

# ATTACHMENT 2 – Development Application Plans

9.4.10.20 43W

SCALE FOR PRINTING

**LEGEND**

- C CONCRETE
- CC COLOURED CONCRETE
- CL CLOTHES LINE
- CO COLORBOND
- CF 1.8M COLORBOND FENCE
- CA CARPET
- CP CONCRETE PAVING
- CT CERAMIC TILES
- FB1 FACE BRICK 1
- FB2 FACE BRICK 2
- GD GRATED DRAIN
- HW HOT WATER UNIT
- LN LINEN CUPBOARD
- LB LETTER BOX
- MB METAL BALUSTRADE
- MC METAL CLADDING
- NGL NATURAL GROUND LINE
- P PANTRY
- PP POWER POLE
- PS PRIVACY SCREEN
- QT QUARRY TILES
- RD RENDER
- REF REFRIGERATOR
- RW RETAINING WALL
- S STORAGE
- SP STEEL POST
- SS SUN SHADING
- T LAUNDRY TUB
- TOK TOP OF KERB
- TOW TOP OF WALL
- WM WASHING MACHINE
- WO WALL OVEN
- WR WARDROBE
- SW STORMWATER PIT
- 0.000 PROPOSED LEVEL
- EXISTING LEVEL
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE RETAINED
- PROPOSED TREE

**LOCATION**

May not Reproduce To Scale

**DRAWING LIST**

DRAWING DESCRIPTION	REFERENCE NO	ISSUE
<b>ARCHITECTURAL</b>		
COVER SHEET	BGGV_A_00 of 12	B
SITE ANALYSIS PLAN	BGGV_A_01 of 12	A
SITE PLAN	BGGV_A_02 of 12	B
GROUND FLOOR PLAN - SHEET 1	BGGV_A_03 of 12	B
GROUND FLOOR PLAN - SHEET 2	BGGV_A_04 of 12	B
FIRST FLOOR PLAN - SHEET 1	BGGV_A_05 of 12	B
FIRST FLOOR PLAN - SHEET 2	BGGV_A_06 of 12	B
ROOF PLAN	BGGV_A_07 of 12	B
ELEVATIONS SHEET 1	BGGV_A_08 of 12	B
ELEVATIONS SHEET 2	BGGV_A_09 of 12	B
SHADOW DIAGRAMS MID WINTER - SHEET 1	BGGV_A_10 of 12	B
SHADOW DIAGRAMS MID WINTER - SHEET 2	BGGV_A_11 of 12	B
BLOCK PLAN	BGGV_A_12 of 12	A
<b>STORMWATER</b>		
SITE STORMWATER DRAINAGE LAYOUT PLAN	C01 of 05	B
EROSION & SEDIMENT CONTROL LAYOUT PLAN	C02 of 05	B
STORMWATER DETAILS	C03 of 05	B
STORMWATER DETAILS, EROSION AND SEDIMENT CONTROL DETAILS	C04 of 05	B
STORMWATER DRAINAGE EASEMENT PLAN	C05 of 05	-
<b>LANDSCAPE</b>		
LANDSCAPE PLAN - AREA 1	LA01	D
LANDSCAPE PLAN - AREA 2	LA02	D
LANDSCAPE DETAILS & SPECIFICATION	LA03	D
<b>SURVEY</b>		
CONTOUR & DETAIL	S 1 of 2	
BY: Project Surveyors (Incorporating Garvin Morgan & Co.)		
DATE: 30/05/2014		
REF NO: B16270		

**LOCATION DIAGRAM**

UNIT	TYPE*	BED	AREA m²	POS m²
1	UNIVERSAL	1	54	24
2	STANDARD	1	54	10
3	UNIVERSAL	1	50	37
4	STANDARD	1	50	7
5	UNIVERSAL	2	76	21
6	STANDARD	2	77	16
7	UNIVERSAL	2	76	31
8	STANDARD	2	77	16
9	UNIVERSAL	2	77	33
10	STANDARD	2	77	16
11	UNIVERSAL	2	76	32
12	UNIVERSAL	2	76	32

UNIT	TYPE*	BED	AREA m²	POS m²
13	UNIVERSAL	2	76	70
14	UNIVERSAL	2	76	30
15	STANDARD	2	77	16
16	UNIVERSAL	2	76	31
17	STANDARD	2	77	16
18	UNIVERSAL	1	54	21
19	UNIVERSAL	1	54	20
20	UNIVERSAL	2	76	24
21	STANDARD	2	77	16
22	UNIVERSAL	1	54	25
23	STANDARD	1	54	10
24	UNIVERSAL	1	54	67
25	STANDARD	1	54	10

**DEVELOPMENT DATA**

SITE AREA	3983 m²		
NUMBER OF EXISTING LOTS	7		
PROPOSED GFA*	1995m²		
NUMBER OF DWELLINGS	25 (10x1bed, 15x2bed)		
TOTAL UNIVERSAL DWELLINGS	Number	Percentage	
	15	60%	
	Control	Requirement	Proposed
FSR (R2)	Sepp SL	0.5:1	0.5:1
LANDSCAPING	Sepp SL	30% OF SITE or 35m²/Unit	COMPLIES
LANDSCAPING	LEP	40% OF SITE	COMPLIES
DEEP SOIL ZONE	Sepp SL	15% OF SITE 2/3 Located at Rear min 3m	COMPLIES
BUILDING HEIGHT	Sepp SL LEP DCP	8.0m 7.2m to ceiling 9.5m Overall	COMPLIES
STOREY	Sepp SL (NA for HOUSING)	Rear 25% of site only single storey	COMPLIES
PARKING	Sepp SL	1 Space / 5 Units	COMPLIES
SETBACKS	LEP 2011	FRONT 5.5m PRIMARY SIDE 1.5m REAR 5.0m	COMPLIES
PRIVATE OPEN SPACE	Sepp SL	15m² / Unit Balconies 6m² (1bed) 10m² (2bed)	COMPLIES
SOLAR ORIENTATION*	ARHSEPP	70% units must receive min 3 hrs direct sunlight 9am-3pm to living areas in winter	COMPLIES

LAHC\* - development data for LAHC new housing supply. For details refer to Draft LAHC Design Standards 2013.

GFA\* - gross floor area includes external wall thickness & common stair areas

AREA\* - dwelling floor area includes external walls but excludes external walls

POS\* - private open space

TYPE\* - E.g. Universal/Standard

SOLAR ORIENTATION\* - % with min 3 hrs of direct sunlight into living areas

5-17 BYRON AVENUE, CAMPBELLTOWN

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Associates Pty Ltd</b> Architects Suite </p>
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**Family & Community Services**  
Land & Housing Corporation

LOCKED BAG 4007  
ASHFIELD NSW 1500  
PHONE NO (02) 6733 0000  
FAX NO (02) 6733 8888  
EMAIL: [info@housing.nsw.gov.au](mailto:info@housing.nsw.gov.au)  
WWW.HOUSING.NSW.GOV.AU



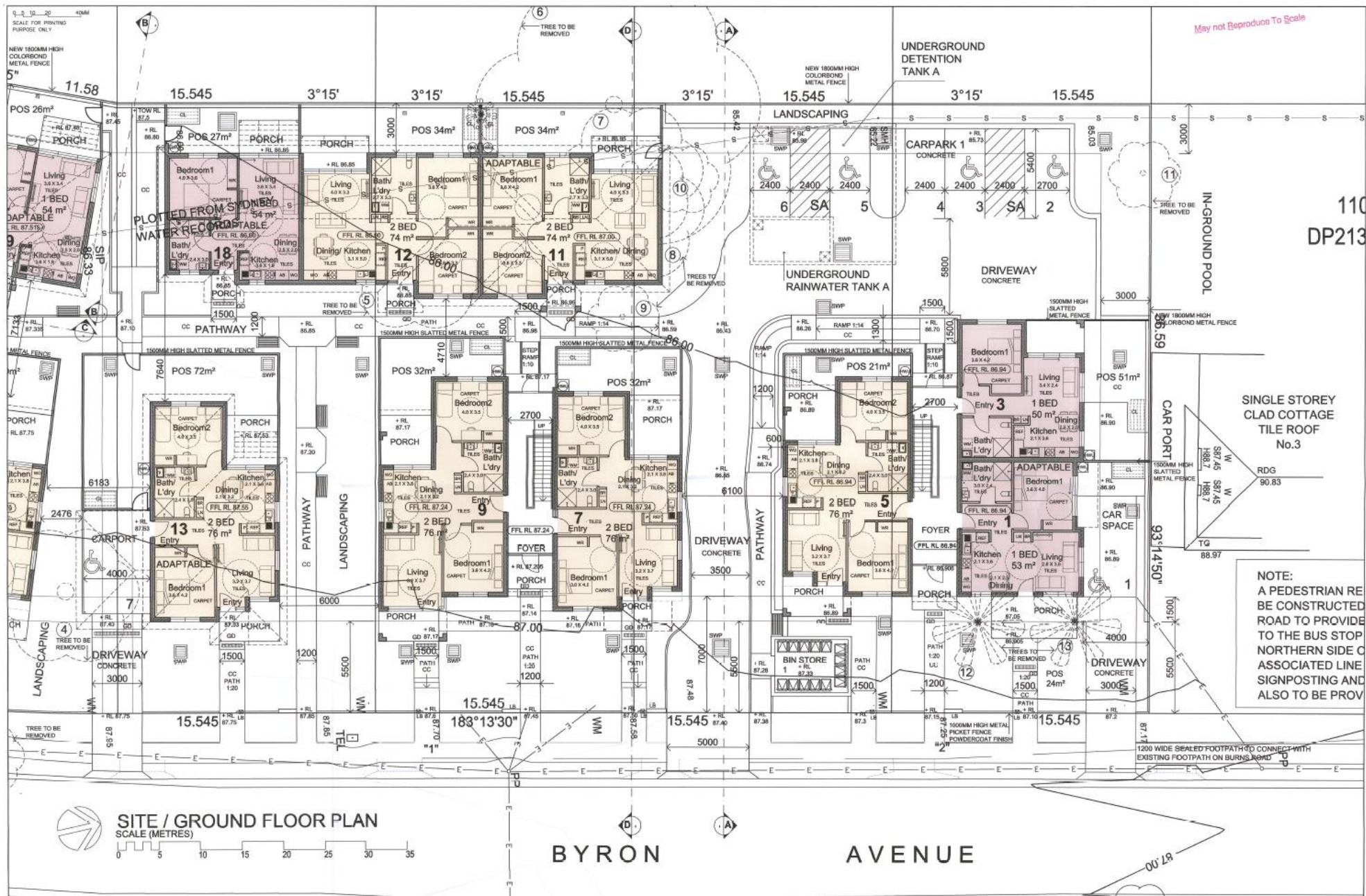
**Barry Rush & Associates Pty Ltd**  
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Sub 255, 3 Bourke Street, Sydney, NSW, Australia 2001  
Phone: (02) 1888 3008 Fax: (02) 1888 0181  
Email: [info@barryrush.com.au](mailto:info@barryrush.com.au) [www.barryrush.com.au](http://www.barryrush.com.au)

NO.	DATE	DESCRIPTION
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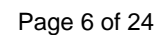
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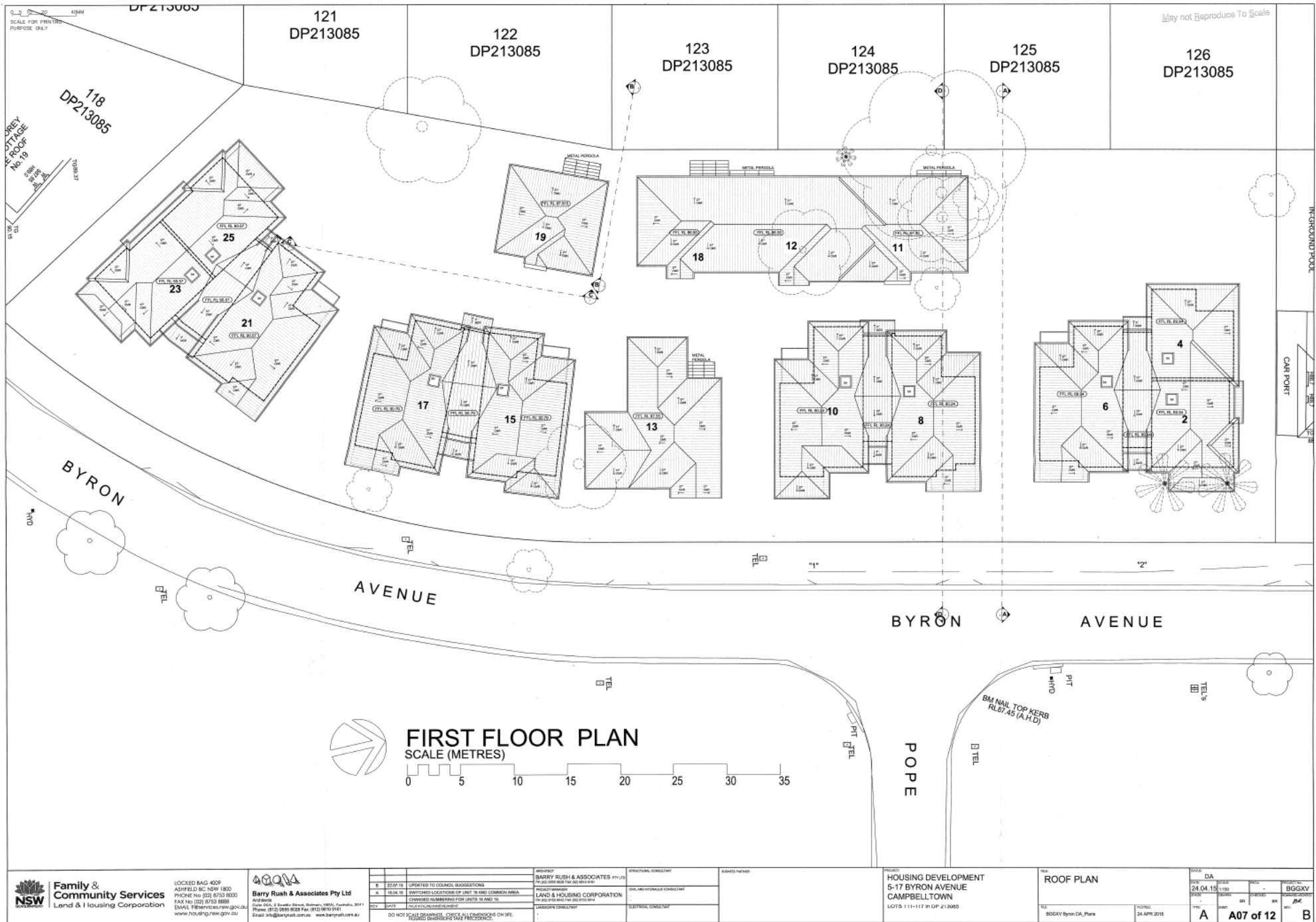










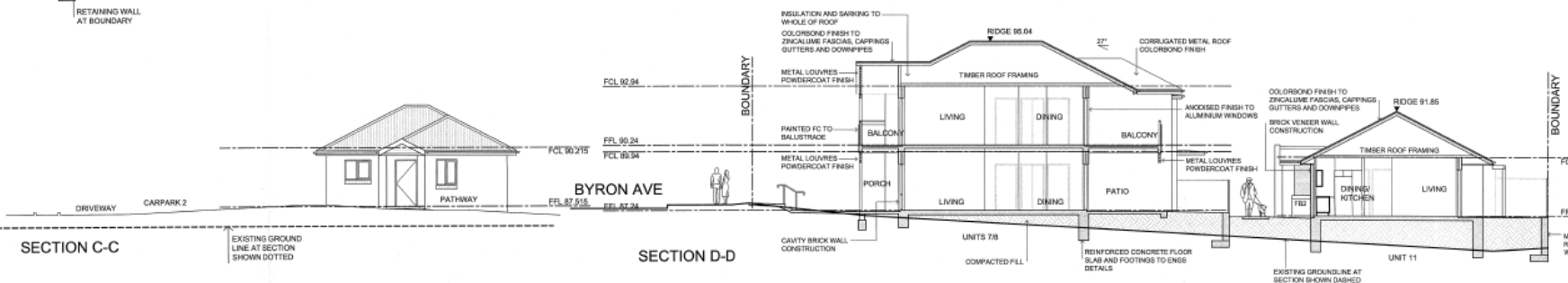
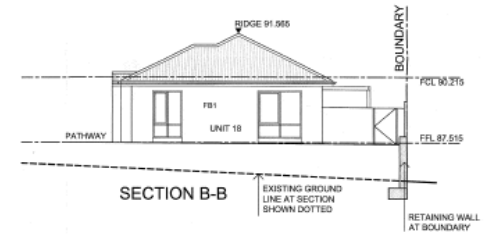
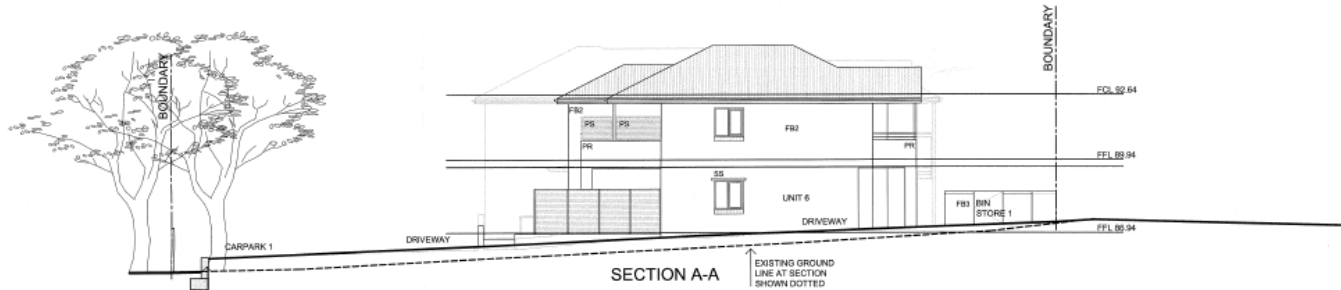
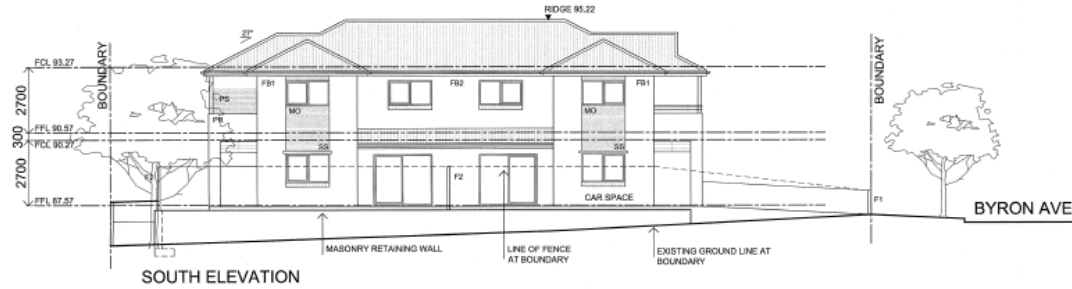
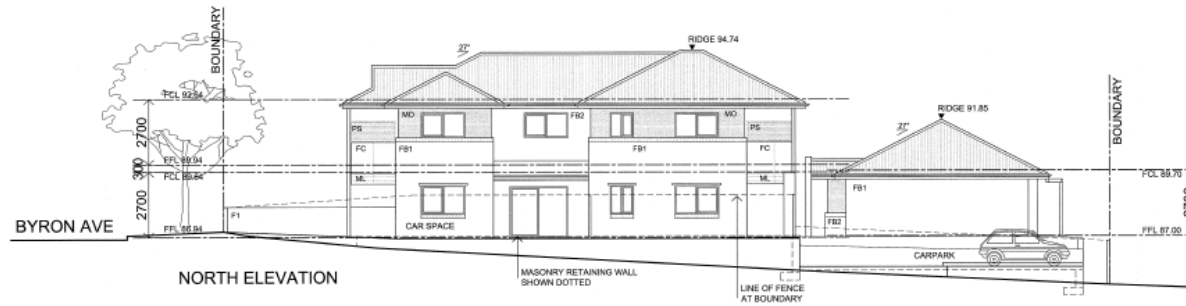








 <b>Family &amp; Community Services</b> Land & Housing Corporation	LOCKED BAG 4009 ASHFIELD NSW 1582 PHONE NO (02) 8733 8000 FAX NO (02) 8733 8888 EMAIL: hsc@services.nsw.gov.au WWW.HOUSING.NSW.GOV.AU	 <b>Barry Rush &amp; Associates Pty Ltd</b> Architects Suite 201, 6 Douglas Street, Sydney, NSW, Australia, 2001 Phone: (02) 9555 8888 Fax: (02) 9555 8889 Email: info@barryrush.com.au www.barryrush.com.au	<div><div><div><div></div><div></div><div></div><div></div></div><div><div></div><div></div><div></div><div></div></div></div><div><div></div><div></div><div></div><div></div></div></div>		<div><div><div>REV</div><div>DESCRIPTION</div></div><div><div>1</div><div>UPDATE TO COUNCIL SUGGESTIONS</div></div><div><div>2</div><div>SWITCHED LOCATIONS OF UNIT 15 AND COMMON AREA</div></div><div><div>3</div><div>CHANGED NUMBERING FOR UNITS 15 AND 16</div></div><div><div>4</div><div>RELOCATED COMMON AREA</div></div></div> <div>DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FORWARD COMMENTS AND REVISIONS.</div>	<div><div>PROJECT</div><div><b>BARRY RUSH &amp; ASSOCIATES PTY LTD</b> 111-117 BYRON AVE CAMPBELLTOWN NSW 2108</div></div> <div><div>CLIENT</div><div><b>LAND &amp; HOUSING CORPORATION</b> 111-117 BYRON AVE CAMPBELLTOWN NSW 2108</div></div> <div><div>DATE</div><div>24 APR 2015</div></div>	<div><div>STRUCTURAL CONSULTANT</div><div>CHIL NEWMARK CONSULTANT</div></div> <div><div>ELECTRICAL CONSULTANT</div><div>CHIL NEWMARK CONSULTANT</div></div>	<div><div>PROJECT</div><div><b>HOUSING DEVELOPMENT</b> <b>5-17 BYRON AVENUE</b> <b>CAMPBELLTOWN</b></div></div> <div>LOTS 111-117 IN DP 213065</div>	<div><div>SHEET</div><div><b>ELEVATIONS SHEET 1</b></div></div> <div><div>FILE</div><div>BOSKV Byron DA_Plan</div></div> <div><div>DATE</div><div>24 APR 2015</div></div>	<div><div>DATE</div><div>DA</div><div>REV</div><div>BY</div><div>CHK</div></div> <div><div>24.04.15</div><div>DA</div><div>1</div><div>BOSKV</div><div>BOSKV</div></div> <div><div>24.04.15</div><div>DA</div><div>2</div><div>BOSKV</div><div>BOSKV</div></div> <div><div>A</div><div>A08 of 12</div><div>B</div></div>



**Family & Community Services**  
Land & Housing Corporation

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PHONE NO (02) 9753 8000  
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**Barry Rush & Associates Pty Ltd**  
Architects  
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Phone (012) 9555 9023 Fax (012) 9555 9181  
Email [info@barryrush.com.au](mailto:info@barryrush.com.au) www.barryrush.com.au

REVISION	DATE	DESCRIPTION
1	22/01/15	UPDATED TO DOWNSIDE SUGGESTIONS
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DESIGNED BY	DATE	DESCRIPTION
BARRY RUSH & ASSOCIATES PTY LTD	22/01/15	UPDATED TO DOWNSIDE SUGGESTIONS
LAND & HOUSING CORPORATION	10/04/15	UPDATED TO DOWNSIDE SUGGESTIONS
LANDSCAPE CONSULTANT	10/04/15	UPDATED TO DOWNSIDE SUGGESTIONS
STRUCTURAL CONSULTANT	10/04/15	UPDATED TO DOWNSIDE SUGGESTIONS
ELECTRICAL CONSULTANT	10/04/15	UPDATED TO DOWNSIDE SUGGESTIONS
MECHANICAL CONSULTANT	10/04/15	UPDATED TO DOWNSIDE SUGGESTIONS
PLUMBING CONSULTANT	10/04/15	UPDATED TO DOWNSIDE SUGGESTIONS
PAINTING CONSULTANT	10/04/15	UPDATED TO DOWNSIDE SUGGESTIONS
ROOFING CONSULTANT	10/04/15	UPDATED TO DOWNSIDE SUGGESTIONS
CONCRETE CONSULTANT	10/04/15	UPDATED TO DOWNSIDE SUGGESTIONS

PROJECT	DATE	DESCRIPTION
HOUSING DEVELOPMENT	22/01/15	UPDATED TO DOWNSIDE SUGGESTIONS
5-17 BYRON AVENUE	10/04/15	UPDATED TO DOWNSIDE SUGGESTIONS
CAMPBELLTOWN	10/04/15	UPDATED TO DOWNSIDE SUGGESTIONS
LOTS 11-117 IN DP 213065	10/04/15	UPDATED TO DOWNSIDE SUGGESTIONS

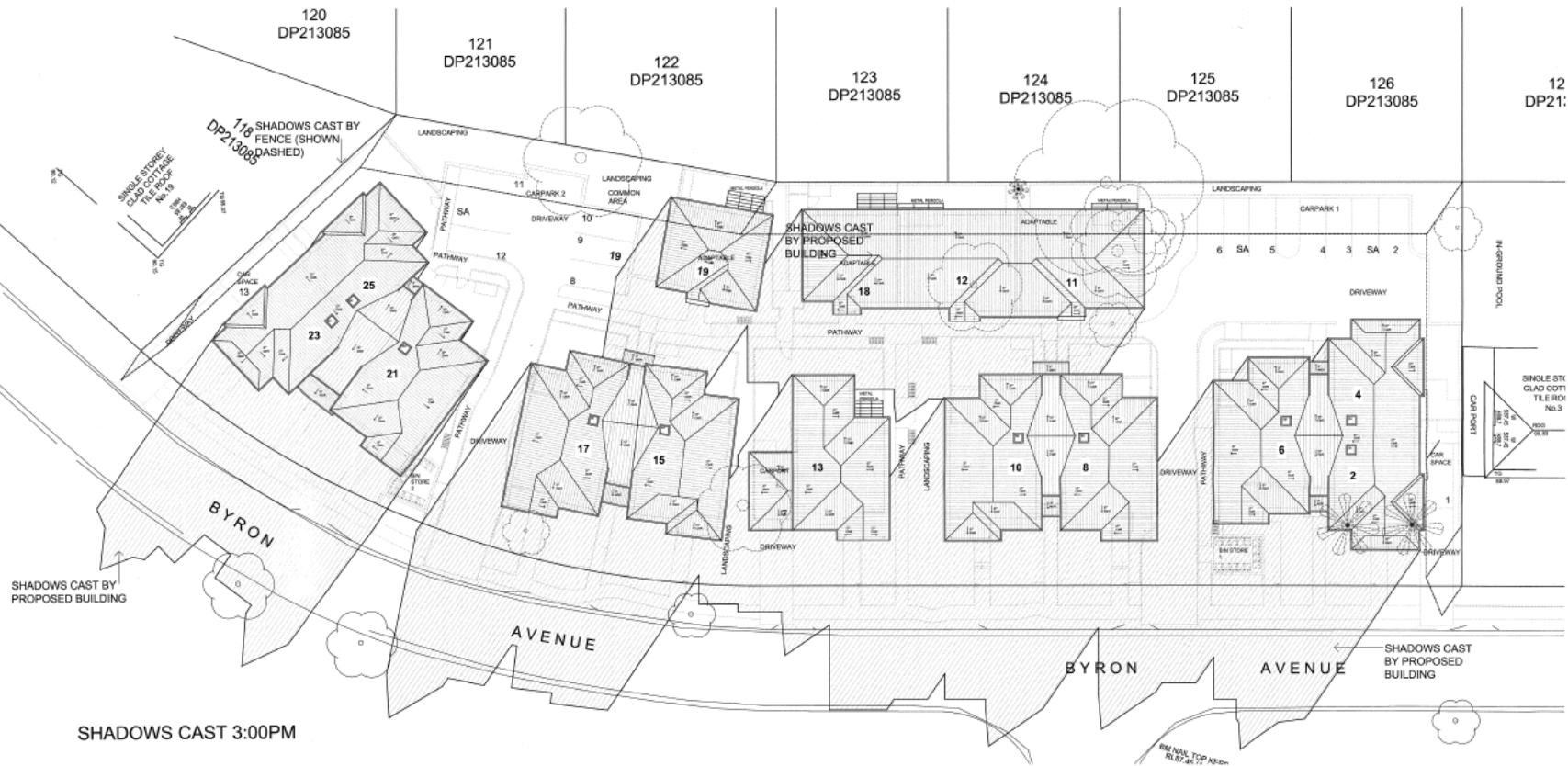
PROJECT	DATE	DESCRIPTION
HOUSING DEVELOPMENT	22/01/15	UPDATED TO DOWNSIDE SUGGESTIONS
5-17 BYRON AVENUE	10/04/15	UPDATED TO DOWNSIDE SUGGESTIONS
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LOTS 11-117 IN DP 213065	10/04/15	UPDATED TO DOWNSIDE SUGGESTIONS

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LOTS 11-117 IN DP 213065	10/04/15	UPDATED TO DOWNSIDE SUGGESTIONS







SHADOWS CAST 3:00PM



SCALE (METRES)





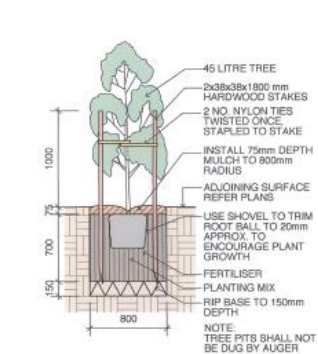




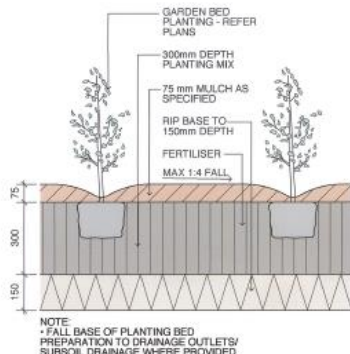




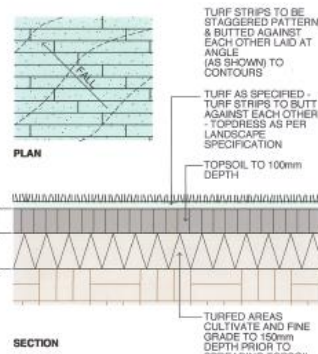




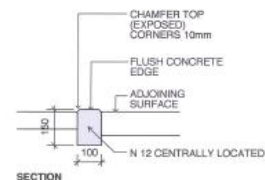
1 45 Litre Tree Planting scale 1:25



2 Planting Bed Detail scale 1:10



3 Turfing scale as shown



4 Concrete Edge scale 1:10

ID	Qty	Common Name	Botanical Name	Size	Mature Height	Mature Spread	Native (N)
<b>Trees</b>							
TBP	2	Cut Leaf Birch	Betula pendula 'Delecarica'	45litre	6-8m	3.5-6m	N
YCA	17	Tuckeroo	Cupressus anacardoides	45litre	10-15m	3.5-6m	N
TEE	4	Eumundi Quandong	Elaeocarpus eumundi	45litre	6-8m	3.5-6m	N
YLF	9	Crape Myrtle	Lagerstroemia indica 'Natchez'	45litre	6-8m	3.5-6m	N
TML	10	Flowering Crabapple	Malus x floribunda	45litre	5-10m	6-10m	N
YMG	1	Little Gem Southern Magnolia	Magnolia grandiflora 'Little Gem'	45litre	4-6m	2.0-3.5m	N
TPY	2	Capital Flowering Pear	Pyrus calleryana 'Capital'	45litre	6-12m	2.0-3.5m	N
TWP	2	Weeping Lily Pilly	Waterhousea floribunda	45litre	6-8m	3.5-6m	N
<b>Shrubs</b>							
SAM	23	Alyin Magic	Acmena 'Alyin Magic'	200mm	1.0-1.5m	0.8-1.0m	N
SAM	1	Minnie Magic	Acmena 'Minnie Magic'	200mm	0.8-1.0m	0.8-1.0m	N
SJM	9	Japanese Box	Buxus microphylla var japonica	200mm	0.6-0.8m	0.8-1.0m	N
SBS	68	Common Broomrape	Buxus sempervirens	200mm	3-5m	0.9-1.2m	N
SCB	6	Scarlet Bottlebrush	Callistemon ciliatus 'Endeavour'	200mm	3-5m	2.0-3.5m	N
SCL	47	Little John	Callistemon 'Little John'	200mm	0.9-1.5m	0.9-1.2m	N
SCS	8	Sasanqua Camellia	Camellia sasanqua	200mm	3-5m	3.5-6m	N
SOE	50	Gymea Lily	Dorothy's eximia	200mm	1.2-2m	1.2-2.0m	N
SOH	1	Gravillea	Gravillea 'Honey Gem'	200mm	1.5-3m	1.2-2.0m	N
SHB	36	Veronica	Hebe 'Blue Gem'	200mm	0.9-1.5m	0.6-0.9m	N
SMF	24	Banana Shrub	Michelia fipo	200mm	1.5-3m	2.0-3.5m	N
SNP	87	Orange Jessamine	Murraya paniculata	200mm	1.5-3m	3.5-6m	N
SNV	124	Dwarf Sacred Bambusa	Nandina domestica 'Nana'	200mm	0.8m	0.8m	N
SPT	103	New Zealand Flax	Phormium tenax 'Flamin'	200mm	0.8-0.9m	0.8-1.0m	N
SSR	20	Bird Of Paradise	Strelitzia reginae var juncea	200mm	0.9-1.5m	0.9-1.2m	N
SSV	88	Cascade Lily Pilly	Strydom 'Cascade'	200mm	2-3m	1.2-2.0m	N
SVO	60	Dense Form Yuccum	Yuccum adonissimum 'Dense Form'	200mm	3-4m	2-3m	N
SWB	200	Blue Gem	Westringia 'Blue Gem'	200mm	0.8-1.0m	0.9-1.2m	N
SYE	10	Spineless Yucca	Yucca elephantipes	200mm	2.0-3.0m	0.8-1.2m	N
<b>Ground covers</b>							
GSB	100	Lamb's Ear	Stachys byzantina	150mm	0.0-0.3m	0.3-0.6m	N
GHV	75	False Sarsaparilla	Hardenbergia violacea 'Meeme'	150mm	0.75-0.9m	1.2-2.0m	N
GGA	1	Treasure Flower	Gazania spp.	150mm	0.0-0.3m	varies with age	N
GCP	1	Licorice Plant	Helictotrichum polare 'Limegold'	150mm	0.3-0.45m	0.6-0.8m	N
GDT	13	Flax Lily	Dianella tasmanica 'Tasman'	150mm	0.6-0.7m	0.4-0.6m	N
GLT	56	Spiny-headed mat rush	Lomandra longifolia 'Tanika'	150mm	0.45-0.6m	0.6-0.9m	N
GLM	122	Glant Lily Turf	Liriope muscari 'Evergreen Giant'	150mm	0.0-0.3m	0.0-0.3m	N
GCB	37	Flax Lily	Dianella tasmanica 'Vapor'	150mm	0.4-0.5m	0.4-0.6m	N
GTA	149	Asian Jasmine	Trachelospermum asiaticum	150mm	n/a	3-5m	N
GWM	31	Mundi	Westringia fruticosa 'Mundi'	150mm	0.45-0.6m	0.9-1.2m	N
GTJ	8	Star Jasmine	Trachelospermum jasminoides	150mm	0.3-0.6m	1-4m	N
GMT	1	Carpet Spreading Myoporum	Myoporum parvifolium 'Tareena'	150mm	0.45-0.6m	0.9-1.2m	N

#### SPECIFICATION NOTES

##### PLANTING MATERIALS

###### Planting Mix:

Planting mix for tree pit backfill shall be "Organic Garden Mix" consisting of:  
 50% Black Soil  
 20% Coarse Sand  
 30% Organic Material  
 as available from Australian Native Landscapes, Phone: (02) 9450 1444, or approved equivalent. Samples shall be provided to the Superintendent prior to ordering or delivery to site. Any material delivered to site, that is rejected by the Superintendent, shall be removed by the contractor at his own expense. Minimum depths of mix to all planting bed areas is as specified on details.

###### Mulch:

Mulch to garden beds:  
 Mulch shall mean Hort-Bark (15mm grade), free from material derived from Privet, Willow, Poplar, Coral trees, or other noxious weeds. Any mulch exceeding the 25mm grade shall be rejected / removed from the site. Graded pine bark mulch (ANL code MH-B) to be supplied by Australian Native Landscapes Pty Ltd Phone (02) 9450 1444, or approved equivalent.

###### Spread mulch on after setting, it is:

- smooth and evenly graded between design surface levels;
- flush with adjacent finished levels;
- of the required depths (75mm); and
- stepped towards the base of plant stems in planting beds, but not in contact with the stem (not closer than 50mm in the case of gravel mulches).

Place after the preparation of the planting bed, planting and all other work.

###### Plant Material:

All plant material must be true to the species. No substitutes will be allowed. All plants shall be free of fungus and insect damage. All plants shall be healthy, well shaped, not soft or force grown and not root bound.

###### Turfed areas:

All new turf areas shall be selected weed free Soft Leaf Buffalo. Turf shall be laid neatly butted with staggered joints, flush with adjacent surfaces and have even running falls to all drainage points.

All new turf areas shall have a minimum 150mm depth of weed free top soil, placed and levelled prior to turfing.

#### PREPARATION AND HARDWORKS

##### Excavating for Spot Planting

To planting areas, excavate a hole for each plant large enough to provide not less than twice the depth and twice the diameter than the root ball of species to be planted.

##### Staking

Use durable hardwood, straight, free from knots or twists, pointed at one end. Drive stakes into the ground a minimum one third of their length, avoiding damage to the root system.  
 • 45 Litre trees in 2 x 38x38x1800mm Hardwood Stake with double Nylon tie TIES: Provide a 50mm wide Nylon webbing tie per stake, fixed securely to the stakes, one tie at half the height of the main stem and the other as necessary to stabilise the plant.

##### Decorative Pebble

MATERIAL: Decorative pebble shall be Western White pebble, gravel to be of uniform size or graded material in the size 30-40mm grade to nominal 75mm thickness as available from Australian Native Landscapes. Ph: (02) 9450 1444.

##### Concrete Edge

MATERIALS: Concrete to be off white colour.  
 INSTALLATION: Supply and install 150 x 100mm (width) reinforced flush concrete kerb to locations as approved on site by the Principle's Authorised Person. Provide flexible joints at maximum 3 metre intervals in colour to match concrete. Lightly expose aggregate through raking / sponging. Tool finish exposed edges with 10mm pencil round to prevent chipping.

##### Porous Pavement

MATERIAL: Porous pavement shall be 115x230x80mm porous paving installed to manufacturers recommendations and specifications as available from Boral Pty Ltd (Ph 1300 134 002) or approved equivalent. Sample to be provided for approval by Superintendent.

#### MAINTENANCE / PLANT ESTABLISHMENT

Maintenance shall apply to all hard and soft landscape materials installed prior to the "handover" and acceptance by Principle's Authorised Person. The maintenance period shall commence at the granting of completion and shall extend for 26 weeks. Contractor shall submit a maintenance programme and maintain a maintenance log.

##### Maintenance shall consist of the following works:

- Follow a daily watering programme to be approved by Principle's Authorised Person. Water all plants individually, twice per week or when necessary to ensure constant plant growth. Water at turf and native grassed areas, twice per week.
- Apply appropriate weed control sprays and hand weed as required to maintain planting areas, native grassing bed areas, turf areas, paved areas, and tree pits in turf free of weed or rogue grass growth.
- Regularly tidy and top up mulch and trim edges to prevent spill over onto paved / grassed areas.
- Spray to control pests and diseases.
- Replace plants, which fail with plants of a similar size and quality as originally specified to approval of Superintendent. Costs of replacement shall be the responsibility of the Contractor. Replacement planting will be undertaken within 2 weeks of identification of dead material or substitution by the Superintendent.
- Report any incidence of plants stolen or destroyed by vandals.
- Adjust stakes and ties to plants as necessary. Ensure that strangulation of plants does not occur.
- Prune and shape plants as directed or where necessary.
- Make good any defects or faults arising out of defective workmanship or materials.
- Fertilise lawn areas to maintain healthy growth.
- Make good any erosion or soil subsidence, which may occur including soft areas in pathways.
- Mow lawn to maintain neat healthy growth.
- A final inspection shall be made by the Superintendent before handover. Any items requiring rectification shall be repaired before the works are finally approved, and retention moneys released.

##### NOTE:

- All finished levels are to be verified by Contractor on site.
- All landscape works to be in strict accordance with Council's landscape code and guidelines.
- This plan to be used in conjunction with all other submitted architectural, hydraulics and engineering drawing where applicable.



Family & Community Services  
Land & Housing Corporation

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# EXTERIOR COLOUR SCHEME

HOUSING DEVELOPMENT

5-17 BYRON AVE,  
CAMPBELLTOWN

Job No: BGGXV



Wattle "Astor White"  
Painted Render, Front Door



Wattle "Honey Honey"  
FC Panels, Front Door



Wattle "Cinnamon Quill"  
FC Panels



"Satin Spanish Silver"  
Door and window frames



"Surfmist"  
Fascias, Barges, Mini Orb Cladding, Sun  
Shades



Wattle "Mange Tout"  
Front Door



Wattle "Fossil Creek"  
Metal post & beams, Sun shades, Front Door



"Shale Grey"  
Mini Orb Cladding, Metal picket fence,  
Metal Louvres, Privacy Screens



"Windspray"  
Roofing, Gutters, Downpipes



Bowral Bricks "Murray Grey"  
Face Brick 1



Bowral Bricks "Simmental Silver"  
Face Brick 2



EAST (BYRON AVE) ELEVATION



EAST (BYRON AVE) ELEVATION



BARRY RUSH & ASSOCIATES PTY LTD



1. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED PRIOR TO SITE DISTURBANCE
2. STRIPPING OF GRASS AND VEGETATION ETC. FROM SITE SHALL BE KEPT TO A MINIMUM
3. TOPSOIL FROM ALL AREAS THAT WILL BE DISTURBED TO BE STRIPPED AND STOCKPILED ON SITE.
4. ALL SEDIMENT CONTROL STRUCTURES TO BE INSPECTED AFTER EACH RAINFALL EVENT FOR STRUCTURAL DAMAGE AND ALL TRAPPED SEDIMENT TO BE REMOVED TO A NOMINATED SOIL STOCKPILE SITE

 PROPRIETARY SILT FENCE

TEMPORARY CONSTRUCTION EXIT



PROPOSED DRAINAGE PIT  
WITH INLET SEGMENT TRAP

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B	30.03.15	ARCH'S PLAN AMENDMENT
A	22.04.15	ARCH'S PLAN AMENDMENT
REV	DATE	NOTATION/AMENDMENT

DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.  
 10/10/2018 10:10:10 AM

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ELECTRICAL AND MECHANICAL	

	BUSINESS PARTNER

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**HOUSING DEVELOPMENT**  
**5-17 BYRON AVENUE**  
**CAMPBELLTOWN**  
LCR# 111-117 IN TOP 253896

<div style="text-align: right;">TABLE</div> <div style="text-align: center;"> <b>EROSION &amp; SEDIMENT CONTROL LAYOUT PLAN</b> </div>
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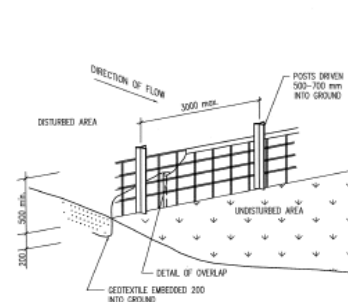
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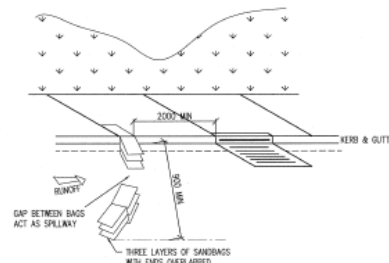
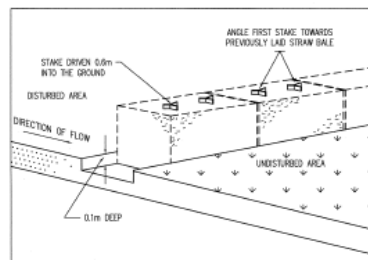
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CA	SC	AG	
TYPE	D-BIT		REV
C	02 OF 05		F



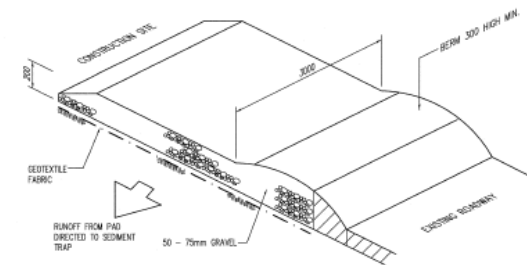




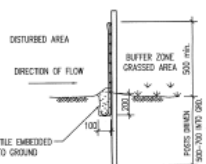
STRAW BALE SEDIMENT FILTER



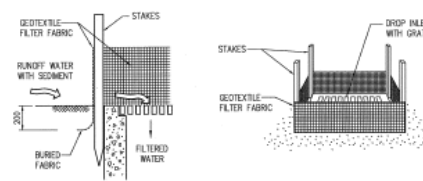
SANDBAG KERB INLET  
SEDIMENT TRAP  
N.T.S.



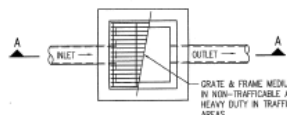
RUBBLE CROSSING  
FOR USE AT ALL TRUCK/CONSTRUCTION  
VEHICLE ENTRY POINTS TO THE SITE  
N.T.S.



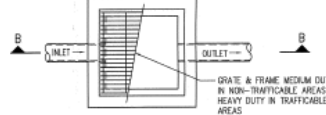
GEOFABRIC LINED 'SILT' FENCE  
N.T.S.



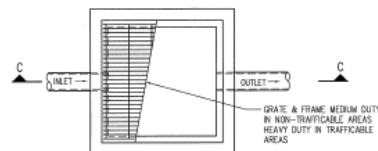
GEOFABRIC FILTER FABRIC DROP INLET SEDIMENT TRAP  
N.T.S.



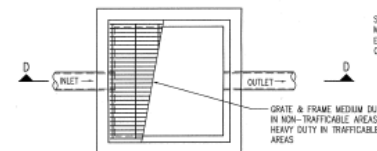
450 x 450 STORMWATER PIT  
PRECAST CONCRETE PITS MAY BE  
SUBSTITUTED SUBJECT TO APPROVAL



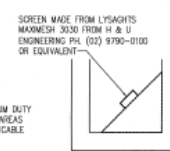
600 x 600 STORMWATER PIT  
PRECAST CONCRETE PITS MAY BE  
SUBSTITUTED SUBJECT TO APPROVAL



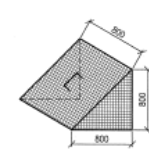
900 x 900 STORMWATER PIT  
PRECAST CONCRETE PITS MAY BE  
SUBSTITUTED SUBJECT TO APPROVAL



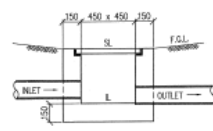
900 x 900 SILT ARREATOR PIT  
PRECAST CONCRETE PITS MAY BE  
SUBSTITUTED SUBJECT TO APPROVAL



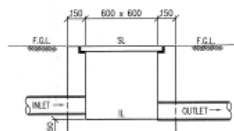
LITTER & LEAF SCREEN DETAIL



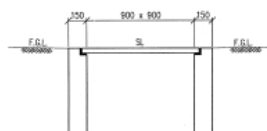
ISOMETRIC VIEW



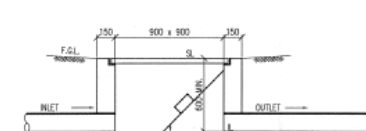
SECTION A-A  
SCALE 1:20



SECTION B-B  
SCALE 1:20



SECTION C-C



SECTION D-D  
SCALE 1:20

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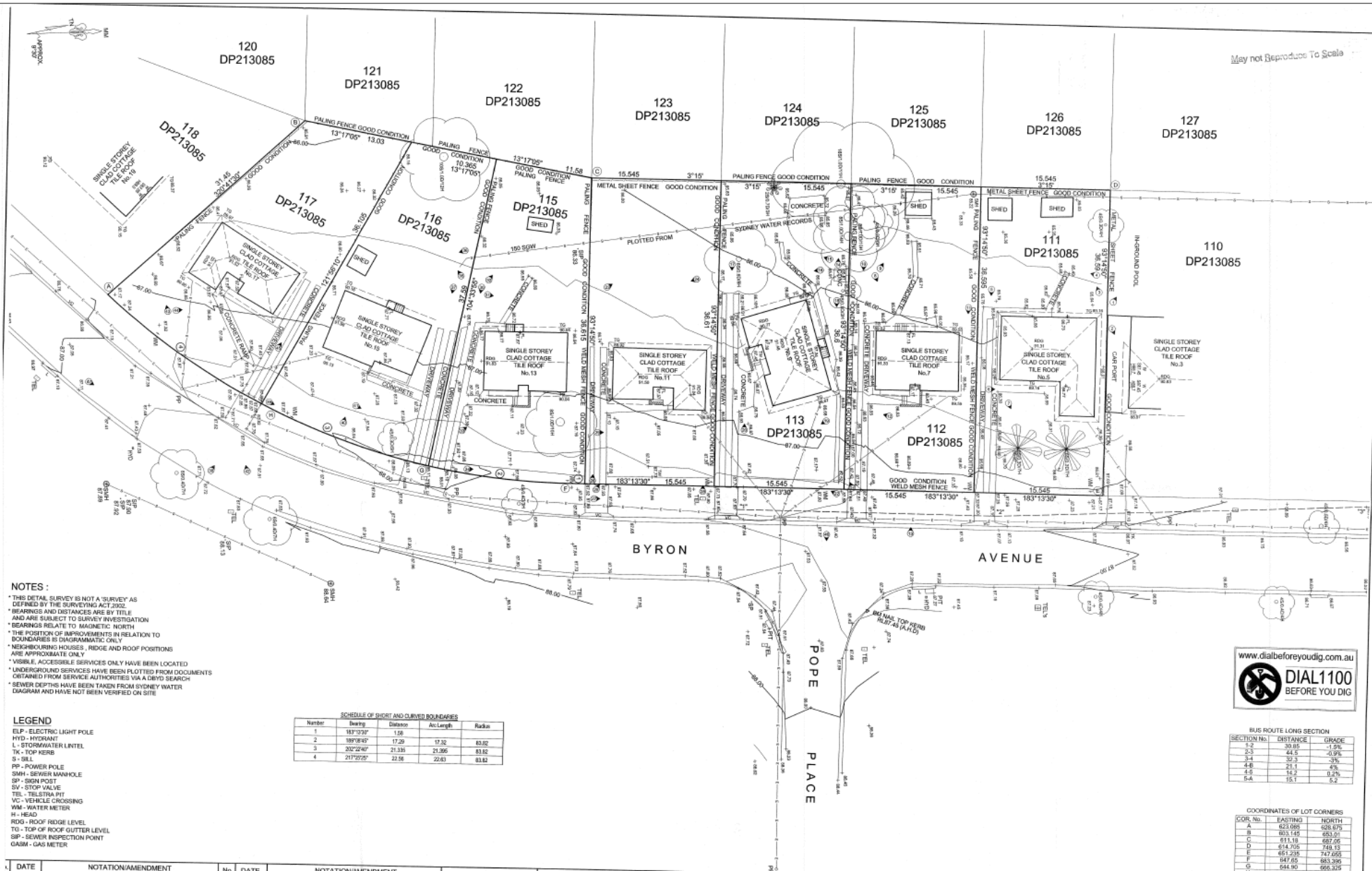
**NSW**  
GOVERNMENT  
Family & Community Services  
Land & Housing Corporation

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# NOTES:

- \* THIS DETAIL SURVEY IS NOT A "SURVEY" AS DEFINED BY THE SURVEYING ACT 2002.
- \* BEARINGS AND DISTANCES ARE BY TITLE AND ARE SUBJECT TO SURVEY INVESTIGATION
- \* BEARINGS RELATE TO MAGNETIC NORTH
- \* THE POSITION OF IMPROVEMENTS IN RELATION TO BOUNDARIES IS DIAGRAMMATIC ONLY
- \* NEIGHBOURING HOUSES, RIDGE AND ROOF POSITIONS ARE APPROXIMATE ONLY
- \* VISIBLE, ACCESSIBLE SERVICES ONLY HAVE BEEN LOCATED
- \* UNDERGROUND SERVICES HAVE BEEN PLOTTED FROM DOCUMENTS OBTAINED FROM SERVICE AUTHORITIES VIA A CIVIS SEARCH
- \* SEWER DEPTHS HAVE BEEN TAKEN FROM SYDNEY WATER DIAGRAM AND HAVE NOT BEEN VERIFIED ON SITE

# LEGEND

- ELP - ELECTRIC LIGHT POLE
- HYD - HYDRANT
- L - STORMWATER LINTEL
- TK - TOP KERB
- S - SILL
- PP - POWER POLE
- SMH - SEWER MANHOLE
- SP - SIGN POST
- SV - STOP VALVE
- TEL - TELESTRUT
- VC - VEHICLE CROSSING
- WM - WATER METER
- W - HEAD
- RDG - ROOF RIDGE LEVEL
- TG - TOP OF ROOF GUTTER LEVEL
- SP - SEWER INSPECTION POINT
- GSM - GAS METER

# SCHEDULE OF SURVEY AND CURVED BOUNDARIES

Number	Bearing	Distance	Area Length	Radius
1	183° 33' 30"	1.58		
2	189° 08' 49"	17.29	17.32	83.82
3	202° 22' 47"	21.33	21.36	83.82
4	217° 22' 02"	22.56	22.63	83.82

CONTOUR INTERVAL: 0.5m  
 DATUM: A.M.D.  
 ORIGIN OF DATUM:  
 PM 9231 RL 95.577  
 100 YEAR FLOOD RL:  
 RECOMMENDED MINIMUM  
 FLOOR RL:  
 SOURCE OF FLOOD INFO:

# LEGEND OF COMMONLY USED SYMBOLS



REDUCTION RATIO 1 : 205 @ A1  
 400 @ A3

LAND TITLE INFORMATION  
 LOT: 111-117  
 PLAN NO: DP 213085  
 OTHER:  
 AREA: 3864m²

DATE OF SURVEY: 30 / 05 / 2014  
 SURVEY CONSULTANT:  
 PROJECT SURVEYORS  
 INCORPORATING GARDIN MORGAN & CO  
 10/100 RIVERVIEW DRIVE  
 SYDNEY NSW 2015  
 PHONE: 02 9550 0000  
 FAX: 02 9550 0001  
 EMAIL: info@gsa.com.au  
 www.gsac.com.au  
 Registered Surveyor



Family & Community Services  
 Land & Housing Corporation

CONTOUR & DETAIL

LOCATION  
 CAMPBELLTOWN  
 (STREET ADDRESS)  
 No 5-17 BYRON AVENUE  
 SITE LAYOUT JOB  
 74342 / 001 / 01  
 TYPE  
 S  
 SH. 1  
 OF 2



BUS ROUTE LONG SECTION

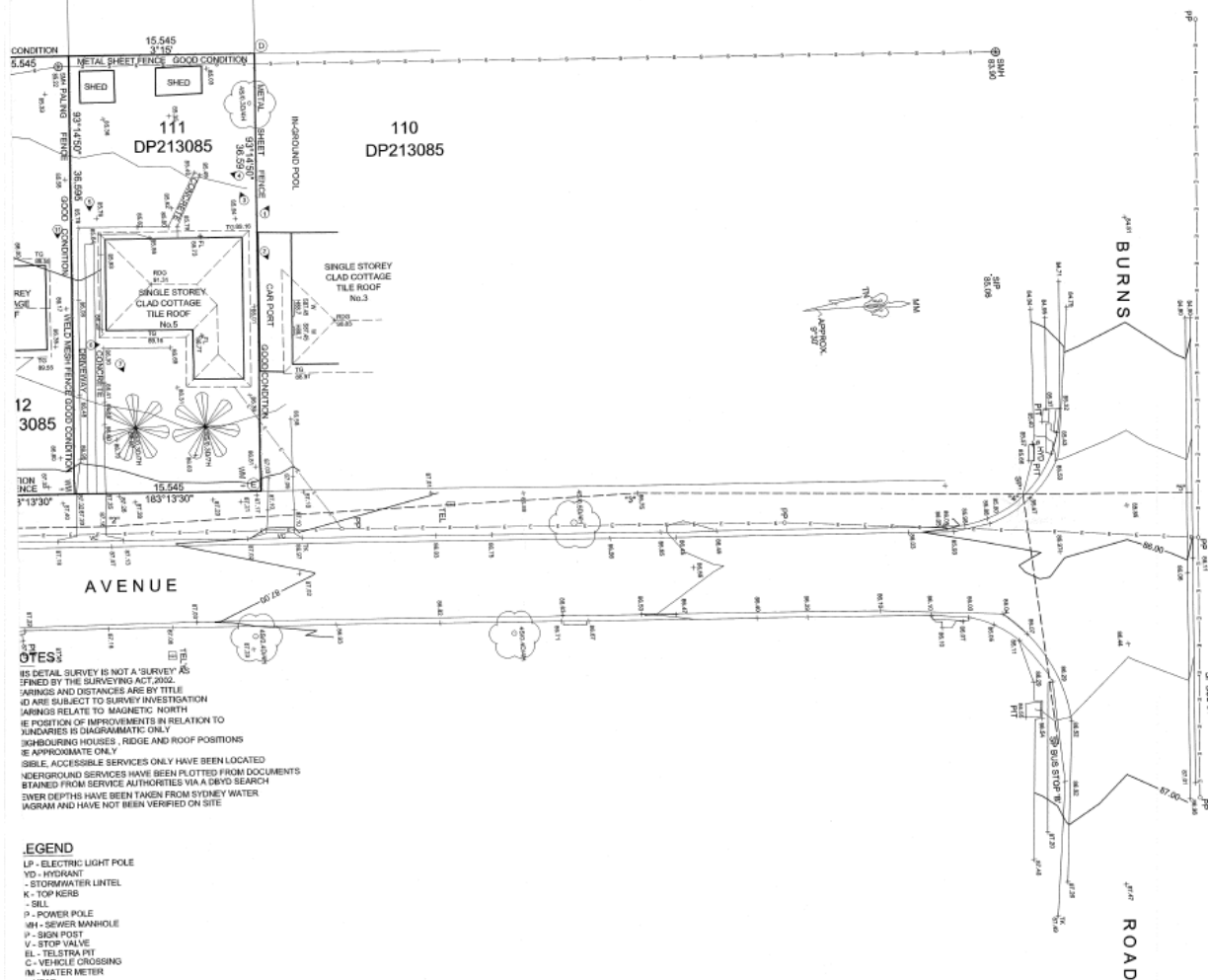
SECTION No.	DISTANCE	GRADE
1-2	30.45	-1.5%
2-3	44.5	-0.9%
3-4	32.1	0%
4-5	21.1	-3%
5-6	18.2	0.2%
6-7	15.1	0.2%

COORDINATES OF LOT CORNERS

COR. No.	EASTING	NORTH
A	623.085	626.875
B	603.149	655.01
C	611.16	682.86
D	614.705	749.15
E	651.235	747.055
F	647.65	683.395
G	644.90	656.325
H	636.775	646.595

126  
DP213085

127  
DP213085

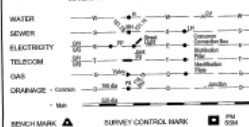


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ARE APPROXIMATE ONLY  
VISIBLE ACCESSIBLE SERVICES ONLY HAVE BEEN LOCATED  
UNDERGROUND SERVICES HAVE BEEN PLOTTED FROM DOCUMENTS  
OBTAINED FROM SERVICE AUTHORITIES VIA A DEED SEARCH  
SEWER DEPTHS HAVE BEEN TAKEN FROM SYDNEY WATER  
DIAGRAM AND HAVE NOT BEEN VERIFIED ON SITE

#### LEGEND

UP - ELECTRIC LIGHT POLE  
YD - HYDRANT  
- STORMWATER LINTEL  
K - TOP KERB  
- SILL  
P - POWER POLE  
WH - SEWER MANHOLE  
V - SIGN POST  
V - STOP VALVE  
EL - TELSTRA PIT  
C - VEHICLE CROSSING  
M - WATER METER  
- HEAD  
DG - ROOF RIDGE LEVEL  
Q - TOP OF ROOF OUTER LEVEL  
IP - SEWER INSPECTION POINT  
ISM - GAS METER

#### LEGEND OF COMMONLY USED SYMBOLS



#### REDUCTION RATIO

1 : 200 @ A1  
400 @ A3

#### LAND TITLE INFORMATION

LOTS: 111-117

PLAN NO.: DP 213085

OTHER:

AREA: 3984m<sup>2</sup>

DATE OF SURVEY: 30 / 05 / 2014

SURVEY CONSULTANT:

PROJECT SURVEYORS

(INCORPORATING DARVEN MORGAN & CO.)

120/20/200

DATE OF ISSUE: 30 / 05 / 2014

ISSUED BY: [Signature]

REGISTERED SURVEYOR



Family & Community Services  
Land & Housing Corporation

DRAWING TITLE

CONTOUR & DETAIL

LOCATION: CAMPBELLTOWN

STREET ADDRESS: No 5-17 BYRON AVENUE

SITE LAYOUT JOB

74342 / 001 / 01

TYPE: S

SHT. 2

OF 2

www.dialbeforeyoudig.com.au



#### BUS ROUTE LONG SECTION

SECTION No.	DISTANCE	GRADE
1-2	30.95	-1.0%
2-3	44.5	-0.9%
3-4	32.3	-3%
4-5	21.1	4%
5-6	14.2	0.7%
6-7	15.1	3.2%

#### COORDINATES OF LOT CORNERS

COR. No.	EASTING	NORTH
A	623.985	628.875
B	603.145	603.01
C	611.18	607.05
D	614.905	748.15
E	651.235	747.055
F	647.45	681.395
G	644.90	666.325
H	636.775	646.595