

Prepared by:

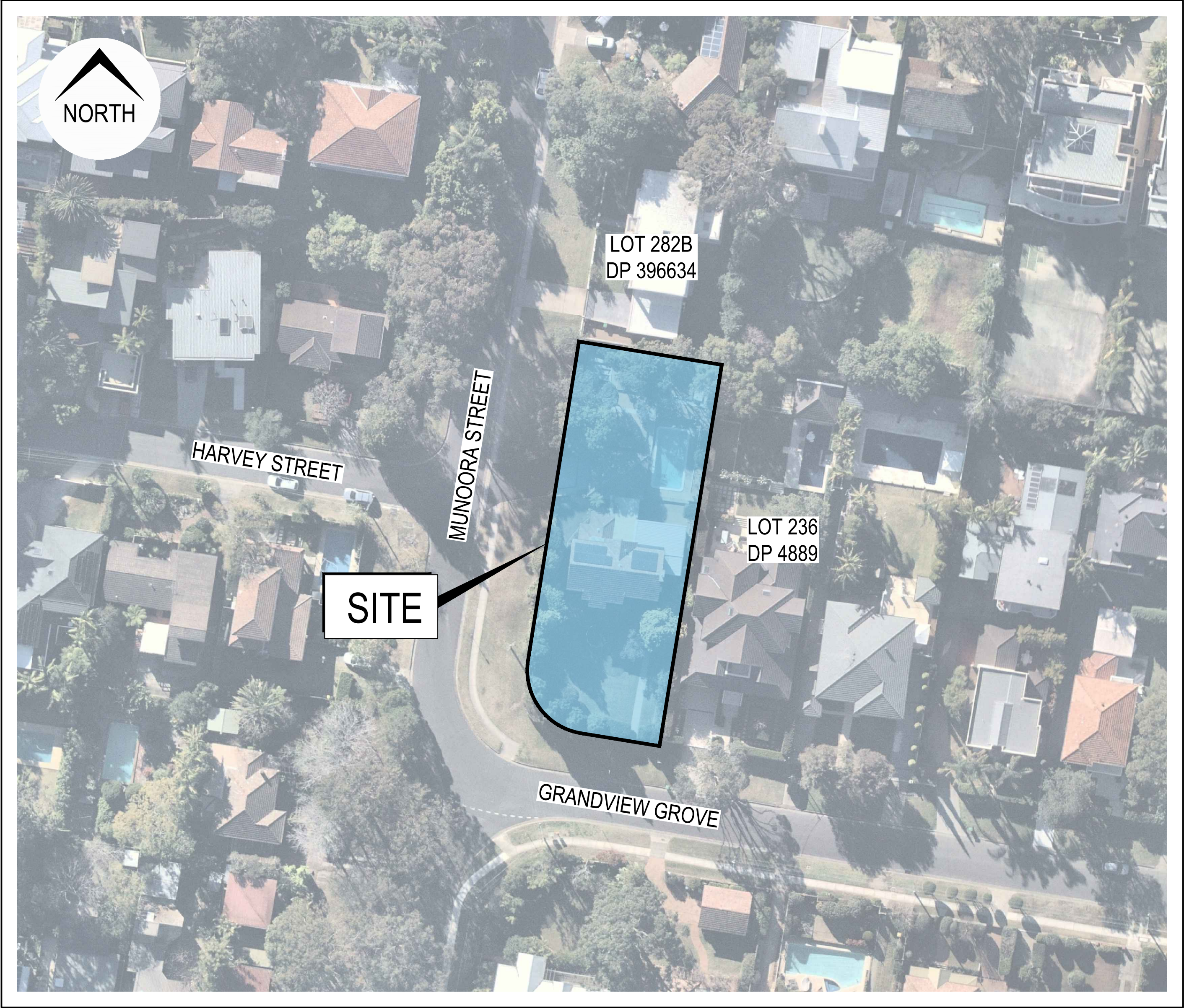


Prepared for:
PDC HOLDINGS PTY LTD



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PRELIMINARIES		
000	COVER SHEET	
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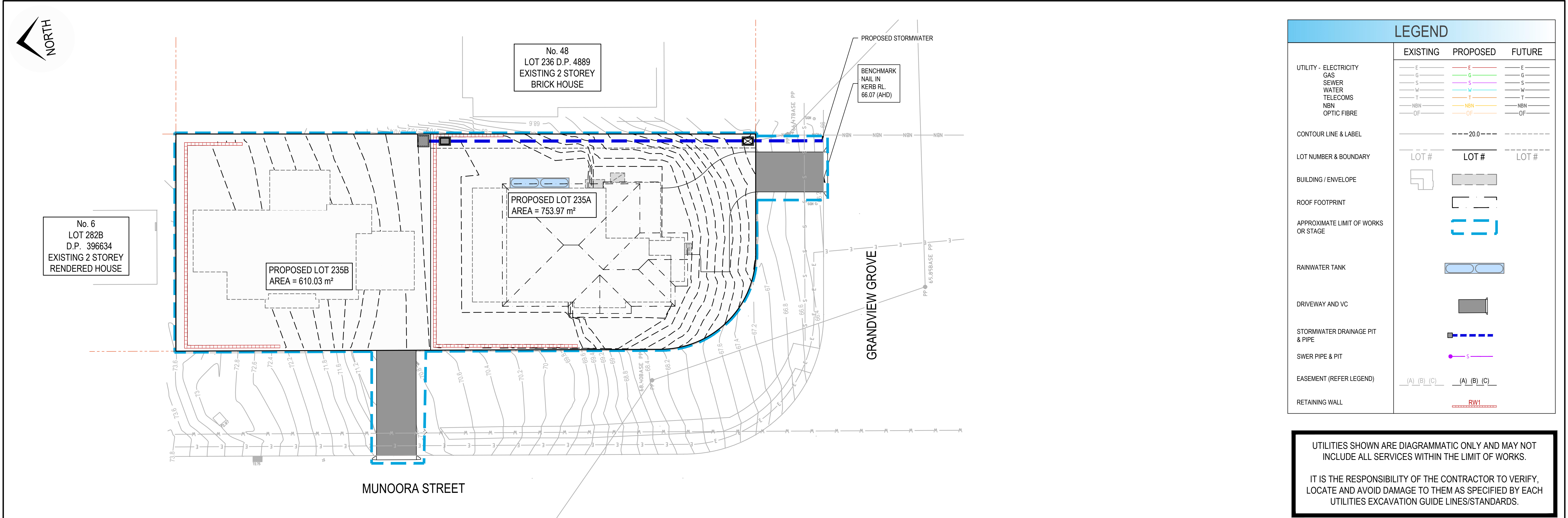
SITE / LOCATION (Image courtesy of Nearmap 23.07.2018)

LOT 235, D.P. 4889

50 GRANDVIEW GROVE, SEAFORTH

LOT AND DRAINAGE DESIGN

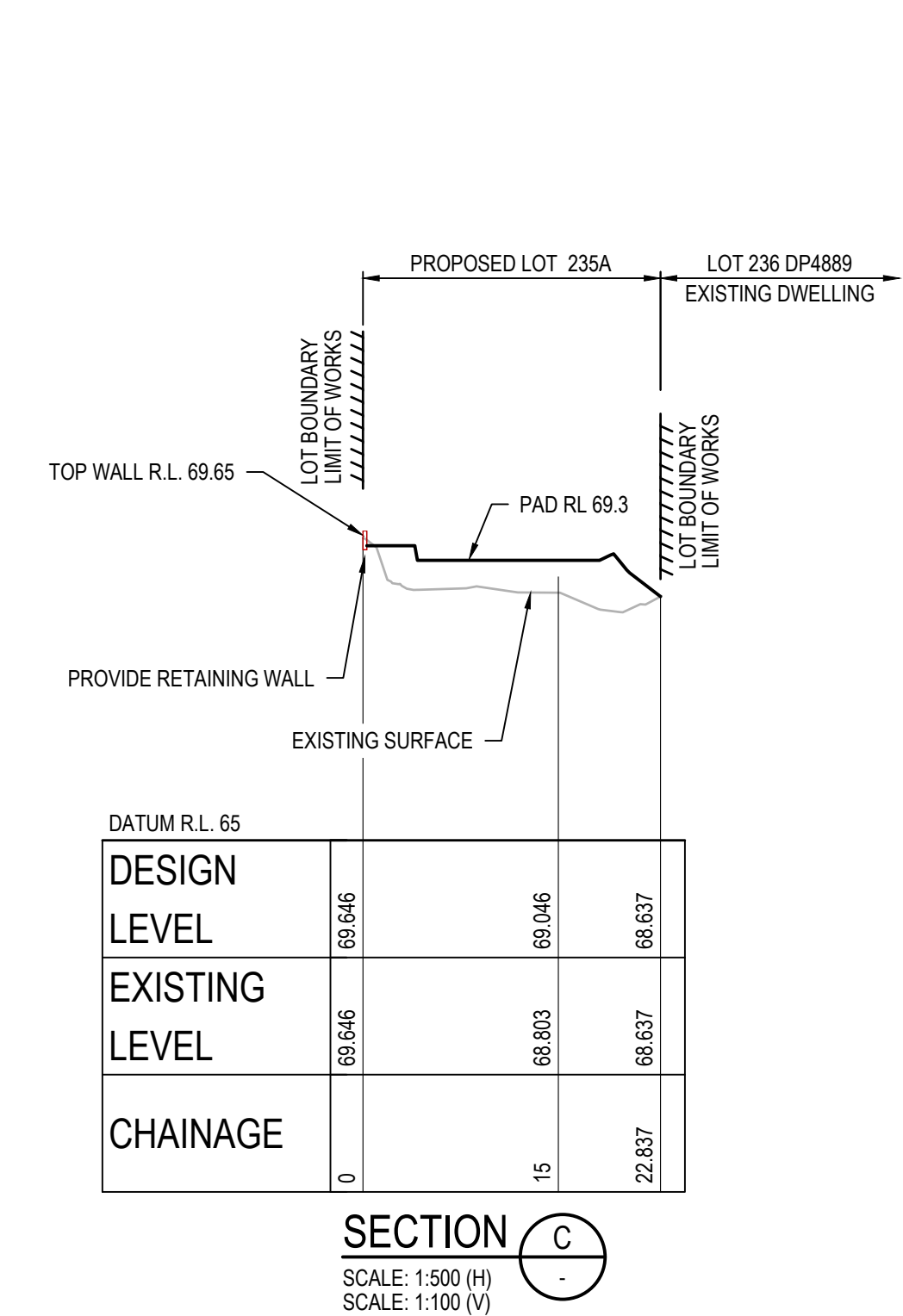
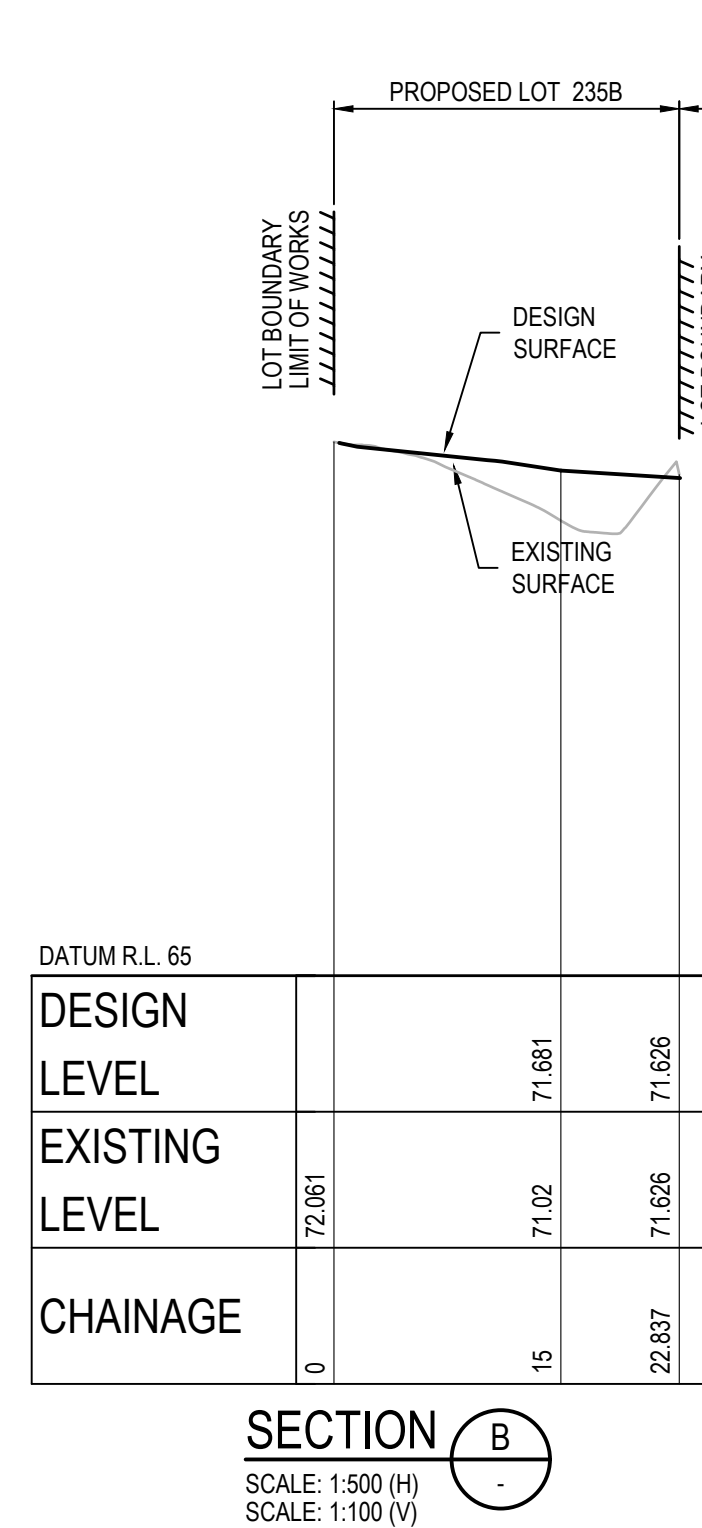
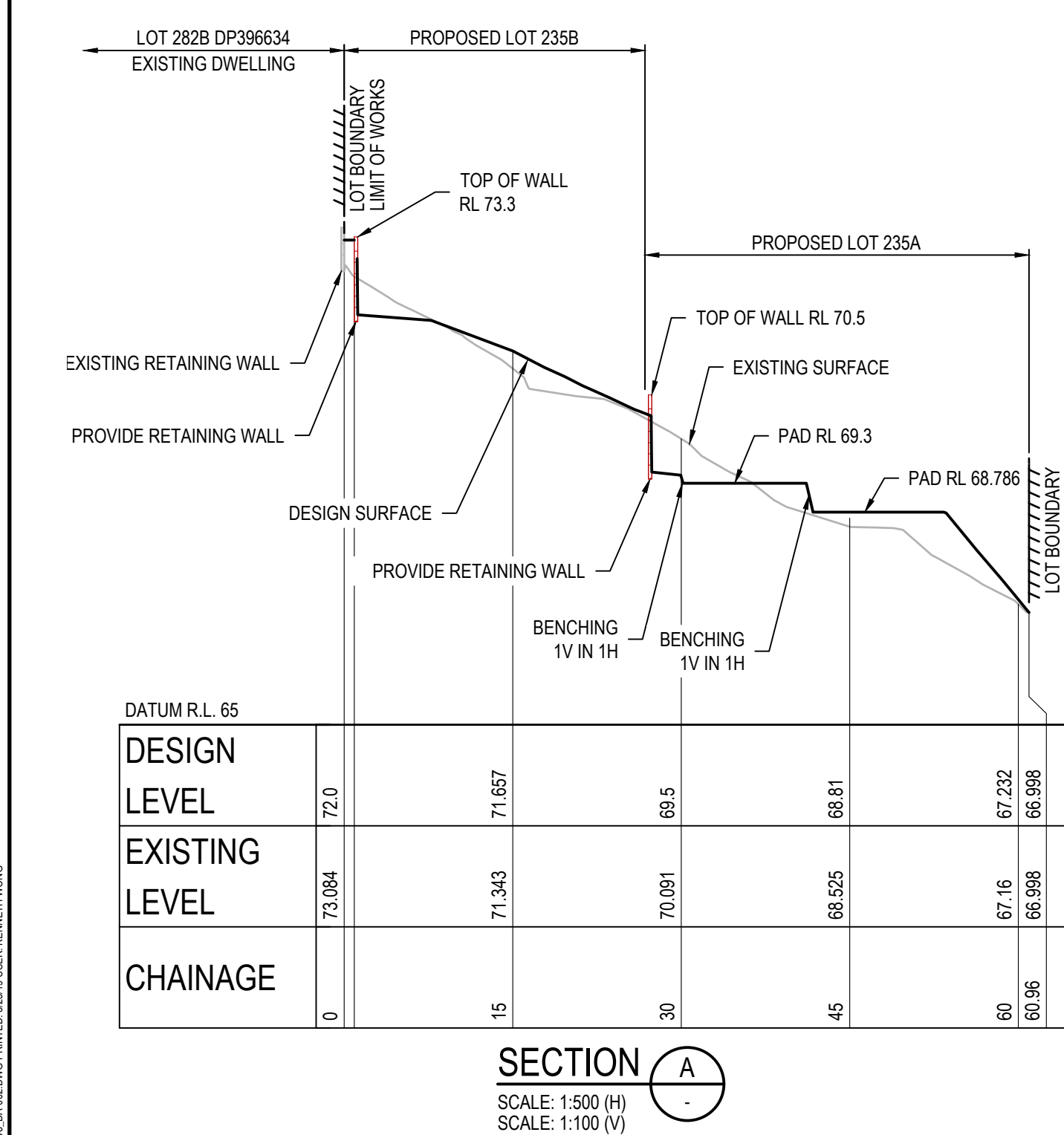
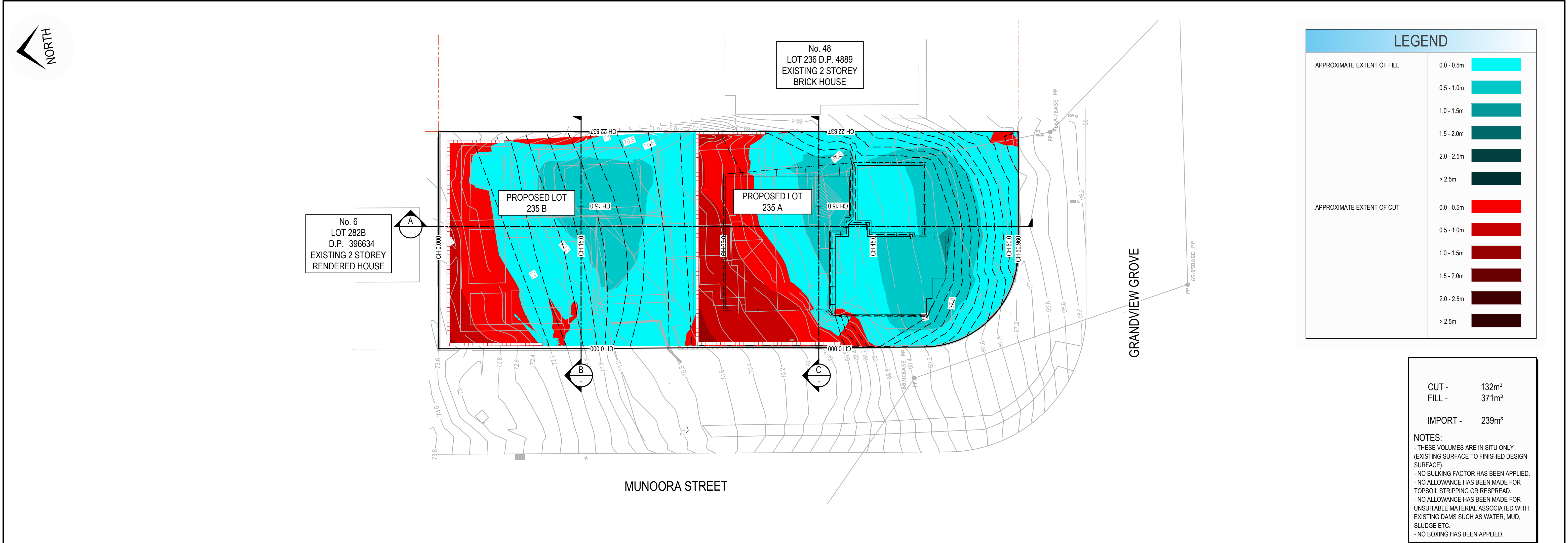
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Revision	F	KW	CW	SM	25/03/2019	ADD PLAN OF SUBDIVISION	Disclaimer and Copyright: ALL DIMENSIONS TO BE CHECKED ON SITE BY THE CONTRACTOR PRIOR TO CONSTRUCTION. USE WRITTEN DIMENSIONS ONLY. DO NOT SCALE. THESE DRAWINGS, PLANS, AND SPECIFICATIONS AND THE COPYRIGHT ARE THE PROPERTY OF ORION CONSULTING ENGINEERS PTY LTD AND MUST NOT BE REPRODUCED OR COPIED WHOLLY OR IN PART WITHOUT THE PERMISSION OF ORION CONSULTING ENGINEERS PTY LTD	<div>Scale: <div>0 2.0 4.0 6.0 8.0 10.0 12.0 14.0 16.0 18.0 20.0</div><div>SCALE 1:200 (A1) SCALE 1:400 (A3)</div></div>	For: <div>PDC HOLDINGS PTY LTD</div>	By: <div><div><div>Orion Consulting</div></div><div>ABN:25 604 069 981 PO Box:7936, BAULKHAM HILLS NSW 2153 T:(02) 8660 0035 E:info@orionconsulting.com.au</div></div>	Project: <div>50 GRANDVIEW GROVE, SEAFORTH ROAD & DRAINAGE DESIGN</div>	Title: <div>GENERAL LAYOUT PLAN, NOTES & LEGEND</div>	Project No. 18-48 Milestone DA Plan 001 Revision F
	E	KW	CW	SM	18/03/2019	UPDATE SITE LAYOUT							
	D	KW	CW	SM	11/01/2019	COUNCIL COMMENTS ADDRESSED							
	C	KW	CW	SM	27/11/2018	ISSUED FOR DEVELOPMENT APPLICATION							
	B	KW	CW	SM	21/11/2018	ISSUED FOR DEVELOPMENT APPLICATION							
	A	KW	CW	SM	11/09/2018	ISSUED FOR DEVELOPMENT APPLICATION							
First Issue	Drawn	Design	Appd.	Date	Revision Description								

FILE D:\PROJECTS\2018\18-48\50 GRANDVIEW GROVE - SEAFORTH\DWG\CD\18-48-001.DWG PRINTED: 22/01/2019 USER: KENNETH WONG



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	B	KW	CW	SM	21/11/2018	ISSUED FOR DEVELOPMENT APPLICATION							
	C	KW	CW	SM	27/11/2018	ISSUED FOR DEVELOPMENT APPLICATION							
	D	KW	CW	SM	11/01/2019	COUNCIL COMMENTS ADDRESSED							
	E	KW	CW	SM	18/03/2019	UPDATE SITE LAYOUT							
	A	KW	CW	SM	11/09/2018	ISSUED FOR DEVELOPMENT APPLICATION							
First Issue	KW	CW	SM	11/09/2018									
Drawn	Design	Appd.	Date	Revision Description									

No. 48
LOT 236 D.P. 4889
EXISTING 2 STOREY
BRICK HOUSE

PROPOSED LOT 235A
AREA = 753.97 m²

DENOTES 1.5m DRAINAGE EASEMENT

No. 48
LOT 236 D.P. 4889
EXISTING 2 STOREY
BRICK HOUSE

PROPOSED LOT 235A
AREA = 753.97 m²

DENOTES 1.5m DRAINAGE EASEMENT

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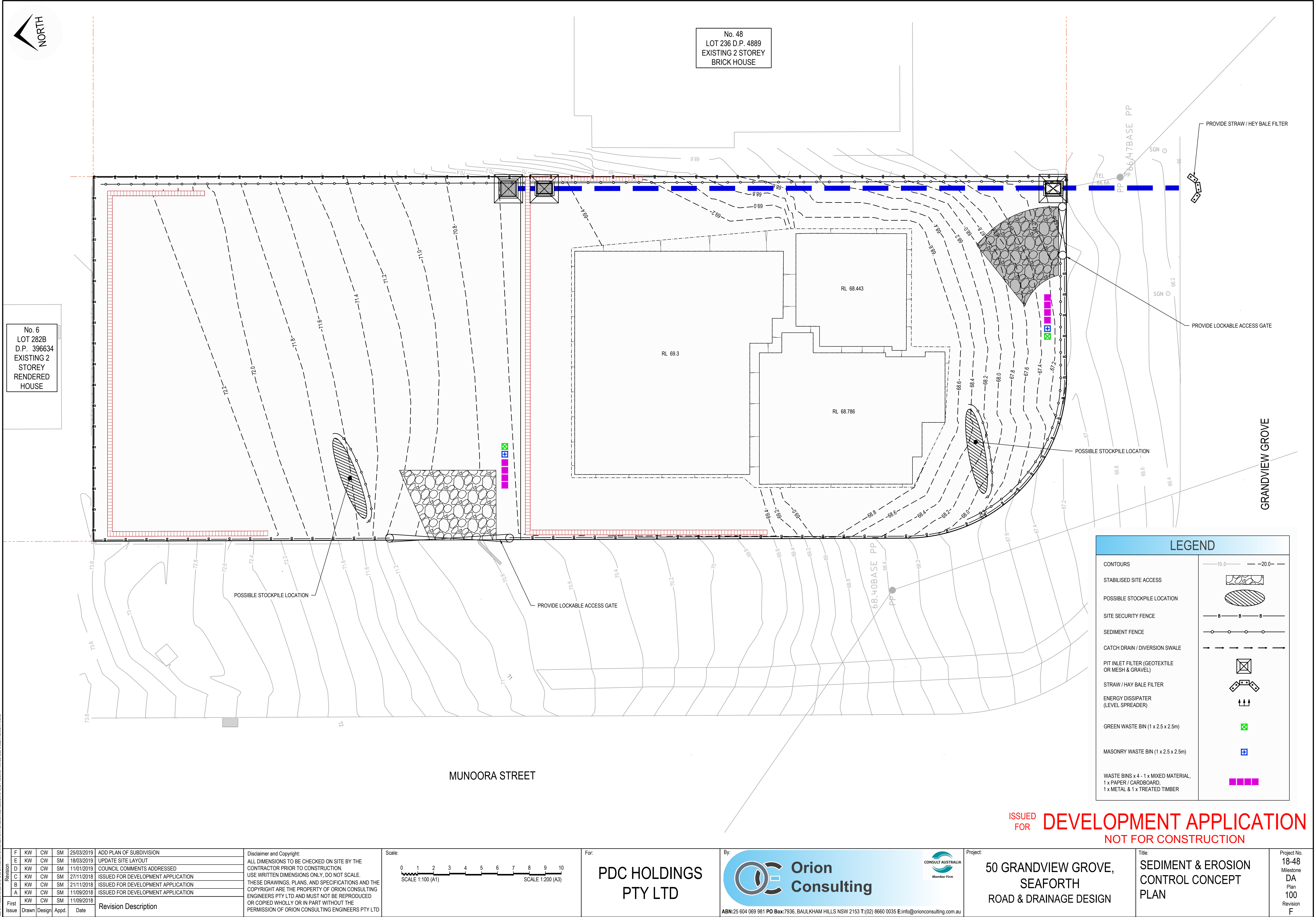
PDC HOLDINGS
PTY LTD

Project:

50 GRANDVIEW GROVE,
SEAFORTH
ROAD & DRAINAGE DESIGN

Project No.
18-48
Milestone
DA
Plan
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Revision
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ALL EROSION AND SEDIMENT CONTROL MEASURES, INCLUDING REVEGETATION AND PROTECTION OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE REQUIREMENTS OF THE "ENVIRONMENT PROTECTION AUTHORITY" AND "DEPT OF LAND AND WATER CONSERVATION". MEASURES OUTLINED IN THE SEDIMENT & EROSION CONTROL PLAN MUST BE IMPLEMENTED PRIOR TO AND MAINTAINED DURING AND AFTER THE CONSTRUCTION WORKS.

TOPSOIL, FROM ALL AREAS TO BE DISTURBED SHALL BE STOCKPILED AND LATER RESPREAD TO AID REVEGETATION IN THOSE AREAS.

ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.

ALL TAIL-OUT DRAINS SHALL BE GRASSED AND TRAPEZOIDAL IN SECTION. STRAW BALES SHALL BE PLACED AS A SEDIMENT CONTROL DEVICE WHERE REQUIRED.

VEHICULAR TRAFFIC SHALL BE CONTROLLED DURING DEVELOPMENT CONFINING ACCESS WHERE POSSIBLE TO PROPOSED OR EXISTING ROAD ALIGNMENTS. AREAS TO BE LEFT UNDISTURBED SHALL BE MARKED OFF.

DISTURBANCE OF VEGETATION SHALL BE LIMITED TO FILL AREAS, ROADWAYS AND DRAINAGE LINES. NO LOT GRADING SHALL BE CARRIED OUT IN UNDISTURBED AREAS WITHOUT CONSULTATION WITH COUNCIL'S ENGINEER.

ALL DISTURBED AREAS SHALL BE REVEGETATED WITHIN 14 WORKING DAYS FROM THE CONCLUSION OF LAND SHAPING.

MINIMISE DUST BY WATERING WHEN REQUIRED.

SPILL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREAS WHERE WATER MAY CONCENTRATE.

IF STOCKPILES ARE TO BE IN PLACE FOR LONGER THAN 14 DAYS THEN THEY SHALL BE STABILIZED BY COVERING WITH A MULCH OR WITH TEMPORARY VEGETATION.

FOLLOWING CONSTRUCTION, TOPSOIL SHALL BE RESPREAD TO A MINIMUM DEPTH OF 100mm ON THE BARE SOIL SURFACES AND REVEGETATE.

ALL STOCKPILES TO BE (MAX) 2m HIGH AND PROTECTED WITH SILT FENCE.

LOCATION AND EXTENT OF SOIL AND WATER MANAGEMENT DEVICES IS DIAGRAMMATIC ONLY AND THE ACTUAL REQUIREMENTS SHALL BE CONFIRMED ON SITE.

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE GUIDELINES SET OUT IN "MANAGING URBAN STORMWATER SOILS AND CONSTRUCTION " 4TH EDITION AND THE ACCOMPANYING ROAD AND DRAINAGE PLANS.

CONFORMITY WITH THIS PLAN SHALL IN NO WAY REDUCE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT AGAINST WATER DAMAGE DURING THE COURSE OF THE CONTRACT.

MANAGEMENT DEVICES SHALL BE MAINTAINED ON A REGULAR BASIS, WHERE CLEANING IS REQUIRED, THE SEDIMENT SHALL BE REMOVED TO A POINT NOMINATED BY THE ENGINEER.

PRIOR TO THE COMMENCEMENT OF ANY EARTHWORKS, AND AFTER THE PROPOSED LINES HAVE BEEN PRICED AND/OR PERMANENTLY MARKED, THE SITE MUST BE INSPECTED BY COUNCIL'S REPRESENTATIVE AND THE APPLICANT'S REPRESENTATIVE TO IDENTIFY AND APPROPRIATELY MARK:-

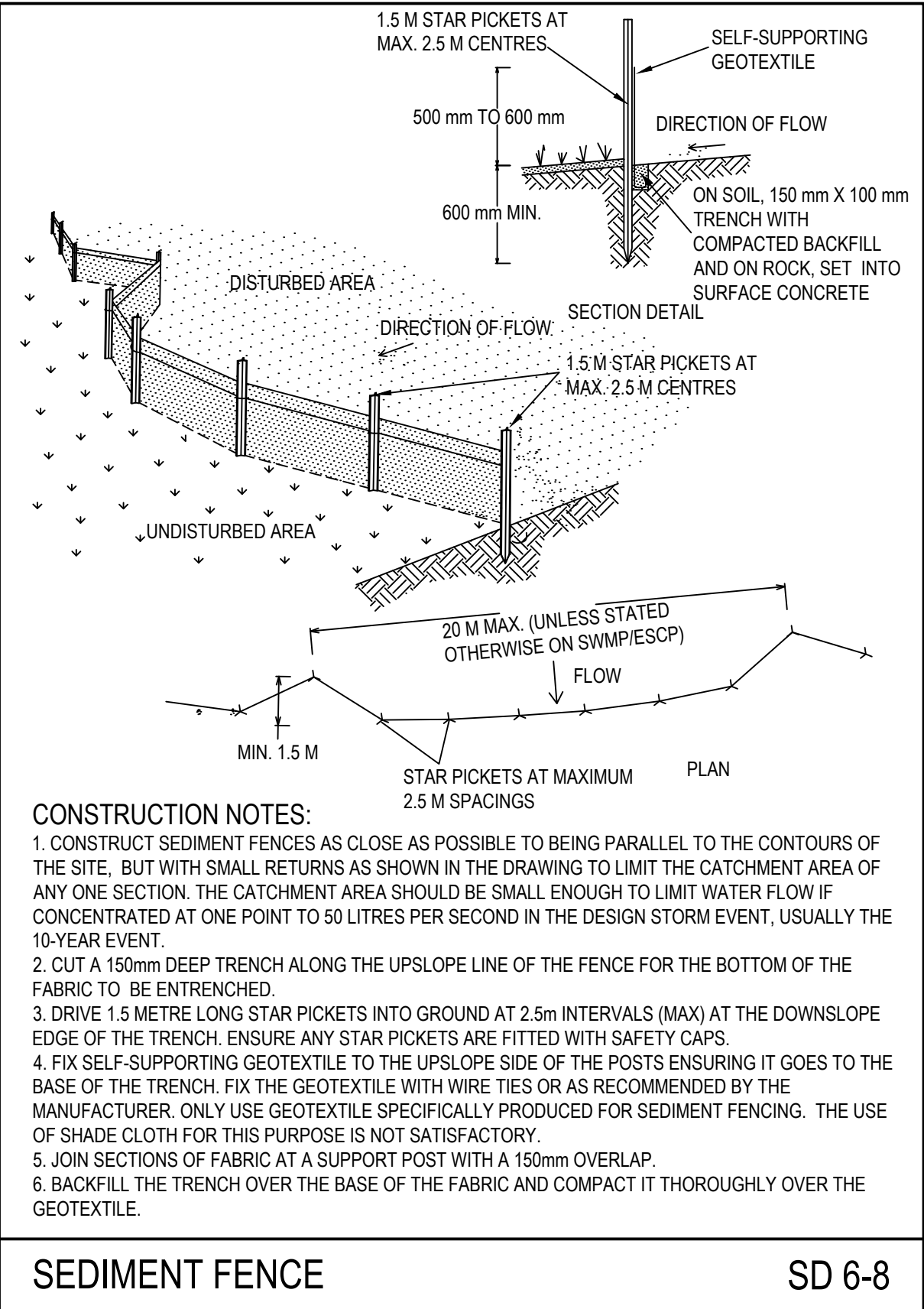
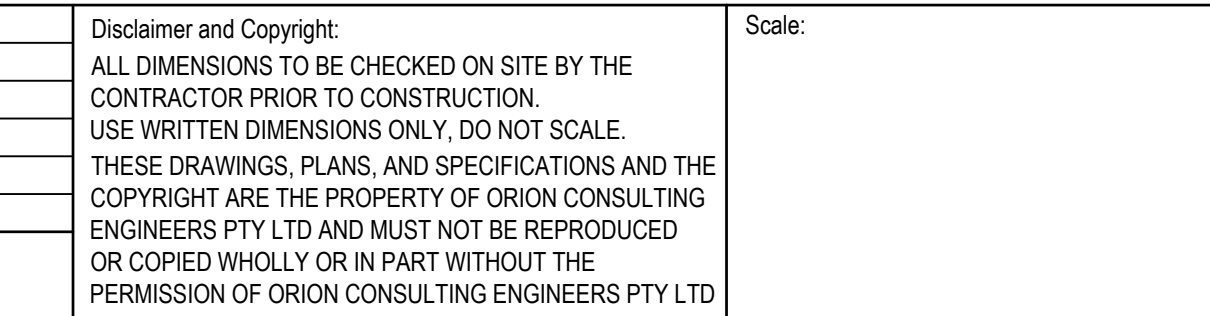
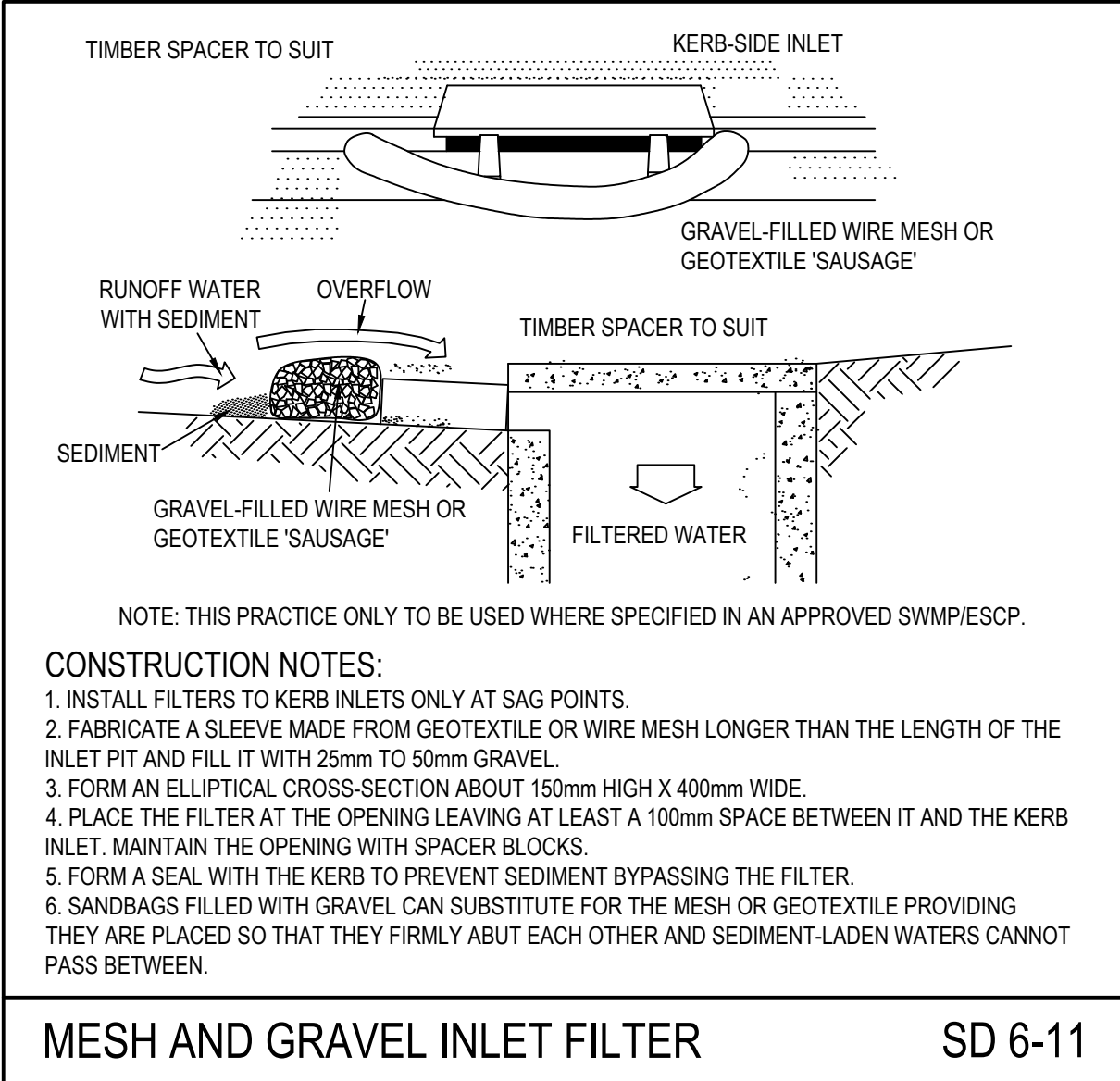
- a) THE TREES TO BE RETAINED.
- b) ALL TREES TO BE LEFT UNDISTURBED AND TO BE CORDONED OFF.

NO TREES SHALL BE REMOVED WITHOUT COUNCIL'S CLEARANCE.

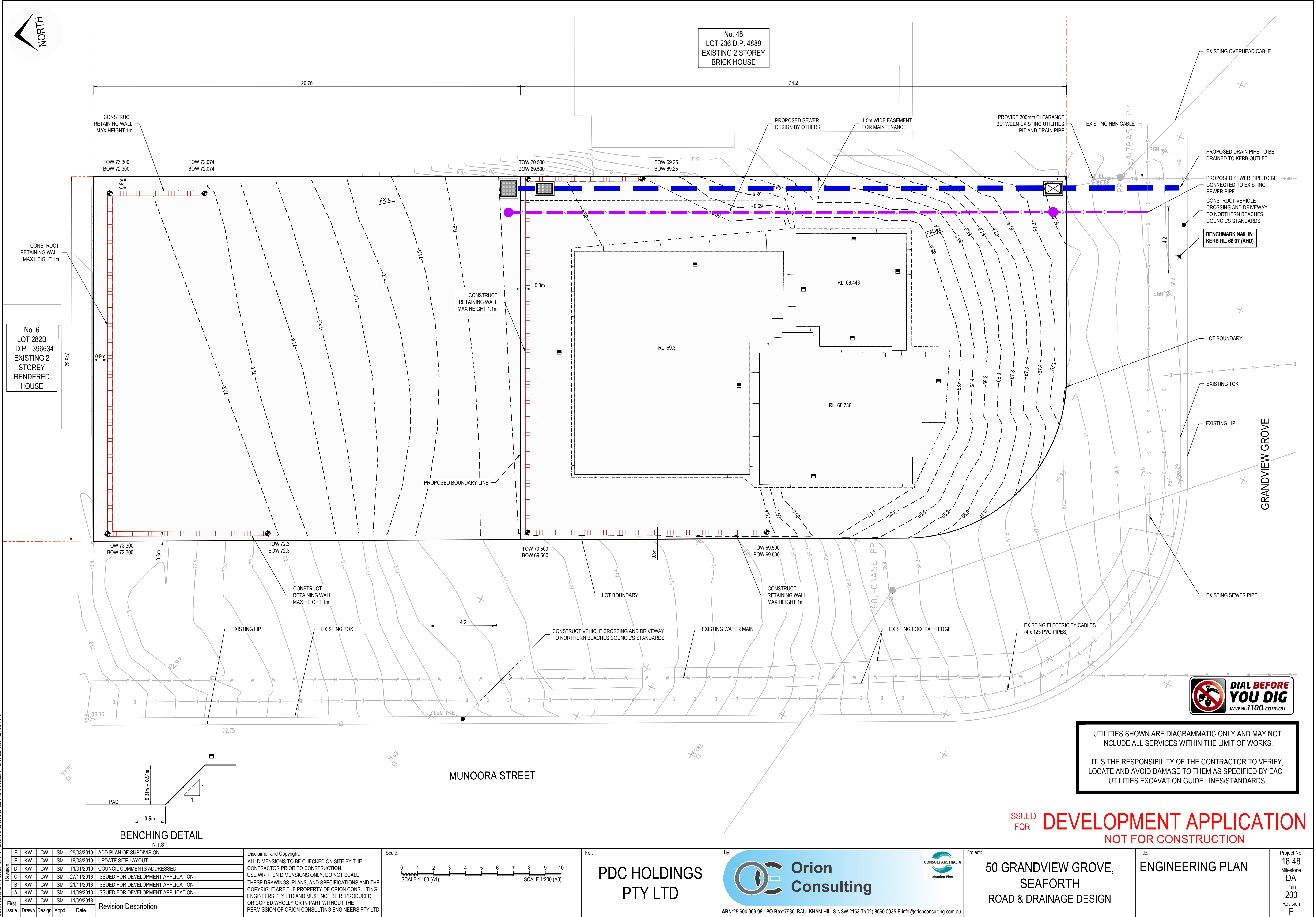
MANAGEMENT DEVICES TO REMAIN UNTIL THE END OF THE MAINTENANCE PERIOD.

ALL STRAW BALES SHALL BE BOUND WITH WIRE. STRAW BALES SHALL BE PLACED END TO END IN A SINGLE ROW AND EMBEDDED INTO THE SOIL TO A DEPTH OF 100mm. EACH BALE SHALL BE SECURELY ANCHORED WITH TWO STEEL STAKES DRIVEN 450mm INTO THE GROUND AND LOCATED ON THE BALE CENTRE LINE.

SILT FENCES SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR SIMILAR) BETWEEN POSTS AT 2m (3m MAX) CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.



F	KW	CW	SM	25/03/2019	ADD PLAN OF SUBDIVISION		<p>Disclaimer and Copyright:</p> <p>ALL DIMENSIONS TO BE CHECKED ON SITE BY THE CONTRACTOR PRIOR TO CONSTRUCTION.</p> <p>USE WRITTEN DIMENSIONS ONLY, DO NOT SCALE.</p> <p>THESE DRAWINGS, PLANS, AND SPECIFICATIONS AND THE COPYRIGHT ARE THE PROPERTY OF ORION CONSULTING ENGINEERS PTY LTD AND MUST NOT BE REPRODUCED OR COPIED WHOLLY OR IN PART WITHOUT THE PERMISSION OF ORION CONSULTING ENGINEERS PTY LTD</p>	Scale:	For:	By:	 <p>Orion Consulting</p> <p>CONSULT AUSTRALIA Member Firm</p>	Project:	50 GRANDVIEW GROVE, SEAFORTH ROAD & DRAINAGE DESIGN	Title:	SEDIMENT & EROSION CONTROL NOTES & DETAILS	Project No. 18-48 Milestone DA Plan 102 Revision F
E	KW	CW	SM	18/03/2019	UPDATE SITE LAYOUT											
D	KW	CW	SM	11/01/2019	COUNCIL COMMENTS ADDRESSED											
C	KW	CW	SM	27/11/2018	ISSUED FOR DEVELOPMENT APPLICATION											
B	KW	CW	SM	21/11/2018	ISSUED FOR DEVELOPMENT APPLICATION											
A	KW	CW	SM	11/09/2018	ISSUED FOR DEVELOPMENT APPLICATION											
First Issue	Drawn	Design	Appd.	Date	Revision Description											



UTILITIES SHOWN ARE DIAGRAMMATIC ONLY AND MAY NOT INCLUDE ALL SERVICES WITHIN THE LIMIT OF WORKS.

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

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First Issue		KW	CW	SM	11/09/2018	
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Scale:

SCALE 1:100 (A1) SCALE 1:200 (A3)

For:

PDC HOLDINGS
PTY LTD

By:

Orion Consulting
ABN:25 604 069 981 PO Box:7936, BAULKHAM HILLS NSW 2153 T:(02) 8660 0035 E:info@orionconsulting.com.au

Project:
50 GRANDVIEW GROVE,
SEAFORTH
ROAD & DRAINAGE DESIGN

Title:
ENGINEERING PLAN

Project No.
18-48
Milestone
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200
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	E	KW	CW	SM	18/03/2019	UPDATE SITE LAYOUT								
	D	KW	CW	SM	11/01/2019	COUNCIL COMMENTS ADDRESSED								
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