

SOCIAL (STAGE 1)

MARKET (STAGE 2)

GENERAL
SOCIAL + MARKET





Department of Planning,
Housing and Infrastructure

Issued under the Environmental Planning and Assessment Act 1979
Approved Application No: SSD 83256472
Approved on: 11 August 2026
Signed: CA
Sheet No: 2 of 43

BVN

ARCHITECTS
1111 ALBANY STREET
SYDNEY NSW 2000
TEL: 02 9237 7200
WWW.BVN.COM.AU

NOTE
CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR
TO COMMENCEMENT OF WORK OR PREPARATION OF SHOP DRAWINGS
AND TO BE AWARE OF ANY INFORMATION DISCREPANCIES IN THESE
DOCUMENTS TO DRAW ATTENTION TO ANY DISCREPANCIES

ISSUE DATE	FOR	CHD
1 08/10/2025	FOR INFORMATION	
2 11/10/2025	SSDA SUBMISSION	
3 29/10/2025	SSDA SUBMISSION	

CONSULTANT

CONSULTANT

CONSULTANT

CONSULTANT

PROJECT MANAGER

CLIENT

HOMES NSW
CLIENT NUMBER

PROJECT
HAFF PAGEWOOD
68 - 80 BANKS AVENUE,
PAGEWOOD NSW
AUSTRALIA
BVN PROJECT NUMBER

2502003
DRAWING KEY

TRUE NORTH

GRAPHIC SCALE
0 10000 25000
SCALE

1:5000
STATUS

DRAWING

SITE PLAN

AR-DA-10A-XX-02

3

HIGH RETENTION VALUE

MEDIUM RETNETION VALUE

LOW RETENTION VALUE

RETAINED TREE

REMOVED TREE



**Department of Planning,
Housing and Infrastructure**

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Sheet No: 3 of 43

BVN

ARCHITECTS REGISTRATION BOARD /
NOMINATED ARCHITECTS

NEW	OLD
7115 JULIAN ASHTON	5527 NEIL LOGAN
7323 MATTHEW BLAIR	2709 BRIAN DONOHAN
7161 PHEIL ROSSINGTON	5528 DAVID KELLY
7439 PETER TIMMUS	3895 KEVIN O'BRIEN
8011 WILLIAM DOWDER	6236 KIRSTIE IRWIN
10447 ALISON BOUNDS	
10705 CATHERINE SKINNER	

Telephone +61 2 8297 7200
Facsimile +61 2 8297 7299
www.bvm.com.au

NOTE

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ISSUE	DATE	FOR	CHKD
1	02/10/2025	SDRP 2	
2	06/10/2025	FOR INFORMATION	
3	17/10/2025	SSDA SUBMISSION	

CONSULTANT

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CONSULTANT

CONSULTANT

PROJECT MANAGER

CLIENT

HOMES NSW

PROJECT

HAFF PAGEWOOD
68 - 80 BANKS AVENUE,
PAGEWOOD NSW
AUSTRALIA
BYN PROJECT NUMBER

BVN PROJECT NUMBER

2502003

DRAWING KEY

TRUE NORTH

GRAPHIC SCALE

As indicated @A1

STATUS

DRAWING

DEMOLITION PLAN

AR-DA-10A-XX-03

3

Staged demolition of all existing buildings and structures on the subject site



**Department of Planning,
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Sheet No: 4 of 43

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ARCHITECTS REGISTRATION BOARD /
NOMINATED ARCHITECTS

NIN	QLO
7115 JULIAN ASHTON	5527 NEIL LOGG
7053 MATTHEW BLAIR	2709 BRIAN OGDON
7101 PHILLIP ROSEINGTON	5529 DAVID KNEELAND
7430 PETER TIMMUS	3889 KATHY WILSON
8011 WILLIAM DOWDER	8236 KIRSTEN PEARSON
19447 ALISON BOUNDS	
10705 CATHERINE SKINNER	

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ISSUE	DATE	FOR	CHKD
1	29/09/2025	FOR INFORMATION	
2	09/10/2025	FOR INFORMATION	
3	17/10/2025	SSDA SUBMISSION	
4	30/10/2025	SSDA SUBMISSION	

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PROJECT MANAGER

CLIENT

HOMES NSW

CLIENT NUMBER

PROJECT

HAFF PAGEWOOD
68 - 80 BANKS AVENUE,
PAGEWOOD NSW
AUSTRALIA

BVN PROJECT NUMBER

2502003

DRAWING KEY

TRUE NORTH

GRAPHIC SCALE

SCALE

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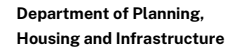
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STAGING PLAN

AR-DA-10A-XX-10

133

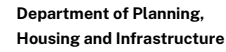


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AR-DA-10B-00-01	15
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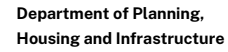


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AR-DA-10B-01-01	14
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AR-DA-10B-02-01	9
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ARCHITECTURE RECOGNITION BOARD /
NOMINATED ARCHITECTS

MEMBER
7111 JULIAN BENTON
7001 BART HENDERSON
7001 PETER TUCKER
8011 WILLIAM CHURCHES
10011 CHRISTOPHER BARNER

7001 NIEL LOOM
7001 BRAD CHURCHMAN
7001 KEVIN TUCKER
7001 KEVIN TUCKER
7001 KEVIN TUCKER
7001 KEVIN TUCKER

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NOTE
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ISSUE	DATE	FOR	CHD
1	19/08/2025	FOR INFORMATION	
2	25/08/2025	FOR INFORMATION	
3	02/10/2025	SSRP 2	
4	03/10/2025	FOR INFORMATION	
5	08/10/2025	FOR INFORMATION	
6	08/10/2025	FOR INFORMATION	
7	11/10/2025	SSA SUBMISSION	
8	20/10/2025	FOR INFORMATION	
9	20/10/2025	FINAL SUBMISSION	

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PROJECT MANAGER

CLIENT

HOMES NSW
CLIENT NUMBER

PROJECT

HAFF PAGEWOOD
68 - 80 BANKS AVENUE,
PAGEWOOD NSW
AUSTRALIA
BVN PROJECT NUMBER

2502003
DRAWING KEY

TRUE NORTH

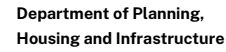
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STATUS

DRAWING

GA - OVERALL - LEVEL 03

ISSUE
AR-DA-10B-03-01 9



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Issued under the Environmental Planning and Assessment Act 1979
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Approved on: 11 August 2026
Signed: CA
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ARCHITECTURE RECREATION BOARD /
NOMINATED ARCHITECTS
NEW QLD
7111 JULIAN BENTON 1557 MEL LOOM
7051 BART WICKHAM 1733 BRAD CHAMBERLAIN
7455 PETER TWIGGS 3889 KEVIN COHEN
8511 VALLI GUNDES 4584 KYLE DE WARD
9587 ALEXANDER
10752 CHRISTINE DE WARD
Telephone +61 2 8297 7200
Facsimile +61 2 8297 7299
www.bvn.com.au

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1	14/08/2025	FOR INFORMATION	
2	22/08/2025	FOR INFORMATION	
3	19/09/2025	FOR INFORMATION	
4	29/09/2025	FOR INFORMATION	
5	03/10/2025	SRP 2	
6	03/10/2025	FOR INFORMATION	
7	08/10/2025	FOR INFORMATION	
8	08/10/2025	FOR INFORMATION	
9	13/10/2025	SSDA SUBMISSION	
10	20/10/2025	FOR INFORMATION	
11	23/10/2025	SSDA SUBMISSION	

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PROJECT MANAGER

CLIENT

HOMES NSW
CLIENT NUMBER

PROJECT
HAFF PAGEWOOD
68 - 80 BANKS AVENUE,
PAGEWOOD NSW
AUSTRALIA
BVN PROJECT NUMBER

2502003
DRAWING KEY

TRUE NORTH

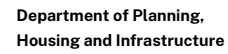
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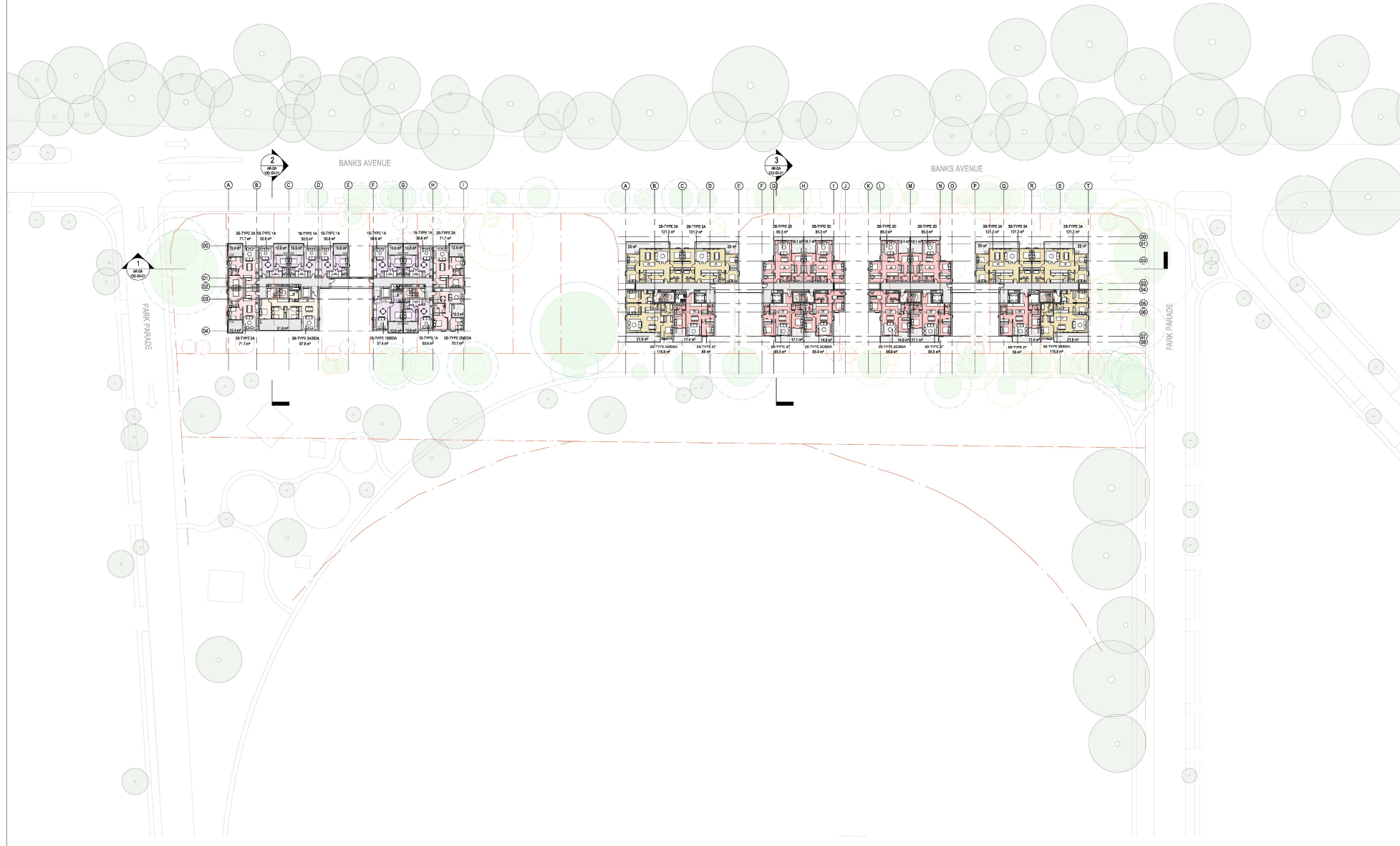
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Housing and Infrastructure

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ARCHITECTURE RECOGNITION BOARD /
NOMINATED ARCHITECTS
NEW QLD
7111 JULIAN BOWEN 1557 MEL LOOM
7051 BART HUGHES 1718 BRAD CHAMBERLAIN
7401 PETER THOMAS 1888 KEVIN COHEN
8011 WILLIAM COOPER 1947 AUSTIN BOWEN
10101 CHRISTINE DEWINTER 1954 KYLE DE WINTER
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ISSUE	DATE	FOR	CHD
1	31/07/2025	CONCEPT DESIGN	
2	07/08/2025	FOR INFORMATION	
3	14/08/2025	FOR INFORMATION	
4	22/08/2025	FOR INFORMATION	
5	19/09/2025	FOR INFORMATION	
6	26/09/2025	FOR INFORMATION	
7	02/10/2025	SDP 2	
8	03/10/2025	FOR INFORMATION	
9	08/10/2025	FOR INFORMATION	
10	08/10/2025	FOR INFORMATION	
11	17/10/2025	SSDA SUBMISSION	
12	20/10/2025	FOR INFORMATION	
13	23/10/2025	SSDA SUBMISSION	

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CLIENT

HOMES NSW
CLIENT NUMBER

PROJECT
HAFF PAGEWOOD
68 - 80 BANKS AVENUE,
PAGEWOOD NSW
AUSTRALIA
BVN PROJECT NUMBER

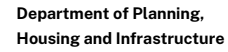
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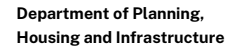
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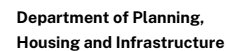
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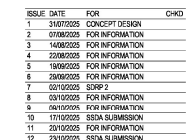
Issued under the Environmental Planning and Assessment Act 1979

Approved Application No: SSD 83256472

Approved on: 11 August 2026

Signed: CA

Sheet No: 15 of 43



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CONSULTANT

PROJECT MANAGER

CLIENT 

Homes

HOMES NSW 

HAFF PAGEWOOD

68 - 80 BANKS AVENUE.

PAGEWOOD NSW

AUSTRALIA

BVN PROJECT NUMBER

2502003

DRAWING KEY

TRUE NORTH

GRAPHIC SCALE

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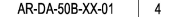
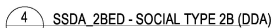
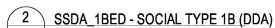
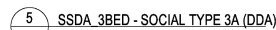
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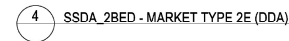
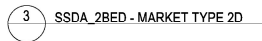
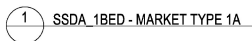
DRAWING

GA - OVERALL - LEVEL B2

GA - OVERALL - LEVEL B2	ISSUE
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AR-DA-10B-B2-01	12
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SSDA MARKET SURVEY...		ADG STORAGE MARKET	
	UNIT TYPE		STORAGE VOLUME
1B	1B-TYPE 1A	4.91 m³	STORAGE CALC
24		4.91 m³	
1B	1B-TYPE 1B/DDA	6.67 m³	STORAGE CALC
5		6.67 m³	
2B	2B-TYPE 2D	4.80 m³	STORAGE CALC
32		4.80 m³	
2B	2B-TYPE 2E/DDA	8.52 m³	STORAGE CALC
14		8.52 m³	
2B	2B-TYPE 2F	10.15 m³	STORAGE CALC
26		10.15 m³	
2B	2B-TYPE 2G /DDA *	7.01 m³	STORAGE CALC
2		7.01 m³	
2B	2B-TYPE 2H *	5.70 m³	STORAGE CALC
2		5.70 m³	
2B	2B-TYPE 2J *	5.89 m³	STORAGE CALC
2		5.89 m³	
3B	3B-TYPE 3A	9.38 m³	STORAGE CALC
16		9.38 m³	
3B	3B-TYPE 3B/DDA	9.49 m³	STORAGE CALC
14		9.49 m³	
3B	3B-TYPE 3C *	5.38 m³	STORAGE CALC
1		5.38 m³	
Total Units: 140			

EXC. BASEMENT STORAGE CAGES TO ALL UNITS
*ATYPICAL UNITS NOT SHOWN ON 50B SERIES,
REFER TO 10B SERIES

NOTE
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ISSUE	DATE	FOR	CHKD
1	29/09/2025	FOR INFORMATION	
2	02/10/2025	SDRP 2	
3	09/10/2025	FOR INFORMATION	
4	17/10/2025	SSDA SUBMISSION	

CONSULTANT

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PROJECT MANAGER

CLIENT

HOMES NSW
CLIENT NUMBER

PROJECT

HAFF PAGWOOD
68 - 80 BANKS AVENUE,
PAGWOOD NSW
AUSTRALIA

2502003
DRAWING KEY

TRUE NORTH

GRAPHIC SCALE

0 1000 2500

SCALE

1:50:41
STATUS

DOI:10.1002/for

TYPICAL LAYOUTS
(MARKET)

AR-DA-50B-XX-02	4
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ISSUE	DATE	FOR	CHKD
1	29/09/2025	FOR INFORMATION	
2	02/10/2025	SDRP 2	
3	03/10/2025	FOR INFORMATION	
4	08/10/2025	FOR INFORMATION	
5	17/10/2025	SSDA SUBMISSION	
6	23/10/2025	SSDA SUBMISSION	

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PROJECT MANAGER

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HOMES NSW

PROJECT

HAFF PAGEWOOD
68 - 80 BANKS AVENUE,
PAGEWOOD NSW
AUSTRALIA

BVN PROJECT NUMBER

2502003

DRAWING KEY

TRUE NORTH

GRAPHIC SCALE

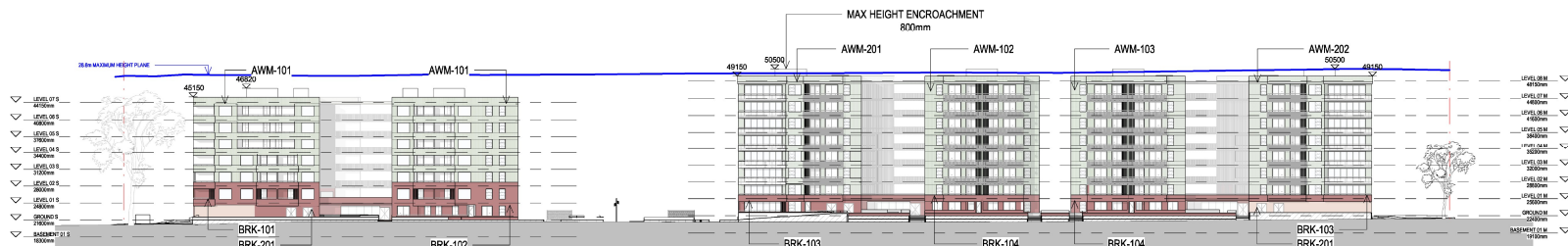
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STATUS

DRAWING

GA ELEVATIONS

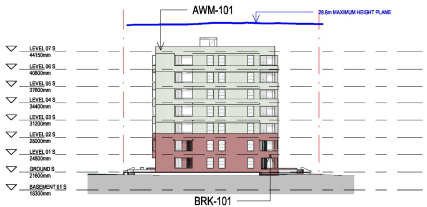
AR-DA-10C-YY-01



2 EAST ELEVATION - OVERALL



1 WEST ELEVATION - OVERALL



5 NORTH ELEVATION - SOCIAL



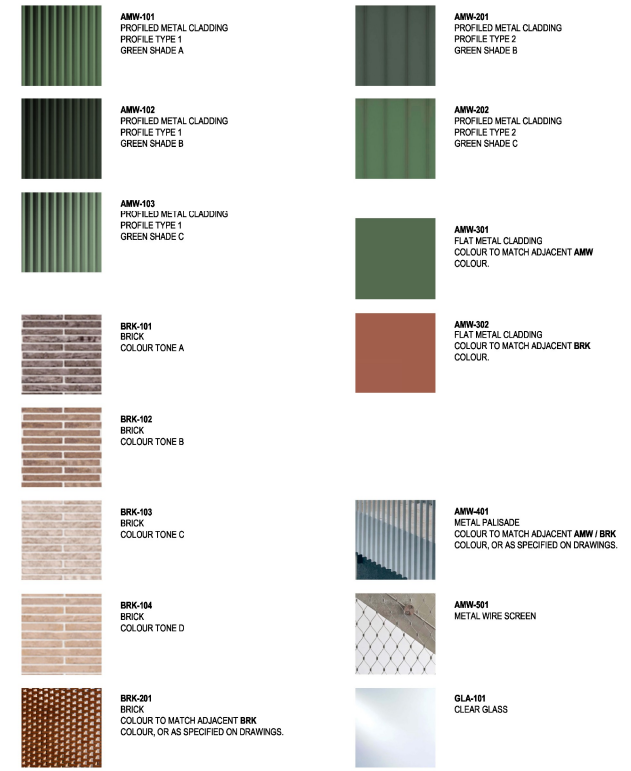
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4 NORTH ELEVATION - MARKET



6 SOUTH ELEVATION - MARKET



ISSUE DATE	FOR	CHD
1 07/08/2025	FOR INFORMATION	
2 22/08/2025	FOR INFORMATION	
3 03/10/2025	FOR INFORMATION	
4 04/10/2025	FOR INFORMATION	
5 17/10/2025	SSDA SUBMISSION	
6 30/10/2025	SSDA SUBMISSION	

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CLIENT NUMBER

PROJECT

HAFF PAGEWOOD
68 - 80 BANKS AVENUE,
PAGEWOOD NSW
AUSTRALIA
BVN PROJECT NUMBER

2502003

DRAWING KEY

TRUE NORTH

GRAPHIC SCALE

SCALE

As indicated on the

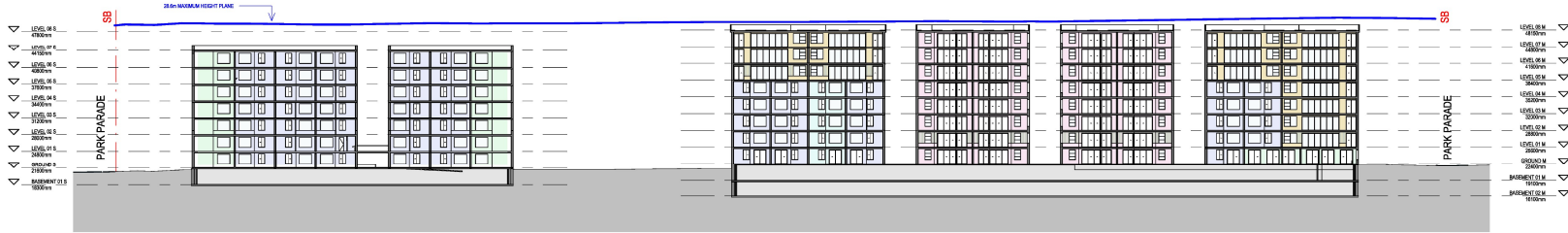
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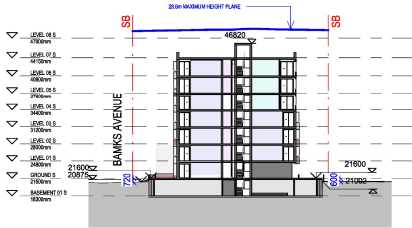
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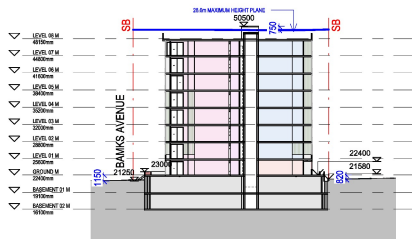
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2 SSDA_SECTION 02 - SOCIAL
1:500



3 SSDA_SECTION 03 - MARKET
1:500



Department of Planning,
Housing and Infrastructure

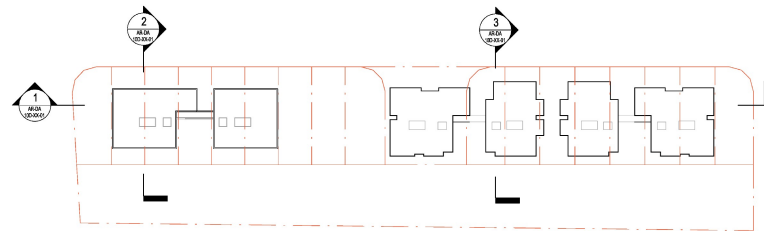
Issued under the Environmental Planning and Assessment Act 1979

Approved Application No: SSD 83256472

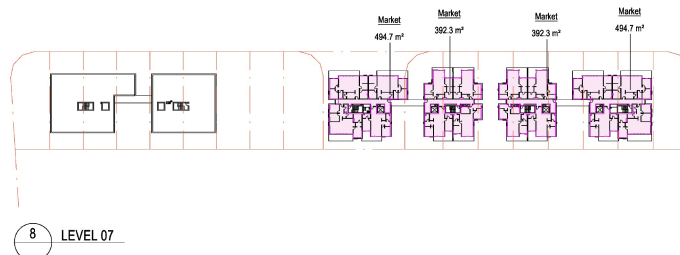
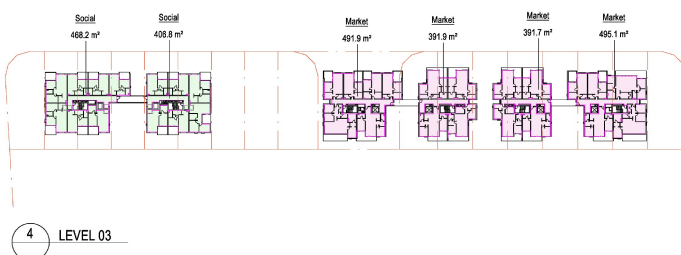
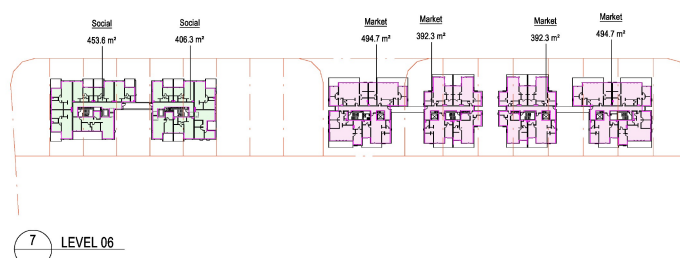
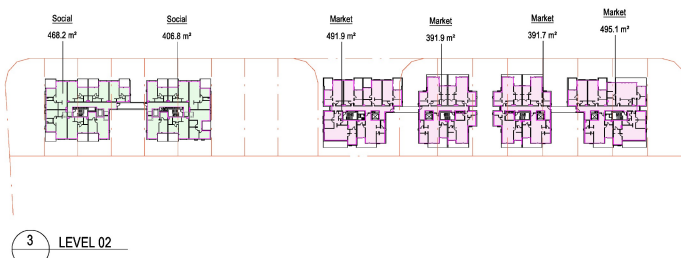
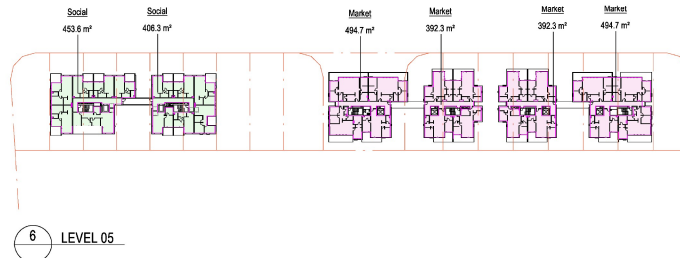
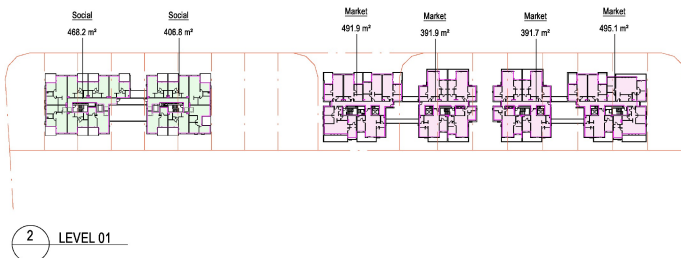
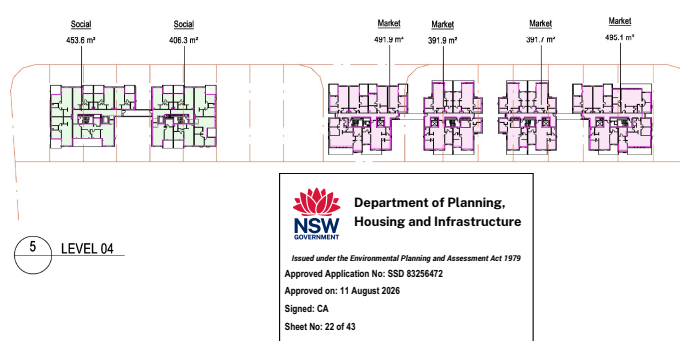
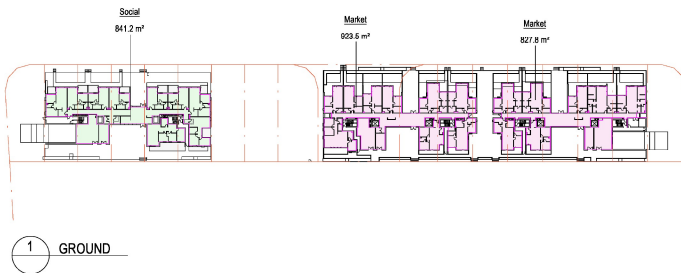
Approved on: 11 August 2026

Signed: CA

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SOCIAL HOUSING

SSDA_GFA EFFICIENCY SOCIAL	
Level	Area
GROUND	841.2 m²
LEVEL 01	875.0 m²
LEVEL 02	875.0 m²
LEVEL 03	875.0 m²
LEVEL 04	859.9 m²
LEVEL 05	859.9 m²
LEVEL 06	859.9 m²
	6045.8 m²

**ARCHITECTS REGISTRATION BOARD /
NOMINATED ARCHITECTS**

NEW	OLD
1715 JULIAN ADELMAN	5127 MEL LUGGAM
7825 MATTHEW BLAIR	3715 BRADY CONDONIAN
7175 PHILIP ALDRINGTON	3215 DAVID KELLY
1810 PETER TOMLINS	3886 KAREN GREEN
8111 WILLIAM DODDER	628 KIRSTE RAVIN
3947 AUSTIN BARNES	
10705 CATHERINE BARNIER	

Telephone +61 2 8297 7200
Facsimile +61 2 8297 7299
www.brrn.com.au

NOTE

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK OR PREPARATION OF C/P DRAWINGS
CONTRACTOR TO OBTAIN DIMENSION CORRESPONDENCE BETWEEN DIMENSIONS TO WORK'S AGREEMENT DO NOT SCALE THIS DRAWING

MARKET HOUSING

SSDA_GFA EFFICIENCY MARKET	
Level	Area
GROUND	1751.3 m ²
LEVEL 01	1770.6 m ²
LEVEL 02	1770.6 m ²
LEVEL 03	1770.6 m ²
LEVEL 04	1770.6 m ²
LEVEL 05	1773.9 m ²
LEVEL 06	1773.9 m ²
LEVEL 07	1773.9 m ²
	14155.3 m ²

MARKET HOUSING

SSDA_GFA EFFICIENCY TOTAL		
Name	Level	Area
Market	GROUND	17513 m ²
Market	LEVEL 01	17706 m ²
Market	LEVEL 02	17706 m ²
Market	LEVEL 03	17706 m ²
Market	LEVEL 04	17706 m ²
Market	LEVEL 05	17739 m ²
Market	LEVEL 06	17739 m ²
	LEVEL 07	17739 m ²
		14155.3 m ²
Social	GROUND	841.2 m ²
Social	LEVEL 01	875.0 m ²
Social	LEVEL 02	875.0 m ²
Social	LEVEL 03	875.0 m ²
Social	LEVEL 04	859.9 m ²
Social	LEVEL 05	859.9 m ²
Social	LEVEL 06	859.9 m ²
		6048.9 m ²
Total GFA		20201.1 m ²
Max FGA		19913 m ²
Max FSR		1:2.15

TOTAL SITE

ISSUE	DATE	FOR	CHKD
1	29/09/2025	FOR INFORMATION	
2	09/10/2025	FOR INFORMATION	
3	17/10/2025	SSDA SUBMISSION	
4	10/03/2026	SSDA ADJUSTMENTS	

CONSULTANT

CONSULTANT

CONSULTANT

CONSULTANT

PROJECT MANAGER

CLIENT



PROJECT

HAFF PAGEWOOD
68 - 80 BANKS AVENUE,
PAGEWOOD NSW
AUSTRALIA

BVN PROJECT NUMBER

2502003

DRAWING KEY

TRUE NORTH

GRAPHIC SCALE

Age Group	Percentage of Respondents
18-29	~65%
30-49	~75%
50-69	~80%
70+	~85%

STATUS

DRAWING

AREAS PLANS - GFA

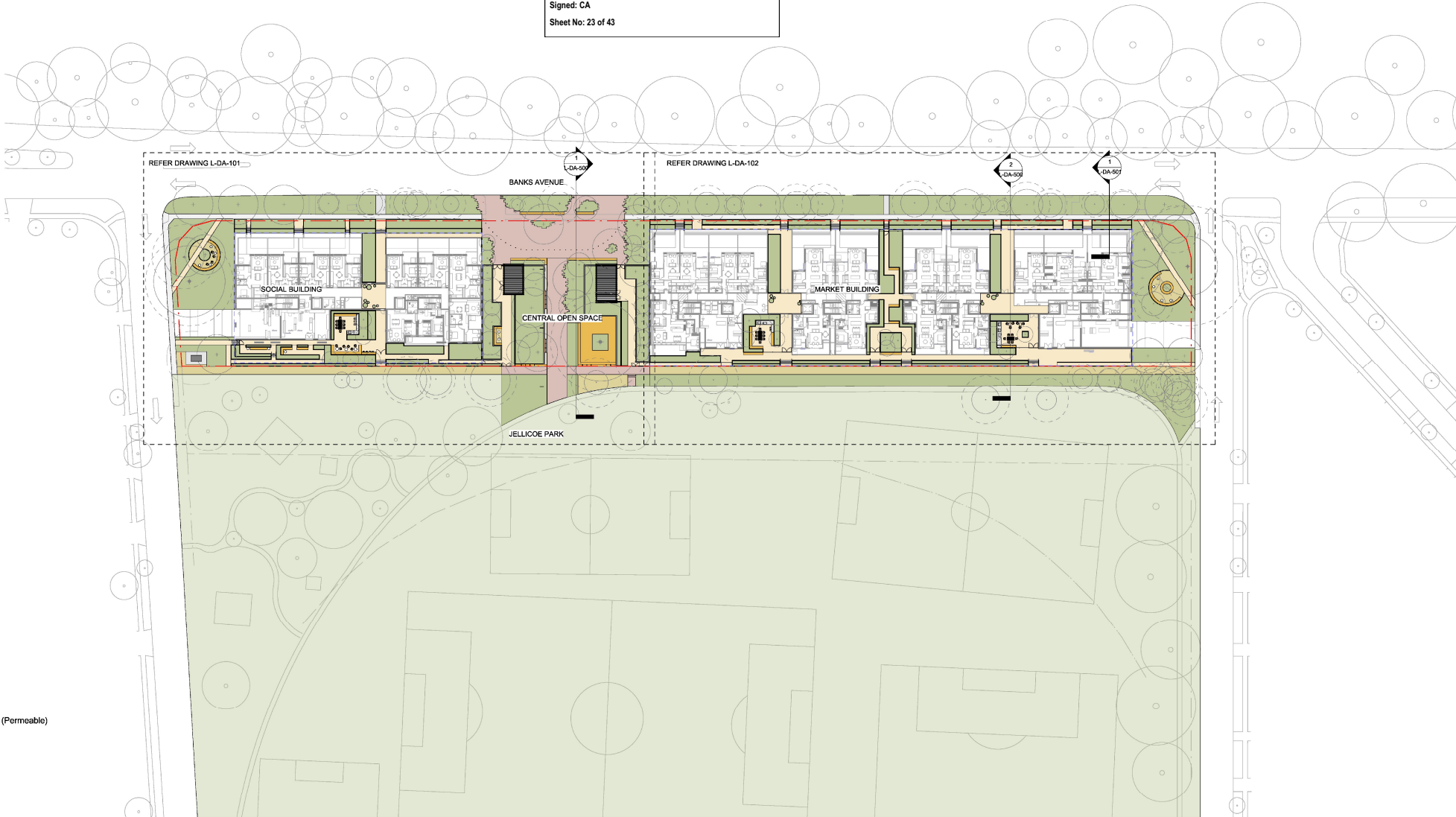
AR-DA-10U-XX-01	4
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4



Department of Planning,
Housing and Infrastructure

Issued under the Environmental Planning and Assessment Act 1979
Approved Application No: SSD 83256472
Approved on: 11 August 2026
Signed: CA
Sheet No: 23 of 43



- Legend**
- PLANTING AREA
 - TIMBER DECKING
 - BRICK PAVING TYPE 1 (Permeable)
 - BRICK PAVING TYPE 2
 - GRAVEL PAVING
 - EXISTING TREES
 - PROPOSED TREES
 - SITE BOUNDARY
 - BASEMENT OUTLINE

GENERAL NOTES
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7. CONTRACTORS RESPONSIBILITY TO CONTACT 1100 - DIAL BEFORE YOU DIG OR WWW.100.COM.AU.
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C	05/03/2026	SSDA Submission
B	02/03/2026	SSDA Submission
A	05/11/2025	SSDA Submission
Rev	Date	Description

HT	SK
HT	SK
SL	HT
Drawn	Checked

NOT FOR CONSTRUCTION

Author
turf
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Phone (+61 2) 8384 9860
Email: sydney@turfdesign.com

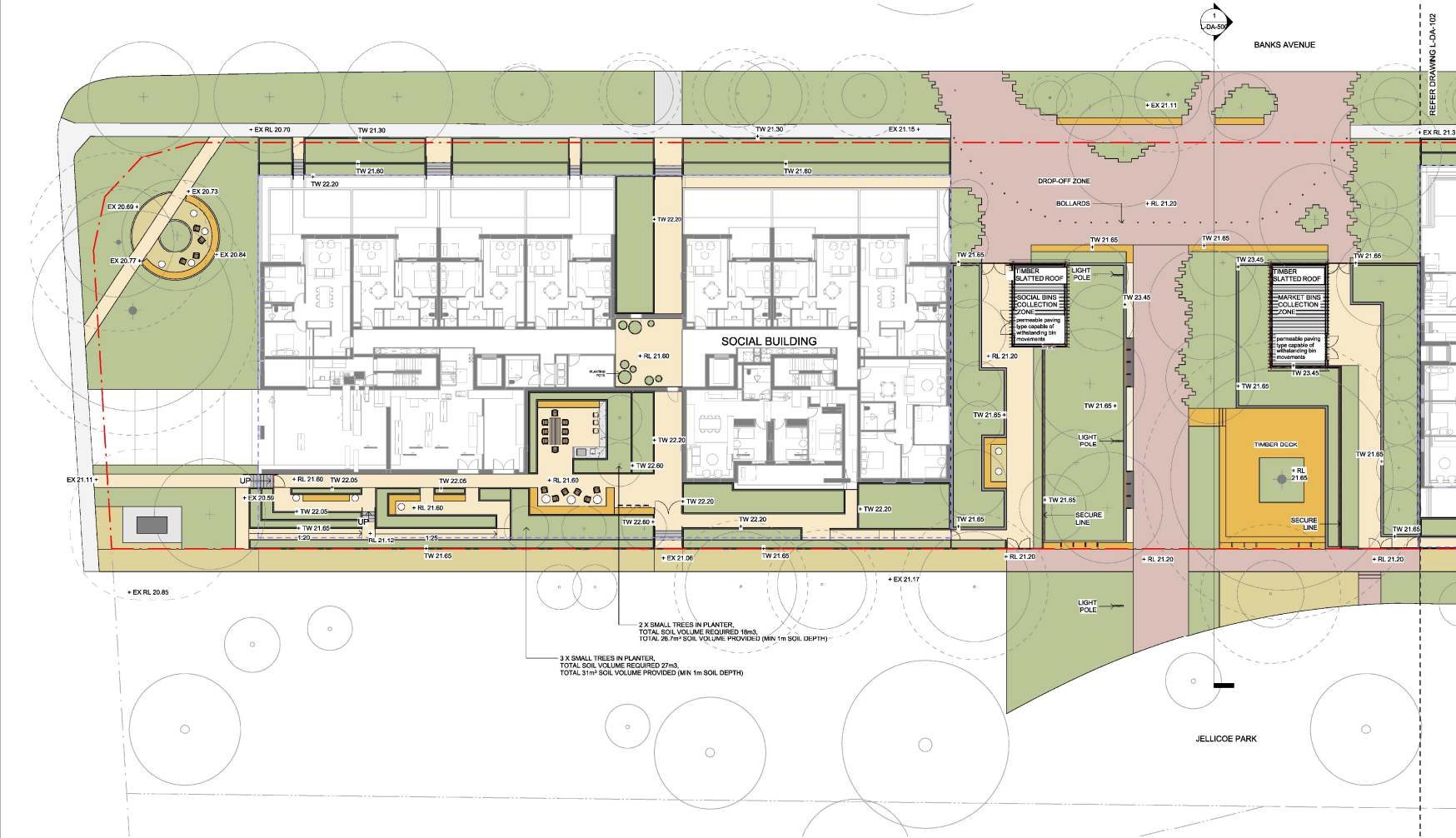
Client
HOMES NSW
Project
Homes NSW Pagewood

Drawing Title
Overall Site Plan
Drawing Status
SSDA Submission

0 5 10 15 20
SCALE - 1:500 @ A1, 1:1000 @ A3

Date: As Issued
Project No: 2506
Drawing No: L-DA-100
Revision: C

Print Date: 5/5/2026 3:05:10 PM
Drawing No: L-DA-100
Revision: C



- Legend**
- PLANTING AREA
 - TIMBER DECKING
 - BRICK PAVING TYPE 1 (Permeable)
 - BRICK PAVING TYPE 2
 - GRAVEL PAVING
 - EXISTING TREES
 - PROPOSED TREES
 - SITE BOUNDARY
 - BASEMENT OUTLINE

**Department of Planning,
Housing and Infrastructure**

Issued under the Environmental Planning and Assessment Act 1979
Approved Application No: SSD 83256472
Approved on: 11 August 2026
Signed: CA
Sheet No: 24 of 43

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C 05/03/2026 SSDA Submission
B 02/03/2026 SSDA Submission
A 05/11/2025 SSDA Submission

HT SK
HT SK
SL HT
Drawn Checked

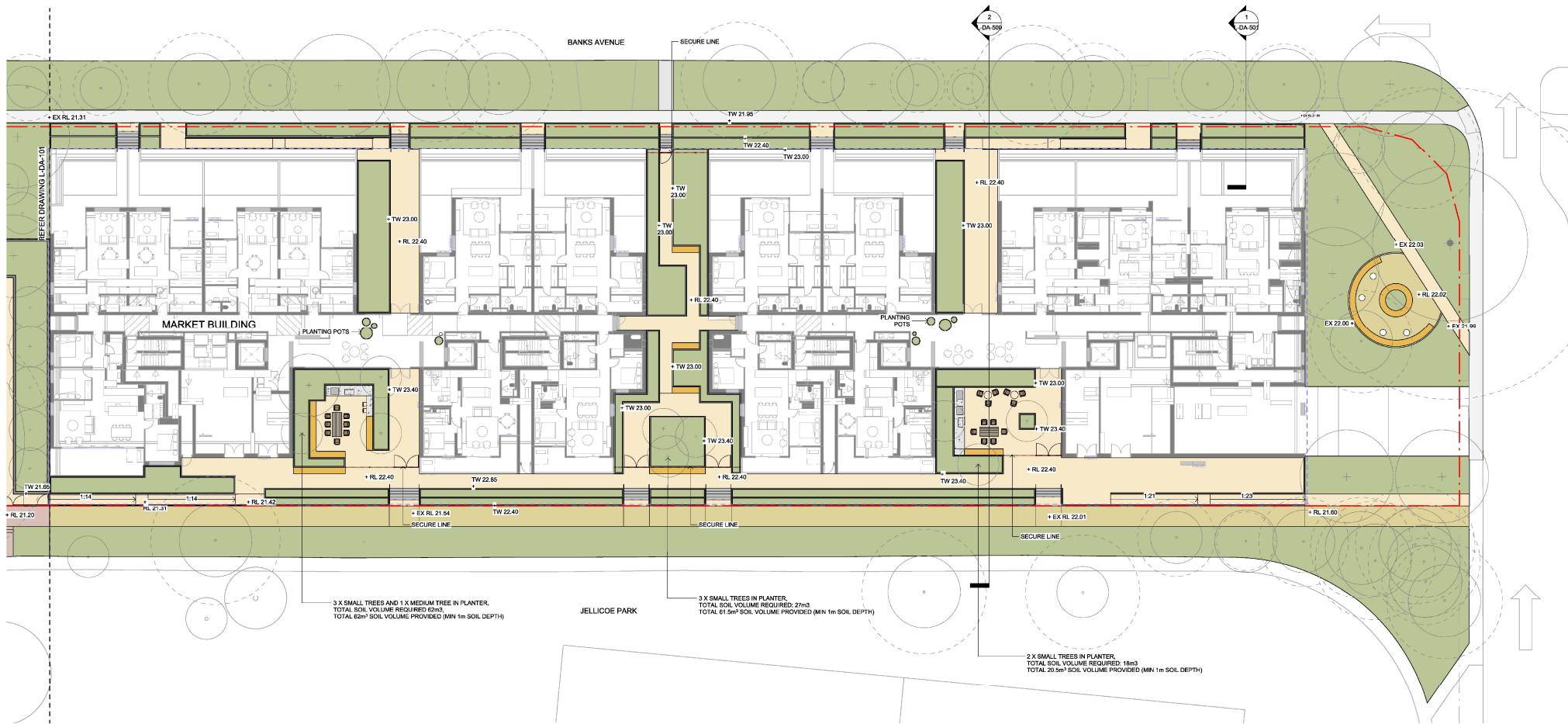
NOT FOR CONSTRUCTION

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Turf Design Studio 35 Wellington St, Chippendale NSW 2008
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Email: sydney@turfdesign.com

Client
HOMES NSW
Project
Homes NSW Pagewood

Drawing Title
**General Arrangement
Plan 1 of 2**
Drawing Status
SSDA Submission

Scale
0 2 4 6 8 10
SCALE - 1:200 @ A1, 1:400 @ A3
Date
05/03/2026 3:05:02 PM
Project No.
2506
Drawing No.
L-DA-101
Revision
C



Legend

- PLANTING AREA
- TIMBER DECKING
- BRICK PAVING TYPE 1 (Permeable)
- BRICK PAVING TYPE 2
- GRAVEL PAVING
- EXISTING TREES
- PROPOSED TREES
- SITE BOUNDARY
- BASEMENT OUTLINE



Department of Planning,
Housing and Infrastructure

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Approved Application No: SSD 83256472

Approved on: 11 August 2026

Signed: CA

Sheet No: 25 of 43

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C	05/03/2026	SSDA Submission
B	02/03/2026	SSDA Submission
A	05/11/2025	SSDA Submission
Rev	Date	Description

HT	SK
HT	SK
SL	HT
Drawn	Checked

NOT FOR CONSTRUCTION

Author

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Email: sydney@turfdesign.com

Client

HOMES NSW

Project

Homes NSW Pagewood

Drawing Title

General Arrangement
Plan 2 of 2

Drawing Status

SSDA Submission



Scale: As Indicated
Project No.
2506

Plot Date: 5/03/2026 3:05:00 PM
Drawing No.
L-DA-102

Revision
C

Autodesk Civil 3D 2026 - Homes NSW Pagewood B1W2506 - Homes NSW Pagewood B1W_2506.dwg



Department of Planning,
Housing and Infrastructure

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No: SSD 83256472

Approved on: 11 August 2026

Signed: CA

Sheet No: 26 of 43



NOTE: REFER TO ARBORIST REPORT BY BIRDS TREE CONSULTANCY FOR DETAILED TREE INFORMATION.

Legend

- EXISTING TREE TO BE REMOVED (67 TREES)
- EXISTING TREE TO BE RETAINED (47 TREES)
- TREE PROTECTION ZONE (TPZ)
- PROPOSED TREES (56 TREES)
- SITE BOUNDARY
- BASEMENT OUTLINE

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- TURF DESIGN STUDIO DOES NOT WARRANT THE ACCURACY OF SURVEY INFORMATION.

C	05/03/2026	SSDA Submission
B	02/03/2026	SSDA Submission
A	06/11/2025	SSDA Submission

HT	SK
HT	SK
SL	HT

NOT FOR CONSTRUCTION

Author



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Email: sydney@turfdesign.com

Client

HOMES NSW

Project

Homes NSW Pagewood

Drawing Title

Existing Tree
Management Plan

Drawing Status

SSDA Submission



Scale: As indicated
6841
Project No:
2506

Plot Date: 5/03/2026 3:28:34 PM
Drawing No:
L-DA-200

Revisor
C



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Housing and Infrastructure**

Issued under the Environmental Planning and Assessment Act 1979
Approved Application No: SSD 83256472
Approved on: 11 August 2026
Signed: CA
Sheet No: 27 of 43

Legend

- 

EXISTING TREE CANOPY644m²
- 

PROPOSED TREE CANOPY1181m²
- 

EXISTING TREE CANOPY
REMOVED1595m²

- 

SITE BOUNDARY
- 

BASEMENT OUTLINE

TOTAL TREE CANOPY COVERAGE: 644 + 1181 = 1825m²
(19.7% OF SITE AREA)
TOTAL EXISTING TREE CANOPY PRIOR TO THE REMOVAL
OF TREES: 644 + 1595 = 2239m² (24.1% OF SITE AREA)

TOTAL SITE AREA 9,262m²



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C	05/03/2026	SSDA Submission
B	02/03/2026	SSDA Submission
A	06/11/2025	SSDA Submission

HT	SK
HT	SK
SL	HT

NOT FOR CONSTRUCTION

Author

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Turf Design Studio, 35 Worthington St, Chippendale NSW 2008
Phone (06) 21 8384 9960
Email: sydney@turfdesign.com

Client

HOMES NSW
Project
Homes NSW Pagewood

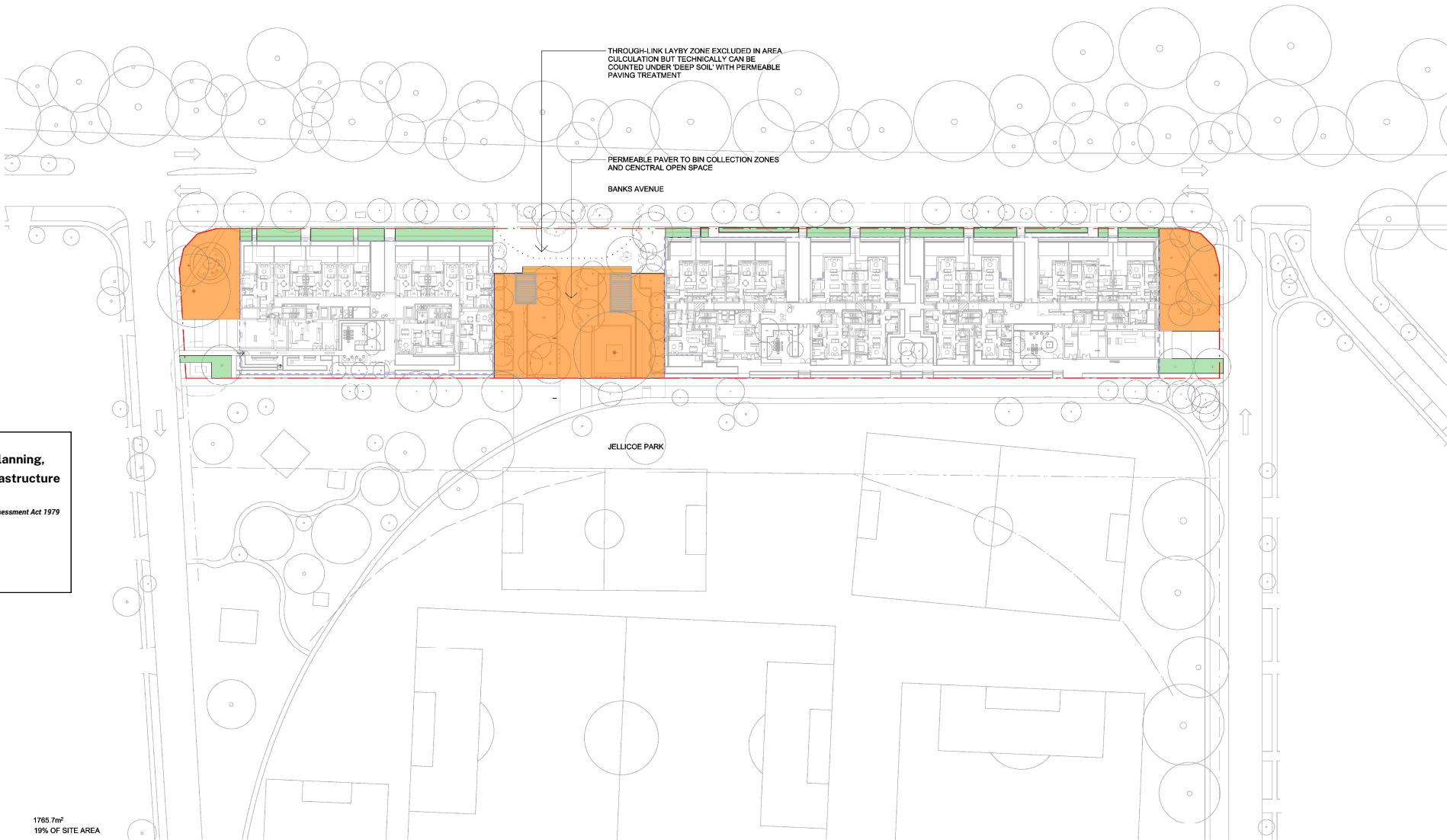
Drawing Title

**Tree Canopy Coverage
Plan**
Drawing Status
SSDA Submission



Scale: As indicated
80:1
Project No.
2506
Plot Date: 6/03/2026 3:58:23 PM
Drawing No.
L-DA-201

Revision
C





Department of Planning,
Housing and Infrastructure

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No: SSD 83256472

Approved on: 11 August 2026

Signed: CA

Sheet No: 28 of 43

Legend

- DEEP SOIL AREA (GREATER THAN 6M IN DIMENSION)

1765.7m²
19% OF SITE AREA
- DEEP SOIL AREA (LESS THAN 6M IN DIMENSION)

452m²
4.8% OF SITE AREA
- BASEMENT BOUNDARY
- SITE BOUNDARY

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7. CONTRACTORS RESPONSIBILITY TO CONTACT 1100 - DIAL BEFORE YOU DIG OR WWW.1100.COM.AU.

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C	05/03/2026	SSDA Submission
B	02/03/2026	SSDA Submission
A	05/11/2025	SSDA Submission
Rev	Date	Description

HT	SK
HT	SK
SL	HT
Drawn	Checked

NOT FOR CONSTRUCTION

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35 Wellington St, Chippendale NSW 2008

Phone (01) 2 8384 9860

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Client

HOMES NSW

Project

Homes NSW Pagewood

Drawing Title

Deep Soil Plan

Drawing Status

SSDA Submission



Scale: As Indicated (B1)

Project No: 2506

Plot Date: 5/5/2026 3:05:45 PM

Drawing No: L-DA-300

Revision

C



Department of Planning,
Housing and Infrastructure

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Approved Application No: SSD 83256472

Approved on: 11 August 2026

Signed: CA

Sheet No: 29 of 43

Legend

	PUBLIC ACCESSIBLE OPEN COMMUNAL SPACE - SOCIAL BUILDING GROUND LEVEL	299.4m²
	PRIVATE OPEN COMMUNAL SPACE - SOCIAL BUILDING GROUND LEVEL	446.6m²
TOTAL SOCIAL OPEN COMMUNAL SPACE = 746.0m²		
	PUBLIC ACCESSIBLE OPEN COMMUNAL SPACE - MARKET BUILDING GROUND LEVEL	460.5m²
	PRIVATE OPEN COMMUNAL SPACE - MARKET BUILDING GROUND LEVEL	666.4m²
	PRIVATE OPEN COMMUNAL SPACE - MARKET BUILDING LEVEL 01	207.2m²
TOTAL MARKET OPEN COMMUNAL SPACE = 1334.1 m²		
TOTAL 2080.1m²		

--- SITE BOUNDARY

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- NOT A SURVEY DRAWING.
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C	05/03/2026	SSDA Submission
B	02/03/2026	SSDA Submission
A	06/11/2025	SSDA Submission
Rev	Date	Description

HT	SK
HT	SK
SL	HT
Drawn	Checked

NOT FOR CONSTRUCTION

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35 Worrigton St, Chippendale NSW 2008

Phone (+61 2) 8384 9960

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Client

HOMES NSW

Project

Homes NSW Pagewood

Drawing Title

Open Communal Space
Plan - Ground Level

Drawing Status

SSDA Submission



Scale: As indicated
68A1

Plot Date: 5/03/2026 3:25:52 PM

Project No.

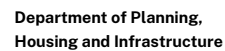
2506

Drawing No.

L-DA-400

Revision

C



Issued under the Environmental Planning and Assessment Act 1979
Approved Application No: SSD 83256472
Approved on: 11 August 2026
Signed: CA
Sheet No: 30 of 43

Legend

	PUBLIC ACCESSIBLE OPEN COMMUNAL SPACE - SOCIAL BUILDING GROUND LEVEL	299.41m²
	PRIVATE OPEN COMMUNAL SPACE - SOCIAL BUILDING GROUND LEVEL	446.6m²
	TOTAL SOCIAL OPEN COMMUNAL SPACE = 746.01m²	
	PUBLIC ACCESSIBLE OPEN COMMUNAL SPACE - MARKET BUILDING GROUND LEVEL	460.5m²
	PRIVATE OPEN COMMUNAL SPACE - MARKET BUILDING GROUND LEVEL	666.41m²
	PRIVATE OPEN COMMUNAL SPACE - MARKET BUILDING LEVEL 01	207.21m²
	TOTAL SOCIAL OPEN COMMUNAL SPACE = 1334.11m²	
		TOTAL 2080.1m²

— . — SITE BOUNDARY



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6. SURVEY INFORMATION
7. TURF DESIGN STUDIO DOES NOT WARRANT THE ACCURACY OF SURVEY INFORMATION

C	05/03/2026	SSDA Submission
B	02/03/2026	SSDA Submission
A	06/11/2025	SSDA Submission
Rev	Date	Description

HT	SK
HT	SK
SL	HT
Drawn	Checked

NOT FOR CONSTRUCTION

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Phone (+61 2) 8394 9990
Email: sydney@turfdesign.com

HOMES NSW

Project
Homes NSW Pagewood

Open Communal Space Plan - Level 1

Drawing Status
SSDA Submission



Costs: As indicated
 @A1
 Project No.
2506

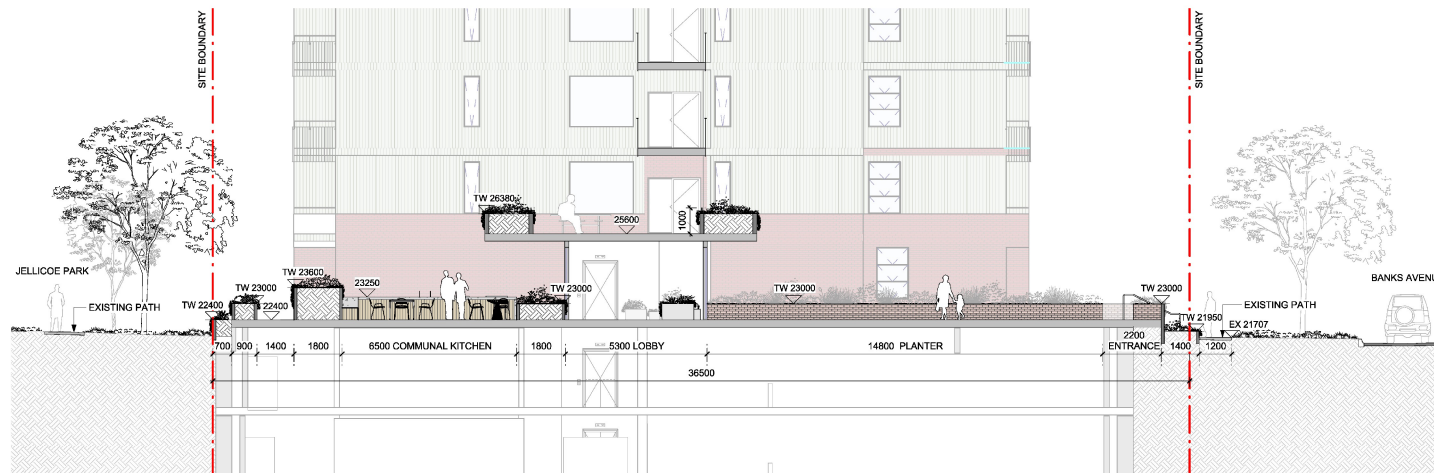
Plot Date: 5/03/2020 3:25:50 PM
Drawing No.
L-DA-401

Revision
C

4. the desk does not	2506	Homese NSW Panamond	RVN/2506	Homese NSW Panamond RVN	B24 m
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1 Section A
1 : 100



2 Section B
1 : 100

NSW
GOVERNMENT

**Department of Planning,
Housing and Infrastructure**

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No: SSD 83256472
Approved on: 11 August 2026
Signed: CA
Sheet No: 31 of 43

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8. TURF DESIGN STUDIO DO NOT WARRANT THE ACCURACY OF SURVEY INFORMATION.

B 02/03/2026 SSDA Submission
A 05/11/2025 SSDA Submission
Rev Date Description

HT SK
SL HT
Drawn Checked

NOT FOR CONSTRUCTION

Author

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Phone (61) 2 834 9860
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Client

HOMES NSW

Project

Homes NSW Pagewood

Drawing Title

Section 1 of 2

Drawing Status

SSDA Submission

Scale: 1 : 100 (A1)

Plot Date: 05/03/2026 3:02:04 PM

Project No.

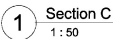
2506

Drawing No.

L-DA-500

Revision

B



Issued under the Environmental Planning and Assessment Act 1979
Approved Application No: SSD 83256472
Approved on: 11 August 2026
Signed: CA
Sheet No: 32 of 43

Goals: 1: 50 @A1		Flat Date: 5/23/2025 9:25:00 PM	
Project No.	Drawing No.	Revision	
2506	L-DA-501	A	

Autodesk Docs /2506	Homes NSW Papenwood BVN/2506	Homes NSW Papenwood BVN	R24 m1
---------------------	------------------------------	-------------------------	--------

GENERAL NOTES	
GN1	ALL WORKMANSHIP AND MATERIALS SHALL COMPLY WITH THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA AND THE RELEVANT CURRENT AUSTRALIAN STANDARDS.
GN2	ANY DISCREPANCIES, OMISSIONS OR ERRORS SHALL BE REPORTED TO THE SUPERINTENDENT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
GN3	DO NOT SCALE MEASUREMENTS FROM THE DRAWINGS.

SITEWORKS NOTES	
SN1	DATUM : Australian Height Datum (AHD) ORIGIN OF LEVELS : SSMT126083, RL21.54 (AHD) SCIMS ORIGIN OF CO-ORDINATES : Mapping Grid of Australia (MGA) SURVEY PREPARED BY : LTS Surveyors T : +61 902 909 6900 W : www.ltsl.com.au
SN2	THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND EXISTING LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORK, AND REPORT ANY DISCREPANCIES TO THE SUPERINTENDENT.
SN3	ALL EXISTING SERVICES (INCLUDING ANY NOT SHOWN ON THE PLANS) MUST BE ACCURATELY LOCATED IN POSITION AND LEVEL PRIOR TO ANY EXCAVATION. ANY DISCREPANCIES SHALL BE REPORTED TO THE SUPERINTENDENT. MINIMUM SERVICE CLEARANCES SHALL BE MAINTAINED FROM THE RELEVANT SERVICE AUTHORITY.
SN4	THE CONTRACTOR SHALL ARRANGE FOR ALL SETTING OUT BY A REGISTERED SURVEYOR.
SN5	IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE DEPARTMENT OF LAND AND PROPERTY INFORMATION NSW, OF ANY SURVEY MARKS THAT WILL BE DESTROYED IN THE CONSTRUCTION OF WORKS. CONTACT HEAD OFFICE ON 1300 052 837 www.lpi.nsw.gov.au AND http://scims.lpi.nsw.gov.au/status_report_frames.html
SN6	THE CONTRACTOR SHALL OBTAIN ALL REGULATORY AUTHORITY APPROVALS AT THEIR OWN EXPENSE.
SN7	WHERE NEW WORKS ABUT EXISTING, THE CONTRACTOR MUST ENSURE THAT A SMOOTH AND EVEN PROFILE, FREE FROM ABRUPT CHANGES IS OBTAINED.
SN8	ALL DISTURBED AREAS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION, UNLESS SPECIFIED OTHERWISE.
SN9	EXCAVATED TRENCHES SHALL BE COMPACTED TO THE SAME DENSITY AS THE ADJACENT NATURAL MATERIAL, ANY SUBSIDENCES DURING THE PERIOD TO BE RECTIFIED AS DIRECTED BY THE SUPERINTENDENT.
SN10	ANY EXISTING TREES WHICH FORM PART OF THE FINAL LANDSCAPING PLAN WILL BE PROTECTED FROM CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH THE LANDSCAPE ARCHITECT'S DETAILS AND / OR BY - PROTECTING THEM WITH BARRIER FENCING OR SIMILAR MATERIALS INSTALLED OUTSIDE THE DRIP LINE, ENSURING THAT NOTHING IS NAILED TO THEM. PROHIBITING PAVING, GRADING, SEDIMENT WASH OR PLACING OF STOCKPILES WITHIN THE DRIP LINE EXCEPT UNDER THE FOLLOWING CONDITIONS - ENCROACHMENT ONLY OCCURS ON ONE SIDE AND NO CLOSER TO THE TRUNK THAN EITHER 1.5m OR HALF THE DISTANCE BETWEEN THE OUTER EDGE OF THE DRIP LINE AND THE TRUNK, WHICH EVER IS THE GREATER. A DRAINAGE SYSTEM THAT ALLOWS AIR AND WATER TO CIRCULATE THROUGH THE ROOT ZONE (eg A GRAVEL BED) IS PLACED UNDER ALL FILL LAYERS OF MORE THAN 300mm CARE IS TAKEN NOT TO CUT ROOTS UNNECESSARILY NOR TO COMPACT THE SOIL AROUND THEM.
SN11	RECEPTORS FOR CONCRETE AND MORTAR SLURRIES, PAINTS, ACID WASHINGS, LIGHT-WEIGHT WASTE MATERIALS AND LITTER ARE TO BE EMPLOYED AS NECESSARY. DISPOSAL OF WASTE SHALL BE IN A MANNER APPROVED BY THE SUPERINTENDENT OR AS SPECIFIED IN THE WORKS CONTRACT.

SOIL AND WATER MANAGEMENT NOTES	
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 FOR 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. IN THE CATCHMENT AREA HAS BEEN PERMANENTLY LANDSCAPED AND / OR ANY LIKELY SEDIMENT HAS BEEN FILTERED THROUGH AN APPROVED STRUCTURE.
SWM06	ANY SAND USED IN THE CONCRETE DURING PROCESS (SPREAD OVER 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 N/A, CUBIC METRES AND DESIGNED TO REMAIN STABLE IN AT LEAST THE 1 IN N/A YEAR CRITICAL DURATION STORM EVENT. ARTIFICIAL FLOCCULATION OF THE FINE 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. MEASURES 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, (i) 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. (ii) 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. (iii) 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 (EG. ON TOPSOIL STOCKPILES). THIS MAY BE ACHIEVED WITH A VEGETATIVE COVER. A RECOMMENDED LISTING OF PLANT SPECIES FOR TEMPORARY COVER IS - i) AUTUMN / WINTER SOWING - OATS / RYEGRASS AT 20 kg/ha - JAPANESE MILLET AT 10 kg/ha ii) SPRING / SUMMER SOWING - JAPANESE MILLET AT 20 kg/ha - OATS / RYEGRASS 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 INCLUDE TURF GRASSES SUCH AS COLOCH OR KIKUYU DURING WINTER, OR AT OTHER TIMES WHEN TEMPORARY REHABILITATION (MORE THAN 1 MONTHS) IS REQUIRED, IT IS SUGGESTED THAT HESBAN CLOTH IS USED BUT ONLY IF TACKED WITH APPROPRIATE PEGS AND AN ANIONIC BITUMEN EMULSION. FOOT AND VEHICULAR TRAFFIC SHOULD BE KEPT AWAY FROM THESE AREAS.

STORMWATER NOTES	
SW1	FOR RESIDENTIAL SUBDIVISIONS AND PUBLIC ROADS - ALL Ø375mm TO Ø800mm DRAINAGE PIPES SHALL BE CLASS 4 APPROVED SPOUT AND SOCKET REINFORCED CONCRETE PIPES WITH RUBBER RING JOINTS (UNO). ALL Ø875mm OR LARGER DRAINAGE PIPES SHALL BE CLASS 3 APPROVED SPOUT AND SOCKET REINFORCED CONCRETE PIPES WITH RUBBER RING JOINTS (UNO). ALL PVC-U DRAINAGE PIPES IN FOOTWAYS OR ACCESS WAYS SHALL BE DN1 GRADE CLASS SNE IN ACCORDANCE WITH AS/NZS 1280:2009 - PVC-U PIPES AND FITTINGS FOR DRAIN, WASTE AND VENT APPLICATION. HEAVY DUTY PVC-U PIPES TO BE IN ACCORDANCE WITH AS/NZS 1284 :2010 - PVC PIPES AND FITTINGS FOR STORM AND SURFACE WATER APPLICATIONS MAY BE USED WITHIN ALLOCMENTS. SW2 FOR COMMERCIAL OR INDUSTRIAL SITES - ALL Ø300mm TO Ø800mm DRAINAGE PIPES SHALL BE CLASS 4 APPROVED SPOUT AND SOCKET REINFORCED CONCRETE PIPES WITH RUBBER RING JOINTS (UNO). ALL Ø875mm OR LARGER DRAINAGE PIPES SHALL BE CLASS 3 APPROVED SPOUT AND SOCKET REINFORCED CONCRETE PIPES WITH RUBBER RING JOINTS (UNO). ALL DRAINAGE PIPES LESS THAN OR EQUAL TO Ø225mm SHALL BE PVC-U DN1 GRADE CLASS SNE IN ACCORDANCE WITH AS/NZS 1280 : 2009 - PVC-U PIPES AND FITTINGS FOR DRAIN, WASTE AND VENT APPLICATION WITH SOLVENT WELDED JOINTS. SW3 EQUIVALENT STRENGTH FIBROUS REINFORCED CONCRETE (F.R.C.) AND / OR HIGH DENSITY POLYETHYLENE (H.D.P.E.) MAY BE USED SUBJECT TO APPROVAL BY THE SUPERINTENDENT. SW4 ALL PIPE JOUNCTIONS UP TO AND INCLUDING Ø450mm AND TAPERS, SHALL BE VIA PURPOSE MADE FITTINGS (UNO). SW5 MINIMUM GRADE TO STORMWATER LINES TO BE 1% (UNO). SW6 CONTRACTOR TO SUPPLY AND INSTALL ALL FITTINGS AND SPECIALS INCLUDING VARIOUS PIPE ADAPTORS TO ENSURE PROPER CONNECTION BETWEEN DISSIMILAR PIPEWORK. SW7 ALL CONNECTIONS TO EXISTING DRAINAGE PITS SHALL BE MADE IN A TRADESMAN-LIKE MANNER AND THE INTERNAL WALL OF THE PIT AT THE POINT OF ENTRY SHALL BE CEMENT RENDERED TO ENSURE A SMOOTH FINISH WITH NO PROTRUSIONS. SW8 ALL IN-SITU CONCRETE PITS TO BE 320kpa MINIMUM AT 28 DAYS. SW9 PITS AND PIPES IN AREAS OF SALINITY HAZARD SHALL HAVE INCREASED COVER TO ANY REINFORCEMENT. SW10 PRECAST CONCRETE PITS MAY BE INSTALLED IN LIEU OF CAST-IN-SITU PITS, WHEN PIPE JOUNCTIONS ARE ACCOMMODATED WITHIN THE OVERALL DIMENSIONS OF THE PIT, AND APPROVED BY THE SUPERINTENDENT. SW11 PITS DEEPER THAN 1000mm SHALL HAVE STEP IRONS INSTALLED IN ACCORDANCE WITH THE LOCAL OR STATUTORY AUTHORITY REQUIREMENTS. SW12 BEDDING SHALL BE TYPE H2 (UNO) FOR PIPES NOT UNDER PAVEMENTS, AND TYPE H22 FOR PIPES UNDER PAVEMENTS IN ACCORDANCE WITH AS/NZS 3725 : 2007 - DESIGN FOR INSTALLATION OF BURIED CONCRETE PIPES. SW13 BACKFILL TRENCH WITH SAND OR APPROVED GRANULAR BACKFILL TO 300mm (MIN) ABOVE THE PIPE. WHERE THE PIPE IS UNDER PAVEMENTS BACKFILL REMANEDER OF TRENCH TO PAVEMENT SUBGRADE WITH SAND OR APPROVED GRAVEL. SUB-BASE COMPACTED IN 150mm LAYERS TO 98% STANDARD MAXIMUM DRY DENSITY. THE CONTRACTOR IS TO ENSURE COMPACTION EQUIPMENT IS APPROPRIATE FOR THE PIPE CLASS USED. SW14 WHERE STORMWATER LINES PASS UNDER FLOOR SLABS DN1 GRADE PVC-U RUBBER RING JOINTS ARE TO BE USED (UNO). SW15 WHERE SUBSOIL DRAINAGE LINES PASS UNDER FLOOR SLABS AND GRANULAR PAVEMENTS, UNLOTTED PVC-U DN1 GRADE CLASS SNE PIPES SHALL BE USED. SW16 PROVIDE 3m LENGTH OF Ø100mm SUBSOIL DRAINAGE LINE OR 200 NYLEX STRIP DRAIN SURROUNDED WITH 150mm OF 20mm BLUE METAL OR GRAVEL, AND WRAPPED IN 1500M A24 GEOTEXTILE FILTER FABRIC OR APPROVED EQUIVALENT, AT INVERT OF INCOMING UPSTREAM PIPE ON EACH PIT.

EXISTING SERVICES NOTES	
ES1	EXISTING SERVICES HAVE BEEN PLOTTED FROM SUPPLIED DATA AND AS SUCH THEIR ACCURACY CANNOT BE GUARANTEED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH THE LOCATION AND LEVEL OF ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE SUPERINTENDENT.
ES2	THE CONTRACTOR SHALL ALLOW FOR THE CAPPING OFF, EXCAVATION AND REMOVAL IF REQUIRED OF ALL REDUNDANT EXISTING SERVICES IN AREAS AFFECTED BY WORKS WITHIN THE CONTRACT AREA, AS SHOWN ON THE DRAWINGS UNLESS DIRECTED OTHERWISE BY THE SUPERINTENDENT.
ES3	THE CONTRACTOR SHALL ENSURE THAT AT ALL TIMES SERVICES TO ALL BUILDINGS NOT AFFECTED BY THE WORKS ARE NOT DISRUPTED.
ES4	IF REQUIRED, THE CONTRACTOR SHALL CONSTRUCT TEMPORARY SERVICES TO MAINTAIN EXISTING SUPPLY TO BUILDINGS REMAINING IN OPERATION DURING WORKS TO THE SATISFACTION AND APPROVAL OF THE SUPERINTENDENT. ONCE DIVERSION IS COMPLETE AND COMMISSIONED THE CONTRACTOR SHALL REMOVE ALL SUCH TEMPORARY SERVICES AND MAKE GOOD TO THE SATISFACTION OF THE SUPERINTENDENT AND THE RELEVANT SERVICE AUTHORITY.
ES5	INTERRUPTION TO SUPPLY OF EXISTING SERVICES SHALL BE DONE SO AS NOT TO CAUSE ANY INCONVENIENCE TO THE PRINCIPAL. THE CONTRACTOR IS TO GAIN APPROVAL FROM THE SUPERINTENDENT FOR TIME OF INTERRUPTION - THE CONTRACTOR IS RESPONSIBLE FOR ALL LIAISON.
ES6	ALL BRANCH GAS AND WATER SERVICES UNDER DRIVEWAYS AND BRICK PAVING SHALL BE LOCATED IN Ø800mm gPVC SEWER GRADE CONDUITS EXTENDING A MINIMUM OF 500mm BEYOND THE EDGE OF PAVING.
ES7	CLEARANCE AND COVER REQUIREMENTS SHALL BE OBTAINED FROM THE RELEVANT SERVICE AUTHORITY BEFORE COMMENCEMENT OF WORKS AND SHALL BE ADHERED TO AT ALL TIMES.
ES8	CARE IS TO BE TAKEN WHEN EXCAVATING NEAR EXISTING SERVICES. NO MECHANICAL EXCAVATIONS ARE TO BE UNDERTAKEN OVER TELECOM OR ELECTRICAL SERVICES. HAND EXCAVATE IN THESE AREAS ONLY.



Department of Planning,
Housing and Infrastructure

Issued under the Environmental Planning and Assessment Act 1979

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Approved on: 11 August 2026

Signed: CA

Sheet No: 33 of 43

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Level 10, 383 Kent Street Sydney, NSW 2000 Australia NSW 1230, Australia PO Box Q1678, QVB Sydney T +61 (0)2 9098 6900 W www.mottmac.com				P3	24.04.26	SSDA ISSUE - RESPONSE TO SUBMISSION	AT	DF	68 - 80 BANKS AVENUE, PAGEWOOD, NSW 2035 GENERAL NOTES	Drawn: J. O	Revision: P3
				P2	04.03.26	ISSUE FOR SSDA (RIS)	AS	AT		Designed: S. SAIARA	Status: PRE
				P1	07.11.25	ISSUED FOR INFORMATION	AS	AT		Checked: A. SINGH	Security: STD
				Rev	Date	Description	Ch'd	App'd		Approved: A. TARSCHAN	
										DRAWING NUMBER	103419-MMD-PAG-XX-DR-C-0002

DRAFT

ISO A1: 594mm x 841mm



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Housing and Infrastructure

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Sheet No: 34 of 43

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LEGEND

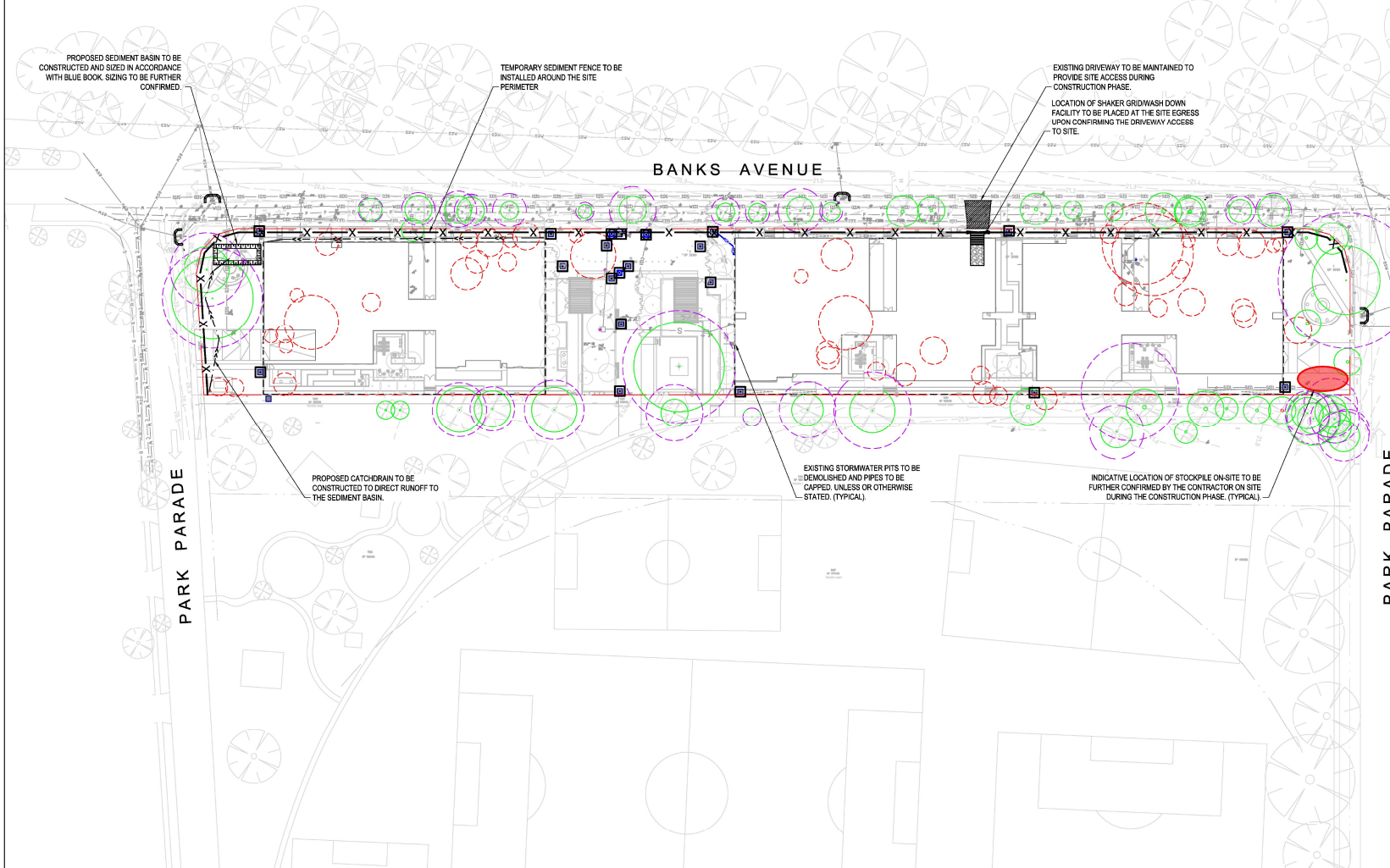
- EXISTING**
- SITE BOUNDARY
 - ADJACENT SITE BOUNDARY LINE
 - EXISTING UTILITY (TYPICAL)
 - EXISTING STORMWATER PITS
 - EXISTING TREES TO BE REMOVED
REFER TO ENVIRONMENTAL PLAN DRAWING AR-DA-10A-XX-03 FOR DETAILS
 - EXISTING TREES TO BE RETAINED
REFER TO ENVIRONMENTAL PLAN DRAWING AR-DA-10A-XX-03 FOR DETAILS
- PROPOSED**
- BASEMENT EXTENT
 - TEMPORARY CONSTRUCTION SITE ACCESS WITH SHAKE GRID
 - SEDIMENT TRAP - SAND BAGS
 - SEDIMENT TRAP - DROP INLET
 - SEDIMENT FENCE
 - TEMPORARY DIVERSION / CATCH DRAIN
 - INDICATIVE LOCATION OF STOCKPILE
 - TEMPORARY SEDIMENT BASIN
 - TREE PROTECTION ZONE
REFER TO ENVIRONMENTAL PLAN DRAWING AR-DA-10A-XX-03 FOR DETAILS

NOTES:

- CONTRACTORS TO CONFIRM PUMP-OUT FROM DEEP BASEMENT EXCAVATION.
- UPON INSTALLATION OF NEW STORMWATER PITS, SANDBAGS ARE TO BE PLACED AROUND PROPOSED PITS TO PREVENT AND SEDIMENT RUNOFF TO THE PITS.
- EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED IN ACCORDANCE WITH THE PUBLICATION URBAN STORMWATER SOILS AND CONSTRUCTION "THE BLUE BOOK" (4TH EDITION) PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION, EXCAVATION OR CONSTRUCTION WORKS UPON THE SITE.
- BUILDERS SHALL PROVIDE SEDIMENT FENCING MATERIAL DURING CONSTRUCTION TO THE LOW SIDE BOUNDARIES. SEDIMENT CONTROL FABRIC SHALL BE AN APPROVED MATERIAL (eg PROFAB SILT FENCE OR SIMILAR) STANDING MINIMUM 500mm ABOVE GROUND AND EXTENDING 200mm BELOW GROUND.
- GRASS VERGES AND VEGETATION SHALL BE MAINTAINED AS MUCH AS PRACTICAL AND SHALL NOT BE CLEARED FROM NEIGHBORING SITE TO PROVIDE A BUFFER ZONE TO THE CONSTRUCTION SITE.
- NO PARKING OR STOCK PILING OF MATERIALS IS PERMITTED ON THE LOWER SIDE OF SEDIMENT FENCE.
- VEHICLE ACCESS SHALL BE RESTRICTED TO ONE DESIGNATED POINT AS SHOWN AND VEHICLE CROSSINGS ARE TO BE ADEQUATELY COVERED AT ALL TIMES WITH BLUE METAL OR THE LIKE.
- TEMPORARY CONSTRUCTION ENTRY/EXIT SHALL BE AS PER DRAWING 0015. BUILDER TO ENSURE ALL DROPPABLE SOIL AND SEDIMENT IS REMOVED PRIOR TO CONSTRUCTION TRAFFIC EXITING SITE USING VEHICLE WHEEL WASH, CATTLE GRID, WHEEL SHAKER OR OTHER APPROPRIATE DEVICE. BUILDER SHALL ENSURE ALL CONSTRUCTION TRAFFIC ENTERING AND LEAVING THE SITE, DO SO IN A FORWARD DIRECTION.
- ALL STORMWATER INCIDENT ON THE CONSTRUCTION SITE MUST BE COLLECTED AND APPROPRIATELY DISPOSED OF IN A MANNER THAT DOES NOT INCREASE THE FLOOD RISK FOR THE CATCHMENT AREA OR DEGRADE THE QUALITY OF WATER BEING DISPOSED OF TO COUNCIL STORMWATER INFRASTRUCTURE.
- MEASURES OUTLINED IN THE EROSION AND SEDIMENT CONTROL PLAN MUST BE IMPLEMENTED PRIOR TO AND MAINTAINED DURING AND AFTER THE CONSTRUCTION WORKS.
- ALL DISTURBED AREAS AND STOCKPILES TO BE STABILISED WITH 5 DAYS.
- TOPSOIL TO BE STRIPPED, STOCKPILED AND RE-SPREAD ON COMPLETION OF EARTHWORKS. NONE TO BE REMOVED.
- NO DISTURBANCE OF THE SITE OTHER THAN IMMEDIATE AREA OF WORKS.
- SEDIMENT BASIN TO BE SIZED IN ACCORDANCE WITH "SOILS AND CONSTRUCTION, VOLUME 1, MANAGING URBAN STORMWATER GUIDE".

REFERENCES:

- REFER TO DRAWING 103419-MMD-PAG-XX-DR-C-0002 FOR GENERAL NOTES.
- REFER TO DRAWING 103419-MMD-PAG-XX-DR-C-0015 FOR SEDIMENT AND EROSION CONTROL DETAILS.



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Rev	Date	Description	Ch'd	App'd
P3	24.04.26	SSDA ISSUE - RESPONSE TO SUBMISSION	AT	DF
P2	04.03.26	ISSUE FOR SSDA (RS)	AS	AT
P1	07.11.25	ISSUED FOR INFORMATION	AS	AT

SCALE
1:500
0 25m 50m

CLIENT



TITLE

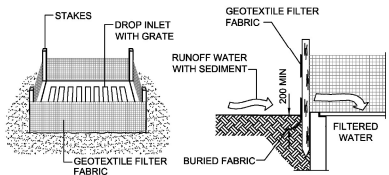
68 - 80 BANKS AVENUE,
PAGEWOOD, NSW 2035
EROSION AND SEDIMENT CONTROL
PLAN

DRAWING INFORMATION

Drawn: J O
Designed: S. SAJARA
Checked: A. SINGH
Approved: A. TARSHAN
DRAWING NUMBER

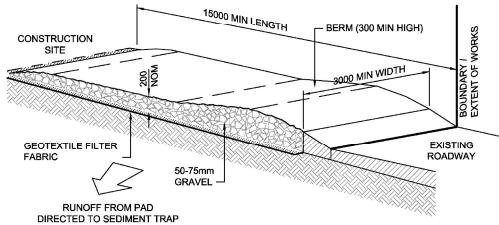
Revision: P3
Status: PRE
Security: STD

103419-MMD-PAG-XX-DR-C-0011



SEDIMENT TRAP FOR DROP INLET
(GEOTEXTILE FILTER FABRIC)

NTS

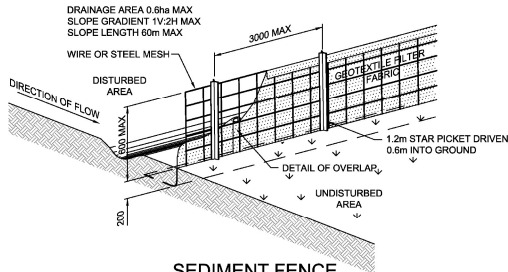


TEMPORARY SITE ENTRANCE

NTS

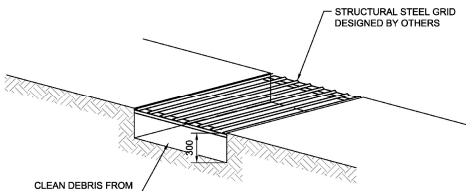
MAINTENANCE

- THE TEMPORARY ACCESS SHALL BE MAINTAINED IN A CONDITION THAT PREVENTS TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS OF WAY.
- THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL GRAVEL AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
- ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS OF WAY MUST BE REMOVED IMMEDIATELY.



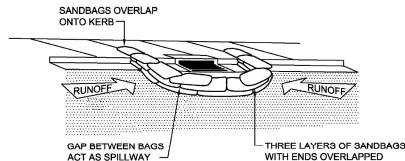
SEDIMENT FENCE
(GEOTEXTILE FILTER FABRIC)

NTS



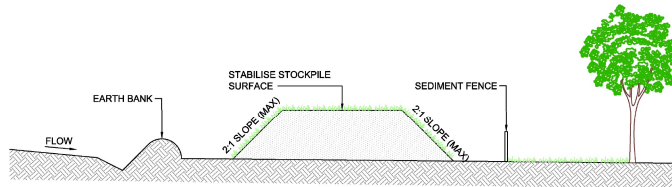
SHAKER PAD

NTS



SEDIMENT TRAP FOR KERB INLET
(AT LOW POINT - SANDBAG)

NTS

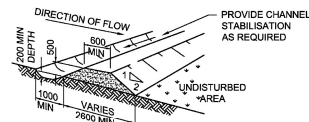


CONSTRUCTION NOTES

1. PLACE STOCKPILES AS DIRECTED BY THE SUPERINTENDENT.
2. CONSTRUCT ON THE CONTOUR AS LOW, FLAT, ELONGATED MOUNDS.
3. WHERE THERE IS SUFFICIENT AREA, TOPSOIL STOCKPILES SHALL BE LESS THAN 2m IN HEIGHT.
4. WHERE THEY ARE TO BE IN PLACE FOR MORE THAN 10 DAYS, STABILISE FOLLOWING THE APPROVED E.S.C.P OR S.W.M.P. TO REDUCE THE C-FACTOR TO LESS THAN 0.10.
5. CONSTRUCT EARTH BANKS ON THE UPSLOPE SIDE TO DIVERT WATER AROUND STOCKPILES AND INSTALL SEDIMENT FENCES 1m TO 2m DOWNSLOPE CONSISTENT WITH 'MANAGING URBAN STORMWATER - SOILS AND CONSTRUCTION', ALSO KNOWN AS 'THE BLUE BOOK'.

STOCKPILES

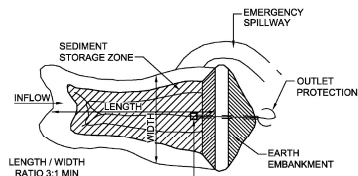
NTS



(FOR CATCHMENT OF 2ha OR LESS)

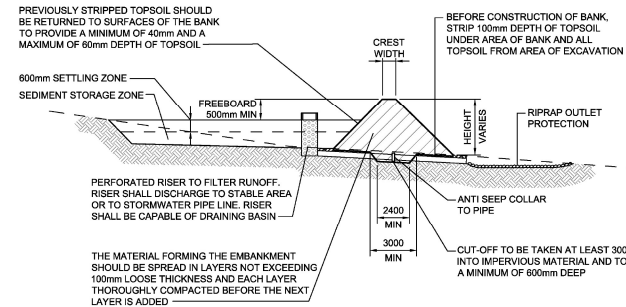
DIVERSION BANK
(WITH CHANNEL)

NTS



SEDIMENT BASIN (TYPICAL) PLAN - TYPE C SOILS

NTS



SEDIMENT BASIN (TYPICAL) CROSS SECTION - TYPE C SOILS

NTS

 **Department of Planning,
Housing and Infrastructure**

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THIS PLAN IS A CONCEPT ONLY. IT IS CREATED TO HIGHLIGHT SOME OF THE SEDIMENT AND EROSION CONTROL MEASURES WHICH MAY APPEAR. THE CONTRACTOR IS RESPONSIBLE FOR THE FINAL DESIGN AND ENSURING ALL MEASURES ARE TAKEN TO PROTECT THE ENVIRONMENT.

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MOTT MACDONALD				SCALE				CLIENT		TITLE		DRAWING INFORMATION		
Level 10, 383 Kent Street Sydney, NSW 2000 Australia NSW 1230, Australia PO Box Q1678, QVB Sydney T +61 (0)2 9096 6800 W www.mottmac.com				AT DF AS AT AS AT				NSW GOVERNMENT Homes NSW		68 - 80 BANKS AVENUE, PAGEWOOD, NSW 2035 EROSION AND SEDIMENT CONTROL DETAILS		Drawn: J. O Designed: S. SAIARA Checked: A. SINGH Approved: A. TARSHAN DRAWING NUMBER 103419-MMD-PAG-XX-DR-C-0015		
P3 24.04.26 SSDA ISSUE - RESPONSE TO SUBMISSION P2 04.03.26 ISSUE FOR SSDA (RS) P1 07.11.25 ISSUED FOR INFORMATION				Rev Date Description				Revision: P3 Status: PRE Security: STD						

FILE LOCATION: C:\2025\SSDA\SSDA\2025\103419-MMD-PAG-XX-DR-C-0015\103419-MMD-PAG-XX-DR-C-0015.dwg, PLOT 25, 2025 - 1:100mm (A1) 103419-MMD-PAG-XX-DR-C-0015

ISO A1: 594mm x 841mm



BE 10.00

BULK EARTHWORKS PLATFORM AND LEVEL

CUT / FILL DEPTH RANGE

EARTHWORKS VOLUMES

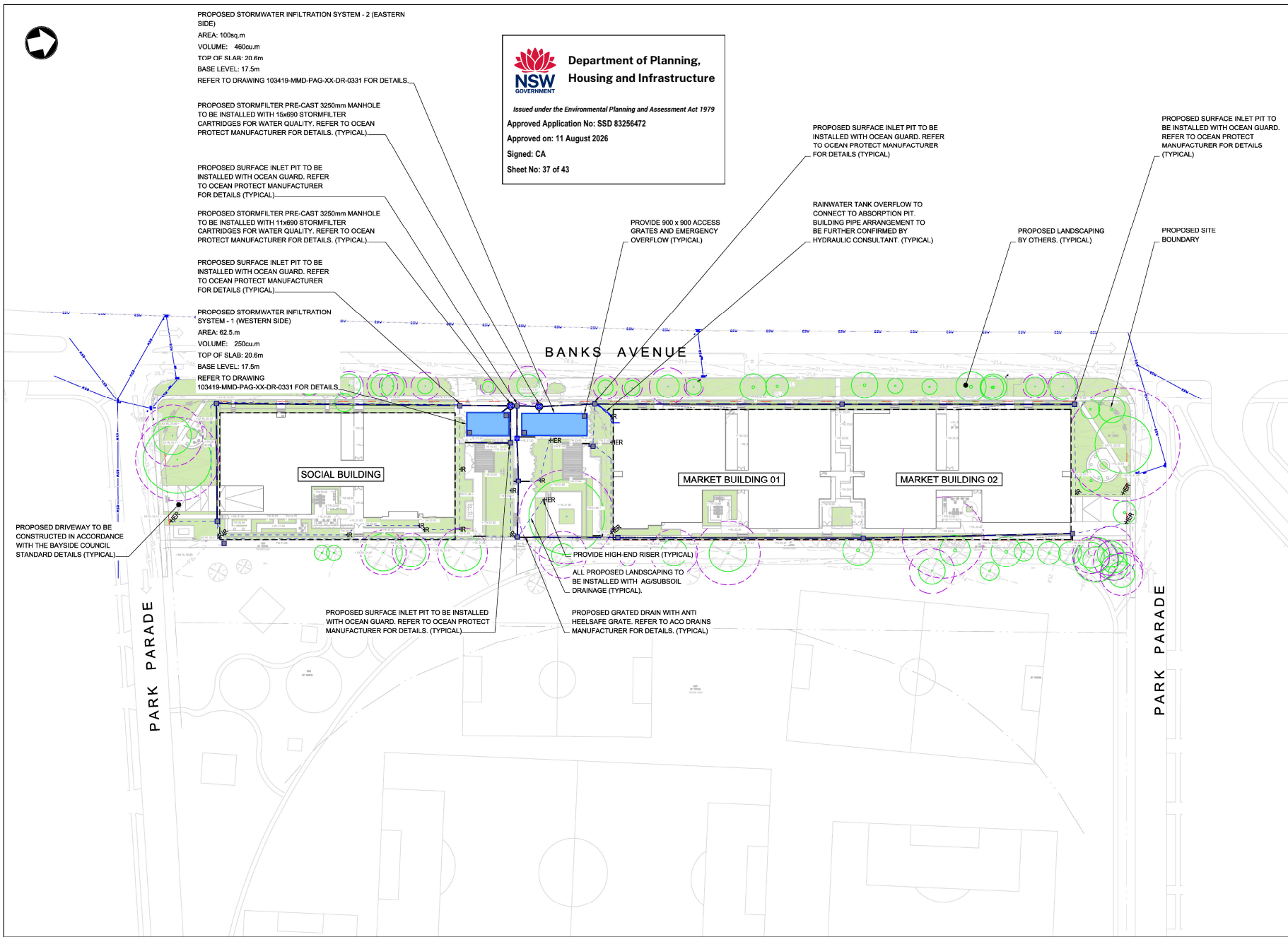
CUT AND FILL VOLUMES (APPROX)

CUT = -28,545 m³
FILL = 0 m³
BALANCE = -28,545 m³ (EXCESS CUT)

ESTIMATED VOLUMES BETWEEN EXISTING SURVEY AND DESIGN
EARTHWORKS LEVELS. IT IS THE CONTRACTORS RESPONSIBILITY TO
VERIFY ALL VOLUMES PRIOR TO CONSTRUCTION.

- ASSUMED 300mm BASEMENT SLABS AS PER IFC FILES
- LEVELS FROM BUILDING EDGES HAVE BEEN USED TO APPROXIMATE VOLUMES WHERE LEVELS ARE ABSENT WITHIN THE BUILDING FOOTPRINTS
- NO ALLOWANCE HAS BEEN MADE FOR TOPSOIL STRIPPING
- NO ALLOWANCE HAS BEEN MADE FOR ANY UNSUITABLE MATERIAL FOUND WITHIN PROJECT BOUNDARY
- NO ALLOWANCE FOR RETAINING WALL FOOTING
- NO ALLOWANCE FOR FOOTINGS
- NO ALLOWANCE FOR LIFT SHAFT EXCAVATION
- NO ALLOWANCE FOR WORKS FOR FUTURE BUILDING PAD
- VOLUMES WITHIN STORMWATER TRENCHES HAS NOT BEEN CALCULATED
- NO BULKING FACTORS HAVE BEEN APPLIED

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE LATEST ARCHITECTURAL PLANS AND STRUCTURAL ENGINEERS PLANS FOR DETAILS.



LEGEND

EXISTING

- SITE BOUNDARY
- EXISTING STORMWATER PIPE
- EXISTING STORMWATER PIT
- EXISTING TREES TO BE RETAINED - REFER TO BVM DEMOLITION PLAN DRAWING AR-04-10A-XX-03 FOR DETAILS

PROPOSED

- BASEMENT EXTENT
- STORMWATER PIPE
- SUBSOIL DRAINAGE LINE
- HER HIGH END RISER
- HR INTERMEDIATE RISER
- STORMWATER ROOF OUTLET
- SURFACE INLET PIT
- JUNCTION PIT
- PRE-CAST MANHOLE
- DD GRATED TRENCH DRAIN
- CONCRETE DISH DRAIN
- ABSORPTION PIT
- TREE PROTECTION ZONE - REFER TO BVM DEMOLITION PLAN DRAWING AR-04-10A-XX-03 FOR DETAILS

NOTES:

TOTAL SITE AREA = 6,262m²

- PROPOSED STORMWATER DRAINAGE IS CONCEPT ONLY FOR DEVELOPMENT APPROVAL AND SUBJECT TO DETAILED DESIGN AT CONSTRUCTION ON CERTIFICATE STAGE.
- EXISTING SERVICE SHOWN INDICATIVE ONLY. REFER TO SERVICE PLANS APPROVED BY RELEVANT AUTHORITIES FOR FURTHER INFORMATION. EXISTING SERVICES SUBJECT TO FURTHER INVESTIGATION PRIOR TO CONSTRUCTION FOR DETAILED DESIGN PURPOSES.
- ALL PROPOSED STORMWATER TO BE DESIGNED TO CATER FOR MINOR STORM IN ACCORDANCE WITH BAYSIDE COUNCIL ENGINEERING AND DESIGN STANDARDS.
- SAFE OVERLAND FLOW PATH TO CATER FOR MAJOR STORM OF 100 YEAR ARI.
- ALL BUILDING DRAINAGE TO BE CONFIRMED BY HYDRAULIC CONSULTANTS.
- PROVIDE OCEAN PROTECT STORMFILTER CARTRIDGES OR SIMILAR, DETAILS TO BE PROVIDED BY THE MANUFACTURER.
- REFER DRAWING 103419-MMD-PAG-XX-DR-C-0341 FOR STORMWATER DRAINAGE DETAILS.
- INFILTRATION PIT TO BE DESIGNED IN ACCORDANCE WITH BAYSIDE COUNCIL ENGINEERING AND DESIGN STANDARDS.

REFERENCES:

- REFER TO DRAWING 103419-MMD-PAG-XX-DR-C-0002 FOR GENERAL NOTES.
- REFER TO DRAWING 103419-MMD-PAG-XX-DR-C-0331 FOR ABSORPTION PIT SECTION AND DETAIL.
- REFER TO DRAWING 103419-MMD-PAG-XX-DR-C-0341 FOR STORMWATER DRAINAGE DETAILS.

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE LATEST ARCHITECTURAL PLANS AND DETAILS. PROPOSED LEVELS ARE AS PER ARCHITECTURAL PLANS.

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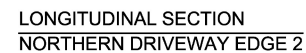
M M MOTT MACDONALD	Level 10, 383 Kent Street Sydney, NSW 2000 Australia NSW 1230, Australia PO Box Q1678, QVB Sydney T +61 (0)2 9296 6800 W www.mottmac.com	P324.04.26SSDA ISSUE - RESPONSE TO SUBMISSION	ATDF	SCALE 1:500 025m50m	CLIENT  	TITLE 68 - 80 BANKS AVENUE, PAGEWOOD, NSW 2035 GROUND FLOOR DRAINAGE PLAN	DRAWING INFORMATION		
							Drawn: J O	Revision: P3	
							Designed: S. SAJARA	Status: PRE	
							Checked: A. SINGH	Security: STD	
		Approved: A.TARSHAN		DRAWING NUMBER					
		103419-MMD-PAG-XX-DR-C-0051							

FILE LOCATION: C:\1250588888\103419-MMD-PAG-XX-DR-C-0051\103419-MMD-PAG-XX-DR-C-0051.dwg, PLOT 25, 2025 - 1:500 PLOT 25/0001/0001

ISO A1: 594mm x 841mm



SCALE: 1:100 (HORIZONTAL)
1:100 (VERTICAL)



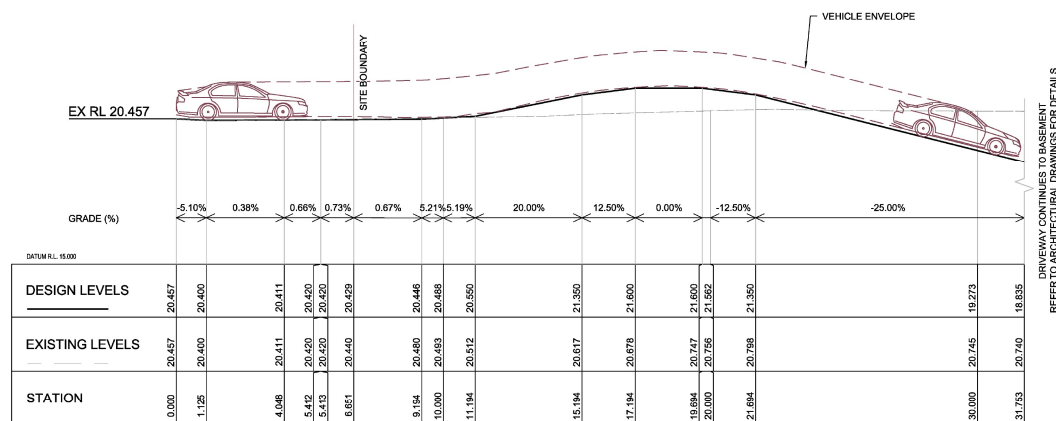
SCALE: 1:100 (HORIZONTAL)
1:100 (VERTICAL)



SCALE: 1:100

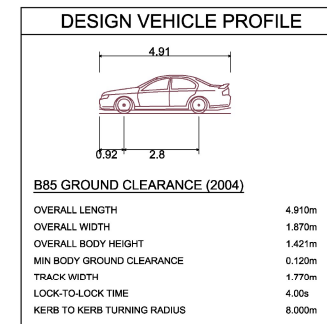


OVERALL LENGTH	4.910m
OVERALL WIDTH	1.870m
OVERALL BODY HEIGHT	1.421m
MIN BODY GROUND CLEARANCE	0.120m
TRACK WIDTH	1.770m
LOCK-TO-LOCK TIME	4.00s
KERB TO KERB TURNING RADIUS	8.000m



LONGITUDINAL SECTION
SOUTHERN DRIVEWAY EDGE 2

SCALE: 1:100 (HORIZONTAL)
1:100 (VERTICAL)



SCALE: 1:100



Diagram illustrating the installation of a drainage system component. The diagram shows a cross-section of a concrete surround (300 x 300 x 150) with a light duty cast iron or brass screw or bolt down cap. A Ø100mm class 400 perforated drainage pipe is shown at a 1.0% min grade, wrapped in geotextile filter fabric (BIDIM A24 or equivalent). The pipe is connected to a larger drainage pipe (Ø100mm) which is also wrapped in geotextile filter fabric. The flow direction is indicated by an arrow labeled 'FLOW'.

[illegible]

Section 1
1:20

Diagram illustrating the layout of a square manhole. The cover is labeled '1'. The manhole body is square. The inlet pipe is on the left and the outlet pipe is on the right. The setout point is at the center of the pit. The noted level is the top of the cover. Dimensions are indicated by asterisks: width, height, and offset from the center to the pipes.

REFER TO TABLE

110 110

25

INSTALL REMOVABLE GALVANISED SUMP GRATE

110mm BRICK OR CONCRETE WALLS & BASE

GALVANISED LYSAGHT RH3030 MAXI MESH SCREEN IN GALVANISED STEEL FRAME WITH LIFTING HANDLES

PROVIDE 4xØ50 HOLES IN WALLS. COVER OUTLET ENDS WITH GEOFABRIC

PROVIDE 4xØ100 HOLES IN BASE FILLED WITH 10mm GRAVEL

SINGLE SIZE AGGREGATE BASE WRAPPED IN GEOTEXTILE FABRIC

300 MIN SUMP

150 100

150 150

INLET PIPE

OUTLET PIPE

Section 1
1:20

150 x 50 uPVC ADAPTOR

Ø100 uPVC SEWER GRADE PIPE

25mm SAND BEDDING

CONCRETE SUPPORT

GALVANISED RHS KERB OUTLET (150 x 50)

KERB OUTLET MUST BE FINISHED FLUSH WITH THE FACE OF THE KERB AND MATCH GUTTER INVERT

50 MM

150

SAWCUT GUTTER AND KERB BOTH SIDES.

Section

1

1:10

SAW CUT KERB: PROVIDE 10mm BITUMINOUS FIREBOARD ISOLATION JOINT BOTH SIDES.

60 MIN

RE-INSTATE KERB WITH N25 CONCRETE OR EPOXY RESIN

150 MIN

TOP OF KERB

GUTTER INVERT

200

200

REMOVE KERB FULL DEPTH

EXISTING

GALVANISED RHS KERB OULET (150 x 50)

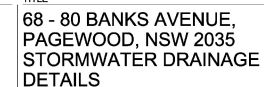
SCALE

0 500mm 1000mm

1:10

0 1000mm 2000mm

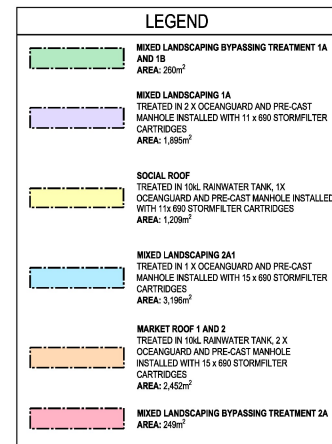
1:20



103419-MMD-PAG-XX-DR-C-0341



CATCHMENT ID	AREA (m ²)	% IMPERVIOUS	% PERVIOUS	INDIVIDUAL TREATMENT MEASURE	OVERALL TREATMENT MEASURE
MIXED LANDSCAPE 1A	1865	80	20	1 X OCEAN GUARD	PRECAST 2250 MAN-HOLE STORMFILTER CHAMBER INSTALLED WITH 11 X 6900 STORMFILTER CARTRIDGES
SOCIAL ROOF	1209	100	0	10KL RAINWATER TANK	
MIXED LANDSCAPE BYPASSING TREATMENT 1A	180	100	0	1 X OCEAN GUARD	
MIXED LANDSCAPE BYPASSING TREATMENT 1B	81	100	0		NOT TREATED
MARKET ROOF 1	1228	100	0	10KL RAINWATER TANK	PRECAST 2250 MAN-HOLE STORMFILTER CHAMBER INSTALLED WITH 15 X 6900 STORMFILTER CARTRIDGES
MARKET ROOF 2	1228	100	0	1 X OCEAN GUARD	
MIXED LANDSCAPING 2A	3196	90	10	1 X OCEAN GUARD	
MIXED LANDSCAPING 2A BYPASSING TREATMENT	249	94	6		

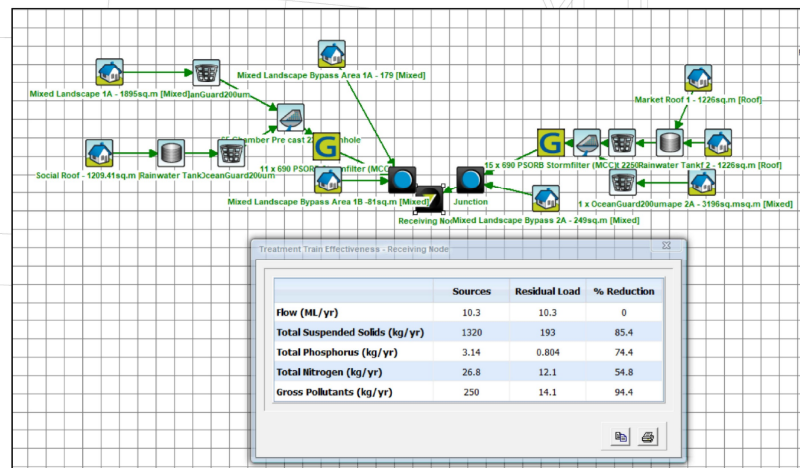
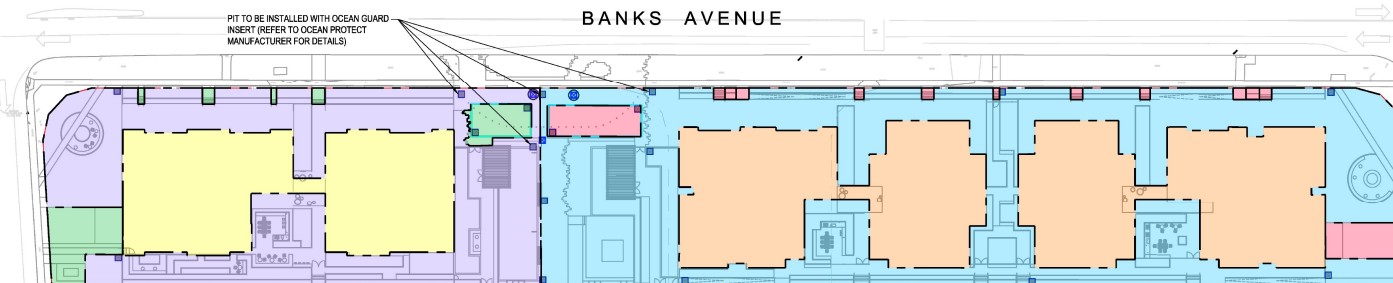


POLLUTION REDUCTION TARGETS:

TOTAL SITE AREA = 9.262m²

POLLUTANT REDUCTION TARGETS AS PER BAYSIDE TECHNICAL SPECIFICATION
STORMWATER MANAGEMENT PLAN, SECTION 7.1.1:

TOTAL SUSPENDED SOLIDS (TSS) 85%
TOTAL PHOSPHORUS (TP) 60%
TOTAL NITROGEN (TN) 45%
GROSS POLLUTANTS (GP) 90%



REFERENCES:

1. REFER TO DRAWING 103419-MMD-PAG-XX-DR-C-0002 FOR GENERAL NOTES.
2. REFER TO DRAWING 103419-MMD-PAG-XX-DR-C-0051 FOR GROUND FLOOR DRAINAGE PLAN.