

Stormwater Management Plan

Proposed High Density Residential &
Mixed Use Development

Buchan Ave, Edmondson Park

Prepared on behalf of Urban Property Group

Document Control Sheet

Issue ID.	Amendment	Date of Issue	Prepared By	Reviewed By	Project Ref
A	Client Review	3 February 2026	CM	JH	300443
B	For Approval	26 February 2026	JH	JH	300443
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Reference: (300443 Edmonson Park – Sies 3, 4 and 6 Stormwater Report)

Limitations Statement

This report has been prepared in accordance with and for the purposes outlined in the scope of services agreed between ADW Johnson Pty Ltd and the Client. It has been prepared based on the information supplied by the Client, as well as investigation undertaken by ADW Johnson and the sub-consultants engaged by the Client for the project.

Unless otherwise specified in this report, information and advice received from external parties during the course of this project was not independently verified. However, any such information was, in our opinion, deemed to be current and relevant prior to its use. Whilst all reasonable skill, diligence and care have been taken to provide accurate information and appropriate recommendations, it is not warranted or guaranteed and no responsibility or liability for any information, opinion or commentary contained herein or for any consequences of its use will be accepted by ADW Johnson or by any person involved in the preparation of this assessment and report.

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The Client should be aware that this report does not guarantee the approval of any application by any Council, Government agency or any other regulatory authority.

Acknowledgement of Country

We, ADW Johnson, acknowledge the Traditional Custodians of the land where we live and work, the country of Awabakal, Darkinjung and the Eora Nation.

We recognise their continuous connection to the land and waters of our beautiful regions. We pay our respects to Aboriginal and Torres Strait Islanders Elders past, present and emerging.

Artwork created by Joe Griffin, a proud Aboriginal man, descendant of the Awabakal people.



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1 Introduction

ADW Johnson was engaged by Urban Property Group to prepare a Water Cycle Management Plan (WCMP) for the proposed high density residential development at Edmondson Park. The project is spread across three sites (referred to as Site 3, 4 and 5) and are located at 4-5, 6-7 and 8 Buchan Ave. The preparation of this WCMP has been undertaken to accompany a submission to the Housing Development Authority (HDA) for the proposed development.

This report documents the proposed stormwater system required to capture, and convey, the stormwater from the proposed development and upstream catchments, ensuring that there are no adverse effects on water quality to the receiving waters or flooding of downstream properties or infrastructure.

2 Site Description

2.1 General

The combined site is located at 4-5, 6-7, and 8 Buchan Avenue, Edmondson Park, and is legally described as Lots 4, 5, 6, 7 and 8 in DP1275478. The combined site has a total area of approximately 3.1 hectares, with a primary street frontage of approximately 298m to Buchan Avenue, and a secondary street frontage of approximately 186m to Horrie Road. The combined site is owned by UPG Edmondson Parkland Pty Ltd.

The proposed development is located approximately 330m from the Edmondson Park Train Station and directly adjacent to a future high school (currently under construction). It is also approximately 400m northwest of Frasers Ed Square Town Centre, placing it in a highly accessible and active urban precinct. The site and its surroundings are currently undeveloped, presenting a significant opportunity for coordinated and well-integrated urban development.

It is noted that earthworks, subdivision, and the construction of the major and minor roads surrounding the site have been undertaken under previous development consents.

Figure 1 below provides an aerial image for the site.



Figure 1 Aerial view of the site

2.2 Topography and Existing Infrastructure

All three of the sites were formed up as part of the wider Edmondson Park subdivision. As such the sites are surrounded by existing roadways, are clear of any structures and are unvegetated.

Site 3 grades from a high point of RL65.73 at the corner of Bezentin Ridge Road and Jericho Road to a low point of RL56.89 at the corner of Buchan Avenue and Shaggy Ridge Road. There is an existing property connection for the stormwater located on the Shaggy Ridge Road/Buchan Avenue corner.

Site 4 has a high point of RL58.95 at the corner of Shaggy Ridge Road and Jerico Road and a low point of RL54.42 at the southeast corner of the site adjacent to Buchan Avenue. There is an unformed proposed road located to the east of the site, and this will impact the levels along the boundary. There is an existing property connection for stormwater located on Jericho Road at the northeast corner of the site. It is anticipated that the future road connection will raise the boundary levels along the eastern frontage to create a low point at the northeast corner of the site.

Site 5 grades from a high point of RL59.62 in the southwest corner adjacent to Horrie Road to a low point of RL55.77 on the Buchan Avenue frontage to the north. There is an existing sandstone block retaining wall along the east and south frontage separating the site from the existing creek to the east and the rail line to the south. There is existing stormwater drainage located within Horrie Road and Buchan Avenue for the site to connect into.

As Edmondson Park was rezoned to support a significant amount of residential development, a number of regional controls were implemented to support the requirements of stormwater. Therefore, the stormwater detention needs of the proposed sites have already been accounted for within the regional stormwater management plan.

2.3 Proposed Development

The proposed development will comprise of a high density residential and mixed use development, associated infrastructure including stormwater drainage, services, and landscaping spread over three sites as can be seen in the drawings in Appendix A.

Specifically, the proposed works include:

- Construction of fourteen residential towers (ranging in height between 6 to 40 storeys) over five podiums (ranging in height between 2 to 5 storeys), across the 3 sites comprising of:
 - Mixed use podiums in Site 5.
 - Public library in Site 3.
 - A total of 1,805 residential apartments located above in a combination of build-to-sell, affordable, and co-living formats.
- Basement car parking.
- Associated landscaping and public domain improvements, including a new publicly accessible plaza, public library and through-site links.

The stormwater from the proposed development will be captured by a pit and pipe network within each site and, after treatment, be discharged to the existing Council pit and pipe network within the road reserve

3 DPHI Requirements

The proposed development is to comply with the following Planning Secretary's Environmental Assessment Requirements (SEARs) provided by the Department of Planning, Housing and Infrastructure (DPHI).

SSD-88953706	
11	<p>Water Management</p> <ul style="list-style-type: none"> • Detail the proposed drainage design and servicing infrastructure to be incorporated as part of the development (stormwater and wastewater). • 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.
19	<p>Flood Risk</p> <ul style="list-style-type: none"> • Identify the flood planning area and level as set out in the relevant EPI and other supporting documents to determine; <ul style="list-style-type: none"> ○ The flood extent and velocity up to the Probable Maximum Flood and risk on-site having regard to adopted flood studies and, floodplain risk management studies and plans ○ The site access and egress routes ○ the potential effects of climate change, ○ any relevant provisions of the <i>NSW Flood Risk Management Manual</i>, and any other relevant guidelines • Where the development is occurring on flood prone land a flood impact and risk assessment (FIRA) must be prepared having regard to the Flood Impact and Risk Assessment – Flood Risk Management Guide LU01. When determining the scope and category of the FIRA the requirements outlined in the FIRA guide must be considered. • Detail any flood risk management measures that are to be incorporated as part of the development having regard to relevant guidelines (including any design solutions, flood modification measures, property modification measures, operational procedures or Flood Emergency Response Plan).

4 Council Requirements

The proposed development is to comply with the following Liverpool City Council documents:

- Liverpool City Council – Liverpool Development Control Plan 2008 – Part 2.11 Land Subdivision and Development in Edmondson Park and Part 1 General Controls for all development
- Liverpool City Council – Engineering Specifications
- Liverpool City Council – SEARS Advice letter dated 13th August 2025.

All documents have been reviewed and there are several similar objectives and requirements relating to stormwater management. For any discrepancies, the development control plan requirements were adopted.

Council's DCP outlines the general requirements and parameters to be used in the modelling of catchments and sub-catchments for assessing water quality in MUSIC.

4.1 Concept Stormwater Design

Council requires that new developments provide a stormwater drainage system in accordance with the major/minor system concept. That is, the major system is to provide safe, well defined overland flow paths for rare and extreme storm runoff events, and the minor system is to be capable of carrying and controlling flows from frequent events.

The design is to include a pit and pipe network to cater for the minor storm (20% AEP) without any surcharging within the system and minimising flow widths and ponding. The overland flow paths are to cater for the major storm event (2% AEP) with freeboard to adjacent habitable floor levels. Designs are assessed to ensure that they can cater for the 1% AEP event.

4.2 Stormwater Quantity

Council requires that developments are to be designed and constructed to produce no net increase in peak stormwater flows downstream. As Edmondson Park is a relatively new development area it has been master planned to incorporate regional basins that address the Stormwater Quantity requirements for this development. As such there is no need to provide detention on any of the sites.

4.3 Stormwater Quality / Water Sensitive Urban Design

Council requires the implementation of water quality controls to effectively remove the nutrients and gross pollutants from the site prior to the runoff entering the existing downstream waterways.

Hence, the stormwater design for the proposed subdivision has adopted WSUD principles throughout the development to promote sustainable and integrated land water resource management.

The guidelines for stormwater quality treatment objectives are expressed as mean annual reductions of pollutant loads. The target objectives were obtained from Section 6.4.1 in Part 1 of the DCP. The targets are shown in Table 1.

Table 1: Stormwater Treatment Objectives

Pollutant	Post-Development Mean Annual Load Reduction Target
Suspended Solids	85%
Total Phosphorus	65%
Total Nitrogen	45%
Gross Pollutants	90% (for pollutants greater than 5 mm in diameter)

4.4 Total Water Management

Council requires that new developments are to incorporate devices for the collection, reuse, and management of stormwater to reduce the reliance on potable water.

All three of the sites are serviced by non-potable water and will use it within the developments. Thus, no additional measures such as rainwater harvesting are required.

4.5 Erosion and Sedimentation Control

Council's DCP Part 1 Clause 8.1 requires the preparation of a Soil Water Management Plan prior to any construction activities to minimise the risk of erosion to disturbed areas and limit the transport of sediments from the construction site to downstream drainage.

5 Concept Stormwater Design

5.1 Overall Strategy

A concept stormwater drainage plan has been prepared to demonstrate how stormwater runoff from each of the 3 proposed development sites is captured, treated and discharged to Council's inground stormwater drainage system.

Within each of the sites the proposed approach will consist of the provision of litter baskets in the surface inlet pits, provision of a GPT (or similar) and a filter cartridge tank. The system will be designed with a high flow bypass and will discharge to the Council drainage network through the internal pit and pipe network.

The design includes a pit and pipe network to cater for the minor storm (20% AEP) without any surcharging within the system and minimising flow widths and ponding. The overland flow paths are to cater for the major storm event (2% AEP) with freeboard to adjacent habitable floor levels.

The concept stormwater design included in the drawings contained within Appendix A shows that the site stormwater can be effectively and efficiently conveyed from the proposed development to the existing receiving waters. A brief description of the proposed system on each site is detailed below.

5.2 Site 3

The proposed stormwater treatment system for Site 3 consists of the following elements:

- OceanGuard filter baskets placed in all surface inlet pits around the site (16 in total).
- A diversion pit to direct the low flows through the rest of the treatment network.
- An OceanSave GPT (model OS-105).
- A filter tank containing 42x690 Psorb Stormfilters

5.3 Site 4

The proposed stormwater treatment system for Site 4 consists of two parts (east and west) containing the following elements:

- East side
 - A diversion pit to direct the low flows through the rest of the treatment network.
 - An OceanProtect Jellyfish Filter (model JF1200-2-1).
- West side
 - A diversion pit to direct the low flows through the rest of the treatment network.
 - An OceanSave GPT (model OS-105).
 - A filter tank containing 38x690 Psorb Stormfilters

Both parts connect together before crossing the property boundary and connecting to the Council drainage network.

5.4 Site 5

The proposed stormwater treatment system for Site 5 consists of two parts (north and east) containing the following element:

- North side
 - A diversion pit to direct the low flows through the rest of the treatment network.
 - An OceanProtect Jellyfish Filter (model JF1500-4-1).
- East side
 - OceanGuard filter baskets placed in all surface inlet pits around the site (18 in total).
 - A diversion pit to direct the low flows through the rest of the treatment network.
 - An OceanSave GPT (model OS-200).
 - A filter tank containing 38x690 Psorb Stormfilters

Both parts connect together before crossing the property boundary and connecting to the Council drainage network. The section of creek channel that sits within the property boundary has been excluded from the stormwater assessment as it won't form part of the development works.

6 Water Quality/Water Sensitive Urban Design

The proposed stormwater system uses a combination of pit and pipe networks and WSUD elements to convey and treat stormwater runoff from the site. It is intended to use a combination of treatment devices within the drainage system to remove nutrients and sediments from the stormwater prior to the runoff leaving the site.

6.1 Modelling Parameters

The software used to undertake the water quality modelling was MUSIC. This program is well regarded as industry best practice for analysis of the effectiveness of treatment mechanisms on the quality of stormwater runoff from a development site of this size.

MUSIC-link for Liverpool City Council has been used for the modelling of the site. This enables the simplification of the development and assessment of MUSIC models. The MUSIC-link prepopulates preferred parameters such as rainfall, evapotranspiration, soil characteristics and pollutant generation rates.

Appendix B contains the MUSIC model diagram and MUSIC Link report for each of the 3 sites.

6.2 Catchment Data

The post developed catchments for each site were determined based upon the grading of each site as well as considering the discharge points. Each of the catchment plans can be seen in the drawings within Appendix A.

For the MUSIC modelling, it was assumed that roofs were 100% impervious, mixed areas such as courtyards and podium areas between buildings were 80% impervious and landscaping areas were taken to be 50-60% impervious (depending on the site).

Table 2 shows the post-development catchment and sub-catchment areas.

Table 2: Post-Development Catchments

Catchment	Sub-Catchment	Total Area (ha)	% Impervious
Site 3	Roof	0.540	100%
	Mixed	0.500	80%
	Landscape	0.093	50%
	Bypass	0.026	50%
Site 4	Roof	0.276	100%
	Mixed	0.401	80%
	Landscape	0.103	50%
	Bypass	0.042	60%
Site 5	Roof	0.388	100%
	Mixed	0.382	80%
	Landscape	0.337	60%

6.3 Results

In accordance with Council requirements, modelling has been undertaken to demonstrate compliance with water quality objectives for stormwater runoff from the proposed development prior to discharge of stormwater into the downstream waterways.

The results of the modelling for Sites 3, 4 and 5 are shown in Table 4, 5 and 6 respectively.

Table 4: Site 3 Pollutant Loads and Reductions

Pollutant	Source Load (kg/yr)	Residual Load (kg/yr)	Modelled Reduction (%)	Target Reduction (%)
Total Suspended Solids	754	104	86.2	85
Total Phosphorus	1.70	0.367	78.4	65
Total Nitrogen	17.4	6.95	60.0	45
Gross Pollutants	223	3.38	98.5	90

Table 5: Site 4 Pollutant Loads and Reductions

Pollutant	Source Load (kg/yr)	Residual Load (kg/yr)	Modelled Reduction (%)	Target Reduction (%)
Total Suspended Solids	589	88.3	85.0	85
Total Phosphorus	1.21	0.361	70.3	65
Total Nitrogen	11.4	4.93	56.8	45
Gross Pollutants	148	5.46	96.3	90

Table 6: Site 5 Pollutant Loads and Reductions

Pollutant	Source Load (kg/yr)	Residual Load (kg/yr)	Modelled Reduction (%)	Target Reduction (%)
Total Suspended Solids	780	93.5	88.0	85
Total Phosphorus	1.62	0.408	74.9	65
Total Nitrogen	15.4	6.37	58.6	45
Gross Pollutants	201	0.947	99.5	90

The previous tables present MUSIC modelling results to show compliance with Council/ARQ target reduction objectives. The key performance criteria for water quality treatment have exceeded the target objectives.

7 Flooding

Liverpool City Council through their online mapping portal identify the areas that are flood affected as well as the level of flood risk. Figure 2 below is an extract of the flooding that occurs in the general locality of the three sites.

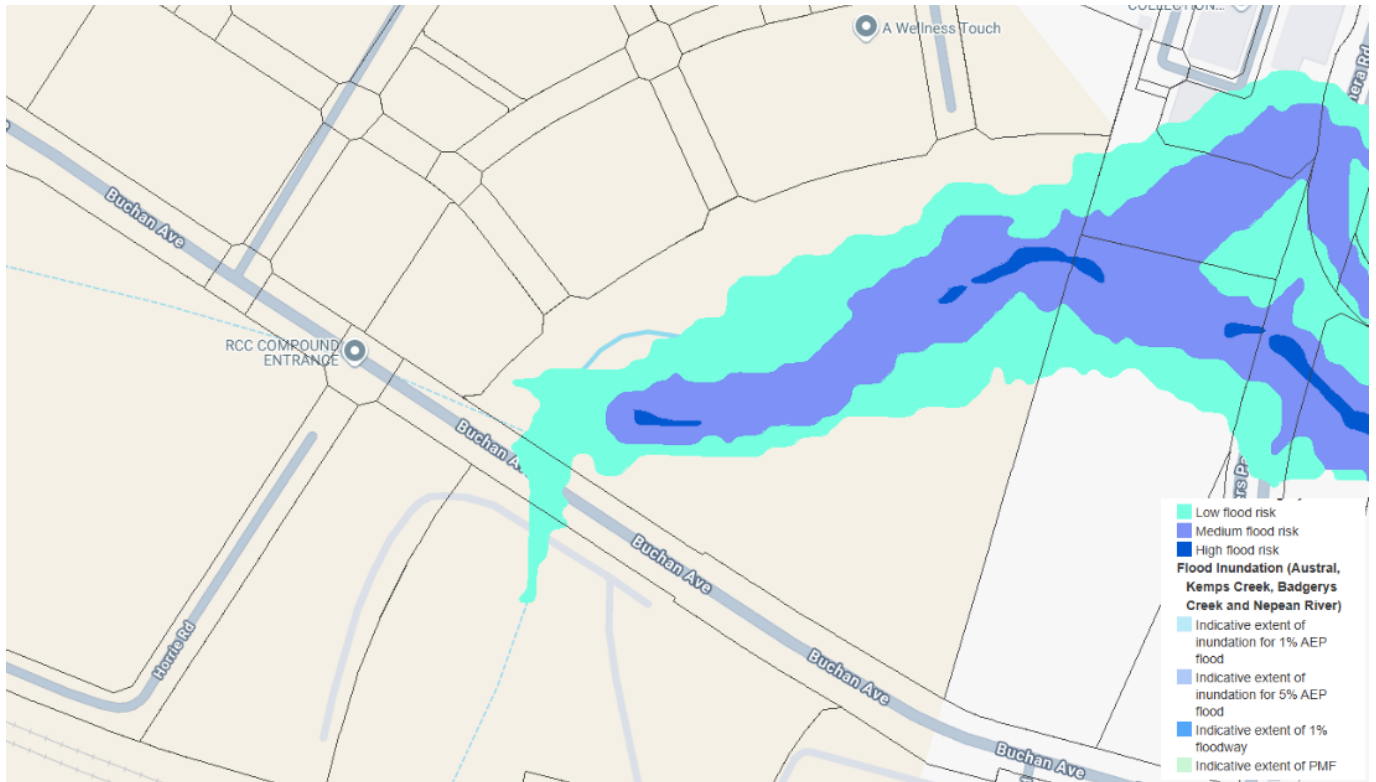


Figure 2: Liverpool Flood Mapping Tool

As can be seen the maps does not indicate that there is a risk of flooding within any of the three sites. The mapping shows that any flooding that does occur within the general area is contained within the existing creek channel to the east of the sites.

8 Erosion and Sedimentation Control

Erosion and sedimentation control measures need to be implemented during any construction on the proposed development to minimise the risk of erosion in disturbed areas and limit the transport of sediments from the construction site to downstream waterways. A preliminary Erosion and Sediment Control Plan, and associated details, for each of the three sites are included in the Civil Engineering Drawings in Appendix A.

8.1 Site Opportunities and Constraints

An assessment of the site constraints and opportunities has been undertaken in order to determine the soil and water management requirements for each of the sites.

8.1.1 Waterfront land

None of the sites are identified as waterfront land.

8.1.2 Flooding

As noted above there is no risk of flooding within any of the three sites.

8.1.3 Water Table

The water table level is currently unknown and prior to works it will be required to determine whether the water table interferes with the proposed works.

8.1.4 Salinity

El Australia were engaged to undertake a salinity investigation across the three sites. The report “*Limited Salinity Assessment and Salinity Management Plan – 4-5, 6-7 & 8 Buchan Avenue, Edmondson Park NSW*” indicates that the proposed sites have a moderate potential for salinity.

8.1.5 Acid Sulfate Soils

El Australia undertook an Acid Sulfate assessment of the sites. The report “*Acid Sulfate Soil Assessment– 4-5, 6-7 & 8 Buchan Avenue, Edmondson Park NSW*” identified the site as having a low potential for Acid Sulfate Soils being present.

8.1.6 Rainfall Erosivity

The rainfall erosivity factor was calculated using the equation $164.74((1.1177)^n)(n^{0.6444})$ in Appendix A of the ‘Blue Book’. Where S is the 2-year ARI, 6-hour ARI rainfall event (mm) found from the ARR data hub as 7.95mm/hr.

8.1.7 Soil Characteristics

Based on a report located on the eSPADE mapping tool, the main soils in the area of the proposed site, the main soil is clay and clay loam. Based on this, the values shown in Table 7 were adopted.

Table 7: Site Constraints and Characteristics Criteria

Constraint/Opportunity	Value
Rainfall Erosivity	Low (R-factor = 2627)
Slope Gradients	Low (up to 10%)
Potential Erosion Hazard	Low (from figure 4.6 in Landcom (2004))
Rainfall Zone	Zone 1
Soil Erodibility	Low (K-factor = 0.022)
Calculated Soil Loss	234 tonnes/ha/yr
Soil Loss Class	Class 3
Soil Texture Group	Type F
Runoff Coefficient	0.64

8.2 Management of Soils

The contractor is required to limit the area of exposure at any one time and the length of time each area is exposed. This can be achieved through scheduling the works and limiting exposed areas by:

- Scheduling works to occur in stages so that areas are stabilised before the next area is exposed.
- Preventing access to undisturbed areas by appropriate fencing of no-go areas.
- Limiting slope lengths of flow paths to less than 80m by installing berm drains at regular intervals (berm drains are to have maximum 1:6 side slopes, to have a minimum total width of 3m and to have a maximum longitudinal grade of 10%).
- Topsoil and stabilise disturbed areas as soon as practical.

The contractor shall stabilise all disturbed areas as soon as practical. This includes both temporary stabilisation and permanent stabilisation.

8.3 Management of Water

The contractor is required to control runoff from above the site, through the site, and leaving the site to minimise the risk of erosion and sedimentation transportation from the site.

Upstream runoff is to be prevented from entering disturbed areas through the use of cut off drains and diversion berms. Clean water from upstream should be conveyed to the downstream receiving waters via stabilised diversion drains.

Runoff from the disturbed areas is to be intercepted via intermediate berms and cut off drains to limit the length of flow paths and slow down the runoff. This dirty water shall be conveyed to the end of line treatment before leaving the site.

8.4 Maintenance

The mobile sedimentation tanks will require maintenance throughout the construction process. Additionally, the sediment tanks will require flocculation in accordance with Appendix E of the 'Blue Book'. The contractor is to abide by Appendix E of the 'Blue Book' to ensure adequate flocculation occurs.

The contractor is to inspect, clean and repair all erosion and sediment control measures throughout the construction period.

It is expected that the erosion and sediment control measures are inspected daily as well as after storm events by the contractor. The contractor is to clean and repair erosion and sediment control measures to ensure they are able to complete the required task as per first installation.

9 Conclusion

The stormwater system has been designed to safely convey the minor and major flows from within the development to the legal point of discharge in accordance with Liverpool Council's requirements.

The proposed stormwater system includes a pit and pipe network, water quality treatment measures and swales to manage overland flows within the site.

The water quantity requirements have been considered in the design of the regional basin.

An Erosion and Sedimentation Control Plan for each site has also been prepared for the construction of the proposed development in accordance with the Blue Book.

Overall, hydrological, and hydraulic modelling has shown that the stormwater measures proposed meet or exceed the stormwater management objectives set by Council.



Appendix A

Drawings



Regulated Design Record				
Project Address:				
Project Title:				
Consent No:		Body Corporate Reg No:		
Drawing Title:		Drawing No:		
Rev	Date	Description	DP Full Name	Reg No
	dd.mm.yy			

CONCEPT ENGINEERING PLANS OF SITE 3 - CIVIL INFRASTRUCTURE LOT 5, D.P. 1275478 JERICHO ROAD & BUCHAN AVENUE, EDMONDSON PARK



LOCALITY SKETCH
NOT TO SCALE

INDEX OF DRAWINGS

DRAWING No.	DRAWING NAME
300443-CENG-S3-001	COVER SHEET, LOCALITY SKETCH & INDEX OF DRAWINGS
300443-CENG-S3-002	OVERALL SITE PLAN
300443-CENG-S3-101	GENERAL ARRANGEMENT PLAN - LOWER GROUND
300443-CENG-S3-102	GENERAL ARRANGEMENT PLAN - UPPER GROUND - SHEET 1
300443-CENG-S3-103	GENERAL ARRANGEMENT PLAN - UPPER GROUND - SHEET 2
300443-CENG-S3-104	GENERAL ARRANGEMENT PLAN - LEVEL 1
300443-CENG-S3-201	DRIVEWAY PLAN AND PROFILES
300443-CENG-S3-401	STORMWATER CATCHMENT PLAN
300443-CENG-S3-411	STORMWATER DETAILS - SHEET 1
300443-CENG-S3-412	STORMWATER DETAILS - SHEET 2
300443-CENG-S3-421	WSUD FILTER TANK PLAN & DETAILS
300443-CENG-S3-501	BULK EARTHWORKS PLAN
300443-CENG-S3-511	BULK EARTHWORKS SECTIONS
300443-CENG-S3-601	EROSION & SEDIMENT PLAN CONTROL PLAN
300443-CENG-S3-611	EROSION & SEDIMENT CONTROL NOTES & DETAILS

100mm AT FULL SIZE
This plan includes coloured information. If you have a black and white copy you do not have all of the information. This note is coloured RED.



NOT FOR CONSTRUCTION

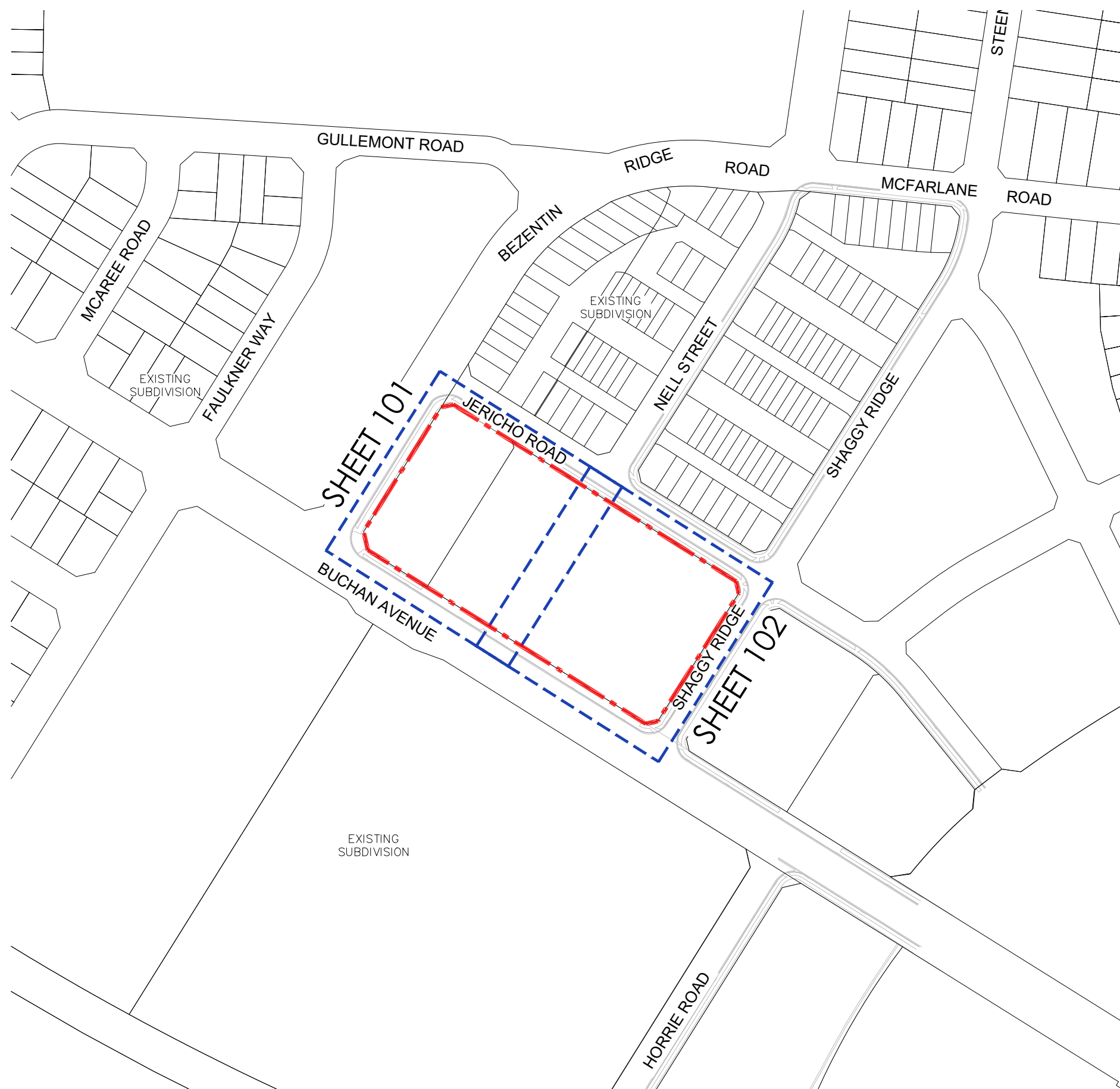
REV.	DATE	AMENDMENT	DESIGN	DRAWN	CHECKED	APPROVED	SCALES	CLIENT		PROPERTY DESCRIPTION		PROJECT									
A	16/02/26	ISSUED FOR REVIEW	JH	JS	JH	JH				LOT 5, D.P. 1275478 JERICHO ROAD & BUCHAN AVENUE, EDMONDSON PARK		SITE 3 - CIVIL INFRASTRUCTURE									
B	26/02/26	ISSUED FOR APPROVAL	JH	JS	JH	JH				SURVEYED ADW Johnson		DATUM GDA2020 M.G.A. ZONE 56 A.H.D.		PROJECT No. 300443		DISCIPLINE CENG		NUMBER 001		REV. A	

Regulated Design Record				
Project Address:				
Project Title:				
Consent No:		Body Corporate Reg No:		
Drawing Title:		Drawing No:		
Rev	Date	Description	DP Full Name	Reg No
	dd.mm.yy			

LEGEND

— SITE BOUNDARY

— EXISTING LOT BOUNDARY



□	ORIGIN OF LEVELS BENCH MARK
	S.S.M. 219384
	E 301 780.458
	N 6 239 644.761
	R.L. 63.13 A.H.D.

OVERALL SITE PLAN
SCALE 1:1000



- GENERAL NOTES:**
- GENERAL:**
- FOR STANDARD COUNCIL NOTES & DETAILS REFER TO LIVERPOOL COUNCIL STANDARD DRAWINGS.
 - SETOUT INFORMATION IS TO BE VERIFIED BY THE CONTRACTOR AGAINST THE PLAN VIEW, LONGITUDINAL SECTIONS, AND ELECTRONIC 12D DATA BEFORE BEING USED. IF THERE IS A DISCREPANCY, THE SUPERINTENDENT IS TO BE NOTIFIED AND DIRECTION WILL BE PROVIDED IN WRITING BEFORE PROCEEDING.
 - THE DRAWINGS ARE A DIAGRAMMATIC REPRESENTATION OF THE WORK TO BE CARRIED OUT ONLY, AND DIMENSIONS SHALL NOT BE OBTAINED BY SCALING.
 - ALL LEVELS SHALL BE OBTAINED FROM ESTABLISHED BENCHMARKS TO THE AUSTRALIAN HEIGHT DATUM (A.H.D.).
 - POINTS OF CONFLICT BETWEEN NEW CONSTRUCTION AND EXISTING UTILITY SERVICE MAINS SHALL BE IDENTIFIED, EXPOSED AND REPORTED TO THE PROJECT MANAGER PRIOR TO CONSTRUCTION. SERVICE CONDUITS SHALL BE LAID IN POSITIONS AS APPROVED BY THE RELEVANT AUTHORITY.
 - ALL MATERIALS AND PRODUCTS FOR INSTALLATION AND CONSTRUCTION SHALL COMPLY WITH AUSTRALIAN STANDARDS.
 - THE INSPECTION, SUPERVISION AND REPORTING REQUIREMENTS OF A SUITABLY QUALIFIED ECOLOGIST REGARDING THE REMOVAL AND RELOCATION OF ANY THREATENED FAUNA SPECIES SHALL BE UNDERTAKEN AS PER RELEVANT CONDITIONS OF CONSENT.
 - ALL DIMENSIONS OF EASEMENTS AND LOTS ARE SUBJECT TO REGISTRATION OF DEPOSITED PLAN.
 - WORKING HOURS ON SITE SHALL BE IN ACCORDANCE WITH E.P.A. REQUIREMENTS AND CONDITIONS OF CONSENT.
 - VEHICULAR ACCESS AND ALL SERVICES ARE TO BE MAINTAINED AT ALL TIMES TO ADJOINING PROPERTIES AFFECTED BY CONSTRUCTION WORKS.
 - NO TREES ARE TO BE REMOVED WITHOUT PERMISSION UNLESS OTHERWISE IDENTIFIED IN THE VEGETATION MANAGEMENT PLAN.
 - TREES AND OTHER VEGETATION MAY ONLY BE REMOVED FROM THE SITE OF ROAD, DRAINAGE, BUSHFIRE MITIGATION, REGRADING WORKS AND AS SHOWN IN THE CONSTRUCTION CERTIFICATE. AN APPLICATION SHALL BE MADE TO COUNCIL FOR THE REMOVAL OF ANY OTHER TREES.
 - TREES AND SHRUBS WHICH ARE FELLED SHALL BE SALVAGED FOR RE-USE, EITHER IN LOG FORM, OR AS A WOODCHIP MULCH FOR EROSION CONTROL AND/OR SITE REHABILITATION. NON-SALVAGEABLE MATERIAL SUCH AS ROOTS AND STUMPS SHALL BE DISPOSED OF IN AN APPROVED MANNER.
 - ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE:
 - EROSION AND SEDIMENTATION CONTROL PLAN.
 - CONSTRUCTION MANAGEMENT PLAN.
 - CONDITIONS OF DEVELOPMENT CONSENT.
 - TRAFFIC AND PEDESTRIAN MANAGEMENT PLAN.
 - NOISE AND VIBRATION MANAGEMENT PLAN.
 - ABORIGINAL CULTURAL HERITAGE MANAGEMENT PLAN.
 - ENVIRONMENTAL MANAGEMENT PLAN.
 - CONTAMINATION WORK METHOD STATEMENT.
 - LANDSCAPING MANAGEMENT PLAN.
 - BUSHFIRE MANAGEMENT PLAN.
 - ALL REASONABLE MEASURES SHALL BE UNDERTAKEN TO PROTECT ALL OTHER VEGETATION ON THE SITE AND ON ADJOINING LANDS FROM DAMAGE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE BUT NOT BE LIMITED TO:
 - CLEARLY MARKING TREES TO REMAIN;
 - AVOIDING COMPACTION OF GROUND AROUND TREES TO REMAIN;
 - CLEARLY DELINEATING THE AREA OF DISTURBANCE, AND KEEPING ALL VEHICLES, CONSTRUCTION MATERIALS AND REFUSE WITHIN THAT AREA;
 - LIMITING THE NUMBER OF ACCESS POINTS;
 - LAY-DOWN AREAS ARE TO BE LOCATED WITHIN ROAD CORRIDORS OR OTHER CLEARED AREAS IDENTIFIED IN THE CMP;
 - ACTIVITIES THAT RESULT IN HIGH SOIL COMPACTION SHALL NOT BE CARRIED OUT WITHIN THE VICINITY OF VEGETATION TO BE RETAINED;
 - VEGETATION TO BE RETAINED IS TO BE CLEARLY MARKED AND SIGNPOSTED TO ENSURE THAT IT IS NOT REMOVED OR DAMAGED;
 - A PERIMETER FENCE SHALL BE PROVIDED AROUND THE PROTECTED TREE BUFFER AREAS DURING CONSTRUCTION;

- TRAFFIC CONTROL:**
- TRAFFIC CONTROL MEASURES TO BE IN ACCORDANCE WITH AS1742.

- SURVEY MARKS:**
- SURVEY MARKS ARE TO BE CAREFULLY PRESERVED BY THE CONTRACTOR. DAMAGED DESTROYED OR LOST MARKS WILL BE REPLACED BY THE SUPERVISING SURVEYOR AT THE CONTRACTOR'S EXPENSE.

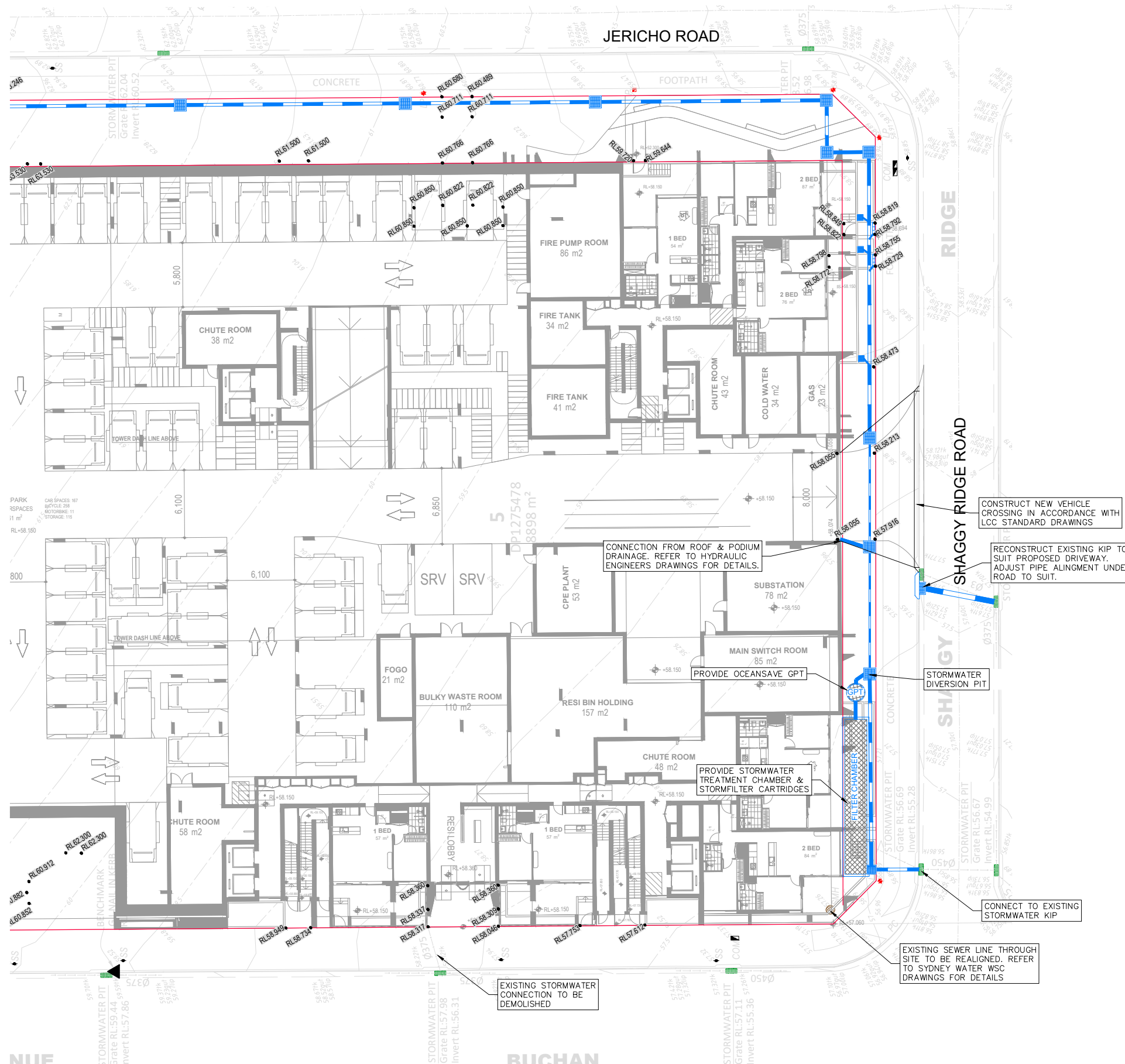


NOT FOR CONSTRUCTION

REV.	DATE	AMENDMENT	DESIGN	DRAWN	CHECKED	APPROVED	SCALES			Hunter Warners Bay N.S.W. 2282 Ph. 02 4978 5100 Central Coast Tuggerah N.S.W. 2259 Ph. 02 4305 4300 Sydney Sydney N.S.W. 2000 Ph. 02 8787 4499 www.adwjohnson.com.au	CLIENT 	PROPERTY DESCRIPTION		PROJECT		
A	B		JH	JS	JH	JH										
A	16/02/26	ISSUED FOR REVIEW	JH	JS	JH	JH										
B	26/02/26	ISSUED FOR APPROVAL	JH	JS	JH	JH										
ALL DIMENSIONS ARE IN METRES. DO NOT SCALE												LOT 5, D.P. 1275478 JERICHO ROAD & BUCHAN AVENUE, EDMONDSON PARK		SITE 3 - CIVIL INFRASTRUCTURE		
SURVEYED ADW Johnson												DATUM GDA2020 M.G.A. ZONE 56 A.H.D.		PROJECT No. 300443 - DISCIPLINE CENG - NUMBER 002 - REV. A		

100mm AT FULL SIZE
This plan includes coloured information. If you have a black and white copy you do not have all of the information. This note is coloured RED.

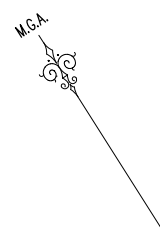
Regulated Design Record				
Project Address:				
Project Title:				
Consent No:		Body Corporate Reg No:		
Drawing Title:		Drawing No:		
Rev	Date	Description	DP Full Name	Reg No
	dd.mm.yy			



LEGEND	
	SITE BOUNDARY
	PROPOSED LOT BOUNDARY
	EXISTING LOT BOUNDARY
	DESIGN CONTOURS
	NATURAL CONTOURS
	EXISTING KERB

- GENERAL NOTES:**
- SETOUT INFORMATION IS TO BE VERIFIED BY THE CONTRACTOR AGAINST THE PLAN VIEW, LONGITUDINAL SECTIONS AND ELECTRONIC 12D DATA BEFORE BEING USED. IF THERE IS A DISCREPANCY THE SUPERINTENDENT IS TO BE NOTIFIED AND DIRECTION WITH BE PROVIDED IN WRITING BEFORE PROCEEDING.
- FOR DRIVEWAY PLAN, NOTES AND DETAILS REFER SHEET **201**.
- FOR STORMWATER CATCHMENT, NOTES AND DETAILS REFER TO SHEETS **401 TO 421**.
- FOR BULK EARTHWORKS PLAN, NOTES AND SECTIONS REFER TO SHEETS **501 TO 511**.
- FOR EROSION & SEDIMENT CONTROL NOTES AND DETAILS REFER SHEETS **601 TO 611**.

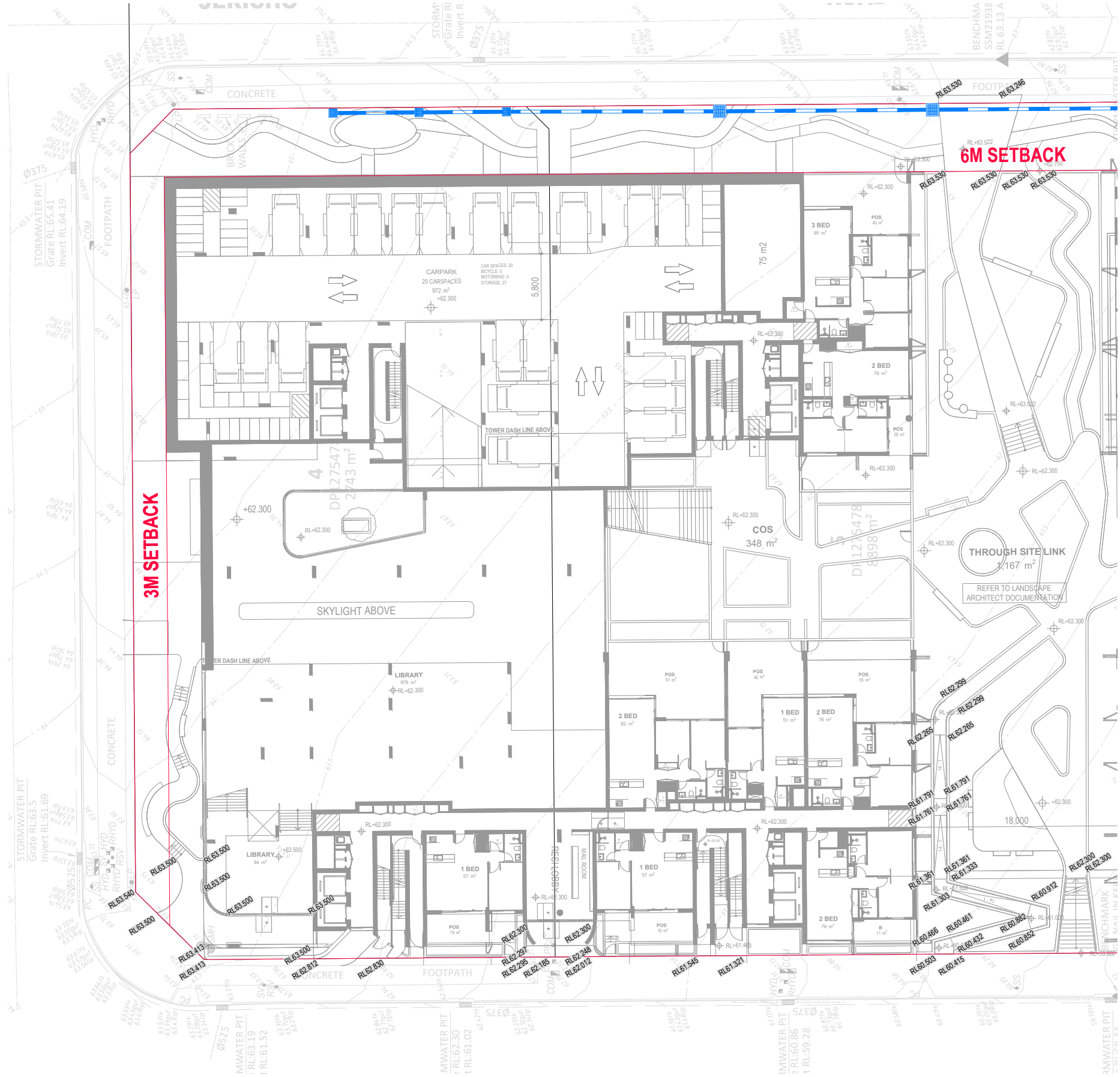
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REV.	DATE	AMENDMENT	DESIGN	DRAWN	CHECKED	APPROVED	SCALES			Hunter Warners Bay N.S.W. 2282 Ph. 02 4978 5100 Central Coast Tuggerah N.S.W. 2259 Ph. 02 4305 4300 Sydney Sydney N.S.W. 2000 Ph. 02 8787 4499 www.adwjohanson.com.au	CLIENT URBAN PROPERTY	PROPERTY DESCRIPTION LOT 5, D.P. 1275478 JERICO ROAD & BUCHAN AVENUE, EDMONDSON PARK	PROJECT			
PROJECT SITE 3 - CIVIL INFRASTRUCTURE		PLAN TITLE GENERAL ARRANGEMENT PLAN LOWER GROUND		SURVEYED ADW Johnson	DATUM GDA2020 M.G.A. ZONE 56 A.H.D.	PROJECT No. 300443	DISCIPLINE CENG						NUMBER 101	REV. A		
A	16/02/26	ISSUED FOR REVIEW	JH	JS	JH	JH	A1:1:200									
B	26/02/26	ISSUED FOR APPROVAL	JH	JS	JH	JH	A3:1:400									

Regulated Design Record				
Project Address:				
Project Title:				
Consent No:		Body Corporate Reg No:		
Drawing Title:		Drawing No:		
Rev	Date	Description	DP Full Name	Reg No
	dd.mm.yy			



LEGEND	
	SITE BOUNDARY
	PROPOSED LOT BOUNDARY
	EXISTING LOT BOUNDARY
	DESIGN CONTOURS
	NATURAL CONTOURS
	EXISTING KERB

- GENERAL NOTES:**
- FOR GENERAL ARRANGEMENT NOTES REFER SHEET 101.
 - REFER TO HYDRAULIC ENGINEERS DRAWINGS FOR DETAILS OF PODIUM & ROOF DRAINAGE.

REFER SHEET 103 FOR CONTINUATION

REFER SHEET 103 FOR CONTINUATION
GENERAL ARRANGEMENT PLAN
 SCALE 1:200

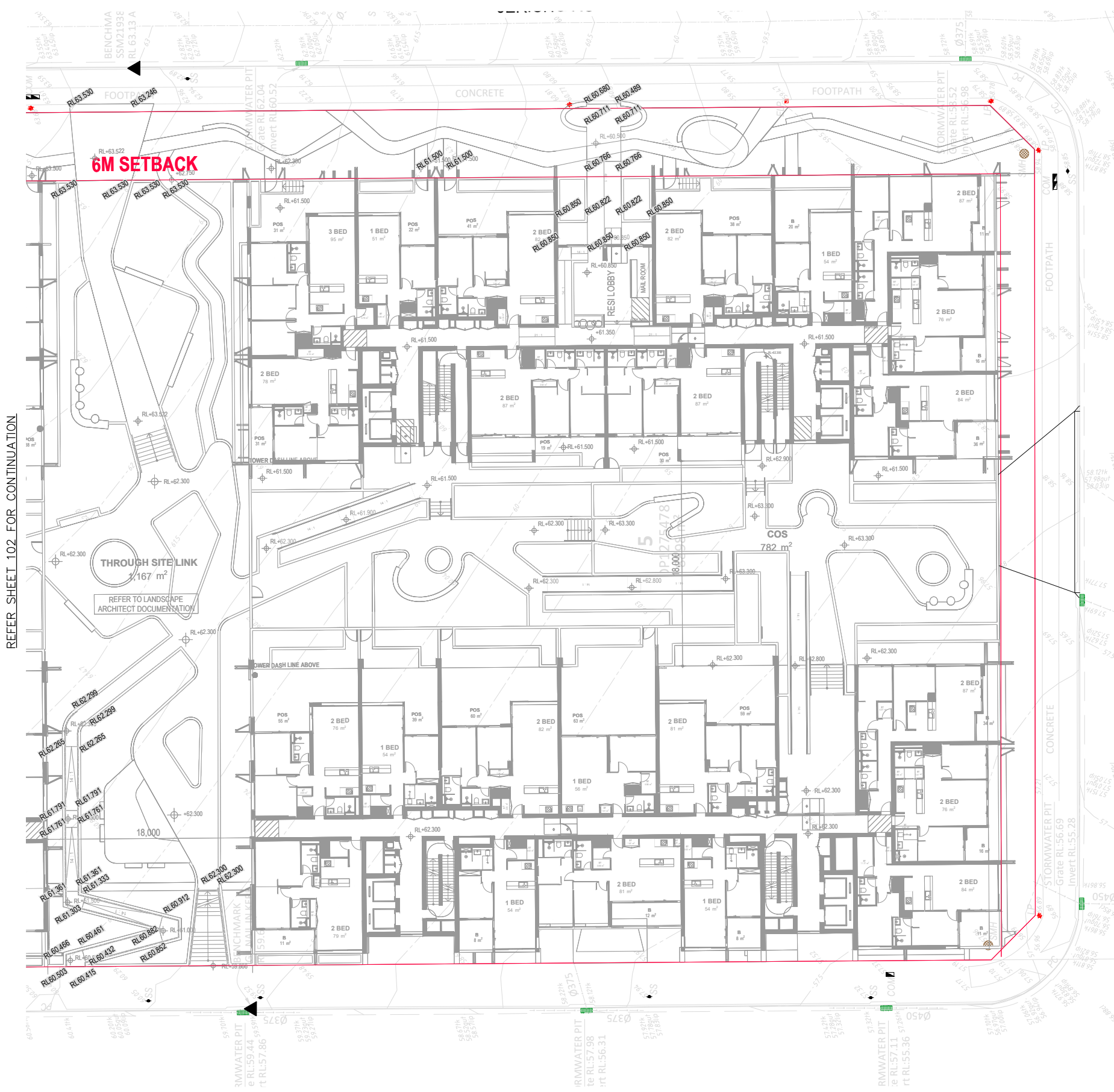


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REV.	DATE	AMENDMENT	DESIGN	DRAWN	CHECKED	APPROVED	SCALES	 ALL DIMENSIONS ARE IN METRES. DO NOT SCALE	 Hunter Warners Bay N.S.W. 2282 Ph. 02 4978 5100 Central Coast Tuggerah N.S.W. 2259 Ph. 02 4305 4300 Sydney Sydney N.S.W. 2000 Ph. 02 8787 4499 www.adwjohnson.com.au	CLIENT 	PROPERTY DESCRIPTION		PROJECT				
A	16/02/26	ISSUED FOR REVIEW	JH	JS	JH	JH	A1 1:200				LOT 5, D.P. 1275478 JERICO ROAD & BUCHAN AVENUE, EDMONDSON PARK	PROJECT SITE 3 - CIVIL INFRASTRUCTURE	PLAN TITLE GENERAL ARRANGEMENT PLAN UPPER GROUND - SHEET 1		SURVEYED ADW Johnson	DATUM GDA2020 M.G.A. ZONE 56 A.H.D.	PROJECT No. 300443

100mm AT FULL SIZE
 This plan includes coloured information. If you have a black and white copy you do not have all of the information. This note is coloured RED.

Regulated Design Record				
Project Address:				
Project Title:				
Consent No:		Body Corporate Reg No:		
Drawing Title:		Drawing No:		
Rev	Date	Description	DP Full Name	Reg No



LEGEND	
	SITE BOUNDARY
	PROPOSED LOT BOUNDARY
	EXISTING LOT BOUNDARY
	DESIGN CONTOURS
	NATURAL CONTOURS
	EXISTING KERB

REFER SHEET 102 FOR CONTINUATION

THROUGH SITE LINK
167 m²
REFER TO LANDSCAPE ARCHITECT DOCUMENTATION

GENERAL ARRANGEMENT PLAN
SCALE 1:200



NOT FOR CONSTRUCTION

REV.	DATE	AMENDMENT	DESIGN	DRAWN	CHECKED	APPROVED	SCALES
A	16/02/26	ISSUED FOR REVIEW	JH	JS	JH	JH	A1 1:200
B	26/02/26	ISSUED FOR APPROVAL	JH	JS	JH	JH	A3 1:400

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Hunter Warners Bay N.S.W. 2282 Ph. 02 4978 5100
Central Coast Tuggerah N.S.W. 2259 Ph. 02 4305 4300
Sydney Sydney N.S.W. 2000 Ph. 02 8787 4499
www.adwjohanson.com.au

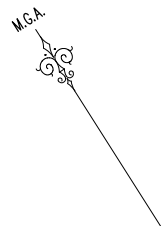
CLIENT
URBAN
PROPERTY

PROPERTY DESCRIPTION
LOT 5, D.P. 1275478
JERICHO ROAD & BUCHAN AVENUE,
EDMONDSON PARK

SURVEYED ADW Johnson
DATUM GDA2020 M.G.A. ZONE 56 A.H.D.

PROJECT			
SITE 3 - CIVIL INFRASTRUCTURE			
PLAN TITLE			
GENERAL ARRANGEMENT PLAN UPPER GROUND - SHEET 2			
PROJECT No.	DISCIPLINE	NUMBER	REV.
300443	CENG	103	A

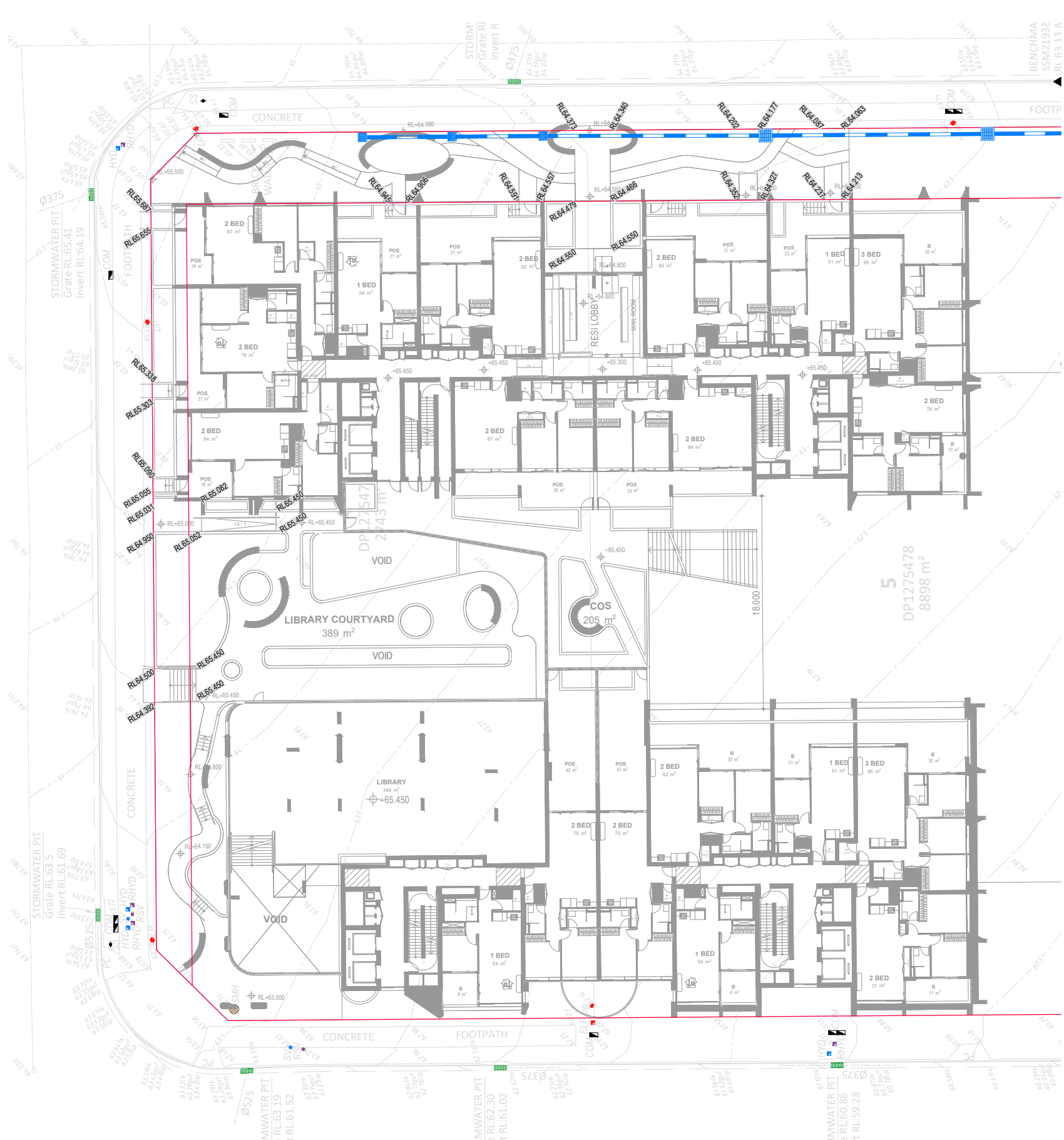
100mm AT FULL SIZE
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Regulated Design Record				
Project Address:				
Project Title:				
Consent No:		Body Corporate Reg No:		
Drawing Title:		Drawing No:		
Rev	Date	Description	DP Full Name	Reg No
	dd.mm.yy			

LEGEND	
	SITE BOUNDARY
	PROPOSED LOT BOUNDARY
	EXISTING LOT BOUNDARY
	DESIGN CONTOURS
	NATURAL CONTOURS
	EXISTING KERB

- GENERAL NOTES:
- FOR GENERAL ARRANGEMENT NOTES REFER SHEET 101.
 - REFER TO HYDRAULIC ENGINEERS DRAWINGS FOR DETAILS OF PODIUM & ROOF DRAINAGE.



GENERAL ARRANGEMENT PLAN

SCALE 1:200



NOT FOR CONSTRUCTION

100mm AT FULL SIZE
This plan includes coloured information. If you have a black and white copy you do not have all of the information. This note is coloured RED.

REV.	DATE	AMENDMENT	DESIGN	DRAWN	CHECKED	APPROVED	SCALES
A	16/02/26	ISSUED FOR REVIEW	JH	JS	JH	JH	
B	26/02/26	ISSUED FOR APPROVAL	JH	JS	JH	JH	

DESIGN	DRAWN	CHECKED	APPROVED
JH	JS	JH	JH

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adw Johnson
 Hunter
 Warners Bay N.S.W. 2282
 Ph. 02 4978 5100
 Central Coast
 Tuggerah N.S.W. 2259
 Ph. 02 4305 4300
 Sydney
 Sydney N.S.W. 2000
 Ph. 02 8787 4499
 www.adwjohnson.com.au

CLIENT
URBAN PROPERTY

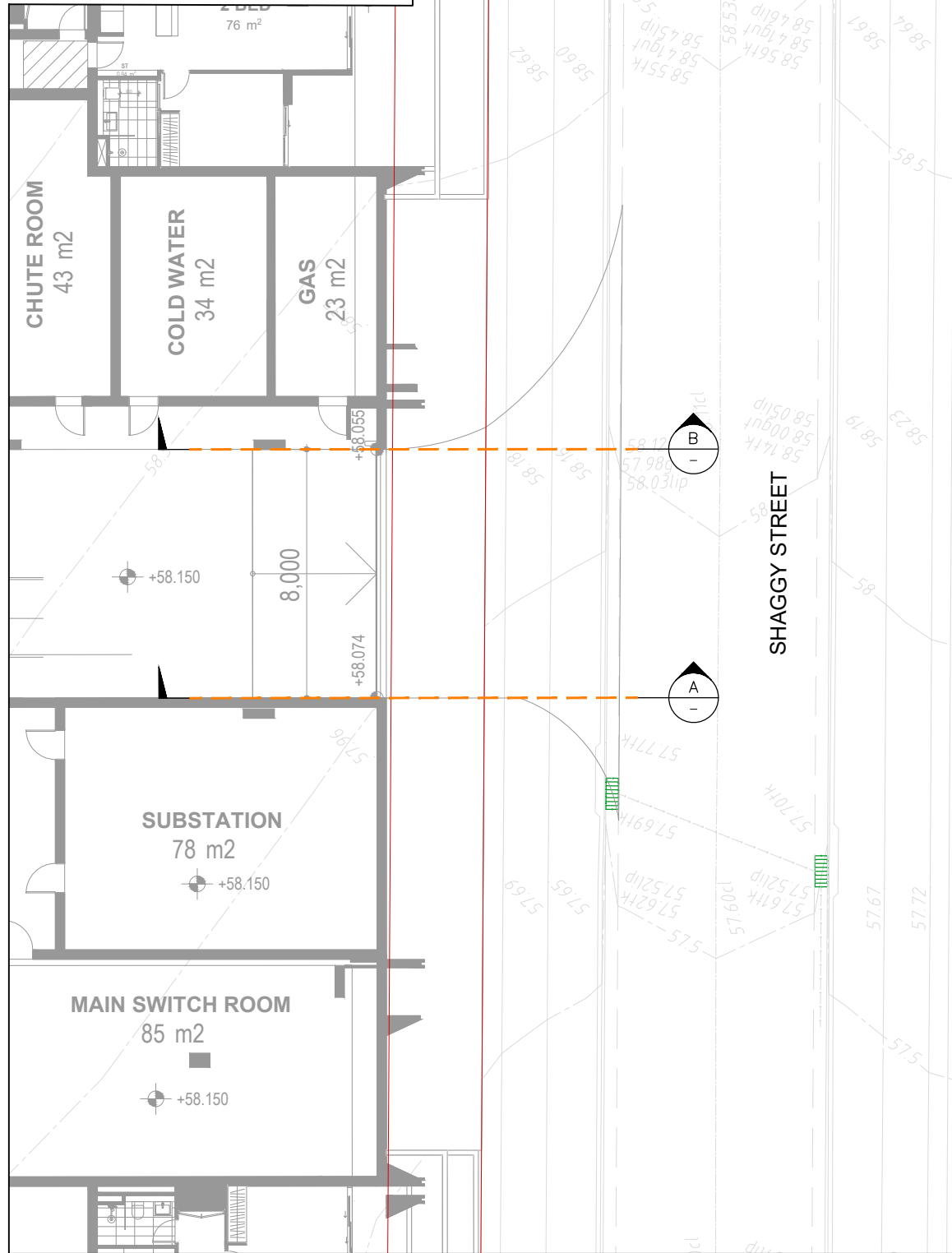
PROPERTY DESCRIPTION
 LOT 5, D.P. 1275478
 JERICO ROAD & BUCHAN AVENUE,
 EDMONDSON PARK

SURVEYED
 ADW Johnson

DATUM
 GDA2020 M.G.A. ZONE 56 A.H.D.

PROJECT			
SITE 3 - CIVIL INFRASTRUCTURE			
PLAN TITLE			
GENERAL ARRANGEMENT PLAN LEVEL 1			
PROJECT No.	DISCIPLINE	NUMBER	REV.
300443	CENG	104	A

Regulated Design Record				
Project Address:				
Project Title:				
Consent No:		Body Corporate Reg No:		
Drawing Title:		Drawing No:		
Rev	Date	Description	DP Full Name	Reg No
	dd.mm.yy			



DRIVEWAY PLAN
SCALE 1:100

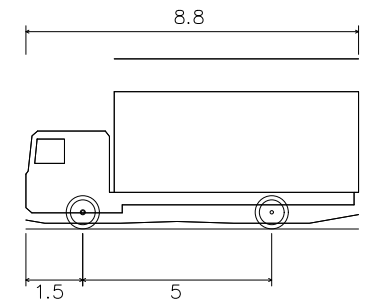
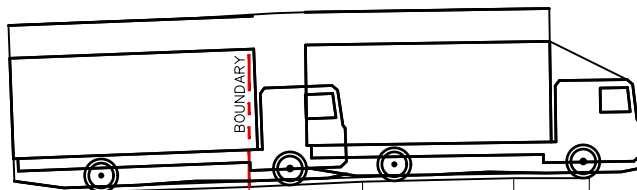
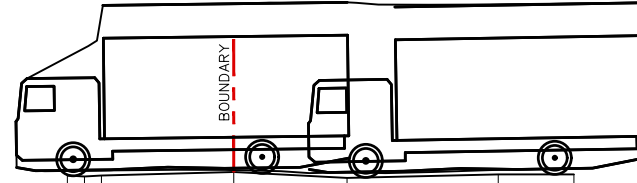
DATUM 52.0						
DESIGN	58.020	58.020	58.213	58.055	58.150	58.150
NATURAL SURFACE	58.060	58.060	58.120	58.055	58.150	58.150
CHAINAGE	0	0.45	0.90	4.4	7.4	11.4
						13.4

DRIVEWAY SECTION B
HORIZONTAL SCALE 1:10
VERTICAL SCALE 1:10

DATUM 52.0						
DESIGN	58.120	58.120	57.916	58.055	58.150	58.150
NATURAL SURFACE	58.120	58.095	57.80	58.055	58.150	58.150
CHAINAGE	0	0.45	0.90	4.4	7.4	11.4
						13.4

DRIVEWAY SECTION A
HORIZONTAL SCALE 1:10
VERTICAL SCALE 1:10

LEGEND	
	SITE BOUNDARY
	STAGE BOUNDARY
	PROPOSED LOT BOUNDARY
	EXISTING LOT BOUNDARY
	FUTURE LOT BOUNDARY
	PROPOSED SA KERB
	PROPOSED RT KERB
	PROPOSED FK KERB
	PROPOSED SM KERB
	PROPOSED DD KERB
	FUTURE KERB
	EXISTING KERB
	PROPOSED FOOTPATH
	ROAD PAVEMENT
	PROPOSED GUARDRAIL
	LIMIT OF WORKS
	PROPOSED SW PIT
	PROPOSED HEADWALL
	PROPOSED GPT



MRV – Vertical Clearance
 Overall Length 8.800m
 Overall Width 2.500m
 Overall Body Height 4.500m
 Min Body Ground Clearance 0.150m
 Track Width 2.500m
 Lock-to-lock time 4.00s
 Curb to Curb Turning Radius 10.000m



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REV.	DATE	AMENDMENT	DESIGN	DRAWN	CHECKED	APPROVED	SCALES
A	16/02/26	ISSUED FOR REVIEW	JH	JS	JH	JH	A1 1:100
B	26/02/26	ISSUED FOR APPROVAL	JH	JS	JH	JH	A3 1:200

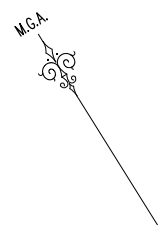
adw Johnson
 Hunter
 Warners Bay N.S.W. 2282
 Ph. 02 4978 5100
Central Coast
 Tuggerah N.S.W. 2259
 Ph. 02 4305 4300
 Sydney
 Sydney N.S.W. 2000
 Ph. 02 8787 4499
 www.adwjohnson.com.au

CLIENT
URBAN PROPERTY

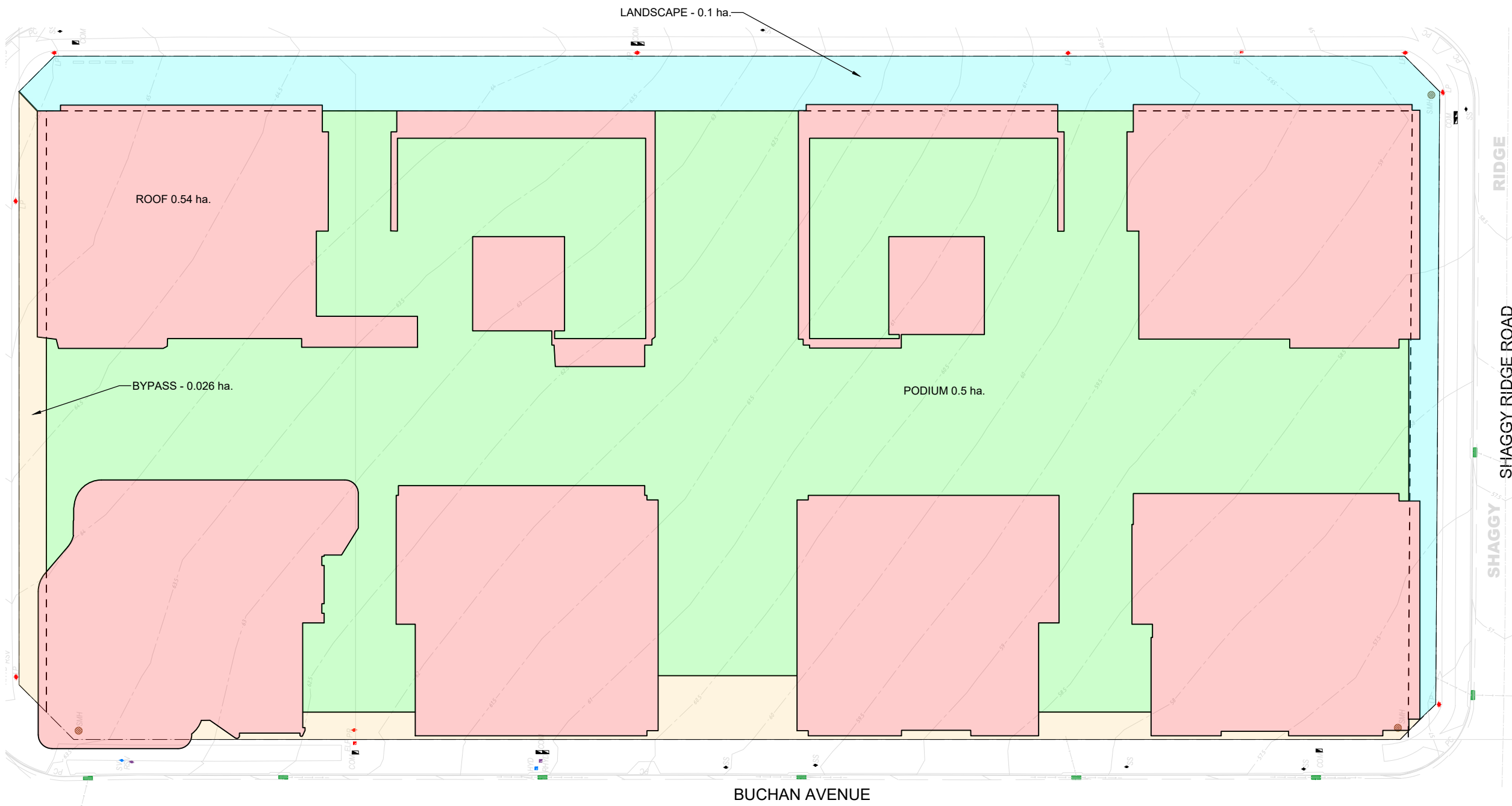
PROPERTY DESCRIPTION
 LOT 5, D.P. 1275478
 JERICHO ROAD & BUCHAN AVENUE,
 EDMONDSON PARK

PROJECT			
SITE 3 - CIVIL INFRASTRUCTURE			
PLAN TITLE			
DRIVEWAY PLAN AND PROFILES			
SURVEYED	DATUM	PROJECT No.	DISCIPLINE
ADW Johnson	GDA2020 M.G.A. ZONE 56 A.H.D.	300443	CENG
NUMBER	REV.	201	A

Regulated Design Record				
Project Address:				
Project Title:				
Consent No:		Body Corporate Reg No:		
Drawing Title:		Drawing No:		
Rev	Date	Description	DP Full Name	Reg No
	dd.mm.yy			



LEGEND	
	SITE BOUNDARY
	STAGE BOUNDARY
	PROPOSED LOT BOUNDARY
	EXISTING LOT BOUNDARY
	FUTURE LOT BOUNDARY
	DESIGN CONTOURS
	NATURAL CONTOURS
	PROPOSED KERB
	PROPOSED RETAINING WALL
	STORMWATER CATCHMENT
	EXISTING STORMWATER CATCHMENT
	PROPOSED STORMWATER
	PROPOSED CULVERT
	EXISTING STORMWATER
	FUTURE STORMWATER
	PROPOSED LINTEL
	PROPOSED SW PIT
	PROPOSED HEADWALL
	PROPOSED GPT
	PROPOSED STORMWATER PIT LABEL
	EXISTING STORMWATER PIT LABEL
	FUTURE STORMWATER PIT LABEL
1316	CATCHMENT REFERENCE
0.0332ha	CATCHMENT AREA



100mm AT FULL SIZE
This plan includes coloured information. If you have a black and white copy you do not have all of the information. This note is coloured RED.

STORMWATER CATCHMENT PLAN
SCALE 1:250

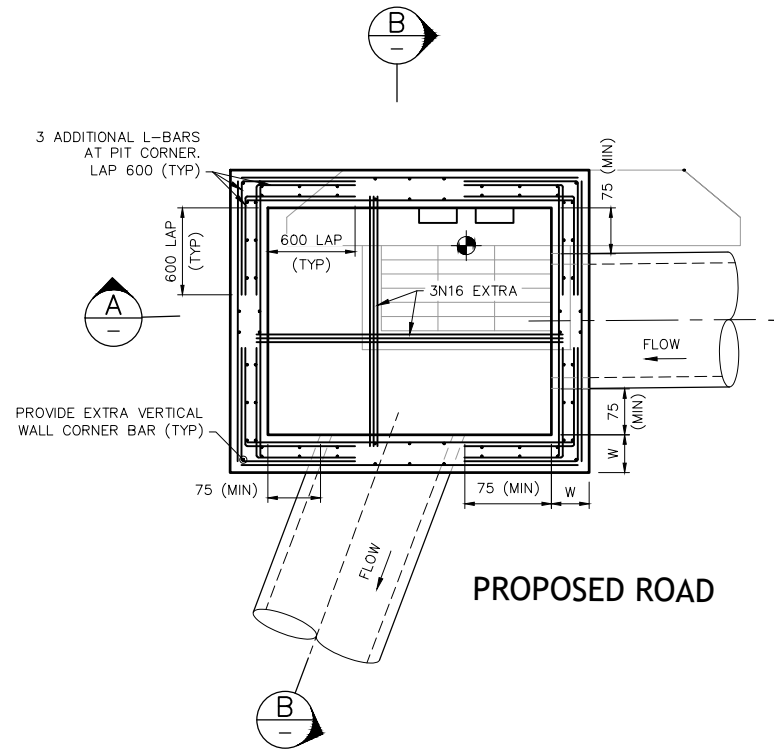


NOT FOR CONSTRUCTION

REV.	DATE	AMENDMENT	DESIGN	DRAWN	CHECKED	APPROVED	SCALES	 Hunter Warners Bay N.S.W. 2282 Ph. 02 4978 5100 Central Coast Tuggerah N.S.W. 2259 Ph. 02 4305 4300 Sydney Sydney N.S.W. 2000 Ph. 02 8787 4499 www.adwjohnson.com.au	CLIENT	URBAN PROPERTY	PROPERTY DESCRIPTION		PROJECT			
A	16/02/26	ISSUED FOR REVIEW	JH	JS	JH	JH	 A1 1:500 A3 1:1000		Warrers Bay N.S.W. 2282 Ph. 02 4978 5100 Central Coast Tuggerah N.S.W. 2259 Ph. 02 4305 4300 Sydney Sydney N.S.W. 2000 Ph. 02 8787 4499 www.adwjohnson.com.au		LOT 5, D.P. 1275478 JERICHO ROAD & BUCHAN AVENUE, EDMONDSON PARK	PROJECT SITE 3 - CIVIL INFRASTRUCTURE	PLAN TITLE STORMWATER CATCHMENT PLAN		PROJECT No. 300443	DISCIPLINE CENG

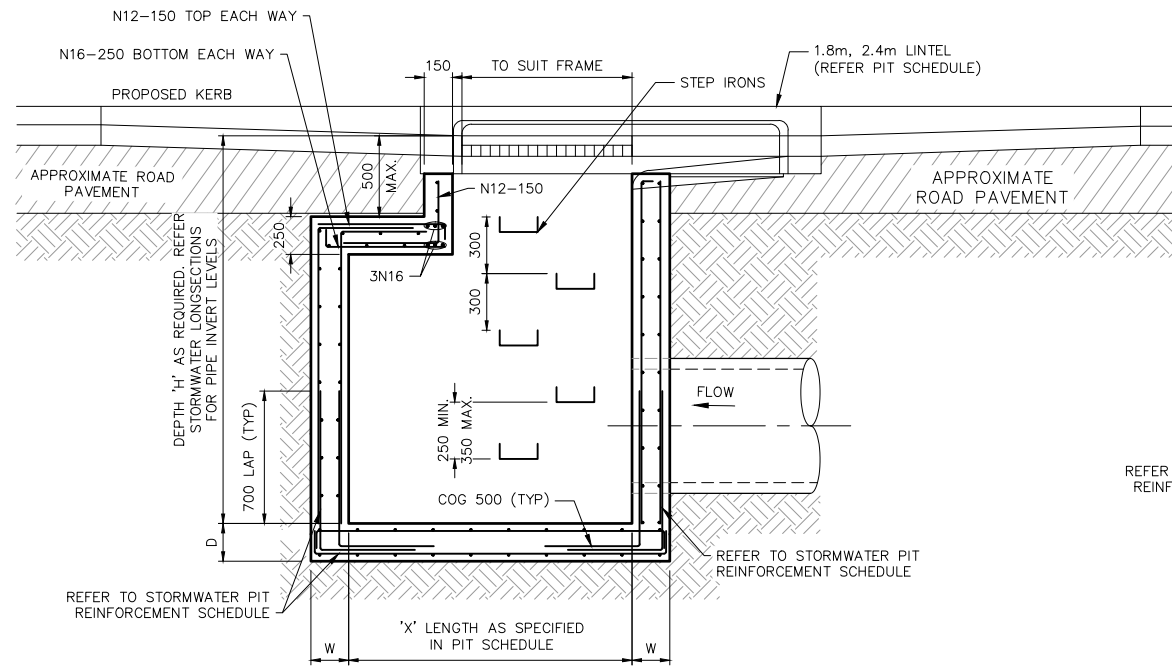


Regulated Design Record				
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Project Title:				
Consent No:		Body Corporate Reg No:		
Drawing Title:		Drawing No:		
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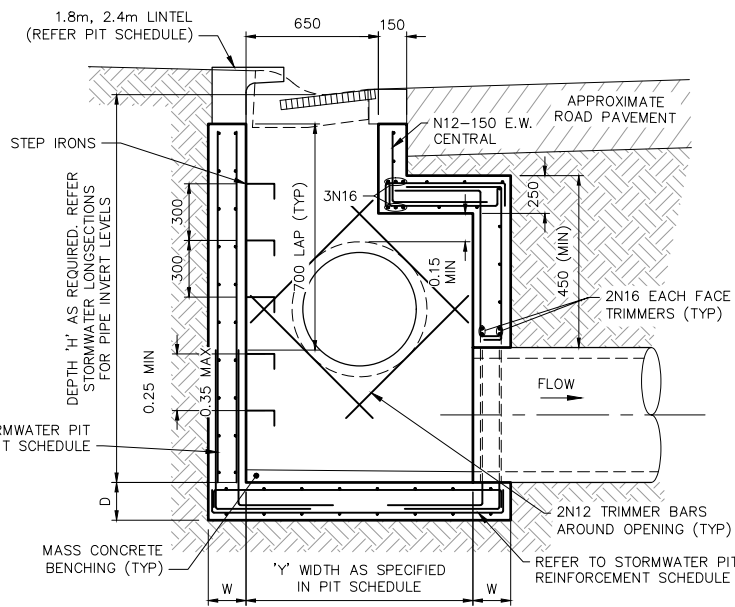


GENERAL NOTES:

- FOR STORMWATER SETOUT REFER LS.
- ALL STORMWATER PITS DEEPER THAN 1.2m TO HAVE STEP IRONS.
- PRECAST PITS TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATION.
- ALL INTERALLOTMENT DRAINAGE PITS TO BE PROVIDED WITH HINGED, LOCKABLE GRATES.
- ALL INTERALLOTMENT DRAINAGE PITS DEEPER THAN 1.8m TO BE DESIGNED BY A SUITABLY QUALIFIED STRUCTURAL ENGINEER.
- ALL CONCRETE STORMWATER DRAINAGE PIPES ARE TO BE RUBBER RING JOINTED REINFORCED CONCRETE PIPES (R.C.P.) OR APPROVED EQUIVALENT AND CONSTRUCTED IN ACCORDANCE WITH COUNCIL REQUIREMENTS.
- ALL BOX CULVERTS TO BE PRECAST WITH PRECAST SLABS.
- ALL INTERALLOTMENT DRAINAGE TO BE SEWER GRADE UPVC (UNLESS OTHERWISE SHOWN) OR AN APPROVED EQUIVALENT. THE MINIMUM SLOPE OF INTERALLOTMENT DRAINAGE LINES SHALL BE 1% UNLESS SHOWN OTHERWISE. THE INTERALLOTMENT DRAINAGE UNLESS SHOWN OTHERWISE, LINE SHALL BE A MINIMUM OF 0.75m FROM THE BOUNDARY AND LOCATED IN AN EASEMENT 2.0m WIDE.
- ALL PITS TO BE BENCHED AND STREAMLINED.



SECTION A
SCALE 1:20



SECTION B
SCALE 1:20

KERB INLET PIT DETAIL
N.T.S.



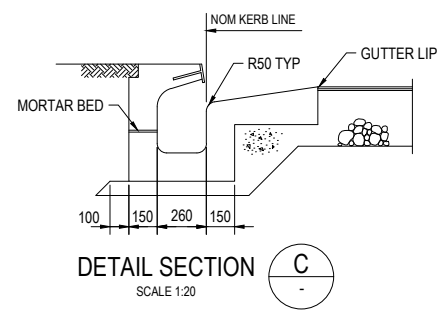
NOT FOR CONSTRUCTION

REV.	DATE	AMENDMENT	DESIGN	DRAWN	CHECKED	APPROVED	SCALES			Hunter Warners Bay N.S.W. 2282 Ph. 02 4978 5100 Central Coast Tuggerah N.S.W. 2259 Ph. 02 4305 4300 Sydney Sydney N.S.W. 2000 Ph. 02 8787 4499 www.adwjohnson.com.au	CLIENT 	PROPERTY DESCRIPTION LOT 5, D.P. 1275478 JERICHO ROAD & BUCHAN AVENUE, EDMONDSON PARK	PROJECT				
PROJECT SITE 3 - CIVIL INFRASTRUCTURE		PLAN TITLE STORMWATER DETAILS SHEET 1		SURVEYED ADW Johnson	DATUM GDA2020 M.G.A. ZONE 56 A.H.D.	PROJECT No. 300443 -	DISCIPLINE CENG -						NUMBER 411	REV. A			
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B	26/02/26	ISSUED FOR APPROVAL	JH	JS	JH	JH											

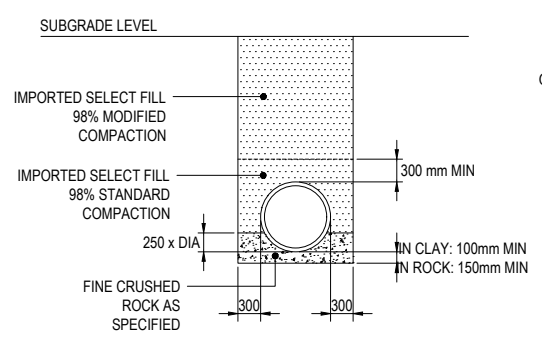
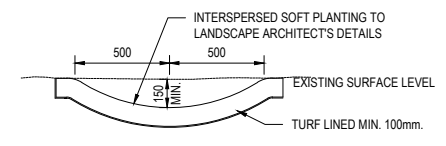
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Rev	Date	Description	DP Full Name	Reg No
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GENERAL NOTES:

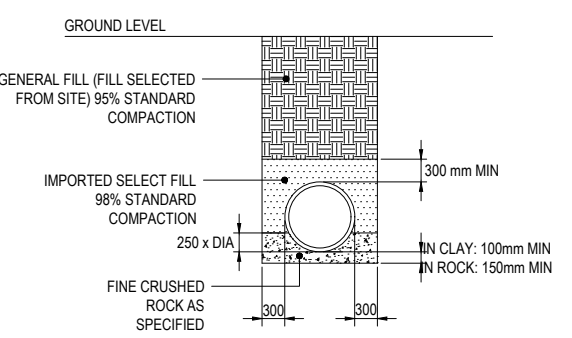
- FOR STORMWATER SETOUT REFER LS.
- ALL STORMWATER PITS DEEPER THAN 1.2m TO HAVE STEP IRONS.
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- ALL PITS TO BE BENCHED AND STREAMLINED.



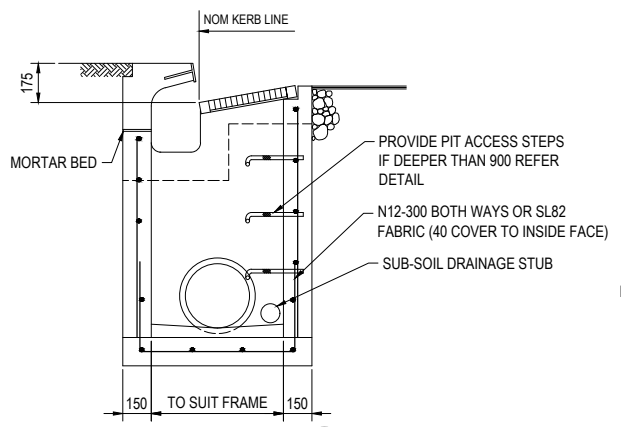
TYPICAL SECTION - OVERLAND FLOW PATH
SCALE 1:20



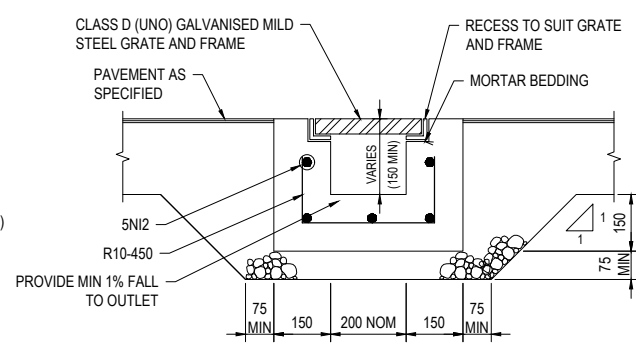
TRENCH DETAIL - TYPE 1
NTS
LOCATION: UNDER PAVED AREAS



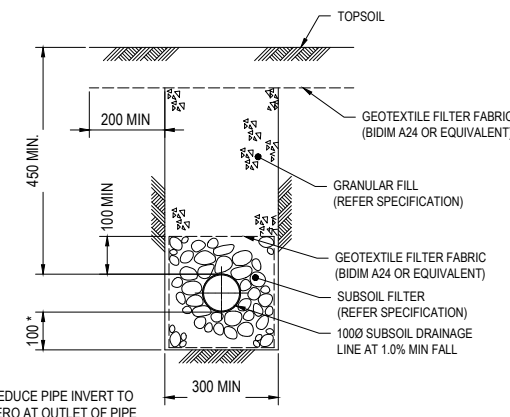
TRENCH DETAIL - TYPE 2
NTS
LOCATION: LANDSCAPED AREAS



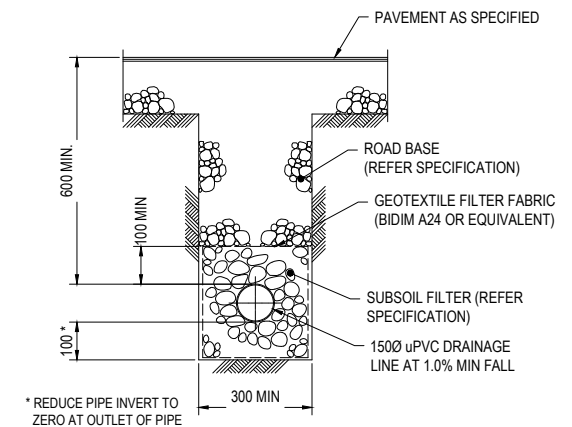
DETAIL SECTION B
SCALE 1:20



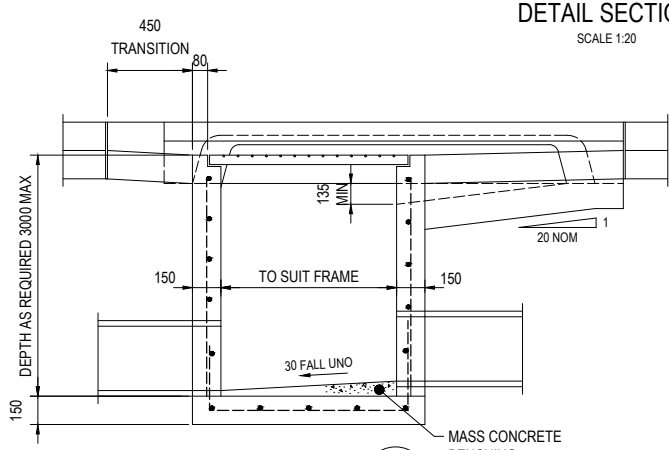
GRADED DRAIN
SCALE 1:10



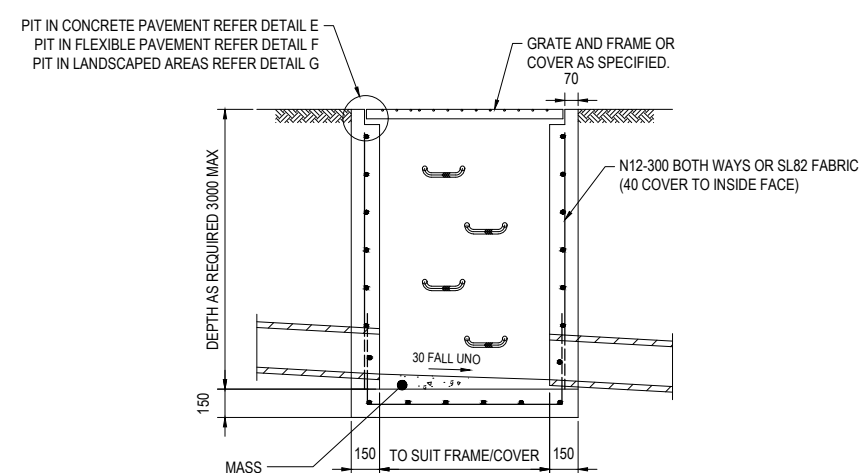
SUBSOIL IN LANDSCAPED AREAS
NTS



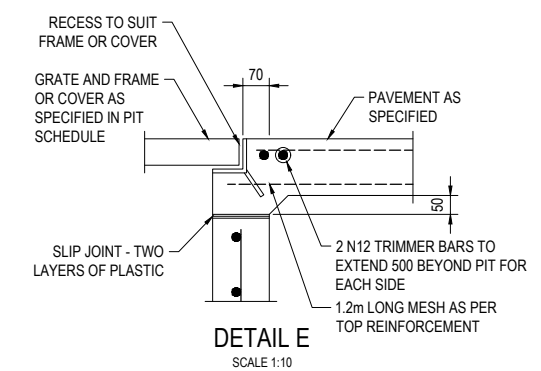
SUBSOIL IN PAVED AREAS
NTS



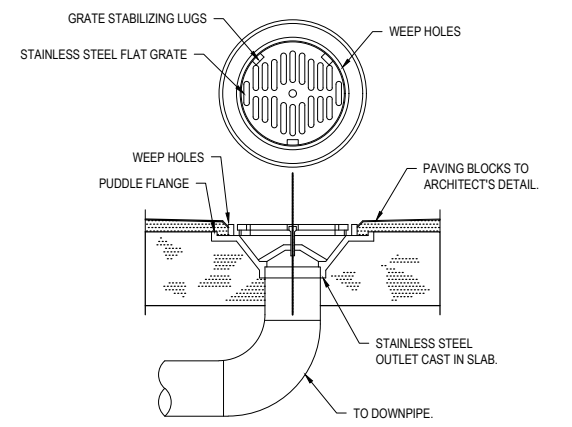
DETAIL SECTION A
SCALE 1:20



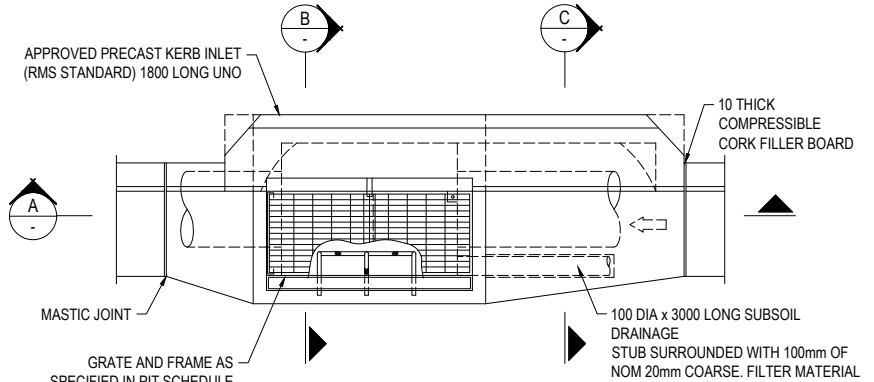
DETAIL SECTION D
SCALE 1:20



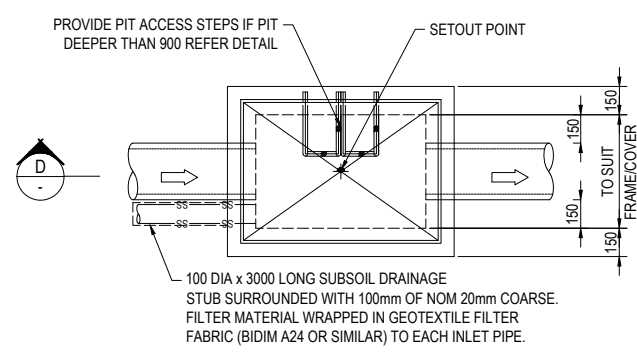
DETAIL E
SCALE 1:10



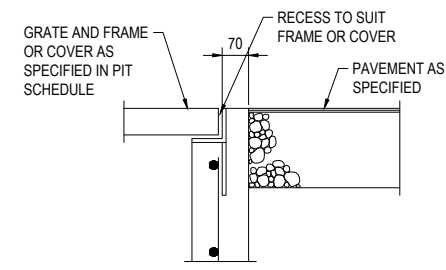
FLOOR WASTE (FG)
NOT TO SCALE



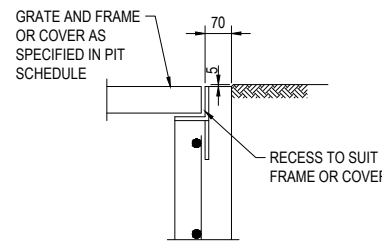
PLAN KERB INLET PIT (KIP)
BCC A(BS)106M
SCALE 1:20



PLAN SURFACE INLET PIT (SIP) JUNCTION PIT (JP)
SCALE 1:20



DETAIL F
SCALE 1:10

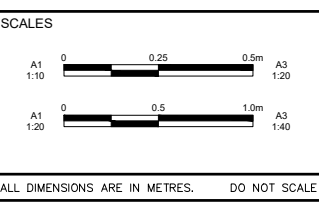


DETAIL G
SCALE 1:10



NOT FOR CONSTRUCTION

REV.	DATE	AMENDMENT	DESIGN	DRAWN	CHECKED	APPROVED	SCALES
A	16/02/26	ISSUED FOR REVIEW	JH	JH	JH	JH	A1 1:10
B	26/02/26	ISSUED FOR APPROVAL	JH	JS	JH	JH	A1 1:20



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Ph. 02 4305 4300
Sydney
Sydney N.S.W. 2000
Ph. 02 8787 4499
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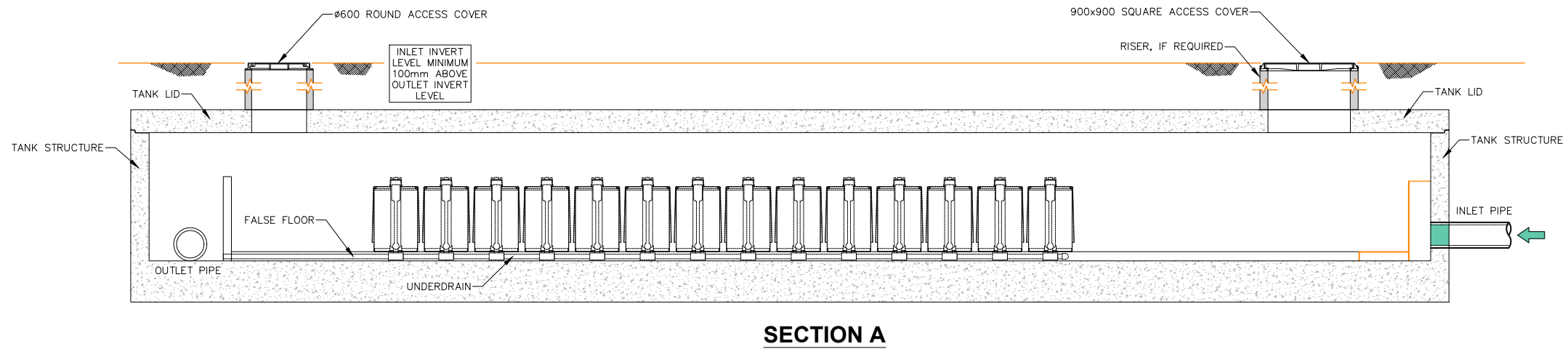
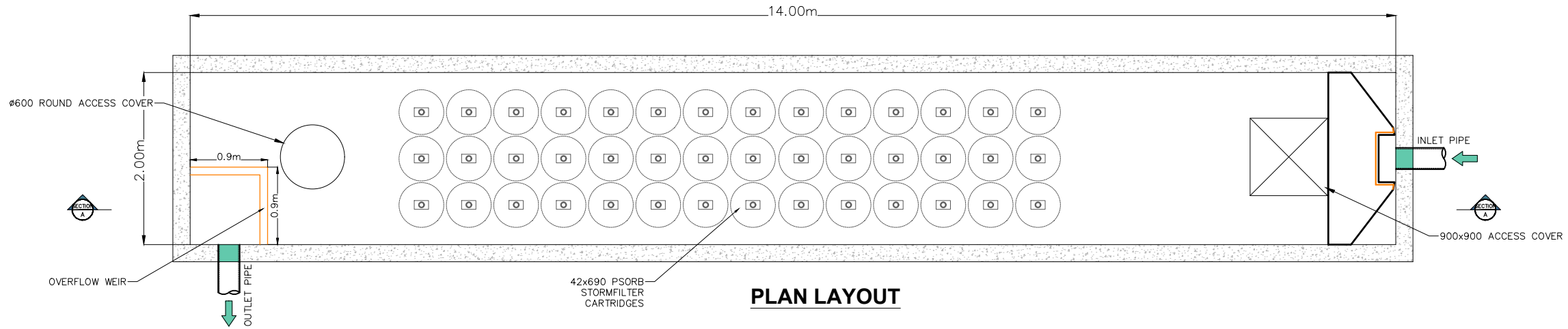
URBAN PROPERTY

CLIENT
PROPERTY DESCRIPTION
LOT 5, D.P. 1275478
JERICHO ROAD & BUCHAN AVENUE,
EDMONDSON PARK

PROJECT			
SITE 3 - CIVIL INFRASTRUCTURE			
PLAN TITLE			
STORMWATER DETAILS SHEET 2			
SURVEYED	DATUM	PROJECT No.	DISCIPLINE
ADW Johnson	GDA2020 M.G.A. ZONE 56 A.H.D.	300443	CENG
NUMBER	REV.		
412	A		

100mm AT FULL SIZE
This plan includes coloured information. If you have a black and white copy you do not have all of the information. This note is coloured RED.

Regulated Design Record				
Project Address:				
Project Title:				
Consent No:		Body Corporate Reg No:		
Drawing Title:		Drawing No:		
Rev	Date dd.mm.yy	Description	DP Full Name	Reg No



WSUB FILTER TANK PLAN

SCALE 1: 30



NOT FOR CONSTRUCTION

REV.	DATE	AMENDMENT	DESIGN	DRAWN	CHECKED	APPROVED	SCALES	CLIENT	PROPERTY DESCRIPTION	PROJECT			
A	16/02/26	ISSUED FOR REVIEW	JH	JH	JH	JH	<p>ALL DIMENSIONS ARE IN METRES. DO NOT SCALE</p>	URBAN PROPERTY Hunter Warners Bay N.S.W. 2282 Ph. 02 4978 5100 Central Coast Tuggerah N.S.W. 2259 Ph. 02 4305 4300 Sydney Sydney N.S.W. 2000 Ph. 02 8787 4499 www.adwjohnson.com.au	LOT 5, D.P. 1275478 JERICO ROAD & BUCHAN AVENUE, EDMONDSON PARK	SITE 3 - CIVIL INFRASTRUCTURE			
B	26/02/26	ISSUED FOR APPROVAL	JH	JS	JH	JH				PLAN TITLE			
										WSUB FILTER TANK PLAN & DETAILS			
							SURVEYED ADW Johnson		DATUM GDA2020 M.G.A. ZONE 56 A.H.D.	PROJECT No. 300443	DISCIPLINE CENG	NUMBER 421	REV. A

Regulated Design Record				
Project Address:				
Project Title:				
Consent No:		Body Corporate Reg No:		
Drawing Title:		Drawing No:		
Rev	Date dd.mm.yy	Description	DP Full Name	Reg No

Colour		LEGEND (+ FILL - CUT)																					
Lower (m)	2	1.75	1.5	1.25	1	0.75	0.5	0.25	0	-0.25	-0.5	-0.75	-1	-1.25	-1.5	-1.75	-2	-2.5	-3	-3.5	-4	-4.5	
	to	to	to	to	to	to	to	to	to	to	to	to	to	to	to	to	to	to	to	to	to	to	to
Upper (m)	2.5	2	1.75	1.5	1.25	1	0.75	0.5	0.25	0	-0.25	-0.5	-0.75	-1	-1.25	-1.5	-1.75	-2	-2.5	-3	-3.5	-4	

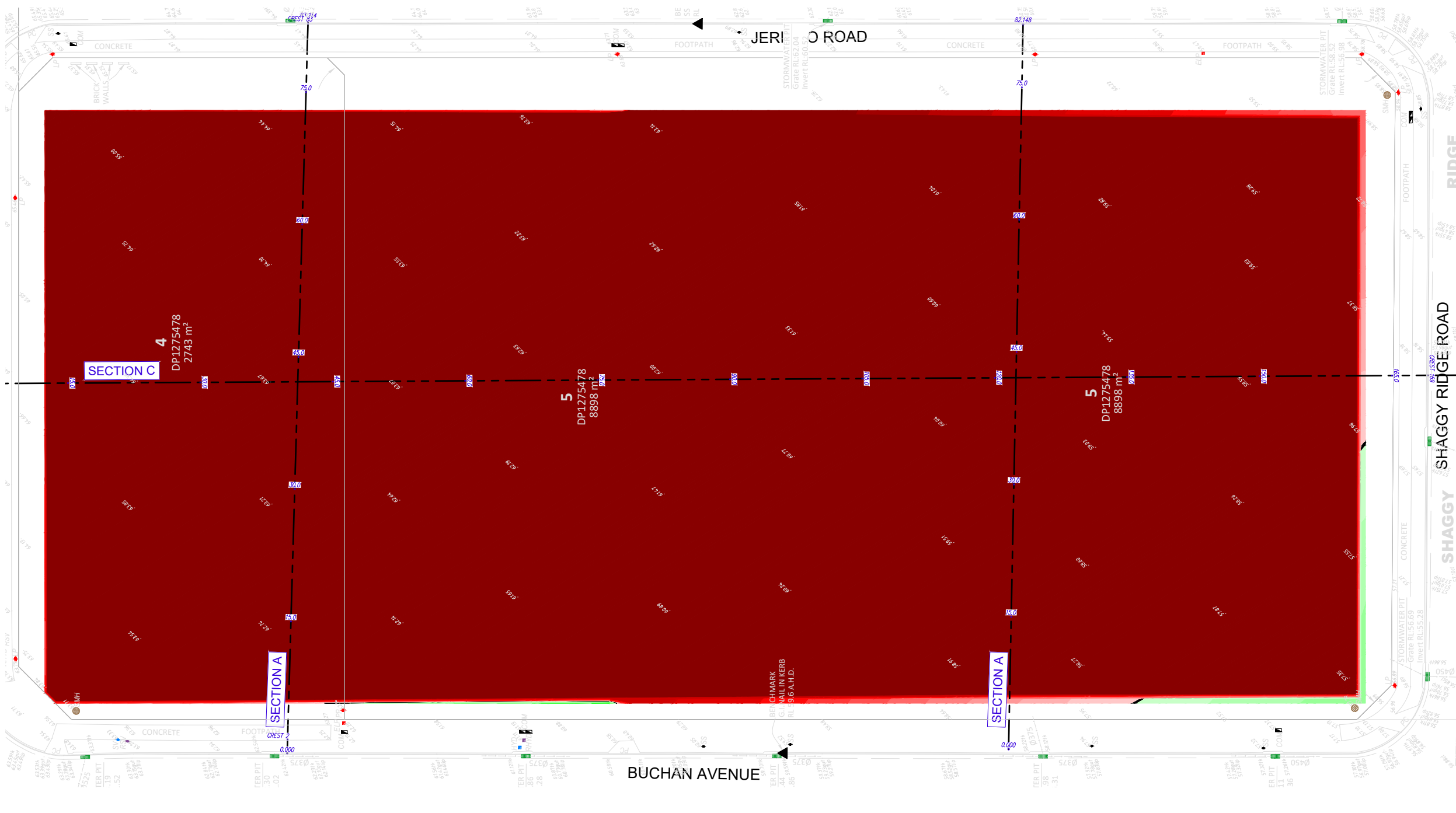
LEGEND	
	SITE BOUNDARY
	STAGE BOUNDARY
	PROPOSED LOT BOUNDARY
	EXISTING LOT BOUNDARY
	FUTURE LOT BOUNDARY
	DESIGN CONTOURS
	NATURAL CONTOURS
	PROPOSED KERB
	EXTENTS OF BATTER
	PROPOSED RETAINING WALL

CONTOUR INTERVAL = 0.2m

GENERAL NOTES:

- CUT/FILL CALCULATIONS BASED EARTHWORKS VOLUMES BETWEEN NATURAL SURFACE (SUPER NS) & DESIGN (SUPER DESIGN).
- ORGANIC MATERIAL, E.G. LOGS, BRANCHES, STUMPS ETC., ARE TO BE STOCKPILED AND MULCHED ONSITE UNLESS OTHERWISE NOTED, AND NOT INCORPORATED INTO WORKS
- ROCKS EXCAVATED AS PART OF BULK EARTHWORKS ARE TO BE CRUSHED SUCH THAT NO INDIVIDUAL ROCK IS IN EXCESS OF 50mm IN ANY DIRECTION
- ALL TOPSOIL AND UNSUITABLE MATERIAL WILL BE REMOVED PRIOR TO PLACEMENT OF EXCESS MATERIAL FROM ROAD EXCAVATION IN ACCORDANCE WITH DIRECTIONS FROM GEOTECHNICAL ENGINEER.
- MAXIMUM NOMINATED THICKNESS OF FILL LAYER
 - 150mm IN ROAD RESERVE AREAS
 - 300mm IN OTHER AREAS
- MINIMUM NOMINATED COMPACTION OF FILL
 - 98% STANDARD IN ROAD RESERVE AREAS
 - 95% STANDARD IN OTHER AREAS
- EARTHWORKS SHOULD BE CARRIED OUT IN ACCORDANCE WITH THE RECOMMENDATIONS OUTLINED IN AS3798-2007 'GUIDELINES FOR EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS'. FILL UNDER ROADS SHALL BE UNDER LEVEL 2 SUPERVISION. FILL IN LOTS TO BE COMPLETED UNDER LEVEL 1 SUPERVISION.
- COMPACTION OF EARTHWORKS ASSOCIATED WITHIN LOTS TO BE CARRIED OUT UNDER LEVEL 1 SUPERVISION IN ACCORDANCE WITH AS 3798-2007 AND A REPORT SUBMITTED TO THE PRINCIPAL CERTIFYING AUTHORITY WITH DOCUMENTATION ACCOMPANYING THE RESPECTIVE COMPLIANCE CERTIFICATE APPLICATION.
- ALL AREAS DISTURBED DURING EARTHWORKS ARE TO BE REINSTATED AND SEEDED IMMEDIATELY.
- ALL SITE REGRADE TO BE CONTROL FILL IN ACCORDANCE WITH GEOTECHNICAL ENGINEERS DIRECTION.
- WHERE PRACTICAL CATCHDRAINS ARE TO BE CONSTRUCTED UPSLOPE OF THE SITE REGRADE TO DIVERT CLEAN SURFACE WATER.
- SITE REGRADE AREAS ARE TO BE TURFED OR SEEDED AS DIRECTED BY LANDSCAPE ARCHITECT OR SUPERINTENDENT.
- ALL TREES TO BE REMOVED ARE TO BE MULCHED/ CHIPPED ON SITE AND REUSED AS MULCH WITHIN THE DEVELOPMENT.

CUT/FILL VOLUMES	
CUT:	-81770.367m ³
FILL:	12.524m ³
SURPLUS OF MATERIAL:	-81757.84m ³



SITE REGRADE PLAN
SCALE 1:250

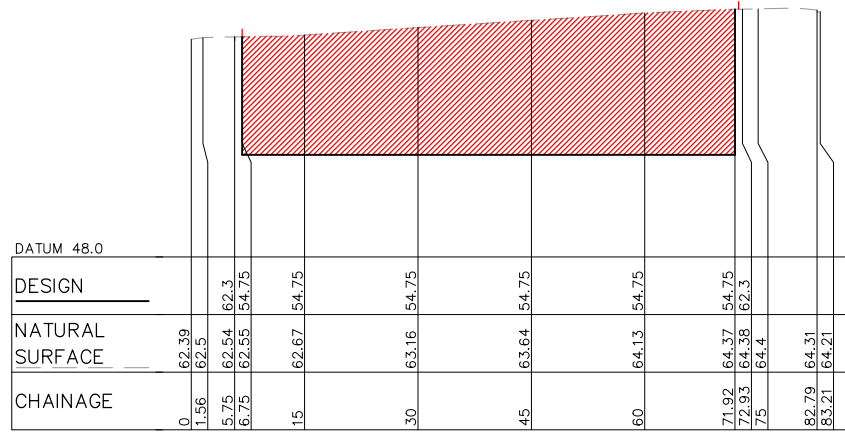
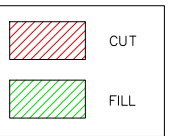


NOT FOR CONSTRUCTION

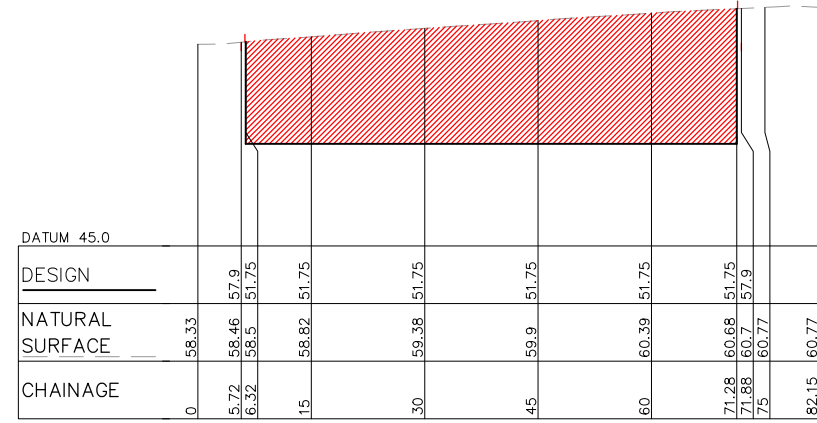
REV.	DATE	AMENDMENT	DESIGN	DRAWN	CHECKED	APPROVED	SCALES	 Hunter Warners Bay N.S.W. 2282 Ph. 02 4978 5100 Central Coast Tuggerah N.S.W. 2259 Ph. 02 4305 4300 Sydney Sydney N.S.W. 2000 Ph. 02 8787 4499 www.adwjohnson.com.au	CLIENT	PROPERTY DESCRIPTION LOT 5, D.P. 1275478 JERICHO ROAD & BUCHAN AVENUE, EDMONDSON PARK	PROJECT			
A	16/02/26	ISSUED FOR REVIEW	JH	JS	JH	JH	 A1 1:250 A3 1:500		URBAN PROPERTY		SITE 3 - CIVIL INFRASTRUCTURE PLAN TITLE BULK EARTHWORKS PLAN			
B	26/02/26	ISSUED FOR APPROVAL	JH	JS	JH	JH	ALL DIMENSIONS ARE IN METRES. DO NOT SCALE	ADW Johnson	DATUM GDA2020 M.G.A. ZONE 56 A.H.D.	PROJECT No. 300443	DISCIPLINE CENG	NUMBER 501	REV. A	

100mm AT FULL SIZE
This plan includes coloured information. If you have a black and white copy you do not have all of the information. This note is coloured RED.

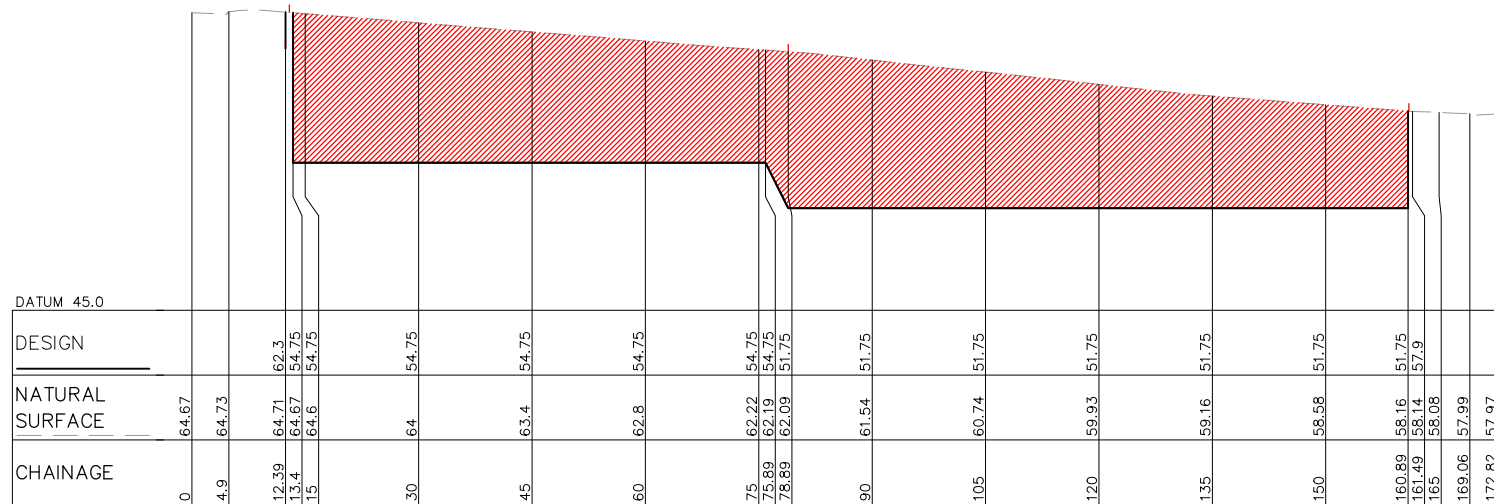
Regulated Design Record				
Project Address:				
Project Title:				
Consent No:		Body Corporate Reg No:		
Drawing Title:		Drawing No:		
Rev	Date dd.mm.yy	Description	DP Full Name	Reg No



SITE SECTION A
HORIZONTAL SCALE 1:500
VERTICAL SCALE 1:250



SITE SECTION B
HORIZONTAL SCALE 1:500
VERTICAL SCALE 1:250



SITE SECTION C
HORIZONTAL SCALE 1:500
VERTICAL SCALE 1:250

GENERAL NOTES:

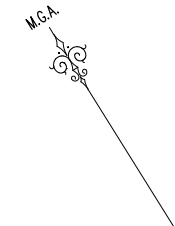
- CUT/FILL VALUES SHOWN ARE INDICATIVE ONLY AND REPRESENTATIVE OF LEVEL DIFFERENCE BETWEEN EXISTING SURFACE AND PROPOSED FINISHED SURFACE ONLY.
- NO ALLOWANCE HAS BEEN MADE FOR STRIPPING/GRUBBING, PAVEMENT BOXING, OVER EXCAVATION FOR BUILDINGS, BULKING FACTORS ETC.



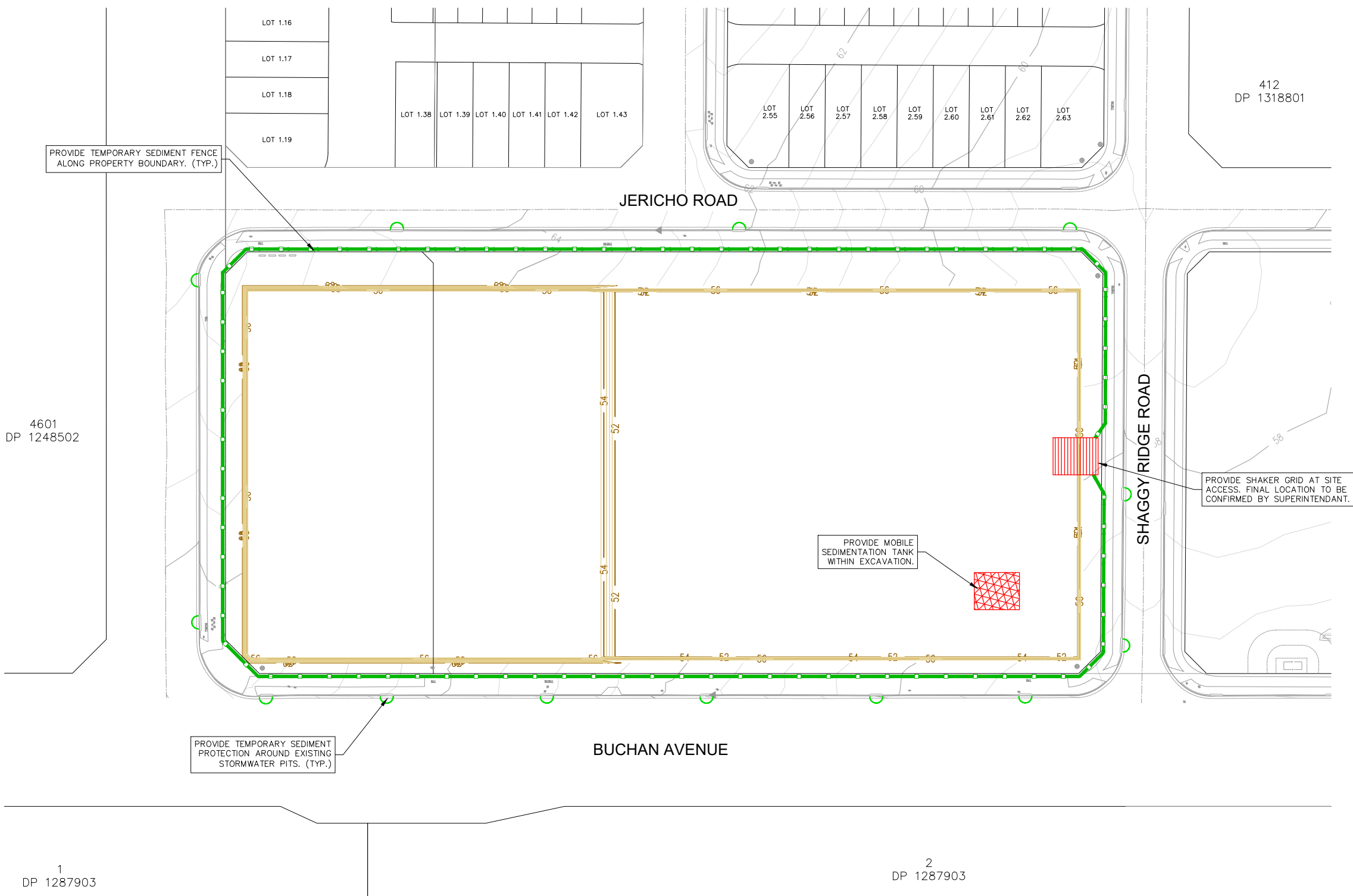
NOT FOR CONSTRUCTION

REV.	DATE	AMENDMENT	DESIGN	DRAWN	CHECKED	APPROVED	SCALES	CLIENT	PROPERTY DESCRIPTION	PROJECT
A	16/02/26	ISSUED FOR REVIEW	JH	JS	JH	JH		URBAN PROPERTY Hunter Warners Bay N.S.W. 2282 Ph. 02 4978 5100 Central Coast Tuggerah N.S.W. 2259 Ph. 02 4305 4300 Sydney Sydney N.S.W. 2000 Ph. 02 8787 4499 www.adwjohnson.com.au	LOT 5, D.P. 1275478 JERICHO ROAD & BUCHAN AVENUE, EDMONDSON PARK	SITE 3 - CIVIL INFRASTRUCTURE BULK EARTHWORKS SECTIONS SHEET 1
B	26/02/26	ISSUED FOR APPROVAL	JH	JS	JH	JH	ALL DIMENSIONS ARE IN METRES. DO NOT SCALE	ADW Johnson	GDA2020 M.G.A. ZONE 56 A.H.D.	PROJECT No. 300443 - DISCIPLINE CENG - NUMBER 511 - REV. A

Regulated Design Record				
Project Address:				
Project Title:				
Consent No:		Body Corporate Reg No:		
Drawing Title:		Drawing No:		
Rev	Date	Description	DP Full Name	Reg No
	dd.mm.yy			



LEGEND	
	SITE BOUNDARY
	PROPOSED LOT BOUNDARY
	EXISTING LOT BOUNDARY
	CONTOURS
	PROPOSED KERB
	EXISTING KERB
	SEDIMENT/SILT FENCING
	NO-GO FENCING
	DIVERSION DRAIN
	PROPOSED PIT INLET FILTER
	PROPOSED LINTEL INLET FILTER
	SITE ACCESS/SHAKER RAMP
	MOBILE SEDIMENTATION TANK



100mm AT FULL SIZE
This plan includes coloured information. If you have a black and white copy you do not have all of the information. This note is coloured RED.

EROSION & SEDIMENT CONTROL PLAN
SCALE 1:400



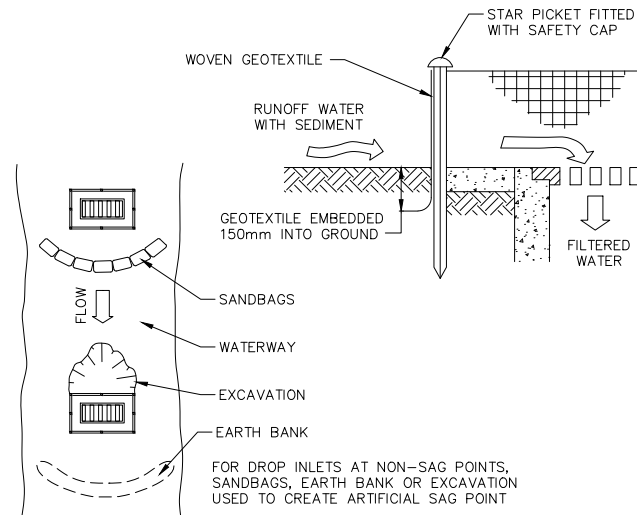
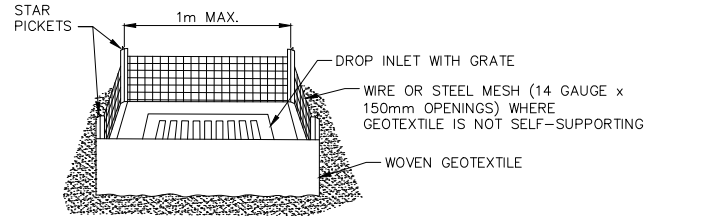
NOT FOR CONSTRUCTION

REV.	DATE	AMENDMENT	DESIGN	DRAWN	CHECKED	APPROVED	SCALES	 ALL DIMENSIONS ARE IN METRES. DO NOT SCALE	 Hunter Warners Bay N.S.W. 2282 Ph. 02 4978 5100 Central Coast Tuggerah N.S.W. 2259 Ph. 02 4305 4300 Sydney Sydney N.S.W. 2000 Ph. 02 8787 4499 www.adwjohanson.com.au	CLIENT URBAN PROPERTY	PROPERTY DESCRIPTION		PROJECT			
A	16/02/26	ISSUED FOR REVIEW	JH	JS	JH	JH	A1 1:400				LOT 5, D.P. 1275478 JERICHO ROAD & BUCHAN AVENUE, EDMONDSON PARK	PROJECT SITE 3 - CIVIL INFRASTRUCTURE		PLAN TITLE EROSION & SEDIMENT CONTROL PLAN		
B	26/02/26	ISSUED FOR APPROVAL	JH	JS	JH	JH	A3 1:800				SURVEYED ADW Johnson	DATUM GDA2020 M.G.A. ZONE 56 A.H.D.	PROJECT No. 300443	DISCIPLINE CENG	NUMBER 601	REV. A

Regulated Design Record				
Project Address:				
Project Title:				
Consent No:		Body Corporate Reg No:		
Drawing Title:		Drawing No:		
Rev	Date dd.mm.yy	Description	DP Full Name	Reg No

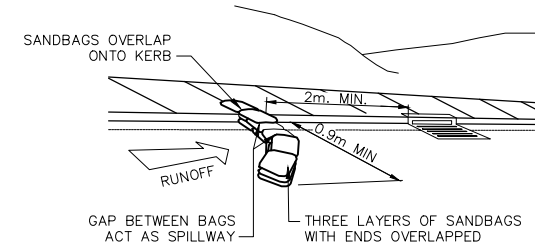
GENERAL NOTES:

- EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSISTENT WITH THE NSW GOVERNMENT'S "MANAGING URBAN STORMWATER: SOILS AND CONSTRUCTION".
- THE ARRANGEMENT SHOWN ON THE PLANS IS DIAGRAMMATIC ONLY. AMENDMENTS MAY NEED TO BE MADE DURING CONSTRUCTION.
- ALL SEDIMENT AND EROSION CONTROL MEASURES, ARE TO BE IN PLACE PRIOR TO STRIPPING OF SITE.
- MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES UNTIL COMPLETE REHABILITATION IS ACHIEVED.
- DISTURBED AREAS ARE TO BE KEPT TO A MINIMUM. NO MORE THAN 2.5ha OF THE SITE SHALL BE EXPOSED TO EROSION AT ANY ONE TIME.
- ALL TOPSOIL IN SITE REGRADING AREAS AND ROAD RESERVES TO BE STOCKPILED ON SITE.
- STOCKPILE AREA TO BE FULLY FENCED WITH SILT PROOF FABRIC AT ALL TIMES.
- IMPORTED MATERIAL TO BE PLACED DIRECTLY INTO SITE REGRADING AREAS. IMPORTED MATERIAL IS NOT TO BE STOCKPILED.
- STOCKPILES ARE TO BE REMOVED AS SOON AS PRACTICABLE AND SITES REINSTATED IMMEDIATELY.
- CONSERVE ALL TOPSOIL, STOCKPILE AND PROTECT FOR RE-USE ON SITE.
- STOCKPILES OF MATERIAL ARE TO BE PLACED AWAY FROM DRAINAGE FLOW PATHS AND HEAVILY TRAFFICABLE AREAS AND ARE TO BE SURROUNDED BY SILT FENCING AT ALL TIMES.
- PROTECT ALL DISTURBED AREAS FROM EROSION.
- MINIMISE SEDIMENTATION.
- ERECT AND MAINTAIN SILT FENCES AT THE DOWNSLOPE SIDE OF DISTURBED AREA/S DURING CONSTRUCTION.
- PLACE SEDIMENT INLET TRAPS AROUND ALL PITS WITHIN, AND DOWNSTREAM OF, THE DEVELOPMENT.
- PROVIDE GRAVEL BAGS AS REQUIRED.
- SILT FENCES AND HAY BALING TO BE PLACED WHERE DIRECTED BY COUNCIL'S ENGINEER AND MAINTAINED AT ALL TIMES.
- WHERE EVIDENCE OF SILT LEAVING THE SITE IS FOUND, CONTRACTOR IS TO CLEAR ALL SEDIMENT (INCLUDING THAT IN STORMWATER INFRASTRUCTURE) AT THEIR OWN COST.
- FOLLOWING RAIN EVENTS, ALL SEDIMENT AND EROSION CONTROL MEASURES ARE TO BE AUDITED AND REINSTATED IF NECESSARY.
- CONTROL CLEAN WATER FROM ABOVE THE SITE, THROUGH THE SITE.
- KEEP CLEAN WATER SEPARATE FROM DIRTY WATER.
- KEEP RUNOFF FROM DISTURBED AREAS, WHERE POSSIBLE, SEPARATE FROM DIRTY WATER.
- ALL DISTURBED AREAS ARE TO BE RE-VEGETATED OR OTHERWISE PROTECTED AS SOON AS PRACTICAL.
- ALL NATURAL VEGETATION AREAS OUTSIDE THE BOUNDARIES OF THE PROPOSED DEVELOPMENT WILL BE FENCED WITH NO GO FENCING TO KEEP THE AREAS FREE FROM DISTURBANCE OF MACHINERY, PARKED VEHICLES AND WASTE MATERIAL.
- AREAS OUTSIDE THE BOUNDARIES OF THE PROPOSED DEVELOPMENT WILL BE FENCED WITH NO GO FENCING TO KEEP THE AREAS FREE FROM DISTURBANCE OF MACHINERY, PARKED VEHICLES AND WASTE MATERIAL.
- TREES TO BE RETAINED WITHIN THE CONSTRUCTION AREAS ARE TO BE PROTECTED BY TREE PROTECTION FENCING IN ACCORDANCE WITH THE APPROVED LANDSCAPE MANAGEMENT PLANS.

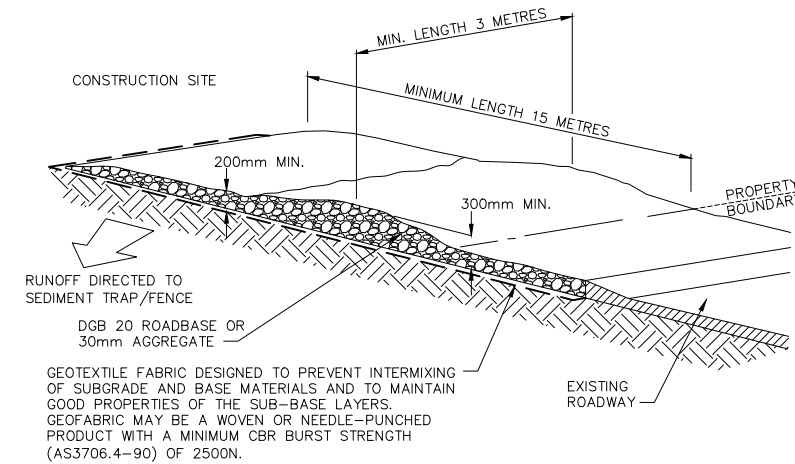


GEOTEXTILE INLET FILTER (SD6-12)
N.T.S.

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



SANDBAG KERB INLET SEDIMENT TRAP
N.T.S.



STABILISED SITE ACCESS (SD6-14)
N.T.S.

- CONSTRUCTION NOTES:**
- STRIP THE TOPSOIL, LEVEL THE SITE AND COMPACT THE SUBGRADE.
 - COVER THE AREA WITH NEEDLE-PUNCHED GEOTEXTILE.
 - CONSTRUCT A 200mm THICK PAD OVER THE GEOTEXTILE USING ROAD BASE OR 30mm AGGREGATE.
 - ENSURE THE STRUCTURE IS AT LEAST 15 METRES LONG OR TO BUILDING ALIGNMENT AND AT LEAST 3 METRES WIDE.
 - WHERE A SEDIMENT FENCE JOINS ONTO THE STABILISED ACCESS, CONSTRUCT A HUMP IN THE STABILISED ACCESS TO DIVERT WATER TO THE SEDIMENT FENCE.



NOT FOR CONSTRUCTION

REV.	DATE	AMENDMENT	DESIGN	DRAWN	CHECKED	APPROVED	SCALES
A	16/02/26	ISSUED FOR REVIEW	JH	JS	JH	JH	
B	26/02/26	ISSUED FOR APPROVAL	JH	JS	JH	JH	

ALL DIMENSIONS ARE IN METRES. DO NOT SCALE

Hunter
Warners Bay N.S.W. 2282
Ph. 02 4978 5100
Central Coast
Tuggerah N.S.W. 2259
Ph. 02 4305 4300
Sydney
Sydney N.S.W. 2000
Ph. 02 8787 4499
www.adwjohnson.com.au

CLIENT

PROPERTY DESCRIPTION	
LOT 5, D.P. 1275478 JERICHO ROAD & BUCHAN AVENUE, EDMONDSON PARK	
SURVEYED	DATUM
ADW Johnson	GDA2020 M.G.A. ZONE 56 A.H.D.

PROJECT			
SITE 3 - CIVIL INFRASTRUCTURE			
PLAN TITLE			
EROSION & SEDIMENT CONTROL NOTES & DETAILS			
PROJECT No.	DISCIPLINE	NUMBER	REV.
300443	CENG	611	A

Regulated Design Record				
Project Address:				
Project Title:				
Consent No:		Body Corporate Reg No:		
Drawing Title:		Drawing No:		
Rev	Date	Description	DP Full Name	Reg No
	dd.mm.yy			

CONCEPT ENGINEERING PLANS OF SITE 4 - CIVIL INFRASTRUCTURE LOT 6 & 7, D.P. 1275478 JERICHO ROAD & BUCHAN AVENUE, EDMONDSON PARK



LOCALITY SKETCH
NOT TO SCALE

INDEX OF DRAWINGS

DRAWING No.	DRAWING NAME
300443-CENG-S4-001	COVER SHEET, LOCALITY SKETCH & INDEX OF DRAWINGS
300443-CENG-S4-002	OVERALL SITE PLAN
300443-CENG-S4-101	GENERAL ARRANGEMENT PLAN - LOWER GROUND
300443-CENG-S4-102	GENERAL ARRANGEMENT PLAN - UPPER GROUND
300443-CENG-S4-201	DRIVEWAY PLAN AND PROFILES
300443-CENG-S4-401	STORMWATER CATCHMENT PLAN
300443-CENG-S4-411	STORMWATER DETAILS - SHEET 1
300443-CENG-S4-412	STORMWATER DETAILS - SHEET 2
300443-CENG-S4-421	WSUD FILTER TANK PLAN & DETAILS
300443-CENG-S4-501	BULK EARTHWORKS PLAN
300443-CENG-S4-511	BULK EARTHWORKS SECTIONS
300443-CENG-S4-601	EROSION & SEDIMENT CONTROL PLAN
300443-CENG-S4-611	EROSION & SEDIMENT CONTROL NOTES



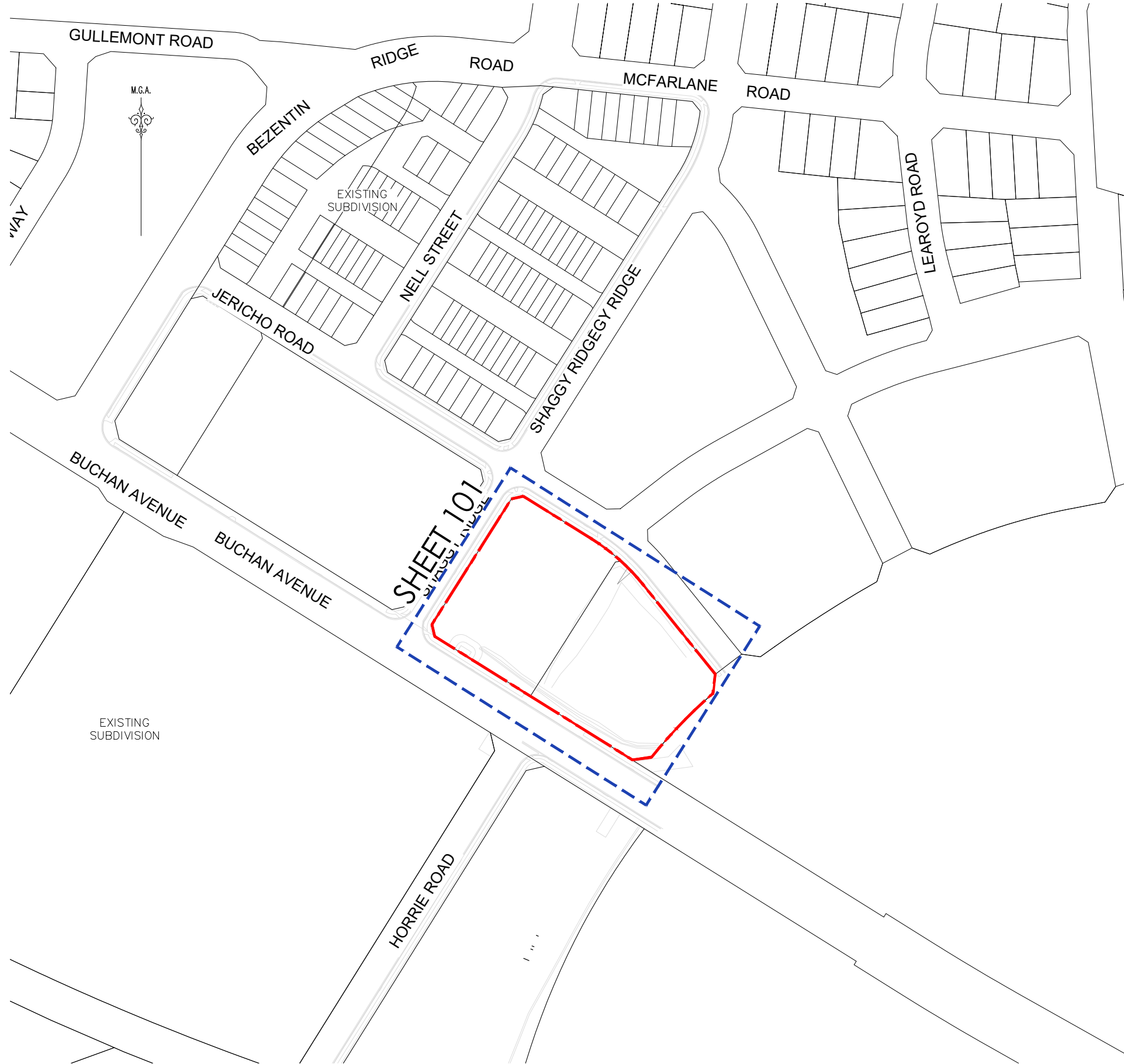
NOT FOR CONSTRUCTION

REV.	DATE	AMENDMENT	DESIGN	DRAWN	CHECKED	APPROVED	SCALES	CLIENT	PROPERTY DESCRIPTION	PROJECT	PROJECT No.	DISCIPLINE	NUMBER	REV.
A	16/02/26	ISSUED FOR REVIEW	JH	JS	JH	JH		 Hunter Warners Bay N.S.W. 2282 Ph. 02 4978 5100 Central Coast Tuggerah N.S.W. 2259 Ph. 02 4305 4300 Sydney Sydney N.S.W. 2000 Ph. 02 8787 4499 www.adwjohnson.com.au	LOT 6 & 7, D.P. 1275478 JERICHO ROAD & BUCHAN AVENUE, EDMONDSON PARK	SITE 4 - CIVIL INFRASTRUCTURE	300443	CENG	001	A
B	26/02/26	ISSUED FOR APPROVAL	JH	JS	JH	JH	SURVEYED ADW Johnson							

100mm AT FULL SIZE
This plan includes coloured information. If you have a black and white copy you do not have all of the information. This note is coloured RED.

Regulated Design Record				
Project Address:				
Project Title:				
Consent No:		Body Corporate Reg No:		
Drawing Title:		Drawing No:		
Rev	Date	Description	DP Full Name	Reg No
	dd.mm.yy			

LEGEND	
	SITE BOUNDARY
	EXISTING LOT BOUNDARY



	ORIGIN OF LEVELS BENCH MARK S.S.M. 219384 E 301 780. 458 N 6 239 644. 761 R.L. 63.13 A.H.D.
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GENERAL NOTES:

- GENERAL:**
- FOR STANDARD COUNCIL NOTES & DETAILS REFER TO **LIVERPOOL COUNCIL STANDARD DRAWINGS**.
 - SETOUT INFORMATION IS TO BE VERIFIED BY THE CONTRACTOR AGAINST THE PLAN VIEW, LONGITUDINAL SECTIONS, AND ELECTRONIC 12D DATA BEFORE BEING USED. IF THERE IS A DISCREPANCY, THE SUPERINTENDENT IS TO BE NOTIFIED AND DIRECTION WILL BE PROVIDED IN WRITING BEFORE PROCEEDING.
 - THE DRAWINGS ARE A DIAGRAMMATIC REPRESENTATION OF THE WORK TO BE CARRIED OUT ONLY, AND DIMENSIONS SHALL NOT BE OBTAINED BY SCALING.
 - ALL LEVELS SHALL BE OBTAINED FROM ESTABLISHED BENCHMARKS TO THE **AUSTRALIAN HEIGHT DATUM (A.H.D.)**.
 - POINTS OF CONFLICT BETWEEN NEW CONSTRUCTION AND EXISTING UTILITY SERVICE MAINS SHALL BE IDENTIFIED, EXPOSED AND REPORTED TO THE PROJECT MANAGER PRIOR TO CONSTRUCTION. SERVICE CONDUITS SHALL BE LAID IN POSITIONS AS APPROVED BY THE RELEVANT AUTHORITY.
 - ALL MATERIALS AND PRODUCTS FOR INSTALLATION AND CONSTRUCTION SHALL COMPLY WITH AUSTRALIAN STANDARDS.
 - THE INSPECTION, SUPERVISION AND REPORTING REQUIREMENTS OF A SUITABLY QUALIFIED ECOLOGIST REGARDING THE REMOVAL AND RELOCATION OF ANY THREATENED FAUNA SPECIES SHALL BE UNDERTAKEN AS PER RELEVANT CONDITIONS OF CONSENT.
 - ALL DIMENSIONS OF EASEMENTS AND LOTS ARE SUBJECT TO REGISTRATION OF DEPOSITED PLAN.
 - WORKING HOURS ON SITE SHALL BE IN ACCORDANCE WITH E.P.A. REQUIREMENTS AND CONDITIONS OF CONSENT.
 - VEHICULAR ACCESS AND ALL SERVICES ARE TO BE MAINTAINED AT ALL TIMES TO ADJOINING PROPERTIES AFFECTED BY CONSTRUCTION WORKS.
 - NO TREES ARE TO BE REMOVED WITHOUT PERMISSION UNLESS OTHERWISE IDENTIFIED IN THE VEGETATION MANAGEMENT PLAN.
 - TREES AND OTHER VEGETATION MAY ONLY BE REMOVED FROM THE SITE OF ROAD, DRAINAGE, BUSHFIRE MITIGATION, REGRADING WORKS AND AS SHOWN IN THE CONSTRUCTION CERTIFICATE. AN APPLICATION SHALL BE MADE TO COUNCIL FOR THE REMOVAL OF ANY OTHER TREES.
 - TREES AND SHRUBS WHICH ARE FELLED SHALL BE SALVAGED FOR RE-USE, EITHER IN LOG FORM, OR AS A WOODCHIP MULCH FOR EROSION CONTROL AND/OR SITE REHABILITATION. NON-SALVAGEABLE MATERIAL SUCH AS ROOTS AND STUMPS SHALL BE DISPOSED OF IN AN APPROVED MANNER.
 - ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE:
 - EROSION AND SEDIMENTATION CONTROL PLAN.
 - CONSTRUCTION MANAGEMENT PLAN.
 - CONDITIONS OF DEVELOPMENT CONSENT.
 - TRAFFIC AND PEDESTRIAN MANAGEMENT PLAN.
 - NOISE AND VIBRATION MANAGEMENT PLAN.
 - ABORIGINAL CULTURAL HERITAGE MANAGEMENT PLAN.
 - ENVIRONMENTAL MANAGEMENT PLAN.
 - CONTAMINATION WORK METHOD STATEMENT.
 - LANDSCAPING MANAGEMENT PLAN.
 - BUSHFIRE MANAGEMENT PLAN.
 - ALL REASONABLE MEASURES SHALL BE UNDERTAKEN TO PROTECT ALL OTHER VEGETATION ON THE SITE AND ON ADJOINING LANDS FROM DAMAGE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE BUT NOT BE LIMITED TO:
 - CLEARLY MARKING TREES TO REMAIN;
 - AVOIDING COMPACTION OF GROUND AROUND TREES TO REMAIN;
 - CLEARLY DELINEATING THE AREA OF DISTURBANCE, AND KEEPING ALL VEHICLES, CONSTRUCTION MATERIALS AND REFUSE WITHIN THAT AREA;
 - LIMITING THE NUMBER OF ACCESS POINTS;
 - LAY-DOWN AREAS ARE TO BE LOCATED WITHIN ROAD CORRIDORS OR OTHER CLEARED AREAS IDENTIFIED IN THE CMP;
 - ACTIVITIES THAT RESULT IN HIGH SOIL COMPACTION SHALL NOT BE CARRIED OUT WITHIN THE VICINITY OF VEGETATION TO BE RETAINED;
 - VEGETATION TO BE RETAINED IS TO BE CLEARLY MARKED AND SIGNPOSTED TO ENSURE THAT IT IS NOT REMOVED OR DAMAGED;
 - A PERIMETER FENCE SHALL BE PROVIDED AROUND THE PROTECTED TREE BUFFER AREAS DURING CONSTRUCTION;

TRAFFIC CONTROL:

- TRAFFIC CONTROL MEASURES TO BE IN ACCORDANCE WITH **AS1742**.

SURVEY MARKS:

- SURVEY MARKS ARE TO BE CAREFULLY PRESERVED BY THE CONTRACTOR. DAMAGED DESTROYED OR LOST MARKS WILL BE REPLACED BY THE SUPERVISING SURVEYOR AT THE CONTRACTOR'S EXPENSE.



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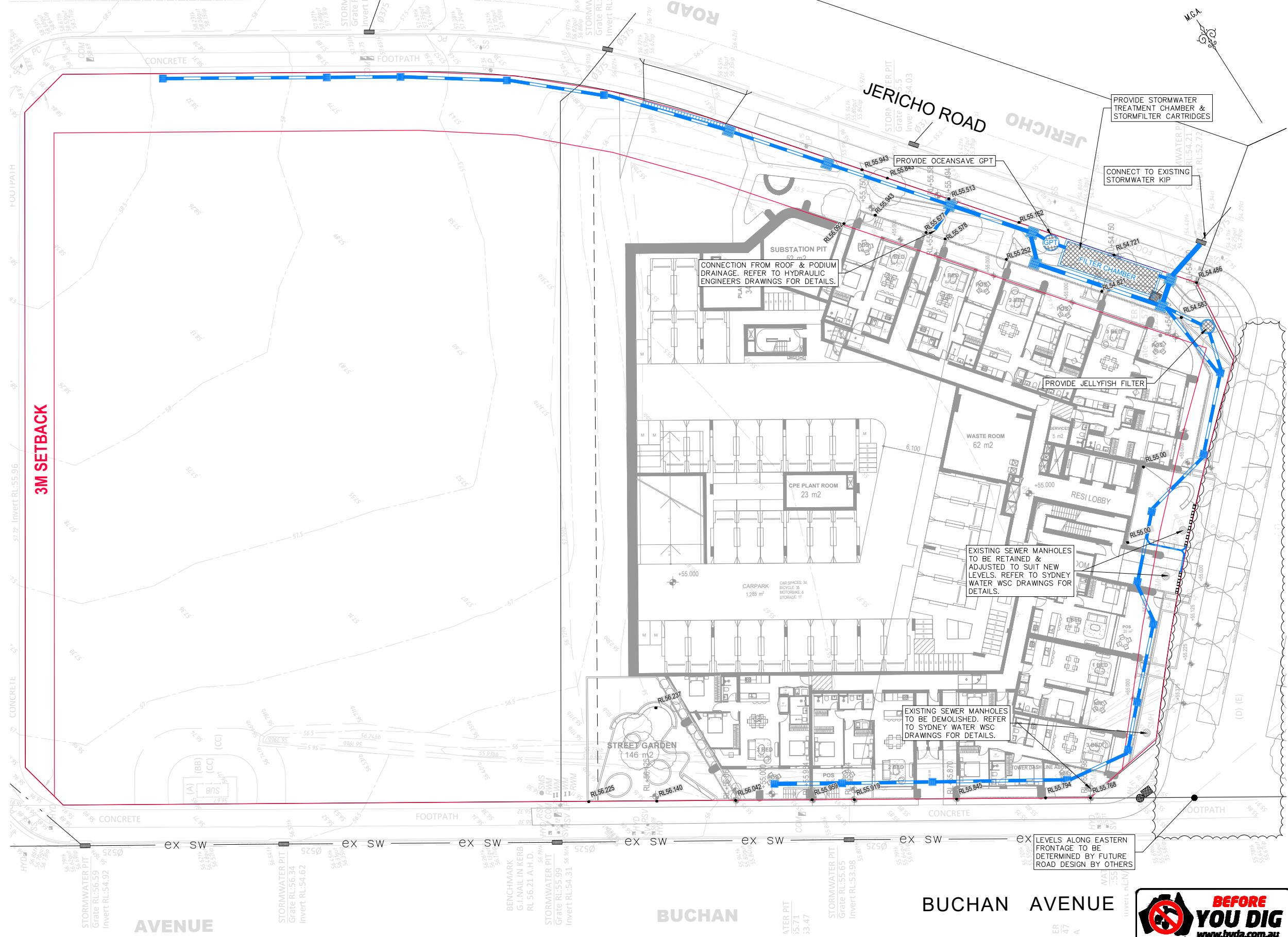
OVERALL SITE PLAN
SCALE 1:1000

REV.	DATE	AMENDMENT	DESIGN	DRAWN	CHECKED	APPROVED	SCALES	 Hunter Warners Bay N.S.W. 2282 Ph. 02 4978 5100 Central Coast Tuggerah N.S.W. 2259 Ph. 02 4305 4300 Sydney Sydney N.S.W. 2000 Ph. 02 8787 4499 www.adwjohnson.com.au	CLIENT	PROPERTY DESCRIPTION	PROJECT
A	16/02/26	ISSUED FOR REVIEW	JH	JS	JH	JH	 A1 1:1000 A3 1:2000		URBAN PROPERTY	LOT 6 & 7, D.P. 1275478 JERICO ROAD & BUCHAN AVENUE, EDMONDSON PARK	SITE 4 - CIVIL INFRASTRUCTURE
B	26/02/26	ISSUED FOR APPROVAL	JH	JS	JH	JH	ALL DIMENSIONS ARE IN METRES. DO NOT SCALE	ADW Johnson	GDA2020 M.G.A. ZONE 56 A.H.D.	PROJECT No. 300443 - DISCIPLINE CENG - NUMBER 002 - REV. A	

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Regulated Design Record				
Project Address:				
Project Title:				
Consent No:		Body Corporate Reg No:		
Drawing Title:		Drawing No:		
Rev	Date	Description	DP Full Name	Reg No

LEGEND	
	SITE BOUNDARY
	EXISTING LOT BOUNDARY
	DESIGN CONTOURS
	NATURAL CONTOURS
	PROPOSED KERB
	EXISTING KERB
	PROPOSED STORMWATER
	PROPOSED CULVERT
	PROPOSED SEWER
	PROPOSED WATER
	PROPOSED GAS
	PROPOSED ELECTRICITY
	PROPOSED NBN
	PROPOSED COMMS
	PROPOSED TELSTRA
	PROPOSED OPTIC FIBRE
	EXISTING STORMWATER
	PROPOSED SW PIT
	PROPOSED HEADWALL
	PROPOSED GPT

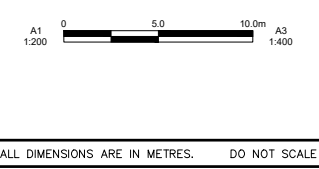


- GENERAL NOTES:**
- SETOUT INFORMATION IS TO BE VERIFIED BY THE CONTRACTOR AGAINST THE PLAN VIEW, LONGITUDINAL SECTIONS AND ELECTRONIC 12D DATA BEFORE BEING USED. IF THERE IS A DISCREPANCY THE SUPERINTENDENT IS TO BE NOTIFIED AND DIRECTION WITH BE PROVIDED IN WRITING BEFORE PROCEEDING.
 - FOR DRIVEWAY PLAN, NOTES AND DETAILS REFER SHEET 201.
FOR STORMWATER CATCHMENT PLAN, NOTES AND DETAILS REFER TO SHEETS 401 TO 421.
FOR BULK EARTHWORKS PLAN, NOTES AND SECTIONS REFER SHEETS 501 TO 511.
FOR EROSION & SEDIMENT CONTROL NOTES AND DETAILS REFER TO SHEETS 601 TO 611.

Schedule of Easements & Restrictions	
No	Description
(A)	EASEMENT FOR PADMOUNT SUBSTATION 5.5 WIDE (DP1275478)
(BB)	RESTRICTION ON THE USE OF LAND (DP1275478)
(CC)	RESTRICTION ON THE USE OF LAND (DP1275478)

REV.	DATE	AMENDMENT
A	16/02/26	ISSUED FOR REVIEW
B	26/02/26	ISSUED FOR APPROVAL

DESIGN	DRAWN	CHECKED	APPROVED	SCALES
JH	JS	JH	JH	A1 1:200, A3 1:400



adw Johnson
 Hunter Warrers Bay N.S.W. 2282 Ph. 02 4978 5100
 Central Coast Tuggerah N.S.W. 2259 Ph. 02 4305 4300
 Sydney Sydney N.S.W. 2000 Ph. 02 8787 4499
 www.adwjohnson.com.au

URBAN PROPERTY

CLIENT
 LOT 6 & 7, D.P. 1275478
 JERICHO ROAD & BUCHAN AVENUE,
 EDMONDSON PARK

PROJECT
SITE 4 - CIVIL INFRASTRUCTURE

PLAN TITLE
 GENERAL ARRANGEMENT PLAN
 LOWER GROUND

SURVEYED ADW Johnson	DATUM GDA2020 M.G.A. ZONE 56 A.H.D.	PROJECT No. 300443	DISCIPLINE CENG	NUMBER 101	REV. A
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Regulated Design Record				
Project Address:				
Project Title:				
Consent No:		Body Corporate Reg No:		
Drawing Title:		Drawing No:		
Rev	Date	Description	DP Full Name	Reg No
	dd.mm.yy			

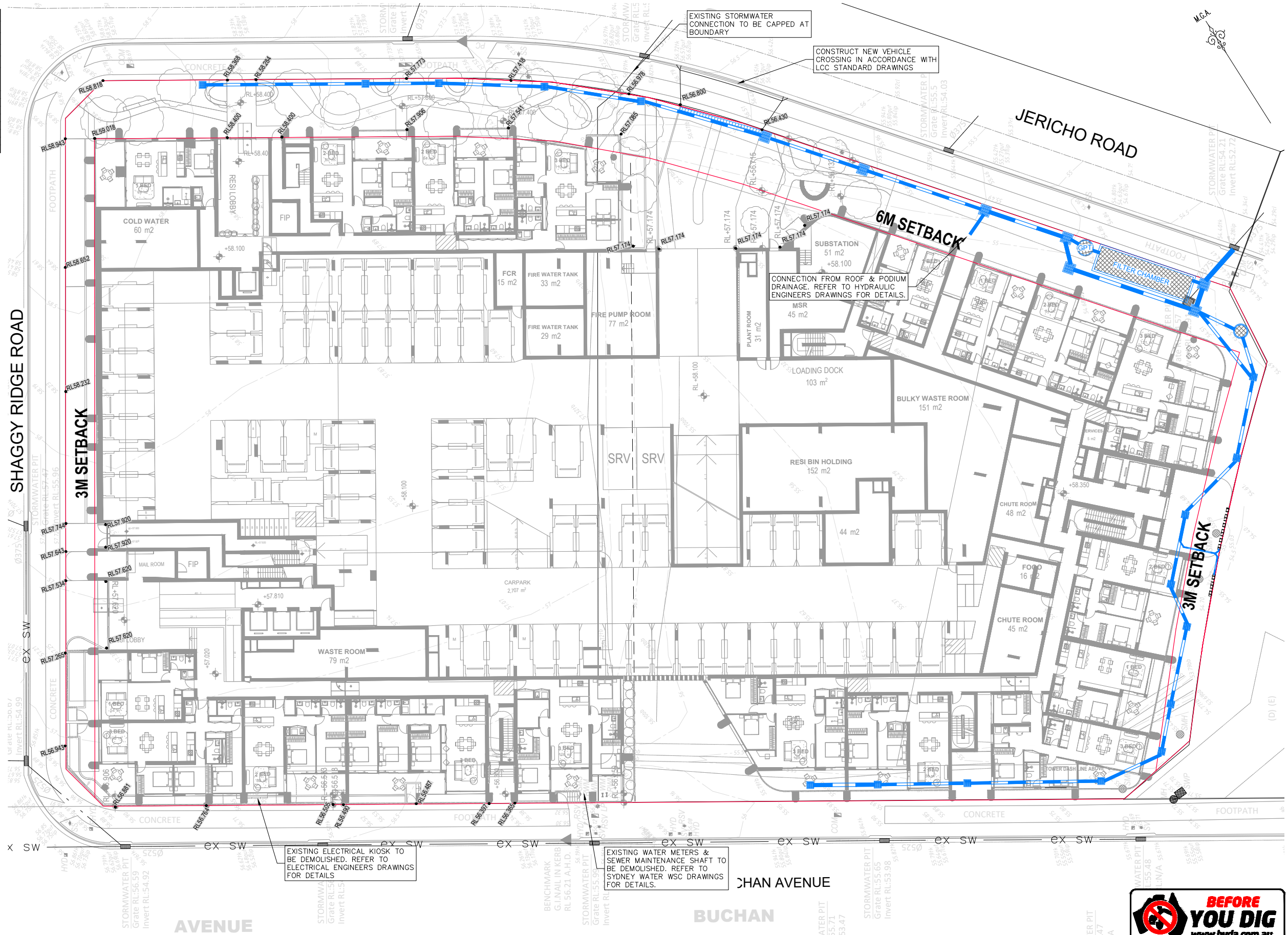
LEGEND

- SITE BOUNDARY
- EXISTING LOT BOUNDARY
- DESIGN CONTOURS
- NATURAL CONTOURS
- PROPOSED KERB
- EXISTING KERB
- SW PROPOSED STORMWATER
- PROPOSED CULVERT
- S PROPOSED SEWER
- W PROPOSED WATER
- G PROPOSED GAS
- E PROPOSED ELECTRICITY
- NBN PROPOSED NBN
- C PROPOSED COMMS
- T PROPOSED TELSTRA
- OF PROPOSED OPTIC FIBRE
- ex sw EXISTING STORMWATER
- PROPOSED SW PIT
- ▭ PROPOSED HEADWALL
- PROPOSED GPT

CONTOUR INTERVAL = 0.2m

GENERAL NOTES:

- FOR GENERAL ARRANGEMENT NOTES REFER SHEET 101.



GENERAL ARRANGEMENT PLAN

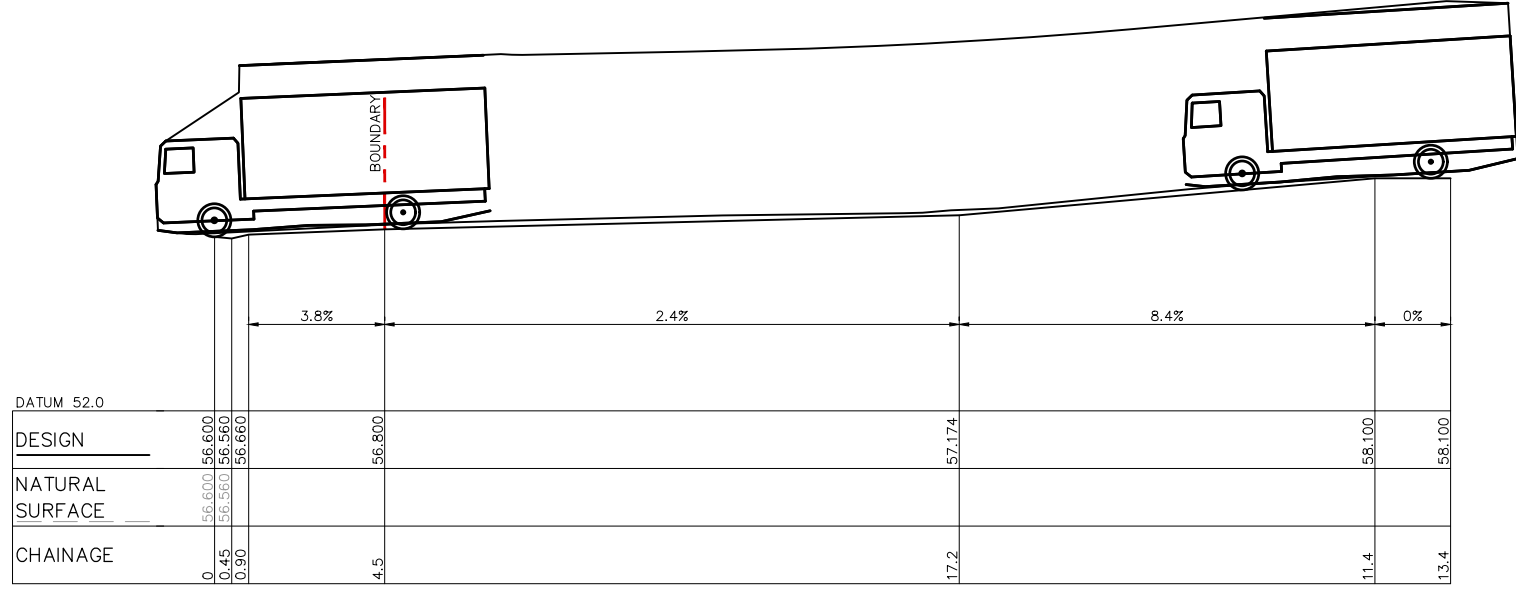
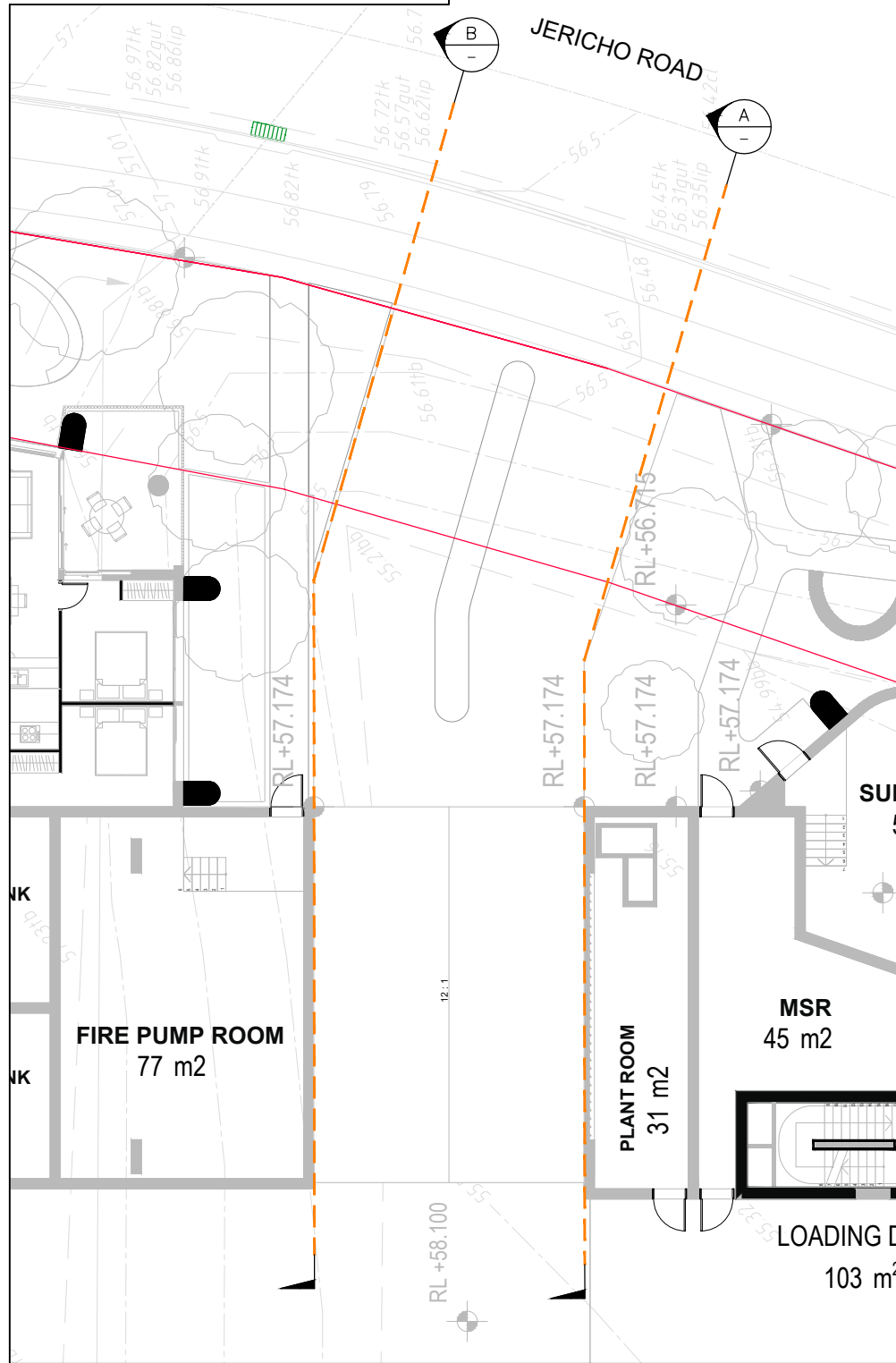
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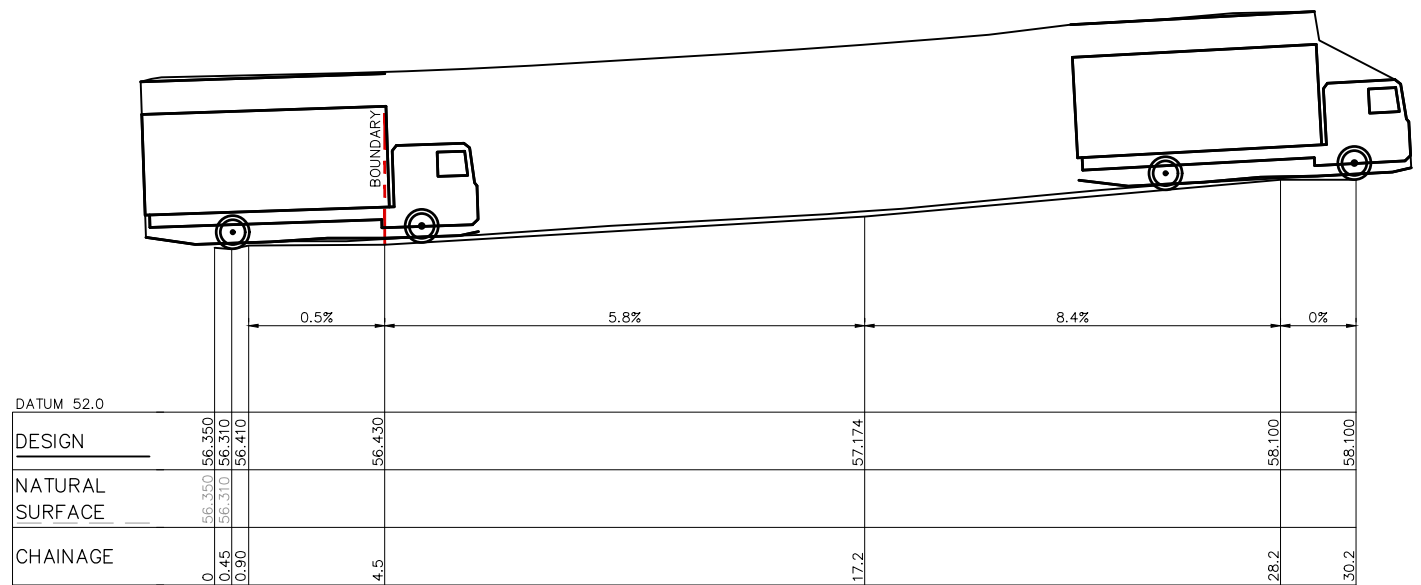
NOT FOR CONSTRUCTION

REV.	DATE	AMENDMENT	DESIGN	DRAWN	CHECKED	APPROVED	SCALES			Hunter Warners Bay N.S.W. 2282 Ph. 02 4978 5100 Central Coast Tuggerah N.S.W. 2259 Ph. 02 4305 4300 Sydney Sydney N.S.W. 2000 Ph. 02 8787 4499 www.adwjohanson.com.au	CLIENT 	PROPERTY DESCRIPTION		PROJECT			
SURVEYED		DATUM		PROJECT No.		DISCIPLINE						NUMBER		REV.			
A	16/02/26	ISSUED FOR REVIEW	JH	JS	JH	JH	A1 1:200					ADW Johnson	GDA2020 M.G.A. ZONE 56 A.H.D.	300443	CENG	102	A
B	26/02/26	ISSUED FOR APPROVAL	JH	JS	JH	JH											
													LOT 6 & 7, D.P. 1275478 JERICO ROAD & BUCHAN AVENUE, EDMONDSON PARK		SITE 4 - CIVIL INFRASTRUCTURE GENERAL ARRANGEMENT PLAN UPPER GROUND		

Regulated Design Record				
Project Address:				
Project Title:				
Consent No:		Body Corporate Reg No:		
Drawing Title:		Drawing No:		
Rev	Date	Description	DP Full Name	Reg No
	dd.mm.yy			



DRIVEWAY SECTION B
HORIZONTAL SCALE 1:10
VERTICAL SCALE 1:10



DRIVEWAY SECTION A
HORIZONTAL SCALE 1:10
VERTICAL SCALE 1:10

LEGEND	
	SITE BOUNDARY
	STAGE BOUNDARY
	PROPOSED LOT BOUNDARY
	EXISTING LOT BOUNDARY
	FUTURE LOT BOUNDARY
	PROPOSED SA KERB
	PROPOSED RT KERB
	PROPOSED FK KERB
	PROPOSED SM KERB
	PROPOSED DD KERB
	FUTURE KERB
	EXISTING KERB
	PROPOSED FOOTPATH
	ROAD PAVEMENT
	PROPOSED GUARDRAIL
	LIMIT OF WORKS
	PROPOSED SW PIT
	PROPOSED HEADWALL
	PROPOSED GPT

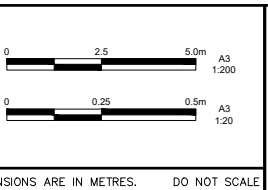
GENERAL NOTES:
1. FOR GENERAL ARRANGEMENT NOTES REFER SHEET 101.

MRV - Vertical Clearance	8.800m
Overall Length	2.500m
Overall Width	4.500m
Overall Body Height	0.150m
Min Body Ground Clearance	2.500m
Track Width	4.00s
Lock-to-lock time	10.000m
Curb to Curb Turning Radius	



NOT FOR CONSTRUCTION

REV.	DATE	AMENDMENT	DESIGN	DRAWN	CHECKED	APPROVED	SCALES
A	16/02/26	ISSUED FOR REVIEW	JH	JS	JH	JH	A1 1:100
B	26/02/26	ISSUED FOR APPROVAL	JH	JS	JH	JH	A3 1:200



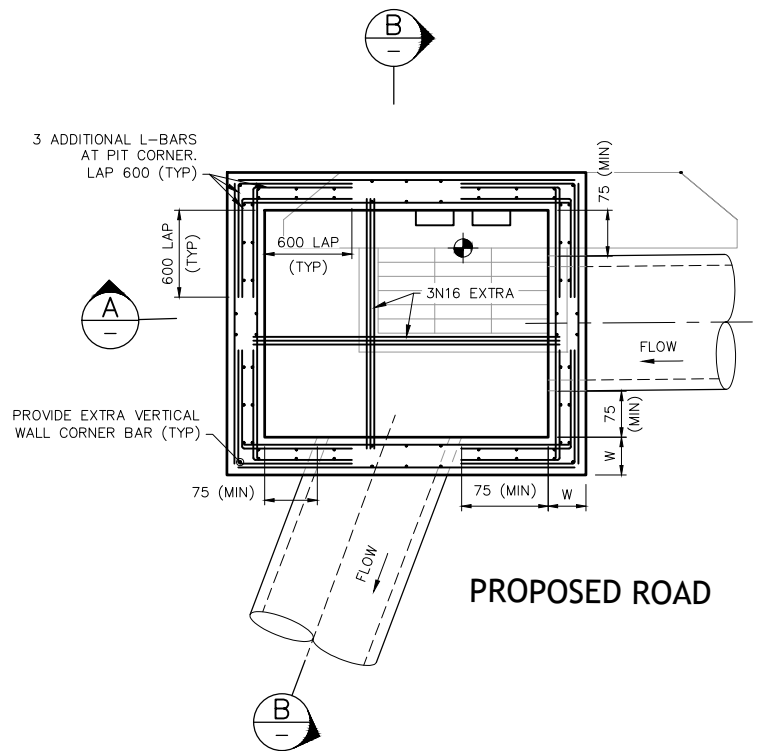
adw Johnson
Hunter
Warners Bay N.S.W. 2282
Ph. 02 4978 5100
Central Coast
Tuggerah N.S.W. 2259
Ph. 02 4305 4300
Sydney
Sydney N.S.W. 2000
Ph. 02 8787 4499
www.adwjohnson.com.au

URBAN PROPERTY

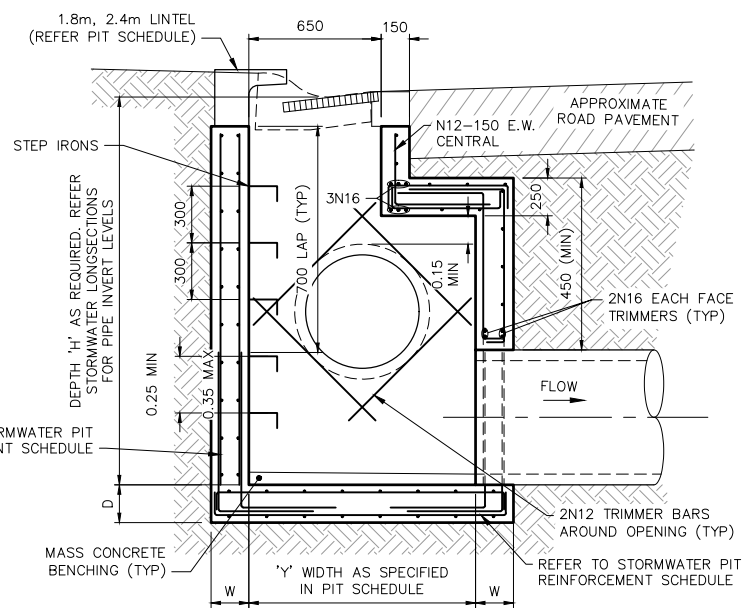
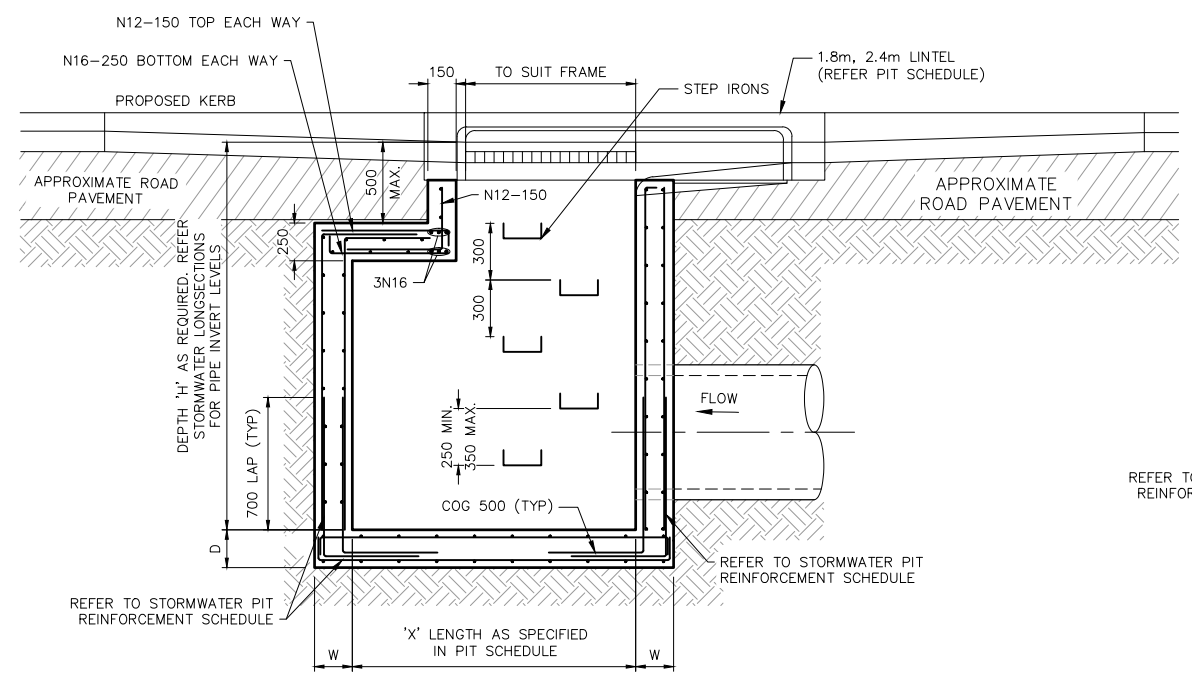
PROPERTY DESCRIPTION	
LOT 6 & 7, D.P. 1275478 JERICHO ROAD & BUCHAN AVENUE, EDMONDSON PARK	
SURVEYED ADW Johnson	DATUM GDA2020 M.G.A. ZONE 56 A.H.D.

PROJECT			
SITE 4 - CIVIL INFRASTRUCTURE			
PLAN TITLE DRIVEWAY PLAN AND PROFILES			
PROJECT No. 300443	DISCIPLINE CENG	NUMBER 201	REV. A

Regulated Design Record				
Project Address:				
Project Title:				
Consent No:		Body Corporate Reg No:		
Drawing Title:		Drawing No:		
Rev	Date	Description	DP Full Name	Reg No
	dd.mm.yy			



- GENERAL NOTES:**
- FOR STORMWATER SETOUT REFER LS.
 - ALL STORMWATER PITS DEEPER THAN 1.2m TO HAVE STEP IRONS.
 - PRECAST PITS TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATION.
 - ALL INTERALLOTMENT DRAINAGE PITS TO BE PROVIDED WITH HINGED, LOCKABLE GRATES.
 - ALL INTERALLOTMENT DRAINAGE PITS DEEPER THAN 1.8m TO BE DESIGNED BY A SUITABLY QUALIFIED STRUCTURAL ENGINEER.
 - ALL CONCRETE STORMWATER DRAINAGE PIPES ARE TO BE RUBBER RING JOINTED REINFORCED CONCRETE PIPES (R.C.P.) OR APPROVED EQUIVALENT AND CONSTRUCTED IN ACCORDANCE WITH COUNCIL REQUIREMENTS.
 - ALL BOX CULVERTS TO BE PRECAST WITH PRECAST SLABS.
 - ALL INTERALLOTMENT DRAINAGE TO BE SEWER GRADE UPVC (UNLESS OTHERWISE SHOWN) OR AN APPROVED EQUIVALENT. THE MINIMUM SLOPE OF INTERALLOTMENT DRAINAGE LINES SHALL BE 1% UNLESS SHOWN OTHERWISE. THE INTERALLOTMENT DRAINAGE UNLESS SHOWN OTHERWISE, LINE SHALL BE A MINIMUM OF 0.75m FROM THE BOUNDARY AND LOCATED IN AN EASEMENT 2.0m WIDE.
 - ALL PITS TO BE BENCHED AND STREAMLINED.



SECTION A
SCALE 1:20

SECTION B
SCALE 1:20

KERB INLET PIT DETAIL
N.T.S.



NOT FOR CONSTRUCTION

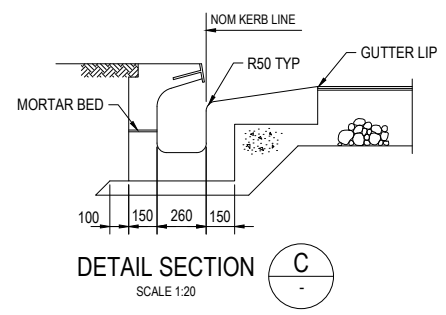
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A	16/02/26	ISSUED FOR REVIEW	JH	JS	JH	JH	NOT TO SCALE	URBAN PROPERTY Hunter Warners Bay N.S.W. 2282 Ph. 02 4978 5100 Central Coast Tuggerah N.S.W. 2259 Ph. 02 4305 4300 Sydney Sydney N.S.W. 2000 Ph. 02 8787 4499 www.adwjohnson.com.au	LOT 6 & 7, D.P. 1275478 JERICO ROAD & BUCHAN AVENUE, EDMONDSON PARK	SITE 4 - CIVIL INFRASTRUCTURE			
B	26/02/26	ISSUED FOR APPROVAL	JH	JS	JH	JH	NOT TO SCALE			PLAN TITLE STORMWATER DETAILS			
ALL DIMENSIONS ARE IN METRES. DO NOT SCALE								SURVEYED ADW Johnson	DATUM GDA2020 M.G.A. ZONE 56 A.H.D.	PROJECT No. 300443 -	DISCIPLINE CENG -	NUMBER 411	REV. A

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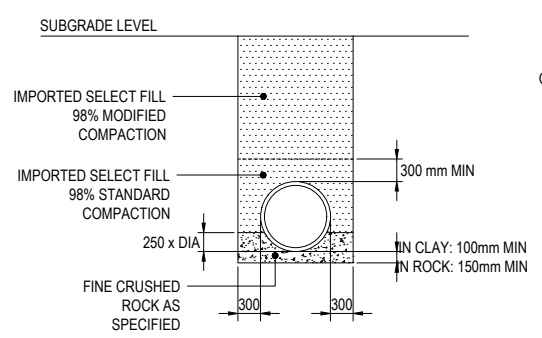
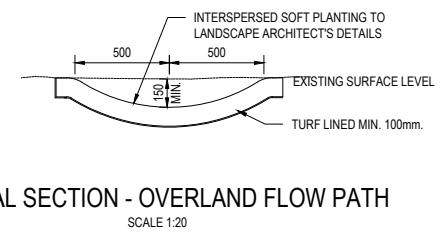
Regulated Design Record				
Project Address:				
Project Title:				
Consent No:		Body Corporate Reg No:		
Drawing Title:		Drawing No:		
Rev	Date	Description	DP Full Name	Reg No
	dd.mm.yy			

GENERAL NOTES:

- FOR STORMWATER SETOUT REFER LS.
- ALL STORMWATER PITS DEEPER THAN 1.2m TO HAVE STEP IRONS.
- PRECAST PITS TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATION.
- ALL INTERALLOTMENT DRAINAGE PITS TO BE PROVIDED WITH HINGED, LOCKABLE GRATES.
- ALL INTERALLOTMENT DRAINAGE PITS DEEPER THAN 1.8m TO BE DESIGNED BY A SUITABLY QUALIFIED STRUCTURAL ENGINEER.
- ALL CONCRETE STORMWATER DRAINAGE PIPES ARE TO BE RUBBER RING JOINTED REINFORCED CONCRETE PIPES (R.C.P.) OR APPROVED EQUIVALENT AND CONSTRUCTED IN ACCORDANCE WITH COUNCIL REQUIREMENTS.
- ALL BOX CULVERTS TO BE PRECAST WITH PRECAST SLABS.
- ALL INTERALLOTMENT DRAINAGE TO BE SEWER GRADE UPVC (UNLESS OTHERWISE SHOWN) OR AN APPROVED EQUIVALENT. THE MINIMUM SLOPE OF INTERALLOTMENT DRAINAGE LINES SHALL BE 1% UNLESS SHOWN OTHERWISE. THE INTERALLOTMENT DRAINAGE UNLESS SHOWN OTHERWISE, LINE SHALL BE A MINIMUM OF 0.75m FROM THE BOUNDARY AND LOCATED IN AN EASEMENT 2.0m WIDE.
- ALL PITS TO BE BENCHED AND STREAMLINED.

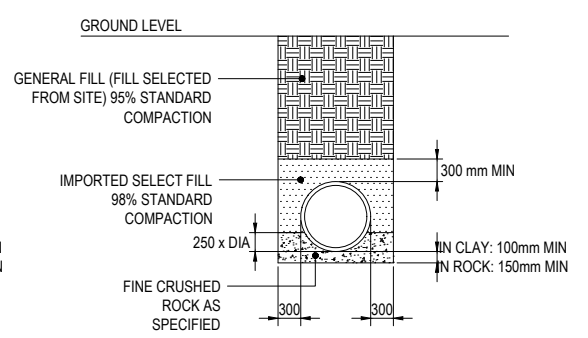


TYPICAL SECTION - OVERLAND FLOW PATH



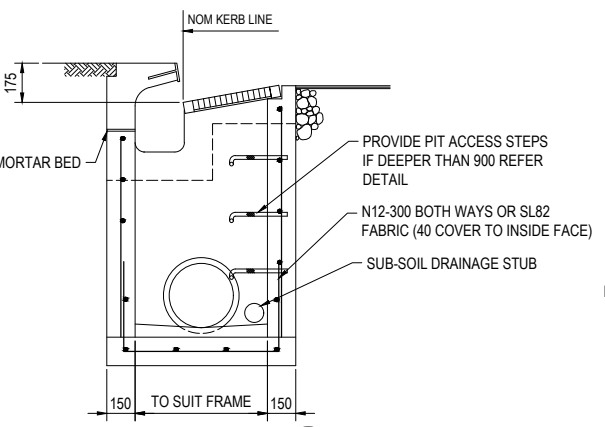
TRENCH DETAIL - TYPE 1

LOCATION: UNDER PAVED AREAS

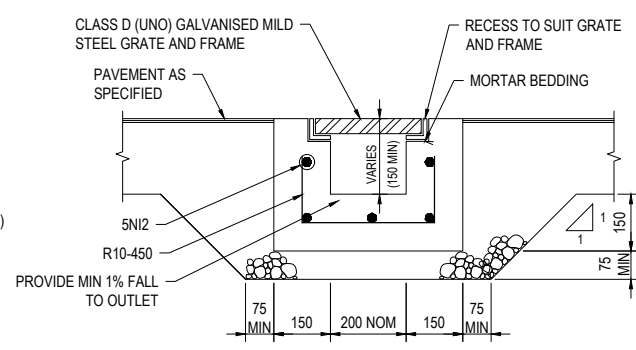


TRENCH DETAIL - TYPE 2

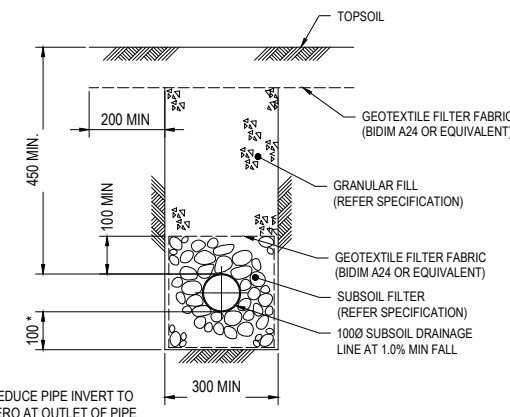
LOCATION: LANDSCAPED AREAS



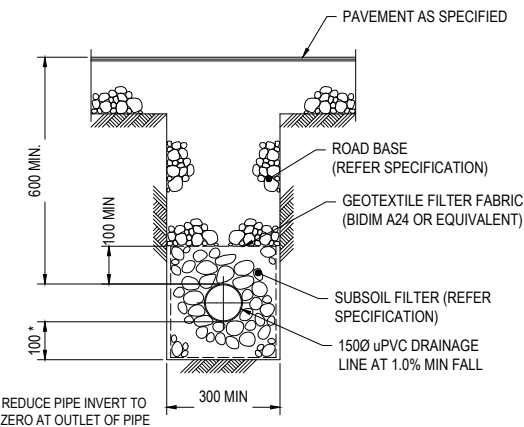
DETAIL SECTION B



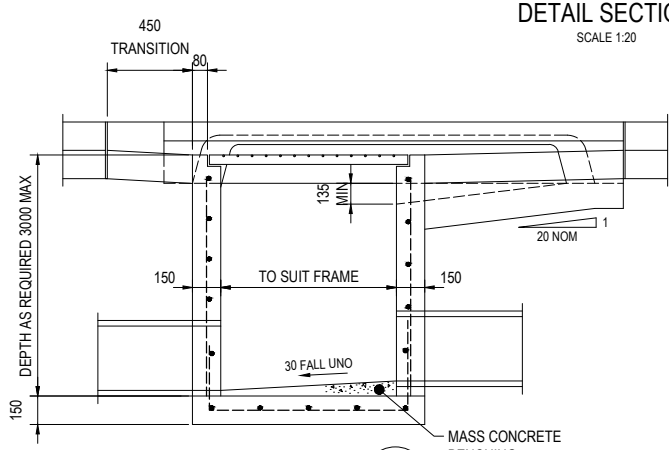
GRADED DRAIN



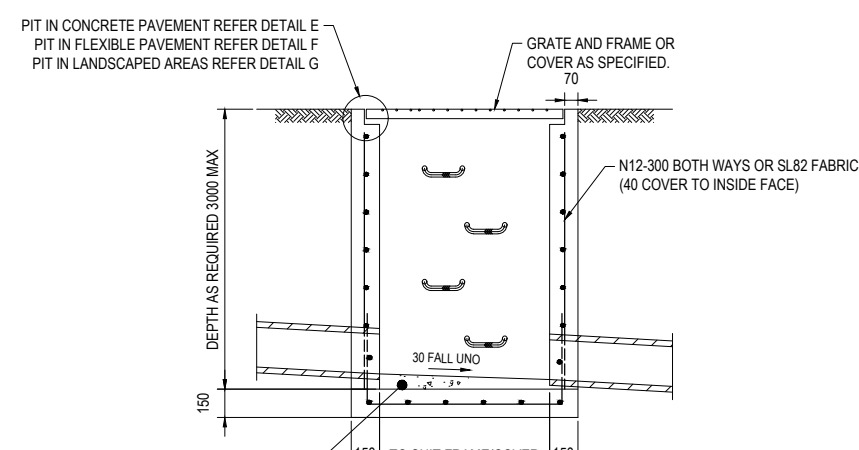
SUBSOIL IN LANDSCAPED AREAS



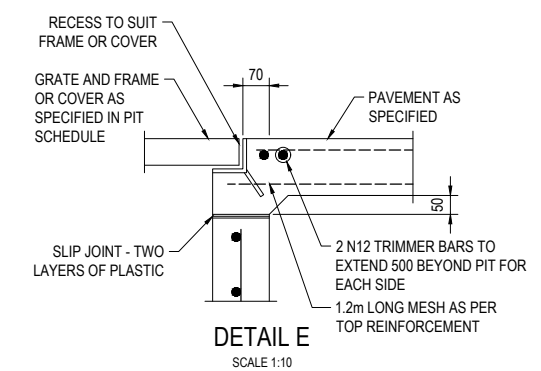
SUBSOIL IN PAVED AREAS



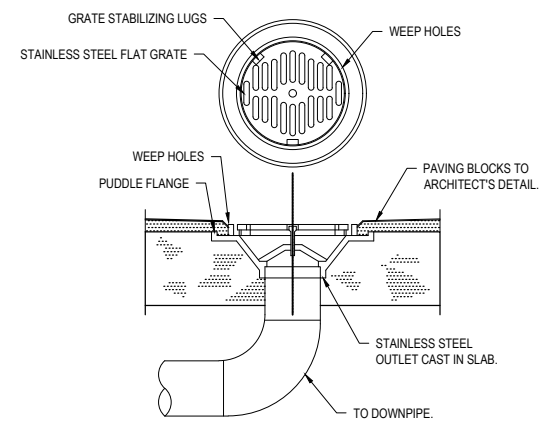
DETAIL SECTION A



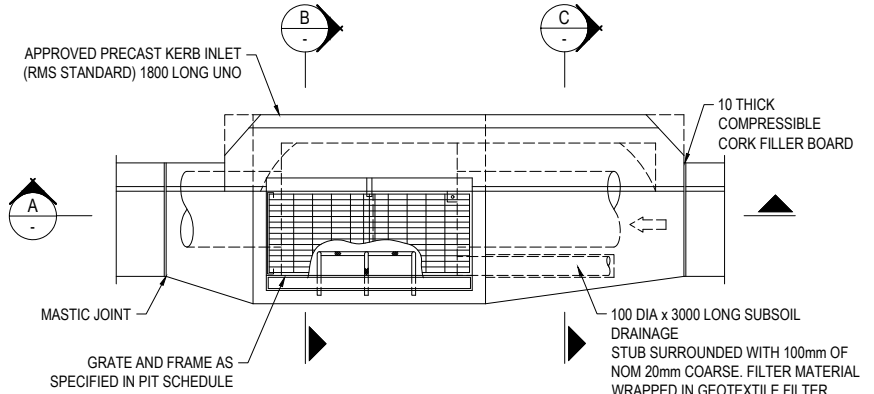
DETAIL SECTION D



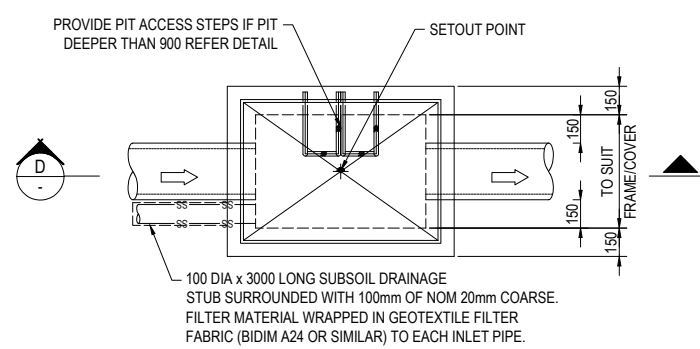
DETAIL E



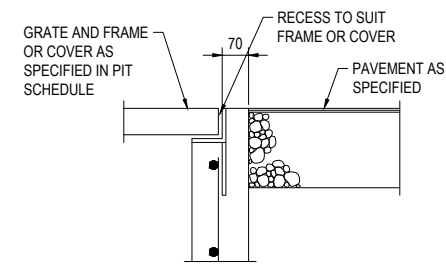
FLOOR WASTE (FG)



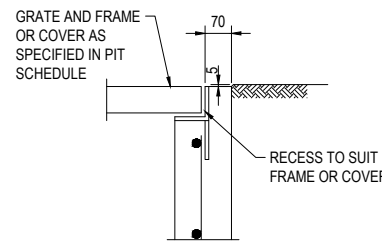
PLAN KERB INLET PIT (KIP)



PLAN SURFACE INLET PIT (SIP) JUNCTION PIT (JP)



DETAIL F

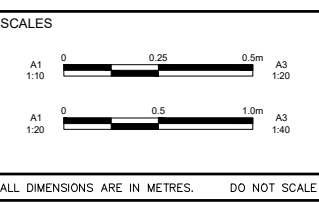


DETAIL G



NOT FOR CONSTRUCTION

REV.	DATE	AMENDMENT	DESIGN	DRAWN	CHECKED	APPROVED	SCALES
A	16/02/26	ISSUED FOR REVIEW	JH	JS	JH	JH	A1 1:10
B	26/02/26	ISSUED FOR APPROVAL	JH	JS	JH	JH	A1 1:20



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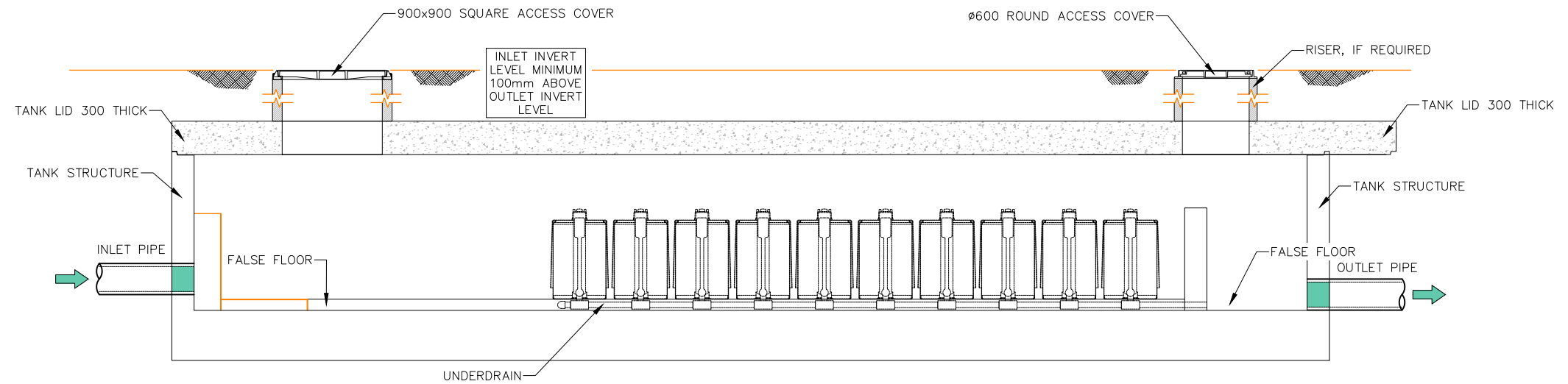
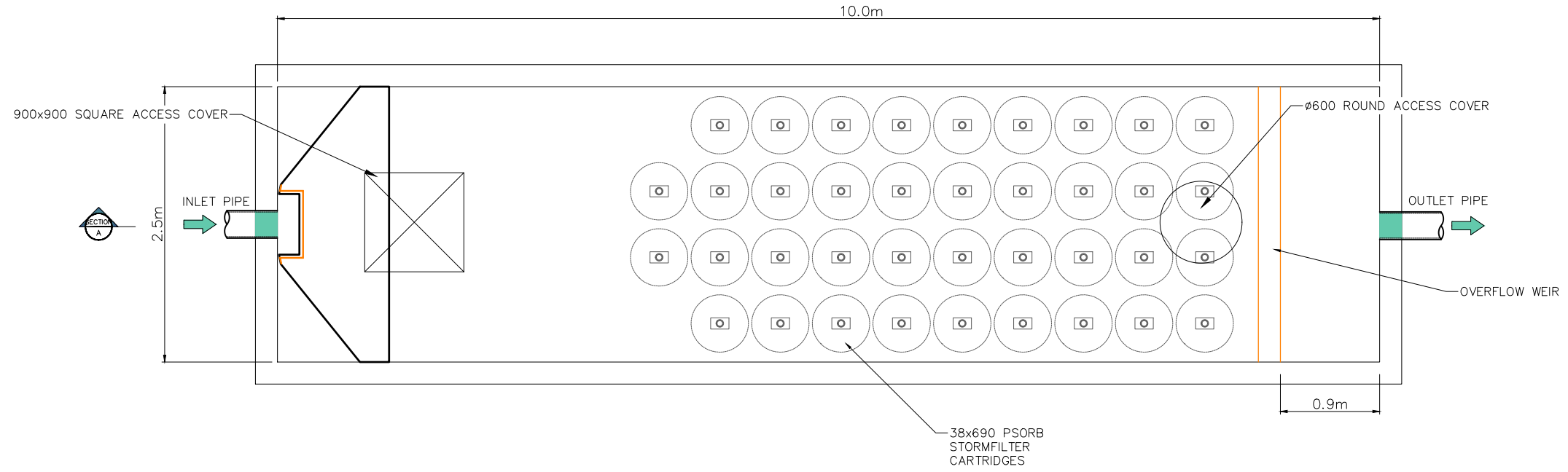
URBAN PROPERTY

PROPERTY DESCRIPTION	
LOT 6 & 7, D.P. 1275478 JERICHO ROAD & BUCHAN AVENUE, EDMONDSON PARK	
SURVEYED	DATUM
ADW Johnson	GDA2020 M.G.A. ZONE 56 A.H.D.

PROJECT			
SITE 4 - CIVIL INFRASTRUCTURE			
PLAN TITLE			
STORMWATER DETAILS			
SURVEYED	DATUM	PROJECT No.	DISCIPLINE
ADW Johnson	GDA2020 M.G.A. ZONE 56 A.H.D.	300443	CENG
NUMBER	REV.		
412	A		

100mm AT FULL SIZE. This plan includes coloured information. If you have a black and white copy you do not have all of the information. This note is coloured RED.

Regulated Design Record				
Project Address:				
Project Title:				
Consent No:		Body Corporate Reg No:		
Drawing Title:		Drawing No:		
Rev	Date dd.mm.yy	Description	DP Full Name	Reg No



SECTION A

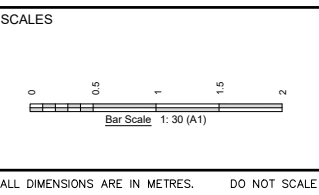
WSUD FILTER TANK PLAN

SCALE 1:25



NOT FOR CONSTRUCTION

REV.	DATE	AMENDMENT	DESIGN	DRAWN	CHECKED	APPROVED	SCALES
A	16/02/26	ISSUED FOR REVIEW	JH	JS	JH	JH	
B	26/02/26	ISSUED FOR APPROVAL	JH	JS	JH	JH	



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 Tuggerah N.S.W. 2259
 Ph. 02 4305 4300
 Sydney
 Sydney N.S.W. 2000
 Ph. 02 8787 4499
 www.adwjohnson.com.au

CLIENT
URBAN PROPERTY

PROPERTY DESCRIPTION
 LOT 6 & 7, D.P. 1275478
 JERICHO ROAD & BUCHAN AVENUE,
 EDMONDSON PARK

SURVEYED
 ADW Johnson

DATUM
 GDA2020 M.G.A. ZONE 56 A.H.D.

PROJECT SITE 4 - CIVIL INFRASTRUCTURE			
PLAN TITLE WSUD FILTER TANK PLAN & DETAILS			
PROJECT No. 300443	DISCIPLINE CENG	NUMBER 421	REV. A

Regulated Design Record				
Project Address:				
Project Title:				
Consent No:		Body Corporate Reg No:		
Drawing Title:		Drawing No:		
Rev	Date	Description	DP Full Name	Reg No

LEGEND	
	SITE BOUNDARY
	STAGE BOUNDARY
	PROPOSED LOT BOUNDARY
	EXISTING LOT BOUNDARY
	FUTURE LOT BOUNDARY
	DESIGN CONTOURS
	NATURAL CONTOURS
	PROPOSED KERB
	EXTENTS OF BATTER
	PROPOSED RETAINING WALL

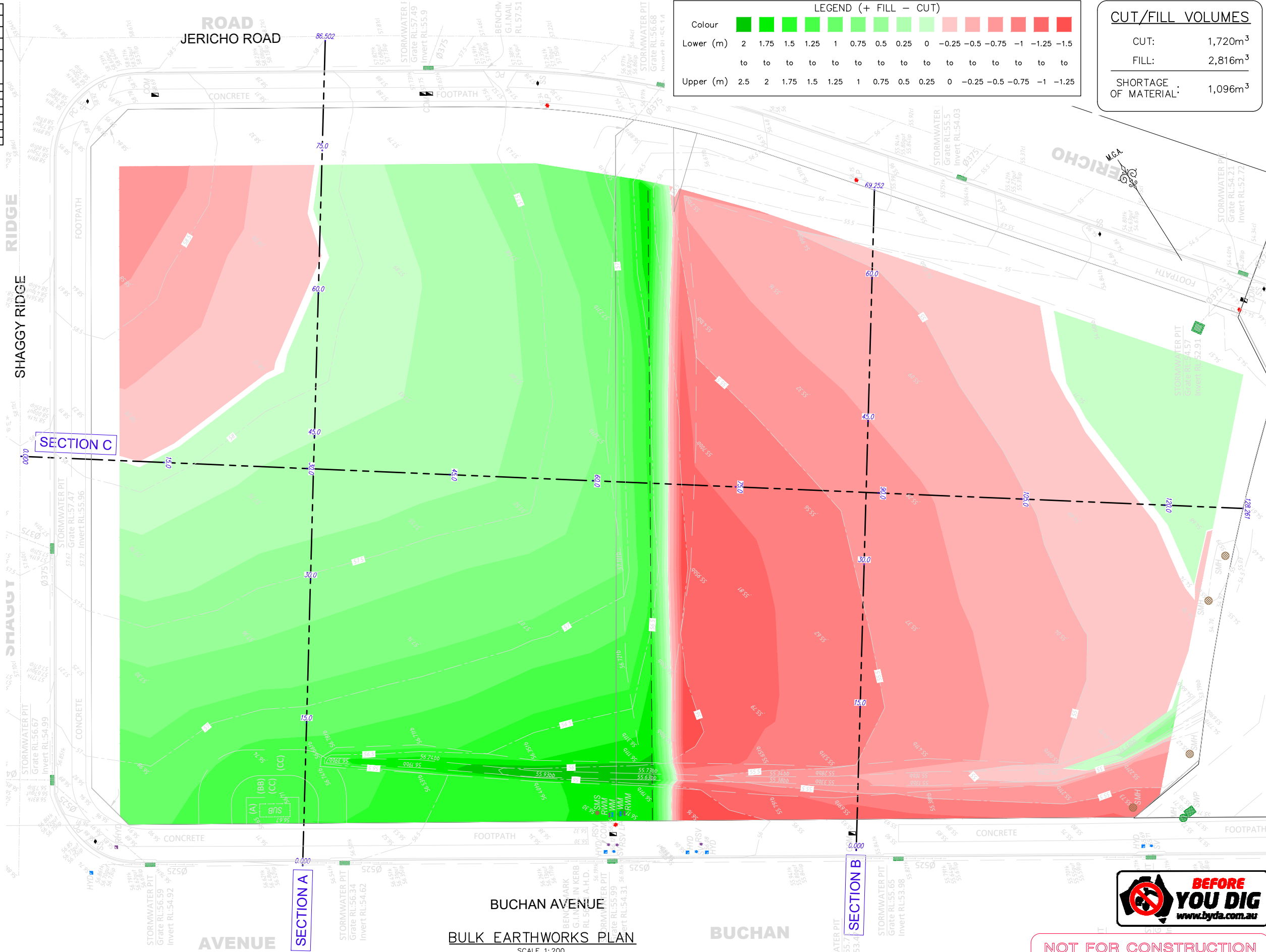
CONTOUR INTERVAL = 0.2m

GENERAL NOTES:

- CUT/FILL CALCULATIONS BASED EARTHWORKS VOLUMES BETWEEN NATURAL SURFACE (SUPER NS) & DESIGN (SUPER DESIGN).
- ORGANIC MATERIAL, E.G. LOGS, BRANCHES, STUMPS ETC., ARE TO BE STOCKPILED AND MULCHED ONSITE UNLESS OTHERWISE NOTED, AND NOT INCORPORATED INTO WORKS
- ROCKS EXCAVATED AS PART OF BULK EARTHWORKS ARE TO BE CRUSHED SUCH THAT NO INDIVIDUAL ROCK IS IN EXCESS OF 50mm IN ANY DIRECTION
- ALL TOPSOIL AND UNSUITABLE MATERIAL WILL BE REMOVED PRIOR TO PLACEMENT OF EXCESS MATERIAL FROM ROAD EXCAVATION IN ACCORDANCE WITH DIRECTIONS FROM GEOTECHNICAL ENGINEER.
- MAXIMUM NOMINATED THICKNESS OF FILL LAYER
 - 150mm IN ROAD RESERVE AREAS
 - 300mm IN OTHER AREAS
- MINIMUM NOMINATED COMPACTION OF FILL
 - 98% STANDARD IN ROAD RESERVE AREAS
 - 95% STANDARD IN OTHER AREAS
- EARTHWORKS SHOULD BE CARRIED OUT IN ACCORDANCE WITH THE RECOMMENDATIONS OUTLINED IN AS3798-2007 'GUIDELINES FOR EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS'. FILL UNDER ROADS SHALL BE UNDER LEVEL 2 SUPERVISION. FILL IN LOTS TO BE COMPLETED UNDER LEVEL 1 SUPERVISION.
- COMPACTION OF EARTHWORKS ASSOCIATED WITHIN LOTS TO BE CARRIED OUT UNDER LEVEL 1 SUPERVISION IN ACCORDANCE WITH AS 3798-2007 AND A REPORT SUBMITTED TO THE PRINCIPAL CERTIFYING AUTHORITY WITH DOCUMENTATION ACCOMPANYING THE RESPECTIVE COMPLIANCE CERTIFICATE APPLICATION.
- ALL AREAS DISTURBED DURING EARTHWORKS ARE TO BE REINSTATED AND SEEDED IMMEDIATELY.
- ALL SITE REGRADE TO BE CONTROL FILL IN ACCORDANCE WITH GEOTECHNICAL ENGINEERS DIRECTION.
- WHERE PRACTICAL CATCHDRAINS ARE TO BE CONSTRUCTED UPSLOPE OF THE SITE REGRADE TO DIVERT CLEAN SURFACE WATER.
- SITE REGRADE AREAS ARE TO BE TURFED OR SEEDED AS DIRECTED BY LANDSCAPE ARCHITECT OR SUPERINTENDENT.
- ALL TREES TO BE REMOVED ARE TO BE MULCHED/ CHIPPED ON SITE AND REUSED AS MULCH WITHIN THE DEVELOPMENT.

LEGEND (+ FILL - CUT)															
Colour															
Lower (m)	2	1.75	1.5	1.25	1	0.75	0.5	0.25	0	-0.25	-0.5	-0.75	-1	-1.25	-1.5
Upper (m)	2.5	2	1.75	1.5	1.25	1	0.75	0.5	0.25	0	-0.25	-0.5	-0.75	-1	-1.25

CUT/FILL VOLUMES	
CUT:	1,720m ³
FILL:	2,816m ³
SHORTAGE OF MATERIAL:	1,096m ³



100mm AT FULL SIZE
This plan includes coloured information. If you have a black and white copy you do not have all of the information. This note is coloured RED.



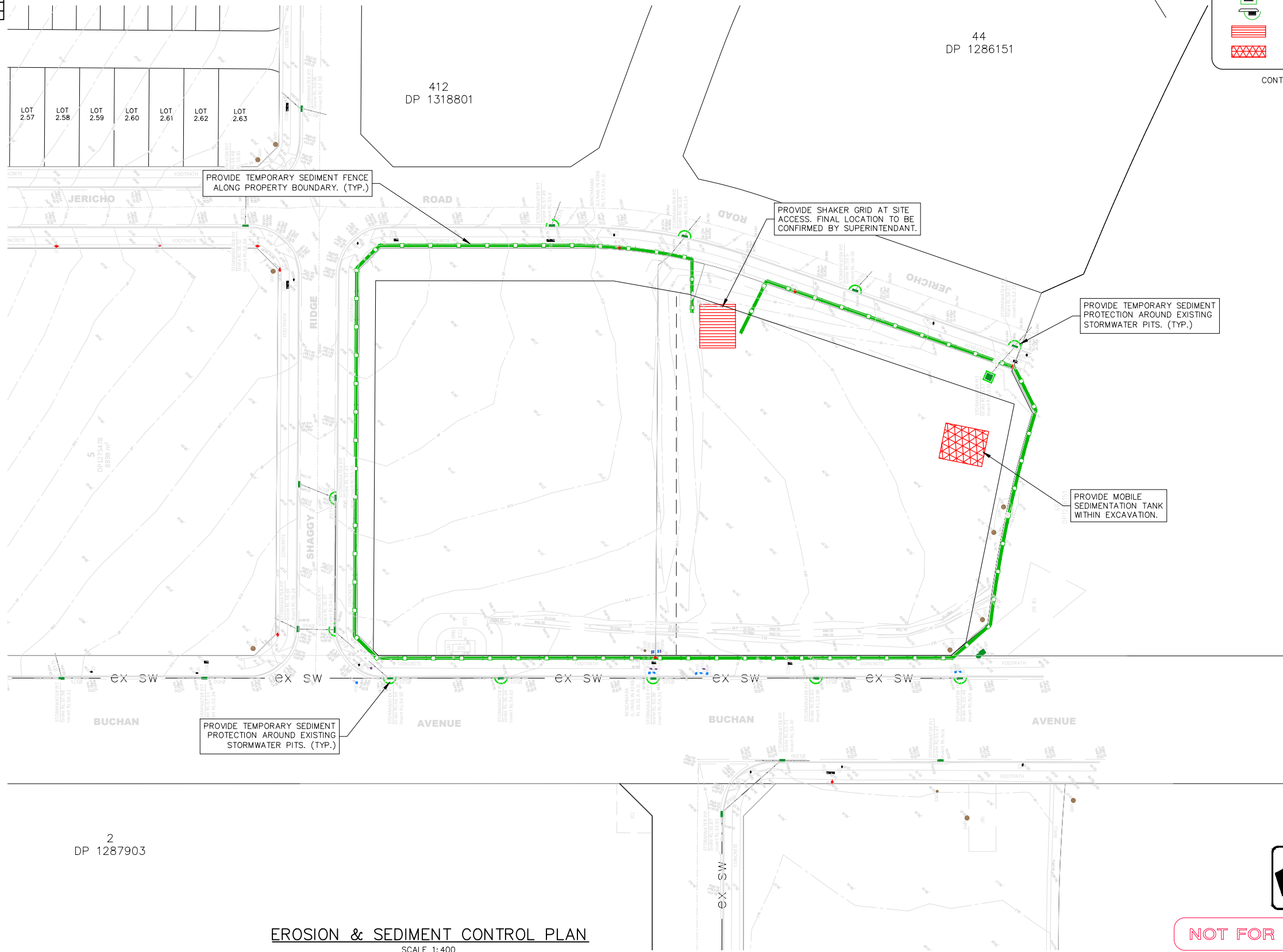
NOT FOR CONSTRUCTION

REV.	DATE	AMENDMENT	DESIGN	DRAWN	CHECKED	APPROVED	SCALES	 ALL DIMENSIONS ARE IN METRES. DO NOT SCALE	 Hunter Warners Bay N.S.W. 2282 Ph. 02 4978 5100 Central Coast Tuggerah N.S.W. 2259 Ph. 02 4305 4300 Sydney Sydney N.S.W. 2000 Ph. 02 8787 4499 www.adwjohnson.com.au	CLIENT 	PROPERTY DESCRIPTION		PROJECT		
A	16/02/26	ISSUED FOR REVIEW	JH	JS	JH	JH	A1 1:200				LOT 6 & 7, D.P. 1275478 JERICHO ROAD & BUCHAN AVENUE, EDMONDSON PARK	SITE 4 - CIVIL INFRASTRUCTURE BULK EARTHWORKS PLAN	SURVEYED ADW Johnson	DATUM GDA2020 M.G.A. ZONE 56 A.H.D.	PROJECT No. 300443

Regulated Design Record				
Project Address:				
Project Title:				
Consent No:		Body Corporate Reg No:		
Drawing Title:		Drawing No:		
Rev	Date	Description	DP Full Name	Reg No
	dd.mm.yy			

LEGEND	
	SITE BOUNDARY
	PROPOSED LOT BOUNDARY
	EXISTING LOT BOUNDARY
	CONTOURS
	PROPOSED KERB
	EXISTING KERB
	SEDIMENT/SILT FENCING
	NO-GO FENCING
	DIVERSION DRAIN
	PROPOSED PIT INLET FILTER
	PROPOSED LINTEL INLET FILTER
	SITE ACCESS/SHAKER RAMP
	MOBILE SEDIMENTATION TANK

CONTOUR INTERVAL = 0.5m



100mm AT FULL SIZE
This plan includes coloured information. If you have a black and white copy you do not have all of the information. This note is coloured RED.

EROSION & SEDIMENT CONTROL PLAN
SCALE 1:400



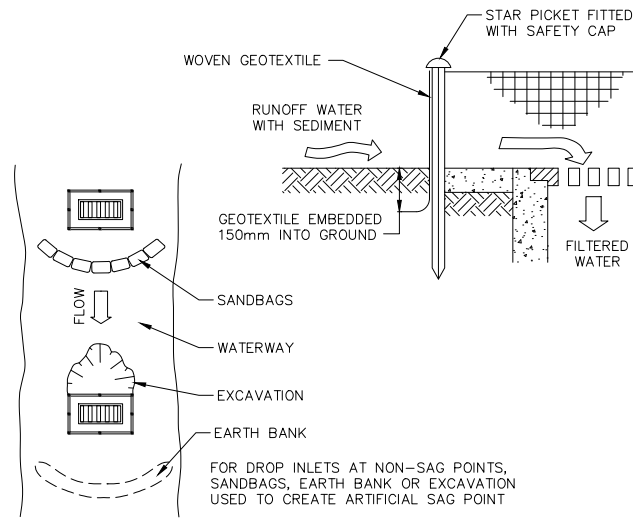
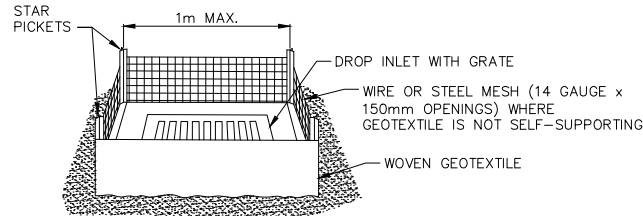
NOT FOR CONSTRUCTION

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A	16/02/26	ISSUED FOR REVIEW	JH	JH	JH	JH	A1 1:400				LOT 6 & 7, D.P. 1275478 JERICHO ROAD & BUCHAN AVENUE, EDMONDSON PARK	PROJECT SITE 4 - CIVIL INFRASTRUCTURE		PLAN TITLE EROSION & SEDIMENT CONTROL PLAN SHEET 1							
B	26/02/26	ISSUED FOR APPROVAL	JH	JS	JH	JH	A3 1:800			SURVEYED ADW Johnson		DATUM GDA2020 M.G.A. ZONE 56 A.H.D.		PROJECT No. 300443 -		DISCIPLINE CENG -		NUMBER 601		REV. A	

Regulated Design Record				
Project Address:				
Project Title:				
Consent No:		Body Corporate Reg No:		
Drawing Title:		Drawing No:		
Rev	Date	Description	DP Full Name	Reg No
dd.mm.yy				

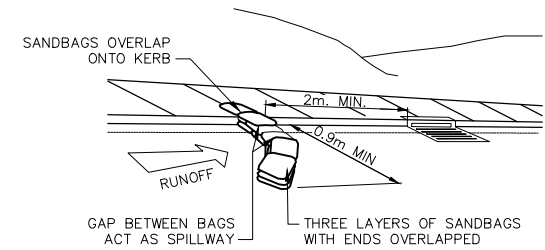
GENERAL NOTES:

1. EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSISTENT WITH THE NSW GOVERNMENT'S "MANAGING URBAN STORMWATER: SOILS AND CONSTRUCTION".
2. THE ARRANGEMENT SHOWN ON THE PLANS IS DIAGRAMMATIC ONLY. AMENDMENTS MAY NEED TO BE MADE DURING CONSTRUCTION.
3. ALL SEDIMENT AND EROSION CONTROL MEASURES, ARE TO BE IN PLACE PRIOR TO STRIPPING OF SITE.
4. MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES UNTIL COMPLETE REHABILITATION IS ACHIEVED.
5. DISTURBED AREAS ARE TO BE KEPT TO A MINIMUM. NO MORE THAN 2.5ha OF THE SITE SHALL BE EXPOSED TO EROSION AT ANY ONE TIME.
6. ALL TOPSOIL IN SITE REGRADING AREAS AND ROAD RESERVES TO BE STOCKPILED ON SITE.
7. STOCKPILE AREA TO BE FULLY FENCED WITH SILT PROOF FABRIC AT ALL TIMES.
8. IMPORTED MATERIAL TO BE PLACED DIRECTLY INTO SITE REGRADING AREAS. IMPORTED MATERIAL IS NOT TO BE STOCKPILED.
9. STOCKPILES ARE TO BE REMOVED AS SOON AS PRACTICABLE AND SITES REINSTATED IMMEDIATELY.
10. CONSERVE ALL TOPSOIL, STOCKPILE AND PROTECT FOR RE-USE ON SITE.
11. STOCKPILES OF MATERIAL ARE TO BE PLACED AWAY FROM DRAINAGE FLOW PATHS AND HEAVILY TRAFFICABLE AREAS AND ARE TO BE SURROUNDED BY SILT FENCING AT ALL TIMES.
12. PROTECT ALL DISTURBED AREAS FROM EROSION.
13. MINIMISE SEDIMENTATION.
14. ERECT AND MAINTAIN SILT FENCES AT THE DOWNSLOPE SIDE OF DISTURBED AREA/S DURING CONSTRUCTION.
15. PLACE SEDIMENT INLET TRAPS AROUND ALL PITS WITHIN, AND DOWNSTREAM OF, THE DEVELOPMENT.
16. PROVIDE GRAVEL BAGS AS REQUIRED.
17. SILT FENCES AND HAY BALING TO BE PLACED WHERE DIRECTED BY COUNCIL'S ENGINEER AND MAINTAINED AT ALL TIMES.
18. WHERE EVIDENCE OF SILT LEAVING THE SITE IS FOUND, CONTRACTOR IS TO CLEAR ALL SEDIMENT (INCLUDING THAT IN STORMWATER INFRASTRUCTURE) AT THEIR OWN COST.
19. FOLLOWING RAIN EVENTS, ALL SEDIMENT AND EROSION CONTROL MEASURES ARE TO BE AUDITED AND REINSTATED IF NECESSARY.
20. CONTROL CLEAN WATER FROM ABOVE THE SITE, THROUGH THE SITE.
21. KEEP CLEAN WATER SEPARATE FROM DIRTY WATER.
22. KEEP RUNOFF FROM DISTURBED AREAS, WHERE POSSIBLE, SEPARATE FROM DIRTY WATER.
23. ALL DISTURBED AREAS ARE TO BE RE-VEGETATED OR OTHERWISE PROTECTED AS SOON AS PRACTICAL.
24. ALL NATURAL VEGETATION AREAS OUTSIDE THE BOUNDARIES OF THE PROPOSED DEVELOPMENT WILL BE FENCED WITH NO GO FENCING TO KEEP THE AREAS FREE FROM DISTURBANCE OF MACHINERY, PARKED VEHICLES AND WASTE MATERIAL.
25. AREAS OUTSIDE THE BOUNDARIES OF THE PROPOSED DEVELOPMENT WILL BE FENCED WITH NO GO FENCING TO KEEP THE AREAS FREE FROM DISTURBANCE OF MACHINERY, PARKED VEHICLES AND WASTE MATERIAL.
26. TREES TO BE RETAINED WITHIN THE CONSTRUCTION AREAS ARE TO BE PROTECTED BY TREE PROTECTION FENCING IN ACCORDANCE WITH THE APPROVED LANDSCAPE MANAGEMENT PLANS.

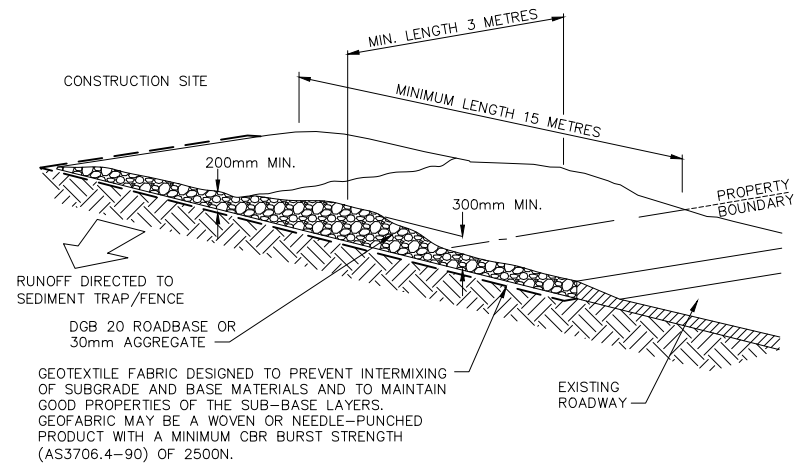


GEOTEXTILE INLET FILTER (SD6-12)
N.T.S.

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



SANDBAG KERB INLET SEDIMENT TRAP
N.T.S.



STABILISED SITE ACCESS (SD6-14)
N.T.S.

- CONSTRUCTION NOTES:**
1. STRIP THE TOPSOIL, LEVEL THE SITE AND COMPACT THE SUBGRADE.
 2. COVER THE AREA WITH NEEDLE-PUNCHED GEOTEXTILE.
 3. CONSTRUCT A 200mm THICK PAD OVER THE GEOTEXTILE USING ROAD BASE OR 30mm AGGREGATE.
 4. ENSURE THE STRUCTURE IS AT LEAST 15 METRES LONG OR TO BUILDING ALIGNMENT AND AT LEAST 3 METRES WIDE.
 5. WHERE A SEDIMENT FENCE JOINS ONTO THE STABILISED ACCESS, CONSTRUCT A HUMP IN THE STABILISED ACCESS TO DIVERT WATER TO THE SEDIMENT FENCE.

100mm AT FULL SIZE
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NOT FOR CONSTRUCTION

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ALL DIMENSIONS ARE IN METRES. DO NOT SCALE

adw
Johnson

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Sydney
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www.adwjohanson.com.au

CLIENT

URBAN
PROPERTY

PROPERTY DESCRIPTION

LOT 6 & 7, D.P. 1275478
JERICHO ROAD & BUCHAN AVENUE,
EDMONDSON PARK

SURVEYED
ADW Johnson

DATUM
GDA2020 M.G.A. ZONE 56 A.H.D.

PROJECT		PLAN TITLE	
SITE 4 - CIVIL INFRASTRUCTURE		EROSION & SEDIMENT CONTROL NOTES	
PROJECT No.	DISCIPLINE	NUMBER	REV.
300443	CENG	611	A

Regulated Design Record				
Project Address:				
Project Title:				
Consent No:		Body Corporate Reg No:		
Drawing Title:		Drawing No:		
Rev	Date	Description	DP Full Name	Reg No
	dd.mm.yy			

CONCEPT ENGINEERING PLANS OF SITE 5 - CIVIL INFRASTRUCTURE LOT 8, D.P. 1275478 HORRIE ROAD & BUCHAN AVENUE, EDMONDSON PARK



LOCALITY SKETCH
NOT TO SCALE

INDEX OF DRAWINGS

DRAWING No.	DRAWING NAME
300443-CENG-S5-001	COVER SHEET, LOCALITY SKETCH & INDEX OF DRAWINGS
300443-CENG-S5-002	OVERALL SITE PLAN
300443-CENG-S5-101	GENERAL ARRANGEMENT PLAN - SHEET 1
300443-CENG-S5-102	GENERAL ARRANGEMENT PLAN - SHEET 2
300443-CENG-S5-201	DRIVEWAY PLAN AND PROFILES
300443-CENG-S5-401	STORMWATER CATCHMENT PLAN
300443-CENG-S5-411	STORMWATER DETAILS - SHEET 1
300443-CENG-S5-412	STORMWATER DETAILS - SHEET 2
300443-CENG-S5-421	WSUD FILTER TANK PLAN & DETAILS
300443-CENG-S5-501	BULK EARTHWORKS PLAN
300443-CENG-S5-511	BULK EARTHWORKS SECTIONS
300443-CENG-S5-601	EROSION & SEDIMENT CONTROL PLAN
300443-CENG-S5-611	EROSION & SEDIMENT CONTROL NOTES
300443-CENG-S5-701	TINSW ACCESS DWG



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REV.	DATE	AMENDMENT	DESIGN	DRAWN	CHECKED	APPROVED	SCALES	CLIENT	PROPERTY DESCRIPTION	PROJECT				
A	16/02/26	ISSUED FOR REVIEW	JH	JS	JH	JH		 Hunter Warners Bay N.S.W. 2282 Ph. 02 4978 5100 Central Coast Tuggerah N.S.W. 2259 Ph. 02 4305 4300 Sydney Sydney N.S.W. 2000 Ph. 02 8787 4499 www.adwjohnson.com.au	LOT 8, D.P. 1275478 HORRIE ROAD & BUCHAN AVENUE, EDMONDSON PARK	SITE 5 - CIVIL INFRASTRUCTURE				
B	26/02/26	ISSUED FOR APPROVAL	JH	JS	JH	JH				COVER SHEET, LOCALITY SKETCH & INDEX OF DRAWINGS				
ALL DIMENSIONS ARE IN METRES. DO NOT SCALE									SURVEYED ADW Johnson	DATUM GDA2020 M.G.A. ZONE 56 A.H.D.	PROJECT No. 300443	DISCIPLINE CENG	NUMBER 001	REV. A

Regulated Design Record				
Project Address:				
Project Title:				
Consent No:		Body Corporate Reg No:		
Drawing Title:		Drawing No:		
Rev	Date	Description	DP Full Name	Reg No
	dd.mm.yy			

LEGEND	
	SITE BOUNDARY
	FUTURE LOT BOUNDARY



	ORIGIN OF LEVELS BENCH MARK S.S.M. 219384 E 301 780. 458 N 6 239 644. 761 R.L. 63.13 A.H.D.
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OVERALL SITE PLAN
SCALE 1:1000

GENERAL NOTES:

GENERAL:

- FOR STANDARD COUNCIL NOTES & DETAILS REFER TO LIVERPOOL COUNCIL STANDARD DRAWINGS.
- SETOUT INFORMATION IS TO BE VERIFIED BY THE CONTRACTOR AGAINST THE PLAN VIEW, LONGITUDINAL SECTIONS, AND ELECTRONIC 12D DATA BEFORE BEING USED. IF THERE IS A DISCREPANCY, THE SUPERINTENDENT IS TO BE NOTIFIED AND DIRECTION WILL BE PROVIDED IN WRITING BEFORE PROCEEDING.
- THE DRAWINGS ARE A DIAGRAMMATIC REPRESENTATION OF THE WORK TO BE CARRIED OUT ONLY, AND DIMENSIONS SHALL NOT BE OBTAINED BY SCALING.
- ALL LEVELS SHALL BE OBTAINED FROM ESTABLISHED BENCHMARKS TO THE AUSTRALIAN HEIGHT DATUM (A.H.D.).
- POINTS OF CONFLICT BETWEEN NEW CONSTRUCTION AND EXISTING UTILITY SERVICE MAINS SHALL BE IDENTIFIED, EXPOSED AND REPORTED TO THE PROJECT MANAGER PRIOR TO CONSTRUCTION. SERVICE CONDUITS SHALL BE LAID IN POSITIONS AS APPROVED BY THE RELEVANT AUTHORITY.
- ALL MATERIALS AND PRODUCTS FOR INSTALLATION AND CONSTRUCTION SHALL COMPLY WITH AUSTRALIAN STANDARDS.
- THE INSPECTION, SUPERVISION AND REPORTING REQUIREMENTS OF A SUITABLY QUALIFIED ECOLOGIST REGARDING THE REMOVAL AND RELOCATION OF ANY THREATENED FAUNA SPECIES SHALL BE UNDERTAKEN AS PER RELEVANT CONDITIONS OF CONSENT.
- ALL DIMENSIONS OF EASEMENTS AND LOTS ARE SUBJECT TO REGISTRATION OF DEPOSITED PLAN.
- WORKING HOURS ON SITE SHALL BE IN ACCORDANCE WITH E.P.A. REQUIREMENTS AND CONDITIONS OF CONSENT.
- VEHICULAR ACCESS AND ALL SERVICES ARE TO BE MAINTAINED AT ALL TIMES TO ADJOINING PROPERTIES AFFECTED BY CONSTRUCTION WORKS.
- NO TREES ARE TO BE REMOVED WITHOUT PERMISSION UNLESS OTHERWISE IDENTIFIED IN THE VEGETATION MANAGEMENT PLAN.
- TREES AND OTHER VEGETATION MAY ONLY BE REMOVED FROM THE SITE OF ROAD, DRAINAGE, BUSHFIRE MITIGATION, REGRADING WORKS AND AS SHOWN IN THE CONSTRUCTION CERTIFICATE. AN APPLICATION SHALL BE MADE TO COUNCIL FOR THE REMOVAL OF ANY OTHER TREES.
- TREES AND SHRUBS WHICH ARE FELLED SHALL BE SALVAGED FOR RE-USE, EITHER IN LOG FORM, OR AS A WOODCHIP MULCH FOR EROSION CONTROL AND/OR SITE REHABILITATION. NON-SALVAGEABLE MATERIAL SUCH AS ROOTS AND STUMPS SHALL BE DISPOSED OF IN AN APPROVED MANNER.
- ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE:
 - EROSION AND SEDIMENTATION CONTROL PLAN.
 - CONSTRUCTION MANAGEMENT PLAN.
 - CONDITIONS OF DEVELOPMENT CONSENT.
 - TRAFFIC AND PEDESTRIAN MANAGEMENT PLAN.
 - NOISE AND VIBRATION MANAGEMENT PLAN.
 - ABORIGINAL CULTURAL HERITAGE MANAGEMENT PLAN.
 - ENVIRONMENTAL MANAGEMENT PLAN.
 - CONTAMINATION WORK METHOD STATEMENT.
 - LANDSCAPING MANAGEMENT PLAN.
 - BUSHFIRE MANAGEMENT PLAN.
- ALL REASONABLE MEASURES SHALL BE UNDERTAKEN TO PROTECT ALL OTHER VEGETATION ON THE SITE AND ON ADJOINING LANDS FROM DAMAGE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE BUT NOT BE LIMITED TO:
 - CLEARLY MARKING TREES TO REMAIN;
 - AVOIDING COMPACTION OF GROUND AROUND TREES TO REMAIN;
 - CLEARLY DELINEATING THE AREA OF DISTURBANCE, AND KEEPING ALL VEHICLES, CONSTRUCTION MATERIALS AND REFUSE WITHIN THAT AREA;
 - LIMITING THE NUMBER OF ACCESS POINTS;
 - LAY-DOWN AREAS ARE TO BE LOCATED WITHIN ROAD CORRIDORS OR OTHER CLEARED AREAS IDENTIFIED IN THE CMP;
 - ACTIVITIES THAT RESULT IN HIGH SOIL COMPACTION SHALL NOT BE CARRIED OUT WITHIN THE VICINITY OF VEGETATION TO BE RETAINED;
 - VEGETATION TO BE RETAINED IS TO BE CLEARLY MARKED AND SIGNPOSTED TO ENSURE THAT IT IS NOT REMOVED OR DAMAGED;
 - A PERIMETER FENCE SHALL BE PROVIDED AROUND THE PROTECTED TREE BUFFER AREAS DURING CONSTRUCTION;

TRAFFIC CONTROL:

- TRAFFIC CONTROL MEASURES TO BE IN ACCORDANCE WITH AS1742.

SURVEY MARKS:

- SURVEY MARKS ARE TO BE CAREFULLY PRESERVED BY THE CONTRACTOR. DAMAGED DESTROYED OR LOST MARKS WILL BE REPLACED BY THE SUPERVISING SURVEYOR AT THE CONTRACTOR'S EXPENSE.



NOT FOR CONSTRUCTION

REV.	DATE	AMENDMENT	DESIGN	DRAWN	CHECKED	APPROVED	SCALES	 Hunter Warrers Bay N.S.W. 2282 Ph. 02 4978 5100 Central Coast Tuggerah N.S.W. 2259 Ph. 02 4305 4300 Sydney Sydney N.S.W. 2000 Ph. 02 8787 4499 www.adwjohnson.com.au	CLIENT	PROPERTY DESCRIPTION	PROJECT
A	16/02/26	ISSUED FOR REVIEW	JH	JS	JH	JH	 A1 1:1000 A3 1:2000		URBAN PROPERTY	LOT 8, D.P. 1275478 HORRIE ROAD & BUCHAN AVENUE, EDMONDSON PARK	SITE 5 - CIVIL INFRASTRUCTURE
B	26/02/26	ISSUED FOR APPROVAL	JH	JS	JH	JH	ALL DIMENSIONS ARE IN METRES. DO NOT SCALE	ADW Johnson	GDA2020 M.G.A. ZONE 56 A.H.D.	PROJECT No. 300443 - DISCIPLINE CENG - NUMBER 002 - REV. A	

100mm AT FULL SIZE
This plan includes coloured information. If you have a black and white copy you do not have all of the information. This note is coloured RED.

Regulated Design Record				
Project Address:				
Project Title:				
Consent No:		Body Corporate Reg No:		
Drawing Title:		Drawing No:		
Rev	Date dd.mm.yy	Description	DP Full Name	Reg No

LEGEND	
	SITE BOUNDARY
	EXISTING LOT BOUNDARY
	DESIGN CONTOURS
	NATURAL CONTOURS
	PROPOSED KERB
	EXISTING KERB
	SW PROPOSED STORMWATER
	PROPOSED CULVERT
	S PROPOSED SEWER
	W PROPOSED WATER
	G PROPOSED GAS
	E PROPOSED ELECTRICITY
	NBN PROPOSED NBN
	C PROPOSED COMMS
	T PROPOSED TELSTRA
	OF PROPOSED OPTIC FIBRE
	ex SW EXISTING STORMWATER
	PROPOSED SW PIT
	PROPOSED HEADWALL
	PROPOSED GPT

CONTOUR INTERVAL = 0.2m

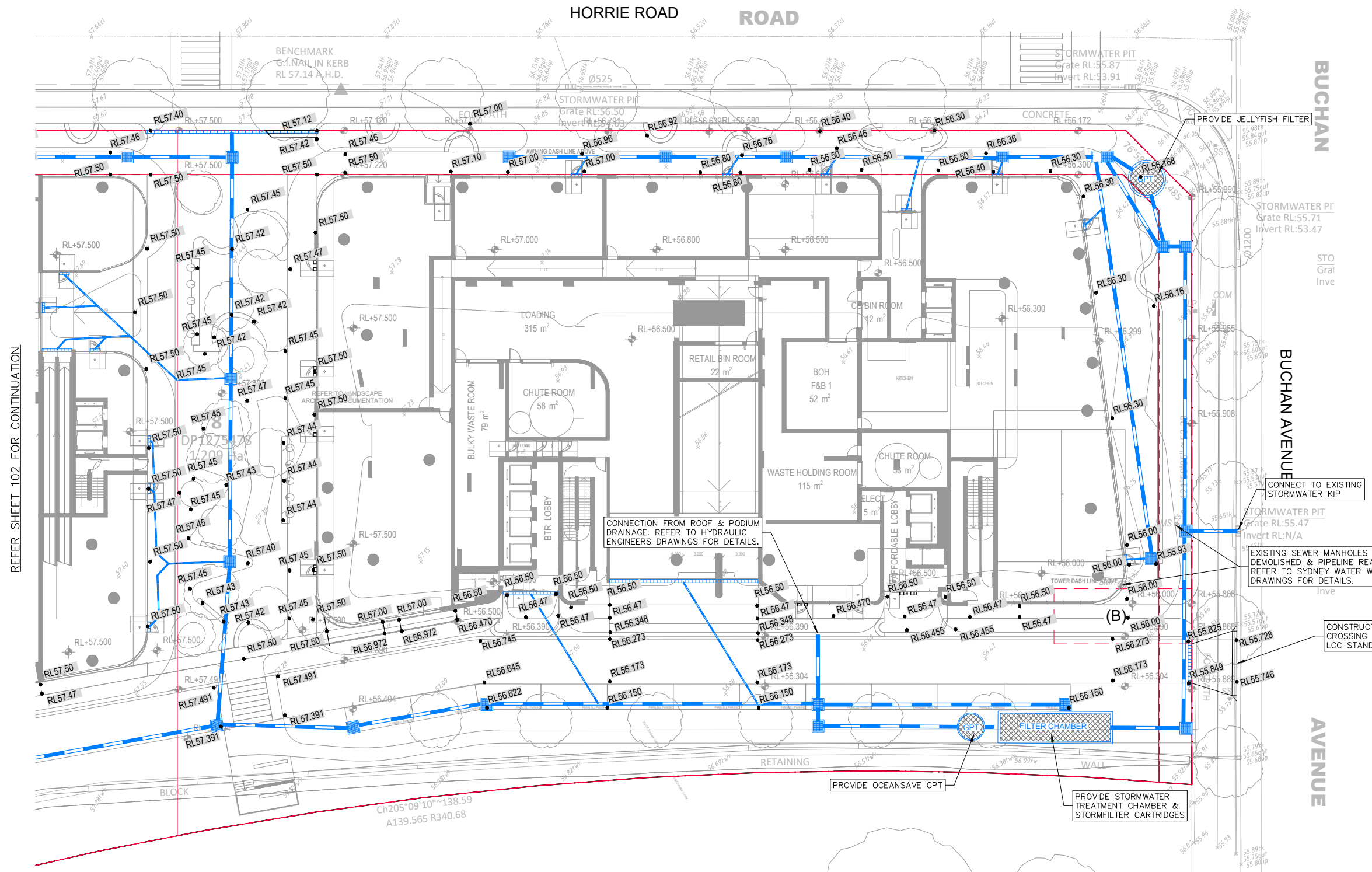
GENERAL NOTES:

- SETOUT INFORMATION IS TO BE VERIFIED BY THE CONTRACTOR AGAINST THE PLAN VIEW, LONGITUDINAL SECTIONS AND ELECTRONIC 12D DATA BEFORE BEING USED. IF THERE IS A DISCREPANCY THE SUPERINTENDENT IS TO BE NOTIFIED AND DIRECTION WITH BE PROVIDED IN WRITING BEFORE PROCEEDING.
- FOR DRIVEWAY PLAN, NOTES AND DETAILS REFER SHEET 201.
FOR STORMWATER CATCHMENT PLAN, NOTES AND DETAILS REFER TO SHEETS 401 TO 421.
FOR BULK EARTHWORKS PLAN, NOTES AND SECTIONS REFER SHEETS 501 TO 511.
FOR EROSION & SEDIMENT CONTROL NOTES AND DETAILS REFER TO SHEETS 601 TO 611.
- NO-GO FENCING TO BE 1.8m HIGH TEMP CHAINWIRE FENCE OR HELICOPTER TAPE AS DIRECTED BY COUNCIL.

No	Description	Schedule of Easements & Restrictions
(B)	EASEMENT FOR WATER SUPPLY 5 WIDE (DP1275550)	

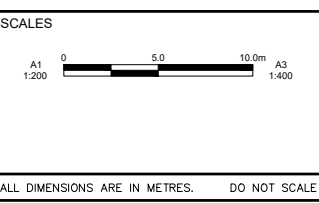


NOT FOR CONSTRUCTION



GENERAL ARRANGEMENT PLAN
SCALE 1:200

REV.	DATE	AMENDMENT	DESIGN	DRAWN	CHECKED	APPROVED	SCALES
A	16/02/26	ISSUED FOR REVIEW	JH	JS	JH	JH	A1 1:200
B	26/02/26	ISSUED FOR APPROVAL	JH	JS	JH	JH	A3 1:400



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Central Coast
Tuggerah N.S.W. 2259
Ph. 02 4305 4300
Sydney
Sydney N.S.W. 2000
Ph. 02 8787 4499
www.adwjohnson.com.au

URBAN PROPERTY

CLIENT
URBAN PROPERTY

PROPERTY DESCRIPTION
LOT 8, D.P. 1275478
HORRIE ROAD & BUCHAN AVENUE,
EDMONDSON PARK

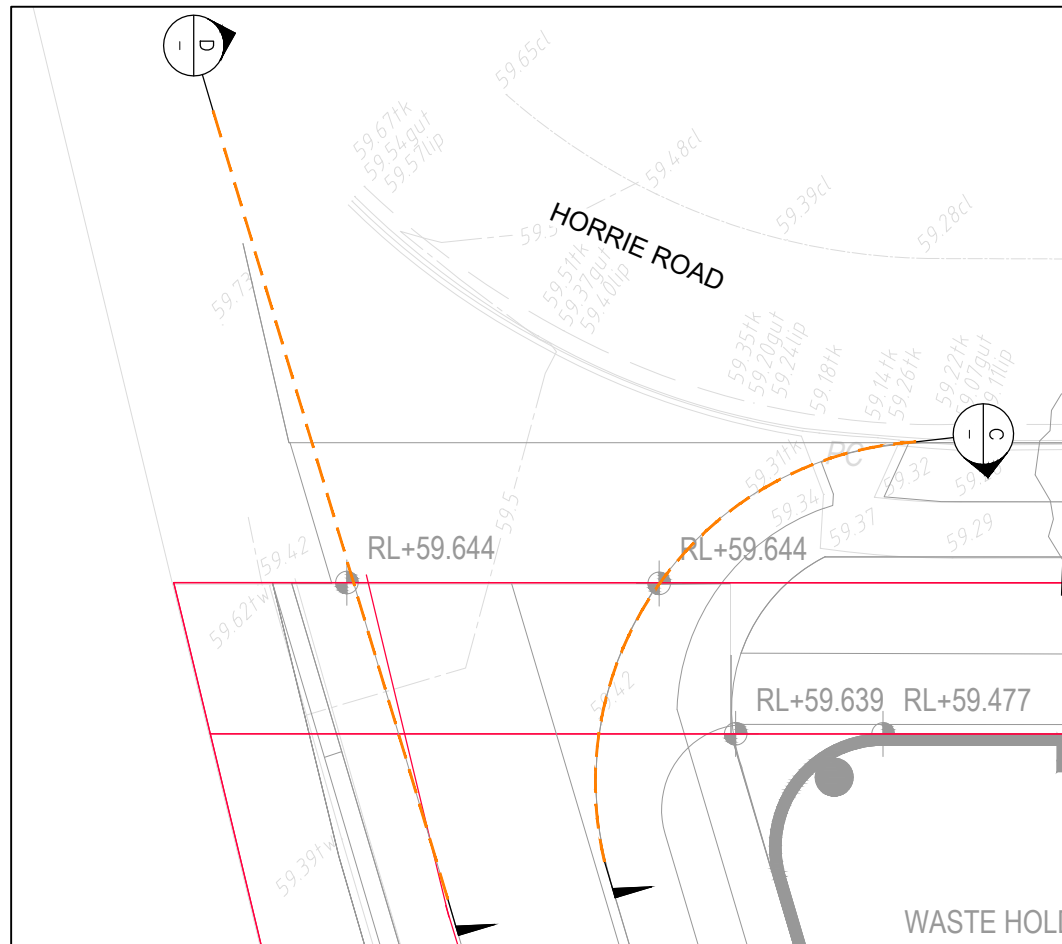
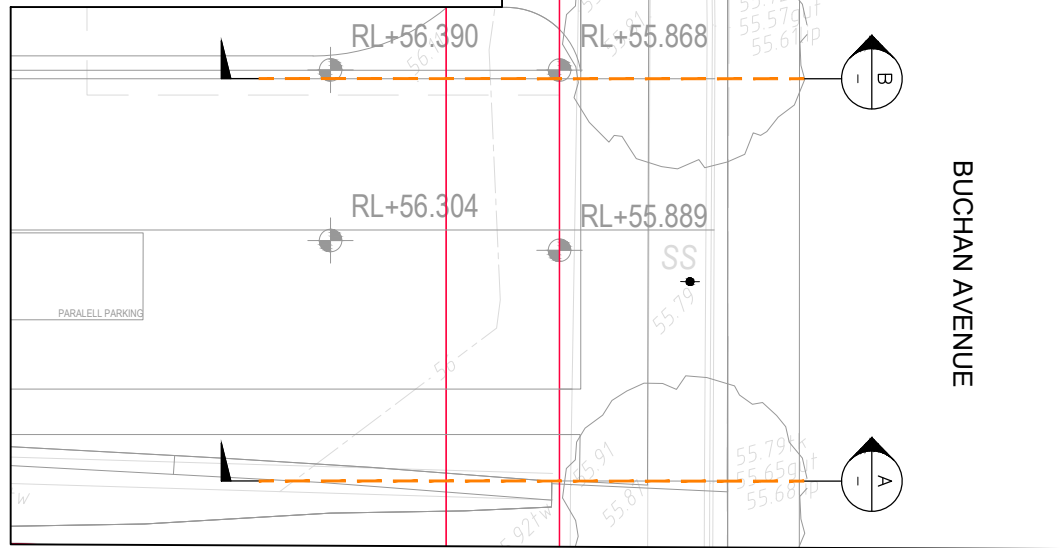
SURVEYED
ADW Johnson

DATUM
GDA2020 M.G.A. ZONE 56 A.H.D.

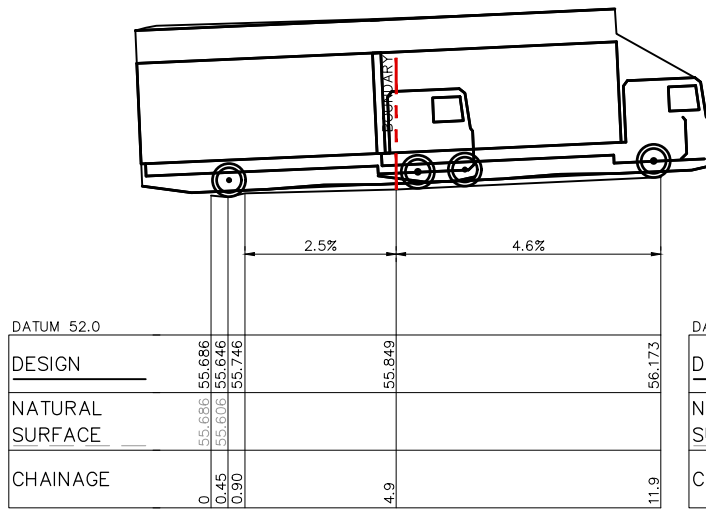
PROJECT			
SITE 5 - CIVIL INFRASTRUCTURE			
PLAN TITLE			
GENERAL ARRANGEMENT PLAN SHEET 1			
PROJECT No.	DISCIPLINE	NUMBER	REV.
300443	CENG	101	A

100mm AT FULL SIZE
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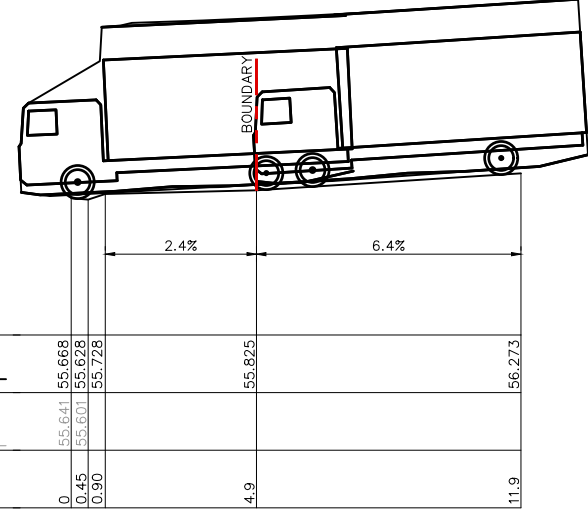
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Project Title:				
Consent No:		Body Corporate Reg No:		
Drawing Title:		Drawing No:		
Rev	Date	Description	DP Full Name	Reg No
	dd.mm.yy			



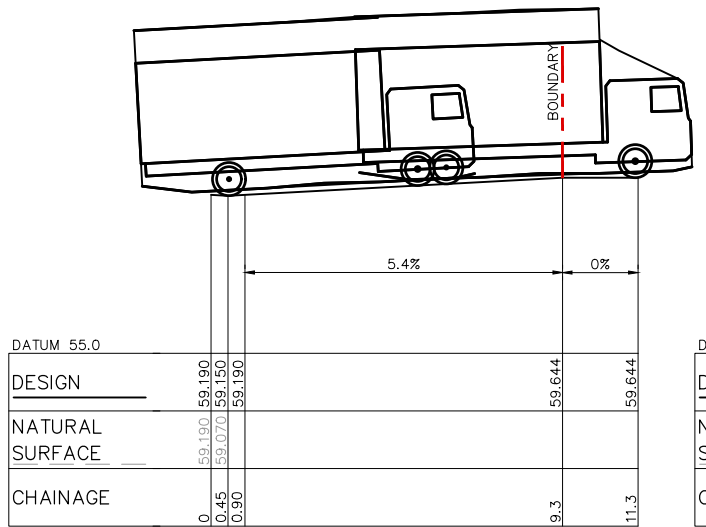
DRIVEWAY PLAN
SCALE 1:100



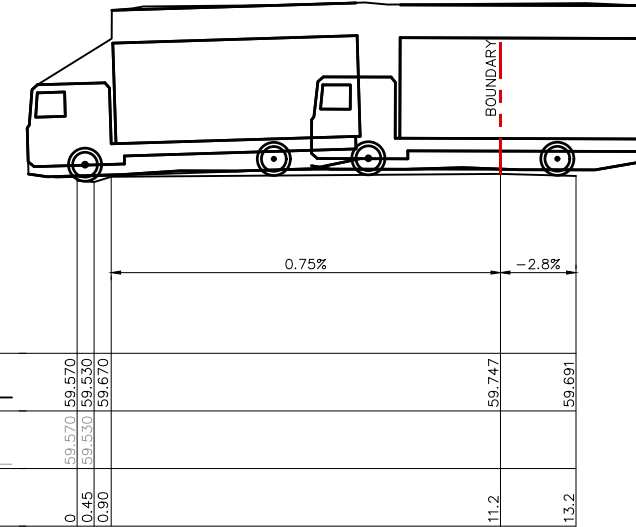
DRIVEWAY SECTION A
HORIZONTAL SCALE 1:10
VERTICAL SCALE 1:10



DRIVEWAY SECTION B
HORIZONTAL SCALE 1:10
VERTICAL SCALE 1:10



DRIVEWAY SECTION C
HORIZONTAL SCALE 1:10
VERTICAL SCALE 1:10

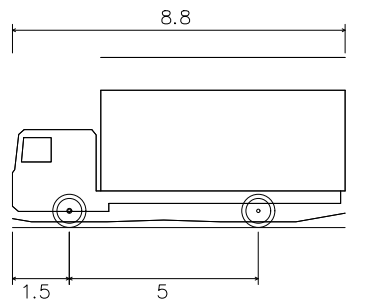


DRIVEWAY SECTION D
HORIZONTAL SCALE 1:10
VERTICAL SCALE 1:10

LEGEND	
	SITE BOUNDARY
	STAGE BOUNDARY
	PROPOSED LOT BOUNDARY
	EXISTING LOT BOUNDARY
	FUTURE LOT BOUNDARY
	PROPOSED SA KERB
	PROPOSED RT KERB
	PROPOSED FK KERB
	PROPOSED SM KERB
	PROPOSED DD KERB
	FUTURE KERB
	EXISTING KERB
	PROPOSED FOOTPATH
	ROAD PAVEMENT
	PROPOSED GUARDRAIL
	LIMIT OF WORKS
	PROPOSED SW PIT
	PROPOSED HEADWALL
	PROPOSED GPT

GENERAL NOTES:

- FOR TYPICAL ROAD CROSS SECTIONS & KERB PROFILES REFER SHEETS **XXX TO XXX**.
- FOR ROAD SETOUT & LONGITUDINAL SECTIONS REFER SHEETS **XXX TO XXX**.
- FOR ROAD CROSS SECTIONS REFER SHEETS **XXX TO XXX**.
- FOR PAVEMENT DETAILS REFER SHEETS **XXX TO XXX**.
- FOR SUBSOIL DRAINAGE DETAILS REFER SHEETS **XXX TO XXX**.

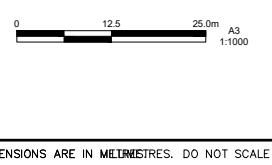


MRV - Vertical Clearance	
Overall Length	8.800m
Overall Width	2.500m
Overall Body Height	4.500m
Min Body Ground Clearance	0.150m
Track Width	2.500m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	10.000m



NOT FOR CONSTRUCTION

REV.	DATE	AMENDMENT	DESIGN	DRAWN	CHECKED	APPROVED	SCALES
A	16/02/26	ISSUED FOR REVIEW	JH	JS	JH	JH	A1 1:500
B	26/02/26	ISSUED FOR APPROVAL	JH	JS	JH	JH	A3 1:1000



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Central Coast
Tuggerah N.S.W. 2259
Ph. 02 4305 4300
Sydney
Sydney N.S.W. 2000
Ph. 02 8787 4499
www.adwjohnson.com.au

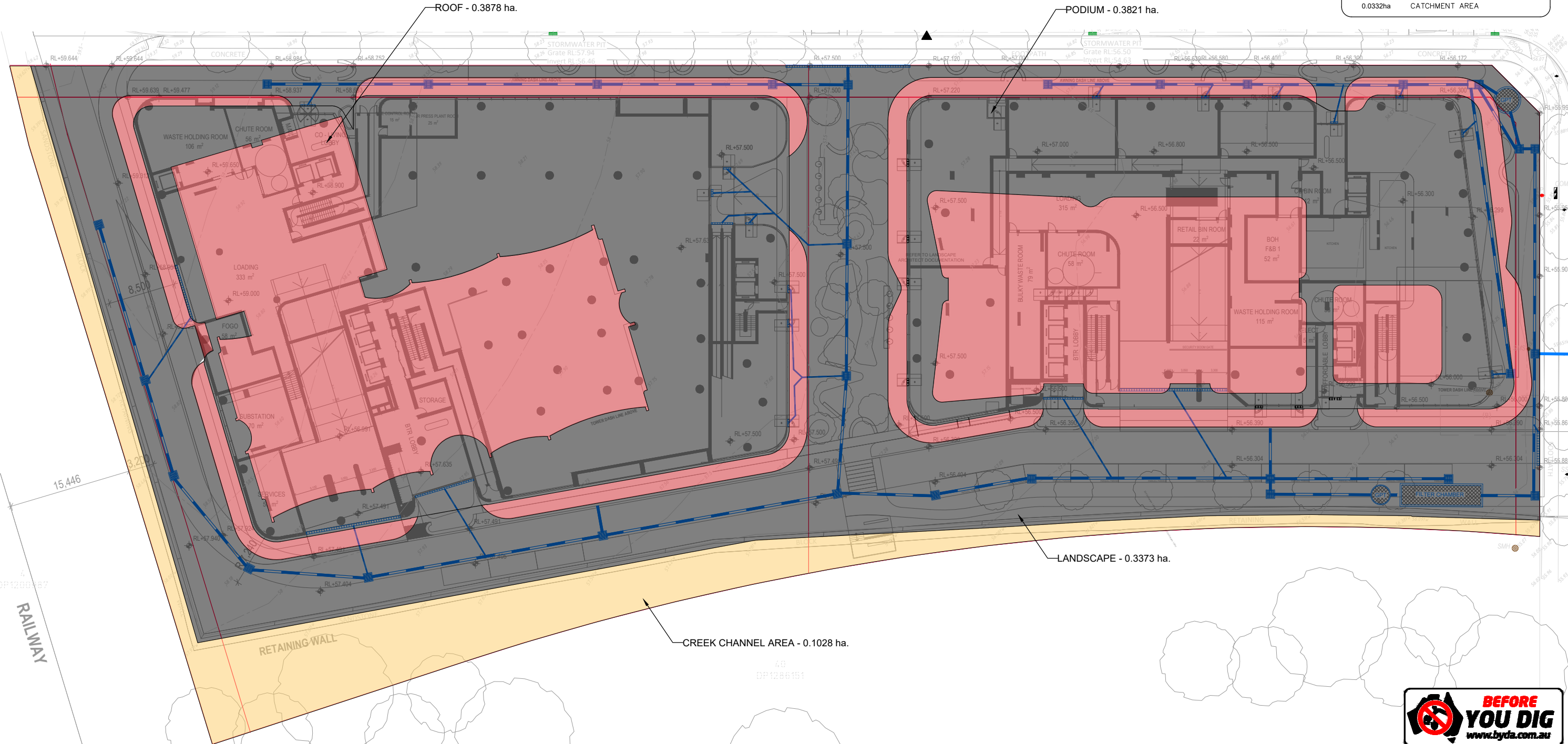
CLIENT
URBAN PROPERTY

PROPERTY DESCRIPTION
LOT 8, D.P. 1275478
HORRIE ROAD & BUCHAN AVENUE,
EDMONDSON PARK

PROJECT			
SITE 5 - CIVIL INFRASTRUCTURE			
PLAN TITLE			
DRIVEWAY PLAN AND PROFILES			
SURVEYED	DATUM	PROJECT No.	DISCIPLINE
ADW Johnson	GDA2020 M.G.A. ZONE 56 A.H.D.	300443	CENG
NUMBER	REV.		
201	A		

Regulated Design Record				
Project Address:				
Project Title:				
Consent No:		Body Corporate Reg No:		
Drawing Title:		Drawing No:		
Rev	Date	Description	DP Full Name	Reg No
	dd.mm.yy			

LEGEND	
	STORMWATER CATCHMENT
	EXISTING STORMWATER CATCHMENT
	PROPOSED STORMWATER
	PROPOSED CULVERT
	EXISTING STORMWATER
	FUTURE STORMWATER
	PROPOSED LINTEL
	PROPOSED SW PIT
	PROPOSED HEADWALL
	PROPOSED GPT
	PROPOSED STORMWATER PIT LABEL
	EXISTING STORMWATER PIT LABEL
	FUTURE STORMWATER PIT LABEL
1316	CATCHMENT REFERENCE
0.0332ha	CATCHMENT AREA



STORMWATER CATCHMENT PLAN
SCALE 1:250

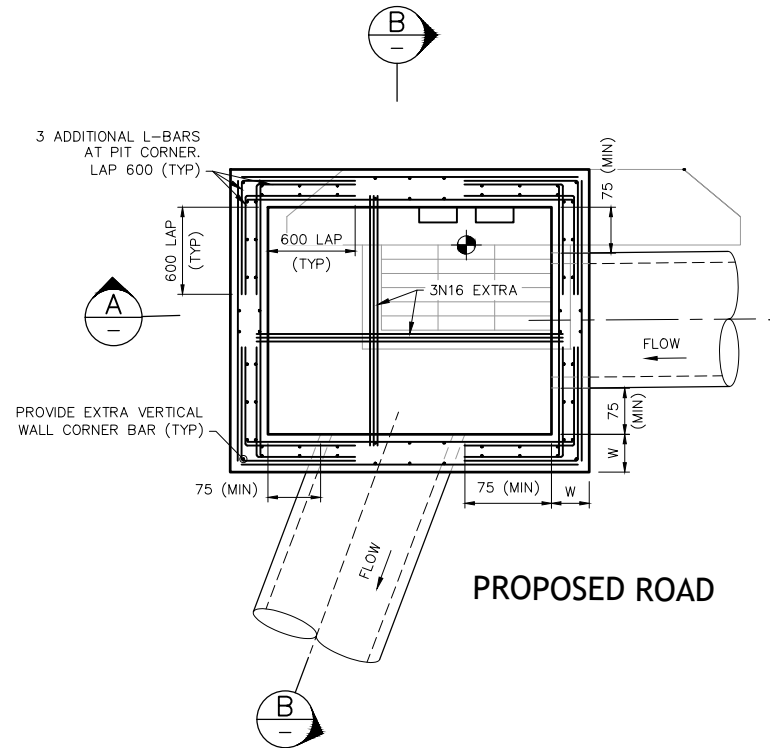


NOT FOR CONSTRUCTION

REV.	DATE	AMENDMENT	DESIGN	DRAWN	CHECKED	APPROVED	SCALES	 ALL DIMENSIONS ARE IN METRES. DO NOT SCALE	 Hunter Warners Bay N.S.W. 2282 Ph. 02 4978 5100 Central Coast Tuggerah N.S.W. 2259 Ph. 02 4305 4300 Sydney Sydney N.S.W. 2000 Ph. 02 8787 4499 www.adwjohanson.com.au	CLIENT HUNTER	PROPERTY DESCRIPTION		PROJECT	
A	16/02/26	ISSUED FOR REVIEW	JH	JS	JH	JH	A1				0 5.0 10.0 12.5m 1:500	Lot 8, D.P. 1275478 HORRIE ROAD & BUCHAN AVENUE, EDMONDSON PARK	LOT 8, D.P. 1275478 HORRIE ROAD & BUCHAN AVENUE, EDMONDSON PARK	PROJECT SITE 5 - CIVIL INFRASTRUCTURE
B	26/02/26	ISSUED FOR APPROVAL	JH	JS	JH	JH	A3	0 5.0 10.0 12.5m 1:500	ADW Johnson	GDA2020 M.G.A. ZONE 56 A.H.D.	PROJECT No. 300443	DISCIPLINE CENG	NUMBER 401	REV. A

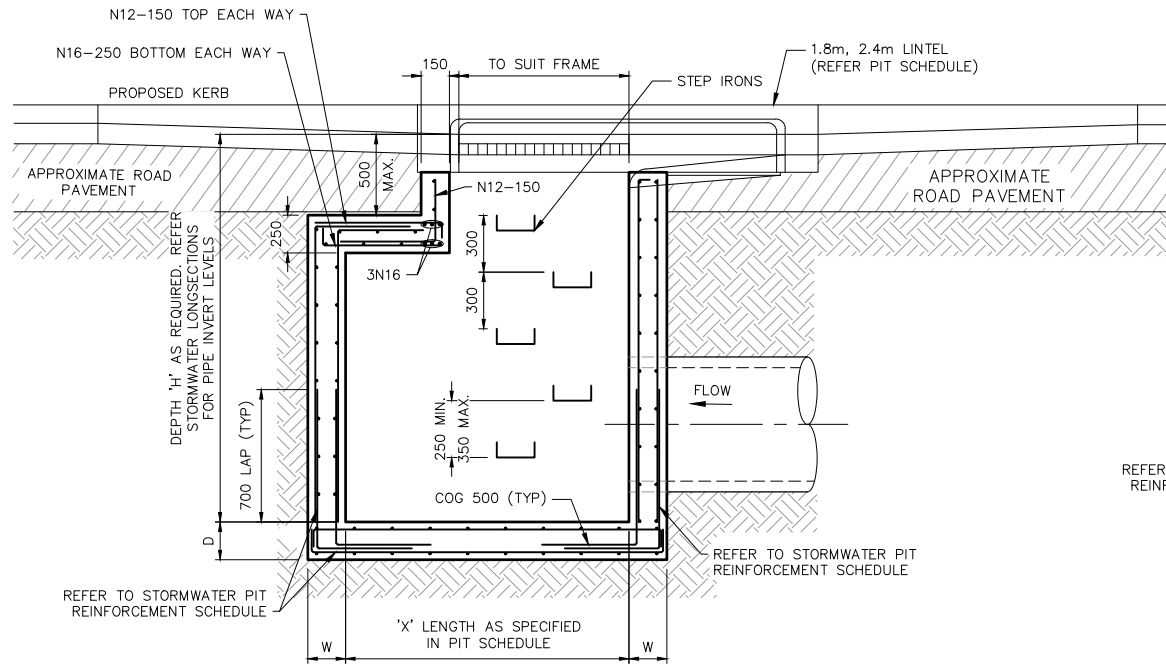
100mm AT FULL SIZE
This plan includes coloured information. If you have a black and white copy you do not have all of the information. This note is coloured RED.

Regulated Design Record				
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Project Title:				
Consent No:		Body Corporate Reg No:		
Drawing Title:		Drawing No:		
Rev	Date dd.mm.yy	Description	DP Full Name	Reg No

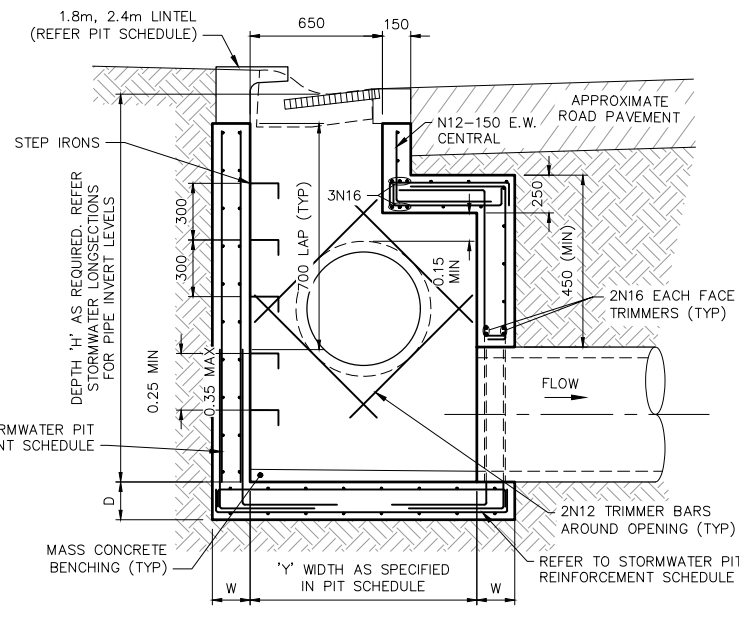


GENERAL NOTES:

1. FOR STORMWATER SETOUT REFER LS.
2. ALL STORMWATER PITS DEEPER THAN 1.2m TO HAVE STEP IRONS.
3. PRECAST PITS TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATION.
4. ALL INTERALLOTMENT DRAINAGE PITS TO BE PROVIDED WITH HINGED, LOCKABLE GRATES.
5. ALL INTERALLOTMENT DRAINAGE PITS DEEPER THAN 1.8m TO BE DESIGNED BY A SUITABLY QUALIFIED STRUCTURAL ENGINEER.
6. ALL CONCRETE STORMWATER DRAINAGE PIPES ARE TO BE RUBBER RING JOINTED REINFORCED CONCRETE PIPES (R.C.P.) OR APPROVED EQUIVALENT AND CONSTRUCTED IN ACCORDANCE WITH COUNCIL REQUIREMENTS.
7. ALL BOX CULVERTS TO BE PRECAST WITH PRECAST SLABS.
8. ALL INTERALLOTMENT DRAINAGE TO BE SEWER GRADE UPVC (UNLESS OTHERWISE SHOWN) OR AN APPROVED EQUIVALENT. THE MINIMUM SLOPE OF INTERALLOTMENT DRAINAGE LINES SHALL BE 1% UNLESS SHOWN OTHERWISE. THE INTERALLOTMENT DRAINAGE UNLESS SHOWN OTHERWISE, LINE SHALL BE A MINIMUM OF 0.75m FROM THE BOUNDARY AND LOCATED IN AN EASEMENT 2.0m WIDE.
9. ALL PITS TO BE BENCHED AND STREAMLINED.



SECTION A
SCALE 120



SECTION B
SCALE 120

KERB INLET PIT DETAIL
N.T.S.



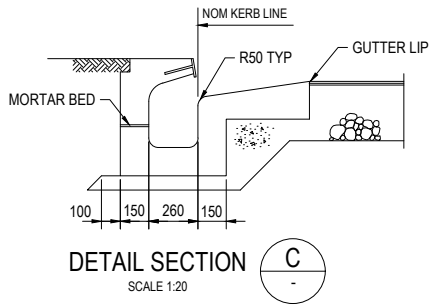
NOT FOR CONSTRUCTION

REV.	DATE	AMENDMENT	DESIGN	DRAWN	CHECKED	APPROVED	SCALES	CLIENT	PROPERTY DESCRIPTION	PROJECT	PLAN TITLE	SURVEYED	DATUM	PROJECT No.	DISCIPLINE	NUMBER	REV.
A	16/02/26	ISSUED FOR REVIEW	JH	JS	JH	JH	A1 1:500	Hunter Warners Bay N.S.W. 2282 Ph. 02 4978 5100 Central Coast Tuggerah N.S.W. 2259 Ph. 02 4305 4300 Sydney Sydney N.S.W. 2000 Ph. 02 8787 4499 www.adwjohnson.com.au	LOT 8, D.P. 1275478 HORRIE ROAD & BUCHAN AVENUE, EDMONDSON PARK	SITE 5 - CIVIL INFRASTRUCTURE	STORMWATER DETAILS	ADW Johnson	GDA2020 M.G.A. ZONE 56 A.H.D.	300443	CENG	411	A
B	26/02/26	ISSUED FOR APPROVAL	JH	JS	JH	JH	A3 1:1000	URBAN PROPERTY									

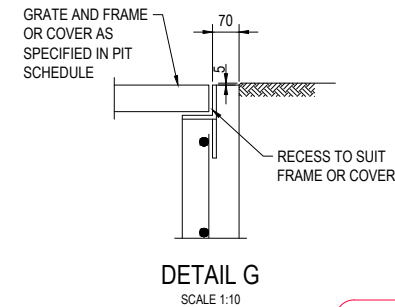
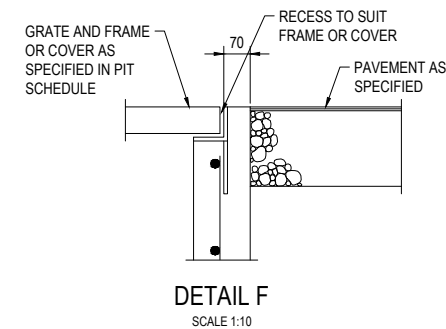
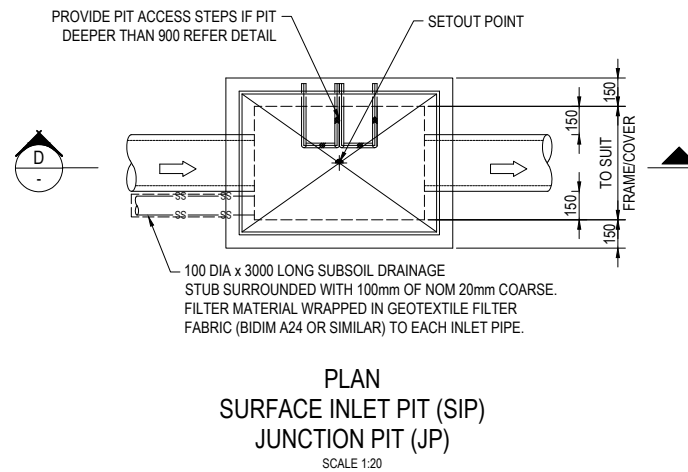
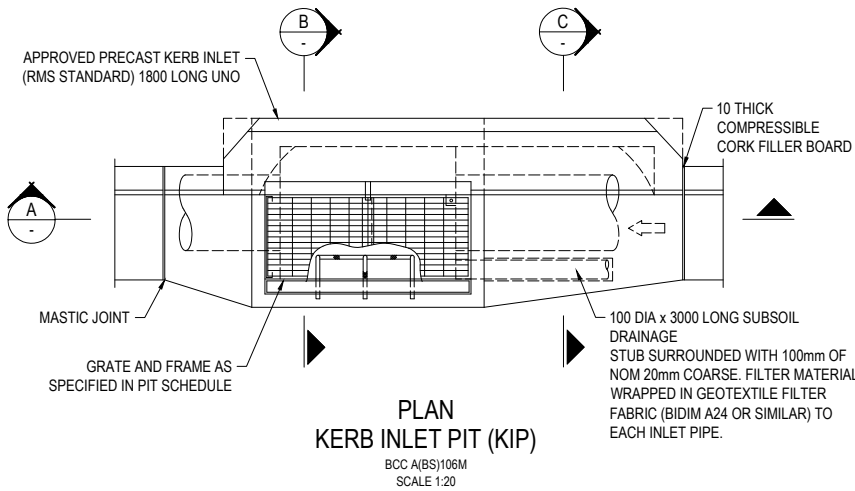
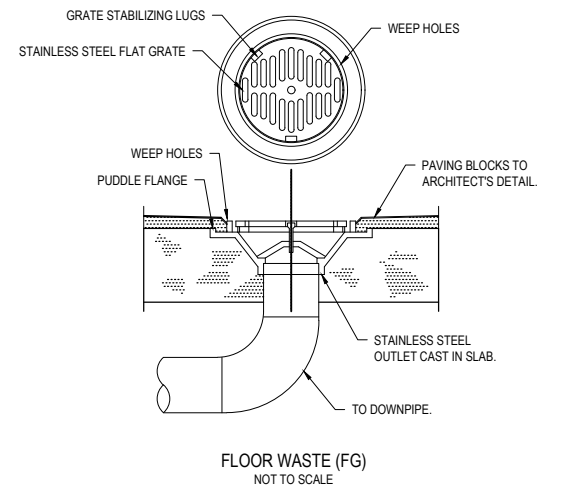
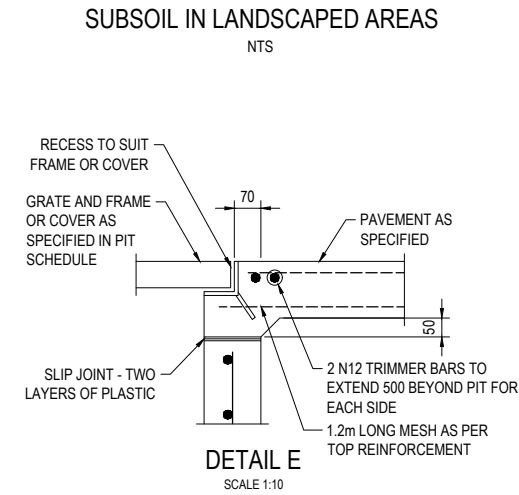
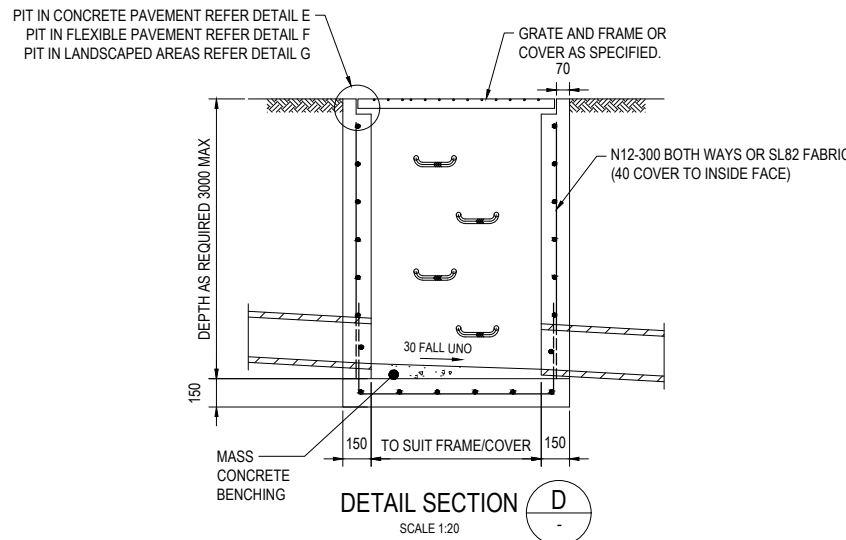
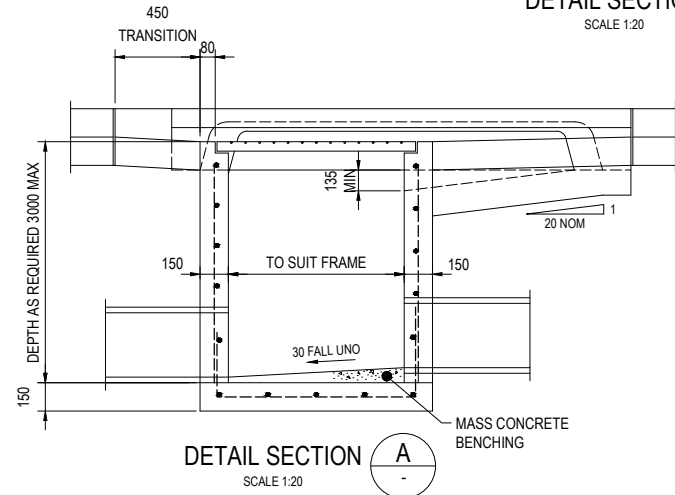
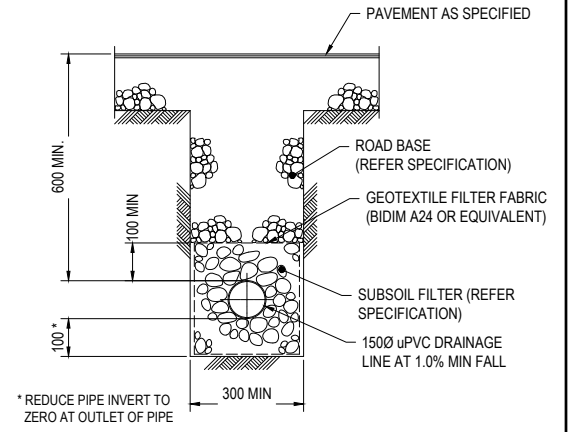
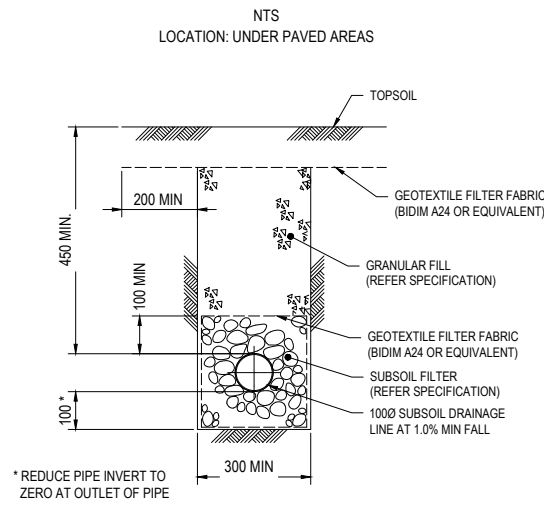
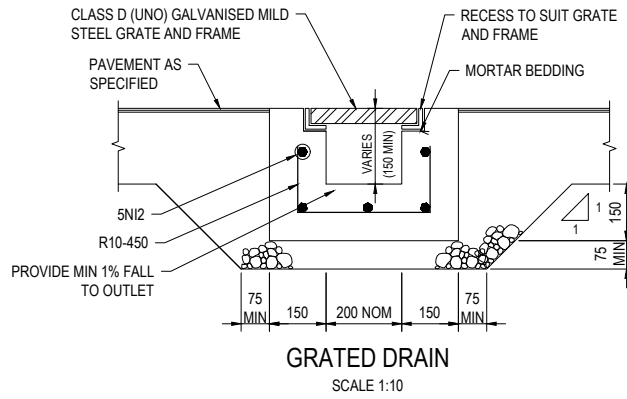
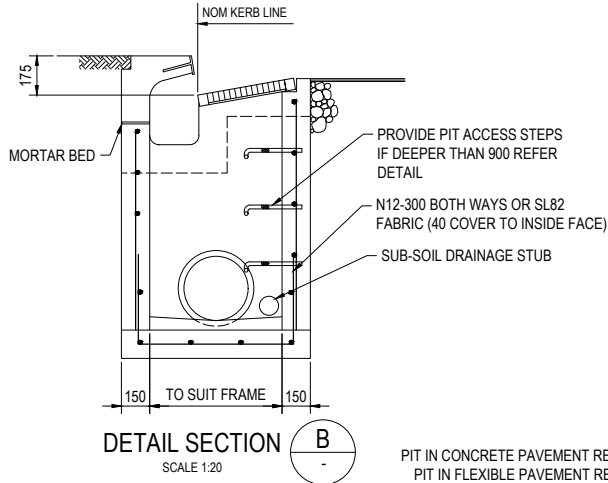
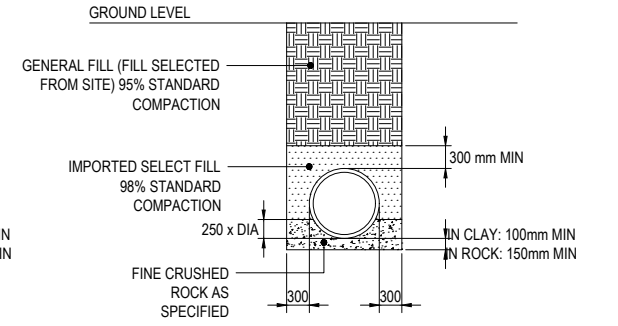
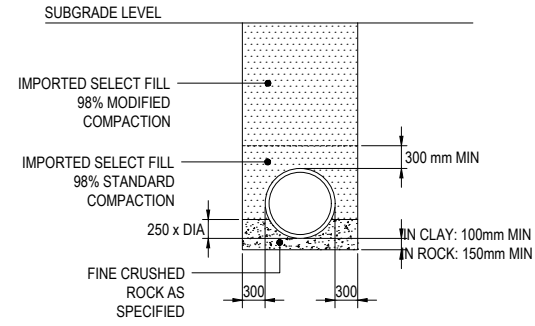
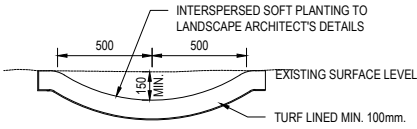
Regulated Design Record				
Project Address:				
Project Title:				
Consent No:		Body Corporate Reg No:		
Drawing Title:		Drawing No:		
Rev	Date	Description	DP Full Name	Reg No
	dd.mm.yy			

GENERAL NOTES:

- FOR STORMWATER SETOUT REFER LS.
- ALL STORMWATER PITS DEEPER THAN 1.2m TO HAVE STEP IRONS.
- PRECAST PITS TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATION.
- ALL INTERLOTMENT DRAINAGE PITS TO BE PROVIDED WITH HINGED, LOCKABLE GRATES.
- ALL INTERLOTMENT DRAINAGE PITS DEEPER THAN 1.8m TO BE DESIGNED BY A SUITABLY QUALIFIED STRUCTURAL ENGINEER.
- ALL CONCRETE STORMWATER DRAINAGE PIPES ARE TO BE RUBBER RING JOINTED REINFORCED CONCRETE PIPES (R.C.P.) OR APPROVED EQUIVALENT AND CONSTRUCTED IN ACCORDANCE WITH COUNCIL REQUIREMENTS.
- ALL BOX CULVERTS TO BE PRECAST WITH PRECAST SLABS.
- ALL INTERLOTMENT DRAINAGE TO BE SEWER GRADE UPVC (UNLESS OTHERWISE SHOWN) OR AN APPROVED EQUIVALENT. THE MINIMUM SLOPE OF INTERLOTMENT DRAINAGE LINES SHALL BE 1% UNLESS SHOWN OTHERWISE. THE INTERLOTMENT DRAINAGE UNLESS SHOWN OTHERWISE, LINE SHALL BE A MINIMUM OF 0.75m FROM THE BOUNDARY AND LOCATED IN AN EASEMENT 2.0m WIDE.
- ALL PITS TO BE BENCHED AND STREAMLINED.



TYPICAL SECTION - OVERLAND FLOW PATH
SCALE 1:20



NOT FOR CONSTRUCTION

REV.	DATE	AMENDMENT	DESIGN	DRAWN	CHECKED	APPROVED	SCALES
A	16/02/26	ISSUED FOR REVIEW	JH	JS	JH	JH	A1 1:500
B	26/02/26	ISSUED FOR APPROVAL	JH	JS	JH	JH	A3 1:1000

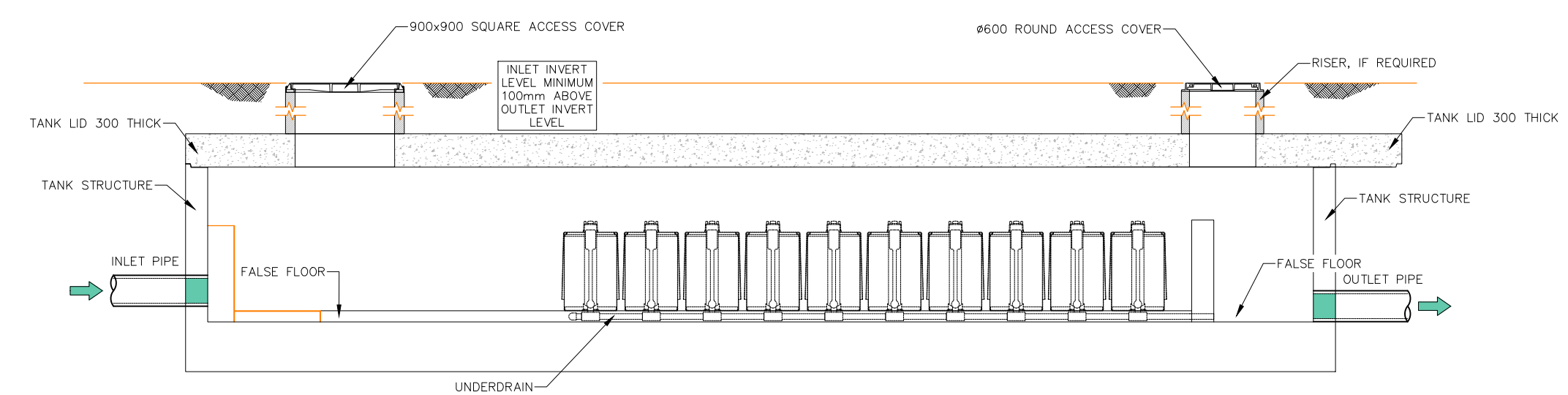
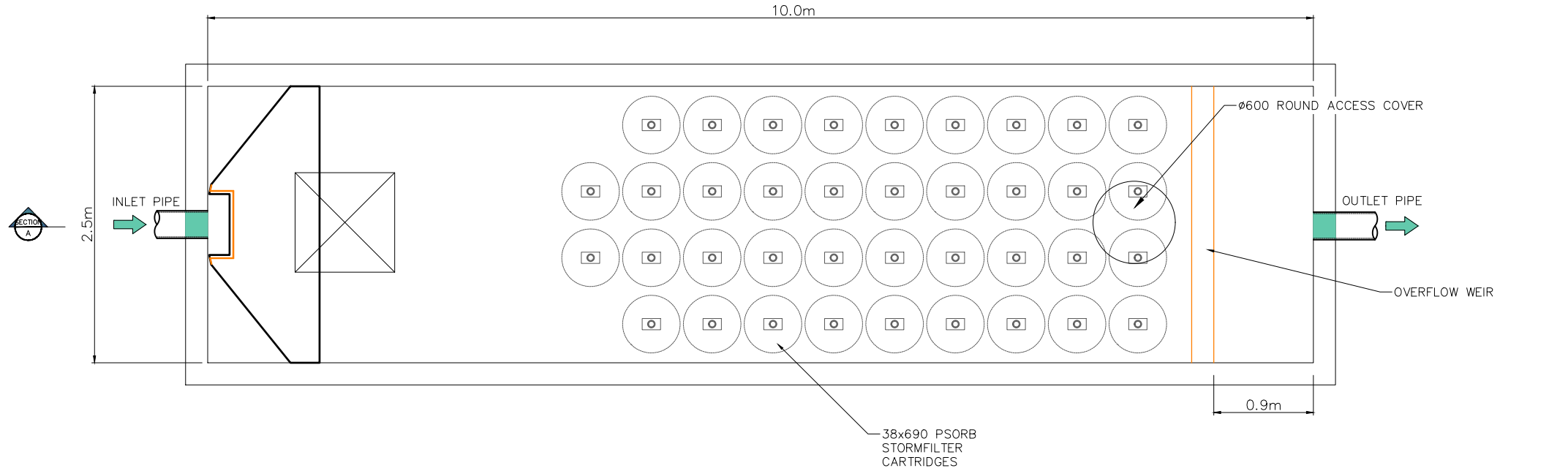
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Hunter
Warners Bay N.S.W. 2282
Ph. 02 4978 5100
Central Coast
Tuggerah N.S.W. 2259
Ph. 02 4305 4300
Sydney
Sydney N.S.W. 2000
Ph. 02 8787 4499
www.adwjohnson.com.au

URBAN PROPERTY

CLIENT
PROPERTY DESCRIPTION
LOT 8, D.P. 1275478
HORRIE ROAD & BUCHAN AVENUE,
EDMONDSON PARK

PROJECT			
SITE 5 - CIVIL INFRASTRUCTURE			
PLAN TITLE			
STORMWATER DETAILS			
SURVEYED	DATUM	PROJECT No.	DISCIPLINE
ADW Johnson	GDA2020 M.G.A. ZONE 56 A.H.D.	300443	CENG
NUMBER	REV.		
412	A		

Regulated Design Record				
Project Address:				
Project Title:				
Consent No:		Body Corporate Reg No:		
Drawing Title:		Drawing No:		
Rev	Date dd.mm.yy	Description	DP Full Name	Reg No



SECTION A

WSUD FILTER TANK PLAN
SCALE 1:25



NOT FOR CONSTRUCTION

REV.	DATE	AMENDMENT	DESIGN	DRAWN	CHECKED	APPROVED	SCALES	CLIENT	PROPERTY DESCRIPTION	PROJECT				
A	16/02/26	ISSUED FOR REVIEW	JH	JS	JH	JH	A1 1:25	adw Johnson Hunter Warners Bay N.S.W. 2282 Ph. 02 4978 5100 Central Coast Tuggerah N.S.W. 2259 Ph. 02 4305 4300 Sydney Sydney N.S.W. 2000 Ph. 02 8787 4499 www.adwjohnson.com.au	LOT 8, D.P. 1275478 HORRIE ROAD & BUCHAN AVENUE, EDMONDSON PARK	SITE 5 - CIVIL INFRASTRUCTURE				
B	26/02/26	ISSUED FOR APPROVAL	JH	JS	JH	JH				URBAN PROPERTY	PLAN TITLE WWDD FILTER TANK DETAILS			
ALL DIMENSIONS ARE IN METRES. DO NOT SCALE									SURVEYED ADW Johnson	DATUM GDA2020 M.G.A. ZONE 56 A.H.D.	PROJECT No. 300443	DISCIPLINE CENG	NUMBER 421	REV. A

100mm AT FULL SIZE
This plan includes coloured information. If you have a black and white copy you do not have all of the information. This note is coloured RED.

Regulated Design Record				
Project Address:				
Project Title:				
Consent No:		Body Corporate Reg No:		
Drawing Title:		Drawing No:		
Rev	Date	Description	DP Full Name	Reg No
	dd.mm.yy			

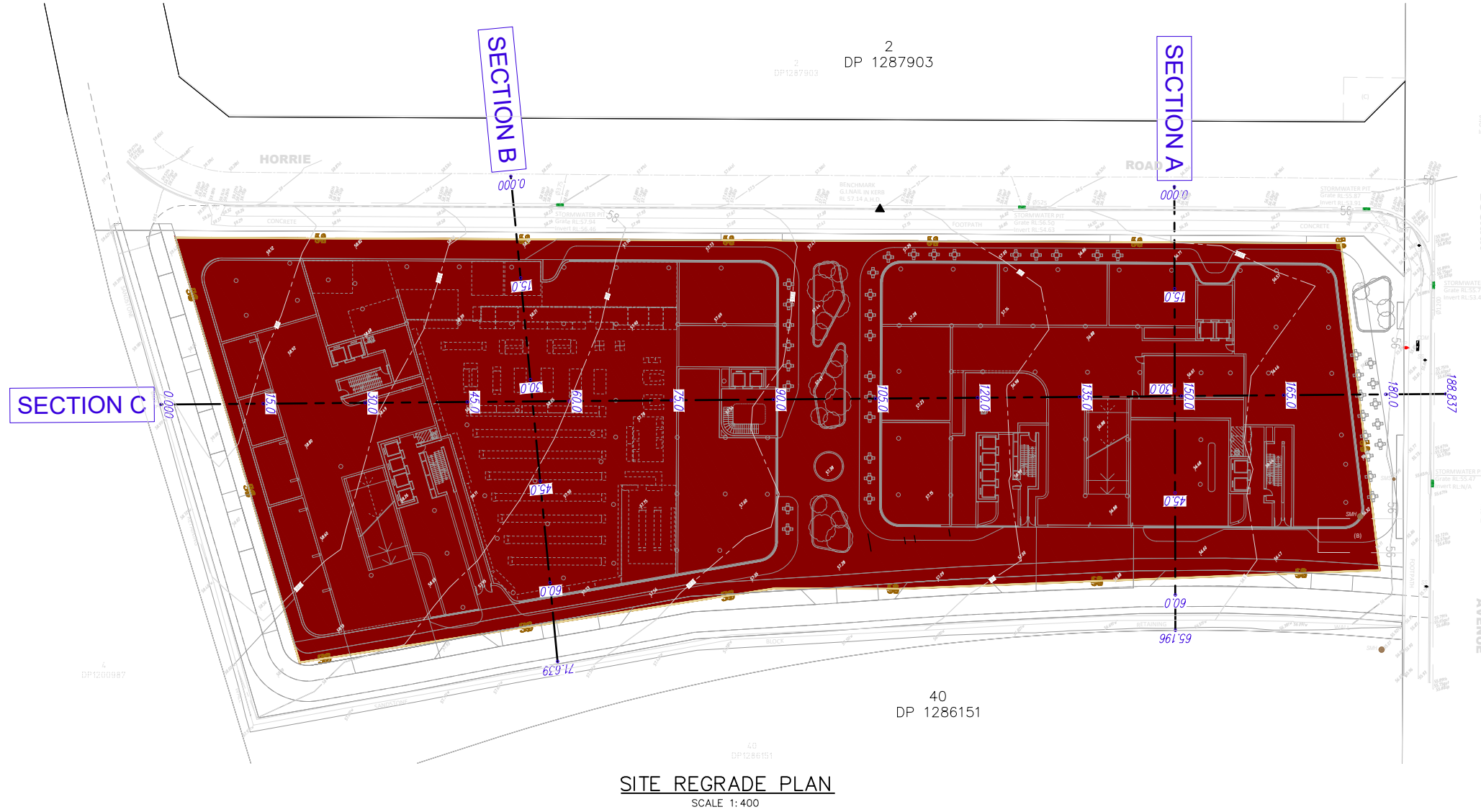
LEGEND	
	SITE BOUNDARY
	STAGE BOUNDARY
	PROPOSED LOT BOUNDARY
	EXISTING LOT BOUNDARY
	FUTURE LOT BOUNDARY
	DESIGN CONTOURS
	NATURAL CONTOURS
	PROPOSED KERB
	EXTENTS OF BATTER
	PROPOSED RETAINING WALL

CONTOUR INTERVAL = 0.5m

GENERAL NOTES:

- CUT/FILL CALCULATIONS BASED EARTHWORKS VOLUMES BETWEEN **NATURAL SURFACE (SUPER NS)** & **DESIGN (SUPER DS)**.
- ORGANIC MATERIAL, E.G. LOGS, BRANCHES, STUMPS ETC., ARE TO BE STOCKPILED AND MULCHED ONSITE UNLESS OTHERWISE NOTED, AND NOT INCORPORATED INTO WORKS
- ROCKS EXCAVATED AS PART OF BULK EARTHWORKS ARE TO BE CRUSHED SUCH THAT NO INDIVIDUAL ROCK IS IN EXCESS OF 50mm IN ANY DIRECTION
- ALL TOPSOIL AND UNSUITABLE MATERIAL WILL BE REMOVED PRIOR TO PLACEMENT OF EXCESS MATERIAL FROM ROAD EXCAVATION IN ACCORDANCE WITH DIRECTIONS FROM GEOTECHNICAL ENGINEER.
- MAXIMUM NOMINATED THICKNESS OF FILL LAYER
- 150mm IN ROAD RESERVE AREAS
- 300mm IN OTHER AREAS
- MINIMUM NOMINATED COMPACTION OF FILL
- 98% STANDARD IN ROAD RESERVE AREAS
- 95% STANDARD IN OTHER AREAS
- EARTHWORKS SHOULD BE CARRIED OUT IN ACCORDANCE WITH THE RECOMMENDATIONS OUTLINED IN **AS3798-2007** 'GUIDELINES FOR EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS'. FILL UNDER ROADS SHALL BE UNDER **LEVEL 2** SUPERVISION. FILL IN LOTS TO BE COMPLETED UNDER **LEVEL 1** SUPERVISION.
- COMPACTION OF EARTHWORKS ASSOCIATED WITHIN LOTS TO BE CARRIED OUT UNDER **LEVEL 1** SUPERVISION IN ACCORDANCE WITH **AS 3798-2007** AND A REPORT SUBMITTED TO THE PRINCIPAL CERTIFYING AUTHORITY WITH DOCUMENTATION ACCOMPANYING THE RESPECTIVE COMPLIANCE CERTIFICATE APPLICATION.
- ALL AREAS DISTURBED DURING EARTHWORKS ARE TO BE REINSTATED AND SEEDED IMMEDIATELY.
- ALL SITE REGRADE TO BE CONTROL FILL IN ACCORDANCE WITH GEOTECHNICAL ENGINEERS DIRECTION.
- WHERE PRACTICAL CATCHDRAINS ARE TO BE CONSTRUCTED UPSLOPE OF THE SITE REGRADE TO DIVERT CLEAN SURFACE WATER.
- SITE REGRADE AREAS ARE TO BE TURFED OR SEEDED AS DIRECTED BY LANDSCAPE ARCHITECT OR SUPERINTENDENT.
- ALL TREES TO BE REMOVED ARE TO BE MULCHED/ CHIPPED ON SITE AND REUSED AS MULCH WITHIN THE DEVELOPMENT.

LEGEND (+ FILL - CUT)		
Lower	Upper	Colour
-4.5	to -4	
-4	to -3.5	
-3.5	to -3	
-3	to -2.5	
-2.5	to -2	
-2	to -1.75	
-1.75	to -1.5	
-1.5	to -1.25	
-1.25	to -1	
-1	to -0.75	
-0.75	to -0.5	
-0.5	to -0.25	
-0.25	to 0	
0	to 0.25	
0.25	to .5	
0.5	to .75	
0.75	to 1	



SITE REGRADE PLAN
SCALE 1:400

CUT/FILL VOLUMES	
CUT:	112,687m ³
FILL:	0m ³
SURPLUS OF MATERIAL:	112,687m ³



NOT FOR CONSTRUCTION

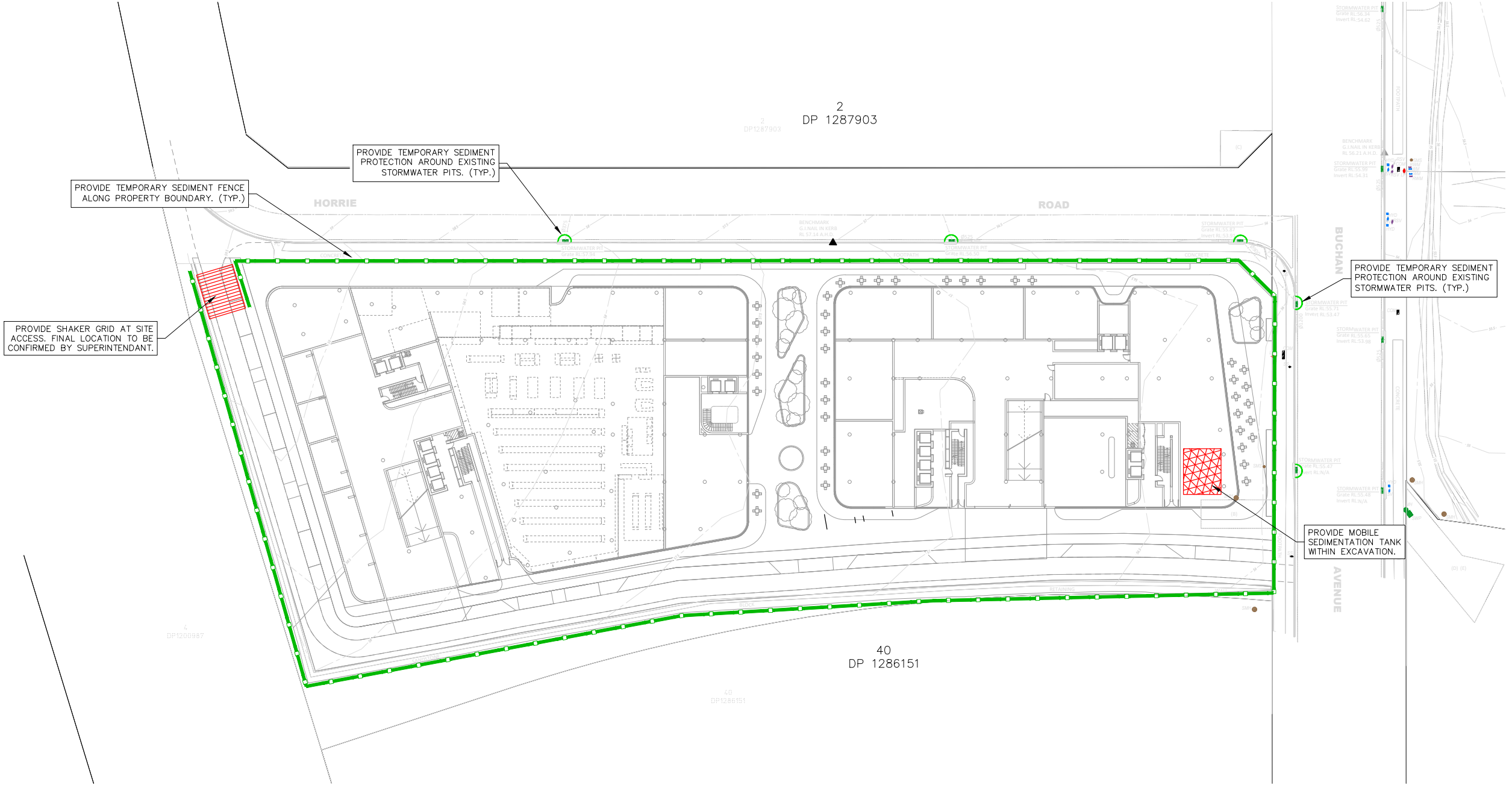
100mm AT FULL SIZE
This plan includes coloured information. If you have a black and white copy you do not have all of the information. This note is coloured RED.

REV.	DATE	AMENDMENT	DESIGN	DRAWN	CHECKED	APPROVED	SCALES	 Hunter Warners Bay N.S.W. 2282 Ph. 02 4978 5100 Central Coast Tuggerah N.S.W. 2259 Ph. 02 4305 4300 Sydney Sydney N.S.W. 2000 Ph. 02 8787 4499 www.adwjohnson.com.au	CLIENT	PROPERTY DESCRIPTION	PROJECT
A	16/02/26	ISSUED FOR REVIEW	JH	JS	JH	JH	A1 1:400		 A3 1:800	URBAN PROPERTY	LOT 8, D.P. 1275478 HORRIE ROAD & BUCHAN AVENUE, EDMONDSON PARK
B	26/02/26	ISSUED FOR APPROVAL	JH	JS	JH	JH					PROJECT No. 300443 - DISCIPLINE CENG - NUMBER 501 - REV. A

Regulated Design Record				
Project Address:				
Project Title:				
Consent No:		Body Corporate Reg No:		
Drawing Title:		Drawing No:		
Rev	Date	Description	DP Full Name	Reg No
	dd.mm.yy			

LEGEND	
	SITE BOUNDARY
	PROPOSED LOT BOUNDARY
	EXISTING LOT BOUNDARY
	CONTOURS
	PROPOSED KERB
	EXISTING KERB
	SEDIMENT/SILT FENCING
	DIVERSION DRAIN
	PROPOSED PIT INLET FILTER
	PROPOSED LINTEL INLET FILTER
	SITE ACCESS/SHAKER RAMP
	MOBILE SEDIMENTATION TANK

CONTOUR INTERVAL = 0.5m



100mm AT FULL SIZE
This plan includes coloured information. If you have a black and white copy you do not have all of the information. This note is coloured RED.

EROSION & SEDIMENT CONTROL PLAN

SCALE 1:400

REV.	DATE	AMENDMENT	DESIGN	DRAWN	CHECKED	APPROVED	SCALES
A	16/02/26	ISSUED FOR REVIEW	JH	JS	JH	JH	
B	26/02/26	ISSUED FOR APPROVAL	JH	JS	JH	JH	

ALL DIMENSIONS ARE IN METRES. DO NOT SCALE

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 Sydney N.S.W. 2000
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 www.adwjohnson.com.au

URBAN PROPERTY

CLIENT		PROPERTY DESCRIPTION	
ADW Johnson		LOT 8, D.P. 1275478 HORRIE ROAD & BUCHAN AVENUE, EDMONDSON PARK	
SURVEYED	DATUM	PROJECT	
ADW Johnson	GDA2020 M.G.A. ZONE 56 A.H.D.	SITE 5 - CIVIL INFRASTRUCTURE	

PROJECT			
SITE 5 - CIVIL INFRASTRUCTURE			
PLAN TITLE			
EROSION & SEDIMENT CONTROL PLAN			
PROJECT No.	DISCIPLINE	NUMBER	REV.
300443	CENG	601	A

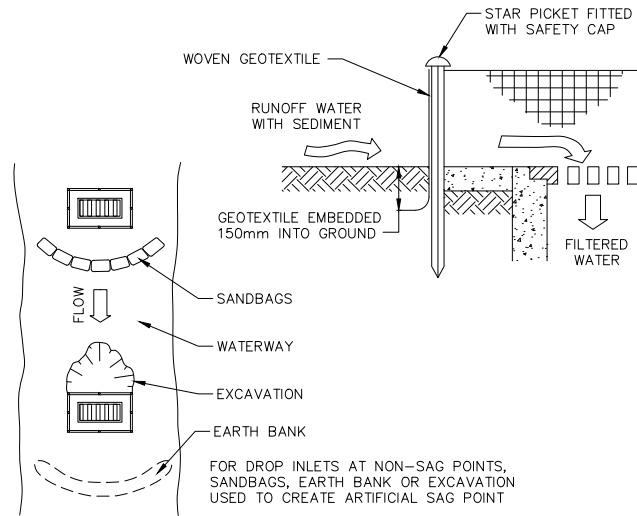
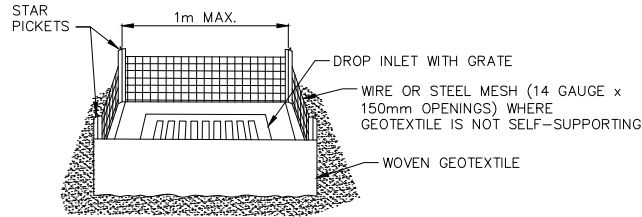


NOT FOR CONSTRUCTION

Regulated Design Record				
Project Address:				
Project Title:				
Consent No:		Body Corporate Reg No:		
Drawing Title:		Drawing No:		
Rev	Date	Description	DP Full Name	Reg No
	dd.mm.yy			

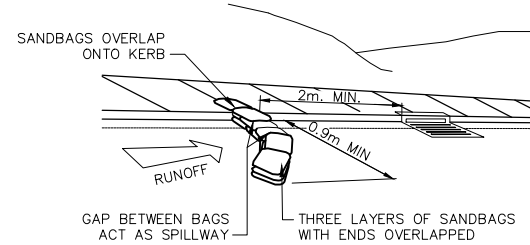
GENERAL NOTES:

1. EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSISTENT WITH THE NSW GOVERNMENT'S "MANAGING URBAN STORMWATER: SOILS AND CONSTRUCTION".
2. THE ARRANGEMENT SHOWN ON THE PLANS IS DIAGRAMMATIC ONLY. AMENDMENTS MAY NEED TO BE MADE DURING CONSTRUCTION.
3. ALL SEDIMENT AND EROSION CONTROL MEASURES, ARE TO BE IN PLACE PRIOR TO STRIPPING OF SITE.
4. MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES UNTIL COMPLETE REHABILITATION IS ACHIEVED.
5. DISTURBED AREAS ARE TO BE KEPT TO A MINIMUM. NO MORE THAN 2.5ha OF THE SITE SHALL BE EXPOSED TO EROSION AT ANY ONE TIME.
6. ALL TOPSOIL IN SITE REGRADING AREAS AND ROAD RESERVES TO BE STOCKPILED ON SITE.
7. STOCKPILE AREA TO BE FULLY FENCED WITH SILT PROOF FABRIC AT ALL TIMES.
8. IMPORTED MATERIAL TO BE PLACED DIRECTLY INTO SITE REGRADING AREAS. IMPORTED MATERIAL IS NOT TO BE STOCKPILED.
9. STOCKPILES ARE TO BE REMOVED AS SOON AS PRACTICABLE AND SITES REINSTATED IMMEDIATELY.
10. CONSERVE ALL TOPSOIL, STOCKPILE AND PROTECT FOR RE-USE ON SITE.
11. STOCKPILES OF MATERIAL ARE TO BE PLACED AWAY FROM DRAINAGE FLOW PATHS AND HEAVILY TRAFFICABLE AREAS AND ARE TO BE SURROUNDED BY SILT FENCING AT ALL TIMES.
12. PROTECT ALL DISTURBED AREAS FROM EROSION.
13. MINIMISE SEDIMENTATION.
14. ERECT AND MAINTAIN SILT FENCES AT THE DOWNSLOPE SIDE OF DISTURBED AREA/S DURING CONSTRUCTION.
15. PLACE SEDIMENT INLET TRAPS AROUND ALL PITS WITHIN, AND DOWNSTREAM OF, THE DEVELOPMENT.
16. PROVIDE GRAVEL BAGS AS REQUIRED.
17. SILT FENCES AND HAY BALING TO BE PLACED WHERE DIRECTED BY COUNCIL'S ENGINEER AND MAINTAINED AT ALL TIMES.
18. WHERE EVIDENCE OF SILT LEAVING THE SITE IS FOUND, CONTRACTOR IS TO CLEAR ALL SEDIMENT (INCLUDING THAT IN STORMWATER INFRASTRUCTURE) AT THEIR OWN COST.
19. FOLLOWING RAIN EVENTS, ALL SEDIMENT AND EROSION CONTROL MEASURES ARE TO BE AUDITED AND REINSTATED IF NECESSARY.
20. CONTROL CLEAN WATER FROM ABOVE THE SITE, THROUGH THE SITE.
21. KEEP CLEAN WATER SEPARATE FROM DIRTY WATER.
22. KEEP RUNOFF FROM DISTURBED AREAS, WHERE POSSIBLE, SEPARATE FROM DIRTY WATER.
23. ALL DISTURBED AREAS ARE TO BE RE-VEGETATED OR OTHERWISE PROTECTED AS SOON AS PRACTICAL.
24. ALL NATURAL VEGETATION AREAS OUTSIDE THE BOUNDARIES OF THE PROPOSED DEVELOPMENT WILL BE FENCED WITH NO GO FENCING TO KEEP THE AREAS FREE FROM DISTURBANCE OF MACHINERY, PARKED VEHICLES AND WASTE MATERIAL.
25. AREAS OUTSIDE THE BOUNDARIES OF THE PROPOSED DEVELOPMENT WILL BE FENCED WITH NO GO FENCING TO KEEP THE AREAS FREE FROM DISTURBANCE OF MACHINERY, PARKED VEHICLES AND WASTE MATERIAL.
26. TREES TO BE RETAINED WITHIN THE CONSTRUCTION AREAS ARE TO BE PROTECTED BY TREE PROTECTION FENCING IN ACCORDANCE WITH THE APPROVED LANDSCAPE MANAGEMENT PLANS.

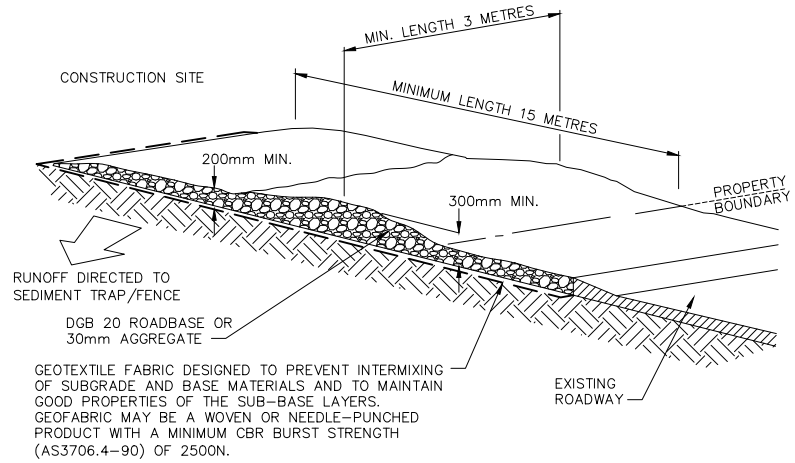


GEOTEXTILE INLET FILTER (SD6-12)
N.T.S.

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



SANDBAG KERB INLET SEDIMENT TRAP
NTS



STABILISED SITE ACCESS (SD6-14)
N.T.S.

- CONSTRUCTION NOTES:**
1. STRIP THE TOPSOIL, LEVEL THE SITE AND COMPACT THE SUBGRADE.
 2. COVER THE AREA WITH NEEDLE-PUNCHED GEOTEXTILE.
 3. CONSTRUCT A 200mm THICK PAD OVER THE GEOTEXTILE USING ROAD BASE OR 30mm AGGREGATE.
 4. ENSURE THE STRUCTURE IS AT LEAST 15 METRES LONG OR TO BUILDING ALIGNMENT AND AT LEAST 3 METRES WIDE.
 5. WHERE A SEDIMENT FENCE JOINS ONTO THE STABILISED ACCESS, CONSTRUCT A HUMP IN THE STABILISED ACCESS TO DIVERT WATER TO THE SEDIMENT FENCE.



NOT FOR CONSTRUCTION

REV.	DATE	AMENDMENT	DESIGN	DRAWN	CHECKED	APPROVED	SCALES
A	16/02/26	ISSUED FOR REVIEW	JH	JS	JH	JH	
B	26/02/26	ISSUED FOR APPROVAL	JH	JS	JH	JH	

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URBAN PROPERTY

PROPERTY DESCRIPTION	
LOT 8, D.P. 1275478 HORRIE ROAD & BUCHAN AVENUE, EDMONDSON PARK	
SURVEYED	DATUM
ADW Johnson	GDA2020 M.G.A. ZONE 56 A.H.D.

PROJECT			
SITE 5 - CIVIL INFRASTRUCTURE			
PLAN TITLE			
EROSION & SEDIMENT CONTROL NOTES			
PROJECT No.	DISCIPLINE	NUMBER	REV.
300443	CENG	611	A

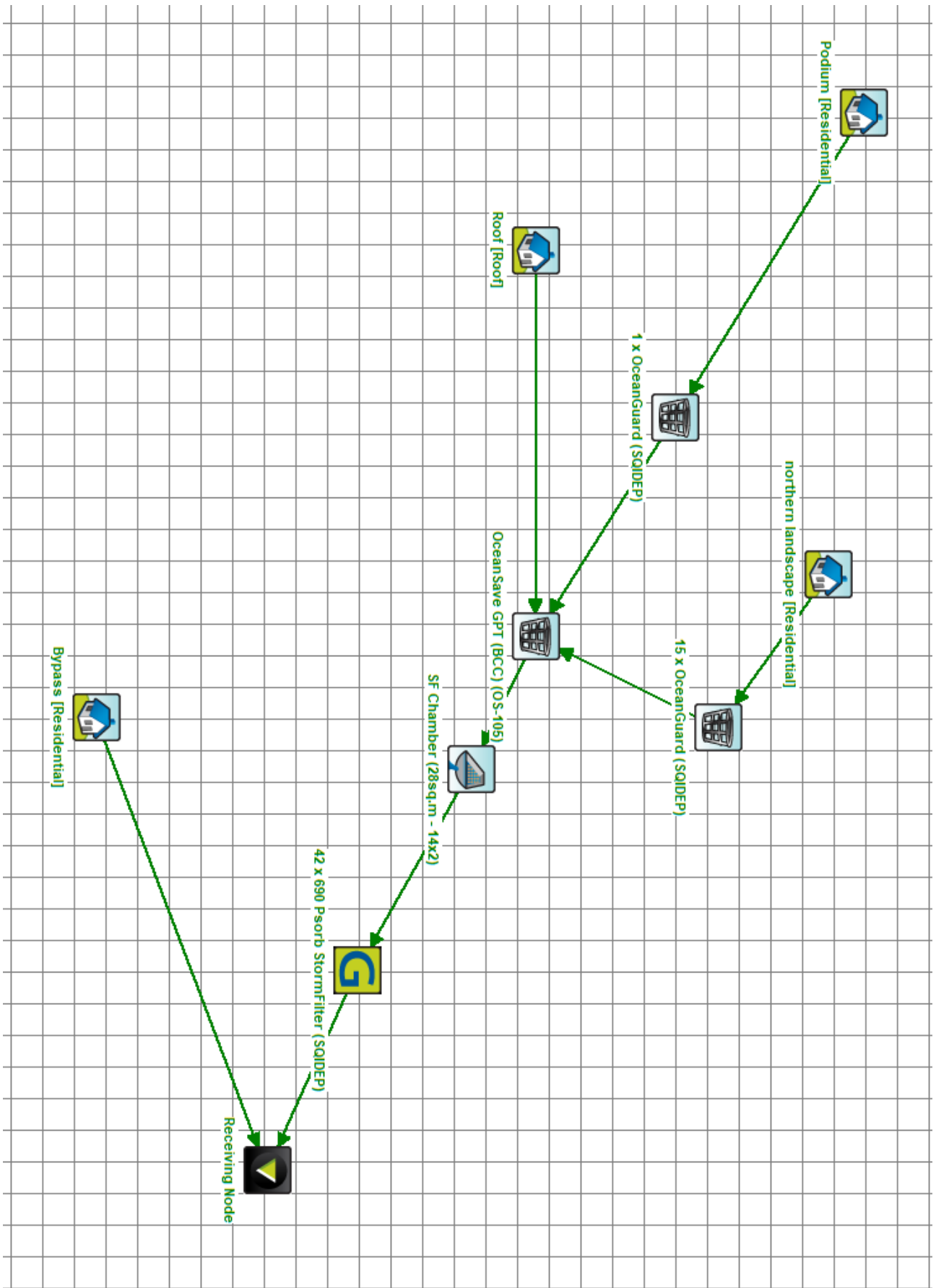


Appendix B

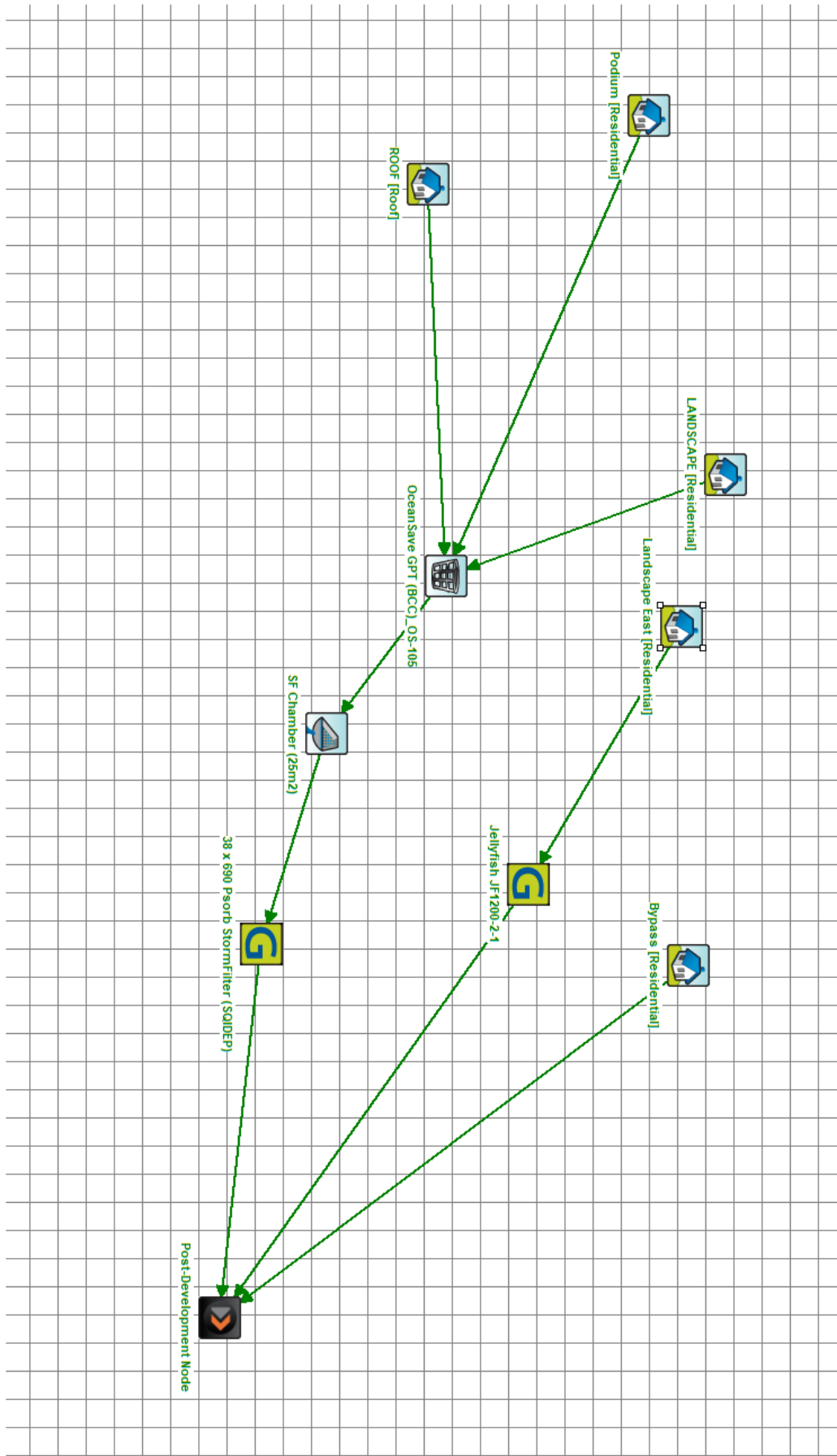
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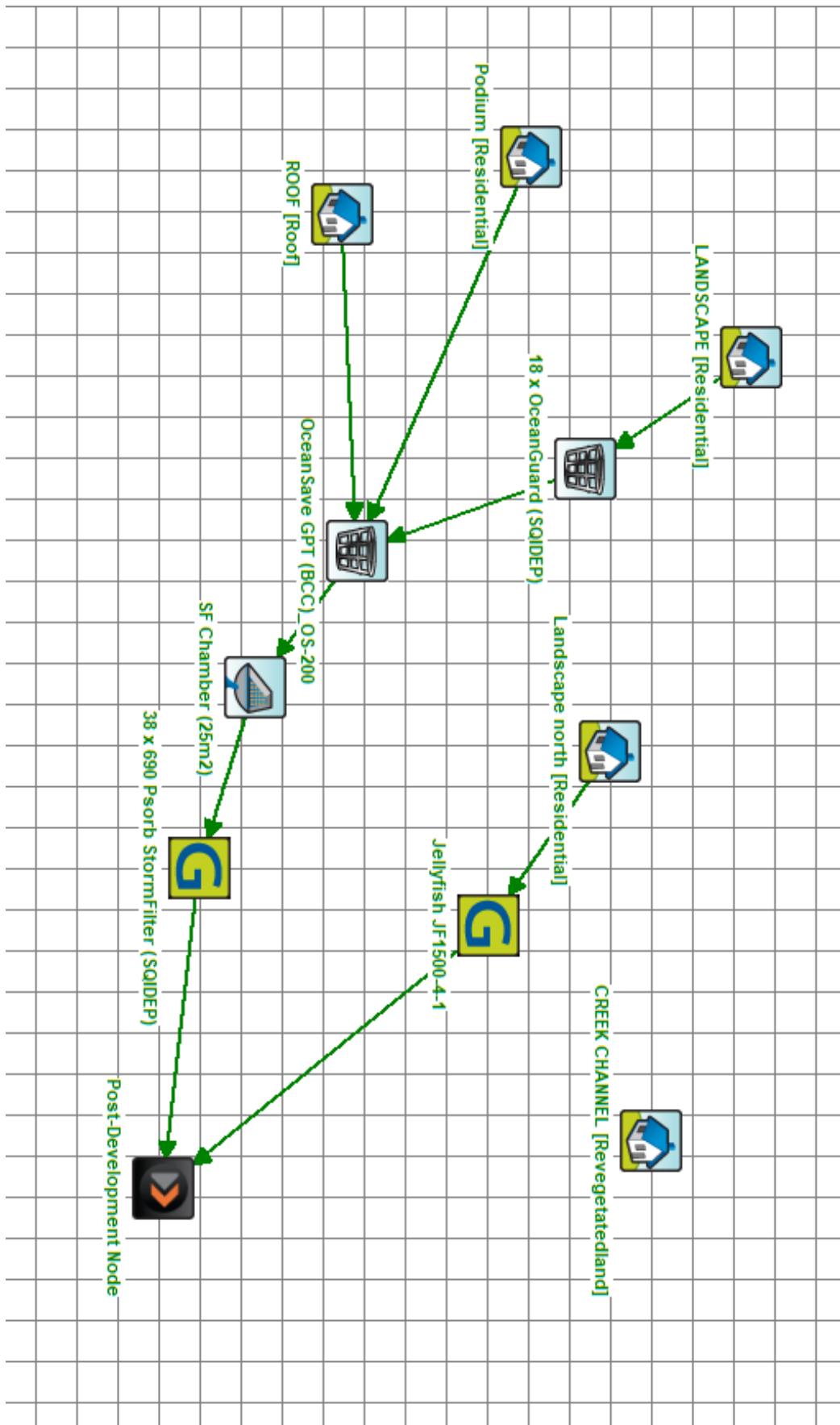


Site 3



Site 4





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