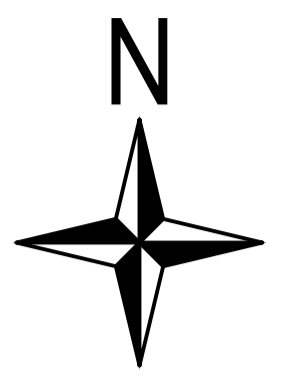




Attachment 1 to Item 2.1.2

Plans of Proposal

Date of meeting: 16 February 2023
Location: By audio-visual link
Time: 10:00 a.m.



4	UPDATED BASED ON COUNCIL'S COMMENTS	L.B.	17/11/2022
3	FOR DEVELOPMENT APPLICATION	L.B.	09/03/2022
2	FOR CLIENT'S REVIEW	L.B.	15/02/2022
1	FOR CLIENT'S REVIEW	L.B.	03/02/2022
REV.	REVISION DESCRIPTION	DESIGNED	DATE

DESIGNED: L.B.	CHECKED: P.V.	CERTIFIED: LEONID BRONFENTRINKER RPEQ No. 25146
DATUM: A.H.D.	LGA: HAWKESBURY CITY COUNCIL	
SCALE: SCALE 1:500 @ A1 SCALE 1:1000 @ A3		
ORIGINAL SHEET SIZE A1		

CLIENT:
RACK CONSTRUCTIONS (NO. 1) PTY. LTD.
3 CARLINGFORD ROAD
EPPING NSW 2121

SABAI CONSULTING

www.sabaiconsulting.com.au
E: info@sabaiconsulting.com.au M: 0421 007 780 ABN: 66 621 194 796

RESIDENTIAL SUBDIVISION
55 WELLS STREET, PITT TOWN
LOT LAYOUT PLAN

PROJECT No.: 2168 DWG No.: SK1-101 SHEET 1 OF 1

PRELIMINARY ISSUE - NOT FOR CONSTRUCTION



SABAI CONSULTING PTY. LTD. AUTHORISE THE USE OF THIS DRAWINGS ONLY FOR THE PURPOSE DESCRIBED BY THE STATUS STAMP. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS AND DRAWINGS.

CIVIL ENGINEERING PLANS



PROJECT: RESIDENTIAL SUBDIVISION
ADDRESS: 55 WELLS STREET, PITT TOWN
STAGE: DEVELOPMENT APPLICATION



DRAWING INDEX	
SHEET NUMBER	SHEET TITLE
CD1-100	COVER SHEET AND LOCALITY PLAN
CD1-101	GENERAL NOTES AND LEGEND
CD1-110	DEMOLITION, TREE REMOVAL AND EROSION AND SEDIMENT CONTROL PLAN
CD1-120	BULK EARTHWORKS PLAN
CD1-121	SITE SECTIONS - SHEET 1
CD1-122	SITE SECTIONS - SHEET 2
CD1-130	CIVIL WORKS PLAN
CD1-140	ROAD TYPICAL DETAILS
CD1-141	ROAD LONGITUDINAL SECTIONS - WELLS AND WILKINSON STREET
CD1-142	ROAD LONGITUDINAL SECTIONS - ROAD 01
CD1-150	STORMWATER CATCHMENT PLAN
CD1-161	RETAINING WALL LONGITUDINAL SECTIONS
CD1-170	LINEMARKING AND SIGNAGE PLAN

PRELIMINARY ISSUE - NOT FOR CONSTRUCTION



SABAI CONSULTING PTY. LTD. AUTHORISE THE USE OF THIS DRAWINGS ONLY FOR THE PURPOSE DESCRIBED BY THE STATUS STAMP. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS AND DRAWINGS.

LOCALITY PLAN
SCALE: 1:5000

DESIGNED: L.B.	CHECKED: P.V.	CERTIFIED: LEONID BRONFENTRINKER RPEQ No. 25146
DATUM: A.H.D.	LGA: HAWKESBURY CITY COUNCIL	
SCALE:		
REV. 4	UPDATED BASED ON COUNCIL'S COMMENTS	L.B. 17/11/2022
REV. 3	FOR DEVELOPMENT APPLICATION	L.B. 09/03/2022
REV. 2	DRAFT DA PLANS FOR CLIENT'S REVIEW	L.B. 01/03/2022
REV. 1	FOR CLIENT'S REVIEW	L.B. 02/12/2021
REV.	REVISION DESCRIPTION	DESIGNED DATE
		ORIGINAL SHEET SIZE A1

CLIENT:
 RACK CONSTRUCTIONS (NO. 1) PTY. LTD.
 3 CARLINGFORD ROAD
 EPPING NSW 2121



RESIDENTIAL SUBDIVISION
 55 WELLS STREET, PITT TOWN
 COVER SHEET AND LOCALITY PLAN

GENERAL

- ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH COUNCIL'S SPECIFICATIONS AND TO THE REQUIREMENTS OF COUNCIL'S ENGINEER.
- TECHNICAL SPECIFICATIONS OR SPECIFIC INSTRUCTIONS ON DRAWINGS TAKE PRECEDENCE OVER THESE NOTES.
- DO NOT DEPART FROM THE DESIGN UNLESS AUTHORISED IN WRITING BY THE DESIGN ENGINEER.
- ALL DIMENSIONS AND LEVELS SHOWN ON THE DRAWINGS SHALL BE VERIFIED BY THE CONTRACTOR ON SITE. CIVIL DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONS. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- COUNCIL'S TREE PRESERVATION ORDER IS TO BE STRICTLY ADHERED TO.
- IF THERE IS DOUBT REGARDING THE CIVIL DESIGN, CONTACT THE ENGINEER FOR CLARIFICATION.
- THE SURVEY INFORMATION IS SHOWN TO PROVIDE A BASIS FOR DESIGN. SABAI CONSULTING PTY. LTD. DOES NOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THE SURVEY BASE OR ITS SUITABILITY AS A BASIS FOR CONSTRUCTION DRAWINGS.
- SHOULD DISCREPANCIES BE ENCOUNTERED DURING CONSTRUCTION WITH WHAT IS SHOWN ON THESE PLANS, CONTACT SABAI CONSULTING.
- THE CONTRACTOR SHALL ARRANGE ALL SURVEY SETOUT TO BE CARRIED OUT BY A REGISTERED SURVEYOR.
- BENCH MARK, SURVEY PEGS, LEVEL PEGS OR SUPPLEMENTARY REFERENCE MARKS SHALL NOT BE ADJUSTED OR MOVED WITHOUT WRITTEN APPROVAL FROM THE SUPERINTENDENT. THE CONTRACTOR SHALL TRANSFER ANY PEGS AFFECTED BY THE PROPOSED WORKS TO SIDE POSITIONS CLEAR OF OPERATIONS AND SHALL NOTE THE EXTENT OF THE MOVEMENT IN DISTANCE AND LEVEL.
- A CONTRACTOR CARRYING OUT WORKS ON A SUBDIVISION SHALL RESTRICT SUCH ACTIVITIES TO WITHIN THE HOURS OF 7.00am TO 6.00pm ON MONDAYS TO FRIDAYS INCLUSIVE AND 8.00am TO 1.00pm ON SATURDAYS. NO WORK SHALL BE UNDERTAKEN OUTSIDE THE HOURS SPECIFIED ABOVE OR ON SUNDAYS WITHOUT THE WRITTEN APPROVAL OF COUNCIL.
- VEHICULAR ACCESS AND ALL SERVICES TO BE MAINTAINED AT ALL TIMES TO ADJOINING PROPERTIES AFFECTED BY CONSTRUCTION WORKS.
- PRIOR TO THE COMMENCEMENT OF CONSTRUCTION WORKS ON ADJOINING PROPERTIES WRITTEN PERMISSION IS TO BE OBTAINED FROM THE RELEVANT OWNERS AND SUBMITTED TO COUNCIL.
- DRIVEWAYS / LAYBACKS TO HAVE MINIMUM 1.0m CLEARANCE FROM POWER, LIGHT POLES AND PITS, AND 6.0m CLEARANCE FROM KERB RETURN T.Ps.

SERVICES

- THE CONTRACTOR MUST CONFIRM THE EXACT LOCATION AND EXTENT OF EXISTING SERVICES PRIOR TO CONSTRUCTION AND NOTIFY ANY CONFLICTS WITH THE DRAWINGS IMMEDIATELY TO THE SUPERINTENDENT.
- EXISTING SERVICES HAVE BEEN PLOTTED FROM SERVICES SEARCH PLANS AND AS SUCH THEIR ACCURACY CANNOT BE GUARANTEED.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLETE A 'DIAL BEFORE YOU DIG' SEARCH AND TO ESTABLISH THE LOCATION AND LEVEL OF ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE SUPERINTENDENT. CLEARANCES SHALL BE OBTAINED FROM THE RELEVANT SERVICE AUTHORITY. SEARCH RESULTS ARE TO BE KEPT ON SITE AT ALL TIMES.
- CONDUITS TO BE LAID AS DIRECTED BY THE RELEVANT AUTHORITY, CLEAR OF VEHICULAR CROSSINGS.
- IF EXISTING SERVICE UTILITY COVERS AND GRATES OR SURROUNDING SURFACE LEVELS ARE TO BE LOWERED, THE CONTRACTOR IS TO MAKE CERTAIN THAT MINIMUM COVERS TO SERVICES ARE MAINTAINED.

DRAINAGE

- ALL STORMWATER WORKS ARE TO BE UNDERTAKEN BY A LICENSED PLUMBER IN ACCORDANCE WITH COUNCIL'S STANDARDS AND AS 3500.
- ADEQUATE PROVISION TO BE MADE FOR SCOURING AND SEDIMENTATION TO ALL DRAINAGE WORKS AS DIRECTED.
- EXISTING STORMWATER PIPE LOCATIONS AND INVERT LEVELS TO BE CONFIRMED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- PRE-CAST KERB INLETS TO BE USED ON GULLY PITS.
- PIPES 375 DIA. AND LARGER TO BE REINFORCED CONCRETE PIPES (RCP) CLASS '2' APPROVED SPIGOT AND SOCKET WITH RUBBER RING JOINTS U.N.O.
- PIPES UP TO 300 DIA. SHALL BE SEWER GRADE uPVC WITH SOLVENT WELDED JOINTS.
- PROVIDE AGRICULTURAL DRAINS WITH FLUSHING POINTS AND STANDARD COVERS AT MAX. 60m INTERVALS AND ELSEWHERE AS DIRECTED BY COUNCILS ENGINEER. MARK FACE OF KERB ADJACENT TO COVERS "SS".
- BEDDING TYPE SHALL BE TYPE HS2 FOR RCP, AND TYPE H2 FOR uPVC. WHERE NECESSARY THE OVERLAY ZONE SHALL BE REDUCED TO ACCOMMODATE PAVEMENT REQUIREMENTS.
- WHERE TRENCHES ARE IN ROCK THE PIPE SHALL BE BEDDED ON A MINIMUM OF 50mm CONCRETE BED (OR 75mm BED OF 12mm BLUE METAL) UNDER THE BARREL OF THE PIPE.
- ALL LONGITUDINAL PIPELINES IN ROADS TO BE LOCATED UNDER KERB AND GUTTER TO BE BACKFILLED WITH WASHED RIVER SAND.
- ALL PITS TO BE BENCHED AND STREAMLINED. PROVIDE STEP IRONS FOR ALL PITS OVER 1.2m DEEP.
- SUITABLE EASEMENTS TO DRAIN WATER TO BE PROVIDED OVER DRAINAGE LINES THROUGH ALLOTMENTS.
- CONSTRUCT TAIL OUT DRAINS FROM KERB AND GUTTER. WRITTEN PERMISSION TO DISCHARGE WATER BEING OBTAINED FROM ADJOINING OWNER AND SUBMITTED TO COUNCIL PRIOR TO COMMENCEMENT OF WORKS.
- PROVIDE INDEMNITY FOR GUTTER DISCHARGE ONTO ADJOINING PROPERTY WHERE NECESSARY.
- LENGTH OF LINTEL SHOWN INDICATES LENGTH OF CLEAR OPENING.
- CONDUIT TRENCHES, SUBSOIL DRAINS AND STORMWATER DRAINAGE LINES TO BE BACKFILLED WITH APPROVED WASHED RIVER SAND, FLOODED AND VIBRATED. CONDUIT TRENCH TO BE GRADED AT MINIMUM OF ONE PERCENT (1%) GRADE TO EITHER SUBSOIL OR STORMWATER DRAINAGE LINES.
- 100 YEAR FLOW PATHS TO BE FORMED AT THE TIME OF CONSTRUCTION.
- A SIGN MUST BE AFFIXED TO RAINWATER TANKS CLEARLY STATING THAT THE WATER IN THE TANK IS RAINWATER. TAPS AND PIPES FROM THE TANK ARE TO BE CLEARLY LABELED INDICATING THAT THE WATER IS RAINWATER.
- ALL DOWNPIPES DRAINING TO THE RAINWATER TANK ARE TO BE FITTED WITH FIRST FLUSH DIVERTERS.
- TRENCHES SHALL BE LOCATED AWAY FROM THE FOUNDATIONS OF BUILDINGS. STORMWATER LINES TO HAVE A MINIMUM OF 300mm GROUND COVER.
- ALL STORMWATER PIPES TO BE MINIMUM Ø100 AT MINIMUM 1% GRADE U.N.O ON THE DRAWING.
- THE DRAWINGS DEPICT THE INSTALLATION DIAGRAMMATICALLY AND ARE NOT TO BE SCALED. SET OUT ALL WORK TO SUIT ON SITE DIMENSIONS.
- WHERE PIPES ARE LOCATED UNDER PAVEMENTS, TRENCHES ARE TO BE BACKFILLED WITH DGB20 COMPACTED IN 150mm LAYERS TO A MINIMUM DRY DENSITY OF 98% U.N.O.
- CARE MUST BE TAKEN WHEN BREAKING INTO COUNCIL KERBS, GUTTERS AND FOOTPATHS AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THESE AREAS ARE REINSTATED TO THE SATISFACTION OF COUNCIL ON COMPLETION OF THE WORKS.

- STORM WATER LINES LAID ACROSS THE COUNCIL NATURE STRIP SHALL BE 100mm SEWER GRADE PVC AND ACHIEVE 300mm COVER WHERE POSSIBLE.
- GUTTERS ASSUMED TO BE QUAD LOW-FRONT STYLE WITH AN EFFECTIVE CROSS-SECTIONAL AREA (Ae) OF 8611 mm²
- GUTTERS TO BE INSTALLED AT MIN. SLOPE OF 1:500.

EARTHWORKS

- PROVIDE 150mm TOPSOIL WITH TURF OR GRASS SEEDING ON ALL FOOTPATHS AND FILLED AREAS.
- MAKE SMOOTH JUNCTIONS WITH EXISTING WORKS.
- GUIDE POSTS WITH ATTACHED REFLECTORS TO BE PLACED WHERE DIRECTED.
- PROVISION TO BE MADE FOR SUITABLE PROTECTION OF ROAD PAVEMENT KERB AND GUTTER AND FOOTPATH FORMATION.
- WHERE LOT FILLING OF IN EXCESS OF 300mm IS PROPOSED, LEVELS ARE TO BE TAKEN ON THE STRIPPED SURFACE PRIOR TO THE COMMENCEMENT OF FILLING AND ON THE FINISHED SURFACE, SUCH LEVELS BEING SHOWN ON THE WORK-AS-EXECUTED PLAN.
- SUB-GRADE IN ROCK TO BE RIPPED, SCARIFIED, SPREAD AND COMPACTED TO A MINIMUM DEPTH OF 300mm BELOW THE FINISHED SUB-GRADE LEVEL.
- NO TOPSOIL TO BE REMOVED FROM THE SITE.
- PUBLIC UTILITY STUB-MAINS TO BE INSTALLED PRIOR TO THE PREPARATION OF SUB-GRADE.
- WHERE THE SLOPE OF THE NATURAL SURFACE EXCEEDS ONE IN FOUR (1:4) FILL EMBANKMENT, BENCHES ARE TO BE CUT TO PREVENT SLIPPING OF THE FILL MATERIAL AS REQUIRED BY COUNCIL'S ENGINEER.
- DETAILS OF THE SOIL TEST AND PAVEMENT DESIGN ARE TO BE SUBMITTED TO COUNCIL PRIOR TO INSPECTION OF SUBGRADE.
- ALL FILL TESTING TO BE CONTROLLED AND CERTIFIED BY AN N.A.T.A. REGISTERED LAB.

SERVICES LEGEND

EXISTING SERVICES

	EXISTING SEWER GRAVITY MAIN
	EXISTING OPTUS CABLE
	EXISTING STORMWATER
	EXISTING WATER MAIN
	EXISTING RECYCLED WATER MAIN
	EXISTING ELECTRICITY
	EXISTING TELSTRA CABLE
	EXISTING GAS MAIN
	EXISTING LIGHT POLE

PROPOSED SERVICES

	PROPOSED WATER MAIN
	PROPOSED HYDRANT
	PROPOSED STOP VALVE
	PROPOSED SEWER GRAVITY MAIN
	PROPOSED SEWER MANHOLE
	PROPOSED SEWER RISING MAIN
	SERVICE TO BE ABANDONED

CIVIL LEGEND

	SITE BOUNDARY
	ROAD CENTRELINE
	KERB AND GUTTER (REFER TO SCC STANDARD DRAWING 2637-09)
	KERB RAMP (REFER TO SCC STANDARD DRAWING 2637-23)
	VEHICLE CROSSING (REFER TO SCC STANDARD DRAWING 5104-07)
	FINISHED SURFACE CONTOUR
	NATURAL SURFACE CONTOUR
	STORMWATER DRAINAGE HEADWALL (REFER TO SCC STANDARD DRAWING 2637-14)
	STORMWATER DRAINAGE PIT AND NO. (REFER TO SCC STANDARD DRAWINGS 2637-01 TO 2637-08)
	STORMWATER DRAINAGE PIPE
	SUBSOIL DRAINAGE PIPE
	OPEN DRAIN / SWALE / TABLE DRAIN
	SCOUR PROTECTION
	CONCRETE PATH AS SPECIFIED
	FUTURE ROAD WORKS
	EASEMENT
	TREE TO REMAIN
	TREE TO BE REMOVED
	ROAD SIGN (REFER TO SCC STANDARD DRAWING 2637-28)
	PAVEMENT TYPE A
	PAVEMENT TYPE B
	DRIVEWAY PAVEMENT - PROVIDE 'LIKE FOR LIKE' AS PER EXISTING
	LIMIT OF WORKS

PRELIMINARY ISSUE - NOT FOR CONSTRUCTION



SABAI CONSULTING PTY. LTD. AUTHORISE THE USE OF THIS DRAWINGS ONLY FOR THE PURPOSE DESCRIBED BY THE STATUS STAMP. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS AND DRAWINGS.

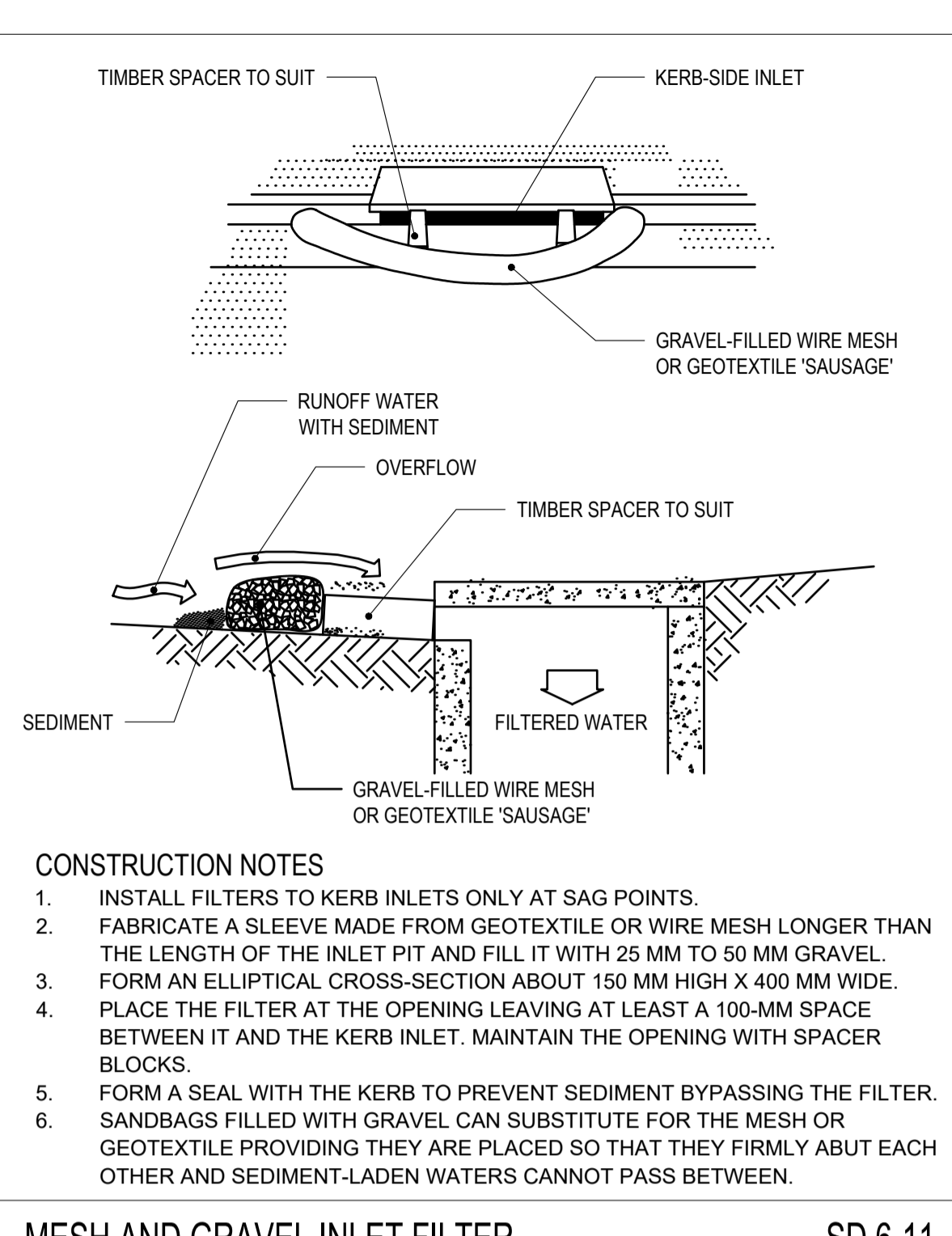
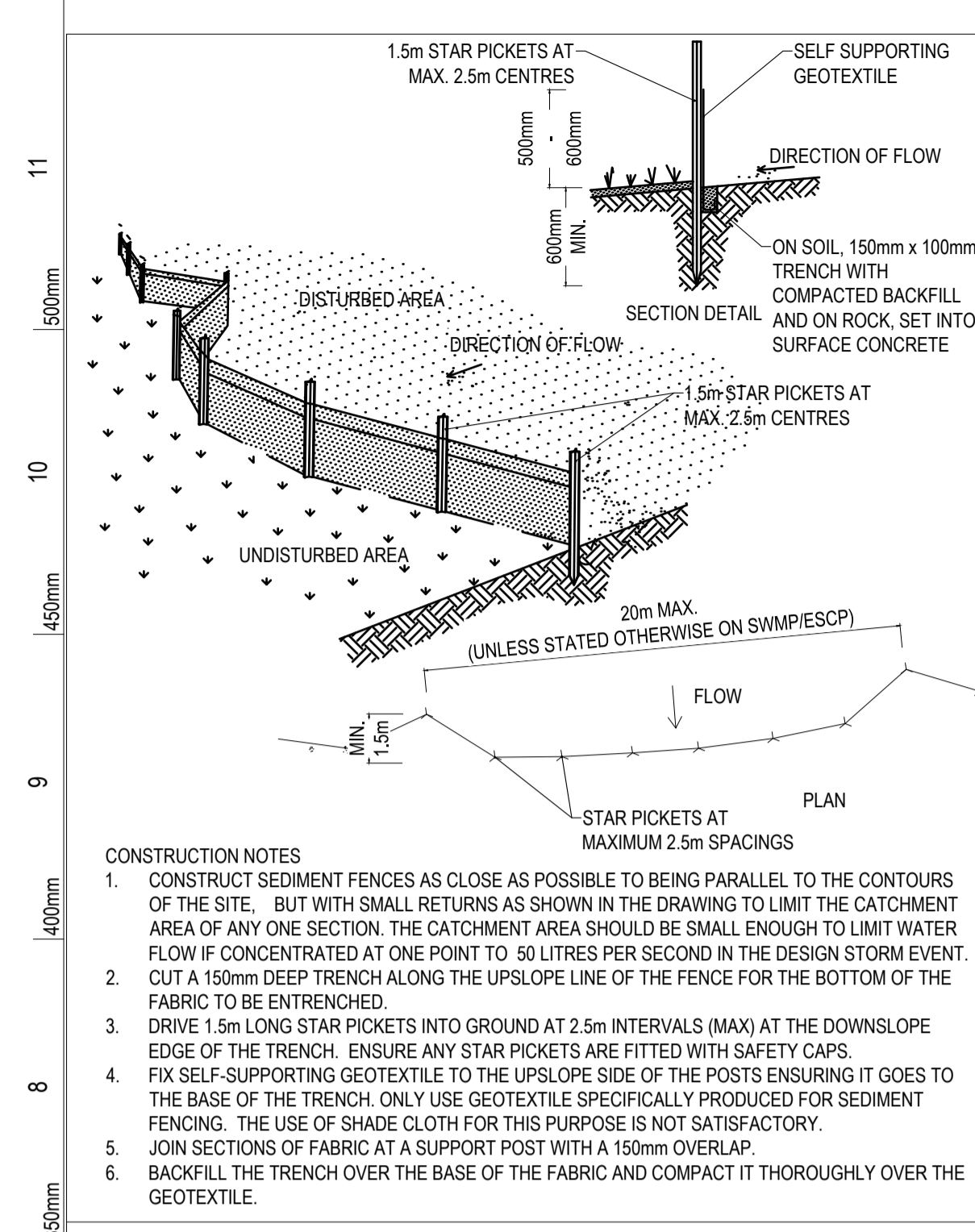
4	UPDATED BASED ON COUNCIL'S COMMENTS	L.B.	17/11/2022
3	FOR DEVELOPMENT APPLICATION	L.B.	09/03/2022
2	DRAFT DA PLANS FOR CLIENT'S REVIEW	L.B.	01/03/2022
1	FOR CLIENT'S REVIEW	L.B.	02/12/2021
REV.	REVISION DESCRIPTION	DESIGNED	DATE

DESIGNED: L.B.	CHECKED: P.V.	CERTIFIED: LEONID BRONFENTRINKER RPEQ No. 25146
DATUM: A.H.D.	LGA: HAWKESBURY CITY COUNCIL	
SCALE:		
ORIGINAL SHEET SIZE A1		

CLIENT:
RACK CONSTRUCTIONS (NO. 1) PTY. LTD.
3 CARLINGFORD ROAD
EPPING NSW 2121

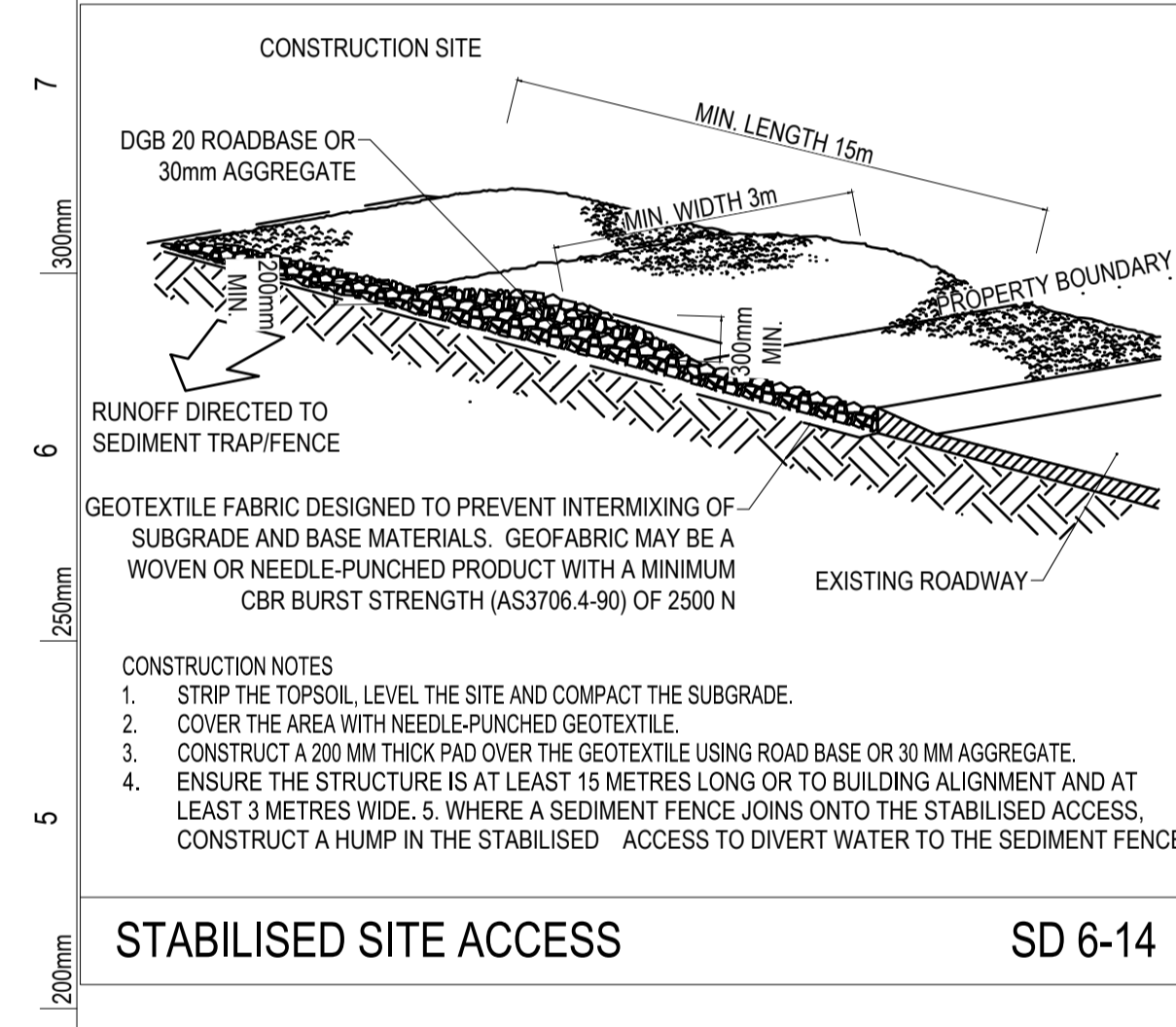
SABAI CONSULTING
www.sabaiconsulting.com.au
E: info@sabaiconsulting.com.au M: 0421 007 780 ABN: 66 621 194 796

RESIDENTIAL SUBDIVISION
55 WELLS STREET, PITT TOWN
GENERAL NOTES AND LEGEND
PROJECT No.: 2168 DWG No.: CD1-101 SHEET 2 OF 13

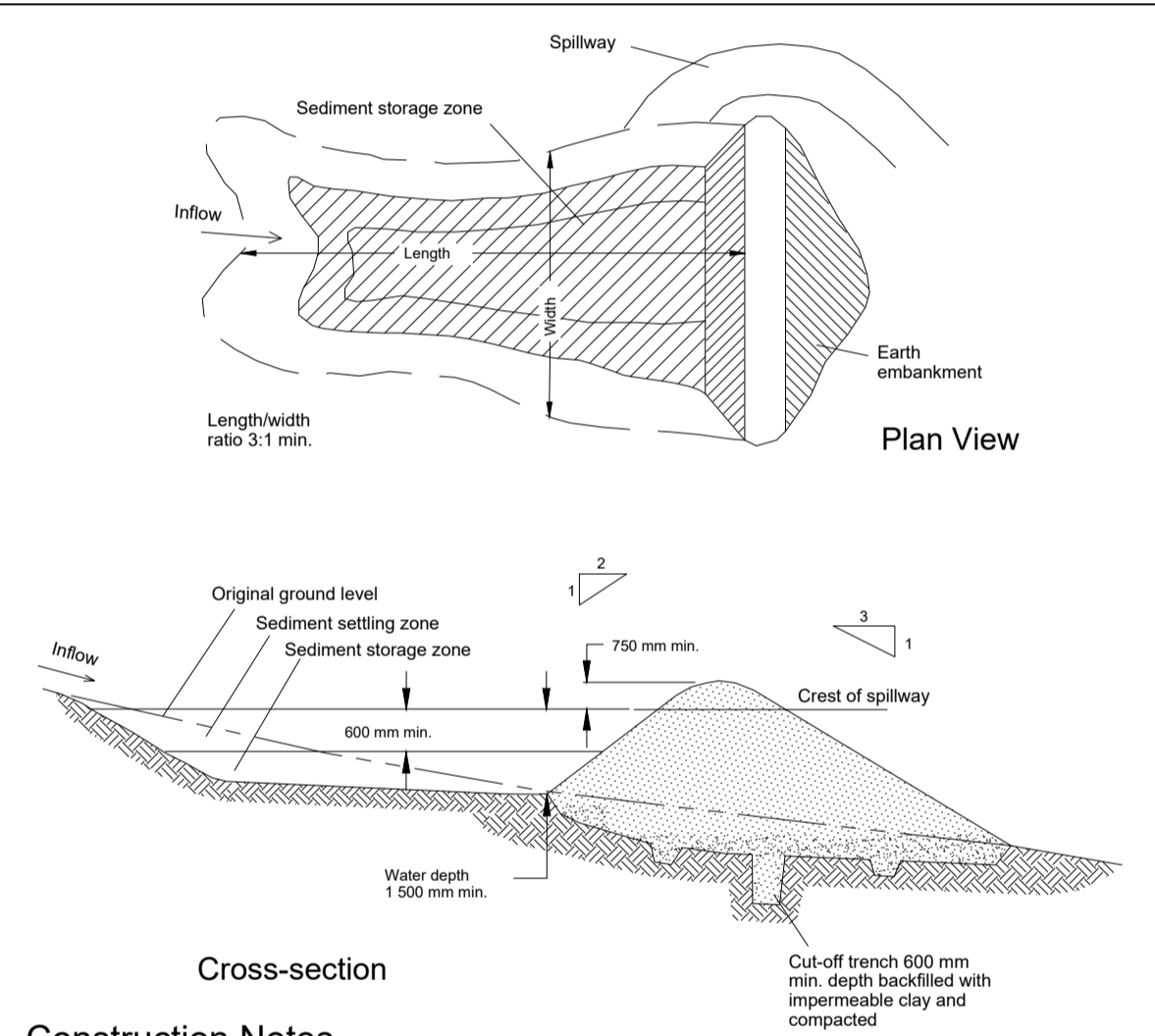


SEDIMENT FENCE SD 6-8

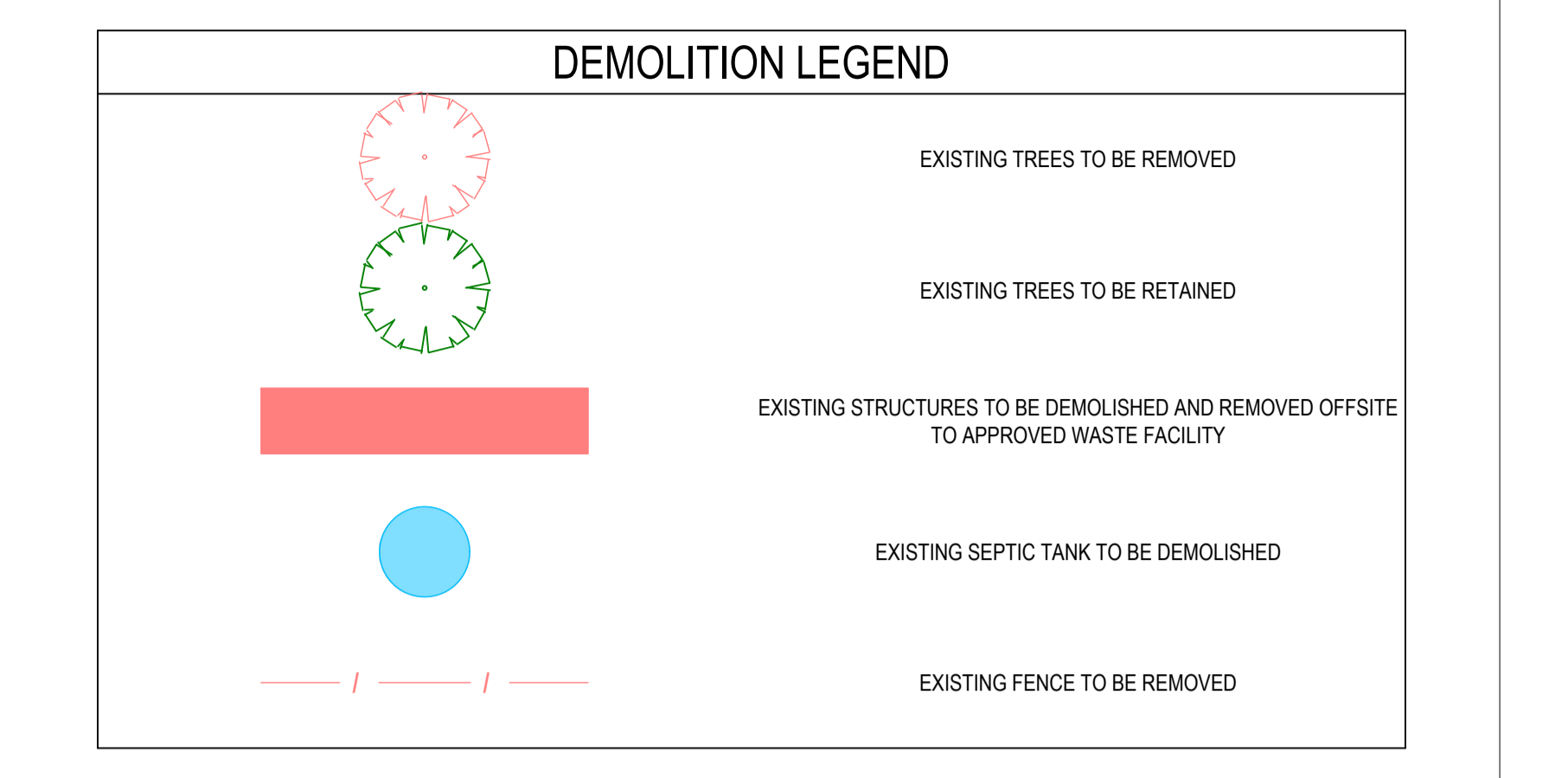
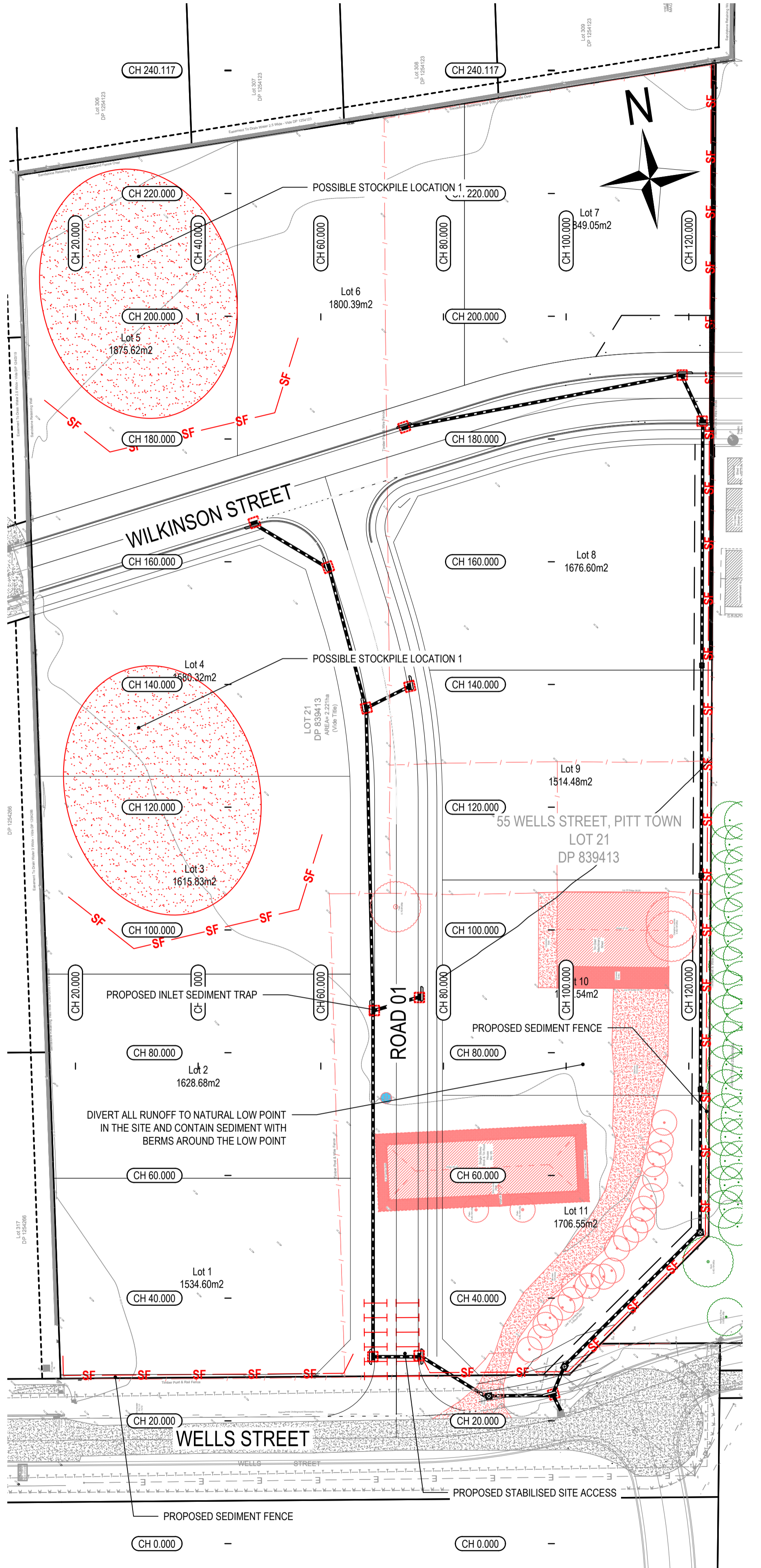
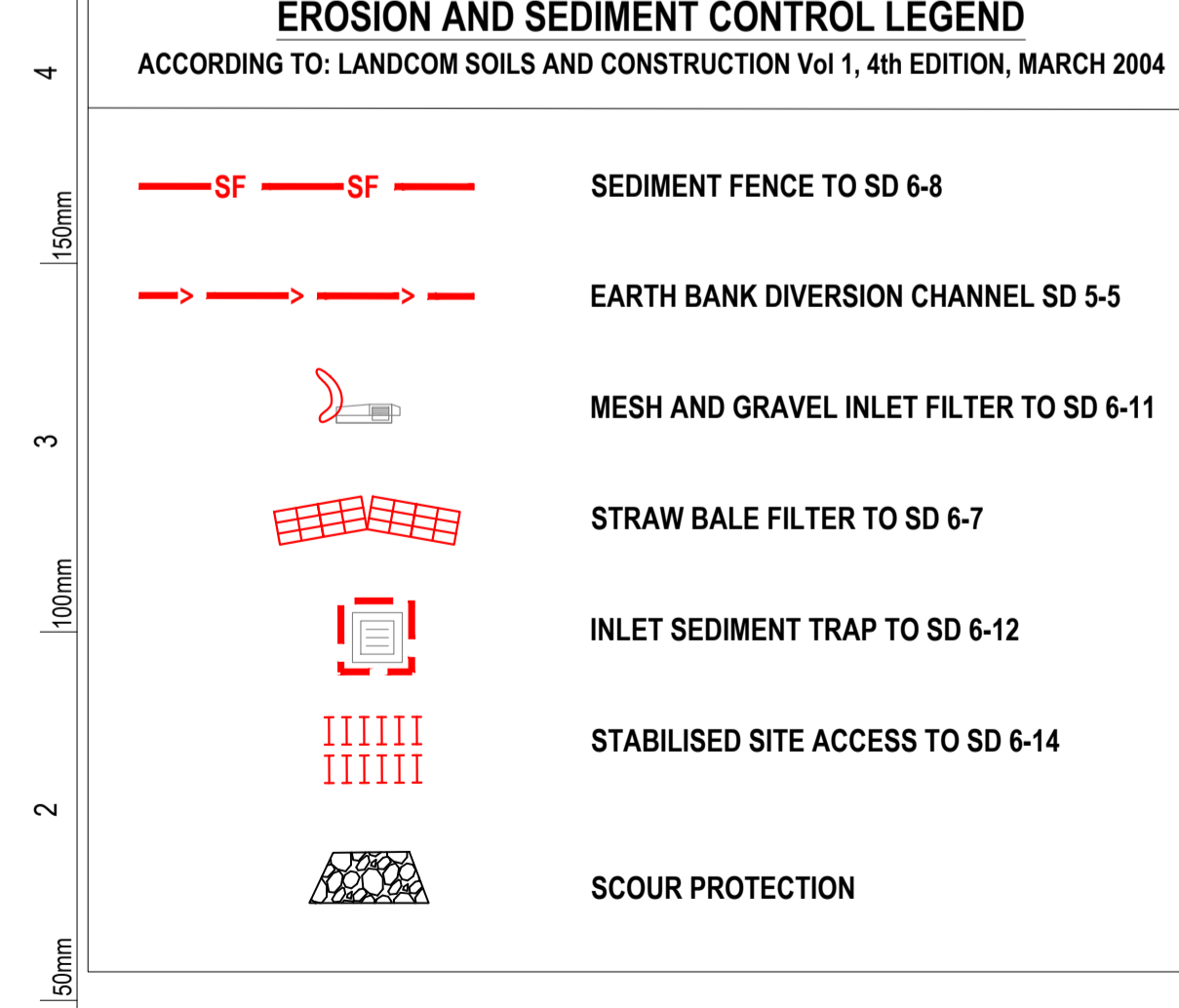
MESH AND GRAVEL INLET FILTER SD 6-11



STABILISED SITE ACCESS SD 6-14



EARTH BASIN - WET (APPLIES TO TYPE D AND TYPE F SOILS ONLY) SD 6-4



- EROSION AND SEDIMENT CONTROL 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.

- DEMOLITION NOTES**
- CONTRACTOR TO ESTABLISH EXTENT OF ALL EXISTING SERVICES WITHIN THE EXTENT OF WORKS.
 - CONTRACTOR TO GAIN ALL NECESSARY APPROVALS AND PERMITS TO DEMOLISH, CAP OR REMOVED EXISTING SERVICES AS REQUIRED.
 - CONTRACTOR TO ALLOW FOR THE DEMOLITION OF ALL EXISTING STRUCTURES AND FEATURES (ABOVE AND BELOW GROUND) ON THE SITE, INCLUDING BUILDINGS, FENCES, EXISTING PAVEMENT, DRAINAGE, SIGNS ETC.
 - ALL DEMOLITION WORKS SHALL COMPLY WITH THE PROVISIONS OF AS2601:2001 - THE DEMOLITION OF STRUCTURES.
 - REMOVAL OF EXISTING ELECTRICAL INFRASTRUCTURE TO BE COMPLETED IN ACCORDANCE WITH ELECTRICAL CONSULTANTS SPECIFICATIONS AND DRAWINGS.
 - EXISTING SERVICES TO BE LOCATED FROM ONSITE SERVICES LOCATION.
 - TREE REMOVAL SHALL BE IN ACCORDANCE WITH HAWKESBURY CITY COUNCIL'S REQUIREMENTS AND SPECIFICATIONS.

- STOCKPILE NOTES**
- SPOIL 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.

- SPECIAL NOTES**
- 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.
 - MANAGEMENT DEVICES TO REMAIN UNTIL THE END OF THE MAINTENANCE PERIOD

- SEDIMENT CONTROL DEVICES**
- 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.

PRELIMINARY ISSUE - NOT FOR CONSTRUCTION



SABAI CONSULTING PTY. LTD. AUTHORISE THE USE OF THIS DRAWINGS ONLY FOR THE PURPOSE DESCRIBED BY THE STATUS STAMP. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS AND DRAWINGS.

REV.	REVISION DESCRIPTION	DESIGNED	DATE
4	UPDATED BASED ON COUNCIL'S COMMENTS	L.B.	17/11/2022
3	FOR DEVELOPMENT APPLICATION	L.B.	09/03/2022
2	DRAFT DA PLANS FOR CLIENT'S REVIEW	L.B.	01/03/2022
1	FOR CLIENT'S REVIEW	L.B.	02/12/2021

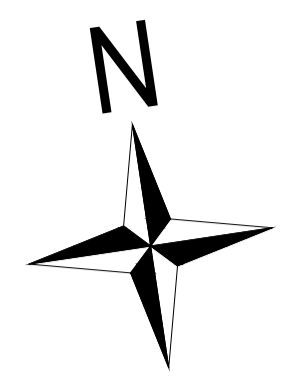
DESIGNED: L.B.	CHECKED: P.V.	CERTIFIED: LEONID BRONFENTRINKER RPEQ No. 25146
DATUM: A.H.D.	LGA: HAWKESBURY CITY COUNCIL	
SCALE: SCALE 1:500 @ A1	SCALE 1:1000 @ A3	
ORIGINAL SHEET SIZE A1		

CLIENT: RACK CONSTRUCTIONS (NO. 1) PTY. LTD.
 3 CARLINGFORD ROAD
 EPPING NSW 2121

SABAI CONSULTING
 www.sabaiconsulting.com.au
 E: info@sabaiconsulting.com.au M: 0421 007 780 ABN: 66 621 194 796

RESIDENTIAL SUBDIVISION
 55 WELLS STREET, PITT TOWN
 DEMOLITION, TREE REMOVAL AND EROSION AND SEDIMENT CONTROL PLAN

PROJECT No.: 2168 DWG No.: CD1-110 SHEET 3 OF 13



Elevations Table				
Number	Minimum Elevation (m)	Maximum Elevation (m)	Colour	Volume (m3)
1	-1.0	-0.5	Red	1817.05
2	-0.5	0.0	Orange	11058.94
3	0.0	0.5	Light Blue	8395.78
4	0.5	1.0	Medium Blue	5260.99
5	1.0	1.5	Dark Blue	2131.42
6	1.5	2.0	Blue	0.00

BULK EARTHWORKS NOTES

CUT VOLUME: 400 m³
 FILL VOLUME: 17,400 m³
 NET VOLUME: 17,000³ (FILL)

1. PAVEMENT THICKNESS HAS NOT BEEN TAKEN INTO ACCOUNT.
2. TOPSOIL STRIPPING HAS NOT BEEN TAKEN INTO ACCOUNT.
3. NO BULKING OR COMPACTION FACTORS HAVE BEEN APPLIED.
4. SERVICES/DRAINAGE TRENCHING VOLUMES HAVE NOT BEEN ACCOUNTED FOR.

PRELIMINARY ISSUE - NOT FOR CONSTRUCTION



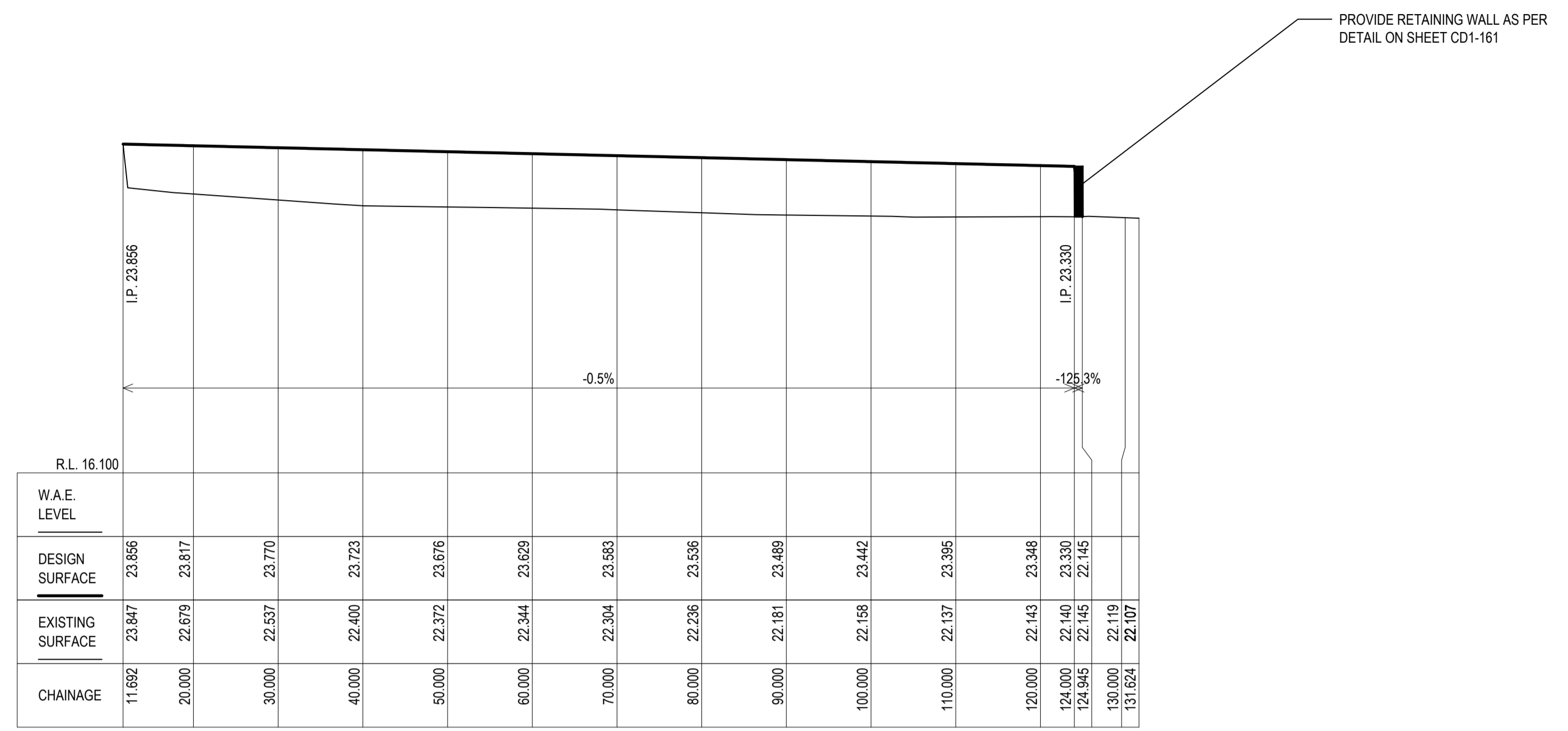
4	UPDATED BASED ON COUNCIL'S COMMENTS	L.B.	17/11/2022
3	FOR DEVELOPMENT APPLICATION	L.B.	09/03/2022
2	DRAFT DA PLANS FOR CLIENT'S REVIEW	L.B.	01/03/2022
1	FOR CLIENT'S REVIEW	L.B.	02/12/2021
REV.	REVISION DESCRIPTION	DESIGNED	DATE

DESIGNED: L.B. CHECKED: P.V. CERTIFIED: LEONID BRONFENTRINKER RPEQ No. 25146
 DATUM: A.H.D. LGA: HAWKESBURY CITY COUNCIL
 SCALE: SCALE 1:500 @ A1 SCALE 1:1000 @ A3
 ORIGINAL SHEET SIZE A1

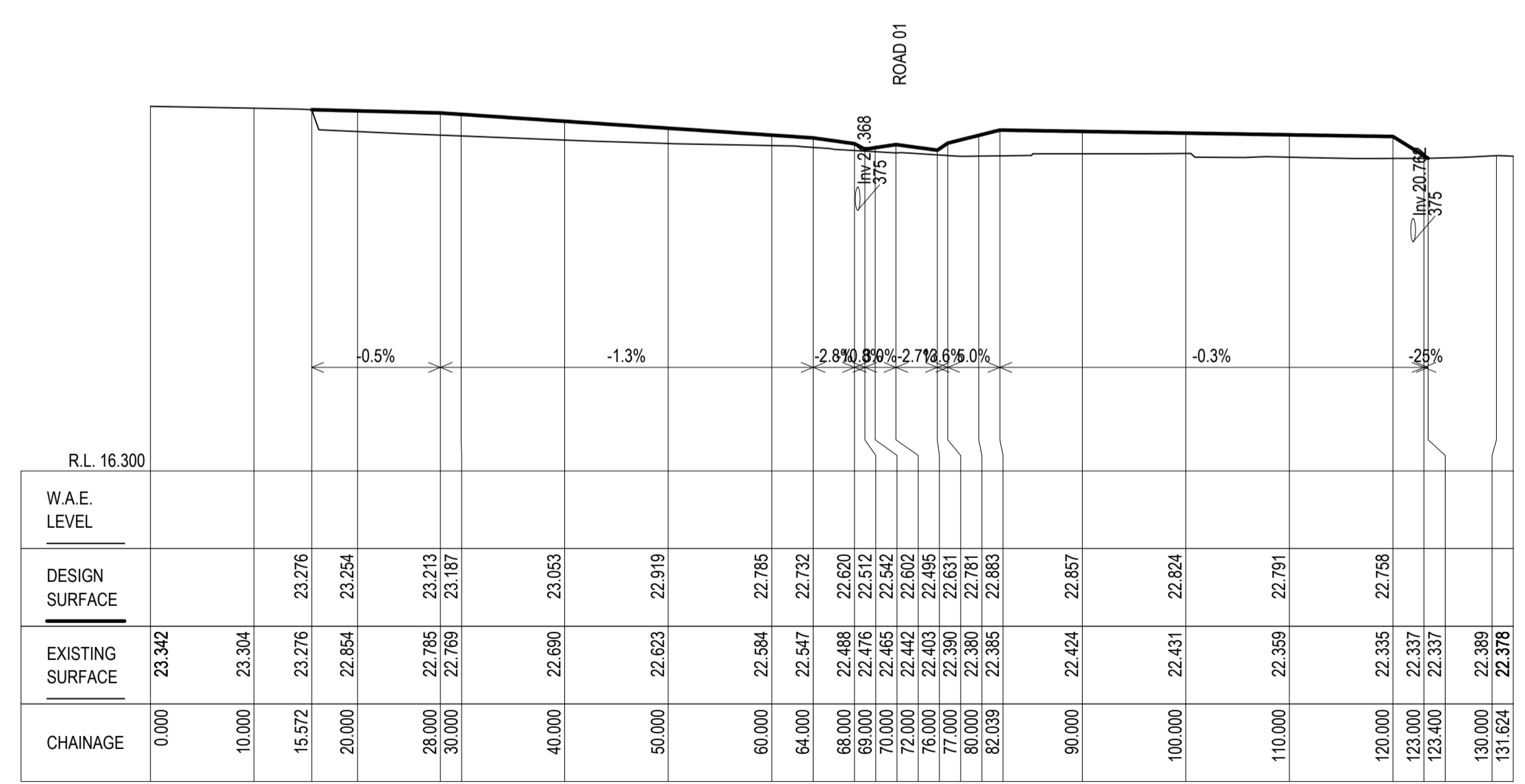
CLIENT: RACK CONSTRUCTIONS (NO. 1) PTY. LTD.
 3 CARLINGFORD ROAD
 EPPING NSW 2121

SABAI CONSULTING
 www.sabaiconsulting.com.au
 E: info@sabaiconsulting.com.au M: 0421 007 780 ABN: 66 621 194 796

RESIDENTIAL SUBDIVISION
 55 WELLS STREET, PITT TOWN
 BULK EARTHWORKS PLAN



LONGITUDINAL SECTION
SECTION 01 Ch 11.692 to Ch 131.624
SCALES: HORIZONTAL 1:500 VERTICAL 1:100



LONGITUDINAL SECTION
SECTION 02 Ch 0.000 to Ch 131.624
SCALES: HORIZONTAL 1:500 VERTICAL 1:100



SABAI CONSULTING PTY. LTD. AUTHORISE THE USE OF THIS DRAWINGS ONLY FOR THE PURPOSE DESCRIBED BY THE STATUS STAMP. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS AND DRAWINGS.

REV.	REVISION DESCRIPTION	DESIGNED	DATE
4	UPDATED BASED ON COUNCIL'S COMMENTS	L.B.	17/11/2022
3	FOR DEVELOPMENT APPLICATION	L.B.	09/03/2022
2	DRAFT DA PLANS FOR CLIENT'S REVIEW	L.B.	01/03/2022
1	FOR CLIENT'S REVIEW	L.B.	02/12/2021

DESIGNED: L.B.	CHECKED: P.V.	CERTIFIED: LEONID BRONFENTRINKER RPEQ No. 25146
DATUM: A.H.D.	LGA: HAWKESBURY CITY COUNCIL	
SCALE: SCALE 1:500 @ A1	SCALE 1:1000 @ A3	
ORIGINAL SHEET SIZE A1		

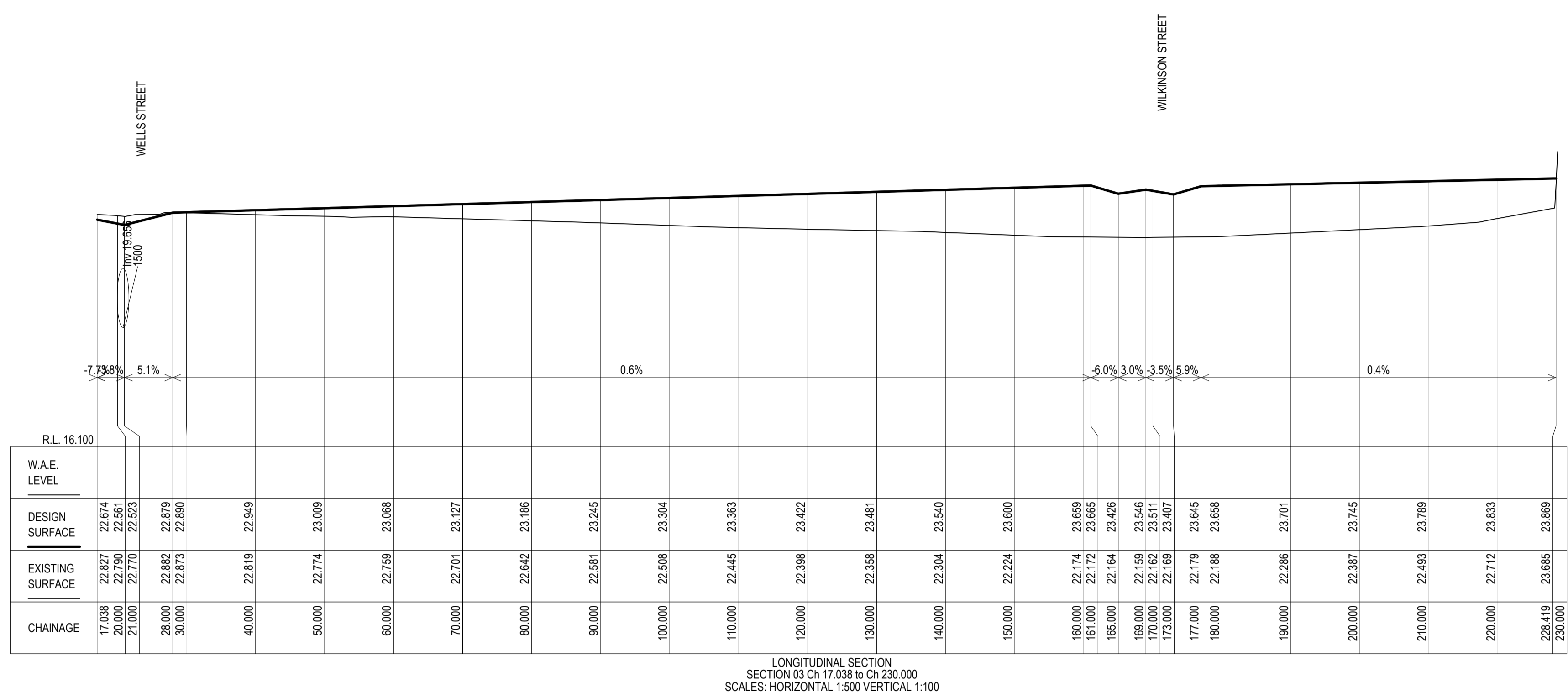
CLIENT:
RACK CONSTRUCTIONS (NO. 1) PTY. LTD.
3 CARLINGFORD ROAD
EPPING NSW 2121

www.sabaiconsulting.com.au
E: info@sabaiconsulting.com.au M: 0421 007 780 ABN: 66 621 194 796

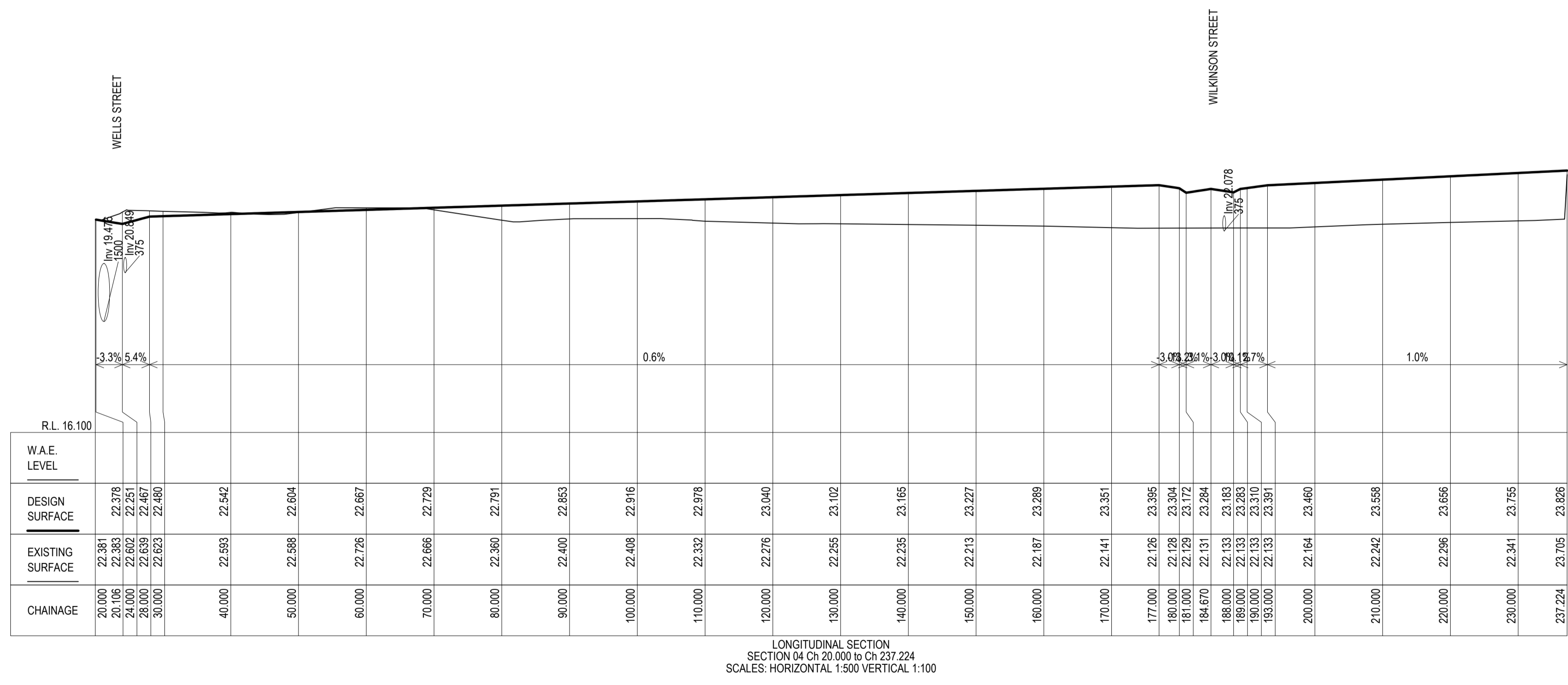
RESIDENTIAL SUBDIVISION
55 WELLS STREET, PITT TOWN
SITE SECTIONS - SHEET 1

PRELIMINARY ISSUE - NOT FOR CONSTRUCTION

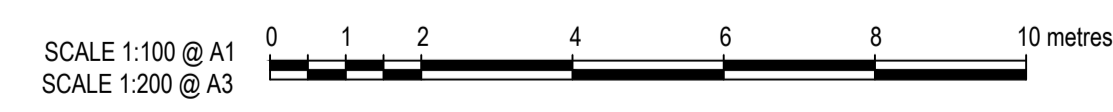




LONGITUDINAL SECTION
SECTION 03 Ch 17.038 to Ch 230.000
SCALES: HORIZONTAL 1:500 VERTICAL 1:100



LONGITUDINAL SECTION
SECTION 04 Ch 20.000 to Ch 237.224
SCALES: HORIZONTAL 1:500 VERTICAL 1:100



PRELIMINARY ISSUE - NOT FOR CONSTRUCTION



SABAI CONSULTING PTY. LTD. AUTHORISE THE USE OF THIS DRAWINGS ONLY FOR THE PURPOSE DESCRIBED BY THE STATUS STAMP. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS AND DRAWINGS.

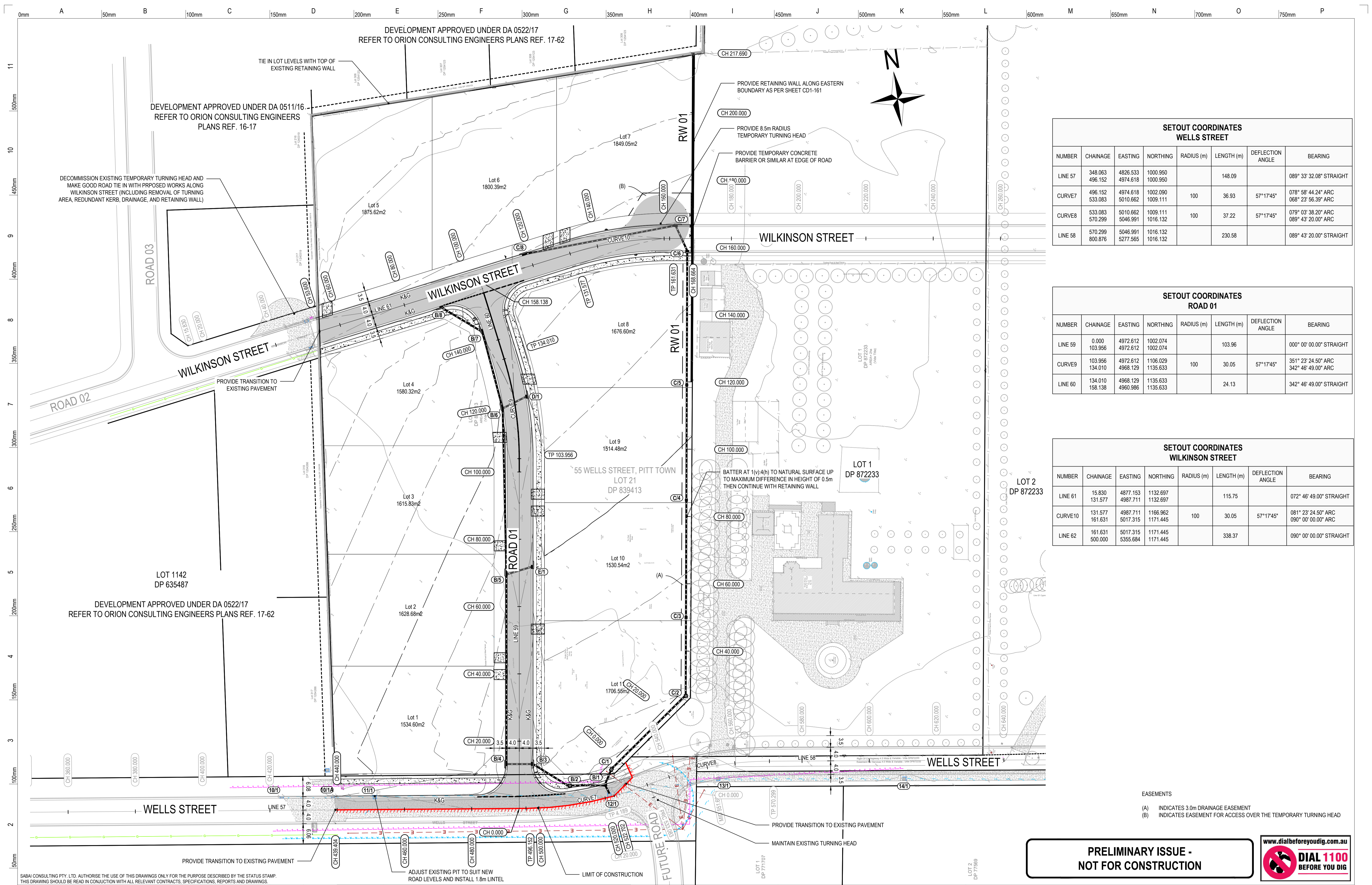
REV.	REVISION DESCRIPTION	DESIGNED	DATE
4	UPDATED BASED ON COUNCIL'S COMMENTS	L.B.	17/11/2022
3	FOR DEVELOPMENT APPLICATION	L.B.	09/03/2022
2	DRAFT DA PLANS FOR CLIENT'S REVIEW	L.B.	01/03/2022
1	FOR CLIENT'S REVIEW	L.B.	02/12/2021

DESIGNED: L.B.	CHECKED: P.V.	CERTIFIED: LEONID BRONFENTRINKER RPEQ No. 25146
DATUM: A.H.D.	LGA: HAWKESBURY CITY COUNCIL	
SCALE: SCALE 1:500 @ A1	SCALE 1:1000 @ A3	
ORIGINAL SHEET SIZE A1		

CLIENT:
RACK CONSTRUCTIONS (NO. 1) PTY. LTD.
3 CARLINGFORD ROAD
EPPING NSW 2121

SABAI CONSULTING
www.sabaiconsulting.com.au
E: info@sabaiconsulting.com.au M: 0421 007 780 ABN: 66 621 194 796

RESIDENTIAL SUBDIVISION
55 WELLS STREET, PITT TOWN
SITE SECTIONS - SHEET 2



SETOUT COORDINATES WELLS STREET

NUMBER	CHAINAGE	EASTING	NORTHING	RADIUS (m)	LENGTH (m)	DEFLECTION ANGLE	BEARING
LINE 57	348.063 496.152	4826.533 4974.618	1000.950 1000.950		148.09		089° 33' 32.08" STRAIGHT
CURVE7	496.152 533.083	4974.618 5010.662	1002.090 1009.111	100	36.93	57°17'45"	078° 58' 44.24" ARC 068° 23' 56.39" ARC
CURVE8	533.083 570.299	5010.662 5046.991	1009.111 1016.132	100	37.22	57°17'45"	079° 03' 38.20" ARC 089° 43' 20.00" ARC
LINE 58	570.299 800.876	5046.991 5277.565	1016.132 1016.132		230.58		089° 43' 20.00" STRAIGHT

SETOUT COORDINATES ROAD 01

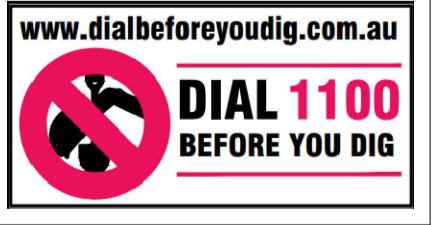
NUMBER	CHAINAGE	EASTING	NORTHING	RADIUS (m)	LENGTH (m)	DEFLECTION ANGLE	BEARING
LINE 59	0.000 103.956	4972.612 4972.612	1002.074 1002.074		103.96		000° 00' 00.00" STRAIGHT
CURVE9	103.956 134.010	4972.612 4968.129	1106.029 1135.633	100	30.05	57°17'45"	351° 23' 24.50" ARC 342° 46' 49.00" ARC
LINE 60	134.010 158.138	4968.129 4960.986	1135.633 1135.633		24.13		342° 46' 49.00" STRAIGHT

SETOUT COORDINATES WILKINSON STREET

NUMBER	CHAINAGE	EASTING	NORTHING	RADIUS (m)	LENGTH (m)	DEFLECTION ANGLE	BEARING
LINE 61	15.830 131.577	4877.153 4987.711	1132.697 1132.697		115.75		072° 46' 49.00" STRAIGHT
CURVE10	131.577 161.631	4987.711 5017.315	1166.962 1171.445	100	30.05	57°17'45"	081° 23' 24.50" ARC 090° 00' 00.00" ARC
LINE 62	161.631 500.000	5017.315 5355.684	1171.445 1171.445		338.37		090° 00' 00.00" STRAIGHT

EASEMENTS
 (A) INDICATES 3.0m DRAINAGE EASEMENT
 (B) INDICATES EASEMENT FOR ACCESS OVER THE TEMPORARY TURNING HEAD

PRELIMINARY ISSUE - NOT FOR CONSTRUCTION



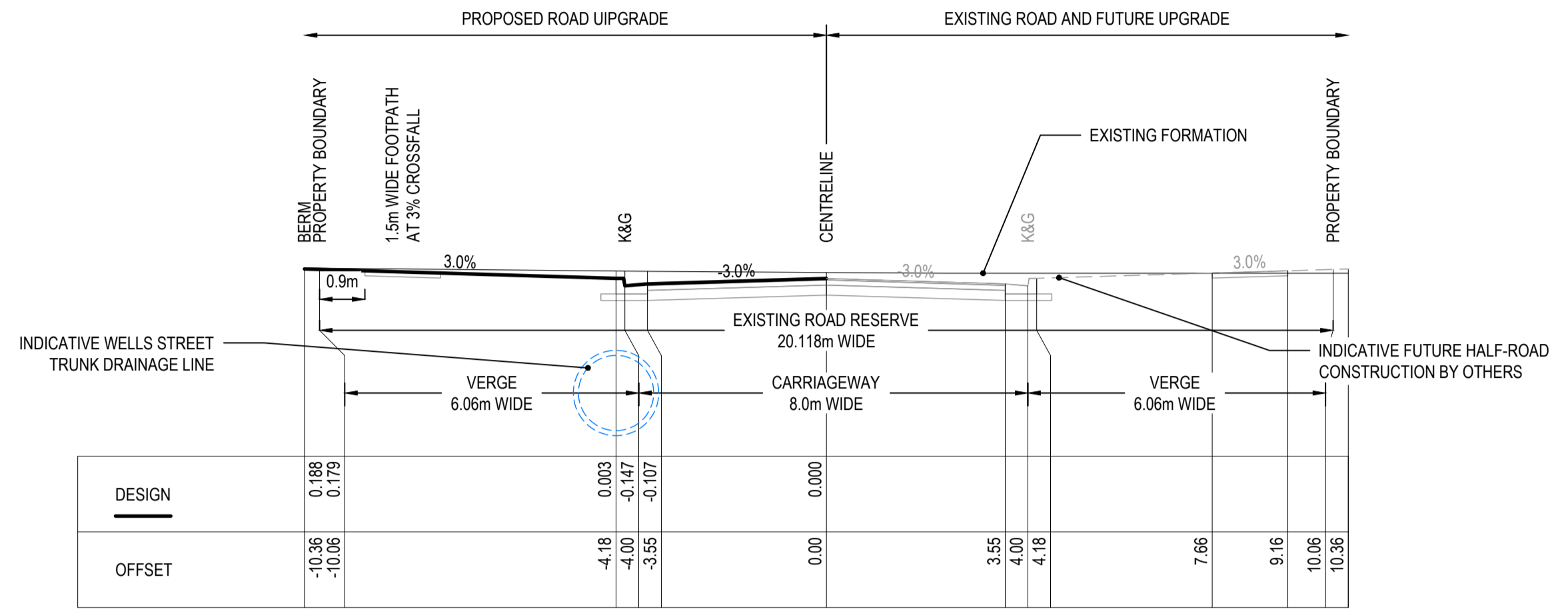
REV.	REVISION DESCRIPTION	DESIGNED	DATE
4	UPDATED BASED ON COUNCIL'S COMMENTS	L.B.	17/11/2022
3	FOR DEVELOPMENT APPLICATION	L.B.	09/03/2022
2	DRAFT DA PLANS FOR CLIENT'S REVIEW	L.B.	01/03/2022
1	FOR CLIENT'S REVIEW	L.B.	02/12/2021

DESIGNED: L.B. CHECKED: P.V. CERTIFIED: LEONID BRONFENTRINKER RPEQ No. 25146
 DATUM: A.H.D. LGA: HAWKESBURY CITY COUNCIL
 SCALE: SCALE 1:500 @ A1 SCALE 1:1000 @ A3
 ORIGINAL SHEET SIZE A1

CLIENT: RACK CONSTRUCTIONS (NO. 1) PTY. LTD.
 3 CARLINGFORD ROAD
 EPPING NSW 2121

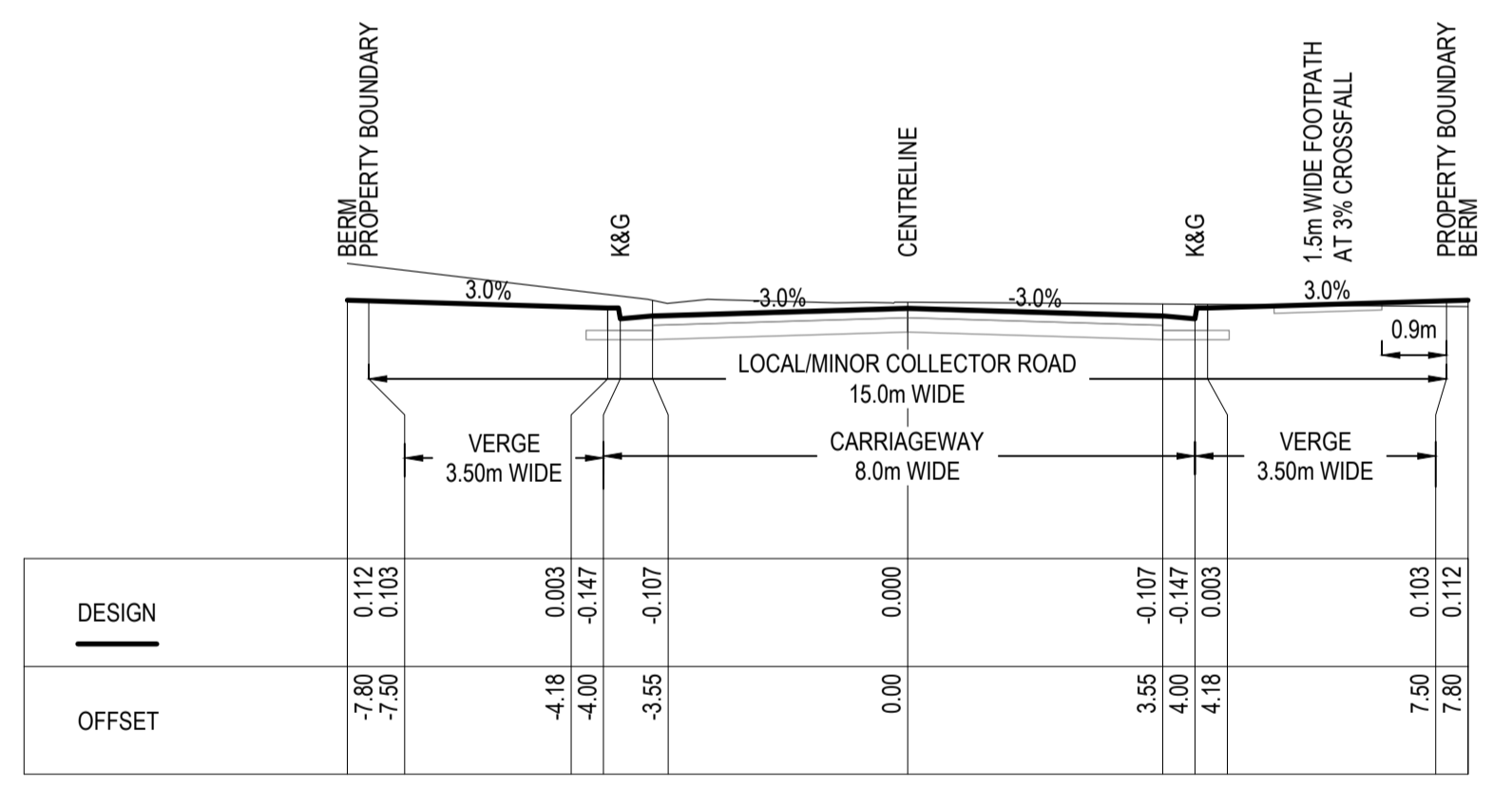
SABAI CONSULTING
 www.sabaiconsulting.com.au
 E: info@sabaiconsulting.com.au M: 0421 007 780 ABN: 66 621 194 796

RESIDENTIAL SUBDIVISION
 55 WELLS STREET, PITT TOWN
 CIVIL WORKS PLAN
 PROJECT No.: 2168 DWG No.: CD1-130 SHEET 7 OF 13



NOTE:
PAVEMENT COMPOSITION AS PER FUTURE GEOTECHNICAL DESIGN TO BE UNDERTAKEN DURING THE CONSTRUCTION CERTIFICATE STAGE.

1 TYPICAL CROSS SECTION - WELLS STREET
Scale: 1:100



2 TYPICAL CROSS SECTION - WILKINSON STREET AND ROAD 01
Scale: 1:100

PRELIMINARY ISSUE - NOT FOR CONSTRUCTION



SABAI CONSULTING PTY. LTD. AUTHORISE THE USE OF THIS DRAWINGS ONLY FOR THE PURPOSE DESCRIBED BY THE STATUS STAMP. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS AND DRAWINGS.

3	FOR DEVELOPMENT APPLICATION	L.B.	09/03/2022
2	DRAFT DA PLANS FOR CLIENT'S REVIEW	L.B.	01/03/2022
1	FOR CLIENT'S REVIEW	L.B.	02/12/2021
REV.	REVISION DESCRIPTION	DESIGNED	DATE

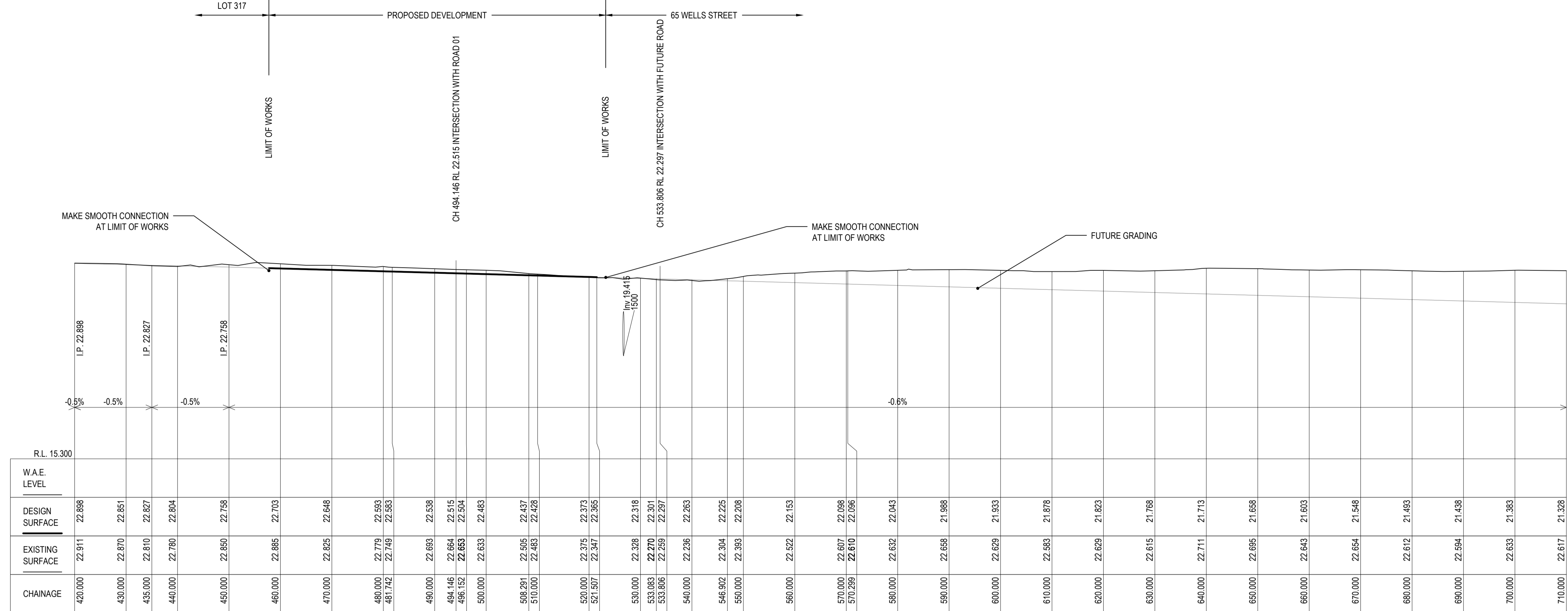
DESIGNED: L.B.	CHECKED: P.V.	CERTIFIED: LEONID BRONFENTRINKER RPEQ No. 25146
DATUM: A.H.D.	LGA: HAWKESBURY CITY COUNCIL	
SCALE: SCALE 1:100 @ A1	SCALE 1:200 @ A3	
ORIGINAL SHEET SIZE A1		



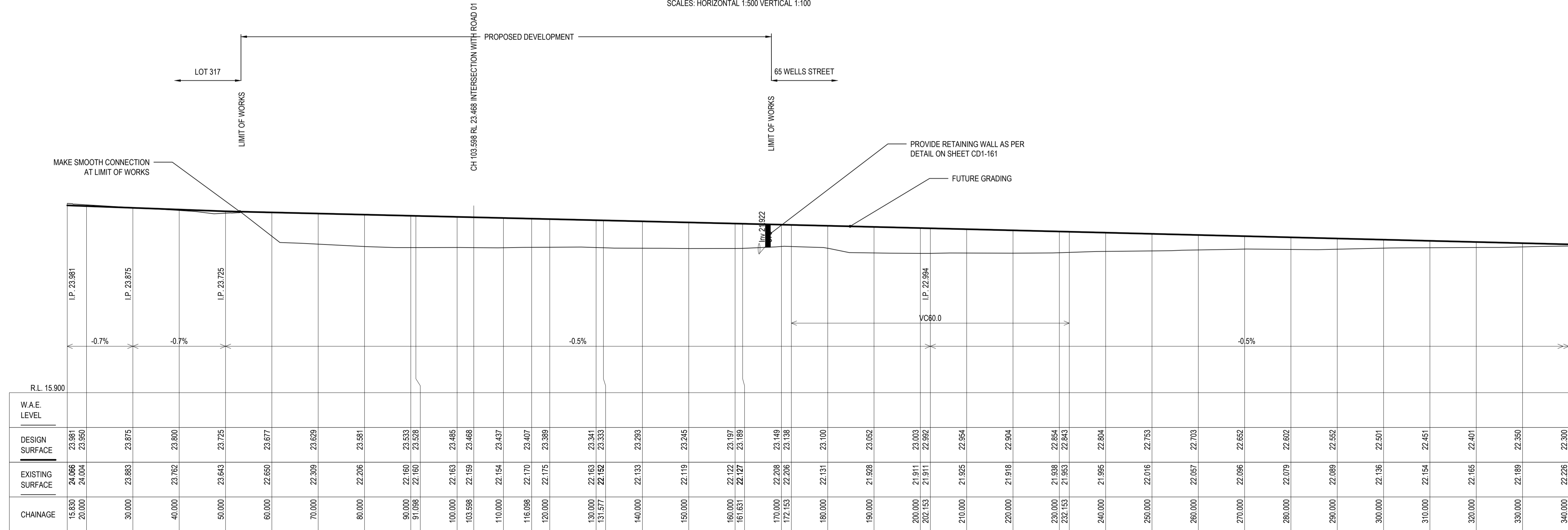
CLIENT:
RACK CONSTRUCTIONS (NO. 1) PTY. LTD.
3 CARLINGFORD ROAD
EPPING NSW 2121

SABAI CONSULTING
www.sabaiconsulting.com.au
E: info@sabaiconsulting.com.au M: 0421 007 780 ABN: 66 621 194 796

RESIDENTIAL SUBDIVISION
55 WELLS STREET, PITT TOWN
ROAD TYPICAL DETAILS



LONGITUDINAL SECTION
WELLS STREET Ch 420.000 to Ch 710.000
SCALES: HORIZONTAL 1:500 VERTICAL 1:100



LONGITUDINAL SECTION
WILKINSON STREET Ch 15.630 to Ch 340.000
SCALES: HORIZONTAL 1:500 VERTICAL 1:100

SCALE 1:100 @ A1
SCALE 1:200 @ A3

SABAI CONSULTING PTY. LTD. AUTHORISE THE USE OF THIS DRAWINGS ONLY FOR THE PURPOSE DESCRIBED BY THE STATUS STAMP.
THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS AND DRAWINGS.

REV.	REVISION DESCRIPTION	DESIGNED	DATE
3	FOR DEVELOPMENT APPLICATION	L.B.	09/03/2022
2	DRAFT DA PLANS FOR CLIENT'S REVIEW	L.B.	01/03/2022
1	FOR CLIENT'S REVIEW	L.B.	02/12/2021

DESIGNED: L.B.	CHECKED: P.V.	CERTIFIED: LEONID BRONFENTRINKER RPEQ No. 25146
DATUM: A.H.D.	LGA: HAWKESBURY CITY COUNCIL	
SCALE: SCALE 1:500 @ A1		
SCALE 1:1000 @ A3		
ORIGINAL SHEET SIZE A1		

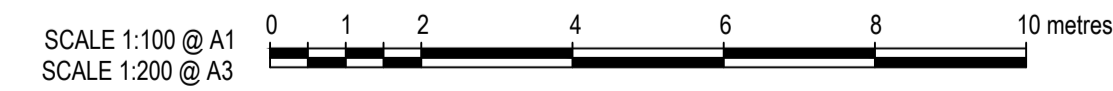
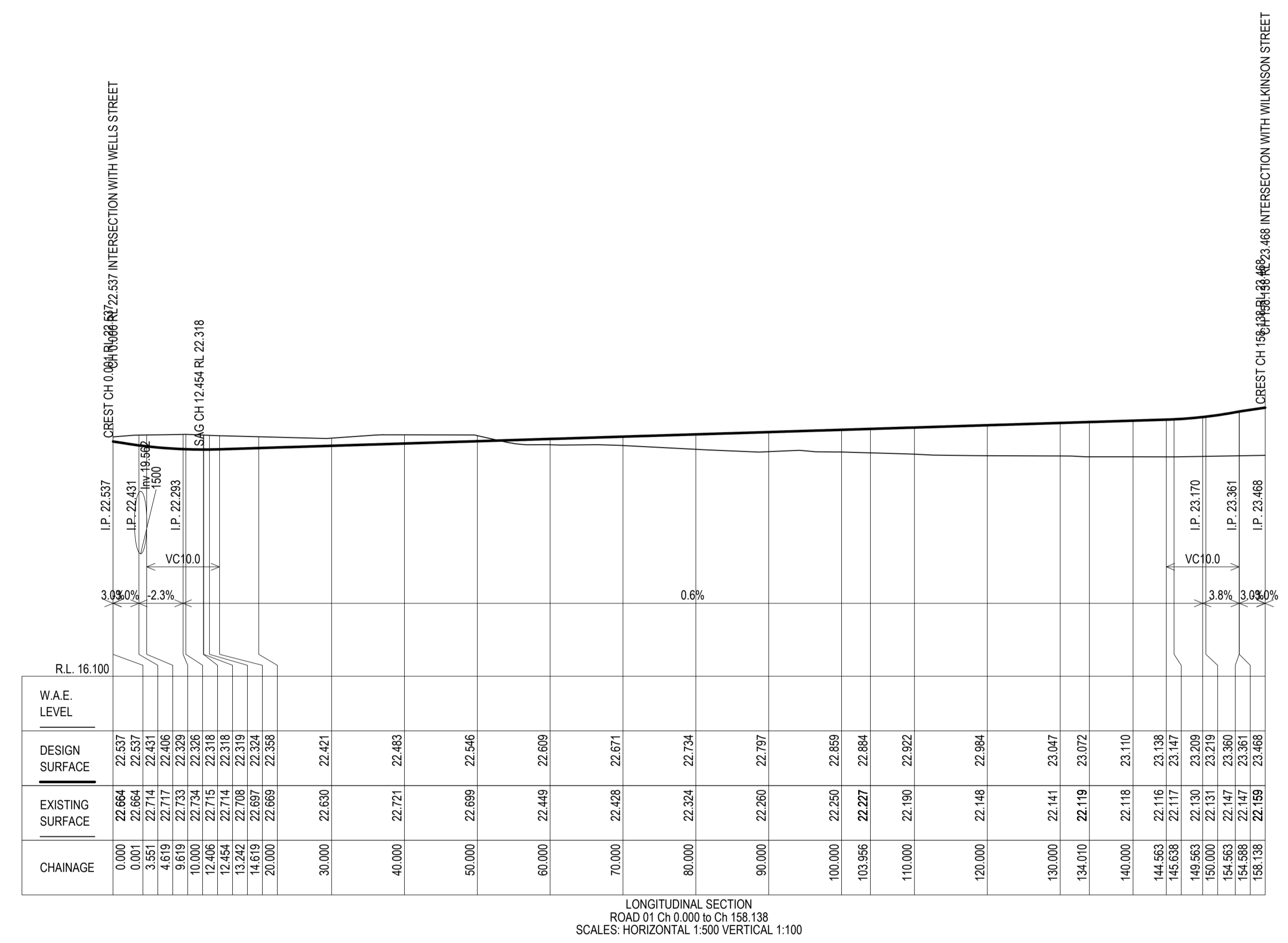
CLIENT:
RACK CONSTRUCTIONS (NO. 1) PTY. LTD.
3 CARLINGFORD ROAD
EPPING NSW 2121

SABAI CONSULTING
www.sabaiconsulting.com.au
E: info@sabaiconsulting.com.au M: 0421 007 780 ABN: 66 621 194 796

RESIDENTIAL SUBDIVISION
55 WELLS STREET, PITT TOWN
ROAD LONGITUDINAL SECTIONS - WELLS AND WILKINSON STREET

PRELIMINARY ISSUE - NOT FOR CONSTRUCTION





SABAI CONSULTING PTY. LTD. AUTHORISE THE USE OF THIS DRAWINGS ONLY FOR THE PURPOSE DESCRIBED BY THE STATUS STAMP. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS AND DRAWINGS.

REV.	REVISION DESCRIPTION	DESIGNED	DATE
3	FOR DEVELOPMENT APPLICATION	L.B.	09/03/2022
2	DRAFT DA PLANS FOR CLIENT'S REVIEW	L.B.	01/03/2022
1	FOR CLIENT'S REVIEW	L.B.	02/12/2021

DESIGNED: L.B.	CHECKED: P.V.	CERTIFIED: LEONID BRONFENTRINKER RPEQ No. 25146
DATUM: A.H.D.	LGA: HAWKESBURY CITY COUNCIL	
SCALE: SCALE 1:500 @ A1 SCALE 1:1000 @ A3		
ORIGINAL SHEET SIZE A1		

CLIENT:
RACK CONSTRUCTIONS (NO. 1) PTY. LTD.
3 CARLINGFORD ROAD
EPPING NSW 2121

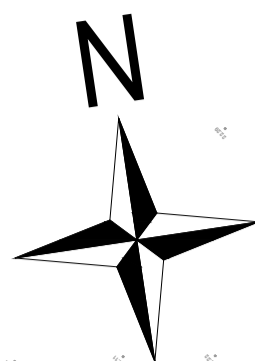
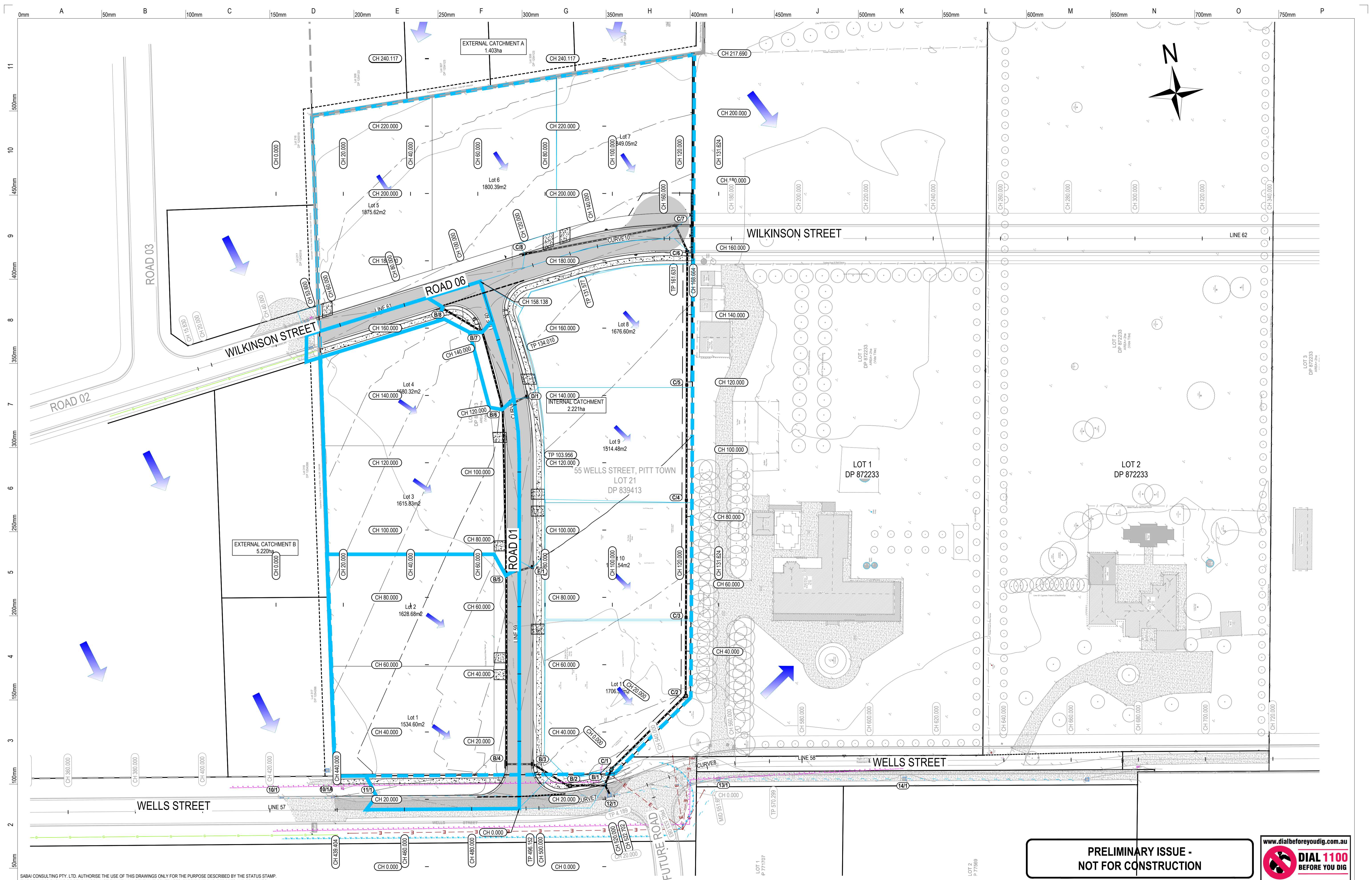
www.sabaiconsulting.com.au
E: info@sabaiconsulting.com.au M: 0421 007 780 ABN: 66 621 194 796

PRELIMINARY ISSUE - NOT FOR CONSTRUCTION



RESIDENTIAL SUBDIVISION

55 WELLS STREET, PITT TOWN
ROAD LONGITUDINAL SECTIONS - ROAD 01



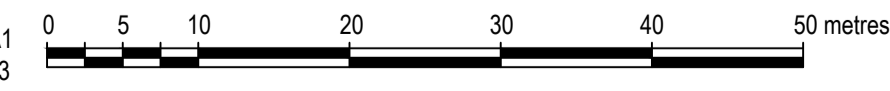
PRELIMINARY ISSUE - NOT FOR CONSTRUCTION



SABAI CONSULTING PTY. LTD. AUTHORISE THE USE OF THIS DRAWINGS ONLY FOR THE PURPOSE DESCRIBED BY THE STATUS STAMP. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS AND DRAWINGS.

REV.	REVISION DESCRIPTION	DESIGNED	DATE
3	FOR DEVELOPMENT APPLICATION	L.B.	09/03/2022
2	DRAFT DA PLANS FOR CLIENT'S REVIEW	L.B.	01/03/2022
1	FOR CLIENT'S REVIEW	L.B.	02/12/2021

DESIGNED: L.B.	CHECKED: P.V.	CERTIFIED: LEONID BRONFENTRINKER RPEQ No. 25146
DATUM: A.H.D.	LGA: HAWKESBURY CITY COUNCIL	
SCALE: SCALE 1:500 @ A1		
SCALE 1:1000 @ A3		
ORIGINAL SHEET SIZE A1		

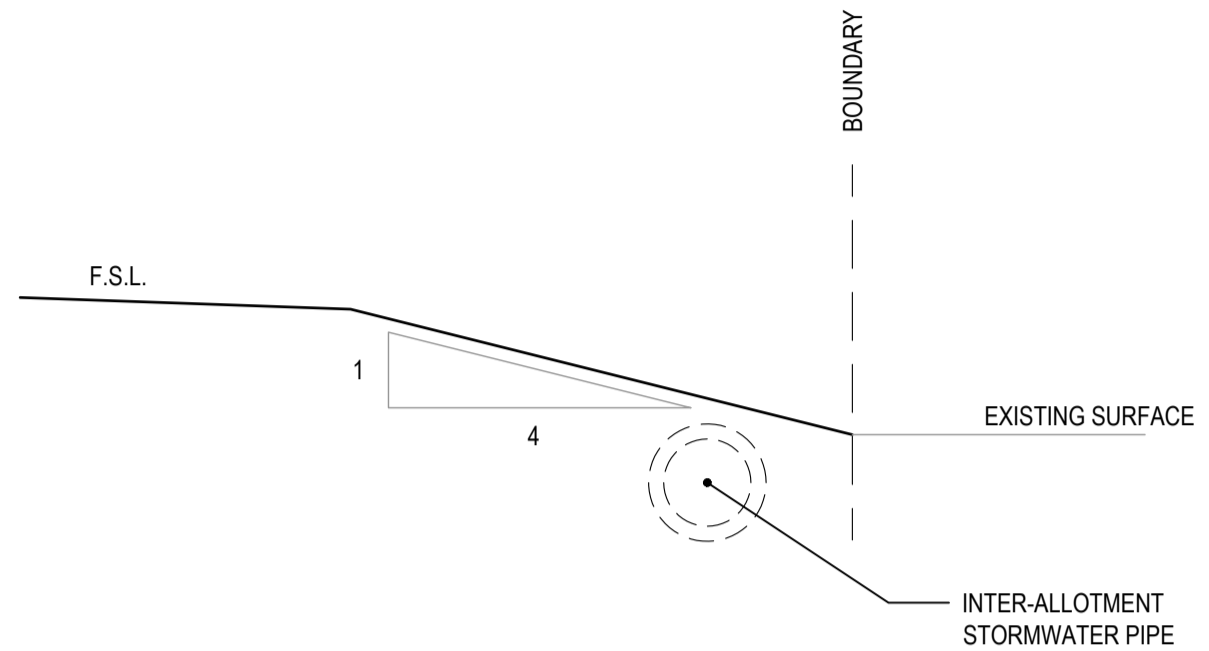


CLIENT:
RACK CONSTRUCTIONS (NO. 1) PTY. LTD.
3 CARLINGFORD ROAD
EPPING NSW 2121

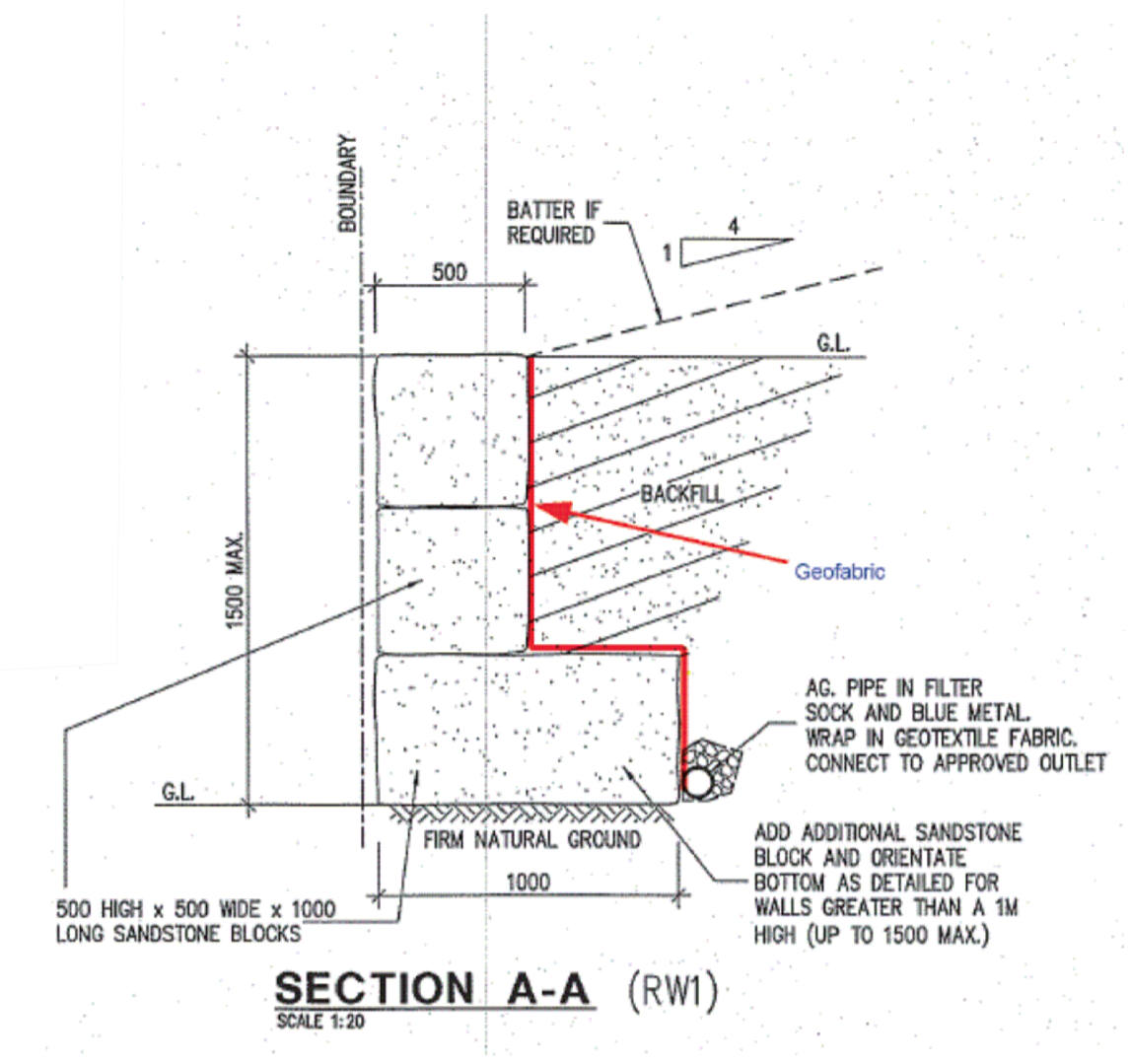


www.sabaiconsulting.com.au
E: info@sabaiconsulting.com.au M: 0421 007 780 ABN: 66 621 194 796

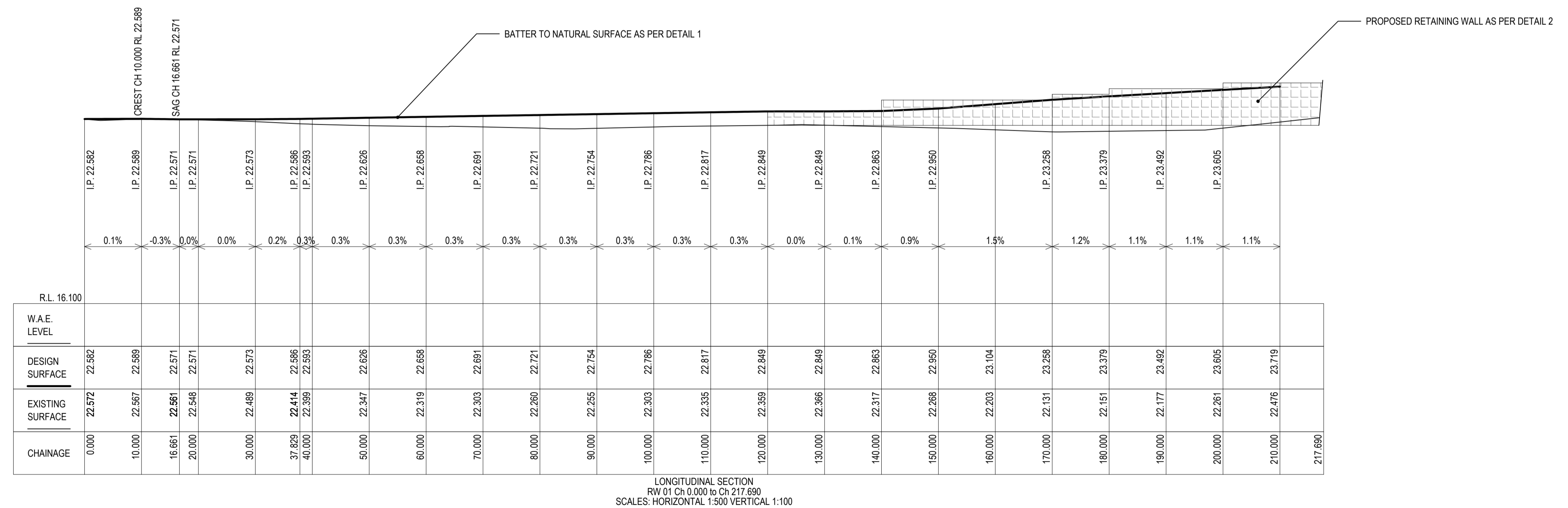
RESIDENTIAL SUBDIVISION
55 WELLS STREET, PITT TOWN
STORMWATER CATCHMENT PLAN



1 TYPICAL BATTER SECTION - CH. 0 - 120
Scale: N.T.S.



2 TYPICAL RETAINING WALL SECTION - CH. 120 - 218
Scale: 1:25



SCALE 1:100 @ A1
SCALE 1:200 @ A3

SCALE 1:25 @ A1
SCALE 1:50 @ A3

SABAI CONSULTING PTY. LTD. AUTHORISE THE USE OF THIS DRAWINGS ONLY FOR THE PURPOSE DESCRIBED BY THE STATUS STAMP. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS AND DRAWINGS.

REV.	REVISION DESCRIPTION	DESIGNED	DATE
3	FOR DEVELOPMENT APPLICATION	L.B.	09/03/2022
2	DRAFT DA PLANS FOR CLIENT'S REVIEW	L.B.	01/03/2022
1	FOR CLIENT'S REVIEW	L.B.	02/12/2021

DESIGNED: L.B. CHECKED: P.V. CERTIFIED: LEONID BRONFENTRINKER RPEQ No. 25146
 DATUM: A.H.D. LGA: HAWKESBURY CITY COUNCIL
 SCALE: SCALE 1:500 @ A1 SCALE 1:1000 @ A3
 ORIGINAL SHEET SIZE A1

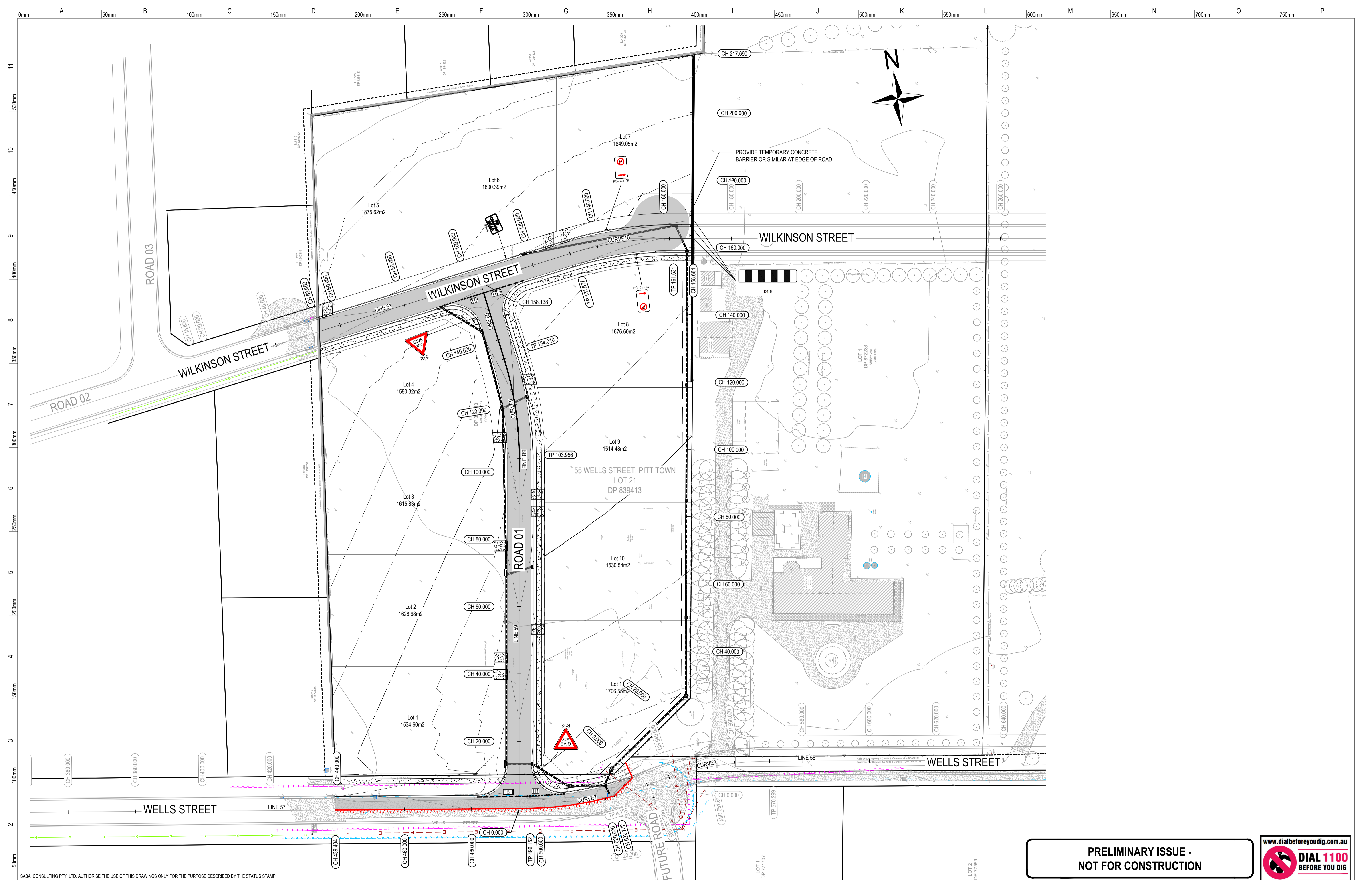
CLIENT: RACK CONSTRUCTIONS (NO. 1) PTY. LTD.
 3 CARLINGFORD ROAD
 EPPING NSW 2121

SABAI CONSULTING
 www.sabaiconsulting.com.au
 E: info@sabaiconsulting.com.au M: 0421 007 780 ABN: 66 621 194 796

RESIDENTIAL SUBDIVISION
 55 WELLS STREET, PITT TOWN
 RETAINING WALL LONGITUDINAL SECTIONS

PRELIMINARY ISSUE - NOT FOR CONSTRUCTION





**PRELIMINARY ISSUE -
NOT FOR CONSTRUCTION**



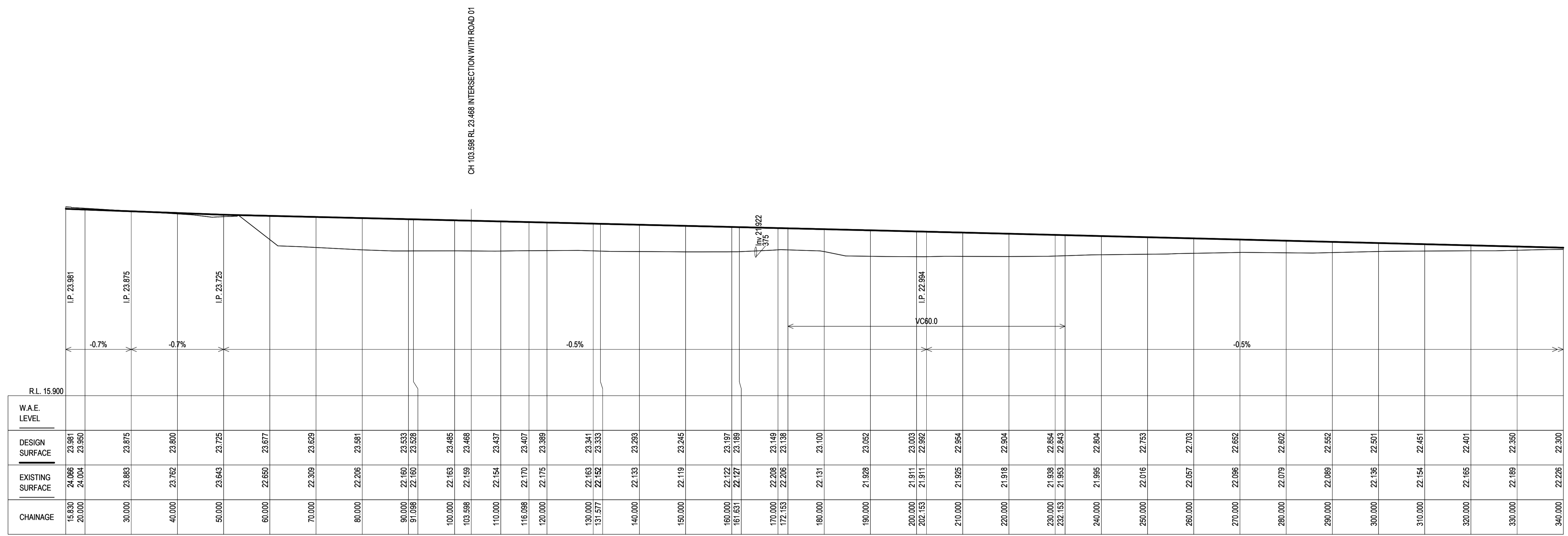
REV.	REVISION DESCRIPTION	DESIGNED	DATE
4	UPDATED BASED ON COUNCIL'S COMMENTS	L.B.	17/11/2022
3	FOR DEVELOPMENT APPLICATION	L.B.	09/03/2022
2	DRAFT DA PLANS FOR CLIENT'S REVIEW	L.B.	01/03/2022
1	FOR CLIENT'S REVIEW	L.B.	02/12/2021

DESIGNED: L.B.	CHECKED: P.V.	CERTIFIED: LEONID BRONFENTRINKER RPEQ No. 25146
DATUM: A.H.D.	LGA: HAWKESBURY CITY COUNCIL	
SCALE: SCALE 1:500 @ A1		
SCALE 1:1000 @ A3		
ORIGINAL SHEET SIZE A1		

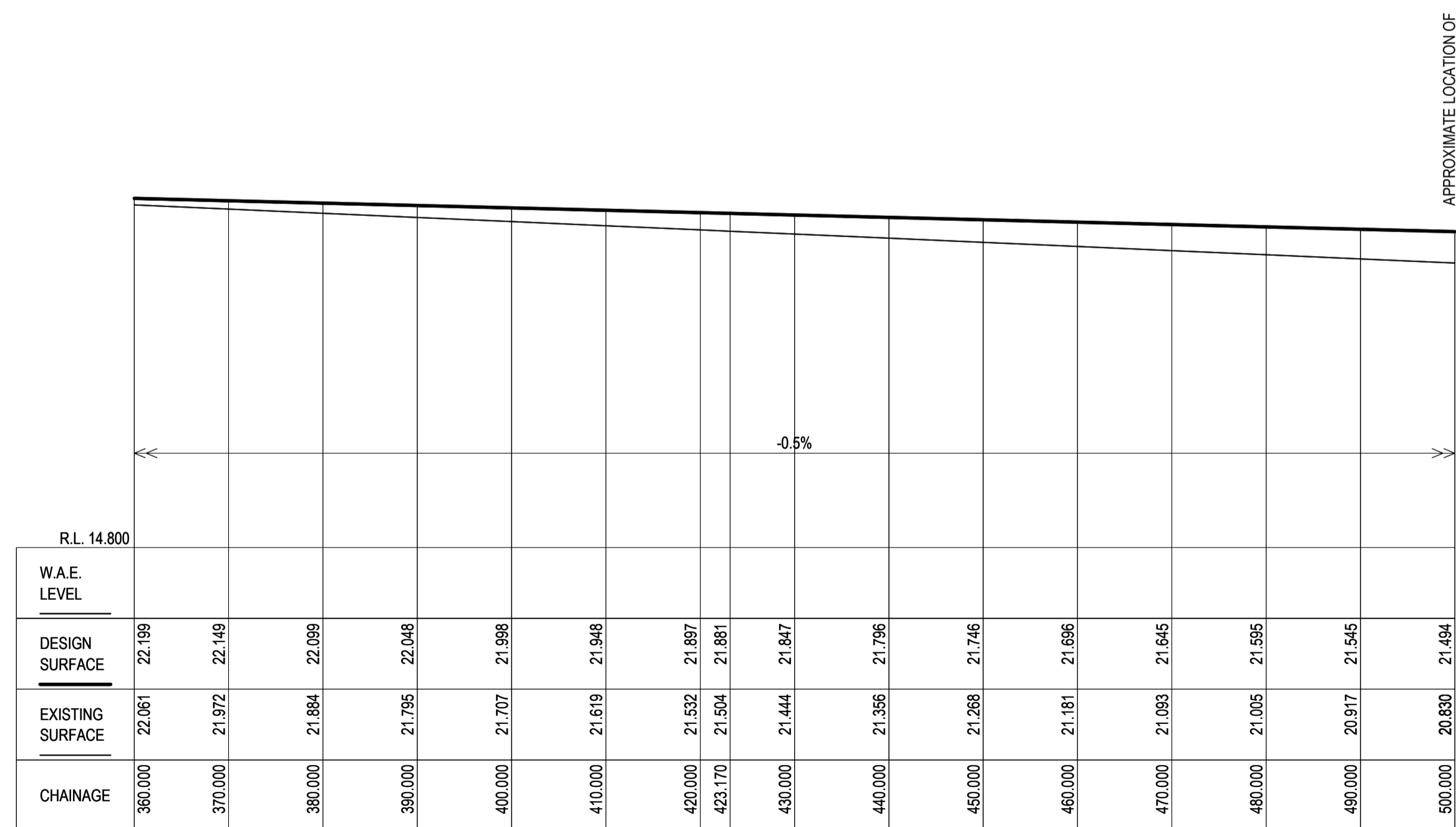
CLIENT:
RACK CONSTRUCTIONS (NO. 1) PTY. LTD.
3 CARLINGFORD ROAD
EPPING NSW 2121

SABAI CONSULTING
www.sabaiconsulting.com.au
E: info@sabaiconsulting.com.au M: 0421 007 780 ABN: 66 621 194 796

RESIDENTIAL SUBDIVISION
55 WELLS STREET, PITT TOWN
LINEMARKING AND SIGNAGE PLAN



LONGITUDINAL SECTION
WILKINSON STREET Ch 15.830 to Ch 340.000
SCALES: HORIZONTAL 1:500 VERTICAL 1:100



LONGITUDINAL SECTION
WILKINSON STREET Ch 360.000 to Ch 500.000
SCALES: HORIZONTAL 1:500 VERTICAL 1:100



SABAI CONSULTING PTY. LTD. AUTHORISE THE USE OF THIS DRAWINGS ONLY FOR THE PURPOSE DESCRIBED BY THE STATUS STAMP. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS AND DRAWINGS.

DESIGNED: L.B.	CHECKED: P.V.	CERTIFIED: LEONID BRONFENTRINKER RPEQ No. 25146
DATUM: A.H.D.	LGA: HAWKESBURY CITY COUNCIL	
SCALE: SCALE 1:500 @ A1	SCALE 1:1000 @ A3	
1 FOR INFORMATION	L.B.	17/11/2022
REV. REVISION DESCRIPTION	DESIGNED	DATE

CLIENT:
RACK CONSTRUCTIONS (NO. 1) PTY. LTD.
3 CARLINGFORD ROAD
EPPING NSW 2121

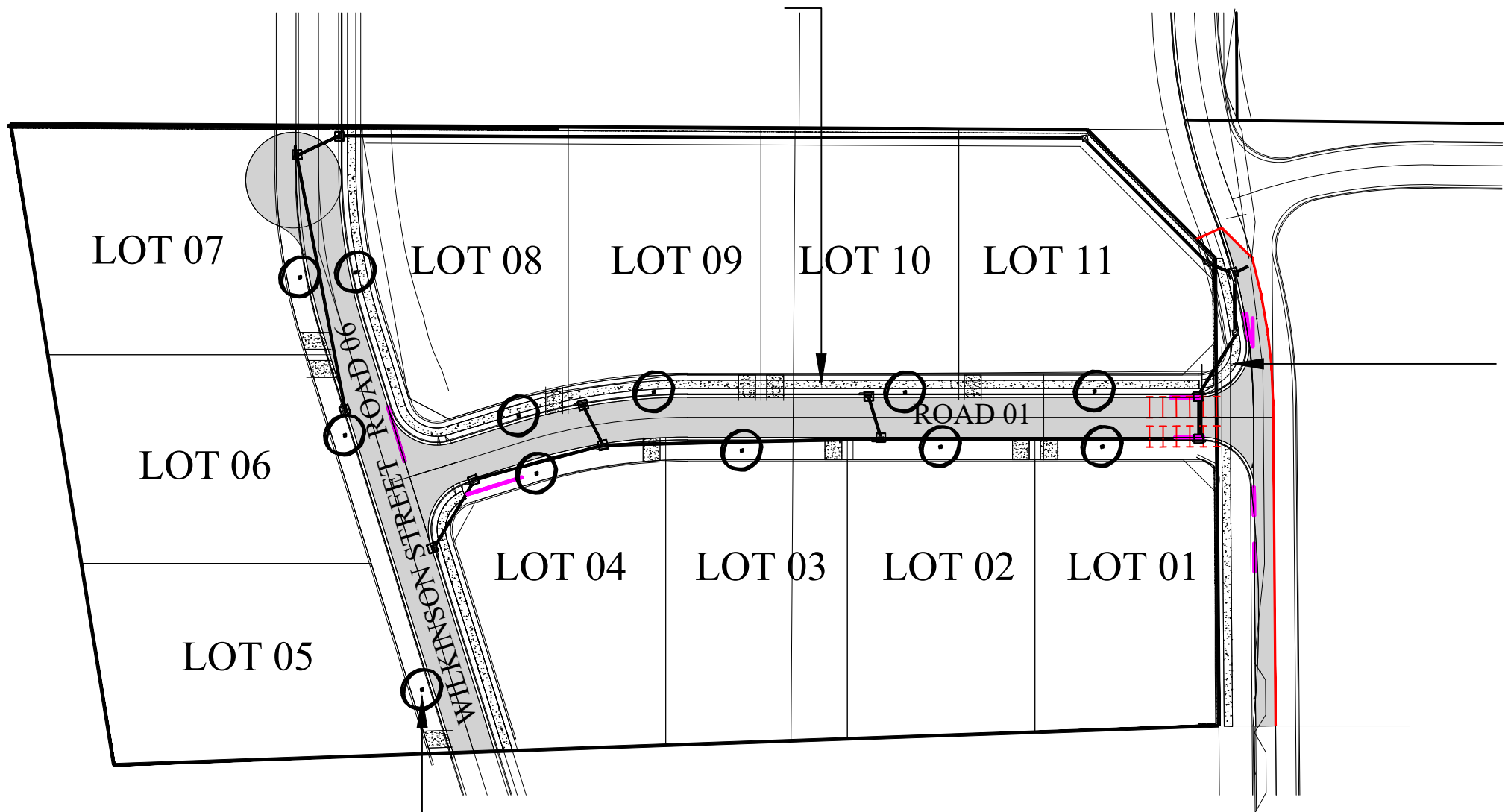
www.sabaiconsulting.com.au
E: info@sabaiconsulting.com.au M: 0421 007 780 ABN: 66 621 194 796

RESIDENTIAL SUBDIVISION

55 WELLS STREET, PITT TOWN
WILKINSON STREET FUTURE EXTENSION LONGSECTION

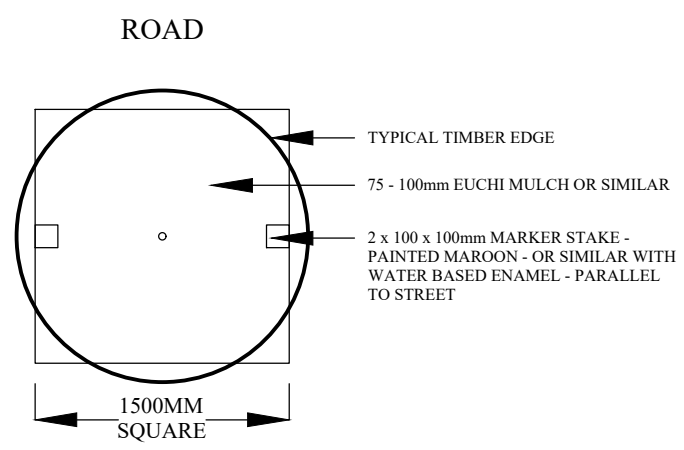
PRELIMINARY ISSUE - NOT FOR CONSTRUCTION





FOOTPATH TO BE PLAIN CONCRETE. ANY STREET FURNITURE REQUIRED TO COUNCIL SPECIFICATION. ANY RETAINING WALL REQUIREMENTS TO ENGINEERS SPECIFICATION.

TRISTANIA LAURINA STREET TREES
 PLANTS TO BE 100LTR POTS
 12 TREES IN TOTAL
 REFER TO SHEET 2 OF 2 FOR PLANTING DETAILS
 STOCK SELECTION AS PER AS2303-2015



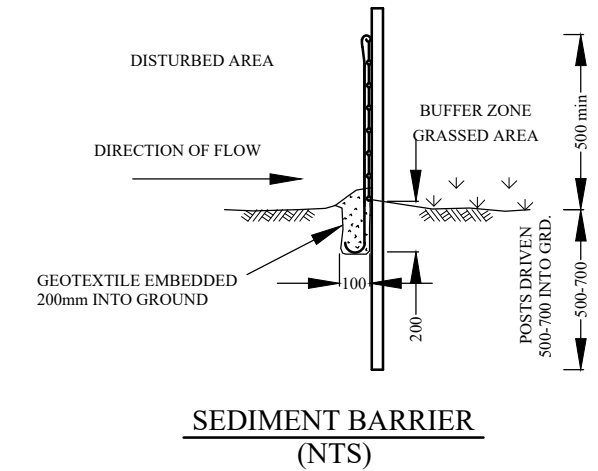
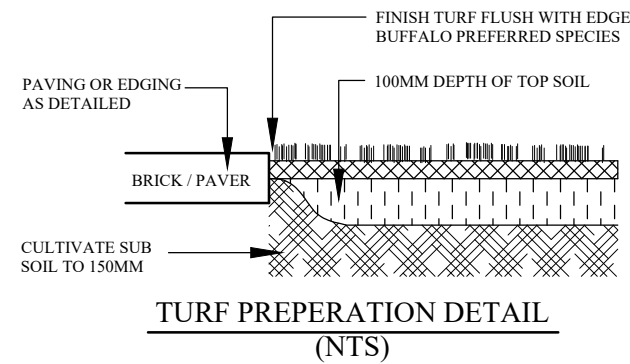
NOTE:- MONACO DESIGNS PL RESERVES THE RIGHT NOT TO UNDERTAKE NOR SUPPLY CERTIFICATION FOR OCCUPATION CERTIFICATE.
 NOTE:- TO AID COMPLIANCE WITH BASIX LEGISLATION, PLANTS (WHERE APPLICABLE) HAVE BEEN SELECTED FROM THE LOCAL CITY COUNCIL / SHIRE PLANT LISTS.
 NOTE:- LOCATION OF SEWER MAINS / LINES, WATER PIPES, UNDERGROUND ELECTRICITY AND OTHER SERVICES MUST BE OBTAINED PRIOR TO COMMENCEMENT OF ANY WORK ON SITE. DIAL BEFORE YOU DIG 1100.
 CONTRACTORS NOTE:- CALCULATED AREAS DETERMINED BY CAD AND HAVE BEEN ROUNDED UP FOR USE AS A GUIDE ONLY. ALLOW STANDARD PERCENTAGES FOR CUTTING AND WASTAGE. CONFIRM DIMENSIONS AND NUMBERS PRIOR TO QUOTING / ORDERING.
 COPYRIGHT:- THIS PLAN AND DESIGN IS THE PROPERTY OF MONACO DESIGNS PL. IT IS NOT TO BE COPIED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE COMPANY. REPRODUCTION PARTLY OR IN FULL CONSTITUTES AN INFRINGEMENT OF COPYRIGHT.
 FULL TERMS AND CONDITIONS CAN BE OBTAINED FROM MONACO DESIGNS WEBSITE, OR UPON REQUEST. THIS PLAN MAY ONLY BE UTILISED FOR ITS INTENDED PURPOSE ONCE PAYMENT HAS BEEN RECEIVED IN FULL, OR AS PER OUR LETTER OF AGREEMENT.
 UNAUTHORISED USAGE, REPRODUCTION OR STORAGE SHALL BE TAKEN AS AN ACCEPTANCE OF A USAGE FEE OF \$2200 PER PLAN / SHEET OR PART THEREOF FOR EACH AND EVERY USE.

MONACO
DESIGNS PL
mb: 0409123200
email: paul@monaco.net.au

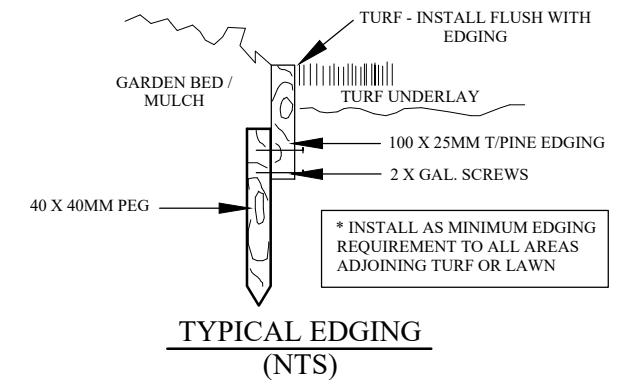
PROJECT: PROPOSED DEVELOPMENT		
ADDRESS: 55 WELL STREET, PITT TOWN		
CLIENT: DAVID CARRUTHERS		
TITLE: DA STREET TREE PLANTING		
DATE: 15.03.22 - A	SCALE: NTS - A3	1 OF 2
JOB No. 6132	DRAWN: CJ	
TREE REPORTS LANDSCAPE PLANS VEGETATION MANAGEMENT PLANS		

GENERAL NOTES:-

- * LANDSCAPE CONTRACTOR TO CHECK DA CONDITIONS AND STAMPED LANDSCAPE PLAN BEFORE COMMENCING WORKS TO ENSURE NO ADDITIONS / AMENDMENTS TO PLAN.
- * GARDEN BEDS IN OSD BASIN TO CONSIST OF NON FLOATABLE DECORATIVE GRAVEL.
- * REFER TO HYDRAULICS ENGINEERS PLAN FOR OSD DETAILS / FINAL LEVELS.
- * MULCHED PLANTING BEDS TO BE A MINIMUM DEPTH OF 75MM AS SELECTED.
- * CONTRACTORS RESPONSIBILITY TO CHECK AND ADJUST SOIL pH AS REQUIRED.
- * PROVIDE TIMBER EDGE AS A MINIMUM BENEATH FENCING / GATES TO DEFINE TURF AND GARDEN BEDS / PATHWAYS. EDGING TO BE PROVIDED TO ALL AREAS WHERE DIFFERING MATERIALS MEET, ie TURF / GARDEN, TURF / GRAVEL PATH ETC.
- * WEED MAT BENEATH GRAVEL PATHWAYS REQUIRED TO LIMIT MUD TRACKING.
- * PREMIUM ORGANIC GARDEN MIX TO BE USED.
- * ALL PLANTS TO BE HEALTHY AND VIGOROUS.
- * CONTRACTOR TO MAKE GOOD TURF ON NATURE STRIP POST CONSTRUCTION.
- * DO NOT SCALE ARCHITECTURAL SETOUT FROM LANDSCAPE DRAWING.
- * EXISTING TREE SPREAD APPROXIMATE ONLY. REFER TO TREE REPORT WHEN APPLICABLE.
- * SITE SURVEY PROVIDED BY OTHERS.
- * BUFFALO TURF PREFERRED OVER KIKUYU.



(PROVIDE ON ALL DOWN HILL SLOPES - UNLESS STATED OTHERWISE)



TYPICAL PLANT SELECTION CRITERIA - AS2303-2015
'TREE STOCK FOR LANDSCAPE USE' FOR FULL SPEC.

ENSURE GOOD HEALTH AND VIGOUR. ENSURE FREEDOM FROM PESTS, DISEASES AND INJURY.

SPECIMENS SHOULD BE SELF SUPPORTING AT TIME OF PLANTING - STAKING ONLY TO BE USED WHEN NECESSARY - 1 GROWING SEASON MAX.

ENSURE EVIDENCE OF STEM TAPER - (INCREASE IN CALIPER DOWN THE STEM).

PRUNING:-
*ENSURE CLEAN STEM HEIGHT DOES NOT EXCEED 40% OF PLANT HEIGHT.
*ENSURE CUTS ARE AT BRANCH COLLAR ARE CLEAN WITH NO TEARS.

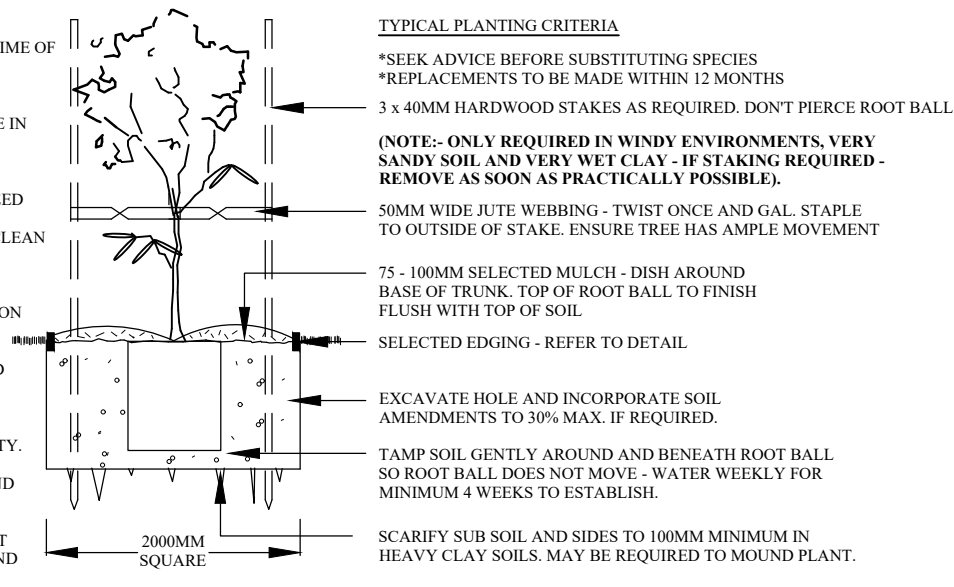
ENSURE APICAL DOMINANCE FOR TREES WITH TYPICAL EXCURRENT FORM - LEADER DEVIATION <15%.

ENSURE GOOD CROWN SYMMETRY AND SOUND STEM JUNCTIONS - NO INCLUDED BARK.

ENSURE SPECIMENS / BATCHES ARE CLEARLY LABELED - NOTING SPECIES CULTIVAR / VARIETY.

ENSURE SPECIMENS ARE FREE OF GIRDLING AND SUCKERING ROOTS.

ENSURE TRUNK POSITION IS WITHIN 10% OF POT CENTRE. IF TREE IS GRAFTED ENSURE SCION AND ROOTSTOCK ARE SOUND.



TYPICAL PLANTING CRITERIA

- *SEEK ADVICE BEFORE SUBSTITUTING SPECIES
- *REPLACEMENTS TO BE MADE WITHIN 12 MONTHS
- 3 x 40MM HARDWOOD STAKES AS REQUIRED. DON'T PIERCE ROOT BALL

(NOTE:- ONLY REQUIRED IN WINDY ENVIRONMENTS, VERY SANDY SOIL AND VERY WET CLAY - IF STAKING REQUIRED - REMOVE AS SOON AS PRACTICALLY POSSIBLE).

50MM WIDE JUTE WEBBING - TWIST ONCE AND GAL. STAPLE TO OUTSIDE OF STAKE. ENSURE TREE HAS AMPLE MOVEMENT

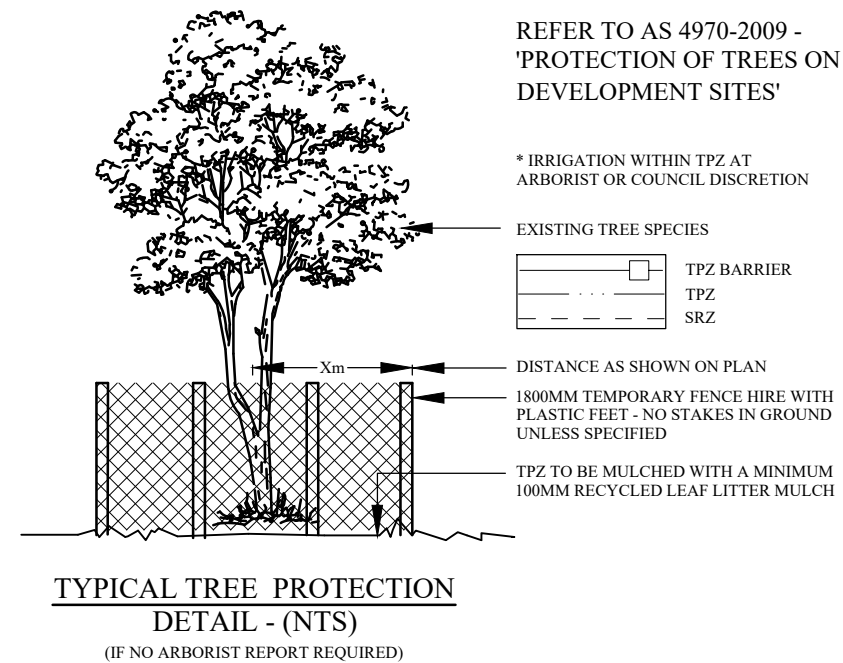
75 - 100MM SELECTED MULCH - DISH AROUND BASE OF TRUNK. TOP OF ROOT BALL TO FINISH FLUSH WITH TOP OF SOIL

SELECTED EDGING - REFER TO DETAIL

EXCAVATE HOLE AND INCORPORATE SOIL AMENDMENTS TO 30% MAX. IF REQUIRED.

TAMP SOIL GENTLY AROUND AND BENEATH ROOT BALL SO ROOT BALL DOES NOT MOVE - WATER WEEKLY FOR MINIMUM 4 WEEKS TO ESTABLISH.

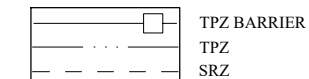
SCARIFY SUB SOIL AND SIDES TO 100MM MINIMUM IN HEAVY CLAY SOILS. MAY BE REQUIRED TO MOUND PLANT.



REFER TO AS 4970-2009 - 'PROTECTION OF TREES ON DEVELOPMENT SITES'

* IRRIGATION WITHIN TPZ AT ARBORIST OR COUNCIL DISCRETION

EXISTING TREE SPECIES



DISTANCE AS SHOWN ON PLAN

1800MM TEMPORARY FENCE HIRE WITH PLASTIC FEET - NO STAKES IN GROUND UNLESS SPECIFIED

TPZ TO BE MULCHED WITH A MINIMUM 100MM RECYCLED LEAF LITTER MULCH

NOTE:- MONACO DESIGNS PL RESERVES THE RIGHT NOT TO UNDERTAKE NOR SUPPLY CERTIFICATION FOR OCCUPATION CERTIFICATE.

NOTE:- TO AID COMPLIANCE WITH BASIX LEGISLATION, PLANTS (WHERE APPLICABLE) HAVE BEEN SELECTED FROM THE LOCAL CITY COUNCIL / SHIRE PLANT LISTS.

NOTE:- LOCATION OF SEWER MAINS / LINES, WATER PIPES, UNDERGROUND ELECTRICITY AND OTHER SERVICES MUST BE OBTAINED PRIOR TO COMMENCEMENT OF ANY WORK ON SITE. DIAL BEFORE YOU DIG 1100.

CONTRACTORS NOTE:- CALCULATED AREAS DETERMINED BY CAD AND HAVE BEEN ROUNDED UP FOR USE AS A GUIDE ONLY. ALLOW STANDARD PERCENTAGES FOR CUTTING AND WASTAGE. CONFIRM DIMENSIONS AND NUMBERS PRIOR TO QUOTING / ORDERING. COPYRIGHT:- THIS PLAN AND DESIGN IS THE PROPERTY OF MONACO DESIGNS PL. IT IS NOT TO BE COPIED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE COMPANY. REPRODUCTION PARTLY OR IN FULL CONSTITUTES AN INFRINGEMENT OF COPYRIGHT. FULL TERMS AND CONDITIONS CAN BE OBTAINED FROM MONACO DESIGNS WEBSITE, OR UPON REQUEST. THIS PLAN MAY ONLY BE UTILISED FOR ITS INTENDED PURPOSE ONCE PAYMENT HAS BEEN RECEIVED IN FULL, OR AS PER OUR LETTER OF AGREEMENT. UNAUTHORISED USAGE, REPRODUCTION OR STORAGE SHALL BE TAKEN AS AN ACCEPTANCE OF A USAGE FEE OF \$2200 PER PLAN / SHEET OR PART THEREOF FOR EACH AND EVERY USE.



MONACO
DESIGNS PL
mb: 0409123200
email: paul@monaco.net.au

PROJECT:
PROPOSED DEVELOPMENT

ADDRESS:
55 WELL STREET,
PITT TOWN

CLIENT:
DAVID CARRUTHERS

TITLE:
LANDSCAPE DETAILS

DATE:	SCALE:	SHEET No:
15.03.22 - A	NTS - A3	2 OF 2
JOB No.	DRAWN:	
6132	P MONACO	

TREE REPORTS
LANDSCAPE PLANS
VEGETATION MANAGEMENT PLANS