

LEGEND

- EXISTING BOUNDARY LINE
- - - E-UG
- - - G
- - - COMS
- - - W
- - - S
- PROPOSED DESIGN LAYOUT
- EXISTING CONTOURS
- SECURITY FENCE
- WIRE MESH AND GRAVEL SEDIMENT FILTER
- OVERLAND FLOW

- ### GENERAL NOTES:
1. SURVEY SUPPLIED BY: LTS
 - 1.1.1. NUMBER: 51428 0010T
 - 1.1.2. DRAWING TITLE: PLAN OF DETAIL AND LEVELS OVER LOT 220 DP1251471 No.242-244 BEECROFT ROAD, EPPING
 - 1.1.3. REVISION DATE: 13/08/2021
 - 1.1.4. REVISION NUMBER: A
 2. GEOMETRIC DATUM OF AUSTRALIA: 2020 ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH COUNCIL / RELEVANT AUTHORITY SPECIFICATIONS AND DETAILS.
 3. ALL SEDIMENT AND SOIL EROSION CONTROL MEASURES TO BE INSTALLED IN ACCORDANCE WITH THE 'BLUE BOOK'. CONTRACTOR TO ENSURE THESE MEASURES ARE IN PLACE AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION WORKS.
 4. CONTRACTOR TO PROVIDE 'WIRE MESH AND GRAVEL SEDIMENT FILTER' TO ALL PAVED / ROAD AREAS (BOTH PROPOSED AND EXISTING) IN ACCORDANCE WITH THE 'BLUE BOOK'.
 5. ALL PITS OPEN TO ATMOSPHERE TO BE PROTECTED IN ACCORDANCE WITH THE 'BLUE BOOK'.

- ### CONCEPT SOIL & WATER MANAGEMENT
1. ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH RELEVANT ORDINANCES AND REGULATIONS; NOTE IN PARTICULAR THE REQUIREMENTS OF LANDCOMS 'MANAGING URBAN STORMWATER, SOILS AND CONSTRUCTION' (THE 'BLUE BOOK'). THIS SOIL AND WATER MANAGEMENT PLAN DETAILS THE ACTIONS TO BE TAKEN FOR THE MANAGEMENT AND DEWATERING OF STORMWATER DURING CONSTRUCTION OF THE PROPOSED BUILDING.
 2. INSTALL SEDIMENT PROTECTION FILTERS ON ALL NEW AND EXISTING STORMWATER INLET PITS IN ACCORDANCE WITH EITHER THE MESH AND GRAVEL INLET FILTER DETAIL SD6-11 OR THE GEOTEXTILE INLET FILTER DETAIL SD6-12 OF THE 'BLUE BOOK'.
 3. ESTABLISH ALL REQUIRED SEDIMENT FENCES IN ACCORDANCE WITH DETAIL SD6-8 OF THE 'BLUE BOOK'.
 4. INSTALL SEDIMENT FENCING AROUND INDIVIDUAL BUILDING ZONES/AREAS AS REQUIRED AND AS DIRECTED BY THE SUPERINTENDENT.
 5. ALL TRENCHES INCLUDING ALL SERVICE TRENCHES AND SWALE EXCAVATION SHALL BE SIDE-CAST TO THE HIGH SIDE AND CLOSED AT THE END OF EACH DAY'S WORK.
 6. THE CONTRACTOR SHALL ENSURE THAT ALL VEGETATION (TREE, SHRUB & GROUND COVER) WHICH IS TO BE RETAINED SHALL BE PROTECTED DURING THE DURATION OF CONSTRUCTION. REFER ARCHITECTS PLANS FOR TREES TO BE KEPT.
 7. ALL VEGETATION TO BE REMOVED SHALL BE MULCHED ONSITE AND SPREAD/STOCKPILED AS DIRECTED BY THE SUPERINTENDENT.
 8. STRIP TOPSOIL IN AREAS DESIGNATED FOR STRIPPING AND STOCKPILE FOR RE-USE AS REQUIRED. ANY SURPLUS MATERIAL SHALL BE REMOVED FROM SITE AND DISPOSED OF IN ACCORDANCE WITH EPA GUIDELINES.
 9. CONSTRUCT AND MAINTAIN ALL MATERIAL STOCKPILES IN ACCORDANCE WITH DETAIL SD4-1 OF THE 'BLUE BOOK' (INCLUDING CUT-OFF SWALES TO THE HIGH SIDE AND SEDIMENT FENCES TO THE LOW SIDE).

- ### CONCEPT SOIL & WATER MANAGEMENT (cont.)
10. ENSURE STOCKPILES DO NOT EXCEED 2.0m HIGH. PROVIDE WIND AND RAIN EROSION PROTECTION AS REQUIRED IN ACCORDANCE WITH THE 'BLUE BOOK'.
 11. PROVIDE WATER TRUCKS OR SPRINKLER DEVICES DURING CONSTRUCTION AS REQUIRED TO SUPPRESS DUST.
 12. ONCE CUT/FILL OPERATIONS HAVE BEEN FINALIZED ALL DISTURBED AREAS THAT ARE NOT BEING WORKED ON SHALL BE RE-VEGETATED AS SOON AS IS PRACTICAL.
 13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING A DETAILED WRITTEN RECORD OF ALL EROSION & SEDIMENT CONTROLS ON-SITE DURING THE CONSTRUCTION PERIOD. THIS RECORD SHALL BE UPDATED ON A DAILY BASIS & SHALL CONTAIN DETAILS ON THE CONDITION OF CONTROLS AND ANY / ALL MAINTENANCE, CLEANING & BREACHES. THIS RECORD SHALL BE KEPT ON-SITE AT ALL TIMES AND SHALL BE MADE AVAILABLE FOR INSPECTION BY THE PRINCIPAL CERTIFYING AUTHORITY AND THE SUPERINTENDENT DURING NORMAL WORKING HOURS.
 14. GROUNDWATER SEEPAGE RATES AND QUALITY TO BE MONITORED AND TREATED IF REQUIRED DURING CONSTRUCTION IN ACCORDANCE WITH REQUIREMENTS OF SUPERVISING GEOTECHNICAL ENGINEER.

DRAWN: DESIGNED: JOB MANAGER: VERIFIER:

REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE
01	ISSUED FOR SSDA	VC		ML	05.07.22

CLIENT
BEECROFT PROPERTY DEVELOPMENT PTY LTD

ARCHITECT
TURNER

THE COPYRIGHT OF THIS DRAWING REMAINS WITH NORTHROP CONSULTING ENGINEERS PTY LTD

ALL DIMENSIONS TO BE VERIFIED ON SITE BEFORE COMMENCING WORK. NORTHROP ACCEPTS NO RESPONSIBILITY FOR THE USABILITY, COMPLETENESS OR SCALE OF DRAWINGS TRANSFERRED ELECTRONICALLY. THIS DRAWING MAY HAVE BEEN PREPARED USING COLOUR, AND MAY BE INCOMPLETE IF COPIED TO BLACK & WHITE.

SCALE 1:200@A1

Sydney
Level 11 345 George Street, Sydney NSW 2000
Ph (02) 9241 4188 Fax (02) 9241 4324
Email sydney@northrop.com.au ABN 81 094 433 100

PROJECT
RAY ROAD, EPPING
PUBLIC DOMAIN

DRAWING TITLE
CIVIL ENGINEERING PACKAGE DEVELOPMENT APPLICATION
SEDIMENT AND SOIL EROSION CONTROL PLAN

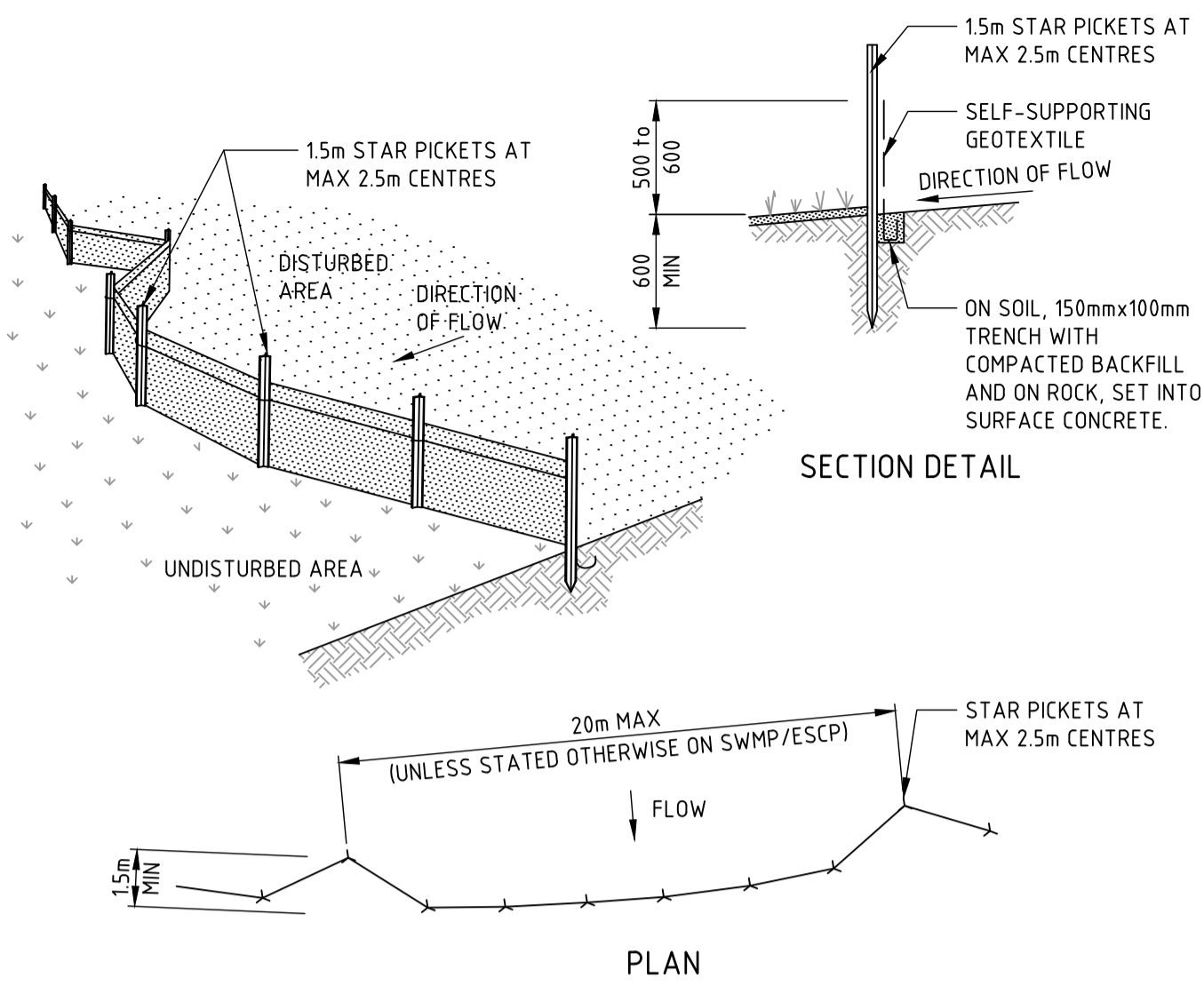
JOB NUMBER
212798

DRAWING NUMBER
C21001

REVISION
01

DRAWING SHEET SIZE = A1

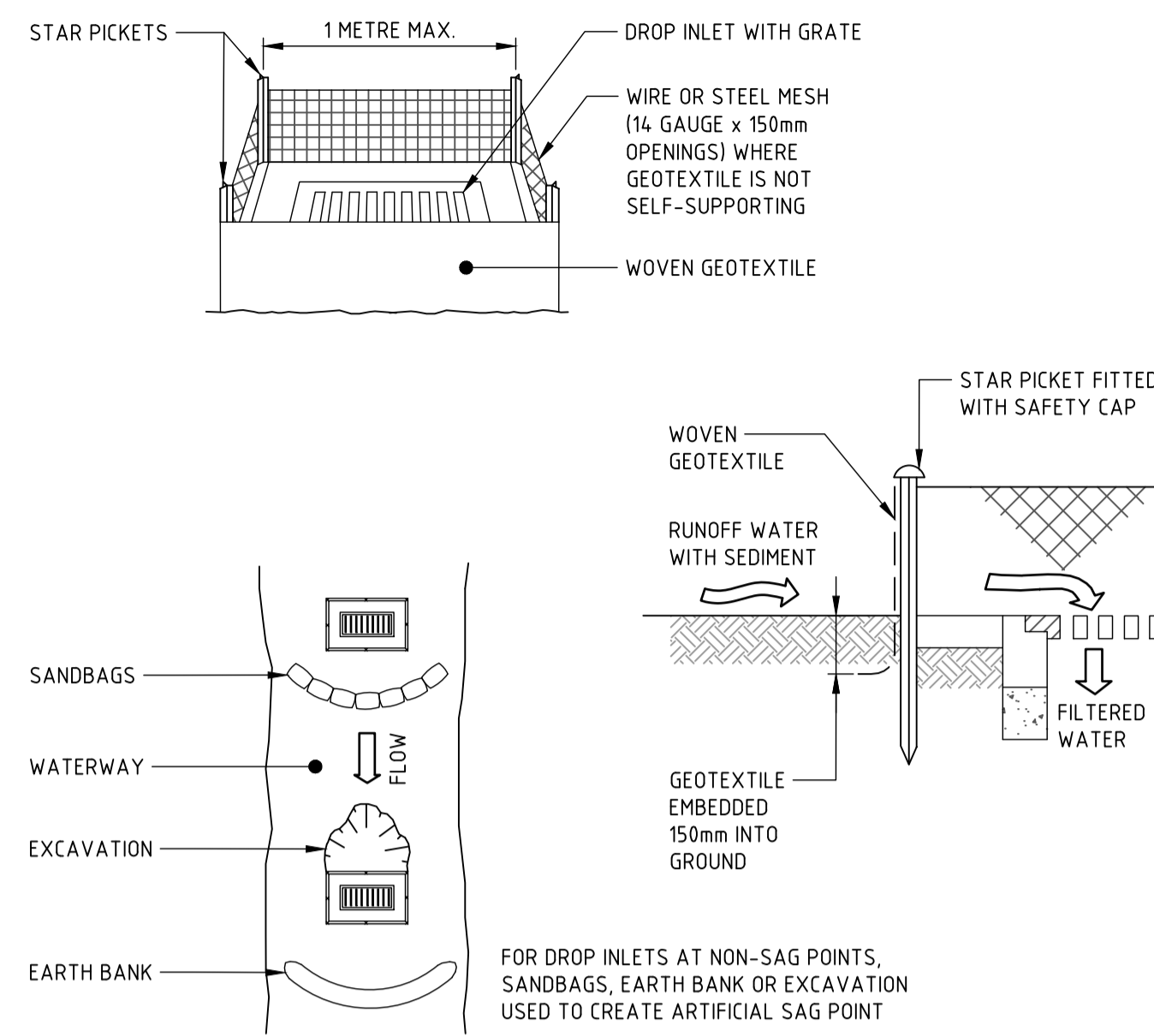
NOT FOR CONSTRUCTION



CONSTRUCTION NOTES

1. 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.
2. CUT A 150mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
3. DRIVE 15 METRE LONG STAR PICKETS INTO GROUND AT 2.5 METRE INTERVALS (MAX) AT THE DOWNSLOPE EDGE OF THE TRENCH. ENSURE ANY STAR PICKETS ARE FITTED WITH SAFETY CAPS.
4. 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.
5. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150mm OVERLAP.
6. BACKFILL THE TRENCH OVER THE BASE OF THE FABRIC AND COMPACT IT THOROUGHLY OVER THE GEOTEXTILE.

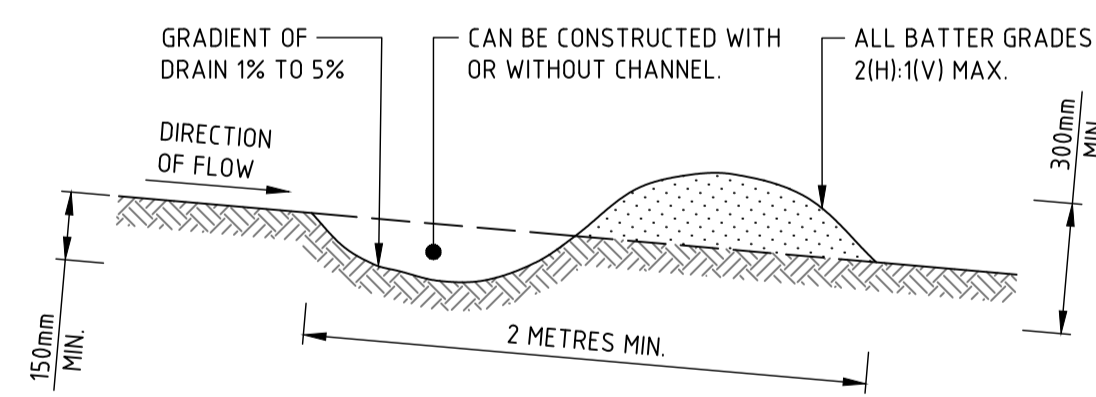
SEDIMENT FENCE



CONSTRUCTION NOTES

1. FABRICATE A SEDIMENT BARRIER MADE FROM GEOTEXTILE OR STRAW BALES.
2. FOLLOW STANDARD DRAWING 6-7 AND STANDARD DRAWING 6-8 FOR INSTALLATION PROCEDURES FOR THE STRAW BALES OR GEOFABRIC. REDUCE THE PICKET SPACING TO 1 METRE CENTRES.
3. IN WATERWAYS, ARTIFICIAL SAG POINTS CAN BE CREATED WITH SANDBAGS OR EARTH BANKS AS SHOWN IN THE DRAWING.
4. DO NOT COVER THE INLET WITH GEOTEXTILE UNLESS THE DESIGN IS ADEQUATE TO ALLOW FOR ALL WATERS TO BYPASS IT.

GEOTEXTILE INLET FILTER TRAPS

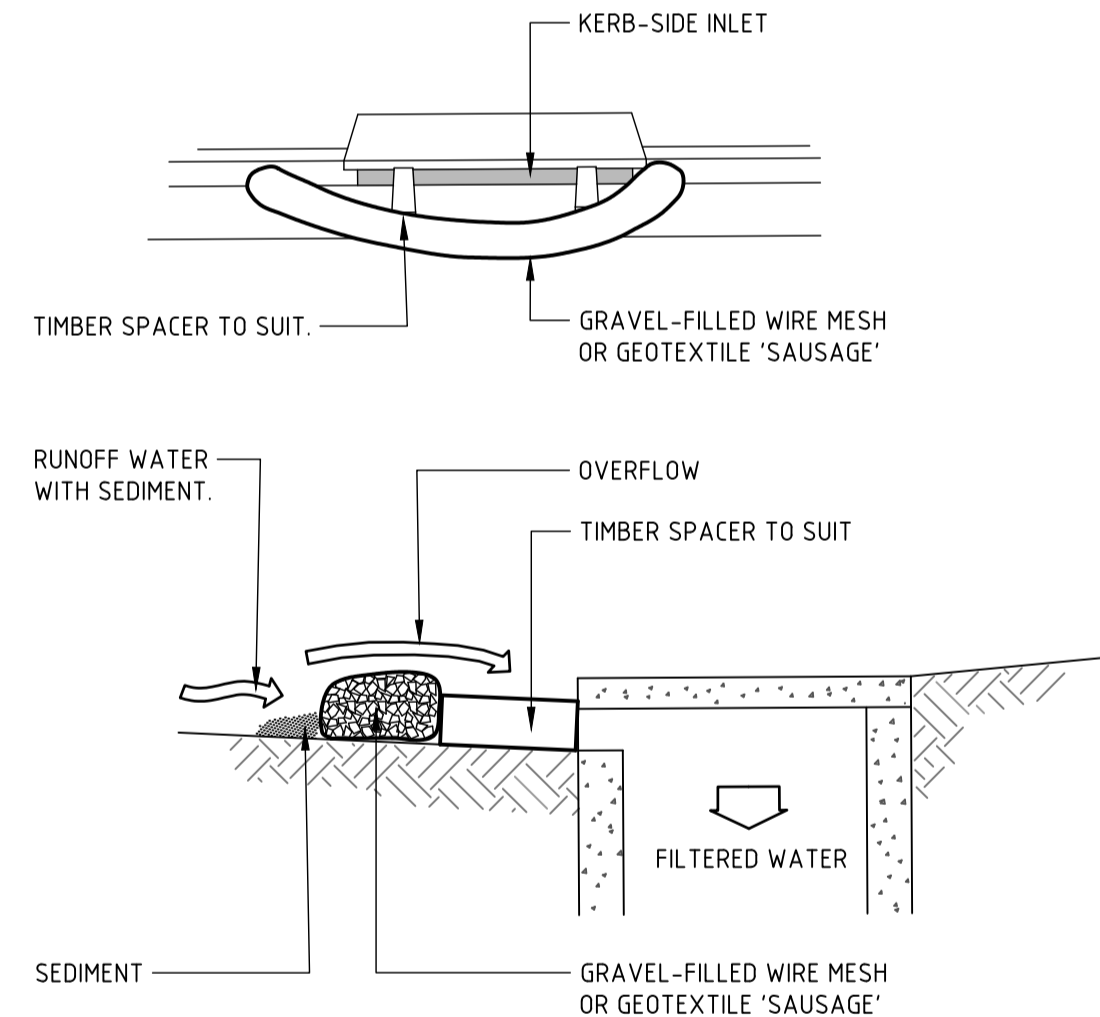


CONSTRUCTION NOTES

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

NOTE: ONLY TO BE USED AS TEMPORARY BANK WHERE MAXIMUM UPSLOPE LENGTH IS 80 METRES.

DRAINAGE SWALE - LOW FLOW



NOTE: THIS PRACTICE ONLY TO BE USED WHERE SPECIFIED IN APPROVED SWMP/ESCP.

CONSTRUCTION NOTES

1. INSTALL FILTERS TO KERB INLETS ONLY AT SAG POINTS.
2. FABRICATE A SLEEVE MADE FROM GEOTEXTILE OR WIRE MESH LONGER THAN THE LENGTH OF THE INLET PIT AND FILL IT WITH 25mm TO 50mm GRAVEL.
3. FORM AN ELLIPTICAL CROSS-SECTION ABOUT 150mm HIGH x 400mm WIDE.
4. PLACE THE FILTER AT THE OPENING LEAVING AT LEAST A 100mm SPACE BETWEEN IT AND THE KERB INLET. MAINTAIN THE OPENING WITH SPACER BLOCKS.
5. FORM A SEAL WITH THE KERB TO PREVENT SEDIMENT BYPASSING THE FILTER.
6. SANDBAGS FILLED WITH GRAVEL CAN SUBSTITUTE FOR THE MESH OR GEOTEXTILE PROVIDING THEY ARE PLACED SO THAT THEY FIRMLY ABUT EACH OTHER AND SEDIMENT-LADEN WATERS CANNOT PASS BETWEEN.

WIRE MESH AND GRAVEL SEDIMENT FILTER

DRAWN: DESIGNED: JOB MANAGER: VERIFIER:

REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE
01	ISSUED FOR SSDA	VC		ML	05.07.22

CLIENT	BEECROFT PROPERTY DEVELOPMENT PTY LTD
ARCHITECT	TURNER
DRAWING NOT TO BE USED FOR CONSTRUCTION UNLESS VERIFICATION SIGNATURE HAS BEEN ADDED	

CLIENT	BEECROFT PROPERTY DEVELOPMENT PTY LTD
ARCHITECT	TURNER
THE COPYRIGHT OF THIS DRAWING REMAINS WITH NORTHROP CONSULTING ENGINEERS PTY LTD	

ALL DIMENSIONS TO BE VERIFIED ON SITE BEFORE COMMENCING WORK. NORTHROP ACCEPTS NO RESPONSIBILITY FOR THE USABILITY, COMPLETENESS OR SCALE OF DRAWINGS TRANSFERRED ELECTRONICALLY. THIS DRAWING MAY HAVE BEEN PREPARED USING COLOUR, AND MAY BE INCOMPLETE IF COPIED TO BLACK & WHITE.
NOT TO SCALE

NORTHROP
 Sydney
 Level 11 345 George Street, Sydney NSW 2000
 Ph (02) 9241 4188 Fax (02) 9241 4324
 Email sydney@northrop.com.au ABN 81 094 433 100

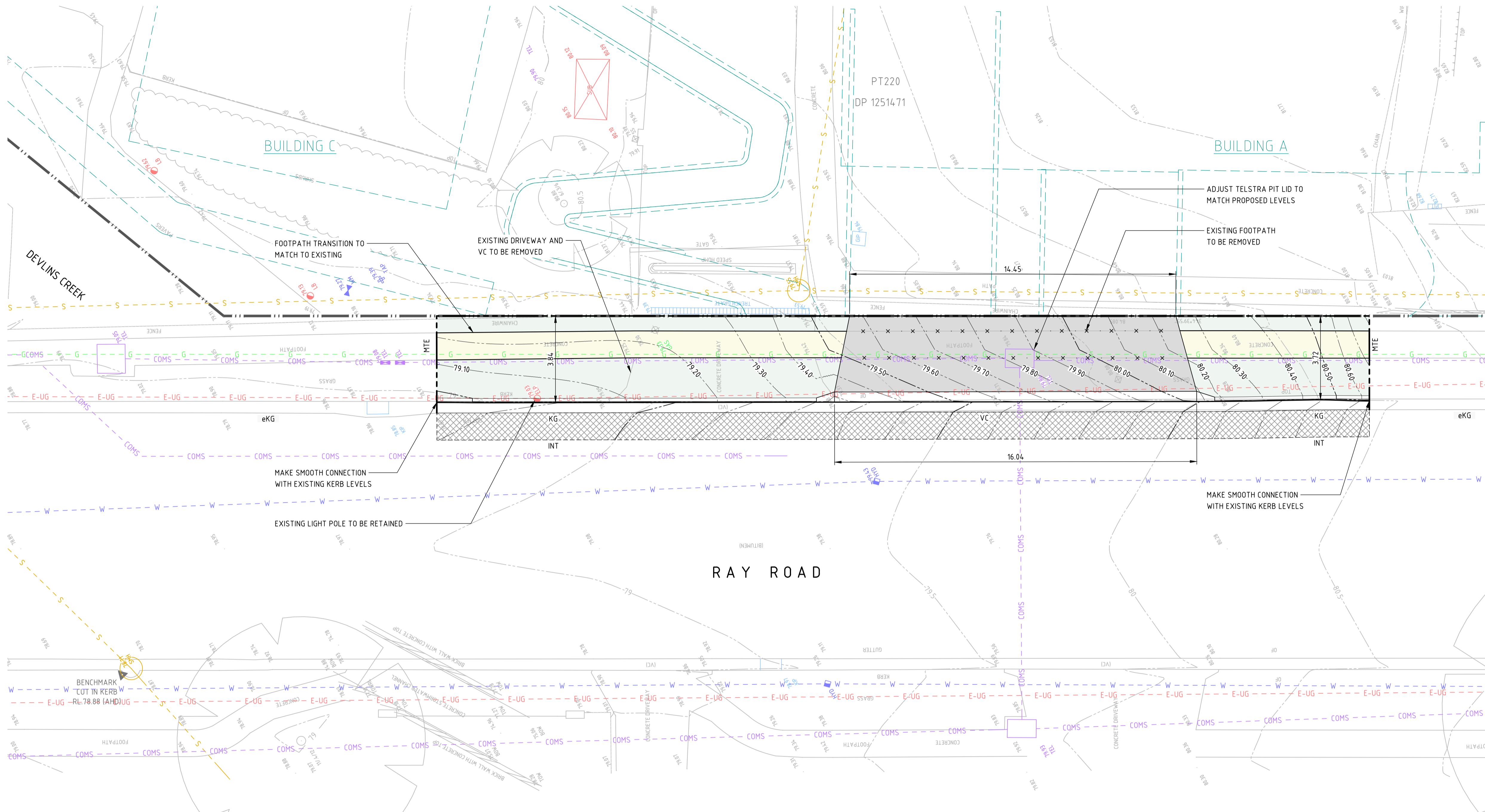
PROJECT	RAY ROAD, EPPING
	PUBLIC DOMAIN

DRAWING TITLE	CIVIL ENGINEERING PACKAGE DEVELOPMENT APPLICATION
	SEDIMENT AND SOIL EROSION DETAILS

JOB NUMBER	212798
DRAWING NUMBER	C21101
REVISION	01
DRAWING SHEET SIZE = A1	

NOT FOR CONSTRUCTION

FORMERLY NORTHROP CONSULTING ENGINEERS PTY LTD. EPPING ROAD, EPPING NSW 2127. TEL: (02) 9241 4188. FAX: (02) 9241 4324. WWW.NORTHROP.COM.AU



LEGEND

- EXISTING BOUNDARY LINE
- PROPOSED KERB
- EXISTING KERB
- SEPARATE APPROVAL WORKS REFER TO INTERNAL WORKS PACKAGE FOR DETAILS
- SAWCUT AND PAVEMENT INFILL
- eXX EXISTING KERB 'TYPE AS BELOW'
- KG KERB AND GUTTER
- VC VEHICULAR CROSSING REFER TO CITY OF PARRAMATTA STANDARD DETAILS - VEHICULAR CROSSING STD DRG. NO: DS8
- MTE MATCH TO EXISTING
- XX.XX PROPOSED CONTOURS
- XXXX.XX EXISTING CONTOURS
- LIMIT OF WORKS
- X X X X EXISTING TO BE REMOVED
- LAYBACK
- FOOTPATH REFER TO CITY OF PARRAMATTA STANDARD DETAILS - FOOTPATH STD DRG. NO: DS3
- LANDSCAPE

GENERAL NOTES:

1. SURVEY SUPPLIED BY: LTS
- 1.1.1. NUMBER: 51428 001DT
- 1.1.2. DRAWING TITLE: PLAN OF DETAIL AND LEVELS OVER LOT 220 DP1251471 No.242-244 BEECROFT ROAD, EPPING
- 1.1.3. REVISION DATE: 13/08/2021
- 1.1.4. REVISION NUMBER: A
- 1.1.5. GEOCENTRIC DATUM OF AUSTRALIA: 2020
2. ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH COUNCIL / RELEVANT AUTHORITY SPECIFICATIONS AND DETAILS.
3. CAD FILES TO BE SUPPLIED IN AUTOCAD FORMAT FOR SETOUT PURPOSES (UPON REQUEST).
4. SUBSOIL DRAINAGE TO RETAINING WALLS, KERBS AND SWALE DRAINS NOT SHOWN FOR CLARITY - REFER RELEVANT DETAILS.
5. CONTRACTOR TO ALLOW TO ADJUST AND LIAISE WITH RELEVANT SERVICE AUTHORITIES IN RELATION TO EXISTING SERVICE ADJUSTMENT AND MODIFICATIONS.

DRAWN: DESIGNED: JOB MANAGER: VERIFIER:

REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE
01	ISSUED FOR SSSA	VC		ML	05.07.22

CLIENT
BEECROFT PROPERTY DEVELOPMENT PTY LTD

ARCHITECT
TURNER

THE COPYRIGHT OF THIS DRAWING REMAINS WITH NORTHROP CONSULTING ENGINEERS PTY LTD

ALL DIMENSIONS TO BE VERIFIED ON SITE BEFORE COMMENCING WORK. NORTHROP ACCEPTS NO RESPONSIBILITY FOR THE USABILITY, COMPLETENESS OR SCALE OF DRAWINGS TRANSFERRED ELECTRONICALLY. THIS DRAWING MAY HAVE BEEN PREPARED USING COLOUR, AND MAY BE INCOMPLETE IF COPIED TO BLACK & WHITE.

SCALE 1:100 @ A1

NORTHROP
Sydney
Level 11 345 George Street, Sydney NSW 2000
Ph (02) 9241 4188 Fax (02) 9241 4324
Email sydney@northrop.com.au ABN 81 094 433 100

PROJECT
RAY ROAD, EPPING
PUBLIC DOMAIN

DRAWING TITLE
CIVIL ENGINEERING PACKAGE DEVELOPMENT APPLICATION
SITENETWORKS AND STORMWATER MANAGEMENT PLAN

JOB NUMBER
212798

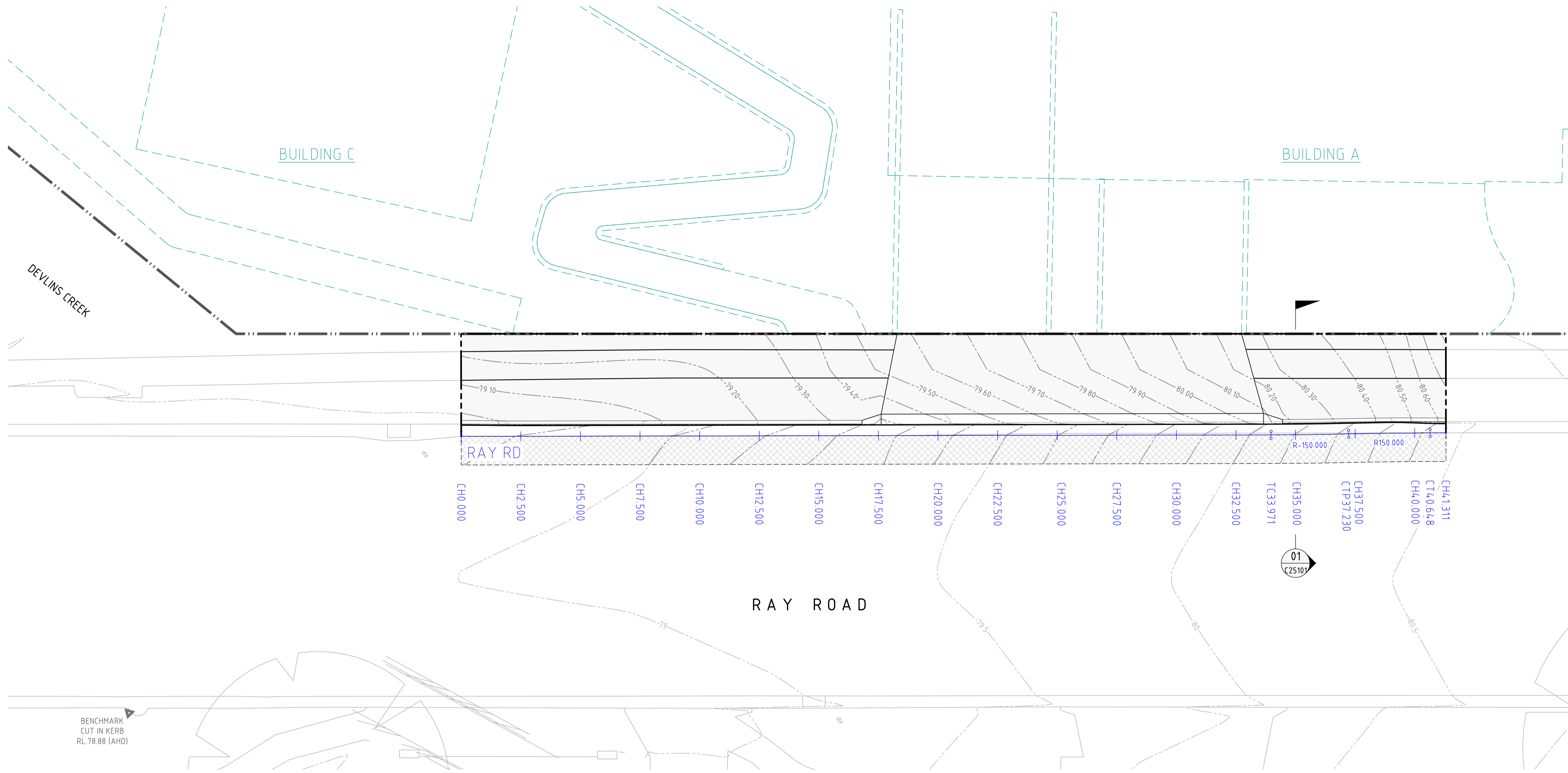
DRAWING NUMBER
C23001

REVISION
01

DRAWING SHEET SIZE = A1

NOT FOR CONSTRUCTION

PROJECT: 11/08/21 - 2022044 BEECROFT ROAD, EPPING.DWG; CLIENT: BEECROFT PROPERTY DEVELOPMENT PTY LTD; DRAWING: C23001.DWG



LEGEND	
	EXISTING BOUNDARY LINE
	SEPARATE APPROVAL REFER TO INTERNAL WORKS PACKAGE FOR DETAILS
	RAY RD CONTROL LINE
	CHAINAGE
	TANGENT POINT
	LIMIT OF WORKS

GENERAL NOTES:	
1.	SURVEY SUPPLIED BY: LTS
1.1.1.	NUMBER: 51428 001DT
1.1.2.	DRAWING TITLE: PLAN OF DETAIL AND LEVELS OVER LOT 220 DP1251471 No.242-244 BEECROFT ROAD, EPPING
1.1.3.	REVISION DATE: 13/08/2021
1.1.4.	REVISION NUMBER: A
1.1.5.	GEOCENTRIC DATUM OF AUSTRALIA: 2020
2.	CAD FILES TO BE SUPPLIED IN AUTOCAD FORMAT FOR SETOUT PURPOSES (UPON REQUEST).

VERIFIER:
JOB MANAGER:
DESIGNED:
DRAWN:

NOT FOR CONSTRUCTION

REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE
01	ISSUED FOR SSSA	VC		ML	05.07.22

CLIENT
BEECROFT PROPERTY DEVELOPMENT PTY LTD

DRAWING NOT TO BE USED FOR CONSTRUCTION UNLESS VERIFICATION SIGNATURE HAS BEEN ADDED

ARCHITECT
TURNER

THE COPYRIGHT OF THIS DRAWING REMAINS WITH NORTHROP CONSULTING ENGINEERS PTY LTD

ALL DIMENSIONS TO BE VERIFIED ON SITE BEFORE COMMENCING WORK. NORTHROP ACCEPTS NO RESPONSIBILITY FOR THE USABILITY, COMPLETENESS OR SCALE OF DRAWINGS TRANSFERRED ELECTRONICALLY. THIS DRAWING MAY HAVE BEEN PREPARED USING COLOUR, AND MAY BE INCOMPLETE IF COPIED TO BLACK & WHITE.

SCALE 1:100 @ A1

NORTHROP
Sydney
Level 11 345 George Street, Sydney NSW 2000
Ph (02) 9241 4188 Fax (02) 9241 4324
Email sydney@northrop.com.au ABN 81 094 433 100

PROJECT
RAY ROAD, EPPING
PUBLIC DOMAIN

DRAWING TITLE
CIVIL ENGINEERING PACKAGE DEVELOPMENT APPLICATION
ALIGNMENT CONTROL PLAN

JOB NUMBER 212798	
DRAWING NUMBER C25001	REVISION 01
DRAWING SHEET SIZE = A1	

PROJECT: 212798 - 202204 BEECROFT ROAD, EPPING TO DRAWING: CIVIL ENGINEERING PACKAGE DEVELOPMENT APPLICATION - PUBLIC DOMAIN - C25001.DWG

