

Appendix 2 Concept Plan and Engineering Plans

Trehy Ingold Neate

May 2007



Warner Industrial Park Concept Plan and Project Application

Precinct 14 WEZ

Sparks Rd and Hue Hue Rd

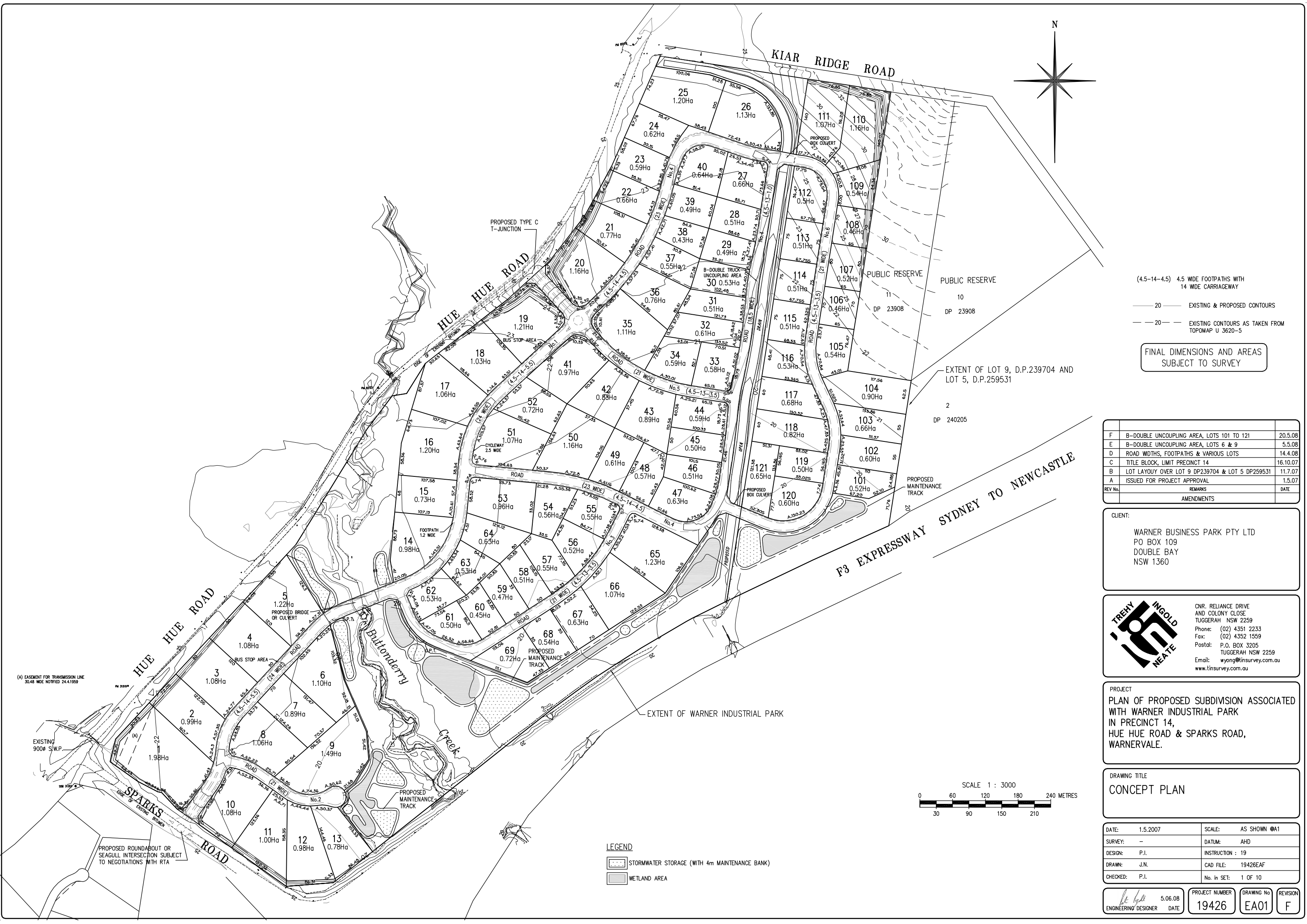
Warnervale

June 2008



TERRACE
TOWER
GROUP

Warner Business Park Pty Ltd
Part of the Terrace Tower Group



(4.5-14-4.5) 4.5 WIDE FOOTPATHS WITH
14 WIDE CARRIAGEWAY

20 EXISTING & PROPOSED CONTOURS
20 EXISTING CONTOURS AS TAKEN FROM
TOPOMAP U 3620-5

FINAL DIMENSIONS AND AREAS
SUBJECT TO SURVEY

REV No.	REMARKS	DATE
F	B-D-DOUBLE UNCOUPLING AREA, LOTS 101 TO 121	20.5.08
E	B-D-DOUBLE UNCOUPLING AREA, LOTS 6 & 9	5.5.08
D	ROAD WIDTHS, FOOTPATHS & VARIOUS LOTS	14.4.08
C	TITLE BLOCK, LIMIT PRECINCT 14	16.10.07
B	LOT LAYOUT OVER LOT 9 DP239704 & LOT 5 DP259531	11.7.07
A	ISSUED FOR PROJECT APPROVAL	1.5.07

CLIENT:
WARNER BUSINESS PARK PTY LTD
PO BOX 109
DOUBLE BAY
NSW 1360

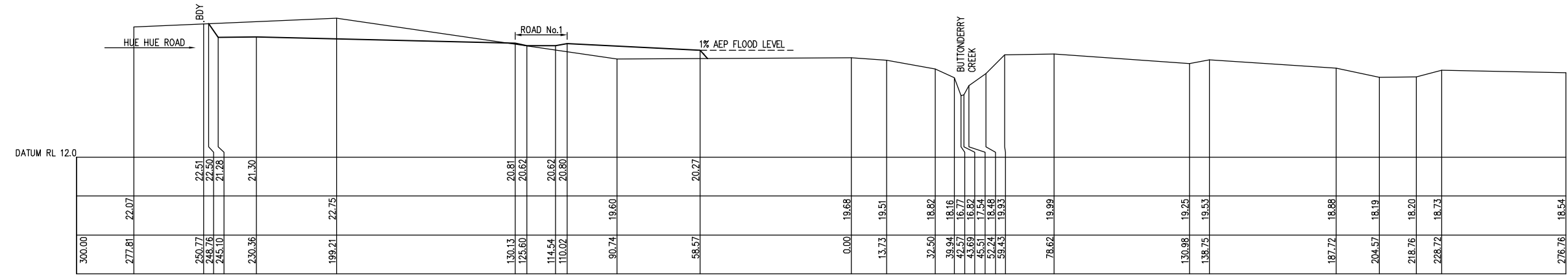
CNR. RELIANCE DRIVE
AND COLONY CLOSE
TUGGERAH NSW 2259
Phone: (02) 4351 2233
Fax: (02) 4352 1559
Postal: P.O. BOX 3205
TUGGERAH NSW 2259
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www.tinsurvey.com.au

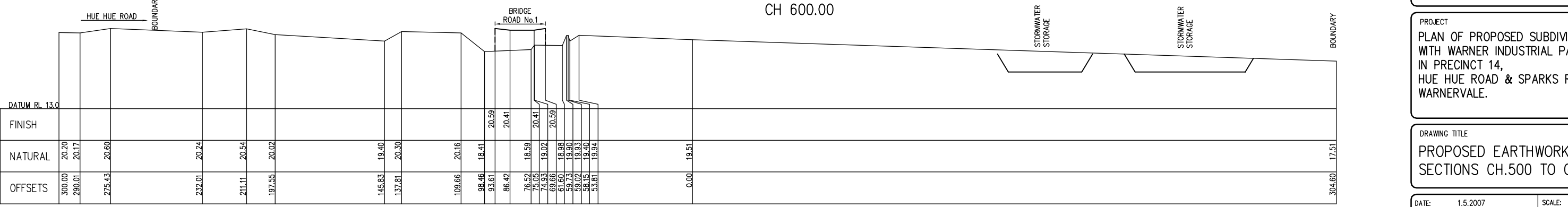
PROJECT
PLAN OF PROPOSED SUBDIVISION ASSOCIATED
WITH WARNER INDUSTRIAL PARK
IN PRECINCT 14,
HUE HUE ROAD & SPARKS ROAD,
WARNERVALE.

DRAWING TITLE
CONCEPT PLAN

DATE:	1.5.2007	SCALE:	AS SHOWN @A1
SURVEY:	-	DATUM:	AHD
DESIGN:	P.I.	INSTRUCTION :	19
DRAWN:	J.N.	CAD FILE:	19426EAF
CHECKED:	P.I.	No. in SET:	1 OF 10

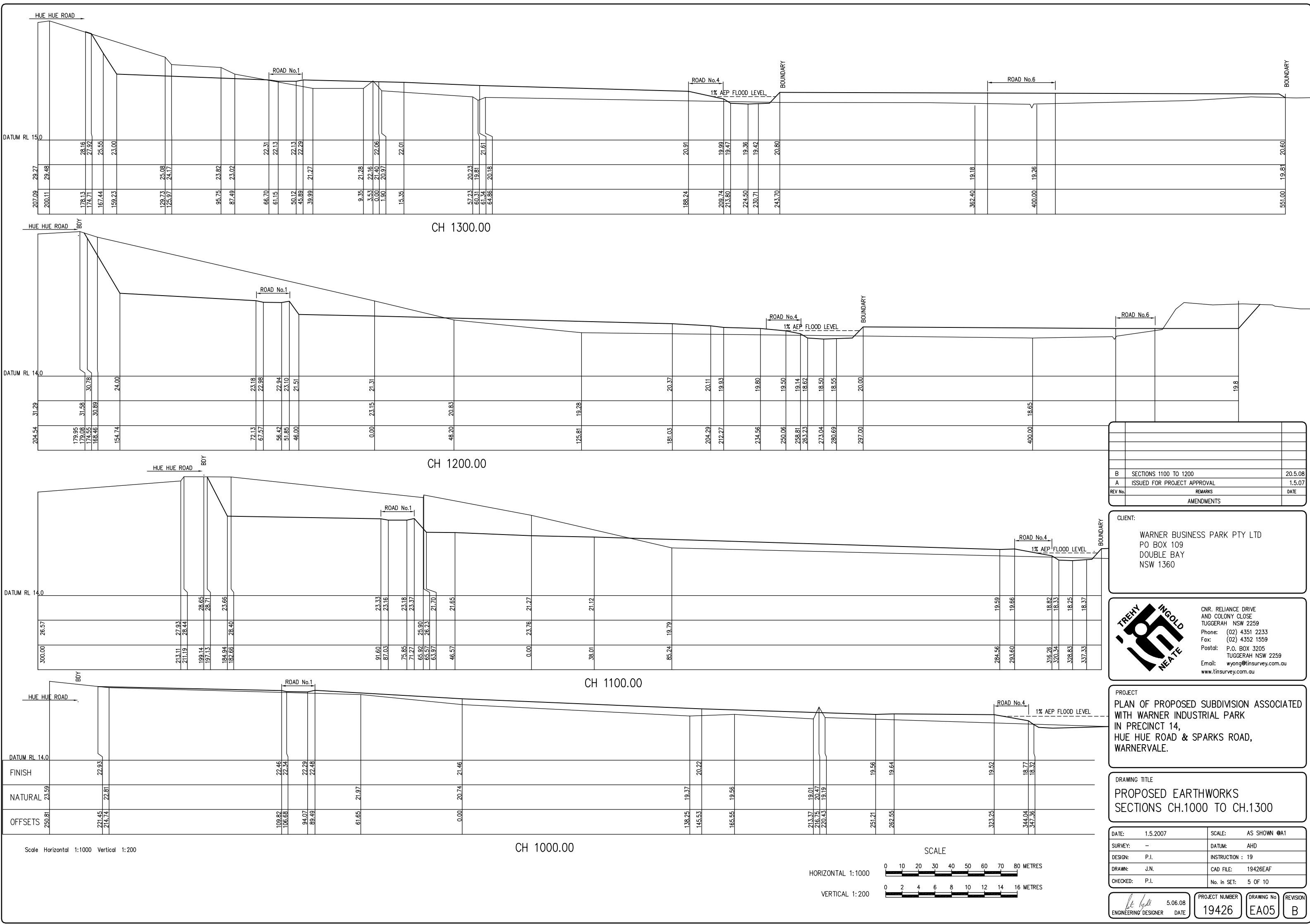
	5.06.08	PROJECT NUMBER	DRAWING No	REVISION
ENGINEERING DESIGNER	DATE	19426	EA01	F





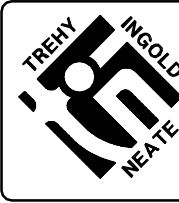
A scale bar for the race track, marked from 0 to 16 METRES in increments of 2.

 ENGINEERING DESIGNER	5.06.08 DATE	PROJECT NUMBER 19426	DRAWING No EA04	REVISION A
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B	SECTIONS 1100 TO 1200	20.5.08
A	ISSUED FOR PROJECT APPROVAL	1.5.07
REV No.	REMARKS	DATE
	AMENDMENTS	

CLIENT:
WARNER BUSINESS PARK PTY LTD
PO BOX 109
DOUBLE BAY
NSW 1360



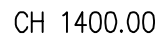
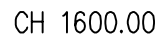
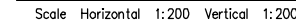
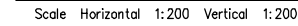
CNR. RELIANCE DRIVE
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www.tinsurvey.com.au

PROJECT
PLAN OF PROPOSED SUBDIVISION ASSOCIATED
WITH WARNER INDUSTRIAL PARK
IN PRECINCT 14,
HUE HUE ROAD & SPARKS ROAD,
WARNERVALE.

DRAWING TITLE
PROPOSED EARTHWORKS
SECTIONS CH.1000 TO CH.1300

DATE:	1.5.2007	SCALE:	AS SHOWN @A1
SURVEY:	-	DATUM:	AHD
DESIGN:	P.I.	INSTRUCTION :	19
DRAWN:	J.N.	CAD FILE:	19426EAF
CHECKED:	P.I.	No. in SET:	5 OF 10

 5.06.08 ENGINEERING/ DESIGNER DATE	PROJECT NUMBER 19426	DRAWING No EA05	REVISION B
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HORIZONTAL 1:1000

B	SECTIONS 1400 TO 1600	20.5.08
A	ISSUED FOR PROJECT APPROVAL	1.5.07
REV No.	REMARKS	DATE
	AMENDMENTS	

WARNER BUSINESS PARK PTY LTD
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NSW 1360



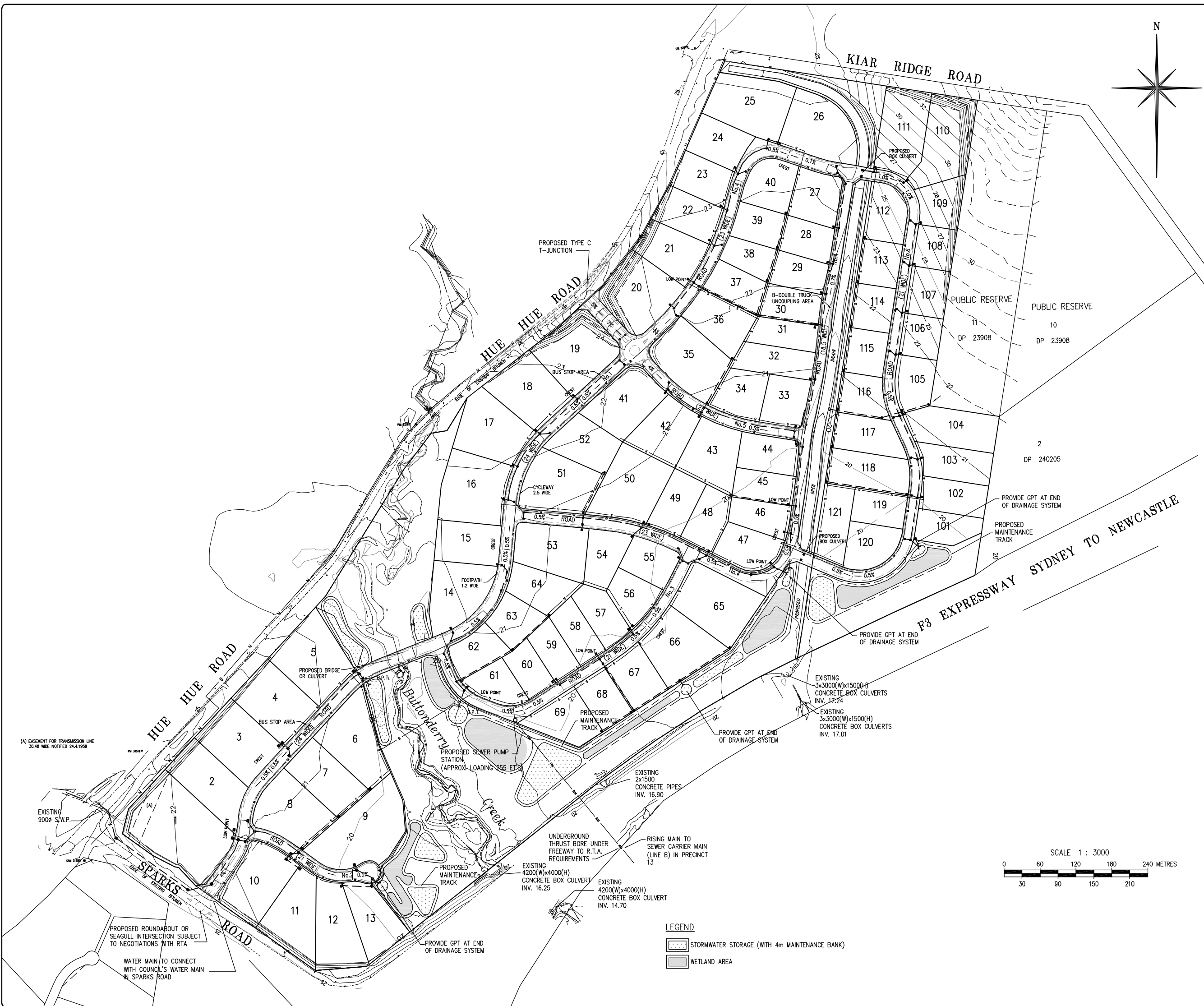
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PLAN OF PROPOSED SUBDIVISION ASSOCIATED
WITH WARNER INDUSTRIAL PARK
IN PRECINCT 14,
HUE HUE ROAD & SPARKS ROAD,
WARNERVALE.

PROPOSED EARTHWORKS SECTIONS CH.1400 TO 1600 & SECTIONS E, F

DATE: 1.5.2007	SCALE: AS SHOWN @A1
SURVEY: -	DATUM: AHD
DESIGN: P.I.	INSTRUCTION : 19
DRAWN: J.N.	CAD FILE: 19426EAF
CHECKED: P.I.	No. in SET: 6 OF 10

 ENGINEERING DESIGNER	5.06.08 DATE	PROJECT NUMBER 19426	DRAWING No EA06	REVISION B
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LEGEND

- Existing footpath
- Proposed kerb & gutter
- Proposed AC pavement
- Existing drainage
- Proposed sewer mains
- Nextgen fibre optic cable
- Proposed water mains
- Proposed rising main
- Water stop valves
- Water valve
- Telstra cables (Pit)
- Gasmains
- Electricity power pole
- Overhead Electricity cables
- Underground Electricity cables
- Filter fence
- No Go fence
- Diversion bank
- Bench marks
- State survey marks

NOTE: APART FROM KERBS LOCATED ADJACENT TO THE DRAINAGE CORRIDORS ALL KERBS ARE TO BE WYONG SHIRE COUNCIL'S MODIFIED SA KERB.

ROADS ALONG EDGE OF DRAINAGE CORRIDORS TO BE ONE WAY CROSSFALL TO CORRIDOR WITH CONCRETE EDGE BEAM ADJACENT TO A.C. PAVEMENT

REV No.	REMARKS	DATE
C	VARIOUS	20.5.08
B	ROAD WIDTHS, FOOTPATH AND VARIOUS LOTS	13.5.08
A	ISSUED FOR PROJECT APPROVAL	1.5.07
AMENDMENTS		

CLIENT:

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PROJECT

PLAN OF PROPOSED SUBDIVISION ASSOCIATED WITH WARNER INDUSTRIAL PARK IN PRECINCT 14, HUE HUE ROAD & SPARKS ROAD, WARNERVALE.

DRAWING TITLE

STREET AND SERVICES PLAN

DATE:	1.5.2007	SCALE:	AS SHOWN @A1
SURVEY:	-	DATUM:	AHD
DESIGN:	P.I.	INSTRUCTION :	19
DRAWN:	J.N.	CAD FILE:	19426EAF
CHECKED:	P.I.	No. in SET:	7 OF 10

ENGINEERING/DESIGNER

5.06.08
DATE

PROJECT NUMBER
19426

DRAWING No
EA07

REVISION
C

STAGING OF WORKS – NORTH OF BUTTONDERRY CREEK

- CONSTRUCT STABILISED CONSTRUCTION ENTRANCE AT HUE HUE ROAD.
- PLACE HAYBALE BARRIER ACROSS CULVERTS UNDER FREEWAY.
- CONSTRUCT NORTH/SOUTH OPEN DRAIN AND STABILISE DRAIN INVERT AND BATTERS WITH VEGETATION. AND PLACE ROCK GROYNES AT SUITABLE INTERVALS ACROSS INVERT OF DRAIN.
- DIRECT CLEAN WATER FROM NORTH OF SITE ALONG OPEN DRAIN TO PIPE UNDER F3 EXPRESSWAY.
- CONSTRUCT SILT FENCE ONLY OUTSIDE OF WORK AREA.
- CONSTRUCT SEDIMENT BASINS AND ASSOCIATED WORKS (250m³ VOLUME) OF STORAGE FOR EVERY 1 Ha OF DISTURBED AREA.
- CONSTRUCT DIVERSION BANKS TO DIRECT OVERLAND FLOWS FROM SITE TO SEDIMENT BASINS.
- ADJUST DIVERSION BANKS AS REQUIRED DURING CONSTRUCTION PHASE.
- PROGRESSIVELY STABILISE AREAS AFTER PLACEMENT OF TOPSOIL TO KEEP DISTURBED AREAS TO A MINIMUM.
- SEDIMENT CONTROL STRUCTURES TO BE MAINTAINED DURING CONSTRUCTION.
- PROGRESSIVELY REMOVE SEDIMENT CONTROL STRUCTURES FROM SITE ONLY AFTER UPSTREAM AREA IS STABILISED.

STAGING OF WORKS – SOUTH OF BUTTONDERRY CREEK

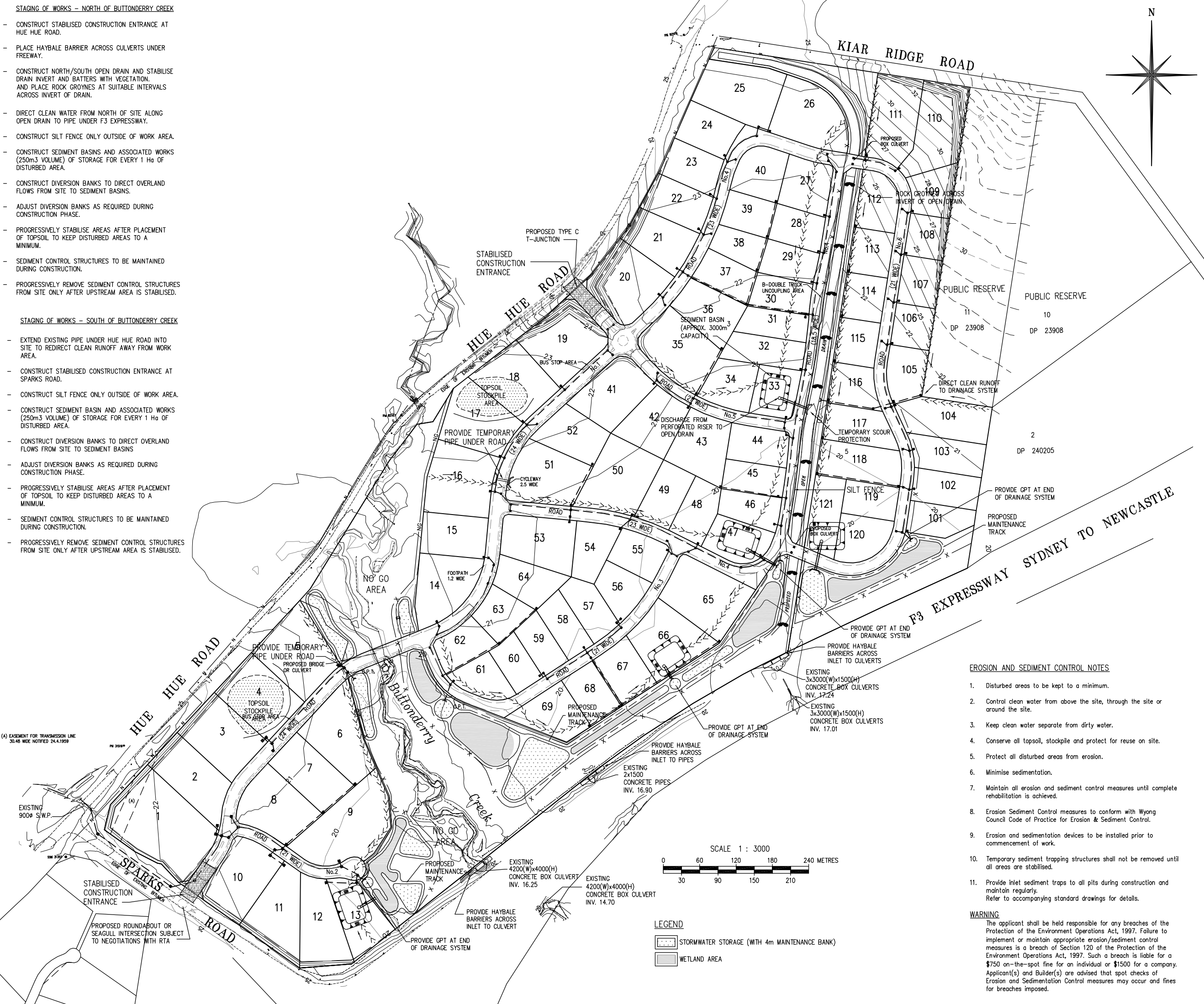
- EXTEND EXISTING PIPE UNDER HUE HUE ROAD INTO SITE TO REDIRECT CLEAN RUNOFF AWAY FROM WORK AREA.
- CONSTRUCT STABILISED CONSTRUCTION ENTRANCE AT SPARKS ROAD.
- CONSTRUCT SILT FENCE ONLY OUTSIDE OF WORK AREA.
- CONSTRUCT SEDIMENT BASIN AND ASSOCIATED WORKS (250m³ VOLUME) OF STORAGE FOR EVERY 1 Ha OF DISTURBED AREA.
- CONSTRUCT DIVERSION BANKS TO DIRECT OVERLAND FLOWS FROM SITE TO SEDIMENT BASINS.
- ADJUST DIVERSION BANKS AS REQUIRED DURING CONSTRUCTION PHASE.
- PROGRESSIVELY STABILISE AREAS AFTER PLACEMENT OF TOPSOIL TO KEEP DISTURBED AREAS TO A MINIMUM.
- SEDIMENT CONTROL STRUCTURES TO BE MAINTAINED DURING CONSTRUCTION.
- PROGRESSIVELY REMOVE SEDIMENT CONTROL STRUCTURES FROM SITE ONLY AFTER UPSTREAM AREA IS STABILISED.

(A) EASEMENT FOR TRANSMISSION LINE
30.48 WIDE NOTIFIED 24.4.1999

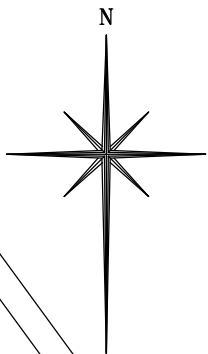
EXISTING 900Ø S.W.P.

STABILISED CONSTRUCTION ENTRANCE

PROPOSED ROUNDABOUT OR SEAGULL INTERSECTION SUBJECT TO NEGOTIATIONS WITH RTA



- LEGEND
- STORMWATER STORAGE (WITH 4m MAINTENANCE BANK)
 - WETLAND AREA



- LEGEND
- Existing footpath
 - Proposed kerb & gutter
 - Existing drainage
 - Proposed sewer mains
 - Nextgen fibre optic cable
 - Proposed water mains
 - Proposed rising main
 - Water stop valves
 - Water valve
 - Telstra cables (Pit)
 - Gas mains
 - Electricity power pole
 - Overhead Electricity cables
 - Underground Electricity cables
 - Filter fence
 - No Go fence
 - Diversion bank
 - Bench marks
 - State survey marks

REV No.	REMARKS	DATE
B	VARIOUS	20.5.08
A	ISSUED FOR PROJECT APPROVAL	1.5.07
AMENDMENTS		

CLIENT:
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PROJECT
PLAN OF PROPOSED SUBDIVISION ASSOCIATED
WITH WARNER INDUSTRIAL PARK
IN PRECINCT 14,
HUE HUE ROAD & SPARKS ROAD,
WARNERVALE.

DRAWING TITLE
SOIL AND STORMWATER
MANAGEMENT PLAN

DATE:	1.5.2007	SCALE:	AS SHOWN @A1
SURVEY:	-	DATUM:	AHD
DESIGN:	P.I.	INSTRUCTION :	19
DRAWN:	J.N.	CAD FILE:	19426EAF
CHECKED:	P.I.	No. in SET:	8 OF 10

ENGINEERING/DESIGNER	5.06.08	PROJECT NUMBER	DRAWING No	REVISION
	DATE	19426	EA08	B

EROSION AND SEDIMENT CONTROL NOTES

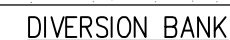
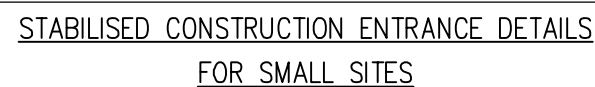
1. Disturbed areas to be kept to a minimum.
2. Control clean water from above the site, through the site or around the site.
3. Keep clean water separate from dirty water.
4. Conserve all topsoil, stockpile and protect for reuse on site.
5. Protect all disturbed areas from erosion.
6. Minimise sedimentation.
7. Maintain all erosion and sediment control measures until complete rehabilitation is achieved.
8. Erosion Sediment Control measures to conform with Wyong Council Code of Practice for Erosion & Sediment Control.
9. Erosion and sedimentation devices to be installed prior to commencement of work.
10. Temporary sediment trapping structures shall not be removed until all areas are stabilised.
11. Provide inlet sediment traps to all pits during construction and maintain regularly.
Refer to accompanying standard drawings for details.

WARNING

The applicant shall be held responsible for any breaches of the Protection of the Environment Operations Act, 1997. Failure to implement or maintain appropriate erosion/sediment control measures is a breach of Section 120 of the Protection of the Environment Operations Act, 1997. Such a breach is liable for a \$750 on-the-spot fine for an individual or \$1500 for a company. Applicant(s) and Builder(s) are advised that spot checks of Erosion and Sedimentation Control measures may occur and fines for breaches imposed.

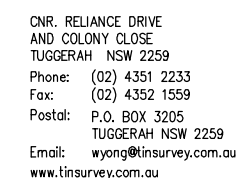


1. BASIN SIZE TO SUIT CATCHMENT 250m³ PER HA.
2. OUTLET PIPE TO BE CAPPED WHEN SEDIMENT IS NOT EFFECTIVELY FILTERED. CONTAMINATED WATER TO BE DOSED WITH GYPSUM AS SPECIFIED. WATER TO BE PUMPED OUT WHEN APPROVED BY COUNCIL.
3. A DEPTH MARKER IS TO BE INSTALLED WITHIN THE BASIN AND MAINTAINED THROUGHOUT THE BASIN'S LIFE
4. ENSURE REQUIRED BASIN CAPACITY IS BELOW INVERT OF INCOMING PIPELINE/S



CLIENT:

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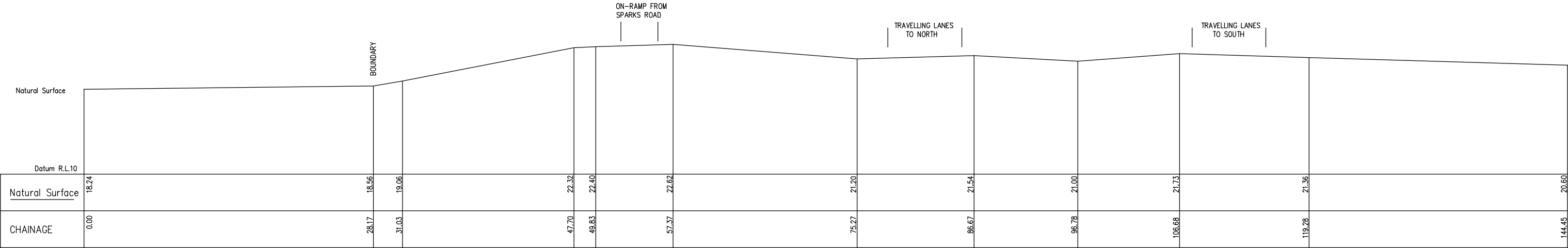
PROJECT

PLAN OF PROPOSED SUBDIVISION ASSOCIATED
WITH WARNER INDUSTRIAL PARK
IN PRECINCT 14,
HUE HUE ROAD & SPARKS ROAD,
WARNERVALE.

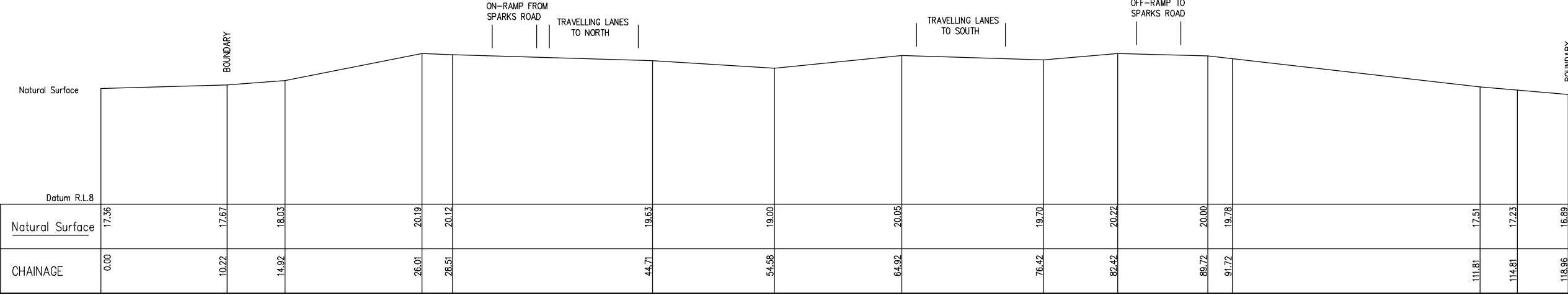
DRAWING TITLE

SOIL & STORMWATER MANAGEMENT DETAIL SHEET

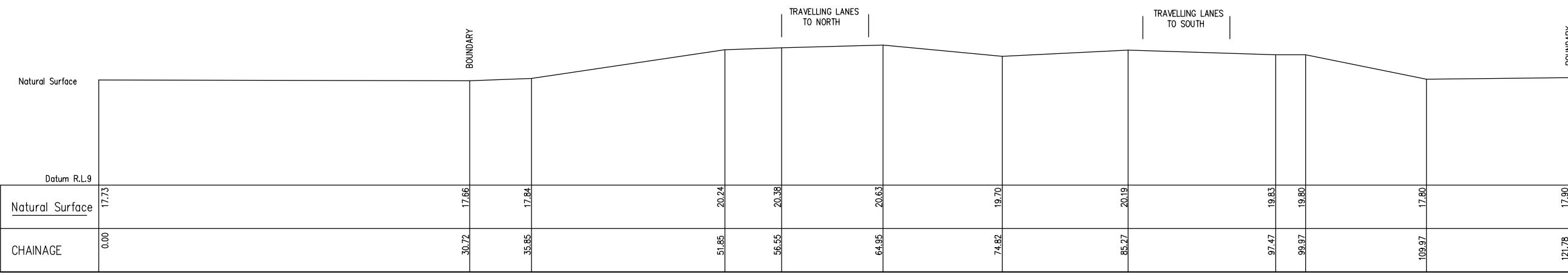
 ENGINEERING DESIGNER	5.06.08 DATE	PROJECT NUMBER 19426	DRAWING No EA09	REVISION A
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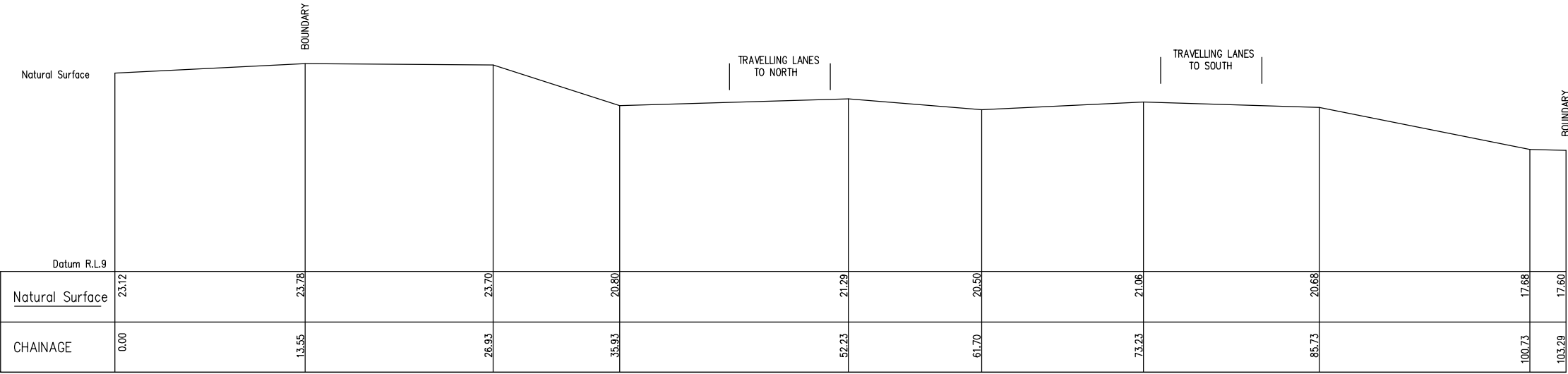
SECTION A – across F3 Expressway



SECTION B – across F3 Expressway



SECTION C – across F3 Expressway



SECTION D – across F3 Expressway

A	ISSUED	9.5.08
REV No.	REMARKS	DATE
	AMENDMENTS	

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TREHY

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WITH WARNER INDUSTRIAL PARK
IN PRECINCT 14,
HUE HUE ROAD & SPARKS ROAD,
WARNERVALE.

DRAWING TITLE

SECTIONS A, B, C & D
ACROSS F3 FREEWAY

DATE:	1.5.2007	SCALE:	AS SHOWN @A1
SURVEY:	—	DATUM:	AHD
DESIGN:	P.I.	INSTRUCTION :	19
DRAWN:	J.N.	CAD FILE:	19426EAF
CHECKED:	P.I.	No. in SET:	10 OF 10

ENGINEERING DESIGNER

5.06.08
DATE

PROJECT NUMBER
19426

DRAWING No
EA10

REVISION
A

