

CONCEPT CIVIL WORKS DRAWINGS FOR PROPOSED MIXED USE DEVELOPMENT



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CLIENT
**STOCKBRIDGE
PROPERTIES**

ARCHITECT
CURZON + PARTNERS

DRAWING LIST	
DRAWING NUMBER	DRAWING NAME
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Project Number
230472

Address
**372-374 MANN STREET
& 35-37 DWYER STREET
NORTH GOSFORD NSW 2250**

Sheet Number
C000

Revision
C

GENERAL:

1.

TECHNICAL SPECIFICATIONS OR SPECIFIC INSTRUCTIONS ON DRAWINGS TAKE PRECEDENCE OVER THESE NOTES.
2.

DO NOT DEPART FROM THE DESIGN UNLESS AUTHORISED IN WRITING BY THE DESIGN ENGINEER
3.

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS' DRAWINGS AND SPECIFICATIONS AND WITH ANY OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ANY DISCREPANCY SHALL BE REFERRED TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION FROM THESE DRAWINGS, AND THEIR ASSOCIATED CONSULTANTS' DRAWINGS IS NOT TO COMMENCE UNTIL APPROVED BY THE RELEVANT AUTHORITIES.
4.

REFER TO ALL NOTES ON THESE DRAWINGS AND PREVIOUSLY MENTIONED DOCUMENTATION BEFORE BEGINNING CIVIL WORKS.
5.

ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE RELEVANT AND CURRENT SPECIFIED STANDARDS AND WITH THE BY-LAWS AND ORDINANCES OF THE RELEVANT APPROVAL AUTHORITIES EXCEPT WHERE VARIED BY THE PROJECT SPECIFICATION AND/OR DRAWINGS.
6.

THE RELEVANT AUTHORITIES OCCUPATIONAL HEALTH AND SAFETY PRACTICES MUST BE COMPLIED WITH.
7.

ALL DIMENSIONS AND LEVELS SHOWN ON THE DRAWINGS SHALL BE VERIFIED BY THE CONTRACTOR ON SITE. CIVIL DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS AND SETOUT. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
8.

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN METRES (m) AND ALL LEVELS ARE IN METRES (m) TO AUSTRALIAN HEIGHT DATUM (AHD).
9.

GRADES TO PAVEMENTS TO BE AS IMPLIED BY RL'S ON CIVIL GRADING PLAN DRAWINGS. GRADE EVENLY BETWEEN NOMINATED RL'S. AREAS EXHIBITING PONDING GREATER THAN 5mm DEPTH WILL NOT BE ACCEPTED/ UNLESS IN A DESIGNATED SAG POINT.
10.

IF THERE IS DOUBT REGARDING THE CIVIL DESIGN, CONTACT THE ENGINEER FOR CLARIFICATION.
11.

NO WORK TO BE CARRIED OUT ON COUNCIL PROPERTY OR PRIVATE PROPERTY WITHOUT THE WRITTEN PERMISSION OF THE OWNER. A COPY OF THE WRITTEN PERMISSION IS TO BE SENT TO COUNCIL FOR ITS RECORDS.
12.

ALL TREES TO BE REMOVED SHALL BE CLEARLY MARKED ON SITE AND INSPECTED BY COUNCIL STAFF PRIOR TO REMOVAL AS REQUIRED BY THE CONSENT CONDITIONS.
13.

WHERE EXCAVATION IS REQUIRED ADJACENT TO TREES, ALL ROOTS SHALL BE CLEAN CUT AND TREATED BY A QUALIFIED ARBORIST. CERTIFICATION BY THE ARBORIST THAT WORKS HAVE BEEN DONE IN ACCORDANCE WITH BEST PRACTICE WILL BE REQUIRED TO BE SUBMITTED TO COUNCIL PRIOR TO ISSUE OF THE CONSTRUCTION CERTIFICATE.
14.

MAKE SMOOTH CONNECTION TO ALL EXISTING ENGINEERING WORK.
15.

THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL WHICH COMPLIES WITH AS1742.3 - 2002. A COPY OF THE PLAN SHOWING LAYOUT OF PROPOSED TRAFFIC CONTROL FOR THE COMMENCEMENT OF WORK AND CERTIFIED BY A SUITABLY QUALIFIED PERSON IS TO BE SUBMITTED TO COUNCIL PRIOR TO COMMENCEMENT OF ANY WORK. FURTHER PLANS ARE TO BE SUBMITTED IF WORK SITE ALTERS.

SURVEY NOTES

1.

THE EXISTING SITE CONDITIONS SHOWN ON THE FOLLOWING DRAWINGS HAVE BEEN DERIVED FROM SURVEY INFORMATION SUPPLIED BY THE CLIENT
2.

THE INFORMATION IS SHOWN TO PROVIDE A BASIS FOR DESIGN. SMART STRUCTURES AUSTRALIA DOES NOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THE SURVEY BASE OR ITS SUITABILITY AS A BASIS FOR CONSTRUCTION DRAWINGS.
3.

SHOULD DISCREPANCIES BE ENCOUNTERED DURING CONSTRUCTION BETWEEN THE SURVEY DATA AND ACTUAL FIELD DATA, CONTACT SMART STRUCTURES AUSTRALIA.
4.

THE CONTRACTOR SHALL ARRANGE ALL SURVEY SETOUT TO BE CARRIED OUT BY A REGISTERED SURVEYOR.
5.

BENCH MARK, SURVEY PEGS, LEVEL PEGS OR SUPPLEMENTARY REFERENCE MARKS SHALL NOT BE ADJUSTED OR MOVED WITHOUT WRITTEN APPROVAL FROM THE SUPERINTENDENT. THE CONTRACTOR SHALL TRANSFER ANY PEGS AFFECTED BY THE PROPOSED WORKS TO SIDE POSITIONS CLEAR OF OPERATIONS AND SHALL NOTE THE EXTENT OF THE MOVEMENT IN DISTANCE AND LEVEL.

EXISTING SERVICES AND FEATURES NOTES:

1.

THE CONTRACTOR MUST CONFIRM THE EXACT LOCATION AND EXTENT OF EXISTING SERVICES PRIOR TO CONSTRUCTION AND NOTIFY ANY CONFLICT WITH THE DRAWINGS IMMEDIATELY TO THE ENGINEER/SUPERINTENDENT.
2.

EXISTING SERVICES UNLESS SHOWN ON SURVEY PLAN HAVE BEEN PLOTTED FROM SERVICES SEARCH PLANS AND AS SUCH THEIR ACCURACY CANNOT BE GUARANTEED.
3.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLETE A 'DIAL BEFORE YOU DIG' SEARCH AND TO ESTABLISH THE LOCATION AND LEVEL OF ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER/SUPERINTENDENT. CLEARANCES SHALL BE OBTAINED FROM THE RELEVANT SERVICE AUTHORITY. SEARCH RESULTS ARE TO BE KEPT ON SITE AT ALL TIMES.
4.

THE CONTRACTOR HAS A DUTY OF CARE WHEN EXCAVATING NEAR SERVICES. DO NOT ASSUME DEPTHS OR ALIGNMENTS OF CABLES OR PLANT AS THESE MAY VARY SIGNIFICANTLY. THE CONTRACTOR MUST ACCEPT ALL RESPONSIBILITY TO DAMAGES TO EXISTING SERVICES AS SERVICE AUTHORITIES MAY SEEK COMPENSATION FOR DAMAGES CAUSED TO THEIR PROPERTY AND SUBSEQUENT LOSSES CAUSED.
5.

THE CONTRACTOR SHALL ALLOW FOR THE CAPPING OFF, EXCAVATION AND REMOVAL OR RELOCATION (IF REQUIRED) TO RELEVANT AUTHORITIES GUIDELINES OF ALL EXISTING SERVICES IN AREAS AFFECTED BY WORKS WITHIN THE CONTRACT AREA OR AS SHOWN ON THE DRAWINGS UNLESS DIRECTED OTHERWISE BY THE ENGINEER/SUPERINTENDENT.
6.

INTERRUPTION TO SUPPLY OF EXISTING SERVICES SHALL BE DONE SO AS NOT TO CAUSE ANY INCONVENIENCE TO SURROUNDING ALLOTMENTS. CONTRACTOR TO GAIN APPROVAL FROM THE RELEVANT AUTHORITIES FOR TIME OF INTERRUPTION.
7.

THE CONTRACTOR SHALL CONSTRUCT TEMPORARY SERVICES TO MAINTAIN SUPPLY TO EXISTING BUILDINGS REMAINING IN OPERATION DURING WORKS TO THE SATISFACTION AND APPROVAL OF ANY RELEVANT AUTHORITIES. ONCE DIVERSION IS COMPLETE AND COMMISSIONED, THE CONTRACTOR SHALL REMOVE ALL SUCH TEMPORARY SERVICES AND MAKE GOOD TO THE SATISFACTION OF THE RELEVANT AUTHORITY/SUPERINTENDENT.
8.

EXISTING SERVICES, BUILDINGS, EXTERNAL STRUCTURES AND TREES SHOWN ON THESE DRAWINGS ARE EXISTING FEATURES PRIOR TO ANY DEMOLITION WORKS.
9.

ALL BRANCH GAS AND WATER SERVICES UNDER DRIVEWAYS, BRICK PAVING AND CONSTRUCTION TRAFFIC MANEUVERING AREAS SHALL BE PROTECTED TO RELEVANT AUTHORITIES GUIDELINES.
10.

ALL EXISTING SERVICE UTILITIES COVERS AND GRATES ARE TO BE ADJUSTED (TO RELEVANT AUTHORITY GUIDELINES) TO SUIT NEW FINISHED SURFACE LEVELS WHERE APPLICABLE.
11.

IF EXISTING SERVICE UTILITY COVERS AND GRATES OR SURROUNDING SURFACE LEVELS ARE TO BE LOWERED, THE CONTRACTOR IS TO MAKE CERTAIN THAT MINIMUM COVERS (TO RELEVANT SERVICE AUTHORITY GUIDELINES) TO SERVICES ARE MAINTAINED. IF MINIMUM COVERS AREN'T MAINTAINED THE CONTRACTOR IS TO LOWER OR PROTECT SERVICES TO THE SATISFACTION OF THE RELEVANT SERVICE AUTHORITY/SUPERINTENDENT.

STORMWATER DRAINAGE NOTES

1.

THE STORMWATER DESIGN SHOWN ON THESE DRAWINGS HAS BEEN CARRIED OUT IN ACCORDANCE WITH THE COUNCIL'S REQUIREMENTS, AUSTRALIAN RAINFALL AND RUNOFF (AR&R) GUIDELINES AND RELEVANT AUTHORITIES GUIDELINES.
2.

FINISHED SURFACE LEVELS SHOWN ON CIVIL GRADING PLAN DRAWINGS TAKE PRECEDENCE OVER DRAINAGE LONGSECTION SURFACE LEVELS.
3.

ALL STORMWATER WORK IS TO COMPLY WITH AS3500 PART 3.
4.

PROTECTION OF PIPES EXPOSED TO LOADS EXCEEDING THE W7 WHEEL LOAD OF 70kN SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
5.

NO CONSTRUCTION LOADS SHALL BE APPLIED TO uPVC PIPES.
6.

EXISTING STORMWATER PIPE LOCATIONS AND INVERT LEVELS TO BE CONFIRMED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
7.

FOR ALL STORMWATER DRAINAGE PITS REFER TO TYPICAL PIT CHAMBER DETAILS ON THESE DRAWINGS. IF PIT LID SIZE IS SMALLER THAN THE PIT CHAMBER SIZE THEN THE PIT LID IS TO BE CONSTRUCTED ON THE CORNER OF THE PIT CHAMBER WITH THE STEP IRONS DIRECTLY BELOW. ALTERNATIVELY THE PIT LID TO BE USED, IS TO BE THE SAME SIZE AS THE PIT CHAMBER.
8.

GALVANIZED STEP IRONS SHALL BE PROVIDED AT 300 CTRS FOR PITS HAVING A DEPTH EXCEEDING 1200mm IN ACCORDANCE WITH AS 1657.
9.

PIPES 300 DIA. AND LARGER TO BE REINFORCED CONCRETE PIPES (RCP) CLASS '4' APPROVED SPIGOT AND SOCKET WITH RUBBER RING JOINTS U.N.O.

10.

PIPES UP TO 225 DIA. SHALL BE SEWER GRADE uPVC WITH SOLVENT WELDED JOINTS.
11.

EQUIVALENT STRENGTH VCP OR FRC PIPES MAY BE USED IF RELEVANT APPROVAL AUTHORITY AND SUPERINTENDENT PERMITS.
12.

BEDDING TYPE SHALL BE TYPE HS1 FOR RCP CONFORMING TO AS3725. WHERE NECESSARY THE OVERLAY ZONE SHALL BE REDUCED TO ACCOMMODATE PAVEMENT REQUIREMENTS.
13.

PIPES SHALL BE LAID ON A 75mm THICK SAND BED. IN ALL CASES BACKFILL TRENCH WITH SAND TO 200mm ABOVE THE PIPE. WHERE PIPE IS UNDER PAVEMENTS BACKFILL REMAINDER OF TRENCH TO UNDERSIDE OF PAVEMENT WITH SAND OR APPROVED GRANULAR MATERIAL COMPACTED IN 150mm LAYERS TO 98% STANDARD MAXIMUM DRY DENSITY IN ACCORDANCE WITH AS 1289 5.2.1 (OR A DENSITY INDEX OF NOT LESS THAN 75).
14.

WHERE TRENCHES ARE IN ROCK THE PIPE SHALL BE BEDDED ON A MINIMUM OF 50mm CONCRETE BED (OR 75mm BED OF 12mm BLUE METAL) UNDER THE BARREL OF THE PIPE.
15.

ENLARGERS, CONNECTORS AND JUNCTIONS TO BE PREFABRICATED FITTINGS WHERE PIPES ARE LESS THAN 300 DIA.
16.

CARE IS TO BE TAKEN WITH LEVELS OF STORMWATER LINES. GRADES SHOWN ARE NOT TO BE REDUCED WITHOUT PRIOR WRITTEN APPROVAL FROM THE ENGINEER.
17.

GRATES AND COVERS SHALL CONFORM TO AS3996 AND AS1428.1 AT ALL TIMES DURING CONSTRUCTION OF THE STORMWATER PITS.
18.

ALL EXISTING STORMWATER DRAINAGE LINES AND PITS THAT ARE TO REMAIN ARE TO BE INSPECTED AND CLEANED. DURING THIS PROCESS ANY PART OF THE STORMWATER DRAINAGE SYSTEM THAT WARRANTS REPAIR SHALL BE REPORTED TO THE SUPERINTENDENT AND ENGINEER FOR FURTHER DIRECTIONS.
19.

WHERE TRENCHES ARE IN ROCK THE PIPE SHALL BE BEDDED ON A MINIMUM OF 50mm CONCRETE BED (OR 75mm BED OF 12mm BLUE METAL) UNDER THE BARREL OF THE PIPE.
20.

ENLARGERS, CONNECTORS AND JUNCTIONS TO BE PREFABRICATED FITTINGS WHERE PIPES ARE LESS THAN 300 DIA.
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CARE IS TO BE TAKEN WITH LEVELS OF STORMWATER LINES. GRADES SHOWN ARE NOT TO BE REDUCED WITHOUT PRIOR WRITTEN APPROVAL FROM THE ENGINEER.
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GRATES AND COVERS SHALL CONFORM TO AS3996 AND AS1428.1 AT ALL TIMES DURING CONSTRUCTION OF THE STORMWATER PITS.
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KERBING NOTES

INCLUDES ALL KERBS, GUTTERS, DISH DRAINS, CROSSINGS AND EDGES.

1.

ALL KERBS, GUTTERS, DISH DRAINS AND CROSSINGS TO BE CONSTRUCTED ON MINIMUM 75mm GRANULAR BASE COURSE MATERIAL COMPACTED TO A MINIMUM 98% MODIFIED MAXIMUM DRY DENSITY IN ACCORDANCE WITH AS 1289 5.2.1. U.N.O
2.

ALL CORNERS SHALL HAVE A 25mm RADIUS U.N.O.
3.

EXPANSION JOINTS (EJ) TO BE FORMED FROM 6mm BITUMINOUS MASTIC JOINTING MATERIAL AT INTERVAL OF 6m MAXIMUM AND 4m MINIMUM. EXPANSION JOINTS TO BE LOCATED AT DRAINAGE PITS, ON TANGENT POINTS OF CURVES.
4.

CONCRETE SHALL HAVE A 28 DAY STRENGTH OF 25MPA MINIMUM.
5.

CONCRETE SHALL BE PLACED WITH A MAXIMUM SLUMP OF 80mm.
6.

WEAKENED PLANE JOINTS (WPJ) ARE TO BE LOCATED AT A MAX 1.5 x WIDTH OF THE PAVEMENT. WEAKENED PLANE JOINTS (WPJ) ARE TO BE A MINIMUM 3mm WIDE WITH A JOINT DEPTH TO BE A MINIMUM OF 1/4 THE TOTAL DEPTH OF THE SECTION.
7.

ALL KERBING OR DISH DRAINS TO BE STEEL FLOAT FINISHED.
8.

WHEN CONSTRUCTING NEW KERB TO EXISTING AND IN THE REPLACEMENT OF KERBS, EXISTING ROAD PAVEMENT IS TO BE SAWCUT 900mm FROM LIP OF GUTTER. UPON COMPLETION OF NEW KERBS, NEW BASE COURSE AND SURFACE IS TO BE LAID 900mm WIDE TO MATCH EXISTING MATERIALS AND THICKNESS.
9.

EXISTING ALLOTMENT DRAINAGE PIPES ARE TO BE BUILT INTO THE NEW KERB WITH A 125 x 75 GALVANISED RHS.
10.

EXISTING KERBS ARE TO BE COMPLETELY REMOVED WHERE NEW KERBS ARE SHOWN.

ROADWORKS:

1.

FINAL PAVEMENT THICKNESS AND TESTING REQUIREMENTS ARE TO BE IN ACCORDANCE WITH COUNCIL'S DESIGN SPECIFICATION
2.

FILL AREAS:

a)

ALL ROAD AND FILL AREAS TO BE CLEARED OF UNDERGROWTH AND GRASS, TOPSOIL TO BE REMOVED AND STOCKPILED ON SITE FOR SPREADING ON FOOTPATHS, BATTER AREAS, AND OTHER FILL AREAS PRIOR TO COMPLETION.

b)

ALL UNSUITABLE MATERIAL, AS DETERMINED BY COUNCIL'S ENGINEER, TO BE REMOVED AND REPLACED BY SELECT MATERIAL EXCAVATED ON SITE.

c)

ALL FILLING TO BE CONTROLLED AND INSPECTED BY NATA REGISTERED LABORATORY IN ACCORDANCE WITH COUNCIL'S SPECIFICATIONS, RELEVANT AUSTRALIAN STANDARD AND BEST ACCEPTED PRACTICE.
3.

ALL TESTING WORKS SHALL BE CONTROLLED AND CERTIFIED BY NATA REGISTERED LABORATORY, COPIES OF ALL TEST CERTIFICATES CLEARLY INDICATING THE LOCATION OF EACH TEST AND LABORATORY'S CERTIFICATES COVERING THE WHOLE OF THE AREA TESTED ARE TO BE FORWARDED TO COUNCIL.
4.

BATTERS AND FOOTPATH TO BE TOP SOILED TO A MINIMUM DEPTH OF 150MM.

FILLING AND SITE RE-GRADING:

1.

DAMS TO BE STRIPPED OF TOPSOIL. ALL EXPOSED SILT AND OTHER UNSUITABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF AS DIRECTED BY THE ENGINEER.
2.

STRIPPED AREA TO BE COMPACTED TO A DEPTH OF 200MM TO A DENSITY NOT LESS THAN 95% STANDARD MAXIMUM DRY DENSITY. FILL MATERIAL IS TO BE PLACED IN LAYERS NOT MORE THAN 250MM THICK LOOSE MEASUREMENT, FOLLOWING INSPECTION OF THE STRIPPED AREA BY THE ENGINEER.
3.

INSPECTION AND TESTING OF FILLED LAYERS SHALL BE CARRIED OUT BY QUALIFIED SOILS PERSONNEL AND NATA REGISTERED SOILS LABORATORY AS FOLLOWS:-

a.

UPON CLEAN UP OF BASE AREA.

b.

AT THE CONCLUSION OF PLACEMENT OF MAXIMUM 500MM OF COMPACTED FILL. (1 TEST PER 100M2). ON COMPLETION OF THE WORKS.

c.

CONCRETE - CULVERT STRUCTURES, CYCLE PATHS, FOOTPATHS, ETC:

1.

WORKMANSHIP AND MATERIALS TO CONFORM WITH THE REQUIREMENTS OF AS3600, FORMWORK TO BE IN ACCORDANCE WITH AS1509.
2.
3.

CONCRETE STRENGTH TO BE GRADE 20, AS3600 (25MPA) THROUGHOUT UNLESS NOTED OTHERWISE.
4.

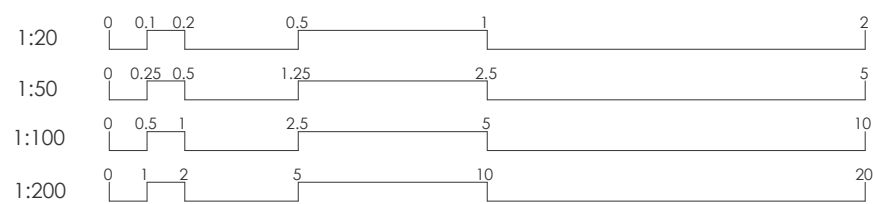
EXPANSION JOINTS SHALL BE TOOL FINISHED AT 6M INTERVALS IN ALL PATHWAYS AND DUMMY JOINTS 10MM DEEP SHALL BE STRUCK AT 1.5M INTERVALS.
5.

JOINT FILLER / SEALANT TO BE 10 THICK 'BRIDGESTONE SUPER SEALANT' TYPE UV.
6.

CRACK CONTROL JOINTS SHALL BE TOOL FINISHED AT 4M INTERVALS BETWEEN EXPANSION JOINTS, 20MM DEEP.
7.

PLACING: ALL CONCRETE SHALL BE MECHANICALLY VIBRATED, VIBRATORS SHALL NOT BE USED TO SPREAD CONCRETE.
8.

INSPECTION: CONCRETE SHALL NOT BE PLACED UNTIL THE COMPLETED FALSEWORK, FORMWORK AND REINFORCEMENT FIXING HAVE BEEN INSPECTED AND APPROVED BY THE COUNCIL ENGINEER.



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Start Date: SEPTEMBER 2024
Project No. 230472

Client: STOCKBRIDGE PROPERTIES
Architect: CURZON + PARTNERS

Approved by: K.E.

Internal Revisions:

Rev. #	Drafter	Engineer	Revision Description	Date
A	J.E.	K.E.	ISSUE FOR D.A.	07.02.25
B	J.E.	K.E.	ISSUE FOR D.A.	11.02.25

Notes

- Drawings to be read in conjunction with architectural drawings.
- Refer to architectural drawings for all setout, levels.
- Do not scale any dimensions
- Drawings to be read & printed in colour.

PRELIMINARY
NOT FOR CONSTRUCTION

Project North

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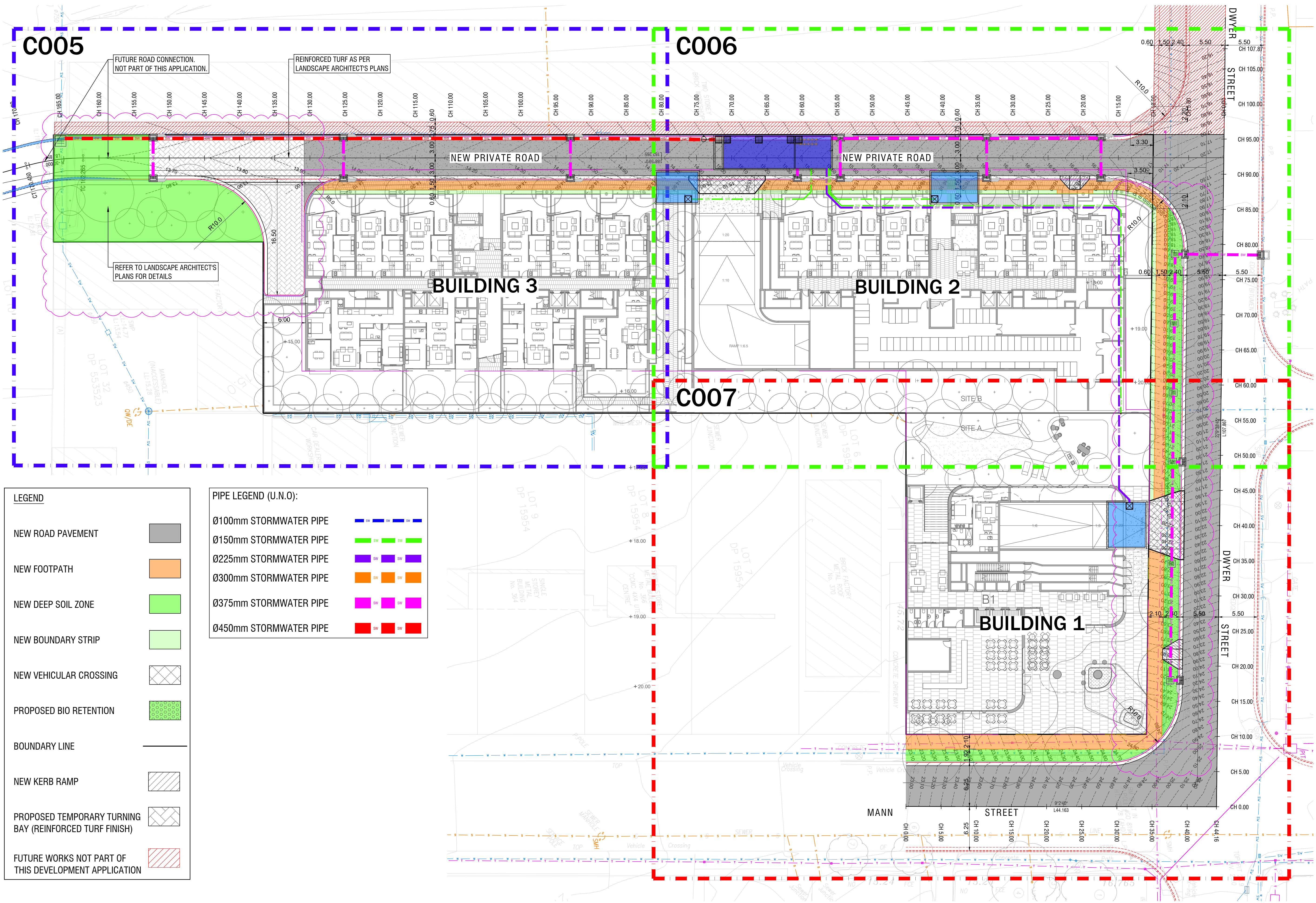
GENERAL NOTES

Sheet Number:

C001

Revision:

B



GENERAL ARRANGEMENT PLAN
SCALE NTS

Address
372-374 MANN STREET
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NORTH GOSFORD NSW 2250

Start Date: SEPTEMBER 2024
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A	J.E.	K.E.	ISSUE FOR D.A.	07.02.25
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C	J.E.	K.E.	ISSUE FOR D.A.	24.02.25
D	J.E.	K.E.	ISSUE FOR D.A.	25.05.05
E	J.E.	K.E.	ISSUE FOR D.A.	05.06.25

- Notes
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Sheet Name:
GENERAL
ARRANGEMENT PLAN

Sheet Number:

Revision: C002
E

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D	J.E.	K.E. ISSUE FOR D.A.	05.05.25
E	J.E.	K.E. ISSUE FOR D.A.	05.06.25

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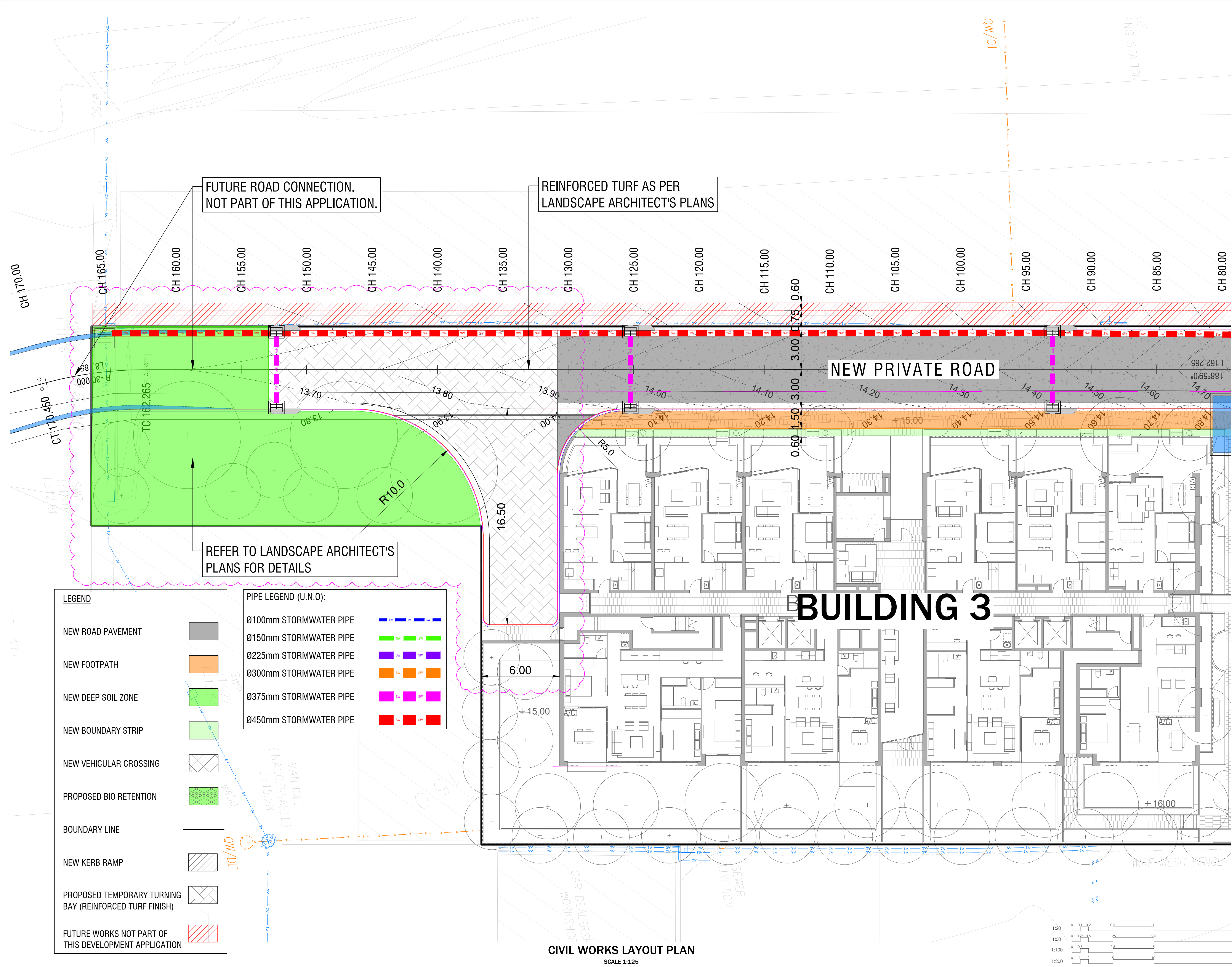
Sheet Name:
**CIVIL WORKS LAYOUT
PLAN SHEET 1**

Sheet Number:

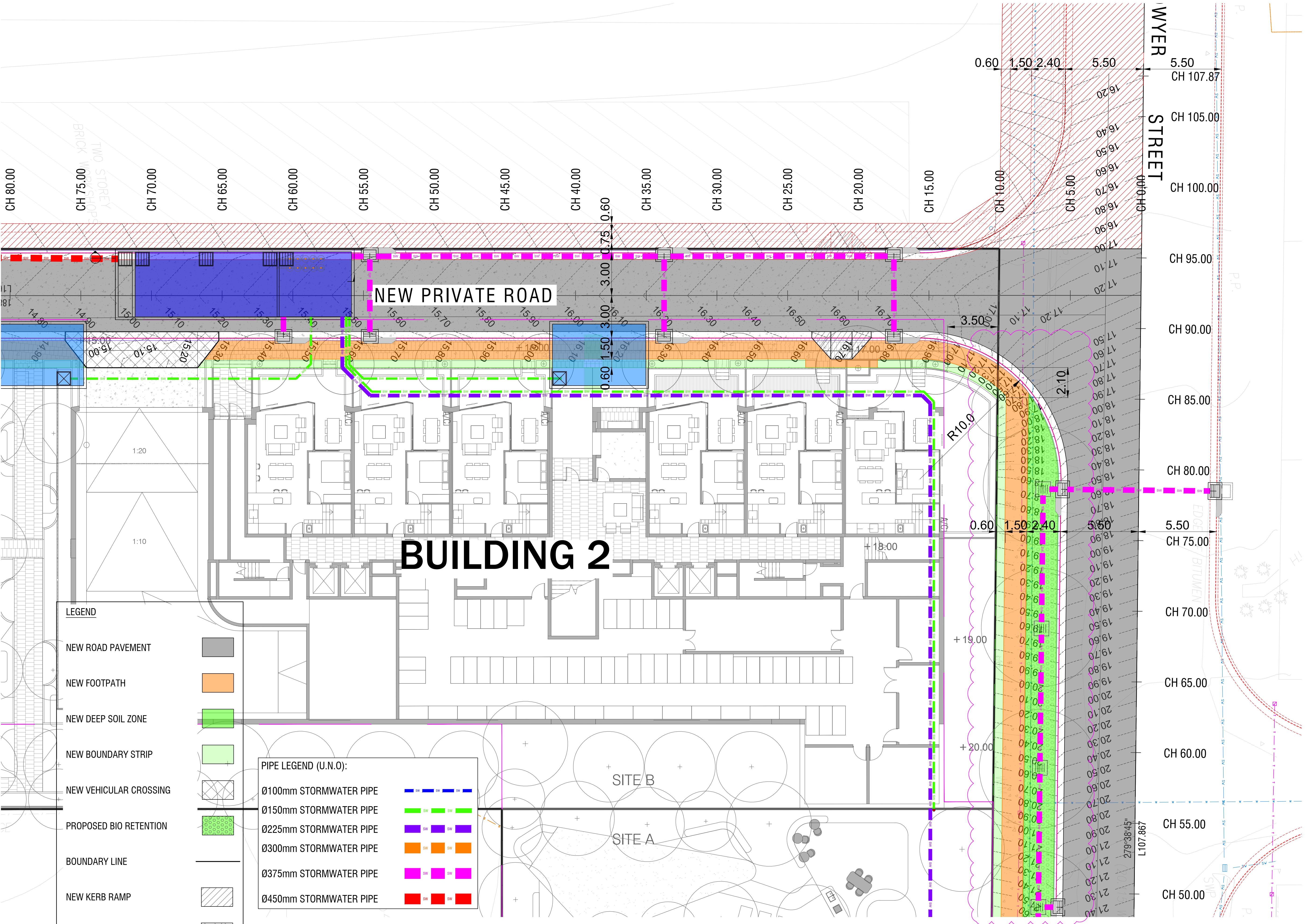
C005

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E



CIVIL WORKS LAYOUT PLAN
SCALE 1:125



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E	J.E.	K.E. ISSUE FOR D.A.	05.06.25

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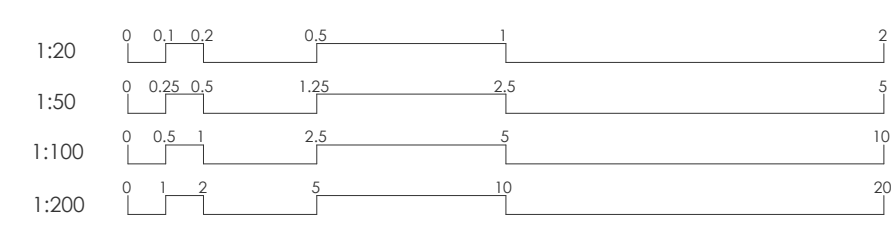
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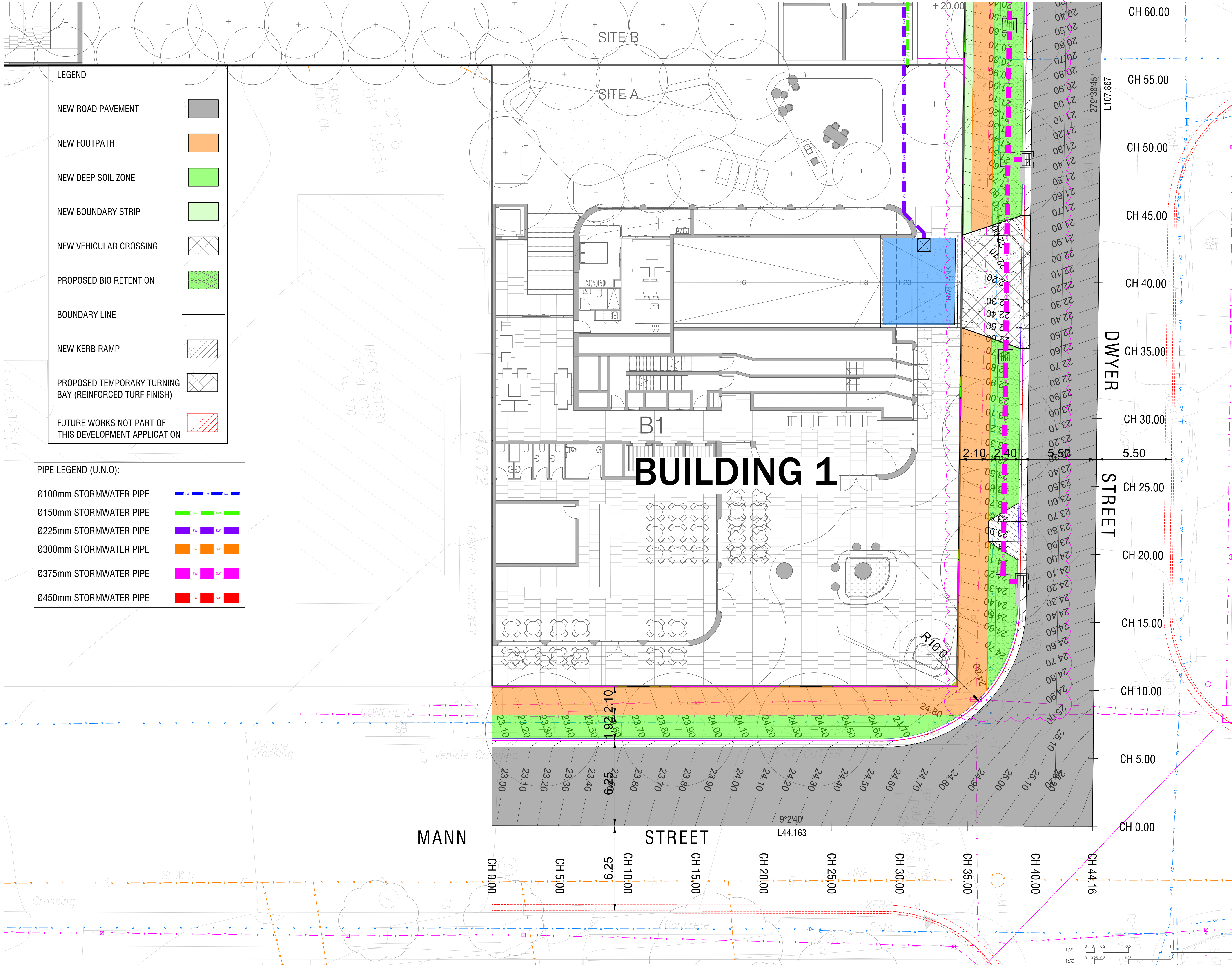
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PLAN SHEET 2

Sheet Number:

C006

Revision: **D**





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Sheet Name:
**CIVIL WORKS LAYOUT
PLAN SHEET 3**

Sheet Number:
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D	J.E.	K.E. ISSUE FOR D.A.	05.06.25

- Notes
- Drawings to be read in conjunction with architectural drawings.
 - Refer to architectural drawings for all setback, levels.
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**PRELIMINARY
NOT FOR CONSTRUCTION**

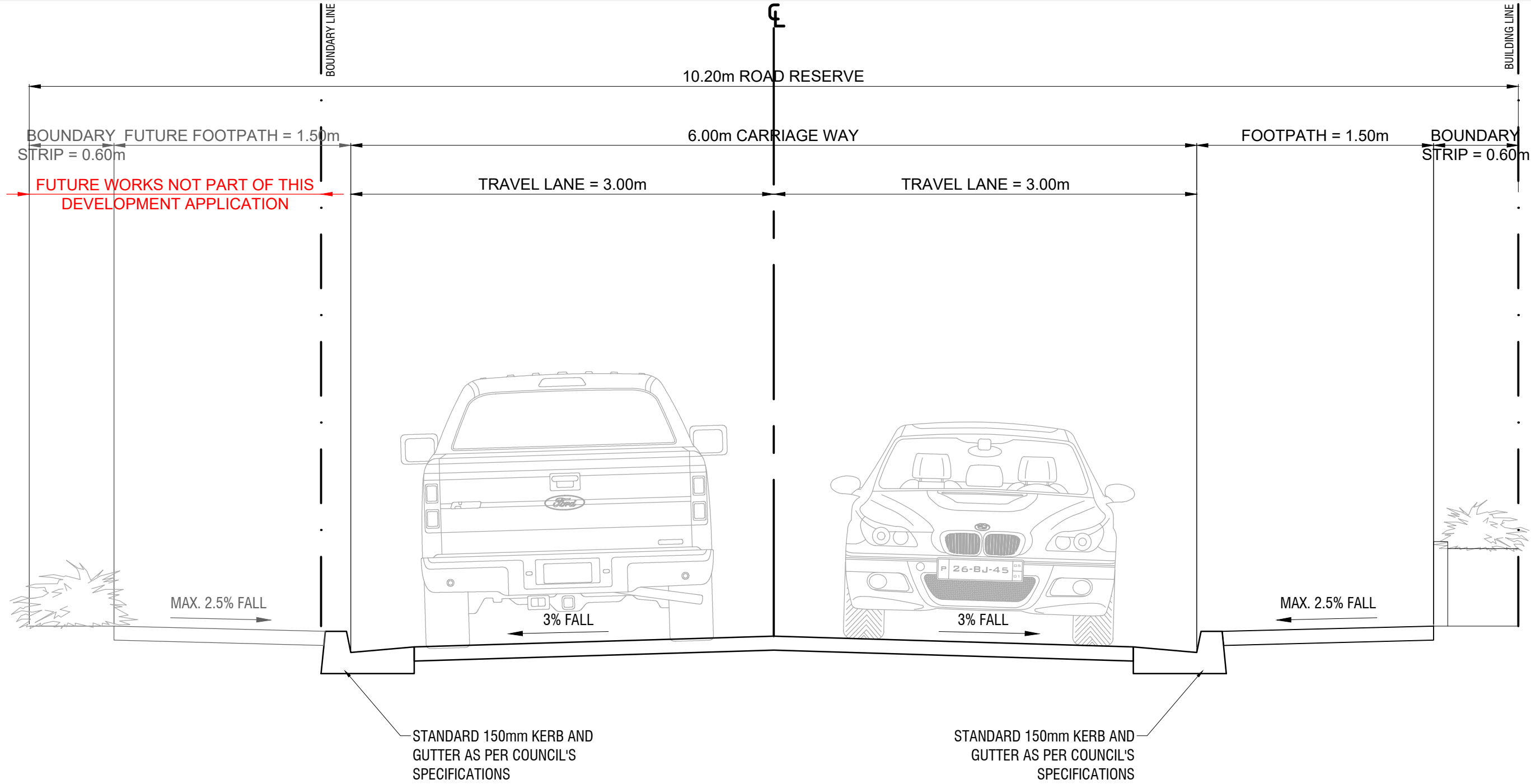
Project North

Scale @ A1: **AS SHOWN**

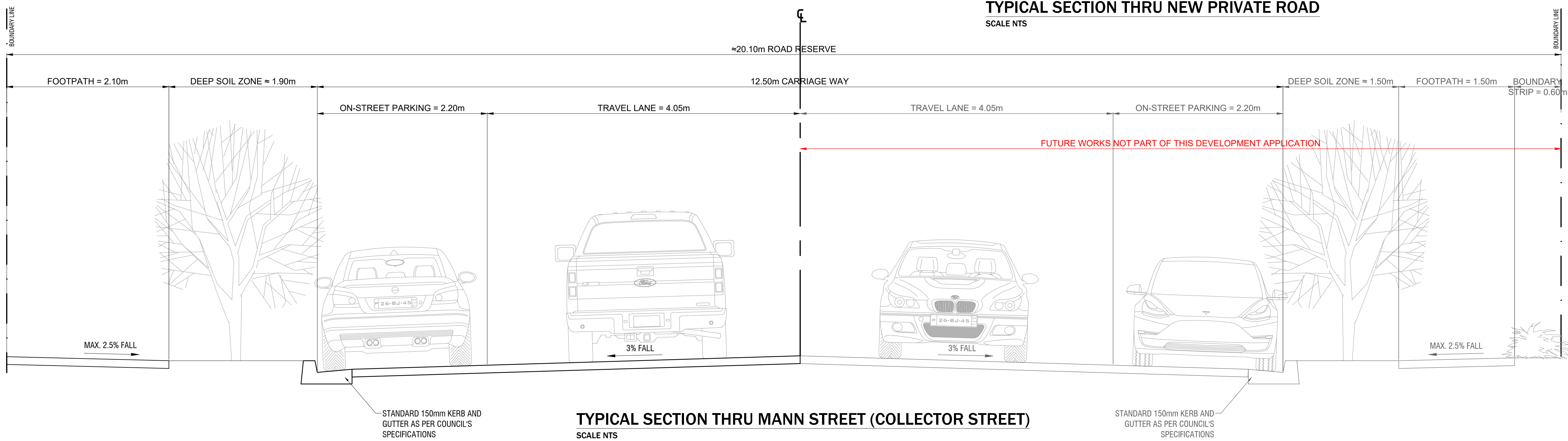
Sheet Name: **TYPICAL ROAD
SECTIONS**

Sheet Number:

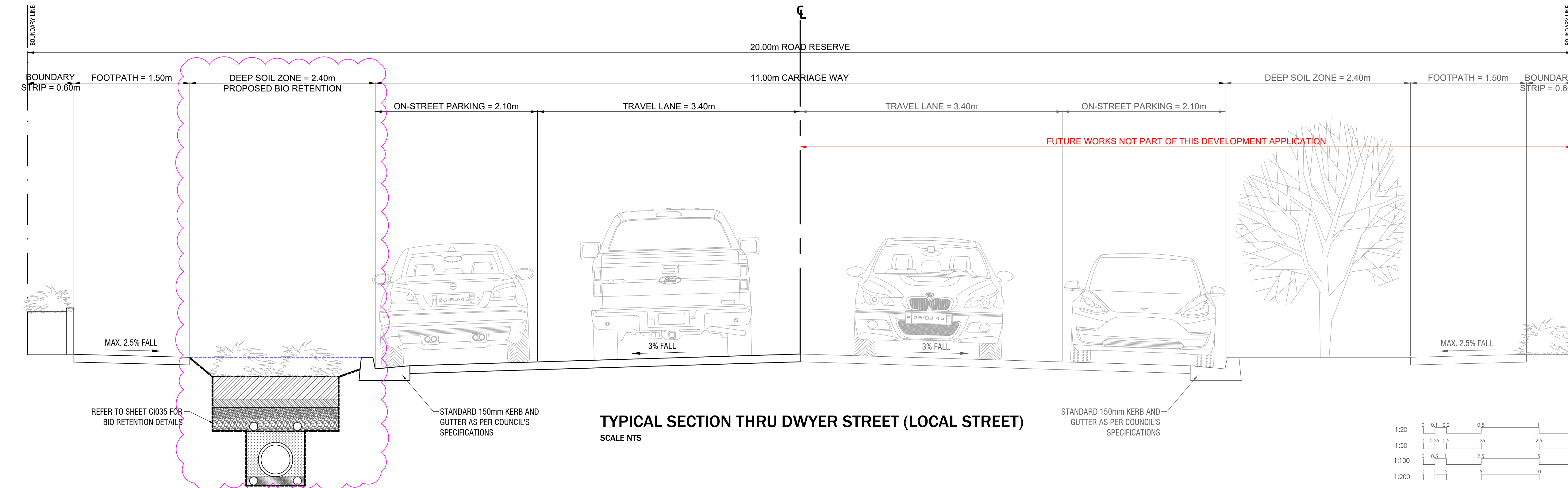
Revision: **C010**
D



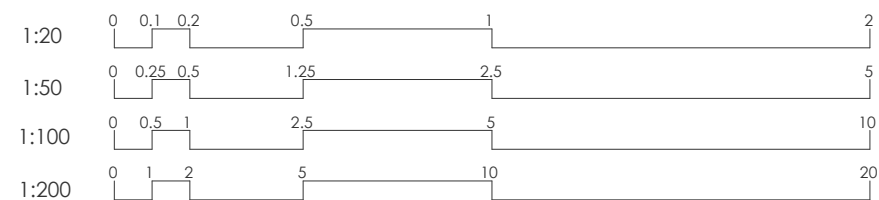
TYPICAL SECTION THRU NEW PRIVATE ROAD
SCALE NTS



TYPICAL SECTION THRU MANN STREET (COLLECTOR STREET)
SCALE NTS



TYPICAL SECTION THRU DWYER STREET (LOCAL STREET)
SCALE NTS



Address

372-374 MANN STREET
& 35-37 DWYER STREET
NORTH GOSFORD NSW 2250

Start Date: SEPTEMBER 2024

Project No. 230472

Client:

STOCKBRIDGE PROPERTIES

Architect:

CURZON + PARTNERS

Approved by: K.E.

Internal Revisions:

Rev. #	Drafter	Engineer Revision Description	Date
A	J.E	K.E. ISSUE FOR D.A.	07.02.25
B	J.E	K.E. ISSUE FOR D.A.	11.02.25

Notes

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PRELIMINARY

NOT FOR CONSTRUCTION

Project North

Scale @ A1:

AS SHOWN

Sheet Name:

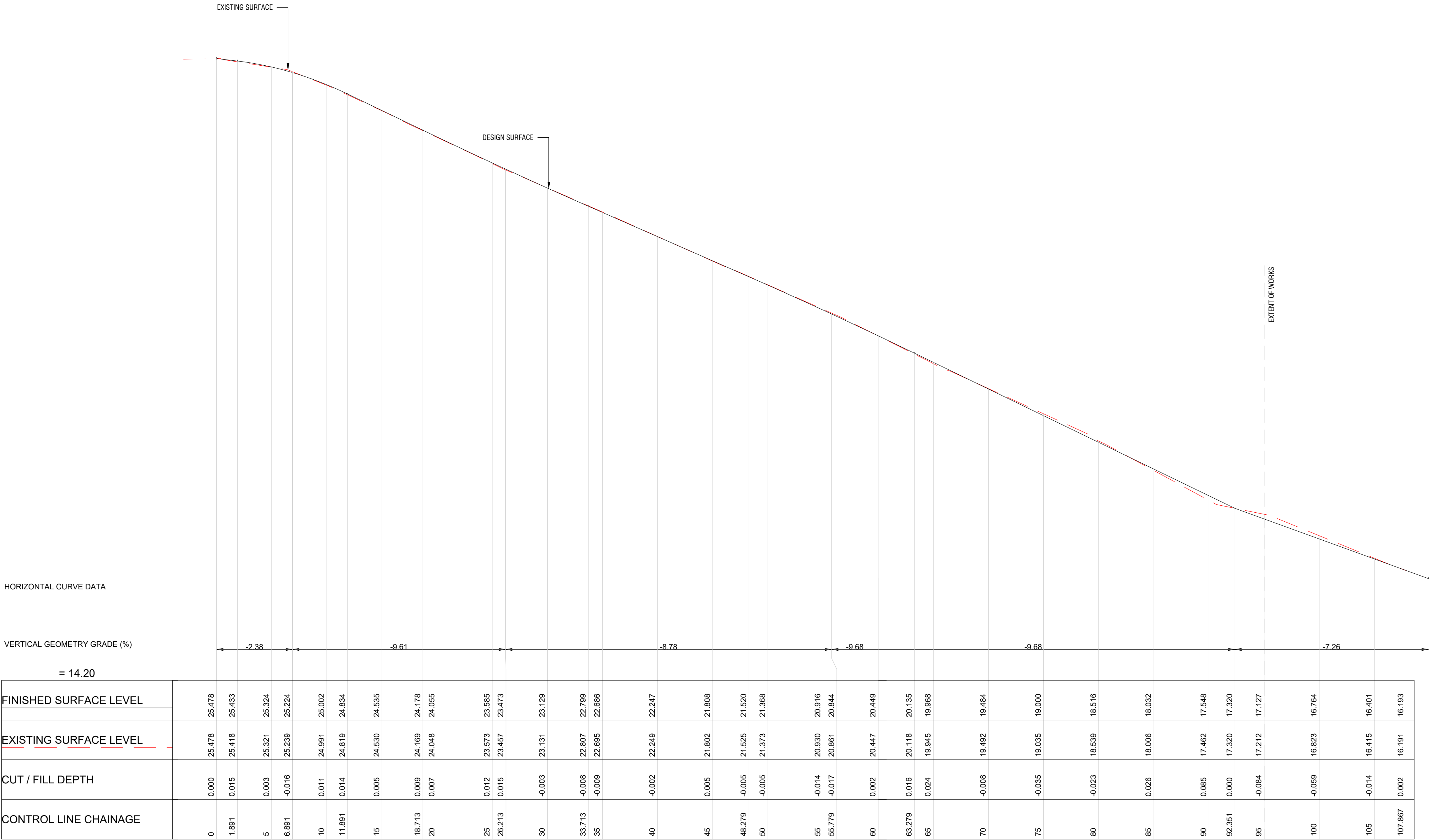
DWYER STREET
LONGITUDINAL SECTIONS

Sheet Number:

Revision:

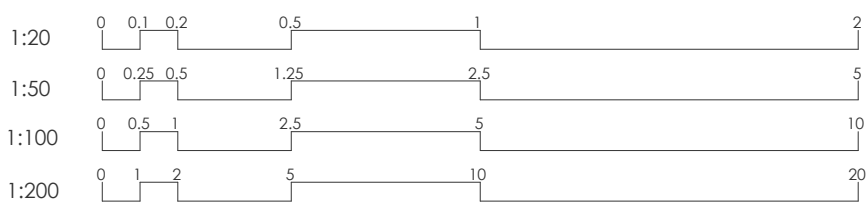
C020

B



A1 SCALE: H 1:200, V 1:40

LONGITUDINAL SECTION DWYER STREET ROAD CENTRELINE



Address
372-374 MANN STREET
& 35-37 DWYER STREET
NORTH GOSFORD NSW 2250

Start Date: SEPTEMBER 2024
Project No. 230472

Client: STOCKBRIDGE PROPERTIES

Architect: CURZON + PARTNERS

Approved by: K.E.

Internal Revisions:

Rev. #	Drafter	Engineer	Date
	Revision	Description	
A	J.E.	K.E. ISSUE FOR D.A.	07.02.25
B	J.E.	K.E. ISSUE FOR D.A.	11.02.25

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PRELIMINARY
NOT FOR CONSTRUCTION

Project North

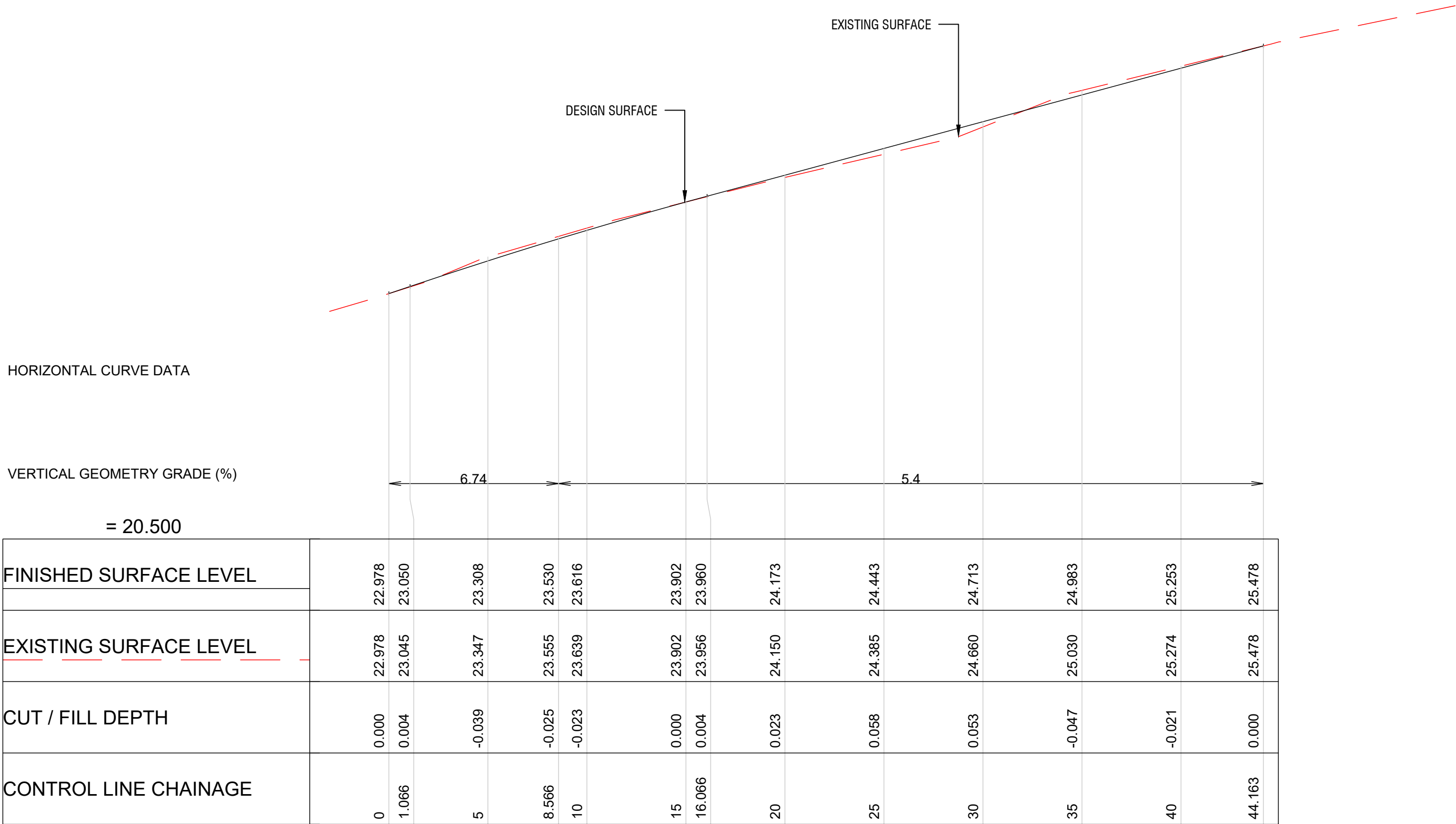
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Sheet Name:

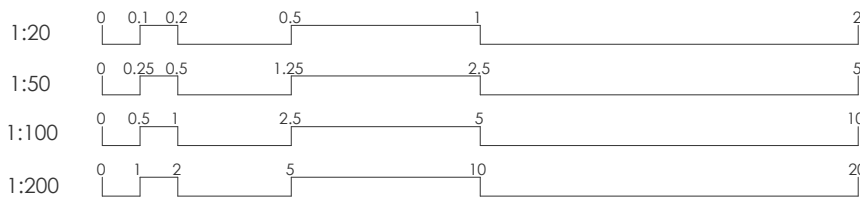
MANN STREET
LONGITUDINAL SECTIONS

Sheet Number:

C021
Revision: B



A1 SCALE: H 1:200, V 1:40
LONGITUDINAL SECTION MANN STREET ROAD CENTRELINE



Address

372-374 MANN STREET
& 35-37 DWYER STREET
NORTH GOSFORD NSW 2250

Start Date: SEPTEMBER 2024

Project No. 230472

Client:

STOCKBRIDGE PROPERTIES

Architect:

CURZON + PARTNERS

Approved by: K.E.

Internal Revisions:

Rev. #	Drafter	Engineer	Revision	Description	Date
A	J.E	K.E		ISSUE FOR D.A.	07.02.25
B	J.E	K.E		ISSUE FOR D.A.	11.02.25

Notes

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PRELIMINARY

NOT FOR CONSTRUCTION

Project North

Scale @ A1:

AS SHOWN

Sheet Name:

ROAD 1

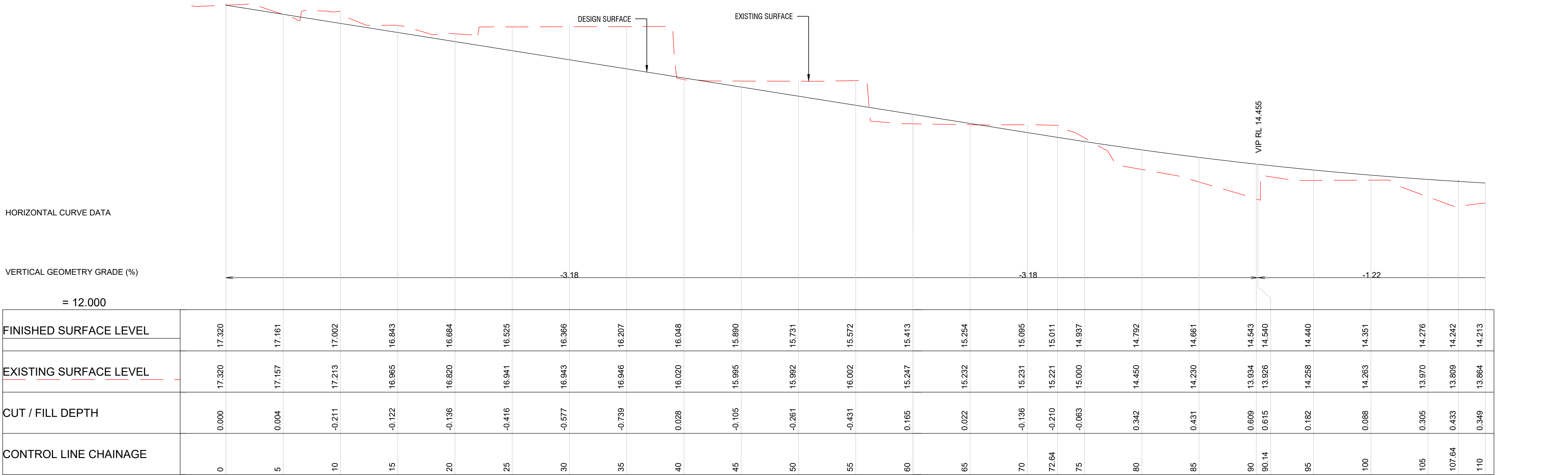
LONGITUDINAL SECTIONS

Sheet Number:

Revision:

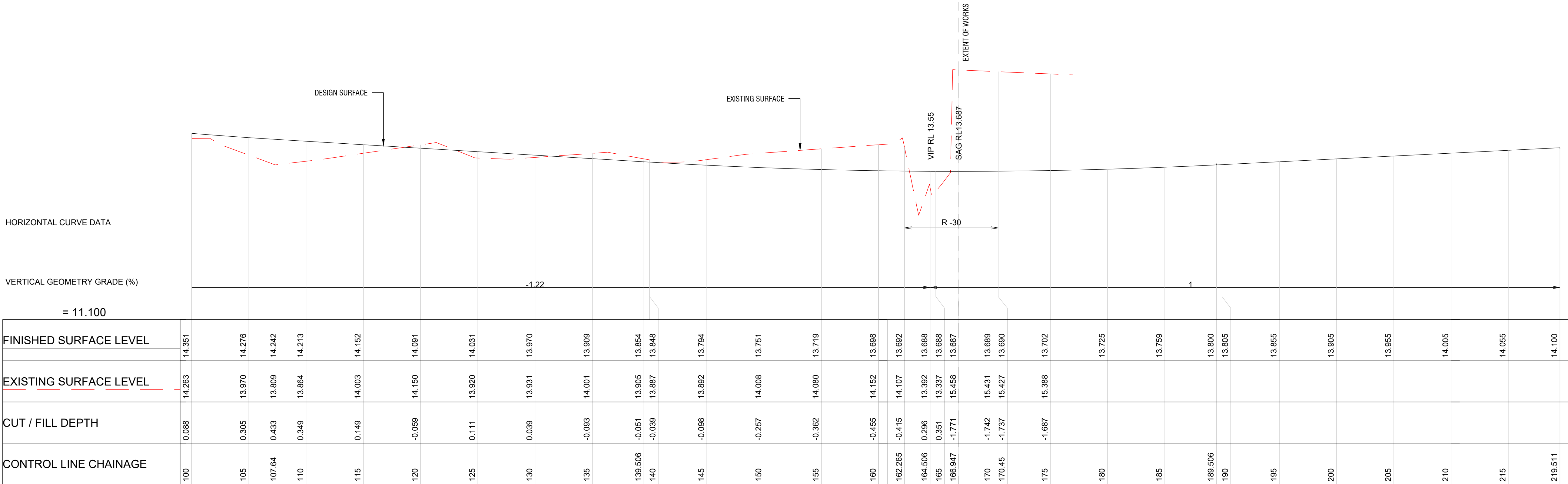
C022

B



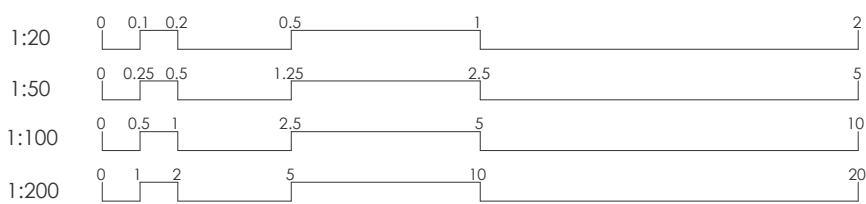
A1 SCALE: H 1:200, V 1:40

LONGITUDINAL SECTION NEW ROAD CENTRELINE



A1 SCALE: H 1:200, V 1:40

LONGITUDINAL SECTION NEW ROAD CENTRELINE



Internal Revisions:			
Rev. #	Drafter	Engineer Revision Description	Date
A	K.E.	K.E. ISSUE FOR DA	07.02.25
B	J.E.	K.E. ISSUE FOR D.A.	11.02.25
C	J.E.	K.E. ISSUE FOR D.A.	24.02.25

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**PRELIMINARY
NOT FOR CONSTRUCTION**

Project North



Scale @ A1: **AS SHOWN**

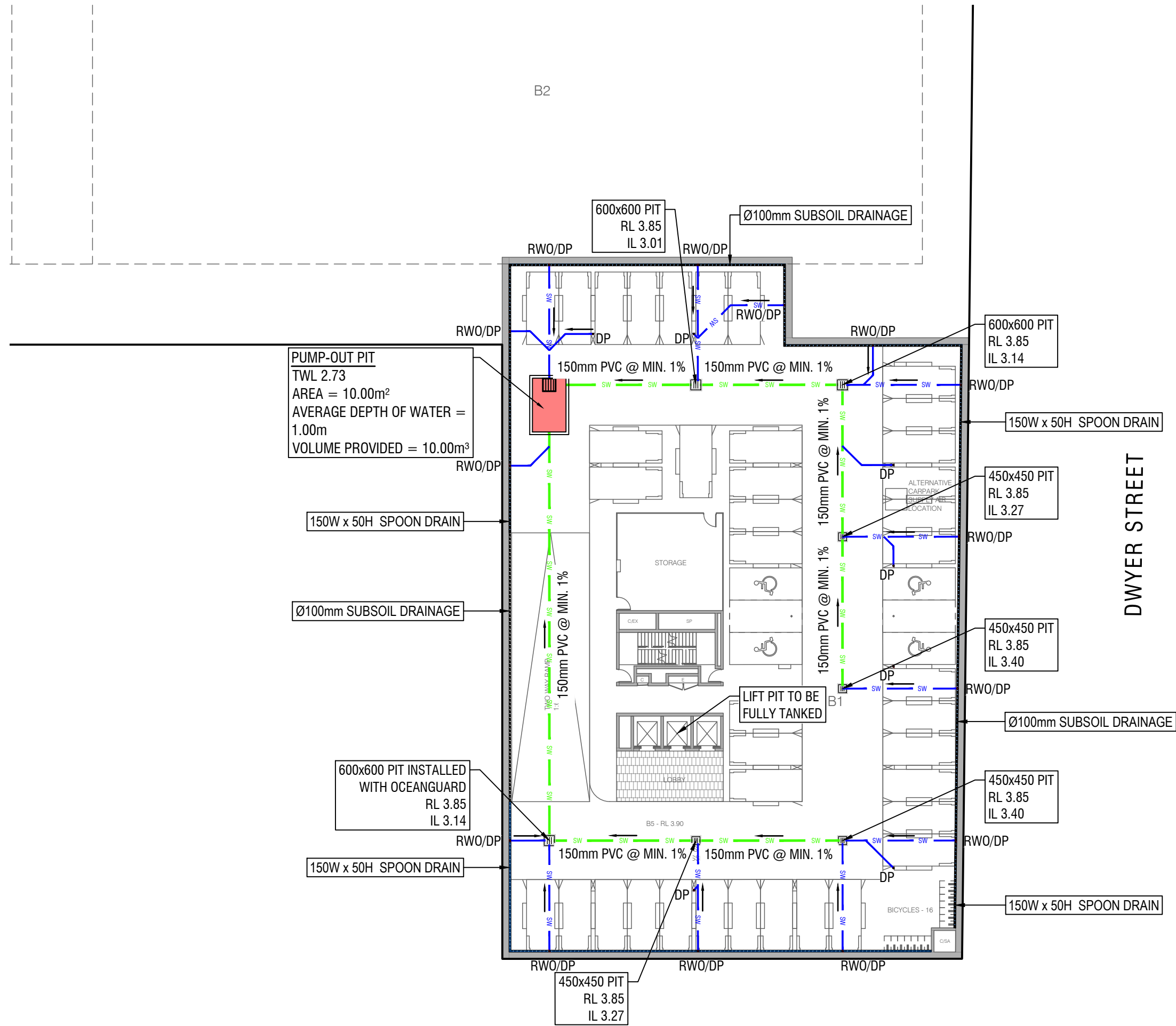
Sheet Name:
**BASEMENT 4-5
STORMWATER
DRAINAGE PLAN**

Sheet Number:

C030

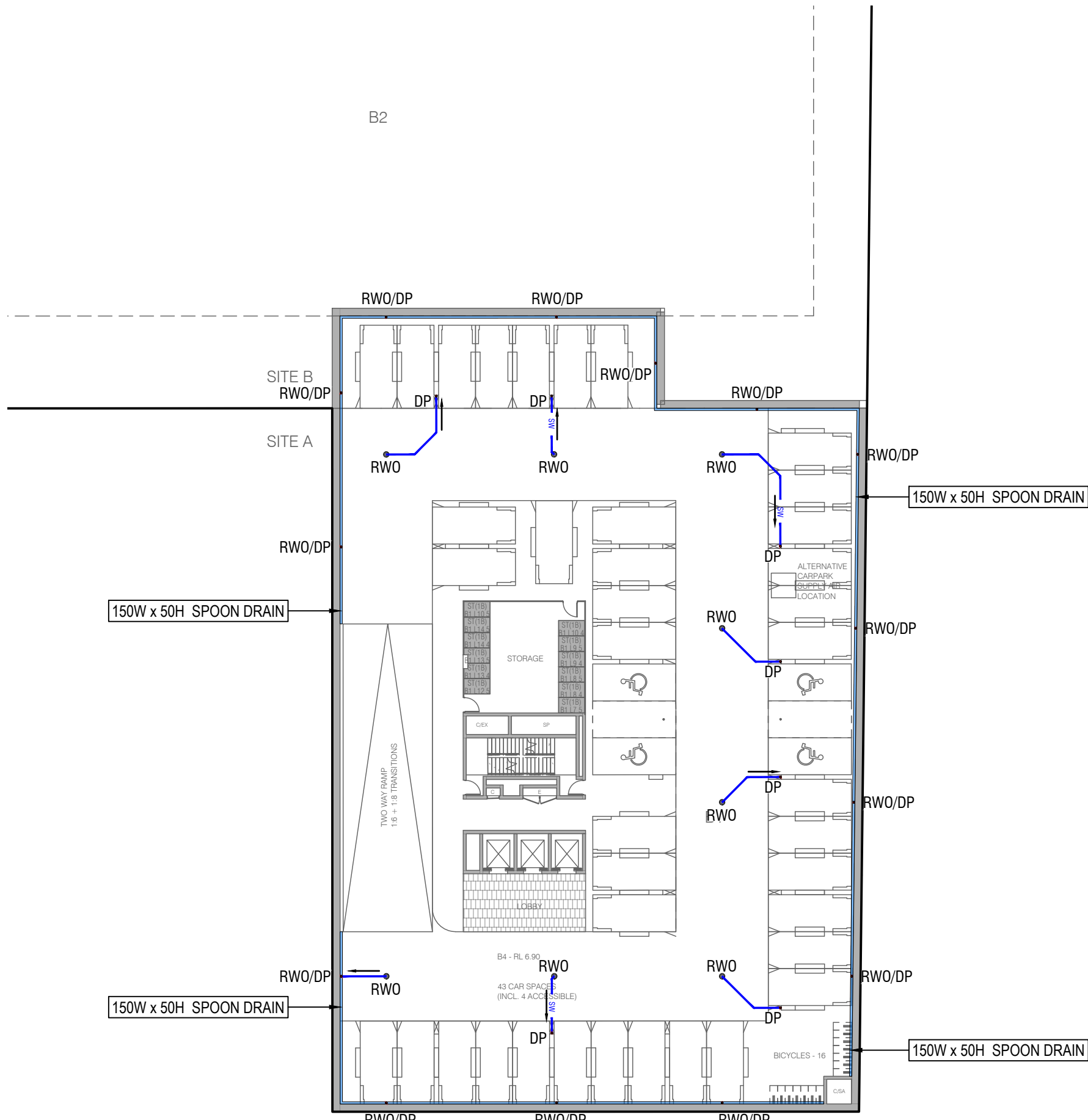
Revision:

C

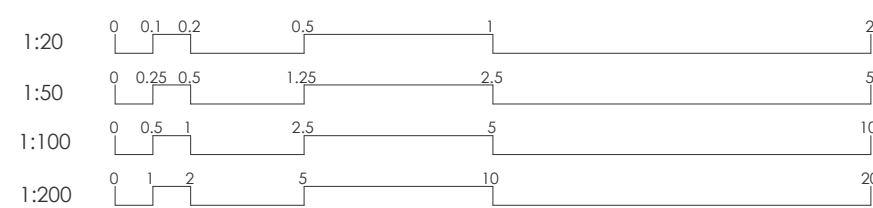


BASEMENT 5 STORMWATER DRAINAGE PLAN
SCALE 1:300

PIPE LEGEND (U.N.O):	
Ø100mm STORMWATER PIPE	
Ø150mm STORMWATER PIPE	
Ø225mm STORMWATER PIPE	
Ø300mm STORMWATER PIPE	
Ø375mm STORMWATER PIPE	
Ø450mm STORMWATER PIPE	



BASEMENT 4 STORMWATER DRAINAGE PLAN
SCALE 1:300



Internal Revisions:			
Rev. #	Drafter	Engineer	Date
A	K.E.	K.E.	07.02.25
B	J.E.	K.E.	11.02.25
C	J.E.	K.E.	24.02.25

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**PRELIMINARY
NOT FOR CONSTRUCTION**

Project North



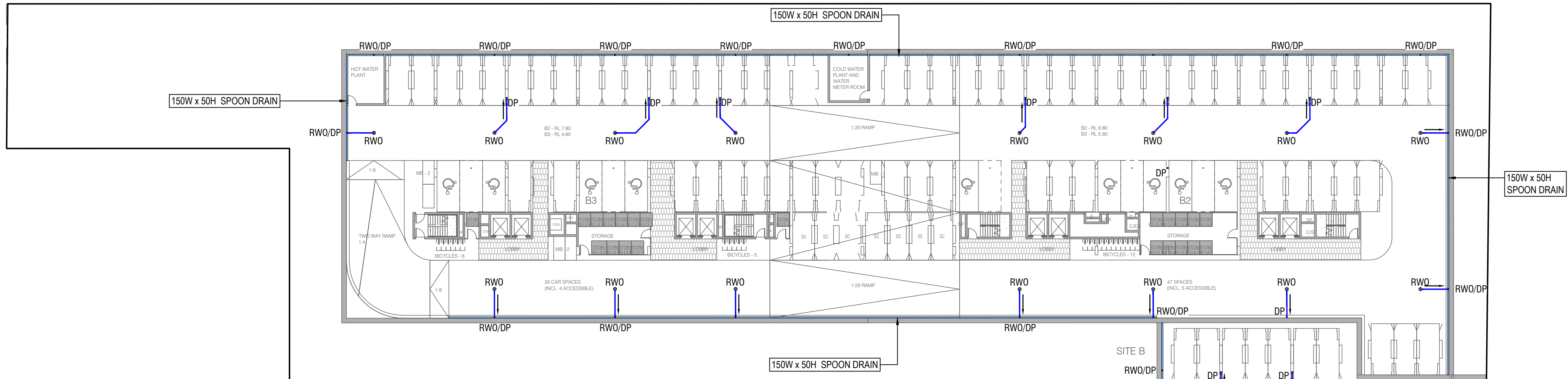
Scale @ A1: **AS SHOWN**

Sheet Name:
**BASEMENT 2-3
STORMWATER
DRAINAGE PLAN**

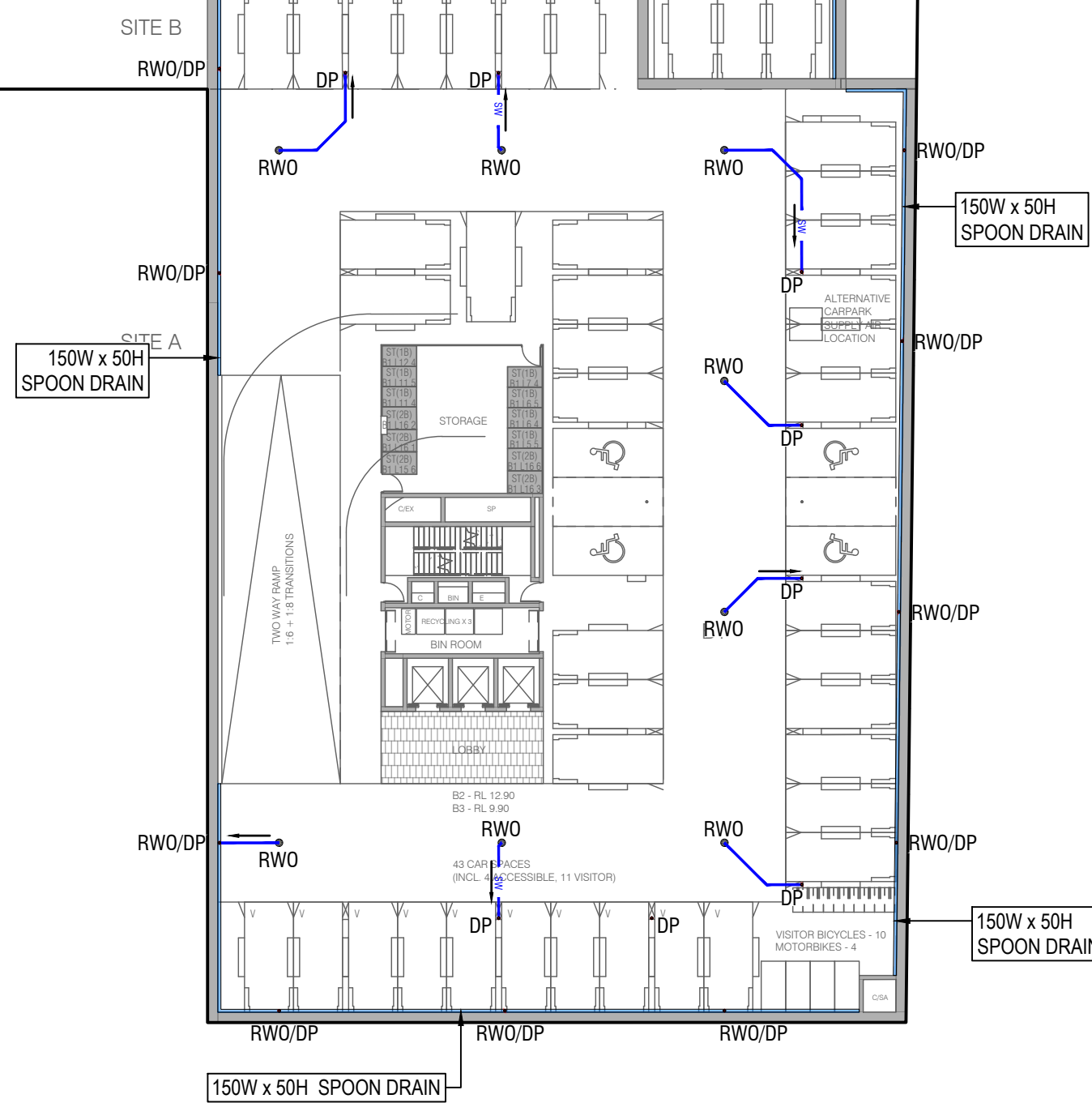
Sheet Number:

Revision:
C031

Revision: **C**

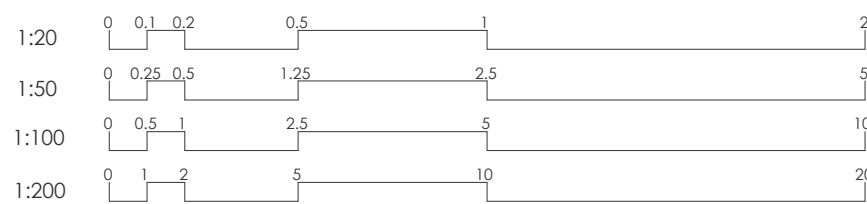


BASEMENT 2 STORMWATER DRAINAGE PLAN
SCALE 1:300



BASEMENT 3 STORMWATER DRAINAGE PLAN
SCALE 1:300

PIPE LEGEND (U.N.O):	
Ø100mm STORMWATER PIPE	
Ø150mm STORMWATER PIPE	
Ø225mm STORMWATER PIPE	
Ø300mm STORMWATER PIPE	
Ø375mm STORMWATER PIPE	
Ø450mm STORMWATER PIPE	



Address
372-374 MANN STREET
& 35-37 DWYER STREET
NORTH GOSFORD NSW 2250

Start Date: SEPTEMBER 2024

Project No. 230472

Client:
STOCKBRIDGE PROPERTIES

Architect:
CURZON + PARTNERS

Approved by: **K.E.**

Internal Revisions:			
Rev. #	Drafter	Engineer	Date
	Revision	Description	
A	K.E.	K.E.	18.10.2018
		ISSUE FOR DA	
B	J.E.	K.E.	11.02.2019
		ISSUE FOR D.A.	
C	J.E.	K.E.	24.02.2019
		ISSUE FOR D.A.	

Notes

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3. Do not scale any dimensions
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**PRELIMINARY
NOT FOR CONSTRUCTION**

Project North



Scale @ A1: AS SHOWN

Sheet Name:

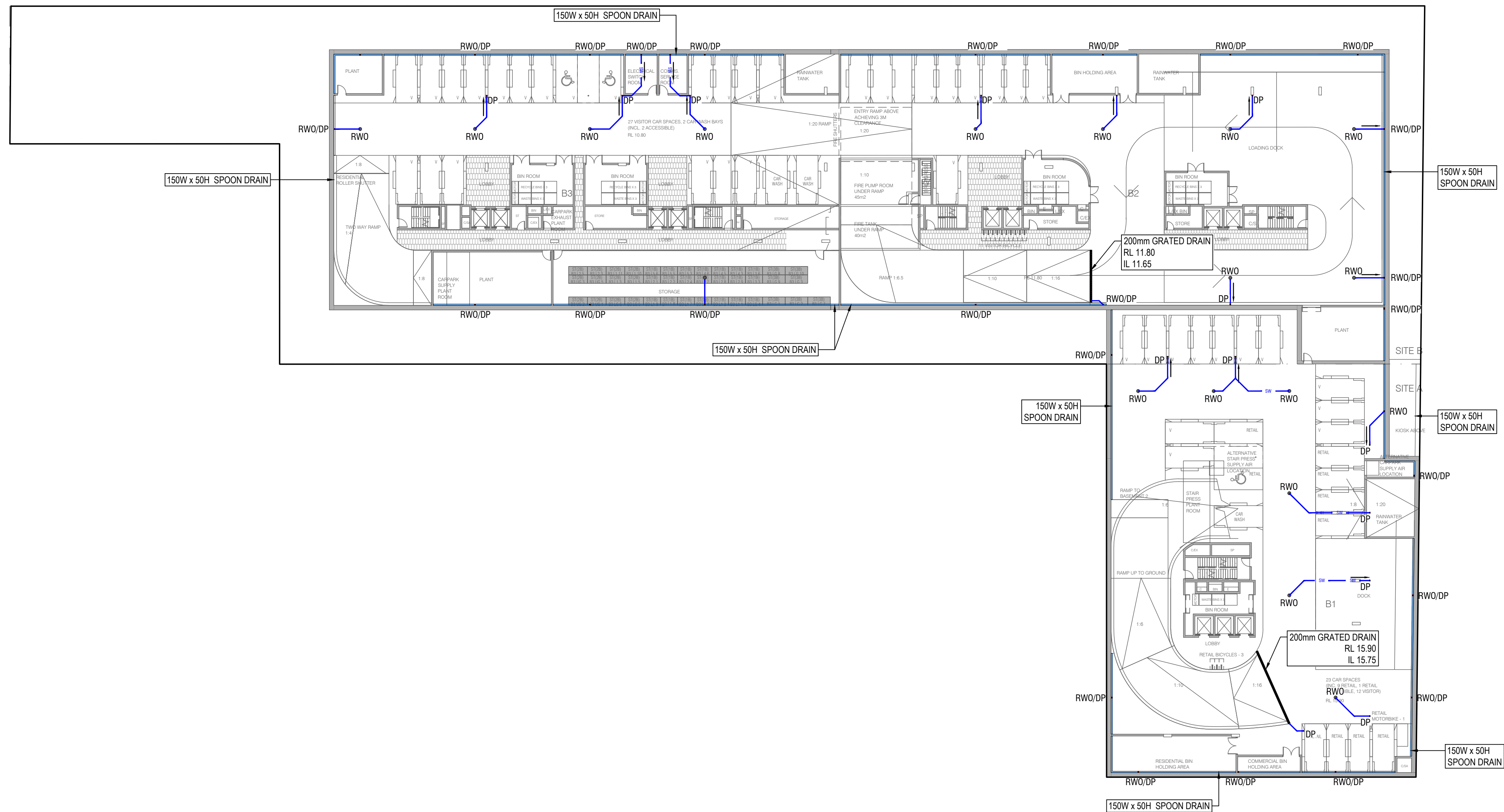
BASEMENT 1 STORMWATER DRAINAGE PLAN

Sheet Number:

C032

Revisions:

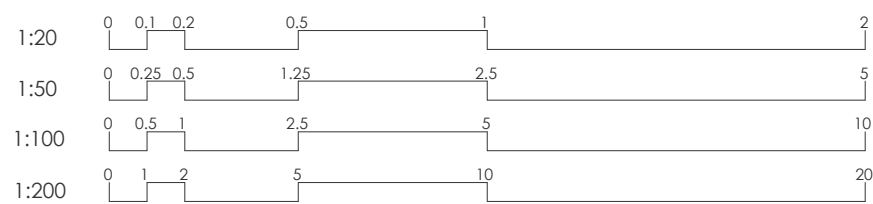
C



BASEMENT 1 STORMWATER DRAINAGE PLAN

SCALE 1:300

PIPE LEGEND (U.N.O):	
Ø100mm STORMWATER PIPE	
Ø150mm STORMWATER PIPE	
Ø225mm STORMWATER PIPE	
Ø300mm STORMWATER PIPE	
Ø375mm STORMWATER PIPE	
Ø450mm STORMWATER PIPE	



Start Date: SEPTEMBER 2024

Project No. 230472

Client: **STOCKBRIDGE PROPERTIES**

Architect:
CURZON + PARTNERS

Approved by: K.E.

Internal Revisions:

Rev. #	Drafter	Engineer	Date
	Revision	Description	
A	K.E.	K.E.	07.02.2
B	J.E.	K.E.	11.02.2
C	J.E.	K.E.	24.02.2
D	J.E.	K.E.	05.05.2
E	J.E.	K.E.	05.06.2

Notes

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**PRELIMINARY
NOT FOR CONSTRUCTION**

Project North



Scale @ A1: AS SHOWN

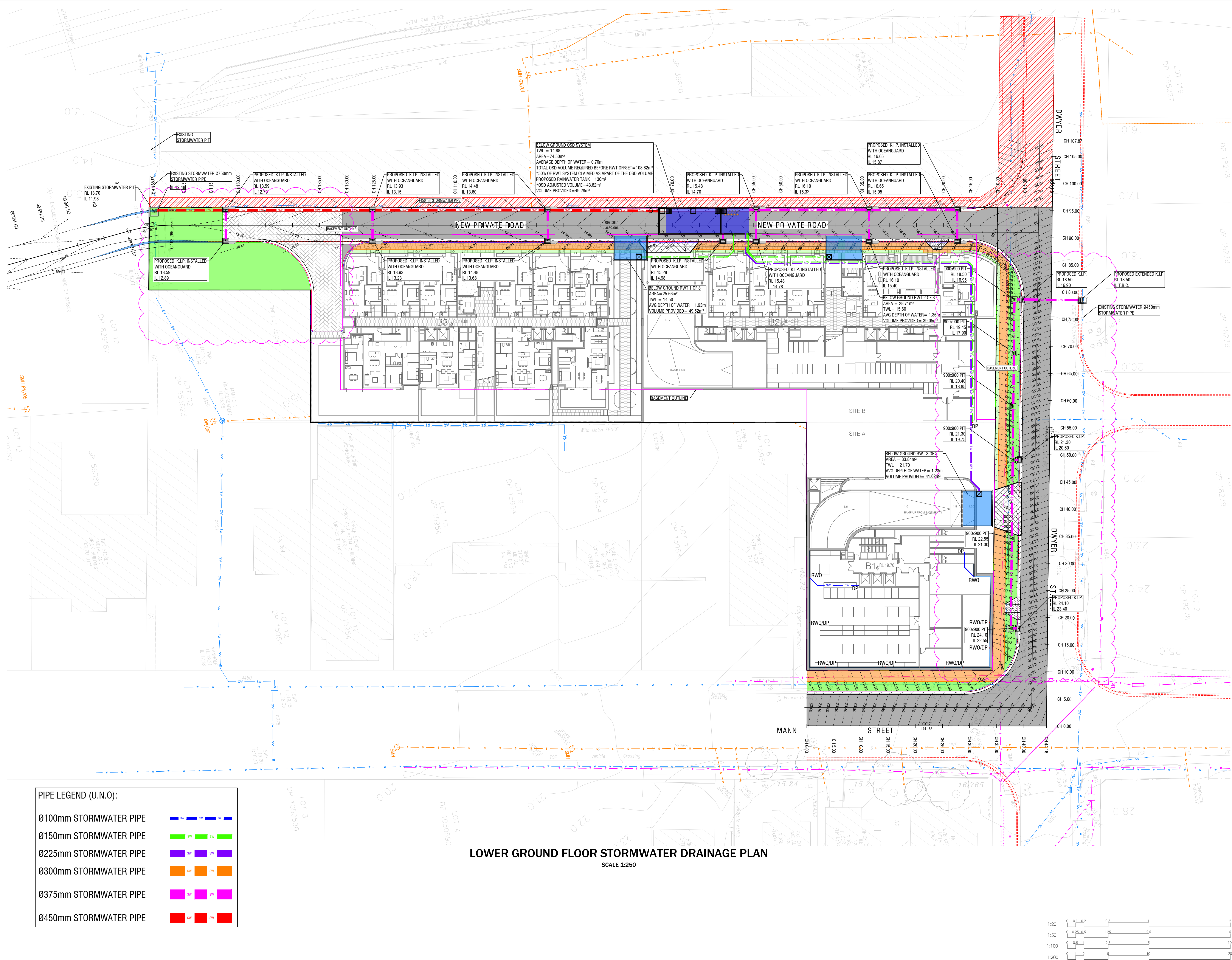
Sheet Name:

LOWER GROUND FLOOR STORMWATER DRAINAGE PLAN

Sheet Number:

C033

Revision: _____



Address
**372-374 MANN STREET
& 35-37 DWYER STREET
NORTH GOSFORD NSW 2250**

Start Date: **SEPTEMBER 2024**
Project No. **230472**

Client:
STOCKBRIDGE PROPERTIES

Architect:
CURZON + PARTNERS

Approved by: **K.E.**

Internal Revisions:

Rev. #	Drafter	Engineer Revision Description	Date
A	K.E.	K.E. ISSUE FOR DA	07.02.25
B	J.E.	K.E. ISSUE FOR D.A.	11.02.25
C	J.E.	K.E. ISSUE FOR D.A.	24.02.25
D	J.E.	K.E. ISSUE FOR D.A.	05.05.25
E	J.E.	K.E. ISSUE FOR D.A.	05.06.25

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**PRELIMINARY
NOT FOR CONSTRUCTION**

Project North

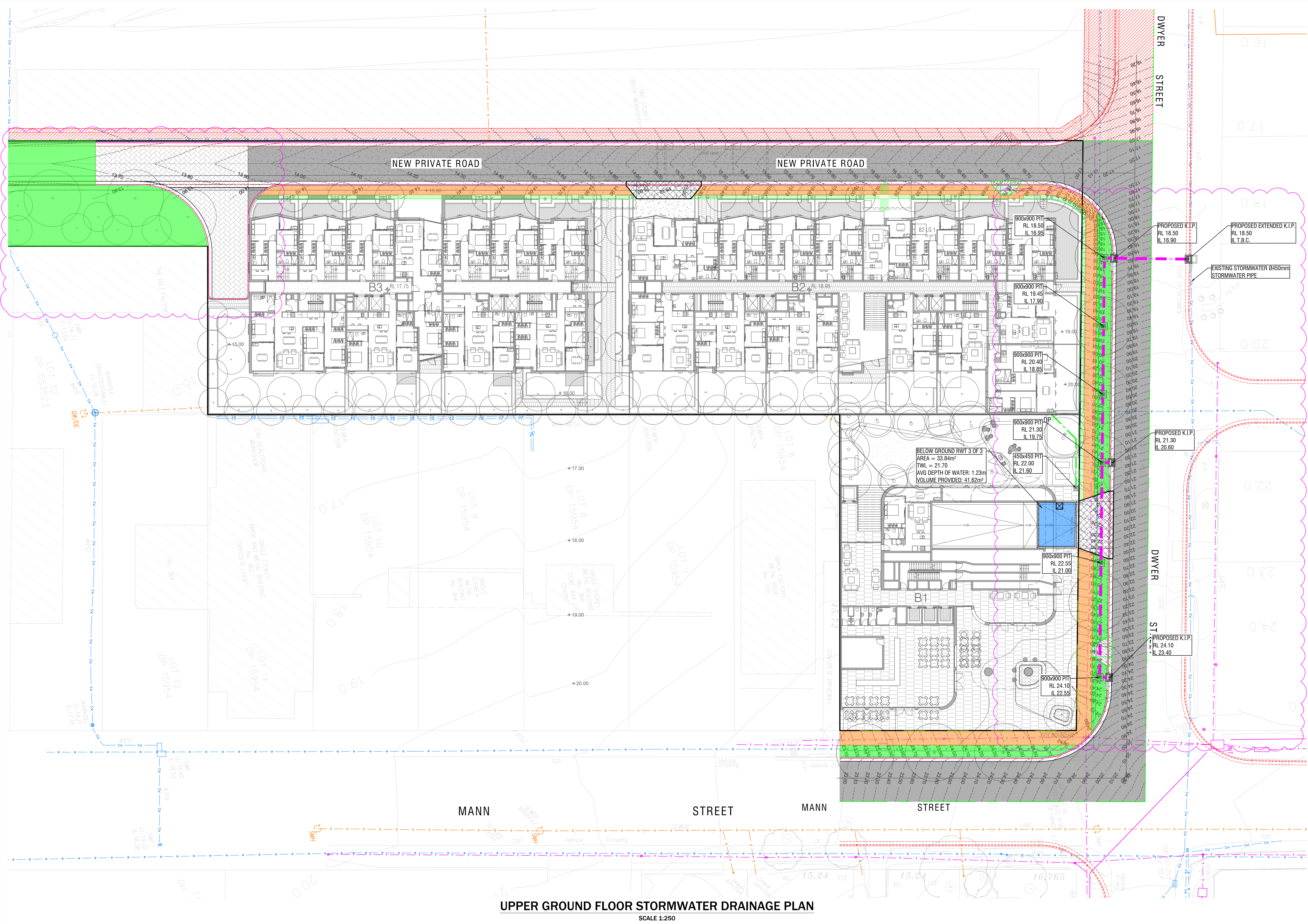


Scale @ A1: **AS SHOWN**

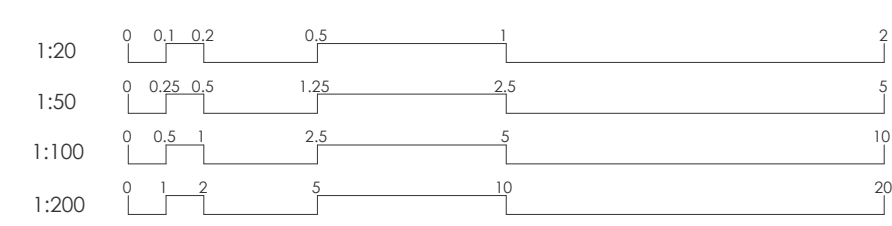
Sheet Name:
**UPPER GROUND
FLOOR STORMWATER
DRAINAGE PLAN**

Sheet Number:

C034
Revision:
E



UPPER GROUND FLOOR STORMWATER DRAINAGE PLAN
SCALE 1:250



Internal Revisions:			
Rev. #	Drafter	Engineer	Date
A	K.E.	K.E.	07.02.25
B	J.E.	K.E.	11.02.25
C	J.E.	K.E.	24.02.25
D	J.E.	K.E.	05.06.25

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**PRELIMINARY
NOT FOR CONSTRUCTION**

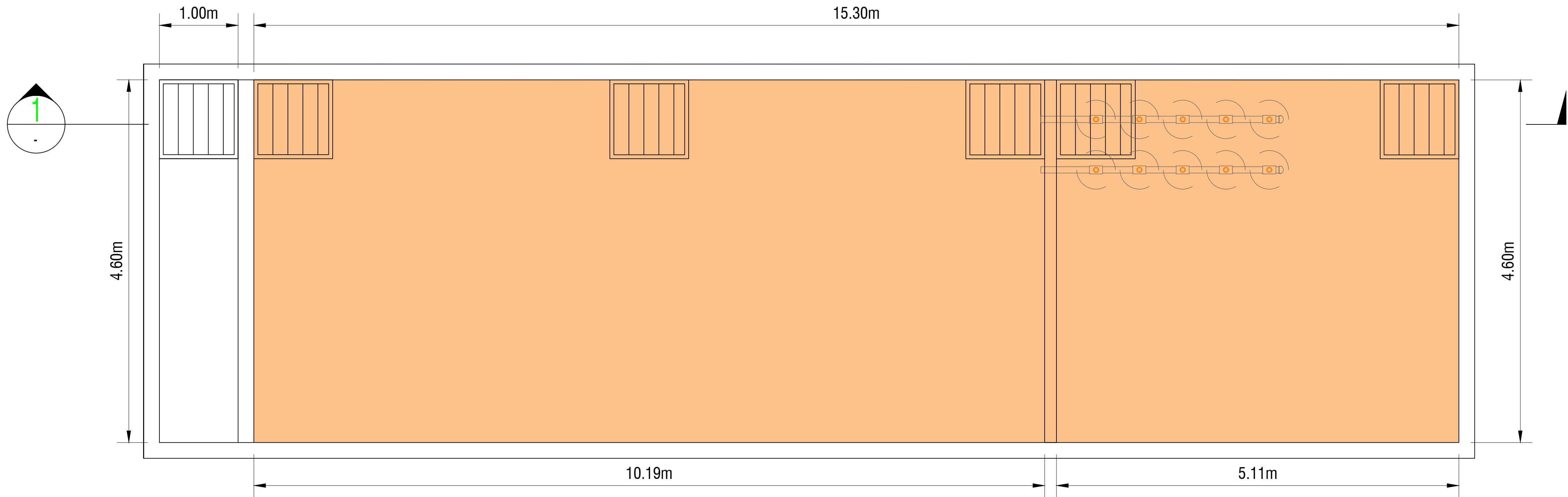
Project North

Scale @ A1: **AS SHOWN**

Sheet Name:
**STORMWATER
DRAINAGE SECTIONS
AND DETAILS SHEET 2**

Sheet Number:

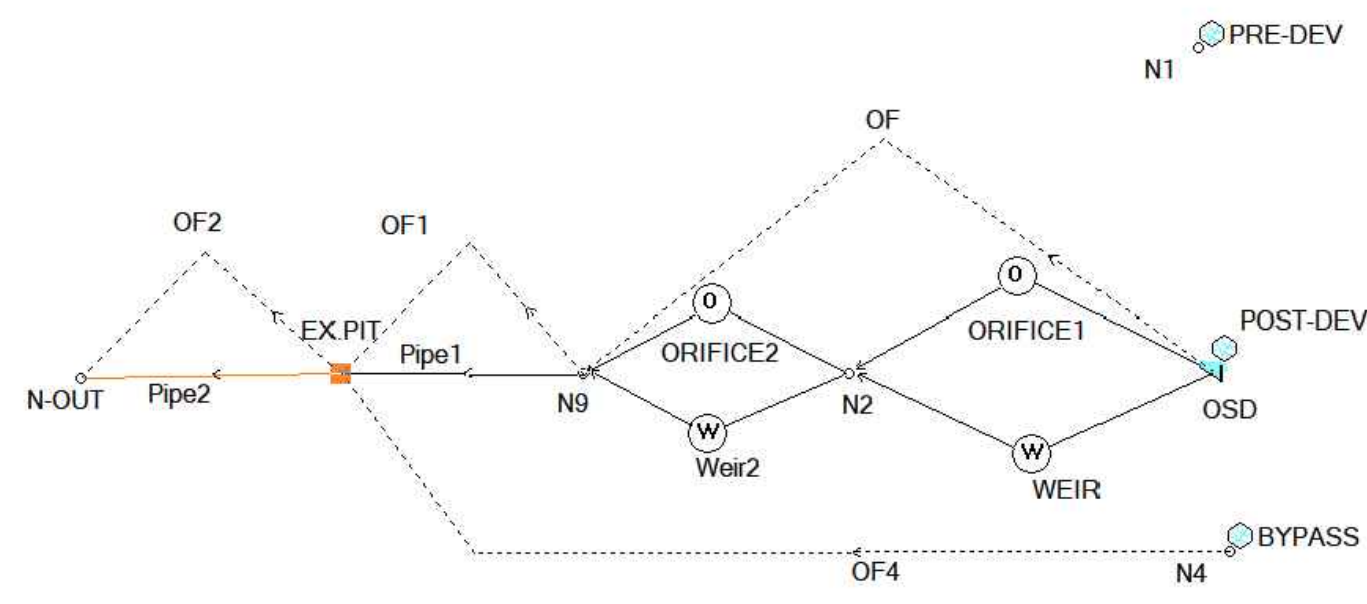
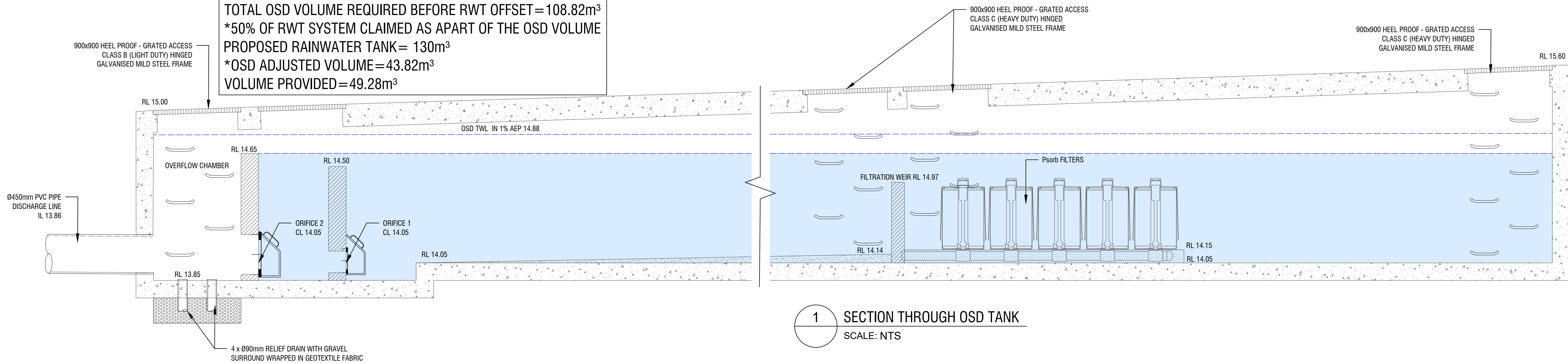
C036
Revision:
C



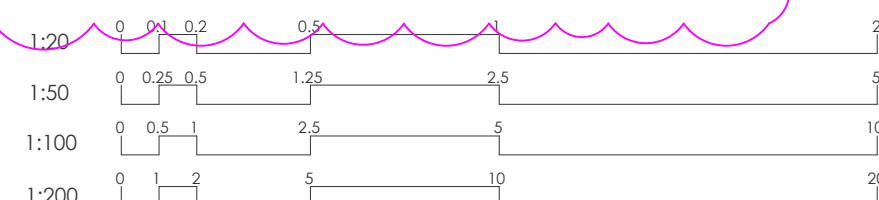
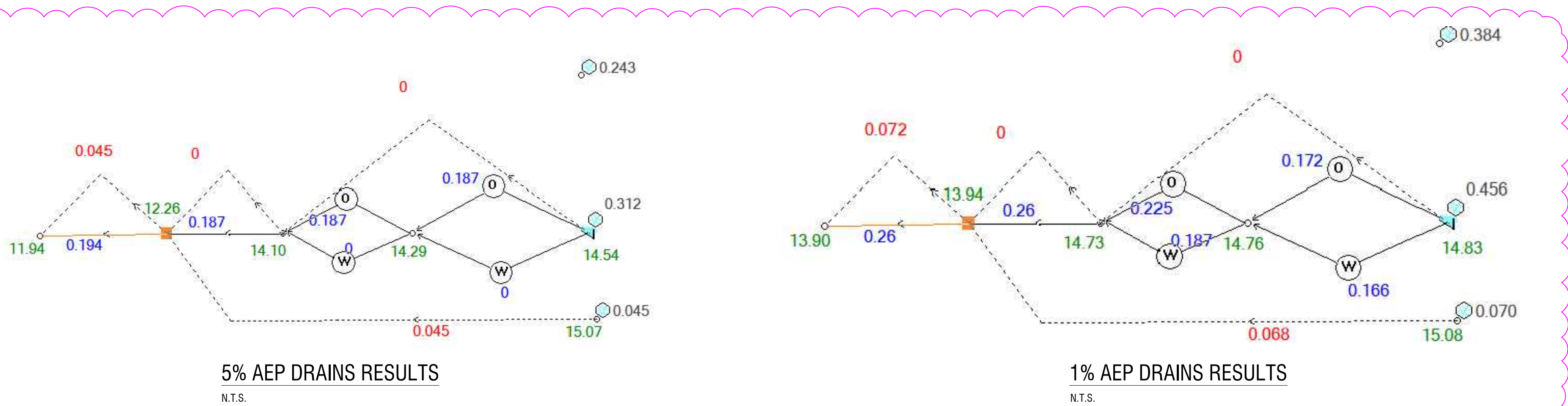
OSD TANK PLAN VIEW

SCALE NTS

BELOW GROUND OSD SYSTEM
AREA=74.50m²
TWL = 14.88
AVERAGE HEIGHT OF WATER= 0.7m
TOTAL OSD VOLUME REQUIRED BEFORE RWT OFFSET=108.82m³
*50% OF RWT SYSTEM CLAIMED AS APART OF THE OSD VOLUME
PROPOSED RAINWATER TANK= 130m³
*OSD ADJUSTED VOLUME=43.82m³
VOLUME PROVIDED=49.28m³



DRAINSMODEL
N.T.S.



Internal Revisions:			
Rev. #	Drafter	Engineer	Date
	Revision	Description	
A	K.E.	K.E.	07.02.25
		ISSUE FOR DA	
B	J.E.	K.E.	11.02.25
		ISSUE FOR DA	
C	J.E.	K.E.	24.02.25
		ISSUE FOR D.A.	

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Project North

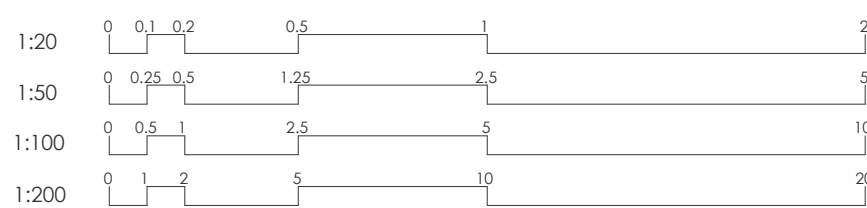
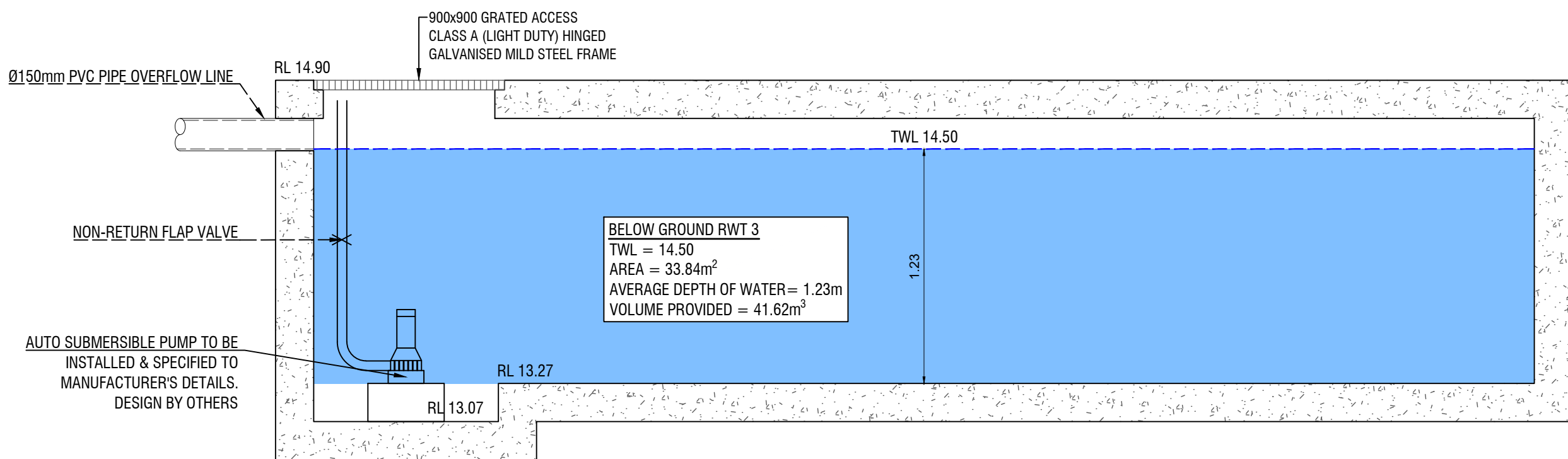
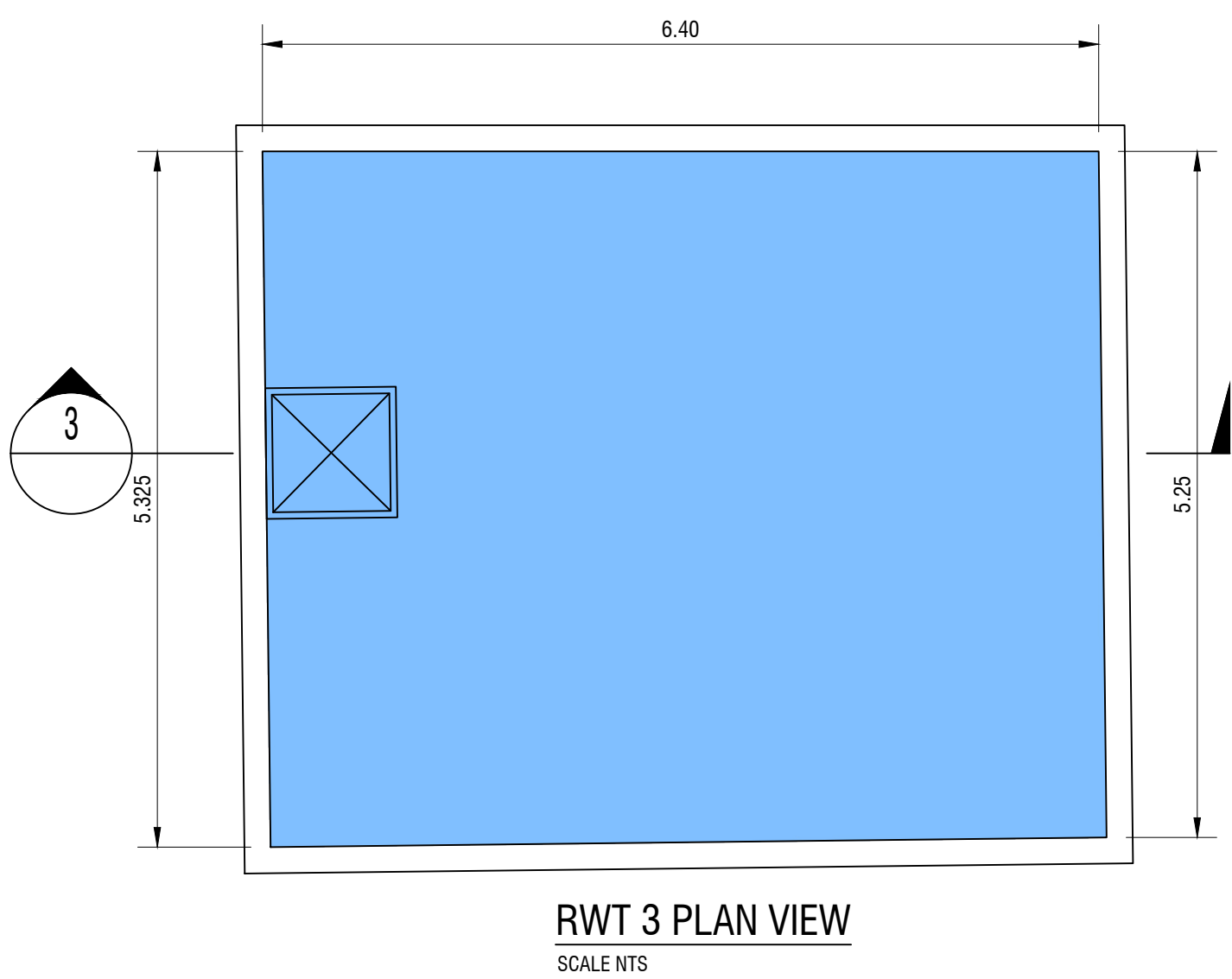
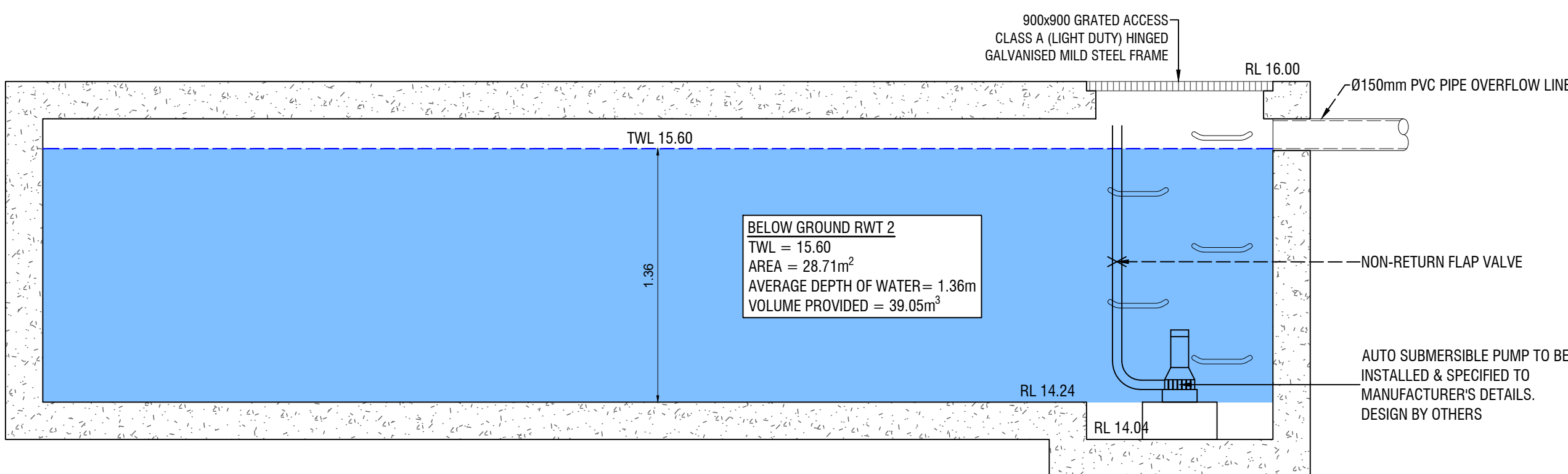
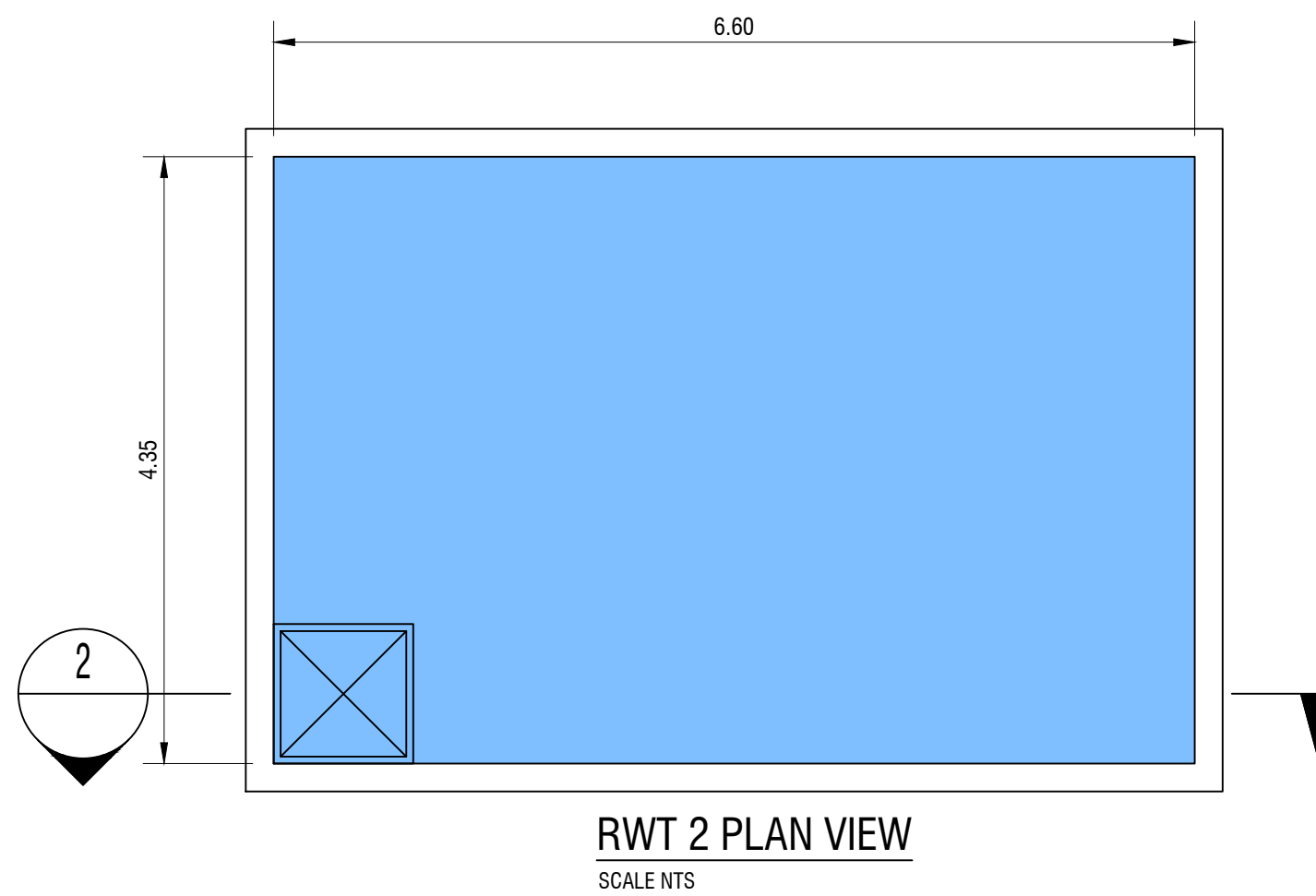
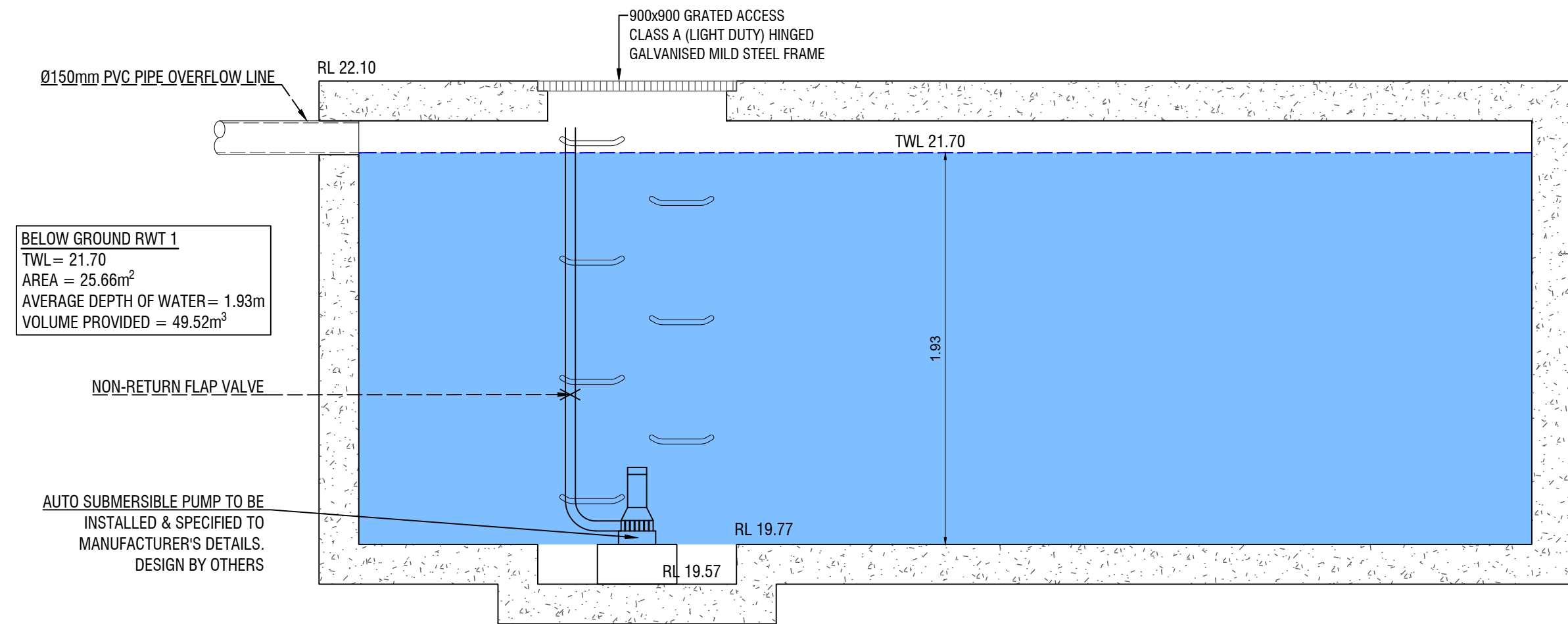
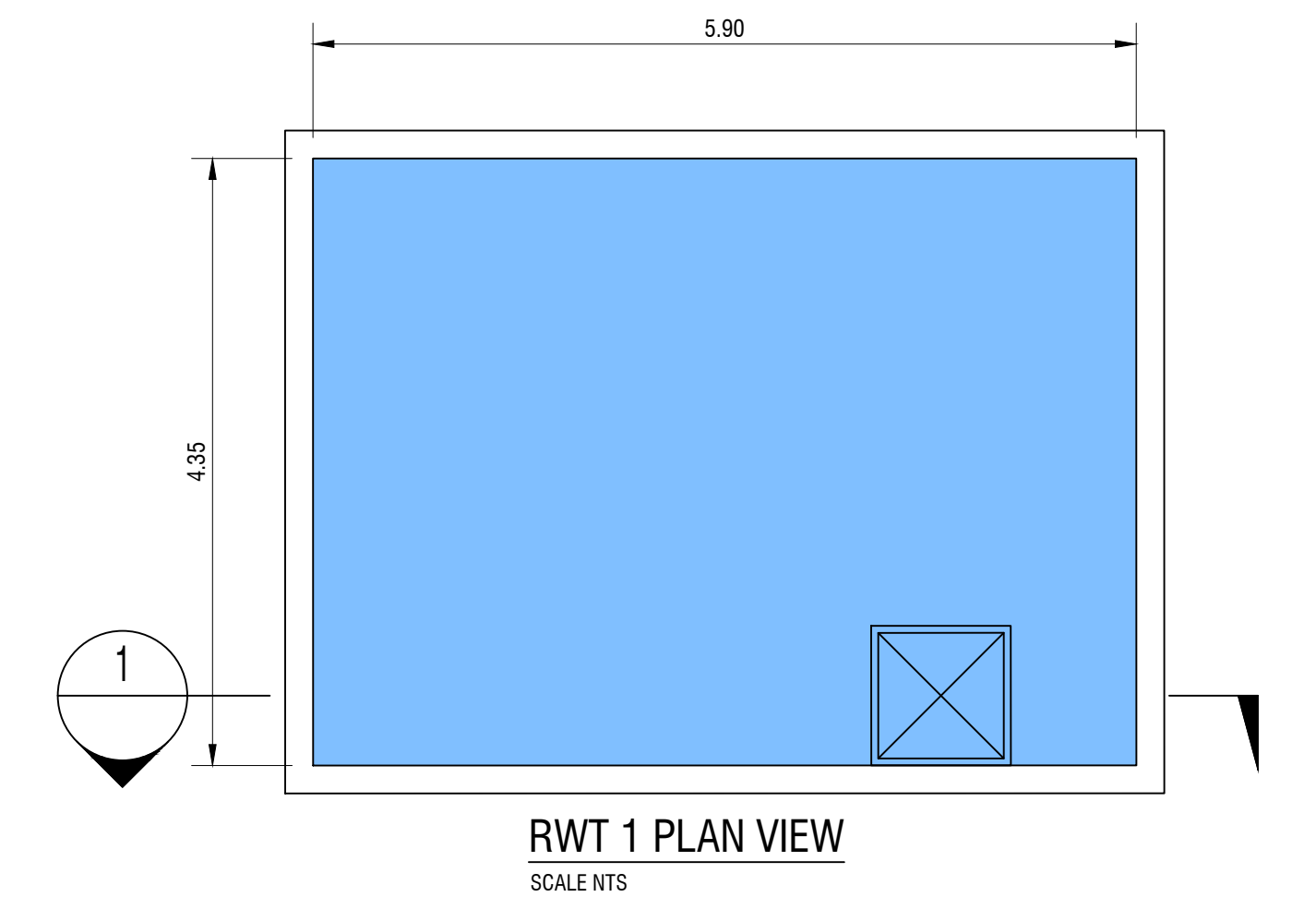
Scale @ A1: **AS SHOWN**

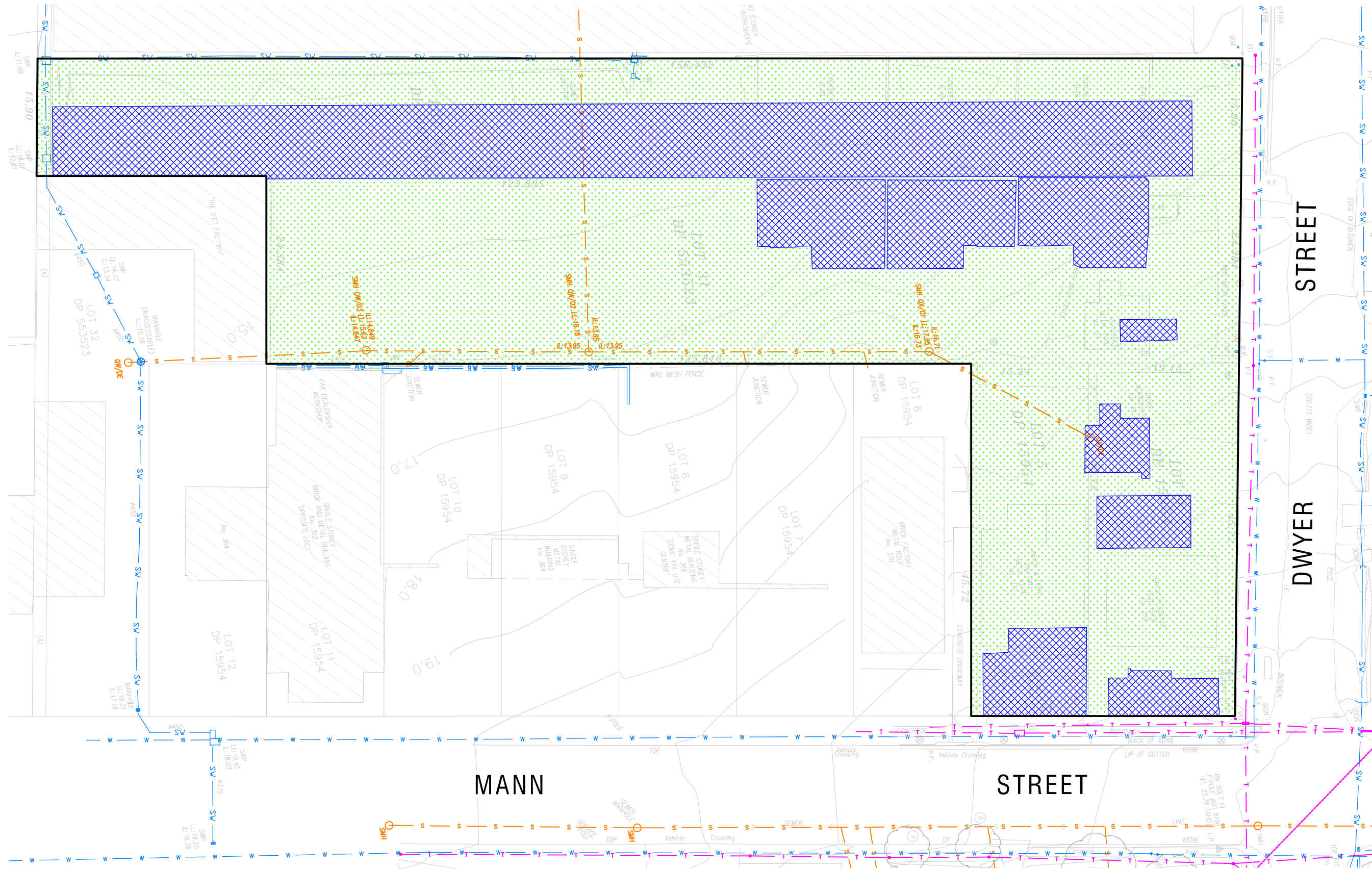
Sheet Name:
**STORMWATER
DRAINAGE SECTIONS
AND DETAILS SHEET 3**

Sheet Number:

C037

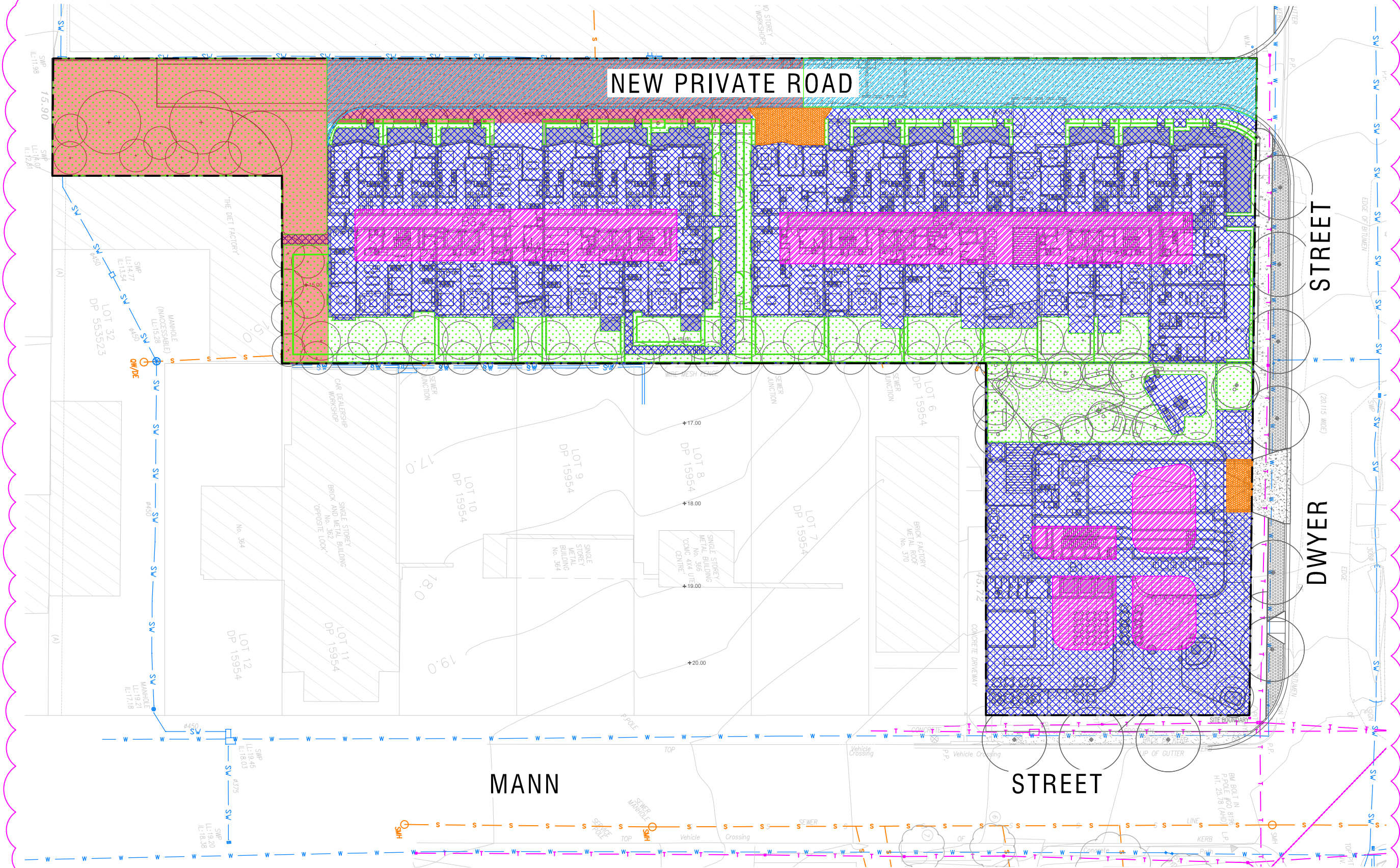
Revision:
C





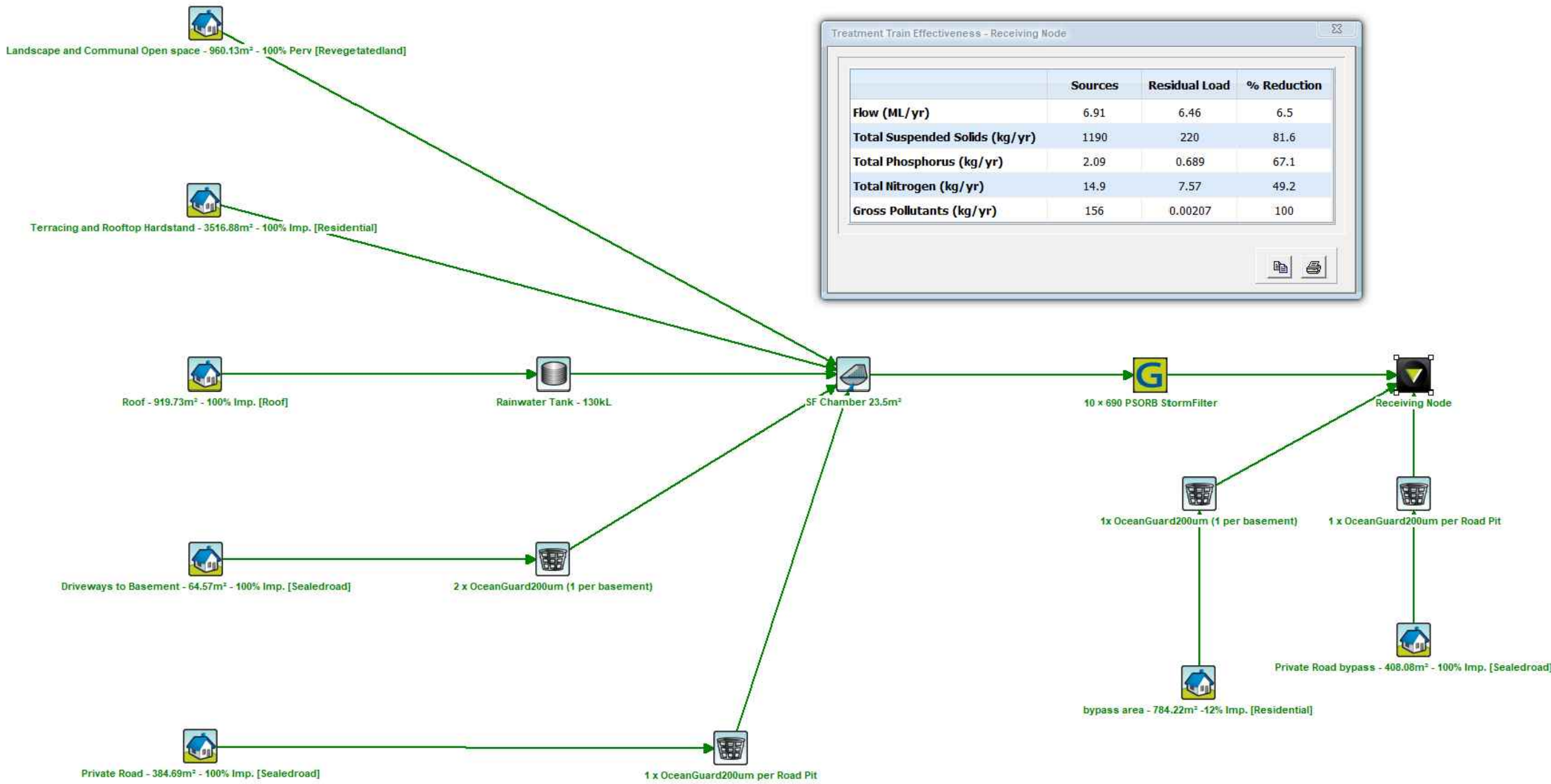
PRE-DEVELOPMENT CATCHMENT PLAN
SCALE 1: 500

PRE DEVELOPMENT CATCHMENT ANALYSIS:	
TOTAL SITE AREA:	7038.30 m ²
HARDSTAND	2307.30 m ²
LANDSCAPE	4731.00 m ²



POST DEVELOPMENT CATCHMENT PLAN
SCALE 1: 500

POST DEVELOPMENT CATCHMENT ANALYSIS:	
TOTAL SITE AREA:	7038.30 m ²
TOTAL AREA DRAINING TO OSD SYSTEM	5846.00 m ²
ROOF	919.73 m ²
HARDSTAND	3516.88 m ²
DRIVEWAY	64.57 m ²
PRIVATE ROAD	384.69 m ²
LANDSCAPE	960.13 m ²
AREA BY PASSING OSD SYSTEM	1192.30 m ²
IMPERVIOUS	94.34 m ²
LANDSCAPE	689.88 m ²
PRIVATE ROAD	408.08 m ²



MUSIC RESULTS
N.T.S.

Internal Revisions:			
Rev. #	Drafter	Engineer	Date
		Revision Description	
A	K.E.	K.E. ISSUE FOR DA	18.10.24
B	J.E.	K.E. ISSUE FOR DA	11.02.25
C	J.E.	K.E. ISSUE FOR DA	05.06.25

- Notes
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 3. Do not scale any dimensions
 4. Drawings to be read & printed in colour.

**PRELIMINARY
NOT FOR CONSTRUCTION**

Project North



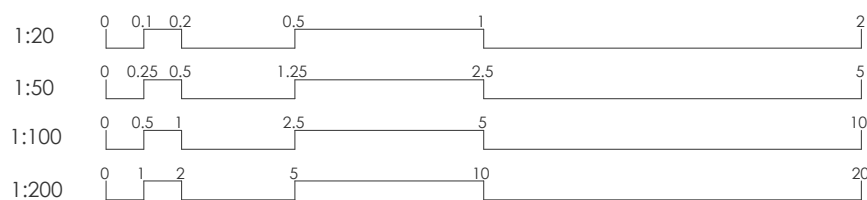
Scale @ A1: **AS SHOWN**

Sheet Name:
**PRE & POST DEVELOPMENT
CATCHMENT ANALYSIS AND
MUSIC MODEL RESULT**

Sheet Number:

Revision: **C040**

Revision: **C**



Internal Revisions:			
Rev. #	Drafter	Engineer Revision Description	Date
A	J.E.	K.E. ISSUE FOR DA	07.02.25
B	J.E.	K.E. ISSUE FOR DA	11.02.25
C	J.E.	K.E. ISSUE FOR DA	05.06.25

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PRELIMINARY
NOT FOR CONSTRUCTION

Project North



Scale @ A1: **AS SHOWN**

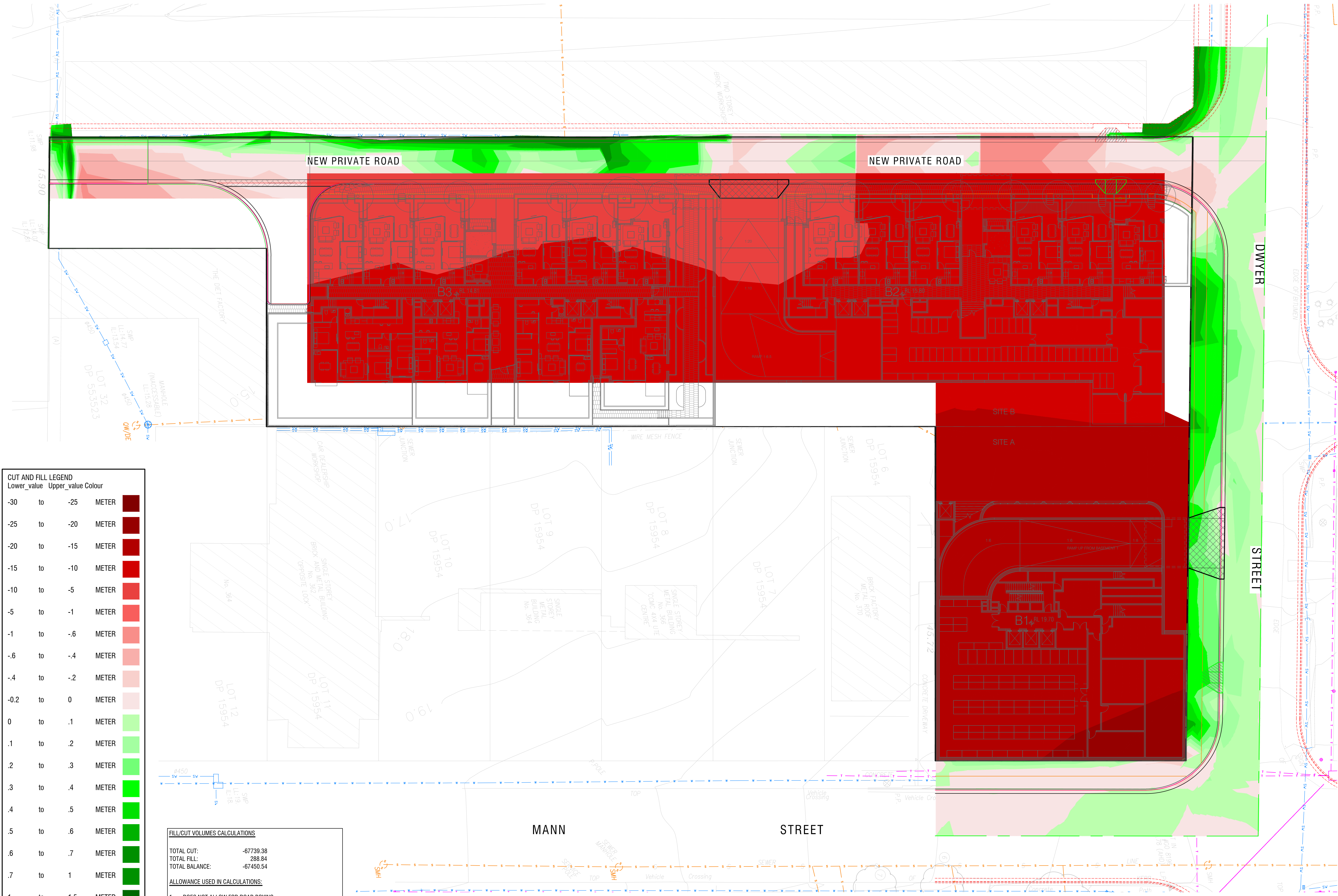
Sheet Name:
BULK EARTHWORKS
CUT AND FILL PLAN

Sheet Number:

C050

Revision:

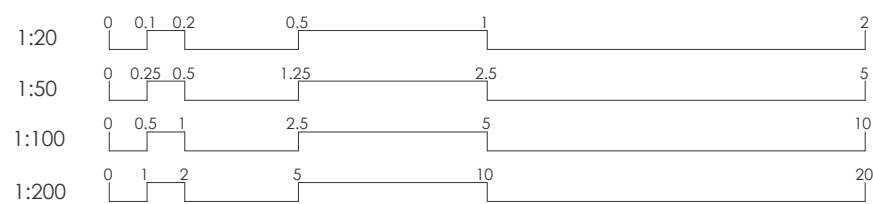
C



CUT AND FILL LEGEND			
Lower_value	Upper_value	Colour	
-30	to	-25	METER
-25	to	-20	METER
-20	to	-15	METER
-15	to	-10	METER
-10	to	-5	METER
-5	to	-1	METER
-1	to	-6	METER
-6	to	-4	METER
-4	to	-2	METER
-0.2	to	0	METER
0	to	.1	METER
.1	to	.2	METER
.2	to	.3	METER
.3	to	.4	METER
.4	to	.5	METER
.5	to	.6	METER
.6	to	.7	METER
.7	to	1	METER
1	to	1.5	METER
1.5	to	3	METER

FILL/CUT VOLUMES CALCULATIONS	
TOTAL CUT:	-67739.38
TOTAL FILL:	288.84
TOTAL BALANCE:	-67450.54
ALLOWANCE USED IN CALCULATIONS:	
1.	DOES NOT ALLOW FOR ROAD BOXING.
2.	DOES NOT ALLOW FOR STRIPPING & REPLACEMENT OF TOPSOIL.
3.	DOES NOT ALLOW FOR EXCAVATION OF DRAINAGE TRENCHES.
4.	DOES NOT ALLOW FOR ANY UNSUITABLE MATERIAL FOUND ANYWHERE ON SITE

BULK EARTHWORKS CUT AND FILL PLAN
SCALE 1:250



Internal Revisions:			
Rev. #	Drafter	Engineer Revision Description	Date
A	J.E.	K.E. ISSUE FOR D.A.	07.02.25
B	J.E.	K.E. ISSUE FOR DA	11.02.25

- Notes
- Drawings to be read in conjunction with architectural drawings.
 - Refer to architectural drawings for all setout, levels.
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**PRELIMINARY
NOT FOR CONSTRUCTION**

Project North



Scale @ A1: AS SHOWN

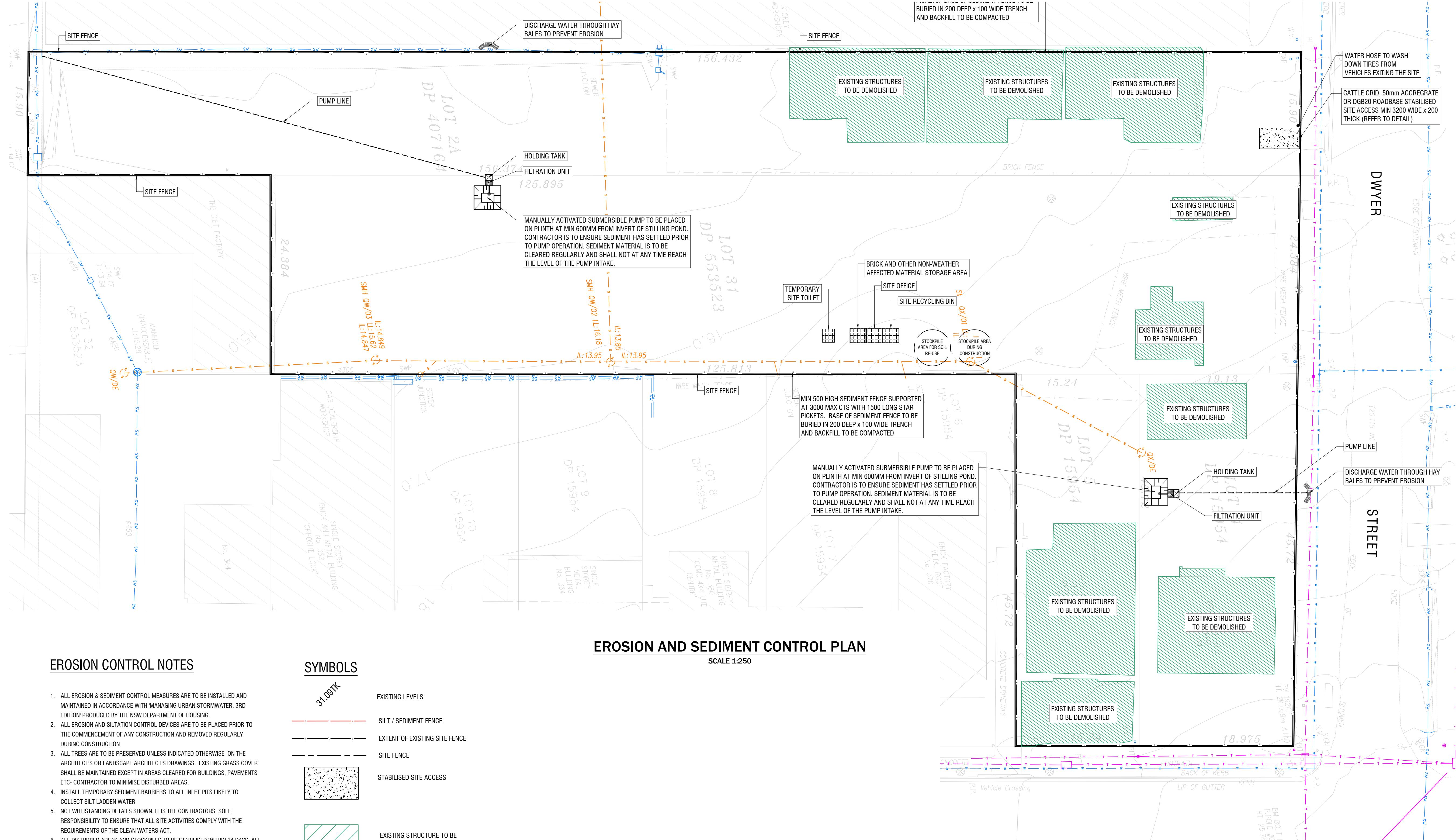
Sheet Name:
**EROSION AND SEDIMENT
CONTROL PLAN**

Sheet Number:

C060

Revision:

B



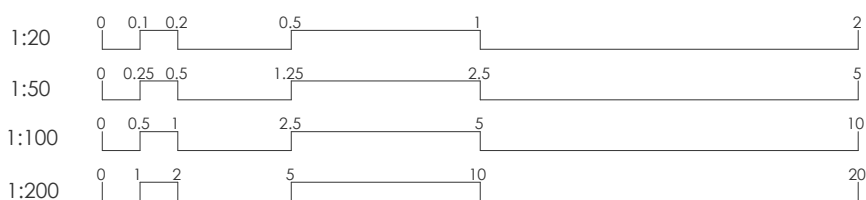
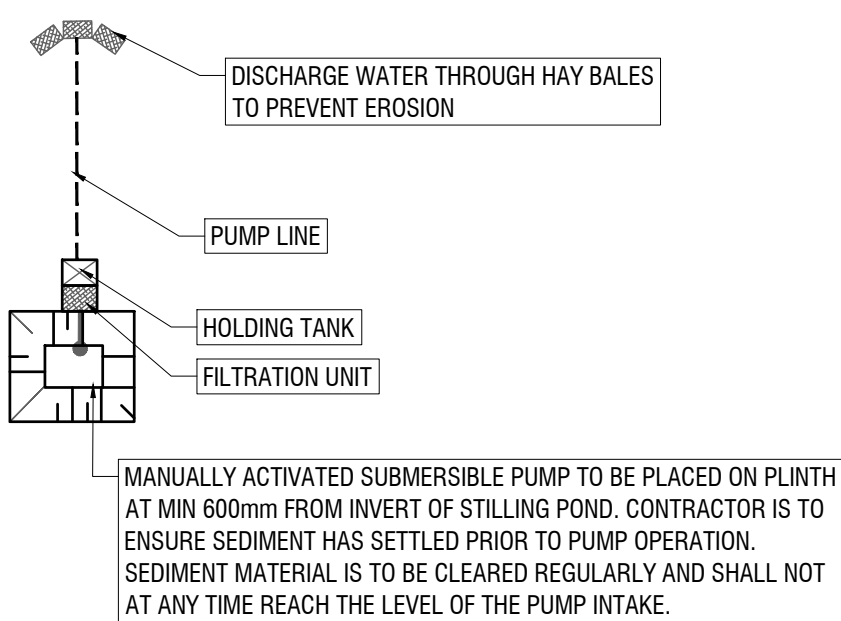
EROSION AND SEDIMENT CONTROL PLAN
SCALE 1:250

EROSION CONTROL NOTES

- ALL EROSION & SEDIMENT CONTROL MEASURES ARE TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH 'MANAGING URBAN STORMWATER, 3RD EDITION' PRODUCED BY THE NSW DEPARTMENT OF HOUSING.
- ALL EROSION AND SILTATION CONTROL DEVICES ARE TO BE PLACED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION AND REMOVED REGULARLY DURING CONSTRUCTION.
- ALL TREES ARE TO BE PRESERVED UNLESS INDICATED OTHERWISE. ON THE ARCHITECT'S OR LANDSCAPE ARCHITECT'S DRAWINGS. EXISTING GRASS COVER SHALL BE MAINTAINED EXCEPT IN AREAS CLEARED FOR BUILDINGS, PAVEMENTS ETC. CONTRACTOR TO MINIMISE DISTURBED AREAS.
- INSTALL TEMPORARY SEDIMENT BARRIERS TO ALL INLET PITS LIKELY TO COLLECT SILT LADEN WATER
- NOT WITHSTANDING DETAILS SHOWN, IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO ENSURE THAT ALL SITE ACTIVITIES COMPLY WITH THE REQUIREMENTS OF THE CLEAN WATERS ACT.
- ALL DISTURBED AREAS AND STOCKPILES TO BE STABILISED WITHIN 14 DAYS. ALL STOCKPILES TO BE CLEAR FROM DRAINS, GUTERS AND FOOTPATHS.
- TOPSOIL TO BE STRIPPED, STOCKPILED AND RE-SPREAD ON COMPLETION OF EARTHWORKS. NONE TO BE REMOVED.
- NO DISTURBANCE OF SITE PERMITTED OTHER THAN IMMEDIATE AREA OF THE WORKS.
- DRAINAGE IS TO BE CONNECTED TO STORMWATER SYSTEM AS SOON AS POSSIBLE. NON-COMPLIANCE MAY RESULT IN A \$1500 FINE

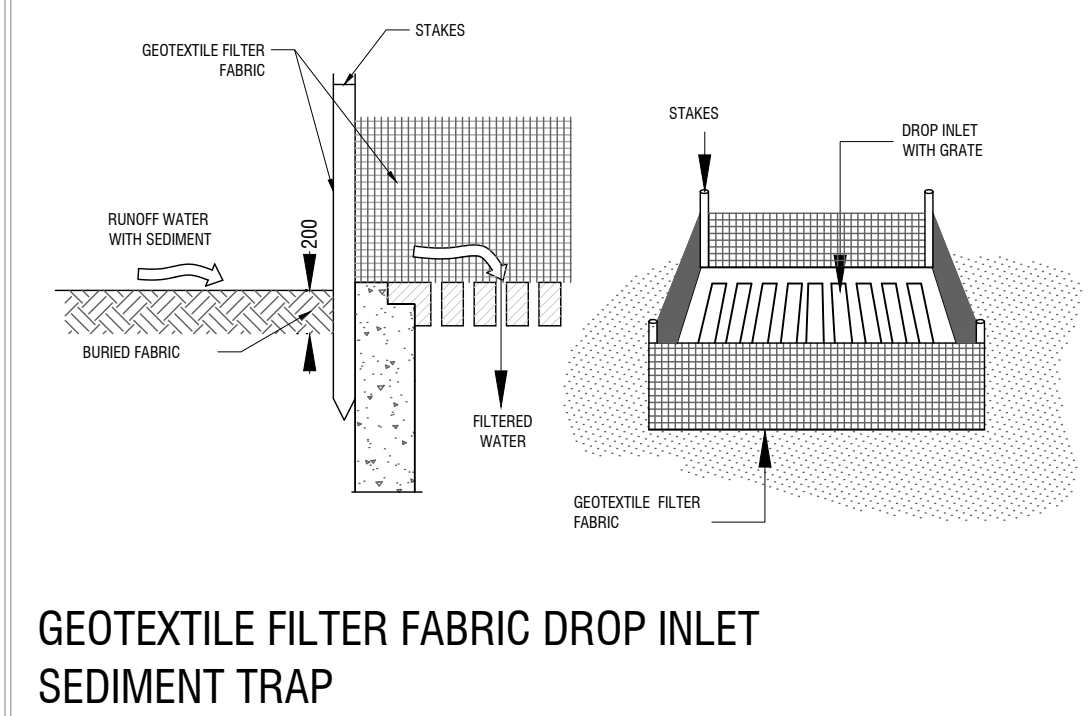
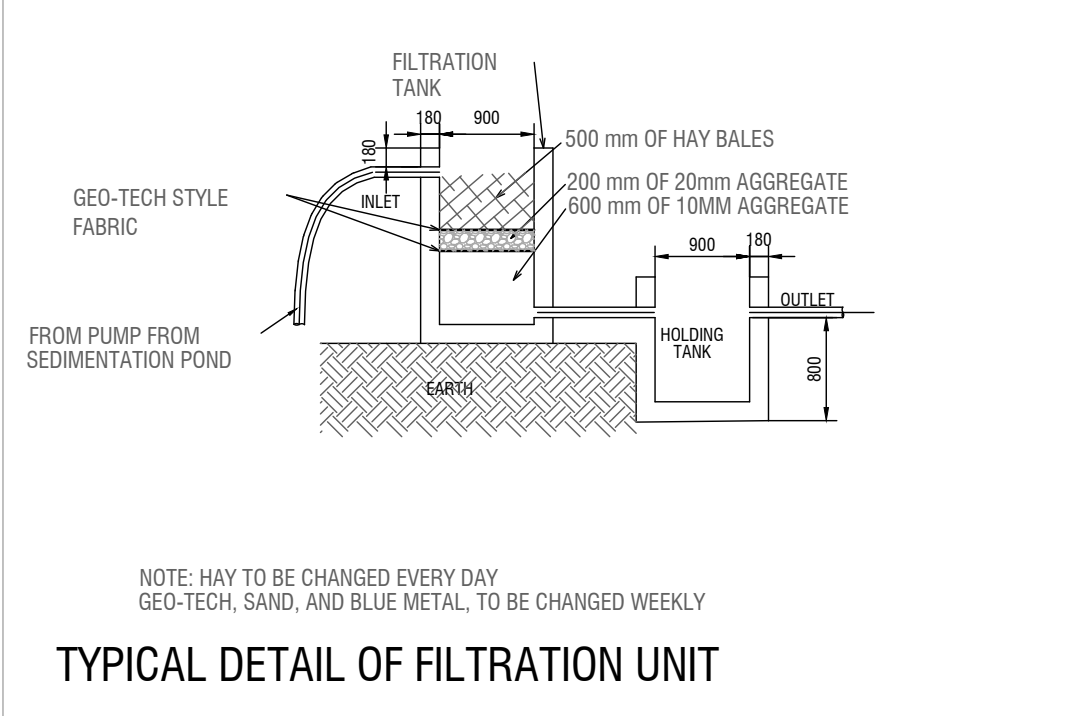
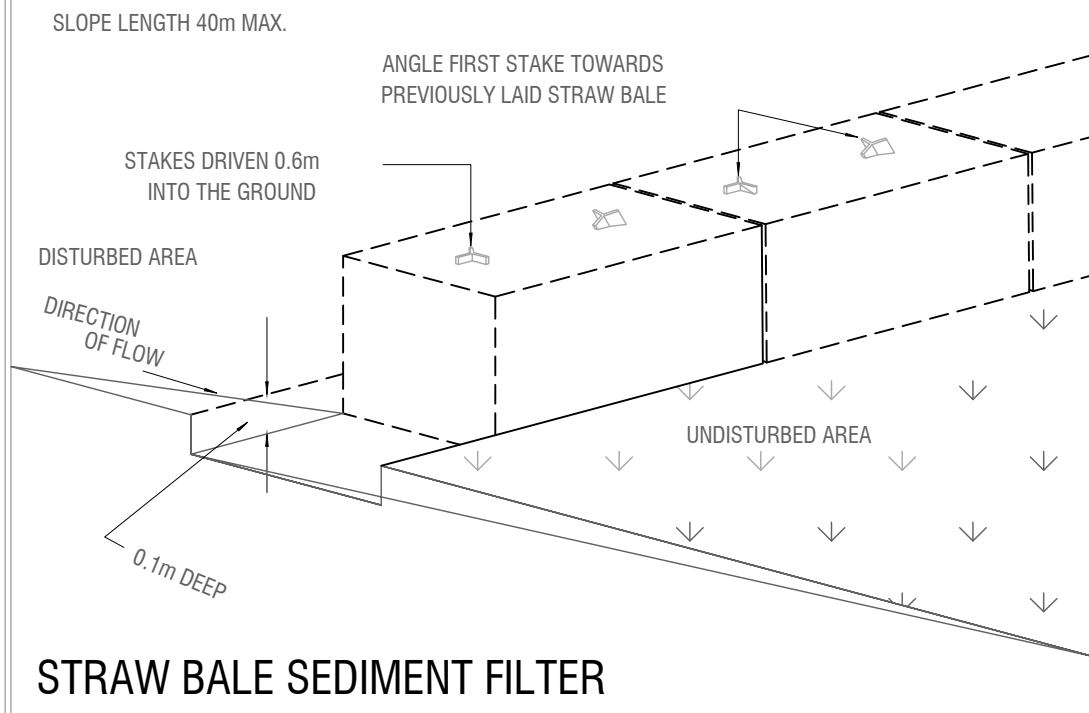
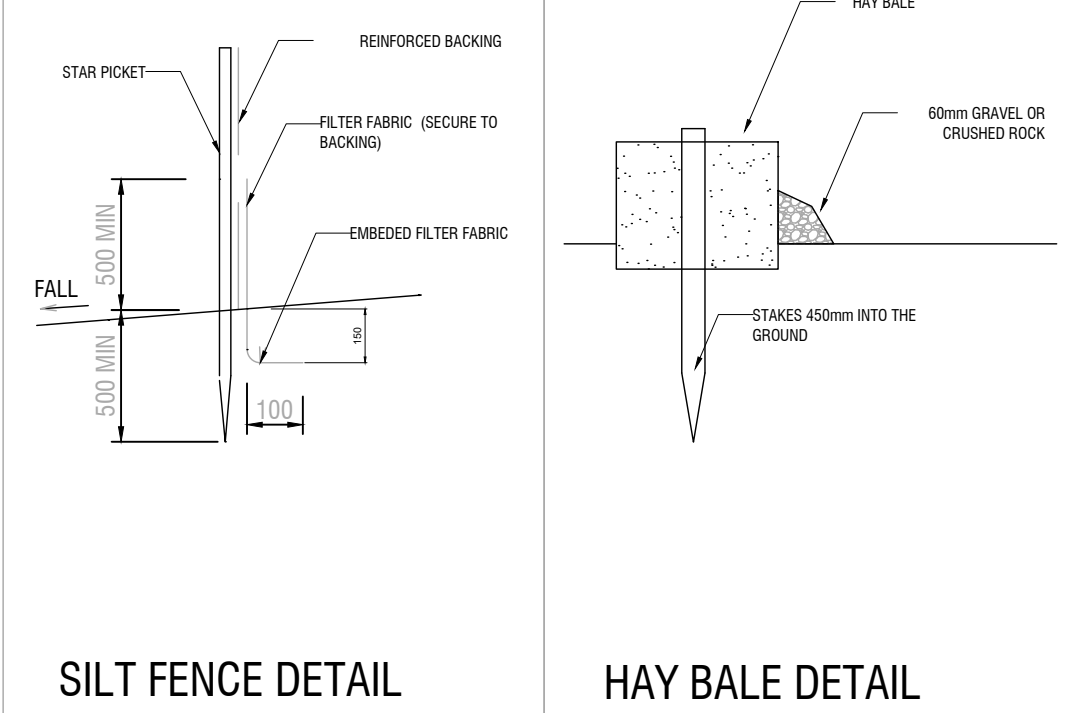
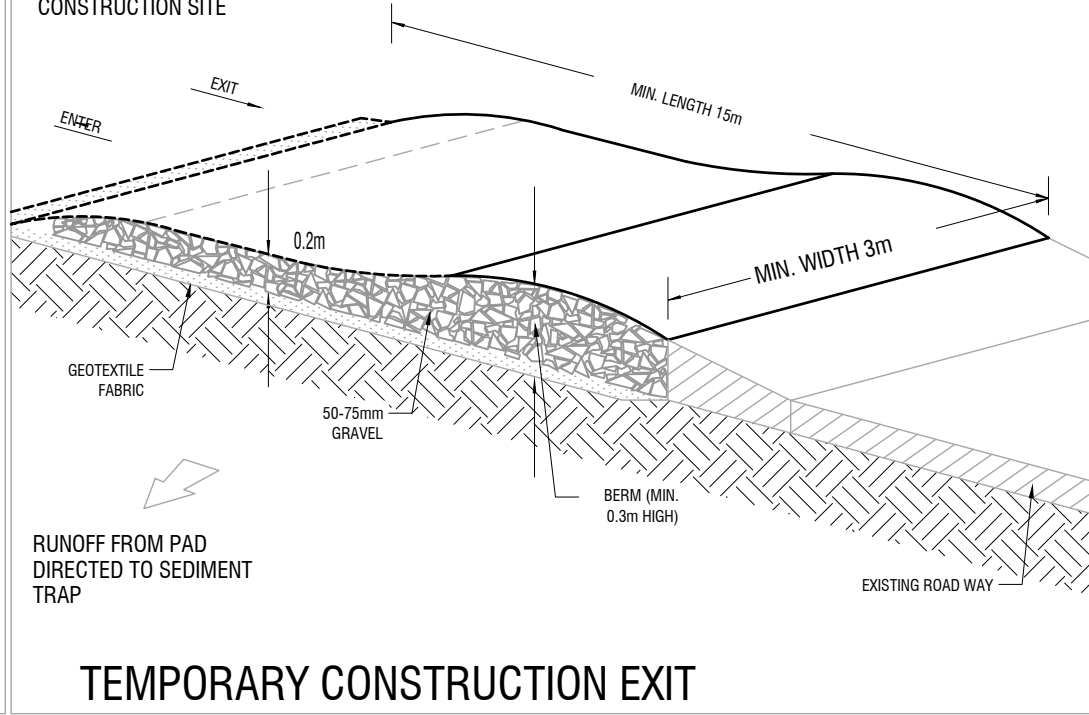
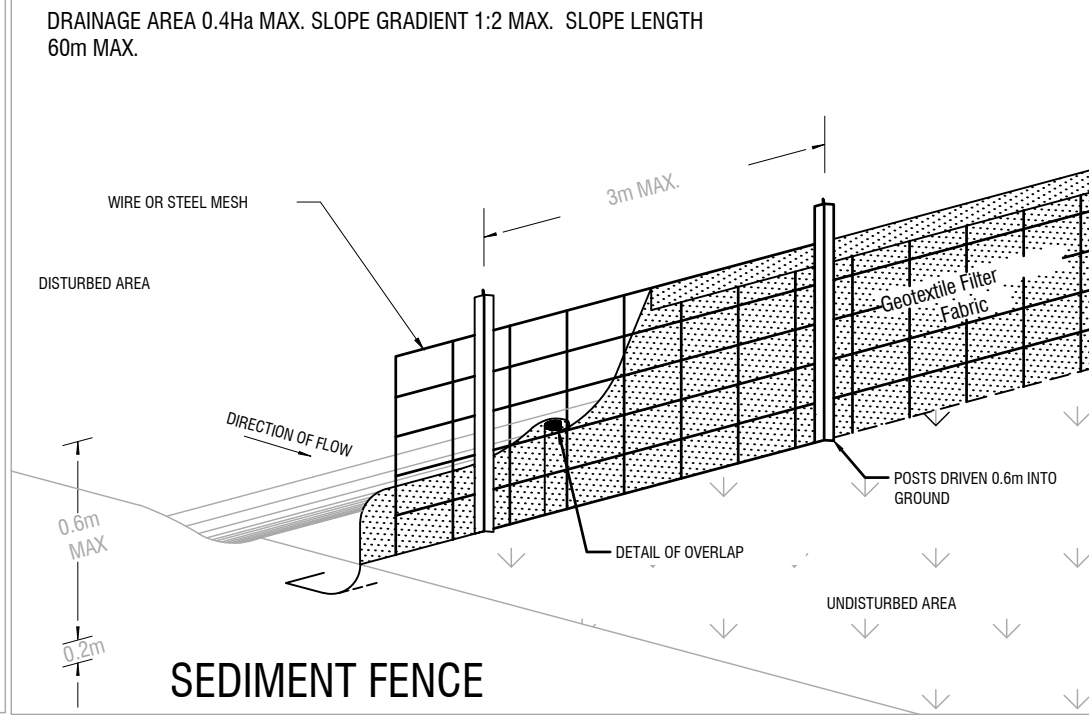
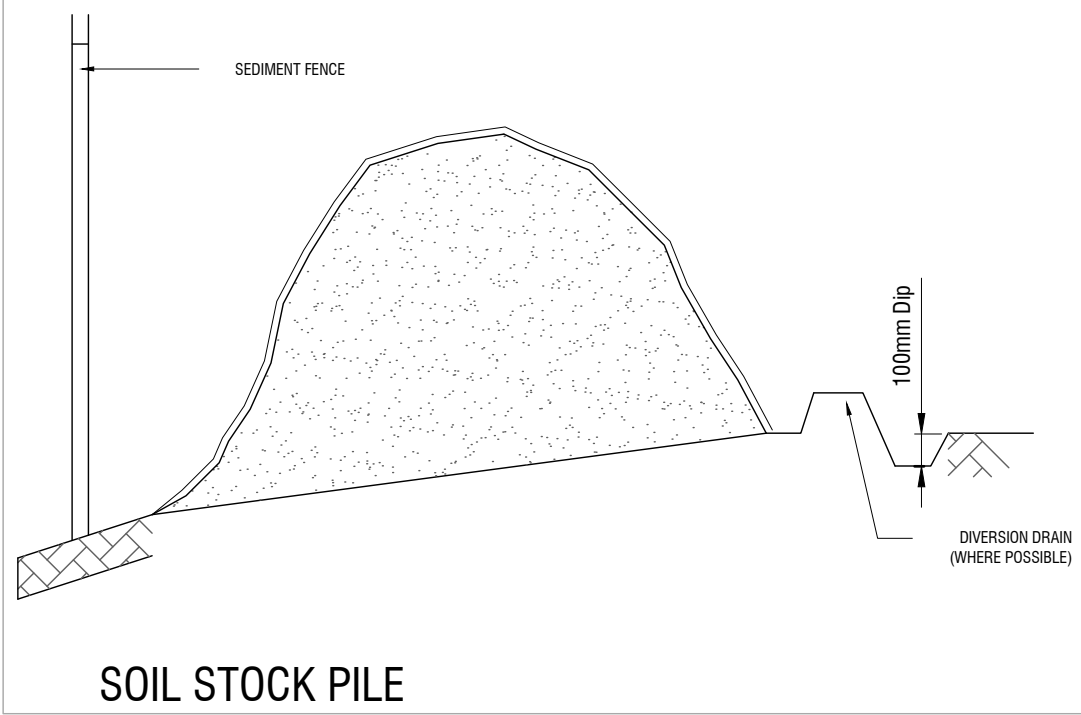
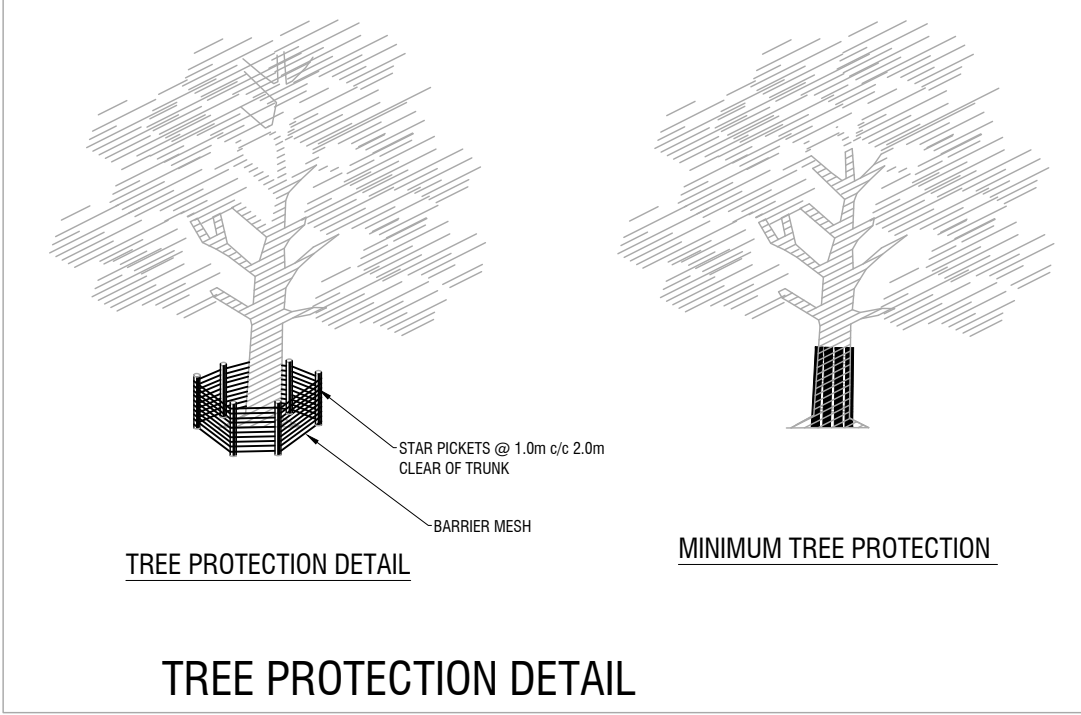
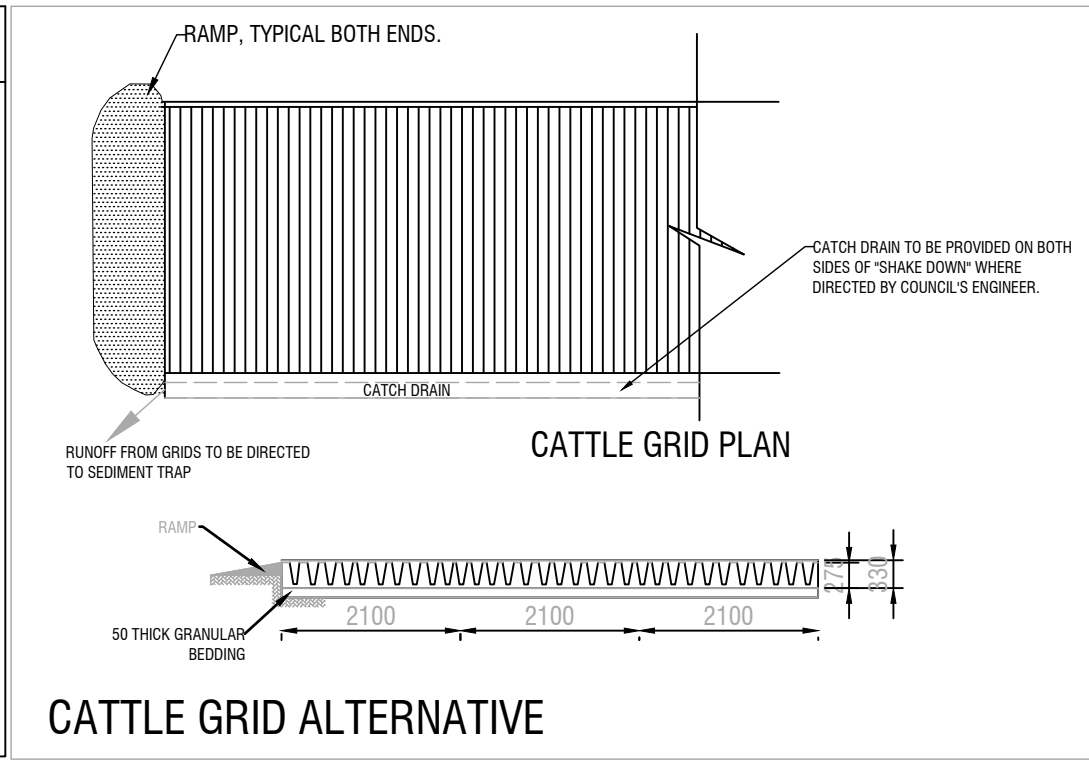
SYMBOLS

- 31.08TK EXISTING LEVELS
- SILT / SEDIMENT FENCE
- EXTENT OF EXISTING SITE FENCE
- SITE FENCE
- [Pattern] STABILISED SITE ACCESS
- [Hatched] EXISTING STRUCTURE TO BE DEMOLISHED



NOTES THIS DRAWING

- ALL DOCUMENTS WILL BE SUBMITTED TO COUNCIL FOR APPROVAL.
- ALL SEDIMENT CONTROL MEASURES ARE TO BE IN PLACE.
- INSTALLATION OF SILT FENCING, SEDIMENTATION BARRIERS AROUND DRAINS.
- FENCING IS TO BE 1.8m(min) HEIGHT, PLACED AROUND THE SITE UNTIL THE WORK COMPLETE.
- THE SITE GATE WILL BE LOCATED AT DWYER STREET.
- THE HARDSTAND AREAS OR CATTLE GRIDS WILL BE PLACED AT THE SITE ENTRANCES AND EXITS, TO REMOVE THE BULK OF DIRT AND MUD THAT MAY ACCUMULATE ON TRUCK TYRES.
- CONTRACTOR WILL CONDUCT REGULAR STREET SWEEPS ALONG THE ACCESS ROUTE TO ENSURE THE ROADS ADJACENT TO THE SITE ENTRANCES ARE KEPT CLEAN OF ANY DIRT AND DEBRIS.
- REGULAR ENVIRONMENTAL INSPECTIONS WILL BE CARRIED OUT BY CONTRACTOR'S PERSONNEL TO ENSURE COMPLIANCE WITH THIS PLAN.



GENERAL INSTRUCTIONS:

SWM01
THESE PLANS PRESENT A CONCEPTUAL SOIL AND WATER MANAGEMENT PLAN (SWMP) ONLY AND SHOWS A POSSIBLE WAY OF MANAGING SOIL AND EROSION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT AND MANAGEMENT OF THE SITE AND PREPARING A DETAILED PLAN AND OBTAINING APPROVAL FROM THE RELEVANT AUTHORITY PRIOR TO THE COMMENCEMENT OF ANY WORKS.

SWM02
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE ENGINEERING PLANS AND ANY OTHER PLANS, WRITTEN INSTRUCTIONS, SPECIFICATION OR DOCUMENTATION THAT MAY BE ISSUED AND RELATING TO DEVELOPMENT OF THE SUBJECT SITE.

SWM03
THE CONTRACTOR WILL ENSURE THAT ALL SOIL AND WATER MANAGEMENT WORKS ARE CONSISTENT WITH 'MANAGING URBAN STORMWATER - SOILS AND CONSTRUCTION' - ALSO KNOWN AS 'THE BLUE BOOK'.

SWM04
ALL BUILDERS AND SUB-CONTRACTORS SHALL BE INFORMED OF THEIR RESPONSIBILITIES IN MINIMISING THE POTENTIAL FOR SOIL EROSION AND POLLUTION TO DOWNSLOPE LANDS AND WATERWAYS.

EROSION CONTROL:

SWM05
WATER SHALL BE PREVENTED FROM ENTERING THE PERMANENT DRAINAGE SYSTEM UNTIL SEDIMENT CONCENTRATION IS LESS THEN OR EQUAL TO 50MG/L. IE THE CATCHMENT AREA HAS BEEN PERMANENTLY LANDSCAPED AND/ OR ANY LIKELY SEDIMENT HAS BEEN FILTERED THROUGH AND APPROVED STRUCTURE.

SWM06
ANY SAND USED IN THE CONCRETE CURING PROCESS (SPREAD THE SURFACE WILL BE REMOVED AS SOON AS POSSIBLE AND WITHIN 10 WORKING DAYS FROM PLACEMENT.

SWM07
ACCEPTABLE RECEPTORS WILL BE CONSTRUCTED FOR CONCRETE AND MORTAR SLURRIES, PAINTS, ACID WASHINGS, LIGHT-WEIGHT WASTE MATERIALS AND LITTER.

SWM08
'SEDIMENT' FENCING WILL BE INSTALLED AS INDICATED ON THE PLANS AND AT THE DIRECTION OF SITE SUPERINTENDENT TO ENSURE CONTAINMENT OF SEDIMENT. THE SEDIMENT FENCING WILL OUTLET OR OVERFLOW UNDER STABILISED CONDITIONS INTO THE SEDIMENT BASIN, TO SAFELY CONVEY WATER INTO A SUITABLE FILTERING SYSTEM SHOULD THE PORES IN THE FABRIC BLOCK.

SWM09
THE SEDIMENT BASINS WILL BE CONSTRUCTED WITH THE MINIMUM WET SEDIMENT CAPACITY OF CUM CUBIC METERS AND DESIGNED TO REMAIN STABLE IN AT LEAST THE 1 IN COSE YEAR CRITICAL DURATION STORM EVENT. ARTIFICIAL FLOCCULATION OF THE FINER PARTICLES MAY NOT BE NECESSARY IN THIS INSTANCE.

SWM10
STOCKPILES SHOULD NOT BE LOCATED WITHIN 5M OF TREES AND HAZARD AREAS, INCLUDING LIKELY AREAS OF CONCENTRATED OR HIGH VELOCITY FLOWS SUCH AS WATERWAYS, DRAINAGE LINES, PAVED AREAS AND DRIVEWAYS. WHERE THEY ARE WITHIN 5M FROM SUCH AREAS, SPECIAL SEDIMENT CONTROL MEASURES SHOULD BE TAKEN TO MINIMISE POSSIBLE POLLUTION TO DOWNSTREAM WATERS. MEASURE SHOULD ALSO BE APPLIED TO PREVENT THE EROSION OF THE STOCKPILE.

SWM11
ALL CUT AND FILL BATTERS ARE TO BE SEEDED AND MULCHED WITHIN 14 DAYS OF COMPLETION OF FORMATION.

SWM12
ANY EXISTING TREES WHICH FORM PART OF THE FINAL LANDSCAPING PLAN WILL BE PROTECTED FROM CONSTRUCTION ACTIVITIES BY -
A. PROTECTING THEM WITH BARRIER FENCING OR SIMILAR MATERIALS INSTALLED OUTSIDE THE DRIP LINE,
B. ENSURING THAT NOTHING IS NAILED TO THEM,
C. PROHIBITING PAVING GRADING SEDIMENT WASH OR PLACING OF STOCKPILES WITHIN THE DRIP LINE EXCEPT UNDER THE FOLLOWING CONDITIONS :
1. ENCROACHMENT ONLY OCCURS ON ONE SIDE AND NO CLOSER TO THE TRUNK THAN EITHER 1.5 METRES OR HALF THE DISTANCE BETWEEN THE OUTER EDGE OF THE DRIP LINE AND THE TRUNK, WHICH EVER IS THE GREATER,
2. A DRAINAGE SYSTEM THAT ALLOWS AIR AND WATER TO CIRCULATE THROUGH THE ROOT ZONE (E.G. A GRAVEL BED) IS PLACED UNDER ALL FILL LAYERS OF MORE THAN 300 MILLIMETRES DEPTH,
3. CARE IS TAKEN.

SWM13
DURING WINDY WEATHER, LARGE DISTURBED UNPROTECTED AREAS SHOULD BE KEPT MOIST (NOT WET) BY SPRINKLING WITH WATER TO KEEP DUST UNDER CONTROL.

SWM14
TEMPORARY PROTECTION FROM EROSION FORCES WILL BE UNDERTAKEN ON LANDS WHERE FINAL SHAPING HAS NOT BEEN COMPLETED BUT WORKS ARE UNLIKELY TO PROCEED FOR PERIODS OF TWO MONTHS OR MORE (E.G. ON TOP SOIL STOCKPILES). THIS MAY BE ACHIEVED WITH A VEGETATIVE COVER. A RECOMMENDED LISTING OF PLANT SPECIES FOR SOIL AND WATER MANAGEMENT NOTES.
TEMPORARY COVER IS -
I) AUTUMN/WINTER SOWING -OATS/RYE CORN AT 20KG/HA
-JAPANESE MILLET AT 10KG/HA
II) SPRING/SUMMER SOWING -JAPANESE MILLET AT 20KG/HA
-OATS/RYE CORN AT 10 KG/HA

SWM15
DIVERSION BANKS/ CHANNELS WILL BE REHABILITATED AS SOON AS POSSIBLE AND WITHIN 5 WORKING DAYS FROM THEIR FINAL SHAPING. OTHER THAN IN THE WINTER MONTHS, SUITABLE MATERIALS/S INCLUDE TURF GRASSES SUCH S COUCH OR KIKUYU. DURING WINTER, OR AT OTHER TIMES WHEN TEMPORARY REHABILITATION (MORE THAN 3 MONTHS) IS REQUIRED, IT IS SUGGESTED THAT HESSIAN CLOTH IS USED BUT ONLY IF TACKED WITH APPROPRIATE PEGS AND AN ANONIC BITUMEN EMULSION. FOOT AND VEHICULAR TRAFFIC SHOULD BE KEPT AWAY FROM THESE AREAS.

SWM16
UNDERTAKE SITE DEVELOPMENT WORKS IN ACCORDANCE WITH THE ENGINEERING PLANS. WHERE POSSIBLE, PHASE DEVELOPMENT SO THAT LAND DISTURBANCE IS CONFINED TO AREAS OF WORKABLE SIZE.

CONSTRUCTION SEQUENCE

SWM17
WHERE PRACTICAL, THE SOIL EROSION HAZARD ON THE SITE SHOULD BE KEPT AS LOW AS POSSIBLE. TO THIS END, WORKS SHOULD BE UNDERTAKEN IN THE FOLLOWING SEQUENCE -
I) INSTALL INLET SEDIMENT TRAPS TO ALL GULLY PITS FRONTING THE SITE.
II) INSTALL A 1.8M CHAIN WIRE FENCE AROUND THE BOUNDARIES AND ATTACH HESSIAN CLOTH OR SIMILAR TO IT ON THE WINDWARD SIDE (TIES AT THE TOP, CENTRE AND BOTTOM AND AT 1M INTERVALS OR AS INSTRUCTED BY THE SUPERINTENDENT).
III) INSTALL GEOFABRIC SEDIMENT FENCE AND SEDIMENT TRAPS AROUND ALL PERMANENT STORMWATER RETICULATION STRUCTURES AS SHOWN ON THE PLAN.
IV) CONSTRUCT STABILISED CONSTRUCTION ENTRANCE AS SHOWN ON THE PLAN OR TO LOCATION AS DETERMINED BY SUPERINTENDENT.
V) INSTALL DIVERSION BANKS ALONG THE BOUNDARY WHERE REQUIRED, REHABILITATE DISTURBED LANDS DOWNSLOPE FROM THE BASINS WITHIN 20 WORKING DAYS.
VI) ENSURE THAT THE SEDIMENT BASIN IS DIRECTED ONTO A TURFED AREA AND DRAINS TO A SUITABLE LOCATION. A TEMPORARY STORMWATER LINE MAY BE NECESSARY TO CONVEY THE FLOWS TO THIS LOCATION. CONSTRUCT DIVERSION CHANNELS AT THE BOUNDARY TO DRAIN INTO THE SEDIMENT BASIN AS SHOWN ON PLANS.
VII) AT COMPLETION STABILISE SITE AND DECOMMISSION SEDIMENT BASIN AND ALL EROSION CONTROL DEVICES.

SWM18
TEMPORARY SOIL AND WATER MANAGEMENT STRUCTURES WILL BE REMOVED ONLY AFTER THE LANDS THEY ARE PROTECTING ARE REHABILITATED.

SWM19
FINAL SITE LANDSCAPING WILL BE UNDERTAKEN AS SOON AS POSSIBLE AND WITHIN 20 WORKING DAYS FROM COMPLETION OF CONSTRUCTION ACTIVITIES.

SITE INSPECTION AND MAINTENANCE

SWM 20
AT LEAST WEEKLY AND AFTER EVERY RAIN FALL EVENT, THE CONTRACTOR WILL INSPECT THE SITE AND ENSURE THAT -
I) DRAINS AND ALL SEDIMENT CONTROL DEVICES OPERATE EFFECTIVELY AND INITIATE REPAIR OR MAINTENANCE AS REQUIRED.
II) RECEPTORS FOR CONCRETE AND MORTAR SLURRIES, PAINTS, ACID WASHINGS, LIGHT-WIGHT WASTE MATERIALS AND LITTER ARE TO BE EMPTIED AS NECESSARY. DISPOSAL OF WASTE SHALL BE IN A MANOR APPROVED BY THE SUPERINTENDENT.
III) SPILL SAND (OR OTHER MATERIALS) IS REMOVED FROM HAZARD AREAS, INCLUDING LIKELY AREAS OF CONCENTRATED OR HIGH VELOCITY FLOWS SUCH AS WATERWAYS, GUTTERS, PAVED AREAS AND DRIVEWAYS.
IV) SEDIMENT IS REMOVED FROM BASINS AND / OR TRAPS WHEN LESS THAN 20M³ OF TRAPPING CAPACITY REMAIN PER 1000M² OF DISTRIBUTED LANDS, AND OR LESS THAN 500 DEPTH REMAINS IN THE SETTLING ZONE. ANY COLLECTED SEDIMENT WILL BE DISPOSED IN AREAS WHERE FURTHER POLLUTION TO DOWN SLOPE LANDS AND WATERWAYS IS UNLIKELY.
V) REHABILITATED LANDS HAVE EFFECTIVELY REDUCED THE EROSION HAZARD AND INITIATE UPGRADING OR REPAIR AS APPROPRIATE.

SWM 21
THE CONTRACTOR SHALL PROVIDE ALL MONITORING CONTROL AND TESTING.

Start Date: SEPTEMBER 2024

Project No. 230472

Client:
STOCKBRIDGE PROPERTIES

Architect:
CURZON + PARTNERS

Approved by: K.E.

Internal Revisions:

Rev. #	Drafter	Engineer	Revision Description	Date
A	J.E.	K.E.	ISSUE FOR D.A.	07.02.25
B	J.E.	K.E.	ISSUE FOR DA	11.02.25

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- Refer to architectural drawings for all setout, levels.
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PRELIMINARY
NOT FOR CONSTRUCTION

Project North

Scale @ A1: AS SHOWN

Sheet Name:

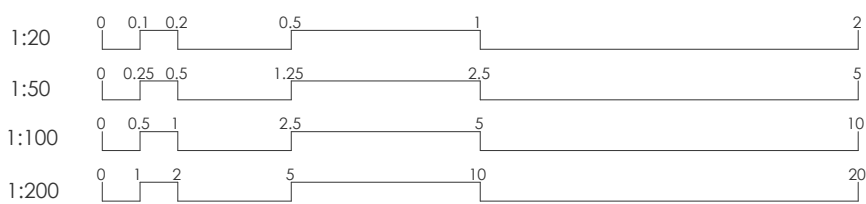
EROSION AND SEDIMENT
CONTROL DETAILS

Sheet Number:

C081

Revision:

A



Rev. #	Drafter	Engineer	Date
A	J.E.	K.E.	07.02.25
B	J.E.	K.E.	11.02.25

NOTE: TRIMMERS TO COG INTO INTERSECTING WALLS WHERE NECESSARY. ADDITIONAL N16 DIAGONAL TRIMMERS EACH FACE. ADDITIONAL TRIMMERS AS REQUIRED.

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**PRELIMINARY
NOT FOR CONSTRUCTION**

Project North

Scale @ A1: **AS SHOWN**

Sheet Name:

**CONSTRUCTION
STANDARD DETAILS**

Sheet Number:

C070

Revision:

B

