

FILE NAME: 1194_DA_Plans.dwg LAYOUT NAME: 01_Stage
FILE LOCATION: Z:\1194 - 24 Lane Moama Stage 12\Acad



DEVELOPMENT APPLICATION PLANS

SHEET	SHEET DESCRIPTION	
1	COVER SHEET	STAGE PLAN
2	STAGE 12/13	EXISTING CONDITIONS
3	STAGE 12/13	STAGE PLAN & ROAD HIERARCHY
4	STAGE 12	PLAN OF SUBDIVISION
5	STAGE 12	RETIREMENT LIVING LAYOUT PLAN
6	STAGE 12A & 12D	DETAIL PLAN
7	STAGE 12A & 12D	DETAIL PLAN
8	STAGE 12B	DETAIL PLAN
9	STAGE 12C	DETAIL PLAN
10	STAGE 12	PRODUCT TYPE
11	STAGE 12	IMPERVIOUS AREA PLAN
12	STAGE 12	LANDSCAPE PLAN

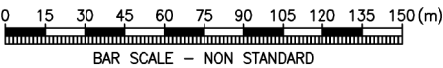
13	STAGE 13	PLAN OF SUBDIVISION
14	STAGE 13	RETIREMENT LIVING LAYOUT PLAN
15	STAGE 13A	DETAIL PLAN
16	STAGE 13B	DETAIL PLAN
17	STAGE 13	PRODUCT TYPE
18	STAGE 13	IMPERVIOUS AREA PLAN
19	STAGE 13	LANDSCAPE PLAN
20	SERVICE ALLOCATIONS	

23	COVER SHEET AMENDED	PS	30/09/24
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19	LIFESTYLE ESTATE STAGING PLAN ADDED (LOT NUMBERS ADJUSTED)	DSJ	04/04/24
18	STAGE 13 - PLAN OF SUBDIVISION UPDATED	DSJ	03/04/24
17	DEVELOPMENT APPLICATION PLANS FOR COMMENT	DSJ	02/04/24
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14	STAGE 13 - PARK ADDED	DSJ	13/03/24

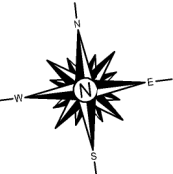
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DA PLANS FOR COMMENT
DATE:- 30/09/2024



DESIGN BY: DSJ DRAWN BY: DSJ/PS CHECKED BY: -



PLOT DATE: 30/09/2024

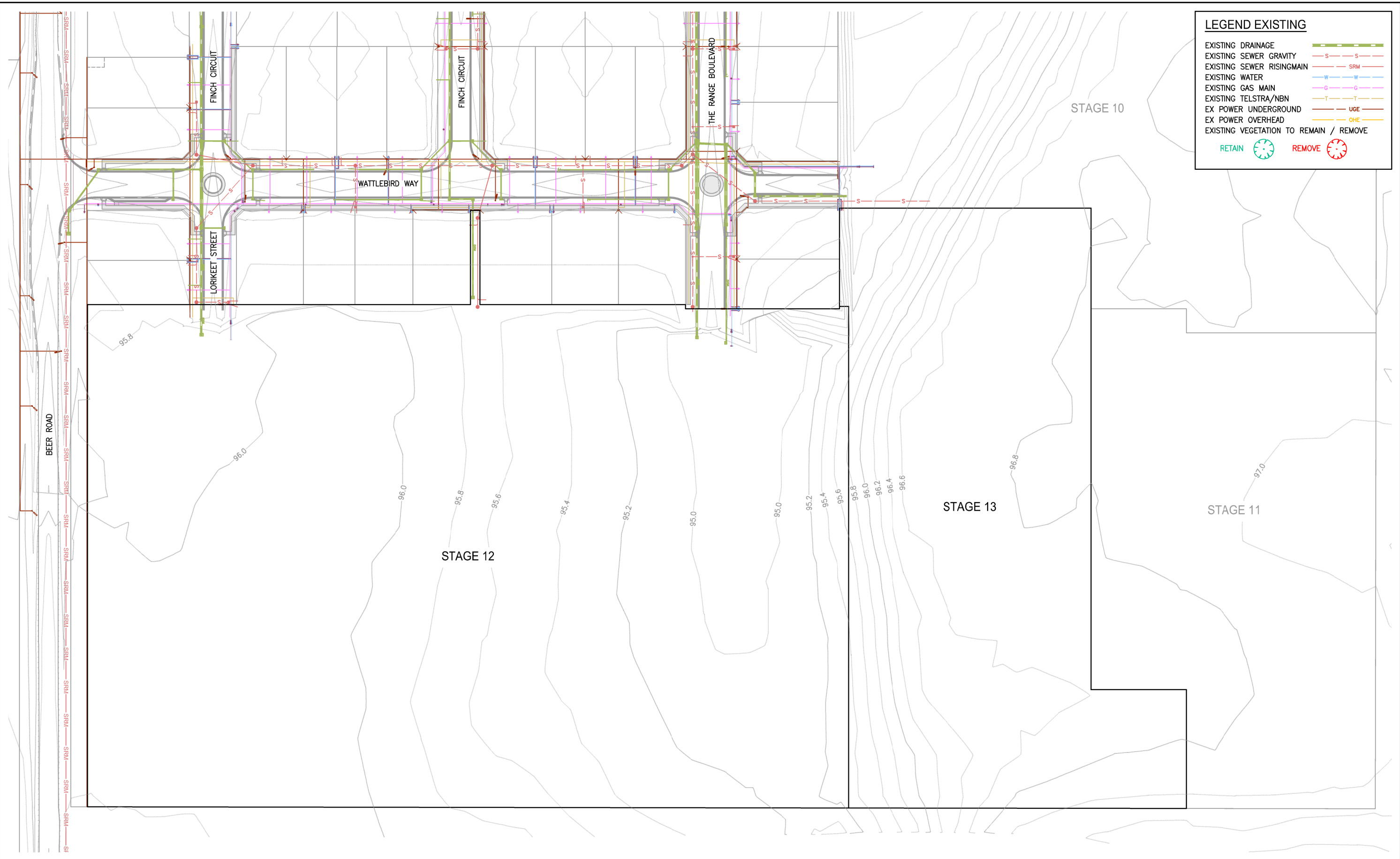
THE RANGE - MOAMA
STAGE12/13 - LIFESTYLE ESTATE
MOAMA
COVER SHEET
STAGE PLAN

DWG:1194_DA_PLANS.DWG

SHEET: 1 OF 20 SHEET SIZE: A1 REV: 23



FILE NAME 1194_DA_Plans.dwg LAYOUT NAME 02_Existing
FILE LOCATION Z:\1194 - 24 Lane Moama Stage 12\Acad



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DA PLANS FOR COMMENT
DATE:- 30/09/2024

0 7.5 15 22.5 30 37.5 45 52.5 60 67.5 75(m)
SCALE 1:750 @ A1 & 1:1500 @ A3

DESIGN BY: DSJ DRAWN BY: DSJ/PS CHECKED BY: - PLOT DATE: 30/09/2024

THE RANGE - MOAMA
STAGE12/13 - LIFESTYLE ESTATE
MOAMA
EXISTING CONDITIONS
STAGE 12/13

DWG:1194_DA_PLANS.DWG SHEET: 2 OF 20 SHEET SIZE: A1 REV: 23

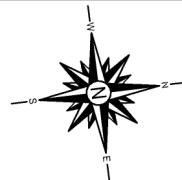
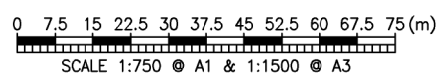


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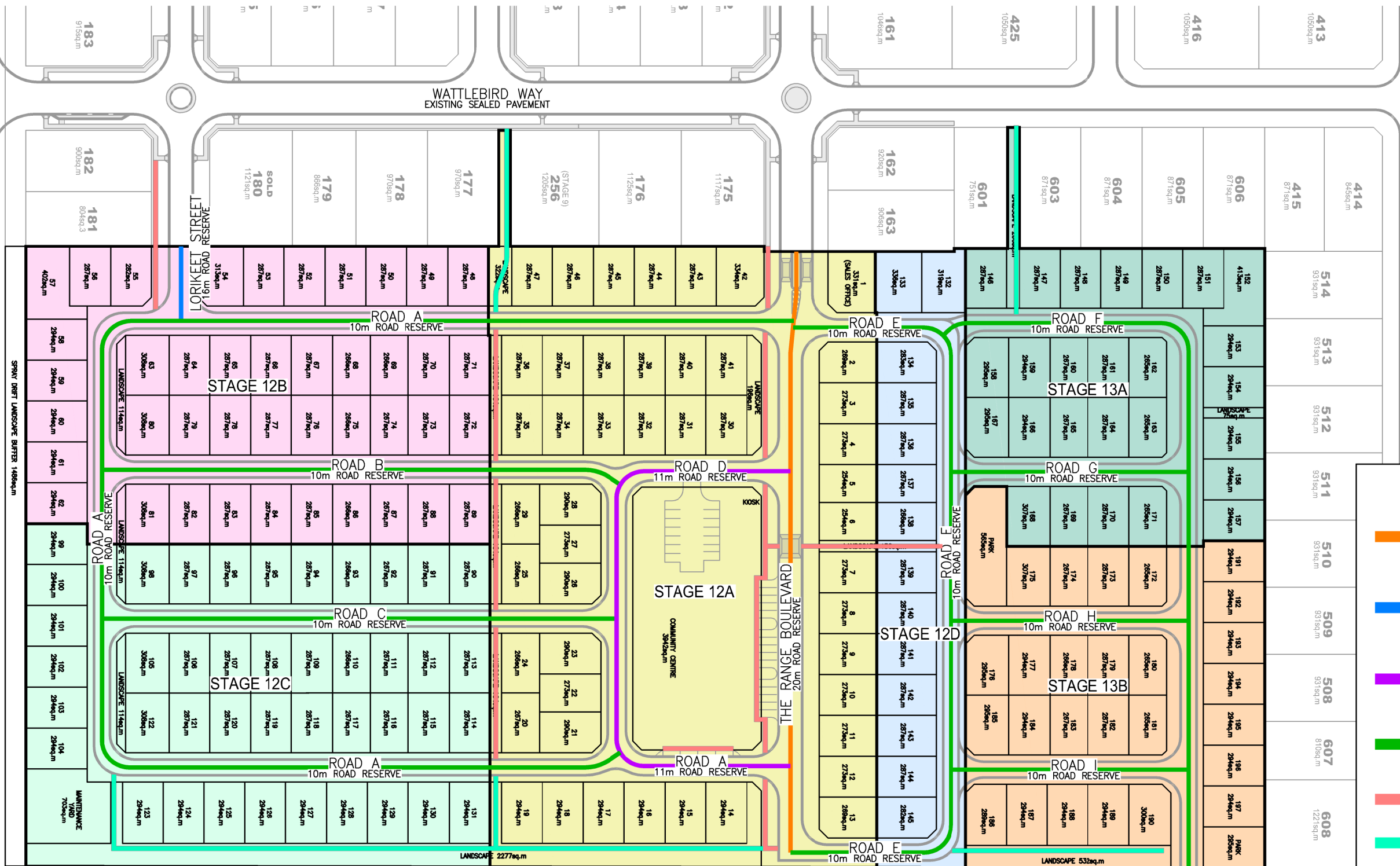
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THE RANGE - MOAMA
STAGE12/13 - LIFESTYLE ESTATE
MOAMA
STAGE LAYOUT PLAN
ROAD HIERARCHY

DWG:1194_DA_PLANS.DWG

SHEET: 3 OF 20

SHEET SIZE: A1 REV: 23

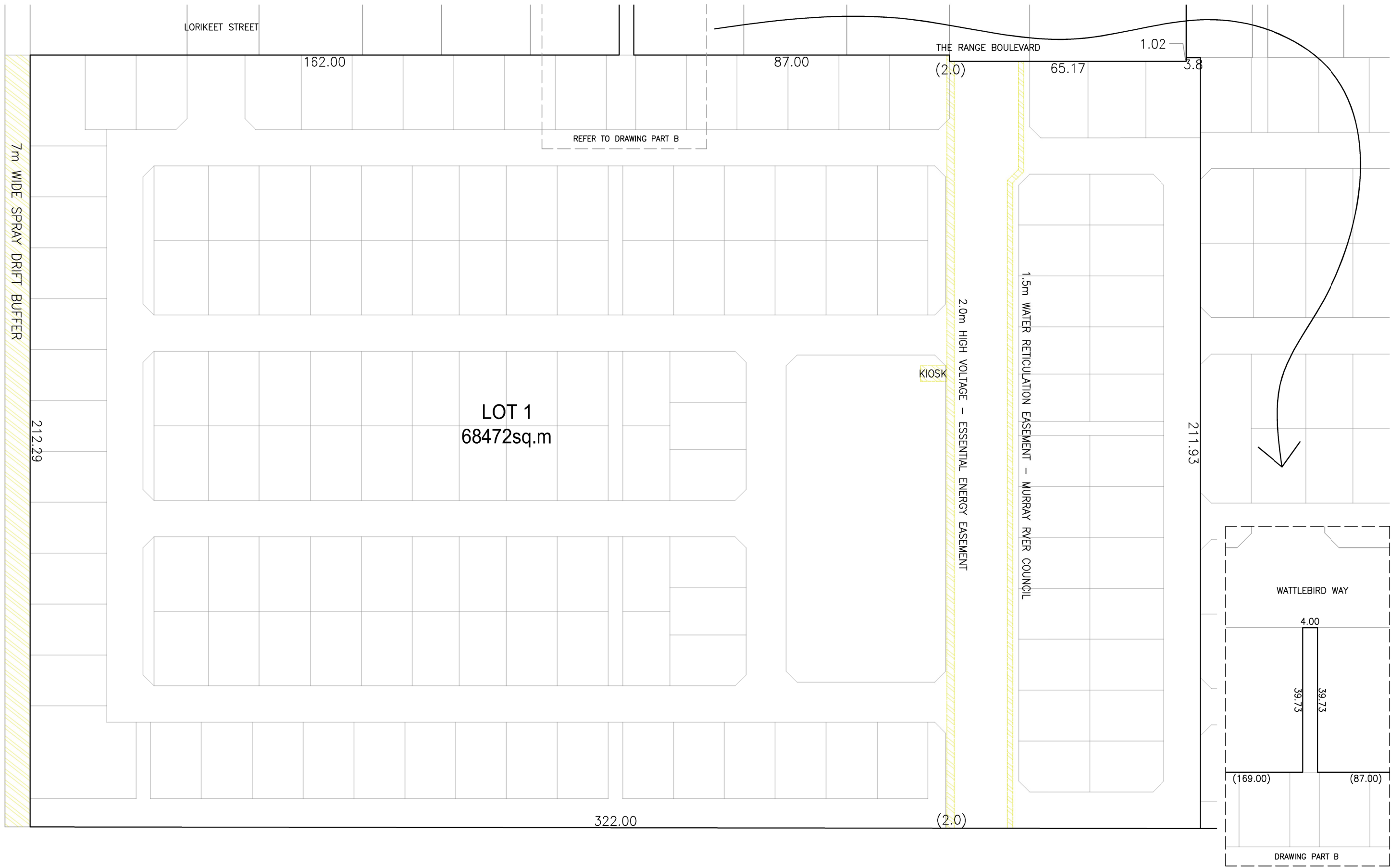


STAGE 12A	47 LOTS
STAGE 12B	42 LOTS
STAGE 12C	42 LOTS
STAGE 12D	14 LOTS
STAGE 13A	26 LOTS
STAGE 13B	26 LOTS
TOTAL	197 LOTS

ROAD RESERVE DETAIL

- 20m ROAD RESERVE
5.7m NATURESTRIP
8.6m BOK-BOK
(ROLL KERB SM2-MOD)
- 16m ROAD RESERVE
5.7m SOUTH NATURESTRIP
1.7m NORTH NATURESTRIP
8.6m BOK-BOK
(ROLL KERB SM2-MOD)
- 11m ROAD RESERVE
2m NATURESTRIP
7m BOK-BOK
(ROLL KERB SM2-MOD)
- 10m ROAD RESERVE
2m NATURESTRIP
6m BOK-BOK
(ROLL KERB SM2-MOD)
- CONCRETE FOOTPATH
1.5m WIDE
- GRAVEL FOOTPATH
1.5m WIDE

FILE NAME 1194_DA_Plans.dwg LAYOUT NAME 04_PlanOfSub_S12
FILE LOCATION Z:\1194 - 24 Lane Moama Stage 12\Acad

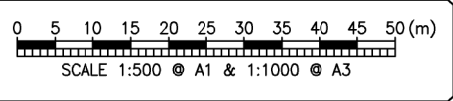


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THE RANGE - MOAMA
STAGE12/13 - LIFESTYLE ESTATE
MOAMA
PLAN OF SUBDIVISION
STAGE 12

DWG:1194_DA_PLANS.DWG SHEET: 4 OF 20 SHEET SIZE: A1 REV: 23

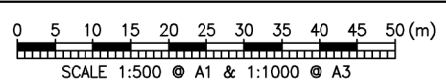


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THE RANGE - MOAMA
STAGE12/13 - LIFESTYLE ESTATE
MOAMA
OVERALL LAYOUT PLAN
STAGE 12

DWG:1194_DA_PLANS.DWG

SHEET: 5 OF 20

SHEET SIZE: A1

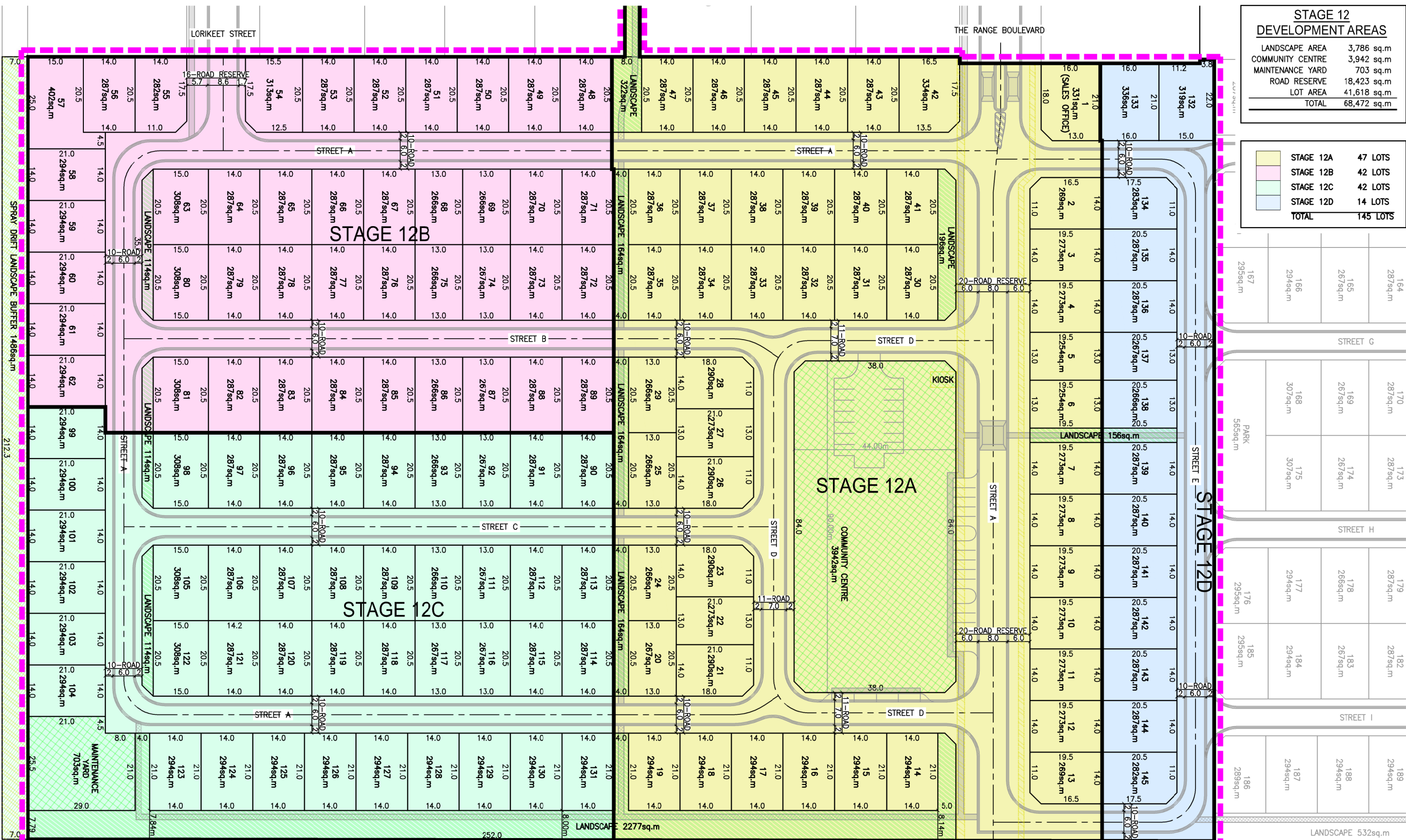
REV: 23



**STAGE 12
DEVELOPMENT AREAS**

LANDSCAPE AREA	3,786 sq.m
COMMUNITY CENTRE	3,942 sq.m
MAINTENANCE YARD	703 sq.m
ROAD RESERVE	18,423 sq.m
LOT AREA	41,618 sq.m
TOTAL	68,472 sq.m

STAGE 12A	47 LOTS
STAGE 12B	42 LOTS
STAGE 12C	42 LOTS
STAGE 12D	14 LOTS
TOTAL	145 LOTS



LEGEND EXISTING

EXISTING DRAINAGE

EXISTING SEWER GRAVITY

EXISTING SEWER RISINGMAIN

EXISTING WATER

EXISTING GAS MAIN

EXISTING TELSTRA/NBN

EX POWER UNDERGROUND

EX POWER OVERHEAD

EXISTING VEGETATION TO REMAIN / REMOVE

RETAIN

REMOVE

LEGEND PROPOSED

NEW DRAINAGE

HOUSE DRAIN PIT

HOUSE DRAIN PIPE

NEW SUBSOIL DRAINAGE

NEW SEWER GRAVITY

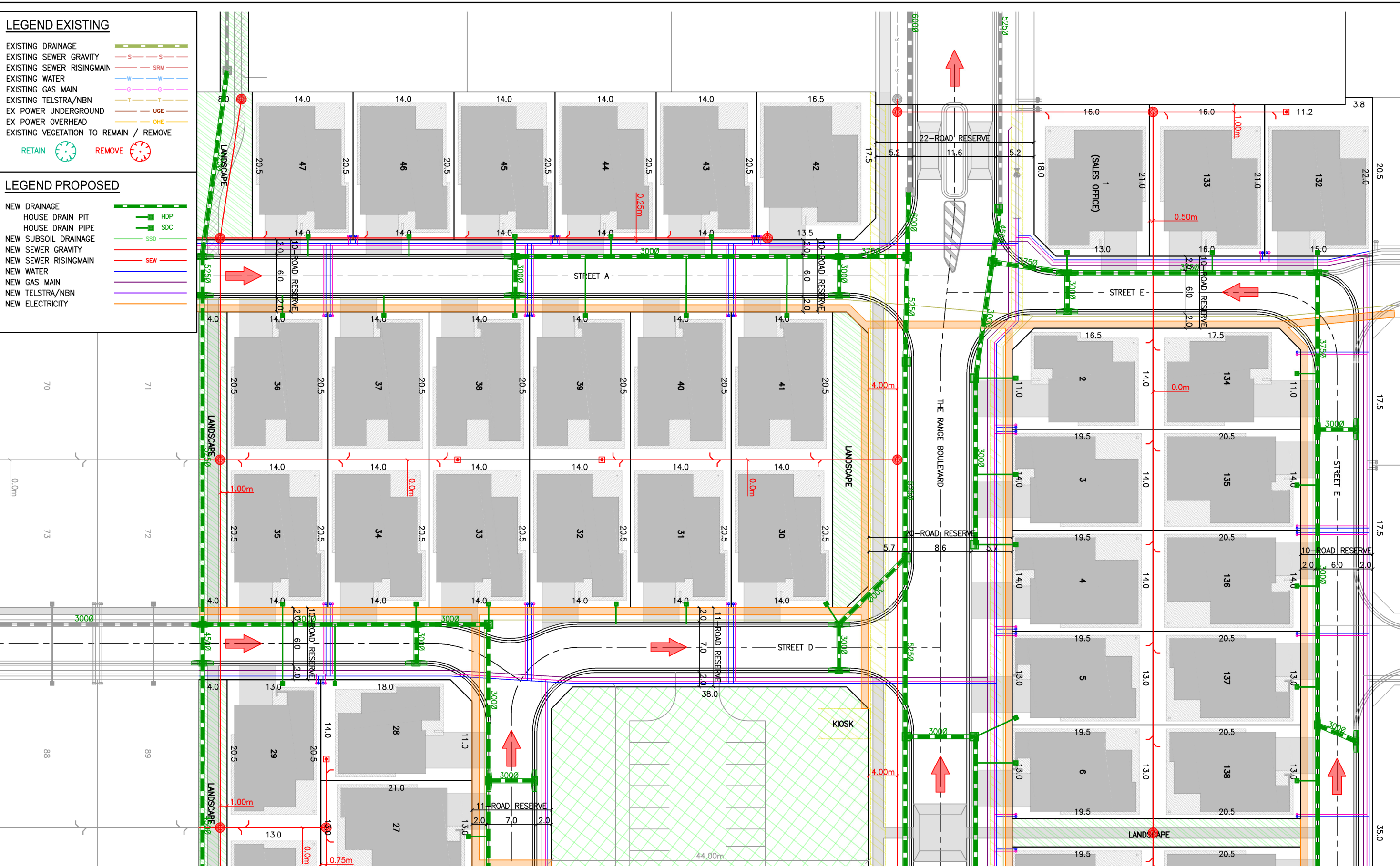
NEW SEWER RISINGMAIN

NEW WATER

NEW GAS MAIN

NEW TELSTRA/NBN

NEW ELECTRICITY



FILE NAME 1194_DA_Plans.dwg LAYOUT NAME 06_Detail
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DATE:- 30/09/2024

0510152025

(m)

SCALE 1:250 @ A1 & 1:500 @ A3

DESIGN BY: DSJ DRAWN BY: DSJ/PS CHECKED BY:

PLOT DATE: 30/09/2024

THE RANGE - MOAMA

STAGE12/13 - LIFESTYLE ESTATE

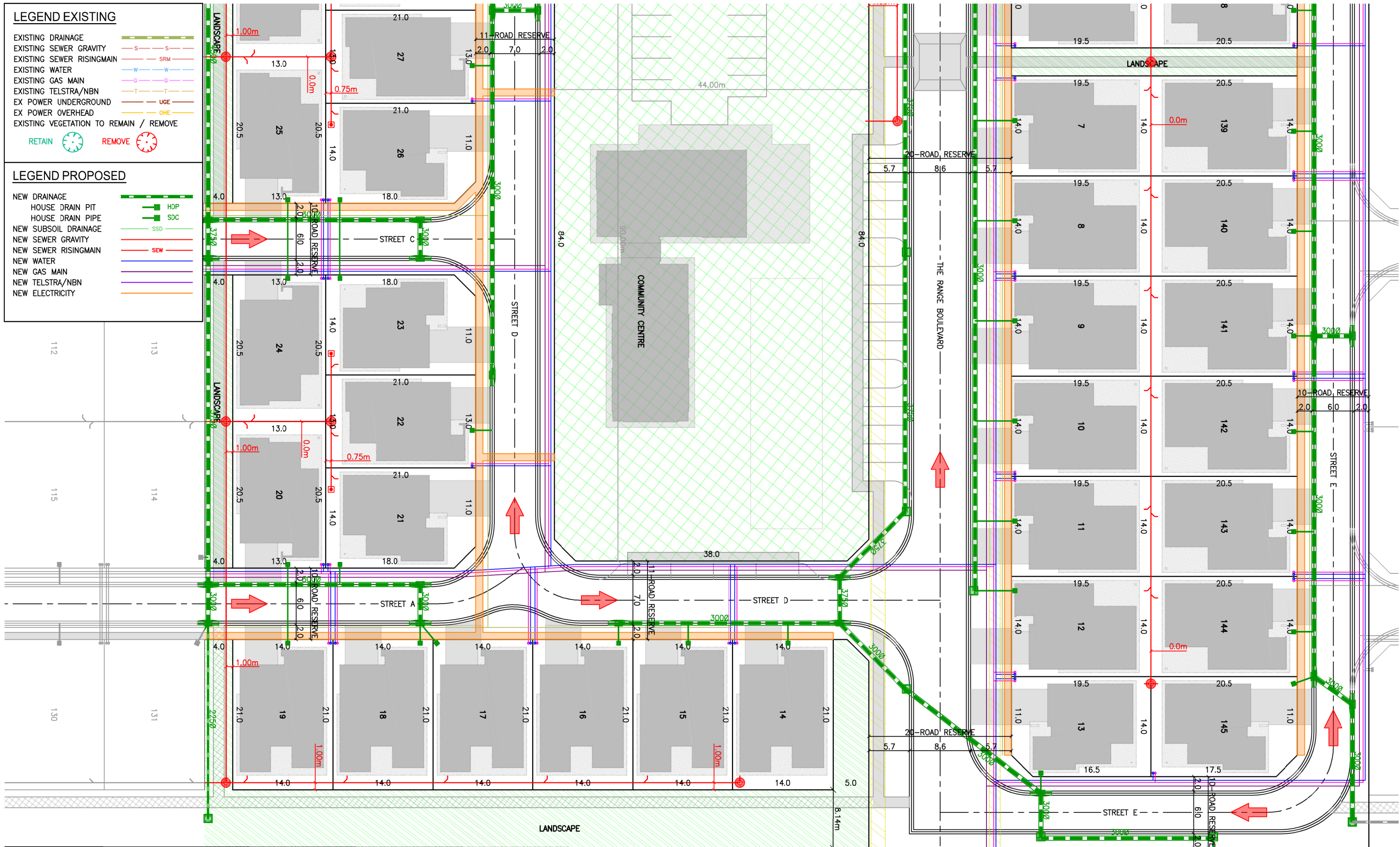
MOAMA

DETAIL PLAN

STAGE 12A & 12D

DWG:1194_DA_PLANS.DWG SHEET: 6 OF 20 SHEET SIZE: A1 REV: 23

DEVELOPMENT
OUTCOMES



LEGEND EXISTING
EXISTING DRAINAGE
EXISTING SEWER GRAVITY
EXISTING SEWER RISINGMAIN
EXISTING WATER
EXISTING GAS MAIN
EXISTING TELSTRA/NBN
EX POWER UNDERGROUND
EX POWER OVERHEAD
EXISTING VEGETATION TO REMAIN / REMOVE

LEGEND PROPOSED
NEW DRAINAGE
HOUSE DRAIN PIT
HOUSE DRAIN PIPE
NEW SUBSOIL DRAINAGE
NEW SEWER GRAVITY
NEW SEWER RISINGMAIN
NEW WATER
NEW GAS MAIN
NEW TELSTRA/NBN
NEW ELECTRICITY

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DEVELOPMENT OUTCOMES PTY LTD, PO BOX 640, WODONGA, VIC, 3689, ABN 32 164 621 005
Ph 0478 022 556, stuart@developmentoutcomes.com.au, www.developmentoutcomes.com.au

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THE RANGE - MOAMA
STAGE12/13 - LIFESTYLE ESTATE
MOAMA
DETAIL PLAN
STAGE 12A & 12D

DWG:1194_DA_PLANS.DWG SHEET: 7 OF 20 SHEET SIZE: A1 REV: 23



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FILE LOCATION: Z:\1194 - 24 Lane Moama Stage 12\Acad



DEVELOPMENT APPLICATION PLANS

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12	STAGE 12	LANDSCAPE PLAN

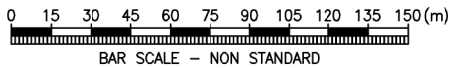
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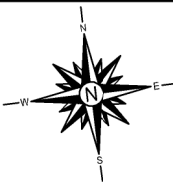
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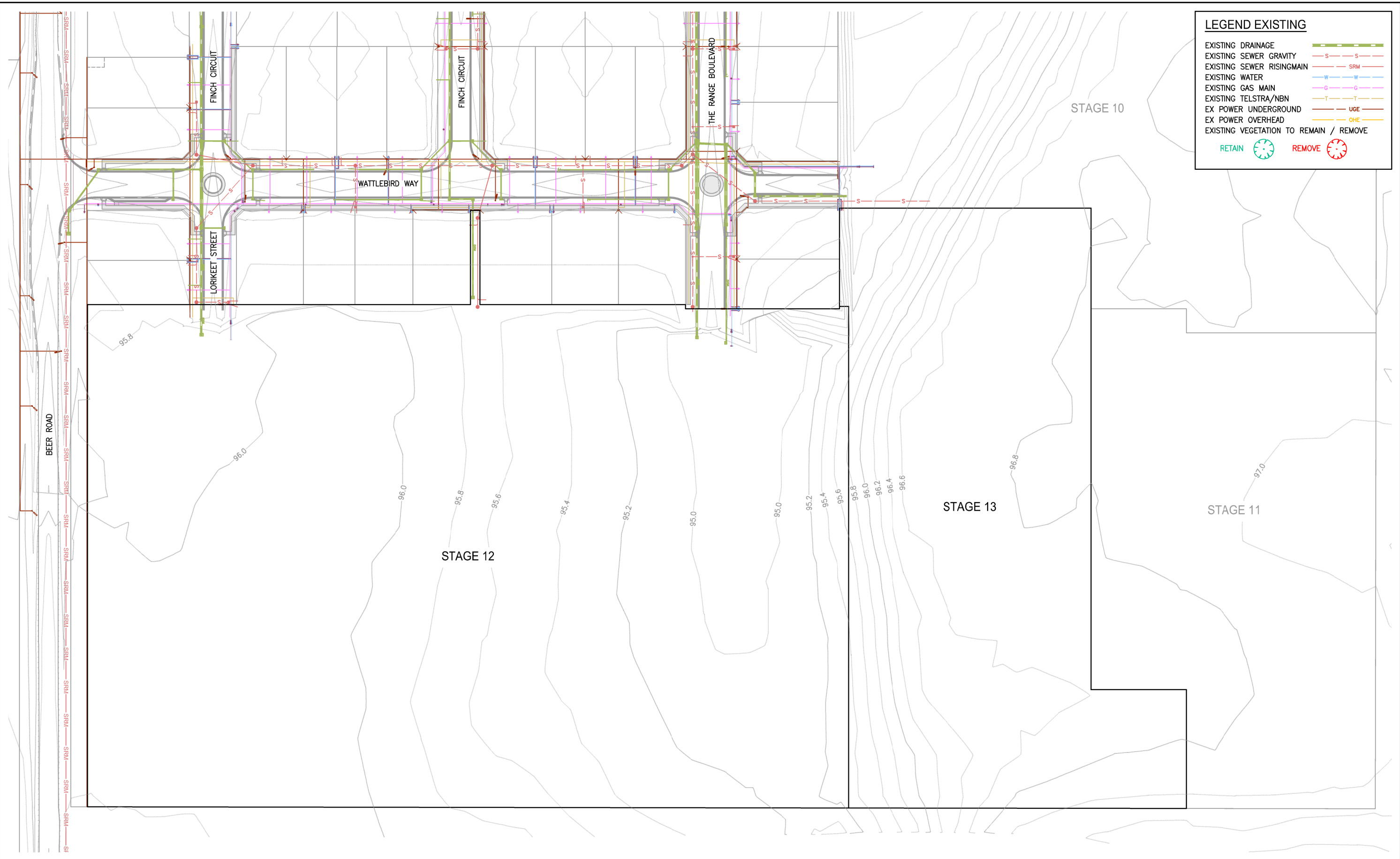
THE RANGE - MOAMA
STAGE12/13 - LIFESTYLE ESTATE
MOAMA
COVER SHEET
STAGE PLAN

DWG:1194_DA_PLANS.DWG

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EXISTING SEWER RISINGMAIN

EXISTING WATER

EXISTING GAS MAIN

EXISTING TELSTRA/NBN

EX POWER UNDERGROUND

EX POWER OVERHEAD

EXISTING VEGETATION TO REMAIN / REMOVE

S

S

SRM

SRM

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RETAIN

REMOVE

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07.51522.53037.54552.56067.575(m)

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THE RANGE - MOAMA

STAGE12/13 - LIFESTYLE ESTATE

MOAMA

EXISTING CONDITIONS

STAGE 12/13

DWG:1194_DA_PLANS.DWG SHEET: 2 OF 20 SHEET SIZE: A1 REV: 23

DEVELOPMENT OUTCOMES

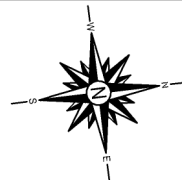
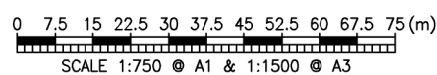
DEVELOPMENT OUTCOMES PTY LTD, PO BOX 640, WODONGA, VIC, 3689, ABN 32 164 621 005
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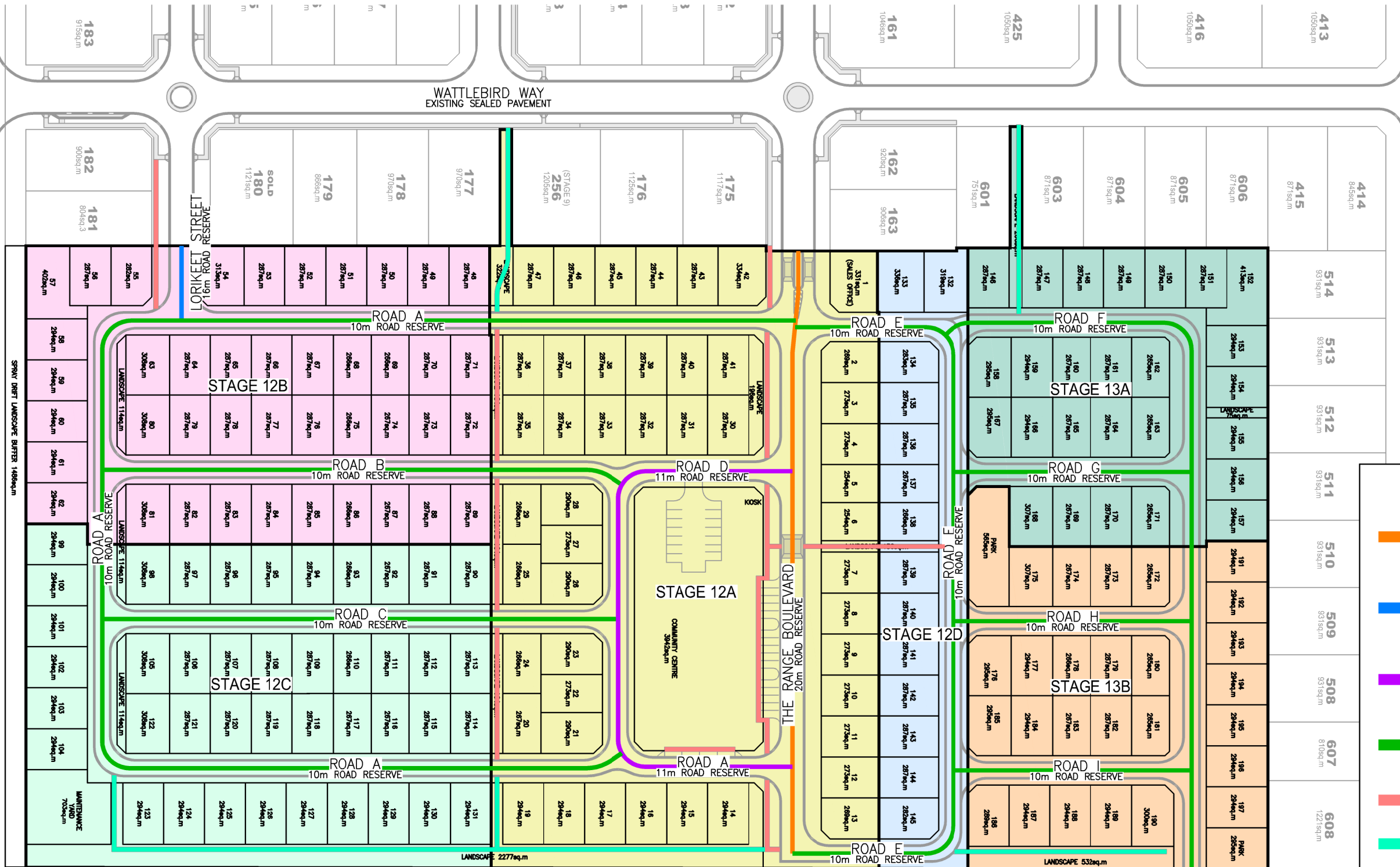


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STAGE12/13 - LIFESTYLE ESTATE
MOAMA
STAGE LAYOUT PLAN
ROAD HIERARCHY

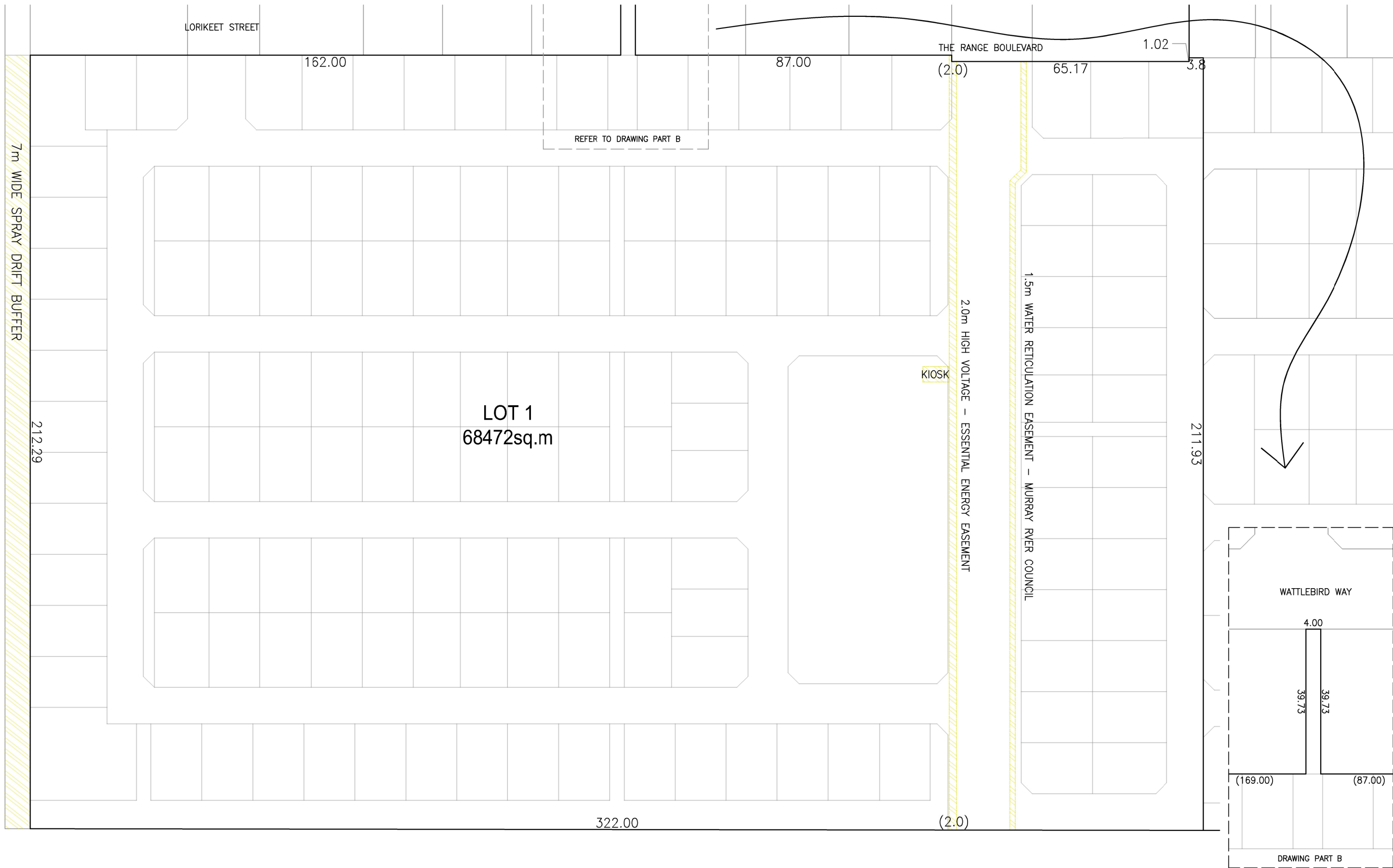
DWG:1194_DA_PLANS.DWG SHEET: 3 OF 20 SHEET SIZE: A1 REV: 23



STAGE 12A	47 LOTS
STAGE 12B	42 LOTS
STAGE 12C	42 LOTS
STAGE 12D	14 LOTS
STAGE 13A	26 LOTS
STAGE 13B	26 LOTS
TOTAL	197 LOTS

ROAD RESERVE DETAIL	
	20m ROAD RESERVE 5.7m NATURESTRIP 8.6m BOK-BOK (ROLL KERB SM2-MOD)
	16m ROAD RESERVE 5.7m SOUTH NATURESTRIP 1.7m NORTH NATURESTRIP 8.6m BOK-BOK (ROLL KERB SM2-MOD)
	11m ROAD RESERVE 2m NATURESTRIP 7m BOK-BOK (ROLL KERB SM2-MOD)
	10m ROAD RESERVE 2m NATURESTRIP 6m BOK-BOK (ROLL KERB SM2-MOD)
	CONCRETE FOOTPATH 1.5m WIDE
	GRAVEL FOOTPATH 1.5m WIDE

FILE NAME 1194_DA_Plans.dwg LAYOUT NAME 04_PlanOfSub_S12
FILE LOCATION Z:\1194 - 24 Lane Moama Stage 12\Acad



23	COVER SHEET AMENDED	PS	30/09/24
22	ISSUED TO QS	PS	12/09/24
21	COUNCIL RETURN OF DA COMMENTS ACTIONED	PS	27/08/24
20	PRE PLANNING MEETING COMMENTS ACTIONED	DSJ	09/04/24
19	LIFESTYLE ESTATE STAGING PLAN ADDED (LOT NUMBERS ADJUSTED)	DSJ	04/04/24
18	STAGE 13 - PLAN OF SUBDIVISION UPDATED	DSJ	03/04/24
17	DEVELOPMENT APPLICATION PLANS FOR COMMENT	DSJ	02/04/24
16	AREA CALCULATIONS UPDATED FOR REMOVAL OF COUNCIL ROAD RESERVE	DSJ	02/04/24
15	PLAN OF SUBDIVISION ADDED	DSJ	02/04/24
14	STAGE 13 - PARK ADDED	DSJ	13/03/24

WARNING
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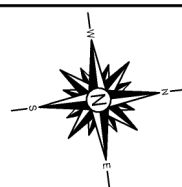
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OF ALL UNDERGROUND SERVICES

DA PLANS FOR COMMENT
DATE:- 30/09/2024

05101520253035404550(m)

SCALE 1:500 @ A1 & 1:1000 @ A3

DESIGN BY: DSJ DRAWN BY: DSJ/PS CHECKED BY: - PLOT DATE: 30/09/2024



THE RANGE - MOAMA
STAGE12/13 - LIFESTYLE ESTATE
MOAMA
PLAN OF SUBDIVISION
STAGE 12

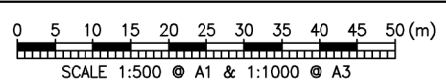
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23	COVER SHEET AMENDED	PS	30/09/24
22	ISSUED TO QS	PS	12/09/24
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DA PLANS FOR COMMENT
DATE:- 30/09/2024



DESIGN BY: DSJ DRAWN BY: DSJ/PS CHECKED BY: -

PLOT DATE: 30/09/2024

THE RANGE - MOAMA
STAGE12/13 - LIFESTYLE ESTATE
MOAMA
OVERALL LAYOUT PLAN
STAGE 12

DWG:1194_DA_PLANS.DWG

SHEET: 5 OF 20

SHEET SIZE: A1

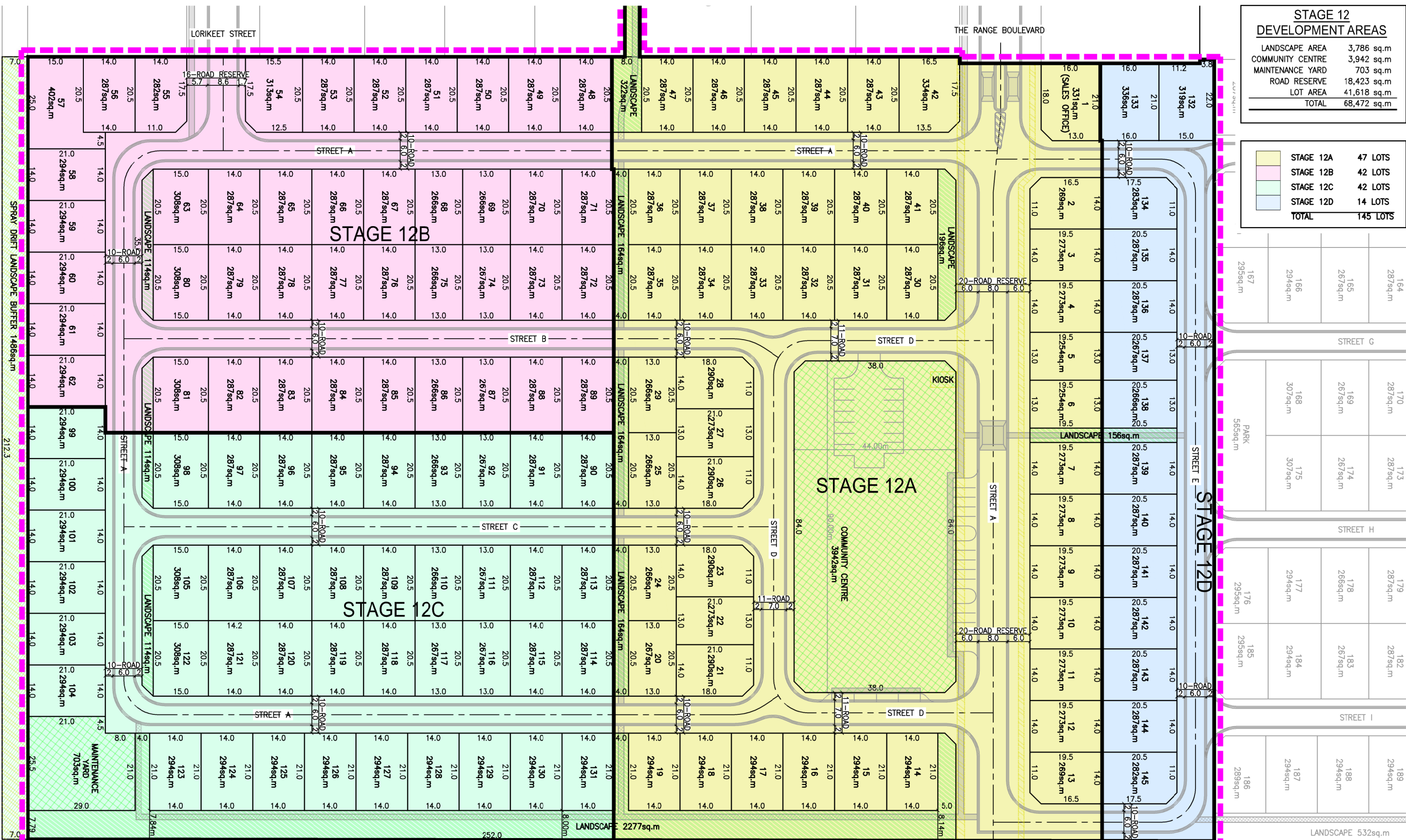
REV: 23



**STAGE 12
DEVELOPMENT AREAS**

LANDSCAPE AREA	3,786 sq.m
COMMUNITY CENTRE	3,942 sq.m
MAINTENANCE YARD	703 sq.m
ROAD RESERVE	18,423 sq.m
LOT AREA	41,618 sq.m
TOTAL	68,472 sq.m

STAGE 12A	47 LOTS
STAGE 12B	42 LOTS
STAGE 12C	42 LOTS
STAGE 12D	14 LOTS
TOTAL	145 LOTS



LEGEND EXISTING

EXISTING DRAINAGE

EXISTING SEWER GRAVITY

EXISTING SEWER RISINGMAIN

EXISTING WATER

EXISTING GAS MAIN

EXISTING TELSTRA/NBN

EX POWER UNDERGROUND

EX POWER OVERHEAD

EXISTING VEGETATION TO REMAIN / REMOVE

RETAIN

REMOVE

LEGEND PROPOSED

NEW DRAINAGE

HOUSE DRAIN PIT

HOUSE DRAIN PIPE

NEW SUBSOIL DRAINAGE

NEW SEWER GRAVITY

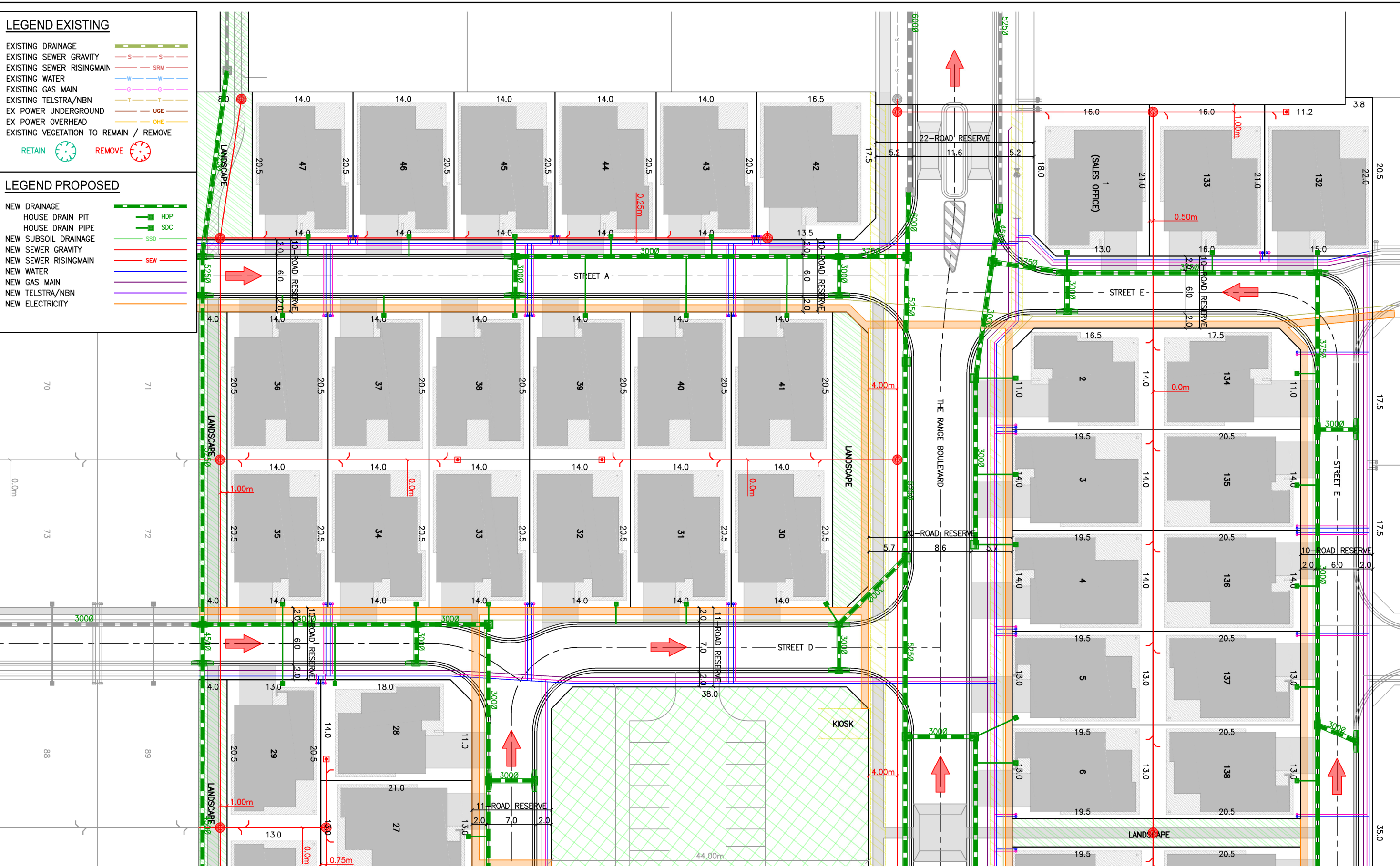
NEW SEWER RISINGMAIN

NEW WATER

NEW GAS MAIN

NEW TELSTRA/NBN

NEW ELECTRICITY



23	COVER SHEET AMENDED	PS	30/09/24
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14	STAGE 13 - PARK ADDED	DSJ	13/03/24

WARNING

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DA PLANS FOR COMMENT

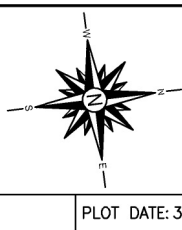
DATE:- 30/09/2024

0510152025

(m)

SCALE 1:250 @ A1 & 1:500 @ A3

DESIGN BY: DSJ DRAWN BY: DSJ/PS CHECKED BY: -



THE RANGE - MOAMA

STAGE12/13 - LIFESTYLE ESTATE

MOAMA

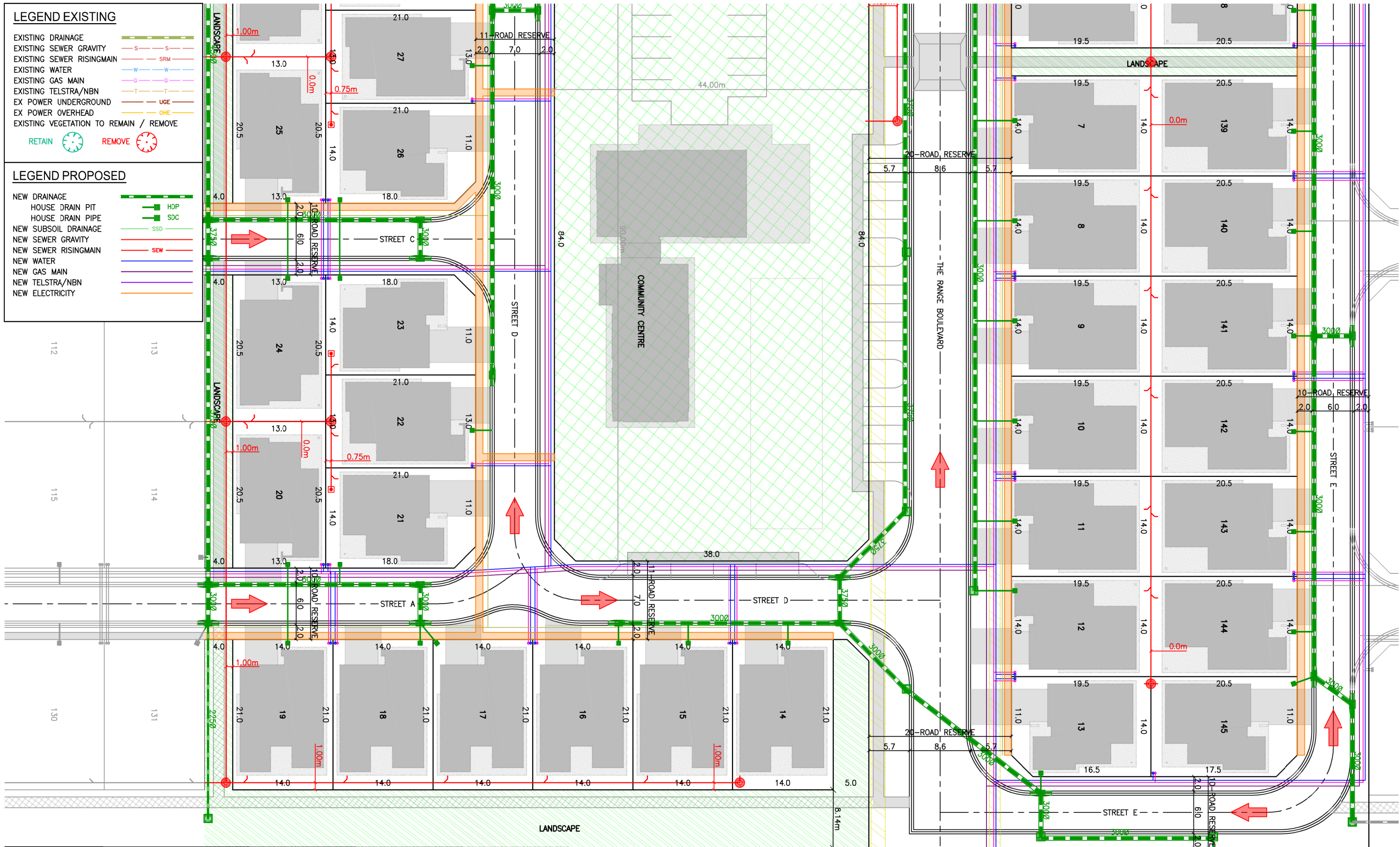
DETAIL PLAN

STAGE 12A & 12D

DWG:1194_DA_PLANS.DWG SHEET: 6 OF 20 SHEET SIZE: A1 REV: 23



FILE NAME 1194_DA_Plans.dwg LAYOUT NAME 06_Detail
FILE LOCATION Z:\1194 - 24 Lane Moama Stage 12\Acad



LEGEND EXISTING
EXISTING DRAINAGE
EXISTING SEWER GRAVITY
EXISTING SEWER RISINGMAIN
EXISTING WATER
EXISTING GAS MAIN
EXISTING TELSTRA/NBN
EX POWER UNDERGROUND
EX POWER OVERHEAD
EXISTING VEGETATION TO REMAIN / REMOVE

LEGEND PROPOSED
NEW DRAINAGE
HOUSE DRAIN PIT
HOUSE DRAIN PIPE
NEW SUBSOIL DRAINAGE
NEW SEWER GRAVITY
NEW SEWER RISINGMAIN
NEW WATER
NEW GAS MAIN
NEW TELSTRA/NBN
NEW ELECTRICITY

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14	STAGE 13 - PARK ADDED	DSJ	13/03/24

DEVELOPMENT OUTCOMES PTY LTD, PO BOX 640, WODONGA, VIC, 3689, ABN 32 164 621 005
Ph 0478 022 556, stuart@developmentoutcomes.com.au, www.developmentoutcomes.com.au

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DA PLANS FOR COMMENT
DATE:- 30/09/2024

SCALE 1:250 @ A1 & 1:500 @ A3

DESIGN BY: DSJ DRAWN BY: DSJ/PS CHECKED BY: - PLOT DATE: 30/09/2024

THE RANGE - MOAMA
STAGE12/13 - LIFESTYLE ESTATE
MOAMA
DETAIL PLAN
STAGE 12A & 12D

DWG:1194_DA_PLANS.DWG SHEET: 7 OF 20 SHEET SIZE: A1 REV: 23



23	COVER SHEET AMENDED	PS	30/09/24
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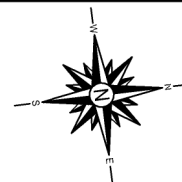
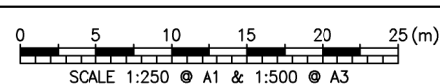
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DA PLANS FOR COMMENT
DATE:- 30/09/2024



DESIGN BY: DSJ DRAWN BY: DSJ/PS CHECKED BY: -

PLOT DATE: 30/09/2024

THE RANGE - MOAMA
STAGE12/13 - LIFESTYLE ESTATE
MOAMA
DETAIL PLAN
STAGE 12B

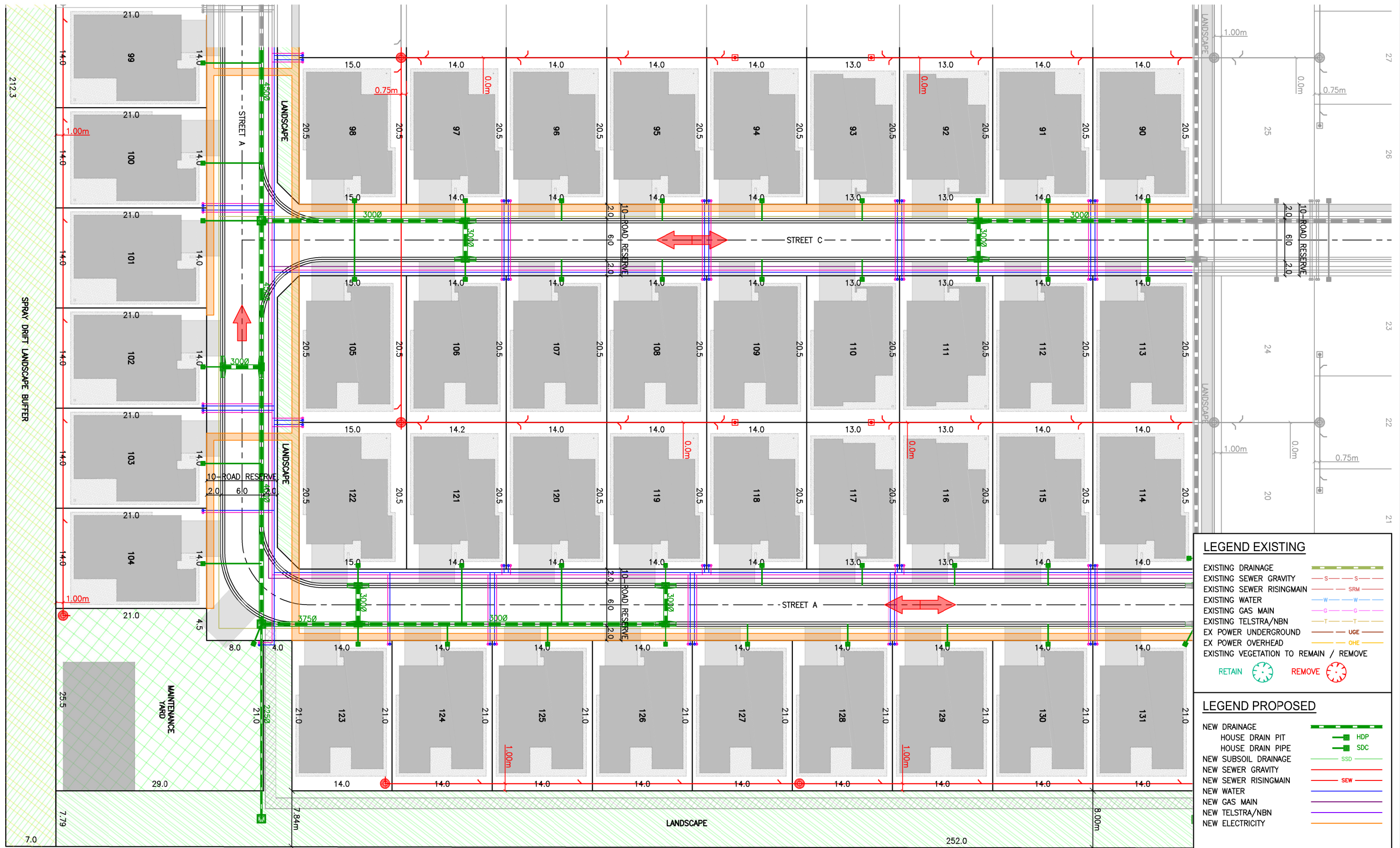
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SHEET: 8 OF 20

SHEET SIZE: A1 REV: 23



FILE NAME 1194_DA_Plans.dwg LAYOUT NAME 09
FILE LOCATION Z:\1194 - 24 Lane Moama Stage 12\Acad



LEGEND EXISTING

- EXISTING DRAINAGE
- EXISTING SEWER GRAVITY
- EXISTING SEWER RISINGMAIN
- EXISTING WATER
- EXISTING GAS MAIN
- EXISTING TELSTRA/NBN
- EX POWER UNDERGROUND
- EX POWER OVERHEAD
- EXISTING VEGETATION TO REMAIN / REMOVE

LEGEND PROPOSED

- NEW DRAINAGE
 - HOUSE DRAIN PIT
 - HOUSE DRAIN PIPE
 - NEW SUBSOIL DRAINAGE
- NEW SEWER GRAVITY
- NEW SEWER RISINGMAIN
- NEW WATER
- NEW GAS MAIN
- NEW TELSTRA/NBN
- NEW ELECTRICITY

23	COVER SHEET AMENDED	PS	30/09/24
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14	STAGE 13 - PARK ADDED	DSJ	13/03/24

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DA PLANS FOR COMMENT

DATE:- 30/09/2024

0 5 10 15 20 25 (m)
SCALE 1:250 @ A1 & 1:500 @ A3

DESIGN BY: DSJ DRAWN BY: DSJ/PS CHECKED BY: - PLOT DATE: 30/09/2024

THE RANGE - MOAMA

STAGE12/13 - LIFESTYLE ESTATE

MOAMA

DETAIL PLAN

STAGE 12C

DWG:1194_DA_PLANS.DWG SHEET: 9 OF 20 SHEET SIZE: A1 REV: 23

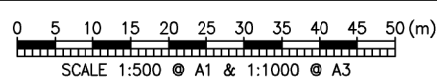


23	COVER SHEET AMENDED	PS	30/09/24
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DATE:- 30/09/2024



DESIGN BY: DSJ DRAWN BY: DSJ/PS CHECKED BY: -

PLOT DATE: 30/09/2024

THE RANGE - MOAMA
STAGE12/13 - LIFESTYLE ESTATE
MOAMA
BUILDING LAYOUT PLAN
STAGE 12

DWG:1194_DA_PLANS.DWG

SHEET: 10 OF 20

SHEET SIZE: A1

REV: 23



**STAGE 12
DEVELOPMENT AREAS**

LANDSCAPE AREA	3,786 sq.m
COMMUNITY CENTRE	3,942 sq.m
MAINTENANCE YARD	703 sq.m
ROAD RESERVE	18,423 sq.m
LOT AREA	41,618 sq.m
TOTAL	68,472 sq.m

**STAGE 12
BUILDING LEGEND**

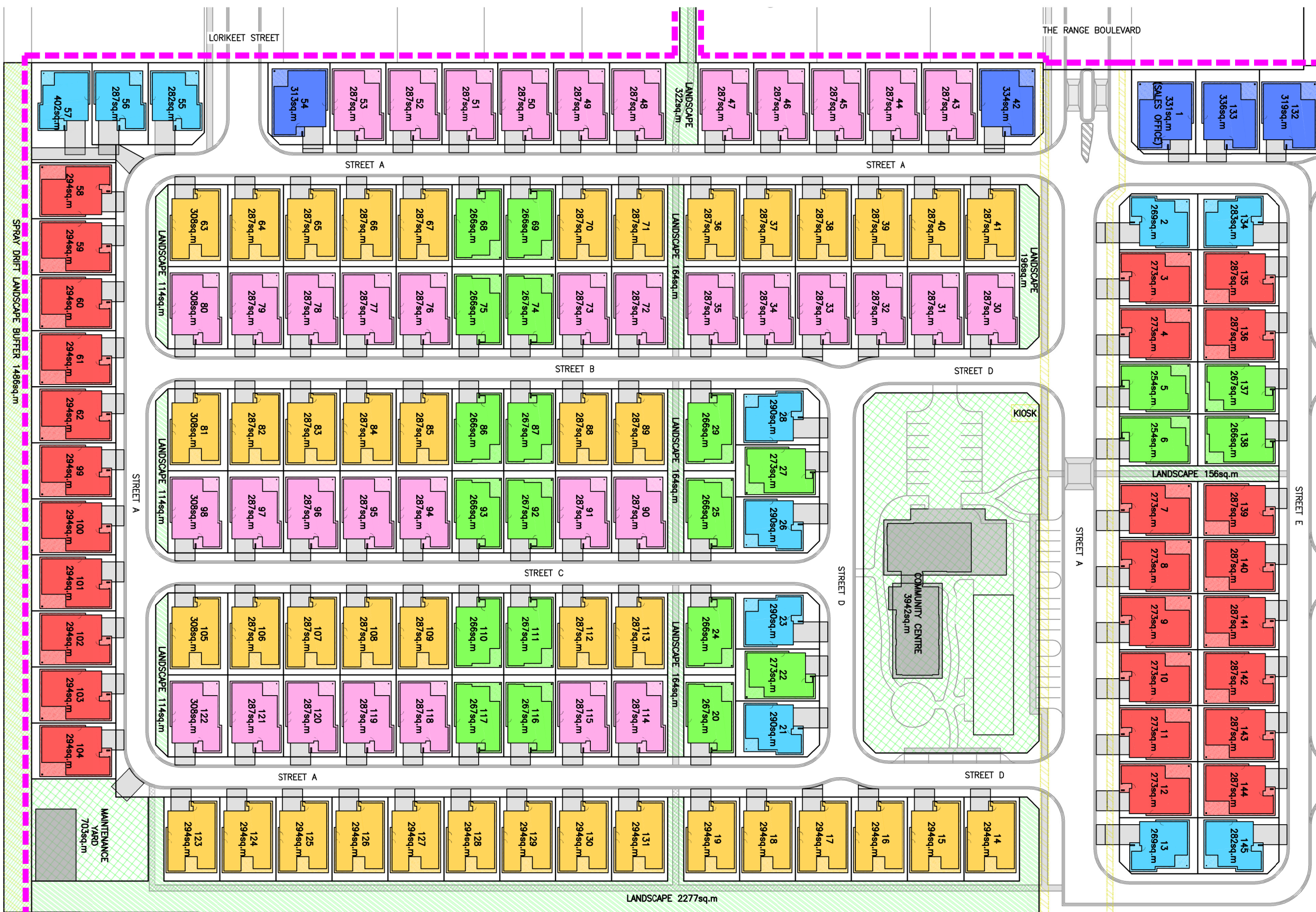
LAYOUT TYPE 1	11
LAYOUT TYPE 2	27
LAYOUT TYPE 3	38
LAYOUT TYPE 4	42
LAYOUT TYPE 5	22
LAYOUT TYPE 6	5
TOTAL LOT COUNT	145

**STAGE 12
FLOOR AREAS (EXCLUDING GARAGE)**

LAYOUT TYPE	OF	LAYOUT FLOOR AREA (sq.m)	TOTAL FLOOR AREA (sq.m)
1	11	91.74	1,009
2	27	119.95	3,239
3	38	119.58	4,544
4	42	122.33	5,138
5	22	110.25	2,426
6	5	129.32	647
COMMUNITY CENTRE			523
TOTAL FLOOR AREA			17,526
FLOOR SPACE RATIO			0.26:1

**STAGE 12
FLOOR AREAS (INCLUDING GARAGE)**

LAYOUT TYPE	OF	LAYOUT FLOOR AREA (sq.m)	TOTAL FLOOR AREA (sq.m)
1	11	124.74	1,372
2	27	155.95	4,211
3	38	155.58	5,912
4	42	158.33	6,650
5	22	146.25	3,218
6	5	165.32	827
COMMUNITY CENTRE			523
TOTAL FLOOR AREA			22,712
FLOOR SPACE RATIO			0.33:1



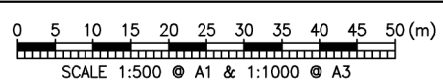
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DA PLANS FOR COMMENT
DATE:- 30/09/2024



DESIGN BY: DSJ DRAWN BY: DSJ/PS CHECKED BY: -

PLOT DATE: 30/09/2024

THE RANGE - MOAMA
STAGE12/13 - LIFESTYLE ESTATE
MOAMA
IMPERVIOUS AREA PLAN
STAGE 12

DWG:1194_DA_PLANS.DWG

SHEET: 11 OF 20

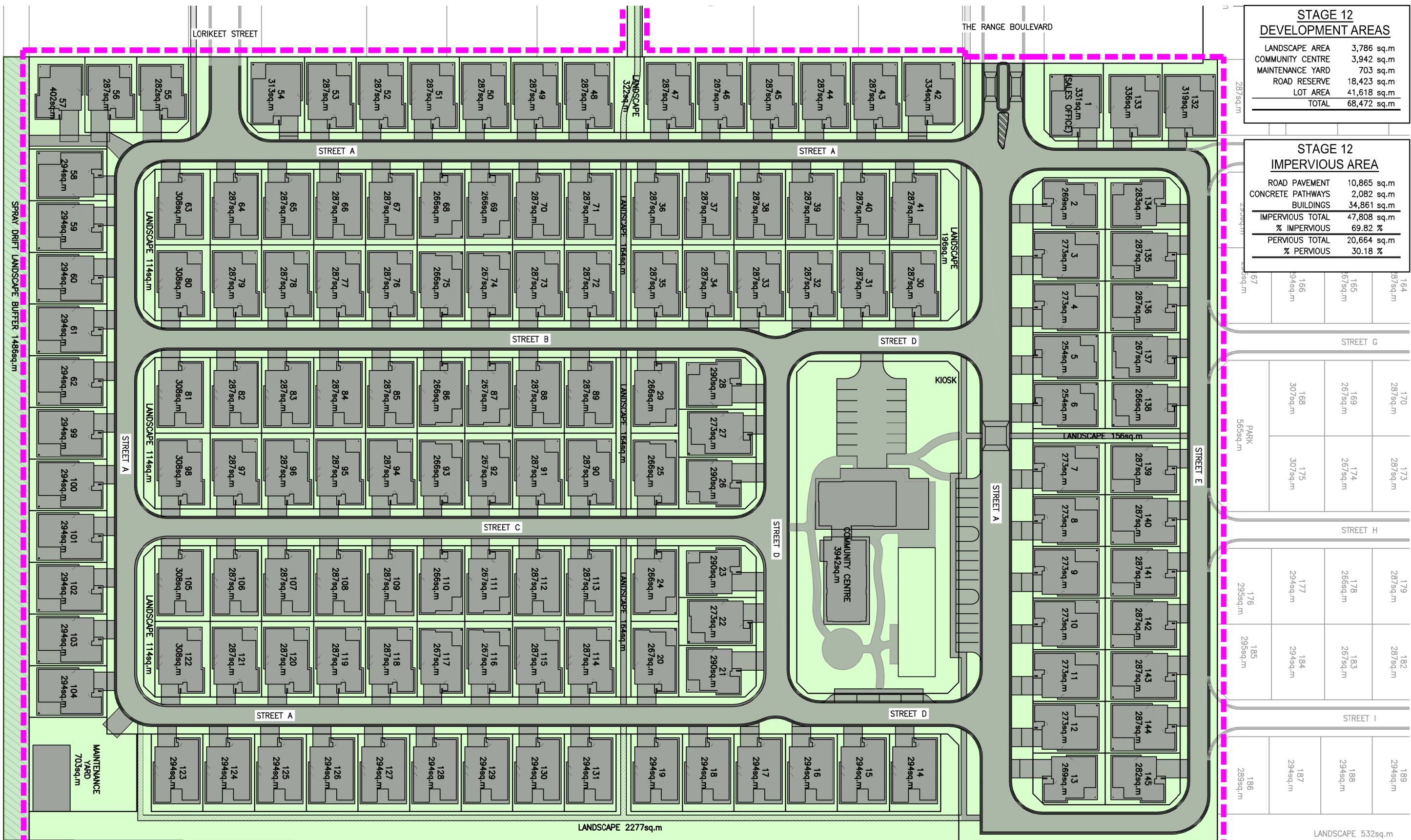
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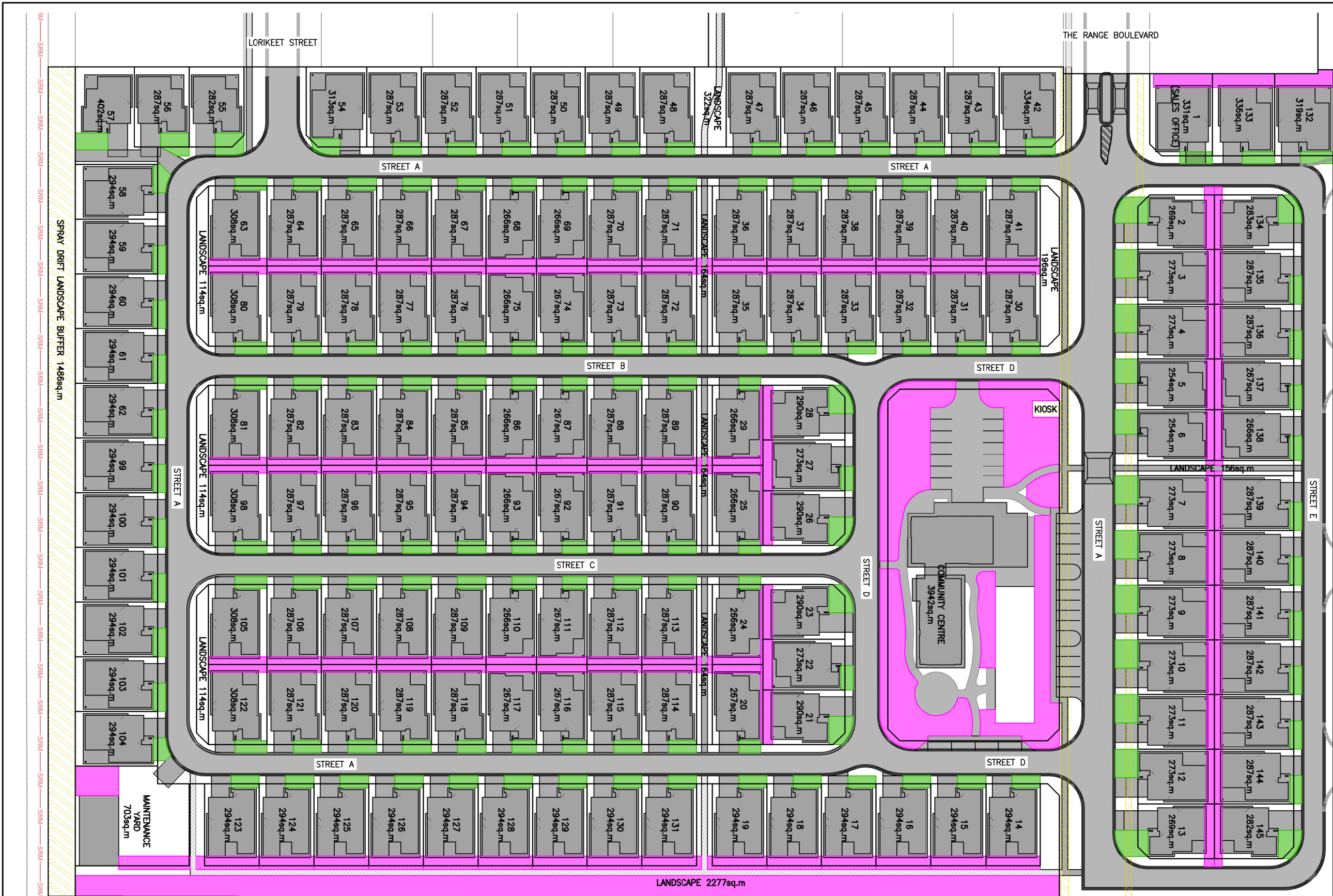
REV: 23



STAGE 12 DEVELOPMENT AREAS	
LANDSCAPE AREA	3,786 sq.m
COMMUNITY CENTRE	3,942 sq.m
MAINTENANCE YARD	703 sq.m
ROAD RESERVE	18,423 sq.m
LOT AREA	41,618 sq.m
TOTAL	68,472 sq.m

STAGE 12 IMPERVIOUS AREA	
ROAD PAVEMENT	10,865 sq.m
CONCRETE PATHWAYS	2,082 sq.m
BUILDINGS	34,861 sq.m
IMPERVIOUS TOTAL	47,808 sq.m
% IMPERVIOUS	69.82 %
PERVIOUS TOTAL	20,664 sq.m
% PERVIOUS	30.18 %





STAGE 12 DEVELOPMENT AREAS	
LANDSCAPE AREA	3,786 sq.m
COMMUNITY CENTRE	3,942 sq.m
MAINTENANCE YARD	703 sq.m
ROAD RESERVE	18,423 sq.m
LOT AREA	41,618 sq.m
TOTAL	68,472 sq.m

STAGE 12 BUILDING LEGEND	
LAYOUT TYPE 1	11
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LAYOUT TYPE 3	38
LAYOUT TYPE 4	42
LAYOUT TYPE 5	22
LAYOUT TYPE 6	5
TOTAL LOT COUNT	145

STAGE 12 FLOOR AREAS (EXCLUDING GARAGE)			
LAYOUT TYPE	NUMBER OF	LAYOUT FLOOR AREA (sq.m)	TOTAL FLOOR AREA (sq.m)
1	11	91.74	1,009
2	27	119.95	3,239
3	38	119.58	4,544
4	42	122.33	5,138
5	22	110.25	2,426
6	5	129.32	647
COMMUNITY CENTRE			523
TOTAL FLOOR AREA			17,526
FLOOR SPACE RATIO			0.26:1

STAGE 12 FLOOR AREAS (INCLUDING GARAGE)			
LAYOUT TYPE	NUMBER OF	LAYOUT FLOOR AREA (sq.m)	TOTAL FLOOR AREA (sq.m)
1	11	124.74	1,372
2	27	155.95	4,211
3	38	155.58	5,912
4	42	158.33	6,650
5	22	146.25	3,218
6	5	165.32	827
COMMUNITY CENTRE			523
TOTAL FLOOR AREA			22,712
FLOOR SPACE RATIO			0.33:1

STAGE 12 DEEP SOIL AREAS	
DEEP SOIL ZONE REAR OF SITE	7,165 sq.m
DEEP SOIL ZONE FRONT OF SITE	3,572 sq.m
TOTAL DEEP SOIL AREA	10,737 sq.m
DEEP SOIL AREA RATIO	15.68 %
REAR OF SITE RATIO	66.73 %

** ALL DEEP SOIL AREAS SHOWN HAVE A DIMENSION OF 3m OR GREATER

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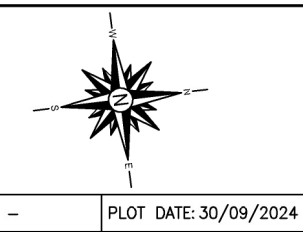
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DA PLANS FOR COMMENT
DATE:- 30/09/2024

0 5 10 15 20 25 30 35 40 45 50(m)
SCALE 1:500 @ A1 & 1:1000 @ A3

DESIGN BY: DSJ DRAWN BY: DSJ/PS CHECKED BY: - PLOT DATE: 30/09/2024

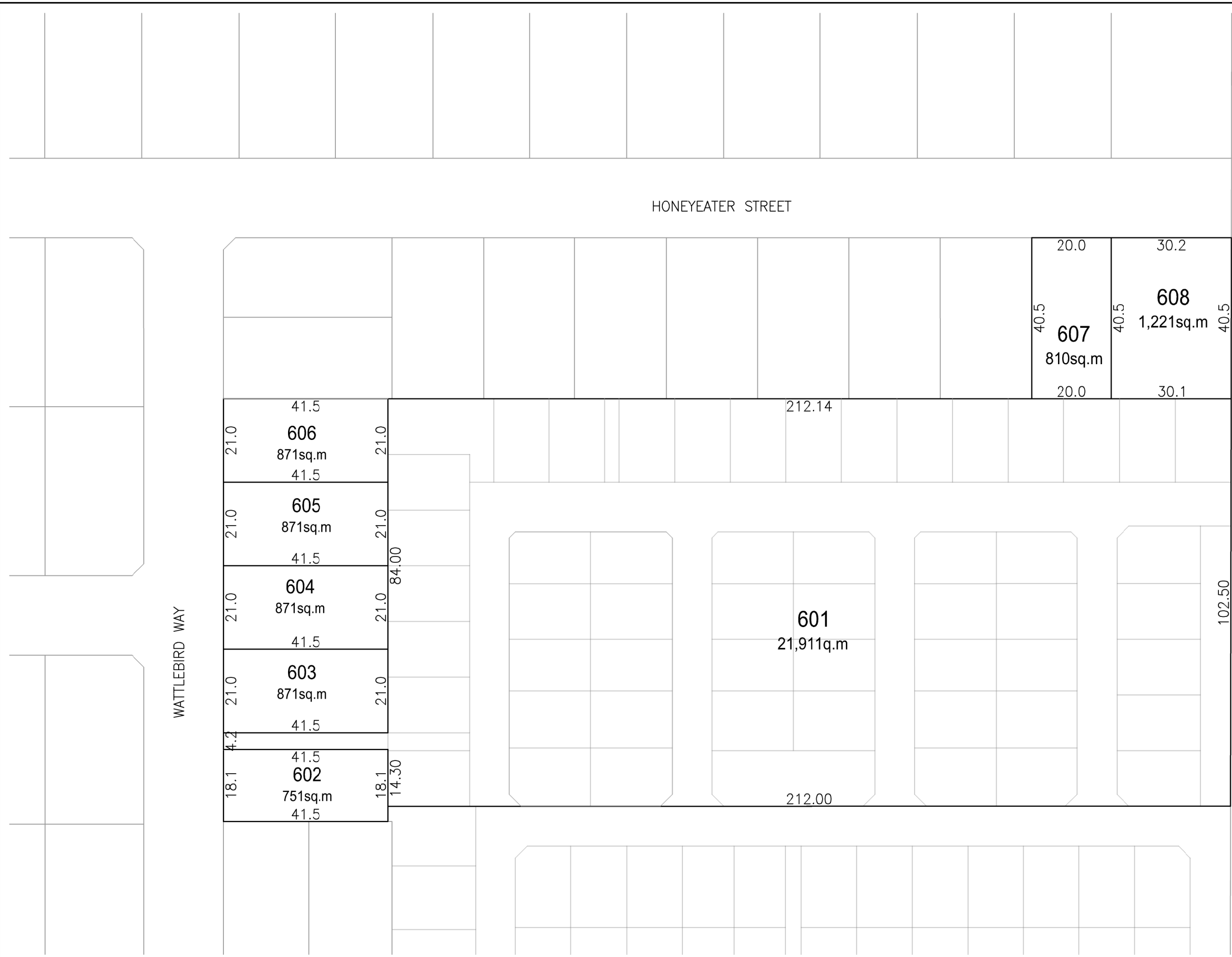


THE RANGE - MOAMA
STAGE12/13 - LIFESTYLE ESTATE
MOAMA
PERVIOUS AREA PLAN
STAGE 12

DWG:1194_DA_PLANS.DWG SHEET: 12 OF 20 SHEET SIZE: A1 REV: 23



FILE NAME 1194_DA_Plans.dwg LAYOUT NAME 13_PlanOfSub_S13
FILE LOCATION Z:\1194 - 24 Lane Moama Stage 12\Acad

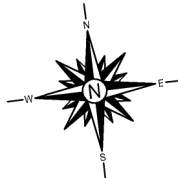
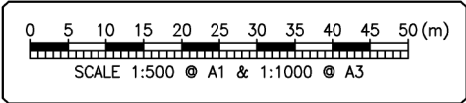


23	COVER SHEET AMENDED	PS	30/09/24
22	ISSUED TO QS	PS	12/09/24
21	COUNCIL RETURN OF DA COMMENTS ACTIONED	PS	27/08/24
20	PRE PLANNING MEETING COMMENTS ACTIONED	DSJ	09/04/24
19	LIFESTYLE ESTATE STAGING PLAN ADDED (LOT NUMBERS ADJUSTED)	DSJ	04/04/24
18	STAGE 13 - PLAN OF SUBDIVISION UPDATED	DSJ	03/04/24
17	DEVELOPMENT APPLICATION PLANS FOR COMMENT	DSJ	02/04/24
16	AREA CALCULATIONS UPDATED FOR REMOVAL OF COUNCIL ROAD RESERVE	DSJ	02/04/24
15	PLAN OF SUBDIVISION ADDED	DSJ	02/04/24
14	STAGE 13 - PARK ADDED	DSJ	13/03/24

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DA PLANS FOR COMMENT
DATE:- 30/09/2024



DESIGN BY: DSJ DRAWN BY: DSJ/PS CHECKED BY: - PLOT DATE: 30/09/2024

THE RANGE - MOAMA			
STAGE12/13 - LIFESTYLE ESTATE			
MOAMA			
PLAN OF SUBDIVISION			
STAGE 13			
DWG:1194_DA_PLANS.DWG	SHEET: 13 OF 20	SHEET SIZE: A1	REV: 23



FILE NAME 1194_DA_Plans.dwg LAYOUT NAME 14_Layout
FILE LOCATION Z:\1194 - 24 Lane Moama Stage 12\Acad



STAGE 13 DEVELOPMENT AREAS	
LANDSCAPE AREA	1733 sq.m
COMMUNITY CENTRE	0 sq.m
MAINTENANCE YARD	0 sq.m
ROAD RESERVE	5,155 sq.m
LOT AREA	15,023 sq.m
TOTAL	21,911 sq.m

STAGE 13A	26 LOTS
STAGE 13B	26 LOTS
TOTAL	52 LOTS

23	COVER SHEET AMENDED	PS	30/09/24
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15	PLAN OF SUBDIVISION ADDED	DSJ	02/04/24
14	STAGE 13 - PARK ADDED	DSJ	13/03/24

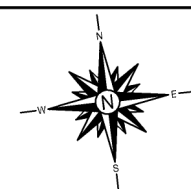
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DATE:- 30/09/2024

0 5 10 15 20 25 30 35 40 45 50(m)
SCALE 1:500 @ A1 & 1:1000 @ A3

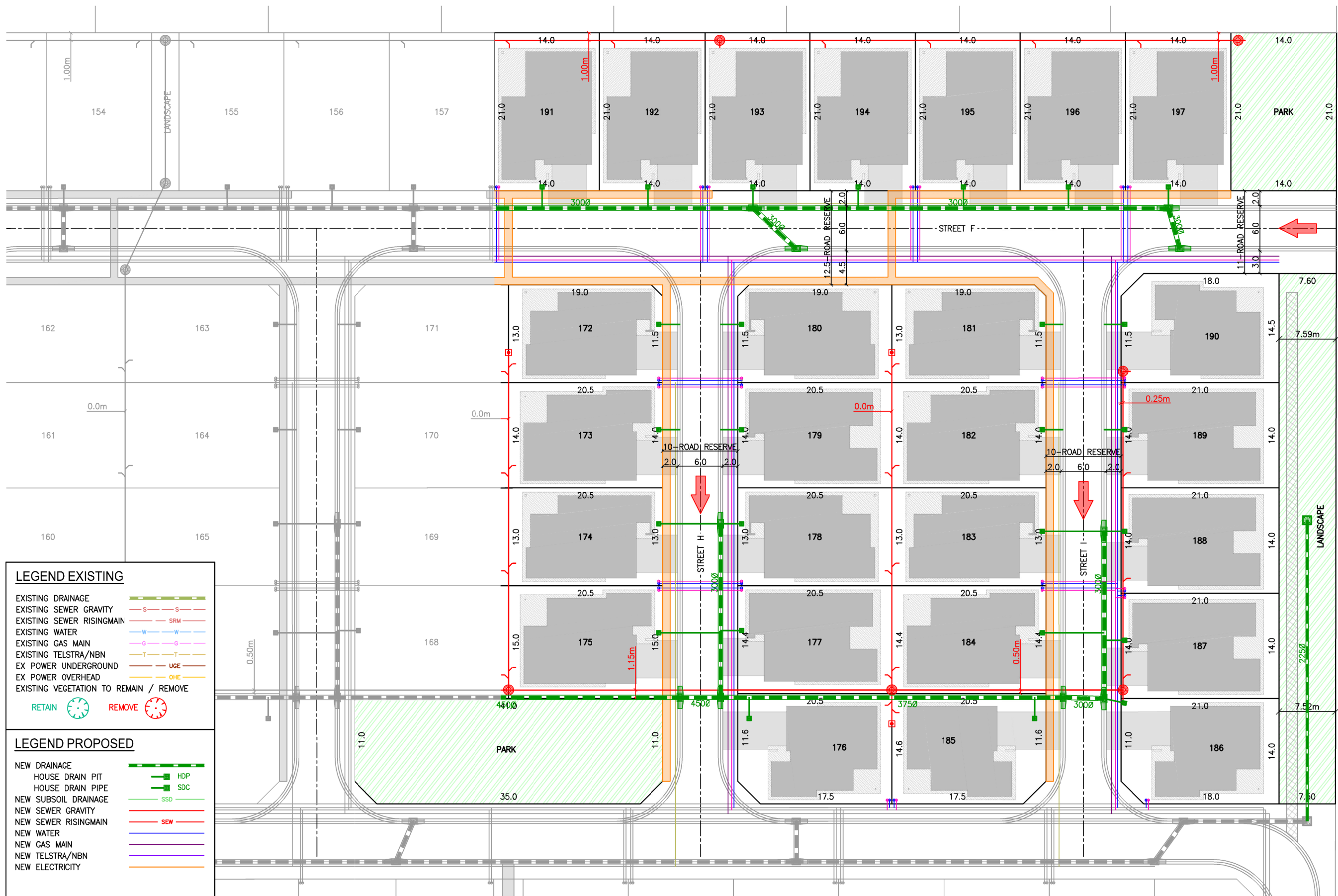
DESIGN BY: DSJ DRAWN BY: DSJ/PS CHECKED BY: - PLOT DATE: 30/09/2024



THE RANGE - MOAMA STAGE12/13 - LIFESTYLE ESTATE MOAMA OVERALL LAYOUT PLAN STAGE 13			
DWG:1194_DA_PLANS.DWG	SHEET: 14 OF 20	SHEET SIZE: A1	REV: 23



FILE NAME 1194_DA_Plans.dwg LAYOUT NAME 16
FILE LOCATION Z:\1194 - 24 Lane Moama Stage 12\Acad

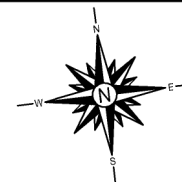
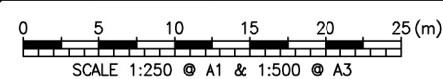


23	COVER SHEET AMENDED	PS	30/09/24
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14	STAGE 13 - PARK ADDED	DSJ	13/03/24

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DA PLANS FOR COMMENT
DATE:- 30/09/2024



DESIGN BY: DSJ DRAWN BY: DSJ/PS CHECKED BY: - PLOT DATE: 30/09/2024

THE RANGE - MOAMA
STAGE12/13 - LIFESTYLE ESTATE
MOAMA
DETAIL PLAN
STAGE 13B

DWG:1194_DA_PLANS.DWG SHEET: 16 OF 20 SHEET SIZE: A1 REV: 23



FILE NAME: 1194_DA_Plans.dwg LAYOUT NAME: 17_Product
FILE LOCATION: Z:\1194 - 24 Lane Moama Stage 12\Acad



STAGE 13 DEVELOPMENT AREAS	
LANDSCAPE AREA	1733 sq.m
COMMUNITY CENTRE	0 sq.m
MAINTENANCE YARD	0 sq.m
ROAD RESERVE	5,155 sq.m
LOT AREA	15,023 sq.m
TOTAL	21,911 sq.m

STAGE 13 BUILDING LEGEND	
LAYOUT TYPE 1	6
LAYOUT TYPE 2	12
LAYOUT TYPE 3	13
LAYOUT TYPE 4	9
LAYOUT TYPE 5	12
LAYOUT TYPE 6	-
TOTAL LOT COUNT	52

STAGE 13 FLOOR AREAS (EXCLUDING GARAGE)			
LAYOUT TYPE	NUMBER OF	LAYOUT FLOOR AREA (sq.m)	TOTAL FLOOR AREA (sq.m)
1	6	91.74	550
2	12	119.95	1,439
3	13	119.58	1,555
4	9	122.33	1,101
5	12	110.25	1,323
6	-	129.32	-
COMMUNITY CENTRE			-
TOTAL FLOOR AREA			5,968
FLOOR SPACE RATIO			0.27:1

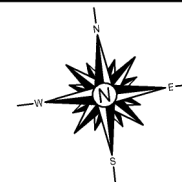
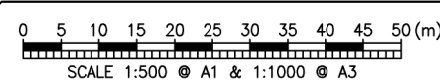
STAGE 13 FLOOR AREAS (INCLUDING GARAGE)			
LAYOUT TYPE	NUMBER OF	LAYOUT FLOOR AREA (sq.m)	TOTAL FLOOR AREA (sq.m)
1	6	124.74	748
2	12	155.95	1,871
3	13	155.58	2,023
4	9	158.33	1,425
5	12	146.25	1,755
6	0	165.32	0
COMMUNITY CENTRE			-
TOTAL FLOOR AREA			8,345
FLOOR SPACE RATIO			0.36:1

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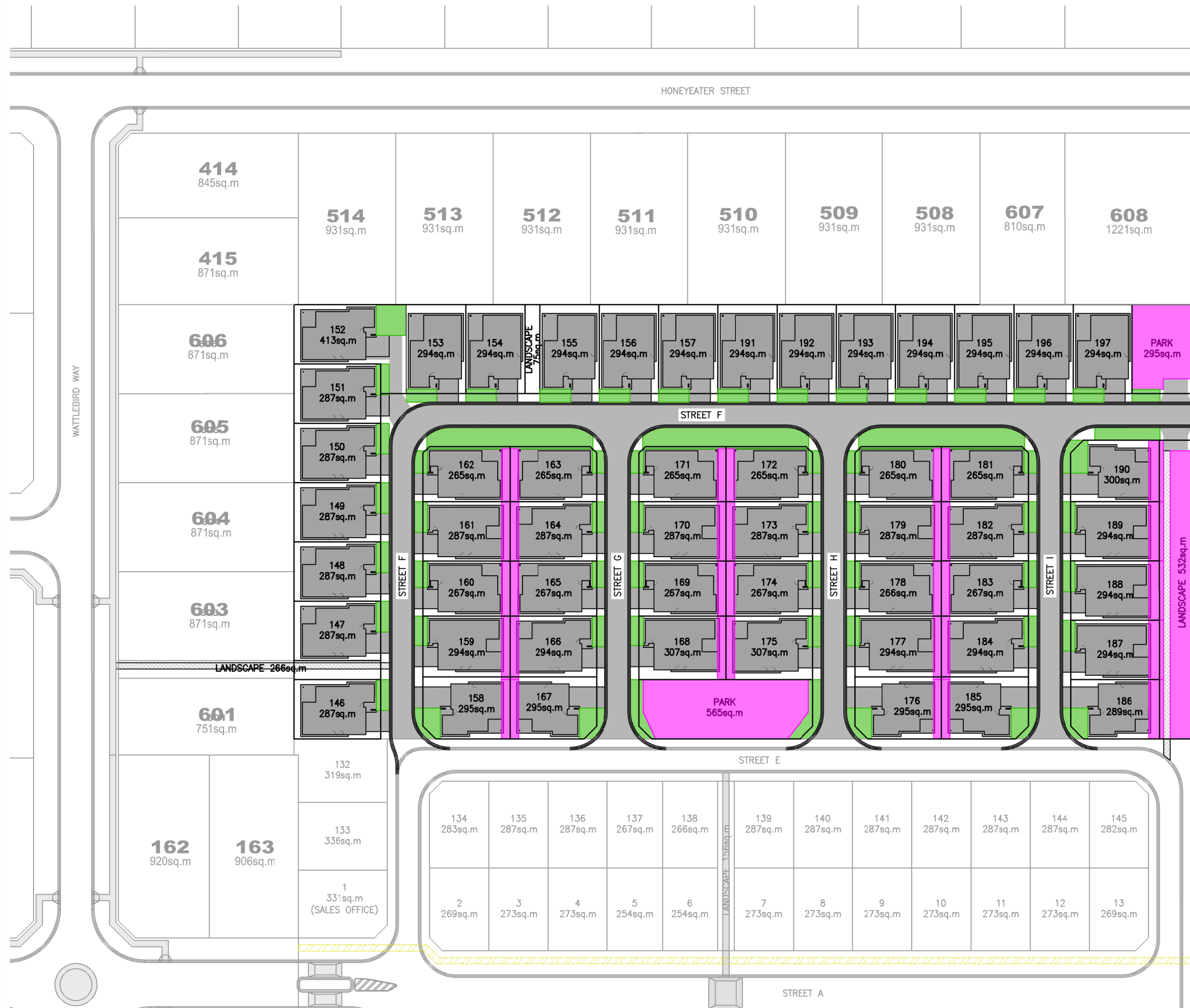
DESIGN BY: DSJ DRAWN BY: DSJ/PS CHECKED BY: - PLOT DATE: 30/09/2024

THE RANGE - MOAMA
STAGE12/13 - LIFESTYLE ESTATE
MOAMA
BUILDING LAYOUT PLAN
STAGE 13

DWG:1194_DA_PLANS.DWG SHEET: 17 OF 20 SHEET SIZE: A1 REV: 23



FILE NAME: 1194_DA_Plans.dwg LAYOUT NAME: 19_Landscape
FILE LOCATION: Z:\1194 - 24 Lane Moama Stage 12\Acad



STAGE 13 DEVELOPMENT AREAS

LANDSCAPE AREA	1733 sq.m
COMMUNITY CENTRE	0 sq.m
MAINTENANCE YARD	0 sq.m
ROAD RESERVE	5,155 sq.m
LOT AREA	15,023 sq.m
TOTAL	21,911 sq.m

STAGE 13 BUILDING LEGEND

LAYOUT TYPE 1	6
LAYOUT TYPE 2	12
LAYOUT TYPE 3	13
LAYOUT TYPE 4	9
LAYOUT TYPE 5	12
LAYOUT TYPE 6	-
TOTAL LOT COUNT	52

STAGE 13 FLOOR AREAS (EXCLUDING GARAGE)

LAYOUT TYPE	NUMBER OF	LAYOUT FLOOR AREA (sq.m)	TOTAL FLOOR AREA (sq.m)
1	6	91.74	550
2	12	119.95	1,439
3	13	119.58	1,555
4	9	122.33	1,101
5	12	110.25	1,323
6	-	129.32	-
COMMUNITY CENTRE			-
TOTAL FLOOR AREA			5,968
FLOOR SPACE RATIO			0.27:1

STAGE 13 FLOOR AREAS (INCLUDING GARAGE)

LAYOUT TYPE	NUMBER OF	LAYOUT FLOOR AREA (sq.m)	TOTAL FLOOR AREA (sq.m)
1	6	124.74	748
2	12	155.95	1,871
3	13	155.58	2,023
4	9	158.33	1,425
5	12	146.25	1,755
6	0	165.32	0
COMMUNITY CENTRE			-
TOTAL FLOOR AREA			8,345
FLOOR SPACE RATIO			0.36:1

STAGE 13 DEEP SOIL AREAS

DEEP SOIL AREA REAR OF SITE	2,140 sq.m
DEEP SOIL AREA FRONT OF SITE	1,959 sq.m

TOTAL DEEP SOIL AREA	4,099 sq.m
DEEP SOIL AREA RATIO	29.50 %
REAR OF SITE RATIO	52.21 %

** ALL DEEP SOIL AREAS SHOWN HAVE A DIMENSION OF 3m OR GREATER

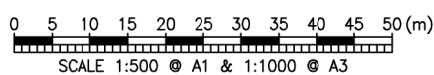
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PLOT DATE: 30/09/2024

THE RANGE - MOAMA
STAGE12/13 - LIFESTYLE ESTATE
MOAMA
PERVIOUS AREA PLAN
STAGE 13

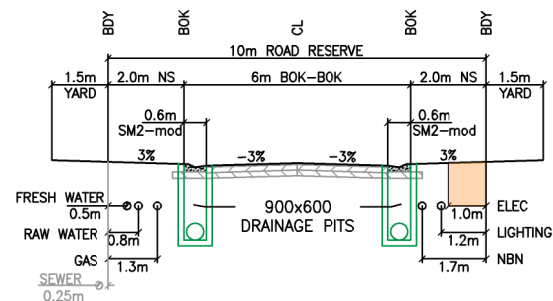
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SHEET: 19 OF 20

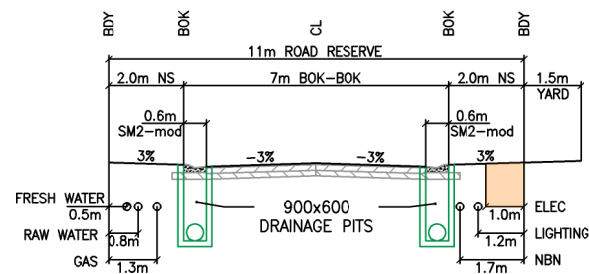
SHEET SIZE: A1 REV: 23



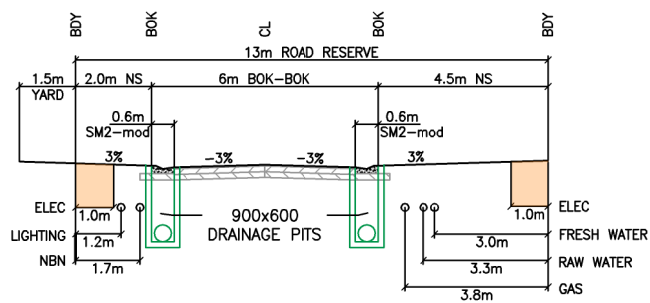
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FILE LOCATION: Z:\1194 - 24 Lane Moama Stage 12\Acad



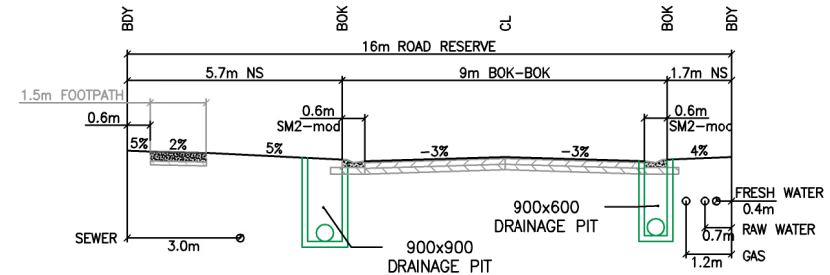
SERVICE ALLOCATION 10m ROAD RESERVE
STREET A, C, D, E, F CH0-75, G, H, I



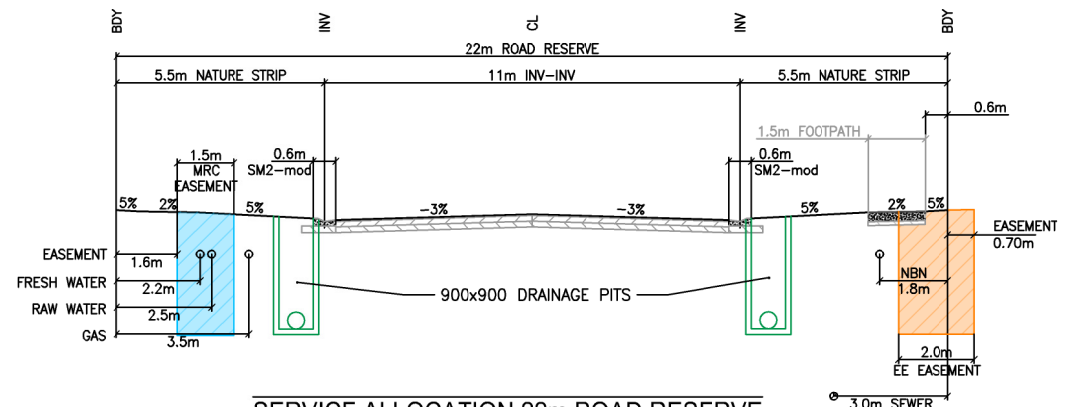
SERVICE ALLOCATION 11m ROAD RESERVE
STREET B



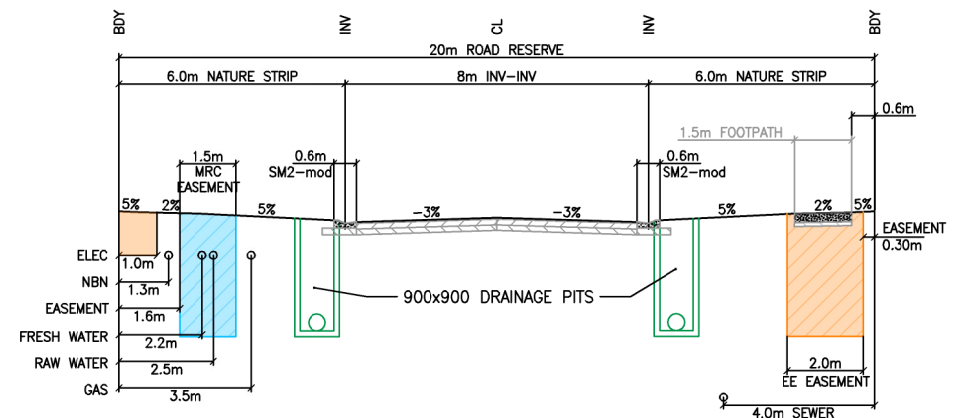
SERVICE ALLOCATION 12.5m ROAD RESERVE
STREET F CH90-230



SERVICE ALLOCATION 16m ROAD RESERVE
LORIKEET STREET



SERVICE ALLOCATION 22m ROAD RESERVE
THE RANGE BOULEVARD CH162-177



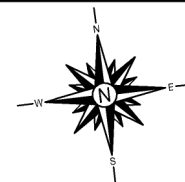
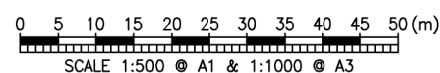
SERVICE ALLOCATION 20m ROAD RESERVE
THE RANGE BOULEVARD CH200-370

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PLOT DATE: 30/09/2024

THE RANGE - MOAMA
STAGE12/13 - LIFESTYLE ESTATE
MOAMA
SERVICE ALLOCATIONS

DWG:1194_DA_PLANS.DWG

SHEET: 20 OF 20

SHEET SIZE: A1 REV: 23

