PROPOSED SUBDIVISION

202 BUSHLAND DRIVE

TAREE

AJA DEVELOPMENTS

MIDCOAST COUNCIL

NOTES:

1. ALL DIMENSIONS OF EASEMENTS AND LOTS ARE SUBJECT TO REGISTRATION OF DEPOSITED PLAN.

2. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH COUNCIL'S STANDARD SPECIFICATIONS FOR ROADWORKS, WATER SUPPLY, SEWER, STORMWATER AND OTHER ASSOCIATED WORKS.

3. EROSION CONTROL DEVICES AND SILTATION TRAPS TO BE INSTALLED BEFORE SITE IS DISTURBED IN ACCORDANCE WITH THE ATTACHED SILTATION PLAN.

4. DENUDED AREAS TO BE REGRASSED ON COMPLETION OF WORKS.

5. ALL EXISTING UNDERGROUND SERVICES MUST BE LOCATED AND EXPOSED PRIOR TO EARTHWORKS COMMENCING AND IT IS THE RESPONSIBILITY OF THOSE PERSONS USING THIS PLAN TO CONFIRM BOTH POSITION & LEVEL OF THESE UTILITIES IN CONJUNCTION WITH THE APPROPRIATE AUTHORITY.

6. PAVEMENT THICKNESS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER..

7. WORKING HOURS ON SITE SHALL BE IN ACCORDANCE WITH EPA & COUNCIL REQUIREMENTS.

8. VEHICULAR ACCESS AND ALL SERVICES ARE TO BE MAINTAINED AT ALL TIMES TO ADJOINING PROPERTIES AFFECTED BY CONSTRUCTION WORKS.

9. MAINTENANCE ON THE SEEDED AND TURFED AREAS SHALL BE OVER A 3 MONTH PERIOD. TURF THE FULL WIDTH OF ALL EARTH DISH DRAINS. WHERE NOT NOTED LAY 600mm WIDE TURF STRIPS TO EACH SIDE OF CONCRETE ACCESSWAYS, PATHWAYS, AT THE REAR OF ALL KERB AND GUTTERING AND AT THE TOP OF CUT BATTERS. MULCH (IF AVAILABLE FROM SITE CLEARING) AND SEED ALL OTHER DISTURBED AREAS, INCLUDING TRENCHES.

10. TRAFFIC CONTROL MEASURES TO BE IN ACCORDANCE WITH AS 1742.3-1996.

11. ALL LEVELS MUST BE OBTAINED FROM ESTABLISHED BENCH MARKS AS DIRECTED BY THE SUPERVISOR.

12. THE CONTRACTOR IS TO ENSURE THAT ALL THE NECESSARY SERVICE PIPE CONDUITS AND FITTINGS ARE IN PLACE PRIOR TO THE FINAL WEARING COURSE BEING LAID.

13. PROVIDE STREET NAME SIGNS AT ALL INTERSECTIONS, DOUBLE BLADED WHERE NECESSARY.

14. ALL SITE FILLING TO BE CONTROLLED FILL TO AS3798 WITH TESTING TO BE CARRIED OUT BY A NATA REGISTERED LABORATORY.

15. PAVEMENT PROOF ROLLING AND LEVEL CHECKS TO BE IN ACCORDANCE WITH STANDARD COUNCIL REQUIREMENTS.

High Definition Design Pty Ltd

KEVIN URANE 0412009891

DRAWING SCHEDULE JOB NUMBER HD336 DA2

DATE - 28.05.2025		DA ISSUE
DWG No.	SHEET TITLE	REV
S00	COVER SHEET	C6
S01	OVERALL SUBDIVISION PLAN	C6
S02	LOT 3 DEVELOPMENT OVERALL PLAN	C6
S03	LOT 3 DETAIL PLAN SHEET 1 OF 4	C6
S04	LOT 3 DETAIL PLAN SHEET 2 OF 4	C6
S05	LOT 3 DETAIL PLAN SHEET 3 OF 4	C6
S06	LOT 3 DETAIL PLAN SHEET 4 OF 4	C6
S07	BUSHLAND DRIVE INTERSECTION PLAN 1 OF 2	C6
S08	BUSHLAND DRIVE INTERSECTION PLAN 2 OF 2	C6
S09	ROUNDABOUT PLAN SHEET	C6
S10	ROAD 1 LONGITUDINAL SECTION	C6
S11	ROAD 1 CROSS SECTIONS 1 OF 2	C6
S12	ROAD 1 CROSS SECTIONS 2 OF 2	C6
S13	TYPICAL SECTION	C6
S14	BASIN PLAN	C6
S15	CONSTRUCTION NOTES	C6
S16	HEADWALL AND BASE SLAB DETAILS	C6
S17	SEDIMENT AND EROSION CONTROL PLAN	C6
S18	SEDIMENT AND EROSION CONTROL NOTES 1 OF 3	C6
S19	SEDIMENT AND EROSION CONTROL NOTES 2 OF 3	C6
S20	SEDIMENT AND EROSION CONTROL NOTES 3 OF 3	C6
S21	ROUNDABOUT TURNING MOVEMENTS 1 OF 2	C6
S22	ROUNDABOUT TURNING MOVEMENTS 2 OF 2	C6
S23	BULK EARTHWORKS PLANS	C6

DA2 ISSUE

Z

LEGEND

- PROPOSED INDUSTRIAL / COMMERCIAL LOTS LOT 1 AND LOT 2
- PROPOSED COMMERCIAL LOT (BULKY GOODS) LOT 3
- PROPOSED PUBLIC RESERVE
- PROPOSED PUBLIC ROAD
- PROPOSED EASEMENT FOR DRAINAGE WITHIN LOT 3

EXISTING BUILDING 'BUNNINGS' FLOOR LEVEL 27.2

EXISTING OVERHEAD POWER TO REMAIN

PROPOSED SWALE No 2 TO DIVERT WATER AROUND SITE

LOT 1 DP654479

LOT 35 DP1225710

EXISTING SEWER

EXISTING 425Ø PIPE FROM THE BUNNING SITE RL17.229

PROPOSED INLET HEADWALL IL RL17.0 PROVIDE SCOUR PROTECTION 4.2m LONG 9.1m WIDE

LOT 36 DP1225710

RIGHT CARRIAGEWAY OVER LOT 3 IN FAVOR OF LOT 2

EXISTING SEWER

CONNECTING TO EXISTING WATERMAIN

EXISTING SEWER LINE

PROPOSED 2.1m WIDE x 0.6m HIGH CULVERT

PROPOSED JUNCTION PIT UNDER ROAD WAY WITH "D" CLASS LID

50mm RAISED CONCRETE APRON

PROPOSED ROUNDABOUT

PROPOSED 2.1m WIDE x 0.6m HIGH BOX CULVERT

2
3136m²

4.50m
13.00m
4.50m

PROPOSED ROAD 13.0m WIDE

3
57828m²

EXISTING OVERHEAD POWER TO BE DICSONNECTED AND REMOVED

PROPOSED JUNCTION PIT

PROPOSED 2.1m WIDE x 0.6m HIGH CULVERT

1
5238m²

PROPOSED STORMWATER BASIN WITHIN LOT 3

EXISTING SEWER

BASIN

BUSHLAND DRIVE

EXISTING 1.8m WIDE 0.8m HIGH CULVERT UNDER THE ROAD

PROPOSED 1.8m WIDE 0.8m HIGH CULVERT UNDER THE ROAD

NORTH COAST RAILWAY

EXISTING OVERHEAD POWER TO REMAIN

4
14582m²

PROPOSED HEADWALL AND SCOUR PROTECTION

PUBLIC RESERVE

PROPOSED SWALE No 1 TO DIVERT EXISTING DRAINAGE UNDER BUSHLAND DRIVE AROUND SITE

PROPOSED SWALE TO DIVERT EXTERNAL CATCHMENT AROUND THE SITE

LOT 30 DP262464

LOT 31 DP262464

LOT 2 DP826367

LOT 3 DP826367

LOT 3 DP576585

GREY GUM ROAD

LEGEND

- PROPOSED STORMWATER PIPE
- EXISTING SEWER MAIN
- EXISTING OVERHEAD POWER
- PROPOSED SEWER MANHOLE
- PROPOSED SAG PIT
- PROPOSED EKI PIT
- PROPOSED IAD PIT

- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- EXISTING SEWER
- PROPOSED SEWER
- EXISTING OVERHEAD POWER

TITLE: PROPOSED SUBDIVISION OF LOT 1 DP1228883 and LOT 1 DP430627
202 BUSHLAND DRIVE TAREE

SUBDIVISION PLAN

CLIENT: AJA DEVELOPMENTS

High Definition Design Pty Ltd
KEVIN URANE 0412009891

NOTE:

ALL EXISTING UNDERGROUND SERVICES MUST BE LOCATED AND EXPOSED PRIOR TO EARTHWORKS COMMENCING AND IT IS RESPONSIBILITY OF THOSE PERSONS USING THIS PLAN TO CONFIRM BOTH POSITION AND LEVEL OF THESE UTILITIES IN CONJUNCTION WITH THE APPROPRIATE AUTHORITY.

0 10 20 30 40 50m
1:500 (H)

Date: 11.04.23 Scale: 1:500 A1 Designed: KU
Cad Ref: HD336 Civil COMMERCIAL R6

No	Amendment	Drawn	Date
C6	AMEND FLOOR LEVELS	KU	28.05.25
C5	DA ISSUE	KU	20.05.25

Project No HD336
Drawing No S01
Revision C6

Z

LEGEND

- PROPOSED STORMWATER PIPE
- EXISTING SEWER MAIN
- EXISTING SEWER MANHOLE
- EXISTING SEWER MAIN
- PROPOSED SEWER MANHOLE
- PROPOSED STORMWATER PIT
- PROPOSED SAG PIT
- PROPOSED EKI PIT
- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED RETAINING WALLS
- 19.5 PROPOSED DESIGN LEVELS
- IL15.8 PROPOSED STORMWATER INVERT LEVELS

EXISTING BUILDING
'BUNNINGS'
FLOOR LEVEL 27.2

DRAWING SHEET 6

DRAWING SHEET 5

DRAWING SHEET 8

DRAWING SHEET 7

DRAWING SHEET 4

DRAWING SHEET 3

DRAWING SHEET 5

CUT RETAINING WALL 3.7m HIGH

CUT RETAINING WALL 3.1m HIGH

CUT RETAINING WALL 2.6m HIGH

CUT RETAINING WALL 0m HIGH

FILL RETAINING WALL 1.0m HIGH

FILL RETAINING WALL 1.5m HIGH

EXISTING OVERHEAD POWER TO REMAIN

EXISTING POWER POLE

EXISTING POWER POLE

PROPOSED SWALE TO DIVERT WATER AROUND SITE

TENANCY 11 FLOOR LEVEL 19.3

TENANCY 10 FLOOR LEVEL 19.3

TENANCY 9 FLOOR LEVEL 19.1

TENANCY 8 FLOOR LEVEL 19.1

TENANCY 7 FLOOR LEVEL 19.1

TENANCY 6 FLOOR LEVEL 19.1

TENANCY 5 FLOOR LEVEL 18.7

TENANCY 16 FLOOR LEVEL 18.4

TENANCY 4 FLOOR LEVEL 18.4

TENANCY 3 FLOOR LEVEL 18.4

TENANCY 2 FLOOR LEVEL 18.2

TENANCY 1 FLOOR LEVEL 18.2

TENANCY 12 FLOOR LEVEL 18.5

TENANCY 13 FLOOR LEVEL 18.5

TENANCY 14 FLOOR LEVEL 18.5

TENANCY 15 FLOOR LEVEL 19.0

LOT 35
DP1225710

LOT 36
DP1225710

LOT 1
DP654479

LOT 2

LOT 3

LOT 4

LOT 1

LOT 30
DP262464

LOT 31
DP262464

LOT 2
DP826367

LOT 3
DP826367

LOT 3
DP576585

PUBLIC RESERVE

ROAD 1

BASIN

Detention Basin
Volume 2700m³

NORTH COAST RAILWAY

BUSHLAND DRIVE

GREY GUM ROAD

EXISTING Ø375 SEWER MAIN

TITLE: PROPOSED SUBDIVISION OF LOT 1 DP1228883 and LOT 1 DP430627
202 BUSHLAND DRIVE TAREE

OVERALL PLAN

CLIENT: AJA DEVELOPMENTS

High Definition Design Pty Ltd

KEVIN URANE 0412009891

NOTE:

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0 10 20 30 40 50m
1:500 (H)

Date: 10.05.25 Scale: 1:500 A1 Designed: KU
Cad Ref: HD336 Civil COMMERCIAL R6

No	Amendment	Drawn	Date
C6	AMEND FLOOR LEVELS	KU	28.05.25
C5	DA ISSUE	KU	10.05.25

Project No HD336

Drawing No S02

Revision C6

LOT 2

ROAD 1

LOT 3

LOT 1

TENANCY 15
FLOOR LEVEL 19.0

LOT 4
PUBLIC RESERVE

Detention Basin
Volume 2700m³

FILL RETAINING
WALL 1.5m HIGH

SEW IL16.0

SEW IL15.7

INV 14.560

RW1.0

1:3

LEGEND

- PROPOSED STORMWATER PIPE
- EXISTING SEWER MAIN
- EXISTING SEWER MANHOLE
- EXISTING SEWER MAIN
- PROPOSED SEWER MANHOLE
- PROPOSED STORMWATER PIT
- PROPOSED SAG PIT
- PROPOSED EKI PIT
- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED RETAINING WALLS
- 19.5 PROPOSED DESIGN LEVELS
- IL15.8 PROPOSED STORMWATER INVERT LEVELS

TITLE: PROPOSED SUBDIVISION OF LOT 1 DP1228883 and LOT 1 DP430627
202 BUSHLAND DRIVE TAREE

PLAN SHEET 1 OF 4

CLIENT: AJA DEVELOPMENTS

High Definition Design Pty Ltd
KEVIN URANE 0412009891

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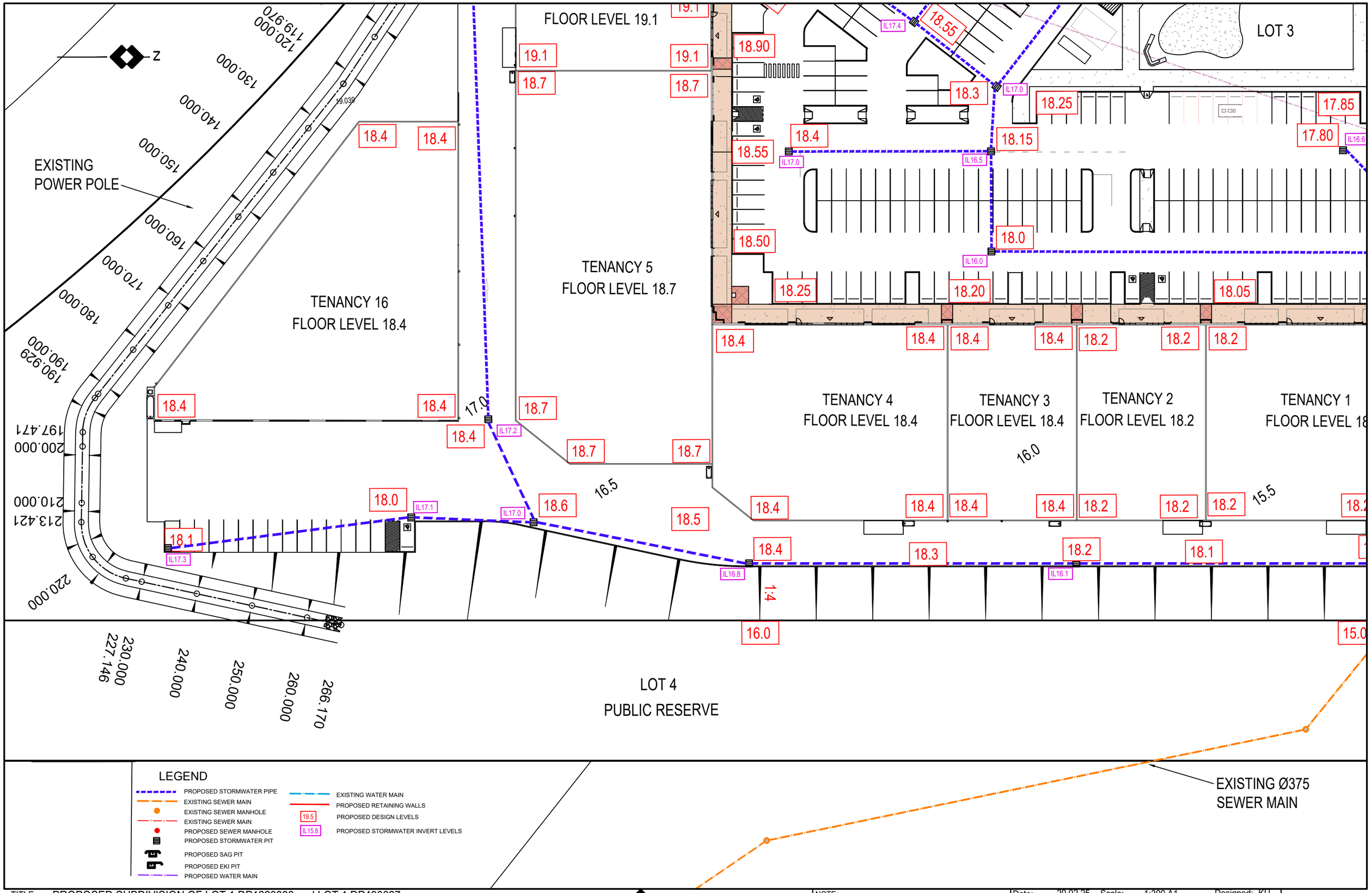
0 10 20 30 40 50 m
1:500 (H)

Date: 20.02.25 Scale: 1:300 A1 Designed: KU
Cad Ref: HD336 Civil COMMERCIAL R6

No	Amendment	Drawn	Date
C6	AMEND FLOOR LEVELS	KU	28.05.25
C5	DA ISSUE	KU	20.05.25

Project No HD336 DA2
Drawing No S03
Revision C6



LEGEND

- PROPOSED STORMWATER PIPE
- EXISTING SEWER MAIN
- EXISTING SEWER MANHOLE
- EXISTING SEWER MAIN
- PROPOSED SEWER MANHOLE
- PROPOSED STORMWATER PIT
- PROPOSED SAG PIT
- PROPOSED EKI PIT
- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED RETAINING WALLS
- 19.5 PROPOSED DESIGN LEVELS
- IL15.8 PROPOSED STORMWATER INVERT LEVELS

TITLE: PROPOSED SUBDIVISION OF LOT 1 DP1228883 and LOT 1 DP430627
202 BUSHLAND DRIVE TAREE

PLAN SHEET 1 OF 4

CLIENT: AJA DEVELOPMENTS

High Definition Design Pty Ltd
KEVIN URANE 0412009891

NOTE:

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0 10 20 30 40 50 m
1:500 (H)

Date: 20.02.25 Scale: 1:300 A1 Designed: KU
Cad Ref: HD336 Civil COMMERCIAL R6

No	Amendment	Drawn	Date
C6	AMEND FLOOR LEVELS	KU	28.05.25
C5	DA ISSUE	KU	20.05.25

Project No HD336 DA2
Drawing No S04
Revision C6

Z

CUT RETAINING
WALL 2.6m HIGH

CUT RETAINING
WALL 0m HIGH

FILL RETAINING
WALL 1.0m HIGH

TENANCY 12
FLOOR LEVEL 18.5

TENANCY 13
FLOOR LEVEL 18.5

TENANCY 14
FLOOR LEVEL 18.5

LOT 3

LOT 2

158.363

19.5

18.40 18.45 18.5 18.35 18.4 IL17.3 18.35 IL17.0 18.5 17.0 18.0 18.0 18.30 18.5 18.30 18.5 18.25

METAL CHAIN WIRE FENCE

EXISTING KERB AND GUTTER

LEGEND

- PROPOSED STORMWATER PIPE
- EXISTING SEWER MAIN
- EXISTING SEWER MANHOLE
- EXISTING SEWER MAIN
- PROPOSED SEWER MANHOLE
- PROPOSED STORMWATER PIT
- PROPOSED SAG PIT
- PROPOSED EKI PIT
- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED RETAINING WALLS
- 19.5 PROPOSED DESIGN LEVELS
- IL15.8 PROPOSED STORMWATER INVERT LEVELS

TITLE: PROPOSED SUBDIVISION OF LOT 1 DP1228883 and LOT 1 DP430627
202 BUSHLAND DRIVE TAREE

PLAN SHEET 3 OF 4

CLIENT: AJA DEVELOPMENTS

High Definition Design Pty Ltd
KEVIN URANE 0412009891

NOTE:

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0 10 20 30 40 50 m
1:500 (H)

Date: 20.02.25 Scale: 1:300 A1 Designed: KU
Cad Ref: HD336 Civil COMMERCIAL R6

No	Amendment	Drawn	Date
C6	AMEND FLOOR LEVELS	KU	28.05.25
C5	DA ISSUE	KU	20.05.25

Project No HD336-DA2
Drawing No S05
Revision C6

N

LEGEND

- PROPOSED STORMWATER PIPE
- EXISTING SEWER MAIN
- EXISTING SEWER MANHOLE
- EXISTING SEWER MAIN
- PROPOSED SEWER MANHOLE
- PROPOSED STORMWATER PIT
- PROPOSED SAG PIT
- PROPOSED EKI PIT
- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED RETAINING WALLS
- 19.5 PROPOSED DESIGN LEVELS
- IL15.8 PROPOSED STORMWATER INVERT LEVELS

EXISTING OVERHEAD POWER TO REMAIN

EXISTING POWER POLE

PROPOSED SWALE TO DIVERT WATER AROUND SITE

FIL FILL RETAINIG WA WALL 0.5m HIGH

CUT RETAINING WALL 3.7m HIGH

CUT RETAINING WALL 3.1m HIGH

LOT 3

TENANCY 11 FLOOR LEVEL 19.3

TENANCY 10 FLOOR LEVEL 19.3

TENANCY 9 FLOOR LEVEL 19.1

TENANCY 8 FLOOR LEVEL 19.1

TENANCY 7 FLOOR LEVEL 19.1

TENANCY 6

0.000 10.000 20.000 30.000 40.000 50.000 60.445 70.000 80.000 90.000 100.000 110.000

22.5 23.0 19.4 19.3 19.25 19.2 IL18.1 19.1 18.6 18.5 18.85 IL17.7 19.15 19.00 IL18.0 18.66 IL17.6 2.0% 18.30 IL17.3 18.25 18.35 IL17.5 18.50 18.80 IL17.7 18.95 IL16.8 18.20 18.60 IL17.5 18.40 IL17.3 18.75 IL17.6

TITLE: PROPOSED SUBDIVISION OF LOT 1 DP1228883 and LOT 1 DP430627
202 BUSHLAND DRIVE TAREE

PLAN SHEET 4 OF 4

CLIENT: AJA DEVELOPMENTS

High Definition Design Pty Ltd

KEVIN URANE 0412009891

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0 10 20 30 40 50 m
1:500 (H)

Date: 20.02.25 Scale: 1:300 A1 Designed: KU
Cad Ref: HD336 Civil COMMERCIAL R6

No	Amendment	Drawn	Date
C6	AMEND FLOOR LEVELS	KU	28.05.25
C5	DA ISSUE	KU	20.05.25

Project No HD336-DA2
Drawing No S06
Revision C6

N

GREY GUM ROAD

LOT 1

LOT 2

LOT 4
PUBLIC
RESERVE

ROAD 1

BUSHLAND DRIVE

PROPOSED DIVERSION DRAIN

PROPOSED BB LINEMARKING

PROPOSED 1800 WIDE x 800
HIGH CULVERT

EXISTING EDGE OF BITUMEN

EXISTING WATER MAIN

55m LEFT TURN LANE

PROPOSED KERB AND GUTTER

EXISTING KERB AND GUTTER

EXISTING BOUNDARY

BOUNDARY

PROPOSED LINEMARKING

EXISTING 1800 WIDE x 750
HIGH CULVERT

PROPOSED JUNCTION PIT
WITH HEAVY DUTY LID

62.0m RIGHT TURN LANE

40.000
30.000
20.000
10.000
0.000
31.211
60.000
50.000
40.000
30.000
20.000
10.000
4.50m
13.00m
4.50m
5.00m
4.00m
4.00m
R15.0m
R15.0m
3.00m
3.50m
3.50m
3.50m
3.50m
3.00m
3.50m
0.000
1.86m

LEGEND

- PROPOSED STORMWATER PIPE
- EXISTING SEWER MAIN
- EXISTING SEWER MANHOLE
- EXISTING SEWER MAIN
- PROPOSED SEWER MANHOLE
- PROPOSED STORMWATER PIT
- PROPOSED SAG PIT
- PROPOSED EKI PIT
- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED RETAINING WALLS
- 19.5 PROPOSED DESIGN LEVELS
- IL15.8 PROPOSED STORMWATER INVERT LEVELS

TITLE: PROPOSED SUBDIVISION OF LOT 1 DP1228883 and LOT 1 DP430627
202 BUSHLAND DRIVE TAREE

INTERSECTION PLAN 1 OF 2

CLIENT: AJA DEVELOPMENTS

High Definition Design Pty Ltd
KEVIN URANE 0412009891

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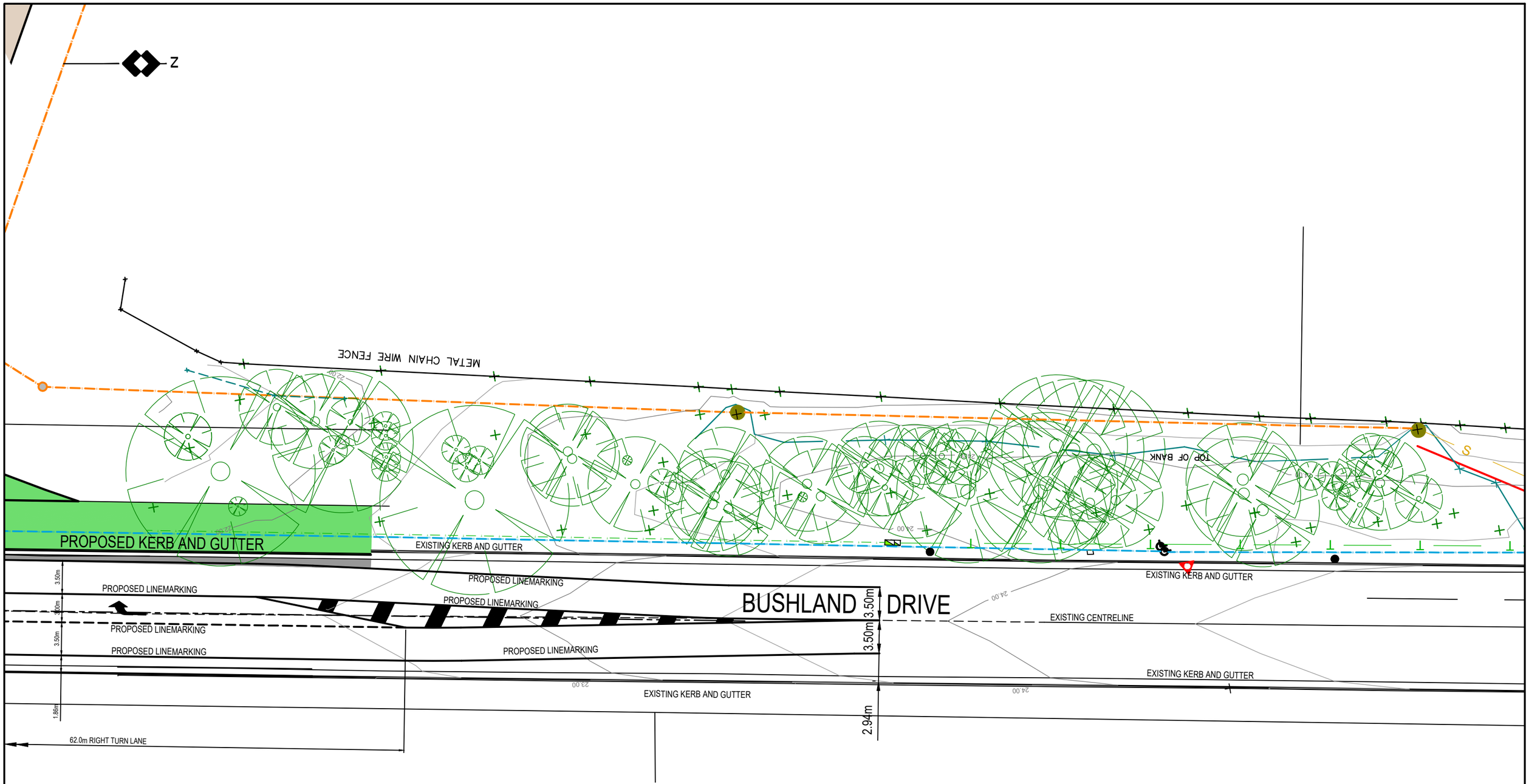
0 10 20 30 40 50 m
1:500 (H)

Date: 20.02.25 Scale: 1:200 A1 Designed: KU
Cad Ref: HD336 Civil COMMERCIAL R6

No	Amendment	Drawn	Date
C6	AMEND FLOOR LEVELS	KU	28.05.25
C5	DA ISSUE	KU	20.05.25

Project No HD336-DA2
Drawing No S07
Revision C6



TITLE: PROPOSED SUBDIVISION OF LOT 1 DP1228883 and LOT 1 DP430627
202 BUSHLAND DRIVE TAREE

INTERSECTION PLAN 2 OF 2

CLIENT: AJA DEVELOPMENTS

High Definition Design Pty Ltd
KEVIN URANE 0412009891

NOTE:

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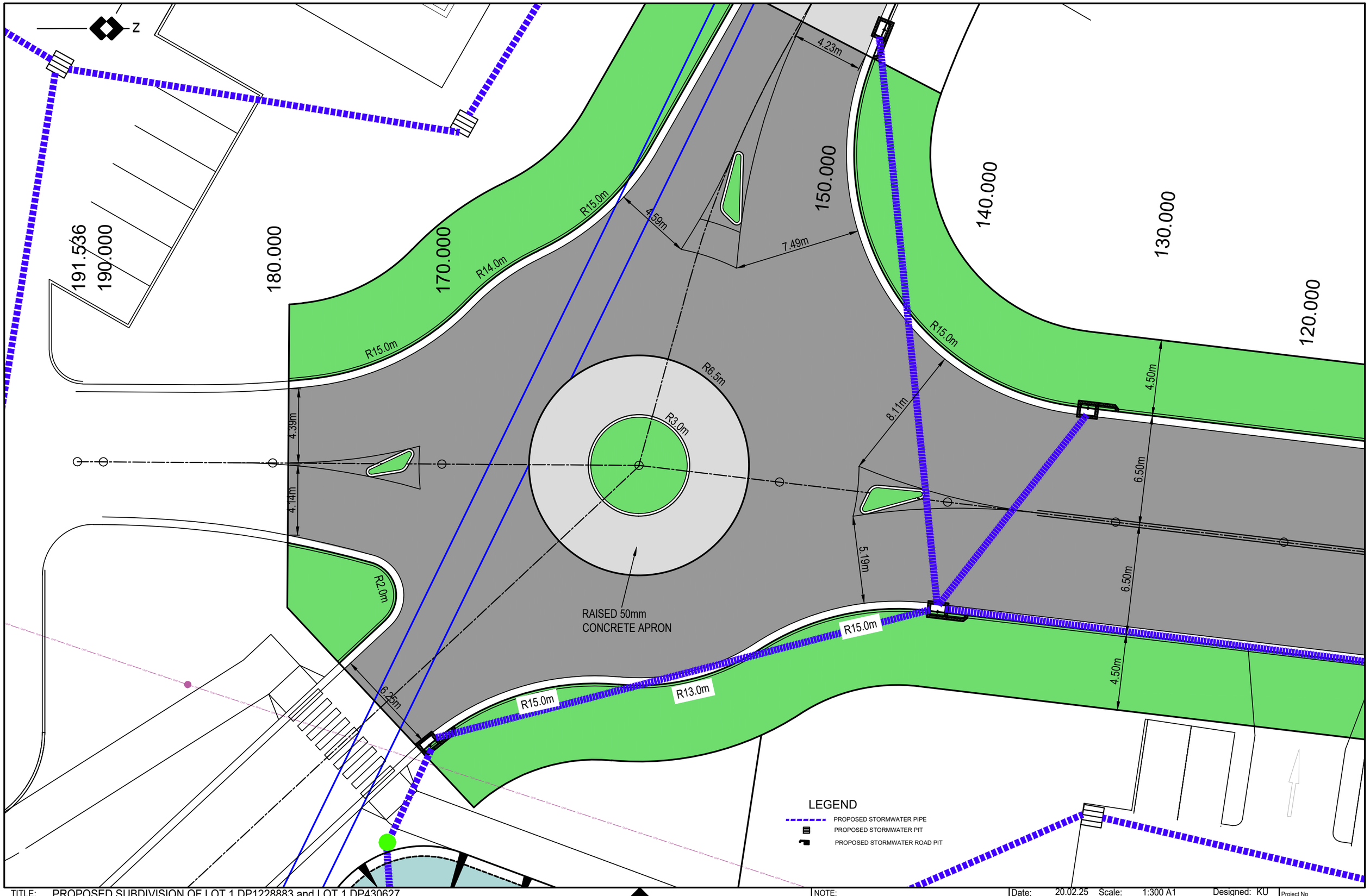
0 10 20 30 40 50 m
1:500 (H)

Date: 20.02.25 Scale: 1:400 A1 Designed: KU
Cad Ref: HD336 Civil COMMERCIAL R6

No	Amendment	Drawn	Date
C6	AMEND FLOOR LEVELS	KU	28.05.25
C5	DA ISSUE	KU	20.05.25

Project No HD336-DA2
Drawing No S08
Revision C6



TITLE: PROPOSED SUBDIVISION OF LOT 1 DP1228883 and LOT 1 DP430627
202 BUSHLAND DRIVE TAREE

ROUNDABOUT PLAN SHEET

CLIENT: AJA DEVELOPMENTS

High Definition Design Pty Ltd

KEVIN URANE 0412009891

NOTE:

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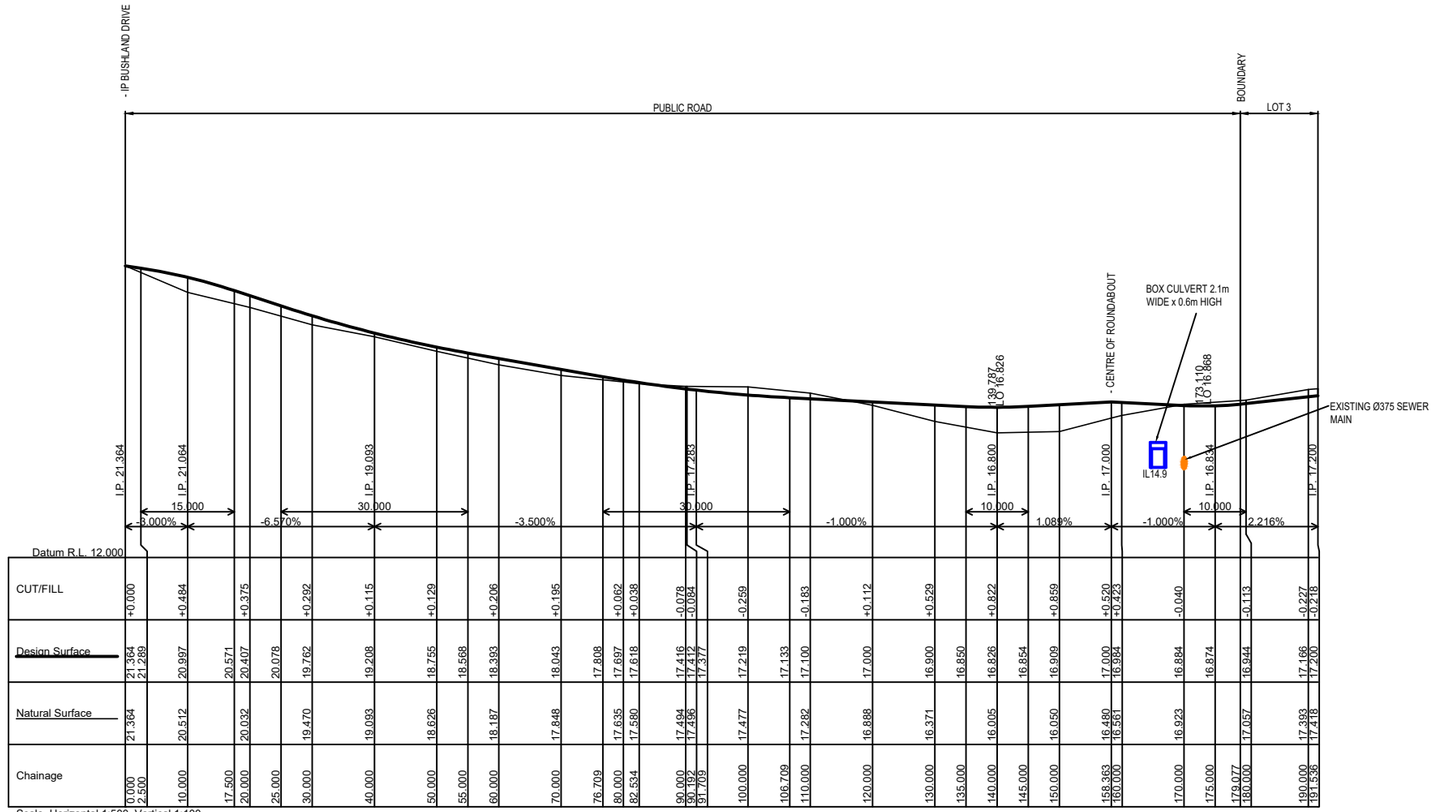
0 10 20 30 40 50 m
1:500 (H)

Date: 20.02.25 Scale: 1:300 A1 Designed: KU
Cad Ref: HD336 Civil COMMERCIAL R6

No	Amendment	Drawn	Date
C6	AMEND FLOOR LEVELS	KU	28.05.25
C5	DA ISSUE	KU	20.05.25

Project No HD336 DA2
Drawing No S09
Revision C6



ROAD 1 LONGITUDINAL SECTIONS

TITLE: PROPOSED SUBDIVISION OF LOT 1 DP1228883 and LOT 1 DP430627
202 BUSHLAND DRIVE TAREE

ROAD 1 LONG SECTIONS

CLIENT: AJA DEVELOPMENTS

High Definition Design Pty Ltd
KEVIN URANE 0412009891

NOTE:

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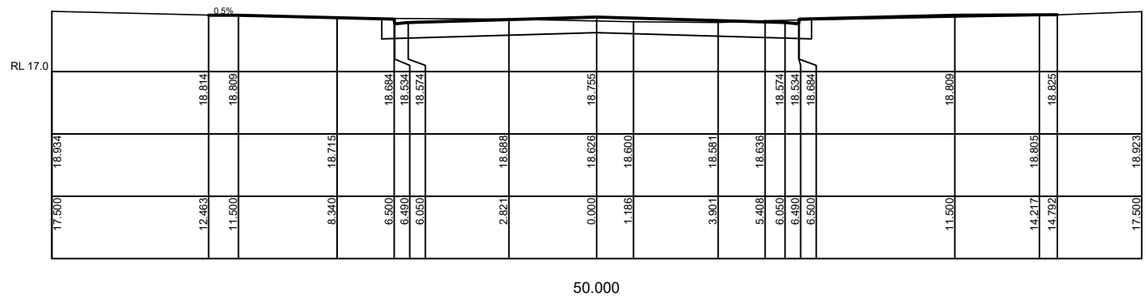
0 10 20 30 40 50m
1:500 (H)

Date: 20.02.25 Scale: 1:300 A1 Designed: KU
Cad Ref: HD336 Civil COMMERCIAL R6

No	Amendment	Drawn	Date
C6	AMEND FLOOR LEVELS	KU	28.05.25
C5	DA ISSUE	KU	20.05.25

Project No HD336 DA2
Drawing No S10
Revision C6



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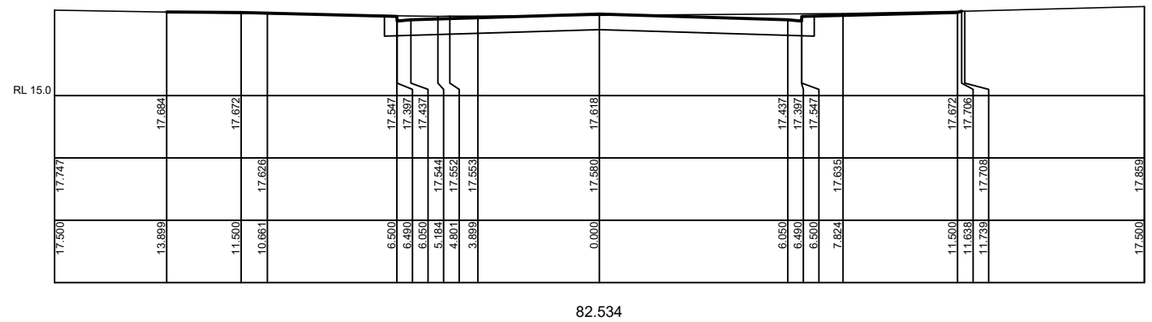

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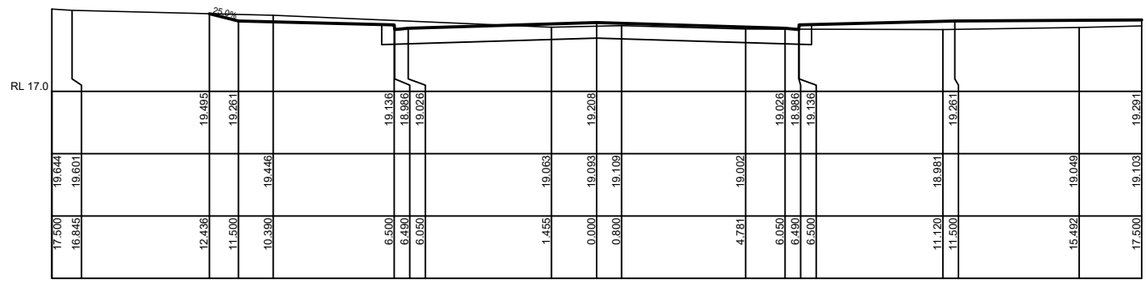

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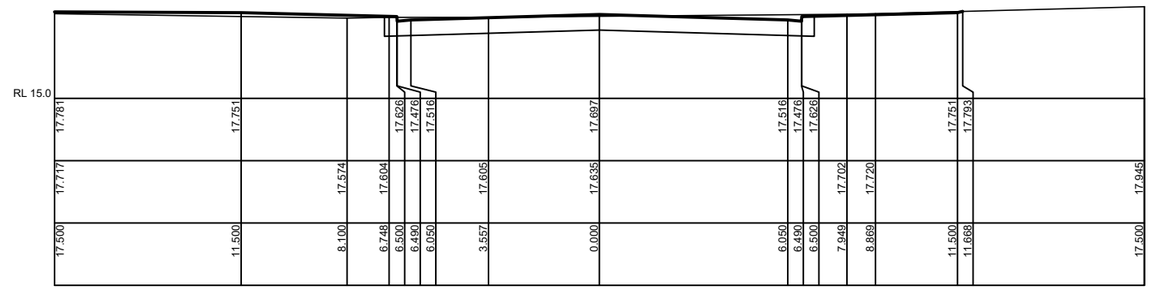

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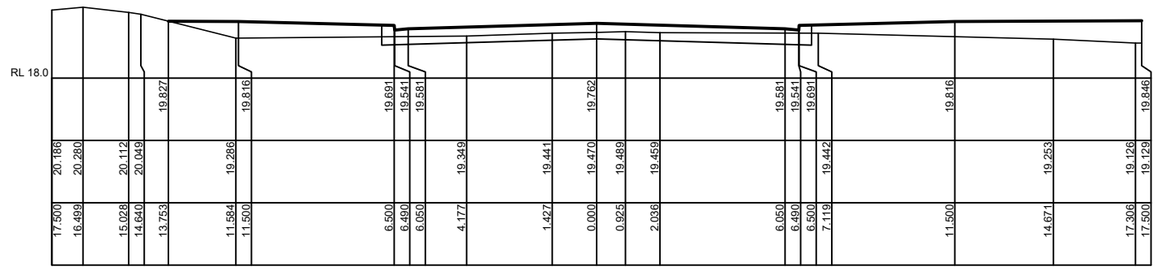

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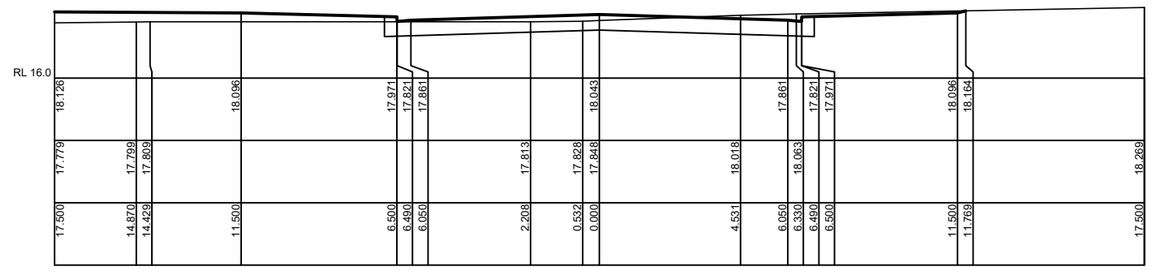

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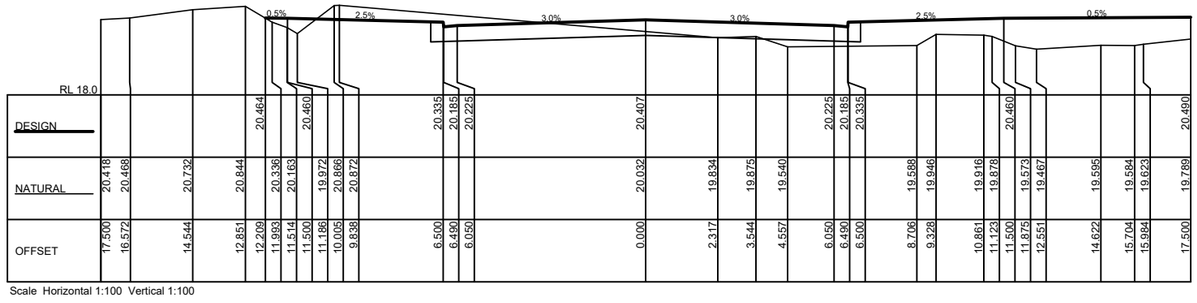

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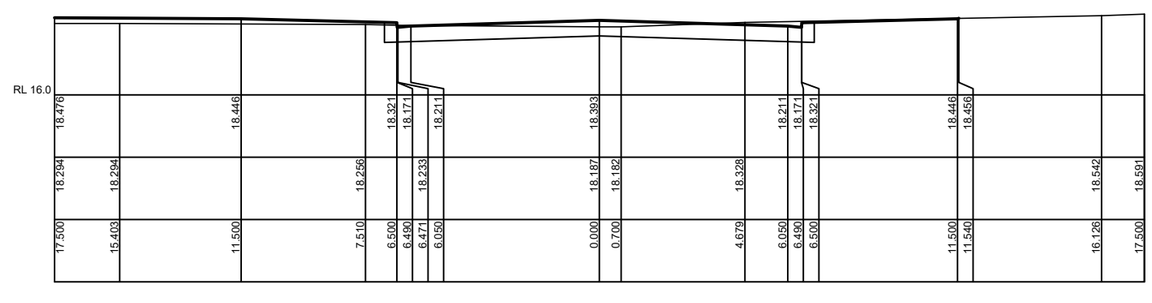

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TITLE: PROPOSED SUBDIVISION OF LOT 1 DP1228883 and LOT 1 DP430627
202 BUSHLAND DRIVE TAREE

ROAD 1 CROSS SECTIONS 1 OF 2

CLIENT: AJA DEVELOPMENTS

High Definition Design Pty Ltd
KEVIN URANE 0412009891

NOTE:

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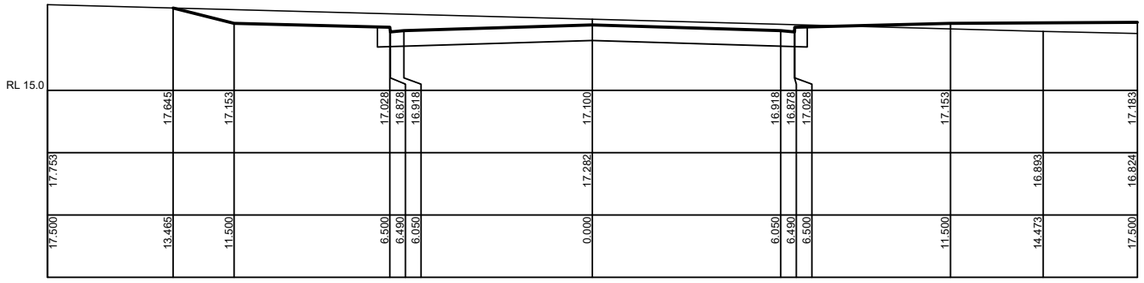
Date: 11.04.23 Scale: 1:100 A1 Designed: KU
Cad Ref: HD336 Civil COMMERCIAL R6

No	Amendment	Drawn	Date
C6	AMEND FLOOR LEVELS	KU	28.05.25
C5	DA ISSUE	KU	20.05.25

Project No HD336 DA2
Drawing No S11
Revision C6



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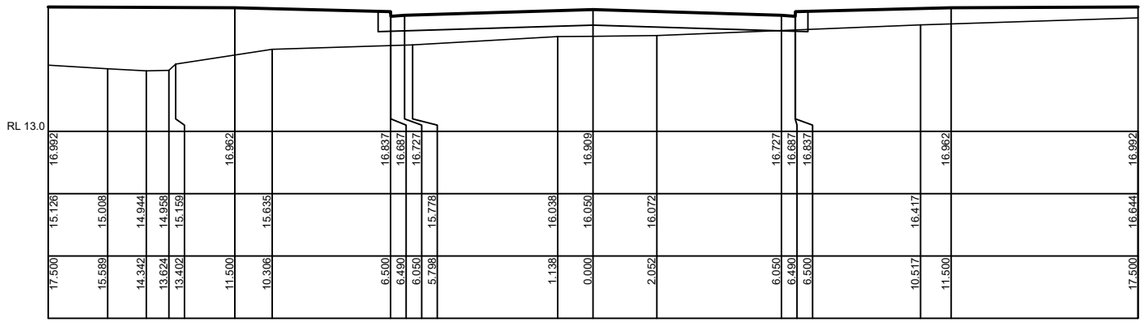

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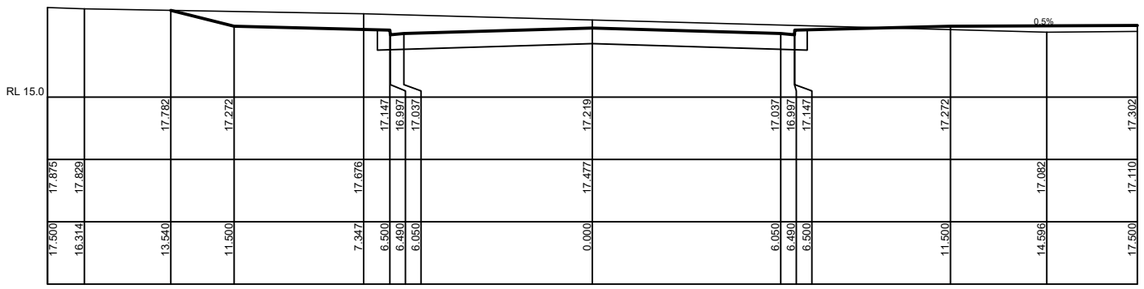

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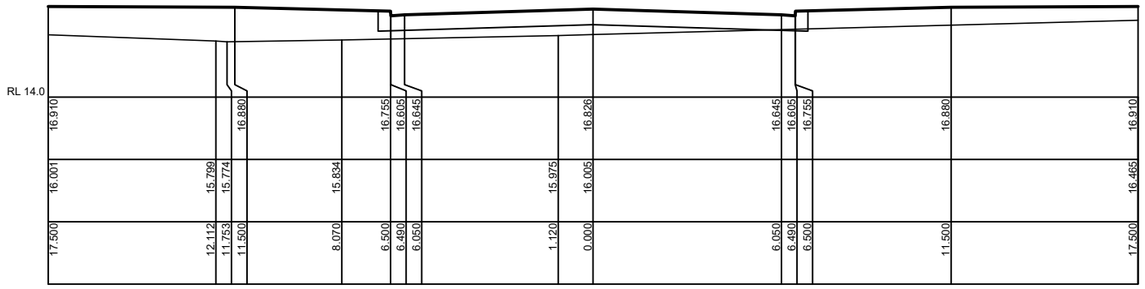

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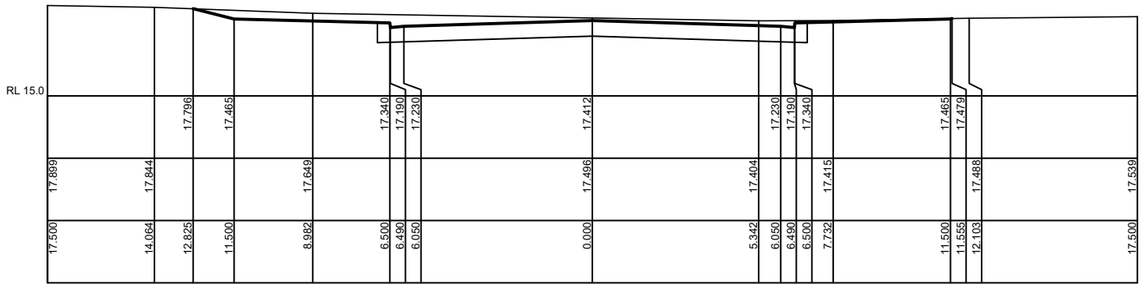

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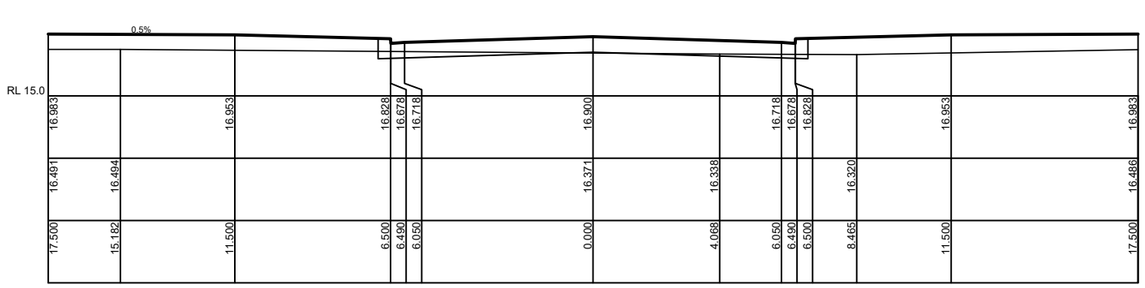

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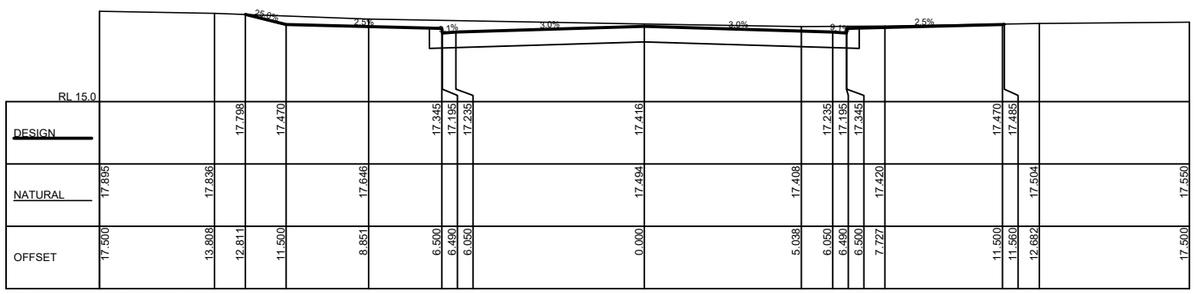

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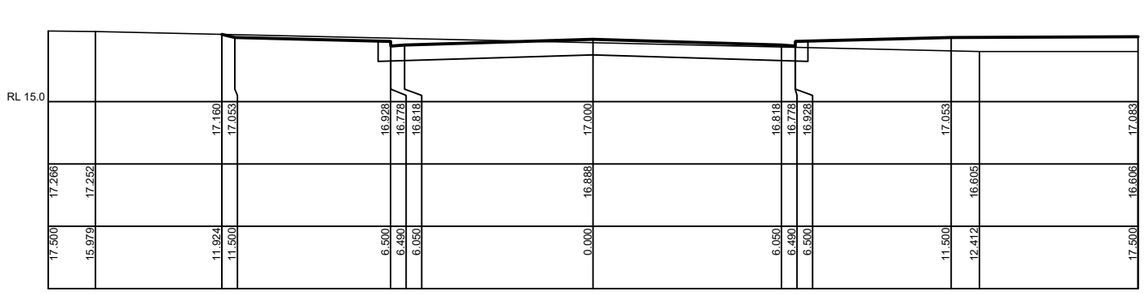

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TITLE: PROPOSED SUBDIVISION OF LOT 1 DP1228883 and LOT 1 DP430627
202 BUSHLAND DRIVE TAREE

ROAD 1 CROSS SECTIONS 2 OF 2

CLIENT: AJA DEVELOPMENTS

High Definition Design Pty Ltd
KEVIN URANE 0412009891

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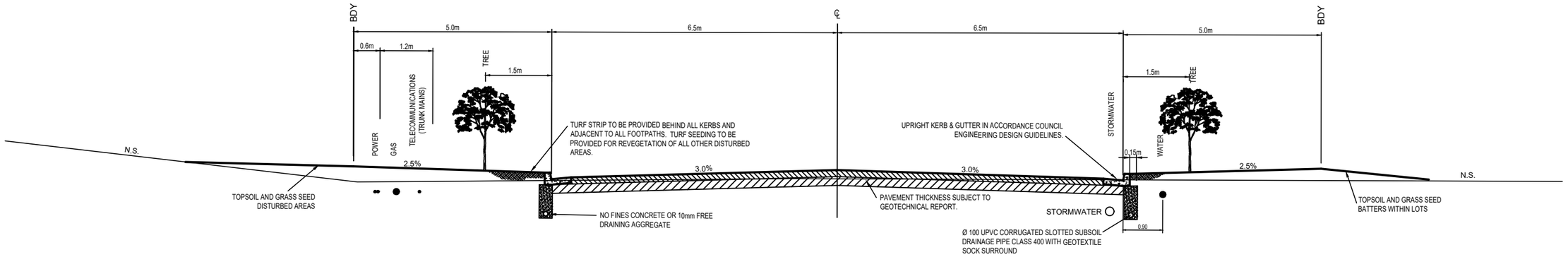
1:500 (H)

Date: 11.04.23 Scale: 1:100 A1 Designed: KU
Cad Ref: HD336 Civil COMMERCIAL R6

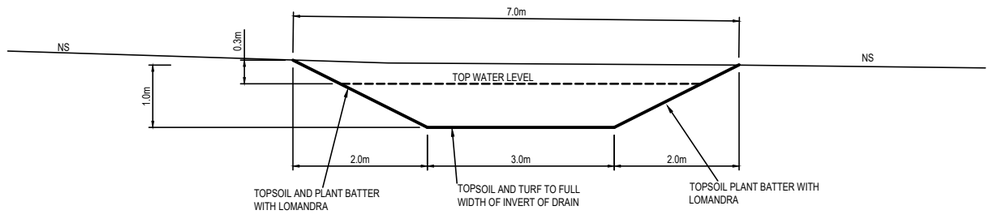
No	Amendment	Drawn	Date
C6	AMEND FLOOR LEVELS	KU	28.05.25
C5	DA ISSUE	KU	20.05.25

Project No HD336 DA2
Drawing No S12
Revision C6



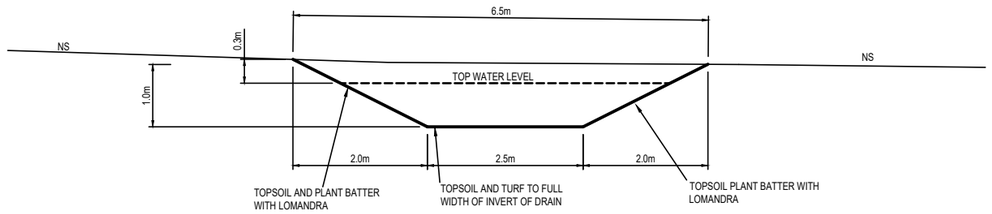
TYPICAL CROSS SECTION - ROAD 1 (13m WIDE PAVEMENT)

SCALE 1:50



TYPICAL CROSS SECTION - SWALE DRAIN 1

SCALE 1:25



TYPICAL CROSS SECTION - SWALE DRAIN 2

SCALE 1:25

TITLE: PROPOSED SUBDIVISION OF LOT 1 DP1228883 and LOT 1 DP430627
202 BUSHLAND DRIVE TAREE

TYPICAL CROSS SECTION

CLIENT: AJAN DEVELOPMENTS

High Definition Design Pty Ltd
KEVIN URANE 0412009891

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1:500 (H)

Date: 11.04.23 Scale: 1:50 A1 Designed: KU
Cad Ref: HD336 Civil COMMERCIAL R6

No	Amendment	Drawn	Date
C6	AMEND FLOOR LEVELS	KU	28.05.25
C5	DA ISSUE	KU	20.05.25

Project No HD336
Drawing No S13
Revision C6

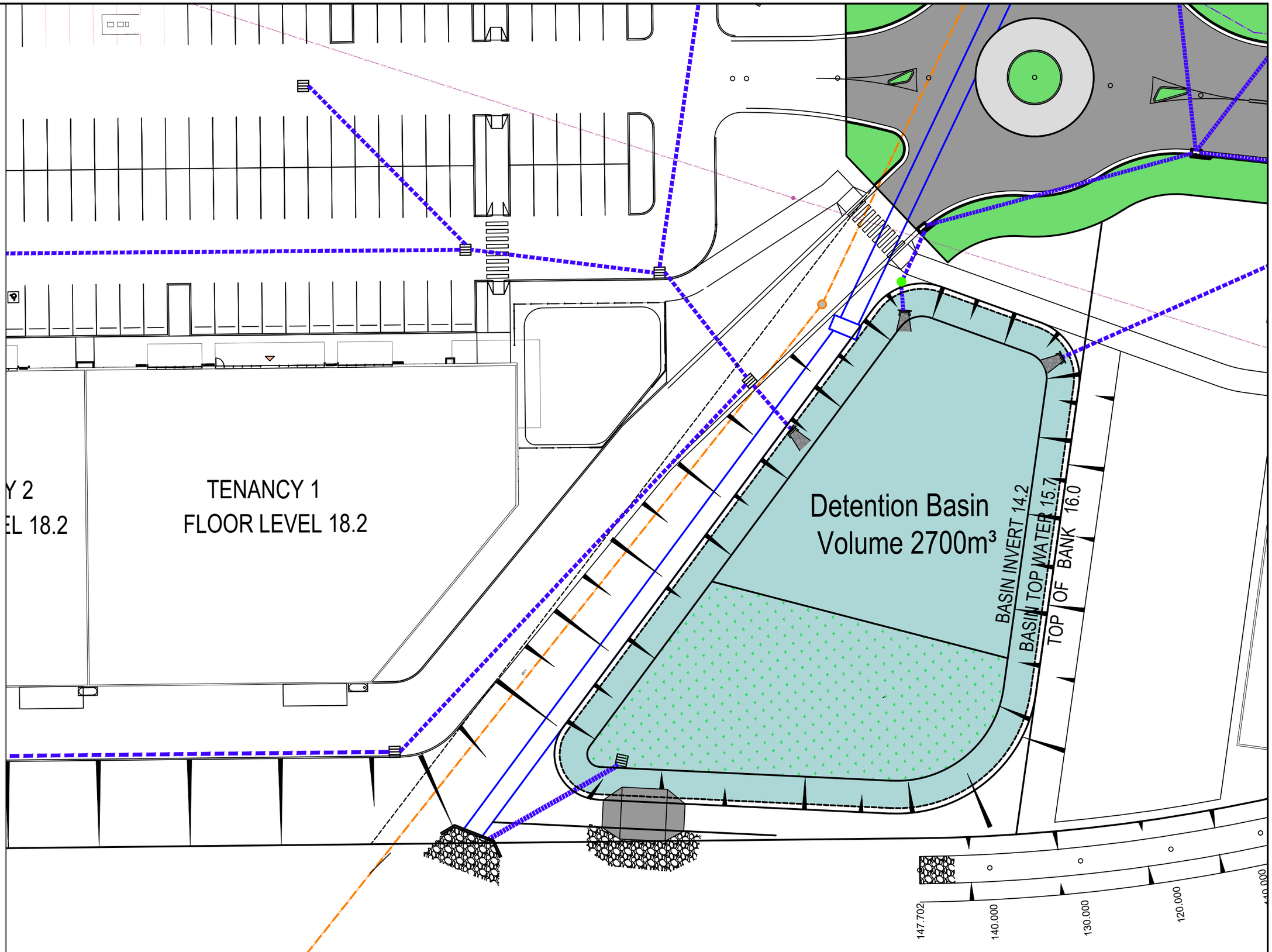
N

LEGEND

- PROPOSED BASIN
- PROPOSED BIO FILTER
- PROPOSED PIPE NETWORK
- PROPOSED GPT
- EXISTING SEWER MAIN

STORMWATER DETENTION BASIN

Volume Minimum Required 1660m^3
Top Bank 16.0
Top Water Level 15.7
Invert Level 14.2
bio filter area 350m^2



TITLE: PROPOSED SUBDIVISION OF LOT 1 DP1228883 and LOT 1 DP430627
202 BUSHLAND DRIVE TAREE

BASIN PLAN

CLIENT: AJA DEVELOPMENTS

High Definition Design Pty Ltd
KEVIN URANE 0412009891

NOTE:

ALL EXISTING UNDERGROUND SERVICES MUST BE LOCATED AND EXPOSED PRIOR TO EARTHWORKS COMMENCING AND IT IS RESPONSIBILITY OF THOSE PERSONS USING THIS PLAN TO CONFIRM BOTH POSITION AND LEVEL OF THESE UTILITIES IN CONJUNCTION WITH THE APPROPRIATE AUTHORITY.

0 4 8 12 16 20m
1:200 (H)

Date: 11.04.23 Scale: 1:200 A1 Designed: KU
Cad Ref: HD336 Civil COMMERCIAL R6

No	Amendment	Drawn	Date
C6	AMEND FLOOR LEVELS	KU	28.05.25
C5	DA ISSUE	KU	20.05.25

Project No HD336 DA2
Drawing No S14
Revision C6

EMBANKMENT FOUNDATION TREATMENT

BASED ON THE SUBSURFACE CONDITIONS ENCOUNTERED DURING THE INVESTIGATION IN THE PROPOSED BASIN ENVELOPES AND REVIEW OF THE DESIGN PLANS, EMBANKMENT FOUNDATION CONDITIONS ARE EXPECTED TO BE WITHIN THE RESIDUAL CLAY OR EXTREMELY WEATHERED MATERIAL.

THE FOLLOWING GENERAL FOUNDATION PREPARATION REQUIREMENTS MUST BE ADOPTED:

1. REMOVAL OF TOPSOIL AND WEAK, COMPRESSIBLE SOILS.
2. EXCAVATION TO DESIGN LEVELS AND STOCKPILING OF SUITABLE MATERIAL FOR REUSE AS ZONE 1 AND 2 FILL.
3. STATIC PROOF-ROLLING OF THE EXPOSED FOUNDATION AREA UNDER THE EMBANKMENT WITH A HEAVY (MINIMUM 10 TONNE) ROLLER. SOFT OR WEAK AREAS DETECTED DURING THE PROOF ROLLING SHALL BE EXCAVATED AND REPLACED WITH COMPACTED FILL COMPRISING LOW PERMEABILITY CLAY MEETING THE REQUIREMENTS OF ZONE 1 MATERIAL.
4. PROTECTION OF THE PREPARED FOUNDATION TO PREVENT EXCESSIVE WETTING OR DRYING PRIOR TO PLACEMENT OF EMBANKMENT FILL MATERIAL. TRAFFICKING OF THE EXPOSED FOUNDATION SHOULD BE LIMITED (OR AVOIDED WHERE POSSIBLE) TO PREVENT PERMANENT DEFORMATION.
5. INSPECTION OF CONTROLLED FILLING FOUNDATION BY AN EXPERIENCED GEOTECHNICAL CONSULTANT TO ASSESS POTENTIAL DEFECTS AND POTENTIAL SEEPAGE.

IMPOUNDMENT AREA

BASED ON THE EXCAVATED TEST PITS AND PROPOSED DESIGN LEVELS, THE ENTIRE IMPOUNDMENT AREA IS EXPECTED TO BE FORMED THROUGH EXCAVATIONS INTO THE RESIDUAL CLAY AND WEATHERED ROCK MATERIAL. DUE TO THE PRESENCE OF STILL-HARD RESIDUAL CLAYS AND EWM, IT IS EXPECTED A CLAY CORE WOULD NOT BE REQUIRED. INSTEAD, IT IS CONSIDERED THE APPLICATION OF A 500mm THICK CLAY LINER WOULD BE MORE SUITABLE FOR IMPOUNDMENT AREA TREATMENT TO PREVENT POTENTIAL SEEPAGE.

FOUNDATION PREPARATIONS FOR HE APPLICATION OF THE CLAY LINER WOULD COMPRISE:

(A) EXCAVATION TO DESIGN LEVELS AND STOCKPILING OF SUITABLE MATERIAL FOR REUSE.
(B) STATIC PROOF-ROLLING/ INSPECTION OF THE EXPOSED IMPOUNDMENT AREA BY A SUITABLE QUALIFIED GEOTECHNICAL CONSULTANT.
(C) PROTECTION OF THE PREPARED FOUNDATION TO PREVENT EXCESSIVE WETTING OR DRYING PRIOR TO PLACEMENT OF CLAY LINER.
(D) TRAFFICKING OF THE EXPOSED FOUNDATION SHOULD BE LIMITED (OR AVOIDED WHERE POSSBLE) TO PREVENT DEFORMATION.

FOLLOWING FOUNDATION PREPARATION, APPLICATION OF THE CLAY LINER WOULD THEN BE UNDERTAKEN. THIS WOULD COMPRISE:

(A) COMPACTION OF THE CLAY MATERIAL TO SPECIFICATIONS OUTLINED IN TABLE 1-4 (REFER TO GEOTECHINCAL REPORT) WITHIN THE IMPOUNDMENT AREA.
(B) CLAY IS TO BE ROLLED AND COMPACTED TO SPECIFIED LIMITS IN TWO (2) 250mm COMPACTED LAYERS UTILISING A PAD FOOT ROLLER.
(C) SLIGHT OVERFILLING WILL BE REQUIRED SUCH THAT TRIMMING BACK TO SUITABLY COMPACTED CLAY IS UNDERTAKEN.
(D) FOLLOWING TRIMMING WORKS, INSPECTION WILL BE REQUIRED BY A SUITABLY QUALIFIED GEOTECHNICAL CONSULTANT.

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STORMWATER OUTLETS AND SEEPAGE COLLARS

A SEEPAGE COLLAR WILL BE REQUIRED TO BE CONSTRUCTED ALONG THE STORMWATER PIPES TRAVERSING THE DAM EMBANKMENT TO INCREASE THE LENGTH OF THE PERCOLATION PATH AND REDUCE THE RISK OF PIPING DEVELOPING AROUND THE STORMWATER PIPES.

SEEPAGE COLLARS ARE GENERALLY MADE OF CONCRETE WITH A REQUIRED WIDTH DEPENDING ON PIPE DIAMETER BUT ARE TYPICALLY THREE TIMES THE PIPE DIAMETER.

ON THE BASIS THAT THE PROPOSED BOX CULVERT INCLUDES WING WALLS ON EACH END AND THAT THE CONSTRUCTION INCLUDES A SUBSOIL DRAINAGE PIPE ON EACH SIDE EMBEDDED IN 10mm AGGREGATE, NO SEEPAGE COLLAR WOULD BE REQUIRED AS PART OF THE BOX CULVER CONSTRUCTION.

SURFACE EROSION CONTROL

TOPSOIL SHALL BE SPREAD OVER THE EXPOSED SURFACES OF THE EMBANKMENT TO A DEPTH OF AT LEAST 150MM AND SOWN WITH PASTURE GRASS TO ESTABLISH A GOOD COVER AS SOON AS PRACTICAL.

LARGE VEGETATION (TREES) WOULD BE CONSIDERED SUITABLE FOR THE FLATTER PORTIONS OF THE CENTRAL IMPOUNDMENT AREA, HOWEVER , SHALL NOT BE PLANTED ON BATTERS ASSOCIATED WITH THE BASIN, SHRUBS WOULD BE CONSIDERED A MORE SUITABLE OPTION FOR BATTERS OF THE BASIN.

ROCK RIP RAP SCOUR PROTECTION SHALL BE INCLUDED FOR EROSION CONTROL AT ALL INLET AND OUTLET POINTS INCLUDING EMERGENCY SPILLWAYS.

CONSTRUCTION SEQUENCING FOR BASIN SHALL BE AS FOLLOWS:

PHASE 1 - THE FACILITY SHALL BE CONSTRUCTED TO OPERATE AS SEDIMENT BASIN INITIALLY. ALL FINAL INLET AND OUTLET STRUCTURES SHALL BE INSTALLED AT THIS STAGE (UNLESS ALTERNATE ARRANGEMENTS HAVE BEEN MADE PRIOR WITH COUNCIL AGREEMENT). THE FACILITY SHALL BE MAINTAINED AS A SEDIMENT BASIN UNTIL THE CATCHMENTS DRAINING TO IT HAS BEEN SUBSTANTIALLY DEVELOPED.

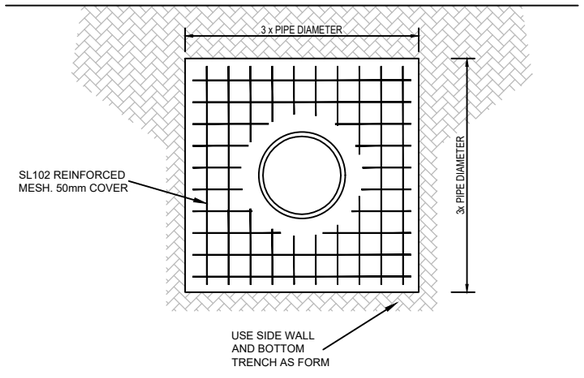
PHASE 2- ONCE THE CATCHMENT HAS BEEN SUBSTANTIALLY DEVELOPED, THE SEDIMENT BASIN SHALL BE DECOMMISSIONED AND THE FINAL APPROVED FACILITY CONSTRUCTED AND LANDSCAPED. THIS WILL BE CONSTRUCTED AFTER STAGE 3 AND THE BASIN IS COMPLETED IN FULL

INSPECTION NOTES

1. CLAY LINER AND BASIN EMBAKMENT ARE NOT TO BE CONSTRUCTED UNTIL SURROUNDING SUBGRADE AREAS ARE INSPECTED AND APPROVED BY COUNCIL.
2. GEOTECHNICAL ENGINEER TO BE CONSULTED AND INSPECT BASIN EMBANKMENT

CONSTRUCTION NOTES FOR CULVERTS

1. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH COUNCIL ENGINEERING GUIDELINES
2. CONCRETE MINIMUM COMPRESSIVE STRENGTH TO BE 32 mpa AT 28 DAYS
   CONCRETE MINIMUM FLEXURAL STRENGTH TO BE 4.25 mpA AT 28 DAYS
3. SPILLWAY SURFACE TO BE BROOMED AND RAKED FINISH
4. CULVERT INVERT SLAB SURFACE TO BE TROWELLED FINISH
5. CLEAR CONCRETE COVER SHALL BE AS NOTED IN THE DRAWINGS, WHERE COVER IS NOT NOTED IT SHALL COMPLY WITH AS3600
6. CONSTRUCTION OF JOINTS WHERE NOT SHOWN SHALL BE LOCATED TO THE APPROVAL OF THE ENGINEER
7. WELDING OF REINFORCEMENT SHALL NOT PERMITTED UNLESS SHOWN ON THE STRUCTURAL DRAWINGS OR APPROVED IN WRITING BY THE ENGINEER
8. REINFORCEMENT SYMBOLS
   R- DENOTES GRADE 230R HOT ROLLED PLAIN BARS TO AS1302
   N - DENOTES GRADE D500N TO AS/NZS 4671
   SL - DENOTES WELDED MESH FABRIC TO AS/NZS 4671
9. ALL REINFORCEMENT FABRIC SHALL COMPLY WITH AS1303 AND AS1304 AD SHALL BE SUPPLIED AS FLAT SHEETS
10. REINFORCEMENT FABRIC FOR PAVEMENTS SHALL BE SUPPORTED ON CHAIRS AT MAXIMUM 1000 CENTRES IN BOTH DIRECTIONS UNO
11. ALL CONCRETE TO BE EFFICIENTLY COMPACTED WITH APPROVED VIBRATOR
12. ALL CONCRETE SHALL BE CURED IN ACCORDANCE WITH AS3600
13. FOR N12 BARS USE A LAP LENGTH OR 500mm MIN UNO
14. DOWELS ARE TO ACCURATELY ALIGNED PARALLEL TO THE PAVEMENT SURFACE AND THE PAVEMENT CENTRE LINE. ALL DOWELS AND JOINT FORMERS ARE TO BE GALVANISED
15. CONCRETE IS TO BE VIBRATED WITH 2 PASSES OF A VIBRATING SCREED IN ACCORDANCE WITH TfNSW R83



PLAN VIEW

TYPICAL SECTION

ANTI-SEEP COLLAR DETAIL

BASIN INLET SEEPAGE COLLAR NOTES

1. A SEEPAGE COLLAR WILL BE REQUIRED TO BE CONSTRUCTED ALONG THE STORMWATER PIPE BETWEEN P1-5 TO P1-HW (APPROXIMATELY 12m UPSTREAM OF THE HEADWALL LOCATION TO INCREASE THE LENGTH OF THE PERCOLATION PATH AND REDUCE THE RISK OF PIPING DEVELOPING AROUND THE STORMWATER PIPES.
2. SEEPAGE COLLARS ARE GENERALLY MADE OF CONCRETE WITH A REQUIRED WIDTH PENETRATING 300mm BEYOND STORMWATER TRENCH.

TITLE: PROPOSED SUBDIVISION OF LOT 1 DP1228883 and LOT 1 DP430627
202 BUSHLAND DRIVE TAREE

CULVERT DETAILS

CLIENT: AJA DEVELOPMENTS

High Definition Design Pty Ltd

KEVIN URANE 0412009891

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Date: 11.04.23 Scale: Designed: KU
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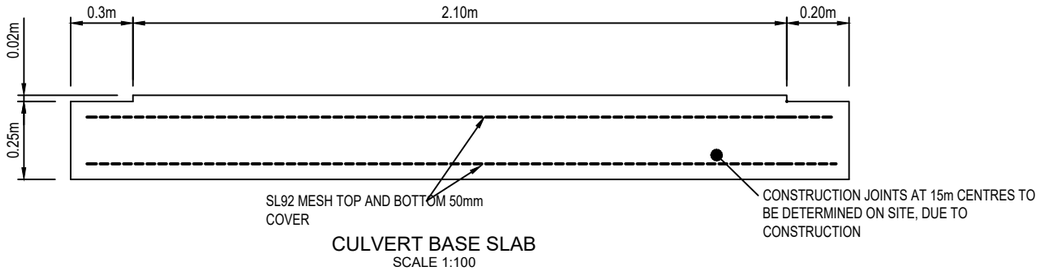
No	Amendment	Drawn	Date
C6	AMEND FLOOR LEVELS	KU	28.05.25
C5	DA ISSUE	KU	20.05.25

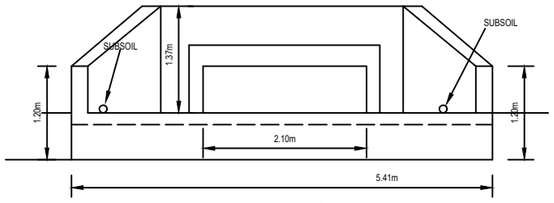
Project No HD336 DA2
Drawing No S15
Revision C6



CULVERT BASE SLAB
SCALE 1:100

NOTE.

1. BASE SLAB AND CULVERT CONSTRUCTION / INSTALLATION TO BE INACCORDANCE WITH AS1597.2 AND THE MANUFACTURES GUIDELINES.
2. REFER TO AS1597.2 CLAUSE 5.4 FOR GROUTING AND MORTAR THICKNESS AND APPLICATION FOR BASE OF CULVERTS LEGS TO BASE SLAB AND ANY GAPS BETWEEN CULVERT LEGS AND BASE SLABS AFTER PLACEMENT.
3. FOOTING OF BASE SLAB TO BE INSPECTED BY GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF SLAB.
4. MINIMUM BEARING CAPACITY 150kpa
5. GEOTECHNICAL ENGINEER TO CONFIRM BEARING CAPACITY OF 150 KPa IS ACHEIVED. AREAS OF UNSUITABLE MATERIAL TO BE REMOVED AND REPLACED AT DIRECTION OF GEOTECHNICAL ENGINEER.
6. MINIMUM STANDARD COMPACTION OF 95% TO BE ACHEIVED, GEOTECHNICAL ENGINEER TO CONFIRM PRIOR TO PLACEMENT OF CULVERT SLAB
7. HEADWALLS AND BASE SLAB TO BE MINIMUM 32MPa @ 28 DAYS
8. 50mm BLINDING LAYER TO UNDER HEADWALLS TO BE 5MPa
9. ANY BARS THROUGH COL JOINTS REQUIRED TO BE GALVANISED
10. SUBSOIL PIPE TO BE INSTALLED ON BOTH SIDE OF CULVERTS AND BACKFILL WITH 10MM AGGREGATE.
11. HEADWALLS AND CULVERT BASE TO BE INSPECTED BY CIVIL/ STRUCTURAL ENGINEER AND COUNCIL PRIOR TO PLACEMENT OF CONCRETE



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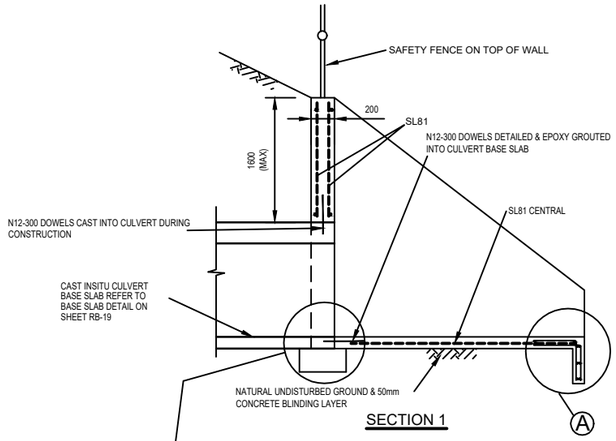
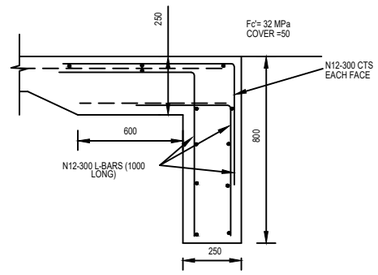
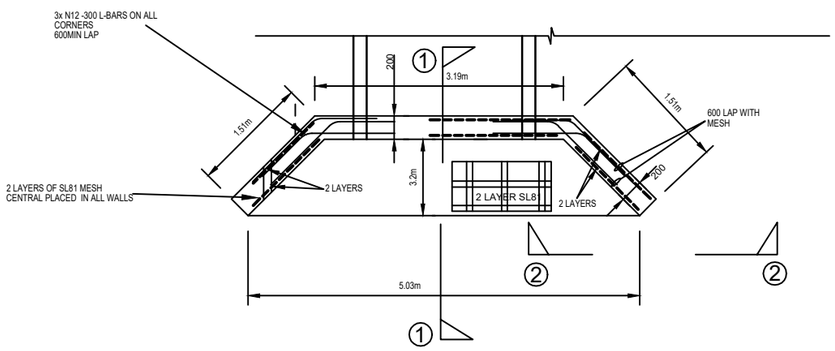
SCALE 1:25



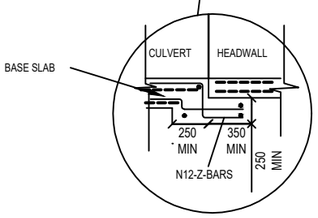
SECTION 1

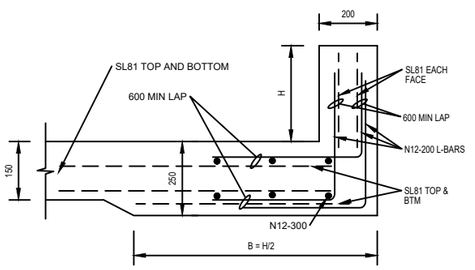


DETAIL A



PLAN
SCALE 1:25





SECTION 2

TITLE: PROPOSED SUBDIVISION OF LOT 1 DP1228883 and LOT 1 DP430627
202 BUSHLAND DRIVE TAREE

CULVERT DETAILS

CLIENT: AJA DEVELOPMENTS

High Definition Design Pty Ltd
KEVIN URANE 0412009891

NOTE:

ALL EXISTING UNDERGROUND SERVICES MUST BE LOCATED AND EXPOSED PRIOR TO EARTHWORKS COMMENCING AND IT IS RESPONSIBILITY OF THOSE PERSONS USING THIS PLAN TO CONFIRM BOTH POSITION AND LEVEL OF THESE UTILITIES IN CONJUNCTION WITH THE APPROPRIATE AUTHORITY.

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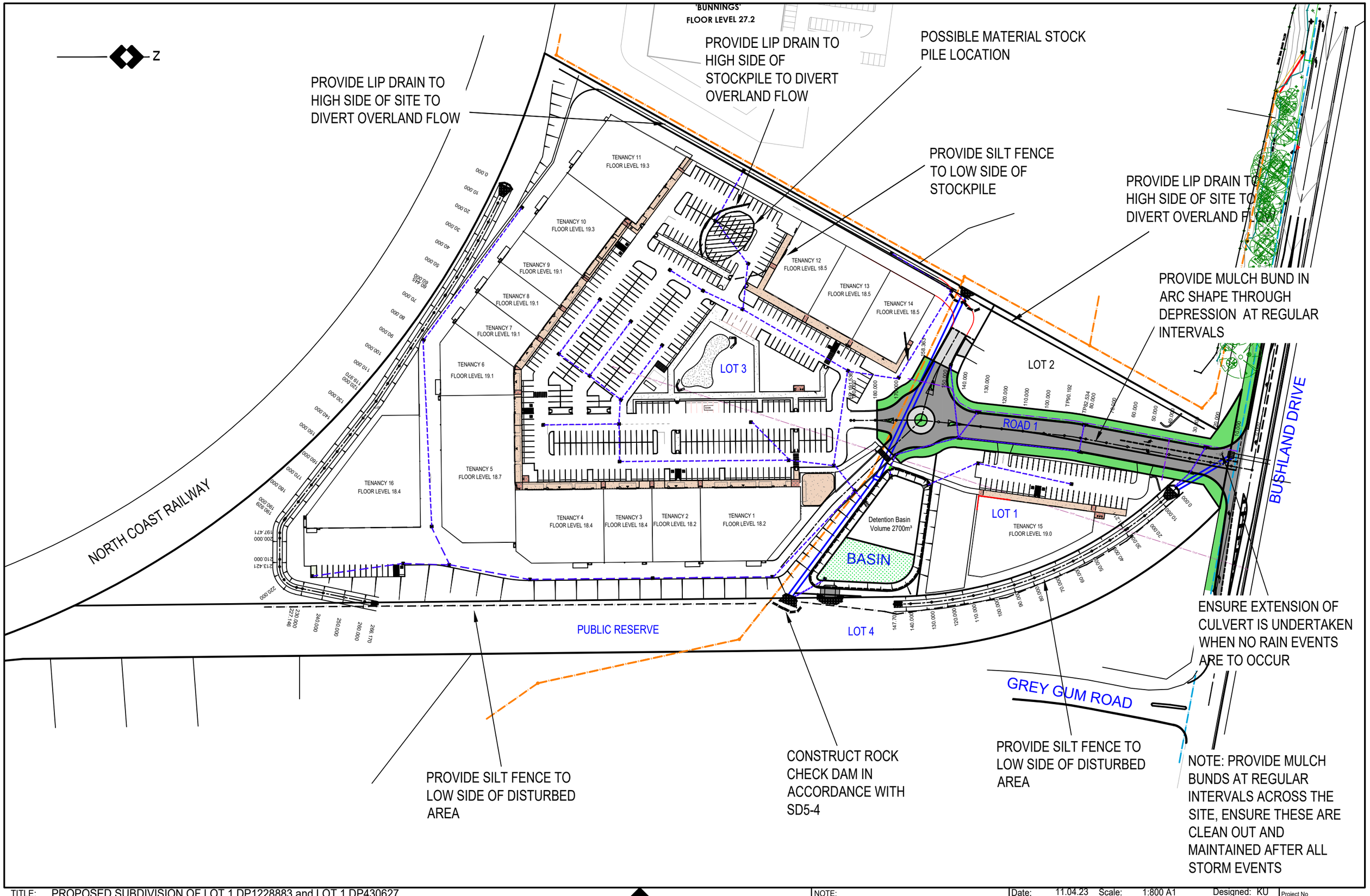
1:500 (H)

Date: 11.04.23 Scale: 1:1000 A1 Designed: KU
Cad Ref: HD336 Civil COMMERCIAL R6

No	Amendment	Drawn	Date
C6	AMEND FLOOR LEVELS	KU	28.05.25
C5	DA ISSUE	KU	20.05.25

Project No HD336 DA2
Drawing No S16
Revision C6



TITLE: PROPOSED SUBDIVISION OF LOT 1 DP1228883 and LOT 1 DP430627
202 BUSHLAND DRIVE TAREE

SEDIMENT AND EROSION CONTROL PLANS

CLIENT: AJA DEVELOPMENTS

High Definition Design Pty Ltd
KEVIN URANE 0412009891

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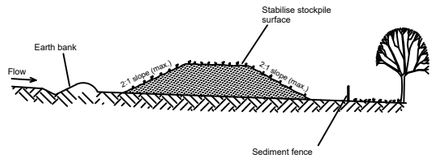
Date: 11.04.23 Scale: 1:800 A1 Designed: KU
Cad Ref: HD336 Civil COMMERCIAL R6

No	Amendment	Drawn	Date
C6	AMEND FLOOR LEVELS	KU	28.05.25
C5	DA ISSUE	KU	20.05.25

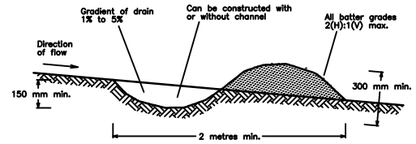
Project No HD336 DA2
Drawing No C17
Revision C6



Construction Notes

1. Place stockpiles more than 2 (preferably 5) metres from existing vegetation, concentrated water flow, roads and hazard areas.
2. Construct on the contour as low, flat, elongated mounds.
3. Where there is sufficient area, topsoil stockpiles shall be less than 2 metres in height.
4. Where they are to be in place for more than 10 days, stabilise following the approved ESCP or SWMP to reduce the C-factor to less than 0.10.
5. Construct earth banks (Standard Drawing 5-5) on the upslope side to divert water around stockpiles and sediment fences (Standard Drawing 6-8) 1 to 2 metres downslope.

STOCKPILES SD 4-1

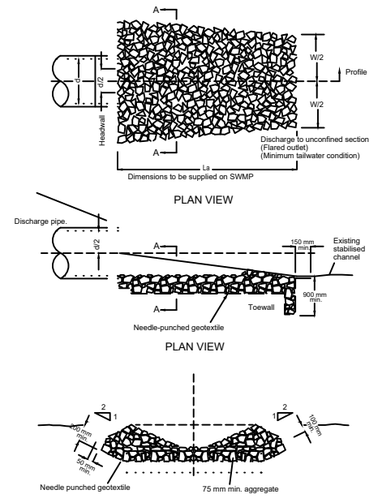


NOTE: Only to be used as temporary bank where maximum upslope length is 80 metres.

Construction Notes

1. Build with gradients between 1 percent and 5 percent.
2. Avoid removing trees and shrubs if possible - work around them.
3. Ensure the structures are free of projections or other irregularities that could impede water flow.
4. Build the drains with circular, parabolic or trapezoidal cross sections, not V shaped.
5. Ensure the banks are properly compacted to prevent failure.
6. Complete permanent or temporary stabilisation within 10 days of construction.

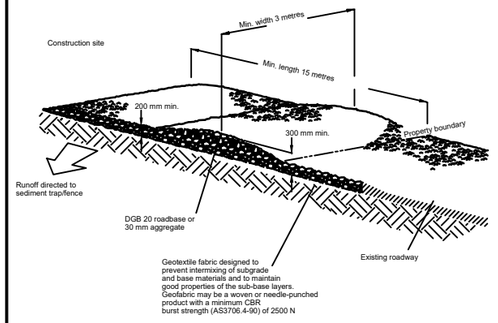
EARTH BANK (LOW FLOW) SD 5-5



Construction Notes

1. Compact the subgrade fill to the density of the surrounding undisturbed material.
2. Prepare a smooth, even foundation for the structure that will ensure that the needle-punched geotextile does not sustain serious damage when covered with rock.
3. Should any minor damage to the geotextile occur, repair it before spreading any aggregate. For repairs, patch one piece of fabric over the damage, making sure that all joints and patches overlap more than 300 mm.
4. Lay rock following the drawing, according to Table 5.2 of Landcom (2004) and with a minimum diameter of 75 mm.
5. Ensure that any concrete or riprap used for the energy dissipater or the outlet protection conforms to the grading limits specified on the SWMP.

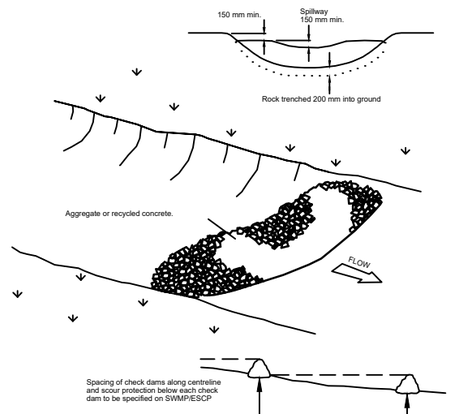
ENERGY DISSIPATER SD 5-8



Construction Notes

1. Strip the topsoil, level the site and compact the subgrade.
2. Cover the area with needle-punched geotextile.
3. Construct a 200 mm thick pad over the geotextile using road base or 30 mm aggregate.
4. Ensure the structure is at least 15 metres long or to building alignment and at least 3 metres wide.
5. Where a sediment fence joins onto the stabilised access, construct a hump in the stabilised access to divert water to the sediment fence

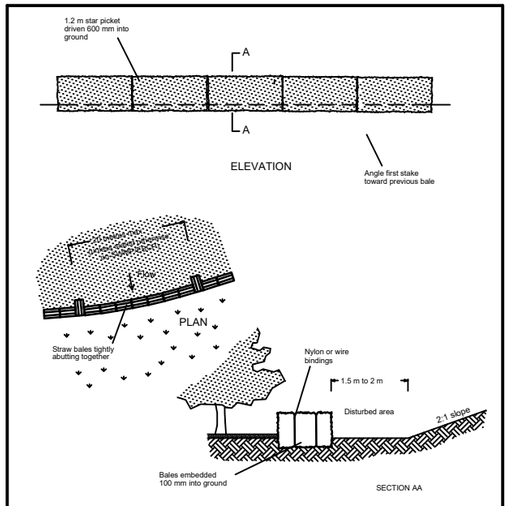
STABILISED SITE ACCESS SD 6-14



Construction Notes

1. Check dams can be built with various materials, including rocks, logs, sandbags and straw bales. The maintenance program should ensure their integrity is retained, especially where constructed with straw bales. In the case of bales, this might require their replacement each two to four months.
2. Trench the check dam 200 mm into the ground across its whole width. Where rock is used, fill the trenches to at least 100 mm above the ground surface to reduce the risk of undercutting.
3. Normally, their maximum height should not exceed 600 mm above the gully floor. The centre should act as a spillway, being at least 150 mm lower than the outer edges.
4. Space the dams so the toe of the upstream dam is level with the spillway of the next downstream dam.

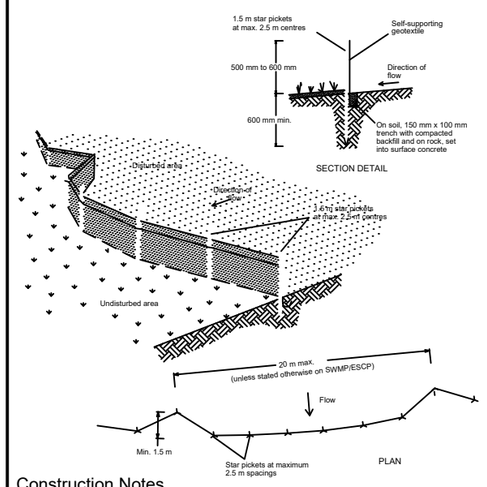
ROCK CHECK DAM SD 5-4



Construction Notes

1. Construct the straw bale filter as close as possible to being parallel to the contours of the site.
2. Place bales lengthwise in a row with ends tightly abutting. Use straw to fill any gaps between bales. Straws are to be placed parallel to ground.
3. Ensure that the maximum height of the filter is one bale.
4. Embed each bale in the ground 75 mm to 100 mm and anchor with two 1.2 metre star pickets or stakes. Angle the first star picket or stake in each bale towards the previously laid bale. Drive them 600 mm into the ground and, if possible, flush with the top of the bales. Where star pickets are used and they protrude above the bales, ensure they are fitted with safety caps.
5. Where a straw bale filter is constructed downslope from a disturbed batter, ensure the bales are placed 1 to 2 metres downslope from the toe.
6. Establish a maintenance program that ensures the integrity of the bales is retained - they could require replacement each two to four months.

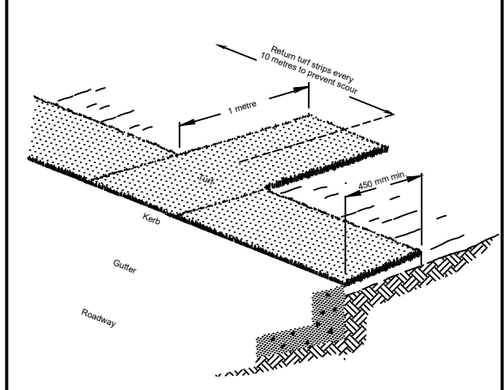
STRAW BALE FILTER SD 6-7



Construction Notes

1. 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.
2. Cut a 150-mm deep trench along the upslope line of the fence for the bottom of the fabric to be entrenched.
3. Drive 1.5 metre long star pickets into ground at 2.5 metre 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 150-mm overlap.
6. Backfill the trench over the base of the fabric and compact it thoroughly over the geotextile.

SEDIMENT FENCE SD 6-8



Construction Notes

1. Install a 450 mm minimum wide roll of turf on the footpath next to the kerb and at the same level as the top of the kerb.
2. Lay 1.4 metre long turf strips normal to the kerb every 10 metres.
3. Rehabilitate disturbed soil behind the turf strip following the ESCP/SWMP.

KERBSIDE TURF STRIP SD 6-13

TITLE: PROPOSED SUBDIVISION OF LOT 1 DP1228883 and LOT 1 DP430627
202 BUSHLAND DRIVE TAREE

EROSION AND SEDIMENT CONTROL DETAILS 1 OF 3

CLIENT: AJA DEVELOPMENTS

High Definition Design Pty Ltd

KEVIN URANE 0412009891

NOTE:

ALL EXISTING UNDERGROUND SERVICES MUST BE LOCATED AND EXPOSED PRIOR TO EARTHWORKS COMMENCING AND IT IS RESPONSIBILITY OF THOSE PERSONS USING THIS PLAN TO CONFIRM BOTH POSITION AND LEVEL OF THESE UTILITIES IN CONJUNCTION WITH THE APPROPRIATE AUTHORITY.

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Date: 11.04.23 Scale: 1:1000 A1 Designed: KU
Cad Ref: HD336 Civil COMMERCIAL R6

No	Amendment	Drawn	Date
C6	AMEND FLOOR LEVELS	KU	28.05.25
C5	DA ISSUE	KU	20.05.25

Project No HD336 DA2
Drawing No S18
Revision C6

Erosion and Sediment Control Notes

The following notes may not be relevant to each development.

General

1. ESCP refers to Erosion and Sediment Control Plan and SWMP refers to Soil and Water Management Plan.

2. ESC refers to erosion and sediment control.

3. Sediment, includes, but is not limited to, clay, silt, sand, gravel, soil, mud, cement, and ceramic waste.

4. Any reference to the Blue Book refers to Managing Urban Stormwater- Soils and Construction. Land com, 2004.

5. Any reference to the IECA White Books (2008) refers to IECA2008.Best Practice Erosion and Sediment Control. Books 1-6.InternationalErosion Control Association (Australasia). Picton NSW.

6. Any material deposited in any conservation area from works associated with the development shall be removed immediately by measures involving minimal ground and/or vegetation disturbance and no machinery, or following directions by Council and/or within a time frame advised by Council.

The ESCP

7. The ESCP and its associated ESC measures shall be constantly monitored, reviewed, and modified as required to correct deficiencies. Council has the right to direct changes if, in its opinion, the measures that are proposed or have been installed are inadequate to prevent pollution.

8.Prior to any activities on site, the responsible person(s) is to be nominated. The responsible person(s) shall be responsible for the ESC measures onsite. The name, address and 24 hour contact details of the person(s) shall be provided to Council in writing. Council shall be advised within 48 hours of any changes to the responsible person(s), or their contact details, in writing.

9. At least 14 days before the natural surface is disturbed in any new stage, the contractor shall submit to the Certifier, a plan showing ESC measures for that Stage. The degree of design detail shall be based on the disturbed area.

10. At any time, the ESC measures on site shall be appropriate for the area of disturbance and its characteristics including soils (in accordance with those required for the site as per DCP).

11. The implementation of the ESCP shall be supervised by personnel with appropriate qualifications and/or experience in ESC on construction sites.

12. The approved ESCP shall be available on-site for inspection by Council officers while work activities are occurring.

13. The approved ESCP shall be up to date and show a timeline of installation, maintenance and removal of ESC measures.

14. All ESC measure shall be appropriate for the Sediment Type(s) of the soils on site, in accordance with the Blue Book, IECA White Books or other current recognised industry standard for ESC for Australian conditions.

15. Adequate site data, including soil data from a NATA approved Laboratory, shall be obtained to allow the preparation of an appropriate ESCP, and allow the selection, design and specification of required ESC measures.

16. All works shall be carried out in accordance with the approved ESCP (as amended from time to time) unless circumstances arise where: a) compliance with the ESCP would increase the potential for environmental harm; or b) circumstances change during construction and those circumstances could not have been foreseen; or c) Council determines that unacceptable off-site sedimentation is occurring as a result of a land-disturbing activity. In either case, the person(s) responsible maybe required to take additional, or alternative protective action, and/or undertake reasonable restoration works within the timeframe specified by the Council.

17. Additional ESC measures hall be implemented, and a revised ESCP submitted for approval to the certifier(within five business days of any such amendments) in the event that:

a) there is a high probability that serious or material environmental harm may occur as a result of sediment leaving the site; or

b) the implemented works fail to achieve Council's water quality objectives specified in these conditions; or

c) site conditions significantly change; or

d) site inspections indicate that the implemented works are failing to achieve the “objective” of the ESCP.

18. A copy of any amended ESCP shall be forwarded to an appropriate Council Officer, within five business days of any such amendments.

Site establishment including clearing and mulching

19. No land clearing shall be undertaken unless preceded by the installation of adequate drainage and sediment control measures, unless such clearing is required for the purpose of installing such measures, in which case, only the minimum clearing required to install such measures shall occur.

20. Bulk tree clearing and grubbing of the sites hall be immediately followed by specified temporary erosion control measures (e.g. temporary grassing or mulching) prior to commencement of each stage of construction works.

21. Trees and vegetation cleared from the site shall be mulchedonsitewithin7 days of clearing.

22. Appropriate measures shall be undertaken to control any dust originating due to the mulching of vegetation onsite.

23. All office facilities and operational activities shall be located such that any effluent, including wash-down water, can be totally contained and treated within the site.

24. All reasonable and practicable measures shall be taken to ensure storm water runoff from access roads and stabilised entry/exit systems, drains to an appropriate sediment control device.

25. Site exit points shall be appropriately managed to minimise the risk of sediment being tracked onto sealed, public roadways.

26. Stormwater runoff from access roads and stabilised entry/exit points shall drain to an appropriate sediment control device.

27. The Applicant shall ensure an adequate supply of ESC, and appropriate pollution clean-up materials are available on-site at all times.

28. All temporary earth banks, flow diversion systems, and sediment basin embankments shall be machine-compacted, seeded and mulched within ten (10) days of formation for the purpose of establishing a vegetative cover, or lined appropriately.

29. Sediment deposited off site as a result of on-site activities shall be collected and the area cleaned/rehabilitated as soon as reasonable and practicable.

30. Concrete waste and chemical products, including petroleum and oil-based products, shall be prevented from entering any internal or external water body, or any external drainage system, excluding those on-site water bodies specifically designed to contain and/or treat such material. Appropriate measures shall be installed to trap these materials onsite.

31. Brick, tile or masonry cutting shall be carried out on a pervious surface (e.g. grass or open soil) and in such a manner that any resulting sediment-laden run off is prevented from discharging into a gutter, drain or water. Appropriate measures shall be installed to trap these materials onsite.

32. Newly sealed hard-stand areas (e.g .roads, driveways and car parks)shall be swept thoroughly as soon as practicable after sealing/surfacing to minimise the risk of components of the surfacing compound entering stormwater drains.

33. Stockpiles of erodible material shall be provided with an appropriate protective cover (synthetic or organic) if the materials are likely to be stockpiled for more than 10 days.

34. Stockpiles, temporary or permanent, shall not be located in areas identified as no-go zones (including, but not limited to, restricted access areas, buffer zones, or areas of non-disturbance) on the ESCP.

35. No more than 150mof a stormwater, sewer line or other service trench shall to be open at any one time.

36. Site spoil shall be lawfully disposed of in a manner that does not result in ongoing soil erosion or environmental harm.

37. Wherever reasonable and practicable, stormwater runoff entering the site from external areas, and non-sediment laden (clean) stormwater runoff entering a work area or area of soil disturbance, shall be diverted around or through that area in a manner that minimises soil erosion and the contamination of that water for all discharges up to the specified design storm discharge

Erosion and Sediment Control Notes continued Site Management including Dust

38. Priority shall be given to the prevention, or at least the minimisation, of soil erosion, rather than the trapping of displaced sediment. Such a clause shall not reduce the responsibility to apply and maintain, at all times, all necessary ESC measures.

39. Measures used to control wind erosion shall be appropriate for the location and prevents oil erosion and emissions from site at all times, including working hours, out of hours, weekends, public holidays, and during any other shutdown periods.

40. The application of liquid or chemical-based dust suppression measures shall ensure that sediment-laden run off resulting from such measures does not create a traffic or environmental hazard.

41. All cut and fill earth batters less than 3m in elevation shall be topsoiled, and grass seeded/hydromulchedwithin10 days of completion of grading in consultation with Council.

42. All disturbed areas shall be stabilised in accordance with timelines in the Blue Book.

43. All reasonable and practicable measures shall be taken to prevent, or at least minimise, the release of sediment from the site.

44. Suitable all-weather maintenance access shall be provided to all sediment control devices.

45. Sediment control devices, other than sediment basins, shall be de-silted and made fully operational as soon as reasonable and practicable after a sediment-producing event, whether natural or artificial, if the device's sediment retention capacity falls below 75% of its design retention capacity.

46. All erosion and sediment control measures, including drainage control measures shall be maintained in proper working order at all times during their operational lives.

47. Washing/flushing of sealed road ways shall only occur where sweeping has failed to remove sufficient sediment and there is a compelling need to remove the remaining sediment (e.g. for safety reasons). In such circumstances, all reasonable and practicable sediment control measures shall be used to prevent, or at least minimise, the release of sediment into receiving waters. Only those measures that will not cause safety and property flooding issues shall be employed. Sediment removed from road ways shall be disposed of in a lawful manner that does not cause ongoing soil erosion or environmental harm.

48. Sediment removed from sediment traps and places of sediment deposition shall be disposed of in a lawful manner that does not cause ongoing soil erosion or environmental harm.

Sediment Basins - installation, maintenance and removal including sediment traps

49. As-Constructed plans shall be prepared for all constructed Sediment Basins and associated emergency spillways. Such plans shall verify the basin's dimensions, levels and volumes comply with the approved design drawings. These plans may be requested by the Certifier or Council.

50. Sediment basins shall be constructed and fully operational prior to any other soil disturbance in their catchment.

51. Install an internal gated valve, or similar, in any outlet pipe once pipes installed, or install a sacrificial pipe from basin through wall to external outlet point. The valve shall be connected to a riser made from slotted pipe in the basin. The valve maybe opened once captured water meets water quality requirements. The final setup for temporary internal outlet structures to be confirmed prior to construction with Council. This setup will enable discharge of treated water from site without need for pumping.

52. A sediment storage level marker post shall be with a cross member set just below the top of the sediment storage zone (as specified on the approved ESCP). At least a 75mmwidepost shall be firmly set into the basin floor.

53. The Site Manager shall obtain the relevant approvals from the relevant organisations to discharge treated water from any existing basins. Organisations may include, but not be limited to, Hunter Water, and Council.

54. Where more than one stage is to be developed at one time, or before the preceding stage is complete, the sediment basin(s) for these stages shall have sufficient capacity to cater for all area directed to the basin(s).

55. Prior to any forecast weather event likely to result in runoff, any basins/traps shall be dewatered to provide sufficient capacity to capture sediment laden water from the site.

56.Sufficient quantities of chemicals/agents to treat captured water shall be placed such that water entering the basin mix with the chemical/agents and is carried into the basin to speed up clarification.

57. Any basin shall be dewatered within the X-day rainfall depth used to calculate the capacity of the basin, after a rainfall event.

58. Sufficient quantities of chemicals/agents to treat turbid water shall be securely stored on-site to provide for at least three complete treatments of all basins requiring chemically treatment onsite.

TITLE: PROPOSED SUBDIVISION OF LOT 1 DP1228883 and LOT 1 DP430627
202 BUSHLAND DRIVE TAREE

EROSION AND SEDIMENT CONTROL DETAILS 2 OF 3

CLIENT: AJA DEVELOPMENTS

High Definition Design Pty Ltd
KEVIN URANE 0412009891

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Date: 11.04.23 Scale: 1:1000 A1 Designed: KU
Cad Ref: HD336 Civil COMMERCIAL R6

No	Amendment	Drawn	Date
C6	AMEND FLOOR LEVELS	KU	28.05.25
C5	DA ISSUE	KU	20.05.25

Project No HD336DA2
Drawing No S19
Revision C6

59. Prior to the controlled discharge (e.g. de-watering activities) from site including excavations and/or sediment basins, the following water quality objectives shall be achieved:

a) Total Suspended Solids (TSS) to a maximum 50 milligrams/L;

b) water pH between 6.5 and 8.5, unless otherwise required by the Council;

c) Turbidity (measured in NTUs) to a maximum of 60 NTU); and

d) EC levels no greater than background levels.

60. The Development Approval may require testing of additional water quality elements prior to discharge. E.g. including but not limited to metals, organic substances, chemicals or bacteriological indicators.

61. A sample of the released treated water shall be kept onsite in a clear container with the sample date recorded on it.

62. Water quality samples shall be taken at a depth no less than 200mm below the water surface of the basin.

63. No Aluminum based products may be used treat captured water onsite without the prior written permission from an appropriate Council Officer. The applicant shall have a demonstrated ability to use such products correctly and without environmental harm prior to any approval.

64. The chemical/agent used in Type D and Type F basins to treat captured water captured in the basin shall be applied in concentrations sufficient to achieve Council's water quality objectives within the X-day rainfall depth used to calculate the capacity of the basin, after a rainfall event.

65. All Manufacturers' Instructions shall be followed for any chemicals/agents used onsite, except where approved by the Responsible Person or an appropriate Council Officer.

66. The Applicant shall ensure that on each occasion a Type F or Type D basin was not de-watered prior to being surcharged by a following rainfall event, a report is presented to an appropriateCounciloffic erwithin5 days identifying the circumstances and proposed amendments, if any, to the basin's operating procedures.

67. Settled sediment shall be removed as soon as reasonable and practicable from any sediment basin if:

a) it is anticipated that the next storm event is likely to cause sediment to settle above the basin's sediment storage zone; or

b) the elevation of settled sediment is above the top of the basin's sediment storage zone; or

c) the elevation of settled sediment is above the basins sediment marker line.

68. Scour protection measures placed on sediment basin emergency spill ways shall appropriately protect the spillway chute and its side batters from scour, and shall extend a minimum of 3m beyond the downstream toe of the basin's embankment.

69. Suitable all-weather maintenance access shall be provided to all sediment control devices.

70. Materials, whether liquid or solid, removed from any ESC measure or excavation during maintenance or decommissioning, shall be disposed of in a manner that does not cause ongoing soil erosion, water pollution or environmental harm.

71. All sediment basins shall remain fully operational at all times until the basin's design catchment achieves 70% ground cover or surface stabilisation acceptable to Council.

72. The ESC measures installed during the decommissioning and rehabilitation of a sediment basin shall comply with same standards specified for the normal construction works.

73. A sediment basin shall not be decommissioned until all up-slope site stabilisation measures have been implemented and are appropriately working to control soil erosion and sediment runoff.

Erosion and Sediment Control Notes continued

74. Immediately prior to the construction of the permanent stormwater treatment device, appropriate flow by pass condition shall be established to prevent sediment-laden water entering the device. **Revegetation/Stabilisation**

75. Temporary Stabilisation maybe attained using vegetation, non rewettable soil polymers, or pneumatically applied erosion controls.

76. All cut and fill earth batters less than 3m in elevation shall be topsoiled, and grass seeded/hydromulchedwithin10 days of completion of grading in consultation with Council.

77. At the completion of formation in any section, all disturbed areas shall be stabilised in accordance with time lines in the Blue Book.

78. The Maitland Council City Seed mix shall be used unless stated on the ESCP/SWMP.

79. The pH level of topsoil shall be appropriate to enable establishment and growth of specified vegetation prior to initiating the establishment of vegetation.

80. Non rewettable binder shall be used in all hydro mulch/ hydro seed/polymer mixes on slopes or works adjacent to a water course.

81. Soil ameliorants shall be added to the soil in accordance with an approved Landscape Plan, Vegetation Management Plan, and/or soil analysis.

82. Surface soil density, compaction and surface roughness shall be adjusted prior to seeding/planting in accordance with an approved Landscape Plan, Vegetation Management Plan, and/or soil analysis.

83. Procedures for initiating a site shutdown, whether programmed or un-programmed, shall incorporate revegetation of all soil disturbances unless otherwise approved by Council. The stabilisation works shall not rely upon the longevity of non-vegetated erosion control blankets, or temporary soil binders.

Site Monitoring and Maintenance

84. The Applicant shall ensure that appropriate procedures and suitably qualified personnel are engaged to plan and conduct site inspections and water quality monitoring throughout the construction and maintenance phase.

85. All ESC measures shall be inspected and any maintenance undertaken immediately:

a) at least daily (when work is occurring on-site); and

b) at least weekly (when work is not occurring on-site); and

c) within 24hrs of expected rainfall; and

d) within 18hrs of a rainfall event that causes runoff on the site.

86. Written records shall be kept onsite of ESC monitoring and maintenance activities conducted during the construction and maintenance periods, and be available to Council officers on request.

87. All environmentally relevant incidents shall be recorded in a field log that shall remain accessible to all relevant regulatory authorities.

88. All water quality data, including dates of rainfall, dates of testing, testing results and dates of water release, shall of testing, testing results and dates of water release, shall be kept in an on-site register. The register is to be maintained p to date for the duration of the approved works and be available on-site for inspection by all relevant regulatory authorities on request.

64. At nominated instream water monitoring sites, a minimum of 3 water samples shall be taken and analysed, and the average result used to determine quality. Instream Works 90. All instream works (including in or adjacent to watercourses natural or manmade, flowing or not) shall be carried out in accordance with the IECA White Books.

Instream Works

65. All instream works (including in or adjacent to water courses natural or manmade, flowing or not) shall be carried out in accordance with the IECA White Books.

TITLE: PROPOSED SUBDIVISION OF LOT 1 DP1228883 and LOT 1 DP430627
202 BUSHLAND DRIVE TAREE

EROSION AND SEDIMENT CONTROL DETAILS 3 OF 3

CLIENT: AJA DEVELOPMENTS

High Definition Design Pty Ltd
KEVIN URANE 0412009891

NOTE:

ALL EXISTING UNDERGROUND SERVICES MUST BE LOCATED AND EXPOSED PRIOR TO EARTHWORKS COMMENCING AND IT IS RESPONSIBILITY OF THOSE PERSONS USING THIS PLAN TO CONFIRM BOTH POSITION AND LEVEL OF THESE UTILITIES IN CONJUNCTION WITH THE APPROPRIATE AUTHORITY.

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1:500 (H)

Date: 11.04.23 Scale: 1:1000 A1 Designed: KU
Cad Ref: HD336 Civil COMMERCIAL R6

No	Amendment	Drawn	Date
C6	AMEND FLOOR LEVELS	KU	28.05.25
C5	DA ISSUE	KU	20.05.25

Project No HD336 DA2
Drawing No S20
Revision C6

TITLE: PROPOSED SUBDIVISION OF LOT 1 DP1228883 and LOT 1 DP430627
202 BUSHLAND DRIVE TAREE

ROUNDABOUT TURNING MOVEMENT 1 OF 2

CLIENT: AJA DEVELOPMENTS

High Definition Design Pty Ltd
KEVIN URANE 0412009891

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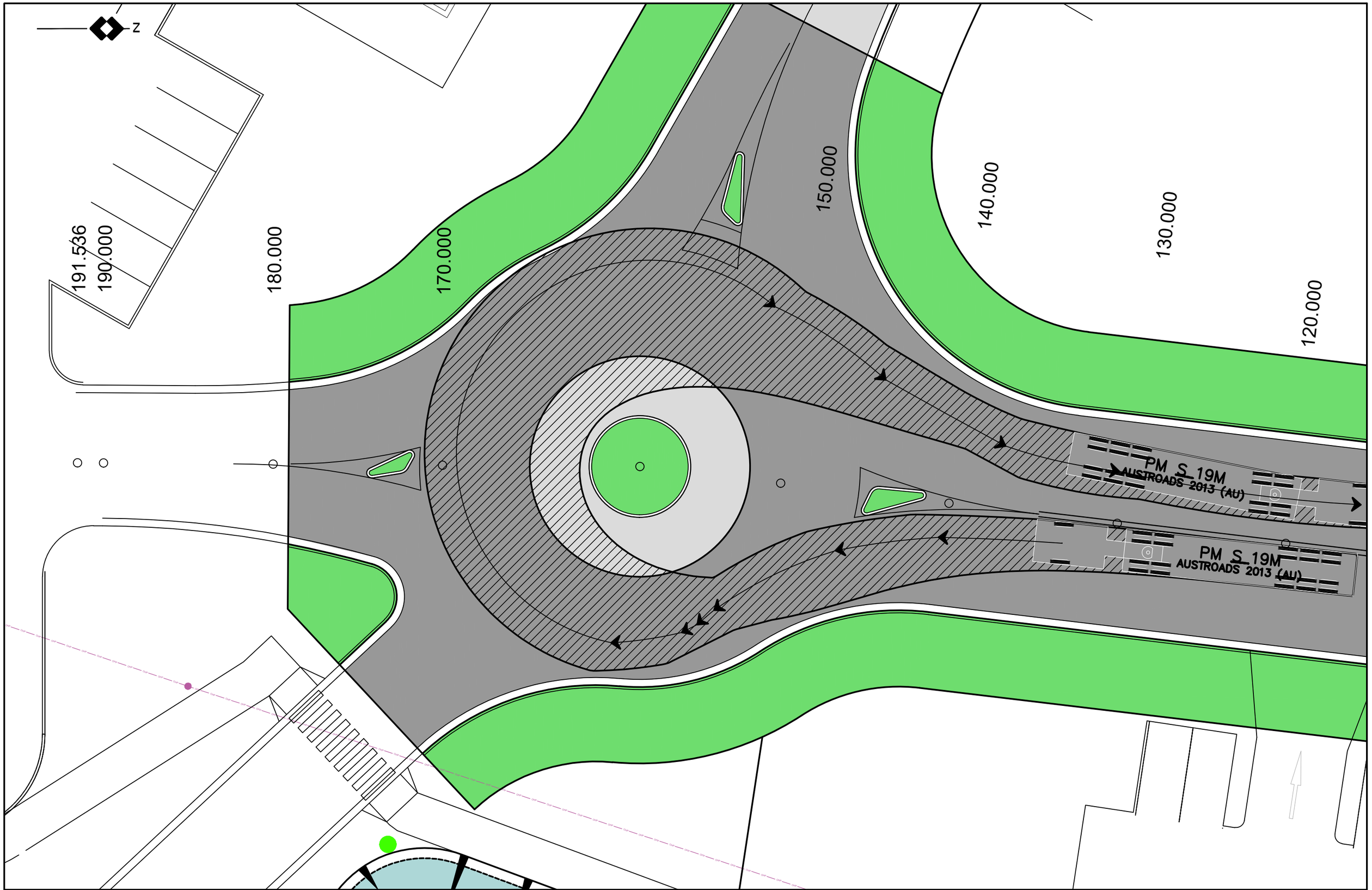
Date: 20.02.25 Scale: 1:300 A1 Designed: KU
Cad Ref: HD336 Civil COMMERCIAL R6

No	Amendment	Drawn	Date
C6	AMEND FLOOR LEVELS	KU	28.05.25
C5	DA ISSUE	KU	20.05.25

Project No HD336 DA2
Drawing No S21
Revision C6



TITLE: PROPOSED SUBDIVISION OF LOT 1 DP1228883 and LOT 1 DP430627
202 BUSHLAND DRIVE TAREE

ROUNDABOUT PLAN SHEET 2 OF 2

CLIENT: AJA DEVELOPMENTS

High Definition Design Pty Ltd
KEVIN URANE 0412009891

NOTE:

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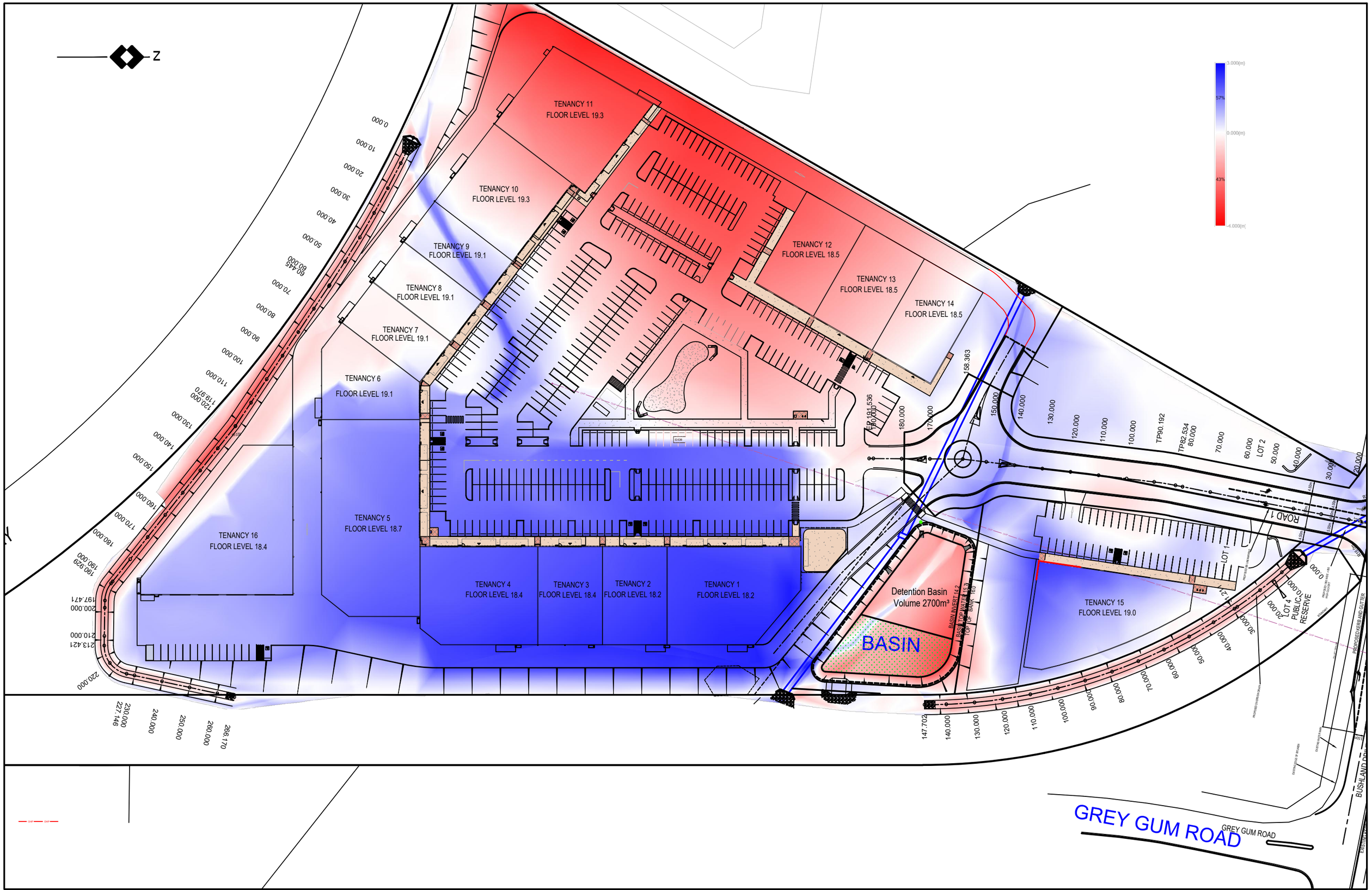
1:500 (H)

Date: 20.02.25 Scale: 1:300 A1 Designed: KU
Cad Ref: HD336 Civil COMMERCIAL R6

No	Amendment	Drawn	Date
C6	AMEND FLOOR LEVELS	KU	28.05.25
C5	DA ISSUE	KU	20.05.25

Project No HD336 DA2
Drawing No S22
Revision C6



TITLE: PROPOSED SUBDIVISION OF LOT 1 DP1228883 and LOT 1 DP430627
202 BUSHLAND DRIVE TAREE

BULK EARTHWORKS PLAN

CLIENT: AJA DEVELOPMENTS

High Definition Design Pty Ltd

KEVIN URANE 0412009891

NOTE:

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1:500 (H)

Date: 10.05.25 Scale: 1:600 A1 Designed: KU
Cad Ref: HD336 Civil COMMERCIAL R6

No	Amendment	Drawn	Date
C6	AMEND FLOOR LEVELS	KU	28.05.25
C5	DA ISSUE	KU	10.05.25

Project No HD336

Drawing No S23

Revision C6