nettletontribe

ALTIS PROPERTY PARTNERS

PROJECT STRATEGY®

DA000	Cover Sheet
DA001	Masterplan
DA002	Lot Plan
DA003	Site Plan
DA011	Ground Floor Plan
DA012	Roof Plan
DA013	Office Plan
DA015	Equipment Layout
DA021	Building Elevations
DA022	Building Elevations 2
DA023	Office Elevations
DA031	Building Sections

NSW GOVERNMENT Planning & Environment

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. 9429

granted on the 5/4/19

Signed

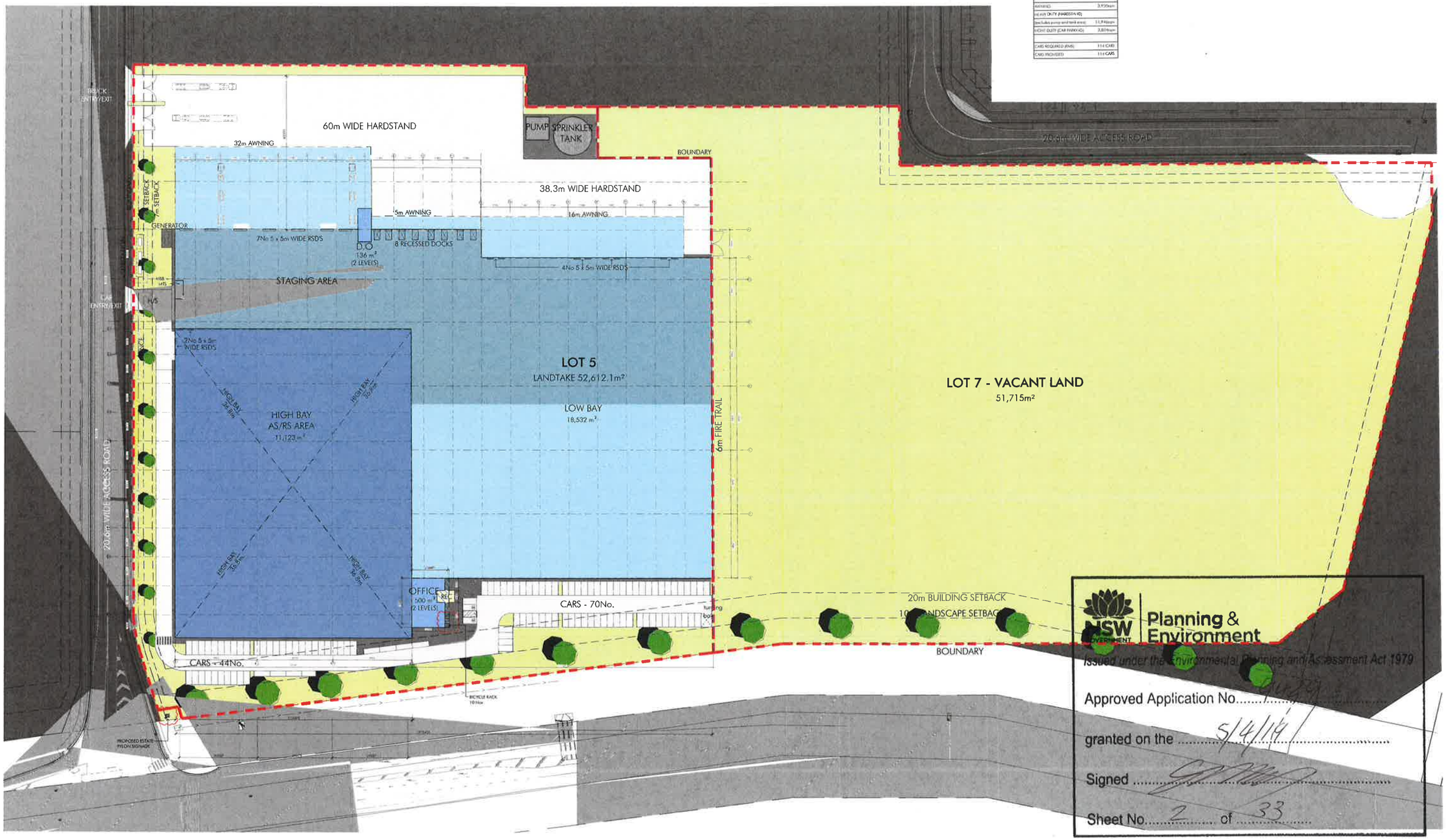
Sheet No. 1 of 33

Snackbrands

585-649 Mamre Road, Orchard Hills

Development Application
November 2018

AREA SCHEDULE	
LOT 5 LANDTAKE AREA	52,612.1sqm
LOT 7 LANDTAKE AREA	51,715.6sqm
HIGH BAY WAREHOUSE	11,122sqm
LOW BAY WAREHOUSE	18,532sqm
OFFICE (2 levels)	500sqm
DOCK OFFICE (2 levels)	136sqm
TOTAL	**30,291sqm**
AWNING	3,950sqm
HEAVY DUTY (HARDSTAND)	
(excludes pump and tank area)	11,940sqm
LIGHT DUTY (CAR PARKING)	3,810sqm
CARS REQUIRED (RMS)	114 CARS
CARS PROVIDED	114 CARS



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Approved Application No...../.....

granted on the ....5/4/14.....

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Sheet No....2.... of ....33....

ALTIS PROPERTY PARTNERS

PROJECT STRATEGY

hansen yuncken

No.	Description	Date
A	Issued for Development Application	24.12.13
B	Issued for Development Application	20.02.14
C	Issued for Development Application	28.02.14
D	Issued for Development Application	03.03.14

Project Name
Snackbrands

Project Address
585-649 Mamre Road, Orchard Hills

Key Plan
0 2000 5000

Drawing Title
Lot Plan

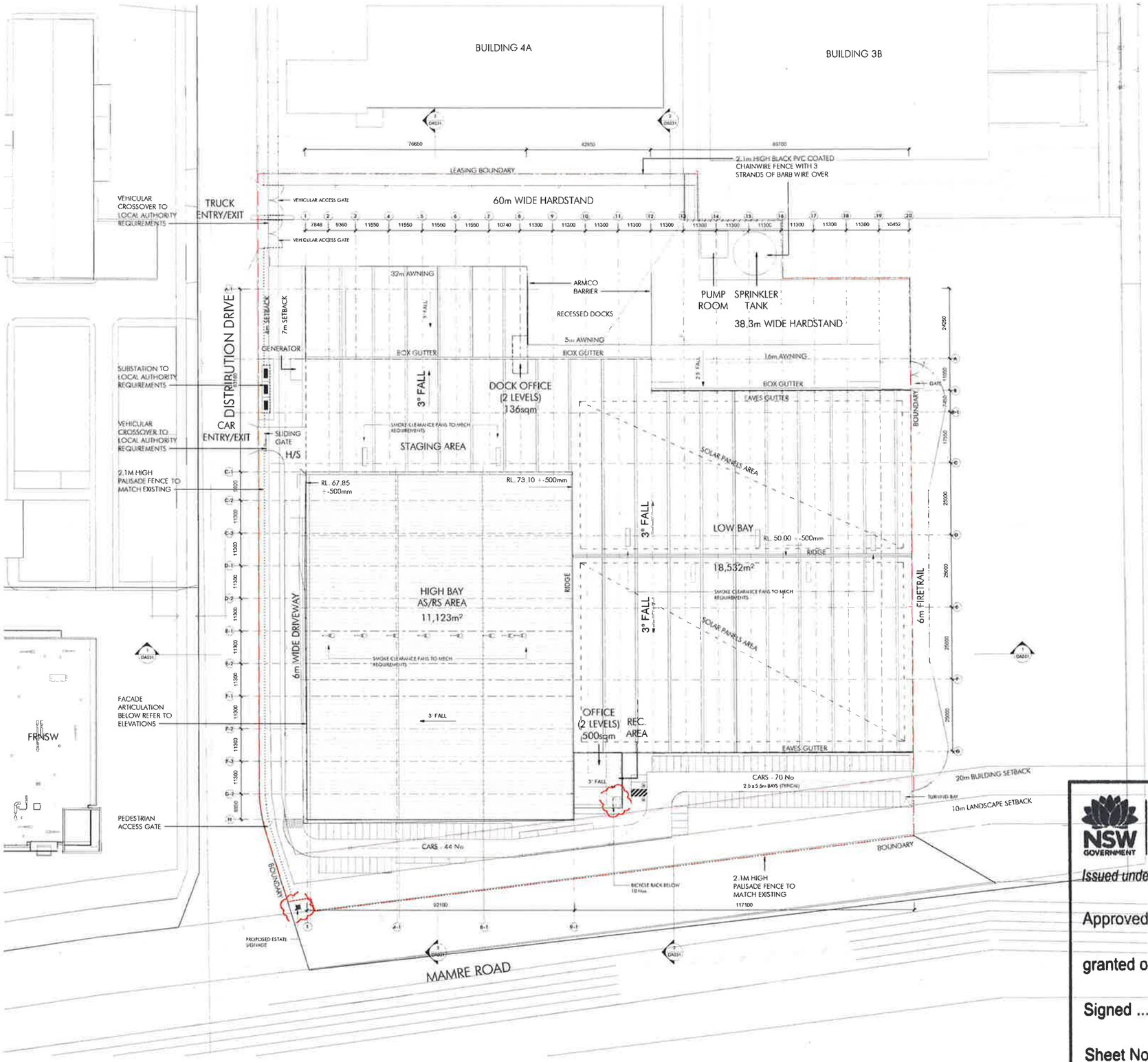
Drawn	Checked	Sheet Size	Scale
CR	CR	A0	1:500

Drawing Number
10736_DA002

Issue
D

nettletontribe

nettleton tribe partnership pty ltd ASN 55 161 650 122
117 Willoughby Road Crows Nest NSW 2065
t +61 2 9431 6121
e sydney@nettletontribe.com.au w nettletontribe.com.au



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Approved Application No. 9429

granted on the 5/4/19

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Sheet No. 3 of 33

ALTIS PROPERTY PARTNERS

PROJECT STRATEGY

Project Name
Snackbrands

Project Address
585-649 Mamre Road, Orchard Hills

Key Plan

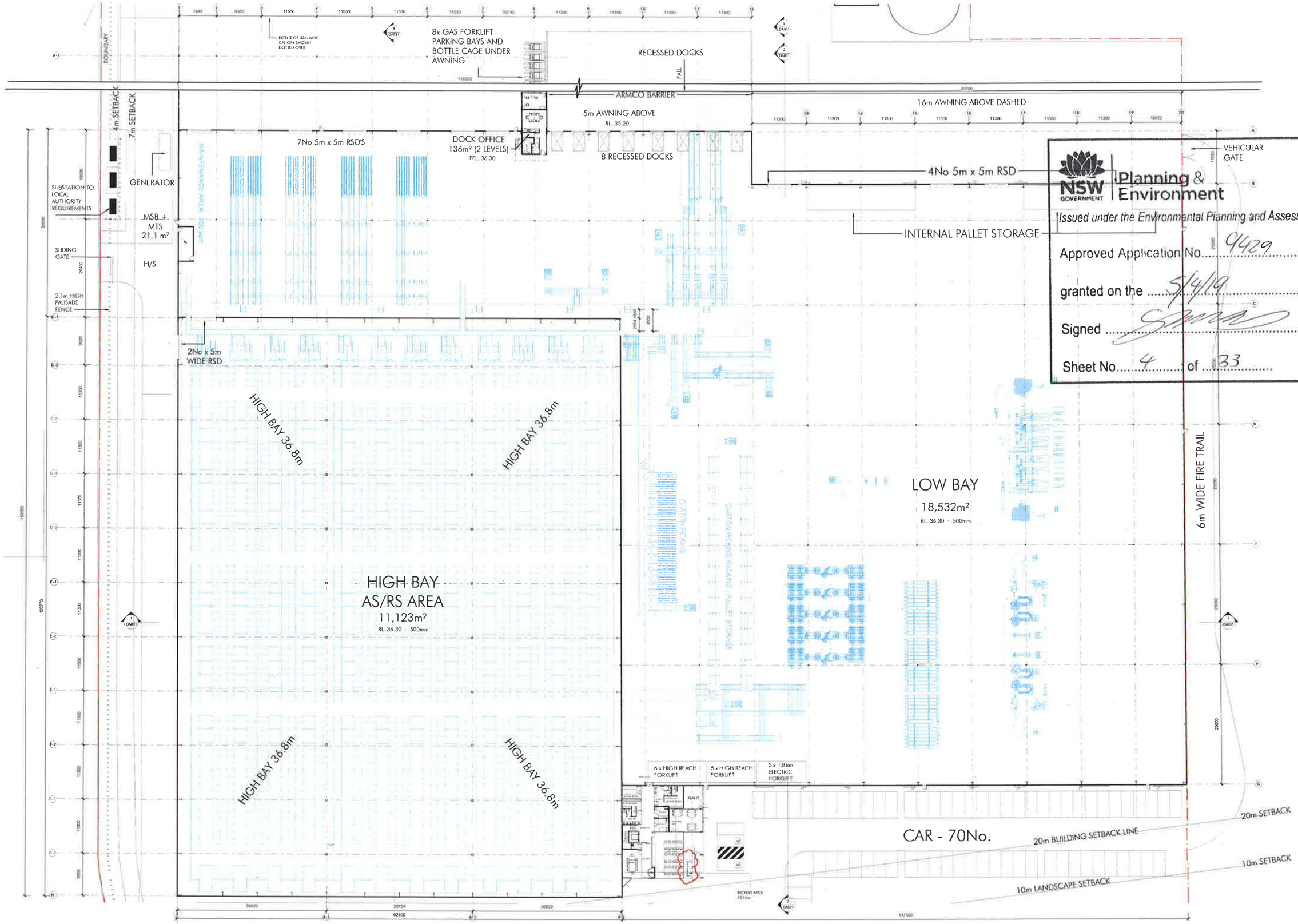
Drawing Title: **Site Plan**

Author: CR | Checker | Sheet Size: A0 | Scale: 1 : 500

Drawing Number: **10736_DA003** | Issue: D

nettletontribe

nettleton tribe partnership pty ltd ABN 58 161 883 122
117 Willoughby Road Crows Nest NSW 2065
t +61 2 9431 8131
e sydney@nettletontribe.com.au w nettletontribe.com.au



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Approved Application No. 9429

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Sheet No. 4 of 33

ALTIS PROPERTY PARTNERS

PROJECT STRATEGY

LEGEND
BASE BUILDING
FITOUT

Project Name
Snackbrands

Project Address
585-649 Mamre Road, Orchard Hills

Key Plan

Drawing Title
Ground Floor Plan

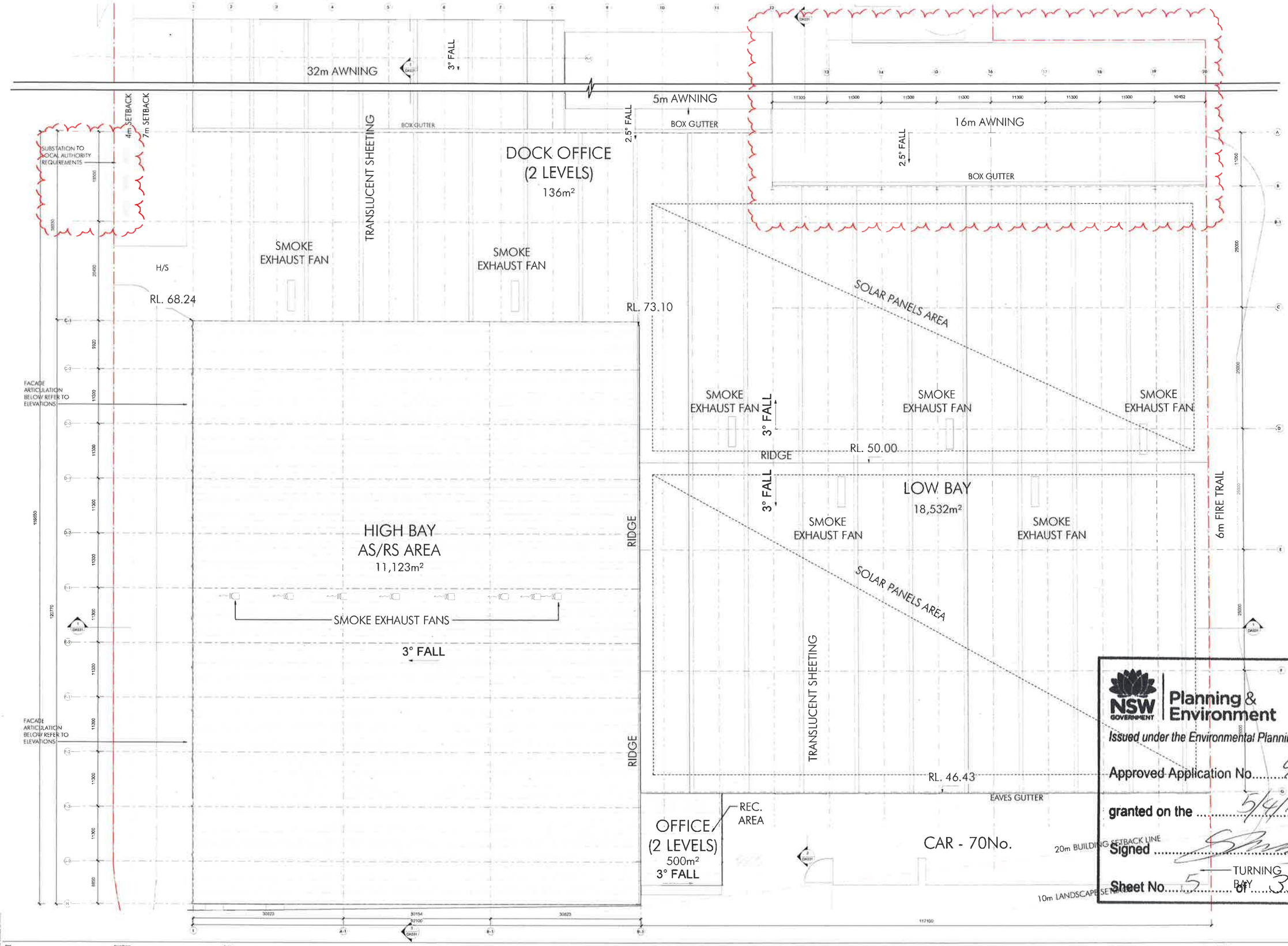
Author	Checker	Sheet Size	Scale
CR	MA	A0	1 : 250

Drawing Number
10736_DA011

Issue
D

nettletontribe

nettleton tribe partnership pty ltd ABN 58 181 883 122
117 Willoughby Road Crows Nest NSW 2065
t +61 2 9431 6131
e sydney@nettletontribe.com.au w nettletontribe.com.au



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Sheet No. 5 of 33

ALTIS PROPERTY PARTNERS

PROJECT STRATEGY

hansen yuncken

Project Name
Snackbrands

Project Address
585-649 Mamre Road, Orchard Hills

Key Plan

Drawing Title
Roof Plan

Author: Author | Checker: Checker | Sheet Size: A0 | Scale: 1 : 250

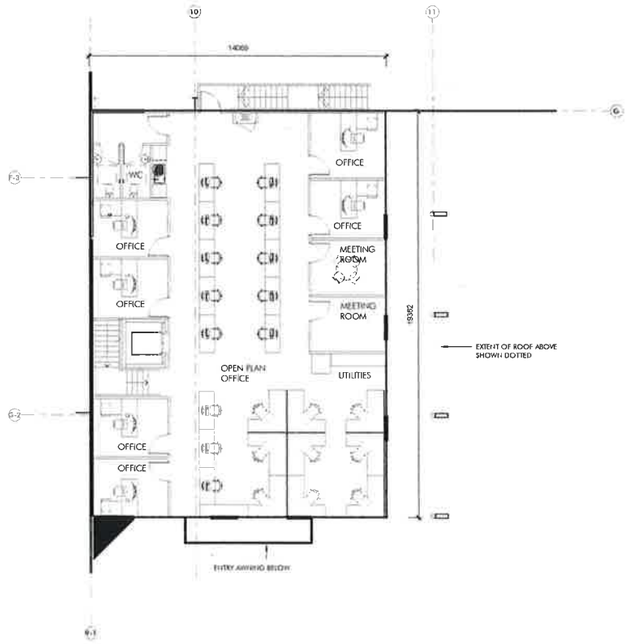
Drawing Number: 10736_DA012 | Issue: C

nettletontribe

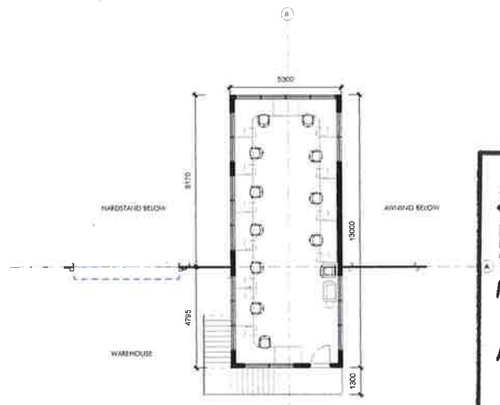
nettleton tribe partnership pty ltd ABN 56 161 683 122
117 Willoughby Road Crows Nest NSW 2065
t +61 2 9431 6131
e sydney@nettletontribe.com.au w nettletontribe.com.au

1 DA02 Ground Floor office
1 : 100

3 DA02 Ground Floor Dock office
1 : 100



2 DA02 Office Level 1
1 : 100



4 DA02 Level 1 Dock Office
1 : 100

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Approved Application No. 9429

granted on the 5/4/19

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Sheet No. 6 of 33

ALTIS PROPERTY PARTNERS

PROJECT STRATEGY

Issue	Description	Date
A	Issued for Council Review	21.12.18
B	Issued for Council Review	14.02.19
C	Issued for Council Review	15.03.19
D	Issued for Council Review	21.03.19

Project Name
Snackbrands

Project Address
585-649 Mamre Road, Orchard Hills

Key Plan

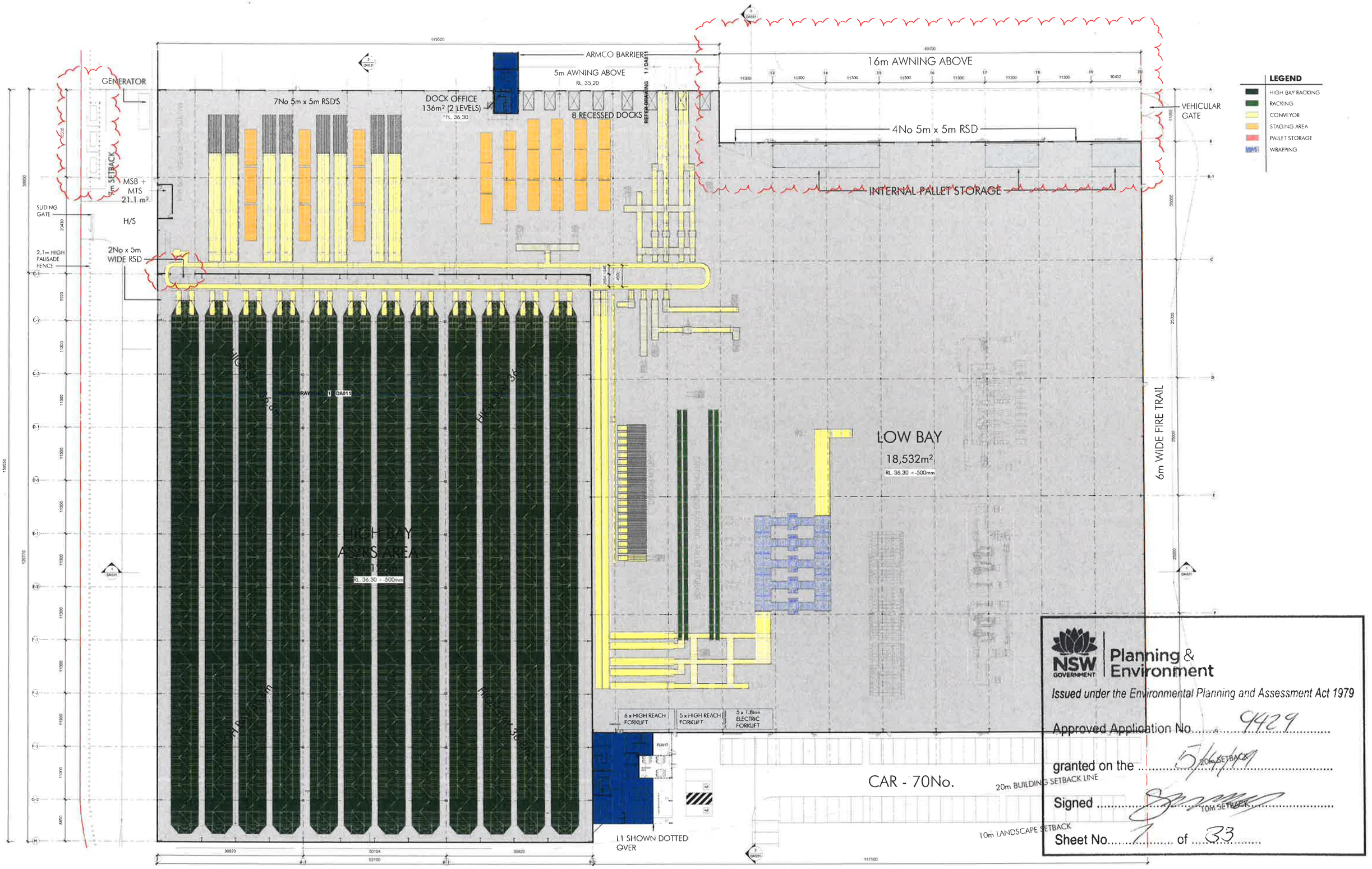
Drawing title
Office Plan

Author: Author | Checker: Checker | Sheet Size: A0 | Scale: 1 : 100

Drawing Number: 10736_DA013 | Issue: D

nettletontribe

nettleton tribe partnership pty ltd ABN 56 151 683 122
117 Walsh Bay Road Crows Nest NSW 2065
t +61 2 9431 8131
e sydney@nettletontribe.com.au w nettletontribe.com.au



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granted on the 5/4/2019

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Sheet No. 7 of 33

ALTIS PROPERTY PARTNERS

PROJECT STRATEGY

hansen yuncken

Project Name
Snackbrands

Project Address
585-649 Mamre Road, Orchard Hills

Key Plan

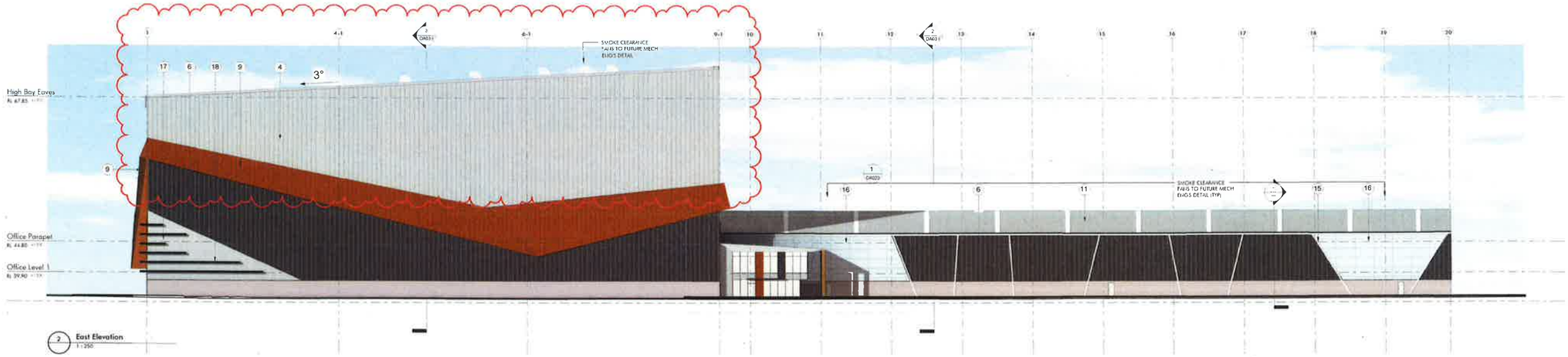
Drawing Title
Equipment Layout

Author	Checked	Sheet Size	Scale
MA	MA	A0	1:250

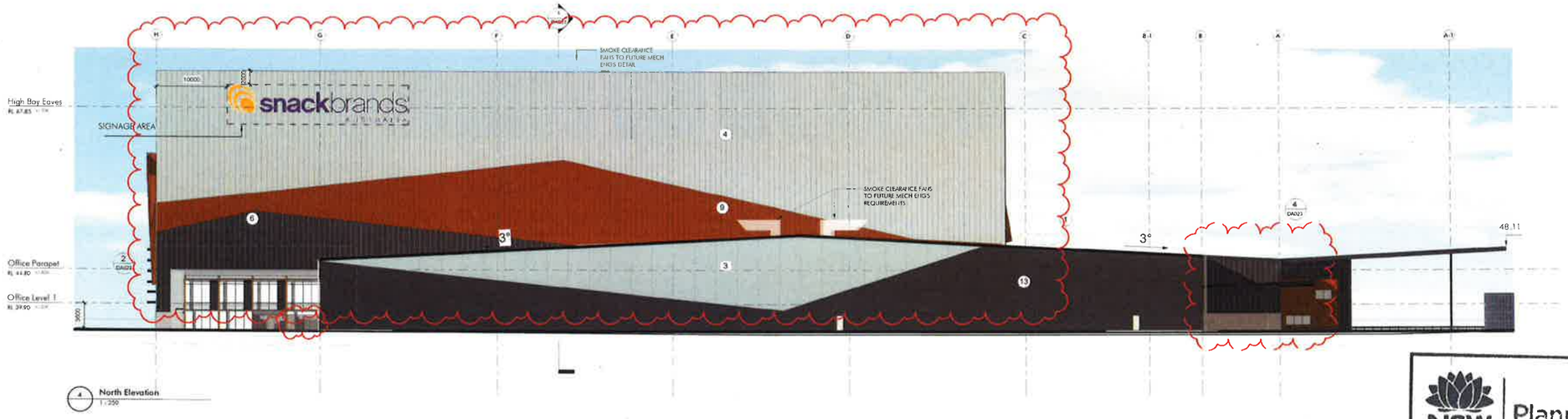
Drawing Number **10736_DA015** Issue **B**

nettletontribe

nettleton tribe partnership pty ltd ABN 58 151 683 122
117 Willoughby Road Crows Nest NSW 2065
t +61 2 9431 6131
e sydney@nettletontribe.com.au w nettletontribe.com.au



2 East Elevation
1:250



4 North Elevation
1:250

WAREHOUSE

1. PAINTED PRECAST PANEL - LIGHT GREY	2. TO MATCH COLORBOND MONUMENT	3. PAINTED PRECAST PANEL LIGHT GREY	4. PROFILE METAL WALL SHEETING - COLORBOND SHALE GREY	5. LOUVERS MONUMENT COLOUR
6. PROFILE METAL WALL SHEETING - COLORBOND MONUMENT MATT	7. ROOF ACCESSORIES - SHALE GREY	8. ROLLER SHUTTER DOOR - POWDERCOATED SHALE GREY	9. PROFILE METAL SHEETING COLORBOND TERRAIN	10. PAINTED DOOR & DOOR FRAMES LIGHT GREY
11. ROOF SHEETING - ZINCALUME	12. TRANSLUCENT PROFILED ROOF SHEETING	13. PRECAST PANEL PAINT MONUMENT	14. TOEMOULD MONUMENT	15. COLORBOND SHALE GREY GUTTERS, ROOF FASCIA, AND DOWNPIPE
16. DANPALON ICE	17. BRUSHED STAINLESS STEEL PANELS			

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Sheet No. 8 of 33

ALTIS PROPERTY PARTNERS

PROJECT STRATEGY

hansen yuncken

Project Name
Snackbrands

Project Address
585-649 Mamre Road, Orchard Hills

Key Plan

Drawing Title
Building Elevations

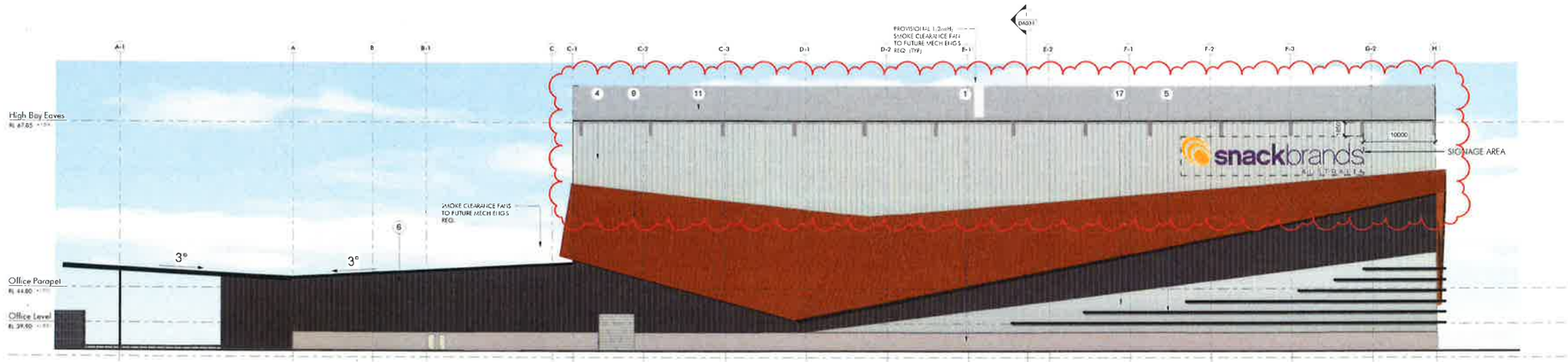
Author	Checked	Paper Size	Scale
CR	MA	A0	1:250

Drawing Number
10736_DA021

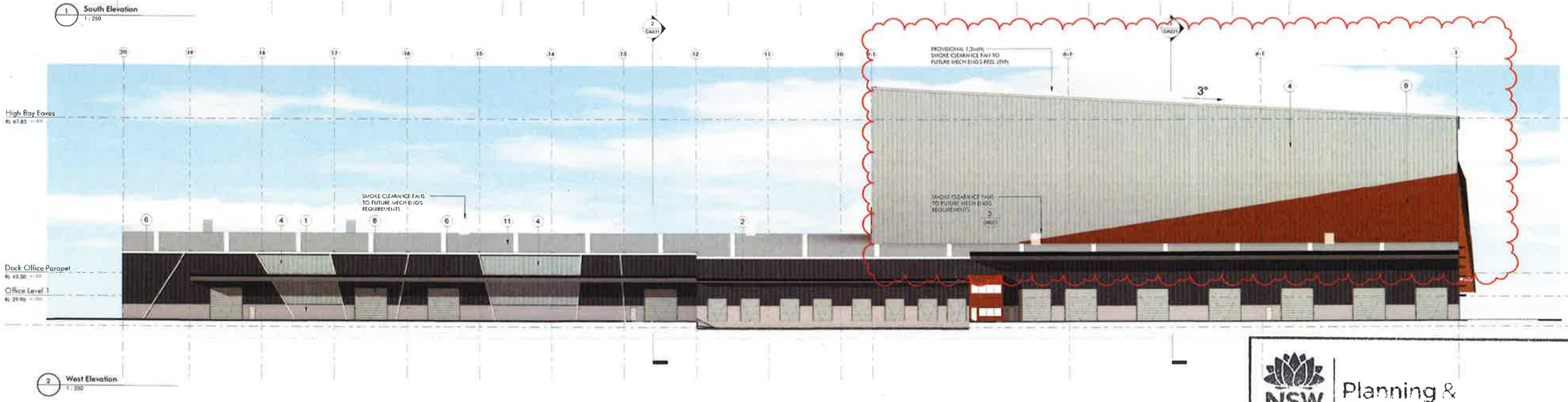
Issue
D

nettletontribe

nettleton tribe partnership pty ltd ABN 58 161 853 122
117 Willoughby Road Crows Nest NSW 2065
t +61 2 9434 8311
e sydney@nettletontribe.com.au w nettletontribe.com.au



1 South Elevation
1 : 250



2 West Elevation
1 : 250

WAREHOUSE

1. PAINTED PRECAST PANEL - LIGHT GREY	2. TO MATCH COLORBOND MONUMENT	3. PAINTED PRECAST PANEL LIGHT GREY	4. PROFILE METAL WALL SHEETING - COLORBOND SHALE GREY	5. LOUVERS MONUMENT COLOUR
6. PROFILE METAL WALL SHEETING - COLORBOND MONUMENT MATT	7. ROOF ACCESSORIES - SHALE GREY	8. ROLLER SHUTTER DOOR - POWDERCOATED SHALE GREY	9. PROFILE METAL SHEETING COLORBOND TERRAIN	10. PAINTED DOOR & DOOR FRAMES LIGHT GREY
11. ROOF SHEETING - ZINCALUME	12. TRANSLUCENT PROFILED ROOF SHEETING	13. PRECAST PANEL PAINT MONUMENT	14. TOEMOULD MONUMENT	15. COLORBOND SHALE GREY GUTTERS, ROOF FASCIA, AND DOWNPIPES
16. DANPALON ICE	17. BRUSHED STAINLESS STEEL PANELS			

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granted on the 6/4/19

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Sheet No. 9 of 33

ALTIS PROPERTY PARTNERS

PROJECT STRATEGY

hansen yuncken

Project Name
Snackbrands

Project Address
585-649 Mamre Road, Orchard Hills

Key Plan

Drawing Title
Building Elevations 2

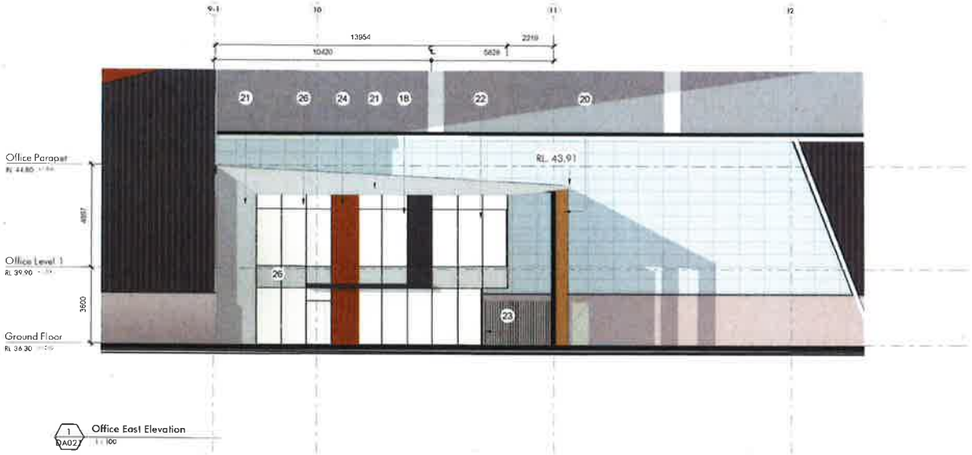
Author	Check	Sheet Size	Scale
CR	MA	A0	1:250

Drawing Number
10736_DA022

Issue
D

nettletontribe

nettleton tribe partnership pty ltd ABN 55 161 882 122
117 Willoughby Road Crows Nest NSW 2065
t +61 2 9431 6121
e sydney@nettletontribe.com.au w nettletontribe.com.au

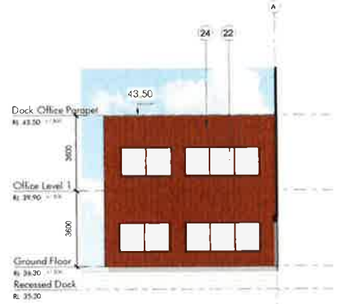


1 / DA02 Office East Elevation
1 : 100

3 / DA02 Dock Office West Elevation
1 : 100

2 / DA02 Office North Elevation
1 : 100

4 / DA02 Dock Office North Elevation
1 : 100



5 / DA02 Dock Office South Elevation
1 : 100

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Sheet No. 10 of 33

OFFICE

18. PREFINISHED COMPOSITE METAL PANEL "MONUMENT" OR SIMILAR	20. TIMBER LOOKING BLADES	22. OFFICE WINDOW GLAZING TYPE 1 "GREY VISION"	24. METAL SHEETING COLORBOND "TERRAIN"	26. "WHITE" GLAZING SPANDRELL
19. POWDERCOATED ALUMINIUM WINDOW FRAME BLACK	21. CONCRETE LOOK FC PANEL "BARESTONE"	23. PAINTED FINISH TO COLUMN MONUMENT	25. "SHALE GREY" GLAZING SPANDRELL	27. TIMBER BATTENS SCREEN

ALTIS PROPERTY PARTNERS

PROJECT STRATEGY

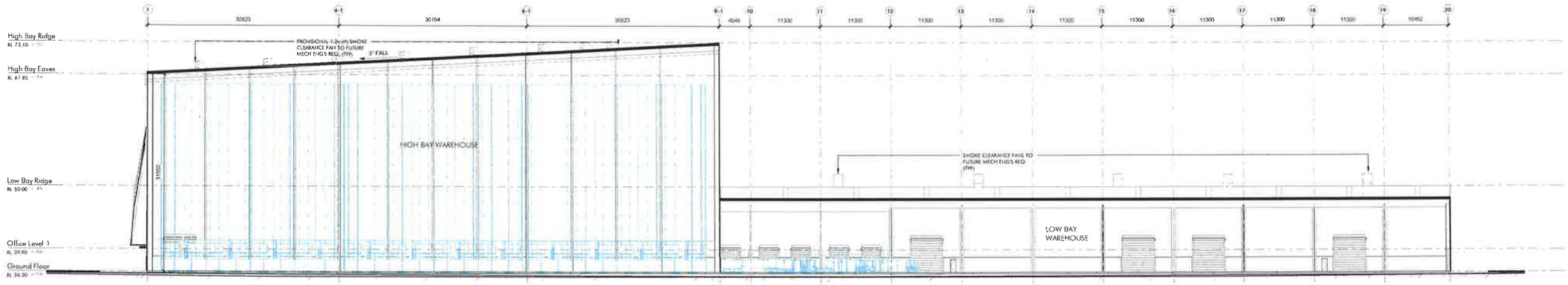
hansen yuncken

Project Name
Snackbrands
Project Address
585-649 Mamre Road, Orchard Hills

Key Plan

Drawing Title: Office Elevations
Author: Author | Checker: Checker | Paper Size: A0 | Scale: 1:100
Drawing Number: 10736_DA023 | Rev: C

nettletontribe
nettleton tribe partnership pty ltd ABN 50 161 653 122
117 Willoughby Road Crows Nest NSW 2065
t +61 2 9433 6511
e sydney@nettletontribe.com.au w nettletontribe.com.au



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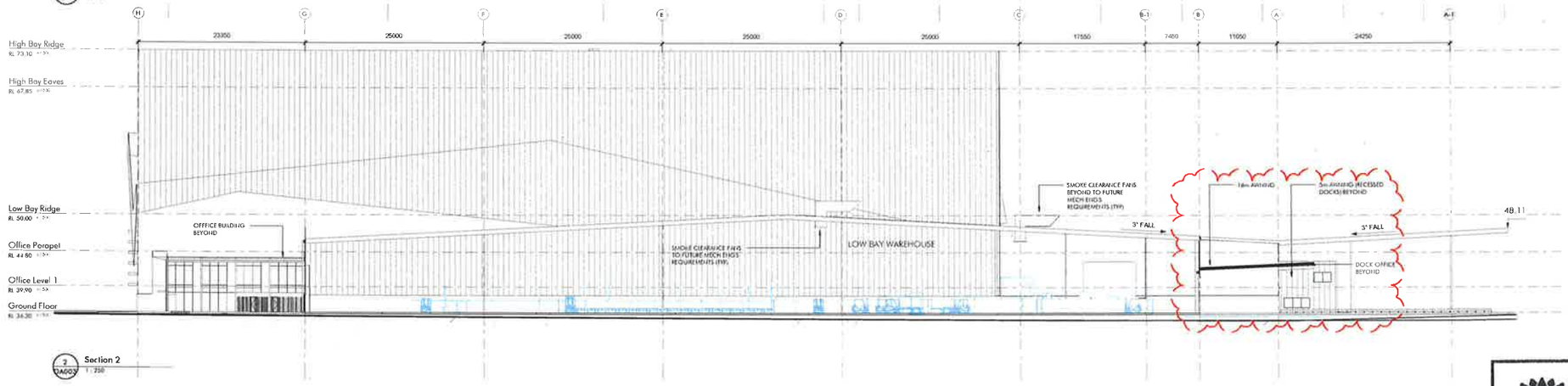
1:250



2 DA003 Section 2
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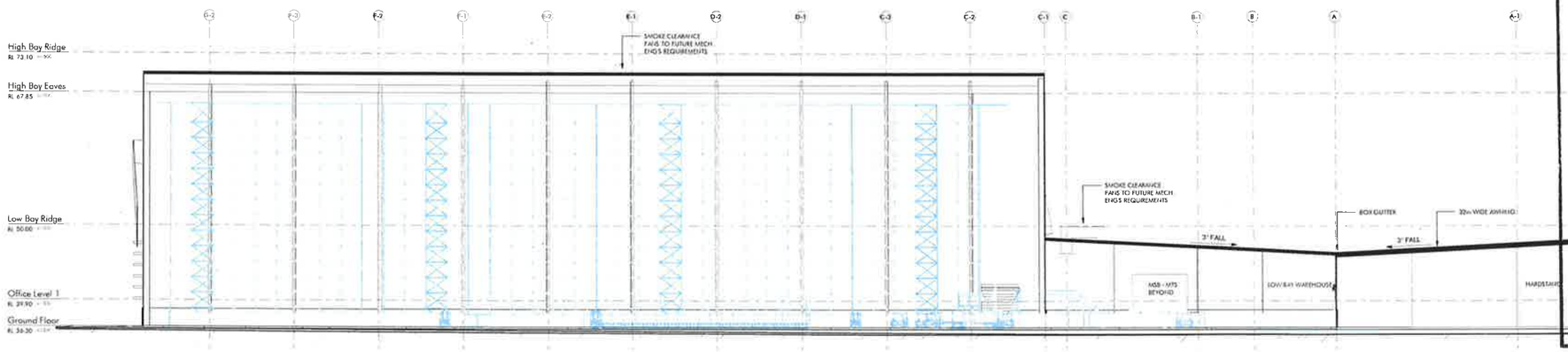

3 DA003 Section 3
1:250

NSW GOVERNMENT Planning & Environment

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Approved Application No. 9429

granted on the 5/4/19

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Sheet No. 11 of 33

ALTIS PROPERTY PARTNERS

PROJECT STRATEGY

hansen yuncken

Issue	Description	Date
A	[illegible]	[illegible]
B	[illegible]	[illegible]
C	[illegible]	[illegible]
D	[illegible]	[illegible]
E	[illegible]	[illegible]
F	[illegible]	[illegible]
G	[illegible]	[illegible]
H	[illegible]	[illegible]

LEGEND
BASE BUILDING
FITOUT

Project Name
Snackbrands
Project Address
585-649 Mamre Road, Orchard Hills

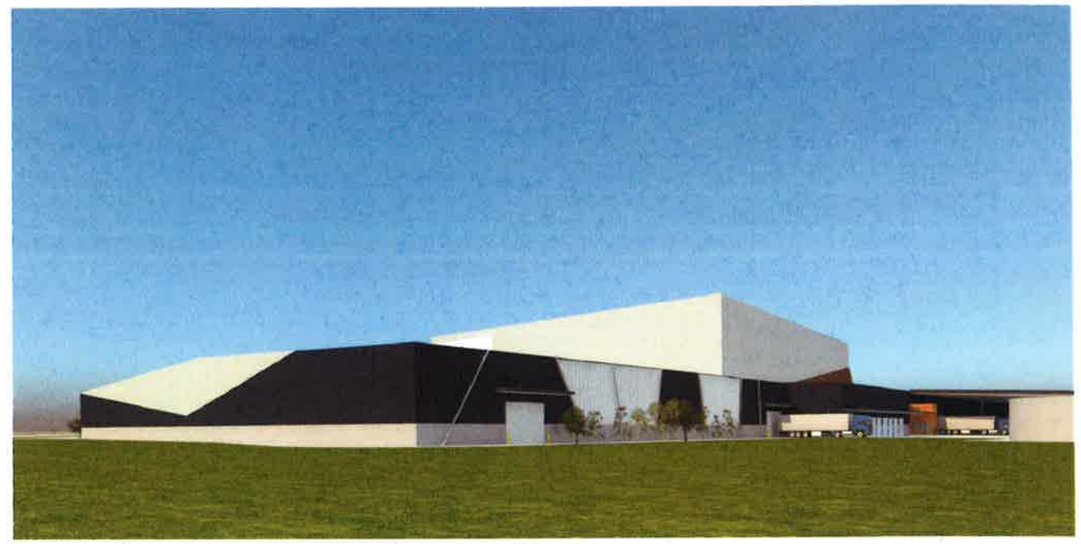
Key Plan

Drawing Title
Building Sections

Author CR | Checked MA | Paper Size A0 | Scale 1:250
Drawing Number 10736_DA031 | Issue C

nettletontribe
nettleton tribe partnership pty ltd ABN 50 191 642 132
117 Willoughby Road Crows Nest NSW 2065
t +61 2 9431 6131
e sydney@nettletontribe.com.au w nettletontribe.com.au

1 TRUCK ENTRY FROM DISTRIBUTION DRIVE



1 NORTH-WEST PERSPECTIVE ACROSS HARDSTAND

2 CORNER OF MAMRE ROAD & DISTRIBUTION DRIVE

3 OFFICE PERSPECTIVE

Client
ALTIS PROPERTY PARTNERS

Project Manager
PROJECT STRATEGY

Author
hansen yuncken

Issue	Description	Date
A	Issue For Development Application	31.08.18
B	Issue For Development Application	14.09.18
C	Issue For Development Application	19.11.18

Project Name
Snackbrands

Project Address
585-649 Mamre Road, Orchard Hills

Key Plan

Drawing Title
Perspectives

Author	Checked	Drawn Date	Scale
KW	MA	B1	N/A

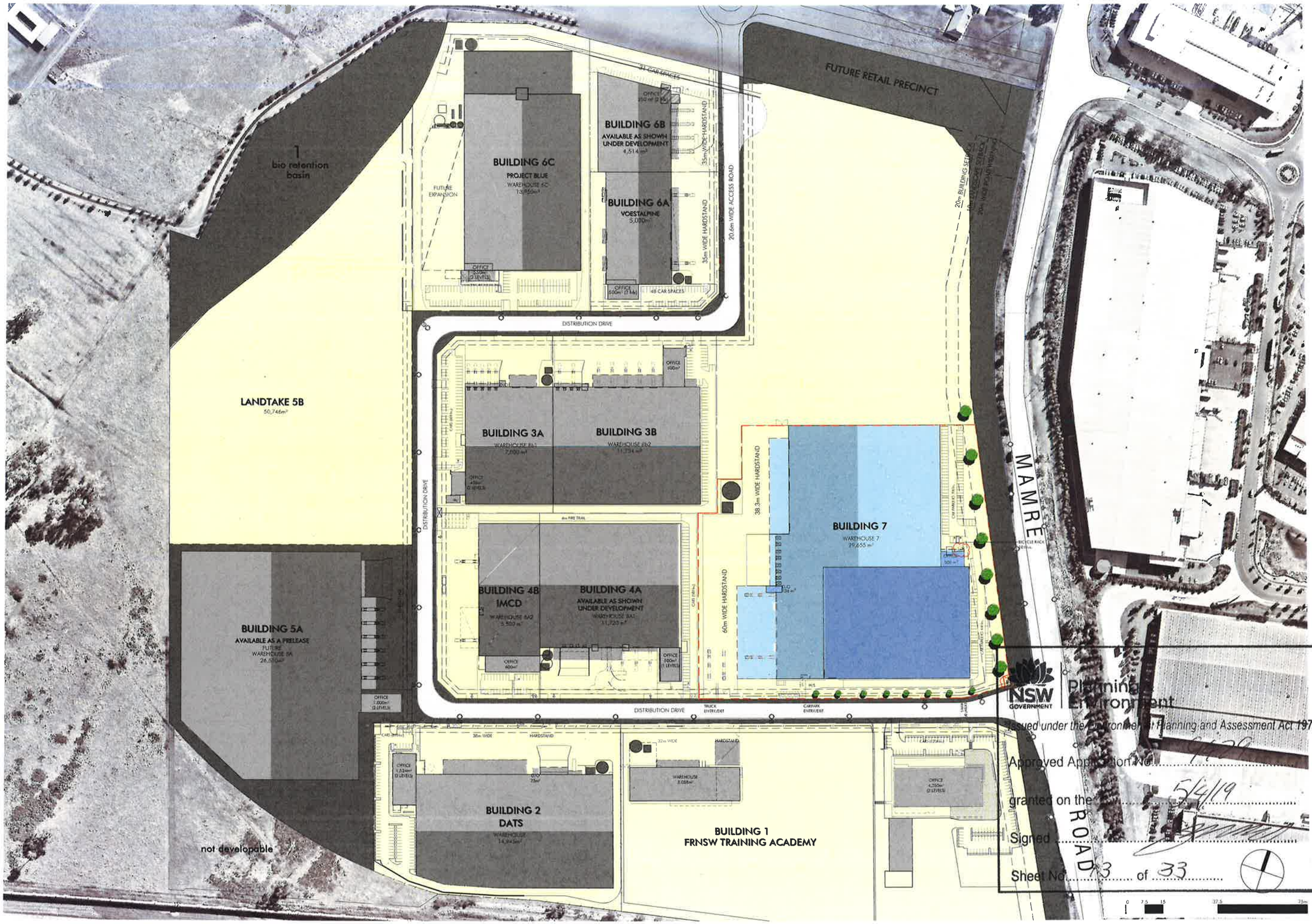
Drawing Number
10736_DA051

Issue
C

nettletontribe

nettleton tribe partnership pty ltd ABN 58 181 643 122
117 Willoughby Road, Crows Nest, NSW 2065
t +61 2 9431 6131
e: sydney@nettletontribe.com.au w: nettletontribe.com.au

AREA SCHEDULE	
LOT 5 (HARDSTAND AREA)	52,672.1sqm
LOT 7 (HARDSTAND AREA)	51,715.6sqm
HIGH BAY WAREHOUSE	11,172sqm
LOW BAY WAREHOUSE	18,530sqm
OFFICE (2 levels)	500sqm
DOCK OFFICE (2 levels)	126sqm
TOTAL	**30,291sqm**
AWNING	3,950sqm
HEAVY DUTY (HARDSTAND)	
(includes pump and tank area)	11,9 Hasqm
LIGHT DUTY (CAR PARKING)	3,80 Hasqm
CARS REQUIRED (DSS)	114 CARS
CARS PROVIDED	114 CARS



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granted on the 5/4/19

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Sheet No. 3 of 33

ALTIS PROPERTY PARTNERS

PROJECT STRATEGY

hansen yuncken

Issue	Description	Date
A	Issued for Development Application	27.06.18
B	Issued for Development Application	07.08.18
C	Issued for Development Application	07.09.18
D	Issued for Development Application	10.01.19

Project Name
Snackbrands

Project Address
585-649 Mamre Road, Orchard Hills

Key Plan

Drawing Title
Masterplan

Author	Checked	Drawn Date	Scale
CR	MA	AO	1:1000

Drawing Number
10736_DA001

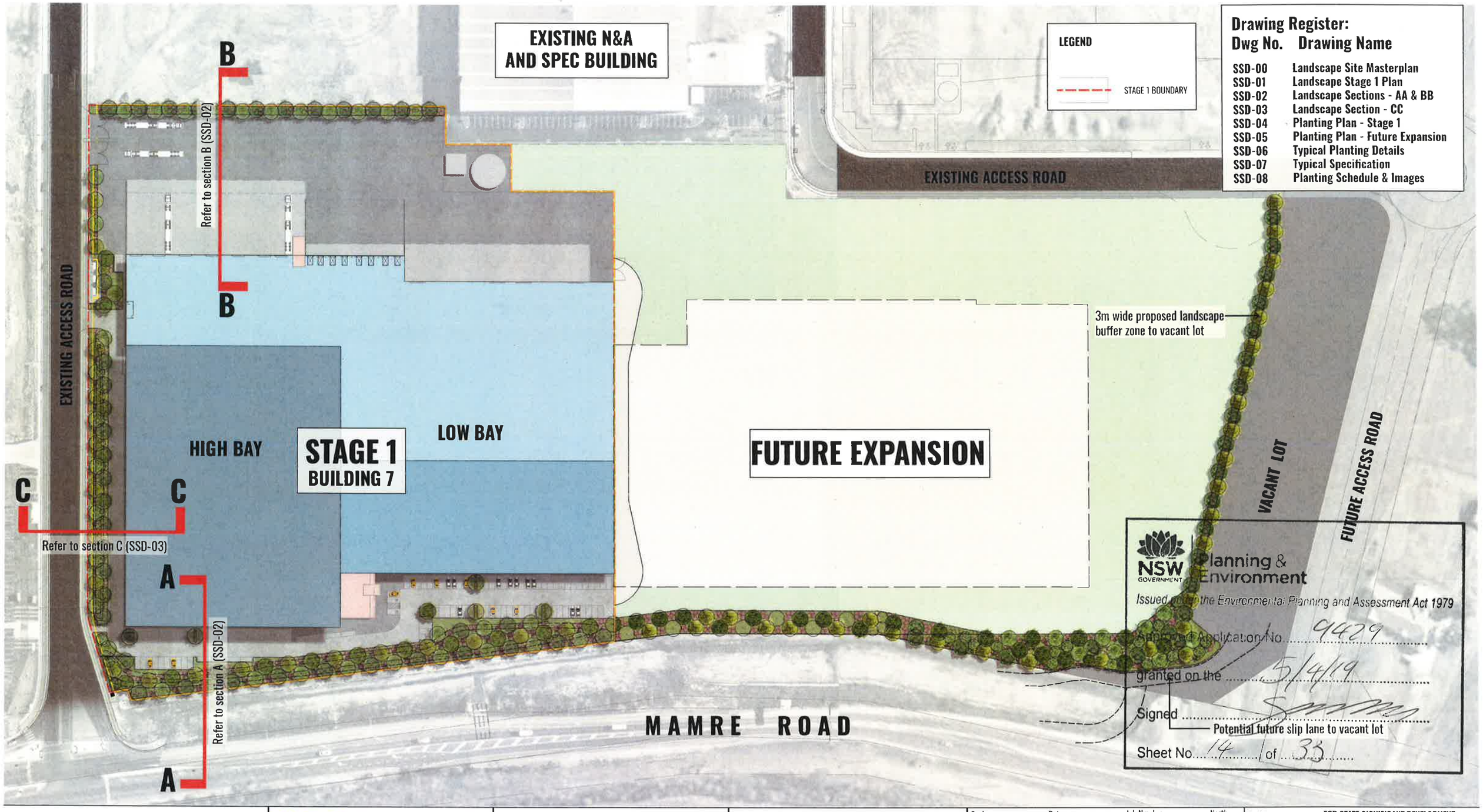
Issue
D

nettletontribe

Nettleton Tribe partnership pty ltd ABN 56 161 693 122
117 Willoughby Road Crows Nest NSW 2065
t +61 2 9431 8121
e sydney@nettletontribe.com.au w nettletontribe.com.au

585 - 649 Mamre Road, Orchard Hills NSW 2748

Landscape Documentation for State Significant Development Approval - Stage 1 - SSD 18_9429



Drawing Register:

Dwg No.	Drawing Name
SSD-00	Landscape Site Masterplan
SSD-01	Landscape Stage 1 Plan
SSD-02	Landscape Sections - AA & BB
SSD-03	Landscape Section - CC
SSD-04	Planting Plan - Stage 1
SSD-05	Planting Plan - Future Expansion
SSD-06	Typical Planting Details
SSD-07	Typical Specification
SSD-08	Planting Schedule & Images

Drawing Title:
Landscape Site Masterplan
DWG No: **SSD-00**

GEOSCAPES
Suite 215, 284 Victoria Av, Chatswood NSW 2067 Ph. (02) 9411 1485
www.geoscapes.com.au
ABN 84 620 205 781 ACN 620 205 781

Architect: nettletontribe architecture

Client: ALTIS PROPERTY PARTNERS

Scale:	Date:	Job Number:	North:
1:750 @ A1 1:1500 @ A3	30.11.18	180607	

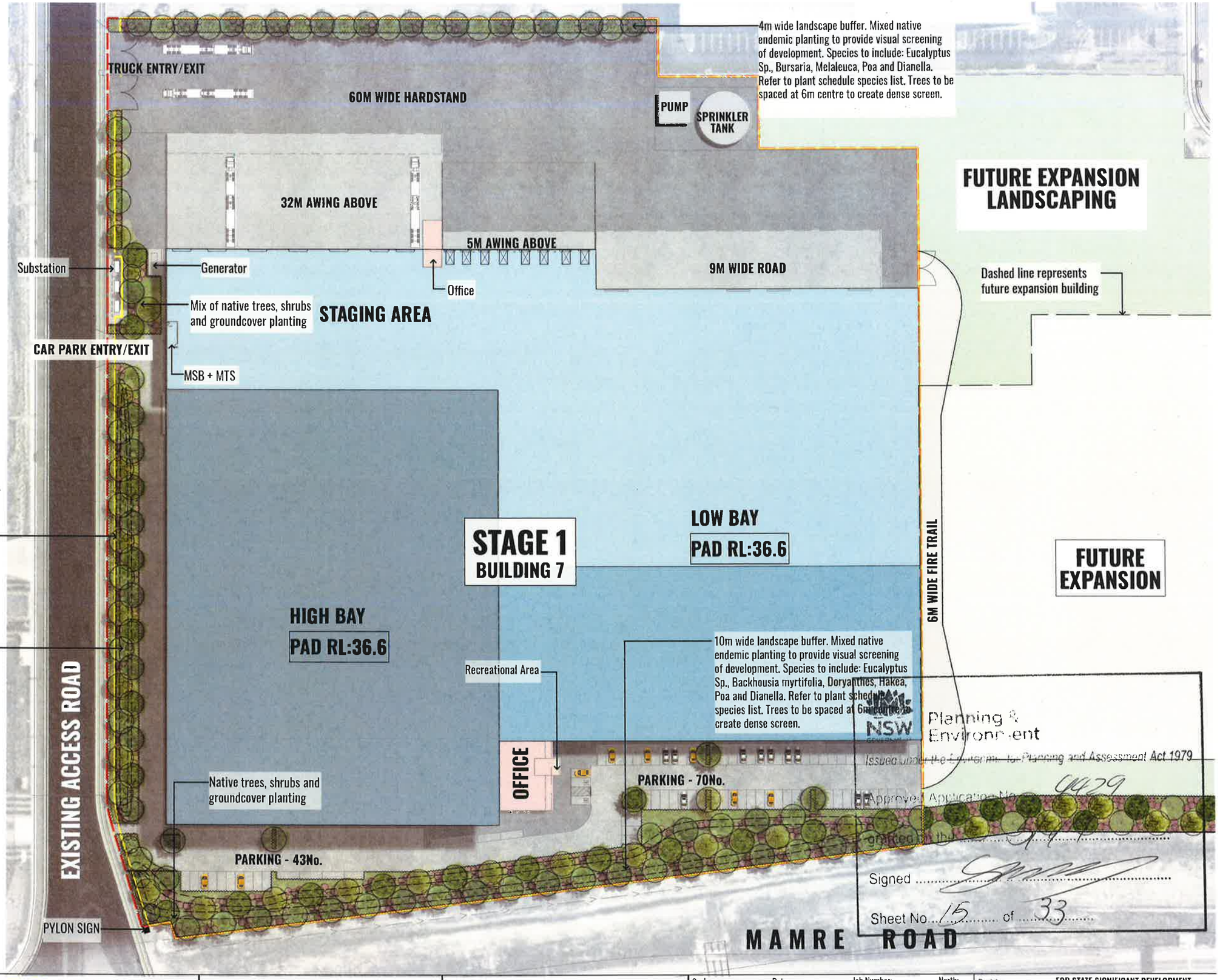
Project: 585-649 Marmre Road - Stage 1
Orchard Hills NSW 2748

Revision — **FOR STATE SIGNIFICANT DEVELOPMENT**

Rev	Date	Description	Drawn	Checked
A	13.07.18	SSD DRAFT	JT	BG
B	27.07.18	FOR SSD	JT	BG
C	31.07.18	FOR SSD	JT	BG
D	06.08.18	FOR SSD	JT	BG
E	09.08.18	FOR SSD	JT	BG
F	30.11.18	FOR SSD	CC	BG

LEGEND

- STAGE 1 BOUNDARY
- 2.1m HIGH SECURITY FENCE
- NATIVE ENDEMIC CANOPY TREE PLANTING WITHIN LANDSCAPE BUFFER ZONES AND TO INTERNAL ESTATE
- MIX OF NATIVE SHRUB PLANTING
- MIX OF NATIVE GRASSES AND GROUNDCOVERS
- MOUNDED PLANTING WITHIN THE BUFFER ZONE



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Issued under the Environmental Planning and Assessment Act 1979
Approved Application No. 04479
granted on the 20
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Sheet No. 15 of 33

Drawing Title:
Landscape Stage 1 Plan
DWG No: **SSD-01**

GEOSCAPES
Suite 215, 284 Victoria Av, Chatswood NSW 2067 Ph. (02) 9411 1485
www.geoscapes.com.au
ABN 84 620 205 781 ACN 620 205 781

Architect: nettletontribe architecture

Client: ALTIS PROPERTY PARTNERS

Scale: 1:500 @ A1, 1:1000 @ A3
Date: 30.11.18
Job Number: 180607
North:
Project: 585-649 Marmre Road - Stage 1, Orchard Hills NSW 2748

FOR STATE SIGNIFICANT DEVELOPMENT

Revision Rev	Date	Description	Drawn	Checked
A	12.07.18	SSD DRAFT	JT	BG
B	27.07.18	FOR SSD	JT	BG
C	31.07.18	FOR SSD	JT	BG
D	06.08.18	FOR SSD	JT	BG
E	09.08.18	FOR SSD	JT	BG
F	30.11.18	FOR SSD	CC	BG

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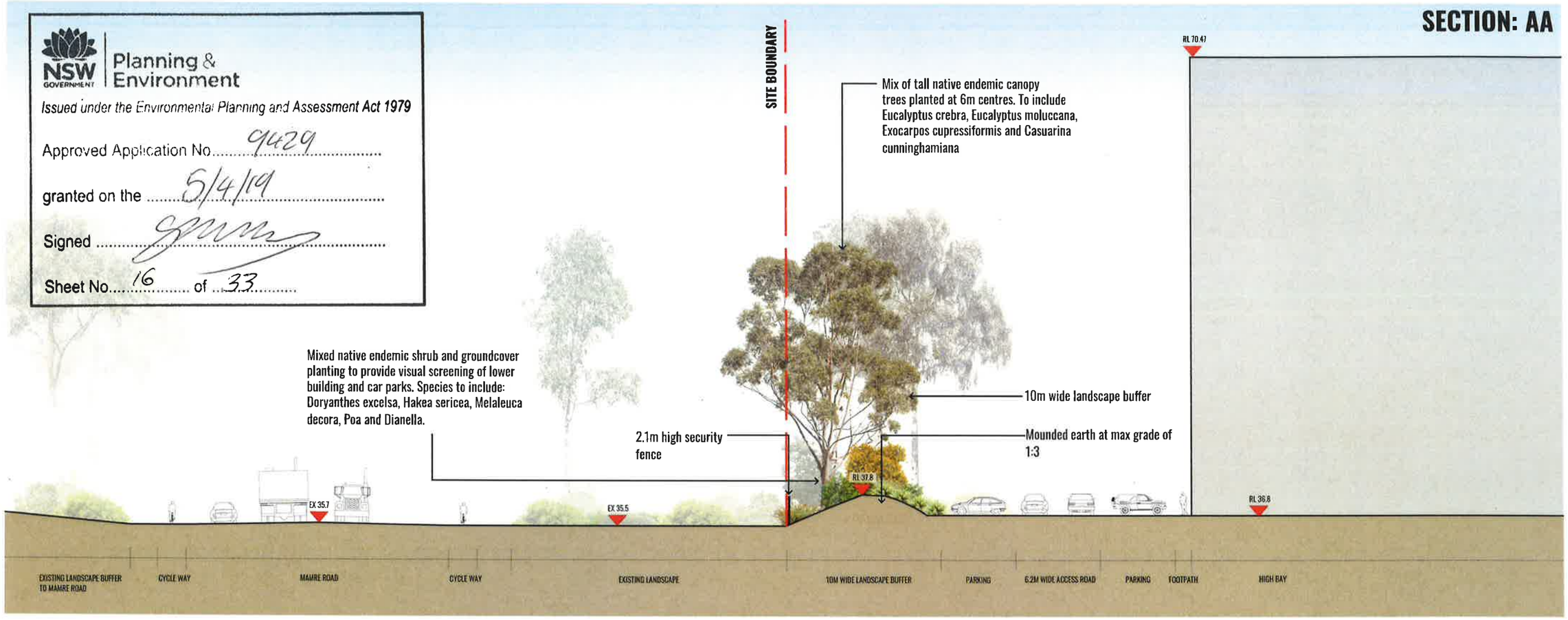
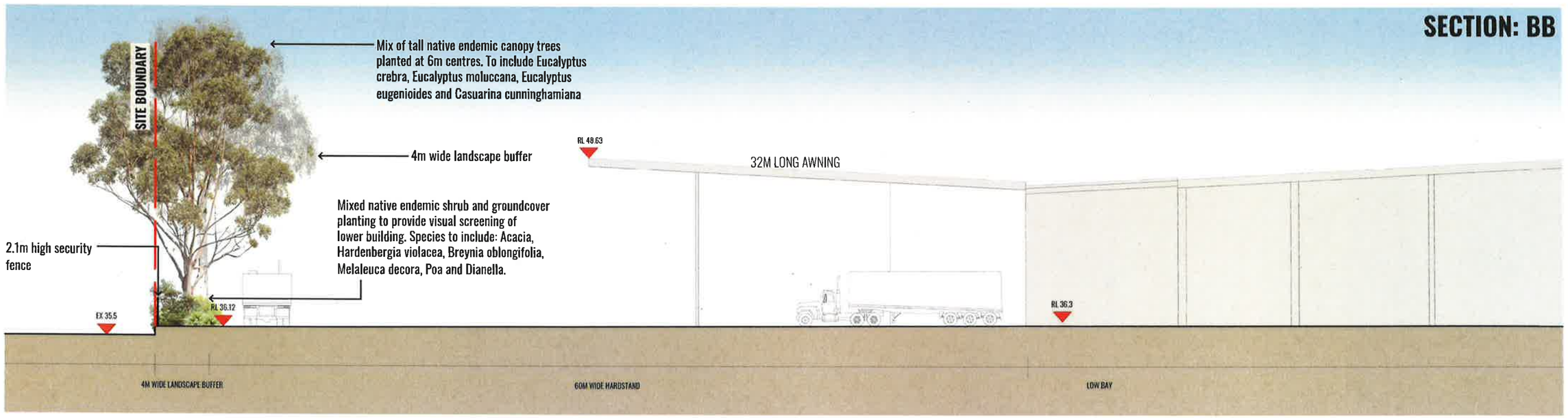
Sheet No. 16 of 33

SECTION: AA



SECTION: BB



Drawing Title:

Landscape Sections - AA & BB

DWG No: **SSD-02**

GEOSCAPES landscape architects
Suite 215, 284 Victoria Av, Chatswood NSW 2067 Ph. (02) 9411 1485
www.geoscapes.com.au
ABN 84 620 205 781 ACN 620 205 781

Architect: nettletontribe architecture

Client: ALTIS PROPERTY PARTNERS

Scale:	Date:	Job Number:	North:
1:150 @ A1 1:300 @ A3	30.11.18	180607	N/A

Project: 585-649 Marmre Road - Stage 1
Orchard Hills NSW 2748

FOR STATE SIGNIFICANT DEVELOPMENT

Revision				
Rev	Date	Description	Drawn	Checked
A	13.07.18	SSD DRAFT	JT	BG
B	27.07.18	FOR SSD	JT	BG
C	31.07.18	FOR SSD	JT	BG
D	05.08.18	FOR SSD	JT	BG
E	09.08.18	FOR SSD	JT	BG
F	30.11.18	FOR SSD	CC	BG

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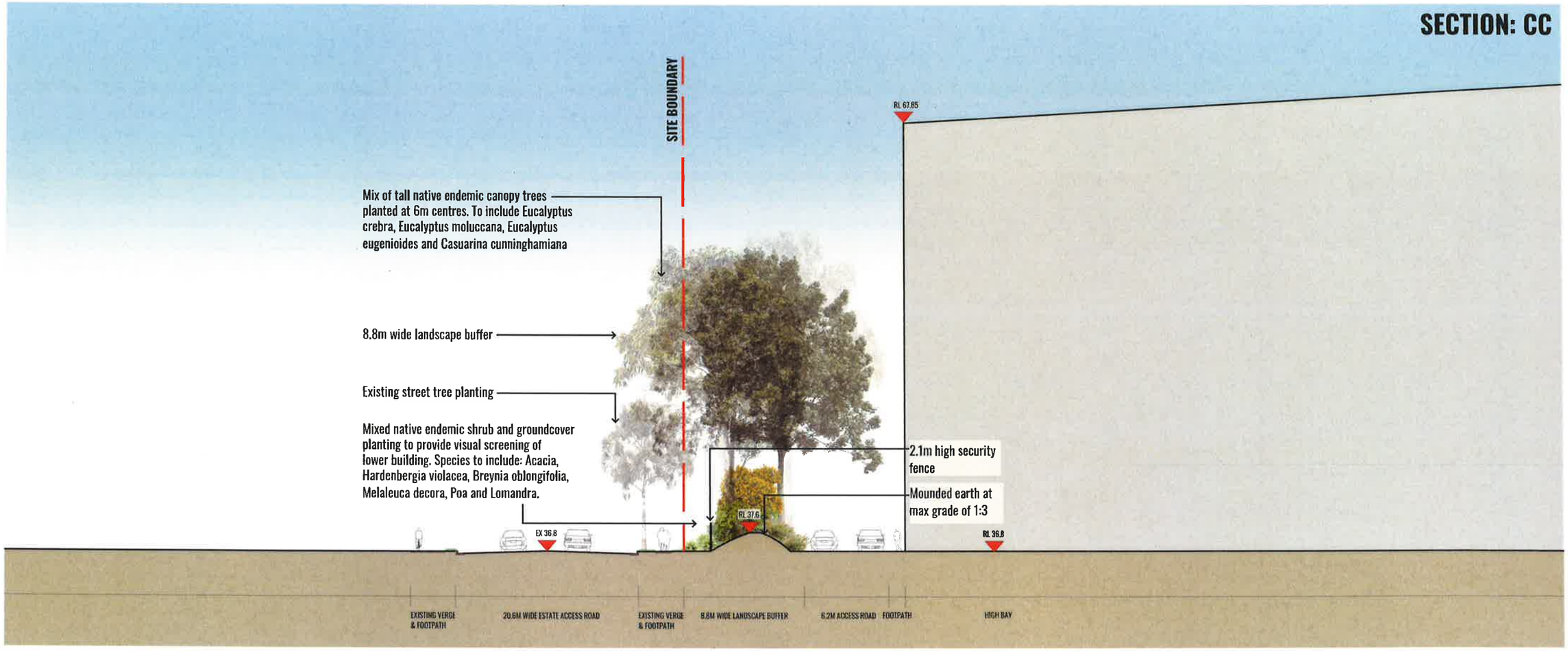
SECTION: CC



Drawing Title:

Landscape Section - CC

DWG No: **SSD-03**

GEOSCAPES
landscape architecture

Suite 215, 284 Victoria Av, Chatswood NSW 2067 Ph. (02) 9411 1485
www.geoscapes.com.au
ABN 84 620 205 781 ACN 620 205 781

Architect: nettletontribe architecture

Client: ALTIS PROPERTY PARTNERS

Scale:	Date:	Job Number:	North:
1:150 @ A1 1:300 @ A3	30.11.18	180607	N/A

Project: 585-649 Marmre Road - Stage 1
Orchard Hills NSW 2748

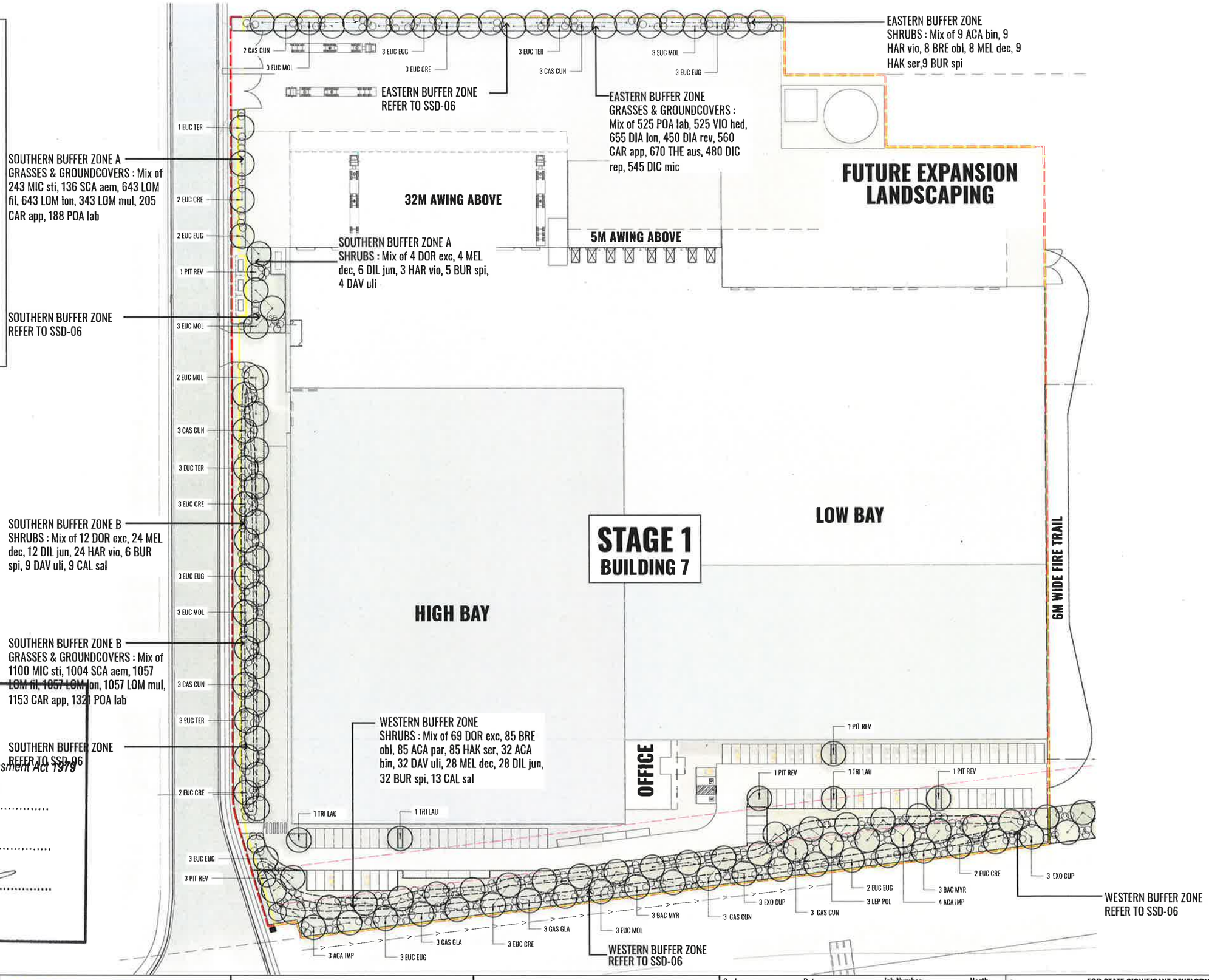
FOR STATE SIGNIFICANT DEVELOPMENT

Revision

Rev	Date	Description	Drawn	Checked
A	13.07.18	SSDT(MM) 1	JT	BG
B	27.07.18	FOR SSD	JT	BG
C	31.07.18	FOR SSD	JT	BG
D	06.08.18	FOR SSD	JT	BG
E	03.08.18	FOR SSD	JT	BG
F	30.11.18	FOR SSD	CC	BG

LEGEND

- STAGE 1 BOUNDARY
- 2.1m HIGH SECURITY FENCE
- NATIVE ENDEMIC CANOPY TREE PLANTING WITHIN LANDSCAPE BUFFER ZONES AND TO INTERNAL ESTATE
- MIX OF NATIVE SHRUB PLANTING
- MIX OF NATIVE GRASSES AND GROUNDCOVERS
- 3 CAS GLA — PLANTING CODES (REFER TO PLANT SCHEDULE SSD-08)
- MOUNDED PLANTING WITHIN THE BUFFER ZONE



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Sheet No. 18 of 33

Drawing Title:
Planting Plan - Stage 1

DWG No: **SSD-04**

GEOSCAPES LANDSCAPE ARCHITECTS
Suite 215, 284 Victoria Av, Chatswood NSW 2067 Ph. (02) 9411 1485
www.geoscapes.com.au
ABN 84 620 205 781 ACN 620 205 781

Architect: nettletontribe architecture

Client: ALTIS PROPERTY PARTNERS

Scale: 1:500 @ A1, 1:1000 @ A3
Date: 30.11.18
Job Number: 180607
North:

Project: 585-649 Marmre Road - Stage 1
Orchard Hills NSW 2748

FOR STATE SIGNIFICANT DEVELOPMENT

Revision

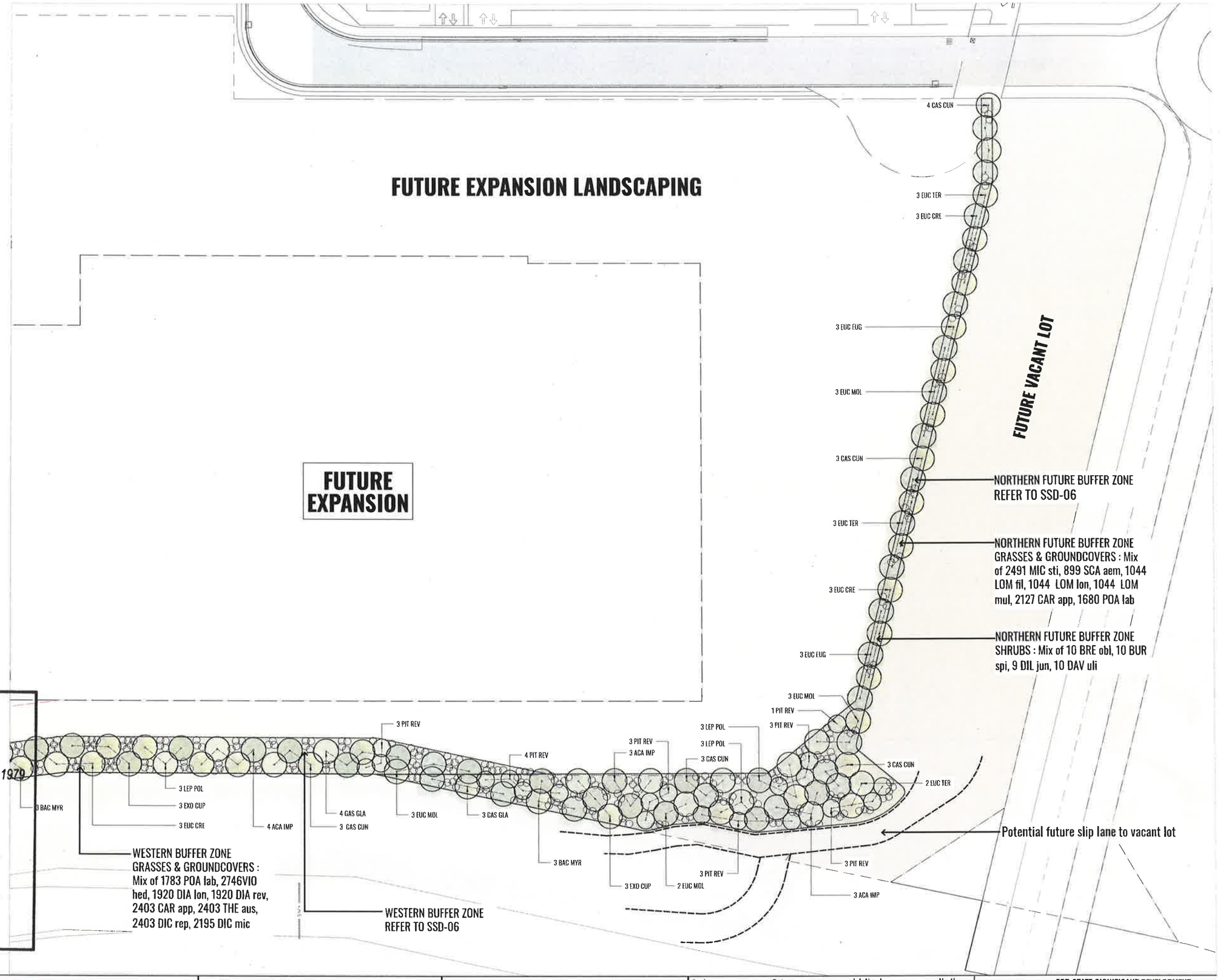
Rev	Date	Description	Drawn	Checked
A	13.07.18	SSD DRAFT	JT	BG
B	27.07.18	FOR SSD	JT	BG
C	31.07.18	FOR SSD	JT	BG
D	06.08.18	FOR SSD	JT	BG
E	09.08.18	FOR SSD	JT	BG
F	30.11.18	FOR SSD	CC	BG

LEGEND

- STAGE 1 BOUNDARY
- NATIVE ENDEMIC CANOPY TREE PLANTING WITHIN LANDSCAPE BUFFER ZONES AND TO INTERNAL ESTATE
- MIX OF NATIVE SHRUB PLANTING
- MIX OF NATIVE GRASSES AND GROUNDCOVERS
- 3 CAS GLA — PLANTING CODES (REFER TO PLANT SCHEDULE SSD-08)

NOTE:

This planting plan has been included in this SSD submission to demonstrate that a buffer zone will be incorporated to the northern boundary. Final details of buffer zone to be submitted as part of Future Expansion and associated vacant lot works.



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Sheet No. 19 of 33

Drawing Title:
Planting Plan - Future Expansion

DWG No: **SSD-05**

GEOSCAPES
Suite 215, 284 Victoria Av, Chatswood NSW 2067 Ph. (02) 9411 1485
www.geoscapes.com.au
ABN 84 620 205 781 ACN 620 205 781

Architect: nettletontribe architecture

Client: ALTIS PROPERTY PARTNERS

Scale: 1:500 @ A1, 1:1000 @ A3

Date: 30.11.18

Job Number: 180607

North:

Project: 585-649 Marmre Road - Stage 1
Orchard Hills NSW 2748

FOR STATE SIGNIFICANT DEVELOPMENT

Revision Rev	Date	Description	Drawn	Checked
A	13.07.18	SSD DRAFT	JT	BG
B	27.07.18	FOR SSD	JT	BG
C	31.07.18	FOR SSD	JT	BG
D	06.08.18	FOR SSD	JT	BG
E	07.08.18	FOR SSD	JT	BG
F	30.11.18	FOR SSD	CC	BG

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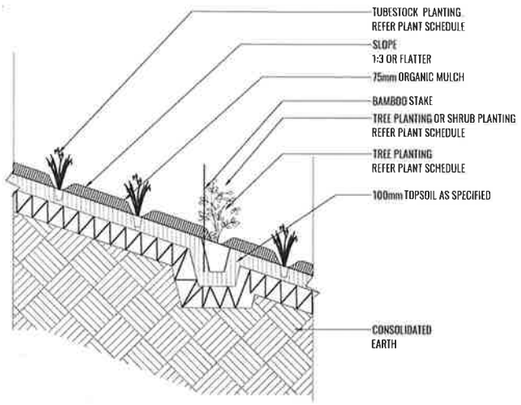
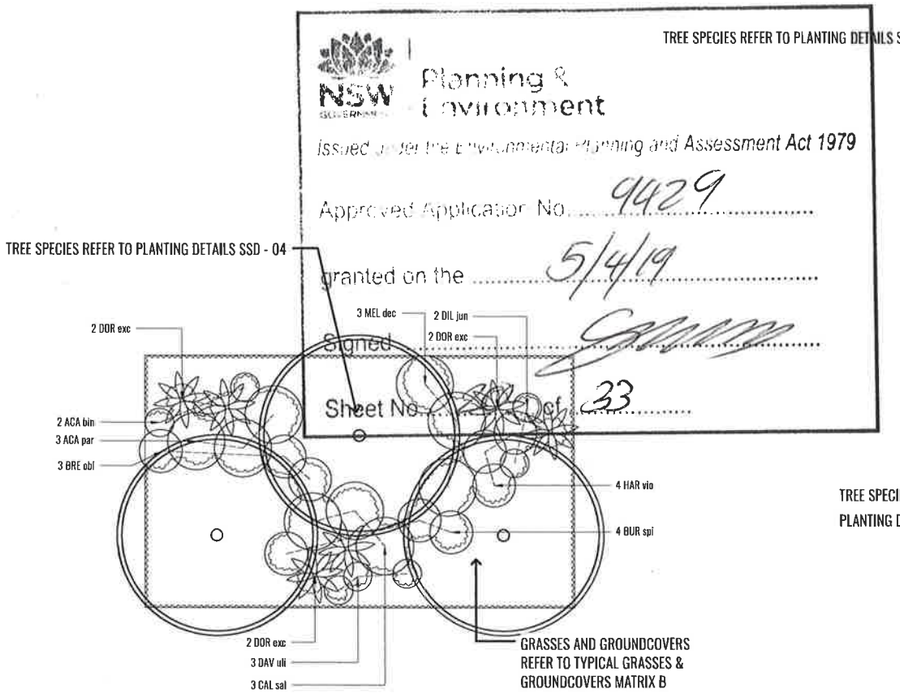


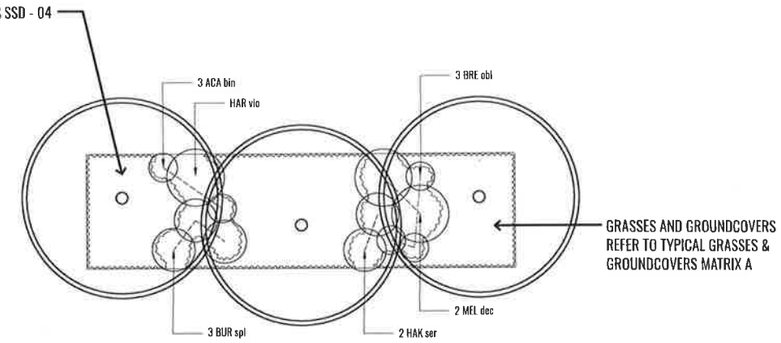
1 TYPICAL TUBESTOCK PLANTING DETAIL ON 1:30 GRADE OR FLATTER

SCALE 1:20



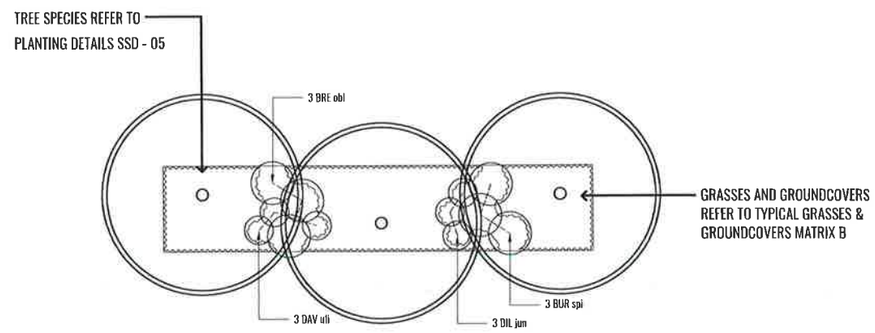
2 SOUTHERN BUFFER ZONE

TYPICAL BUFFER ZONE 8.8M X 15M SCALE 1:100



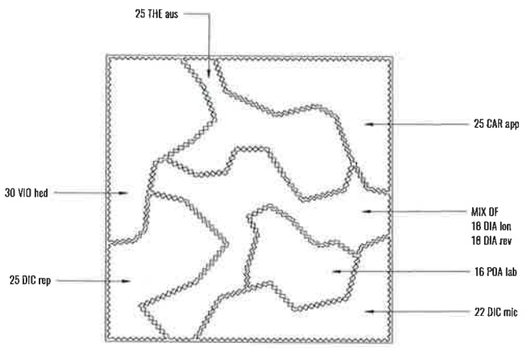
3 EASTERN BUFFER ZONE

TYPICAL BUFFER ZONE 4M X 15M SCALE 1:100



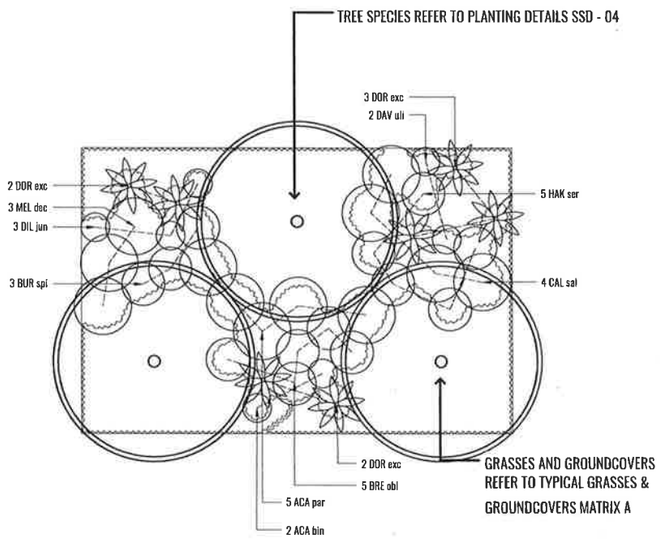
4 NORTHERN FUTURE BUFFER ZONE

TYPICAL BUFFER ZONE 3M X 15M SCALE 1:100



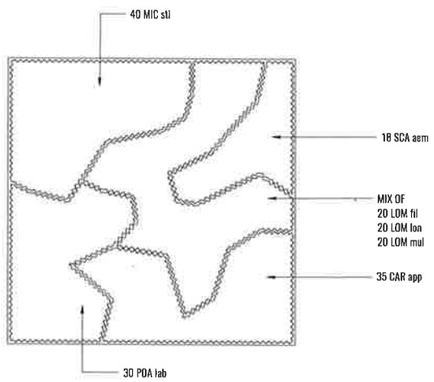
5 NATIVE GRASSES & GROUNDCOVERS MATRIX A

TYPICAL GRASSES & GROUNDCOVERS 5M X 5M SCALE 1:50



7 WESTERN BUFFER ZONE

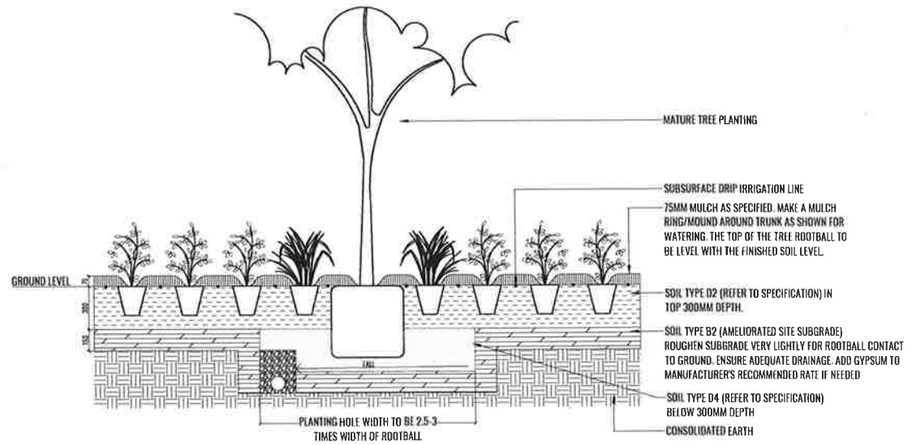
TYPICAL BUFFER ZONE 10M X 15M SCALE 1:100



6 NATIVE GRASSES & GROUNDCOVERS MATRIX B

TYPICAL GRASSES & GROUNDCOVERS 5M X 5M SCALE 1:50

TREE/SHRUB SIZE AND QUALITY TO BE TO NATSPEC STANDARD. SPECIES IS TO BE AS PER PLAN AND PLANT SCHEDULE. ENSURE ONLY HEALTHY AND VIGOROUS, DISEASE FREE, WELL MAINTAINED PLANTS ARE USED.
TAKE CARE TO ENSURE FOLIAGE, BRANCHES, TRUNKS AND ROOT CROWNS ARE NOT DAMAGED BEFORE, DURING AND AFTER PLANTING.
ENSURE OPTIMUM MAINTENANCE AND ESTABLISHMENT OF TREES/SHRUBS OCCURS AS SOON AS THEY ARE AT SITE



THOROUGHLY SOAK THE ROOTBALL OF TREE WITH FRESH WATER BEFORE TAKING OFF POT OR BAG. WHEN PLANTING HOLE IS COMPLETE USE A SHARP SPADE TO SHAVE OFF 20-50MM OF THE SIDES AND BASE OF ROOTBALL (TO ROOD PRUNE IT) BEFORE CAREFULLY PLACING INTO PLANTING HOLE. IF NORTH IS MARKED ON THE TREE, ENSURE ORIENTATION IS CORRECT WITH NORTH MARKING TO THE NORTH.

- REMOVE ANY STAKES, TIES AND LABELS. WATER ROOTBALL THOROUGHLY.
- TOP OF ROOTBALL TO FINISH FLUSH WITH TOP OF SOIL

8 SEMI MATURE MASS PLANTING TYPICAL DETAIL

SCALE 1:20

Drawing Title:

Typical Planting Details

DWG No: **SSD-06**

GEOSCAPES
Suite 215, 284 Victoria Av, Chatswood NSW 2067 Ph. (02) 9411 1485
www.geoscapes.com.au
ABN 84 620 205 781 ACN 620 205 781

Architect: nettletontribe architecture

Client: ALTIS PROPERTY PARTNERS

Scale:	Date:	Job Number:	North:
AS SHOWN	30.11.18	180607	N/A

Project: 585-649 Marmre Road - Stage 1
Orchard Hills NSW 2748

FOR STATE SIGNIFICANT DEVELOPMENT

Revision

Rev	Date	Description	Drawn	Checked
A	13.07.18	SSD DRAFT	JT	BG
B	27.07.18	FOR SSD	JT	BG
C	31.07.18	FOR SSD	JT	BG
D	06.08.18	FOR SSD	JT	BG
E	03.09.18	FOR SSD	JT	BG
F	30.11.18	FOR SSD	CC	BG

General
Maintenance shall mean the care and maintenance of the landscape works by accepted horticultural practice as rectifying any defects that become apparent in the landscape works under normal use. The landscape contractor shall attend the site on a weekly basis to maintain the landscape works for the term of the maintenance period commencing from practical completion.

Standards
All grown or purchased plant stock must conform to all the conditions and requirements given in NATSPEC Guide: Specifying Trees. Soils to be in accordance with AS4419, mulching composts and conditioners to be in accordance with AS4454. Soils should conform to best practice specifications as listed in the Landscape Soils Handbook (Simon Leake & Elke Haege 2017).

Rubbish Removal
During the term of the maintenance period the Landscape Contractor shall undertake rubbish removal from the site on a weekly basis to ensure the site remains in tidy condition.

Weed Eradication
Weed growth that may occur in grassed, planted or mulched areas is to be removed using environmentally acceptable methods i.e. non-residual glyphosate herbicide (e.g. 'Roundup', applied in accordance with the manufacturer's directions).

Tree Replacement
Trees shall show signs of healthy vigorous growth and be free from disease and not exhibit signs of stress prior to handover to the client. Any trees or plant that die or fail to thrive, or are damaged or stolen will be replaced. Replacement material shall have the maintenance period extended in accordance with the landscape contract conditions. Trees and plant materials shall be equal to the minimum requirements of species specified and approved material delivered to site. Should the condition decline from the approved sample the Superintendent reserves the right to reject the tree / plants.
Frequency: as required.

Stakes
Adjust and/or replace stakes and ties where required. Remove staking and guying when instructed by the Superintendent

Pruning
Selective pruning may be required during the establishment period to promote a balanced canopy structure. These activities shall be carried out to the best horticultural and industry practice. All pruned material is to be removed from site.

Mulched Surfaces
All planter beds and garden areas shall have a minimum depth of 75mm Forest Fines mulch. All mulch is to be free of deleterious matter such as soil, weeds and sticks.
Mulched surfaces are to be kept clean and tidy and free of any deleterious material and foreign matter. Reinstate depths to a uniform level of 75mm with mulch as specified, mulch to be free of any wood material impregnated with CCA or similar toxic treatment. Top up mulch levels prior to handover to client.

Watering
Implement an appropriate hand watering regime in areas not irrigated in association with current watering programme to maintain plant health and vigour. The program shall reflect seasonal conditions and plant species.
Frequency: Weekly or as required.

Soil
Non-Australian native garden beds to have soil installed consisting of 50% existing site topsoil and 50% new topsoil equal or equivalent to 'Organic Garden Mix' as supplied by Australian Native Landscapes. Australian native garden beds to have soil installed consisting of 50% existing site topsoil and 50% new topsoil equal or equivalent to 'Native Low 'P' Mix' as supplied by Australian Native Landscapes. All garden bed areas to have minimum 300mm depth topsoil, 100mm depth to turf areas.

Pest and Disease Control
The Landscape Contractor shall spray for pests and disease infestations when the pest and fungal attack has been positively identified and when their populations have increased to a point that will become detrimental to plant growth. Apply all pesticides to manufacturer's directions.
Frequency: weekly inspection

Fertilising
Generally check for signs of nutrient deficiencies (yellowing of leaves, failure to thrive), and adapt fertiliser regime to suit. Fertiliser should be applied at the beginning and the end of the (summer) growing season.

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Sheet No. 21 of 33

Drawing Title:
Typical Specification
DWG No: **SSD-07**

GEOSCAPES
Suite 215, 284 Victoria Av, Chatswood NSW 2067 Ph. (02) 9411 1485
www.geoscapes.com.au
ABN 84 620 205 781 ACN 620 205 781

Architect: nettletontribe architecture

Client: ALTIS PROPERTY PARTNERS

Scale:	Date:	Job Number:	North:
N/A	30.11.18	180607	N/A

Project: 585-649 Marmre Road - Stage 1
Orchard Hills NSW 2748

FOR STATE SIGNIFICANT DEVELOPMENT

Revision				
Rev	Date	Description	Drawn	Checked
A	13.07.18	SSD DRAFT	JT	BG
B	31.07.18	FOR SSD	JT	BG
C	31.07.18	FOR SSD	JT	BG
D	06.08.18	FOR SSD	JT	BG
E	09.08.18	FOR SSD	JT	BG
F	30.11.18	FOR SSD	CC	BG

Landscape Buffer Zone Planting

CODE	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	NATIVE	ENDEMIC	*QUANTITY
	Trees					
ACA IMP	*Acacia implexa*	Hickory Wattle	5-12m	✓	✓	17
BAC MYR	*Backhousia myrtifolia*	Grey Myrtle	7m	✓	✓	12
CAS CUN	*Casuarina cunninghamiana*	River She Oak	12-35m	✓	✓	33
CAS GLA	*Casuarina glauca*	Swamp Oak	10m	✓	✓	13
EUC CRE	*Eucalyptus crebra*	Narrow-leaved Ironbark	12-18m	✓	✓	24
EUC EUG	*Eucalyptus eugenioides*	Thin-leaved Stringybark	20-30m	✓	✓	25
EUC MOL	*Eucalyptus moluccana*	Grey Box	18-20m	✓	✓	28
EUC TER	*Eucalyptus tereticornis*	Forest Red Gum	20-30m	✓	✓	19
EXO CUP	*Exocarpos cupressiformis*	Native Cherry	8m	✓	✓	12
LEP POL	*Leptospermum polygalifolium*	Yellow Tea-tree	7m	✓	✓	12
PIT REV	*Pittosporum revolutum*	Rough Fruit Pittosporum	3m	✓	✓	24
	Shrubs					
ACA bin	*Acacia binervia*	Coast Myall	2m	✓	✓	41
ACA par	*Acacia parramattensis*	Parramatta wattle	2-15m	✓	✓	85
BRE obl	*Breynia oblongifolia*	Common Breynia	3m			103
BUR spi	*Bursaria spinosa*	Boxthorn	4m	✓	✓	62
CAL sal	*Callistemon salignus*	Willow Bottlebrush	1-10m	✓	✓	22
DAV uli	*Daviesia ulicifolia*	Gorse Bitter-pea	2m	✓	✓	55
DIL jun	*Dillwynia juniperina*	Prickly parrot pea	0.5 -2.5m	✓	✓	55
DOR exc	*Doryanthes excelsa*	Gymea Lily	3m	✓		85
HAK ser	*Hakea sericea*	Hakea sericea	4-5m	✓	✓	94
HAR vio	*Hardenbergia violacea*	Hardenbergia	6m	✓	✓	36
MEL dec	*Melaleuca decora*	White Feather Honey Myrtle	7m	✓	✓	64
	Grasses, Groundcovers and Herbs					
CAR app	*Carex appressa*	Tall Sedge	1m	✓	✓	7008
DIA lon	*Dianella longifolia*	Smooth flax lily	1m	✓	✓	2575
DIA rev	*Dianella revoluta*	Blue Flax-lily, Spreading Flax-lily	1m	✓	✓	2370
DIC mic	*Dichelachne micrantha*	Short-haired Plume Grass	1.2m	✓	✓	2740
DIC rep	*Dichondra repens*	Kidney-weed, Mercury Bay Weed	0.2m	✓	✓	2403
LOM fil	*Lomandra filiformis*	Wattle Mat Rush	0.5m	✓	✓	2744
LOM lon	*Lomandra longifolia*	Spiny Mat Rush	0.8m	✓	✓	2744
LOM mul	*Lomandra multiflora*	Many-flowered Mat-rush	0.9m	✓	✓	2444
MIC sti	*Microlaena stipoides*	Weeping Grass, Meadow Rice-grass	1m	✓	✓	3834
POA lab	*Poa labillardieri*	Tussock Poa	1.2m	✓	✓	5497
SCA aem	*Scaevola aemula*	Fan Flower	0.5m	✓	✓	2039
THE aus	*Themeda australis*	Kangaroo Grass	1m	✓	✓	3073
VIO hed	*Viola hederacea*	Ivy-leaved Violet	0.3m	✓	✓	3271

*** Total final numbers to be determined at CC stage**

Indicative Carpark and Internal Estate Schedule

CODE	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	NATIVE	ENDEMIC
	Trees				
EUC FIB	*Eucalyptus fibrosa*	Red Ironbark	12-18m	✓	✓
EUC MOL	*Eucalyptus molucanna*	Grey Box	12-18m	✓	✓
TRI LAU	*Tristaniopsis laurina*	Water Gum	6-8m	✓	✓
	Shrubs				
ACA dec	*Acacia decurrens*	Sydney Green Wattle	3-10m	✓	✓
ACA fal	*Acacia falcata*	Sickle Wattle	5m	✓	✓
ACM smi	*Acmena smithii*	Lilly-pilly	1.8m (Hedging)	✓	✓
BAN ser	*Banksia serrata*	Old Man Banksia	3m	✓	✓
CAL sal	*Callistemon salignus*	Willow Bottlebrush	1m	✓	✓
CAL sp	*Callistemon sp*	Scarlet Bottlebrush	4m	✓	✓
DOR exc	*Doryanthes excelsa*	Gymea Lily	3m	✓	
GRE jun	*Grevillea juniperina*	Grevillea	1.5m	✓	✓
PIT rev	*Pittosporum revolutum*	Rough Fruit Pittosporum	3m	✓	✓
WES fru	*Westringia fruticosa*	Coastal Rosemary	1.5m	✓	
	Groundcovers				
DIA lon	*Dianella longifolia*	Flax-lily	1m	✓	✓
DIA rev	*Dianella revoluta*	Blue Flax-lily, Spreading Flax-lily	1m	✓	✓
DIC rep	*Dichondra repens*	Kidney-weed, Mercury Bay Weed	0.2m	✓	✓
HAR vio	*Hardenbergia violacea*	False Sarsaparilla	0.5m	✓	✓
LOM lon	*Lomandra longifolia*	Spiny-headed Mat-rush	1m	✓	✓
VIO hed	*Viola hederacea*	Native Violet	0.2m	✓	✓

Sydney Regional Planning & Assessment Panel
Environment
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Development Application No. 942
granted on the 5/4/19
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Eucalyptus moluccana

Eucalyptus tereticornis

Acacia implexa

Eucalyptus crebra

Eucalyptus eugenioides

Eucalyptus fibrosa

Casuarina glauca

Exocarpos cupressiformis

Backhousia myrtifolia

Acacia falcata

Acacia parramattensis

Daviesia ulicifolia

Casuarina cunninghamiana

Hardenbergia violacea

Bursaria spinosa

Breynia oblongifolia

Callistemon salignus

Dillwynia juniperina

Tristaniopsis laurina

Acacia binervia

Hakea sericea

Melaleuca decora

Carex appressa

Dianella longifolia

Lomandra filiformis

Doryanthes excelsa

Dianella revoluta

Hibbertia diffusa

Lomandra longifolia

Lomandra multiflora

Microlaena stipoides

Dichondra repens

Poa labilliardieri

Scaevola aemula

Viola hederacea

Dichelachne micrantha

Drawing Title:
Planting Schedule & Images
DWG No: **SSD-08**

GEOSCAPES landscape architecture
Suite 215, 284 Victoria Av, Chatswood NSW 2067 Ph. (02) 9411 1485
www.geoscapes.com.au
ABN 84 620 205 781 ACN 620 205 781

Architect: nettletontribe architecture

Client: ALTIS PROPERTY PARTNERS

Scale: N/A
Date: 30.11.18
Job Number: 180607
North: N/A
Project: 585-649 Marmre Road - Stage 1
Orchard Hills NSW 2748

FOR STATE SIGNIFICANT DEVELOPMENT

Revision	Date	Description	Drawn	Checked
A	13.07.18	SSD DRAFT	JT	BG
B	27.07.18	FOR SSD	JT	BG
C	31.07.18	FOR SSD	JT	BG
D	06.08.18	FOR SSD	JT	BG
E	09.08.18	FOR SSD	JT	BG
F	30.11.18	FOR SSD	CC	BG

SNACKBRANDS, LOT 7, FIRST ESTATE, MAMRE ROAD, ORCHARD HILLS
CONCEPT STORMWATER MANAGEMENT

SITE WORKS - GENERAL

1. ALL WORKS ARE TO BE UNDERTAKEN IN ACCORDANCE WITH LOCAL COUNCIL, AUSTRALIAN AND AUTHORITY STANDARDS.
2. ALL TRENCHING WORKS ARE TO BE RESTORED TO ORIGINAL CONDITION.
3. THE INTEGRITY OF ALL EXISTING AND NEW SERVICES IS TO BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
4. ALL PLANS ARE TO BE READ IN CONJUNCTION WITH APPROVED ARCHITECTS, STRUCTURAL ENGINEERS AND OTHER CONSULTANT'S PLANS. ANY DISCREPANCIES ARE TO BE NOTIFIED TO THE ENGINEER FOR CLARIFICATION.

SEDIMENT AND EROSION CONTROL

1. THE CONTRACTOR SHALL INSTIGATE ALL SEDIMENT AND EROSION CONTROL MEASURES IN ACCORDANCE WITH PENRITH CITY COUNCIL REQUIREMENTS AND THE "BLUE BOOK" (MANAGING URBAN STORMWATER SOILS AND CONSTRUCTION, PRODUCED BY THE DEPARTMENT OF HOUSING). THESE MEASURES ARE TO BE REGULARLY INSPECTED AND MAINTAINED.
2. THE SEDIMENT & EROSION CONTROL PLAN PRESENTS CONCEPTS ONLY, THE CONTRACTOR SHALL AT ALL TIMES BE RESPONSIBLE FOR THE ESTABLISHMENT & MANAGEMENT OF A DETAILED SCHEME MEETING COUNCIL'S DESIGN, AND ALL OTHER REGULATORY AUTHORITY REQUIREMENTS.
3. WHERE PRACTICAL, THE SOIL EROSION HAZARD ON THE SITE SHALL BE KEPT AS LOW AS POSSIBLE. TO THIS END, WORKS SHOULD BE UNDERTAKEN IN THE FOLLOWING SEQUENCE:
   a. INSTALL ALL TEMPORARY SEDIMENT FENCES AND BARRIER FENCES. WHERE FENCES ARE ADJACENT TO EACH OTHER THE SEDIMENT FENCE CAN BE INCORPORATED INTO THE BARRIER FENCE.
   b. CONSTRUCT TEMPORARY STABILISED SITE ACCESS, INCLUDING SHAKE DOWN AND WASH PAD.
   c. INSTALL SEDIMENT CONTROL MEASURES AS OUTLINED ON THESE SEDIMENT AND CONTROL PLANS (ONCE APPROVED)
4. THE CONTRACTOR SHALL UNDERTAKE SITE DEVELOPMENT WORKS SO THAT LAND DISTURBANCE IS CONFINED TO AREAS OF MINIMUM WORKABLE SIZE.
5. AT ALL TIMES AND IN PARTICULAR DURING WINDY AND DRY WEATHER, LARGE, UNPROTECTED AREAS WILL BE KEPT MOIST (NOT WET) BY SPRINKLING WITH WATER TO KEEP DUST UNDER CONTROL. TACIFIERS MAY BE USED TO CONTROL DUST DURING EXTENDED PERIODS OF DRY WEATHER.
6. ANY SAND USED IN THE CONCRETE CURING PROCESS (SPREAD OVER THE SURFACE) SHALL BE REMOVED AS SOON AS POSSIBLE AND WITHIN 10 WORKING DAYS FROM PLACEMENT.
7. WATER SHALL BE PREVENTED FROM ENTERING THE PERMANENT DRAINAGE SYSTEM UNLESS THE CATCHMENT AREA HAS BEEN STABILISED AND/OR ANY LIKELY SEDIMENT HAS BEEN FILTERED OUT.
8. TEMPORARY SOIL AND WATER MANAGEMENT STRUCTURES SHALL BE REMOVED ONLY AFTER THE LANDS THEY ARE PROTECTING ARE STABILISED / REHABILITATED.
9. THE CONTRACTOR SHALL ALLOW FOR THE ESTABLISHMENT OF ANY OTHER EROSION PROTECTION MEASURES. (IF APPLICABLE).
10. THE CONTRACTOR SHALL REGULARLY INSPECT (MINIMUM TWICE PER WEEK) ALL EROSION AND SEDIMENT CONTROL MEASURES TO ENSURE THEY ARE OPERATING EFFECTIVELY. REPAIRS AND/OR MAINTENANCE SHALL BE UNDERTAKEN REGULARLY AND AS REQUIRED, PARTICULARLY FOLLOWING STORM EVENTS.
11. ACCEPTABLE RECEPTORS SHALL BE USED FOR CONCRETE AND MORTAR SLURRIES, PAINTS, ACID WASHINGS, LIGHT-WEIGHT WASTE MATERIALS AND LITTER. WASTE FROM THESE RECEPTORS SHALL BE DISPOSED OF IN ACCORDANCE WITH REGULATORY AUTHORITY REQUIREMENTS. PAY ALL FEES AND PROVIDE EVIDENCE OF SAFE DISPOSAL.

SITE WORKS - ACCESS AND SAFETY

1. ALL WORKS ARE TO BE UNDERTAKEN IN A SAFE MANNER IN ACCORDANCE WITH ALL STATUTORY AND INDUSTRIAL RELATION REQUIREMENTS.
2. ACCESS TO ADJACENT BUILDINGS AND PROPERTIES SHALL BE MAINTAINED AT ALL TIMES.
3. WHERE NECESSARY SAFE PASSAGE SHALL BE PROVIDED FOR VEHICLES AND PEDESTRIANS THROUGH OR ADJACENT TO THE SITE.

STORMWATER

1. ALL WORKS ARE TO BE UNDERTAKEN IN ACCORDANCE WITH THE FOLLOWING AUSTRALIAN STANDARDS AS2032, AS3500 AND AS3725 AS A MINIMUM.
2. ALL PIPES LESS THAN OR EQUAL TO Ø300mm IN SIZE ARE TO BE SOLVENT WELD-JOINTED UPVC CLASS SN6 U.N.O.
3. ALL PIPES Ø375mm OR GREATER IN SIZE ARE TO BE MIN. CLASS 2 REINFORCED CONCRETE PIPE (RCP) WITH SPIGGOT AND SOCKETED JOINT OR VANTAGE PIPE PLUS (VPIPE+) FIBRE REINFORCED CONCRETE (FRC) WITH VANTAGE PIPE PLUS JOINT U.N.O.
4. ALL PIPES ARE TO BE LAID AT MIN. 1.0% GRADE U.N.O.
5. PIPE BEDDING IS TO BE HS2 UNDER ROADS AND TRAFFICKED AREAS AND SHALL BE H2 IN LANDSCAPED AND PEDESTRIAN TRAFFICKED AREAS U.N.O.
6. ALL PIPE BENDS AND JUNCTIONS ARE TO BE MADE WITH EITHER PURPOSE MADE FITTINGS OR STORMWATER DRAINAGE PITS.
7. MINIMUM COVER FROM THE OBVERT OF THE STORMWATER PIPE OF 300mm IS TO BE PROVIDED IN LANDSCAPED AREAS AND 600mm IN VEHICULAR TRAFFICKED AREAS U.N.O.
8. WHERE MINIMUM COVER CANNOT BE ACHIEVED CONCRETE ENCASEMENT OF THE AFFECTED PIPE IS MAY BE UNDERTAKEN WITH 20MPa CONCRETE WITH A MIN. COVER OF 150mm TO ALL SIDES OF THE PIPE. THE CONTRACTOR SHALL CONFIRM THIS REQUIREMENT WITH THE ENGINEER OR SUPERINTENDENT.
9. LAID PIPELINES ARE TO HAVE THE FOLLOWING CONSTRUCTED TOLERANCES:
   a. HORIZONTAL-1:300 ANGULAR DEVIATION FROM REQUIRED ALIGNMENT;
   b. VERTICAL-1:300 ANGULAR DEVIATION FROM REQUIRED ALIGNMENT.
10. ALL DRAINAGE PITS ARE TO BE CAST IN-SITU, PRECAST DRAINAGE PITS MAY BE USED WITH APPROVAL FROM THE ENGINEER. THE CONTRACTOR SHALL SUBMIT A PRECAST PIT INSTALLATION WORK METHOD STATEMENT FOR ASSESSMENT BY THE ENGINEER FOR APPROVAL.
11. DRAINAGE PIT COVERS ARE TO BE EITHER GALVANISED STEEL OR CAST IRON CLASS 'B' IN LANDSCAPED AND PEDESTRIAN TRAFFICKED AREAS AND CLASS 'D' IN ALL VEHICULAR TRAFFICKED AREAS U.N.O.
12. DRAINAGE PIT COVERS ARE TO BE 'HEELSAFE' TYPE IN ALL PEDESTRIAN TRAFFICKED AREAS U.N.O.
13. EXISTING STORMWATER PIT LOCATIONS AND INVERT LEVELS TO BE CONFIRMED PRIOR TO COMMENCING WORKS ON SITE.
14. PROVIDE CLEANING EYES (RODDING POINTS) AT ALL CORNERS AND T-JUNCTIONS WHERE NO PITS ARE PROVIDED.
15. DOWN PIPES CONNECTED DIRECT TO PIPES TO BE CONNECTED IN THE FLOW DIRECTION WITH ACCESS PROVIDED AT GROUND LEVEL.

FINISHED LEVELS

1. LEVELS BASED ON ESTATE INFRASTRUCTURE PLANS PREPARED BY COSTINROE CONSULTING, Ref: 12042.00 & SURVEY PREPARED BY BOXALL SURVEYORS Ref: 10116. THE CONTRACTOR SHALL VERIFY LEVELS PRIOR TO CONSTRUCTION COMMENCEMENT, ANY DISCREPANCIES SHALL BE NOTIFIED TO THE ENGINEER OR SUPERINTENDENT FOR CLARIFICATION.
2. FINISHED LEVELS SHOWN ARE CONCEPTUAL ONLY AND SUBJECT TO DETAILED DESIGN PRIOR TO CONSTRUCTION CERTIFICATE APPLICATION. FINAL FINISHED LEVELS TO BE +/- 0.5m FROM LEVELS SHOWN.
3. CARPARK & SERVICE AREA LAYOUT AND GRADES TO COMPLY WITH AS2890.
4. DRIVEWAY LAYOUT AND DESIGN TO COMPLY WITH PENRITH CITY COUNCIL ACCESS DRIVEWAY DESIGN AND CONSTRUCTION SPECIFICATION.
5. ALL CONTOUR LINES & SPOT LEVELS INDICATE FINISHED PAVEMENT LEVELS U.N.O. ON PLAN.
6. PERMANENT BATTER SLOPES ARE TO HAVE A MAXIMUM GRADE OF 1V:3H.
7. ALL FOOTPATHS ARE TO FALL AWAY FROM THE BUILDING AT 2.5% NOMINAL GRADE.
8. ALL PAVEMENTS ARE TO BE SET AT 50mm BELOW THE FINISHED FLOOR LEVEL OF THE WAREHOUSE AND OFFICE AREAS.

LOCALITY PLAN
NOT TO SCALE - SOURCE: NEARMAP

DRAWING SCHEDULE

DA1.01	COVER SHEET, LOCALITY PLAN AND DRAWING SCHEDULE
DA2.01	CONCEPT SEDIMENT AND EROSION CONTROL MANAGEMENT PLAN
DA2.02	CONCEPT SEDIMENT AND EROSION CONTROL DETAILS
DA4.01	CONCEPT PAVEMENT GRADING & STORMWATER DRAINAGE PLAN SHEET 1
DA4.02	CONCEPT PAVEMENT GRADING & STORMWATER DRAINAGE PLAN SHEET 2
DA4.03	CONCEPT PAVEMENT GRADING & STORMWATER DRAINAGE PLAN SHEET 3
DA4.04	CONCEPT PAVEMENT GRADING & STORMWATER DRAINAGE PLAN SHEET 4
DA4.05	CONCEPT PAVEMENT GRADING & STORMWATER DRAINAGE PLAN SHEET 5
DA5.11	CONCEPT TYPICAL SECTIONS SHEET 1
DA5.12	CONCEPT TYPICAL SECTIONS SHEET 2

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Approved Application No. 9429

granted on the 5/4/19

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VERIFICATION
COMPLETION OF THE DRAWING STATUS IS EVIDENCE THAT THE DESIGN HAS BEEN VERIFIED AS CONFORMING TO THE REQUIREMENTS OF THE PROJECT QUALITY PLAN

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DATE	No	AMENDMENT	INIT	REV
31.07.18		ISSUE FOR SSD APPLICATION	SK	1

DATE	No	AMENDMENT	INIT	REV

BUILDER

DEVELOPER: ALTIS Property Partners

CLIENT: hansen yuncken BUILDING VALUE

ARCHITECT: nettleton tribe

PROJECT: SNACKBRANDS, LOT 7, FIRST ESTATE, MAMRE ROAD, ORCHARD HILLS

DRAWING TITLE: SSD APPLICATION COVER SHEET, LOCALITY PLAN AND DRAWING SCHEDULE

SSD APPLICATION

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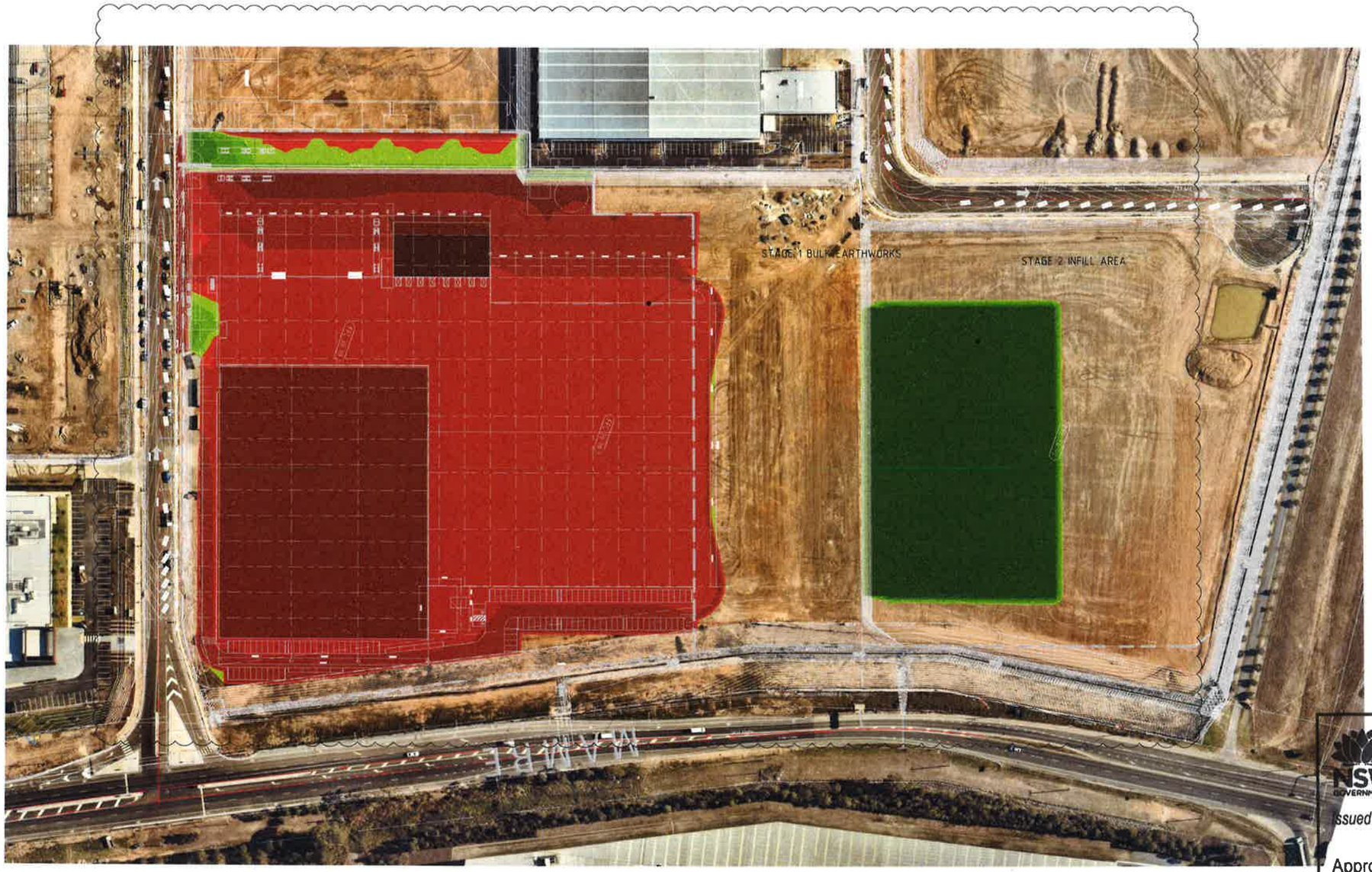
SCALE: NTS	DRAWN: --
JOB No. 18146	DWG No. DA1.01
No IN SET	REV 1



LEGEND

CUT:		FILL:	
-5.0 TO -2.5m		0.0 TO 0.1m	
-2.5 TO -1.5m		0.1 TO 0.25m	
-1.5 TO -1.0m		0.25 TO 0.5m	
-1.0 TO -0.75m		0.5 TO 0.75m	
-0.75 TO -0.5m		0.75 TO 1.0m	
-0.5 TO -0.25m		1.0 TO 1.5m	
-0.25 TO -0.1m		1.5 TO 2.5m	
-0.1 TO 0.0m		2.5 TO 5.0m	

NOTES

1. CUT TO FILL DEPTHS SHOWN ARE CONCEPTUAL ONLY AND BASED ON LEVELS SHOWN ON ESTATE INFRASTRUCTURE PLANS APPROVED UNDER SSD 15_7173 AS PREPARED PREPARED BY COSTINROE CONSULTING, REF: 12042.00.
2. VOLUMES DETAILED BELOW DO NOT TAKE INTO ACCOUNT BULKING & COMPACTION OF THE MATERIAL, DETAILED EXCAVATION FOR SERVICES TRENCHING & FOUNDATIONS AND BACKFILL FOR RETAINING WALL CONSTRUCTION.

   STAGE 1:

   CUT - 16,230m³
   FILL - 430m³
   EXPORT - 15,800m³

   STAGE 2:

   EXPORT OF 15,800m³ FROM STAGE 1 WORKS TO BE PLACED WITHIN STAGE 2 AREA
3. VOLUMES BASED ON THE FOLLOWING PAVEMENT THICKNESSES TAKEN FROM FINISHED SURFACE AS SHOWN ON DA4.01-DA4.05 PLANS.

   HARDSTAND PAVEMENT AND SUBBASE= 280mm
   CARPARKING PAVEMENT AND SUBBASE = 280mm
   BUILDING SLAB AND SUBBASE = 260mm
   HIGH BAY BUILDING PAD = 800mm

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Approved Application No. 9429

granted on the 5/9/19

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Sheet No. 24 of 33

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VERIFICATION
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DATE	No	AMENDMENT	INIT	REV
17.08.18		ISSUED FOR SSD APPLICATION	MW	1
12.10.18		ISSUED FOR SSD APPLICATION	SK	2

DATE	No	AMENDMENT	INIT	REV

BUILDER

DEVELOPER: ALTIS Property Partners

CLIENT: hansen yuncken BUILDING VALUE

ARCHITECT: nettletontribe

PROJECT: SNACKBRANDS, LOT 7, FIRST ESTATE, MAMRE ROAD, ORCHARD HILLS

DRAWING TITLE: SSD APPLICATION CONCEPT BULK EARTHWORKS CUT TO FILL DEPTH PLAN

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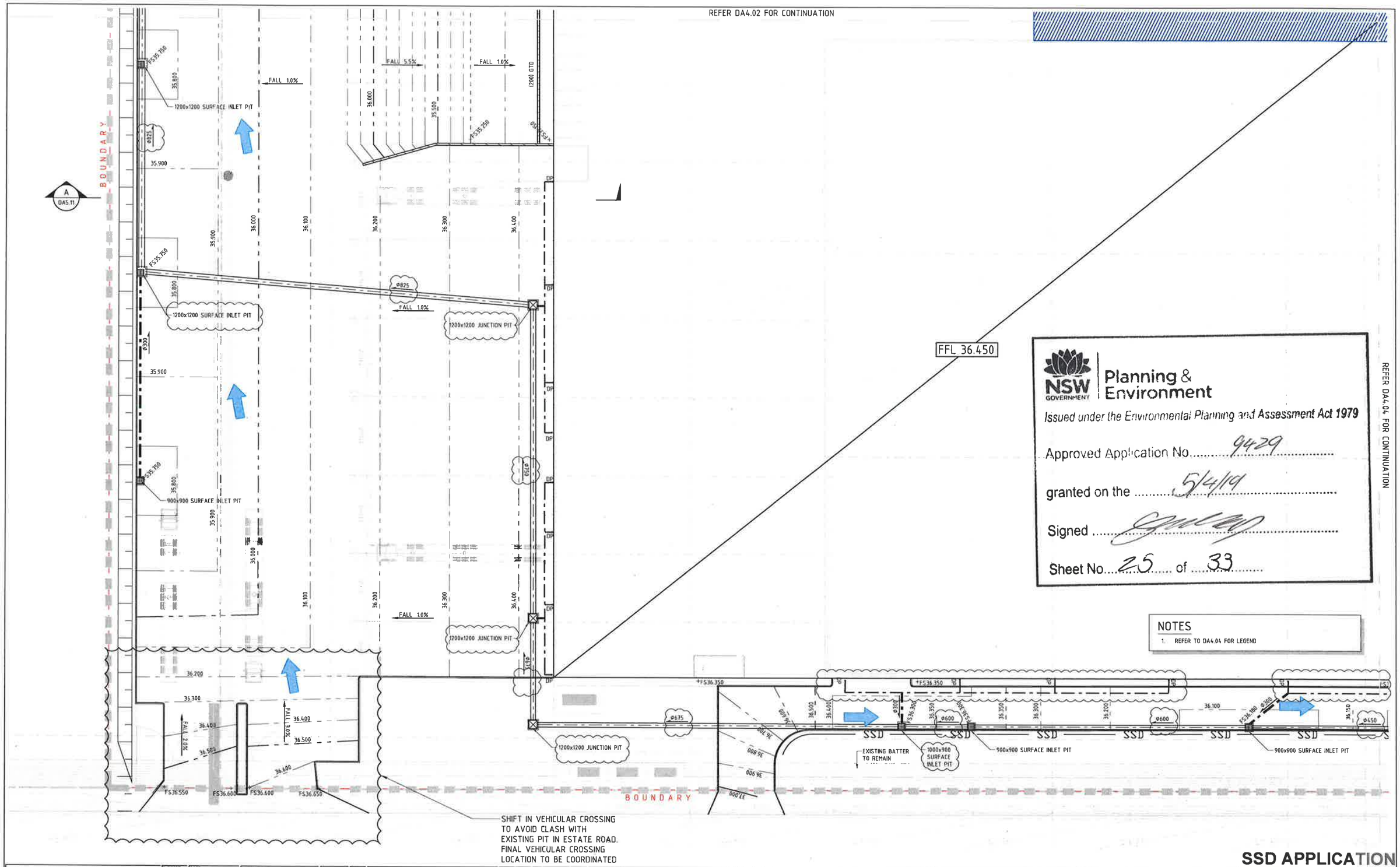
SCALE 1:500 @ A1	DRAWN --
JOB No 18146	DWG No DA3.05
No IN SET --- OF	REV 2

REFER DA4.02 FOR CONTINUATION



REFER DA4.04 FOR CONTINUATION

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granted on the 5/4/19

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NOTES

1. REFER TO DA4.04 FOR LEGEND

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18.07.18		ISSUED FOR COORDINATION	MW	1
31.07.18		ISSUE FOR SSD APPLICATION	SK	2
12.10.18		ISSUE FOR SSD APPLICATION	SK	3

DATE	No	AMENDMENT	INIT	REV

BUILDER:

DEVELOPER: ALTIS Property Partners

CLIENT: hansen yuncken BUILDING VALUE

ARCHITECT: nettletontribe

PROJECT: SNACKBRANDS, LOT 7, FIRST ESTATE, MAMRE ROAD, ORCHARD HILLS

DRAWING TITLE: SSD APPLICATION
CONCEPT PAVEMENT GRADING & STORMWATER DRAINAGE PLAN
SHEET 1

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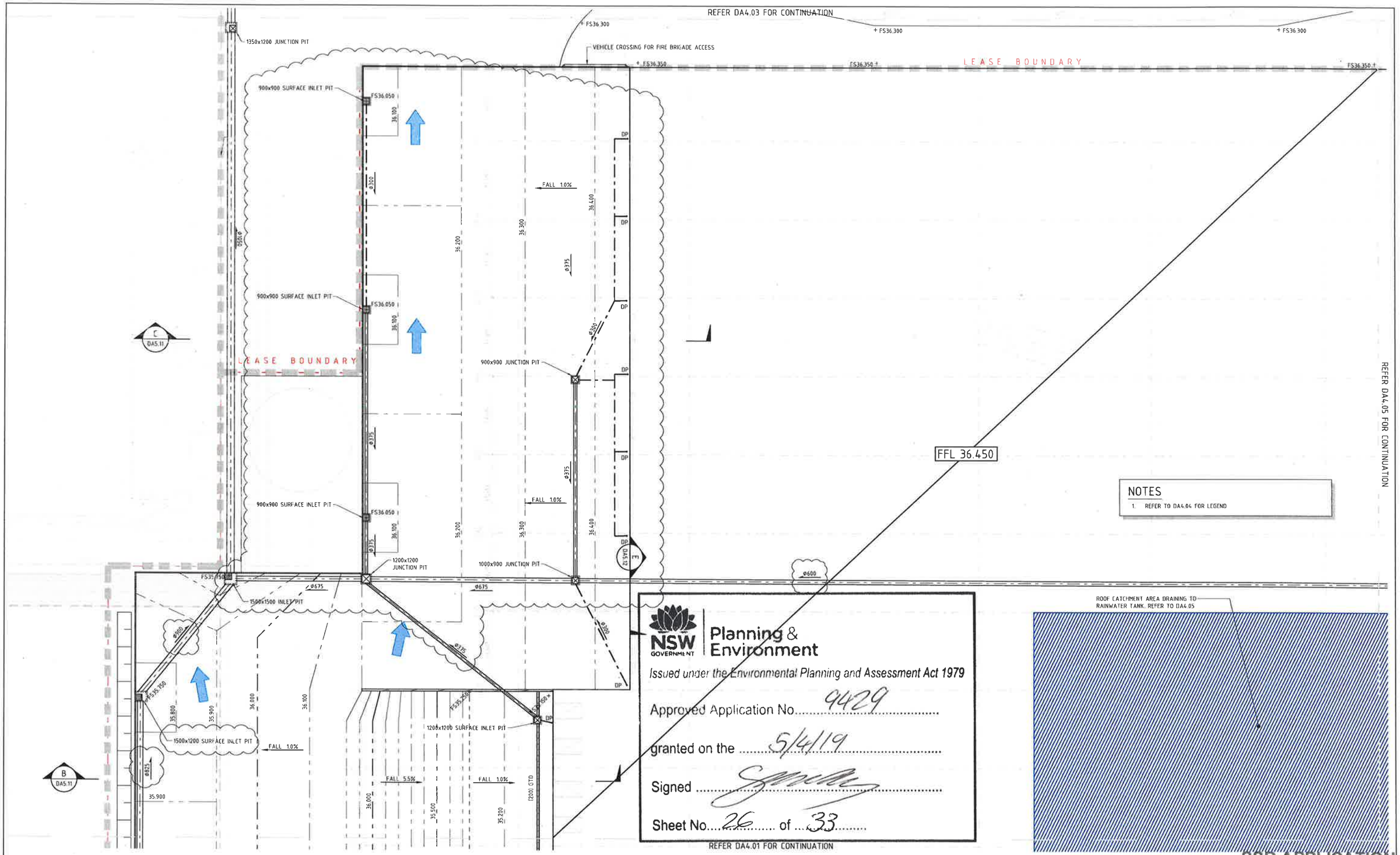
JOB No 18146	DWG No DA4.01
SHEET No OF	REV 3



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12.10.18		ISSUE FOR SSD APPLICATION	SK	3

DATE	No	AMENDMENT	INIT	REV

BUILDER

DEVELOPER: ALTIS Property Partners

CLIENT: hansen yuncken BUILDING VALUE

ARCHITECT: nettleton tribe

PROJECT: SNACKBRANDS, LOT 7, FIRST ESTATE, MAMRE ROAD, ORCHARD HILLS

DRAWING TITLE: SSD APPLICATION CONCEPT PAVEMENT GRADING & STORMWATER DRAINAGE PLAN SHEET 2

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JOB No. 18146	DWG No. DA4.02
NO IN SET OF	REV 3

NOTES

1. REFER TO DA4.04 FOR LEGEND

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Approved Application No. 9929

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BUILDER

DEVELOPER: ALTIS Property Partners

CLIENT: hansen yuncken BUILDING VALUE

ARCHITECT: nettleton tribe

PROJECT: SNACKBRANDS, LOT 7, FIRST ESTATE, MAMRE ROAD, ORCHARD HILLS

DRAWING TITLE: SSD APPLICATION CONCEPT PAVEMENT GRADING & STORMWATER DRAINAGE PLAN SHEET 3

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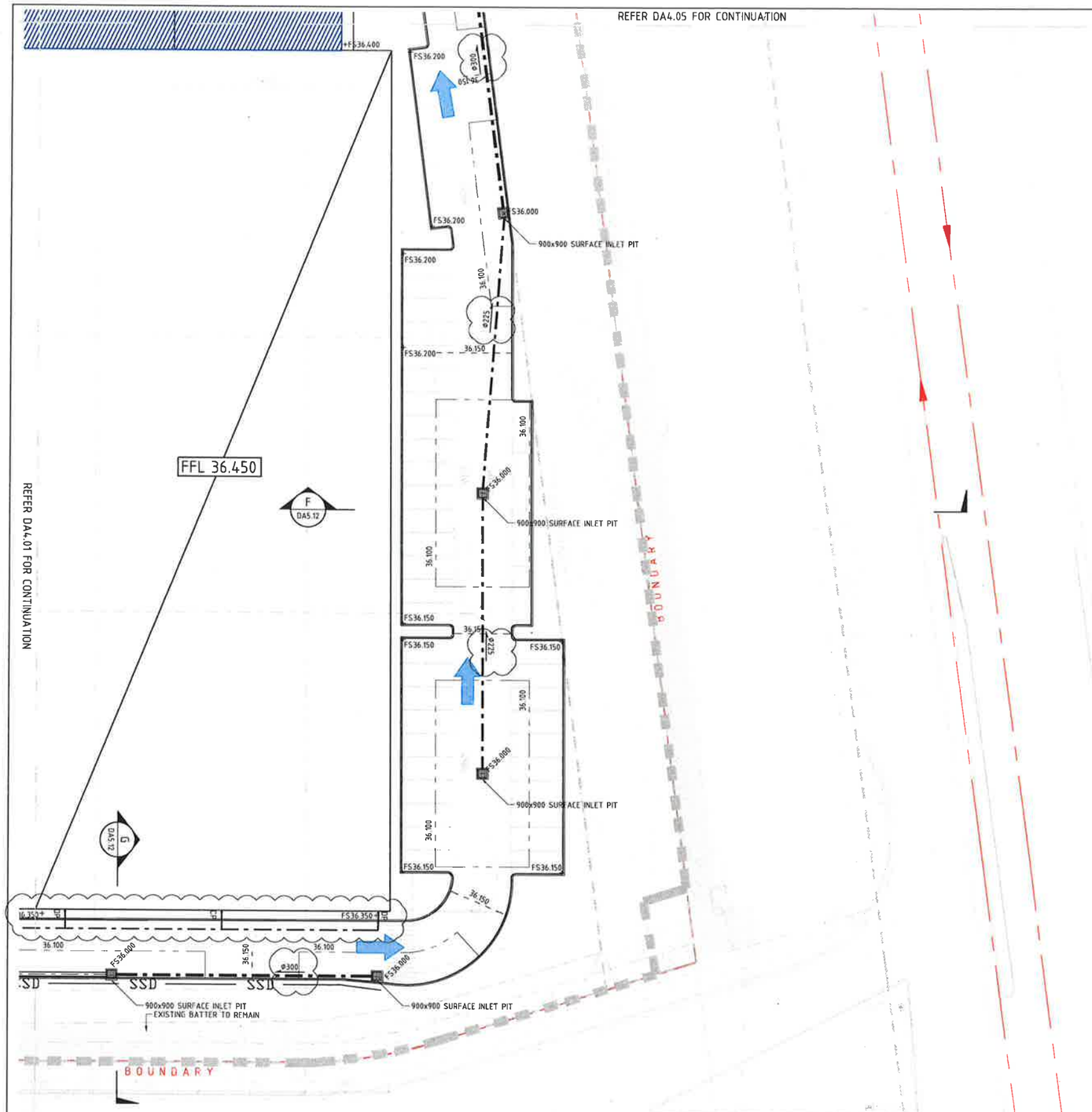

LEGEND

- PROPOSED STORMWATER PIPE (>Φ300)
- EXISTING STORMWATER PIPE (<=Φ300)
- PROPOSED 900X900 STORMWATER INLET PIT U.N.O
- PROPOSED 900X900 STORMWATER JUNCTION PIT U.N.O
- • DP — PROPOSED DOWNPIPE
- Φ225 — PIPE FLOW DIRECTION AND SIZE
- GTD — PROPOSED GRATED TRENCH DRAIN
- RAINWATER TANK
- ROOF CATCHMENT AREA DRAINING TO RAINWATER TANK
- OVERLAND FLOW PATH

LEGEND

- 21.000 — FINISHED SURFACE MAJOR CONTOUR LINE
- 21.100 — FINISHED SURFACE MINOR CONTOUR LINE
- 21.100 — FINISHED SURFACE CREST LINE
- EXISTING CONTOUR LINE
- FFL 555.555 — FINISHED FLOOR LEVEL OF PROPOSED BUILDING
- + FS55.555 — FINISHED SURFACE LEVEL
- + eRL55.555 — EXISTING SURFACE LEVEL
- FALL 1.28% — DIRECTION OF SURFACE FALL
- EXTENT OF BATTER

NOTES

1. REFER TO DA1.01 FOR GENERAL NOTES & DRAWING SCHEDULE

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Approved Application No. 9429

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Signed

Sheet No. 28 of 33

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VERIFICATION
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16.07.18		ISSUED FOR COORDINATION	MW	1
31.07.18		ISSUE FOR SSD APPLICATION	SK	2
12.10.18		ISSUE FOR SSD APPLICATION	SK	3

DATE	No	AMENDMENT	INIT	REV

BUILDER

DEVELOPER ALTIS Property Partners

CLIENT hansen yuncken

ARCHITECT nettleton tribe

PROJECT
SNACKBRANDS, LOT 7, FIRST ESTATE, MAMRE ROAD, ORCHARD HILLS

DRAWING TITLE
SSD APPLICATION
CONCEPT PAVEMENT GRADING & STORMWATER DRAINAGE PLAN
SHEET 4

SPARKS + PARTNERS
CONSULTING ENGINEERS
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Level 1, 91 George Street, Parramatta NSW 2150
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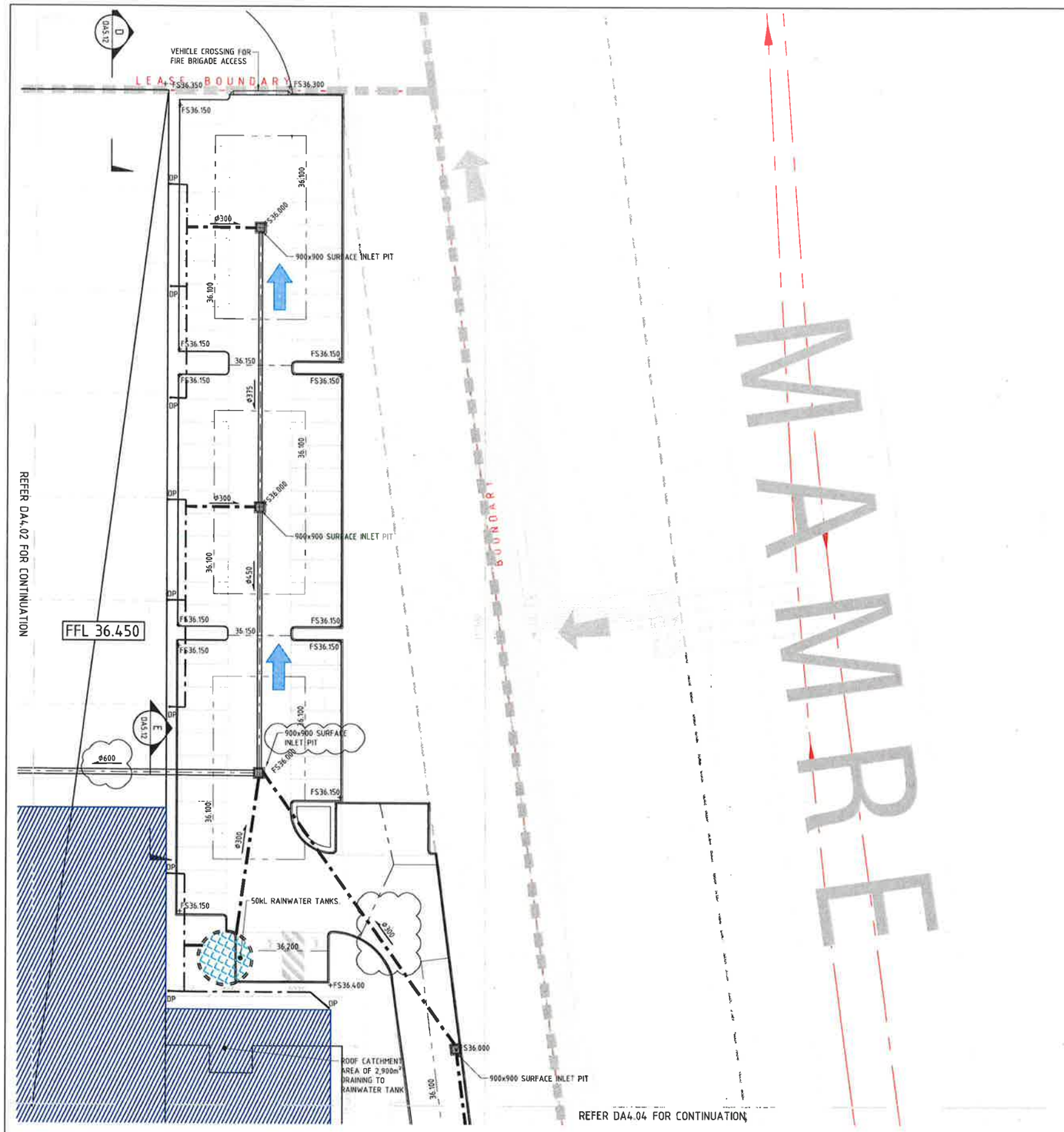
SCALE 1:250	DRAWN --
JOB No 18146	DWG No DA4.04
SHEET IN SET OF	REV 3



NOTES

1 REFER TO DA4.04 FOR LEGEND

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31.07.18		ISSUE FOR SSD APPLICATION	SK	2
12.10.18		ISSUE FOR SSD APPLICATION	SK	3

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DEVELOPER ALTIS Property Partners

CLIENT hansen yuncken BUILDING VALUE

ARCHITECT nettleton tribe

PROJECT
SNACKBRANDS, LOT 7, FIRST ESTATE,
MAMRE ROAD, ORCHARD HILLS

DRAWING TITLE
SSD APPLICATION
CONCEPT PAVEMENT GRADING &
STORMWATER DRAINAGE PLAN
SHEET 5

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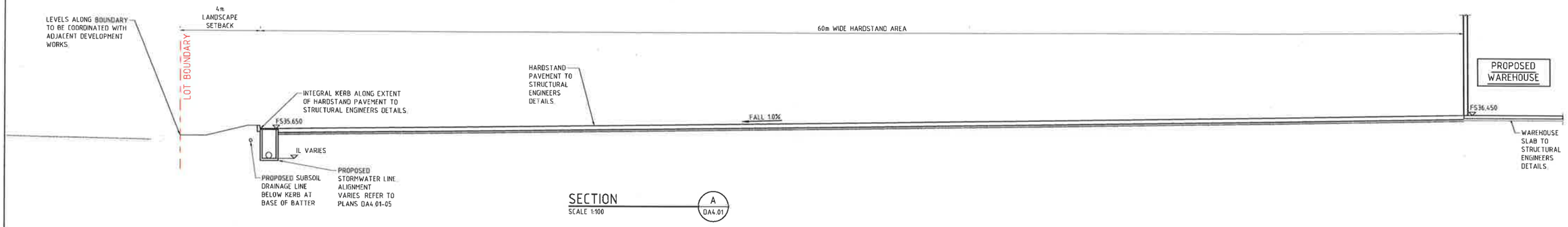
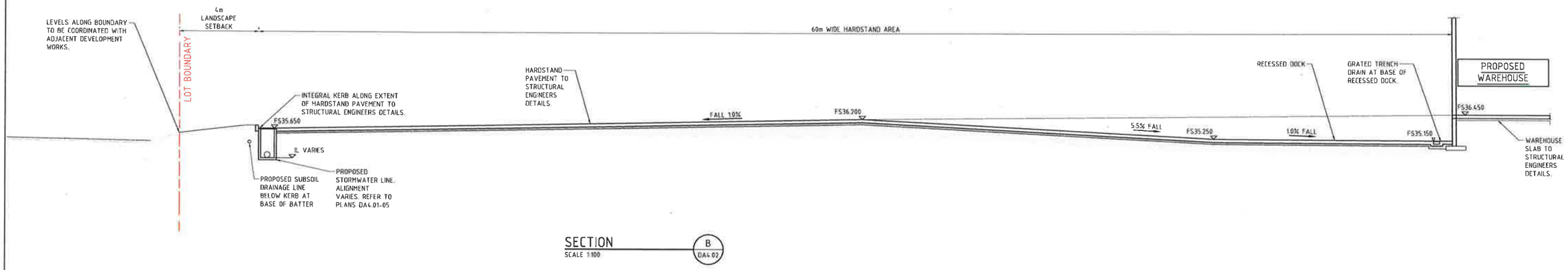


SECTION A DA4.01
SCALE 1:100



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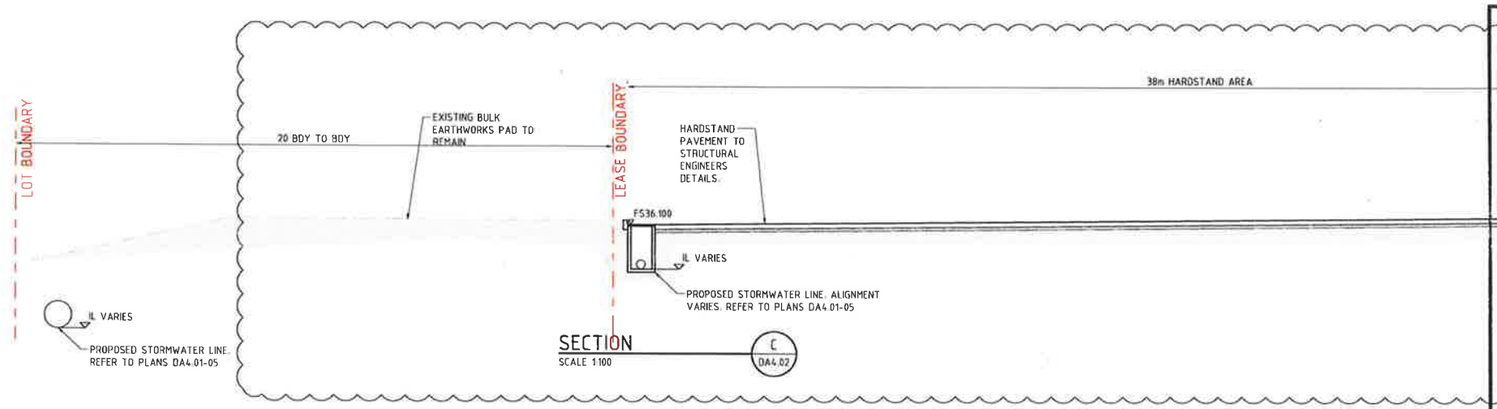

SECTION C DA4.02
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PROPOSED WAREHOUSE
FS36.450
WAREHOUSE SLAB TO STRUCTURAL ENGINEERS DETAILS.

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DATE	No	AMENDMENT	INIT	REV

BUILDER

DEVELOPER ALTIS Property Partners

CLIENT hansen yuncken BUILDING VALUE

ARCHITECT nettletontribe

PROJECT
SNACKBRANDS, LOT 7, FIRST ESTATE, MAMRE ROAD, ORCHARD HILLS

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CONCEPT TYPICAL SECTIONS
SHEET 1

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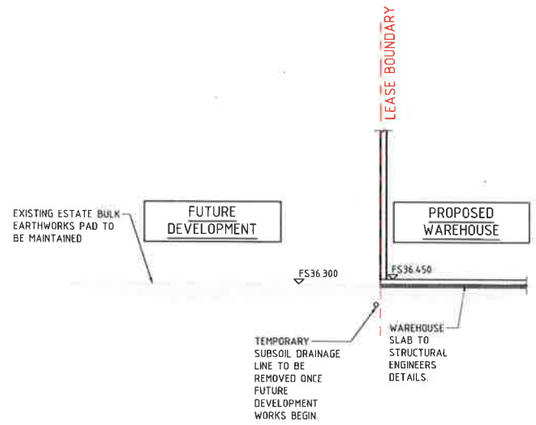

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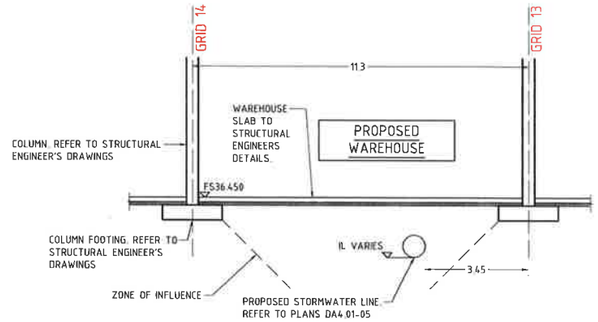

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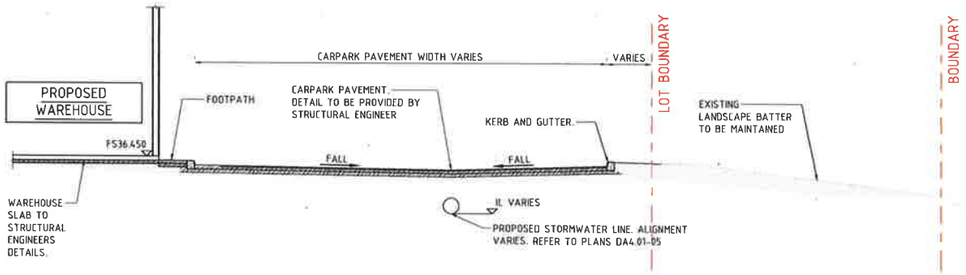

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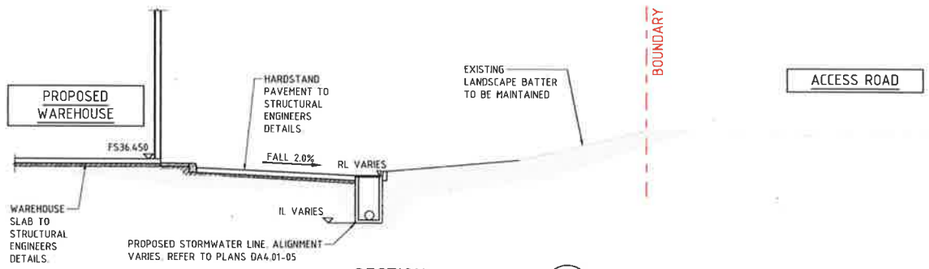

SECTION G
SCALE 1:100
DA4.04

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DATE	No	AMENDMENT	INIT	REV

BUILDER

DEVELOPER: ALTIS Property Partners

CLIENT: hansen yuncken BUILDING VALUE

ARCHITECT: nettleton tribe

PROJECT: SNACKBRANDS, LOT 7, FIRST ESTATE, MAMRE ROAD, ORCHARD HILLS

DRAWING TITLE: SSD APPLICATION CONCEPT TYPICAL SECTIONS SHEET 2

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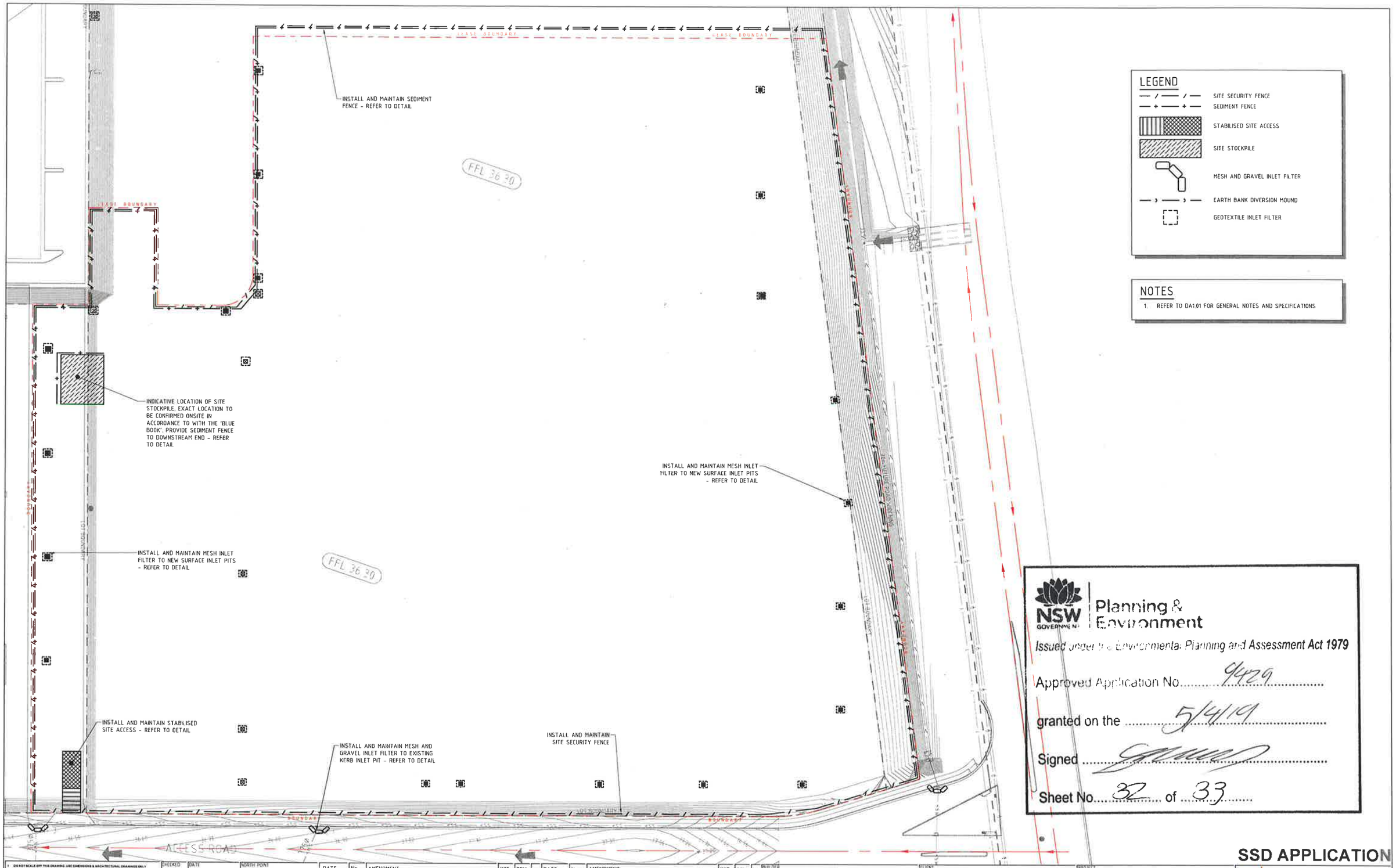

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DATE	No	AMENDMENT	INIT	REV

BUILDER

DEVELOPER
ALTIS Property Partners

CLIENT
hansen yuncken BUILDING VALUE

ARCHITECT
nettleton tribe

PROJECT
SNACKBRANDS, LOT 7, FIRST ESTATE, MAMRE ROAD, ORCHARD HILLS

DRAWING TITLE
SSD APPLICATION
CONCEPT SEDIMENT AND EROSION CONTROL MANAGEMENT PLAN

SSD APPLICATION

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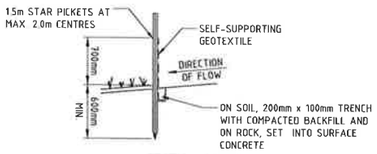

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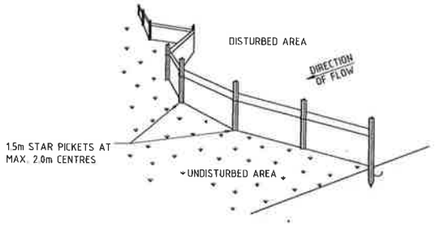
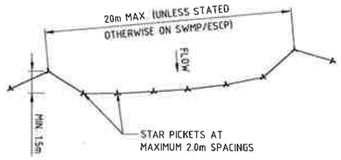




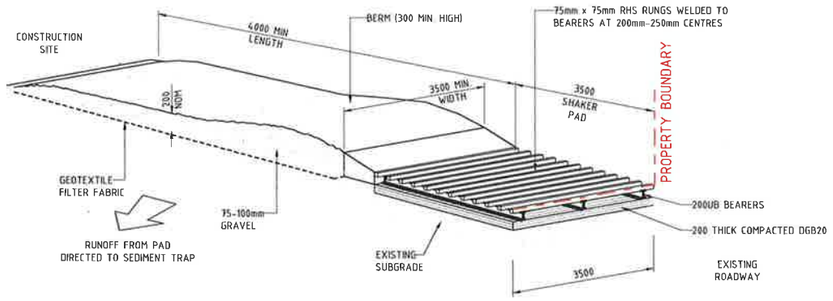
PLAN

SEDIMENT FENCE

NOT TO SCALE

NOTES:

1. CONSTRUCT SEDIMENT FENCES AS CLOSE AS POSSIBLE TO BEING PARALLEL TO THE CONTOURS OF THE SITE, BUT WITH SMALL RETURNS AS SHOWN IN THE DRAWING TO LIMIT THE CATCHMENT AREA OF ANY ONE SECTION. THE CATCHMENT AREA SHOULD BE SMALL ENOUGH TO LIMIT WATER FLOW IF CONCENTRATED AT ONE POINT TO 50L/s IN THE DESIGN STORM EVENT, USUALLY THE 10-YEAR EVENT.
2. CUT A 200mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
3. DRIVE 1.5m LONG STAR PICKETS INTO GROUND AT 2.0m INTERVALS (MAX) AT THE DOWNSLOPE EDGE OF THE TRENCH. ENSURE ANY STAR PICKETS ARE FITTED WITH SAFETY CAPS.
4. FIX SELF-SUPPORTING GEOTEXTILE TO THE UPSLOPE SIDE OF THE POSTS ENSURING IT GOES TO THE BASE OF THE TRENCH. FIX THE GEOTEXTILE WITH WIRE TIES OR AS RECOMMENDED BY THE MANUFACTURER. ONLY USE GEOTEXTILE SPECIFICALLY PRODUCED FOR SEDIMENT FENCING. THE USE OF SHADE CLOTH FOR THIS PURPOSE IS NOT SATISFACTORY.
5. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150mm OVERLAP.
6. BACKFILL THE TRENCH OVER THE BASE OF THE FABRIC AND COMPACT IT THOROUGHLY OVER THE GEOTEXTILE.

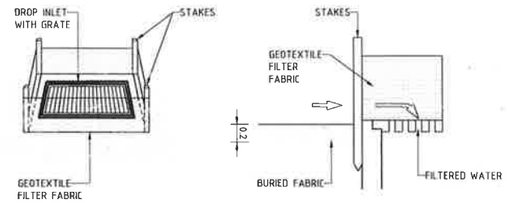


STABILISED SITE ACCESS

NOT TO SCALE

MAINTENANCE

- THE TEMPORARY ACCESS SHALL BE MAINTAINED IN A CONDITION THAT PREVENTS TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS OF WAY,
- THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL GRAVEL AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
- ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS OF WAY MUST BE REMOVED IMMEDIATELY.
- INSTALL BARRIER ON EITHER SIDE OF SHAKER PAD TO ENSURE VEHICLES ARE GUIDED ON TO THE PAD.
- INVERT OF SHAKER PAD TO BE DRAINED VIA AGRICULTURAL PIPE WRAPPED IN GEOTEXTILE FABRIC.

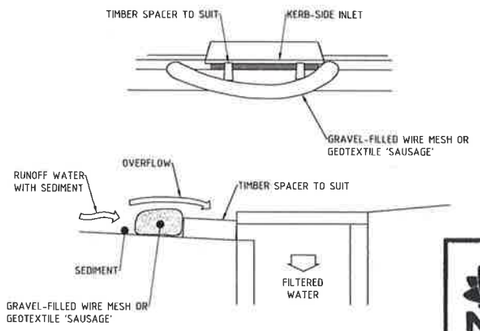


GEOTEXTILE INLET FILTER DROP INLET SEDIMENT TRAP

NOT TO SCALE

NOTES:

1. FABRICATE A SEDIMENT BARRIER MADE FROM GEOTEXTILE OR STRAW BALES.
2. CUT A 200mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
3. DRIVE 1.0m LONG STAR PICKETS INTO GROUND AT THE FOUR CORNERS OF PIT WALLS. ENSURE ANY STAR PICKETS ARE FITTED WITH SAFETY CAPS.
4. FIX SELF-SUPPORTING GEOTEXTILE TO THE UPSLOPE SIDE OF THE POSTS ENSURING IT GOES TO THE BASE OF THE TRENCH. FIX THE GEOTEXTILE WITH WIRE TIES OR AS RECOMMENDED BY THE MANUFACTURER. ONLY USE GEOTEXTILE SPECIFICALLY PRODUCED FOR SEDIMENT FENCING. THE USE OF SHADE CLOTH FOR THIS PURPOSE IS NOT SATISFACTORY.
5. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150mm OVERLAP.
6. BACKFILL THE TRENCH OVER THE BASE OF THE FABRIC AND COMPACT IT THOROUGHLY OVER THE GEOTEXTILE.

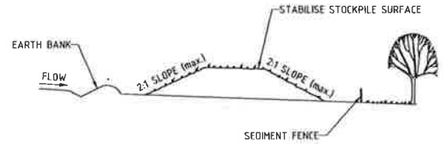


MESH AND GRAVEL INLET FILTER

NOT TO SCALE

NOTES:

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



STOCKPILE

NOT TO SCALE

NOTES:

1. PLACE STOCKPILES MORE THAN 2 (PREFERABLY 5) METRES FROM EXISTING VEGETATION, CONCENTRATED WATER FLOW, ROADS AND HAZARD AREAS.
2. CONSTRUCT ON THE CONTOUR AS LOW, FLAT, ELONGATED MOUNDS.
3. WHERE THERE IS SUFFICIENT AREA, TOPSOIL STOCKPILES SHALL BE LESS THAN 2 METRES IN HEIGHT. 4. WHERE THEY ARE TO BE IN PLACE FOR MORE THAN 10 DAYS, STABILISE FOLLOWING THE APPROVED ESCP OR SWMP TO REDUCE THE C-FACTOR TO LESS THAN 0.10.
5. CONSTRUCT EARTH BANKS ON THE UPSLOPE SIDE TO DIVERT WATER AROUND STOCKPILES AND SEDIMENT FENCES 1 TO 2 METRES DOWNSLOPE.

NSW GOVERNMENT | Planning & Environment

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Approved Application No. 9429

granted on the 5/4/19

Signed

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DATE	No	AMENDMENT	INIT	REV

BUILDER

DEVELOPER: ALTIS Property Partners

CLIENT: hansen yuncken BUILDING VALUE

ARCHITECT: nettleton tribe

PROJECT: SNACKBRANDS, LOT 7, FIRST ESTATE, MAMRE ROAD, ORCHARD HILLS

DRAWING TITLE: SSD APPLICATION CONCEPT SEDIMENT AND EROSION CONTROL DETAILS

SPARKS+PARTNERS CONSULTING ENGINEERS HYDRAULIC | CIVIL | FIRE
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AHSCA

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SCALE NTS	DRAWN --
JOB No 18146	DWG No DA2.02
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