

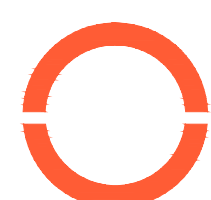


LOT 1 - DP 1144187

LONG REEF GOLF COURSE COLLARROY

ISSUED
FOR **DEVELOPMENT APPLICATION**
NOT FOR CONSTRUCTION

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GENERAL NOTES

- 1) ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE PROJECT CIVIL SPECIFICATION AND THE NORTHERN BEACHES COUNCIL'S STANDARDS AND CIVIL SPECIFICATIONS.
- 2) LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (AHD).
- 3) ALL DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE. ALL LEVELS, CHAINAGES, STATIONS AND CO-ORDINATES ARE EXPRESSED IN METRES.
- 4) THE CONTRACTOR IS NOT TO ENTER UPON NOR DO ANY WORKS WITHIN ADJACENT LANDS WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER AND LANDOWNER.
- 5) FILL MATERIAL TO BE APPROVED BY THE CONSTRUCTION ENGINEER. SURPLUS EXCAVATED MATERIAL TO BE REMOVED FROM SITE INCLUDING TRANSPORT AND TIPPING FEES.
- 6) ALL NEW WORKS TO MAKE SMOOTH JUNCTION WITH EXISTING CONDITIONS.
- 7) MINIMUM 100mm APPROVED DGB20 CLASS 2 TO BE PROVIDED UNDER ALL CONCRETE.
- 8) ALL CONCRETE WORKS TO BE CONSTRUCTED TO GRADE N32 CONCRETE U.N.O.
- 9) ALL DISTURBED TURFED AREAS AND BATTERS TO BE TOPSOILED AND TURFED.
- 10) MEASUREMENTS SHALL BE TAKEN FROM THE FIGURED DIMENSIONS AND ARE NOT TO BE SCALED FROM THE DRAWINGS.
- 11) PROVISION FOR TRAFFIC CONTROL DURING CONSTRUCTION TO BE IN ACCORDANCE WITH AS1742.3 - 2009.
- 12) EROSION AND SEDIMENT CONTROLS ARE TO BE IMPLEMENTED IN ACCORDANCE WITH E.P.A. BLUE BOOK REQUIREMENTS.
- 13) EXISTING SERVICES TO BE UNDISTURBED UNLESS NOTED OTHERWISE.
- 14) CONTRACTOR IS TO CLEAR SITE BY REMOVING ALL SURPLUS SPOIL, RUBBISH, ETC. TO BE REMOVED FROM SITE INCLUDING TRANSPORT AND TIPPING FEES.

GENERAL DRAINAGE NOTES

- 1) STORMWATER DESIGN CRITERIA:
1% AEP MAJOR SYSTEM
5% AEP MINOR SYSTEM
- 2) ALL LOCATIONS, ORIENTATION AND LEVELS SHALL BE VERIFIED ON SITE BEFORE COMMENCING ANY WORK. REFER DISCREPANCIES TO THE ENGINEER. DO NOT OBTAIN DIMENSIONS FROM SCALING. EXISTING SURFACE LEVELS ON THE DRAWINGS ARE INDICATIVE ONLY.
- 3) DRAINAGE LINES ON PLANS ARE DIAGRAMMATIC ONLY AND PIPE CENTRELINES SHALL ENTER AND EXIT PITS AT THE CENTRE OF THE RESPECTIVE PIT WALLS.
- 4) ANY PERMITS FOR DIVERSION WORKS REQUIRED DURING CONSTRUCTION SHALL BE OBTAINED PRIOR TO CONSTRUCTION WORKS BY THE CONTRACTOR FROM THE COUNCIL.
- 5) EXISTING STORMWATER PIPES OR CULVERTS THAT ARE IDENTIFIED TO BE ABANDONED SHALL BE REMOVED WITH APPROPRIATE TREATMENT AND IN ACCORDANCE WITH COUNCIL SPECIFICATIONS
- 6) DURING CONSTRUCTION ANY EXCAVATIONS SHALL BE SECURELY SHORED AND BENCHED TO PREVENT THE SIDES OF THE EXCAVATION FROM COLLAPSING. ALL TRENCHES SHALL BE SHORED OR BENCHED TO COMPLY WITH THE NSW CONSTRUCTION SAFETY ACT.
- 7) ALL PIPES ARE TO BE STEEL REINFORCED SPUN CONCRETE UNLESS APPROVED OTHERWISE. ALL CONCRETE PIPES SHALL HAVE HS2 TYPE

INSTALLATION.

- 8) ALL NEW LONGITUDINAL DRAINAGE TRENCHES SHALL BE BACKFILLED IN THE SIDE, OVERLAY AND BACKFILL ZONES AND SELECT MATERIAL ZONE OF PAVEMENT WITH TYPE SO MATERIAL AS SPECIFIED IN THE CIVIL SPECIFICATION.
- 9) CONCRETE PIPE CLASSES HAVE BEEN DETERMINED BASED ON TYPE HS2 SUPPORT, FINISHED SURFACE LEVEL AND TRENCH OR EMBANKMENT CONDITION INSTALLATION TO AS3725 AND SPECIFICATION UNLESS OTHERWISE NOTED.
- 10) CONCRETE PIPES ARE TO BE RUBBER RING JOINTED SPIGOT AND SOCKET TYPE UNLESS NOTED OTHERWISE. THERMAL ENVIRONMENT CONDITION OF TABLE 3.1 OF AS/NZS 4058:2007 APPLIES. MINIMUM COVER FOR REINFORCEMENT IS 10 mm.
- 11) MINIMUM COVER TO ALL NEW PIPES TO BE 600 mm BELOW THE PROPOSED FINISHED SURFACE.
- 12) CONNECTION BETWEEN PIPES AND STRUCTURES TO BE UNDERTAKEN IN ACCORDANCE WITH THE CIVIL SPECIFICATION AND DRAWINGS UNLESS NOTED OTHERWISE.

SURVEY SET OUT INFORMATION NOTES:

- 1) ALL SITE SET OUT AND CONTROL POINTS ARE TO BE CERTIFIED BY A REGISTERED SURVEYOR.
- 2) THE INFORMATION DETAILED ON THE CERTIFIED CONSTRUCTION CERTIFICATE PLANS TAKES PRECEDENCE OVER ALL ELECTRONIC INFORMATION PROVIDED. THE ORDER OF PRIORITY FOR USE OF ALL INFORMATION PROVIDED IS AS FOLLOWS:
a. CERTIFIED CONSTRUCTION CERTIFICATE DRAWINGS
b. 2D DRAFTING BASE (ELECTRONIC FILE)
c. 3D DTM (ELECTRONIC FILE)
- 3) ANY DISCREPANCY BETWEEN ANY OF THE INFORMATION CONTAINED WITHIN THESE FILES IS TO BE BROUGHT TO THE ATTENTION OF THE SUPERINTENDENT PRIOR TO CONSTRUCTION WHO WILL SEEK CLARIFICATION AND ISSUE INSTRUCTIONS ON THE APPROPRIATE COURSE OF ACTION.
- 4) ORION GROUP ACCEPTS NO RESPONSIBILITY FOR ANY SURVEY OR BOUNDARY INFORMATION. ALL SURVEY AND BOUNDARY INFORMATION SHOULD BE CONFIRMED BY A REGISTERED SURVEYOR PRIOR TO CONSTRUCTION.

EARTHWORKS NOTES

- 1) EARTHWORKS ARE TO BE CARRIED OUT TO THE SATISFACTION OF THE CIVIL ENGINEER. UNSUITABLE MATERIALS ARE TO BE REMOVED FROM ROADS AND LOTS PRIOR TO FILLING. THE CONTRACTOR IS TO ARRANGE AND MAKE AVAILABLE COMPACTION TESTING RESULTS FOR ALL AREAS THAT CONTAIN FILL IN EXCESS OF 200mm.
- 2) COMPACTION OF EARTHWORKS SHALL CONTINUE UNTIL A DRY DENSITY RATIO OF 98% FOR SITE FILLING AND 100% FOR ROAD PAVEMENT SUBGRADES HAS BEEN ACHIEVED IN ACCORDANCE WITH TEST METHOD AS1289.5.3.1 OR AS.1289.5.1.1. THE CONTROL TESTING OF EARTHWORKS SHALL BE IN ACCORDANCE WITH THE GUIDELINES IN AS3798 'GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS'. WHERE IT IS PROPOSED TO USE TEST METHOD AS1289.5.8.1 TO DETERMINE THE FIELD DENSITY, A SAND REPLACEMENT METHOD SHALL BE USED TO CONFIRM THE RESULTS.
- 3) THE SUITABLE QUALIFIED GEOTECHNICAL ENGINEER, SHALL HAVE A LEVEL 2 RESPONSIBILITY FOR ALL FILLING AS DEFINED IN APPENDIX B AS3798 'GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS', AND AT THE END OF THE WORKS SHALL CONFIRM THE EARTHWORKS COMPLY WITH THE REQUIREMENTS OF THE SPECIFICATION AND DRAWINGS BY WRITTEN NOTIFICATION.
- 4) IN AREAS TO BE FILLED WHERE THE SLOPE OF THE NATURAL SURFACE EXCEEDS 1(V):4(H), BENCHES ARE TO BE CUT TO PREVENT SLIPPING OF

THE PLACED FILL MATERIAL.

- 5) ALL BATTERS ARE TO BE SCARIFIED TO A DEPTH OF 50mm TO ASSIST WITH ADHESION OF TOP SOIL TO BATTER FACE.
- 6) PROVIDE MINIMUM 150mm AND MAXIMUM 300mm TOPSOIL DEPTH ON FOOTPATHS, FILLED AREAS AND ALL OTHER AREAS DISTURBED DURING CONSTRUCTION. TOPSOILED AREAS TO BE STABILISED WITH APPROVED VEGETATION A MAXIMUM OF 14 DAYS AFTER TOPSOILING AND ARE TO BE WATERED TO ENSURE GERMINATION.
- 7) THE CONTRACTOR SHALL CONTROL SEDIMENTATION, EROSION AND POLLUTION DURING CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT EDITION OF 'MANAGING URBAN STORMWATER: SOILS AND CONSTRUCTION' PRODUCED BY LANDCOM.
- 8) FOOTWAY AREA TO BE FULLY TURFED WITH COUCH GRASS, AND SHALL BE MAINTAINED AND REPLACED AS REQUIRED DURING THE CONSTRUCTION MAINTENANCE PERIOD, IN ACCORDANCE WITH CONDITION.

ROADWORKS NOTES

- 1) CONTRACTOR IS TO ENSURE ALL PAVEMENT LAYERS ARE COMPACTED AND CONSTRUCTED IN ACCORDANCE WITH THE CIVIL SPECIFICATION.
- 2) THE CONTRACTOR IS TO UNDERTAKE CALIFORNIA BEARING RATIO (CBR) SUBGRADE SAMPLING TO THE GEOTECHNICAL REQUIREMENTS TO CONFIRM PAVEMENT CONDITIONS PRIOR TO ANY PAVEMENT CONSTRUCTION.
- 3) THE CONTRACTOR IS TO CONFIRM WITH THE SUPERINTENDENT THAT THE SPECIFIED THICKNESS OF EACH PAVEMENT LAYER HAS BEEN ACHIEVED.
- 4) SUBSOIL DRAINS TO BE PROVIDED ON BOTH SIDES OF ROADS (EXCEPT WHERE THERE IS STORMWATER DRAINAGE).
- 5) SERVICE CONDUITS TO BE PLACED AS DIRECTED BY ALL PUBLIC UTILITY AUTHORITIES INCLUDING ENDEAVOUR ENERGY, TELSTRA , NBN AND SYDNEY WATER.
- 6) ALL SERVICE CONDUITS UNDER ROADS MUST BE LAID TO A MINIMUM DEPTH OF 750 mm.
- 7) CONCRETE FOOTPATH CONSTRUCTION IS TO BE CONSTRUCTED ON COMPLETION OF UTILITY/SERVICES UNLESS NOTED OTHERWISE OR WORKS ARE TO BE BONDED.
- 8) ALL PERMANENT ROADS ARE TO BE SEALED WITH 40mm OF AC10 TO BE APPLIED IN ONE LAYER UNLESS NOTED OTHERWISE.
- 9) SIGNPOSTING AND LINE MARKING SHALL CONFORM TO AS1742.2 'TRAFFIC CONTROL DEVICES FOR GENERAL USE'. RAISED RETRO-REFLECTIVE PAVEMENT MARKERS TO CONFORM TO AS1906 'RETRO-REFLECTIVE MATERIALS AND DEVICES FOR ROAD TRAFFIC CONTROL PURPOSES'. ALL APRONS AND KERB FACE ON CENTRAL ISLANDS OF ROUNDABOUTS AND ALL OTHER ISLANDS TO BE DELINEATED BY REFLECTIVE WHITE MARKING. INSTALLATION SHALL OCCUR IN ACCORDANCE WITH THE PLAN APPROVED BY THE LOCAL TRAFFIC COMMITTEE.
- 10) ALL LOT NUMBERS MUST BE STENCILLED ON KERB FACE.
- 11) STREET SIGNS TO COUNCIL STANDARD MUST BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH CAMDEN COUNCIL'S WORKS SPECIFICATION SUBDIVISIONS / DEVELOPMENTS

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IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY, LOCATE AND AVOID DAMAGE TO THEM AS SPECIFIED BY EACH UTILITIES EXCAVATION GUIDE LINES/STANDARDS.



LEGEND

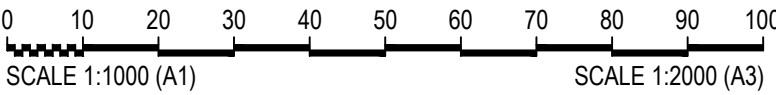
	EXISTING	PROPOSED	FUTURE
CONTOURS AND LABELS			
LOT BOUNDARIES			
ROAD PAVEMENT			
SITE WORKS BOUNDARY			
LIMIT OF CONSTRUCTION			
BATTER INTERFACE			
FOOTPATH			
ROAD NAME			
CONTROL LINE, CHAINAGE & CHAINAGE MARK			
KERB LINE			
VEHICLE CROSSING AS PER COUNCIL STANDARDS (SHOWN INDICATIVELY)			
STORMWATER DRAINAGE PIPE, SIZE AND STRUCTURE			
STORMWATER DRAINAGE PIPE & CAP			
EASEMENT (REFER LEGEND)			
SUBSOIL DRAINAGE			
DIVERSION SWALE			
RETAINING WALL			
EXISTING TREES			
KG KT ES DC	KERB AND GUTTER KERB WITH TOE EDGE STRIP DISH CROSSING	MK KO EK	MOUNTABLE KERB KERB ONLY ELSHOLZ KERB
COMMUNICATIONS			
ELECTRICITY			
ELECTRICITY - OVERHEAD			
SEWER			
GAS			
WATER - POTABLE			
DENOTES PROPOSED SERVICE			
A, B, C AND D DENOTE EXISTING SERVICE QUALITY LEVEL AS DEFINED BY AS 5488			
DENOTES SERVICE TO BE REMOVED			



01	DC	DC	SB	13/02/2025	ISSUED FOR DEVELOPMENT APPLICATION
Rev	Drawn	Design	Checked	Date	Revision Description

APPROVED

Scale:



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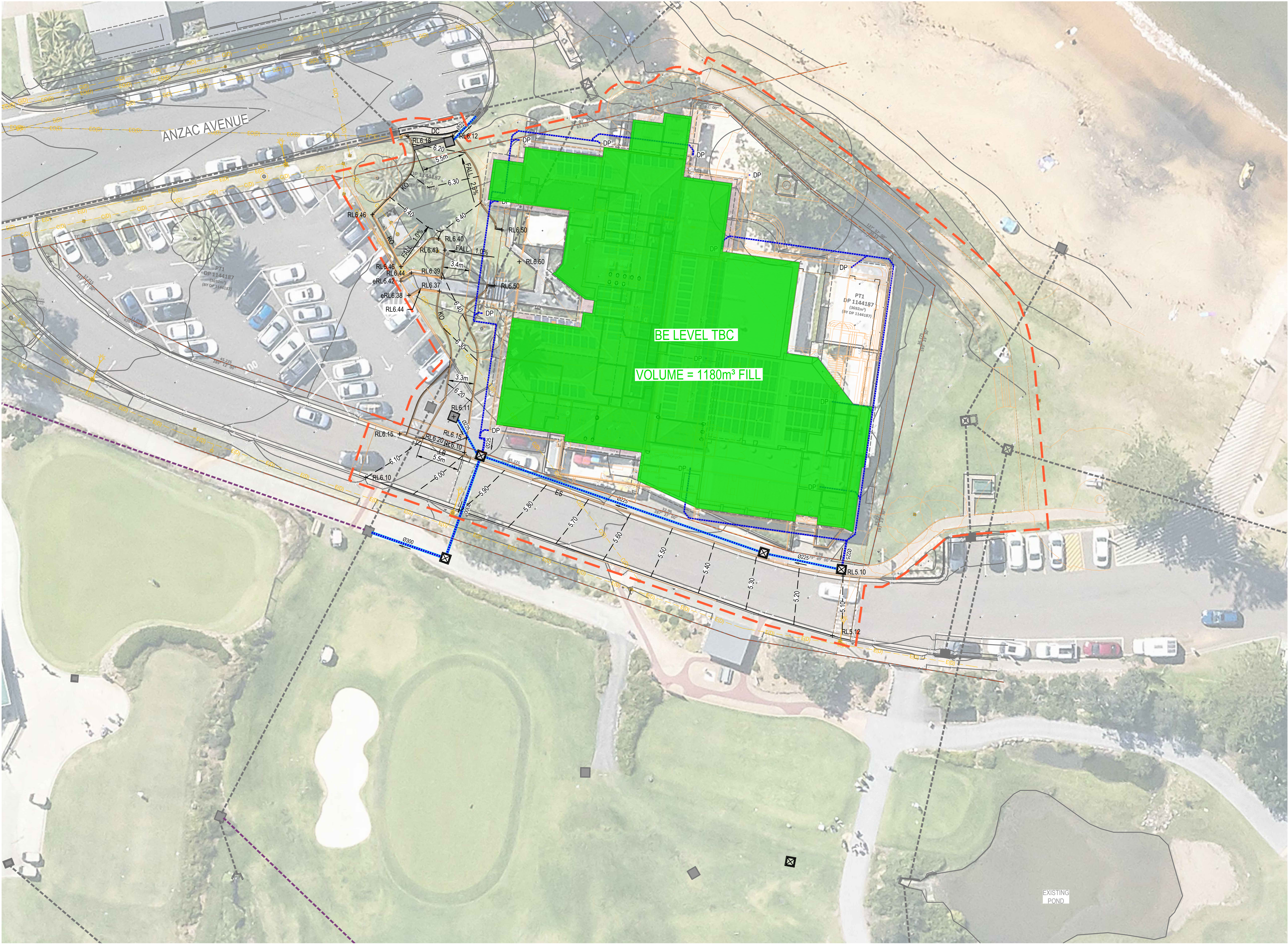


Project:

LONG REEF GOLF COURSE
COLLAROY

Title:

GENERAL LAYOUT PLAN

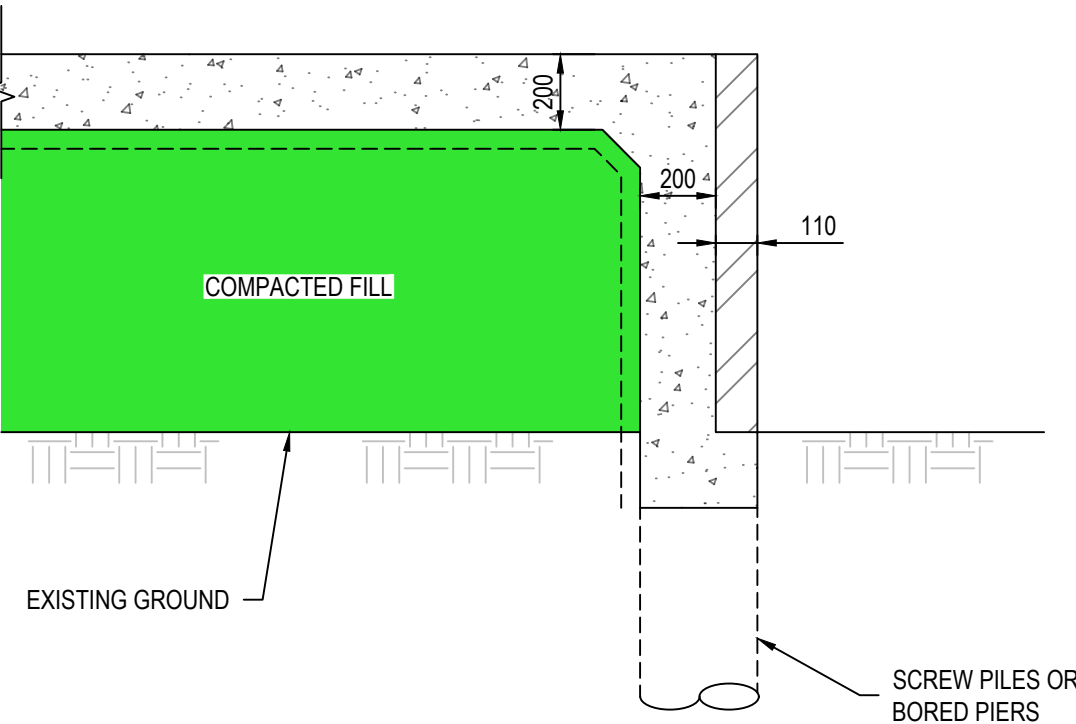


LEGEND

CONTOURS AND LABELS	EXISTING	PROPOSED
	50.00	50.00
LOT BOUNDARIES		
SITE WORKS BOUNDARY		
ROAD NAME	ROAD	
STORMWATER DRAINAGE PIPE, SIZE AND STRUCTURE	0375	0375
COMPACTED FILL		

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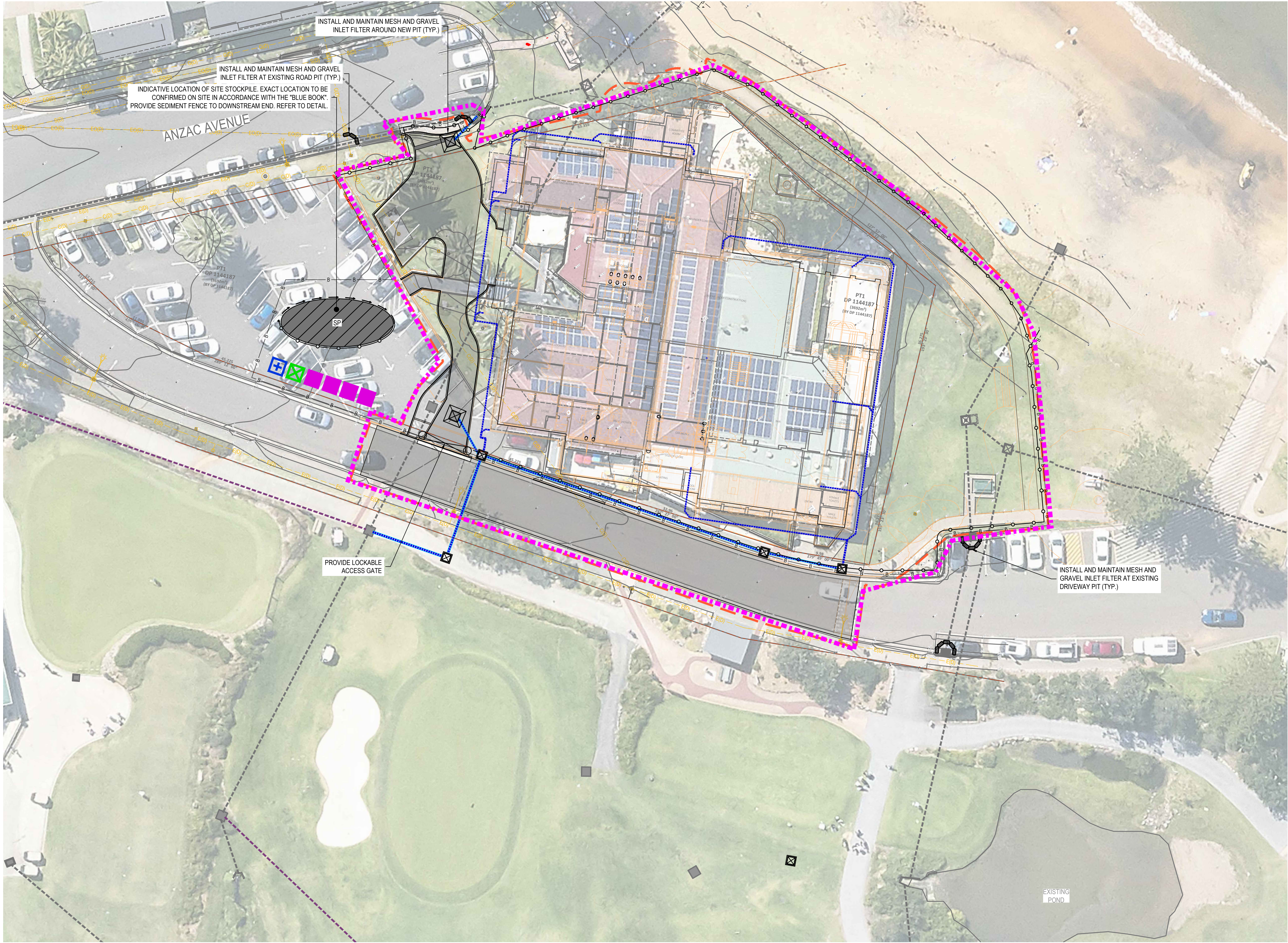


Project:

LONG REEF GOLF COURSE
COLLAROY

Title:

CONCEPT BULK EARTHWORKS
LAYOUT PLAN



LEGEND

	EXISTING	PROPOSED
CONTOURS AND LABELS	50.00	50.00
LOT BOUNDARIES		
SITE WORKS BOUNDARY		
ROAD NAME	ROAD	
STORMWATER DRAINAGE PIPE, SIZE AND STRUCTURE	0375	0375
STABILISED SITE ACCESS		
SITE SECURITY FENCE	B	
SEDIMENT FENCE		
MESH AND GRAVEL INLET FILTER		
PIT INLET FILTER (GEOTEXTILE OR MESH & GRAVEL)		
GREEN WASTE BIN (1 x 2.5 x 2.5m)		
MASONRY WASTE BIN (1 x 2.5 x 2.5m)		
WASTE BINS x 4 - 1 x MIXED MATERIAL, 1 x PAPER / CARDBOARD, 1 x METAL & 1 x TREATED TIMBER		
POSSIBLE STOCKPILE LOCATION		
COMMUNICATIONS	C(D)	C
ELECTRICITY	E(D)	E
ELECTRICITY - OVERHEAD	E0(D)	E0
SEWER	S(D)	S
GAS	G(D)	G
WATER - POTABLE	W(D)	W

NOTES

- LOCATIONS ARE APPROXIMATE AND INDICATIVE ONLY AND MAY MOVE AS THE WORKS PROGRESS. EXACT LOCATIONS ARE TO BE DETERMINED ON SITE BY THE SITE MANAGER. NOT ALL LOCATIONS ARE SHOWN
- CONTOUR BERMS ARE TO BE PROVIDED AT MAXIMUM 80m INTERVALS ACROSS ALL EXPOSED SURFACE PRIOR TO RAINFALL (>70% CHANCE OF RAINFALL >5mm) AND SITE CLOSURE OF MORE THAN 2 DAYS (NOT REQUIRED DURING ACTIVE WORKS WHEN RAINFALL IS NOT FORECAST), TO BE FORMED PARALLEL TO THE CONTOUR AS EARTH BANKS / BUNDS CUT IN WITH A GRADER BLADE, MULCH BUNDS, SANDBAG BUNDS OR EQUIVALENT
- REFER TO DRAWING 110 FOR FURTHER NOTES AND DETAILS

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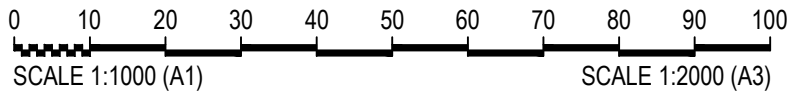
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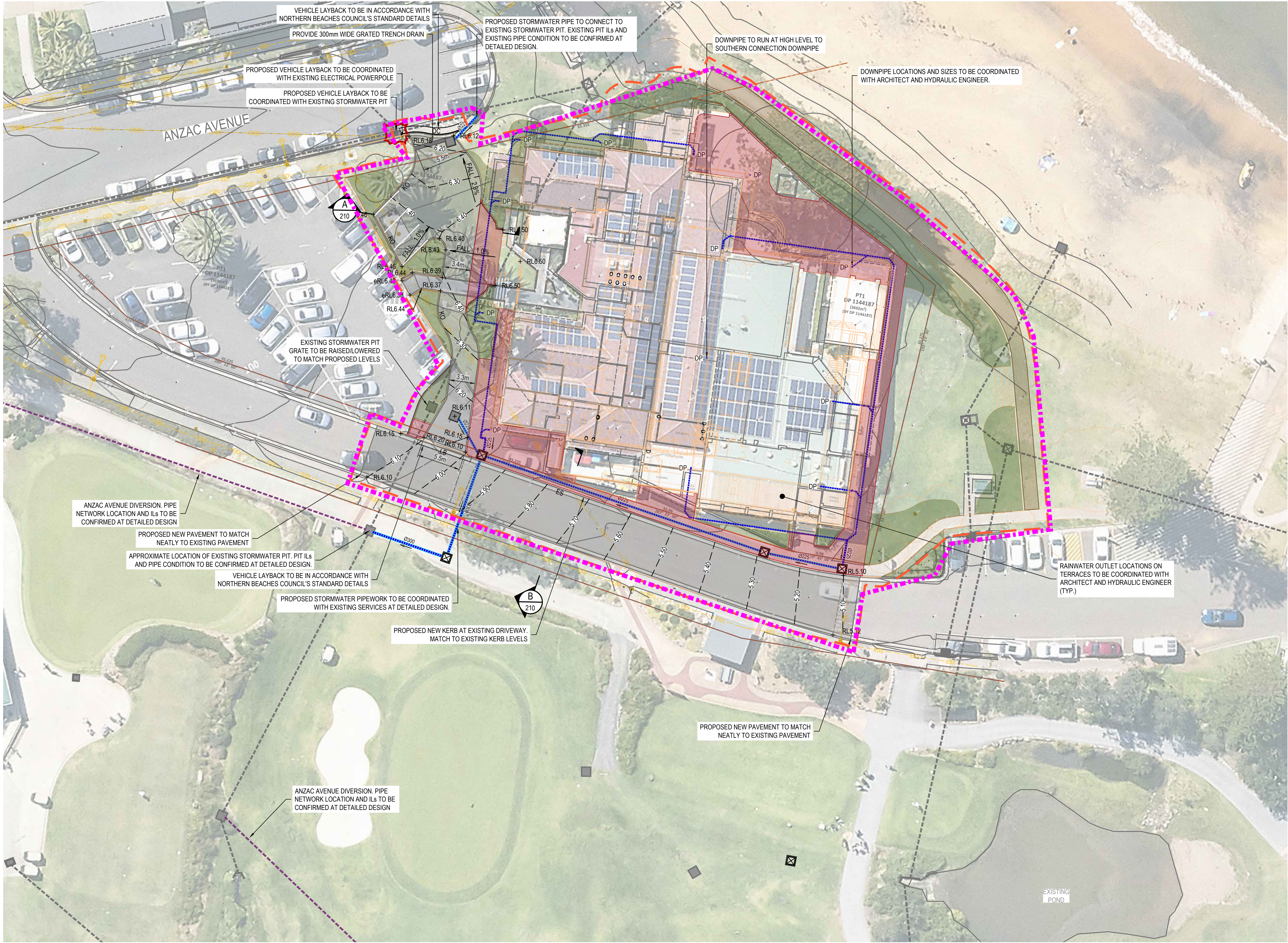
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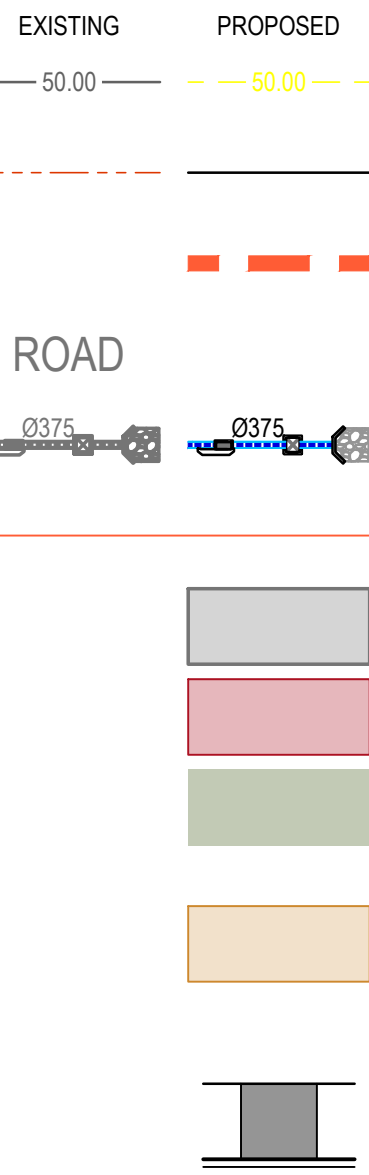
Project:
LONG REEF GOLF COURSE
COLLAROY

Title:
SEDIMENT & EROSION CONTROL PLAN



LEGEND

CONTOURS AND LABELS
LOT BOUNDARIES
SITE WORKS BOUNDARY
ROAD NAME
STORMWATER DRAINAGE PIPE, SIZE AND STRUCTURE



NOTES

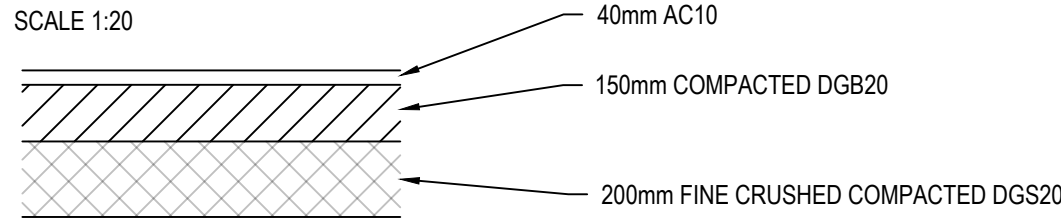
- PAVEMENT DESIGN IS BY XXXX
- PAVEMENT DETAILS PROVIDED ARE AS SUPPLIED BY XXXX IN THEIR XXX DATED XXXX/2024
- REFER TO PLANS BY XXXX FOR STRUCTURAL AND JOINTING DETAILS

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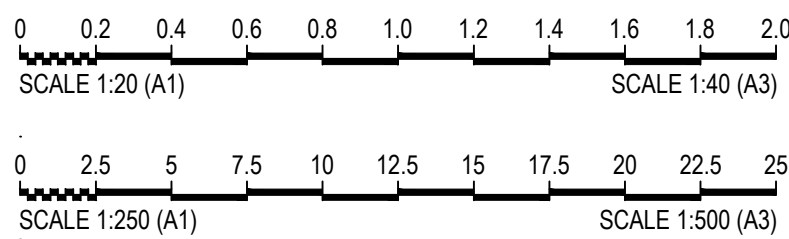
ASPHALT PAVEMENT DETAIL



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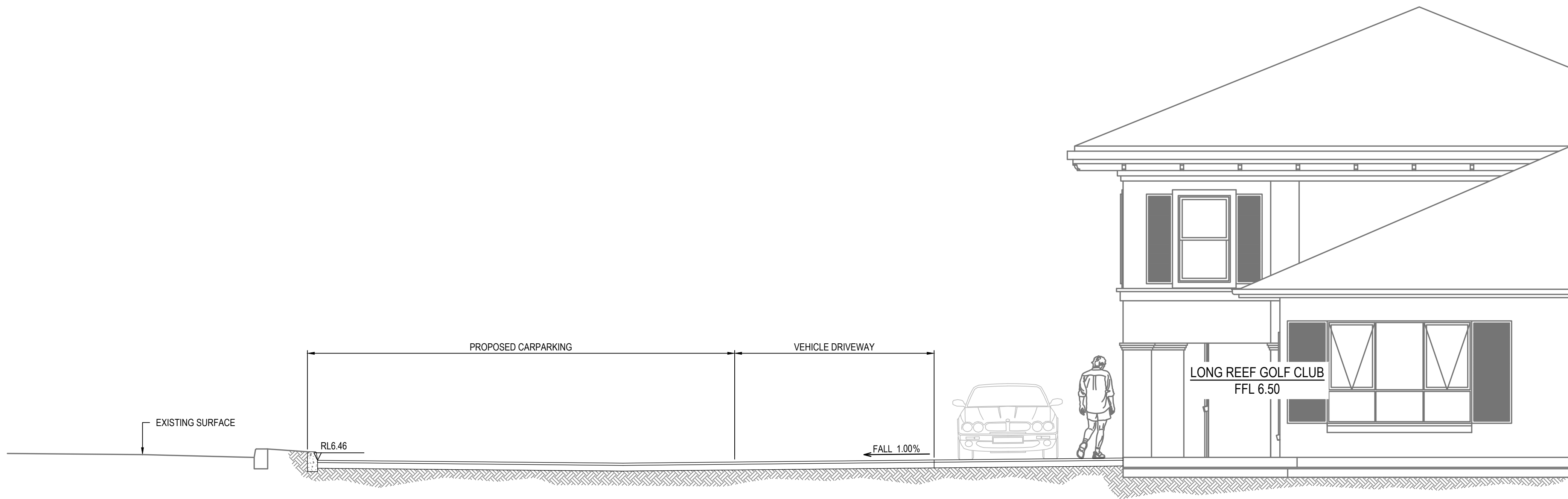


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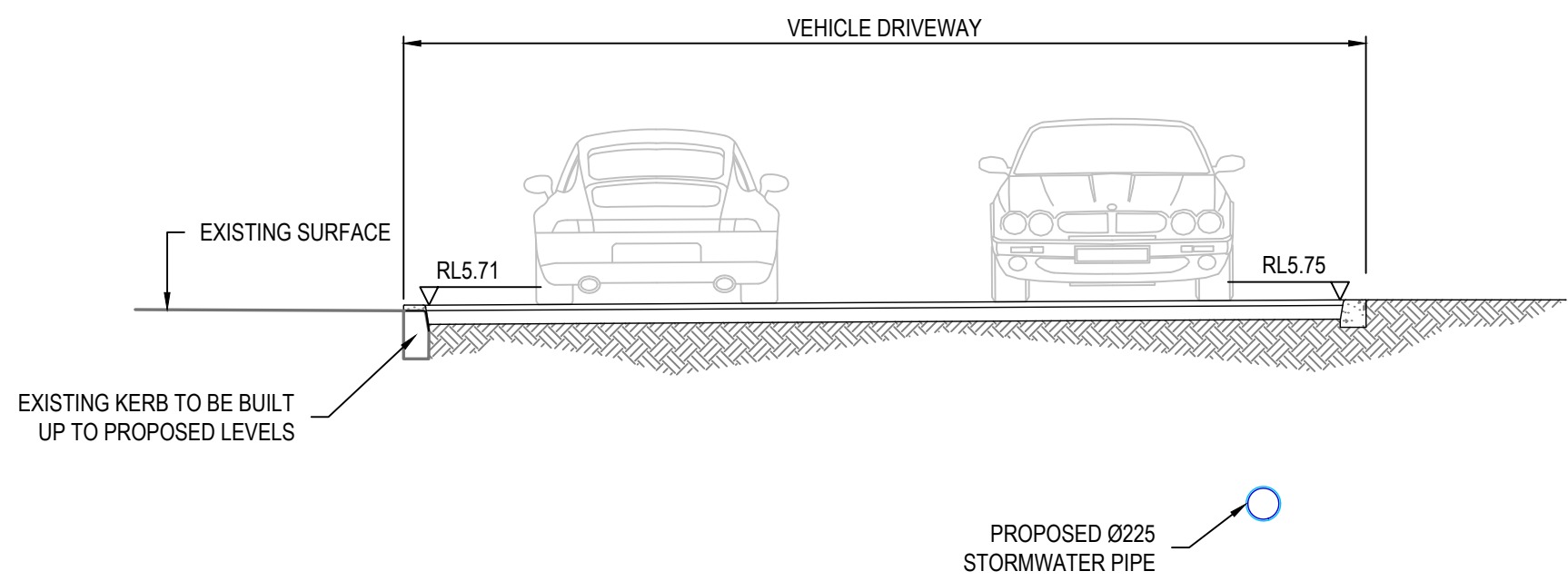


For:
Project:
LONG REEF GOLF COURSE
COLLARROY

Title:
CIVIL SITeworks AND
STORMWATER PLANS



TYPICAL SECTION A
SCALE: 1:50 REFER SHT 002



TYPICAL SECTION B
SCALE: 1:50 REFER SHT 002