Prepared by:

Member Firm



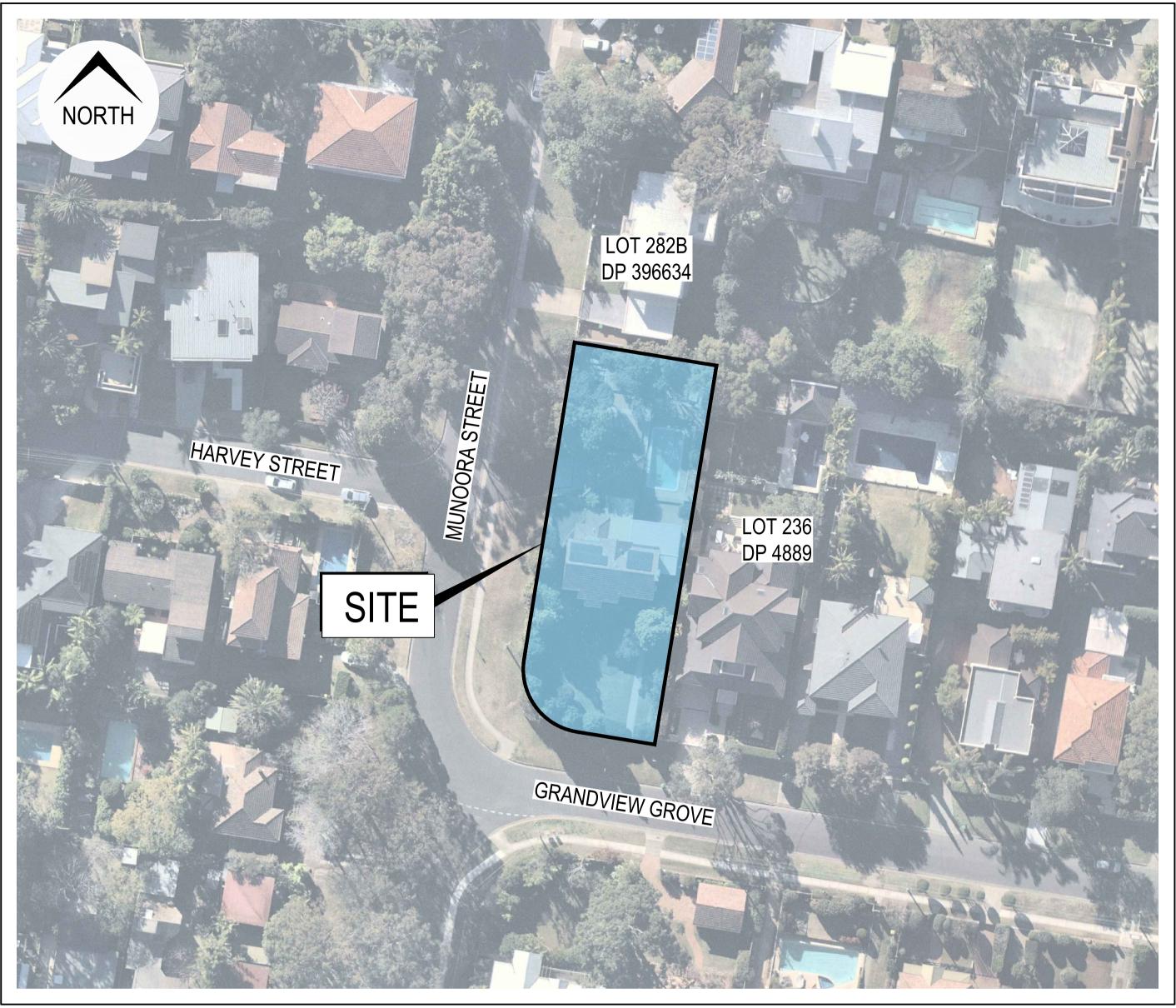
Prepared for: PDC HOLDINGS PTY LTD





northern beaches council

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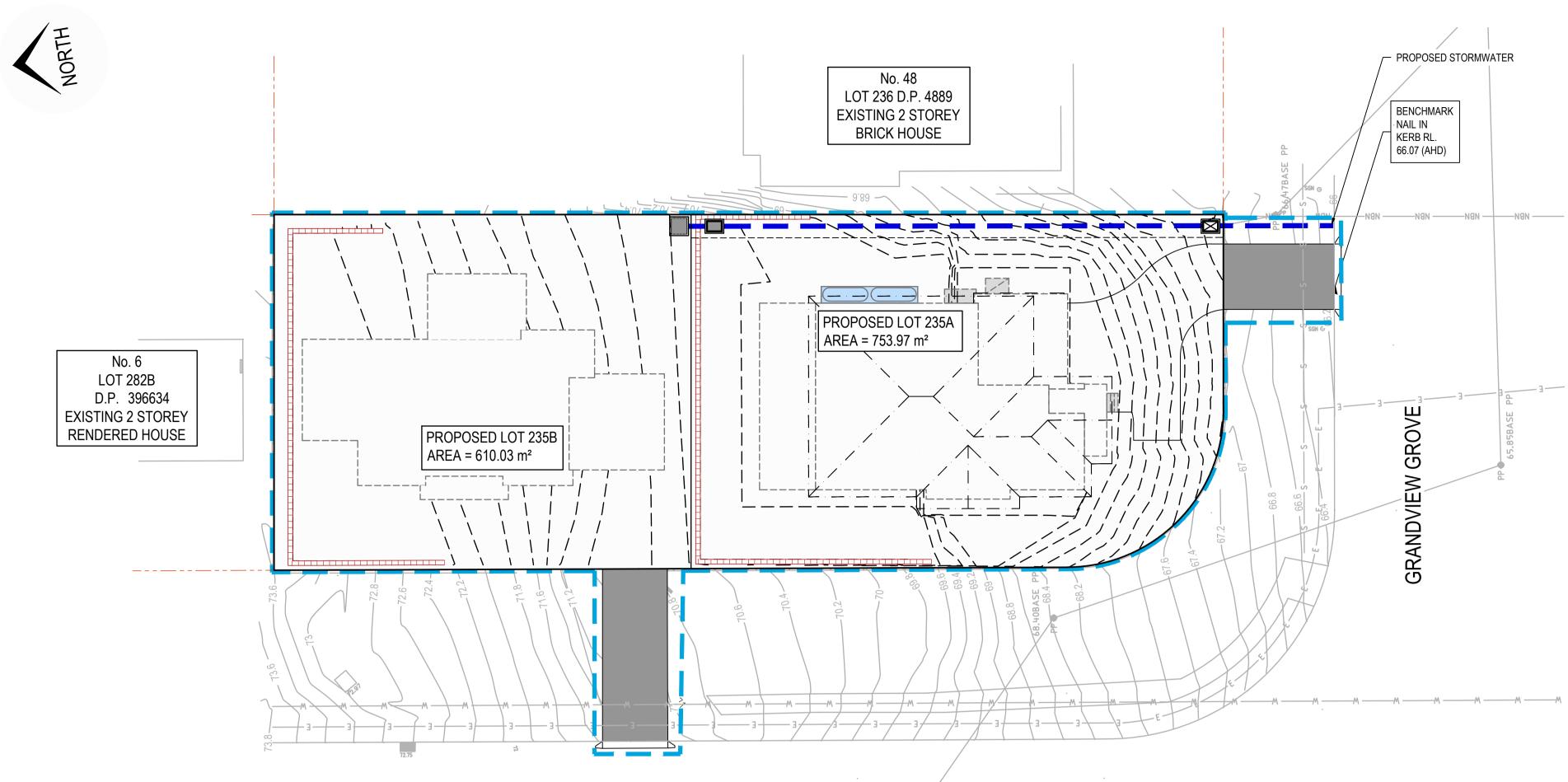
SITE / LOCATION (Image courtesy of Nearmap 23.07.2018)

50 GRANDVIEW GROVE, SEAFORTH LOT AND DRAINAGE DESIGN FOR DEVELOPMENT APPLICATION NOT FOR CONSTRUCTION Project No. 18-48 Milestone DA Plan 000 Revision F



DA:

LOT 235, D.P. 4889



MUNOORA STREET

GENERAL NOTES

- ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NORTHERN BEACHES COUNCIL'S WORKS SPECIFICATION CIVIL (CURRENT EDITION) AND/OR AS DIRECTED BY THEIR REPRESENTATIVE.
- THE CONTRACTOR IS TO IDENTIFY, LOCATE AND LEVEL ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF CONSTRUCTION WORKS AND WHERE NECESSARY MAKE ARRANGEMENTS WITH THE RELEVANT AUTHORITY TO RELOCATE OR ADJUST WHERE NECESSARY.
- COUNCIL'S TREE PRESERVATION ORDER MUST BE OBSERVED AND NO TREE SHALL BE FELLED, LOPPED OR REMOVED WITHOUT THE PRIOR APPROVAL OF COUNCIL.
- DIMENSIONS SHALL NOT BE SCALED FROM THE PLANS. CLARIFICATION OF DIMENSIONS 4 SHALL BE SOUGHT FROM THE SUPERINTENDENT OR REFERRED TO THE DESIGNER.
- ALL NEW WORK IS TO MAKE A SMOOTH JUNCTION WITH THE EXISTING CONDITIONS. 5
- SURVEY MARKS: -6. SURVEY MARKS SHOWN THUS 🛦 SHALL BE RETAINED AT ALL TIMES. WHERE RETENTION IS a. NOT POSSIBLE THE SUPERINTENDENT MUST BE NOTIFIED AND CONSENT RECEIVED PRIOR TO THEIR REMOVAL.

	F KW	CW	SM	25/03/2019	ADD PLAN OF SUBDIVISION	Disclaimer and Copyright:	Scale:	
_[E KW	CW	SM	18/03/2019	UPDATE SITE LAYOUT	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	ALL DIMENSIONS TO BE CHECKED ON SITE BY THE	
<u>[]</u>	D KW	CW	SM	11/01/2019	COUNCIL COMMENTS ADDRESSED			
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12.0 14.0 16.0 18.0 20.0 SCALE 1:400 (A3)

For:

PDC HOLDINGS PTY LTD

Orion Consulting

CONSULT AUSTRALIA Project: Member Firm

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

	LEGEND)	
	EXISTING		FUTURE
UTILITY - ELECTRICITY GAS SEWER WATER TELECOMS NBN OPTIC FIBRE			E G S W T MBN OF
CONTOUR LINE & LABEL		20.0	
LOT NUMBER & BOUNDARY	LOT #	LOT #	 LOT #
BUILDING / ENVELOPE			
ROOF FOOTPRINT			
APPROXIMATE LIMIT OF WORKS OR STAGE		==)	
RAINWATER TANK	[$\bigcirc\bigcirc\bigcirc$	
DRIVEWAY AND VC			
STORMWATER DRAINAGE PIT & PIPE		D	
SWER PIPE & PIT		• S	
EASEMENT (REFER LEGEND)	(A) (B) (C)	(A) (B) (C)	
RETAINING WALL		RW1	

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.



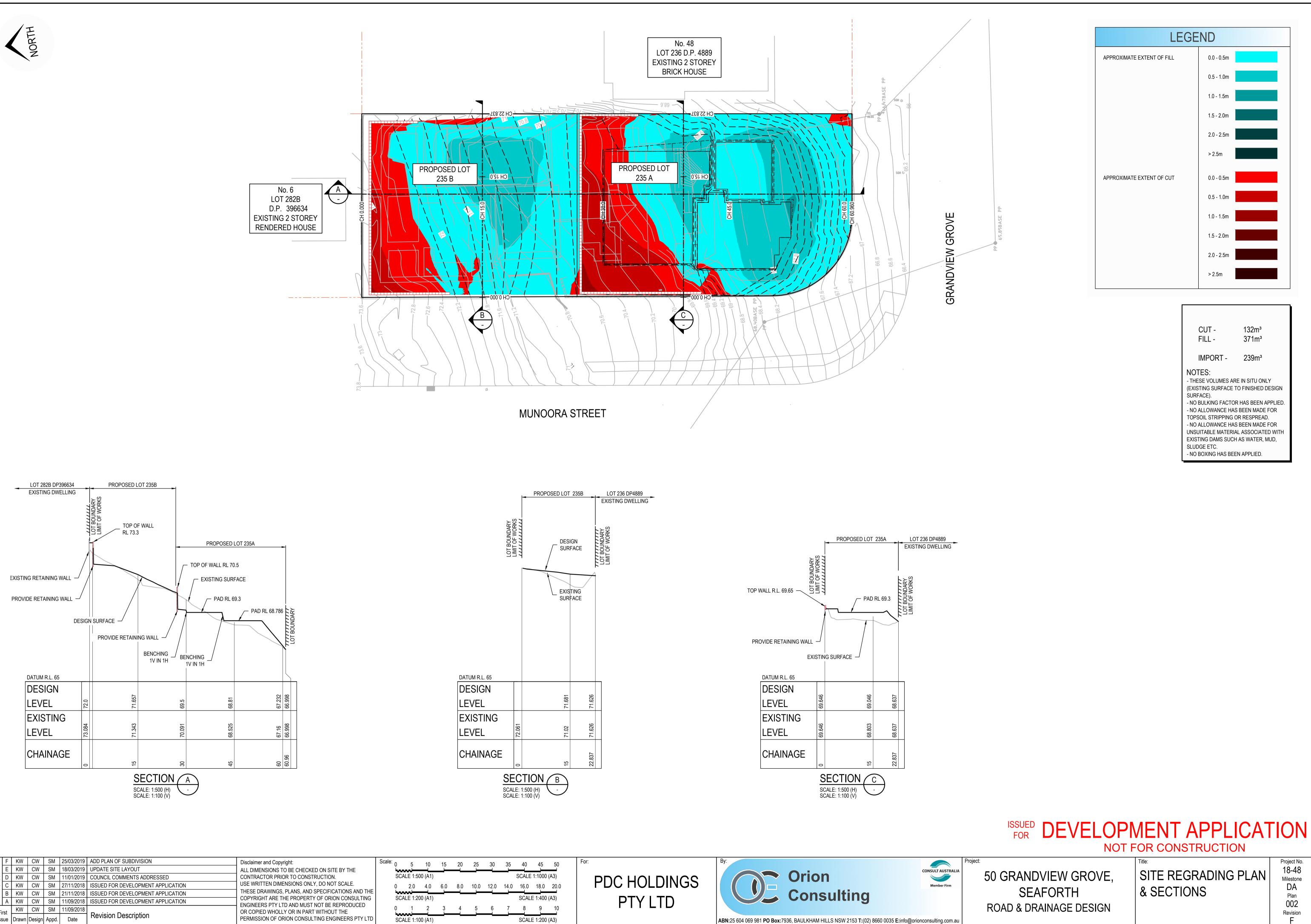
FOR DEVELOPMENT APPLICATION NOT FOR CONSTRUCTION

Title:

50 GRANDVIEW GROVE, SEAFORTH ROAD & DRAINAGE DESIGN

GENERAL LAYOUT PLAN, NOTES & LEGEND

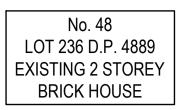


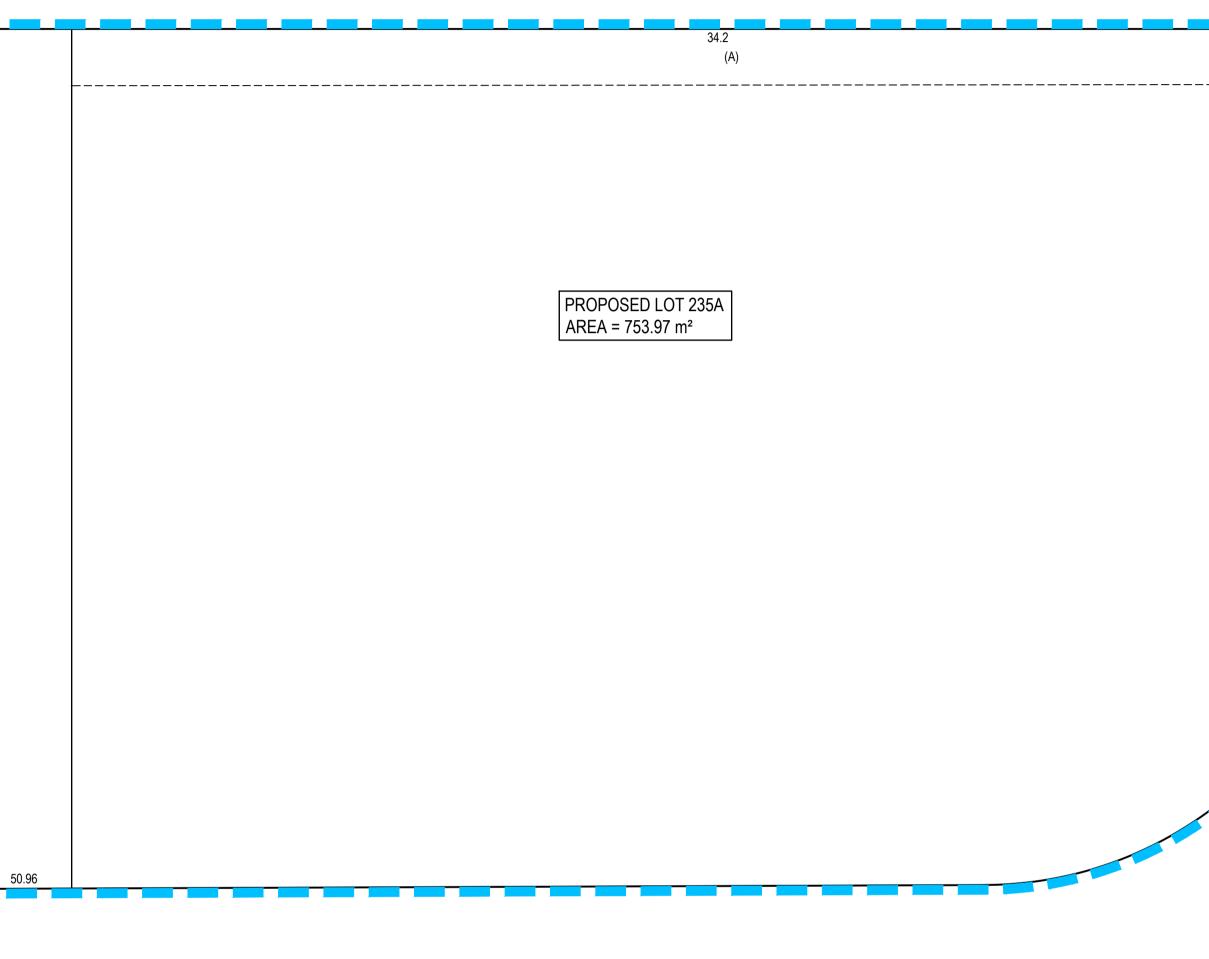


LEGE	IND
APPROXIMATE EXTENT OF FILL	0.0 - 0.5m
	0.5 - 1.0m
	1.0 - 1.5m
	1.5 - 2.0m
	2.0 - 2.5m
	> 2.5m
APPROXIMATE EXTENT OF CUT	0.0 - 0.5m
	0.5 - 1.0m
	1.0 - 1.5m
	1.5 - 2.0m
	2.0 - 2.5m
	> 2.5m

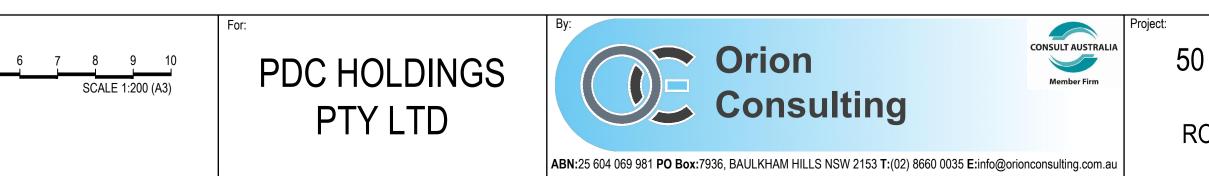
CUT -	132m ³
FILL -	371m³
IMPORT -	239m ³
SURFACE). - NO BULKING FACTO - NO ALLOWANCE HA TOPSOIL STRIPPING - NO ALLOWANCE HA	TO FINISHED DESIGN OR HAS BEEN APPLIED. AS BEEN MADE FOR OR RESPREAD. AS BEEN MADE FOR IAL ASSOCIATED WITH CH AS WATER, MUD,
- NO BOXING HAS BE	EIN APPLIED.

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		15					
		NORTH					
					26.76		
					PROPOSED LOT 235B		
					AREA = 610.03 m ²		
		No. 6 _OT 282B					
	D	0.P. 396634 XISTING 2	22.845				
		STOREY ENDERED	3				
		HOUSE					
	[LOT	SUM	IMARY - R2			
		(LOW DE	NSIT	Y RESIDENTIAL)			
		LOT RANGE		1-2			
NI DMOTODO		TOTAL LOTS - R2 TOTAL LOT AREA		2 1,364m ²			MUNOOR
		AVERAGE LOT SIZ		682m ²			
		TOTAL RESIDUE I		0			
	[TOTAL RESIDUE	AREA	0			
	F		03/2019 A	ADD PLAN OF SUBDIVISION	Disclaimer and Copyright:	Scale:	
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C 04-01/01/07	В	KW CW SM 21/	11/2018	SSUED FOR DEVELOPMENT APPLICATION SSUED FOR DEVELOPMENT APPLICATION	USE WRITTEN DIMENSIONS ONLY, DO NOT SCALE. THESE DRAWINGS, PLANS, AND SPECIFICATIONS AND THE COPYRIGHT ARE THE PROPERTY OF ORION CONSULTING	SCALE 1,100 (A1)	
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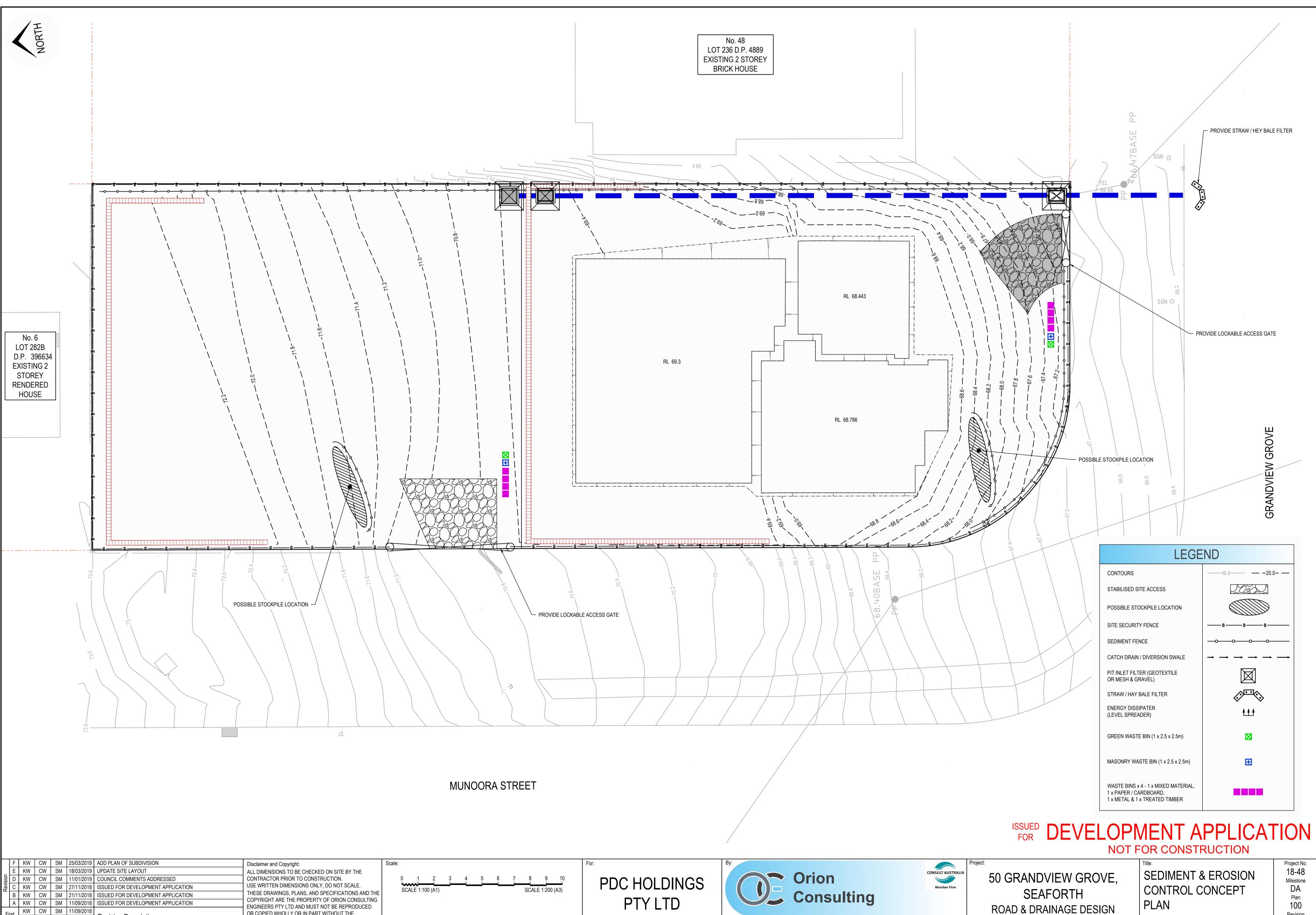


	LEGE	END
EXISTING SURV CADASTRAL BO SITE EXTENTS	/EY DUNDARIES	
	EASEM	ENTS
(A)	DENOTES 1.5m D	DRAINAGE EASEMENT
		GRANDVIEW GROVE

FOR DEVELOPMENT APPLICATION

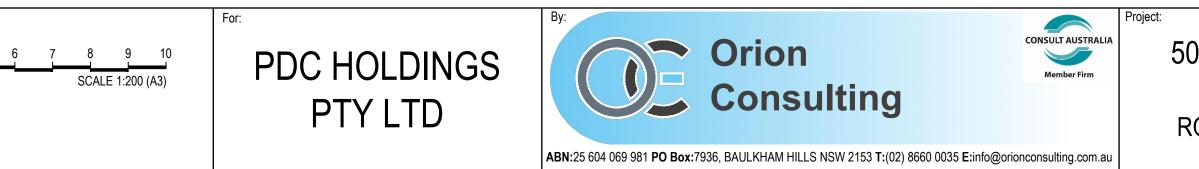
50 GRANDVIEW GROVE, SEAFORTH ROAD & DRAINAGE DESIGN Title: PLAN OF SUBDIVISION





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Firs	KW	CW	SM	11/09/2018			
	e Drawn	Design	Appd.	Date	Revision Description	PERMISSION OF ORION CONSULTING ENGINEERS PTY LTD	
		, i					



Revision F

GENERAL NOTES:

- ALL EROSION AND SEDIMENT CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE 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.

STOCKPILE NOTES:

- SPOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREAS WHERE WATER MAY CONCENTRATE.
- 10. 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.
- 11. FOLLOWING CONSTRUCTION, TOPSOIL SHALL BE RESPREAD TO A MINIMUM DEPTH OF 100mm ON THE BARE SOIL SURFACES AND REVEGETATE.
- 12. ALL STOCKPILES TO BE (MAX) 2m HIGH AND PROTECTED WITH SILT FENCE.

SPECIAL NOTES:

- 13. LOCATION AND EXTENT OF SOIL AND WATER MANAGEMENT DEVICES IS DIAGRAMMATIC ONLY AND THE ACTUAL REQUIREMENTS SHALL BE CONFIRMED ON SITE.
- 14. 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.
- 15. 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.
- 16. 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.
- 17. PRIOR TO THE COMMENCEMENT OF ANY EARTHWORKS, AND AFTER THE ROAD CENTRELINES HAVE BEEN PEGGED 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.
- 18. NO TREES SHALL BE REMOVED WITHOUT COUNCIL'S CLEARANCE.
- 19. MANAGEMENT DEVICES TO REMAIN UNTIL THE END OF THE MAINTENANCE PERIOD.

SEDIMENTATION CONTROL DEVICES:

- 20. 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.
- 21. 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.

EARTH BANK STABILISE STOCKPILE -SEDIMENT FENCE SURFACE K) enterest and 2 FLOW CONSTRUCTION NOTES: 1. PLACE STOCKPILES MORE THAN 2 (PREFERABLY 5) METRES FROM EXISTING VEGETATION, CONCENTRATED WATER FLOW, ROADS AND HAZARD AREAS. CONSTRUCT ON THE CONTOUR AS LOW, FLAT, ELONGATED MOUNDS.

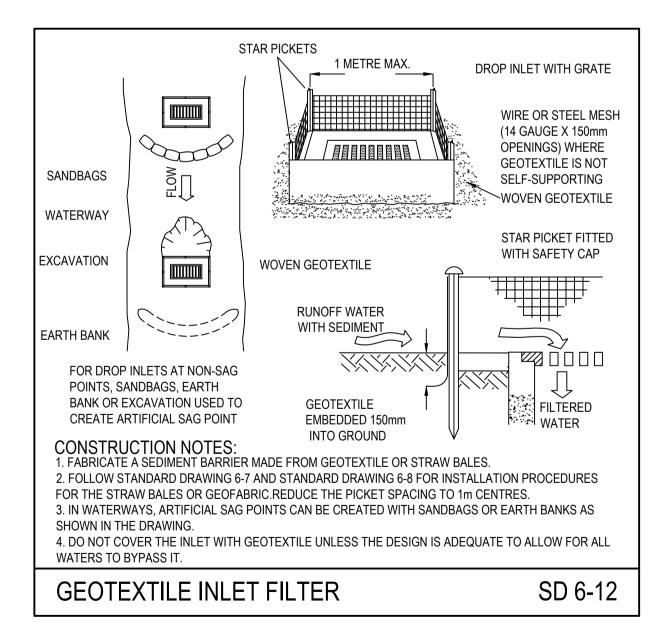
- 3. WHERE THERE IS SUFFICIENT AREA, TOPSOIL STOCKPILES SHALL BE LESS THAN 2 METRES IN HEIGHT 4. ALL STOCKPILES ARE TO BE LOCATED AND PLACED IN ACCORDANCE WITH THE CONTRACTOR'S EROSION AND SEDIMENT CONTROL PLAN.
- 5. WHERE STOCKPILES ARE TEMPORARY (<14 DAYS) NO STABILISATION IS REQUIRED. REVIEW THE
- ADEQUACY OF SEDIMENT CONTROLS IF RAINFALL IS PREDICTED. 6. WHERE STOCKPILES ARE TEMPORARY (<14 DAYS) THE FOLLOWING ADDITIONAL CONTROLS ARE REQUIRED:
- -MAXIMUM BATTER SLOPE REDUCED TO 1:4 -CONSTRUCT A CONTOUR DRAIN ON THE LOW SIDE OF THE STOCKPILE, AND DISCHARGING THROUGH A STRAW BALE OR 200mm HIGH GRAVEL DAM
- -ESTABLISH GRASS COVER TO SURFACE OF STOCKPILE WITHIN 14 DAYS, USING HYDROMULCH WITH A 75:25 MIX OF SEASONAL AND PERMANENT GRASS SEEDS, AND A STRAW MULCH THICKNESS OF NO LESS THAN 5mm.
- 7. CONSTRUCT EARTH BANKS (STANDARD DRAWING 5-5) ON THE UPSLOPE SIDE TO DIVERT WATER AROUND STOCKPILES AND SEDIMENT FENCES (STANDARD DRAWING 6-8) 1 TO 2 METRES DOWNSLOPE. SD 4-1



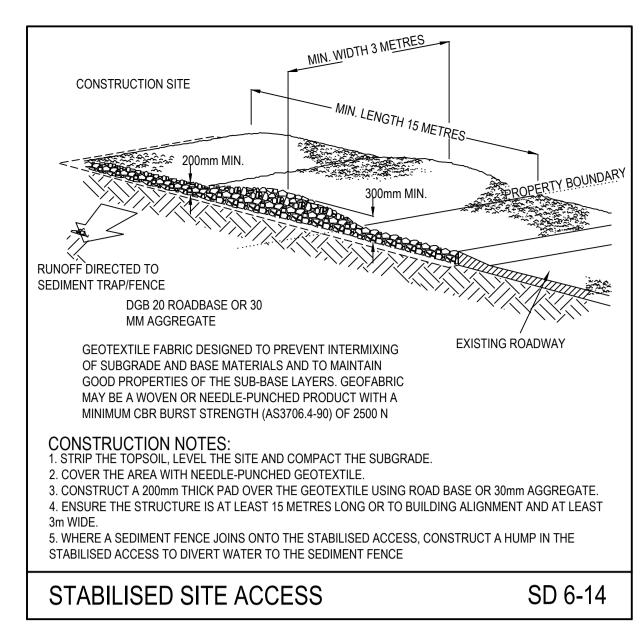
- KERB-SIDE INLET TIMBER SPACER TO SUIT GRAVEL-FILLED WIRE MESH OR GEOTEXTILE 'SAUSAGE' OVERFLOW RUNOFF WATER WITH SEDIMENT TIMBER SPACER TO SUIT **CONTRACTOR** SEDIMENT //</// GRAVEL-FILLED WIRE MESH OR FILTERED WATER GEOTEXTILE 'SAUSAGE' NOTE: THIS PRACTICE ONLY TO BE USED WHERE SPECIFIED IN AN APPROVED SWMP/ESCP. CONSTRUCTION NOTES 1. INSTALL FILTERS TO KERB INLETS ONLY AT SAG POINTS.
- 2. 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
- 3. FORM AN ELLIPTICAL CROSS-SECTION ABOUT 150mm HIGH X 400mm WIDE. 4. PLACE THE FILTER AT THE OPENING LEAVING AT LEAST A 100mm SPACE BETWEEN IT AND THE KERB INLET. MAINTAIN THE OPENING WITH SPACER BLOCKS.
- 5. FORM A SEAL WITH THE KERB TO PREVENT SEDIMENT BYPASSING THE FILTER. 6. 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.

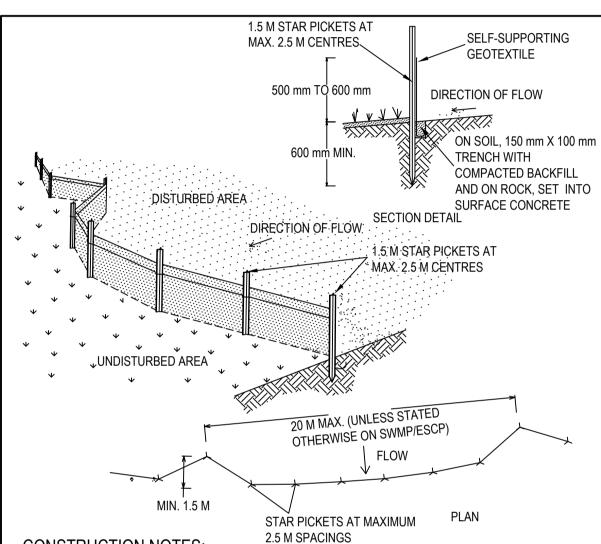
MESH AND GRAVEL INLET FILTER

SD 6-11



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CONSTRUCTION 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 50 LITRES PER SECOND IN THE DESIGN STORM EVENT. USUALLY THE 10-YEAR EVENT.

2. CUT A 150mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.

3. DRIVE 1.5 METRE LONG STAR PICKETS INTO GROUND AT 2.5m 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

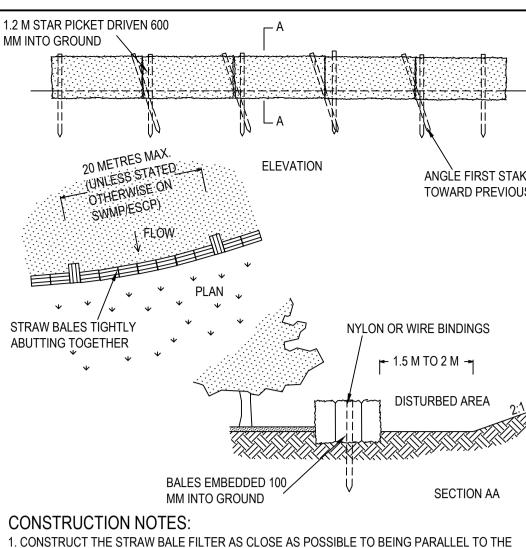
GEOTEXTILE.

SEDIMENT FENCE SD 6-8

For:

PDC HOLDINGS

PTY LTD



SD 6-7

STRAW BALE FILTER



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

Consulting

Orion

.2 M STAR PICKET DRIVEN 600 A
20 METRES MAX. (UNLESS STATED (UNLESS STATED OTHERWISE ON OTHERWISE ON SWMPJESCP) SWMPJESCP
FLOW FLOW
STRAW BALES TIGHTLY ABUTTING TOGETHER T 1.5 M TO 2 M - DISTURBED AREA 21 SLOPE
BALES EMBEDDED 100
MM INTO GROUND SECTION AA
CONSTRUCTION NOTES: 1. CONSTRUCT THE STRAW BALE FILTER AS CLOSE AS POSSIBLE TO BEING PARALLEL TO THE CONTOURS OF THE SITE. 2. PLACE BALES LENGTHWISE IN A ROW WITH ENDS TIGHTLY ABUTTING. USE STRAW TO FILL ANY GAPS BETWEEN BALES. STRAWS ARE TO BE PLACED PARALLEL TO GROUND. 3. ENSURE THAT THE MAXIMUM HEIGHT OF THE FILTER IS ONE BALE. 4. EMBED EACH BALE IN THE GROUND 75 mm TO 100 mm AND ANCHOR WITH TWO 1.2 METRE STAR PICKETS OR STAKES. ANGLE THE FIRST STAR PICKET OR STAKE IN EACH BALE TOWARDS THE PREVIOUSLY LAID BALE.DRIVE THEM 600 mm INTO THE GROUND AND, IF POSSIBLE, FLUSH WITH THE TOP OF THE BALES. WHERE STAR PICKETS ARE USED AND THEY PROTRUDE ABOVE THE BALES, ENSURE THEY ARE FITTED WITH SAFETY CAPS. 5. WHERE A STRAW BALE FILTER IS CONSTRUCTED DOWNSLOPE FROM A DISTURBED BATTER, ENSURE THE BALES ARE PLACED 1 TO 2 METRES DOWNSLOPE FROM THE TOE. 6. ESTABLISH A MAINTENANCE PROGRAM THAT ENSURES THE INTEGRITY OF THE BALES IS RETAINED - THEY COULD REQUIRE REPLACEMENT EACH TWO TO FOUR MONTHS.

FOR DEVELOPMENT APPLICATION NOT FOR CONSTRUCTION

50 GRANDVIEW GROVE, SEAFORTH **ROAD & DRAINAGE DESIGN**

SEDIMENT & EROSION **CONTROL NOTES &** DETAILS



