

PROPOSED PLANNING PROPOSAL FOR REZONING OF SMITHFIELD RSL AND SURROUNDS

CIVIL WORKS PLANNING PROPOSAL



LOCALITY PLAN
NOT TO SCALE
(SOURCE: NEARMAP MARCH 2024)

DRAWING No.	DRAWING TITLE	REV.
124-23C-PP-0001	COVER SHEET, LOCALITY PLAN AND INDEX SHEET	B
124-23C-PP-0002	GENERAL NOTES	B
124-23C-PP-0003	LEGEND AND ABBREVIATIONS	B
124-23C-PP-0021	DEMOLITION PLAN	B
124-23C-PP-0101	ROAD AND DRAINAGE PLAN	B
124-23C-PP-0201	DRIVEWAY AND SWALE LONGITUDINAL SECTIONS	B
124-23C-PP-0901	SEDIMENT AND EROSION CONTROL PLAN	B
124-23C-PP-0902	SEDIMENT AND EROSION CONTROL DETAILS	B

0mm

A

50mm

B

100mm

C

150mm

D

200mm

E

250mm

F

300mm

G

350mm

H

400mm

I

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J

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K

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L

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M

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N

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O

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5

200mm

4

150mm

3

100mm

2

50mm

1

0mm

09.08.24

ISSUED FOR PLAN PROPOSAL

T.F.

K.S.

05.04.24

ISSUED FOR PLAN PROPOSAL

L.Z.

K.G.

AMENDMENT DESCRIPTION

DES.

DRN.

APPROVED COMPANY

100% COMPLIANT

100% SATISFACTORY

APPROVED COMPANY

100% COMPLIANT

100% SATISFACTORY

APPROVED COMPANY

100% COMPLIANT

100% SATISFACTORY

BEFORE YOU DIG

www.beyoudig.com.au

Authorised for issue by:

Principal:

L.G.A.

Scale:

Datum:

INNOVA CAPITAL

FAIRFIELD

AS SHOWN

AHD

Project:

PROPOSED
PLANNING PROPOSAL FOR REZONING OF
SMITHFIELD RSL AND SURROUNDS

Colliers

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COVER SHEET,
LOCALITY PLAN
AND INDEX SHEET

124-23

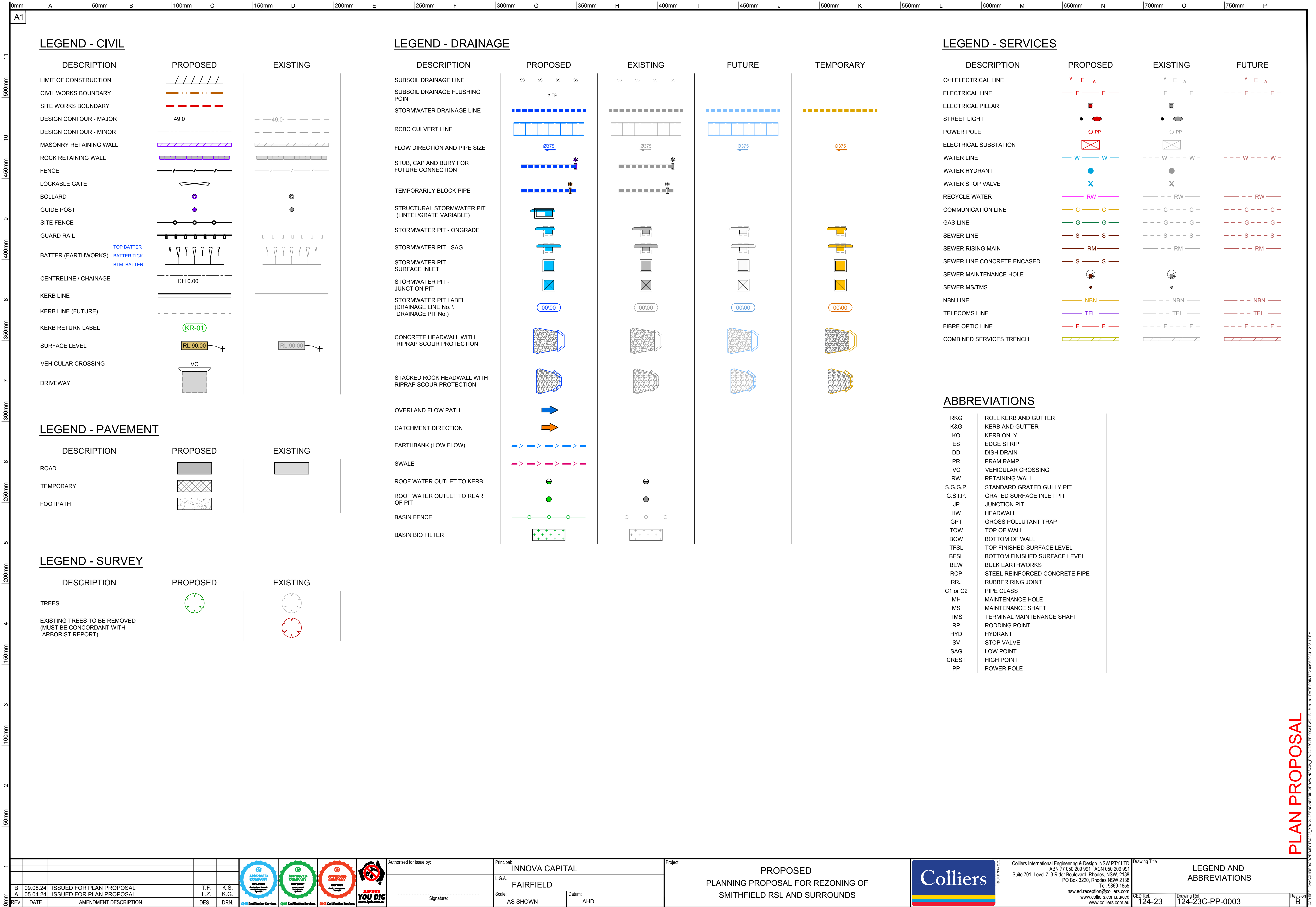
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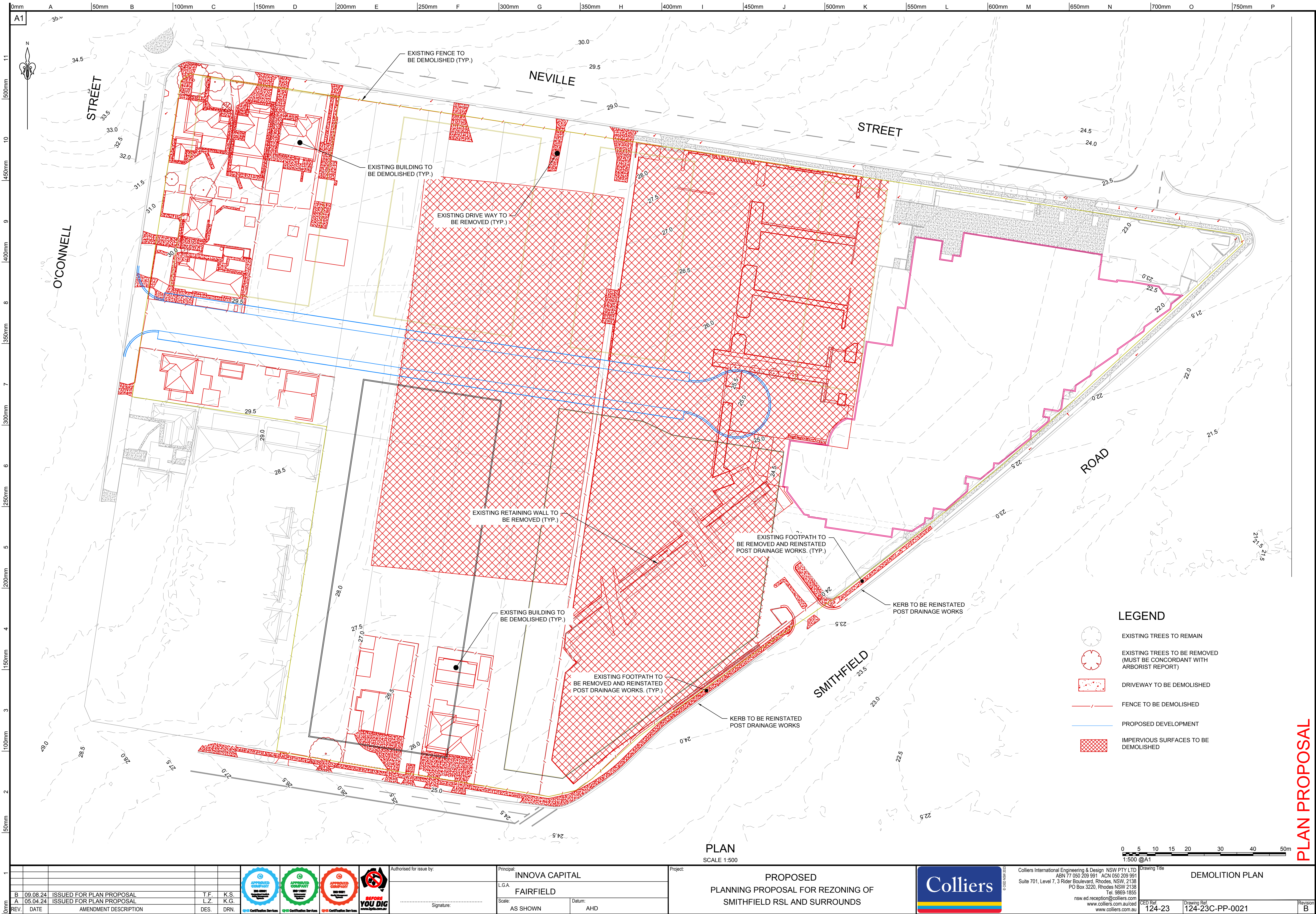
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PLAN PROPOSAL

DATE PRINTED: 06/05/2024 12:53:59 PM

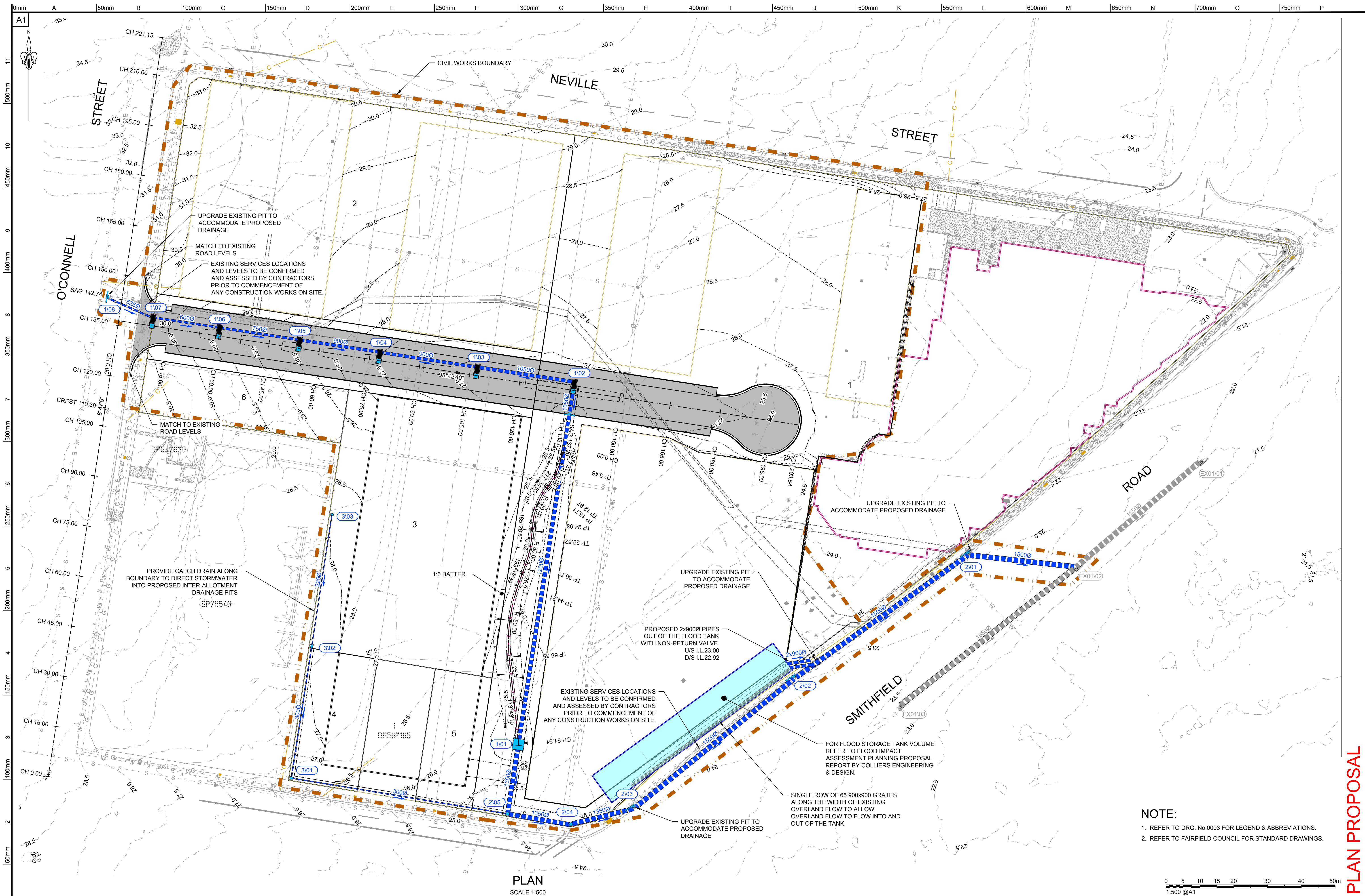
0mm	A	50mm	B	100mm	C	150mm	D	200mm	E	250mm	F	300mm	G	350mm	H	400mm	I	450mm	J	500mm	K	550mm	L	600mm	M	650mm	N	700mm	O	750mm	P
A1	GENERAL NOTES																THE COUNCIL SPECIFICATION.														
11	1.	ALL WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH FAIRFIELD COUNCIL ENGINEERING DESIGN SPECIFICATION AND ENGINEERING CONSTRUCTION SPECIFICATION.																22. THE CONTRACTOR SHALL PROVIDE TURFING AROUND ALL SURFACE INLET PITS.													
500mm	2.	SERVICES SHOWN ON THESE PLAN ARE NOT GUARANTEED COMPLETE OR CORRECT AND HAVE BEEN LOCATED FROM INFORMATION SUPPLIED BY THE RELEVANT SERVICE PROVIDERS AND FIELD INVESTIGATIONS. THE CONTRACTOR SHALL LOCATE AND LEVEL ALL EXISTING SERVICES PRIOR TO COMMENCING CONSTRUCTION AND SHALL MAKE ALL NECESSARY ARRANGEMENTS WITH THE RELEVANT SERVICE PROVIDERS TO RELOCATE OR ADJUST AS FOUND NECESSARY.																23. THE CONTRACTOR IS TO IMPLEMENT SEDIMENT AND EROSION CONTROL MEASURES APPROPRIATE TO THE STAGING OF THE WORKS.													
10	3.	UTILITY ADJUSTMENTS ARE TO BE AT THE DEVELOPER'S EXPENSE.																													
450mm	4.	CONDUITS SHALL BE PLACED WHERE REQUIRED BY THE RELEVANT AUTHORITIES.																													
10	5.	THE CONTRACTOR SHALL NOT ENTER UPON OR DO ANY WORK WITHIN ADJACENT LANDS WITHOUT PRIOR WRITTEN PERMISSION OF THE LAND OWNER.																													
450mm	6.	THE CONTRACTOR SHALL MAINTAIN SERVICES AND ALL WEATHER ACCESS AT ALL TIMES TO THE PUBLIC FOOTWAYS, ROADWAYS AND PROPERTIES ADJACENT TO THE SITE IN A SAFE CONDITION TO THE SATISFACTION OF COUNCIL'S ENGINEER AND THE SUPERINTENDENT.																													
10	7.	THE CONTRACTOR SHALL OBTAIN ALL LEVELS FROM ESTABLISHED BENCH MARKS. SURVEY MARKS SHOWN THUS ▲ △ ▢ SHALL BE MAINTAINED AT ALL TIMES. WHERE RETENTION IS NOT POSSIBLE THE SUPERINTENDENT SHALL BE NOTIFIED AND CONSENT RECEIVED PRIOR TO THEIR REMOVAL.																													
450mm	8.	BENCHMARK, SSM'S PERMANENT MARKS TO BE AHD.																													
10	9.	CONSTRUCTION/CIVIL WORK MAY ONLY BE CARRIED OUT ON THE SITE BETWEEN THE HOURS OF 7.00am TO 5.00pm MONDAY TO FRIDAY AND 8.00am to 1.00pm ON SATURDAY. NO WORK PERMITTED TO BE CARRIED OUT ON SUNDAYS OR PUBLIC HOLIDAYS UNLESS OTHERWISE APPROVED BY FAIRFIELD COUNCIL .																													
450mm	10.	PLANT, GOODS & MATERIALS SHALL NOT BE DELIVERED ON THE SITE OUTSIDE THE APPROVED HOURS OF OPERATION.																													
10	11.	THE CONTRACTOR SHALL CLEAR AND DISPOSE OF ONLY THOSE TREES THAT HAVE BEEN APPROVED TO BE REMOVED. TREES THAT ARE NOT TO BE REMOVED SHALL BE PRESERVED. NO TREE SHALL BE FELLED, LOPPED OR REMOVED WITHOUT PRIOR APPROVAL FROM FAIRFIELD COUNCIL .																													
450mm	12.	FELLED TREES SHALL BE SALVAGED FOR REUSE AS WOODCHIP MULCH OR LOG FORM FOR SITE REHABILITATION. NON-SALVAGEABLE MATERIAL SUCH AS STUMPS AND ROOTS SHALL BE DISPOSED OFF SITE AS NOMINATED BY THE SUPERINTENDENT.																													
10	13.	SITE SHEDS, STOCKPILES, MATERIALS AND VEHICLE PARKING SHALL BE LOCATED AWAY FROM TREES ON THE SITE TO PREVENT SOIL COMPACTION. STOCKPILING OF MATERIALS SHALL NOT BE PERMITTED WITHIN TREE PROTECTION AREAS. ALL AREAS FOR STOCKPILING SHALL BE APPROVED BY THE SUPERINTENDENT.																													
450mm	14.	ALL SOIL AND WATER MANAGEMENT DEVICES SHALL BE INSTALLED AND APPROVED PRIOR TO WORKS COMMENCING.																													
10	15.	ALL EROSION AND POLLUTION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD WORKING ORDER AND REPAIR THROUGHOUT THE COURSE OF BUILDING CONSTRUCTION OR DEVELOPMENT WORK ON THE SITE AND UNTIL THE WORKS HAVE BEEN COMPLETED TO THE SATISFACTION OF COUNCIL AND THE SUPERINTENDENT.																													
450mm	16.	TEMPORARY REHABILITATION MUST BE APPLIED AND ESTABLISHED TO DISTURBED AREAS AS SOON AS PRACTICAL AFTER COMPLETION OF EARTHWORKS.																													
10	17.	TOPSOIL IS TO BE STRIPPED AND STOCKPILED ON THE SITE WITH EROSION CONTROL MEASURES PROVIDED AS DETAILED. UPON COMPLETION OF WORKS, MINIMUM 150mm THICK TOPSOIL SHALL BE SPREAD ON ALL FOOTPATHS, BERMS, BATTERS AND SITE REGRADED AREAS. EXCESS TOPSOIL SHALL BE DISPOSED OF AS DIRECTED BY THE SUPERINTENDENT.																													
450mm	18.	ALL EARTHWORKS TO BE IN ACCORDANCE WITH A.S.3798 & TO BE CARRIED OUT TO THE SATISFACTION OF THE SUPERINTENDENT. UNSOUND MATERIALS ARE TO BE REMOVED FROM ROADS AND LOTS PRIOR TO FILLING.																													
10	19.	SURPLUS EXCAVATED MATERIAL SHALL BE DISPOSED OF IN CONSULTATION WITH THE SUPERINTENDENT. DOCUMENTATION OF THE DISPOSAL SITE SHALL BE PROVIDED TO COUNCIL PRIOR TO COMMENCEMENT OF WORKS.																													
450mm	20.	ALL SITE FILLING SHALL BE PLACED IN LAYERS NOT EXCEEDING 300mm AND COMPACTED TO 95% STANDARD COMPACTION AND SHALL BE CONTROLLED BY AN APPROVED N.A.T.A. SOILS LABORATORY.																													
10	21.	WHERE LOT FILLING IN EXCESS OF 300mm IS PROPOSED, LEVELS ARE TO BE TAKEN ON THE STRIPPED SURFACE PRIOR TO THE COMMENCEMENT OF FILLING AND ON THE FINISHED SURFACE. SUCH LEVELS ARE TO BE SHOWN ON THE WORK-AS-EXECUTED PLAN.																													
450mm	22.	ALL LAND DISTURBED BY EARTHWORKS SHALL BE SPRAY-GRASSED, OR SIMILARLY TREATED TO ESTABLISH GRASS COVER. SEED MIXTURES ARE TO BE APPROVED BY COUNCIL PRIOR TO SPRAYING. ALL GRASSED AREAS SHALL BE REGULARLY WATERED AND MAINTAINED UNTIL EXPIRATION OF THE MAINTENANCE PERIOD.																													
10	23.	THE CONTRACTOR SHALL MAINTAIN DUST AND SEDIMENT CONTROL THROUGHOUT THE DURATION OF THE PROJECT.																													
450mm	24.	CATCH DRAINS TO BE CONSTRUCTED AS REQUIRED AT THE DIRECTION OF THE SITE SUPERINTENDENT AND/OR COUNCIL'S ENGINEER.																													
10	25.	CONDUIT TRENCHES, SUB-SOIL DRAINS AND STORMWATER DRAINAGE LINES TO BE BACKFILLED WITH APPROVED WASHED RIVER SAND, FLOODED AND VIBRATED. CONDUIT TRENCHES TO BE GRADED AT A MINIMUM ONE PERCENT (1%) GRADE TO EITHER SUB-SOIL OR STORMWATER DRAINAGE LINES.																													
450mm	26.	SUB-GRADE IN ROCK IS TO BE RIPPED, SCARIFIED, SPREAD AND COMPACTED TO A MINIMUM DEPTH OF 300mm BELOW THE FINISHED SUB-GRADE LEVEL																													
10	27.	DETAILS OF ALL SOIL TESTS AND THE PAVEMENT DESIGN ARE TO BE SUBMITTED TO PRINCIPAL CERTIFYING AUTHORITY (PCA) PRIOR TO INSPECTION OF SUBGRADE.																													
450mm	28.	NO BUILDING MATERIALS, MACHINERY OR THE LIKE ARE TO BE STORED ON THE ROAD OR FOOTPATH. THE PATHWAY IS TO BE KEPT IN A CLEAN, TIDY & SAFE CONDITION DURING THE CONSTRUCTION PERIOD.																													
10	29.	ALL NEW WORKS SHALL MAKE SMOOTH CONNECTION WITH THE EXISTING INTERFACE.																													
450mm	30.	THE SITE IS TO BE SURROUNDED BY A SECURITY FENCE & THE GATE MUST BE LOCKED OUTSIDE THE OPERATING HOURS. NOTICES COMPLYING WITH A.S.1319 AND DISPLAYING THE WORDS "DANGER - DEMOLITION IN PROGRESS", OR SIMILAR MESSAGE SHALL BE FIXED TO THE FENCING AT APPROPRIATE PLACES TO WARN THE PUBLIC.																													
10	31.	THE CONTRACTOR SHALL PROVIDE A MINIMUM 24 HOURS NOTICE TO SUPERINTENDENT OR COUNCIL'S ENGINEER FOR ALL INSPECTIONS.																													
450mm	32.	THE CONTRACTOR SHALL UNDERTAKE TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH COUNCIL'S TRAFFIC MANAGEMENT POLICY AND SHALL DISPLAY ALL APPROPRIATE WARNING SIGNS THROUGHOUT THE DURATION OF CONSTRUCTION.																													
1	33.	ALL TRAFFIC CONTROL DEVICES SHALL REMAIN ERECTED OUTSIDE WORKING HOURS WITH FLASHING YELLOW LIGHTS ON BARRIER BOARDS TO BE IN OPERATION AFTER DARK.																													
500mm	34.	ROADS ADJOINING THE SITE MUST BE KEPT CLEAN AND FREE OF ALL EXCAVATED/TRANSPORTED SPOIL MATERIAL.																													
10	35.	SITE FILLING AND COMPACTION IS TO BE CARRIED OUT UNDER THE SUPERVISION OF A CHARTERED GEOTECHNICAL ENGINEER AND SHALL BE IN ACCORDANCE WITH FAIRFIELD COUNCIL . "WORKS SPECIFICATION - CIVIL (CURRENT REVISION)". MINIMUM STANDARD COMPACTION DETERMINED IN THE RELEVANT GEOTECHNICAL REPORT MUST BE ACHIEVED AND CERTIFIED BY "NATA" REGISTERED LAB AND DETAILS SUBMITTED TO COUNCIL.																													
450mm	36.	RESIDENTIAL LOTS TO BE INDIVIDUALLY CLASSIFIED.																													

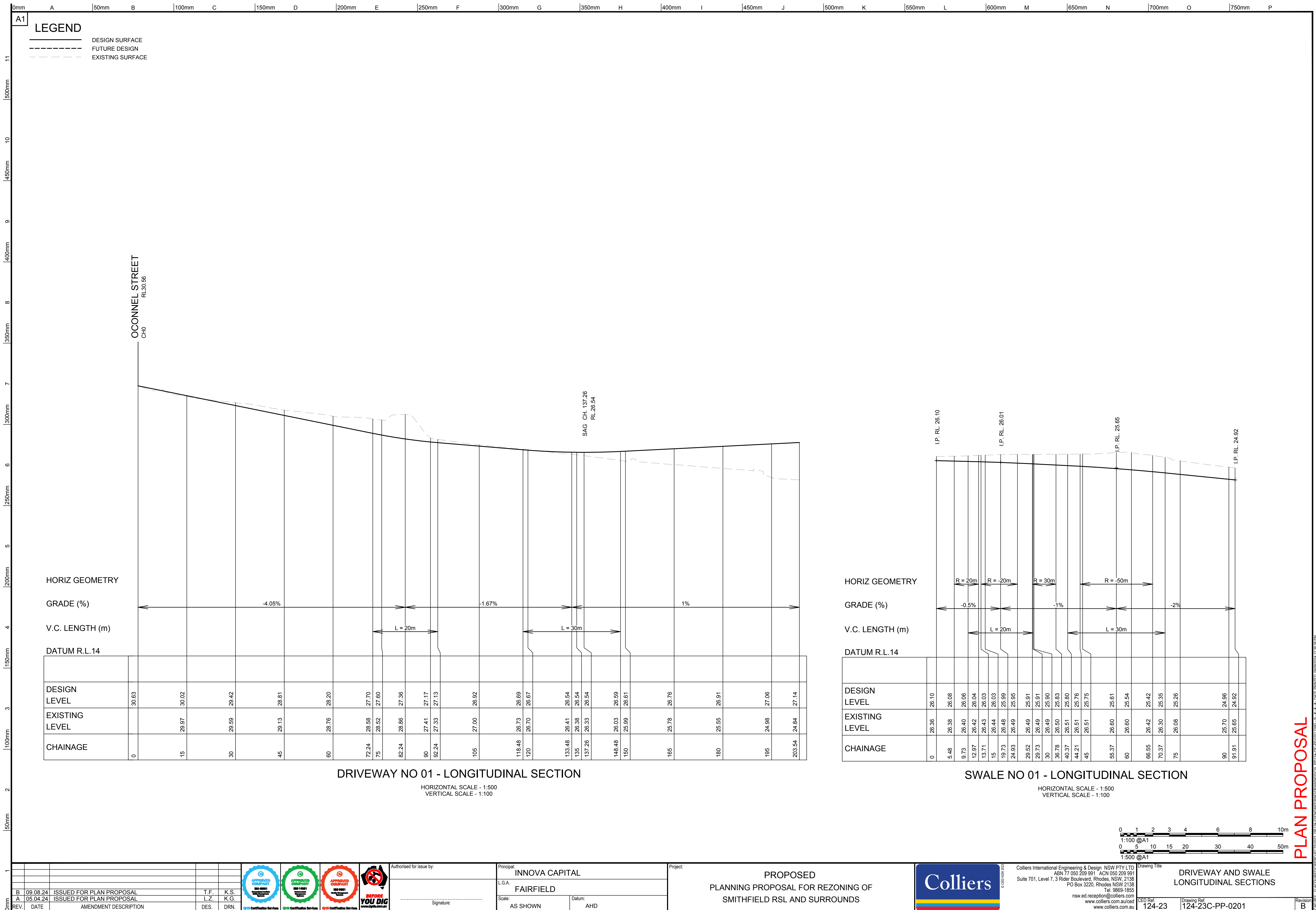


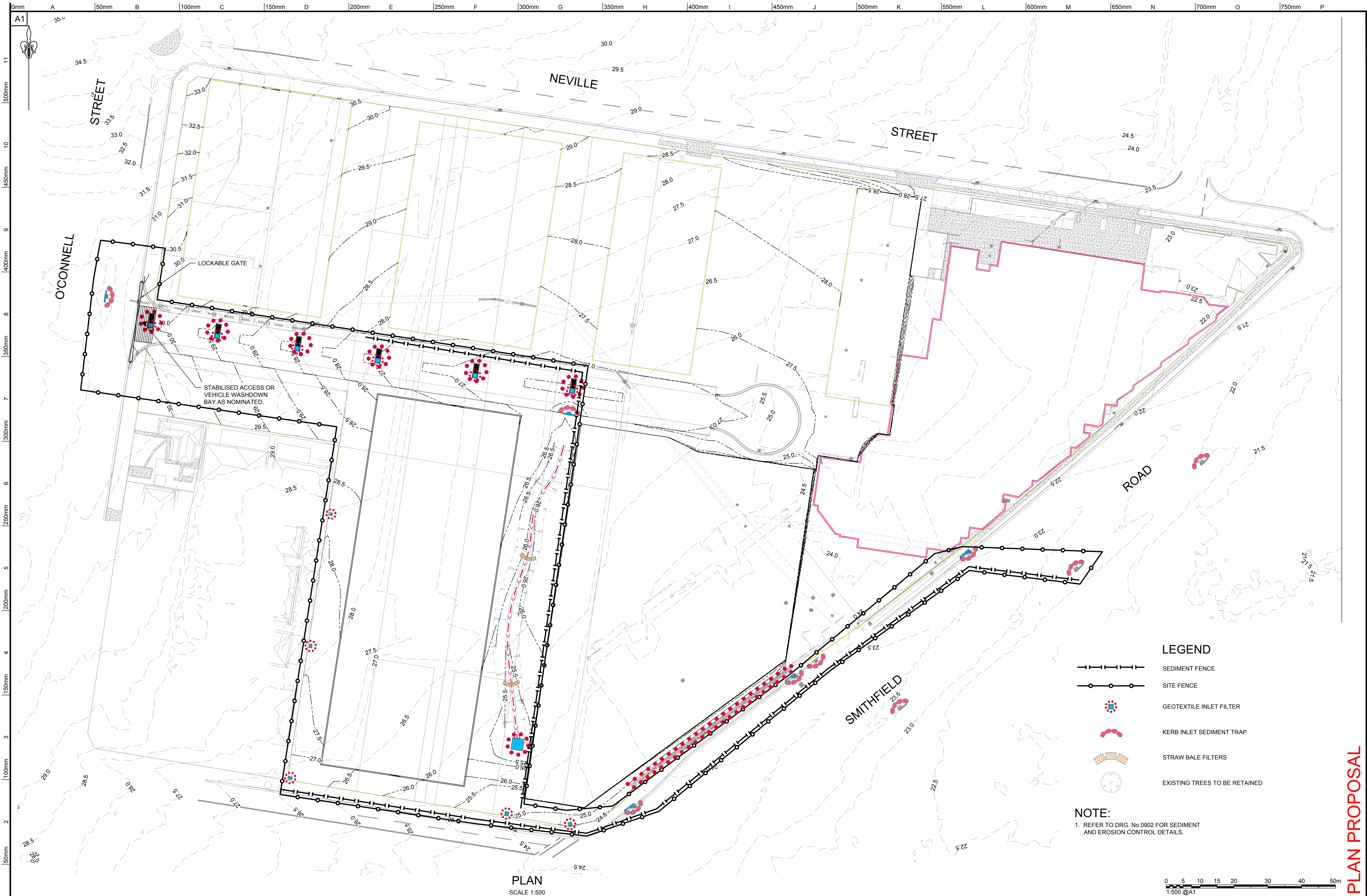


PLAN PROPOSAL

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3				100mm				200mm				300mm				400mm				500mm				600mm				700mm			
4				150mm				200mm				250mm				300mm				350mm				400mm				450mm			
5				200mm				250mm				300mm				350mm				400mm				450mm				500mm			
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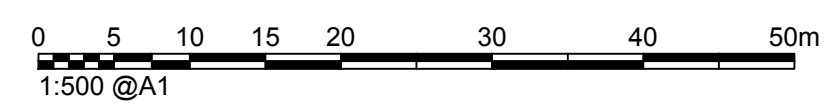




PLAN
SCALE 1:500

- LEGEND**
- SEDIMENT FENCE
 - SITE FENCE
 - GEOTEXTILE INLET FILTER
 - KERB INLET SEDIMENT TRAP
 - STRAW BALE FILTERS
 - EXISTING TREES TO BE RETAINED

NOTE:
1. REFER TO DRG. No 0902 FOR SEDIMENT AND EROSION CONTROL DETAILS.



				   				Authorised for issue by:		Principal: INNOVA CAPITAL		Project: PROPOSED PLANNING PROPOSAL FOR REZONING OF SMITHFIELD RSL AND SURROUNDS				Colliers International Engineering & Design NSW PTY LTD ABN 77 050 209 991 ACN 050 209 991 Suite 701, Level 7, 3 Rider Boulevard, Rhodes, NSW, 2138 PO Box 3220, Rhodes NSW 2138 Tel. 9869-1855 nsw.ed.reception@colliers.com www.colliers.com.au/ced www.colliers.com.au		Drawing Title SEDIMENT AND EROSION CONTROL PLAN	
B 09.08.24 ISSUED FOR PLAN PROPOSAL T.F. K.S.										L.G.A. FAIRFIELD									
A 05.04.24 ISSUED FOR PLAN PROPOSAL L.Z. K.G.										Scale: AS SHOWN		Datum: AHD							
REV. DATE AMENDMENT DESCRIPTION DES. DRN.								Signature:						CED Ref. 124-23		Drawing Ref. 124-23C-PP-0901			
																Revision B			

PLAN PROPOSAL

0mmA1

50mmB

100mmC

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250mmF

300mmG

350mmH

400mmI

450mmJ

500mmK

550mmL

600mmM

650mmN

700mmO

750mmP

11

500mm

10

450mm

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400mm

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350mm

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300mm

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250mm

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200mm

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150mm

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100mm

2

50mm

1

STOCKPILE

1. MAINTAIN THE TRENCH FREE OF WATER AND RECOMPACT THE MATERIALS WITH EQUIPMENT AS SPECIFIED IN THE SWMP TO 95% STANDARD PROCTOR DENSITY.

2. SELECT FILL FOLLOWING THE SWMP THAT IS FREE OF ROOTS, WOOD, ROCK LARGE STONE OR FOREIGN MATERIAL.

3. SPREAD THE FILL IN 100mm TO 150mm LAYERS AND COMPACT IT AT OPTIMUM MOISTURE CONTENT FOLLOWING THE SWMP.

STOCKPILE

SCALE NTS

SEDIMENT FENCE

SCALE NTS

SEDIMENT FENCE - SECTION

SCALE NTS

SEDIMENT FENCE - DETAIL

SCALE NTS

STRAW BALE FILTERS

SCALE NTS

SECTION A - A

SCALE NTS

KERB INLET SEDIMENT FILTER (ON GRADE)

SCALE NTS

KERB INLET SEDIMENT FILTER (SAG)

SCALE NTS

STABILISED SITE ACCESS

SCALE NTS

STABILISED SITE ACCESS DETAIL

SCALE NTS

DROP INLET FILTER

SCALE NTS

EARTHBANK

SCALE NTS

KERBSIDE TURF STRIP

SCALE NTS

KERB INLET SEDIMENT FILTER

SCALE NTS

STABILISED SITE ACCESS

SCALE NTS

DROP INLET FILTER

SCALE NTS

EARTHBANK

SCALE NTS

KERBSIDE TURF STRIP

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STABILISED SITE ACCESS

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STABILISED SITE ACCESS DETAIL

SCALE NTS

DROP INLET FILTER

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EARTHBANK

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