

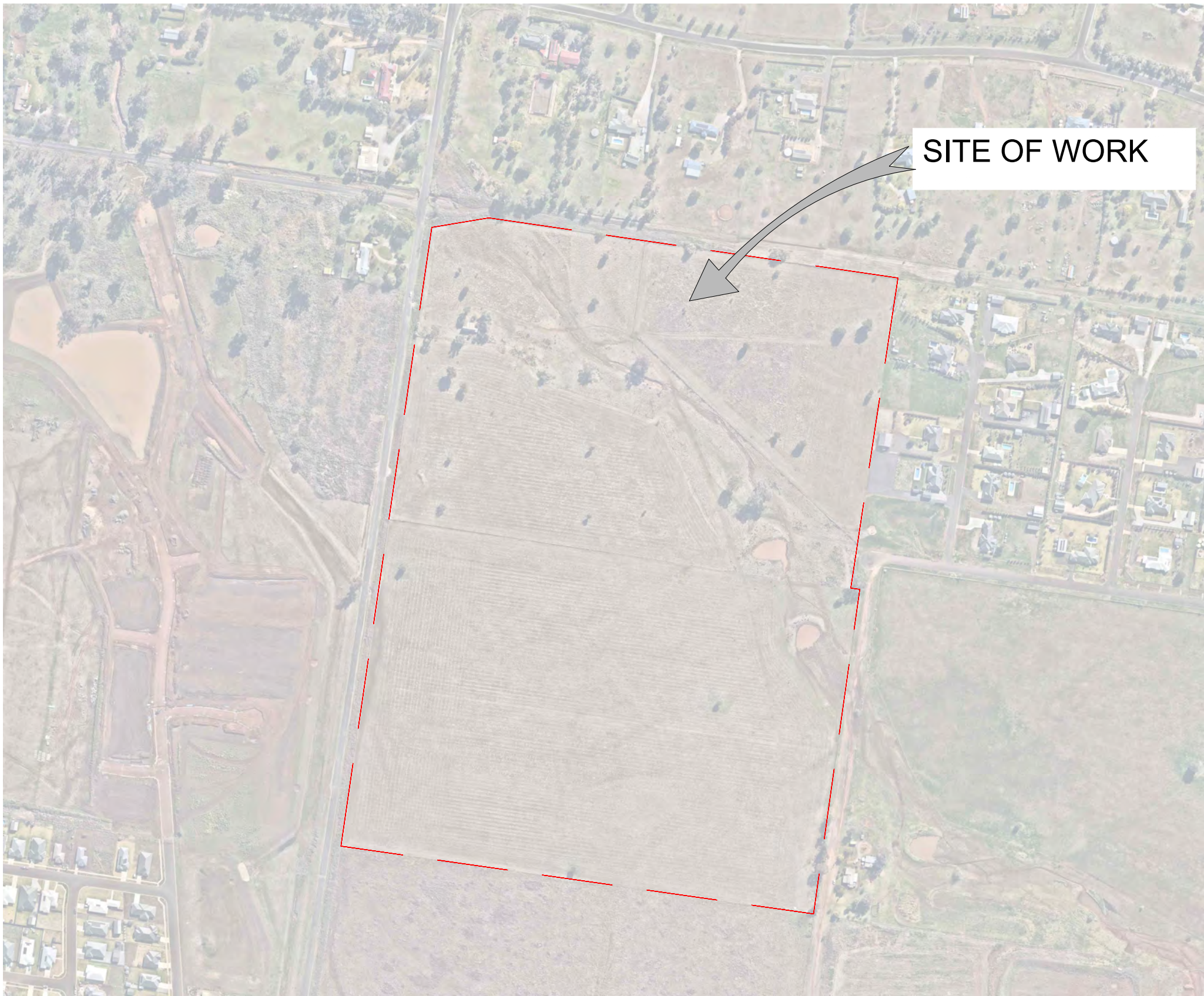
NOVEMBER 2024  
T2410469 DRAWING SCHEDULE  
DEVELOPMENT APPROVAL ISSUE

PROPOSED  
103 LOT SUBDIVISION  
AT  
MOORE CREEK, NSW

KELLEY COVEY GROUP PTY.  
LTD.  
Contact No. 02-6766-1944  
FOR ATLUS PROPERTY PTY  
LTD

SHEET INDEX

CIVIL DRAWING INDEX		
NO.	TITLE	ISSUE
1	TITLE SHEET	A
2	EXISTING CONDITIONS	A
3	SUBDIVISION PLAN	A
4	STAGING PLAN	A
5	TYPICAL STREET ALLOCATION	A
6	WATER RETICULATION PLAN	A
7	SEWER DRAINAGE SERVICING STRATEGY	A
8	STORMWATER DRAINAGE	A
9	LANDSCAPING PLAN	A
10	TOPOGRAPHY AND DRAINAGE MAP	A



SITE LOCATION PLAN  
NOT TO SCALE



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Project Management,  
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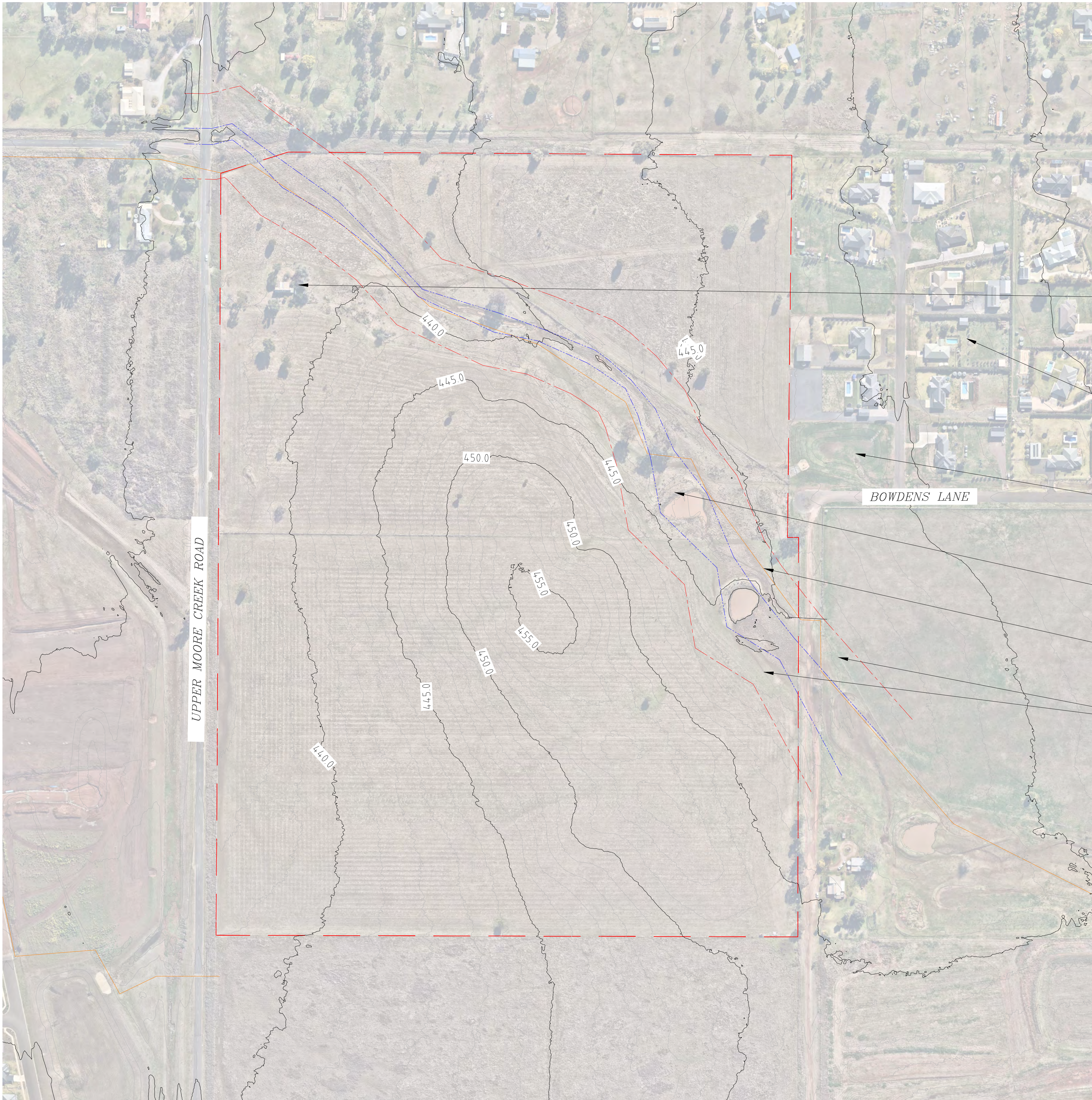






LEGEND OF SYMBOLS

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



- EXISTING VACANT DWELLING TO BE DEMOLISHED.
- EXISTING LOW-DENSITY RESIDENTIAL DEVELOPMENT ADJOINING NORTH-EASTERN SIDE OF LOTS 56, 57 & 58 DP1120933.
- EXISTING STORMWATER DETENTION BASIN SERVICING EXISTING RESIDENTIAL DEVELOPMENT. OVERFLOWS DISCHARGE INTO EXISTING GULLY IN LOTS 56, 57 & 58 DP 1120933.
- EXISTING GULLY IN LOTS 56, 57 & 58 DP 1120933.
- EXISTING SEWER MAIN.
- EXISTING 30m WIDE RIPARIAN ZONE ON EITHER SIDE OF EXISTING GULLY.

EXISTING CONDITIONS PLAN



SCALE 1:2000 (A1)  
CONTOURS: MAJOR: 5.0m, MINOR: 1.0m

Checked – MF	Approved – JC
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Project – PROPOSED 103 LOT SUBDIVISION

Client – 

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

Drawing title –  
EXISTING CONDITIONS PLAN

A	04.11.2024	DA ISSUE	AH
Issue Date	Description	By	
Project	T2410469	Sheet No. 2	of 10
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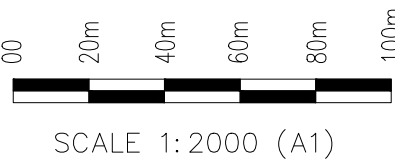
LOT BOUNDARY	
EXISTING GULLY	
EXISTING RIPARIAN ZONE	
EXISTING SEWER MAIN	
PROPOSED STORMWATER DRAINAGE	
PROPOSED SEWER MAIN	
PROPOSED WATER MAIN	

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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Project - PROPOSED 103 LOT SUBDIVISION

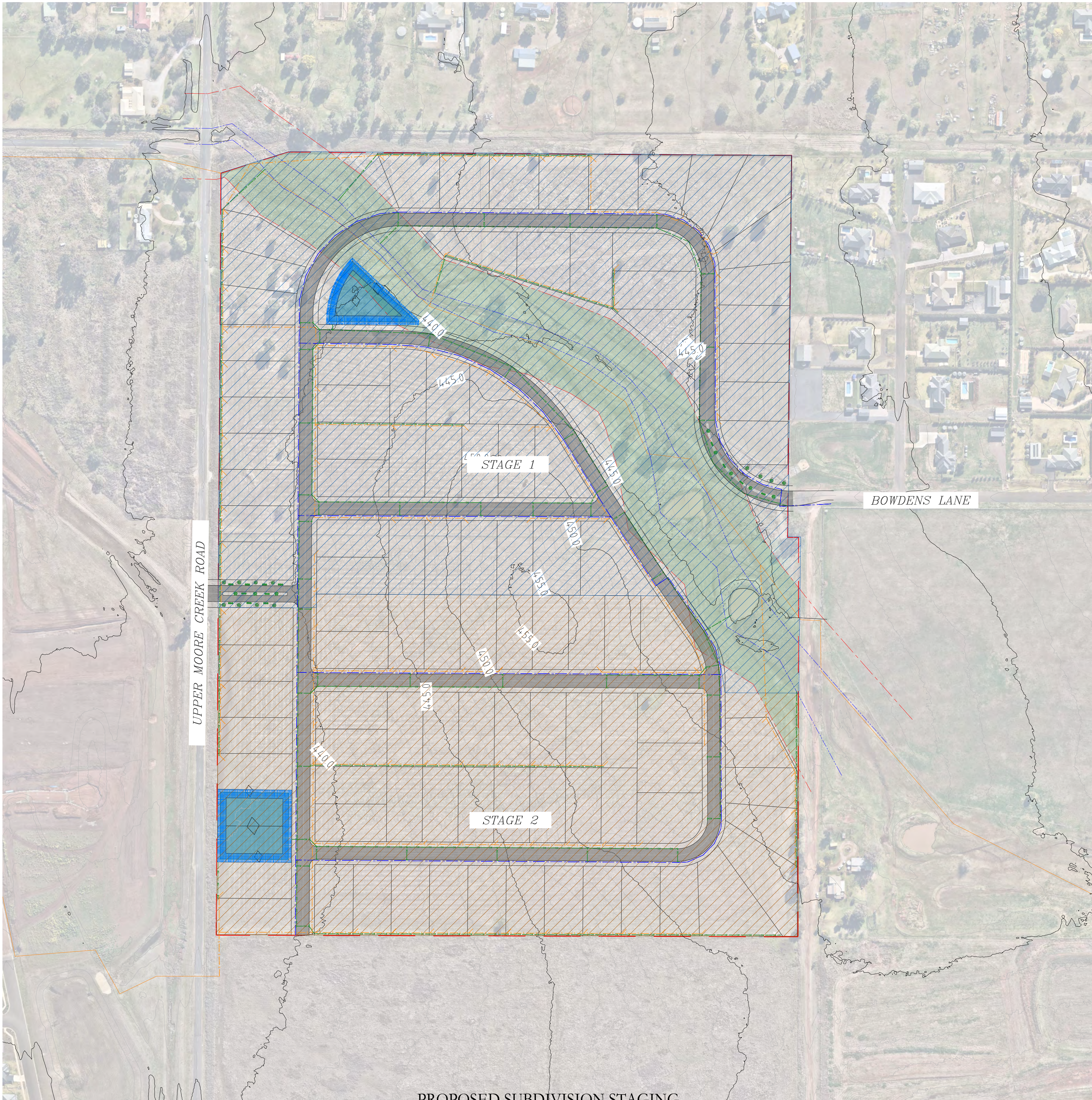
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Site - LOTS 56, 57 & 58 DP 1120933  
MOORE CREEK, NSW 2340

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Issue Date	Description	By
Project	T2410469	Sheet No. 3 of 10
Digital Ref:	T2410469_CIVIL_RevA.dwg	Issue : A
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PROPOSED SUBDIVISION STAGING



LEGEND OF SYMBOLS

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



SCALE 1:2000 (A1)  
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Project – PROPOSED 103 LOT SUBDIVISION

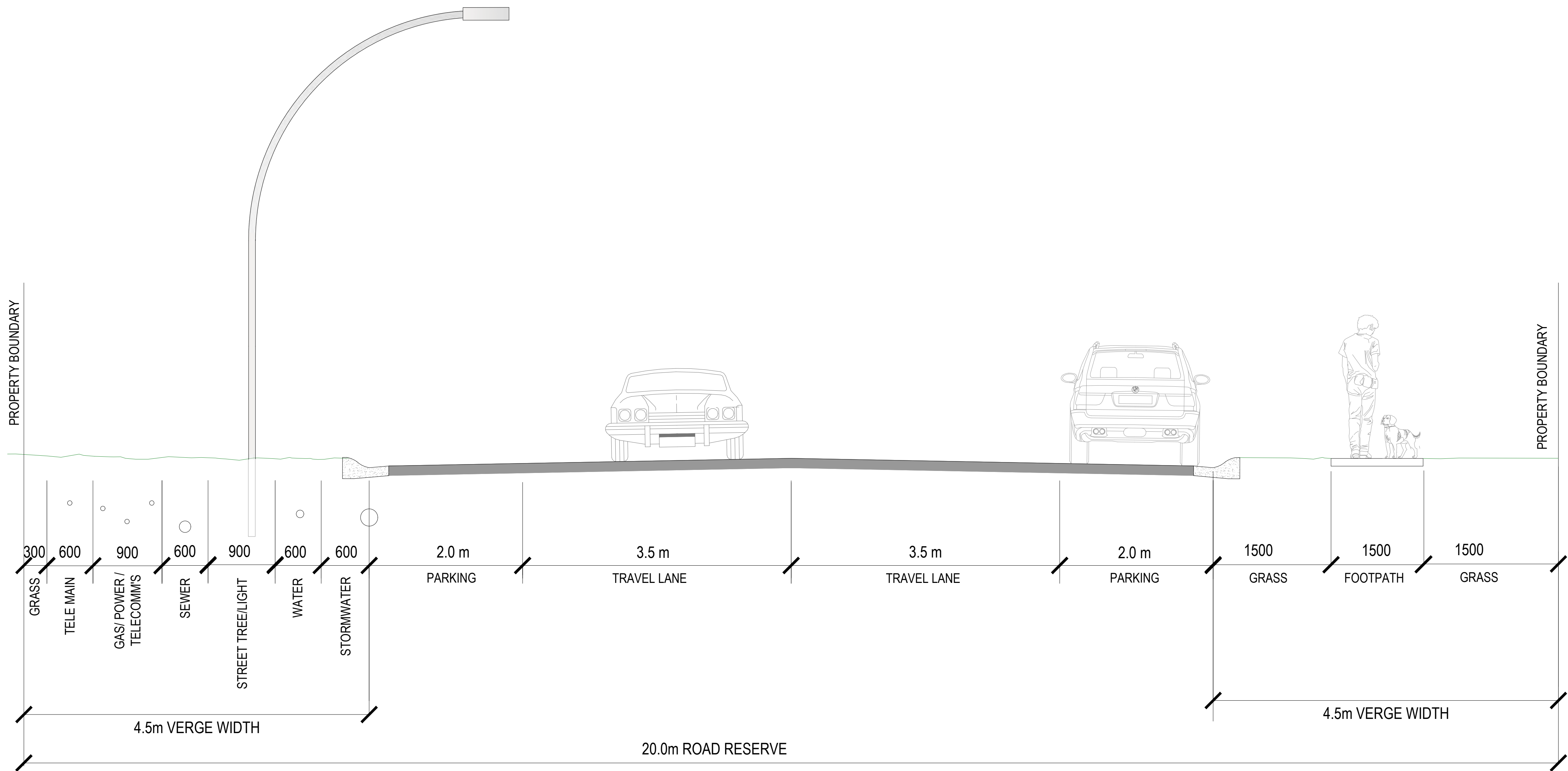
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Site – LOTS 56, 57 & 58 DP 1120933  
MOORE CREEK, NSW 2340

Drawing title – PROPOSED SUBDIVISION STAGING

A	04.11.2024	DA ISSUE	AH
Issue Date	Description	By	
Project	T2410469	Sheet No. 4	of 10
Digital Ref:	T2410469_CIVIL_RevA.dwg	Issue :	A
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TYPICAL STREET ALLOCATION

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Project – PROPOSED 103 LOT SUBDIVISION

Client – 

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

Drawing title –  
TYPICAL STREET ALLOCATION

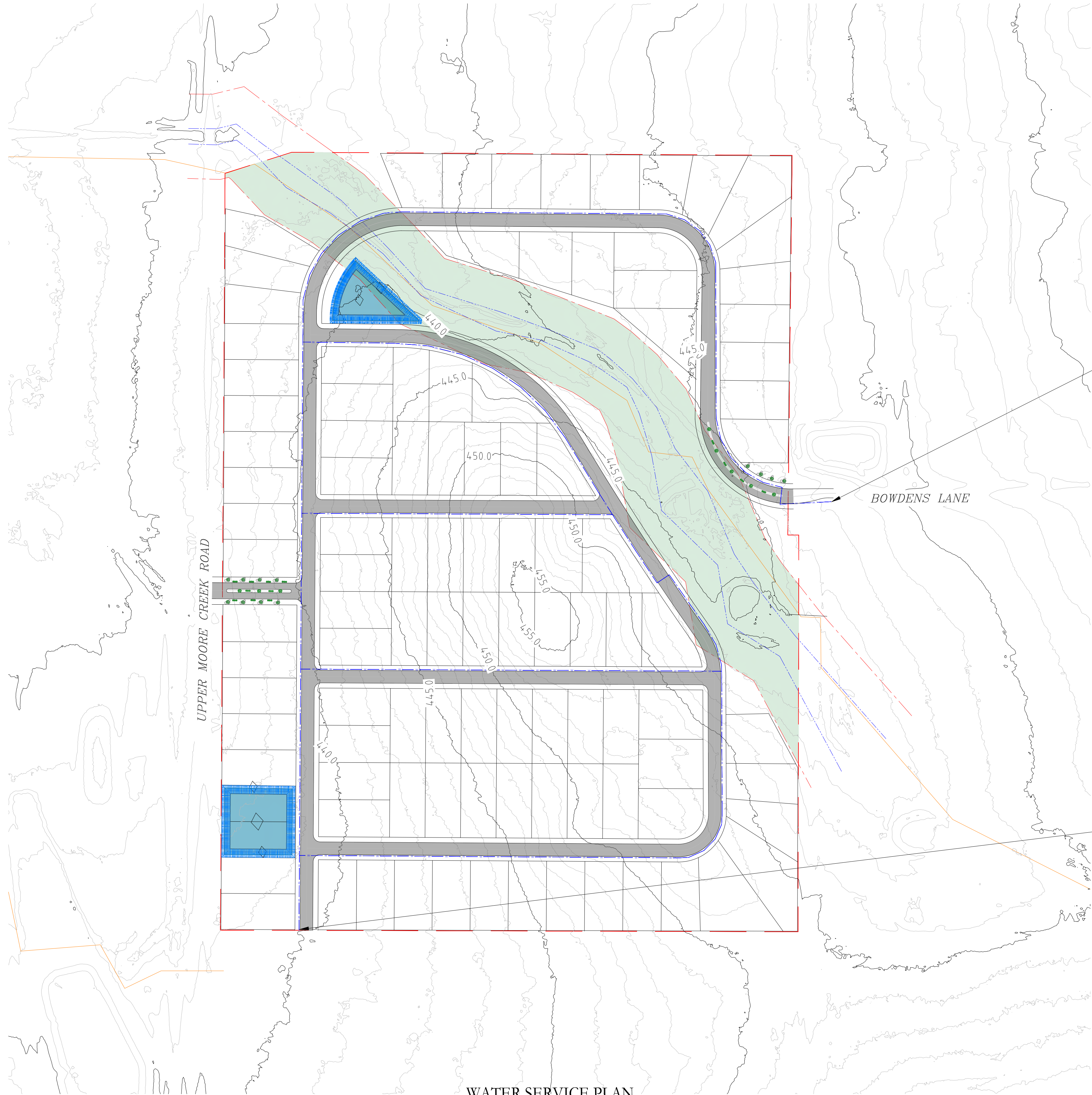
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Issue	Date	Description	By
Project	T2410469	Sheet No. 5	of 10
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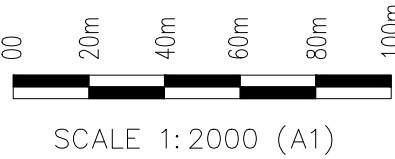
- LOT BOUNDARY
- EXISTING GULLY
- EXISTING RIPARIAN ZONE
- EXISTING SEWER MAIN
- PROPOSED STORMWATER DRAINAGE
- PROPOSED SEWER MAIN
- PROPOSED WATER MAIN



WATER SERVICE CONNECTION TO EXISTING WATER MAIN END CAP IN BOWDENS LANE. WATER MAIN TO SERVICE PROPOSED 103 LOTS.

PROVIDE WATER MAIN EXTENSION AND CAP FOR FUTURE DEVELOPMENT CONNECTIVITY

WATER SERVICE PLAN



SCALE 1:2000 (A1)

CONTOURS: MAJOR: 5.0m, MINOR: 1.0m

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Project – PROPOSED 103 LOT SUBDIVISION

Client – 

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

Drawing title –  
WATER RETICULATION PLAN

A	04.11.2024	DA ISSUE	AH
Issue Date	Description	By	
Project	T2410469	Sheet No.	6 of 10
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- PROPOSED SEWER MAIN
- PROPOSED WATER MAIN

PROPOSED SEWER MAIN SERVICING NORTHERN LOTS TO DISCHARGE INTO EXISTING SEWER MANHOLE IN SITE NORTH-WESTERN CORNER.

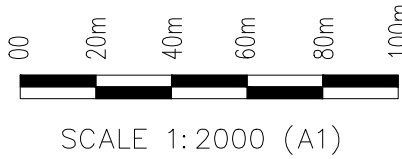
PROPOSED SEWER MAIN SERVICING CENTRAL AND WESTERN LOTS TO DISCHARGE INTO EXISTING SEWER MANHOLE IN SITE NORTH-WESTERN CORNER.

PROPOSED SEWER MAIN SERVICING SOUTH-EASTERN LOTS TO DISCHARGE INTO EXISTING COUNCIL SEWER MAIN.

EXISTING SEWER MAIN TRAVERSING SITE IN APPROXIMATE ALIGNMENT WITH EXISTING RIPARIAN CORRIDOR AND WATERCOURSE.

PROPOSED SEWER GRAVITY MAINS SERVICING LOTS ON SOUTHERN SIDE OF RIDGE LINE TO DISCHARGE TO EXISTING SEWER MAIN IN UPPER MOORE CREEK ROAD.

PROPOSED SUBDIVISION PLAN



SCALE 1:2000 (A1)

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Project – PROPOSED 103 LOT SUBDIVISION

Client – 

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

Drawing title – PROPOSED SEWER DRAINAGE

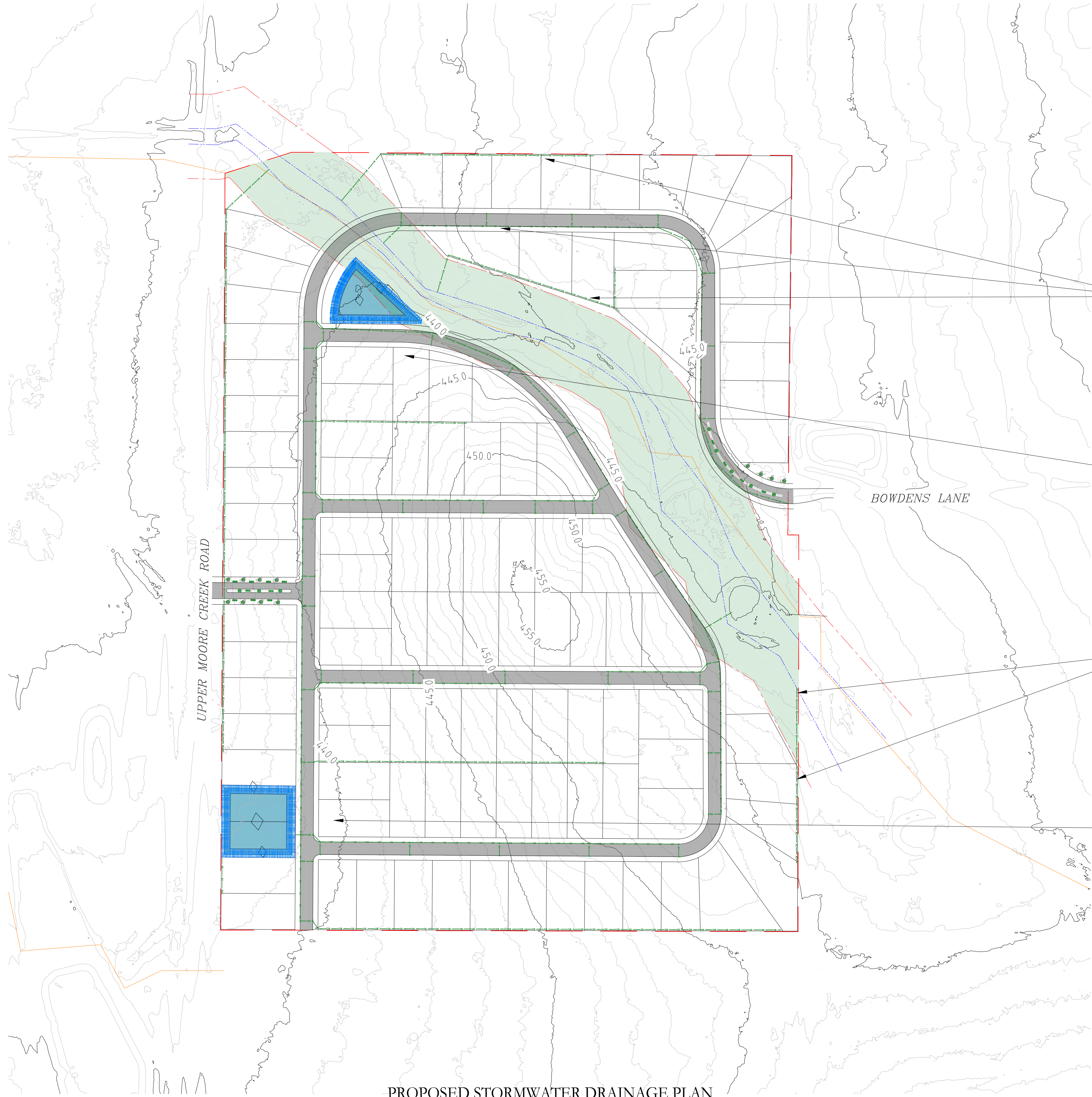
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Issue Date	Description	By	
Project T2410469	Sheet No. 7 of 10		
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- EXISTING SEWER MAIN
- PROPOSED STORMWATER DRAINAGE
- PROPOSED SEWER MAIN
- PROPOSED WATER MAIN



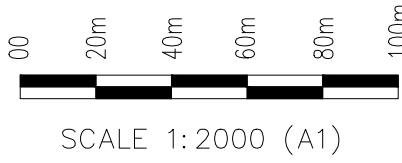
PROPOSED INTER ALLOTMENT DRAINAGE AND RUNOFF FLOWS FROM NORTHERN SIDE OF LOT TO DISCHARGE TO EXISTING GULLY.

PROPOSED INTER ALLOTMENT DRAINAGE AND RUNOFF FLOWS FROM CENTRAL SIDE OF SITE TO DISCHARGE INTO PROPOSED STORMWATER DETENTION BASIN ON NORTHERN SIDE OF LOT. POST DEVELOPED RUNOFF TO BE DISCHARGED IN AN EQUAL OR LOWER RATE THAN PRE DEVELOPED FLOWS TO EXISTING WATERCOURSE.

PROPOSED INTER ALLOTMENT DRAINAGE AND RUNOFF FLOWS FROM SOUTH-EASTERN SIDE OF LOT TO DISCHARGE TO EXISTING GULLY.

PROPOSED INTER ALLOTMENT DRAINAGE AND RUNOFF FLOWS FROM SOUTHERN SIDE OF SITE TO DISCHARGE INTO PROPOSED STORMWATER DETENTION BASIN ON SOUTHERN SIDE OF LOT. POST DEVELOPED RUNOFF TO BE DISCHARGED IN AN EQUAL OR LOWER RATE THAN PRE DEVELOPED FLOWS TO EXISTING DRAINAGE CORRIDOR IN UPPER MOORE CREEK ROAD.

PROPOSED STORMWATER DRAINAGE PLAN



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Project – PROPOSED 103 LOT SUBDIVISION

Client – 

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

Drawing title –  
PROPOSED STORMWATER DRAINAGE  
PLAN

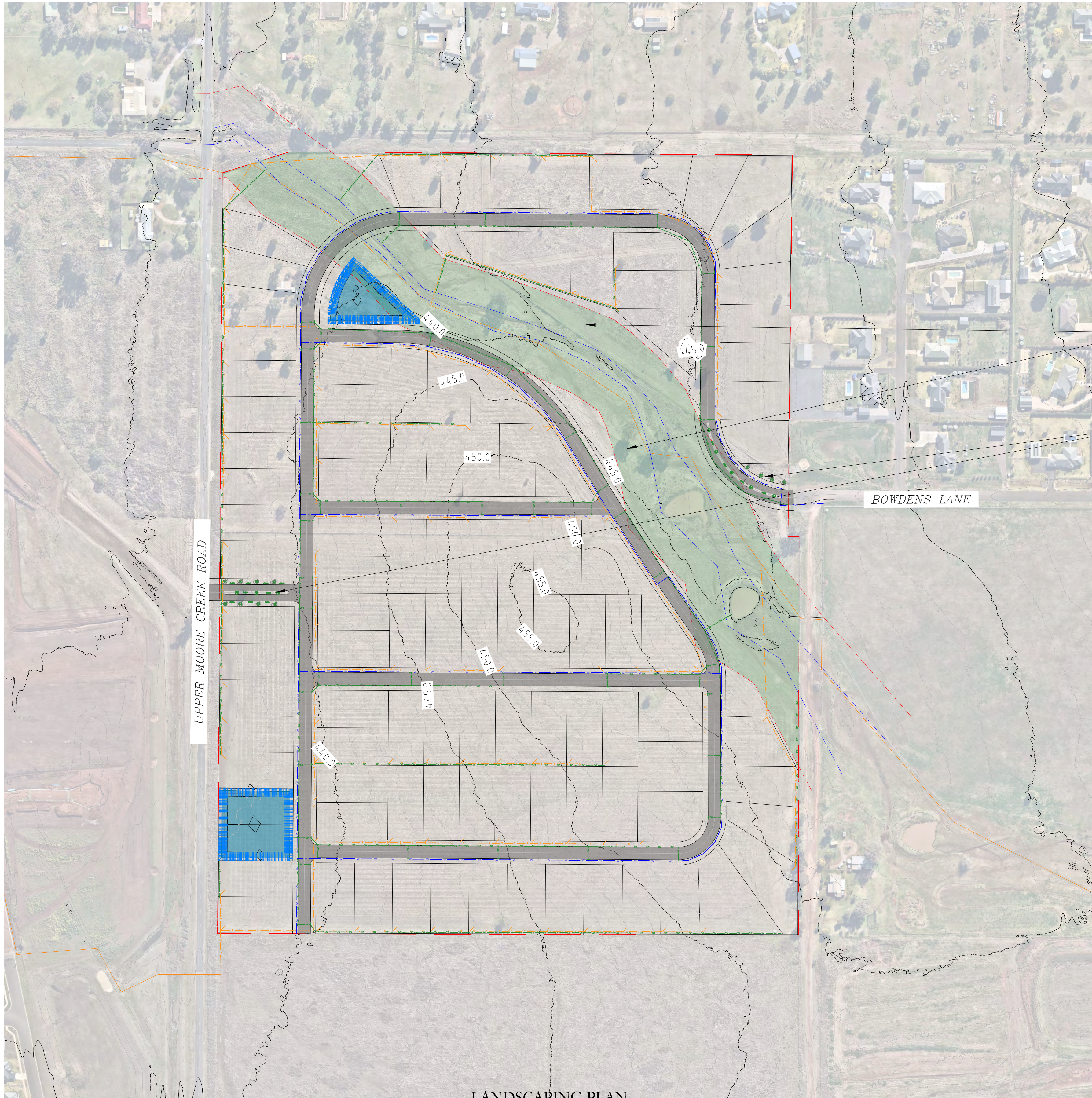
A	04.11.2024	DA ISSUE	AH
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Project		T2410469	Sheet No. 8 of 10
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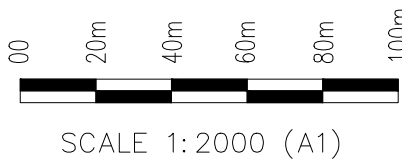
- LOT BOUNDARY
- EXISTING GULLY
- EXISTING RIPARIAN ZONE
- EXISTING SEWER MAIN
- PROPOSED STORMWATER DRAINAGE
- PROPOSED SEWER MAIN
- PROPOSED WATER MAIN



PROPOSED AREA FOR FUTURE LANDSCAPING WITHIN EXISTING RIPARIAN CORRIDOR AS PER VEGETATION MANAGEMENT PLAN; DETAILED DESIGN TO BE PREPARED AT SWC STAGE.

PROPOSED TREES AND VEGETATION ALONG ACCESS ROADS AND CENTRAL MEDIAN.

NOTE: STREET TREES TO BE LOCATED AS PER TAMWORTH REGIONAL COUNCIL POLICIES. STREET TREES NOT SHOWN ON THIS PLAN.



SCALE 1: 2000 (A1)

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Project – PROPOSED 103 LOT SUBDIVISION

Client – 

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

Drawing title – PROPOSED LANDSCAPING PLAN

A	04.11.2024	DA ISSUE	AH
Issue Date	Description	By	
Project	T2410469	Sheet No.9	of 10
Digital Ref:	T2410469_CIVIL_RevA.dwg	Issue :	A
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Project – PROPOSED 103 LOT SUBDIVISION

Client – **ATLUS**  
PROPERTY

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

Drawing title –  
TOPOGRAPHY AND DRAINAGE PLAN

A	04.11.2024	DA ISSUE	AH
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