

PROPOSED RESIDENTIAL SUBDIVISION

LOT 1 & 3 DP1309170, HERDSMEN ROAD, LOCHINVAR RIDGE ESTATE

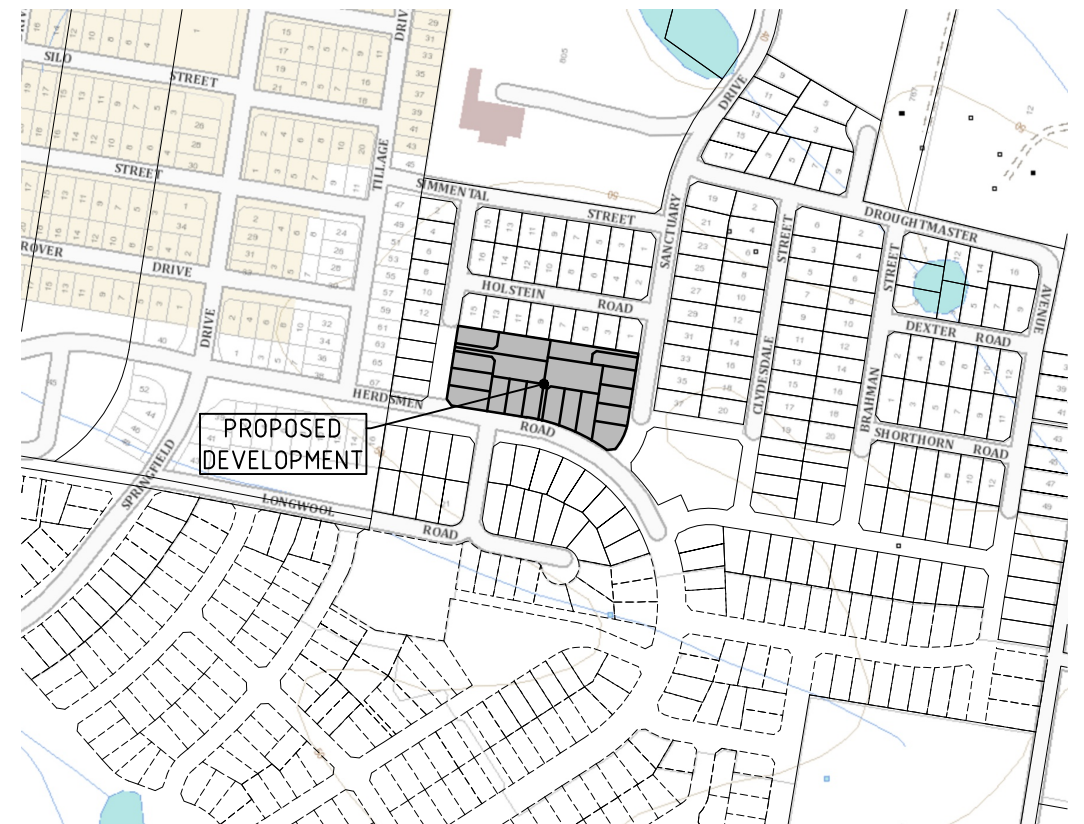
CONCEPT CIVIL ENGINEERING DESIGN (FOR DEVELOPMENT APPLICATION)

CLIENT: LOCHINVAR RIDGE ESTATE PTY LTD

CONSENT AUTHORITY: MAITLAND CITY COUNCIL



DATE: MARCH 2025

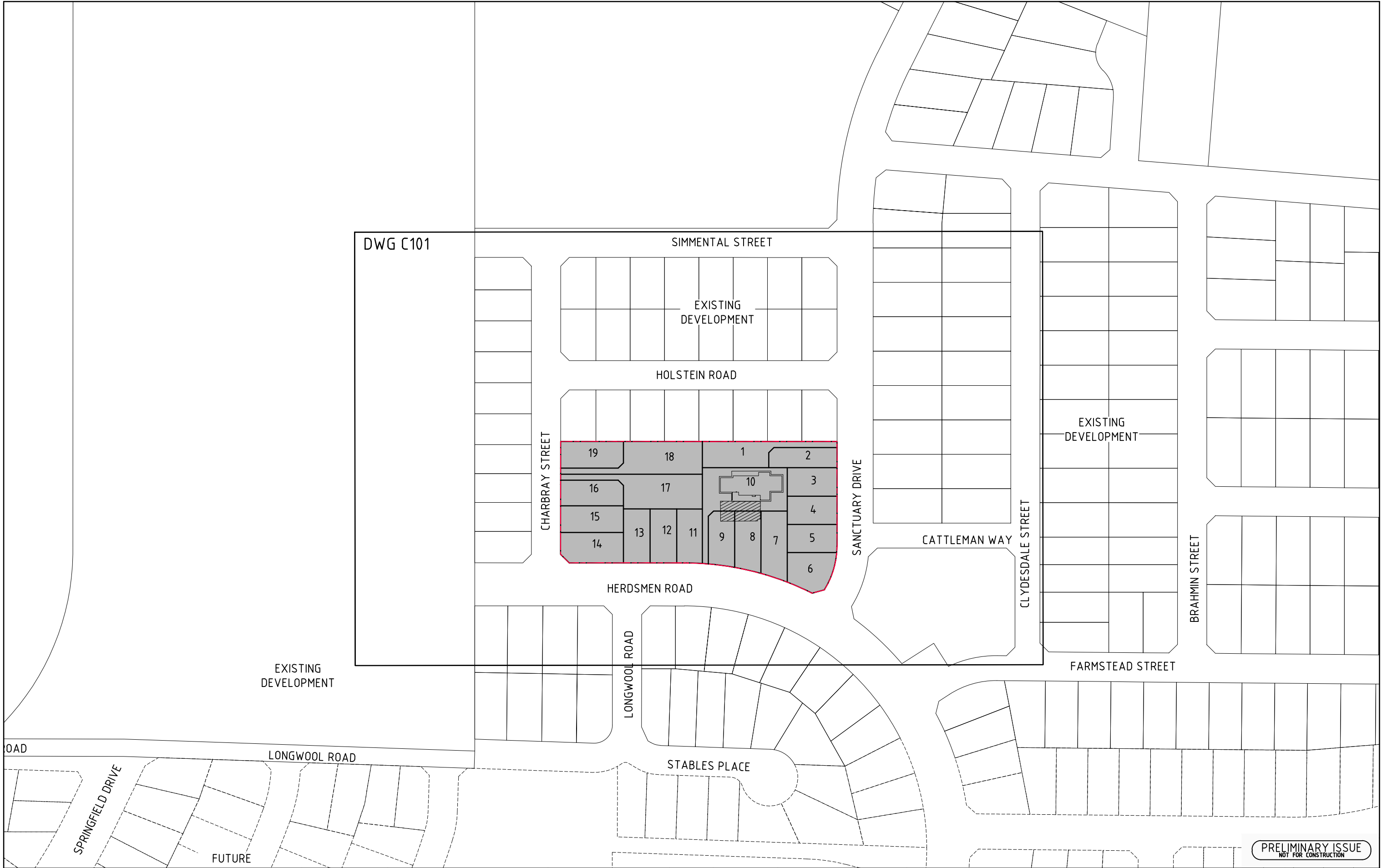
| DWG NO. | SHEET TITLE | REV |
|---------|-----------------------------------|-----|
| C00 | COVER SHEET | 1 |
| C01 | GENERAL ARRANGEMENT PLAN | 1 |
| C02 | PLAN SHEET | 1 |
| C03 | REGRADE & RETAINING WALL PLAN | 1 |
| C04 | GENERAL NOTES & TYPICAL DETAILS | 1 |
| C05 | EARTHWORKS PLAN | 1 |
| C06 | SOIL AND WATER MANAGEMENT PLAN | 1 |
| C07 | SOIL AND WATER MANAGEMENT DETAILS | 1 |



LOCALITY PLAN

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

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| | | | | | | | | | | | | | | Drawing No C00 | Revision 1 |
| | | | | | | | | | | | | | | A1 SHEET | |
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| 1 | ORIGINAL ISSUE | | JE | AS | 10.03.25 | | | | | | | | | | |
| REVISION | Description | Drawn | App'd | Date | | | | | | | | | | | |



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North

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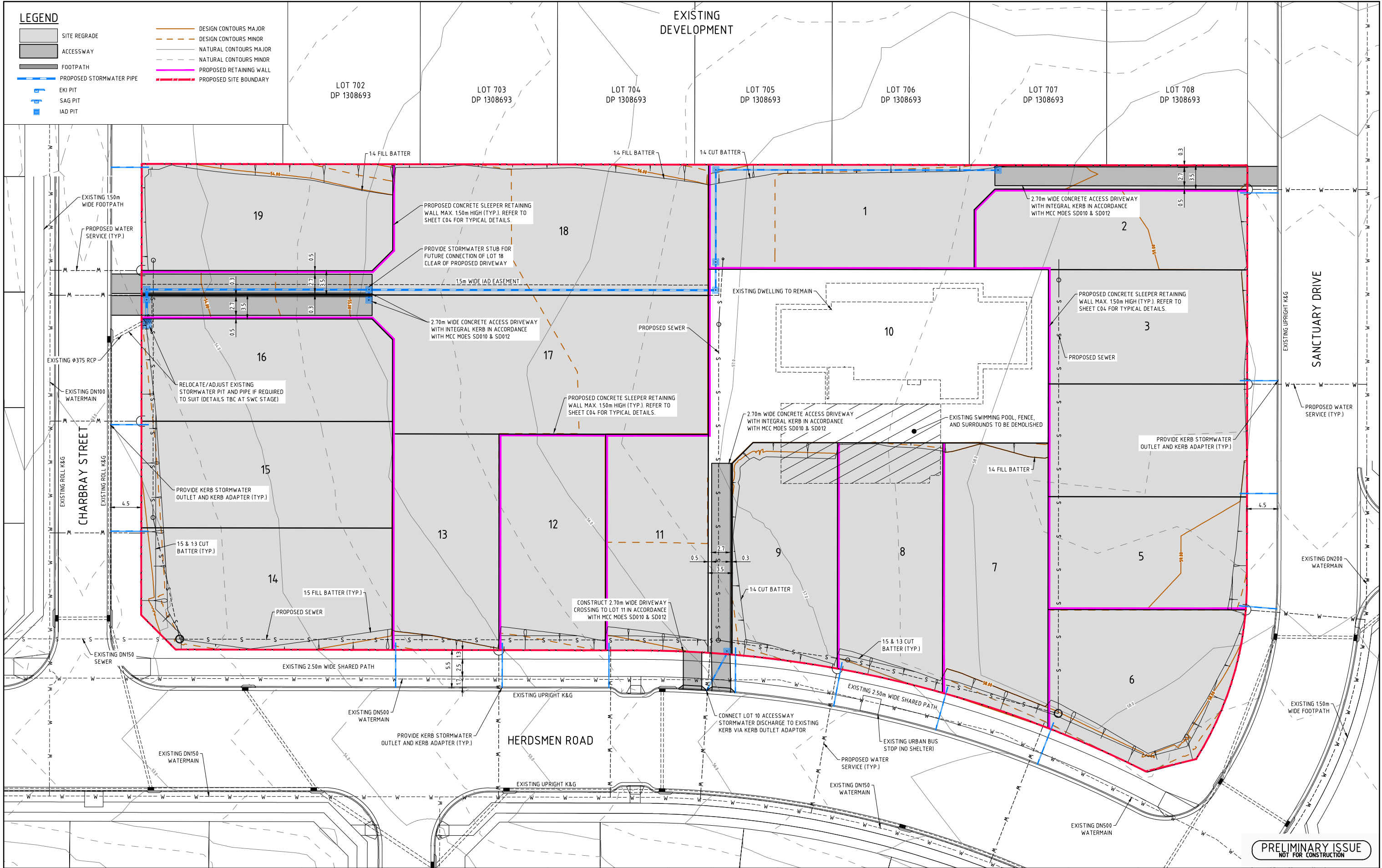
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| Designed KS | Scale 1:1000 |
| Cad Reference 24299C dC01 r1 | |
| Project Approval IAN HILL (B.E) Consulting Civil Engineer | |

Client

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PHONE: (02) 4964 1811





PROPOSED RESIDENTIAL SUBDIVISION
LOT 1 & 3 DP13079170 (HERDSMEN ROAD)
LOCHINVAR RIDGE ESTATE
GENERAL ARRANGEMENT PLAN

| | |
|----------------------|---------------|
| Project No 24299C | |
| Drawing No C01 | Revision 1 |
| A1 SHEET | |



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| <div>North</div> <div>Scale</div> <div>0 5 10 15 20m 1:250 (A1) 1:500 (A3)</div> | | | | <div>COPYRIGHT</div> <div>Copyright in the drawings, information and data recorded hereon is the property of Geoff Craig & Associates Pty Ltd and may not be used, copied or reproduced in whole or part for any purpose other than that for which it is supplied without the prior consent of Geoff Craig & Associates Pty Ltd.</div> | | <div>Designed</div> <div>KS</div> <div>Cad Reference</div> <div>24299C dC02 r1</div> <div>Project Approval</div> <div>IAN HILL (B.E) Consulting Civil Engineer</div> | <div>Scale</div> <div>1:250</div> | <div>Client</div> <div><div>LOCHINVAR RIDGE</div><div>NEW BEGINNINGS SINCE 1972</div></div> | <div><div>GCA</div><div>ENGINEERING SOLUTIONS</div><div>A.B.N. 92 086 017 745 1 HARTLEY DRIVE, THORNTON NSW 2322 PO BOX 3337, THORNTON NSW 2322 PHONE: (02) 4964 1811</div></div> | | <div>PROPOSED RESIDENTIAL SUBDIVISION</div> <div>LOT 1 & 3 DP13079170 (HERDSMEN ROAD)</div> <div>LOCHINVAR RIDGE ESTATE</div> <div>PLAN SHEET</div> | | <div>Project No</div> <div>24299C</div> <div>Drawing No</div> <div>C02</div> <div>Revision</div> <div>1</div> <div>A1 SHEET</div> |
| <div>1 ORIGINAL ISSUE</div> <div>JE AS 10.03.25</div> <div>REVISION</div> <div>Description</div> <div>Drawn</div> <div>App'd</div> <div>Date</div> | | | | | | | | | | | | | |



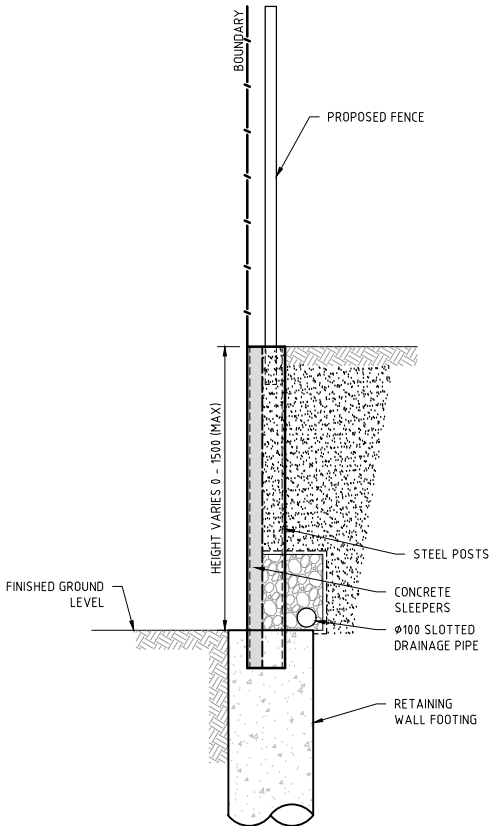
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NOTES:

1. ALL DIMENSIONS OF EASEMENTS AND LOTS ARE SUBJECT TO REGISTRATION OF DEPOSITED PLAN.
2. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE APPROVED PLANS SUBJECT TO MAITLAND CITY COUNCIL'S MANUAL OF ENGINEERING STANDARDS.
3. EROSION CONTROL DEVICES AND SILTATION TRAPS TO BE INSTALLED BEFORE SITE IS DISTURBED IN ACCORDANCE WITH THE ATTACHED EROSION AND SEDIMENTATION CONTROL PLAN. COUNCIL IS TO INSPECT ALL EROSION AND SEDIMENT CONTROLS PRIOR TO ANY WORK COMMENCING.
4. DENUDED AREAS TO BE SEEDED IMMEDIATELY UPON COMPLETION OF TOP SOIL SPREADING.
5. ALL REINFORCED CONC. STORMWATER DRAINAGE PIPES ARE TO BE RUBBER RING JOINTED.
6. ALL EKI PIT GRATES TO BE SADDINGTONS GGLCD OR SIMILAR WITH RHS FRONT AND BACK.
7. ALL PITS DEEPER THAN 12m ARE TO BE CONSTRUCTED WITH STEP IRONS IN ACCORDANCE WITH MCC MANUAL OF ENGINEERING STANDARDS STD DWG SD039, SD043 AND ARE TO HAVE INCREASED INTERNAL DIMENSIONS TO ALLOW ACCESS IN ACCORDANCE WITH CONFINED SPACE REGULATIONS.
8. ALL STREET DRAINAGE PITS TO BE CONSTRUCTED IN ACCORDANCE WITH SD039.
9. ALL INTERALLOTMENT DRAINAGE PIPES TO BE SEWER GRADE uPVC (UNLESS OTHERWISE SHOWN) OR AN APPROVED EQUIVALENT. THE MINIMUM SLOPE OF INTERALLOTMENT DRAINAGE LINES SHALL BE 1%, THE INTERALLOTMENT DRAINAGE LINE SHALL BE A MINIMUM OF 0.5m FROM THE BOUNDARY AND LOCATED IN AN EASEMENT 15m WIDE.
10. JUNCTION PITS SHALL BE PROVIDED WHERE AN INTERALLOTMENT PIT IS NOT CONSTRUCTED. THEY SHALL BE 1.0m FROM THE ADJOINING DOWNSTREAM ALLOTMENT BOUNDARY.
11. ALL EXISTING UNDERGROUND SERVICES MUST BE LOCATED AND EXPOSED PRIOR TO EARTHWORKS COMMENCING AND IT IS THE RESPONSIBILITY OF THOSE PERSONS USING THIS PLAN TO CONFIRM BOTH POSITION & LEVEL OF THESE UTILITIES IN CONJUNCTION WITH THE APPROPRIATE AUTHORITY.
12. SUBSOIL DRAINS ARE TO BE PROVIDED IN ACCORDANCE WITH COUNCIL'S STD DWG SD035 AND SD032, AND WHERE NECESSARY, AS DIRECTED BY COUNCIL DURING WORKS.
13. PAVEMENT THICKNESS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE APPROVED GEOTECHNICAL REPORT.
14. EASEMENT FOR BATTER TO BE CREATED WHERE FILL BATTERS ARE 3(H):1(V) OR STEEPER OR WHERE DEPTH OF FILL AT BOUNDARY EXCEEDS 600mm.
15. WORKING HOURS ON SITE SHALL BE IN ACCORDANCE WITH EPA & COUNCIL REQUIREMENTS.
16. VEHICULAR ACCESS AND ALL SERVICES ARE TO BE MAINTAINED AT ALL TIMES TO ADJOINING PROPERTIES AFFECTED BY CONSTRUCTION WORKS.
17. MAINTENANCE ON THE SEEDED AND TURFED AREAS SHALL BE OVER A 3 MONTH PERIOD. TURF THE FULL WIDTH OF ALL EARTH DISH DRAINS. LAY 600mm WIDE TURF STRIPS TO EACH SIDE OF CONCRETE ACCESSWAYS, PATHWAYS, AT THE REAR OF ALL KERB AND GUTTERING AND AT THE TOP OF CUT BATTERS. MULCH (IF AVAILABLE FROM SITE CLEARING) AND SEED ALL OTHER DISTURBED AREAS, INCLUDING TRENCHES. NO PERMANENT MULCH/WOODCHIP IS PERMITTED WITHIN FLOWPATHS AND PUBLIC AREAS.
18. ALL PERAMBULATOR RAMPS TO BE CONSTRUCTED AS SHOWN ON PLANS AND IN ACCORDANCE WITH MAITLAND CITY COUNCIL'S MANUAL OF ENGINEERING STANDARDS STD DWG SD019.
19. TRAFFIC CONTROL MEASURES TO BE IN ACCORDANCE WITH AS 1742.3-1996.
20. ALL LEVELS MUST BE OBTAINED FROM ESTABLISHED BENCH MARKS AS DIRECTED BY THE SUPERVISOR.
21. THE CONTRACTOR IS TO ENSURE THAT ALL THE NECESSARY SERVICE PIPE CONDUITS AND FITTINGS ARE IN PLACE PRIOR TO THE FINAL WEARING COURSE BEING LAID.
22. PROVIDE STREET NAME SIGNS AT ALL INTERSECTIONS, DOUBLE BLADED WHERE NECESSARY IN ACCORDANCE WITH MCC MANUAL OF ENGINEERING STANDARDS STD DWG SD029.
23. ALL SITE FILLING TO BE CONTROLLED FILL WITH INSPECTION TESTING TO BE CARRIED OUT BY A NATA REGISTERED LABORATORY TO LEVEL 1 IN ACCORDANCE WITH AS3798.
24. PAVEMENT PROOF ROLLING AND LEVEL CHECKS, DENSITY AND BENKELMAN BEAM TESTING TO BE IN ACCORDANCE WITH COUNCIL'S MANUAL OF ENGINEERING STANDARDS.
25. WHERE APPROVED CONSTRUCTION WORK REQUIRES THE REMOVAL OF TREES, THE CONTRACTOR IS TO ENGAGE THE SERVICES OF A SUITABLY QUALIFIED ECOLOGIST TO INSPECT THE SITE AND IDENTIFY ANY TREE WHICH IS LIKELY TO BE A HABITAT TREE. THE ECOLOGIST IS ALSO TO BE ON SITE DURING THE FELLING OF ANY IDENTIFIED TREE AND ENSURE THAT ANY DISPLACED OR INJURED WILDLIFE IS COLLECTED AND FORWARDED TO AN APPROPRIATE WILDLIFE RESCUE SERVICE. THE ECOLOGIST IS TO REPORT TO COUNCIL ON ACTION TAKEN AS PART OF TREE CLEARING OPERATIONS.

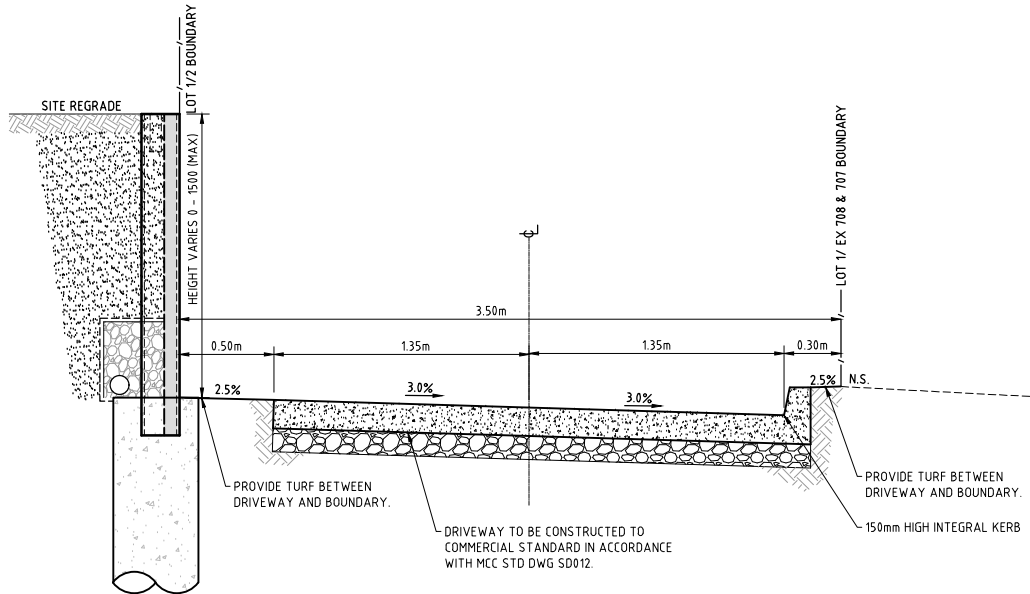
TYPICAL DETAIL – CONCRETE SLEEPER RETAINING WALL

SCALE 1:20



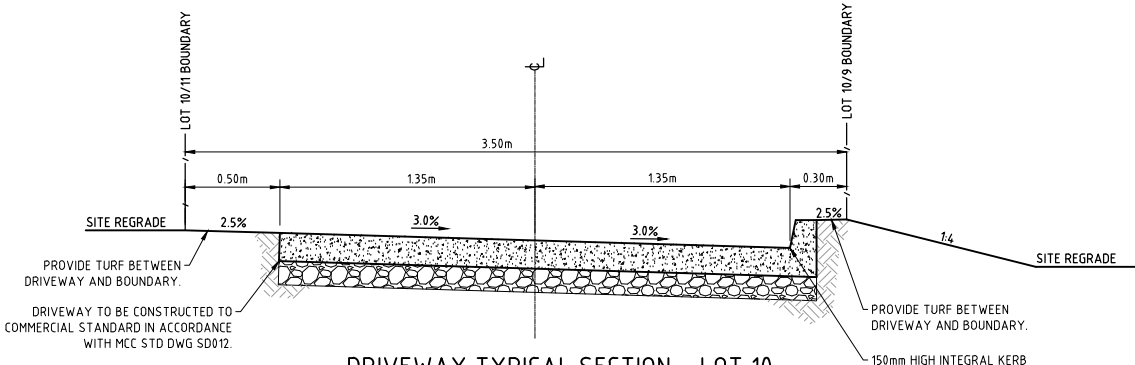
DRIVEWAY TYPICAL SECTION – LOT 1

SCALE 1:20



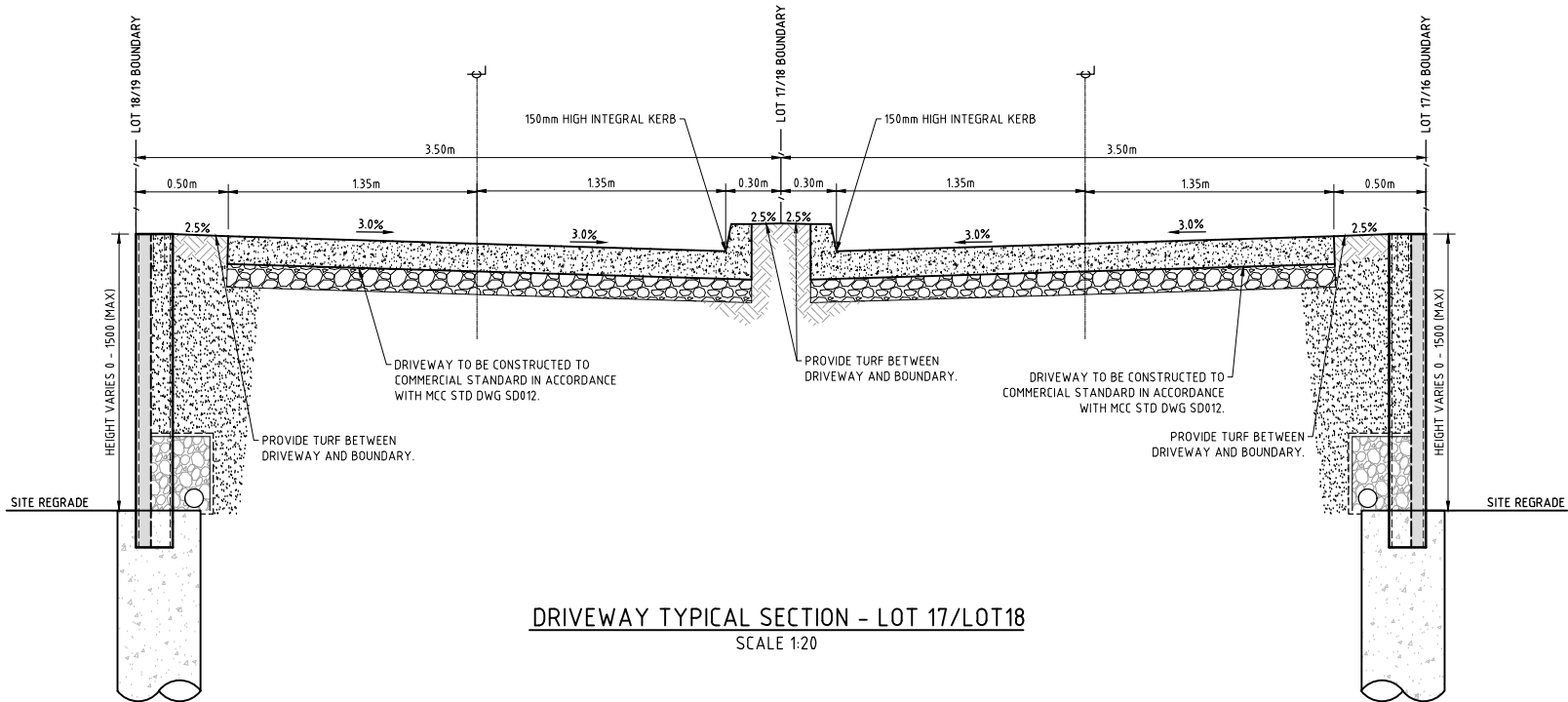
DRIVEWAY TYPICAL SECTION – LOT 10

SCALE 1:20



DRIVEWAY TYPICAL SECTION – LOT 17/LOT18

SCALE 1:20



PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

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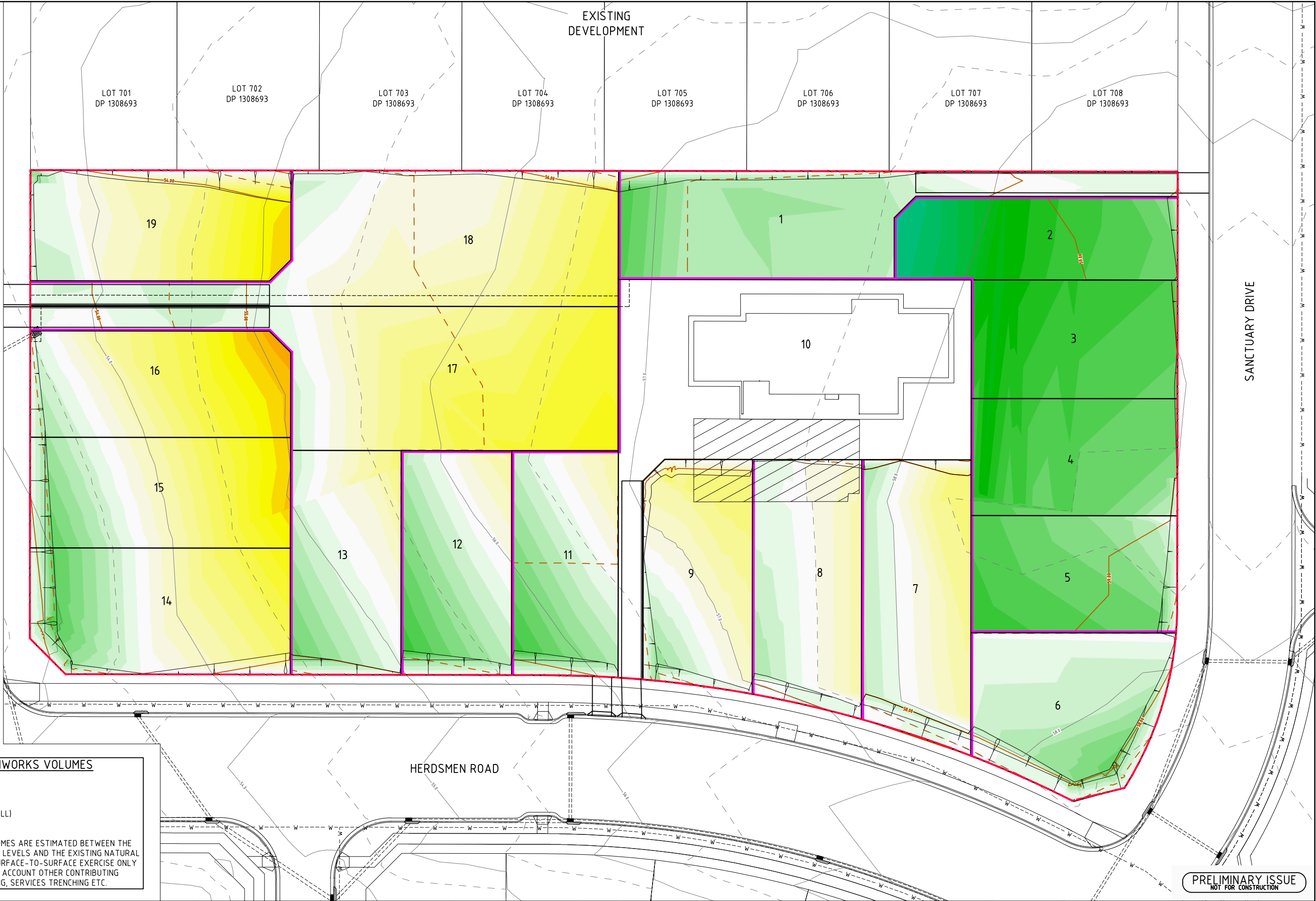
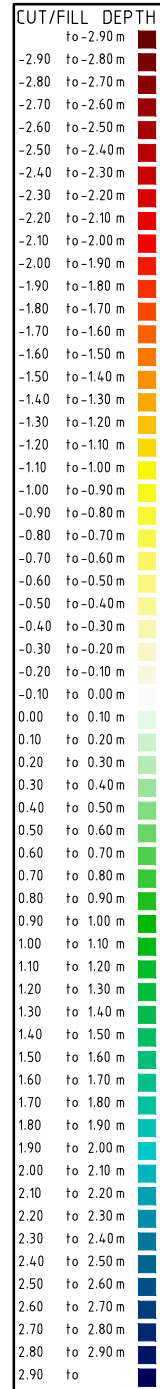
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| | Cad Reference | |
| | 24299C dC04 r1 | |
| | Project Approval | |
| | IAN HILL (B.E) | |
| | Consulting Civil Engineer | |

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| Client | |
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| GCA | |
| ENGINEERING SOLUTIONS | |
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| PROPOSED RESIDENTIAL SUBDIVISION | Project No |
| LOT 1 & 3 DP13079170 (HERDSMEN ROAD) | 24299C |
| LOCHINVAR RIDGE ESTATE | Drawing No |
| GENERAL NOTES & TYPICAL DETAILS | C04 |
| | Revision |
| | 1 |
| | A1 SHEET |

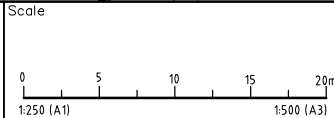
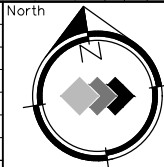


ESTIMATED EARTHWORKS VOLUMES

TOTAL CUT = - 2,003 m³
TOTAL FILL = + 2,076 m³
BALANCE = + 73 m³ (FILL)

NOTE: EARTHWORKS VOLUMES ARE ESTIMATED BETWEEN THE DESIGN FINISHED SURFACE LEVELS AND THE EXISTING NATURAL SURFACE LEVELS AS A SURFACE-TO-SURFACE EXERCISE ONLY AND DOES NOT TAKE INTO ACCOUNT OTHER CONTRIBUTING FACTORS SUCH AS BULKING, SERVICES TRENCHING ETC.

| REVISION | Description | Drawn | App'd | Date |
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| 1 | ORIGINAL ISSUE | JE | AS | 10.03.25 |



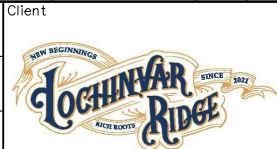
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Designed
KS

Cad Reference
24299C dC05 r1

Project Approval
IAN HILL (B.E)
Consulting Civil Engineer



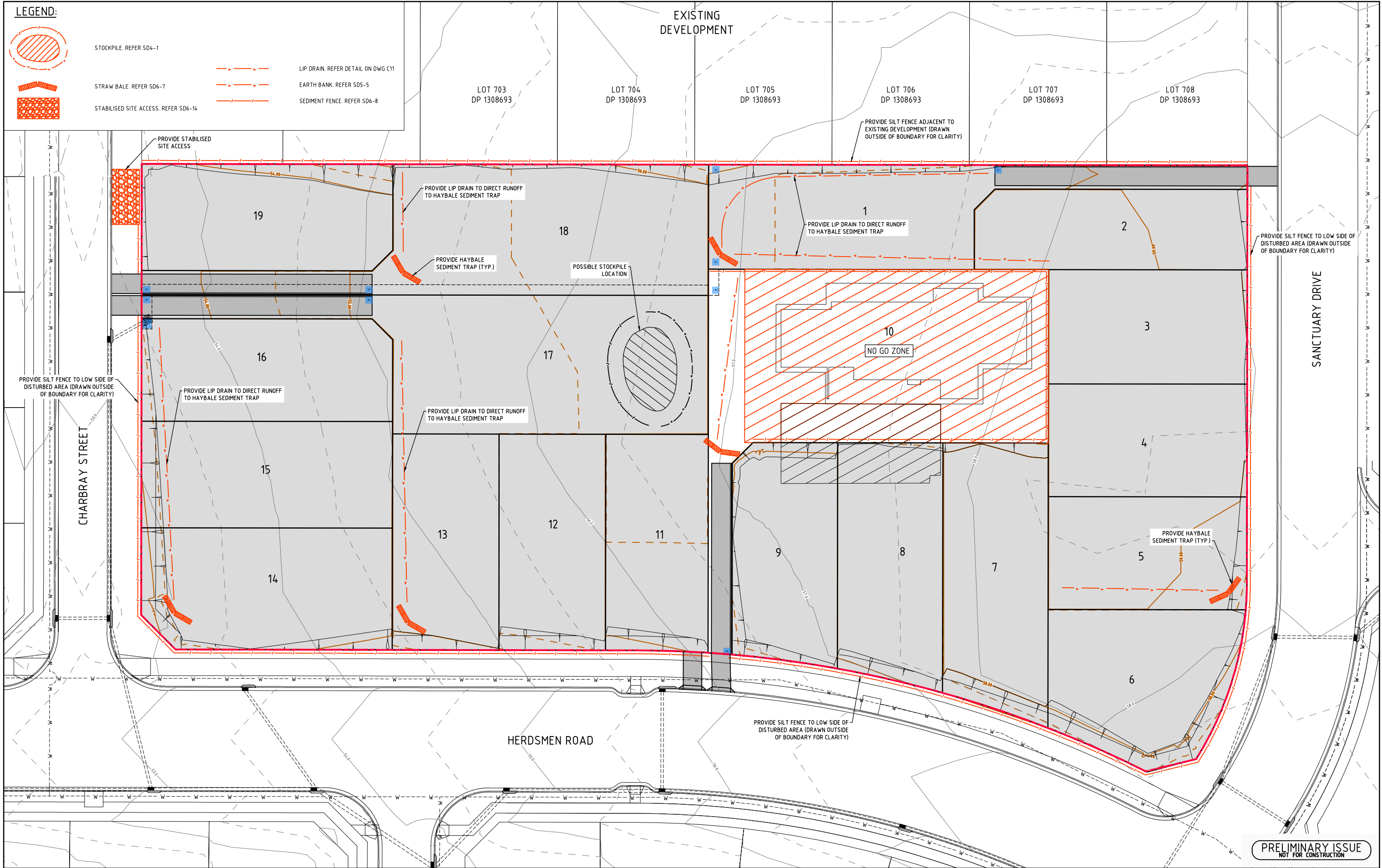
GCA
ENGINEERING SOLUTIONS

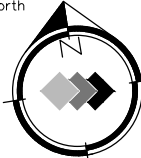
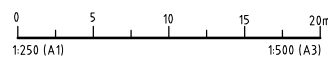


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PO BOX 3337, THORNTON NSW 2322
PHONE: (02) 4964 1811

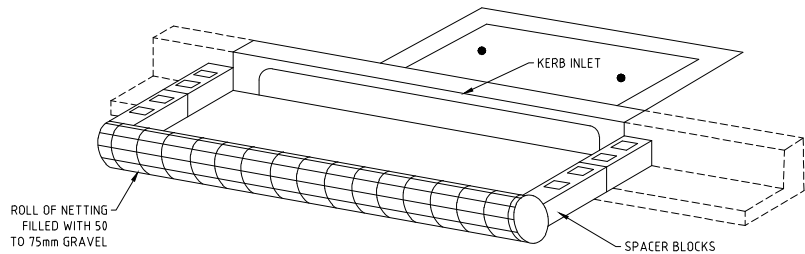
PROPOSED RESIDENTIAL SUBDIVISION
LOT 1 & 3 DP13079170 (HERDSMEN ROAD)
LOCHINVAR RIDGE ESTATE

EARTHWORKS PLAN

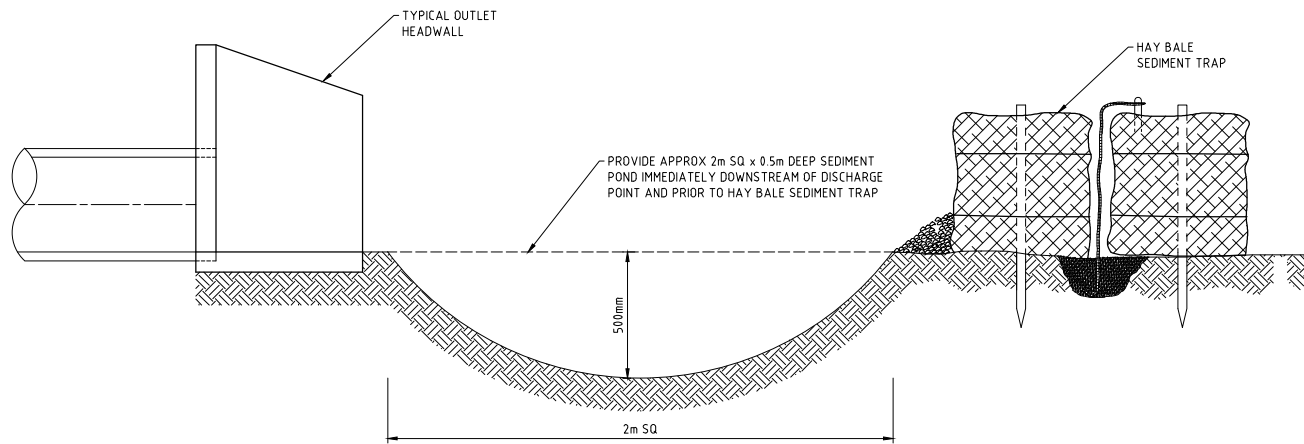
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| Project No | 24299C |
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| Revision | 1 |
| A1 SHEET | |



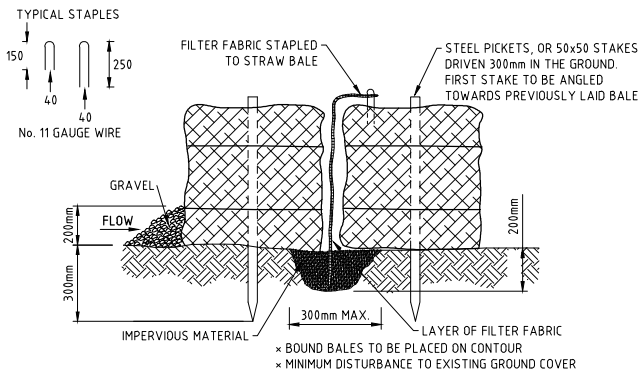
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| Designed KS | Scale 1:250 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| A1 SHEET | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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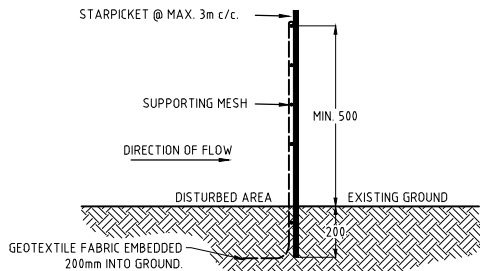
SEDIMENT BARRIER OF STORMWATER PITS
N.T.S



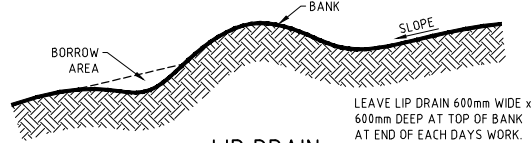
TYPICAL SEDIMENT TREATMENT AT DISCHARGE LOCATION
N.T.S



HAY BALE DETAIL
N.T.S



SEDIMENT FENCE.



LIP DRAIN
N.T.S

TYPICAL CONSTRUCTION SCHEDULE

| | WEEK | | | | | | | |
|--|------|---|---|---|---|---|---|---|
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| CONSTRUCT ALL TEMPORARY SEDIMENT BASINS | | | | | | | | |
| PLACE SILT FENCE ALONG ROAD BOUNDARIES AS SHOWN | | | | | | | | |
| PLACE SILT FENCE BELOW AREAS TO BE REGRADED | | | | | | | | |
| CONSTRUCT ALL DIVERSION BANKS CATCHING CLEAN WATER | | | | | | | | |
| ROAD CONSTRUCTION AND REGRAIDING | | | | | | | | |
| PLACE SILT FENCE AROUND TOPSOIL STOCKPILES | | | | | | | | |
| PLACE SEDIMENT BARRIERS AROUND STORMWATER PITS AT COMPLETION OF DRAINAGE | | | | | | | | |
| PLACE STRIP TURF PARALLEL TO DESIGN CONTOURS ALONG ROAD AS SHOWN | | | | | | | | |

EROSION CONTROL



1. EROSION CONTROL DEVICES AND SILTATION TRAPS TO BE INSTALLED BEFORE SITE IS DISTURBED IN ACCORDANCE WITH N.S.W. DEPARTMENT OF CONSERVATION AND LAND MANAGEMENT GUIDELINES AND APPROVED BY COUNCIL INSPECTOR.
2. ALL PERIMETER AND CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN EARTHWORKS AND/OR CLEARING.
3. SILT TO BE REMOVED FROM TEMPORARY SEDIMENT CONTROL BASINS AS DIRECTED BY COUNCIL INSPECTOR OR DEPARTMENT OF LAND AND WATER CONSERVATION REPRESENTATIVE TO MAINTAIN SILTATION STORAGE CAPACITY IN TEMPORARY BASINS.
4. FILTRATION BUFFER ZONES ARE TO BE FENCED OFF AND ACCESS PROHIBITED TO ALL PLANT AND MACHINERY.
5. HAY BALE BARRIERS AND GEOTEXTILE FENCES ARE TO BE CONSTRUCTED TO TOE OF BATTER PRIOR TO COMMENCEMENT OF EARTHWORKS IMMEDIATELY AFTER CLEARING OF VEGETATION BEFORE REMOVAL OF TOPSOIL.
6. SANDBAGS TO BE USED DURING ROAD CONSTRUCTION TO DIVERT STORMWATER INTO PITS WHEN SUBGRADE IS UP TO KERB LEVEL.
7. ALL TEMPORARY EARTH BERMS, DIVERSION AND SILT DAM EMBANKMENTS ARE TO BE MACHINE COMPACTED, SEEDED & MULCHED FOR TEMPORARY VEGETATION COVER AS SOON AS THEY HAVE BEEN FORMED.
8. CLEAN WATER IS TO BE DIVERTED AWAY FROM DISTURBED GROUND AND INTO DRAINAGE SYSTEM.
9. ALL SEDIMENT TRAPPING STRUCTURES AND DEVICES ARE TO BE INSPECTED AFTER STORMS FOR STRUCTURAL DAMAGE OR CLOGGING. TRAPPED MATERIAL IS TO BE REMOVED TO A SAFE APPROVED LOCATION.
10. ALL TOPSOIL IS TO BE STOCKPILED ON SITE FOR RE-USE (AWAY FROM TREES AND DRAINAGE LINES). MEASURES SHALL BE APPLIED TO PREVENT EROSION OF THE STOCKPILES.
11. ALL FILLS ARE TO BE LEFT WITH A LIP AT THE TOP OF THE SLOPE AT THE END OF EACH DAY'S EARTHWORKS. THE HEIGHT OF THE LIP SHALL BE A MINIMUM OF 200mm.
12. ALL CUT AND FILL SLOPES ARE TO BE SEEDED AND MULCHED WITHIN 10 DAYS OF COMPLETION OF FORMATION.
13. UNDERSCRUBBING OF VEGETATION TO BE RESTRICTED TO SLASHING TO MINIMISE SOIL DISTURBANCE.
14. UPON COMPLETION OF ALL EARTHWORKS OR AS DIRECTED BY COUNCIL, SOIL CONSERVATION TREATMENTS SHALL BE APPLIED TO RENDER AREAS THAT HAVE BEEN DISTURBED, EROSION PROOF WITHIN 14 DAYS.
15. DENUDED AREAS TO BE STRIP TURFED OR HYDROMULCH SEEDED WITH THE SEED MIX BELOW OR APPROVED BY DEPARTMENT OF LAND AND WATER CONSERVATION REPRESENTATIVE, WITHIN 14 DAYS OF PRACTICAL COMPLETION OF EARTHWORKS. STRIPS ARE TO BE PLACED ACROSS THE CONTOUR AT RIGHT ANGLES TO THE DIRECTION OF SLOPE.

HYDROMULCH SEEDMIXES

| SUMMER MIX | | AUTUMN MIX | |
|--------------------|------------------|---------------------|------------------|
| MATERIAL | APPLICATION RATE | MATERIAL | APPLICATION RATE |
| JAPANESE MILLET | 30 Kg/Ha | OATS | 20 Kg/Ha |
| COUCH | 10 Kg/Ha | RYE GRASS | 10 Kg/Ha |
| CARPET GRASS | 10 Kg/Ha | RED CLOVER | 5 Kg/Ha |
| HAIFA WHITE CLOVER | 5 Kg/Ha | WHITE CLOVER | 5 Kg/Ha |
| BINDER | 200 l/Ha | COUCH | 10 Kg/Ha |
| PULP | 1000 Kg/Ha | FERTILISER ENRICHER | 300 Kg/Ha |
| FERTILISER | 300 Kg/Ha | OR | |
| | | DYNAMIC LIFTER | 1000Kg/Ha |

16. THE AREA OVER ALL STORMWATER AND SEWER LINES NOT WITHIN ROAD RESERVES IS TO BE MULCHED AND SEEDED WITHIN 14 DAYS AFTER BACKFILL.
17. NO MORE THAN 150m OF TRENCH IS TO BE OPEN AT ANY ONE TIME.
18. AREAS OVER ELECTRICITY, TELEPHONE AND GAS SUPPLY TRENCHES ARE TO BE SEEDED AND MULCHED BY THE RELEVANT AUTHORITY WITHIN 14 DAYS AFTER BACKFILL.
19. ALL FOOTPATHS, BERMS AND BATTERS AND SITE REGRAIDING AREAS ARE TO BE TOPSOILED WITH MINIMUM 75mm OF SELECTED SITE TOPSOIL AND GRASSED.
20. STRIPS OF TURF ARE TO BE PLACED IMMEDIATELY BEHIND THE KERB AND GUTTER ON ALL NEW ROADS AND AT LOCATIONS AS DETERMINED BY COUNCIL'S SUPERVISING OFFICER.
21. ALL FINAL EROSION PREVENTION MEASURES INCLUDING THE ESTABLISHMENT OF GRASSING ARE TO BE COMPLETED PRIOR TO THE SUBDIVISION FINAL INSPECTION. ALL EROSION DEVICES ARE TO BE MAINTAINED UNTIL THE END OF THE MAINTENANCE PERIOD.

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

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