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WESTLEIGH PARK SPORTS PRECINCT

DEVELOPMENT APPLICATION - CIVIL WORKS

SPORTS PRECINCT CONCEPT VIEW
COURTESY OF ENVIRONMENTAL PARTNERSHIP

DRAWING SCHEDULE

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C011	GENERAL ARRANGEMENT PLAN 1
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C013	GENERAL ARRANGEMENT DISTURBANCE PLAN
C014	BIODIVERSITY ASSESSMENT DISTURBANCE PLAN
C015	REMEDIATION ASSESSMENT DISTURBANCE PLAN
C016	PROPOSED DEVELOPMENT ON SYDNEY WATER LAND
C018	PROPOSED SITE PLAN
C020	SITE DEMOLITION PLAN
C021	SEDIMENT AND EROSION CONTROL PLAN
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Rev Description Eng Draft Date | Rev Description Eng Draft Date

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Project
WESTLEIGH PARK, QUARTER SESSIONS ROAD, HORNSBY

Sheet Subject
COVER SHEET

Scale : A1 NTS | Drawn DM | Authorised TM
Job No 201537 | Drawing No C000 | Revision P6
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GENERAL NOTES

1. Contractor must verify all dimensions and existing levels on site prior to commencement of works. Any discrepancies to be reported to the Superintendent .
2. Strip all topsoil from the construction area. All stripped topsoil shall be disposed of off-site unless directed otherwise.
3. Make smooth connection with all existing works.
4. Compact subgrade under buildings and pavements to minimum 98% standard maximum dry density in accordance with AS 1289 5.1.1. Compaction under buildings to extend 2m minimum beyond building footprint.
5. All work on public property, property which is to become public property, or any work which is to come under the control of the Statutory Authority; the Contractor is to ensure that the drawings used for construction have been approved by all relevant authorities prior to commencement site.
6. All work on public property, property which is to become public property, or any work which is to come under the control of the Statutory Authority is to be carried out in accordance with the requirements of the relevant Authority. The Contractor shall obtain these requirements from the Authority. Where the requirements of the Authority are different to the drawings and specifications, the requirements of the Authority shall be applicable.
7. For all temporary batters refer to geotechnical recommendations.

REFERENCE DRAWINGS

1. These drawings have been based from, and to be read in conjunction with the following Consultants drawings. Any conflict to the drawings must be notified immediately to the Superintendent.

Consultant	Dwg Title	Dwg No	Rev	Date
PROJECT SURVEYORS (SURVEY)	SURVEY PLAN	B04895	Q	17.06.24
EP (LANDSCAPE)	GA PLAN OVERALL	3707.GA.01	3	28.06.24
AJ+C (ARCH)	FLOOR PLAN-BUILDING 1 FLOOR PLAN-BUILDING 2 FLOOR PLAN-BUILDING 3	DA2101 DA2102 DA2103	C	13.06.24

SITEWORKS NOTES

1. All basecourse material to comply with RMS specification No .3051 and compacted to minimum 98% modified maximum dry density in accordance with AS 1289 5.2.1.
2. All trench backfill material shall be compacted to the same density as the adjacent material.
3. All service trenches under vehicular pavements shall be backfilled with an approved select material and compacted to a minimum 98% modified maximum dry density in accordance with AS 1289 5.2.1

STORMWATER DRAINAGE NOTES

1 Stormwater Design Criteria :
(A) Average exceedance probability –
1% AEP for roof drainage to first external pit
5% AEP for paved and landscaped areas
(B) Rainfall intensities –
Time of concentration: 5 minutes
1% AEP = 268 mm/hr
5% AEP = 197 mm/hr
(C) Rainfall losses –
Impervious areas: IL = 1.5 mm , CL = 0 mm/hr
Pervious areas: IL =15.2 mm , CL = 2.5 mm/hr

2. Pipes 300 dia and larger to be reinforced concrete Class " 2 " approved spigot and socket with rubber ring joints U.N.O.
3. Pipes up to 300 dia may be sewer grade uPVC with solvent welded joints, subject to approval by the engineer
4. Equivalent strength VCP or FRP pipes may be used subject to approval.
5. Precast pits may be used external to the building subject to approval by Superintendent
6. Enlargers, connections and junctions to be manufactured fittings where pipes are less than 300 dia.
7. Where subsoil drains pass under floor slabs and vehicular pavements, unslotted uPVC sewer grade pipe is to be used.
8. Grates and covers shall conform with AS 3996-2006, and AS 1428.1 for access requirements.
9. Pipes are to be installed in accordance with AS 3725. All bedding to be type H2 U.N.O.
10. Care is to be taken with invert levels of stormwater lines. Grades shown are not to be reduced without approval.
11. All stormwater pipes to be 150 dia at 1.0% min fall U.N.O.
12. Subsoil drains to be slotted flexible uPVC U.N.O.
13. Adopt invert levels for pipe installation (grades shown are only nominal).

CONCRETE FINISHING NOTES

1. All exposed concrete pavements are to be broomed finished U.N.O.
2. All edges of the concrete pavement including keyed and dowelled joints are to be finished with an edging tool.
3. Concrete pavements with grades greater than 10 % shall be heavily broomed finished.
4. Carborundum to be added to all stair treads and ramped crossings U.N.O.

SURVEY AND SERVICES INFORMATION

SURVEY

Origin of levels : SSM 69477 RL 171.738
Datum of levels : A.H.D. AUSTRALIAN HEIGHT DATUM
Coordinate system : MGA GDA2020
Survey prepared by : PROJECT SURVEYORS
Setout Points : CONTACT THE SURVEYOR

Taylor Thomson Whitting does not guarantee that the survey information shown on these drawings is accurate and will accept no liability for any inaccuracies in the survey information provided to us from any cause whatsoever.

UNDERGROUND SERVICES - WARNING

The locations of underground services shown on Taylor Thomson Whittings drawings have been plotted from diagrams provided by service authorities. This information has been prepared solely for the authorities own use and may not necessarily be updated or accurate.

The position of services as recorded by the authority at the time of installation may not reflect changes in the physical environment subsequent to installation.

Taylor Thomson Whitting does not guarantee that the services information shown on these drawings shows more than the presence or absence of services, and will accept no liability for inaccuracies in the services information shown from any cause whatsoever.

The Contractor must confirm the exact location and extent of services prior to construction and notify any conflict with the drawings immediately to the Engineer/Superintendent.

The contractor is to get approval from the relevant state survey department, to remove/adjust any survey mark. This includes but is not limited to; State Survey Marks (SSM), Permanent Marks (PM), cadastral reference marks or any other survey mark which is to be removed or adjusted in any way.
Taylor Thomson Whitting plans do not indicate the presence of any survey mark. The contractor is to undertake their own search.

BOUNDARY AND EASEMENT NOTE

The property boundary and easement locations shown on Taylor Thomson Whitting drawing's have been based from information received from : Project Surveyors

Taylor Thomson Whitting makes no guarantees that the boundary or easement information shown is correct.
Taylor Thomson Whitting will accept no liabilities for boundary inaccuracies. The contractor/builder is advised to check/confirm all boundaries in relation to all proposed work prior to the commencement of construction. Boundary inaccuracies found are to be reported to the superintendent prior to construction starting.

EROSION AND SEDIMENT CONTROL NOTES

1. All work shall be generally carried out in accordance with
   (A) Local authority requirements,
   (B) EPA – Pollution control manual for urban stormwater,
   (C) LANDCOM NSW – Managing Urban Stormwater: Soils and Construction ("Blue Book").
2. Erosion and sediment control drawings and notes are provided for the whole of the works. Should the Contractor stage these works then the design may be required to be modified. Variation to these details may require approval by the relevant authorities.
   The erosion and sediment control plan shall be implemented and adapted to meet the varying situations as work on site progresses.
3. Maintain all erosion and sediment control devices to the satisfaction of the superintendent and the local authority.
4. When stormwater pits are constructed prevent site runoff entering the pits unless silt fences are erected around pits.
5. Minimise the area of site being disturbed at any one time.
6. Protect all stockpiles of materials from scour and erosion. Do not stockpile loose material in roadways, near drainage pits or in watercourses.
7. All soil and water control measures are to be put back in place at the end of each working day, and modified to best suit site conditions.
8. Control water from upstream of the site such that it does not enter the disturbed site.
9. All construction vehicles shall enter and exit the site via the temporary construction entry/exit.
10. All vehicles leaving the site shall be cleaned and inspected before leaving.
11. Maintain all stormwater pipes and pits clear of debris and sediment. Inspect stormwater system and clean out after each storm event.
12. Clean out all erosion and sediment control devices after each storm event.

Sequence Of Works

1. Prior to commencement of excavation the following soil management devices must be installed.
1.1. Construct silt fences below the site and across all potential runoff sites.
1.2. Construct temporary construction entry/exit and divert runoff to suitable control systems.
1.3. Construct measures to divert upstream flows into existing stormwater system.
1.4. Construct sedimentation traps/basin including outlet control and overflow.
1.5. Construct turf lined swales.
1.6. Provide sandbag sediment traps upstream of existing pits.
2. Construct geotextile filter pit surround around all proposed pits as they are constructed.
3. On completion of pavement provide sand bag kerb inlet sediment traps around pits.
4. Provide and maintain a strip of turf on both sides of all roads after the construction of kerbs.

WATER QUALITY TESTING REQUIREMENTS

Prior to discharge of site stormwater, groundwater and seepage water into council's stormwater system, contractors must undertake water quality tests in conjunction with a suitably qualified environment consultant outlining the following:

- Compliance with the criteria of the Australian and New Zealand Guidelines for Fresh and Marine Water Quality (2000)
- If required subject to the environmental consultants advice, provide remedial measures to improve the quality of water that is to be discharged into Councils storm water drainage system.This should include comments from a suitably qualified environmental consultant confirming the suitability of these remedial measures to manage the water discharged from the site into Councils storm water drainage system. Outlining the proposed, ongoing monitoring, contingency plans and validation program that will be in place to continually monitor the quality of water discharged from this site. This should outline the frequency of water quality testing that will be undertaken by a suitably qualified environmental consultant.

BULK EARTHWORKS LEGEND

- Batter
- B10.00+X B10.00+X / B10.00 X STEP B10.00 — Bulk Earthworks Step (Step from low side to high side)
- ● B22.00 — Bulk earthworks spot level
- B22.00 — Bulk earthworks contour level
- BE 22.00 — Bulk earthworks platform level
- Flat platforms shown with dots

SAFETY IN DESIGN

Contractor to refer to Appendix B of the Civil Specification for the Civil Risk and Solutions Register.

EXISTING SERVICES

Contractor to be aware existing services are located within the site. Location of all services to be verified by the Contractor prior to commencing works. Contractor to confirm with relevant authority regarding measures to be taken to ensure services are protected or procedures are in place to demolish and/or relocate.

EXISTING STRUCTURES

Contractor to be aware existing structures may exist within the site. To prevent damage to existing structure(s) and/or personnel, site works to be carried out as far as practicably possible from existing structure(s).

EXISTING TREES

Contractor to be aware existing trees exist within the site which need to be protected. To prevent damage to trees and/or personnel, site works to be carried out as far as practicably possible from existing trees. Advice needs to be sought from Arborist and/or Landscape Architect on measures required to protect trees.

GROUNDWATER

Contractor to be aware ground water levels are close to existing surface level. Temporary de-watering may be required during construction works.

EXCAVATIONS

Deep excavations due to stormwater drainage works is required. Contractor to ensure safe working procedures are in place for works. All excavations to be fenced off and batters adequately supported to approval of Geotechnical Engineer.

GROUND CONDITIONS

Contractor to be aware of the site geotechnical conditions. Refer to geotechnical report by Coffey (ref:SYDEN213135-2-R01d dated 03.12.20) for details.

HAZARDOUS MATERIALS

Existing asbestos products & contaminated material may be present on site. Contractor to ensure all hazardous materials are identified prior to commencing works. Safe working practices as per relevant authority to be adopted and appropriate PPE to be used when handling all hazardous materials. Refer to geotechnical/environmental report by Coffey (ref:SYDEN213135-2-R01d dated 03.12.20) for details.

CONFINED SPACES

Contractor to be aware of potential hazards due to working in confined spaces such as stormwater pits, trenches and/or tanks. Contractor to provide safe working methods and use appropriate PPE when entering confined spaces.

MANUAL HANDLING

Contractor to be aware manual handling may be required during construction. Contractor to take appropriate measures to ensure manual handling procedures and assessments are in place prior to commencing works.

WATER POLLUTION

Contractor to ensure appropriate measures are taken to prevent pollutants from construction works contaminating the surrounding environment.

SITE ACCESS/EGRESS

Contractor to be aware site works occur in close proximity to footpaths and roadways. Contractor to erect appropriate barriers and signage to protect site personnel and public.

VEHICLE MOVEMENT

Contractor to supply and comply with traffic management plan and provide adequate site traffic control including a certified traffic marshall to supervise vehicle movements where necessary.

KERBING NOTES

Includes all kerbs, gutters, dish drains, crossings and edges.

1. All kerbs, gutters, dish drains and crossings to be constructed on minimum 75mm granular basecourse compacted to minimum 98% modified maximum dry density in accordance with AS 1289 5.2.1.
2. Expansion joints (EJ) to be formed from 10mm compressible cork filler board for the full depth of the section and cut to profile. Expansion joints to be located at drainage pits, on tangent points of curves and elsewhere at 12m centres except for integral kerbs where the expansion joints are to match the joint locations in slabs.
3. Weakened plane joints to be min 3mm wide and located at 3m centres except for integral kerbs where weakened plane joints are to match the joint locations in slabs.
4. Broomed finished to all ramped and vehicular crossings, all other kerbing or dish drains to be steel float finished.
5. In the replacement of kerbs –
   Existing road pavement is to be sawcut 900mm from lip of gutter. Upon completion of new kerbs, new basecourse and surface is to be laid 900mm wide to match existing materials and thicknesses.
   Existing allotment drainage pipes are to be built into the new kerb with a 100mm dia hole.
   Existing kerbs are to be completely removed where new kerbs are shown.

EROSION AND SEDIMENT CONTROL LEGEND

- Batter
- Siltation fence
- Stormwater pit with Geotextile filter surround
- Hay bale barriers
- Sandbag sediment trap
- Catch drain
- Overland flow path

SITEWORKS LEGEND

- PROPERTY BOUNDARY
- PROPERTY EASEMENT
- 174.39 — EXISTING SURFACE LEVEL
- 178.00 — EXISTING SURFACE CONTOUR 0.500m INTERVAL
- ×FF177.860 — FINISHED SURFACE LEVEL
- 178.000 — MAJOR FINISHED SURFACE CONTOUR 1.000m INTERVAL
- 176.200 — MINOR FINISHED SURFACE CONTOUR 0.200m INTERVAL
- H200 — 200 HIGH CONCRETE HOB
- WB1 — BLOCKWORK RETAINING WALL
- WB2 — BLOCKWORK RETAINING WALL WITH GABION FACING
- WB2 — BLOCKWORK RETAINING WALL PLACED UNDER CONCRETE PAVEMENT
- WC1 — IN-SITU CONCRETE RETAINING WALL
- WG1 — GABION REINFORCED EARTH WALL
- WG2 — GABION GRAVITY RETAINING WALL
- WKS — KEYSTONE REINFORCED EARTH WALL
- WSS — SANDSTONE RETAINING WALL
- WRR — RIP RAP RETAINING WALL
- SB# — BIOFILTRATION SWALE
- SG# — GRASS CATCH DRAIN
- SR# — ROCK ARMOURED SWALE
- BIORETENTION & DETENTION BASIN
- WETLAND
- eEA — EXISTING OVERHEAD ELECTRICAL
- eEU — EXISTING UNDERGROUND ELECTRICAL
- eG — EXISTING GAS
- eT — EXISTING TELECOMMUNICATIONS
- eS — EXISTING SEWER
- eW — EXISTING WATER
- eSW — EXISTING STORMWATER

ABBREVIATIONS

TOK	TOP OF KERB	eRL	EXISTING SURFACE LEVEL
IOK	INVERT OF KERB	F	FINISHED SURFACE LEVEL
RCL	ROAD CENTRELINE	F*	FUTURE SURFACE LEVEL
BDY	BOUNDARY		
		FFL	FINISHED FLOOR LEVEL
TOW	TOP OF WALL	SSL	STRUCTURAL SLAB LEVEL
BOW	BOTTOM OF WALL		
CL	COVER LEVEL		
IL	INVERT LEVEL		
OL	OBVERT LEVEL		

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Project
WESTLEIGH PARK, QUARTER SESSIONS ROAD, HORNSBY

Sheet Subject
NOTES AND LEGEND SHEET

Scale : A1	Drawn	Authorised
NTS	DM	TM

Job No	Drawing No	Revision
201537	C001	P7

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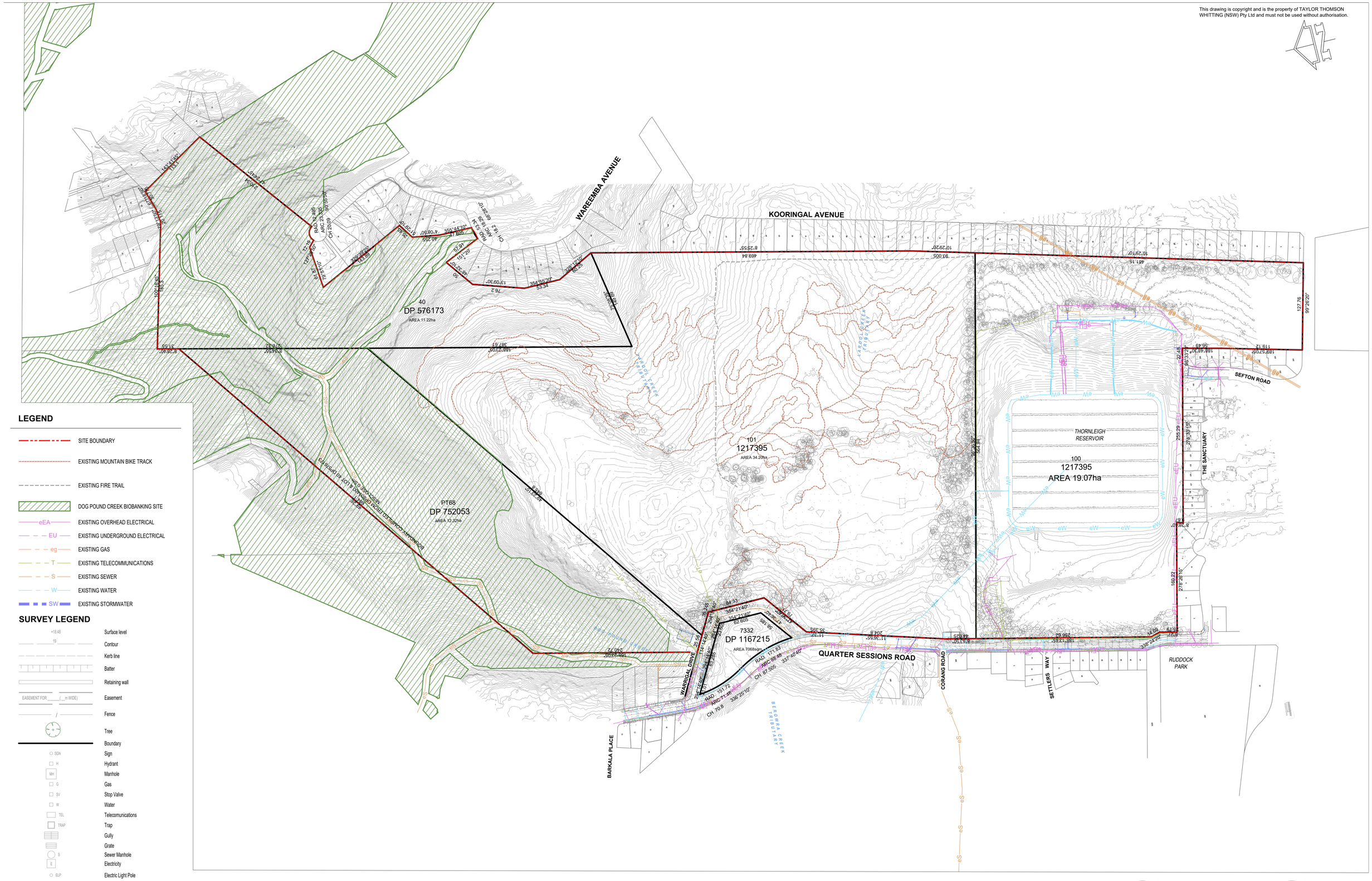

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Project
WESTLEIGH PARK, QUARTER SESSIONS ROAD, HORNSBY

Sheet Subject
EXISTING SITE PLAN

Scale : A1	Drawn	Authorised
1:2500	JH	TM

Job No	Drawing No	Revision
201537	C010	P8

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LEGEND

- HEAVY DUTY ASPHALT PAVEMENT
  50mm Thickness asphaltic concrete (AC10)
  10mm Compacted thickness fine crushed rock (DGB20)
  300mm Compacted thickness fine crushed rock (DGS40)
  Compacted subgrade to min 3% CBR
- MEDIUM DUTY ASPHALT PAVEMENT
  50mm Thickness asphaltic concrete (AC10)
  150mm Compacted thickness fine crushed rock (DGB20)
  400mm Compacted thickness fine crushed rock (DGS40)
  Compacted subgrade to min 3% CBR
- SHARED PATH ASPHALT PAVEMENT
  30mm Thickness asphaltic concrete (AC7)
  120mm Compacted thickness fine crushed rock (DGB20)
  160mm Compacted thickness fine crushed rock (DGS40)
  Compacted subgrade to min 3% CBR
- CONCRETE PEDESTRIAN PAVEMENT
  125mm thickness concrete (f'c = 25MPa) with SL72 fabric mesh (50 cover) on
  100mm compacted thickness fine crushed rock on
  Compacted subgrade to min 3% CBR
- CONCRETE VEHICULAR PAVEMENT
  200mm thickness concrete (f'c = 25MPa) with SL92 fabric mesh (50 cover) on
  100mm compacted thickness fine crushed rock on
  Compacted subgrade to min 3% CBR
- PERMEABLE CAR PARK PAVEMENT
  80mm thickness Hystroston pavers on
  30mm thickness blue metal (5mm no fines)
  150mm thickness blue metal (graded 5-20mm no fines)
  Compacted subgrade to min 3% CBR
- LANDSCAPING REVEGETATION
  Refer to landscape architect's documentation
- NATURAL SPORTS TURF FIELD
  Refer to landscape architect's documentation
- SYNTHETICS SPORTS TURF
  Refer to sports field engineer's documentation
- REINFORCED VEHICULAR TURF
  Refer to landscape architect's documentation
- MOUNTAIN BIKE PUMP TRACK
  Refer to mountain bike designer's documentation
- PROPOSED MOUNTAIN BIKE TRACK
  Refer to mountain bike designer's documentation
- EXISTING TRACK / FIRE TRAIL
  Refer to mountain bike designer's documentation

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Rev	Description	Eng	Draft	Date
P6	FOR APPROVAL	DM	KZ	26.05.23
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Project
WESTLEIGH PARK, QUARTER SESSIONS ROAD, HORNSBY

Sheet Subject
GENERAL ARRANGEMENT PLAN 1

Scale : A1	Drawn	Authorised
1:1000	WW	TM

Job No	Drawing No	Revision
201537	C011	P12

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LEGEND

- HEAVY DUTY ASPHALT PAVEMENT
  50mm Thickness asphaltic concrete (AC10)
  10mm Compacted thickness fine crushed rock (DGB20)
  300mm Compacted thickness fine crushed rock (DGS40)
  Compacted subgrade to min 3% CBR
- MEDIUM DUTY ASPHALT PAVEMENT
  50mm Thickness asphaltic concrete (AC10)
  150mm Compacted thickness fine crushed rock (DGB20)
  400mm Compacted thickness fine crushed rock (DGS40)
  Compacted subgrade to min 3% CBR
- SHARED PATH ASPHALT PAVEMENT
  30mm Thickness asphaltic concrete (AC7)
  120mm Compacted thickness fine crushed rock (DGB20)
  160mm Compacted thickness fine crushed rock (DGS40)
  Compacted subgrade to min 3% CBR
- CONCRETE PEDESTRIAN PAVEMENT
  125mm thickness concrete (f'c = 25MPa) with SL72 fabric mesh (50 cover) on
  100mm compacted thickness fine crushed rock on
  Compacted subgrade to min 3% CBR
- CONCRETE VEHICULAR PAVEMENT
  200mm thickness concrete (f'c = 25MPa) with SL92 fabric mesh (50 cover) on
  100mm compacted thickness fine crushed rock on
  Compacted subgrade to min 3% CBR
- PERMEABLE CAR PARK PAVEMENT
  80mm thickness Hystroston pavers on
  30mm thickness blue metal (5mm no fines)
  150mm thickness blue metal (graded 5-20mm no fines)
  Compacted subgrade to min 3% CBR
- LANDSCAPING REVEGETATION
  Refer to landscape architect's documentation
- NATURAL SPORTS TURF FIELD
  Refer to landscape architect's documentation
- SYNTHETICS SPORTS TURF
  Refer to sports field engineer's documentation
- REINFORCED VEHICULAR TURF
  Refer to landscape architect's documentation
- MOUNTAIN BIKE PUMP TRACK
  Refer to mountain bike designer's documentation
- PROPOSED MOUNTAIN BIKE TRACK
  Refer to mountain bike designer's documentation
- EXISTING TRACK / FIRE TRAIL
  Refer to mountain bike designer's documentation

0 10 20 30 40 50 60 70 80m
1:1000 A1 1:2000 A3

FOR APPROVAL
NOT TO BE USED FOR CONSTRUCTION

Rev	Description	Eng	Draft	Date
P6	FOR APPROVAL	DM	WW	21.07.23
P5	FOR APPROVAL	DM	KZ	26.05.23
P4	FOR APPROVAL	DM	KZ	24.05.23
P3	FOR APPROVAL	DM	WW	08.07.22
P2	75% CONCEPT ISSUE	DM	WW	21.07.21
P1	75% CONCEPT ISSUE	DM	WW	25.06.21
P9	FOR APPROVAL	DM	WW	27.06.24
P8	FOR APPROVAL	DM	WW	15.09.23
P7	FOR APPROVAL	DM	WW	18.08.23

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Project
WESTLEIGH PARK, QUARTER SESSIONS ROAD, HORNSBY

Sheet Subject
GENERAL ARRANGEMENT PLAN 2

Scale : A1	Drawn	Authorised
1:1000	WW	TM

Job No	Drawing No	Revision
201537	C012	P9

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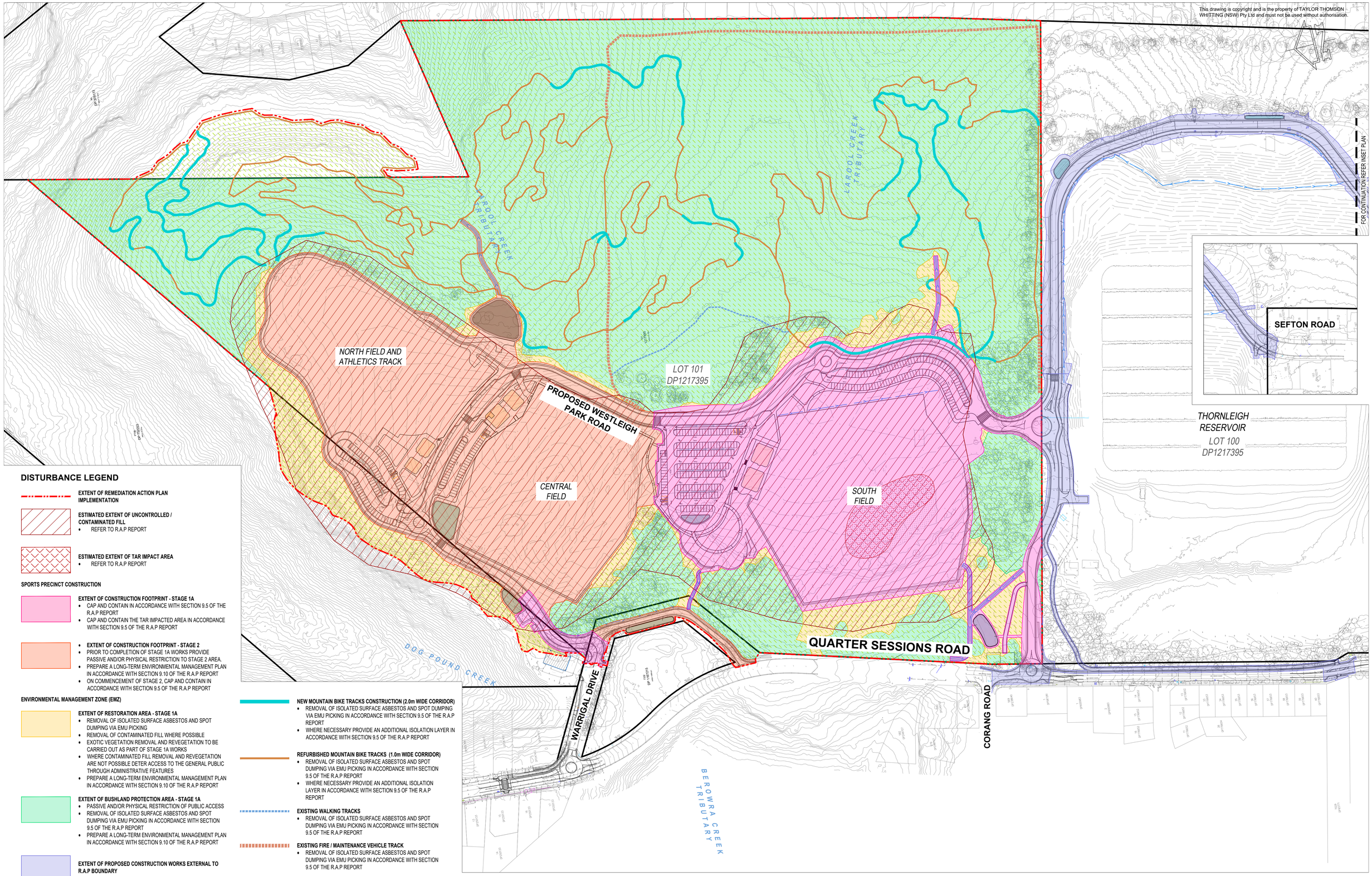

DISTURBANCE LEGEND

EXTENT OF REMEDIATION ACTION PLAN IMPLEMENTATION

ESTIMATED EXTENT OF UNCONTROLLED / CONTAMINATED FILL
- REFER TO R.A.P REPORT

ESTIMATED EXTENT OF TAR IMPACT AREA
- REFER TO R.A.P REPORT

SPORTS PRECINCT CONSTRUCTION

EXTENT OF CONSTRUCTION FOOTPRINT - STAGE 1A
- CAP AND CONTAIN IN ACCORDANCE WITH SECTION 9.5 OF THE R.A.P REPORT
- CAP AND CONTAIN THE TAR IMPACTED AREA IN ACCORDANCE WITH SECTION 9.5 OF THE R.A.P REPORT

- **EXTENT OF CONSTRUCTION FOOTPRINT - STAGE 2**
- PRIOR TO COMPLETION OF STAGE 1A WORKS PROVIDE PASSIVE AND/OR PHYSICAL RESTRICTION TO STAGE 2 AREA
- PREPARE A LONG-TERM ENVIRONMENTAL MANAGEMENT PLAN IN ACCORDANCE WITH SECTION 9.10 OF THE R.A.P REPORT
- ON COMMENCEMENT OF STAGE 2, CAP AND CONTAIN IN ACCORDANCE WITH SECTION 9.5 OF THE R.A.P REPORT

ENVIRONMENTAL MANAGEMENT ZONE (EMZ)

EXTENT OF RESTORATION AREA - STAGE 1A
- REMOVAL OF ISOLATED SURFACE ASBESTOS AND SPOT DUMPING VIA EMU PICKING
- REMOVAL OF CONTAMINATED FILL WHERE POSSIBLE
- EXOTIC VEGETATION REMOVAL AND REVEGETATION TO BE CARRIED OUT AS PART OF STAGE 1A WORKS
- WHERE CONTAMINATED FILL REMOVAL AND REVEGETATION ARE NOT POSSIBLE DETER ACCESS TO THE GENERAL PUBLIC THROUGH ADMINISTRATIVE FEATURES
- PREPARE A LONG-TERM ENVIRONMENTAL MANAGEMENT PLAN IN ACCORDANCE WITH SECTION 9.10 OF THE R.A.P REPORT

EXTENT OF BUSHLAND PROTECTION AREA - STAGE 1A
- PASSIVE AND/OR PHYSICAL RESTRICTION OF PUBLIC ACCESS
- REMOVAL OF ISOLATED SURFACE ASBESTOS AND SPOT DUMPING VIA EMU PICKING IN ACCORDANCE WITH SECTION 9.5 OF THE R.A.P REPORT
- PREPARE A LONG-TERM ENVIRONMENTAL MANAGEMENT PLAN IN ACCORDANCE WITH SECTION 9.10 OF THE R.A.P REPORT

EXTENT OF PROPOSED CONSTRUCTION WORKS EXTERNAL TO R.A.P BOUNDARY

NEW MOUNTAIN BIKE TRACKS CONSTRUCTION (2.0m WIDE CORRIDOR)
- REMOVAL OF ISOLATED SURFACE ASBESTOS AND SPOT DUMPING VIA EMU PICKING IN ACCORDANCE WITH SECTION 9.5 OF THE R.A.P REPORT
- WHERE NECESSARY PROVIDE AN ADDITIONAL ISOLATION LAYER IN ACCORDANCE WITH SECTION 9.5 OF THE R.A.P REPORT

REFURBISHED MOUNTAIN BIKE TRACKS (1.0m WIDE CORRIDOR)
- REMOVAL OF ISOLATED SURFACE ASBESTOS AND SPOT DUMPING VIA EMU PICKING IN ACCORDANCE WITH SECTION 9.5 OF THE R.A.P REPORT
- WHERE NECESSARY PROVIDE AN ADDITIONAL ISOLATION LAYER IN ACCORDANCE WITH SECTION 9.5 OF THE R.A.P REPORT

EXISTING WALKING TRACKS
- REMOVAL OF ISOLATED SURFACE ASBESTOS AND SPOT DUMPING VIA EMU PICKING IN ACCORDANCE WITH SECTION 9.5 OF THE R.A.P REPORT

EXISTING FIRE / MAINTENANCE VEHICLE TRACK
- REMOVAL OF ISOLATED SURFACE ASBESTOS AND SPOT DUMPING VIA EMU PICKING IN ACCORDANCE WITH SECTION 9.5 OF THE R.A.P REPORT

TO BE READ IN CONJUCTION WITH FINAL REMEDIATION ACTION PLAN PREPARED BY TETRATECH COFFEY FOR DETAILED REMEDIATION STRATEGIES

NOTE
THIS DISTURBANCE PLAN HAS BEEN PREPARED FOR THE ASSESSMENT OF BOTH BIOVERISTY AND REMEDIATION IMPACTS

0 15 30 45 60 75 90 105 120m
1:1500 A1 1:3000 A3

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Rev	Description	Eng	Draft	Date	Rev	Description	Eng	Draft	Date	Rev	Description	Eng	Draft	Date
P6	FOR ECOLOGICAL REVEW	DM	WW	06.02.23	P12	FOR APPROVAL	DM	WW	28.07.23	P18	FOR APPROVAL	DM	WW	27.06.24
P5	FOR ECOLOGICAL REVEW	DM	WW	02.11.22	P11	FOR APPROVAL	DM	KZ	26.05.23	P17	FOR APPROVAL	DM	WW	15.09.23
P4	FOR ECOLOGICAL REVEW	DM	WW	18.10.22	P10	FOR APPROVAL	DM	KZ	24.05.23	P16	FOR APPROVAL	DM	WW	08.09.23
P3	FOR ECOLOGICAL REVEW	DM	WW	10.10.22	P9	FOR ECOLOGICAL REVEW	DM	WW	09.03.23	P15	FOR APPROVAL	DM	WW	01.09.23
P2	FOR APPROVAL	DM	WW	08.07.22	P8	FOR ECOLOGICAL REVEW	DM	WW	07.03.23	P14	FOR APPROVAL	DM	WW	18.08.23
P1	75% CONCEPT ISSUE	DM	WW	25.06.21	P7	FOR ECOLOGICAL REVEW	DM	WW	03.03.23	P13	FOR APPROVAL	DM	WW	04.08.23

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Project
WESTLEIGH PARK, QUARTER SESSIONS ROAD, HORNSBY

Sheet Subject
GENERAL ARRANGEMENT DISTURBANCE PLAN

Scale : A1	Drawn	Authorised
1:1500	JH	TM

Job No	Drawing No	Revision
201537	C013	P18

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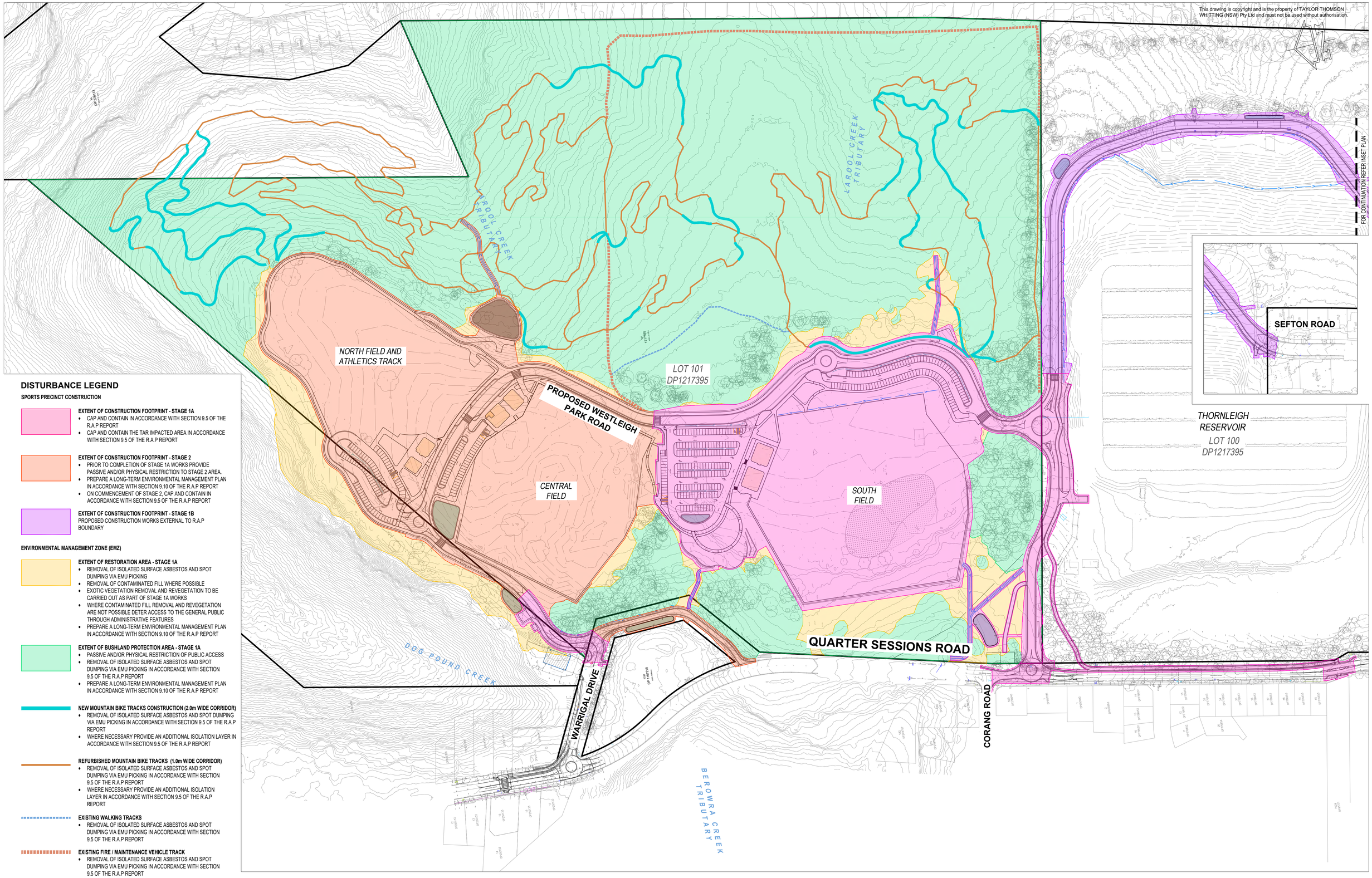

DISTURBANCE LEGEND

SPORTS PRECINCT CONSTRUCTION

EXTENT OF CONSTRUCTION FOOTPRINT - STAGE 1A
- CAP AND CONTAIN IN ACCORDANCE WITH SECTION 9.5 OF THE R.A.P REPORT
- CAP AND CONTAIN THE TAR IMPACTED AREA IN ACCORDANCE WITH SECTION 9.5 OF THE R.A.P REPORT

EXTENT OF CONSTRUCTION FOOTPRINT - STAGE 2
- PRIOR TO COMPLETION OF STAGE 1A WORKS PROVIDE PASSIVE AND/OR PHYSICAL RESTRICTION TO STAGE 2 AREA.
- PREPARE A LONG-TERM ENVIRONMENTAL MANAGEMENT PLAN IN ACCORDANCE WITH SECTION 9.10 OF THE R.A.P REPORT
- ON COMMENCEMENT OF STAGE 2, CAP AND CONTAIN IN ACCORDANCE WITH SECTION 9.5 OF THE R.A.P REPORT

EXTENT OF CONSTRUCTION FOOTPRINT - STAGE 1B
PROPOSED CONSTRUCTION WORKS EXTERNAL TO R.A.P BOUNDARY

ENVIRONMENTAL MANAGEMENT ZONE (EMZ)

EXTENT OF RESTORATION AREA - STAGE 1A
- REMOVAL OF ISOLATED SURFACE ASBESTOS AND SPOT DUMPING VIA EMU PICKING
- REMOVAL OF CONTAMINATED FILL WHERE POSSIBLE
- EXOTIC VEGETATION REMOVAL AND REVEGETATION TO BE CARRIED OUT AS PART OF STAGE 1A WORKS
- WHERE CONTAMINATED FILL REMOVAL AND REVEGETATION ARE NOT POSSIBLE DETER ACCESS TO THE GENERAL PUBLIC THROUGH ADMINISTRATIVE FEATURES
- PREPARE A LONG-TERM ENVIRONMENTAL MANAGEMENT PLAN IN ACCORDANCE WITH SECTION 9.10 OF THE R.A.P REPORT

EXTENT OF BUSHLAND PROTECTION AREA - STAGE 1A
- PASSIVE AND/OR PHYSICAL RESTRICTION OF PUBLIC ACCESS
- REMOVAL OF ISOLATED SURFACE ASBESTOS AND SPOT DUMPING VIA EMU PICKING IN ACCORDANCE WITH SECTION 9.5 OF THE R.A.P REPORT
- PREPARE A LONG-TERM ENVIRONMENTAL MANAGEMENT PLAN IN ACCORDANCE WITH SECTION 9.10 OF THE R.A.P REPORT

NEW MOUNTAIN BIKE TRACKS CONSTRUCTION (2.0m WIDE CORRIDOR)
- REMOVAL OF ISOLATED SURFACE ASBESTOS AND SPOT DUMPING VIA EMU PICKING IN ACCORDANCE WITH SECTION 9.5 OF THE R.A.P REPORT
- WHERE NECESSARY PROVIDE AN ADDITIONAL ISOLATION LAYER IN ACCORDANCE WITH SECTION 9.5 OF THE R.A.P REPORT

REFURBISHED MOUNTAIN BIKE TRACKS (1.0m WIDE CORRIDOR)
- REMOVAL OF ISOLATED SURFACE ASBESTOS AND SPOT DUMPING VIA EMU PICKING IN ACCORDANCE WITH SECTION 9.5 OF THE R.A.P REPORT
- WHERE NECESSARY PROVIDE AN ADDITIONAL ISOLATION LAYER IN ACCORDANCE WITH SECTION 9.5 OF THE R.A.P REPORT

EXISTING WALKING TRACKS
- REMOVAL OF ISOLATED SURFACE ASBESTOS AND SPOT DUMPING VIA EMU PICKING IN ACCORDANCE WITH SECTION 9.5 OF THE R.A.P REPORT

EXISTING FIRE / MAINTENANCE VEHICLE TRACK
- REMOVAL OF ISOLATED SURFACE ASBESTOS AND SPOT DUMPING VIA EMU PICKING IN ACCORDANCE WITH SECTION 9.5 OF THE R.A.P REPORT

TO BE READ IN CONJUCTION WITH FINAL REMEDIATION ACTION PLAN PREPARED BY TETRATECH COFFEY FOR DETAILED REMEDIATION STRATEGIES

NOTE
THIS DISTURBANCE PLAN HAS BEEN PREPARED FOR THE ASSESSMENT OF BIODIVERSITY IMPACTS

0 15 30 45 60 75 90 105 120m
1:1500 A1 1:3000 A3

FOR APPROVAL
NOT TO BE USED FOR CONSTRUCTION

Rev	Description	Eng	Draft	Date	Rev	Description	Eng	Draft	Date	Rev	Description	Eng	Draft	Date
P6	FOR APPROVAL	DM	WW	04.06.24										
P5	FOR APPROVAL	DM	WW	30.05.24										
P4	FOR APPROVAL	DM	WW	15.09.23	P10	FOR APPROVAL	DM	WW	27.06.24					
P3	FOR APPROVAL	DM	WW	08.09.23	P9	FOR APPROVAL	DM	WW	19.06.24					
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P1	FOR APPROVAL	DM	WW	18.08.23	P7	FOR APPROVAL	DM	WW	07.06.24					

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Project
WESTLEIGH PARK, QUARTER SESSIONS ROAD, HORNSBY

Sheet Subject
BIODIVERSITY ASSESSMENT DISTURBANCE PLAN

Scale : A1	Drawn	Authorised
1:1500	JH	TM

Job No	Drawing No	Revision
201537	C014	P10

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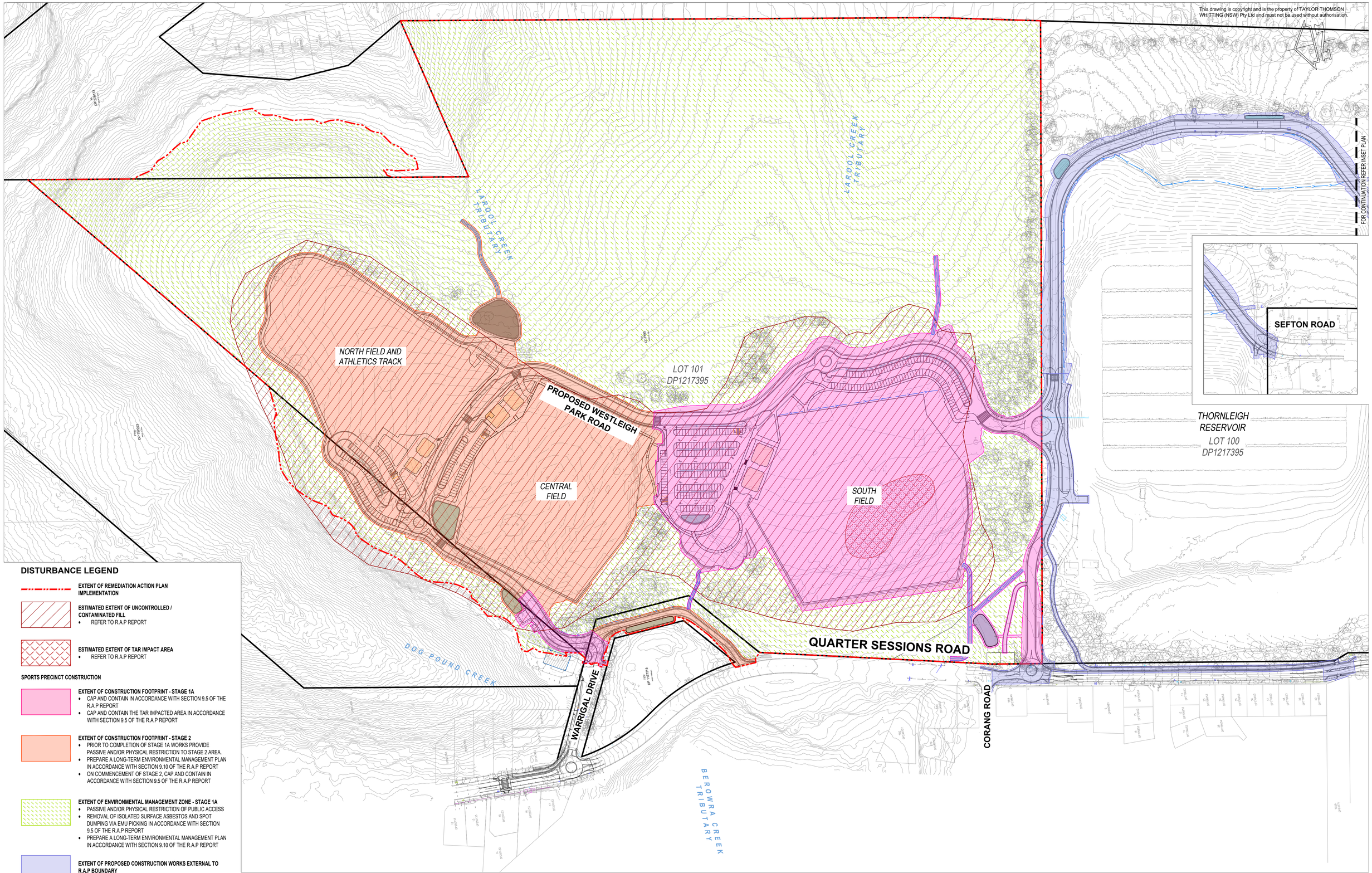

DISTURBANCE LEGEND

EXTENT OF REMEDIATION ACTION PLAN IMPLEMENTATION

ESTIMATED EXTENT OF UNCONTROLLED / CONTAMINATED FILL
- REFER TO R.A.P REPORT

ESTIMATED EXTENT OF TAR IMPACT AREA
- REFER TO R.A.P REPORT

SPORTS PRECINCT CONSTRUCTION

EXTENT OF CONSTRUCTION FOOTPRINT - STAGE 1A
- CAP AND CONTAIN IN ACCORDANCE WITH SECTION 9.5 OF THE R.A.P REPORT
- CAP AND CONTAIN THE TAR IMPACTED AREA IN ACCORDANCE WITH SECTION 9.5 OF THE R.A.P REPORT

EXTENT OF CONSTRUCTION FOOTPRINT - STAGE 2
- PRIOR TO COMPLETION OF STAGE 1A WORKS PROVIDE PASSIVE AND/OR PHYSICAL RESTRICTION TO STAGE 2 AREA.
- PREPARE A LONG-TERM ENVIRONMENTAL MANAGEMENT PLAN IN ACCORDANCE WITH SECTION 9.10 OF THE R.A.P REPORT
- ON COMMENCEMENT OF STAGE 2, CAP AND CONTAIN IN ACCORDANCE WITH SECTION 9.5 OF THE R.A.P REPORT

EXTENT OF ENVIRONMENTAL MANAGEMENT ZONE - STAGE 1A
- PASSIVE AND/OR PHYSICAL RESTRICTION OF PUBLIC ACCESS
- REMOVAL OF ISOLATED SURFACE ASBESTOS AND SPOT DUMPING VIA EMU PICKING IN ACCORDANCE WITH SECTION 9.5 OF THE R.A.P REPORT
- PREPARE A LONG-TERM ENVIRONMENTAL MANAGEMENT PLAN IN ACCORDANCE WITH SECTION 9.10 OF THE R.A.P REPORT

EXTENT OF PROPOSED CONSTRUCTION WORKS EXTERNAL TO R.A.P BOUNDARY

TO BE READ IN CONJUCTION WITH FINAL REMEDIATION ACTION PLAN PREPARED BY TETRATECH COFFEY FOR DETAILED REMEDIATION STRATEGIES

NOTE
THIS DISTURBANCE PLAN HAS BEEN PREPARED FOR THE ASSESSMENT OF REMEDIATION IMPACTS

0 15 30 45 60 75 90 105 120m
1:1500 A1 1:3000 A3

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NOT TO BE USED FOR CONSTRUCTION

Rev	Description	Eng	Draft	Date
P5	FOR APPROVAL	DM	WW	27.06.24
P4	FOR APPROVAL	DM	WW	15.09.23
P3	FOR APPROVAL	DM	WW	08.09.23
P2	FOR APPROVAL	DM	WW	01.09.23
P1	FOR APPROVAL	DM	WW	18.08.23

Rev	Description	Eng	Draft	Date

Rev	Description	Eng	Draft	Date

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Project
WESTLEIGH PARK, QUARTER SESSIONS ROAD, HORNSBY

Sheet Subject
REMEDIATION ASSESSMENT DISTURBANCE PLAN

Scale : A1	Drawn	Authorised
1:1500	JH	TM

Job No	Drawing No	Revision
201537	C015	P5

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0 15 30 45 60 75 90 105 120m

1:1500 A1 1:3000 A3

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Rev	Description	Eng	Draft	Date
P4	FOR APPROVAL	DM	WW	27.06.24
P3	FOR APPROVAL	DM	WW	08.09.23
P2	FOR INFORMATION	DM	WW	25.08.23
P1	FOR INFORMATION	DM	WW	18.08.23

Rev Description Eng Draft Date

Rev Description Eng Draft Date

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Project
WESTLEIGH PARK, QUARTER SESSIONS ROAD, HORNSBY

Sheet Subject
PROPOSED DEVELOPMENT ON SYDNEY WATER LAND

Scale : A1	Drawn	Authorised
1:1500	JH	TM

Job No	Drawing No	Revision
201537	C016	P4

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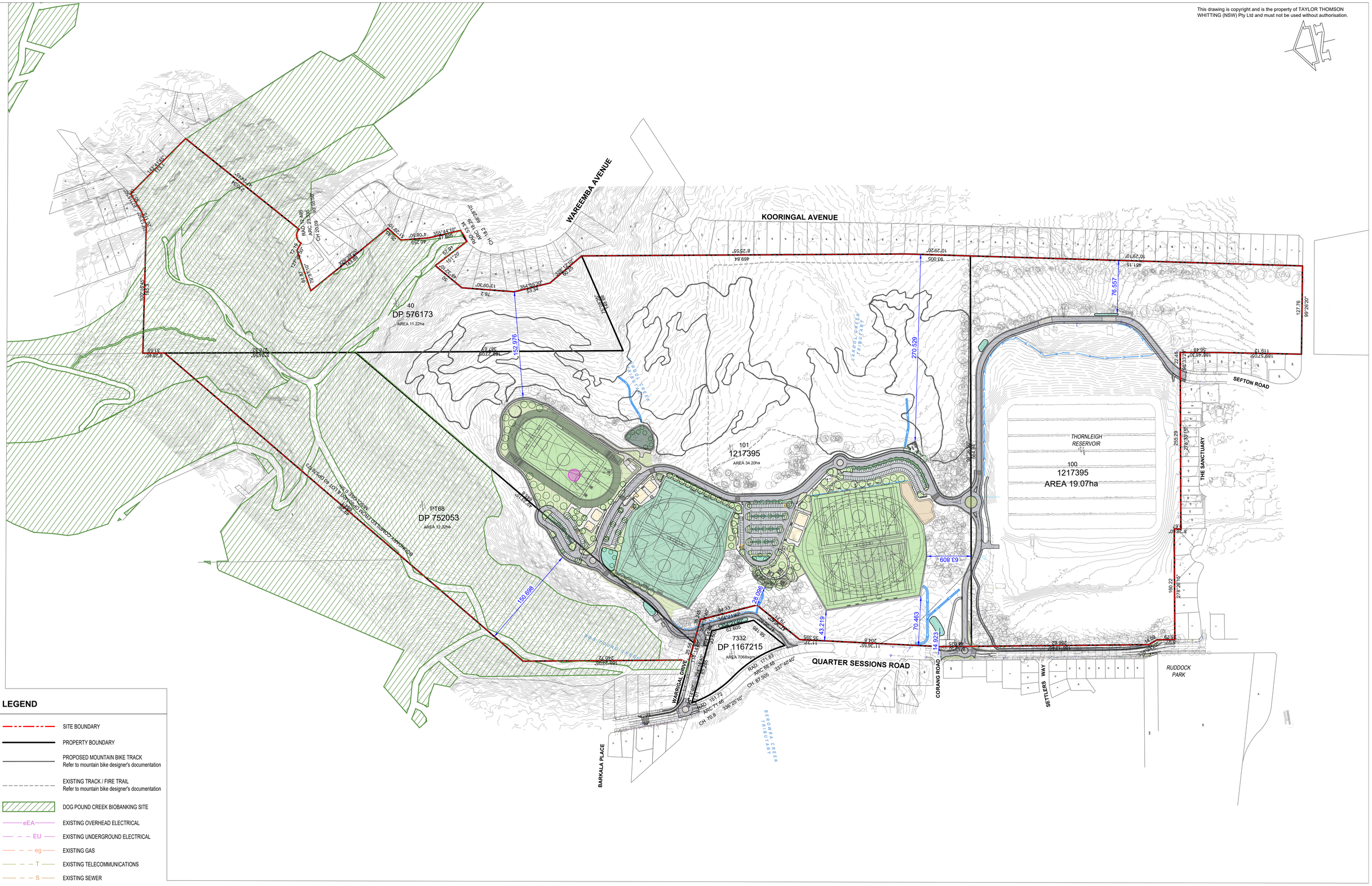

LEGEND

- SITE BOUNDARY
- PROPERTY BOUNDARY
- PROPOSED MOUNTAIN BIKE TRACK — Refer to mountain bike designer's documentation
- EXISTING TRACK / FIRE TRAIL — Refer to mountain bike designer's documentation
- DOG POUND CREEK BIOBANKING SITE
- eEA — EXISTING OVERHEAD ELECTRICAL
- EU — EXISTING UNDERGROUND ELECTRICAL
- eg — EXISTING GAS
- T — EXISTING TELECOMMUNICATIONS
- S — EXISTING SEWER
- W — EXISTING WATER
- SW — EXISTING STORMWATER

0.0 50.0 100.0 150.0 200.0m
1:2500 A1 1:5000 A3

FOR APPROVAL
NOT TO BE USED FOR CONSTRUCTION

Rev	Description	Eng	Draft	Date
P4	FOR APPROVAL	DM	WW	01.07.24
P3	FOR APPROVAL	DM	WW	27.06.24
P2	FOR INFORMATION	DM	WW	15.06.24
P1	FOR INFORMATION	DM	WW	01.05.24

Rev Description Eng Draft Date | Rev Description Eng Draft Date

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Project
WESTLEIGH PARK, QUARTER SESSIONS ROAD, HORNSBY

Sheet Subject
PROPOSED SITE PLAN

Scale : A1 1:2500 | Drawn JH | Authorised TM
Job No 201537 | Drawing No C018 | Revision P4

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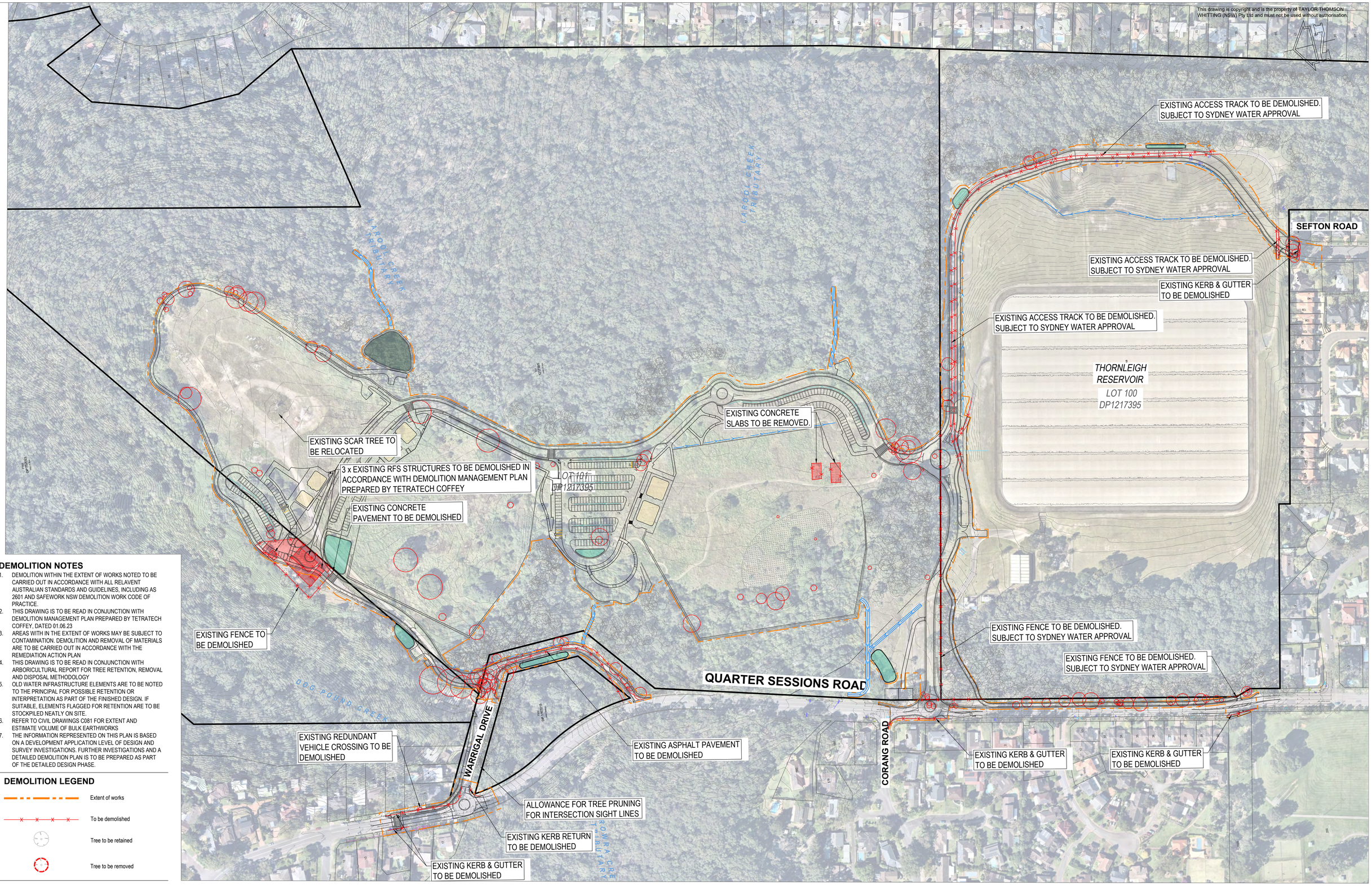

DEMOLITION NOTES

1. DEMOLITION WITHIN THE EXTENT OF WORKS NOTED TO BE CARRIED OUT IN ACCORDANCE WITH ALL RELAVENT AUSTRALIAN STANDARDS AND GUIDELINES, INCLUDING AS 2601 AND SAFEWORK NSW DEMOLITION WORK CODE OF PRACTICE.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH DEMOLITION MANAGEMENT PLAN PREPARED BY TETRATECH COFFEY, DATED 01.06.23
3. AREAS WITH IN THE EXTENT OF WORKS MAY BE SUBJECT TO CONTAMINATION. DEMOLITION AND REMOVAL OF MATERIALS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE REMEDIATION ACTION PLAN
4. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ARBORICULTURAL REPORT FOR TREE RETENTION, REMOVAL AND DISPOSAL METHODOLOGY
5. OLD WATER INFRASTRUCTURE ELEMENTS ARE TO BE NOTED TO THE PRINCIPAL FOR POSSIBLE RETENTION OR INTERPRETATION AS PART OF THE FINISHED DESIGN. IF SUITABLE, ELEMENTS FLAGGED FOR RETENTION ARE TO BE STOCKPILED NEATLY ON SITE.
6. REFER TO CIVIL DRAWINGS C081 FOR EXTENT AND ESTIMATE VOLUME OF BULK EARTHWORKS
7. THE INFORMATION REPRESENTED ON THIS PLAN IS BASED ON A DEVELOPMENT APPLICATION LEVEL OF DESIGN AND SURVEY INVESTIGATIONS. FURTHER INVESTIGATIONS AND A DETAILED DEMOLITION PLAN IS TO BE PREPARED AS PART OF THE DETAILED DESIGN PHASE.

DEMOLITION LEGEND

- Extent of works
- To be demolished
- Tree to be retained
- Tree to be removed

0 15 30 45 60 75 90 105 120m

1:1500 A1 1:3000 A3

FOR APPROVAL

NOT TO BE USED FOR CONSTRUCTION

Rev	Description	Eng	Draft	Date
P3	FOR APPROVAL	DM	WW	28.06.24
P2	FOR APPROVAL	DM	WW	15.06.24
P1	FOR APPROVAL	DM	WW	08.09.23

Rev Description Eng Draft Date | Rev Description Eng Draft Date

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Project
WESTLEIGH PARK, QUARTER SESSIONS ROAD, HORNSBY

Sheet Subject
SITE DEMOLITION PLAN

Scale : A1	Drawn	Authorised
1:1500	WW	TM

Job No	Drawing No	Revision
201537	C020	P3