

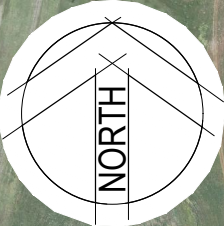
NSW Department of Planning and Environment  
**POLO FLAT ROAD  
RESIDENTIAL DEVELOPMENT  
(PRECINCT 3, LOT 3 DP 1285072)**  
COVER SHEET AND LOCALITY PLAN  
November 2022

**FOR DEVELOPMENT APPLICATION - BGYV7**



LOCALITY PLAN  
NOT TO SCALE

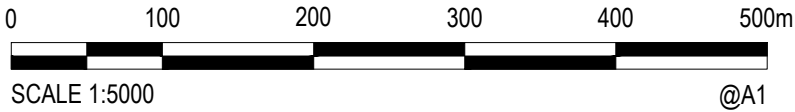




# SITE PLAN

SCALE 1:5000

SCHEDULE OF DRAWINGS	
DRAWING No.	DESCRIPTION
50522046-C-3000	COVER SHEET AND LOCALITY PLAN FOR DEVELOPMENT APPLICATION
50522046-C-3001	LOCALITY PLAN AND DRAWING SCHEDULE
50522046-C-3002	EXISTING SITE PLAN
50522046-C-3003	NOTES AND LEGEND
50522046-C-3005	GENERAL ARRANGEMENT PLAN
50522046-C-3010	EXISTING ZONING PLAN
50522046-C-3011	BUSHFIRE ASSET PROTECTION PLAN
50522046-C-3012	ROAD HIERARCHY PLAN
50522046-C-3015	TYPICAL ROAD CROSS SECTIONS
50522046-C-3020	ROAD LONG SECTIONS ROAD 02 SHEET 1 OF 2
50522046-C-3021	ROAD LONG SECTIONS ROAD 02 SHEET 2 OF 2
50522046-C-3022	ROAD LONG SECTIONS ROAD 03, ROAD 04 AND ROAD 05
50522046-C-3023	ROAD LONG SECTIONS ROAD 06
50522046-C-3024	ROAD LONG SECTIONS ROAD 7A
50522046-C-3030	ACTIVE TRAVEL PLAN
50522046-C-3032	ISOPACH
50522046-C-3034	RETAINING WALL PLAN
50522046-C-3035	TYPICAL CUT/FILL SECTIONS SHEET 1 OF 2
50522046-C-3036	TYPICAL CUT/FILL SECTIONS SHEET 2 OF 2
50522046-C-3040	CONCEPT STORMWATER PLAN
50522046-C-3041	WATER SENSITIVE URBAN DESIGN OUTCOME PLAN AND QUALITY TABLE
50522046-C-3042	WATER SENSITIVE URBAN DESIGN SPEL ECOCEPTOR - SERIES 10000
50522046-C-3045	CONCEPT SEWER PLAN
50522046-C-3050	CONCEPT WATER PLAN
50522046-C-3055	CONCEPT SERVICES PLAN
50522046-C-3060	SOIL AND WATER MANAGEMENT PLAN
50522046-C-3065	VEHICLE TURNING PATH ANALYSIS SHEET 1 OF 2
50522046-C-3066	VEHICLE TURNING PATH ANALYSIS SHEET 1 OF 2



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Drawn AA	Date 09/11/2022	Client	NSW Department of Planning and Environment			
Checked JS	Date 09/11/2022	Project	POLO FLAT ROAD RESIDENTIAL DEVELOPMENT (PRECINCT 3, LOT 3 DP 1285072)		Status	FOR CONCEPT APPROVAL NOT TO BE USED FOR CONSTRUCTION PURPOSES
Designed TM	Date 09/11/2022				Date 09/11/2022	Datum AHD
Verified FL	Date 09/11/2022	Title	LOCALITY PLAN AND DRAWING SCHEDULE		Scale AS SHOWN	Size A1
Approved					Drawing Number 50522046-C-3001	Revision C
JS	09/11/2022					



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DATE PLOTTED: 15 November 2022 1:39 PM BY: FRAN LIAO

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GENERAL NOTES

1. THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE OCCUPATIONAL HEALTH AND SAFETY ACT 2000, WHICH REQUIRES EMPLOYERS TO ENSURE THE HEALTH, SAFETY AND WELFARE OF EMPLOYEES.
2. THE CONTRACTOR SHALL AT ALL TIMES EXERCISE ALL NECESSARY PRECAUTIONS APPROPRIATE TO ENSURE THE SAFETY OF ALL PERSONS ON THE WORK SITE OR IN THE VICINITY OF THE WORK SITE.
3. SEDIMENT AND EROSION CONTROL MEASURES AS DETAILED ON THE EROSION AND SEDIMENT CONTROL PLAN AND IN ACCORDANCE WITH LANDCOM'S SOILS AND CONSTRUCTION VOLUME 1, 4TH EDITION, MARCH 2004 AND SNOWY MONARO REGIONAL COUNCIL'S DEVELOPMENT DESIGN SPECIFICATION D7.
4. ALL CONSTRUCTION WORK IS TO BE CARRIED OUT SO THAT AT ANY TIME ADJOINING PROPERTY OWNERS ARE NOT DEPRIVED OF AN ALL-WEATHER ACCESS OR SUBJECTED TO ADDITIONAL STORM WATER RUN-OFF DURING THE PERIOD OF CONSTRUCTION.
5. TO LIMIT THE IMPACT OF THE CONSTRUCTION ON ADJOINING OWNERS, ALL WORKS SHALL BE RESTRICTED TO THE HOURS OF 7am-6pm MONDAY TO FRIDAY AND 8am-3pm SATURDAY. NO WORK SHALL TAKE PLACE ON SUNDAYS OR PUBLIC HOLIDAYS.
6. ALL WORK IS TO BE SET OUT BY A COMPETENT SURVEYOR APPROVED BY COUNCIL
7. THE CONTRACTOR SHALL NOT DISTURB ANY SURVEY CONTROL MARKS. SHOULD ANY SURVEY CONTROL MARK BE DISTURBED OR OBLITERATED, THE CONTRACTOR SHALL NOTIFY THE SUPERINTENDENT IMMEDIATELY. THE CONTRACTOR SHALL HAVE THE MARKS REPLACED AT HIS EXPENSE.
8. ALL WORKS ARE TO BE CONDUCTED TO THE REQUIREMENTS OF THE SUBDIVISION MANAGER OR DELEGATE.
9. ALL GREEN WASTE IS TO BE MULCHED, STOCKPILED AND USED (WHERE POSSIBLE) ON SITE. ALL EXCESS MULCH IS TO BE REMOVED OFF SITE.
10. THE DEPTH OF PAVEMENT MATERIAL SHALL BE APPROVED BY SNOWY MONARO REGIONAL COUNCIL WITH REFERENCE TO THE ACT GEOTECHNICAL ENGINEER'S PTY LTD PAVEMENT DESIGN REPORT. THE TYPE OF PAVEMENT MATERIAL IS TO BE APPROVED BY SNOWY MONARO REGIONAL COUNCIL.
11. THE SURVEYOR IS TO BE NOTIFIED 1 WEEK PRIOR TO THE POURING OF KERB SO SSMs AND THEIR LOCATIONS CAN BE PROVIDED.
12. ALL DISTURBED AREAS INCLUDING BATTERS, TABLE DRAINS AND FOOTPATH AREAS ARE TO BE TOP SOILED, FERTILIZED AND SEEDED TO THE SATISFACTION OF COUNCIL'S SUBDIVISION MANAGER OR DELEGATE. THE TYPE OF SEED (NATIVE MIX) IS TO BE APPROVED BY THE SUPERINTENDENT.
13. IF ROCK IS ENCOUNTERED THE SUPERINTENDENT SHALL BE NOTIFIED IMMEDIATELY SO MEASUREMENTS OF VOLUMES CAN BE MADE. NO VARIATIONS FOR ROCK WILL BE CONSIDERED UNLESS THE SUPERINTENDENT HAS VERIFIED THE AMOUNTS PRIOR TO BACKFILLING.
14. ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE COOMA-MONARO SPECIFICATION FOR ENGINEERING WORKS CONSTRUCTION COUNCIL. AND TO THE REQUIREMENTS OF THE PRINCIPAL CERTIFYING AUTHORITY.
15. SEDIMENT AND EROSION CONTROL MEASURES ARE TO BE IMPLEMENTED PRIOR TO CONSTRUCTION WORK COMMENCING AND MAINTAINED DURING THE CONSTRUCTION PHASE. SEDIMENT AND EROSION CONTROL MEASURES ARE TO INCORPORATE THOSE AS DETAILED ON THE SEDIMENT AND EROSION CONTROL PLAN. MEASURES SHOULD ALSO INCORPORATE THOSE AS SET OUT IN COUNCIL'S STANDARDS DURING THE INSTALLATION OF UTILITY SERVICES.
16. THE CONTRACTOR IS TO GAIN APPROVAL UNDER SECTION 138 OF THE ROADS ACT 1993 PRIOR TO COMMENCING CONSTRUCTION WITHIN ALL ROAD RESERVES.
17. TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH AS 1742.3 ARE TO BE IN PLACE AND MAINTAINED AT ALL TIMES. TRAFFIC CONTROL PLAN IS TO BE SUBMITTED TO COUNCIL AND APPROVED PRIOR TO CONSTRUCTION WORK COMMENCING.
18. PRIOR TO COMMENCEMENT OF EXCAVATION THE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL SERVICES AND WILL BE RESPONSIBLE FOR ADJUSTMENT OF SERVICES AND REPAIR OF ANY DAMAGE TO COUNCIL'S INFRASTRUCTURE. SUCH REINSTATEMENT TO BE CARRIED OUT IMMEDIATELY TO THE SATISFACTION OF THE SUBDIVISION AND DEVELOPMENT MANAGER.

DRAINAGE NOTES

1. ALL STORMWATER WORKS TO BE CARRIED OUT IN ACCORDANCE WITH COOMA - MONARO SPECIFICATION FOR ENGINEERING WORKS - CONSTRUCTION, C220 - STORMWATER.
2. PIPES ARE TO BE LAID TO DESIGN LEVELS AND GRADES IN 10mm AGGREGATE BED (MIN 75mm DEEP). BACKFILL PIPES 100mm OVER TOP OF BARREL WITH 10mm AGGREGATE AND TO FINISHED SURFACE LEVEL WITH SELECTED BACKFILL.
3. PITS MORE THAN 1.0m DEEP TO HAVE STEP IRONS.
4. SUBSOIL DRAINAGE LINES ARE TO BE LAID AT A MINIMUM GRADE OF 1%.
5. STORMWATER PIPES TO BE uPVC SN8 MANUFACTURED TO AS1254, INSTALLED IN ACCORDANCE WITH AS2032.

WATER RETICULATION MAIN NOTES:

1. ALL WATER MAIN WORKS TO BE CARRIED OUT IN ACCORDANCE WITH COOMA - MONARO SPECIFICATION FOR ENGINEERING WORKS CONSTRUCTION, C401 - WATER RETICULATION.
2. PE PIPE SHALL COMPLY WITH AS/NZ 4130.
3. FITTINGS USED ON PE PIPE SHALL COMPLY WITH AS/NZ 4129.
4. THE PE COMPOUND SHALL BE PE80B OR PE100 AND SHALL COMPLY WITH AS/NZ 4131.
5. PE MAY BE COLD BENT TO A MINIMUM RADIUS OF 33xOD. STAKES OR OTHER SOURCES OF POINT LOADS SHALL NOT BE USED TO ASSIST IN BENDING THE PIPE.
6. ALLOWANCE SHALL BE MADE DURING CONSTRUCTION FOR EXPANSION AND CONTRACTION OF PE PIPE DUE TO TEMPERATURE CHANGES.
7. PE PIPE SHALL BE BLACK PIPE WITH BLUE STRIPES.
8. NOMINATED DIAMETER IS O.D. U.N.O.

SEWER NOTES

1. ALL SEWER WORKS TO BE CARRIED OUT IN ACCORDANCE WITH COOMA - MONARO SPECIFICATION FOR ENGINEERING WORKS CONSTRUCTION, C402 - SEWERAGE SYSTEM.
2. SEWER PIPE CLASS SN8, FLEXIBLE RUBBER RING (ELASTOMERIC) JOINTS, MANUFACTURED TO AS1260.

PAVEMENT NOTES

1. ALL SUBGRADE AND SUBBASE ARE TO BE COMPACTED TO A MINIMUM DENSITY OF 100% OF THE STANDARD MAXIMUM DRY DENSITY.
2. BASE COURSE MATERIALS ARE TO BE COMPACTED TO A MINIMUM DENSITY RATIO OF 98% OF THE MODIFIED MAXIMUM DRY DENSITY WITHIN -1.0% TO 3.0% OF STANDARD OPTIMAL MOISTURE CONTENT.
3. DESIGN SUBGRADE CBR VALUES AND ADOPTED TRAFFIC LOADING ARE NOTED WITH EACH INDIVIDUAL PAVEMENT TYPE. APPROPRIATE SUBGRADE TREATMENT SHOULD BE ASSESSED AFTER PRELIMINARY BOXING. A NON WOVEN GEOFABRIC LAYER SUCH AS BIDUM A34 SHOULD BE PLACED ON SUBGRADE TO ACT AS A SEPARATION LAYER WHERE WET AND DEFLECTING SUBGRADE CONDITIONS ARE ENCOUNTERED.
4. PAVEMENT SUBGRADE COMPACTION SHOULD MEET THE FOLLOWING MINIMUM SPECIFICATION WHICH IS AS FOLLOWS:

BASECOURSE	98% MDD
SUB-BASE	98% MOD
SUBGRADE	98% MDD.
5. WHERE EXISTING CBR VALUES OF LESS THAN 3% ARE ENCOUNTERED. SUBGRADES COULD BE CEMENTED OF LIME STABILISED TO A DEPTH OF 150mm, WITH DESIGN THEN BASED ON A VALUE OF 3%. ALTERNATIVELY, THE LOW STRENGTH SUBGRADES COULD BE TREATED BY EXCAVATION OF AT LEAST AN ADDITIONAL 300mm FOLLOWED BY REPLACEMENT WITH SUITABLE GRANULAR MATERIAL, THUS SATISFYING THE REQUIREMENTS OF A CBR 3% SUBGRADE.

EARTHWORKS NOTES

1. SET OUT OF WORKS ON SITE ARE TO APPROVED BY THE PRINCIPAL'S REPRESENTATIVE PRIOR TO CONSTRUCTION WORKS.
2. ALL TOPSOIL UNDER THE DESIGN FOOTPRINT IS TO BE STRIPPED TO A MAXIMUM DEPTH OF 300MM AND IS TO BE STOCKPILED FOR FUTURE USE.
3. ALL UNSUITABLE IN-SITU FOUNDATION MATERIAL IS TO BE STRIPPED AND STOCKPILED SEPARATELY PRIOR TO CONSTRUCTION.
4. ALL IMPORT FILL TO BE PLACED AND SPREAD IN 300MM LOOSE LAYERS, MOISTURE CONDITIONED TO OMC ± 2% AND COMPACTED TO 95% MMDD BEFORE THE END OF EACH WORKING DAY.
5. ALL EARTHWORKS OPERATIONS ARE TO BE SUPERVISED AND CERTIFIED BY A QUALIFIED GEOTECHNICAL ENGINEER AND UNDERTAKEN UNDER LEVEL 1 SUPERVISION.
6. FREQUENCY OF COMPACTION TESTING SHALL BE IN ACCORDANCE WITH AS 3798 AND COOMA - MONARO SPECIFICATION FOR ENGINEERING WORKS - CONSTRUCTION, C213 - EARTHWORKS.
7. COMPACTED AREAS ARE TO BE EITHER COVERED OR TREATED WITH A SUITABLE POLYMER OR ALTERNATIVE METHOD TO PREVENT WATER EROSION OR DUST BLOW BEFORE THE END OF EACH WORKING DAY. THE PREFERRED OPTION IS TO BE APPROVED BY THE PRINCIPAL'S REPRESENTATIVE.
8. LANDSCAPED AREAS ARE TO BE COMPACTED TO 90% MMDD.

RETAINING WALL NOTES

1. ALL RETAINING WALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH COOMA-MONARO SPECIFICATION FOR ENGINEERING WORKS - CONSTRUCTION, C271-MINOR CONCRETE WORKS.

TRAFFIC AND PEDESTRIAN MANAGEMENT

1. THE CONTRACTOR SHALL PROVIDE SAFE AND UNRESTRICTED ACCESS THROUGHOUT THE CONSTRUCTION PERIOD FOR PEDESTRIANS,CYCLISTS AND VEHICLES.
2. THE CONTRACTOR SHALL ENSURE TRAFFIC AND PEDESTRIANS ARE PROTECTED FROM CONSTRUCTION VEHICLES, DUST, WATER AND OTHER NUISANCE BY MEANS OF TEMPORARY SCREENS, BARRIERS, SIGNAGE AND FENCING.
3. THE CONTRACTOR SHALL PREPARE AND GAIN APPROVAL FOR A TEMPORARY TRAFFIC MANAGEMENT PLAN, FOLLOWING ENDORSEMENT FROM COOMA - MONARO SPECIFICATION FOR ENGINEERING WORKS CONSTRUCTION C201 - CONTROL OF TRAFFIC.

VERGE MANAGEMENT

1. THERE SHALL BE NO PARKING, SITE SHEDS, SITE AMENITIES, BILLBOARDS OR STORAGE OF MATERIALS ON THE VERGE, OVERLAND FLOW PATHS OR OPEN SPACE UNDER ANY CIRCUMSTANCES. PROTECT ALL GRASSLAND, TREES AND SHRUBS OUTSIDE THE WORKS AREA FROM DAMAGE.
2. ANY WORKS THAT ALTER OR DISTURB GRASSED FLOODWAYS, VERGE AREAS, MEDIANS OR OTHER OPEN AREAS MUST BE REINSTATED TO EXISTING CONDITION BY THE PERSON(S) RESPONSIBLE FOR THE DISTURBANCE IN ACCORDANCE WITH THE CANBERRA LANDSCAPE GUIDELINES.
3. FENCING TO PROTECT EXISTING VERGE (REFER LEGEND)
  - a. FENCING TO BE ERECTED ON COMMENCEMENT OF SITE WORK AND REMOVED AT COMPLETION OF COMMENCEMENT OF VERGE RESTORATION.
  - b. THE FENCE IS TO REMAIN CONTINUOUS THROUGHOUT THE PROJECT, EXCEPT WHERE SERVICE TRENCHING OCCURS.
  - c. REALIGN FENCE TO PROVIDE LANE FOR SERVICE TRENCHING BUT RE-ERECT FENCE TO ENCLOSE TREES BEFORE TRENCHING COMMENCES AND ON COMPLETION OF TRENCHING RETURN TO ORIGINAL FENCE ALIGNMENT.
  - d. NO ACTIVITY SHALL BE CARRIED OUT WITHIN 2m OF A TREE TO BE RETAINED.
4. VERGE RESTORATION IS TO BE OVERSEEN BY A LANDSCAPE ARCHITECT.

ANY WORKS THAT ALTER OR DISTURB GRASSED VERGE AREAS, MEDIANS OR OTHER OPEN AREAS MUST BE REINSTATED TO EXISTING CONDITION BY THE PERSON(S) RESPONSIBLE FOR THE DISTURBANCE TO THE SATISFACTION OF THE SUPERINTENDENT.

5. EXISTING TREES:
  - a. ALL TREES ARE TO BE RETAINED AND KEPT UNDAMAGED UNLESS SHOWN OTHERWISE.
  - b. EXISTING CROWN CLEARANCE NOT TO BE ALTERED.
  - c. ENSURE CONSTRUCTION EQUIPMENT CAN PASS BENEATH LOWEST LIMB, THROUGH DRIVEWAY ACCESS.
  - d. CROWNS AND APEX OF CANOPY NOT TO BE ALTERED OR REDUCED.
  - e. ENSURE LIFTING EQUIPMENT AND LOAD CAN CLEAR HEIGHT AND WIDTH OF TREE CROWN WITHOUT DAMAGE TO THE CROWN.
  - f. ANY SERVICE CONNECTIONS WITHIN 2m OF AN EXISTING TREE CANOPY TO BE APPROVED BY SUPERINTENDENT.
  - g. EXCAVATION THAT OCCURS WITHIN THE DRIP ZONE OF A TREE MUST BE APPROVED AND IS TO BE RESTRICTED TO ONE SIDE OF THE TREE ONLY.
  - h. WHERE EXCAVATION IS APPROVED THE FOLLOWING MEASURES ARE TO BE ADOPTED FOR TREE PROTECTION:
    - DO NOT SEVER LARGE ROOTS (>50mm DIA.) CLOSER THAN HALFWAY FROM THE DRIPLINE TO THE TRUNK.
    - ALL ROOTS MUST BE CUT CLEANLY WITH EQUIPMENT SPECIFICALLY DESIGNED TO CUT ROOTS OR OTHER PRUNING EQUIPMENT.
    - ROOTS EXPOSED DURING EXCAVATION MUST BE PROTECTED FROM DESICCATION. KEEP LIGHTLY WATERED OR COVER WITH HESSIAN WHICH MUST BE KEPT MOIST.
    - WATER TREES WHICH HAVE HAD DISTURBANCE IN THEIR ROOT ZONE. THE AMOUNT AND FREQUENCY OF WATER NEEDS TO BE ADAPTED TO THE TREES' REQUIREMENT, BASED ON SEASONAL CONDITIONS.

DETAIL OF INVERT LEVELS  
SUMPS AND SW MANHOLES

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EXISTING SERVICES

1. EXISTING SERVICES HAVE BEEN DIGITISED FROM SUPPLIED DATA. NO GUARANTEE IS GIVEN FOR THE ACCURACY OF THE DETAIL. IT IS THE CONTRACTORS RESPONSIBILITY TO ESTABLISH THE EXACT ALIGNMENT OF ALL EXISTING SERVICES WITHIN THE LIMIT OF WORKS PRIOR TO THE COMMENCEMENT OF WORKS.
2. THE CONTRACTOR WILL CONTACT, FOR EACH SERVICE AUTHORITY, THE OFFICER-IN-CHARGE OF THE AREA IN WHICH THE SITE IS LOCATED BEFORE COMMENCING WORK ON THE SITE.
3. THE CONTRACTOR WILL INSPECT THE LOCATION OF ALL EXISTING SERVICES AND NOTIFY THE SUPERINTENDENT OF ANY OMISSIONS FROM THE DRAWINGS.
4. THE CONTRACTOR WILL IMMEDIATELY NOTIFY THE SUPERINTENDENT AND THE OFFICER-IN-CHARGE OF THE AREA IN THE EVENT OF DAMAGE TO ANY WATER, GAS, STEAM, COMPRESSED AIR, ELECTRIC, DRAINAGE, SEWERAGE, TELECOMMUNICATIONS, FIRE ALARM, CONTROL CABLE OR OTHER SERVICES IN THE AREA.
5. ALL EXISTING SERVICES WHICH NEW SERVICES, PATHS, ROAD OR OTHER PARTS OF THE NEW WORKS ARE TO PASS UNDER, OVER, IN THE VICINITY OF OR CONNECT TO, ARE TO BE POTHOLED BY THE CONTRACTOR AT THE COMMENCEMENT OF WORKS IN ORDER TO DETERMINE IF THE NEW WORKS CAN BE CONSTRUCTED AS DESIGNED. THE COST OF POTHOLING IS TO BE ALLOWED FOR IN THE RATES GENERALLY, (HOLD POINT).
6. DAMAGES OR CONSEQUENTIAL DAMAGES AND DELAY DUE TO FAILURE TO ESTABLISH THE ALIGNMENT OF ALL EXISTING SERVICES ARE THE CONTRACTOR'S RESPONSIBILITY. NO PAYMENT WILL BE MADE FOR ADDITIONAL WORKS OR DAMAGES WHERE THE CONTRACTOR HAS NOT COMPLIED WITH THIS REQUIREMENT.

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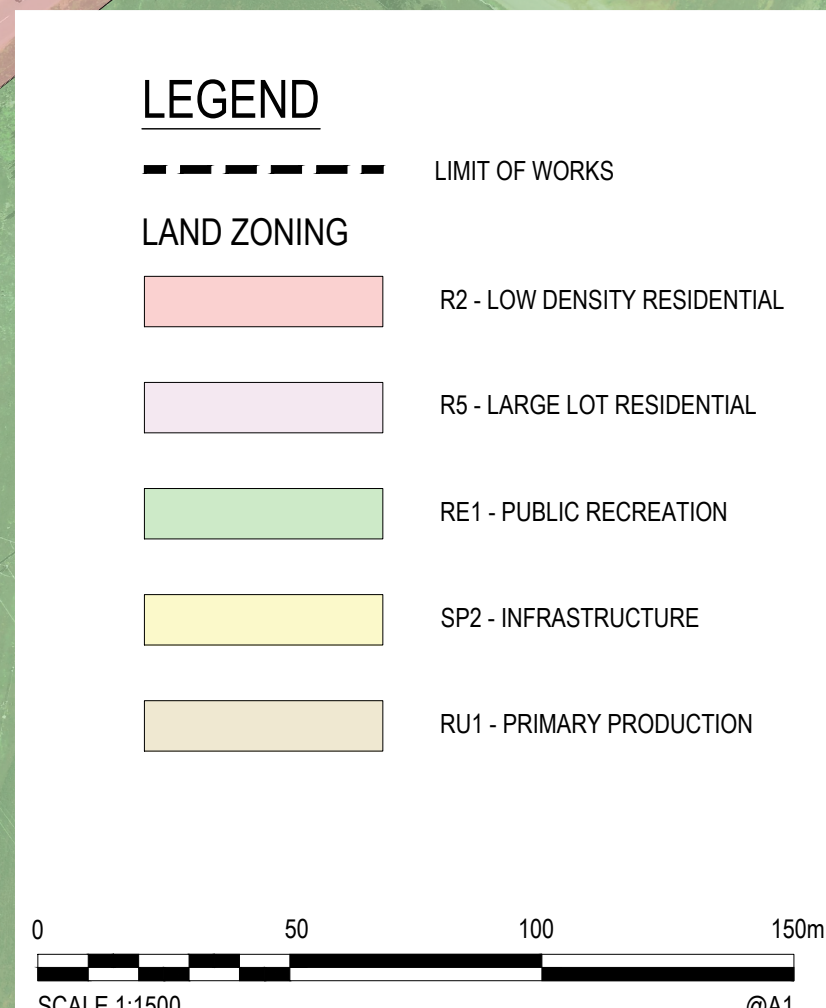
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Designed	TM	Date	09/11/2022
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Approved	JS	Date	09/11/2022

Client	NSW Department of Planning and Environment			
Project	POLO FLAT ROAD RESIDENTIAL DEVELOPMENT (PRECINCT 3, LOT 3 DP 1285072)			
Title	NOTES AND LEGEND			
Status	FOR CONCEPT APPROVAL NOT TO BE USED FOR CONSTRUCTION PURPOSES			
Date	09/11/2022	Datum	AHD	Scale
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Drawing Number	50522046-C-3003			Revision
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			Checked JS 09/11/2022	Date 09/11/2022									
			Designed TM 09/11/2022	Date 09/11/2022									
			Verified FL 09/11/2022	Date 09/11/2022									
			Approved JS 09/11/2022										
Title GENERAL ARRANGEMENT PLAN													





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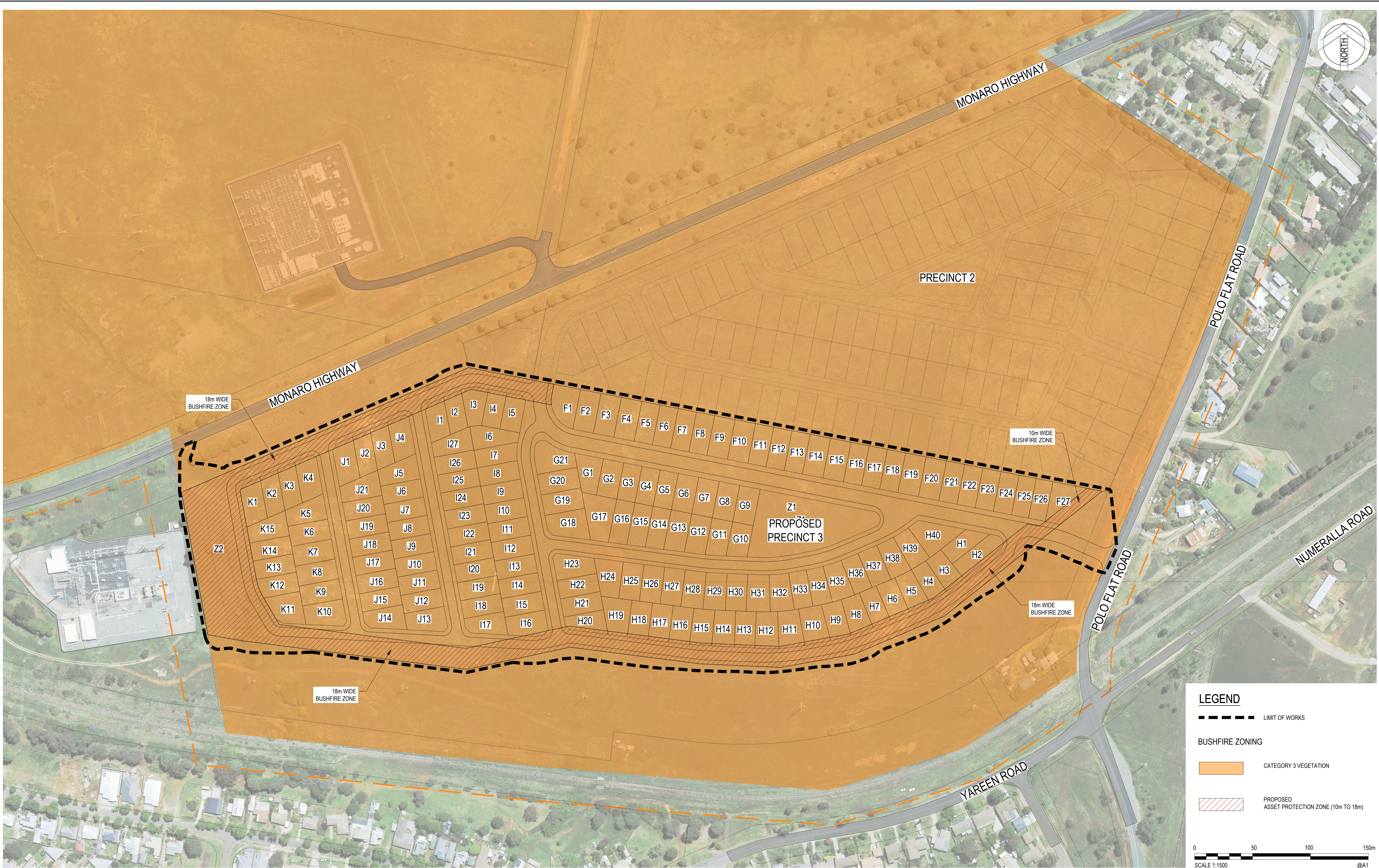
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Checked JS	Date 09/11/2022	Project	POLO FLAT ROAD RESIDENTIAL DEVELOPMENT (PRECINCT 3, LOT 3 DP 1285072)		Status	FOR CONCEPT APPROVAL NOT TO BE USED FOR CONSTRUCTION PURPOSES		
Designed TM	Date 09/12/2022	Title	EXISTING ZONING PLAN		Date	Datum	Scale	Size
Verified FL	Date 09/11/2022				09/11/2022	AHD	1:1500	A1
Approved					Drawing Number	50522046-C-3010		
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XREFs: 50522046 Map, 50522046 A Title, X, L2M, YALLAKOOL RD, X, BFPZ, CAT, 3, YALLAKOOL RD, 50522046, X, ROAD, PATH, LAYT, 50522046, X, ROAD, NAME, TEXT, X, SERV, EXST, YALLAKOOL RD, X, LIMIT OF WORKS, 50522046, X, LGND, X, CADAST, EXST, YALLAKOOL RD, CAD File, n:\Projects\50522046, Yallakool rd residential development\Drawings\Budd\DA\precinct 3\50522046-C-3011 Bush Fire Acc Plan.dwg DATE PLOTTED: 9 November 2022 12:44 PM BY: MARIO QUITORIANO



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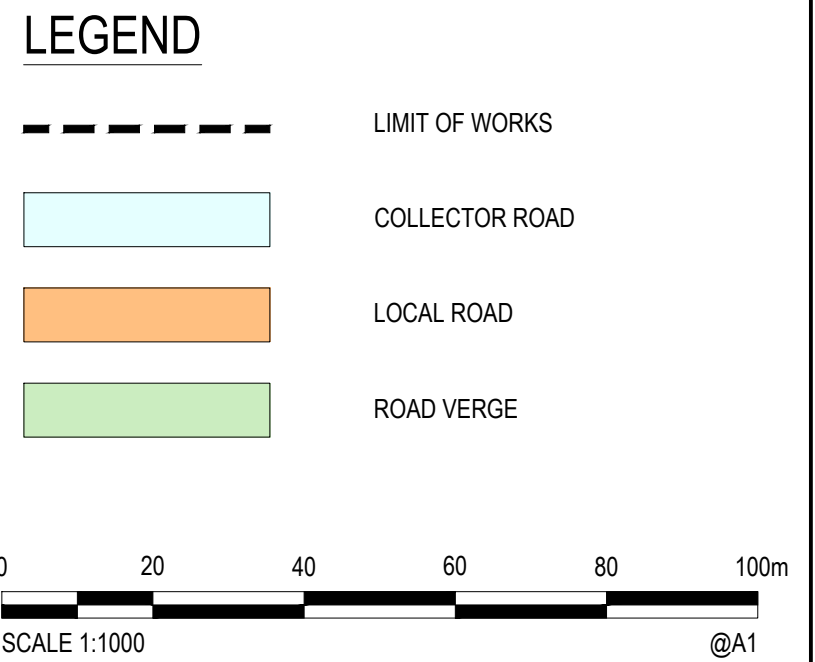
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Client	NSW Department of Planning and Environment		
Project	POLO FLAT ROAD RESIDENTIAL DEVELOPMENT (PRECINCT 3, LOT 3 DP 1285072)		
Title	BUSHFIRE ASSET PROTECTION PLAN		

Status	FOR CONCEPT APPROVAL NOT TO BE USED FOR CONSTRUCTION PURPOSES		
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Drawing Number	50522046-C-3011		Revision
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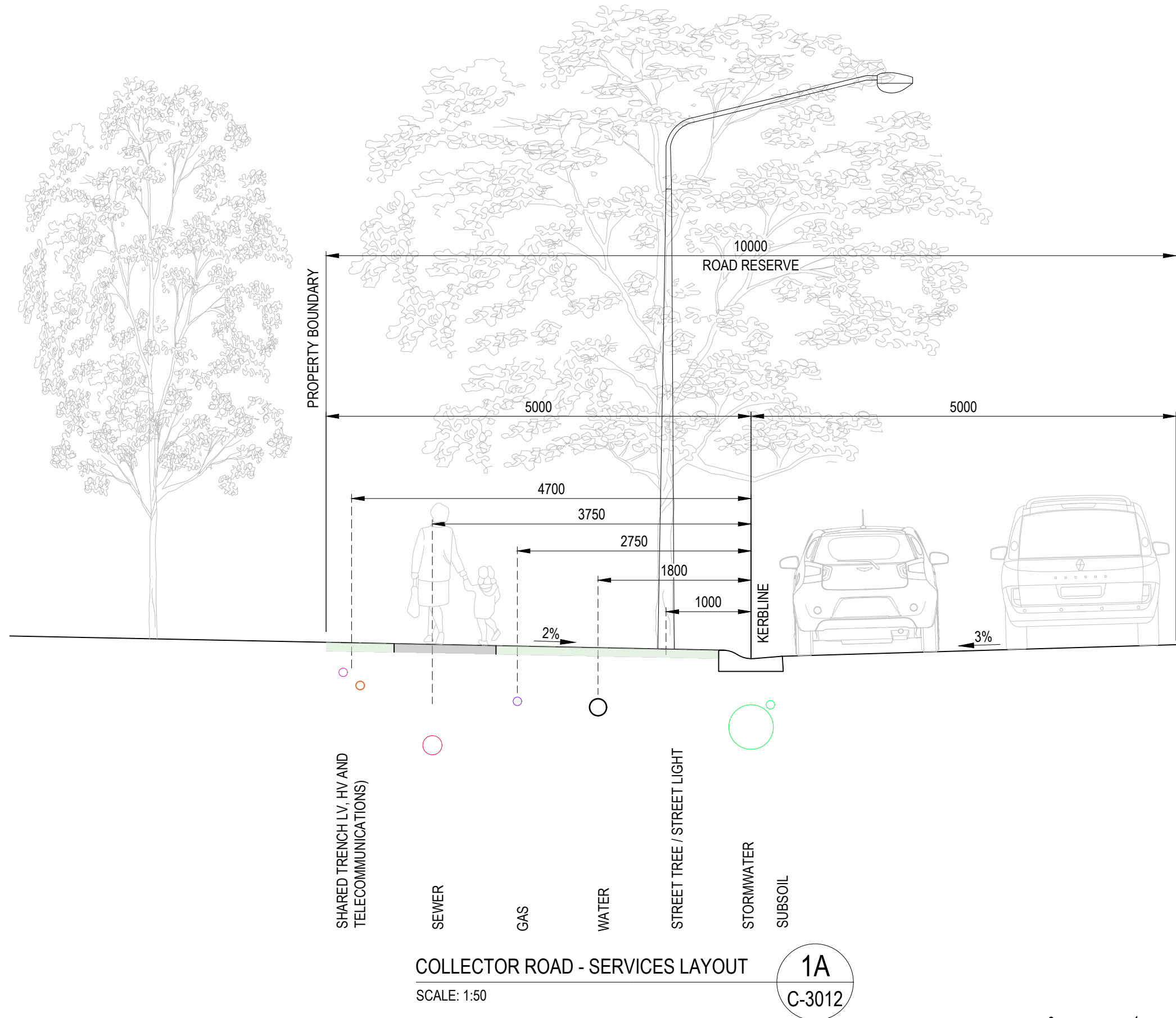
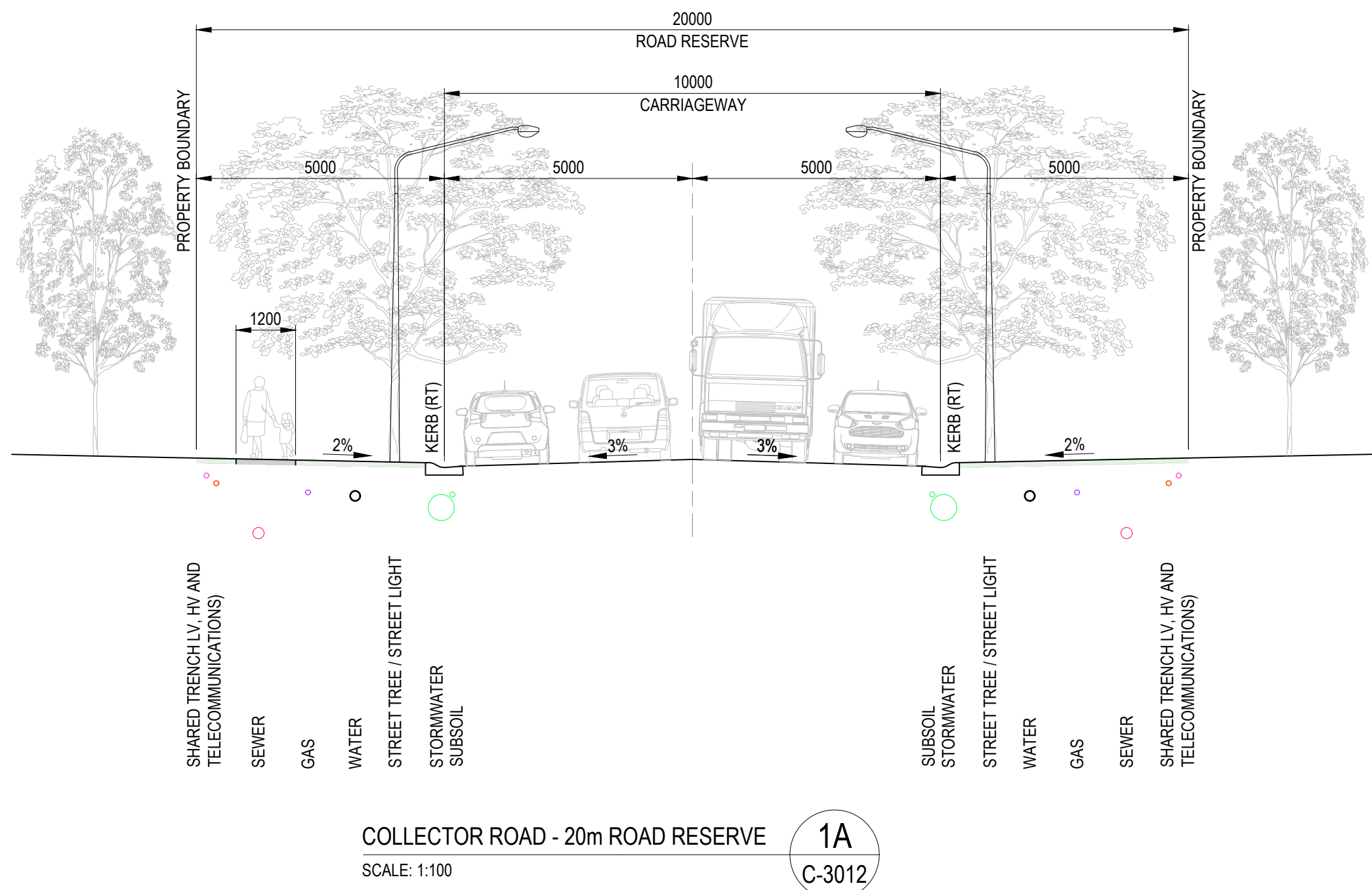
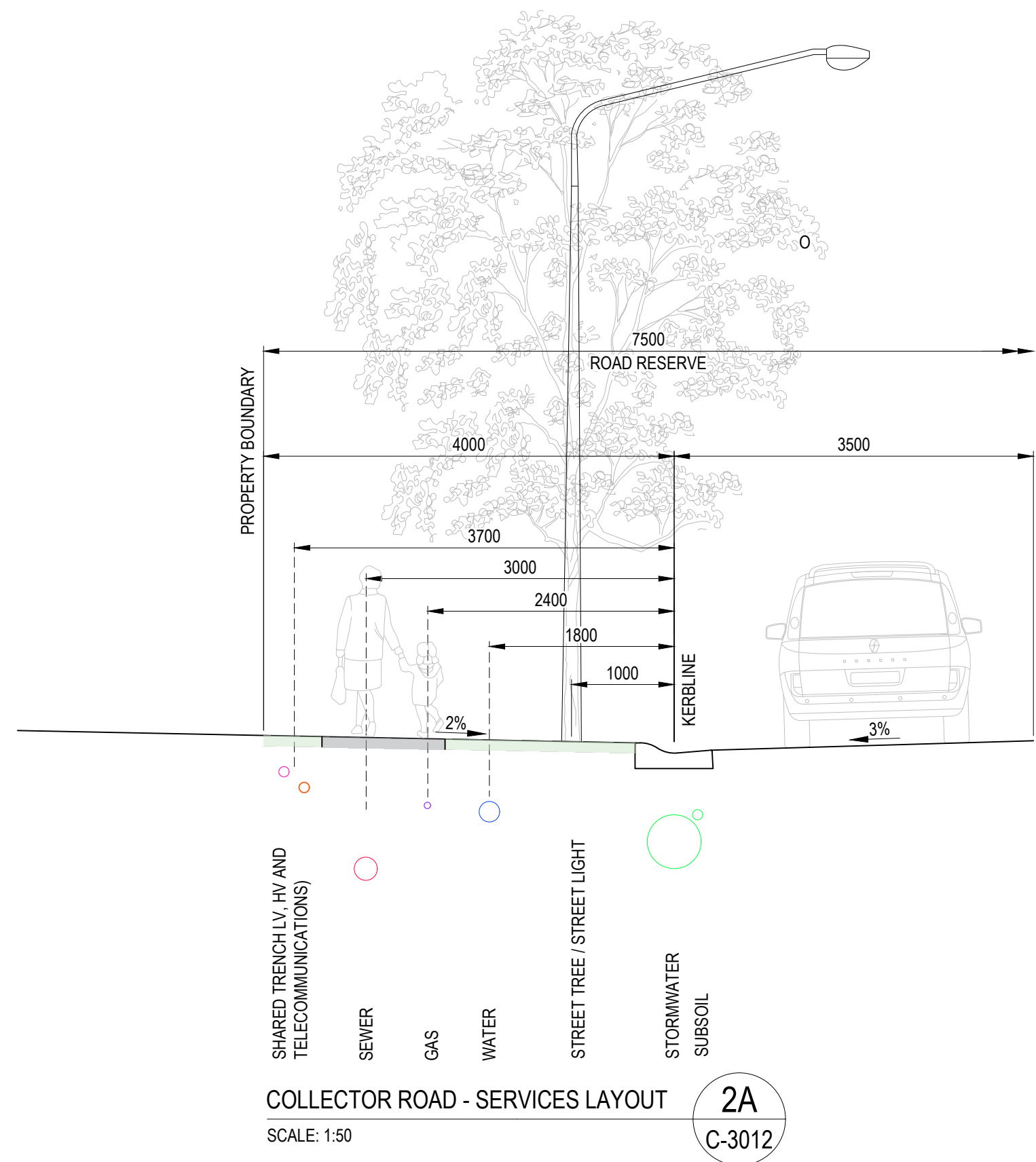
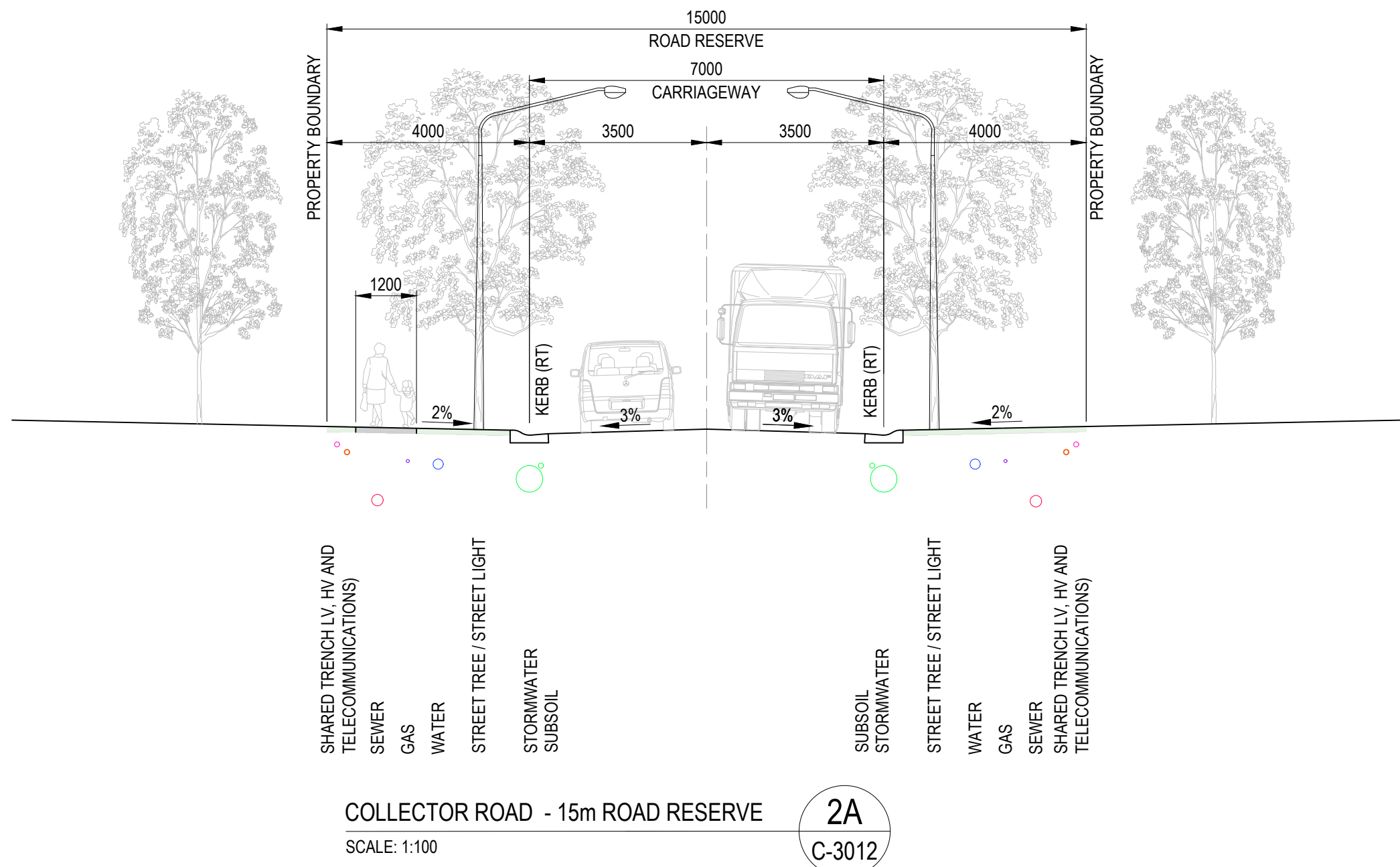


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Drawn AA	Date 09/11/2022	Client	NSW Department of Planning and Environment			
Checked JS	Date 09/11/2022	Project	POLO FLAT ROAD RESIDENTIAL DEVELOPMENT (PRECINCT 3, LOT 3 DP 1285072)		Status	FOR CONCEPT APPROVAL NOT TO BE USED FOR CONSTRUCTION PURPOSES
Designed TM	Date 09/11/2022	Title	ROAD HIERARCHY PLAN		Date 09/11/2022	Datum AHD
Verified FL	Date 09/11/2022				Scale 1:1000	Size A1
Approved					Drawing Number 50522046-C-3012	Revision C
JS	09/11/2022					





Rev.	Date	Description	Des.	Verif.	Appd.
C	09/11/2022	DRAFT FOR REVIEW	TM	FL	JS
B	23/09/2022	DRAFT FOR REVIEW	TM	FL	JS
A	09/09/2022	DRAFT FOR REVIEW	TM	FL	JS



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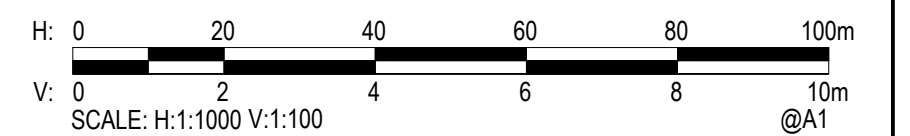


Drawn	AA	Date	09/11/2022
Checked	JS	Date	09/11/2022
Designed	TM	Date	09/11/2022
Verified	FL	Date	09/11/2022
Approved	JS	Date	09/11/2022

Client	NSW Department of Planning and Environment
Project	POLO FLAT ROAD RESIDENTIAL DEVELOPMENT (PRECINCT 3, LOT 3 DP 1285072)
Title	TYPICAL ROAD CROSS SECTIONS

Status				
FOR CONCEPT APPROVAL				
NOT TO BE USED FOR CONSTRUCTION PURPOSES				
Date	Datum	Scale	Size	
09/11/2022	AHD	1:50	A1	
Drawing Number			Revision	
50522046-C-3015			C	





C	09/11/2022	DRAFT FOR REVIEW		TM	FL	JS
B	23/09/2022	DRAFT FOR REVIEW		TM	FL	JS
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Checked JS	Date 09/11/2022	Project POLO FLAT ROAD RESIDENTIAL DEVELOPMENT (PRECINCT 3, LOT 3 DP 1285072)	Status <b>FOR CONCEPT APPROVAL</b> NOT TO BE USED FOR CONSTRUCTION PURPOSES		
Designed TM	Date 09/11/2022		Date 09/11/2022	Datum AHD	Scale AS SHOWN
Verified FL	Date 09/11/2022		Size A1		Revision C
Approved			Drawing Number 50522046-C-3020		
JS	09/11/2022	Title ROAD LONG SECTIONS ROAD 02 SHEET 1 OF 2			



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DATE PLOTTED: 9 November 2022 12:45 PM BY: MARIO QUITORIANO

VERTICAL GEOMETRY

GRADE

Datum RL801

FINISHED SURFACE

LEVEL

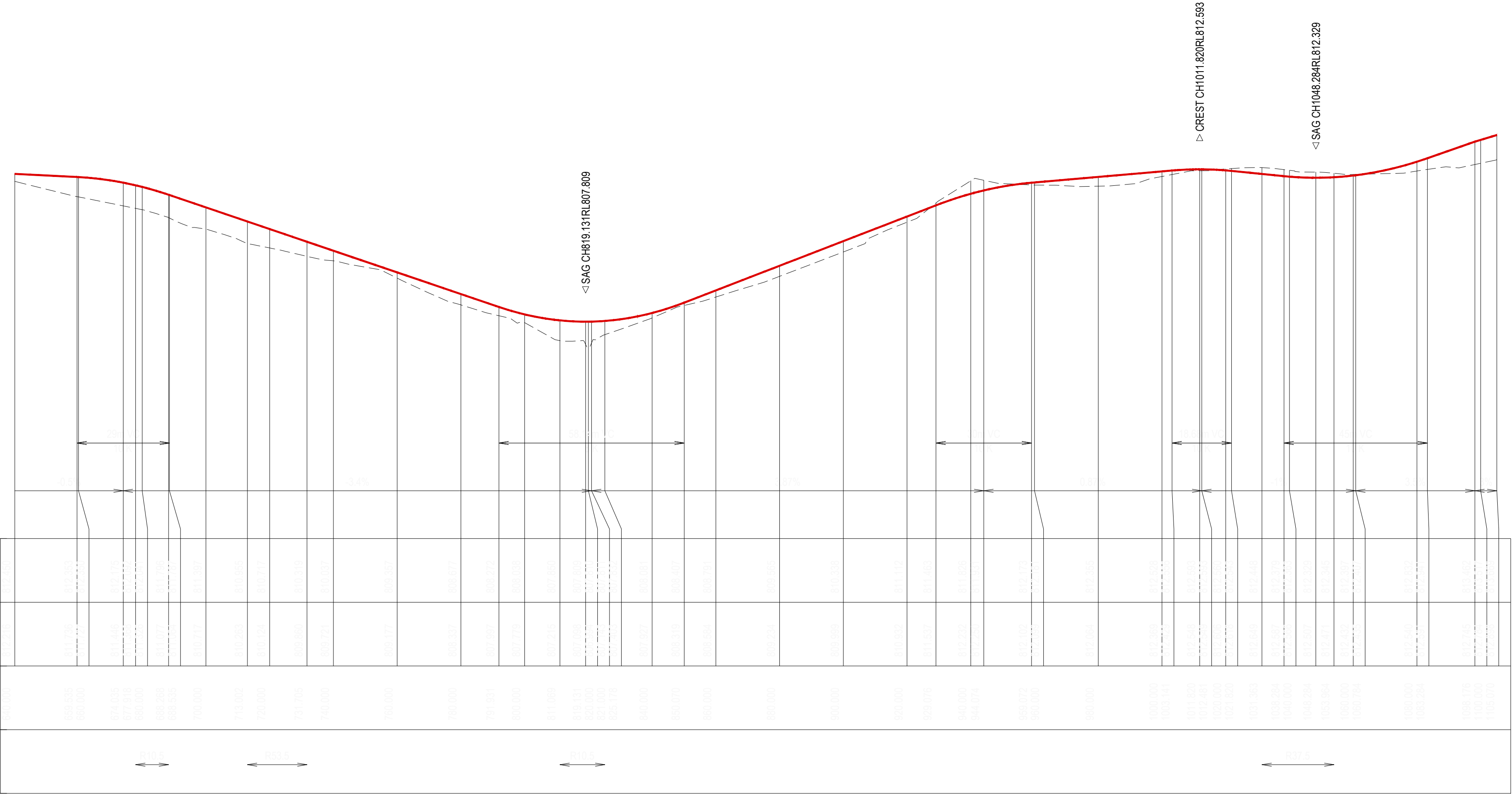
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LEVEL

PEGGED

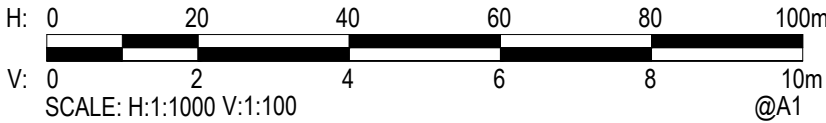
CHAINAGE

HORIZONTAL GEOMETRY



LONGITUDINAL SECTION ROAD 02

SCALE 1:1000 HORI.  
SCALE 1:100 VERT.



Rev.	Date	Description	Des.	Verif.	Appd.
C	09/11/2022	DRAFT FOR REVIEW	TM	FL	JS
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Checked	JS	Date	09/11/2022
Designed	TM	Date	09/11/2022
Verified	FL	Date	09/11/2022
Approved	JS	Date	09/11/2022

Client	NSW Department of Planning and Environment
Project	POLO FLAT ROAD RESIDENTIAL DEVELOPMENT (PRECINCT 3, LOT 3 DP 1285072)
Title	ROAD LONG SECTIONS ROAD 02 SHEET 2 OF 2

Status	FOR CONCEPT APPROVAL NOT TO BE USED FOR CONSTRUCTION PURPOSES
Date	09/11/2022
Datum	AHD
Scale	AS SHOWN
Size	A1
Drawing Number	50522046-C-3021
Revision	C





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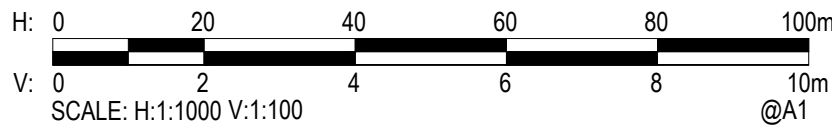
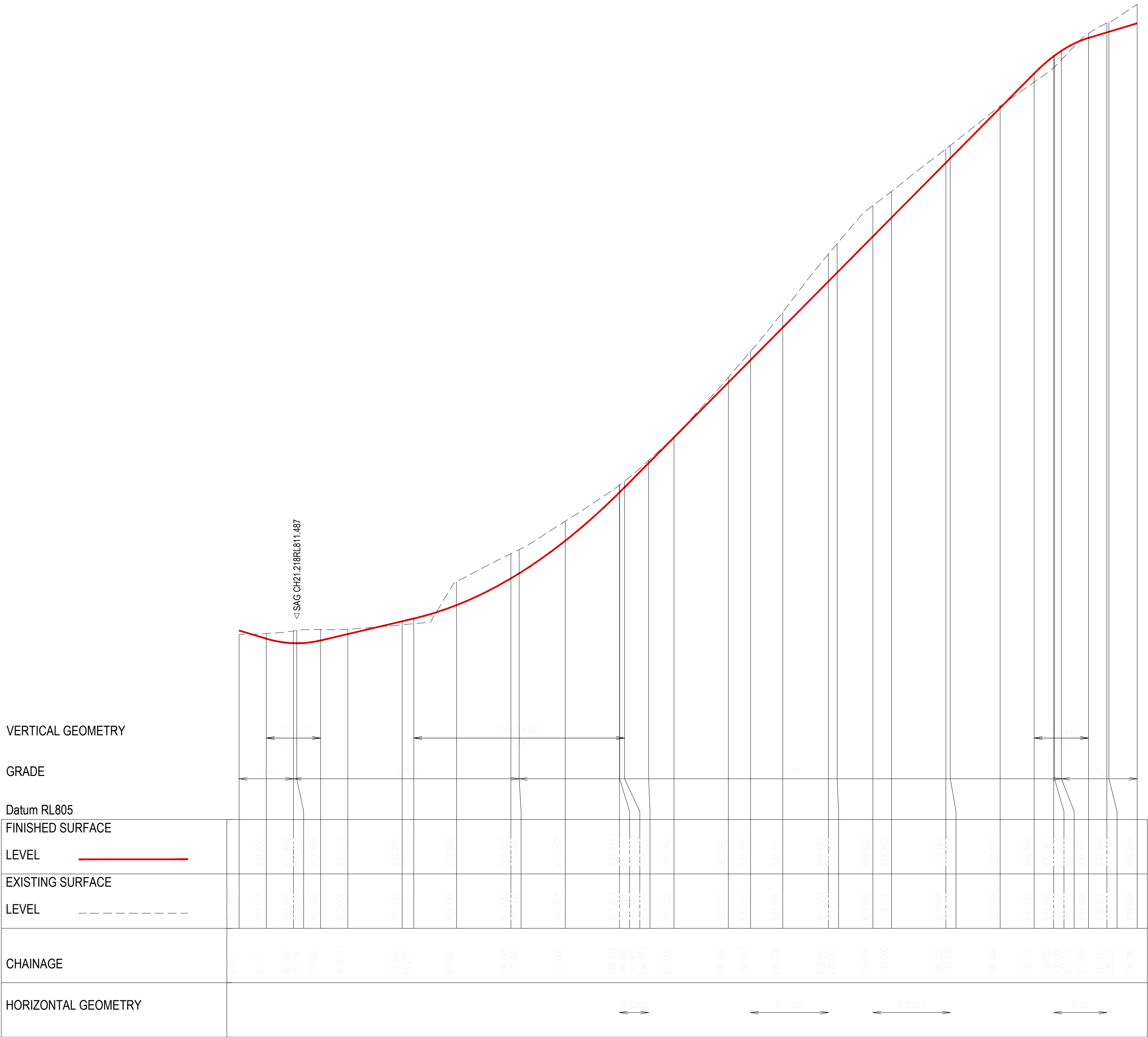
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Drawn AA	Date 09/11/2022	Client NSW Department of Planning and Environment				
Checked JS	Date 09/11/2022	Project POLO FLAT ROAD RESIDENTIAL DEVELOPMENT (PRECINCT 3, LOT 3 DP 1285072)	Status	FOR CONCEPT APPROVAL NOT TO BE USED FOR CONSTRUCTION PURPOSES		
Designed TM	Date 09/11/2022		Date 09/11/2022	Datum AHD	Scale AS SHOWN	Size A1
Verified FL	Date 09/11/2022		Drawing Number 50522046-C-3022			Revision C
Approved		Title ROAD LONG SECTIONS ROAD 03, ROAD 04 AND ROAD 05				
JS	09/11/2022					



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DATE PLOTTED: 9 November 2022 12:45 PM BY: MARIO QUITORIANO



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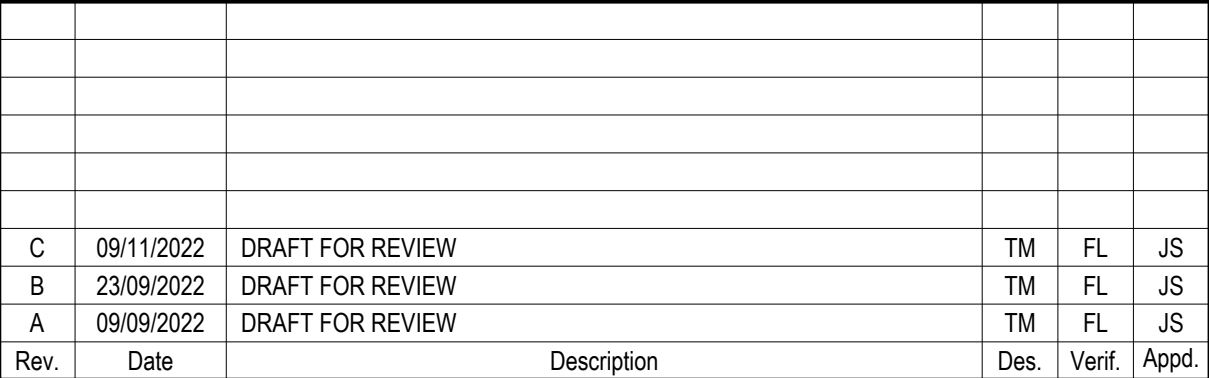


Drawn	AA	Date	09/11/2022
Checked	JS	Date	09/11/2022
Designed	TM	Date	09/11/2022
Verified	FL	Date	09/11/2022
Approved	JS	Date	09/11/2022

Client	NSW Department of Planning and Environment		
Project	POLO FLAT ROAD RESIDENTIAL DEVELOPMENT (PRECINCT 3, LOT 3 DP 1285072)		
Title	ROAD LONG SECTIONS ROAD 06		

Status	FOR CONCEPT APPROVAL NOT TO BE USED FOR CONSTRUCTION PURPOSES		
Date	09/11/2022	Datum	AHD
Scale	AS SHOWN	Size	A1
Drawing Number	50522046-C-3023		Revision
		C	





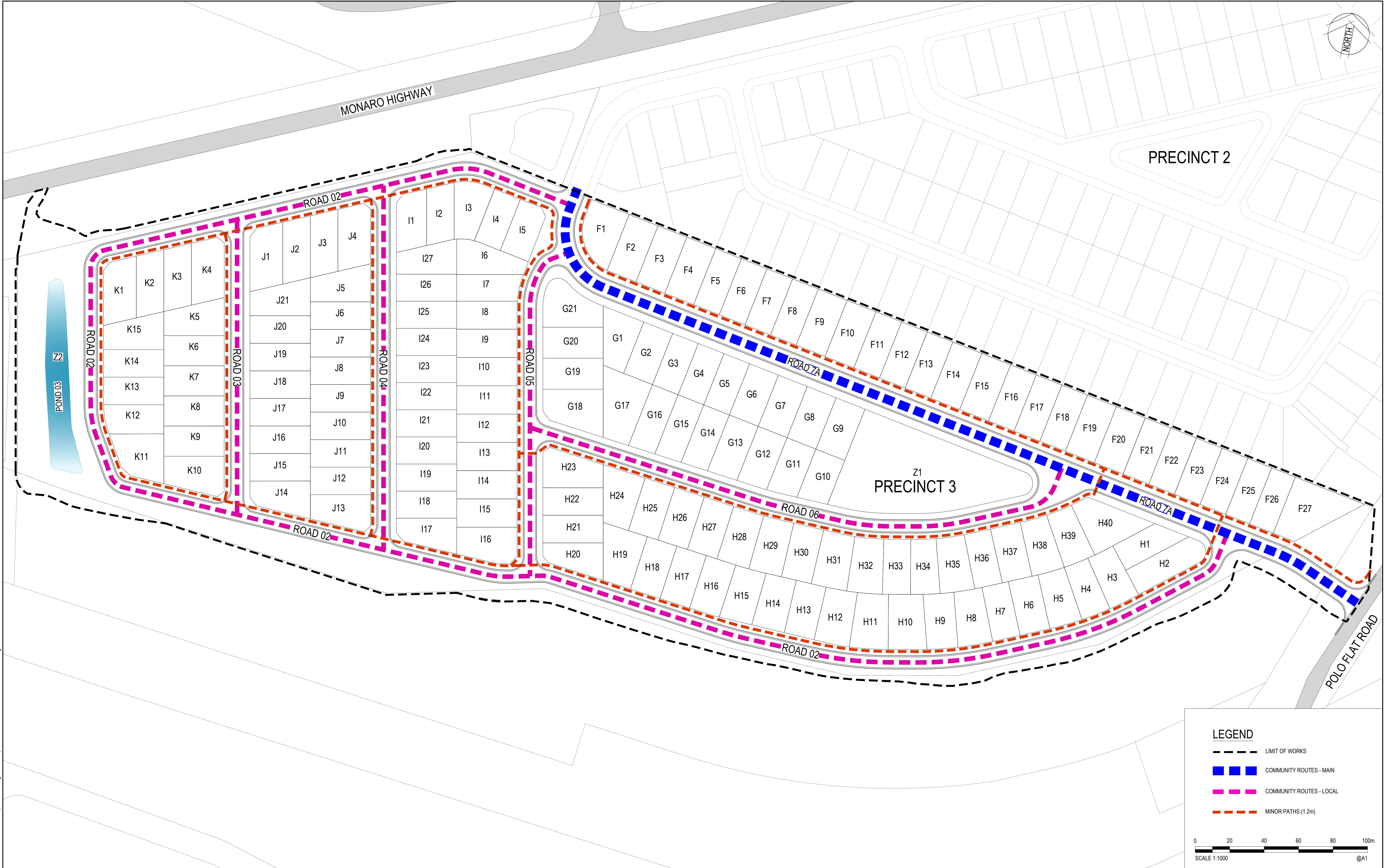
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Checked JS	Date 09/11/2022	Project POLO FLAT ROAD RESIDENTIAL DEVELOPMENT (PRECINCT 3, LOT 3 DP 1285072)	Status <b>FOR CONCEPT APPROVAL</b> NOT TO BE USED FOR CONSTRUCTION PURPOSES			
Designed TM	Date 09/11/2022		Date 09/11/2022	Datum AHD	Scale AS SHOWN	Size A1
Verified FL	Date 09/11/2022	Title ROAD LONG SECTIONS ROAD 7A	Drawing Number 50522046-C-3024			Revision C
Approved						
JS	09/11/2022					



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CAD File: n:\Projects\50522046\Drawings\Bulldozer\50522046-C-3030 Act Trav Plan.dwg DATE PLOTTED: 9 November 2022 12:45 PM BY: MARIO QUITORIANO



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A	09/09/2022	DRAFT FOR REVIEW	TM	FL	JS



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Designed	TM	Date	09/11/2022
Verified	FL	Date	09/11/2022
Approved	JS	Date	09/11/2022

Client NSW Department of Planning and Environment

Project POLO FLAT ROAD  
RESIDENTIAL DEVELOPMENT  
(PRECINCT 3, LOT 3 DP 1285072)

Title ACTIVE TRAVEL PLAN

Status	FOR CONCEPT APPROVAL NOT TO BE USED FOR CONSTRUCTION PURPOSES			
Date	09/11/2022	Datum	AHD	Scale
				1:1000
Drawing Number	50522046-C-3030			Revision
				C









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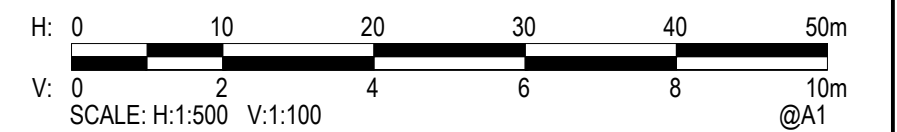
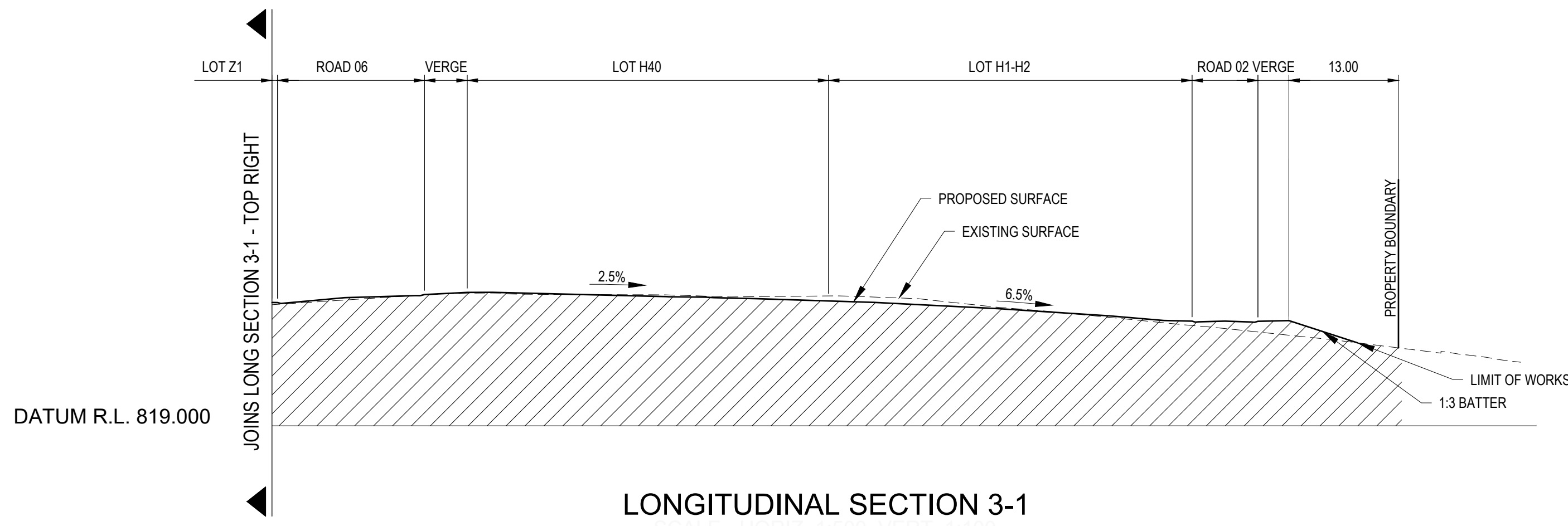
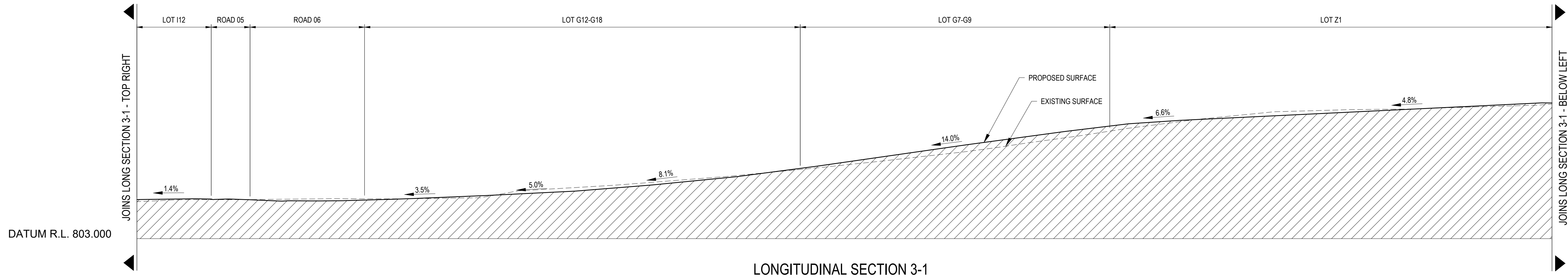
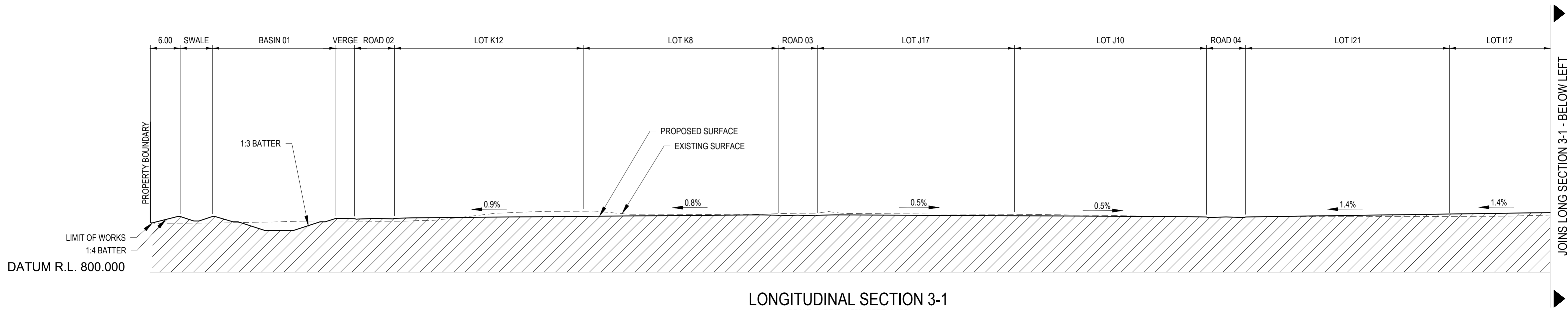
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Drawn AA	Date 09/11/2022	Client NSW Department of Planning and Environment			
Checked JS	Date 09/11/2022	Project POLO FLAT ROAD RESIDENTIAL DEVELOPMENT (PRECINCT 3, LOT 3 DP 1285072)	Status <b>FOR CONCEPT APPROVAL</b> NOT TO BE USED FOR CONSTRUCTION PURPOSES		
Designed TM	Date 09/11/2022		Date 09/11/2022	Datum AHD	Scale 1:1000
Verified FL	Date 09/11/2022		Size A1		
Approved			Drawing Number 50522046-C-3034		
JS	Date 09/11/2022	Title RETAINING WALL PLAN	Revision A		



DATE PLOTTED: 9 November 2022 12:46 PM BY: MARIO QUITORIANO



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CAD File: n:\Projects\5051722046\_jalilakoi\rd residential development\Drawings\Build\DA\precinct 3\50522046-C-3035 Typ Cut-Fill Sect.dwg

Rev.	Date	Description	Des.	Verif.	Appd.
C	09/11/2022	DRAFT FOR REVIEW	TM	FL	JS
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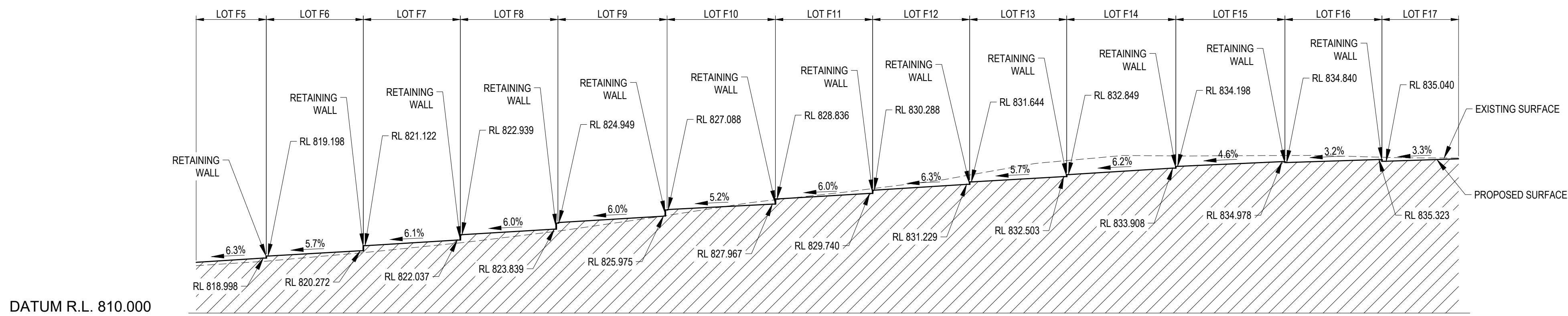
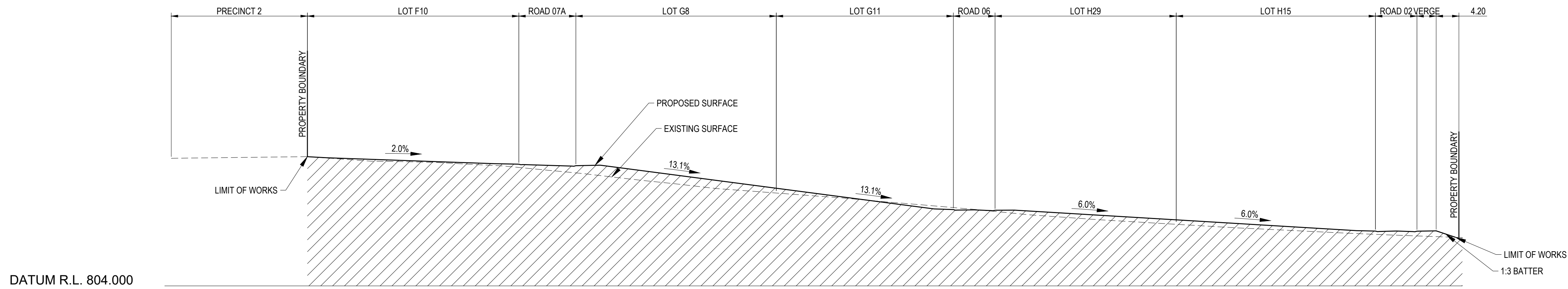
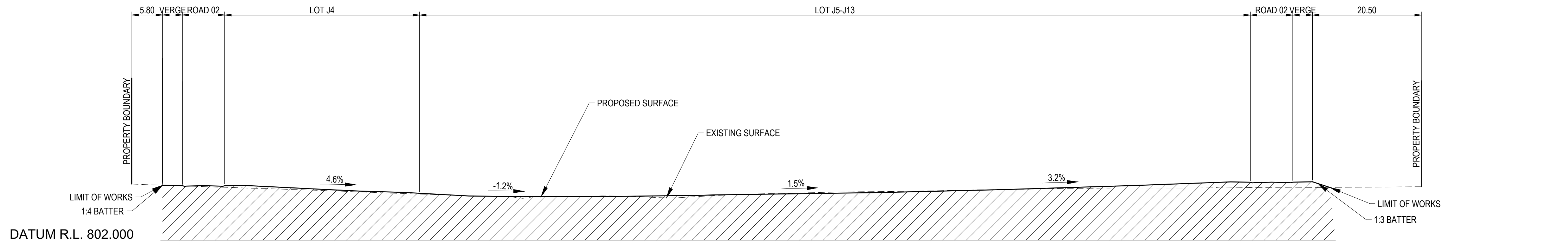
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Verified	FL	Date	09/11/2022
Approved	JS	Date	09/11/2022

Client	NSW Department of Planning and Environment		
Project	POLO FLAT ROAD RESIDENTIAL DEVELOPMENT (PRECINCT 3, LOT 3 DP 1285072)		
Title	TYPICAL CUT/FILL SECTIONS SHEET 1 OF 2		

Status	FOR CONCEPT APPROVAL		
NOT TO BE USED FOR CONSTRUCTION PURPOSES			
Date	Datum	Scale	Size
09/11/2022	AHD	AS SHOWN	A1
Drawing Number			Revision
50522046-C-3035			C



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Rev.	Date	Description	Des.	Verif.	Appd.
C	09/11/2022	DRAFT FOR REVIEW	TM	FL	JS
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Designed	TM	Date	09/11/2022
Verified	FL	Date	09/11/2022
Approved	JS	Date	09/11/2022

Client	NSW Department of Planning and Environment
Project	POLO FLAT ROAD RESIDENTIAL DEVELOPMENT (PRECINCT 3, LOT 3 DP 1285072)
Title	TYPICAL CUT/FILL SECTIONS SHEET 2 OF 2

Status	FOR CONCEPT APPROVAL NOT TO BE USED FOR CONSTRUCTION PURPOSES
Date	09/11/2022
Datum	AHD
Scale	AS SHOWN
Size	A1
Drawing Number	50522046-C-3036
Revision	C



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C	09/11/2022	DRAFT FOR REVIEW	TM	FL	JS
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A	09/09/2022	DRAFT FOR REVIEW	TM	FL	JS



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Drawn	AA	Date	09/11/2022
Checked	JS	Date	09/11/2022
Designed	TM	Date	09/11/2022
Verified	FL	Date	09/11/2022
Approved	JS	Date	09/11/2022

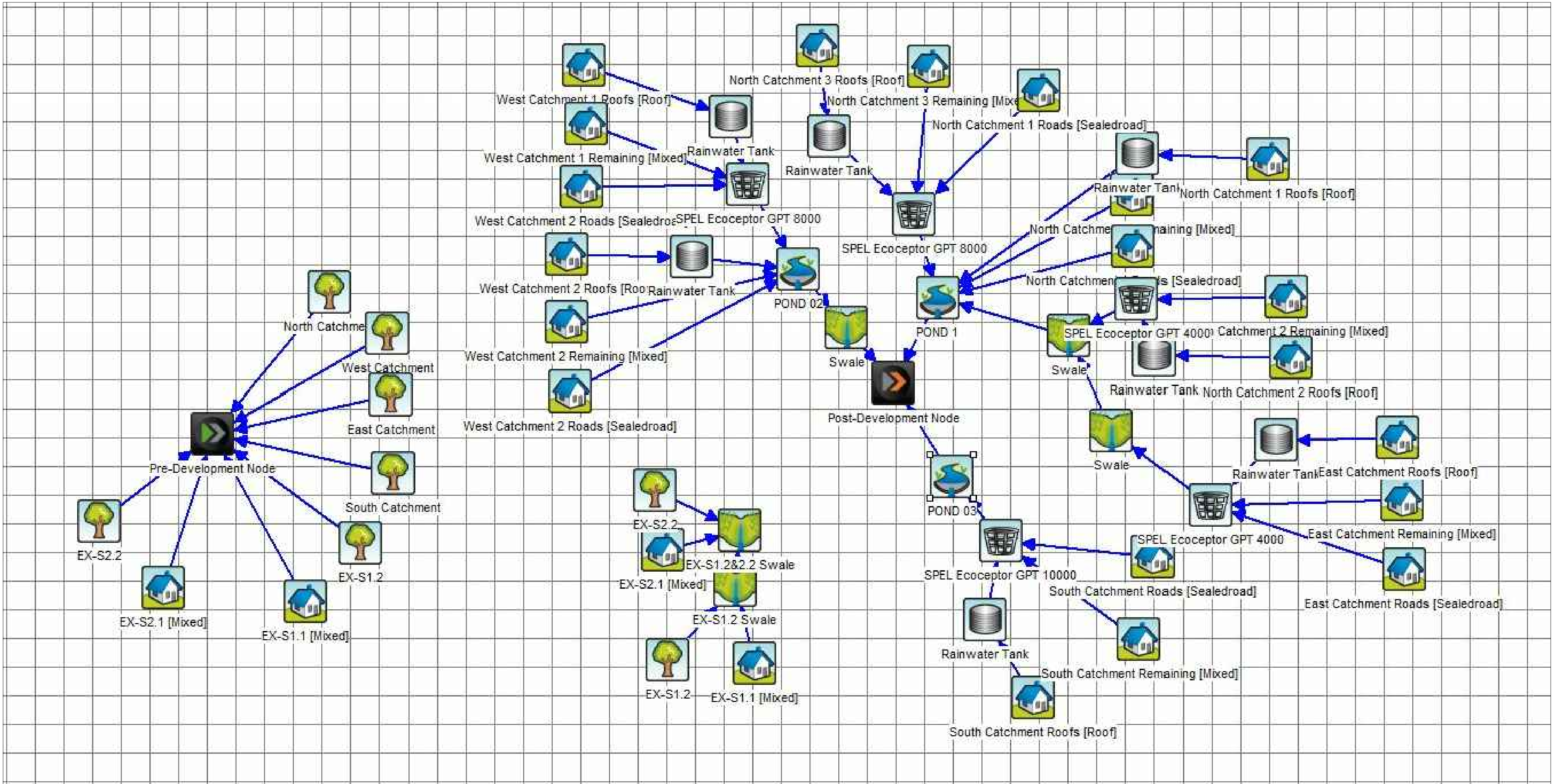
Client	NSW Department of Planning and Environment
Project	POLO FLAT ROAD RESIDENTIAL DEVELOPMENT (PRECINCT 3, LOT 3 DP 1285072)
Title	CONCEPT STORMWATER PLAN

Status	FOR CONCEPT APPROVAL NOT TO BE USED FOR CONSTRUCTION PURPOSES
Date	09/11/2022
Datum	AHD
Scale	1:1000
Size	A1
Drawing Number	50522046-C-3040
Revision	C



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Parameters	Sources	Residual Load	% Reduction	% Target	Compliance
Flow (ML/yr)	93.5	77.1	17.6		
Total Suspended Solids (kg/yr)	1.18E+04	1.77E+03	85	80	Y
Total Phosphorus (kg/yr)	22.6	7.86	65.2	45	Y
Total Nitrogen (kg/yr)	217	93.8	56.9	45	Y
Gross Pollutants (kg/yr)	3.30E+03	0	100		



Rev.	Date	Description	Des.	Verif.	Appd.
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Checked	JS	Date	09/11/2022
Designed	TM	Date	09/11/2022
Verified	FL	Date	09/11/2022
Approved	JS	Date	09/11/2022

Client	NSW Department of Planning and Environment
Project	POLO FLAT ROAD RESIDENTIAL DEVELOPMENT (PRECINCT 3, LOT 3 DP 1285072)
Title	WATER SENSITIVE URBAN DESIGN OUTCOME PLAN AND QUALITY TABLE

Status	FOR CONCEPT APPROVAL NOT TO BE USED FOR CONSTRUCTION PURPOSES
Date	09/11/2022
Datum	AHD
Scale	1:1000
Size	A1
Drawing Number	50522046-C-3041
Revision	C

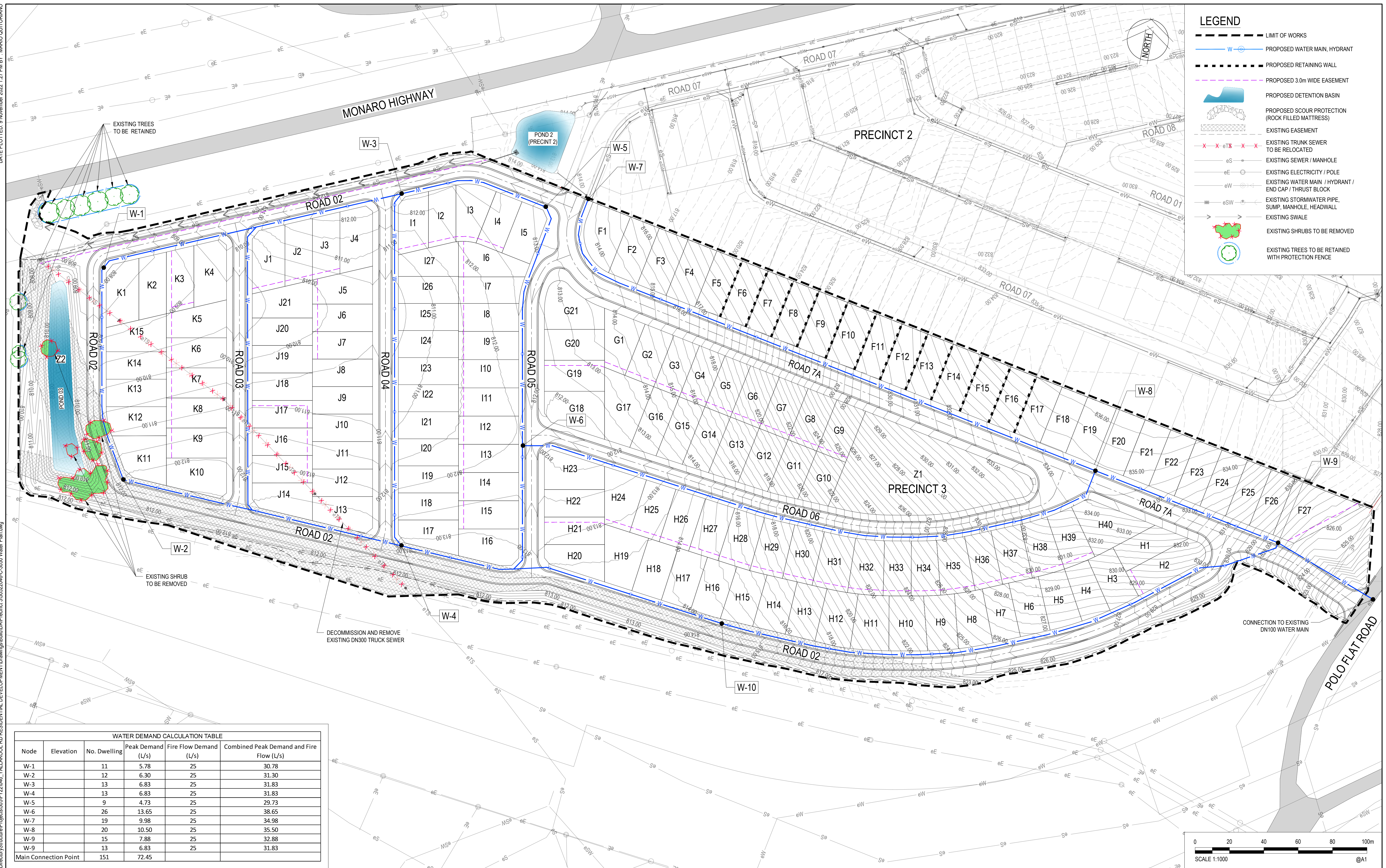


Drawn AA	Date 09/11/2022	Client NSW Department of Planning and Environment				
Checked JS	Date 09/11/2022	Project POLO FLAT ROAD RESIDENTIAL DEVELOPMENT (PRECINCT 3, LOT 3 DP 1285072)	Status <b>FOR CONCEPT APPROVAL</b> NOT TO BE USED FOR CONSTRUCTION PURPOSES			
Designed TM	Date 09/11/2022	Title WATER SENSITIVE URBAN DESIGN SPEL ECOCEPTOR - SERIES 10000	Date 09/11/2022	Datum AHD	Scale 1:1000	Size A1
Verified FL	Date 09/11/2022		Drawing Number 50522046-C-3042			
Approved			Revision C			
JS	09/11/2022					









WATER DEMAND CALCULATION TABLE					
Node	Elevation	No. Dwelling	Peak Demand (L/s)	Fire Flow Demand (L/s)	Combined Peak Demand and Fire Flow (L/s)
W-1		11	5.78	25	30.78
W-2		12	6.30	25	31.30
W-3		13	6.83	25	31.83
W-4		13	6.83	25	31.83
W-5		9	4.73	25	29.73
W-6		26	13.65	25	38.65
W-7		19	9.98	25	34.98
W-8		20	10.50	25	35.50
W-9		15	7.88	25	32.88
W-9		13	6.83	25	31.83
Main Connection Point		151	72.45		



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Checked JS	Date 09/11/2022
Designed TM	Date 09/11/2022
Verified FL	Date 09/11/2022
Approved	
JS	09/11/2022

Client	NSW Department of Planning and Environment
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Project	POLO FLAT ROAD RESIDENTIAL DEVELOPMENT (PRECINCT 3, LOT 3 DP 1285072)
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## CONCEPT WATER PLAN

Status **FOR CONCEPT APPROVAL**  
NOT TO BE USED FOR CONSTRUCTION PURPOSES

Date 09/11/2022	Datum AHD	Scale 1:1000	Size A1
Drawing Number 50522046-C-3050			Revision C



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			Checked JS 09/11/2022	Date 09/11/2022	Project POLO FLAT ROAD RESIDENTIAL DEVELOPMENT (PRECINCT 3, LOT 3 DP 1285072)	
			Designed TM 09/11/2022	Date 09/11/2022	Title CONCEPT SERVICES PLAN	
			Verified FL 09/11/2022	Date 09/11/2022		
			Approved JS 09/11/2022	Date 09/11/2022		



	PROPOSED EARTH BUND
	PROPOSED SWALE DRAIN, STORMWATER CULVERT
	PROPOSED SILT FENCING
	PROPOSED SITE FENCING
	PROPOSED TEMPORARY SEDIMENTATION BASIN
	PROPOSED TEMPORARY STOCKPILES AREAS
	HAY BALES
	PROPOSED STABILISED CONSTRUCTION ACCESS
	PROPOSED INDICATIVE SITE COMPOUND LOCATION
	EXISTING EASEMENT
	EXISTING TRUNK SEWER TO BE RELOCATED
	EXISTING SEWER / MANHOLE
	EXISTING ELECTRICITY / POLE
	EXISTING WATER MAIN / HYDRANT / END CAP / THRU BLOCK
	EXISTING STORMWATER PIPE, SUMP, MANHOLE, HEADWALL
	EXISTING SWALE
	EXISTING SHRUBS TO BE REMOVED
	EXISTING TREES TO BE RETAINED WITH PROTECTION FENCE

DIVERSION OF ALL SURFACE WATER SHALL BE AS PER EPA GUIDELINES FOR CONSTRUCTION AND LAND DEVELOPMENT IN .....  
WORKS DOWNSTREAM OF THE WORKS TO BE CO-ORDINATED WITH THE SUPERINTENDENT CONSIDERATE TO ADJACENT/REGIONAL WORKS.  
SITE ENTRANCE AND COMPOUND LOCATIONS ARE PURELY SHOWN AS INDICATIVE. ACTUAL LOCATIONS SHALL BE AGREED WITH SUPERINTENDENT PRIOR TO SITE ESTABLISHMENT.  
TREE MANAGEMENT PLAN IS TO BE DEVELOPED DURING THE SITE DA PROCESS BY OTHERS.

DIMENSIONS SHOWN ARE MINIMUM ONLY. THE CONTRACTOR SHALL CONSTRUCT THE FACILITY TO A SIZE THAT WILL PERFORM IN A MANNER WHICH SATISFIES THE REQUIREMENTS OF THE CONTRACT.

STABILISED CONSTRUCTION ENTRANCE/EXIT STONE - CRUSHED STONE 50mm TO 75mm NOMINAL SIZE ON HIGH STRENGTH GEOTEXTILE FABRIC.

WASHING DOWN OF WHEELS AND BODY SURFACES OF ALL VEHICLES AND NOT LEAVING THE STONE TO PREVENT THE CARRIAGE OF SEDIMENT ONTO STREETS IS REQUIRED.

THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO ADJACENT ROADS AND STREETS. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE ENTRANCE WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEARANCE OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO ROADS MUST BE REMOVED IMMEDIATELY BY THE CONTRACTOR.

DIVERT RUNOFF AWAY FROM ACCESS POINT.

THE MEASURES SHOWN ON THE DRAWING ARE CONCEPTUAL DESIGN GUIDELINES BASED ON "EROSION AND SEDIMENT CONTROL DURING LAND DEVELOPMENT." ALL EROSION AND SEDIMENT MEASURES SHALL BE REMOVED AT THE COMPLETION OF THE PROJECT. ONLY THE CONTRACTOR SHALL BE RESPONSIBLE OF THE CONTRACTOR TO DESIGN, INSTALL AND MAINTAIN MEASURES IN ACCORDANCE WITH ENVIRONMENT .....

THE CONTRACTOR SHALL PROVIDE DRAWING AND DETAILS TO THE ENVIRONMENT PROTECTION UNIT "ENVIRONMENT ....." FOR APPROVAL PRIOR TO COMMENCING WORKS.

THE CONTRACTOR SHALL ENSURE THAT ADEQUATE MEASURES FOR THE SUPPRESSION OF DUST AND NOISE ARE TAKEN AT ALL TIMES. DURING CONSTRUCTION WORK, KEEP ROAD PAVEMENTS, CYCLEPATHS AND FOOTPATHS CLEAR OF DIRT, MUD AND OTHER DEBRIS AT ALL TIMES.

FOLLOWING CONSTRUCTION, PROVIDE FILTER ROLLS TO ALL NEW SUMPS UNTIL THE CATCHMENT AREAS ARE ESTABLISHED. PROVIDE FILTER ROLLS AND STRAW BALE PROTECTION TO ALL EXISTING SUMPS AROUND THE CONSTRUCTION SITE.

STRAW BALES MUST BE PLACED AT SUITABLE INTERVALS ALONG SWALES & CUT-OFF DRAINS.

SILT FENCE SHALL BE PLACED AROUND ANY STOCKPILES. SILT FENCE SHALL BE ADJUSTED AROUND STOCKPILE AREA IF REQUIRED.

IT IS THE CONTRACTORS RESPONSIBILITY TO WORK CLOSELY WITH ADJACENT CONTRACTORS TO FORMULATE AN EROSION AND SEDIMENT CONTROL STRATEGY FOR THE ENTIRE SITE.



C	09/11/2022	DRAFT FOR REVIEW		TM	FL JS
B	23/09/2022	DRAFT FOR REVIEW		TM	FL JS
A	09/09/2022	DRAFT FOR REVIEW		TM	FL JS
Rev.	Date	Description		Des.	Verif. Appd.



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Drawn AA	Date 09/11/2022	Client NSW Department of Planning and Environment			
Checked JS	Date 09/11/2022	Project POLO FLAT ROAD RESIDENTIAL DEVELOPMENT (PRECINCT 3, LOT 3 DP 1285072)	Status FOR CONCEPT APPROVAL NOT TO BE USED FOR CONSTRUCTION PURPOSES		
Designed TM	Date 09/11/2022		Date 09/11/2022	Datum AHD	Scale 1:1500
Verified FL	Date 09/11/2022		Size A1		
Approved			Drawing Number 50522046-C-3060		Revision C
JS	09/11/2022	Title SOIL AND WATER MANAGEMENT PLAN			

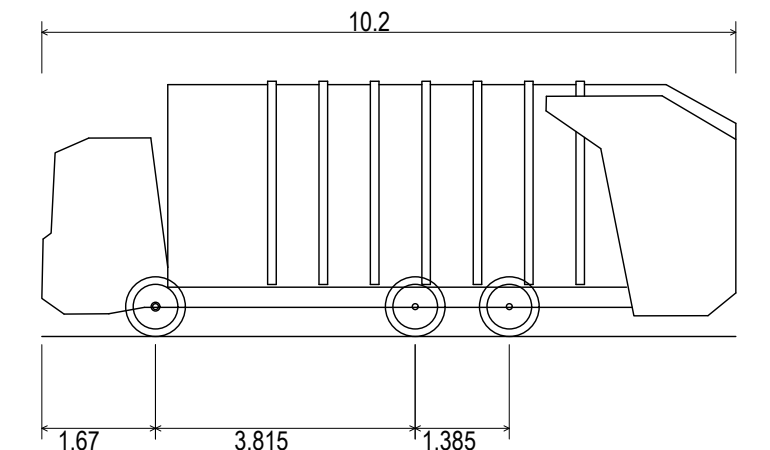
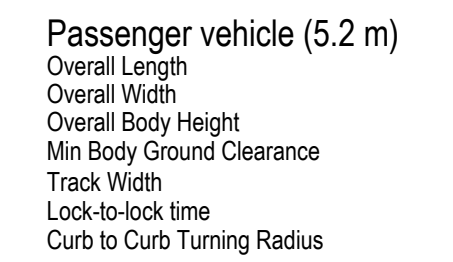




J1



F2



Phoenix 2 Duo (P2-12W with Elite 6x4 chassis)	
Overall Length	10.200m
Overall Width	2.530m
Overall Body Height	3.751m
Min Body Ground Clearance	0.304m
Track Width	2.500m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	7.800m



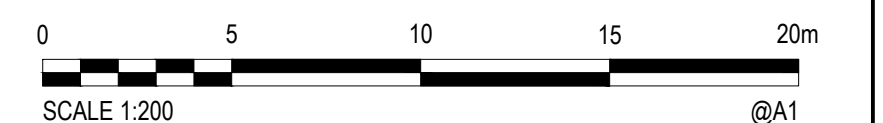
H24



ROAD 02



## KEY PLAN



B	09/11/2022	DRAFT FOR REVIEW						
A	23/09/2022	DRAFT FOR REVIEW						
Rev.	Date	Description	Des.	Verif.	Appd.	TM	FL	JS



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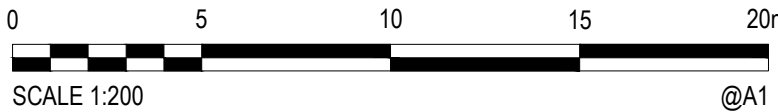


Drawn AA	Date 09/11/2022
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Verified FL	Date 09/11/2022
Approved	
JS	09/11/2022

Client	NSW Department of Planning and Environment		
Project	POLO FLAT ROAD RESIDENTIAL DEVELOPMENT (PRECINCT 3, LOT 3 DP 1285072)		State
Title	VEHICLE TURNING PATH ANALYSIS SHEET 1 OF 2		NO Date 09 Draw

Status			
FOR CONCEPT APPROVAL			
NOT TO BE USED FOR CONSTRUCTION PURPOSES			
Date	Datum	Scale	Size
09/11/2022	AHD	1:1000	A1
Drawing Number			Revision
50522046-C-3065			B





B A	09/11/2022 23/09/2022	DRAFT FOR REVIEW DRAFT FOR REVIEW		TM TM	FL FL
Rev.	Date	Description	Des.	Verif.	J.S. Appd.



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Verified	Date
FL	09/11/2022
Approved	
JS	09/11/2022

Client	NSW Department of Planning and Environment		
Project	POLO FLAT ROAD RESIDENTIAL DEVELOPMENT (PRECINCT 3, LOT 3 DP 1285072)		
Title	VEHICLE TURNING PATH ANALYSIS SHEET 2 OF 2		

<b>Status</b> <b>FOR CONCEPT APPROVAL</b> NOT TO BE USED FOR CONSTRUCTION PURPOSES			
<b>Date</b> 09/11/2022	<b>Duration</b> AHD	<b>Scale</b> 1:1000	<b>Size</b> A1
<b>Drawing Number</b> 50522046-C-3066			<b>Revision</b> B