

100mm AT ORIGINAL SIZE

LAND DYNAMICS AUSTRALIA

SURVEYORS, ENGINEERS & PLANNERS

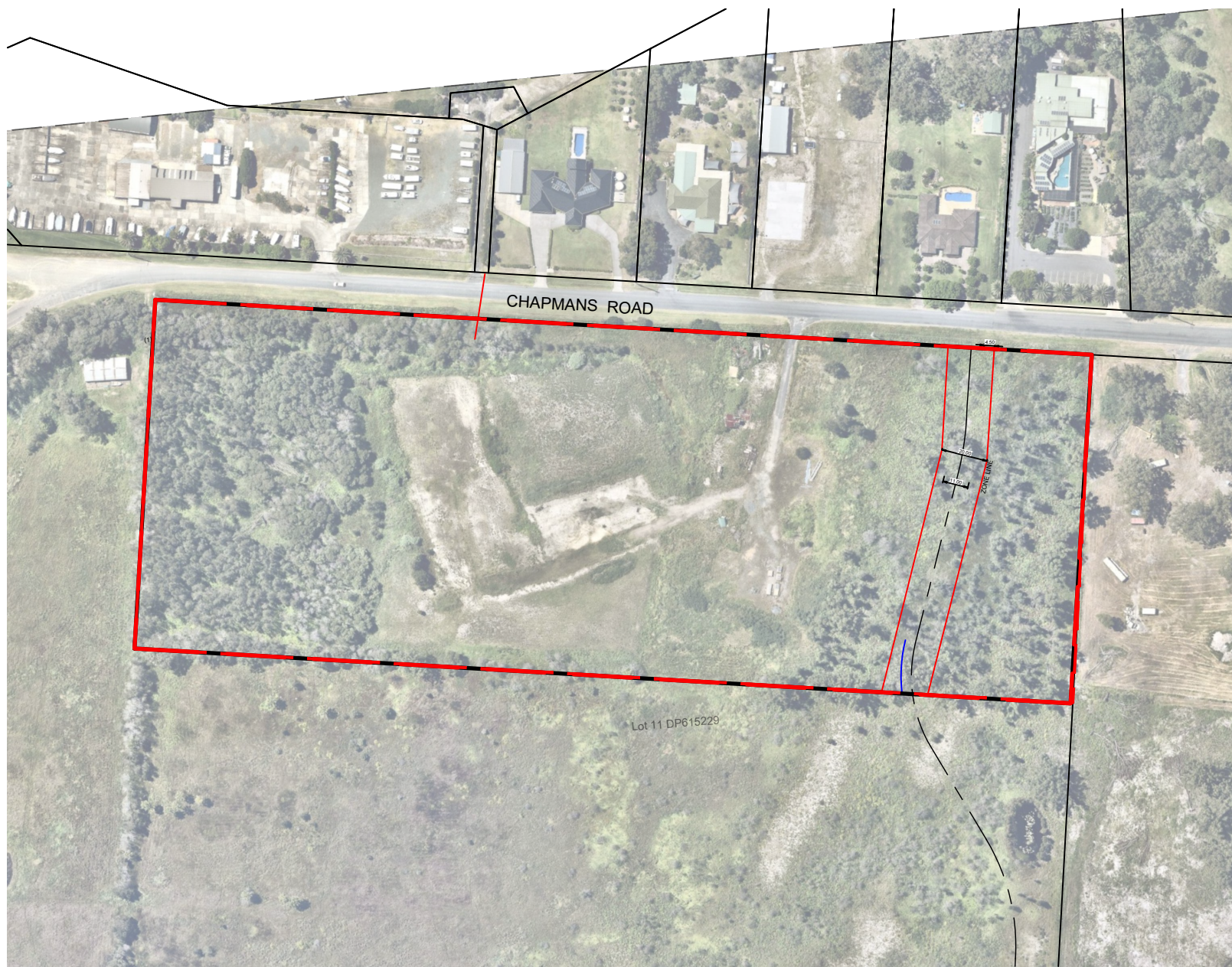
Manufactured Housing Estate

DA PLANS

40-80 CHAPMANS ROAD, TUNCURRY

Lot 100 DP 1286524

DRAWING INDEX			
PAGE	DWG NO.	DRAWING NAME	REV.
1	1000	COVER SHEET AND DRAWING INDEX	A
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3	1002	SERVICE PLAN	C
4	1003	LANDSCAPE PLAN	C
5	1004	AREA ZONE PLAN	A
6	1005	TURNING PATH PLAN	A



LOCALITY PLAN

REV	DESCRIPTION	DATE	DRAWN	SURVEY	CHECK	APPROVED
A	DA LODGEMENT	19.10.22	RS			

SCALES:
0 5 10 20 30
Full Size 1:500 ; Half Size 1:1000
Scale (m)

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NOTE:
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PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

PROJECT: 40-80 CHAPMANS ROAD, TUNCURRY			
DRAWING TITLE: MANUFACTURED HOUSING ESTATE LOT LAYOUT PLAN SITE Lot100 DP286524			
ORIGINAL SIZE: A1	LAND DYNAMICS JOB No.: 5445	DRAWING No.: 1000	REV: A



LEGEND

- PROPERTY BOUNDARY
- MANUFACTURED HOME SITES
- INTERNAL ACCESS ROADS (minimum 10m wide)
- CARPARK SPACES
- PROPOSED GREEN AREA
- EXISTING LAND ZONING LINE
- STORMWATER BASIN
- PATHWAYS

STORMWATER BASIN
(Refer to Stormwater Report)

PASSING BAYS

- ENTRANCE TO ESTATE
- SECURITY GATE AND SPLITTER ISLAND WITH ACCESS INTERCOM FOR RESIDENTS AND VISITORS
- STORMWATER BASIN (Refer to Stormwater Report)
- VISITOR PARKING OUTSIDE ENTRY GATE
- TEMPORARY TURNING HEAD (8.5m RADIUS) ENGINEERING TO CONFIRM
- NO WORKS TO BE UNDERTAKEN WITHIN THE E2/C2 ZONE
- OPEN STYLE PALISADE FENCE TO EXTERNAL BOUNDARIES

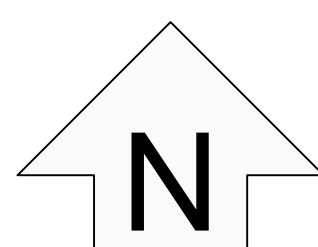
NOTE:
(A) EASEMENT FOR BATTER 6 WIDE (DP 1181822)

REV	DESCRIPTION	DATE	DRAWN	SURVEY	CHECK	APPROVED
A	DA LODGEMENT	14/09/22	RS			
B	DA LODGEMENT	14.10.22	RS		SB	MS
C	DA LODGEMENT	17.10.22	RS		SB	

SCALE: 0 5 10 20 30
Full Size 1:500 ; Half Size 1:1000
Scale (m)

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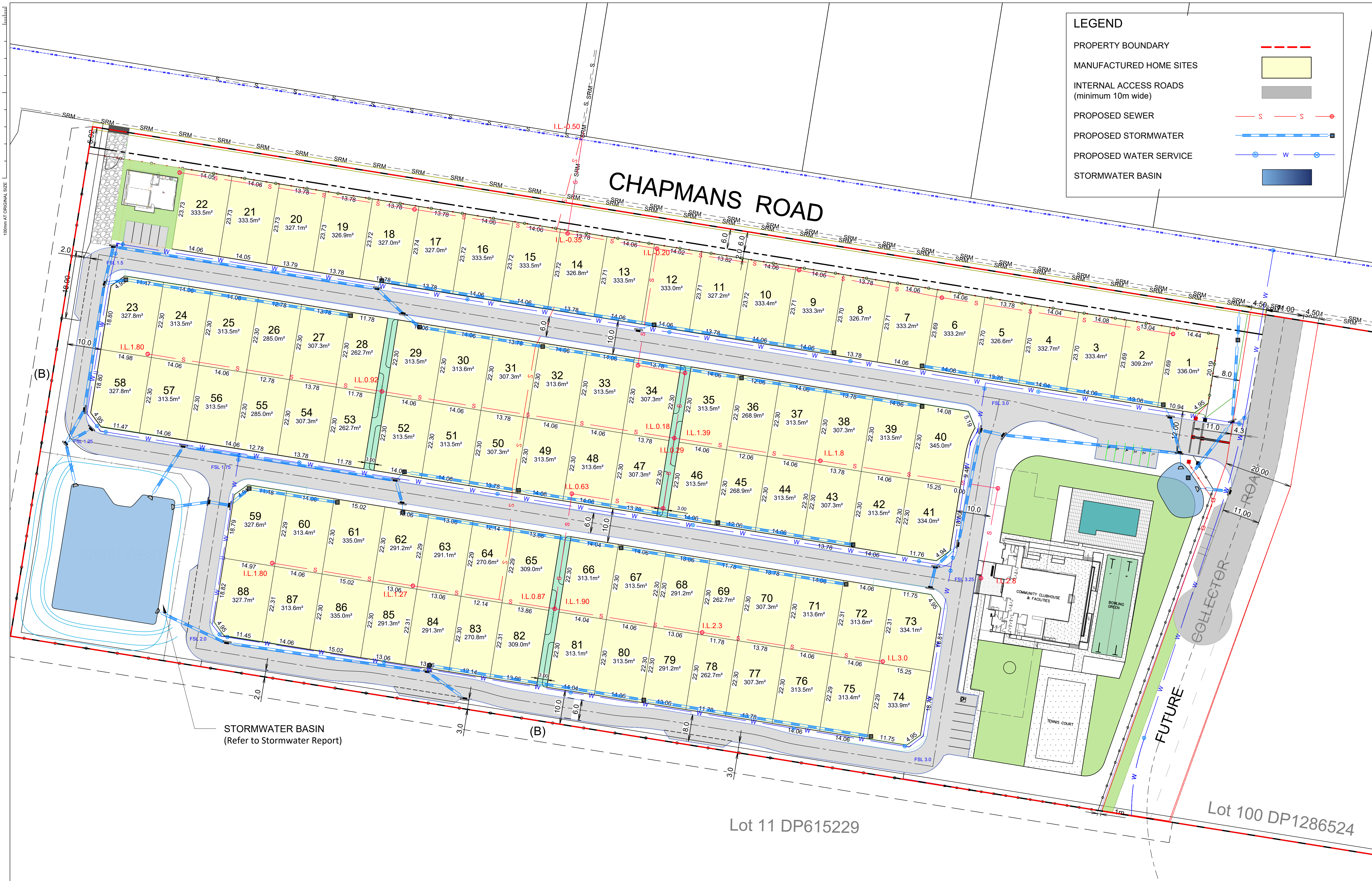
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PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

PROJECT:
40-80 CHAPMANS ROAD, TUNCURRY

DRAWING TITLE:
MANUFACTURED HOUSING ESTATE
LOT LAYOUT PLAN
SITE Lot100 DP1286524

ORIGINAL SIZE: A1 LAND DYNAMICS JOB No.: 5445 DRAWING No.: 1001 REV: C



LEGEND

PROPERTY BOUNDARY

MANUFACTURED HOME SITES

INTERNAL ACCESS ROADS
(minimum 10m wide)

PROPOSED SEWER

PROPOSED STORMWATER

PROPOSED WATER SERVICE

STORMWATER BASIN

STORMWATER BASIN
(Refer to Stormwater Report)

Lot 11 DP615229

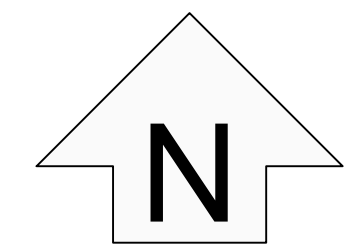
Lot 100 DP1286524

REV	DESCRIPTION	DATE	DRAWN	SURVEY	CHECK	APPROVED
A	DA LODGEMENT	23.02.22	RS	-	MS	MS
B	DA LODGEMENT	31.08.22	RS	SB	MS	
C	DA LODGEMENT	19.10.22	RS	SB	MS	

SCALES:
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Full Size 1:500 ; Half Size 1:1000
Scale (m)

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PRELIMINARY ISSUE
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PROJECT:
40-80 CHAPMANS ROAD, TUNCURRY

DRAWING TITLE:
MANUFACTURED HOUSING ESTATE
SERVICES CONCEPT PLAN
SITE Lot100 DP1286524

ORIGINAL SIZE: LAND DYNAMICS JOB No.:
A1 5445

DRAWING No.:
1002

REV:
C



INDICATIVE PLANT SCHEDULE

Botanical name	Common name
STREET TREES TO COLLECTOR ROAD	
Cupaniopsis anacardioides	Tuckeroo
Lophostemon confertus	Brush Box
STREET TREES WITHIN DEVELOPMENT	
Buckinghamia celsissima	Ivory Curl Tree
Magnolia 'Little Gem'	
Tristaniaopsis 'Luscious'	Water Gum
FEATURE SHADE/ CANOPY TREES	
Brachychiton acerifolius	Illawarra Flame
Melaleuca quinquenervia	Long leaf Paperbark
Ulmus parvifolia	Chinese Elm
HEDGE/ SCREEN PLANTINGS	
Syzygium 'Resilience'	Brush Cherry
Photinia 'Red Robyn'	Photinia
Viburnum 'Emerald Lustre'	Viburnum

LEGEND

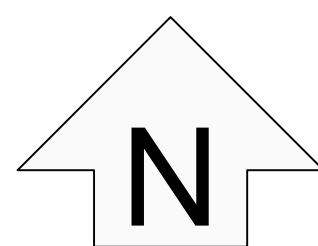
PROPERTY BOUNDARY	---
INTERNAL ACCESS ROADS (minimum 10m wide)	---
CARPARK SPACES	---
GARDEN BEDS	---
GRASS AREAS	---
STORMWATER BASIN	---
1800MM COLORBOND FENCE	---
PALISADE FENCE	---

REV	DESCRIPTION	DATE	DRAWN	SURVEY	CHECK	APPROVED
A	DA LODGEMENT	23.02.22	RS	CM	MS	MS
B	DA LODGEMENT	31.08.22	RS	SB	MS	MS
C	DA LODGEMENT	19.10.22	RS	RD	SB	MS

SCALES:
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Full Size 1:500 ; Half Size 1:1000
Scale (m)
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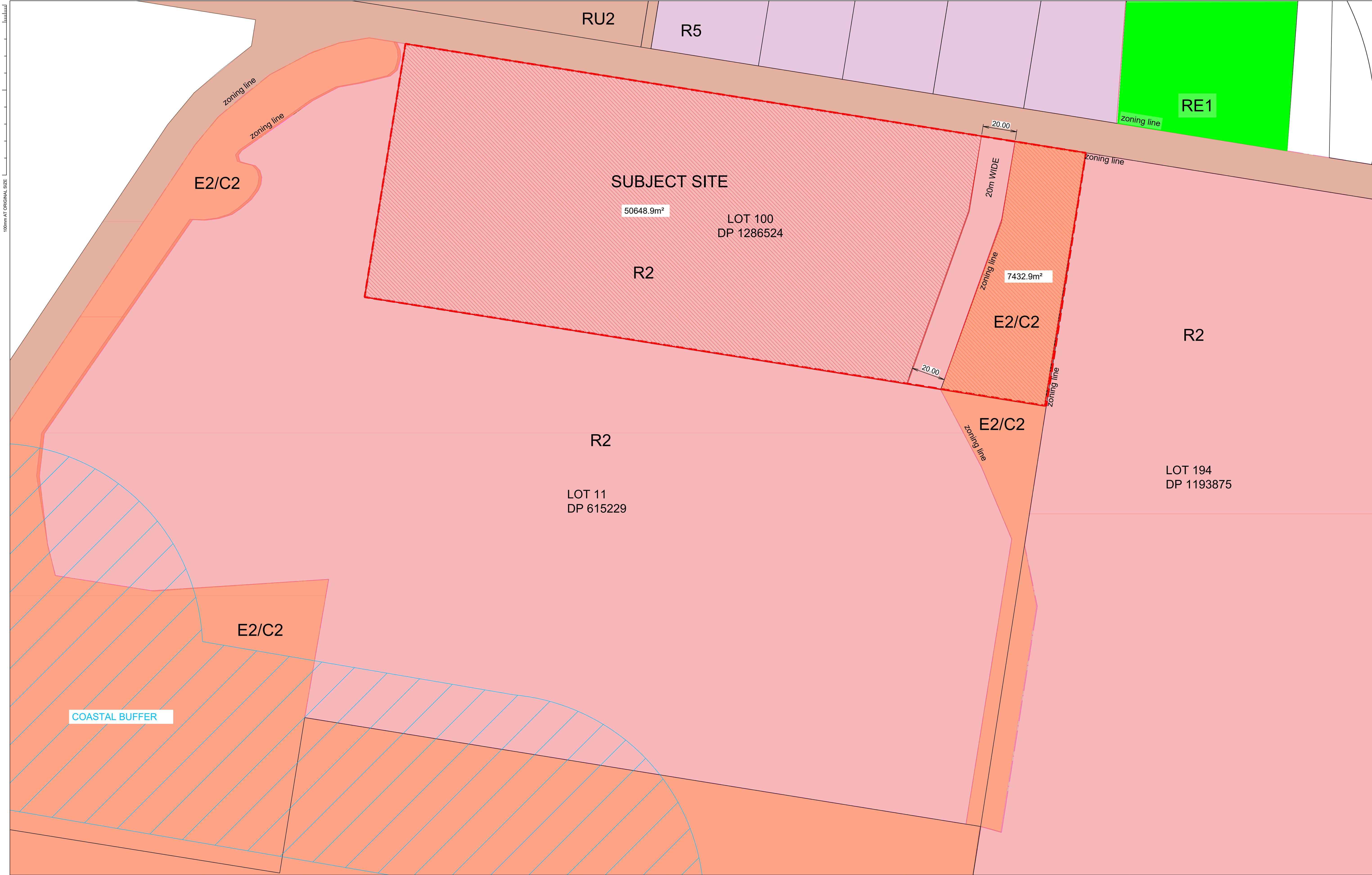
PRELIMINARY ISSUE
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PROJECT:
40-80 CHAPMANS ROAD, TUNCURRY

DRAWING TITLE:
MANUFACTURED HOUSING ESTATE
LANDSCAPE CONCEPT PLAN
SITE Lot100 DP1286524

ORIGINAL SIZE: A1 LAND DYNAMICS JOB No.: 5445 DRAWING No.: 1003 REV: C

100mm AT ORIGINAL SIZE



REV	DESCRIPTION	DATE	DRAWN	SURVEY	CHECK	APPROVED
A	DA SUBMISSION	14.10.22	RS		SB	

SCALES:

0 10 20 40 60

Full Size 1:1000 ; Half Size 1:2000

Scale (m)

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PROJECT: 40-80 CHAPMANS ROAD, TUNCURRY

DRAWING TITLE: MANUFACTURED HOUSING ESTATE ZONING AREA Lot 100 DP1286524

ORIGINAL SIZE: A1	LAND DYNAMICS JOB No.: 5445	DRAWING No.: 1004	REV: A
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LEGEND

- PROPERTY BOUNDARY
- MANUFACTURED HOME SITES
- INTERNAL ACCESS ROADS (minimum 10m wide)
- CARPARK SPACES
- PROPOSED GREEN AREA
- EXISTING LAND ZONING LINE
- STORMWATER BASIN
- PATHWAYS

REV	DESCRIPTION	DATE	DRAWN	SURVEY	CHECK	APPROVED
A	TURNING PATHS	17.10.22	N.H			

SCALES:
0 5 10 20 30
Full Size 1:500 ; Half Size 1:1000
Scale (m)

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PROJECT:
40-80 CHAPMANS ROAD, TUNCURRY

DRAWING TITLE:
**MANUFACTURED HOUSING ESTATE
TURNING PATHS
SERVICE VEHICLE - 8.8m**

ORIGINAL SIZE: LAND DYNAMICS JOB No.:
A1 5445

DRAWING No.:
1005

REV:
A