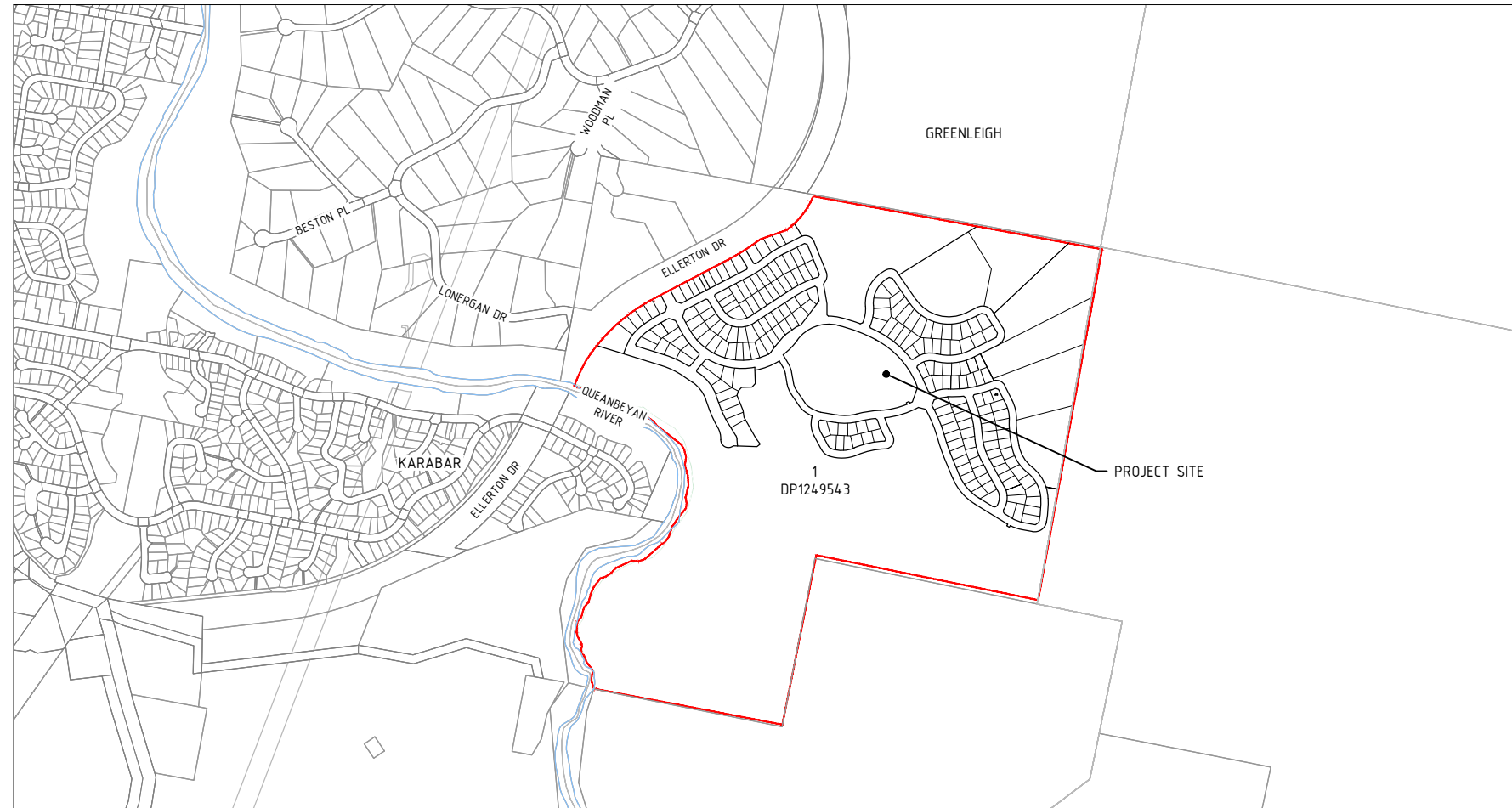


JUMPING CREEK SUBDIVISION DEVELOPMENT APPLICATION (DA) PEET PTY LTD

MARCH 2021



LEGEND

DESCRIPTION	EXISTING	PROPOSED
ESTATE BOUNDARY		
WATER MAIN, VALVE AND HYDRANT	eW eW X eW	W W X W
UNDERGROUND ELECTRICITY	E E	E E
OVERHEAD ELECTRICITY AND POLE	OE OE	OE OE
TELECOMMUNICATIONS AND SERVICE PIT	T T	T T
OVERHEAD TELSTRA	OT OT	OT OT
GAS MAIN	eG eG	G G
SEWER AND MANHOLE	eS eS	S S
SEWER RISING MAIN	SRM SRM	SRM SRM
STORMWATER	eSW eSW	SW SW
SURFACE CONTOUR MINOR		
SURFACE CONTOUR MAJOR	169.00	169.00
RETAINING WALL		
TEMPORARY SITE FENCE		
SILT FENCE		
PATH		

LOCALITY PLAN

H: 1:7500
SCALE @ A1



GENERAL NOTES:

- ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM AND ALL COORDINATES ARE TO GDA94 / MGA ZONE 55 COORDINATE
- ALL EXISTING SURFACE LEVELS SHOWN ON THE ENGINEERING DRAWINGS WITHIN THE JUMPING CREEK SITE HAVE BEEN INTERPOLATED FROM A DIGITAL TERRAIN MODEL PROVIDED BY LONERGAN SURVEYORS. THESE LEVELS HAVE BEEN USED AS THE BASIS FOR ALL ENGINEERING DESIGN
- ALL CIVIL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT AUTHORITIES REQUIREMENTS
- THE LOCATION OF EXISTING SERVICES SHOULD BE DETERMINED BY THE CONTRACTOR PRIOR TO COMMENCING ANY EXCAVATION BY CONTACTING ALL LOCAL SERVICE AUTHORITIES. ANY EXISTING SERVICES SHOWN ON THESE DRAWINGS ARE OFFERED AS A GUIDE ONLY AND ARE NOT GUARANTEED AS CORRECT.
- ALL DIMENSIONS ARE IN METERS UNLESS NOTED OTHERWISE
- EXCLUDING EXISTING SERVICES PLAN, EXISTING SERVICES MAY BE SHOWN IN GREY FOR CLARITY



WARNING

BEWARE OF UNDERGROUND/OVERHEAD SERVICES
THE LOCATION OF SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN. SPECIAL CONSIDERATION SHOULD BE GIVEN TO CONSTRUCTION PROCEDURES UNDER OVERHEAD ELECTRICITY TRANSMISSION LINES.

Scale



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22-03-2019

JUMPING CREEK SUBDIVISION

DEVELOPMENT APPLICATION (DA)
COVER SHEET
QUEANBEYAN PALERANG REGIONAL COUNCIL
PEET PTY LTD

FOR APPROVAL

Dwg No
305492CA000
Rev
A

file name 305492CA002.dwg layout name CA002 plotted by Carl On to
file location \\spiire\canda\ra\data\30\305492\Civil\ACAD Plot date 25/06/2021 9:55 AM Sheet 2 of 66 Sheets

DRAWING SCHEDULE			
DRAWING	DESCRIPTION	SHEET No.	REVISION
CA000	COVER SHEET	1	A
CA002	DRAWING SCHEDULE	2	B
CA010	EXISTING SERVICES PLAN	3	-
CA020	GENERAL ARRANGEMENT PLAN	4	B
CA040	CONSTRUCTION MANAGEMENT CONCEPT PLAN	5	B
CA060	CONCEPT STAGING PLAN	6	B
CA100	HIERARCHY PLAN	7	B
CA120	TYPICAL CROSS SECTIONS - SHEET 1	8	A
CA121	TYPICAL CROSS SECTIONS - SHEET 2	9	A
CA160	ROAD DETAILS AND PATH NETWORK LAYOUT PLAN - SHEET 1	10	B
CA161	ROAD DETAILS AND PATH NETWORK PLAN - SHEET 1	11	-
CA162	ROAD DETAILS AND PATH NETWORK PLAN - SHEET 2	12	-
CA163	ROAD DETAILS AND PATH NETWORK PLAN - SHEET 3	13	-
CA164	ROAD DETAILS AND PATH NETWORK PLAN - SHEET 4	14	-
CA165	ROAD DETAILS AND PATH NETWORK PLAN - SHEET 5	15	-
CA166	ROAD DETAILS AND PATH NETWORK PLAN - SHEET 6	16	-
CA167	ROAD DETAILS AND PATH NETWORK PLAN - SHEET 7	17	-
CA200	GRADING PLAN LAYOUT	18	B
CA201	GRADING PLAN - SHEET 1	19	-
CA202	GRADING PLAN - SHEET 2	20	-
CA203	GRADING PLAN - SHEET 3	21	-
CA204	GRADING PLAN - SHEET 4	22	-
CA205	GRADING PLAN - SHEET 5	23	-
CA206	GRADING PLAN - SHEET 6	24	-
CA207	GRADING PLAN - SHEET 7	25	-
CA220	LONGITUDINAL SECTION - ROAD 001 - SHEET 1	26	A
CA221	LONGITUDINAL SECTION - ROAD 001 - SHEET 2	27	A
CA222	LONGITUDINAL SECTION - ROAD 001 & ROAD 002 - SHEET 3	28	A
CA223	LONGITUDINAL SECTION - ROAD 003 - SHEET 1	29	A
CA224	LONGITUDINAL SECTION - ROAD 003 - SHEET 2	30	A
CA225	LONGITUDINAL SECTION - ROAD 003 - SHEET 3	31	A
CA226	LONGITUDINAL SECTION - ROAD 004 - SHEET 2	32	-
CA227	LONGITUDINAL SECTION - ROAD 005 - SHEET 1	33	A
CA228	LONGITUDINAL SECTION - ROAD 009 SHEET 1	34	A
CA229	LONGITUDINAL SECTION - ROAD 009 SHEET 2	35	A
CA230	LONGITUDINAL SECTION - ROAD 009 SHEET 3	36	A
CA231	LONGITUDINAL SECTION - ROAD 011 - SHEET 1	37	A
CA232	LONGITUDINAL SECTION - ROAD 012 - SHEET 1	38	A
CA233	LONGITUDINAL SECTION - ROAD 012 - SHEET 2	39	A
CA234	LONGITUDINAL SECTION - ROAD 012 - SHEET 3	40	A
CA235	LONGITUDINAL SECTION - ROAD 013 - SHEET 1	41	A
CA236	LONGITUDINAL SECTION - ROAD 013 - SHEET 2	42	A
CA237	LONGITUDINAL SECTION - ROAD 014 -SHEET 1	43	A
CA238	LONGITUDINAL SECTION - ROAD 015 -SHEET 1	44	A
CA240	BUS ROUTE PLAN	45	A
CA250	TURNING MOVEMENTS LAYOUT	46	B
CA251	TURNING MOVEMENTS SHEET 1	47	B

CA252	TURNING MOVEMENTS SHEET 2	48	A
CA253	TURNING MOVEMENTS SHEET 3	49	B
CA270	SOUTHERN INTERSECTION GA	50	-
CA271	NORTHERN INTERSECTION GA	51	-
CA272	SAFE INTERSECTION SIGHT DISTANCE	52	-
CA273	SAFE INTERSECTION SIGHT DISTANCE	53	-
CA274	TURNING MOVEMENTS	54	A
CA275	TURNING MOVEMENTS	55	-
CA280	SLOPE ANALYSIS PLAN - EXISTING	56	A
CA290	SLOPE ANALYSIS PLAN - PROPOSED	57	B
CA300	DRAINAGE CATCHMENT PLAN	58	B
CA320	DRAINAGE CONCEPT MASTER PLAN	59	B
CA400	SEWER CATCHMENT PLAN - SHEET 1	60	B
CA401	EXTENDED SEWER CATCHMENT PLAN	61	A
CA410	SEWER CATCHMENT DETAILS	62	A
CA420	SEWER CONCEPT MASTER PLAN - SHEET 1	63	B
CA421	SEWER CONCEPT MASTER PLAN - SHEET 2	64	A
CA480	SEWER LONGITUDINAL SECTION - SHEET 1	65	A
CA481	SEWER LONGITUDINAL SECTION - SHEET 2	66	A
CA482	SEWER LONGITUDINAL SECTION - SHEET 3	67	A
CA500	WATER CONCEPT MASTER PLAN - SHEET 1	68	B
CA501	WATER CONCEPT MASTER PLAN - SHEET 2	69	B
CA600	UTILITY CONCEPT MASTER PLAN	70	B
CA650	WSUD CATCHMENT LAYOUT	71	-
CA655	PROPOSED Q100 FLOOD EXTENT PLAN	72	A
CA700	WATER SENSITIVE URBAN DESIGN OUTCOMES PLAN	73	A
CA701	WETLAND 1 & SEDIMENT BASIN 1 - LONGITUDINAL SECTION	74	-
CA702	WETLAND 2 & SEDIMENT BASIN 2 - LONGITUDINAL SECTION	75	-
CA703	BIORETENTION BASIN - SECTION DETAILS	76	-
CA715	TYPICAL WETLAND SECTIONS	77	-
CA731	RIPARIAN CORRIDOR LAYOUT PLAN	78	A
CA732	PRECEDENT IMAGES	79	-
CA733	RIPARIAN CORRIDOR OFFSET PLAN	80	A
CA735	RIPARIAN CORRIDOR DETAILS	81	-
CA800	SOIL AND WATER CONCEPT MANAGEMENT NOTES	82	A
CA801	SOIL AND WATER CONCEPT MANAGEMENT PLAN -PLAN PHASE 1	83	A
CA802	SOIL AND WATER CONCEPT MANAGEMENT PLAN -PLAN PHASE 2	84	A
CA803	SOIL AND WATER CONCEPT MANAGEMENT PLAN -PLAN PHASE 3	85	A
CA804	SOIL AND WATER CONCEPT MANAGEMENT PLAN -PLAN PHASE 4	86	A

DRAWING SCHEDULE - LANDSCAPE

DRAWING	DESCRIPTION	SHEET No.	REVISION
LMP001	LANDSCAPE MASTERPLAN	1	-

B	ISSUED FOR APPROVAL - DRAWINGS & LANDSCAPE ADDED, DRAWINGS REMOVED	BC	25/06/21
A	LAYOUT AND ROAD ALIGNMENT CHANGES	BC	26/02/20
Rev	Amendments	Approved	Date

Scale	



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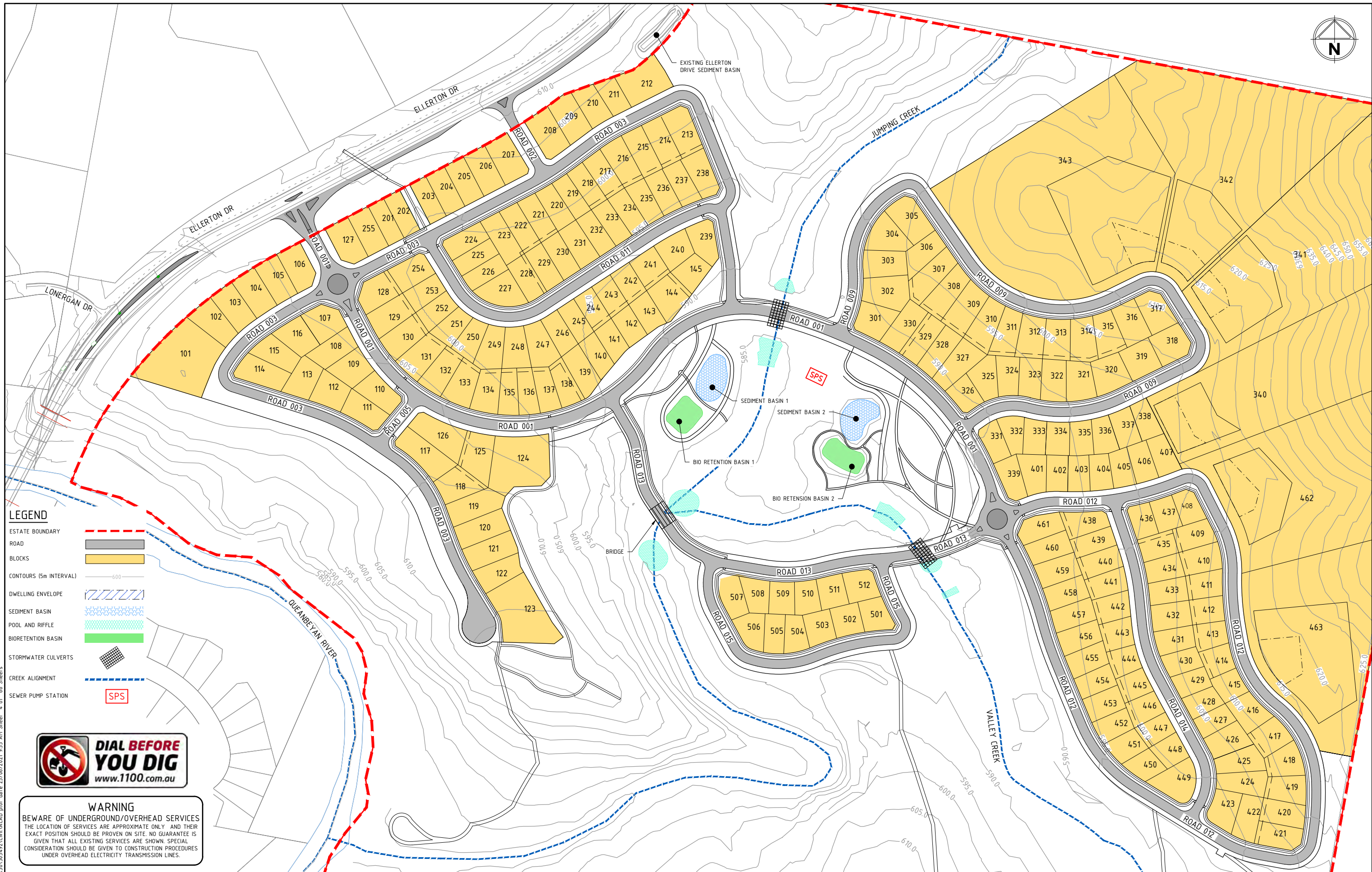
JUMPING CREEK SUBDIVISION

DEVELOPMENT APPLICATION (DA)
DRAWING SCHEDULE
QUEANBEYAN PALERANG REGIONAL COUNCIL
PEET PTY LTD

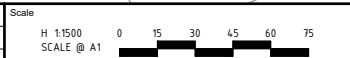
FOR APPROVAL

Drg No
305492CA002

Rev
B



Rev	Amendments	Approved	Date
B	ISSUED FOR APPROVAL - PATHS TRACKS ADDED	BC	25/06/21
A	LAYOUT AND ROAD ALIGNMENT CHANGES	BC	26/02/20



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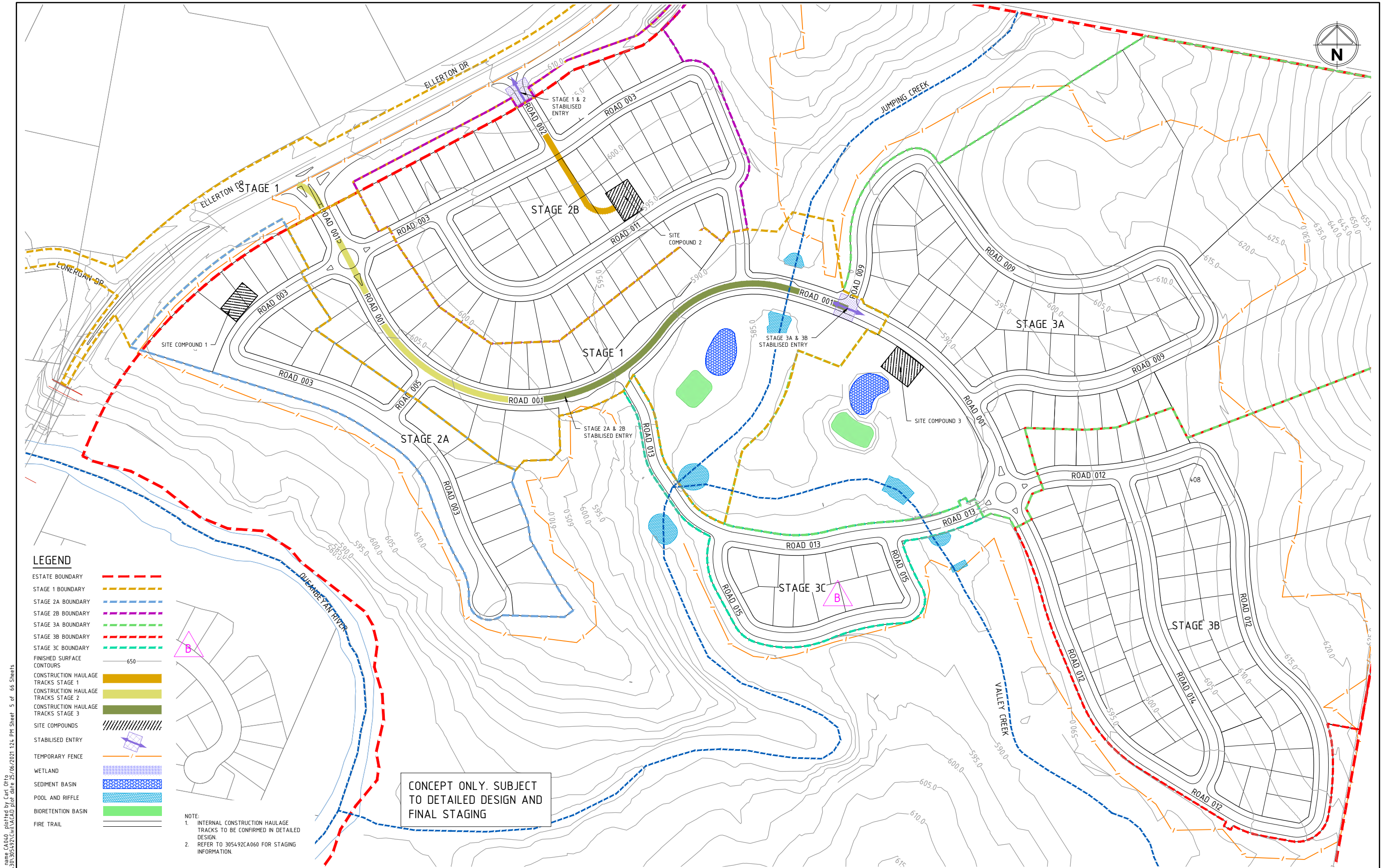
JUMPING CREEK SUBDIVISION

DEVELOPMENT APPLICATION (DA)
GENERAL ARRANGEMENT PLAN
QUEANBEYAN PALERANG REGIONAL COUNCIL
PEET PTY LTD

FOR APPROVAL

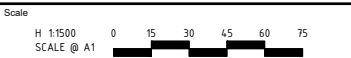
Drg No
305492CA020

Rev
B



file name 305492CA040.dwg, layout name CA040, plotted by Carl Otter, file location \\spire\cadd\data\30\305492CA040.dwg, plot date 25/06/2021 12:41 PM, Sheet 5 of 66 Sheets

B	ISSUED FOR APPROVAL - STAGES REVISED	BC	25/06/21		
A	LAYOUT AND ROAD ALIGNMENT CHANGES	BC	26/02/20		
Rev	Amendments	Approved	Date		





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Authorised MMB	Date 22-03-2019

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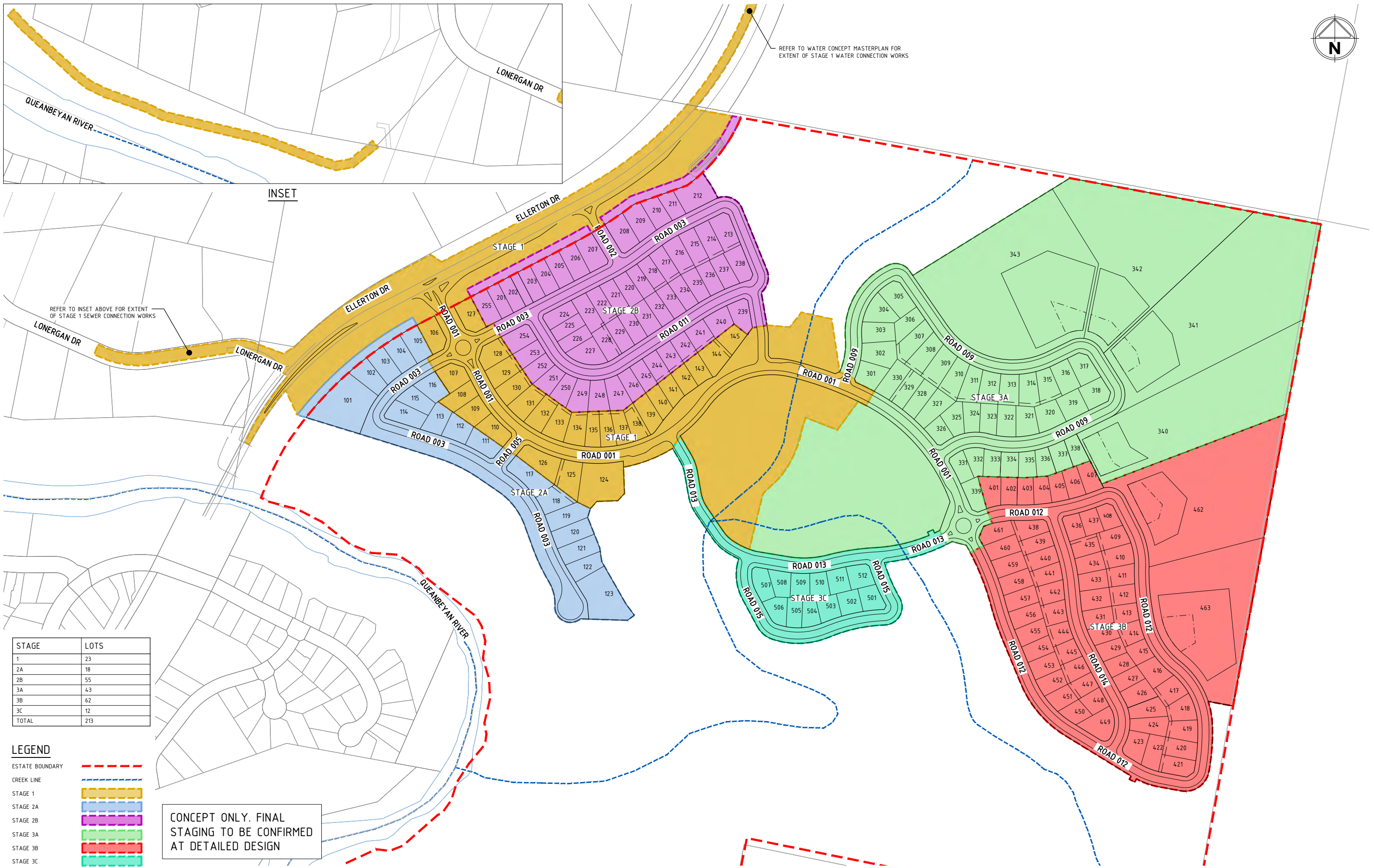
**DEVELOPMENT APPLICATION (DA)
CONSTRUCTION MANAGEMENT CONCEPT PLAN**
QUEANBEYAN PALERANG REGIONAL COUNCIL
PEET PTY LTD

FOR APPROVAL

Dwg No
305492CA040

Rev
B

file name: 305492CA060.dwg, layout name: CA060, plotted by: Carl, On to file location: \\spire\caddata\lata\30\305492\Civil\ACAD Plot date: 25/06/2021 12:4 PM Sheet 6 of 66 Sheets



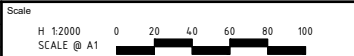
STAGE	LOTS
1	23
2A	18
2B	55
3A	43
3B	62
3C	12
TOTAL	213

LEGEND

ESTATE BOUNDARY	---
CREEK LINE	---
STAGE 1	---
STAGE 2A	---
STAGE 2B	---
STAGE 3A	---
STAGE 3B	---
STAGE 3C	---

CONCEPT ONLY. FINAL
STAGING TO BE CONFIRMED
AT DETAILED DESIGN

B	ISSUED FOR APPROVAL - STAGING REVISED	BC	25/06/21		
A	LAYOUT AND ROAD ALIGNMENT CHANGES	BC	26/02/20		
Rev	Amendments	Approved	Date		



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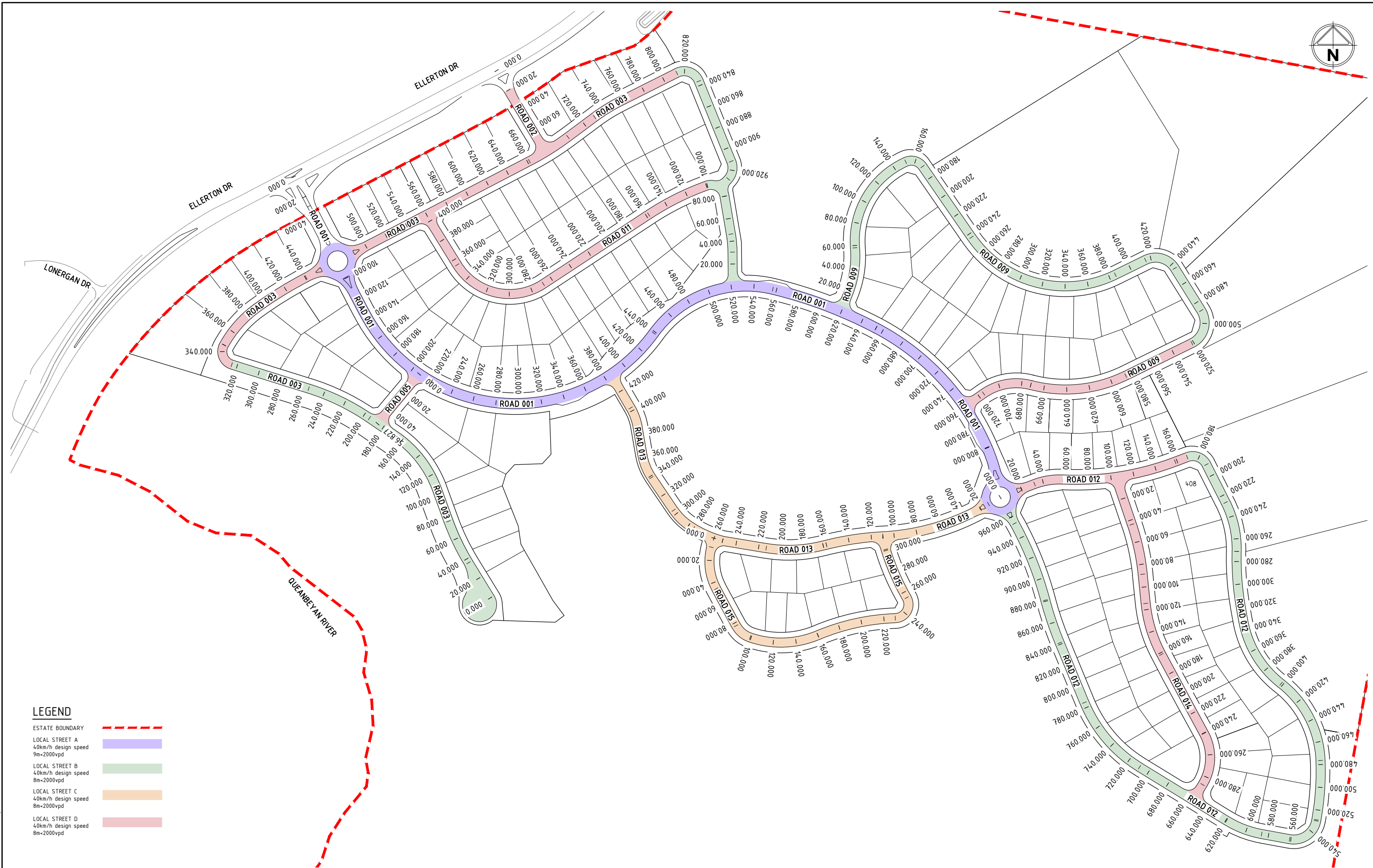
DEVELOPMENT APPLICATION (DA)
CONCEPT STAGING PLAN
QUEANBEYAN PALERANG REGIONAL COUNCIL
PEET PTY LTD

FOR APPROVAL

Dwg No
305492CA060

Rev
B

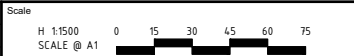
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file location \\spire\canberra\data\30\305492\Civil\ACAD plot date 25/06/2021 9:56 AM Sheet 7 of 66 Sheets



LEGEND

- ESTATE BOUNDARY
- LOCAL STREET A
40km/h design speed
9m+2000vpd
- LOCAL STREET B
40km/h design speed
8m+2000vpd
- LOCAL STREET C
40km/h design speed
8m+2000vpd
- LOCAL STREET D
40km/h design speed
8m+2000vpd

B	ISSUED FOR APPROVAL - ROAD 013 ADDED, CHAINAGES ADDED TO PLAN	BC	25-06-2021	
A	LAYOUT AND ROAD ALIGNMENT CHANGES	BC	26-02-2020	
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DEVELOPMENT APPLICATION (DA)
HIERARCHY PLAN
QUEANBEYAN PALERANG REGIONAL COUNCIL
PEET PTY LTD

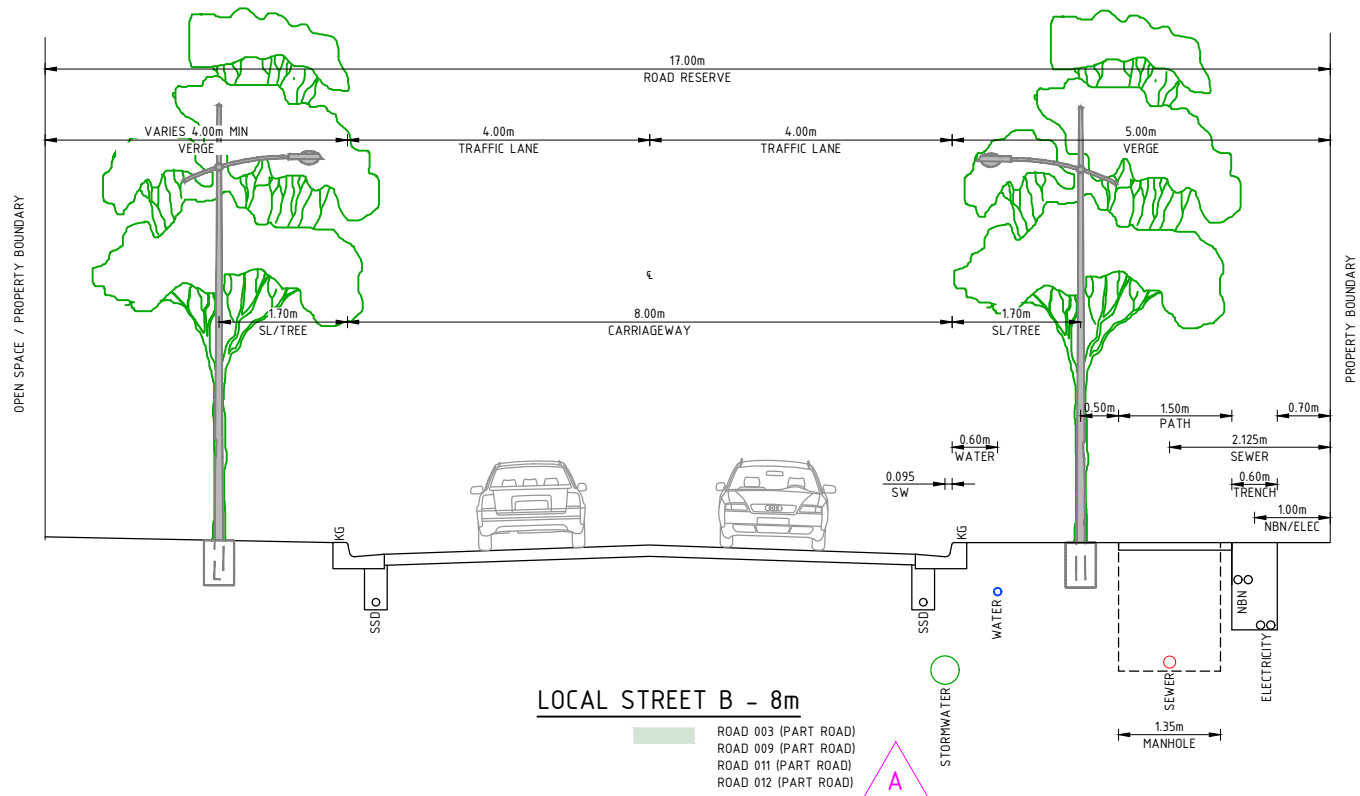
FOR APPROVAL

Dwg No

305492CA100

Rev

B



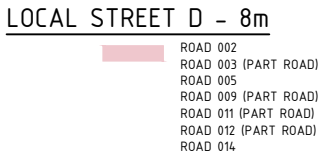
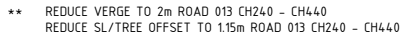
- KG - KERB AND GUTTER
SSD - SUBSOIL DRAIN

JUMPING CREEK SUBDIVISION

DEVELOPMENT APPLICATION (DA)
TYPICAL CROSS SECTIONS - SHEET 1
QUEANBEYAN PALERANG REGIONAL COUNCIL
PEET PTY LTD

FOR APPROVAL **305492CA120** **A**

Orig No Rev



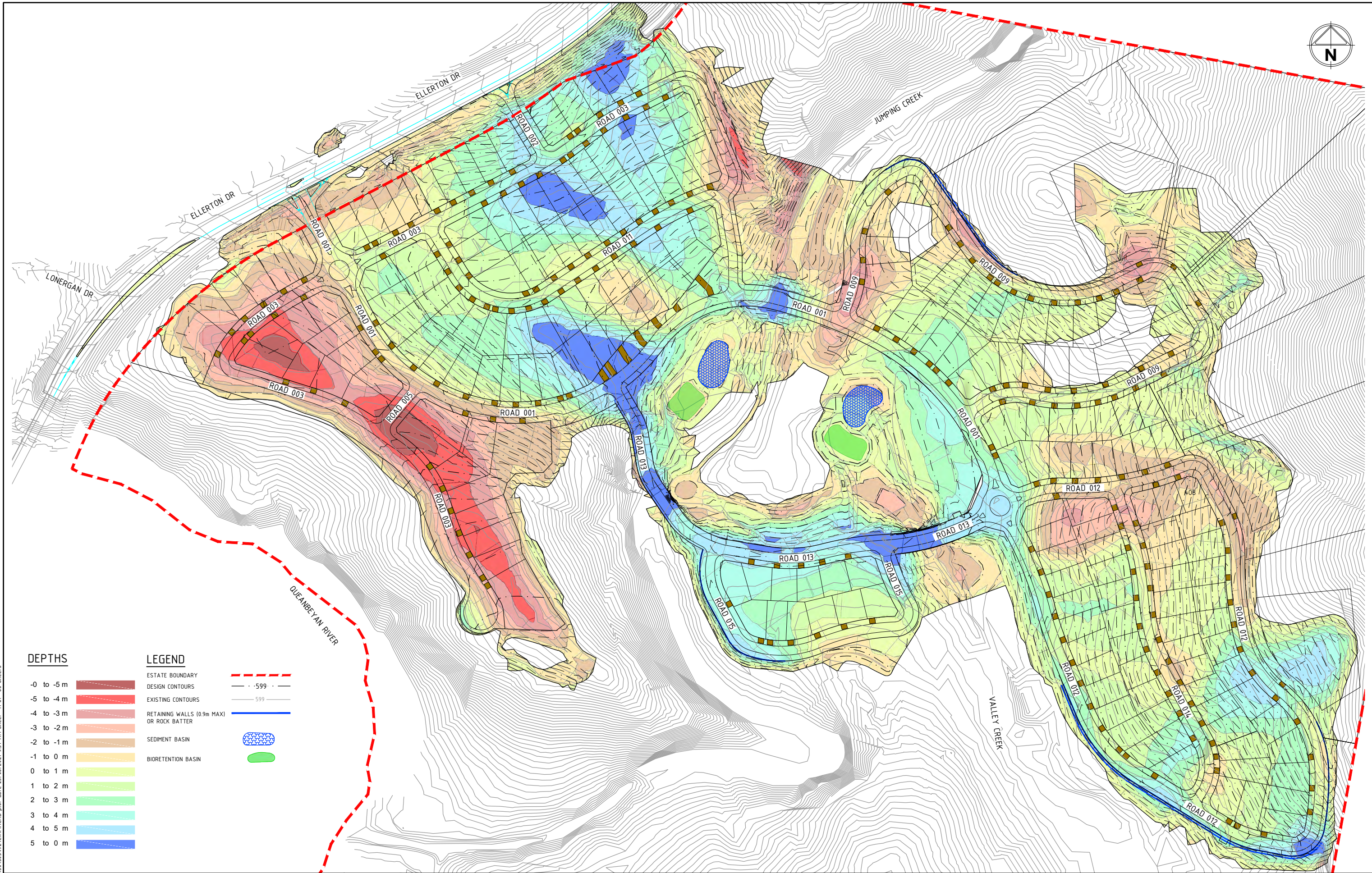
KG - KERB AND GUTTER
SSD - SUBSOIL DRAIN

JUMPING CREEK SUBDIVISION

DEVELOPMENT APPLICATION (DA)
TYPICAL CROSS SECTIONS - SHEET 2
QUEANBEYAN PALERANG REGIONAL COUNCIL
PEET PTY LTD

FOR APPROVAL **305492CA121** **A**

Orig No
Rev



DEPTHS

-0 to -5 m	
-5 to -4 m	
-4 to -3 m	
-3 to -2 m	
-2 to -1 m	
-1 to 0 m	
0 to 1 m	
1 to 2 m	
2 to 3 m	
3 to 4 m	
4 to 5 m	
5 to 0 m	

LEGEND

ESTATE BOUNDARY	
DESIGN CONTOURS	
EXISTING CONTOURS	
RETAINING WALLS (0.9m MAX) OR ROCK BATTER	
SEDIMENT BASIN	
BIORETENTION BASIN	

Scale
H 1:1500
SCALE @ A1



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22-03-2019

JUMPING CREEK SUBDIVISION

DEVELOPMENT APPLICATION (DA)
GRADING PLAN LAYOUT
QUEANBEYAN PALERANG REGIONAL COUNCIL
PEET PTY LTD

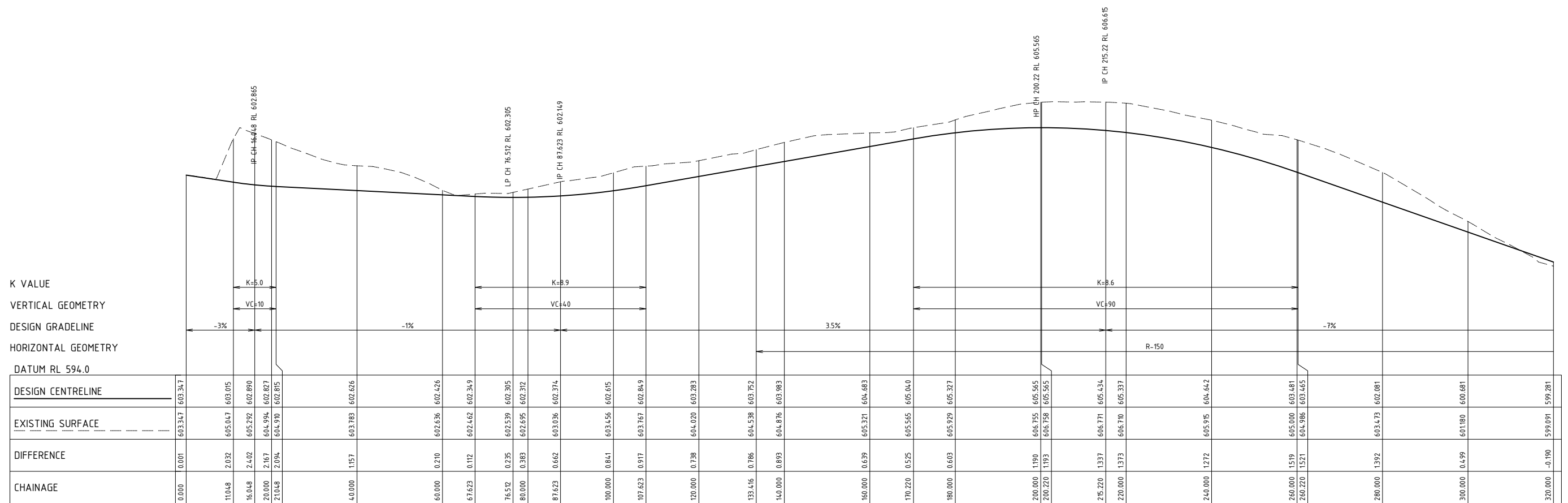
FOR APPROVAL

Dwg No
305492CA200

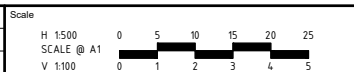
Rev
B

* WHERE DESIGN SPEED IS LIKELY TO BE ACHIEVED

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A	ISSUED FOR APPROVAL	BC	25/06/21
Rev	Amendments	Approved	Date



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Date
22-03-2019

JUMPING CREEK SUBDIVISION

DEVELOPMENT APPLICATION (DA)
LONGITUDINAL SECTION - ROAD 001 - SHEET 1
QUEANBEYAN PALERANG REGIONAL COUNCIL
PEET PTY LTD

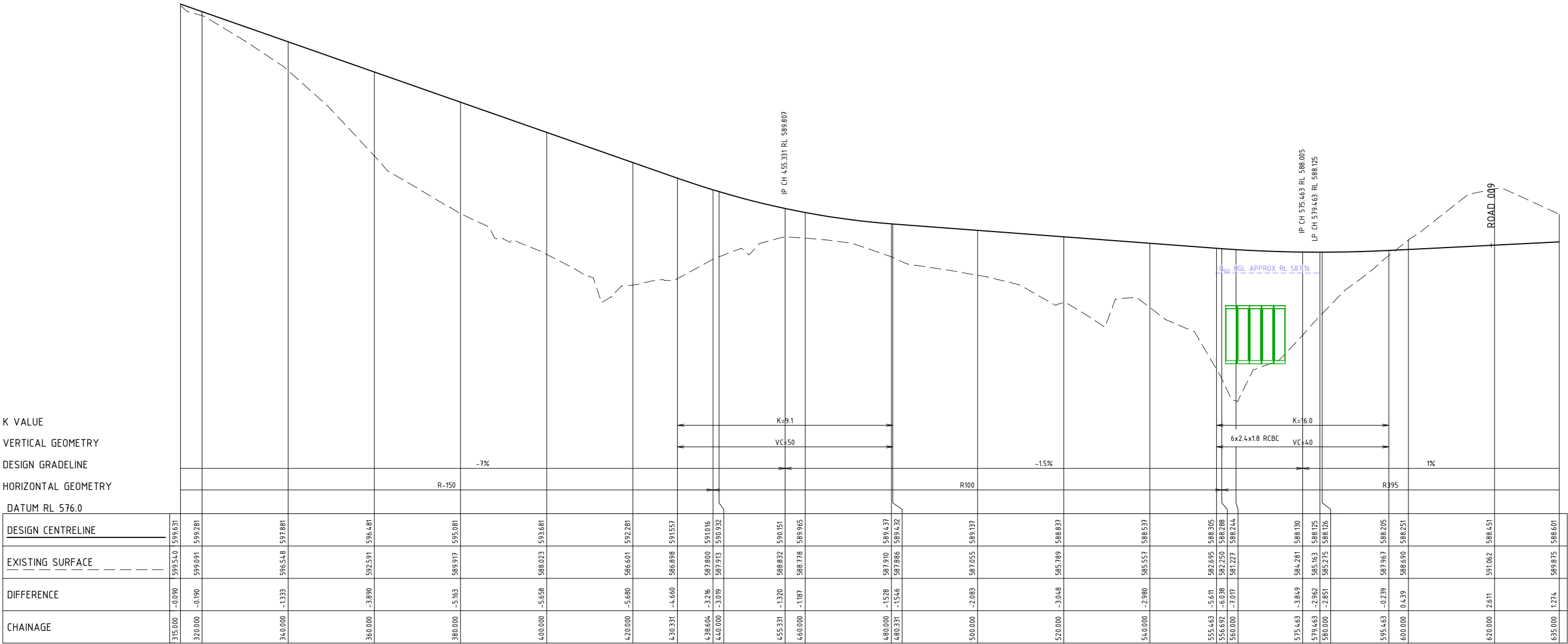
Orig No
305492CA220

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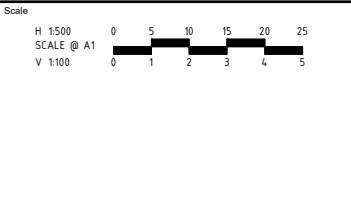
DESIGN SPEED	40 km/h
MIN. K VALUE *	3.5
MIN. VC INTERSECTIONS	6m
MIN. VC OTHER	25m
ABSOLUTE MAX/MIN GRADE	8% 0.5%
DESIRABLE MAX/MIN GRADE	8% 1%

* WHERE DESIGN SPEED IS LIKELY TO BE ACHIEVED

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Rev	A	ISSUED FOR APPROVAL	BC	25/06/21
Rev	Amendments	Approved	Date	



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JUMPING CREEK SUBDIVISION

DEVELOPMENT APPLICATION (DA)
LONGITUDINAL SECTION - ROAD 001 - SHEET 2
QUEANBEYAN PALERANG REGIONAL COUNCIL
PEET PTY LTD

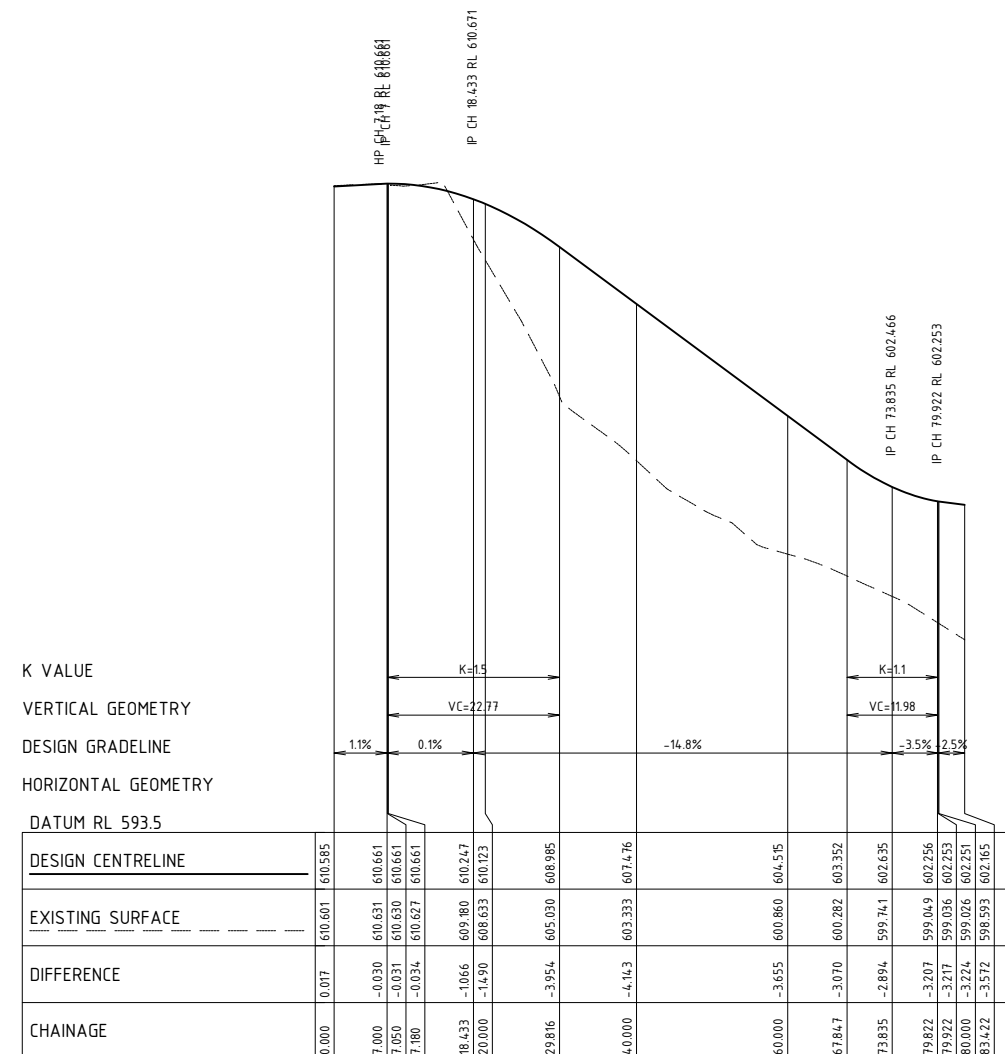
FOR APPROVAL

Drg No
305492CA221

Rev
A

ROAD 002	
DESIGN SPEED	40 km/h
MIN. K VALUE *	3.5
MIN. VC INTERSECTIONS	6m
MIN. VC OTHER	25m
ABSOLUTE MAX/MIN GRADE	16% 0.5%
DESIRABLE MAX/MIN GRADE	12% 1%

FOR INFORMATION
ONLY. SUBJECT TO
DETAILED DESIGN



Scale

H 1:500
SCALE @ A1
V 1:100

0 5 10 15 20 25

0 1 2 3 4 5



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22-03-2019

JUMPING CREEK SUBDIVISION

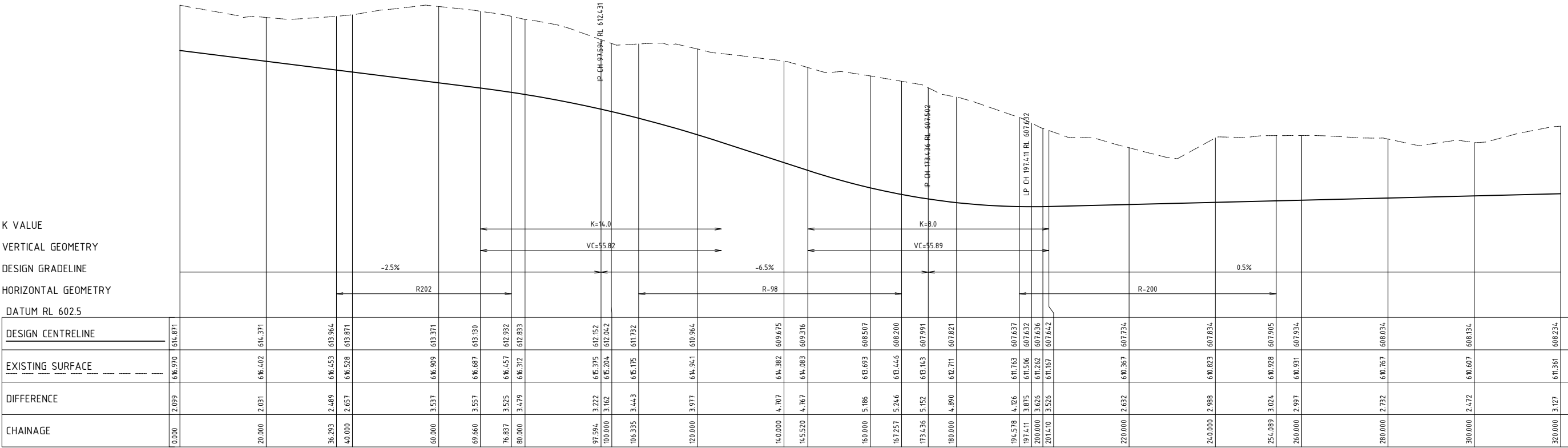
DEVELOPMENT APPLICATION (DA)
LONGITUDINAL SECTION - ROAD 001 & ROAD 002 - SHEET 3
QUEANBEYAN PALERANG REGIONAL COUNCIL
PEET PTY LTD

file name 305492CA220.dwg layout name CA223 plotted by Carl Orth
file location \\spiire\candata\data\30\305492\Civil\ACAD Plot date 25/06/2021 9:57 AM Sheet 15 of 66 Sheets

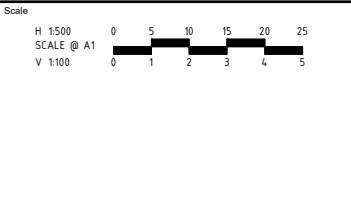
DESIGN SPEED	40 km/h
MIN. K VALUE *	3.5
MIN. VC INTERSECTIONS	6m
MIN. VC OTHER	25m
ABSOLUTE MAX/MIN GRADE	16% 0.5%
DESIRABLE MAX/MIN GRADE	12% 1%

* WHERE DESIGN SPEED IS LIKELY TO BE ACHIEVED

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JUMPING CREEK SUBDIVISION

DEVELOPMENT APPLICATION (DA)
LONGITUDINAL SECTION - ROAD 003 - SHEET 1
QUEANBEYAN PALERANG REGIONAL COUNCIL
PEET PTY LTD

FOR APPROVAL

Drg No
305492CA223

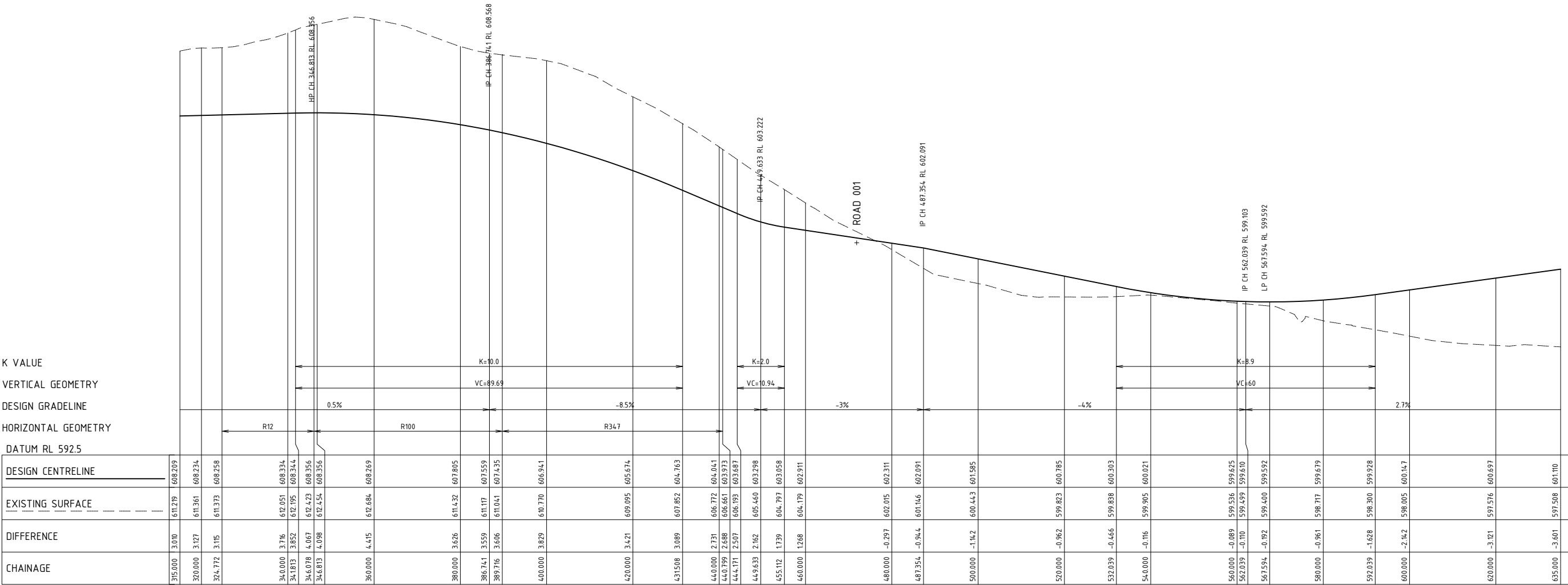
Rev
A

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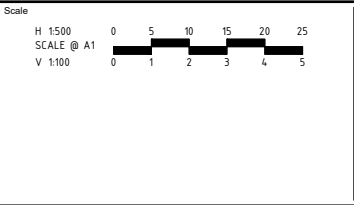
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MIN. K VALUE *	3.5
MIN. VC INTERSECTIONS	6m
MIN. VC OTHER	25m
ABSOLUTE MAX/MIN GRADE	16% 0.5%
DESIRABLE MAX/MIN GRADE	12% 1%

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JUMPING CREEK SUBDIVISION

**DEVELOPMENT APPLICATION (DA)
LONGITUDINAL SECTION - ROAD 003 - SHEET 2**
QUEANBEYAN PALERANG REGIONAL COUNCIL
PEET PTY LTD

FOR APPROVAL

Drg No
305492CA224

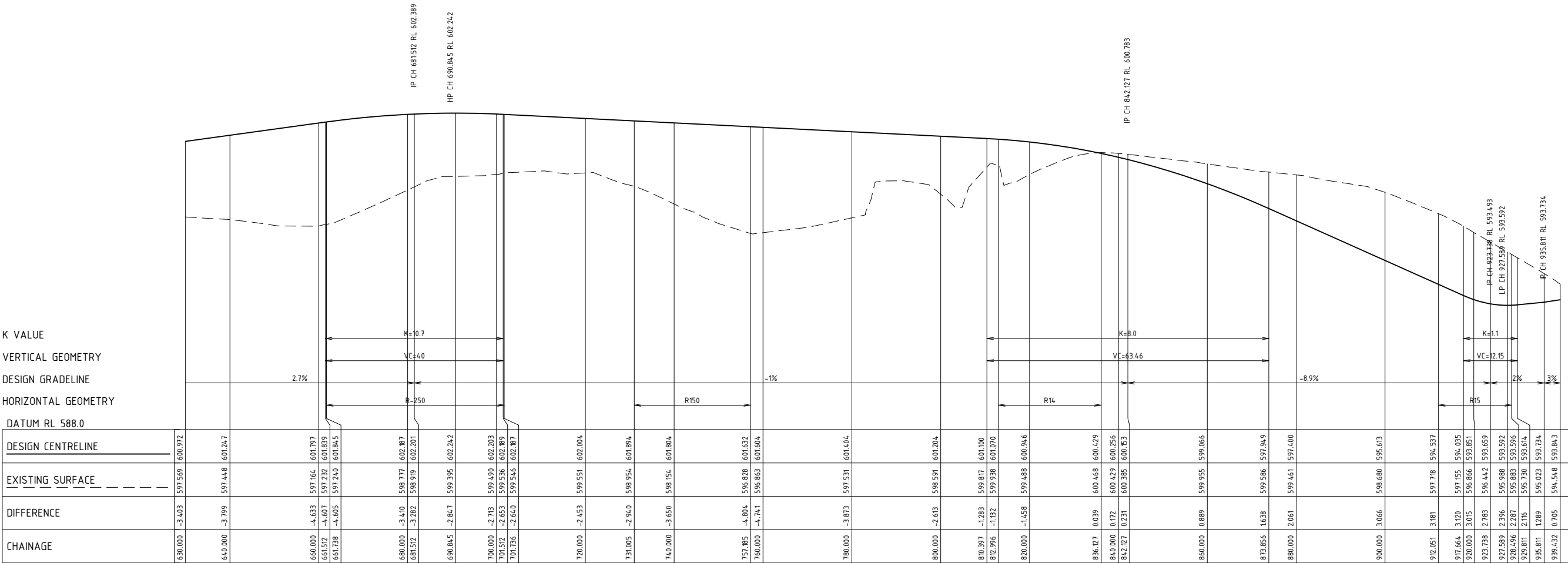
Rev
A

file name 305492CA220.dwg layout name CA225 plotted by Carl Otto
file location \\spiire\candata\data\30\305492\Civil\ACAD Plot date 25/06/2021 9:57 AM Sheet 17 of 66 Sheets

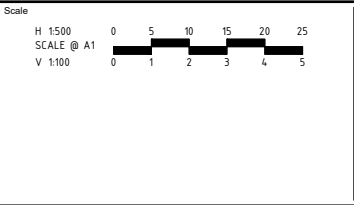
DESIGN SPEED	40 km/h
MIN. K VALUE *	3.5
MIN. VC INTERSECTIONS	6m
MIN. VC OTHER	25m
ABSOLUTE MAX/MIN GRADE	16% 0.5%
DESIRABLE MAX/MIN GRADE	12% 1%

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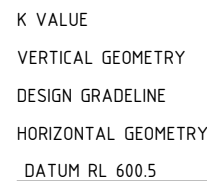
**DEVELOPMENT APPLICATION (DA)
LONGITUDINAL SECTION - ROAD 003 - SHEET 3**
QUEANBEYAN PALERANG REGIONAL COUNCIL
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Drg No
305492CA225

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CHAINAGE	DIFFERENCE	EXISTING SURFACE	DESIGN CENTRELINE
0+000	1.184	606.775	605.591
4+140	1.766	607.481	605.715
10+74.6	2.805	608.74.0	605.935
11.352	3.817	610.015	606.199
20.000	4.157	610.470	606.313
38.377	5.741	612.848	607.107
40.000	5.778	612.954	607.176
45.748	5.869	613.263	607.394
53.119	5.221	612.838	607.617
56.877		612.353	

					</			



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DEVELOPMENT APPLICATION (DA)
LONGITUDINAL SECTION - ROAD 005 - SHEET 1
QUEANBEYAN PALERANG REGIONAL COUNCIL
PEET PTY LTD

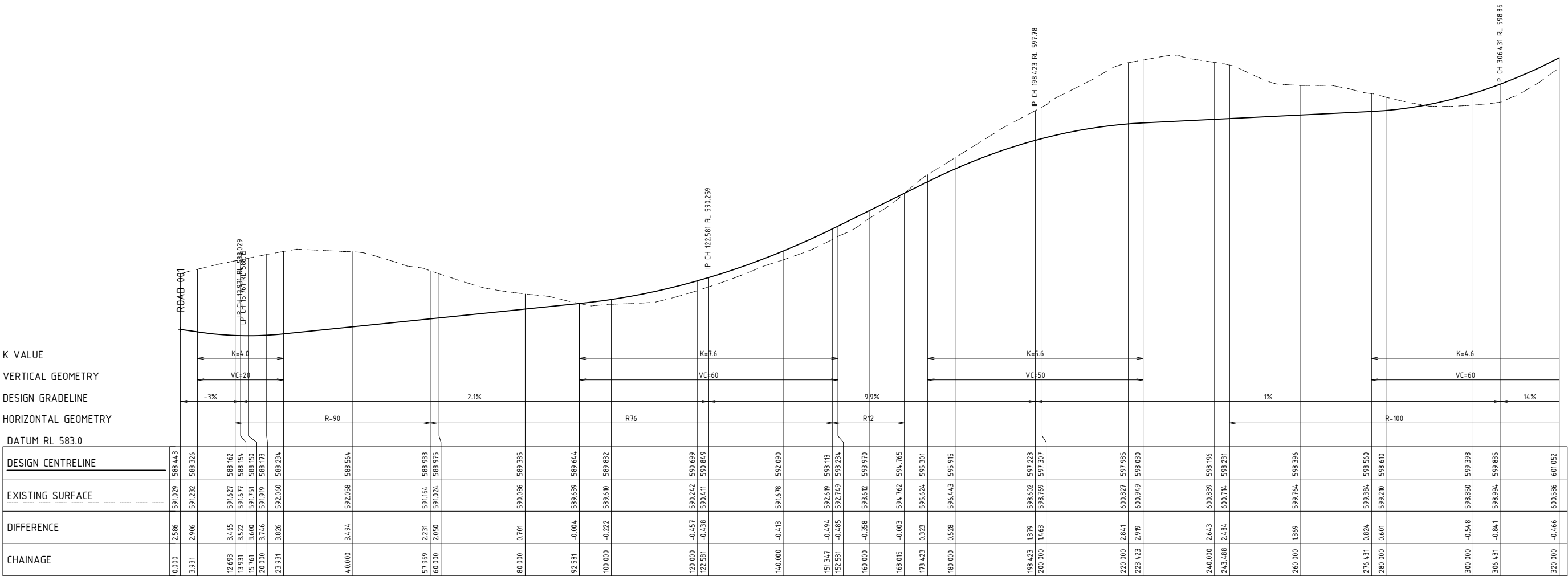
Drp No
305492CA22

file name 305492CA220.dwg layout name CA228 plotted by Carl Otto
file location \\spiire\caddata\data\30\305492\Civil\ACAD Plot date 25/06/2021 9:57 AM Sheet 19 of 66 Sheets

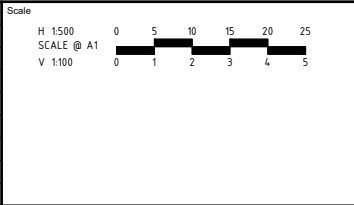
DESIGN SPEED	40 km/h
MIN. K VALUE *	3.5
MIN. VC INTERSECTIONS	6m
MIN. VC OTHER	25m
ABSOLUTE MAX/MIN GRADE	16% 0.5%
DESIRABLE MAX/MIN GRADE	12% 1%

* WHERE DESIGN SPEED IS LIKELY TO BE ACHIEVED

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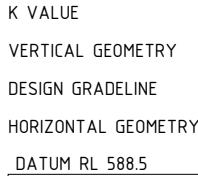
JUMPING CREEK SUBDIVISION

**DEVELOPMENT APPLICATION (DA)
LONGITUDINAL SECTION - ROAD 009 - SHEET 1**
QUEANBEYAN PALERANG REGIONAL COUNCIL
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FOR APPROVAL


Drg No
305492CA228

Rev
A

* WHERE DESIGN SPEED IS LIKELY TO BE ACHIEVED[illegible]

Scale

H 1:500
SCALE @ A1
V 1:100



0 5 10 15 20 25

0 1 2 3 4 5



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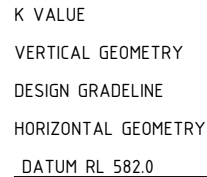
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BC
Date
22-03-2019

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Drg No
305492CA229

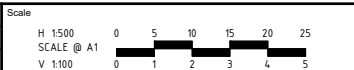
A

WHERE DESIGN SPEED IS LIKELY TO BE ACHIEVED



CHAINAGE	DIFFERENCE	EXISTING SURFACE	DESIGN CENTRELINE
630.000	-0.952	594.379	595.282
640.000	-0.961	593.655	594.616
660.000	-0.734	592.551	593.284
671.893	-0.088	592.404	592.492
671.920	-0.088	592.402	592.491
680.000	-0.110	591.842	591.953
700.000	-0.797	589.824	590.621
712.784	-0.522	589.248	589.770
715.310	-0.563	589.066	589.629
717.784	-0.655	588.891	589.545
720.000	-0.782	588.733	589.515
720.464	-0.874	588.700	589.514
722.784	-1.002	588.536	589.538
731.604	-1.995	587.720	589.715
735.724	-2.481	587.358	589.839

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file name 305492CA220.dwg layout name CA231 plotted by Carl Otto
file location \\spiire\caddata\data\30\305492\civil\ACAD plot date 25/06/2021 9:57 AM Sheet 22 of 66 Sheets

K VALUE
VERTICAL GEOMETRY
DESIGN GRADELINE
HORIZONTAL GEOMETRY
DATUM RL 589.0

DESIGN CENTRELINE	315.000	-1.995	594.386	596.381
EXISTING SURFACE	320.000	-1.835	594.638	596.474
DIFFERENCE				
CHAINAGE				

IP CH 340.888 RL 596.589
IP CH 391.8 RL 599.184

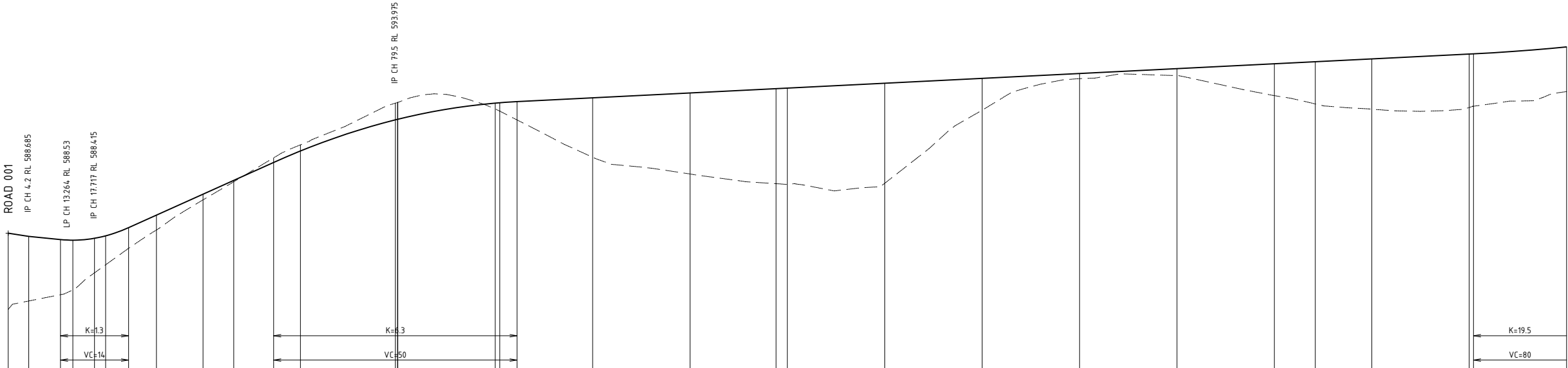
DESIGN SPEED	40 km/h
MIN. K VALUE *	3.5
MIN. VC INTERSECTIONS	6m
MIN. VC OTHER	25m
ABSOLUTE MAX/MIN GRADE	16% 0.5%
DESIRABLE MAX/MIN GRADE	12% 1%

* WHERE DESIGN SPEED IS LIKELY TO BE ACHIEVED

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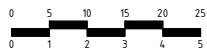
K VALUE
VERTICAL GEOMETRY
DESIGN GRADELINE
HORIZONTAL GEOMETRY
DATUM RL 580.5

DESIGN CENTRELINE	0.000	-3.131	585.687	588.817
EXISTING SURFACE	4.200	-2.657	586.029	588.685
DIFFERENCE				
CHAINAGE				



Scale

H 1:500
SCALE @ A1
V 1:100



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JUMPING CREEK SUBDIVISION

DEVELOPMENT APPLICATION (DA)
LONGITUDINAL SECTION - ROAD 011 - SHEET 1
QUEANBEYAN PALERANG REGIONAL COUNCIL
PEET PTY LTD

FOR APPROVAL

Dwg No

305492CA231

Rev

A

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BC 25/06/21

Rev Amendments

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DESIGN SPEED	40 km/h
MIN. K VALUE *	3.5
MIN. VC INTERSECTIONS	6m
MIN. VC OTHER	25m
ABSOLUTE MAX/MIN GRADE	16% 0.5%
DESIRABLE MAX/MIN GRADE	12% 1%

K VALUE
VERTICAL GEOMETRY
DESIGN GRADELINE
HORIZONTAL GEOMETRY
DATUM RL 581.0

CHAINAGE	DIFFERENCE	EXISTING SURFACE	DESIGN CENTRELINE
0.000	-4.449	586.231	590.700
20.000	-2.836	587.564	590.400
23.542	-2.159	588.188	590.347
26.042	-17.39	588.589	590.328
32.313	-0.982	589.464	590.446
33.542	-0.850	589.647	590.497
40.000	-0.233	590.680	590.913
43.542	0.031	591.278	591.247
57.606	0.509	593.233	592.724
57.710	0.515	593.250	592.735
60.000	0.619	593.594	592.975
115.340	0.957	598.724	598.767
120.000	1.129	600.372	599.243
130.340	1.414	601.699	600.286
140.000	1.556	602.808	601.252
158.191	2.060	605.131	603.071
160.000	1.994	605.246	603.252
169.544	1.464	605.670	604.206
180.000	1.587	606.839	605.252
189.321	1.835	608.018	606.184
200.000	2.032	609.284	607.252
205.823	1.976	609.810	607.834
220.000	1.676	610.809	609.132
226.652	1.612	611.271	609.659
240.000	1.580	612.139	610.558
245.823	1.592	612.476	610.884
260.000	1.382	612.891	611.509
271.018	1.075	612.905	611.830
271.069	1.073	612.904	611.831
280.000	0.860	612.845	611.985
285.823	0.824	612.858	612.034
300.000	0.724	612.879	612.105
320.000	0.073	612.278	612.205

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Authorised MMB	

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BC
Date
22-03-2019

JUMPING CREEK SUBDIVISION

DEVELOPMENT APPLICATION (DA)
LONGITUDINAL SECTION - ROAD 012 - SHEET 1
QUEANBEYAN PALERANG REGIONAL COUNCIL
PEET PTY LTD

FOR APPROVAL

Drg No
305492CA232

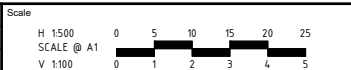
Rev
A

WHERE DESIGN SPEED IS LIKELY TO BE ACHIEVED

K VALUE
VERTICAL GEOMETRY
DESIGN GRADELINE
HORIZONTAL GEOMETRY
DATUM RL 590.5

[illegible]

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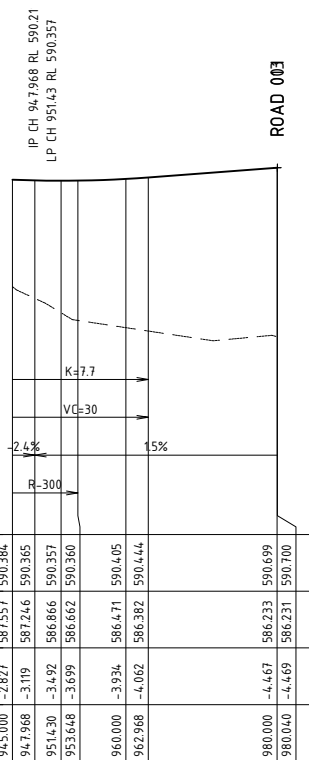
JUMPING CREEK SUBDIVISION

DEVELOPMENT APPLICATION (DA)
QUANTUNUDINAL SECTION - ROAD 012 - SHEET 2
QUEANBEYAN PALERANG REGIONAL COUNCIL
PEET PTY LTD

FOR APPROVAL

Drg No
305492CA233

DESIGN CENTRELINE	587557	590384		
EXISTING SURFACE	587246	590365		
	586866	590357		
	586662	590360		
	586471	590405		
	586382	590444		
DIFFERENCE	-2827	-3119	-4467	-4469
CHAINAGE	945.000	9514.30	980.000	980.040
	947.968	953.648	962.968	
	-3.934	-3.699	-4.002	

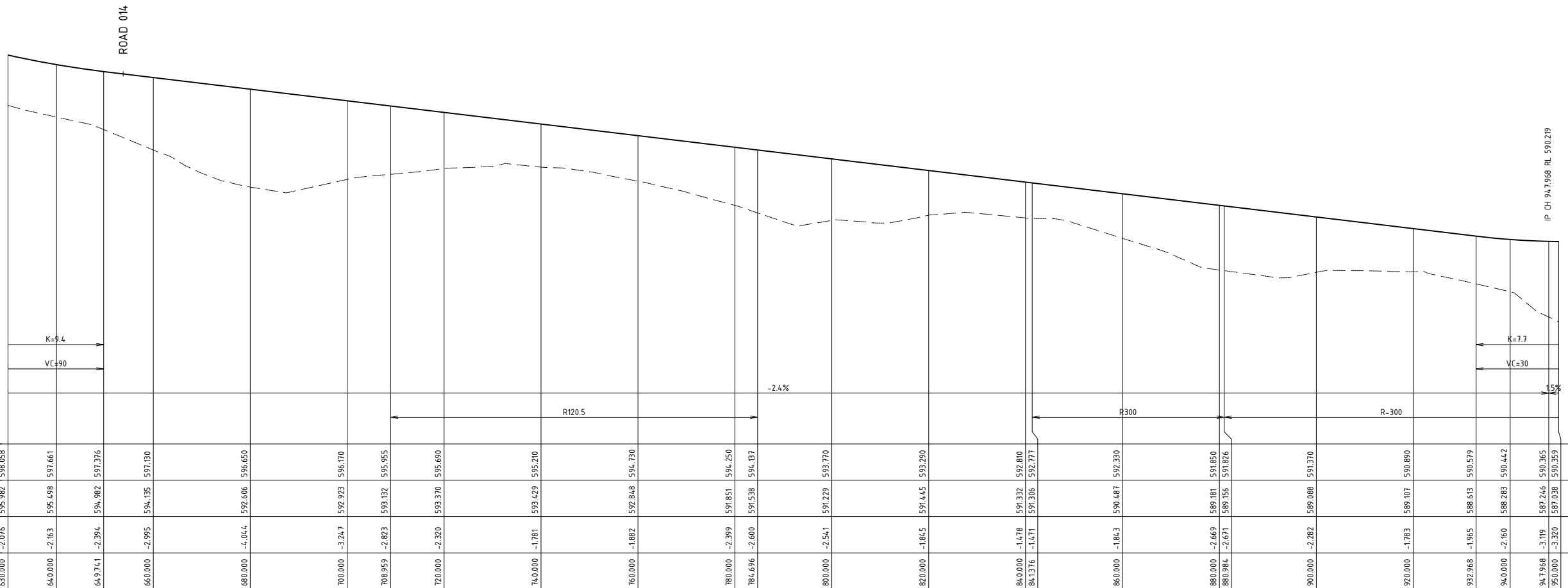


DESIGN SPEED	40 km/h
MIN. K VALUE *	3.5
MIN. VC INTERSECTIONS	6m
MIN. VC OTHER	25m
ABSOLUTE MAX/MIN GRADE	16% 0.5%
DESIRABLE MAX/MIN GRADE	12% 1%

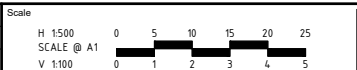
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CHAINAGE	DIFFERENCE	DESIGN CENTRELINE									
		EXISTING SURFACE	EXISTING SURFACE	EXISTING SURFACE	EXISTING SURFACE	EXISTING SURFACE	EXISTING SURFACE	EXISTING SURFACE	EXISTING SURFACE	EXISTING SURFACE	EXISTING SURFACE
630.000	-2.076	595.982	598.058								
640.000	-2.163	595.698	597.661								
649.741	-2.394	594.982	597.376								
660.000	-2.995	594.135	597.130								
680.000	-4.044	592.606	596.650								
700.000	-3.247	592.923	596.170								
708.959	-2.823	593.132	595.955								
720.000	-2.320	593.370	595.690								
740.000	-1.781	593.429	595.210								
760.000	-1.882	592.848	594.730								
780.000	-2.399	591.851	594.250								
784.696	-2.600	591.538	594.137								
800.000	-2.541	591.229	593.770								
820.000	-1.845	591.445	593.290								
840.000	-1.478	591.332	592.810								
860.000	-1.843	590.487	592.330								
880.000	-2.669	589.181	591.850								
880.984	-2.671	589.156	591.826								
900.000	-2.282	589.088	591.370								
920.000	-1.783	589.107	590.890								
932.968	-1.965	588.613	590.579								
940.000	-2.160	588.283	590.442								
947.968	-3.119	587.246	590.365								
950.000	-3.320	587.038	590.359								



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Date
22-03-2019

JUMPING CREEK SUBDIVISION

DEVELOPMENT APPLICATION (DA)
LONGITUDINAL SECTION - ROAD 012 - SHEET 3
QUEANBEYAN PALERANG REGIONAL COUNCIL
PEET PTY LTD

FOR APPROVAL

Drg No
305492CA234

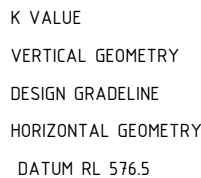
Rev

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* WHERE DESIGN SPEED IS LIKELY TO BE ACHIEVED

JUMPING CREEK SUBDIVISION

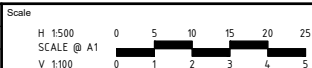
DEVELOPMENT APPLICATION (DA)
LONGITUDINAL SECTION - ROAD 013 - SHEET 1
QUEANBEYAN PALERANG REGIONAL COUNCIL
PEET PTY LTD



DIFFERENCE

A	ISSUED FOR APPROVAL - ROAD 013 ADDED
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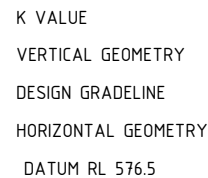
Approved	Date
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FOR APPROVAL **305492CA235**

* WHERE DESIGN SPEED IS LIKELY TO BE ACHIEVED

CHAINAGE	DIFFERENCE	EXISTING SURFACE	DESIGN CENTRELINE
315.000	-5.788	582.016	587.804
320.000	-5.958	581.896	587.854
338.529	-6.122	581.918	588.040
340.000	-6.111	581.944	588.054
347.246	-5.556	582.571	588.127
359.852	-4.625	583.811	588.436
360.000	-4.626	583.815	588.441
372.246	-3.966	585.129	589.095
380.000	-5.873	583.815	589.688
384.848	-5.739	584.390	590.129
397.246	-5.690	585.812	591.502
400.000	-5.845	586.001	591.846
402.855	-5.310	586.893	592.703
412.886	-5.860	587.596	593.457
417.886	-5.950	588.013	593.963
420.000	-5.778	588.328	594.106
422.886	-5.705	588.527	594.232
436.915	-5.317	589.336	594.653

A	ISSUED FOR APPROVAL - ROAD 013 ADDED	BC	25/06/21
Rev	Amendments	Approved	Date



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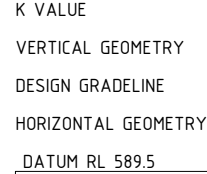
DEVELOPMENT APPLICATION (DA)

LONGITUDINAL SECTION - ROAD 013 - SHEET 2

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PEET PTY LTD

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Drg No 305492CA236
Rev A

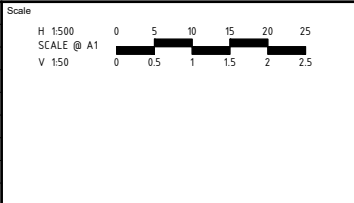
- WHERE DESIGN SPEED IS LIKELY TO BE ACHIEVED

[illegible]

Scale

H 1500
SCALE @ A1
V 150

0 0.5 1 1.5 2 2.5



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BC
Date
22-03-2019

FOR APPROVAL **305492CA237**

Drg No Rev
305492CA237 **A**

file name 305492CA220.dwg layout name CA238 plotted by Carl Otto
file location G:\30\305492\Civil\ACAD plot date 25/06/2021 10:10 AM Sheet 29 of 66 Sheets

K VALUE
VERTICAL GEOMETRY
DESIGN GRADELINE
HORIZONTAL GEOMETRY
DATUM RL 576.5

CHAINAGE	DESIGN CENTRELINE	EXISTING SURFACE	DIFFERENCE
0.000	-4.480	584.620	589.100
7.452	-3.892	584.984	588.876
8.295	-3.840	585.014	588.853
10.952	-3.716	585.092	588.808
12.452	-3.675	585.126	588.801
14.452	-3.641	585.172	588.813
20.000	-3.577	585.303	588.880
40.000	-3.546	585.574	589.120
45.898	-3.542	585.648	589.191
59.916	-3.445	585.914	589.359
60.000	-3.444	585.916	589.360
80.000	-3.821	585.745	589.566
82.714	-3.985	585.603	589.588
99.118	-3.989	585.710	589.699
100.000	-3.959	585.744	589.703
109.916	-3.695	586.051	589.746
120.000	-3.314	586.460	589.773
130.504	-2.772	587.011	589.783
140.000	-2.098	587.677	589.775
159.916	-0.121	589.588	589.709
160.000	-0.112	589.596	589.709
160.125	-0.100	589.608	589.708
180.000	-0.14.7	589.462	589.609
200.000	-0.290	589.218	589.509
220.000	-0.489	588.920	589.409
229.974	-0.638	588.721	589.359
240.000	-1.120	588.099	589.309
254.673	-1.24.3	587.993	589.235
260.000	-2.752	586.456	589.209
280.000	-3.888	585.221	589.109
294.954	-4.934	584.099	589.034
299.954	-5.183	583.795	588.978
300.000	-5.185	583.792	588.971
3010.46	-5.237	583.720	588.957
304.954	-5.271	583.587	588.859
312.957		581.732	

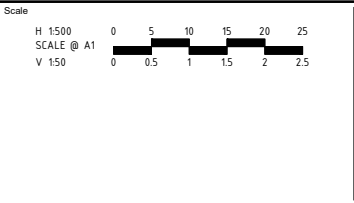
ROAD 013
LP CH 109.916 RL 588.801
IP CH 109.916 RL 589.959
HP CH 130.504 RL 589.783
IP CH 299.954 RL 589.009

DESIGN SPEED	40 km/h
MIN. K VALUE +	35
MIN. VC INTERSECTIONS	6m
MIN. VC OTHER	25m
ABSOLUTE MAX/MIN GRADE	16% 0.5%
DESIRABLE MAX/MIN GRADE	12% 1%

* WHERE DESIGN SPEED IS LIKELY TO BE ACHIEVED

FOR INFORMATION
ONLY. SUBJECT TO
DETAILED DESIGN

Rev	A	ISSUED FOR APPROVAL	BC	25/06/21
Rev		Amendments	Approved	Date



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Date
25-06-2021

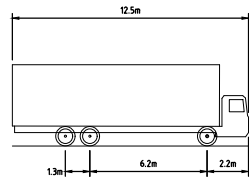
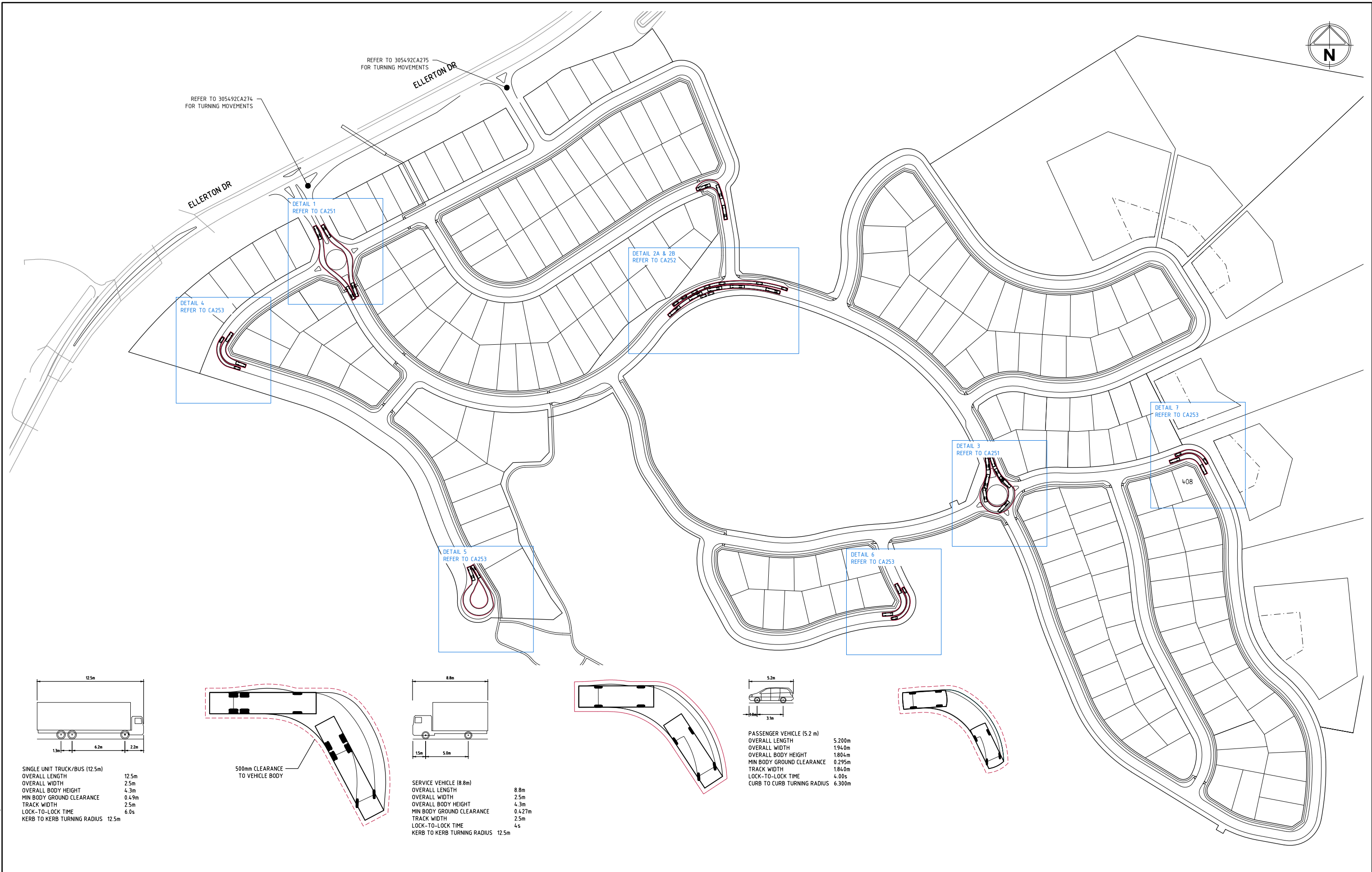
JUMPING CREEK SUBDIVISION

DEVELOPMENT APPLICATION (DA)
LONGITUDINAL SECTION - ROAD 015 - SHEET 1
QUEANBEYAN PALERANG REGIONAL COUNCIL
PEET PTY LTD

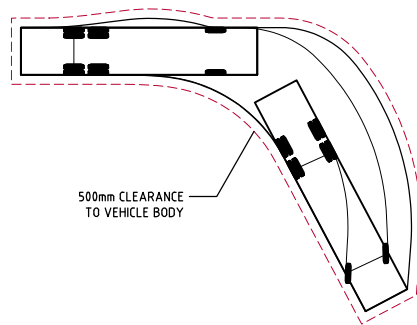
FOR APPROVAL 305492CA238

Rev
A

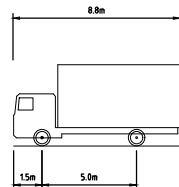
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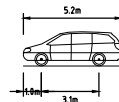
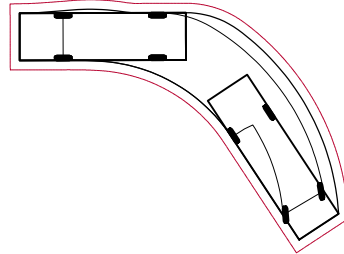
SINGLE UNIT TRUCK/BUS (12.5m)
OVERALL LENGTH 12.5m
OVERALL WIDTH 2.5m
OVERALL BODY HEIGHT 4.3m
MIN BODY GROUND CLEARANCE 0.49m
TRACK WIDTH 2.5m
LOCK-TO-LOCK TIME 6.0s
KERB TO KERB TURNING RADIUS 12.5m



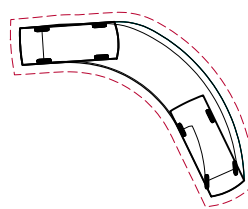
500mm CLEARANCE
TO VEHICLE BODY



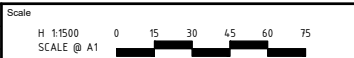
SERVICE VEHICLE (8.8m)
OVERALL LENGTH 8.8m
OVERALL WIDTH 2.5m
OVERALL BODY HEIGHT 4.3m
MIN BODY GROUND CLEARANCE 0.427m
TRACK WIDTH 2.5m
LOCK-TO-LOCK TIME 4s
KERB TO KERB TURNING RADIUS 12.5m



PASSENGER VEHICLE (5.2 m)
OVERALL LENGTH 5.200m
OVERALL WIDTH 1.940m
OVERALL BODY HEIGHT 1.804m
MIN BODY GROUND CLEARANCE 0.295m
TRACK WIDTH 1.840m
LOCK-TO-LOCK TIME 4.00s
CURB TO CURB TURNING RADIUS 6.300m



Rev	Description	Approved	Date
B	ISSUED FOR APPROVAL - LAYOUT CHANGE	BC	25-06-2021
A	VEHICLE SPEED CHANGED TO 20KMH AS PER QPRC COMMENT	BC	22-10-2019



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Date
22-03-2019

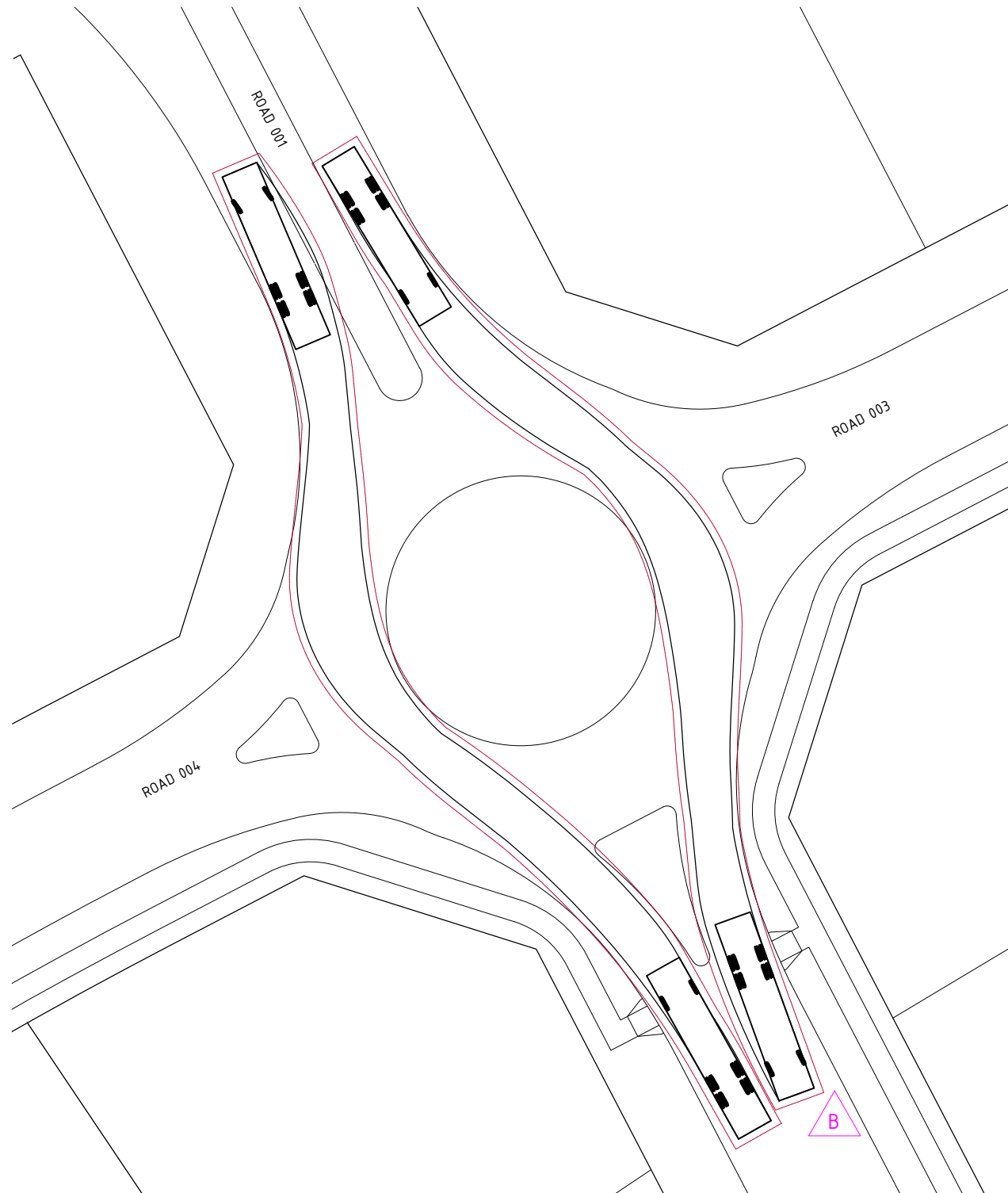
JUMPING CREEK SUBDIVISION

DEVELOPMENT APPLICATION (DA)
TURNING MOVEMENTS LAYOUT
QUEANBEYAN PALERANG REGIONAL COUNCIL
PEET PTY LTD

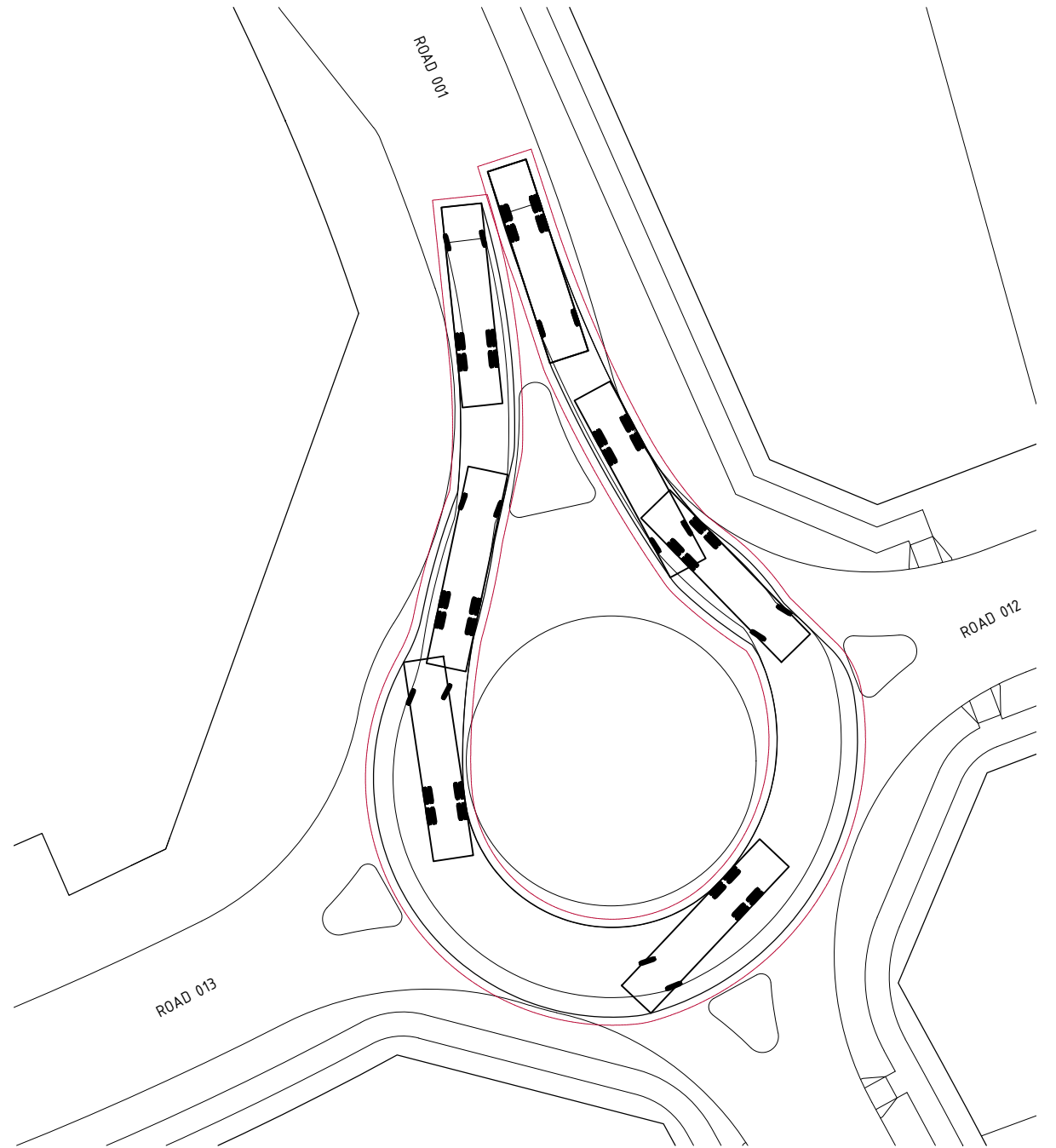
FOR APPROVAL

Dwg No
305492CA250

Rev
B



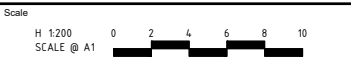
DETAIL 1
ROAD 001
12.5m TRUCK/BUS
VEHICLE SPEED 20 Km/H



DETAIL 3
ROAD 001
12.5m TRUCK/BUS
VEHICLE SPEED 5 Km/H

file name: 305492CA251.dwg, layout name: CA251, plotted by: Carl Otto, file location: \\spiire\canda\ra\data\30\305492\civil\ACAD, plot date: 25/06/2021 9:59 AM, Sheet 32 of 66 Sheets

Rev	Amendments	Approved	Date
B	ISSUED FOR APPROVAL - TURN PATH ADJUSTED	BC	25-06-2021
A	VEHICLE SPEED CHANGED TO 20KMH AS PER QPRC COMMENT	BC	22-10-2019



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Authorised MMB	Date 22-03-2019

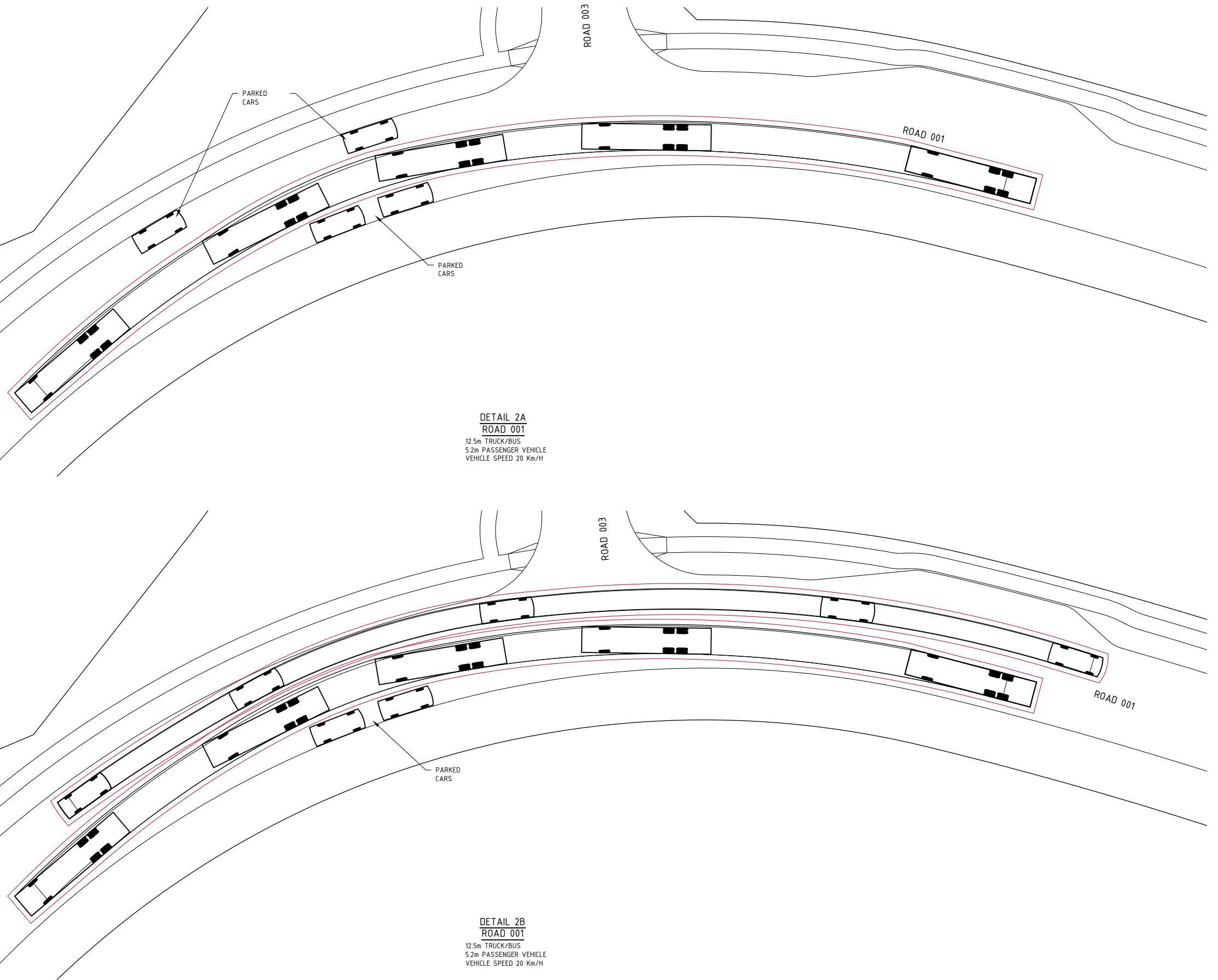
JUMPING CREEK SUBDIVISION

DEVELOPMENT APPLICATION (DA)
TURNING MOVEMENTS SHEET 1
QUEANBEYAN PALERANG REGIONAL COUNCIL
PEET PTY LTD

FOR APPROVAL

Dwg No
305492CA251

Rev
B



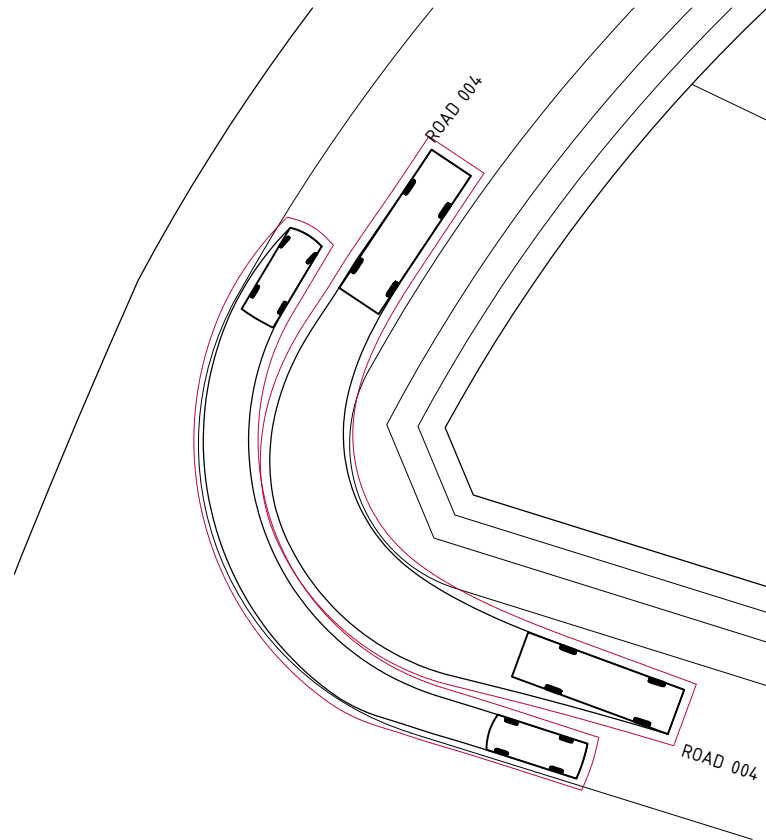
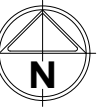
A	VEHICLE SPEED CHANGED TO 20KMH AS PER QPRC COMMENT	BC	22-10-2019
Rev	Amendments	Approved	Date



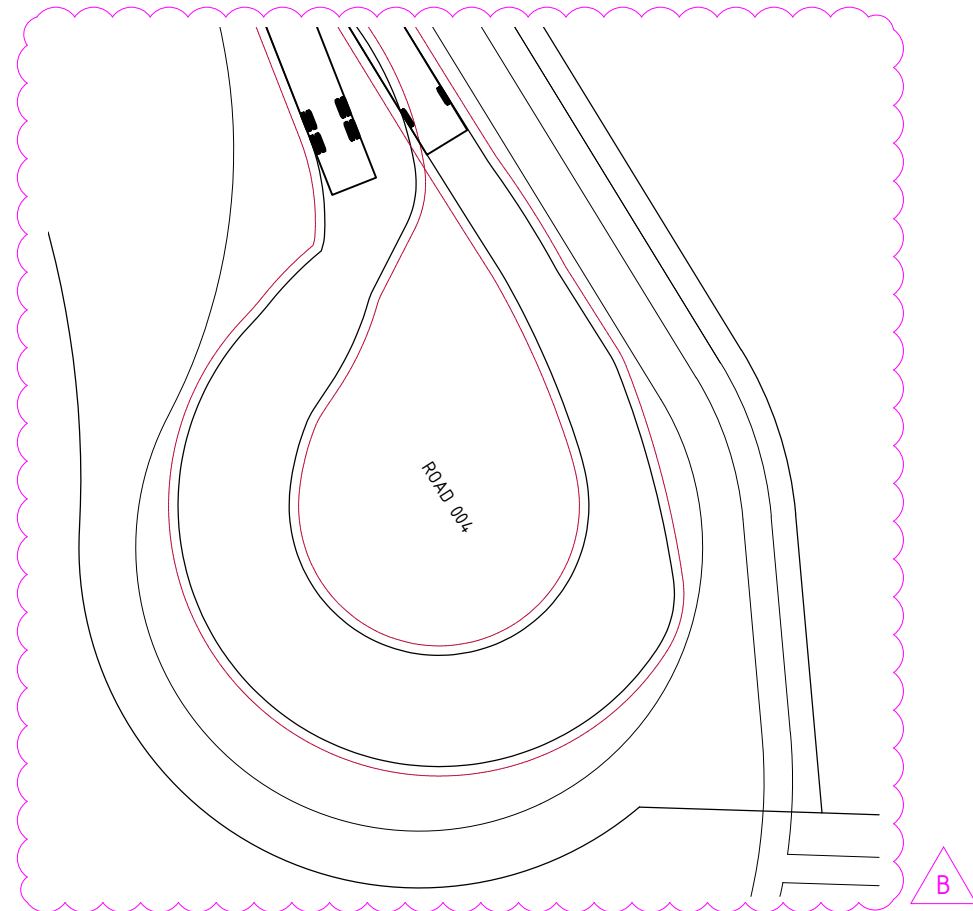
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BC
Date
22-03-2019

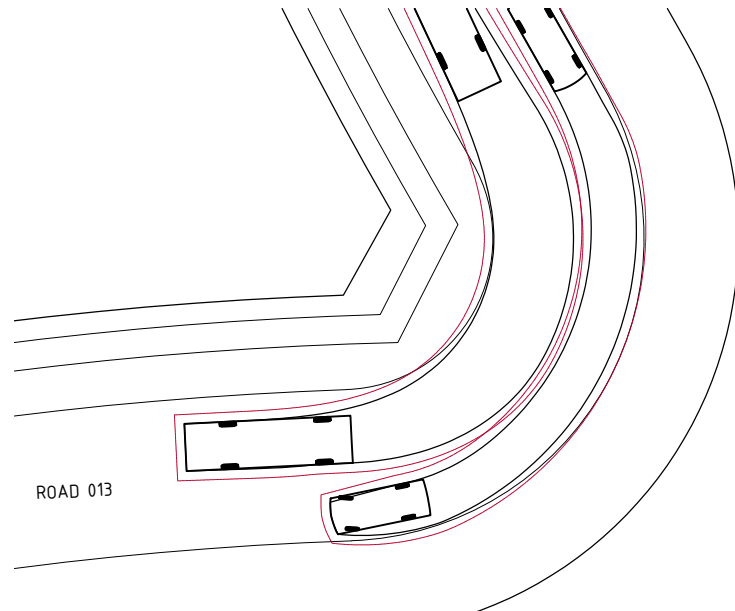
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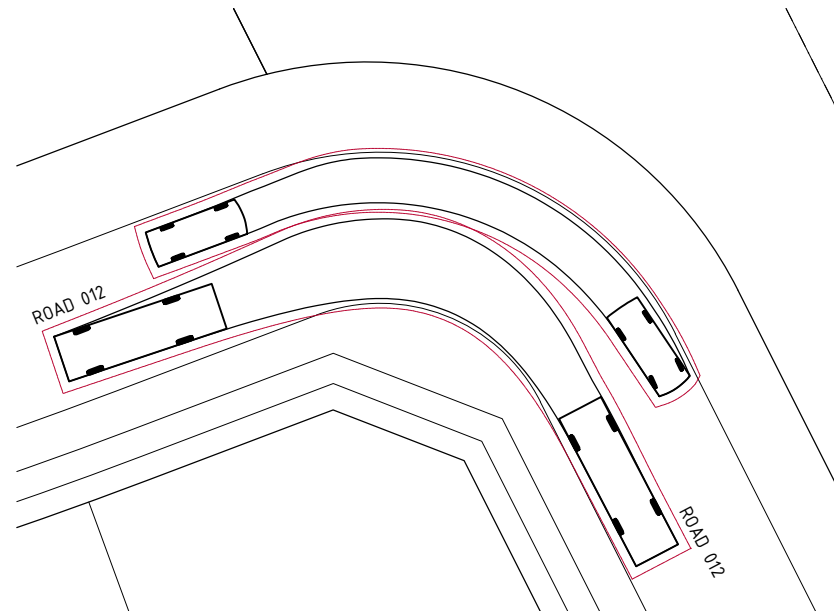
DETAIL 4
ROAD 004
8.8m SERVICE VEHICLE
5.2m PASSENGER VEHICLE
VEHICLE SPEED 20 Km/H



DETAIL 5
ROAD 004
12.5m TRUCK/BUS
VEHICLE SPEED 15 Km/H



DETAIL 6
ROAD 013
8.8m SERVICE VEHICLE
5.2m PASSENGER VEHICLE
VEHICLE SPEED 20 Km/H



DETAIL 7
ROAD 012
8.8m SERVICE VEHICLE
5.2m PASSENGER VEHICLE
VEHICLE SPEED 20 Km/H

file name 305492CA250.dwg layout name CA253 plotted by Carl Otto
file location \\spira\canda\ra\data\30\305492\Civil\ACAD plot date 25/06/2021 9:59 AM Sheet 34 of 66 Sheets

B	ISSUED FOR APPROVAL - CULDESAC REDESIGNED	BC	25-06-2021	
A	VEHICLE SPEED CHANGED TO 20KMH AS PER QPRC COMMENT	BC	22-10-2019	
Rev	Amendments	Approved	Date	



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Date
22-03-2019

JUMPING CREEK SUBDIVISION





DEVELOPMENT APPLICATION (DA)
TURNING MOVEMENTS SHEET 3
QUEANBEYAN PALERANG REGIONAL COUNCIL
PEET PTY LTD

FOR APPROVAL

Dwg No
305492CA253

Rev
B



ESTATE BOUNDARY	
EXISTING FOOTPATH	
ASHPHALT	
CONCRETE	
LANDSCAPED MEDIAN	
INDICATIVE LINE MARKING	

Rev	Amendments	Approved	Date

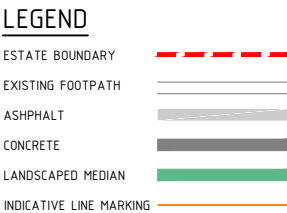
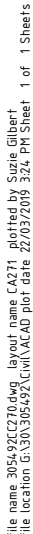
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BC
Date
06/03/2019

JUMPING CREEK SUBDIVISION

DEVELOPMENT APPLICATION (DA)
SOUTHERN INTERSECTION GA
 QUEANBEYAN PALERANG REGIONAL COUNCIL
 PEET PTY LTD

Drg No
305492CA270

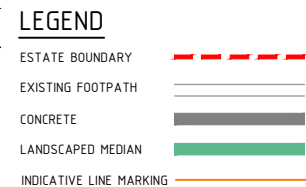
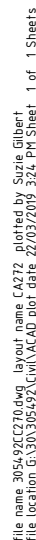
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Designed	Checked
CO	BC
Authorised	Date
MB	06/03/2019

**DEVELOPMENT APPLICATION (DA)
NORTHERN INTERSECTION GA
QUEANBEYAN PALERANG REGIONAL COUNCIL
PEET PTY LTD**

Drg No **305492CA271** Rev



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DEVELOPMENT APPLICATION (DA)
SAFE INTERSECTION SIGHT DISTANCE
QUEANBEYAN PALERANG REGIONAL COUNCIL
PEET PTY LTD

Drg No
305492CA272



LEGEND

- ESTATE BOUNDARY
- EXISTING FOOTPATH
- CONCRETE
- LANDSCAPED MEDIAN
- INDICATIVE LINE MARKING

Scale
H 1500
SCALE @ A1



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06/03/2019

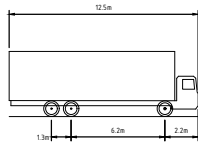
JUMPING CREEK SUBDIVISION

DEVELOPMENT APPLICATION (DA)
SAFE INTERSECTION SIGHT DISTANCE
QUEANBEYAN PALERANG REGIONAL COUNCIL
PEET PTY LTD

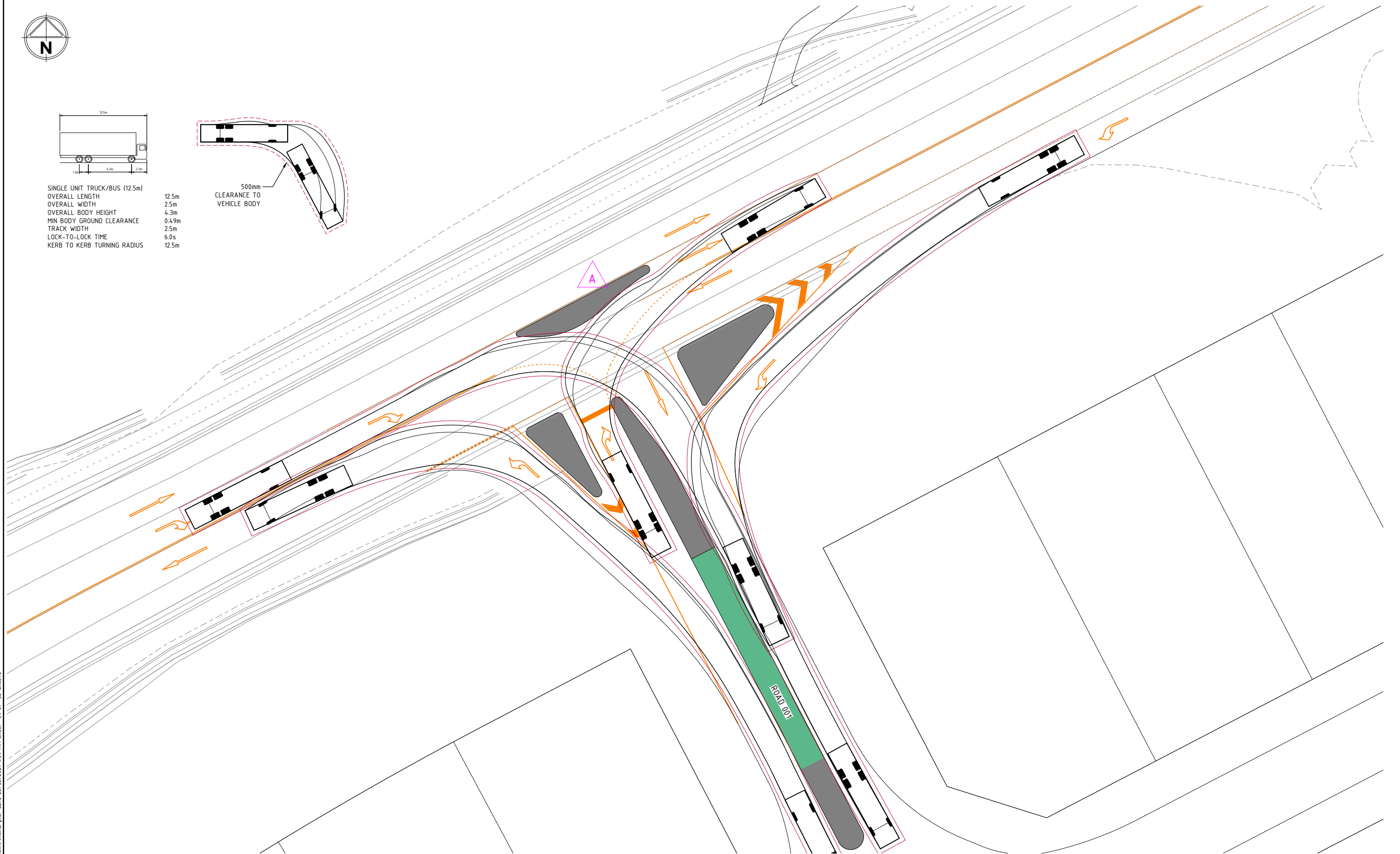
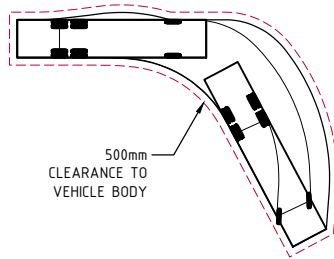
Drig No
305492CA273

Rev

-

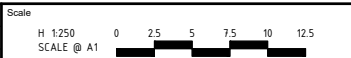


SINGLE UNIT TRUCK/BUS (12.5m)
OVERALL LENGTH 12.5m
OVERALL WIDTH 2.5m
OVERALL BODY HEIGHT 4.3m
MIN BODY GROUND CLEARANCE 0.49m
TRACK WIDTH 2.5m
LOCK-TO-LOCK TIME 6.0s
KERB TO KERB TURNING RADIUS 12.5m



file name 305492CA274.dwg layout name CA274 plotted by Carl Otto
file location \\spiire\caddata\data\30\305492\Civil\ACAD Plot date 25/06/2021 9:59 AM Sheet 39 of 66 Sheets

A	ISSUED FOR APPROVAL - TURN PATH ADJUSTED	BC	25-06-2021	
Rev	Amendments	Approved	Date	



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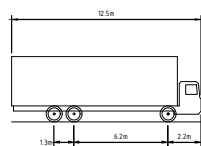
JUMPING CREEK SUBDIVISION

DEVELOPMENT APPLICATION (DA)
TURNING MOVEMENTS
QUEANBEYAN PALERANG REGIONAL COUNCIL
PEET PTY LTD

FOR APPROVAL

Dwg No
305492CA274

Rev
A



SINGLE UNIT TRUCK/BUS (12.5m)	
OVERALL LENGTH	12.5m
OVERALL WIDTH	2.5m
OVERALL BODY HEIGHT	4.3m
MIN BODY GROUND CLEARANCE	0.49m
TRACK WIDTH	2.5m
LOCK-TO-LOCK TIME	6.0s
KERB TO KERB TURNING RADIUS	12.5m

500mm -
CLEARANCE TO
VEHICLE BODY

ELLERTON DR

—ROAD 002

[illegible]

H 1:500
SCALE @ A1



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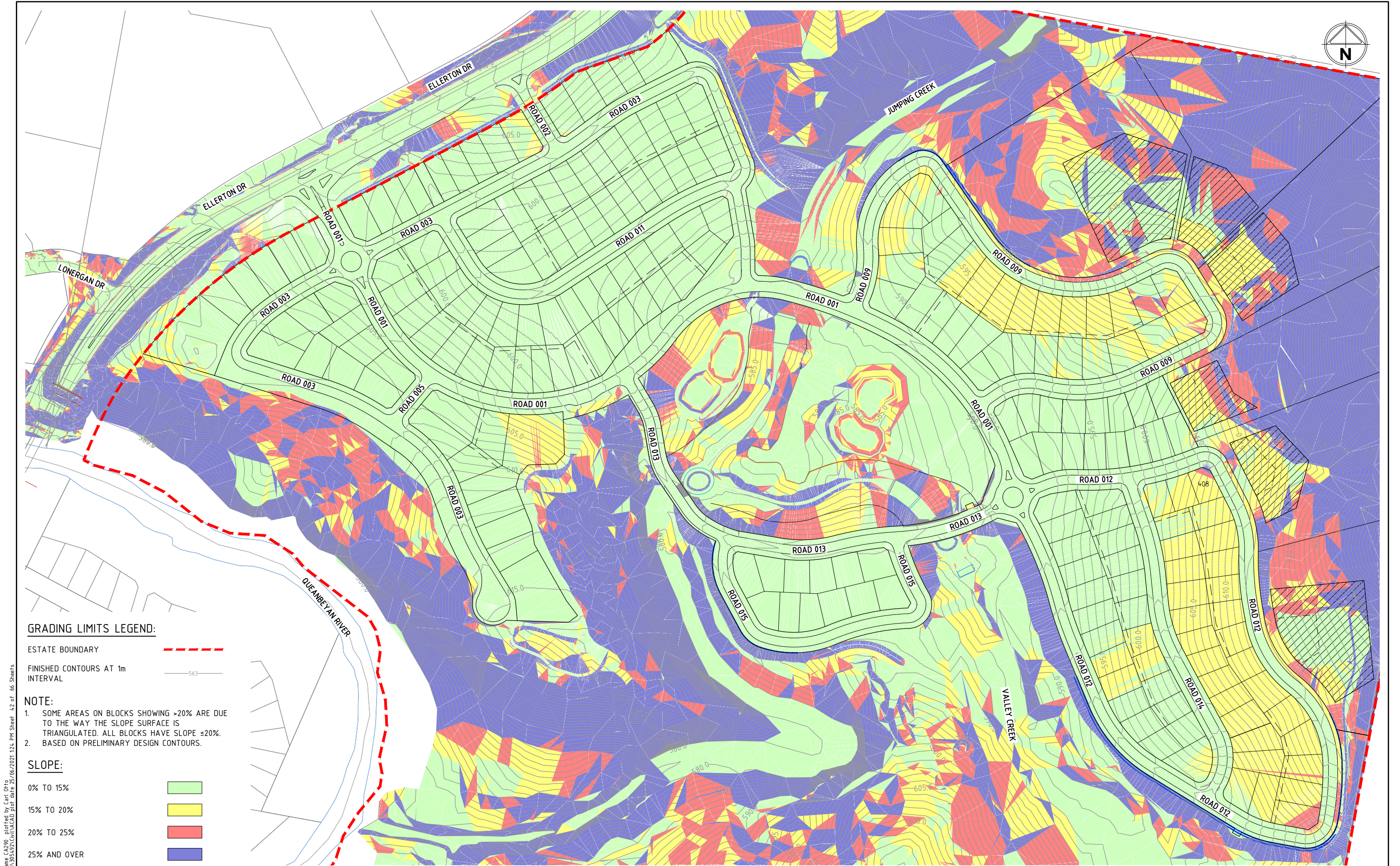
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BC
Date
03/06/2019

JUMPING CREEK SUBDIVISION

DEVELOPMENT APPLICATION (DA)
TURNING MOVEMENTS
QUEANBEYAN PALERANG REGIONAL COUNCIL
PEET PTY LTD

Drg No
305492CA275

Re



GRADING LIMITS LEGEND:

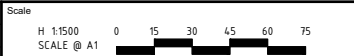
- ESTATE BOUNDARY ---
- FINISHED CONTOURS AT 1m INTERVAL ---

- NOTE:
- SOME AREAS ON BLOCKS SHOWING >20% ARE DUE TO THE WAY THE SLOPE SURFACE IS TRIANGULATED. ALL BLOCKS HAVE SLOPE ≤20%.
 - BASED ON PRELIMINARY DESIGN CONTOURS.

SLOPE:

- 0% TO 15% ■
- 15% TO 20% ■
- 20% TO 25% ■
- 25% AND OVER ■

B	ISSUED FOR APPROVAL	BC	25/06/21
A	LAYOUT AND ROAD ALIGNMENT CHANGES	BC	26/02/20
Rev	Amendments	Approved	Date



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Authorised MMB	Date 22-03-2019

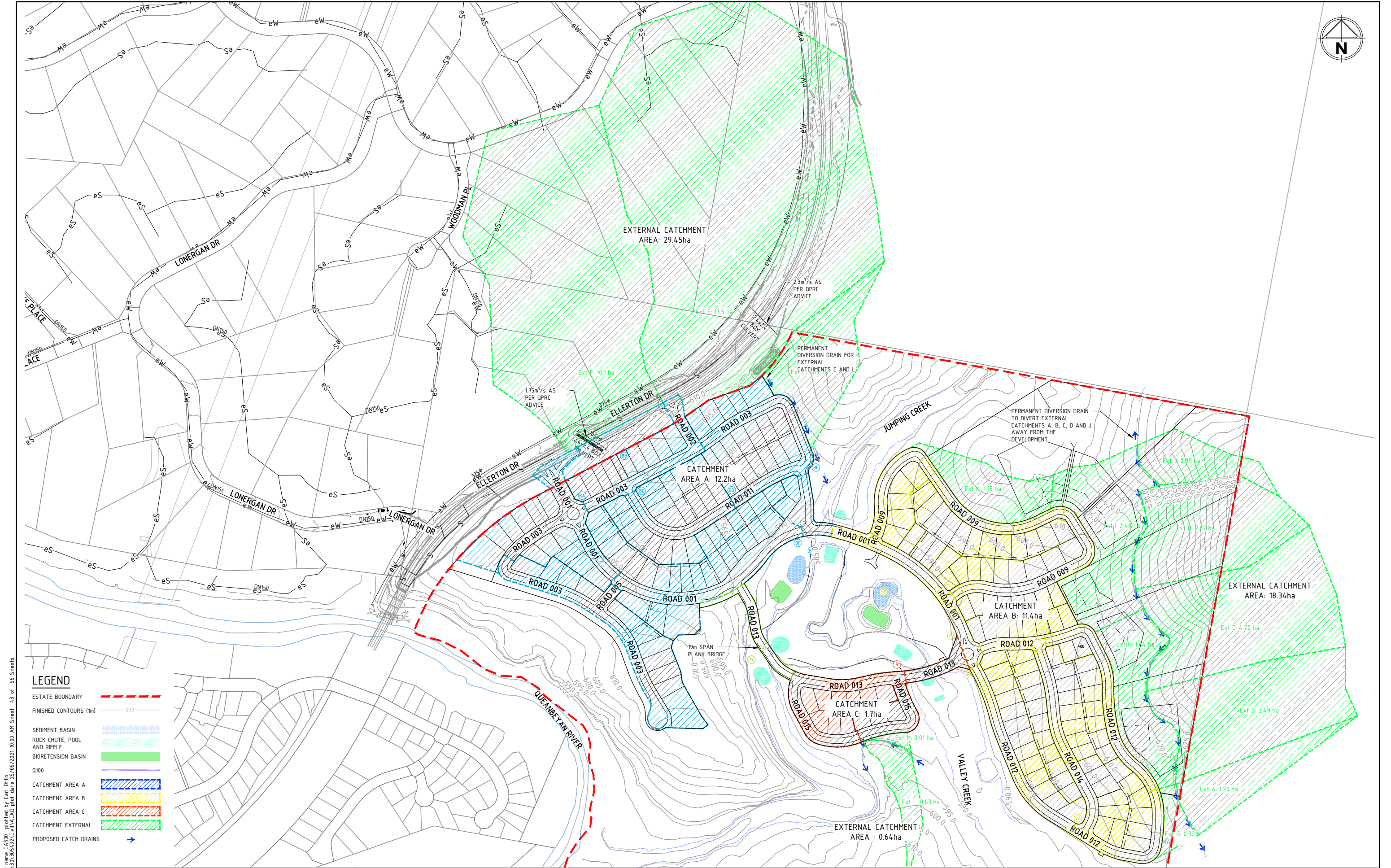
JUMPING CREEK SUBDIVISION

DEVELOPMENT APPLICATION (DA)
SLOPE ANALYSIS PLAN - PROPOSED
QUEANBEYAN PALERANG REGIONAL COUNCIL
PEET PTY LTD

FOR APPROVAL

Drg No
305492CA290

Rev
B



file name 305492CA300.dwg layout name CA300 plotted by Carl Otto
file location \\spiire\cad\data\30\305492\Civil\ACAD Plot date 25/06/2021 10:00 AM Sheet 43 of 66 Sheets

LEGEND

- ESTATE BOUNDARY
- FINISHED CONTOURS (1m)
- SEDIMENT BASIN
- ROCK CHUTE, POOL AND RIFFLE
- BIORETENSION BASIN
- Q100
- CATCHMENT AREA A
- CATCHMENT AREA B
- CATCHMENT AREA C
- CATCHMENT EXTERNAL
- PROPOSED CATCH DRAINS

Scale
H 1:2500
SCALE @ A1



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22-03-2019

JUMPING CREEK SUBDIVISION

DEVELOPMENT APPLICATION (DA)
DRAINAGE CATCHMENT PLAN
QUEANBEYAN PALERANG REGIONAL COUNCIL
PEET PTY LTD

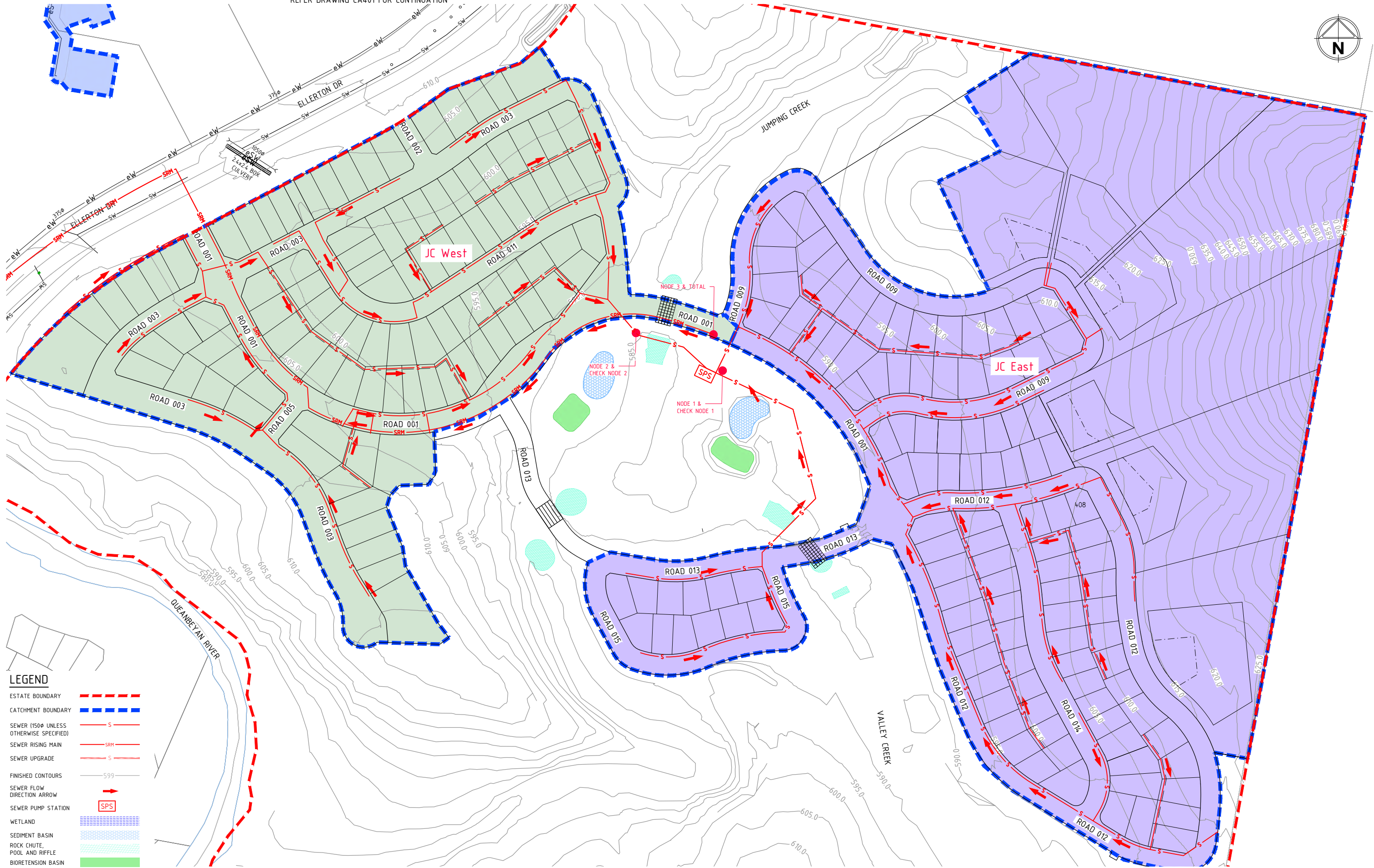
FOR APPROVAL

Dwg No
305492CA300

Rev
B

B	ISSUED FOR APPROVAL - LAYOUT CHANGES	BC	25/06/21
A	LAYOUT AND ROAD ALIGNMENT CHANGES	BC	26/02/20
Rev	Amendments	Approved	Date

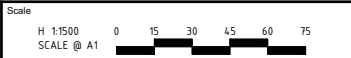
REFER DRAWING CA401 FOR CONTINUATION



LEGEND

- ESTATE BOUNDARY
- CATCHMENT BOUNDARY
- SEWER (1500 UNLESS OTHERWISE SPECIFIED)
- SEWER RISING MAIN
- SEWER UPGRADE
- FINISHED CONTOURS
- SEWER FLOW DIRECTION ARROW
- SEWER PUMP STATION
- WETLAND
- SEDIMENT BASIN
- ROCK CHUTE, POOL AND RIFFLE
- BIORETENSION BASIN

B	ISSUED FOR APPROVAL - JC WEST STRATEGY REVISED	BC	25/06/21
A	LAYOUT AND ROAD ALIGNMENT CHANGES	BC	26/02/20
Rev	Amendments	Approved	Date



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22-03-2019

JUMPING CREEK SUBDIVISION

DEVELOPMENT APPLICATION (DA)
SEWER CATCHMENT PLAN
QUEANBEYAN PALERANG REGIONAL COUNCIL
PEET PTY LTD

FOR APPROVAL

Drg No
305492CA400

Rev
B

file name: 305492CA410.dwg - layout name: CA410 - plotted by: Carl Ott -
file location: \\spiire\candata\data\30\305492\Civil\ACAD Plot date: 25/06/2021 10:01 AM Sheet: 47 of 66 Sheets

NODE	CATCHMENT AREA	NET SEWERED AREA (ha)	LOTS	EP/LOT	EP	L/EP/DAY	ADWF (L/s)	LOG A	d	PDWF (L/s)	PORTION _{WET}	GW	A _{eff}	C	I _{1,2}	F _{size}	F _{containment}	I	RDI (L/s)	DESIGN FLOW (L/s)
1	JC West	12.65	100	3.5	350	210	0.85	1.1	4.1	3.03	0.10	0.03	5.43	1.00	22.40	1.15	1.50	38.58	5.87	8.93
2	JC East	25.3	118	3.5	413	210	1.00	1.4	3.77	3.27	0.10	0.06	8.35	1.00	22.40	1.06	1.50	35.50	8.30	11.63
TOTAL JUMPING CREEK (AT SPS)																				
3	SPS FLOW	37.95	218	3.5	763	210	1.85	1.6	3.7	6.30	0.10	0.09	13.78	1.00	22.40	1.01	1.50	33.81	14.16	20.56
CONNECTION TO EXISTING DN600 TRUNK MAIN																				
4	GE 1	4.98	27	3.5	94.5	210	0.23	0.7	5.0	0.99	0.10	0.01	1.77	1.00	22.40	1.28	1.50	43.14	2.14	3.14
5	GE 2	1.6	7	3.5	24.5	210	0.06	0.2	6.7	0.34	0.10	0.00	0.51	1.00	22.40	1.47	1.50	49.44	0.71	1.06
6	GE 3	1.68	7	3.5	24.5	210	0.06	0.2	6.6	0.34	0.10	0.00	0.52	1.00	22.40	1.46	1.50	49.15	0.72	1.06
7	GE 4	0.2	2	3.5	7	210	0.02	-0.7	11.5	0.17	0.10	0.00	0.10	1.00	22.40	1.89	1.50	63.45	0.17	0.34
KA 1 QPRC SUPPLIED																				31.00
JC DEVELOPMENT AS SHOWN IN "JUMPING CREEK DEVELOPMENT" ABOVE																				57.17




CHECK NODE	CONTRIBUTING CATCHMENTS	INITIAL EP	CONTRIBUTING EP	TOTAL EP	INITIAL PWWF (L/s)	CONTRIBUTING PWWF (L/s)	TOTAL PWWF (L/s)	MINIMUM SEWER PIPE DIAMETER (mm)	MINIMUM SEWER PIPE GRADE	SEWER CAPACITY AT MINIMUM GRADE (L/s)	DESIGN SEWER FLOW (L/s)	CAPACITY CHECK
1	JC WEST	0	350	350	0.00	8.93	8.93	0.150	1.00%	18.00	8.93	OK
2	JC EAST	0	413	413	0.00	11.63	11.63	0.225	1.00%	18.00	11.63	OK
3	NODES 1, 2, 3, 4, 5 & 6	ONLY HAVE FLOWS	763 UNKNOWN		8.34	31.00	39.34	0.600	0.50%	513.11	59.90	OK

- NOTES:
- SEE DRAWING 305492CA400 FOR SEWER CATCHMENTS OUTLINES.
 - QPRC HAS CONFIRMED THE USE OF WSA02 2014-3.1 APPENDIX C AS THE PREFERRED METHOD FOR CALCULATING DEIGN FLOWS VIA EMAIL.
 - AN EP OF 3.5 HAS BEEN ASSUMED FOR EACH LOT IN THE JUMPING CREEK DEVELOPMENT DUE TO BLOCK SIZES AND ZONING.
 - THE DESIGN FLOW IN LITRES PER EP PER DAY HAS BEEN DETERMINED AS 210L/EP/DAY BY QPRC VIA EMAIL.
 - THE PORTION_{WET} FIGURE OF 10% HAS BEEN CONFIRMED BY QPRC VIA EMAIL.
 - F_{CONTAINMENT} IS BEING ADOPTED AS 1.5, IN LINE WITH COUNCILS 1 IN 10 YEARS OVERFLOW RECURRENCE INTERVAL.
 - THE LEAKAGE SEVERITY CONSTANT C HAS BEEN AMENDED TO 1 BY QPRC VIA EMAIL.
 - I1,2 HAS BEEN TAKEN FROM THE 2016 IFD TABLES, WITH A 0.5EY RECURRENCE AT THE REQUEST OF QPRC, THE VALUE TO BE USED IS 22.4mm.
 - FLOWS FROM GREENLEIGH ESTATE HAVE BEEN CALCULATED USING THE SAME VALUES AS FOR JUMPING CREEK.
 - CATCHMENT PLANS K, GE AND JC REFER TO KARABAR, GREENLEIGH ESTATE AND JUMPING CREEK RESPECTIVELY.
 - PWWF FLOW FROM KARABAR ON THE SOUTHERN BANK OF THE QUEENBEYAN RIVER HAS BEEN SUPPLIED BY QPRC VIA EMAIL.


A	ISSUED FOR APPROVAL - CATCHMENTS UPDATED FOR REVISED STRATEGY	BC	25/06/21
Rev	Amendments	Approved	Date

Scale

NOT TO SCALE



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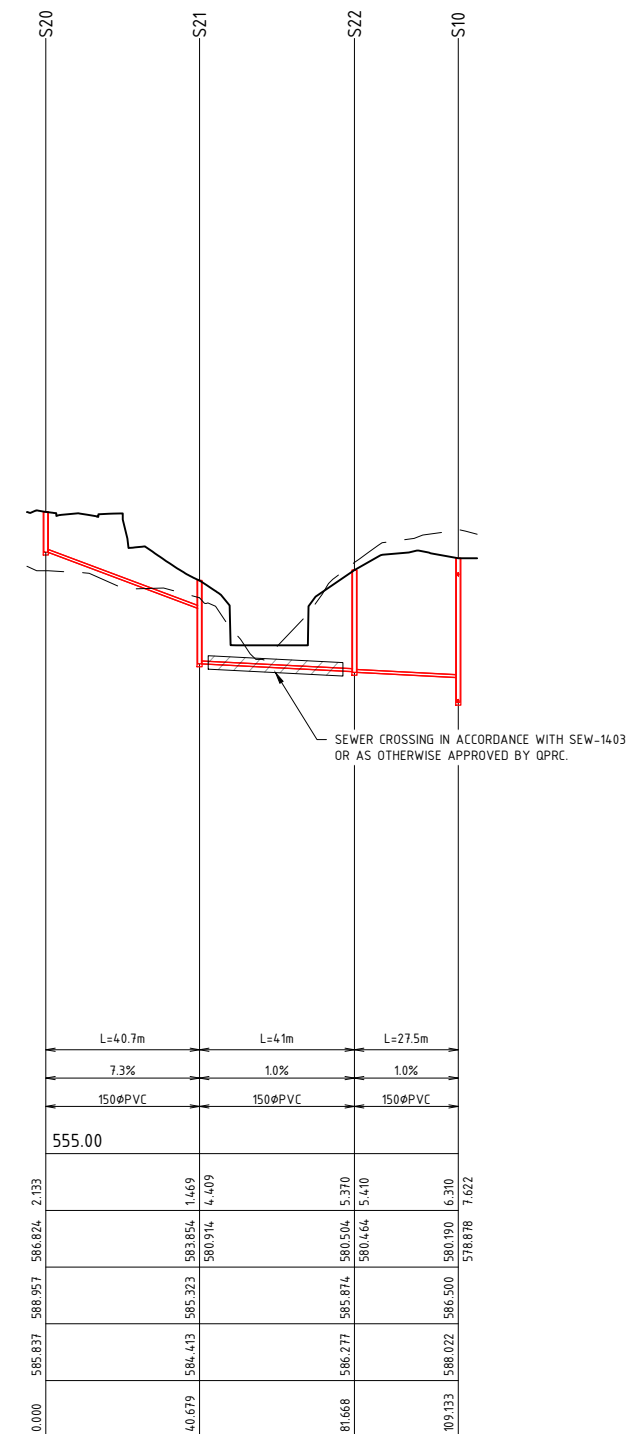
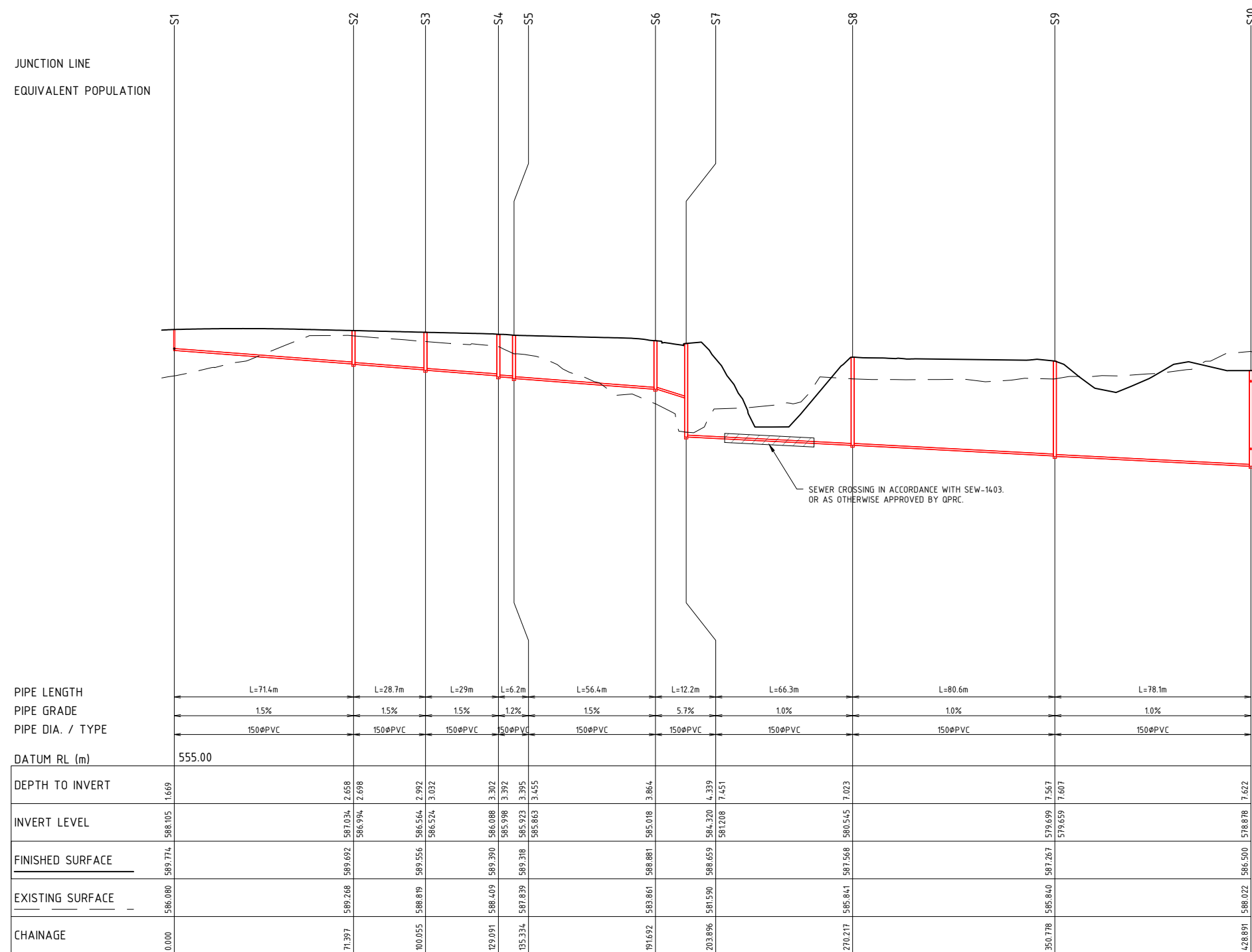
JUMPING CREEK SUBDIVISION

DEVELOPMENT APPLICATION (DA)
SEWER CATCHMENT DETAILS
QUEANBEYAN PALERANG REGIONAL COUNCIL
PEET PTY LTD

FOR APPROVAL

Drg No
305492CA410

Rev
A



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A	ISSUED FOR APPROVAL	BC	25/06/21
Rev	Amendments	Approved	Date



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JUMPING CREEK SUBDIVISION

DEVELOPMENT APPLICATION (DA)
SEWER LONGITUDINAL SECTION - SHEET 1
 QUEANBEYAN PALERANG REGIONAL COUNCIL
 PEET PTY LTD

FOR APPROVAL

Drg No
305492CA480

Rev

file name 305492CA480.dwg, layout name CA481, plotted by Carl Onito
file location \\spiire\cad\data\30\305492\Civil\ACAD Plot date 25/06/2021 10:01 AM Sheet: 51 of 66 Sheets



LENGTH
GRADE
HORIZONTAL GEOMETRY
DATUM RL. 575

CHAINAGES	DEPTH TO PIPELINE INVERT	FINISHED SURFACE	PIPELINE INVERT LEVELS
0.000	-1200	588.39	587.190
20.000	-0.963	588.202	587.239
40.000	-0.925	588.213	587.286
42.323	-0.937	588.231	587.294
51.446	-0.907	588.336	587.429
60.000	-0.918	588.474	587.556
80.000	-0.945	588.797	587.853
100.000	-0.971	589.12	
114.516	-0.991	589.356	588.150
120.000	-0.986	589.444	588.365
			588.458
140.000	-0.983	589.97	588.988
148.463	-1.040	590.343	589.303
160.000	-1.182	591.002	
160.974	-1.197	591.064	589.819
180.000	-1.343	592.296	590.953
182.339	-1.348	592.454	591.105
200.000	-1.362	593.534	592.271
220.000	-0.928	594.519	593.592
226.886	-1.115	595.149	594.033
240.000	-1.235	596.315	595.080
260.000	-1.071	597.722	596.651
280.000	-1.075	599.298	598.223
300.000	-0.878	600.173	599.795
303.938	-0.831	600.335	600.104
320.000	-0.919	602.009	601.090
340.000	-1.028	603.345	602.317
342.008	-1.038	603.485	602.447
360.000	-1.205	604.407	603.402
380.000	-1.357	605.689	604.133
392.464	-1.336	605.745	604.408
395.767	-1.104	605.562	604.458
400.000	-1.075	605.534	604.508
403.318	-1.026	605.539	604.563
410.318	-1.083	605.647	604.564
411.171	-1.083	605.647	604.529
420.000	-1.156	605.685	604.529
440.000	-1.215	605.41	604.195
449.497	-1.205	605.117	603.912
460.000	-1.214	604.769	603.555
480.000	-1.232	604.107	602.875
480.617	-1.233	604.087	602.854
500.000	-1.281	603.475	602.195
506.346	-1.232	603.721	601.979
513.084	-1.071	602.82	601.750
514.222	-0.890	602.002	601.712
520.000	-0.918	602.558	601.540
528.084	-0.939	602.796	601.368
540.000	-1.012	602.227	601.215
543.084	-1.008	602.271	601.202
544.458	-1.148	602.346	601.199
552.334	-1.331	602.51	601.179
560.000	-1.428	602.588	601.160
580.000	-1.681	602.791	601.110
600.000	-2.327	603.387	601.060
620.000	-2.537	603.548	601.011
635.097	-4.546	605.519	600.973
640.000	-4.444	605.605	600.961
660.000	-2.887	603.798	600.911
662.652	-2.749	603.555	600.906
677.052	-2.193	602.652	600.658
680.000	-2.080	602.441	600.560

HORIZ. SCALE: 1000
VERTICAL SCALE: 200

IP CH 42323 RL 587.294

IP CH 148.463 RL 588.869

IP CH 226.886 RL 594.033

IP CH 303.938 RL 600.104

IP CH 395.767 RL 605.739

AB VALVE
CREST CH 411.711 RL 604.564

IP CH 528.084 RL 601.239

IP CH 677.052 RL 600.869

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JUMPING CREEK SUBDIVISION

DEVELOPMENT APPLICATION (DA)
SEWER LONGITUDINAL SECTION - SHEET 2
QUEANBEYAN PALERANG REGIONAL COUNCIL
PEET PTY LTD

FOR APPROVAL

Dwg No
305492CA481

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Scale

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SCALE @ A1
V 1:200

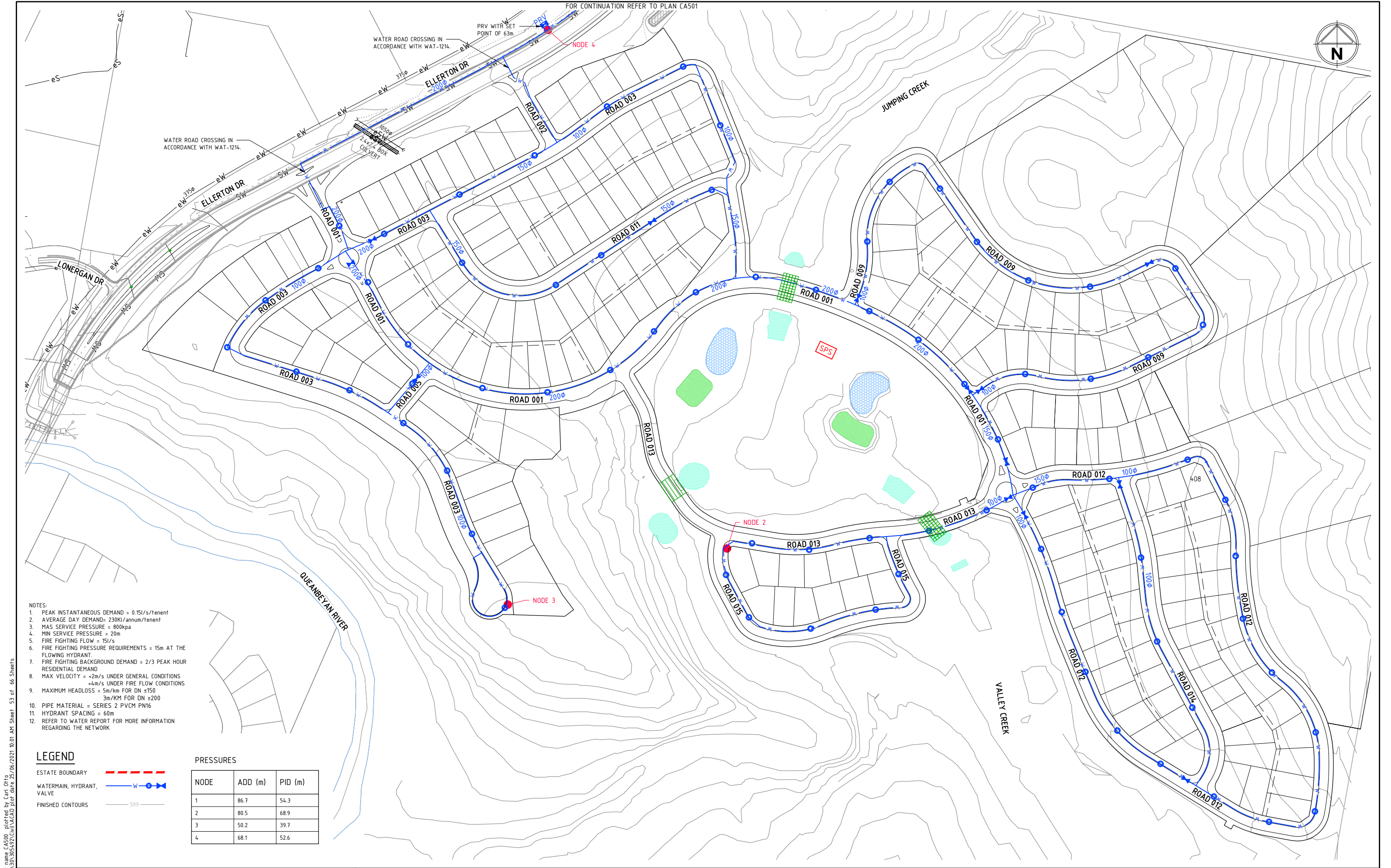
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0 2 4 6 8 10

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- NOTES:
1. PEAK INSTANTANEOUS DEMAND = 0.15l/s/tenent
 2. AVERAGE DAY DEMAND= 230kl/annum/tenent
 3. MAS SERVICE PRESSURE = 800kpa
 4. MIN SERVICE PRESSURE = 20m
 5. FIRE FIGHTING FLOW = 15l/s
 6. FIRE FIGHTING PRESSURE REQUIREMENTS = 15m AT THE FLOWING HYDRANT.
 7. FIRE FIGHTING BACKGROUND DEMAND = 2/3 PEAK HOUR RESIDENTIAL DEMAND
 8. MAX VELOCITY = <2m/s UNDER GENERAL CONDITIONS
<4m/s UNDER FIRE FLOW CONDITIONS
 9. MAXIMUM HEADLOSS = 5m/km FOR DN ≤150
3m/KM FOR DN ≥200
 10. PIPE MATERIAL = SERIES 2 PVCN PN16
 11. HYDRANT SPACING = 60m
 12. REFER TO WATER REPORT FOR MORE INFORMATION REGARDING THE NETWORK

LEGEND

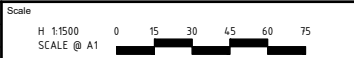
ESTATE BOUNDARY

WATERMAIN, HYDRANT, VALVE

FINISHED CONTOURS

PRESSURES		
NODE	ADD (m)	PID (m)
1	86.7	54.3
2	80.5	68.9
3	50.2	39.7
4	68.1	52.6

B	ISSUED FOR APPROVAL	BC	25/06/21	
A	LAYOUT AND ROAD ALIGNMENT CHANGES	BC	26/02/20	
Rev	Amendments	Approved	Date	



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JUMPING CREEK SUBDIVISION

DEVELOPMENT APPLICATION (DA)
WATER CONCEPT MASTER PLAN - SHEET 1
QUEANBEYAN PALERANG REGIONAL COUNCIL
PEET PTY LTD

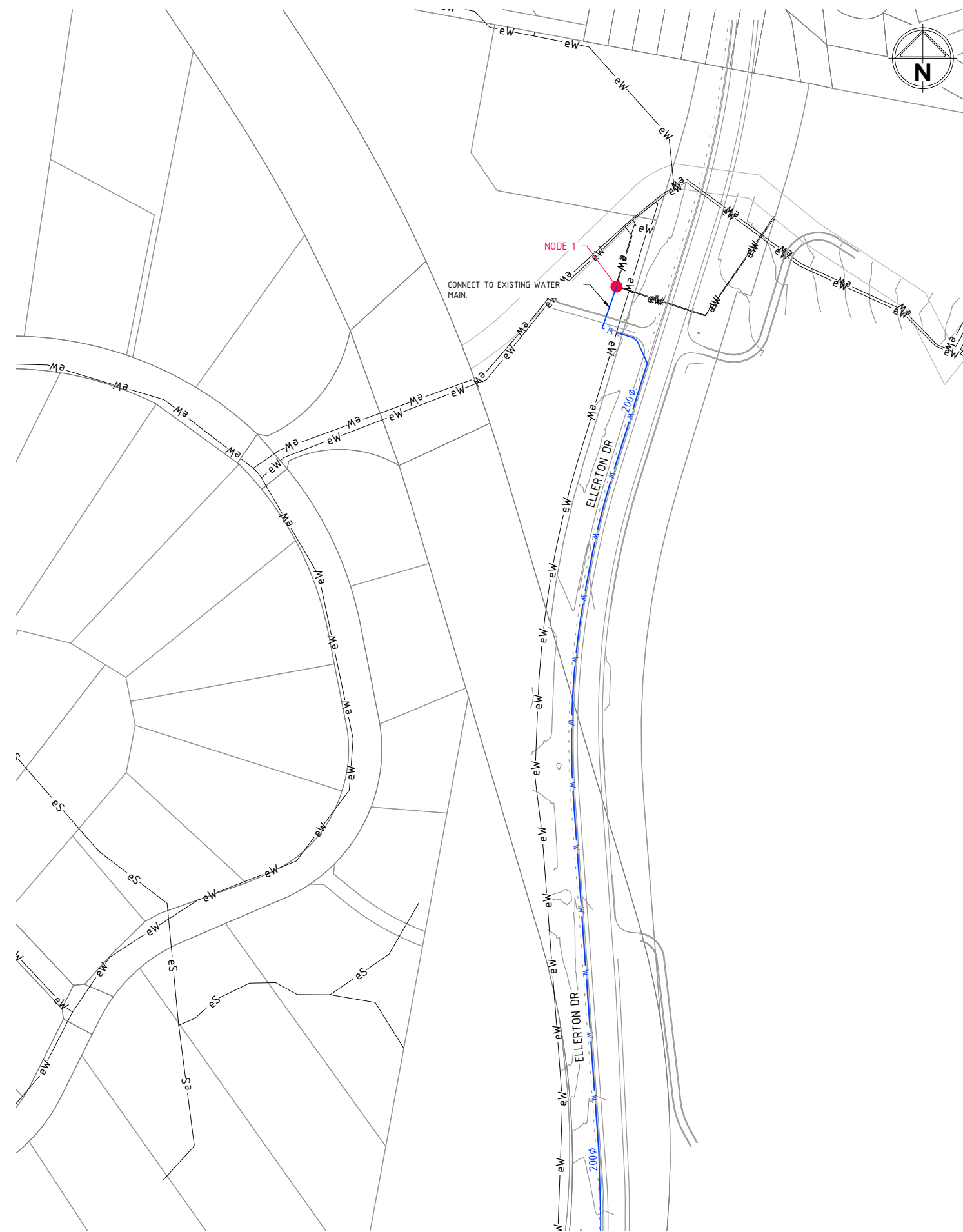
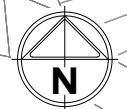
FOR APPROVAL

Drg No
305492CA500

Rev
B



FOR CONTINUATION REFER TO LAYOUT RIGHT



FOR CONTINUATION REFER TO LAYOUT LEFT

A	ISSUED FOR APPROVAL - PLAN ADDED TO SHOW CONNECTION TO EXISTING	BC	25/06/21
Rev	Amendments	Approved	Date



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JUMPING CREEK SUBDIVISION

DEVELOPMENT APPLICATION (DA)
WATER CONCEPT MASTER PLAN - SHEET 2
QUEANBEYAN PALERANG REGIONAL COUNCIL
PEET PTY LTD

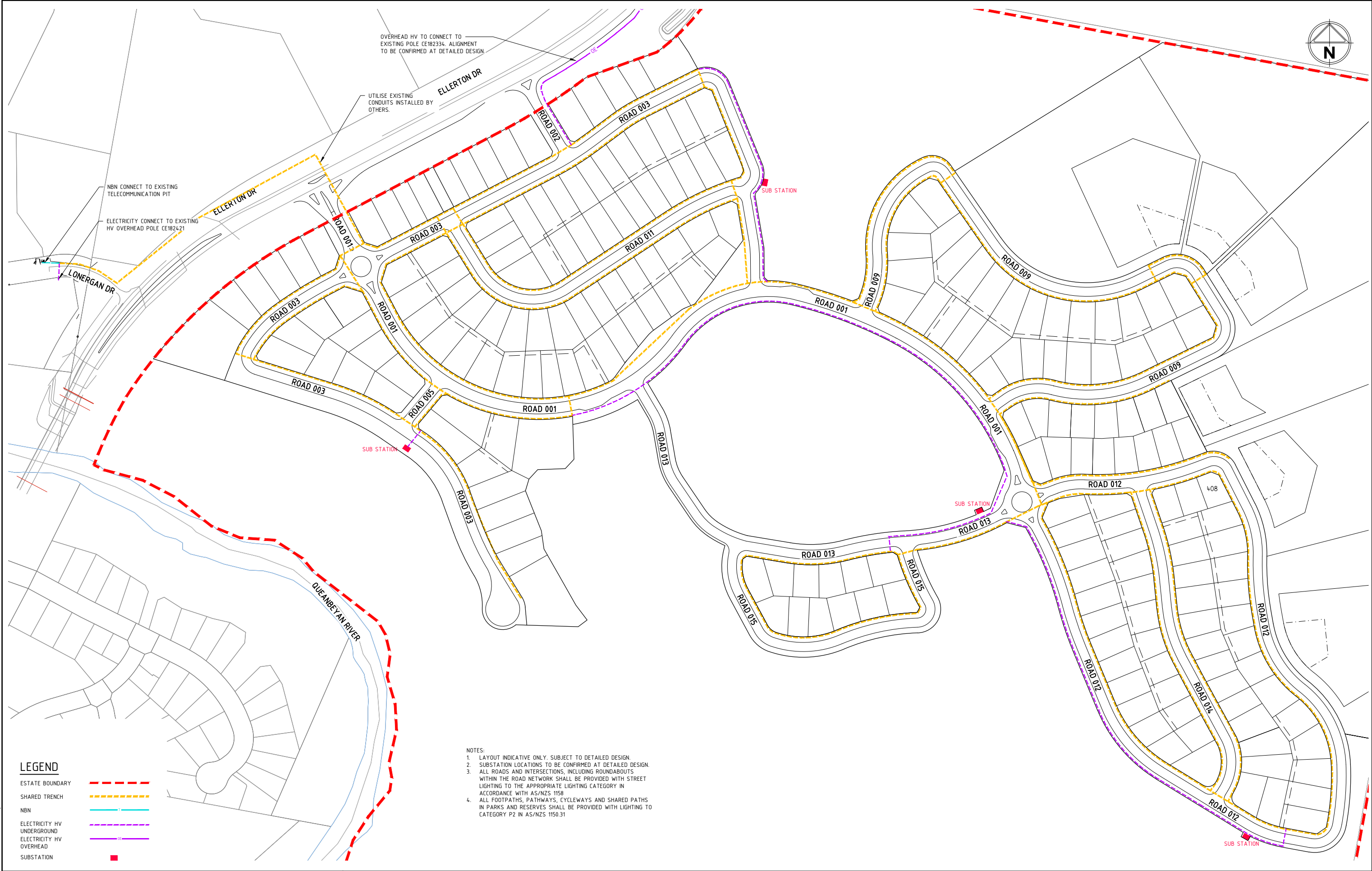
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Drg No
305492CA501

Rev
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file name 305492CA500.dwg layout name CA501 plotted by Carl Otto
file location \\spire\candata\Data\30\305492\Civil\ACAD plot date 25/06/2021 10:01 AM Sheet 54 of 66 Sheets

file name: 305492CA600.dwg, layout name: CA600, plotted by: Carl Ortho, file location: \\spiire\canda\ra\data\30\305492\Civil\ACAD Plot, date: 25/06/2021 10:02 AM, Sheet: 55 of 66 Sheets

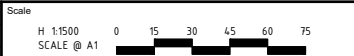


LEGEND

- ESTATE BOUNDARY
- SHARED TRENCH
- NBN
- ELECTRICITY HV UNDERGROUND
- ELECTRICITY HV OVERHEAD
- SUBSTATION

- NOTES:
- LAYOUT INDICATIVE ONLY. SUBJECT TO DETAILED DESIGN.
 - SUBSTATION LOCATIONS TO BE CONFIRMED AT DETAILED DESIGN.
 - ALL ROADS AND INTERSECTIONS, INCLUDING ROUNDABOUTS WITHIN THE ROAD NETWORK SHALL BE PROVIDED WITH STREET LIGHTING TO THE APPROPRIATE LIGHTING CATEGORY IN ACCORDANCE WITH AS/NZS 1158
 - ALL FOOTPATHS, PATHWAYS, CYCLEWAYS AND SHARED PATHS IN PARKS AND RESERVES SHALL BE PROVIDED WITH LIGHTING TO CATEGORY P2 IN AS/NZS 1150:31

B	ISSUED FOR APPROVAL - LAYOUT CHANGES, SUBSTATIONS RELOCATED	BC	25/06/21
A	LAYOUT AND ROAD ALIGNMENT CHANGES	BC	26/02/20
Rev	Amendments	Approved	Date



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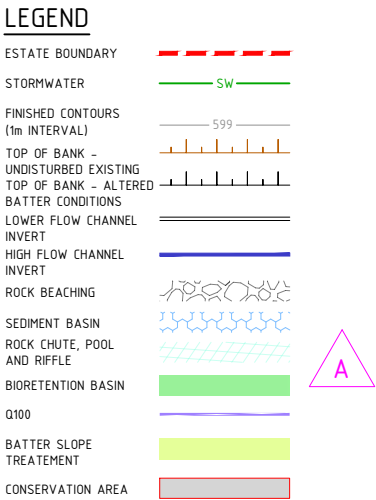
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22-03-2019

JUMPING CREEK SUBDIVISION

DEVELOPMENT APPLICATION (DA)
UTILITY CONCEPT MASTER PLAN
QUEANBEYAN PALERANG REGIONAL COUNCIL
PEET PTY LTD

Dwg No
305492CA601

Rev
B



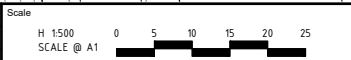
1. PLAN IS CONCEPT ONLY AND SUBJECT TO DETAILED DESIGN.
2. REFER DRAWING 305492CA735 BIORETENTION BASIN TYPICAL SECTION.
3. REFER DRAWING 305492CA735 SEDIMENT BASIN DETAILS.
4. BATTER SLOPE PLANTING AND TREATMENT TO BE DETERMINED AT DETAILED DESIGN IN ASSOCIATION WITH LANDSCAPE TEAM.

SEDIMENT BASIN 1	
SURFACE AREA	600m ²
NORMAL WATER LEVEL (NWL)	585.50
EXTENDED DETENTION DEPTH (EDD)	585.95
PERMANENT POOL DEPTH (PPD)	1.5m
DRYOUT AREA	250m ²

BIORETENTION BASIN 1	
FILTER AREA	470m ²
FILTER MEDIA LEVEL	585.20
FILTER MEDIA DEPTH	REFER TO FILTER MEDIA PROFILE TYPICAL DETAIL

SEDIMENT BASIN 2	
SURFACE AREA	600m ²
NORMAL WATER LEVEL (NWL)	584.30
EXTENDED DETENTION DEPTH (EDD)	585.85
PERMANENT POOL DEPTH (PPD)	1.5m
DRYOUT AREA	250m ²

BIORETENTION BASIN 2	
FILTER AREA	520m ²
FILTER MEDIA LEVEL	584.10
FILTER MEDIA DEPTH	REFER TO FILTER MEDIA PROFILE TYPICAL DETAIL



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JUMPING CREEK SUBDIVISION

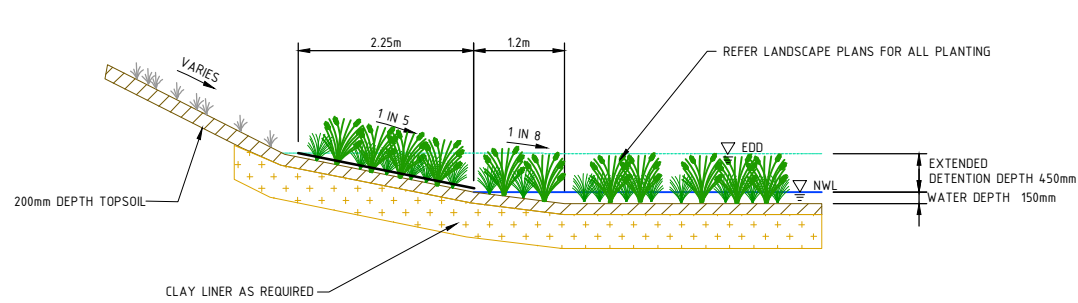
DEVELOPMENT APPLICATION (DA)
WATER SENSITIVE URBAN DESIGN OUTCOMES PLAN
QUEANBEYAN PALERANG REGIONAL COUNCIL
PEET PTY LTD

FOR APPROVAL

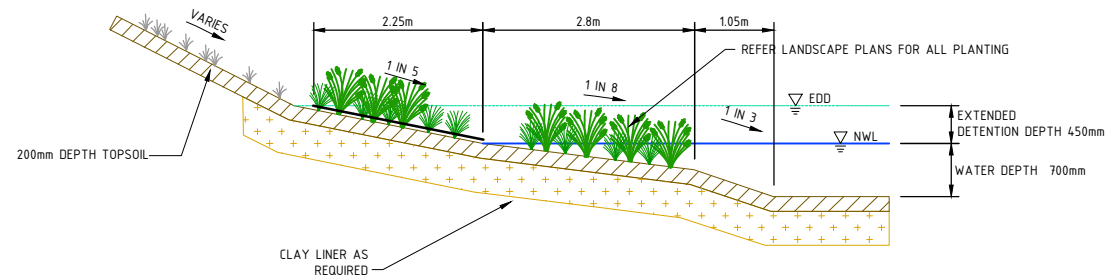
Drg No
305492CA700

Rev
A

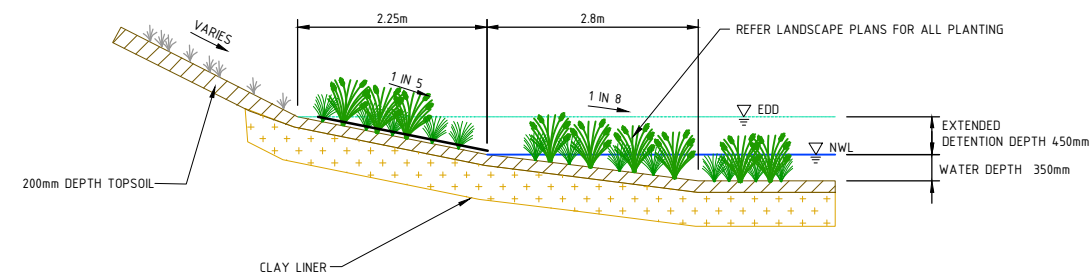
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file location: G:\305492CA710.dgn, plot date: 22/03/2019, 3:21 PM, Sheet 66 of 75 Sheets



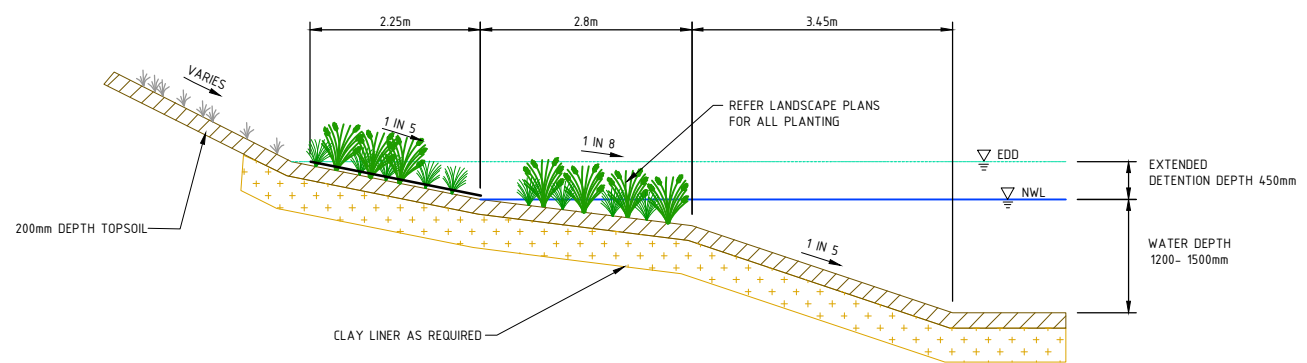
SHALLOW MARSH
100-150mm DEPTH
(SHOWN AT 150mm DEPTH)



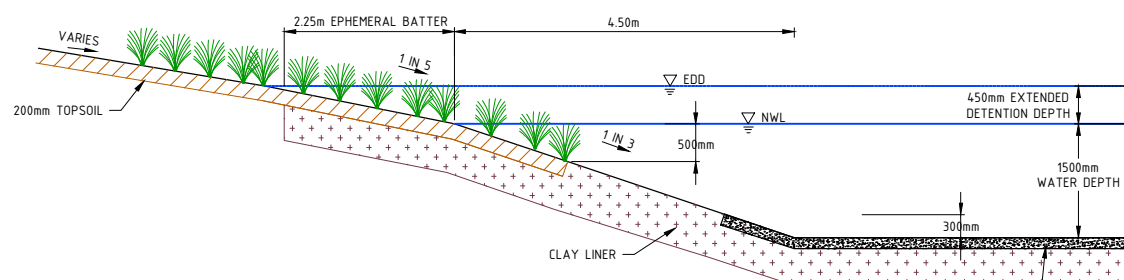
SUBMERGED MARSH
350-700mm DEPTH (SHOWN AT 700mm DEPTH)



DEEP MARSH
200 - 350mm DEPTH
(SHOWN AT 350mm DEPTH)



OPEN WATER
>700mm DEPTH
(SHOWN AT 1500mm DEPTH)



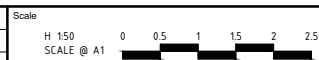
SEDIMENT BASIN
1500mm DEPTH
NOT TO SCALE

150mm THICK CONCRETE (32 MPa) WITH
SL82 REINFORCEMENT MESH. REFER TO
MWC STD 7251/12/012 FOR FURTHER
DETAILS

NOTE: PLANTING AND JUTE MATTING TO BE COMPLETED AS PART
OF LANDSCAPING CONTRACT.

NOTE:
1. REFER DRAWING 305492CA700 TO 703 FOR
SECTIONS, LAYOUT AND LEGEND.

Rev	Amendments	Approved	Date



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22-03-2019

JUMPING CREEK SUBDIVISION

DEVELOPMENT APPLICATION (DA)
TYPICAL WETLAND SECTIONS
QUEANBEYAN PALERANG REGIONAL COUNCIL
PEET PTY LTD

Drig No
305492CA715
Rev

ESTATE BOUNDARY	
FINISHED SURFACE CONTOURS (1m INTERVAL)	
HIGH FLOW CHANNEL INVERT	
LOW FLOW CHANNEL INVERT	
RIPARIAN CORRIDOR	
50% RIPARIAN CORRIDOR	
ESTIMATED TOP OF BANK	
ROCK BATTER	
SEDIMENT BASIN	
ROCK CHUTE, POOL AND RIFFLE	
BIORETENTION BASIN	
BATTER SLOPE TREATMENT	

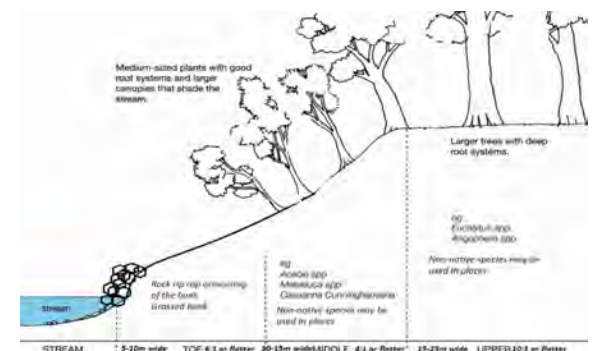
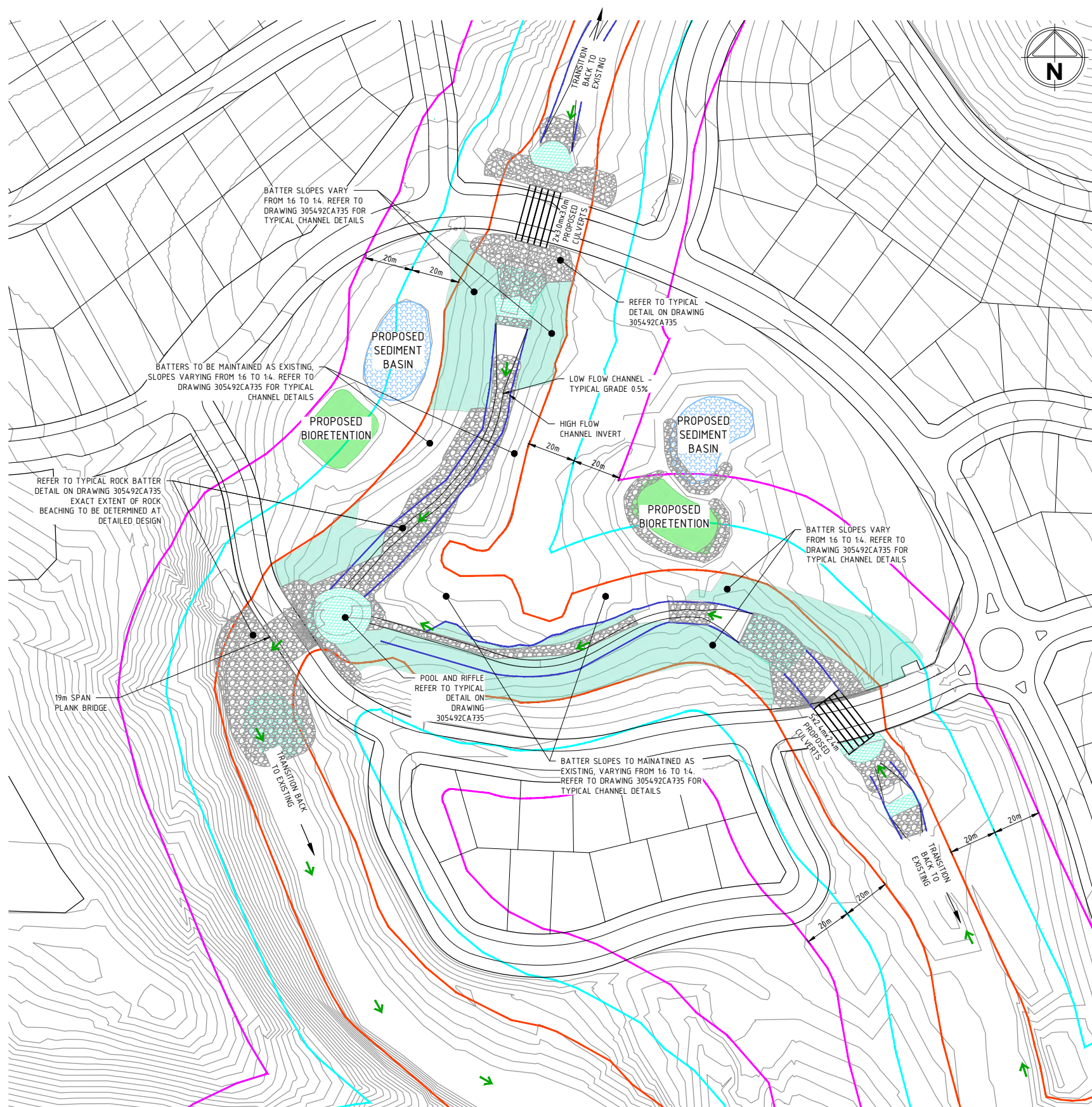
PLAN IS CONCEPT ONLY AND SUBJECT TO DETAILED DESIGN



EXAMPLE OF RIPARIAN CORRIDOR CHANNEL



EXAMPLE OF CULVERT STRUCTURES



EXAMPLE OPEN SPACE CREEK CROSS SECTION

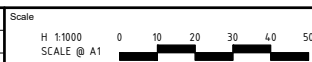


EXAMPLE RIPARIAN CORRIDOR VEGETATION



EXAMPLE ROCK RIFFLE/GRADE CONTROL STRUCTURES

A	ISSUED FOR APPROVAL	BC	25-06-2021
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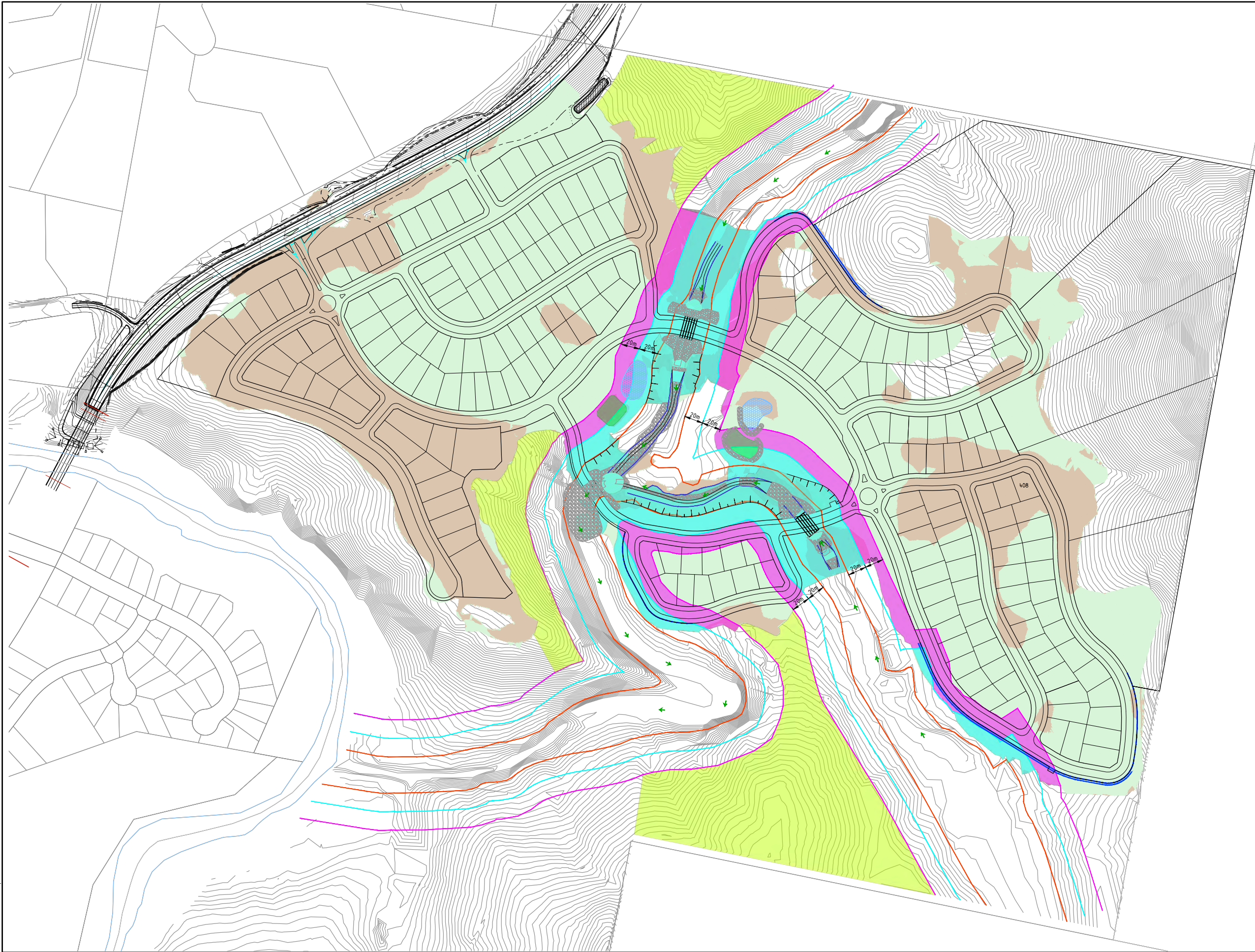
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JUMPING CREEK SUBDIVISION
DEVELOPMENT APPLICATION (DA)
RIPARIAN CORRIDOR LAYOUT PLAN
 QUEANBEYAN PALERANG REGIONAL COUNCIL
 PEET PTY LTD

FOR APPROVAL

Drg No
305492CA731

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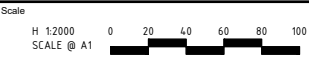
LEGEND

- ESTATE BOUNDARY
- FINISHED SURFACE CONTOURS (1m INTERVAL)
- PROPOSED CUT
- PROPOSED FILL
- OUTER RIPARIAN CORRIDOR EDGE (20m)
- INNER RIPARIAN CORRIDOR EDGE (20m)
- ESTIMATED TOP OF BANK
- OVERLAND FLOW DIRECTION
- ENCROACHMENT INTO OUTER 50% (TOTAL AREA: 29,000m²)
- ENCROACHMENT INTO INNER 50% AND CHANNEL FOR CREEK REALIGNMENT AND RESTORATION WORKS (TOTAL AREA: 44,000m²)
- ENCROACHMENT OFFSET (TOTAL AREA: 65,000m²)

NOTE:

PLAN IS CONCEPT ONLY AND SUBJECT TO DETAILED DESIGN

B	ISSUED FOR APPROVAL	BC	25-06-2021		
A	LAYOUT AND ROAD ALIGNMENT CHANGES	BC	26-02-2020		
Rev	Amendments	Approved	Date		



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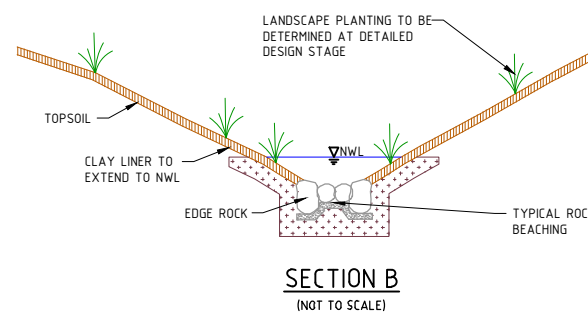
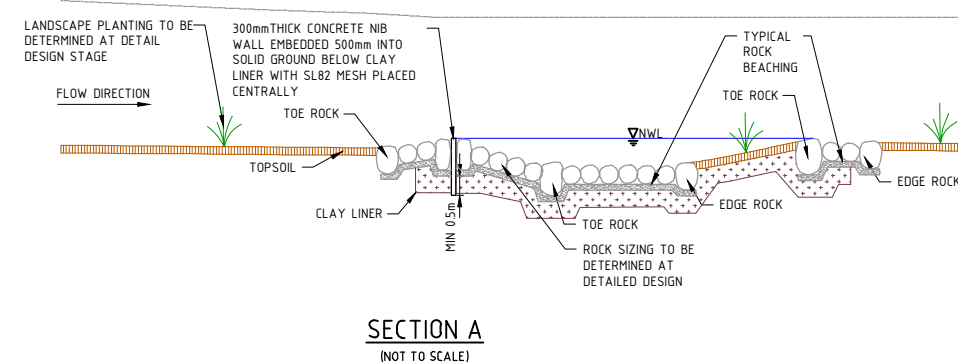
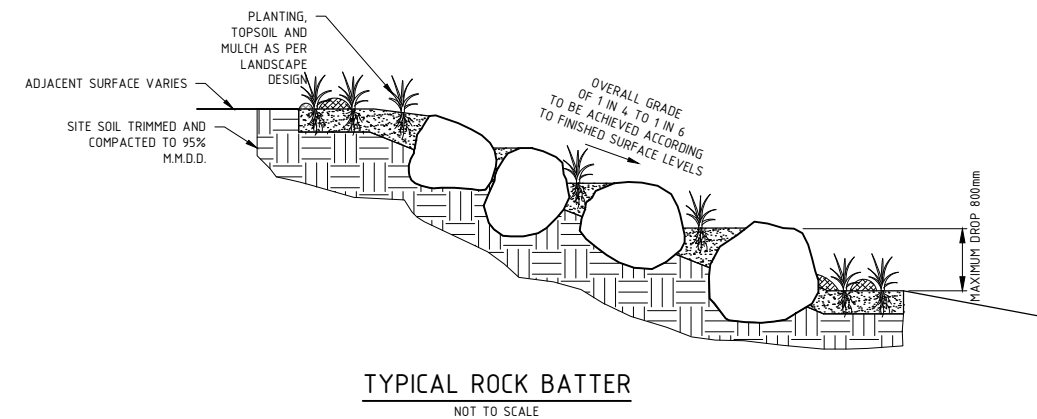
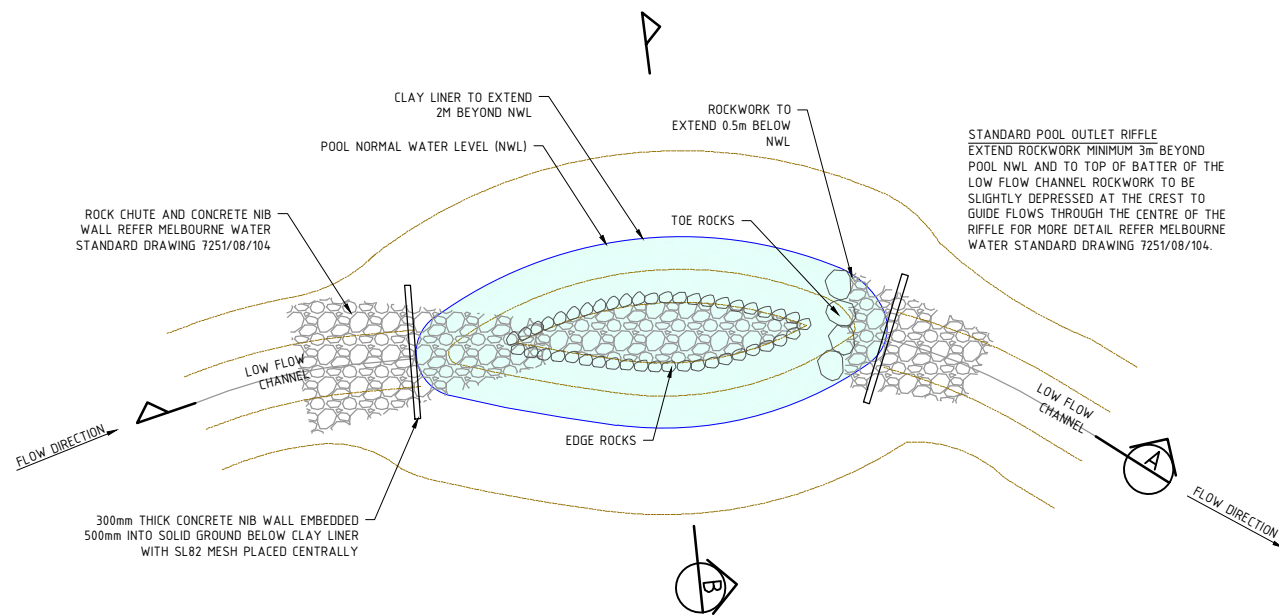
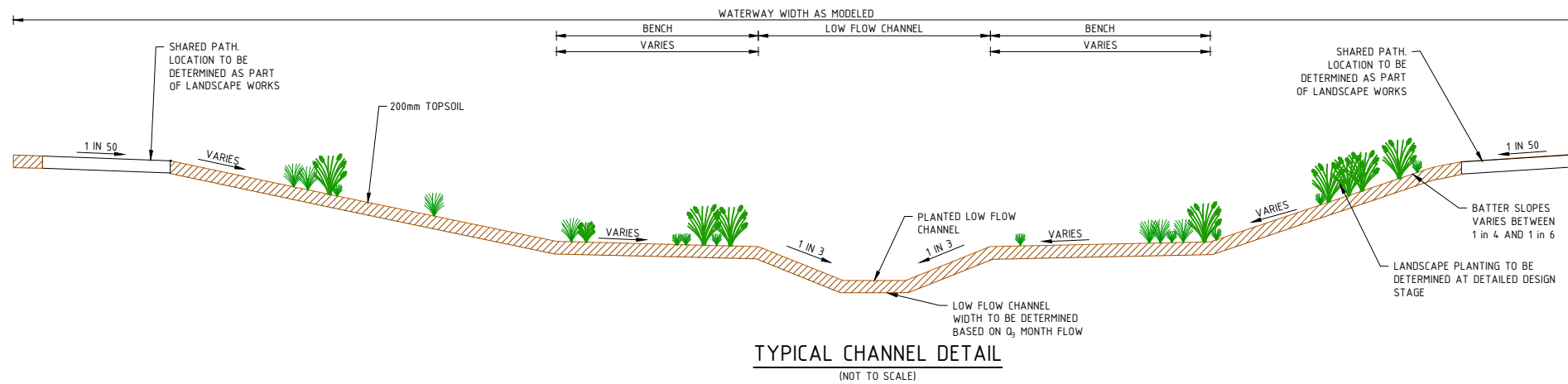
JUMPING CREEK SUBDIVISION

RIPARIAN CORRIDOR OFFSET PLAN
QUEANBEYAN PALERANG REGIONAL COUNCIL
PEET PTY LTD

FOR APPROVAL

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305492CA733

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JUMPING CREEK SUBDIVISION

DEVELOPMENT APPLICATION (DA)
RIPARIAN CORRIDOR DETAILS
QUEANBEYAN PALERANG REGIONAL COUNCIL
PEET PTY LTD

Drig No
305492CA735
Rev

file name 305492CA800.dwg layout name CA800 plotted by Carl Orth
file location \\spiire\canda\ra\data\30\305492\Civil\ACAD Plot date 25/06/2021 10:06 AM Sheet 62 of 66 Sheets

GENERAL NOTES

- 1. THIS DRAWING TYPIFIES ONLY THE EROSION CONTROL PRINCIPLES REQUIRED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DESIGN, CONSTRUCT AND MAINTAIN TEMPORARY EROSION CONTROL MEASURES TO COMPLY WITH THE REQUIREMENTS OF SPECIFICATION C211 CONTROL OF EROSION END SEDIMENTATION, AUS-SPEC VERSION 1 APRIL 2015.
- 2. VARIATIONS TO APPROVED CONCEPTS AND PROPOSALS ARE TO BE ENDORSED BY QUEANBEYAN PALERANG REGIONAL COUNCIL (QPRC) PRIOR TO IMPLEMENTATION.
- 3. SEDIMENT AND EROSION CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED AS PER THE MANAGING URBAN STORMWATER, SOILS AND CONSTRUCTION, 4TH EDITION. 2004.

PRE CONSTRUCTION

- 1. CONSTRUCT STABILISED DRIVEWAY ENTRANCE.
- 2. CONSTRUCT SEDIMENTATION PONDS, INTERCEPTOR CATCH DRAINS AND DIVERSION BANKS AS REQUIRED. GRASS EMBANKMENTS AND INVERTS AND PLACE BITUMEN STABILISED STRAW MULCH AND JUTE MESH TO WHITE WATER DRAINS.
- 3. CONSTRUCT SILT FENCES AND COMBINED HAY BALE/SILT FENCES AS SHOWN.

CONSTRUCTION PHASE

- 1. NO STOCKPILES, HAUL ROADS OR TRACKS ARE TO BE ESTABLISHED IN AREAS OTHER THAN THOSE SPECIFIED IN THE DOCUMENTS AND AS SHOWN ON THE PLAN. THE WORKS SHALL BE PLANNED TO ENSURE THAT A MINIMUM AREA OF THE SITE IS DISTURBED AT ANY ONE TIME.
- 2. ALL OVERLAND FLOW CHANNELS SHALL BE TOPSOILED, GRASSED AND MULCHED IMMEDIATELY AFTER THEIR COMPLETION.
- 3. ALL EARTHWORKS SHALL BE CARRIED OUT EXPEDITIOUSLY. TOPSOILED, GRASSED AND MULCHED IMMEDIATELY ON COMPLETION. SITE RESTORATION SHALL BE CARRIED OUT PROGRESSIVELY AS THE WORKS PROCEED. BACK OF BLOCKS & SERVICE CORRIDOR AREAS ARE TO BE PROGRESSIVELY STABILISED ON COMPLETION.
- 4. ALL AREAS OF THE SITE BEYOND EARTHWORKS AND DRAINAGE WORKS LIMITS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE REVEGETATED IMMEDIATELY AND AT THE CONTRACTOR'S EXPENSE.
- 5. SILT FENCES ARE TO BE CONSTRUCTED ON THE DOWNSTREAM SIDE OF ANY STOCKPILES THAT DO NOT HAVE A GRASSED BUFFER OF 20m OF UNDISTURBED NATURAL VEGETATION.
- 6. AS UNDERGROUND STORMWATER DRAINAGE IS COMPLETED, SUMP INLET FILTER SOCKS ON ALL INLETS ARE TO BE INSTALLED IMMEDIATELY.
- 7. PLACE SILT FENCES ACROSS FLOW PATHS DURING CONSTRUCTION STAGING WHERE INTERMEDIATE SILT FENCES CAN BE DOWNSTREAM OF CONSTRUCTION ZONE.
- 8. ALL TRUCKS EXPORTING MATERIALS OFF SITE SHALL HAVE THE LOAD COVERED. FOLLOWING KERB CONSTRUCTION PLACE FILTER ROLL ACROSS PRAM CROSSING OPENING. REFER DETAIL

POST CONSTRUCTION PHASE

- 1. UPON THE COMPLETION OF ROAD SEALING SUBJECT TO THE APPROVAL OF THE SUPERINTENDENT, THE ASSOCIATED GENERAL INLET PROTECTION SHALL BE REMOVED. INLET PROTECTION SHALL REMAIN IN PLACE IN CATCH DRAINS AND SWALES ETC.
- 2. FILL DIVERSIONS AND STABILISE DISTURBED AREAS.
- 3. SILT FENCES FOR BLOCKS AND STABILISED DRIVEWAY ENTRANCES ARE TO REMAIN AFTER CONSTRUCTION.

SEDIMENT CONTROL NOTES

- 1. SEDIMENT AND EROSION CONTROL DEVICES TO BE INSTALLED AND FULLY OPERATIONAL PRIOR TO STRIPPING OF SITE TOPSOIL.
- 2. STOCK PILE/S TO BE LOCATED AWAY FROM DRAINAGE LINES AND SURFACE FLOW PATHS. CONTOURED STRIATIONS OR FURROWS TO BE PROVIDED TO STOCK PILES TO MINIMISE EROSION.
- 3. STABILISED CONSTRUCTION ENTRANCE TO BE CONSTRUCTED PRIOR TO ACCESS TO SITE BY CONSTRUCTION VEHICLES. AGGREGATE TO BE TURNED WHEN SEDIMENT BUILDS UP. WHERE STORMWATER DRAINAGE IS INSTALLED TO INTERNAL ROADWORKS, PROVIDE KERBSIDE FILTER ROLL TO SUMP INLET.
- 4. TOTAL SITE AREA IS 94.5ha.
- 5. TOTAL DISTURBED AREA IS 38.5ha.
- 6. CONTRACTOR IS TO ESTABLISH A MAINTENANCE PROGRAM FOR SEDIMENT AND EROSION CONTROL DEVICES TO ENSURE INSPECTION AFTER SIGNIFICANT RAINFALL AND THAT ANY REPAIRS NECESSARY ARE QUICKLY ATTENDED TO.
- 7. LIMIT ACCESS TO SITE DURING AND IMMEDIATELY AFTER WET WEATHER.
- 8. REGULARLY REMOVE ANY SOIL FROM ROADS ADJACENT TO THE SITE.
- 9. NO STORAGE OF CONSTRUCTION MATERIALS, PARKING OF VEHICLES NOR EQUIPMENT PERMITTED IN VERGES OR OPEN SPACE WITHOUT QRPC APPROVAL.
- 10. NO SITE SHEDS, STORAGE SHEDS, SITE AMENITIES TO BE ERCTED ON VERGES OR OPEN SPACE WITHOUT QRPC APPROVAL.
- 11. PROVIDE KERBSIDE FILTER ROLL TO EXISTING DOWNSTREAM SUMPS.
- 12. KERBSIDE FILTER ROLLS TO BE REMOVED, CLEANED AND REINSTATED ON WEEKLY BASIS AT A MINIMUM. TRAPPED SEDIMENT AROUND SUMPS ALSO TO BE REMOVED. CLEANING IS ALSO TO TAKE PLACE IMMEDIATELY AFTER PERIODS OF RAINFALL DURING CONSTRUCTION.
- 13. ALL SERVICE TRENCHES TO BE BACKFILLED WITHIN 24 HOURS OF INSPECTION.
- 14. EXCESS SOIL IS TO BE DISPOSED AT AN LOCATION APPROVED BY SUPERINTENDENT. ALL BUILDING MATERIAL AND WASTE STOCKPILES SHALL BE LOCATED WITHIN A WASTE ENCLOSURE OR WASTE CONTAINMENT AREA ON THE

SITE. SEDIMENT BASINS

- 1. SEDIMENT BASINS SHALL BE FULLY MAINTAINED BY THE CONTRACTOR UNTIL THE DISTURBED CATCHMENT AREA IS PROTECTED AGAINST EROSION BY PERMANENT STABILISATION. PROTECTION SHALL BE PROVIDED FOR THE FINAL LANDSCAPE WORKS UTILISING SILT CONTROL FENCING.
- 2. THE SEDIMENT BASIN SHALL BE CLEANED OUT WHEN THE VOLUME REMAINING IS REDUCED BY SEDIMENTATION TO 90%.
- 3. THE EMBANKMENT SHALL BE STABILISED WITH HESSIAN TEMPORARILY.
- 4. QRPC TO BE ADVISED OF PROPOSED POND DISCHARGE PRIOR TO DISCHARGE.
- 5. BASINS TO BE GRASSED.

MAINTENANCE SCHEDULE

MONTHLY:

- 1. TURN OVER STABILISED CONSTRUCTION ENTRY MATERIAL AND TOP UP AS REQUIRED.

WEEKLY:

- 2. CHECK AND REINSTATE SILT CONTROL DEVICES.
- 3. MONITOR CONDITION AND STORAGE VOLUMES OF ALL SEDIMENT AND TEMPORARY SEDIMENT BASINS

DAILY:

- 4. SWEEP AND REMOVE ANY DIRT TRACKED ONTO PUBLIC ROADS BY VEHICLES. ALL NECESSARY STEPS SHOULD BE TAKEN THAT ARE PRACTICAL AND REASONABLE TO MNIMISE DUST POLLUTION FROM THE SITE.
- 5. CHECK WEATHER REPORT AT WWW.BOM.GOV.AU FOR ANTICIPATED PRECIPITATION.
- 6. EMPTY TEMPORARY SEDIMENT BASINS IF STORM EVEN FORECAST OR IMMINENT.

DUST MANAGEMENT

- 1. A WATER CART/S OR SUFFICIENT WATER SPRAYS SHALL BE MADE AVAILABLE IN DRY AND WINDY CONDITIONS TO MAINTAIN DUST SUPPRESSION.
- 2. WATER SHALL BE APPLIED TO SUPPRESS DUST FROM OPEN EARTHWORKS AS WELL AS UNPROTECTED STOCKPILES.
- 3. STOCKPILES SHALL BE EITHER COVERED OR SEEDED TO PREVENT DUST.
- 4. AREAS OF COMPLETED EARTHWORKS SHALL BE PROGRESSIVELY REHABILITATED WITH DRYLAND GRASS AND FENCED OFF AS SOON AS PRACTICABLE TO PREVENT FURTHER EROSION.
- 5. THE CONTRACTOR SHALL CONTACT QRPC TO OBTAIN AN EXEMPTION TO USE WATER ON THE SITE.
- 6. IN THE EVENT OF HIGH WINDS, WHERE DUST CANNOT BE CONTROLLED, WORK SHALL CEASE IMMEDIATELY.

CONTROL OF WASTE

- 1. ALL BUILDING MATERIAL AND WASTE STOCKPILES MUST BE LOCATED ON SITE. THE WASTE ENCLOSURE IS TO BE USED AND IS TO BE CAPABLE OF HOLDING ALL WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF IN AN APPROPRIATE MANNER.

EXPORT OF SOIL

- 1. IF SOIL IS TO BE REMOVED FROM OR IMPORTED TO SITE, THE DETAILS OF THE ORIGIN OF THE SOIL IMPORTED OR THE LOCATION WHERE THE SOIL IS TO BE EXPORTED ARE TO BE PROVIDED TO QRPC A MINIMUM OF 2 WEEKS IN ADVANCE OF THE WORK.


DESIGN BASIS

- 1. THE PRINCIPLES OF THESE PLANS ARE BASED ON THE MANAGING URBAN STORMWATER, SOILS AND CONSTRUCTION, 4TH EDITION. 2004 GUIDELINES.


A	ISSUED FOR APPROVAL	BC	25/06/21		
Rev	Amendments	Approved	Date		

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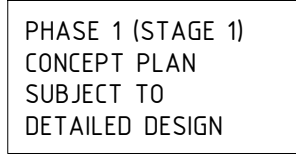
JUMPING CREEK SUBDIVISION

SOIL AND WATER CONCEPT MANAGEMENT NOTES
QUEANBEYAN PALERANG REGIONAL COUNCIL
PEET PTY LTD

FOR APPROVAL

Drg No
305492CA800

Rev
A



PHASE 1

SCOPE OF WORKS:

1. STAGE 1 CIVIL
2. SOUTHERN INTERSECTION WITH ELLERTON DRIVE.
3. OFFSITE SEWER WORKS.

SEDIMENT BASIN A:

1. DISTURBED AREA = 6.1 HECTARES.
2. SETTLING ZONE VOLUME = 1027m^3
 $V = 10 \times C_c \times A \times R$
WHERE $C_c = 0.51$
 $A = 6.1$ HECTARES
 $R = 33$ (90TH PERCENTILE RAINFALL EVENT)
3. SEDIMENT STORAGE ZONE VOLUME = 514m^3
WHERE $= 0.5 \times \text{SETTLING ZONE VOLUME}$

A	ISSUED FOR APPROVAL - PHASE 1 REVISED FOR STAGE BOUNDARY	BC	25/06/21
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SOIL AND WATER CONCEPT MANAGEMENT PLAN PHASE 1
QUEANBEYAN PALERANG REGIONAL COUNCIL
PEET PTY LTD

FOR APPROVAL

Drg No
305492CA801



PHASE 3
CONCEPT PLAN
SUBJECT TO
DETAILED DESIGN

EXTERNAL CATCHMENT FLOW
TO BE TREATED WITH STAGE
2 SEDIMENT CONTROLS

PHASE 3

BASIN B
7625m³

BASIN C INACTIVE
DURING PHASE 2 WORKS

408

LEGEND

ESTATE BOUNDARY	
DISTURBED AREA	
COMPLETED EARLY WORKS BOUNDARY	
FINISHED SURFACE CONTOURS (1m)	
CONSTRUCTION HAULAGE TRACKS	
STABILISED ACCESS	
SITE COMPOUND	
SILT FENCE	
HAY BALES	
SAND BAGS	
BUFFER ZONE	
SEDIMENT BASIN	
OVERLAND FLOW DIRECTION	
CLEAN WATER DIVERSION	
PROPOSED STORMWATER	
TEMPORARY SEDIMENT BASIN	
CATCHMENT DRAINAGE	
ROCK CHECK DAM	

SCOPE OF WORKS:

1. STAGE 2A & 2B CIVIL WORKS.
2. NORTH INTERSECTION WITH ELLERTON DRIVE EXTENSION.
3. SEWER PUMP STATION.
4. COMPLETE NORTHERN CULVERT CROSSING.

SEDIMENT BASIN B:

1. TOTAL CATCHMENT AREA* = 24.1 HECTARES.
2. SETTLING ZONE VOLUME = 4056m³
 $V = 10 \times C_s \times A \times R$
WHERE $C_s = 0.51$
 $A = 24.1$ HECTARES
 $R = 33$ (90TH PERCENTILE RAINFALL EVENT)
3. SEDIMENT STORAGE ZONE VOLUME = 2028m³
WHERE $= 0.5 \times$ SETTLING ZONE VOLUME
4. PHASE 1 RUNOFF TO BE TREATED BY ACTIVE PHASE 3 BASIN.
5. UPPER CATCHMENT AREA TO BE TREATED BY ACTIVE PHASE 3 SEDIMENT BASIN.

A	ISSUED FOR APPROVAL - PHASE 3 REVISED FOR STAGE BOUNDARY	BC	25/06/21
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JUMPING CREEK SUBDIVISION

SOIL AND WATER CONCEPT MANAGEMENT PLAN PHASE 3
QUEANBEYAN PALERANG REGIONAL COUNCIL
PEET PTY LTD

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305492CA803

file name 305492CA800.dwg layout name CA803 plotted by Carl Otto
file location \\spire\candata\Data\305492\Civil\ACAD plot date 25/06/2021 10:06 AM Sheet 65 of 66 Sheets



PHASE 4
CONCEPT PLAN
SUBJECT TO
DETAILED DESIGN

CLEAN WATER DIVERSION
AROUND PHASE 4 WORKS.

PHASE 4

BASIN B
7625m³

BASIN C

BASIN
120m³

CLEAN WATER DIVERSION
AROUND PHASE 4 WORKS

LEGEND

ESTATE BOUNDARY	
DISTURBED AREA	
COMPLETED EARLY WORKS BOUNDARY	
FINISHED SURFACE CONTOURS (1m)	
CONSTRUCTION HAULAGE TRACKS	
STABILISED ACCESS	
SITE COMPOUND	
SILT FENCE	
HAY BALES	
SAND BAGS	
BUFFER ZONE	
SEDIMENT BASIN	
OVERLAND FLOW DIRECTION	
CLEAN WATER DIVERSION	
PROPOSED STORMWATER	
TEMPORARY SEDIMENT BASIN	
CATCHMENT DRAINAGE	
ROCK CHECK DAM	

SCOPE OF WORKS:

1. STAGE 3A & 3B CIVIL WORKS.
2. COMPLETE SOUTHERN CULVERT CROSSING.

SEDIMENT BASIN C:

1. DISTURBED AREA = 19.3 HECTARES.
2. SETTLING ZONE VOLUME = 3248m^3
 $V = 10 \times C_c \times A \times R$
WHERE $C_c = 0.51$
 $A = 19.3$ HECTARES
 $R = 33$ (90TH PERCENTILE RAINFALL EVENT)
3. SEDIMENT STORAGE ZONE VOLUME = 1624m^3
WHERE $R = 0.5 \times$ SETTLING ZONE VOLUME

SEDIMENT BASIN D:

1. DISTURBED AREA = 1.7 HECTARES.
2. SETTLING ZONE VOLUME = 286m³
 $V = 10 \times C_c \times A \times R$
WHERE $C_c = 0.51$
 $A = 1.7$ HECTARES
 $R = 33$ (90TH PERCENTILE RAINFALL EVENT)
3. SEDIMENT STORAGE ZONE VOLUME = 429m³
WHERE = 0.5 x SETTLING ZONE VOLUME

A	ISSUED FOR APPROVAL - PHASE 3 MATCHES TO NEW WSUD SHAPES	BC	25/06/21
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JUMPING CREEK SUBDIVISION

SOIL AND WATER CONCEPT MANAGEMENT PLAN PHASE 4
QUEANBEYAN PALERANG REGIONAL COUNCIL
PEET PTY LTD

FOR APPROVAL

Drg No
305492CA804



LEGEND

- Estate Boundary
- Nature Trail
- Heritage Conservation Area

KEY DESIGN ELEMENTS

- 1 Planted Median, Roundabout and Entry Statement
- 2 Natural Riparian Corridor
- 3 WSUD Floodway & Wetlands
- 4 Area Subject to Vegetation Management
- 5 Play Ground
- 6 Bush Tucker Garden
- 7 Boardwalk & Platform at Wetland
- 8 Lookout

PROPOSED STREET TREES

- Acer trun .x palt 'Warrenred' Pacific Sunset
- Eucalptus paucifora 'Little Snowman'
- Eucalyptus polyanthemus
- Fraxinus pennsylvanica 'Lednaw' Aerial
- Pistacia Chinensis
- Lagerstroemia indica
- Pyrus betulaefolia 'Southworth Dancer'
- Cupressus leylandii
- Prunus cerasifera

PROPOSED & OPEN SPACE NATIVE TREES

- Allocasuarina verticulata, Brachychiton populneus, Casuarina cunninghamiana, Eucalyptus melliodora, Eucalyptus polyanthemus, Eucalyptus bridgesiana, Eucalyptus blakelyi, Eucalyptus mannifera, Eucalyptus rossii, Melaleuca linarifolia

PROPOSED OPEN SPACE NATIVE SHRUBS

- Shrubs:** A. dealbata, Callistemon citrinus, Cassinia longifolia, Kunzea ericoides, Leptospermum multicaule. **Groundcover/Grasses:** Poa labillardieri, Lomandra longifolia, Lomandra multiflora, Hardenbergia violaceae, Chrysocephalum apiculatum, Chrysocephalum semipapposum

PROPOSED OPEN SPACE NATIVE WETLAND PLANTS

- Carex appressa, Carex fasciculatus, Ficinea nodosa, Juncus australis, Juncus usitatus, Baumea articulata, Bolboschoenus caldwallii, Crassula helmsii, Eleocharis acuta, Eleocharis sphacelata, Phragmites

LANDSCAPE MASTER PLAN
JUMPING CREEK ESTATE DEVELOPMENT

DRG NO. LMP001
REV A
DATE 25/06/2021
DES/DOC SR
CHECKED AT/PB
AUTH PB

