



B Approved Plans

SILKY PROPERTY GROUP

PENRITH
CITY COUNCIL

COUNCIL DOES NOT ATTEST TO THE ACCURACY OF DETAILS IN PLANS

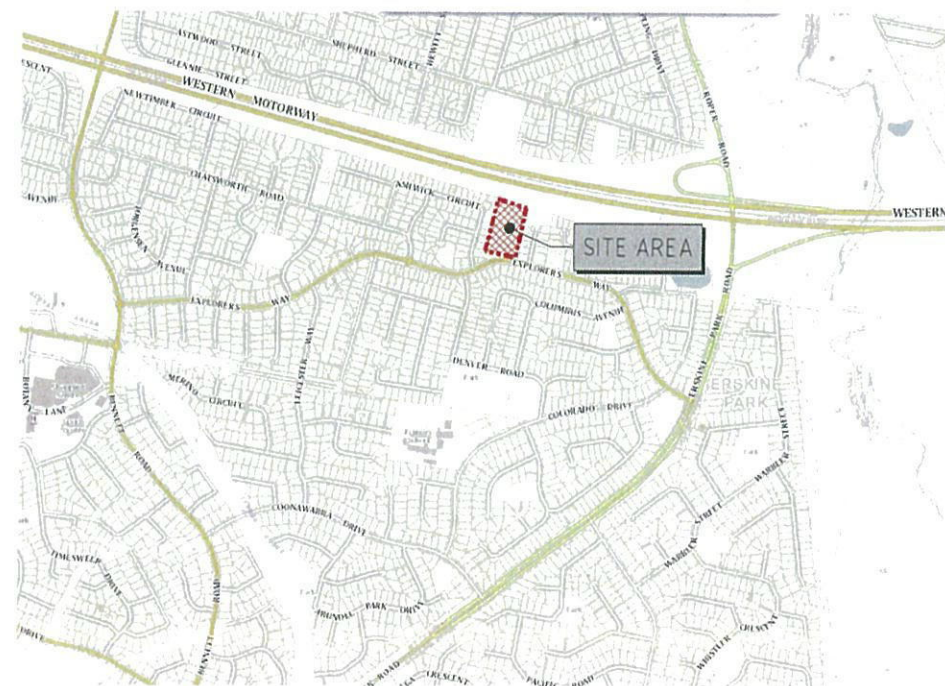
This plan / document relates to Development Consent: **DA15/0542**

Subject to the conditions outlined in the consent

PROPOSED RESIDENTIAL SUBDIVISION No. 94-100 EXPLORERS WAY, ST. CLAIR

CIVIL ENGINEERING WORKS DRAWINGS

NOVEMBER 2015



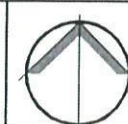
LOCALITY PLAN
N.T.S

DRAWING LIST FOR DA APPROVAL

DRAWING No.	REV.	DRAWING TITLE
14140-DA00	B	COVER SHEET, DRAWING LIST AND LOCALITY PLAN
14140-DA01	B	PLAN OF SUBDIVISION
14140-DA02	B	BUILDING ENVELOPE & SETBACK PLAN
14140-DA03	B	ROADWORKS AND STORMWATER DRAINAGE LAYOUT PLAN
14140-DA04	B	ROAD LONGITUDINAL AND TYPICAL SECTIONS
14140-DA05	B	SERVICES COORDINATION PLAN
14140-DA06	B	STORMWATER MANAGEMENT PLAN
14140-DA07	B	EROSION AND SEDIMENT CONTROL LAYOUT PLAN & DETAILS
14140-DA08	A	EARTHWORKS PLAN
14140-DA09	A	VEHICLE SWEEP PATH ANALYSIS - 12.5m HRV

0 10 20 30 40 50 60 70 80 90 100

REV.	DATE	AMENDMENT / DESCRIPTION	BY	APPD.	REV.	DATE	AMENDMENT / DESCRIPTION	BY	APPD.
B	02/11/2015	RE-ISSUED FOR DA APPROVAL	MUM	DLG					
A	05/06/2015	ISSUED FOR DA APPROVAL	RLP	DLG					



NOT FOR CONSTRUCTION



DESIGNED	R.L.P.	DATE	15/05/2015
DRAWN	D.L.G.	DATE	25/05/2015
APPROVED	P.G.D.	DATE	28/05/2015
SCALE	NTS		

DIVERSI CONSULTING
CIVIL • STRUCTURAL • HYDRAULIC • ENGINEERS & PROJECT MANAGERS
SUITE 103 29-31 SOLENT CIRCUIT
NORWEST BUSINESS PARK
BALUKHAM HILLS, NSW 2153
T 02 8863 1113
F 02 9659 1800
www.diversi.com.au

PROJECT	PROPOSED RESIDENTIAL SUBDIVISION 94-100 EXPLORERS WAY, ST. CLAIR		
TITLE	COVER SHEET, DRAWING LIST AND LOCALITY PLAN		
PROJECT No.	14140	DWG No.	DA00
Rev	B		

03/03/2015 10:21:11 AM 03/03/2015 10:21:11 AM 03/03/2015 10:21:11 AM 03/03/2015 10:21:11 AM 03/03/2015 10:21:11 AM



PENRITH CITY COUNCIL

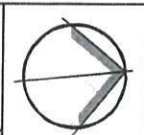
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Subject to the conditions outlined in the consent **LEGEND**

(A) - DENOTES EASEMENT TO DRAIN WATER 6.0m WIDE
 (B) - DENOTES EASEMENT TO DRAIN WATER 1.0m WIDE

REV	DATE	AMENDMENT/DESCRIPTION	BY	APPD	REV	DATE	AMENDMENT/DESCRIPTION	BY	APPD
B	02/11/05	RE-ISSUED FOR DA APPROVAL							
A	05/05/05	ISSUED FOR DA APPROVAL							



NOT FOR CONSTRUCTION

50m 25 0 -50 100 150m

1:250

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

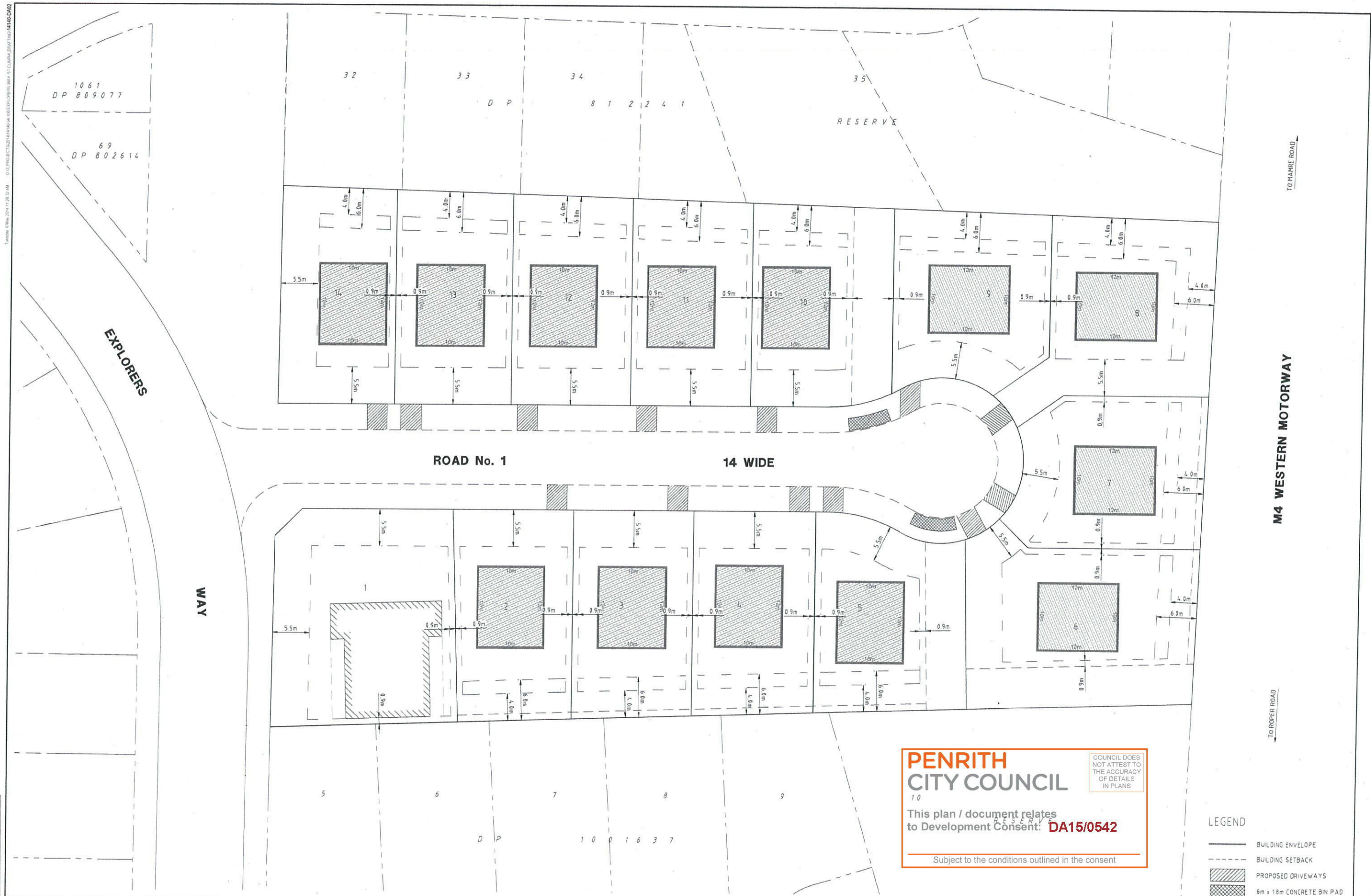
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SUITE 103, 29-31 SOLENT CIRCUIT, NORTHWEST BUSINESS PARK, DALLIGHAM HILLS, NSW 2153

T: 02 8883 1113
 F: 02 9559 1800
 www.diversi.com.au

PROJECT: PROPOSED RESIDENTIAL SUBDIVISION 94-100 EXPLORERS WAY, ST. CLAIR	CLIENT: SILKY PROPERTY GROUP	PROJECT No: 14140	DRG No: DA01	REV: B
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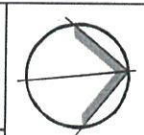


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 10
 This plan / document relates to Development Consent: **DA15/0542**
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COUNCIL DOES NOT ATTEST TO THE ACCURACY OF DETAILS IN PLANS

- LEGEND**
- BUILDING ENVELOPE
 - BUILDING SETBACK
 - PROPOSED DRIVEWAYS
 - 6m x 18m CONCRETE BIN PAD

REV	DATE	AMENDMENT / DESCRIPTION	BY	APPD
B	02/11/2015	RE-ISSUED FOR DA APPROVAL	MUM	D.L.G.
A	05/05/2015	ISSUED FOR DA APPROVAL	R.L.P.	D.L.G.
REV	DATE	AMENDMENT / DESCRIPTION	BY	APPD



NOT FOR CONSTRUCTION

5.0m 2.5 0 5.0 10.0 15.0m

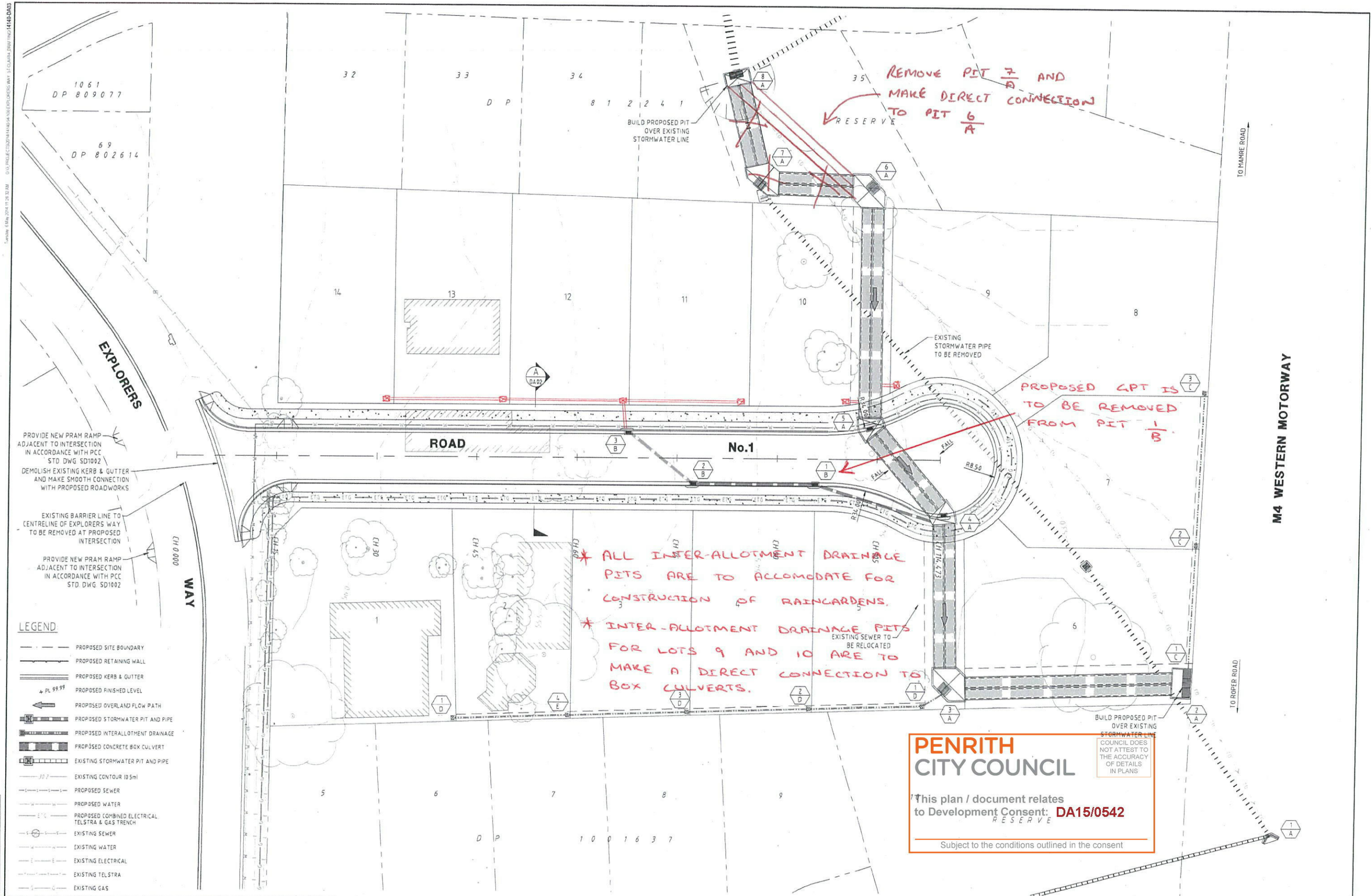
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DRAWING DIMENSIONS IN MILLIMETRES UNLESS NOTED OTHERWISE

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

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 SUITE 103 29-31 SOLICITORS CIRCUIT
 NORTHWEST BUSINESS PARK
 BALMAIN HILLS, NSW 2153
 T: 02 8853 1112
 F: 02 9559 1800
 www.diversi.com.au

PROJECT: PROPOSED RESIDENTIAL SUBDIVISION
 94-100 EXPLORERS WAY, ST. CLAIR
 TITLE: BUILDING ENVELOPE & SETBACK PLAN
 CLIENT: SILKY PROPERTY GROUP
 PROJECT No: 14140
 ORG No: DA02
 Rev: B



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 INTERALLOTMENT DRAINAGE
- PROPOSED CONCRETE BOX CULVERT
- EXISTING STORMWATER PIT AND PIPE
- EXISTING CONTOUR (0.5m)
- PROPOSED SEWER
- PROPOSED WATER
- PROPOSED COMBINED ELECTRICAL TELSTRA & GAS TRENCH
- EXISTING SEWER
- EXISTING WATER
- EXISTING ELECTRICAL
- EXISTING TELSTRA
- EXISTING GAS

*** ALL INTER-ALLOTMENT DRAINAGE PITS ARE TO ACCOMODATE FOR CONSTRUCTION OF RAINGARDENS.**

*** INTER-ALLOTMENT DRAINAGE PITS FOR LOTS 9 AND 10 ARE TO MAKE A DIRECT CONNECTION TO BOX CULVERTS.**

PENRITH CITY COUNCIL

This plan / document relates to Development Consent: **DA15/0542**

RESERVE

Subject to the conditions outlined in the consent

REV	DATE	AMENDMENT / DESCRIPTION	BY	APPD
B	02/11/2015	RE-ISSUED FOR DA APPROVAL	MJM	DLG
A	02/06/2015	ISSUED FOR DA APPROVAL	RLP	DLG
REV	DATE	AMENDMENT / DESCRIPTION	BY	APPD

NOT FOR CONSTRUCTION

50m 25 0 50 100 150m

1:250

DRAWING DIMENSIONS IN MILLIMETRES UNLESS NOTED OTHERWISE

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

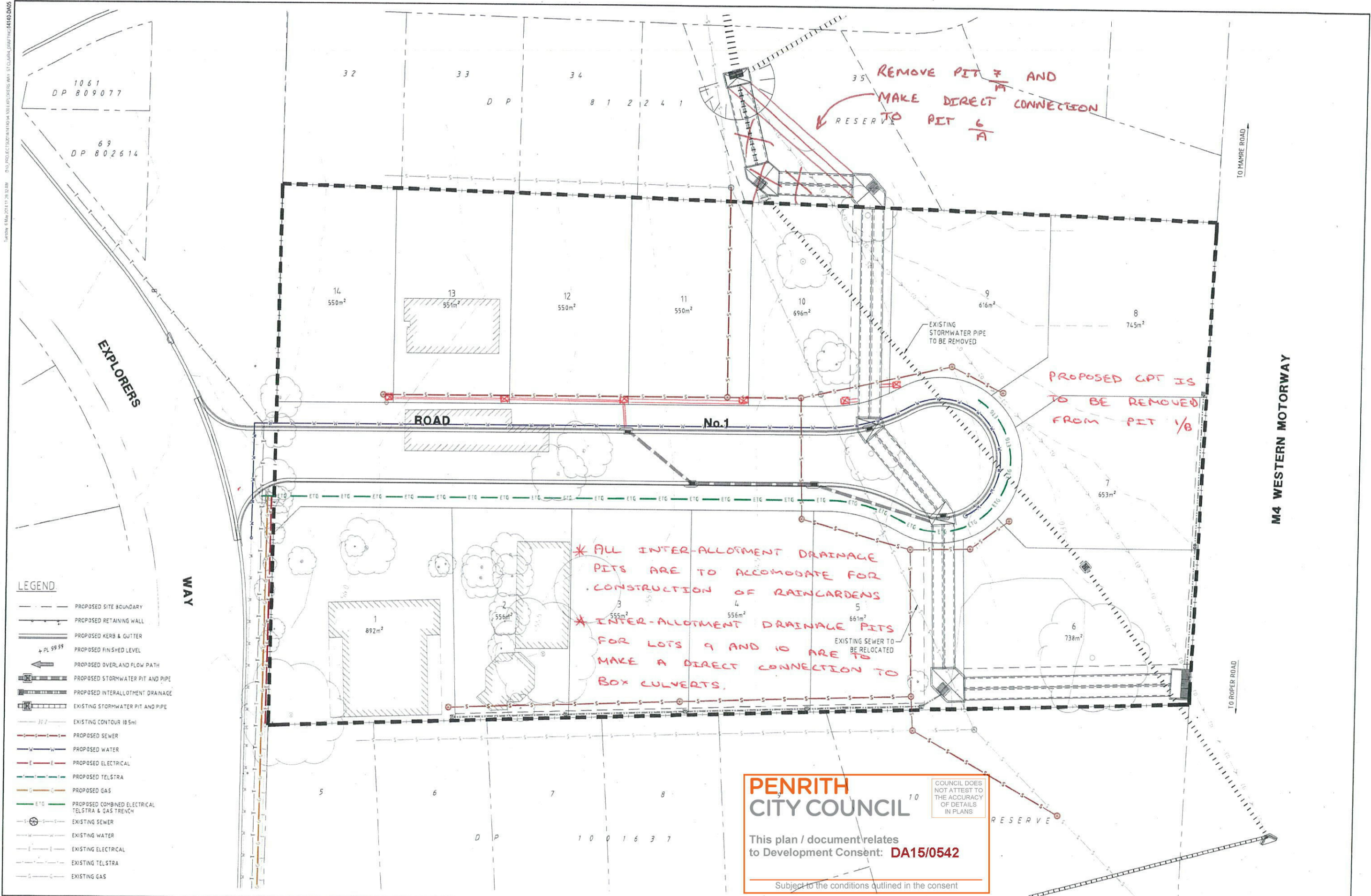
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SUITE 103 29-31 SOLENT CIRCUIT
NORWICH BUSINESS PARK
BALKAHAM HILLS, NSW 2153

T 02 8883 1113
F 02 9659 1800
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PROJECT	TITLE	CLIENT	PROJECT No	DCG No	Rev
PROPOSED RESIDENTIAL SUBDIVISION 94-100 EXPLORERS WAY, ST. CLAIR	ROADWORKS AND STORMWATER DRAINAGE LAYOUT PLAN	SILKY PROPERTY GROUP	14140	DA03	B



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B	02/11/2015	RE-ISSUED FOR DA APPROVAL	MLM	DLG					
A	05/05/2015	ISSUED FOR DA APPROVAL	RLP	DLG					

NOT FOR CONSTRUCTION

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: 1:250 (A1)

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SUITE 103, 29-31 SOLENT CIRCUIT, NORWICH BUSINESS PARK, BARKHAM 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
TITLE	SERVICES COORDINATION PLAN
PROJECT No	14140
DWG No	DA05
REV	B

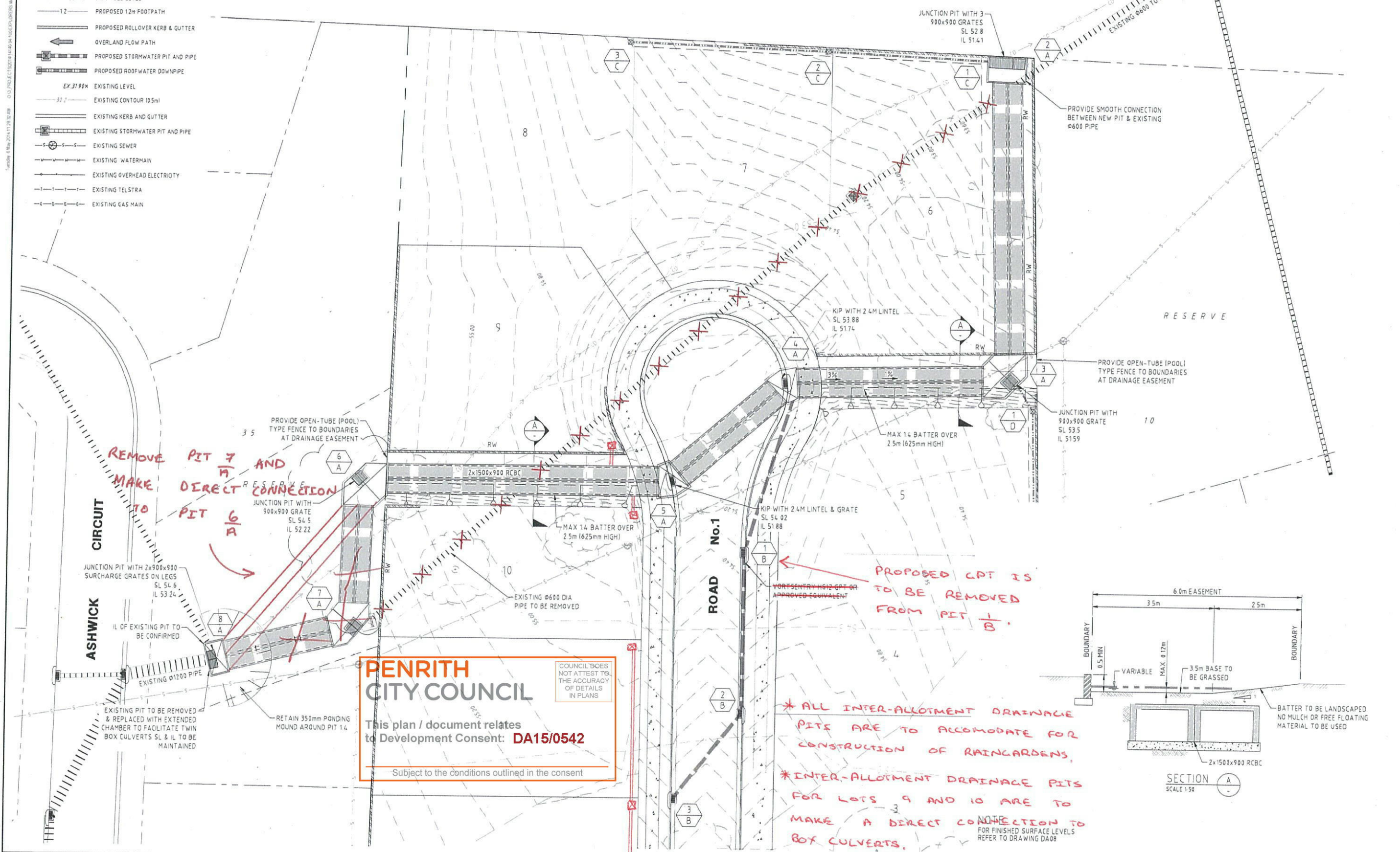
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LEGEND:

- PROPOSED SITE BOUNDARY
- ▬ PROPOSED BUILDING
- PL 3790x PROPOSED LEVEL
- 12 PROPOSED 12m FOOTPATH
- PROPOSED ROLL-OVER KERB & GUTTER
- ← OVERLAND FLOW PATH
- PROPOSED STORMWATER PIT AND PIPE
- PROPOSED ROOFWATER DOWNPIPE
- EX 3190x EXISTING LEVEL
- 32.2 EXISTING CONTOUR 105m
- EXISTING KERB AND GUTTER
- EXISTING STORMWATER PIT AND PIPE
- EXISTING SEWER
- EXISTING WATERMAIN
- EXISTING OVERHEAD ELECTRICITY
- EXISTING TELSTRA
- EXISTING GAS MAIN

M4 WESTERN MOTORWAY

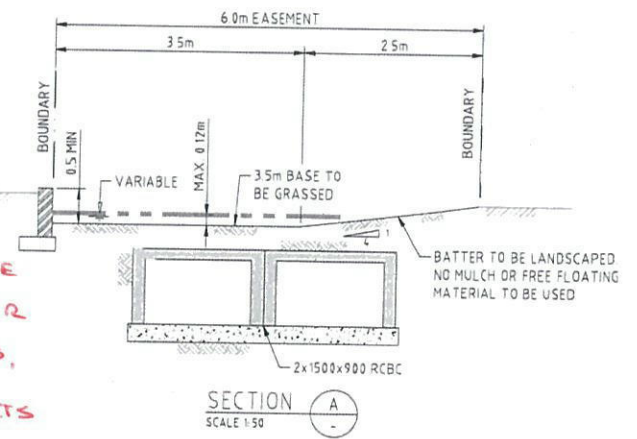
TO MAMRE ROAD



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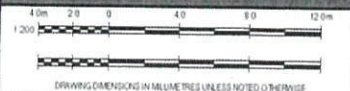
* ALL INTER-ALLOTMENT DRAINAGE PITS ARE TO ACCOMMODATE FOR CONSTRUCTION OF RAINGARDENS.
 * INTER-ALLOTMENT DRAINAGE PITS FOR LOTS 9 AND 10 ARE TO MAKE A DIRECT CONNECTION TO BOX CULVERTS.



REV	DATE	AMENDMENT DESCRIPTION	BY	APPD
B	02/11/2015	RE ISSUED FOR DA APPROVAL	NJM	DLG
A	05/05/2015	ISSUED FOR DA APPROVAL	RLP	DLG
REV	DATE	AMENDMENT DESCRIPTION	BY	APPD



NOT FOR CONSTRUCTION



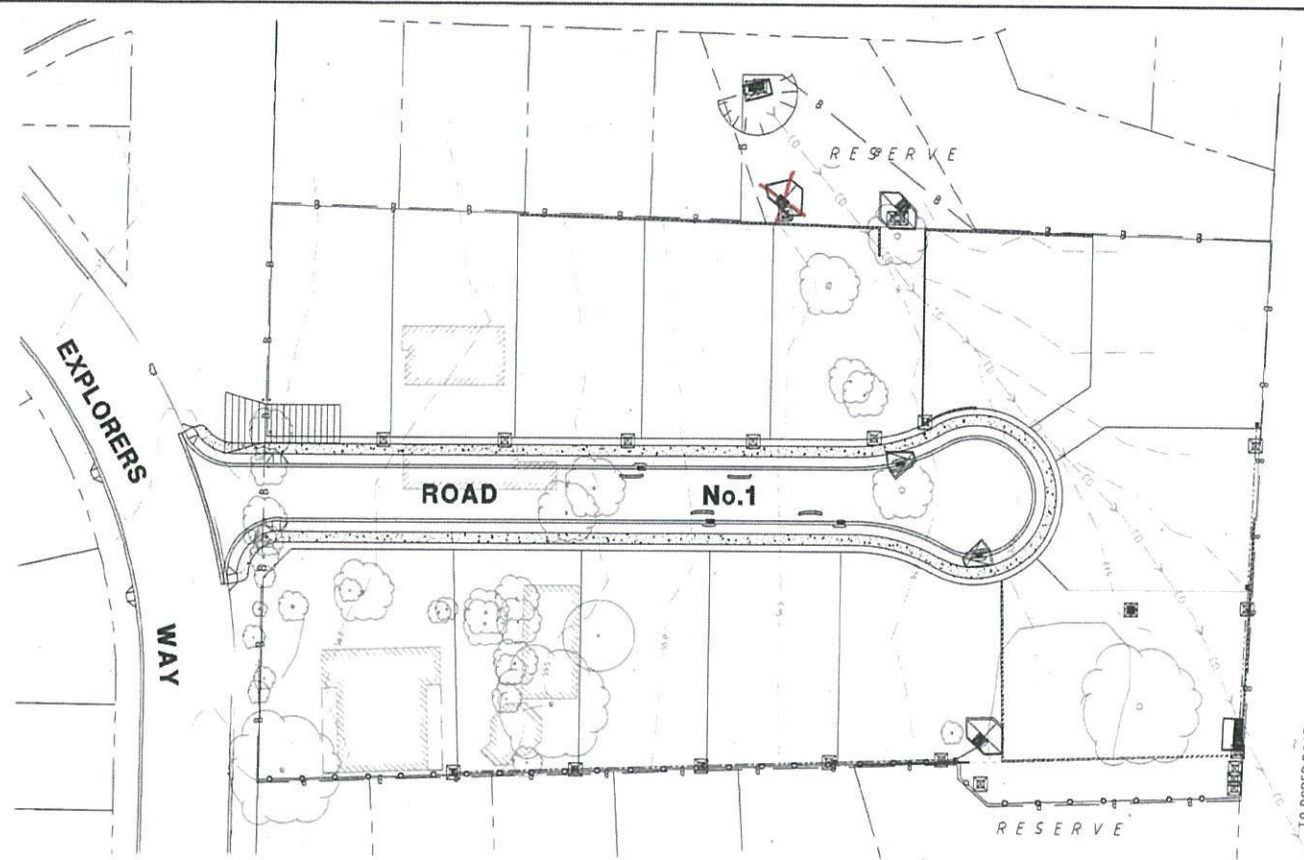
DESIGNED	DATE	15/05/2015
CHECKED	DATE	25/05/2015
APPROVED	DATE	26/05/2015
SCALE	1:200 (A1)	

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 T: 02 8883 1113 F: 02 9659 1000
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PROJECT	PROPOSED RESIDENTIAL SUBDIVISION 94-100 EXPLORERS WAY, ST. CLAIR		
TITLE	STORMWATER MANAGEMENT PLAN		
CLIENT	SILKY PROPERTY GROUP	PROJECT NO	14140
DWG NO	DA06	REV	B

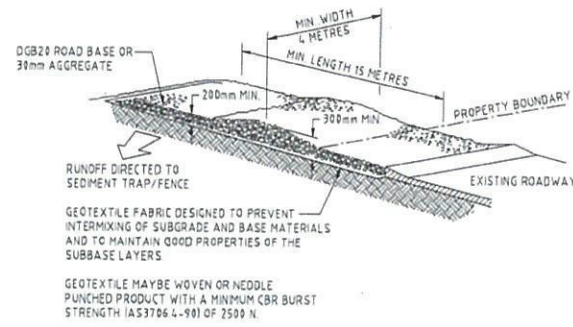
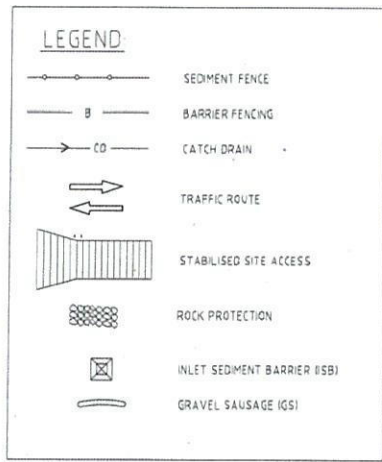
Site No: 94-100 Explorers Way, St. Clair NSW 2259
 Project: 94-100 Explorers Way, St. Clair NSW 2259
 Date: 26/05/2015



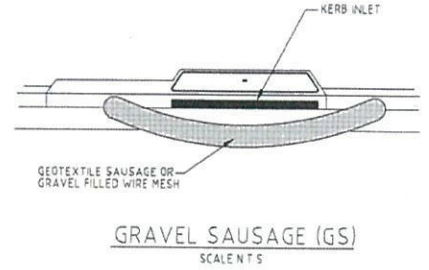
PLAN
SCALE 1:500

EROSION AND SEDIMENT CONTROLS

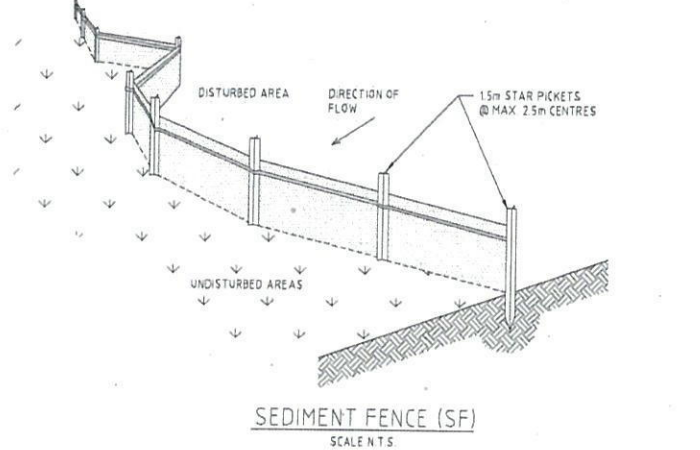
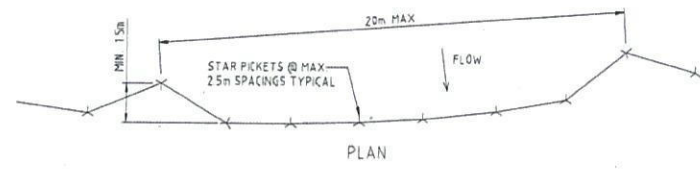
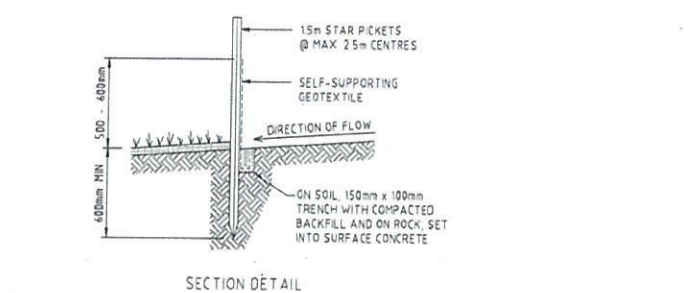
- ALL WORK SHALL BE GENERALLY CARRIED OUT IN ACCORDANCE WITH THESE DOCUMENTS AND
 - LOCAL AUTHORITY REQUIREMENTS
 - EPA REQUIREMENTS
 - NSW DEPARTMENT OF HOUSING MANUAL 'MANAGING URBAN STORM WATER, SOILS AND CONSTRUCTION', 4TH EDITION, MARCH 2004
- MAINTAIN THE EROSION CONTROL DEVICES INDICATED TO THE SATISFACTION OF THE SUPERINTENDENT AND THE LOCAL AUTHORITY
- WHEN STORM WATER PITS ARE CONSTRUCTED, PREVENT SITE RUNOFF ENTERING UNLESS SILT FENCES ARE ERECTED AROUND THE PITS
- 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
- CONTRACTOR TO PROVIDE 300mm WIDE TURF STRIPED BEHIND ALL KERBS
- GRAVEL SAUSAGES TO BE PROVIDED AT 5m CENTRES



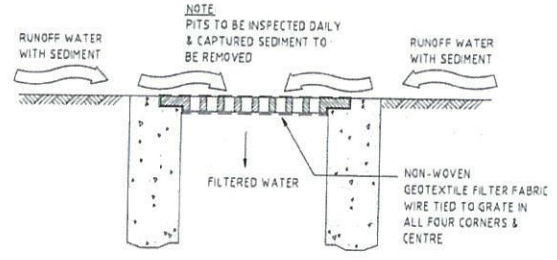
- STABILISED SITE ACCESS CONSTRUCTION NOTES:**
- STRIP THE TOPSOIL, LEVEL THE SITE AND COMPACT THE SUBGRADE
 - COVER THE AREA WITH NEEDLE-PUNCHED GEOTEXTILE
 - CONSTRUCT A 200mm THICK PAD OVER THE GEOTEXTILE USING ROAD BASE OR 30mm AGGREGATE
 - ENSURE THE STRUCTURE IS AT LEAST 15 METRES LONG OR TO BUILDING ALIGNMENT AND AT LEAST 3 METRES WIDE
 - WHERE A SEDIMENT FENCE JOINS ONTO THE STABILISED ACCESS, CONSTRUCT A HUMP IN THE STABILISED ACCESS TO DIVERT WATER TO SEDIMENT FENCE



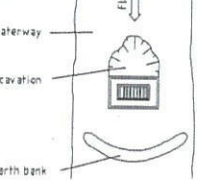
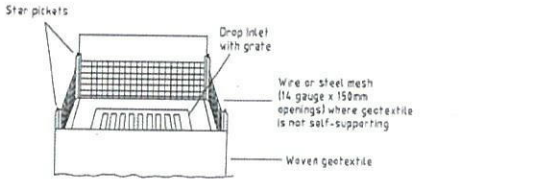
TO MAHRE ROAD
 M4 WESTERN MOTORWAY
 TO ROPER ROAD



- SEDIMENT FENCE CONSTRUCTION NOTES:**
- 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.
 - CUT A 150mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED
 - DRIVE 15m 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
 - 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
 - JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150mm OVERLAP
 - 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



Construction Notes

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

INLET SEDIMENT BARRIER (ISB)
SCALE N.T.S.

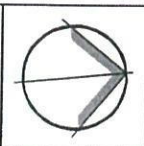
PENRITH CITY COUNCIL

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B	02/11/2015	RE-ISSUED FOR DA APPROVAL							
A	05/05/2015	ISSUED FOR DA APPROVAL							



NOT FOR CONSTRUCTION

1:500

0 10m 20m 30m

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	1:500 (A1)		

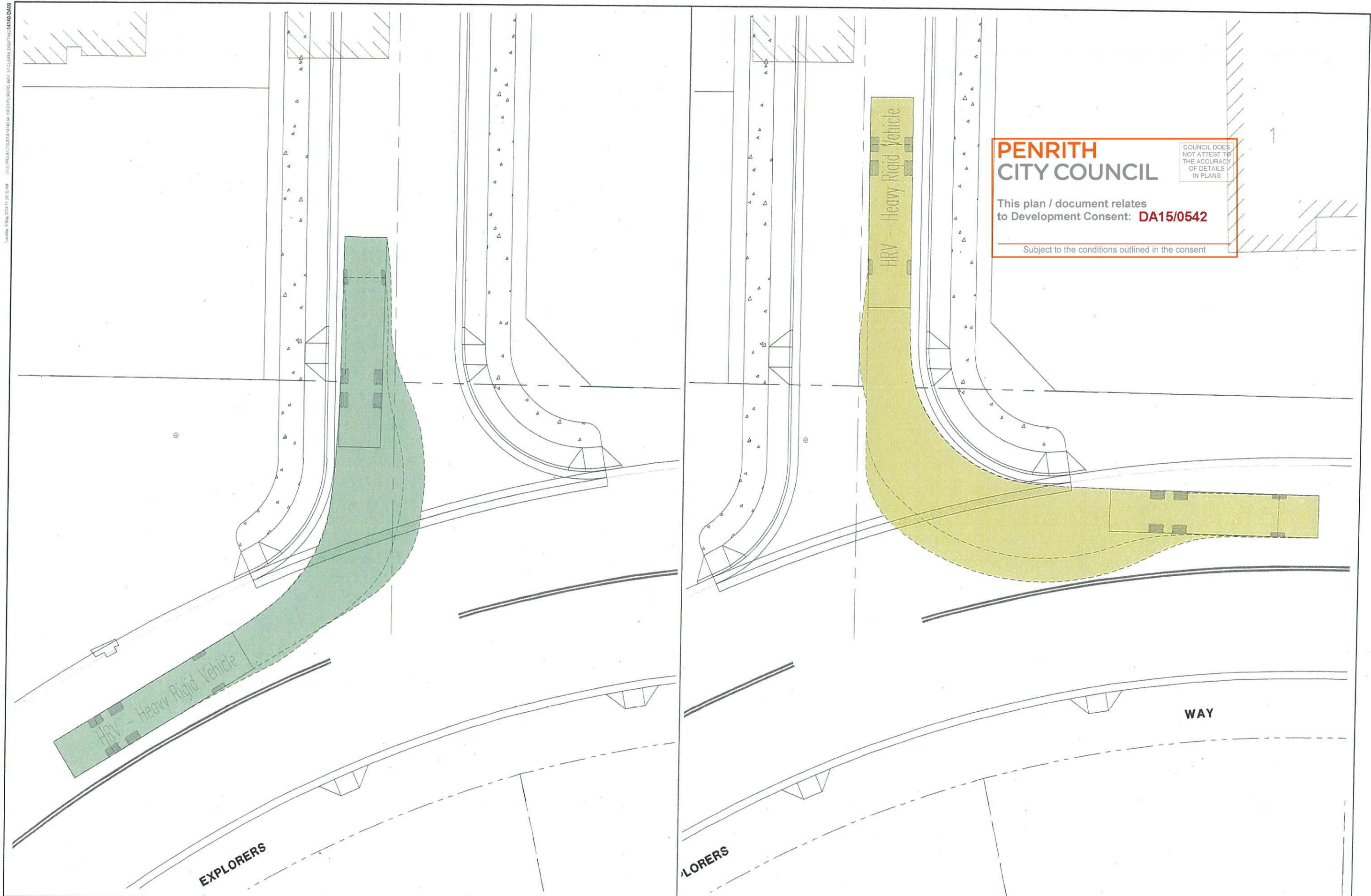
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ENGINEERS & PROJECT MANAGERS

SUITE 103, 29-31 SOLENT CIRCUIT
NORWICH BUSINESS PARK
BAULHAM HILLS, NSW 2153

T: 02 8959 1113
F: 02 8959 1900
www.diversi.com.au

PROJECT	PROPOSED RESIDENTIAL SUBDIVISION 94-100 EXPLORERS WAY, ST. CLAIR		
TITLE	EROSION AND SEDIMENT CONTROL LAYOUT PLAN & DETAILS		
PROJECT No	14140	DRG No	DA07
Rev	B		



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0 10 20 30 40 50 60 70 80 90 100

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A	02/11/2015	ISSUED FOR DA APPROVAL	MJM	DLG					



NOT FOR CONSTRUCTION

4m 20 0 40 60 120m

1:200

DRAWING DIMENSIONS IN MILLIMETRES UNLESS NOTED OTHERWISE

DESIGNED	R.L.P.	DATE	15/10/2015
CHECKED	DLG	DATE	15/10/2015
APPROVED	P.G.D.	DATE	15/10/2015

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SUITE 103 29-31 SOLENT CIRCUIT
NORWICH BUSINESS PARK
BAULKHAM HILLS, NSW 2153

T 02 9893 1113
F 02 9859 1800
www.diversi.com.au

PROJECT	PROPOSED RESIDENTIAL SUBDIVISION 94-100 EXPLORERS WAY, ST. CLAIR
TITLE	VEHICLE SWEEP PATH ANALYSIS 12.5m HRV
CLIENT	SILKY PROPERTY GROUP
PROJECT No	14140
DRG No	DA09
Rev	A