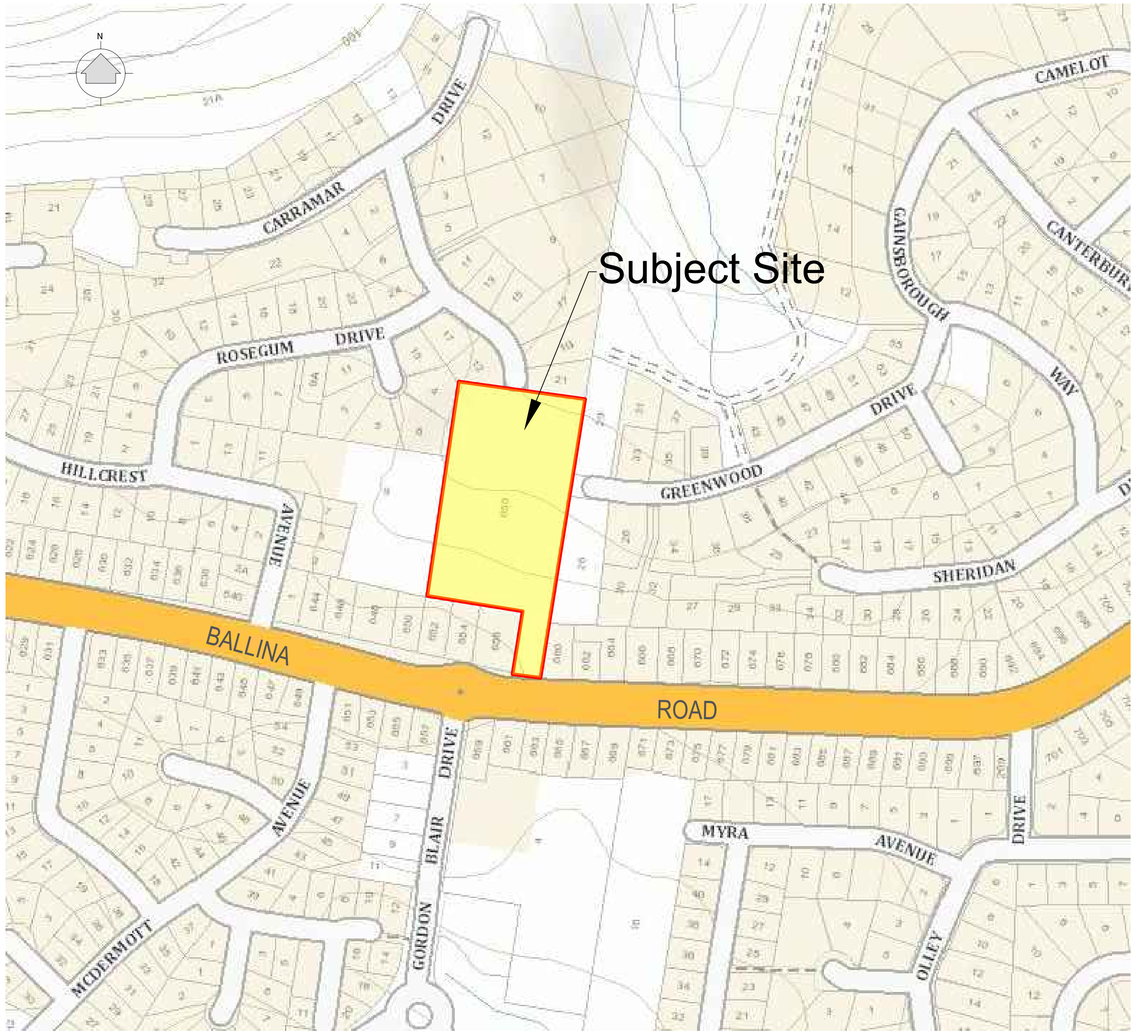
Development Application - Engineering Design Plans

658 Ballina Road, Goonellabah , NSW
Subdivision of Lot 4 in DP406893



File Ref: 21037-26.dwg

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Issue #	Changes	Drawn	Approved	Date
5	Additional notation added	DF	ARR	17/03/22
4	Amended design to suit revised lot layout	DF	ARR	25/02/22
3	Further amendments to address respondents feedback	DF	ARR	5/11/21
2	Amendments to address respondents feedback	DF	ARR	28/10/21
1	Original	DF	ARR	5/10/21

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LEGEND

- Site Boundary
- Property Boundary
- New Road Centreline
- New Edge of Bitumen
- New Kerb
- Extent of Batters
- Major Contour (5m)
- Minor Contour (1m)
- Existing Kerb
- Existing Driveway
- Existing Water Structure
- Existing Telecom Pit
- Existing Electricity Pit
- Existing Sewer Pit
- Existing Water Hydrant
- Bank Change of Grade
- Top of Bank
- Edge of Vegetation
- Vegetation Tree
- Sewer Main (By Council Records)
- Existing Sealed Road

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Drawing Title
EXISTING LAYOUT

Project
Development Application
Subdivision of Lot 4 DP 406893

Client
Praedium Partnership

0 10 20 30 40

Reduction Ratio
1:500
At A1 Size Sheet

Contour Interval
Major: 5m Minor: 1m

Vertical Datum
AHD

Vertical Origin
SSM 90073
RL131.85 AHD

N
GRID NORTH
MGA 94 ZONE 56

	Drawn	Date Surveyed
	DF	23/07/21
Designed	Approved	Date Issued
DF	ARR	17/03/22
	Locality	Drawing No
	Goonellabah	21037-CIV
Parish	County	Revision No.
Lismore	Rous	5
Local Government Area		Sheet No
Lismore		2 of 20

LEGEND

- Site Boundary
- Property Boundary
- Easement
- New Road Centreline
- New Edge of Bitumen
- New Kerb
- Extent of Batters
- Major Contour (5m)
- Minor Contour (1m)
- Existing Kerb
- Existing Driveway
- Existing Water Structure
- Existing Telecom Pit
- Existing Electricity Pit
- Existing Sewer Pit
- Existing Water Hydrant
- Edge of Vegetation
- Vegetation Tree
- Sewer Main (By Council Records)
- New Water main
- New Sewer Main
- New Underground Electricity Cable
- New Telecommunications Cable
- New Stormwater Pipe
- Existing Sealed Road
- New Sealed Road
- New Sealed Driveway
- Retaining Wall
- Storm Water Kerb Inlet Pit
- Storm Water IAD Inlet/Junction Pit
- Storm Water Headwall
- New Sewer Pit
- Stormwater Detention Basin
- Overland Flow Diversion Drain

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Drawing Title

PROPOSED LAYOUT

Project
Development Application
Subdivision of Lot 4 DP 406893

Client
Praedium Partnership

0 10 20 30 40

Reduction Ratio
1:500
At A1 Size Sheet

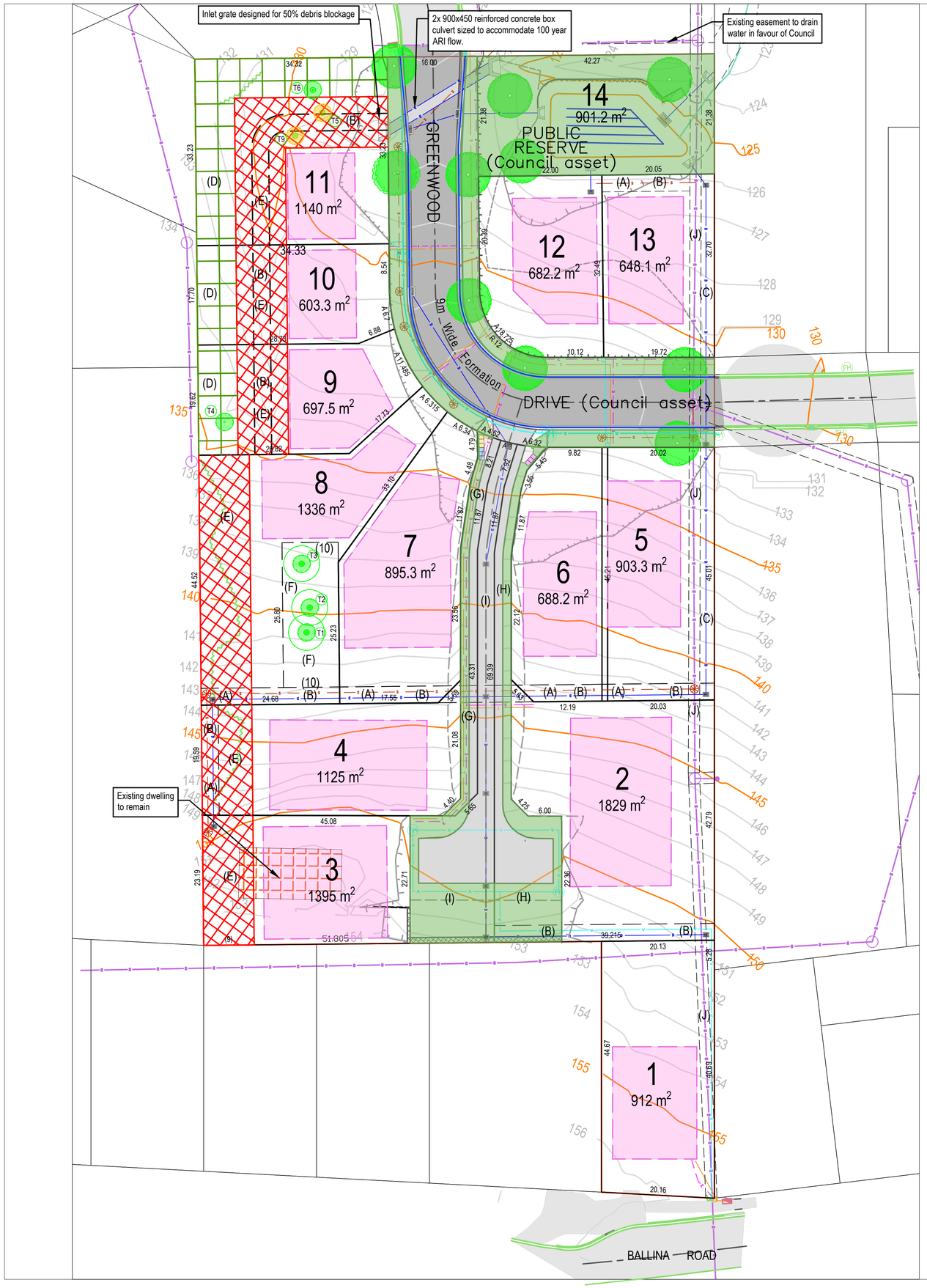
Contour Interval
Major: 5m Minor: 1m

Vertical Datum
AHD

Vertical Origin
SSM 90073
RL131.85 AHD

N
GRID NORTH
MGA 94 ZONE 56

	Drawn	Date Surveyed
	DF	23/07/21
Designed	Approved	Date Issued
DF	ARR	17/03/22
	Locality	Drawing No
	Goonellabah	21037-CIV
Parish	County	Revision No.
Lismore	Rous	5
Local Government Area		Sheet No
Lismore		3 of 20



LEGEND

- Site Boundary
- Property Boundary
- Easement
- New Road Centreline
- New Edge of Bitumen
- New Kerb
- Extent of Batters
- Major Contour (5m)
- Minor Contour (1m)
- Existing Kerb
- Existing Driveway
- Existing Water Structure
- Existing Telecom Pit
- Existing Electricity Pit
- Existing Sewer Pit
- Existing Water Hydrant
- Edge of Vegetation
- Tree to be retained
- Tree to be removed
- Sewer Main (By Council Records)
- New Water main
- New Sewer Main
- New Underground Electricity Cable
- New Telecommunications Cable
- New Stormwater Pipe
- Existing Sealed Road
- New Sealed Road
- New Sealed Driveway
- Retaining Wall
- Storm Water Kerb Inlet Pit
- Storm Water IAD Inlet/Junction Pit
- Storm Water Headwall
- New Sewer Pit
- New Hydrant
- Swale Bund (300mm freeboard)
- Swale Alignment
- Footpath
- Tree Identification Number
- New Koala Food Tree

Lot No	Lot Area m²	Available Building Area m²	Area in excess of minimum building envelope (12x15=180 m²)
1	912	300	120
2	1829	540	360
3	1395	440	260
4	1125	448	268
5	903.3	338	158
6	688.2	331	151
7	895.3	501	321
8	1336	326	146
9	697.5	268	88
10	603.3	188	8
11	1140	183	3
12	682.2	318	138
13	648.1	301	121
14	901.2	N/A	N/A

AVERAGE RESIDENTIAL LOT AREA : 989 m²
AVERAGE BUILDING ENVELOPE AREA : 345 m²

(A) Easement to Drain Sewage 3 Wide
(B) Easement to Drain Water 3 Wide
(C) Easement to Drain Water Variable Width
(D) Easement for Koala Corridor 7 Wide
(E) Easement for Bushfire Protection (APZ) 9 Wide
(F) Easment for Tree Protection 10 Wide
(G) Easement for Access and Services 3 Wide and Variable
(H) Easement for Access and Services 3 Wide and Variable
(I) Easement for Access and Services 3 Wide and Variable
(J) Easement for Sewerage Purposes Limited in Height & Depth - T249054 (DP 612269)

Koala Corridor 7m Wide

Bushfire Asset Protection Zone (APZ) 9m Wide

Available Building Area
6m setback from Road Frontages and 1m setback from Lot side boundaries and easements boundaries

Land to be dedicated to council:
Greenwood Drive (9 Wide)
Lot 14 - Public Reserve (901.2m²)

Assets to be dedicated to Council and timing of dedication

Greenwood Drive Extension – Subdivision works certification
Laneway – Subdivision works certification
Bio-Retention Basin – Subdivision works certification

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Drawing Title
LOT LAYOUT PLAN

Project
Development Application
Subdivision of Lot 4 DP 406893

Client
Praedium Partnership

0 8 16 24 32

Reduction Ratio
1:400
At A1 Size Sheet

Contour Interval
Major: 5m Minor: 1m

Vertical Datum
AHD

Vertical Origin
SSM 90073
RL131.85 AHD

GRID NORTH
MGA 94 ZONE 56

	Drawn DF	*Date Surveyed* 23/07/21
Designed DF	*Approved* ARR	*Date Issued* 17/03/22
	Locality Goonellabah	*Drawing No* 21037-CIV
Parish Lismore	*County* Rous	*Revision No.* 5
Local Government Area Lismore		*Sheet No* 4 of 20

62
DP 715333

65
DP 715333

19
DP 258652

20
DP 258652

4
DP 221919

2
DP 1255349

1
DP 1255349

Overland flow diversion drain

drain

diversion

flow

Overland

Greenwood

Drive

(Council asset)

PUBLIC
RESERVE
(Council asset)

14

11

12

13

10

9

8

7

6

5

CH 20.00
CH 37.30
CH 40.00
CH 60.00
CH 79.07
CH 80.00
CH 100.00
CH 110.28
CH 120.00
CH 140.00
CH 160.00
CH 168.90

LEGEND

- Site Boundary
- Property Boundary
- Easement
- New Road Centreline
- New Edge of Bitumen
- New Kerb
- Extent of Batters
- Major Contour (5m)
- Minor Contour (1m)
- Existing Kerb
- Existing Driveway
- Existing Water Structure
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- Existing Electricity Pit
- Existing Sewer Pit
- Existing Water Hydrant
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- Vegetation Tree
- Sewer Main (By Council Records)
- New Water main
- New Sewer Main
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- New Sealed Driveway
- Retaining Wall
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Drawing Title
GREENWOOD DRIVE LAYOUT

Project
Development Application
Subdivision of Lot 4 DP 406893

Client
Praedium Partnership

0 4 8 12 16

Reduction Ratio
1:200
At A1 Size Sheet

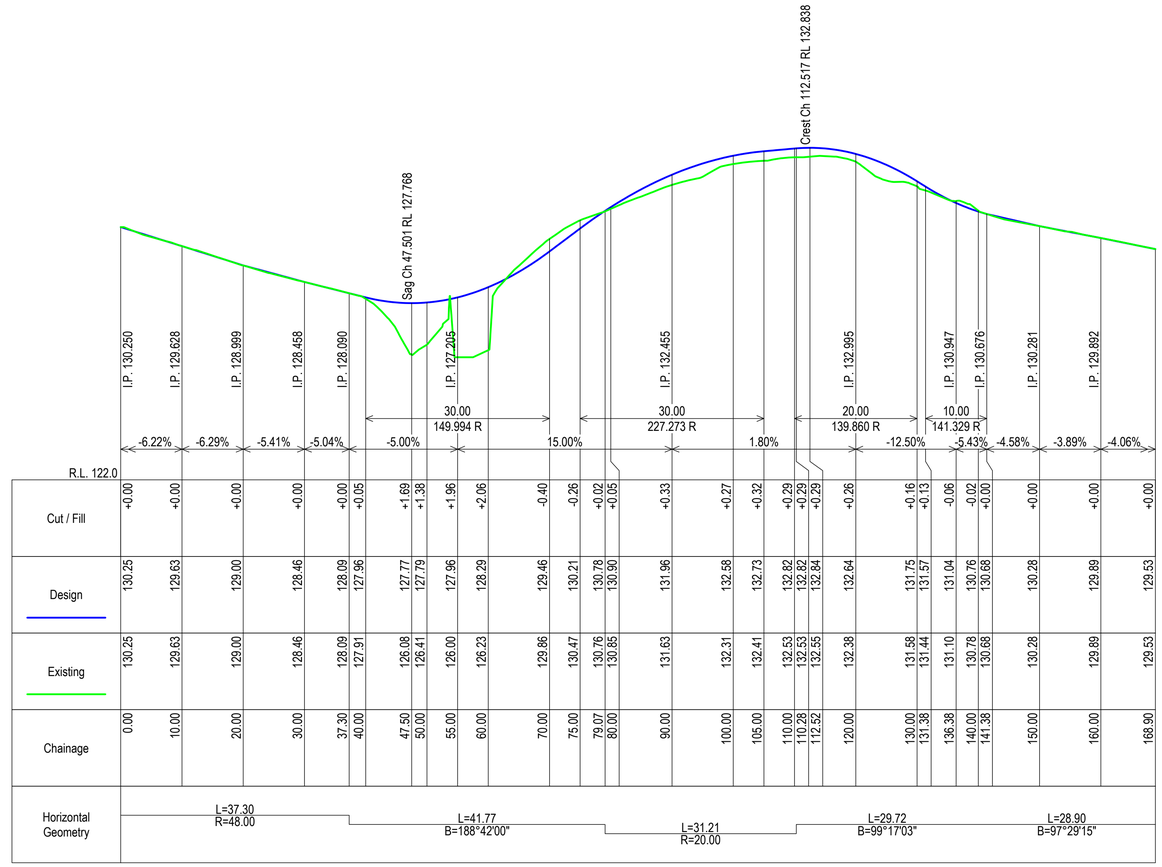
Contour Interval
Major: 5m Minor: 1m

Vertical Datum
AHD

Vertical Origin
SSM 90073
RL131.85 AHD

GRID NORTH
MGA 94 ZONE 56

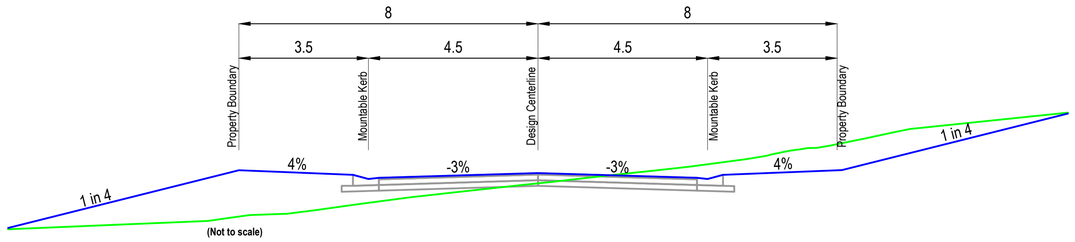
	Drawn	*Date Surveyed*
	DF	**23/07/21**
Designed	*Approved*	*Date Issued*
DF	**ARR**	**17/03/22**
	Locality	*Drawing No*
	Goonellabah	**21037-CIV**
Parish	*County*	*Revision No.*
Lismore	**Rous**	**5**
Local Government Area		*Sheet No*
Lismore		**5** of **20**



H 1:500
V 1:100

Greenwood Drive - Ch.0.00 to Ch.168.90

Typical Section - Greenwood Drive (16 wide)



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Drawing Title
GREENWOOD DRIVE LONGITUDINAL SECTION

Project
Development Application
Subdivision of Lot 4 DP 406893

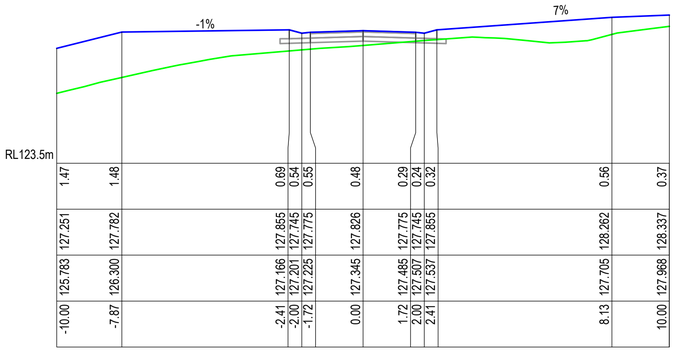
Client
Praedium Partnership

0 10 20 30 40

Reduction Ratio
1:500
At A1 Size Sheet

Vertical Datum
AHD
Vertical Origin
SSM 90073
RL131.85 AHD

	Drawn **DF**	*Date Surveyed* **23/07/21**
Designed **DF**	*Approved* **ARR**	*Date Issued* **17/03/22**
	Locality **Goonellabah**	*Drawing No* **21037-CIV**
Parish **Lismore**	*County* **Rous**	*Revision No.* **5**
Local Government Area **Lismore**		*Sheet No* **6** of **20**



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127.251	127.782	127.855	127.745	127.775	127.826	127.775	127.745	127.855	128.262	128.337
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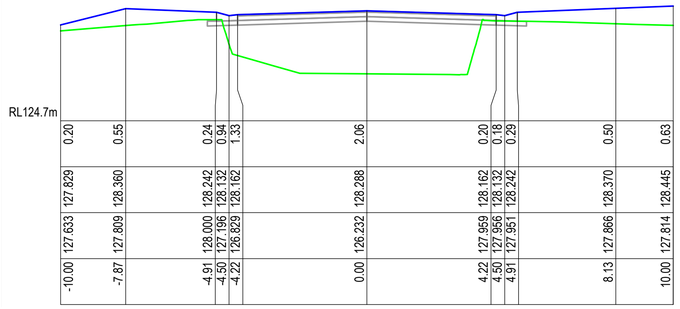
Ch 43.30 m



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127.829	128.360	128.242	128.132	128.162	128.288	128.162	128.132	128.242	128.370	128.445
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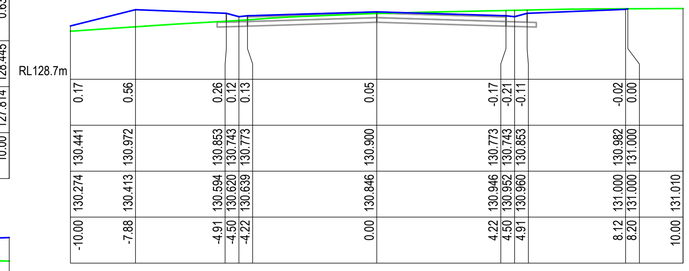
Ch 60.00 m



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130.274	130.413	130.594	130.620	130.639	130.846	130.946	130.952	130.960	131.000	131.000	131.010
130.441	130.972	130.853	130.743	130.773	130.900	130.773	130.743	130.853	130.982	131.000	
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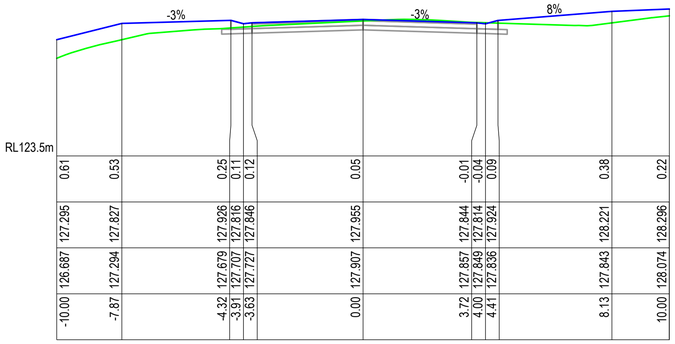
Ch 80.00 m



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126.687	127.294	127.679	127.707	127.727	127.907	127.857	127.849	127.836	127.843	128.074	
127.295	127.827	127.926	127.816	127.846	127.955	127.844	127.814	127.924	128.221	128.296	
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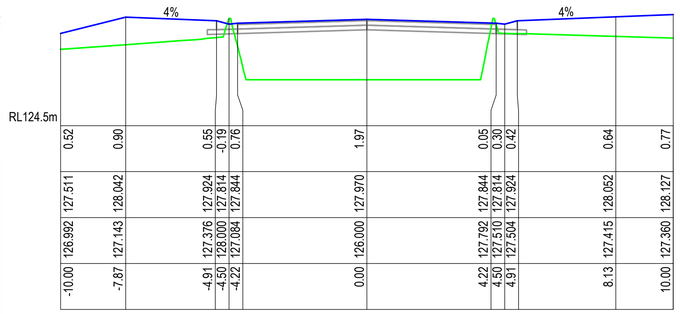
Ch 40.00 m



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127.511	128.042	127.924	127.814	127.844	127.970	127.844	127.814	127.924	128.052	128.127
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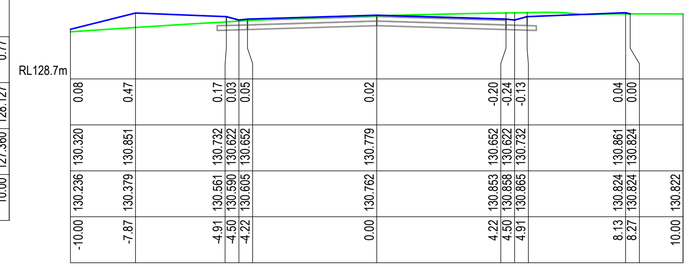
Ch 55.30 m



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130.236	130.379	130.561	130.590	130.605	130.762	130.853	130.858	130.865	130.824	130.824	130.822
130.320	130.851	130.732	130.622	130.652	130.779	130.652	130.622	130.732	130.861	130.824	
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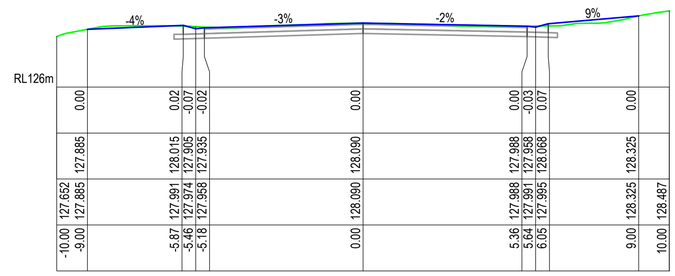
Ch 79.07 m



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127.652	127.885	127.991	127.974	127.958	128.090	127.988	127.991	127.995	128.325	128.487
127.885	127.885	128.015	127.905	127.935	128.090	127.988	127.958	128.068	128.325	
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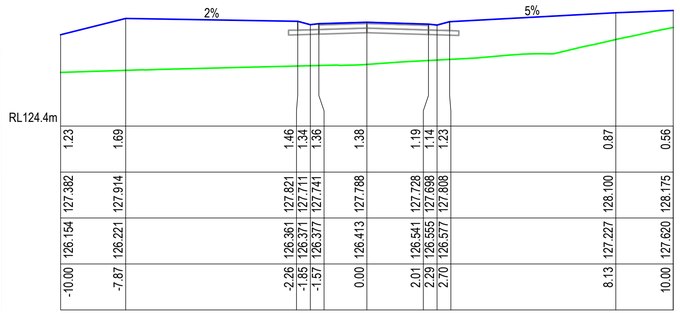
Ch 37.30 m



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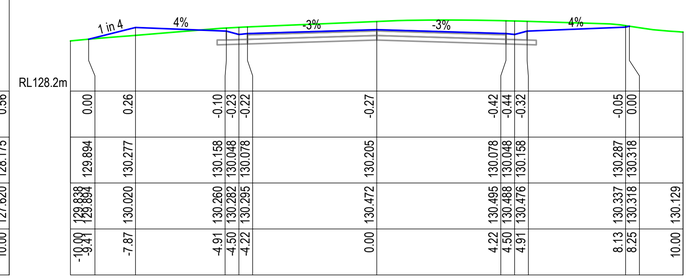
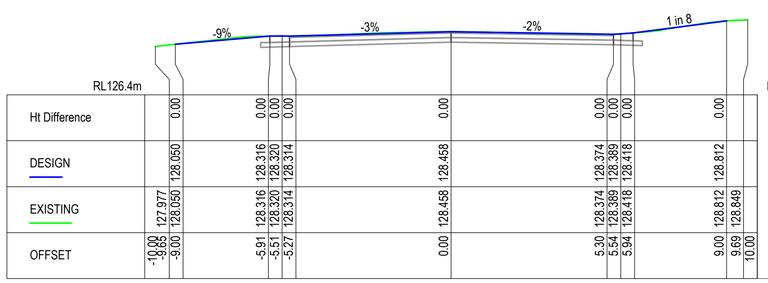
126.154	126.221	126.361	126.371	126.377	126.413	126.541	126.555	126.577	127.227	127.620
127.382	127.914	127.821	127.711	127.741	127.788	127.728	127.698	127.808	128.100	128.175
1.23	1.69	1.46	1.34	1.36	1.38	1.19	1.14	1.23	0.87	0.56

Ch 50.00 m



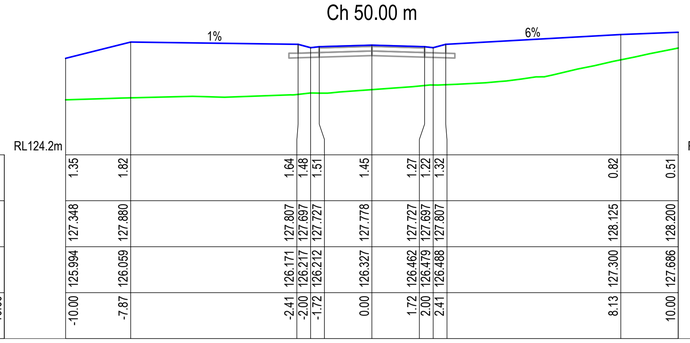
-10.00	-9.41	-7.87	-4.91	-4.50	-4.22	0.00	4.22	4.50	4.91	8.13	8.25	10.00
129.838	129.894	130.020	130.260	130.282	130.295	130.472	130.495	130.488	130.476	130.337	130.318	130.129
129.894	130.277	130.158	130.048	130.078	-0.27	130.078	130.048	130.158	130.287	130.318	
0.00	0.26	-0.10	-0.23	-0.22		-0.42	-0.44	-0.32	-0.05	0.00	

Ch 75.00 m



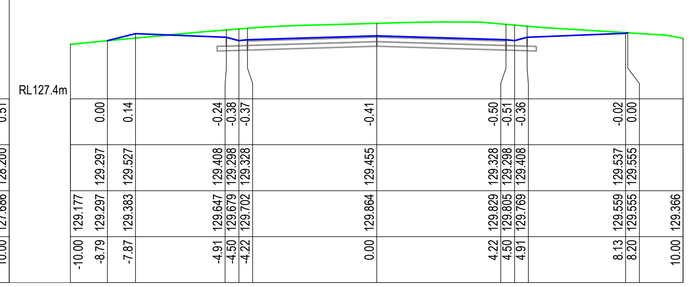
Ht Difference	0.00		0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00
DESIGN		128.050	128.316	128.320	128.314	128.458		128.374	128.389	128.418	128.812
EXISTING	127.977	128.050	128.316	128.320	128.314	128.458		128.374	128.389	128.418	128.812	128.849
OFFSET	-10.00	-9.00	-5.91	-5.51	-5.27	0.00		5.30	5.54	5.94	9.00	9.69	10.00

Ch 30.00 m
Greenwood Drive



-10.00	-7.87	-2.41	-2.00	-1.72	0.00	1.72	2.00	2.41	8.13	10.00
125.994	126.059	126.171	126.217	126.212	126.327	126.462	126.479	126.488	127.300	127.686
127.348	127.880	127.807	127.697	127.727	127.778	127.727	127.697	127.807	128.125	128.200
1.35	1.82	1.64	1.48	1.51	1.45	1.27	1.22	1.32	0.82	0.51

Ch 49.30 m



-10.00	-8.79	-7.87	-4.91	-4.50	-4.22	0.00	4.22	4.50	4.91	8.13	8.20	10.00
129.177	129.297	129.383	129.647	129.679	129.702	129.864	129.829	129.805	129.769	129.559	129.555	129.366
	129.297	129.527	129.408	129.298	129.328	129.455	129.328	129.298	129.408	129.537	129.555	
	0.00	0.14	-0.24	-0.38	-0.37	-0.41	-0.50	-0.51	-0.36	-0.02	0.00	

Ch 70.00 m

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Consulting Surveyors NSW

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Drawing Title
GREENWOOD DRIVE CROSS SECTIONS (Sheet 1 of 3)

Project
Development Application
Subdivision of Lot 4 DP 406893

Client
Praedium Partnership

0 2 4 6 8

Reduction Ratio
1:100
At A1 Size Sheet

Vertical Datum
AHD
Vertical Origin
SSM 90073
RL131.85 AHD

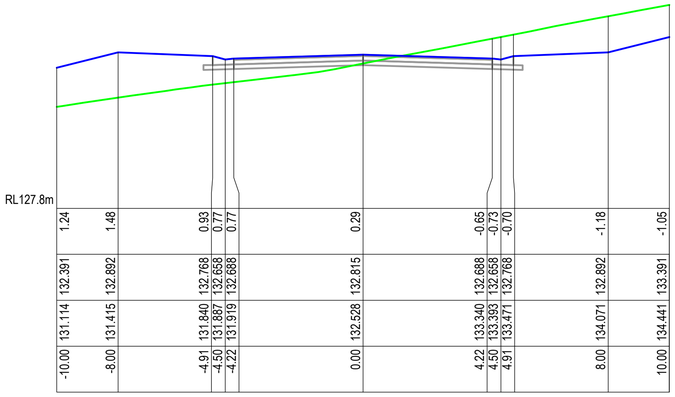
Drawn	Date Surveyed
DF	23/07/21

Designed	Approved	Date Issued
DF	ARR	17/03/22

Locality	Drawing No
Goonellabah	21037-CIV

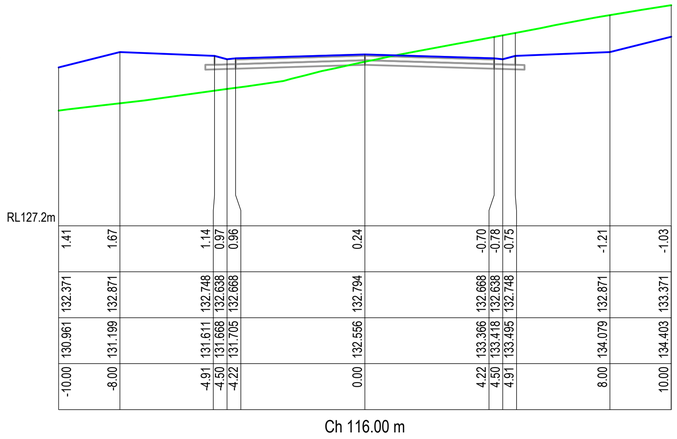
Parish	County	Revision No.
Lismore	Rous	5

Local Government Area	Sheet No
Lismore	7 of 20



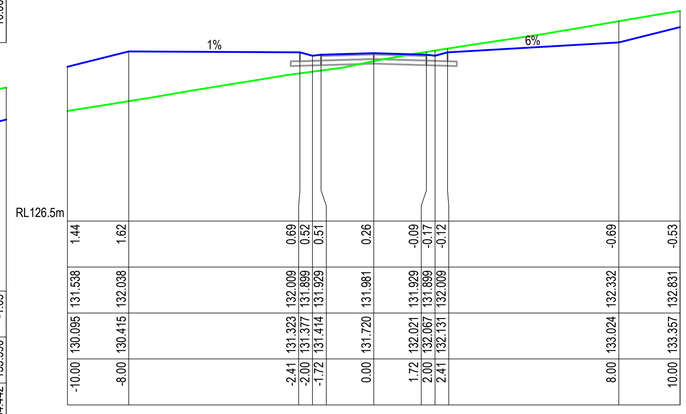
-10.00	-8.00	-4.91	-4.50	-4.22	0.00	4.22	4.50	4.91	8.00	10.00
131.114	131.415	131.840	131.887	131.919	132.528	133.340	133.393	133.471	134.071	134.441
132.391	132.892	132.768	132.658	132.688	132.815	132.688	132.658	132.768	132.892	133.391
1.24	1.48	0.93	0.77	0.77	0.29	-0.65	-0.73	-0.70	-1.18	-1.05

Ch 110.00 m



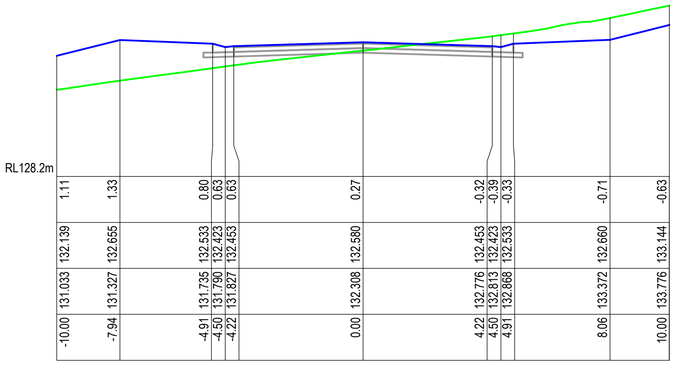
-10.00	-8.00	-4.91	-4.50	-4.22	0.00	4.22	4.50	4.91	8.00	10.00
130.961	131.199	131.611	131.668	131.705	132.556	133.366	133.418	133.495	134.079	134.403
132.371	132.871	132.748	132.638	132.668	132.794	132.668	132.638	132.748	132.871	133.371
1.41	1.67	1.14	0.97	0.96	0.24	-0.70	-0.76	-0.75	-1.21	-1.03

Ch 116.00 m



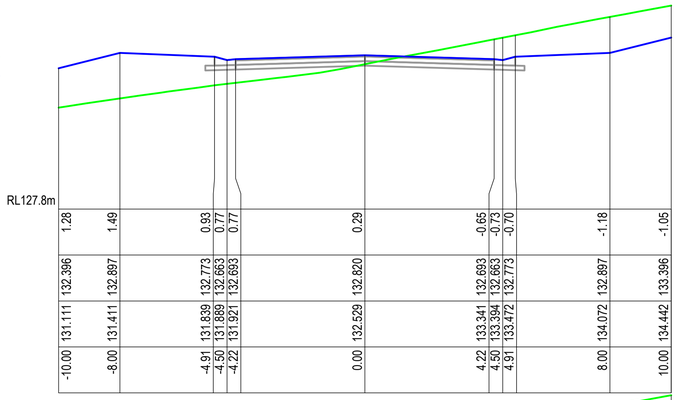
-10.00	-8.00	-2.41	-2.00	-1.72	0.00	1.72	2.00	2.41	8.00	10.00
130.095	130.415	131.323	131.377	131.414	131.720	132.021	132.067	132.131	133.024	133.357
131.538	132.038	132.009	131.899	131.929	131.981	131.929	131.869	132.009	132.332	132.831
1.44	1.62	0.69	0.52	0.51	0.26	-0.09	-0.17	-0.12	-0.69	-0.53

Ch 128.00 m



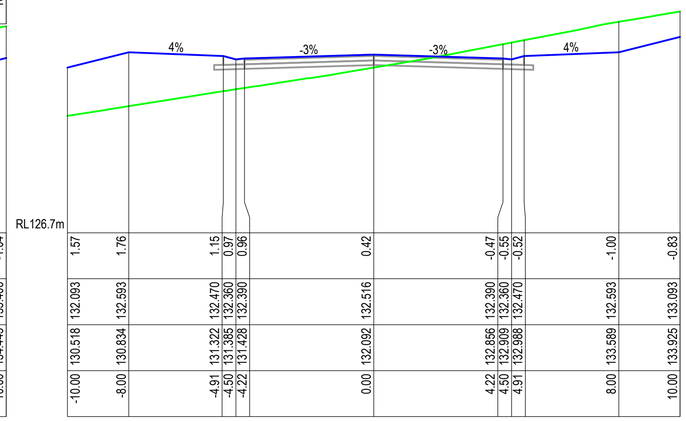
-10.00	-7.94	-4.91	-4.50	-4.22	0.00	4.22	4.50	4.91	8.06	10.00
131.033	131.327	131.735	131.790	131.827	132.308	132.776	132.813	132.868	133.372	133.776
132.139	132.655	132.533	132.423	132.453	132.580	132.453	132.423	132.533	132.660	133.144
1.11	1.33	0.80	0.63	0.63	0.27	-0.32	-0.39	-0.33	-0.71	-0.63

Ch 100.00 m



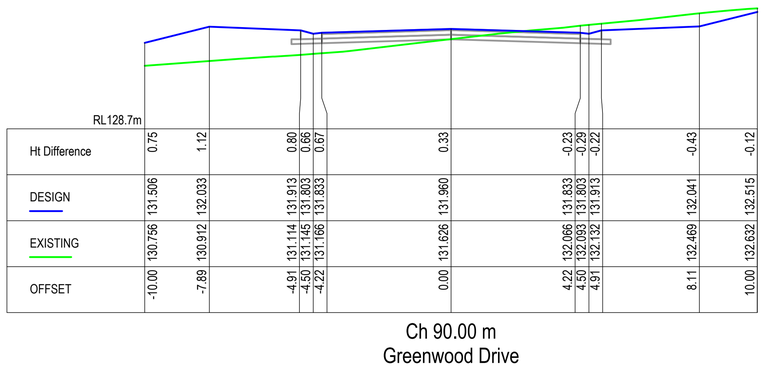
-10.00	-8.00	-4.91	-4.50	-4.22	0.00	4.22	4.50	4.91	8.00	10.00
131.111	131.411	131.839	131.889	131.921	132.529	133.341	133.394	133.472	134.072	134.442
132.396	132.897	132.773	132.663	132.693	132.820	132.693	132.663	132.773	132.897	133.396
1.28	1.49	0.93	0.77	0.77	0.29	-0.65	-0.73	-0.70	-1.18	-1.05

Ch 110.28 m



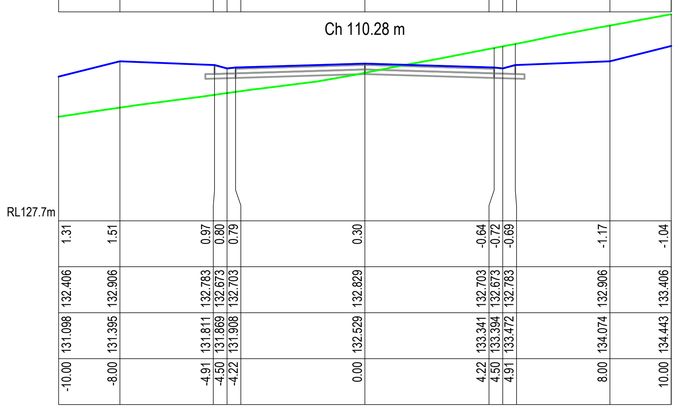
-10.00	-8.00	-4.91	-4.50	-4.22	0.00	4.22	4.50	4.91	8.00	10.00
130.518	130.834	131.322	131.385	131.428	132.092	132.856	132.909	132.988	133.589	133.925
132.093	132.593	132.470	132.360	132.390	132.516	132.390	132.360	132.470	132.593	133.093
1.57	1.76	1.15	0.97	0.96	0.42	-0.47	-0.55	-0.52	-1.00	-0.83

Ch 122.00 m



OFFSET	-10.00	-7.89	-4.91	-4.50	-4.22	0.00	4.22	4.50	4.91	8.11	10.00
EXISTING	130.756	130.912	131.114	131.145	131.166	131.626	132.066	132.093	132.132	132.469	132.632
DESIGN	131.506	132.033	131.913	131.803	131.833	131.960	131.833	131.803	131.913	132.041	132.515
Ht Difference	0.75	1.12	0.80	0.66	0.67	0.33	-0.23	-0.29	-0.22	-0.43	-0.12

Ch 90.00 m
Greenwood Drive



-10.00	-8.00	-4.91	-4.50	-4.22	0.00	4.22	4.50	4.91	8.00	10.00
131.098	131.395	131.811	131.869	131.908	132.529	133.341	133.394	133.472	134.074	134.443
132.406	132.906	132.783	132.673	132.703	132.829	132.703	132.673	132.783	132.906	133.406
1.31	1.51	0.97	0.80	0.79	0.30	-0.64	-0.72	-0.69	-1.17	-1.04

Ch 111.00 m

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Consulting Surveyors NSW

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Drawing Title

GREENWOOD DRIVE CROSS SECTIONS (Sheet 2 of 3)

Project
Development Application
Subdivision of Lot 4 DP 406893

Client
Praedium Partnership

0 2 4 6 8
Reduction Ratio
1:100
At A1 Size Sheet

Vertical Datum
AHD
Vertical Origin
SSM 90073
RL131.85 AHD

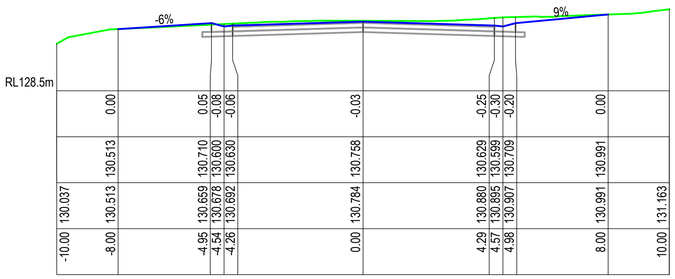
Drawn	Date Surveyed
DF	23/07/21

Designed	Approved	Date Issued
DF	ARR	17/03/22

Locality	Drawing No
Goonellabah	21037-CIV

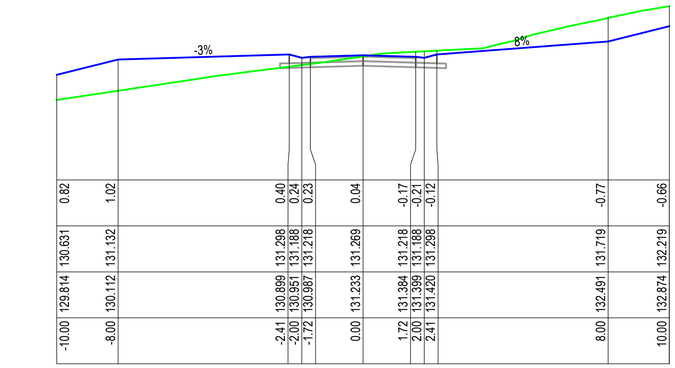
Parish	County	Revision No.
Lismore	Rous	5

Local Government Area	Sheet No
Lismore	8 of 20



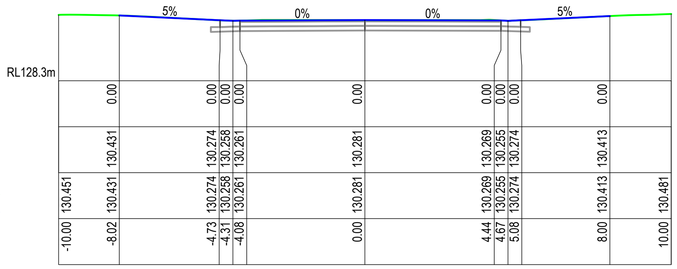
	0.00		0.05	-0.08	-0.06		-0.03		-0.25	-0.30	-0.20		0.00										
	130.513		130.710	130.600	130.630		130.758		130.629	130.599	130.709		130.991										
130.037	130.513		130.659	130.678	130.692		130.784		130.880	130.895	130.907		130.991		131.163								
-10.00	-8.00		-4.95	-4.54	-4.26		0.00		4.29	4.57	4.98		8.00		10.00								

Ch 140.00 m



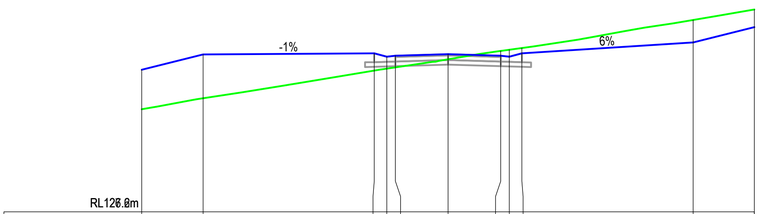
0.82	1.02		0.40	0.24	0.23		0.04		-0.17	-0.21	-0.12		-0.77		-0.66								
130.631	131.132		131.298	131.188	131.218		131.269		131.218	131.188	131.298		131.719		132.219								
129.814	130.112		130.899	130.995	130.987		131.233		131.394	131.399	131.420		132.491		132.874								
-10.00	-8.00		-2.41	-2.00	-1.72		0.00		1.72	2.00	2.41		8.00		10.00								

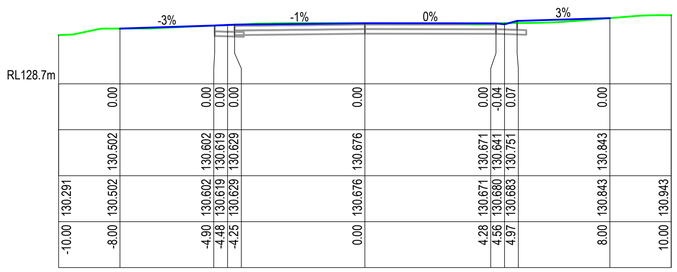
Ch 134.00 m



	0.00		0.00	0.00	0.00		0.00		0.00	0.00	0.00		0.00										
	130.431		130.274	130.258	130.261		130.281		130.269	130.255	130.274		130.413										
130.451	130.431		130.274	130.258	130.261		130.281		130.269	130.255	130.274		130.413		130.481								
-10.00	-8.02		-4.73	-4.33	-4.08		0.00		4.44	4.67	5.08		8.00		10.00								

Ch 150.00 m





	0.00		0.00	0.00	0.00		0.00		0.00	-0.04	0.07		0.00										
	130.502		130.602	130.619	130.629		130.676		130.671	130.641	130.751		130.843										
130.291	130.502		130.602	130.619	130.629		130.676		130.671	130.680	130.683		130.843		130.943								
-10.00	-8.00		-4.90	-4.48	-4.25		0.00		4.28	4.56	4.97		8.00		10.00								

Ch 141.38 m

Ht Difference	1.29	1.43		0.56	0.39	0.38		0.17		-0.16	-0.23	-0.17		-0.73		-0.57							
DESIGN	131.237	131.737		131.773	131.663	131.693		131.745		131.693	131.663	131.773		132.129		132.629							
EXISTING	129.948	130.306		131.209	131.273	131.314		131.578		131.851	131.890	131.946		132.861		133.203							
OFFSET	-10.00	-8.00		-2.41	-2.00	-1.72		0.00		1.72	2.00	2.41		8.00		10.00							

Ch 130.00 m

Greenwood Drive

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Drawing Title

GREENWOOD DRIVE CROSS SECTIONS (Sheet 3 of 3)

Project
Development Application
Subdivision of Lot 4 DP 406893

Client
Praedium Partnership

0 2 4 6 8

Reduction Ratio
1:100
At A1 Size Sheet

Vertical Datum
AHD
Vertical Origin
SSM 90073
RL131.85 AHD

Drawn	Date Surveyed
DF	23/07/21

Designed	Approved	Date Issued
DF	ARR	17/03/22

Locality	Drawing No
Goonellabah	21037-CIV

Parish	County	Revision No.
Lismore	Rous	5

Local Government Area	Sheet No
Lismore	9 of 20

Retaining wall
CH 97.55
Max height
2m
Tie into existing retaining wall
1 in 4 batters.
Provide driveway access to existing building within Lot 3
Garbage collection and mail delivery at base of driveway
CH 80.000
CH 60.00
CH 40.00
CH 30.16
CH 27.93
CH 25.70
CH 20.00
CH 18.30
CH 16.07
CH 13.83
CH 0.00
R6
12
8
6

LEGEND

- Site Boundary
- Property Boundary
- Easement
- New Road Centreline
- New Edge of Bitumen
- New Kerb
- Extent of Batters
- Major Contour (5m)
- Minor Contour (1m)
- Existing Kerb
- Existing Driveway
- Existing Water Structure
- Existing Telecom Pit
- Existing Electricity Pit
- Existing Sewer Pit
- Existing Water Hydrant
- Edge of Vegetation
- Vegetation Tree
- Sewer Main (By Council Records)
- New Water main
- New Sewer Main
- New Underground Electricity Cable
- New Telecommunications Cable
- New Stormwater Pipe
- Existing Sealed Road
- New Sealed Road
- New Sealed Driveway
- Retaining Wall
- Storm Water Kerb Inlet Pit
- Storm Water IAD Inlet/Junction Pit
- Storm Water Headwall
- New Sewer Pit
- Overland Flow Diversion Drain

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Drawing Title
SHARED DRIVEWAY LAYOUT

Project
Development Application
Subdivision of Lot 4 DP 406893

Client
Praedium Partnership

0 4 8 12 16

Reduction Ratio
1:200
At A1 Size Sheet

Contour Interval
Major: 5m Minor: 1m

Vertical Datum
AHD

Vertical Origin
SSM 90073
RL131.85 AHD

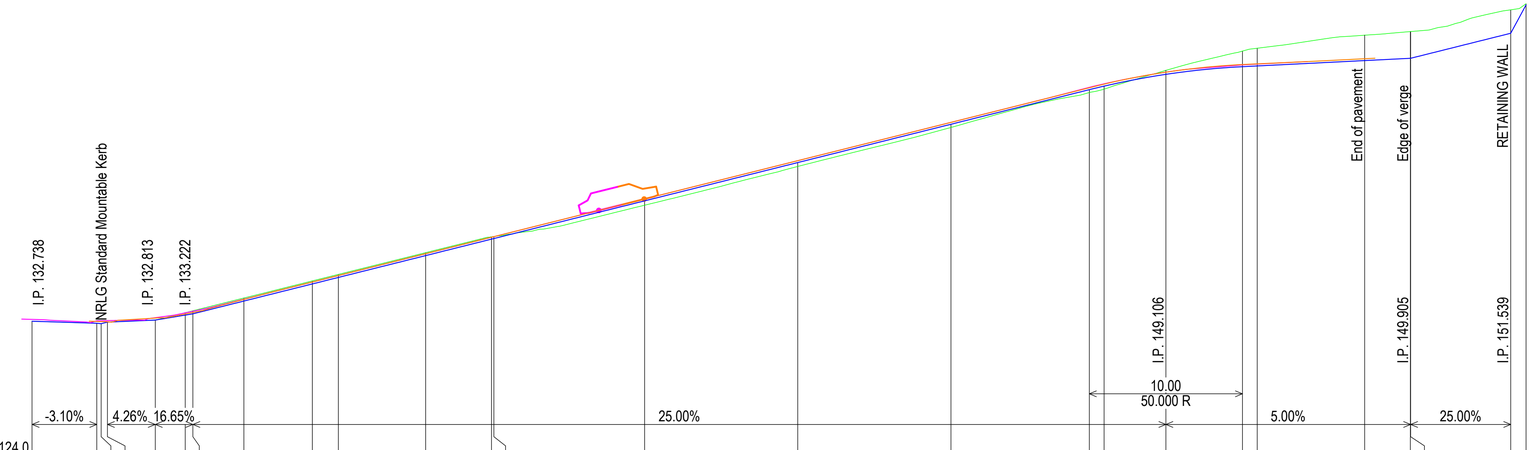
GRID NORTH
MGA 94 ZONE 56

	Drawn **DF**	*Date Surveyed* **23/07/21**
Designed **DF**	*Approved* **ARR**	*Date Issued* **17/03/22**
	Locality **Goonellabah**	*Drawing No* **21037-CIV**
Parish **Lismore**	*County* **Rous**	*Revision No.* **5**
Local Government Area **Lismore**		*Sheet No* **10** of **20**

B99 Standard Vehicle Clearance Test

Front Clearance

Rear Clearance



R.L. 124.0

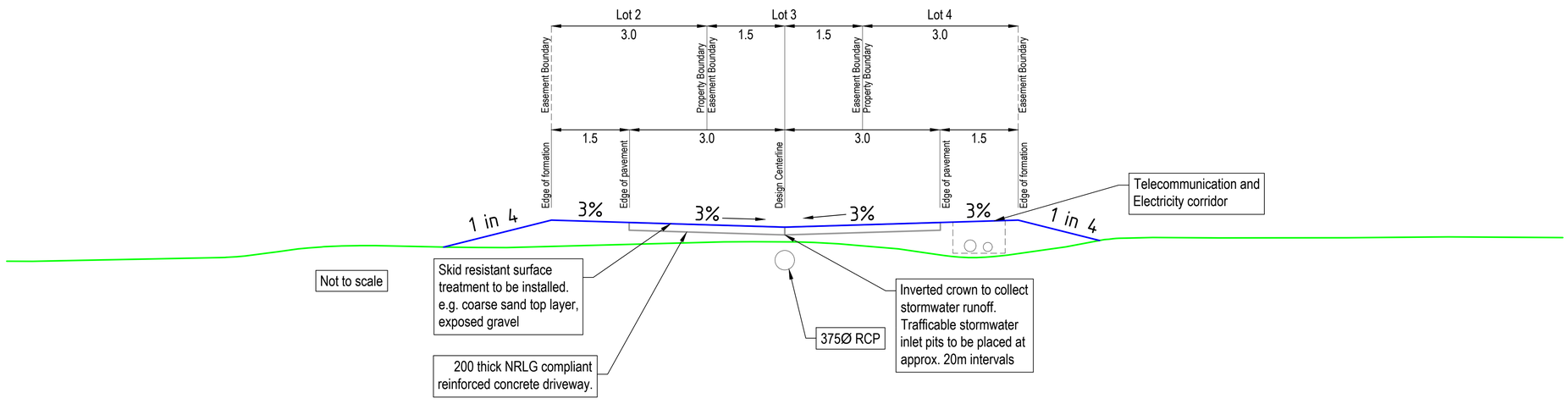
Chainage	Cut / Fill	Design	Existing
0.00	+0.00	132.74	132.74
4.23	+0.00	132.61	132.61
4.51	+0.00	132.58	132.58
4.92	-0.01	132.88	132.89
8.04	+0.00	132.81	132.81
10.00	-0.16	133.14	133.30
10.50	-0.20	133.22	133.42
13.83	-0.19	134.06	134.25
18.30	-0.20	135.17	135.37
20.00	-0.19	135.60	135.79
25.70	-0.20	137.02	137.22
30.00	-0.15	138.10	138.25
30.16	-0.13	138.14	138.27
40.00	+0.29	140.60	140.31
50.00	+0.26	143.10	142.84
60.00	+0.21	145.60	145.39
69.04	+0.19	147.86	147.67
70.00	+0.20	148.09	147.89
74.04	-0.26	148.86	149.12
79.04	-1.01	149.36	150.37
80.00	-1.16	149.40	150.56
87.02	-1.65	149.76	151.41
90.00	-1.75	149.90	151.65
90.02	-1.74	149.91	151.65
96.55	-1.53	151.54	153.07
97.55		153.39	153.47

Horizontal Geometry: L=13.83 B=206°20'22"; L=4.47 R=30.00; L=7.39 B=197°48'15"; L=4.46 R=30.00; L=67.39 B=189°17'03"

H 1:200
V 1:200

Shared Driveway - Lots 2, 3 & 4 - Ch.0.00 to Ch. 97.55

Typical Section - Shared Driveway - Lots 2, 3 & 4 (9 wide)



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Consulting Surveyors NSW

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Drawing Title
SHARED DRIVEWAY LONGITUDINAL SECTION

Project
Development Application
Subdivision of Lot 4 DP 406893

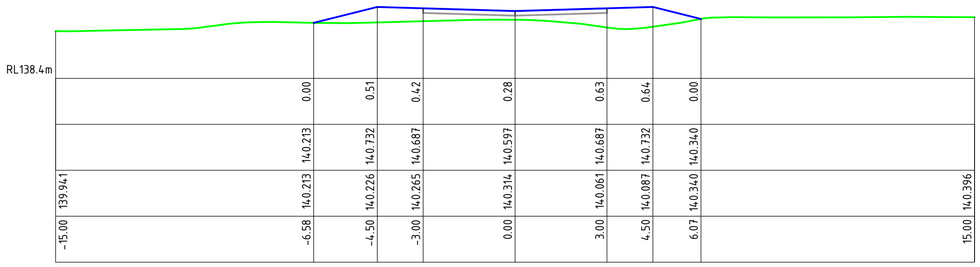
Client
Praedium Partnership

0 4 8 12 16

Reduction Ratio
1:200
At A1 Size Sheet

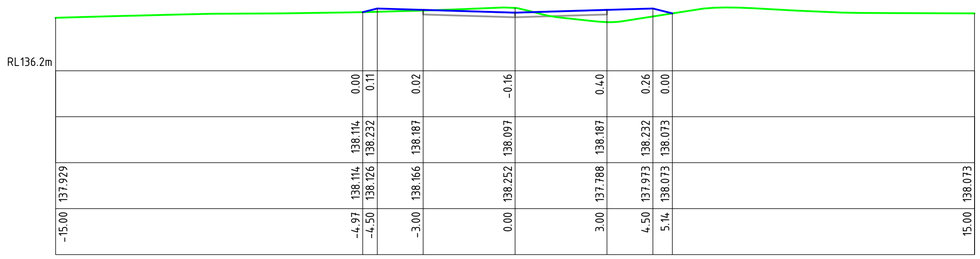
Vertical Datum
AHD
Vertical Origin
SSM 90073
RL131.85 AHD

	Drawn	Date Surveyed
	DF	23/07/21
Designed	Approved	Date Issued
DF	ARR	17/03/22
	Locality	Drawing No
	Goonellabah	21037-CIV
Parish	County	Revision No.
Lismore	Rous	5
Local Government Area		Sheet No
Lismore		11 of 20



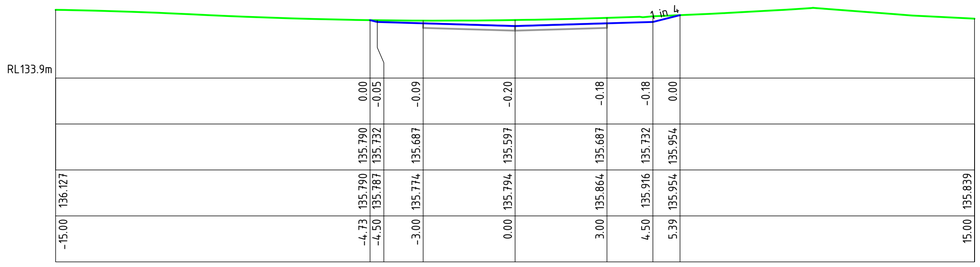
		0.00	0.51	0.42	0.28	0.63	0.64	0.00	
	140.213	140.213	140.732	140.687	140.597	140.687	140.732	140.340	
139.941	140.213	140.226	140.265	140.314	140.061	140.087	140.340		140.396
-15.00	-6.58	-4.50	-3.00	0.00	3.00	4.50	6.07		15.00

Ch 40.00 m



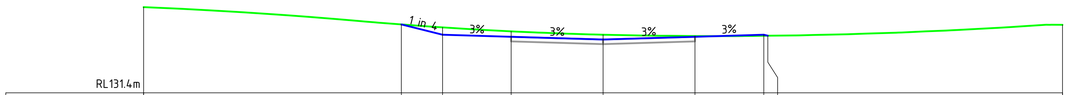
		0.00	0.11	0.02	-0.16	0.40	0.26	0.00	
		138.114	138.232	138.187	138.097	138.187	138.232	138.073	
137.929		138.114	138.126	138.166	138.252	137.788	137.973	138.073	138.073
-15.00		-4.97	-4.50	-3.00	0.00	3.00	4.50	5.14	15.00

Ch 30.00 m



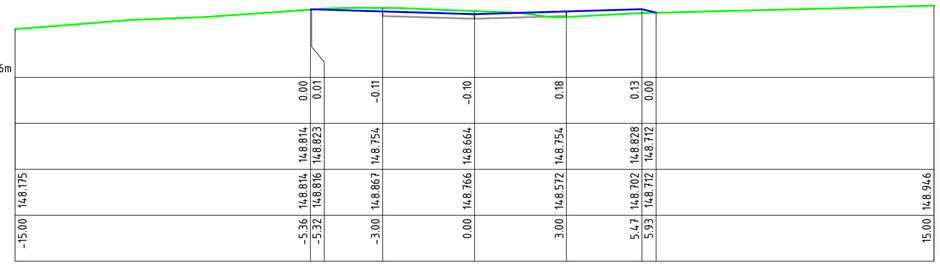
		0.00	-0.05	-0.09	-0.20	-0.18	-0.18	0.00	
		135.790	135.732	135.687	135.597	135.687	135.732	135.954	
136.127		135.790	135.787	135.774	135.794	135.864	135.916	135.954	135.839
-15.00		-4.73	-4.50	-3.00	0.00	3.00	4.50	5.39	15.00

Ch 20.00 m



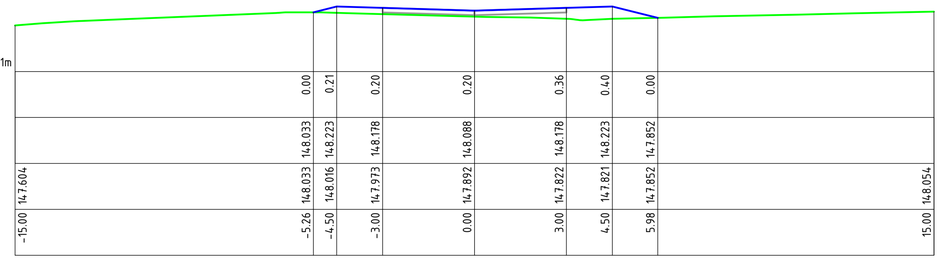
Ht Difference		0.00	-0.24	-0.18	-0.16	-0.02	0.03	0.00	
DESIGN		133.633	133.296	133.229	133.139	133.229	133.296	133.264	
EXISTING	134.197	133.633	133.536	133.406	133.297	133.253	133.262	133.264	133.619
OFFSET	-15.00	-6.59	-5.24	-3.00	0.00	3.00	5.25	5.38	15.00

Ch 10.00 m
Shared Driveway



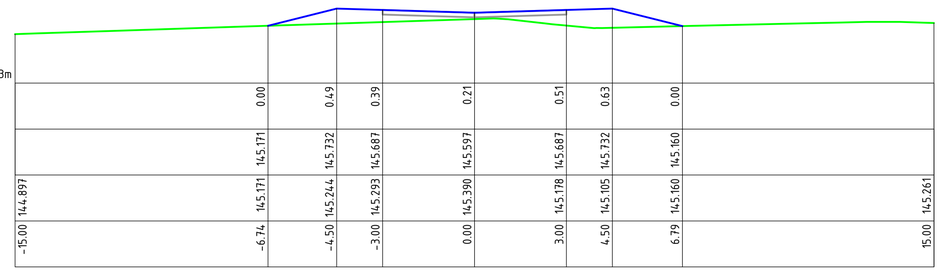
		0.00	0.01	-0.11	-0.10	0.18	0.13	0.00	
	148.814	148.814	148.823	148.754	148.664	148.754	148.828	148.712	
148.175	148.814	148.816	148.867	148.766	148.572	148.702	148.712		148.946
-15.00	-5.36	-5.32	-3.00	0.00	3.00	5.47	5.93		15.00

Ch 72.85 m



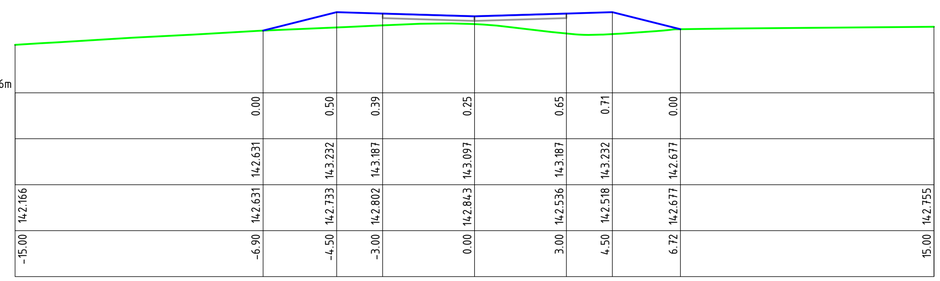
		0.00	0.21	0.20	0.20	0.36	0.40	0.00	
		148.033	148.223	148.178	148.088	148.178	148.223	147.852	
147.604		148.033	148.016	147.973	147.892	147.822	147.821	147.852	148.054
-15.00		-5.26	-4.50	-3.00	0.00	3.00	4.50	5.98	15.00

Ch 70.00 m



		0.00	0.49	0.39	0.21	0.51	0.63	0.00	
		145.171	145.732	145.687	145.597	145.687	145.732	145.160	
144.897		145.171	145.244	145.293	145.390	145.178	145.105	145.160	145.261
-15.00		-6.74	-4.50	-3.00	0.00	3.00	4.50	6.79	15.00

Ch 60.00 m



		0.00	0.50	0.39	0.25	0.65	0.71	0.00	
		142.631	143.232	143.187	143.097	143.187	143.232	142.677	
142.166		142.631	142.733	142.802	142.843	142.536	142.518	142.677	142.755
-15.00		-6.90	-4.50	-3.00	0.00	3.00	4.50	6.72	15.00

Ch 50.00 m

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Drawing Title

SHARED DRIVEWAY CROSS SECTIONS (Sheet 1 of 2)

Project
Development Application
Subdivision of Lot 4 DP 406893

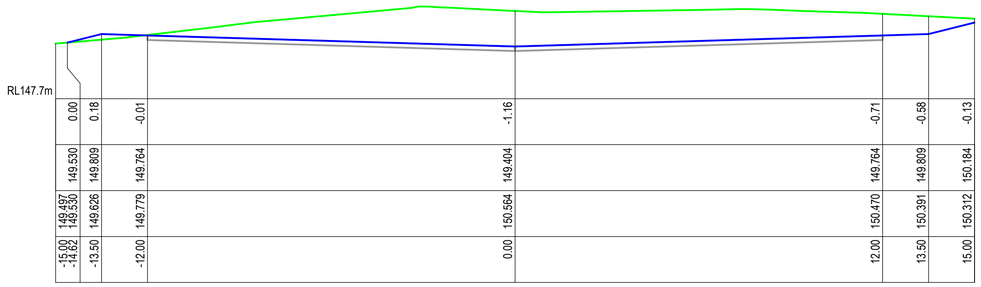
Client
Praedium Partnership

0 2 4 6 8

Reduction Ratio
1:100
At A1 Size Sheet

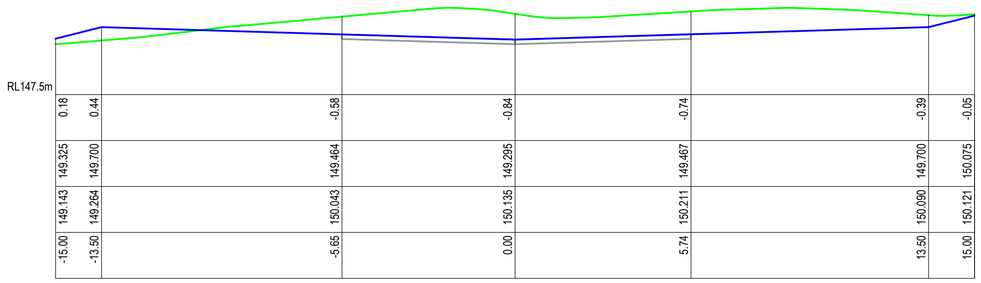
Vertical Datum
AHD
Vertical Origin
SSM 90073
RL131.85 AHD

	Drawn	*Date Surveyed*
	DF	**23/07/21**
Designed	*Approved*	*Date Issued*
DF	**ARR**	**17/03/22**
	Locality	*Drawing No*
	Goonellabah	**21037-CIV**
Parish	*County*	*Revision No.*
Lismore	**Rous**	**5**
Local Government Area		*Sheet No*
Lismore		**12** of **20**



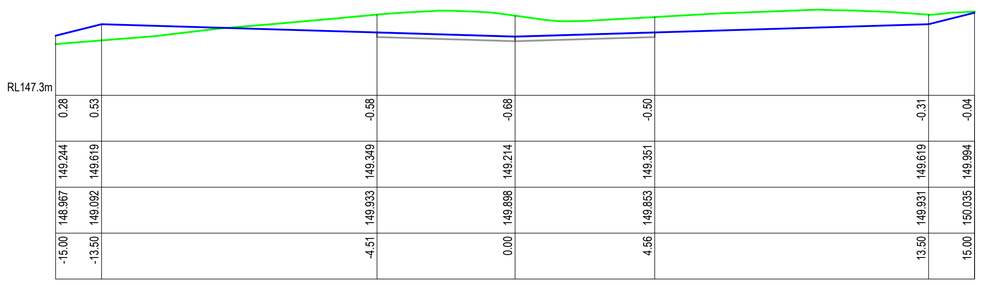
-15.00	-13.50	-12.00	0.00	12.00	13.50	15.00
149.497 / 149.530	149.626	149.779	150.564	150.470	150.391	150.312
149.530	149.809	149.764	149.404	149.764	149.809	150.184
0.00	0.18	-0.01	-1.16	-0.71	-0.58	-0.13

Ch 80.00 m



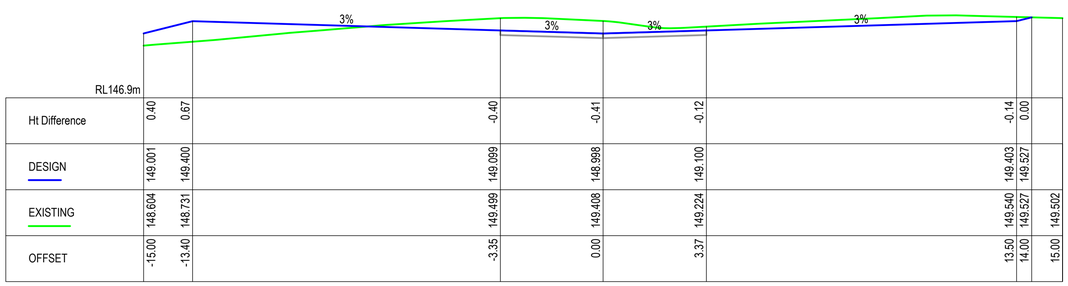
-15.00	-13.50	-5.65	0.00	5.74	13.50	15.00
149.143	149.264	150.043	150.135	150.211	150.090	150.121
149.325	149.700	149.464	149.295	149.467	149.700	150.075
0.18	0.44	-0.58	-0.84	-0.74	-0.39	-0.05

Ch 78.02 m



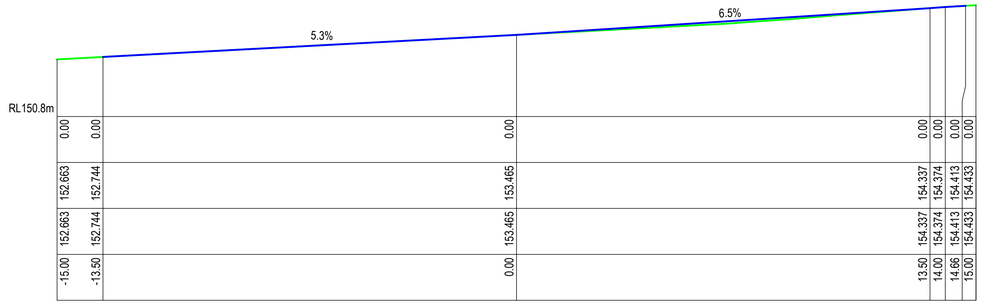
-15.00	-13.50	-4.51	0.00	4.56	13.50	15.00
148.967	149.092	149.933	149.898	149.853	149.931	150.035
149.244	149.619	149.349	149.214	149.351	149.619	149.994
0.28	0.53	-0.58	-0.68	-0.50	-0.31	-0.04

Ch 77.02 m



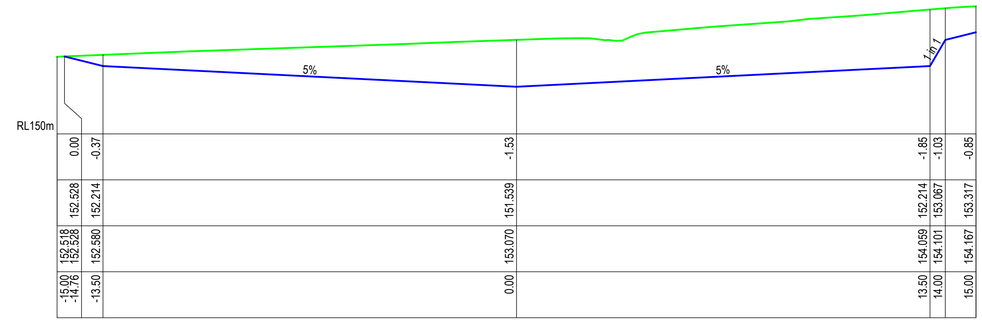
Ht Difference	0.40	0.67	-0.40	-0.41	-0.12	-0.14	0.00
DESIGN	149.001	149.400	149.099	148.998	149.100	149.403	149.527
EXISTING	148.604	148.731	149.499	149.408	149.224	149.540	149.527
OFFSET	-15.00	-13.40	-3.35	0.00	3.37	13.50 / 14.00	15.00

Ch 75.05 m
Shared Driveway



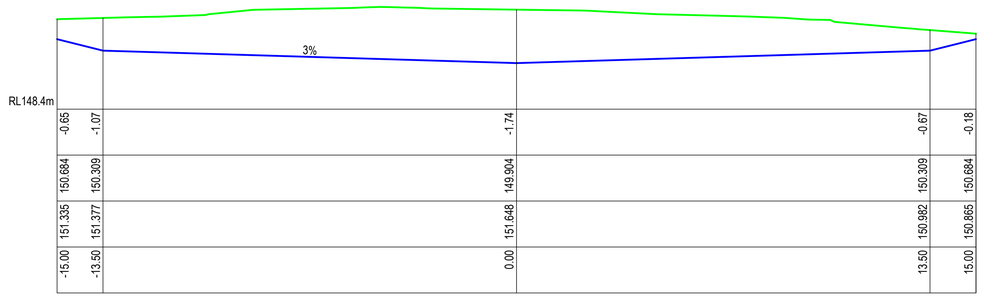
-15.00	-13.50	0.00	0.00	0.00	13.50	15.00
152.663	152.744	152.744	153.465	153.465	154.337	154.433
152.663	152.744	152.744	153.465	154.337	154.374	154.433
0.00	0.00	0.00	0.00	0.00	0.00	0.00

Ch 97.55 m



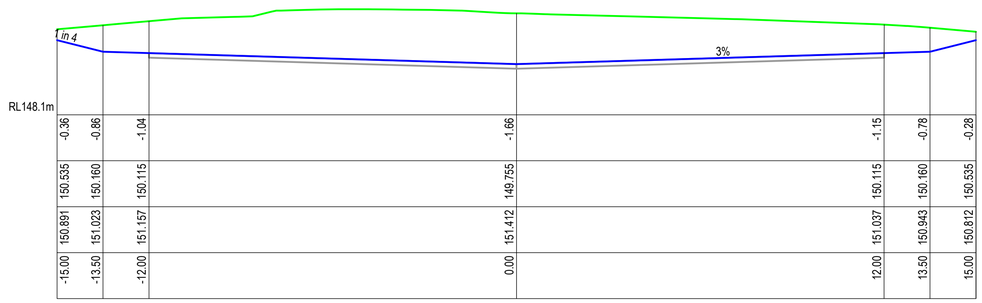
-15.00 / -14.76	-13.50	0.00	153.070	151.539	152.214	153.317
152.518 / 152.528	152.580	153.070	154.099	154.101	153.067	154.167
152.528	152.214	151.539	152.214	152.214	153.067	153.317
0.00	-0.37	-1.53	-1.85	-1.03	-0.85	

Ch 96.55 m



-15.00	-13.50	0.00	151.648	149.904	150.309	150.684
151.335	151.377	151.377	151.648	150.309	150.982	150.865
150.684	150.309	150.309	149.904	150.684	150.982	150.865
-0.65	-1.07	-1.07	-1.74	-0.67	-0.67	-0.18

Ch 90.00 m



-15.00	-13.50	-12.00	0.00	12.00	13.50	15.00	
150.891	151.023	151.157	151.412	149.755	150.115	150.160	150.535
150.535	150.160	150.115	149.755	150.115	150.160	150.535	150.812
-0.36	-0.86	-1.04	-1.66	-1.15	-0.78	-0.28	

Ch 87.02 m

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Drawing Title
SHARED DRIVEWAY CROSS SECTIONS (Sheet 2 of 2)

Project
Development Application
Subdivision of Lot 4 DP 406893

Client
Praedium Partnership

0 2 4 6 8
Reduction Ratio
1:100
At A1 Size Sheet

Vertical Datum
AHD
Vertical Origin
SSM 90073
RL131.85 AHD

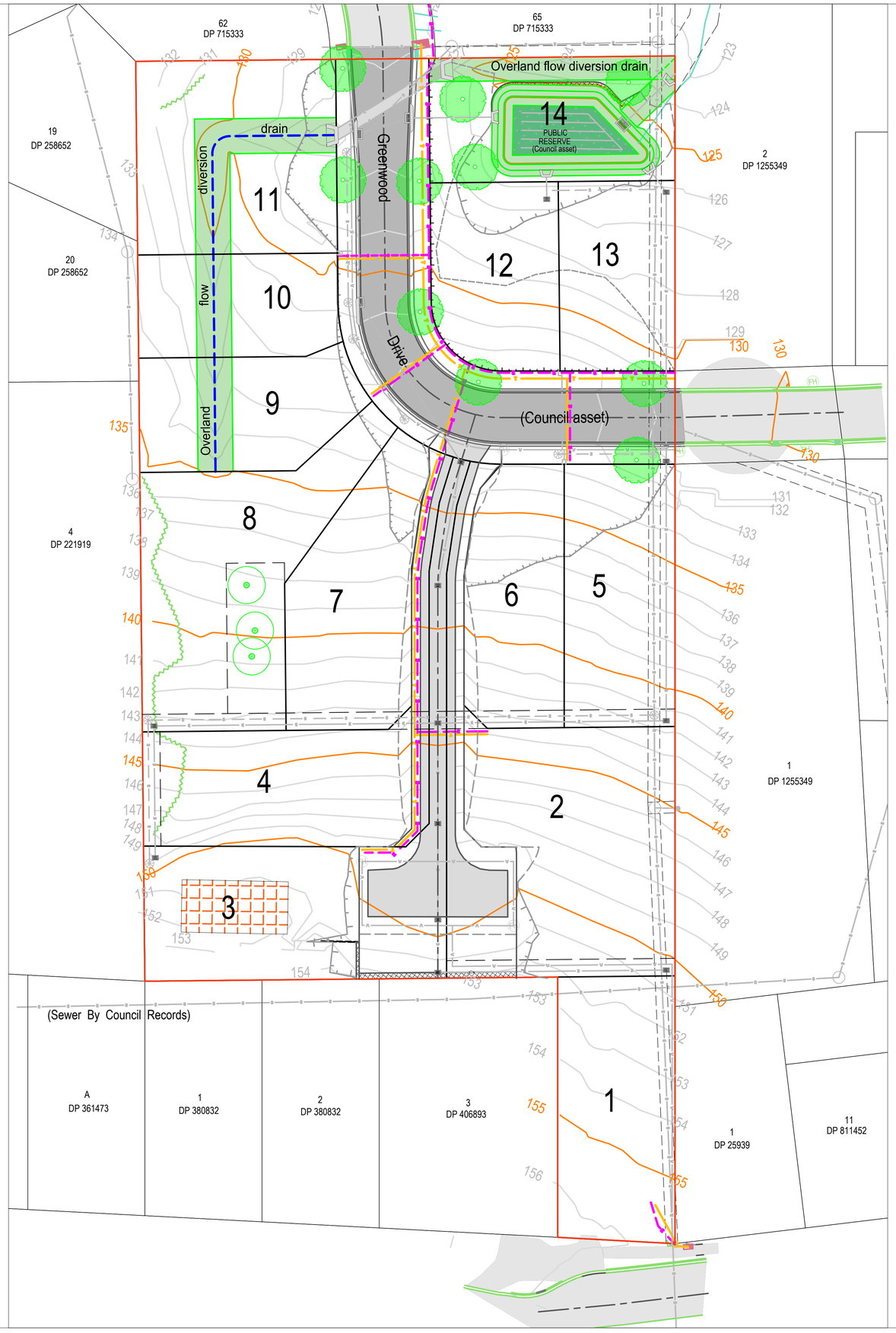
Drawn	Date Surveyed
DF	23/07/21

Designed	Approved	Date Issued
DF	ARR	17/03/22

Locality	Drawing No
Goonellabah	21037-CIV

Parish	County	Revision No.
Lismore	Rous	5

Local Government Area	Sheet No
Lismore	13 of 20



LEGEND

- Site Boundary
- Property Boundary
- Easement
- New Road Centreline
- New Edge of Bitumen
- New Kerb
- Extent of Batters
- Major Contour (5m)
- Minor Contour (1m)
- Existing Kerb
- Existing Driveway
- Existing Water Structure
- Existing Telecom Pit
- Existing Electricity Pit
- Existing Sewer Pit
- Existing Water Hydrant
- Edge of Vegetation
- Vegetation Tree
- Sewer Main (By Council Records)
- New Water main
- New Sewer Main
- New Underground Electricity Cable
- New Telecommunications Cable
- New Stormwater Pipe
- Existing Sealed Road
- New Sealed Road
- New Sealed Driveway
- Retaining Wall
- Storm Water Kerb Inlet Pit
- Storm Water IAD Inlet/Junction Pit
- Storm Water Headwall
- New Sewer Pit
- Stormwater Detention Basin
- Overland Flow Diversion Drain

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Drawing Title

ELECTRICITY AND TELECOMMUNICATIONS LAYOUT PLAN

Project
Development Application
Subdivision of Lot 4 DP 406893

Client
Praedium Partnership

0 8 16 24 32

Reduction Ratio
1:400
At A1 Size Sheet

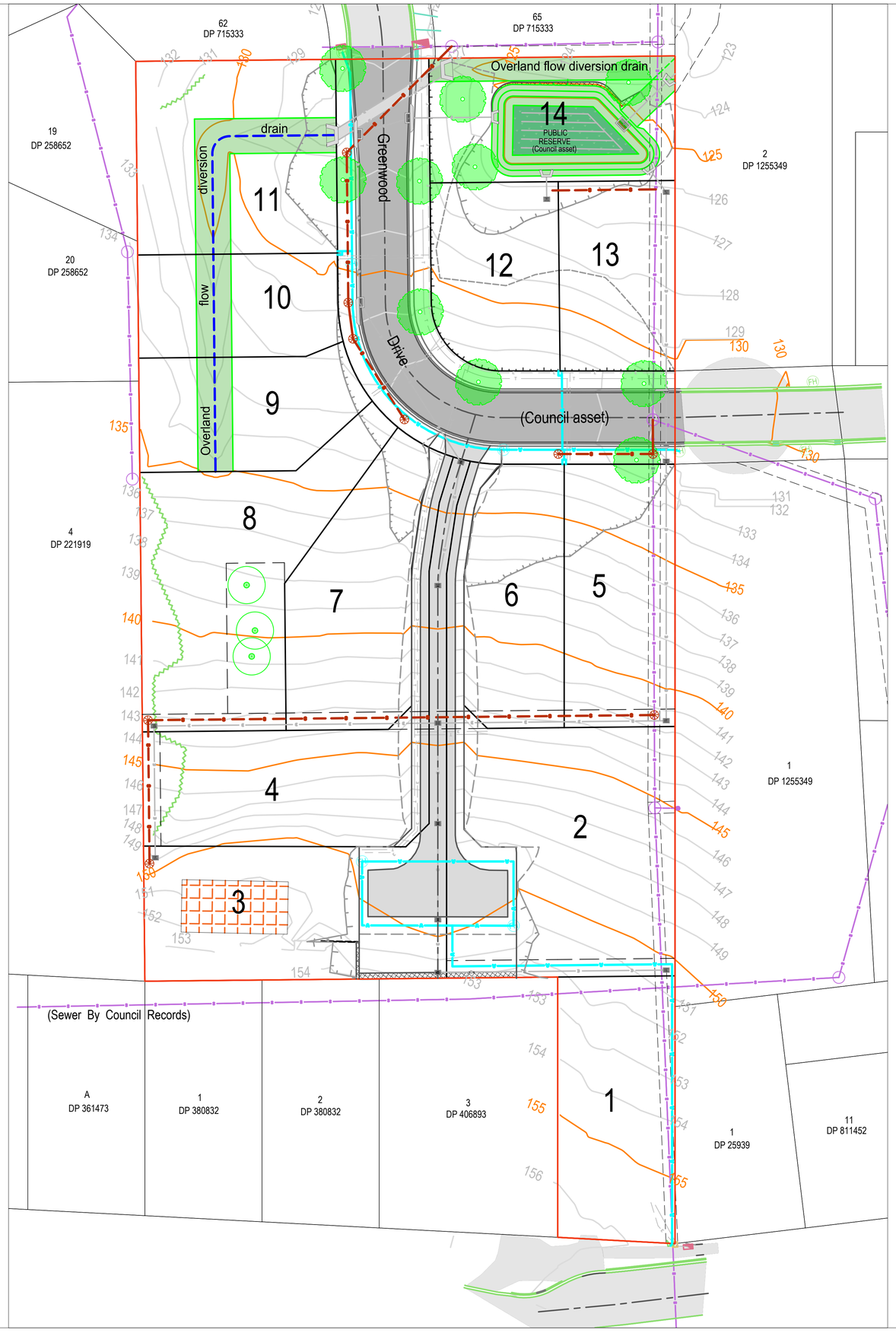
Contour Interval
Major: 5m Minor: 1m

Vertical Datum
AHD

Vertical Origin
SSM 90073
RL131.85 AHD

GRID NORTH
MGA 94 ZONE 56

	Drawn	Date Surveyed
	DF	23/07/21
Designed	Approved	Date Issued
DF	ARR	17/03/22
	Locality	Drawing No
	Goonellabah	21037-CIV
Parish	County	Revision No.
Lismore	Rous	5
Local Government Area		Sheet No
Lismore		14 of 20



LEGEND

- Site Boundary
- Property Boundary
- Easement
- New Road Centreline
- New Edge of Bitumen
- New Kerb
- Extent of Batters
- Major Contour (5m)
- Minor Contour (1m)
- Existing Kerb
- Existing Driveway
- Existing Water Structure
- Existing Telecom Pit
- Existing Electricity Pit
- Existing Sewer Pit
- Existing Water Hydrant
- Edge of Vegetation
- Vegetation Tree
- Sewer Main (By Council Records)
- New Water main
- New Sewer Main
- New Underground Electricity Cable
- New Telecommunications Cable
- New Stormwater Pipe
- Existing Sealed Road
- New Sealed Road
- New Sealed Driveway
- Retaining Wall
- Storm Water Kerb Inlet Pit
- Storm Water IAD Inlet/Junction Pit
- Storm Water Headwall
- New Sewer Pit
- Stormwater Detention Basin
- Overland Flow Diversion Drain

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Drawing Title

SEWER AND WATER RETICULATION LAYOUT PLAN

Project
Development Application
Subdivision of Lot 4 DP 406893

Client
Praedium Partnership

0 8 16 24 32

Reduction Ratio
1:400
At A1 Size Sheet

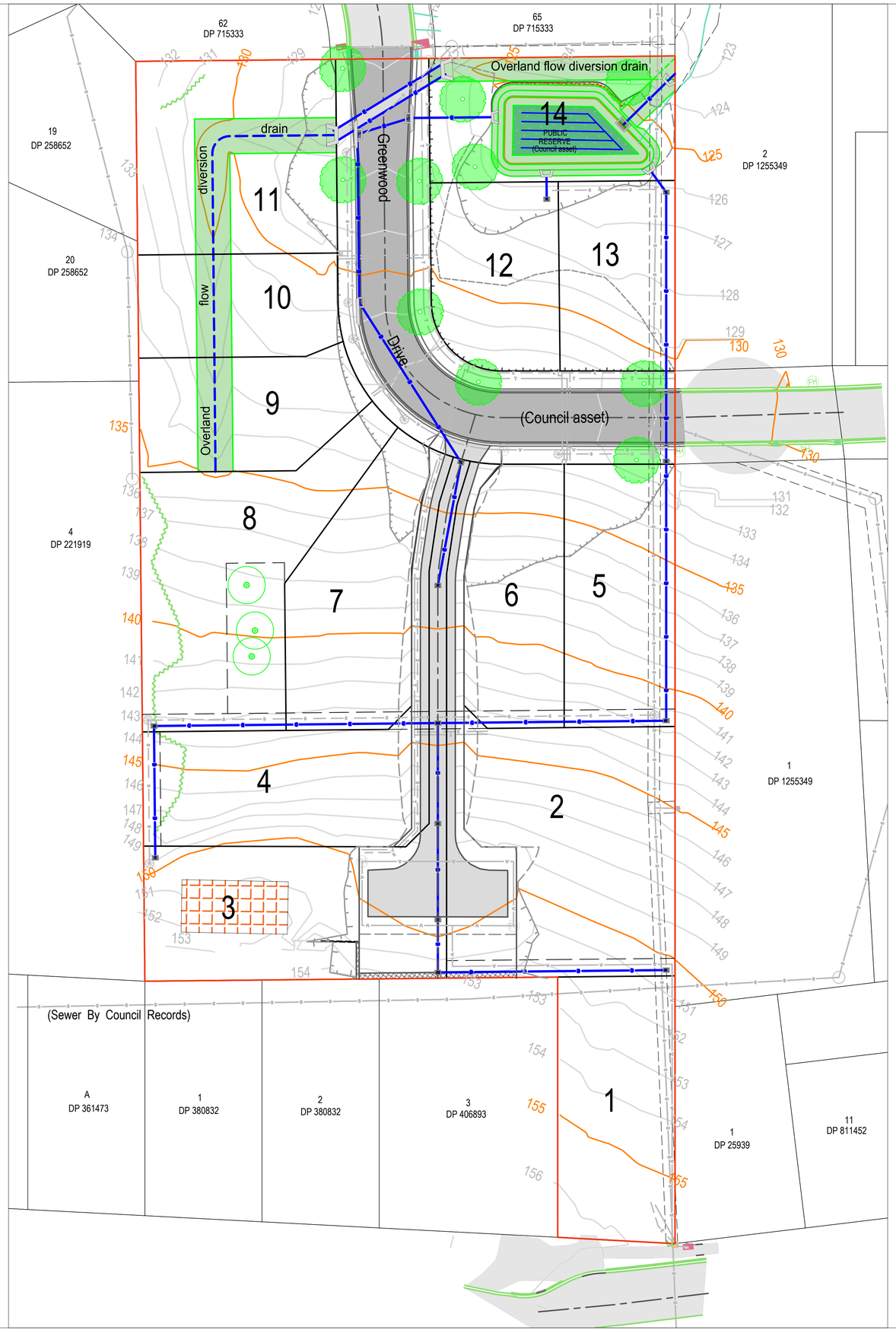
Contour Interval
Major: 5m Minor: 1m

Vertical Datum
AHD

Vertical Origin
SSM 90073
RL131.85 AHD

GRID NORTH
MGA 94 ZONE 56

	Drawn	Date Surveyed
	DF	23/07/21
Designed	Approved	Date Issued
DF	ARR	17/03/22
	Locality	Drawing No
	Goonellabah	21037-CIV
Parish	County	Revision No.
Lismore	Rous	5
Local Government Area		Sheet No
Lismore		15 of 20



LEGEND

- Site Boundary
- Property Boundary
- Easement
- New Road Centreline
- New Edge of Bitumen
- New Kerb
- Extent of Batters
- Major Contour (5m)
- Minor Contour (1m)
- Existing Kerb
- Existing Driveway
- Existing Water Structure
- Existing Telecom Pit
- Existing Electricity Pit
- Existing Sewer Pit
- Existing Water Hydrant
- Edge of Vegetation
- Vegetation Tree
- Sewer Main (By Council Records)
- New Water main
- New Sewer Main
- New Underground Electricity Cable
- New Telecommunications Cable
- New Stormwater Pipe
- Existing Sealed Road
- New Sealed Road
- New Sealed Driveway
- Retaining Wall
- Storm Water Kerb Inlet Pit
- Storm Water IAD Inlet/Junction Pit
- Storm Water Headwall
- New Sewer Pit
- Stormwater Detention Basin
- Overland Flow Diversion Drain

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Drawing Title

STORMWATER DRAINAGE LAYOUT PLAN

Project
Development Application
Subdivision of Lot 4 DP 406893

Client
Praedium Partnership

0 8 16 24 32

Reduction Ratio
1:400
At A1 Size Sheet

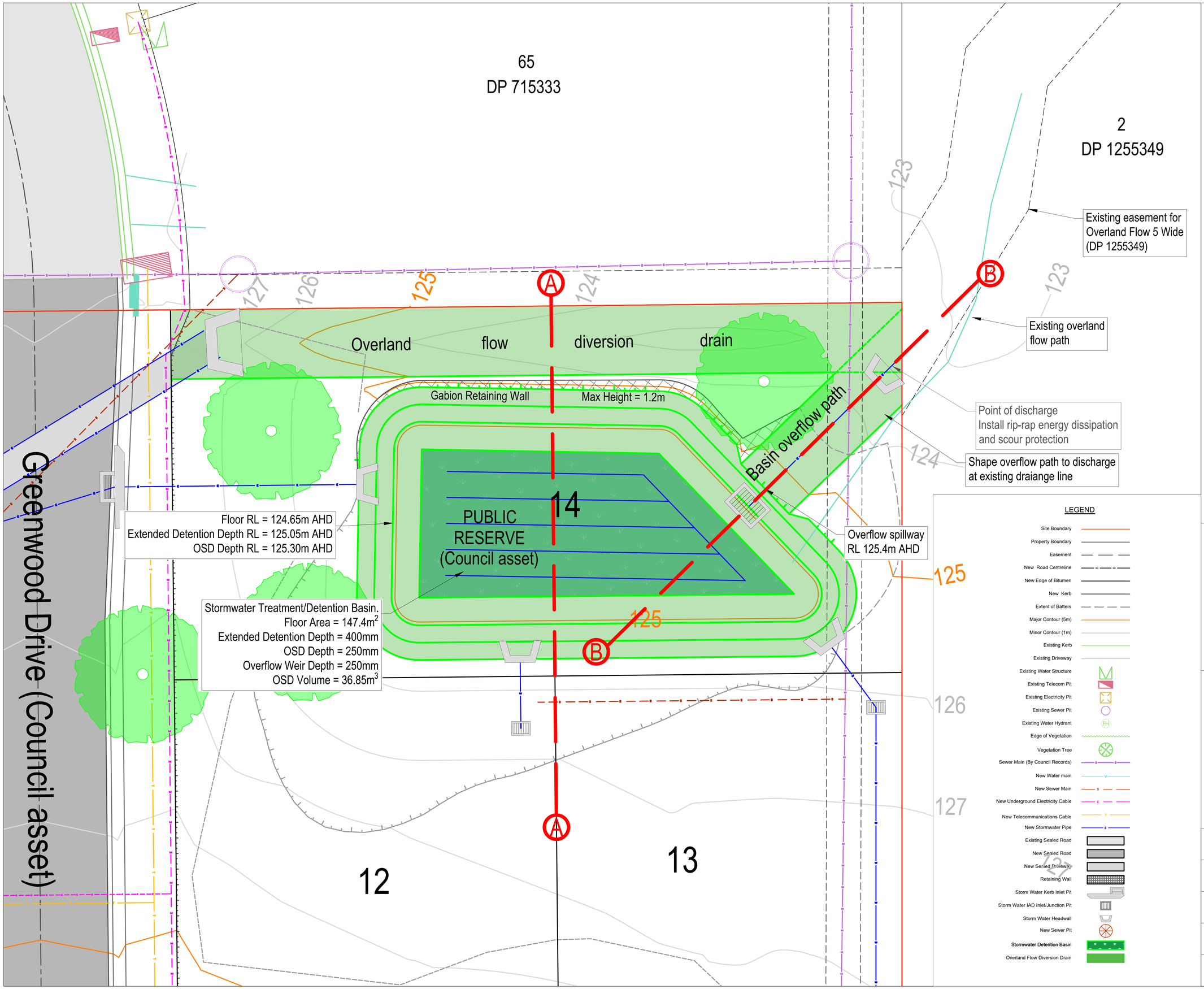
Contour Interval
Major: 5m Minor: 1m

Vertical Datum
AHD

Vertical Origin
SSM 90073
RL131.85 AHD

GRID NORTH
MGA 94 ZONE 56

	Drawn	Date Surveyed
	DF	23/07/21
Designed	Approved	Date Issued
DF	ARR	17/03/22
	Locality	Drawing No
	Goonellabah	21037-CIV
Parish	County	Revision No.
Lismore	Rous	5
Local Government Area		Sheet No
Lismore		16 of 20



LEGEND

- Site Boundary
- Property Boundary
- Easement
- New Road Centreline
- New Edge of Bitumen
- New Kerb
- Extent of Batters
- Major Contour (5m)
- Minor Contour (1m)
- Existing Kerb
- Existing Driveway
- Existing Water Structure
- Existing Telecom Pit
- Existing Electricity Pit
- Existing Sewer Pit
- Existing Water Hydrant
- Edge of Vegetation
- Vegetation Tree
- Sewer Main (By Council Records)
- New Water main
- New Sewer Main
- New Underground Electricity Cable
- New Telecommunications Cable
- New Stormwater Pipe
- Existing Sealed Road
- New Sealed Road
- New Sealed Driveway
- Retaining Wall
- Storm Water Kerb Inlet Pit
- Storm Water IAD Inlet/Junction Pit
- Storm Water Headwall
- New Sewer Pit
- **Stormwater Detention Basin**
- Overland Flow Diversion Drain

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Drawing Title
STORMWATER BASIN LAYOUT

Project
Development Application
Subdivision of Lot 4 DP 406893

Client
Praedium Partnership

0 2 4 6 8
1:100
At A1 Size Sheet

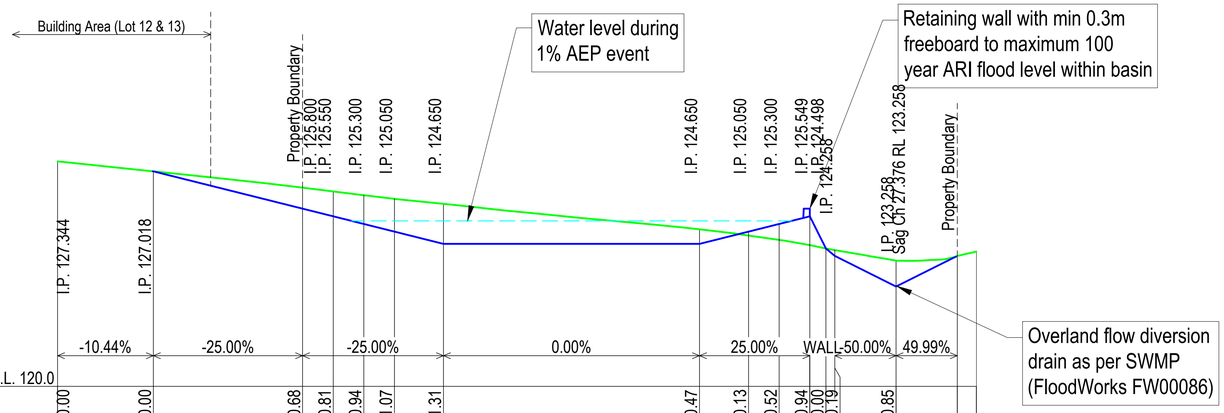
GRID NORTH
MGA 94 ZONE 56

Contour Interval
Major: 5m Minor: 1m

Vertical Datum
AHD

Vertical Origin
SSM 90073
RL131.85 AHD

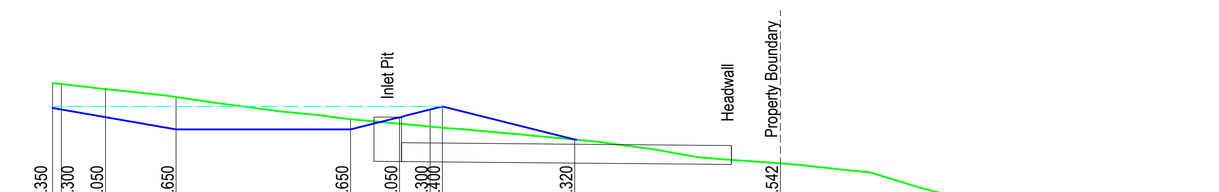
	Drawn	Date Surveyed
	DF	23/07/21
Designed	Approved	Date Issued
DF	ARR	17/03/22
	Locality	Drawing No
	Goonellabah	21037-CIV
Parish	County	Revision No.
Lismore	Rous	5
Local Government Area		Sheet No
Lismore		17 of 20



R.L. 120.0

Cut / Fill	+0.00	+0.00	-0.68	-0.81	-0.94	-1.07	-1.31	-0.47	+0.13	+0.52	+0.94	+0.00	-0.19	-0.85				
Design	127.34	127.02	125.80	125.55	125.30	125.05	124.65	124.65	125.05	125.30	125.55	124.50	124.26	123.26	124.26			
Existing	127.34	127.02	126.48	126.36	126.24	126.12	125.96	125.12	124.92	124.78	124.61	124.50	124.45	124.11	124.24			
Chainage	0.00	3.13	8.00	9.00	10.00	11.00	12.60	20.96	22.56	23.56	24.56	25.09	25.38	27.38	29.38	30.00		
Horizontal Geometry	L=30.00																	
	B=8°42'00"																	

Basin Section A - A



R.L. 118.0

Cut / Fill	-0.81	-0.83	-0.92	-1.06	-0.33	+0.21	+0.56	+0.70	+0.00	+0.00	+0.00							
Design	125.35	125.30	125.05	124.65	124.65	125.05	125.30	125.40	124.32	123.54	122.46							
Existing	126.16	126.13	125.97	125.71	124.98	124.84	124.74	124.70	124.32	123.54	122.46							
Chainage	0.00	0.29	1.73	4.03	9.73	11.33	12.33	12.73	17.05	23.76	30.00							
Horizontal Geometry	L=30.00																	
	B=54°44'09"																	

Basin Section B - B

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Drawing Title
STORMWATER BASIN
EXAMPLE SECTIONS

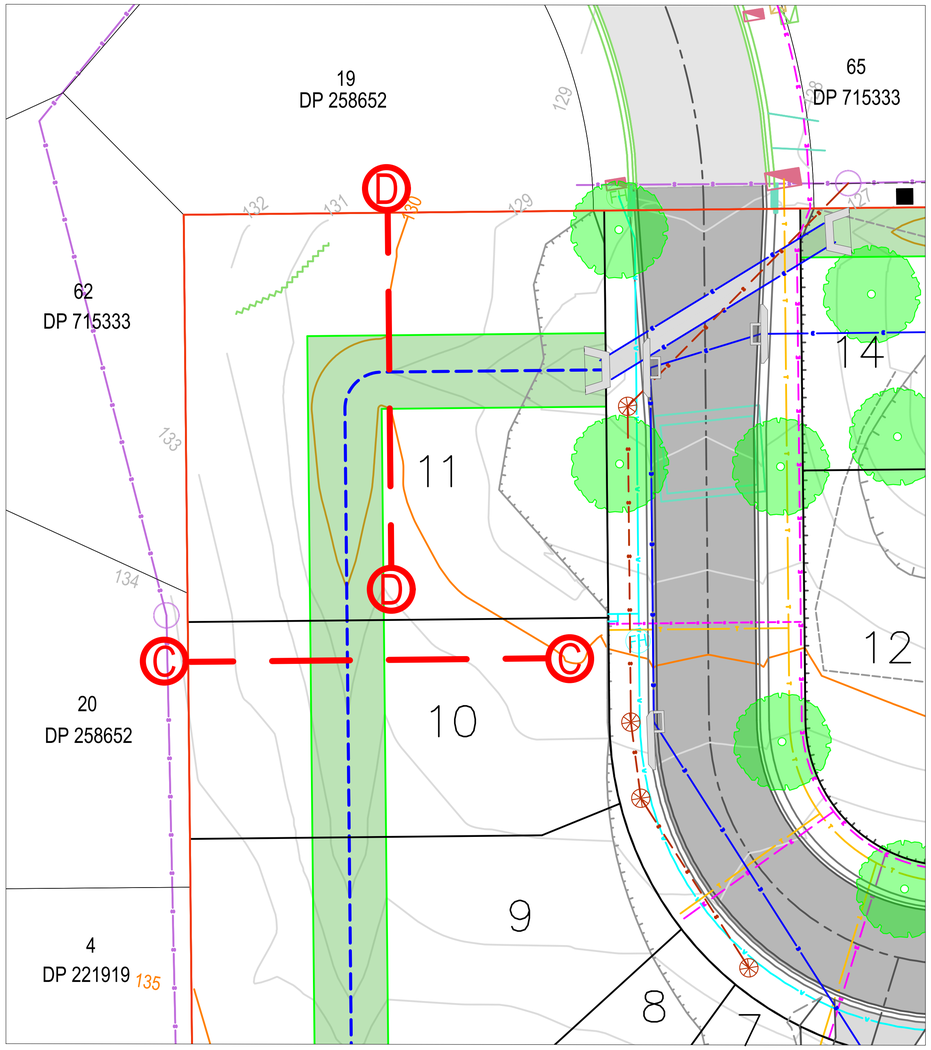
Project
Development Application
Subdivision of Lot 4 DP 406893

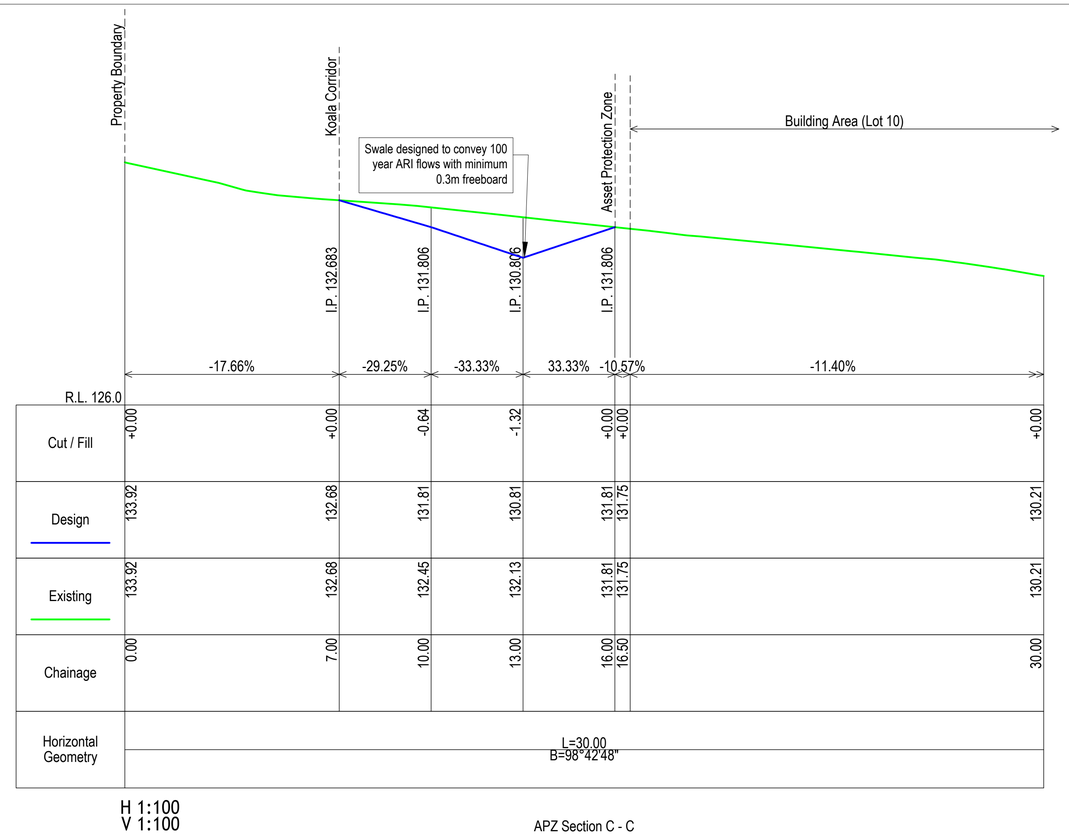
Client
Praedium Partnership

0 2 4 6 8
1:100
At A1 Size Sheet

Vertical Datum
AHD
Vertical Origin
SSM 90073
RL131.85 AHD

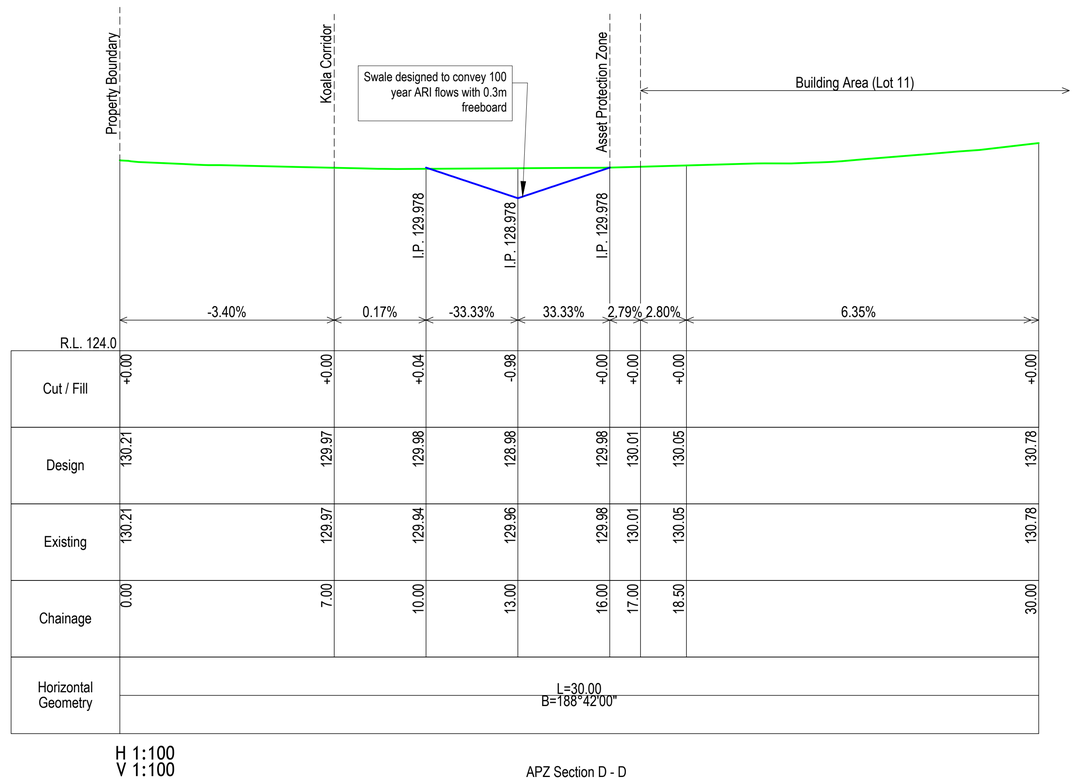
	Drawn	*Date Surveyed*
	DF	**23/07/21**
Designed	*Approved*	*Date Issued*
DF	**ARR**	**17/03/22**
	Locality	*Drawing No*
	Goonellabah	**21037-CIV**
Parish	*County*	*Revision No.*
Lismore	**Rous**	**5**
Local Government Area		*Sheet No*
Lismore		**18** of **20**





Cut / Fill	+0.00	+0.00	-0.64	-1.32	+0.00 / +0.00	+0.00
Design	133.92	132.68	131.81	130.81	131.81 / 131.75	130.21
Existing	133.92	132.68	132.45	132.13	131.81 / 131.75	130.21
Chainage	0.00	7.00	10.00	13.00	16.00 / 16.50	30.00

APZ Section C - C



Cut / Fill	+0.00	+0.00	+0.04	-0.98	+0.00	+0.00	+0.00	+0.00
Design	130.21	129.97	129.98	128.98	129.98	130.01	130.05	130.78
Existing	130.21	129.97	129.94	129.96	129.98	130.01	130.05	130.78
Chainage	0.00	7.00	10.00	13.00	16.00	17.00	18.50	30.00

APZ Section D - D

LEGEND

- Site Boundary
- Property Boundary
- Easement
- New Road Centreline
- New Edge of Bitumen
- New Kerb
- Extent of Batters
- Major Contour (5m)
- Minor Contour (1m)
- Existing Kerb
- Existing Driveway
- Existing Water Structure
- Existing Telecom Pit
- Existing Electricity Pit
- Existing Sewer Pit
- Existing Water Hydrant
- Edge of Vegetation
- Vegetation Tree
- Sewer Main (By Council Records)
- New Water main
- New Sewer Main
- New Underground Electricity Cable
- New Telecommunications Cable
- New Stormwater Pipe
- Existing Sealed Road
- New Sealed Road
- New Sealed Driveway
- Retaining Wall
- Storm Water Kerb Inlet Pit
- Storm Water IAD Inlet/Junction Pit
- Storm Water Headwall
- New Sewer Pit
- Overland Flow Diversion Drain

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Drawing Title
ASSET PROTECTION ZONE
EXAMPLE SECTIONS

Project
Development Application
Subdivision of Lot 4 DP 406893

Client
Praedium Partnership

0 5 10 15 20
1:250
At A1 Size Sheet

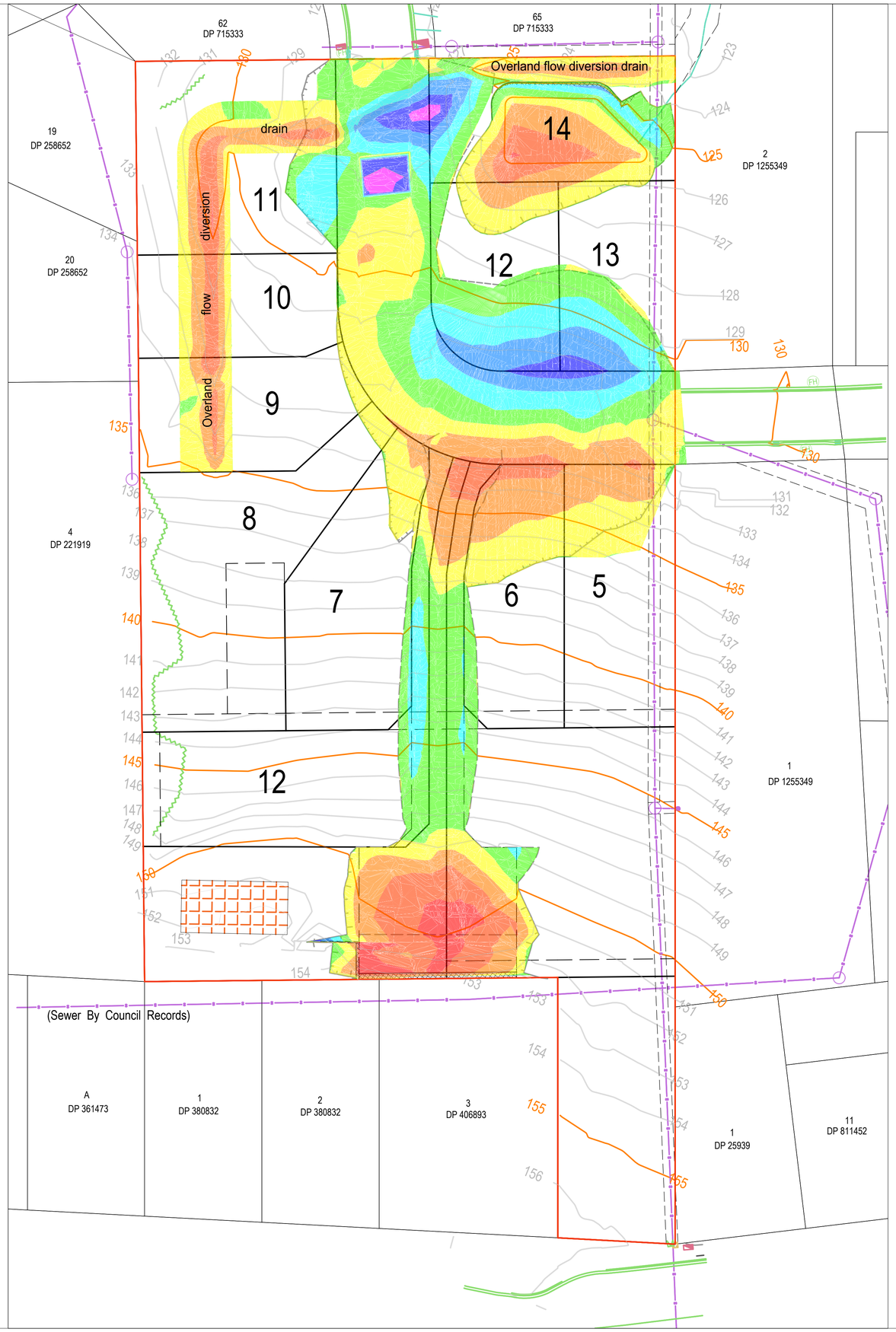
GRID NORTH
MGA 94 ZONE 56

Contour Interval
Major: 5m Minor: 1m

Vertical Datum
AHD

Vertical Origin
SSM 90073
RL131.85 AHD

	Drawn	*Date Surveyed*
	DF	**23/07/21**
Designed	*Approved*	*Date Issued*
DF	**ARR**	**17/03/22**
	Locality	*Drawing No*
	Goonellabah	**21037-CIV**
Parish	*County*	*Revision No.*
Lismore	**Rous**	**5**
Local Government Area		*Sheet No*
Lismore		**19** of **20**



LEGEND

- Site Boundary
- Property Boundary
- Easement
- Extent of Batters
- Major Contour (5m)
- Minor Contour (1m)
- Existing Kerb
- Existing Driveway
- Existing Water Structure
- Existing Telecom Pit
- Existing Electricity Pit
- Existing Sewer Pit
- Existing Water Hydrant
- Edge of Vegetation
- Vegetation Tree
- Sewer Main (By Council Records)

Levels Table

Min. Level	Max. Level	Colour
-2.500	-2.000	
-2.000	-1.500	
-1.500	-1.000	
-1.000	-0.500	
-0.500	0.000	
0.000	0.500	
0.500	1.000	
1.000	1.500	
1.500	2.000	
2.000	2.560	

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Drawing Title
EARTHWORKS PLAN

Project
Development Application
Subdivision of Lot 4 DP 406893

Client
Praedium Partnership

0 8 16 24 32

Reduction Ratio
1:400
At A1 Size Sheet

Contour Interval
Major: 5m Minor: 1m

Vertical Datum
AHD

Vertical Origin
SSM 90073
RL131.85 AHD

GRID NORTH
MGA 94 ZONE 56

	Drawn	Date Surveyed
	DF	23/07/21
Designed	Approved	Date Issued
DF	ARR	17/03/22
	Locality	Drawing No
	Goonellabah	21037-CIV
Parish	County	Revision No.
Lismore	Rous	5
Local Government Area		Sheet No
Lismore		20 of 20