

23 April 2025

TM504-07F03 Tranche 5 Stage 05d (r1)

Trent Argæet
The Orion Group
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25 Martin Place
Sydney NSW 2000

589-591 Cobbitty Road, Cobbitty - Tranche 5 Stage 05d

We understand that a Development Application is being prepared for the Tranche 5, Stage 05d residential subdivision at Lot 6 DP 1276275 and LOT 143 DP 1303450 of 589-591 Cobbitty Road, Cobbitty. APPENDIX A provides the general arrangement plan drawing prepared by The Orion Group (Ref: 24-0694-DES-01, Plan: SHT-001, Rev. 02, dated 11/04/2025) which shows the location and layout of the subdivision development.

The residential lots of the subdivision development are not adjacent to any sub-arterial / arterial road noise sources. Charles McIntosh Parkway and Cobbitty Road are approximately 90m and 710m to the south respectively. Therefore, the future residential dwellings of the subdivision development would be subject to significant distance attenuation and shielding by intervening buildings from road traffic noise.

Renzo Tonin & Associates have been engaged by Mirvac Homes to undertake various assessment of road traffic noise from Cobbitty Road and Charles McIntosh Parkway for the different residential subdivision stages in the area. In particular, Tranche 4 (ref: TM504-02F02 Road Traffic Noise Assessment (r7), dated 14 February 2025) is located along Charles McIntosh Parkway, in close proximity to Tranche 5 Stage 05d.

Reference to the road traffic noise contours prepared for Tranche 4 identifies that the subject residential subdivision will be exposed to external $L_{Aeq,15\text{hour}}$ road traffic noise levels less than 55dB(A) at ground and first-floor level receivers during the critical daytime period. Therefore, the future residential dwellings in Tranche 5, Stage 05d will not require any specific acoustic facade treatments to comply with the internal road traffic noise levels set out in the Oran Park Precinct Development Control Plan 2007 and the Development of Planning's *Development near rail corridors and busy roads – interim guideline*.

The road traffic noise levels within the Principle Private Open Spaces (PPOS) at Tranche 5, Stage 05d are also predicted to satisfy the 57dB(A) $L_{Aeq,15hour}$ noise limit set out in Control 3 of the Camden Council Environmental Noise Policy 2018.

Regards,



Chris Chan

Senior Engineer

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APPENDIX A Plan drawing

GENERAL NOTES

- G1. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH CAMDEN COUNCIL'S WORKS SPECIFICATION CIVIL (CURRENT EDITION), AND/OR AS DIRECTED BY THEIR REPRESENTATIVE
- G2. SURVEY MARKS: SURVEY MARKS SHOWN THUS ▲ SHALL BE RETAINED AT ALL TIMES, WHERE RETENTION IS NOT POSSIBLE THE SUPERINTENDENT MUST BE NOTIFIED AND CONSENT RECEIVED PRIOR TO THEIR REMOVAL.
- G3. THE CONTRACTOR SHALL LOCATE AND LEVEL ALL EXISTING SERVICES PRIOR TO COMMENCING CONSTRUCTION AND MAKE ARRANGEMENTS WITH THE RELEVANT AUTHORITY TO RELOCATE OR ADJUST IF NECESSARY.
- G4. THE CONTRACTOR SHALL NOT ENTER UPON NOR DO ANY WORK WITHIN ADJACENT LANDS WITHOUT THE WRITTEN PERMISSION OF THE OWNERS. TO BE PROVIDED PRIOR TO THE APPROVAL OF THE PLANS.
- G5. THE CONTRACTOR SHALL MAINTAIN SERVICES AND ALL WEATHER ACCESS AT ALL TIMES TO ADJOINING PROPERTIES.
- G6. COUNCIL'S TREE PRESERVATION ORDER MUST BE OBSERVED AND NO TREE SHALL BE FELLED, LOPPED OR REMOVED WITHOUT THE PRIOR APPROVAL OF COUNCIL'S ENGINEER.
- G7. TREES TO BE RETAINED ON SITE SHALL BE PROTECTED BY SUITABLE STURDY APPROVED PROTECTIVE FENCING PRIOR TO COMMENCEMENT OF SITE WORKS.
- G8. THE CONTRACTOR SHALL CLEAR THE SITE BY REMOVING ALL RUBBISH, FENCES, EXISTING INFRASTRUCTURE AND DEBRIS ETC.
- G9. FILLING IS TO BE FROM A NOMINATED SOURCE, OF SOUND CLEAN MATERIAL, FREE FROM LARGE ROCK, STUMPS, CONTAMINATED MATTER, INDUSTRIAL AND BUILDING WASTE, ORGANIC MATTER AND OTHER DEBRIS. PLACING OF FILLING ON THE PREPARED AREAS SHALL NOT COMMENCE UNTIL THE AUTHORITY TO DO SO HAS BEEN OBTAINED FROM THE COUNCIL.
- G10. SITE FILL AREAS: THE CONTRACTOR OR PROJECT SURVEYOR SHALL TAKE LEVELS OF EXISTING SURFACE AFTER STRIPPING TOPSOIL AND PRIOR TO COMMENCING FILL OPERATIONS.
- G11. ALL SITE FILLING TO BE COMPACTED TO 95% STANDARD COMPACTION AND SHALL BE CONTROLLED BY A REGISTERED SOIL LABORATORY IN ACCORDANCE WITH COUNCIL'S "WORKS SPECIFICATION".
- G12. ALL SITE REGRAIDING AREAS SHALL BE GRADED AT A MINIMUM 1% TO THE ENGINEERS REQUIREMENTS UNLESS NOTED OTHERWISE.
- G13. SURPLUS EXCAVATED MATERIAL SHALL BE PLACED WHERE DIRECTED BY THE SUPERINTENDENT.
- G14. VEHICULAR CROSSINGS SHALL BE CONSTRUCTED IN KERB AND GUTTER WHERE SHOWN, UNLESS ROLL KERB USED IN ACCORDANCE WITH COUNCIL'S STANDARD DRAWINGS.
- G15. PRAM CROSSINGS SHALL BE CONSTRUCTED IN KERB AND GUTTER WHERE SHOWN IN ACCORDANCE WITH COUNCIL'S STANDARD DRAWING.
- G16. ALL NEW WORKS SHALL MAKE A SMOOTH JUNCTION WITH EXISTING CONDITIONS.
- G17. DIMENSIONS OF ANY DETAIL SHALL NOT BE SCALED - DIMENSIONS, IF IN DOUBT, SHALL BE VERIFIED BY THE SUPERINTENDENT.
- G18. ALL CONSTRUCTION AND RESTORATION WORK ON COUNCIL'S ROAD AND FOOTPATH AREA ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE APPROVED DRAWINGS AND COUNCIL'S STANDARD SPECIFICATIONS.
- G19. INSPECTION OF WORKS TO BE COMPLETED IN ACCORDANCE WITH COUNCIL'S STANDARD WORKS SPECIFICATION.

EARTHWORKS NOTES

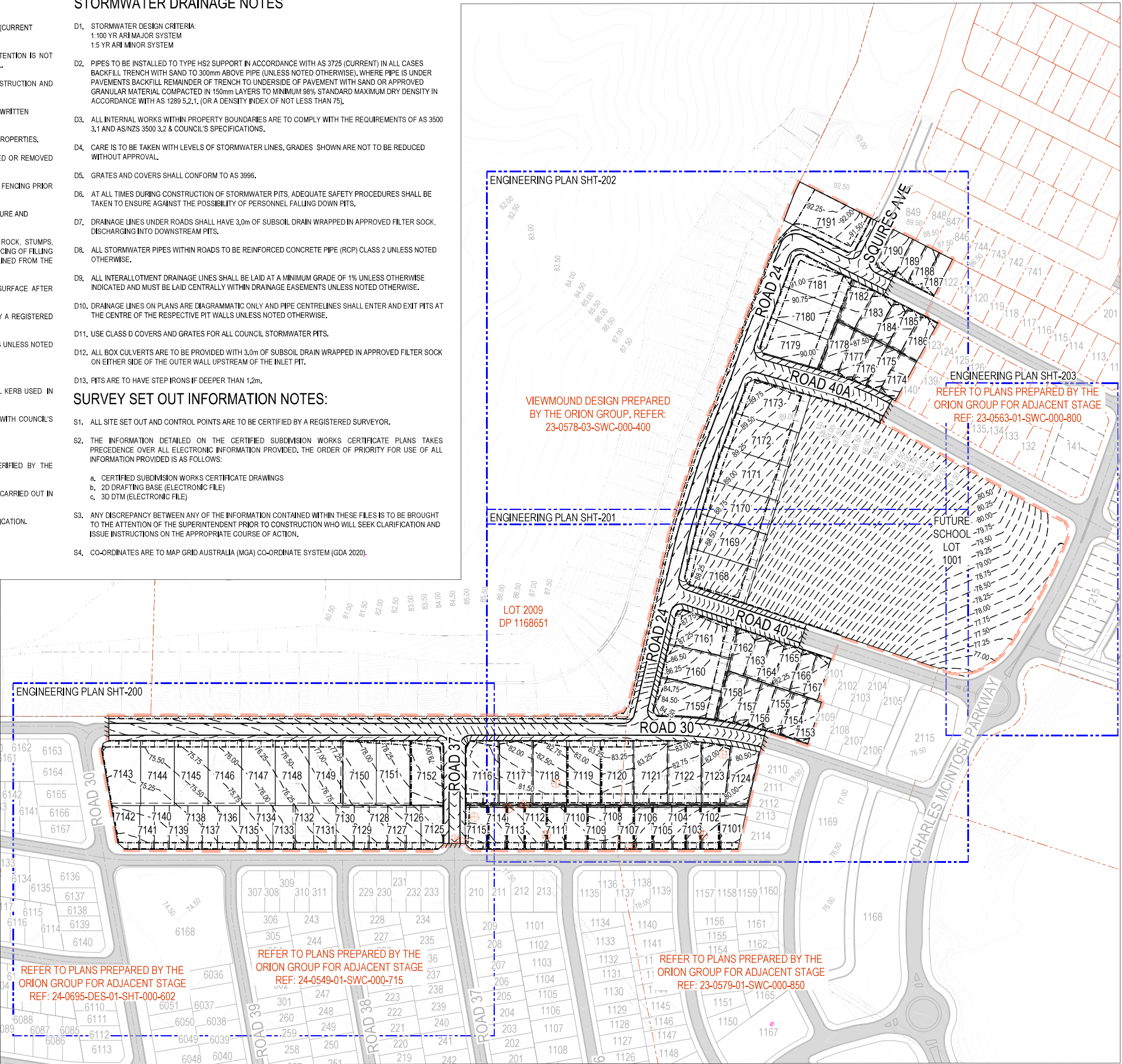
- E1. EARTHWORKS ARE TO BE CARRIED OUT TO THE SATISFACTION OF COUNCIL. UNSUITABLE MATERIALS ARE TO BE REMOVED FROM ROADS AND LOTS PRIOR TO FILLING UNDER THE SUPERVISION OF THE GEOTECHNICAL ENGINEER. THE CONTRACTOR IS TO ARRANGE AND MAKE AVAILABLE COMPACTION TESTING RESULTS FOR ALL AREAS THAT CONTAIN FILL IN EXCESS OF 200mm.
- E2. COMPACTION OF EARTHWORKS SHALL CONTINUE UNTIL A DRY DENSITY RATIO OF 95% FOR SITE FILLING AND 100% FOR ROAD PAVEMENT SUBGRADES HAS BEEN ACHIEVED IN ACCORDANCE WITH TEST METHOD AS1289.5.3.1 OR AS.1289.5.1.1. 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 AS1289.5.3.1 TO DETERMINE THE FIELD DENSITY, A SAND REPLACEMENT METHOD SHALL BE USED TO CONFIRM THE RESULTS.
- E3. A 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.
- E4. 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 COUNCIL.
- E5. ALL BATTERS ARE TO BE SCARIFIED TO A DEPTH OF 50mm TO ASSIST WITH ADHESION OF TOP SOIL TO BATTER FACE.
- E6. PROVIDE MINIMUM 150mm AND MAXIMUM 300mm TOPSOIL WITHIN 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.
- E7. 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.
- E8. A MINIMUM 1 METRE WIDE, CONTINUOUS STRIP OF COUCH GRASS 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.
- E9. ALL ENVMENMIS TO BE CERTIFIED.
- E10. CONSTRUCTION AND COMPACTION TO BE IN ACCORDANCE WITH COUNCIL'S WORKS SPECIFICATIONS.
- E11. DURING CONSTRUCTION ANY EXCAVATIONS ARE TO BE SECURELY SHORED AND BENCHED TO PREVENT THE SIDES OF THE EXCAVATION FROM COLLAPSING. ALL TRENCHES ARE TO BE SHORED OR BENCHED TO COMPLY WITH THE NSW CONSTRUCTION ACT.

STORMWATER DRAINAGE NOTES

- D1. STORMWATER DESIGN CRITERIA:
1:100 YR ARI MAJOR SYSTEM
1:5 YR ARI MINOR SYSTEM
- D2. PIPES TO BE INSTALLED TO TYPE HS2 SUPPORT IN ACCORDANCE WITH AS 3725 (CURRENT) IN ALL CASES BACKFILL TRENCH WITH SAND TO 300mm ABOVE PIPE (UNLESS NOTED OTHERWISE). WHERE PIPE IS UNDER PAVEMENTS BACKFILL REMAINDER OF TRENCH TO UNDERSIDE OF PAVEMENT WITH SAND OR APPROVED GRANULAR MATERIAL COMPACTED IN 150mm LAYERS TO MINIMUM 98% STANDARD MAXIMUM DRY DENSITY IN ACCORDANCE WITH AS 1289.5.2.1, (OR A DENSITY INDEX OF NOT LESS THAN 75).
- D3. ALL INTERNAL WORKS WITHIN PROPERTY BOUNDARIES ARE TO COMPLY WITH THE REQUIREMENTS OF AS 3500 3.1 AND ASINZS 3500 3.2 & COUNCIL'S SPECIFICATIONS.
- D4. CARE IS TO BE TAKEN WITH LEVELS OF STORMWATER LINES, GRADES SHOWN ARE NOT TO BE REDUCED WITHOUT APPROVAL.
- D5. GRATES AND COVERS SHALL CONFORM TO AS 3995.
- D6. AT ALL TIMES DURING CONSTRUCTION OF STORMWATER PITS, ADEQUATE SAFETY PROCEDURES SHALL BE TAKEN TO ENSURE AGAINST THE POSSIBILITY OF PERSONNEL FALLING DOWN PITS.
- D7. DRAINAGE LINES UNDER ROADS SHALL HAVE 3.0m OF SUBSOIL DRAIN WRAPPED IN APPROVED FILTER SOCK, DISCHARGING INTO DOWNSTREAM PITS.
- D8. ALL STORMWATER PIPES WITHIN ROADS TO BE REINFORCED CONCRETE PIPE (RCP) CLASS 2 UNLESS NOTED OTHERWISE.
- D9. ALL INTERLOTMENT DRAINAGE LINES SHALL BE LAID AT A MINIMUM GRADE OF 1% UNLESS OTHERWISE INDICATED AND MUST BE LAID CENTRALLY WITHIN DRAINAGE EASEMENTS UNLESS NOTED OTHERWISE.
- D10. DRAINAGE LINES ON PLANS ARE DIAGRAMMATIC ONLY AND PIPE CENTRE LINES SHALL ENTER AND EXIT PITS AT THE CENTRE OF THE RESPECTIVE PIT WALLS UNLESS NOTED OTHERWISE.
- D11. USE CLASS D COVERS AND GRATES FOR ALL COUNCIL STORMWATER PITS.
- D12. ALL BOX CULVERTS ARE TO BE PROVIDED WITH 3.0m OF SUBSOIL DRAIN WRAPPED IN APPROVED FILTER SOCK ON EITHER SIDE OF THE OUTER WALL UPSTREAM OF THE INLET PIT.
- D13. PITS ARE TO HAVE STEP IRONS IF DEEPER THAN 1.2m.

SURVEY SET OUT INFORMATION NOTES:

- S1. ALL SITE SET OUT AND CONTROL POINTS ARE TO BE CERTIFIED BY A REGISTERED SURVEYOR.
- S2. THE INFORMATION DETAILED ON THE CERTIFIED SUBDIVISION WORKS CERTIFICATE PLANS TAKES PRECEDENCE OVER ALL ELECTRONIC INFORMATION PROVIDED. THE ORDER OF PRIORITY FOR USE OF ALL INFORMATION PROVIDED IS AS FOLLOWS:
- a. CERTIFIED SUBDIVISION WORKS CERTIFICATE DRAWINGS
b. 2D DRAFTING BASE (ELECTRONIC FILE)
c. 3D DTM (ELECTRONIC FILE)
- S3. ANY DISCREPANCY BETWEEN ANY OF THE INFORMATION CONTAINED WITHIN THESE FILES IS TO BE BROUGHT TO THE ATTENTION OF THE SUPERINTENDENT PRIOR TO CONSTRUCTION WHO WILL SEEK CLARIFICATION AND ISSUE INSTRUCTIONS ON THE APPROPRIATE COURSE OF ACTION.
- S4. CO-ORDINATES ARE TO MAP GRID AUSTRALIA (MGA) CO-ORDINATE SYSTEM (GDA 2020).



LEGEND

	EXISTING	PROPOSED	FUTURE
UTILITY - ELECTRICITY			
GAS			
SEWER			
WATER			
TELECOMS			
NBN			
OPTIC FIBRE			
CONTOUR LINE & LABEL			
CADASTRAL BOUNDARY			
LOT NUMBER & BOUNDARY			
APPROXIMATE LIMIT OF WORKS OR STAGE			
BUILDING / ENVELOPE			
ROAD, NUMBER, CONTROL LINE, CHAINAGE & CHAINAGE MARK			
COUNCIL STANDARD KERB & GUTTER OR ROLL KERB			
COUNCIL STANDARD DISH CROSSING			
COUNCIL STANDARD EDGE OF CONCRETE			
COUNCIL STANDARD VEHICLE CROSSING			
APPROXIMATE EDGE OF EXISTING PAVEMENT			
COUNCIL STANDARD CONCRETE FOOTPATH & KERB RAMP			
STORMWATER DRAINAGE PIPE AND STRUCTURE			
STORMWATER DRAINAGE PIPE AND STUB			
EASEMENT (REFER LEGEND)			
SUBSOIL DRAIN			
INDICATIVE DRIVEWAY LOCATION			
RETAINING WALL			
BATTER			
TREE - TO BE RETAINED			
TREE - TO BE REMOVED			
EXISTING TEMPORARY TURNING HEAD TO BE REMOVED			
EXISTING STORMWATER PIT & PIPE TO BE REMOVED			

UTILITIES SHOWN ARE DIAGRAMMATIC ONLY AND MAY NOT INCLUDE ALL SERVICES WITHIN THE LIMIT OF WORKS.

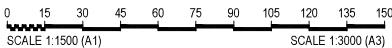
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY, LOCATE AND AVOID DAMAGE TO THEM AS SPECIFIED BY EACH UTILITIES EXCAVATION GUIDE LINES/STANDARDS.



02	MG	DH	MP	11/04/2025	ISSUED FOR 95% REVIEW
01	MG	DH	-	21/03/2025	ISSUED FOR 50% REVIEW
Rev	Drawn	Design	Checked	Date	Revision Description

APPROVED

Scale:



Disclaimer and Copyright:
ALL DIMENSIONS TO BE CHECKED ON SITE BY THE CONTRACTOR PRIOR TO CONSTRUCTION. USE WRITTEN DIMENSIONS ONLY, DO NOT SCALE. THESE DRAWINGS, PLANS, AND SPECIFICATIONS AND THE COPYRIGHT ARE THE PROPERTY OF ORION CONSULTING ENGINEERS PTY LTD AND MUST NOT BE REPRODUCED OR COPIED WHOLLY OR IN PART WITHOUT THE PERMISSION OF ORION CONSULTING ENGINEERS PTY LTD
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Project:
LOT 6 DP1276275 AND
LOT 143 DP 1303450
589-591 COBBITTY ROAD, COBBITTY
(TRANCHE 5, STAGE 05d)
ROAD & DRAINAGE DESIGN

Title:
GENERAL ARRANGEMENT PLAN,
NOTES & LEGEND



DRAFT ONLY
NOT FOR CONSTRUCTION

Orion Ref. 24-0694-DES-01
Plan SHT-001
Revision 02