

VERIFIER: C SMITH

JOB MANAGER: A KNIGHT

DESIGNED: A KNIGHT

DRAWN: L HALAIM

**LEGEND**

	DENOTES SITE BOUNDARY.
	DENOTES CUT OFF SWALE.
	DENOTES CLEAN WATER DIVERSION SWALE.
	DENOTES SEDIMENT CONTROL FENCE.
	DENOTES STAKED BALES.
	DENOTES STABILISED SITE ACCESS.
	DENOTES PROPOSED STORMWATER PIT.
	DENOTES PROPOSED STOCKPILE LOCATION.

**SEDIMENT & EROSION CONTROL NOTES**

1. ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH RELEVANT ORDINANCES AND REGULATIONS; NOTE IN PARTICULAR THE REQUIREMENTS OF LANDCOMS MANAGING URBAN STORMWATER, SOILS AND CONSTRUCTION (THE 'BLUE BOOK').
2. INSTALL SEDIMENT PROTECTION FILTERS ON ALL NEW AND EXISTING STORMWATER INLET PITS IN ACCORDANCE WITH EITHER THE MESH AND GRAVEL INLET FILTER DETAIL SD6-11 OR THE GEOTEXTILE INLET FILTER DETAIL SD6-12 OF THE 'BLUE BOOK'.
3. ESTABLISH ALL REQUIRED SEDIMENT FENCES IN ACCORDANCE WITH DETAIL SD6-8 OF THE 'BLUE BOOK'.
4. INSTALL SEDIMENT FENCING AROUND INDIVIDUAL BUILDING ZONES/AREAS AS REQUIRED AND AS DIRECTED BY THE SUPERINTENDENT.
5. ALL TRENCHES INCLUDING ALL SERVICE TRENCHES AND SWALE EXCAVATION SHALL BE SIDE-CAST TO THE HIGH SIDE AND CLOSED AT THE END OF EACH DAY'S WORK.
6. THE CONTRACTOR SHALL ENSURE THAT ALL VEGETATION (TREE, SHRUB & GROUND COVER) WHICH IS TO BE RETAINED SHALL BE PROTECTED DURING THE DURATION OF CONSTRUCTION. REFER ARCHITECTS PLANS FOR TREES TO BE KEPT.
7. ALL VEGETATION TO BE REMOVED SHALL BE MULCHED ONSITE AND SPREAD/STOCKPILED AS DIRECTED BY THE SUPERINTENDENT.
8. STRIP TOPSOIL IN AREAS DESIGNATED FOR STRIPPING AND STOCKPILE FOR RE-USE AS REQUIRED. ANY SURPLUS MATERIAL SHALL BE REMOVED FROM SITE AND DISPOSED OF IN ACCORDANCE WITH EPA GUIDELINES.
9. CONSTRUCT AND MAINTAIN ALL MATERIAL STOCKPILES IN ACCORDANCE WITH DETAIL SD4-1 OF THE 'BLUE BOOK' (INCLUDING CUT-OFF SWALES TO THE HIGH SIDE AND SEDIMENT FENCES TO THE LOW SIDE).
10. ENSURE STOCKPILES DO NOT EXCEED 2.0m HIGH. PROVIDE WIND AND RAIN EROSION PROTECTION AS REQUIRED IN ACCORDANCE WITH THE 'BLUE BOOK'.
11. PROVIDE WATER TRUCKS OR SPRINKLER DEVICES DURING CONSTRUCTION AS REQUIRED TO SUPPRESS DUST.
12. ONCE CUT/FILL OPERATIONS HAVE BEEN FINALIZED ALL DISTURBED AREAS THAT ARE NOT BEING WORKED ON SHALL BE RE-VEGETATED AS SOON AS IS PRACTICAL.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING A DETAILED WRITTEN RECORD OF ALL EROSION & SEDIMENT CONTROLS ON-SITE DURING THE CONSTRUCTION PERIOD. THIS RECORD SHALL BE UPDATED ON A DAILY BASIS & SHALL CONTAIN DETAILS ON THE CONDITION OF CONTROLS AND ANY / ALL MAINTENANCE, CLEANING & BREACHES. THIS RECORD SHALL BE KEPT ON-SITE AT ALL TIMES AND SHALL BE MADE AVAILABLE FOR INSPECTION BY THE PRINCIPAL CERTIFYING AUTHORITY AND THE SUPERINTENDENT DURING NORMAL WORKING HOURS.
14. WATER CAPTURED WITHIN THE SEDIMENT BASIN DURING CONSTRUCTION SHALL BE FLOCCULATED AND SETTLED BEFORE DISCHARGING TO THE CREEK AS SHOWN ON PLAN. THE DISCHARGE OF WATER SHALL OCCUR ONLY WHEN THE SUSPENDED SOLIDS (SS) CONCENTRATION DROPS BELOW 50mg/L. TESTING OF SS CONCENTRATION SHALL BE UNDERTAKEN PRIOR TO DISCHARGE WITH DISCHARGE AND TESTING BEING CONDUCTED IN ACCORDANCE WITH APPENDIX E OF THE 'BLUE BOOK'. PROVIDE PUMPING EQUIPMENT TO DISCHARGE WATER AS NECESSARY.

**CONSTRUCTION SEQUENCE**

- INSTALL STABILISED SITE ACCESS.
- INSTALL CLEAN WATER PUSH BACK BERM.
- INSTALL SAND BAG OR GEOTEXTILE SOCK & SEDIMENT CONTROL FENCES.
- CONSTRUCT DRAINAGE EASEMENT INFRASTRUCTURE AND CONNECT CLEAN WATER RUN-OFF.
- UNDERTAKE ROAD & BUILDING CONSTRUCTION
- REMOVE SEDIMENT CONTROLS ONCE SITE IS STABILISED

PROVIDE SEDIMENTATION BASIN IN ACCORDANCE WITH THE BLUEBOOK. SIZING TO BE CONFIRMED AT CC FOLLOWING CONSTRUCTION SEQUENCING ADVICE FROM CIVIL CONTRACTOR.

**NOT FOR CONSTRUCTION**

REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE
A	ISSUED FOR DA	AK	CS	AK	25.01.2018
B	AMENDED FOR COUNCIL APPROVAL	AK	CS	AK	15.02.2019
C	SITE LAYOUT AMENDED	AK	CS	AK	16.04.2019
D	SITE LAYOUT AMENDED	AK	CS	AK	27.09.2019

CLIENT

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ARCHITECT

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PLANS 1:4.00

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PROJECT

**AVEO PENINSULA GARDENS**  
79 CABBAGE TREE ROAD  
BAYVIEW NSW 2104

DRAWING TITLE

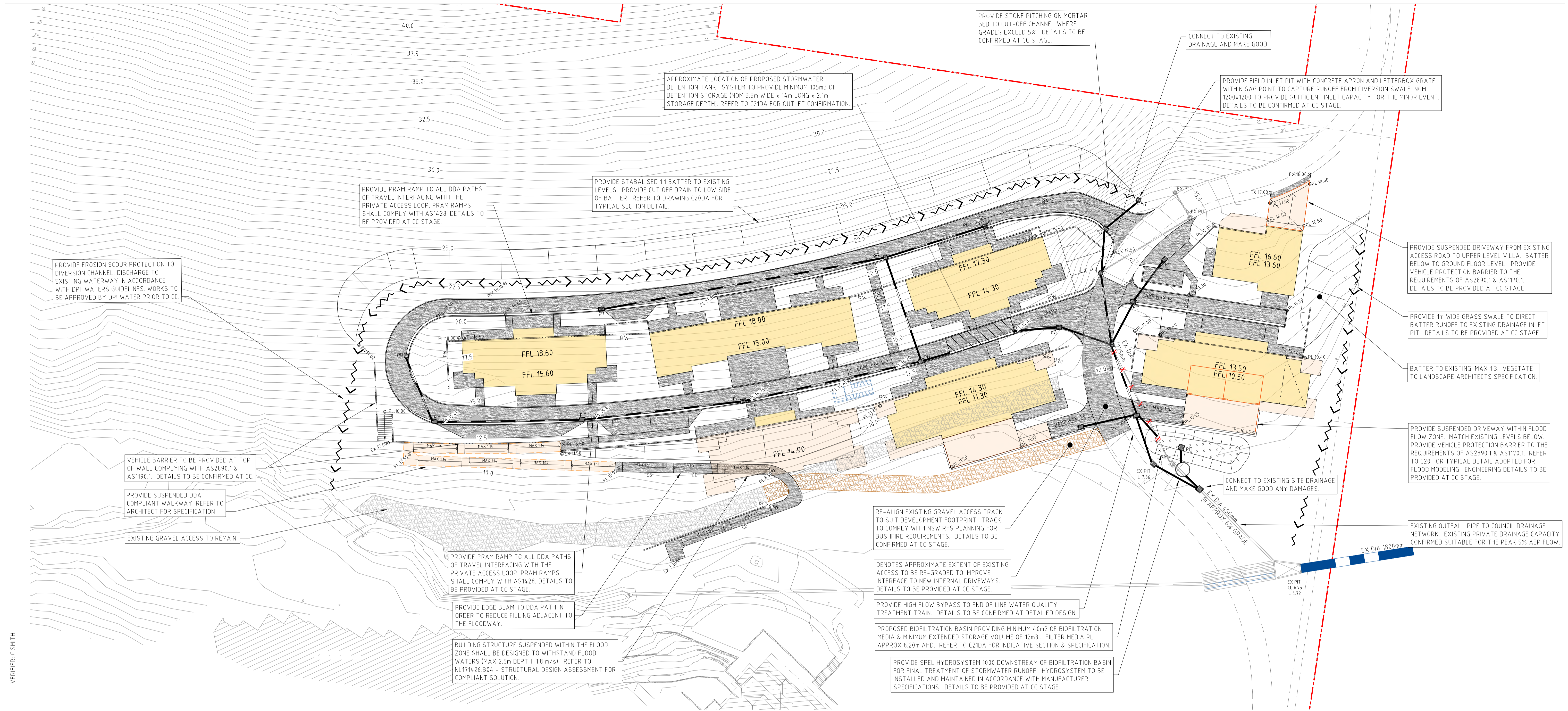
**CONCEPT SEDIMENT AND EROSION CONTROL PLAN**

JOB NUMBER

**NL171426**

DRAWING NUMBER	REVISION
<b>C01DA</b>	<b>D</b>

DRAWING SHEET SIZE = A1



VERIFIER: C SMITH  
 JOB MANAGER: A KNIGHT  
 DESIGNED: A KNIGHT  
 DRAWN: L HALAIM

**LEGEND**

- DENOTES SITE BOUNDARY
- PIT DENOTES PROPOSED STORMWATER PIT. DETAILS & PIT SCHEDULE TO BE PROVIDED AT CC STAGE.
- EX PIT DENOTES EXISTING STORMWATER PIT.
- DENOTES PROPOSED STORMWATER DRAINAGE PIPE.
- FFL 17.53** DENOTES PROPOSED FINISHED FLOOR LEVEL.
- PL 17.60** DENOTES PROPOSED FINISHED SURFACE LEVEL.
- FALL** DENOTES PROPOSED DIRECTION OF FALL IN FINISHED SURFACE.
- DENOTES PROPOSED ALIGNMENT OF CUT OFF LANDSCAPED SWALE. DETAILS TO BE PROVIDED AT CC STAGE.
- DENOTES PROPOSED SUSPENDED STRUCTURE. DETAILS TO BE PROVIDED AT CC.
- DENOTES PROPOSED HARDSTAND SURFACE (STRUCTURE ON GROUND). DETAILS TO BE PROVIDED AT CC.
- DENOTES PROPOSED BUILDING SLAB ON GROUND. DETAILS TO BE PROVIDED AT CC.
- Rw** DENOTES PROPOSED RETAINING WALL. DETAILS TO BE PROVIDED AT CC STAGE.

**NOTE:**

- ALL UNITS TO BE FITTED WITH MIN 3kL RAINWATER HARVESTING TANKS.
- ALL PITS COLLECTING RUNOFF FROM THE PROPOSED ROADWAY SHALL BE FITTED WITH STORMWATER 360 ENVIROPOD FILTERS (OR APPROVED EQUIVALENT)
- ALL WORKS ON WATERFRONT LAND SHALL BE UNDERTAKEN IN ACCORDANCE WITH DPI-WATER GTA'S AND CONTROLLED ACTIVITIES APPROVAL REFER TO NL171426 B01 FOR STORMWATER MANAGEMENT STRATEGY. REFER TO NL171426 B03 FOR FLOOD IMPACT ASSESSMENT.

REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE	CLIENT
A	ISSUED FOR DA	AK	CS	AK	19.01.2018	
B	AMENDED FOR COUNCIL APPROVAL	AK	CS	AK	15.02.2019	
C	SITE LAYOUT AMENDED	AK	CS	AK	16.04.2019	
D	SITE LAYOUT AMENDED	AK	CS	AK	27.09.2019	

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PLANS 1:400  
 DETAILS 1:20

**PROJECT**  
**AVEO PENINSULA GARDENS**  
**79 CABBAGE TREE ROAD**  
**BAYVIEW NSW 2104**

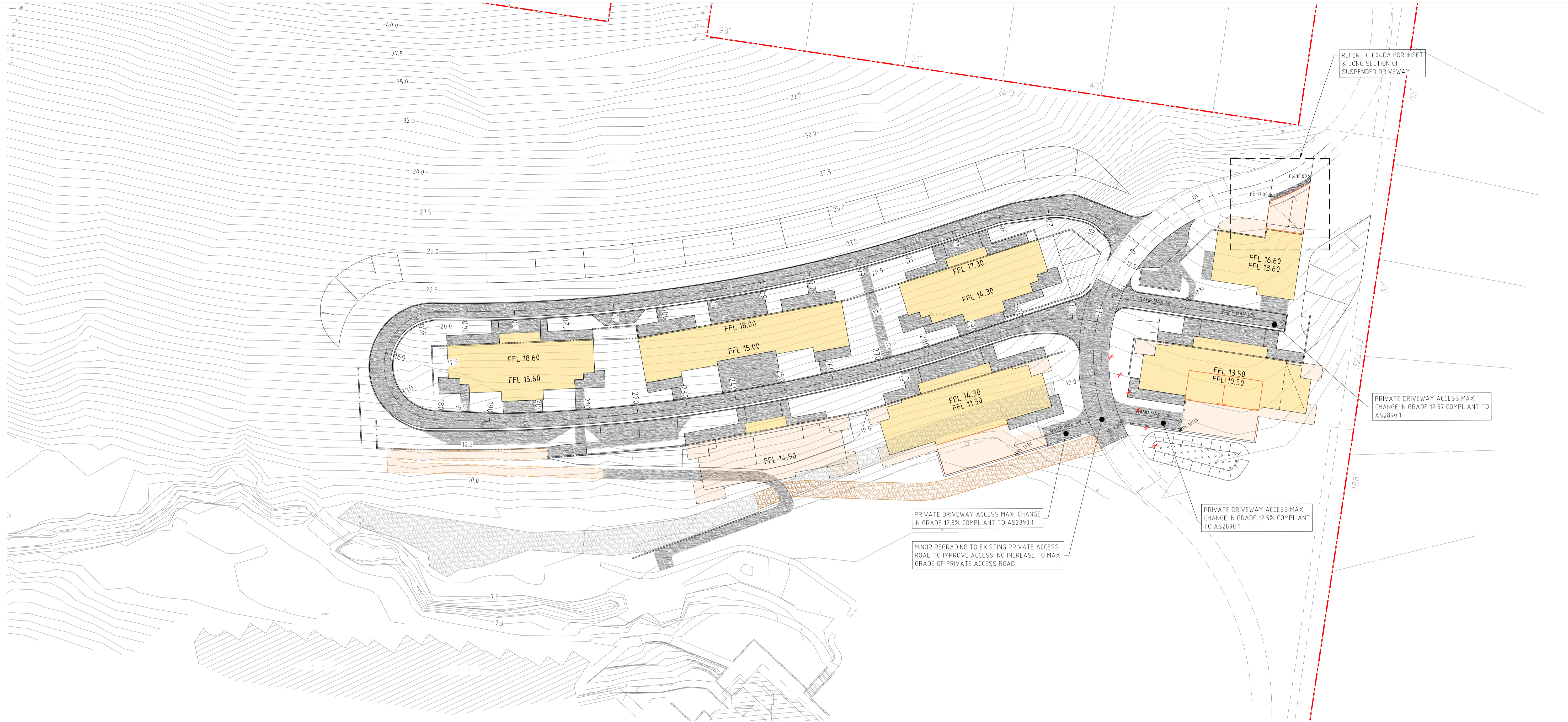
**DRAWING TITLE**  
**CONCEPT STORMWATER**  
**MANAGEMENT PLAN**

**JOB NUMBER**  
**NL171426**

DRAWING NUMBER	REVISION
<b>C02DA</b>	<b>D</b>

DRAWING SHEET SIZE = A1

**NOT FOR CONSTRUCTION**



- LEGEND**
- DENOTES SITE BOUNDARY
  - FFL 17.53 DENOTES PROPOSED FINISHED FLOOR LEVEL
  - $\text{BPL } 17.60$  DENOTES PROPOSED FINISHED SURFACE LEVEL
  - FALL  $\rightarrow$  DENOTES PROPOSED DIRECTION OF FALL IN FINISHED SURFACE
  - RW DENOTES PROPOSED RETAINING WALL. DETAILS TO BE PROVIDED AT CC STAGE.
  - DENOTES ALIGNMENT CENTRELINE.

VERIFIER: C SMITH  
 JOB MANAGER: A KNIGHT  
 DESIGNED: A KNIGHT  
 DRAWN: L HALAIM

**NOT FOR CONSTRUCTION**

REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE
A	ISSUED FOR COUNCIL APPROVAL	AK	CS	AK	15.01.2019
B	SITE LAYOUT AMENDED	AK	CS	AK	16.04.2019
C	SITE LAYOUT AMENDED	AK	CS	AK	27.09.2019

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ARCHITECT

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DETAILS 1:20

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PROJECT

**AVEO PENINSULA GARDENS**  
**79 CABBAGE TREE ROAD**  
**BAYVIEW NSW 2104**

DRAWING TITLE

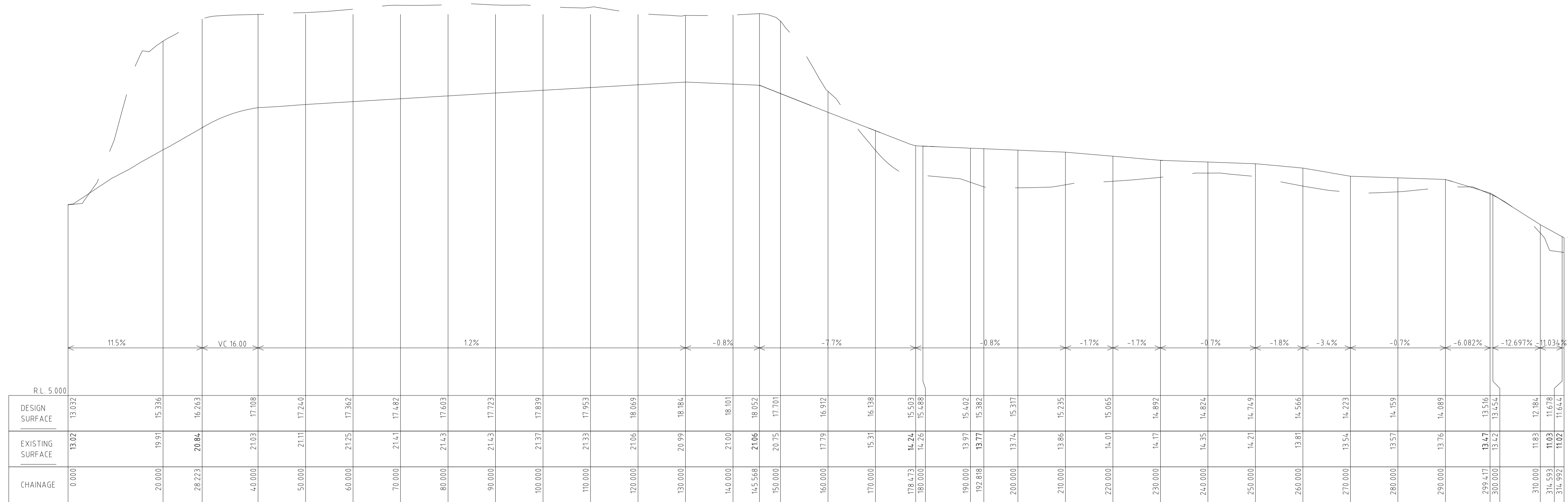
**CONCEPT ROAD DESIGN**  
**SETOUT PLAN**

JOB NUMBER

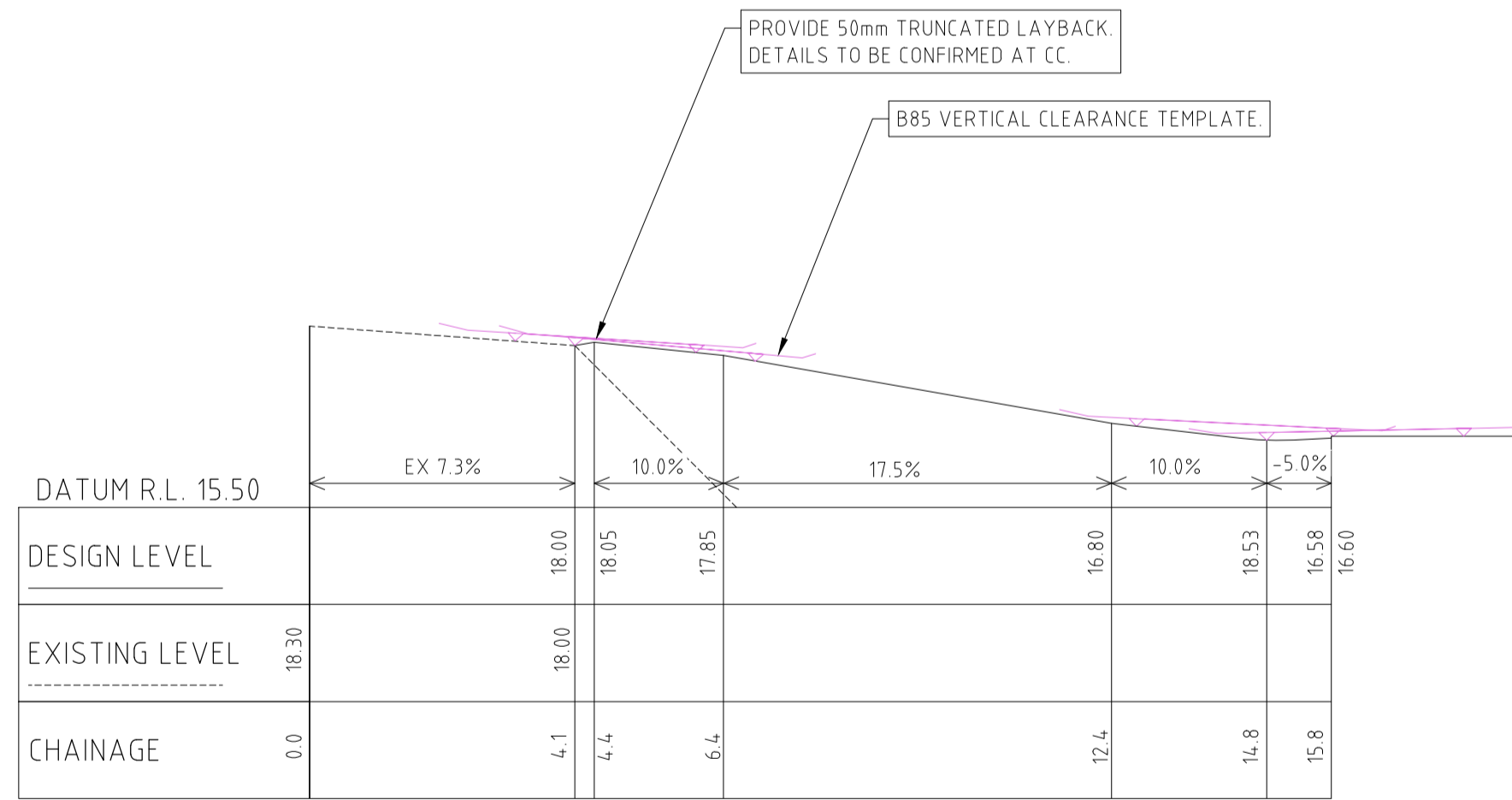
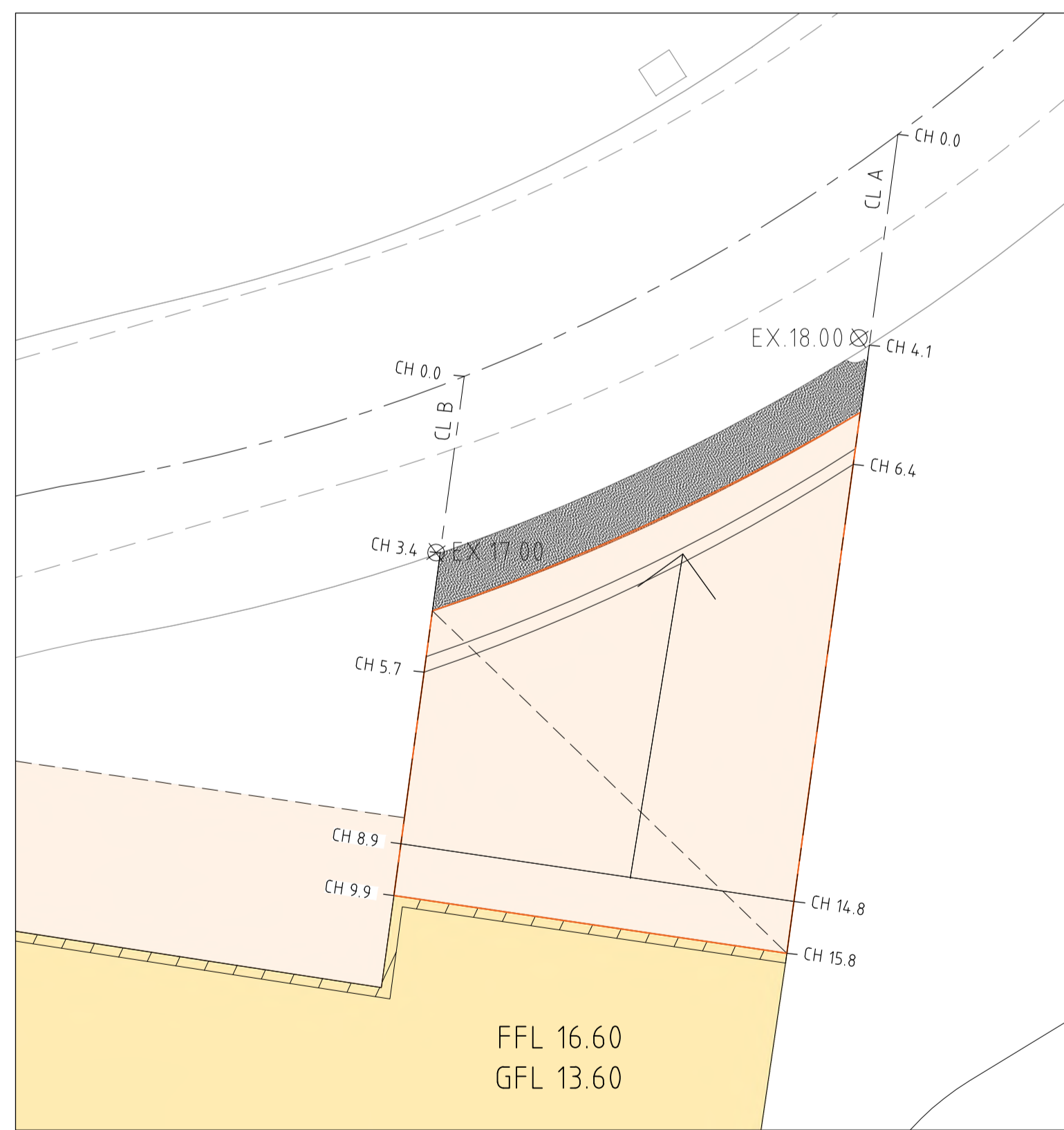
**NL171426**

DRAWING NUMBER	REVISION
<b>C03DA</b>	<b>C</b>

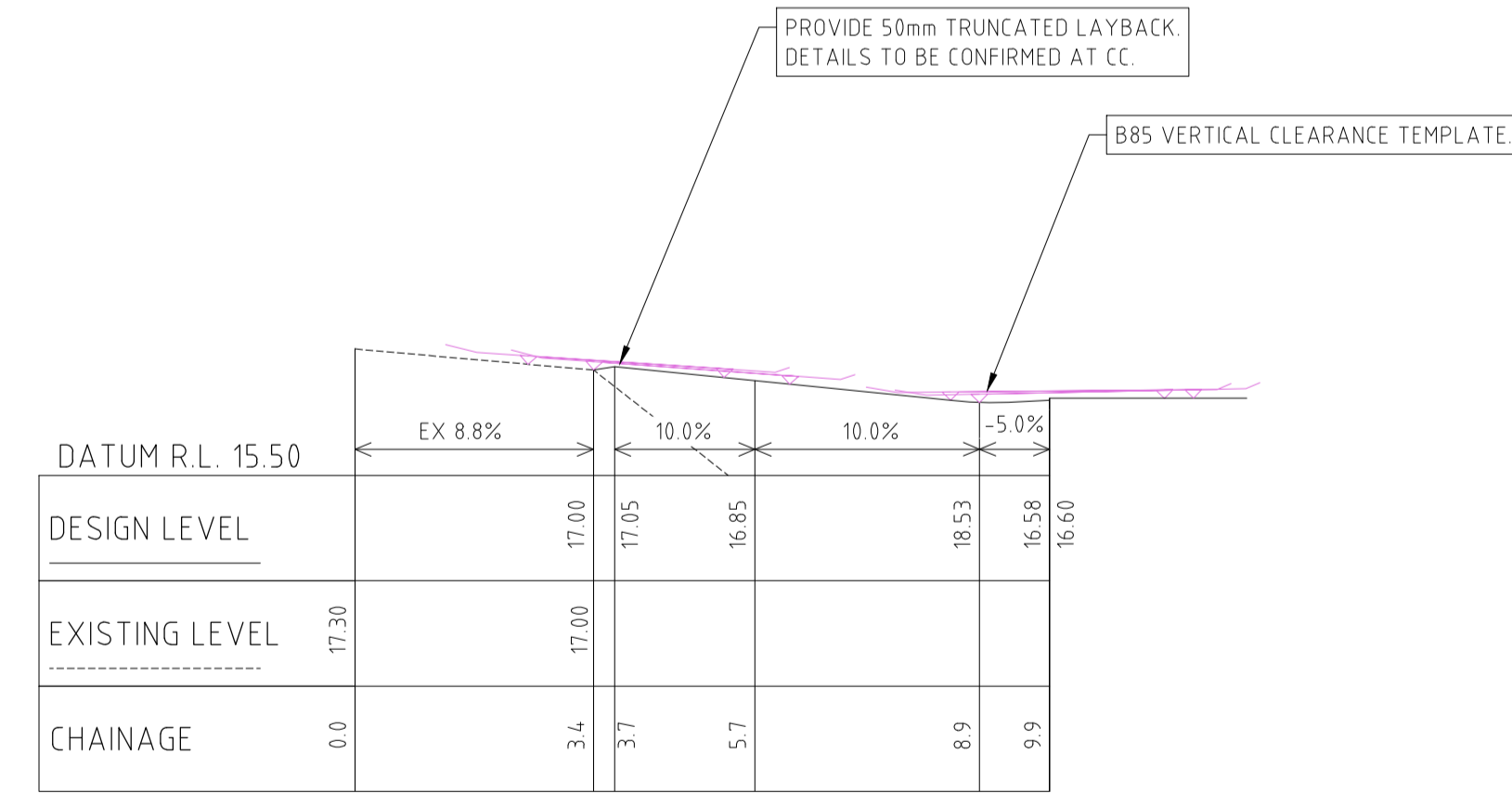
DRAWING SHEET SIZE = A1



LONGITUDINAL SECTION  
DRIVEWAY Ch 0.000 to Ch 314.992  
SCALES: HORIZONTAL 1:500 VERTICAL 1:100



LONGITUDINAL SECTION CL A - PRIVATE DRIVEWAY



LONGITUDINAL SECTION CL B - PRIVATE DRIVEWAY

DRAWN: L. HALAIM  
DESIGNED: A. KNIGHT  
JOB MANAGER: A. KNIGHT  
VERIFIER: C. SMITH

REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE	CLIENT
A	ISSUED FOR COUNCIL APPROVAL	AK	CS	AK	15.01.2019	
B	MINOR GRADING AMENDMENTS	AK	CS	AK	16.04.2019	
C	SITE LAYOUT AMENDED	AK	CS	AK	27.09.2019	

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PLANS 1:400  
DETAILS 1:20

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PROJECT  
**AVEO PENINSULA GARDENS  
79 CABBAGE TREE ROAD  
BAYVIEW NSW 2104**

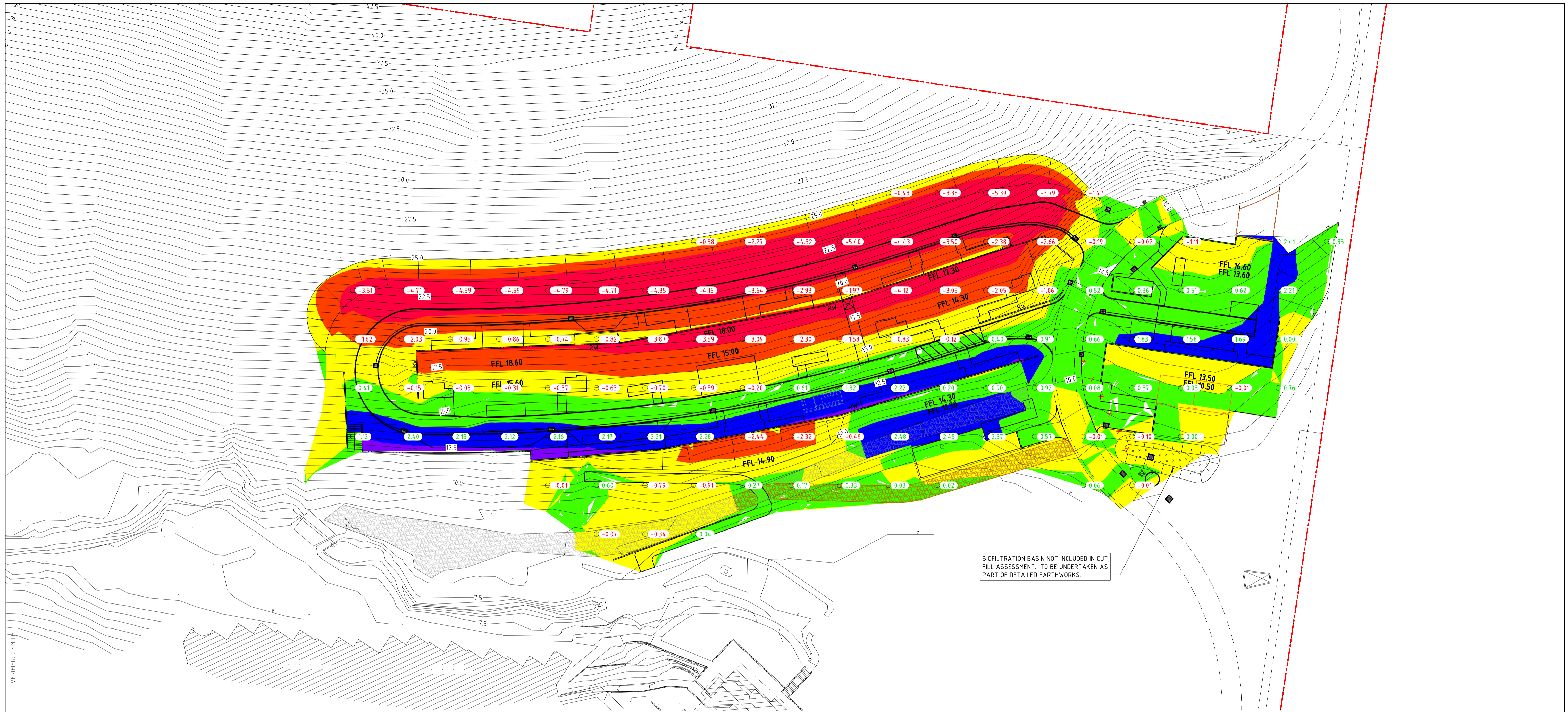
DRAWING TITLE  
**CONCEPT ROAD DESIGN  
LONG SECTIONS**

JOB NUMBER  
**NL171426**

DRAWING NUMBER	REVISION
<b>C04DA</b>	<b>C</b>

DRAWING SHEET SIZE = A1

**NOT FOR CONSTRUCTION**



BIOFILTRATION BASIN NOT INCLUDED IN CUT FILL ASSESSMENT. TO BE UNDERTAKEN AS PART OF DETAILED EARTHWORKS.

DRAWN: L.HALAM    DESIGNED: A.KNIGHT    JOB MANAGER: A.KNIGHT    VERIFIER: C.SMITH

**LEGEND**

Elevations Table			
Number	Minimum Elevation	Maximum Elevation	Color
1	-5.656	-3.000	Red
2	-3.000	-1.500	Orange
3	-1.500	0.000	Yellow
4	0.000	1.500	Light Green
5	0.000	0.100	Green
6	0.100	0.500	Cyan
7	1.500	3.000	Blue
8	3.000	3.900	Purple

NOTE: CUT FILL SHOWN IS A COMPARISON BETWEEN EXISTING SURFACE LEVELS AND PROPOSED DESIGN LEVELS. DETAILED ASSESSMENT TO BE UNDERTAKEN AT CC STAGE.

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PLANS 1:400 0 4 8 12 16 20m

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PROJECT

**AVEO PENINSULA GARDENS**  
79 CABBAGE TREE ROAD  
BAYVIEW NSW 2104

DRAWING TITLE

**CONCEPT  
CUT FILL PLAN**

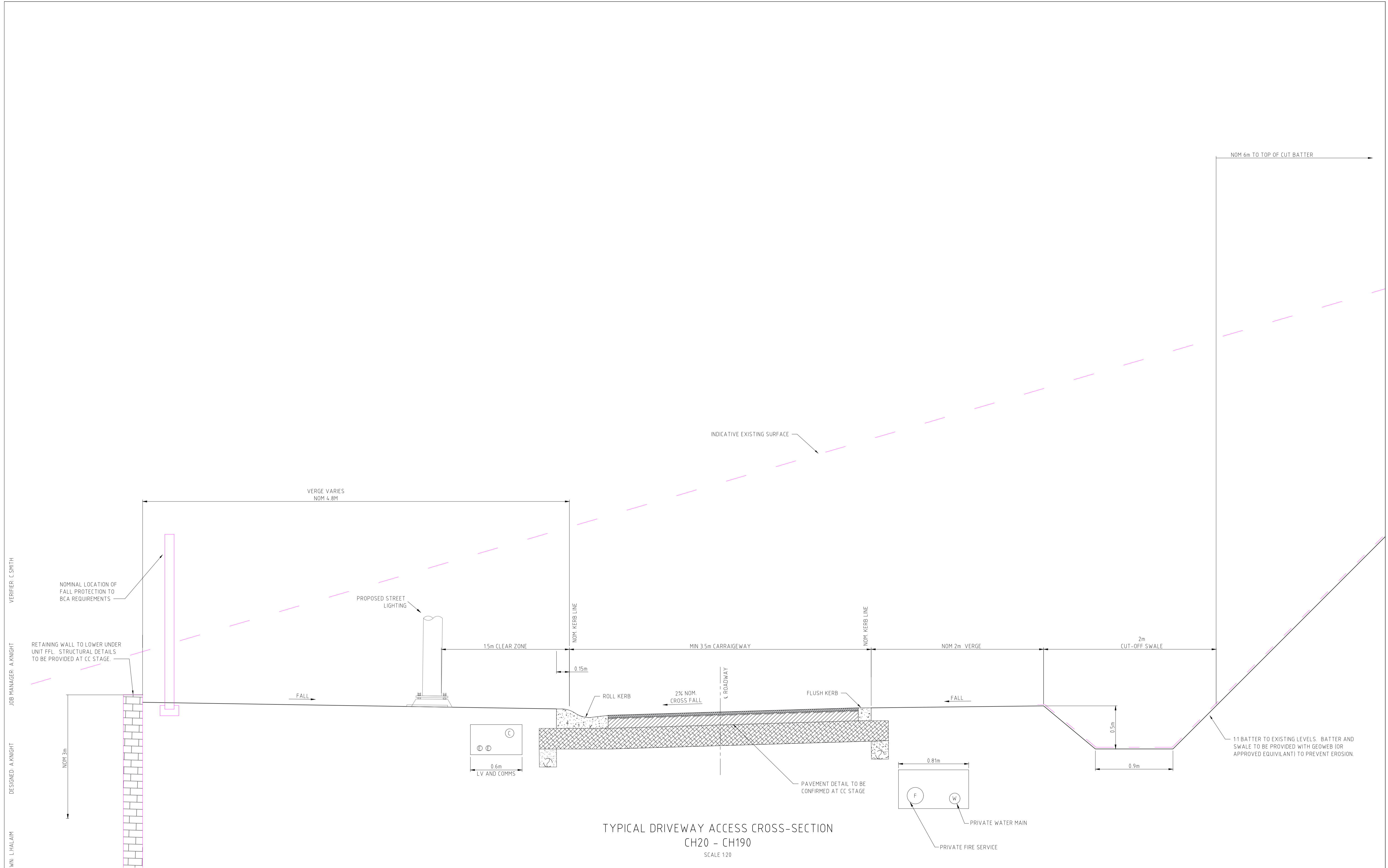
JOB NUMBER

**NL171426**

DRAWING NUMBER	REVISION
<b>C10DA</b>	<b>D</b>

DRAWING SHEET SIZE = A1

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TYPICAL DRIVEWAY ACCESS CROSS-SECTION  
CH20 - CH190  
SCALE 1:20

**NOT FOR CONSTRUCTION**

REVISION	DESCRIPTION	ISSUED	VER'D	APP'D	DATE
A	ISSUED FOR COUNCIL APPROVAL	AK	CS	AK	15.02.2019
B	RE-ISSUED FOR COUNCIL APPROVAL	AK	CS	AK	16.04.2019
C	RE-ISSUED FOR COUNCIL APPROVAL	AK	CS	AK	27.09.2019

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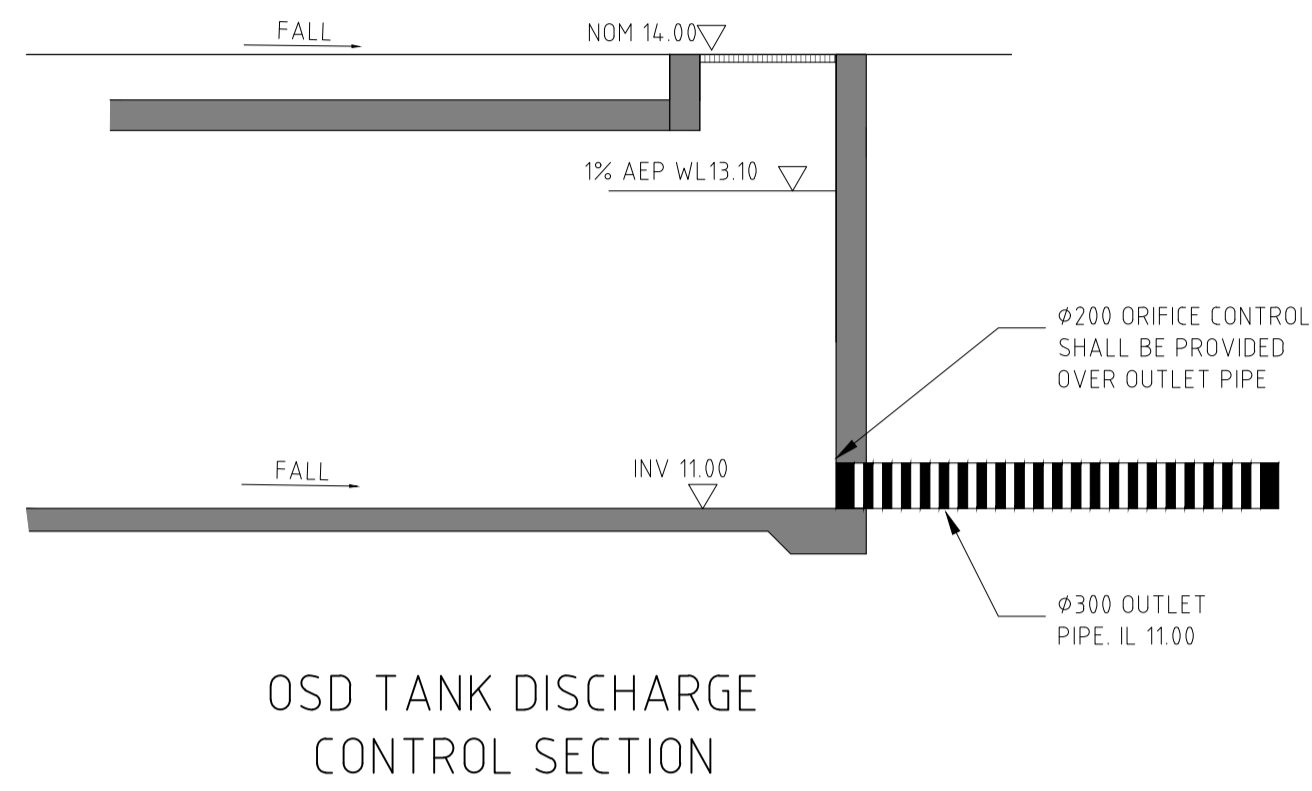
DETAILS 1:20

PROJECT  
**AVEO PENINSULA GARDENS**  
79 CABBAGE TREE ROAD  
BAYVIEW NSW 2104

DRAWING TITLE  
**CONCEPT CIVIL DETAILS**  
SHEET 1

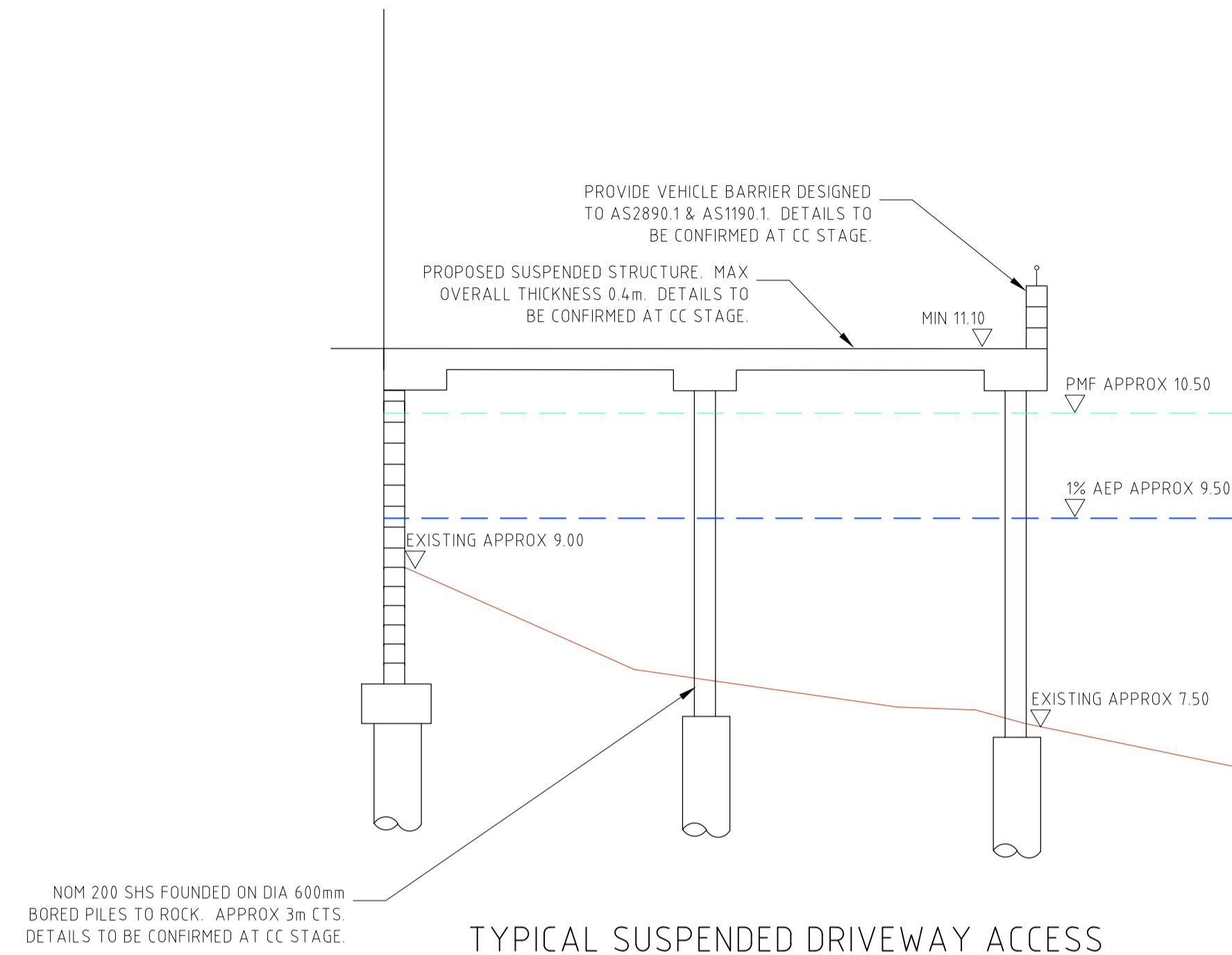
JOB NUMBER <b>NL171426</b>	
DRAWING NUMBER <b>C20DA</b>	REVISION <b>C</b>
DRAWING SHEET SIZE = A1	

DRAWN: L. HALAIM  
DESIGNED: A. KNIGHT  
JOB MANAGER: A. KNIGHT  
VERIFIER: C. SMITH

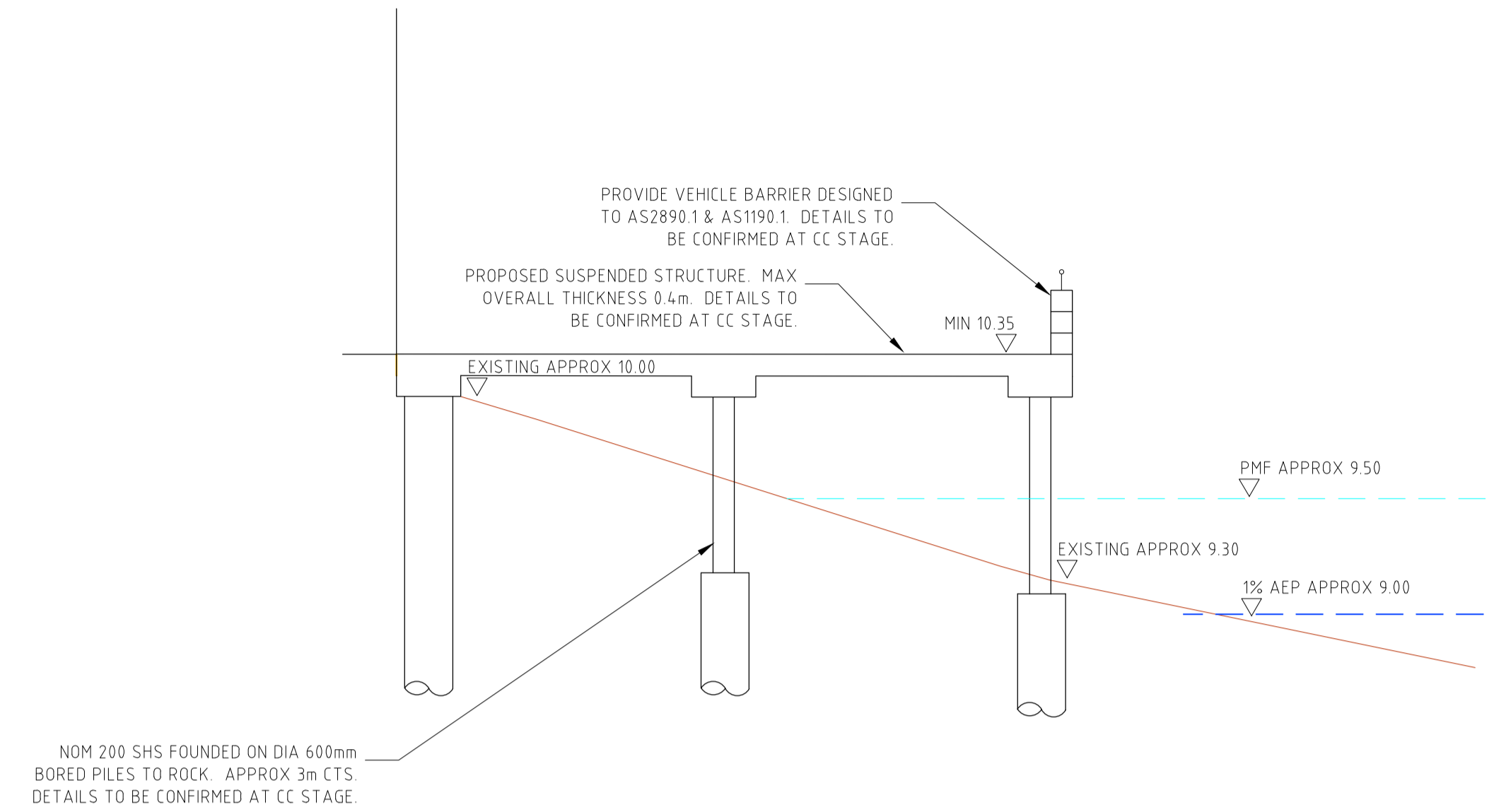


OSD TANK DISCHARGE CONTROL SECTION

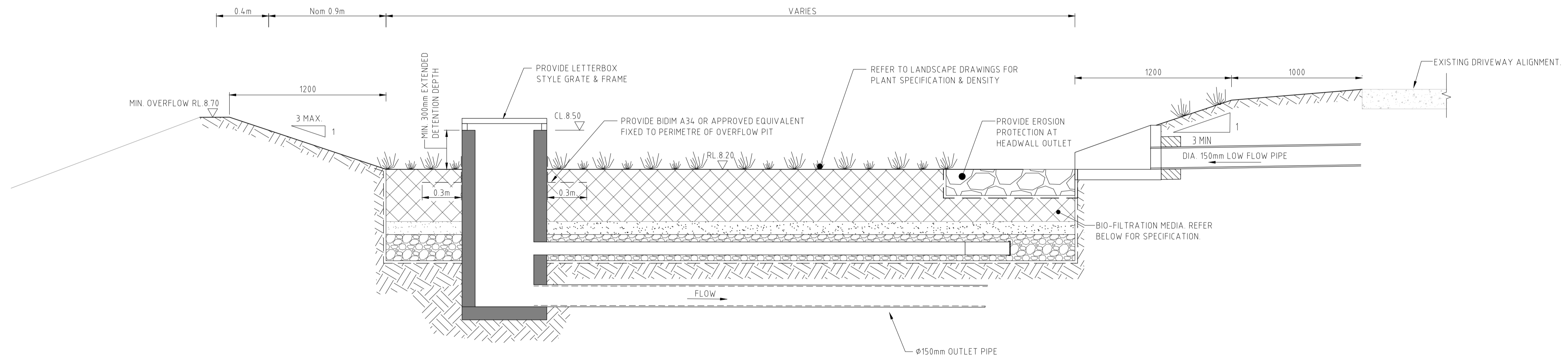
NOTE: STRUCTURAL DETAIL OF DETENTION TANK TO BE RESOLVED AT CC STAGE.



TYPICAL SUSPENDED DRIVEWAY ACCESS - WESTERN DRIVEWAY -



TYPICAL SUSPENDED DRIVEWAY ACCESS - EASTERN DRIVEWAY -



TYPICAL BIOFILTRATION BASIN SECTION

- NOTES:
- BIOFILTRATION MEDIA - 600mm DEPTH COMPRISING A SANDY LOAM WITH A SATURATED HYDRAULIC CONDUCTIVITY OF 200mm/hr. THE FILTER MATERIAL MUST HAVE A TN CONTENT OF <math>< 800\text{mg/kg}</math>, <math>< 5\%</math> ORGANIC MATERIAL & <math>< 55\text{mg/kg}</math> OF ORTHOPHOSPHATE CONTENT. MIN 40m<sup>2</sup>.
  - TRANSITION LAYER - 100mm DEPTH COMPRISING CLEAN WELL GRADED MEDIUM TO COARSE SAND WITH MINIMAL FINES.
  - DRAINAGE LAYER - 200mm DEPTH COMPRISING 5mm GRAVEL.
  - AN IMPERMEABLE LINER IS TO BE APPLIED TO BOTH SIDES & THE BASE OF THE BIOFILTRATION BASIN.
  - THE SUBSOIL DRAINAGE IS TO DISCHARGE TO THE PROPOSED PIT & PIPE NETWORK.

VERIFIER: C SMITH  
JOB MANAGER: A KNIGHT  
DESIGNED: A KNIGHT  
DRAWN: L HALAM

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A	ISSUED FOR COUNCIL APPROVAL	AK	CS	AK	15.02.2019
B	RE-ISSUED FOR COUNCIL APPROVAL	AK	CS	AK	16.04.2019
C	RE-ISSUED FOR COUNCIL APPROVAL	AK	CS	AK	27.09.2019

CLIENT: **aveo Retirement Living**

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ARCHITECT: **JACKSON TEECE**

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DETAILS 1:20

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PROJECT: **AVEO PENINSULA GARDENS**  
79 CABBAGE TREE ROAD  
BAYVIEW NSW 2104

DRAWING TITLE: **CONCEPT CIVIL DETAILS SHEET 2**

JOB NUMBER: **NL171426**

DRAWING NUMBER: **C21DA** REVISION: **C**

DRAWING SHEET SIZE = A1

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