



LEGEND OF SYMBOLS

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|------------------------------|---|
| LOT BOUNDARY | --- --- |
| EXISTING GULLY | --- --- |
| EXISTING RIPARIAN ZONE | --- --- |
| EXISTING SEWER MAIN | --- --- |
| PROPOSED STORMWATER DRAINAGE | --- --- |
| PROPOSED SEWER MAIN | --- --- |
| PROPOSED WATER MAIN | --- --- |

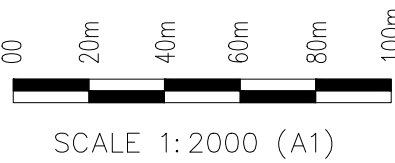
EXISTING STORMWATER DETENTION BASIN SERVICING EXISTING RESIDENTIAL DEVELOPMENT. OVERFLOWS DISCHARGE INTO EXISTING GULLY IN LOTS 56, 57 & 58 DP 1120933.

PROPOSED SITE ACCESS VIA BOWDENS LANE.

PROPOSED SITE ACCESS VIA UPPER MOORE CREEK ROAD.

NOTES

- CHANNEL EXTENT DETERMINED WITH ELVIS LIDAR DATA (Tamworth202202-LID1-AHD_3006564_56_0002_0002_1m).
- VEGETATED RIPARIAN ZONE TO BE 30m WIDE EACH SIDE OF CHANNEL. REFER TO NSW GOVERNMENT - DEPARTMENT OF PLANNING AND ENVIRONMENT - CONTROLLED ACTIVITIES GUIDELINES FOR RIPARIAN CORRIDORS ON WATERFRONT LAND TABLE 1 FOR THIRD ORDER STREAM.
- THE 50% OUTER VEGETATED RIPARIAN ZONE CAN BE USED FOR NON-RIPARIAN CORRIDORS WORKS (ROADS, DEVELOPMENT LOTS) AS LONG AS THE AVERAGE WIDTH OF THE VEGETATED RIPARIAN ZONE CAN BE ACHIEVED OVER THE LENGTH OF THE WATERCOURSE WITHIN THE DEVELOPMENT SITE.
THE APPROXIMATE USED AREAS WITHIN OUTER 50% RIPARIAN ZONE ARE AS FOLLOWS;
i. USED AREA = 6343 m2
ii. AREA AVAILABLE TO OFFSET = 9166 m2
iii. NET AREA (NOT USED) = 2823 m2
- EXISTING SEWER MAIN LOCATION EXTRACTED FROM TAMWORTH REGIONAL COUNCIL SERVICES PLAN.
- TOTAL 103 LOTS. MINIMUM LOT SIZE 2000 Sq.m.



CONTOURS: MAJOR: 5.0m, MINOR: 1.0m

PROPOSED SUBDIVISION PLAN

PROPOSED STORMWATER DETENTION BASINS.

CONSTRUCT REINFORCED CONCRETE BOX CULVERT OVER GULLY CROSSING.

BOWDENS LANE

UPPER MOORE CREEK ROAD

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| Checked - MF | Approved - JC |
| Design - AH | Drawn - AH |
| Scales - AS NOTED | Date - 04.11.2024 |
| Document Stage - | DA ISSUE |



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Project - PROPOSED 103 LOT SUBDIVISION

Client - 

Site -
LOTS 56, 57 & 58 DP 1120933
MOORE CREEK, NSW 2340

Drawing title -
PROPOSED SUBDIVISION PLAN

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