


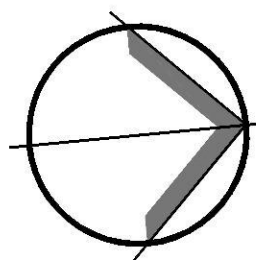


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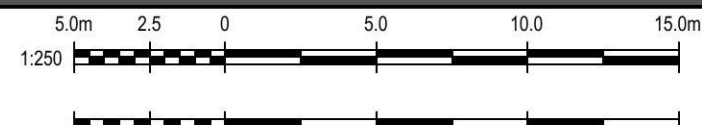


DRAWING No.	REV.	DRAWING TITLE
14140-DA00	A	COVER SHEET, DRAWING LIST AND LOCALITY PLAN
14140-DA01	A	PLAN OF SUBDIVISION
14140-DA02	A	BUILDING ENVELOPE & SETBACK PLAN
14140-DA03	A	ROADWORKS AND STORMWATER DRAINAGE LAYOUT PLAN
14140-DA04	A	ROAD LONGITUDINAL AND TYPICAL SECTIONS
14140-DA05	A	SERVICES COORDINATION PLAN
14140-DA06	A	STORMWATER MANAGEMENT PLAN
14140-DA07	A	EROSION AND SEDIMENT CONTROL LAYOUT PLAN & DETAILS

	<h1>NOT FOR CONSTRUCTION</h1>  <p>DRAWING DIMENSIONS IN MILLIMETRES UNLESS NOTED OTHERWISE</p>	DESIGNED R.L.P.	DATE 15/05/2015	 <p>DIVERSI CONSULTING CIVIL • STRUCTURAL • HYDRAULICS • ENGINEERS & PROJECT MANAGERS SUITE 103, 29-31 SOLENT CIRCUIT T: 02 8883 1113 NORTHWEST BUSINESS PARK F: 02 9659 1800 BULKHAM HILLS, NSW 2153 www.diversi.com.au</p>	PROJECT: PROPOSED RESIDENTIAL SUBDIVISION 94-100 EXPLORERS WAY, ST. CLAIR
		CHECKED D.L.G.	DATE 25/05/2015		TITLE: COVER SHEET, DRAWING LIST AND LOCALITY PLAN
		APPROVED P.G.D.	DATE 26/05/2015	CLIENT: SILKY PROPERTY GROUP	PROJECT No: 14140
		SCALE NTS			DRG No: DA00
					Rev: A

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DRAWING DIMENSIONS IN MILLIMETRES UNLESS NOTED OTHERWISE

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SCALE 1:250 (A1)	



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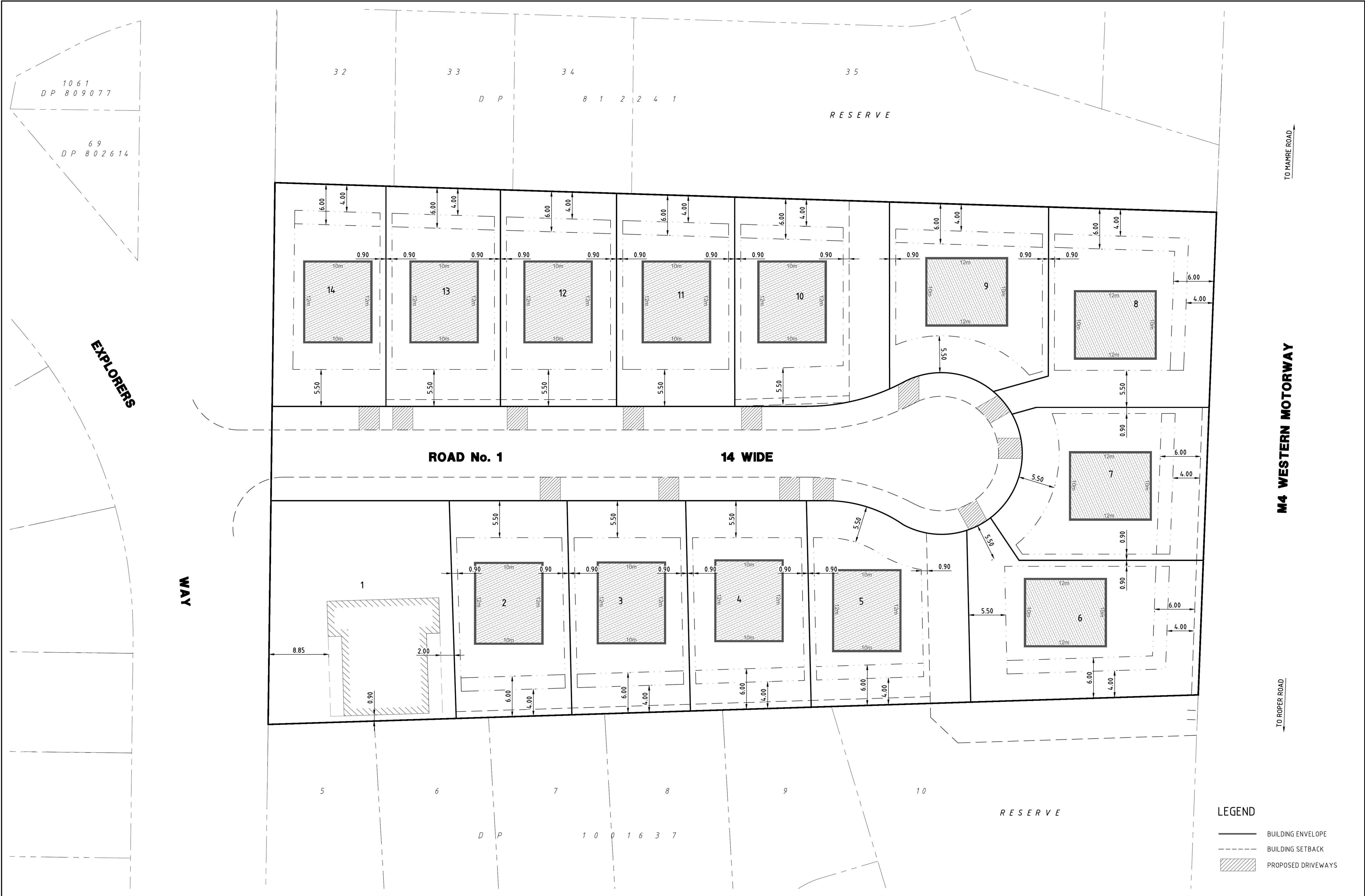
CLIENT:

SILKY PROPERTY GROUP

PROJECT: PROPOSED RESIDENTIAL SUBDIVISION 94-100 EXPLORERS WAY, ST. CLAIR		
TITLE: PLAN OF SUBDIVISION		
PROJECT No.: 14140	DRG No.: DA01	Rev.: A

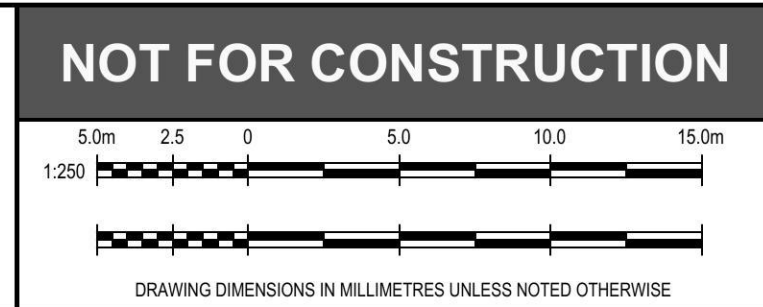
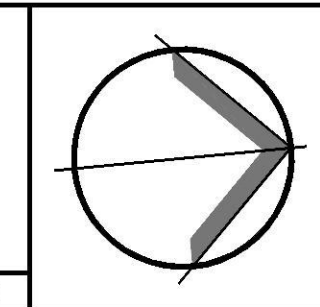
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REV	DATE	AMENDMENT / DESCRIPTION	BY	APPD	REV	DATE	AMENDMENT / DESCRIPTION	BY	APPD
A	5/08/2015	ISSUED FOR DA APPROVAL							

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SCALE	1:250 (A1)		

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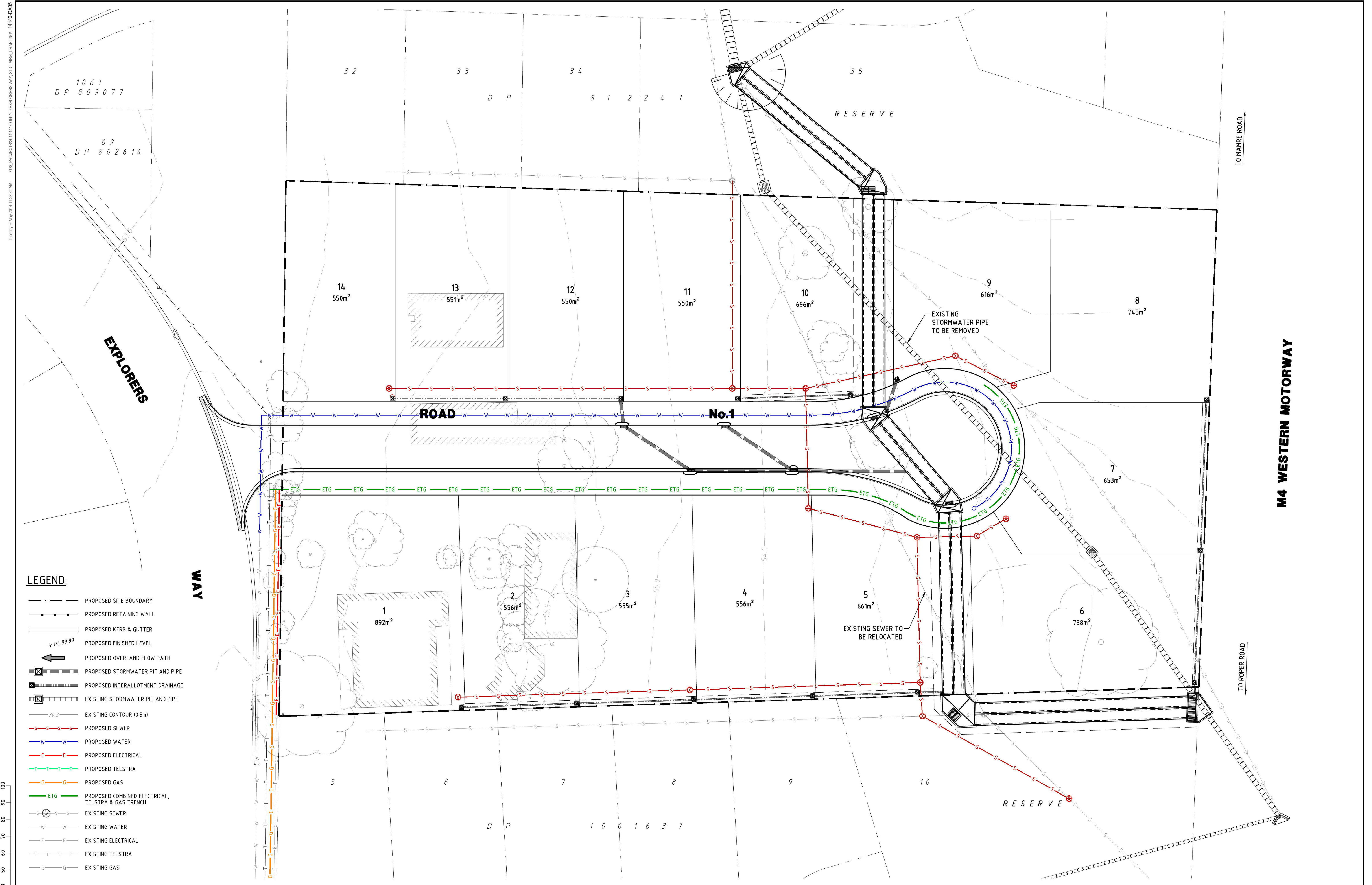
PROJECT:	PROPOSED RESIDENTIAL SUBDIVISION 94-100 EXPLORERS WAY, ST. CLAIR		
TITLE:	BUILDING ENVELOPE & SETBACK PLAN		
PROJECT No.:	14140	DRG No.:	DA02
Rev.:	A		





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	CHECKED D.L.G.	DATE 25/05/2015		TITLE: ROAD LONGITUDINAL AND TYPICAL SECTIONS
	APPROVED P.G.D.	DATE 26/05/2015		
	SCALE H 1:500 V 1:100 (A1)	CUSTOMER: SILKY PROPERTY GROUP		PROJECT No: 14140 DRG No: DA04 Rev.: A

14140-DA05
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Tuesday, 8 May 2015 11:28:32 AM



- LEGEND:**
- PROPOSED SITE BOUNDARY
 - PROPOSED RETAINING WALL
 - PROPOSED KERB & GUTTER
 - + PL 99.99 PROPOSED FINISHED LEVEL
 - ← PROPOSED OVERLAND FLOW PATH
 - PROPOSED STORMWATER PIT AND PIPE
 - PROPOSED INTERLOT TMENT DRAINAGE
 - EXISTING STORMWATER PIT AND PIPE
 - EXISTING CONTOUR (0.5m)
 - PROPOSED SEWER
 - PROPOSED WATER
 - PROPOSED ELECTRICAL
 - PROPOSED TELSTRA
 - PROPOSED GAS
 - ETG PROPOSED COMBINED ELECTRICAL, TELSTRA & GAS TRENCH
 - EXISTING SEWER
 - EXISTING WATER
 - EXISTING ELECTRICAL
 - EXISTING TELSTRA
 - EXISTING GAS




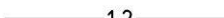










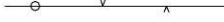
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5.0m 2.5 0 5.0 10.0 15.0m
1:250
DRAWING DIMENSIONS IN MILLIMETRES UNLESS NOTED OTHERWISE

DESIGNED	R.L.P.	DATE	15/05/2015
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APPROVED	P.G.D.	DATE	26/05/2015
SCALE	1:250 (A1)		

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CLIENT:
SILKY PROPERTY GROUP

PROJECT:	PROPOSED RESIDENTIAL SUBDIVISION 94-100 EXPLORERS WAY, ST. CLAIR		
TITLE:	SERVICES COORDINATION PLAN		
PROJECT No.:	14140	DRG No.:	DA05
Rev.:	A		

- | | |
|---|----------------------------------|
|  | PROPOSED SITE BOUNDARY |
|  | PROPOSED BUILDING |
|  | PROPOSED LEVEL |
|  | PROPOSED 1.2m FOOTPATH |
|  | PROPOSED ROLLOVER KERB & GUTTER |
|  | PROPOSED STORMWATER PIT AND PIPE |
|  | PROPOSED ROOFWATER DOWNPIPE |
|  | EXISTING CONTOUR (0.5m) |
|  | EXISTING KERB AND GUTTER |
|  | EXISTING STORMWATER PIT AND PIPE |
|  | EXISTING SEWER |
|  | EXISTING WATERMAIN |
|  | EXISTING OVERHEAD ELECTRICITY |
|  | EXISTING TELSTRA |
|  | EXISTING GAS MAIN |

M4 WESTERN MOTORWAY

TO MAMRE ROAD

PIT 5.1 SURCHARGE WITH 3 x -
900x900 GSIP
SL 52.8

CONFIRMED

— PROVIDE SMOOTH CONNECTION
BETWEEN NEW PIT 5.1 &
EXISTING Ø600 PIPE

R E S E R V E

CIRCUIT

ASHWICK

ROAD No.1

5

4

3

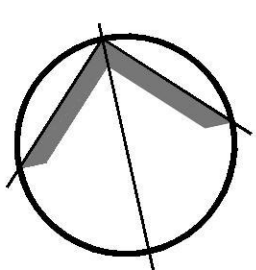
Diagram illustrating the easement width: 6.0m EASEMENT, divided into segments of 3.5m, 1.5m, and 1.0m.

└ VARIABLE

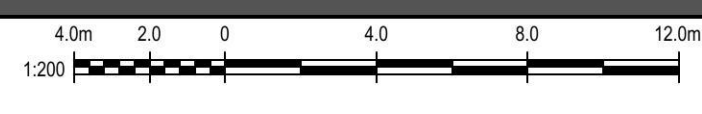
3.5m BASE TO

BATTER TO BE LANDSCAPED.
NO MULCH OR FREE FLOATING
MATERIAL TO BE USED

SECTION A

[illegible]

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DRAWING DIMENSIONS IN MILLIMETRES UNLESS NOTED OTHERWISE

DESIGNED R.L.P.	DATE 15/05/2015
CHECKED D.L.G.	DATE 25/05/2015
APPROVED P.G.D.	DATE 26/05/2015

SCALE
1:200 (A1)



CLIENT: **SILKY PROPERTY GROUP**

PROJECT: PROPOSED RESIDENTIAL SUBDIVISION
94-100 EXPLORERS WAY, ST. CLAIR

TITLE: STORMWATER MANAGEMENT PLAN

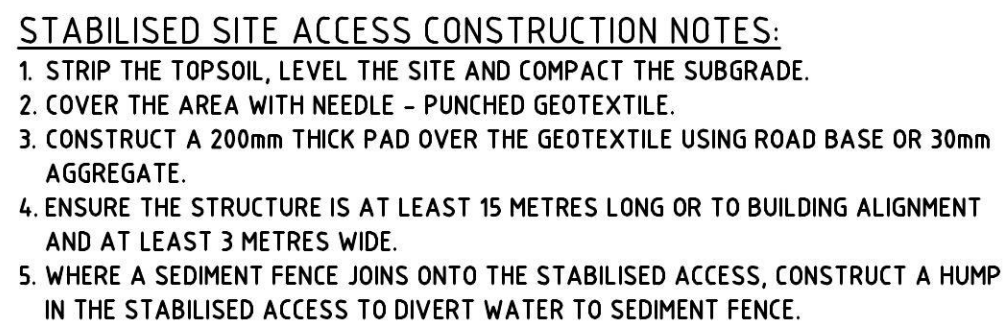
PROJECT No.: 14140

ORG No.: DA00

Rev.: A



1. ALL WORK SHALL BE GENERALLY CARRIED OUT IN ACCORDANCE WITH THESE DOCUMENTS AND
 - A LOCAL AUTHORITY REQUIREMENTS
 - B EPA REQUIREMENTS
 - C NSW DEPARTMENT OF HOUSING MANUAL 'MANAGING URBAN STORM WATER, SOILS AND CONSTRUCTION', 4TH EDITION, MARCH 2004.
2. MAINTAIN THE EROSION CONTROL DEVICES INDICATED TO THE SATISFACTION OF THE SUPERINTENDENT AND THE LOCAL AUTHORITY.
3. WHEN STORM WATER PITS ARE CONSTRUCTED, PREVENT SITE RUNOFF ENTERING UNLESS SILT FENCES ARE ERECTED AROUND THE PITS.
4. CONTRACTOR IS TO ENSURE ALL EROSION AND SEDIMENTATION CONTROL DEVICES ARE MAINTAINED IN GOOD WORKING ORDER AND OPERATE EFFICIENTLY. REPAIRS AND/OR MAINTENANCE SHALL BE UNDERTAKEN AS REQUIRED, PARTICULARLY FOLLOWING STORM EVENTS.
5. CONTRACTOR TO PROVIDE 300mm WIDE TURF STRIPED BEHIND ALL KERBS
6. GRAVEL SAUSAGES TO BE PROVIDED AT 5m CENTRES.



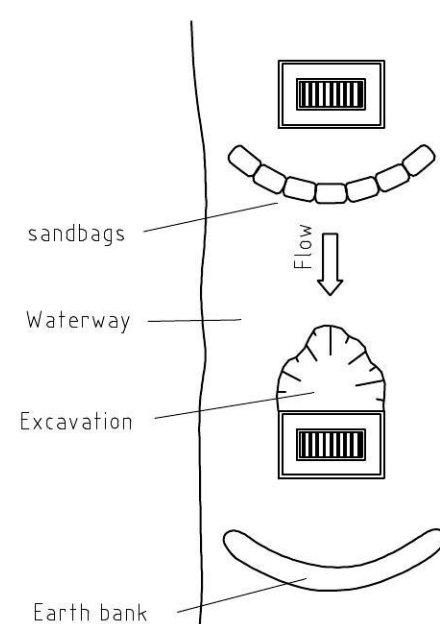
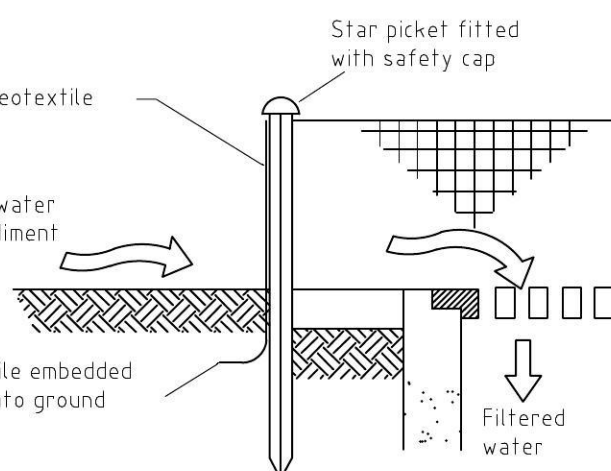
SCALE N.T.S.



1. CONSTRUCT SEDIMENT FENCES AS CLOSE AS POSSIBLE TO BEING PARALLEL TO THE CONTOURS OF ANY 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 1.5m LONG STAR PICKETS INTO GROUND @ 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.






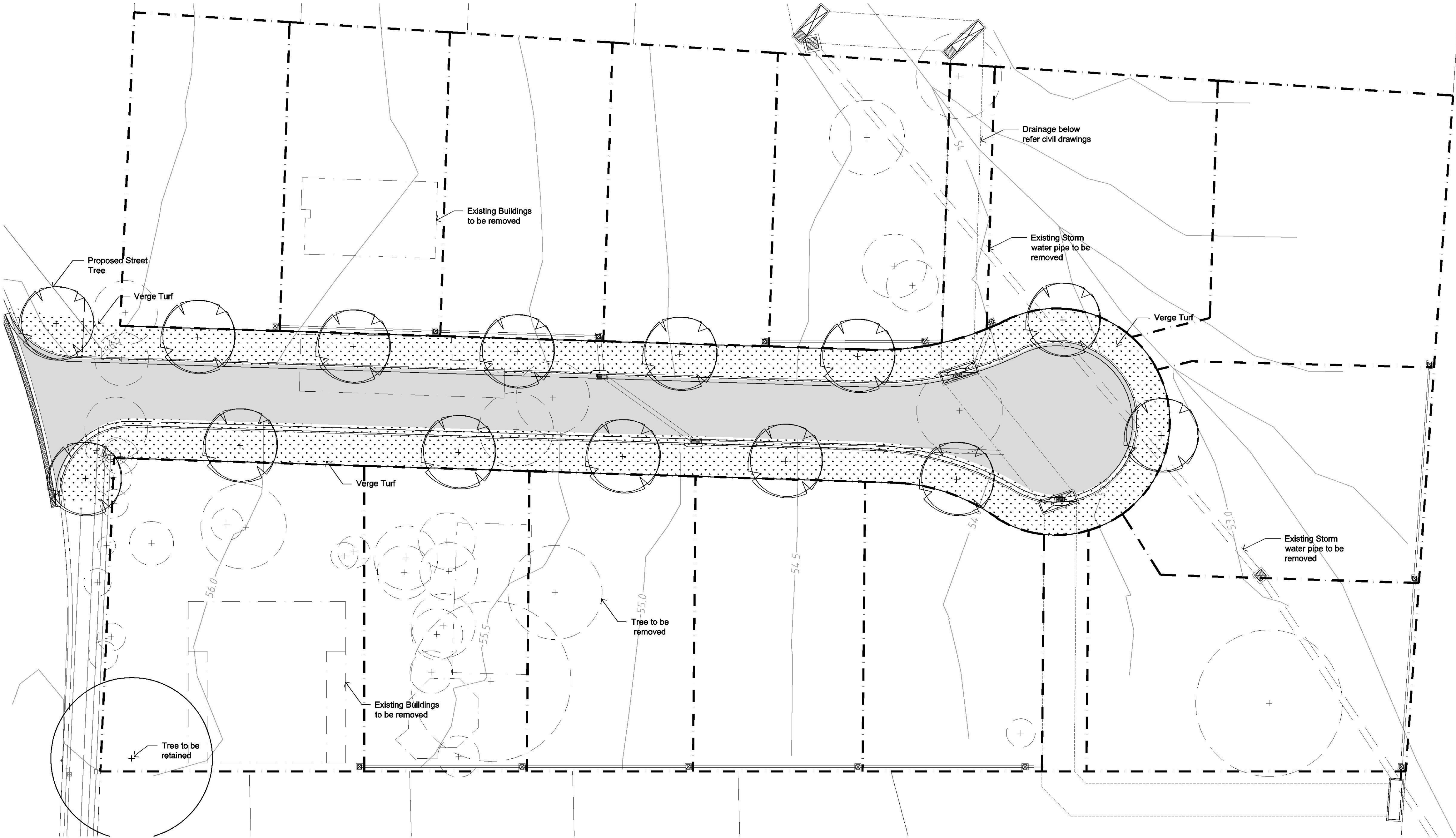
NOTE:
TO BE USED IN PAVED AREAS
WHERE TRAFFIC ACCESS IS REQUIRED



1. Fabricate a sediment barrier made from geotextile or straw bales.
2. Support geotextile with mesh tied to posts spaced at 1 metre centres.
3. Do not cover inlet with geotextile.
4. Construction details are similar to Standard Drawing 6-6 and 6-7.

SCALE N.T.S.

	NOT FOR CONSTRUCTION		DESIGNED R.L.P.	DATE 15/05/2015	 CIVIL • STRUCTURAL • HYDRAULICS • ENGINEERS & PROJECT MANAGERS SUITE 103, 29-31 SOLENT CIRCUIT NORWEST BUSINESS PARK BAULKHAM HILLS, NSW 2153 T: 02 8883 1113 F: 02 9659 1800 www.diversi.com.au	PROJECT: PROPOSED RESIDENTIAL SUBDIVISION 94-100 EXPLORERS WAY, ST. CLAIR		
	 10.0m 5.0 0 10.0 20.0 30.0m 1:500		CHECKED D.L.G.	DATE 25/05/2015		TITLE: EROSION AND SEDIMENT CONTROL LAYOUT PLAN & DETAILS		
	DRAWING DIMENSIONS IN MILLIMETRES UNLESS NOTED OTHERWISE		APPROVED P.G.D.	DATE 26/05/2015		PROJECT No.: 14140		
			SCALE: 1:500 (A1)	CLIENT: SILKY PROPERTY GROUP		DRG No.: DA07	Rev.: A	



LANDSCAPE SPECIFICATION NOTES

3.1 Subsoil
Excavate all garden beds to bring the subsoil to at least 300mm below finished design levels. Shape the subsoil to fall to subsoil drains where applicable. Do not excavate within the drip line of trees to be retained. Excavate all turf areas to bring the subsoil to at least 100mm below finished design levels. Shape the subsoil to fall to subsoil drains where applicable. Do not excavate within the drip line of trees to be retained. Cultivate the subsoil to a further depth of 100mm. Remove stones exceeding 25mm, clods of earth exceeding 50mm, and weeds, rubbish or other deleterious material brought to the surface during cultivation. Do not disturb services or tree roots, if necessary cultivate these areas by hand. During cultivation, thoroughly mix in materials required to be incorporated into the subsoil, as recommended in the soil testing results and to manufacturer's recommendations. Trim the surface to design levels after cultivation.

3.2 Topsoil
Import topsoil for the garden and turf areas, unless the topsoil can be provided from material recovered from the site, as recommended in the soil testing results. Spread the topsoil on the prepared subsoil and grade evenly, compact lightly and uniformly in 150mm layers. Avoid differential subsidence and excess compaction and produce a finished topsoil surface which has the following characteristics:

- Finished to design levels, allowing for mulch or turf, which is to finish flush with adjoining hard surfaces such as paths and edge,
- Smooth and free from stones or lumps of soil,
- Graded to drain freely, without ponding, to catchment points,
- Graded evenly to adjoining surfaces, and
- Ready for planting.

3.3 Compost
Provide, in accordance with AS 4454, well rotted vegetative material or animal manure, free from harmful chemicals, grass and weed growth.

3.4 Fertiliser
Provide proprietary fertilisers, delivered to the site in sealed bags marked to show manufacturer or vendor, weight, fertiliser type, N:P:K ratio, recommended uses and application rates.

3.5 Plants
Supply plants in accordance with the landscape drawings and schedules, which have the following characteristics:

- Large healthy root systems, with no evidence of root curl, restriction or damage,
- Vigorous, well established, free from disease and pests, of good form consistent with the species or variety,
- Hardened off, not soft or forced, and suitable for planting in the natural climatic conditions prevailing at the site, and in particular shade conditions,
- Grown in their final containers for not less than twelve weeks,
- Trees, unless required to be multi-stemmed, shall have a single leading shoot, and
- Containers shall be free from weeds and of appropriate size in relation to their container.

3.6 Installation of Plants
Following excavation of the planting hole place and spread 15gms of wetting agent equal to 'terra-sorb', pre-mixed with one (1) litre of water, at the bottom of each planting hole. Backfill the planting holes with topsoil mixture. Lightly tamp and water to eliminate air pockets. Ensure the topsoil is not placed over the top of the rootball, so that the plant stem remains the same height above the ground as it was in the container. Apply fertiliser pellets, as recommended in the soil testing results and in accordance with the manufacturer's recommendations around the plants at the time of planting.

3.7 Mulching
Mulch shall be approved recycled mulch recovered from site clearing, if available, otherwise pine bark equal "Horticultural Graded Pine Bark 15mm" as supplied by Australian Native Landscapes. Place mulch in all garden beds to a depth of 75mm, when all specified plants are installed, clear of all plant stems, and rake to an even surface flush with the surrounding finished levels and evenly graded between design surface levels. The specified depth shall be achieved after the mulch has settled.

3.8 Stakes and Ties
Stakes shall be durable hardwood, straight, free from knots or twists, pointed at one end, in the following quantities and sizes for each of the various plant pot sizes:

- Semi-advanced plants (>75L): Two (2) of 50 x 50 x 1800mm, or

3.9 Turf
Turf shall be Cynodon dactylon or approved equal, delivered to site as 25mm minimum thick cut rolls. Obtain turf from a specialist grower of cultivated turf. Provide turf of even thickness, free from weeds and other foreign matter. Deliver turf to the site within 24 hours of being cut, and lay it within 24 hours of delivery. Prevent it from drying out between cutting and laying. Lay the turf in the following manner:

- In stretcher pattern with the joints staggered and close butted,
- Parallel with the long sides of level areas, and with contours on slopes, and finish flush, after tamping, with adjacent finished surfaces of ground.

3.10 Maintenance
For period of 12 months undertake watering, mowing, weeding, stake repair, insect control and other requirements to ensure landscape is in a healthy condition to the conclusion of the maintenance period.

ABBREVIATION	BOTANIC NAME	COMMON NAME	MATURE SIZE (h x w) (m)	PROPOSED POT SIZE	QUANTITY
TREES					
TI	<i>Tristaniopsis laurina</i>	Water Gum	10 x 5	75ltr	14

NOTE: This drawing is to be read in conjunction with civil engineer, arborist and associated consultant documents.

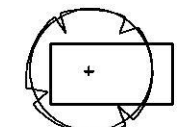
INDICATIVE PLANT SCHEDULE

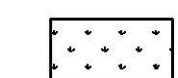
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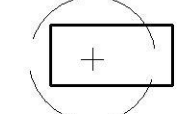
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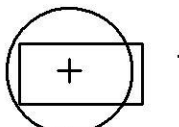
The contractor shall check and verify all work on site (including work by others) before commencing the landscape installation. Any discrepancies are to be reported to the Project Manager or Landscape Architect prior to commencing work. Do not scale this drawing. Any required dimensions not shown shall be referred to the Landscape Architect for confirmation.

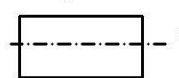
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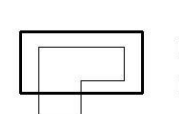
- 

Proposed Street Tree
(Refer to Landscape Details & Spec)
- 

Turf
(Refer to Landscape Details & Spec)
- 

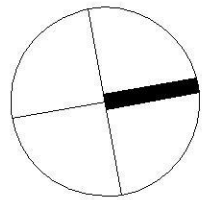
Tree to be removed
(Refer to Landscape Details & Spec)
- 

Tree to be retained
- 

Site Boundary
- 

Existing Building to be removed

Key Plan:



SITE IMAGE



Landscape Architects
Level 1, 3-5 Baptist Street
Redfern NSW 2016
Australia
Tel: (61 2) 8332 5600
Fax: (61 2) 9699 2877
www.siteimage.com.au

Client:
Diversi Consulting

Project:
**Explorers Way, St Clair
NSW 2759**

Drawing Name:
Landscape Plan

Development Application

Scale: 1:250 @ A1

Job Number:

SS15-3029

Drawing Number:

Issue:

Sheet _ of _

101 A