERE APPROPRIATE THE ACCESS AREAS ARE TO BE MARKED WITH BARRIER MESH, SEDIMENT FENCING OR SIMILAR MATERIALS.
REMAINING LANDS	ENTRY PROHIBITED EXCEPT FOR ESSENTIAL THINNING OF PLANT GROWTH	THINNING OF GROWTH MAY BE REQUIRED FOR FIRE HAZARD REDUCTION.

NOTE:  
WORKS WITHIN WATERWAYS AND CREEKS SHALL BE RESTRICTED AS DIRECTED - ALL LANDS WITHIN CREEKS AND WATERWAYS SHALL HAVE A GROUNDCOVER MORE THAN 70%, USING MATERIALS THAT CAN CATER FOR CONCENTRATED FLOWS.

14.

WORKS ARE TO BE UNDERTAKEN IN THE FOLLOWING SEQUENCE. EACH SUBSEQUENT STAGE IS NOT TO COMMENCE UNTIL THE PREVIOUS ONE IS COMPLETE:-

a.

INSTALL ALL BARRIER AND SEDIMENT FENCING WHERE SHOWN ON THE PLAN AND TO DETAIL (SD) 6-8.

b.

CONSTRUCT STABILISED SITE ACCESS AS SHOWN ON THE PLAN AND TO DETAIL (SD) 6-14.

c.

CONSTRUCT LOW FLOW EARTH BANKS WHERE SHOWN ON THE PLAN AND TO DETAIL (SD) 5-5.

d.

PROVIDE TEMP. ACCESS TO THE SEDIMENT BASIN(S)AND PROTECT THIS WITH SEDIMENT FENCING (SD) 6-8 OR BARRIER FENCING AND EARTH BANKS (SD) 5-5.

e.

PLACE SEDIMENT FENCING (SD) 6-8 DOWNSLOPE OF LANDS TO BE DISTURBED FOR CONSTRUCTION OF THE SEDIMENT BASINS.

f.

CONSTRUCT SEDIMENT BASIN(S) GENERALLY IN ACCORDANCE WITH (SD) 6-4

g.

STABILISE LAND SURFACES DISTURBED BY CONSTRUCTION OF THE SEDIMENT BASIN(S) AS SOON AS FINAL LEVELS ARE ESTABLISHED

h.

CLEAR THE SITE AND STRIP AND STOCKPILE THE TOPSOIL IN THE LOCATIONS SHOWN ON THE PLAN OR AS DIRECTED BY THE SITE SUPERINTENDENT TO DETAIL (SD) 4-1.

i.

UNDERTAKE ALL ESSENTIAL CONSTRUCTION WORKS.

j.

GRADE LOT AREAS TO FINAL GRADES AND APPLY PERMANENT STABILISATION (LANDSCAPING) WITHIN 14 DAYS OF COMPLETION OF CONSTRUCTION WORKS.

k.

REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER THE PERMANENT LANDSCAPING HAS BEEN COMPLETED.
15.

CLEARLY VISIBLE BARRIER FENCING SHALL BE INSTALLED WHERE DIRECTED BY THE SITE SUPERINTENDENT TO CONTROL AND PROHIBIT UNNECESSARY SITE DISTURBANCE
16.

EARTH BATTERS SHALL BE CONSTRUCTED WITH AS LOW A GRADIENT AS PRACTICABLE BUT NO STEEPER THAN:-

a.

2(h) - 1(v) WHERE SLOPE LENGTH IS LESS THAN 7m

b.

2.5(h) - 1(v) WHERE SLOPE LENGTH IS BETWEEN 7m AND 10m

c.

3(h) - 1(v) WHERE SLOPE LENGTH IS BETWEEN 10m AND 12m

d.

4(h) - 1(v) WHERE SLOPE LENGTH IS BETWEEN 12m AND 18m

e.

5(h) - 1(v) WHERE SLOPE LENGTH IS BETWEEN 18m AND 27m

f.

6(h) - 1(v) WHERE SLOPE LENGTH IS GREATER THAN 27m

SLOPE LENGTHS CAN BE SHORTENED BY USING LOW FLOW EARTH BANKS AS CATCH DRAINS ABOVE THE EARTH BATTER AREA.

17.

PROTECTION FROM EROSION FORCES SHALL BE UNDERTAKEN ON ALL LANDS. GROUND COVER TO BE IN PLACE WITHIN 10 WORKING DAYS FROM COMPLETION OF FORMATION AND BEFORE THEY ARE ALLOWED TO CARRY ANY CONCENTRATED FLOWS.
18.

TEMPORARY GROUND COVER SHOULD BE MINIMUM 70%. FOOT AND VEHICULAR TRAFFIC SHALL BE KEPT AWAY FROM REHABILITATED AREAS.
19.

WHERE POSSIBLE THE CONSTRUCTION PROGRAM IS TO SCHEDULE WORKS SUCH THAT LAND DISTURBANCE ACTIVITIES ARE COMPLETED IN LESS THAN 6 MONTHS. REVEGETATION WORKS MUST BE CARRIED OUT AS STIPULATED IN THE RELEVANT COUNCIL GUIDELINES / SPECIFICATIONS SUCH THAT A SATISFACTORY GROUND COVER IS PROVIDED TO AT LEAST 60% OF THE DISTURBED AREA WITHIN 10 DAYS AND AT LEAST 70% OF THE DISTURBED AREA WITHIN A FURTHER 60 DAYS..
20.

SEDIMENT FENCES (SD) 6-8 SHALL:-

a.

BE INSTALLED WHERE SHOWN ON THE PLAN AND AS DIRECTED AT THE DISCRETION OF THE SITE SUPERINTENDENT DURING THE COURSE OF CONSTRUCTION TO CONTAIN THE COARSER SEDIMENT FRACTIONS AS NEAR AS POSSIBLE TO THEIR SOURCE.

b.

HAVE A CATCHMENT AREA NOT EXCEEDING 720sq.m. AND A STORAGE DEPTH OF AT LEAST 0.6m.

c.

PROVIDE AN UPSLOPE RETURN OF 1m AT INTERVALS ALONG THE FENCE WHERE THE CATCHMENT AREA EXCEEDS 720sq.m. TO LIMIT THE DISCHARGE REACHING EACH SECTION TO 50litres/sec IN A MAX. 10yr Tc DISCHARGE.
21.

STOCKPILES (SD) 4-1 SHALL BE LOCATED AS SHOWN ON THE PLANS AND AT THE DISCRETION OF THE SITE SUPERINTENDENT.
22.

DURING WINDY WEATHER LARGE UNPROTECTED AREAS ARE TO BE KEPT MOIST (NOT WET) BY SPRINKLING WITH WATER TO KEEP DUST UNDER CONTROL. IN THE EVENT WATER IS NOT AVAILABLE IN SUFFICIENT QUANTITIES SOIL BINDERS AND/OR DUST RETARDANTS SHALL BE USED OR THE SURFACE SHALL BE LEFT IN A CLODDY STATE THAT RESISTS REMOVAL BY WIND.
23.

STOCKPILES SHALL NOT BE LOCATED WITHIN 5m OF HAZARD AREAS, INCLUDING LIKELY AREAS OF HIGH VELOCITY FLOWS SUCH AS WATERWAYS, PAVED AREAS OR DRIVEWAYS.
24.

THE SEDIMENT RETENTION BASINS (SD) 6-4 SHALL:-

a.

BE CONSTRUCTED WHERE SHOWN ON THE PLANS.

b.

BE FLOCCULATED (APPENDIX E MANAGING URBAN STORMWATER SOILS & CONSTRUCTION 4TH ED.) BEFORE DISCHARGE OCCURS (UNLESS THE DESIGN STORM EVENT IS EXCEEDED)

c.

HAVE ONE OR MORE PEGS PLACED ON THE FLOOR TO CLEARLY INDICATE THE LEVEL AT WHICH DESIGN CAPACITY OCCURS AND WHEN SEDIMENT SHALL BE REMOVED.
25.

STORED CONTENTS OF THE BASINS SHALL BE TREATED WITH GYPSUM (APPENDIX E MANAGING URBAN STORMWATER SOILS & CONSTRUCTION 4TH ED.) OR OTHER FLOCCULATING AGENTS WHERE THEY CONTAIN MORE THAN 50mg/litre OF SUSPENDED SOLIDS. TREATMENT SHALL BE AS FOLLOWS:-

a.

LOWER SUSPENDED SOLIDS TO LESS THAN 50mg/litre WITHIN 24hrs OF FILLING

b.

THE BASINS SHALL THEN BE ALLOWED TO STAND 36 TO 48hrs FOR FLOCCULATED PARTICLES TO SETTLE

c.

THE BASINS SHALL THEN BE DRAINED SO THAT FULL STORAGE CAPACITY IS REGAINED WITHOUT DISCHARGING SEDIMENT FROM THE SITE.
26.

SEDIMENT REMOVED FROM ANY TRAPPING DEVICE SHALL BE DISPOSED IN LOCATIONS WHERE FURTHER EROSION AND CONSEQUENT POLLUTION TO DOWNSLOPE LANDS AND WATERWAYS SHALL NOT OCCUR.
27.

WATER SHALL BE PREVENTED FROM DIRECTLY ENTERING THE PERMANENT DRAINAGE SYSTEM UNLESS IT IS RELATIVELY SEDIMENT FREE (ie THE CATCHMENT HAS BEEN LANDSCAPED AND/OR ANY LIKELY SEDIMENT HAS BEEN TREATED IN AN APPROVED DEVICE) NEVERTHELESS STORMWATER INLETS SHALL BE PROTECTED (SD) 6-11 & 6-12.
28.

TEMPORARY SOIL AND WATER MANAGEMENT STRUCTURES SHALL BE REMOVED ONLY AFTER THE LANDS THEY ARE PROTECTING ARE STABILISED.
29.

ACCEPTABLE BINS SHALL BE PROVIDED FOR ANY CONCRETE AND MORTAR SLURRIES, PAINTS, ACID WASHINGS, LIGHTWEIGHT WASTE MATERIALS AND LITTER. CLEARANCE SERVICES SHALL BE PROVIDED AT LEAST ONCE A WEEK.

STOCKPILE NOTES:

1.

SPOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREAS WHERE WATER MAY CONCENTRATE.
2.

IF STOCKPILES ARE TO BE IN PLACE FOR LONGER THAN 14 DAYS THEN THEY SHALL BE STABILIZED BY COVERING WITH A MULCH OR WITH TEMPORARY VEGETATION.
3.

FOLLOWING CONSTRUCTION, TOPSOIL SHALL BE RESPREAD TO A MINIMUM DEPTH OF 100mm ON THE BARE SOIL SURFACES AND REVEGETATED.

SEDIMENTATION CONTROL DEVICES:

1.

ALL STRAW BALES SHALL BE BOUND WITH WIRE. STRAW BALES SHALL BE PLACED END TO END IN A SINGLE ROW AND EMBEDDED INTO THE SOIL TO A DEPTH OF 100mm. EACH BAL SHALL BE SECURELY ANCHORED WITH TWO STEEL STAKES DRIVEN 600mm INTO THE GROUND AND LOOKED ON THE BALE CENTRELINE.
2.

SILT FENCES SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR SIMILAR) BETWEEN POSTS AT 2.5m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.
3.

PROVIDE STRIP OF TURF MIN. 300mm WIDE BEHIND KERB + 1m WIDE AROUND ALL SURFACE INLET PITS

SITE INSPECTION AND MAINTENANCE:

1.

A SELF-AUDITING PROGRAM SHALL BE ESTABLISHED BASED ON A INSPECTION TEST PLAN (ITP) OR LOG BOOK. A SITE INSPECTION USING THE ITP SHALL BE MADE BY THE SITE MANAGER:-

a.

AT LEAST WEEKLY

b.

IMMEDIATELY BEFORE SITE CLOSURE

c.

IMMEDIATELY FOLLOWING RAINFALL EVENTS IN EXCESS OF 5mm IN ANY 24hr PERIOD.

THE SELF AUDIT SHALL INCLUDE:-

a.

RECORDING THE CONDITION OF EVERY 'BEST MANAGEMENT PRACTICE' EMPLOYED

b.

RECORDING MAINTENANCE REQUIREMENTS (IF ANY) FOR EACH 'BEST MANAGEMENT PRACTICE'

c.

RECORDING THE VOLUMES OF SEDIMENT REMOVED FROM SEDIMENT RETENTION SYSTEMS WHERE APPLICABLE

d.

RECORDING THE SITE WHERE SEDIMENT IS DISPOSED

e.

FORWARDING A SIGNED DUPLICATE OF THE COMPLETED CHECK SHEET TO THE PROJECT MANAGER/DEVELOPER FOR THEIR INFORMATION.
2.

IN ADDITION A SUITABLY QUALIFIED PERSON SHALL BE RESPONSIBLE FOR OVERSEEING THE INSTALLATION AND MAINTENANCE OF ALL SOIL AND WATER MANAGEMENT WORKS ON THE SITE. THE PERSON SHALL BE REQUIRED TO SPEND A MINIMUM OF:-

a.

2hrs ONSITE EACH FORTNIGHT UP UNTIL COMPLETION OF ROAD AND DRAINAGE WORKS AND/OR THE COMMISSIONING OF SEDIMENT BASIN(S)/WATER QUALITY CONTROL FACILITIES, AND DURING THE DECOMMISSIONING OF SAME AND/OR FINAL SITE STABILISATION. TO PROVIDE A SHORT MONTHLY WRITTEN REPORT.

b.

ONE HOUR ONSITE EACH 2 MONTHS DURING THAT PHASE WHERE THE DEVELOPERS RESPONSIBILITIES ARE LIMITED TO MAINTENANCE OF THE SDS DEVICES AND/OR SEDIMENT BASINS (ie DURING THE STAGE WHEN BUILDING WORKS CAN BE UNDERTAKEN) TO PROVIDE A SHORT WRITTEN REPORT EACH 4 MONTHS

THE RESPONSIBLE PERSON SHALL ENSURE THAT:-

a.

THIS PLAN IS BEING IMPLEMENTED CORRECTLY

b.

REPAIRS ARE BEING UNDERTAKEN AS REQUIRED

c.

ESSENTIAL MODIFICATIONS TO THIS PLAN ARE BEING MADE IF AND WHEN NECESSARY. EACH REPORT SHALL CERTIFY THAT WORKS HAVE BEEN CARRIED OUT ACCORDING TO THE APPROVED PLANS.
3.

WASTE BINS SHALL BE EMPTIED AS NECESSARY, DISPOSAL OF WASTE SHALL BE IN A MANNER APPROVED BY THE SITE SUPERINTENDENT
4.

PROPER DRAINAGE OF THE SITE SHALL BE MAINTAINED. DRAINS (INCLUDING INLET AND OUTLET WORKS) SHALL BE CHECKED TO ENSURE THAT THEY ARE OPERATING AS INTENDED.ESPECIALLY THAT:-

a.

NO LOW POINTS EXIST WHICH CAN OVERTOP IN A LARGE STORM EVENT.

b.

AREAS OF EROSION ARE REPAIRED (ie g LINED WITH SUITABLE MATERIAL) AND/OR VELOCITY OF FLOW IS REDUCED APPROPRIATELY THROUGH CONSTRUCTION OF SMALL CHECK DAMS OR INSTALLING ADDITIONAL DIVERSIONS UPSLOPE

c.

BLOCKAGES ARE CLEARED (THESE MIGHT OCCUR BECAUSE OF SEDIMENT POLLUTION, SAND/SOIL/SPOIL BEING DEPOSITED IN OR TOO CLOSE TO THEM, BREACHED BY VEHICLE WHEELS etc)
5.

SAND/SOIL/SPOIL MATERIALS PLACED CLOSER THAN 2m FROM HAZARD AREAS SHALL BE REMOVED SUCH HAZARD AREAS INCLUDE ANY AREAS OF HIGH VELOCITY WATER FLOWS (eg WATERWAYS AND GUTTERS) PAVED AREAS AND DRIVEWAYS.
6.

RECENTLY STABILISED LANDS SHALL BE CHECKED TO ENSURE THAT THE EROSION HAZARD HAS BEEN EFFECTIVELY REDUCED. ANY REPAIRS SHALL BE INITIATED AS APPROPRIATE.
7.

EXCESSIVE VEGETATIVE GROWTH SHALL BE CONTROLLED THROUGH MOWING OR SLASHING.
8.

ALL SEDIMENT DETENTION SYSTEMS SHALL BE KEPT IN GOOD WORKING CONDITION. IN PARTICULAR ATTENTION SHALL BE GIVEN TO:-

a.

RECENT WORKS TO ENSURE THAT THEY HAVE NOT RESULTED IN DIVERSION OF SEDIMENT LADEN WATER AWAY FROM THEM.

b.

DEGRADABLE PRODUCTS TO ENSURE THAT THEY ARE REPLACED AS REQUIRED

c.

SEDIMENT REMOVAL TO ENSURE THE DESIGN CAPACITY OR LESS REMAINS IN THE SETTLING ZONE.
9.

ADDITIONAL EROSION AND/OR SEDIMENT CONTROL WORKS SHALL BE CONSTRUCTED AS MIGHT BECOME NECESSARY TO ENSURE THE DESIRED PROTECTION IS GIVEN TO DOWNSLOPE LANDS AND WATERWAYS (ie MAKE ONGOING CHANGES TO THIS PLAN WHERE IT PROVES INADEQUATE IN PRACTICE OR IS SUBJECTED TO CHANGES IN CONDITIONS AT THE WORKS SITE OR ELSEWHERE IN THE CATCHMENT.
10.

EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED IN A FUNCTIONING CONDITION UNTIL ALL EARTHWORKS ACTIVITIES ARE COMPLETED AND THE SITE STABILISED.
11.

WATERS IN SEDIMENT RETENTION BASIN(S) THAT OCCUPY MORE THAN 1/4 OF THE DESIGN CAPACITY DURING THAT STAGE OF THE WORKS UP UNTIL COMMISSIONING OF THE BASIN(s) SHALL BE:-

a.

TREATED WITH A FLOCCULATING AGENT (APPENDIX E MANAGING URBAN STORMWATER SOILS & CONSTRUCTION 4TH ED.)

b.

DISCHARGED WITHIN 5 days FROM THE CONCLUSION OF ANY STORM EVENT LARGE ENOUGH TO FILL THE BASIN TO THAT LEVEL.
12.

LITTER, DEBRIS AND COARSE SEDIMENT SHALL BE REMOVED FROM THE GROSS POLLUTANT TRAPS AND TRASH RACKS AS REQUIRED.

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2	ISSUED FOR DA SUBMISSION		GA	AS	MS	DJ	30/06/20		
1	CONSULTANT ISSUE		GA	JM	MS	DJ	01/06/20		
	AMENDMENT		DES	DRN	CKD	APR	DATE		

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CLIENT:



STATUS:

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TELOPEA URBAN RENEWAL PROJECT

STAGE 1A

SOIL AND WATER MANAGEMENT NOTES

PROJECT No:

110500-04

SHEET No:

DA1601

AZIMUTH: M.G.A.

DATUM: A.H.D.

ORIGIN: SSM 1112

PLAN No: 110500-04-DA1601

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