

HOMES NSW AFFORDABLE HOUSING

2 FLIDE STREET,
CARINGBAH, NSW 2229

COVER SHEET, DRAWING LIST AND LOCALITY PLAN
SSD-84862461
ISSUE FOR INFORMATION

DRAWING LIST

DRAWING NUMBER	DRAWING TITLE
103419-MMD-CAR-XX-DR-C-0000	COVER SHEET, DRAWING LIST AND LOCALITY PLAN
103419-MMD-CAR-XX-DR-C-0001	GENERAL NOTES
103419-MMD-CAR-XX-DR-C-0011	EROSION AND SEDIMENT CONTROL PLAN
103419-MMD-CAR-XX-DR-C-0015	EROSION AND SEDIMENT CONTROL DETAILS
103419-MMD-CAR-XX-DR-C-0051	SITEWORKS & DRAINAGE UPPER GROUND FLOOR PLAN
103419-MMD-CAR-XX-DR-C-0052	SITEWORKS & DRAINAGE LOWER GROUND FLOOR PLAN
103419-MMD-CAR-XX-DR-C-0331	ON-SITE DETENTION SECTION AND DETAILS
103419-MMD-CAR-XX-DR-C-0511	WATER QUANTITY CATCHMENT PLAN
103419-MMD-CAR-XX-DR-C-0512	WATER QUALITY CATCHMENT PLAN

SEARS REQUIRMENT

WATER MANAGEMENT	SECTION OF REPORT WHERE RESPONSE IS PROVIDED
- Detail the proposed drainage design and servicing infrastructure to be incorporated as part of the development (stormwater and wastewater).	- 103419-MMD-CAR-XX-DR-C-0051 - 103419-MMD-CAR-XX-DR-C-0052 - 103419-MMD-CAR-XX-DR-C-0331
- Demonstrate how the development complies with council's drainage requirements and identify proposed stormwater treatment and water quality management measures to minimise adverse environmental impacts.	- 103419-MMD-CAR-XX-DR-C-0511 - 103419-MMD-CAR-XX-DR-C-0512



LOCALITY PLAN
NTS

SOURCE: NEARMAP (2025)

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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.

STORMWATER NOTES	
SW1	FOR RESIDENTIAL SUBDIVISIONS AND PUBLIC ROADS - ALL Ø375mm to Ø600mm DRAINAGE PIPES SHALL BE CLASS 4 APPROVED SPIGOT AND SOCKET REINFORCED CONCRETE PIPES WITH RUBBER RING JOINTS (UNO). ALL Ø675mm OR LARGER DRAINAGE PIPES SHALL BE CLASS 3 APPROVED SPIGOT AND SOCKET REINFORCED CONCRETE PIPES WITH RUBBER RING JOINTS (UNO). ALL PVC-U DRAINAGE PIPES IN FOOTWAYS OR ACCESS WAYS SHALL BE DWV GRADE CLASS SN8 IN ACCORDANCE WITH AS/NZS 1260:2009 - PVC-U PIPES AND FITTINGS FOR DRAIN, WASTE AND VENT APPLICATION. HEAVY DUTY PVC-U PIPES TO BE IN ACCORDANCE WITH AS/NZS 1254 : 2010 - PVC PIPES AND FITTINGS FOR STORM AND SURFACE WATER APPLICATIONS MAY BE USED WITHIN ALLOTMENTS.
SW2	FOR COMMERCIAL OR INDUSTRIAL SITES - ALL Ø300mm to Ø600mm DRAINAGE PIPES SHALL BE CLASS 4 APPROVED SPIGOT AND SOCKET REINFORCED CONCRETE PIPES WITH RUBBER RING JOINTS (UNO). ALL Ø675mm OR LARGER DRAINAGE PIPES SHALL BE CLASS 3 APPROVED SPIGOT AND SOCKET REINFORCED CONCRETE PIPES WITH RUBBER RING JOINTS (UNO). ALL DRAINAGE PIPES LESS THAN OR EQUAL TO Ø225mm SHALL BE PVC-U DWV GRADE CLASS SN8 IN ACCORDANCE WITH AS/NZS 1260 : 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 JUNCTIONS 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 32Mpa 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 junctions 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 HS2 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 REMAINDER 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 DWV GRADE PVC-U RUBBER RING JOINTS ARE TO BE USED (UNO).
SW15	WHERE SUBSOIL DRAINAGE LINES PASS UNDER FLOOR SLABS AND VEHICULAR PAVEMENTS, UNSLOTTED PVC-U DWV GRADE CLASS SN8 PIPE 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 'BIDIM' A24 GEOTEXTILE FILTER FABRIC OR APPROVED EQUIVALENT, AT INVERT OF INCOMING UPSTREAM PIPE ON EACH PIT.

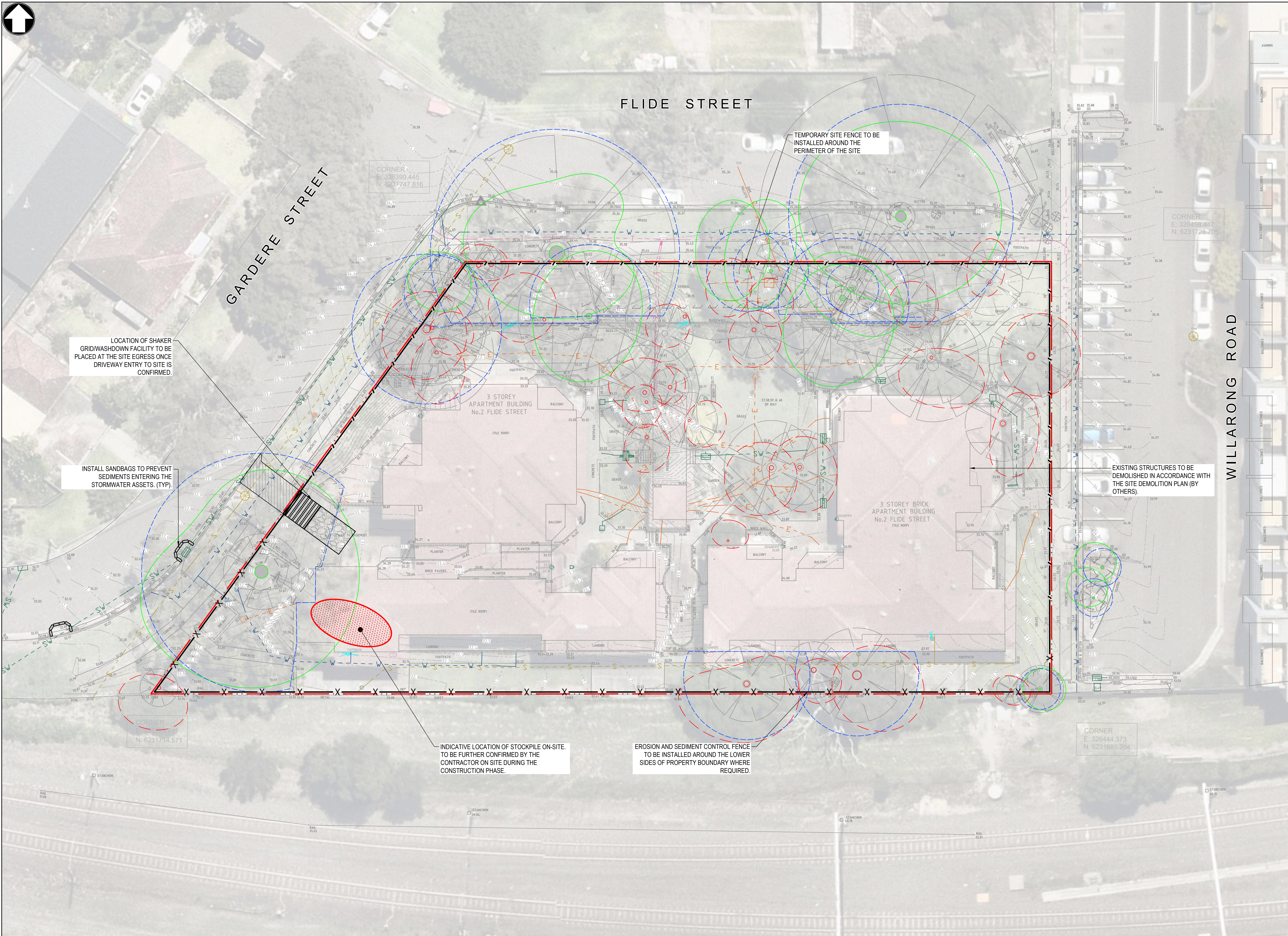
SITEWORKS NOTES	
SN1	DATUM : Australian Height Datum (AHD) ORIGIN OF LEVELS : BM / SSM 1234 RL10.00 ORIGIN OF CO-ORDINATES : Mapping Grid Of Australia (MGA) SURVEY PREPARED BY :
SN2	THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND EXISTING LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORK, AND REPORT ANY DISCREPANCIES 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 052 637 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 SUBSIDENCE'S 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 EMPTIED AS NECESSARY. DISPOSAL OF WASTE SHALL BE IN A MANNER APPROVED BY THE SUPERINTENDENT OR AS SPECIFIED IN THE WORKS CONTRACT.

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 Ø80mm uPVC 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.

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.	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.
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.	CONSTRUCTION SEQUENCE	
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'.	(i)	INSTALL INLET SEDIMENT TRAPS TO ALL GULLY PITS FRONTING THE SITE,
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.	(iii)	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),
EROSION CONTROL		(iii)	INSTALL GEOFABRIC SEDIMENT FENCE AND SEDIMENT TRAPS AROUND ALL PERMANENT STORMWATER RETICULATION STRUCTURES AS SHOWN ON THE PLAN,
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 AN APPROVED STRUCTURE.	(ii)	CONSTRUCT STABILISED CONSTRUCTION ENTRANCE AS SHOWN ON THE PLAN OR TO LOCATION AS DETERMINED BY SUPERINTENDENT ,
SWM06	ANY SAND USED IN THE CONCRETE CURING PROCESS (SPREAD OVER THE SURFACE) WILL BE REMOVED AS SOON AS POSSIBLE AND WITHIN 10 WORKING DAYS FROM PLACEMENT.	(v)	INSTALL DIVERSION BANKS ALONG THE BOUNDARY WHERE REQUIRED, REHABILITATE DISTURBED LANDS DOWNSLOPE FROM THE BASINS WITHIN 20 WORKING DAYS,
SWM07	ACCEPTABLE RECEPTORS WILL BE CONSTRUCTED FOR CONCRETE AND MORTAR SLURRIES, PAINTS, ACID WASHINGS, LIGHT-WEIGHT WASTE MATERIALS AND LITTER.	(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,
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.	(vii)	AT COMPLETION STABILISE SITE AND DECOMMISSION SEDIMENT BASIN AND ALL EROSION CONTROL DEVICES.
SWM09	THE SEDIMENT BASINS WILL BE CONSTRUCTED WITH THE MINIMUM WET SEDIMENT CAPACITY OF XX CUBIC METRES AND DESIGNED TO REMAIN STABLE IN AT LEAST THE 1 IN XX YEAR CRITICAL DURATION STORM EVENT. ARTIFICIAL FLOCCULATION OF THE FINER PARTICLES MAY NOT BE NECESSARY IN THIS INSTANCE.	SWM18	TEMPORARY SOIL AND WATER MANAGEMENT STRUCTURES WILL BE REMOVED ONLY AFTER THE LANDS THEY ARE PROTECTING ARE REHABILITATED.
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.	SWM19	FINAL SITE LANDSCAPING WILL BE UNDERTAKEN AS SOON AS POSSIBLE AND WITHIN 20 WORKING DAYS FROM COMPLETION OF CONSTRUCTION ACTIVITIES.
SWM11	ALL CUT AND FILL BATTERS ARE TO BE SEEDED AND MULCHED WITHIN 14 DAYS OF COMPLETION OF FORMATION.	SITE INSPECTION AND MAINTENANCE	
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.	SWM20	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-WEIGHT WASTE MATERIALS AND LITTER ARE TO BE EMPTIED AS NECESSARY. DISPOSAL OF WASTE SHALL BE IN A MANOR APPROVED BY THE SUPERINTENDENT, (iii) SPILLED 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 20m² OF TRAPPING CAPACITY REMAIN PER 1000m² OF DISTURBED LANDS, AND / OR LESS THAN 500mm 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.
SWM13	DURING WINDY WEATHER, LARGE DISTURBED UNPROTECTED AREAS SHOULD BE KEPT MOIST (NOT WET) BY SPRINKLING WITH WATER TO KEEP DUST UNDER CONTROL.	SWM21	THE CONTRACTOR SHALL PROVIDE ALL MONITORING CONTROL AND TESTING.
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 / RYECORN AT 20 kg/ha - JAPANESE MILLET AT 10 kg/ha ii) SPRING / SUMMER SOWING - JAPANESE MILLET AT 20 kg/ha - OATS / RYECORN 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 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 ANIONIC BITUMEN EMULSION. FOOT AND VEHICULAR TRAFFIC SHOULD BE KEPT AWAY FROM THESE AREAS.		

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NOT FOR CONSTRUCTION



LEGEND

SITE BOUNDARY

ADJACENT SITE BOUNDARY LINE

TEMPORARY CONSTRUCTION SITE ACCESS WITH SHAKE GRID

EXISTING STORMWATER PITS

EXISTING LEVELS

SEDIMENT TRAP - SAND BAGS

SEDIMENT FENCE

INDICATIVE LOCATION OF STOCKPILE

EXISTING TREES TO BE REMOVED
- REFER TO SITE ARBORIST REPORT FOR DETAILS

EXISTING TREES TO BE RETAINED
- REFER TO SITE ARBORIST REPORT FOR DETAILS

TREE PROTECTION ZONE
- REFER TO SITE ARBORIST REPORT FOR DETAILS

TREE PROTECTION AREA
- REFER TO SITE ARBORIST REPORT FOR DETAILS

TREE PROTECTION FENCE
- REFER TO SITE ARBORIST REPORT FOR DETAILS

GENERAL NOTES

1.

CONTRACTORS TO CONFIRM PUMP-OUT FROM DEEP BASEMENT EXCAVATION.

2.

UPON INSTALLATION OF NEW STORMWATER PITS, SANDBAGS ARE TO BE PLACED AROUND PROPOSED PITS TO PREVENT AND SEDIMENT RUNOFF TO THE PITS.

3.

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.

4.

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.

5.

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.

6.

NO PARKING OR STOCK PILING OF MATERIALS IS PERMITTED ON THE LOWER SIDE OF SEDIMENT FENCE.

7.

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.

8.

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.

9.

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.

10.

MEASURES OUTLINED IN THE EROSION AND SEDIMENT CONTROL PLAN MUST BE IMPLEMENTED PRIOR TO AND MAINTAINED DURING AND AFTER THE CONSTRUCTION WORKS.

11.

ALL DISTURBED AREAS AND STOCKPILES TO BE STABILISED WITH 5 DAYS.

12.

TOPSOIL TO BE STRIPPED, STOCKPILED AND RE-SPREAD ON COMPLETION OF EARTHWORKS. NONE TO BE REMOVED.

13.

NO DISTURBANCE OF THE SITE OTHER THAN IMMEDIATE AREA OF WORKS.

14.

SEDIMENT BASIN TO BE SIZED IN ACCORDANCE WITH "SOILS AND CONSTRUCTION, VOLUME 1, MANAGING URBAN STORMWATER GUIDE".

NOTE:

THIS PLAN IS 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.

M

M

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10.06.25

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TITLE

2 FLIDE STREET,
CARINGBAH, NSW 2229
EROSION AND SEDIMENT CONTROL
PLAN

DRAWING INFORMATION

Drawn: J. O

Designed: A. DE BORJA

Checked: A TARSHAN

Approved: -

Revision: 02

Status: INF

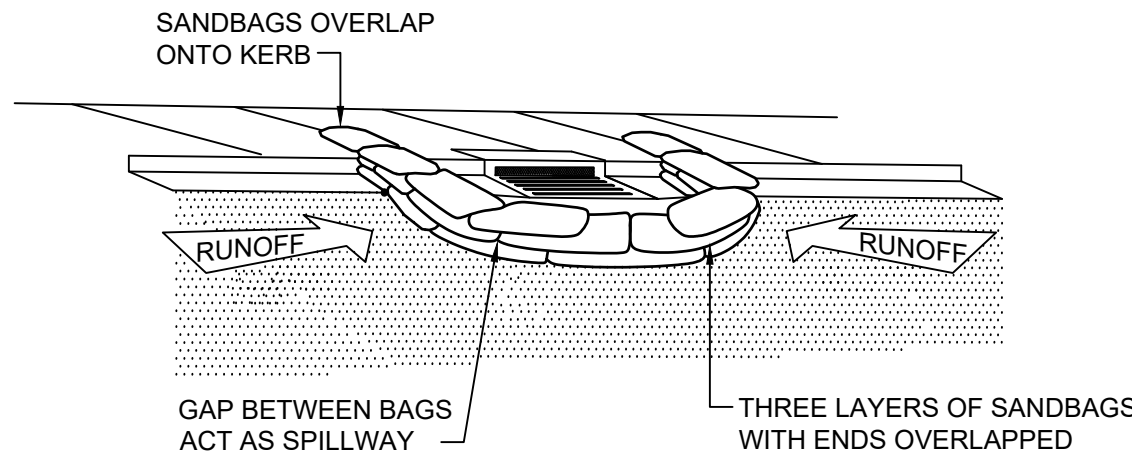
Security: STD

DRAWING NUMBER

103419-MMD-CAR-XX-DR-C-0011

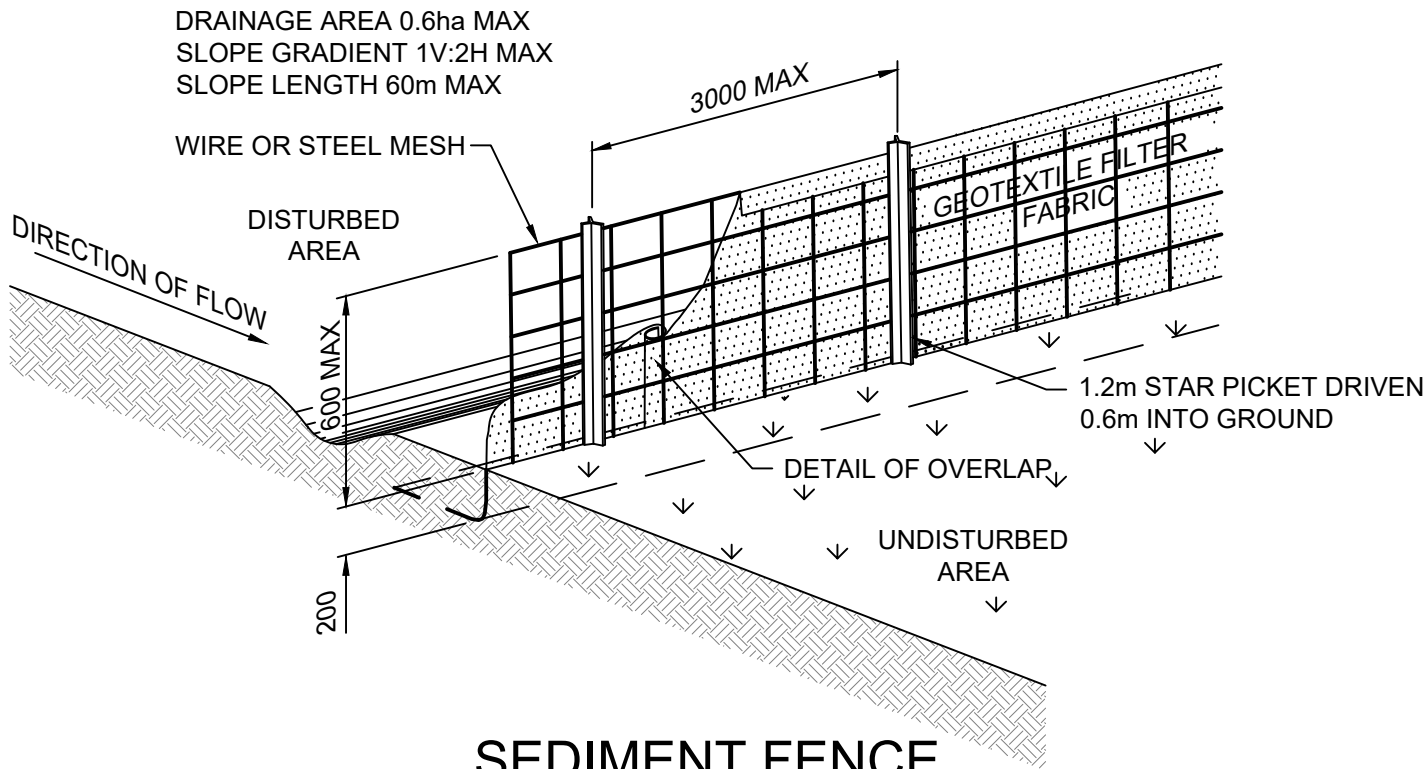
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ISO A1 594mm x 841mm



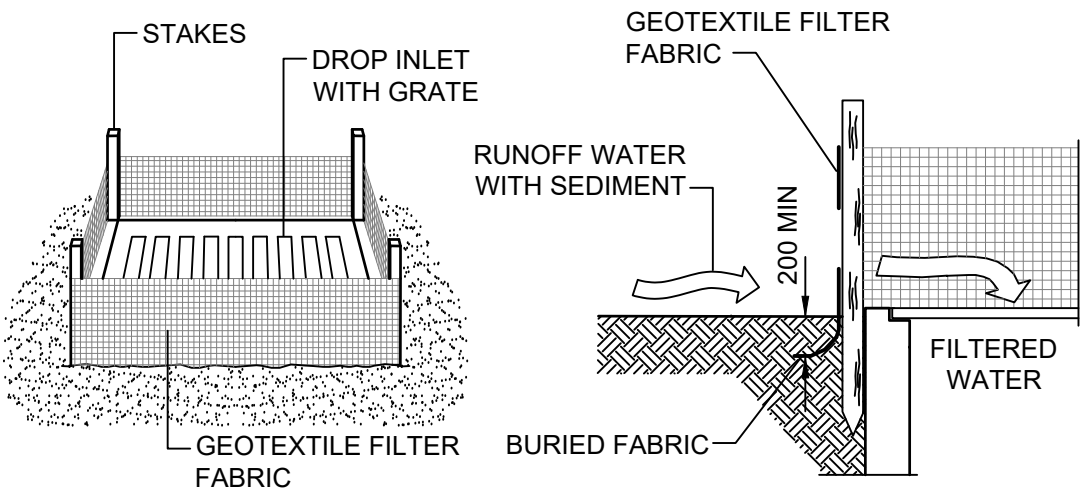
SEDIMENT TRAP FOR KERB INLET
(AT LOW POINT - SANDBAG)

NTS



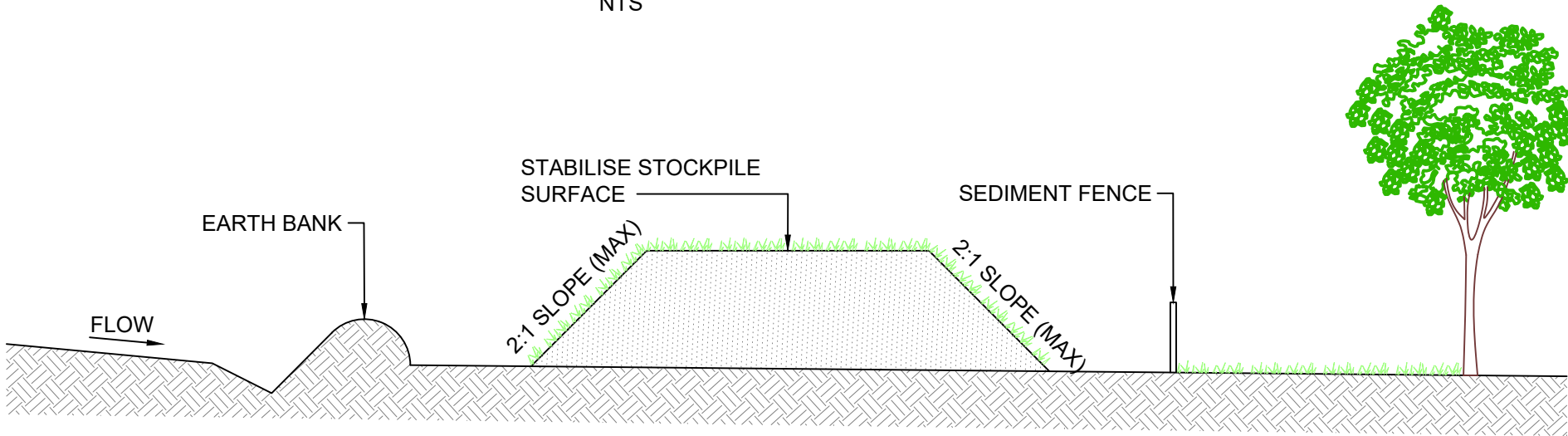
SEDIMENT FENCE
(GEOTEXTILE FILTER FABRIC)

NTS



SEDIMENT TRAP FOR DROP INLET
(GEOTEXTILE FILTER FABRIC)

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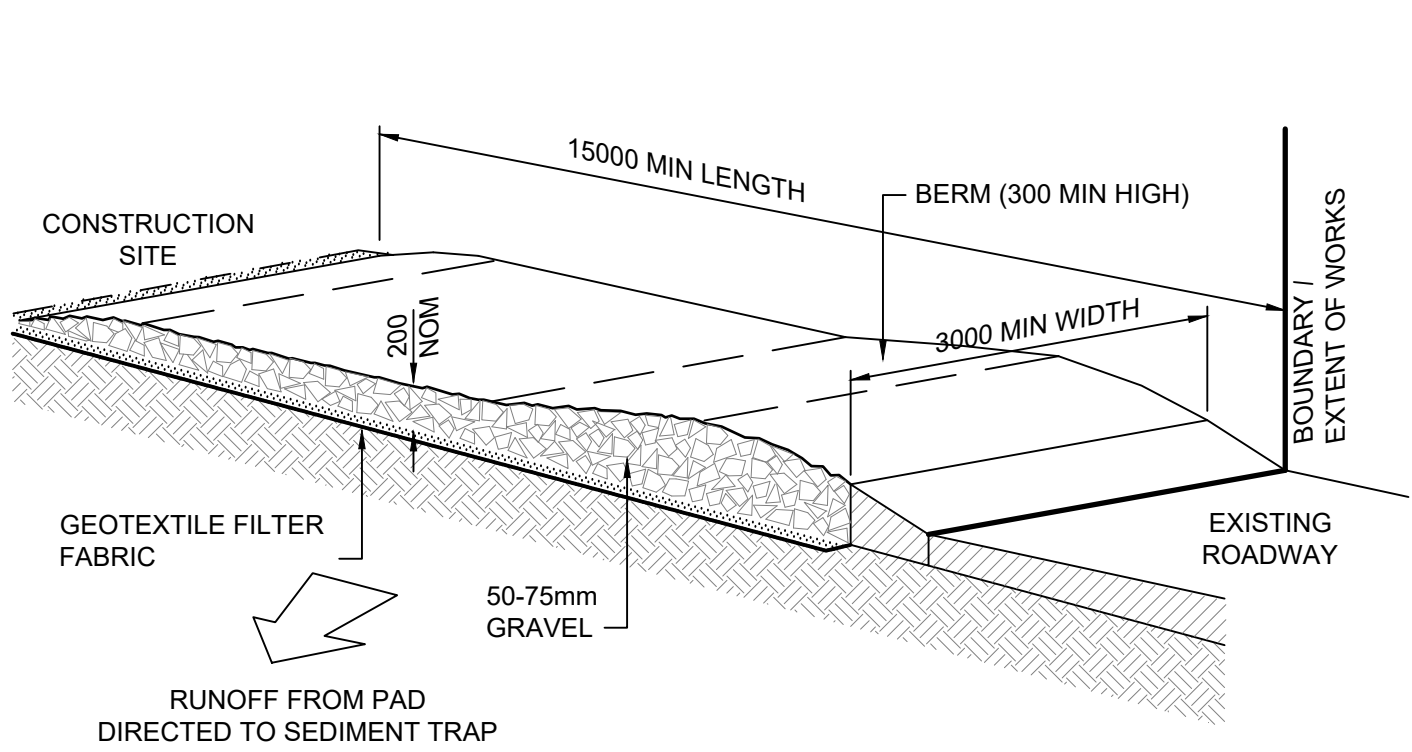


CONSTRUCTION NOTES

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 KNOW AS 'THE BLUE BOOK'.

STOCKPILES

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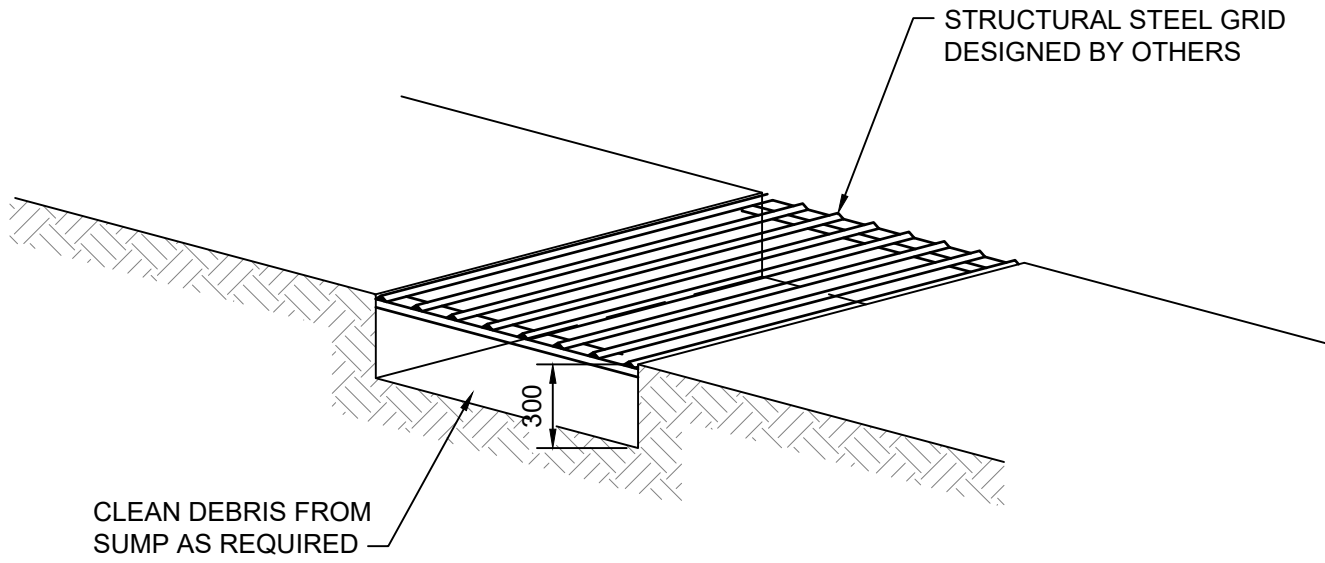


TEMPORARY SITE ENTRANCE

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.



SHAKER PAD

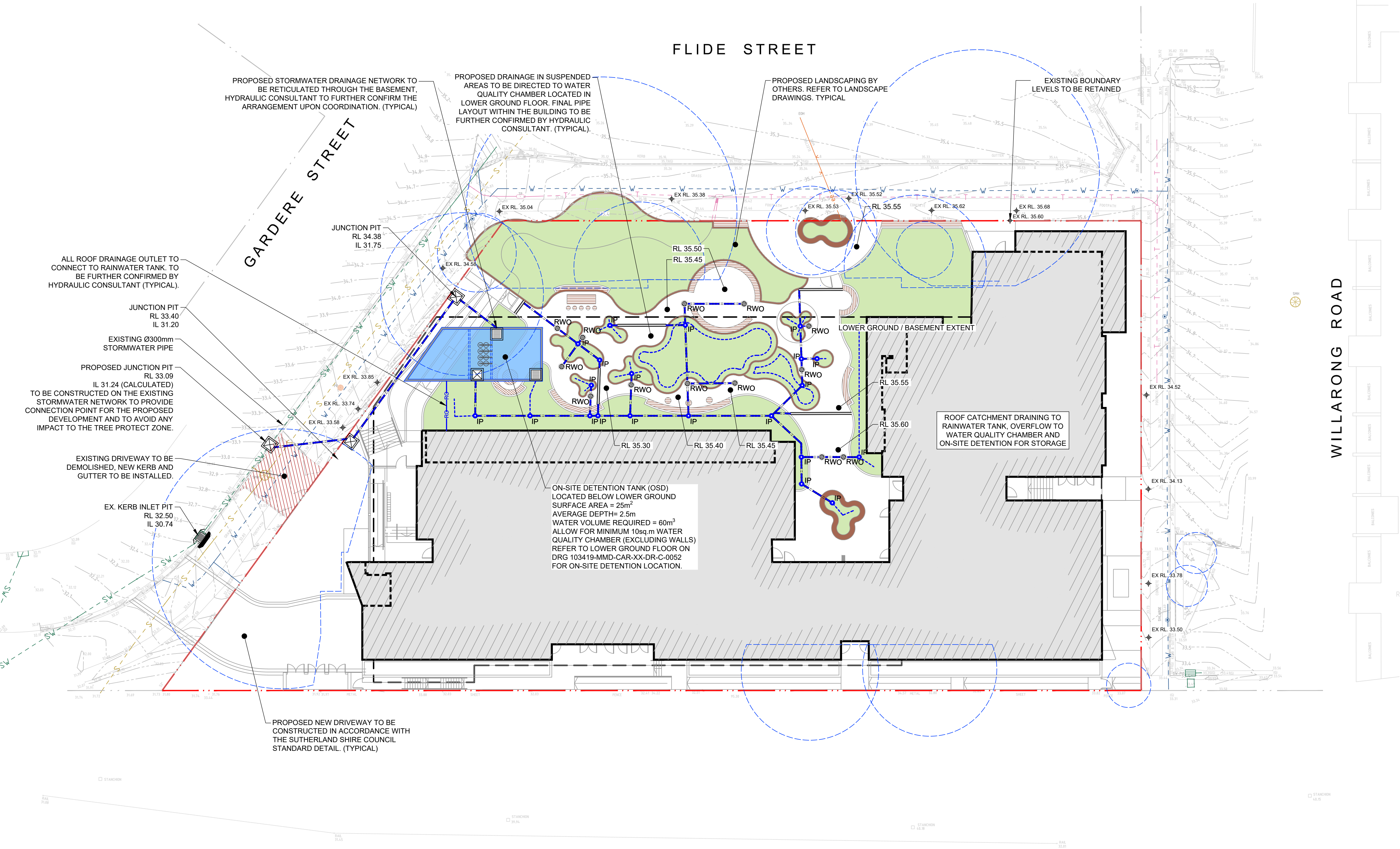
NTS

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FILE LOCATION: C:\1265\data\MottMacSYN\103419-Housing_Australia_18101 WIP\Caringbah\02 CAD\DRGs\103419-MMD-CAR-XX-DR-C-0015.dwg Sep 25, 2025 - 11:48AM O110682

ISO A1 594mm x 841mm



LEGEND

EXISTING

BOUNDARY

STORMWATER

PROPOSED

STORMWATER

SUBSOIL

JUNCTION PIT

SURFACE INLET PIT

GRATED TRENCH DRAIN

INSPECTION POINT

RAINWATER OUTLET

ON-SITE DETENTION TANK

TREE PROTECTION ZONE

PROPOSED SITE BOUNDARY

BOUNDARY

STORMWATER

STORMWATER

SUBSOIL

JUNCTION PIT

SURFACE INLET PIT

GRATED TRENCH DRAIN

INSPECTION POINT

RAINWATER OUTLET

ON-SITE DETENTION TANK

TREE PROTECTION ZONE

- NOTES:
1.

TOTAL SITE AREA = 3,596m²

2.

PROPOSED STORMWATER DRAINAGE IS CONCEPT ONLY FOR DEVELOPMENT APPROVAL AND SUBJECT TO DETAILED DESIGN AT CONSTRUCTION ON CERTIFICATE STAGE.

3.

EXISTING SERVICES 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.

4.

ALL PROPOSED STORMWATER TO BE DESIGNED TO CATER FOR MINOR STORM EVENT OF 5% AEP IN ACCORDANCE WITH SUTHERLAND SHIRE STORMWATER SPECIFICATION 2009, SECTION 5.3.

5.

SAFE OVERLAND FLOW PATH TO CATER FOR MAJOR STORM OF 100 YEAR ARI.

6.

ALL BUILDING DRAINAGE TO BE CONFIRMED BY HYDRAULIC CONSULTANTS.

7.

PROVIDE OCEAN PROTECT STORMFILTER CARTRIDGES OR SIMILAR, DETAILS TO BE PROVIDED BY THE MANUFACTURER.

8.

REFER DRAWING 103419-MMD-CAR-XX-DR-C-0331 FOR ON-SITE DETENTION DETAILS.

9.

ON-SITE DETENTION TANK TO BE DESIGNED IN ACCORDANCE WITH SUTHERLAND SHIRE COUNCIL STORMWATER AND GROUNDWATER MANAGEMENT DCP 2015, CHAPTER 38 AND STORMWATER MANAGEMENT GUIDELINE.

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Rev	Date	Description	Ch'k'd	App'd
01	23.09.25	ISSUED FOR INFORMATION	ADB	AT

SCALE

0 10m 20m

1:200

CLIENT

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GOVERNMENT

Homes
NSW

TITLE

2 FLIDE STREET,
CARINGBAH, NSW 2229
SITEWORKS AND DRAINAGE
UPPER GROUND FLOOR PLAN

DRAWING INFORMATION

Drawn: J. O

Designed: A. DE BORJA

Checked: A TARSHAN

Approved: -

Revision: 01

Status: INF

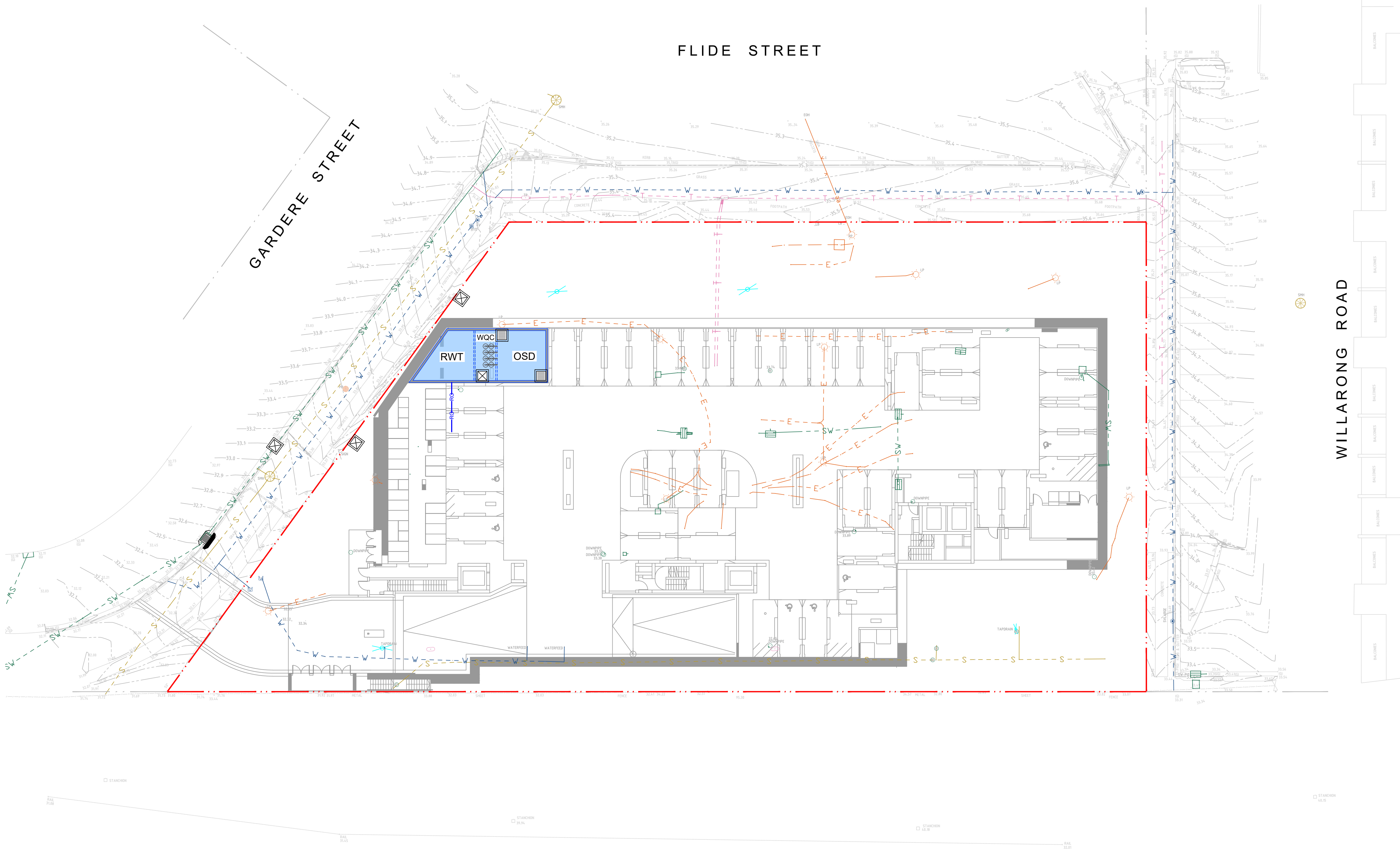
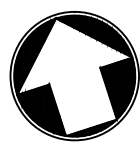
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ISO A1 594mm x 841mm



LEGEND	
	PROPOSED SITE BOUNDARY
	EXISTING BOUNDARY
	PROPOSED DRAINAGE PIPE
	PROPOSED KERB JUNCTION PIT
	PROPOSED KERB JUNCTION PIT
	PROPOSED OSD TANK

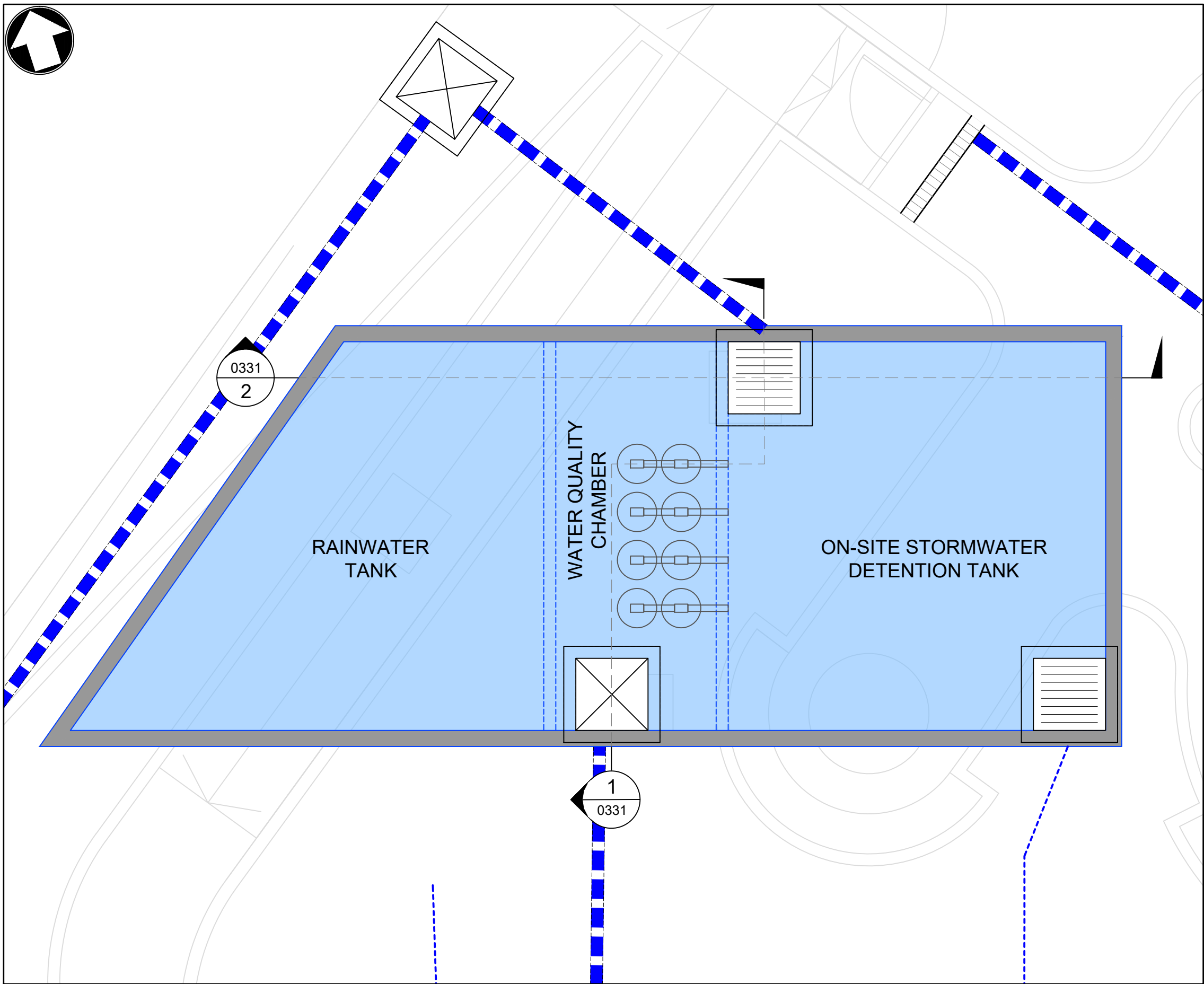
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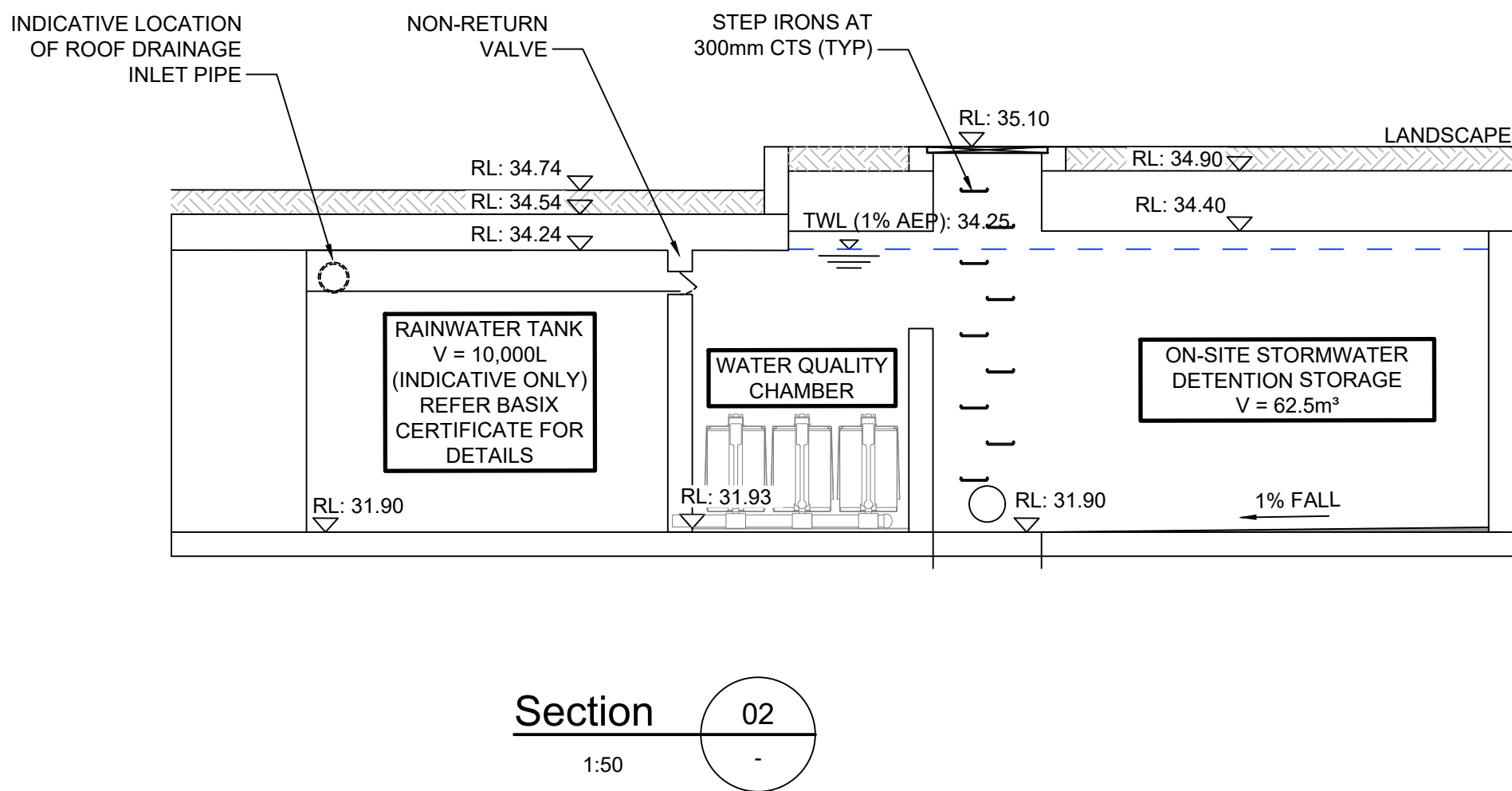
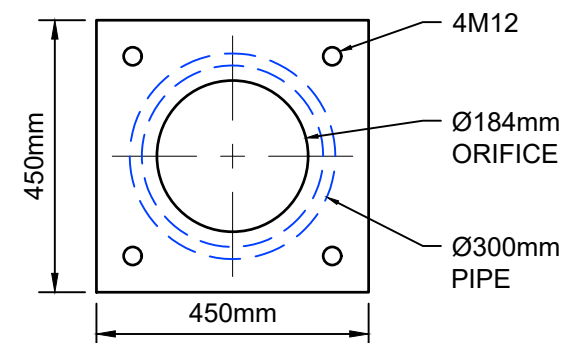
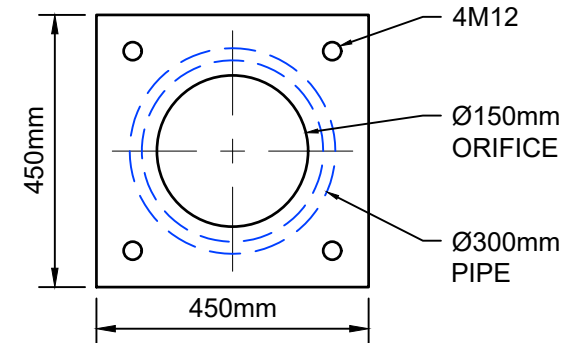
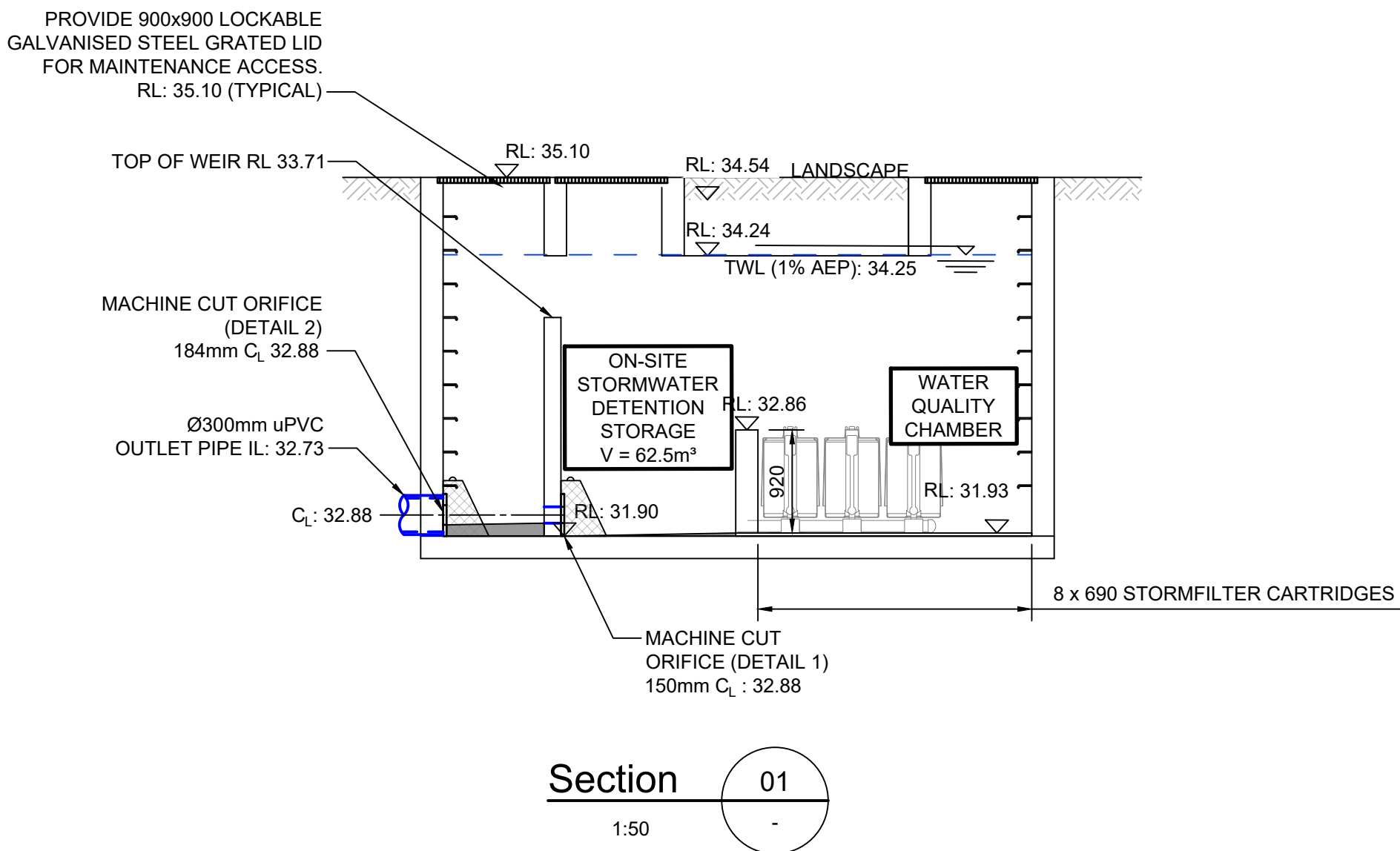
	Level 10, 383 Kent Street Sydney, NSW 2000 Australia NSW 2000, Australia PO Box Q1678, QVB Sydney T +61 (0)2 9098 6800 W www.mottmac.com			SCALE 1:200 		CLIENT 		TITLE 2 FLIDE STREET, CARINGBAH, NSW 2229 SITWORKS AND DRAINAGE LOWER GROUND FLOOR PLAN		DRAWING INFORMATION	
	01	23.09.25	ISSUED FOR INFORMATION	ADB	AT			Drawn: J. O		Revision:	01
	Rev	Date	Description	Ch'k'd	App'd			Designed: A. DE BORJA		Status:	INF
								Checked: A TARSHAN		Security:	STD
								Approved: -		DRAWING NUMBER	
										103419-MMD-CAR-XX-DR-C-0052	

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ISO A1 594mm x 841mm



ON-SITE DETENTION TANK LAYOUT
SCALE 1:50



NOTE:
ON-SITE DETENTION SYSTEM HAS BEEN DESIGNED TO CONTROL STORMWATER RUNOFF FROM THE DEVELOPMENT SITE FOR 5 TO 100 YEAR ARI STORM EVENTS. PEAK STORMWATER DISCHARGES FROM THE SITE HAS BEEN TO PRE-DEVELOPMENT STORMWATER DISCHARGES AS SPECIFIED WITHIN THE CITY COUNCIL ENGINEERING AND DESIGN STANDARDS.

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01	23.09.25	ISSUED FOR INFORMATION	ADB	AT
Rev	Date	Description	Ch'k'd	App'd

SCALE

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CLIENT



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GOVERNMENT



Homes
NSW

TITLE

2 FLIDE STREET,
CARINGBAH, NSW 2229
ON-SITE STORMWATER DETENTION
SECTION AND DETAILS

DRAWING INFORMATION

Drawn: J. O

Designed: A. DE BORJA

Checked: A TARSHAN

Approved: -

Revision: 01

Status: INF

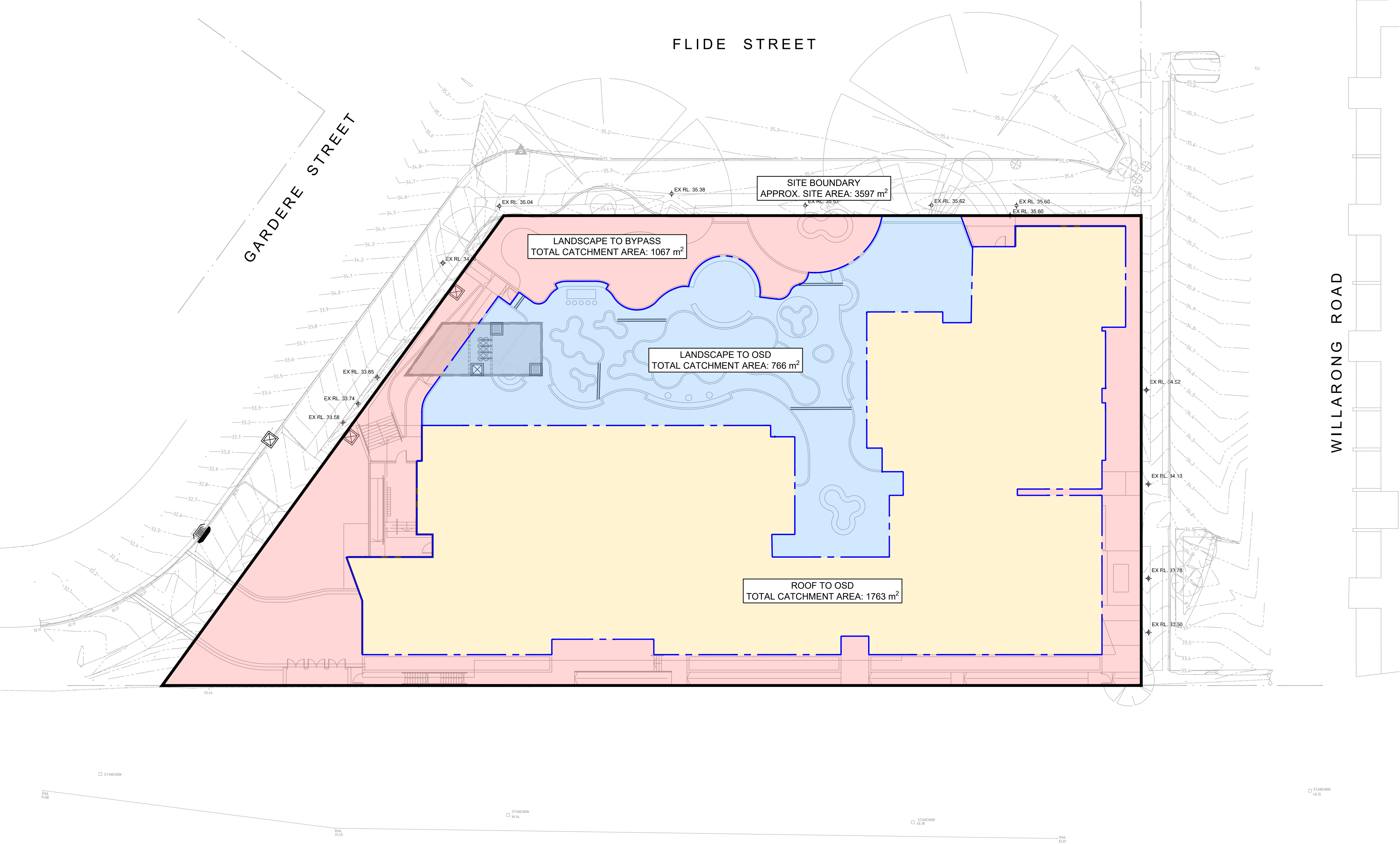
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103419-MMD-CAR-XX-DR-C-0331

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ISO A1 594mm x 841mm



LEGEND	
3597 m²	SITE BOUNDARY
1763 m²	ROOF TO OSD
1067 m²	LANDSCAPE TO BYPASS
766 m²	LANDSCAPE TO OSD

SITE CATCHMENT	
TOTAL SITE AREA (ha)	0.3597
PROPOSED ROOF TO OSD	0.1763
PROPOSED LANDSCAPE TO BYPASS	0.1067
PROPOSED LANDSCAPE TO OSD	0.0766

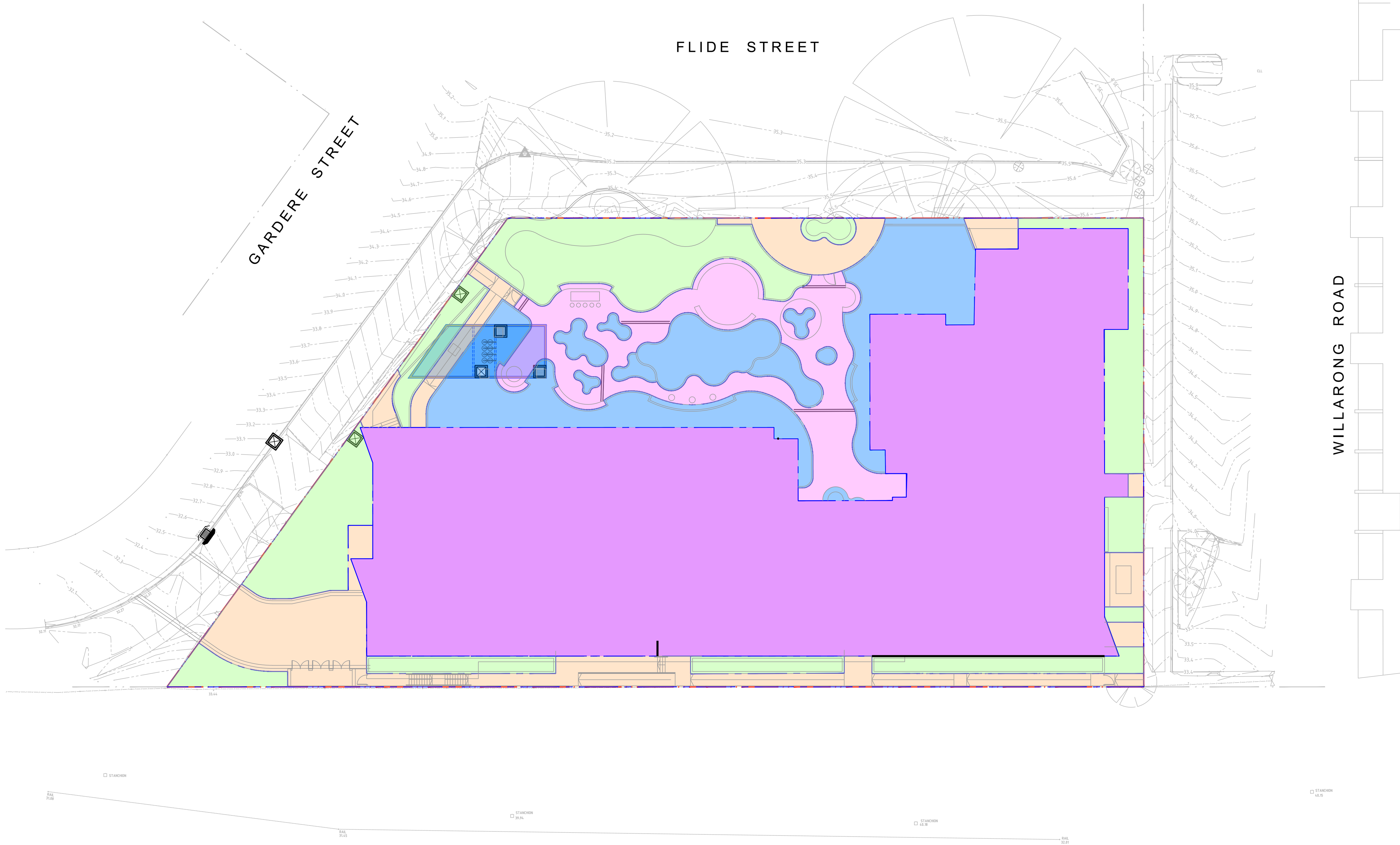
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NOT FOR CONSTRUCTION

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FILE LOCATION: C:\12d\Sdata\MottMacSYN\103419-Housing Australia_18101 WIP\Caringbah\02 CAD\DRGs\103419-MMD-CAR-XX-DR-C-0511.dwg Sep 25, 2025 - 11:49AM O110682

ISO A1 594mm x 841mm



LEGEND	
	CATCHMENT - ROOF
	CATCHMENT - LANDSCAPE TO OSD
	CATCHMENT - LANDSCAPE TO BYPASS
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	CATCHMENT - PAVEMENT TO BYPASS

NOTES:	
TOTAL SITE AREA: 3,596m ²	
POLLUTANT REDUCTION TARGETS SPECIFIED IN SUTHERLAND SHIRE DEVELOPMENT CONTROL PLAN 2015, CHAPTER 38: STORMWATER AND GROUND MANAGEMENT SECTION 6.2:	
TOTAL SUSPENDED SOLIDS (TSS):	80%
TOTAL PHOSPHORUS (TP):	40%
TOTAL NITROGEN (TN):	40%
GROSS POLLUTANT (GP):	90%

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NOT FOR CONSTRUCTION

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FILE LOCATION: C:\12dSdata\MottMacSYN\103419-Housing Australia_18101 WIP\Caringbah\02 CAD\DRGs\103419-MMD-CAR-XX-DR-C-0512.dwg Sep 25, 2025 - 11:49AM O110682

ISO A1 594mm x 841mm