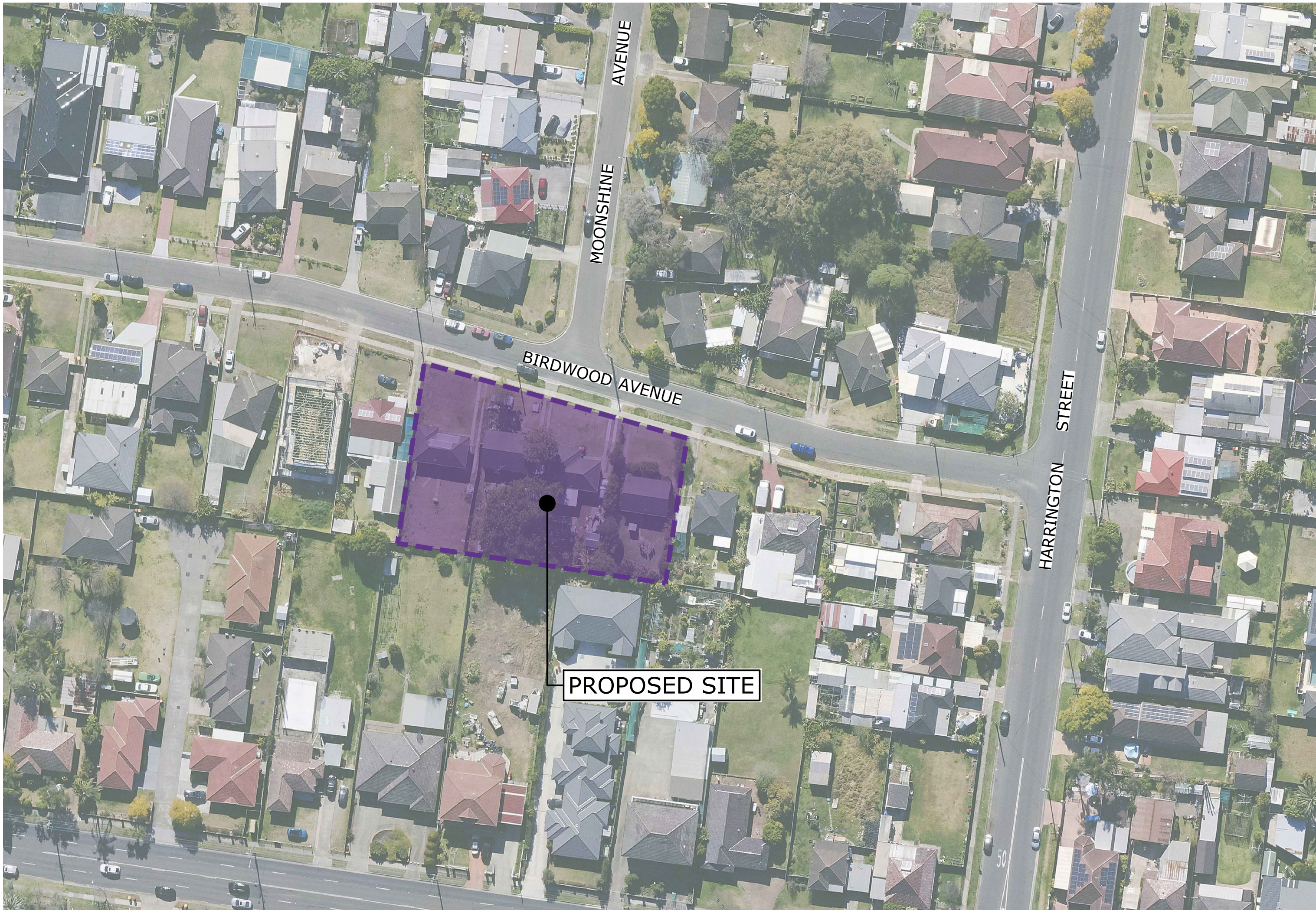


HOMES NSW
SENIOR HOUSING DEVELOPMENT
10-16 BIRDWOOD AVENUE, CABRAMATTA WEST NSW 2166



LOCALITY PLAN
N.T.S.

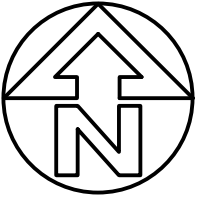
DRAWING SCHEDULE	
Sheet Number	Sheet Title
C0001	COVER SHEET & DRAWING SCHEDULE
C0012	LEGEND
C0101	SOIL & WATER MANAGEMENT PLAN
C0151	SOIL & WATER MANAGEMENT NOTES & DETAILS - SHEET 1 OF 2
C0152	SOIL & WATER MANAGEMENT NOTES & DETAILS - SHEET 2 OF 2
C0301	ENGINEERING PLAN - SHEET 1 OF 2
C0302	ENGINEERING PLAN - SHEET 2 OF 2
C0303	PUBLIC WORKS PLAN
C0621	STORMWATER LONGITUDINAL SECTION
C0801	TYPICAL DETAILS
C0802	OSD DETAILS

THIS DRAWING IS TO BE VIEWED IN COLOUR AS SOME FEATURES / SYMBOLS ARE DIFFERENTIATED BY COLOUR. DRAWING NOT TO BE RELIED ON IF PRINTED IN GREYSCALE.

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HOMES NSW
10-16 BIRDWOOD AVENUE, CABRAMATTA WEST
SENIOR HOUSING DEVELOPMENT
COVER SHEET & DRAWING SCHEDULE

SHEET SIZE A1					
100mm ON ORIGINAL DRAWING - DO NOT SCALE DRAWING					
COORDS: MGA2020 ZONE56 DATUM: ALL LEVELS TO A.H.D. SCALE: N.T.S.					
D	ISSUED FOR COUNCIL SUBMISSION	04.03.25	BO	MD	SURVEYED:DS & P
C	ISSUED FOR COUNCIL SUBMISSION	28.02.25	TP	MD	SURVEY DATE:05.07.2023
B	ISSUED FOR COORDINATION	14.08.24	TP	IR	APPROVED / PROJECT LEADER
A	ISSUED FOR COORDINATION	12.08.24	TP	MD	
REV	AMENDMENT / REASON FOR ISSUE	DATE	DES.	DWN.	SINA ARBABZADEH

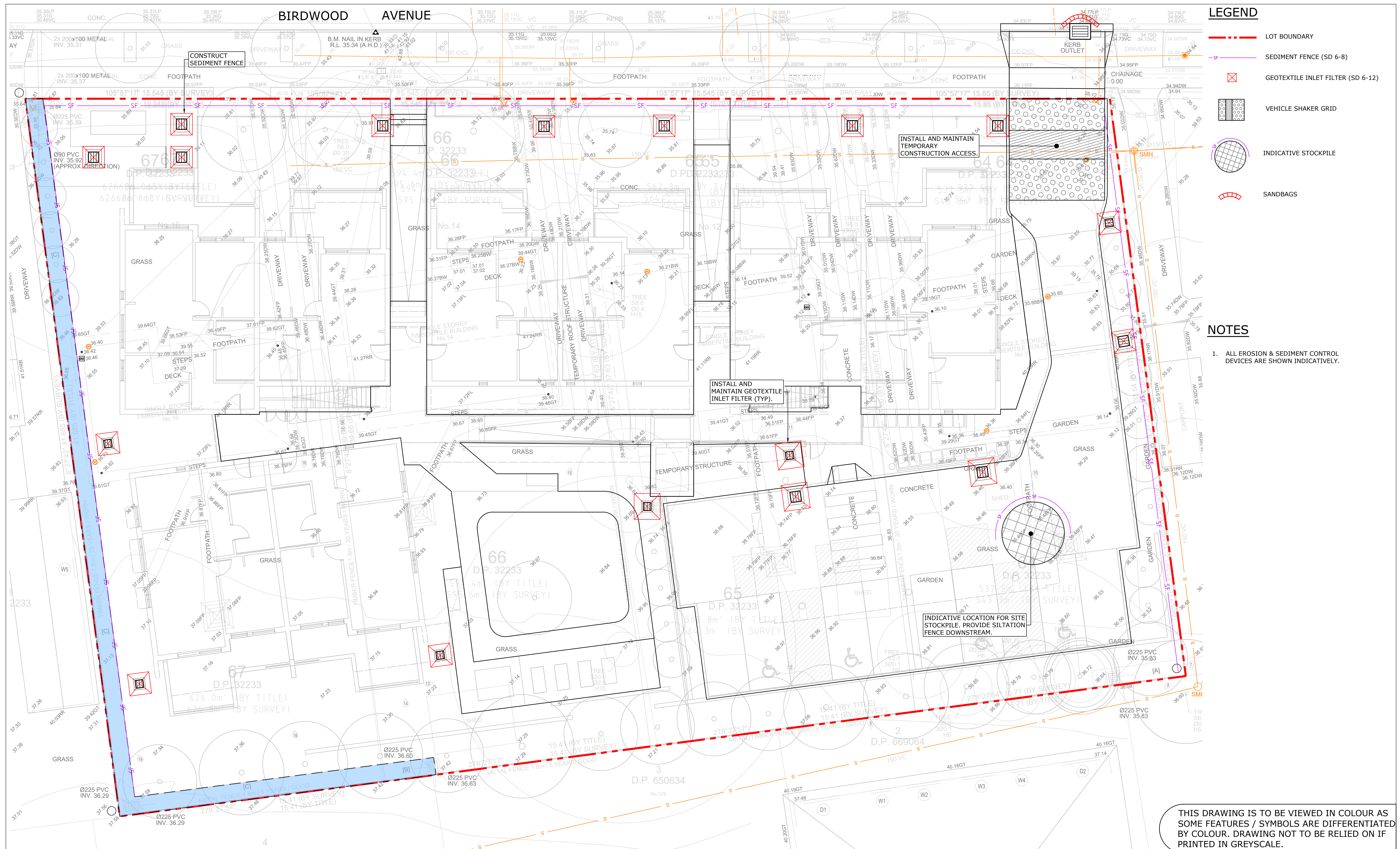


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FILENAME:	PROJECT NUMBER	DRAWING NUMBER	REVISION
231890_DW_C0001_COV.DWG	231890	C0001	D



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HOMES NSW

10-16 BIRDWOOD AVENUE, CABRAMATTA WEST
SENIOR HOUSING DEVELOPMENT
SOIL & WATER MANAGEMENT PLAN

FILENAME:	PROJECT NUMBER	DRAWING NUMBER	REVISION
231890_DW_C0101_ESC.DWG	231890	C0101	E

SHEET SIZE
A1

						COORDS: MGA2020 ZONE56 DATUM: ALL LEVELS TO A.H.D.
E	RE-ISSUED FOR COUNCIL SUBMISSION	18.03.25	SA	IR		SCALE: 1:100
D	ISSUED FOR COUNCIL SUBMISSION	11.03.25	TP	TP		SURVEYED:DS & P
C	ISSUED FOR COUNCIL SUBMISSION	04.03.25	BO	MD		SURVEY DATE:05.07.2023
B	ISSUED FOR COUNCIL SUBMISSION	28.02.25	TP	MD		APPROVED / PROJECT LEADER
A	ISSUED FOR COORDINATION	12.08.24	TP	MD		SINA ARBABZADEH
REV	AMENDMENT / REASON FOR ISSUE	DATE	DES.	PDW.		

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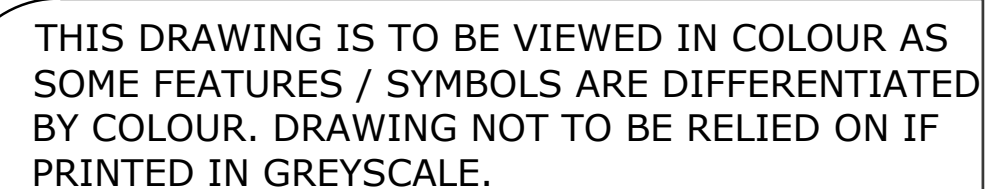
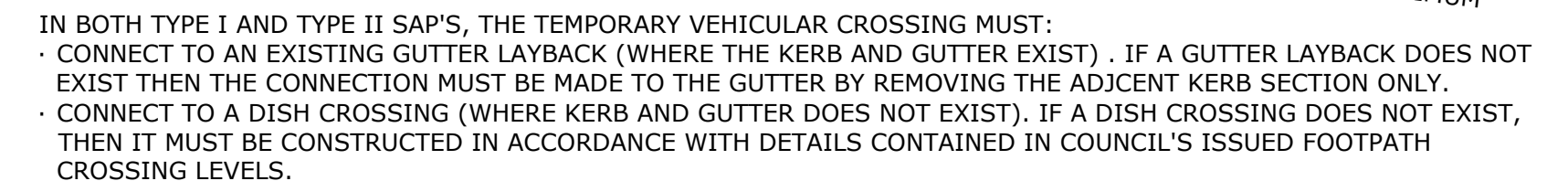
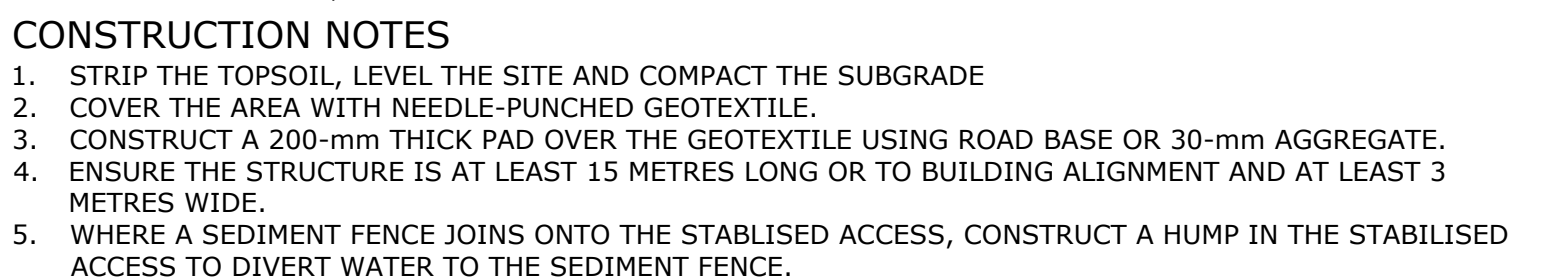
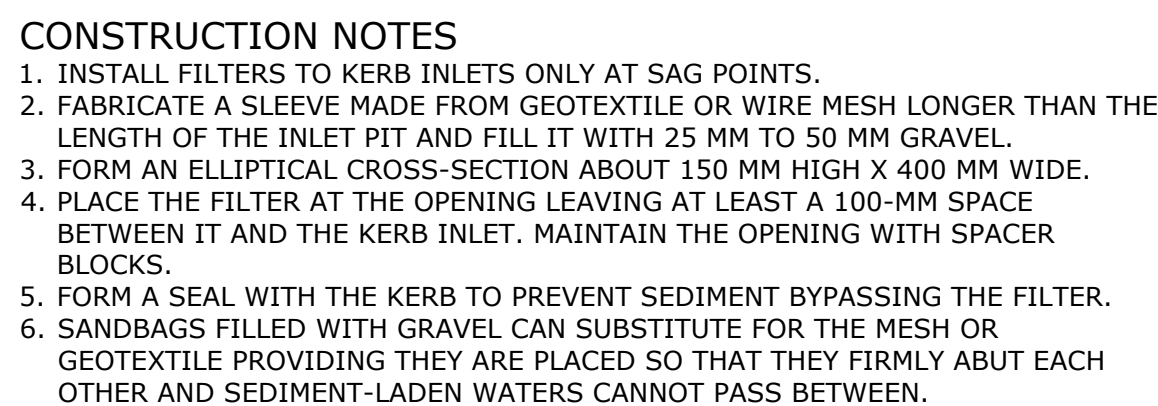
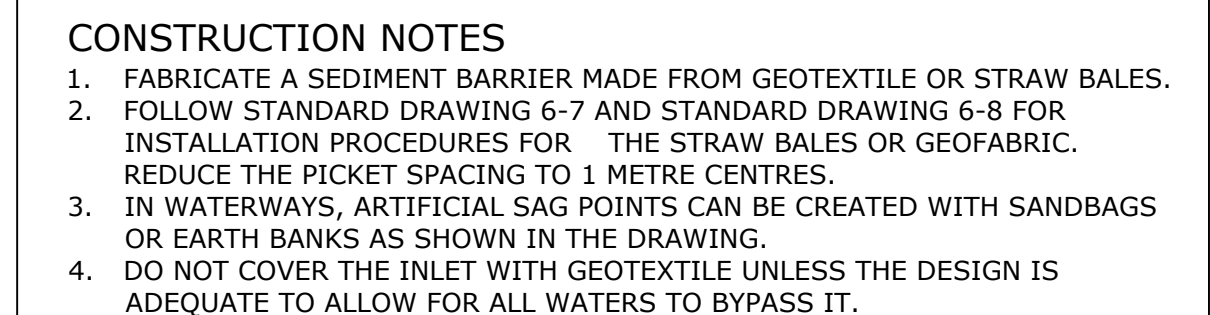
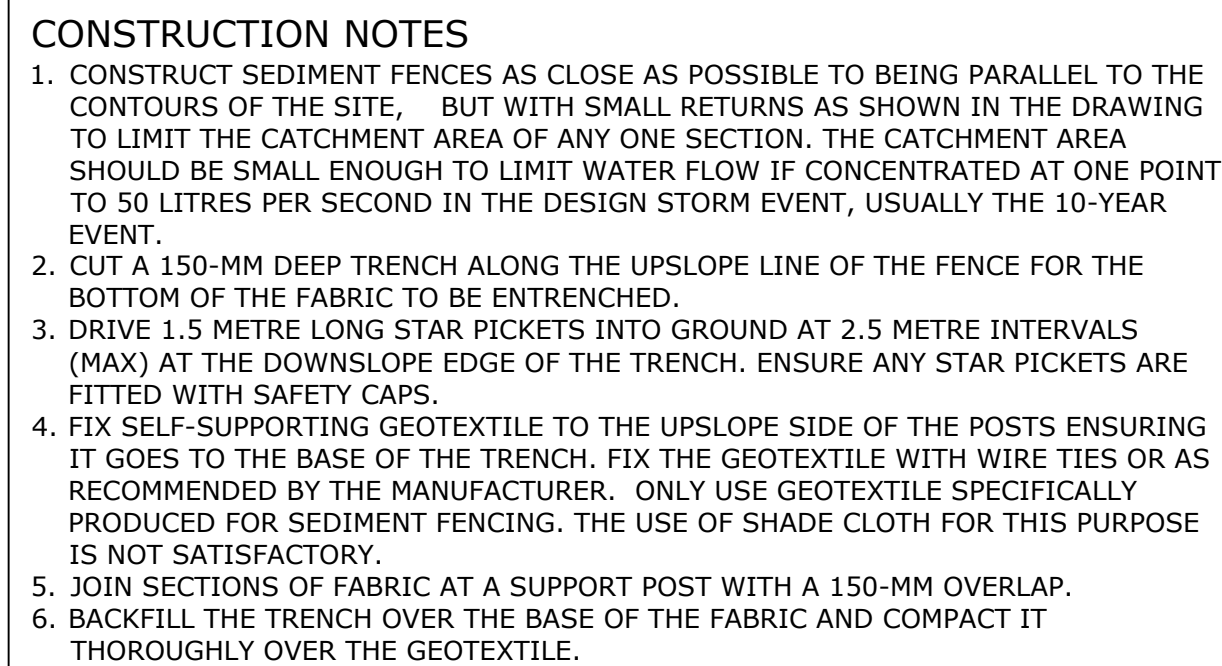
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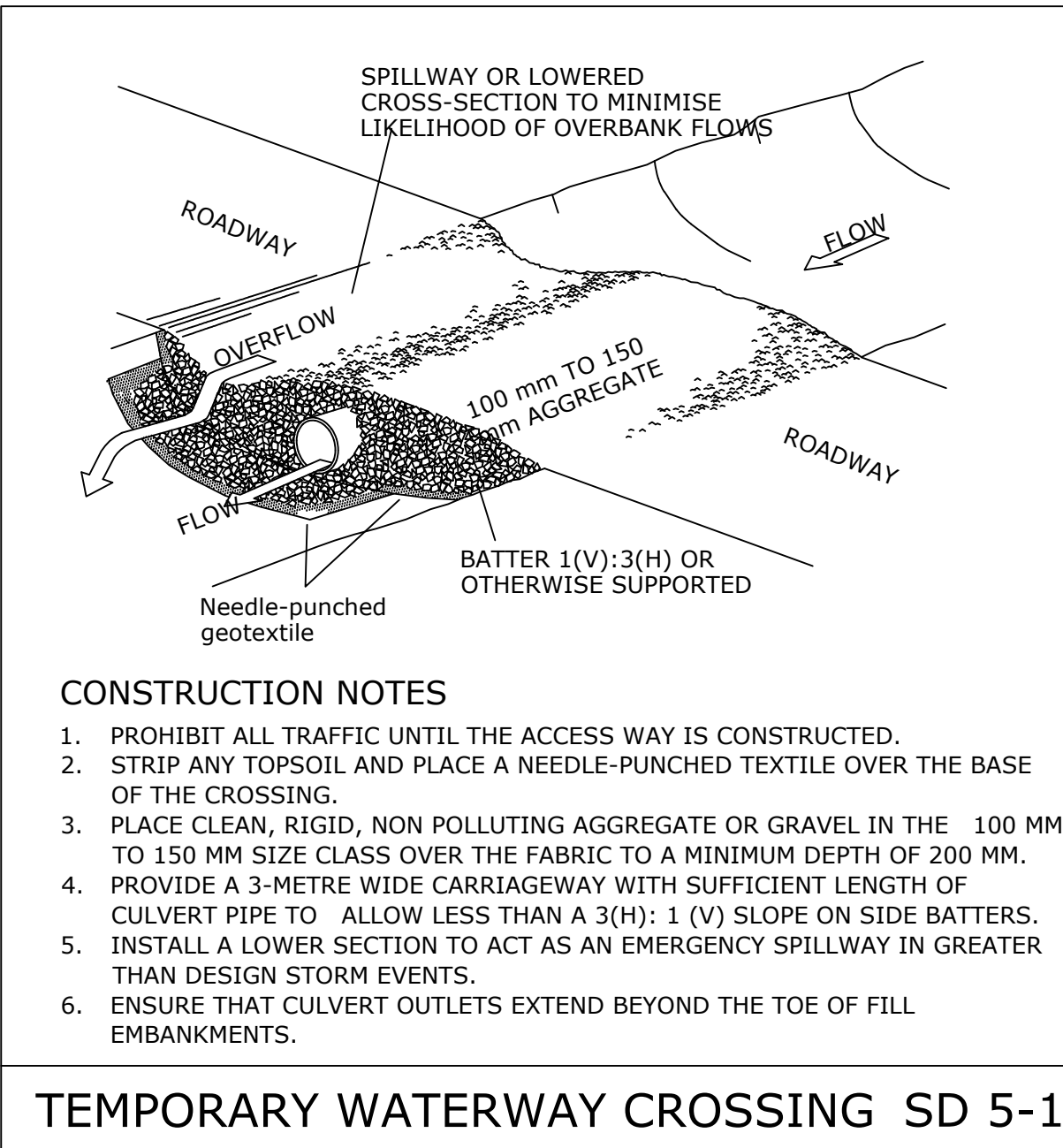
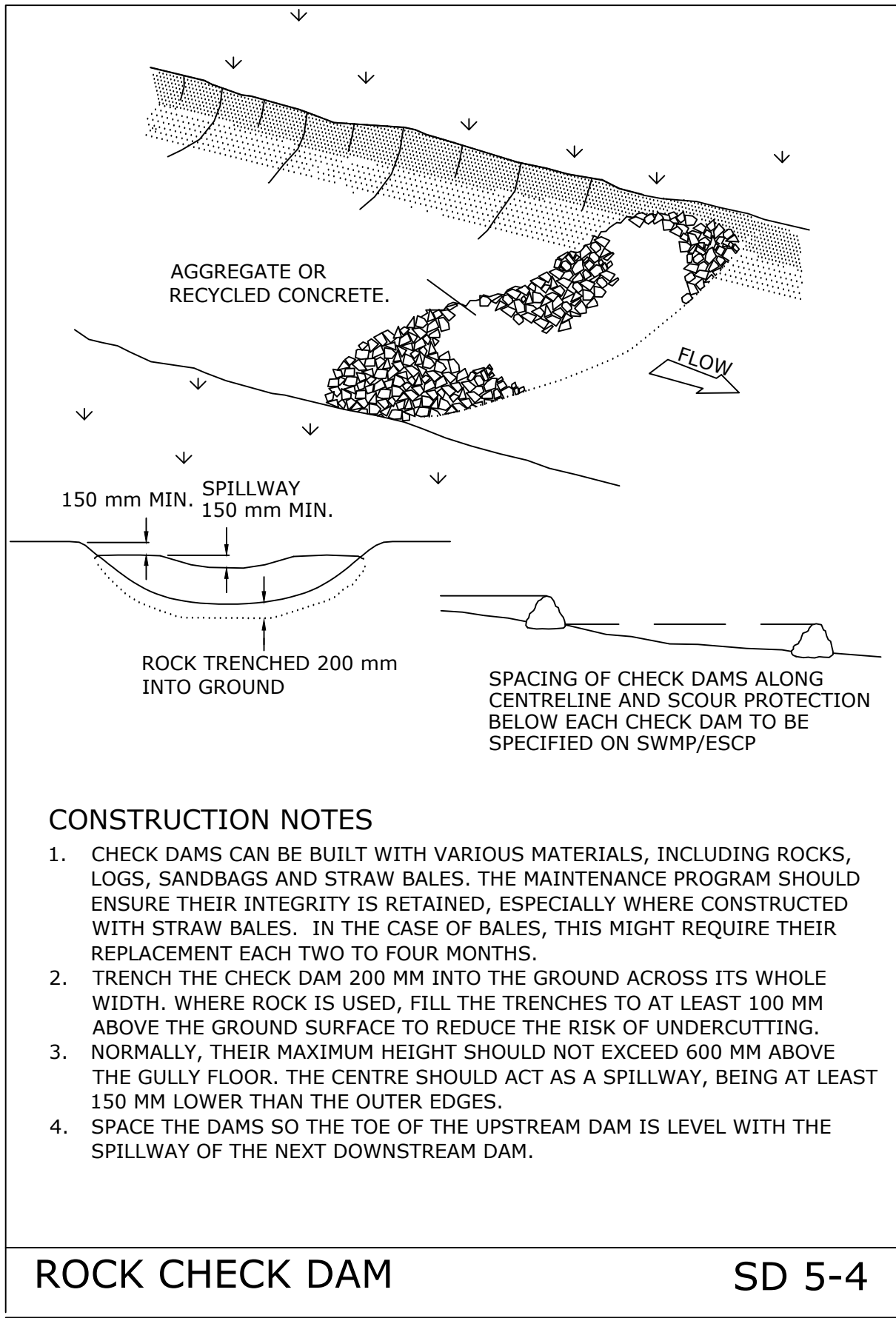
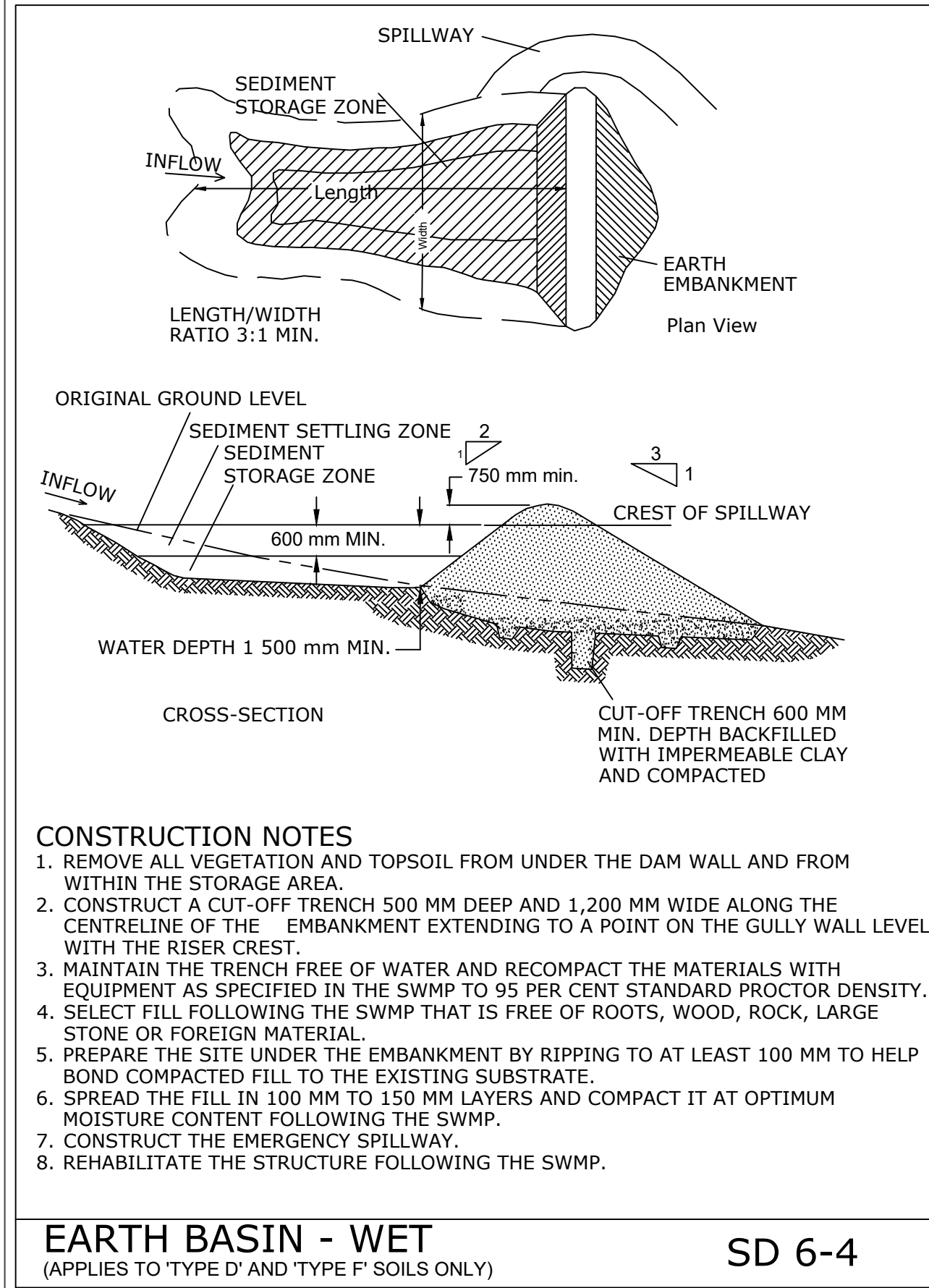
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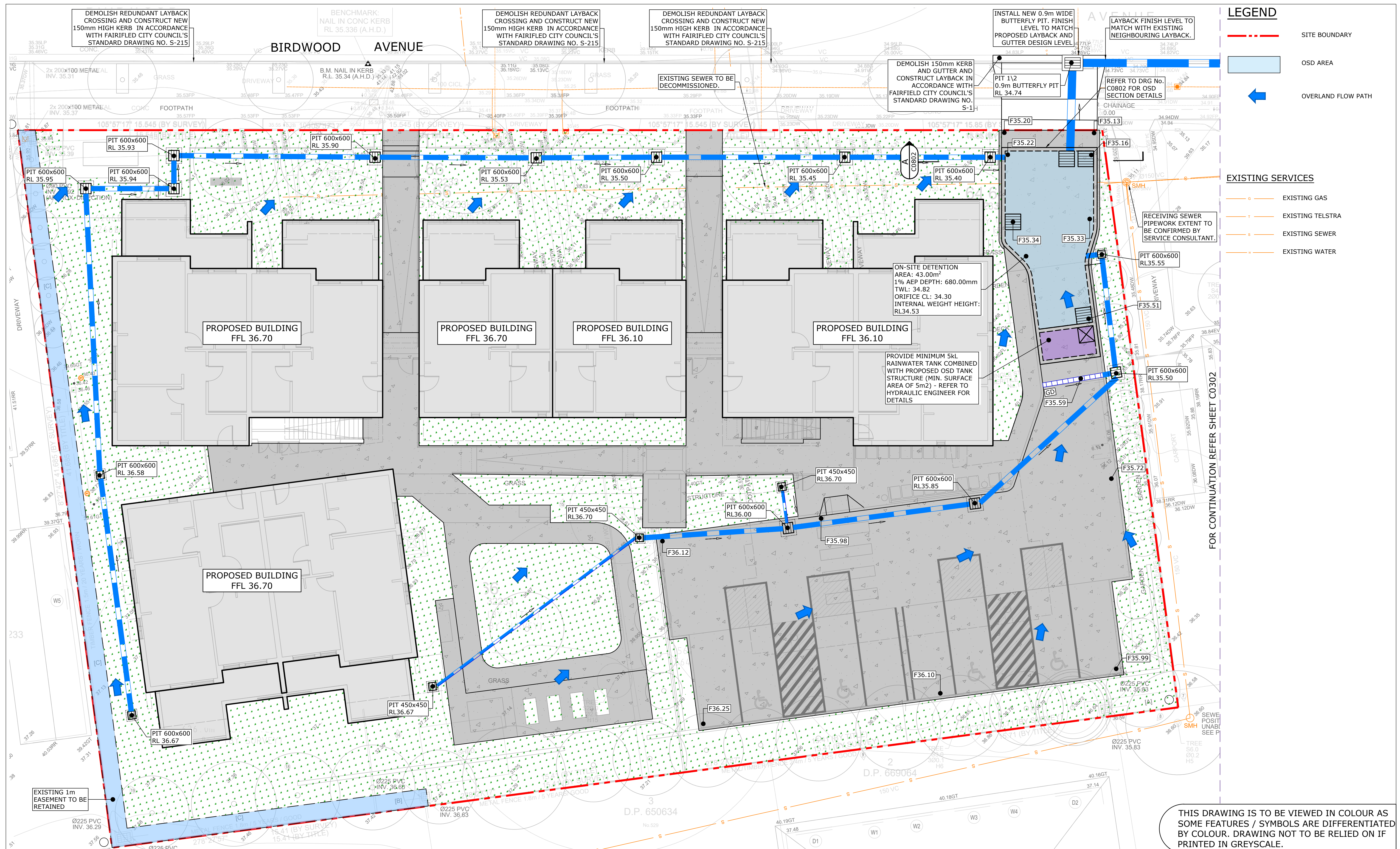
T:\2023\231890 LAHC CABRAMATTA WEST - MCGREGOR WESTLAKE ARCHITECTURE PTY. LIMITED\4 WORKING\1 CAD\01 DWG\231890 DW C0101 ESC.DWG -C0101-ESC- (18-03-25 5:00:45PM)



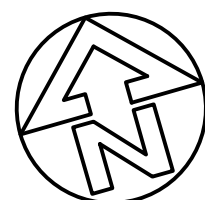
1. CONSTRUCT ALL SEDIMENT CONTROL FENCES ALONG THE CONTOUR WHERE POSSIBLE.
2. WHERE SEDIMENT CONTROL FENCES ARE NOT CONSTRUCTED ALONG THE CONTOUR INCORPORATE RETURN PANELS AT REGULAR INTERVALS NOT EXCEEDING 20M.
3. ALL STAR PICKETS SHALL INCORPORATE APPROVED SAFETY CAPS.
4. DIG A 150MM DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED. BACKFILL TRENCH OVER BASE FABRIC. FIX SELF-SUPPORTING GEOTEXTILE TO UPSLOPE SIDE OF POSTS WITH WIRE TIES OR AS RECOMMENDED BE GEOTEXTILE MANUFACTURER. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150MM OVERLAP.
5. WHERE APPROVED BY THE SUPERINTENDENT DUMP ROCK MAY BE USED TO ANCHOR THE GEOTEXTILE IN LIEU OF A TRENCH.

1. ALL WORK SHALL BE GENERALLY CARRIED OUT IN ACCORDANCE WITH
 - 1.1. LOCAL AUTHORITY REQUIREMENTS,
 - 1.2. EPA - POLLUTION CONTROL MANUAL FOR URBAN STORMWATER, AND
 - 1.3. LANDCOM NSW - MANAGING URBAN STORMWATER: SOILS AND CONSTRUCTION (THE "BLUE BOOK").
2. EROSION AND SEDIMENT CONTROL DRAWINGS AND NOTES ARE PROVIDED FOR THE WHOLE OF THE EXTENT OF WORKS. STAGING THESE WORKS MAY REQUIRE THE DESIGN TO BE MODIFIED AND VARIATION TO THESE DETAILS MAY REQUIRE APPROVAL BY RELEVANT AUTHORITIES.
3. ALL EROSION AND SEDIMENT CONTROL DEVICES TO BE MAINTAINED TO THE SATISFACTION OF THE SUPERINTENDENT AND THE LOCAL AUTHORITY.
4. ALL VEHICLES SHALL ONLY ENTER AND EXIT THE SITE VIA THE NOMINATED TEMPORARY CONSTRUCTION ACCESS.
5. ALL EXITING VEHICLES SHALL BE CLEANED AND INSPECTED BEFORE EXITING.
6. ATTEMPT TO BE MADE TO MINIMISE THE AREA OF SITE BEING DISTURBED AT ANY ONE TIME.
7. FOLLOWING CONSTRUCTION OF STORMWATER PITS, PREVENT SITE RUNOFF ENTERING THE PITS UNLESS SILT FENCES ARE ERECTED AROUND PITS.
8. ALL STOCKPILES OF MATERIALS TO BE PROTECTED FROM SCOUR AND EROSION. STOCKPILES OF LOOSE MATERIALS SHOULD BE AVOIDED NEAR ANY DRAINAGE PITS, ROADWAYS AND NEAR IN WATERCOURSES.
9. CONTRACTOR TO ENSURE ALL NOMINATED DEVICES TO BE REINSTALLED FOLLOWING CLOSURE OF WORKING DAY, MODIFIED AS REQUIRED TO SUIT THE BEST SITE CONDITIONS AT THE TIME.
10. WATER FROM UPSTREAM OF THE SITE TO BE CONTROLLED SUCH THAT IT DOES NOT ENTER THE DISTURBED SITE.
11. MAINTAIN ALL STORMWATER PIPES AND PITS CLEAR OF DEBRIS AND SEDIMENT.
12. STORMWATER SYSTEM AND ALL DEVICES TO BE INSPECTED AND CLEANED OUT AS REQUIRED AFTER EACH STORM EVENT.
13. WATER QUALITY TESTING MUST BE UNDERTAKEN BY SUITABLY QUALIFIED ENVIRONMENTAL CONSULTANT PRIOR TO ANY DISCHARGE OF SITE STORMWATER, GROUNDWATER AND SEEPAGE WATER:
 - 13.1. ENVIRONMENTAL CONSULTANT TO OUTLINE PROPOSED AND ONGOING MONITORING MEASURES THAT WILL BE MONITORING THE QUALITY OF WATER DISCHARGED FROM THE SITE. FREQUENCY, OF VALIDATION, AND ALL CONTINGENCY TO BE CONSIDERED BY CONSULTANT.
 - 13.2. ALL REMEDIATION MEASURES AS NOMINATED BY ENVIRONMENTAL CONSULTANT TO BE APPLIED BY CONTRACTOR.
 - 13.3. TESTING AND REPORTING TO BE IN COMPLIANCE WITH ALL RELATIVE AUSTRALIAN STANDARDS AND GUIDELINES.





0 1 2 4 6 1 : 100m (A1) - 1 : 200m (A3) 100mm ON ORIGINAL DRAWING - DO NOT SCALE DRAWING				SHEET SIZE A1			
F	RE-ISSUED FOR COUNCIL SUBMISSION	18.03.25	SA	IR	COORDS: MGA2020 ZONE56 DATUM: ALL LEVELS TO A.H.D.		
E	ISSUED FOR COUNCIL SUBMISSION	11.03.25	TP	TP	SCALE: 1:100		
D	ISSUED FOR COUNCIL SUBMISSION	04.03.25	BO	MD	SURVEYED: DS & P		
C	ISSUED FOR COUNCIL SUBMISSION	28.02.25	TP	MD	SURVEY DATE: 05.07.2023		
B	ISSUED FOR COORDINATION	14.08.24	TP	IR	APPROVED / PROJECT LEADER		
A	ISSUED FOR COORDINATION	12.08.24	TP	MD	SINA ARBABZADEH		
REV	AMENDMENT / REASON FOR ISSUE	DATE	DES.	DWN.			



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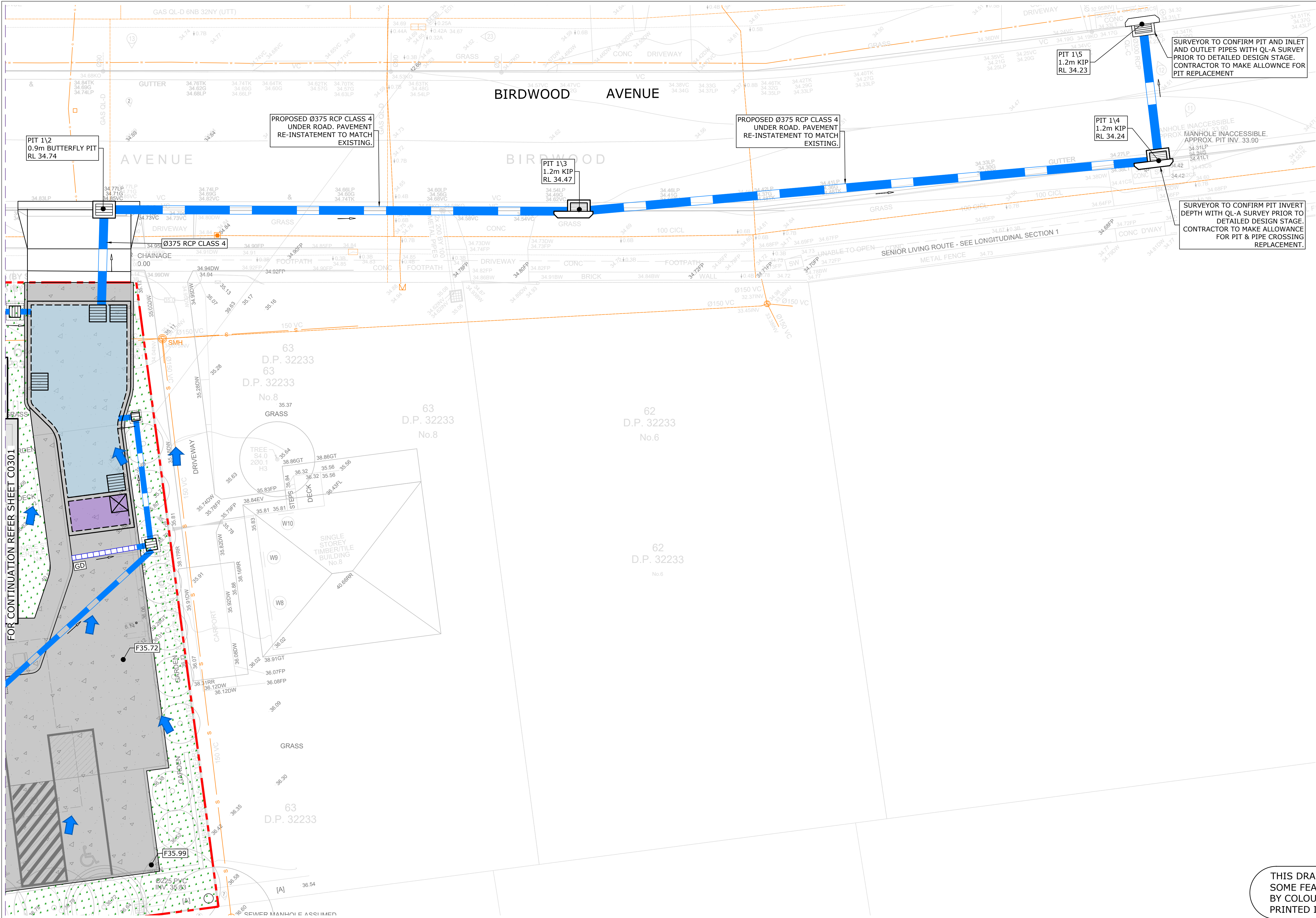


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HOMES NSW

10-16 BIRDWOOD AVENUE, CABRAMATTA WEST
SENIOR HOUSING DEVELOPMENT
ENGINEERING PLAN
SHEET 1 OF 2

FILENAME:	PROJECT NUMBER	DRAWING NUMBER	REVISION
231890_DW_C0301_ENP.DWG	231890	C0301	F



LEGEND

- SITE BOUNDARY
- OSD AREA
- OVERLAND FLOW PATH

EXISTING SERVICES

- EXISTING GAS
- EXISTING TELSTRA
- EXISTING SEWER
- EXISTING WATER

NOTE

SURVEY USED TO IDENTIFY EXISTING PIT AND PIPES IS TO QL-C DETAILS WITH THE RISK OF INACCURACY TO ACHIEVE PROPOSED PIPE CONNECTION INTO EXISTING NETWORK. QL-A SURVEY WILL BE REQUIRED TO CONFIRM ALL EXISTING STORMWATER NETWORK PRIOR TO DETAILED DESIGN STAGE.

0 1 2 4 6
1 : 100m (A1) - 1 : 200m (A3)

100mm ON ORIGINAL DRAWING - DO NOT SCALE DRAWING

REV	AMENDMENT / REASON FOR ISSUE	DATE	DES.	DWN.
E	ISSUED FOR COUNCIL SUBMISSION	11.03.25	TP	TP
D	ISSUED FOR COUNCIL SUBMISSION	04.03.25	BO	MD
C	ISSUED FOR COUNCIL SUBMISSION	28.02.25	TP	MD
B	ISSUED FOR COORDINATION	14.08.24	TP	IR
A	ISSUED FOR COORDINATION	12.08.24	TP	MD

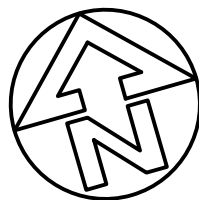
COORDS: MGA2020 ZONE56
DATUM: ALL LEVELS TO A.H.D.

SCALE: 1:100

SURVEYED: DS & P
SURVEY DATE: 05.07.2023

APPROVED / PROJECT LEADER

SINA ARBABZADEH



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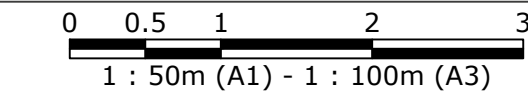
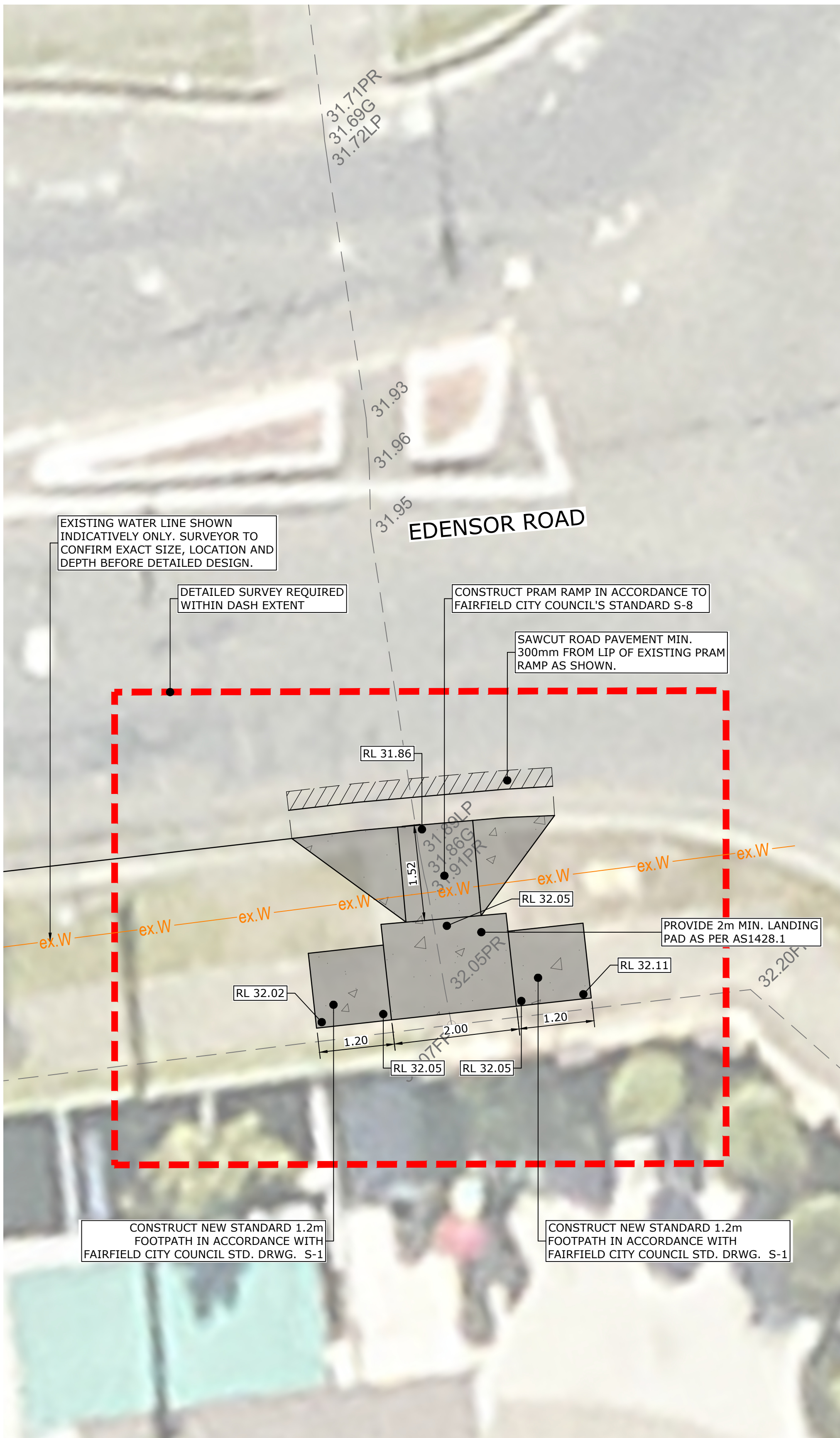
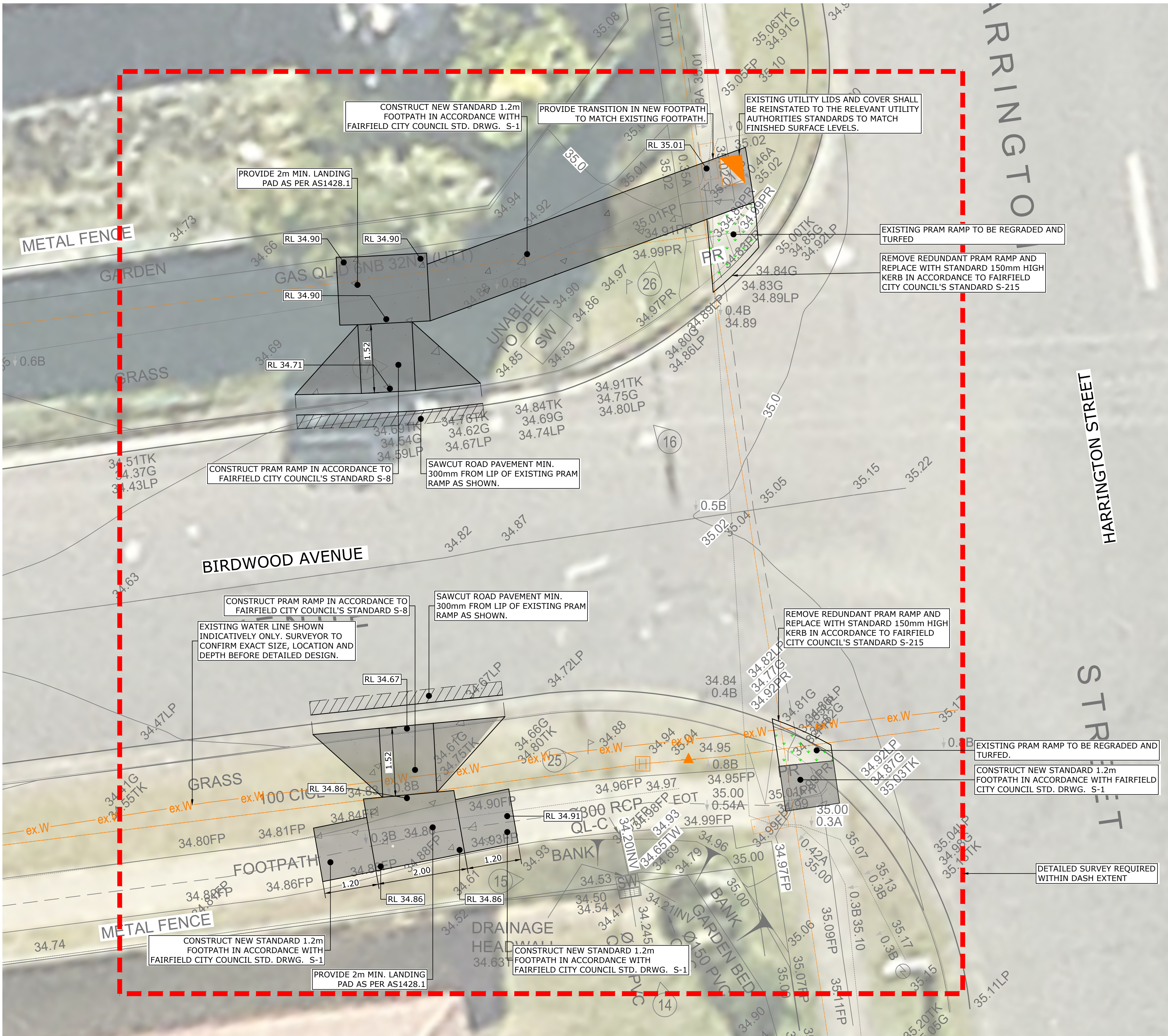
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HOMES NSW

10-16 BIRDWOOD AVENUE, CABRAMATTA WEST
SENIOR HOUSING DEVELOPMENT
ENGINEERING PLAN
SHEET 2 OF 2

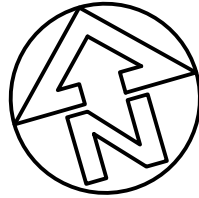
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231890_DW_C0302_ENP.DWG	231890	C0302	E



100mm ON ORIGINAL DRAWING - DO NOT SCALE DRAWING

SHEET SIZE				COORDS: MGA2020 ZONE56			
A1				DATUM: ALL LEVELS TO A.H.D.			
				SCALE: 1:50			
				SURVEYED: DS & P			
				SURVEY DATE: 05.07.2023			
				APPROVED / PROJECT LEADER			
				SINA ARBABZADEH			
REV	AMENDMENT / REASON FOR ISSUE	DATE	DES.	DWN.			
C	ISSUED FOR COUNCIL SUBMISSION	04.03.25	BO	MD			
B	ISSUED FOR COUNCIL SUBMISSION	28.02.25	TP	MD			
A	ISSUED FOR COORDINATION	14.08.24	TP	IR			

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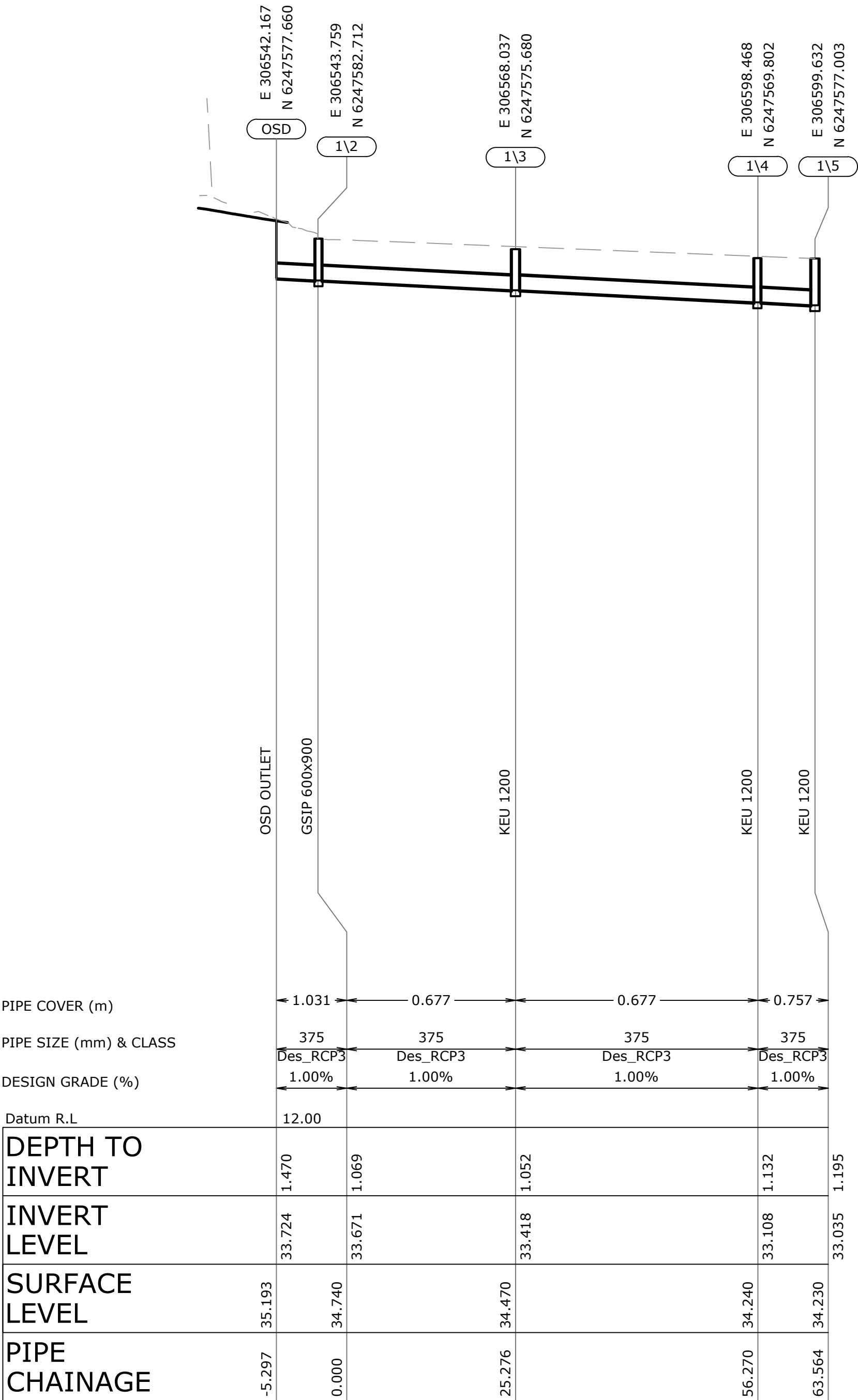
NOT FOR CONSTRUCTION

HOMES NSW

10-16 BIRDWOOD AVENUE, CABRAMATTA WEST
SENIOR HOUSING DEVELOPMENT
PUBLIC WORKS PLAN

FILENAME:	PROJECT NUMBER	DRAWING NUMBER	REVISION
231890_DW_C0303_ENP.DWG	231890	C0303	C

T:\2023\231890 LAHC CABRAMATTA WEST - MCGREGOR WESTLAKE ARCHITECTURE PTY. LIMITED\4_WORKING\1 CAD\01 DWG\231890_DW_C0303_ENP.DWG -C0303-ENP- (18-03-25 4:05:12PM)



LINE 1

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01246

1 : 100m (A1) - 1 : 200m (A3)

05102030

1 : 500m (A1) - 1 : 1,000m (A3)

100mm ON ORIGINAL DRAWING - DO NOT SCALE DRAWING

SHEET SIZE

A1

						COORDS: MGA2020 ZONE56
						DATUM: ALL LEVELS TO A.H.D.
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						1:100 VERT.
						SURVEYED:DS & P
						SURVEY DATE:05.07.2023
C	ISSUED FOR COUNCIL SUBMISSION	04.03.25	BO	MD		APPROVED / PROJECT LEADER
B	ISSUED FOR COUNCIL SUBMISSION	28.02.25	TP	MD		
A	ISSUED FOR COORDINATION	12.08.24	TP	MD		
REV	AMENDMENT / REASON FOR ISSUE	DATE	DES.	DWN.		SINA ARBABZADEH

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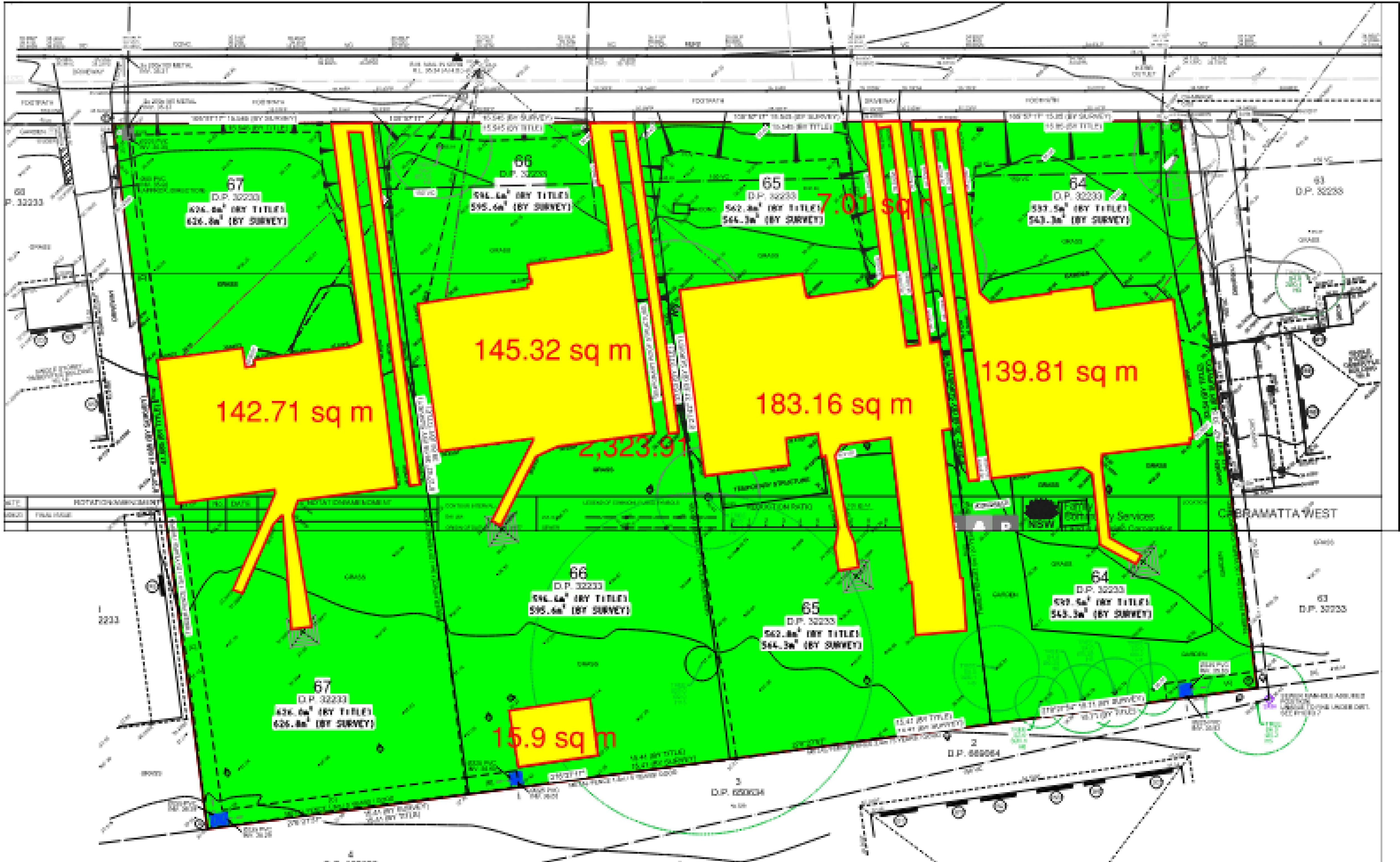
HOMES NSW

10-16 BIRDWOOD AVENUE, CABRAMATTA WEST

SENIOR HOUSING DEVELOPMENT

STORMWATER LONGITUDINAL SECTION

FILENAME:	PROJECT NUMBER	DRAWING NUMBER	REVISION
231890_DW_C0621_SWL.DWG	231890	C0621	C



LEGEND

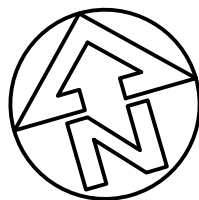
- SITE BOUNDARY
- CATCHMENT BOUNDARY
- PERVIOUS AREA - 1706m²
- IMPERVIOUS CATCHMENTS TO OSD - 1618m²

TOTAL AREA 2324m²

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SHEET SIZE				
A1				
100mm ON ORIGINAL DRAWING - DO NOT SCALE DRAWING				
				COORDS: MGA2020 ZONE56
				DATUM: ALL LEVELS TO A.H.D.
				SCALE: N.T.S.
				SURVEYED: DS & P
				SURVEY DATE: 05.07.2023
				APPROVED / PROJECT LEADER
				SINA ARBAZADEH
A	ISSUED FOR COUNCIL SUBMISSION	11.03.25	TP	TP
REV	AMENDMENT / REASON FOR ISSUE	DATE	DES.	DWN.

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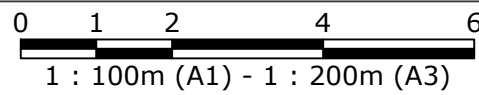
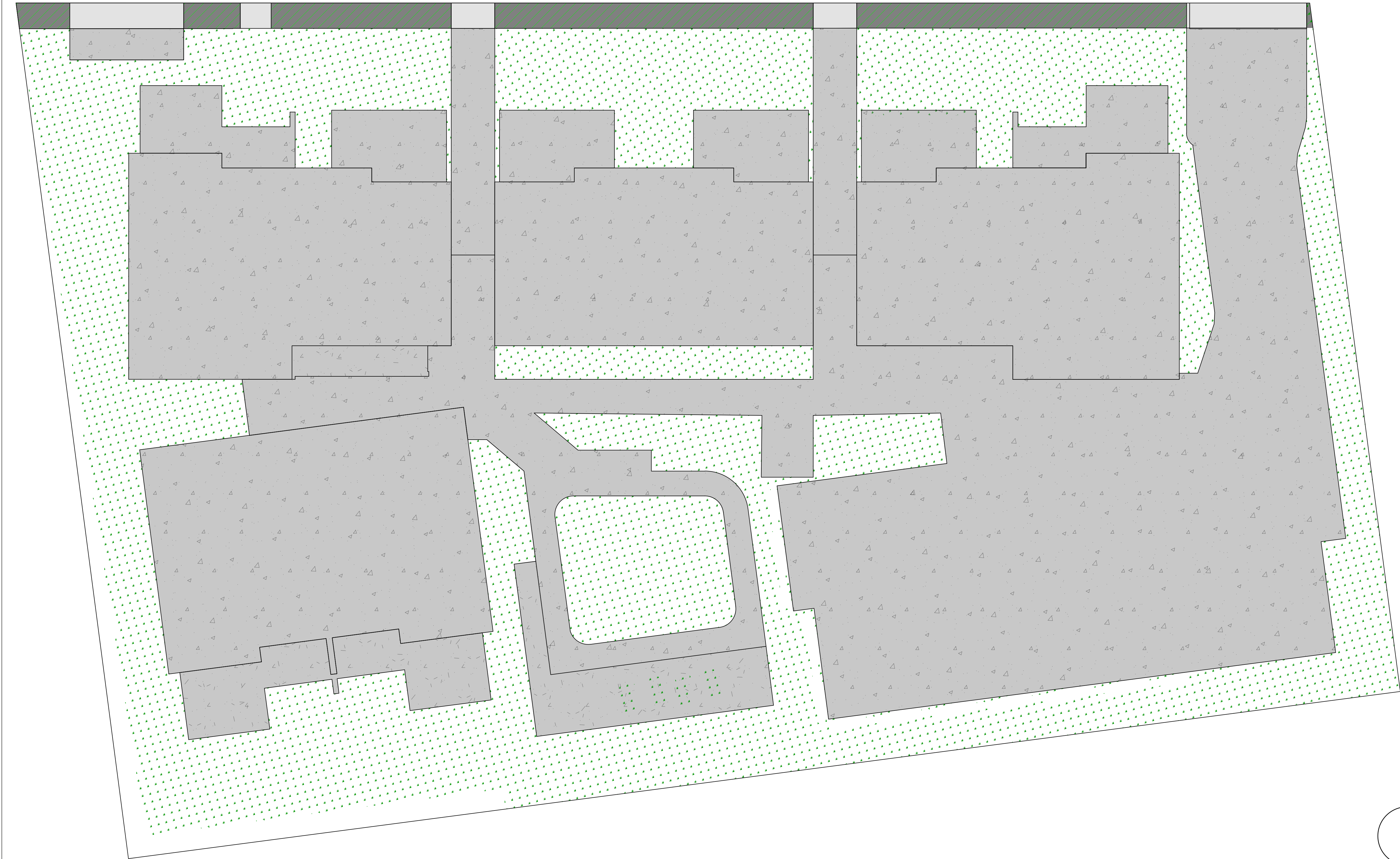
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HOMES NSW			
10-16 BIRDWOOD AVENUE, CABRAMATTA WEST			
SENIOR HOUSING DEVELOPMENT			
OSD PRE-DEVELOPMENT CATCHMENT PLAN			
FILENAME:	PROJECT NUMBER	DRAWING NUMBER	REVISION
231890_DW_C0661_SWC.DWG	231890	C0661	A

LEGEND

- SITE BOUNDARY
- CATCHMENT BOUNDARY
- IMPERVIOUS BYPASS - 62m²
- PERVIOUS BY PASS - 62m²
- IMPERVIOUS CATCHMENT TO OSD - 1437m²
- PERVIOUS CATCHMENTS TO OSD - 761m²

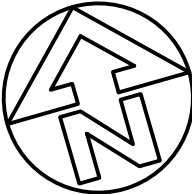


100mm ON ORIGINAL DRAWING - DO NOT SCALE DRAWING

SHEET SIZE
A1

B	RE-ISSUED FOR COUNCIL SUBMISSION	18.03.25	SA	IR	
A	ISSUED FOR COUNCIL SUBMISSION	11.03.25	TP	TP	
REV	AMENDMENT / REASON FOR ISSUE	DATE	DES.	DWN.	

COORDS: MGA2020 ZONE56
DATUM: ALL LEVELS TO A.H.D.
SCALE: 1:100
SURVEYED:DS & P
SURVEY DATE:05.07.2023
APPROVED / PROJECT LEADER
SINA ARBABZADEH



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HOMES NSW
10-16 BIRDWOOD AVENUE, CABRAMATTA WEST
SENIOR HOUSING DEVELOPMENT
OSD POST-DEVELOPMENT CATCHMENT PLAN

FILENAME:	PROJECT NUMBER	DRAWING NUMBER	REVISION
231890_DW_C0662_SWC.DWG	231890	C0662	B

ON-SITE DETENTION RESULTS				
DURATION	1% PRE-DEVELOPMENT FLOW RATE (L/S)	1% POST-DEVELOPMENT FLOW RATE (L/S)	20% PRE-DEVELOPMENT FLOW RATE (L/S)	20% POST-DEVELOPMENT FLOW RATE (L/S)
5 MINS	65	50	32	28
15 MINS	90	64	51	38
30 MINS	78	61	48	37
60 MINS	57	57	34	29
90 MINS	50	45	30	28
120 MINS	53	45	30	27

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100mm ON ORIGINAL DRAWING - DO NOT SCALE DRAWING

COORDS: MGA2020 ZONE56
DATUM: ALL LEVELS TO A.H.D.
SCALE: N.T.S.
SURVEYED:DS & P
SURVEY DATE:05.07.2023
APPROVED / PROJECT LEADER
SINA ARBABZADEH


SHEET SIZE
A1

A	ISSUED FOR COUNCIL SUBMISSION	11.03.25	TP	TP
REV	AMENDMENT / REASON FOR ISSUE	DATE	DES.	DWN.

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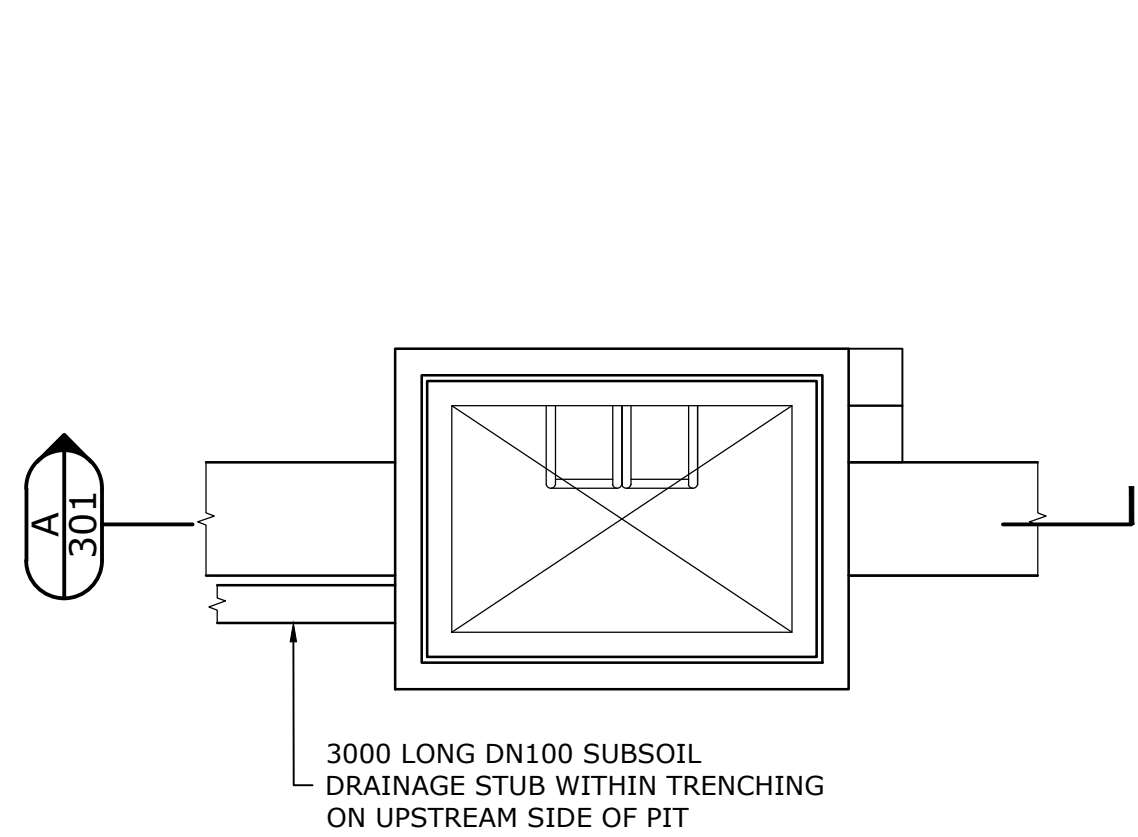


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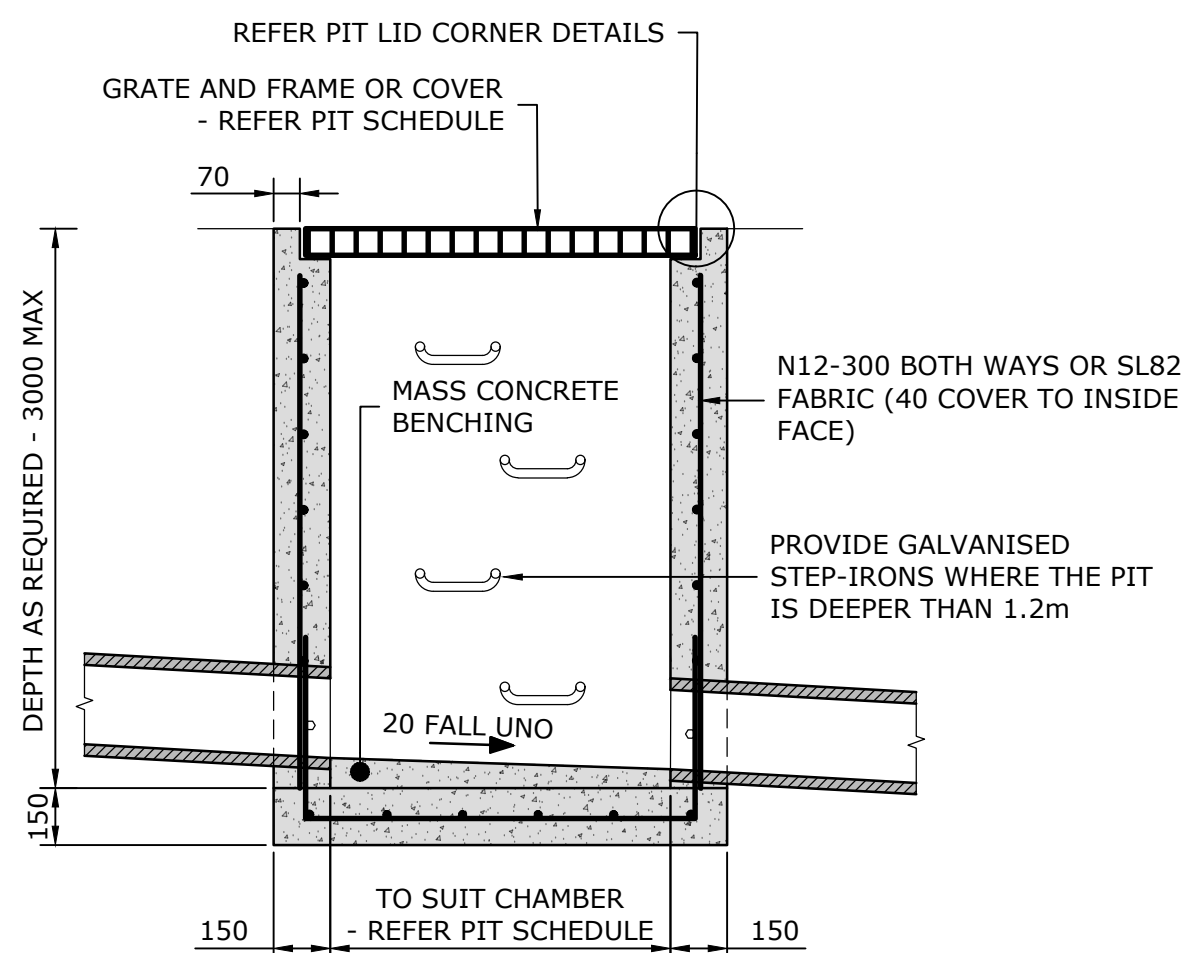
HOMES NSW

10-16 BIRDWOOD AVENUE, CABRAMATTA WEST
SENIOR HOUSING DEVELOPMENT
OSD RESULTS & CALCULATIONS

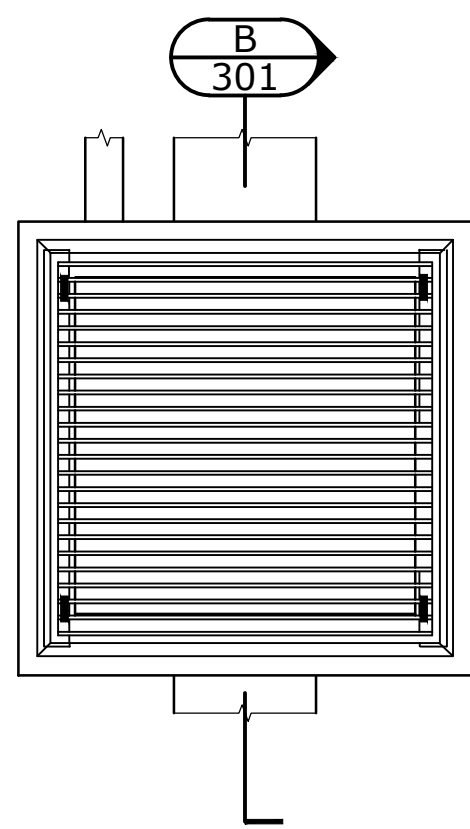
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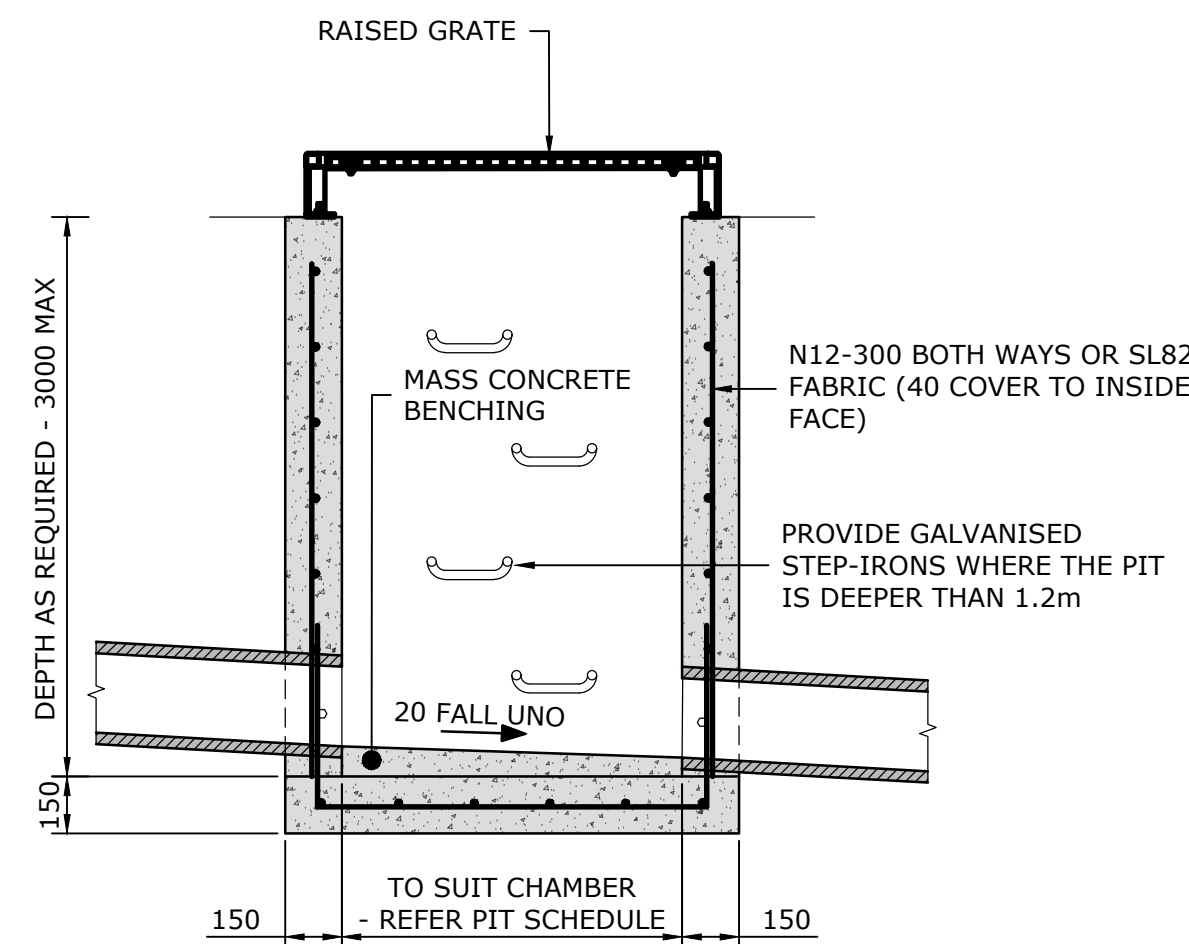
STORMWATER PIT
PLAN SCALE 1:20



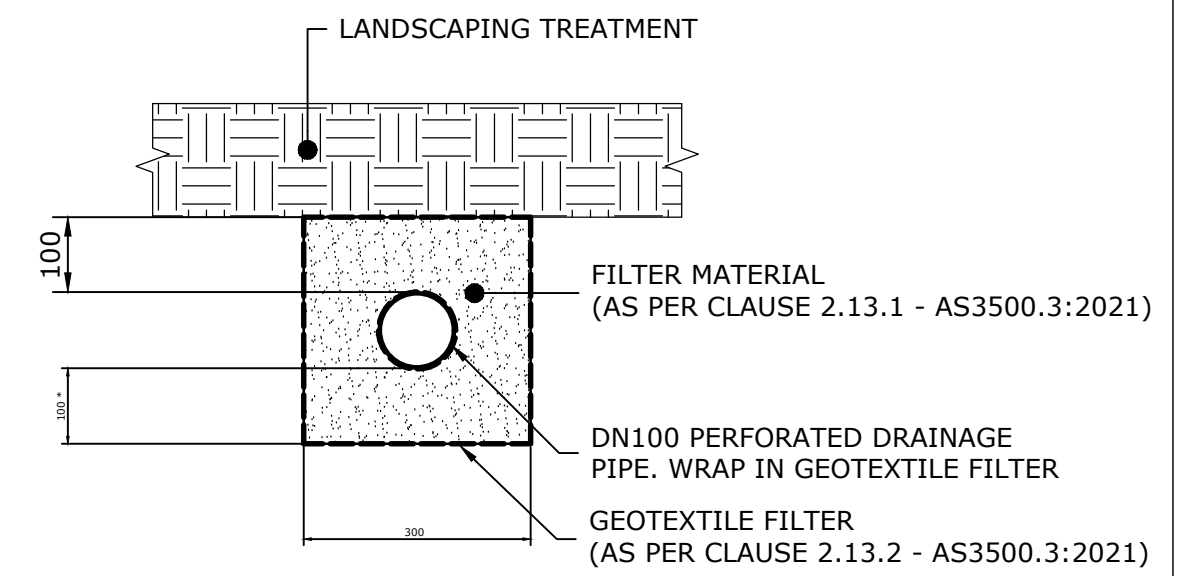
STORMWATER PIT - SECTION A
SECTION SCALE 1:20



RAISED GRATED STORMWATER PIT
PLAN SCALE 1:20

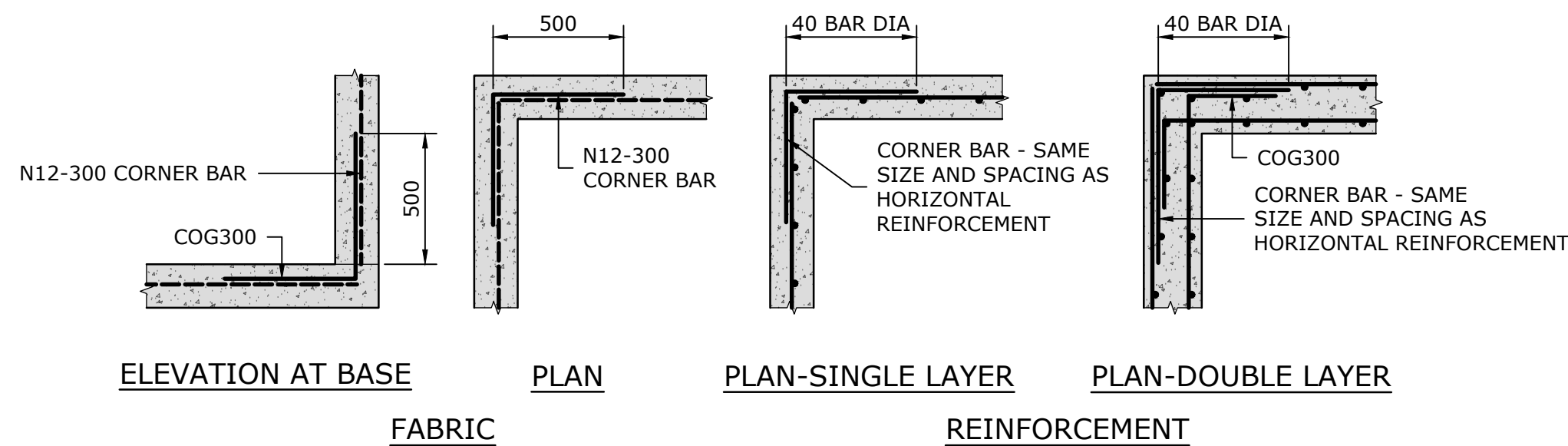


STORMWATER PIT - SECTION B
SECTION SCALE 1:20

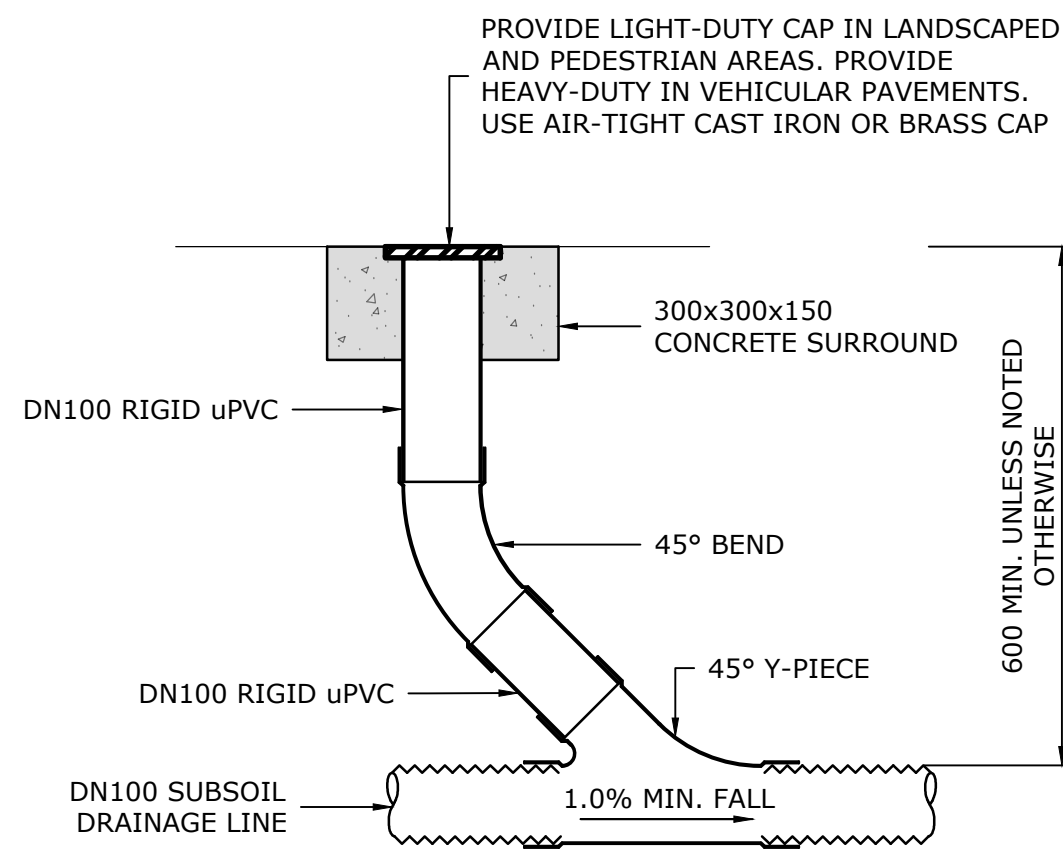


**SUBSOIL DRAINAGE TRENCH
LANDSCAPED AREAS**
SECTION SCALE 1 : 10

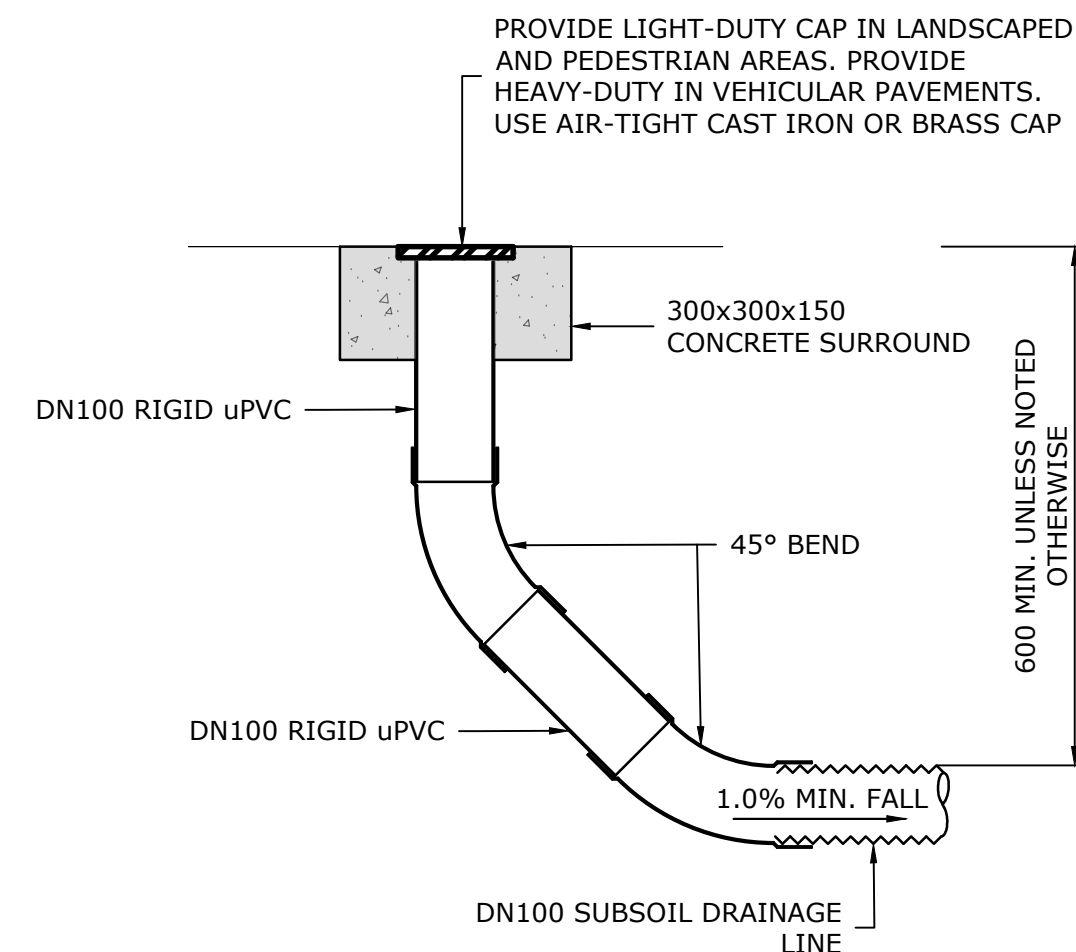
* REDUCE DIMENSION TO ZERO AT DISCHARGE POINT



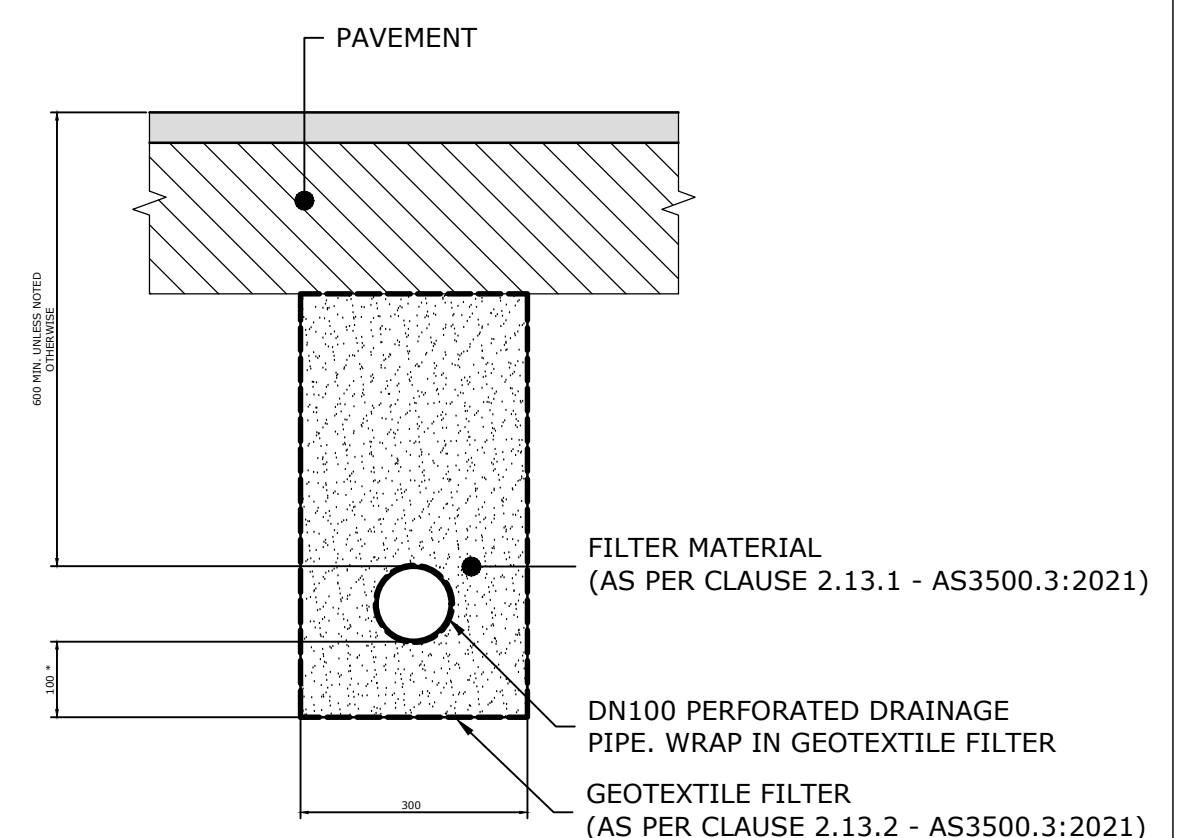
PIT CORNER DETAILS
SCALE 1:20



INTERMEDIATE RISER (IR)
SECTION SCALE 1 : 10

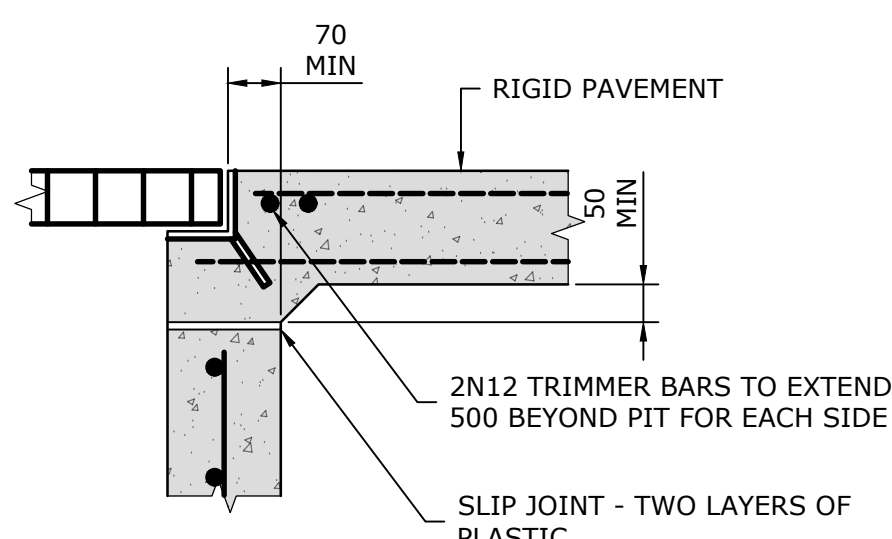


FLUSHING POINT (FP)
SECTION SCALE 1 : 10

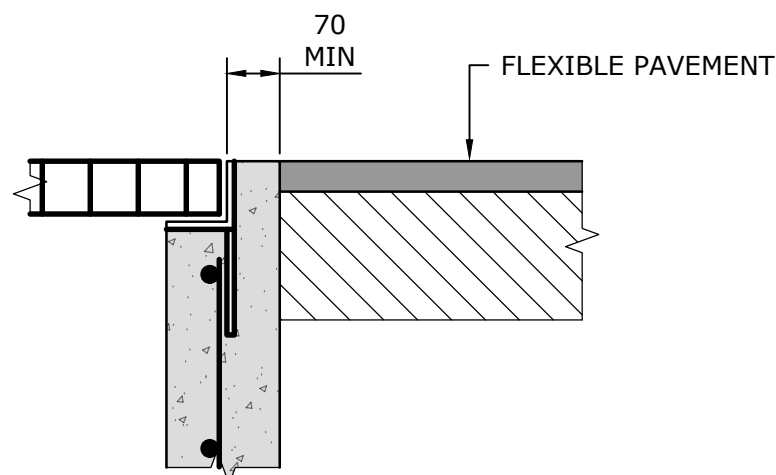


**SUBSOIL DRAINAGE TRENCH
PAVED AREAS**
SECTION SCALE 1 : 10

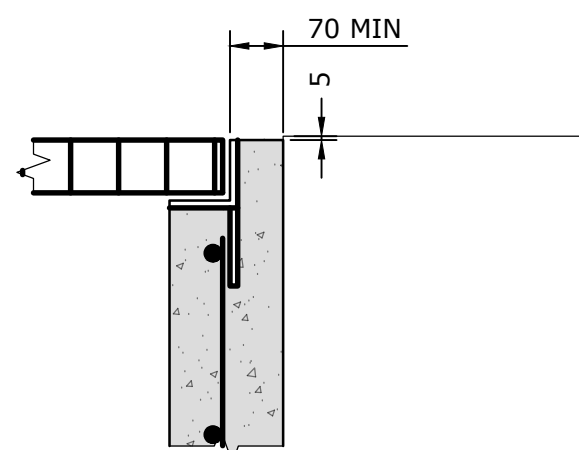
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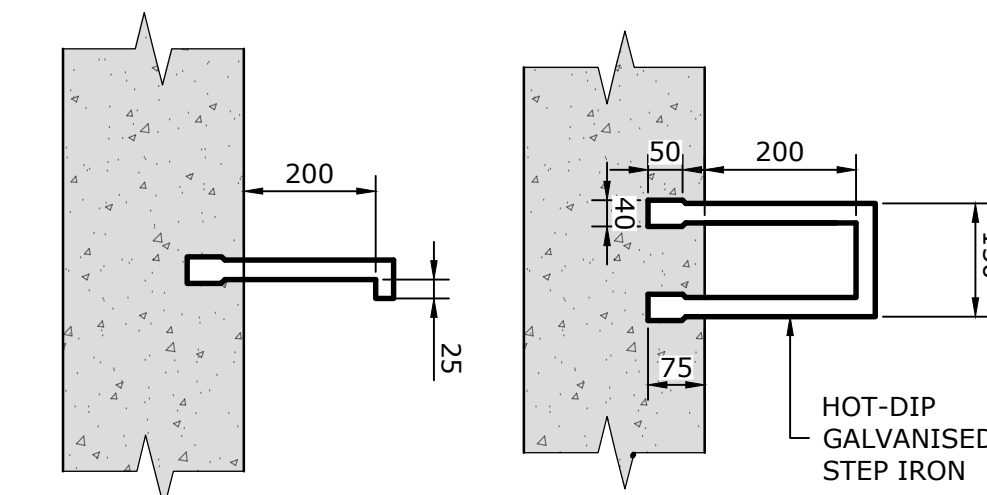
DETAIL 1
IN RIGID PAVEMENT



DETAIL 2
IN FLEXIBLE PAVEMENT
PIT LID CORNERS
SECTION SCALE 1:10



DETAIL 3
IN LANDSCAPING



STEP IRONS
SECTION SCALE 1:10

STEP IRONS
PLAN SCALE 1:10

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SHEET SIZE					
A1					
100mm ON ORIGINAL DRAWING - DO NOT SCALE DRAWING					
REV	AMENDMENT / REASON FOR ISSUE	DATE	DES.	DWN.	
C	ISSUED FOR COUNCIL SUBMISSION	04.03.25	BO	MD	COORDS: MGA2020 ZONE56
B	ISSUED FOR COUNCIL SUBMISSION	28.02.25	TP	MD	DATUM: ALL LEVELS TO A.H.D.
A	ISSUED FOR COORDINATION	12.08.24	TP	MD	SCALE: AS SHOWN
					SURVEYED: DS & P
					SURVEY DATE: 05.07.2023
					APPROVED / PROJECT LEADER
					SINA ARBABZADEH

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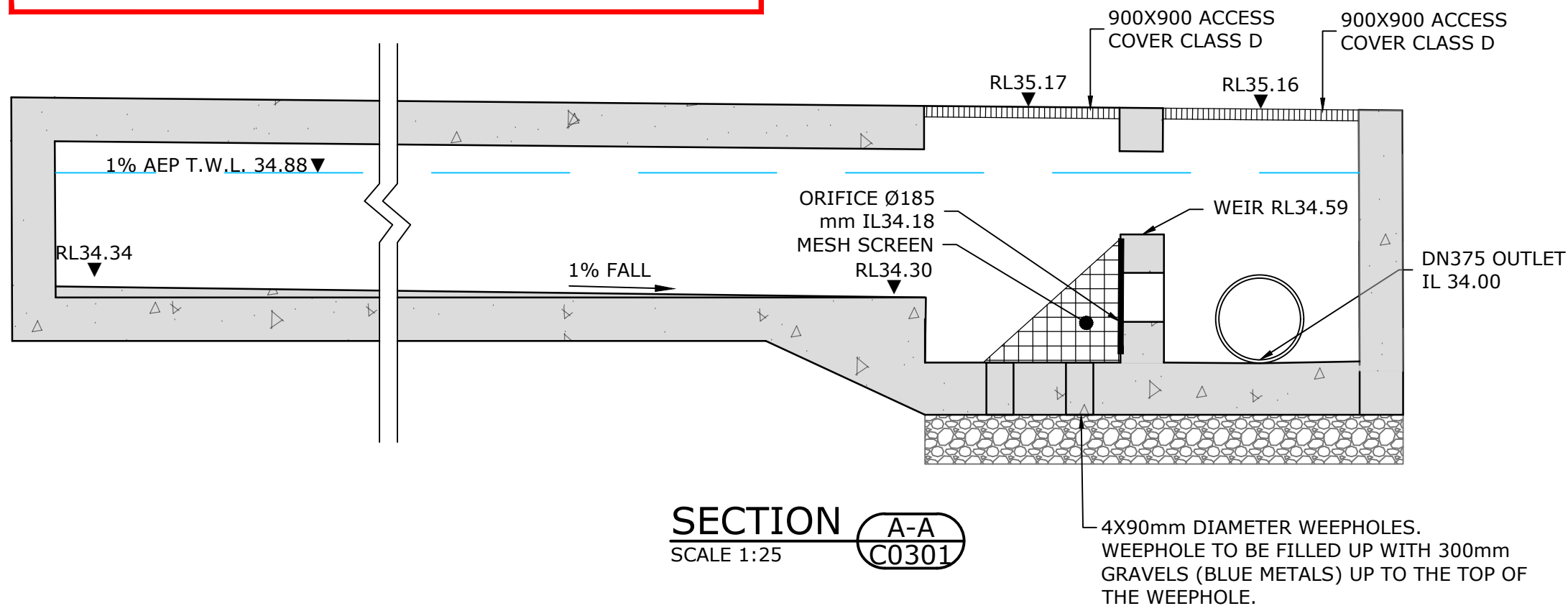
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HOMES NSW
10-16 BIRDWOOD AVENUE, CABRAMATTA WEST
SENIOR HOUSING DEVELOPMENT
TYPICAL DETAILS

FILENAME:	PROJECT NUMBER	DRAWING NUMBER	REVISION
231890_DW_C0801_DET.DWG	231890	C0801	C

T:\2023\231890 LAHC CABRAMATTA WEST - MCGREGOR WESTLAKE ARCHITECTURE PTY. LIMITED\4_WORKING\1 CAD\01 DWG\231890_DW_C0801_DET.DWG -C0801-DET- (18-03-25 4:05:42PM)

ON-SITE DETENTION SKETCH NOT
DRAWN TO SCALE.
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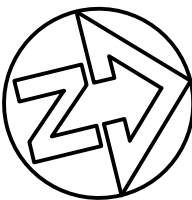
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HOMES NSW
10-16 BIRDWOOD AVENUE, CABRAMATTA WEST
SENIOR HOUSING DEVELOPMENT
OSD DETAILS

FILENAME: 231890_DW_C0802_DET.DWG
PROJECT NUMBER: 231890
DRAWING NUMBER: C0802
REVISION: D

SHEET SIZE					
A1					
100mm ON ORIGINAL DRAWING - DO NOT SCALE DRAWING					
COORDS: MGA2020 ZONE56 DATUM: ALL LEVELS TO A.H.D. SCALE: N.T.S.					
D	ISSUED FOR COUNCIL SUBMISSION	11.03.25	TP	TP	SURVEYED:DS & P
C	ISSUED FOR COUNCIL SUBMISSION	04.03.25	BO	MD	SURVEY DATE:05.07.2023
B	ISSUED FOR COUNCIL SUBMISSION	28.02.25	TP	MD	APPROVED / PROJECT LEADER
A	ISSUED FOR COORDINATION	12.08.24	TP	MD	
REV	AMENDMENT / REASON FOR ISSUE	DATE	DES.	DWN.	SINA ARBABZADEH



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