COUNCIL FINAL ASSESSMENT REPORT

PLANNING PANEL

PANEL REFERENCE & DA NUMBER	PPSSWC - 529 – 309/2025/DA-SW
PROPOSAL	Stage 6 - Subdivision of land for 198 lots for the purpose of residential lots, public reserve, residue lot and road dedications and subdivisions works including construction of roads, roadworks, site regrading and retaining works, associated drainage, utility services and street landscaping
ADDRESS	Pt Lot 26, Pt Lot 5, Pt Lot 18, Pt Lot 25, Pt Lot 26 & Pt Lot 27 of DP 258940, Pt Lot 980 DP 1203266, Lot 101 DP 852796, Lot 507 DP 714038, Lot 1 TCC 50/2020
APPLICANT	New South Wales Land and Housing Corporation
OWNER	New South Wales Land and Housing Corporation
DA LODGEMENT DATE	06-Feb-2025
APPLICATION TYPE	CROWN DA
REGIONALLY SIGNIFICANT CRITERIA	Section 2.19 (1) and Clause 4 of Schedule 6 of *State Environmental Planning Policy (Planning Systems) 2021* declares the proposal regionally significant development as development carried out by or on behalf of Crown (within the meaning of Division 4.6 of the Act) that has an estimated development cost of more than $5 million.
CIV	$32,116,876 (excluding GST)
KEY SEPP/LEP	State Environmental Planning Policy (Biodiversity & Conservation) 2021 State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Resilience & Hazards) 2021 Campbelltown Local Environmental Plan 2015
TOTAL & UNIQUE SUBMISSIONS KEY ISSUES IN SUBMISSIONS	1
DOCUMENTS SUBMITTED FOR CONSIDERATION	Council report, plans, supporting documentation and consent
RECOMMENDATION	Approval
DRAFT CONDITIONS TO APPLICANT	YES
SCHEDULED MEETING DATE	October 2025
PLAN VERSION	Version No 1
PREPARED BY	Kha Huynh
DATE OF REPORT	14 October 2025

EXECUTIVE SUMMARY

The redevelopment of the Claymore public housing estate is being undertaken by the NSW Land and Housing Corporation (Homes NSW) in accordance with the Claymore Urban Renewal Concept Plan granted by the Minister of Planning and Infrastructure on 24 May 2013.

The DA seeks approval for subdivision of land for 198 lots for the purpose of residential lots, public reserve, residue lot and road dedications and subdivisions works including construction of roads, roadworks, site regrading and retaining works, associated drainage, utility services and street landscaping. The proposal is identified as Stage 6 of the Claymore public housing estate in accordance with the Claymore Urban Renewal Concept Plan.

The application was placed on public exhibition from 24 February to 25 March 2025 and one submission was received. A response has been included within this report.

The application is referred to the Sydney Western City Planning Panel ('the Panel') as the development is *'regionally significant development'*, pursuant to Section 2.19 (1) and Clause (4) of Schedule 6 of *State Environmental Planning Policy (Planning Systems) 2021* as the proposed development is *Crown Development* over $5 million.

A briefing was held on 4 August 2025 where a key issue was discussed relating to the consistency of staging numbers under this application and the concept plan and assessment is to be included as part of the final assessment report. As noted within the meeting, this application (Claymore Stage 6) is known as formally stage 5 and part stage 4 of the approved Concept Plan (**Figure 1**).

Figure 1 – Approved Concept Plan

Additionally, the applicant has provided an overlay diagram (**Figure 2**) outlining the boundary of the old staging references (in black outline) against the new staging references (in red outline).

Figure 2 – Concept Plan Overlay

Following consideration of the matters for consideration under Section 4.16(1) of the EP&A Act, the provisions of the relevant State Environmental Planning Policies, the proposal be supported.

A detailed assessment of the proposal, pursuant to Section 4.16(1)(b) of the EP&A Act, DA 309/2025/DA-SW is recommended for approval subject to the reasons contained at Attachment A of this report.

1. THE SITE AND LOCALITY

1.1 The Site and locality

Claymore redevelopment area is an irregularly shaped 125 hectare site bound by Badgally Road to the southwest, the Hume Highway to the southeast, and the western and northern boundaries adjoin the existing Eagle Vale residential area. The site is approximately 2 kilometres north of Campbelltown CBD and is accessed from Badgally Road to the south, Dobell to the south and west and Gould Road to the north.

Claymore Stage 6 is located south of Dobell Road and towards the centre of the urban renewal area. The area of land affected by Stage 6 works is approximately 10.36 hectares and consists of existing dwelling and roads.

Figure 3 – Updated Concept Plan

2.1 Surrounding Land Uses

Stage 6 is generally bound by residential properties forming part of the Claymore renewal area and existing residences.

The surrounding land uses are as noted follows:

- North: Stage 6 is bound by Dobell Road. Across Dobell Road is Claymore Public School and residential properties as part of the Claymore site.
- East: Immediately to the East is Stage 7 and 8 of the Claymore site.
- South: Immediately to the South is Stage 5 of the Claymore site.
- West: Immediately to the West is Stage 4 of the Claymore Site.

2. THE PROPOSAL AND BACKGROUND

2.1 The Proposal

The DA seeks approval for stage 6 for subdivision of land for 198 lots for the purpose of residential lots, public reserve, residue lot and road dedications and subdivisions works including construction of roads, roadworks, site regrading and retaining works, associated drainage, utility services and street landscaping.

The proposed development in more detail is outlined below:

- Bulk earthworks – required to modify and enhance overland flow paths and to adjust development platforms. These works involve minor retaining walls in certain locations as indicated on the engineering drawings. Temporary sediment basins will be constructed and maintained during the construction works.

- Subdivision and lot layout – the development comprises of 198 residential lots, one lot for a park, one residue lot and road dedications and associated civil works. The lots range from 247 to 560 square meters. The subdivision layout has been designed to achieve general compliance with setback and private open space standards for single detached dwelling houses as outlined within the Urban Renewal Areas Airds Claymore DCP. The layout has regard for stormwater management, street layout, and streetscape amenity.

- Streets and movement - Vehicular access for Stage 6 is from Dobell Road, Rosslyn Drive and Meldrum Way. All the new roads to be created are generally consistent with the concept plan, providing a consistent road layout with additional minor collector roads being realigned to provide greater permeability and better lot layout. Local streets will be provided with footpaths on one side.

  Elements of the street network have been planned to integrate with allotment boundaries and to enable the co-ordinated provision of driveway crossings, parking bays and tree planting within the public streets. Space is provided for garbage and recycling receptacles.

  Minor changes to the road layout have resulted from the detailed design process. Design improvements to the street provide greater connectivity and provide a park edge road where possible to improve access to, and activation of, the park.

- Pedestrians and cyclists - Pedestrians and cyclists are accommodated in the development in a manner generally consistent with the approved Concept Plan. The cycle network will be progressively implemented during the project stages. Connections will be provided to the existing path system in the park.

- Landscaping – the development proposes the removal of 180 trees. Landscaping has been prepared for this stage and includes hard and soft landscaping features consistent with the surrounding stages.

- Utility services – New and upgraded utilities reticulation will be provided to new streets, supported by the documents provided within this application. The proposed upgrades have been designed in accordance with the concept plan.

- Water cycle management – The water cycle management system has been designed generally in accordance with the supporting documentation submitted with this application.

- Remediation - The results of the soil sampling found traces of metals. While statistical analysis for these sample results indicated these metals at the site do not pose an actual risk to site receptors, leachate data undertaken on samples showed elevated copper, nickel, and zinc concentrations suggesting metals that are potentially leachable. Asbestos was identified as bonded asbestos containing material (ACM) fragments on site surfaces, bonded ACM fragments in surface fill and bonded ACM and asbestos fines / fibrous asbestos (AF/FA) in fill at depth, exceeding health-based at various locations. Additionally, AF/FA and ACM in poor condition was identified below the adopted site criteria in surface fill. DP (2020) conclude further assessment and/or

remediation of asbestos at the site is required to make the site suitable for the proposed development. Recommended conditions for measures have been included within the consent.

- Waste management – a waste management plan has been submitted with this application.

- Development and construction management - The proposed development has the potential for noise and dust emissions during construction. Recommended conditions have been included within the consent for mitigation of noise and dust.

2.2 Background

The development application was lodged on **6 February 2025**. A chronology of the development application since lodgement is outlined below including the Panel's involvement (briefings, deferrals etc) with the application:

Table 1: Chronology of the DA

Date	Event
6 February 2025	DA lodged
24 February to 25 March 2025	Exhibition of the application
12 May 2025	Request for Information from Council to applicant in relation to open space comments.
12 July 2025	Request for Information from Council to applicant in relation to engineering comments.
13 August 2025	Amendments lodged by applicant responding to Council's open space comments.
4 August 2025	Progress Update Briefing with Sydney Western City Planning Panel
28 August 2025	Request for Information from Council to applicant in relation to open space final comments. Amendments lodged by applicant responding to Council's open space comments.
23 September 2025	Council issued draft conditions for concurrence.

2.3 Site History

- Stage 1 & 2 (1141/2014/DA-SW) – The Sydney West Regional Planning Panel issued consent in September 2014 for residential subdivision to create 249 residential allotments, two allotments for medium density (seniors) development, four residential lots, open space and associated subdivision works including

construction of new roads, drainage, site regrading and retaining, utility services, and landscaping.

- Stage 3 (1700/2017/DA-SW) – Council issued consent on 19 December 2017 for residential subdivision to create 113 Torrens title residential allotments, one residue allotment and associated civil works in Stages 3A and 3B.

- Stage 4 (906/2020/DA-SW) – Sydney Western City Planning Panel issued consent on 14 September 2022 for residential subdivision to create 181 Torrens title residential allotments known as Stage 4 Claymore, being 180 residential lots and 1 residue lot (future Davis Park) and including land remediation works associated site, civil and street tree landscape works including the removal of 312 trees.

- Stage 5 (4604/2020/DA-SW) - Sydney Western City Planning Panel issued consent on 12 December 2022 for residential subdivision to create 86 Torrens title lots, 1 residue lot, 1 lot for future park (Dimney Park) and including land remedial works, associated site, civil and street tree landscape works, including the removal of 200 trees.

- Stage 7 & 8 (2309/2024/DA-SW) – Sydney Western City Planning Panel issued consent on 29 August 2025 for subdivision of land to create 234 Torrens title residential allotment and associated site, civil, remediation and street tree landscape works including the removal of 376 trees.

- Stage 9 & 10 (2413/2023/DA-SW) - Sydney Western City Planning Panel issued consent on 25 July 2024 for subdivision creating 198 Torrens title allotments being 192 residential lots (88 in Stage 9 and 104 in Stage 10), 1 residue lot for Claymore Community Centre, 1 lot being for Fullwood Reserve (part), 1 drainage reserve, 1 lot for public road and 1 residue lot adjacent to Glenroy Drive and including associated site, civil and street tree landscape works including the removal of 321 trees.

- Stage 11 (11/2021/DA-SW) - Sydney Western City Planning Panel issued consent on 30 June 2022 for subdivision of 92 Torrens title allotments, 1 residue lot and associated site, civil and landscape works including the removal of 190 trees.

- Stage 13 (1141/2014/DA-SW) - Sydney Western City Planning Panel issued consent on 9 October 2014 for residential subdivision to create 247 residential lots, 2 lots for future medium density (seniors) development, 4 residue lots and associated subdivision works.

3. STATUTORY CONSIDERATIONS

When determining a development application, the consent authority must take into consideration the matters outlined in Section 4.15(1) of the *Environmental Planning and Assessment Act 1979* ('EP&A Act'). These matters as are of relevance to the development application include the following:

(a) the provisions of any environmental planning instrument, proposed instrument, development control plan, planning agreement and the regulations
(i) any environmental planning instrument, and
(ii) any proposed instrument that is or has been the subject of public consultation

under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and

(iii) any development control plan, and

(iiia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and

(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph),

that apply to the land to which the development application relates,

(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,

(c) the suitability of the site for the development,

(d) any submissions made in accordance with this Act or the regulations,

(e) the public interest.

It is noted that the proposal is considered to be a Crown development application under section 4.33 of the Environmental Planning and Assessment Act 1979 and written agreement has been obtained from the Crown on 10 October 2025.

3.1 Environmental Planning Instruments, proposed instrument, development control plan, planning agreement and the regulations

The relevant environmental planning instruments, proposed instruments, development control plans, planning agreements and the matters for consideration under the Regulation are considered below.

(a) Section 4.15(1)(a)(i) - Provisions of Environmental Planning Instruments

The following Environmental Planning Instruments, proposed instruments, development control plans, planning agreements and the matters for consideration under the Regulation are considered below;

- *State Environmental Planning Policy (Biodiversity and Conservation) 2021.*
- *State Environmental Planning Policy (Resilience and Hazards) 2021.*
- *State Environmental Planning Policy (Planning Systems) 2021.*
- *Campbelltown Local Environmental Plan 2015;*

A summary of the key matters for consideration arising from these State Environmental Planning Policies are outlined in **Table 2** and considered in more detail below.

Table 2: Summary of Applicable Environmental Planning Instruments

EPI	Matters for Consideration	Comply (Y/N)
State Environmental Planning Policy (Biodiversity & Conservation) 2021	Chapter 2: Vegetation in non-rural areas Chapter 4: Koala Habitat Protection 2021 Chapter 6: Bushland in Urban Areas	Yes
State Environmental	Chapter 2: State and Regional Development	Yes

EPI	Matters for Consideration	Comply (Y/N)
Planning Policy (Planning Systems) 2021	• Section 2.19(1) declares the proposal regionally significant development pursuant to Clause 4 of Schedule 6 as it comprises Crown development over $5 million.	
SEPP (Resilience & Hazards)	Chapter 4: Remediation of Land • Section 4.6 - Contamination and remediation has been considered in the Contamination Report and the proposal is satisfactory subject to conditions.	Yes
LEP	• Clause 2.6 – Subdivision – consent requirements • Clause 4.1 – Minimum subdivision lot size • Clause 5.10 – Heritage conservation • Clause 7.1 - Earthworks • Clause 7.4 - Salinity • Clause 7.10 – Essential services	Yes
DCP	• Part 2 – Requirements Applying to All Types of Development • Part 3 – Low and Medium Density Residential Development and Ancillary Residential Structures • Volume 2: Site Specific DCPs: Part 9 – Urban Renewal Areas Airds Claymore	Yes

Consideration of the relevant SEPPs is outlined below.

State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 2: Vegetation in non-rural areas

Chapter 2 aims to protect the biodiversity values of trees and other vegetation in non-rural areas and to preserve the amenity of those areas through the preservation of trees and other vegetation. As per DPE's Vegetation SEPP Frequently Asked Questions for Council this part of the State Environmental Planning Policy (Biodiversity and Conservation) 2021 (Biodiversity and Conservation SEPP) applies to clearing of vegetation that occurs outside of a development consent.

Chapter 4: Koala Habitat Protection 2021

A detailed assessment has been provided in the Flora and Fauna Assessment and Ecological Consistency Assessment prepared by Cumberland Ecology dated 10 June 2022 outlines that none of the vegetation within the subject site is mapped within the Campbelltown Comprehensive Koala Plan of Management (CCKPOM) as Core Koala Habitat, Potential Koala Habitat, or as a Strategic Link Area. As per clause 34A of the BCS&T Regulation and the order, all biodiversity impacts, and biodiversity values have been considered, as such no further considerations is required under this SEPP.

The proposed works for Stage 6 of the Airds Bradbury Urban Renewal Project is unlikely to result in a significant impact on any threatened species, populations of EECs or their habitats given the impacts have already been considered as part of the concept plan process.

The application is consistent with the biodiversity offset strategy for the renewal project and the supporting bushland management plan as adopted with the concept plan approval.

Council's Environmental Specialist has undertaken review of the relevant documents and imposed conditions of consent.

Chapter 6: Water catchments

Chapter 6 consolidates and repeals Chapters 7-12 of the Biodiversity and Conservation SEPP that applied to a series of different catchment areas. The Site is identified within the Georges River and therefore Part 6.13 of this chapter applies. As outlined in Section 3.1, the civil works include erosion and sediment control measures (refer to Appendix B) that will mitigate water quality impacts during construction works and ultimately minimise human interference with natural watercourses, noting that substantial construction and rehabilitation works are taking place on adjoining lands. In this regard, the proposed development is considered to have a negligible impact on the Georges River System. The works will be closely monitored during the activity period to ensure that all mitigation measures identified in the Erosion and Sediment Control Plan have been installed correctly and are working effectively though out the construction of the project.

State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP)

Chapter 2: State and Regional Development

The proposal is *regionally significant development* pursuant to Section 2.19(1) as it is defined regionally significant development under the criteria in Clause 4 of Schedule 6 of the Planning Systems SEPP as the proposal is development carried out on behalf of the Crown and has an estimated development cost of more than $5 million. Accordingly, the Syndey Western City Planning Panel is the consent authority for the application. The proposal is consistent with this Policy.

State Environmental Planning Policy (Resilience and Hazards) (Resilience and Hazards SEPP)

Chapter 4: Remediation of Land

The provisions of Chapter 4 of *State Environment Planning Policy (Resilience and Hazards) 2021* have been considered in the assessment of the development application. Section 4.6 of the Resilience and Hazards SEPP required consent authorities to consider whether the land is contaminated, and if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out.

Clause 4.1 Object of this Chapter:

(1) The object of this Policy is to provide for a State-wide planning approach to the remediation of contaminated land.

(2) In particular, this Policy aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment:

a. by specifying when consent is required, and when it is not required, for a remediation work, and

b. by specifying certain considerations that are relevant in rezoning land and in determining development applications in general and development applications for consent to carry out a remediation work in particular, and

c. by requiring that remediation work meet certain standards and notification requirements.

Contamination and remediation have been considered in the contamination report, and the proposal is satisfactory subject to conditions.

Based on the DSI and the site investigation, further investigations are required following the demolition of the existing structures and prior to earthworks and civil works. Any contamination found will require a RAP to ensure that the suit is suitable for residential development.

Additionally, an unexpected finds protocol should be prepared prior to the commencement of works to address any potential unexpected contamination found.

Campbelltown Local Environmental Plan 2015

The relevant local environmental plan applying to the site is the *Campbelltown Local Environmental Plan 2015* ('the LEP'). The aims of the LEP ensure that diverse housing opportunities are provided, including those that accord with urban consolidation principles for all existing and future residents of Campbelltown in all stages of their lives and to encourage high-quality, well-designed development, that is of an appropriate design and scale to complement its setting and that enhances and encourages a safe and healthy environment. The proposal is consistent with these aims.

Zoning and Permissibility

The site is located within the R2 Low Density Residential Zone and part RE1 Public Recreation pursuant to Clause 2.2 of the LEP.

According to the definitions in Clause 4 (contained in the Dictionary), the proposal satisfies the definition of subdivision and associated works which is a permissible use with consent in the Land Use Table in Clause 2.3.

The zone objectives include the following (pursuant to the Land Use Table in Clause 2.3):

- *To provide for the housing needs of the community within a low density residential environments.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To enable development for purpose other than residential only if that development is compatible with the character of the living area and is of a domestic scale.*
- *To minimise overshadowing and ensure a desired level of solar access to all properties.*
- *To facilitate diverse and sustainable means of access and movement.*

The proposal is considered to be consistent with the zone objectives as the resulting subdivision lots will provide for the housing needs of the community, and the associated works will contribute to providing services to meet the day to day needs of the residents.

General Controls and Development Standards (Part 2, 4, 5 and 7)

The LEP also contains controls relating to development standards, miscellaneous provisions and local provisions. The controls relevant to the proposal are considered in **Table 3** below.

Table 3: Consideration of the LEP Controls

Control	Requirement	Proposal	Comply
Subdivision consent requirements (Cl 2.6(1))	Land to which this Plan applies may be subdivided, but only with development consent	This DA seeks approval for staged residential subdivision to create 198 Torrens title lots, which is permissible with consent.	Yes
Demolition requires development consent (Cl 2.7)	The demolition of a building or work may be carried out only with development consent.	Demolition requires development consent Demolition is sought for all existing structure on the site that is zoned R2 and is permissible with consent.	
Minimum subdivision Lot size (Cl 4.1)	500m^2	Minimum subdivision lot size This application seeks approval to create 198 Torrens title lots ranging between 247sqm to 560sqm, however is permissible under the *Airds Bradbury Urban Renewal Development Control Guidelines* and *Claymore Urban Renewal Development Control Guidelines*. Development assessment against these policies provided within this report.	Yes
Heritage (Cl 5.10)	Requirement for consent Development consent is required for any of the following – ... (f) Subdividing land - (i) on which a heritage item is located or that is within a heritage conservation area, or (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.	An Aboriginal Cultural Heritage Assessment prepared by Extent Heritage Advisors, dated November 2020 accompanies this application. The report concludes that upon testing the aboriginal archaeological potential has been assessed as being low within the subject site. The report states: *"In terms of the whole Claymore Urban Renewal Development area, the preliminary assessment and site survey identified one area with the potential to contain subsurface archaeological remains. This area surrounded AHIMS 52-2-4162 and extended across Dobell Road to the vicinity of nine surface artefacts*	Yes

Control	Requirement	Proposal	Comply
		identified in the survey. A program of test excavation was therefore undertaken to further characterise the identified areas of archaeological sensitivity and inform the subsequent significance and impact assessments. This test excavation program included test pits along the eastern edge of the Stage 4 development area, which adjoins the current study area. A total of 25 artefacts were recovered during these excavations although none were found in test pits closest to the Stage 6 development area." The proposed development is considered to satisfy the considerations of Clause 5.10 of the CELP 2015.	
Earthworks (Cl 7.1)	In deciding whether to grant development consent for earthworks (or for development involving ancillary earthworks), the consent authority must consider the following matters— (a) the likely disruption of, or any detrimental effect on, drainage patterns and soil stability in the locality of the development, (b) the effect of the development on the likely future use or redevelopment of the land, (c) the quality of the fill or the soil to be excavated, or both, (d) the effect of the development on the existing and likely amenity of adjoining properties, (e) the source of any fill material and the destination of any excavated material, (f) the likelihood of disturbing relics,	The proposal includes earthworks to facilitate the construction of a road and associated infrastructure works. The proposed earthworks are considered to satisfy the considerations of Clause 7.1 of the CLEP 2015.	Yes

Control	Requirement	Proposal	Comply
	(g) the proximity to, and potential for adverse impacts on, any waterway, drinking water catchment or environmentally sensitive area, (h) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.		
Salinity (Cl 7.4)	Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that— (a) the development is designed, sited and will be managed to avoid any significant adverse environmental impact, or (b) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or (c) if that impact cannot be minimised—the development will be managed to mitigate that impact.	A Salinity Management Plan for the site accompanies the application and these measures are to be implemented during the construction works.	Yes
Essential Services (Cl 7.10)	Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the proposed development are available or that adequate arrangements have been made to make them available when required: (a) the supply of water, (b) the supply of electricity, (c) the disposal and management of sewage, (d) stormwater drainage or on-site conservation, (e) suitable road and	The civil works proposed include the provision of utility services to the site and future allotments.	Yes

Control	Requirement	Proposal	Comply
	vehicular access, (f) telecommunication services, (g) the supply of natural gas.		

The proposal is considered to be generally consistent with the LEP.

(b) Section 4.15 (1)(a)(ii) - Provisions of any Proposed Instruments

There are no proposed instruments which have been subject of public consultation under the EP&A Act that are relevant to the proposal.

(c) Section 4.15(1)(a)(iii) - Provisions of any Development Control Plan

The following Development Control Plan is relevant to this application:

- *Campbelltown (Sustainable City) Development Control Plan 2015 ('the DCP')*

The proposed development is generally compliant with the requirements of the DCP and a detailed assessment of the relevant controls have been provided within the attachments.

(d) Section 4.15(1)(a)(iiia) – Planning agreements under Section 7.4 of the EP&A Act

The following planning agreement/s has been entered into under Section 7.4 of the EP&A Act:

- **Claymore Urban Release Area VPA.**

The proposal does not trigger the Claymore URA VPA and the proposal does not trigger the delivery of any development contribution items listed in schedule 3 of the VPA.

The proposal is consistent with this Planning Agreement as discussed in this report.

(e) Section 4.15(1)(a)(iv) - Provisions of Regulations

Section 61 of the 2021 EP&A Regulation contains matters that must be taken into consideration by a consent authority in determining a development application.

These provisions of the 2021 EP&A Regulation have been considered and are addressed in the recommended draft conditions (where necessary).

3.2 Section 4.15(1)(b) - Likely Impacts of Development

The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality must be considered. In this regard, potential impacts related to the proposal have been considered in response to Stormwater impacts

- Construction impacts
- Social & economic impacts

- Tree removal

The consideration of impacts on the natural and built environments includes the following:

Engineering Impacts

The subject site is located within an established urban area; measures are proposed to manage stormwater quality and quantity during construction and operation. This includes improvements in stormwater treatment and management on the site. The site will be fully serviced and existing services upgraded or replaced as required.

The proposed cut and fill strategy includes a series of retaining walls to minimise the overall quantity of cut to transition the lots in the highest part of the Site, down to the existing levels and this is supported by council.

Council's Development Engineer reviewed the stormwater and supports the development subject to recommended conditions of development consent.

Construction Impacts

A condition of consent has been recommended for a Construction Traffic Management Plan to be prepared prior to the commencement of any works in line with the applicant's commitment. The proposal includes several erosion and sediment control measures that will seek to alleviate any nuisance to any residents as well as the surrounding road network.

Social and Economic Impacts

The proposed subdivision will facilitate future residential development of the land to provide for the housing needs of the community, which will in effect provide tangible social and economic benefits.

Socially, the proposal will deliver vacant residential allotments that will facilitate an increase of housing supply and help to improve housing choice and affordability within the locality. The proposed development will also facilitate an active and passive recreation area that will promote social interactions and passive surveillance.

Economically, the proposal will be beneficial to the overall local economy with workers being employed during the construction phase of development and future residents spending in the local economy once the allotments comprise dwelling houses.

Accordingly, it is considered that the proposal will not result in any significant adverse impacts in the locality as outlined above.

3.3 Section 4.15(1)(c) – Suitability of the site

The site is considered suitable for the proposed residential subdivision and associated works. The land is mapped as an urban release area and has been zoned to provide for future residential development.

The proposed dimensions, areas and orientation of the allotments are adequate to facilitate the siting, design and construction of future residential development.

The land once subdivided will contribute positively to the desired future character of the locality by enabling the construction of future dwellings within the residential zone.

3.4 Section 4.15(1)(d) - Public Submissions

These submissions are considered in Section 5 of this report.

3.5 Section 4.15(1)(e) - Public interest

The proposed development has addressed the requirements of the relevant planning instruments and development controls including the objectives of the zone. The proposal has demonstrated that the site is suitable for the proposed development.

Council is satisfied that the proposal is in the interest of the public.

4. REFERRALS AND SUBMISSIONS

4.1 Agency Referrals and Concurrence

The development application has been referred to various agencies for comment/concurrence/referral as required by the EP&A Act and outlined below in Table 5.

4.2 Council Officer Referrals

The development application has been referred to various Council officers for technical review as outlined **Table 4.**

Table 4: Consideration of Council Referrals

Officer	Comments	Resolved
Engineering	Council's Engineering Officer reviewed the submitted civil plans and considered that there were no objections subject to conditions.	Yes
Property	Council's Manager Property Services reviewed the submitted civil plans and considered that there were no objections subject to conditions.	Yes
Open space	Council's Landscape Architect reviewed the submitted civil plans and considered that there were no objections subject to conditions.	Yes
Environment	Council's Environmental Specialist reviewed the proposal and supporting documentation and considered that there were no objections subject to conditions.	Yes
Infrastructure	Council's Senior Infrastructure Design Engineer reviewed the proposal and supporting documentation and considered that there were no objections subject to conditions.	Yes

4.3 Community Consultation

The proposal was notified in accordance with the Council's Community Participation Plan from

24 February to 25 March 2025. The notification included the following:

- A sign placed on the site;
- Notification on a website;
- Notification letters sent to adjoining and adjacent properties (approx. 115 letters);
- Notification on the Council's website.

One submission was received and is outlined within table below.

Table 5: Community Submissions

Issue	No of submissions	Council Comments
Request for value of project	1	The cost of works for this application has been estimated at $32,116,976. The submitter has lodged a GIPA request with Council to obtain this information.

5. CONCLUSION

This development application has been considered in accordance with the requirements of the EP&A Act and the Regulations as outlined in this report. Following a thorough assessment of the relevant planning controls, issues raised in submissions and the key issues identified in this report, it is considered that the application can be supported.

The continued redevelopment of the Claymore public housing estate is anticipated to have positive social and economic impacts for the immediate locality and the wider community due to the provision of improved housing in a renewed urban environment.

It is considered that the key issues as outlined in Section 6 have been resolved satisfactorily through amendments to the proposal and in the recommended draft conditions at **Attachment A**.

6. RECOMMENDATION

That the Development Application [DA No 309/2025/DA-SW] at Claymore Stage 6 for subdivision of land for 198 lots for the purpose of residential lots, public reserve, residue lot and road dedications and subdivisions works including construction of roads, roadworks, site regrading and retaining works, associated drainage, utility services and street landscaping be APPROVED pursuant to Section 4.16(1)(a) or (b) of the *Environmental Planning and Assessment Act 1979* subject to the draft conditions of consent attached to this report at Attachment A.

The following attachments are provided:

- Attachment A: Recommended Conditions of Consent
- Attachment B: Approval from the Crown (applicant) for imposition of Conditions
- Attachment C: Tables of Compliance
- Attachment D: Associated Plans

Attachment A: Recommended Conditions of Consent

GENERAL CONDITIONS

1. **Shoring and adequacy of adjoining property**

1. This section applies to a development consent for development that involves excavation that extends below the level of the base of the footings of a building, structure or work on adjoining land, including a structure or work in a road or rail corridor.

2. It is a condition of the development consent that the person having the benefit of the development consent must, at the person's own expense —

   a. protect and support the building, structure or work on adjoining land from possible damage from the excavation, and

   b. if necessary, underpin the building, structure or work on adjoining land to prevent damage from the excavation.

3. This section does not apply if —

   a. the person having the benefit of the development consent owns the adjoining land, or

   b. the owner of the adjoining land gives written consent to the condition not applying.

Condition reason: Prescribed condition under section 74 of the Environmental Planning and Assessment Regulation 2021.

D.01.074.P

2. **Approved plans and supporting documentation**

Development must be carried out in accordance with the following approved plans and documents, except where the conditions of this consent expressly require otherwise.

Approved plans				
Plan no.	Revision no.	Plan title	Drawn by	Date of plan
19100(6A)-PS – Sheet 1 of 6	B	Stage 6A - Plan of Proposed Subdivision	Beveridge Williams	05-12-2024
19100(6A)-PS – Sheet 2 of 6	B	Stage 6A - Plan of Proposed Subdivision	Beveridge Williams	05-12-2024
19100(6A)-PS – Sheet 3 of 6	B	Stage 6A - Plan of Proposed Subdivision	Beveridge Williams	05-12-2024
19100(6A)-PS – Sheet 4 of 6	B	Stage 6A - Plan of Proposed Subdivision	Beveridge Williams	05-12-2024

		19100(6A)-PS – Sheet 5 of 6	B	Stage 6A - Plan of Proposed Subdivision	Beveridge Williams	05-12-2024
		19100(6A)-PS – Sheet 5 of 6	B	Stage 6A - Plan of Proposed Subdivision	Beveridge Williams	05-12-2024
		19100(6B)-PS – Sheet 1 of 6	B	Stage 6B - Plan of Proposed Subdivision	Beveridge Williams	05-12-2024
		19100(6B)-PS – Sheet 2 of 6	B	Stage 6B - Plan of Proposed Subdivision	Beveridge Williams	05-12-2024
		19100(6B)-PS – Sheet 3 of 6	B	Stage 6B - Plan of Proposed Subdivision	Beveridge Williams	05-12-2024
		19100(6B)-PS – Sheet 4 of 6	B	Stage 6B - Plan of Proposed Subdivision	Beveridge Williams	05-12-2024
		19100(6B)-PS – Sheet 5 of 6	B	Stage 6B - Plan of Proposed Subdivision	Beveridge Williams	05-12-2024
		19100(6B)-PS – Sheet 5 of 6	B	Stage 6B - Plan of Proposed Subdivision	Beveridge Williams	05-12-2024
		300178164.06.DA001	05	Locality Plan	Smec	N/A
		300178164.06.DA002	05	Sheet Schedule & Notes	Smec	08/08/2025
		300178164.06.DA003	05	Notes	Smec	08/08/2025
		300178164.06.DA011	05	Demolition Plan	Smec	08/08/2025
		300178164.06.DA031	05	General Arrangement Plan	Smec	08/08/2025
		300178164.06.DA036	05	Set Out Plan	Smec	08/08/2025
		300178164.06.DA041	05	Typical Road Cross Sections Sheet 1	Smec	08/08/2025
		300178164.06.DA042	05	Typical Road Cross Sections Sheet 2	Smec	08/08/2025
		300178164.06.DA051	05	Cut and Fill Plan	Smec	08/08/2025
		300178164.06.DA101	05	Civil Works Plan Sheet 1	Smec	08/08/2025

		300178164.06.DA102	05	Civil Works Plan Sheet 2	Smec	08/08/2025
		300178164.06.DA103	05	Civil Works Plan Sheet 3	Smec	08/08/2025
		300178164.06.DA104	05	Civil Works Plan Sheet 4	Smec	08/08/2025
		300178164.06.DA201	05	Road Longitudinal Sections Road 01, Road 04, Road 05	Smec	08/08/2025
		300178164.06.DA202	05	Road Longitudinal Sections Road 10	Smec	08/08/2025
		300178164.06.DA203	05	Road Longitudinal Sections Road 11	Smec	08/08/2025
		300178164.06.DA204	05	Road Longitudinal Sections Road 12	Smec	08/08/2025
		300178164.06.DA205	05	Road Longitudinal Sections Road 13	Smec	08/08/2025
		300178164.06.DA206	05	Road Longitudinal Sections Dobell Road	Smec	08/08/2025
		300178164.06.DA207	05	Road Longitudinal Sections Dowie Road	Smec	08/08/2025
		300178164.06.DA208	05	Road Longitudinal Sections Roslyn Road	Smec	08/08/2025
		300178164.06.DA209	05	Road Longitudinal Sections Road 15	Smec	08/08/2025
		300178164.06.DA501	05	Pre Development Catchment Plan	Smec	08/08/2025
		300178164.06.DA502	05	Post Development Catchment Plan	Smec	08/08/2025
		300178164.06.DA551	05	Basin Plan and Sections	Smec	08/08/2025
		300178164.06.DA601	05	Retaining Wall Plan	Smec	08/08/2025

		300178164.06.DA801	05	Line Marking & Sign Posting Plan	Smec	08/08/2025
		300178164.06.DA811	05	Turning Path Plan Sheet 1	Smec	08/08/2025
		300178164.06.DA812	05	Turning Path Plan Sheet 2	Smec	08/08/2025
		300178164.06.DA813	05	Turning Path Plan Sheet 3	Smec	08/08/2025
		300178164.06.DA851	05	Soil & Water Management Plan	Smec	08/08/2025
		300178164.06.DA861	05	Soil & Water Management Details Sheet 1	Smec	08/08/2025
		300178164.06.DA862	05	Soil & Water Management Details Sheet 2	Smec	08/08/2025
		L01	C	Claymore Stage 6A Title Sheet	JMD Design	12.08.25
		L02	C	Claymore Stage 6A Path Hierarchy Masterplan	JMD Design	12.08.25
		L03	C	Claymore Stage 6A Street Tree Masterplan	JMD Design	12.08.25
		L04	C	Claymore Stage 6A Streetscape Plan	JMD Design	12.08.25
		L05	C	Claymore Stage 6A Streetscape Sections 1	JMD Design	12.08.25
		L06	B	Claymore Stage 6A Streetscape Sections 2	JMD Design	12.08.25
		L07	B	Claymore Stage 6A Materials & Plant Palette	JMD Design	04.12.24
		L08	A	Claymore Stage 6A Indicative Mass Planting Schedule	JMD Design	04.12.24
		L01	C	Claymore Stage 6B Title Sheet	JMD Design	12.08.25
		L02	C	Claymore Stage 6B Path	JMD Design	12.08.25

		Hierarchy Masterplan		
L03	C	Claymore Stage 6B Street Tree Masterplan	JMD Design	12.08.25
L04	C	Claymore Stage 6B Streetscape Plan	JMD Design	12.08.25
L05	C	Claymore Stage 6B Streetscape Sections	JMD Design	12.08.25
L06	A	Claymore Stage 6B Streetscape Sections 2	JMD Design	12.08.25
L07	B	Claymore Stage 6B Materials & Plant Palette	JMD Design	04.12.24
L08	A	Claymore Stage 6B Indicative Mass Planting Schedule	JMD Design	04.12.24

Approved documents			
Document title	Version no.	Prepared by	Date of document
Aboriginal Cultural Heritage Assessment Stage 6 Addendum	1	Extent Heritage Advisors	November 2020
Landcom Claymore Renewal Project – Stage 6 Arboricultural Impact Assessment	N/A	CIVICA	20 October 2022
Detailed Site Investigation	4	Douglas Partners	16 December 2020
Noise and Vibration Impact Assessment	A	JHA Services	06/06/2022
Flora and Fauna Assessment and Ecological Consistency Assessment	2	Cumberland Ecology	10/06/2022
Remedial Action Plan	B	JBS&G	17 November 2022

In the event of any inconsistency between the approved plans and documents, the approved plans prevail.

In the event of any inconsistency with the approved plans and a condition of this consent, the condition prevails.

Condition reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

3.	**Unreasonable noise, dust and vibration** The development, including operation of vehicles, shall be conducted so as to avoid the generation of unreasonable noise, dust or vibration and cause no interference to adjoining or nearby occupants. Special precautions must be taken to avoid nuisance in neighbouring residential areas, particularly from machinery, vehicles, warning sirens, public address systems and the like. In the event of a noise related issue arising during construction, the person in charge of the premises shall when instructed by Council, cause to be carried out an acoustic investigation by an appropriate acoustical consultant and submit the results to Council. If required by Council, the person in charge of the premises shall implement any or all of the recommendations of the consultant and any additional requirements of Council to its satisfaction. *Condition reason: To protect the amenity of the local area.* D01.39
4.	**Engineering design works** Engineering design of all proposed structures and works, unless modified by a condition of this consent or the approved plans and documents outlined in Condition 1, shall be designed, and constructed in accordance with requirements outlined in the following Council documents (as amended); • Specification for Construction of Subdivisional Road and Drainage Works, • Engineering Design for Development Guide (as amended), and • Campbelltown City Council Development Control Plan (where relevant). All engineers engaged to prepare or certify engineering construction plans and documents prior to release of the Subdivision Works Certificate, or prior to construction, must provide a Design Certification Report, and fill out with detail relevant parts of the 'Engineering Plan Checklist', available in Appendix A of Council's Engineering Design for Development Guide, to the satisfaction of the appointed registered certifier. *Condition reason: To comply with Council requirements for engineering works.* D01.44
5.	**Subdivision works certificate** Before commencement of any works that require a subdivision workscertificate: 1. the applicant shall appoint a principal certifier; 2. the applicant shall obtain a subdivision works certificate for the particular works; and 3. when Council is not the principal certifier, the appointed principal certifier shall notify Council of their appointment no less than two days before the commencement of any works. *Condition reason: To comply with legislation.* D01.54
6.	**Street Lighting – Public** The person or entity having the benefit of this consent must, at no cost to Council, provide LED public street lighting. Lighting is to comply with Australian Standard 1158 (AS 1158), and the standards and materials list of the local energy network provider. Notes:

	• The Public Lighting Design Brief (PLDB) submitted to Council must include details of road types and widths. • The Notification of Change in Charges (NOCC) form is to be submitted to Council in .xlsx and .pdf format, and include a copy of the development consent, reticulation plan, duct trench and easement plan, and the Registered Lighting Practitioner's design and schedules. • The review of the PLDB and NOCC may incur a fee (refer to Council's Schedule of Fees and Charges at time of submission). • The applicant is to provide Council a complete Accredited Service Provider Level 3 (ASP3) & Registered Lighting Practitioners drawing package in .xlsx, .pdf and .dwg file formats. • The applicant is to provide Council Works as Executed (WAE) drawings by the relevant Accredited Service Provider Level 1 (ASP1) in both .pdf and .dwg file format. Condition reason: To comply with legislation. D01.999
7.	**Remedial Action Plan** The Remedial Action Plan (RAP) for Stage 6 of the Claymore Urban Renewal Project (CURP), to remediate the contamination impacts associated with the development is to be updated to include: • a comprehensive data gap investigation to assess inaccessible areas and building footprints following demolition of the remaining site structures • a delineation investigation to define asbestos impacts and to inform the most appropriate remediation strategy. The RAP is to be reviewed, updated and accordingly approved by a suitably qualified Site Auditor accredited by the EPA. All remediation works shall be undertaken in accordance with the Approved RAP. The RAP shall also be submitted to Council's Manager Development Assessment (or equivalent) for record. *Condition reason: To ensure remediation of the site is undertaken.* D01.999
8.	**Concept Plan Approval** The development is to be generally consistent with the Terms of the Ministers Concept Plan Approval, that applies to the subject land. *Condition reason: To comply with legislation.* D01.999
9.	**Infrastructure Service Delivery Plan** The development must be consistent with the requirements of the Claymore Renewal Project Planning Agreement that applies to the land. The provision and timing of infrastructure as detailed in the Claymore Renewal Project Planning Agreement between New South Wales Land and Housing Corporation (NSW LAHC) and Campbelltown City Council (CCC) dated July 2019, or as amended or otherwise agreed by the parties, must be undertaken by the Applicant in accordance with that Agreement throughout the Agreement's operation. *Condition reason: To comply with legislation.* D01.999
10.	**Imported Materials** The only fill material that may be received at the development site is:

	• VENM as defined in the Protection of the Environment Operations Act (1997) Schedule 1; • ENM as defined in EPA (2014); or • Resource recovery materials as per an EPA exemption. *Condition reason: To comply with Council requirements.* D01.999
11.	**Tree Removal** The following 180 trees as indicated in the Arboricultural Impact Assessment Claymore Stage 6 by Civica dated February 2024 are approved for removal. These trees are numbered 1–7, 168–197, 207–283, 285–286, 288–290, 294, 296–298, 299–319, 321–326, 327–336, 337–341, 342–361. *Condition reason: To ensure consistency with the approved documents.* D01.999
12.	**Clearing Supervision and Protocols** Clearing is to be undertaken under the supervision of a suitably qualified ecologist, in a two staged process, as set out in section 5.1.3 of the Flora and Fauna and Ecological Consistency Assessment Stage 6 Claymore by Cumberland Ecology dated 10 June 2022. *Condition reason: To minimise impacts to native fauna species.* D01.999
13.	**Habitat Salvage** Any trees and logs or parts thereof, that would be appropriate for use as fauna habitat within proposed conservation areas in the Claymore Urban Renewal Project Area, must be identified and salvaged for use in the proposed conservation areas, as set out in the Flora and Fauna and Ecological Consistency Assessment Stage 6 Claymore by Cumberland Ecology dated 10 June 2022. *Condition reason: To comply with Council requirements.* D01.999
14.	**Threatened Species Relocation Plan** A Threatened Species Relocation Plan is to be prepared that includes the methodology to be employed to capture and relocate threatened species recorded from the subject land during pre-clearance surveys and/or clearance supervision, as set out in the Flora and Fauna and Ecological Consistency Assessment Stage 6 Claymore by Cumberland Ecology dated 10 June 2022. *Condition reason: To comply with council requirements.* D01.999
15.	**Sedimentation Control Measures** In order to prevent erosion and transport of sediments during construction activities, a sediment and erosion management plan is to be prepared in accordance with "The Blue Book" (Landcom 2004). This plan must be approved in writing by Council's manager Development Assessment (or equivalent) prior to the issuing of a construction certificate or the commencement of any on ground works. *Condition reason: To comply with Council requirements.* D01.999

16.	**Unexpected Finds** Should any additional contamination or hazardous materials be encountered during any stage of the remediation process, all remediation works in the vicinity of the findings shall cease and compliance with the contingency recommendations in the approved remediation action plan shall be adopted. *Condition reason: To comply with Council requirements.* D01.999
17.	**Material Tracking Plan** The movement of all materials to or from the site or for reuse or containment within the site, is required to be subject to a Material Tracking Plan (MTP). *Condition reason: To comply with Council requirements.* D01.999
18.	**Boundary of Works** Generally, no works are permitted to occur outside of the limit of works shown on the approved plans. Prior to the commencement of works, the boundary of the limit of works must be appropriately demarcated via appropriate fencing and signage. *Condition reason: To comply with Council requirements.* D01.999

BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE

19.	**Utility servicing provisions** Before the issue of a construction certificate, the applicant shall obtain a letter from both the relevant electricity authority and the relevant telecommunications authority stating that satisfactory arrangements have been made to service the proposed development. Note: The applicant should also contact the relevant water servicing authority to determine whether the development will affect the authority's water or sewer infrastructure. *Condition reason: To ensure relevant utility and service providers' requirements are provided to the certifier.* D02.04
20.	**Geotechnical report** Prior to the appointed Certifier issuing a Subdivision Works Certificate, where proposed excavation and/or filling exceed 900mm in depth or where the subject site is identified as being filled land, a geotechnical report prepared by a NATA registered laboratory shall be submitted which indicates that the land will not be subject to subsidence, slip, slope failure or erosion. *Condition reason: To inform the certifier of any structural design requirements for the approved building works.* D02.09
21.	**Soil and water management plan** Prior to the appointed Certifier issuing a Subdivision Works Certificate, a detailed soil and water management plan shall be submitted for approval.

	Condition reason: To ensure no sediments or substances other than rainwater enters the stormwater system and waterways. D02.10
22.	**Road construction (new)** Prior to the appointed Certifier issuing a Subdivision Works Certificate, the applicant shall submit design details for approval of the proposed road construction. The categories and traffic loadings to be adopted for the design of the road pavements shall be as follows: Road Number | Category | Traffic Loading 4, 15, Rosslyn Drive, Dobell Road | E (i) | 1×10^6 1, 5, 10, 11, 12, 13, Dowie Drive | D | 3×10^5 Full construction of all new roads shall be in accordance with the requirements detailed in Council's *Specification for Construction of Subdivisional Road and Drainage Works (as amended)* and *Engineering Design for Development (as amended)* guide. All inspections are to be undertaken by Council, and the principal certifying authority shall not issue a subdivision certificate until all works have been completed. *Condition reason: To comply with Council's engineering requirements.* D02.19
23.	**Road construction (roundabout)** Prior to the appointed Certifier issuing a Subdivision Works Certificate, the applicant shall submit engineering details of the required roundabout construction described below: The applicant shall design and construct a roundabout at the intersection of Rosslyn Drive and Road 04. The roundabout shall be designed to Austroads and Council's current specifications and shall include all construction and reconstruction including SBS modified asphaltic concrete seal 60mm thick to the roundabout and approaches, signposting, thermoplastic line marking, reflectors, landscaping, the capital cost of street lighting to Endeavour Energy requirements, reinstatements, service relocations and adjustments, any work required to make a smooth connection to existing construction and any other associated works. *Condition reason: To comply with Council's Engineering requirements.* D02.21
24.	**Traffic Committee** Prior to the appointed Certifier issuing a Subdivision Works Certificate, the applicant shall submit plans and obtain approval from Council's Local Traffic Committee for any proposals for the construction of prescribed traffic control devices and traffic control facilities and all associated line marking and/or sign posting. **Note:** Traffic Committee approval can be lengthy and has potential to hold up Subdivision Works Certificate and Subdivision Certificate approvals. Contact with Council's City Services Department to discuss traffic committee and engineering requirements is recommended at the earliest opportunity. *Condition reason: To comply with Council's Engineering requirements.* D02.23
25.	**Stormwater management plan**

	Prior to the appointed Certifier issuing a Subdivision Works Certificate, plans, electronic models and other supporting information indicating all engineering details and calculations relevant to site regrading and the collection and disposal of stormwater from the site and adjacent catchments, shall be submitted for assessment and approval. Electronic modelling and revised documentation are to include DRAINS and MUSICX modelling. All proposals shall comply with the requirements detailed in Council's *Engineering Design for Development (as amended)* guide, *Australian Rainfall and Runoff (current version)*, and the *NSW Floodplain Development Manual*. *Condition reason: To comply with Council's Engineering requirements.* D02.28
26.	**Work on public land** Prior to the appointed Certifier issuing a Subdivision Works Certificate, the applicant shall obtain written approval from Council by making a Section 138 application on the NSW Planning Portal for any proposed work on public land. Inspection of this work shall be undertaken by Council at the applicant's expense. Works may include, but not limited to: (a) Tie-in works at the intersection of Rosslyn Drive and Road 03, and; (b) Works at the interface with any other existing stage. Detailed engineering plans for the proposed works in all public road reserves shall be submitted to Council for approval. All works shall be carried out in accordance with Roads Act approval including the stamped approved plans and Council specifications. *Condition reason: To ensure that work on public land is undertaken with approval.* D02.35

27.	**Telecommunications infrastructure** 1. If the development is likely to disturb or impact upon telecommunications infrastructure, written confirmation from the service provider that they have agreed to proposed works must be submitted to the appointed certifier prior to the issue of a construction certificate or any works commencing, whichever occurs first; and 2. The arrangements and costs associated with any adjustment to telecommunications infrastructure shall be borne in full by the applicant/developer. *Condition reason: To ensure that the development does not impact any telecommunications infrastructure and that appropriate arrangements have been made for the approved development.* D02.59
28.	**Sydney Water** Before the issue of a subdivision works certificate, the approved plans must be submitted to Sydney Water via the Sydney Water Tap In service, to determine whether the development will affect any Sydney Water wastewater and water mains, stormwater drains and/or easements, and if any requirements need to be met. An approval receipt will be issued if the building plans have been approved. The approval receipt shall be submitted to the appointed certifier prior to issue of a subdivision works certificate. The Sydney Water Tap In service can be accessed at www.sydneywater.com.au.

	Condition reason: To ensure the development does not adversely affect Sydney Water infrastructure and that appropriate arrangements have been made to connect to Sydney Water services. D02.60
29.	**Vehicle turning movements** Prior to the appointed Certifier issuing a Subdivision Works Certificate, vehicle turning movements shall be assessed by an appropriately qualified person using Autodesk Vehicle Tracking. In this regard the Vehicle Tracking files and associated development proposal shall be submitted in .dwg/ .dxf format and the speed environment used in the assessment must be consistent with the requirements as set out in the Austroads Guide to Road Design Part 4. The appropriate design and check vehicles shall be considered as part of the above assessment in accordance with Table 2.3 of *Austroads Design Vehicles and Turning Path Templates*, *AP-G34-23* (as amended). *Condition reason: To comply with Council's Engineering requirements.* D02.62

30.	**Cut and Fill** Prior to the issue of Subdivision Works Certificate, the appointed Certifier must ensure the maximum grading of cut or fill batters are; a. 1V:2H where there is no retaining wall or no other method of stabilising cut or fill batters during construction, b. 1V:4H where there is no retaining wall or no other method of stabilising a permanent batter, c. 1V:6H for any batter on or adjacent to public land. *Condition reason: To comply with Council's Engineering requirements.* D02.999
31.	**Subdivision Civil Works** Prior to the issue of Subdivision Works Certificate, the appointed Certifier must ensure: (a) Footpath and cycleways / shared paths are parallel with kerb returns and not property boundaries. (b) All kerb and gutter and pavement layers in Dobell Road are reconstructed within the limit of works, in accordance with Category E(i) of Council's *Engineering Design for Development Guide* (as amended). (c) Construction details are provided for the removal of the underpass in Dobell Road. *Condition reason: To comply with Council's Engineering requirements.* D02.999
32.	**Water Quality** Prior to the appointed Certifier issuing a Subdivision Works Certificate, plans, electronic models, associated reports and other supporting information indicating all engineering

	details and calculations relevant to the water quality treatment of stormwater from the site shall be submitted for assessment and approval. All proposals shall comply with the relevant guidelines of the Department of Planning, Industry and Environment (DPIE), Council's *Engineering Design for Development (as amended)* guide and the applicable *Development Control Plan*. All treatment devices, including the bioretention basin, shall be designed and certified by a qualified geotechnical and civil/structural engineer. *Operation and Maintenance Manuals* and *Maintenance Schedules* for the proposed gross pollutant trap and bioretention basin shall also be submitted to the appointed Certifier for approval. If Council is not the appointed Certifier, a copy of the *Operation and Maintenance Manuals* and *Maintenance Schedules* shall be submitted to Council for its records. *Condition reason: To comply with Council's Engineering requirements.* D02.999
33.	**Basin Maintenance Access Trail** Prior to issue of a Subdivision Works Certificate, the appointed Certifier must ensure that the full extents of the basin maintenance access trail has been designed as an industrial grade concrete driveway in accordance with SD-R10 of Council's Standard Drawing. The pavement plan and design documentation shall be submitted to the appointed Certifier for approval. *Condition reason: To comply with Council's Engineering requirements.* D02.999
34.	**Retaining Structures** Prior to the appointed Certifier issuing a Subdivision Works Certificate, the applicant shall engage a suitably qualified structural and geotechnical engineer to design and certify all proposed retaining structures exceeding 600mm in height. All retaining structures adjacent to existing or future public infrastructure shall be constructed of masonry material and shall be constructed wholly within the property boundary, including footings and agricultural drainage lines. No encroachments within land to be dedicated to Council is permitted. *Condition reason: To comply with Council's Engineering requirements.* D02.999
35.	**Road Safety Audit - Preconstruction** Prior to the appointed Certifier issuing a Subdivision Works Certificate, a Road Safety Audit must be conducted by an independent suitably qualified professional. This audit is to assess the proposed design and identify any potential safety risks. The Subdivision Works Certificate will not be issued until the audit findings have been addressed to the satisfaction of the appointed Certifier. *Condition reason: To comply with Council's Engineering Requirements.* D02.999
36.	**Temporary Turning Arrangements** Prior to the appointed Certifier issuing a Subdivision Works Certificate, the applicant shall submit design details for approval of any required temporary turning arrangement(s). The pavement compositions shall be the same as constructed in the adjacent road.

	Construction of the turning arrangement shall be undertaken in accordance with the requirements detailed in Council's *Specification for Construction of Subdivisional Road and Drainage Works (as amended)* and *Engineering Design for Development (as amended)* guide and *Austroads Guidelines.* *Condition reason: To comply with Council's Engineering requirements.* D02.999
37.	**Remediation Specification** Prior to Council or the appointed principal certifier issuing a subdivision works certificate, a Remediation Specification for all remediation works shall be submitted and approved by a Site Auditor and which includes, but is not limited to the following: • The remediation works, as per the Remediation Action Plan (RAP) • Details of capping material over the contaminated fill; • The design and construction of the proposed containment cell; and • Requirements for periodic inspections and recordings. *Condition reason: To comply with Council requirements.* D02.999
38.	**Containment Cells** Prior to Council or the appointed principal certifier issuing a subdivision works certificate and should the option of consolidation and isolation of the soil on site by containment be required, the detail design and specifications for the proposed containment cells shall be submitted to Council's Manager Development Assessment (or equivalent) and the Principal Certifier for approval and shall include the following provisions: • Location of the Containment Cells • Consideration of utility services • Details of the barrier systems. *Condition reason: To comply with Council requirements.* D02.999
39.	**Hollow Offset Replacement** Prior to the issuing of a construction certificate, a Hollow Offset Replacement Strategy and associated monitoring and maintenance program must be prepared and submitted to Council's Manager Development Assessment (or equivalent) for approval in accordance with Section 11.2.2 of the Campbelltown (Sustainable City) DCP 2015. The number of hollows/nest boxes required for offset replacement is set out in section 3.3 of the Flora and Fauna and Ecological Consistency Assessment Stage 6 Claymore by Cumberland Ecology dated 10 June 2022. *Condition reason: To comply with Council requirements.* D02.999
40.	**Landscape Plans** Prior to issue of a Construction Certificate, landscape documentation including plans, details and specification must be submitted to the Open Space Planner for review, and to be endorsed by Council's Executive Manager on behalf of Open Space. The landscape documentation is to be prepared in accordance with the following requirements: • Street trees must be set back a minimum of 1.5 metres from driveway laybacks to maintain vehicle and pedestrian safety.

	• Street trees must be offset a minimum of 5.0m from light poles and utility poles and other vertical infrastructure. • All trees must be positioned clear of stormwater lines and pits; final locations must be coordinated with the approved Civil Engineering Plans. • Trees are to be centred within verge widths to provide sufficient space for root establishment and canopy growth. • Spacing between trees must be consistent and reflect the mature canopy spread of the selected species, generally between 6–10 metres. • Street trees and mass planting must not obstruct vehicle sight lines at intersections, driveways, or pedestrian crossings. • Mass planting should be evenly distributed and contribute positively to the streetscape character while maintaining clear access and visibility in all key areas. *Condition reason: To comply with Council requirements.* D02.999

BEFORE SUBDIVISION WORKS COMMENCES

41.	**Vehicular access during construction** Prior to the commencement of any works on the land, a single vehicle/plant access to the site shall be provided, to minimise ground disturbance and prevent the transportation of soil onto any public road system. *Condition reason: To ensure that construction vehicles do not disturb the soil and adversely impact Council infrastructure.* D03.05
42.	**Public property** Prior to the commencement of any works on site, the applicant shall provide a dilapidation report advising Council of any damage to property controlled by Council which adjoins the site including kerbs, gutters, footpaths, walkways, reserves and the like. Failure to identify existing damage may result in all damage detected after completion of the development being repaired at the applicant's expense. *Condition reason: To ensure the condition of public infrastructure is recorded before the commencement of any works.* D03.06
43.	**Hoarding / Fence** Before any site work commences, a hoarding or fence must be erected between the work site and a public place if the work involved in the development is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or if the building involves the enclosure of a public place in accordance with Work Cover requirements. The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place. A separate land use application under *Section 68 of the Local Government Act 1993* shall be submitted to and approved by Council prior to the erection of any hoarding on public land. *Condition reason: To protect workers, the public and the environment.* D03.09
44.	**Public Liability Insurance**

	Prior to the commencement of Civil Works in Dobell Road, the applicant must engage a qualified and experienced contractor (licensed where required by law) to undertake the works permitted under this consent. The applicant must provide documentary evidence to Council of the contractor's current Public Liability Insurance policy, with a minimum cover of $20 million. **Note:** This condition does not imply Council ownership or responsibility of Dobell Road, which is privately owned. The requirement is imposed to protect Council's interests where any connection to public assets, access, or third-party risk may occur. *Condition reason: To comply with Council's Engineering requirements.* D03.999
45.	**Construction Traffic Management Plan** Prior to the commencement of works, the applicant shall submit a Construction Traffic Management Plan detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control. Copies of the approved CTMP's shall be kept on site for the duration of the works, in accordance with Work Cover Authority requirements and copies shall also be forwarded to Council for its records. *Condition reason: To comply with Council's Engineering requirements.* D03.999
46.	**Pre-clearance Surveys** Prior to the commencement of any works, pre-clearance surveys are to be conducted in all areas of vegetation to be cleared pre-clearance surveys are to be undertaken by qualified ecologist. Habitat features appropriate for relocation, are to be marked during the pre-clearing survey. • Fauna pre-clearance surveys are to be undertaken by a suitably qualified ecologist in accordance with Section 5.1.3 of the Flora and Fauna and Ecological Consistency Assessment report Proposed Subdivision Stage 6 Claymore by Cumberland Ecology dated 10 June 2022. • Upon completion of pre-clearance surveys, a report outlining the pre-clearance surveys carried out, including survey effort, results and outcomes will be completed and submitted to Council for review. • If any habitat features (trees, logs or parts thereof) are identified to be appropriate for relocation to the proposed conservation areas in the Claymore Urban Renewal Project, the felling/removal procedures and storage is to be specified, to personnel undertaking vegetation removal • If any breeding females or females with young are detected during the pre-clearance surveys, then clearance will be postponed until breeding is complete and hollows are vacant. *Condition reason: To minimise impact on the flora and fauna.* D03.999
47.	**Containment Cells** Prior to the commencement of any remediation works that proposes onsite storage of asbestos containing material within containment cells within Council's Road, details of scope of works, construction methodology and a draft Long-Term Environmental Management Plan (LTEMP) shall be submitted to Council's Manager Development Assessment (or equivalent) for approval.

	The draft LTEMP must be approved in writing by Council's Manager Development Assessment and shall include but is not limited to: • Details of installed Containment Cells and Design System • Management and mitigation measures of environmental contamination • Details of monitoring requirements and frequencies • Groundwater monitoring • Risk Assessment. *Condition reason: To comply with Council requirements.* D03.999
48.	**Traffic Control Plans** Prior to the commencement of civil works, the applicant shall prepare a Traffic Control Plan (TCP) for all civil works any public road. The TCP shall be in accordance with TfNSW's *Traffic Control at Work Sites Technical Manual* and Australian Standard *AS 1742.3 (as amended)* and obtain approval from an accredited person. A copy of the approved TCP shall be kept on site for the duration of the works, in accordance with *Work Cover Authority* requirements and a copy shall be submitted to Council for its records. *Condition reason: To comply with Council's Engineering requirements.* D03.999
49.	**Dilapidation report** Prior to the commencement of civil works, the applicant shall submit a dilapidation report for all buildings in the vicinity of the subject works and for any other infrastructure that may be affected by the works on the subject site. *Condition reason: To establish and document the structural condition of buildings on adjoining properties prior to work commencing.* D03.999

DURING CIVIL WORKS

50.	**Construction work hours** All work on site shall only occur between the following hours: Monday to Friday 7.00 am to 6.00 pm Saturday 8.00 am to 5.00 pm Sunday and public holidays No Work. *Condition reason: To protect the amenity of the surrounding area.* D04.01
51.	**Erosion and sediment control** Erosion and sediment control measures shall be provided and maintained throughout the construction period in accordance with the requirements of Landcom's *Managing Urban Stormwater: Soils and Construction, Volume 1 (the Blue Book)*, the approved plans, Council specifications and to the satisfaction of the principal certifying authority. The erosion and sediment control devices shall remain in place until the site has been stabilised and fully revegetated. **Note: Council may impose significant financial penalties for any non-compliance with this requirement without any further notification or warning.**

	Condition reason: To ensure sediment laden runoff and site debris do not impact local stormwater and waterways. D04.02
52.	**Dust nuisance** Measures shall be implemented to minimise wind erosion and dust nuisance in accordance with the requirements of the Landcom's *Managing Urban Stormwater: Soils and Construction, Volume 1 (the Blue Book).* Construction areas shall be treated/regularly watered to the satisfaction of the principal certifying authority. **Note: Council may impose significant financial penalties for any non-compliance with this requirement without any further notification or warning.** *Condition reason: To minimise the impacts of the development construction on the environment.* D04.08
53.	**Excess material** All excess material is to be removed from the site. The spreading of excess material or stockpiling on site will not be permitted without prior written approval from Council. *Condition reason: To ensure that the levels of the land remain consistent with the approved plans.* D04.14
54.	**Earth works/ Filling works** All earthworks, including stripping, filling, and compaction shall be: • Undertaken in accordance with Council's 'Specification for Construction of Subdivisional Roads and Drainage Works' (as amended), AS 3798 'Guidelines for Earthworks for Commercial and Residential Development'(as amended), and approved construction drawings; • Supervised, monitored, inspected, tested and reported in accordance with AS 3798 Appendix B 2(a) Level 1 and Appendix C by a NATA registered laboratory appointed by the applicant. Two collated copies of the report and fill plan shall be forwarded to Council; and • Certified by the laboratory upon completion as complying, so far as it has been able to determine, with Council's specification and AS 3798. *Condition reason: To ensure earthworks are carried out in accordance with the relevant Australian Standards and Council's DCP.* D04.16
55.	**Revegetation** Revegetation in accordance with the requirements of Landcom's *Managing Urban Stormwater: Soils and Construction, Volume 1 (the Blue Book)* shall be applied to all disturbed areas within seven days after completion of the earthworks and shall be fully established prior to release of the maintenance security bond. *Condition reason: To comply with legislation.* D04.17

56.	**Public safety**

	Any works undertaken in Dobell Road, or any location accessible by the public or affecting public safety, must be maintained in a safe condition at all times. In this regard, the applicant shall ensure that a safe, fully signposted passage, a minimum of 1.2 metres wide and separated from the works and moving vehicles by suitable barriers and lights, is maintained for pedestrians, including disabled pedestrians, at all times. The applicant shall ensure that traffic control is undertaken and maintained strictly in accordance with Australian Standard *AS 1742.3*, the requirements set out in the TfNSW's *Traffic Control at Work Sites Technical Manual (as amended),* all applicable Traffic Management and/or Traffic Control Plans. The contractor shall also ensure that all *Work Cover Authority* requirements are complied with. Council may at any time and without prior notification make safe any such works that be considered to be unsafe, and recover all reasonable costs incurred from the applicant. *Condition reason: To protect workers, the public and the environment.* D04.19
57.	**Compliance with Council specification** The applicant shall re-construct all kerb and gutter adjacent to the site in Dobell Road, as instructed and approved by Campbelltown City Council. All works shall be in accordance with Council's *Specification for Construction of Subdivisional Road and Drainage Works (as amended), Engineering Design for Development (as amended)* guide and *Campbelltown (Sustainable City) DCP 2015 (as amended).* *Condition reason: To comply with Council's Engineering requirements.* D04.21
58.	**Compliance with Council specification** All design and construction work shall be in accordance with: a. Council's *Specification for Construction of Subdivisional Road and Drainage Works (as amended);* b. Council's *Engineering Design for Development (as amended)* guide*;* c. Council's applicable *Development Control Plan;* d. Landcom's *Managing Urban Stormwater: Soils and Construction, Volume 1 (the Blue Book)*; e. TfNSW *Traffic Control at Work Sites Technical Manual;* f. Australian Standard *AS 2890* various *(Parking Facilities)*; g. Australian Standard *AS 1742* various (*Manual of uniform traffic control devices);* and h. Other relevant Australian Standards, Austroads and/or State Government publications. *Condition reason: To ensure earthworks are carried out in accordance with the relevant Australian Standards, best practice and Council's DCP.* D04.21
59.	**Pavement thickness determination** A road pavement design and pavement thickness report prepared by a N.A.T.A. registered laboratory and appointed by the applicant, shall be submitted to the principal certifying authority for approval, a minimum of 2 working days prior to the inspection of the exposed sub grade. The pavement design shall be prepared in accordance with the requirements detailed in Council's *Engineering Design for Development (as amended)* guide. *Condition reason: To comply with council's Engineering requirements.* D04.26
60.	**Residential Laybacks**

	The applicant shall provide a layback in the kerb and gutter at the entrance to all residential lots that have a frontage to barrier kerb. Construction shall be in accordance with Council's Residential Vehicle Crossing Specification and Engineering Design for Development (as amended) guide. Laybacks are to be constructed in accordance with the endorsed driveway location plan submitted with the Subdivision Works Certificate. *Condition reason: To ensure that work on public land is undertaken with approval in accordance with Councils requirements.* D04.28
61.	**Associated works** The applicant shall undertake any works external to the development, that are made necessary by the development, including additional road and drainage works or any other civil works directed by Council, to make a smooth junction with existing work. *Condition reason: To ensure that work on public land is undertaken with approval in accordance with Councils requirements.* D04.31
62.	**Inspections – Civil Works** Where Council is nominated as the Principal Certifier for civil works, the following stages of construction shall be inspected by Council: a. Erosion And Sediment CONTROL – • Direction/confirmation of required measures. • After installation and prior to commencement of earthworks. • As necessary until completion of work. b. Stormwater Pipes – Laid, jointed and prior to backfill. c. Subsoil Drains – After: • The trench is excavated. • The pipes are laid. d. Subgrade – Joint inspection with a NATA Registered Laboratory after preliminary boxing, to confirm pavement report/required pavement thicknesses. e. Subgrade – 10/12 tonne 3-point roller proof test, density tests and finished surface profiles prior to placement of sub-base. f. Conduits – Laid and jointed prior to backfilling. g. Pavement Thickness Measurement (Dips) – After placement of kerb and gutter and final trimming of sub-base. h. SUBBASE – 10/12 tonne 3-point roller proof test and finished surface profiles after finishing and prior to base course placement. i. Basecourse – 10/12 tonne 3-point roller proof test, density tests and finished surface profiles after finishing and prior to sealing. j. Overland Flow paths – After shaping and prior to topsoil/turf placement. k. Concrete Paths, Cycleways, Vehicle Crossings AND Laybacks – Prior to pouring concrete. l. Asphaltic Concrete Seal – Finished surface profiles after sealing. m. Final Inspection – All outstanding work *Condition reason: To comply with Council's Engineering requirements.* D04.999

BEFORE ISSUE OF A SUBDIVISION CERTIFICATE

63.	**Section 73 Certificate – subdivision Only**

	Before the issue of the relevant subdivision certificate, a section 73 compliance certificate under the *Sydney Water Act 1994* shall be obtained from Sydney Water Corporation. Early application for the certificate is suggested as this can also impact on other services and building, driveway or landscape design. Application shall be made through an authorised Water Servicing Coordinator. For help either visit www.sydneywater.com.au > Building and developing > Developing your Land > Water Servicing Coordinator or telephone 13 20 92. The section 73 certificate must be submitted to Council prior to the release of the subdivision certificate. *Condition reason: To comply with legislation.* D05.01.01
64.	**Restriction on the use of land** Prior to the appointed Principal Certifier issuing a Subdivision Certificate, the applicant shall create appropriate restrictions on the use of land under Section 88B of the Conveyancing Act. a. *Floor Level Control – where applicable* b. *No Alteration to Surface Levels – subject to geotechnical advice* c. *Lots Filled – where applicable* d. *Access Denied – where applicable* e. *Set Back from Access Denied Roads – where applicable* f. *Uncontrolled Fill – where applicable* g. *Drainage Floor Level Control Easements - (100yr flow, depressed) – where applicable* h. *No Cut or Fill - (Existing Geotech Report from N.A.T.A. reg. Laboratory) – where applicable* i. *No Cut or Fill - (Geotech Report Required) – where applicable* j. *Battle-Axe Lots where reciprocal rights of carriageway are proposed* k. *Lots with any other restrictions e.g. Refuse Collection.* l. *Maintenance and Support Easements – where applicable* m. *Drainage Easements – where applicable* The applicant shall liaise with Council regarding the required wording. Any lots subsequently identified during the subdivision process as requiring restrictions shall also be suitably burdened. The authority empowered to release, vary or modify these restrictions on the use of land shall be the Council of the City of Campbelltown. The cost and expense of any such release, variation or modification shall be borne by the person or corporation requesting the same in all respects. *Condition reason: To comply with Council's requirements.* D05.12.S

65.	**Bond (outstanding work)** Prior to the appointed Principal Certifier issuing a Subdivision Certificate and to facilitate the release of the subdivision certificate, Council may accept bonding for outstanding asphaltic concrete work, footpath paving, vehicle crossings/driveways or other minor works. Following a written request from the applicant, Council will determine the bond requirements. All bonds are to be provided in the form of Cash or a written Bank Guarantee from an Australian Banking Institution. *Condition reason: To comply with Council's requirements.*

	D05.13.S
66.	**Maintenance security bond** Prior to the appointed Principal Certifier issuing a Subdivision Certificate, a maintenance security bond of 5% of the contract value or $5000, whichever is the greater, shall be lodged with Council. This security will be held in full until completion of maintenance, minor outstanding works and full establishment of vegetation to the satisfaction of Council, or for a period of six months from the date of (completion of works to Council's satisfaction) release of the subdivision certificate, whichever is the longer. All bonds are to be provided in the form of Cash or a written Bank Guarantee from an Australian Banking Institution. The applicant is responsible for applying to Council for the return of the bond. Should no request be made to Council for the return of the bond six years after the issue of the subdivision certificate, Council will surrender the bond to the *Office of State Revenue*. *Condition reason: To comply with Council's requirements.* D05.14.S
67.	**Classification of residential lots (development without dwelling construction)** Prior to the appointed Principal Certifier issuing a Subdivision Certificate, all residential lots are to be individually classified in accordance with guidelines contained in the Australian Standard *AS 2870-2011 Residential Slabs and Footings (as amended).* *Condition reason: To comply with legislation.* D05.15.S
68.	**Final inspection – Works as Executed plans** Prior to the appointed Principal Certifier issuing a Subdivision Certificate, the applicant shall submit to Council an electronic copy of fully marked up and certified work as executed plans in accordance with the requirements detailed in Council's *Specification for Construction of Subdivisional Road and Drainage Works (as amended)* and *Engineering Design for Development (as amended)* guide. The applicant shall **<u>also</u>** submit a copy of the Works as Executed information to Council in an electronic format in accordance with the following requirements: **Survey Information** • Finished ground and building floor levels together with building outlines. • Spot levels every five (5) metres within the site area. • Where there is a change in finished ground levels that are greater than 0.3.m between adjacent points within the above mentioned 5m grid, intermediate levels will be required. • A minimum of fifteen (15) site levels. • If the floor level is uniform throughout, a single level is sufficient. • Details of all stormwater infrastructure including pipe sizes and types as well as surface and invert levels of all existing and/or new pits/pipes associated with the development. • All existing and/or new footpaths, kerb and guttering and road pavements to the centre line/s of the adjoining street/s. • The surface levels of all other infrastructure. **Format** • MGA 2020 (Map Grid of Australia 1994) Zone 56 - Coordinate System • All level information to Australian Height Datum (AHD) *AutoCAD Option*

	• The "etransmit" (or similar) option in AutoCAD with the transmittal set-up to include as a minimum: Package Type - zip File Format - AutoCAD 2004 Drawing Format or later Transmittal Options - Include fonts Include textures from materials Include files from data links Include photometric web files Bind external references The drawing is **not** to be password protected. *MapInfo Option* • Council will also accept either MapInfo Native format (i.e. .tab file) or MapInfo mid/mif. All surveyed points will **also** be required to be submitted in a point format (x,y,z) in either an Excel table or a comma separated text file format. *Condition reason: To ensure consistency with the approved plans.* D05.20.S
69.	**Restoration of public roads** Prior to the appointed Principal Certifier issuing a Subdivision Certificate, any restoration of the public road pavement required as a result of the development, shall be carried out by Council and all costs shall be paid by the applicant. *Condition reason: To ensure any damage to public infrastructure is rectified.* D05.22.S
70.	**Public utilities** Prior to the appointed Principal Certifier issuing a Subdivision Certificate, any adjustments to public utilities required as a result of the development, shall be completed to the satisfaction of the relevant authority and at the applicant's expense. *Condition reason: To ensure any damage to public infrastructure is rectified.* D05.23.S
71.	**Service authorities** Prior to the appointed Principal Certifier issuing a Subdivision Certificate the following is required: a. Energy supplier – A Notice of Arrangement for the provision of distribution of electricity from Endeavour Energy to service the proposed development. b. Telecommunications – Evidence demonstrating that satisfactory arrangements have been made with a telecommunications carrier to service the proposed development. c. Gas supplier (if relevant)- Evidence demonstrating that satisfactory arrangements have been made with a gas supplier to service the proposed development; and d. Water supplier – A Section 73 Compliance Certificate demonstrating that satisfactory arrangements have been made with a water supply provider to service the proposed development. All construction work shall conform to the relevant authorities' specifications. *Condition reason: To comply with legislation.* D05.24.S
72.	**House numbers**

	Prior to the appointed Principal Certifier issuing a Subdivision Certificate, all house numbers shall be stencilled onto the kerb at appropriate locations with black letters/numbers 75mm high on a white background using an approved pavement marking paint. For all new additional lots created, please contact Council's Land Information Unit on 4645 4465 to ensure the correct house number is stencilled. *Condition reason: To ensure property details are clearly visible from the street for emergency services.* D05.25.S
73.	**Line marking / Sign posting documentation (subdivision)** Prior to the appointed Principal Certifier issuing a Subdivision Certificate, the applicant shall submit to Council for the Local Traffic Committee's records, an electronic copy of the work as executed plans for the line marking / sign posting in relation to the subdivision. The information shown on the plan shall be in accordance with the recommendations of the Traffic Committee and shall note the date/s of installation. *Condition reason: To comply with Council's requirements.* D05.26.S
74.	**Council fees and charges** Before the issue of the relevant subdivision certificate, the applicant shall obtain written confirmation from Council that all applicable Council fees and charges associated with the development have been paid in full. Written confirmation will be provided to the applicant following Council's final inspection and satisfactory clearance of the public area adjacent the site. *Condition reason: To ensure that there are no outstanding fees, charges or rectification works associated with the approved development.* D05.40.S
75.	**Site Audit Report** Prior to the issue of a subdivision certificate, a site audit report shall be prepared in accordance with the requirements of the NSW Environment Protection Authority (EPA) guidelines for consultants reporting on Contaminated Land (published 2020). The report shall be prepared by a Site Auditor accredited under the Contaminated Land Management Act, 1997 and shall state in an end statement that the site has been made suitable for the proposed land use. *Condition reason: To comply with EPA guidelines.* D05.99.S
76.	**Structural Engineers Certification** Prior to the appointed Principal Certifier issuing a Subdivision Certificate, all structures, including drainage or retaining structures, shall be certified by an appropriately qualified engineer as having been constructed in accordance with the approved design. An electronic copy of all documentation shall be submitted to Council for its records. *Condition reason: To comply with Council's Engineering requirements.* D05.99.S
77.	**Road Safety Audit – Post Construction**

	Prior to the appointed Principal Certifier issuing a Subdivision Certificate, a Road Safety Audit of the completed works must be undertaken by an independent suitably qualified professional. The audit shall identify risks to all users of the road and pedestrian infrastructure. All recommended measures to eliminate or mitigate identified risks, as outlined in the audit report, shall be fully implemented. The Subdivision Certificate shall not be issued until the audit findings have been addressed to the satisfaction of the Principal Certifier. *Condition reason: To comply with Council's Engineering requirements.* D05.99.S
78.	**CCTV footage verifying integrity of all new pipes and existing pipes** Prior to the appointed Principal Certifier issuing a Subdivision Certificate, the applicant shall provide CCTV footage to Council for all new and existing pits, pipes, and other integral structures (GPT, OSD tank etc) constructed within Council property including but not limited to road and drainage reserves. All CCTV recorded footage shall comply with the following requirements: • recorded files shall be in MP4 format. • file resolution shall be minimum 640 by 480 pixels, 3 Mbps and 25 frames per second • each pit, GPT, OSD tank, and pipe reach (i.e., between two pits), shall be provided as a separate file. • the files shall be titled corresponding with the unique drainage line, pit and pipe label provided in the associated stamped approved drawings/plans and • the speed and panning of the footage shall be sufficient to ensure good observation of all significant cracks, issues, anomalies, workmanship in the drainage system and that the system has been properly constructed. • the CCTV inspection shall be undertaken in accordance with the IPWEA Condition Assessment and Asset Performance Guidelines, Practice Note 5, Stormwater Drainage • a summary report (*.pdf format) shall accompany the footage and data. **Note:** All defects identified are to be rectified in consultation with Campbelltown City Council. Where rectification works have been carried out, certification is to be provided by the repairer guaranteeing that all repairs exceed the design life of the host pipe. A follow up inspection of the repairs with CCTV footage and a report is to be provided prior to the release of the maintenance bond. *Condition reason: To comply Council's Engineering requirements.* D05.99.S
79.	**Practical Completion Certificate for Fullwood Reserve** Prior to the appointed Principal Certifier issuing a Subdivision Certificate, a Practical Completion Certificate shall be issued for Fullwood Reserve under development application number 2/2024/DA-CW. *Condition reason: To ensure the development is consistent with the approved documents.* D05.99.S
80.	**Linen Plan Registration – Stage 4** Prior to the appointed Principal Certifier issuing a Subdivision Certificate, the plan of subdivision approved under development application number 906/2020/DA-SW/A (Stage 4), shall be registered with *NSW Land Registry Services.*

	Condition reason: To ensure that the development is consistent with the approved documents. D05.99.S
81.	**Final Commissioning of Bioretention Basin -Outstanding Work Bond** Prior to the appointed Principal Certifier issuing a Subdivision Certificate and to facilitate the release of the Subdivision Certificate, an outstanding works bond for the final commissioning of the bioretention basin shall be provided to Council. Following a written request from the applicant, Council will determine the bond requirements. All bonds are to be provided in the form of Cash or a written Bank Guarantee from an Australian Banking Institution. *Condition reason: To ensure development is consistent with the approved documents.* D05.99.S
82.	**Splay Corner (Residential)** Prior to the appointed Principal Certifier issuing a Subdivision Certificate, the applicant shall dedicate 4m x 4m splay corners in the property boundaries of all lots located adjacent to road intersections, at no cost to Council. *Condition reason: To comply with Council's Engineering requirements.* D05.99.S

General advisory notes

This consent contains the conditions imposed by the consent authority which are to be complied with when carrying out the approved development. However, this consent is not an exhaustive list of all obligations which may relate to the carrying out of the development under the EP&A Act, EP&A Regulation and other legislation. Some of these additional obligations are set out in the *Conditions of development consent: advisory notes*. The consent should be read together with the *Conditions of development consent: advisory notes* to ensure the development is carried out lawfully.

The approved development must be carried out in accordance with the conditions of this consent. It is an offence under the EP&A Act to carry out development that is not in accordance with this consent.

Building work or subdivision work must not be carried out until a construction certificate or subdivision works certificate, respectively, has been issued and a principal certifier has been appointed.

A document referred to in this consent is taken to be a reference to the version of that document which applies at the date the consent is issued, unless otherwise stated in the conditions of this consent.

ADVISORY NOTES

A. Tree Preservation Order

To ensure the maintenance and protection of the existing natural environment, you are not permitted to ringbark, cut down, top, lop, remove, wilfully injure or destroy a tree outside three metres of the building envelope unless you have obtained prior written consent from Council. Fines may be imposed if you choose to contravene Council's Tree Preservation Order.

A tree is defined as a perennial plant with self supporting stems that are more than three metres or has a trunk diameter more than 150mm measured one metre above ground level, and excludes any tree declared under the *NSW Biosecurity Act 2015* or included within the NSW Governments Greater Sydney Strategic Management Plan 2017-2022.

DAADV.02

B. Filling on Site

Council's records in respect of this lot indicate that varying depths of filling covers the natural ground surface.

DAADV.06

C. Inspections – Civil Works

Where Council is nominated as the principal certifier for civil works, the following stages of construction shall be inspected by Council.

a. EROSION AND SEDIMENT CONTROL –

i. Direction/confirmation of required measures.
ii. After installation and prior to commencement of earthworks.
iii. As necessary until completion of work.

b. STORMWATER PIPES – Laid, jointed and prior to backfill.

c VEHICLE CROSSINGS AND LAYBACKS – Prior to pouring concrete.

d FINAL INSPECTION – All outstanding work.

DAADV.11

D. Inspection within Public Areas

All works within public areas are required to be inspected at all stages of construction and approved by Council prior to the principal certifier releasing the Occupation Certificate.

DAADV.12

E. Adjustment to Public Utilities

Adjustment to any public utilities necessitated by the development is required to be completed prior to the occupation of the premises and in accordance with the requirements of the relevant Authority. Any costs associated with these adjustments are to be borne by the applicant.

DAADV.13

F. Subdivision Certificate Application and Plan Copies

As part of a subdivision certificate application, the following documents shall be submitted for Council's assessment through the NSW Planning Portal:

- A cover letter that details how each condition relevant to issue of a subdivision certificate has been addressed
- A copy of each required service authority certificate
- A draft plan administration sheet (including subdivision certificate)
- A draft deposited plan/ strata plan (if required) drawing
- A Section 88B instrument (where required), and
- A letter from the registered owner providing owners consent for subdivision application.

NSW Planning Portal https://www.planningportal.nsw.gov.au/

Upon Council's direction, the applicant must supply three final hard copy documents for affixing of signatures and stamps.

Note: the administration sheet is required to include a schedule of lots and addresses in accordance with Section 60(c) of the Surveying and Spatial Information Regulation 2017.

DAADV.15

G. Linen Plan Checking Fee

Where Council is the principal certifier a linen plan checking fee is payable on submission of the linen plan of subdivision to Council. The exact amount will be calculated at the rate applicable at the time of release of the linen plans for each lot of the subdivision including any residue lots.

DAADV.17

H. Salinity

Please note that Campbelltown is an area of known salinity potential. As such any salinity issues should be addressed as part of the construction certificate application. Further information regarding salinity management is available within *Campbelltown (Sustainable City) DCP - Volumes 1 and 3 (as amended)*.

DAADV.20

I. Bonds and Bank Guarantees

All bonds are to be provided in the form of Cash or a written Bank Guarantee from an Australian Banking Institution. Bonds will not be accepted in any other form or from any other institution.

DAADV.30

J. Dial before you Dig

Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please contact Dial before you dig at www.1100.com.au or telephone on 1100 before excavating or erecting structures (This is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contacting the Dial before you dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial before you dig service in advance of any construction or planning activities.

DAADV.31

K. Telecommunications Act 1997 (Commonwealth)

Telstra (and its authorised contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any persons interfering with a facility or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 (Cth) and is liable for prosecution.

Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact: Telstra's Network Integrity Team on phone number 1800 810 443.

DAADV.32

Attachment B: Approval from the Crown (applicant) for imposition of conditions

Kha Huynh

From: Gulliver Coote <Gulliver.Coote@homes.nsw.gov.au>
Sent: Friday, 10 October 2025 12:50 PM
To: Ray Zhang
Cc: Kha Huynh; Nathaniel Ola-Roberts
Subject: RE: 309/2025/DA-SW - Claymore Stage 6
Attachments: Draft Conditions of Consent Ver 2 - Landcom response.docx

CAUTION: This email has originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Ray,

Homes NSW is satisfied with the Draft Claymore Stage 6 subdivision works (309/2025-SW) and provide concurrence to these conditions.

regards

Gulliver Coote
Senior Development Manager
Portfolio Delivery
Homes NSW

M 0421041066 **E** gulliver.coote@homes.nsw.gov.au

homes.nsw.gov.au

6 Parramatta Square,10 Darcy Street
Parramatta NSW 2150

Attachment C: Tables of Compliance

ATTACHMENT C: DCP COMPLIANCE TABLE

The purpose of Campbelltown (Sustainable City) Development Control Plan 2015 (SCDCP 2015) is to provide more detailed provisions to supplement the Campbelltown Local Environmental Plan 2015 (CLEP 2015).

Pursuant to Clause 4.15(1) (a) (iii) Council is required to consider the relevant provisions of the applicable development control plan of the Campbelltown Local Government Area (LGA), being SCDCP 2015.

The following details the assessment of the proposal in accordance with the relevant requirements of the Campbelltown (Sustainable City) Development Control Plan 2015.

Part 2 - Requirements Applying to All Types of Development

The general provisions of Part 2 of the Plan apply to all types of development.

Compliance with the relevant provisions of Part 2 of the Plan is discussed as follows:

Campbelltown (Sustainable City) Development Control Plan			
Control	**Requirement**	**Proposed**	**Complies**
2.5 Landscaping			
2.5 d) ii) Landscape Concept Plan	A landscape concept plan is required to be submitted with a development application for residential subdivision.	Street tree landscape plan details have been submitted as a component of the proposal.	Complies
2.5 e) Design Requirements	The Landscape Concept Plan shall illustrate mature height, spread of species, trees to be removed/ retained and shall be prepared by a suitably qualified person.	A Landscape plan accompanies this application and is considered to be sufficient.	Complies
2.5 f) Design Requirements	Landscaping shall maximise the use of locally indigenous and other drought tolerant native plants and avoid the use of invasive species.	Locally endemic species proposed.	Complies
2.7 Erosion and Sediment Control			
2.7 a) Design Requirements	An Erosion and Sediment Control Plan (ESCP) shall be prepared and submitted with a development application proposing construction and/or activities involving the disturbance of the land surface.	ESCP submitted. Recommended condition of consent for implementation prior to the commencement of any works.	Complies

Campbelltown (Sustainable City) Development Control Plan			
Control	**Requirement**	**Proposed**	**Complies**
2.8 Cut, Fill and Floor Levels			
2.8.1 a) Cut and Fill	A Cut and Fill Management Plan (CFMP) shall be submitted with a development application where the development incorporates cut and/or fill operations.	A Cut and Fill Management Plan accompanies this application. The applicant has noted that suitable material will be reused on the site as fill, and unsuitable materials will be removed.	Complies
2.10 Water Cycle Management			
2.10.3 a) Stormwater Drainage	A stormwater Drainage Concept Plan shall be prepared by a suitably qualified person, and submitted with all development applications, involving construction (except for internal alterations/fitouts), demonstrating to Council how the stormwater will be collected and discharged from the site.	Stormwater Drainage Concept Plan submitted. and is considered satisfactory.	Complies
2.10.3 b) Stormwater Drainage	The stormwater concept plan shall include the following information as a minimum: i) locations, layouts and sizes of stormwater pipes and pits; ii) minimum grades and capacity of stormwater pipes; and iii) existing and proposed easements, site contours and overland flow path/s.	Stormwater Drainage Concept Plan submitted and is considered satisfactory.	Complies
2.15 Waste Management			
2.15.1 a) Waste Management Plan	A detailed 'Waste Management Plan' (WMP) shall accompany development applications for certain types of development/land uses.	Submitted, and is considered satisfactory.	Complies

Part 3 – Low and Medium Density Residential Development and Ancillary Residential Structures

The development application was further assessed under the relevant controls outlined in Part 3 of the SCDCP 2015 with regard to requirements for residential development.

Control	Requirement	Proposed	Compliance
3.8.1(a)	Subdivision shall have appropriate regard to orientation, slope, aspect and solar access.	The subdivision pattern appropriately responds to the site constraints presents by the surrounding lots.	Complies
3.8.1(b)	Subdivision design shall comply with the requirements specified in Council's Engineering Design Guide for Development	The proposal was reviewed by Council's Engineer and appropriate conditions of consent were recommended.	Complies
3.8.1(f)	All allotments within a subdivision that are located adjacent to the intersection of local public roads (existing or proposed) shall provide a splay in accordance with Council's Engineering Design Guide for Development to ensure adequate sight distances and maintain footpath widths.	Corner splays are provided to corner lots.	Complies
3.8.1(g)	Residential subdivision shall be designed to address the public domain.	The allotments are designed to address the public domain.	Complies

Campbelltown (Sustainable City) Development Control Plan 2015 – Volume 2: Site Specific DCPs: Part 9 – Urban Renewal Areas Airds Claymore

The proposed development has been assessed having regard to the relevant numerical and design standards within Council's (Sustainable City) Development Control Plan 2015 (SCDCP 2015). The following table sets out the proposal's compliance with the applicable provisions and numerical standards of the Plan:

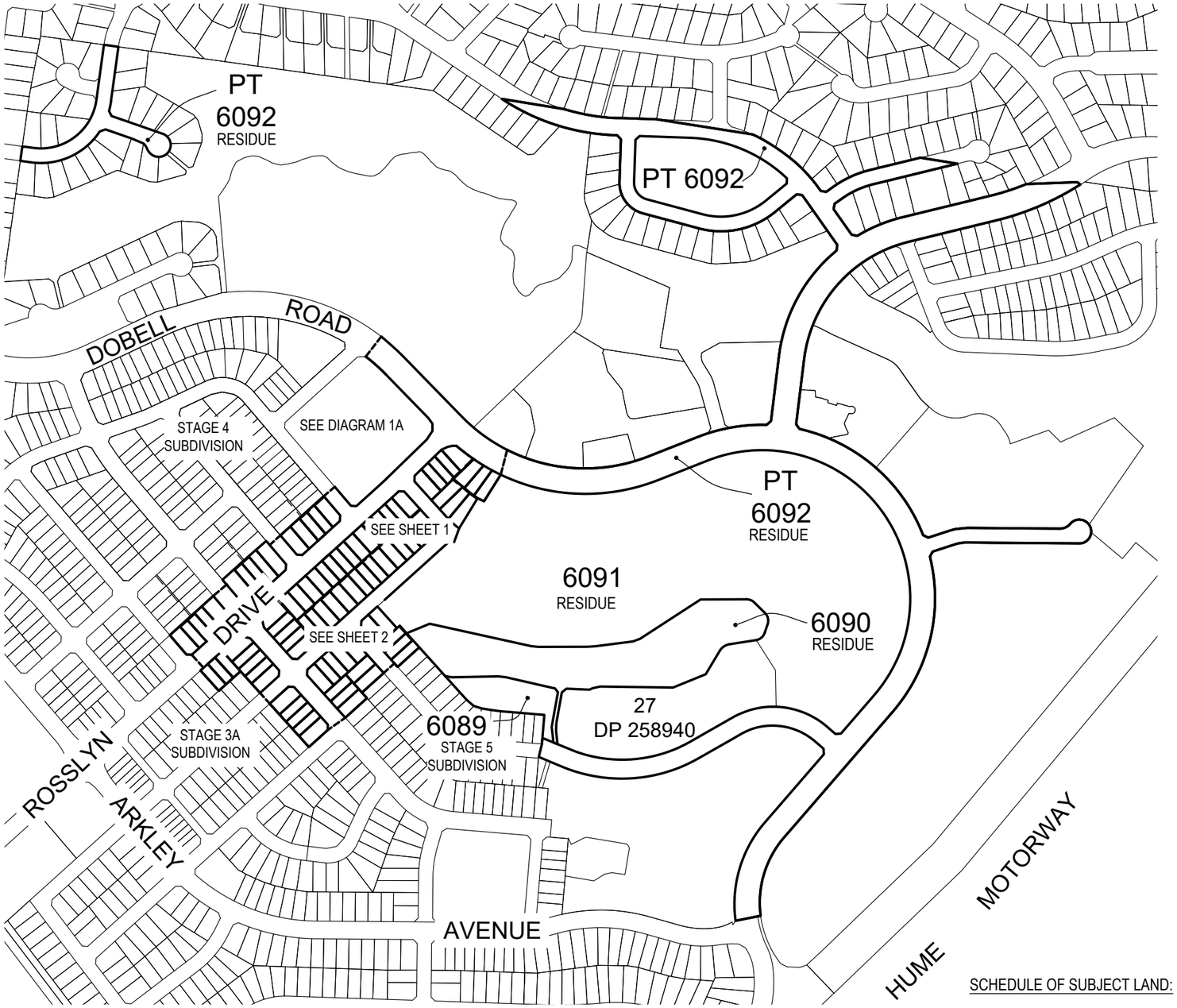
Campbelltown (Sustainable City) Development Control Plan			
Control	**Requirement**	**Proposed**	**Complies**
8. Neighbourhood Subdivision			
8.3.1 Design Requirements	1. All neighbourhood subdivisions shall be generally consistent with the Concept Plan approval for Claymore and Airds Bradbury and generally as	The proposed subdivision is considered generally consistent with the with the concept plans for the Claymore area.	Complies

Campbelltown (Sustainable City) Development Control Plan			
Control	**Requirement**	**Proposed**	**Complies**
	shown in Figures 1 and 2 regarding the location of open space areas, public roads and proposed residential development.		
	2. No further subdivision of allotment following the neighbourhood subdivision, shall be permitted unless: a) the allotment is located in an area identified in Figures 3 and 4 as future development lots or seniors living; or b) The land is located in an area identified in Figure 3 as existing residential areas and the subdivision is a re-subdivision of existing lots in the ownership of NSW Land and Housing Corporation; or c) The land is located on any of the following streets within the Claymore Urban Renewal Area (Figure 4) and the subdivision is a re-subdivision of existing lots in the ownership of NSW Land and Housing Corporation: i. Carter Place; ii. Drysdale Street; iii. Crozier Street, Blake Place and Auld Place; iv. Boyd Street;	The subject site is located within Figure 3 and has been identified as "Future Residential" and "Future Development Lots" in the ownership of NSW Land and Housing Corporation. This requirement negates point d) as minimum lot size less than that permissible under the Campbelltown Local Environmental Plan 2015 is permissible under this DCP.	Yes

Campbelltown (Sustainable City) Development Control Plan			
Control	**Requirement**	**Proposed**	**Complies**
	v. Fairweather Place; vi. Gould Road; or d) The size of any lot resulting from a subdivision of land is not to be less than the minimum size allowed for that land under CLEP 2015. e) The subdivision is a strata subdivision or community title subdivision.		
8.4 Neighbourhood Subdivision – Allotment Size and Design	1. Design of residential allotments shall have regard for the impact of orientation, slope, and aspect to facilitate solar access to future dwelling development.	The proposed subdivision has regard for impact of orientation, slope, and aspect to facilitate solar access to future dwelling development.	Yes
	2. All proposed allotments shall have a street frontage.	The proposed lots include street frontages.	Yes
	3. Battle axe lots shall only be permitted where a street frontage cannot otherwise be provided because of existing conditions including the size and shape of a residual parcel.	The proposed subdivision does not include any battle axe lots.	N/A
	4. All allotments intended for dwellings will have a minimum site area of 200m2 with a minimum width measured at the building line of 6 metres.	The proposed lots are capable of providing a minimum site area of 200m2 with a minimum width measured at the building line of 6 metres.	Yes
	5. Any allotment with a width to the street frontage of less than 9 metres is to have the	The proposed development does not include any lots with a street frontage of less than 9 metres.	N/A

Campbelltown (Sustainable City) Development Control Plan			
Control	**Requirement**	**Proposed**	**Complies**
	garage located to the rear of the property accessed from a rear lane or accessway.		
	6. Allotments are to have a minimum depth of 25 metres.	The proposed lots provide a minimum depth of 25 metres.	Yes

Attachment D: Associated Plans



LOCALITY
RATIO 1:5000

0 100 200 300

SCALE ON ORIGINAL DRAWING AT 1:5000

NOTE: -
- THE SUBJECT LAND WILL BE CREATED IN A PLAN OF SUBDIVISION OF THE RESIDUES OF STAGES 4 AND 5
- DIMENSIONS AND AREAS ARE SUBJECT TO SURVEY AND REGISTRATION OF THE PRECEDING STAGES 4 AND 5 SUBDIVISION.

MGA
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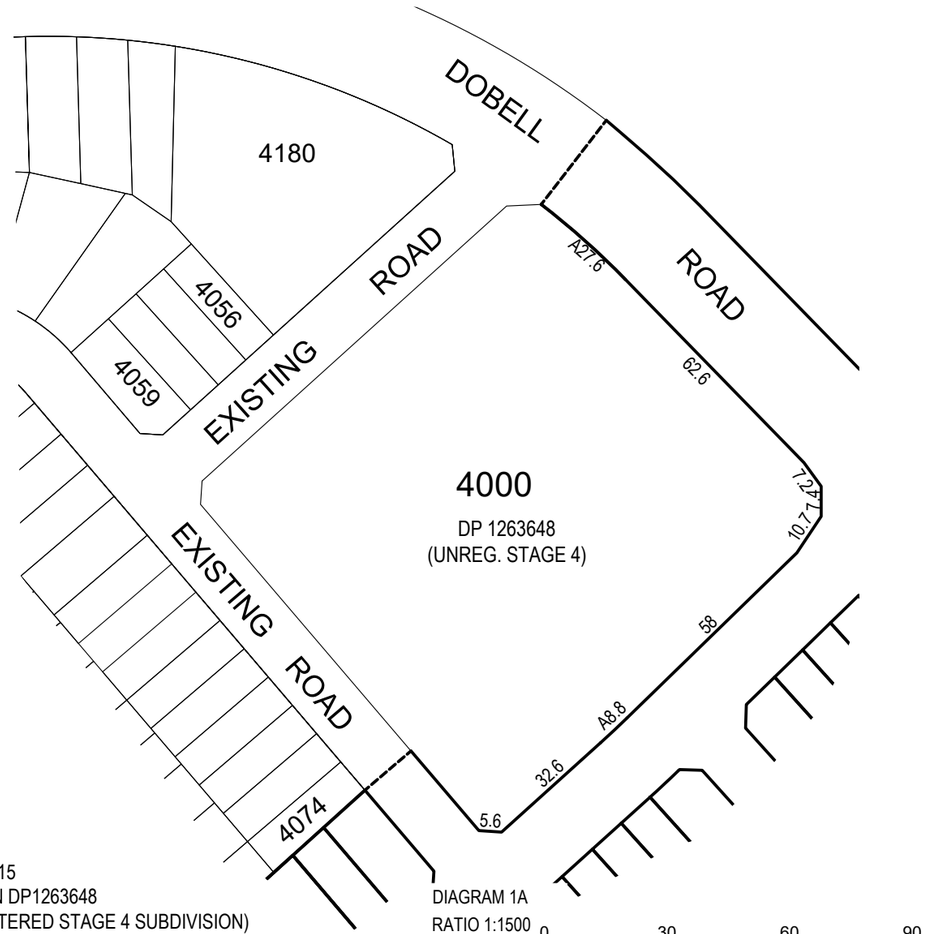

DIAGRAM 1A
RATIO 1:1500

0 30 60 90

SCALE ON ORIGINAL DRAWING AT 1:1500

SCHEDULE OF SUBJECT LAND:

LOTS 3123 AND 3124 IN DP1259915
LOTS 4181 TO 4187 INCLUSIVE IN DP1263648
(RESIDUE LOTS FROM UNREGISTERED STAGE 4 SUBDIVISION)
LOTS 5089,5090,5091,5093 IN DP1291381
(RESIDUE LOTS FROM UNREGISTERED STAGE 5 SUBDIVISION)

VER	BY	AMENDMENTS	DATE
A	BC	ORIGINAL ISSUE	05-07-2022
B	BC	REVISION TO LOT LAYOUT	05-12-2024

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Registered Surveyors
Land Development
Consultants
(02) 46255055 www.beveridgewilliams.com.au

CLIENT:
LANDCOM

DETAILS:
STAGE 6A
PLAN OF PROPOSED SUBDIVISION
(SEE SCHEDULE OF SUBJECT LAND)
DOBELL ROAD, CLAYMORE

ORIGINAL SCALE 1:5000

SHEET SIZE A3

SURVEYOR:	BC
DRAWN:	HM/YC
CHECKED:	BC
SURVEY DATE:	N/A
CAD REFERENCE:	19100(6A)-PS

SHEET 1 OF 6

PROJECT No.
19100

DRAWING REF.
19100(6A)-PS

VERSION B

MGA
SCIMS

4000

SEE DIAGRAM 1A
ON SHEET 1

PROPOSED
(DOBELL
ROAD)

ROAD

(ROSSLYN
DRIVE)

EXISTING
ROAD

PROPOSED
ROAD

4073
4074
4075
4076
4100
4101

6001 400.2m²
6002 304.7m²
6003 304.6m²
6004 375.1m²
6005 400.1m²
6006 490.8m²
6007 358.3m²
6008

6076 266.8m²
6077 383.4m²
6078
6079 431.6m²
6080 389.3m²
6081 404.7m²
6082 401.4m²
6083 285.9m²
6084 285.2m²
6085 285.2m²
6086 423.3m²
6087 394.8m²
6088 349.7m²
6089 351.7m²

6044 378.3m²
6045 375m²
6046 300m²
6047 300m²
6048 375m²
6049 375m²
6050 300m²
6069 280.8m²
6070 280.8m²
6071 280.8m²
6072 351m²
6073 351m²
6074 351m²
6075 280.8m²

6091

(A) PROPOSED EASEMENT TO DRAIN WATER 1.5 WIDE
(ZA) EXISTING EASEMENT TO DRAIN WATER 1.5 WIDE
(ZQ) EXISTING EASEMENT FOR ACCESS,MAINTENANCE AND CONSTRUCTION 0.9 WIDE

SEE SHEET 2

VER	BY	AMENDMENTS	DATE
A	BC	ORIGINAL ISSUE	05-07-2022
B	BC	REVISION TO LOT LAYOUT	05-12-2024

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DETAILS:
STAGE 6A
PLAN OF PROPOSED SUBDIVISION
(SEE SCHEDULE OF SUBJECT LAND)
DOBELL ROAD, CLAYMORE

ORIGINAL SCALE 1:800

SHEET SIZE A3

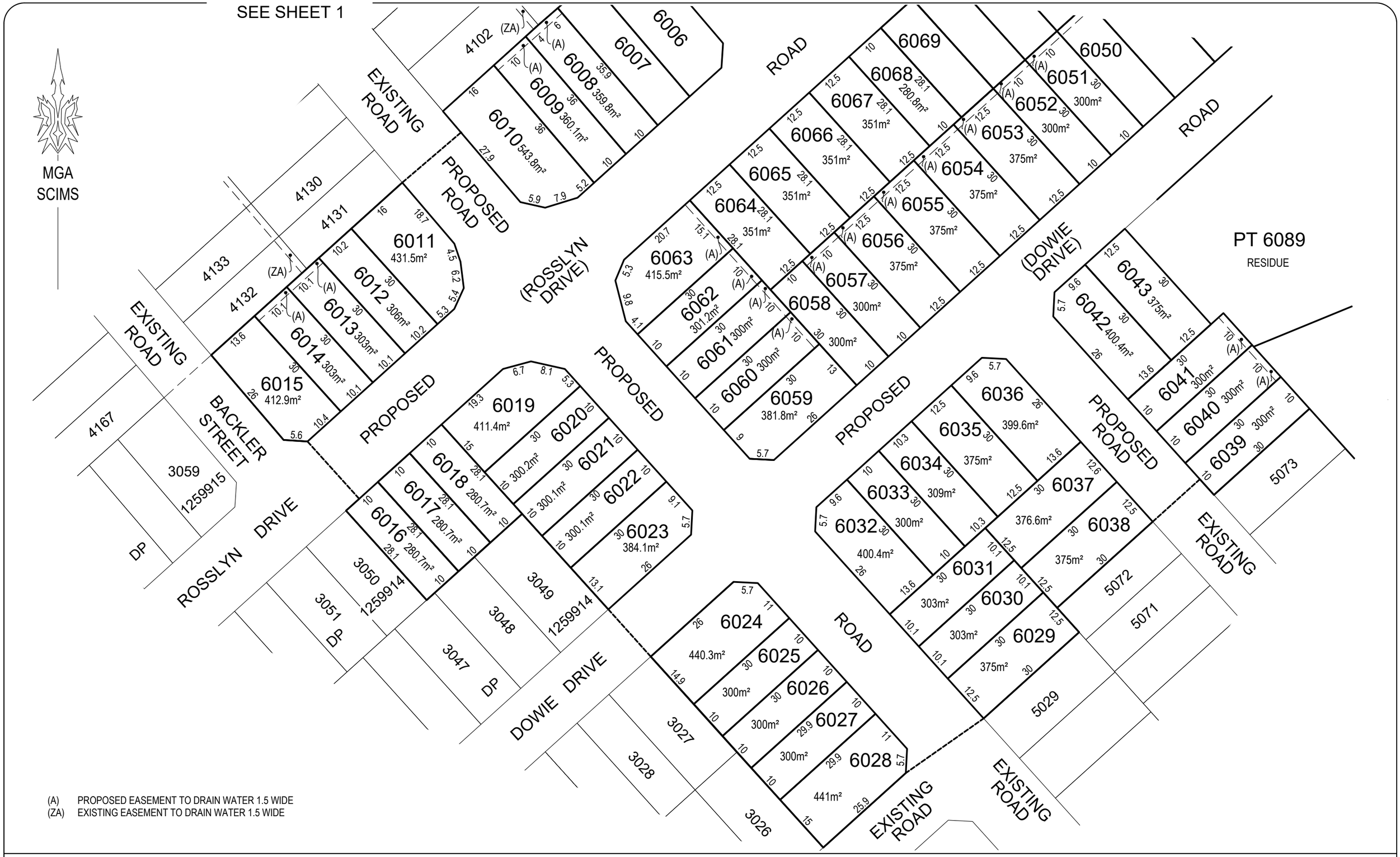
SURVEYOR:	BC
DRAWN:	HM/YC
CHECKED:	BC
SURVEY DATE:	N/A
CAD REFERENCE:	19100(6A)-PS

SHEET 2 OF 6

PROJECT No. 19100

DRAWING REF. 19100(6A)-PS

VERSION B



(A) PROPOSED EASEMENT TO DRAIN WATER 1.5 WIDE
(ZA) EXISTING EASEMENT TO DRAIN WATER 1.5 WIDE

VER	BY	AMENDMENTS	DATE
A	BC	ORIGINAL ISSUE	05-07-2022
B	BC	REVISION TO LOT LAYOUT	05-12-2024

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CLIENT: LANDCOM

DETAILS: STAGE 6A

PLAN OF PROPOSED SUBDIVISION
(SEE SCHEDULE OF SUBJECT LAND)
DOBELL ROAD, CLAYMORE

ORIGINAL SCALE 1:800

SHEET SIZE A3

SURVEYOR:	BC
DRAWN:	HM/YC
CHECKED:	BC
SURVEY DATE:	N/A
CAD REFERENCE:	19100(6A)-PS

SHEET 3 OF 6

PROJECT No. 19100

DRAWING REF. 19100(6A)-PS

VERSION B

MGA
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Schedule of Lots Affected by Proposed Residential Lots and Road

Lot No.#	DP No.#
35	258939
5	258940
15	258940
16	258940
17	258940
18	258940
26	258940
1999	1203428
2997	1259914
2998	1259914
2999	1259914
3122	1259915
3123	1259915
3124	1259915
3125	1259915

Diagram Showing
Footprint of Proposed Development on Existing Cadastre

RATIO 1:2000

VER	BY	AMENDMENTS	DATE
A	BC	ORIGINAL ISSUE	05-07-2022
B	BC	REVISION TO LOT LAYOUT	05-12-2024

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CLIENT:
LANDCOM

DETAILS:
STAGE 6A

PLAN OF PROPOSED SUBDIVISION
(SEE SCHEDULE OF SUBJECT LAND)
DOBELL ROAD, CLAYMORE

ORIGINAL SCALE
1:5000

SHEET SIZE
A3

SURVEYOR:	BC
DRAWN:	HM/YC
CHECKED:	BC
SURVEY DATE:	N/A
CAD REFERENCE:	19100(6A)-PS

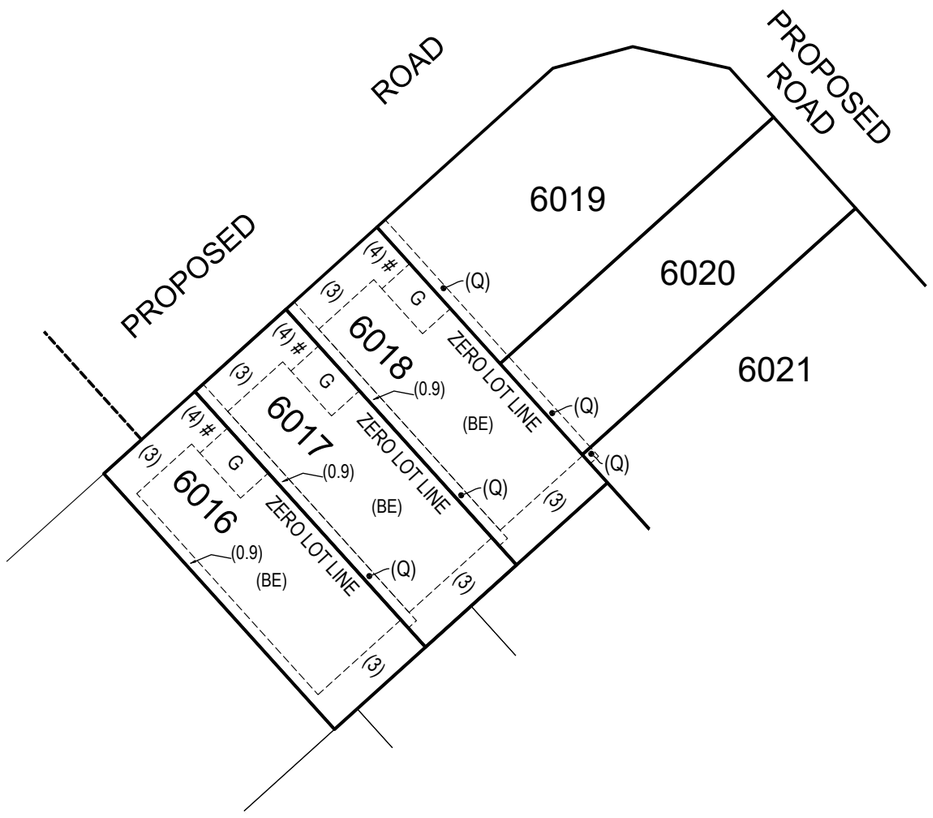
SHEET 4 OF 6

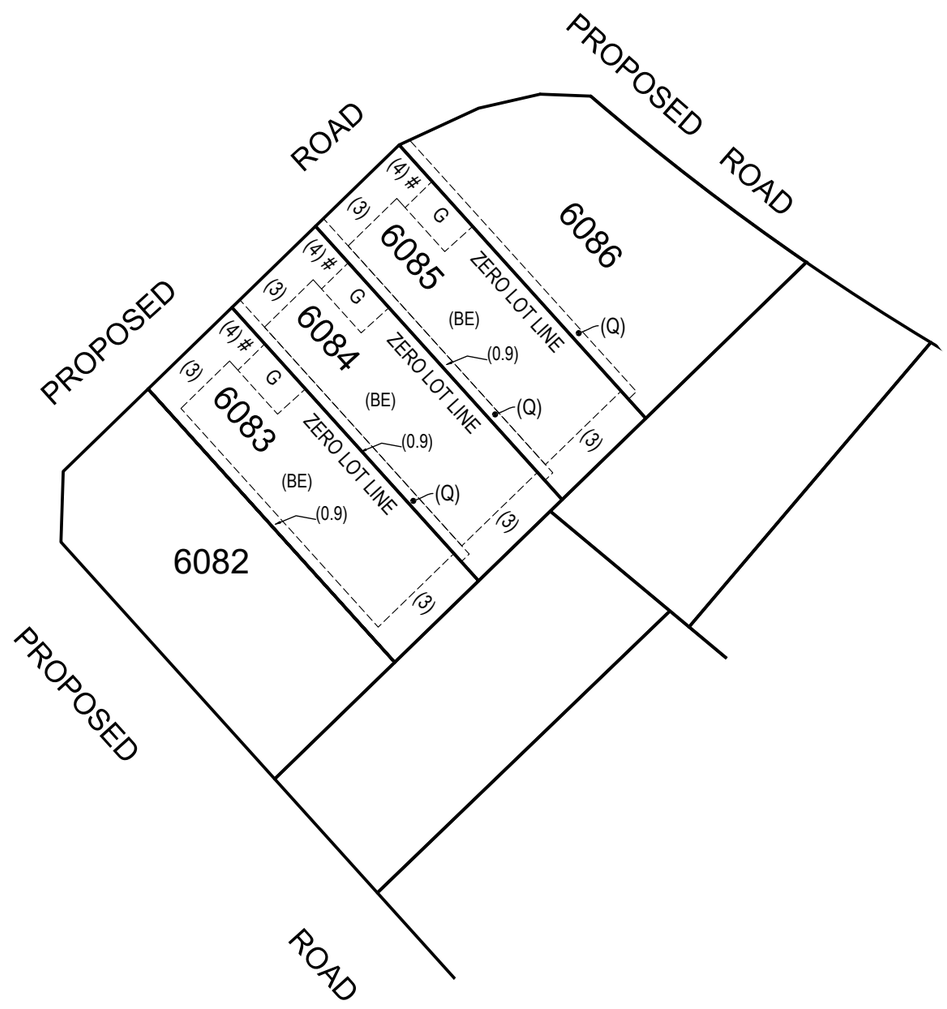
PROJECT No.
19100

DRAWING REF.
19100(6A)-PS

VERSION
B

(Q) - EASEMENT FOR ACCESS, MAINTENANCE AND CONSTRUCTION 0.9 WIDE
(BE) - BUILDING ENVELOPE
G - GARAGE
SETBACK 4m AT GARAGE (LOCATION TO BE DETERMINED)





MGA
SCIMS

Diagram Showing
Proposed Building Envelopes and
Zero Lot Line Easements for Lots Less Than 300m²
RATIO 1:500

VER	BY	AMENDMENTS	DATE
A	BC	ORIGINAL ISSUE	05-07-2022
B	BC	REVISION TO LOT LAYOUT	05-12-2024

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CLIENT: LANDCOM

DETAILS: STAGE 6A

PLAN OF PROPOSED SUBDIVISION
(SEE SCHEDULE OF SUBJECT LAND)
DOBELL ROAD, CLAYMORE

ORIGINAL SCALE 1:500

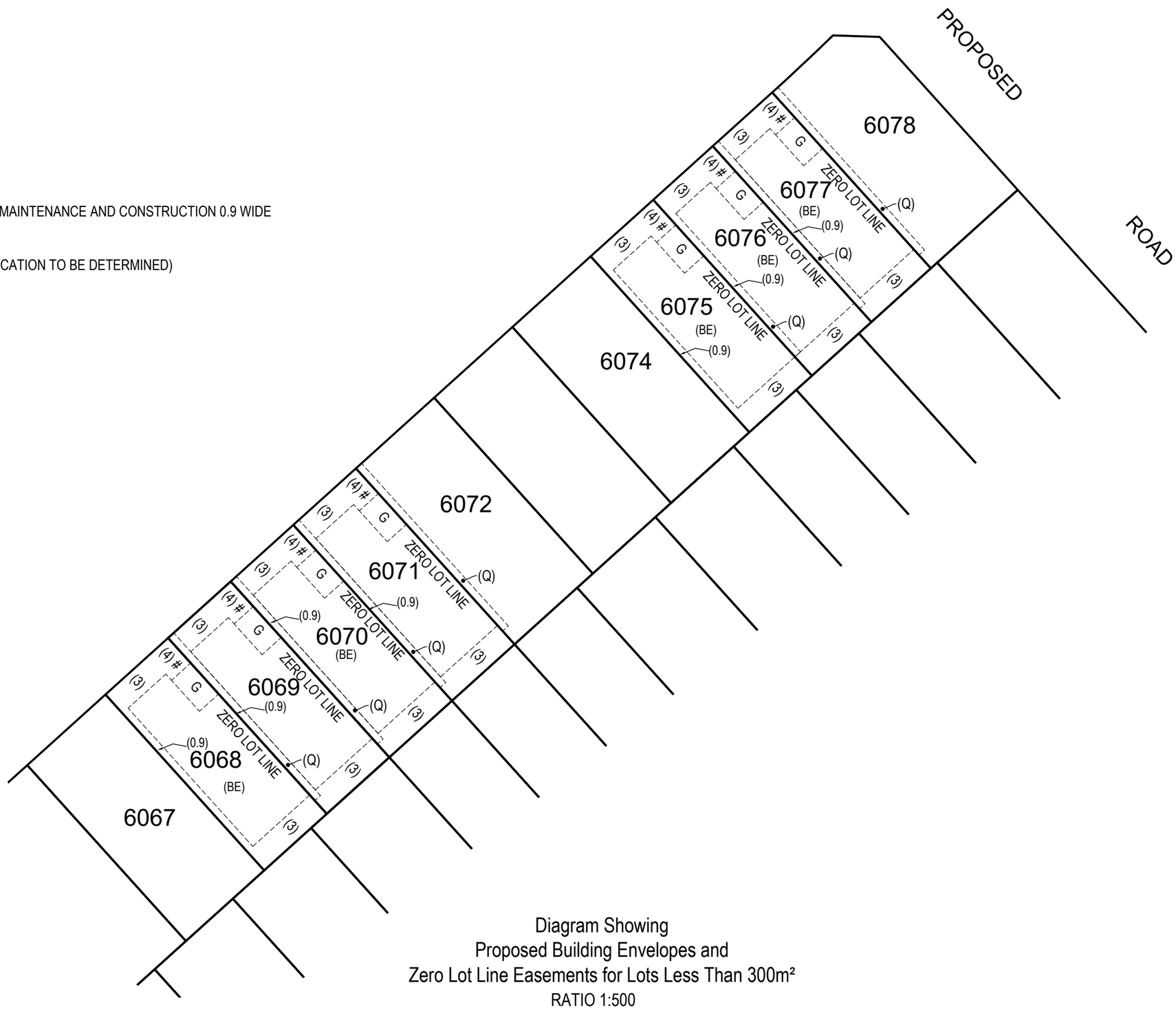
SHEET SIZE A3

SURVEYOR:	BC
DRAWN:	HM/YC
CHECKED:	BC
SURVEY DATE:	N/A
CAD REFERENCE:	19100(6A)-PS

SHEET 5 OF 6

PROJECT No. 19100
DRAWING REF. 19100(6A)-PS
VERSION B

(Q) - EASEMENT FOR ACCESS, MAINTENANCE AND CONSTRUCTION 0.9 WIDE
(BE) - BUILDING ENVELOPE
G - GARAGE
SETBACK 4m AT GARAGE (LOCATION TO BE DETERMINED)



MGA
SCIMS

Diagram Showing
Proposed Building Envelopes and
Zero Lot Line Easements for Lots Less Than 300m²
RATIO 1:500

VER	BY	AMENDMENTS	DATE
A	BC	ORIGINAL ISSUE	05-07-2022
B	BC	REVISION TO LOT LAYOUT	05-12-2024

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DETAILS:
STAGE 6A
PLAN OF PROPOSED SUBDIVISION
(SEE SCHEDULE OF SUBJECT LAND)
DOBELL ROAD, CLAYMORE

ORIGINAL SCALE 1:500

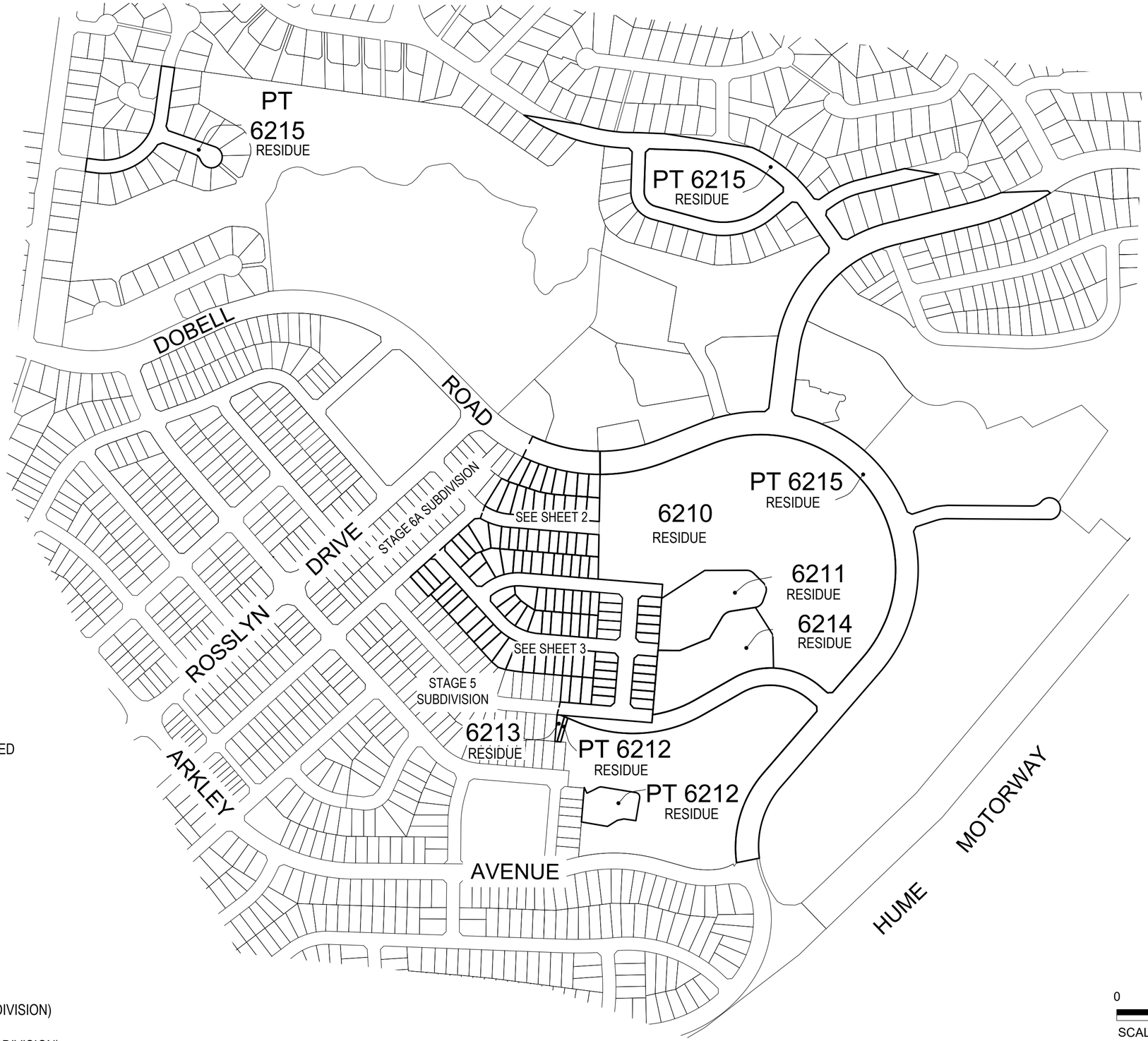
SHEET SIZE A3

SURVEYOR:	BC
DRAWN:	HM/YC
CHECKED:	BC
SURVEY DATE:	N/A
CAD REFERENCE:	19100(6A)-PS

SHEET 6 OF 6

PROJECT No. 19100
DRAWING REF. 19100(6A)-PS
VERSION B

MGA
SCIMS



NOTE: -
THE SUBJECT LAND WILL BE CREATED IN A PLAN OF SUBDIVISION OF THE RESIDUES OF STAGES 4,5 AND 6A.
- DIMENSIONS AND AREAS ARE SUBJECT TO SURVEY AND REGISTRATION OF THE PRECEDING STAGES 4,5 AND 6A SUBDIVISIONS.

SCHEDULE OF SUBJECT LAND:

LOT 27 IN DP258940
LOTS 5087,5092 IN DP1291381
(RESIDUE LOTS FROM UNREGISTERED STAGE 5 SUBDIVISION)
LOTS 6089 TO 6092 INCLUSIVE IN DP
(RESIDUE LOTS FROM UNREGISTERED STAGE 6A SUBDIVISION)

0 100 200 300
SCALE ON ORIGINAL DRAWING AT 1:5000

VER	BY	AMENDMENTS	DATE
A	BC	ORIGINAL ISSUE	05-07-2022
B	BC	REVISION TO LOT LAYOUT	05-12-2024

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DETAILS:
STAGE 6B
PLAN OF PROPOSED SUBDIVISION
(SEE SCHEDULE OF SUBJECT LAND)
DOBELL ROAD, CLAYMORE

ORIGINAL SCALE 1:5000

SHEET SIZE A3

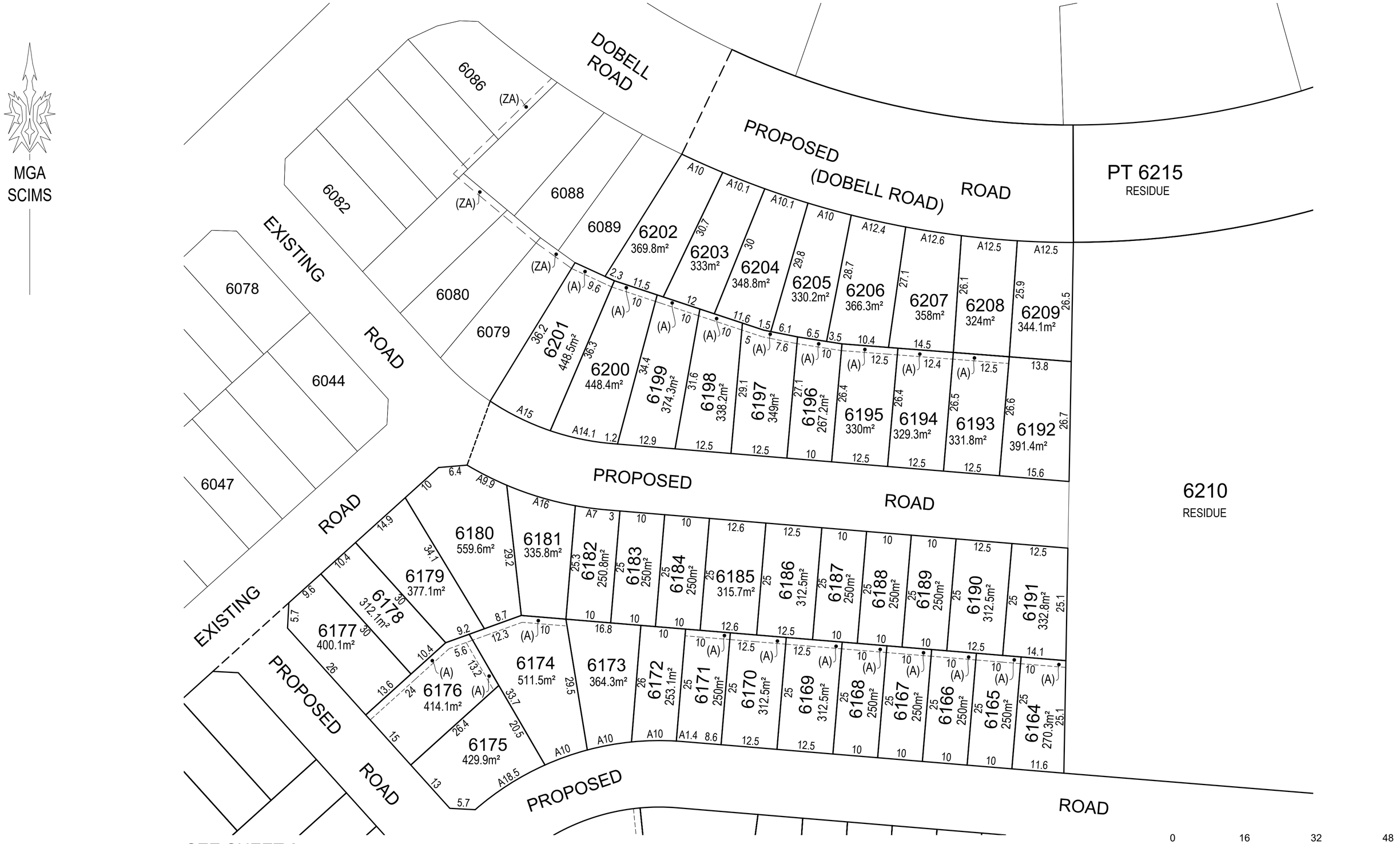
SURVEYOR:	BC
DRAWN:	YC
CHECKED:	BC
SURVEY DATE:	N/A
CAD REFERENCE:	19100(6B)-PS

SHEET 1 OF 6

PROJECT No. 19100

DRAWING REF. 19100(6B)-PS

VERSION B



(A) PROPOSED EASEMENT TO DRAIN WATER 1.5 WIDE
(ZA) EXISTING EASEMENT TO DRAIN WATER 1.5 WIDE

VER	BY	AMENDMENTS	DATE
A	BC	ORIGINAL ISSUE	05-07-2022
B	BC	REVISION TO LOT LAYOUT	05-12-2024

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CLIENT:
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DETAILS:
STAGE 6B
PLAN OF PROPOSED SUBDIVISION
(SEE SCHEDULE OF SUBJECT LAND)
DOBELL ROAD, CLAYMORE

ORIGINAL SCALE 1:800

SHEET SIZE A3

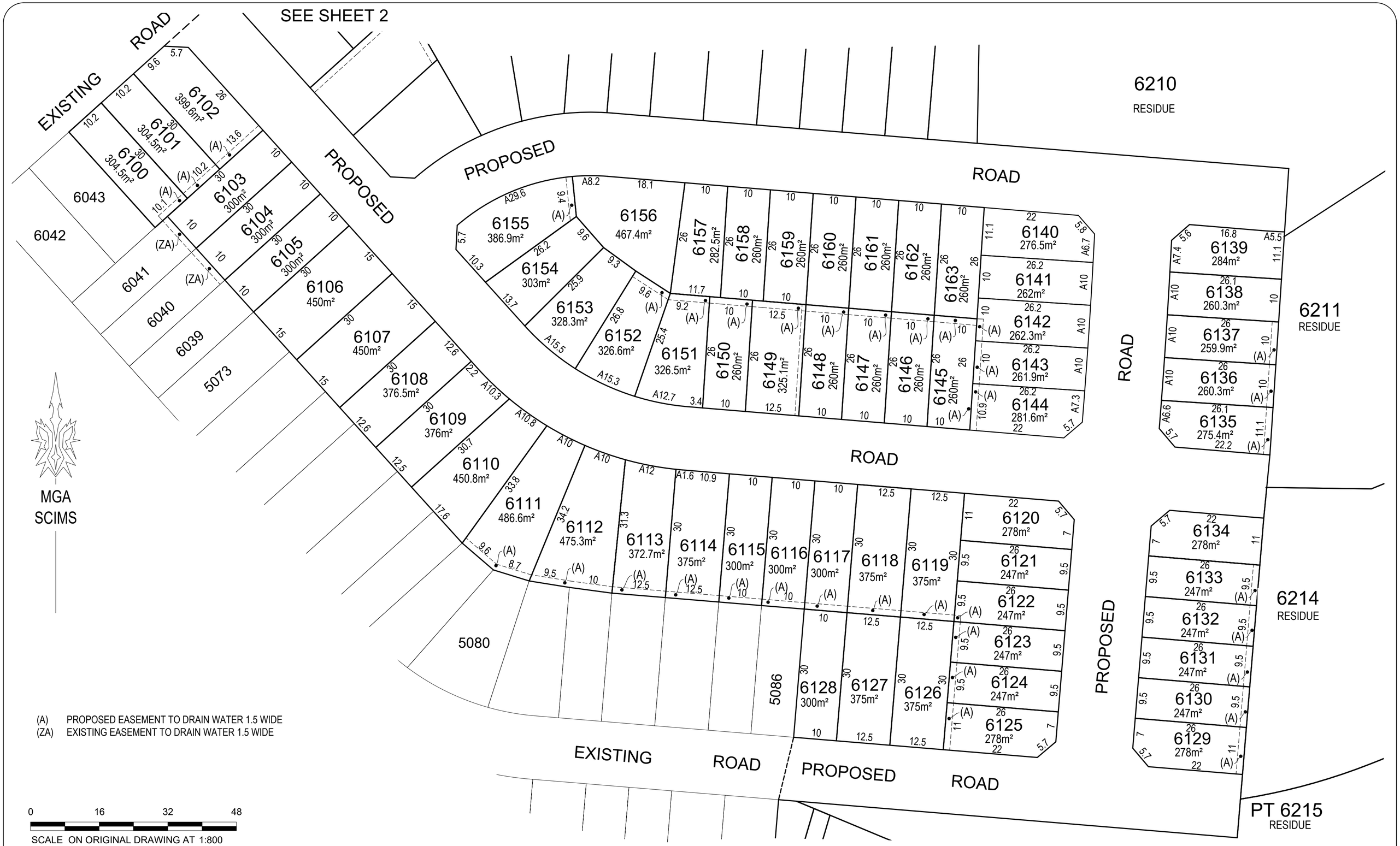
SURVEYOR:	BC
DRAWN:	YC
CHECKED:	BC
SURVEY DATE:	N/A
CAD REFERENCE:	19100(6B)-PS

SHEET 2 OF 6

PROJECT No. 19100

DRAWING REF. 19100(6B)-PS

VERSION B



(A) PROPOSED EASEMENT TO DRAIN WATER 1.5 WIDE
(ZA) EXISTING EASEMENT TO DRAIN WATER 1.5 WIDE

0 16 32 48

SCALE ON ORIGINAL DRAWING AT 1:800

VER	BY	AMENDMENTS	DATE
A	BC	ORIGINAL ISSUE	05-07-2022
B	BC	REVISION TO LOT LAYOUT	05-12-2024

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CLIENT: LANDCOM

DETAILS:

STAGE 6B

PLAN OF PROPOSED SUBDIVISION
(SEE SCHEDULE OF SUBJECT LAND)
DOBELL ROAD, CLAYMORE

ORIGINAL SCALE 1:800

SHEET SIZE A3

SURVEYOR:	BC
DRAWN:	YC
CHECKED:	BC
SURVEY DATE:	N/A
CAD REFERENCE:	19100(6B)-PS

SHEET 3 OF 6

PROJECT No. 19100

DRAWING REF. 19100(6B)-PS

VERSION B

MGA
SCIMS

Schedule of Lots Affected by Proposed Residential Lots and Road

Lot No.#	DP No.#
35	258939
25	258940
26	258940
27	258940
980	1203266
1999	1203428
512	1210126
2999	1259914

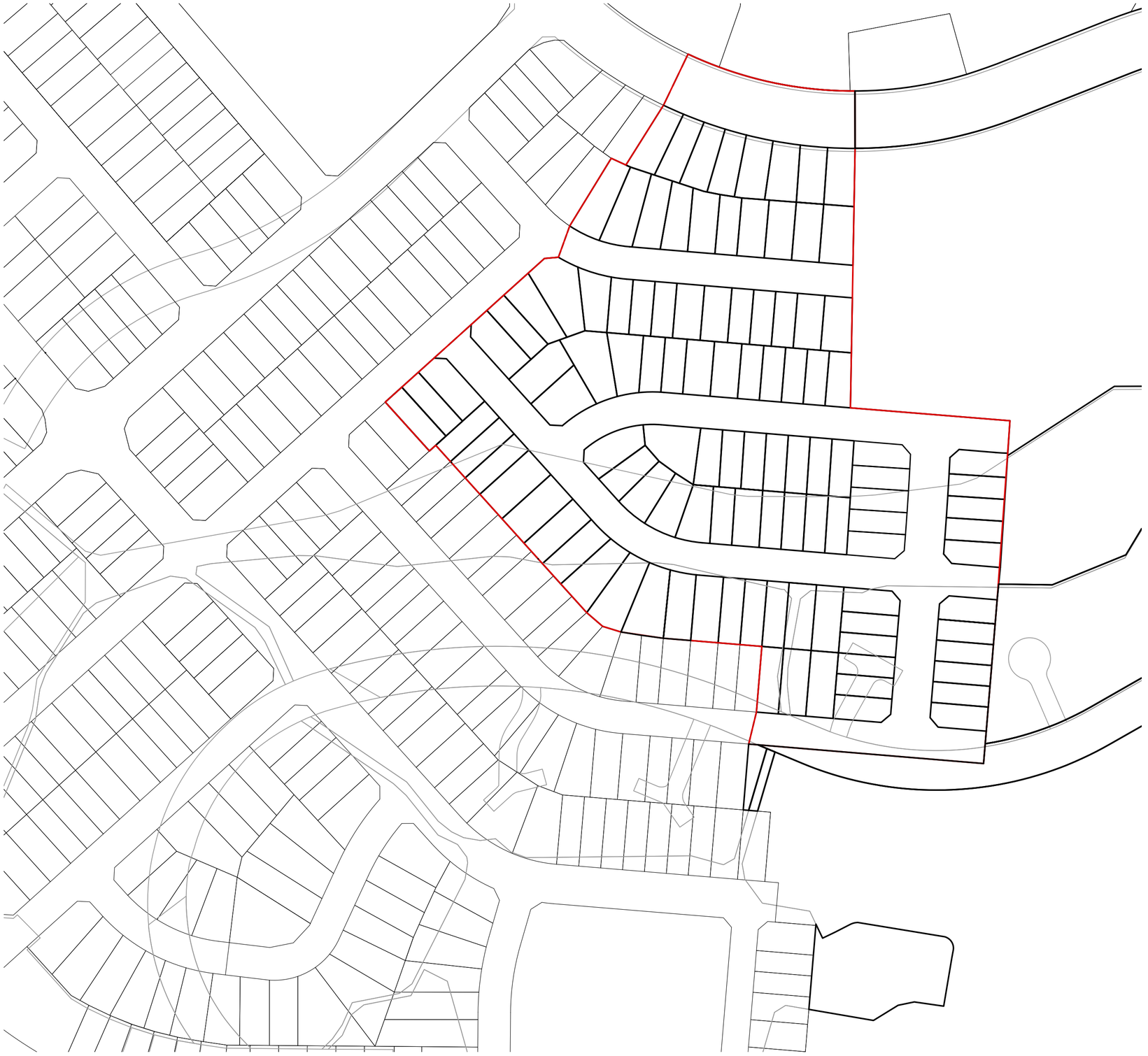

Diagram Showing
Footprint of Proposed Development on Existing Cadastre
RATIO 1:2000

0 100 200 300

SCALE ON ORIGINAL DRAWING AT 1:5000

VER	BY	AMENDMENTS	DATE
A	BC	ORIGINAL ISSUE	05-07-2022
B	BC	REVISION TO LOT LAYOUT	05-12-2024

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CLIENT:
LANDCOM

DETAILS:
STAGE 6B

PLAN OF PROPOSED SUBDIVISION
(SEE SCHEDULE OF SUBJECT LAND)
DOBELL ROAD, CLAYMORE

ORIGINAL SCALE 1:800

SHEET SIZE A3

SURVEYOR:	BC
DRAWN:	YC
CHECKED:	BC
SURVEY DATE:	N/A
CAD REFERENCE:	19100(6B)-PS

SHEET 4 OF 6

PROJECT No. 19100

DRAWING REF. 19100(6B)-PS

VERSION B

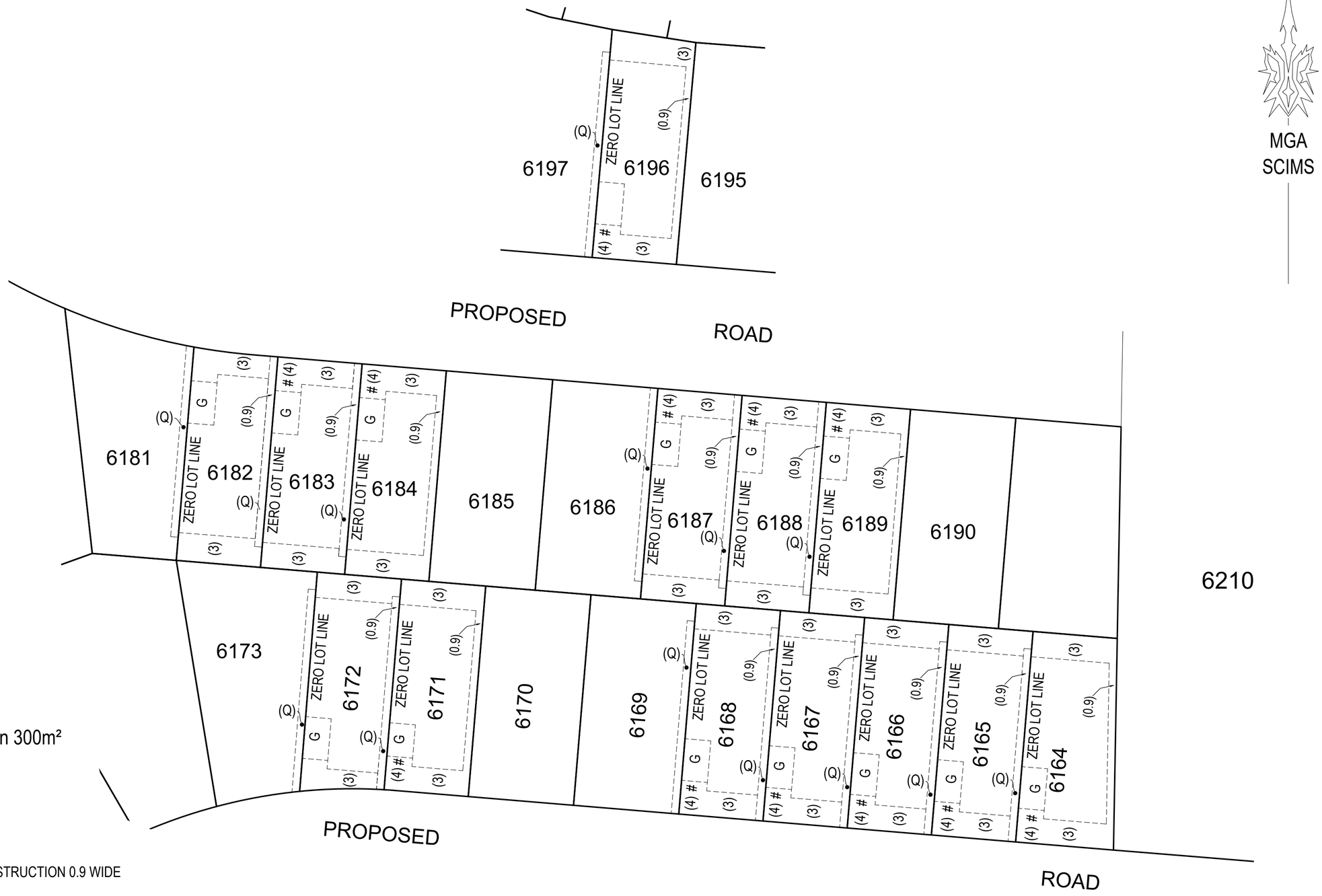

Diagram Showing
Proposed Building Envelopes and
Zero Lot Line Easements for Lots Less Than 300m²

RATIO 1:500

(Q) - EASEMENT FOR ACCESS, MAINTENANCE AND CONSTRUCTION 0.9 WIDE
(BE) - BUILDING ENVELOPE
G - GARAGE
SETBACK 4m AT GARAGE (LOCATION TO BE DETERMINED)

0 10 20 30

SCALE ON ORIGINAL DRAWING AT 1:500

VER	BY	AMENDMENTS	DATE
A	BC	ORIGINAL ISSUE	05-07-2022
B	BC	REVISION TO LOT LAYOUT	05-12-2024

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Land Development
Consultants
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CLIENT:
LANDCOM

DETAILS:
STAGE 6B

PLAN OF PROPOSED SUBDIVISION
(SEE SCHEDULE OF SUBJECT LAND)
DOBELL ROAD, CLAYMORE

ORIGINAL SCALE 1:800

SHEET SIZE A3

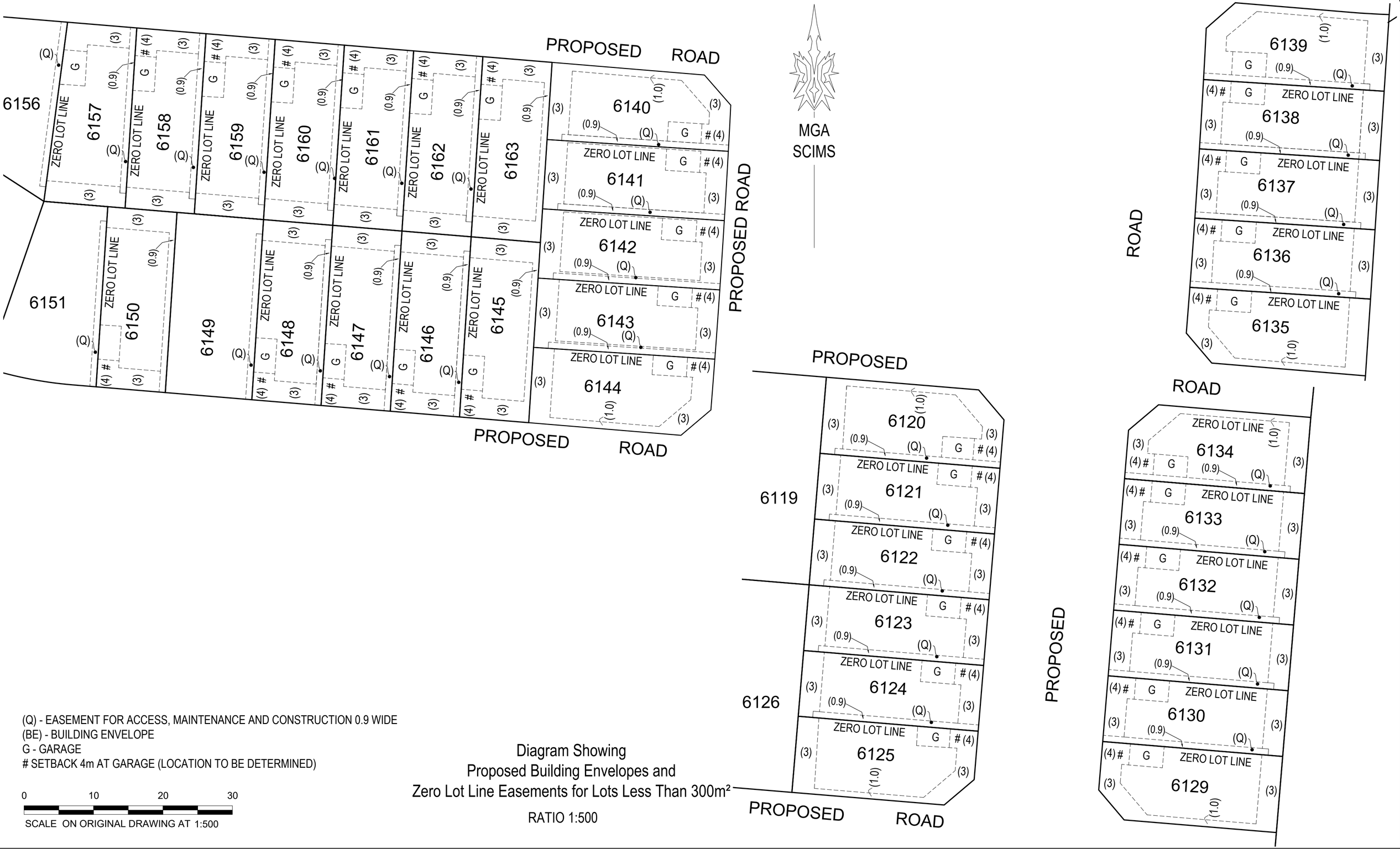
SURVEYOR:	BC
DRAWN:	YC
CHECKED:	BC
SURVEY DATE:	N/A
CAD REFERENCE:	19100(6B)-PS

SHEET 5 OF 6

PROJECT No. 19100

DRAWING REF. 19100(6B)-PS

VERSION B



(Q) - EASEMENT FOR ACCESS, MAINTENANCE AND CONSTRUCTION 0.9 WIDE
(BE) - BUILDING ENVELOPE
G - GARAGE
SETBACK 4m AT GARAGE (LOCATION TO BE DETERMINED)

0 10 20 30

SCALE ON ORIGINAL DRAWING AT 1:500

Diagram Showing Proposed Building Envelopes and Zero Lot Line Easements for Lots Less Than 300m²

RATIO 1:500

VER	BY	AMENDMENTS	DATE
A	BC	ORIGINAL ISSUE	05-07-2022
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CLIENT: LANDCOM

DETAILS: STAGE 6B

PLAN OF PROPOSED SUBDIVISION
(SEE SCHEDULE OF SUBJECT LAND)
DOBELL ROAD, CLAYMORE

ORIGINAL SCALE 1:800

SHEET SIZE A3

SURVEYOR:	BC
DRAWN:	YC
CHECKED:	BC
SURVEY DATE:	N/A
CAD REFERENCE:	19100(6B)-PS

SHEET 6 OF 6

PROJECT No. 19100

DRAWING REF. 19100(6B)-PS

VERSION B

PLOT DATE: 07/09/2025 PLOT TIME: 4:43:31 pm

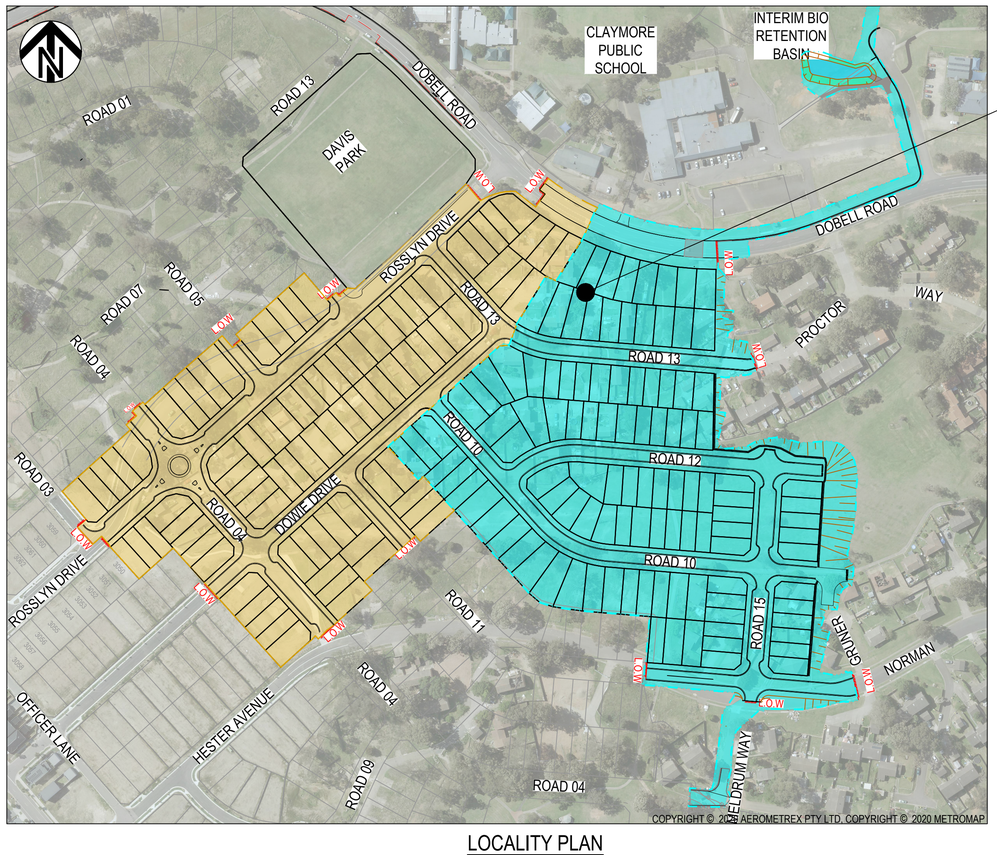
LANDCOM

STAGE 6 - CLAYMORE URBAN RENEWAL
PROPOSED RESIDENTIAL SUBDIVISION

DEVELOPMENT APPLICATION

ALL SURVEY DATA SHOWN ON THESE PLANS IS IN GDA 2020 MGA ZONE 56.

engineering positive change



PROPOSED WORKS

LEGEND:

- STAGE 6A
- STAGE 6B

LOCALITY PLAN
SCALE 1:2000

SCALE 1:2000 20 0 20 40 60 80 100

smec
an SJ company

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DRAWING FILE LOCATION / NAME: C:\12dSdata\SMECSYN\300178164 - Claymore Stage 4-6 Civil_10\300178164\178164.06\11. CAD\01_Dwg\02_DA\Stage_06\300178164.06.DA001.dwg

300178164.06.DA001	05

SHEET SCHEDULE

DRAWING	DESCRIPTION
300178164.06.DA001	COVER SHEET & LOCALITY PLAN
300178164.06.DA002	SHEET SCHEDULE & NOTES
300178164.06.DA003	NOTES
300178164.06.DA011	DEMOLITION PLAN
300178164.06.DA031	GENERAL ARRANGEMENT PLAN
300178164.06.DA036	SET OUT PLAN
300178164.06.DA041	TYPICAL ROAD CROSS SECTIONS SHEET 1
300178164.06.DA042	TYPICAL ROAD CROSS SECTIONS SHEET 2
300178164.06.DA051	CUT AND FILL PLAN
300178164.06.DA101	CIVIL WORKS PLAN SHEET 1
300178164.06.DA102	CIVIL WORKS PLAN SHEET 2
300178164.06.DA103	CIVIL WORKS PLAN SHEET 3
300178164.06.DA104	CIVIL WORKS PLAN SHEET 4
300178164.06.DA201	ROAD LONGITUDINAL SECTIONS ROAD 01 , ROAD 04 , ROAD 05
300178164.06.DA202	ROAD LONGITUDINAL SECTIONS ROAD 10
300178164.06.DA203	ROAD LONGITUDINAL SECTIONS ROAD 11
300178164.06.DA204	ROAD LONGITUDINAL SECTIONS ROAD 12
300178164.06.DA205	ROAD LONGITUDINAL SECTIONS ROAD 13
300178164.06.DA206	ROAD LONGITUDINAL SECTIONS DOBELL ROAD
300178164.06.DA207	ROAD LONGITUDINAL SECTIONS DOWIE DRIVE
300178164.06.DA208	ROAD LONGITUDINAL SECTIONS ROSLYN ROAD
300178164.06.DA209	ROAD LONGITUDINAL SECTIONS ROAD 15
300178164.06.DA501	PRE DEVELOPMENT CATCHMENT PLAN
300178164.06.DA502	POST DEVELOPMENT CATCHMENT PLAN
300178164.06.DA551	BASIN PLAN AND SECTIONS
300178164.06.DA601	RETAINING WALL PLAN
300178164.06.DA801	LINE MARKING & SIGN POSTING PLAN
300178164.06.DA811	TURNING PATH PLAN SHEET 1
300178164.06.DA812	TURNING PATH PLAN SHEET 2
300178164.06.DA813	TURNING PATH PLAN SHEET 3
300178164.06.DA851	SOIL & WATER MANAGEMENT PLAN
300178164.06.DA861	SOIL & WATER MANAGEMENT DETAILS SHEET 1
300178164.06.DA862	SOIL & WATER MANAGEMENT DETAILS SHEET 2
TOTAL NUMBER OF SHEETS	33

GENERAL NOTES:

1. DOCUMENTS: THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER WORKING DRAWINGS AND SPECIFICATIONS AND WITH SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REFERRED TO THE SUPERINTENDENT FOR DECISION BEFORE PROCEEDING WITH THE WORK.
2. DIMENSIONS AND SETTING OUT: REDUCED LEVELS AND CHAINAGES ARE IN METRES ALL OTHER DIMENSIONS ARE IN MILLIMETRES. SET OUT DIMENSIONS ON THE DRAWING SHALL BE VERIFIED BY THE CONTRACTOR ON SITE.
3. DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE DRAWINGS
4. DURING CONSTRUCTION THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION AND NO PART SHALL BE OVERSTRESSED.
5. ALL EXCAVATION, SHORING OF EXCAVATION AND STABILITY OF ADJACENT STRUCTURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. WORKMANSHIP AND MATERIALS: THESE SHALL CONFORM WITH THE REQUIREMENTS OF THE RELEVANT S.A.A. CODES AND THE SPECIFICATIONS, BY-LAWS AND ORDINANCES OF CAMPBELLTOWN CITY COUNCIL.
7. SERVICES: CONTRACTOR TO CONTACT "DIAL BEFORE YOU DIG" ON TEL: 1100 FOR PLAN INFORMATION ON UNDERGROUND PIPES & CABLES, AT LEAST TWO DAYS PRIOR TO THE COMMENCEMENT OF WORK. USING THE PLANS & ON-SITE LOCATION MARKINGS AS AN INDICATION OF PLANT PRESENCE, HAND DIG TO EXPOSE ALL PLANT WITHIN THE SAFE APPROACH DISTANCES. CONTRACTORS TO BE HELD RESPONSIBLE SHOULD THEY DAMAGE UTILITY PROPERTY.
8. SERVICE ADJUSTMENTS: ALL SERVICES AFFECTED BY NEW WORK TO BE ADJUSTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RELEVANT SERVICE AUTHORITY
9. STANDARD DRAWINGS: COUNCILS STANDARD DRAWINGS ARE PREFACED BY THE LETTERS 'SD' WHEN THE DRAWING NUMBER IS QUOTED.
10. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH CAMPBELLTOWN COUNCIL'S SPECIFICATIONS AND TO THE REQUIREMENTS OF COUNCIL'S ENGINEER.
11. INSPECTIONS BY CAMPBELLTOWN COUNCIL'S ENGINEER SHALL BE CARRIED OUT AT THE FOLLOWING STAGES:
    - 11.1. PRIOR TO INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES.
    - 11.2. PRIOR TO BACKFILLING PIPELINES, SUBSOIL DRAINS AND DAMS
    - 11.3. PRIOR TO CASTING OF PITS AND OTHER CONCRETE STRUCTURES.
    - 11.4. PRIOR TO PLACEMENT OF SUB BASE AND ALL SUBSEQUENT PAVEMENT LAYERS. PROOF ROLLER TESTS OF EACH PAVEMENT LAYER IS REQUIRED
    - 11.5. FORMWORK PRIOR TO POURING CONCRETE IN PARKING AREA FOR FOOTPATH CROSSING AND OTHER ASSOCIATED WORK.
    - 11.6. PRIOR TO BACKFILLING PUBLIC UTILITY CROSSINGS IN ROAD RESERVES
    - 11.7. FINAL INSPECTION AFTER ALL WORKS ARE COMPLETED AND 'WORK AS EXECUTED' PLANS HAVE BEEN SUBMITTED TO COUNCIL
12. NO TREES TO BE REMOVED UNLESS APPROVAL IS GRANTED BY COUNCIL'S LANDSCAPE COMPLIANCE OFFICER.
13. MAKE SMOOTH JUNCTIONS WITH EXISTING WORKS.
14. NO WORK TO BE CARRIED OUT ON COUNCIL PROPERTY OR ADJOINING PROPERTIES WITHOUT THE WRITTEN PERMISSION FROM THE OWNER/S.
15. VEHICULAR ACCESS AND ALL SERVICES TO BE MAINTAINED AT ALL TIMES TO ADJOINING PROPERTIES .
16. ALL RUBBISH, BUILDINGS, SHEDS AND FENCES TO BE REMOVED TO SATISFACTION OF COUNCIL'S ENGINEER.
17. THE CONTRACTOR SHALL OBTAIN ALL LEVELS FROM ESTABLISHED BENCH MARKS ONLY.
18. PERMANENT SURVEY CO-ORDINATION MARKS MUST BE PLACED WITHIN THE SUBDIVISION IN ACCORDANCE WITH THE SURVEYORS ACT AND REGULATIONS.
19. PLACE AND LEVEL NEW S.S.M.'S TO DEPARTMENT OF LAND & REGISTRY SERVICES REQUIREMENT IN POSITION AS DIRECTED BY THE CONSULTING SURVEYOR AND SHOW ON WORKS-AS-EXECUTED PLANS.
20. THE SITE MUST BE ENCLOSED WITH A SUITABLE TEMPORARY 'A' CLASS TYPE HOARDING OR SECURITY FENCE OF A TYPE APPROVED BY THE CONSENT AUTHORITY. SUCH HOARDING MUST NOT ENCROACH UPON THE ROAD RESERVE OR OTHER PRIVATE LAND WITHOUT THE WRITTEN CONCURRENCE OF THE AFFECTED PROPERTY OWNER. IF IT IS PROPOSED TO LOCATE SUCH A HOARDING WITHIN ANY PROPERTY OWNED/CONTROLLED BY CAMPBELLTOWN COUNCIL, A PUBLIC ROAD ACTIVITY APPLICATION MUST BE SUBMITTED TO AND APPROVED BY COUNCIL, PRIOR TO THE HOARDING BEING ERECTED.
21. CONSTRUCTION ACCESS FROM PUBLIC PLACES I.E. ROAD RESERVES, PARKS, WALKWAYS AND THE LIKE, OTHER THAN THAT APPROVED BY THIS DEVELOPMENT CONSENT WILL NOT BE PERMITTED WITHOUT THE PRIOR CONSENT OF CAMPBELLTOWN COUNCIL.
22. PRIOR TO THE COMMENCEMENT OF ANY WORK WITHIN THE SITE A SIGN (MINIMUM SIZE OF 300mm X 400mm) MUST BE INSTALLED WITHIN THE SITE ADVISING OF THE FOLLOWING:
    - 22.1. FULL DETAILS OF THE PCA
    - 22.2. FULL DETAILS OF THE CONSTRUCTION CERTIFICATE
    - 22.3. FULL DETAILS OF DEVELOPMENT CONSENT, AND
    - 22.4. FULL DETAILS OF THE BUILDER/CONTRACTOR SIGN MUST BE LOCATED WITHIN THE SITE AND CLEARLY VISIBLE AND LEGIBLE FROM THE ROAD FOOTWAY, AND MUST BE DISPLAYED FOR THE DURATION OF THE CONSTRUCTION WORKS.
23. ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM.
24. ALL ELECTRONIC DATA SHOWN ON THESE PLANS ARE IN GDA 2020 MGA ZONE 56

EARTHWORKS NOTES:

1. EXCAVATION SHALL BE CARRIED OUT TO THE DEPTHS & DIMENSIONS SHOWN OR IMPLIED ON THE PLANS AND/OR THE DOCUMENTS, OR TO SUCH GREATER DEPTHS & DIMENSIONS, AS WILL ENSURE SOUND, PERMANENT FOUNDATIONS. ALL EXCAVATIONS SHALL BE APPROVED BY THE SUPERINTENDENT BEFORE ANY MATERIALS OR STRUCTURES ARE PLACED.
2. REMOVAL OF TOPSOIL : TOPSOIL SHALL BE STRIPPED FROM WITHIN THE AREA OF WORKS INCLUSIVE OF BATTERS & SHALL BE DISPOSED OR STOCKPILES AS DIRECTED BY THE SUPERINTENDENT. THE THICKNESS OF THE TOPSOIL STRIPPING SHALL NOT BE LESS THAN 100mm.
3. WHERE FILLING IS REQUIRED, MATERIAL IS TO BE SELECTED IN DISCUSSION WITH AND TO THE SATISFACTION OF THE SUPERINTENDENT. ALL IMPORTED FILL MATERIAL SHALL BE VIRGIN EXCAVATED NATURAL MATERIAL (VENM) FREE FROM CHEMICAL OR OTHER CONTAMINATION. A CONTAMINATION REPORT ON THE PROPOSED IMPORTED FILL MATERIAL, FROM A NATA REGISTERED LABORATORY, MAY BE REQUIRED BY COUNCIL PRIOR TO PLACEMENT OF FILL.
4. COMPACTION AROUND STRUCTURES, UNDER APRONS ETC: UNDISTURBED SUBGRADE OR APPROVED MATERIAL TO BE COMPACTED TO 98% OF THE STANDARD MAXIMUM DRY DENSITY & IS TO BE WITHIN -1 TO +2% OF THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY THE STANDARD COMPACTION TEST (A.S 1289.5.1.1)
5. PROVIDE PENNISETUM CLANDESTINUM (KIKUYU) TURF ON 200 THICK TOPSOIL, UNLESS NOTED OTHERWISE.
6. PROVIDE CYNODON DACTYLON (COMMON COUCH) TURF ON 200 THICK TOPSOIL , UNLESS NOTED OTHERWISE.
7. REINFORCED TURF: PROVIDE TURF CYNODON DACTYLON (COMMON COUCH) ON 25 THICK TOP SOIL LAID ON GEOTEXTILE (REFER TO NOTE PS2 ii). WHICH IN TURN IS LAID ON 175 THICK YOPSOIL. GEOTEXTILE TO BE STRETCHED HORIZONTALLY, ANCHORED WITH STEEL PEGS (500 LONG) AT 500 CENTRES. ALL FREE EDGES TO BE ANCHORED IN A 300 WIDE x 300 DEEP TRENCH. TRENCH TO BE BACKFILLED & COMPACTED TO THE SATISFACTION OF THE SUPERINTENDENT.
8. HYDROMULCH OR HYDROSEED ALL OTHER DISTURBED AREAS NOT COVERED BY NOTES E6, E7 & E8.SPECIFICATIONS FOR HYDROMULCH OR HYDROSEEDING TO BE DETERMINED BY THE SUPERINTENDENT.
9. EARTHWORKS ARE TO BE CARRIED OUT TO THE SATISFACTION OF COUNCIL. UNSUITABLE MATERIALS ARE TO BE REMOVED FROM ROADS AND LOTS PRIOR TO FILLING. THE CONTRACTOR IS TO ARRANGE AND MAKE AVAILABLE COMPACTION TEST RESULTS FOR ALL AREAS THAT CONTAIN FILL IN EXCESS OF 200mm.
10. COMPACTION OF EARTHWORKS SHALL CONTINUE UNTIL A DRY DENSITY RATIO OF 98% FOR SITE FILLING AND 100% FOR ROAD PAVEMENT SUBGRADES HAS BEEN ACHIEVED IN ACCORDANCE WITH TEST METHOD AS1289.5.3.1 OR AS1289.5.1.1. THE CONTROL TESTING OF EARTHWORKS SHALL BE IN ACCORDANCE WITH THE GUIDELINES IN AS3798 'GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS'. WHERE IT IS PROPOSED TO USE TEST METHOD ASI289.5.8.1 TO DETERMINE THE FIELD DENSITY, A SAND REPLACEMENT METHOD SHALL BE USED TO CONFIRM THE RESULTS.
11. THE SUITABLY QUALIFIED GEOTECHNICAL ENGINEER, SHALL HAVE A LEVEL 1 RESPONSIBILITY FOR ALL FILLING AS DEFINED IN APPENDIX B AS3798 GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS', AND AT THE END OF THE WORKS SHALL CONFIRM THE EARTHWORKS COMPLY WITH THE REQUIREMENTS OF THE SPECIFICATION AND DRAWINGS BY WRITTEN NOTIFICATION.
12. IN AREAS TO BE FILLED WHERE THE SLOPE OF THE NATURAL SURFACE EXCEEDS 1(V):4(H), BENCHES ARE TO BE CUT TO PREVENT SLIPPING OF THE PLACED FILL MATERIAL AS REQUIRED BY THE COUNCIL.
13. ALL BATTERS ARE TO BE SCARIFIED TO A DEPTH OF 50mm TO ASSIST WITH ADHESION OF TOP SOIL TO BATTER FACE.
14. PROVIDE MINIMUM 150mm AND MAXIMUM 300mm TOPSOIL ON FOOTPATHS, FILLED AREAS AND ALL OTHER AREAS DISTURBED DURING CONSTRUCTION. TOPSOILED AREAS TO BE STABILISED WITH APPROVED VEGETATION A MAXIMUM OF 14 DAYS AFTER TOPSOILING AND ARE TO BE WATERED TO ENSURE GERMINATION.
15. A MINIMUM 1 METRE WIDE, CONTINUOUS STRIP OF TURF SHALL BE PLACED BEHIND THE BACK OF ALL KERBS AND OTHER CONCRETE STRUCTURES IMMEDIATELY AFTER THE COMPLETION OF THE FOOTPATH GRADING OR OTHER ELEMENTS AS APPLICABLE, AND SHALL BE MAINTAINED AND REPLACED AS REQUIRED DURING THE CONSTRUCTION MAINTENANCE PERIOD AND MAINTENANCE PERIODS.

CONCRETE NOTES:

1. WORKMANSHIP AND MATERIALS: TO CONFORM WITH THE REQUIREMENTS OF A.S.3600.FORMWORK TO BE IN ACCORDANCE WITH A.S. 3610.
2. ALL FORMS SHALL BE DESIGNED SUCH THAT EXPOSED CONCRETE EDGES SHALL HAVE A MINIMUM OF 15mm CHAMFER AND ALL EXPOSED RE-ENTRANT CORNERS SHALL HAVE A MINIMUM OF 15mm FILLET UNLESS NOTED OTHERWISE.
3. CONCRETE STRENGTH TO BE GRADE N32, A.S. 3600 (32 MPa) THROUGHOUT UNLESS NOTED OTHERWISE.
4. CONCRETE BLINDING LAYER STRENGTH TO BE GRADE 15. A.S. 3600 (15 MPA) THROUGHOUT UNLESS NOTED OTHERWISE.
5. INSPECTION: CONCRETE SHALL NOT BE PLACED UNTIL THE COMPLETED FALSEWORK, FORMWORK AND REINFORCEMENT FIXING HAVE BEEN INSPECTED AND APPROVED BY THE SUPERINTENDENT.
6. PLACING: ALL CONCRETE SHALL BE MECHANICALLY VIBRATED. VIBRATORS SHALL NOT BE USED TO SPREAD CONCRETE.
7. EXPANSION JOINTS: JOINTS SHALL HAVE DOWEL BARS PLACED CENTRALLY WITH BOND BREAKING COMPOUND ION ONE END. THE JOINT WILL BE FILLED WITH S SUITABLE SILICON OR POLYURETHANE SEALANT. DESIGN OF EXPANSION JOINTS WILL BE UNDERTAKEN BY A STRUCTURAL ENGINEER.
8. CRACK CONTROL JOINTS: JOINTS SHALL BE TOOL FINISHED AT 4m INTERVALS (30mm DEEP) BETWEEN EXPANSION JOINTS AND CREATED IMMEDIATELY AFTER CONCRETE PLACEMENT.
9. STRUCTURAL JOINT BONDING: EXISTING CONCRETE IS TO BE THOROUGHLY SCABBLED AND CLEANED AT ALL INTERFACES WITH NEW WORK TO OBTAIN A SOUND SURFACE. SURFACE IS TO BE PREPARED WITH AN APPROVED WET TO DRY EXPOXY BINDER (TO PS6) PRIOR TO PLACING NEW CONCRETE.
10. CEMENT MORTAR SHALL BE MIXED IN THE RATIO OF 4 PART SAND : 1 PART CEMENT AND WITH STRENGTH NOT LESS THAN 12 MPa.

SPECIAL CONDITIONS NOTES:

1. DUST CONTROL: TO LIMIT DUST AFFECTATION TO ADJOINING PROPERTIES, DUST SUPPRESSANTS ARE TO BE USED AS NECESSARY. IF THE PREVAILING WEATHER CONDITIONS ARE SUCH THAT, IN THE OPINION OF THE SUPERINTENDENT, A DUST RISK TO THE ADJACENT PROPERTIES EXISTS, THEN THE CONTRACTOR, AT THE DIRECTION OF THE SUPERINTENDENT SHALL BE REQUIRED TO CEASE THOSE OPERATIONS CAUSING THE DUST NUISANCE.
2. VIBRATION NEAR PROPERTIES: NO VIBRATING ROLLERS TO BE USED IN THE VICINITY OF PROPERTIES. HOUSES IN CLOSE PROXIMITY TO BE INSPECTED PRIOR TO THE COMMENCEMENT OF WORK.
3. EXISTING ENVIRONMENT: NO DISTURBANCE TO OCCUR TO THOSE PARTS OF THE SITE NOT DIRECTLY AFFECTED BY THE WORKS. NO EXCAVATION FILLING, DUMPING. BURNING OF TREE STUMPS, OR ANY OTHER ACTIVITY IS PERMITTED IN THESE AREAS. THE STATUS OF THE ENVIRONMENT & ECOLOGY MUST BE STRICTLY PRESERVED. DISTURBED AREAS MUST BE REINSTATED.
4. SAFETY OF THE GENERAL PUBLIC SHALL BE PROVIDED DURING THE CONSTRUCTION WORK. SAFETY FENCE BARRIERS SHALL BE PROVIDED TO PREVENT UNAUTHORISED PERSONNEL ENTERING THE WORK SITE.
5. TRAFFIC CONTROL: ALL MEASURES TO CONTROL OR DIVERT VEHICULAR AND PEDESTRIAN TRAFFIC IS TO BE COVERED BY A TRAFFIC CONTROL PLAN PREPARED BY AN AUTHORISED PERSON.

STEELWORK NOTES:

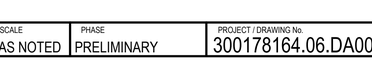
1. ALL STEELWORK NOMINATED SHALL BE HOT DIP GALVANISED AFTER FABRICATION, IN ACCORDANCE WITH A.S. 1650.
2. ALL WELDING SHALL COMPLY WITH A.S. 1554.
3. WORKMANSHIP AND MATERIALS SHALL COMPLY WITH A.S. 4100.
4. CARE TO BE TAKEN WITH WELDING AND GALVANISING TECHNIQUES. ALL OUT OF TRUE MEMBERS SHALL BE RECTIFIED. ALL WELDS TO BE NEATLY FINISHED & GROUND SMOOTH. ALL EXCESS GALVANISING TO BE REMOVED.

STEEL REINFORCEMENT NOTES:

1. REINFORCEMENT SHALL COMPLY WITH A.S. 3000, A.S. 1302, A.S. 1303 AND A.S. 1304.
2. GRADE AND DIAMETER DESIGNATION

REINF.TYPE	GRADE	SAA CODE	SYMBOL
DEFORMED BAR	D500	AS1302	N
PLAIN ROUND BAR	R250	AS1302	R
RECTANGULAR MESH		AS1304	RL
SQUARE MESH		AS1304	SL
TRENCH MESH		AS1304	L TM

3. DESIGNATION CODE:



4. PLACING: REINFORCEMENT SHALL BE FIRMLY SECURED IN POSITION IN THE FORMS & THE COVER AS DETAILED ON THE DRAWINGS MAINTAINED. BAR CHAIRS SHALL BE SOLID PLASTIC OR PLASTIC TIPPED STEEL CHAIRS AND SHALL BE PLACED AT NOT GREATER THAN 1000mm CENTRES EACH WAY.
5. COVER: CONCRETE COVER SHALL BE 50mm UNLESS NOTED OTHERWISE.
6. LAP LENGTH: WHERE LAPPING OF REINFORCEMENT OCCURS THE MINIMUM LAP LENGTH SHALL BE AS FOLLOWS:
    - N12 - 400mm LAP
    - N16 - 600mm LAP
    - N20 - 850mm LAP
    - N24 - 1000mm LAP
    - FABRIC - 2 TRANSVERSE BARS + 25mm
7. STRUCTURE REINFORCEMENT: UNLESS SHOWN OTHERWISE, TO CONSIST OF SL81 MESH CENTRALLY PLACED, WITH N12 CORNER BARS (500 LEGS) AT 200 CTRS TO ALL CORNERS,PROVIDE N12 TRIMMER BARS TO ALL FREE EDGES OF MESH.

150 mm ON ORIGINAL
A1
0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150

DRAWING FILE LOCATION / NAME
C:\12dSdata\SMECSYN\300178164 - Claymore Stage 4-6 Civil_101\300178164\178164.06\11. CAD\01_Dwg\02_DA\Stage_06\300178164.06.DA002.dwg

PLOT DATE 07/08/2025 TIME 4:43:20 pm

EXTERNAL REFERENCE FILES

REV	DATE	AMENDMENT / REVISION DESCRIPTION	WVR No.	APPROVAL
01	30/06/2022	ISSUED FOR DEVELOPMENT APPLICATION	026	MP
02	12/07/2022	ISSUED FOR DEVELOPMENT APPLICATION	027	MP
03	10/12/2024	ISSUED FOR DEVELOPMENT APPLICATION	049	MP
04	10/01/2025	ISSUED FOR DEVELOPMENT APPLICATION	050	MP
05	08/08/2025	ISSUED FOR DEVELOPMENT APPLICATION	061	MP

TITLE	NAME
DRAFTER	G.SHARMA
DRAFTING CHECK	P.D'ORAZIO
DESIGNER	S. ZALLOUA
DESIGN CHECK	M. PATEL
PROJECT MANAGER	M. PATEL
PROJECT DIRECTOR	G. FLEMING

SCALES AT A1 SIZE DRAWING

DESIGNER
smec an Su company
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LEVEL 6, 3 HORWOOD PLACE
PARRAMATTA NSW 2059
SMEC PROJECT No 300178164

CLIENT
LANDCOM

PROJECT TITLE
CAMPBELLTOWN CITY COUNCIL
CLAYMORE - STAGE 06
SHEET SCHEDULE & NOTES

SCALE	PHASE	PROJECT / DRAWING No.	REVISION
AS NOTED	PRELIMINARY	300178164.06.DA002	05

X:\300_SMEC_a1

SERVICES NOTES:

1. SERVICE CONDUITS TO BE PLACED AS DIRECTED AND AS REQUIRED BY THE SERVICE AUTHORITY.
2. EXISTING UNDERGROUND SERVICES SHOWN AS PART OF THIS DRAWING SET HAVE BEEN DIGITALLY PROVIDED OR DIGITISED FROM SURVEY AND DBYD INFORMATION. THIS INFORMATION HAS BEEN SHOWN ONLY TO PROVIDE APPROXIMATE LOCATION OF SERVICES AT THE TIME OF PREPERATION OF THIS DRAWING SET. SERVICES SHALL NOT BE ASSUMED TO BE AS CONSTRUCTED OR ACCURATE. SMEC DOES NOT GUARANTEE OR ACCEPT ANY LIABILITY FOR THEIR PRESENCE OR ABSENCE. IT IS THE CONTRACTORS RESPONSIBILITY TO UNDERTAKE DBYD SEARCHES AND ESTABLISH THE LOCATION AND LEVEL OF ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORKS. ANY VARIATION TO THE INFORMATION ON THIS DRAWING SET IS TO BE REPORTED TO THE SUPERINTENDENT AND SMEC IMMEDIATELY. ALL SEARCH RESULTS TO BE AVAILABLE ON SITE AT ALL TIMES.
3. PUBLIC UTILITY SERVICES ARE TO BE ADJUSTED AS NECESSARY.
4. PROPOSED SERVICE CROSSING TO BE THRUST BORED UNDER EXISTING ROAD PAVEMENT. CONTRACTOR TO REPAIR ANY DAMAGE TO EXISTING SURFACE.
5. ALL SYDNEY WATER HYDRANTS ARE TO BE CLEARLY IDENTIFIABLE BY APPROPRIATE KERB MARKINGS AND BLUE COLOURED RAISED REFLECTIVE PAVEMENT MARKERS PLACED AT THE CENTRELINE OF THE ROAD OPPOSITE THE HYDRANT. THESE PAVEMENT MARKERS ARE TO BE REINSTATED AFTER PLACEMENT OF THE FINAL LAYER OF ASPHALTIC CONCRETE AND PRIOR TO THE RELEASE OF THE ROAD SURFACING BOND.
6. CONTRACTOR TO INSTALL ELECTRICAL, NBN AND GAS DUCT CROSSINGS TO RELEVANT AUTHORITY STANDARDS. CONTRACTOR TO SURVEY & CERTIFY COVER TO EACH ROAD DUCT CROSSING AS GIVEN ON THE APPROVED ELECTRICAL PLAN. LEVELS & CERTIFICATION TO BE PROVIDED TO SMEC FOR CONFIRMATION AND SUBMISSION OF W.A.E. LEVELS TO ENDEAVOUR ENERGY FOR CERTIFICATION. ALTERNATIVELY, CONTACT SMEC ONE DAY PRIOR TO TRENCH BEING OPEN AND/OR BACKFILLED FOR CERTIFICATION.
7. ANY DAMAGE TO EXISTING UTILITIES BEING RETAINED ONSITE IS THE CONTRACTOR'S RESPONSIBILITY AND SHOULD BE RECTIFIED PROMPTLY.

ROADWORKS NOTES:

1. SUBGRADES AND SUB BASES ARE TO BE COMPACTED IN ACCORDANCE WITH COUNCIL'S CONSTRUCTION SPECIFICATION.
2. SUBSOIL DRAINS TO BE PROVIDED ON BOTH SIDES OF ROADS (EXCEPT WHERE THERE IS STORMWATER DRAINAGE).
3. 150 x 50 H.D. GALVANISED STEEL KERB OUTLETS TO BE PLACED IN ALL KERB TYPES ON LOW SIDE OF LOTS. PROVIDE SUITABLE ADAPTOR TO ALLOW. CONNECTION OF 90mm DIAMETER STORMWATER PIPE.
4. LIPLESS PERAMBULATOR CROSSINGS ARE TO BE PROVIDED AS SHOWN AND WHERE REQUIRED BY COUNCIL.
5. PROPOSED UTILITIES AND SERVICES CROSSING EXISTING ROADS SHALL BE PROVIDED FOR USING A TRENCHLESS TECHNIQUE SO AS NOT TO DAMAGE THE EXISTING SURFACE. ALL SERVICE CONDUITS UNDER ROADS MUST BE LAID TO A MINIMUM DEPTH OF 750mm.
6. CONCRETE FOOTPATH CONSTRUCTION IS TO BE BONDED WITH COUNCIL PENDING COMPLETION OF UTILITY/SERVICES AND SURROUNDING DWELLINGS.
7. ALL TEMPORARY ROADS MUST BE TEMPORARILY SEALED WITH A SINGLE COAT FLUSH SEAL.
8. ALL PERMANENT ROADS MUST BE SEALED WITH A SINGLE COAT FLUSH SEAL AND 50mm OF AC TO BE APPLIED IN TWO 25mm THICK LAYERS. THE FINAL AC LAYER IS TO BE AC 10 AND IS TO BE BONDED AND PLACED FOLLOWING APPROVAL FROM COUNCIL.
9. SIGNPOSTING AND LINE MARKING SHALL CONFORM TO AS1742.2 'TRAFFIC CONTROL DEVICES FOR GENERAL USE'. RAISED RETRO-REFLECTIVE PAVEMENT MARKERS TO CONFORM TO AS1906 'RETRO-REFLECTIVE MATERIALS AND DEVICES FOR ROAD TRAFFIC CONTROL PURPOSES'. ALL APRONS AND KERB FACE ON CENTRAL ISLANDS OF ROUNDABOUTS AND ALL OTHER ISLANDS TO BE DELINEATED BY REFLECTIVE WHITE MARKING. INSTALLATION SHALL OCCUR IN ACCORDANCE WITH THE PLAN APPROVED BY THE LOCAL TRAFFIC COMMITTEE.
10. ALL LOT AND HOUSE NUMBERS MUST BE STENCILED ON KERB FACE.
11. STREET SIGNS TO COUNCIL STANDARD MUST BE INSTALLED BY THE CONTRACTOR.

STORMWATER NOTES:

1. ALL PIPES TO BE SPIGOT AND SOCKET, RUBBER RING JOINTED.
2. ALL LONGITUDINAL PIPELINES IN ROADS MUST BE LOCATED UNDER KERB AND GUTTER AND BE BACKFILLED WITH APPROVED GRANULAR MATERIAL UNLESS OTHERWISE APPROVED BY THE COUNCIL ENGINEER.
3. DRAINAGE LINES MUST BE BACKFILLED WITH APPROVED GRANULAR MATERIAL IN TRAFFICABLE AREAS. THREE (3) METRES OF SUBSOIL DRAINAGE WRAPPED IN GEOTEXTILE STOCKING MUST BE PROVIDED TO ALL DOWNSTREAM PITS.
4. ALL GULLY PITS TO COUNCIL'S STANDARD AND LINTELS CENTRALLY PLACED AT SAG PITS.
5. ALL PITS MUST BE BENCHED AND STREAMLINED. PROVIDE SL72 REINFORCEMENT AND GALVANISED STEP IRONS IN ALL PITS OVER 1.2 METRES DEEP AS MEASURED FROM THE TOP OF GRATE TO THE INVERT OF THE PIT.
6. ALL INTERALLOTMENT DRAINAGE MUST HAVE A MINIMUM PIPE DIAMETER OF 150mm AND A MINIMUM GRADE OF 1% UNLESS OTHERWISE APPROVED BY THE COUNCIL ENGINEER.
7. ALL INTERALLOTMENT DRAINAGE LINES MUST BE LAID CENTRALLY WITHIN DRAINAGE EASEMENTS. INSPECTION PITS MUST BE PROVIDED AT ALL CHANGES OF GRADE AND DIRECTION.
8. INTERALLOTMENT DRAINAGE LINES MUST BE INSTALLED AFTER SYDNEY WATER SEWERAGE LINES HAVE BEEN INSTALLED WHERE SEWER IS PROPOSED ADJACENT TO INTERALLOTMENT DRAINAGE LINES.
9. 1% AEP OVERLAND FLOW PATHS MUST BE FORMED AND SHOWN ON 'WORKS AS EXECUTED' DRAWINGS.
10. ADEQUATE PROVISION IS TO BE MADE TO PREVENT SCOURING AND SEDIMENTATION FOR ALL DRAINAGE WORKS IN ACCORDANCE WITH COUNCIL'S REQUIREMENTS.
11. PIT LINTELS ARE TO BE STENCILED WITH APPLICABLE DISTINCTION STENCIL AVAILABLE FROM COUNCIL.
12. CATCH DRAINS MUST BE CONSTRUCTED AS REQUIRED BY THE APPROVED PLANS OR THE PRINCIPAL CERTIFYING AUTHORITY.
13. SOIL AND WATER MANAGEMENT PLANS ARE TO BE PREPARED FOR ALL DISTURBED SITES AND ADHERED TO AT ALL TIMES DURING THE CONSTRUCTION AND MAINTENANCE PERIODS.

GEOTECHNICAL NOTES:

1. THE CONTRACTOR SHALL IMPLEMENT EROSION AND SEDIMENT CONTROL MEASURES AS NECESSARY, AND TO THE SATISFACTION OF COUNCIL PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND DURING CONSTRUCTION. MAINTENANCE OF THE EROSION AND SEDIMENT CONTROL IS TO BE UNDERTAKEN ON A REGULAR BASIS & AS PER COUNCIL'S DIRECTION.
2. TESTS SHALL BE UNDERTAKEN ON ANY PROPOSED FILL MATERIALS TO ENSURE THAT THEY DO NOT HAVE A HIGH DISPERSION POTENTIAL AS DEFINED BY THE EMERSON CRUMB/DISPERSION TESTS (AS1289 C8-1980).
3. ALL FILL SHALL BE COMPACTED TO NOT LESS THAN 98% OF STANDARD MAXIMUM DRY DENSITY AT -1% TO +3% OF STANDARD OPTIMUM MOISTURE CONTENT (MAXIMUM FILL HORIZONS OF 150mm TO 200mm). ALL AREAS WHICH HAVE TEST RESULTS LESS THAN 98% STANDARD SHOULD BE REWORKED AND RETESTED TO ENSURE COMPLIANCE, IN ACCORDANCE WITH A.S.A. 1289 TESTS 12 AND 13.
4. ALL FILL AREAS TO BE SURVEYED AT STRIPPING AND FINAL STAGES AND LEVELS SHOWN ON PLAN SHADED, AT WORKS-AS-EXECUTED STAGE AND CONTROLLED BY A REGISTERED SURVEYOR. 88B INSTRUMENT REQUIRED FOR ALL LOTS FILLED WITHIN THE BUILDING LINE.
5. ALL EARTHWORKS SHALL BE CONTROLLED AND CERTIFIED BY A N.A.T.A. REGISTERED LABORATORY. TWO COLLATED COPIES OF ALL TEST CERTIFICATES, ACCOMPANIED BY AN OVERALL SITE PLAN, CLEARLY INDICATING THE LOCATION OF EACH TEST AND FILL AREAS ETC., AND THE LABORATORY CERTIFICATE COVERING THE WHOLE OF THE AREA TESTED ARE TO BE FORWARDED TO COUNCIL UPON COMPLETION. TESTING IS TO BE TO LEVEL 1 AS3798 APPENDIX B2(A).
6. ALL RESIDENTIAL LOTS SHALL BE INDIVIDUALLY CLASSIFIED IN ACCORDANCE WITH THE LATEST EDITION OF THE GUIDELINES IN THE AUSTRALIAN STANDARD FOR RESIDENTIAL SLABS AND FOOTINGS AS 2870. PROVIDE TWO COPIES OF REPORT TO COUNCIL.

SEDIMENT AND EROSION CONTROL NOTES:

1. THE CONTRACTOR SHALL CONTROL SEDIMENTATION, EROSION AND POLLUTION DURING CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT EDITION OF MANAGING URBAN STORMWATER: SOILS AND CONSTRUCTION' PRODUCED BY LANDCOM.
2. THE CONTRACTOR SHALL REGULARLY MAINTAIN ALL SEDIMENT AND EROSION CONTROL DEVICES AND REMOVE ACCUMULATED SILT FROM SUCH DEVICES BEFORE MORE THAN 60% OF THEIR CAPACITY IS LOST. ALL THE SILT REMOVED SHALL BE DISPOSED OF AS DIRECTED BY THE SUPERINTENDENT. NO SILT IS TO BE PLACED OUTSIDE THE LIMIT OF WORKS. THE PERIOD FOR MAINTAINING THESE DEVICES SHALL BE AT LEAST UNTIL ALL DISTURBED AREAS ARE REVEGETATED AND LONGER AS MAY BE DIRECTED BY THE SUPERINTENDENT OR COUNCIL.
3. VEHICULAR TRAFFIC SHALL BE CONTROLLED DURING CONSTRUCTION CONFINING ACCESS WHERE POSSIBLE TO PROPOSED OR EXISTING ROAD ALIGNMENTS.
4. WHEN ANY DEVICES ARE TO BE HANDED OVER TO COUNCIL THEY SHALL BE IN A CLEAN & STABLE CONDITION.
5. THE CONTRACTOR SHALL MAINTAIN ALL REVEGETATED AREAS INCLUDING WATERING UNTIL FINAL COMPLETION OF WORKS.
6. THE CONTRACTOR SHALL MAINTAIN DUST CONTROL UNTIL FINAL COMPLETION OF WORKS.
7. THE CONTRACTOR'S RESPONSIBILITY IS TO ENSURE ALL NECESSARY MEASURES SO AS TO PROTECT ALL DISTURBED AREAS AS PER NOTE SE1. ALL ADDITIONAL COSTS ARE TO BE REFLECTED IN TENDER PRICE EVEN IF SUCH MEASURES ARE NOT INDICATED ON THE SEDIMENT AND EROSION CONTROL PLAN.
8. THE CONTRACTOR MUST COMMENCE REHABILITATION WITHIN 10 DAYS OF ANY SITE REGRADING & BATTER FORMATION.

150 mm ON ORIGINAL
A1
0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150

DRAWING FILE LOCATION / NAME
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PLOT DATE 07/08/2025 TIME 4:43:20 pm

EXTERNAL REFERENCE FILES

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01	30/06/2022	ISSUED FOR DEVELOPMENT APPLICATION	026	MP
02	12/07/2022	ISSUED FOR DEVELOPMENT APPLICATION	027	MP
03	10/12/2024	ISSUED FOR DEVELOPMENT APPLICATION	049	MP
04	10/01/2025	ISSUED FOR DEVELOPMENT APPLICATION	050	MP
05	08/08/2025	ISSUED FOR DEVELOPMENT APPLICATION	061	MP

TITLE	NAME
DRAFTER	G.SHARMA
DRAFTING CHECK	P.D'ORAZIO
DESIGNER	S. ZALLOUA
DESIGN CHECK	M. PATEL
PROJECT MANAGER	M. PATEL
PROJECT DIRECTOR	G. FLEMING

SCALES AT A1 SIZE DRAWING

DESIGNER
smec an SU company
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LEVEL 6, 3 HORWOOD PLACE
PARRAMATTA NSW 2059
SMEC PROJECT No 300178164

CLIENT
LANDCOM

PROJECT TITLE
CAMPBELLTOWN CITY COUNCIL
CLAYMORE - STAGE 06
NOTES

SCALE	PHASE	PROJECT / DRAWING No.	REVISION
AS NOTED	PRELIMINARY	300178164.06.DA003	05

X:300_SMEC_a1

LEGEND

- EXISTING CADASTRAL BOUNDARY
- EXISTING ROAD RESERVE BOUNDARY
- EXISTING LOT BOUNDARY
- STAGE 6A BOUNDARY
- STAGE 6B BOUNDARY
- EXISTING FENCE
- EXISTING FENCE TO BE REMOVED
- EXISTING TREES TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXISTING BUILDING TO BE REMOVED (BY OTHERS)
- EXISTING DRIVEWAY TO BE REMOVED
- ROAD NAME — EXISTING ROAD TO BE REMOVED
- ROAD NAME — EXISTING ROAD TO BE REMOVED/ RECONSTRUCTED
- EXISTING FOOTPATH TO BE REMOVED
- EXISTING BATTER TO BE REMOVED
- LIMIT OF WORKS
- EXISTING STAGE 3 TEMPORARY BASIN TO BE REMOVED

IMPORTANT NOTE:

PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR POSSIBLE LOCATION OF FURTHER UNDERGROUND SERVICES & DETAILED LOCATIONS OF ALL SERVICES.

NOTES:

1. DETAIL SURVEY PROVIDED BY SMEC
2. THIS PLAN IS TO BE PRODUCED IN COLOUR ONLY.
3. DEMOLITION PLAN CONCEPT ONLY. DEMOLITION TO BE DONE BY OTHERS UNDER SEPARATE APPROVAL.

THIS PLAN IS PREPARED FROM A COMBINATION OF FIELD SURVEY AND EXISTING RECORDS FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTIONS ON THE LAND AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. THE TITLE BOUNDARIES AS SHOWN HEREON WERE NOT MARKED AT THE TIME OF SURVEY AND HAVE BEEN DETERMINED BY PLAN DIMENSIONS ONLY AND NOT BY FIELD SURVEY.

WARNING

BEFORE YOU DIG www.bydb.com.au

BEWARE OF UNDERGROUND SERVICES

The location of underground services is approximate only and the exact position should be proven on site. No guarantee is given that all existing services are shown. Contractor to locate all underground services prior to commencement of works.

BEWARE OF ASBESTOS

Underground services may be constructed from asbestos containing material. Contractor to manage potential asbestos hazard in line with relevant authority and EPA standards.

SAFETY MEASURES REQUIRED

For potential risks, consequences and controls refer to Safety In Design Risk Register SID P4.E6.

A1 150 mm ON ORIGINAL

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PLOT DATE: 07/08/2025 TIME: 4:43:52 pm

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REV	DATE	AMENDMENT / REVISION DESCRIPTION	WVR No.	APPROVAL
01	30/06/2022	ISSUED FOR DEVELOPMENT APPLICATION	026	MP
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04	10/01/2025	ISSUED FOR DEVELOPMENT APPLICATION	050	MP
05	08/08/2025	ISSUED FOR DEVELOPMENT APPLICATION	061	MP

DRAFTER	G.SHARMA
DRAFTING CHECK	P.D'ORAZIO
DESIGNER	S. ZALLOUA
DESIGN CHECK	M. PATEL
PROJECT MANAGER	M. PATEL
PROJECT DIRECTOR	G. FLEMING

SCALES AT A1 SIZE DRAWING

SCALE 1:1000 (10 0 10 20 30 40 50)

DESIGNER: smec an Su company

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LEVEL 6, 3 HORWOOD PLACE
PARRAMATTA NSW 2059
SMEC PROJECT No 300178164

CLIENT: LANDCOM

PROJECT TITLE: CAMPBELLTOWN CITY COUNCIL
CLAYMORE - STAGE 06
DEMOLITION PLAN

SCALE	PHASE	PROJECT / DRAWING No.	REVISION
AS NOTED	PRELIMINARY	300178164.06.DA011	05

SHEET 101
SHEET 102
SHEET 103
SHEET 104
STAGE 3A
STAGE 3B
STAGE 4
STAGE 5
ROSSLYN DRIVE
ROSSLYN DRIVE
DOWIE DRIVE
ROAD 04
ROAD 11
ROAD 10
ROAD 13
ROAD 12
ROAD 14
ROAD 15
DOBELL ROAD
MELDRUM WAY
NORMAN CRESCENT
CLAYMORE PUBLIC SCHOOL
EXISTING SHOPPING CENTRE

LEGEND

- EXISTING CADASTRAL BOUNDARY
- PROPOSED LOT BOUNDARY
- EXISTING LOT BOUNDARY
- K&G / R K — KERB & GUTTER / ROLL KERB
- FOOTPATH
- PRAM RAMP
- DRAINAGE PIPE WITH PIT
- DRAINAGE PIPE WITH PIT (EXISTING)
- BATTER (1:4 MAX)
- EXISTING BUILDINGS
- RETAINING WALL
- FUTURE LOT BOUNDARY
- EXISTING RETAINING WALL
- FUTURE WORKS
- STAGE 6A BOUNDARY
- STAGE 6B BOUNDARY
- PROPOSED ROAD PAVEMENT

150 mm ON ORIGINAL
A1

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PLOT DATE 07/08/2025 TIME 5:14:01 pm

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DRAFTING CHECK	P.D'ORAZIO
DESIGNER	S. ZALLOUA
DESIGN CHECK	M. PATEL
PROJECT MANAGER	M. PATEL
PROJECT DIRECTOR	G. FLEMING

SCALES AT A1 SIZE DRAWING
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DESIGNER
smec an SJ company
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LEVEL 6, 3 HORWOOD PLACE
PARRAMATTA NSW 2059
SMEC PROJECT No 300178164

CLIENT
LANDCOM

PROJECT TITLE
CAMPBELLTOWN CITY COUNCIL
CLAYMORE - STAGE 06
GENERAL ARRANGEMENT PLAN

SCALE	PHASE	PROJECT / DRAWING No.	REVISION
AS NOTED	PRELIMINARY	300178164.06.DA031	05

DAVIS PARK

6000

ROSSLYN DRIVE

DOWIE DRIVE

HESTER AVE

ROAD 01

ROAD 04

ROAD 05

ROAD 09

ROAD 10

ROAD 11

ROAD 12

ROAD 13

ROAD 14

ROAD 15

DOBELL ROAD

MINNS STREET

ARKLEY AVENUE

MELDRUM WAY

NORMAN CRESCENT

LEGEND

- EXISTING CADASTRAL BOUNDARY
- ROAD BOUNDARY
- LOT BOUNDARY
- K&G / R K — KERB & GUTTER / ROLL KERB
- FOOTPATH
- PRAM RAMP
- CONTROL LINE
- LIMIT OF WORKS
- PROPOSED ROAD PAVEMENT
- FUTURE LOT BOUNDARY
- FUTURE LOT BOUNDARY
- STAGE 6A BOUNDARY
- STAGE 6B BOUNDARY

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PLOT DATE 05/12/2024 TIME 4:29:13 pm

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REV	DATE	AMENDMENT / REVISION DESCRIPTION	WVR No.	APPROVAL
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04	10/01/2025	ISSUED FOR DEVELOPMENT APPLICATION	050	MP
05	08/08/2025	ISSUED FOR DEVELOPMENT APPLICATION	061	MP

TITLE	NAME
DRAFTER	G.SHARMA
DRAFTING CHECK	P.D'ORAZIO
DESIGNER	S. ZALLOUA
DESIGN CHECK	M. PATEL
PROJECT MANAGER	M. PATEL
PROJECT DIRECTOR	G. FLEMING

SCALES AT A1 SIZE DRAWING
SCALE 1:1000 (10 0 10 20 30 40 50)

DESIGNER
smec an SU company
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LEVEL 6, 3 HORWOOD PLACE
PARRAMATTA NSW 2059
SMEC PROJECT No 300178164

CLIENT
LANDCOM

PROJECT TITLE
CAMPBELLTOWN CITY COUNCIL
CLAYMORE - STAGE 06
SET OUT
PLAN

SCALE	PHASE	PROJECT / DRAWING No.	REVISION
AS NOTED	PRELIMINARY	300178164.06.DA036	05

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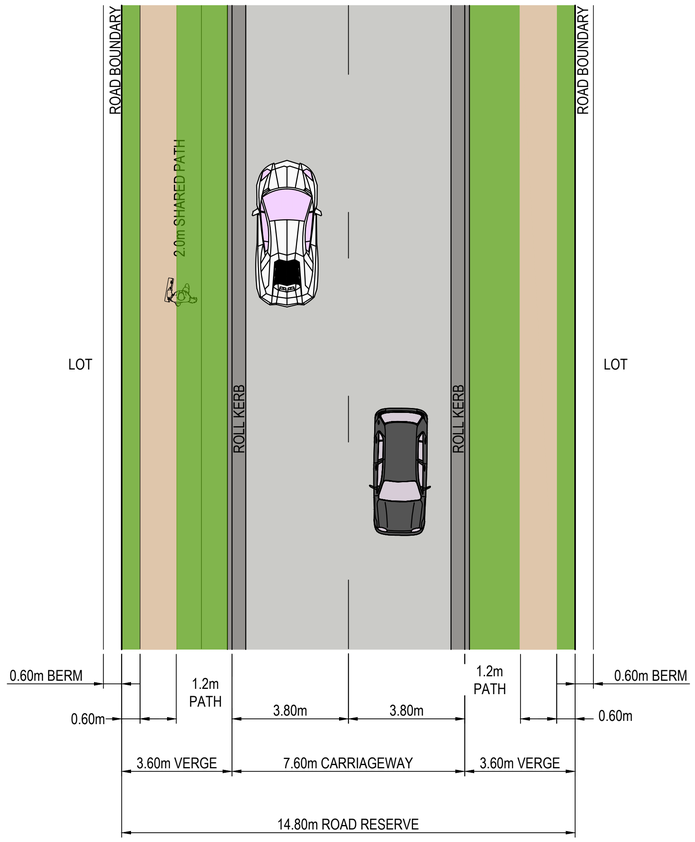

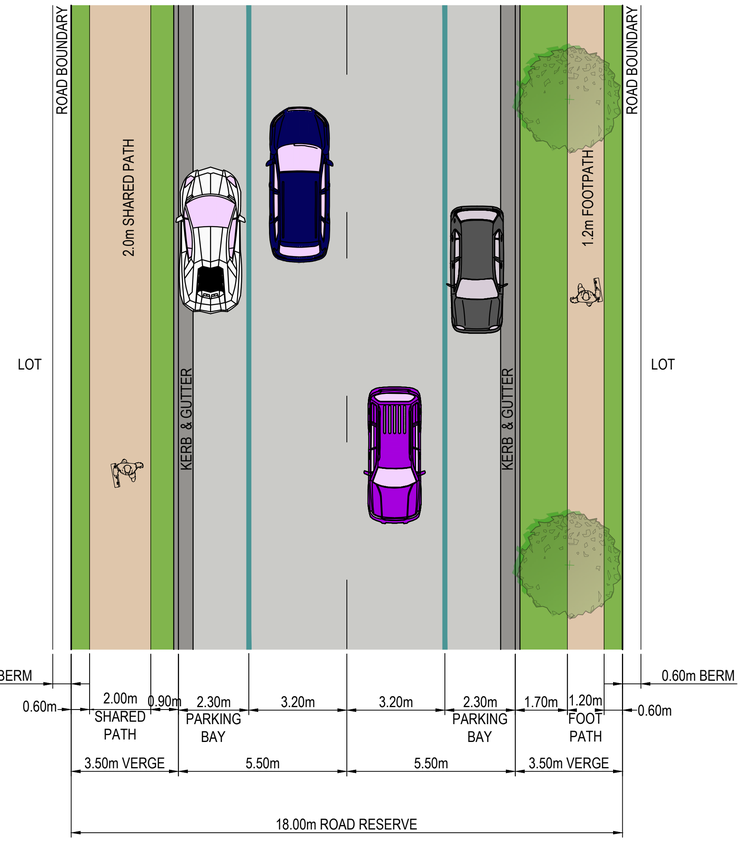

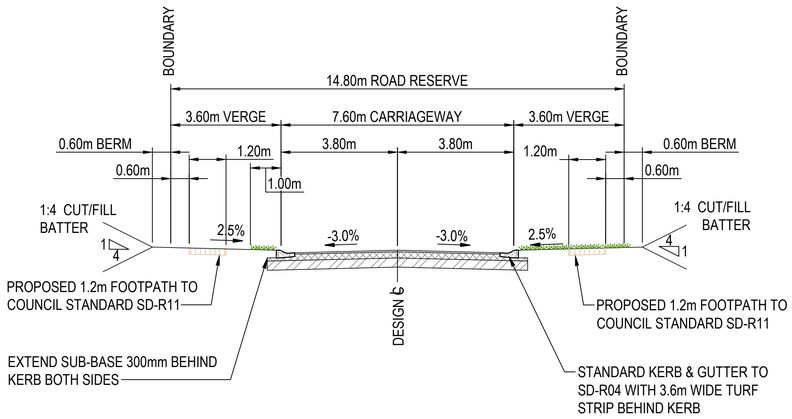

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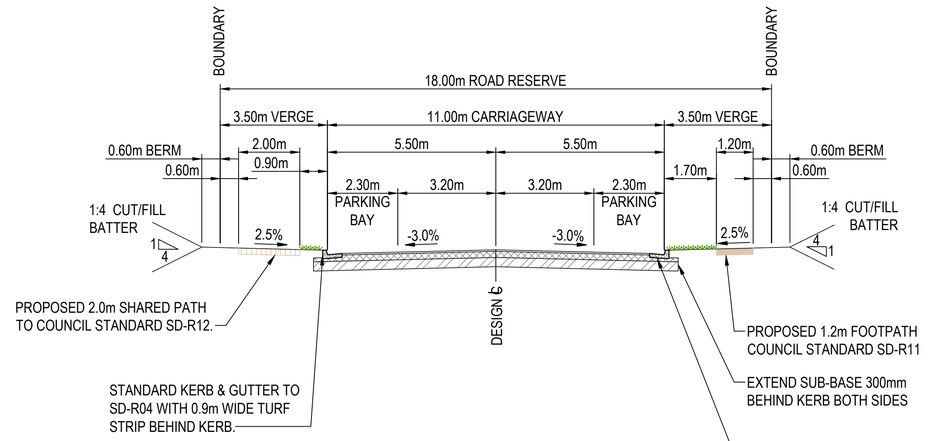
LOCAL ROAD

DOWIE DRIVE, ROAD 01, ROAD 05, ROAD 10, ROAD 11, ROAD 12 AND ROAD 13

SCALE 1:100



18.0m WIDE ROAD TYPICAL CROSS SECTION
MINOR COLLECTOR

ROAD 15 , ROSSLYN DRIVE

SCALE 1:100

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PLOT DATE: 07/08/2025 TIME: 4:43:24 pm

EXTERNAL REFERENCE FILES:

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DESIGNER	S. ZALLOUA
DESIGN CHECK	M. PATEL
PROJECT MANAGER	M. PATEL
PROJECT DIRECTOR	G. FLEMING

SCALES AT A1 SIZE DRAWING

SCALE 1:100 (1 0 1 2 3 4 5)

DESIGNER

smec an SJ company

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LEVEL 6, 3 HORWOOD PLACE
PARRAMATTA NSW 2059
SMEC PROJECT No 300178164

CLIENT: LANDCOM

PROJECT TITLE

CAMPBELLTOWN CITY COUNCIL
CLAYMORE - STAGE 06

TYPICAL ROAD CROSS SECTIONS SHEET 1

SCALE	PHASE	PROJECT / DRAWING No.	REVISION
AS NOTED	PRELIMINARY	300178164.06.DA041	05

150 mm ON ORIGINAL

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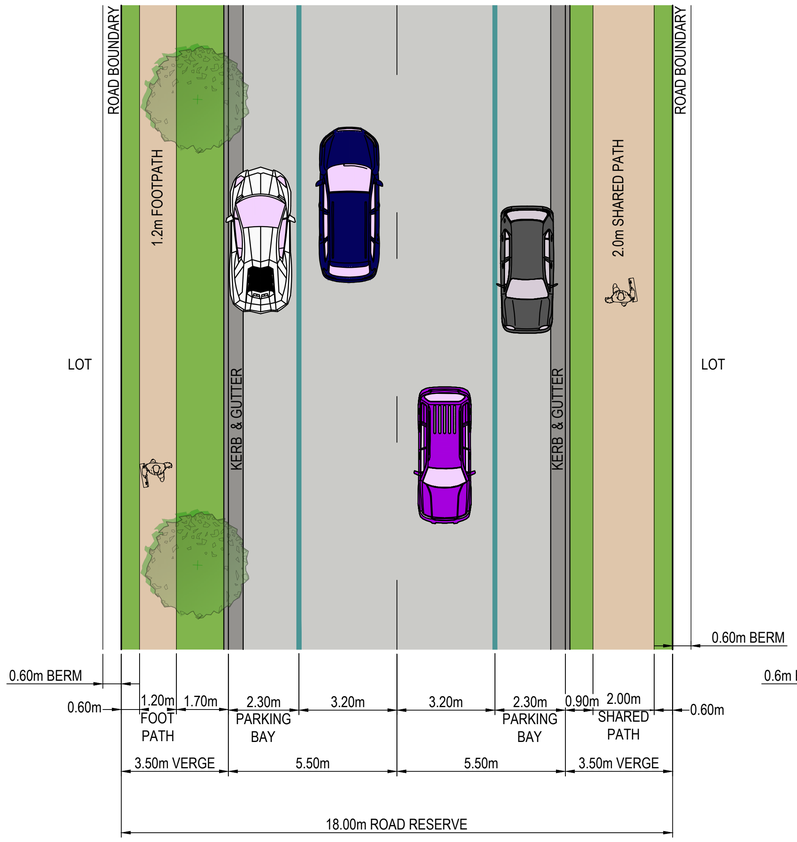
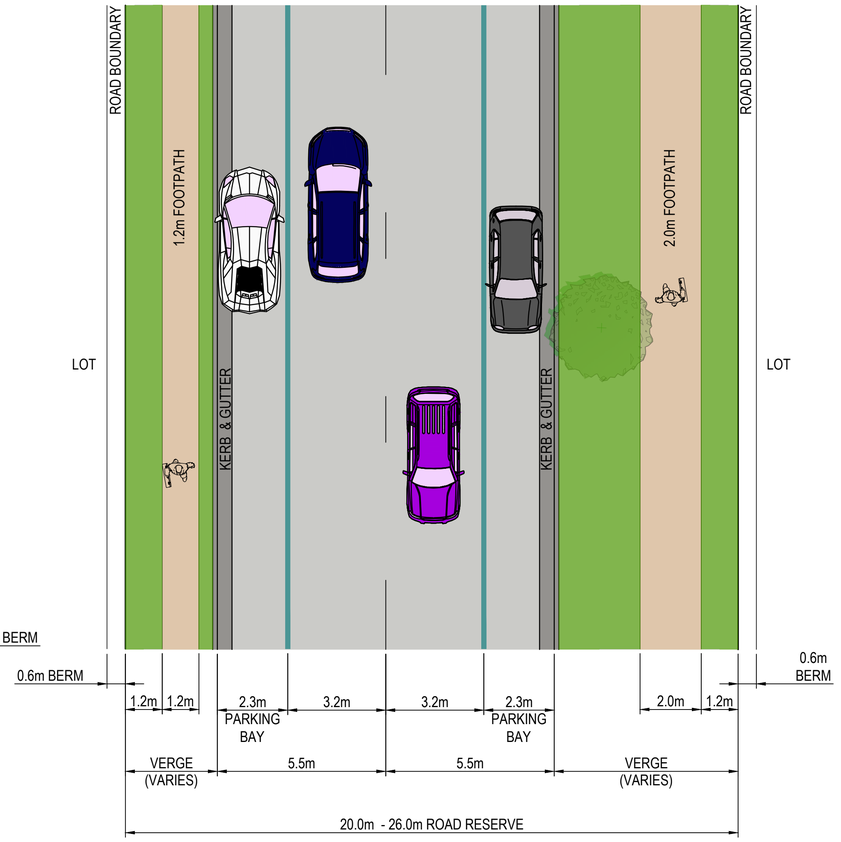
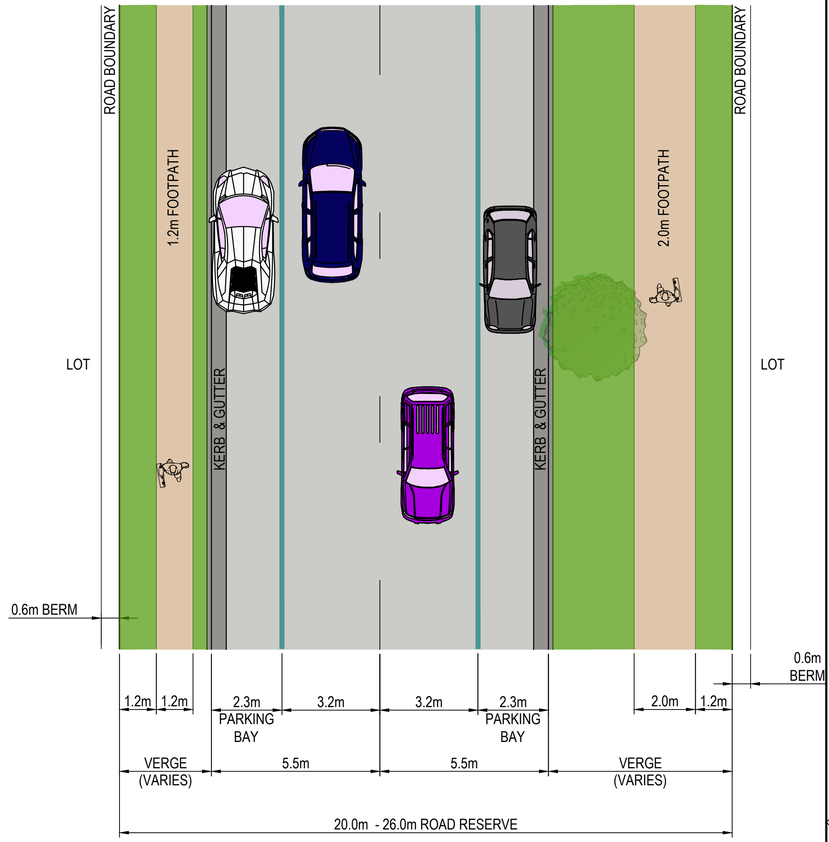
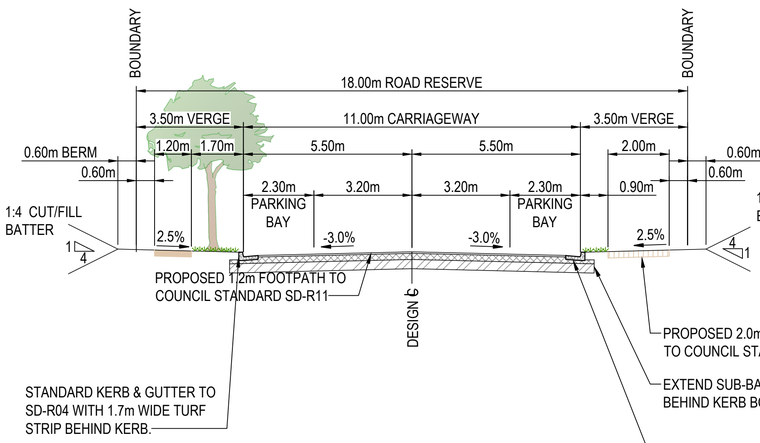
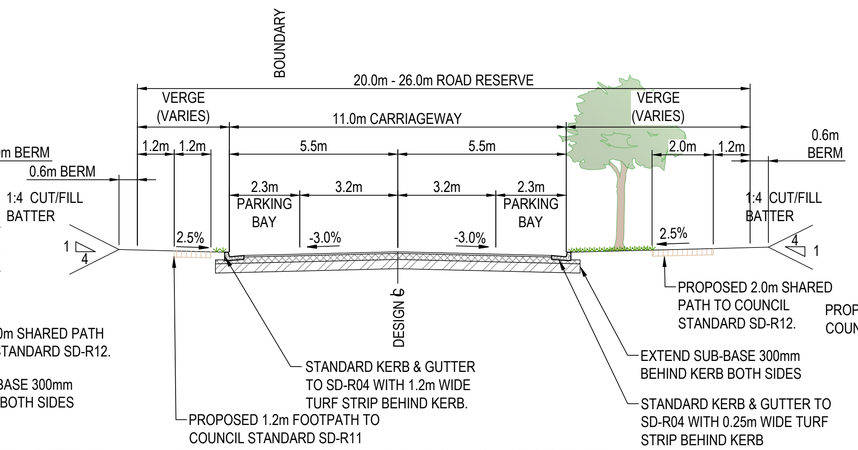




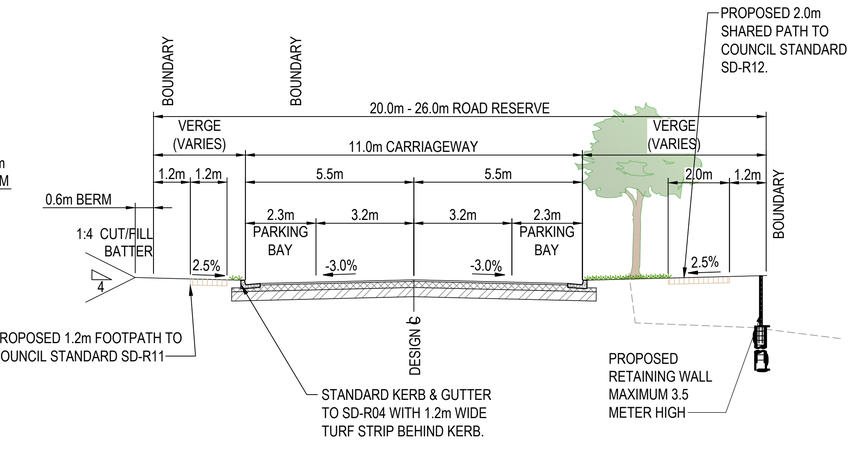




18.0m WIDE ROAD TYPICAL CROSS SECTION
LOCAL ROAD
ROAD 04
SCALE 1:100



20.0m - 26.0m WIDE ROAD TYPICAL CROSS SECTION
COLLECTOR ROAD(CH 570.613-CH 645)
DOBELL ROAD
SCALE 1:100



20.0m - 26.0m WIDE ROAD TYPICAL CROSS SECTION
COLLECTOR ROAD(CH 645-CH 680.273)
DOBELL ROAD
SCALE 1:100

DRAWING FILE LOCATION / NAME: C:\12dS\data\SMECSYN\300178164 - Claymore Stage 4-6 Civil_101\300178164\78164.06\11. CAD\01_Dwg\02_DA\Stage_06\300178164.06.DA042.dwg
PLOT DATE: 07/08/2025 TIME: 4:43:12 pm

EXTERNAL REFERENCE FILES:

REV	DATE	AMENDMENT / REVISION DESCRIPTION	WVR No.	APPROVAL
01	30/06/2022	ISSUED FOR DEVELOPMENT APPLICATION	026	MP
02	12/07/2022	ISSUED FOR DEVELOPMENT APPLICATION	027	MP
03	10/12/2024	ISSUED FOR DEVELOPMENT APPLICATION	049	MP
04	10/01/2025	ISSUED FOR DEVELOPMENT APPLICATION	050	MP
05	08/08/2025	ISSUED FOR DEVELOPMENT APPLICATION	061	MP

TITLE	NAME
DRAFTER	G.SHARMA
DRAFTING CHECK	P.D'ORAZIO
DESIGNER	S. ZALLOUA
DESIGN CHECK	M. PATEL
PROJECT MANAGER	M. PATEL
PROJECT DIRECTOR	G. FLEMING

SCALES AT A1 SIZE DRAWING
SCALE 1:100 1 0 1 2 3 4 5

DESIGNER
smec an SJ company
©SMEC AUSTRALIA PTY LTD (ABN 47 065 475 149)
LEVEL 6, 3 HORWOOD PLACE
PARRAMATTA NSW 2059
SMEC PROJECT No 300178164

CLIENT
LANDCOM

PROJECT TITLE
CAMPBELLTOWN CITY COUNCIL
CLAYMORE - STAGE 06
TYPICAL ROAD
CROSS SECTIONS
SHEET 2

SCALE	PHASE	PROJECT / DRAWING No.	REVISION
AS NOTED	PRELIMINARY	300178164.06.DA042	05

A1 150 mm ON ORIGINAL
0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150
_300_SMEC_a1_78164.06_XSEC_TYP

DAVIS PARK

6000

DOBELL ROAD

ROSSLYN DRIVE

DOWIE DRIVE

HESTER AVENUE

ROAD 01

ROAD 03

ROAD 04

ROAD 05

ROAD 09

ROAD 10

ROAD 11

ROAD 12

ROAD 13

ROAD 14

ROAD 15

L.O.W

LEGEND

- EXISTING CADASTRAL BOUNDARY
- ROAD BOUNDARY
- LOT BOUNDARY
- RETAINING WALL
- BATTER (1:4 MAX)
- CUT/FILL LINE
- LIMIT OF WORKS
- 53.0 EXISTING CONTOUR
- 53.0 DESIGN CONTOUR
- STAGE 6A BOUNDARY
- STAGE 6B BOUNDARY
- CONTAMINATED MATERIAL BURIAL CELLS

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW EARTHWORK QUANTITIES PROPOSED AS PART OF THE DA APPLICATION.
2. THE QUANTITIES PROVIDED ARE THE DIFFERENCE IN LEVEL BETWEEN DESIGN AND NATURAL SURFACE (ONLY).
3. FOR GENERAL NOTES REFER DRAWING No. 300178164.06.DA002.

BULK EARTHWORKS - AREAS & VOLUMES:

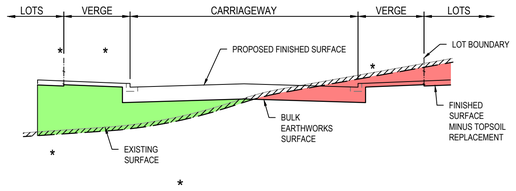
SUMMARY STAGE:

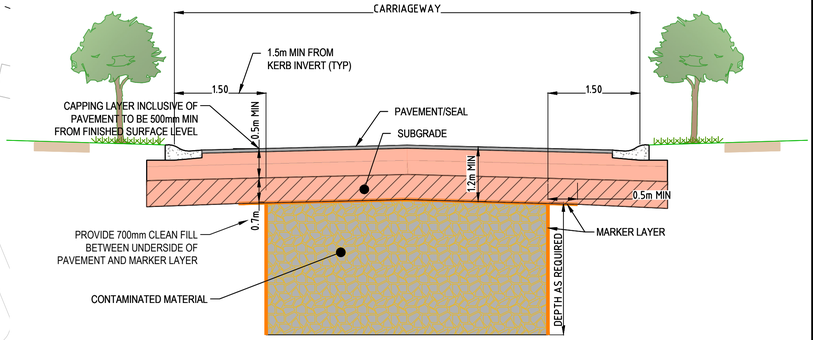
SURFACE AREA	=	102 009m^2
CUT	=	105 002m^3
FILL	=	23 451m^3
EXPORT FILL	=	81 551m^3

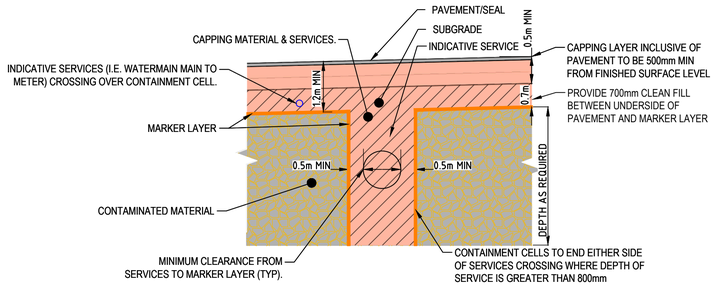
NO BOXING OR TRENCHING ALLOWANCE

Surface Analysis: Cut & Fill Depths

Number	Color	Minimum Depths (m)	Maximum Depths (m)	
1		-5.0	-4.0	CUT
2		-4.0	-3.0	
3		-3.0	-2.0	
4		-2.0	-1.0	
5		-1.0	0.0	
6		0.0	1.0	FILL
7		1.0	2.0	
8		2.0	3.0	
9		3.0	4.0	
10		4.0	5.0	







WARNING

BEFORE YOU DIG www.bydi.com.au

BEWARE OF UNDERGROUND SERVICES

The location of underground services is approximate only and the exact position should be proven on site. No guarantee is given that all existing services are shown. Contractor to locate all underground services prior to commencement of works.

BEWARE OF ASBESTOS

Underground services may be constructed from asbestos containing material. Contractor to manage potential asbestos hazard in line with relevant authority and EPA standards.

SAFETY MEASURES REQUIRED

For potential risks, consequences and controls refer to Safety In Design Risk Register SID P4.E6.

NOTES:

1. 11500 CUM CONTAINMENT CELLS VOLUME REQUIRED.

DRAWING FILE LOCATION / NAME: C:\12dS\data\SMECSYN\300178164 - Claymore Stage 4-6 Civil_101\300178164\78164.06\11. CAD\01_Dwg\02_DA\Stage_06\300178164.06.DA051.dwg

PLOT DATE: 08/08/2025 TIME: 10:14:27 am

EXTERNAL REFERENCE FILES:
- X_300178164_A1_SMEC_A1
- X_77839_BDRY
- X_77839_ROSS
- X_77839_STG3A_BDRY
- X_77839_STG3A_DES
- X_77839_STG3B_BDRY
- X_77839_STG3B_DES
- X_78164-41_BASE
- X_78164-41_LU_LAYOUT
- X_78164-04_BASE
- $10035 (Lot Layout20111 2)_M
- X_78164-04_DETAIL_SURFC_V_M
- X_78164-41_SURV
- X_78164-3_DETAIL
- X_78164-04_DETAIL
- X_78164-06_SURF_CUTFILL
- X_78164-06_LEGEND
- X_78164-06_SURF_A
- X_78164-06_SURF_DES
- X_78164-06_BASE
- $10035 (Lot Layout20111 2)_M
- $10035 (Lot Layout20111 2)_M
- #4474_CDA2020 v2 2002)
- X_78164-7_DRC_CTRL

REV	DATE	AMENDMENT / REVISION DESCRIPTION	WVR No.	APPROVAL
01	30/06/2022	ISSUED FOR DEVELOPMENT APPLICATION	026	MP
02	12/07/2022	ISSUED FOR DEVELOPMENT APPLICATION	027	MP
03	10/12/2024	ISSUED FOR DEVELOPMENT APPLICATION	049	MP
04	10/01/2025	ISSUED FOR DEVELOPMENT APPLICATION	050	MP
05	08/08/2025	ISSUED FOR DEVELOPMENT APPLICATION	061	MP

DRAFTER	G.SHARMA
DRAFTING CHECK	P.D'ORAZIO
DESIGNER	S. ZALLOUA
DESIGN CHECK	M. PATEL
PROJECT MANAGER	M. PATEL
PROJECT DIRECTOR	G. FLEMING

SCALES AT A1 SIZE DRAWING

SCALE 1:1000 (10 0 10 20 30 40 50)

DESIGNER: smec an Su company

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LEVEL 6, 3 HORWOOD PLACE
PARRAMATTA NSW 2059
SMEC PROJECT No 300178164

CLIENT: LANDCOM

PROJECT TITLE: CAMPBELLTOWN CITY COUNCIL
CLAYMORE - STAGE 06
CUT AND FILL PLAN

SCALE	PHASE	PROJECT / DRAWING No.	REVISION
AS NOTED	PRELIMINARY	300178164.06.DA051	05

A1 150 mm ON ORIGINAL

CONNECT INTO EXISTING ROAD AND MAKE GOOD

CONNECT PROPOSED PIPE INTO EXISTING PIT AND MAKE GOOD

CONNECT PROPOSED PIPE INTO EXISTING PIT AND MAKE GOOD

CONNECT INTO EXISTING ROAD AND MAKE GOOD

RE- ROUTE EXISTING DRAINAGE THROUGH ROAD 05 AS SHOWN

CONNECT INTO EXISTING ROAD AND MAKE GOOD

CONNECT INTO EXISTING ROAD AND MAKE GOOD

JOINS SHEET DA102

CONNECT INTO EXISTING ROAD AND MAKE GOOD

CONVERT GSIP TO KERB INLET 1.8m PIT. CONNECT PROPOSED PIPE INTO EXISTING PIT AND MAKE GOOD.

CONNECT INTO EXISTING ROAD AND MAKE GOOD

ROSSLYN DRIVE 18.0m WIDE

DOWIE DRIVE 14.8m WIDE

HESTER AVENUE

ROAD 01 14.8m WIDE

ROAD 04 18.0m WIDE

ROAD 05 14.8m WIDE

ROAD 10 14.8m WIDE

ROAD 11 14.8m WIDE

ROAD 03

LEGEND

- EXISTING CADASTRAL BOUNDARY
- EXISTING CONTOUR
- DESIGN CONTOUR
- EXISTING LOT BOUNDARY
- PROPOSED LOT BOUNDARY
- FUTURE LOT BOUNDARY
- CONTROL LINE
- DRAINAGE PIPE WITH PIT
- DRAINAGE PIPE WITH PIT (EXISTING)
- DRAINAGE (EXISTING)
- KERB & GUTTER / ROLL KERB
- RETAINING WALL
- EXISTING RETAINING WALL
- FOOTPATH
- PRAM RAMP
- BATTER
- EXISTING BUILDINGS
- EXISTING STREET SIGN (INDICATIVE LOCATION)
- DRIVE WAY / VEHICLE CROSSING (INDICATIVE LOCATION, NOT FOR CONSTRUCTION)
- LOT DESIGN PADS
- STAGE 6A BOUNDARY
- STAGE 6B BOUNDARY
- PROPOSED ROAD PAVEMENT

WARNING

BEFORE YOU DIG www.byda.com.au

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SAFETY MEASURES REQUIRED

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150 mm ON ORIGINAL

A1

DRAWING FILE LOCATION / NAME
C:\12dS\data\SMECSYN\300178164 - Claymore Stage 4-6 Civil_101\300178164\178164.06\11. CAD\01_Dwg\02_DA\Stage_06\300178164.06.DA101.dwg

PLOT DATE 07/08/2025 TIME 4:44:26 pm

EXTERNAL REFERENCE FILES

- 3001_SMEC_a1
- C_77839_BDRY
- C_77839_BSS
- C_77839_STGS_DRN
- C_77839_STGSA_BDRY
- C_77839_STGSA_DES
- C_77839_STGSB_BDRY
- C_77839_STGSB_DES
- C_78164.41_BASE
- C_78164.41_LOT_LAYOUT
- C_78164.41_PROPOSED_SURVEY_M (#10053 Lot Layout20111(2)_M
- C_78164.05_DRN
- C_78164.06_BASE (#10111(2)_M
- C_300178164.06_DETAIL_SURVEY_M
- C_78164.41_SURV
- C_78164.41_DETAIL
- C_78164.05_LMK
- C_78164.06_LMK
- C_78164.06_BASE
- C_78164.06_CIVIL_LAY
- C_78164.06_CIVIL_PROP
- C_78164.06_DRN
- C_78164.06_HATCH
- C_78164.06_PROPOSED_SURF (#10111(2)_M
- C_78164.06_SURF_EX
- C_78164.06_SURF_DES
- C_78164.41_PROPOSED_LOTS (#4471, GDA2020.v2.002)
- C_78164.41_RW_CTRL

REV	DATE	AMENDMENT / REVISION DESCRIPTION	WVR No.	APPROVAL
01	30/06/2022	ISSUED FOR DEVELOPMENT APPLICATION	026	MP
02	12/07/2022	ISSUED FOR DEVELOPMENT APPLICATION	027	MP
03	10/12/2024	ISSUED FOR DEVELOPMENT APPLICATION	049	MP
04	10/01/2025	ISSUED FOR DEVELOPMENT APPLICATION	050	MP
05	08/08/2025	ISSUED FOR DEVELOPMENT APPLICATION	061	MP

TITLE	NAME
DRAFTER	G.SHARMA
DRAFTING CHECK	P.D'ORAZIO
DESIGNER	S. ZALLOUA
DESIGN CHECK	M. PATEL
PROJECT MANAGER	M. PATEL
PROJECT DIRECTOR	G. FLEMING

SCALES AT A1 SIZE DRAWING

SCALE 1:500 (5 0 10 20)

DESIGNER

smec an Su company

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LEVEL 6, 3 HORWOOD PLACE
PARRAMATTA NSW 2059
SMEC PROJECT No 300178164

CLIENT

LANDCOM

PROJECT TITLE

CAMPBELLTOWN CITY COUNCIL
CLAYMORE - STAGE 06

CIVIL WORKS PLAN SHEET 1

SCALE	PHASE	PROJECT / DRAWING No.	REVISION
AS NOTED	PRELIMINARY	300178164.06.DA101	05

JOINS SHEET DA101

JOINS SHEET DA104

JOINS SHEET DA103

ROSSLYN DRIVE 18.0m WIDE

DOWIE DRIVE 14.8m WIDE

ROAD 01 14.8m WIDE

ROAD 10 14.8m WIDE

ROAD 12

ROAD 13 14.8m WIDE

DOBELL ROAD

CONNECT INTO EXISTING ROAD AND MAKE GOOD

RECONSTRUCT EXISTING DRIVEWAY & VEHICLE CROSSING TO PROPOSED ROUNDABOUT AND MAKE GOOD

REMOVE END CAP AND CONSTRUCT PIT OVER EXISTING PIPE AND MAKE GOOD

RECONSTRUCT EXISTING DRIVEWAY AND MAKE GOOD

PROPOSED WALL MAXIMUM 3.5m HIGH.

EXISTING UNDERPASS TO BE REMOVED AND SERVICES TO BE ADJUSTED AS REQUIRED.

TEMPORARY 1:4 MAX BATTER (TYP)

LEGEND

- EXISTING CADASTRAL BOUNDARY
- EXISTING CONTOUR
- DESIGN CONTOUR
- EXISTING LOT BOUNDARY
- PROPOSED LOT BOUNDARY
- FUTURE LOT BOUNDARY
- CONTROL LINE
- DRAINAGE PIPE WITH PIT
- DRAINAGE PIPE WITH PIT (EXISTING)
- DRAINAGE (EXISTING)
- KERB & GUTTER / ROLL KERB
- RETAINING WALL
- EXISTING RETAINING WALL
- FOOTPATH
- PRAM RAMP
- BATTER
- EXISTING BUILDINGS
- EXISTING STREET SIGN (INDICATIVE LOCATION)
- DRIVE WAY / VEHICLE CROSSING (INDICATIVE LOCATION, NOT FOR CONSTRUCTION)
- LOT DESIGN PADS
- STAGE 6A BOUNDARY
- STAGE 6B BOUNDARY
- PROPOSED ROAD PAVEMENT

WARNING

BEFORE YOU DIG www.1pdc.com.au

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SAFETY MEASURES REQUIRED

For potential risks, consequences and controls refer to Safety In Design Risk Register SID P4.E6.

DRAWING FILE LOCATION / NAME
C:\12dSI\data\SMECSYN\300178164 - Claymore Stage 4-6 Civil_101\300178164\178164.06\11. CAD\01_Dwg\02_DA\Stage_06\300178164.06.DA102.dwg

PLOT DATE 07/08/2025 TIME 5:20:36 pm

EXTERNAL REFERENCE FILES
- $3201_SMEC_A1
- C:\7838_BDRY
- C:\7838_CTRL
- C:\7838_STG3_DRN
- C:\7838_STG3A_BDRY
- C:\7838_STG3A_DES
- C:\7838_STG3B_BDRY
- C:\7838_STG3B_DES
- X:\178164.41_DETAIL
- X:\178164.41_BASE
- X:\178164.41_LOT_LAYOUT
- X:\178164.41_SURVEY_M
- \\s1001\Lot Large\d201112_M
- X:\178164.05_DRN
- \\s1001\Lot Large\d201112_M
- X:\300178164.05_DETAIL_SURVEY_M
- X:\178164.41_SURV
- X:\178164.41_DETAIL
- X:\178164.05_LMK
- X:\178164.41_LMK
- X:\178164.06_BASE
- X:\178164.06_CIVIL_LAY
- X:\178164.06_SURF_DES
- X:\178164.06_DRN
- X:\178164.06_MATCH
- \\s1001\Lot Large\d201112_M
- X:\178164.06_SURF_DES
- X:\178164.06_CTRL
- \\s1001\Lot Large\d201112 (002)
- X:\178164.41_RW_CTRL

REV	DATE	AMENDMENT / REVISION DESCRIPTION	WVR No.	APPROVAL
01	30/06/2022	ISSUED FOR DEVELOPMENT APPLICATION	026	MP
02	12/07/2022	ISSUED FOR DEVELOPMENT APPLICATION	027	MP
03	10/12/2024	ISSUED FOR DEVELOPMENT APPLICATION	049	MP
04	10/01/2025	ISSUED FOR DEVELOPMENT APPLICATION	050	MP
05	08/08/2025	ISSUED FOR DEVELOPMENT APPLICATION	061	MP

TITLE	NAME
DRAFTER	G.SHARMA
DRAFTING CHECK	P.D'ORAZIO
DESIGNER	S. ZALLOUA
DESIGN CHECK	M. PATEL
PROJECT MANAGER	M. PATEL
PROJECT DIRECTOR	G. FLEMING

SCALES AT A1 SIZE DRAWING
SCALE 1:500 (5 0 10 20)

DESIGNER
smec an SJ company
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LEVEL 6, 3 HORWOOD PLACE
PARRAMATTA NSW 2059
SMEC PROJECT No 300178164

CLIENT
LANDCOM

PROJECT TITLE
CAMPBELLTOWN CITY COUNCIL
CLAYMORE - STAGE 06
CIVIL WORKS
PLAN
SHEET 2

SCALE	PHASE	PROJECT / DRAWING No.	REVISION
AS NOTED	PRELIMINARY	300178164.06.DA102	05

A1 150 mm ON ORIGINAL

JOINS SHEET DA102

JOINS SHEET DA104

PROCTOR WAY

CONSTRUCT TEMPORARY DISH DRAIN TO COLLECT OVERLAND FLOW

CONNECT INTO EXISTING ROAD AND MAKE GOOD

PIPE TO DAYLIGHT INTO TEMPORARY DISH DRAIN

PROVIDE TEMPORARY WATER BARRIERS

PROVIDE TEMPORARY WATER BARRIERS

PROVIDE TEMPORARY WATER BARRIERS

TEMPORARY GARBAGE TRUCK TURNING HEAD

HIGHFIELD PARK

CONNECT INTO EXISTING ROAD AND MAKE GOOD

CONNECT INTO EXISTING ROAD AND MAKE GOOD

CONNECT TO EXISTING DRAINAGE AND MAKE GOOD

ROAD 10 14.6m WIDE

ROAD 11 14.8m WIDE

ROAD 12 14.6m WIDE

ROAD 13 14.8m WIDE

ROAD 15 18.0m WIDE

MELDRUM WAY

NORMAN CRESCENT

DRAWING FILE LOCATION / NAME	C:\12dS\data\SMECSYN\300178164 - Claymore Stage 4-6 Civil_101\300178164\178164.06\11. CAD\01_Dwg\02_DA\Stage_06\300178164.06.DA103.dwg
PLOT DATE	07/08/2025
TIME	4:44:11 pm

EXTERNAL REFERENCE FILES

- 300_SMEC_A1
- C_77639_BDRY
- C_77639_BOS
- C_77639_STGS_DRN
- C_77639_STGSA_BDRY
- C_77639_STGSA_DES
- C_77639_STGSB_DES
- C_77639_STGSB_DRN
- C_178164.41_BASE
- C_178164.41_LOT_LAYOUT
- C_178164.41_SURF
- 91030(5) Lot Layout20112)_M
- C_178164.65_DRN
- C_300178164.06_DETAIL_SURVEY_M
- C_178164.41_SURV
- C_178164.41_TRAIL
- C_178164.41_DETAIL
- C_178164.63_1MK
- C_178164.65_MK
- C_178164.06_BASE
- C_178164.06_CIVIL_LAY
- C_178164.06_DES
- C_178164.06_HATCH
- 91030(8) Lot Layout20112)_M
- C_178164.06_INF_C
- C_178164.06_CTRL
- C_178164.06_SURF_DES
- 91030(8) Lot Layout20112)
- C_178164.41_RW_CTRL

REV	DATE	AMENDMENT / REVISION DESCRIPTION	WVR No.	APPROVAL
01	30/06/2022	ISSUED FOR DEVELOPMENT APPLICATION	026	MP
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05	08/08/2025	ISSUED FOR DEVELOPMENT APPLICATION	061	MP

TITLE	NAME
DRAFTER	G.SHARMA
DRAFTING CHECK	P.D'ORAZIO
DESIGNER	S. ZALLOUA
DESIGN CHECK	M. PATEL
PROJECT MANAGER	M. PATEL
PROJECT DIRECTOR	G. FLEMING

SCALES AT A1 SIZE DRAWING

SCALE 1:500 (5 0 10 20)

DESIGNER

smec an SU company

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LEVEL 6, 3 HORWOOD PLACE
PARRAMATTA NSW 2059
SMEC PROJECT No 300178164

CLIENT

LANDCOM

PROJECT TITLE

CAMPBELLTOWN CITY COUNCIL
CLAYMORE - STAGE 06

CIVIL WORKS PLAN SHEET 3

SCALE	PHASE	PROJECT / DRAWING No.	REVISION
AS NOTED	PRELIMINARY	300178164.06.DA103	05

A1 150 mm ON ORIGINAL

JOINS SHEET DA102

CLAYMORE PUBLIC SCHOOL

CH570.613

CH585.000

CH600.000

CH630.000

CH660.000

CH660.239

CH180.000

CH215.425

CH245.288

CH253.377

CH453.502

CH445.036

DOBELL ROAD

ROAD 13

DISCHARGE WITH SCOUR PROTECTION. FOR CONSTRUCTION DETAILS REFER TO COUNCIL STANDARD PLAN SD-S13.

INTERIM/ BIO RETENTION BASIN

EXISTING UNDERPASS TO BE REMOVED AND SERVICES TO BE ADJUSTED AS REQUIRED.

CLAYMORE SHOPPING CENTRE

GUARDIAN ANGEL PRESCHOOL KINDERGARTEN

GOULD ROAD

LOCAL DRAINAGE TO BE CONNECTED TO THE PROPOSED DRAINAGE AS REQUIRED

JOINS SHEET DA103

6204 6205 6206 6207 6208 6209 6193 6192

ITP/ST.17

ITP/ST.377

L.O.W

RK

0450 0375 0300 0525 0600 0750 0900

71.0 71.5 72.0 72.5 73.0 73.5 74.0 74.5 75.0

SCALE 1:500 5 0 10 20

150 mm ON ORIGINAL

A1

DRAWING FILE LOCATION / NAME	PLOT DATE	TIME
C:\12dSldata\SMECSYN\300178164 - Claymore Stage 4-6 Civil_101\300178164\178164.06\11. CAD\01_Dwg\02_DA\Stage_06\300178164.06.DA104.dwg	07/08/2025	5:23:13 pm

EXTERNAL REFERENCE FILES

X_3001_SMEC_sf1
X_77839_BDRY
X_77839_BDRY_f
X_77839_STG3_DRN
X_77839_STG3A_BDRY
X_77839_STG3A_DES
X_77839_STG3B_BDRY
X_77839_STG3B_DES
X_77839_STG3B_DRN
X_78164.41_BASE
X_78164.41_LOT_LAYOUT
X_78164.41_Lot Layout(201112)_M
X_78164.41_Lot Layout(201112)_M
X_78164.41_SURV
X_78164.41_SURV_f
X_78164.41_DETAIL
X_78164.05_LNK
X_78164.41_LNK
X_78164.06_BASE
X_78164.06_CIVIL_LAY
X_78164.06_DRN
X_78164.06_HATCH
X_78164.41_Lot Layout(201112)_M
X_78164.06_PROP_CL
X_78164.06_CTRL_DES
X_78164.06_SURF_DES
X_78164.41_RW_CTRL

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05	08/08/2025	ISSUED FOR DEVELOPMENT APPLICATION	061	MP

TITLE	NAME
DRAFTER	G.SHARMA
DRAFTING CHECK	P.D'ORAZIO
DESIGNER	S. ZALLOUA
DESIGN CHECK	M. PATEL
PROJECT MANAGER	M. PATEL
PROJECT DIRECTOR	G. FLEMING

SCALES AT A1 SIZE DRAWING

DESIGNER

smec an SJ company

©SMEC AUSTRALIA PTY LTD (ABN 47 065 475 149)

LEVEL 6, 3 HORWOOD PLACE
PARRAMATTA NSW 2059
SMEC PROJECT No 300178164

CLIENT

LANDCOM

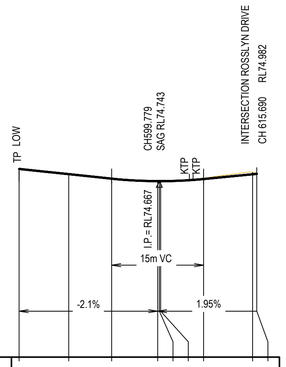
PROJECT TITLE

CAMPBELLTOWN CITY COUNCIL
CLAYMORE - STAGE 06

CIVIL WORKS PLAN SHEET 4

SCALE	PHASE	PROJECT / DRAWING No.	REVISION
AS NOTED	PRELIMINARY	300178164.06.DA104	05

PROPOSED WORK STAGE 6A

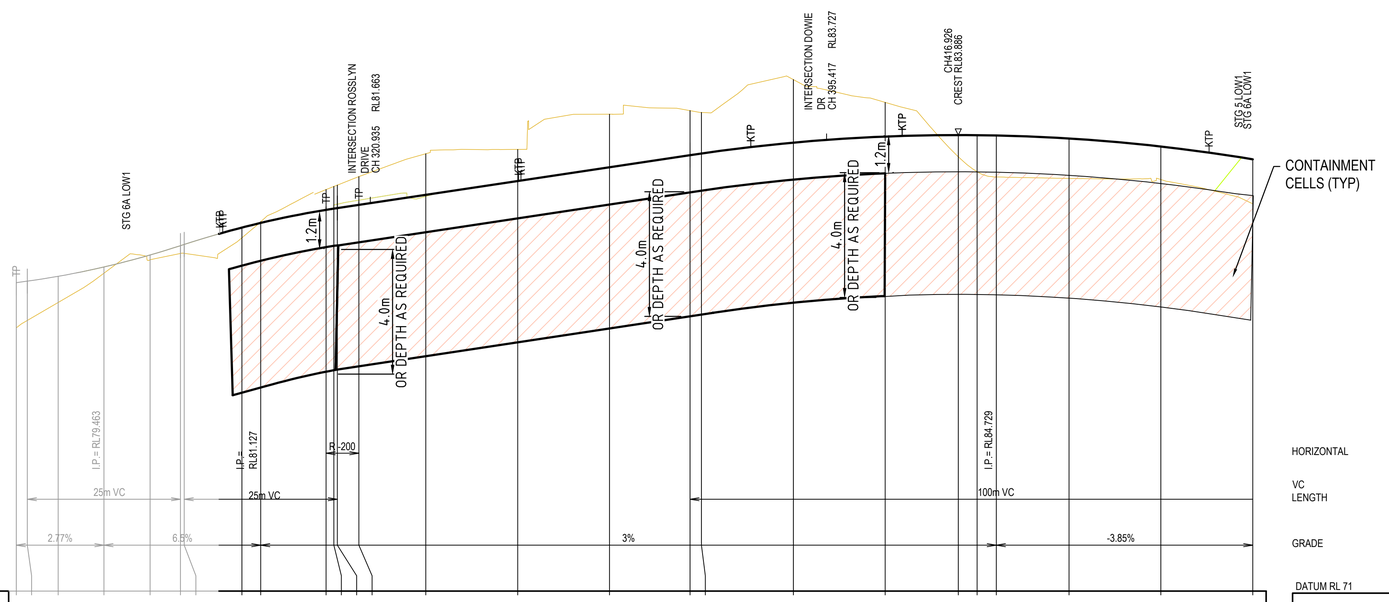


HORIZONTAL									
VC LENGTH					15m VC				
GRADE		-2.1%			1.95%				
DATUM RL 69									
W.A.E.									
DESIGN LEVEL	75.142	74.971	74.824	74.743	74.743	74.743	74.813	74.969	74.982
EXISTING SURFACE	75.132	74.962	74.815	74.740	74.741	74.741	74.844	75.029	75.008
CHAINAGE	576.880	585.000	592.002	599.502	599.779	600.000	607.002	615.000	615.690

ROAD 01 LONGITUDINAL SECTION

1:500 HORI
1:100VERT

EXISTING STAGE 4 | PROPOSED WORK STAGE 6A

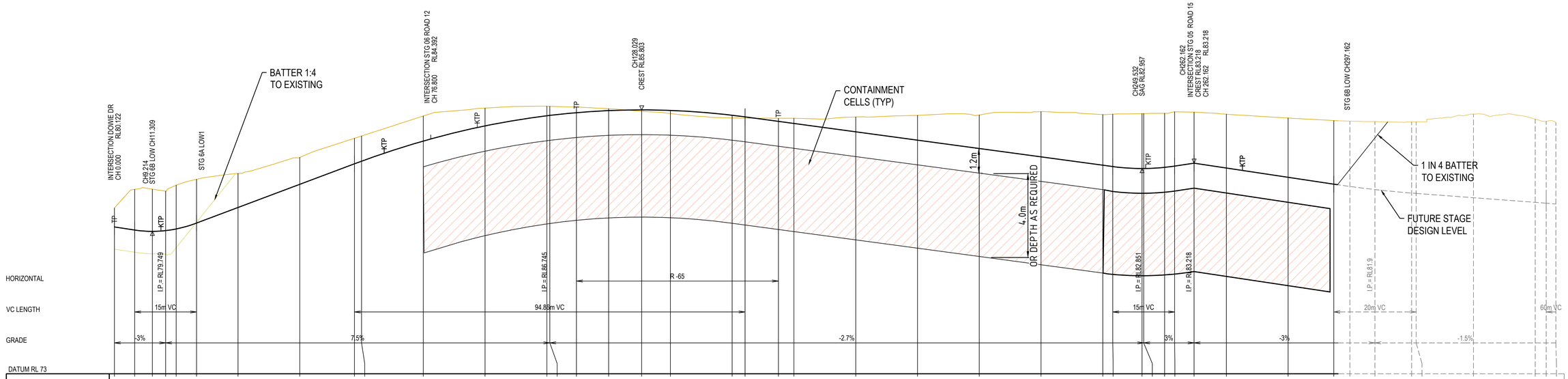


| | | | | | | | | |

PROPOSED WORK STAGE 6A

PROPOSED WORK STAGE 6B

FUTURE STAGE WORKS



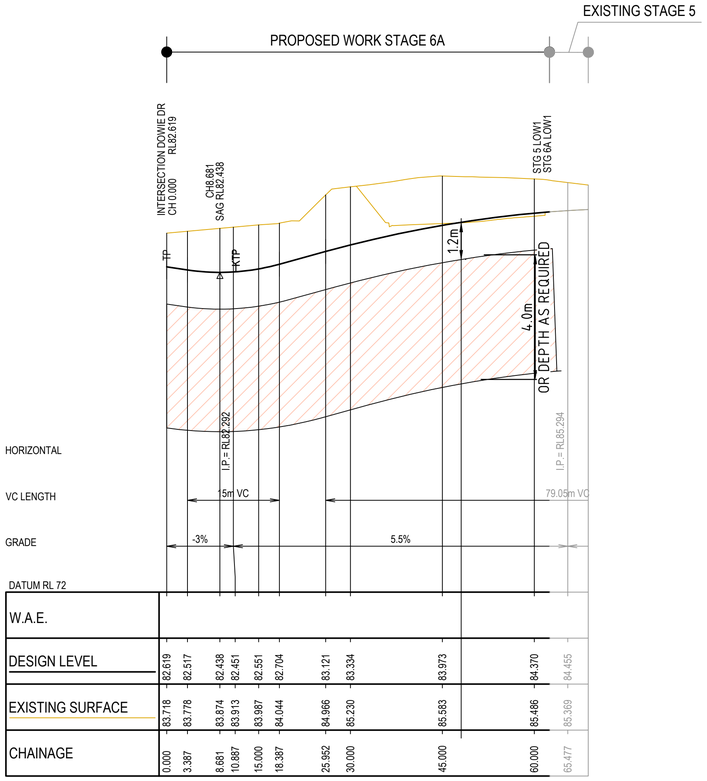
HORIZONTAL

VC LENGTH

GRADE

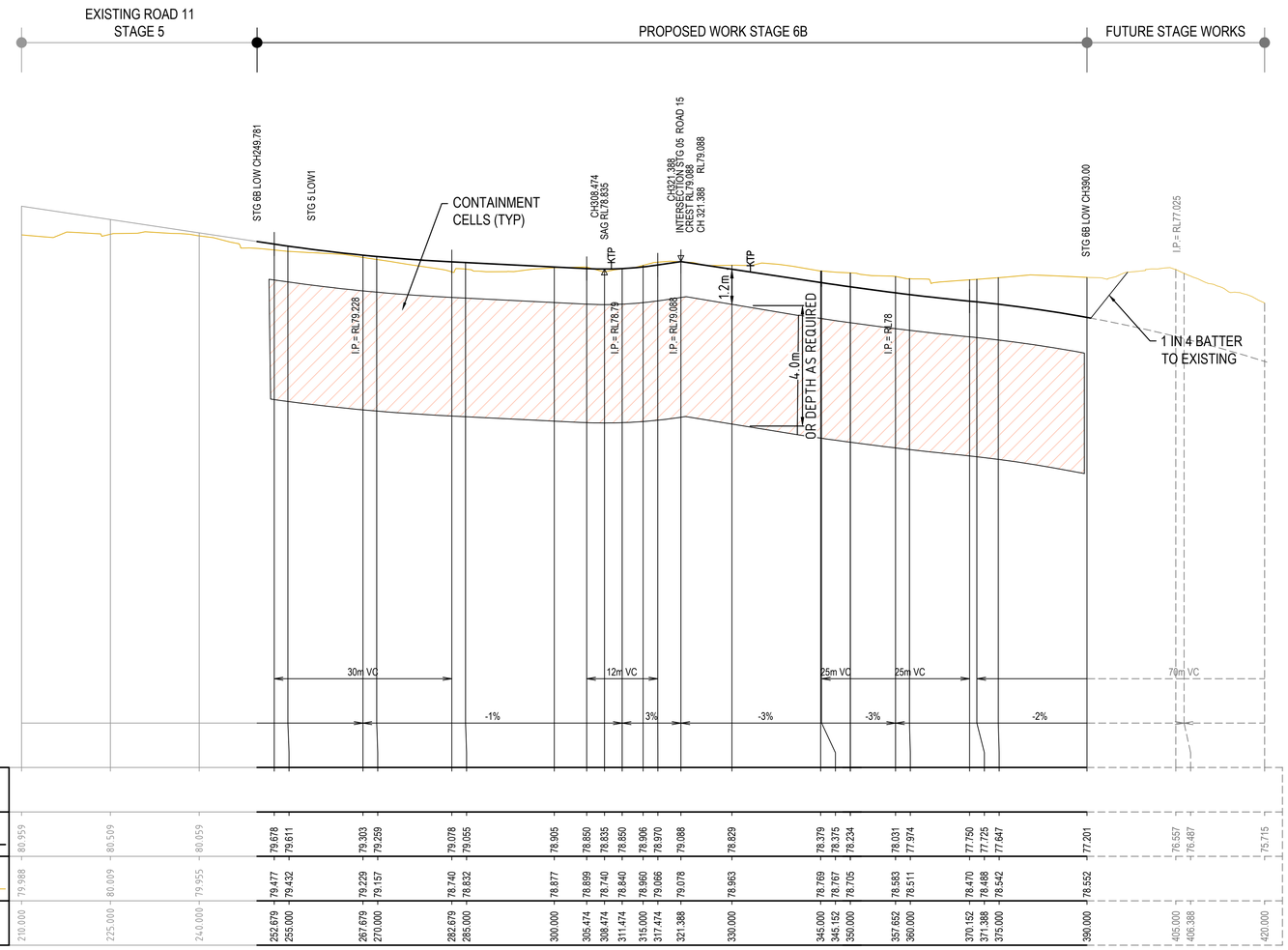
DATUM RL 73

| | | |



ROAD 11 LONG SECTION

1:500 HORI
1:100VERT



ROAD 11 LONGITUDINAL SECTION

1:500 HORI
1:100VERT

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PLOT DATE 07/08/2025 TIME 4:43:31 pm

EXTERNAL REFERENCE FILES

REV	DATE	AMENDMENT / REVISION DESCRIPTION	WVR No.	APPROVAL
01	30/06/2022	ISSUED FOR DEVELOPMENT APPLICATION	026	MP
02	12/07/2022	ISSUED FOR DEVELOPMENT APPLICATION	027	MP
03	10/12/2024	ISSUED FOR DEVELOPMENT APPLICATION	049	MP
04	10/01/2025	ISSUED FOR DEVELOPMENT APPLICATION	050	MP
05	08/08/2025	ISSUED FOR DEVELOPMENT APPLICATION	061	MP

TITLE	NAME
DRAFTER	G.SHARMA
DRAFTING CHECK	P.D'ORAZIO
DESIGNER	S. ZALLOUA
DESIGN CHECK	M. PATEL
PROJECT MANAGER	M. PATEL
PROJECT DIRECTOR	G. FLEMING

SCALES AT A1 SIZE DRAWING
SCALE 1:100 (1 0 1 2 3 4 5)
SCALE 1:500 (5 0 10 20)

DESIGNER
smec an SJ company
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LEVEL 6, 3 HORWOOD PLACE
PARRAMATTA NSW 2059
SMEC PROJECT No 300178164

CLIENT
LANDCOM

PROJECT TITLE
CAMPBELLTOWN CITY COUNCIL
CLAYMORE - STAGE 06
ROAD LONGITUDINAL SECTIONS
ROAD 11

SCALE	PHASE	PROJECT / DRAWING No.	REVISION
AS NOTED	PRELIMINARY	300178164.06.DA203	05

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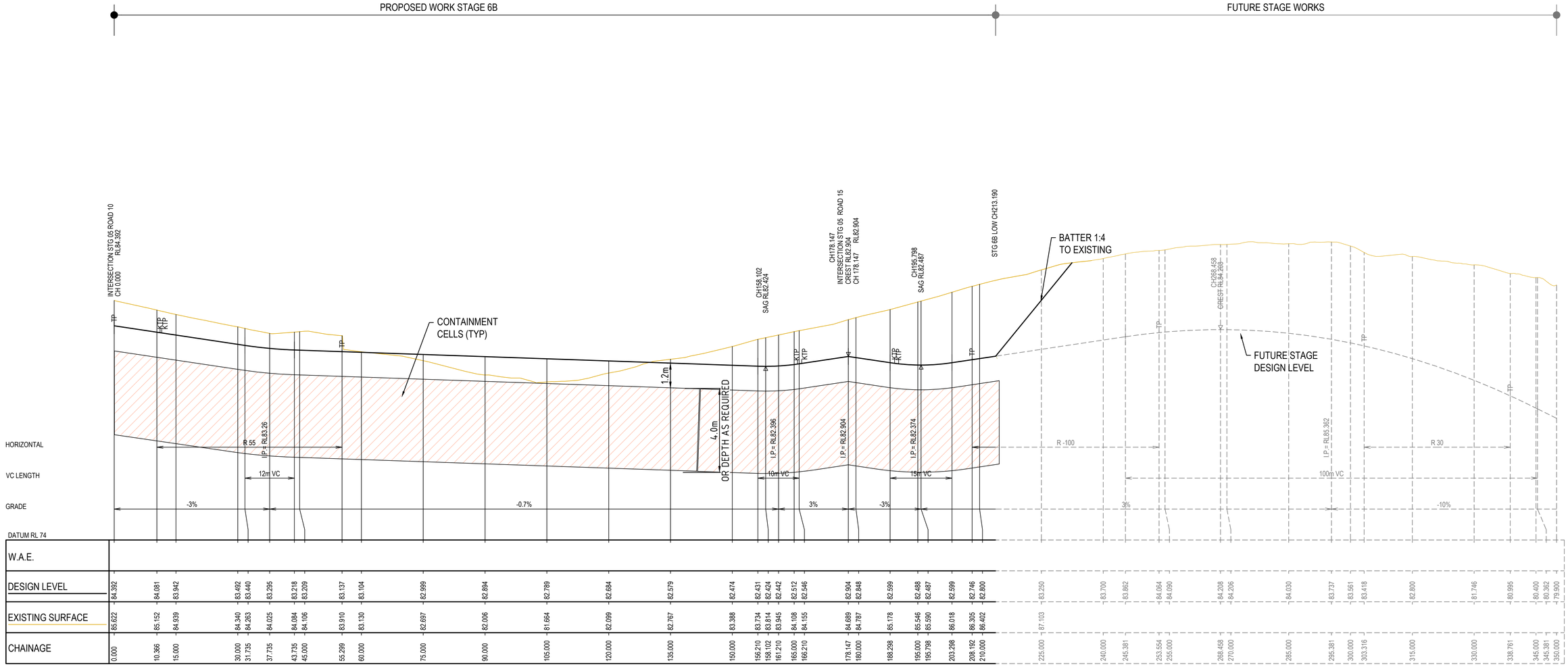
X_3001_SMEC_a1 X_178164.06_LSEC



STG 06 ROAD 12 LONG SECTION

1:500 HORI
1:100VERT

DRAWING FILE LOCATION / NAME
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PLOT DATE 07/08/2025 TIME 4:43:15 pm

EXTERNAL REFERENCE FILES

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01	30/06/2022	ISSUED FOR DEVELOPMENT APPLICATION	026	MP
02	12/07/2022	ISSUED FOR DEVELOPMENT APPLICATION	027	MP
03	10/12/2024	ISSUED FOR DEVELOPMENT APPLICATION	049	MP
04	10/01/2025	ISSUED FOR DEVELOPMENT APPLICATION	050	MP
05	08/08/2025	ISSUED FOR DEVELOPMENT APPLICATION	061	MP

TITLE	NAME
DRAFTER	G.SHARMA
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DESIGN CHECK	M. PATEL
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PROJECT DIRECTOR	G. FLEMING

SCALES AT A1 SIZE DRAWING
SCALE 1:100 1 0 1 2 3 4 5
SCALE 1:500 5 0 10 20

DESIGNER
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LEVEL 6, 3 HORWOOD PLACE
PARRAMATTA NSW 2059
SMEC PROJECT No 300178164

CLIENT
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PROJECT TITLE
CAMPBELLTOWN CITY COUNCIL
CLAYMORE - STAGE 06
ROAD LONGITUDINAL SECTIONS
ROAD 12

SCALE	PHASE	PROJECT / DRAWING No.	REVISION
AS NOTED	PRELIMINARY	300178164.06.DA204	05

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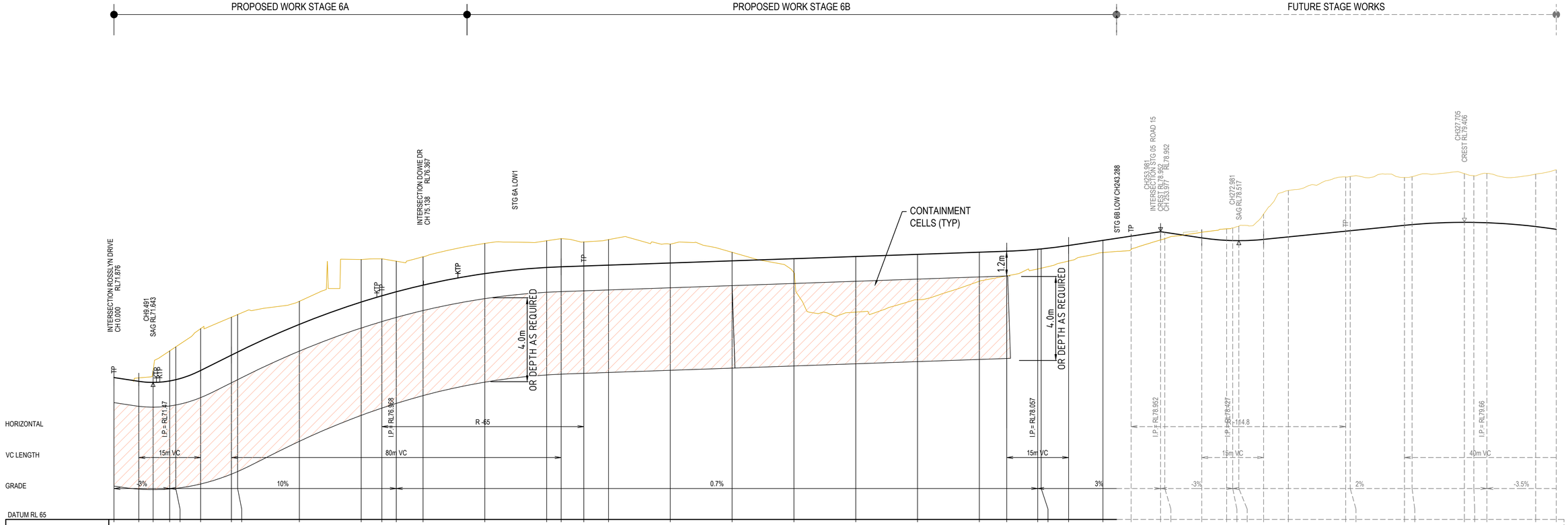
X_300_SMEC_p1
X_78164.06_LSEC

PROPOSED WORK STAGE 6A | PROPOSED WORK STAGE 6B | FUTURE STAGE WORKS



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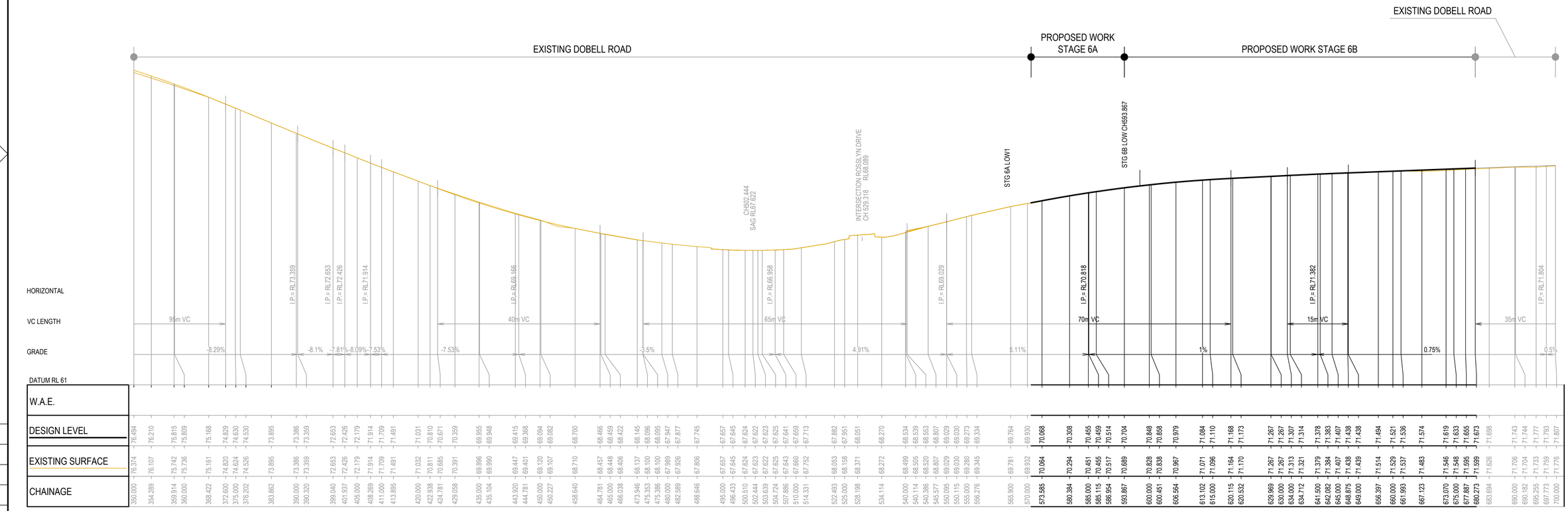

DOBELL ROAD LONG SECTION

1:500 HORI
1:100VERT

DRAWING FILE LOCATION / NAME
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PLOT DATE 07/08/2025 TIME 4:43:17 pm

EXTERNAL REFERENCE FILES

REV	DATE	AMENDMENT / REVISION DESCRIPTION	WVR No.	APPROVAL
01	30/06/2022	ISSUED FOR DEVELOPMENT APPLICATION	026	MP
02	12/07/2022	ISSUED FOR DEVELOPMENT APPLICATION	027	MP
03	10/12/2024	ISSUED FOR DEVELOPMENT APPLICATION	049	MP
04	10/01/2025	ISSUED FOR DEVELOPMENT APPLICATION	050	MP
05	08/08/2025	ISSUED FOR DEVELOPMENT APPLICATION	061	MP

TITLE	NAME
DRAFTER	G.SHARMA
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DESIGNER	S. ZALLOUA
DESIGN CHECK	M. PATEL
PROJECT MANAGER	M. PATEL
PROJECT DIRECTOR	G. FLEMING

SCALES AT A1 SIZE DRAWING
SCALE 1:100 (1 0 1 2 3 4 5)
SCALE 1:500 (5 0 10 20)

DESIGNER
smec an SJ company
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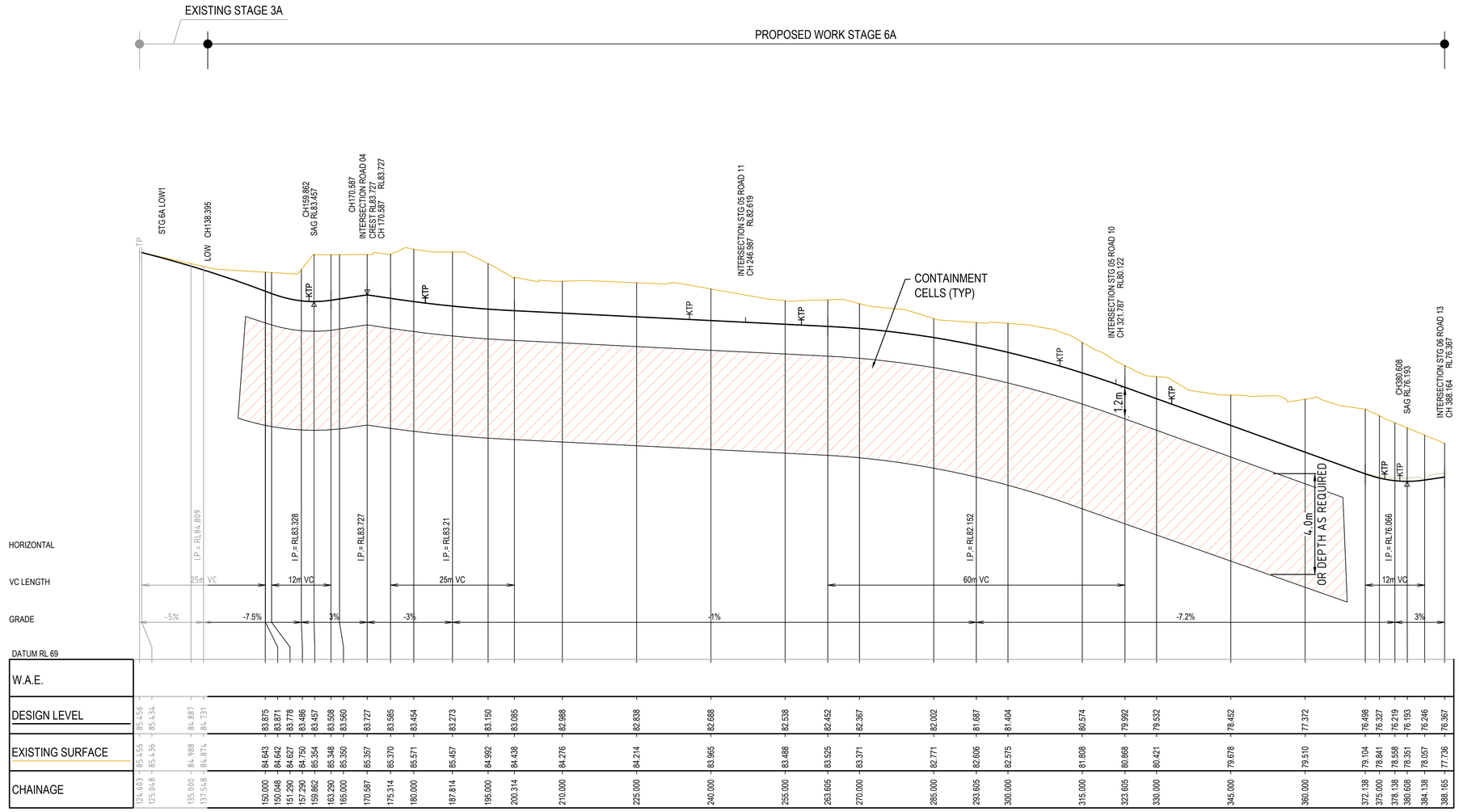
LEVEL 6, 3 HORWOOD PLACE
PARRAMATTA NSW 2059
SMEC PROJECT No 300178164

CLIENT
LANDCOM

PROJECT TITLE
CAMPBELLTOWN CITY COUNCIL
CLAYMORE - STAGE 06
ROAD LONGITUDINAL SECTIONS DOBELL ROAD

SCALE	PHASE	PROJECT / DRAWING No.	REVISION
AS NOTED	PRELIMINARY	300178164.06.DA206	05

A1 150 mm ON ORIGINAL
X:\300_SMEC_a1 X:\178164.06_LSEC



DOWIE DR LONG SECTION

1:500 HORI
1:100VERT

DRAWING FILE LOCATION / NAME	PLOT DATE	TIME
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EXTERNAL REFERENCE FILES

REV	DATE	AMENDMENT / REVISION DESCRIPTION	WVR No.	APPROVAL
01	30/06/2022	ISSUED FOR DEVELOPMENT APPLICATION	026	MP
02	12/07/2022	ISSUED FOR DEVELOPMENT APPLICATION	027	MP
03	10/12/2024	ISSUED FOR DEVELOPMENT APPLICATION	049	MP
04	10/01/2025	ISSUED FOR DEVELOPMENT APPLICATION	050	MP
05	08/08/2025	ISSUED FOR DEVELOPMENT APPLICATION	061	MP

TITLE	NAME
DRAFTER	G.SHARMA
DRAFTING CHECK	P.D'ORAZIO
DESIGNER	S. ZALLOUA
DESIGN CHECK	M. PATEL
PROJECT MANAGER	M. PATEL
PROJECT DIRECTOR	G. FLEMING

SCALES AT A1 SIZE DRAWING

SCALE 1:100 1 0 1 2 3 4 5

SCALE 1:500 5 0 10 20

DESIGNER

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PARRAMATTA NSW 2059
SMEC PROJECT No 300178164

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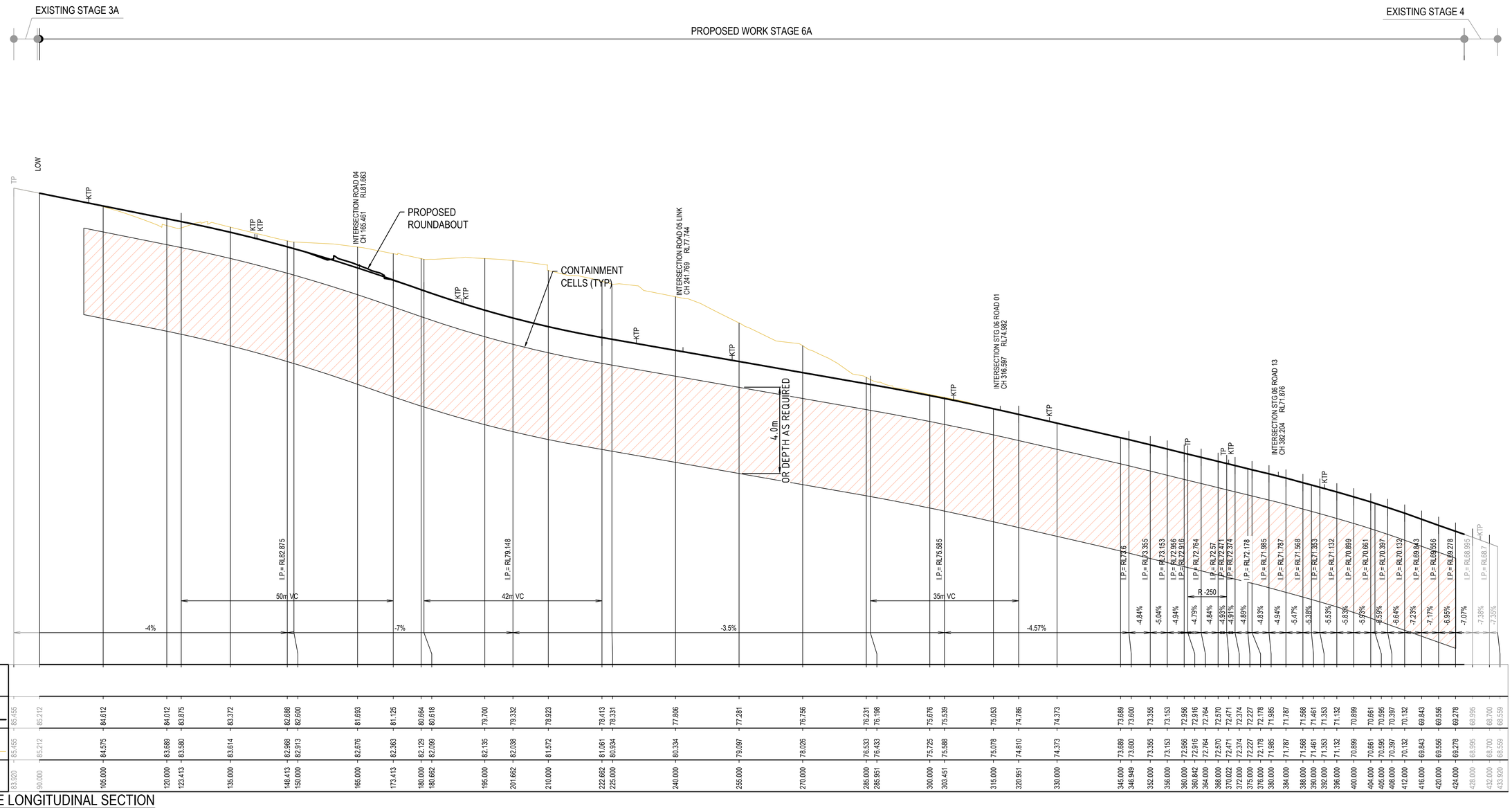
PROJECT TITLE

CAMPBELLTOWN CITY COUNCIL
CLAYMORE - STAGE 06
ROAD LONGITUDINAL SECTIONS
DOWIE DRIVE

SCALE	PHASE	PROJECT / DRAWING No.	REVISION
AS NOTED	PRELIMINARY	300178164.06.DA207	05

A1 150 mm ON ORIGINAL

K_3001_SMEC_s1
K_78164.06_LSEC



ROSSLYN DRIVE LONGITUDINAL SECTION

1:500 HORI
1:100VERT

DRAWING FILE LOCATION / NAME	PLOT DATE	TIME
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EXTERNAL REFERENCE FILES

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01	30/06/2022	ISSUED FOR DEVELOPMENT APPLICATION	026	MP
02	12/07/2022	ISSUED FOR DEVELOPMENT APPLICATION	027	MP
03	10/12/2024	ISSUED FOR DEVELOPMENT APPLICATION	049	MP
04	10/01/2025	ISSUED FOR DEVELOPMENT APPLICATION	050	MP
05	08/08/2025	ISSUED FOR DEVELOPMENT APPLICATION	061	MP

TITLE	NAME
DRAFTER	G.SHARMA
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DESIGNER	S. ZALLOUA
DESIGN CHECK	M. PATEL
PROJECT MANAGER	M. PATEL
PROJECT DIRECTOR	G. FLEMING

SCALES AT A1 SIZE DRAWING

SCALE 1:100 1 0 1 2 3 4 5

SCALE 1:500 5 0 10 20

DESIGNER

smec an su company

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LEVEL 6, 3 HORWOOD PLACE
PARRAMATTA NSW 2059
SMEC PROJECT No 300178164

CLIENT

LANDCOM

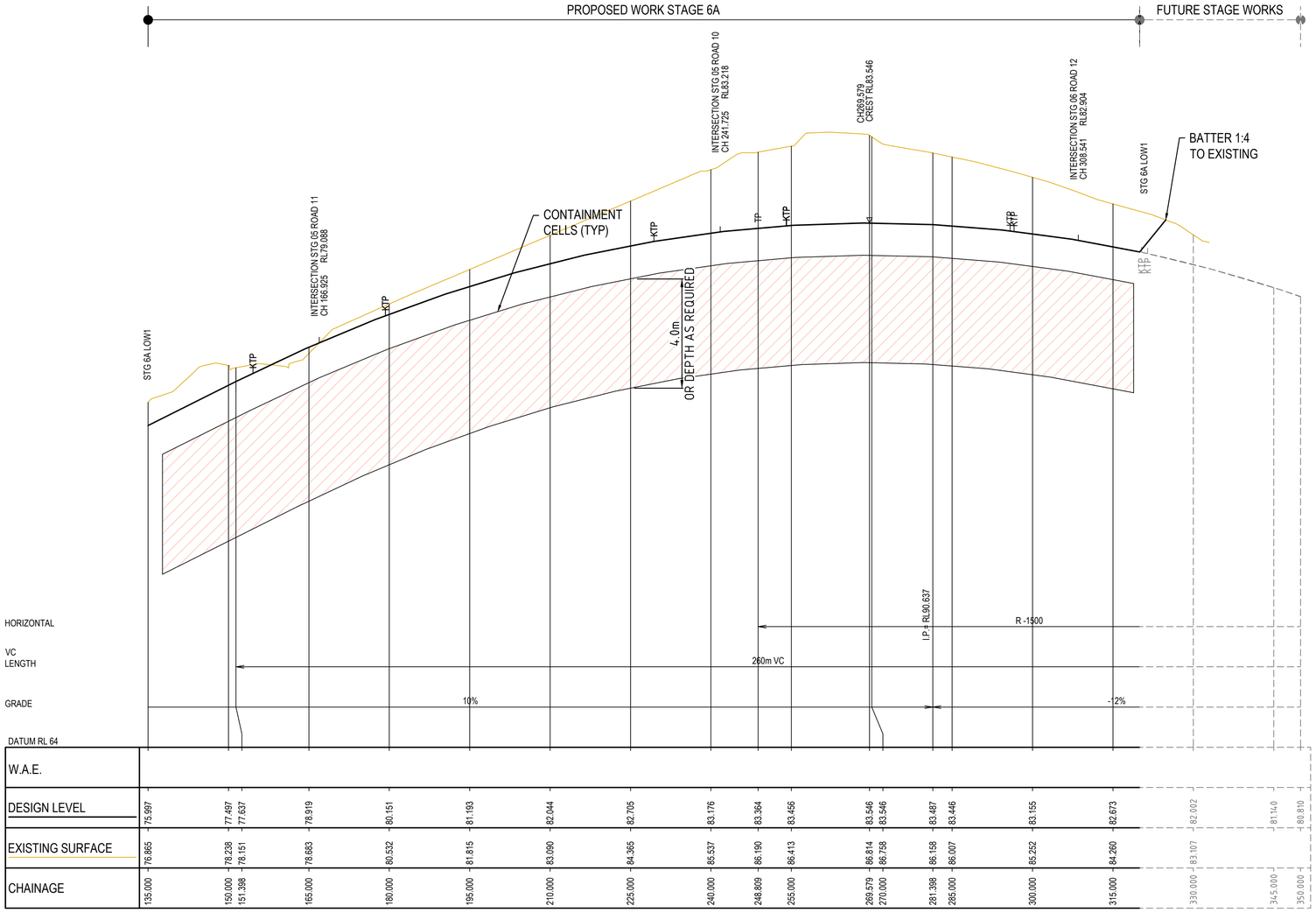
PROJECT TITLE

CAMPBELLTOWN CITY COUNCIL
CLAYMORE - STAGE 06
ROAD LONGITUDINAL SECTIONS
ROSLYN ROAD

SCALE	PHASE	PROJECT / DRAWING No.	REVISION
AS NOTED	PRELIMINARY	300178164.06.DA208	05

A1 150 mm ON ORIGINAL

X_300_SMEC_a1
X_78164.06_LSEC



ROAD 15 LONG SECTION

1:500 HORI
1:100VERT

150 mm ON ORIGINAL

A1

DRAWING FILE LOCATION / NAME	PLOT DATE	TIME
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EXTERNAL REFERENCE FILES

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03	10/12/2024	ISSUED FOR DEVELOPMENT APPLICATION	049	MP
04	10/01/2025	ISSUED FOR DEVELOPMENT APPLICATION	050	MP
05	08/08/2025	ISSUED FOR DEVELOPMENT APPLICATION	061	MP

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DRAFTER	G.SHARMA
DRAFTING CHECK	P.D'ORAZIO
DESIGNER	S. ZALLOUA
DESIGN CHECK	M. PATEL
PROJECT MANAGER	M. PATEL
PROJECT DIRECTOR	G. FLEMING

SCALES AT A1 SIZE DRAWING

SCALE 1:100 — 1 0 1 2 3 4 5

SCALE 1:500 — 5 0 10 20

DESIGNER

smec
an SJ company

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LEVEL 6, 3 HORWOOD PLACE
PARRAMATTA NSW 2059
SMEC PROJECT No 300178164

CLIENT

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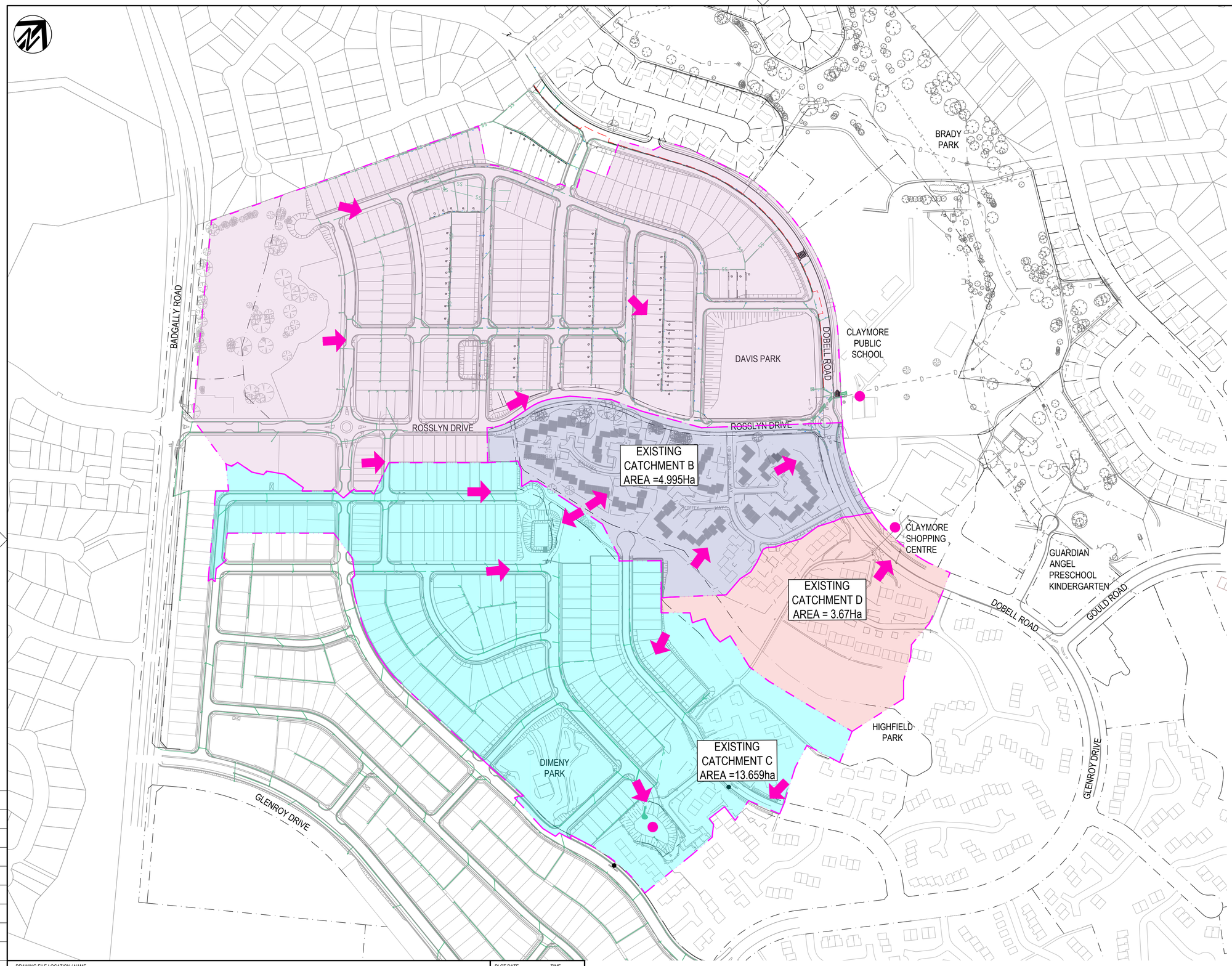
PROJECT TITLE

CAMPBELLTOWN CITY COUNCIL
CLAYMORE - STAGE 06

ROAD LONGITUDINAL SECTIONS
ROAD 15

SCALE	PHASE	PROJECT / DRAWING No.	REVISION
AS NOTED	PRELIMINARY	300178164.06.DA209	05

K_3001_SMEC_a1
K_78164.06_LSEC



LEGEND

- EXISTING CADASTRAL BOUNDARY
- EXISTING CONTOUR
- LOT BOUNDARY
- STAGE 6A BOUNDARY
- STAGE 6B BOUNDARY
- FUTURE LOT BOUNDARY
- DRAINAGE PIPE WITH PIT (EXISTING)
- POINT OF DISCHARGE
- FLOW DIRECTION
- EXISTING CATCHMENT A
- EXISTING CATCHMENT B
- EXISTING CATCHMENT C
- EXISTING CATCHMENT D

PRE & POST DEVELOPMENT CATCHMENT NOTES:

1. THIS PLAN HAS BEEN PREPARED TO SHOW PRE & POST DEVELOPMENT CATCHMENTS.
2. 100 YR ROAD FLOWS HAVE BEEN DESIGNED TO FLOW WITHIN ROAD RESERVES AND CATCH DRAINS TO THE DOWNSTREAM CREEK SYSTEM.
3. REFER TO SMEC DESIGN REPORT FOR FURTHER DRAINAGE DETAILS.
4. BASIN HAS BEEN SIZED FOR SITE AREA ONLY.

WARNING

BEFORE YOU DIG www.byda.com.au

BEWARE OF UNDERGROUND SERVICES

The location of underground services is approximate only and the exact position should be proven on site. No guarantee is given that all existing services are shown. Contractor to locate all underground services prior to commencement of works.

BEWARE OF ASBESTOS

Underground services may be constructed from asbestos containing material. Contractor to manage potential asbestos hazard in line with relevant authority and EPA standards.

SAFETY MEASURES REQUIRED

For potential risks, consequences and controls refer to Safety In Design Risk Register SID P4.E6.

DRAWING FILE LOCATION / NAME: C:\12dS\data\SMECSYN\300178164 - Claymore Stage 4-6 Civil_101\300178164\78164.06\11. CAD\01_Dwg\02_DA\Stage_06\300178164.06.DA501.dwg

PLOT DATE: 07/08/2025 TIME: 5:25:40 pm

EXTERNAL REFERENCE FILES

REV	DATE	AMENDMENT / REVISION DESCRIPTION	WVR No.	APPROVAL
01	30/06/2022	ISSUED FOR DEVELOPMENT APPLICATION	026	MP
02	12/07/2022	ISSUED FOR DEVELOPMENT APPLICATION	027	MP
03	10/12/2024	ISSUED FOR DEVELOPMENT APPLICATION	049	MP
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05	08/08/2025	ISSUED FOR DEVELOPMENT APPLICATION	061	MP

TITLE	NAME
DRAFTER	G.SHARMA
DRAFTING CHECK	P.D'ORAZIO
DESIGNER	S. ZALLOUA
DESIGN CHECK	M. PATEL
PROJECT MANAGER	M. PATEL
PROJECT DIRECTOR	G. FLEMING

SCALES AT A1 SIZE DRAWING

SCALE 1:2000 20 0 20 40 60 80 100

DESIGNER

smec an SJ company

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LEVEL 6, 3 HORWOOD PLACE
PARRAMATTA NSW 2059
SMEC PROJECT No 300178164

CLIENT

LANDCOM

PROJECT TITLE

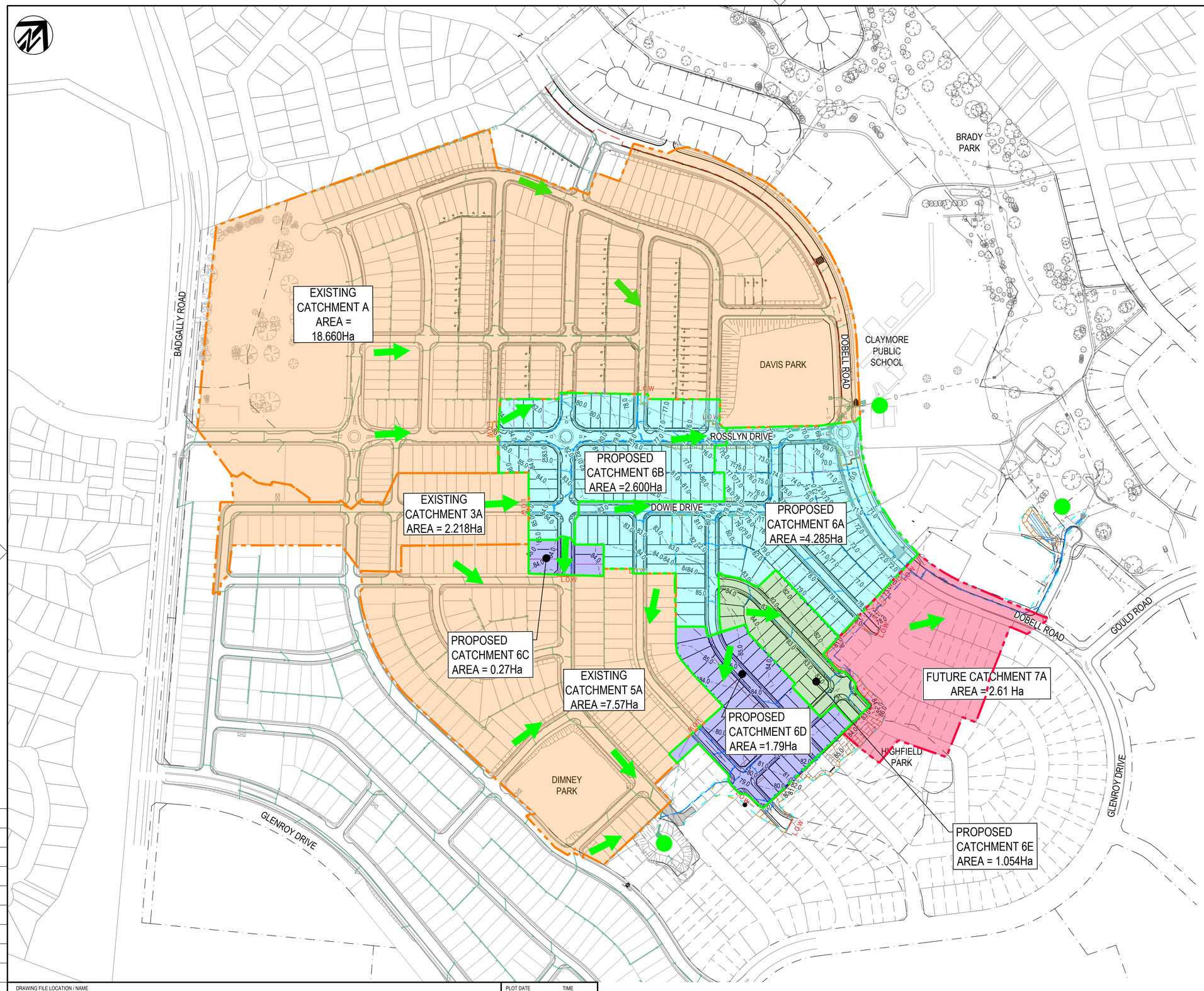
CAMPBELLTOWN CITY COUNCIL
CLAYMORE - STAGE 06

PRE DEVELOPMENT CATCHMENT PLAN

SCALE	PHASE	PROJECT / DRAWING No.	REVISION
AS NOTED	PRELIMINARY	300178164.06.DA501	05

150 mm ON ORIGINAL

A1



LEGEND

- EXISTING CADASTRAL BOUNDARY
- EXISTING CONTOUR
- DESIGN CONTOUR
- LOT BOUNDARY
- FUTURE LOT BOUNDARY
- DRAINAGE PIPE WITH PIT
- DRAINAGE PIPE WITH PIT (EXISTING)
- POINT OF DISCHARGE
- FLOW DIRECTION
- EXISTING CATCHMENT
- PROPOSED CATCHMENTS
- FUTURE CATCHMENT

WARNING

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DRAWING FILE LOCATION / NAME: C:\12dS\data\SMECSYN\300178164 - Claymore Stage 4-6 Civil_101\300178164\78164.06\11. CAD\01_Dwg\02_DA\Stage_06\300178164.06.DA502.dwg

PLOT DATE: 07/08/2025 TIME: 5:26:37 pm

EXTERNAL REFERENCE FILES

REV	DATE	AMENDMENT / REVISION DESCRIPTION	WVR No.	APPROVAL
01	30/06/2022	ISSUED FOR DEVELOPMENT APPLICATION	026	MP
02	12/07/2022	ISSUED FOR DEVELOPMENT APPLICATION	027	MP
03	10/12/2024	ISSUED FOR DEVELOPMENT APPLICATION	049	MP
04	10/01/2025	ISSUED FOR DEVELOPMENT APPLICATION	050	MP
05	08/08/2025	ISSUED FOR DEVELOPMENT APPLICATION	061	MP

TITLE	NAME
DRAFTER	G.SHARMA
DRAFTING CHECK	P.D'ORAZIO
DESIGNER	S. ZALLOUA
DESIGN CHECK	M. PATEL
PROJECT MANAGER	M. PATEL
PROJECT DIRECTOR	G. FLEMING

SCALES AT A1 SIZE DRAWING

SCALE 1:2000 20 0 20 40 60 80 100

DESIGNER

smec an SJ company

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LEVEL 6, 3 HORWOOD PLACE
PARRAMATTA NSW 2059
SMEC PROJECT No 300178164

CLIENT

LANDCOM

PROJECT TITLE

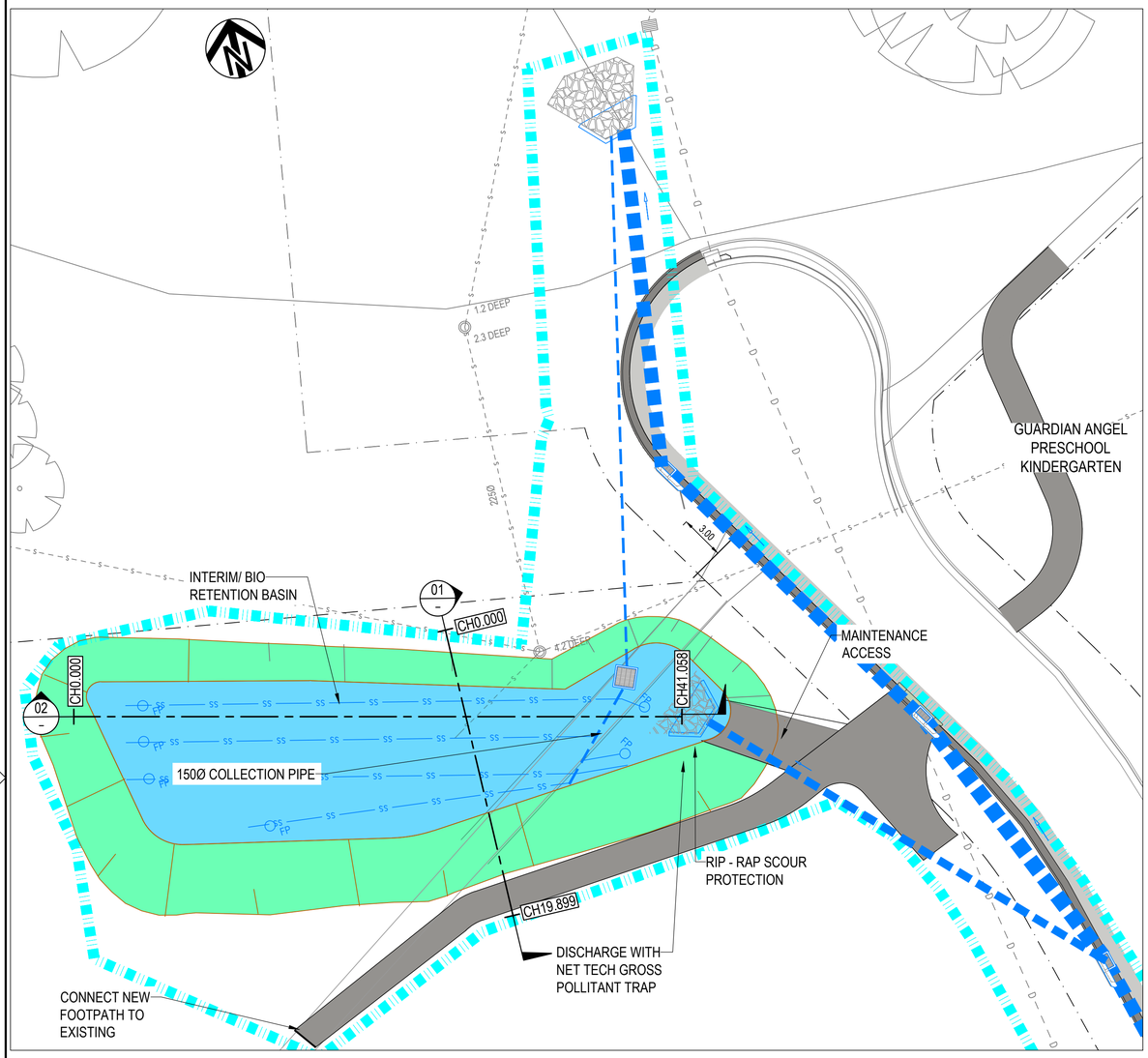
CAMPBELLTOWN CITY COUNCIL
CLAYMORE - STAGE 06

POST DEVELOPMENT CATCHMENT PLAN

SCALE	PHASE	PROJECT / DRAWING No.	REVISION
AS NOTED	PRELIMINARY	300178164.06.DA502	05

150 mm ON ORIGINAL

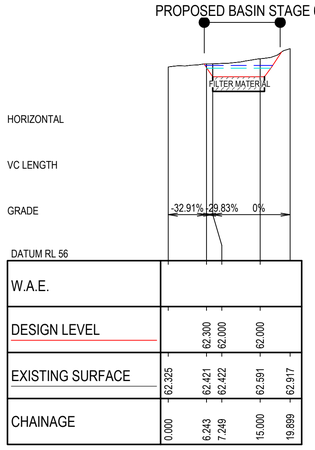
A1



INTERIM / BIO RETENTION BASIN STAGE 6B

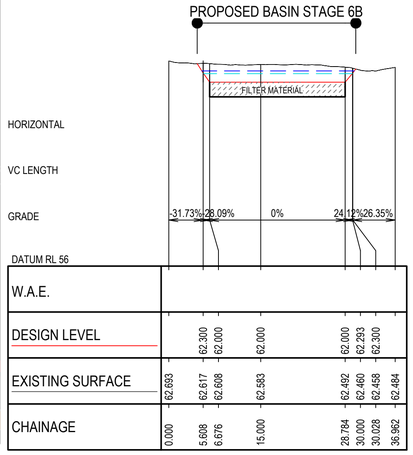
SCALE 1:200

BASIN AREA - 315 m^2
BASE RL - 62m
EXTENDED DETENTION - 300mm



STAGE 6B SEC 1 LONG SECTION

1:500 HORI
1:100VERT



STAGE 6B SEC 02 LONG SECTION

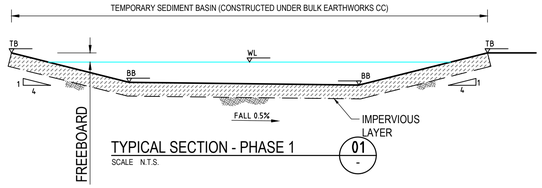
1:500 HORI
1:100VERT

NOTES:

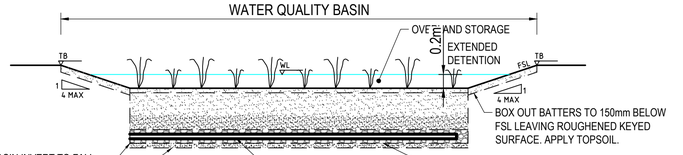
TIMING OF PHASES:

- PHASE 1 - "CONSTRUCTION" - PROVIDE A TEMPORARY SEDIMENT/DETENTION CONTROL BASIN INSTALLED PRIOR TO COMMENCEMENT OF CIVIL WORKS CONSTRUCTION.
- PHASE 2 - "FINAL" - CONSTRUCT BASIN INTO ITS FINAL FORM AT 80% DEVELOPMENT OF THE CATCHMENT.
-

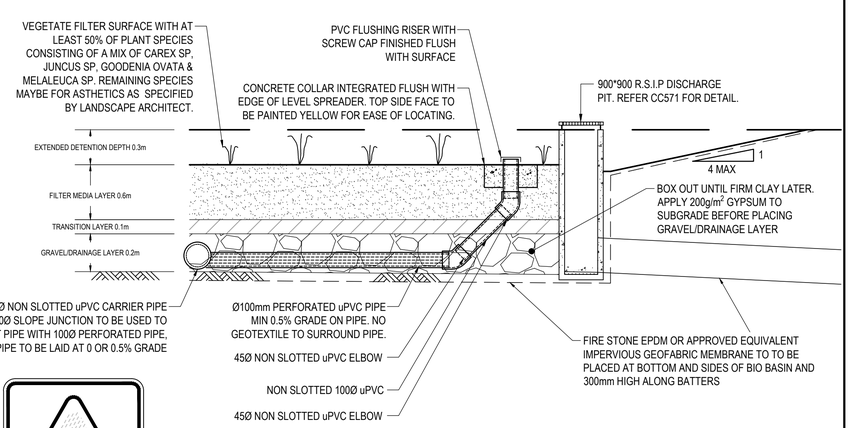
1. CONSTRUCTION OF BASIN TO BE IN ACCORDANCE WITH GEOTECHNICAL REPORT BY GEOTECHNIQUE PTY LTD RECOMMENDATIONS IN THEIR LETTER DATED 24/02/2022 AND GEOTECHNIQUE REPORT 'PROPOSED RESIDENTIAL SUBDIVISION (STAGE 3) MENANGLE ROAD, MENANGLE PARK. GEOTECHNICAL RECOMMENDATIONS FOR SEDIMENT/BIO-BASINS. JOB No 14350/4-AA DATED 24 FEBRUARY 2022



TYPICAL SECTION - PHASE 1 (01)
SCALE N.T.S.



TYPICAL SECTION - PHASE 2 (01)
SCALE N.T.S.



BIO-FILTRATION AND FLUSHING POINT DETAIL

TYPICAL SECTION
SCALE N.T.S.

WARNING

FINES APPLY

It is illegal to allow soil, cement slurry or other building materials to enter, drain or be pumped into the stormwater system.

Campbelltown City Council 4645 4608

Protecting our waterways

campbelltown.nsw.gov.au

THE SIGN(S) MUST BE CONSTRUCTED OF DURABLE MATERIALS, AT LEAST THE SIZE OF A STANDARD "FOR SALE" SIGN (1200X900). THE WORDING OF THE SIGN MUST BE AS FOLLOWS: THE WARNING AND FINE STATEMENT WORDING MUST BE AT LEAST 120mm HIGH AND THE REMAINDER, AT LEAST 60mm HIGH. THE WARNING AND FINE DETAILS MUST BE RED BOLDED CAPITALS AND THE REMAINING WORDS IN DARK COLOURED LOWER CASE LETTERS ON A WHITE BACKGROUND, SURROUNDED BY A RED BORDER.

(CONTRACTOR TO CONFIRM FINAL SIGNAGE WITH COUNCIL)

POLLUTANT SIGN

OSD WARNING SIGN

150 mm ON ORIGINAL
A1

DRAWING FILE LOCATION / NAME
C:\12dSldata\SMECSYN\300178164 - Claymore Stage 4-6 Civil_101\300178164\78164.06\11. CAD\01_Dwg\02_DA\Stage_06\300178164.06.DA551.dwg

PLOT DATE 07/08/2025 TIME 4:44:25 pm

EXTERNAL REFERENCE FILES:
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78939_STG3_DRN
78939_STG3A_BDRY
78939_STG3A_BSE
78939_STG3B_BDRY
78939_STG3B_BSE
78939_STG3B_DRN
78164-11_BASE
78164-11_LOT_LAYOUT
78164-11_SURF_BSE
91(0053 Lot Layout20112)_M
78164-05_DRN
91(0068 Lot Layout20111)2)_M
300178164-02_DETAIL_SURVEY_M
78164-11_SURV
78164-11_DETAIL
78164-05_LMK
78164-11_MK
78164-06_BASE
78164-05_CIVIL_LAY
78164-05_DRN
78164-06_HATCH
91(0068 Lot Layout20111)2)_M
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78164-05_SURF_DES
74414_GDA2020-v2 (202)
78164-05_FUTURE

REV	DATE	AMENDMENT / REVISION DESCRIPTION	WVR No.	APPROVAL
01	30/06/2022	ISSUED FOR DEVELOPMENT APPLICATION	026	MP
02	12/07/2022	ISSUED FOR DEVELOPMENT APPLICATION	027	MP
03	10/12/2024	ISSUED FOR DEVELOPMENT APPLICATION	049	MP
04	10/01/2025	ISSUED FOR DEVELOPMENT APPLICATION	050	MP
05	08/08/2025	ISSUED FOR DEVELOPMENT APPLICATION	061	MP

TITLE	NAME
DRAFTER	G.SHARMA
DRAFTING CHECK	P.D'ORAZIO
DESIGNER	S. ZALLOUA
DESIGN CHECK	M. PATEL
PROJECT MANAGER	M. PATEL
PROJECT DIRECTOR	G. FLEMING

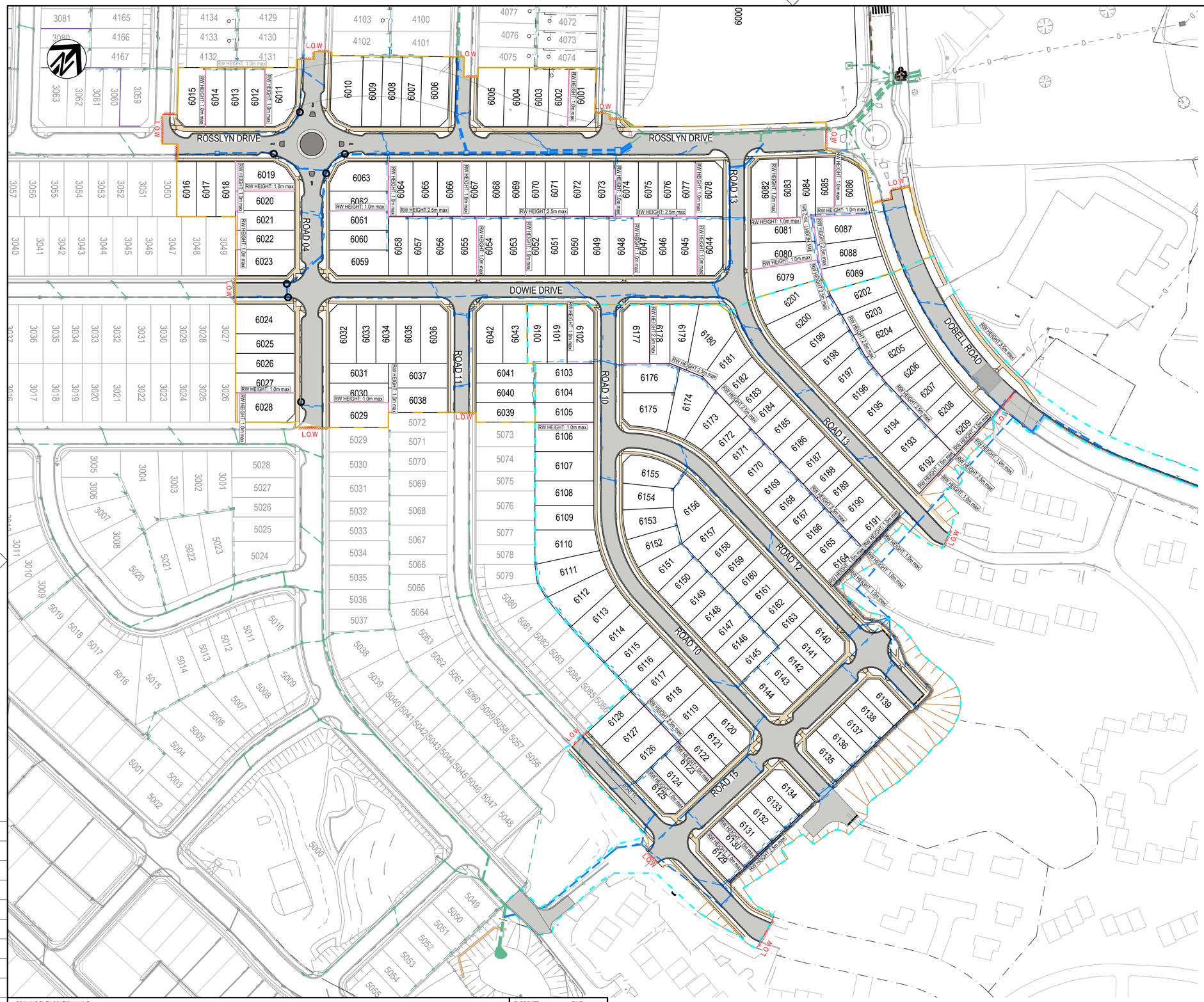
SCALES AT A1 SIZE DRAWING
SCALE 1:200
SCALE 1:500
SCALE 1:100

DESIGNER
smec an SJ company
©SMEC AUSTRALIA PTY LTD (ABN 47 065 475 149)
LEVEL 6, 3 HORWOOD PLACE
PARRAMATTA NSW 2059
SMEC PROJECT No 300178164

CLIENT
LANDCOM

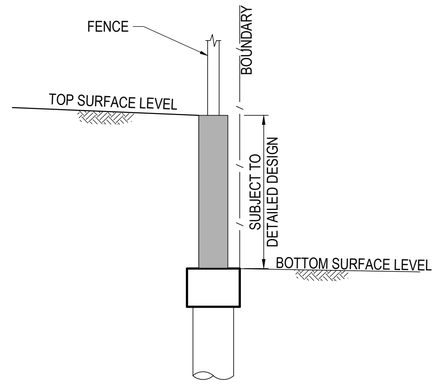
PROJECT TITLE
CAMPBELLTOWN CITY COUNCIL
CLAYMORE - STAGE 06
BASIN PLAN AND SECTIONS

SCALE	PHASE	PROJECT / DRAWING No.	REVISION
AS NOTED	PRELIMINARY	300178164.06.DA551	05



LEGEND

- EXISTING CADASTRAL BOUNDARY
- 53.0 EXISTING CONTOUR
- 53.0 DESIGN CONTOUR
- LOT BOUNDARY
- FUTURE LOT BOUNDARY
- STAGE 6A BOUNDARY
- STAGE 6B BOUNDARY
- K&G / R K KERB & GUTTER / ROLL KERB
- EXISTING KERB AND GUTTER / ROLL KERB
- RETAINING WALL
- EXISTING RETAINING WALL
- DRAINAGE PIPE WITH PIT
- DRAINAGE PIPE WITH PIT (EXISTING)



TYPICAL RETAINING WALL (0m - 2.5m HIGH)
SCALE N.T.S

DRAWING FILE LOCATION / NAME
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PLOT DATE 07/08/2025 TIME 5:30:57 pm

EXTERNAL REFERENCE FILES

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02	12/07/2022	ISSUED FOR DEVELOPMENT APPLICATION	027	MP
03	10/12/2024	ISSUED FOR DEVELOPMENT APPLICATION	049	MP
04	10/01/2025	ISSUED FOR DEVELOPMENT APPLICATION	050	MP
05	08/08/2025	ISSUED FOR DEVELOPMENT APPLICATION	061	MP

TITLE	NAME
DRAFTER	G.SHARMA
DRAFTING CHECK	P.D'ORAZIO
DESIGNER	S. ZALLOUA
DESIGN CHECK	M. PATEL
PROJECT MANAGER	M. PATEL
PROJECT DIRECTOR	G. FLEMING

SCALES AT A1 SIZE DRAWING
SCALE 1:1000 10 0 10 20 30 40 50

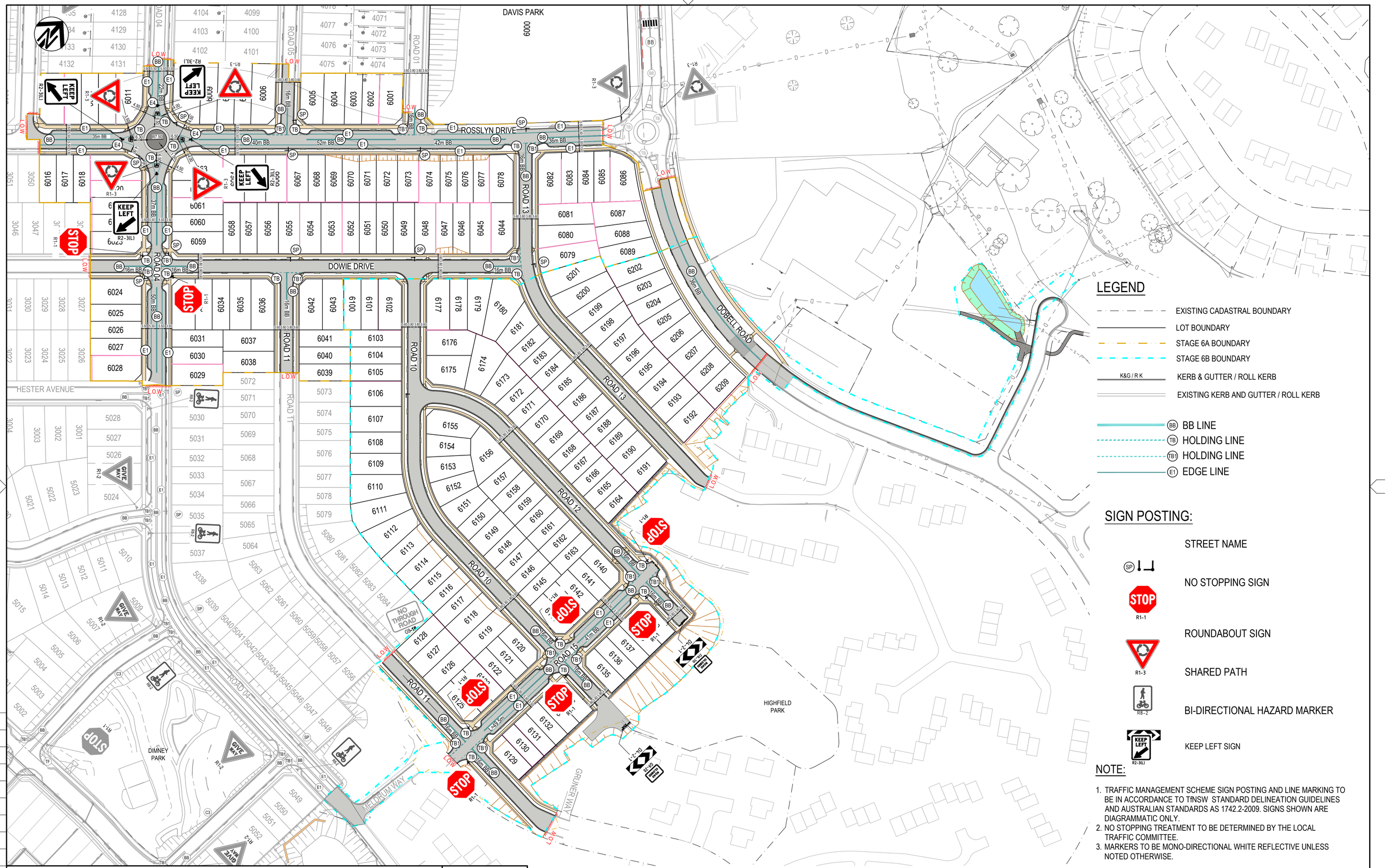
DESIGNER
smec an SJ company
©SMEC AUSTRALIA PTY LTD (ABN 47 065 475 149)
LEVEL 6, 3 HORWOOD PLACE
PARRAMATTA NSW 2059
SMEC PROJECT No 300178164

CLIENT
LANDCOM

PROJECT TITLE
CAMPBELLTOWN CITY COUNCIL
CLAYMORE - STAGE 06
RETAINING WALL
PLAN

SCALE	PHASE	PROJECT / DRAWING No.	REVISION
AS NOTED	PRELIMINARY	300178164.06.DA601	05

150 mm ON ORIGINAL
A1



LEGEND

- EXISTING CADASTRAL BOUNDARY
- LOT BOUNDARY
- STAGE 6A BOUNDARY
- STAGE 6B BOUNDARY
- K&G / R K — KERB & GUTTER / ROLL KERB
- EXISTING KERB AND GUTTER / ROLL KERB
- BB — BB LINE
- TB — HOLDING LINE
- TB1 — HOLDING LINE
- E1 — EDGE LINE

SIGN POSTING:

- STREET NAME
- NO STOPPING SIGN (STOP R1-1)
- ROUNDABOUT SIGN (R1-3)
- SHARED PATH
- BI-DIRECTIONAL HAZARD MARKER (R8-2)
- KEEP LEFT SIGN (R2-3(L))

NOTE:

1. TRAFFIC MANAGEMENT SCHEME SIGN POSTING AND LINE MARKING TO BE IN ACCORDANCE TO TfNSW STANDARD DELINEATION GUIDELINES AND AUSTRALIAN STANDARDS AS 1742.2-2009. SIGNS SHOWN ARE DIAGRAMMATIC ONLY.
2. NO STOPPING TREATMENT TO BE DETERMINED BY THE LOCAL TRAFFIC COMMITTEE.
3. MARKERS TO BE MONO-DIRECTIONAL WHITE REFLECTIVE UNLESS NOTED OTHERWISE.

150 mm ON ORIGINAL

DRAWING FILE LOCATION / NAME: C:\12dS\data\SMECSYN\300178164 - Claymore Stage 4-6 Civil_101\300178164\78164.06\11. CAD\01_Dwg\02_DA\Stage_06\300178164.06.DA801.dwg

PLOT DATE: 07/08/2025 TIME: 5:31:43 pm

EXTERNAL REFERENCE FILES

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02	12/07/2022	ISSUED FOR DEVELOPMENT APPLICATION	027	MP
03	10/12/2024	ISSUED FOR DEVELOPMENT APPLICATION	049	MP
04	10/01/2025	ISSUED FOR DEVELOPMENT APPLICATION	050	MP
05	08/08/2025	ISSUED FOR DEVELOPMENT APPLICATION	061	MP

TITLE	NAME
DRAFTER	G.SHARMA
DRAFTING CHECK	P.D'ORAZIO
DESIGNER	S. ZALLOUA
DESIGN CHECK	M. PATEL
PROJECT MANAGER	M. PATEL
PROJECT DIRECTOR	G. FLEMING

SCALES AT A1 SIZE DRAWING

SCALE 1:1000 — 10 0 10 20 30 40 50

DESIGNER: smec an SJ company

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LEVEL 6, 3 HORWOOD PLACE
PARRAMATTA NSW 2059
SMEC PROJECT No 300178164

CLIENT: LANDCOM

PROJECT TITLE: CAMPBELLTOWN CITY COUNCIL
CLAYMORE - STAGE 06

LINE MARKING & SIGN POSTING PLAN

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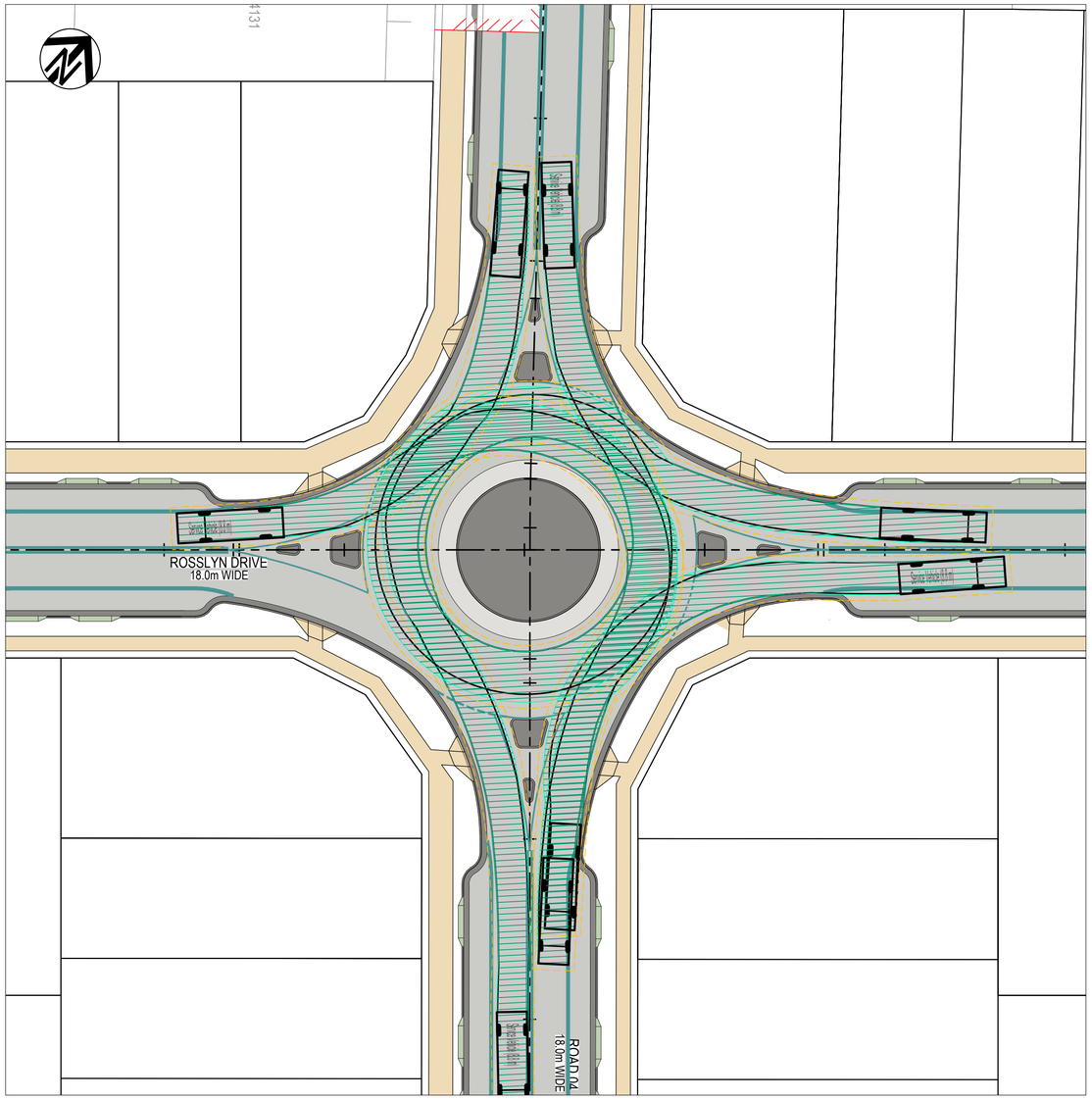
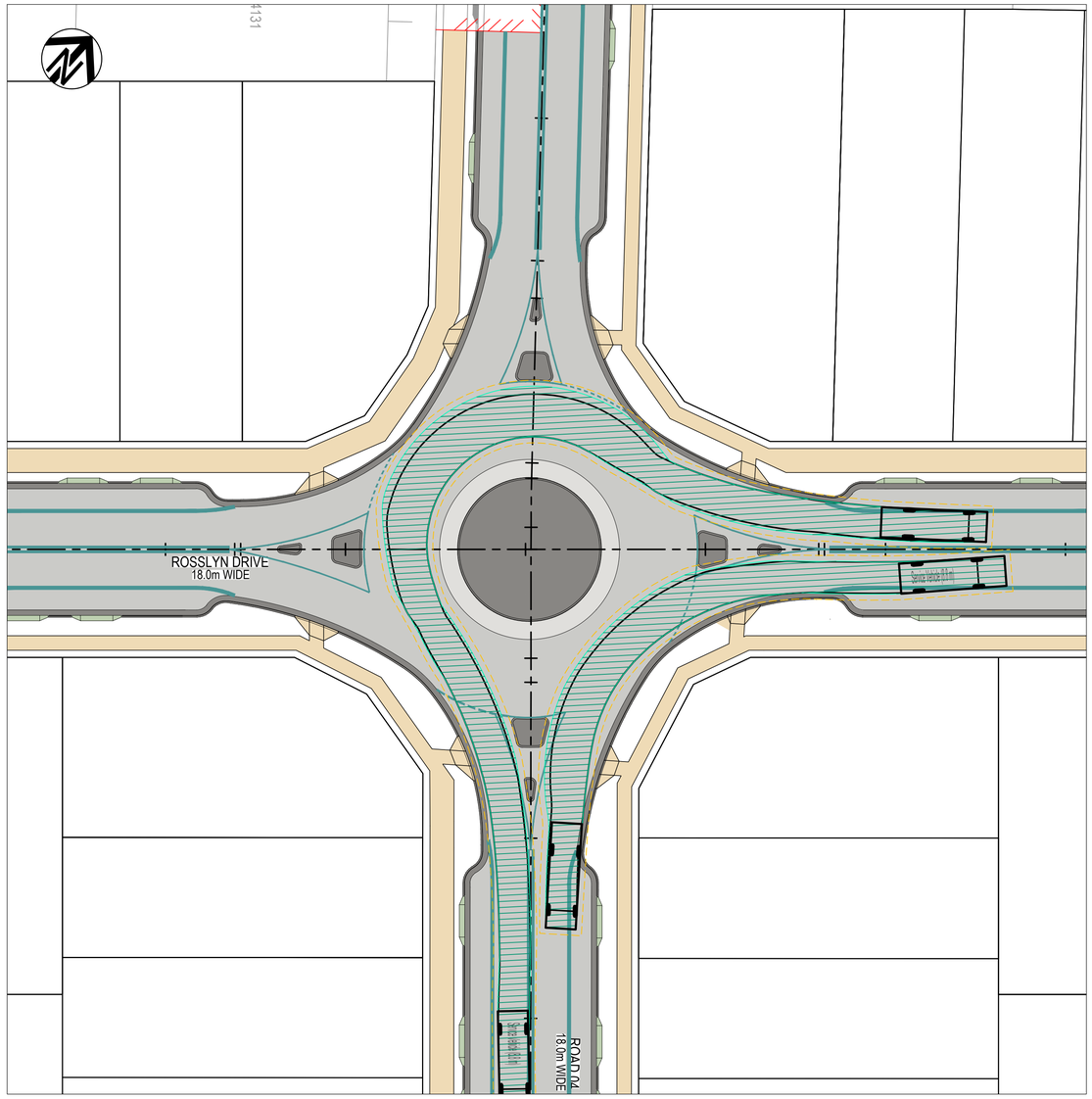
AS NOTED	PRELIMINARY	300178164.06.DA801	05



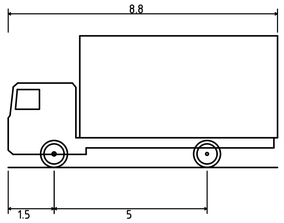
TURNING PATH PLAN 01
SCALE 1:250



TURNING PATH PLAN 02
SCALE 1:250

LEGEND

- EXISTING CADASTRAL BOUNDARY
- LOT BOUNDARY
- K&G / R K — KERB & GUTTER / ROLL KERB
- EXISTING KERB AND GUTTER / ROLL KERB
- (BB) BB LINE
- (TB) HOLDING LINE
- (TB1) HOLDING LINE
- (E1) EDGE LINE



Service Vehicle (8.8 m)	
Overall Length	8.800m
Overall Width	2.500m
Overall Body Height	4.300m
Min Body Ground Clearance	0.427m
Track Width	2.500m
Lock-to-lock time	**4.00s**

- BODY ENVELOPE
- WHEEL ENVELOPE
- 500mm ENVELOPE

DRAWING FILE LOCATION / NAME
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PLOT DATE 07/08/2025 TIME 4:44:20 pm

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X_78164.06_BASE
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X_78164.06_HATCH
$91000/A1/Lot14/proj/20111/2)_M
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REV	DATE	AMENDMENT / REVISION DESCRIPTION	WVR No.	APPROVAL
01	30/06/2022	ISSUED FOR DEVELOPMENT APPLICATION	026	MP
02	12/07/2022	ISSUED FOR DEVELOPMENT APPLICATION	027	MP
03	10/12/2024	ISSUED FOR DEVELOPMENT APPLICATION	049	MP
04	10/01/2025	ISSUED FOR DEVELOPMENT APPLICATION	050	MP
05	08/08/2025	ISSUED FOR DEVELOPMENT APPLICATION	061	MP

DRAFTER	G.SHARMA
DRAFTING CHECK	P.D'ORAZIO
DESIGNER	S. ZALLOUA
DESIGN CHECK	M. PATEL
PROJECT MANAGER	M. PATEL
PROJECT DIRECTOR	G. FLEMING

SCALES AT A1 SIZE DRAWING

DESIGNER
smec an Su company
©SMEC AUSTRALIA PTY LTD (ABN 47 065 475 149)
LEVEL 6, 3 HORWOOD PLACE
PARRAMATTA NSW 2059
SMEC PROJECT No 300178164

CLIENT
LANDCOM

PROJECT TITLE
CAMPBELLTOWN CITY COUNCIL
CLAYMORE - STAGE 06
TURNING PATH
PLAN
SHEET 1

SCALE	PHASE	PROJECT / DRAWING No.	REVISION
AS NOTED	PRELIMINARY	300178164.06.DA811	05

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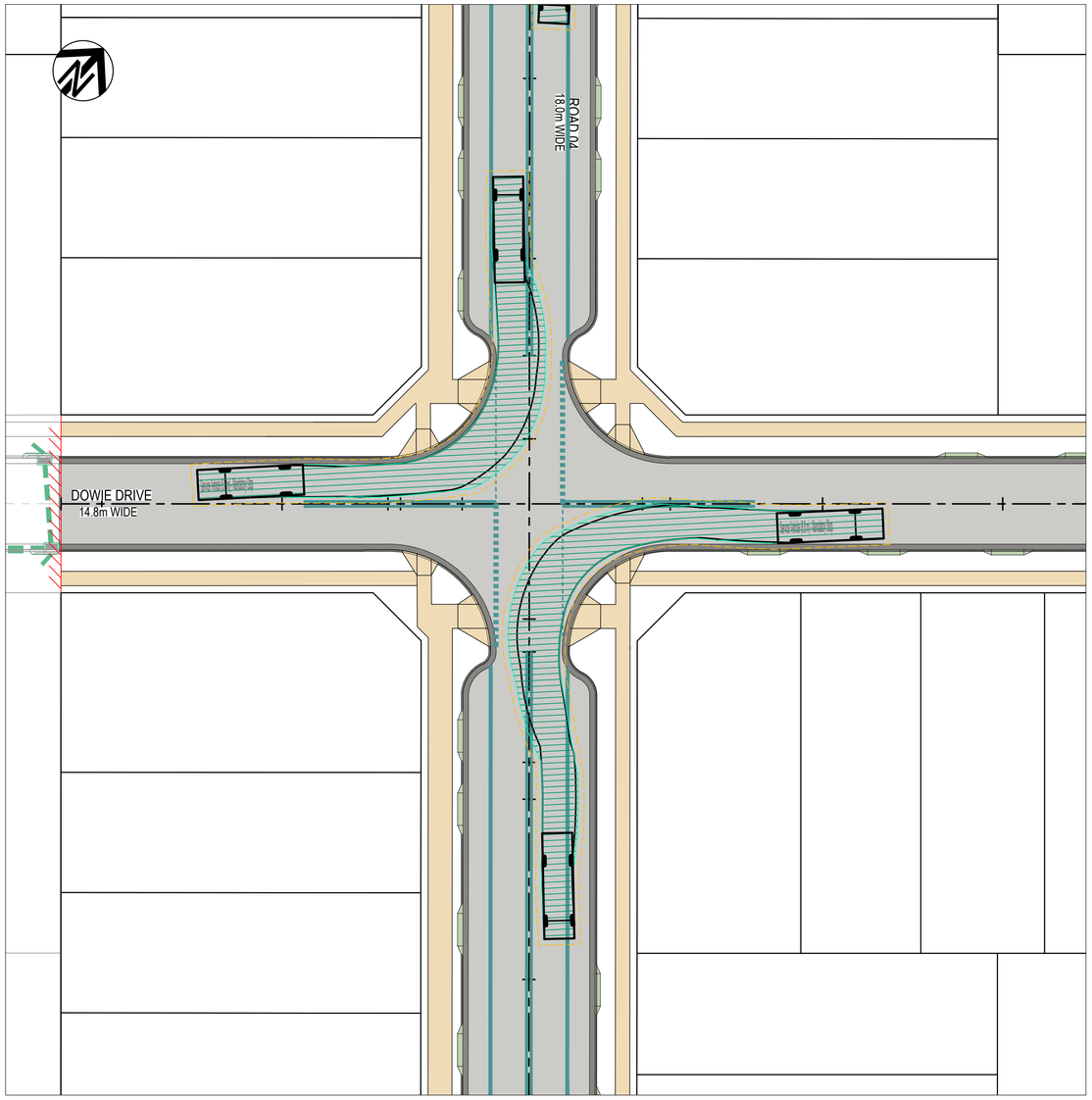
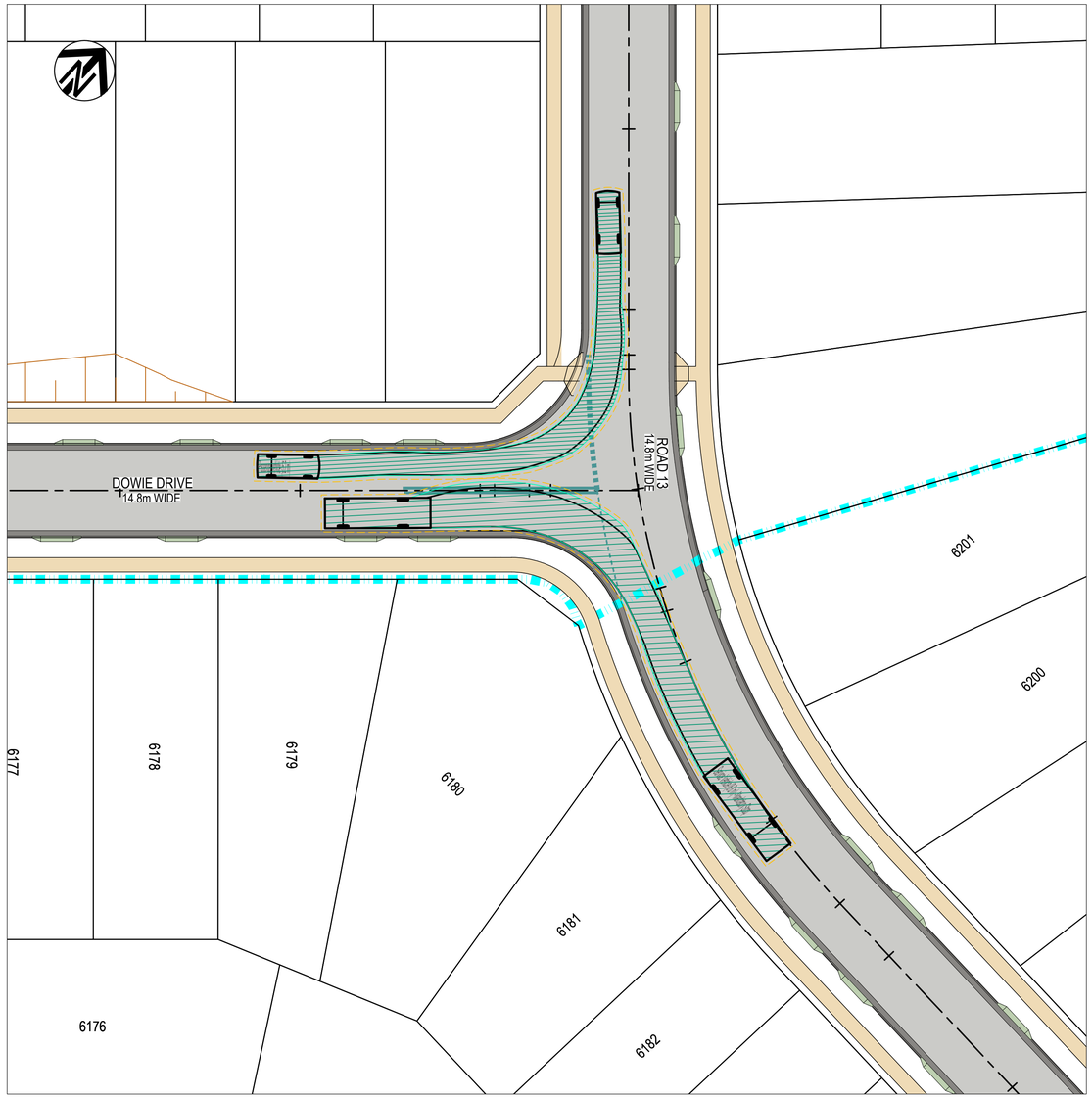


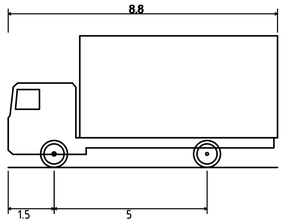
TURNING PATH PLAN 03
SCALE 1:250



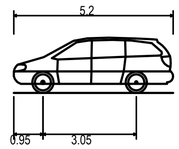
TURNING PATH PLAN 04
SCALE 1:250

LEGEND

- EXISTING CADASTRAL BOUNDARY
- LOT BOUNDARY
- K&G / R K — KERB & GUTTER / ROLL KERB
- EXISTING KERB AND GUTTER / ROLL KERB
- (BB) BB LINE
- (TB) HOLDING LINE
- (TB1) HOLDING LINE
- (E1) EDGE LINE



Service Vehicle (8.8 m)	
Overall Length	8.800m
Overall Width	2.500m
Overall Body Height	4.300m
Min Body Ground Clearance	0.427m
Track Width	2.500m
Lock-to-lock time	**4.00s**



PASSENGER VEHICLE (5.2m)

Overall Length	5.200m
Overall Width	1.940m
Overall Body Height	1.804m
Min Body Ground Clearance	0.295m
Track Width	1.840m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	6.300m

- BODY ENVELOPE
- WHEEL ENVELOPE
- 500mm ENVELOPE

150 mm ON ORIGINAL

A1

DRAWING FILE LOCATION / NAME
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PLOT DATE 07/08/2025 TIME 4:44:19 pm

EXTERNAL REFERENCE FILES
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X:\78164.41_RW_CTRL

REV	DATE	AMENDMENT / REVISION DESCRIPTION	WVR No.	APPROVAL
01	30/06/2022	ISSUED FOR DEVELOPMENT APPLICATION	026	MP
02	12/07/2022	ISSUED FOR DEVELOPMENT APPLICATION	027	MP
03	10/12/2024	ISSUED FOR DEVELOPMENT APPLICATION	049	MP
04	10/01/2025	ISSUED FOR DEVELOPMENT APPLICATION	050	MP
05	08/08/2025	ISSUED FOR DEVELOPMENT APPLICATION	061	MP

TITLE	NAME
DRAFTER	G.SHARMA
DRAFTING CHECK	P.D'ORAZIO
DESIGNER	S. ZALLOUA
DESIGN CHECK	M. PATEL
PROJECT MANAGER	M. PATEL
PROJECT DIRECTOR	G. FLEMING

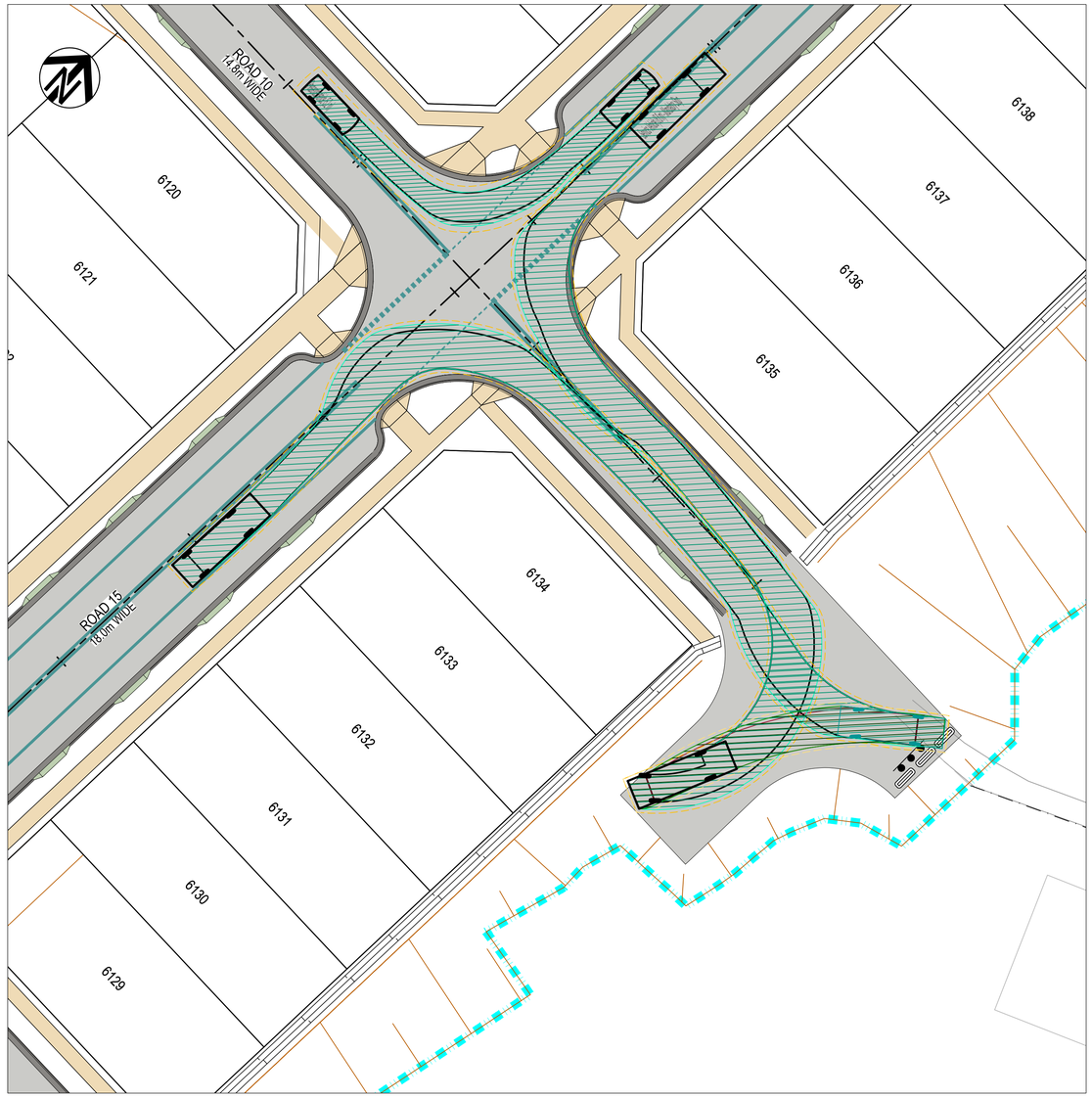
SCALES AT A1 SIZE DRAWING

DESIGNER
smec an SJ company
©SMEC AUSTRALIA PTY LTD (ABN 47 065 475 149)
LEVEL 6, 3 HORWOOD PLACE
PARRAMATTA NSW 2059
SMEC PROJECT No 300178164

CLIENT
LANDCOM

PROJECT TITLE
CAMPBELLTOWN CITY COUNCIL
CLAYMORE - STAGE 06
TURNING PATH
PLAN
SHEET 2

SCALE	PHASE	PROJECT / DRAWING No.	REVISION
AS NOTED	PRELIMINARY	300178164.06.DA812	05

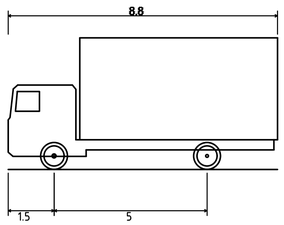


TURNING PATH PLAN 06

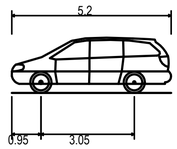
SCALE 1:250

LEGEND

- EXISTING CADASTRAL BOUNDARY
- LOT BOUNDARY
- K&G / R K — KERB & GUTTER / ROLL KERB
- EXISTING KERB AND GUTTER / ROLL KERB
- BB — BB LINE
- TB — HOLDING LINE
- TB1 — HOLDING LINE
- E1 — EDGE LINE



Service Vehicle (8.8 m)	
Overall Length	8.800m
Overall Width	2.500m
Overall Body Height	4.300m
Min Body Ground Clearance	0.427m
Track Width	2.500m
Lock-to-lock time	**4.00s**



PASSENGER VEHICLE (5.2m)

Overall Length	5.200m
Overall Width	1.940m
Overall Body Height	1.804m
Min Body Ground Clearance	0.295m
Track Width	1.840m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	6.300m

- BODY ENVELOPE
- WHEEL ENVELOPE
- 500mm ENVELOPE

150 mm ON ORIGINAL

A1

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PLOT DATE: 07/08/2025 TIME: 4:44:21 pm

EXTERNAL REFERENCE FILES

REV	DATE	AMENDMENT / REVISION DESCRIPTION	WVR No.	APPROVAL
01	30/06/2022	ISSUED FOR DEVELOPMENT APPLICATION	026	MP
02	12/07/2022	ISSUED FOR DEVELOPMENT APPLICATION	027	MP
03	10/12/2024	ISSUED FOR DEVELOPMENT APPLICATION	049	MP
04	10/01/2025	ISSUED FOR DEVELOPMENT APPLICATION	050	MP
05	08/08/2025	ISSUED FOR DEVELOPMENT APPLICATION	061	MP

TITLE	NAME
DRAFTER	G.SHARMA
DRAFTING CHECK	P.D'ORAZIO
DESIGNER	S. ZALLOUA
DESIGN CHECK	M. PATEL
PROJECT MANAGER	M. PATEL
PROJECT DIRECTOR	G. FLEMING

SCALES AT A1 SIZE DRAWING

DESIGNER: smec an SJ company

©SMEC AUSTRALIA PTY LTD (ABN 47 065 475 149)
LEVEL 6, 3 HORWOOD PLACE
PARRAMATTA NSW 2059
SMEC PROJECT No 300178164

CLIENT: LANDCOM

PROJECT TITLE: CAMPBELLTOWN CITY COUNCIL
CLAYMORE - STAGE 06
TURNING PATH
PLAN
SHEET 3

SCALE	PHASE	PROJECT / DRAWING No.	REVISION
AS NOTED	PRELIMINARY	300178164.06.DA813	05

DAVIS PARK

ROSSLYN DRIVE

DOWIE DRIVE

ROAD 04

ROAD 11

ROAD 10

ROAD 13

ROAD 12

ROAD 15

DOBELL ROAD

L.O.W

LEGEND

- EXISTING CADASTRAL BOUNDARY
- EXISTING CONTOUR
- DESIGN CONTOUR
- ROAD BOUNDARY
- LOT BOUNDARY
- STAGE 6A BOUNDARY
- STAGE 6B BOUNDARY
- DRAINAGE PIPE WITH PIT
- DRAINAGE PIPE WITH PIT (EXISTING)
- OVERLAND FLOW
- STRAW BALES
- SEDIMENT FENCE (INDICATIVE LOCATION)
- DISTURBED SITE AREA
- SURFACE INLET SEDIMENT TRAP
- STABILISED SITE ACCESS
- POSSIBLE STOCKPILE AREA

NOTE:

1. ALL EXPOSED / DISTURBED AREAS TO BE STABILISED WITH SPRAY GRASS, MULCH OR SIMILAR.
2. TEMPORARY DETENTION BASIN TO BE UTILISED AS A SEDIMENT BASIN DURING CONSTRUCTION

WARNING

BEFORE YOU DIG www.1ydc.com.au

BEWARE OF UNDERGROUND SERVICES

The location of underground services is approximate only and the exact position should be proven on site. No guarantee is given that all existing services are shown. Contractor to locate all underground services prior to commencement of works.

BEWARE OF ASBESTOS

Underground services may be constructed from asbestos containing material. Contractor to manage potential asbestos hazard in line with relevant authority and EPA standards.

SAFETY MEASURES REQUIRED

For potential risks, consequences and controls refer to Safety In Design Risk Register SID P4.E6.

WARNING

FINES APPLY

It is illegal to allow soil, cement slurry or other building materials to enter, drain or be pumped into the stormwater system.

Campbelltown City Council 4645 4608

Protecting our waterways

campbelltown.nsw.gov.au

THE SIGNS1 MUST BE CONSTRUCTED OF DURABLE MATERIALS, AT LEAST THE SIZE OF A STANDARD "FOR SALE" SIGN (1200X900). THE WORDING OF THE SIGN MUST BE AS FOLLOWS: THE WARNING AND FINE STATEMENT WORDING MUST BE AT LEAST 120mm HIGH AND THE REMAINDER, AT LEAST 60mm HIGH. THE WARNING AND FINE DETAILS MUST BE RED BOLDED CAPITALS AND THE REMAINING WORDS IN DARK COLOURED LOWER CASE LETTERS ON A WHITE BACKGROUND, SURROUNDED BY A RED BORDER.

(CONTRACTOR TO CONFIRM FINAL SIGNAGE WITH COUNCIL)

POLLUTANT SIGN

ON SITE DETENTION AREA
STORMWATER MAY RISE
IN THIS AREA TO A
DEPTH OF 1.0 METERS
DURING HEAVY RAIN
SWIMMING IS PROHIBITED

OSD WARNING SIGN
(TO COUNCIL STANDARD)

DRAWING FILE LOCATION / NAME: C:\12dSI\data\SMECSYN\300178164 - Claymore Stage 4-6 Civil_101\300178164\178164.06\11. CAD\01_Dwg\02_DA\Stage_06\300178164.06.DA851.dwg

PLOT DATE: 07/08/2025 TIME: 5:32:49 pm

EXTERNAL REFERENCE FILES:
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X_77639_BDS
X_77639_STG3_DRN
X_77639_STG3A_BDRY
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X_77639_STG3B_DES
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REV	DATE	AMENDMENT / REVISION DESCRIPTION	WVR No.	APPROVAL
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DESIGNER	S. ZALLOUA
DESIGN CHECK	M. PATEL
PROJECT MANAGER	M. PATEL
PROJECT DIRECTOR	G. FLEMING

SCALES AT A1 SIZE DRAWING

SCALE 1:1000 (10 0 10 20 30 40 50)

DESIGNER

smec an SU company

©SMEC AUSTRALIA PTY LTD (ABN 47 065 475 149)

LEVEL 6, 3 HORWOOD PLACE
PARRAMATTA NSW 2059
SMEC PROJECT No 300178164

CLIENT: LANDCOM

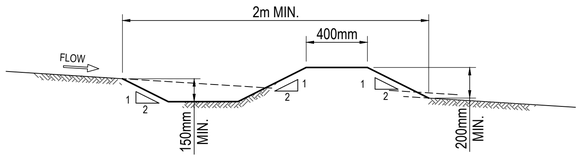
PROJECT TITLE

CAMPBELLTOWN CITY COUNCIL
CLAYMORE - STAGE 06

SOIL & WATER MANAGEMENT PLAN

SCALE	PHASE	PROJECT / DRAWING No.	REVISION
AS NOTED	PRELIMINARY	300178164.06.DA851	05

A1 150 mm ON ORIGINAL

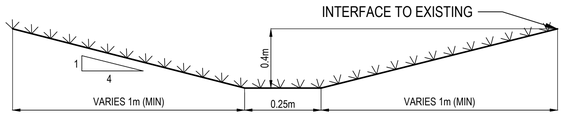


EARTH BANK (LOW FLOW)

SCALE N.T.S

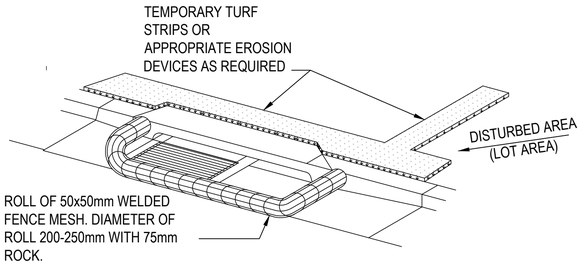
CONSTRUCTION NOTES:

1. BUILD WITH GRADIENTS BETWEEM 1% - 5%.
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, PARABLOIC 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.



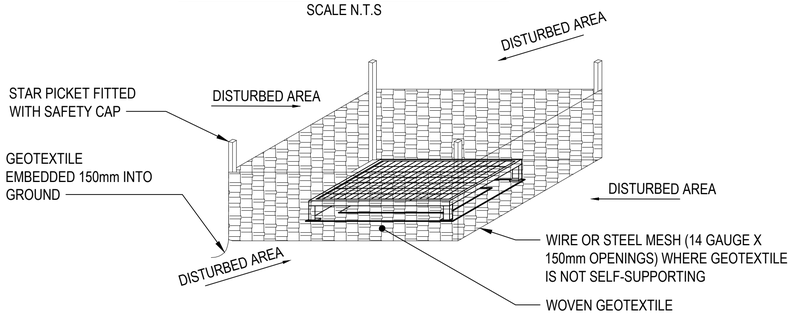
TEMPORARY CATCH DRAIN

SCALE N.T.S



PLAN OF KERB INLET SEDIMENT TRAP

SCALE N.T.S

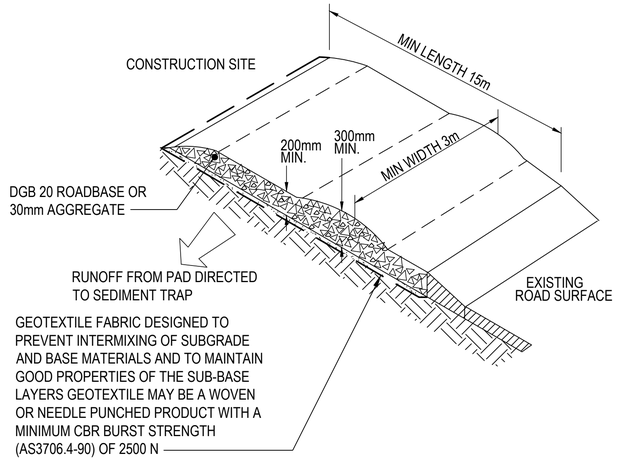


GEOTEXTILE INLET FILTER

SCALE N.T.S

CONSTRUCTION NOTES:

1. FABRICATE A SEDIMENT BARRIER MADE FROM GEOTEXTILE OR STRAW BALES.
2. REDUCE THE PICKET SPACING TO 1m CENTRES.
3. IN WATERWAYS, ARTIFICIAL SAG POINTS CAN BE CREATED WITH SANDBAGS OR EARTH BANKS AS SHOWN IN THE DRAWING.
4. DO NOT COVER THE INLET WITH GEOTEXTILE UNLESS THE DESIGN IS ADEQUATE TO ALLOW FOR ALL WATERS TO BYPASS IT.

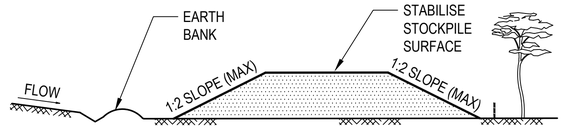


STABILISED SITE ACCESS

N.T.S.

CONSTRUCTION NOTES:

1. STRIP THE TOPSOIL, LEVEL THE SITE AND COMPACT THE SUBGRADE.
2. COVER THE AREA WITH NEEDLE-PUNCHED GEOTEXTILE.
3. CONSTRUCT A 200mm THICK PAD OVER THE GEOTEXTILE USING ROAD BASE OR 30mm 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.

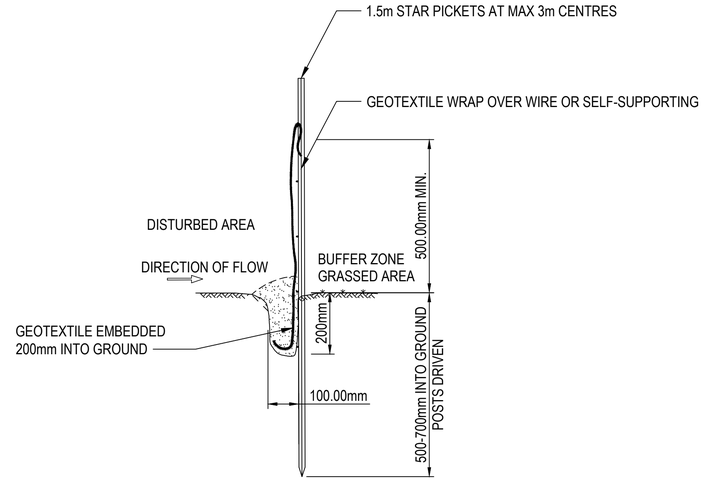


STOCKPILES

SCALE N.T.S

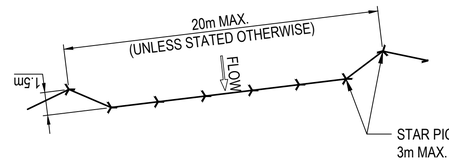
CONSTRUCTION NOTES:

1. PLACE STOCKPILES MORE THEN 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 ABLE 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 EARTHBANKS ON THE UPSLOPE SIDE TO DIVERT WATER AROUND STOCKPILES ANS SEDIMENT FENCES 1 TO 2 METRES DOWNSLOPE.



SEDIMENT FENCE

SCALE N.T.S



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 150mm 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 THE 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 THE SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150mm OVERLAP.
6. BACKFILL THE TRENCH OVER THE BASE OF THE FABRIC AND COMPACT IT THOROUGHLY OVER THE GEOTEXTILE.

WARNING

BEFORE YOU DIG www.byda.com.au

BEWARE OF UNDERGROUND SERVICES

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BEWARE OF ASBESTOS

Underground services may be constructed from asbestos containing material. Contractor to manage potential asbestos hazard in line with relevant authority and EPA standards.

SAFETY MEASURES REQUIRED

For potential risks, consequences and controls refer to Safety In Design Risk Register SID P4.E6.

150 mm ON ORIGINAL

A1

DRAWING FILE LOCATION / NAME: C:\12dSI\data\SMECSYN\300178164 - Claymore Stage 4-6 Civil_101\300178164\178164.06\11. CAD\01_Dwg\02_DA\Stage_06\300178164.06.DA861.dwg

PLOT DATE: 07/08/2025 TIME: 4:43:42 pm

EXTERNAL REFERENCE FILES: K_3001_SMEC_d1, K_178164.06_SW_DET

REV	DATE	AMENDMENT / REVISION DESCRIPTION	WVR No.	APPROVAL
01	30/06/2022	ISSUED FOR DEVELOPMENT APPLICATION	026	MP
02	12/07/2022	ISSUED FOR DEVELOPMENT APPLICATION	027	MP
03	10/12/2024	ISSUED FOR DEVELOPMENT APPLICATION	049	MP
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DESIGNER	S. ZALLOUA
DESIGN CHECK	M. PATEL
PROJECT MANAGER	M. PATEL
PROJECT DIRECTOR	G. FLEMING

SCALES AT A1 SIZE DRAWING

DESIGNER: smec an SJ company

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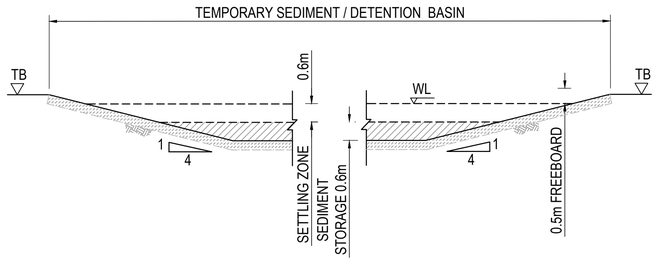
LEVEL 6, 3 HORWOOD PLACE
PARRAMATTA NSW 2059
SMEC PROJECT No 300178164

CLIENT: LANDCOM

PROJECT TITLE: CAMPBELLTOWN CITY COUNCIL
CLAYMORE - STAGE 06
SOIL & WATER MANAGEMENT DETAILS SHEET 1

SCALE	PHASE	PROJECT / DRAWING No.	REVISION
AS NOTED	PRELIMINARY	300178164.06.DA861	05

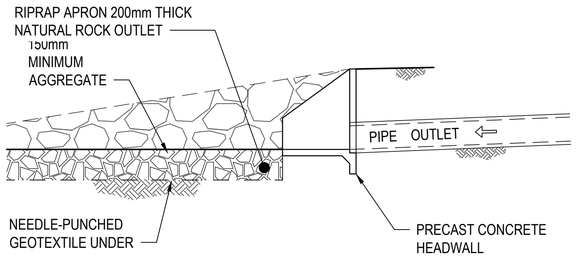


TYPICAL SECTION - SEDIMENT BASIN

SCALE N.T.S.

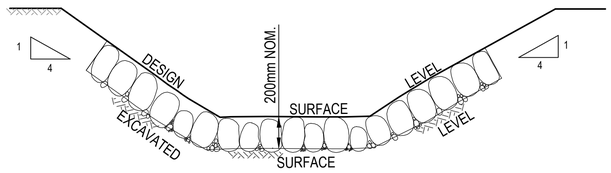
CONSTRUCTION NOTES:

1. STRIP THE TOPSOIL, LEVEL THE SITE AND COMPACT THE SUBGRADE.
2. COVER THE AREA WITH NEEDLE-PUNCHED GEOTEXTILE.
3. CONSTRUCT A 200mm THICK PAD OVER THE GEOTEXTILE USING ROAD BASE OR 30mm 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.



RIPRAP/SCOUR PROTECTED OUTLET DETAIL

SCALE N.T.S.



TYPICAL RIPRAP/SCOUR PROTECTION APRON SECTION

SCALE N.T.S.

(CONTRACTOR TO CONFIRM FINAL SIGNAGE WITH COUNCIL)
(SIGN TO BE ERECTED AT SITE ENTRY POINTS)
The sign(s) must be constructed of durable materials, at least the size of a standard "For Sale" sign (1200x900). The wording of the sign must be as follows: The warning and fine statement wording must be at least 120mm high and the remainder, at least 60mm high. The warning and fine details must be red bolded capitals and the remaining words in dark coloured lower case letters on a white background, surrounded by a red border.

SEDIMENT & EROSION CONTROL GENERAL NOTES:

1. THE CONTRACTOR SHALL IMPLEMENT ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO DISTURBANCE OF THE RELATED CATCHMENT AREA AND TO THE STANDARDS OF THE N.S.W DEPARTMENT OF HOUSING MANAGING URBAN STORMWATER "SOILS AND CONSTRUCTION 4TH EDITION MARCH 2004.
2. TOPSOIL SHALL BE STRIPPED AND STOCKPILED OUTSIDE HAZARD AREAS AS SHOWN ON PLANS. THIS TOPSOIL IS TO BE RESPREAD LATER ON AREAS TO BE REVEGETATED AND STABILISED ONLY. (I.E. ALL FOOTPATHS, TOPSOIL SHALL NOT BE RESPREAD ON ANY OTHER AREAS UNLESS BATTERS) SPECIFICALLY INSTRUCTED BY THE SUPERINTENDENT. IF STOCKPILES ARE TO REMAIN FOR LONGER THAN 14 DAYS STOCKPILES SHALL BE PROTECTED FROM EROSION BY COVERING THEM WITH A MULCH AND HYDROSEEDING AND, IF NECESSARY, BY LOCATING BANKS OR DRAINS UPSLOPE TO DIVERT THE RUNOFF AROUND THEM. IN SOME CIRCUMSTANCES IT MAY BE NECESSARY TO PLACE BANKS OR DRAINS DOWNSTREAM OF A STOCKPILE TO RETARD SEDIMENT LADEN RUNOFF.
3. THE CONTRACTOR SHALL REGULARLY MAINTAIN ALL SEDIMENT AND EROSION CONTROL DEVICES AND REMOVE ACCUMULATED SILT FROM SUCH DEVICES BEFORE NO MORE THAN 60% OF THEIR CAPACITY IS LOST. ALL THE SILT REMOVED SHALL BE DISPOSED OF AS DIRECTED BY THE SUPERINTENDENT. NO SILT IS TO BE PLACED OUTSIDE THE LIMIT OF WORKS. THE PERIOD FOR MAINTAINING THESE DEVICES SHALL BE AT LEAST UNTIL ALL DISTURBED AREAS ARE REVEGETATED AND FURTHER AS MAY BE DIRECTED BY THE SUPERINTENDENT OR COUNCIL.
4. THE CONTRACTOR SHALL PROVIDE SAND BAGS OR SEDIMENT TRAPS AT 20m CTS ACROSS EACH ROAD GUTTER AS AT COMPLETION OF FOOTPATH FORMATION TO AVOID SEDIMENT LOSS FROM THE ROAD & FOOTPATH AREAS.
5. VEHICULAR TRAFFIC SHALL BE CONTROLLED DURING CONSTRUCTION CONFINING ACCESS WHERE POSSIBLE TO PROPOSED OR EXISTING ROAD ALIGNMENTS.
6. WHEN ANY DEVICES ARE TO BE HANDED OVER TO ROAD & DRAINAGE CONTRACTORS THEY SHALL BE IN A CLEAN AND STABLE CONDITION.
7. THE CONTRACTOR SHALL MAINTAIN ALL REVEGETATED AREAS, INCLUDING WATERING UNTIL FINAL COMPLETION OF WORKS.
8. THE CONTRACTOR SHALL MAINTAIN DUST CONTROL UNTIL FINAL COMPLETION OF WORKS.
9. THE CONTRACTOR MUST COMMENCE REHABILITATION WITHIN A REASONABLE TIME OF ANY SITE REGRADING AND BATTER FORMATION.

WASTE CONTROL:

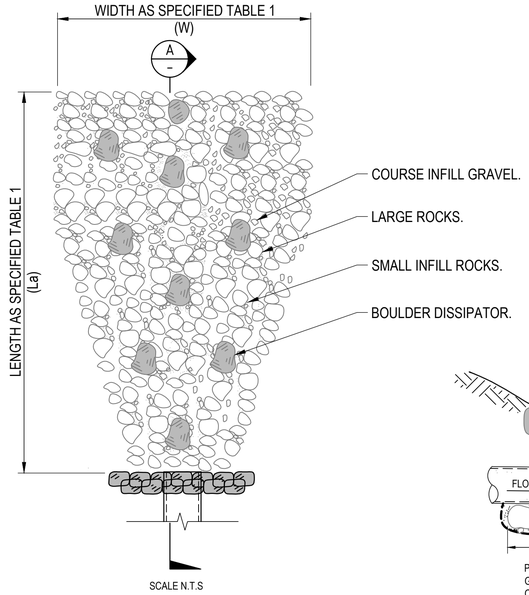
1. THE CONTRACTOR TO BE RESPONSIBLE FOR WASTE DISPOSAL ON SITE.
2. ALL BUILDING PRODUCTS & CLEARED VEGETATION TO BE REMOVED OFF SITE IN AN APPROVED MANNER TO LICENSED LAND FILL SITE.
3. EQUIPMENT MAINTENANCE & REFUELLING OF CONSTRUCTION VEHICLES TO BE DONE IN A DESIGNATED AREA USING BUNDING AND BEST PRACTICE MANAGEMENT CONTROLS FOR REFUELLING.
4. ALL SPILLS TO BE CLEARED UP IMMEDIATELY.

WHEEL WASH FACILITY:

1. ALL TRUCKS LEAVING THE SITE, HAVING HAD ACCESS TO UNPAVED OR CONTAMINATED AREAS, SHALL DEPART VIA A WHEEL WASH FACILITY IN ORDER TO PREVENT MUD, DUST OR DEBRIS FROM BEING DEPOSITED ON COUNCIL ROADS. IN ORDER TO ACHIEVE THIS, A WHEEL WASH FACILITY SHALL BE SUBMITTED FOR APPROVAL PRIOR TO COMMENCEMENT OF THE REMOVAL OF FILL MATERIAL FROM THE SITE. ANY DIRECTION OF COUNCIL WITH REGARD TO CLEANSING TRUCKS OR THE CLEAN-UP OF ROAD PAVEMENTS ADJOINING THE SITE SHALL BE COMPILED WITH IMMEDIATELY.

WEIR NOTES:

1. ALL EXPOSED BATTERS AND BASIN AREAS SHALL BE GRASSED.

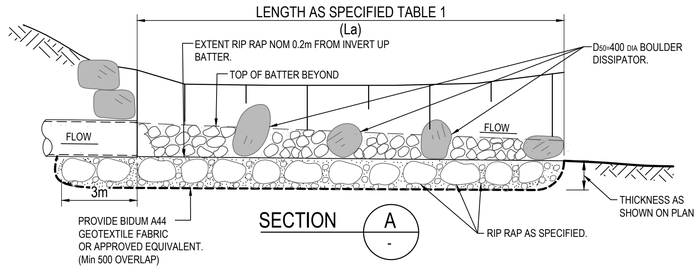


SCALE N.T.S

ROCK RIP RAP GRADUATION SIZE

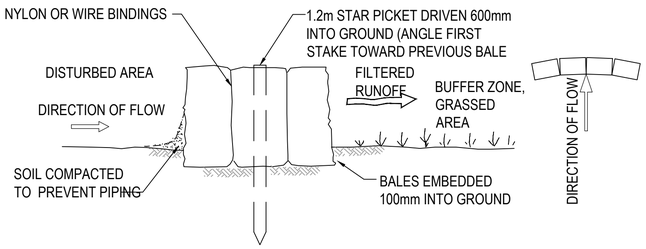
SHPERICAL DIA	% OF RIP RAP SMALLER (IE RIP RAP PASSING THROUGH SIEVE)
1.5-2.0 D_{50}	100%
1.5-2.0 D_{50}	50%
1.5-2.0 D_{50}	10-20%

D_{50} MEDIAN ROCK SIZE



TYPICAL SCOUR PROTECTION DETAIL

SCALE N.T.S



STRAW BALE FILTER ELEVATION

SCALE N.T.S

PLAN

N.T.S.

CONSTRUCTION NOTES:

1. CONSTRUCT STRAW BALE FILTER AS CLOSE AS POSSIBLE TO PARALLEL TO THE CONTOURS OF THE SITE OR AT THE TOE OF A SLOPE.
2. PLACE BALES LENGTHWISE IN A ROW WITH ENDS TIGHTLY ABUTTING. USE STRAW TO FILL ANY GAPS BETWEEN BALES. STRAW TO BE PLACED PARALLEL TO GROUND.
3. MAXIMUM HEIGHT OF FILTER IS ONE BALE.
4. ON SOFT MATERIALS, EMBED EACH BALE IN THE GROUND 75mm TO 100mm AND ANCHOR WITH TWO 1.2m STAR PICKETS. ANGLE THE FIRST STAKE IN EACH BALE TOWARDS THE PREVIOUSLY LAID BALE. DRIVE STAKES 600mm INTO THE GROUND AND FLUSH WITH THE TOP OF THE BALES.
5. WHERE STRAW BALE FILTER IS CONSTRUCTED DOWNSLOPE FROM A DISTURBED BATTER THE BALES SHOULD BE LOCATED 1.5m TO 2m DOWNSLOPE FROM THE TOE OF THE BATTER.
6. ESTABLISH A MAINTENANCE PROGRAM THAT ENSURES THE INTEGRITY OF THE BALES IS RETAINED - THEY COULD REQUIRE REPLACEMENT EACH TWO TO FOUR MONTHS.

WARNING

BEFORE YOU DIG www.byda.com.au

BEWARE OF UNDERGROUND SERVICES

The location of underground services is approximate only and the exact position should be proven on site. No guarantee is given that all existing services are shown. Contractor to locate all underground services prior to commencement of works.

BEWARE OF ASBESTOS

Underground services may be constructed from asbestos containing material. Contractor to manage potential asbestos hazard in line with relevant authority and EPA standards.

SAFETY MEASURES REQUIRED

For potential risks, consequences and controls refer to Safety In Design Risk Register SID P4.E6.

150 mm ON ORIGINAL

A1

DRAWING FILE LOCATION / NAME
C:\12dS\data\SMECSYN\300178164 - Claymore Stage 4-6 Civil_101\300178164\178164.06\11. CAD\01_Dwg\02_DA\Stage_06\300178164.06.DA862.dwg

PLOT DATE 07/08/2025 TIME 4:43:25 pm

EXTERNAL REFERENCE FILES

REV	DATE	AMENDMENT / REVISION DESCRIPTION	WVR No.	APPROVAL
01	30/06/2022	ISSUED FOR DEVELOPMENT APPLICATION	026	MP
02	12/07/2022	ISSUED FOR DEVELOPMENT APPLICATION	027	MP
03	10/12/2024	ISSUED FOR DEVELOPMENT APPLICATION	049	MP
04	10/01/2025	ISSUED FOR DEVELOPMENT APPLICATION	050	MP
05	08/08/2025	ISSUED FOR DEVELOPMENT APPLICATION	061	MP

TITLE	NAME
DRAFTER	G.SHARMA
DRAFTING CHECK	P.D'ORAZIO
DESIGNER	S. ZALLOUA
DESIGN CHECK	M. PATEL
PROJECT MANAGER	M. PATEL
PROJECT DIRECTOR	G. FLEMING

SCALES AT A1 SIZE DRAWING

DESIGNER
smec an SU company
©SMEC AUSTRALIA PTY LTD (ABN 47 065 475 149)
LEVEL 6, 3 HORWOOD PLACE
PARRAMATTA NSW 2059
SMEC PROJECT No 300178164

CLIENT
LANDCOM

PROJECT TITLE
CAMPBELLTOWN CITY COUNCIL
CLAYMORE - STAGE 06
SOIL & WATER MANAGEMENT DETAILS SHEET 2

SCALE	PHASE	PROJECT / DRAWING No.	REVISION
AS NOTED	PRELIMINARY	300178164.06.DA862	05

X:\300_SMEC_A1_178164.06_SW_DET

Context Plan

Drawing Register

Drawing No.	Drawing Title	Scale	Issue No.
Lo1	Title Sheet	N/A	C
Lo2	Path Hierarchy Masterplan	1:1500/1:3000	C
Lo3	Street Tree Masterplan	1:1500/1:3000	C
Lo4	Streetscape Plan	1:750/1:1500	C
Lo5	Streetscape Sections 1	1:50/1:100	C
Lo6	Streetscape Sections 2	1:50/1:100	B
Lo7	Materials & Plant Palette	N/A	B
Lo8	Indicative Mass Planting Schedule	N/A	A

Client LANDCOM

Project Manager Colliers

Revisions

Issue	Date	Description	Drawn	Check
ADV	17.02.21	DA	ML/YR	BC
A	27.06.22	DA	BL/CA	MW
B	04.12.24	DA	BL/NA	CB
C	12.08.25	DA	YZ	CB

JMD design
190 James Street
Redfern NSW 2016
T (02) 9310 5644
info@jmddesign.com.au

Project Claymore Stage 6A

Drawing title Title Sheet

Date August 2025

Scale N/A

Drawing No. Lo1

Issue No. C

Path Hierarchy Masterplan

Legend

Extent of Stage 6A works

EXISTING (Stage 1-2, Stage 3A, Stage 3B):

PROPOSED:

TO BE DELIVERED AS PART OF SEPARATE STAGES (3C, 4, 5,6B, 7/8, 9/10, 13):

Connections in surrounding open space

1.2m Wide Footpath

2.0m Wide Shareway

3.5m Wide Shareway

0 30 60 120m

Client: LANDCOM

Project Manager: Colliers

Revisions				
Issue	Date	Description	Drawn	Check
ADV	17.02.21	DA	ML/YR	BC
A	27.06.22	DA	BL/CA	MW
B	04.12.24	DA	BL/NA	CB
C	12.08.25	DA	YZ	CB

JMD design

190 James Street
Redfern NSW 2016
T (02) 9310 5644
info@jmddesign.com.au

Project: Claymore Stage 6A

Drawing title: Path Hierarchy Masterplan

Date: August 2025

Scale: 1:1500 @ A1 / 1:3000 @ A3

Drawing No.: Lo2

Issue No.: C

Street Tree Hierarchy Masterplan

Legend

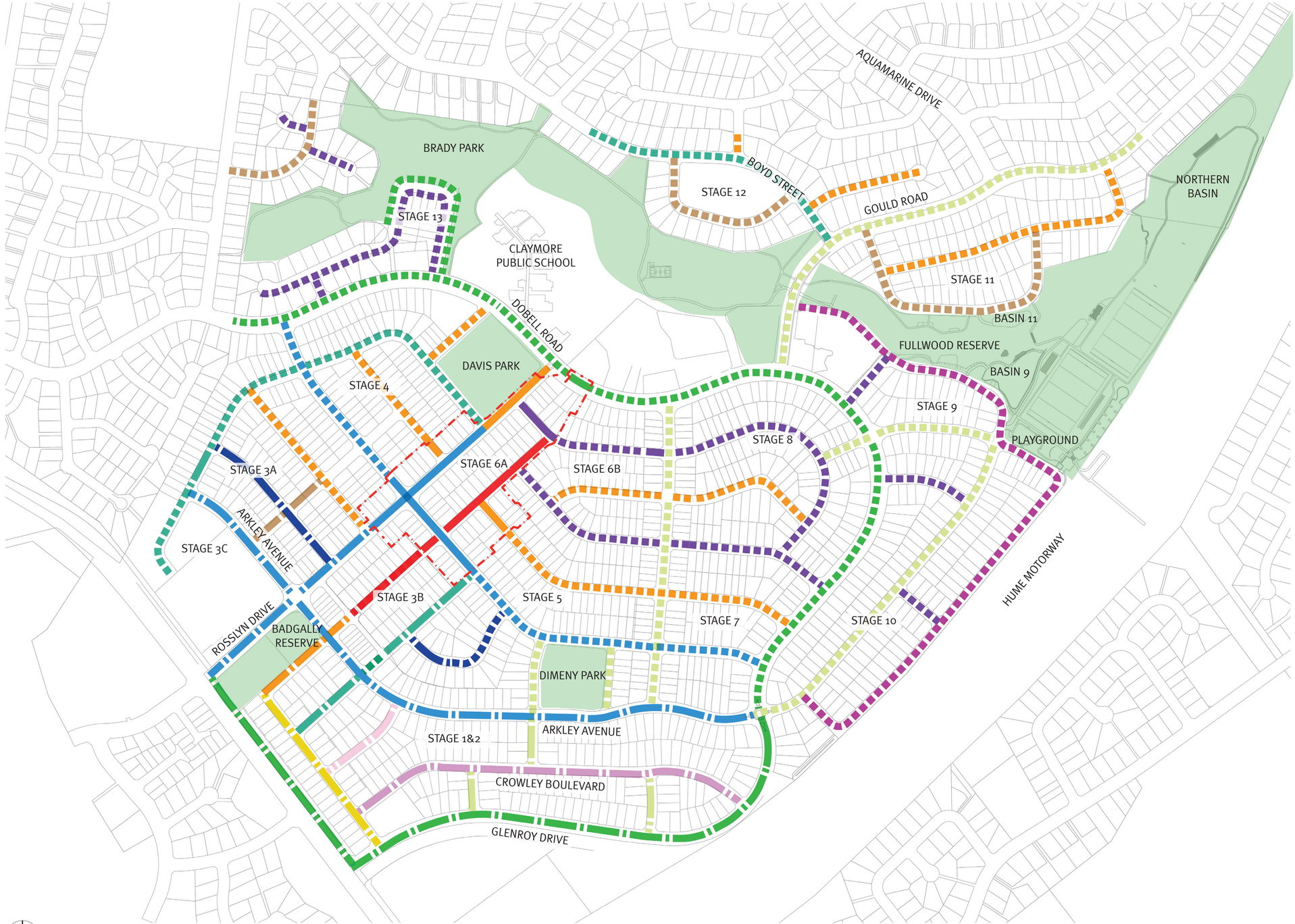
Extent of Stage 6A works

EXISTING (Stage 1-2, Stage 3A, Stage 3B):

PROPOSED:

TO BE DELIVERED AS PART OF SEPARATE STAGES (3C, 4, 5,6B, 7/8, 9/10, 13):

- Acer x freemanii 'Jeffersred'
- Angophora bakeri
- Angophora floribunda
- Corymbia maculata
- Cupaniopsis anacardioides
- Eucalyptus crebra
- Eucalyptus punctata
- Eucalyptus sideroxylon
- Lagerstroemia indica
- Platanus orientalis
- Pyrus ussuriensis
- Tristaniopsis laurina
- Waterhousea floribunda



0 30 60 120m

Client	Project Manager	Revisions					JMD design	190 James Street Redfern NSW 2016 T (02) 9310 5644 info@jmddesign.com.au	Project Claymore Stage 6A Drawing title Street Tree Masterplan	Date August 2025 Scale 1:1500 @ A1 / 1:3000 @ A3	Drawing No. L03	Issue No. C
LANDCOM	Colliers	Issue	Date	Description	Drawn	Check						
		ADV	17.02.21	DA	ML/YR	BC						
		A	27.06.22	DA	BL/CA	MW						
		B	04.12.24	DA	BL/NA	CB						
		C	12.08.25	DA	YZ	CB						

Streetscape Plan

Legend

- Extent of works
- Joint line
- Section line

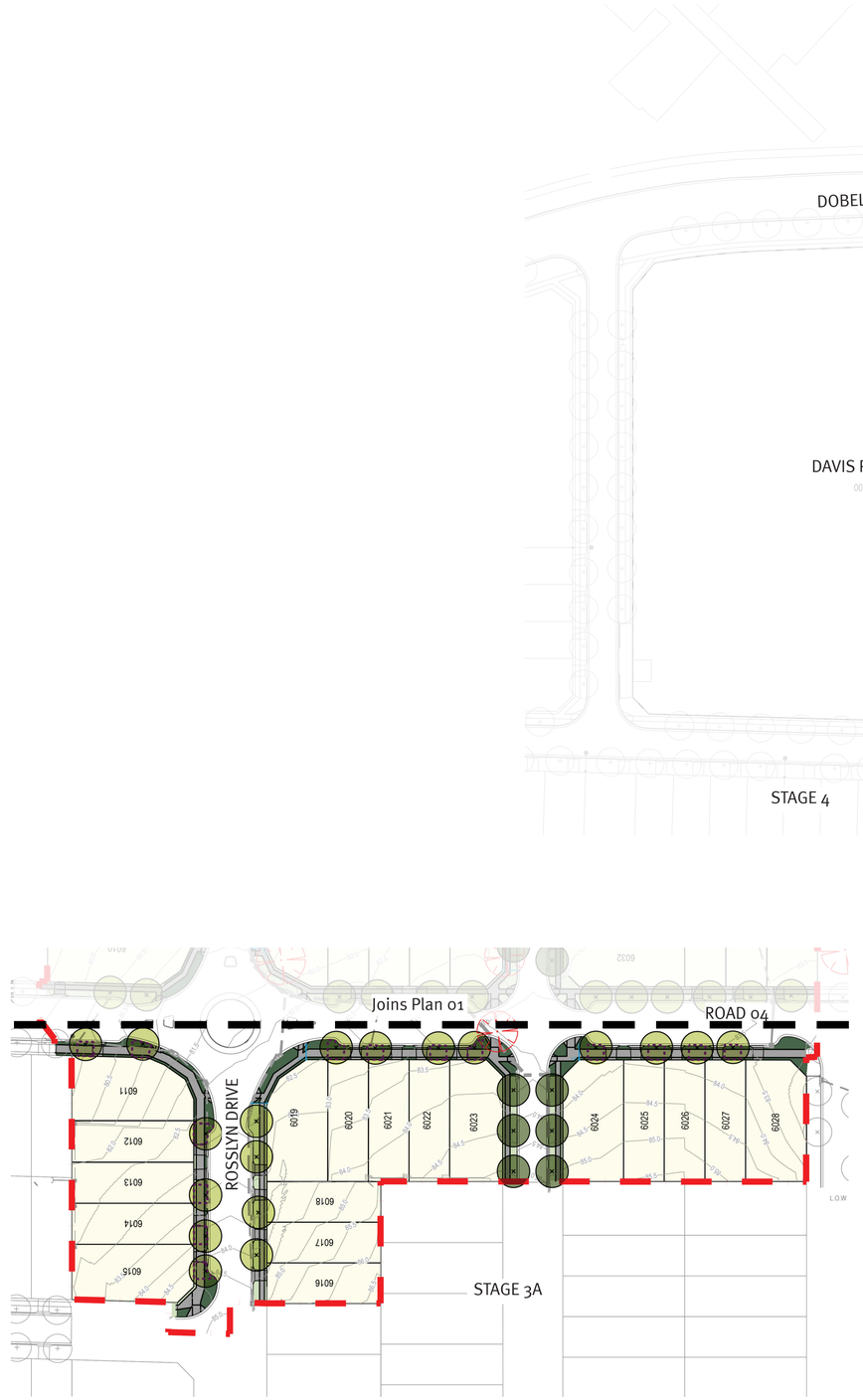
Proposed

- Lots
- Turf
- Mass planting along shareway /wide verge
- Extent of structural soil pit along and under shareway
- Concrete footpath 1.2m wide / shareway 2.0m wide
- Driveway location
- Stormwater line and pits refer to civil engineers documentation
- Light Poles - set-out TBC by Electrical consultant
- Trees to be removed and salvaged - refer Arborist report

Indicative Street Tree Schedule

Sym	Botanical Name	Common Name	Height & Spread @ 12 Years	Install Pot Size
Street Tree Planting				
Collector Road - Dobell Road				
×	*Eucalyptus crebra*	Narrow-leaved Ironbark	17x11m	75L
Minor Collector Road - Rosslyn Drive & road 04				
×	*Pyrus ussuriensis*	Ussurian Pear	10x6	75L
Local Road - Road 01, road 05, road 11 & road 13				
×	Corymbia maculata	Spotted Gum	20x15	75L
×	*Angophora bakeri*	Narrow-leaved Rough-barked Apple	10x8	75L
×	*Cupaniopsis anacardioides*	Tuckeroo	8x12	75L

1:750 @ A1 0 15 30m



INSET PLAN 01

PLAN 01

Joins Inset Plan 01

Client	Project Manager	Revisions			Drawn	Check	JMD design	190 James Street Redfern NSW 2016 T (02) 9310 5644 info@jmddesign.com.au	Project Claymore Stage 6A Drawing title Streetscape Plan	Date August 2025 Scale 1:750 @ A1 / 1:1500 @ A3	Drawing No. Lo4	Issue No. C
LANDCOM	Colliers	Issue	Date	Description								
		ADV	17.02.21	DA	ML/YR	BC						
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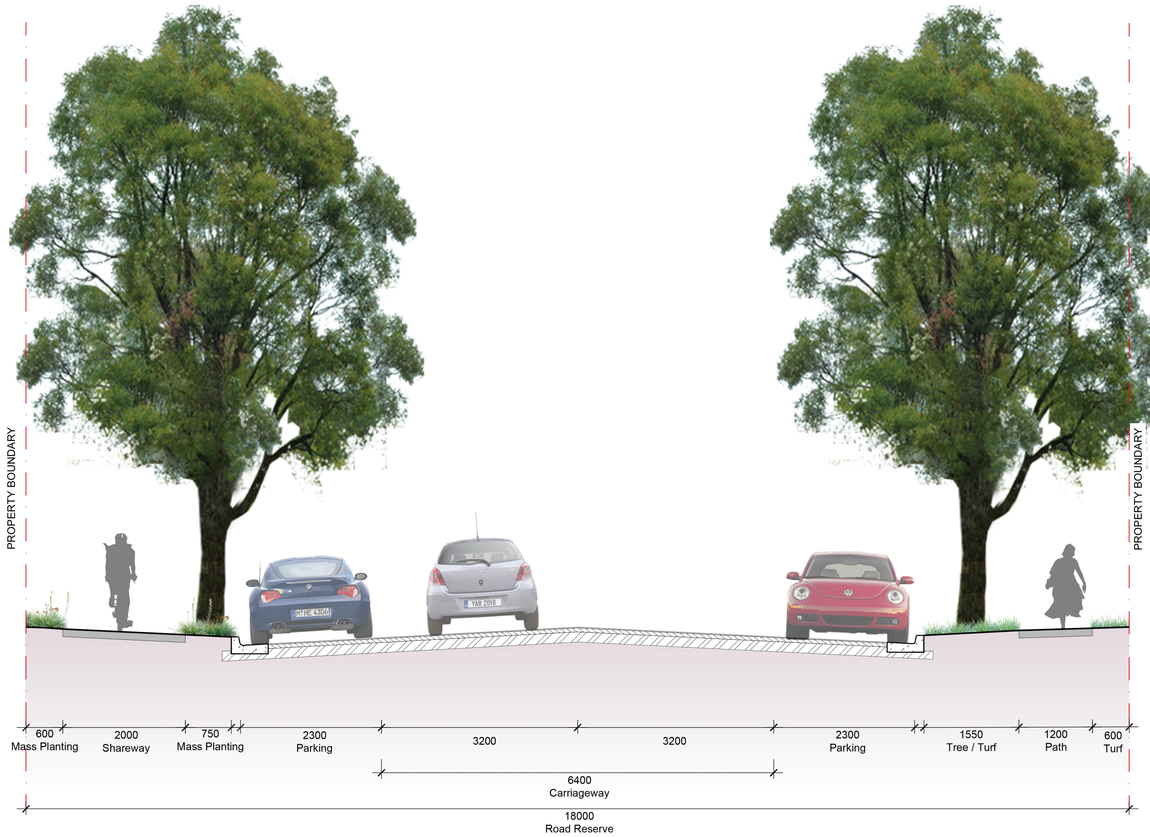
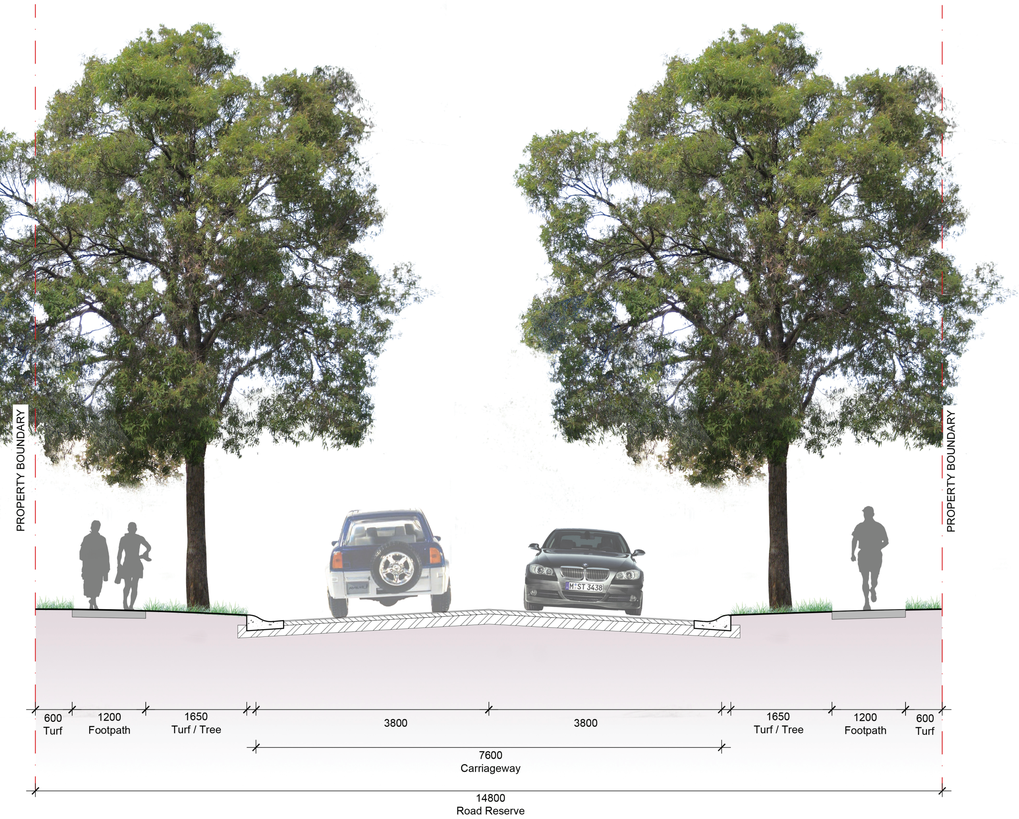
		B	04.12.24	DA	BL/NA	CB						
		C	12.08.25	DA	YZ	CB						



Section A - Minor Collector Road (Rosslyn Drive)

1:50 @ A1 1:100 @ A3



Section B - Typ Local Road

1:50 @ A1 / 1:100 @ A3

Client
LANDCOM

Project Manager
Colliers

Revisions

Issue	Date	Description	Drawn	Check
ADV	17.02.21	DA	ML/YR	BC
A	27.06.22	DA	BL/CA	MW
B	04.12.24	DA	BL/NA	CB
C	12.08.25	DA	YZ	CB

JMD design

190 James Street
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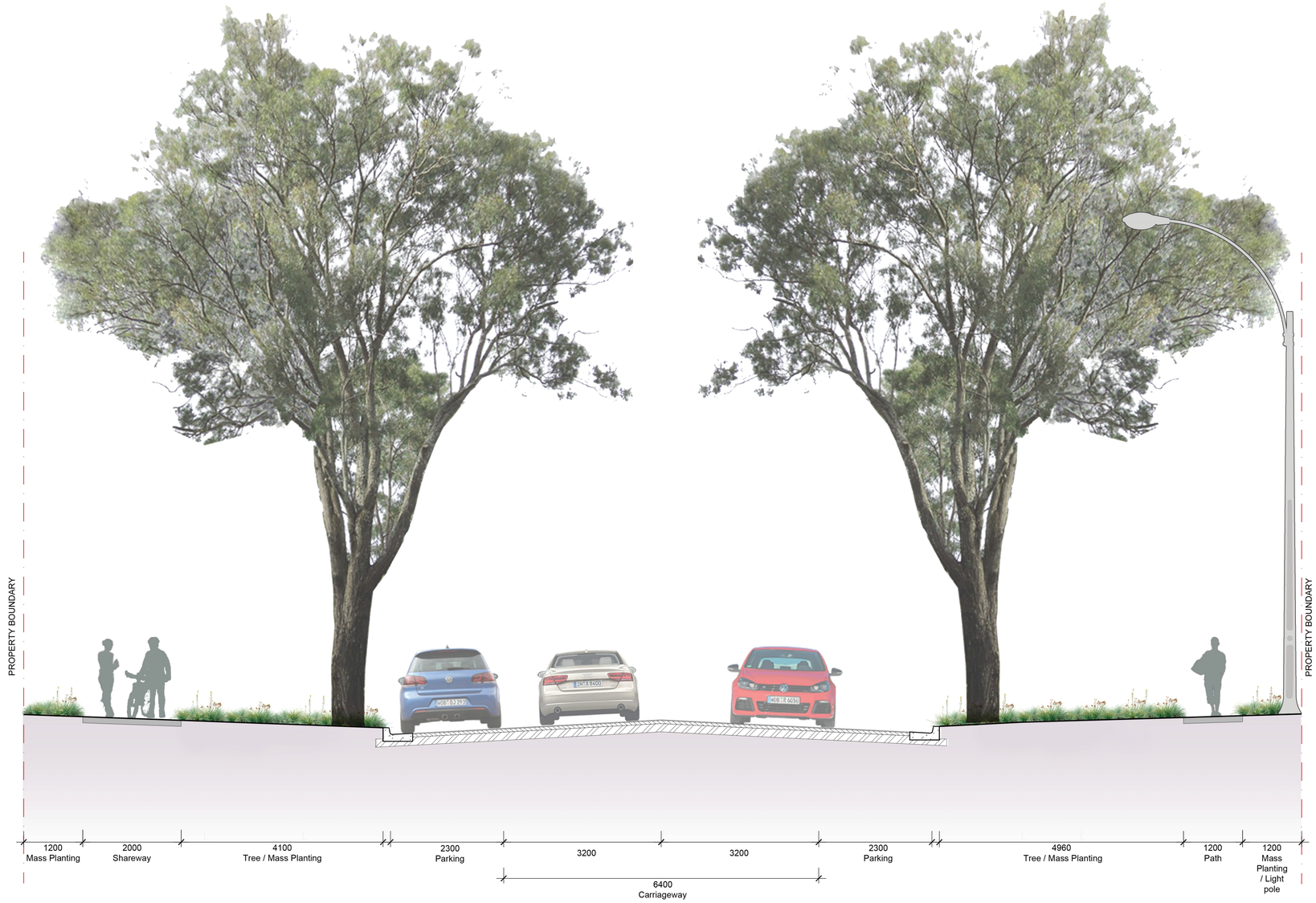
Project
Claymore Stage 6A
Drawing title
Streetscape Sections 1

Date
August 2025
Scale
1:50 @ A1 / 1:100 @ A3

Drawing No.
Lo5

Issue No.
C



Section C - Collector Road (Dobell Road)

1:50 @ A1 / 1:100 @ A3

Client: LANDCOM

Project Manager: Colliers

Revisions		
Issue	Date	Description
ADV	17.02.21	DA
A	27.06.22	DA
B	12.08.25	DA

Drawn	Check
ML/YR	BC
BL/CA	MW
YZ	CB

JMD design
190 James Street
Redfern NSW 2016
T (02) 9310 5644
info@jmddesign.com.au

Project: Claymore Stage 6A

Drawing title: Streetscape Sections 2

Date: August 2025

Scale: 1:50 @ A1 / 1:100 @ A3

Drawing No.: Lo6

Issue No.: B

Indicative Materials Palette

Footpath with turf

Concrete Paving with broom finish

Mass planted tree pit

Indicative Planting Palette

		Botanical Name	Common Name	Photos	Mature Dimensions		Seasonal / Special Features	Preferred Soil Conditions	Drought / Frost Tolerance	Pest & Disease Susceptibility	Maintenance Requirement	Availability	Nuisance	Longevity/ Growth Rate	Root Damage Potential	Branch Shedding	Solar Access
					Height	Spread											
Claymore Stage 6A Street Tree Planting	Collector Road Tree	*Eucalyptus crebra*	Narrow-leaved Ironbark		16-18 m	10-12 m	Coarse dark grey furrowed bark	Prefers higher slopes and undulating land on heavy clay soils.	Tolerant of extended dry periods	No known pest or disease susceptibilities	Frequent dead wooding required	Specialist native nurseries only - not generally available in commercial nurseries	Consistent debris (leaf & fruit) throughout year. Persistent bark (no bark shedding).	Long-lived – 50 years plus in urban areas. Fast.	Root system is not considered to be extensive or overly vigorous.	No known susceptibility to branch shedding.	Evergreen – not suitable where solar access in winter is required.
	Minor Collector Road Tree	*Pyrus ussuriensis*	Ussurian Pear		7-12 m	5-7 m	Yellowish green leaves turn crimson brown in autumn. white flowers in spring; greenish brown fruit.	Prefers humus rich well drained soils.	Adaptable to a variety of conditions including moderate drought, air pollution and exposure. very frost resistant (-10°C)	No known pest susceptibility to any specific pests or disease.	Except to establish shapley tree-like form in early years, pruning is rarely necessary.	Not generally available from commercial nurseries. Propagated from seed.	Fruit ripens in autumn-winter. Young branchlets roughly warted as tree matures becomes smooth and deep metallic red. Old trunk grey and finely scaly.	Short lifespan - 15 to 25 years Moderate.	Root system is not considered to be extensive or overly vigorous.	No known susceptibility to branch shedding	Deciduous – suitable where solar access in winter is required.
	Local Road Tree	*Corymbia maculata*	Spotted Gum		20 m	15 m	Smooth mottled whitish to grey on trunk and branches giving a spotted appearance.	Moderately heavy clays & moist but well-drained alluvial soils.	Tolerant of extended dry periods	Minor Psyllid infestations on occasions.	Moderate dead wooding required at maturity.	Generally available in commercial nurseries.	Consistent debris (leaf, fruit, bark shedding) throughout year. Bark sheds in small platelets.	Long-lived – 50 years plus in urban areas. Fast.	Root system is not considered to be extensive or overly vigorous.	No known susceptibility to branch shedding	Evergreen – not suitable where solar access in winter is required.
		Angophora bakeri	Narrow-leaved Rough-barked Apple		10 m	8 m	Pendulous narrow lanceolate foliage. Abundant white flowers in summer.	Adaptable to a range of soil conditions, but prefers well drained sandy soils.	Tolerates light frosts.	Nil.	Regular watering during establishment. Occasional dead wooding. Formative pruning to develop upright habit.	Less readily available in commerical nurseries. May be available from specialist native nurseries or as part of pregrow contract.	Nil.	Long lived 30 years plus in urban situations. Moderate.	Root system is not considered to be extensive or overly vigorous.	No known susceptibility.	Evergreen.
		Cupaniopsis anacardioides	Tuckeroo		7-9 m	11-13 m	Dense canopy, dark green shiny foliage. Small flowers with dull yellow to orange seed capsules in Nov-Dec	Prefers well drained sandy soils. Adaptable to heavy loams with good drainage.	Tolerates moderate exposure to salt-laden winds. Young trees are frost sensitive	No known pest or disease susceptibilities.	Regular watering during establishment. May require formative pruning to ensure development of a single trunk.	Generally available from commercial nurseries.	No specific nuisance issues known. Leaf fall is minimal. Seedless.	Long-lived – 50 years plus in urban areas. Fast.	Root system is not considered to be extensive or overly vigorous.	No known susceptibility to branch shedding	Evergreen.

Indicative Mass Planting Schedule

Chloris truncata

Dianella caerula

Dichelachne micrantha

Entolasia marginata

Eragrostis leptostachya

Imperata cylindrica

Lomandra longifolia 'Tanika'

Themeda triandra

Pultenaea microphylla

Dichondra repens

Einadia hastata

Viola hederacea

Glycine tabacina

Goodenia ovata

Hardenbergia violacea

Botanical name	Common name	Height	Pot size
Grasses			
Chloris truncata	Windmill Grass	0.5m	50 x 50 x 90mm
Dianella caerula	Blue Flax-lily	0.5m	150mm
Dichelachne micrantha	Shorthair Plume Grass	0.4m	50 x 50 x 90mm
Entolasia marginata	Bordered Panic	0.4m	50 x 50 x 90mm
Eragrostis leptostachya	Paddock Lovegrass	0.4m	50 x 50 x 90mm
Imperata cylindrica	Cogon Grass	0.4m	50 x 50 x 90mm
Lomandra longifolia 'Tanika'	Mat Rush	0.6m	90x50x50mm
Themeda triandra	Kangaroo Grass	0.5m	50 x 50 x 90mm
Shrubs			
Pultenaea microphylla	Small Leaved Bush Pea	2m	5L
Herbs			
Dichondra repens	Kidney Weed	0.2m	50 x 50 x 90mm
Einadia hastata	Berry Saltbush	0.5m	50 x 50 x 90mm
Viola hederacea	Native Violet	0.2m	50 x 50 x 90mm
Groundcovers			
Glycine tabacina	Variable Glycine	0.3m	140mm
Goodenia ovata	Hop Goodenia	0.2m	140mm
Hardenbergia violacea	Purple Coral Pea	0.5m	140mm

Client
LANDCOM

Project Manager
Colliers

Revisions

Issue	Date	Description	Drawn	Check
A	04.12.24	DA	BL/NA	CB

JMD design

190 James Street
Redfern NSW 2016
T (02) 9310 5644
info@jmddesign.com.au

Project
Claymore Stage 6A
Drawing title
Indicative Mass Planting Schedule

Date
August 2025
Scale
N/A

Drawing No.
Lo8

Issue No.
A

Context Plan

Drawing Register

Drawing No.	Drawing Title	Scale	Issue No.
Lo1	Title Sheet	N/A	C
Lo2	Path Hierarchy Masterplan	1:1500/1:3000	C
Lo3	Street Tree Masterplan	1:1500/1:3000	C
Lo4	Streetscape Plan	1:500/1:1000	C
Lo5	Streetscape Sections 1	1:50/1:100	C
Lo6	Streetscape Sections 2	1:50/1:100	A
Lo7	Materials & Plant Palette	N/A	B
Lo8	Indicative Mass Planting Schedule	N/A	A

Client: LANDCOM

Project Manager: Colliers

Revisions

Issue	Date	Description	Drawn	Check
ADV	17.02.21	DA	ML/YR	BC
A	27.06.22	DA	BL/CA	MW
B	04.12.24	DA	BL/NA	CB
C	12.08.25	DA	YZ	CB

JMD design
190 James Street
Redfern NSW 2016
T (02) 9310 5644
info@jmddesign.com.au

Project: Claymore Stage 6B
Drawing title: Title Sheet
Date: August 2025
Scale: N/A
Drawing No.: Lo1
Issue No.: C

Path Hierarchy Masterplan

Legend

Extent of Stage 6B works

EXISTING (Stage 1-2, Stage 3A, Stage 3B):

PROPOSED:

TO BE DELIVERED AS PART OF SEPARATE STAGES (3C, 4, 5,6A, 7/8, 9/10, 13):

Connections in surrounding open space

1.2m Wide Footpath

2.0m Wide Shareway

3.5m Wide Shareway

Client	Project Manager	Revisions					JMD design	190 James Street Redfern NSW 2016 T (02) 9310 5644 info@jmddesign.com.au	Project Claymore Stage 6B Drawing title Path Hierarchy Masterplan	Date August 2025 Scale 1:1500 @ A1 / 1:3000 @ A3	Drawing No. Lo2	Issue No. C
LANDCOM	Colliers	Issue	Date	Description	Drawn	Check						
		ADV	17.02.21	DA	ML/YR	BC						
		A	27.06.22	DA	BL/CA	MW						
		B	04.12.24	DA	BL/NA	CB						
		C	12.08.25	DA	YZ	CB						

Street Tree Hierarchy Masterplan

Legend

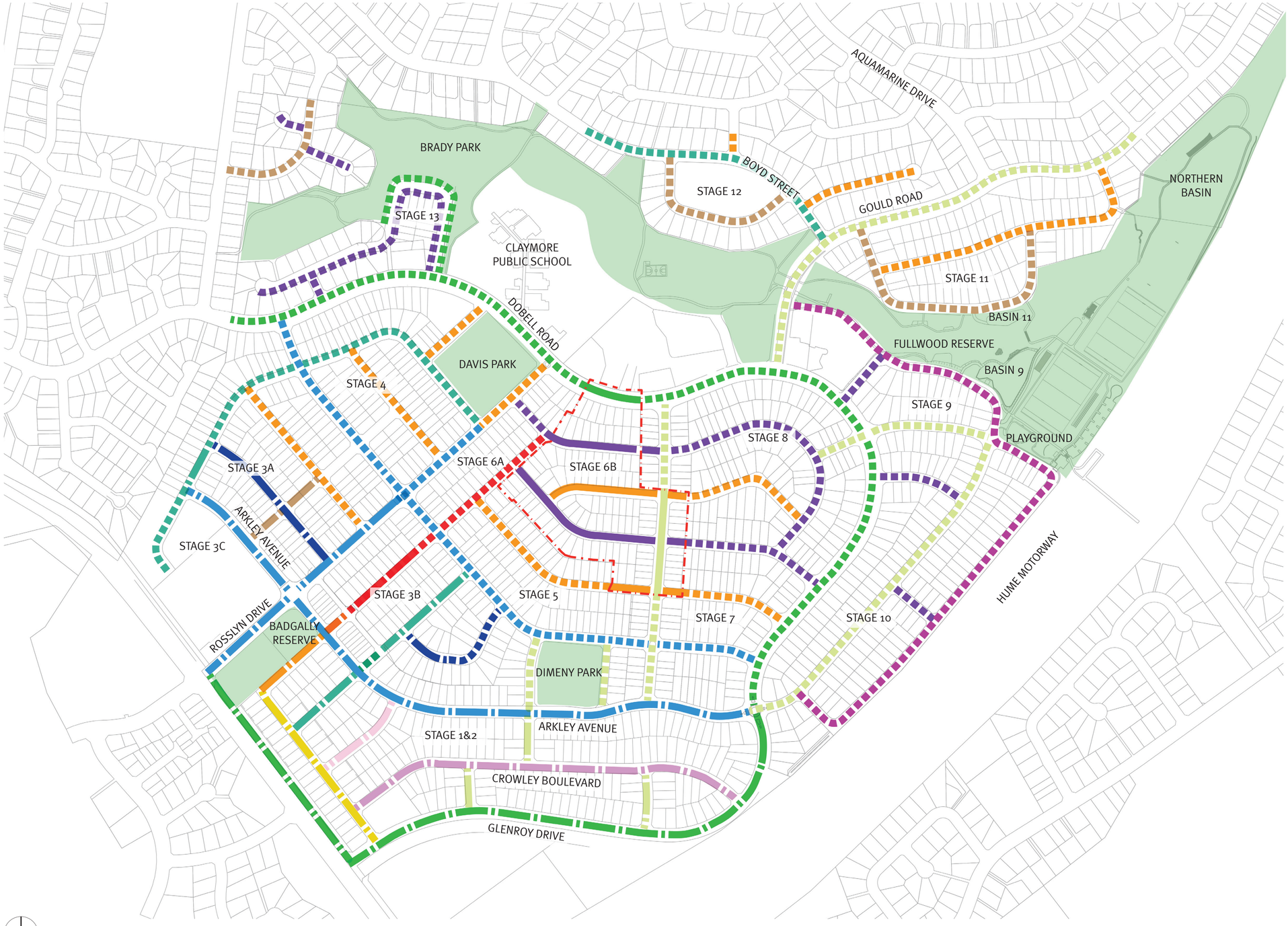
Extent of Stage 6B works

EXISTING (Stage 1-2, Stage 3A, Stage 3B):

PROPOSED:

TO BE DELIVERED AS PART OF SEPARATE STAGES (3C, 4, 5,6A, 7/8, 9/10, 13):

- Acer x freemanii 'Jeffersred'
- Angophora bakeri
- Angophora floribunda
- Corymbia maculata
- Cupaniopsis anacardioides
- Eucalyptus crebra
- Eucalyptus punctata
- Eucalyptus sideroxylon
- Lagerstroemia indica
- Platanus orientalis
- Pyrus ussuriensis
- Tristaniopsis laurina
- Waterhousea floribunda



Client	Project Manager	Revisions											
LANDCOM	Colliers	Issue	Date	Description	Drawn	Check	JMD design	190 James Street Redfern NSW 2016 T (02) 9310 5644 info@jmddesign.com.au	Project Claymore Stage 6B Drawing title Street Tree Masterplan	Date August 2025 Scale 1:1500 @ A1 / 1:3000 @ A3	Drawing No. L03	Issue No. C
		ADV	17.02.21	DA	ML/YR	BC						
		A	27.06.22	DA	BL/CA	MW						
		B	04.12.24	DA	BL/NA	CB						
		C	12.08.25	DA	YZ	CB						

Streetscape Plan

Legend

- Extent of works
- A — Section line

Proposed

- 6001 — Lots
- Turf
- Mass planting along shareway /wide verge
- Extent of structural soil pit along and under shareway
- Concrete footpath 1.2m wide / shareway 2.0m wide
- Driveway location
- Stormwater line and pits refer to civil engineers documentation
- Light Poles - set-out TBC by Electrical consultant
- Trees to be removed and salvaged - refer Arborist report

Indicative Street Tree Schedule

Sym	Botanical Name	Common Name	Height & Spread @ 12 Years	Install Pot Size
Street Tree Planting				
Collector Road - Dobell Road				
×	*Eucalyptus crebra*	Narrow-leaved Ironbark	17x11m	75L
Minor Collector Road - Road 16				
×	*Angophora floribunda*	Rough-barked Apple	18x10	75L
Local Road - Road 10, road 11, road 12 & road 13				
×	*Corymbia maculata*	Spotted Gum	20x15	75L
×	*Angophora bakeri*	Narrow-leaved Rough-barked Apple	10x8	75L

1:500 @ A1 0 5 10 20m

STAGE 7

STAGE 6A

STAGE 5

DOBELL ROAD

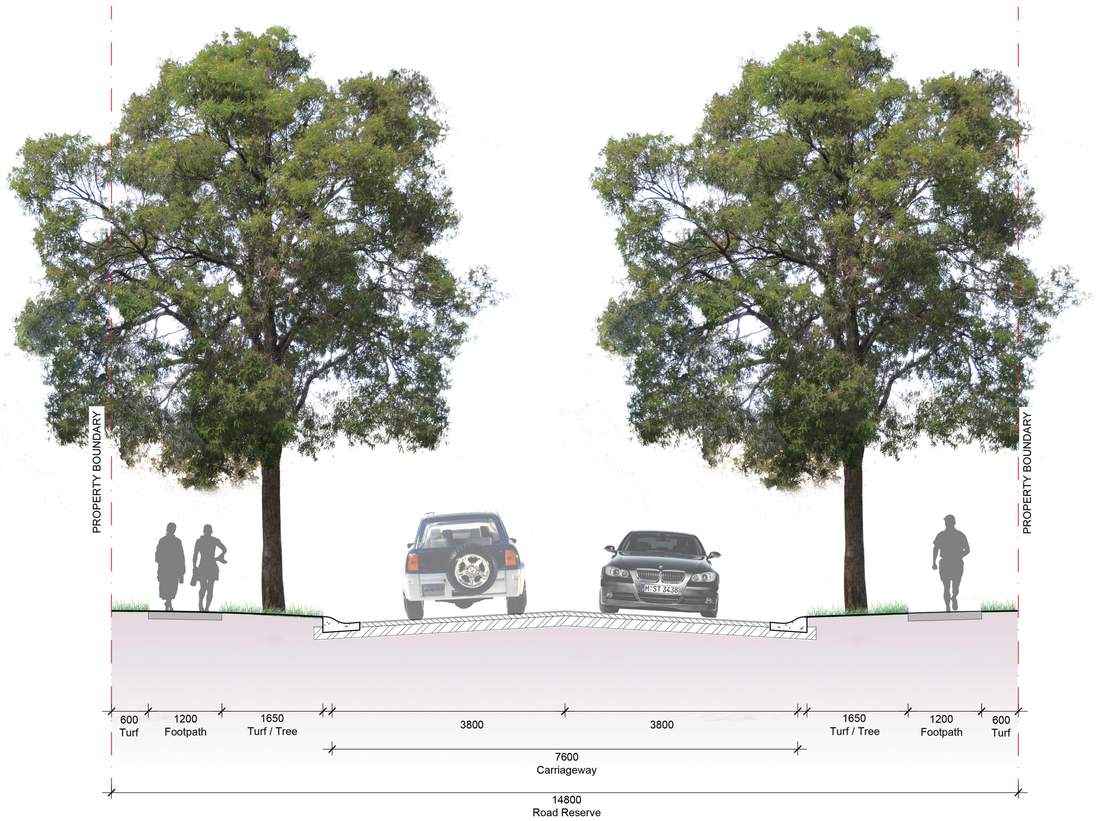
ROAD 12

ROAD 10

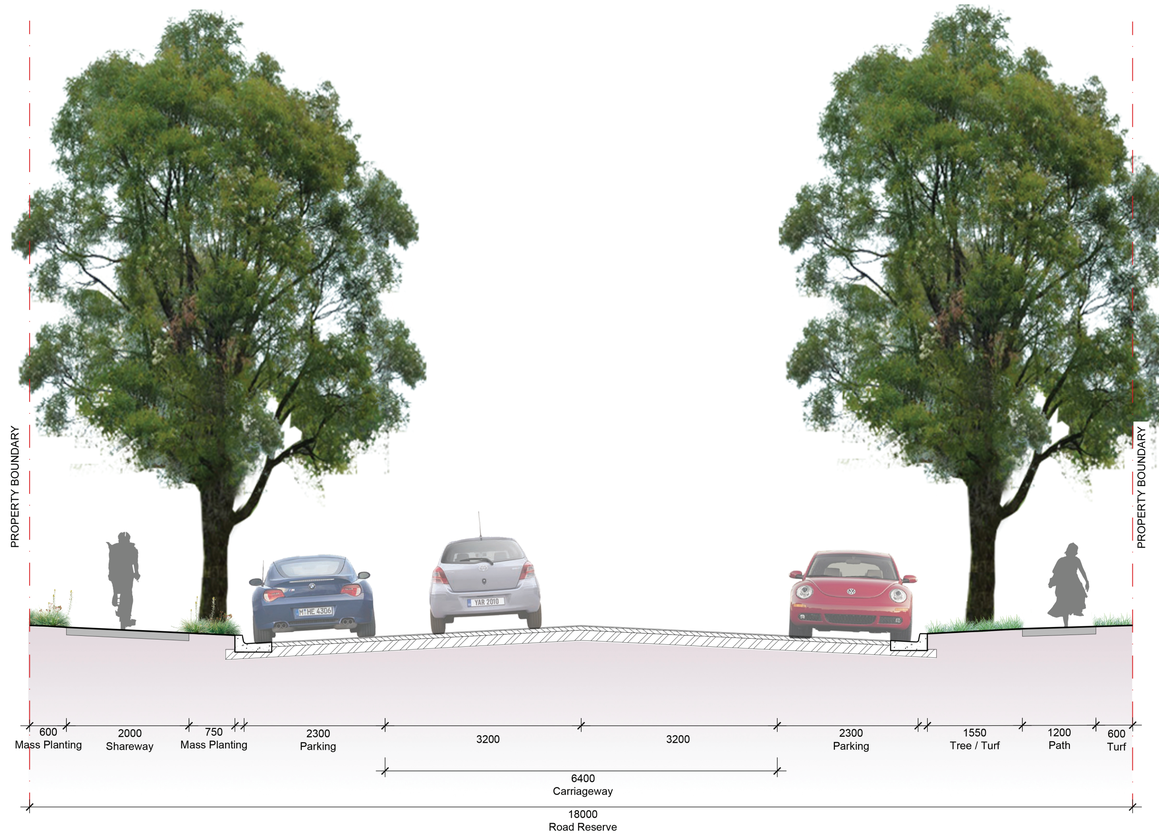
ROAD 16

ROAD 11

Client	Project Manager	Revisions					JMD design	190 James Street Redfern NSW 2016 T (02) 9310 5644 info@jmddesign.com.au	Project Claymore Stage 6B Drawing title Streetscape Plan	Date August 2025 Scale 1:500 @ A1 / 1:1000 @ A3	Drawing No. Lo4	Issue No. C
LANDCOM	Colliers	Issue	Date	Description	Drawn	Check						
		ADV	17.02.21	DA	ML/YR	BC						
		A	27.06.22	DA	BL/CA	MW						
		B	04.12.24	DA	BL/NA	CB						
		C	12.08.25	DA	YZ	CB						



Section A - Local Road
1:50 @ A1 / 1:100 @ A3



Section B -Minor Collector Road
1:50 @ A1 1:100 @ A3

Client
LANDCOM

Project Manager
Colliers

Revisions

Issue	Date	Description	Drawn	Check
ADV	17.02.21	DA	ML/YR	BC
A	27.06.22	DA	BL/CA	MW
B	04.12.24	DA	BL/NA	CB
C	12.08.25	DA	YZ	CB

JMD design

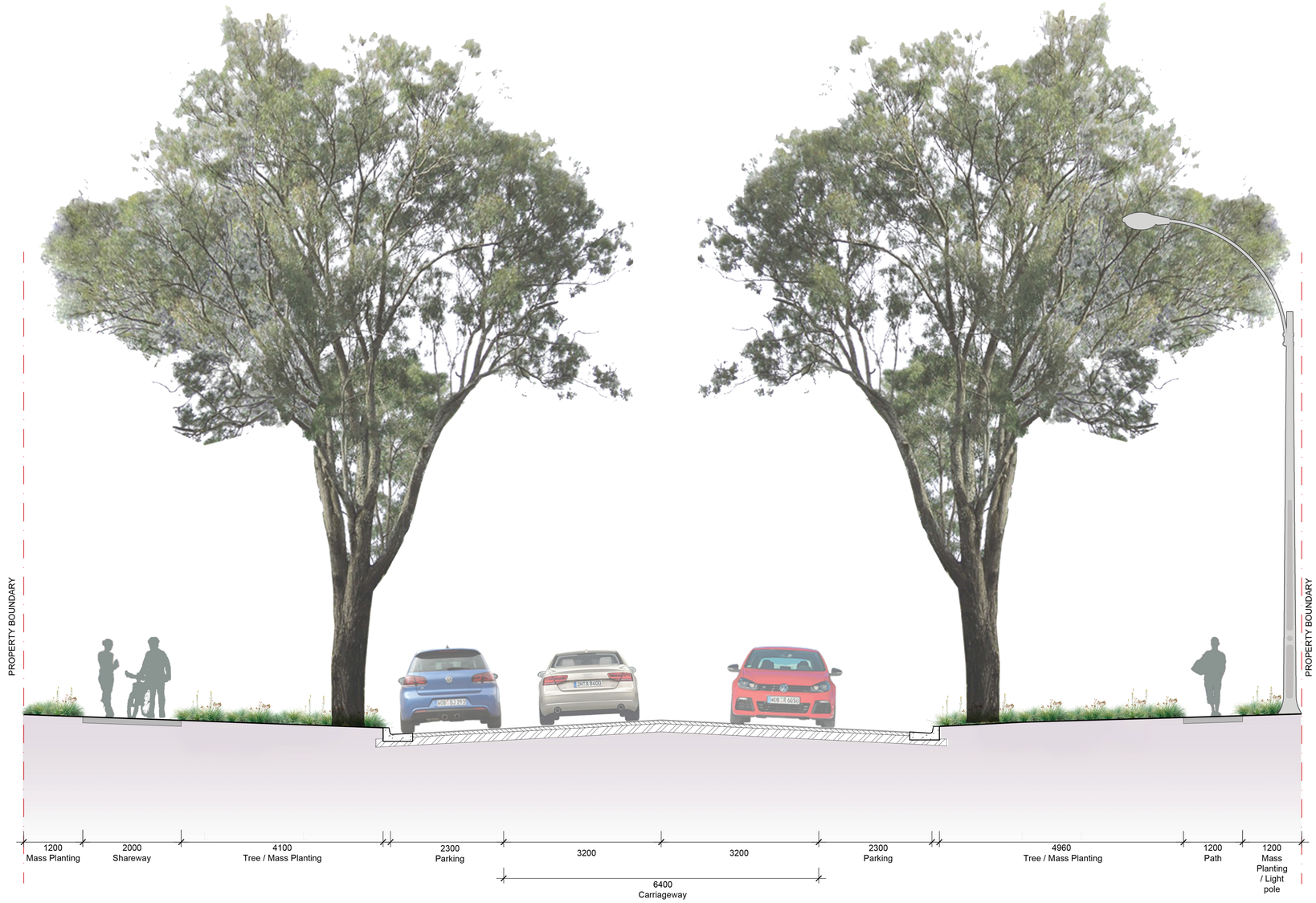
190 James Street
Redfern NSW 2016
T (02) 9310 5644
info@jmddesign.com.au

Project
Claymore Stage 6B
Drawing title
Streetscape Sections 1

Date
August 2025
Scale
1:50 @ A1 / 1:100 @ A3

Drawing No.
Lo5

Issue No.
C



Section C - Collector Road (Dobell Road)
1:50 @ A1 / 1:100 @ A3

Client
LANDCOM

Project Manager
Colliers

Revisions

Issue	Date	Description	Drawn	Check
A	12.08.25	DA	YZ	CB

JMD design

190 James Street
Redfern NSW 2016
T (02) 9310 5644
info@jmddesign.com.au

Project
Claymore Stage 6B
Drawing title
Streetscape Sections 2

Date
August 2025
Scale
1:50 @ A1 / 1:100 @ A3

Drawing No.
L06

Issue No.
A

Indicative Materials Palette

Footpath with turf

Concrete Paving with broom finish

Mass planted tree pit

Indicative Planting Palette

		Botanical Name	Common Name	Photos	Mature Dimensions		Seasonal / Special Features	Preferred Soil Conditions	Drought / Frost Tolerance	Pest & Disease Susceptibility	Maintenance Requirement	Availability	Nuisance	Longevity/ Growth Rate	Root Damage Potential	Branch Shedding	Solar Access
					Height	Spread											
Claymore Stage 6B Street Tree Planting	Collector Road Tree	*Eucalyptus crebra*	Narrow-leaved Ironbark		16-18 m	10-12 m	Coarse dark grey furrowed bark	Prefers higher slopes and undulating land on heavy clay soils.	Tolerant of extended dry periods	No known pest or disease susceptibilities	Frequent dead wooding required	Specialist native nurseries only - not generally available in commercial nurseries	Consistent debris (leaf & fruit) throughout year. Persistent bark (no bark shedding).	Long-lived – 50 years plus in urban areas. Fast.	Root system is not considered to be extensive or overly vigorous.	No known susceptibility to branch shedding.	Evergreen – not suitable where solar access in winter is required.
	Minor Collector Road Tree	*Angophora floribunda*	Rough-barked Apple		18m	10m	Light grey furrowed bark, with gnarled branches. Broad elliptical to rounded form with single trunk and upright branching habit.	Adaptable to a range of soil conditions. Prefers clays & moist but well drained alluvial soils.	Prefers a sheltered environment. Tolerant of frosts to minus 100 C.	No known pest or disease	Regular watering during establishment. Deadwooding required at maturity.	Specialist native nurseries. Available in commercial nurseries as part of pregrow contract.	Consistent debris (leaf & fruit) throughout year. Persistent bark (no bark shedding).	Long-lived – 50 years plus in urban areas. Moderate.	Root system is not considered to be extensive or overly vigorous. Sensitive to root damage.	No known susceptibility to branch shedding	Evergreen – not suitable where solar access in winter is required.
	Local Road Tree	*Corymbia maculata*	Spotted Gum		20 m	15 m	Smooth mottled whitish to grey on trunk and branches giving a spotted appearance.	Moderately heavy clays & moist but well-drained alluvial soils.	Tolerant of extended dry periods.	Minor Psyllid infestations on occasions.	Moderate dead wooding required at maturity.	Generally available in commercial nurseries.	Consistent debris (leaf, fruit, bark shedding) throughout year. Bark sheds in small platelets.	Long-lived – 50 years plus in urban areas. Fast.	Root system is not considered to be extensive or overly vigorous.	No known susceptibility to branch shedding	Evergreen – not suitable where solar access in winter is required.
		Angophora bakeri	Narrow-leaved Rough-barked Apple		10 m	8 m	Pendulous narrow lanceolate foliage. Abundant white flowers in summer.	Adaptable to a range of soil conditions, but prefers well drained sandy soils.	Tolerates light frosts.	Nil.	Regular watering during establishment. Occasional dead wooding. Formative pruning to develop upright habit.	Less readily available in commerical nurseries. May be available from specialist native nurseries or as part of pregrow contract.	Nil.	Long lived 30 years plus in urban situations. Moderate.	Root system is not considered to be extensive or overly vigorous.	No known susceptibility.	Evergreen.

Indicative Mass Planting Schedule

Chloris truncata

Dianella caerula

Dichelachne micrantha

Entolasia marginata

Eragrostis leptostachya

Imperata cylindrica

Lomandra longifolia 'Tanika'

Themeda triandra

Pultenaea microphylla

Dichondra repens

Einadia hastata

Viola hederacea

Glycine tabacina

Goodenia ovata

Hardenbergia violacea

Botanical name	Common name	Height	Pot size
Grasses			
Chloris truncata	Windmill Grass	0.5m	50 x 50 x 90mm
Dianella caerula	Blue Flax-lily	0.5m	150mm
Dichelachne micrantha	Shorthair Plume Grass	0.4m	50 x 50 x 90mm
Entolasia marginata	Bordered Panic	0.4m	50 x 50 x 90mm
Eragrostis leptostachya	Paddock Lovegrass	0.4m	50 x 50 x 90mm
Imperata cylindrica	Cogon Grass	0.4m	50 x 50 x 90mm
Lomandra longifolia 'Tanika'	Mat Rush	0.6m	90x50x50mm
Themeda triandra	Kangaroo Grass	0.5m	50 x 50 x 90mm
Shrubs			
Pultenaea microphylla	Small Leaved Bush Pea	2m	5L
Herbs			
Dichondra repens	Kidney Weed	0.2m	50 x 50 x 90mm
Einadia hastata	Berry Saltbush	0.5m	50 x 50 x 90mm
Viola hederacea	Native Violet	0.2m	50 x 50 x 90mm
Groundcovers			
Glycine tabacina	Variable Glycine	0.3m	140mm
Goodenia ovata	Hop Goodenia	0.2m	140mm
Hardenbergia violacea	Purple Coral Pea	0.5m	140mm

Client
LANDCOM

Project Manager
Colliers

Revisions

Issue	Date	Description	Drawn	Check
A	04.12.24	DA	BL/NA	CB

JMD design

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Project
Claymore Stage 6B

Drawing title
Indicative Mass Planting Schedule

Date
August 2025

Scale
N/A

Drawing No.
Lo8

Issue No.
A