

127-127A BOUNDARY ROAD

NORTH EPPING

SUBDIVISION OF LOT O AND LOT N IN DP 28986

DA ENGINEERING DRAWINGS REVISION C

GROUP DEVELOPMENT SERVICES PTY. LTD.

PROJECT MANAGERS - SURVEYORS - PLANNERS - ENGINEERS

UNIT 2/1 CENTRAL AVENUE, THORNLEIGH NSW 2120

PO BOX 498, PENNANT HILLS NSW 1715
Ph. (02) 9980-1000 Fax. (02) 9484-0355

www.dialbeforeyoudig.com.au



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REVISION	DESCRIPTION	BY	DATE	SITE DESCRIPTION	BAR SCALES	SURVEY	HEIGHT DATUM	LGA	AUTHORITY REFERENCE	PROJECT MANAGERS • SURVEYORS • PLANNERS • ENGINEERS	PROJECT	DRAWING NUMBER							
				PLAN OF SUBDIVISION OF LOT O, AND LOT N IN DP 28986		-	AHD	HORNSBY SHIRE COUNCIL	PL/28/2021	<p>ABN: 86 064 110 809</p> <p>GROUP DEVELOPMENT SERVICES PTY LTD</p> <p>PO Box 498, Pennant Hills NSW 1715 Phone: +61 2 9980 1000</p> <p>Fax: +61 2 9484 0355 Email: info@gdsland.com.au www.gdsland.com.au</p> <p><small>THIS DRAWING IS SUBJECT TO COPYRIGHT AND MUST NOT BE REPRODUCED BY WHOLE OR PART WITHOUT PRIOR WRITTEN CONSENT OF GROUP DEVELOPMENT SERVICES PTY LTD. THIS PLAN MUST NOT BE USED FOR CONSTRUCTION UNLESS SIGNED AS APPROVED BY PRINCIPAL CERTIFYING AUTHORITY.</small></p>	127 - 127A BOUNDARY ROAD, NORTH EPPING	001							
C	RFI'S ADDRESSED. RE-ISSUED FOR DA APPROVAL	A.C.	12/10/2022	<small>THIS PLAN IS PRELIMINARY ONLY AND IS SUBJECT TO AMENDMENTS AND CHANGES DUE TO FURTHER INVESTIGATION, LATENT FINDS, UNKNOWN SITE CONDITIONS, SURVEYING AND LOCAL COUNCIL STATE AND FEDERAL GOVERNMENT AUTHORITIES RECOMMENDATIONS AND APPROVALS. REPORTS AND INFORMATION REQUIRED TO FINALISE THIS PLAN WILL INCLUDE BUT WILL NOT BE LIMITED TO ARCHAEOLOGY, HERITAGE, CONTAMINATION, ECOLOGY, ZONING, DWELLING DENSITIES, CONSCIENTIOUS OBJECTION, GEOTECHNICAL ADJOINING LANDOWNERS, REFERRAL AUTHORITIES, FLOODING AND WATERWAYS, SEWERAGE, WATER SUPPLY, ELECTRICITY, TELECOMMUNICATION.</small>	DESIGN	CHECKING	DA No.	DATE	<table border="1"> <tr> <td>PROJECT REFERENCE</td> <td>DATE OF ISSUE</td> <td>REVISION No.</td> <td>SHEET SIZE</td> </tr> <tr> <td>P00430</td> <td>12/10/2022</td> <td>C</td> <td>A1</td> </tr> </table>		PROJECT REFERENCE		DATE OF ISSUE	REVISION No.	SHEET SIZE	P00430	12/10/2022	C	A1
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P00430	12/10/2022	C	A1																
B	TREE REMOVAL AMENDED. RE-ISSUED FOR DA APPROVAL.	W.M.	26/04/2022		DRAWN	CHECKING	CC No.	DATE											
A	ISSUED FOR DA APPROVAL	W.M.	14/04/2022																
				<small>NOTE: BOUNDARY AND LOT DIMENSIONS, ALIGNMENTS AND AREAS ARE PROVISIONAL AND ROUNDED TO NEAREST DECIMAL PLACE. AS SUCH THESE AREA ARE SUBJECT TO FINAL SURVEY.</small>															

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SITE LOCALITY PLAN

N.T.S.

SUBDIVISION OF LOT O AND LOT N IN DP 28986

DATE: OCTOBER 2022

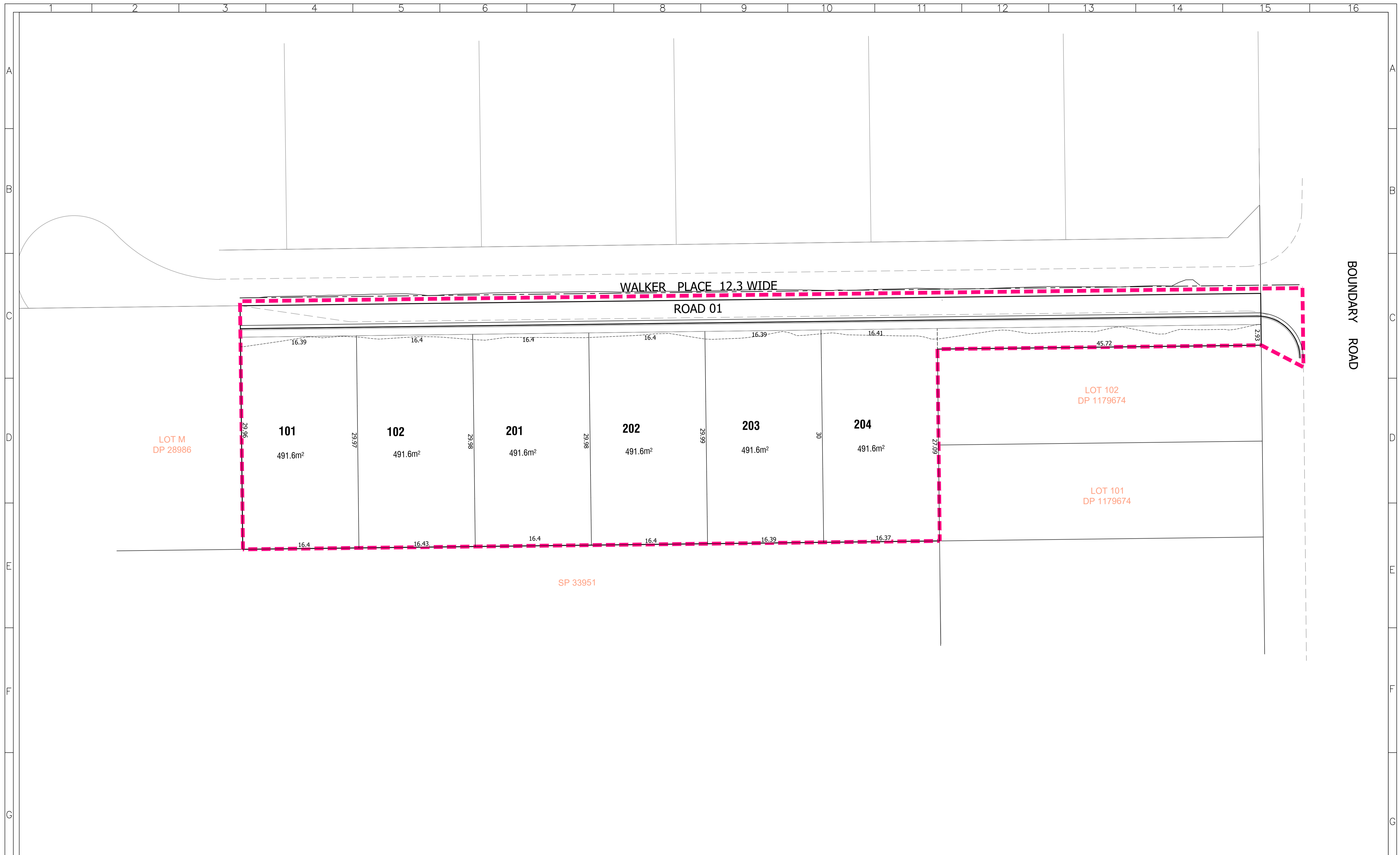
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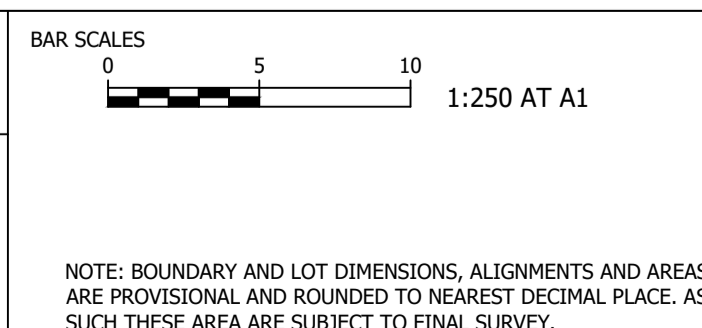


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A	ISSUED FOR DA APPROVAL	W.M.	14/04/2022

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SURVEY	HEIGHT DATUM	LGA HORNSBY SHIRE COUNCIL	AUTHORITY REFERENCE
-	AHD	PL/28/2021	PL/28/2021
DESIGN	CHECKING	DA No.	DATE
-	-	-	-
DRAWN	CHECKING	CC No.	DATE
W.M.	-	-	-

PROJECT MANAGERS • SURVEYORS • PLANNERS • ENGINEERS

ABN: 86 064 110 809

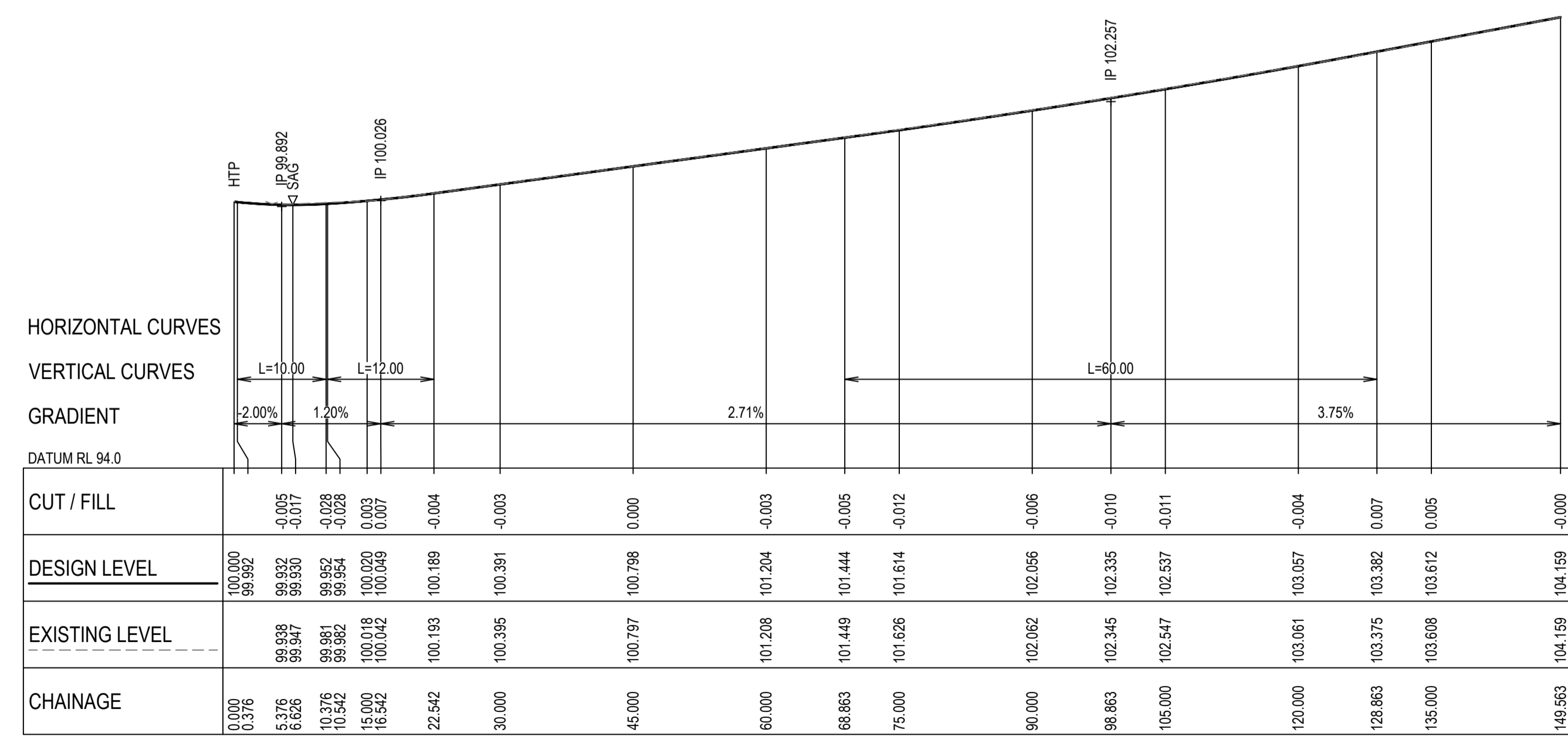
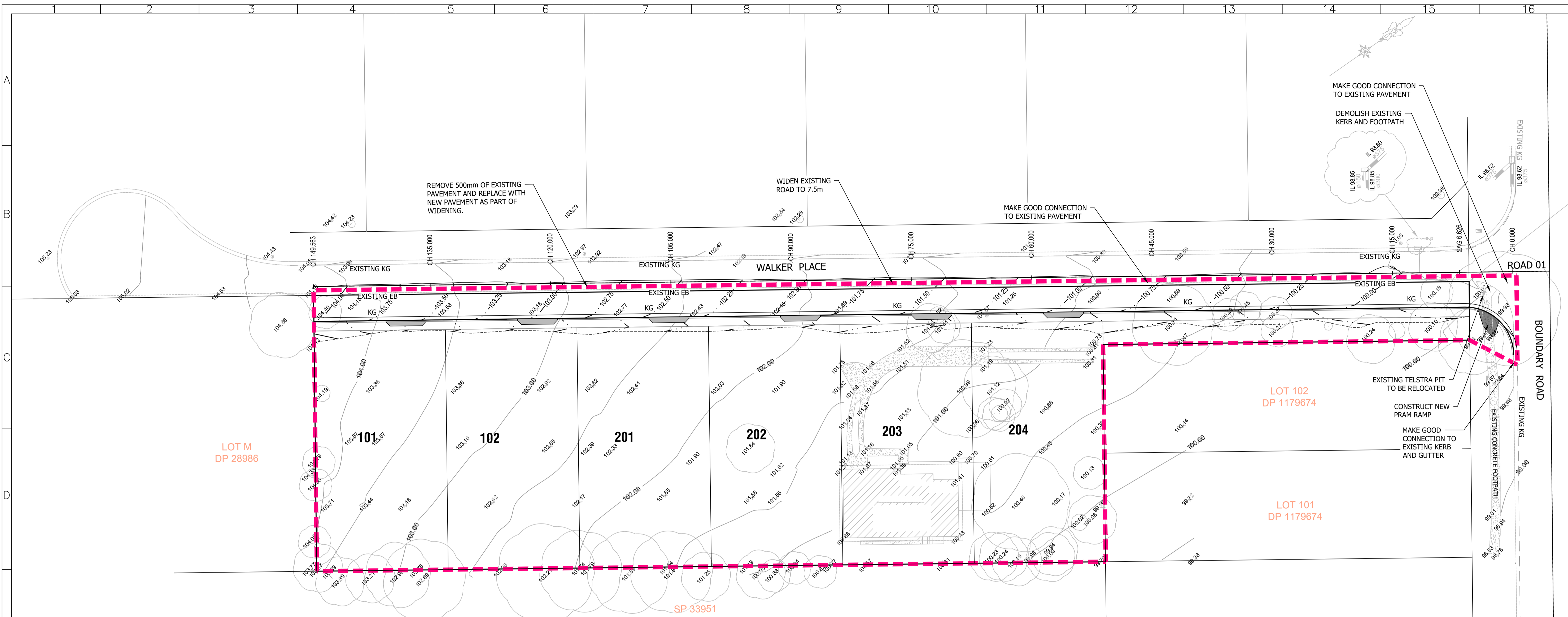
GROUP DEVELOPMENT SERVICES PTY LTD

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PROJECT		DRAWING NUMBER	
127 - 127A BOUNDARY ROAD, NORTH EPPING		100	
PLAN OF SUBDIVISION			
PROJECT REFERENCE	DATE OF ISSUE	REVISION No.	SHEET SIZE
P00430	12/10/2022	C	A1



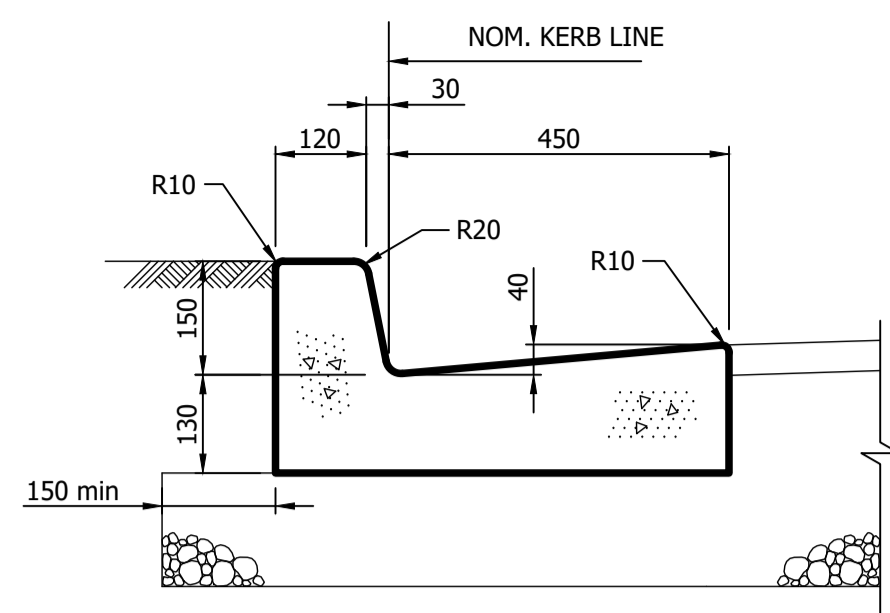
LEGEND

- LIMIT WORKS - CURRENT APPLICATION
- 62.0 --- DESIGN CONTOUR - MAJOR
- DESIGN CONTOUR - MINOR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- ROAD CENTRE LINE
- KG 150mm KERB AND GUTTER
- MK MODIFIED KERB AND GUTTER
- CK CASTELLATED KERB
- RKG ROLL KERB AND GUTTER
- MRKG MODIFIED ROLL KERB AND GUTTER
- KO KERB ONLY
- DD DISH DRAIN
- KERB RAMP
- VEHICLE CROSSING
- JUNCTION PIT
- GRATED INLET PIT
- KERB INLET PIT (ON GRADE)
- KERB INLET PIT (AT SAG)
- SWALE
- CONTOUR INTERVAL - 0.5m

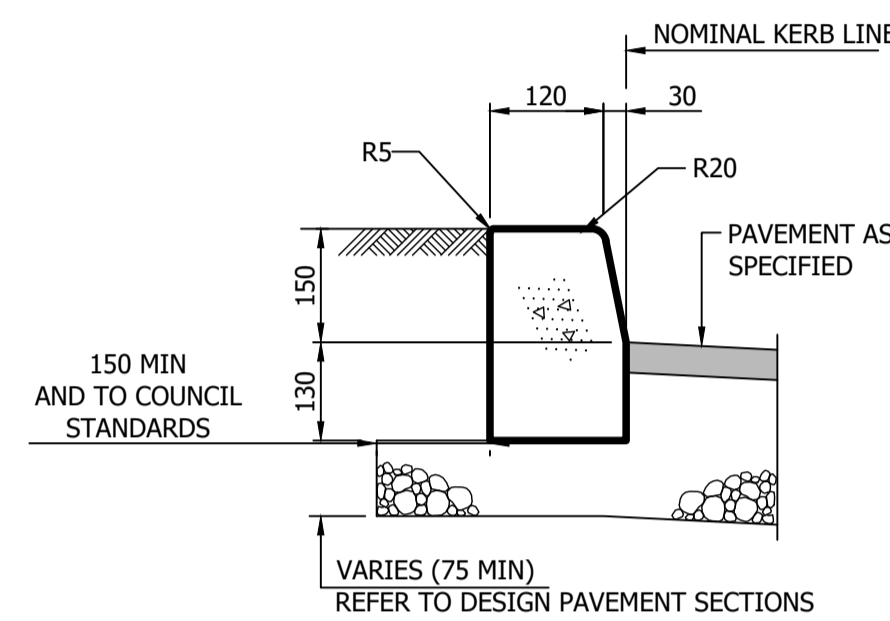


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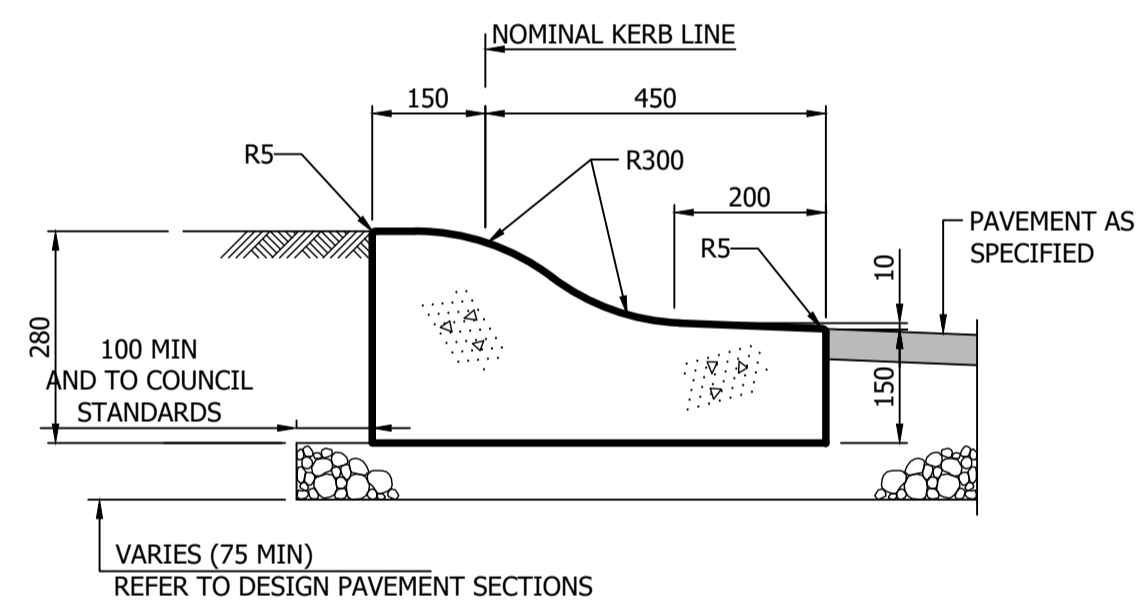
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				PLAN OF SUBDIVISION OF LOT O, AND LOT N IN DP 28986	0 5 10 1:250 AT A1	DESIGN	AHD	HORNBSBY SHIRE COUNCIL	PL/28/2021	gds	127 - 127A BOUNDARY ROAD, NORTH EPPING	200						
C	RFI'S ADDRESSED. RE-ISSUED FOR DA APPROVAL	A.C.	12/10/2022	THIS PLAN IS PRELIMINARY ONLY AND IS SUBJECT TO AMENDMENTS AND CHANGES DUE TO FURTHER INVESTIGATION, LATENT FINDS, UNKNOWN SITE CONDITIONS, SURVEYING AND LOCAL COUNCIL STATE AND FEDERAL GOVERNMENT AUTHORITIES RECOMMENDATIONS AND APPROVALS. REPORTS AND INFORMATION REQUIRED TO FINALISE THIS PLAN WILL INCLUDE BUT WILL NOT BE LIMITED TO ARCHAEOLOGY, HERITAGE, CONTAMINATION, ECOLOGY, ZONING, DWELLING DENSITIES, CONSENTIOUS OBJECTION, GEOTECHNICAL ADJOINING LANDOWNERS, REFERRAL AUTHORITIES, FLOODING AND WATERWAYS, SEWERAGE, WATER SUPPLY, ELECTRICITY, TELECOMMUNICATION.	NOTE: BOUNDARY AND LOT DIMENSIONS, ALIGNMENTS AND AREAS ARE PROVISIONAL AND ROUNDED TO NEAREST DECIMAL PLACE. AS SUCH THESE ARE SUBJECT TO FINAL SURVEY.					PROJECT MANAGERS • SURVEYORS • PLANNERS • ENGINEERS ABN: 86 064 110 809 GROUPO DEVELOPMENT SERVICES PTY LTD PO Box 498, Pennant Hills NSW 1715 Phone: +61 2 9980 1000 Fax: +61 2 9484 0355 Email: info@gdsland.com.au www.gdsland.com.au	ROAD LAYOUT PLAN AND LONGITUDINAL SECTION	200						
B	TREE REMOVAL AMENDED. RE-ISSUED FOR DA APPROVAL.	W.M.	26/04/2022			DRAWN	CHECKING	DA No.	DATE				CC No.	DATE	PROJECT REFERENCE	DATE OF ISSUE	REVISION No.	SHEET SIZE
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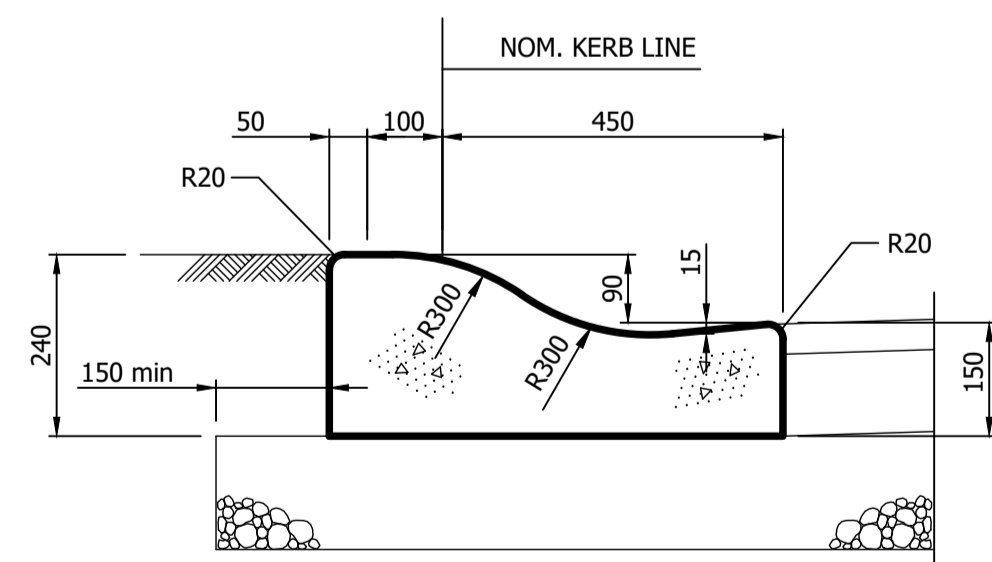
KERB & GUTTER (KG)
SCALE 1:10



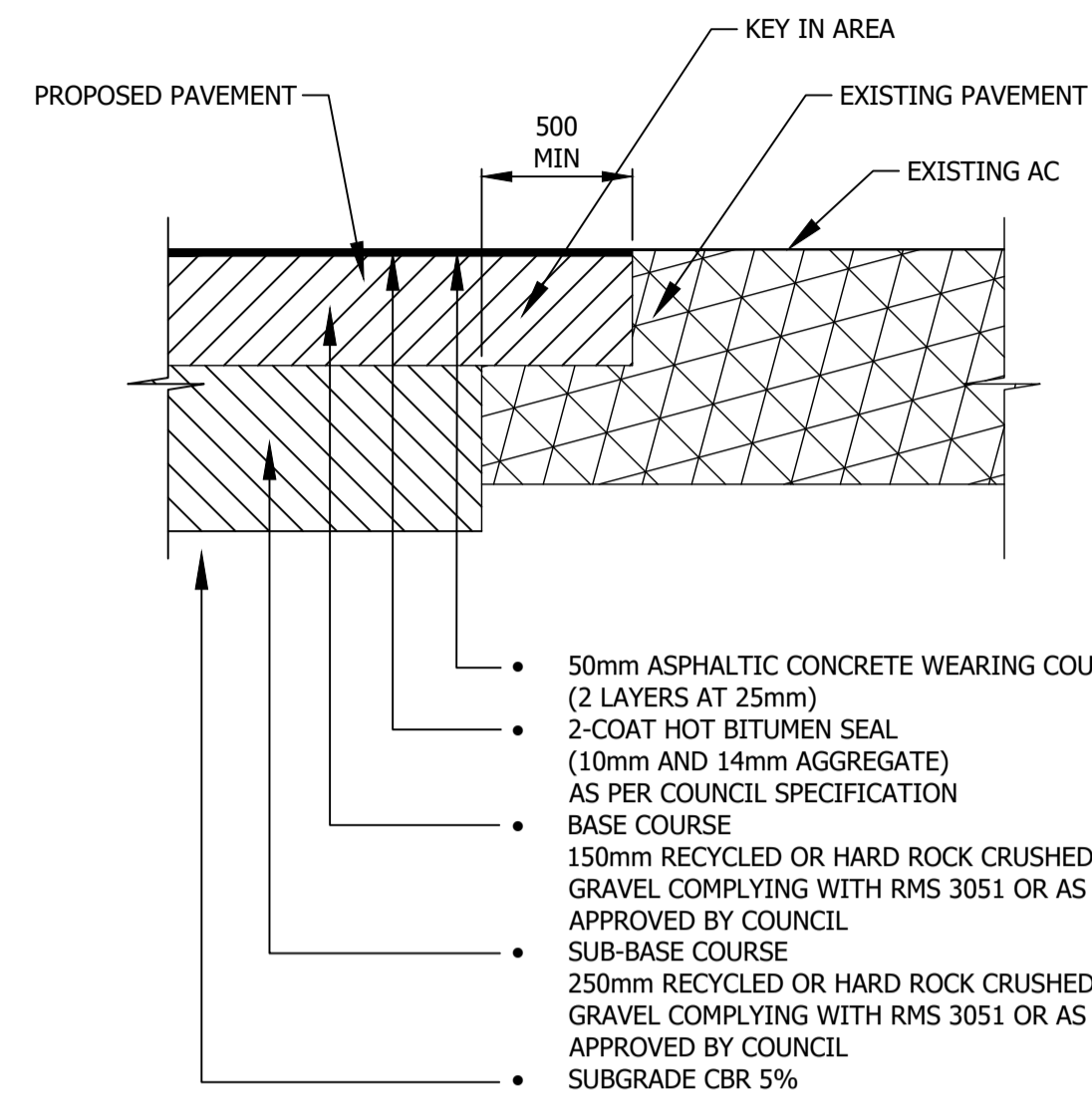
KERB ONLY (KO)
SCALE 1:10



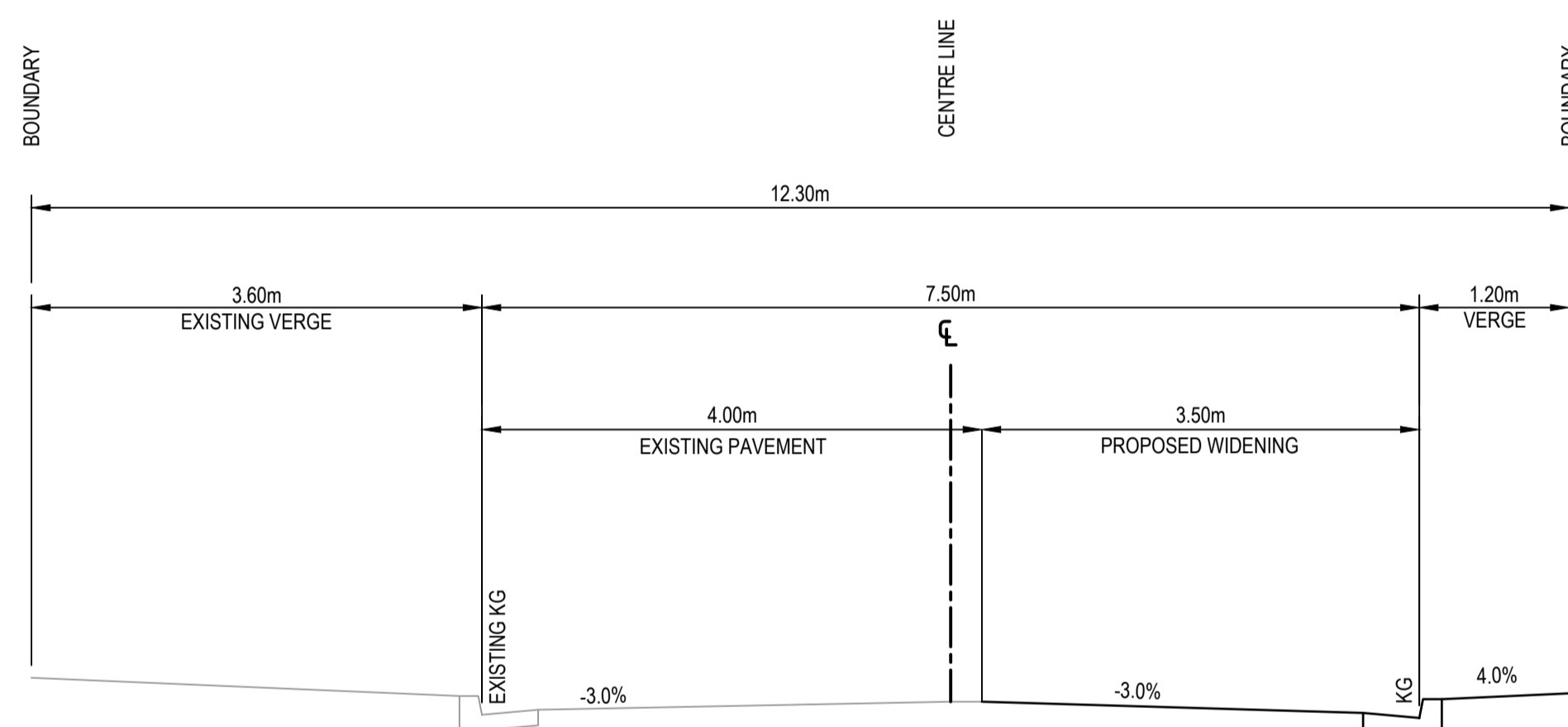
ROLL KERB AND GUTTER (130mm HIGH)
SCALE 1:10



ROLL KERB AND GUTTER (90mm HIGH)
SCALE 1:10



PROPOSED PAVEMENT JOINT DETAIL
(N.T.S.)



TYPICAL ROAD CROSS SECTION
SCALE 1:50



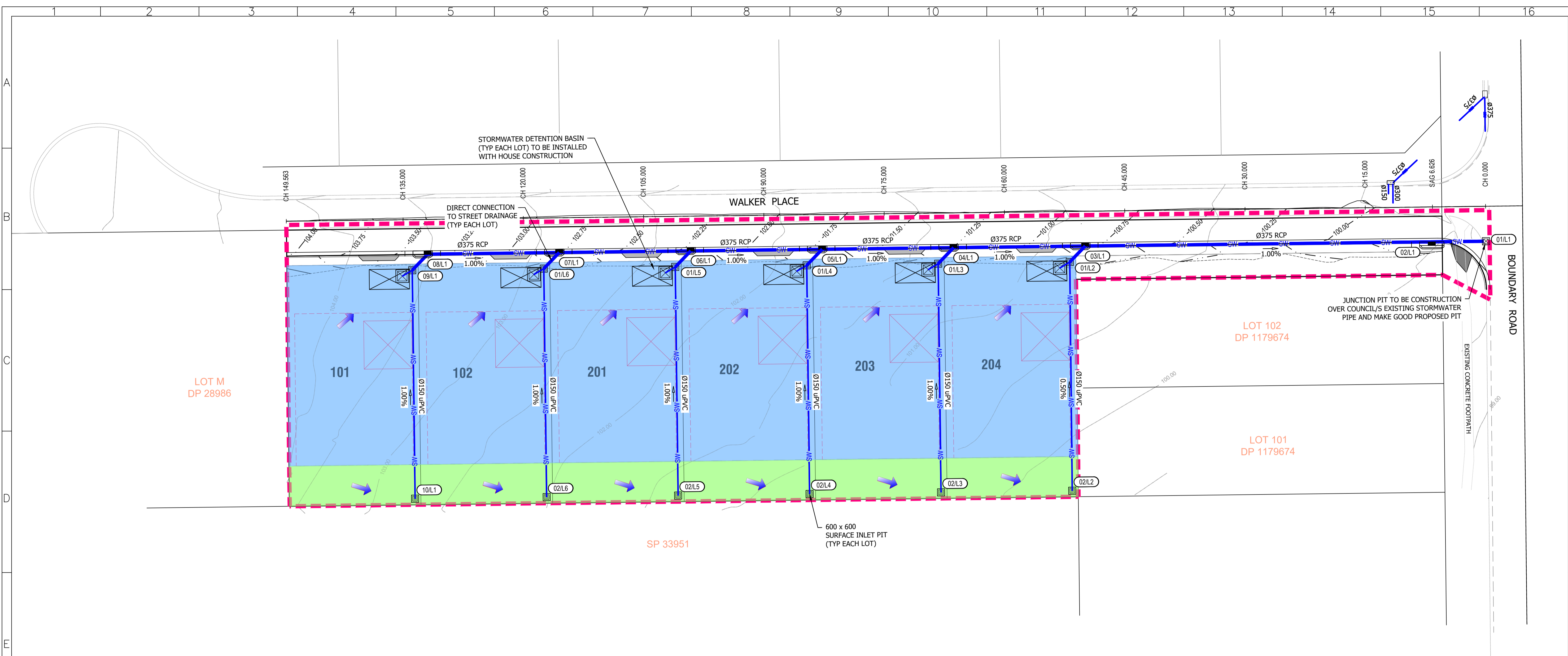
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LEGEND

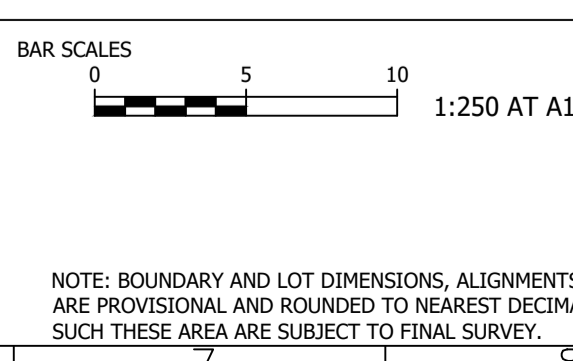
- LIMIT WORKS - CURRENT APPLICATION
- DESIGN CONTOUR - MAJOR
- DESIGN CONTOUR - MINOR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED STORMWATER PIPE
- PROPOSED INTERALLOTMENT STORMWATER PIPE
- FUTURE STORMWATER PIPE
- EXISTING STORMWATER PIPE
- PROPOSED SUBSOIL DRAINAGE PIPE
- JUNCTION PIT
- GRATED INLET PIT
- KERB INLET PIT (ON GRADE)
- KERB INLET PIT (AT SAG)
- PIT STRUCTURE NUMBER
- STORMWATER LINE NUMBER
- PIPE END CAP
- PIPE CONTINUATION
- INDICATIVE OVERLAND FLOW ROUTE
- CONCRETE HEADWALL
- RIP RAP
- SWALE
- BIO-RETENTION BASIN FILTER MEDIA AREA
- AREA TO ONSITE DETENTION
- AREA TO BYPASS DETENTION
- CONTOUR INTERVAL - 0.5m



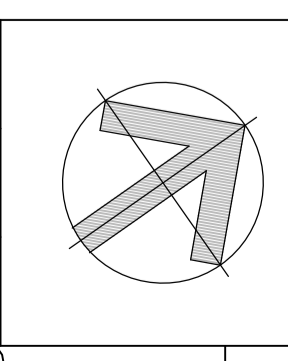
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DRAWN	CHECKING	CC No.	DATE
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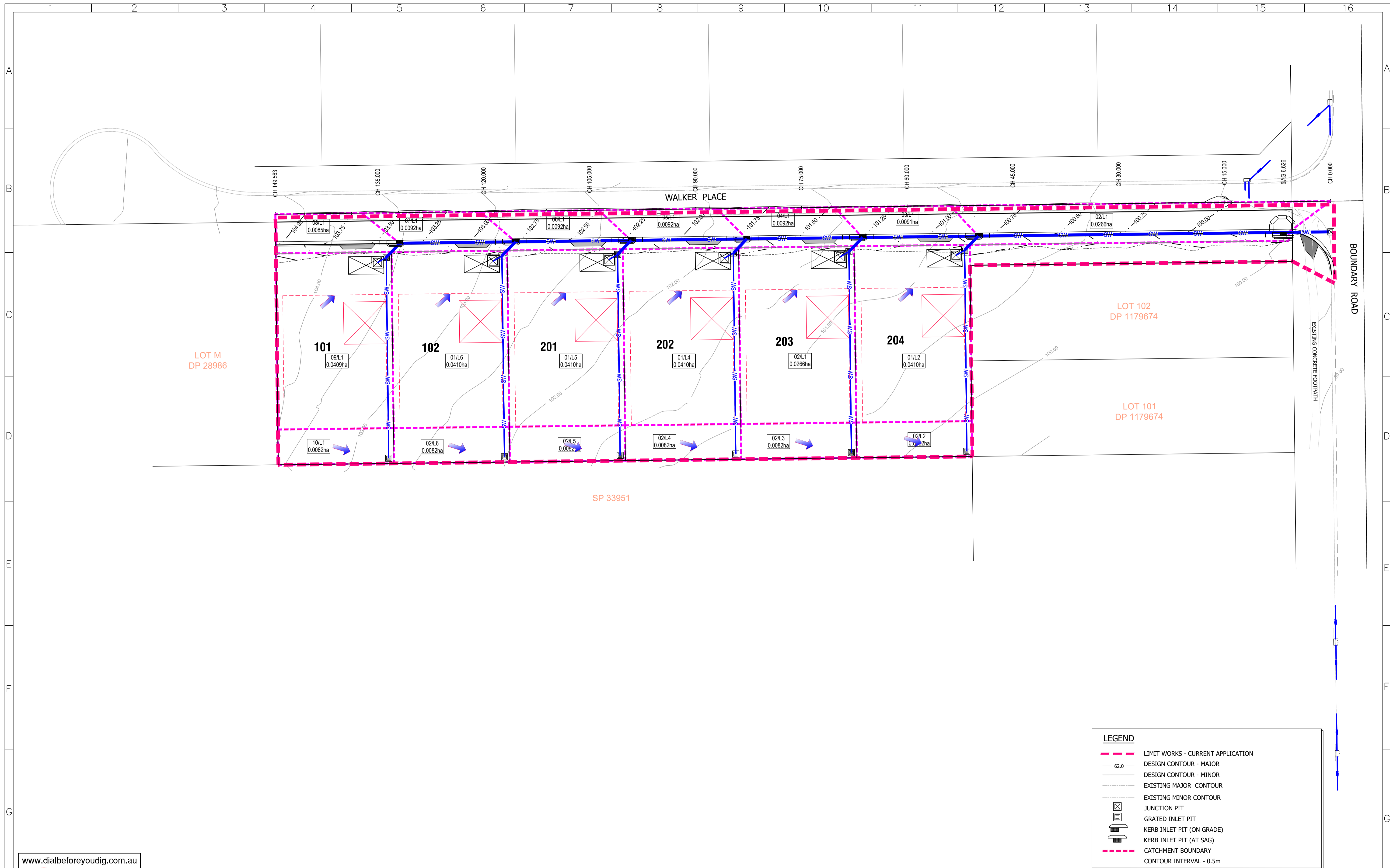
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PROJECT		DRAWING NUMBER	
127 - 127A BOUNDARY ROAD, NORTH EPPING		300	
STORMWATER DRAINAGE PLAN			
PROJECT REFERENCE	DATE OF ISSUE	REVISION No.	SHEET SIZE
P00430	12/10/2022	C	A1

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LEGEND	
	LIMIT WORKS - CURRENT APPLICATION
	DESIGN CONTOUR - MAJOR
	DESIGN CONTOUR - MINOR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	JUNCTION PIT
	GRATED INLET PIT
	KERB INLET PIT (ON GRADE)
	KERB INLET PIT (AT SAG)
	CATCHMENT BOUNDARY
	CONTOUR INTERVAL - 0.5m

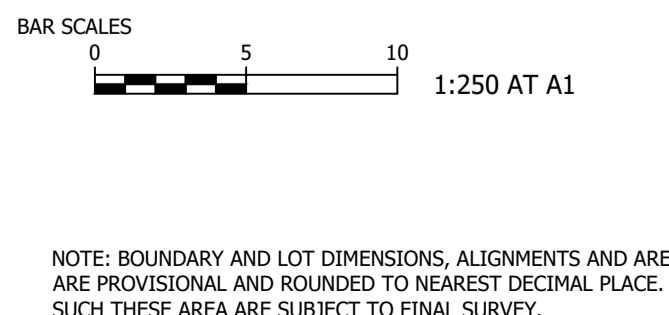
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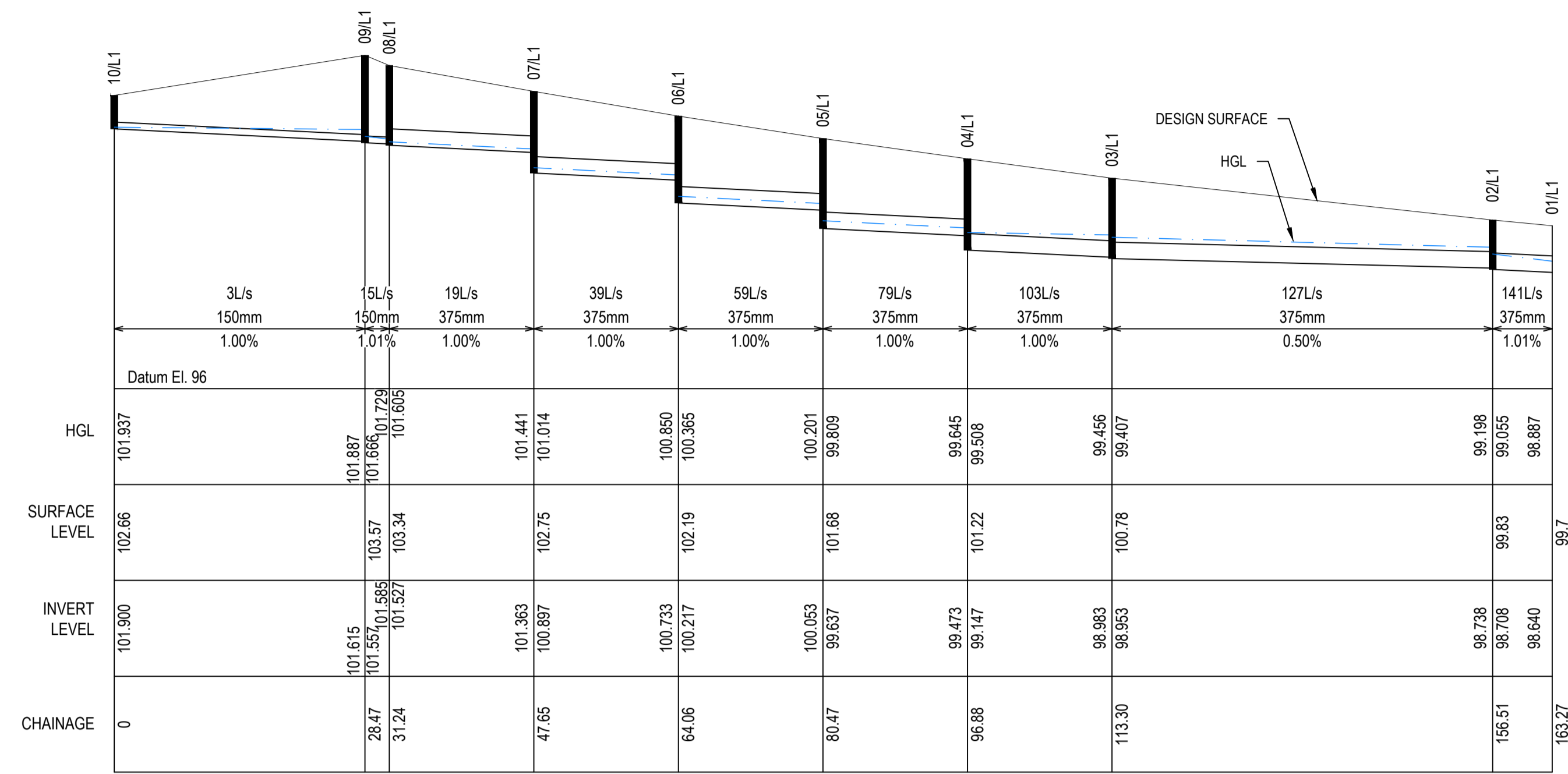
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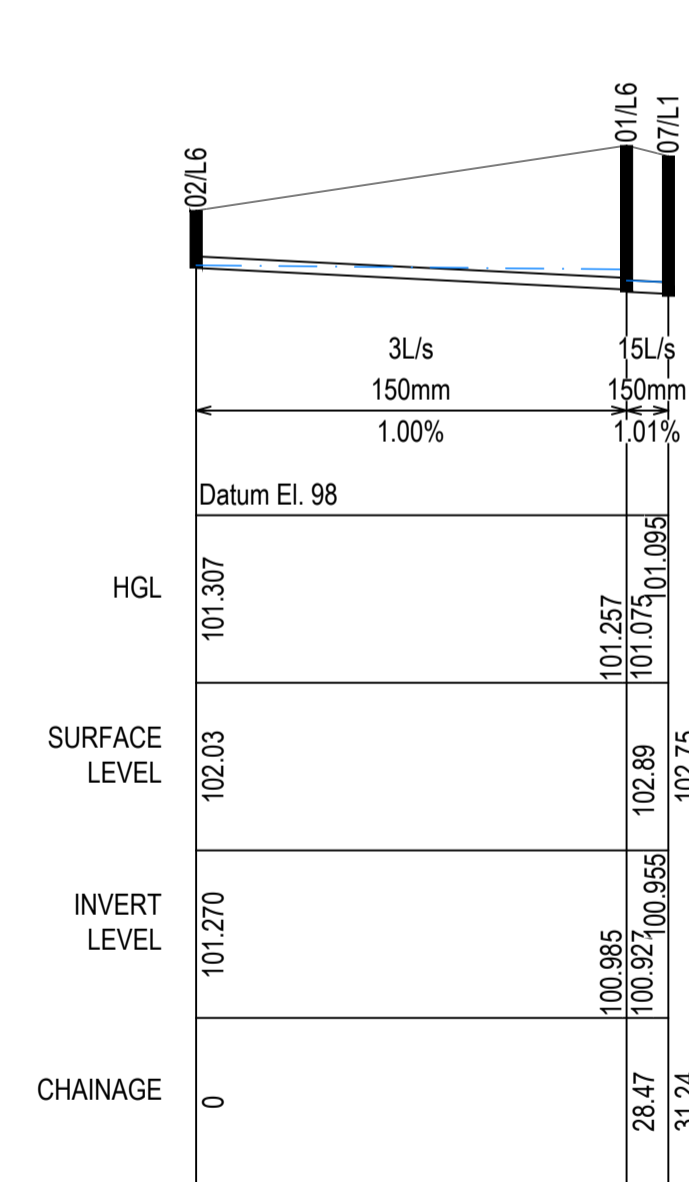
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PROJECT		DRAWING NUMBER	
127 - 127A BOUNDARY ROAD, NORTH EPPING		301	
STORMWATER CATCHMENT PLAN			
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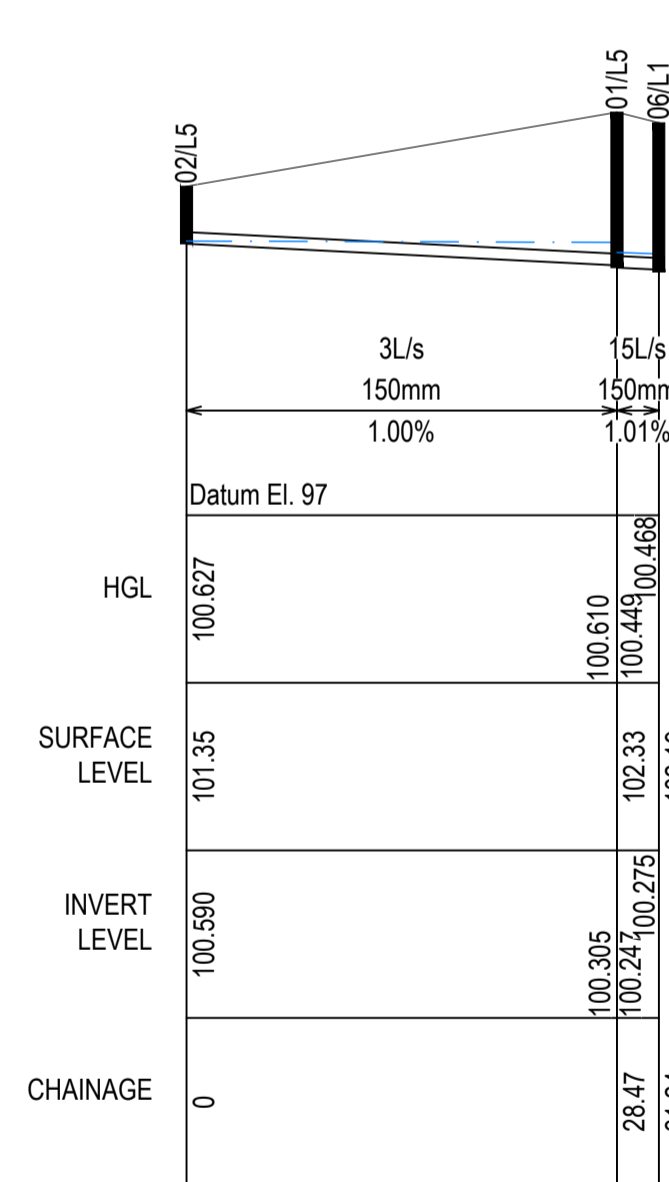
NOTES:
 1. HYDRAULIC GRADE LINE (HGL) SHOWN ARE FOR THE 1:100 YEAR STORM EVENT. NO PITS SURCHARGING IN THIS STORM EVENT.



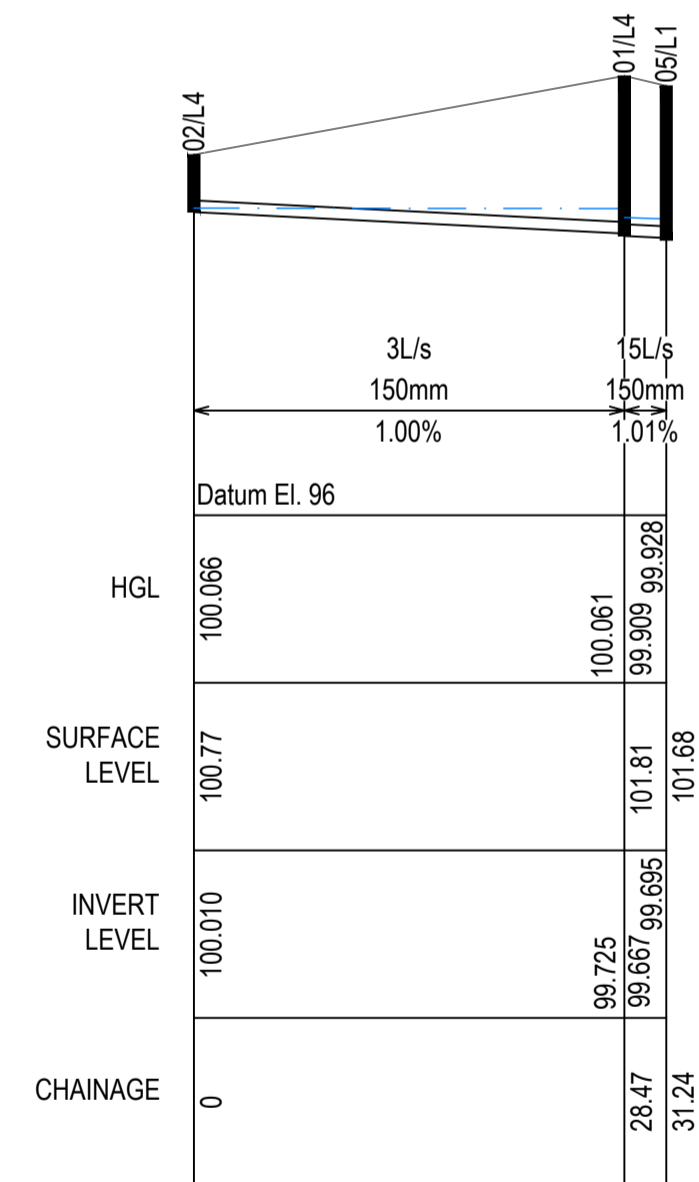
LINE 01
NTS



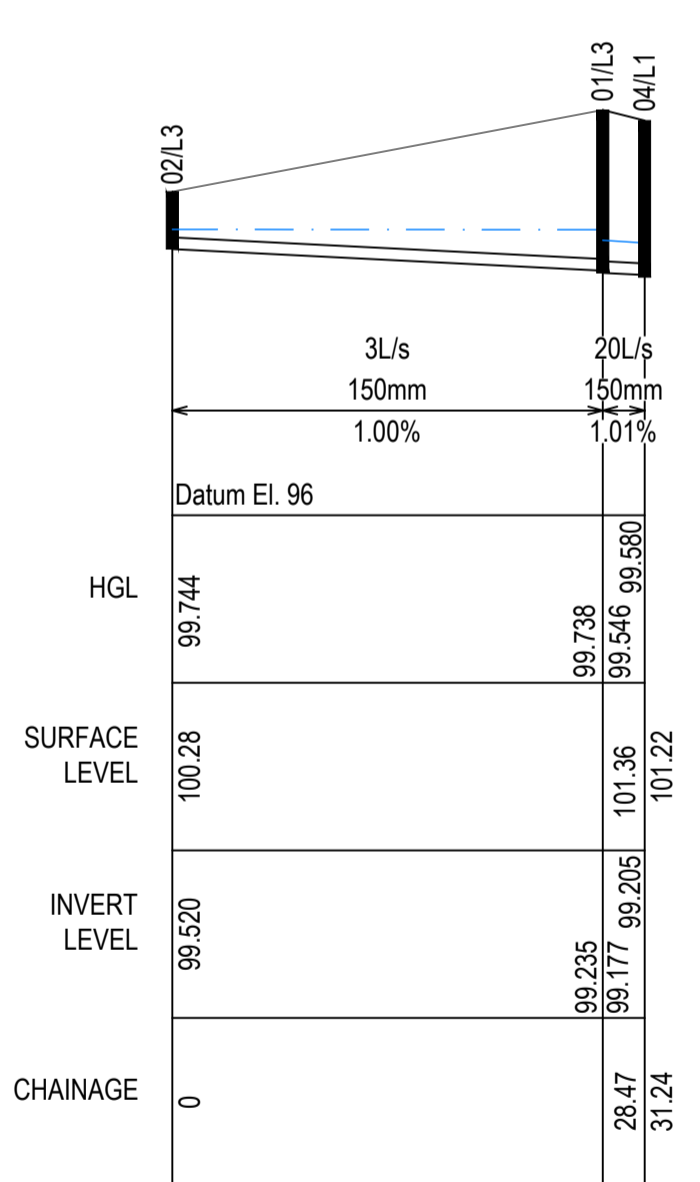
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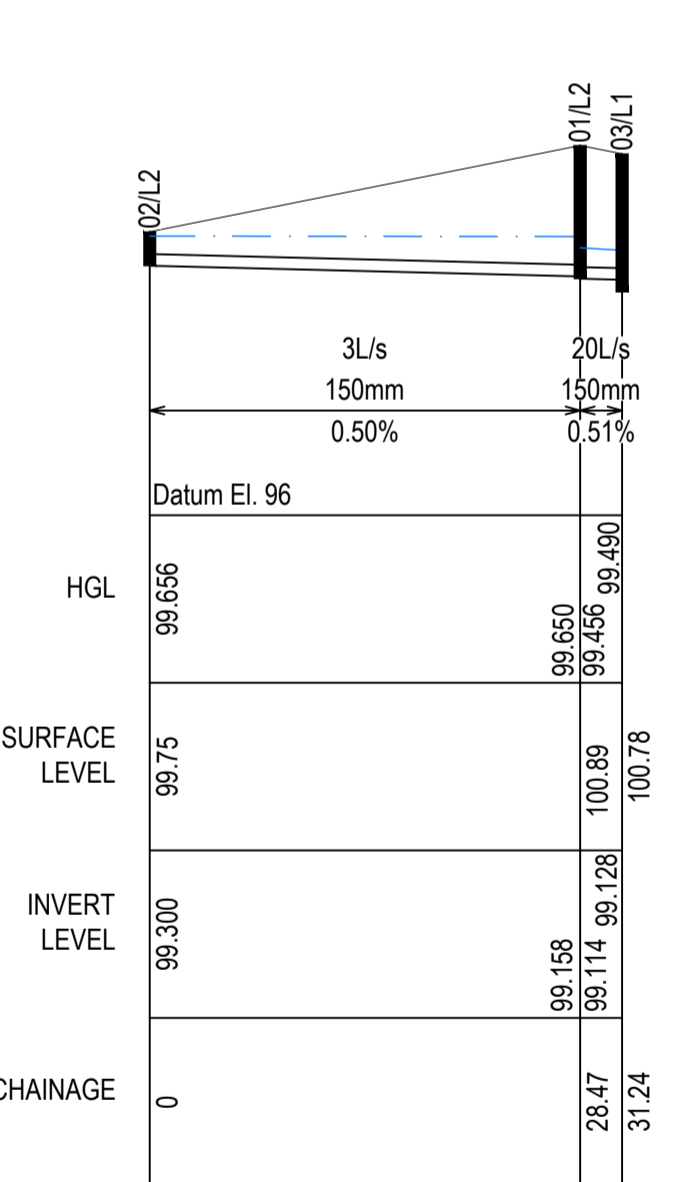
LINE 05
NTS



LINE 04
NTS



LINE 03
NTS

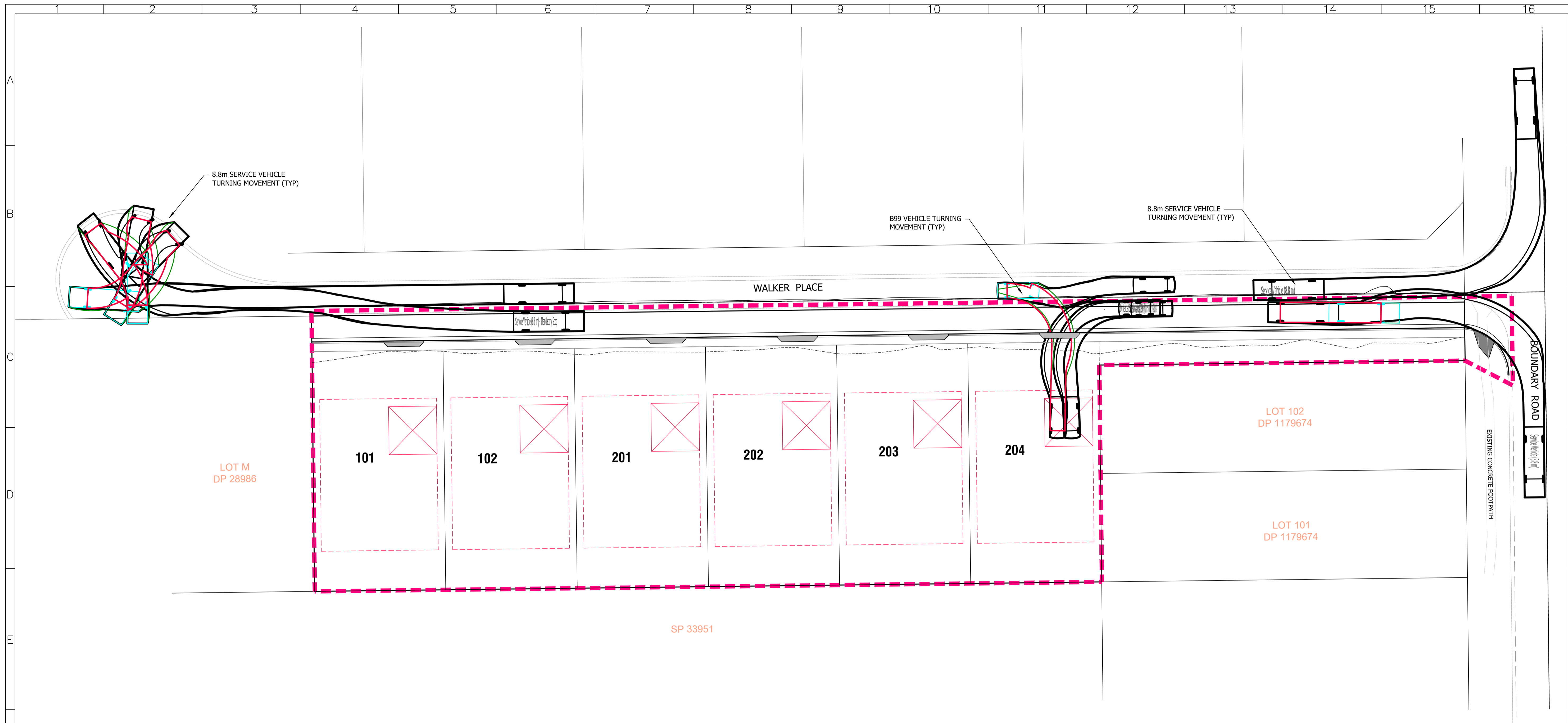


LINE 02
NTS



DA SUBMISSION
NOT FOR CONSTRUCTION

REVISION	DESCRIPTION	BY	DATE	SITE DESCRIPTION	BAR SCALES	SURVEY	HEIGHT DATUM	LGA	AUTHORITY REFERENCE	PROJECT	DRAWING NUMBER
				PLAN OF SUBDIVISION OF LOT O, AND LOT N IN DP 28986		-	AHD	HORNSEBY SHIRE COUNCIL	PL/28/2021	127 - 127A BOUNDARY ROAD, NORTH EPPING	302
C	RFI'S ADDRESSED. RE-ISSUED FOR DA APPROVAL	A.C.	12/10/2022	THIS PLAN IS PRELIMINARY ONLY AND IS SUBJECT TO AMENDMENTS AND CHANGES DUE TO FURTHER INVESTIGATION, LATENT FINDS, UNKNOWN SITE CONDITIONS, SURVEYING AND LOCAL COUNCIL STATE AND FEDERAL GOVERNMENT AUTHORITIES RECOMMENDATIONS AND APPROVALS. REPORTS AND INFORMATION REQUIRED TO FINALISE THIS PLAN WILL INCLUDE BUT WILL NOT BE LIMITED TO ARCHAEOLOGY, HERITAGE, CONTAMINATION, ECOLOGY, ZONING, DWELLING DENSITIES, CONSCIOUS OBJECTION, GEOTECHNICAL ADJOINING LANDOWNERS, REFERRAL AUTHORITIES, FLOODING AND WATERWAYS, SEWERAGE, WATER SUPPLY, ELECTRICITY, TELECOMMUNICATION.		DESIGN	CHECKING	DA No.	DATE	STORMWATER LONGITUDINAL SECTIONS	
B	TREE REMOVAL AMENDED. RE-ISSUED FOR DA APPROVAL.	W.M.	26/04/2022			DRAWN	CHECKING	CC No.	DATE	PROJECT REFERENCE	P00430
A	ISSUED FOR DA APPROVAL	W.M.	14/04/2022		NOTE: BOUNDARY AND LOT DIMENSIONS, ALIGNMENTS AND AREAS ARE PROVISIONAL AND ROUNDED TO NEAREST DECIMAL PLACE. AS SUCH THESE AREA ARE SUBJECT TO FINAL SURVEY.					DATE OF ISSUE	12/10/2022
										REVISION No.	C
										SHEET SIZE	A1



LEGEND

SERVICE VEHICLE (8.8 m)

PLAN VIEW

ELEVATION

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
 Curb to Curb Turning Radius 12.500m



DA SUBMISSION
NOT FOR CONSTRUCTION

REVISION	DESCRIPTION	BY	DATE
C	RFI'S ADDRESSED. RE-ISSUED FOR DA APPROVAL	A.C.	12/10/2022
B	TREE REMOVAL AMENDED. RE-ISSUED FOR DA APPROVAL.	W.M.	26/04/2022
A	ISSUED FOR DA APPROVAL	W.M.	14/04/2022

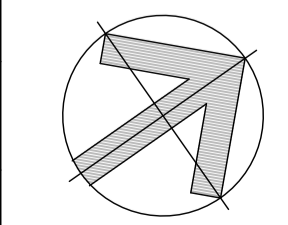
SITE DESCRIPTION
PLAN OF SUBDIVISION OF LOT O, AND LOT N IN DP 28986

THIS PLAN IS PRELIMINARY ONLY AND IS SUBJECT TO AMENDMENTS AND CHANGES DUE TO FURTHER INVESTIGATION, LATENT FINDS, UNKNOWN SITE CONDITIONS, SURVEYING AND LOCAL COUNCIL STATE AND FEDERAL GOVERNMENT AUTHORITIES RECOMMENDATIONS AND APPROVALS. REPORTS AND INFORMATION REQUIRED TO FINALISE THIS PLAN WILL INCLUDE BUT WILL NOT BE LIMITED TO ARCHAEOLOGY, HERITAGE, CONTAMINATION, ECOLOGY, ZONING, DWELLING DENSITIES, CONSCIENTIOUS OBJECTION, GEOTECHNICAL ADJOINING LANDOWNERS, REFERRAL AUTHORITIES, FLOODING AND WATERWAYS, SEWERAGE, WATER SUPPLY, ELECTRICITY, TELECOMMUNICATION.

BAR SCALES

NOTE: BOUNDARY AND LOT DIMENSIONS, ALIGNMENTS AND AREAS ARE PROVISIONAL AND ROUNDED TO NEAREST DECIMAL PLACE. AS SUCH THESE AREA ARE SUBJECT TO FINAL SURVEY.

SURVEY	HEIGHT DATUM	LGA	AUTHORITY REFERENCE
-	AHD	HORNBSBY SHIRE COUNCIL	PL/28/2021
DESIGN	CHECKING	DA No.	DATE
-	-	-	-
DRAWN	CHECKING	CC No.	DATE
W.M.	-	-	-



PROJECT MANAGERS • SURVEYORS • PLANNERS • ENGINEERS

ABN: 86 064 110 809

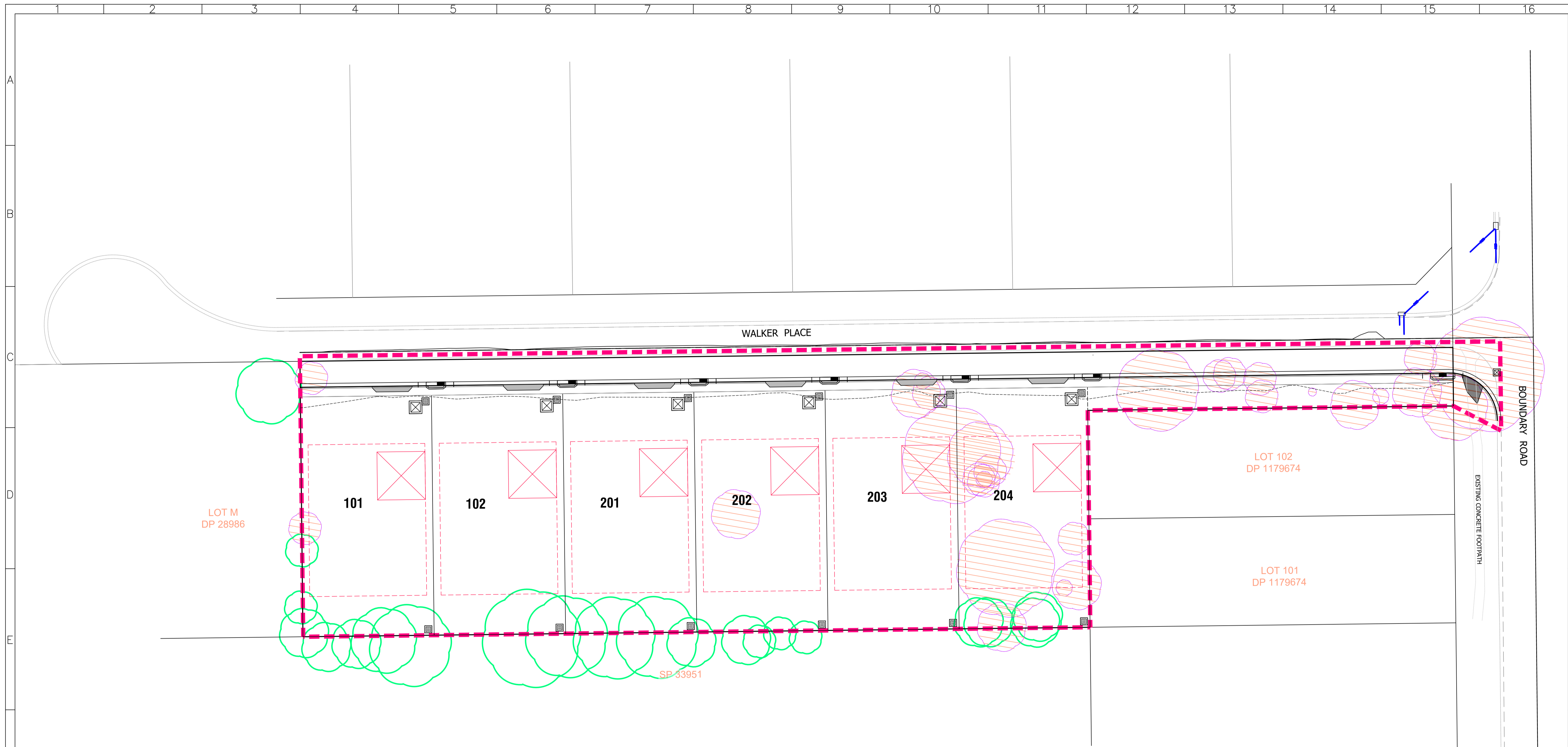
GROUP DEVELOPMENT SERVICES PTY LTD

PO Box 498, Pennant Hills NSW 1715
 Phone: +61 2 9980 1000 Email: info@gdsland.com.au www.gdsland.com.au

Fax: +61 2 9484 0355

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PROJECT	127 - 127A BOUNDARY ROAD, NORTH EPPING			DRAWING NUMBER	500
PROJECT REFERENCE	DATE OF ISSUE	REVISION No.	SHEET SIZE		
P00430	12/10/2022	C	A1		



NOTE:
 REFER TO ARBORIST IMPACT ASSESSMENT
 PREPARED BY:
 JIM MCARDLE - CONSULTING ARBORIST.
 VERSION 7.0
 DATED 17TH OCTOBER 2022

LEGEND	
	LIMIT OF WORKS - CURRENT APPLICATION
	DESIGN CONTOUR - MAJOR
	DESIGN CONTOUR - MINOR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	TREE TO BE REMOVED
	CONTOUR INTERVAL - 0.5m

DA SUBMISSION
 NOT FOR CONSTRUCTION



REVISION	DESCRIPTION	BY	DATE
C	RFI'S ADDRESSED. RE-ISSUED FOR DA APPROVAL	A.C.	12/10/2022
B	TREE REMOVAL AMENDED. RE-ISSUED FOR DA APPROVAL.	W.M.	26/04/2022
A	ISSUED FOR DA APPROVAL	W.M.	14/04/2022

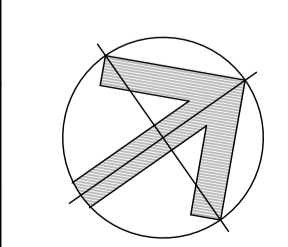
SITE DESCRIPTION
 PLAN OF SUBDIVISION OF LOT O, AND LOT N IN DP 28986

THIS PLAN IS PRELIMINARY ONLY AND IS SUBJECT TO AMENDMENTS AND CHANGES DUE TO FURTHER INVESTIGATION, LATENT FINDS, UNKNOWN SITE CONDITIONS, SURVEYING AND LOCAL COUNCIL STATE AND FEDERAL GOVERNMENT AUTHORITIES RECOMMENDATIONS AND APPROVALS. REPORTS AND INFORMATION REQUIRED TO FINALISE THIS PLAN WILL INCLUDE BUT WILL NOT BE LIMITED TO ARCHAEOLOGY, HERITAGE, CONTAMINATION, ECOLOGY, ZONING, DWELLING DENSITIES, CONSCIENTIOUS OBJECTION, GEOTECHNICAL ADJOINING LANDOWNERS, REFERRAL AUTHORITIES, FLOODING AND WATERWAYS, SEWERAGE, WATER SUPPLY, ELECTRICITY, TELECOMMUNICATION.

BAR SCALES

NOTE: BOUNDARY AND LOT DIMENSIONS, ALIGNMENTS AND AREAS ARE PROVISIONAL AND ROUNDED TO NEAREST DECIMAL PLACE. AS SUCH THESE AREA ARE SUBJECT TO FINAL SURVEY.

SURVEY	HEIGHT DATUM	LGA	AUTHORITY REFERENCE
-	AHD	HORNSBY SHIRE COUNCIL	PL/28/2021
DESIGN	CHECKING	DA No.	DATE
-	-	-	-
DRAWN	CHECKING	CC No.	DATE
W.M.	-	-	-



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ABN: 86 064 110 809

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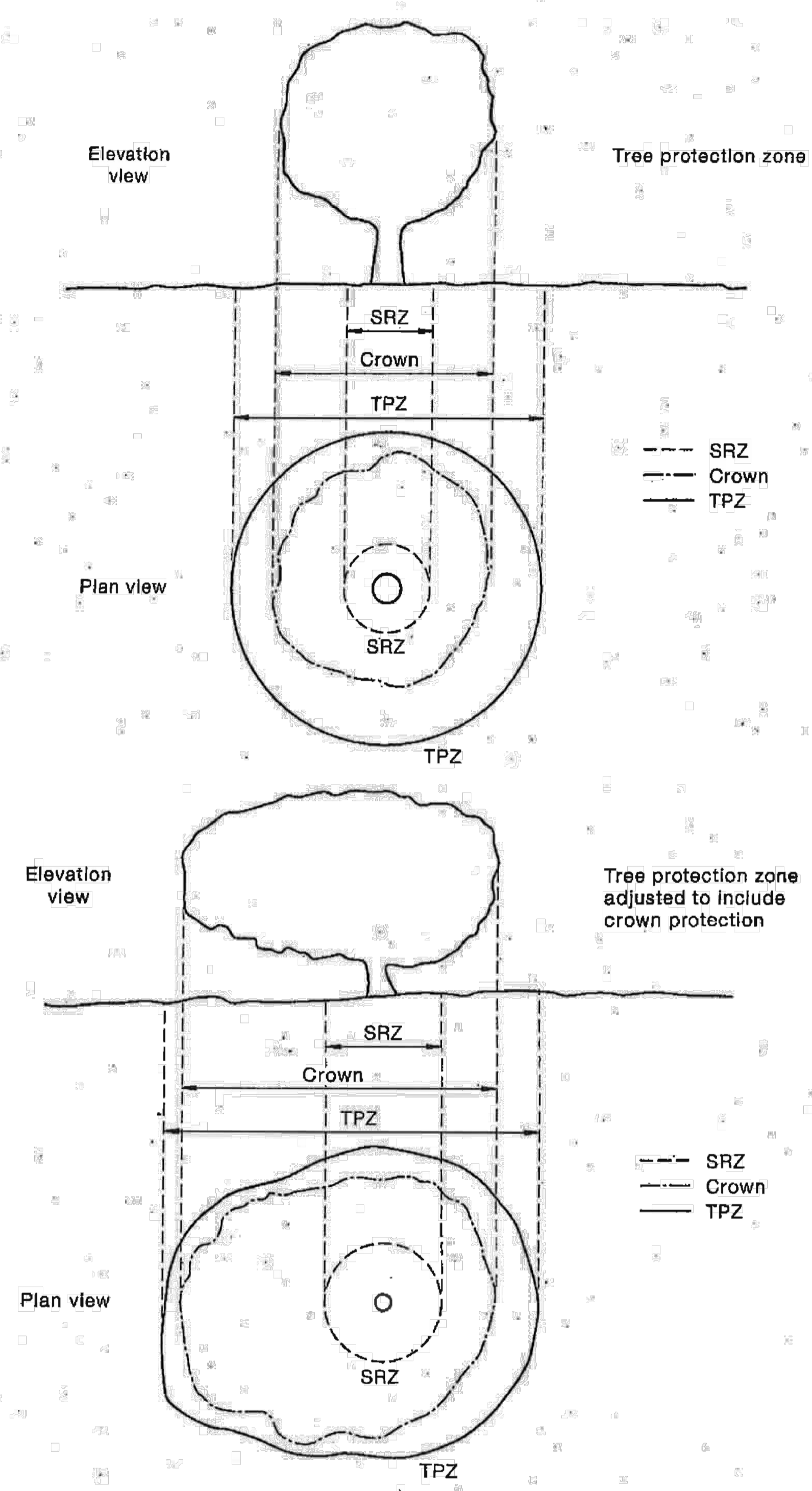
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Fax: +61 2 9484 0355
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PROJECT 127 - 127A BOUNDARY ROAD, NORTH EPPING			
TREE REMOVAL PLAN			
PROJECT REFERENCE P00430	DATE OF ISSUE 12/10/2022	REVISION No. C	SHEET SIZE A1

DRAWING NUMBER
600

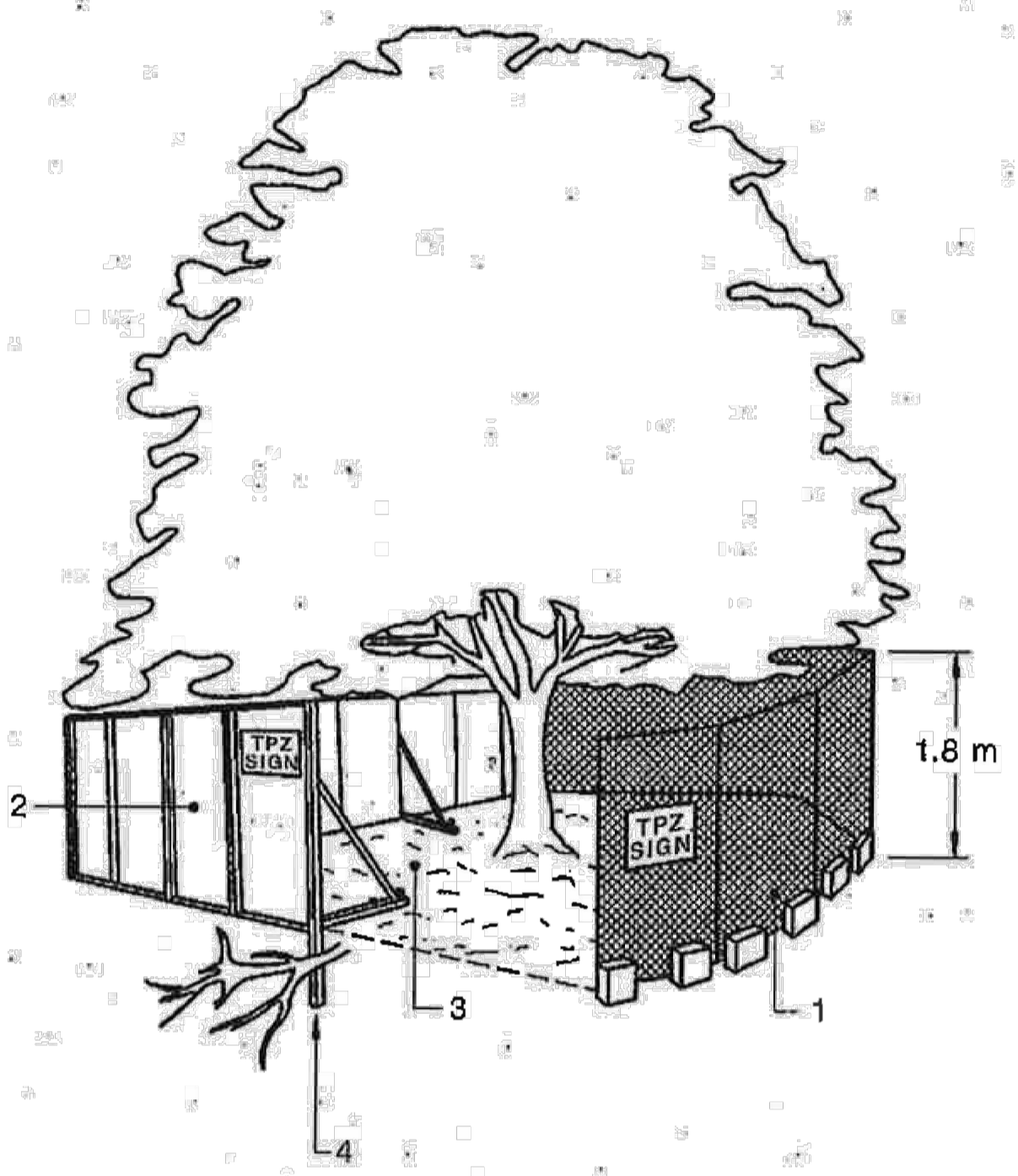


NOTE: Refer to Clause 3.2 for calculation of TPZ.
FIGURE 2 INDICATIVE TREE PROTECTION ZONE

Existing perimeter fencing and other structures may be suitable as part of the protective fencing.
 Figure 3 indicates an example of protective fencing.

4.4 SIGNS

Signs identifying the TPZ should be placed around the edge of the TPZ and be visible from within the development site (refer Figure 3). The lettering on the sign should comply with AS 1319. Appendix C provides an example of a suitable TPZ sign.



- LEGEND:**
- Chain wire mesh panels with shade cloth (if required) attached, held in place with concrete feet.
 - Alternative plywood or wooden paling fence panels. This fencing material also prevents building materials or soil entering the TPZ.
 - Mulch installation across surface of TPZ (at the discretion of the project arborist). No excavation, construction activity, grade changes, surface treatment or storage of materials of any kind is permitted within the TPZ.
 - Bracing is permissible within the TPZ. Installation of supports should avoid damaging roots.

FIGURE 3 PROTECTIVE FENCING

4.5 OTHER TREE PROTECTION MEASURES

4.5.1 General

When tree protection fencing cannot be installed or requires temporary removal, other tree protection measures should be used, including those set out below.

4.5.2 Trunk and branch protection

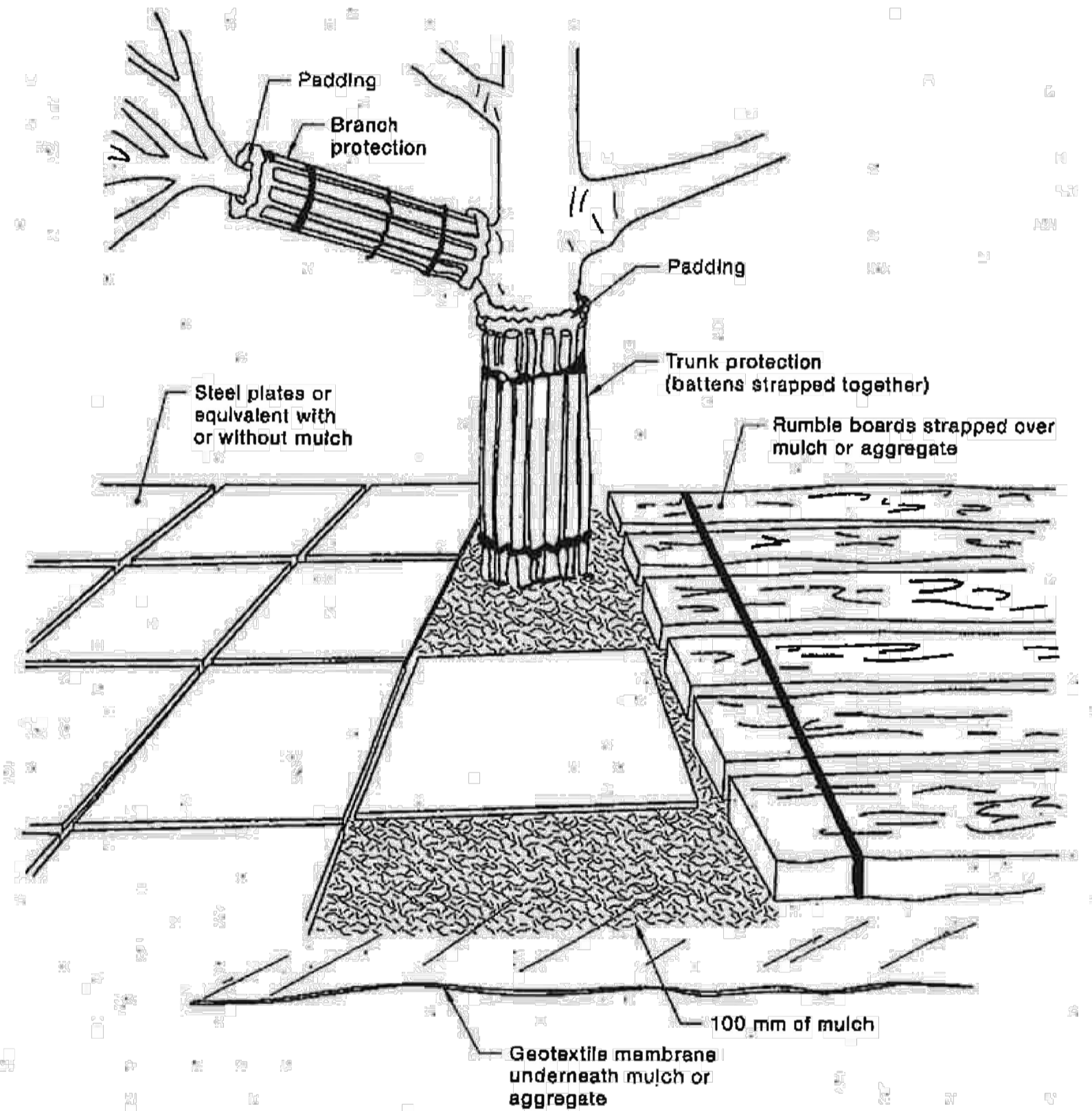
Where necessary, install protection to the trunk and branches of trees as shown in Figure 4. The materials and positioning of protection are to be specified by the project arborist. A minimum height of 2 m is recommended.

Do not attach temporary powerlines, stays, guys and the like to the tree. Do not drive nails into the trunks or branches.

4.5.3 Ground protection

If temporary access for machinery is required within the TPZ ground protection measures will be required. The purpose of ground protection is to prevent root damage and soil compaction within the TPZ. Measures may include a permeable membrane such as geotextile fabric beneath a layer of mulch or crushed rock below rumble boards as per Figure 4.

These measures may be applied to root zones beyond the TPZ.



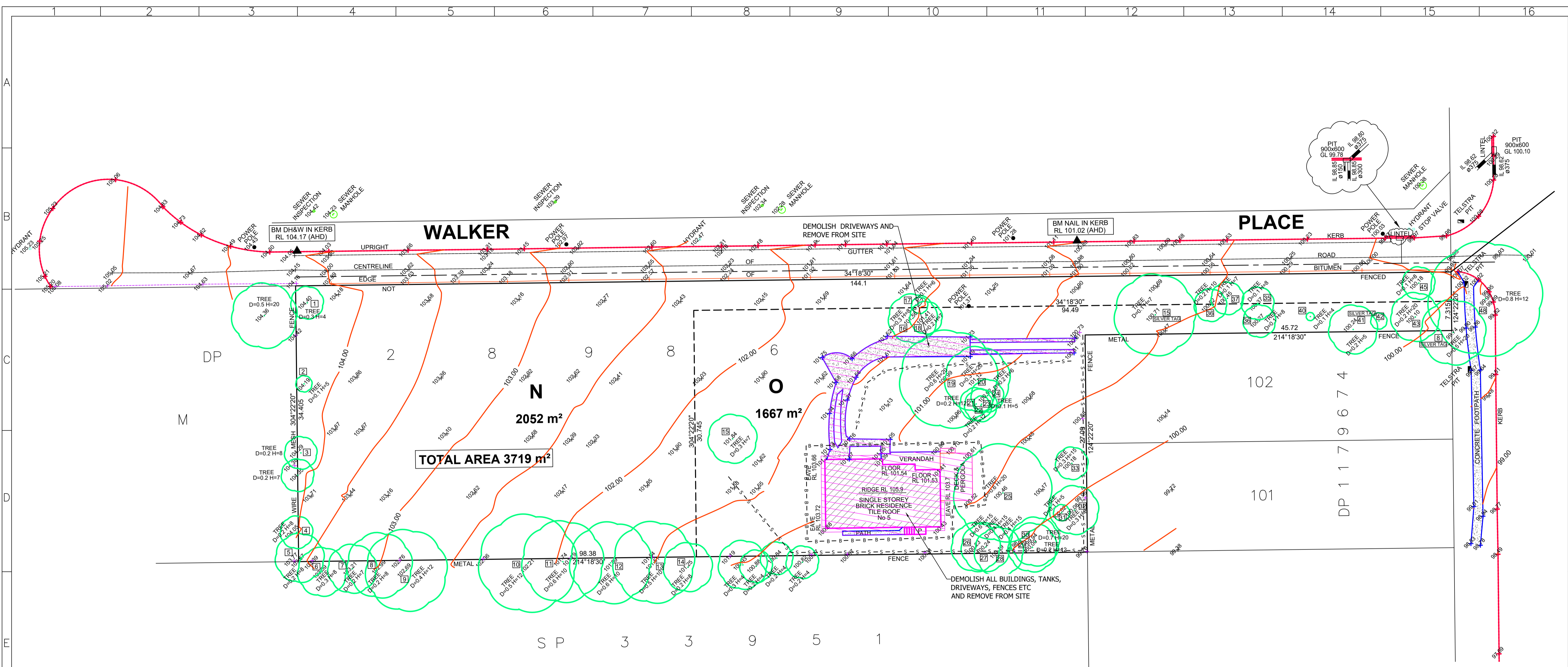
- NOTES:**
- For trunk and branch protection use boards and padding that will prevent damage to bark. Boards are to be strapped to trees, not nailed or screwed.
 - Rumble boards should be of a suitable thickness to prevent soil compaction and root damage.

FIGURE 4 EXAMPLES OF TRUNK, BRANCH AND GROUND PROTECTION



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REVISION	DESCRIPTION	BY	DATE	SITE DESCRIPTION	BAR SCALES	SURVEY	HEIGHT DATUM	LGA	AUTHORITY REFERENCE	PROJECT	DRAWING NUMBER				
				PLAN OF SUBDIVISION OF LOT O, AND LOT N IN DP 28986			AHD	HORNSBY SHIRE COUNCIL	PL/28/2021	127 - 127A BOUNDARY ROAD, NORTH EPPING	601				
C	RFI'S ADDRESSED, RE-ISSUED FOR DA APPROVAL	A.C.	12/10/2022	THIS PLAN IS PRELIMINARY ONLY AND IS SUBJECT TO AMENDMENTS AND CHANGES DUE TO FURTHER INVESTIGATION, LATENT FINDS, UNKNOWN SITE CONDITIONS, SURVEYING AND LOCAL COUNCIL STATE AND FEDERAL GOVERNMENT AUTHORITIES RECOMMENDATIONS AND APPROVALS. REPORTS AND INFORMATION REQUIRED TO FINALISE THIS PLAN WILL INCLUDE BUT WILL NOT BE LIMITED TO ARCHAEOLOGY, HERITAGE, CONTAMINATION, ECOLOGY, ZONING, DWELLING DENSITIES, CONSCIENTIOUS OBJECTION, GEOTECHNICAL ADJOINING LANDOWNERS, REFERRAL AUTHORITIES, FLOODING AND WATERWAYS, SEWERAGE, WATER SUPPLY, ELECTRICITY, TELECOMMUNICATION.	NOTE: BOUNDARY AND LOT DIMENSIONS, ALIGNMENTS AND AREAS ARE PROVISIONAL AND ROUNDED TO NEAREST DECIMAL PLACE. AS SUCH THESE AREA ARE SUBJECT TO FINAL SURVEY.	DESIGN	CHECKING	DA No.	DATE	PROJECT MANAGERS • SURVEYORS • PLANNERS • ENGINEERS GROUP DEVELOPMENT SERVICES PTY LTD PO Box 498, Pennant Hills NSW 1715 Phone: +61 2 9980 1000 Fax: +61 2 9484 0355 Email: info@gdsland.com.au www.gdsland.com.au	TREE PROTECTION DETAILS				
B	TREE REMOVAL AMENDED, RE-ISSUED FOR DA APPROVAL.	W.M.	26/04/2022			DRAWN	CHECKING	CC No.	DATE			PROJECT REFERENCE	DATE OF ISSUE	REVISION No.	SHEET SIZE
A	ISSUED FOR DA APPROVAL	W.M.	14/04/2022									P00430	12/10/2022	C	A1



WALKER PLACE

PLACE

TOTAL AREA 3719 m²

2052 m²

1667 m²

LEGEND

- LIMIT WORKS - CURRENT APPLICATION
- 62.0 --- DESIGN CONTOUR - MAJOR
- DESIGN CONTOUR - MINOR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- B - B - BARRIER FENCE
- S - S - SEDIMENT FENCE
- HAY BALE FILTER
- DEMOLITION WORKS

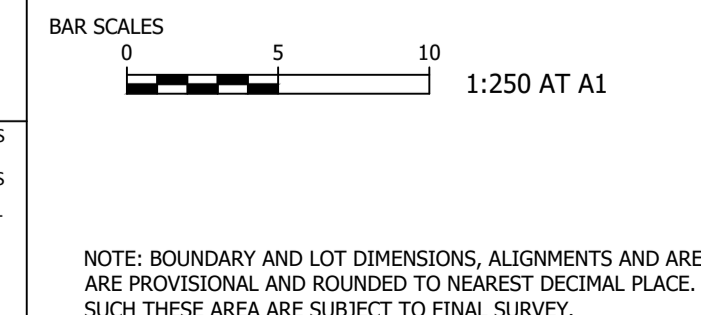
- NOTES:**
- SEDIMENT FENCE MADE OF GEOTEXTILE FILTER FABRIC 0.2m BELOW NATURAL SURFACE. STAKES DRIVEN IN 0.6m BELOW SURFACE.
 - TOILET (PORT - A - LOO) AND WATER FACILITIES TO BE PROVIDED DURING FULL PERIOD OF DEMOLITION.
 - ALL ICONS ON THIS LEGEND AND PLAN ARE REPRESENTATIVE ONLY. FOR DETAILS REFER TO:
 - THIS SET OF DRAWINGS.
 - STANDARD DRAWINGS FROM THE PUBLICATION "MANAGING URBAN STORMWATER - SOILS AND CONSTRUCTION" 1998 (MUSCC 1998) PRODUCED BY NSW DEPT HOUSING.
 - COUNCIL STANDARD DRAWINGS.
- NOTE: DEMOLISHER MUST ENSURE STABILISED ACCESS TO SITE.



REVISION	DESCRIPTION	BY	DATE
C	RFI'S ADDRESSED. RE-ISSUED FOR DA APPROVAL	A.C.	12/10/2022
B	TREE REMOVAL AMENDED. RE-ISSUED FOR DA APPROVAL.	W.M.	26/04/2022
A	ISSUED FOR DA APPROVAL	W.M.	14/04/2022

SITE DESCRIPTION
 PLAN OF SUBDIVISION OF LOT O, AND LOT N IN DP 28986

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SURVEY	HEIGHT DATUM	LGA HORNSBY SHIRE COUNCIL	AUTHORITY REFERENCE PL/28/2021
DESIGN	CHECKING	DA No.	DATE
DRAWN	CHECKING	CC No.	DATE

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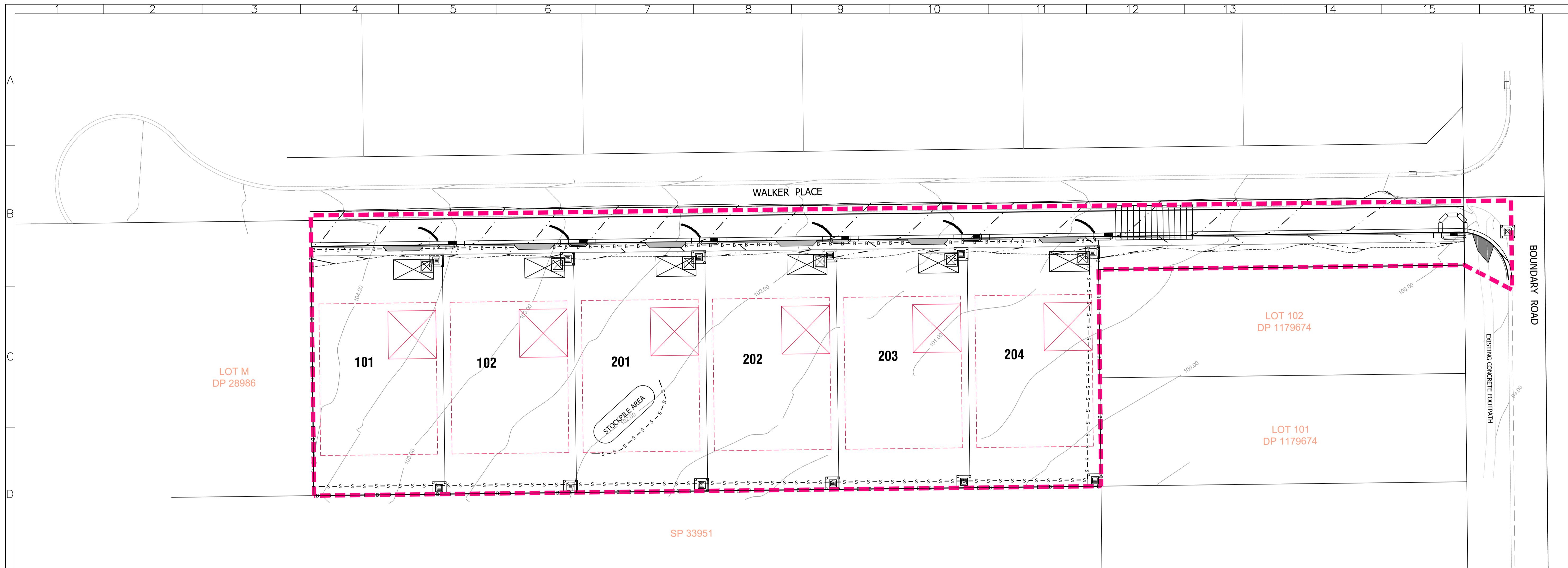
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PROJECT 127 - 127A BOUNDARY ROAD, NORTH EPPING		DRAWING NUMBER 602	
DEMOLITION PLAN			
PROJECT REFERENCE P00430	DATE OF ISSUE 12/10/2022	REVISION No. C	SHEET SIZE A1



LEGEND

	LIMIT WORKS - CURRENT APPLICATION
	DESIGN CONTOUR - MAJOR
	DESIGN CONTOUR - MINOR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	JUNCTION PIT
	GRADED INLET PIT
	KERB INLET PIT (ON GRADE)
	KERB INLET PIT (AT SAG)
	BARRIER FENCE
	SEDIMENT FENCE
	HAY BALE FILTER
	STOCKPILE AREA (SA)
	GRAVEL INLET FILTER
	SURFACE INLET FILTERS
	EARTH BANKS TO DIRECT FLOWS
	SHAKER PAD
	CONTOUR INTERVAL - 0.5m

- NOTES:**
- SEDIMENT FENCE MADE OF GEOTEXTILE FILTER FABRIC 0.2 BELOW NATURAL SURFACE. STAKES DRIVEN IN 0.6m BELOW SURFACE.
 - CONTRACTOR MUST ENSURE STABILISED ACCESS TO SITE.
 - CONTRACTOR MUST ENSURE ALL PITS AND DRAINAGE STRUCTURES HAVE SEDIMENT EXCLUDERS DURING CONSTRUCTION PHASE.
 - NOTE: ALL ICONS ON THIS LEGEND AND PLAN ARE REPRESENTATIVE ONLY. FOR DETAILS REFER TO:
 - THIS SET OF DRAWINGS.
 - STANDARD DRAWINGS FROM THE PUBLICATION "MANAGING URBAN STORMWATER: SOILS AND CONSTRUCTION" 1998 (MUSSC 1998) PRODUCED BY NSW DEPT HOUSING.
 - COUNCIL STANDARD DRAWINGS.

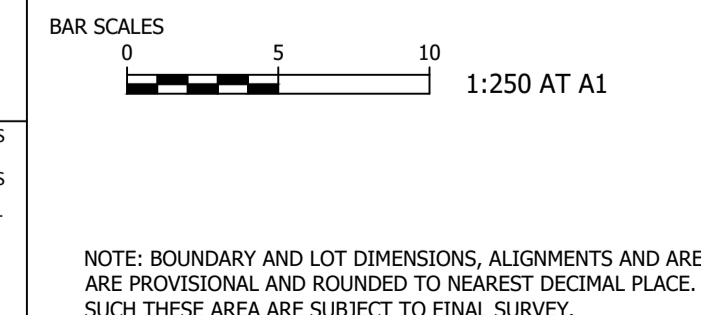
DA SUBMISSION
NOT FOR CONSTRUCTION



REVISION	DESCRIPTION	BY	DATE
C	RFI'S ADDRESSED. RE-ISSUED FOR DA APPROVAL	A.C.	12/10/2022
B	TREE REMOVAL AMENDED. RE-ISSUED FOR DA APPROVAL.	W.M.	26/04/2022
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SITE DESCRIPTION
PLAN OF SUBDIVISION OF LOT O, AND LOT N IN DP 28986

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SURVEY	HEIGHT DATUM	LGA	AUTHORITY REFERENCE
-	AHD	HORNSBY SHIRE COUNCIL	PL/28/2021
DESIGN	CHECKING	DA No.	DATE
-	-	-	-
DRAWN	CHECKING	CC No.	DATE
W.M.	-	-	-

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ABN: 86 064 110 809

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PROJECT	127 - 127A BOUNDARY ROAD, NORTH EPPING			DRAWING NUMBER	700
PROJECT REFERENCE	DATE OF ISSUE	REVISION No.	SHEET SIZE		
P00430	12/10/2022	C	A1		

GENERAL NOTES:

- THIS PLAN IS TO BE READ IN CONJUNCTION WITH OTHER ENGINEERING PLANS AND ANY WRITTEN INSTRUCTIONS THAT MAY BE ISSUED.
- THE CONTRACTOR SHALL IMPLEMENT ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO DISTURBANCE OF THE RELATED CATCHMENT AREA AND TO THE STANDARD OF 'MANAGING URBAN STORMWATER, SOIL & CONSTRUCTION' & COUNCIL SPECIFICATIONS.
- ALL SUBCONTRACTORS SHALL BE INFORMED OF THEIR RESPONSIBILITIES IN MINIMISING THE POTENTIAL FOR SOIL EROSION AND POLLUTION TO DOWN SLOPE AREAS.
- LAND DISTURBANCE SHALL BE LIMITED TO THAT NECESSARY FOR IMPLEMENTATION OF THE PLANS OF WORKS. BUFFER ZONES AND LAND NOT TO BE DISTURBED SHALL BE CLEARLY MARKED WITH BARRIER FENCE. 'SILT' FENCE FOR STRAW BALE SEDIMENT TRAPS SHALL BE PLACED AT REGULAR INTERVALS IMMEDIATELY DOWNSLOPE OF ALL UNPROTECTED DISTURBED LANDS.
- THE LOCATION OF 'SILT' FENCES, BARRIER FENCES, SEDIMENT TRAPS AND OTHER DEVICES ARE INDICATIVE ONLY AND FINAL LOCATIONS ARE TO BE DECIDED ON SITE. VARIATIONS WILL BE PERMITTED TO BEST SUIT THE CIRCUMSTANCES. CONTRACTOR TO PREPARE DETAILED CONSTRUCTION SEDIMENT AND EROSION CONTROL PLAN.
- ALL SOIL EROSION AND SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED FOLLOWING EACH STORM EVENT AND ANY NECESSARY MAINTENANCE WORK SHALL BE UNDERTAKEN TO ENSURE THEIR CONTINUED PROPER OPERATION. SEDIMENT SHALL BE REMOVED FROM THE SOIL EROSION & SEDIMENT CONTROL STRUCTURES WHEN NO MORE THAN 40% CAPACITY HAS BEEN REACHED. THESE STRUCTURES SHALL CONTINUE IN PROPER OPERATION UNTIL ALL DEVELOPMENT ACTIVITIES HAS BEEN COMPLETED AND THE SITE FULLY ESTABLISHED.
- WHERE THE AREA TO BE DISTURB CONTAINS TREES TO REMAIN, AN ARBORIST CONSULTANT SHOULD PROVIDE ADVICE ON PROCEDURES AND MEASURES TO BE PLACED.
- TEMPORARY REHABILITATION SHALL BE UNDERTAKEN WITHIN 14 WORKING DAYS BEFORE EITHER WORKS CONTINUE OR PERMANENT REHABILITATION IS UNDERTAKEN.
- ALL OF THE SOIL STORAGE, REVEGETATION AND SEDIMENT AND EROSION CONTROL MANAGEMENT DEVICES/MEASURES SHALL BE IMPLEMENTED TO NSW ENVIRONMENT PROTECTION AUTHORITY (EPA) AND DEPARTMENT OF LAND AND WATER REQUIREMENTS.
- ALL SEDIMENT AND EROSION CONTROL MANAGEMENT MEASURES/DEVICES SHOWN ON THE PLANS SHALL BE IMPLEMENTED PRIOR TO CONSTRUCTION, AND MAINTAINED DURING AND AFTER.

CONSTRUCTION NOTES:

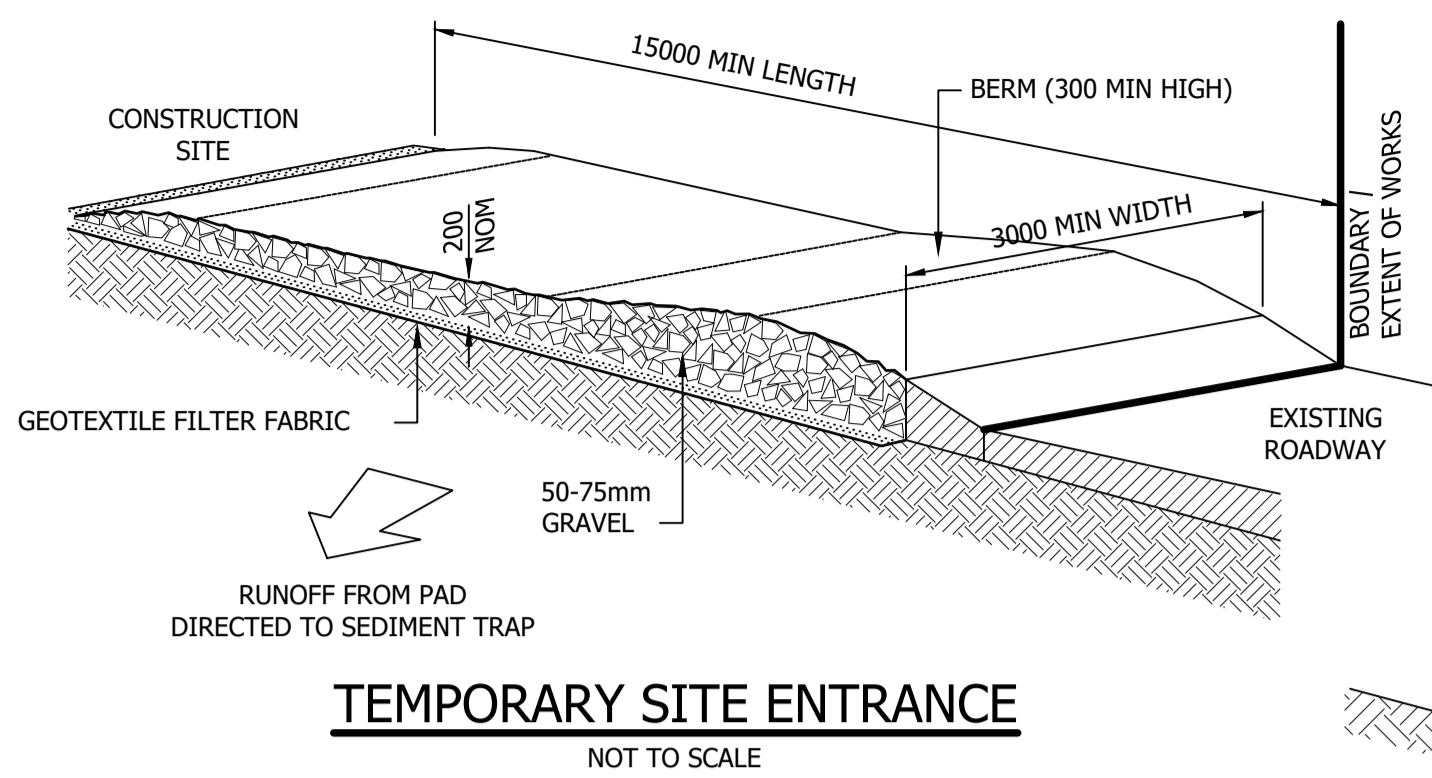
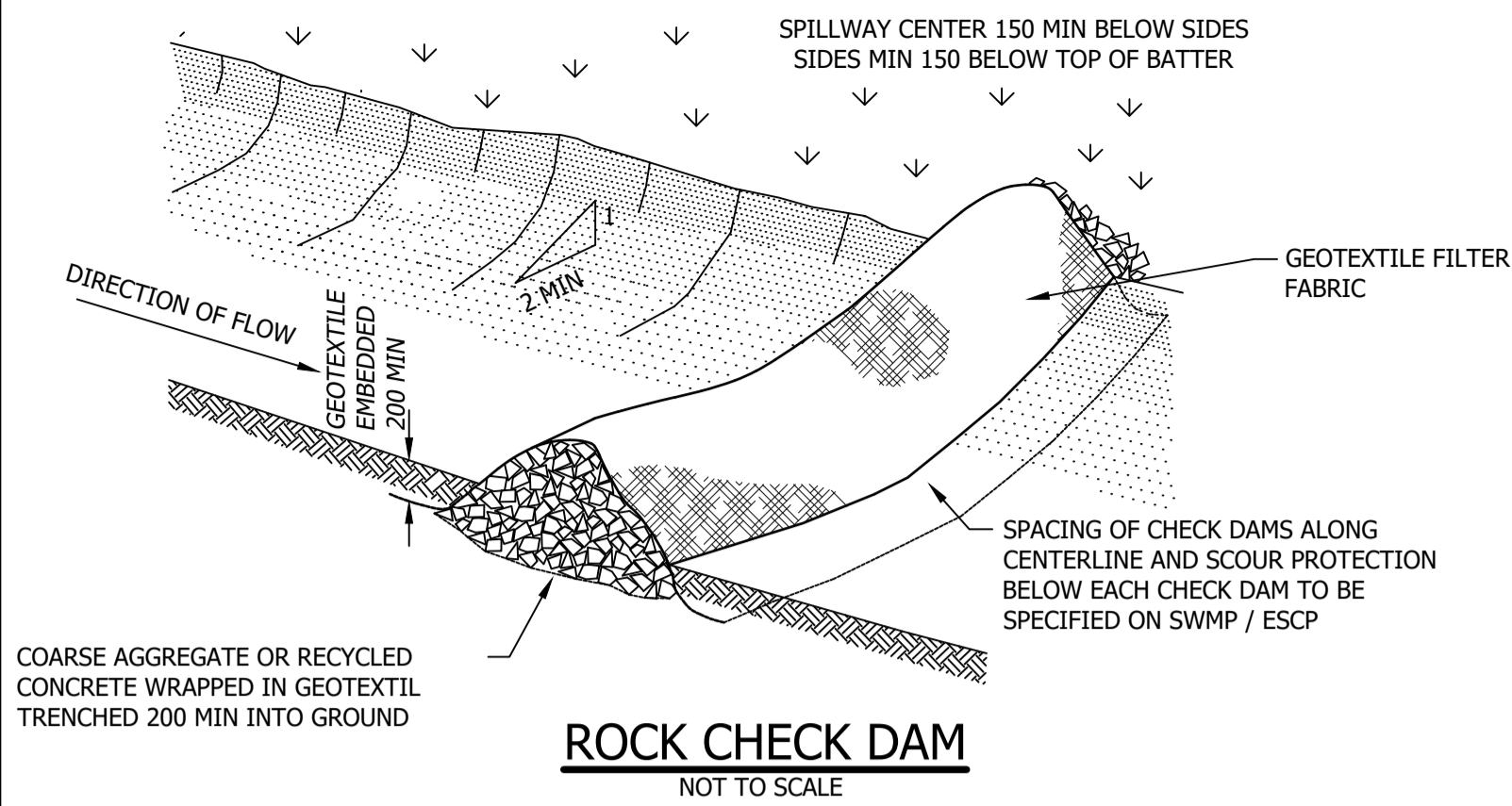
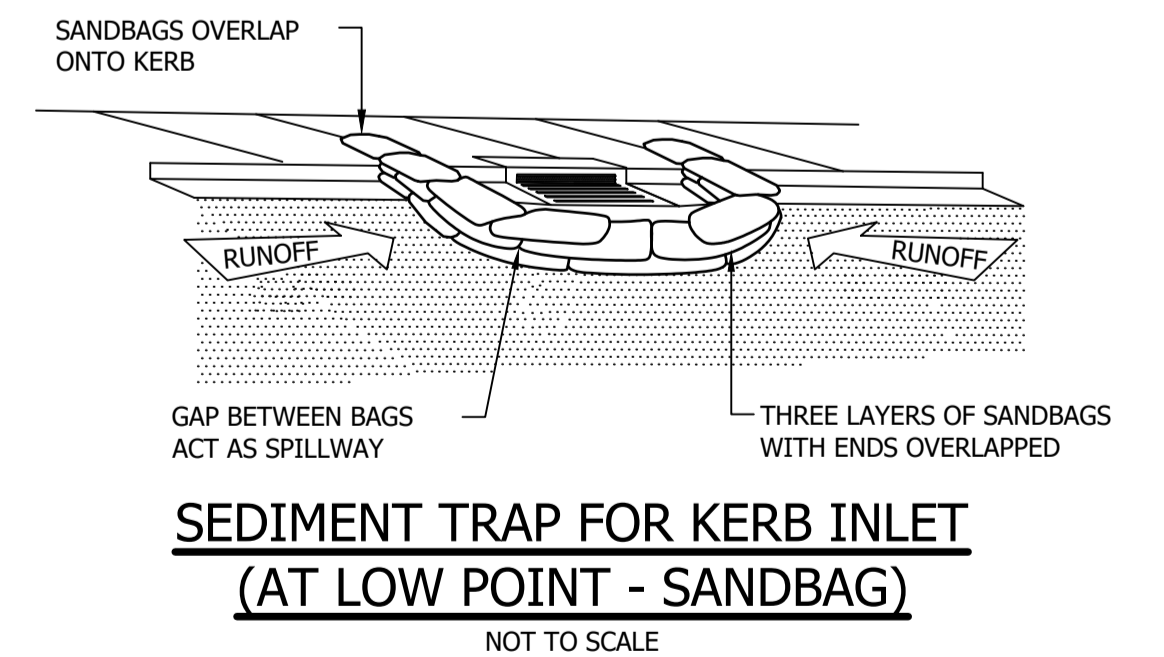
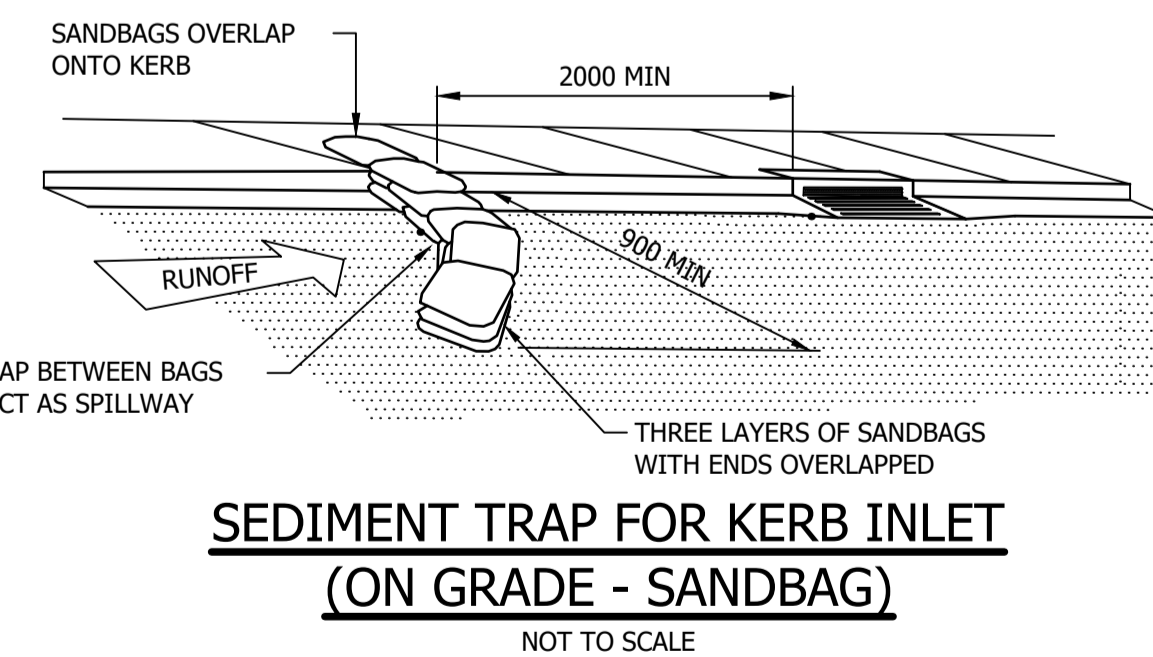
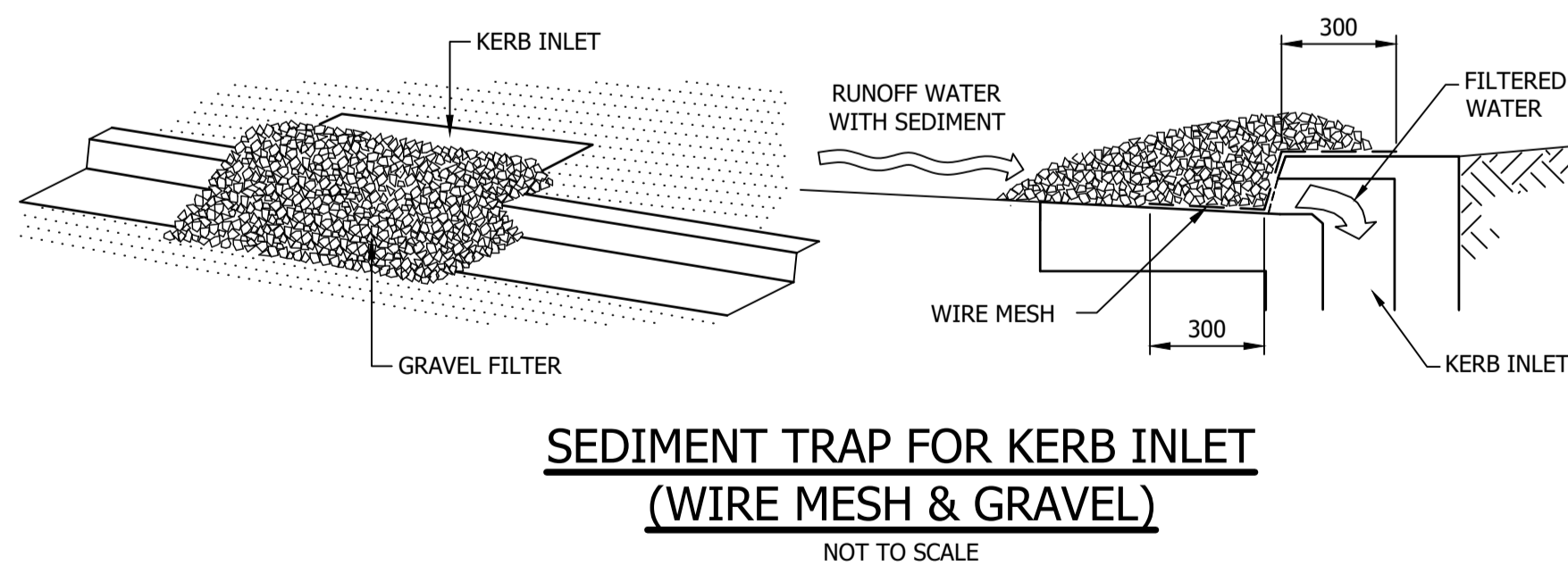
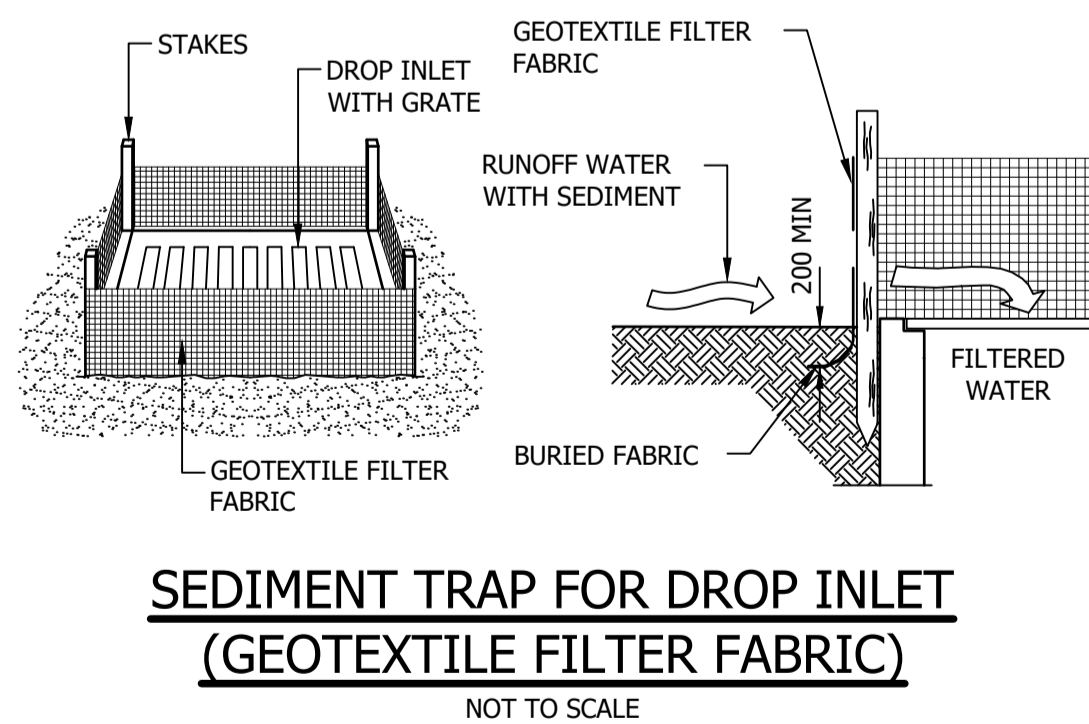
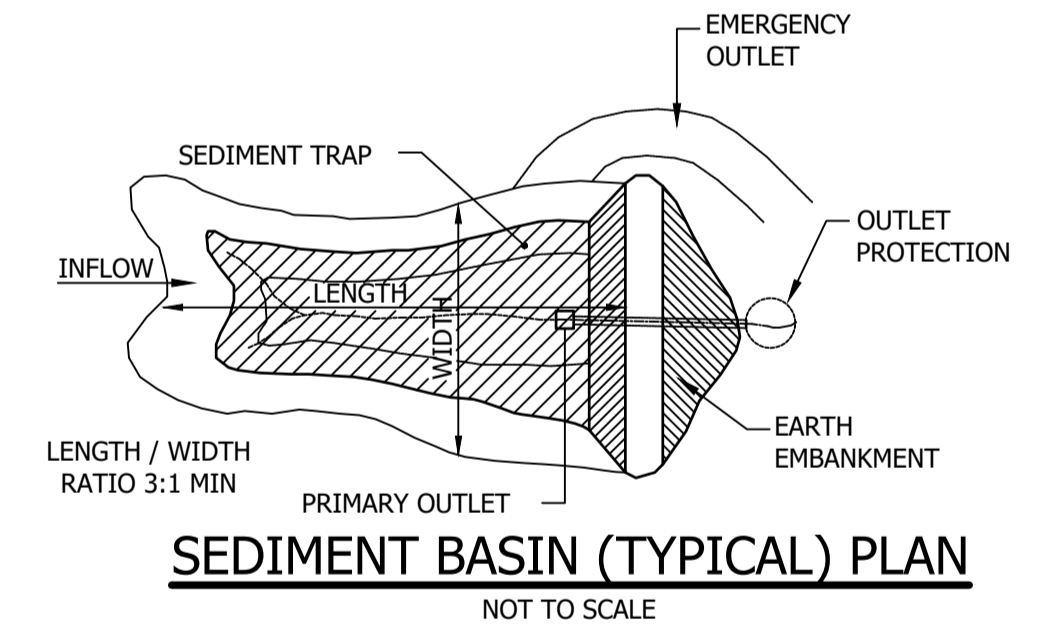
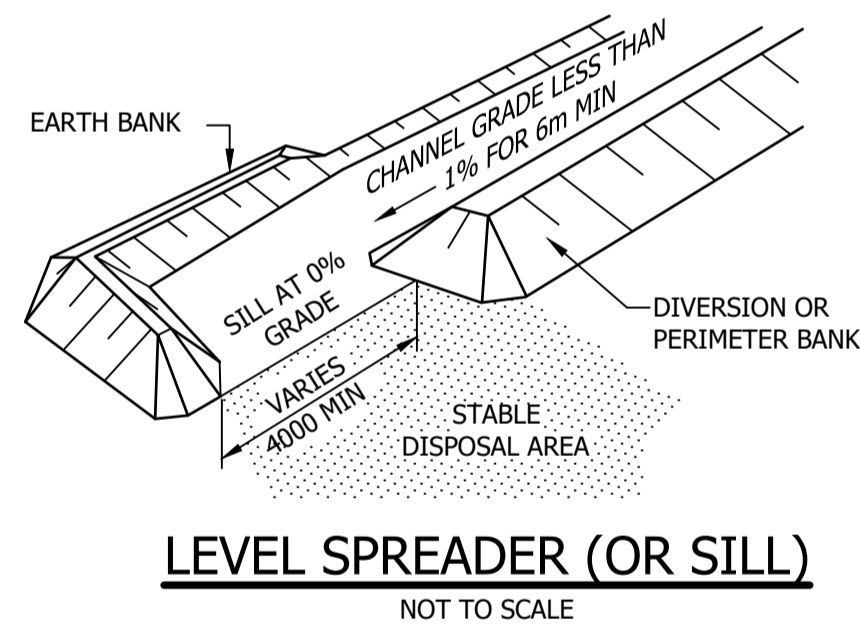
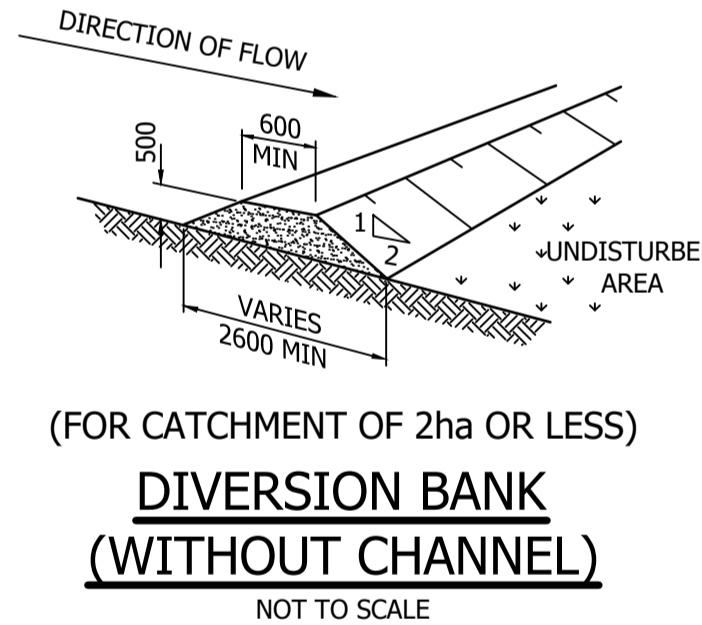
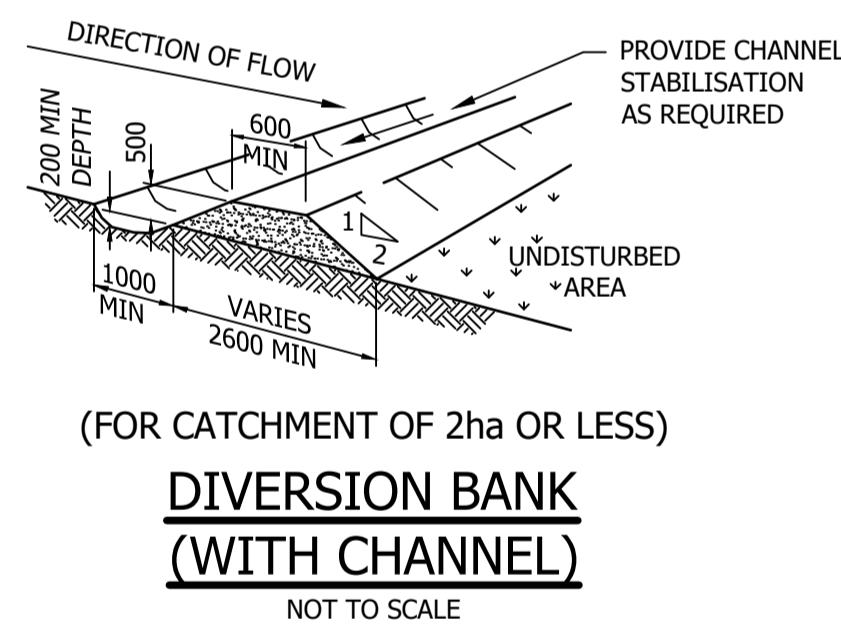
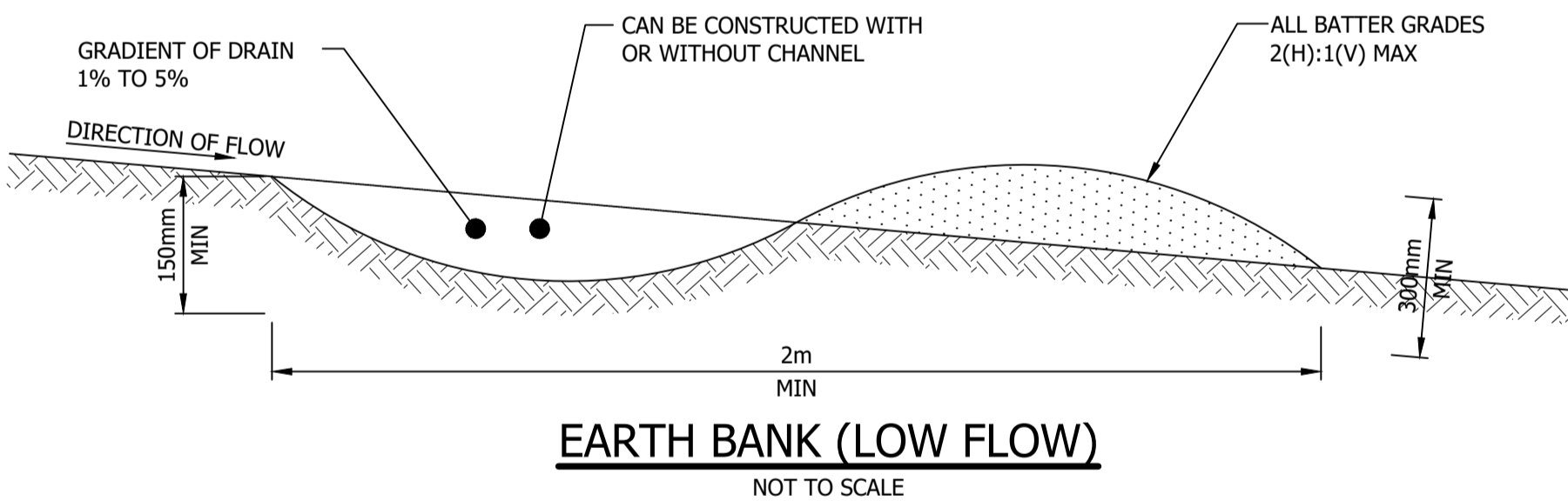
STOCKPILES:

- PLACE STOCKPILES MORE THAN 2 (PREFERABLY 5) METRES FROM EXISTING VEGETATION, CONCENTRATED WATER FLOW, ROADS AND HAZARD AREAS.
- CONSTRUCT ON THE CONTOUR AS LOW, FLAT, ELONGATED MOUNDS
- WHERE THERE IS SUFFICIENT AREA, TOPSOIL STOCKPILES SHALL BE LESS THAN 2m IN HEIGHT
- WHERE THERE ARE 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
- CONSTRUCT EARTH BANKS (STANDARD DRAWING 5-5) ON THE UPSLOPE SIDE TO DIVERT WATER AROUND STOCKPILES AND SEDIMENT FENCES (STANDARD DRAWING 6-8) 1m TO 2m DOWNSLOPE

EARTH BANK:

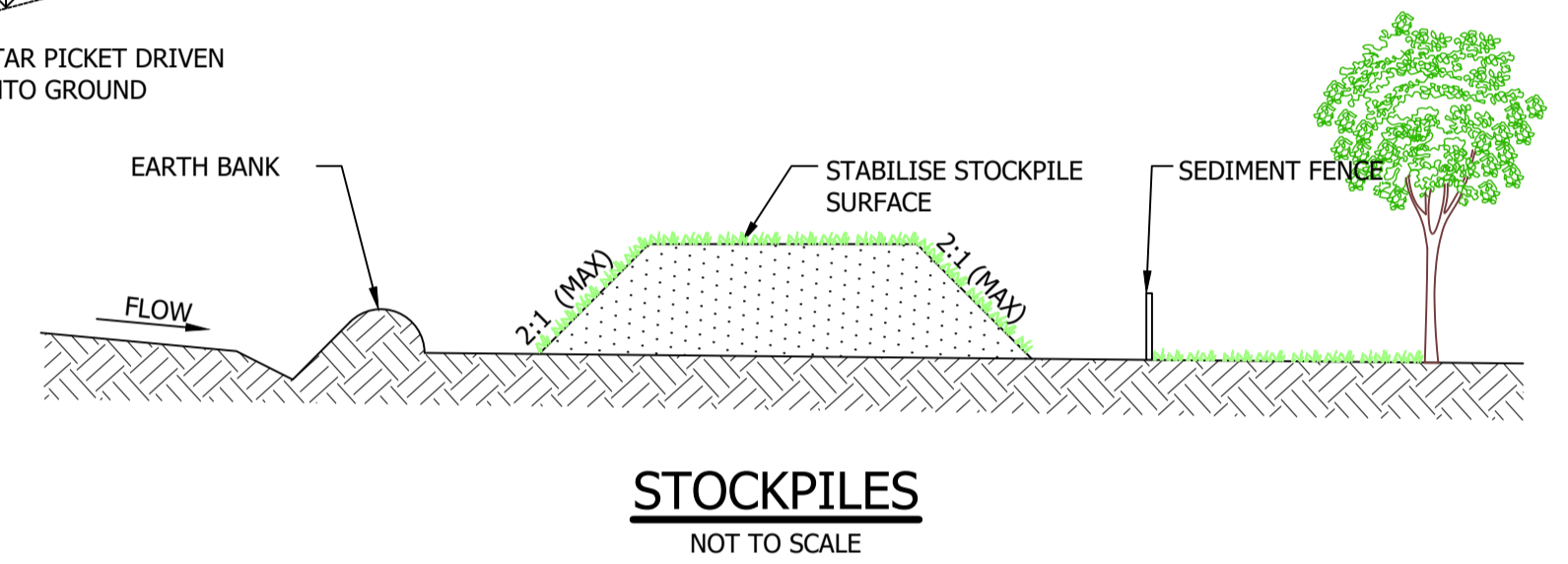
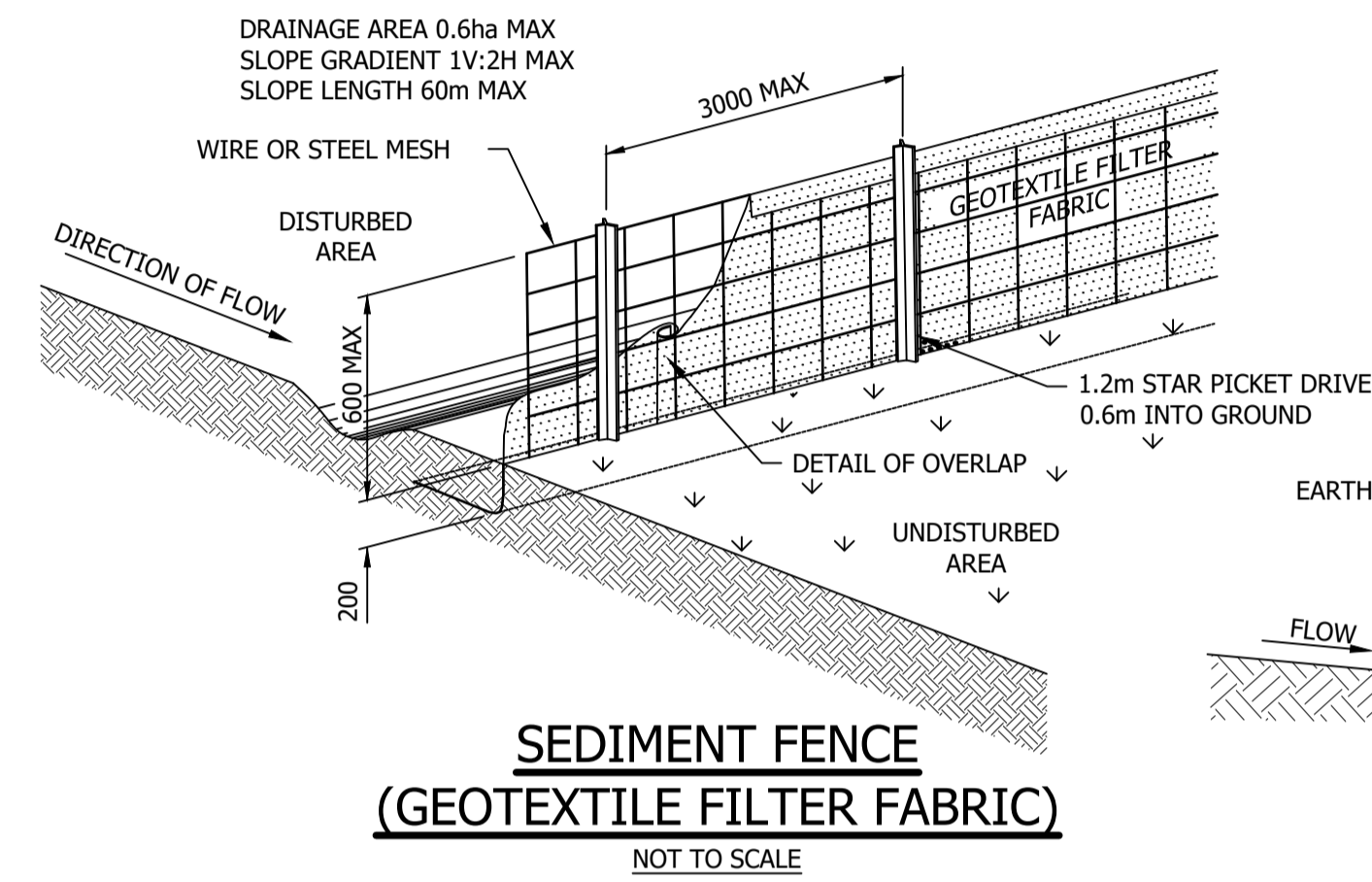
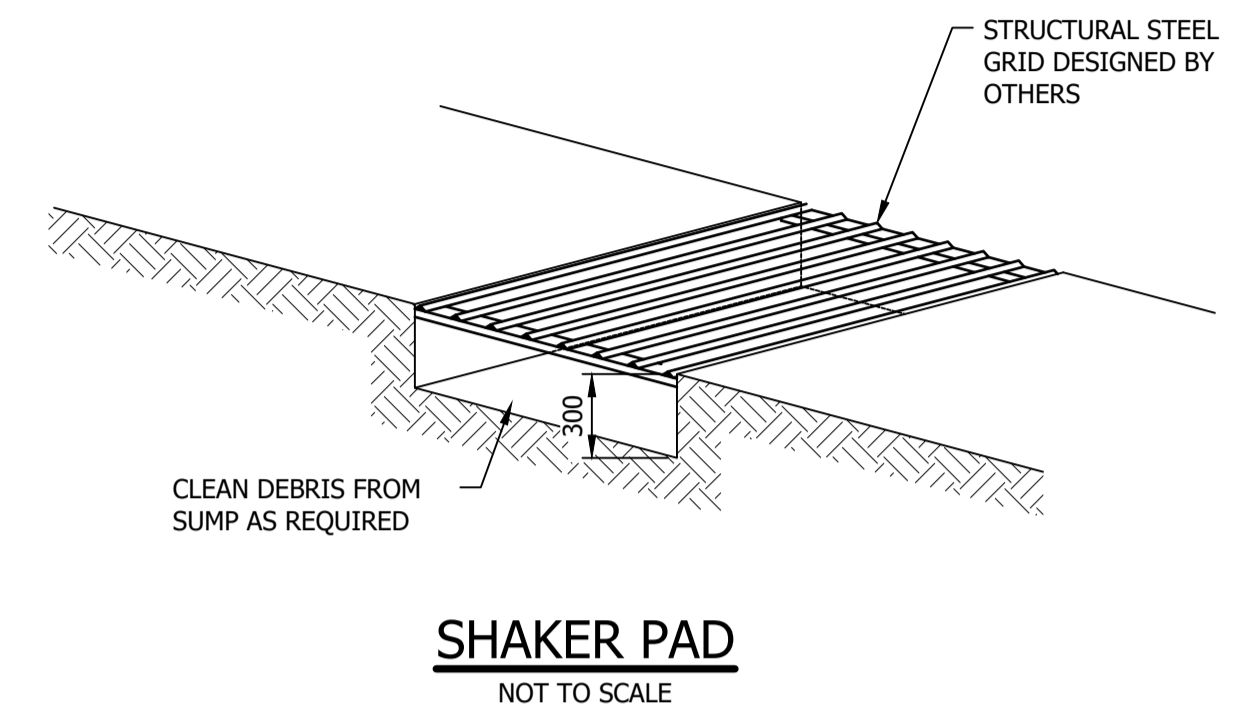
- BUILD WITH GRADIENTS BETWEEN 1% AND 5%
- AVOID REMOVING TREES AND SHRUBS IF POSSIBLE- WORK AROUND THEM
- ENSURE THE STRUCTURES ARE FREE OF PROJECTIONS OR OTHER IRREGULARITIES THAT COULD IMPEDE WATER FLOW
- BUILD THE DRAINS WITH CIRCULAR, PARABOLIC OR TRAPEZOIDAL CROSS SECTIONS, NOT V SHAPED
- ENSURE THE BANKS ARE PROPERLY COMPACTED TO PREVENT FAILURE
- COMPLETE PERMANENT OR TEMPORARY STABILISATION WITHIN 10 DAYS OF CONSTRUCTION

NOTE:
ONLY TO BE USED AS TEMPORARY BANK WHERE MAXIMUM UPSLOPE LENGTH IS 80m



MAINTENANCE:

- THE TEMPORARY ACCESS SHALL BE MAINTAINED IN A CONDITION THAT PREVENTS TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS OF WAY.
- THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL GRAVEL AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
- ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS OF WAY MUST BE REMOVED IMMEDIATELY.

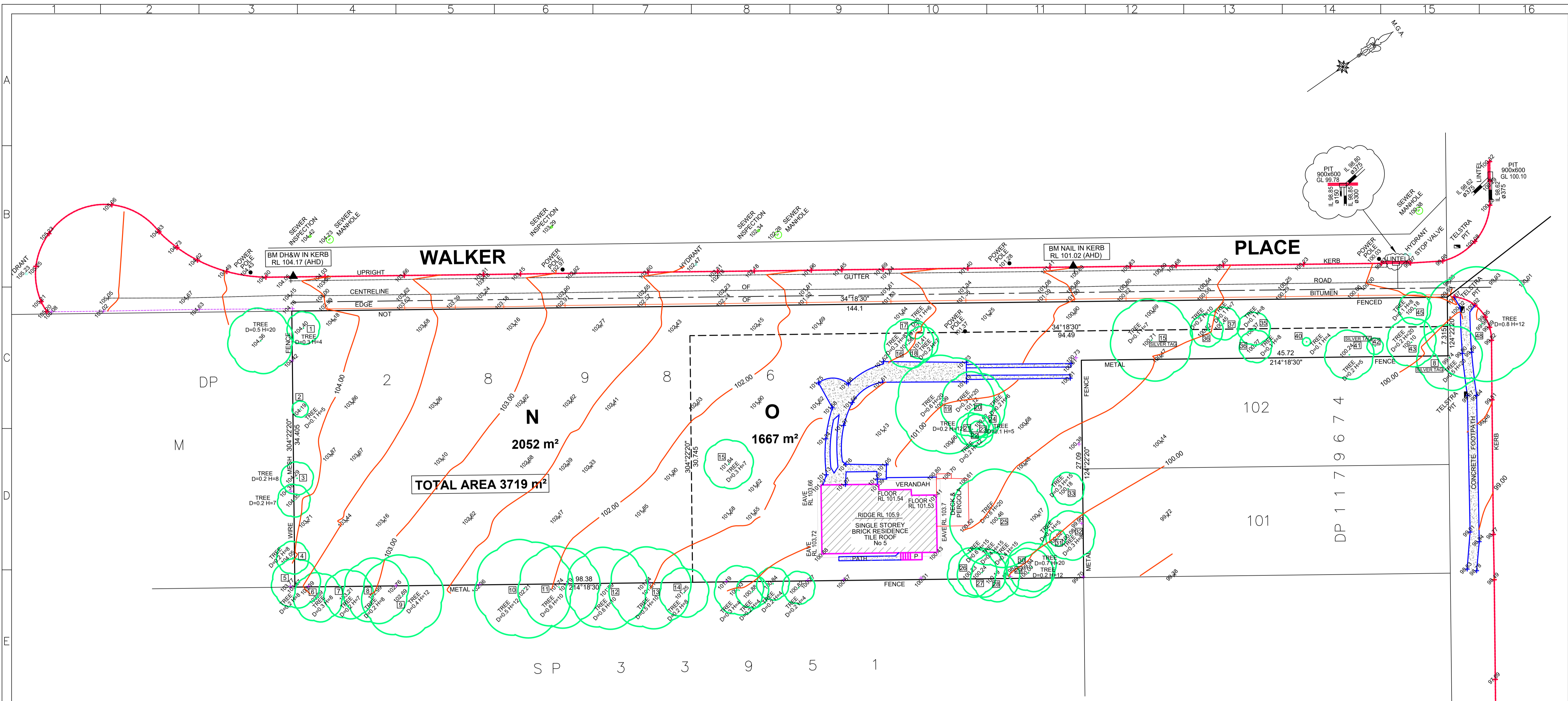


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REVISION	DESCRIPTION	BY	DATE	SITE DESCRIPTION	BAR SCALES	SURVEY	HEIGHT DATUM	LGA	AUTHORITY REFERENCE	PROJECT MANAGERS	PROJECT	DRAWING NUMBER
				PLAN OF SUBDIVISION OF LOT O, AND LOT N IN DP 28986			AHD	HORNSEY SHIRE COUNCIL	PL/28/2021	PROJECT MANAGERS • SURVEYORS • PLANNERS • ENGINEERS	127 - 127A BOUNDARY ROAD, NORTH EPPING	701
C	RFI'S ADDRESSED, RE-ISSUED FOR DA APPROVAL	A.C.	12/10/2022	THIS PLAN IS PRELIMINARY ONLY AND IS SUBJECT TO AMENDMENTS AND CHANGES DUE TO FURTHER INVESTIGATION, LATENT FINDS, UNKNOWN SITE CONDITIONS, SURVEYING AND LOCAL COUNCIL STATE AND FEDERAL GOVERNMENT AUTHORITIES RECOMMENDATIONS AND APPROVALS. REPORTS AND INFORMATION REQUIRED TO FINALISE THIS PLAN WILL INCLUDE BUT WILL NOT BE LIMITED TO ARCHAEOLOGY, HERITAGE, CONTAMINATION, ECOLOGY, ZONING, DWELLING DENSITIES, CONSCIENTIOUS OBJECTION, GEOTECHNICAL ADJOINING LANDOWNERS, REFERRAL AUTHORITIES, FLOODING AND WATERWAYS, SEWERAGE, WATER SUPPLY, ELECTRICITY, TELECOMMUNICATION.		DESIGN	CHECKING	DA No.	DATE	gds GROUP DEVELOPMENT SERVICES PTY LTD	SOIL AND WATER MANAGEMENT DETAILS	
B	TREE REMOVAL AMENDED, RE-ISSUED FOR DA APPROVAL.	W.M.	26/04/2022			DRAWN	CHECKING	CC No.	DATE	PO Box 498, Pennant Hills NSW 1715 Phone: +61 2 9980 1000 Fax: +61 2 9484 0355 Email: info@gdsland.com.au www.gdsland.com.au	PROJECT REFERENCE	
A	ISSUED FOR DA APPROVAL	W.M.	14/04/2022		NOTE: BOUNDARY AND LOT DIMENSIONS, ALIGNMENTS AND AREAS ARE PROVISIONAL AND ROUNDED TO NEAREST DECIMAL PLACE. AS SUCH THESE ARE SUBJECT TO FINAL SURVEY.					THIS DRAWING IS SUBJECT TO COPYRIGHT AND MUST NOT BE REPRODUCED BY WHOLE OR PART WITHOUT PRIOR WRITTEN CONSENT OF GROUP DEVELOPMENT SERVICES PTY LTD. THIS PLAN MUST NOT BE USED FOR CONSTRUCTION UNLESS SIGNED AS APPROVED BY PRINCIPAL CERTIFYING AUTHORITY.	DATE OF ISSUE	
											REVISION No.	
											SHEET SIZE	
												A1



NOTE:

THIS PLAN IS PREPARED FOR DETAIL AND LEVEL PURPOSES ONLY AND AS SUCH THE BOUNDARIES OF THE LAND HAVE NOT BEEN SURVEYED OR MARKED.

ANY STRUCTURES RELATED TO PHYSICAL FEATURES (BUILDINGS, TREES, ETC.) MUST BE CONFIRMED PRIOR TO FINAL DESIGN.

ALL SERVICES MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

THIS DETAIL SURVEY IS NOT A 'SURVEY' AS DEFINED BY THE SURVEYORS ACT 1929. IF ANY CONSTRUCTION IS PLANNED IT WOULD BE ADVISABLE TO CARRY OUT FURTHER SURVEY WORK TO DETERMINE THE BOUNDARY DIMENSIONS.

TAUSTRALIAN HEIGHT DATUM (AHD) HAS BEEN OBTAIN FROM GNSS OBSERVATIONS UTILISING CORS net - NSW. IF AHD HEIGHT IS CRITICAL ADDITIONAL SURVEY CONNECTIONS TO LOCAL CO-ORDINATED MARKS SHOULD BE MADE.

DISCLAIMER OF LIABILITIES TO ANY THIRD PARTIES - THIS PLAN IS MADE SOLELY FOR THE USE AND BENEFIT OF THE CLIENT NAMED ABOVE AND NO LIABILITY OR RESPONSIBILITY WHATSOEVER IS ACCEPTED TO ANY THIRD PARTY WHO MAY RELY ON THIS PLAN WHOLLY OR IN PART. ANY THIRD PARTIES ACTING OR RELYING ON THIS PLAN WHETHER WHOLLY OR IN PART ARE IN BREACH OF OUR COPYRIGHT AND DO SO AT THEIR OWN RISK.

NO INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN MADE. ALL RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION ON OR NEAR THE SITE.

DEVELOPERS & EXCAVATORS MAY BE HELD FINANCIALLY RESPONSIBLE BY THE ASSET OWNER SHOULD THEY DAMAGE UNDERGROUND NETWORKS.

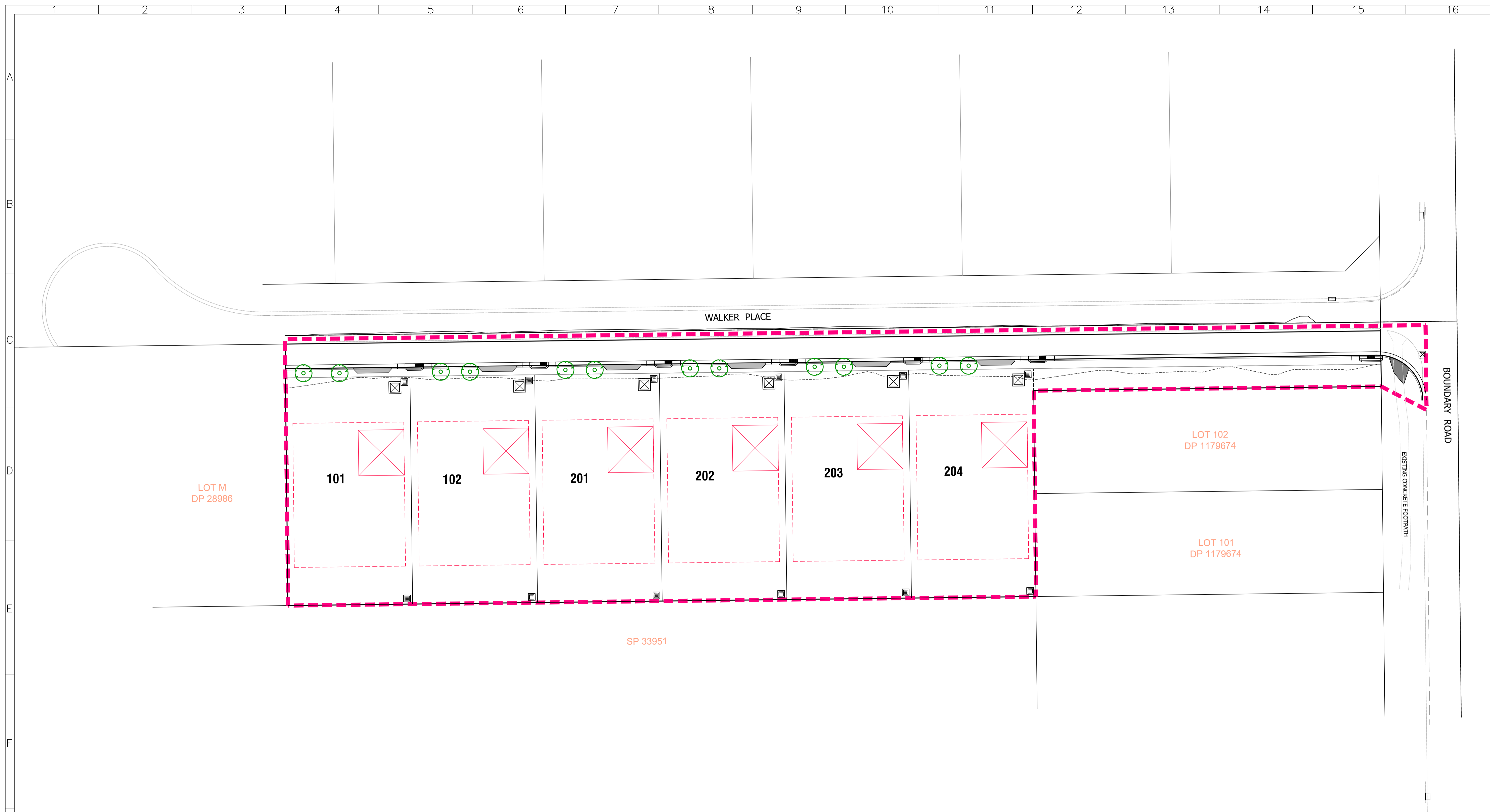
NOTES:

1. DETAILED SURVEY UNDERTAKEN BY CHADWICK CHENG CONSULTING SURVEYORS DATED 20/11/2013.



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REVISION	DESCRIPTION	BY	DATE	SITE DESCRIPTION	BAR SCALES	SURVEY	HEIGHT DATUM	LGA	AUTHORITY REFERENCE	PROJECT MANAGERS • SURVEYORS • PLANNERS • ENGINEERS	PROJECT	DRAWING NUMBER
				PLAN OF SUBDIVISION OF LOT O, AND LOT N IN DP 28986	0 5 10 1:250 AT A1	-	AHD	HORNSEBY SHIRE COUNCIL	PL/28/2021	gds ABN: 86 064 110 809	127 - 127A BOUNDARY ROAD, NORTH EPPING	800
C	RFI'S ADDRESSED. RE-ISSUED FOR DA APPROVAL	A.C.	12/10/2022	THIS PLAN IS PRELIMINARY ONLY AND IS SUBJECT TO AMENDMENTS AND CHANGES DUE TO FURTHER INVESTIGATION, LATENT FINDS, UNKNOWN SITE CONDITIONS, SURVEYING AND LOCAL COUNCIL STATE AND FEDERAL GOVERNMENT AUTHORITIES RECOMMENDATIONS AND APPROVALS. REPORTS AND INFORMATION REQUIRED TO FINALISE THIS PLAN WILL INCLUDE BUT WILL NOT BE LIMITED TO ARCHAEOLOGY, HERITAGE, CONTAMINATION, ECOLOGY, ZONING, DWELLING DENSITIES, CONSCIENTIOUS OBJECTION, GEOTECHNICAL ADJOINING LANDOWNERS, REFERRAL AUTHORITIES, FLOODING AND WATERWAYS, SEWERAGE, WATER SUPPLY, ELECTRICITY, TELECOMMUNICATION.		DESIGN	CHECKING	DA No.	DATE	GROUP DEVELOPMENT SERVICES PTY LTD PO Box 498, Pennant Hills NSW 1715 Phone: +61 2 9980 1000 Email: info@gdsland.com.au www.gdsland.com.au	EXISTING SURVEY	
B	TREE REMOVAL AMENDED. RE-ISSUED FOR DA APPROVAL.	W.M.	26/04/2022			DRAWN	CHECKING	CC No.	DATE	THIS DRAWING IS SUBJECT TO COPYRIGHT AND MUST NOT BE REPRODUCED BY WHOLE OR PART WITHOUT PRIOR WRITTEN CONSENT OF GROUP DEVELOPMENT SERVICES PTY LTD. THIS PLAN MUST NOT BE USED FOR CONSTRUCTION UNLESS SIGNED AS APPROVED BY PRINCIPAL CERTIFYING AUTHORITY.	PROJECT REFERENCE	
A	ISSUED FOR DA APPROVAL	W.M.	14/04/2022								DATE OF ISSUE	
											REVISION No.	
											SHEET SIZE	



LEGEND

- LIMIT OF WORKS - CURRENT APPLICATION
- PROPOSED STREET TREES



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REVISION	DESCRIPTION	BY	DATE	SITE DESCRIPTION	BAR SCALES	SURVEY	HEIGHT DATUM	LGA	AUTHORITY REFERENCE	PROJECT MANAGERS • SURVEYORS • PLANNERS • ENGINEERS	PROJECT	DRAWING NUMBER					
				PLAN OF SUBDIVISION OF LOT O, AND LOT N IN DP 28986		-	AHD	HORNSBY SHIRE COUNCIL	PL/28/2021	ABN: 86 064 110 809	127 - 127A BOUNDARY ROAD, NORTH EPPING	801					
C	RFI'S ADDRESSED. RE-ISSUED FOR DA APPROVAL	A.C.	12/10/2022	THIS PLAN IS PRELIMINARY ONLY AND IS SUBJECT TO AMENDMENTS AND CHANGES DUE TO FURTHER INVESTIGATION, LATENT FINDS, UNKNOWN SITE CONDITIONS, SURVEYING AND LOCAL COUNCIL STATE AND FEDERAL GOVERNMENT AUTHORITIES RECOMMENDATIONS AND APPROVALS. REPORTS AND INFORMATION REQUIRED TO FINALISE THIS PLAN WILL INCLUDE BUT WILL NOT BE LIMITED TO ARCHAEOLOGY, HERITAGE, CONTAMINATION, ECOLOGY, ZONING, DWELLING DENSITIES, CONSCIENTIOUS OBJECTION, GEOTECHNICAL ADJOINING LANDOWNERS, REFERRAL AUTHORITIES, FLOODING AND WATERWAYS, SEWERAGE, WATER SUPPLY, ELECTRICITY, TELECOMMUNICATION.		DESIGN	CHECKING	DA No.	DATE	GROUP DEVELOPMENT SERVICES PTY LTD PO Box 498, Pennant Hills NSW 1715 Phone: +61 2 9980 1000 Fax: +61 2 9484 0355 Email: info@gdsland.com.au www.gdsland.com.au	INDICATIVE TREE PLANTING PLAN	801					
B	TREE REMOVAL AMENDED. RE-ISSUED FOR DA APPROVAL.	W.M.	26/04/2022			DRAWN	CHECKING	CC No.	DATE				THIS DRAWING IS SUBJECT TO COPYRIGHT AND MUST NOT BE REPRODUCED BY WHOLE OR PART WITHOUT PRIOR WRITTEN CONSENT OF GROUP DEVELOPMENT SERVICES PTY LTD. THIS PLAN MUST NOT BE USED FOR CONSTRUCTION UNLESS SIGNED AS APPROVED BY PRINCIPAL CERTIFYING AUTHORITY.	PROJECT REFERENCE	DATE OF ISSUE	REVISION No.	SHEET SIZE
A	ISSUED FOR DA APPROVAL	W.M.	14/04/2022			W.M.	-	-	-					P00430	12/10/2022	C	A1