

REID AVENUE



PROPOSED TOWNHOUSE DEVELOPMENT
LOT 165 DP 1573, 88 REID STREET
WERRINGTON

N. F. BILLYARD P/L

11 YORK STREET, OATLANDS

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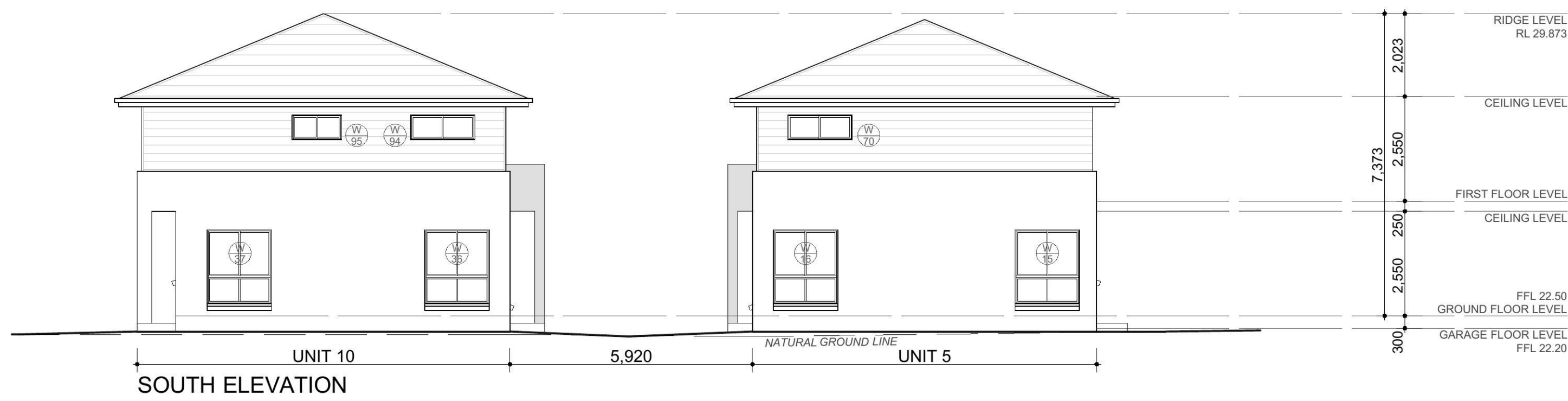
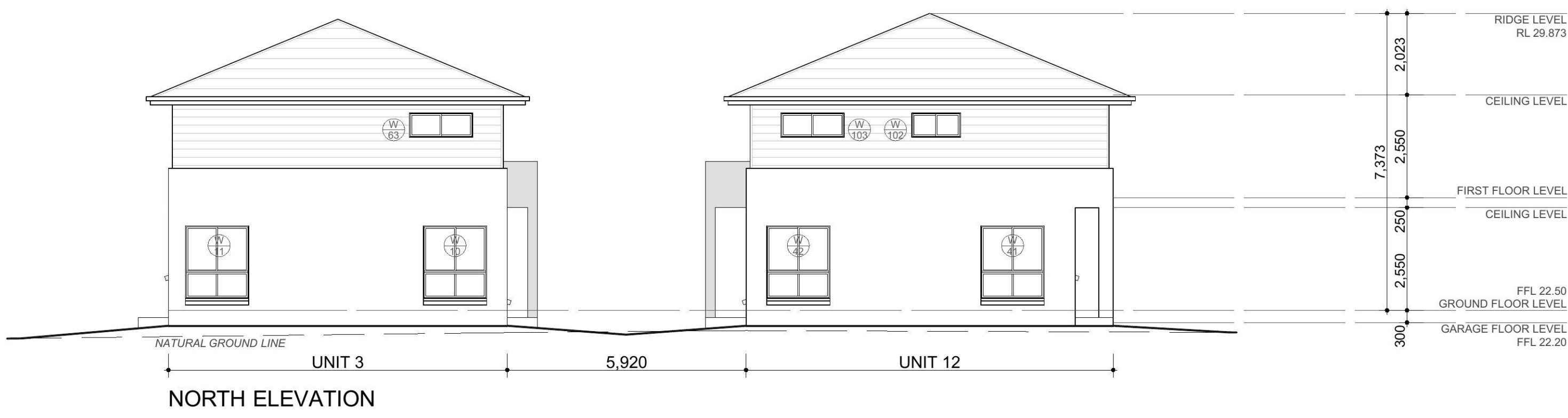
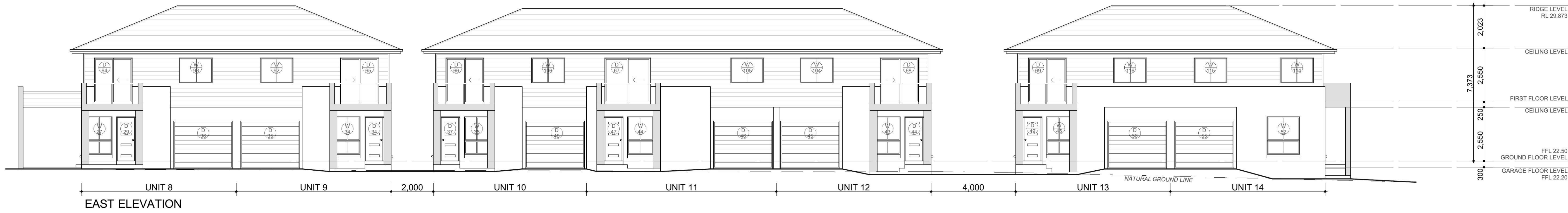
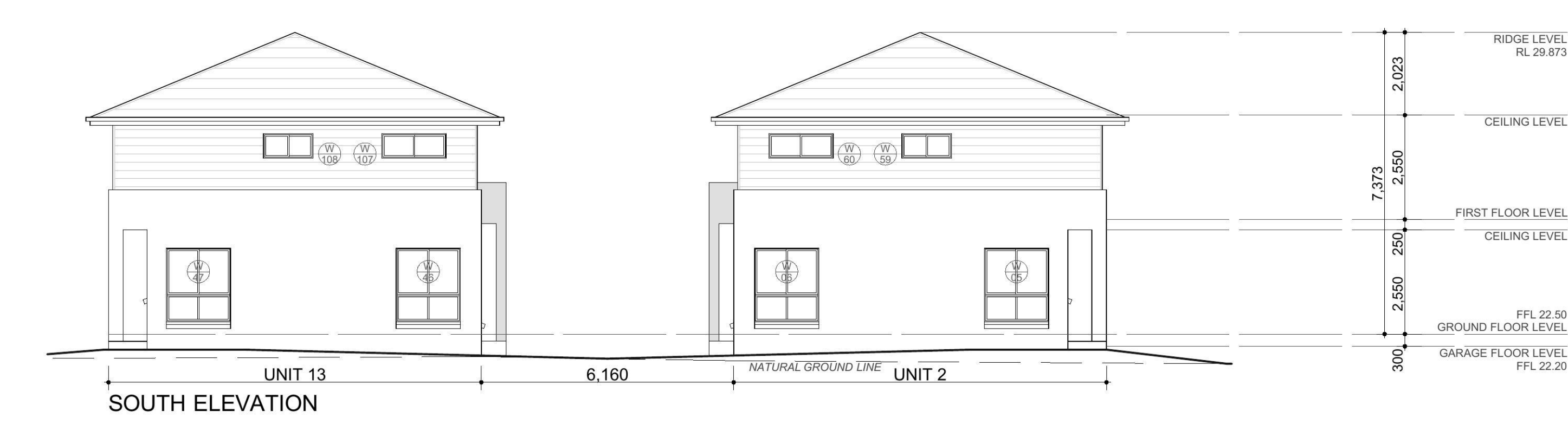
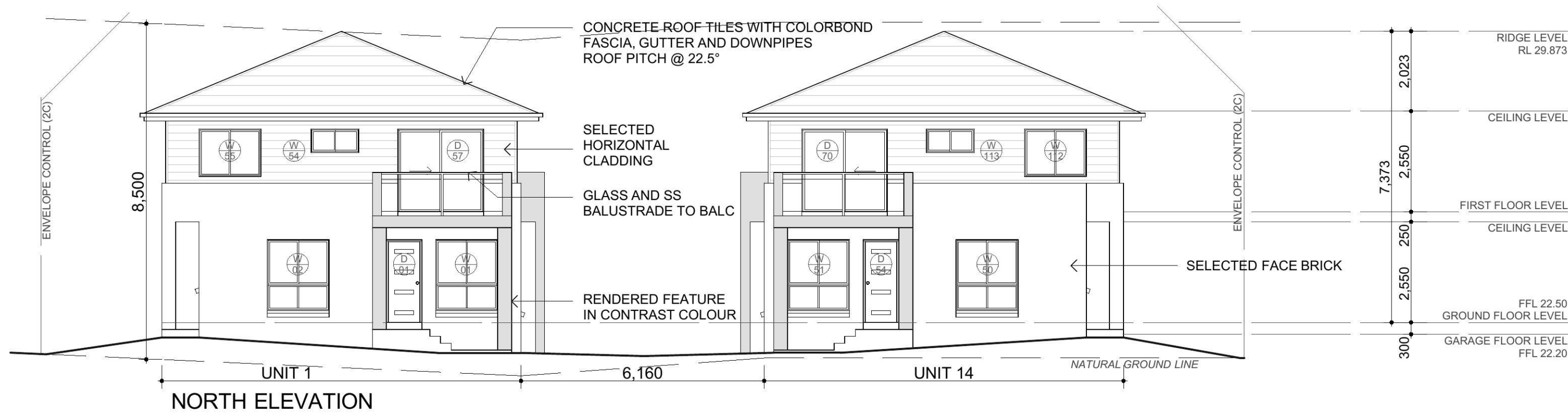
01/03/16

NOT TO SCALE

A4 SHEET

NEIGHBOURHOOD
NOTIFICATIONS

1232.DA06

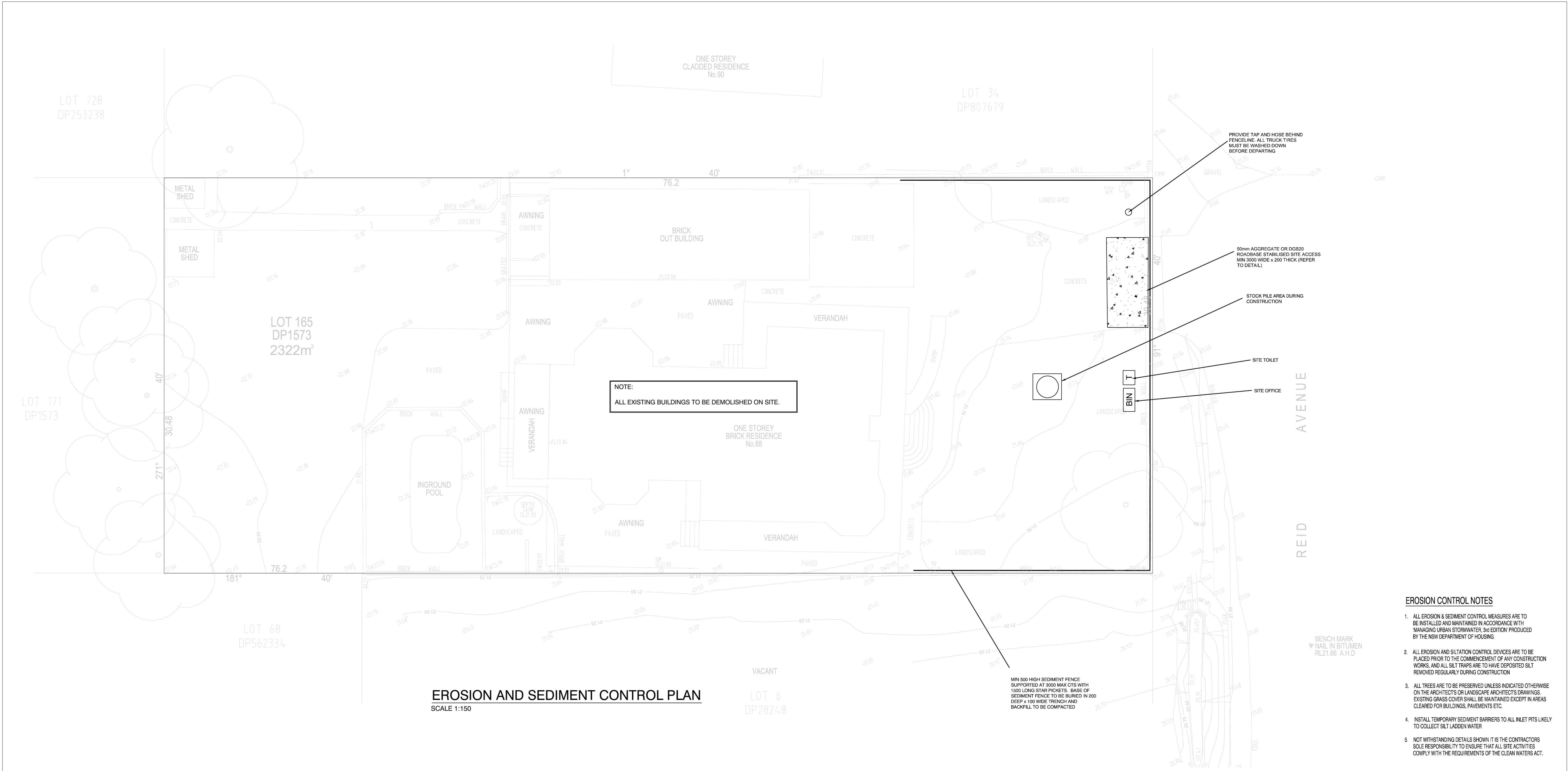


PROPOSED TOWNHOUSE DEVELOPMENT
LOT 165 DP 1573, 88 REID STREET
WERRINGTON
CLIENT: TONG AO GROUP
N. F. BILLYARD P/L
11 YORK STREET, OATLANDS
Ph 02 96302122 Fax 02 96302133

01/03/16 SCALE 1:100 A1 SHEET

ELEVATIONS 1232.DA04

NOTE: ALL DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION. WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALE. ANY DISCREPANCIES SHOULD BE REFERRED BACK TO THE ARCHITECT.



EROSION CONTROL NOTES

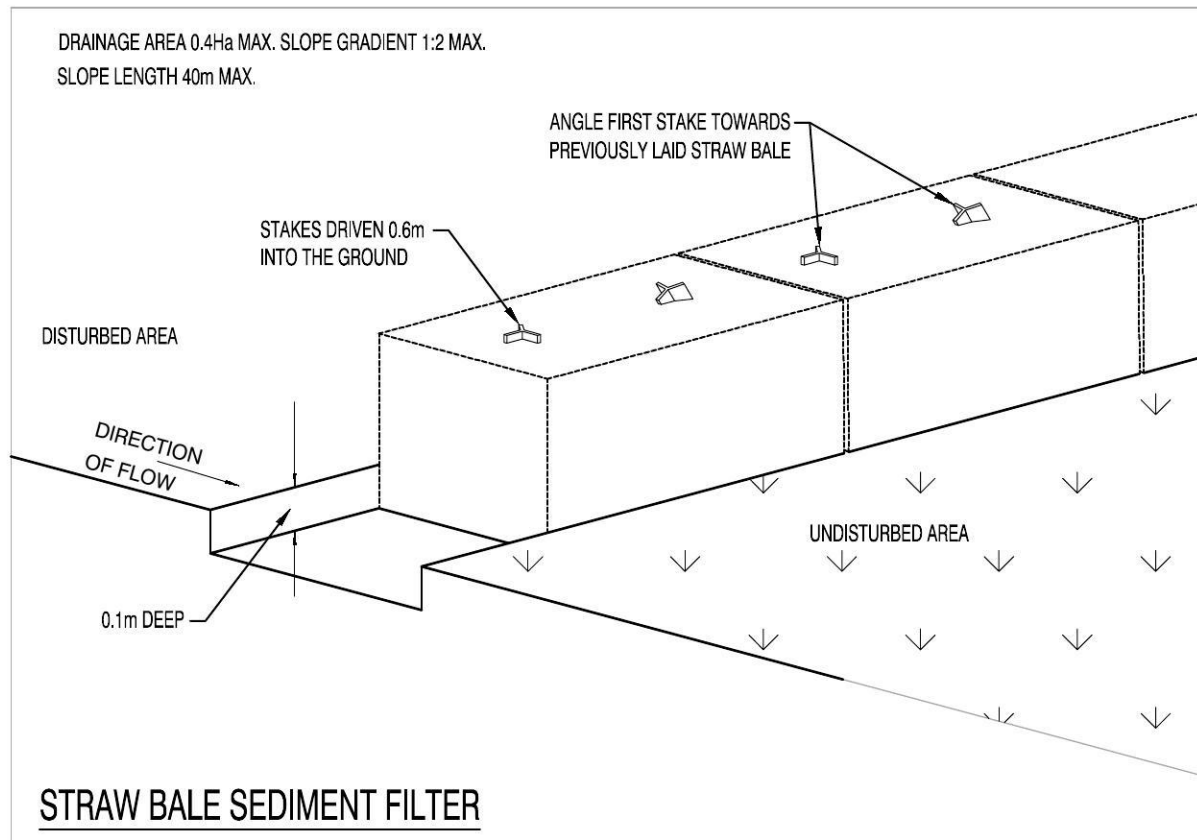
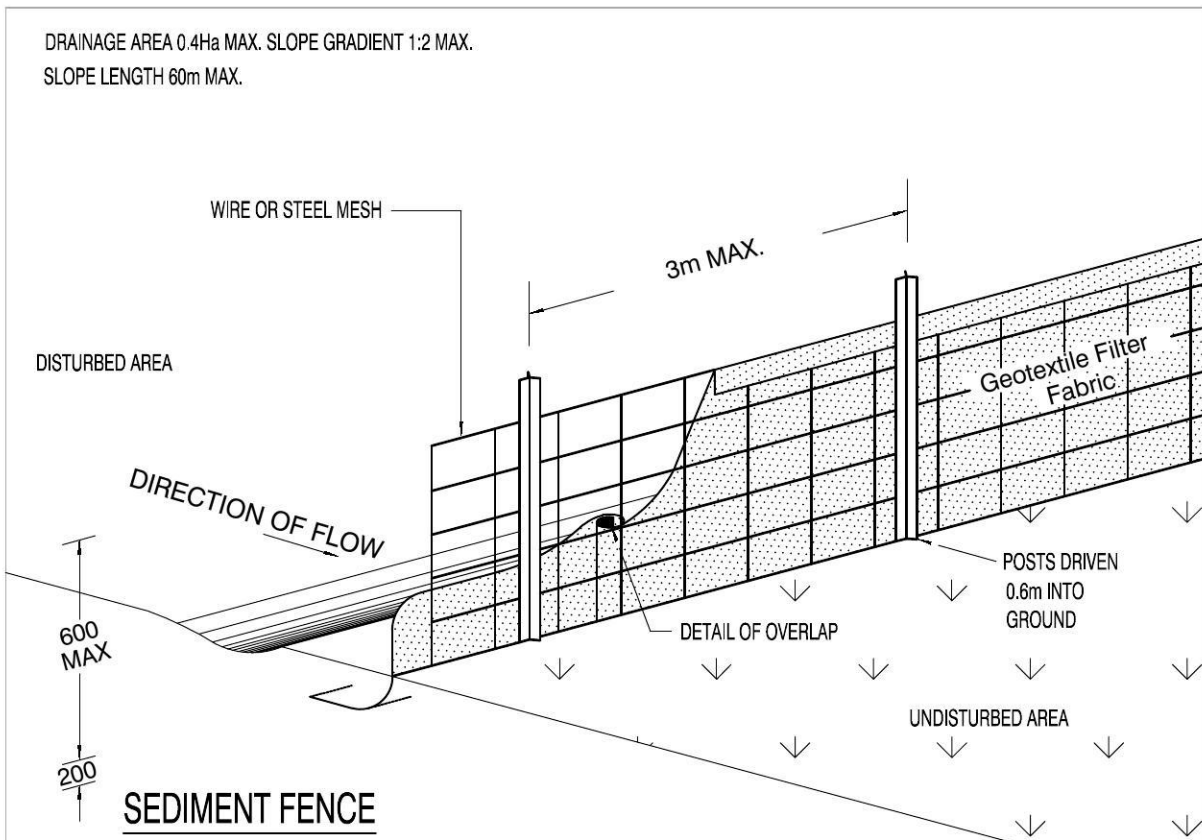
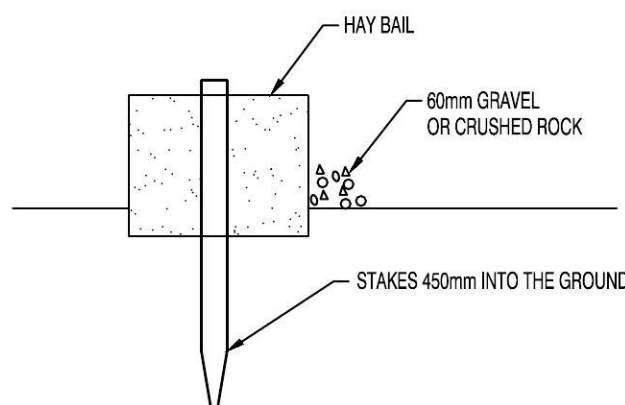
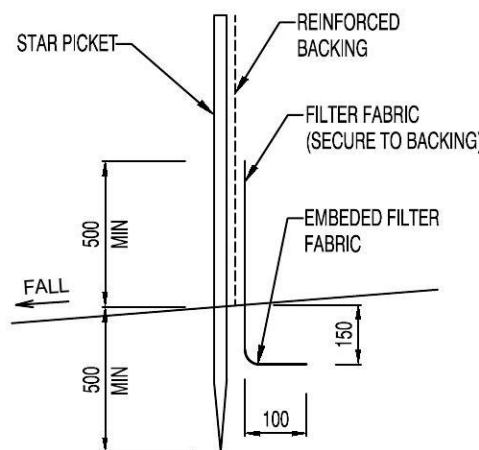
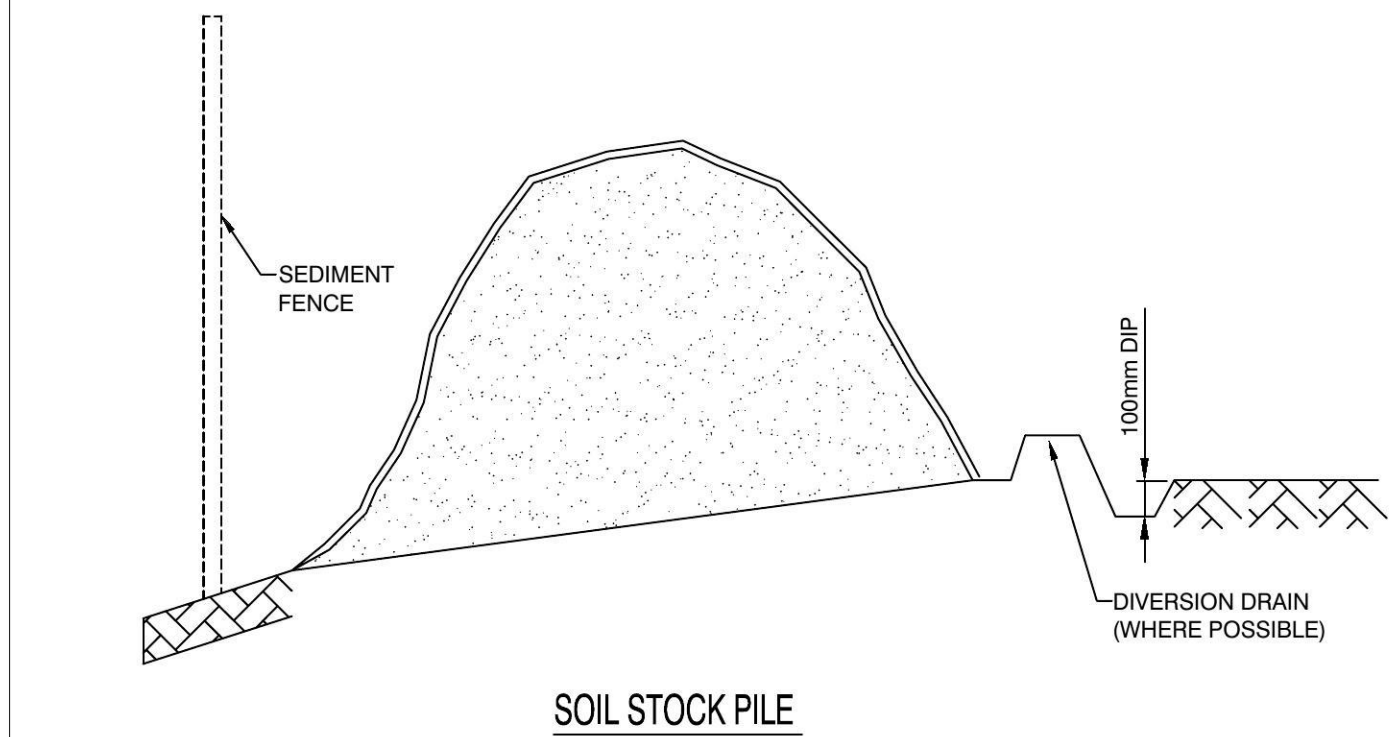
- ALL EROSION & SEDIMENT CONTROL MEASURES ARE TO BE INSTALLED & MAINTAINED IN ACCORDANCE WITH MANAGING URBAN STORMWATER, 3rd EDITION PRODUCED BY THE NSW DEPARTMENT OF HOUSING.
- ALL EROSION AND SILTATION CONTROL DEVICES ARE TO BE PLACED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION WORKS, AND ALL SILT TRAPS ARE TO HAVE DEPOSITED SILT REMOVED REGULARLY DURING CONSTRUCTION
- ALL TREES ARE TO BE PRESERVED UNLESS INDICATED OTHERWISE ON THE ARCHITECT'S OR LANDSCAPE ARCHITECT'S DRAWINGS. EXISTING GRASS COVER SHALL BE MAINTAINED EXCEPT IN AREAS CLEARED FOR BUILDINGS, PAVEMENTS ETC.
- INSTALL TEMPORARY SEDIMENT BARRIERS TO ALL INLET PITS LIKELY TO COLLECT SILT LADEN WATER
- NOT WITHSTANDING DETAILS SHOWN IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO ENSURE THAT ALL SITE ACTIVITIES COMPLY WITH THE REQUIREMENTS OF THE CLEAN WATERS ACT.

SYMBOLS

- EXISTING CONTOURS
- SILT FENCE
- WIRE MESH FENCE
- [50] PUMP LINE

NOTES: SOIL & WATER MANAGEMENT

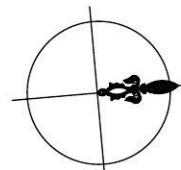
- ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED AND MAINTAINED DAILY BY SITE MANAGER.
- MINIMISE DISTURBED AREAS.
- ALL STOCKPILES TO BE CLEARED FROM DRAINS, GUTTERS AND FOOTPATHS.
- DRAINAGE IS TO BE CONNECTED TO STORMWATER SYSTEM AS SOON AS POSSIBLE.
- ROADS AND FOOTPATH TO BE SWEEPED DAILY.
- NO MATERIAL TO BE STORED ON FOOTPATH.
- IF YOU DO NOT COMPLY YOU MAY BE LIABLE TO A \$1500 FINE.



| AMENDMENTS | | |
|------------|-----------------|----------|
| NO. | DESCRIPTION | DATE |
| A | FOR DA APPROVAL | 10-02-16 |

| | |
|---|----------------|
| DRAWN: D.M. | DESIGNED: D.M. |
| APPROVED: DANNY MORCHED B.E CIVIL M.E STRUCTURAL CPEng, MIEAust, NPER MEMB. NO: 2320868 | DATE: 10-02-16 |
| SCALE AT A1: 1:200 U.N.O. | |

PROJECT:
**PROPOSED TOWNHOUSE DEVELOPMENT
AT 88 REID STREET,
WERRINGTON, NSW**



CLIENT:
TONG AO GROUP

TITLE:
**EROSION AND SEDIMENT CONTROL
PLAN AND DETAILS**

ALL DIMENSIONS IN 'mm'
UNLESS OTHERWISE STATED

JOB NO.
D15233

DRAWING NO.
ST02

**SITE MANAGEMENT PLAN
SITE ANALYSIS PLAN**

LOT 165
DP1573
2322m²

BRICK OUT BUILDING

ONE STOREY BRICK RESIDENCE No.88

INGROUND POOL

SEPTIC TANK

BRICK WALL

PAVED

AWNING

VERANDAH

CONCRETE

LANDSCAPED

PIT

PUMP

BRICK WALL

AVENUE REID

LEGEND

EXISTING TREES TO REMAIN AND BE PROTECTED

EXISTING TREES TO BE REMOVED

GENERAL NOTES:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL SHALL BE IMPLEMENTED TO THE REQUIREMENTS OF THE DOCUMENT "MANAGING URBAN STORMWATER - SOILS AND CONSTRUCTION" 4th EDITION, BY THE NSW DEPARTMENT OF HOUSING (2004) REFERRED TO AS THE "BLUE BOOK". MEASURES TO BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION TO BE PROPERLY MAINTAINED FOR DURATION OF WORKS, AND SUITABLY DECOMMISSIONED UPON COMPLETION OF CONSTRUCTION WORKS.

2. SITE WORKS WILL NOT START UNTIL THE EROSION AND SEDIMENT CONTROL WORKS OUTLINED IN THE PLAN ARE INSTALLED AND FUNCTIONAL.

3. ENTRY AND EXIT TO THE SITE WILL BE CONFINED TO ONE STABILISED LOCATION. FENCING WILL BE USED TO RESTRICT ALL VEHICULAR MOVEMENTS TO THE STABILISED ENTRANCE. STABILISATION WILL BE ACHIEVED BY EITHER:

- CONSTRUCTING A CONCRETE DRIVEWAY TO THE STREET
- CONSTRUCTING A STABILISED SITE ACCESS, ACCORDING TO STANDARD DRAWING SD 5-7 OR ACCORDING TO ANOTHER SUITABLE TECHNIQUE APPROVED BY COUNCIL.

4. SEDIMENT CONTROL (SD 6-7) AND BARRIER FENCES WILL BE INSTALLED AS REQUIRED

5. MESH AND GRAVEL "SAUSAGE" PROTECTION (SD 6-8) WILL BE PROVIDED TO PROTECT GUTTER INLETS NEAR THE ALLOTMENT.

6. TOPSOIL WILL BE STRIPPED AND STOCKPILED FOR LATER USE IN THE LANDSCAPING SITE. ALL STOCKPILES WILL BE PLACED IN THE LOCATION SHOWN ON THE PLAN AND AT LEAST 2 METRES CLEAR OF ALL AREAS OF CONCENTRATED WATER FLOW AND THE DRIVEWAY PROTECTED BY SITE WORKS (SD 4-1).

7. LANDS TO THE REAR AND SIDE OF THE ALLOTMENT AND ON THE FOOTPATH WILL NOT BE DISTURBED DURING WORKS EXCEPT WHERE ESSENTIAL, E.G. DRAINAGE WORKS ACROSS THE FOOTPATH. WHERE WORKS ARE NECESSARY, THEY WILL BE UNDERTAKEN IN SUCH A WAY TO LEAVE THE LANDS IN A CONDITION OF HIGH EROSION HAZARDS FOR AS SHORT A PERIOD AS PRACTICABLE. THEY WILL BE REHABILITATED AS SOON AS POSSIBLE. STOCKPILES WILL NOT BE PLACED ON THESE LANDS AND THEY WILL NOT BE USED AS VEHICLE PARKING AREAS.

8. APPROVED BINS FOR CONCRETE AND MORTAR SLURRIES, PAINTS, ACID WASHINGS AND LITTER WILL BE PROVIDED AND ARRANGEMENTS MADE FOR COLLECTION AND DISPOSAL.

9. GUTTERING WILL BE CONNECTED TO THE STORMWATER SYSTEM AS SOON AS PRACTICABLE.

10. TOPSOIL WILL BE RESPREAD AND ALL DISTURBED AREAS WILL BE REHABILITATED WITHIN 20 WORKING DAYS OF THE COMPLETION OF WORKS. RESPREAD TOPSOIL TO 100mm DEPTH (MIN) ON BARE SOIL SURFACES AND REVEGETATED.

11. ALL EROSION AND SEDIMENT CONTROLS WILL BE CHECKED AT LEAST WEEKLY AND AFTER RAIN TO ENSURE THEY ARE MAINTAINED IN A FULLY FUNCTIONAL CONDITION.

STOCKPILE NOTES:

1. IF STOCKPILES ARE TO BE IN PLACE FOR LONGER THAN 30 DAYS THEN THEY SHALL BE STABILIZED BY COVERING WITH A MULCH OR WITH TEMPORARY VEGETATION.

SEDIMENTATION CONTROL DEVICES:

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

SPECIAL NOTES:

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

2. 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.

3. MANAGEMENT DEVICES SHALL BE MAINTAINED ON A REGULAR BASIS. WHERE CLEANING IS REQUIRED, THE SEDIMENT SHALL BE REMOVED TO OFFSITE TO A SUITABLE POINT OF DISPOSAL.

4. NO TREES SHALL BE REMOVED WITHOUT COUNCIL'S CLEARANCE.

Bio Engineered Solutions Pty. Ltd.

Landscape design and Environmental Management

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DESIGNED **KN**
DRAWN **KN**
CHECKED _____

APPROVED _____ DATE _____

SCALES:
1:100

CLIENT:
MS ELLEN XUE

PROPOSED TOWNHOUSE DEVELOPMENT

88 REID AVENUE, WERRINGTON
SITE ANALYSIS PLAN / SITE MANAGEMENT PLAN

PLAN No.
1648LANI A

FILE No.
1648LAN

SHEET 1 OF 3 SHEETS

LANDSCAPE DETAILS

INDICATIVE SPECIES LIST

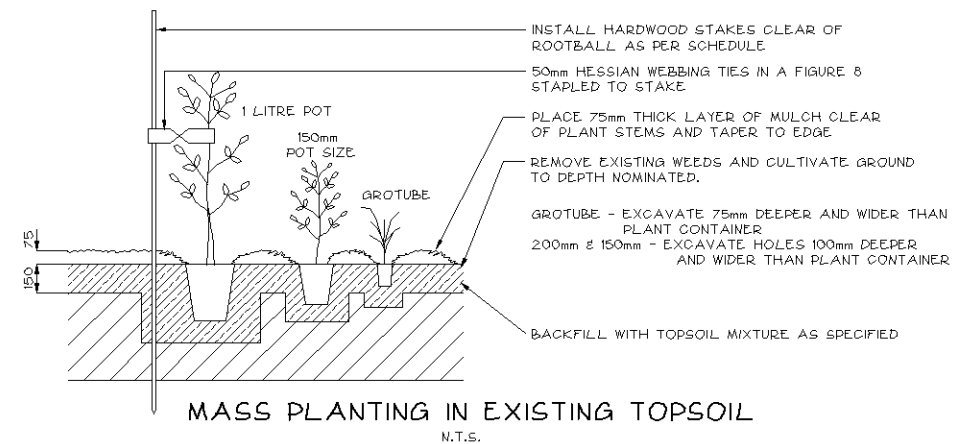
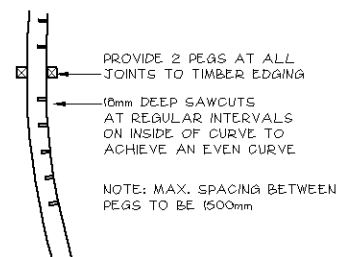
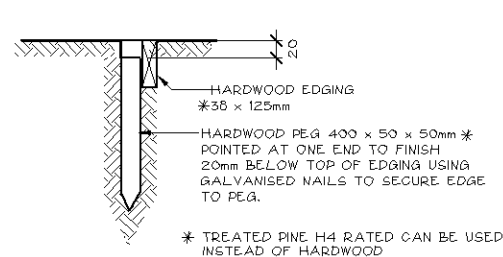
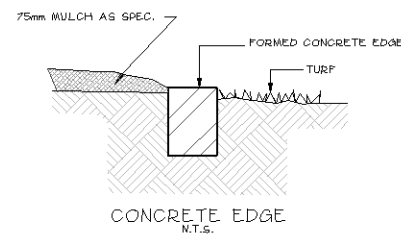
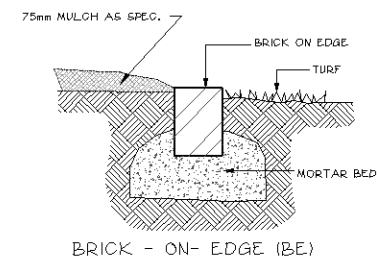
| BOTANICAL NAME | COMMON NAME | MATURE HEIGHT | POT SIZE | APPROX |
|--|-------------------|---------------|----------|--------|
| GROUND COVER (TYPE A) | | | | |
| <i>Liriope muscari</i> | Lily Turf | 30-40cm | 150mm | 240 |
| HEDGE | | | | |
| <i>Viburnum odoratissimum</i> "Dense Fence" | Viburnum | 1.5-2m | 200mm | 33 |
| FEATURE SHRUB | | | | |
| <i>Cordyline</i> "Red Fountain" | Cordyline | 0.5-1m | 200mm | 49 |
| SCREEN TREES & SHRUBS | | | | |
| <i>Syzygium</i> "Resilience" | Lilly Pilly | 3-4m | 200mm | 58 |
| <i>Callistemon viminalis</i> "Little John" | Dwarf Callistemon | 0.5-1m | 200mm | 88 |
| FEATURE TREE | | | | |
| <i>Tristania laurina</i> "Luscious" | Water Gum | 8-10m | 45 litre | 16 |
| <i>Cupaniopsis anacardioides</i> | Tuckeroo | 6-8m | 45 litre | 2 |
| <i>Elaeocarpus dumidii</i> | Quandang | 8m | 45 litre | 13 |

PLANTING NOTES

GROUND COVER TYPE "A" TO BE PLANTED AT 3- 4 PER SQM
HEDGE TO BE PLANTED AT 0.7m CENTRES

NOTES

1. HARDWOOD STAKES TO BE 38 x 38 x 1800
2. AN APPROVED SLOW RELEASE PELLET TYPE FERTILIZER HAVING AN NPK:RATIO OF 15:2:15:1 EQUIVALENT TO OSMOCOTE 12 - 14 MONTH SLOW RELEASE FERTILIZER APPLIED AT THE RATE SPECIFIED BY THE MANUFACTURER SHALL BE USED
3. PROPOSED TURF AREA SHOWN, TO BE FERTILIZED WITH A NPK:RATIO OF 9:2:4:3 SIMILAR TO No 17 LAWN FOOD AT THE RATE SPECIFIED BY THE MANUFACTURER
4. ALL GARDEN AREAS TO BE FILLED WITH APPROVED TOP SOIL AT MINIMUM 150mm DEPTH
5. ALL TURFED AREAS TO HAVE A MIN. OF 50mm OF APPROVED TOP SOIL PLACED PRIOR TO TURFING
6. TOPSOIL SHOULD CONFORM TO AS 4419 "SOILS FOR LANDSCAPING AND GARDEN" AND TO BE SUITABLE FOR NATIVE PLANT GROWTH WITH LOW PHOSPHORUS CONTENT, CONTAINING ORGANIC MATTER AND FREE FROM STONES OR OTHER MATERIAL EXCEEDING 25mm IN ANY DIMENSION.
7. IT IS THE CONTRACTORS RESPONSIBILITY TO CHECK AND ADJUST SOIL pH AS REQUIRED
8. IN ALL GARDEN AREAS, EXISTING SOIL TO BE DEEP RIPPED TO 200mm AND CULTIVATED TO 100mm
9. IN ALL TURFED AREAS, EXISTING SOIL TO BE CULTIVATED TO 75mm
10. WATERING REGIME, THE FIRST MONTH AFTER PLANTING IS THE CRITICAL TIME FOR WATERING. THE PLANTS REQUIRE HEAVY WATERING EVERY 3 DAYS, 50mm OF WATER PER WEEK AS A MINIMUM SHOULD BE USED AS A GENERAL GUIDE
11. MULCH PLANTING BEDS TO A MINIMUM OF 50 - 75mm AS REQUIRED MULCH TO BE COARSE GRADE HARDWOOD MULCH, CONFORMING TO AS 4454 "COMPOSTS, SOIL CONDITIONERS AND MULCHES"
12. DECORATIVE PEBBLE MULCH COULD BE USED IN AREAS BORDERING DRIVEWAYS & AREAS SUBJECT TO ONSITE DETENTION
13. IF DECORATIVE PEBBLE MULCH IS USED NEXT TO GARDEN BEDS IN REAR AND SIDES OF UNITS, A CONTRASTING PEBBLE MULCH OR HARDWOOD MULCH TO BE USED WITHIN THE BEDS
14. EXCESS TOPSOIL GENERATED BY THE DEVELOPMENT CAN BE USED TO MOUND UP PLANTING BEDS IN SPECIFIED AREAS



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|-----|-------------|---------|---|--|----------------------|-----------------------------|--|-----------------------------------|
| F | | | <div><h1>Bio Engineered Solutions Pty. Ltd.</h1><p>Landscape design and Environmental Management</p><div><div>3 TERRYMONT RD WARRIMOO, 2774.</div><div>EMAIL: kic_nak@dx.com.au</div><div>A.B.N. 83 104965219 PH: (02) 4753 6614</div></div></div> | <div><div></div><div>DESIGNED <u>KN</u></div><div>DRAWN <u>KN</u></div><div>CHECKED _____</div></div> | SCALES: 1:100 | CLIENT: MS ELLEN XUE | PROPOSED TOWNHOUSE DEVELOPMENT 88 REID AVENUE, WERRINGTON LANDSCAPE DETAILS | PLAN No. 1648LAN3 <div>A</div> |
| E | | | | | | | | FILE No. 1648LAN |
| D | | | | | | | | |
| C | | | | | | | | |
| B | | | | | | | | |
| A | FIRST ISSUE | 24/2/16 | | | | | | |
| No. | AMENDMENT | DATE | | | | | | |