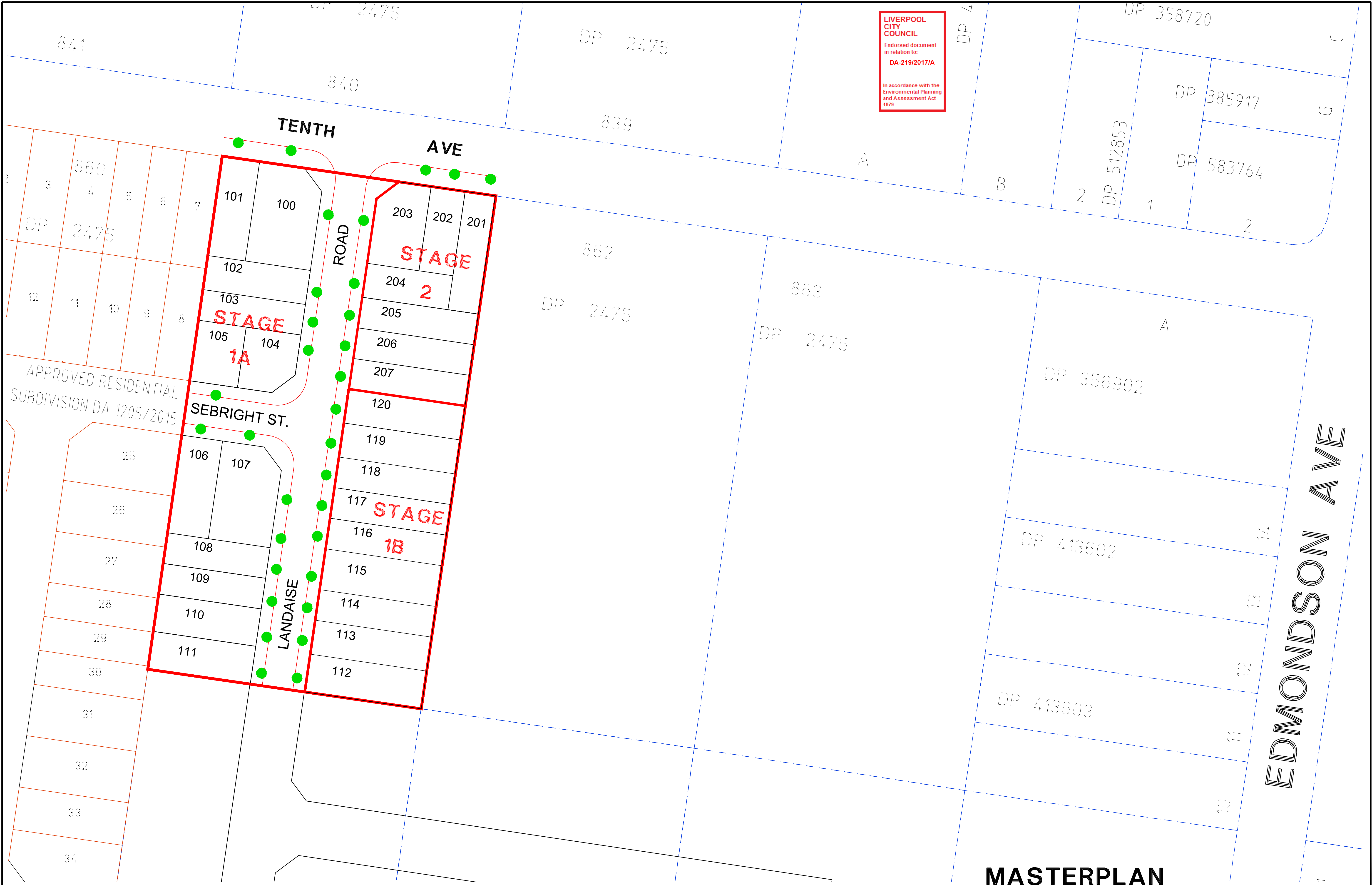




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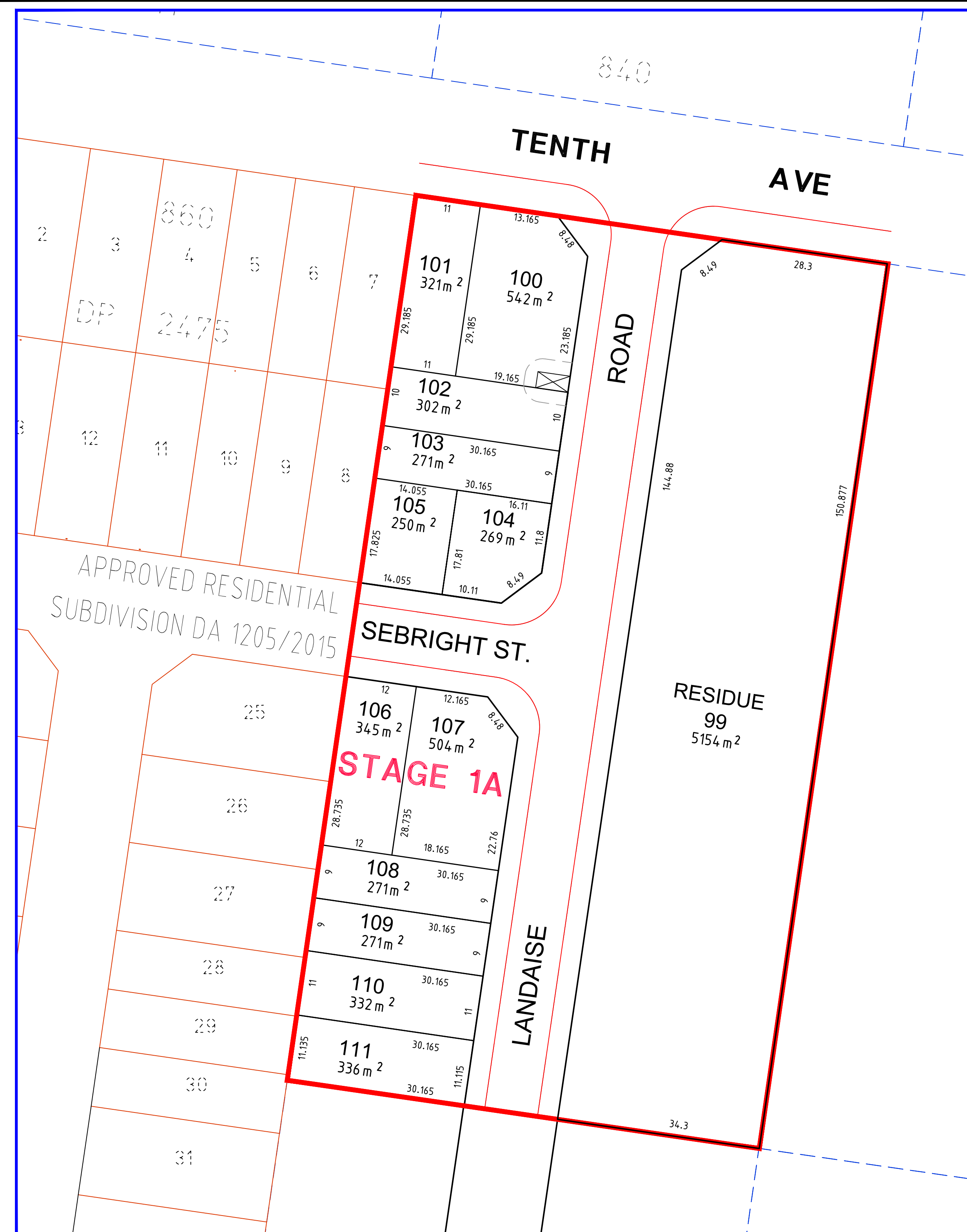
In accordance with the
Environmental Planning
and Assessment Act
1979

REDUCTION RATIO PLAN: 1:500 @ A1 CROSS SECT. H: LONG SECT. H: V: V:							FOR: ONE-COR DEVELOPMENTS		LIVERPOOL CITY COUNCIL 144 TENTH AVENUE, AUSTRAL PROPOSED RESIDENTIAL SUBDIVISION OF LOT 861 IN DP 24758		A) STAGE 1 SPLIT INTO STAGES 1A & 1B 18-12-2018 AMENDMENTS
DATUM: -	DESIGN: LS	CHECKED: TA	SCHEDULE OF COMPUTER FILES		CAD BASE: 133428-DA						REF. No. PR133428-DA
AZIMUTH: -	DRAWN: LS	DATE: 23-12-2016	SURVEYOR: RPS	ROADS:	LMK FILE: 0000	DWG FILE:	LAYOUT:				SHEET 1 OF 7 SHEETS



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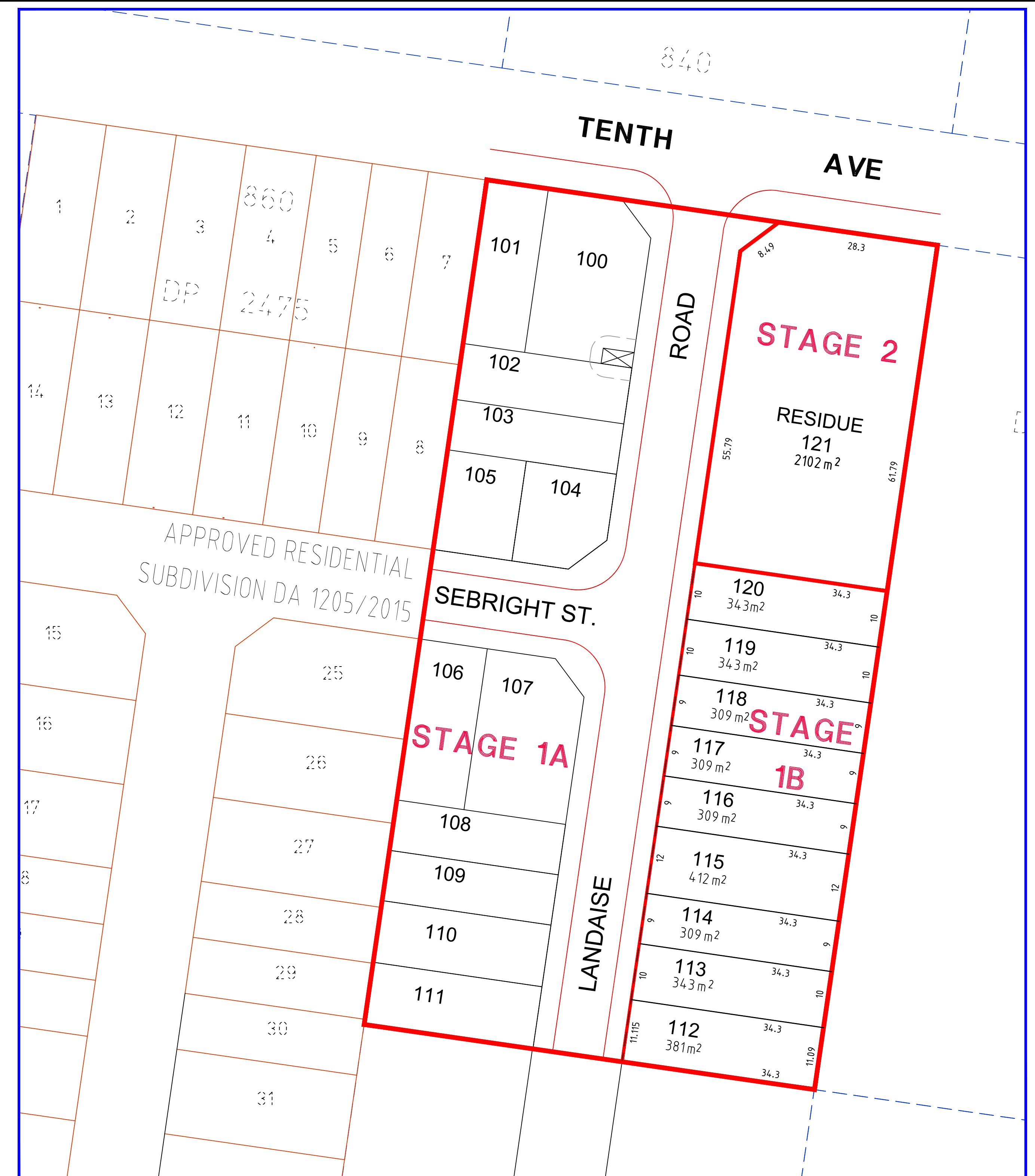


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COUNCIL**

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in relation to:

DA-219/2017/A

In accordance with the
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1979



STAGE 1A LOT SUMMARY

Lots 100 to 111 = 12 RESIDENTIAL LOTS
Lot 99 = 1 RESIDUE LOT

NOTES

1. Areas are subject to final survey.
2. Zone boundaries have been duplicated from the Planning and Environment Draft Indicative Layout Plan
3. Minor Roads - 16m wide (3.5/9/3.5)
4. Tenth Avenue - 20.115m wide (5.5/5.5 half road)

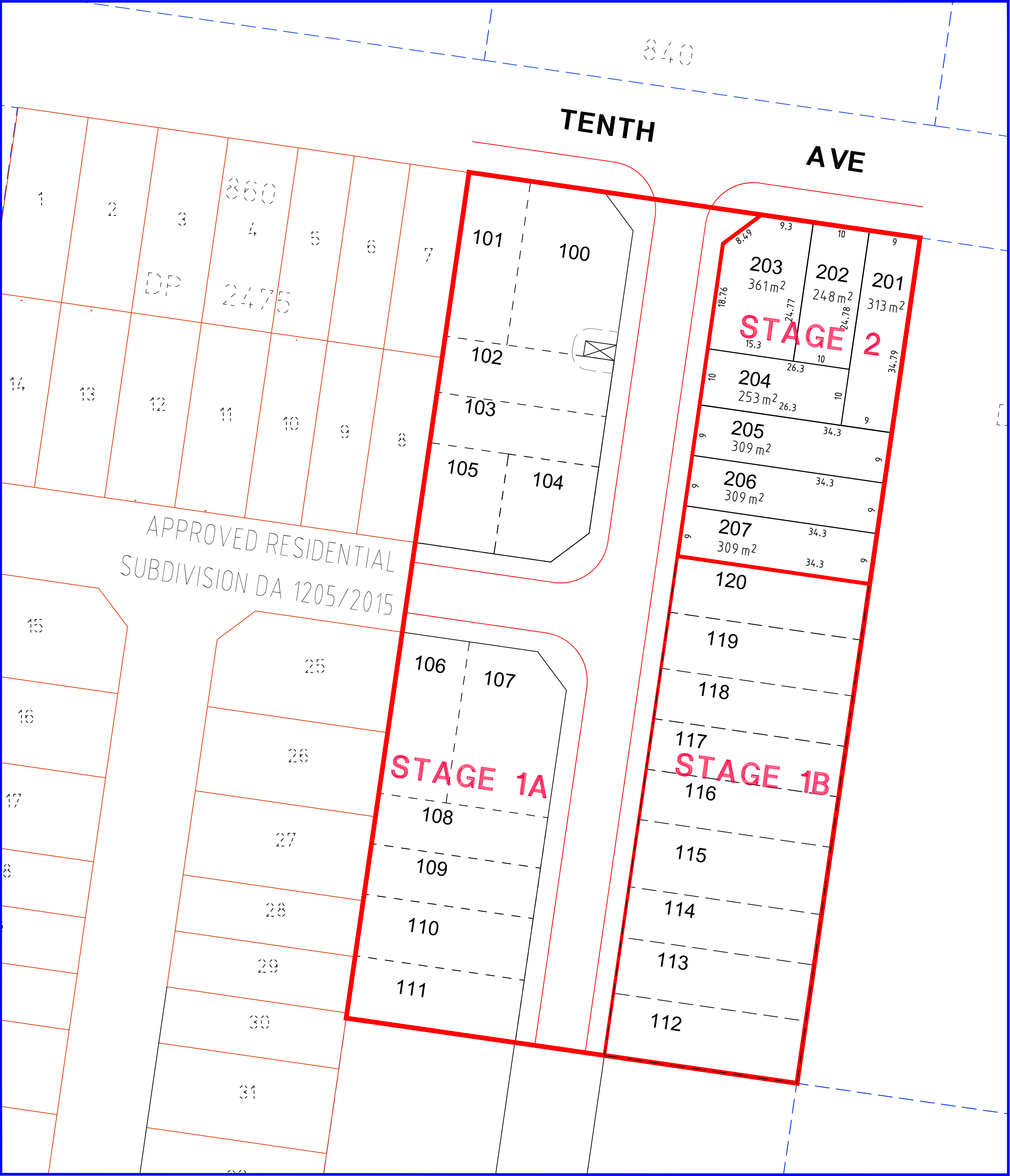
LEGEND

( Electrical substation

STAGE 1B LOT SUMMARY

SUBDIVISION OF RESIDUE LOT 99
Lots 112 to 120 = 9 RESIDENTIAL LOTS
Lot 121 = 1 RESIDUE LOT

REDUCTION RATIO PLAN 1:500 @ 1:..... CROSS SECT. H..... LONG SECT. H..... V..... V.....			 RPS Australia East Pty Ltd ACN 140 292 762 ABN 44 140 292 762 29 - 31, Lexington Drive PO Box 6843 Bentham Hills, 2153 T +61 2 8884 6900 F +61 2 8884 6999 W rpsgroup.com.au © COPYRIGHT PROTECTS THIS PLAN Unauthorized reproduction or amendment not permitted. Please contact the author.			FOR: ONE-COR DEVELOPMENTS			LIVERPOOL CITY COUNCIL 144 TENTH AVENUE, AUSTRAL			A) STAGE 1 SPLIT INTO STAGES 1A & 1B 18-12-2018 AMENDMENTS		
DATUM: - DESIGN: LS CHECKED: TA			SCHEDULE OF COMPUTER FILES			CAD BASE: 133428-DA			PROPOSED RESIDENTIAL SUBDIVISION OF LOT 861 IN DP 24758			REF. No. PR133428-DA		
DATE: 23-12-2016			SURVEYOR: RPS ROADS: DWG FILE:			DATE OF SURVEY: N/A LMK FILE: 0000 LAYOUT:			SHEET 2 OF 7 SHEETS					



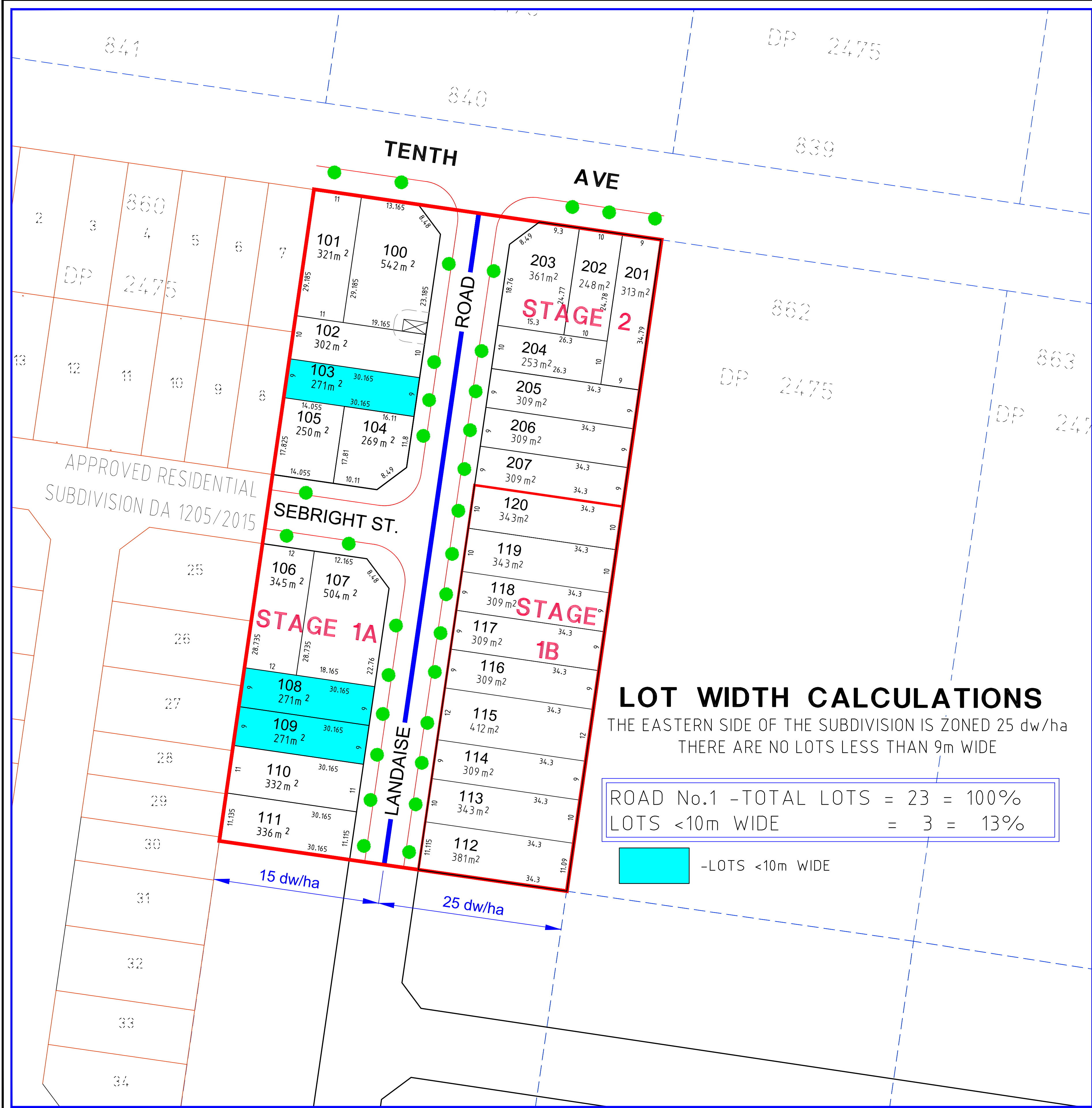
STAGE 2 LOT SUMMARY
SUBDIVISION OF RESIDUE LOT 121 FROM STAGE 1B
Lots 201 to 207 = 7 RESIDENTIAL LOTS

- NOTES
- 1. Areas are subject to final survey.
 - 2. Zone boundaries have been duplicated from the Planning and Environment Draft Indicative Layout Plan
 - 3. Minor Roads - 16m wide (3.5/9/3.5)
 - 4. Tenth Avenue - 20.115m wide (5.5/5.5 half road)

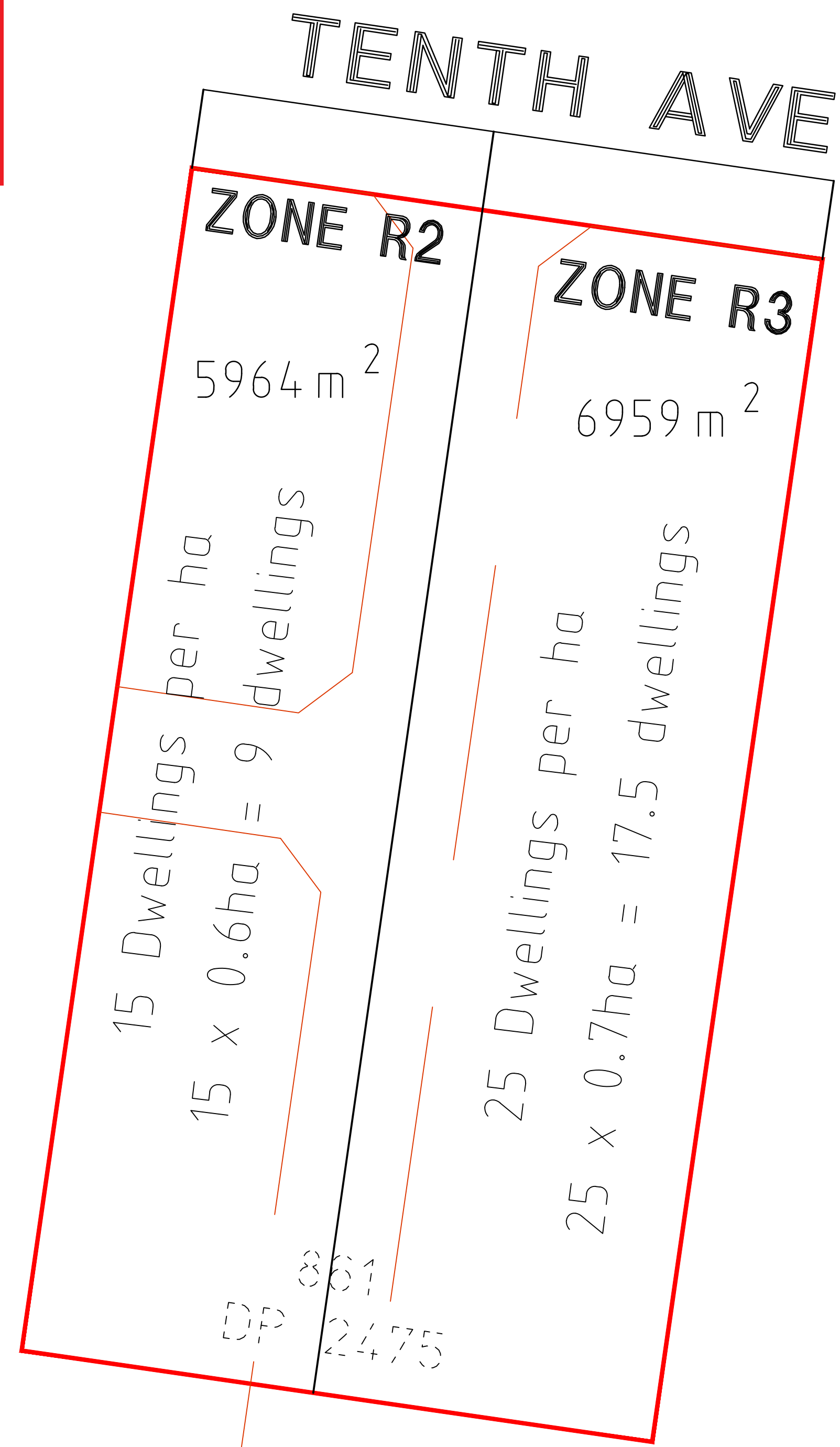
LEGEND

 Electrical substation

REDUCTION RATIO PLAN: 1:500 @ A1..... CROSS SECT. H..... LONG SECT. H..... V..... V.....								 ©COPYRIGHT PROTECTS THIS PLAN Unauthorized reproduction or amendment not permitted. Please contact the author. RPS Australia East Pty Ltd ACN 140 292 762 ABN 44 140 292 762 29 - 31, Lexington Drive PO Box 6843 Baulkham Hills 2153 T +61 2 8884 6900 F +61 2 8884 6999 W rpsgroup.com.au		FOR: ONE-COR DEVELOPMENTS		LIVERPOOL CITY COUNCIL 144 TENTH AVENUE, AUSTRAL PROPOSED RESIDENTIAL SUBDIVISION OF LOT 861 IN DP 2475		A) STAGE 1 SPLIT INTO STAGES 1A & 1B 18-12-2018 AMENDMENTS	
REF. No. PR133428-DA															
DATUM: -	DESIGN: LS	CHECKED: TA	SCHEDULE OF COMPUTER FILES			CAD BASE: 133428-DA	DWG FILE:		SHEET 3 OF 7 SHEETS						
AZIMUTH: -		DRAWN: LS	DATE: 23-12-2016	DATE OF SURVEY	N/A	LMK FILE: 0000	LAYOUT:								



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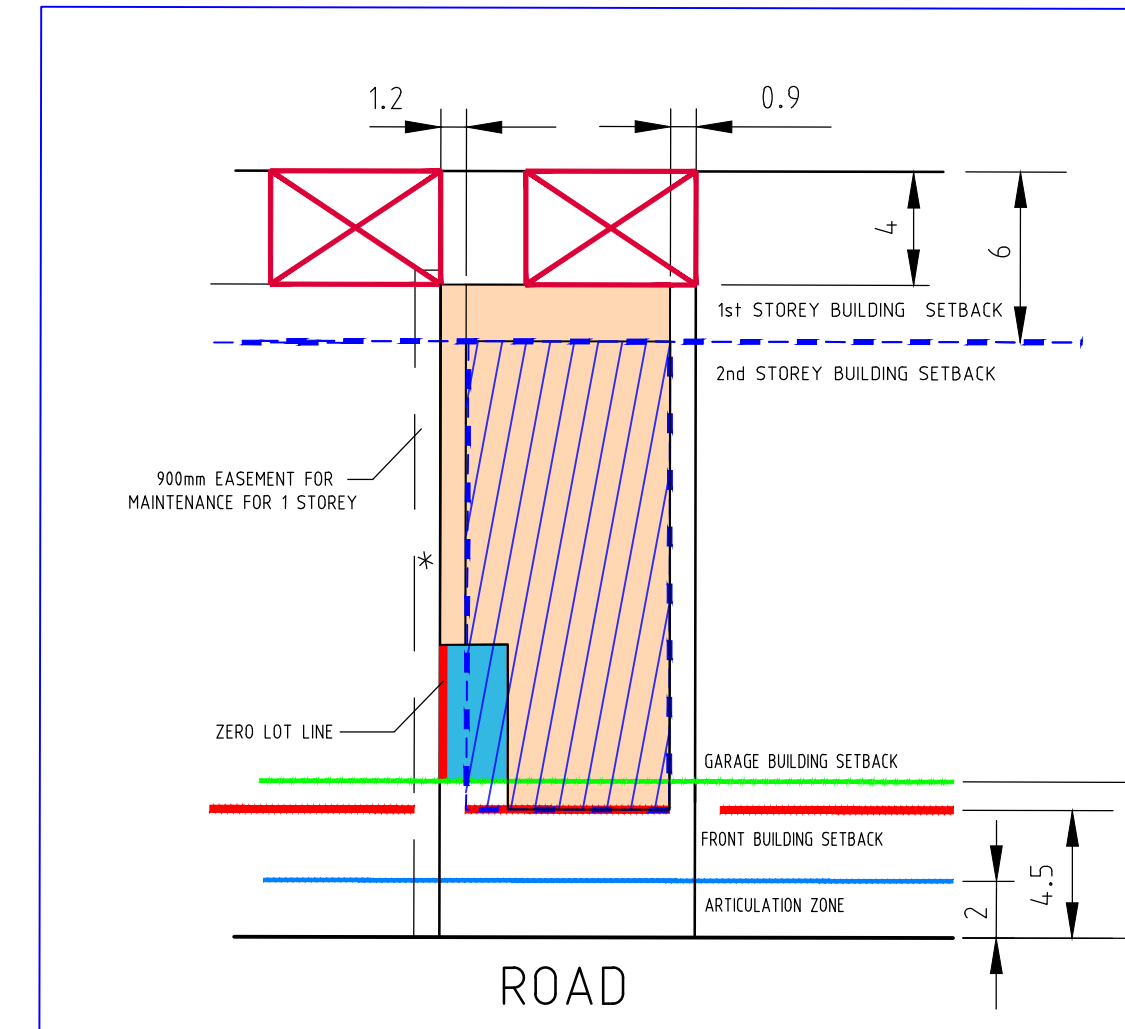
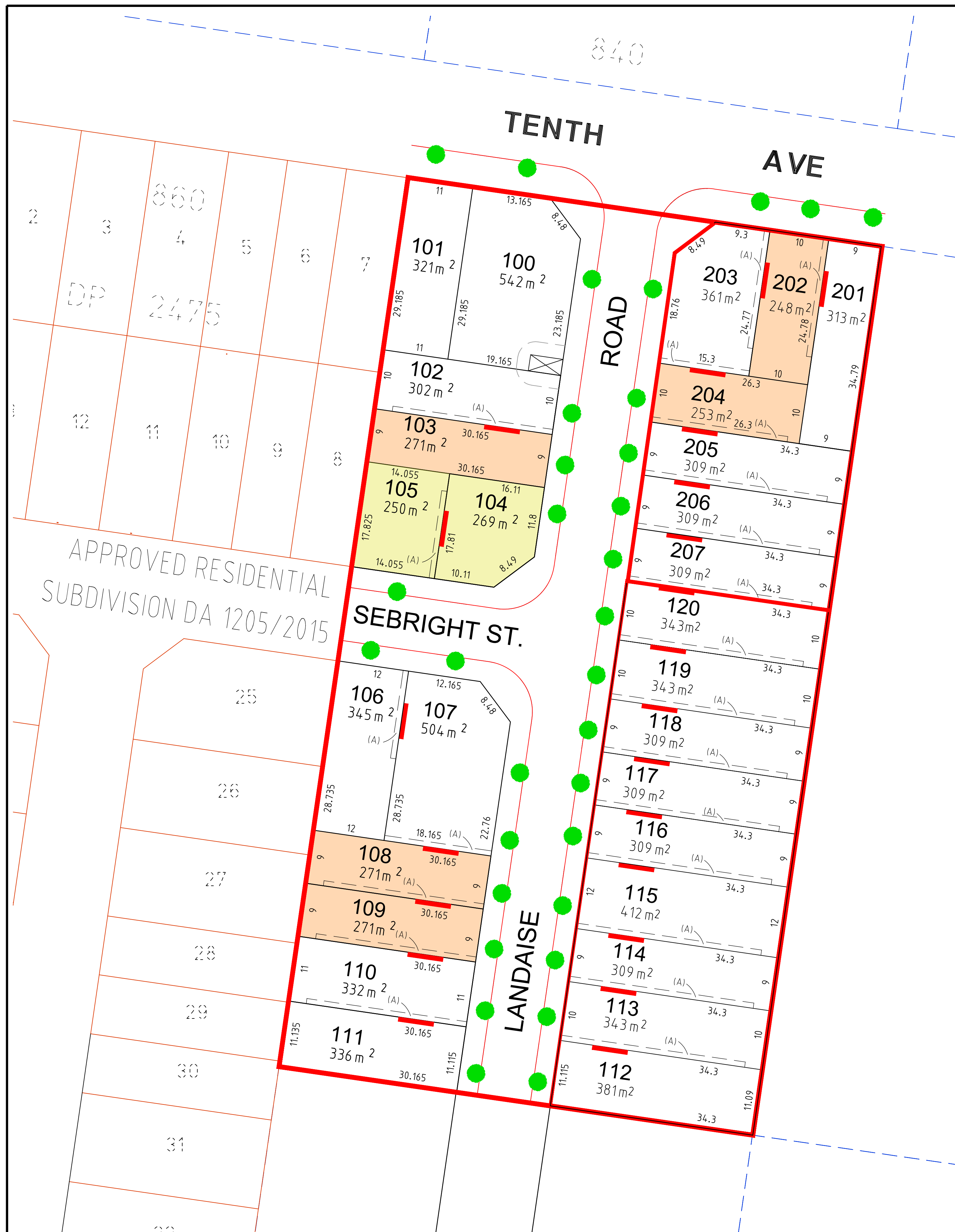
DENSITY CALCULATIONS

NOTES

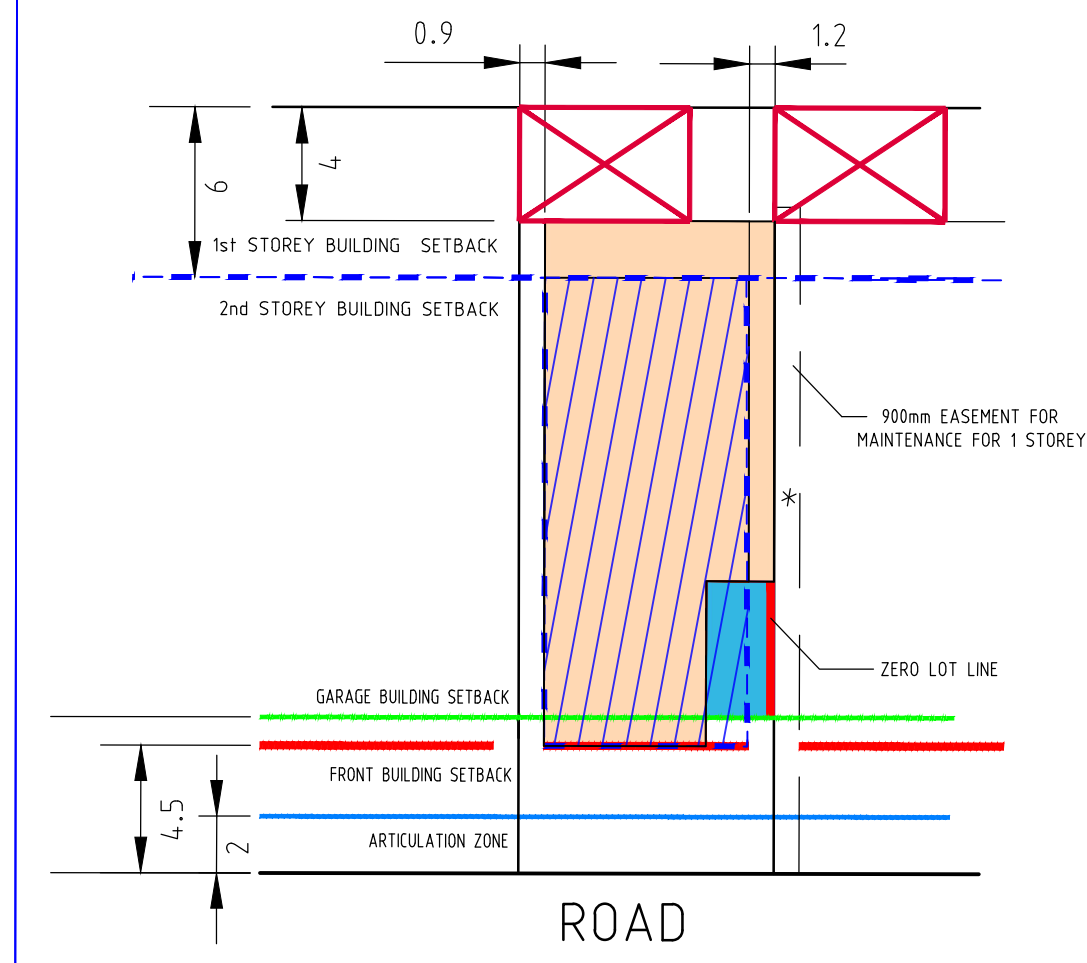
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LEGEND

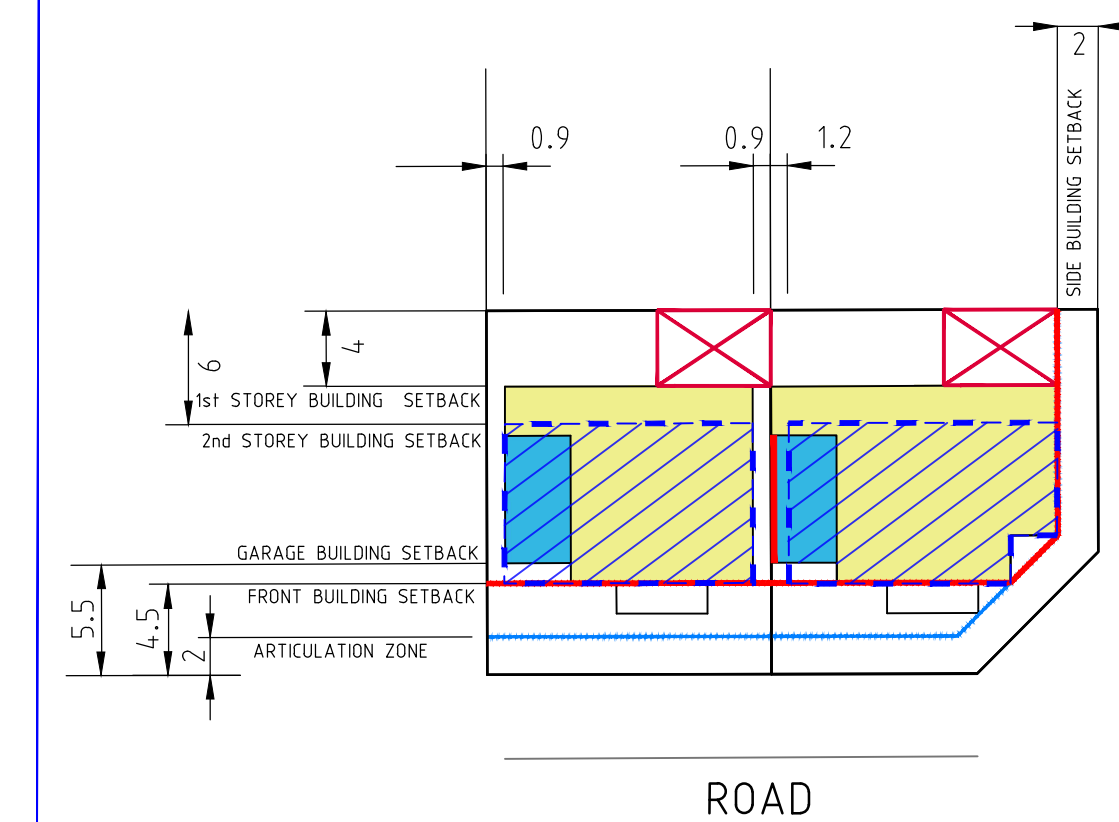
Electrical substation



TYPICAL BUILDING ENVELOPES
LOTS < 300m²
9m to 12m WIDE LOTS



TYPICAL BUILDING ENVELOPES
LOTS < 300m²
9m to 12m WIDE LOTS



LOTS 104 & 105
BUILDING ENVELOPES

LEGEND

- FRONT BUILDING SETBACK
- REAR BUILDING SETBACK 2nd STOREY (6m).
- GARAGE BUILDING SETBACK (5.5m)
- ARTICULATION ZONE (2.0m)
- 2nd STOREY BUILDING ENVELOPE
- PREFERRED LOCATION OF PRIVATE OPEN SPACE (6m x 4m).
- PREFERRED LOCATION OF A SINGLE GARAGE
- ZERO LOT LINE
- BUILDING BUILT ON BOUNDARY

BUILDING ENVELOPES

LIVERPOOL CITY COUNCIL
144 TENTH AVENUE, AUSTRAL

INDICATIVE BUILDING ENVELOPES
RESIDENTIAL SUBDIVISION OF LOT 861 IN DP 2475

A) STAGE 1 SPLIT INTO STAGES 1A & 1B 18-12-2018
REV.6-EASEMENTS & ZERO LOT LINES REVISED- 06/12/2017
AMENDMENTS

REF. No. **PR133428-DA**
SHEET 5 OF 7 SHEETS

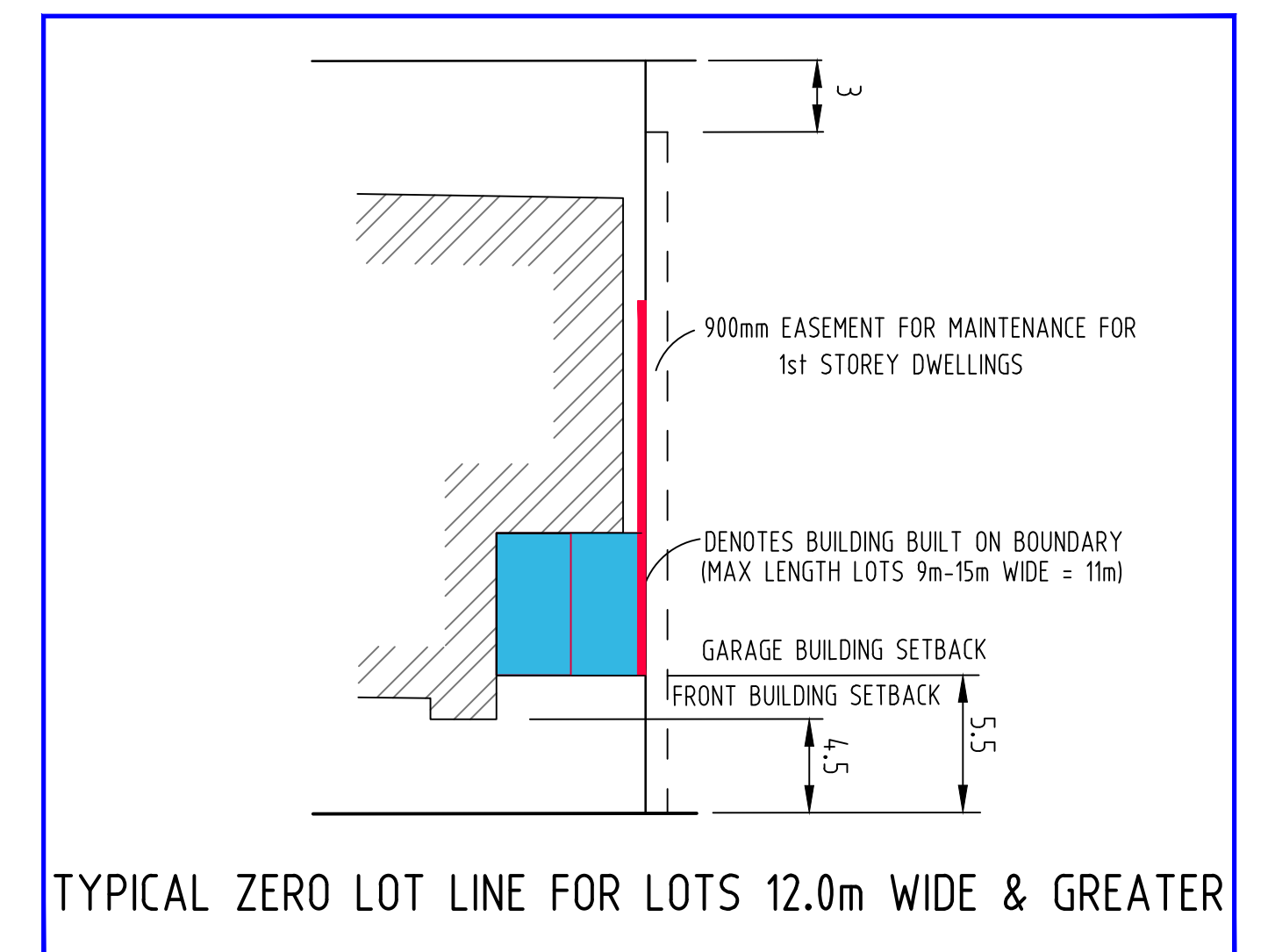
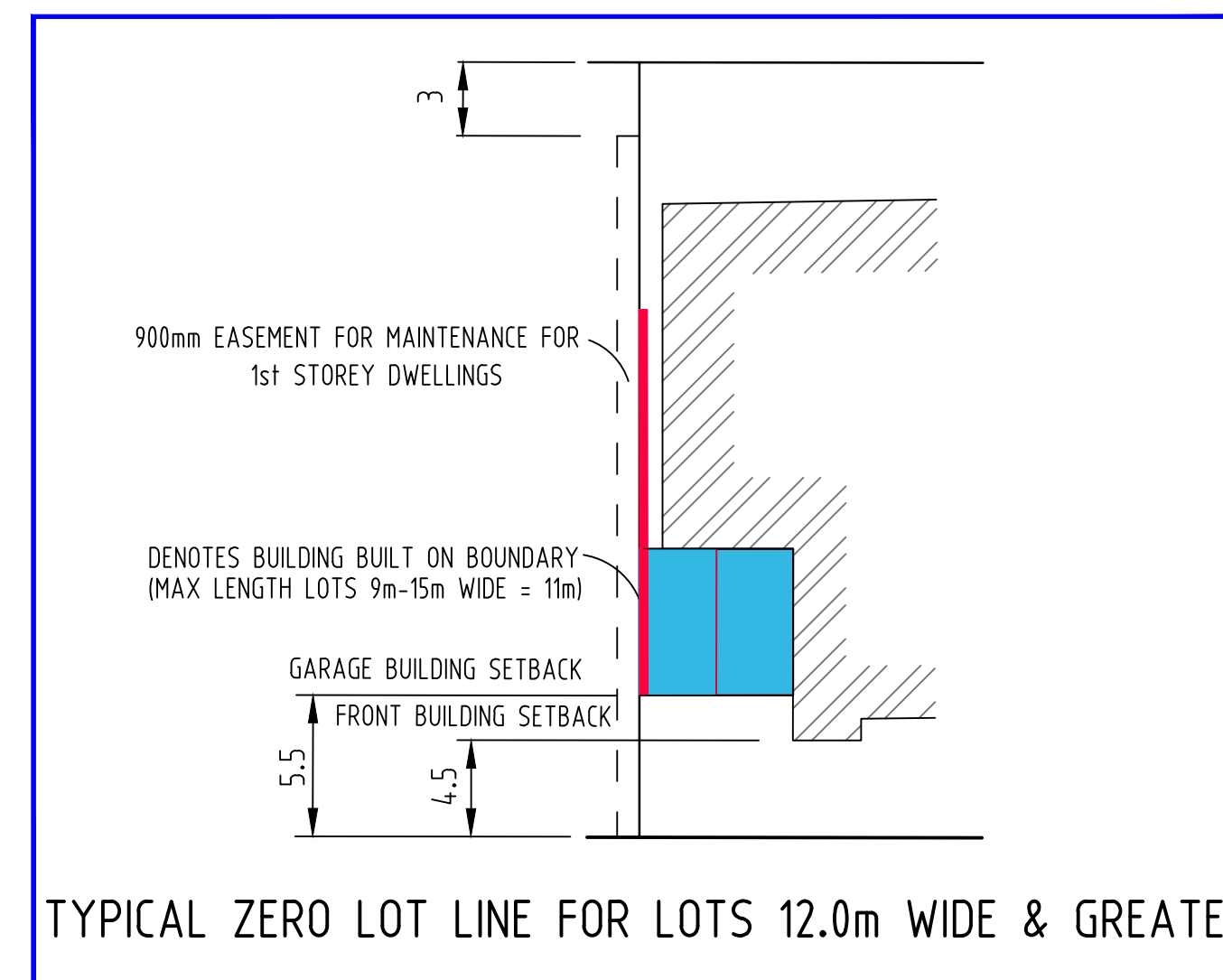
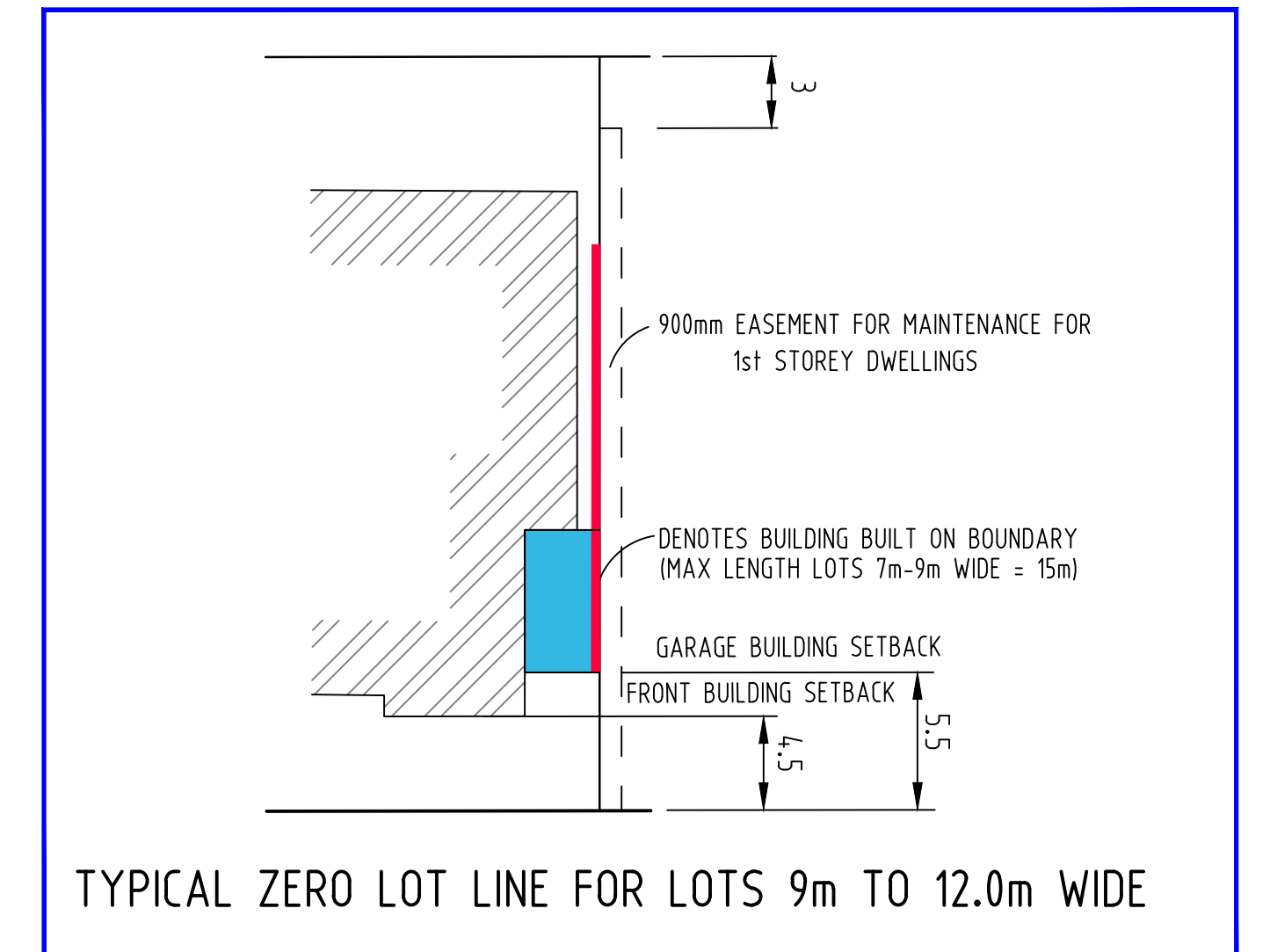
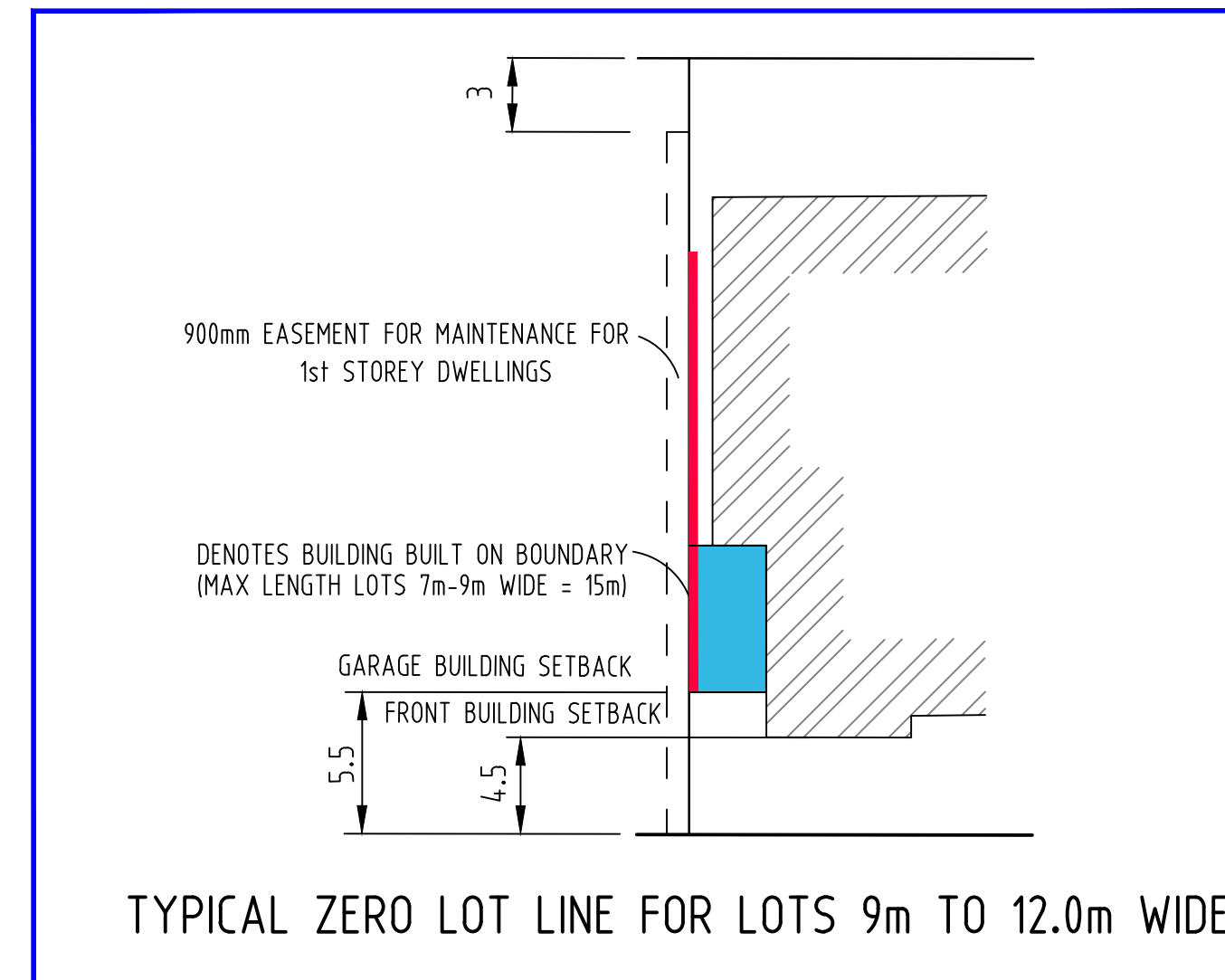
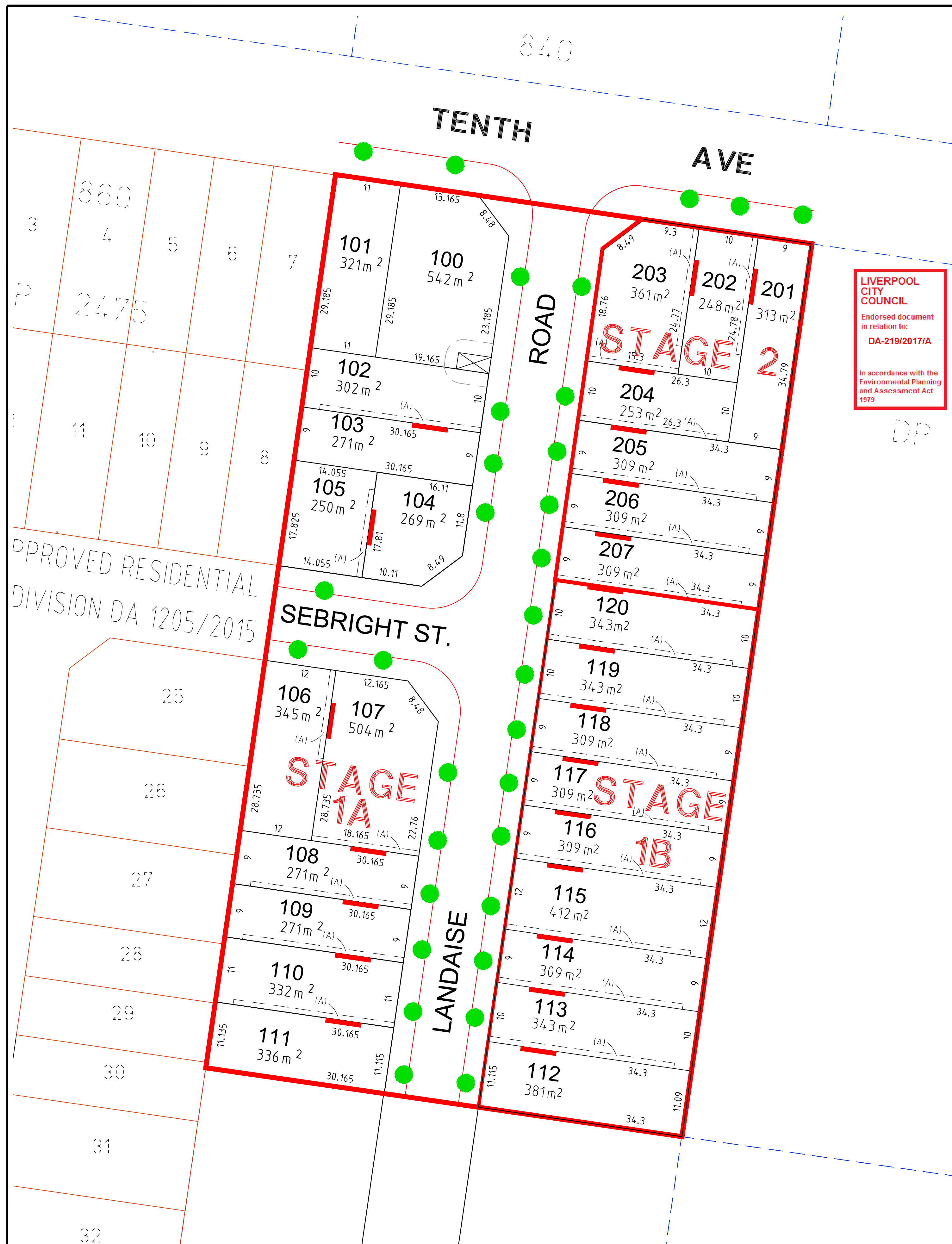
REDUCTION RATIO PLAN: 1:400 @ A1 LONG SECT. H. V.			SCHEDULE OF COMPUTER FILES		
DATUM: -	DESIGN: LS	CHECKED: TA	SURVEYOR: RPS	ROADS: -	CAD BASE: 133428-DA
AZIMUTH: -	DRAWN: LS	DATE: 23-12-2016	DATE OF SURVEY N/A	LMK FILE: 0000	DWG FILE: -



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FOR:
ONE-COR DEVELOPMENTS



LEGEND

(A) EASEMENT FOR REPAIRS 0.9m WIDE

ELECTRICAL SUBSTATION

NOTES

1. Areas are subject to final survey.
2. Zone boundaries have been duplicated from the Planning and Environment Draft Indicative Layout Plan
3. Minor Roads - 16m wide (3.5/9/3.5)
4. Tenth Avenue - 20.115m wide (5.5/5.5 half road)

REDUCTION RATIO		
PLAN: 1:400 @ A1	CROSS SECT. H:	
LONG SECT. H:	V:	
DATUM: -	DESIGN: LS	CHECKED: TA
AZIMUTH: -	DRAWN: LS	DATE: 23-12-2016

SCHEDULE OF COMPUTER FILES			
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DATE OF SURVEY: N/A	LMK FILE: 0000	DWG FILE:	
	LAYOUT:		

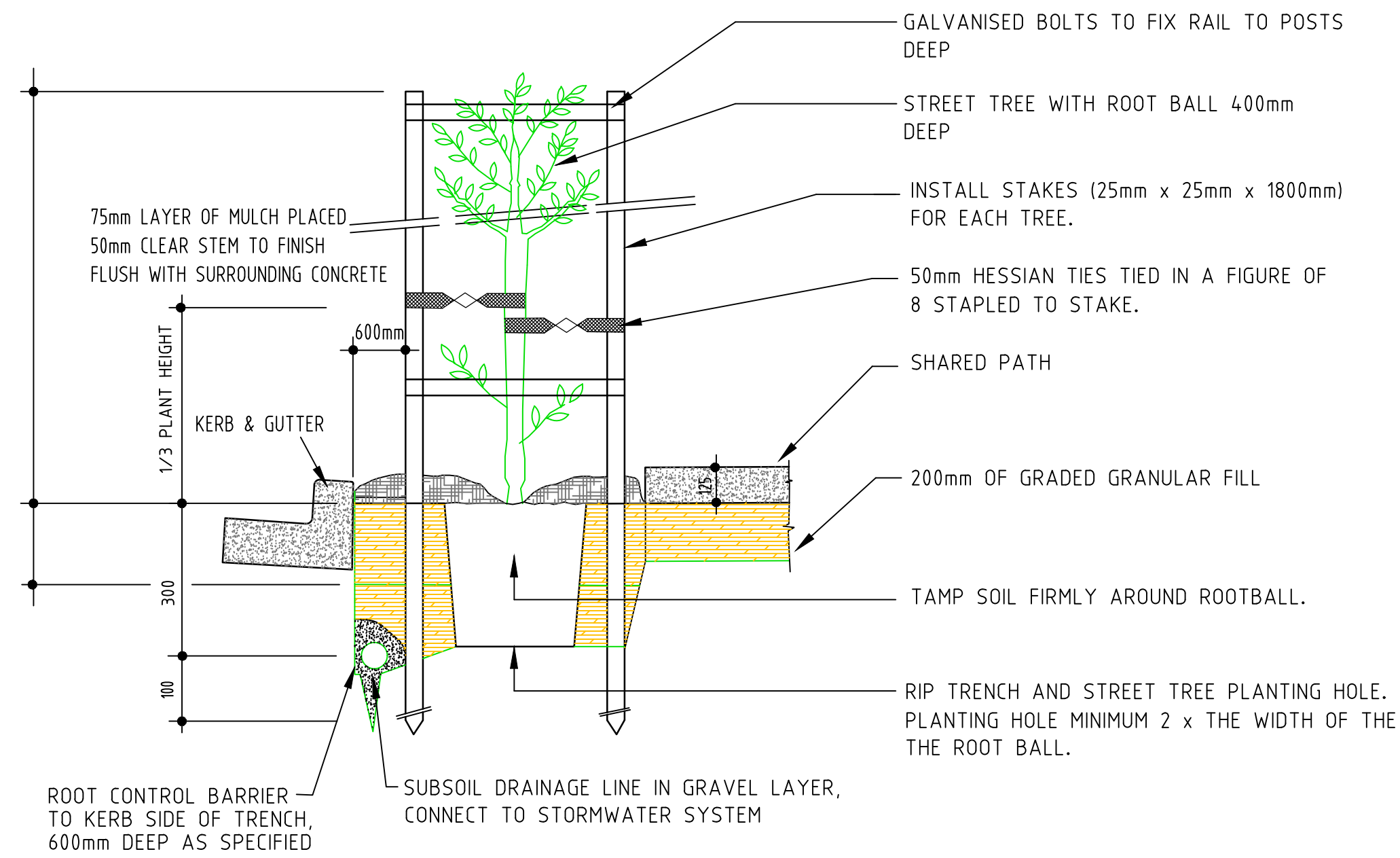
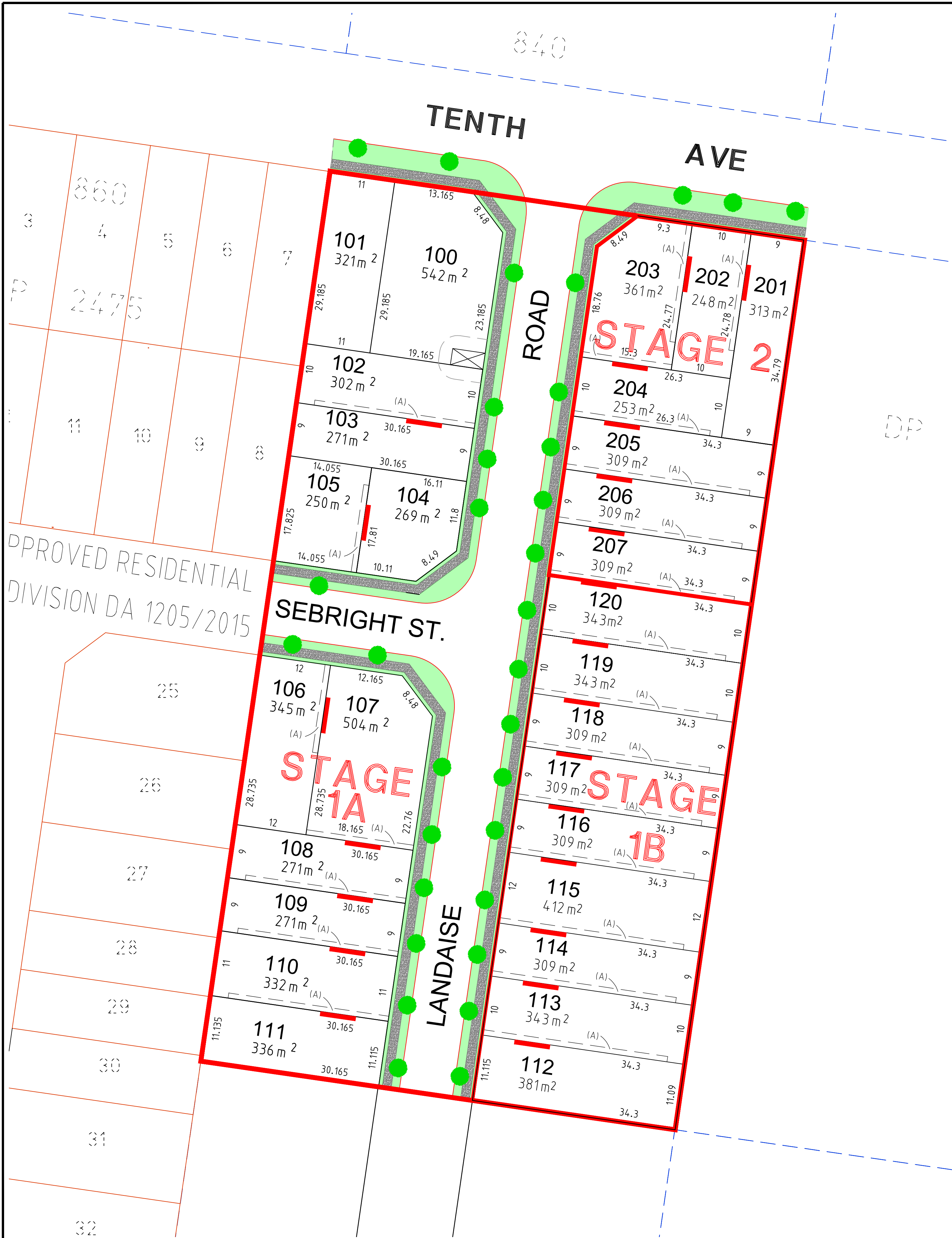


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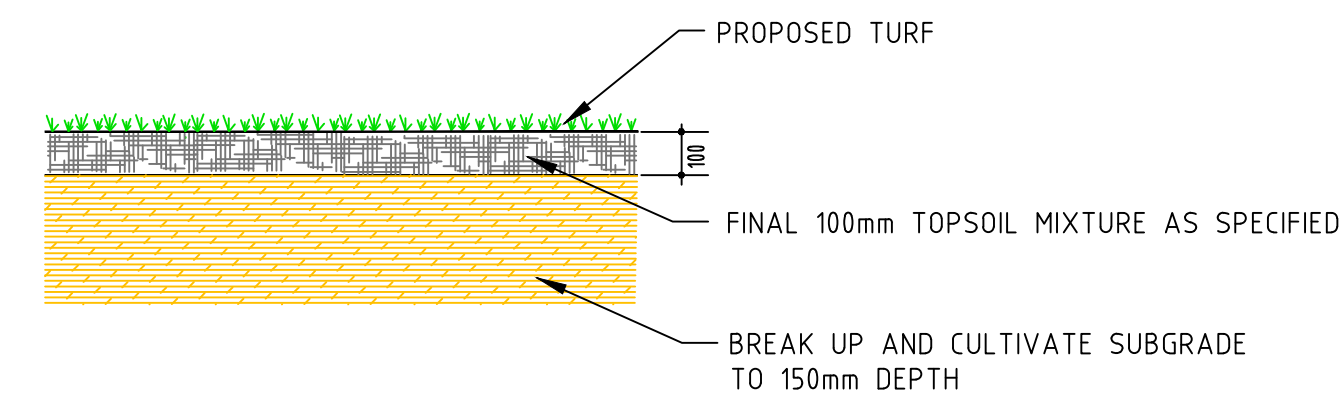
FOR:
ONE-COR DEVELOPMENTS

LIVERPOOL CITY COUNCIL
144 TENTH AVENUE, AUSTRAL
ZERO LOT LINE COMPLIANCE PLAN
RESIDENTIAL SUBDIVISION OF LOT 861 IN DP 2475

A) STAGE 1 SPLIT INTO STAGES 1A & 1B 18-12-2018
REV.6-EASEMENTS & ZERO LOT LINES REVISED- 06/12/2017
AMENDMENTS
REF. No. **PR133428-DA**
SHEET 6 OF 7 SHEETS



TREE GUARD AND PLANTING DETAILS



NATURE STRIP TURF DETAIL

PROPOSED STREET TREES

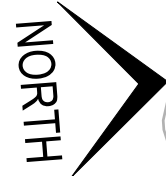
TENTH AVENUE, ROAD No.1 AND ROAD No.2
Eleocarpus reticulatus - Blueberry Ash



NOTES

- 1) FINAL POSITIONING OF TREES WILL BE INSTALLED UNDER THE DIRECTIONS OF THE LANDSCAPE ARCHITECT ONSITE.
- 2) ONE TREE PER PROPERTY FRONTAGE IS TO BE INSTALLED IN ACCORDANCE WITH LIVERPOOL CITY COUNCIL'S "TREE MANAGEMENT POLICY 2011".

REDUCTION RATIO PLAN: 1:400 @ A1 LONG SECT: H..... V.....			SCHEDULE OF COMPUTER FILES			CAD BASE: 133428-DA		FOR: ONE-COR DEVELOPMENTS		LIVERPOOL CITY COUNCIL 144 TENTH AVENUE, AUSTRAL		A) STAGE 1 SPLIT INTO STAGES 1A & 1B 18-12-2018 REV.6-EASEMENTS & ZERO LOT LINES REVISED- 06/12/2017	
DATUM: -	DESIGN: LS	CHECKED: TA	SURVEYOR: RPS			DWG FILE:		LANDSCAPE PLAN		RESIDENTIAL SUBDIVISION OF LOT 861 IN DP 2475		AMENDMENTS	
AZIMUTH: -			DATE OF SURVEY: N/A			LAYOUT:		REF. No. PR133428-DA		SHEET 7 OF 7 SHEETS			
			RPS			RPS Australia East Pty Ltd ACN 140 292 762 ABN 44 140 292 762 29 - 31, Lexington Drive PO Box 6843 Baulkham Hills 2153 T +61 2 8884 6900 F +61 2 8884 6999 W rpsgroup.com.au							



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885 DP 2475

APPROVED SUBDIVISION
REFER TO ORION CONSULTING ENGINEERS PLANS 16-37 FOR DETAIL.
DA 1205/2015

860 DP 2475

LEGEND

CATCHMENT NAME, DIRECTION OF FALL & AREA

1/1
0.1760ha

CONTOURS (EXISTING & DESIGN)

— 10.0 — — 20.0 —

— 72.0 —

PROPOSED DESIGN CONTOURS FROM ADJOINING DEVELOPMENT

— 72.0 —

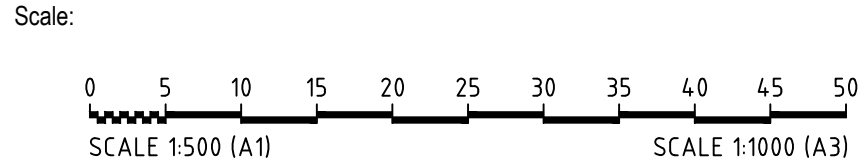
APPROXIMATE EXISTING CATCHMENT AND BOUNDARY

PROPOSED / DESIGN CATCHMENT AND BOUNDARY

APPROXIMATE EXTENT OF BYPASS CATCHMENT (NOT ABLE TO BE COLLECTED IN BASIN)

Revision	Drawn	Design	Appd.	Date	Revision Description
E	DW	BM	MP	04/02/19	REVISED LOT NUMBERING & STAGING
D	DW	BM	PB	05/10/17	REVISED TO SUIT LOT LAYOUT AMENDMENTS
C	DW	BM	PB	15/08/17	REVISED TO SUIT COUNCIL COMMENTS
B	CW	BM	PB	20/02/17	MINOR AMENDMENTS
A	CW	BM	PB	20/12/16	ISSUED FOR DEVELOPMENT APPLICATION
First Issue	CW	BM	PB	20/12/16	

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ONECOR PROPERTY GROUP

By:

Orion Consulting Engineers

Project:

CONSULT AUSTRALIA
Member Firm

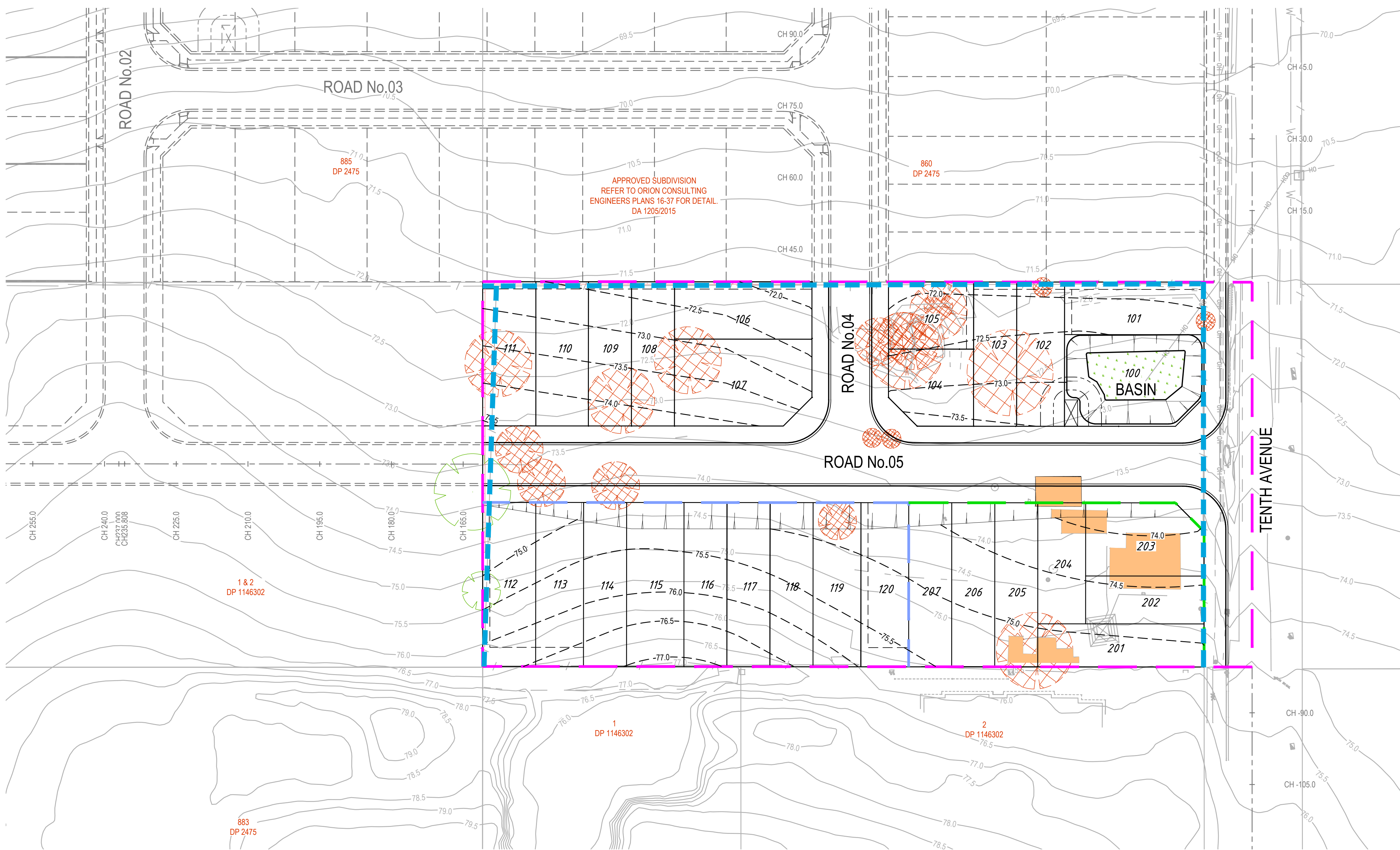
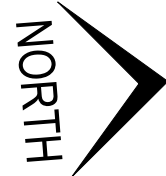
ABN: 25 604 069 981 PO Box 266, BAULKHAM HILLS NSW 1755 T: 0425 457 704 E: info@orionconsultingeng.com

144 TENTH AVE,
AUSTRAL
ROAD AND DRAINAGE DESIGN

Title:
STORMWATER CATCHMENT
PLAN

Project No.
16-64
Plan
201
Revision
E

ISSUED FOR
DEVELOPMENT APPLICATION
NOT FOR CONSTRUCTION



NOTES

1. SURVEY PROVIDED BY RPS AUSTRALIA ASIA PACIFIC.
2. CONTRACTOR TO ESTABLISH EXTENT OF ALL EXISTING SERVICES WITHIN THE EXTENT OF WORKS.
3. CONTRACTOR TO GAIN ALL NECESSARY APPROVALS & PERMITS TO DEMOLISH, CAP OR REMOVE EXISTING SERVICES AS REQUIRED.
4. CONTRACTOR TO ALLOW FOR THE DEMOLITION OF EXISTING STRUCTURES & FEATURES (ABOVE & BELOW GROUND) ON THE SITE REQUIRED, INCLUDING BUILDINGS, FENCES, EXISTING PAVEMENT, DRAINAGE, SIGNS ETC.
5. ALL DEMOLITION WORKS SHALL COMPLY WITH THE PROVISIONS OF AS2601:2001 THE DEMOLITION OF STRUCTURES.
6. REMOVAL OF EXISTING ELECTRICAL INFRASTRUCTURE TO BE COMPLETED IN ACCORDANCE ELECTRICAL CONSULTANTS SPECIFICATIONS & DRAWINGS.
7. EXISTING SERVICES TO BE LOCATED FROM DBYD PLANS AND ONSITE SERVICES LOCATION.
8. TREE REMOVAL SHALL BE IN ACCORDANCE WITH LIVERPOOL COUNCIL'S REQUIREMENTS AND SPECIFICATIONS.

LIVERPOOL CITY COUNCIL
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DA-219/2017/A

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LEGEND

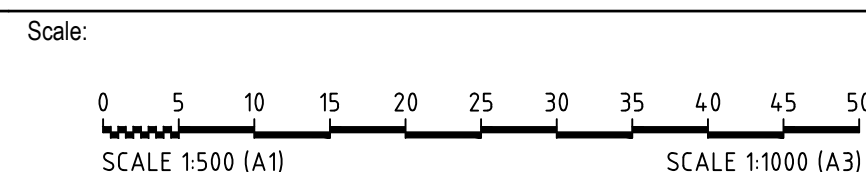
EXISTING RESIDENCE TO BE DEMOLISHED & MATERIALS TAKEN TO APPROVED WASTE FACILITY	
EXISTING CONTOURS	
PROPOSED DESIGN CONTOURS FROM ADJOINING DEVELOPMENT	
PROPOSED CONTOURS	
EXISTING FENCE TO BE REMOVED	
EXISTING TREE TO BE RETAINED	
EXISTING TREE TO BE REMOVED	
APPROXIMATE LIMIT OF WORKS - STAGE 1A	
APPROXIMATE LIMIT OF WORKS - STAGE 1B	
APPROXIMATE LIMIT OF WORKS - STAGE 2	

ISSUED FOR **DEVELOPMENT APPLICATION**
NOT FOR CONSTRUCTION

FILE: C:\PROJECTS\16-64 144 TENTH AVE\GIS\DATA\DEMOS\16-64_144_100.DWG PRINTED: 24/10/2017 USER: DAVID WATERS

Revision	Drawn	Design	Appd.	Date	Revision Description
E	DW	BM	MP	04/02/19	REVISED LOT NUMBERING & STAGING
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Project: 144 TENTH AVE,
AUSTRAL
ROAD AND DRAINAGE DESIGN

Title: DEMOLITION & TREE
REMOVAL PLAN

Project No. 16-64
Plan 303
Revision E