

11 May 2022

Director Communities and Place
Wingecarribee Shire Council
Civic Centre, 68 Elizabeth Street
MOSS VALE NSW 2571

Dear Geoff,

CHELSEA GARDENS COOMUNGIE PRECINCT – WATER & SEWER INFRASTRUCTURE STAGING PLAN

Premise is assisting Prime Moss Vale Pty Ltd ('Applicant') in this matter. On behalf of the Applicant we thank Wingecarribee Shire Council ('the Council') for its extensive analysis and advice since November 2021 which has been agreed to and forms the basis of the approach going forward for delivery of water and sewer infrastructure for the project.

On instructions from and on behalf of the Applicant we have prepared a water & sewer infrastructure staging plan to service the development of the Chelsea Gardens Coomungie Precinct, being Lot 3 DP 706194 and Lot 12 DP 8660366 located at 32 Lovelle Street and 141 Yarrowa Road ('the Subject Land'). It has been prepared to enable a clear and concise strategy for delivery of sewer and water infrastructure for the stages of Chelsea Gardens and for referencing in any draft conditions of consent.

1.0 Background

The Applicant is the registered owner of the Subject Land.

The Applicant has lodged a concept development application ('DA') for residential subdivision of approximately 1,200 lots; including Stage 1 comprising a Torrens Title subdivision of 173 residential lots, two (2) lots for open space or drainage and two (2) residue Lots, with associated works including site clearing, tree removal, bulk earthworks and construction of new roads and public infrastructure, open space and restoration of a section of the Whites Creek on the Land ('the Development'). Council's reference no. for the DA for the Development is 20/0227.

Determination of DA 20/0227 is subject to the provisions of *Wingecarribee Local Environmental Plan 2010* ('WLEP 2010'). Clause 7.10(2) of WLEP 2010 provides that development consent must not be granted unless the determining authority is satisfied that any public utility infrastructure that is essential for the proposed development is available or that adequate arrangements have been made to make that infrastructure available when it is required.

DA 20/0227 is also subject to the provisions of the *Moss Vale Township Development Control Plan* ('DCP'). *Section 22: Chelsea Gardens Coomungie Precinct* of the DCP specifically applies and requires a water and sewer servicing strategy for the Development.

The Council is the responsible water and sewer servicing authority for the Development.

Following detailed consultation with the Council a table of water and sewer issues, including Council's preferred approach was prepared by Council and issued to the Applicant via email on 24 December 2021 (see **Appendix A**). It is acknowledged that Appendix A refers to a total number of 1073 lots, which is consistent with a clarification letter by Beveridge Williams dated 3 December 2021 concerning amended stage boundaries in the revised indicative staging plan provided to Council on 3 December 2021. We note that development consent is being sought under the concept development application for up to a maximum of 1,200 residential lots, the maximum yield on which all infrastructure planning has been based. Final lot yields will be determined with detailed subdivision design, to be undertaken as part of future subdivision applications for Council's further and more detailed consideration. Council has noted this clarification and is satisfied in the understanding that 1200 residential lots is the maximum yield for infrastructure purposes.

2.0 The Staging Plan

The Staging Plan covers the construction and transfer to the Council of certain water and sewer infrastructure at various stages of the Development. This agreement is expected to be implemented by conditions of development consent.

The schedule at **Appendix B** sets out the water infrastructure to be constructed and transferred to the Council and the timing of the construction and transfer of the water infrastructure items. **Note:** in respect to item 2 (additional reservoir), whilst water modelling investigations confirm that the Development requires an additional 2.2ML reservoir to service the development, the Council has expressed a preference to construct a 10ML reservoir at the preferred site (Hill Road) to maximise storage capacity at the preferred site (Hill Road). Dual 10ML reservoirs support growth beyond 2051, minimise risk in the network, have an ability to provide water supply to southern villages and provide greater flexibility for operation, maintenance and cleaning of structures. Given the above the Applicant is agreeable to the additional 10ML reservoir on a cost sharing basis with Council.

The schedule at **Appendix C** sets out the sewer infrastructure to be constructed and transferred to the Council and the timing of the construction and transfer of the sewer infrastructure items.

The above schedules should be read in conjunction with the following plans:

- Plan titled *Stage 1 Lead-in Water Main Context Plan* by JMD Development Consultants, ref: 18001W1 Rev D (**Appendix D**);
- Plans of proposed Stage 1 trunk main sewer works by Beveridge Williams, ref: 18001S2 Version B (**Appendix E**); and
- Plans of proposed Stage 2 trunk main sewer works by Beveridge Williams, ref: 18001S3 Version B (**Appendix F**).

The Staging Plan is subject to the following matters:

- the proposed cost-sharing basis for the additional 10ML water reservoir as described above.
- that the sewer and water infrastructure nominated under the Strategy is not deliverable unless a development consent is granted consistent with DA 20/0227 as currently lodged for approval.
- In the event of a refusal (including on appeal) the Strategy is discontinued.

Please contact either myself or the Applicant with any questions.

Your sincerely,



Paul Hume
Senior Town Planner

Appendices

Sewer staging

APPENDIX A

Original Development Stage	Revised Lots	Number of Lots	Total Number of Lots	Current	Council Comments
1	1 - 176	176	176	<p>A new 12 L/s pump station at the development + Emergency Storage of 50kL (8hrs ADWF). 580m of DN160 HDPE rising main connecting into the existing 150mm gravity sewer off Lovelle Street.</p> <p>960m of 300mm sewer from MH GH01102 to SPS MV17. This new sewer will run parallel to the Whites Creek trunk sewer, providing additional capacity during wet weather events when flow can spill from MH GH01102 into the new sewer*.</p> <p>SPS MV17 pump capacity upgraded to 25 L/s.</p> <p>SPS MV17 rising main increased to DN200 HDPE. A total length of 230m.</p>	<p>The new pump station must be constructed and connected to council's infrastructure as per the current conditions</p> <p>The full size pump station and emergency storage (248kL) should be built at stage 1 at the beginning of the project <u>not added to over several years.</u></p> <p>Commence concept design for sewer network upgrades for stages 2.</p> <p>*For consideration and comment – as briefly mentioned, there is a potential option for achieving this objective via an upsizing of the current main rather than duplication. This would deal more effectively with future growth in Moss Vale beyond this development. It may simplify approvals, but would require some agreements to be in place to manage the risks and costs to both parties. For this to work council would have to agree with the applicant on a contribution to the main upgrade (instead of funding and building a separate main) and guarantee deliver timeframes.</p>
2	2A - 205 2B - 89	294	470	<p>65 kL of emergency storage at the main pump station to satisfy the design requirement of 8 hours storage at ADWF.</p>	<p>This to be done at stage 1 Concept design of network required</p> <p>Council has a strong preference not to extend the temporary STP to stage 2 due to potential environmental and health risks. While Council appreciates the issues and impacts to development staging if the upgrade of the Moss Vale STP is delayed, or does not align with potential development of Stage 2, Council is of the opinion that this issue needs to be</p>

					<p>addressed in the draft conditions of consent for the concept approval.</p> <p>In the circumstance that connection to Council’s sewer system is not possible at Stage 2, any approval for extension will require a review of the existing operation of the plant and assessment of the potential risks of expanded use of the temporary STP, focussed on (but not limited to) the effects of the proposal on the community and environment. This will be part of any assessment approval of stage 2, if this circumstance arises. Expansion of the temporary STP operation will only be considered if there are no other viable alternatives.</p>
3A & 3B	3 - 301	301	771	additional 40 kL of emergency storage at the main pump station to satisfy the design requirement of 8 hours storage at ADWF.	This to be done at stage 1
4 & 5	4-66 5-153	219	990	<p>Increase flow rate to 35 L/s at pump station at the development.</p> <p>An additional 60 kL of emergency storage at the main pump station to satisfy the design requirement of 8 hours storage at ADWF.</p> <p>2,430m of 300mm sewer from the development connecting to the 300mm sewer constructed in 2021.</p> <p>SPS MV17 pump capacity upgraded to 45 L/s.*</p>	<p>Emergency storage tank should be constructed to full capacity (248kL) at stage 1 (An additional 60 kL of emergency storage at the main pump station to satisfy the design requirement of 8 hours storage at ADWF)</p> <p>*For consideration and comment –as per previous note - there is a potential option for achieving this objective via an upsizing of the current main rather than duplication. This would deal more effectively with future growth in Moss Vale beyond this development. It may simplify approvals, but would require some agreements to be in place to manage the risks and costs to both parties. For this to work council would have to agree with the applicant on a contribution to the main upgrade (instead of funding and building a separate main) and guarantee deliver timeframes.</p>
6 & 7	6- 83	83	1073	At 2025 the only required infrastructure is an additional 40 kL of emergency storage at the main pump station to satisfy the design requirement of 8 hours storage at ADWF.	This should be done at stage 1

Water staging

Original Development Stage	Revised Lots	Number of Lots (Stage)	Total Number of Lots	Current	Council preference
1	1 - 176	176	176	<p>Stage 1 works consistent with Section “4.1 Proposed Servicing Strategy” of the Water Servicing Strategy report by Urban Water Solutions dated 20/04/2020. The pipework will need to be modelled to the minimum pipe size to ensure water quality is maintained for stage 1 whilst not compromising supply. The main installed will then be upgraded as further stages of the development progress</p> <p>Details must be provided as to how the applicant proposes to connect the ultimate and temporary water service for the estate to the existing network through the Hill Road Low reservoir system. Concept details must also be provided as to how the applicant proposes to augment the storage at this reservoir for the ultimate servicing of the estate.</p>	<p>Stage 1 to connect to via Hill Road reservoir zone. Location, and proposed method required (live preferably, as a shutdown requires the res to be isolated and network supply re-arranged).</p> <p>Possible locations – Hill Road, connection to the 525mm. Arthur Street connect to one of the trunk mains (250/300) – this second option would need to be modelled. (note: All previous modelling reports have connected directly to the reservoir/525 trunk).</p> <p>Water main sizing to be confirmed for early stages. Ultimate sized DN450 may cause water quality issues in earlier stages. Main to be upsized as development progresses.</p> <p>Connection via Yarrawa Road or Lovelle Street existing mains not allowed at this stage. – This is the Blakes Hill zone.</p> <p>Council requires that the Concept plan identify the long term site for the future reservoir. Council preferred site is adjacent to the Hill Rd Reservoir site. Needs same top water line and bottom water line to match the operating profile of the existing reservoir.</p>
2	2A - 205 2B - 89	294	470		<p>Short term strategy works must be completed prior to connection of Stage 2. Up to 480 lots may be serviced with these works. i.e. new valves in Bowral to force flow to Moss Vale and rezoning of Blakes Hill zone.</p> <p>Stage 2B requires additional reservoir (2.2ML for CG).</p> <p>Council preference to construct 10ML reservoir to maximise storage capacity at the preferred site (Hill Road). Dual 10ML reservoirs support growth beyond 2051 and minimise risk in the network with ability to supply to southern villages. Also provides greater flexibility for</p>

					operation, maintenance and cleaning of structures. Obviously this would require a cost agreement for the CG component.
3a & 3b	3 - 301	301	771		Stage 3, 4 and 5 (up to 960 lots) require, at minimum, Stage 1 and/or Stage 2 of the Bowral to Moss Vale duplication main to be commissioned OR construction of a new booster pumping station on the existing DN375 B2MV trunk main (possible location at Eridge Park).
4 & 5	4-66 5-153	219	990		As above.
6 & 7	6- 83	83	1073		Full duplication of the Bowral to Moss Vale main to be commissioned.

APPENDIX B
SCHEDULE OF ITEMS – WATER INFRASTRUCTURE

Column 1	Column 2	Column 3	Column 4
Item	Public Purpose	Manner & Extent	Timing/ Works Completion Date
A. Carrying out of Work			
1. Connection to existing Hill Road Lower Reservoir.	Water Services	Connect directly to the existing water main infrastructure in the vicinity of the Lower Reservoir, with final connection details to be determined by water modelling and in consultation with Council. To be delivered by Applicant.	Work is to be completed prior to the issuance of the Subdivision Certificate which creates the 1st residential lot.
2. Construct additional 10ML reservoir	Water Services	To be constructed in the vicinity of existing Hill Road reservoirs with final location to be determined in consultation with Council. To be delivered under a joint funding and delivery arrangement with Council to be determined on the basis of the development requiring 2.2ML of the additional 10ML water storage.	Work is to be completed and commissioned prior to the issuance of the Subdivision Certificate which creates the 382 nd residential lot.

APPENDIX B

SCHEDULE OF ITEMS – WATER INFRASTRUCTURE

<p>3. Construct Stage 1 and / or Stage 2 of Bowral to Moss Vale water main duplication OR new booster pumping station on the existing DN375 B2MV trunk main.</p>	<p>Water Services</p>	<p>Option to be determined by water modelling and in consultation with Council. To be delivered in accordance with Council's Water and Sewer Development Servicing Plan.</p>	<p>Work is to be completed and commissioned prior to the issuance of the Subdivision Certificate which creates the 471st residential lot.</p>
<p>4. Completion of Bowral to Moss Vale water main duplication</p>	<p>Water Services</p>	<p>Final design to be determined by in consultation with Council. To be delivered by in accordance with Council's Water and Sewer Development Servicing Plan.</p>	<p>Work is to be completed and commissioned prior to the issuance of the Subdivision Certificate which creates the 961st residential lot.</p>
<p>B. Dedication of Land</p>			
<p>5. Part Lot 12 DP 866036.</p>	<p>Water Services</p>	<p>Dedication to Council of Land associated with construction of additional 10ML reservoir (Works item 2). To be delivered by Applicant.</p>	<p>Land to be dedicated prior to the issuance of the Subdivision Certificate which creates the 382nd residential lot.</p>

APPENDIX C
SCHEDULE OF ITEMS – SEWER INFRASTRUCTURE

Column 1	Column 2	Column 3	Column 4
Item	Public Purpose	Manner & Extent	Timing/ Works Completion Date
A. Carrying out of Work			
1. (a) Construction of sewer pump station SPS1 with emergency storage of 248KL (8 hours Average Dry Weather Flow) with flow rate of 12L/s. (b) Construction of 580m of a rising main (DN160 HDPE) connecting with the existing 150mm gravity main in Lovelle Street. (c) Construction of 960m of a 450mm gravity main connecting MH GH01102 to SPS MV17. (d) Upgrading of SPS MV17 pump capacity to 25 L/S. (e) Upgrading of 230m of rising main from SPS MV17 to DN200 HDPE.	Sewer Services	Final designs to be determined by and in consultation with Council. To be delivered by Applicant.	Work is to be completed prior to the issuance of the Subdivision Certificate which creates the 1st residential lot.

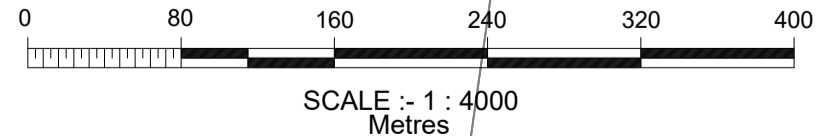
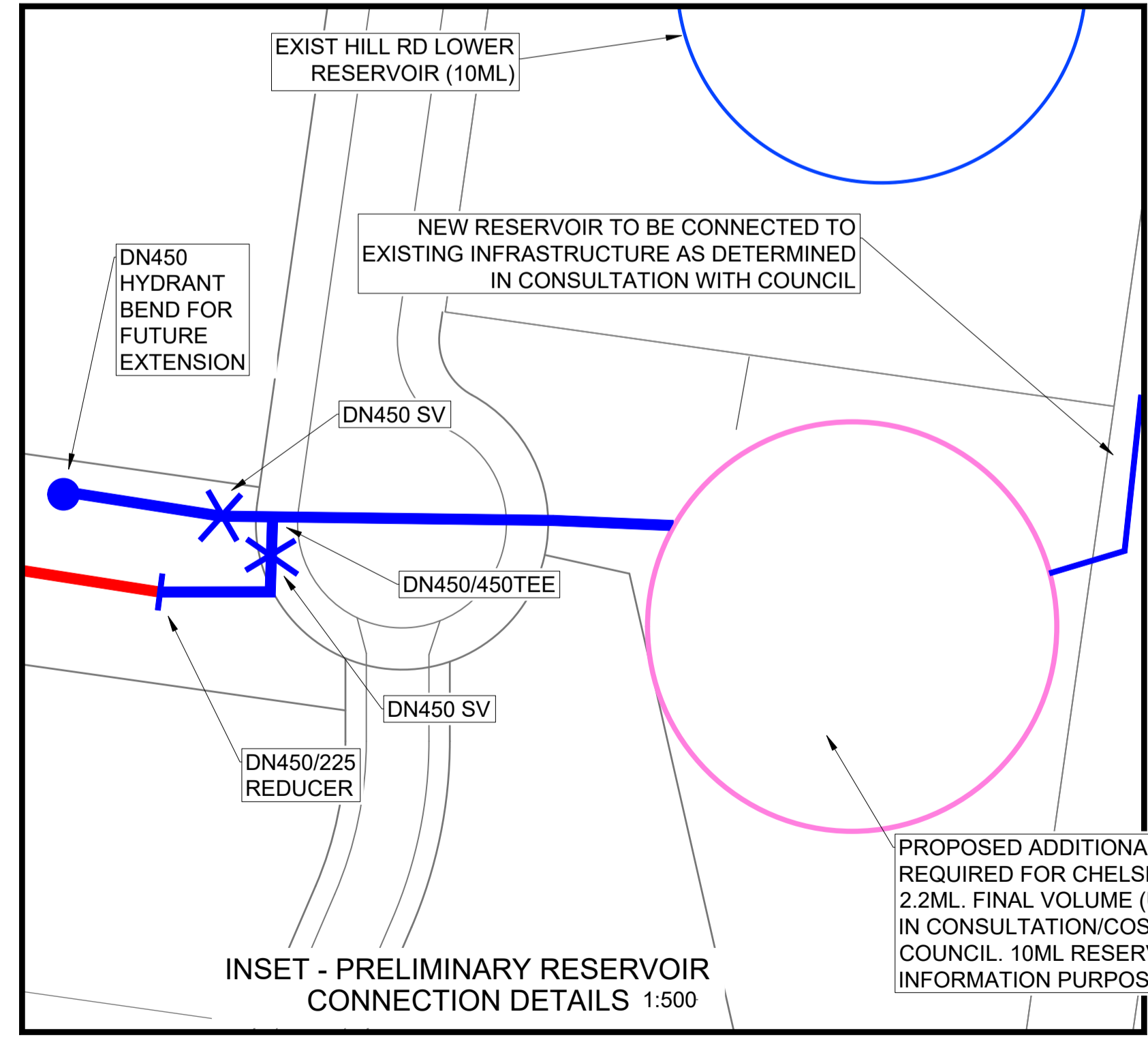
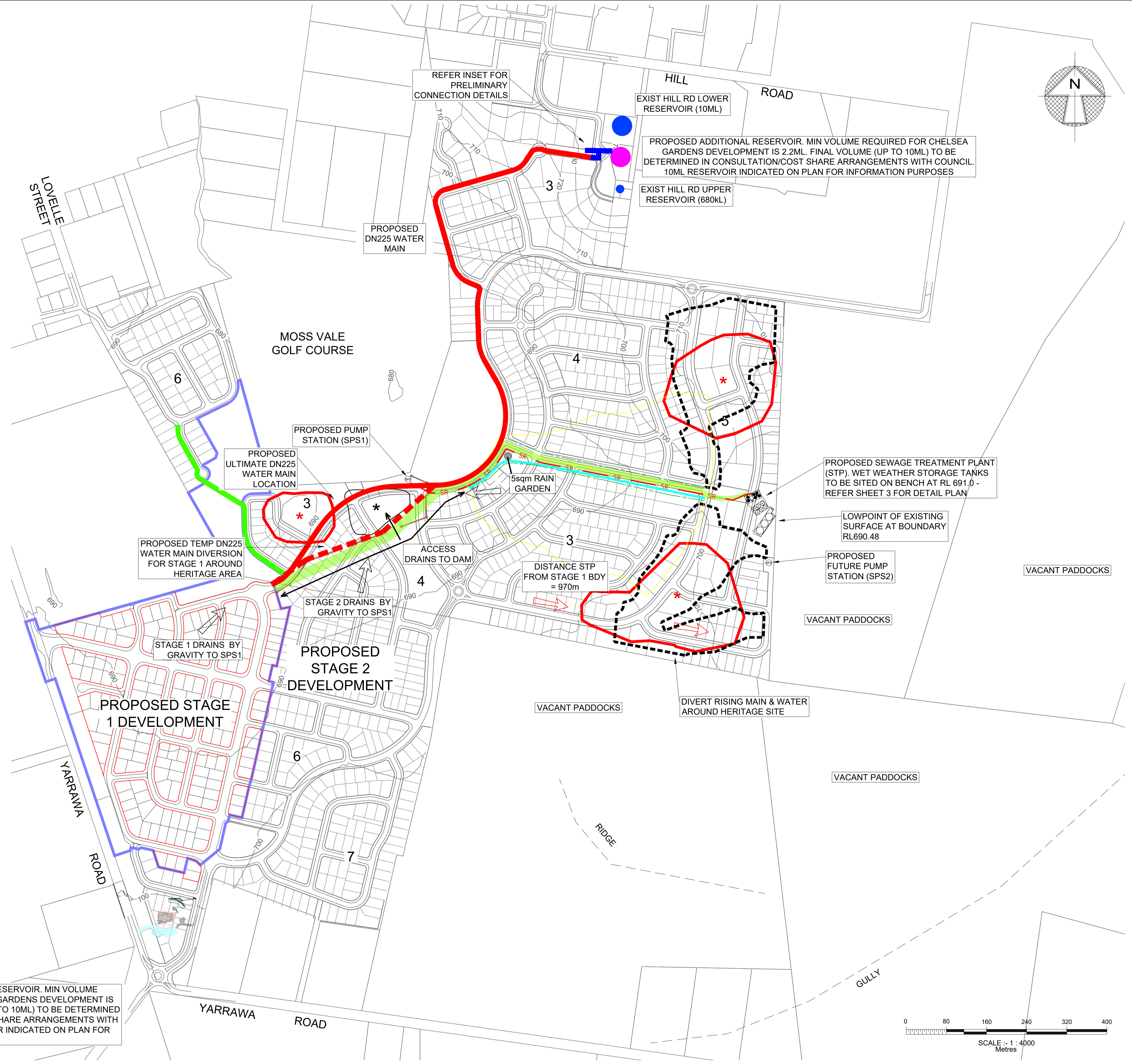
APPENDIX C

SCHEDULE OF ITEMS – SEWER INFRASTRUCTURE

<p>2.</p> <p>(a) Increase flow rate capacity at SPS1 to 35L/s.</p> <p>(b) Construction of an additional 2,430m of 450mm gravity main.</p> <p>(c) Increase flow rate capacity of SPS MV17 to 45L/s.</p>	<p>Sewer Services</p>	<p>Final designs to be determined by and in consultation with Council.</p> <p>To be delivered by Applicant.</p>	<p>Work is to be completed prior to the issuance of the Subdivision Certificate which creates the 772nd residential lot.</p>
<p>B. Dedication of Land</p>			
<p>1. Part Lot 12 DP 866036.</p>	<p>Sewer Services</p>	<p>Dedication to Council of Land associated with construction of sewer pump station SPS1 (Works item 1(a)).</p> <p>To be delivered by Applicant.</p>	<p>Land to be dedicated prior to the issuance of the Subdivision Certificate which creates the 1st residential lot.</p>

LEGEND

- DENOTES PROP. DN450 TRUNK WATER MAIN
- DENOTES PROP. DN300 TRUNK WATER MAIN
- DENOTES PROP. DN225 WATER MAIN
- DENOTES PROPOSED RISING MAIN SPS1 TO STP
- DENOTES TEMPORARY STAGE 1 GRAVITY SEWER CONNECTION TO SPS1
- DENOTES STAGE 1 TEMPORARY 3m WIDE ACCESS TRACK TO STP REFER TYPICAL SECTION BELOW
- DENOTES INDICATIVE STAGE BOUNDARIES & NUMBERS
- DENOTES EXISTING DAM TO BE RETAINED FOR STAGE 1 DEVELOPMENT
- DENOTES 10m NATURAL SURFACE CONTOURS
- DENOTES AREA OF HERITAGE SIGNIFICANCE
- DENOTES TREATED WASTEWATER IRRIGATION AREA IDENTIFIED BY LAND CAPABILITY ASSESSMENT
- DENOTES ACCESS TRACK SWALE
- DENOTES ACCESS TRACK MOUND



Issue	App	Date	Description
D	T.H.	3-02-2022	RESERVOIR DETAIL ADDED
C	T.H.	2-02-2022	WATERMAIN AND RESERVOIR DETAILS UPDATED
B	T.H.	31-01-2022	ADDITIONAL RESERVOIR DETAILS ADDED
A	T.H.	1-12-2021	ISSUED FOR INFORMATION

Client: PRIME MOSS VALE PTY LTD	Datum: AHD
Designed by: T.H.	Origin of Levels: PM 13092 R.L. 686.398
Date of Drawing: 1-12-2021	Date of Survey: SUPPLIED BY CARDNO
Ratio (A1): 1:4000	



John M. Daly & Associates PTY LTD
A.B.N. 88051977989

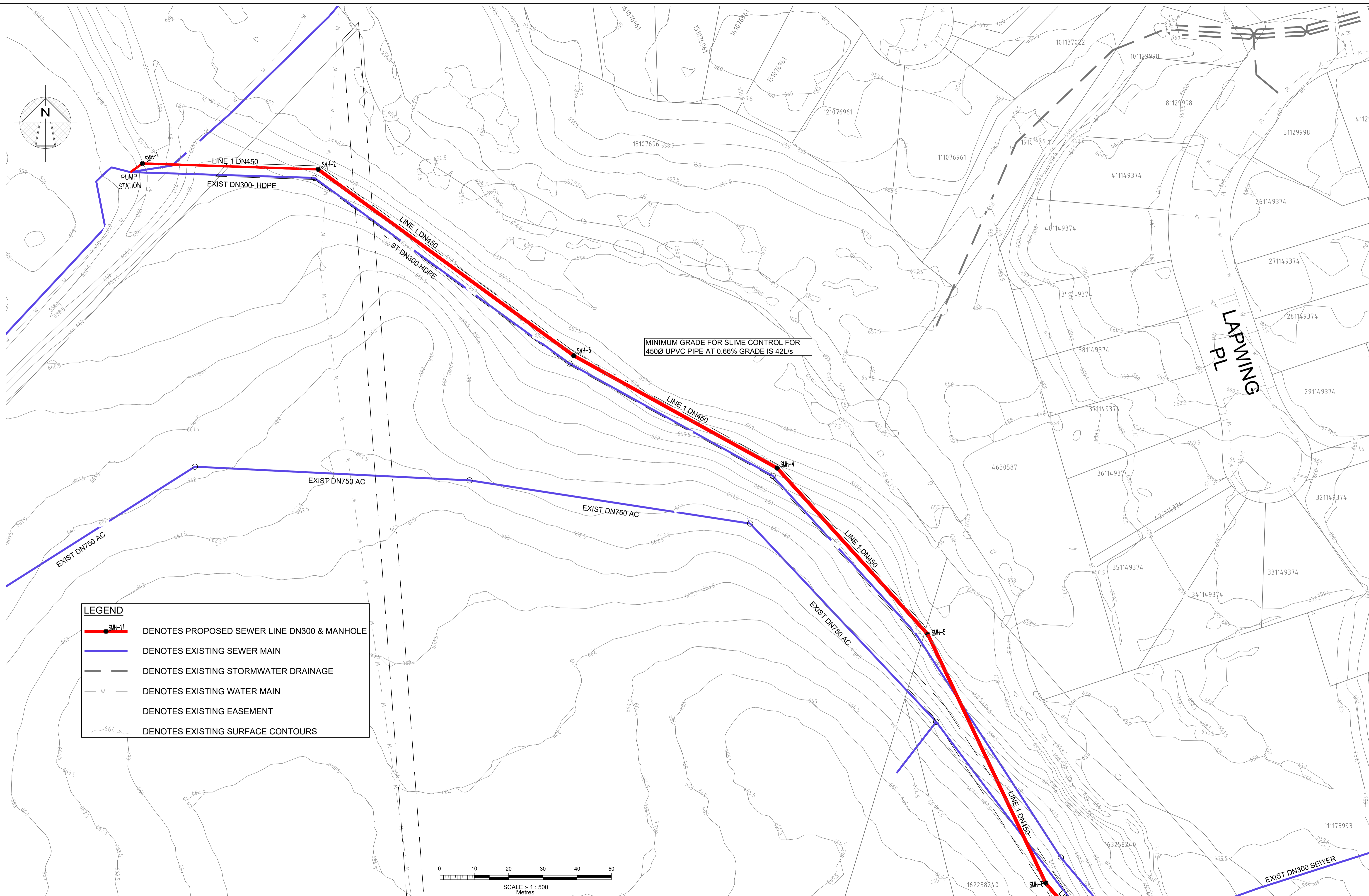
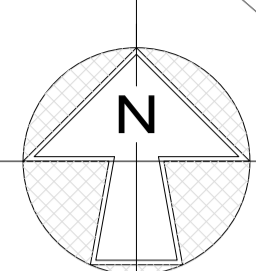
Surveys
Engineering
Project Management
Licensed Water Service Co ordinators

32 Ianthe Street
P.O. BOX 25
CAMPBELLTOWN N.S.W. 2560
email: admin@jmd.com.au

PH. (02) 4625 5055
FAX (02) 4628 2013

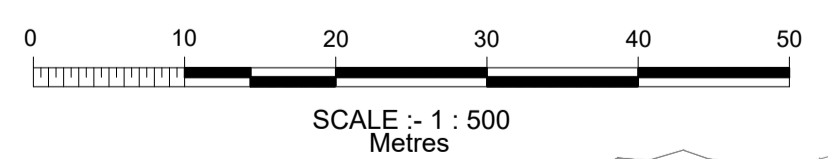
Project: CHELSEA GARDENS, MOSS VALE	Sheet 1 of 1 sheets
Stage 1 LEAD-IN WATER MAIN CONTEXT PLAN	Ref: 18001W1
Locality: MOSS VALE	L.G.A.: WINGECARRIBEE SHIRE
CAD Ref: S:\JOBS\18\18001\18001 EMW\SYDNEY WATER\W1 - LEADIN WATER\18001W1	

The ratio shown on this plan relates to the original plan, produced by JMD only. Any photocopying or printing from digital files provided (particularly PDF files) may significantly alter the ratio of the plan.



MINIMUM GRADE FOR SLIME CONTROL FOR 450Ø UPVC PIPE AT 0.66% GRADE IS 42L/s

LEGEND	
	DENOTES PROPOSED SEWER LINE DN300 & MANHOLE
	DENOTES EXISTING SEWER MAIN
	DENOTES EXISTING STORMWATER DRAINAGE
	DENOTES EXISTING WATER MAIN
	DENOTES EXISTING EASEMENT
	DENOTES EXISTING SURFACE CONTOURS



VER	BY	AMENDMENTS	DATE
A	T.H.	ISSUED FOR INFORMATION	04-11-2021
D	G.M.	PIPE INCREASED TO 450mm DIA	02-02-2022
C			
D			
E			
F			
G			

• THE POSITION OF SERVICES SHOWN ON THIS DRAWING ARE INDICATIVE ONLY AND HAVE BEEN PLOTTED FROM PLANS AND DRAWINGS SUPPLIED BY RELEVANT AUTHORITIES.
 • SERVICE AUTHORITY FITS, MANHOLES, POLES, MARKER POSTS, ETC. WHERE SIGHTED AT TIME OF SURVEY, HAVE BEEN LOCATED. THE SURVEY DOES NOT INCLUDE INVESTIGATION OR LOCATION OF UNDERGROUND INFRASTRUCTURE.
 • SERVICES INFORMATION SHOWN ON THIS DRAWING HAS BEEN OBTAINED THROUGH A DIAL BEFORE YOU DIG SEARCH AND IS VALID FOR THE PERIOD OF TIME FROM THE DATE OF ISSUE NOMINATED BY THE AUTHORITY.
 • PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON OR ADJACENT TO THE SITE IT IS THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTORS TO APPLY FOR AND OBTAIN UP TO DATE PLANS THROUGH A NEW DIAL BEFORE YOU DIG SEARCH AND TO CONTACT ALL THE RELEVANT AUTHORITIES TO ESTABLISH AND CONFIRM THE DETAILED LOCATION AND DEPTH OF ALL UNDERGROUND SERVICES.



CLIENT:
PRIME MOSS VALE PTY LTD

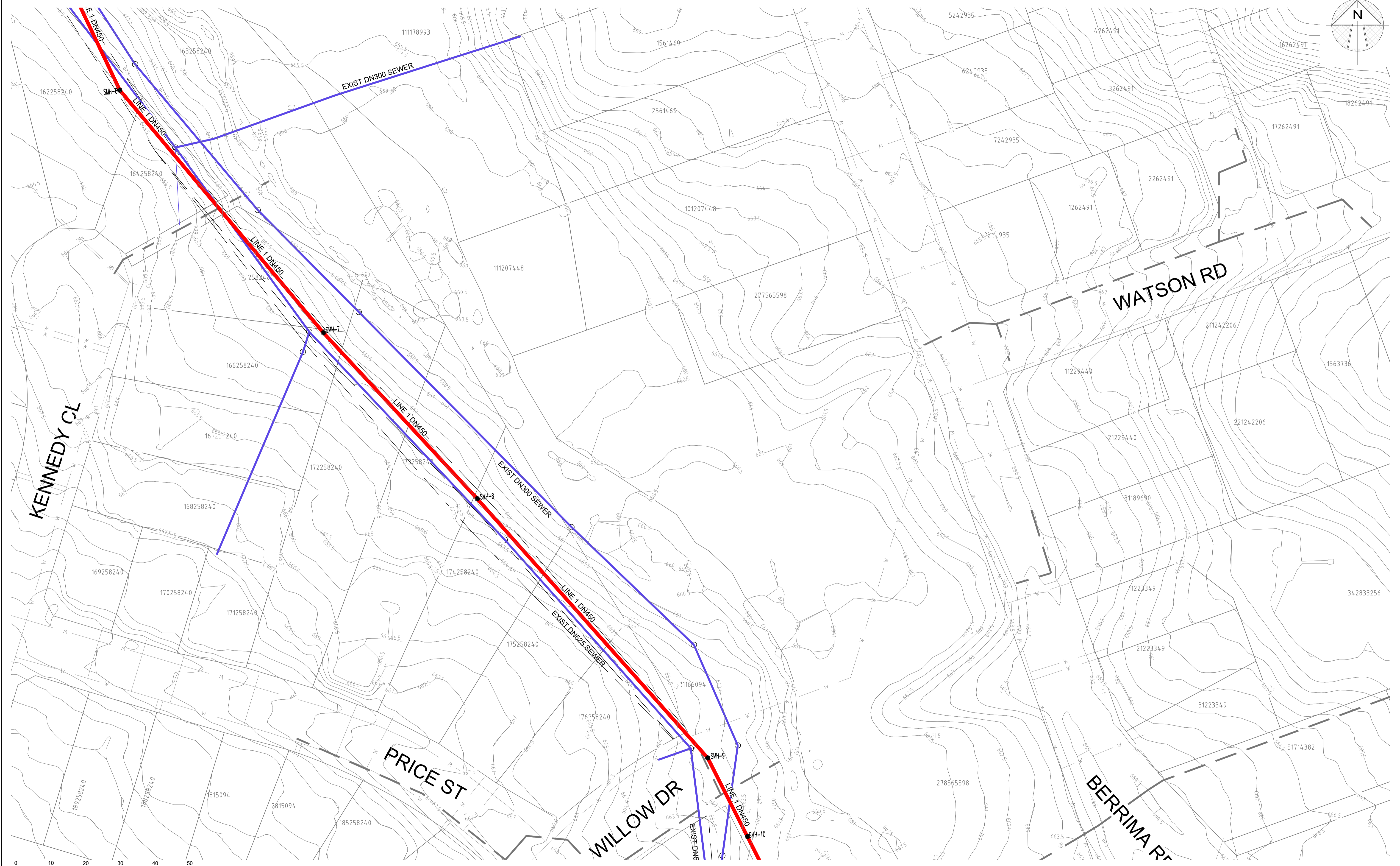
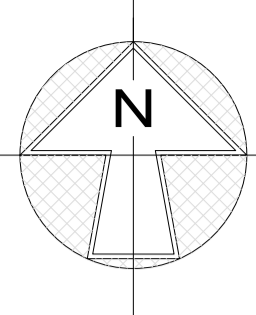
BW Beveridge Williams
 Land Development Consultants
 Registered Surveyors
 Miranda (02) 9524 4073 www.beveridgewilliams.com.au

DETAILS:
**PLAN OF PROPOSED TRUNK SEWER MAIN
 STAGE 1 CHELSEA GARDENS (SHEET 1 OF 3)**
 MOSS VALE, WINGECARRIBEE SHIRE COUNCIL

ORIGINAL SHEET SIZE
 SCALE 1:500
 A1
 CAD REFERENCE:
 SCALE ON ORIGINAL DRAWING AT 1:500

SURVEYOR:	N/A
DRAWN:	L.D.
CHECKED:	T.H.
SURVEY DATE:	N/A
VERTICAL DATUM:	AHD
HORIZONTAL DATUM:	LIDAR

PROJECT No.	18001
DRAWING REF.	18001S2
VERSION	B
SHEET	1 OF 9



VER	BY	AMENDMENTS	DATE
A	T.H.	ISSUED FOR INFORMATION	04-11-2021
B		PIPE INCREASED TO 450mm DIA	02-02-2022
C			
D			
E			
F			
G			

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CLIENT:
PRIME MOSS VALE PTY LTD

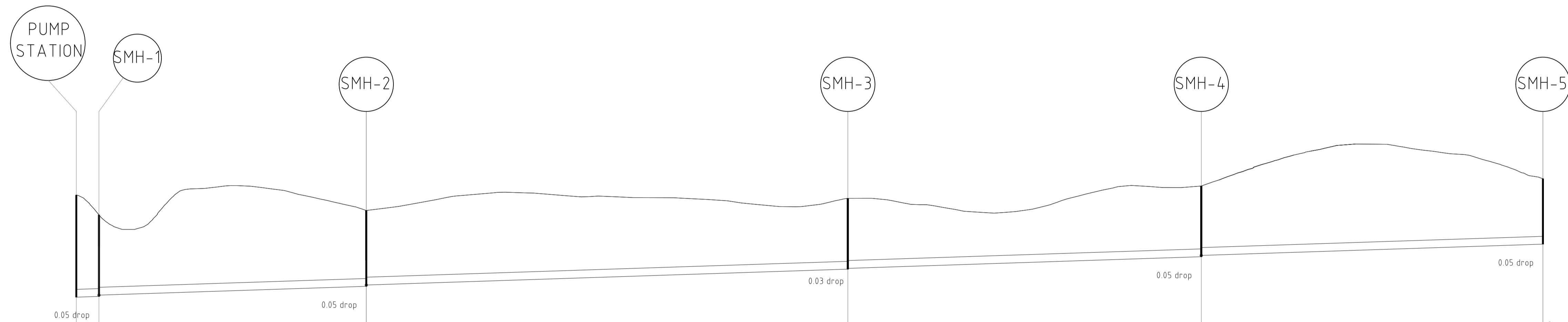
BW
 Beveridge Williams
 Land Development Consultants
 Registered Surveyors
 Miranda (02) 9524 4073
 www.beveridgewilliams.com.au

DETAILS:
 PLAN OF PROPOSED TRUNK SEWER MAIN
 STAGE 1 CHELSEA GARDENS (SHEET 2 OF 3)
 MOSS VALE, WINGECARRIBEE SHIRE COUNCIL

ORIGINAL SHEET SIZE
 SCALE 1500 A1
 CAD REFERENCE: 1:500
 SCALE ON ORIGINAL DRAWING AT 1:500

SURVEYOR: N/A
 DRAWN: L.D.
 CHECKED: T.H.
 SURVEY DATE: N/A
 VERTICAL DATUM: AHD
 HORIZONTAL DATUM: LIDAR

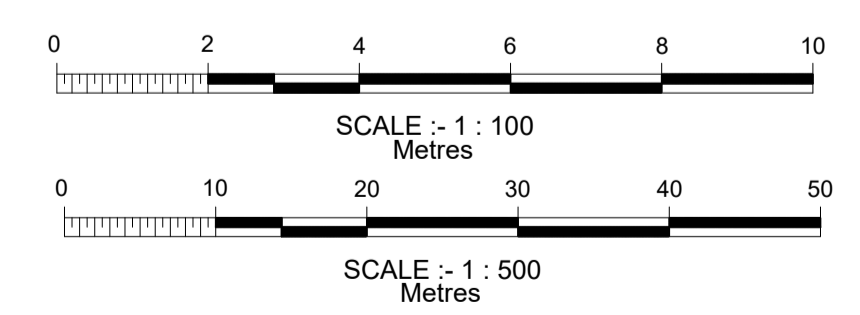
PROJECT No. 18001
 DRAWING REF. 18001S2
 VERSION B
 SHEET 2 OF 9



CAPACITY (l/sec)	VELOCITY (m/s)	PIPE DETAILS	SLOPE/GRADE	DATUM RL 642.2
84	1.2	450Ø SEWERMAX POLYPROPYLENE	0.66%	
84	1.2	450Ø SEWERMAX POLYPROPYLENE	0.66%	
84	1.2	450Ø SEWERMAX POLYPROPYLENE	0.66%	
84	1.2	450Ø SEWERMAX POLYPROPYLENE	0.66%	
84	1.2	450Ø SEWERMAX POLYPROPYLENE	0.66%	

WAE LEVEL	DEPTH TO INVERT	INVERT LEVEL	FINISHED SURFACE	EXISTING SURFACE	CHAINAGE
3.92	3.13	654.976	658.818	658.051	0.000
3.08	2.91	654.976	658.818	658.051	4.347
2.86	2.86	655.314	658.225	658.225	51.269
2.71	2.68	655.973	658.691	658.691	92.354
2.66	2.66	656.450	659.165	659.165	67.792
2.51	2.51	656.500	659.446	659.446	65.528
		656.933	659.446	659.446	281.290

SEWER LONGITUDINAL SECTION FOR LINE 1 WITH MINIMUM GRADE OF 0.66%
 SCALES: HORIZONTAL 1:500 VERTICAL 1:100



VER	BY	AMENDMENTS	DATE
A	T.H.	ISSUED FOR INFORMATION	04-11-2022
B	G.M.	PIPE INCREASED TO 450mm DIA	02-02-2023
C			
D			
E			
F			
G			

THE POSITION OF SERVICES SHOWN ON THIS DRAWING ARE INDICATIVE ONLY AND HAVE BEEN PLOTTED FROM PLANS AND DRAWINGS SUPPLIED BY RELEVANT AUTHORITIES.
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CLIENT:
PRIME MOSS VALE PTY LTD

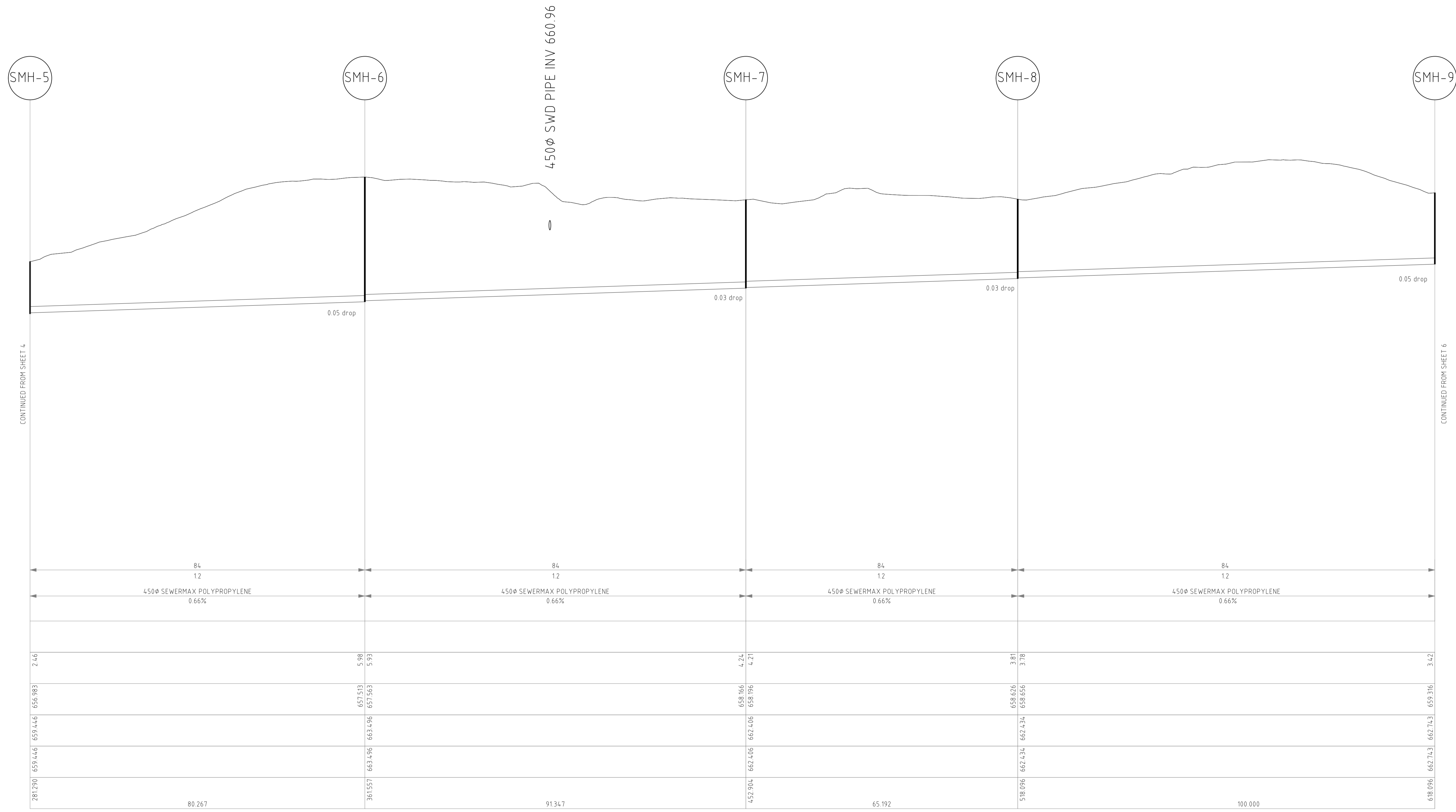
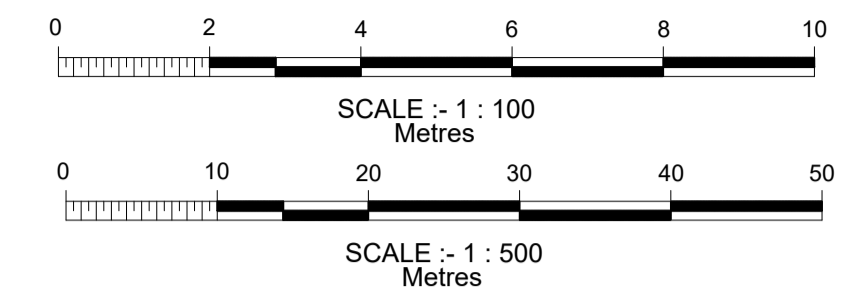
BW Beveridge Williams
 Land Development Consultants
 Registered Surveyors
www.beveridgewilliams.com.au

DETAILS:
LONGITUDINAL SECTION OF PROPOSED TRUNK SEWER MAIN AT MINIMUM GRADE OF 0.66% CH 0 TO CH281.290 MOSS VALE, WINGECARRIBEE SHIRE COUNCIL

ORIGINAL SCALE 1:500 SHEET SIZE A1
 SCALE ON ORIGINAL DRAWING AT 1:500@1:100

SURVEYOR:	N/A
DRAWN:	L.D.
CHECKED:	T.H.
SURVEY DATE:	N/A
VERTICAL DATUM:	AHD
HORIZONTAL DATUM:	LIDAR

PROJECT No. **18001**
 DRAWING REF. **18001S2**
 VERSION **B**
 SHEET **4** OF **9**



CONTINUED SEWER LONGITUDINAL SECTION FOR LINE 1 WITH MINIMUM GRADE OF 0.66%
SCALES: HORIZONTAL 1:500 VERTICAL 1:100

VER	BY	AMENDMENTS	DATE
A	T.H.	ISSUED FOR INFORMATION	04-11-2021
B	G.M.	PIPE INCREASED TO 450mm DIA	02-02-2022
C			
D			
E			
F			
G			

• THE POSITION OF SERVICES SHOWN ON THIS DRAWING ARE INDICATIVE ONLY AND HAVE BEEN PLOTTED FROM PLANS AND DRAWINGS SUPPLIED BY RELEVANT AUTHORITIES.

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CLIENT:
PRIME MOSS VALE PTY LTD

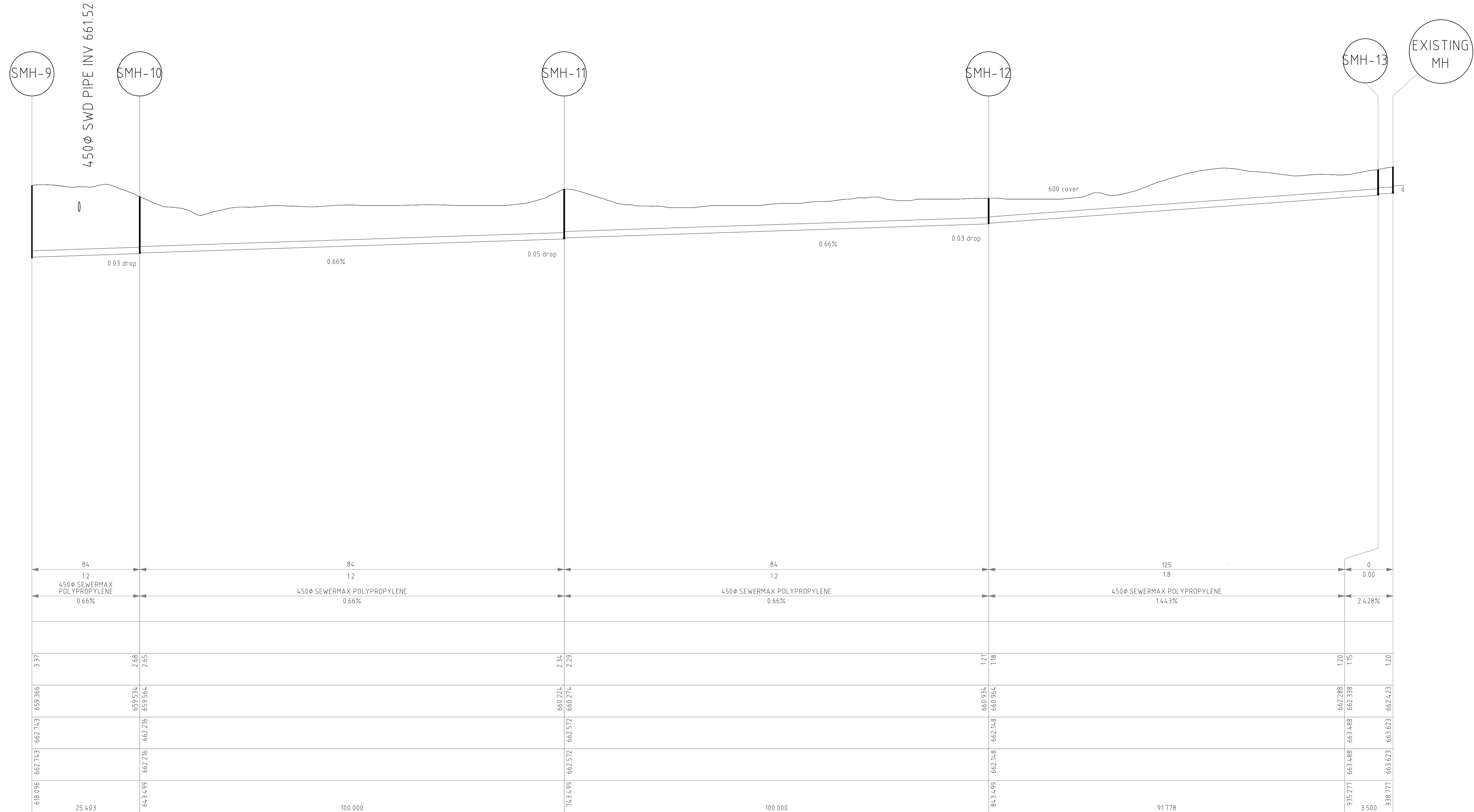
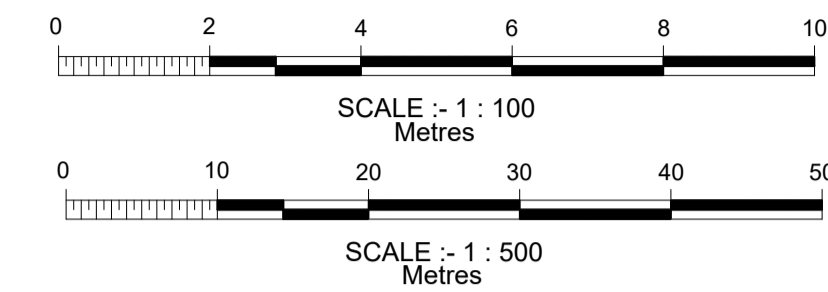
BW
Beveridge Williams
Land Development Consultants
Registered Surveyors
www.beveridgewilliams.com.au

DETAILS:
LONGITUDINAL SECTION OF PROPOSED TRUNK SEWER MAIN AT MINIMUM GRADE OF 0.66%
CH 281.290 TO CH 681.096
MOSS VALE, WINGECARRIBEE SHIRE COUNCIL

SCALE	ORIGINAL
1:500	SHEET SIZE
	A1
CAD REFERENCE:	
SCALE ON ORIGINAL DRAWING AT 1:500(1:100)	

SURVEYOR:	N/A
DRAWN:	L.D.
CHECKED:	T.H.
SURVEY DATE:	N/A
VERTICAL DATUM:	AHD
HORIZONTAL DATUM:	LIDAR

PROJECT No.	18001
DRAWING REF.	18001S2
VERSION	B
SHEET	5 OF 9



CONTINUED SEWER LONGITUDINAL SECTION FOR LINE 1 WITH MINIMUM GRADE OF 0.66%
 SCALES: HORIZONTAL 1:500 VERTICAL 1:100

VER	BY	AMENDMENTS	DATE
A	T.H.	ISSUED FOR INFORMATION	04-11-2021
B	G.M.	PIPE INCREASED TO 450mm DIA	02-02-2022
C			
D			
E			
F			
G			

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CLIENT:
PRIME MOSS VALE PTY LTD

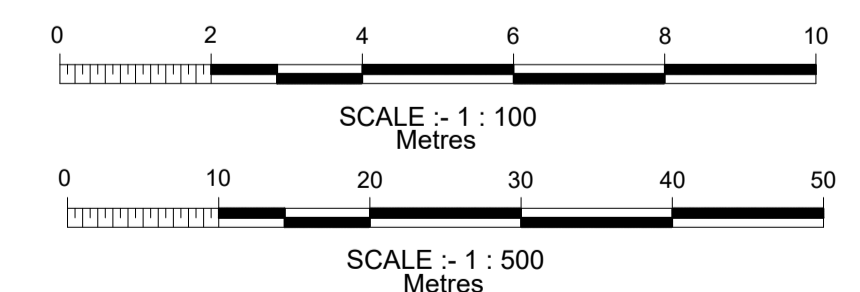
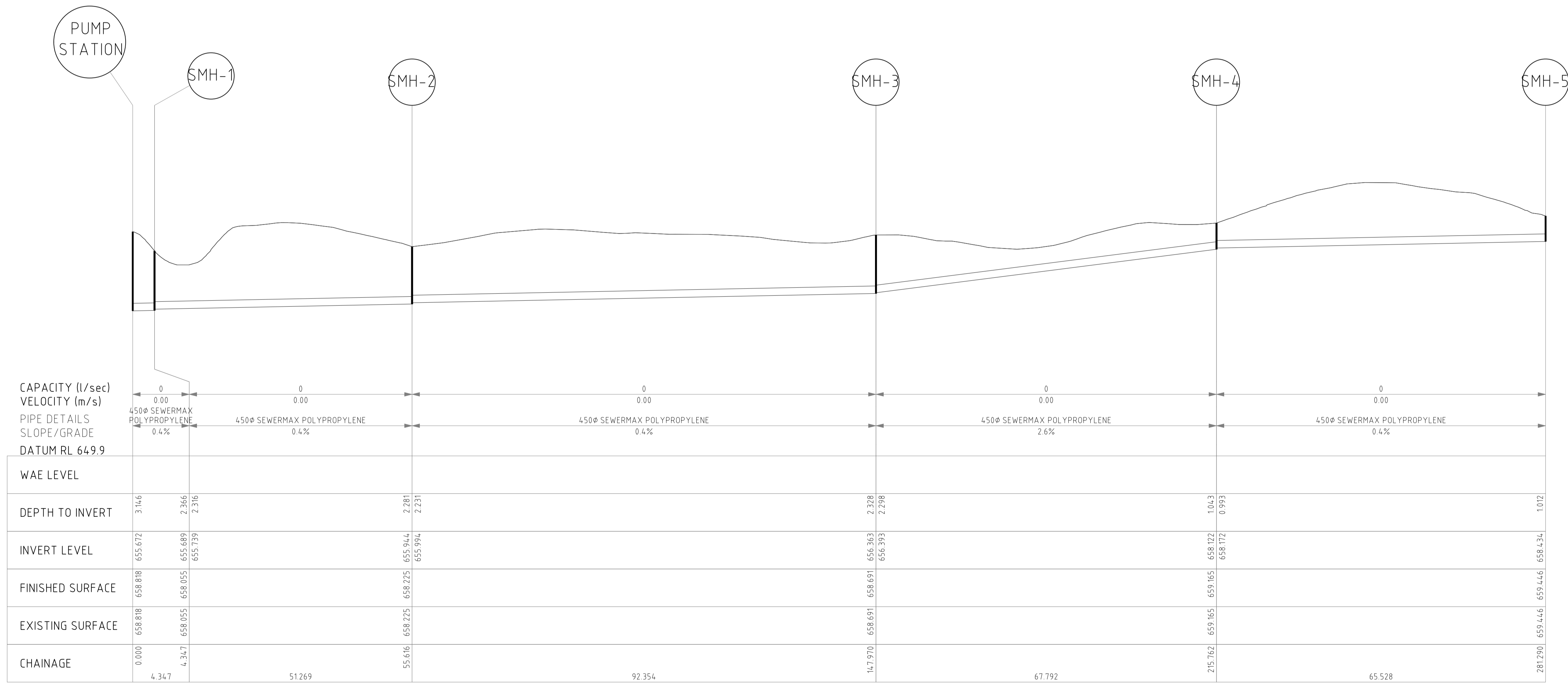
Beveridge Williams
 Land Development Consultants
 Registered Surveyors
 www.beveridgewilliams.com.au

DETAILS:
LONGITUDINAL SECTION OF PROPOSED TRUNK SEWER MAIN AT MINIMUM GRADE OF 0.66%
CH 618.096 TO CH 938.777
MOSS VALE, WINGECARRIBEE SHIRE COUNCIL

ORIGINAL SCALE 1:500 SHEET SIZE A1
 CAD REFERENCE: [S:\08\18001\18001S2.dwg](#)
 SCALE ON ORIGINAL DRAWING AT 1:500

SURVEYOR: N/A
 DRAWN: L.D.
 CHECKED: T.H.
 SURVEY DATE: N/A
 VERTICAL DATUM: AHD
 HORIZONTAL DATUM: LIDAR

PROJECT No. **18001**
 DRAWING REF. **18001S2**
 VERSION **B**
 SHEET 6 OF 9



SEWER LONGITUDINAL SECTION FOR LINE 1 WITH MINIMUM GRADE OF 0.4%
 SCALES: HORIZONTAL 1:500 VERTICAL 1:100

VER	BY	AMENDMENTS	DATE
A	T.H	ISSUED FOR INFORMATION	04-11-2021
B	G.M	PIPE INCREASED TO 450mm DIA	02-02-2022
C			
D			
E			
F			
G			

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CLIENT:
 PRIME MOSS VALE PTY LTD

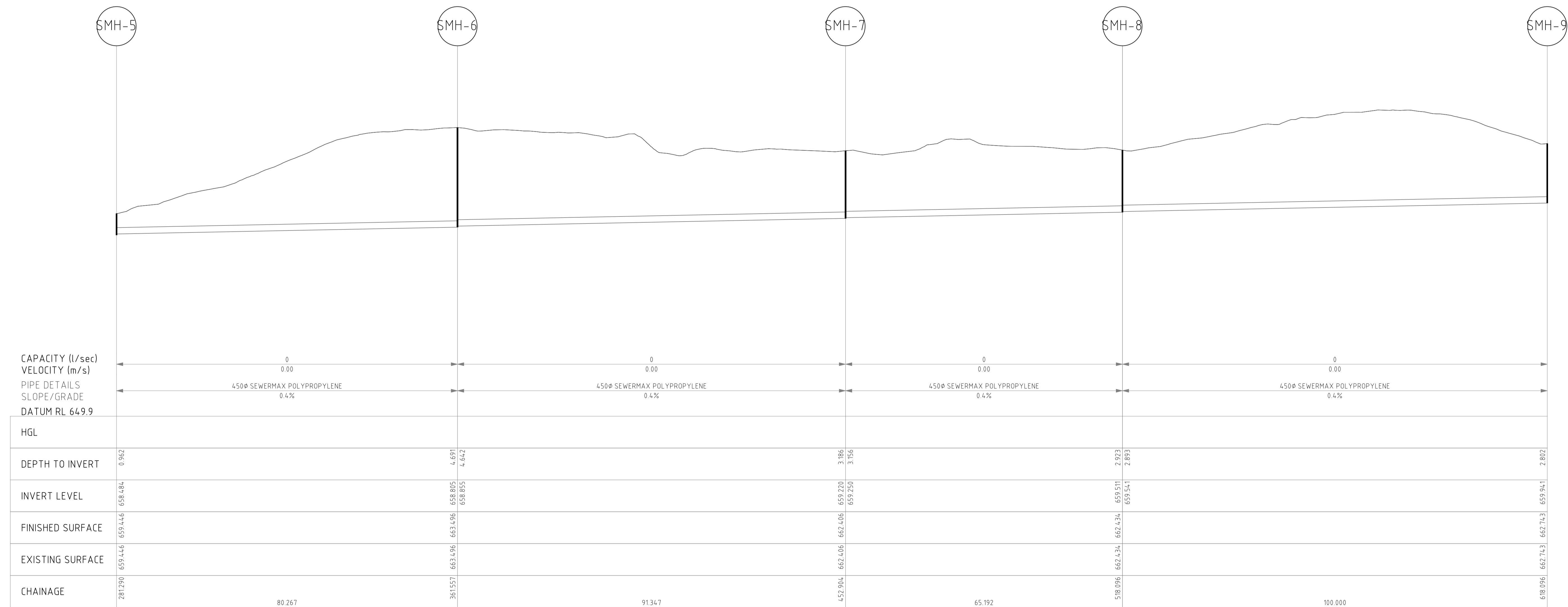
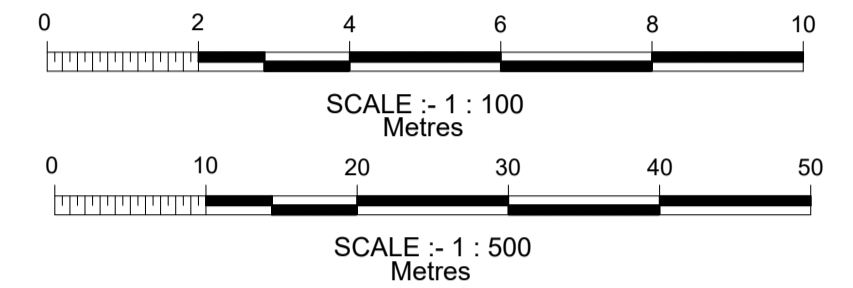
BW
 Beveridge Williams
 Land Development Consultants
 Registered Surveyors
 www.beveridgewilliams.com.au

DETAILS:
 LONGITUDINAL SECTION OF PROPOSED TRUNK
 SEWER MAIN AT MINIMUM GRADE OF 0.40%
 CH 0 TO CH 281.290
 MOSS VALE, WINGECARRIBEE SHIRE COUNCIL

ORIGINAL SHEET SIZE
 SCALE 1:500
 SHEET SIZE A1
 CAD REFERENCE:
 SCALE ON ORIGINAL DRAWING AT 1:500

SURVEYOR: N/A
 DRAWN: L.D.
 CHECKED: T.H.
 SURVEY DATE: N/A
 VERTICAL DATUM: AHD
 HORIZONTAL DATUM: LIDAR

PROJECT No
 18001
 DRAWING REF.
 18001S2
 VERSION B
 SHEET 7 OF 9



SEWER LONGITUDINAL SECTION FOR LINE 1 WITH MINIMUM GRADE OF 0.4%
SCALES: HORIZONTAL 1:500 VERTICAL 1:100

VER	BY	AMENDMENTS	DATE
A	T.H.	ISSUED FOR INFORMATION	04-11-2021
B	G.M.	PIPE INCREASED TO 450mm DIA	02-02-2022
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CLIENT:
PRIME MOSS VALE PTY LTD



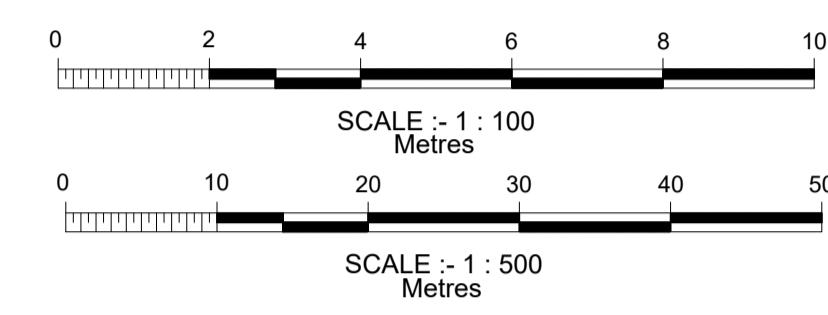
Beveridge Williams
Land Development Consultants
Registered Surveyors
www.beveridgewilliams.com.au

DETAILS:
LONGITUDINAL SECTION OF PROPOSED TRUNK
SEWER MAIN AT MINIMUM GRADE OF 0.40%
CH 281.290 TO CH 618.096
MOSS VALE, WINGECARRIBEE SHIRE COUNCIL

ORIGINAL SCALE 1:500 SHEET SIZE A1
CAD REFERENCE: S:\2022\18001S2\18001S2.dwg
SCALE ON ORIGINAL DRAWING AT 1:500/1:100

SURVEYOR: N/A
DRAWN: L.D.
CHECKED: T.H.
SURVEY DATE: N/A
VERTICAL DATUM: AHD
HORIZONTAL DATUM: LIDAR

PROJECT No.
18001
DRAWING REF.
18001S2
VERSION **B**
SHEET 8 OF 9



VER	BY	AMENDMENTS	DATE
A	T.H.	ISSUED FOR INFORMATION	04-11-2021
B	G.M.	PIPE INCREASED TO 450mm DIA	02-02-2022
C			
D			
E			
F			
G			

CH	CHAINAGE	EXISTING SURFACE	FINISHED SURFACE	INVERT LEVEL	DEPTH TO INVERT	HGL
618.096	618.096	662.713	662.713	659.991	2.752	659.991
25.403	643.498	662.216	662.216	660.093	2.123	660.093
100.000	713.498	662.572	662.572	660.523	2.049	660.523
100.000	813.498	662.148	662.148	660.973	1.175	660.973
91.778	935.276	663.490	663.490	661.672	1.818	661.672
3.500	938.776	663.623	663.623	662.423	1.200	662.423

CH	CHAINAGE	PIPE DETAILS	SLOPE/GRADE
618.096	643.498	450Ø SEWERMAX POLYPROPYLENE	0.4%
643.498	713.498	450Ø SEWERMAX POLYPROPYLENE	0.4%
713.498	813.498	450Ø SEWERMAX POLYPROPYLENE	0.4%
813.498	935.276	450Ø SEWERMAX POLYPROPYLENE	0.72%
935.276	938.776	450Ø SEWERMAX POLYPROPYLENE	2.4%

SEWER LONGITUDINAL SECTION FOR LINE 1 WITH MINIMUM GRADE OF 0.4%
 SCALES: HORIZONTAL 1:500 VERTICAL 1:100

VER	BY	AMENDMENTS	DATE
A	T.H.	ISSUED FOR INFORMATION	04-11-2021
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CLIENT:
PRIME MOSS VALE PTY LTD

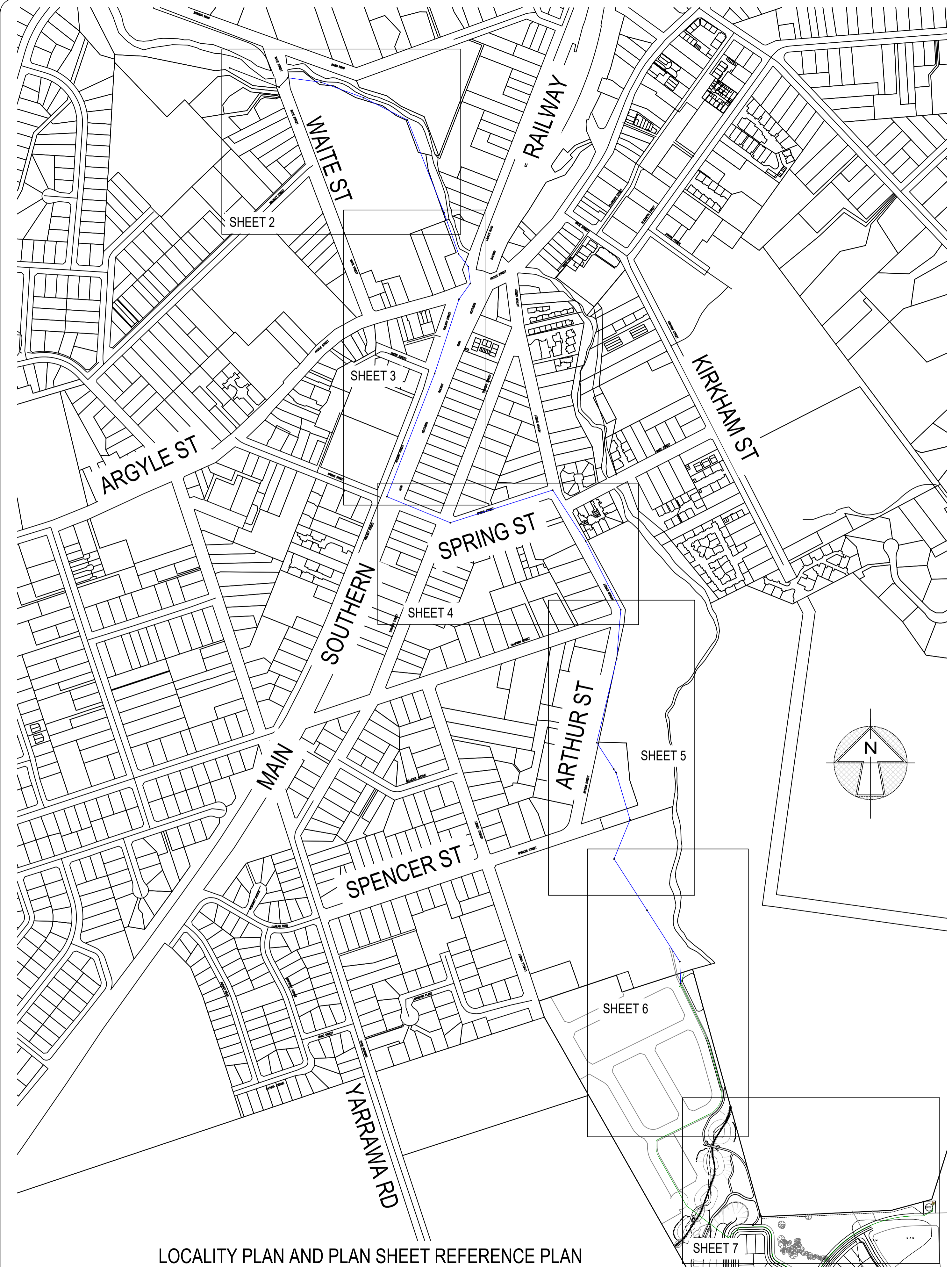
BW
Beveridge Williams
 Land Development Consultants
 Registered Surveyors
 www.beveridgewilliams.com.au

DETAILS:
LONGITUDINAL SECTION OF PROPOSED TRUNK SEWER MAIN AT MINIMUM GRADE OF 0.40%
CH 618.096 TO CH 938.776
MOSS VALE, WINGECARRIBEE SHIRE COUNCIL

ORIGINAL SHEET SIZE
 SCALE 1:500
 A1
 CAD REFERENCE: 1:1000 1:1000 1:1000 1:1000 1:1000 1:1000
 SCALE ON ORIGINAL DRAWING AT 1:500/1:100

SURVEYOR: N/A
 DRAWN: L.D.
 CHECKED: T.H.
 SURVEY DATE: N/A
 VERTICAL DATUM: AHD
 HORIZONTAL DATUM: LIDAR

PROJECT No. **18001**
 DRAWING REF. **18001S2**
 VERSION **B**
 SHEET **9** OF **9**



NOTES:

1. THIS PLAN AND LONGITUDINAL SECTION HAS BEEN PREPARED USING LEVELS INTERPOLATED FROM LIDAR DATA AND LOCATION OF SERVICES AS PROVIDED BY WINGECARRIBEE SHIRE COUNCIL AND/OR DIAL BEFORE YOU DIG INFORMATION ONLY AND IS FOR PLANNING PURPOSES ONLY.
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NOTES

SW1 All works are to be carried out in accordance with Wingecarribee shire Council Engineering Construction Specifications (current from 1/1/2021)

SW2 Manhole construction is to comply with standard drawing WSC-SEW-005 & as required by Council's Engineer

SW3 All services and assets are to be located by Dial Before You Dig and or investigations on site and located by hand digging, identified, marked and protected by the contractor.

SW4 Council is to be notified 48 hours prior to commencement of works and for inspections.

SW5 Junctions and sidelines are to be left open to allow work as executed inspection to be carried out prior to backfilling.

SW6 All work to be inspected by Council prior to backfilling.

SW7 Sewer junctions to be marked with sewer main marking tape tied from the sewer junction to a hardwood stake of minimum 40mm square X 400mm long at 100mm above ground, the stake to be painted yellow.

SW8 Riser to be fitted to all sewer junctions and terminated approximately 500mm below finished surface level where depth exceeds 1.2m. Refer PWD ST. 503.

SW9 Relevant fees to be paid for Council to undertake any junction cut-ins on existing mains.

PLAN LIST AND ISSUE REGISTER

SHEET NO.	DESCRIPTION	ISSUE
1	REFERENCE PLAN	B
2	PLAN A	B
3	PLANS B & C	B
4	PLAN D	B
5	PLANS E & F	B
6	PLANS G & H	B
7	PLAN I	B
8	SECTION 00 - 318.215	B
9	SECTION 318.215 - 639.156	B
10	SECTION 639.156 - 983.956	B
11	SECTION 983.956 - 1272.856	B
12	SECTION 1272.856 - 1579.807	B
13	SECTION 1579.807 - 1929.690	B
14	SECTION 1929.690 - 2165.737	B

LOCALITY PLAN AND PLAN SHEET REFERENCE PLAN

VER	BY	AMENDMENTS	DATE
A	T.H.	ISSUED FOR INFORMATION	5-11-2022
B	T.H.	PLAN LIST AMENDED	02-02-2023
C			
D			
E			
F			
G			

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CLIENT:
PRIME MOSS VALE

BW Beveridge Williams
Land Development Consultants
Registered Surveyors
Miranda (02) 9524 4073 www.beveridgewilliams.com.au

DETAILS:
PLAN OF STAGE 2 TRUNK SEWER WORKS
ASSOCIATED WITH CHELSEA GARDENS
DEVELOPMENT, YARRAWA ROAD
MOSS VALE

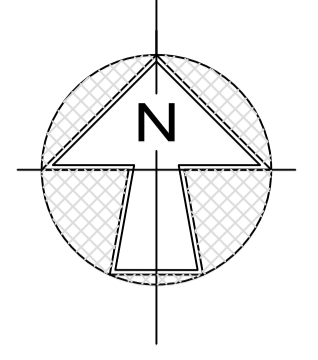
SCALE ORIGINAL SHEET SIZE
1:4000 A1
CAD REFERENCE: lidar
0 80 160 240
SCALE ON ORIGINAL DRAWING AT 1:4000

SURVEYOR:	X.X.
DRAWN:	X.X.
CHECKED:	D.S.
SURVEY DATE:	X.X.X
VERTICAL DATUM:	AHD
HORIZONTAL DATUM:	MGA

PROJECT No.	18001S3
DRAWING REF.	REFERENCE PLAN
VERSION	A
SHEET	1 OF 14

NOTES:

1. THIS PLAN AND LONGITUDINAL SECTION HAS BEEN PREPARED USING LEVELS INTERPOLATED FROM LIDAR DATA AND LOCATION OF SERVICES AS PROVIDED BY WINGECARRIBEE SHIRE COUNCIL AND/OR DIAL BEFORE YOU DIG INFORMATION ONLY AND IS FOR PLANNING PURPOSES ONLY.
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⊗ DENOTES SECTION OF PROPOSED SEWER IS LOCATED WITHIN PRIVATE PROPERTY & IS SUBJECT TO CREATION OF SUITABLE EASEMENT

CONNECT TO MH PROPOSED. REFER TO DRAWING REF: 18001S2 PREPARED BY BEVERIDGE WILLIAMS

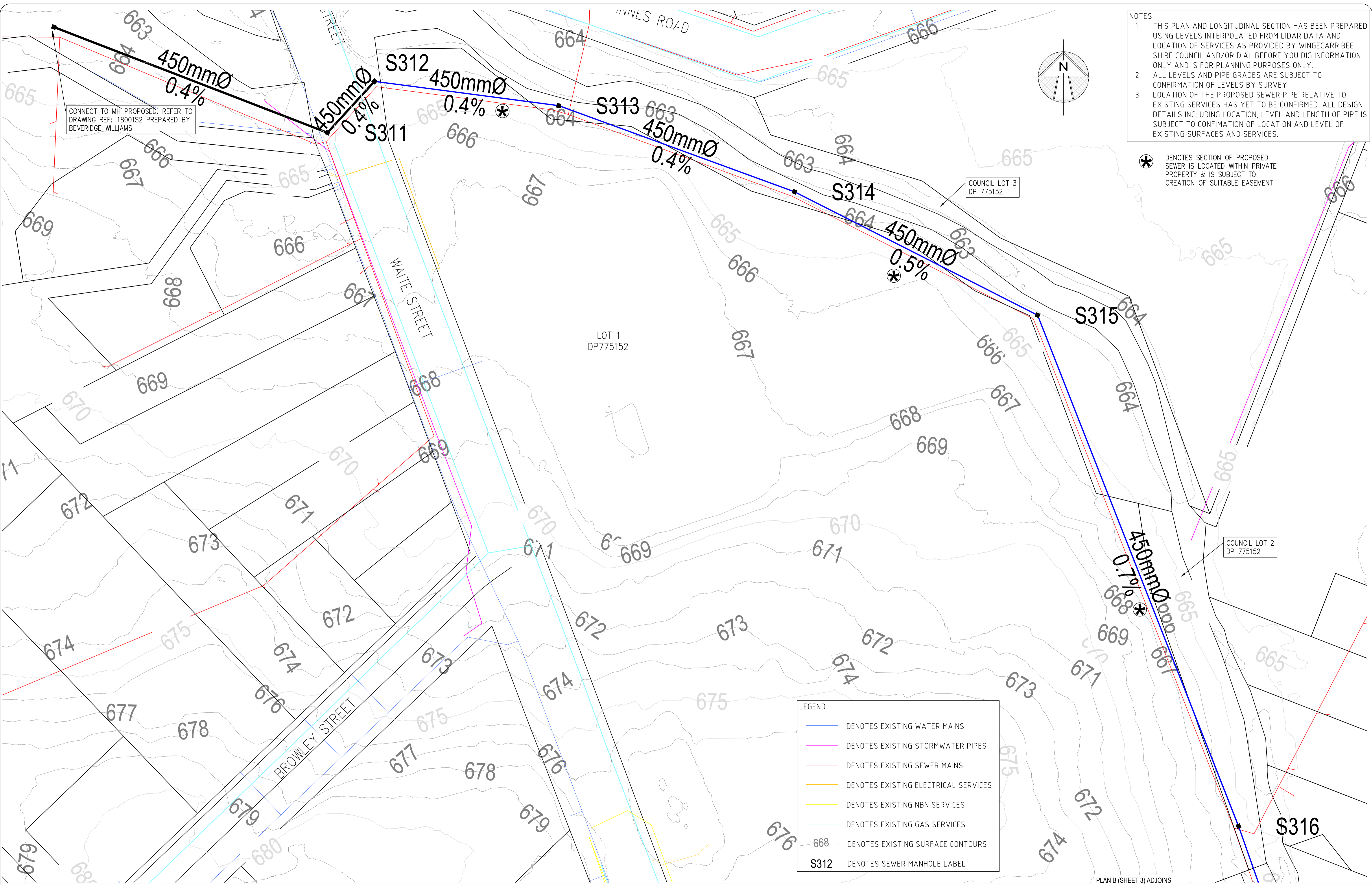
COUNCIL LOT 3
DP 775152

COUNCIL LOT 2
DP 775152

LOT 1
DP775152

LEGEND	
	DENOTES EXISTING WATER MAINS
	DENOTES EXISTING STORMWATER PIPES
	DENOTES EXISTING SEWER MAINS
	DENOTES EXISTING ELECTRICAL SERVICES
	DENOTES EXISTING NBN SERVICES
	DENOTES EXISTING GAS SERVICES
	DENOTES EXISTING SURFACE CONTOURS
	DENOTES SEWER MANHOLE LABEL

PLAN B (SHEET 3) ADJOINS



VER	BY	AMENDMENTS	DATE
A	T.H.	ISSUED FOR INFORMATION	5-11-2021
B	T.H.	PIPE SIZES INCREASED TO 450mm	02-02-2022
C			
D			
E			
F			
G			

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CLIENT:
PRIME MOSS VALE

BW Beveridge Williams
Land Development Consultants
Registered Surveyors
Miranda (02) 9524 4073 www.beveridgewilliams.com.au

DETAILS:
PLAN OF STAGE 2 TRUNK SEWER WORKS
ASSOCIATED WITH CHELSEA GARDENS
DEVELOPMENT, YARRAWA ROAD
MOSS VALE

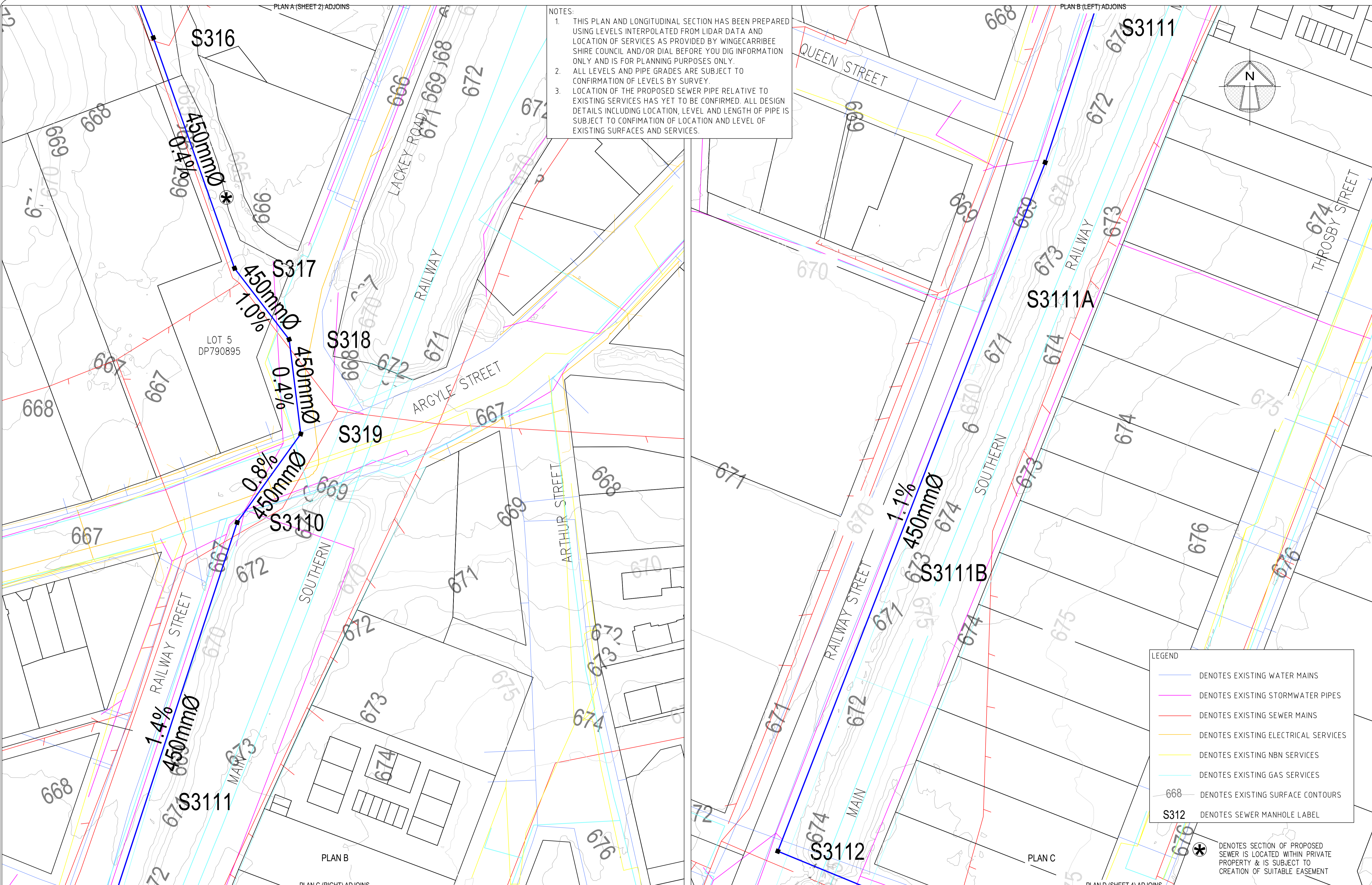
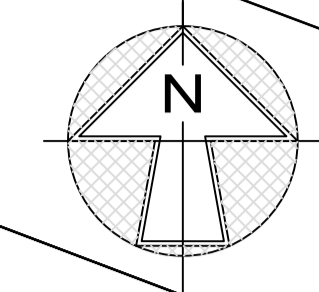
SCALE	ORIGINAL SHEET SIZE
1:500	A1
CAD REFERENCE: lidar	
SCALE ON ORIGINAL DRAWING AT 1:500	

SURVEYOR:	X.X.
DRAWN:	X.X.
CHECKED:	D.S.
SURVEY DATE:	X.X.X
VERTICAL DATUM:	AHD
HORIZONTAL DATUM:	MGA

PROJECT No.	18001S3
DRAWING REF.	PLAN A
VERSION	B
SHEET	2 OF 14

NOTES:

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LEGEND

	DENOTES EXISTING WATER MAINS
	DENOTES EXISTING STORMWATER PIPES
	DENOTES EXISTING SEWER MAINS
	DENOTES EXISTING ELECTRICAL SERVICES
	DENOTES EXISTING NBN SERVICES
	DENOTES EXISTING GAS SERVICES
	668 DENOTES EXISTING SURFACE CONTOURS
	S312 DENOTES SEWER MANHOLE LABEL

DENOTES SECTION OF PROPOSED SEWER IS LOCATED WITHIN PRIVATE PROPERTY & IS SUBJECT TO CREATION OF SUITABLE EASEMENT

VER	BY	AMENDMENTS	DATE
A	T.H.	ISSUED FOR INFORMATION	5-11-2022
B	T.H.	PIPE SIZES INCREASED TO 450mm	02-02-2022
C			
D			
E			
F			
G			

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CLIENT:
PRIME MOSS VALE

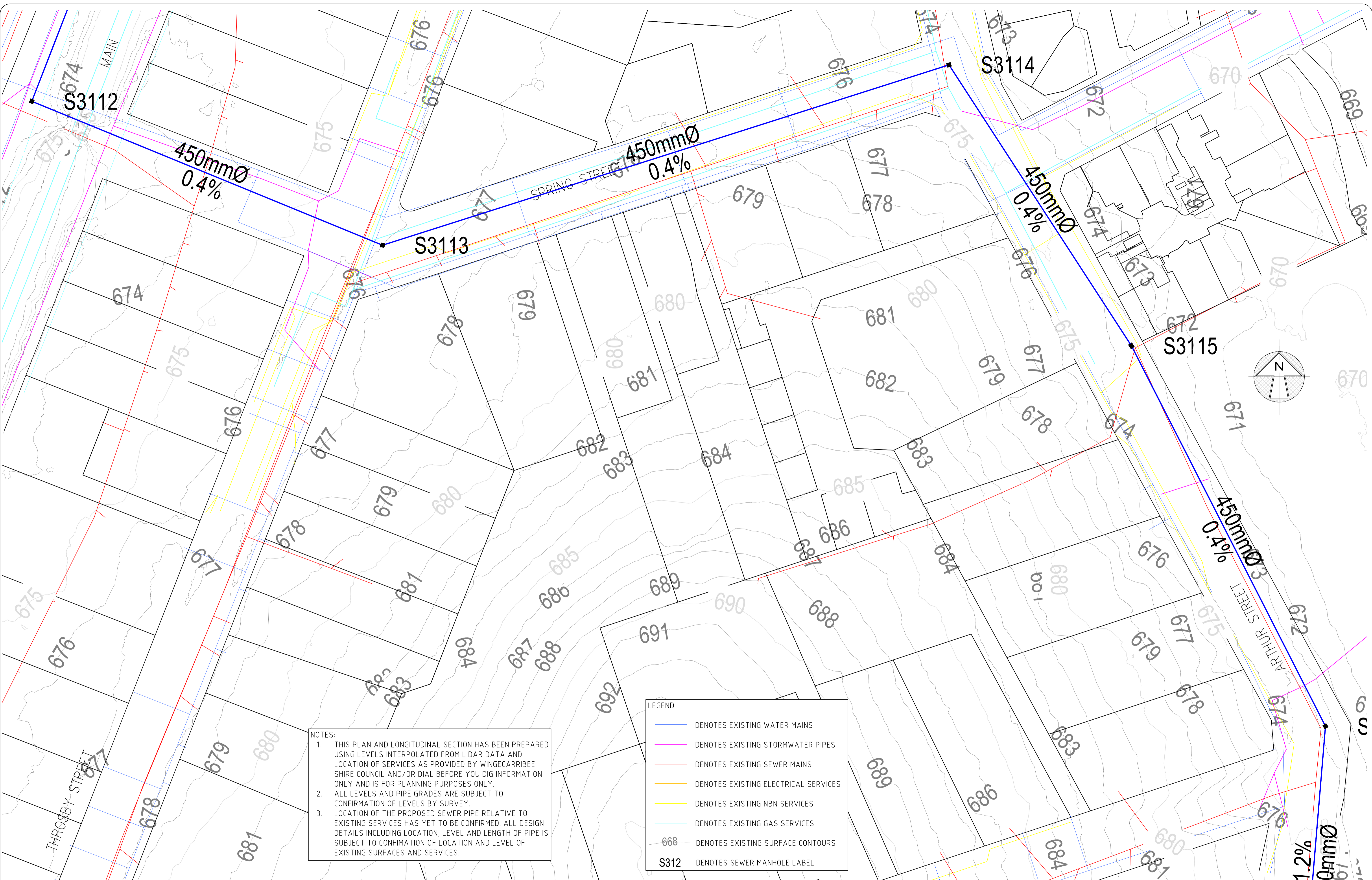
Beveridge Williams
Land Development Consultants
Registered Surveyors
Miranda (02) 9524 4073 www.beveridgewilliams.com.au

DETAILS:
PLAN OF STAGE 2 TRUNK SEWER WORKS
ASSOCIATED WITH CHELSEA GARDENS
DEVELOPMENT, YARRAWA ROAD
MOSS VALE

ORIGINAL SHEET SIZE A1
SCALE 1:500
CAD REFERENCE: lidar
SCALE ON ORIGINAL DRAWING AT 1:500

SURVEYOR:	X.X.
DRAWN:	X.X.
CHECKED:	D.S.
SURVEY DATE:	X.X.X
VERTICAL DATUM:	AHD
HORIZONTAL DATUM:	MGA

PROJECT No.	18001S3
DRAWING REF.	PLANS B & C
VERSION	B
SHEET	3 OF 14



NOTES:

1. THIS PLAN AND LONGITUDINAL SECTION HAS BEEN PREPARED USING LEVELS INTERPOLATED FROM LIDAR DATA AND LOCATION OF SERVICES AS PROVIDED BY WINGECARRIBEE SHIRE COUNCIL AND/OR DIAL BEFORE YOU DIG INFORMATION ONLY AND IS FOR PLANNING PURPOSES ONLY.
2. ALL LEVELS AND PIPE GRADES ARE SUBJECT TO CONFIRMATION OF LEVELS BY SURVEY.
3. LOCATION OF THE PROPOSED SEWER PIPE RELATIVE TO EXISTING SERVICES HAS YET TO BE CONFIRMED. ALL DESIGN DETAILS INCLUDING LOCATION, LEVEL AND LENGTH OF PIPE IS SUBJECT TO CONFIRMATION OF LOCATION AND LEVEL OF EXISTING SURFACES AND SERVICES.

LEGEND	
	DENOTES EXISTING WATER MAINS
	DENOTES EXISTING STORMWATER PIPES
	DENOTES EXISTING SEWER MAINS
	DENOTES EXISTING ELECTRICAL SERVICES
	DENOTES EXISTING NBN SERVICES
	DENOTES EXISTING GAS SERVICES
	DENOTES EXISTING SURFACE CONTOURS
	DENOTES SEWER MANHOLE LABEL

VER	BY	AMENDMENTS	DATE
A	T.H.	ISSUED FOR INFORMATION	5-11-2022
B	T.H.	PIPE SIZES INCREASED TO 450mm	02-02-2022
C			
D			
E			
F			
G			

• THE POSITION OF SERVICES SHOWN ON THIS DRAWING ARE INDICATIVE ONLY AND HAVE BEEN PLOTTED FROM PLANS AND DRAWINGS SUPPLIED BY RELEVANT AUTHORITIES.
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CLIENT:
PRIME MOSS VALE

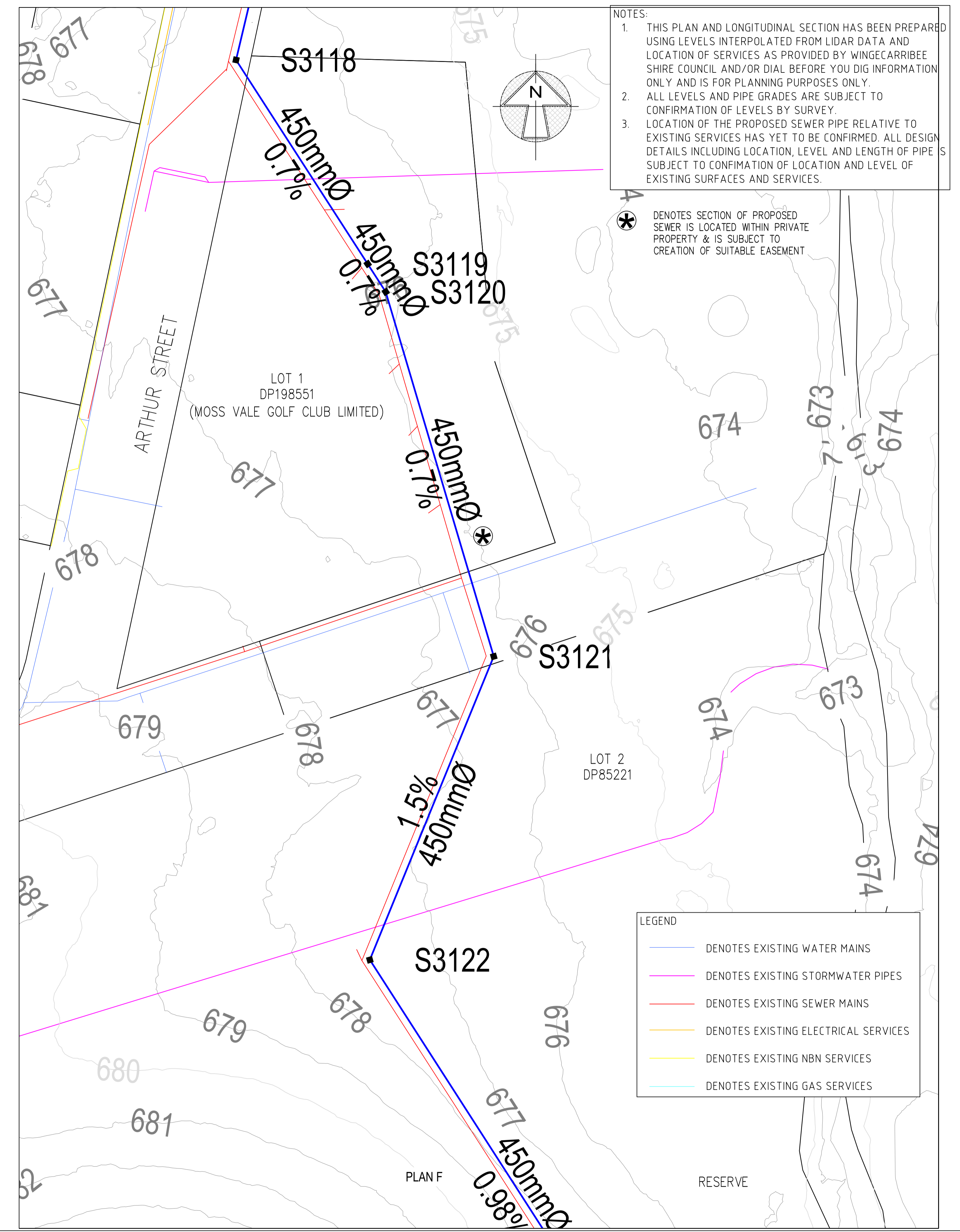
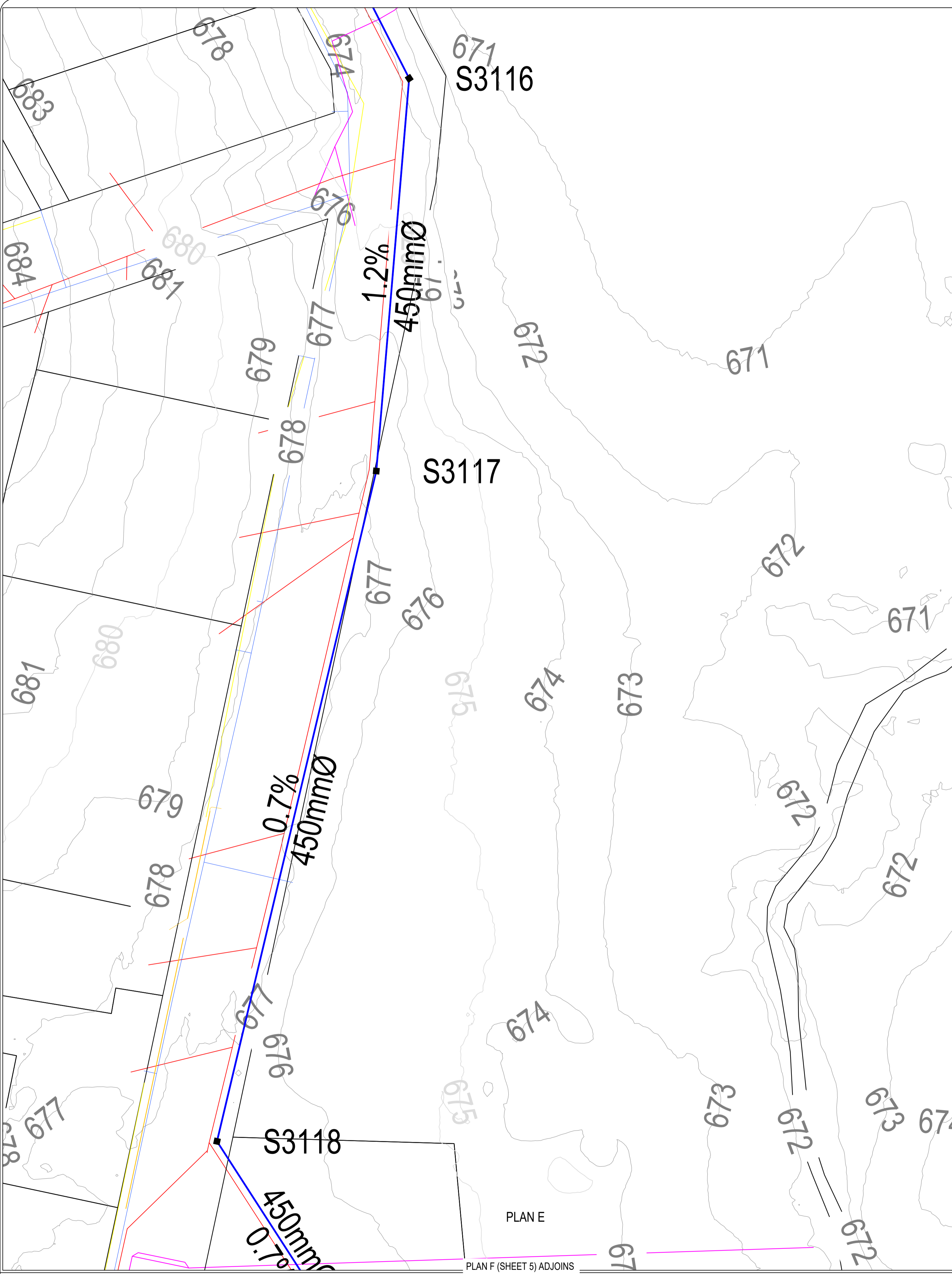
Beveridge Williams
 Land Development Consultants
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DETAILS:
PLAN OF STAGE 2 TRUNK SEWER WORKS
 ASSOCIATED WITH CHELSEA GARDENS
 DEVELOPMENT, YARRAWA ROAD
 MOSS VALE

SCALE	ORIGINAL SHEET SIZE
1:500	A1
CAD REFERENCE: lidar	
SCALE ON ORIGINAL DRAWING AT 1:500	

SURVEYOR:	X.X.
DRAWN:	X.X.
CHECKED:	D.S.
SURVEY DATE:	X.X.X
VERTICAL DATUM:	AHD
HORIZONTAL DATUM:	MGA

PROJECT No.	18001S3
DRAWING REF.	PLAN D
VERSION	B
SHEET	4 OF 14



NOTES:

1. THIS PLAN AND LONGITUDINAL SECTION HAS BEEN PREPARED USING LEVELS INTERPOLATED FROM LIDAR DATA AND LOCATION OF SERVICES AS PROVIDED BY WINGECARRIBEE SHIRE COUNCIL AND/OR DIAL BEFORE YOU DIG INFORMATION ONLY AND IS FOR PLANNING PURPOSES ONLY.
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⊗ DENOTES SECTION OF PROPOSED SEWER IS LOCATED WITHIN PRIVATE PROPERTY & IS SUBJECT TO CREATION OF SUITABLE EASEMENT

LEGEND	
	DENOTES EXISTING WATER MAINS
	DENOTES EXISTING STORMWATER PIPES
	DENOTES EXISTING SEWER MAINS
	DENOTES EXISTING ELECTRICAL SERVICES
	DENOTES EXISTING NBN SERVICES
	DENOTES EXISTING GAS SERVICES

VER	BY	AMENDMENTS	DATE
A	T.H.	ISSUED FOR INFORMATION	5-11-2022
B	T.H.	PIPE SIZES INCREASED TO 450mm	02-02-2023
C			
D			
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F			
G			

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CLIENT:
PRIME MOSS VALE

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Registered Surveyors
Miranda (02) 9524 4073 www.beveridgewilliams.com.au

DETAILS:
PLAN OF STAGE 2 TRUNK SEWER WORKS
ASSOCIATED WITH CHELSEA GARDENS
DEVELOPMENT, YARRAWA ROAD
MOSS VALE

ORIGINAL SCALE 1:500 SHEET SIZE A1
CAD REFERENCE: lidar
SCALE ON ORIGINAL DRAWING AT 1:500

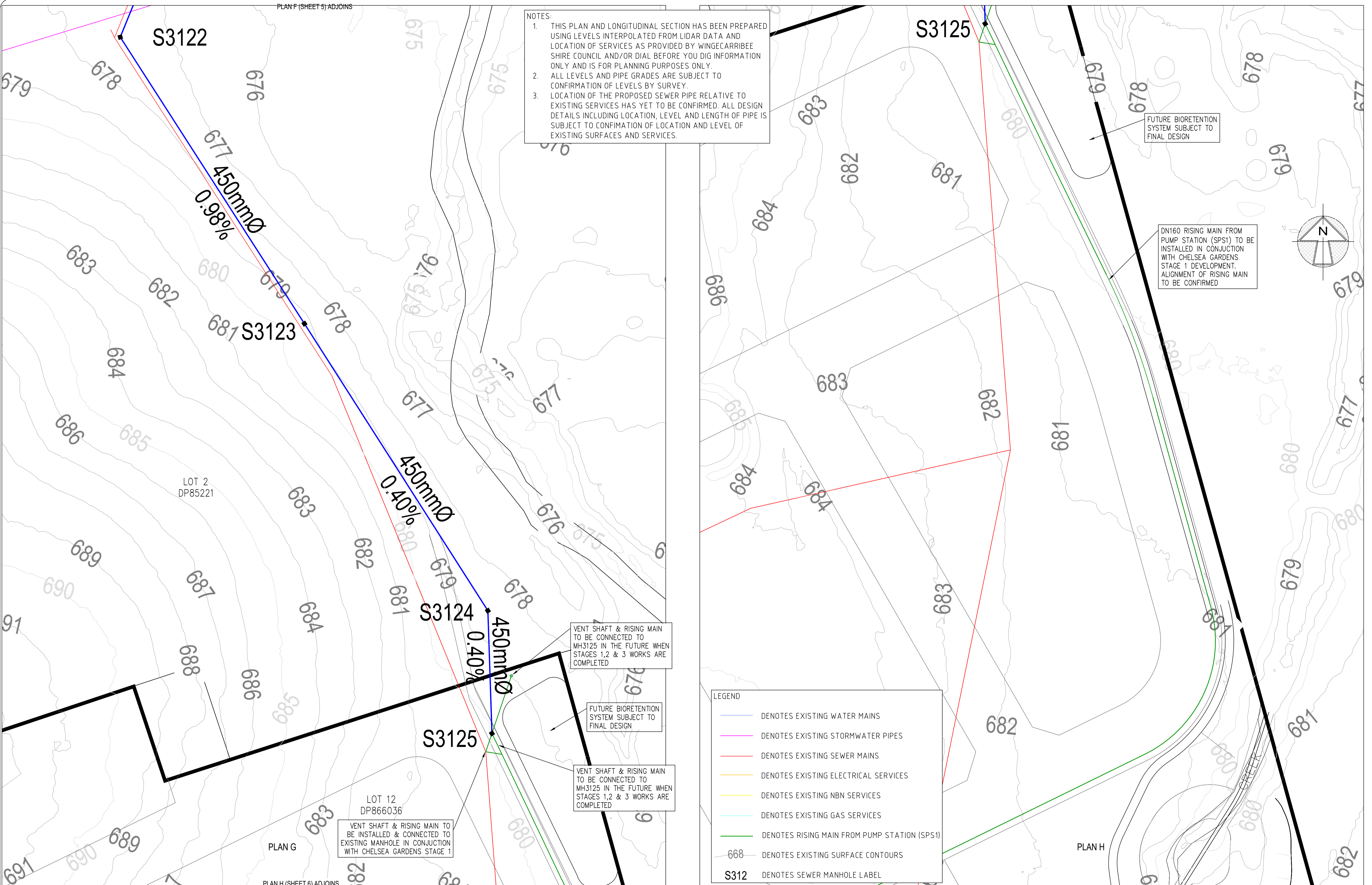
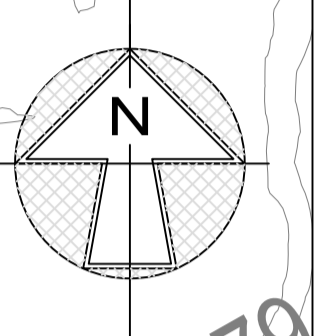
SURVEYOR:	X.X.
DRAWN:	X.X.
CHECKED:	D.S.
SURVEY DATE:	X.X.X
VERTICAL DATUM:	AHD
HORIZONTAL DATUM:	MGA

PROJECT No.	18001S3
DRAWING REF.	PLANS E & F
VERSION	B
SHEET	5 OF 14

NOTES:
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FUTURE BIORETENTION SYSTEM SUBJECT TO FINAL DESIGN

DN160 RISING MAIN FROM PUMP STATION (SPS1) TO BE INSTALLED IN CONJUNCTION WITH CHELSEA GARDENS STAGE 1 DEVELOPMENT. ALIGNMENT OF RISING MAIN TO BE CONFIRMED



LEGEND

- DENOTES EXISTING WATER MAINS
- DENOTES EXISTING STORMWATER PIPES
- DENOTES EXISTING SEWER MAINS
- DENOTES EXISTING ELECTRICAL SERVICES
- DENOTES EXISTING NBN SERVICES
- DENOTES EXISTING GAS SERVICES
- DENOTES RISING MAIN FROM PUMP STATION (SPS1)
- DENOTES EXISTING SURFACE CONTOURS
- S312** DENOTES SEWER MANHOLE LABEL

VENT SHAFT & RISING MAIN TO BE CONNECTED TO MH3125 IN THE FUTURE WHEN STAGES 1,2 & 3 WORKS ARE COMPLETED

FUTURE BIORETENTION SYSTEM SUBJECT TO FINAL DESIGN

VENT SHAFT & RISING MAIN TO BE CONNECTED TO MH3125 IN THE FUTURE WHEN STAGES 1,2 & 3 WORKS ARE COMPLETED

VENT SHAFT & RISING MAIN TO BE INSTALLED & CONNECTED TO EXISTING MANHOLE IN CONJUNCTION WITH CHELSEA GARDENS STAGE 1

VER	BY	AMENDMENTS	DATE
A	T.H.	ISSUED FOR INFORMATION	5-11-2021
B	T.H.	PIPE SIZES INCREASED TO 450mm	02-02-2022
C			
D			
E			
F			
G			

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CLIENT:
 PRIME MOSS VALE

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 Miranda (02) 9524 4073 www.beveridgewilliams.com.au

DETAILS:
 PLAN OF STAGE 2 TRUNK SEWER WORKS
 ASSOCIATED WITH CHELSEA GARDENS
 DEVELOPMENT, YARRAWA ROAD
 MOSS VALE

ORIGINAL SHEET SIZE A1
 SCALE 1:500
 CAD REFERENCE: lidar

 SCALE ON ORIGINAL DRAWING AT 1:500

SURVEYOR:	X.X.
DRAWN:	X.X.
CHECKED:	D.S.
SURVEY DATE:	X.X.X
VERTICAL DATUM:	AHD
HORIZONTAL DATUM:	MGA

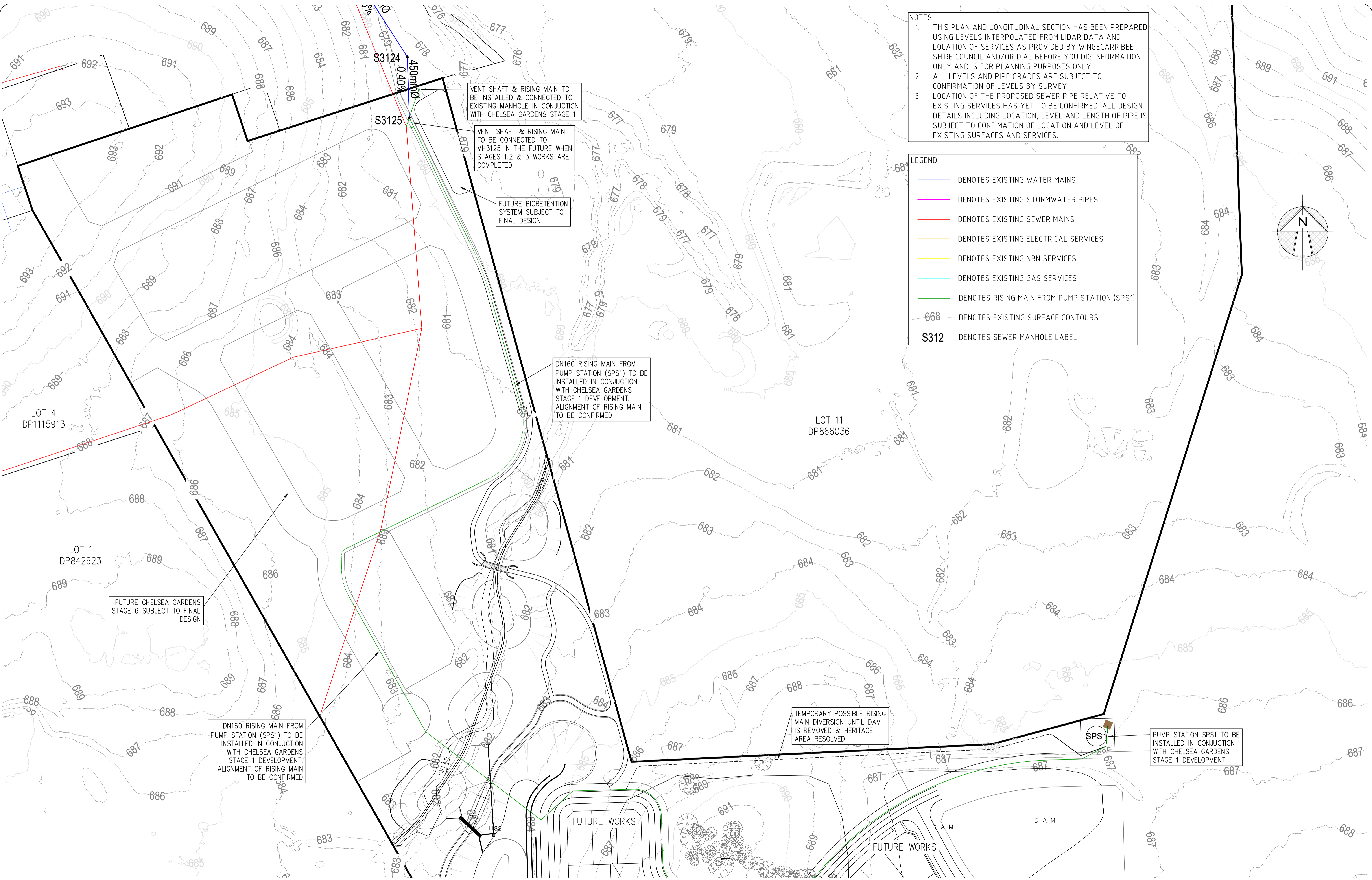
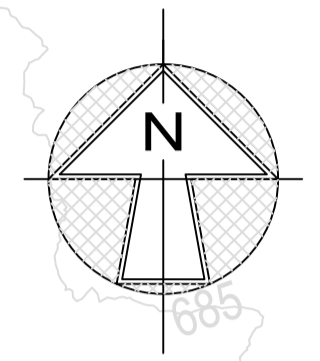
PROJECT No.	18001S3
DRAWING REF.	PLANS G & H
VERSION	B
SHEET	6 OF 14

NOTES:

1. THIS PLAN AND LONGITUDINAL SECTION HAS BEEN PREPARED USING LEVELS INTERPOLATED FROM LIDAR DATA AND LOCATION OF SERVICES AS PROVIDED BY WINGECARRIBEE SHIRE COUNCIL AND/OR DIAL BEFORE YOU DIG INFORMATION ONLY AND IS FOR PLANNING PURPOSES ONLY.
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LEGEND

	DENOTES EXISTING WATER MAINS
	DENOTES EXISTING STORMWATER PIPES
	DENOTES EXISTING SEWER MAINS
	DENOTES EXISTING ELECTRICAL SERVICES
	DENOTES EXISTING NBN SERVICES
	DENOTES EXISTING GAS SERVICES
	DENOTES RISING MAIN FROM PUMP STATION (SPS1)
	DENOTES EXISTING SURFACE CONTOURS
S312	DENOTES SEWER MANHOLE LABEL



VENT SHAFT & RISING MAIN TO BE INSTALLED & CONNECTED TO EXISTING MANHOLE IN CONJUNCTION WITH CHELSEA GARDENS STAGE 1

VENT SHAFT & RISING MAIN TO BE CONNECTED TO MH3125 IN THE FUTURE WHEN STAGES 1, 2 & 3 WORKS ARE COMPLETED

FUTURE BIORETENTION SYSTEM SUBJECT TO FINAL DESIGN

DN160 RISING MAIN FROM PUMP STATION (SPS1) TO BE INSTALLED IN CONJUNCTION WITH CHELSEA GARDENS STAGE 1 DEVELOPMENT. ALIGNMENT OF RISING MAIN TO BE CONFIRMED

FUTURE CHELSEA GARDENS STAGE 6 SUBJECT TO FINAL DESIGN

DN160 RISING MAIN FROM PUMP STATION (SPS1) TO BE INSTALLED IN CONJUNCTION WITH CHELSEA GARDENS STAGE 1 DEVELOPMENT. ALIGNMENT OF RISING MAIN TO BE CONFIRMED

TEMPORARY POSSIBLE RISING MAIN DIVERSION UNTIL DAM IS REMOVED & HERITAGE AREA RESOLVED

PUMP STATION SPS1 TO BE INSTALLED IN CONJUNCTION WITH CHELSEA GARDENS STAGE 1 DEVELOPMENT

VER	BY	AMENDMENTS	DATE
A	T.H.	ISSUED FOR INFORMATION	5-11-2021
B	T.H.	PIPE SIZES INCREASED TO 450mm	02-02-2022
C			
D			
E			
F			
G			

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CLIENT:
PRIME MOSS VALE

BW Beveridge Williams
Land Development Consultants
Registered Surveyors
Miranda (02) 9524 4073 www.beveridgewilliams.com.au

DETAILS:
PLAN OF STAGE 2 TRUNK SEWER WORKS
ASSOCIATED WITH CHELSEA GARDENS
DEVELOPMENT, YARRAWA ROAD
MOSS VALE

SCALE	ORIGINAL SHEET SIZE
1:1000	A1
CAD REFERENCE: lidar	
0 20 40 60	
SCALE ON ORIGINAL DRAWING AT 1:1000	

SURVEYOR:	X.X.
DRAWN:	X.X.
CHECKED:	D.S.
SURVEY DATE:	X.X.X
VERTICAL DATUM:	AHD
HORIZONTAL DATUM:	MGA

PROJECT No.	18001S3
DRAWING REF.	PLAN I
VERSION	B
SHEET	7 OF 14

S311

S311

S312

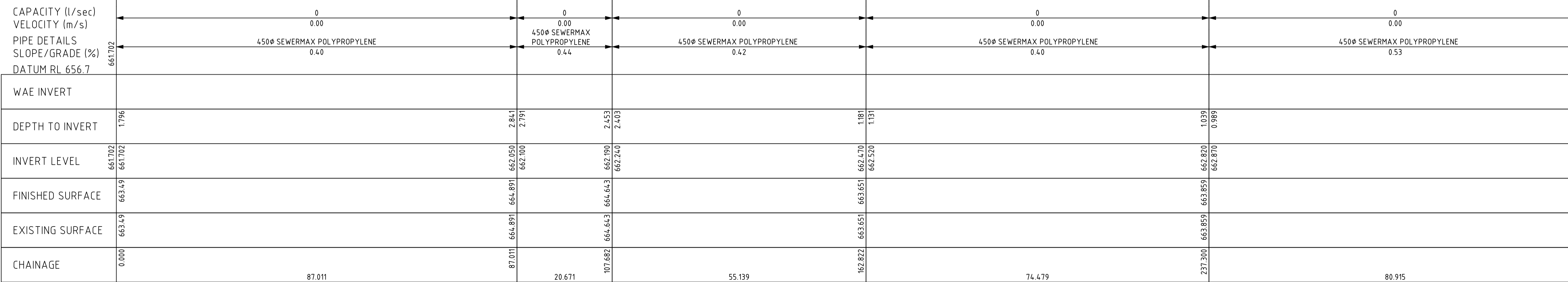
S313

S314

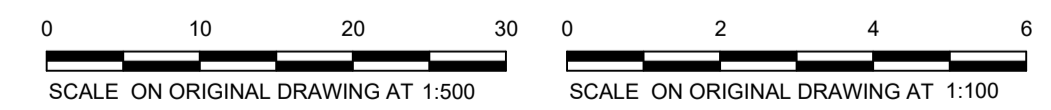
S315

NOTES:

1. THIS PLAN AND LONGITUDINAL SECTION HAS BEEN PREPARED USING LEVELS INTERPOLATED FROM LIDAR DATA AND LOCATION OF SERVICES AS PROVIDED BY WINGECARRIBEE SHIRE COUNCIL AND/OR DIAL BEFORE YOU DIG INFORMATION ONLY AND IS FOR PLANNING PURPOSES ONLY.
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DRAINAGE LONGITUDINAL SECTION FOR LINE 1
 SCALES: HORIZONTAL 1:500 VERTICAL 1:100



VER	BY	AMENDMENTS	DATE
A	T.H.	ISSUED FOR INFORMATION	5-11-2021
B	T.H.	PIPE SIZES INCREASED TO 450mm	02-02-2022
C			
D			
E			
F			
G			

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CLIENT:
 PRIME MOSS VALE

BW Beveridge Williams
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 www.beveridgewilliams.com.au

DETAILS:
 PLAN OF STAGE 2 TRUNK SEWER WORKS
 ASSOCIATED WITH CHELSEA GARDENS
 DEVELOPMENT, YARRAWA ROAD
 MOSS VALE

ORIGINAL SHEET SIZE A1
 SCALE 1:500
 CAD REFERENCE: lidar

SURVEYOR: X.X.
 DRAWN: X.X.
 CHECKED: D.S.
 SURVEY DATE: X.X.X
 VERTICAL DATUM: AHD
 HORIZONTAL DATUM: MGA

PROJECT No. 18001S3
 DRAWING REF. SECTION 00 - 318.215
 VERSION B
 SHEET 8 OF 14

S315

S315A

S316

S317

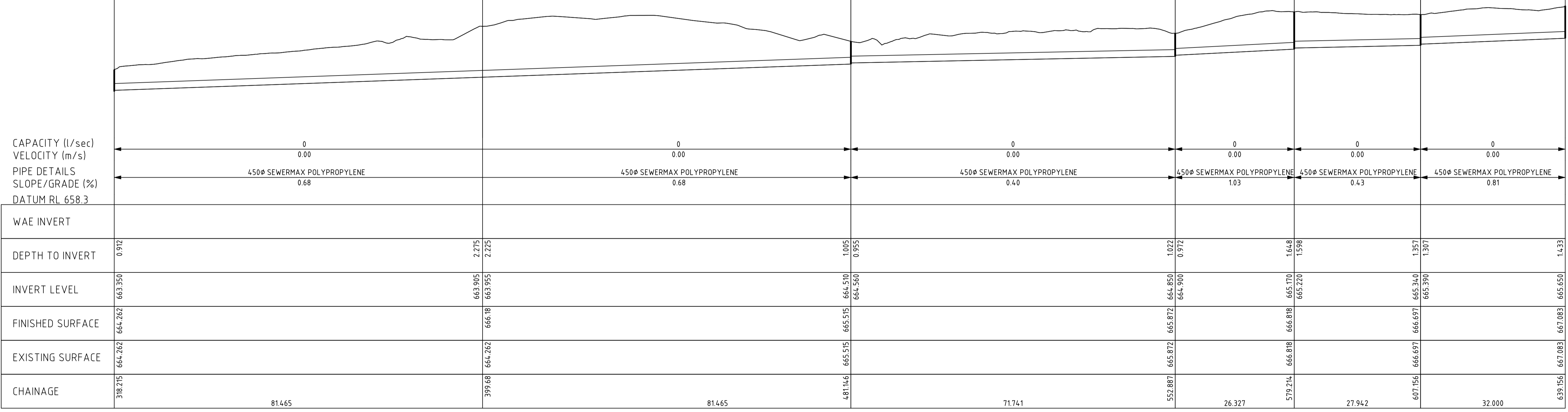
S318

S319

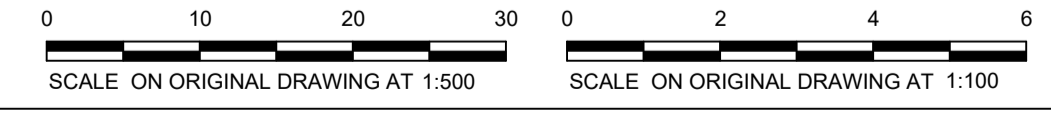
S3110

NOTES:

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DRAINAGE LONGITUDINAL SECTION FOR LINE 1
 SCALES: HORIZONTAL 1:500 VERTICAL 1:100



VER	BY	AMENDMENTS	DATE
A	T.H.	ISSUED FOR INFORMATION	5-11-2021
B	T.H.	PIPE SIZES INCREASED TO 450mm	02-02-2022
C			
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CLIENT:
PRIME MOSS VALE

BW
Beveridge Williams
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www.beveridgewilliams.com.au

DETAILS:
PLAN OF STAGE 2 TRUNK SEWER WORKS ASSOCIATED WITH CHELSEA GARDENS DEVELOPMENT, YARRAWA ROAD MOSS VALE

ORIGINAL SHEET SIZE A1
 SCALE 1:500
 CAD REFERENCE: lidar

SURVEYOR: X.X.
 DRAWN: X.X.
 CHECKED: D.S.
 SURVEY DATE: X.X.X
 VERTICAL DATUM: AHD
 HORIZONTAL DATUM: MGA

PROJECT No. **18001S3**
 DRAWING REF. **SECTION 318.215-639.156**
 VERSION **B**
 SHEET **9** OF **14**

S3110

S3111

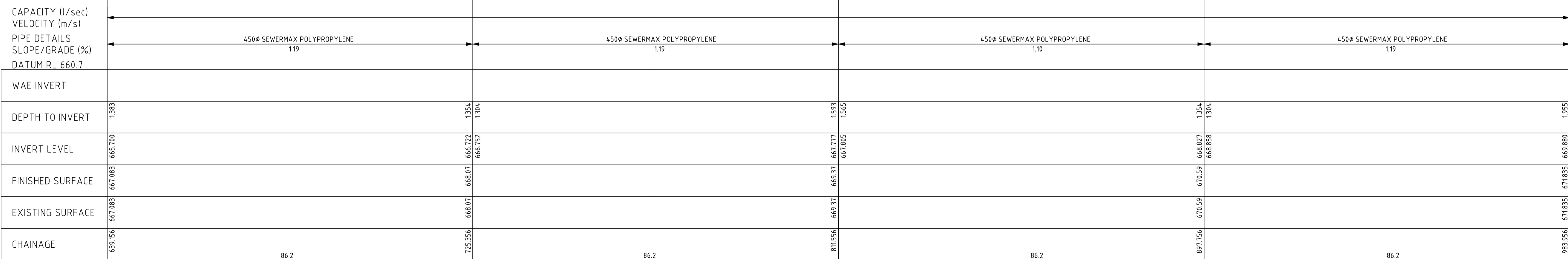
S3111A

S3111B

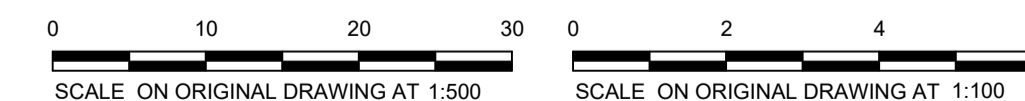
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NOTES:

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DRAINAGE LONGITUDINAL SECTION FOR LINE 1
 SCALES: HORIZONTAL 1:500 VERTICAL 1:100



VER	BY	AMENDMENTS	DATE
A	T.H.	ISSUED FOR INFORMATION	5-11-2021
B	T.H.	PIPE SIZES INCREASED TO 450mm	02-02-2022
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 PRIME MOSS VALE

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DETAILS:
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 ASSOCIATED WITH CHELSEA GARDENS
 DEVELOPMENT, YARRAWA ROAD
 MOSS VALE

SCALE ORIGINAL SHEET SIZE
 1:500 A1
 CAD REFERENCE: lidar

SURVEYOR: X.X.
 DRAWN: X.X.
 CHECKED: D.S.
 SURVEY DATE: X.X.X
 VERTICAL DATUM: AHD
 HORIZONTAL DATUM: MGA

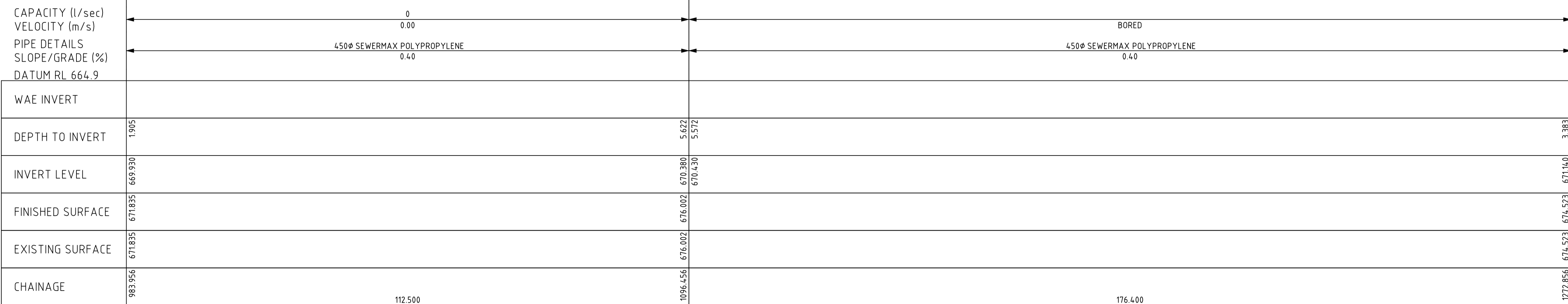
PROJECT No.
 18001S3
 DRAWING REF.
 SECTION 639.156-983.956
 VERSION B
 SHEET 10 OF 14

53112

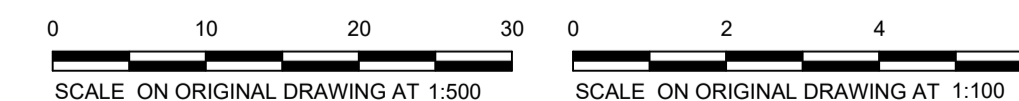
53113

53114

- NOTES:
1. THIS PLAN AND LONGITUDINAL SECTION HAS BEEN PREPARED USING LEVELS INTERPOLATED FROM LIDAR DATA AND LOCATION OF SERVICES AS PROVIDED BY WINGECARRIBEE SHIRE COUNCIL AND/OR DIAL BEFORE YOU DIG INFORMATION ONLY AND IS FOR PLANNING PURPOSES ONLY.
 2. ALL LEVELS AND PIPE GRADES ARE SUBJECT TO CONFIRMATION OF LEVELS BY SURVEY.
 3. LOCATION OF THE PROPOSED SEWER PIPE RELATIVE TO EXISTING SERVICES HAS YET TO BE CONFIRMED. ALL DESIGN DETAILS INCLUDING LOCATION, LEVEL AND LENGTH OF PIPE IS SUBJECT TO CONFIRMATION OF LOCATION AND LEVEL OF EXISTING SURFACES AND SERVICES.



DRAINAGE LONGITUDINAL SECTION FOR LINE 1
 SCALES: HORIZONTAL 1:500 VERTICAL 1:100



VER	BY	AMENDMENTS	DATE
A	T.H.	ISSUED FOR INFORMATION	5-11-2021
B	T.H.	PIPE SIZES INCREASED TO 450mm	02-02-2022
C			
D			
E			
F			
G			

• THE POSITION OF SERVICES SHOWN ON THIS DRAWING ARE INDICATIVE ONLY AND HAVE BEEN PLOTTED FROM PLANS AND DRAWINGS SUPPLIED BY RELEVANT AUTHORITIES.
 • SERVICE AUTHORITY FITS, MANHOLES, POLES, MARKER POSTS, ETC., WHERE SIGHTED AT TIME OF SURVEY, HAVE BEEN LOCATED. THE SURVEY DOES NOT INCLUDE INVESTIGATION OR LOCATION OF UNDERGROUND INFRASTRUCTURE.
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CLIENT:
 PRIME MOSS VALE

BW
 Beveridge Williams
 Land Development Consultants
 Registered Surveyors
 www.beveridgewilliams.com.au

DETAILS:
 PLAN OF STAGE 2 TRUNK SEWER WORKS
 ASSOCIATED WITH CHELSEA GARDENS
 DEVELOPMENT, YARRAWA ROAD
 MOSS VALE

SCALE ORIGINAL SHEET SIZE
 1:500 A1
 CAD REFERENCE: lidar

SURVEYOR: X.X.
 DRAWN: X.X.
 CHECKED: D.S.
 SURVEY DATE: X.X.X
 VERTICAL DATUM: AHD
 HORIZONTAL DATUM: MGA

PROJECT No.
 18001S3
 DRAWING REF.
 SECTION 983.956-1272.856
 VERSION B
 SHEET 11 OF 14

53114

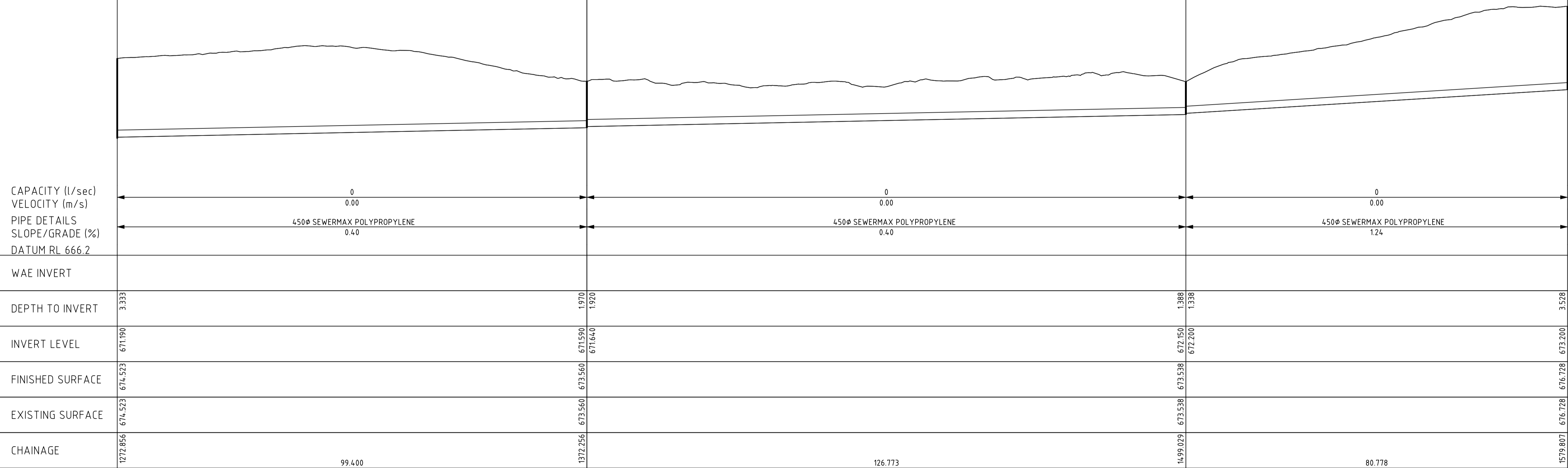
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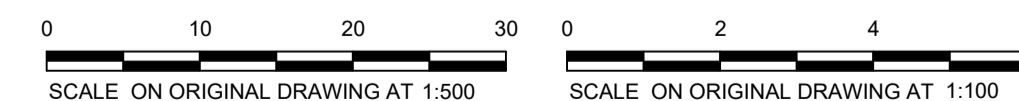
53117

NOTES:

1. THIS PLAN AND LONGITUDINAL SECTION HAS BEEN PREPARED USING LEVELS INTERPOLATED FROM LIDAR DATA AND LOCATION OF SERVICES AS PROVIDED BY WINGECARRIBEE SHIRE COUNCIL AND/OR DIAL BEFORE YOU DIG INFORMATION ONLY AND IS FOR PLANNING PURPOSES ONLY.
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DRAINAGE LONGITUDINAL SECTION FOR LINE 1
 SCALES: HORIZONTAL 1:500 VERTICAL 1:100



VER	BY	AMENDMENTS	DATE
A	T.H.	ISSUED FOR INFORMATION	5-11-2021
B	T.H.	PIPE SIZES INCREASED TO 450mm	02-02-2022
C			
D			
E			
F			
G			

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CLIENT:
PRIME MOSS VALE

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DETAILS:
**PLAN OF STAGE 2 TRUNK SEWER WORKS
 ASSOCIATED WITH CHELSEA GARDENS
 DEVELOPMENT, YARRAWA ROAD
 MOSS VALE**

ORIGINAL SHEET SIZE
 SCALE 1:500
 A1
 CAD REFERENCE: lidar

SURVEYOR: X.X.
 DRAWN: X.X.
 CHECKED: D.S.
 SURVEY DATE: X.X.X
 VERTICAL DATUM: AHD
 HORIZONTAL DATUM: MGA

PROJECT No.
18001S3
 DRAWING REF.
 SECTION 1272.856-1579.807
 VERSION **B**
 SHEET 12 OF 14

53117

53118

53119

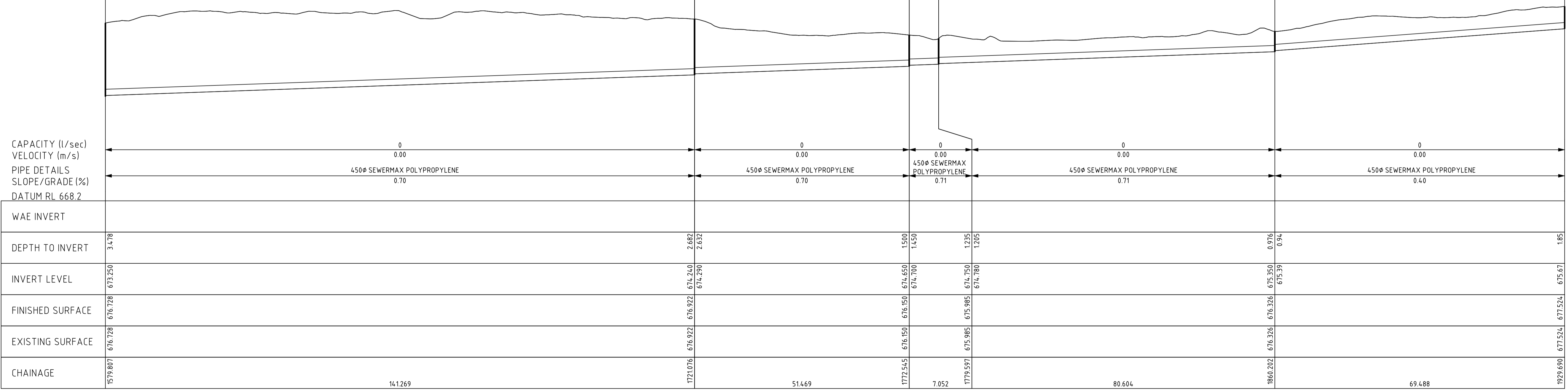
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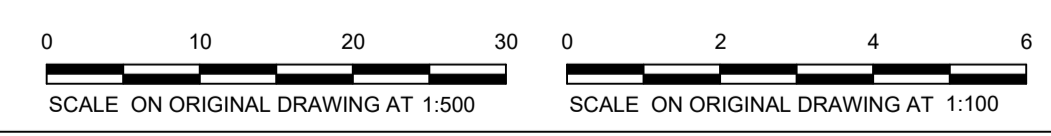
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NOTES:

1. THIS PLAN AND LONGITUDINAL SECTION HAS BEEN PREPARED USING LEVELS INTERPOLATED FROM LIDAR DATA AND LOCATION OF SERVICES AS PROVIDED BY WINGECARRIBEE SHIRE COUNCIL AND/OR DIAL BEFORE YOU DIG INFORMATION ONLY AND IS FOR PLANNING PURPOSES ONLY.
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DRAINAGE LONGITUNDINAL SECTION FOR LINE 1
 SCALES: HORIZONTAL 1:500 VERTICAL 1:100



VER	BY	AMENDMENTS	DATE
A	T.H.	ISSUED FOR INFORMATION	5-11-2021
B	T.H.	PIPE SIZES INCREASED TO 450mm	02-02-2022
C			
D			
E			
F			
G			

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CLIENT:
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BW Beveridge Williams
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DETAILS:
 PLAN OF STAGE 2 TRUNK SEWER WORKS
 ASSOCIATED WITH CHELSEA GARDENS
 DEVELOPMENT, YARRAWA ROAD
 MOSS VALE

ORIGINAL SHEET SIZE A1
 SCALE 1:500
 CAD REFERENCE: lidar

SURVEYOR: X.X.
 DRAWN: X.X.
 CHECKED: D.S.
 SURVEY DATE: X.X.X
 VERTICAL DATUM: AHD
 HORIZONTAL DATUM: MGA

PROJECT No. 18001S3
 DRAWING REF. SECTION 1579.807-1929.690
 VERSION A
 SHEET 13 OF 14

3122

3123

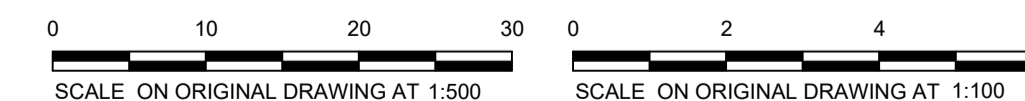
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3125

- NOTES:
1. THIS PLAN AND LONGITUDINAL SECTION HAS BEEN PREPARED USING LEVELS INTERPOLATED FROM LIDAR DATA AND LOCATION OF SERVICES AS PROVIDED BY WINGECARRIBEE SHIRE COUNCIL AND/OR DIAL BEFORE YOU DIG INFORMATION ONLY AND IS FOR PLANNING PURPOSES ONLY.
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DRAINAGE LONGITUDINAL SECTION FOR LINE 1
 SCALES: HORIZONTAL 1:500 VERTICAL 1:100



VER	BY	AMENDMENTS	DATE
A	T.H.	ISSUED FOR INFORMATION	5-11-2022
B	T.H.	PIPE SIZES INCREASED TO 450mm	02-02-2022
C			
D			
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CLIENT:
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DETAILS:
**PLAN OF STAGE 2 TRUNK SEWER WORKS
 ASSOCIATED WITH CHELSEA GARDENS
 DEVELOPMENT, YARRAWA ROAD
 MOSS VALE**

ORIGINAL SHEET SIZE A1
 SCALE 1:500
 CAD REFERENCE: lidar

SURVEYOR: X.X.
 DRAWN: X.X.
 CHECKED: D.S.
 SURVEY DATE: X.X.X
 VERTICAL DATUM: AHD
 HORIZONTAL DATUM: MGA

PROJECT No. 18001S3
 DRAWING REF. SECTION 1929.690-2165.737
 VERSION A
 SHEET 14 OF 14