A1

13
D.P.1218155

SEE
121 D.P.1289677

PROPOSED ARTERIAL ROAD (BY OTHERS)

MARYLAND LINK ROAD 2

ARTERIAL ROAD WIDENING
(VARIABLE WIDTH)

ROAD 3 (14.4 WIDE)
1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019
1041 1040 1039 1038 1037 1036 1035 1034 1033 1032 1031 1030 1029 1028 1027 1026 1025 1024 1020 1021 1022 1023

ROAD 4 (14.4 WIDE)
1042 1043 1044 1045 1046 1047 1048 1049 1050 1051 1052 1053 1054 1055 1056 1057 1058 1059
1080 1079 1078 1077 1076 1075 1074 1073 1072 1071 1070 1069 1068 1067 1066 1065 1064 1060 1061 1062 1063

ROAD 3 (14.4 WIDE)
1087 1088 1089 1130 1129 1128
1090 1091 1092 1093 1094 1095 1096 1097 1098 1099 1100 1101 1102 1103 1104 1105
1127 1126 1125 1124 1123 1122 1121 1120 1119 1118 1117 1116 1115 1114 1113 1107 1108 1109 1110 1112 1111 1106

ROAD 6 (11.9 WIDE) (14.4 WIDE)
1131 1132 1133 1134 1135 1136
1151 1150 1149 1148 1147 1146
1137 1138 1139 1140 1141 1142 1145 1144 1143

ROAD 6 (14.4 WIDE)
LANEWAY 5 (7 WIDE)
1152 1153 1154 1155 1156 1157
1168 1167 1166 1165 1164 1163 1162 1158 1159 1160 1161

ROAD 8 (14.4 WIDE)
1171
1170
LANEWAY 4 (7 WIDE
1169

ROAD 1 (21 WIDE & VAR.)
1172
1.041ha

1173
9288m²

ROAD 2 (16 WIDE)
ROAD 2 (13.5 WIDE)

1176
15.11ha

1177
6.582ha

1175
12894m²

1174
10628m²

11
D.P.1218155

1
D.P.1216380

2
D.P.1216380

2
D.P.1216380

2 D.P.1275807

45 D.P.1104369

ROAD

NORTHERN ROAD

THE

STAGE 1

AMEND. No.:	14	DATE:	14/10/2024	DETAILS: LOTS 2079 & 2092 BOUNDARIES AMENDED
AMEND. No.:	13	DATE:	18/07/2024	DETAILS: EASEMENTS ADDED & AMENDED
AMEND. No.:	12	DATE:	17/07/2024	DETAILS: LOTS 1167 & 1168 AMENDED
AMEND. No.:	11	DATE:	11/07/2024	DETAILS: EASEMENTS REMOVED FROM VARIOUS LOTS
AMEND. No.:	10	DATE:	11/07/2024	DETAILS: LOT 2001 EASE REMOVED & ARTERIAL ROAD WIDENING AMENDED
AMEND. No.:	09	DATE:	08/07/2024	DETAILS: LAYOUT AMENDED
AMEND. No.:	08	DATE:	18/04/2024	DETAILS: LAYOUT AMENDED

1:1250 @ A1

Project:
PLAN OF PROPOSED SUBDIVISION OF LOT 1 IN D.P.1275807
& LOT 120 IN D.P.1289677
THE NORTHERN ROAD, BRINGELLY

Principal: VE ESTATE DEVELOPMENTS

Scale	1:1250	Date	31/8/2023	Council Ref.	
		Datum	AHD	L.G.A.	CAMDEN
Calc's	D.A.	Drawn.	A.K.P.	Proj.Man.	D.A.

Client Ref:

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Our Ref. 309-21

Dwg File Ref. [Rev] - Sheet Ref.

309-21G L04 [14]
- SHT-1

CAD REF: G:\ACAD\PROJECTS\309-21 - PLANNING\PLANS\SUBDIVISION\309-21G L04 [14].DWG - SHT-1 - DA - DATE PRINTED: 16/10/2024, 1:56:31 PM

A1

PROPOSED ROAD 3 ARTERIAL ROAD (BY OTHERS)

121 D.P.1289677

2 D.P.1275807

45 D.P.1104369

40.835

125.66

(11.9 WIDE)

(14.4 WIDE)

(14.4 WIDE)

(14.4 WIDE)

(14.4 WIDE)

(16 WIDE)

211.48

161.505

1001 292.8 m² | 1002 254.3 m² | 1041 250.3 m² | 1040 279.7 m²

1003 385 m² | 1004 385 m² | 1005 308 m² | 1006 311.0 m² | 1007 231 m² | 1008 231 m² | 1009 308 m² | 1010 308 m² | 1011 277.2 m² | 1012 231 m² | 1013 231 m² | 1014 308 m² | 1015 277.2 m² | 1016 277.2 m² | 1017 308 m² | 1018 308 m²

1039 277.2 m² | 1038 277.2 m² | 1037 308 m² | 1036 231 m² | 1035 231 m² | 1034 311.0 m² | 1033 338.8 m² | 1032 231 m² | 1031 231 m² | 1030 308 m² | 1029 308 m² | 1028 308 m² | 1027 385 m² | 1026 385 m² | 1025 277.2 m² | 1024 277.2 m²

1019 501 m² | 1020 270 m² | 1021 270 m² | 1022 270 m² | 1023 501 m²

1042 525.3 m² | 1080 501.1 m²

1043 385 m² | 1044 385 m² | 1045 277.2 m² | 1046 277.2 m² | 1047 277.2 m² | 1048 308 m² | 1049 308 m² | 1050 231 m² | 1051 231 m² | 1052 308 m² | 1053 308 m² | 1054 280.2 m² | 1055 231 m² | 1056 231 m² | 1057 308 m² | 1058 308 m²

1079 277.2 m² | 1078 277.2 m² | 1077 277.2 m² | 1076 308 m² | 1075 308 m² | 1074 231 m² | 1073 231 m² | 1072 308 m² | 1071 385 m² | 1070 308 m² | 1069 231 m² | 1068 231 m² | 1067 280.2 m² | 1066 385 m² | 1065 308 m² | 1064 308 m²

1059 501 m² | 1060 270 m² | 1061 270 m² | 1062 270 m² | 1063 501 m²

1087 321.3 m² | 1088 319.6 m² | 1089 419.6 m² | 1130 415.9 m² | 1129 310.9 m² | 1128 305 m²

1090 418.7 m² | 1091 368.5 m² | 1092 368.5 m² | 1093 301.5 m² | 1094 301.5 m² | 1095 335 m² | 1096 335 m² | 1097 251.2 m² | 1098 251.2 m² | 1099 301.5 m² | 1100 301.5 m² | 1101 251.2 m² | 1102 251.2 m² | 1103 418.7 m² | 1104 418.8 m²

1127 418.7 m² | 1126 251.2 m² | 1125 251.2 m² | 1124 301.5 m² | 1123 301.5 m² | 1122 335 m² | 1121 418.7 m² | 1120 335 m² | 1119 335 m² | 1118 418.7 m² | 1117 251.3 m² | 1116 251.2 m² | 1115 335 m² | 1114 335 m² | 1113 335 m²

1105 232.5 m² | 1106 238 m² | 1107 283.6 m² | 1108 283.6 m² | 1109 283.6 m² | 1110 283.6 m² | 1111 238 m² | 1112 232.5 m²

1081 270 m² | 1082 270 m² | 1083 270 m² | 1084 270 m² | 1085 270 m² | 1086 270 m²

1131 500.1 m² | 1132 301.9 m² | 1133 224.1 m² | 1134 223.0 m² | 1135 295.1 m² | 1136 507.2 m²

1151 431.3 m² | 1150 310.5 m² | 1149 310.5 m² | 1148 258.7 m² | 1147 276 m² | 1137 372.7 m² | 1138 372.7 m² | 1139 439.3 m² | 1140 422.1 m² | 1141 282.2 m² | 1142 332 m² | 1146 501 m² | 1145 300 m² | 1144 225 m² | 1143 225 m²

1171 2700 m²

1152 312.8 m² | 1168 288.7 m² | 1167 290.8 m² | 1153 289.9 m² | 1166 308 m² | 1154 308.7 m² | 1165 299.6 m² | 1155 322 m² | 1164 291.1 m² | 1156 349.1 m² | 1163 236.1 m² | 1162 230.1 m² | 1157 519.2 m² | 1158 300 m² | 1159 225 m² | 1160 225 m² | 1161 501 m²

1170 2817 m²

1169 4699 m²

1172

1176

1175

1177

ROAD 1 (21 WIDE & VAR.)

ROAD 2 (13.5 WIDE)

ROAD 2 (16 WIDE)

ROAD 3 (14.4 WIDE)

ROAD 4 (14.4 WIDE)

ROAD 6 (14.4 WIDE)

ROAD 6 (11.9 WIDE)

ROAD 8 (14.4 WIDE)

LANEWAY 4 (7 WIDE)

LANEWAY 5 (7 WIDE)

ROAD WIDENING (VARIABLE WIDTH)

STAGE 1

'A' - EASEMENT TO DRAIN WATER 1.5 WIDE
'B' - EASEMENT TO DRAIN WATER 5 WIDE
'C' - EASEMENT TO DRAIN WATER 1.5 WIDE
'D' - EASEMENT TO DRAIN WATER 2 & 4 WIDE
'E' - EASEMENT FOR SUPPORT, MAINTENANCE & REPAIR 0.9 WIDE
'H' - EASEMENT FOR SUPPORT 0.2 WIDE

25 20 15 10 5 0 20 40
1:600 @ A1

AMEND. No.: 14	DATE: 14/10/2024	DETAILS:	LOTS 2079 & 2092 BOUNDARIES AMENDED
AMEND. No.: 13	DATE: 18/07/2024	DETAILS:	EASEMENTS ADDED & AMENDED
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AMEND. No.: 11	DATE: 11/07/2024	DETAILS:	EASEMENTS REMOVED FROM VARIOUS LOTS
AMEND. No.: 10	DATE: 11/07/2024	DETAILS:	LOT 2001 EASE REMOVED & ARTERIAL ROAD WIDENING AMENDED
AMEND. No.: 09	DATE: 08/07/2024	DETAILS:	LAYOUT AMENDED
AMEND. No.: 08	DATE: 18/04/2024	DETAILS:	LAYOUT AMENDED

Project: PLAN OF PROPOSED SUBDIVISION OF LOT 1 IN D.P.1275807 & LOT 120 IN D.P.1289677 THE NORTHERN ROAD, BRINGELLY

Principal: VE ESTATE DEVELOPMENTS

Scale 1:600 | Date 31/8/2023 | Council Ref. | Datum AHD | L.G.A. CAMDEN | Calc's D.A. | Drawn. A.K.P. | Proj.Man. D.A. | Client Ref:

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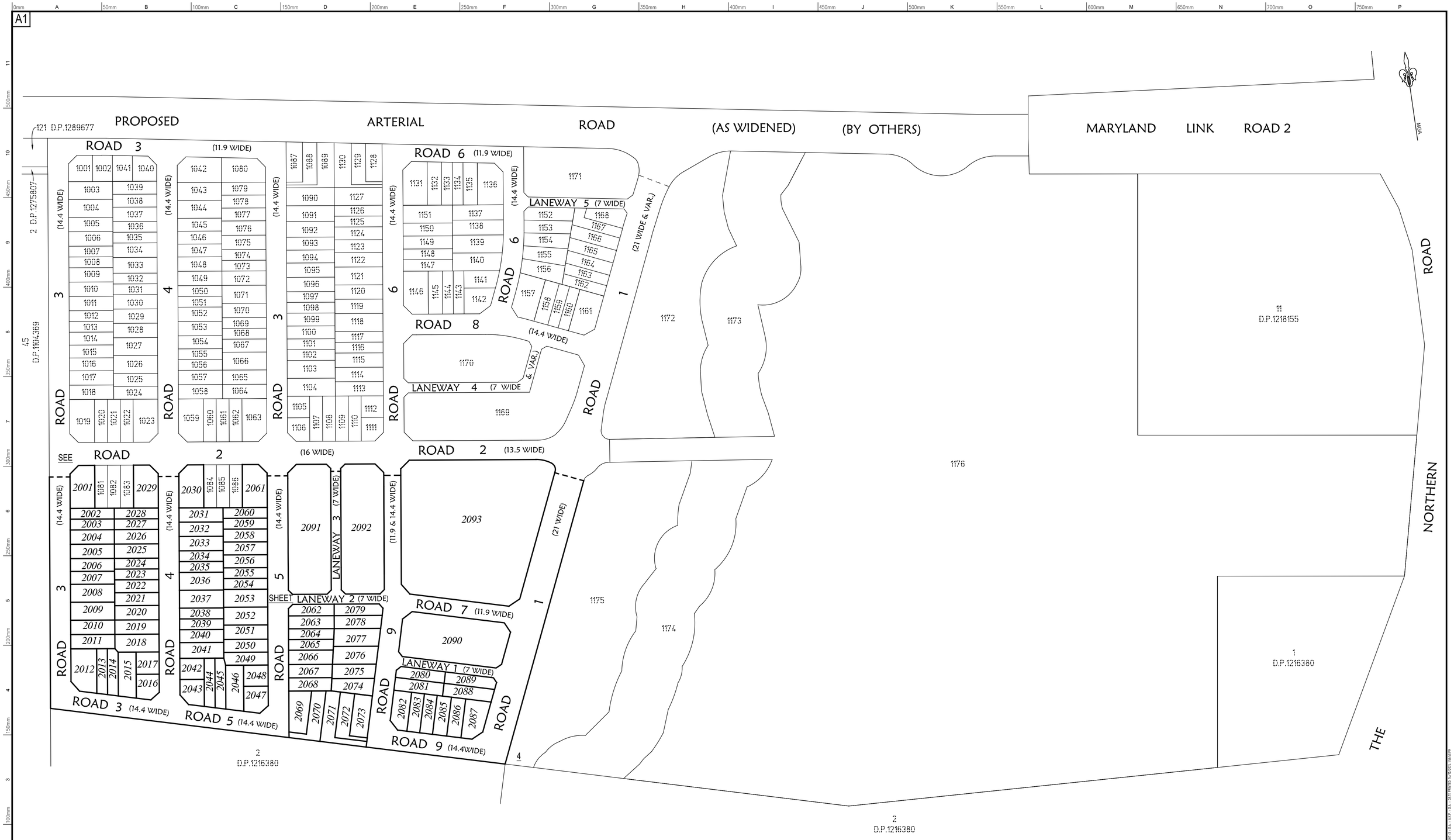
Our Ref. 309-21

Dwg File Ref. [Rev] - Sheet Ref.

309-21G L04 [14] - SHT-2

CAD REF: G:\ACAD\BRINGELLY\PROJECTS\SUBDIVISION\309-21G L04 [14].DWG - SHT-2 - D.A. - A1 P - DATE PRINTED: 16/10/2024 1:56:52 PM



STAGE 2

50 40 30 20 10 0 50
1:1250 @ A1

AMEND. No.:	14	DATE:	14/10/2024	DETAILS:	LOTS 2079 & 2092 BOUNDARIES AMENDED
AMEND. No.:	13	DATE:	18/07/2024	DETAILS:	EASEMENTS ADDED & AMENDED
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AMEND. No.:	09	DATE:	08/07/2024	DETAILS:	LAYOUT AMENDED
AMEND. No.:	08	DATE:	18/04/2024	DETAILS:	LAYOUT AMENDED

BEFORE YOU DIG www.byda.com.au

APPROVED COMPANY ISO 45001 Certification Services

APPROVED COMPANY ISO 14001 Certification Services

APPROVED COMPANY ISO 9001 Certification Services

Project:
PLAN OF PROPOSED SUBDIVISION OF
LOT 1177 IN D.P..... (UNREGISTERED) BEING A RESUBDIVISION OF
LOT 1 IN D.P.1275807 & LOT 120 IN D.P.1289677
THE NORTHERN ROAD, BRINGELLY

Principal: VE ESTATE DEVELOPMENTS

Scale	1:1250	Date	31/8/2023	Council Ref.	
		Datum	AHD	L.G.A.	CAMDEN
Calc's	D.A.	Drawn.	A.K.P.	Proj.Man.	D.A.
Client Ref:					

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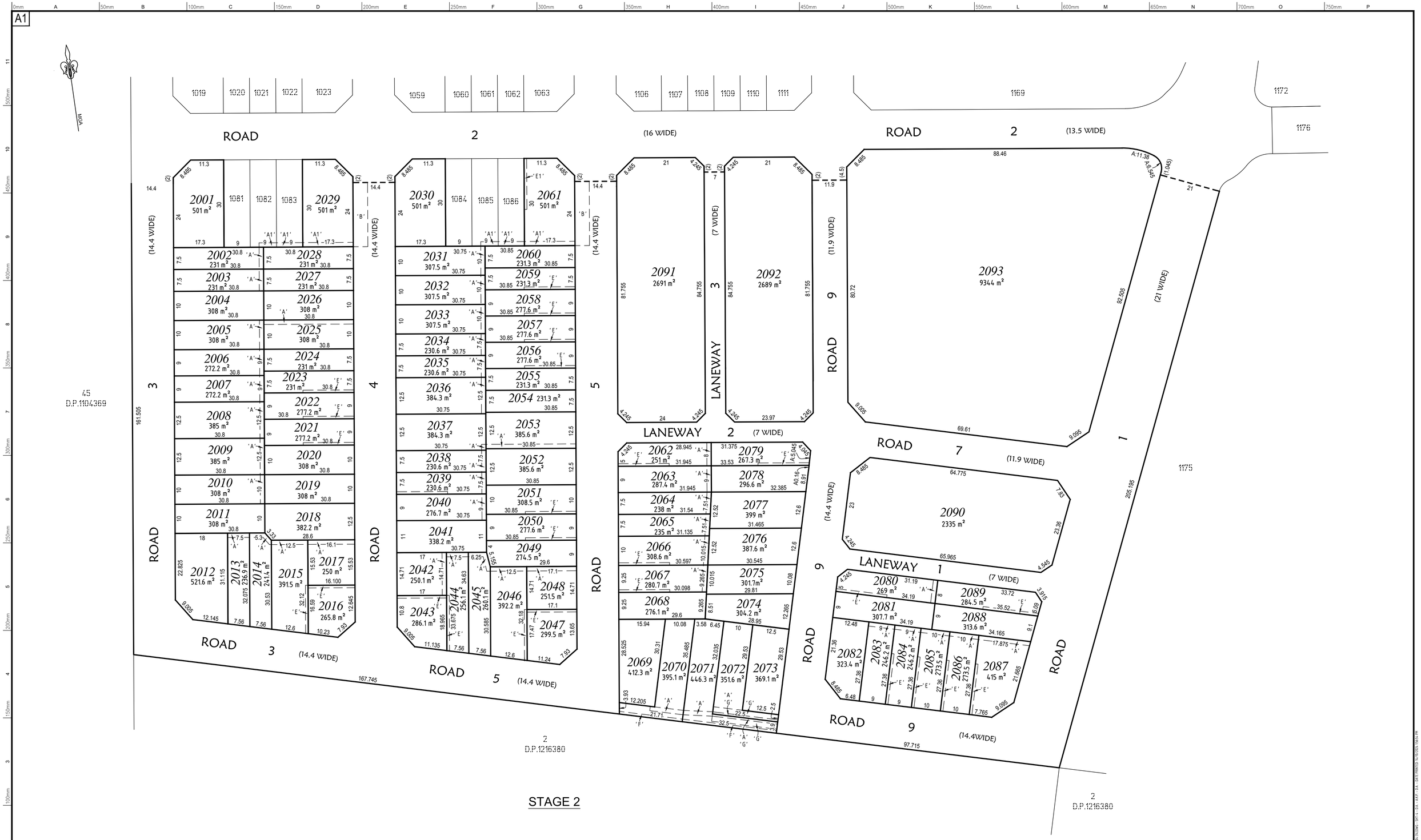
Our Ref. 309-21

Dwg File Ref. [Rev] - Sheet Ref.
309-21G L04 [14]
- SHT-3



'A' - EASEMENT TO DRAIN WATER 1.5 WIDE
'A1' - EASEMENT TO DRAIN WATER 1.5 WIDE (D.P.....)
'B' - EASEMENT TO DRAIN WATER 5 WIDE (D.P.....) TO BE RELEASED
'E' - EASEMENT FOR SUPPORT, MAINTENANCE & REPAIR 0.9 WIDE
'E1' - EASEMENT FOR SUPPORT, MAINTENANCE & REPAIR 0.9 WIDE (D.P.....)
'F' - EASEMENT FOR SUPPORT 0.9 WIDE
'G' - EASEMENT FOR ACCESS 2.5 WIDE

25 20 15 10 5 0 20 40
1:600 @ A1

AMEND. No.:	14	DATE:	14/10/2024	DETAILS:	LOTS 2079 & 2092 BOUNDARIES AMENDED
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AMEND. No.:	09	DATE:	08/07/2024	DETAILS:	LAYOUT AMENDED
AMEND. No.:	08	DATE:	18/04/2024	DETAILS:	LAYOUT AMENDED

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APPROVED COMPANY ISO 45001 Certification Services
APPROVED COMPANY ISO 14001 Certification Services
APPROVED COMPANY ISO 9001 Certification Services

Project:
PLAN OF PROPOSED SUBDIVISION OF
LOT 1177 IN D.P..... (UNREGISTERED) BEING A RESUBDIVISION OF
LOT 1 IN D.P.1275807 & LOT 120 IN D.P.1289677
THE NORTHERN ROAD, BRINGELLY

Principal: VE ESTATE DEVELOPMENTS

Scale	1:600	Date	31/8/2023	Council Ref.	
		Datum	AHD	L.G.A.	CAMDEN
Calc's	D.A.	Drawn.	A.K.P.	Proj.Man.	D.A.
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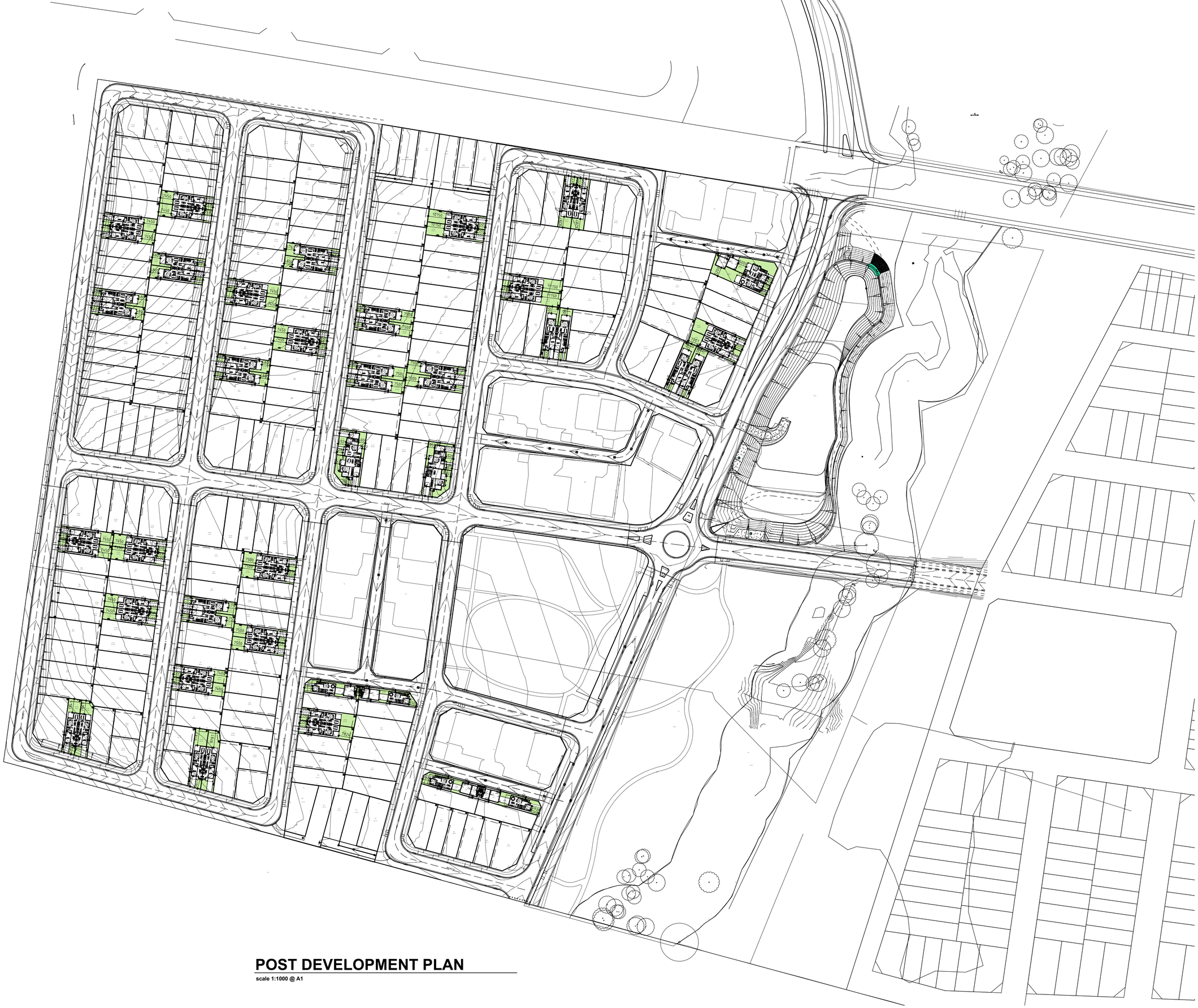
309-21G L04 [14] - SHT-4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10150
10250
10350
10450
10550
10650
10750
10850
10950
11050
11150
11250
11350
11450

DWELLING TYPE ALLOCATION LEGEND

- SEMI ATTACHED A FACADE A
- SEMI ATTACHED A FACADE B
- SEMI ATTACHED A FACADE C
- SEMI ATTACHED A FACADE D
- SEMI ATTACHED B FACADE A
- SEMI ATTACHED B FACADE B
- SEMI ATTACHED G FACADE A
- SEMI ATTACHED G FACADE B
- TYPE D FACADE A FREESTANDING DWELLING WITH FONZIE
- TYPE D FACADE B FREESTANDING DWELLING WITH FONZIE
- TYPE D.1 FACADE A FREESTANDING DWELLING WITH FONZIE
- TYPE D.1 FACADE B FREESTANDING DWELLING WITH FONZIE
- TYPE E FACADE A FREESTANDING DWELLING WITH FONZIE
- TYPE E.1 FACADE A FREESTANDING DWELLING WITH FONZIE
- TYPE F FACADE A ATTACHED DWELLING WITH FONZIE

POST DEVELOPMENT PLAN

scale 1:1000 @ A1

North point

rev	date	description
A	29.08.23	issued for review
B	11.9.23	issued for review
C	20.9.23	issued for DA
D	14.10.23	issued for review (revised lot layout)
E	7.11.23	issued for DA
F	10.4.24	reissued for DA (council RFI)
G	15.7.24	reissued for DA (council RFI)
H	9.10.24	reissued for DA (council RFI)

Locality Key

PROPOSAL

PROPOSED SUBDIVISION & INTEGRATED DEVELOPMENT

Address

751
THE NORTHERN ROAD
BRINGELLY

Client

VITOCCO ENTERPRISES
751 The Northern Road
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PO Box 228
Narellan NSW 2567 Australia

Designer

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a: suite 1205, No. 31 Lasso Rd Gregory hills 2557

ACCREDITED
BUILDING DESIGNER
Accreditation no. 6598
membership no. 5682-21

job no. **DN630** | page no. **1.1**

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North point

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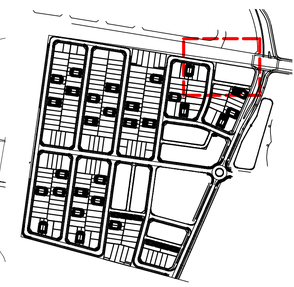
Locality Key



PROPOSAL

PROPOSED SUBDIVISION & INTEGRATED DEVELOPMENT

Address

751 THE NORTHERN ROAD BRINGELLY

Client

VITOCCO ENTERPRISES

751 The Northern Road
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Narellan NSW 2567 Australia

Designer

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a: suite 1205, No. 31 Lasso Rd Gregory hills 2557

ACCREDITED
BUILDING DESIGNER
Accreditation no. 6598
membership no. 5682-21

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PART SITE/GROUND FLOOR PLAN

scale 1:200 @ A1

North point

rev	date	description
A	29.08.23	issued for review
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Locality Key

PROPOSAL

PROPOSED SUBDIVISION & INTEGRATED DEVELOPMENT

Address

751 THE NORTHERN ROAD BRINGELLY

Client

VITOCCO ENTERPRISES
751 The Northern Road
Bringelly NSW 2556 Australia
PO Box 228
Narellan NSW 2567 Australia

Designer

STUDIO BLOCK
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e: pat@studioblock.com.au
w: www.studioblock.com.au
m: PO Box 223 Camden NSW 2570
a: suite 1205, No. 31 Lasso Rd Gregory hills 2557

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membership no. 5682-21

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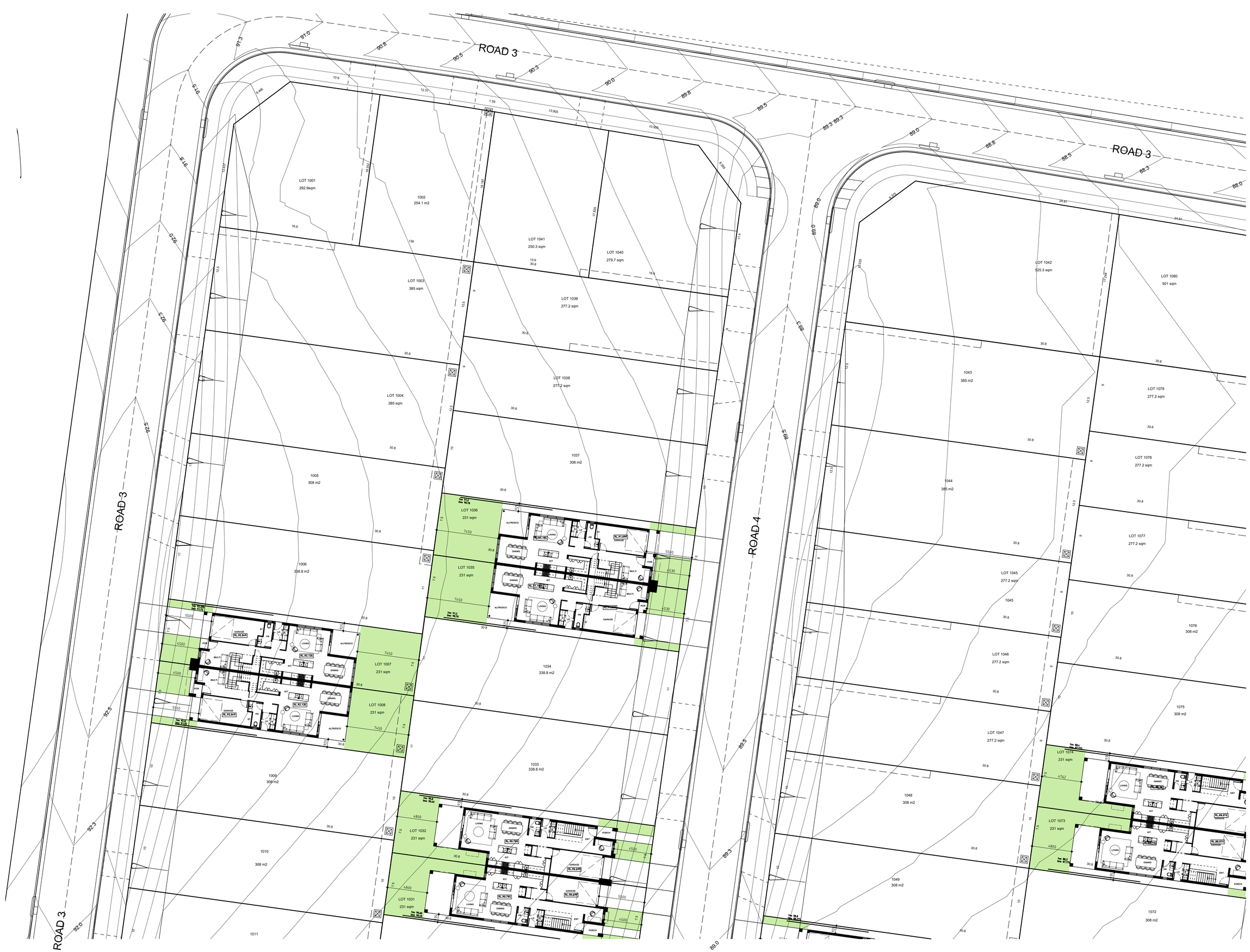
PART SITE/GROUND FLOOR PLAN

scale 1:200 @ A1



PART SITE/GROUND FLOOR PLAN

scale 1:200 @ A1

North point

rev	date	description
A	29.08.23	issued for review
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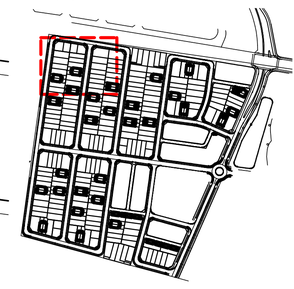
Locality Key



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PROPOSED SUBDIVISION & INTEGRATED DEVELOPMENT

Address

751 THE NORTHERN ROAD BRINGELLY

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job no. **DN630** | page no. **4**

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PART SITE/GROUND FLOOR PLAN

scale 1:200 @ A1

North point

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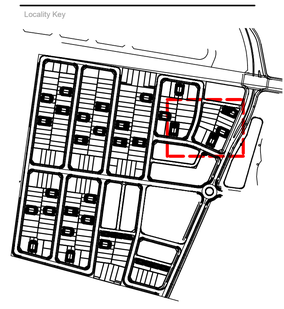
H	9.10.24	reissued for DA (council RFI)

Locality Key



PROPOSAL

PROPOSED SUBDIVISION & INTEGRATED DEVELOPMENT

Address

751 THE NORTHERN ROAD BRINGELLY

Client

VITOCCO ENTERPRISES

751 The Northern Road
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PART SITE/GROUND FLOOR PLAN

scale 1:200 @ A1

North point

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PART SITE/GROUND FLOOR PLAN

scale 1:200 @ A1

ROAD 6
ROAD 8
LANEWAY 4
LANEWAY 4
LANEWAY 4
ROAD 2
ROAD 1
1170
1169
85.3
85.0
84.8
84.5
84.3
84.0
83.8
83.5
83.3
84.0
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84.8
85.0
LD
KIT
DINING
ENT
ENT
RL 83.25
RL 83.45
RL 83.25
RL 83.45
RL 83.25
RL 83.45

PART SITE/GROUND FLOOR PLAN

scale 1:200 @ A1

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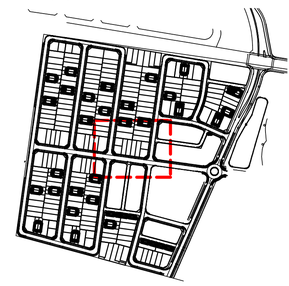

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PART SITE/GROUND FLOOR PLAN

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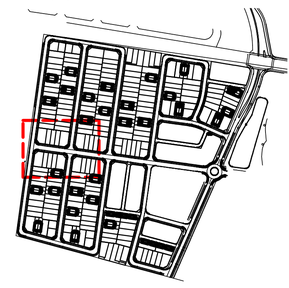

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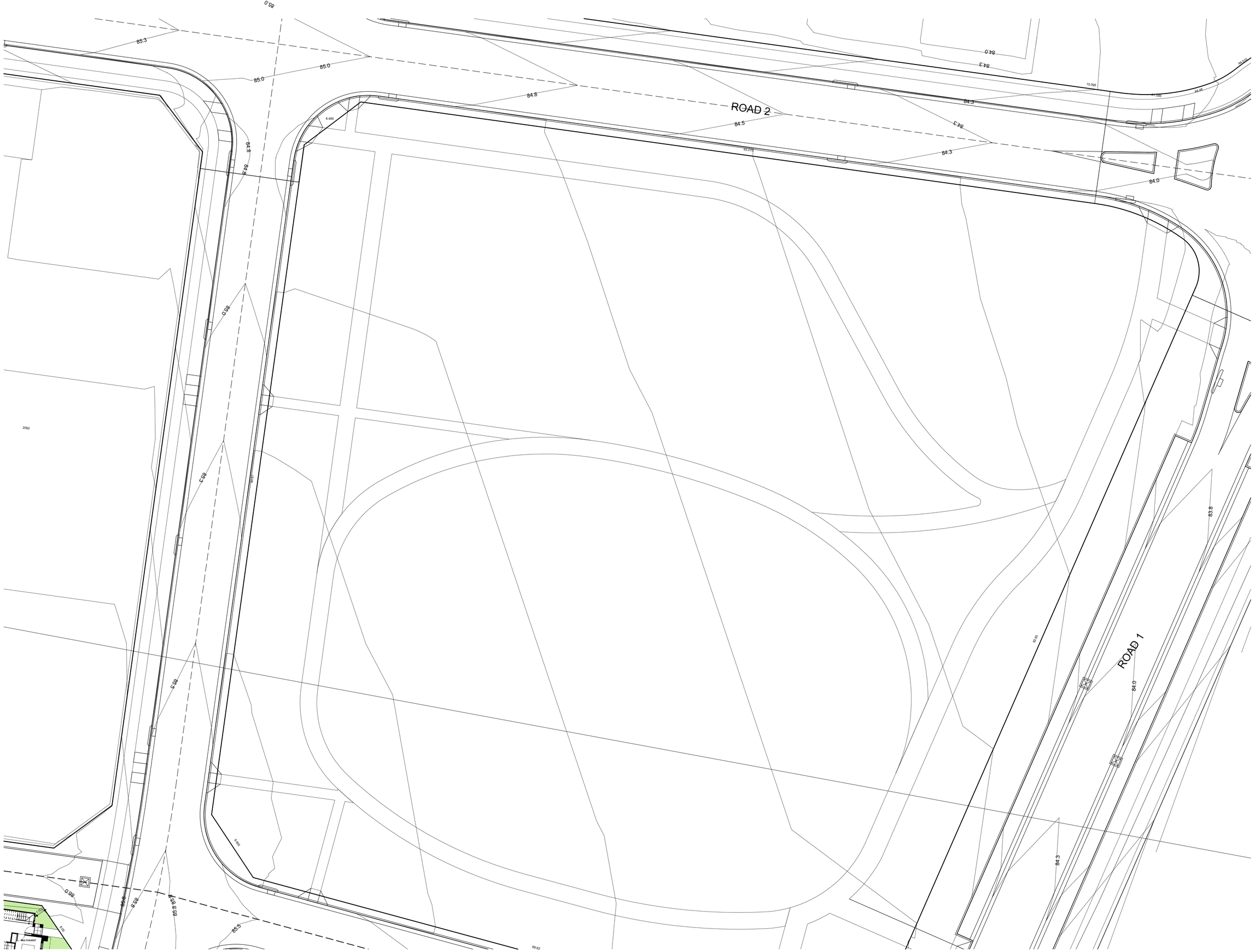

PART SITE/GROUND FLOOR PLAN

scale 1:200 @ A1

North point

A2:215

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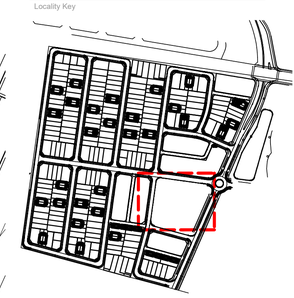

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PART SITE/GROUND FLOOR PLAN

scale 1:200 @ A1

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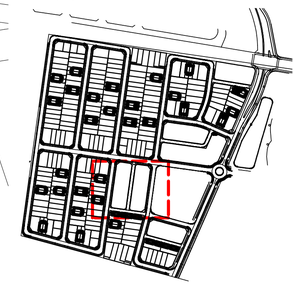

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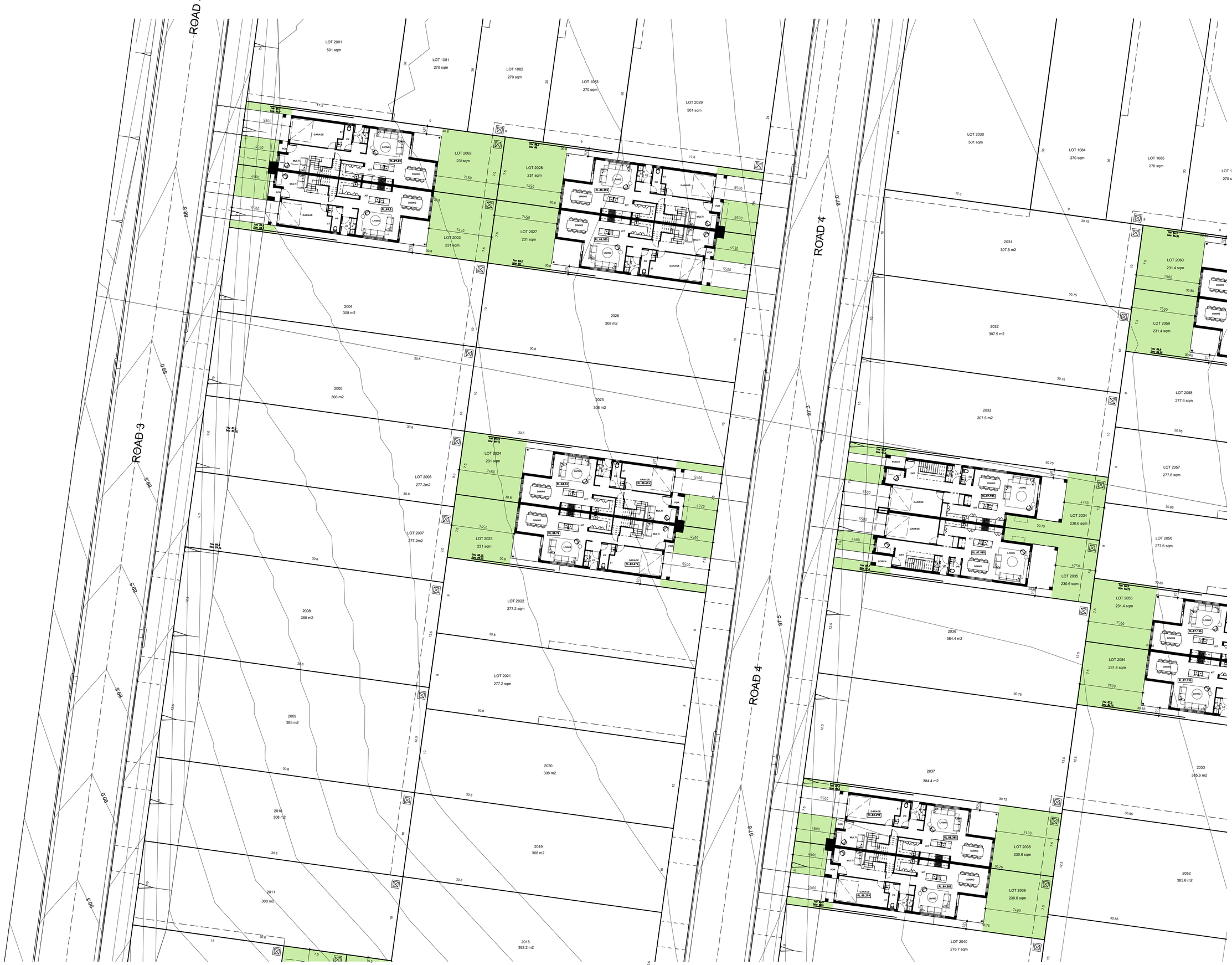

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scale 1:200 @ A1

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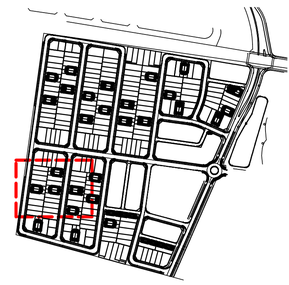

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PART SITE/GROUND FLOOR PLAN

scale 1:200 @ A1

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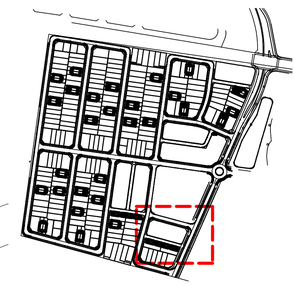

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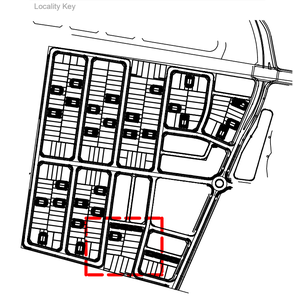

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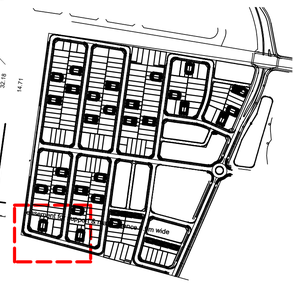

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PART SITE/GROUND FLOOR PLAN

scale 1:200 @ A1

PART SITE/FIRST FLOOR PLAN

scale 1:200 @ A1

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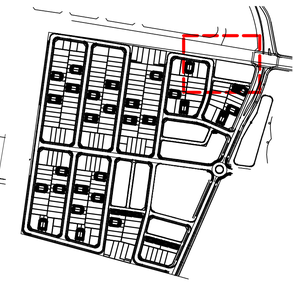

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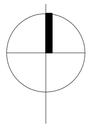
PART SITE/FIRST FLOOR PLAN

scale 1:200 @ A1

North point



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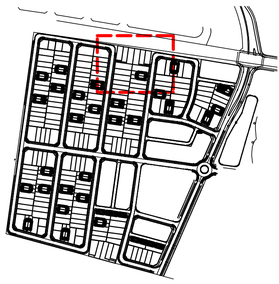

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PART SITE/FIRST FLOOR PLAN

scale 1:200 @ A1

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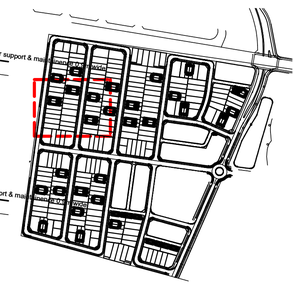

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PART SITE/FIRST FLOOR PLAN

scale 1:200 @ A1

North point

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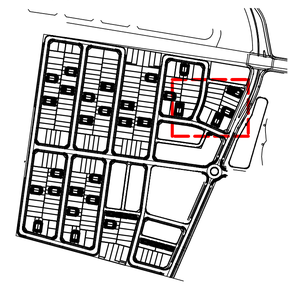
Locality Key



PROPOSAL

PROPOSED SUBDIVISION & INTEGRATED DEVELOPMENT

Address

751
THE NORTHERN ROAD
BRINGELLY

Client

VITOCCO ENTERPRISES
751 The Northern Road
Bringelly NSW 2556 Australia
PO Box 228
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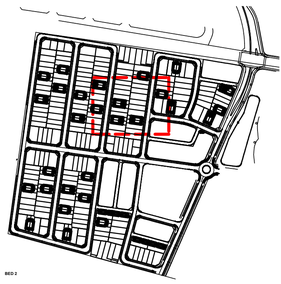

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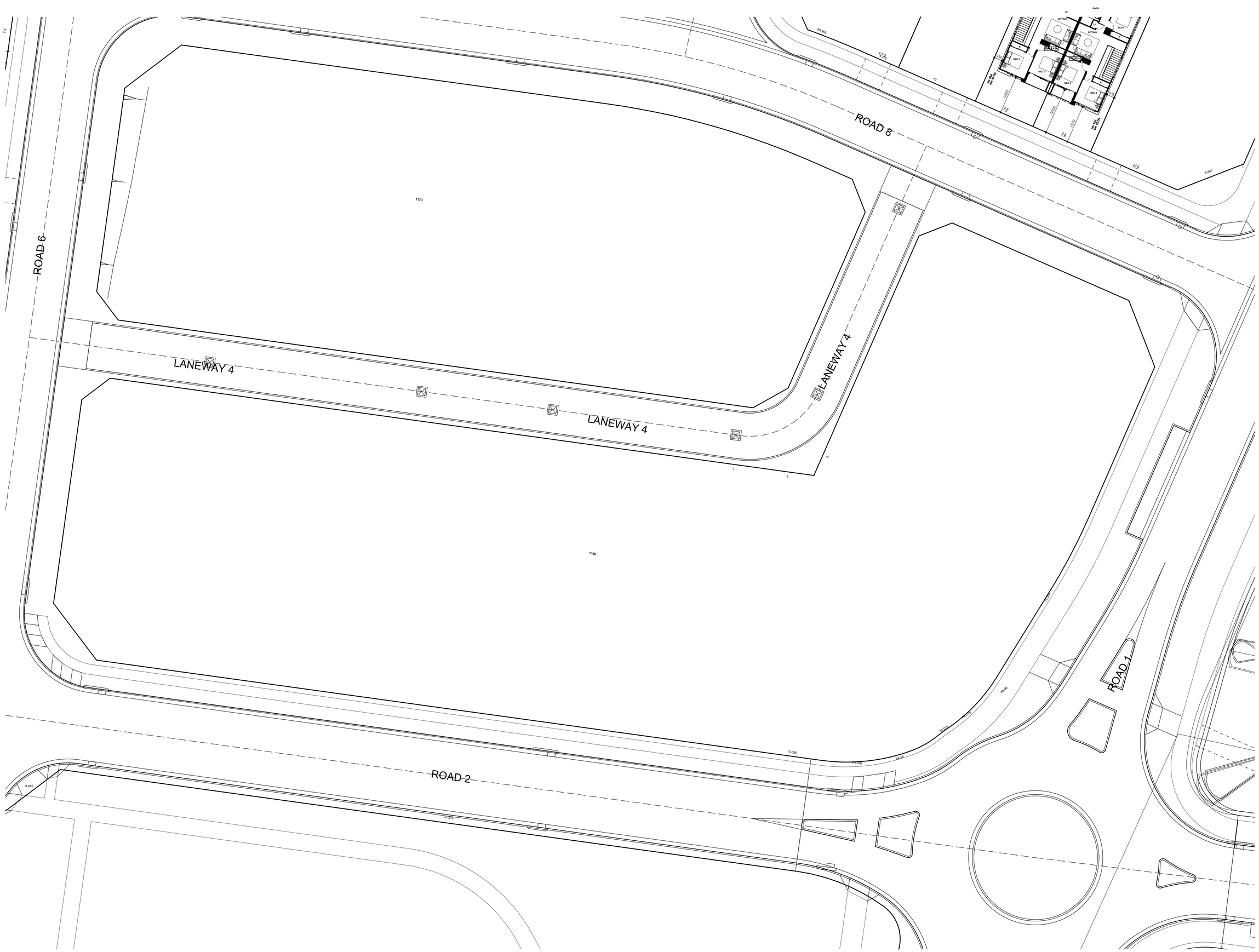

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PART SITE/FIRST FLOOR PLAN

scale 1:200 @ A1

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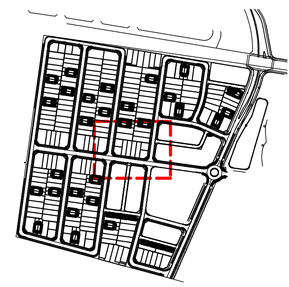
Locality Key



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PART SITE/FIRST FLOOR PLAN

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Locality Key

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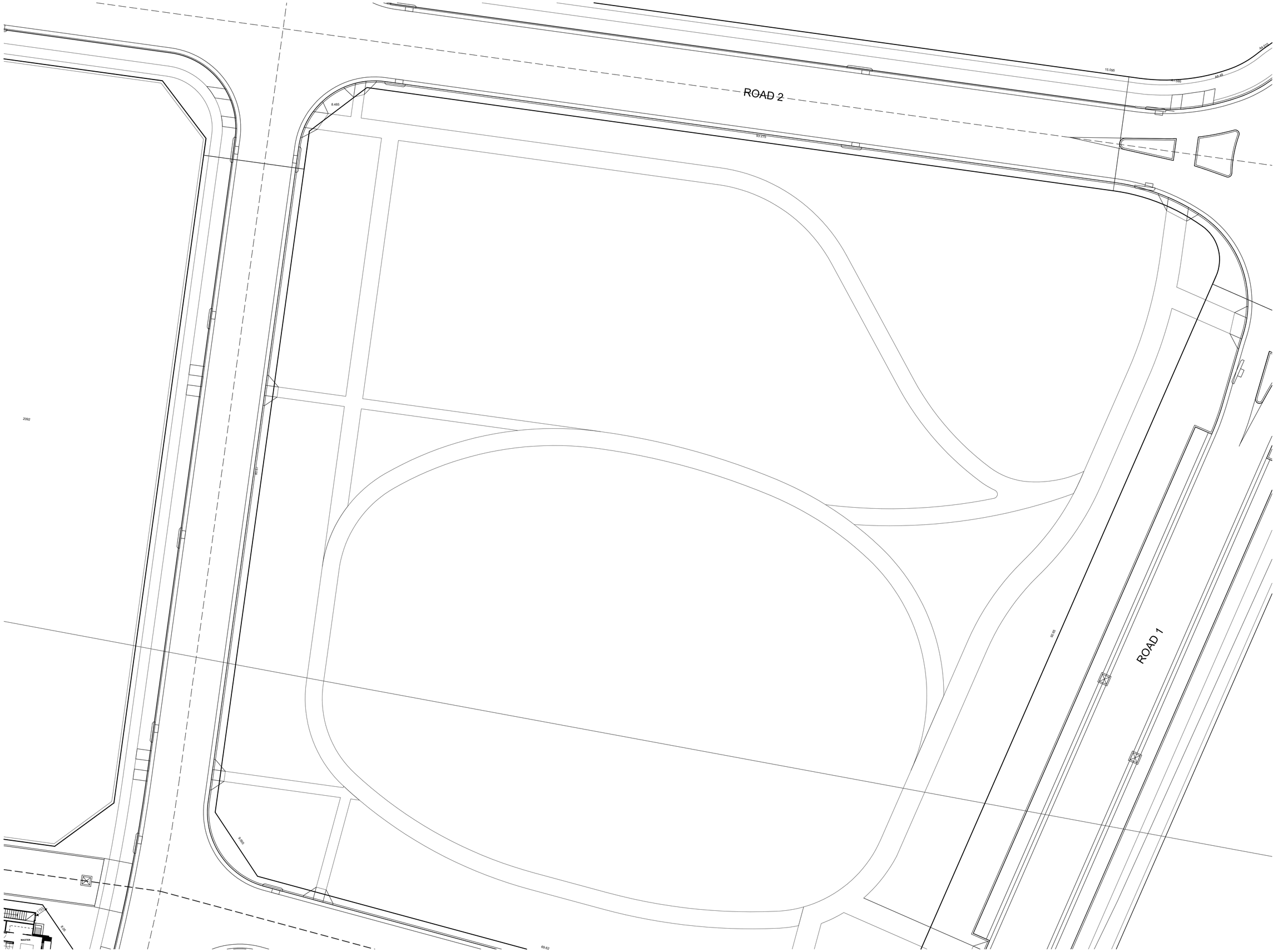

PART SITE/FIRST FLOOR PLAN

scale 1:200 @ A1

North point

A2:215

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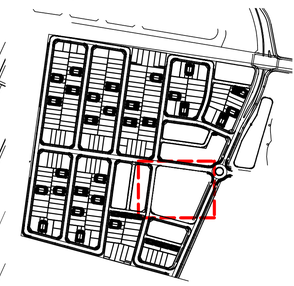

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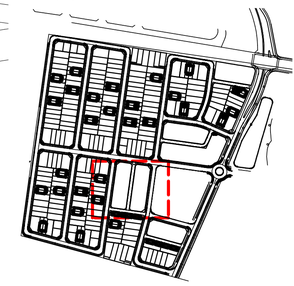

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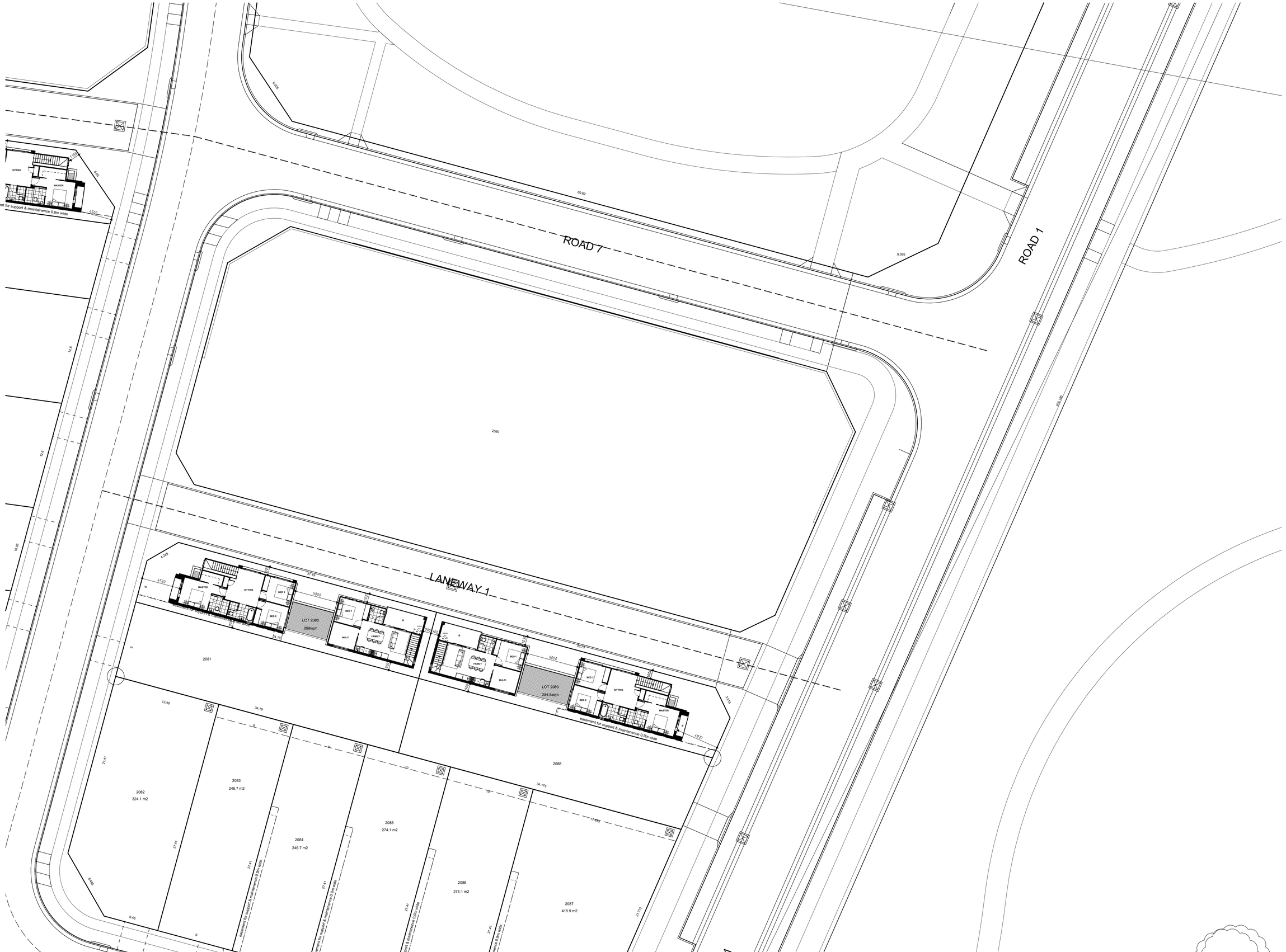

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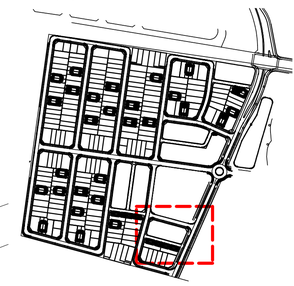

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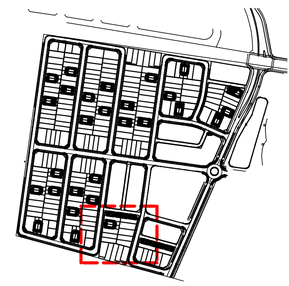

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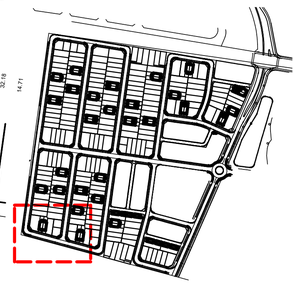

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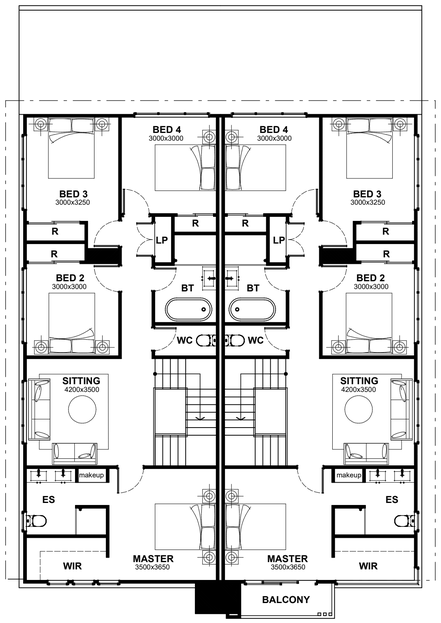
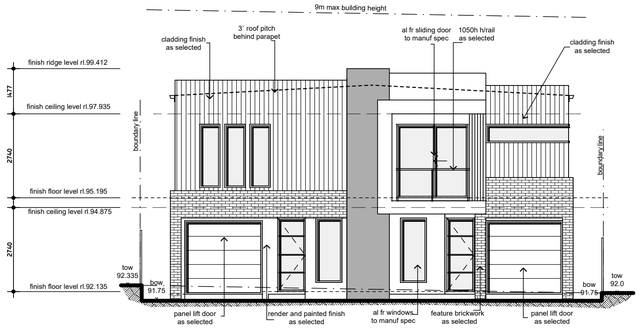
PART SITE/FIRST FLOOR PLAN

scale 1:200 @ A1



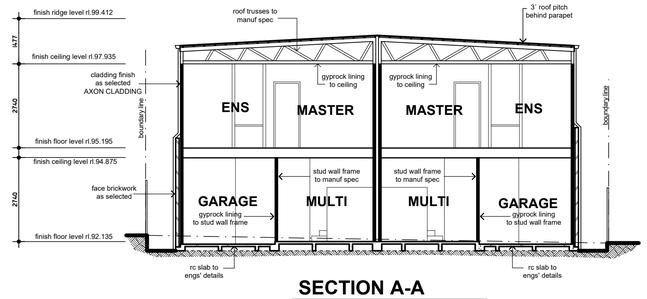
FIRST FLOOR PLAN

scale 1:100 @A1



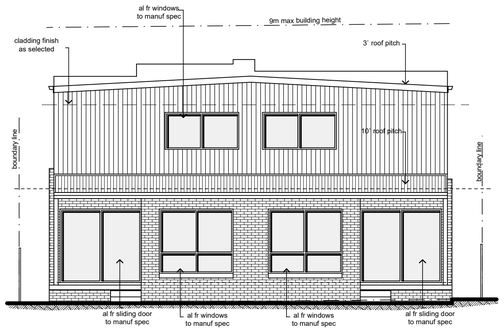
WEST ELEVATION - LOT 1007 & 1008

scale 1:100 @ A1



SECTION A-A

scale 1:100 @ A1

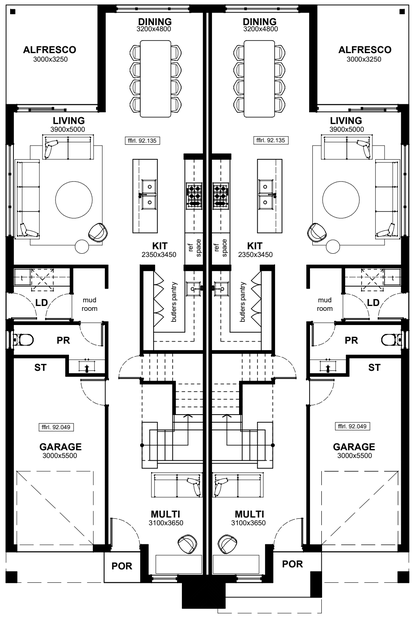


EAST ELEVATION - LOT 1007 & 1008

scale 1:100 @ A1

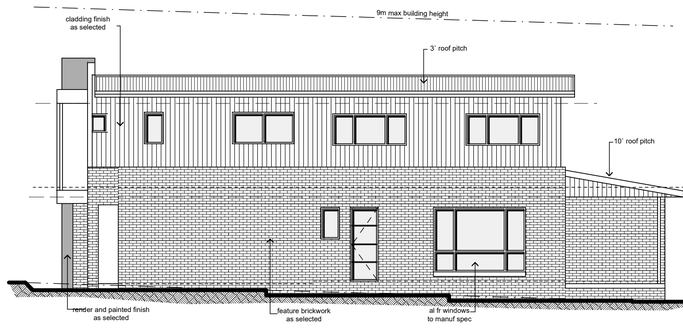
PART SITE/GROUND FLOOR PLAN

scale 1:200 @ A1



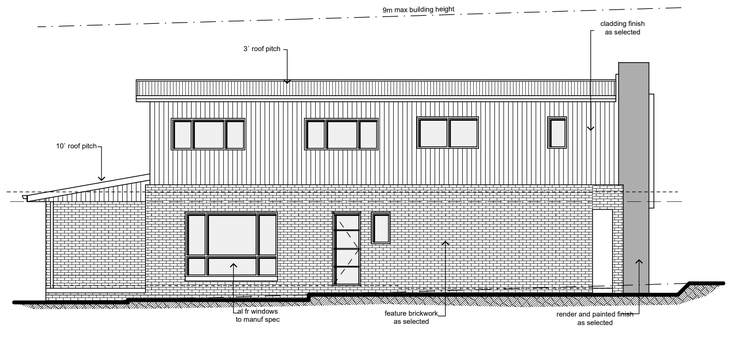
GROUND FLOOR PLAN

scale 1:100 @A1



SOUTH ELEVATION - LOT 1007 & 1008

scale 1:100 @ A1



NORTH ELEVATION - LOT 1007 & 1008

scale 1:100 @ A1

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Locality Key

PROPOSAL

PROPOSED SUBDIVISION & INTEGRATED DEVELOPMENT

Address

751 THE NORTHERN ROAD BRINGELLY

Client

VITOCCO ENTERPRISES

751 The Northern Road
Bringelly NSW 2556 Australia
PO Box 228
Narellan NSW 2567 Australia

Designer

STUDIO BLOCK
p: 0400840284
e: pat@studioblock.com.au
w: www.studioblock.com.au
m: PO Box 223 Camden NSW 2570
a: suite 1205, No. 31 Lasso Rd Gregory hills 2557
ACCREDITED
BUILDING DESIGNER
Accreditation no. 6598
membership no. 5682-21

job no. **DN630** page no.

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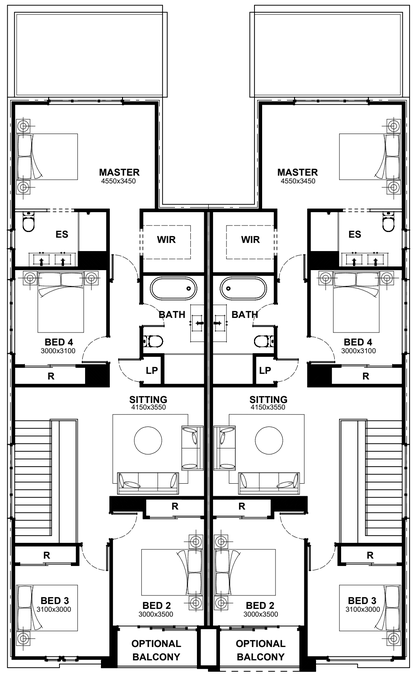
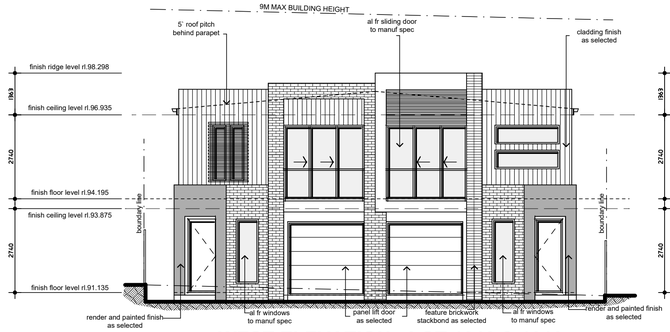


FIRST FLOOR PLAN

scale 1:100 @A1

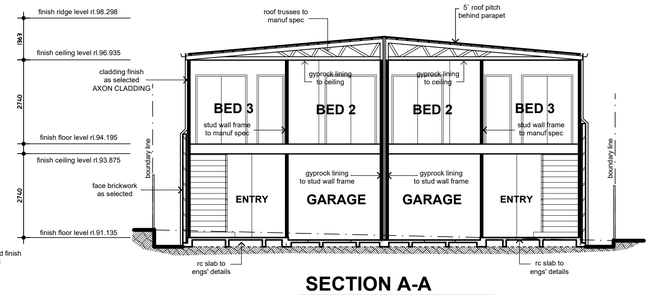
GROUND FLOOR PLAN

scale 1:100 @A1



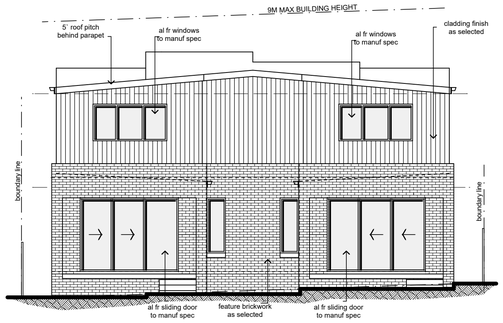
WEST ELEVATION - LOT 1012 & 1013

scale 1:100 @ A1



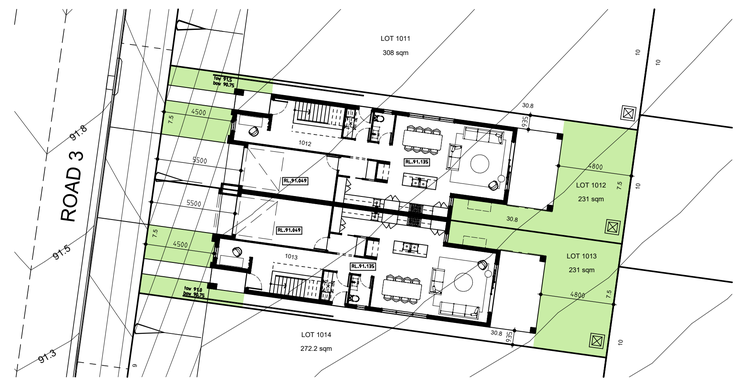
SECTION A-A

scale 1:100 @ A1



EAST ELEVATION - LOT 1012 & 1013

scale 1:100 @ A1


LOT 1011
308 sqm
ROAD 3
91.8
91.5
91.3
LOT 1012
231 sqm
LOT 1013
231 sqm
LOT 1014
272.2 sqm
RL 91.135
RL 91.049
RL 91.049
RL 91.135
1012
1013
9500
5500
4500
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4800
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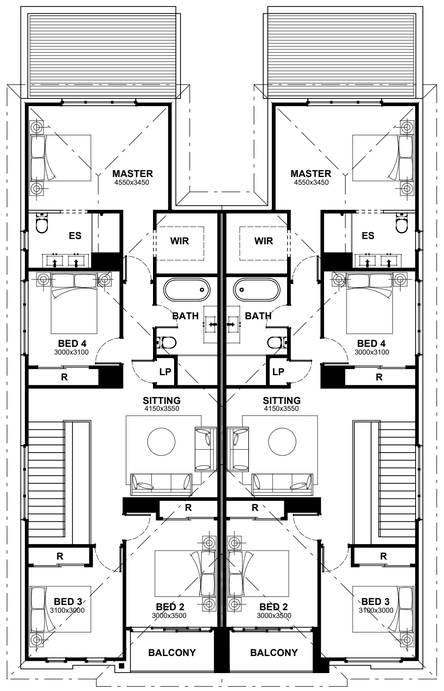
30.8
30.8
10
10
10

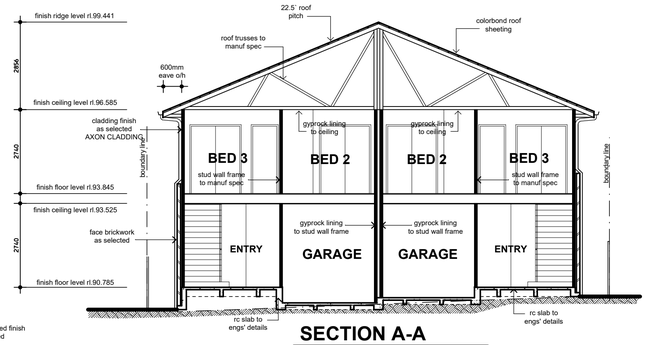


FIRST FLOOR PLAN

scale 1:100 @A1

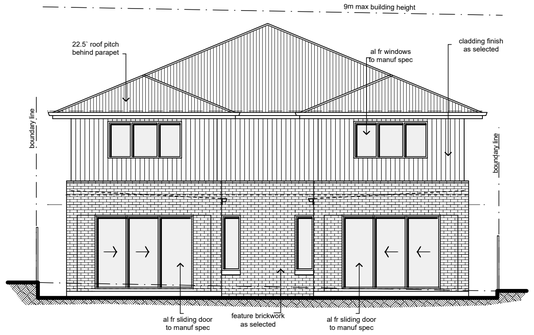
EAST ELEVATION - LOT 1031 & 1032

scale 1:100 @ A1



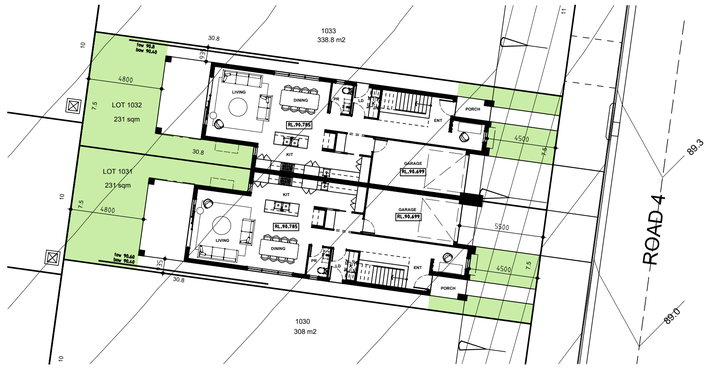
SECTION A-A

scale 1:100 @ A1



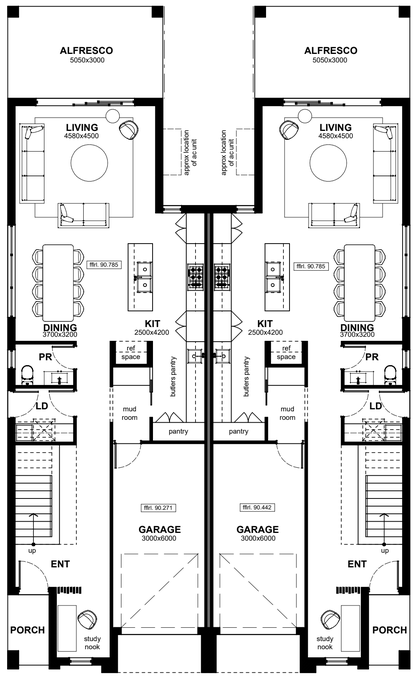
WEST ELEVATION - LOT 1031 & 1032

scale 1:100 @ A1



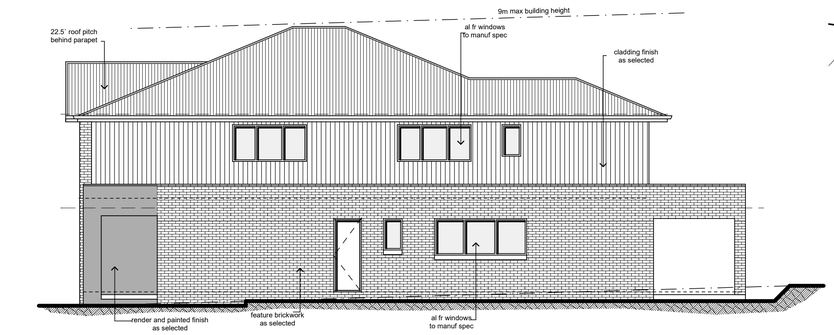
PART SITE/GROUND FLOOR PLAN

scale 1:200 @ A1



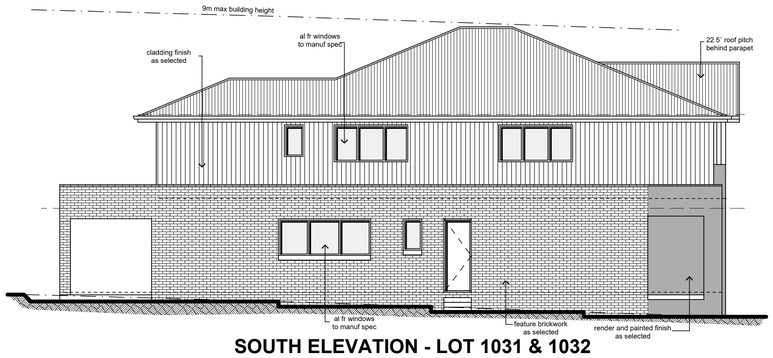
GROUND FLOOR PLAN

scale 1:100 @A1



NORTH ELEVATION - LOT 1031 & 1032

scale 1:100 @ A1



SOUTH ELEVATION - LOT 1031 & 1032

scale 1:100 @ A1

North point

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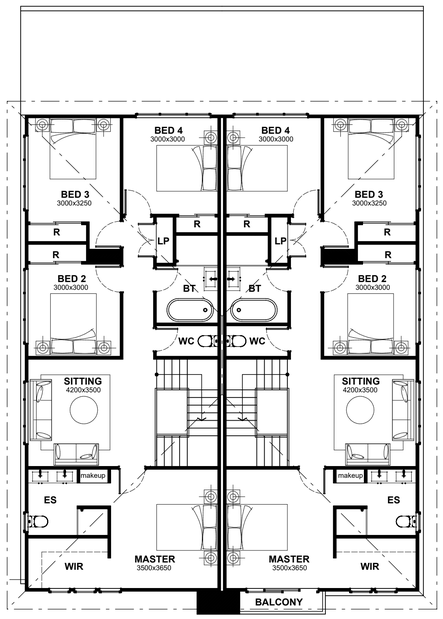
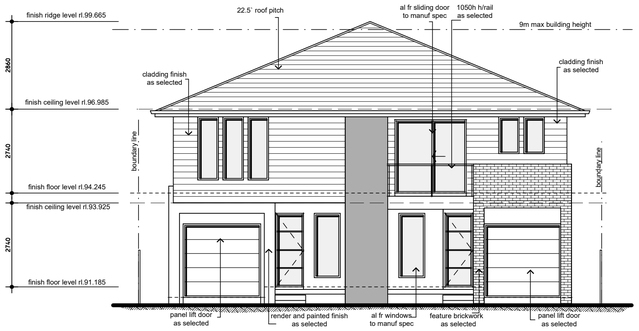


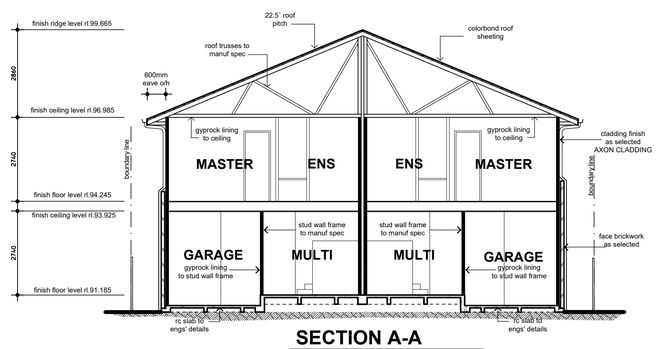
FIRST FLOOR PLAN

scale 1:100 @A1



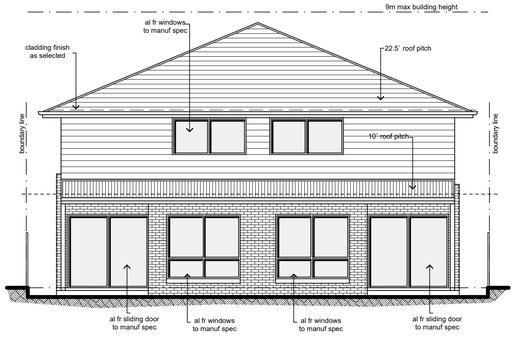
EAST ELEVATION - LOT 1035 & 1036

scale 1:100 @ A1



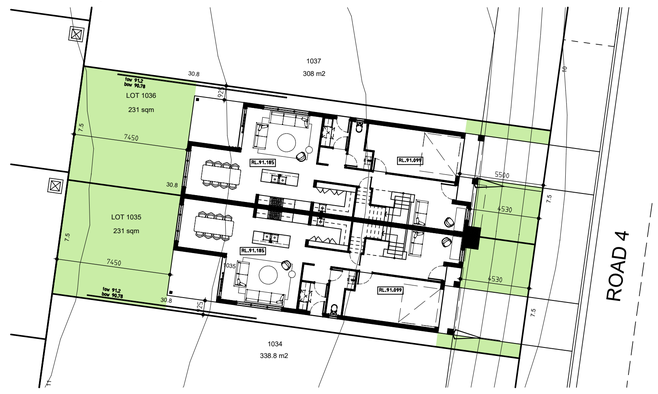
SECTION A-A

scale 1:100 @ A1



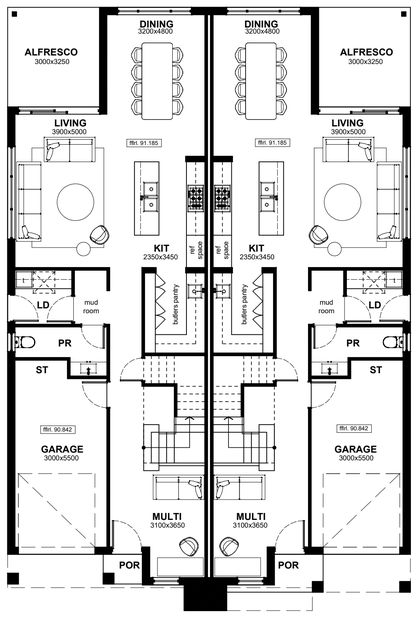
WEST ELEVATION - LOT 1035 & 1036

scale 1:100 @ A1



PART SITE/GROUND FLOOR PLAN

scale 1:200 @ A1

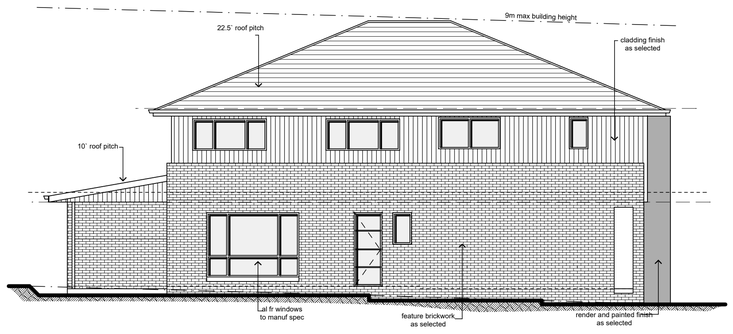


GROUND FLOOR PLAN

scale 1:100 @A1

NORTH ELEVATION - LOT 1035 & 1036

scale 1:100 @ A1



SOUTH ELEVATION - LOT 1035 & 1036

scale 1:100 @ A1

North point

rev	date	description
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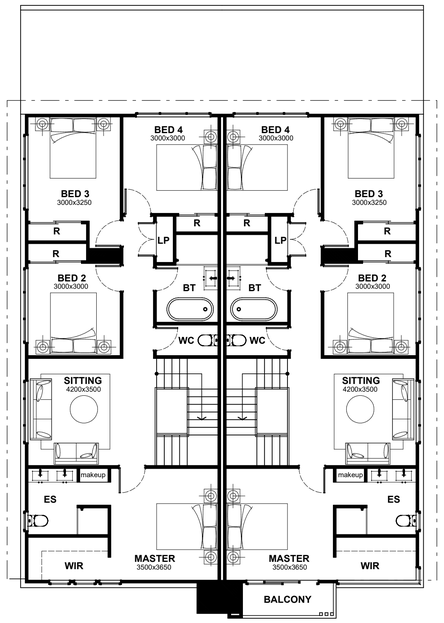
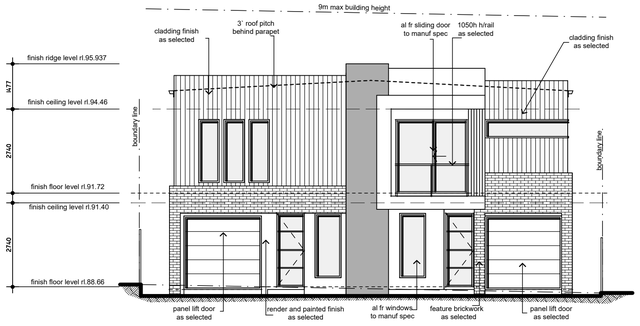
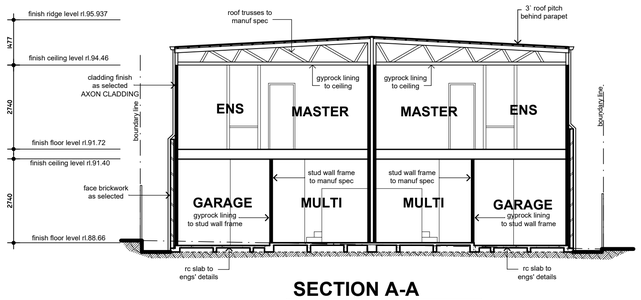


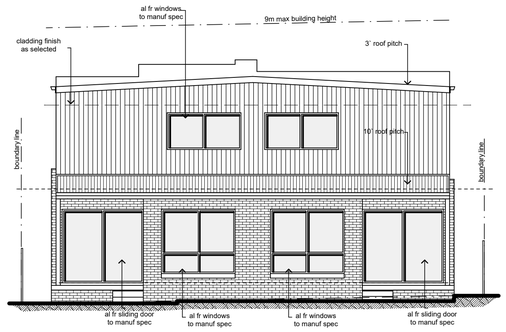
FIRST FLOOR PLAN
scale 1:100 @A1



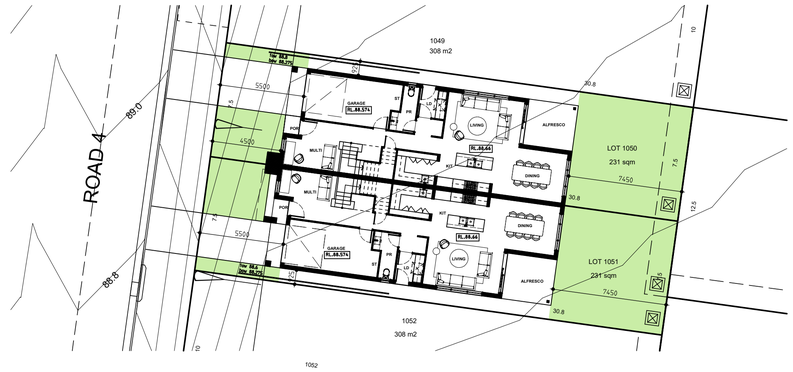
WEST ELEVATION - LOT 1050 & 1051
scale 1:100 @ A1



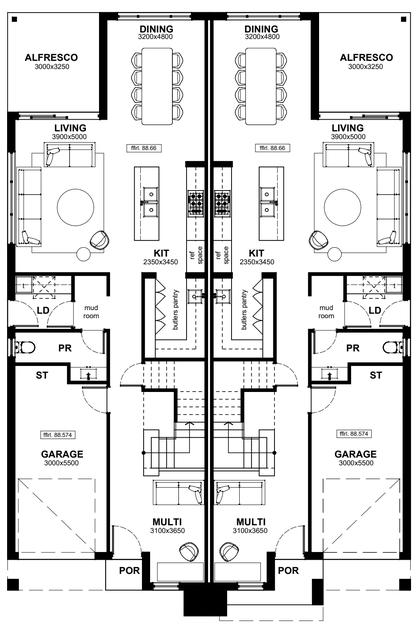
SECTION A-A
scale 1:100 @ A1



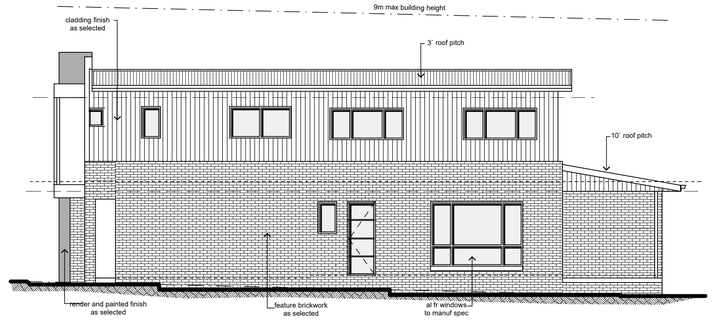
EAST ELEVATION - LOT 1050 & 1051
scale 1:100 @ A1



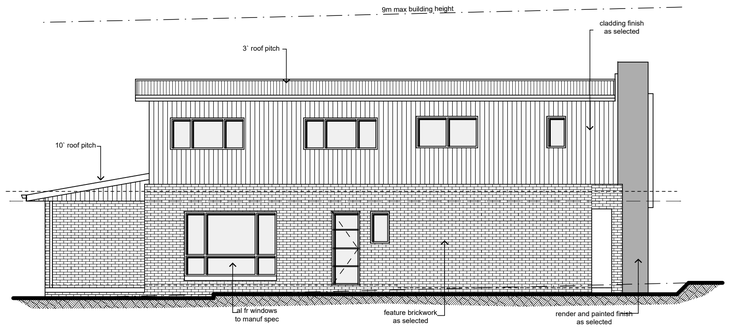
PART SITE/GROUND FLOOR PLAN
scale 1:200 @ A1



GROUND FLOOR PLAN
scale 1:100 @A1



SOUTH ELEVATION - LOT 1050 & 1051
scale 1:100 @ A1



NORTH ELEVATION - LOT 1050 & 1051
scale 1:100 @ A1

North point

rev	date	description
A	29.08.23	issued for review
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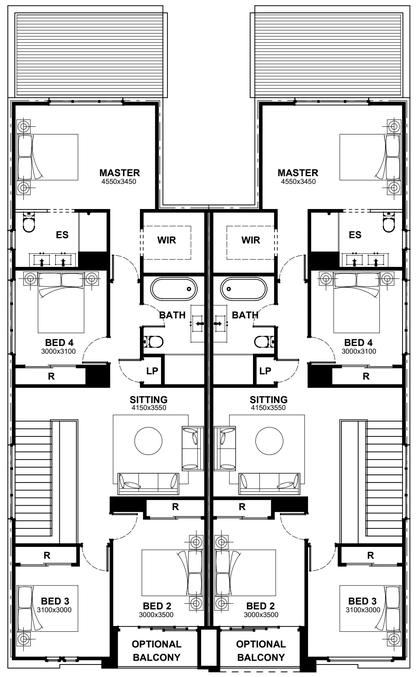
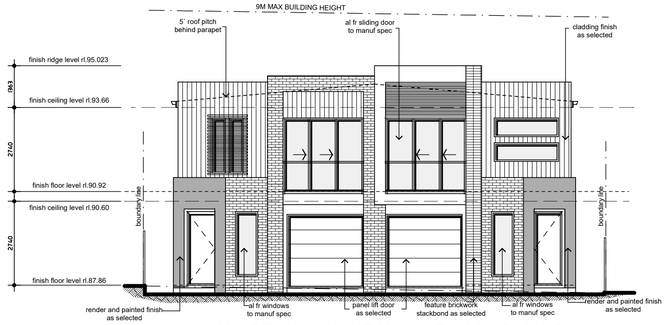


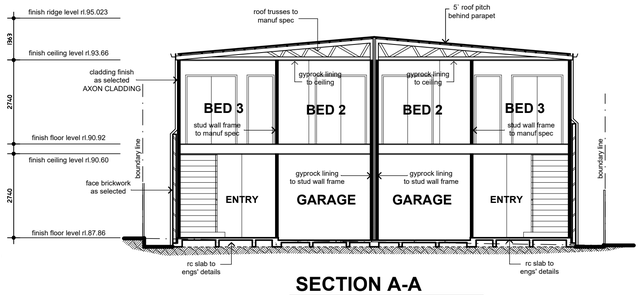
FIRST FLOOR PLAN

scale 1:100 @A1



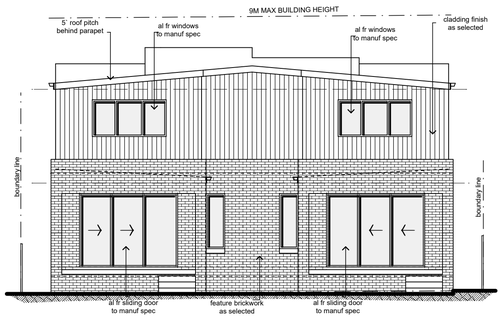
WEST ELEVATION - LOT 1055 & 1056

scale 1:100 @ A3



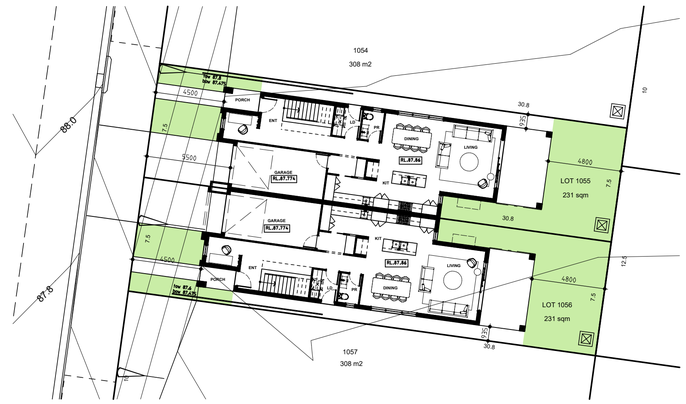
SECTION A-A

scale 1:100 @ A3



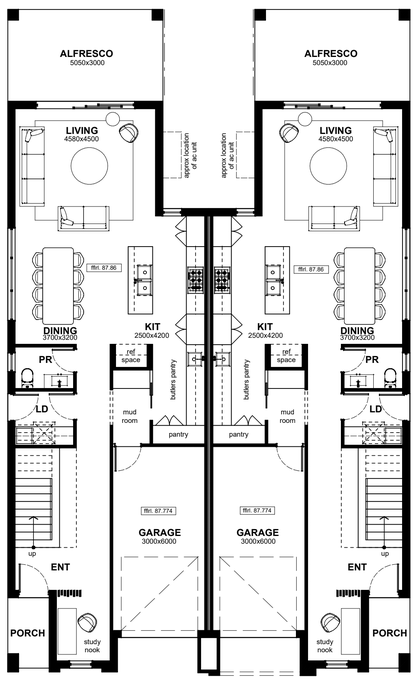
EAST ELEVATION - LOT 1055 & 1056

scale 1:100 @ A3



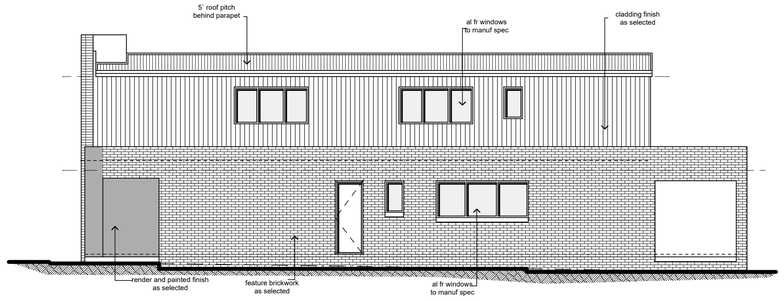
PART SITE/GROUND FLOOR PLAN

scale 1:200 @ A1



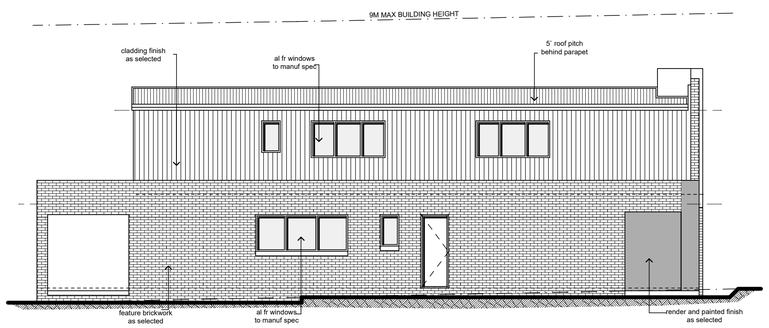
GROUND FLOOR PLAN

scale 1:100 @A1



SOUTH ELEVATION - LOT 1055 & 1056

scale 1:100 @ A3



NORTH ELEVATION - LOT 1055 & 1056

scale 1:100 @ A3

North point

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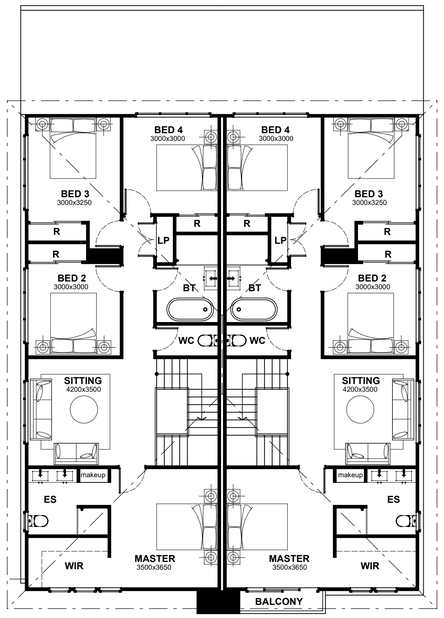
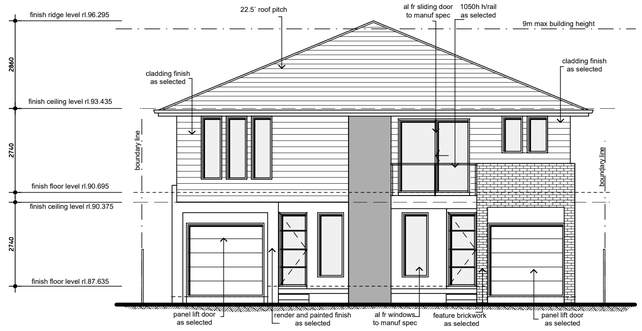


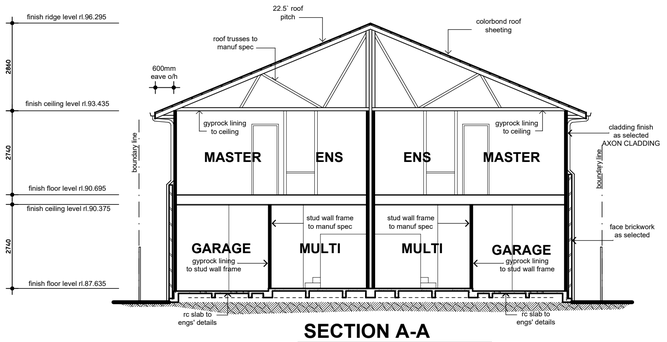
FIRST FLOOR PLAN

scale 1:100 @A1



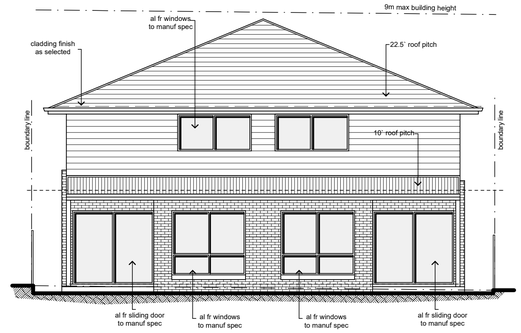
EAST ELEVATION - LOT 1068 & 1069

scale 1:100 @ A1



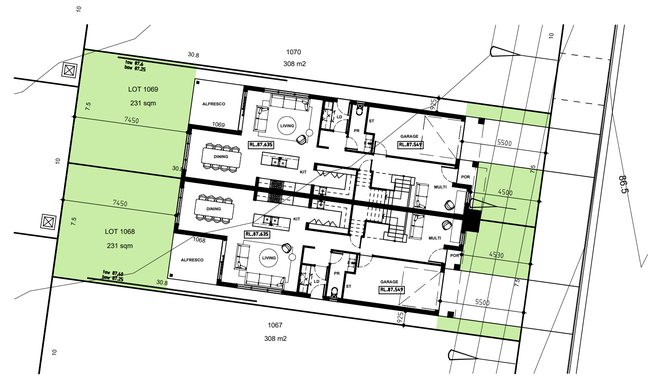
SECTION A-A

scale 1:100 @ A1



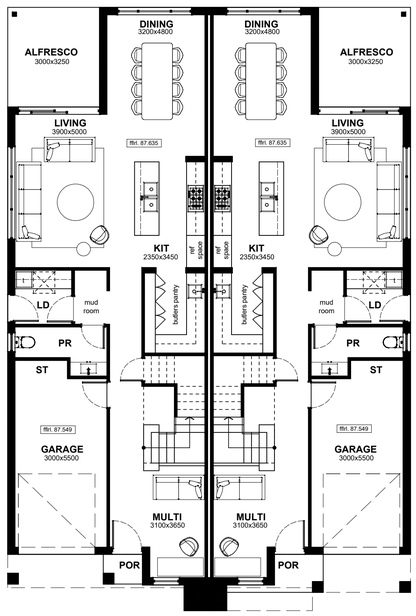
WEST ELEVATION - LOT 1068 & 1069

scale 1:100 @ A1



PART SITE/GROUND FLOOR PLAN

scale 1:200 @ A1

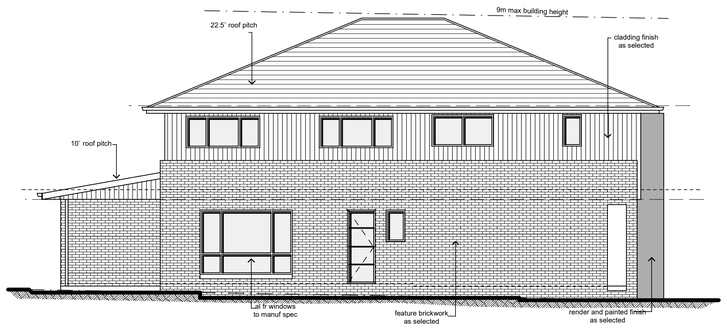


GROUND FLOOR PLAN

scale 1:100 @A1

NORTH ELEVATION - LOT 1068 & 1069

scale 1:100 @ A1



SOUTH ELEVATION - LOT 1068 & 1069

scale 1:100 @ A1

North point

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Accreditation no. 6598
membership no. 5682-21

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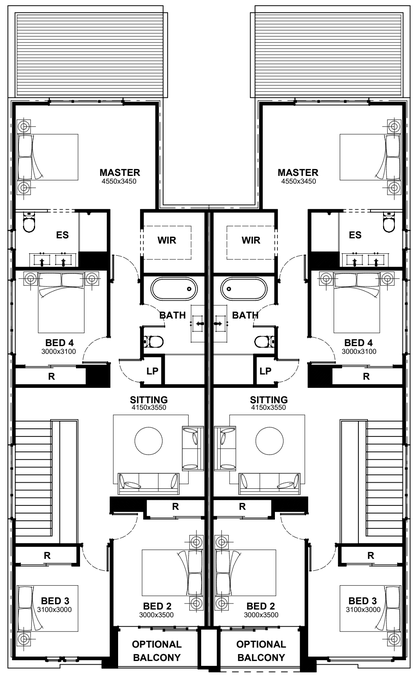
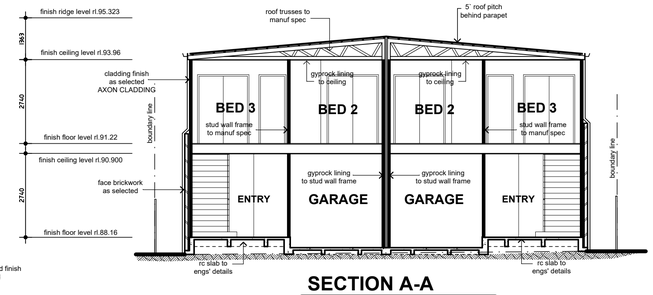


FIRST FLOOR PLAN

scale 1:100 @A1

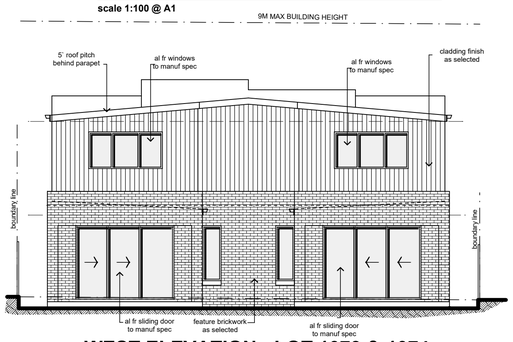
EAST ELEVATION - LOT 1073 & 1074

scale 1:100 @ A1



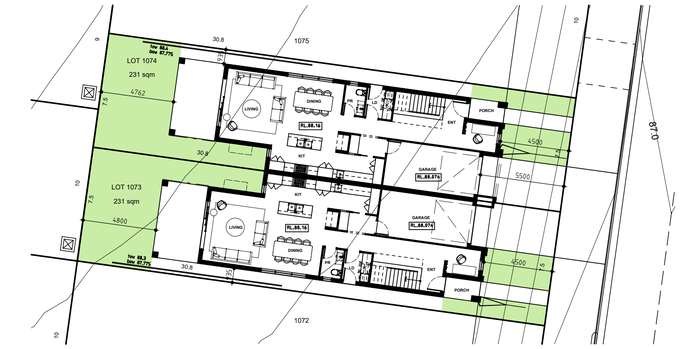
SECTION A-A

scale 1:100 @ A1



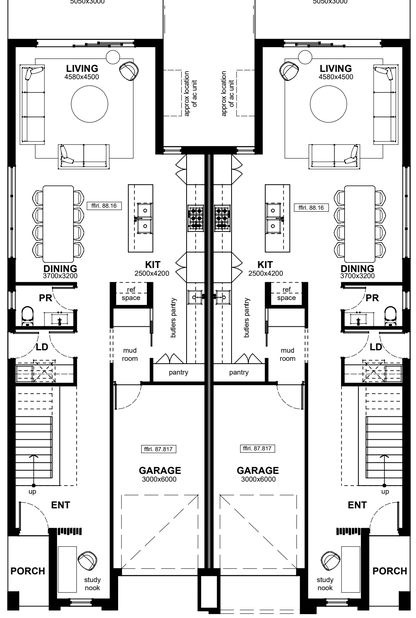
WEST ELEVATION - LOT 1073 & 1074

scale 1:100 @ A1



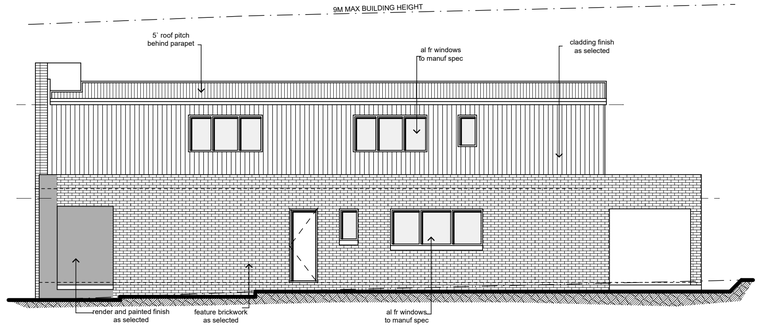
PART SITE/GROUND FLOOR PLAN

scale 1:200 @ A1



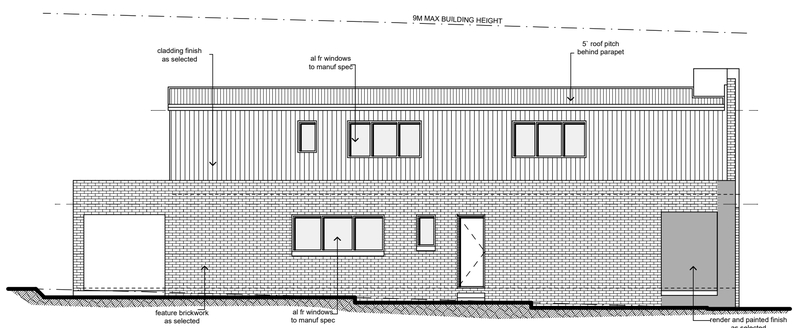
GROUND FLOOR PLAN

scale 1:100 @A1



NORTH ELEVATION - LOT 1073 & 1074

scale 1:100 @ A1



SOUTH ELEVATION - LOT 1073 & 1074

scale 1:100 @ A1

North point

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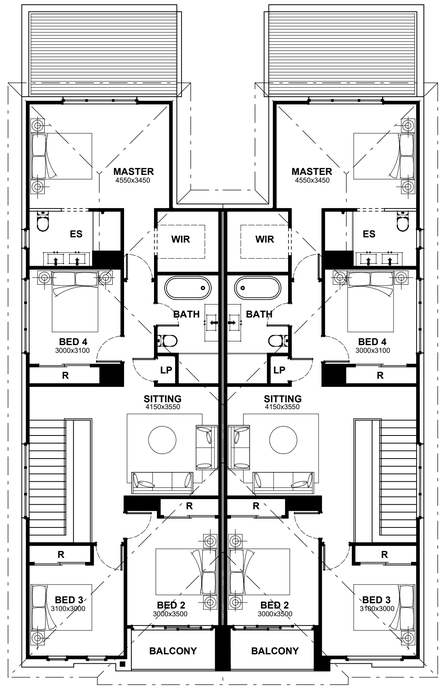
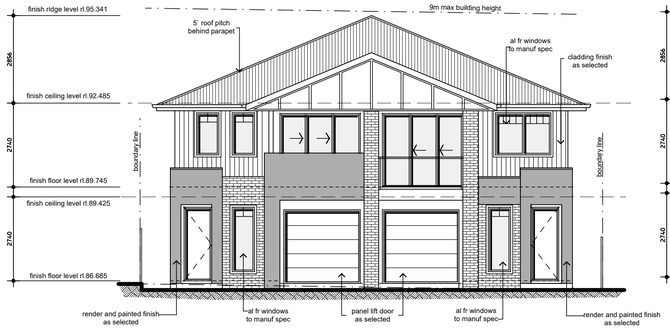


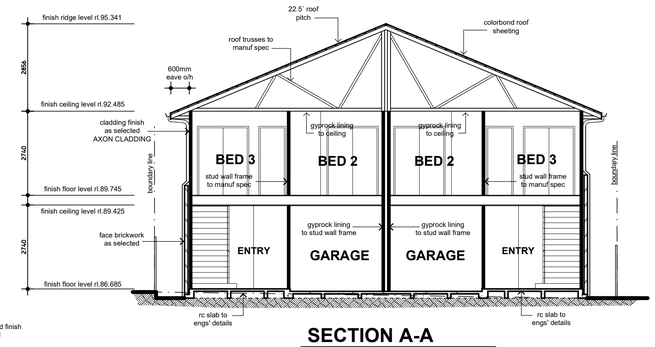
FIRST FLOOR PLAN

scale 1:100 @A1



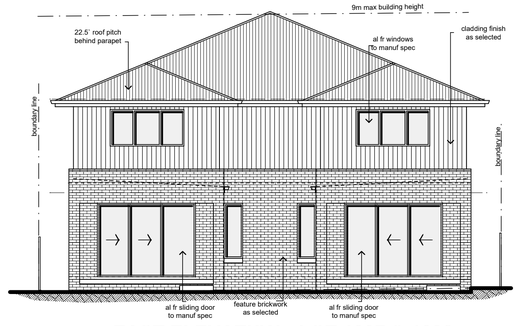
WEST ELEVATION - LOT 1097 & 1098

scale 1:100 @ A1



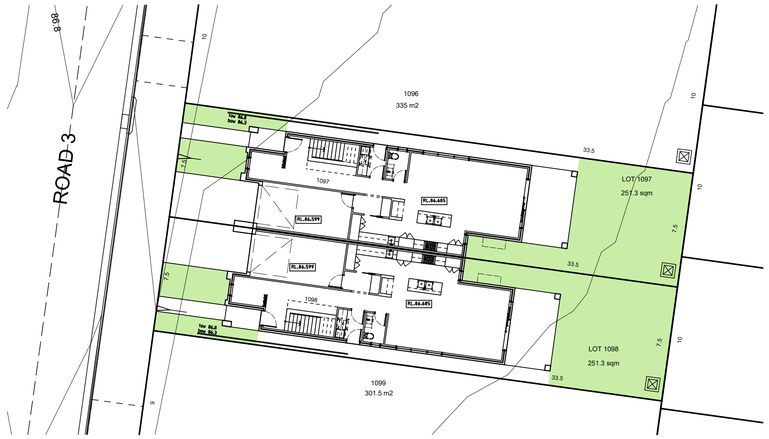
SECTION A-A

scale 1:100 @ A1



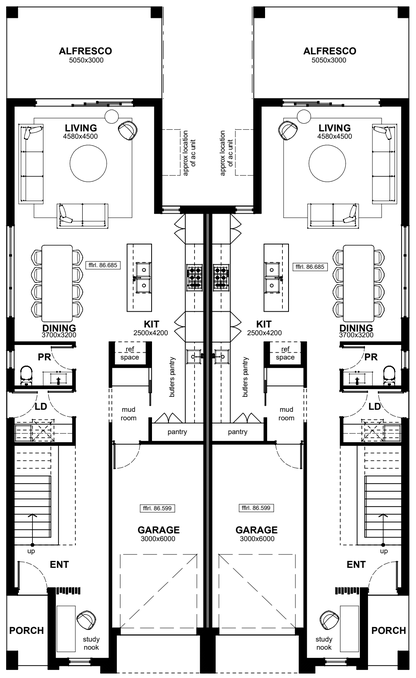
EAST ELEVATION - LOT 1097 & 1098

scale 1:100 @ A1



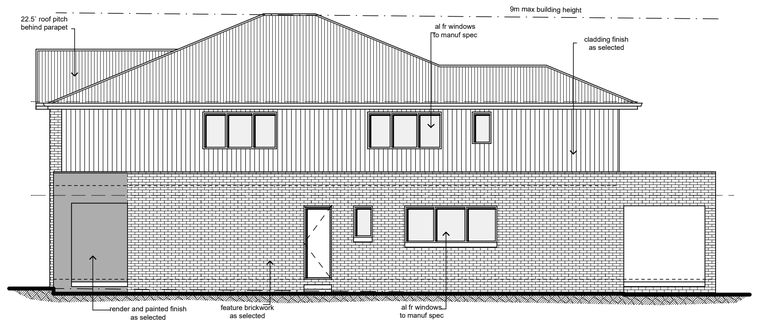
PART SITE/GROUND FLOOR PLAN

scale 1:200 @ A1



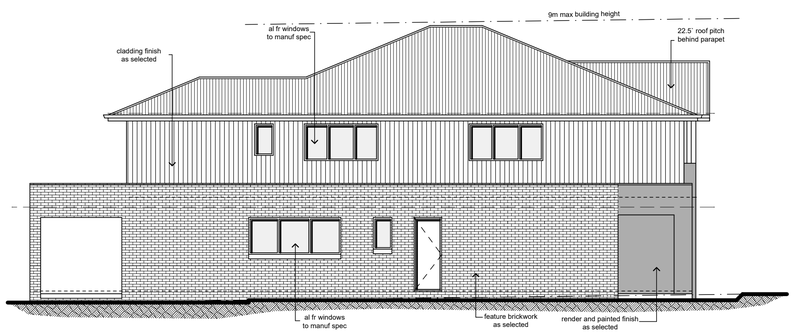
GROUND FLOOR PLAN

scale 1:100 @A1



SOUTH ELEVATION - LOT 1097 & 1098

scale 1:100 @ A1



NORTH ELEVATION - LOT 1097 & 1098

scale 1:100 @ A1

North point

rev	date	description
A	29.08.23	issued for review
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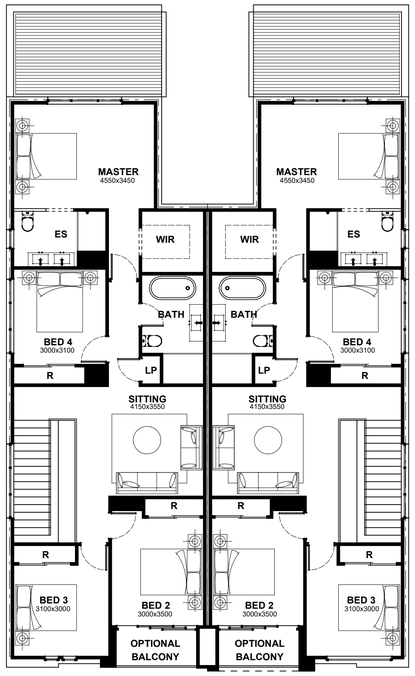
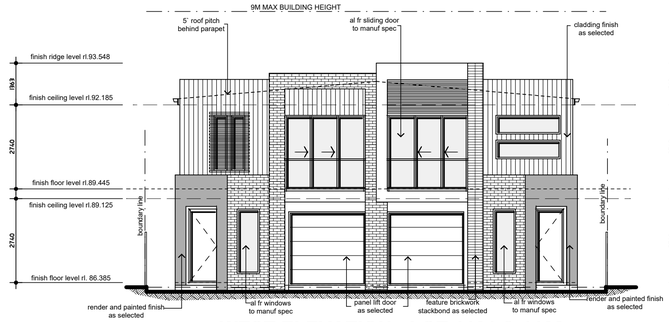


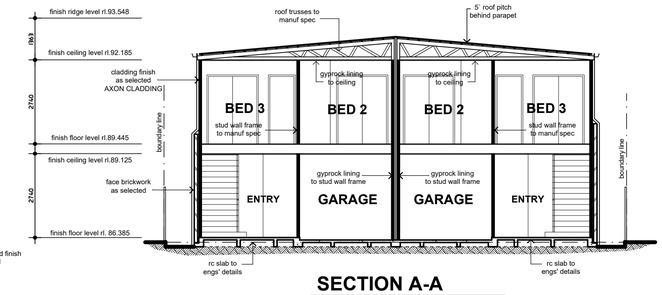
FIRST FLOOR PLAN

scale 1:100 @A1



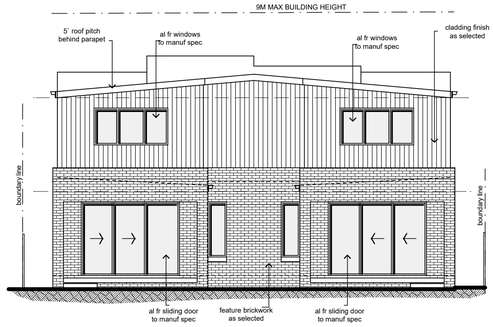
WEST ELEVATION - LOT 1101 & 1102

scale 1:100 @ A1



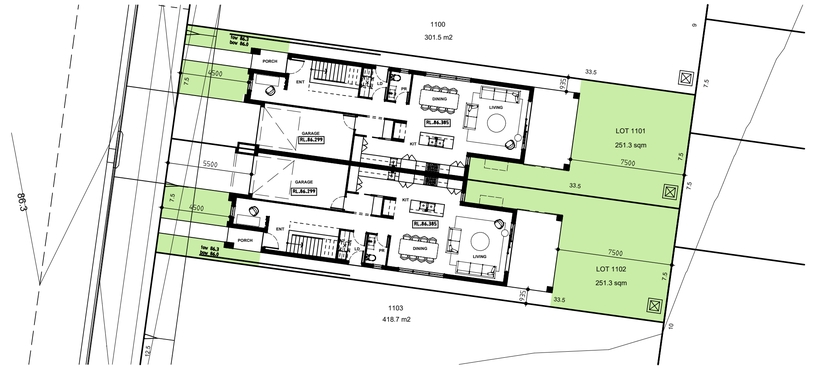
SECTION A-A

scale 1:100 @ A1



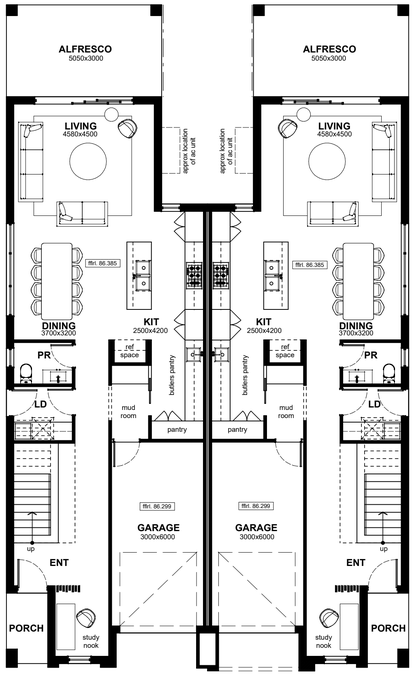
EAST ELEVATION - LOT 1101 & 1102

scale 1:100 @ A1



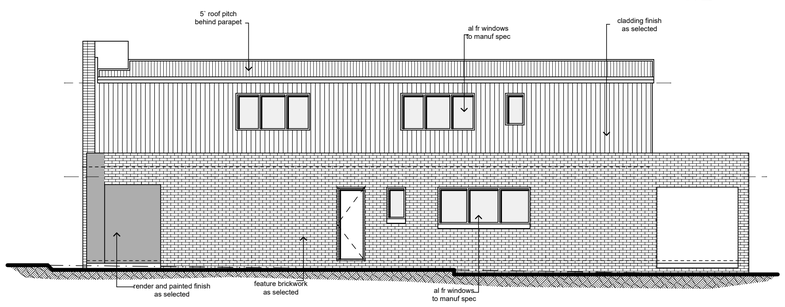
PART SITE/GROUND FLOOR PLAN

scale 1:200 @ A1



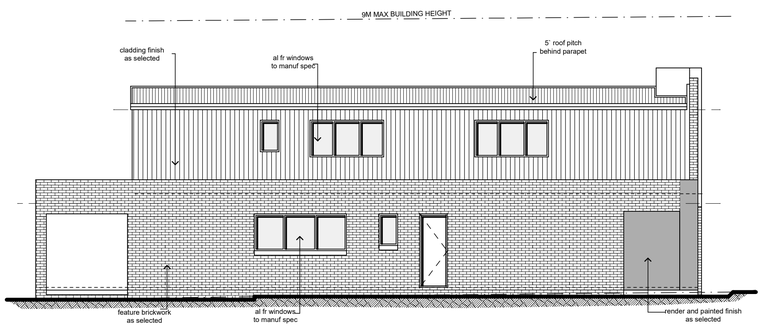
GROUND FLOOR PLAN

scale 1:100 @A1



SOUTH ELEVATION - LOT 1101 & 1102

scale 1:100 @ A1



NORTH ELEVATION - LOT 1101 & 1102

scale 1:100 @ A1

North point

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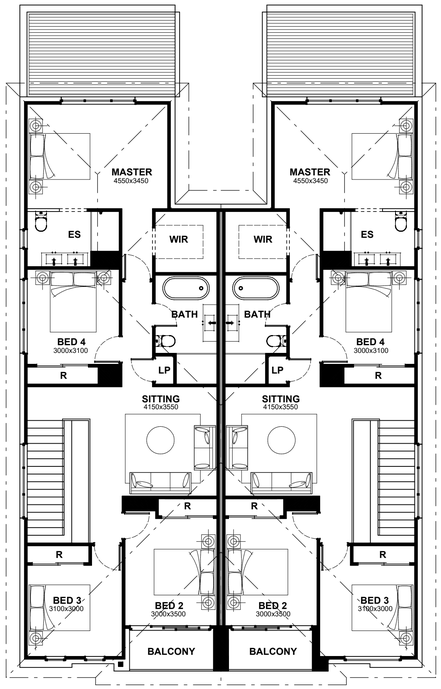
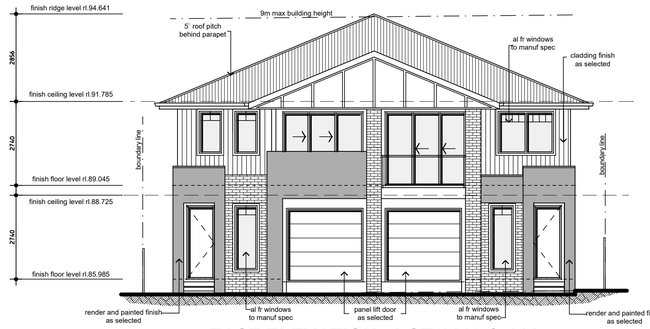


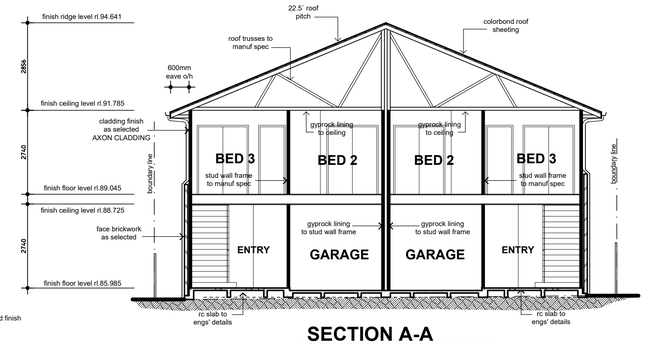
FIRST FLOOR PLAN

scale 1:100 @A1



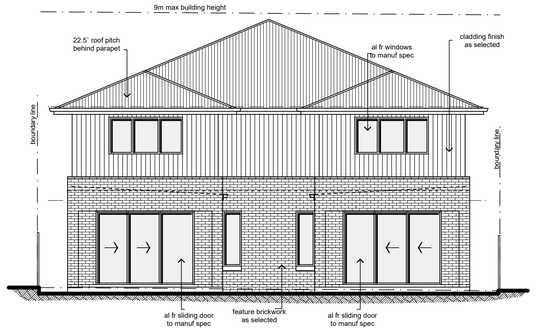
EAST ELEVATION - LOT 1116 & 1117

scale 1:100 @ A1



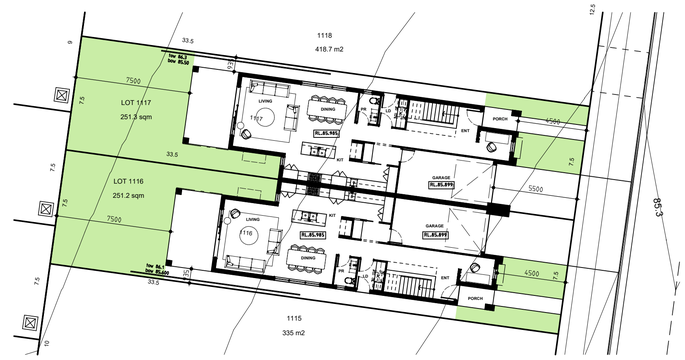
SECTION A-A

scale 1:100 @ A1



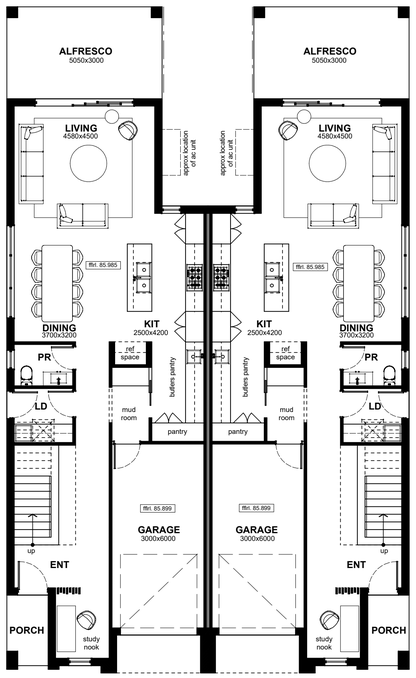
WEST ELEVATION - LOT 1116 & 1117

scale 1:100 @ A1



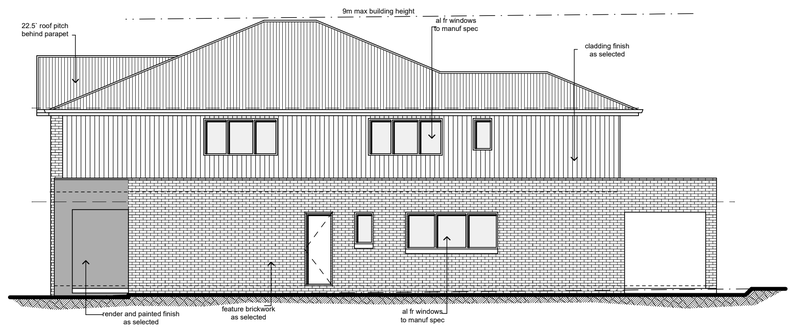
PART SITE/GROUND FLOOR PLAN

scale 1:200 @ A1



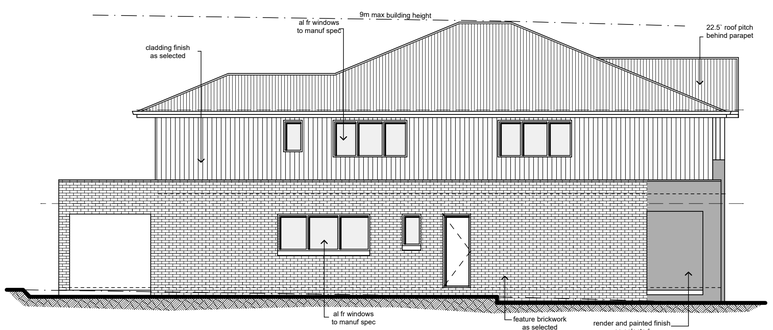
GROUND FLOOR PLAN

scale 1:100 @A1



NORTH ELEVATION - LOT 1116 & 1117

scale 1:100 @ A1



SOUTH ELEVATION - LOT 1116 & 1117

scale 1:100 @ A1

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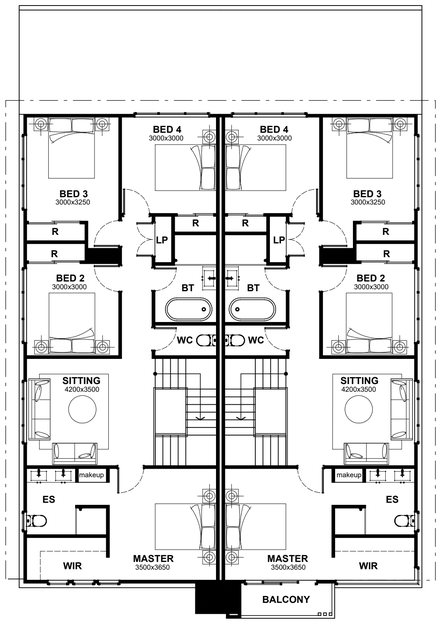
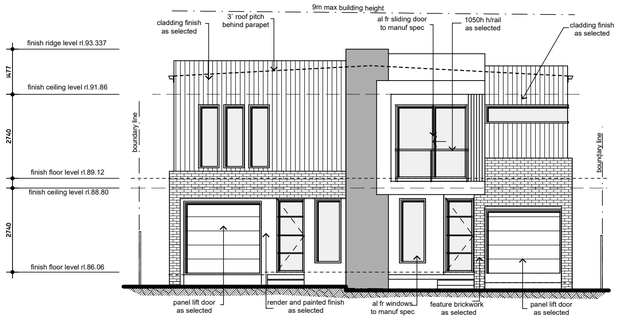


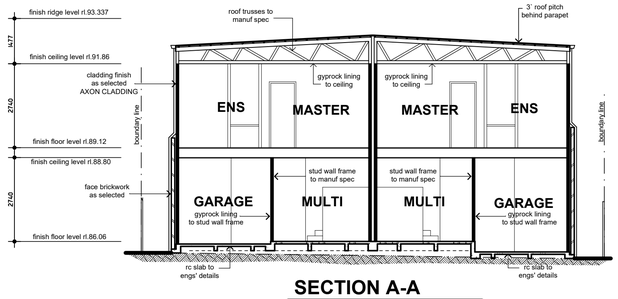
FIRST FLOOR PLAN

scale 1:100 @A1



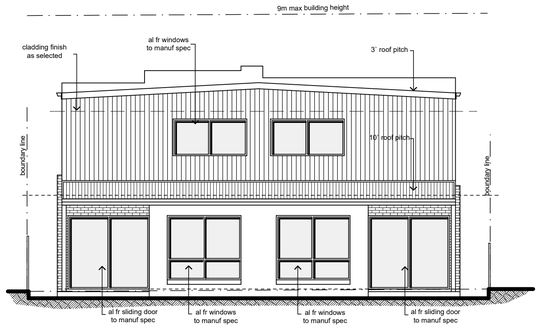
EAST ELEVATION - LOT 1125 & 1126

scale 1:100 @ A1



SECTION A-A

scale 1:100 @ A1

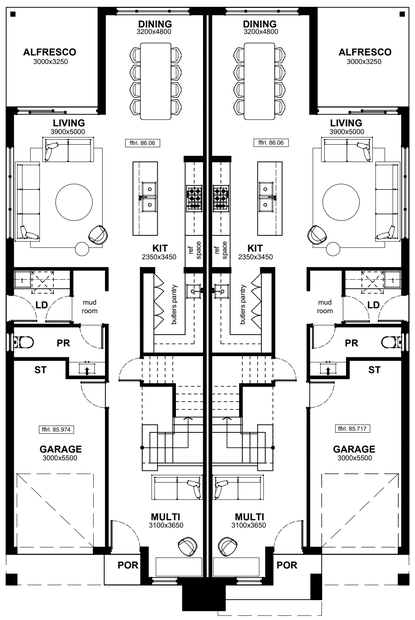


WEST ELEVATION - LOT 1125 & 1126

scale 1:100 @ A1

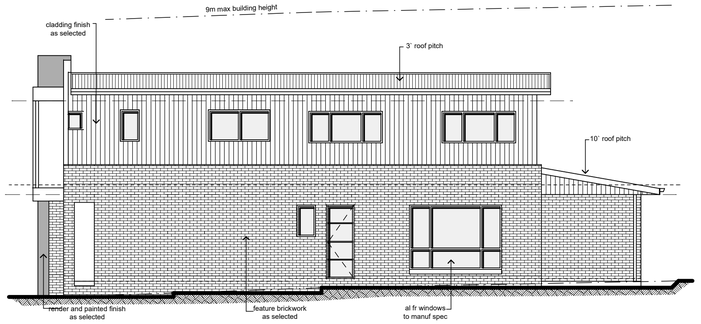
PART SITE/GROUND FLOOR PLAN

scale 1:200 @ A1



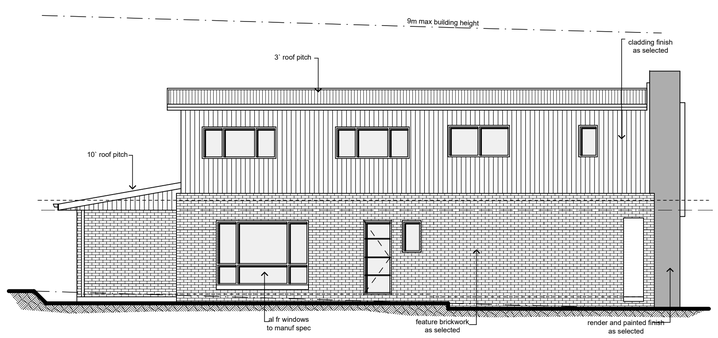
GROUND FLOOR PLAN

scale 1:100 @A1



NORTH ELEVATION - LOT 1125 & 1126

scale 1:100 @ A1



SOUTH ELEVATION - LOT 1125 & 1126

scale 1:100 @ A1

North point

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Designer

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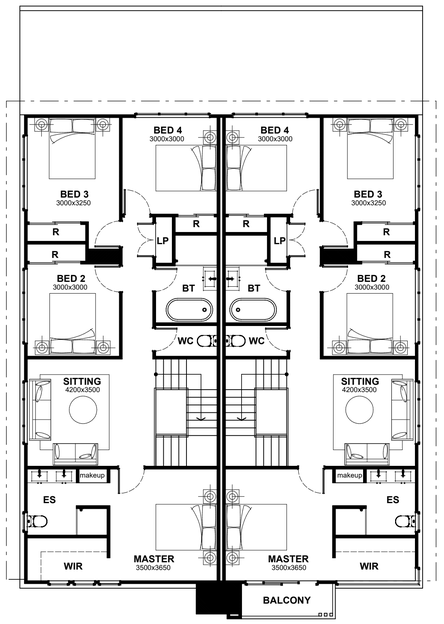
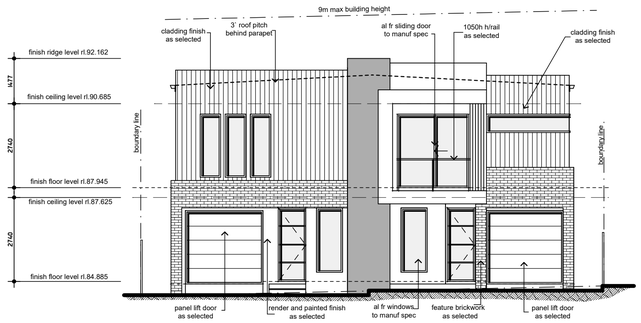


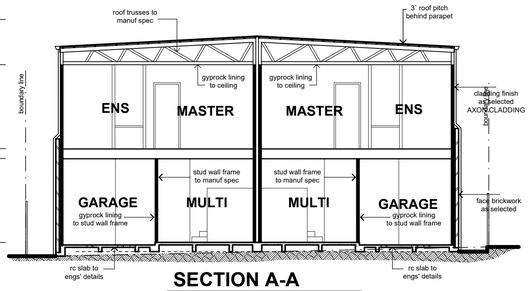
FIRST FLOOR PLAN

scale 1:100 @A1



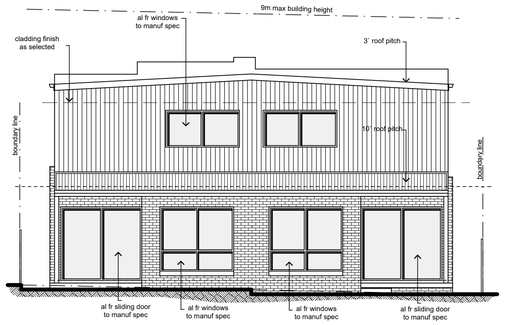
NORTH ELEVATION - LOT 1133 & 1134

scale 1:100 @ A3



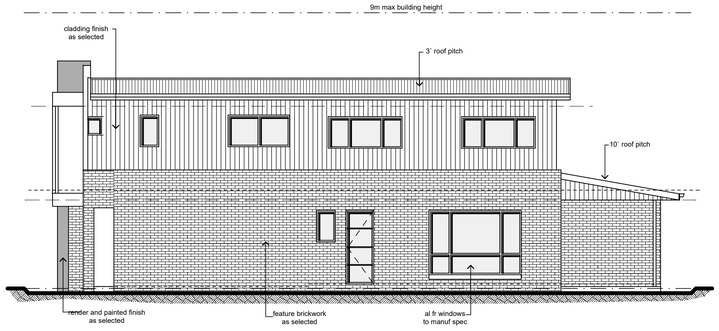
SECTION A-A

scale 1:100 @ A3



SOUTH ELEVATION - LOT 1133 & 1134

scale 1:100 @ A3

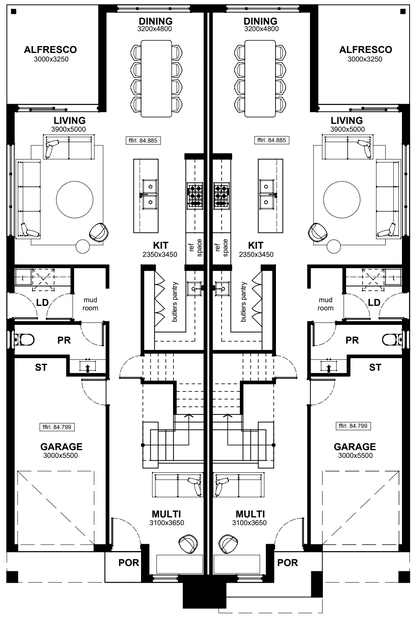


WEST ELEVATION - LOT 1133 & 1134

scale 1:100 @ A3

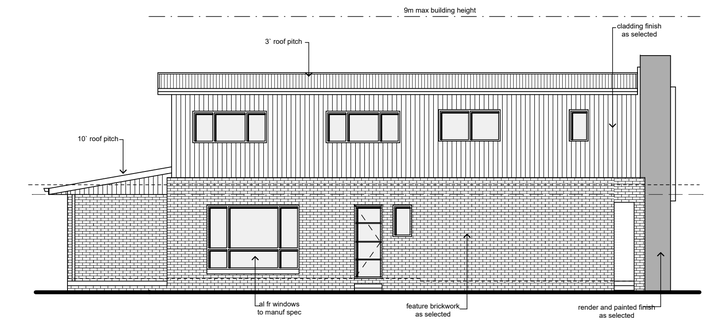
PART SITE/GROUND FLOOR PLAN

scale 1:200 @ A1



GROUND FLOOR PLAN

scale 1:100 @A1



EAST ELEVATION - LOT 1133 & 1134

scale 1:100 @ A3

North point

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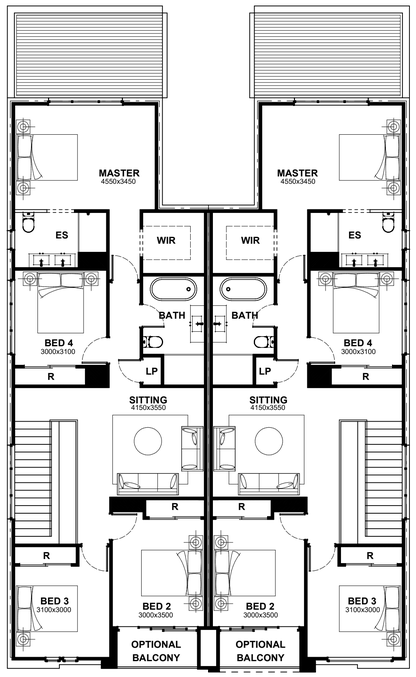


FIRST FLOOR PLAN

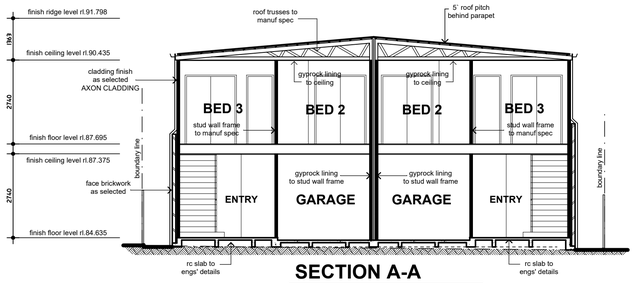
scale 1:100 @A1

GROUND FLOOR PLAN

scale 1:100 @A1

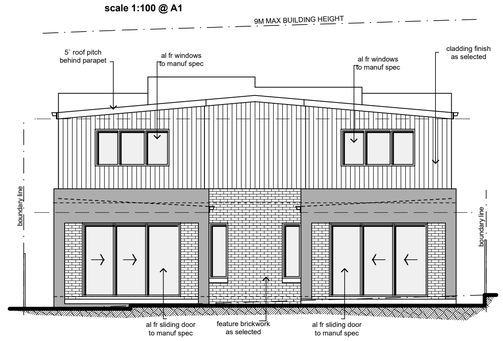
SOUTH ELEVATION - LOT 1143 & 1144

scale 1:100 @ A1



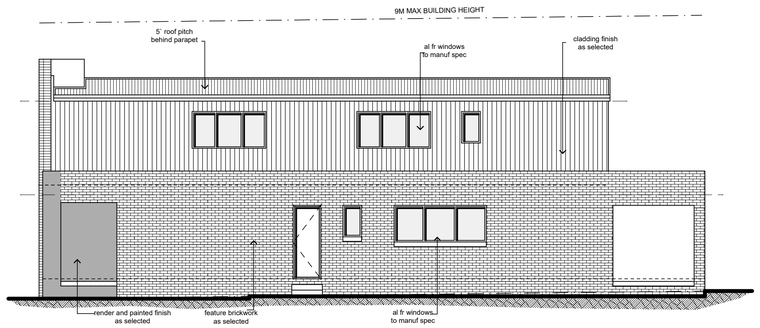
SECTION A-A

scale 1:100 @ A1



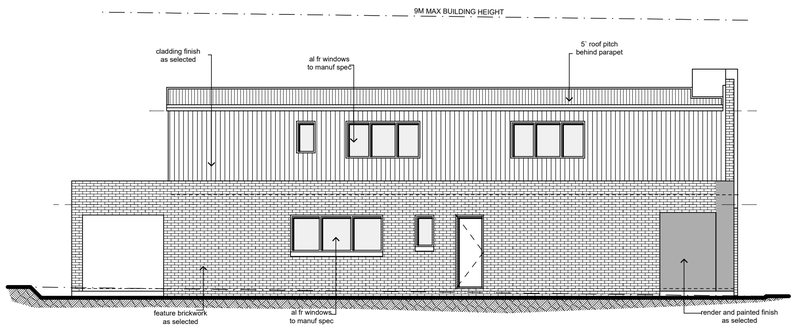
NORTH ELEVATION - LOT 1143 & 1144

scale 1:100 @ A1



EAST ELEVATION - LOT 1143 & 1144

scale 1:100 @ A1



WEST ELEVATION - LOT 1143 & 1144

scale 1:100 @ A1

PART SITE/GROUND FLOOR PLAN

scale 1:200 @ A1

North point

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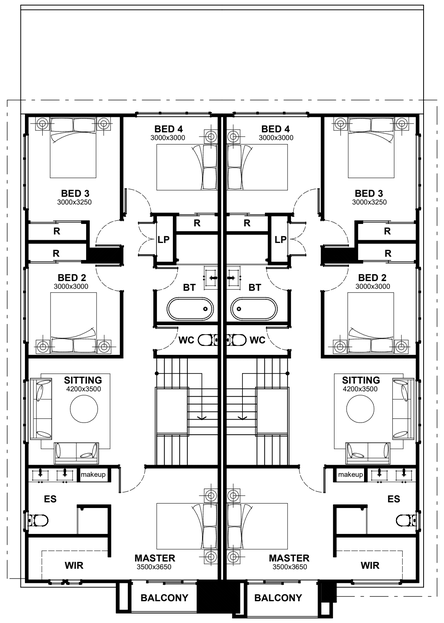
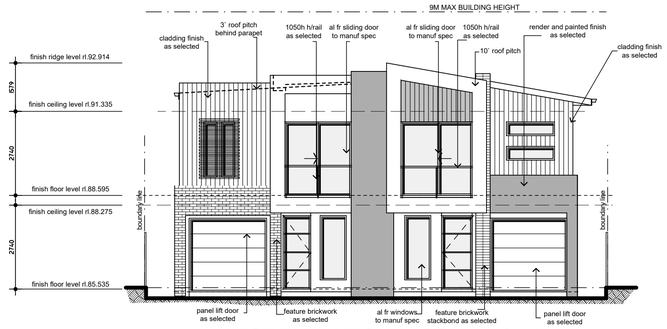


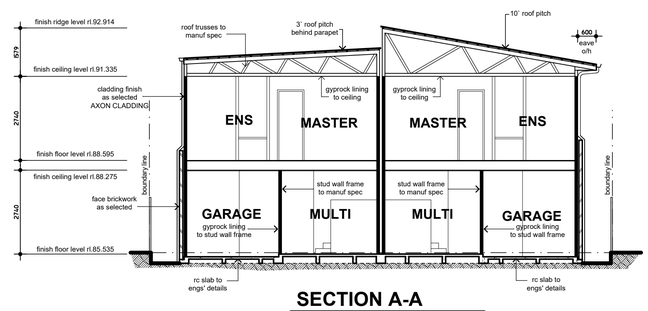
FIRST FLOOR PLAN

scale 1:100 @A1



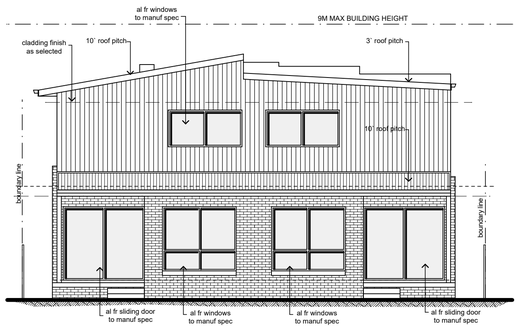
WEST ELEVATION - LOT 1147 & 1148

scale 1:100 @ A1



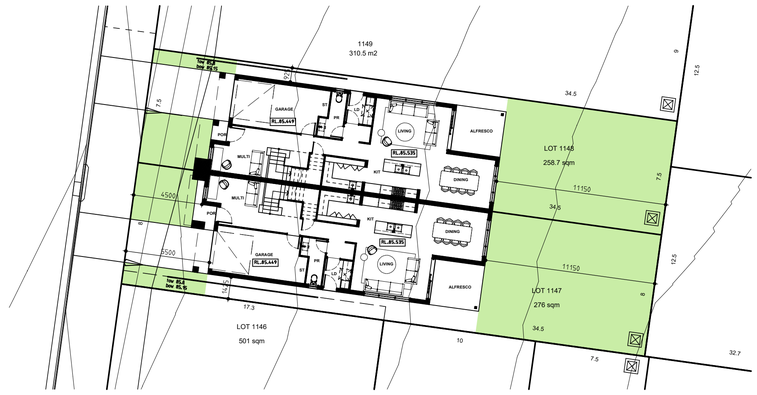
SECTION A-A

scale 1:100 @ A1



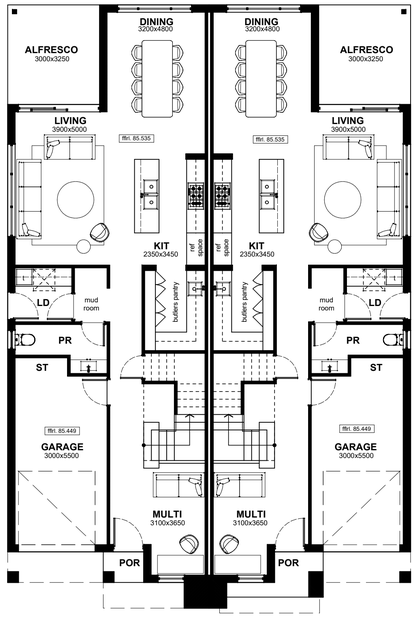
EAST ELEVATION - LOT 1147 & 1148

scale 1:100 @ A1



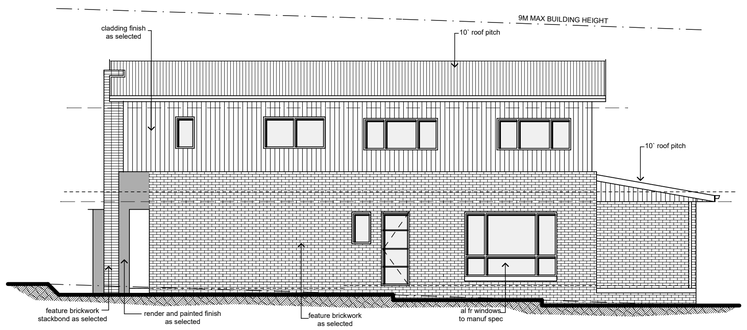
PART SITE/GROUND FLOOR PLAN

scale 1:200 @ A1



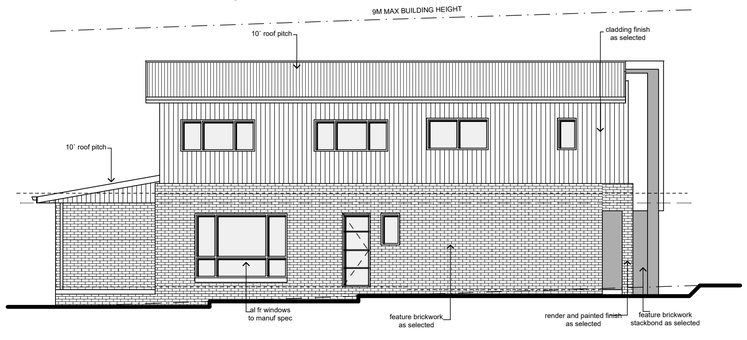
GROUND FLOOR PLAN

scale 1:100 @A1



SOUTH ELEVATION - LOT 1147 & 1148

scale 1:100 @ A1



NORTH ELEVATION - LOT 1147 & 1148

scale 1:100 @ A1

North point

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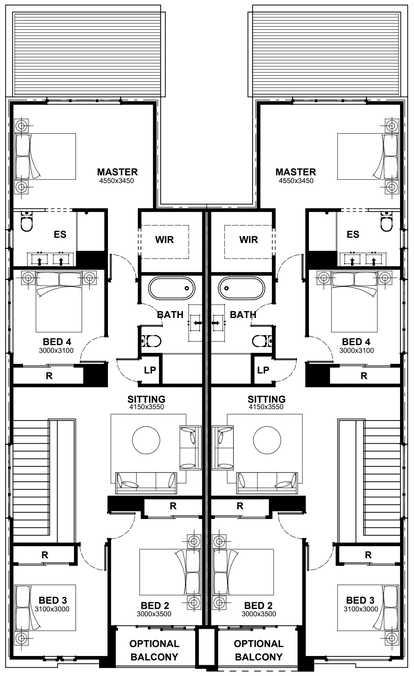
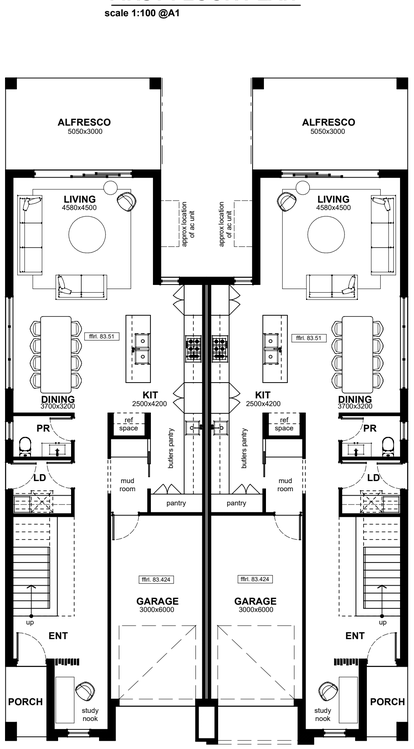


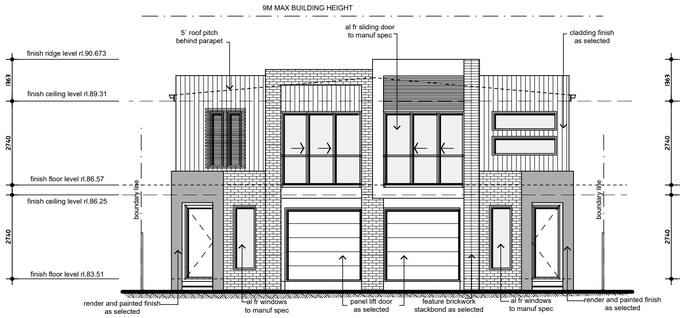
FIRST FLOOR PLAN

scale 1:100 @A1



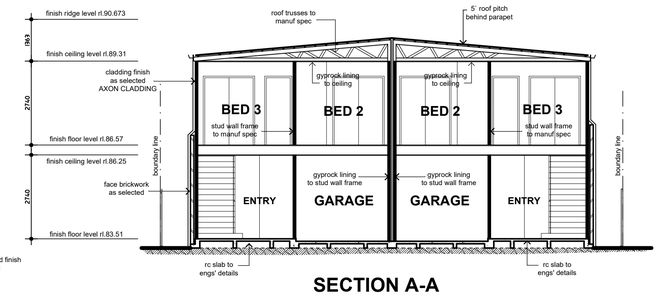
GROUND FLOOR PLAN

scale 1:100 @A1



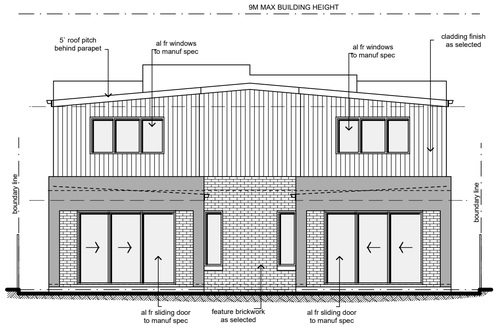
SOUTH WEST ELEVATION - LOT 1159 & 1160

scale 1:100 @ A1



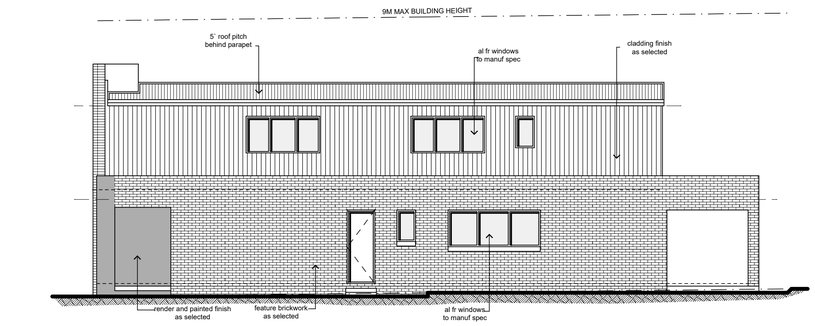
SECTION A-A

scale 1:100 @ A1



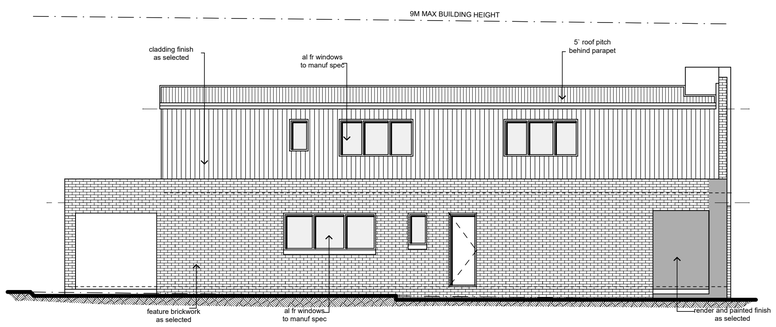
NORTH EAST ELEVATION - LOT 1159 & 1160

scale 1:100 @ A1



SOUTH EAST ELEVATION - LOT 1159 & 1160

scale 1:100 @ A1



NORTH WEST ELEVATION - LOT 1159 & 1160

scale 1:100 @ A1

PART SITE/GROUND FLOOR PLAN

scale 1:200 @ A1

North point

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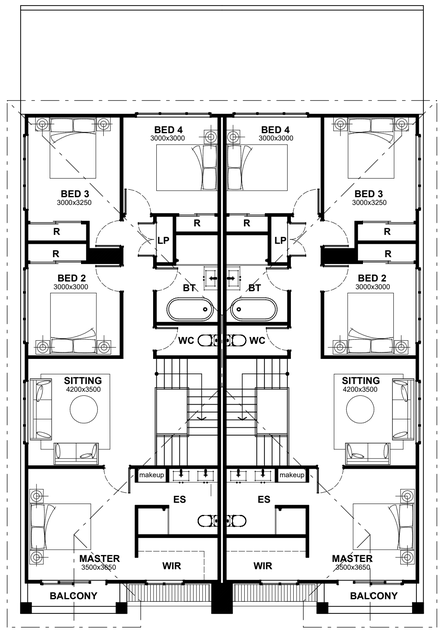
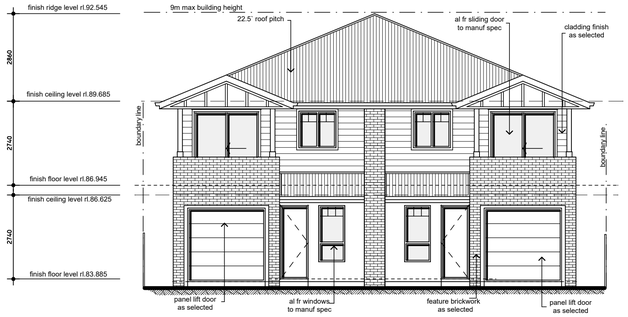


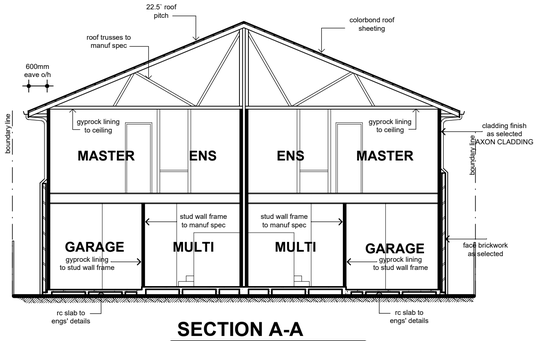
FIRST FLOOR PLAN

scale 1:100 @A1



EAST ELEVATION - LOT 1162 & 1163

scale 1:100 @ A1

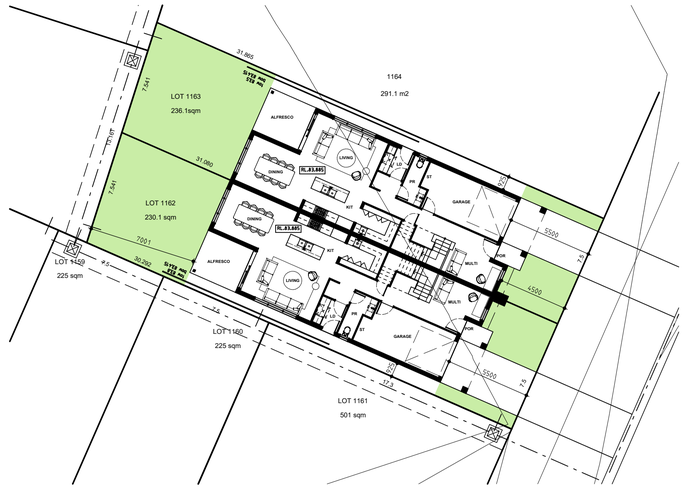


SECTION A-A

scale 1:100 @ A1

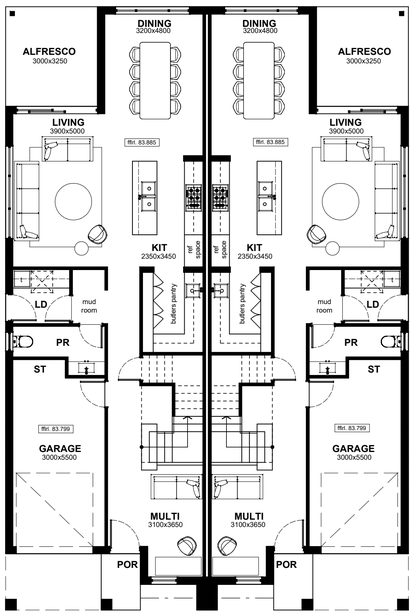
WEST ELEVATION - LOT 1162 & 1163

scale 1:100 @ A1



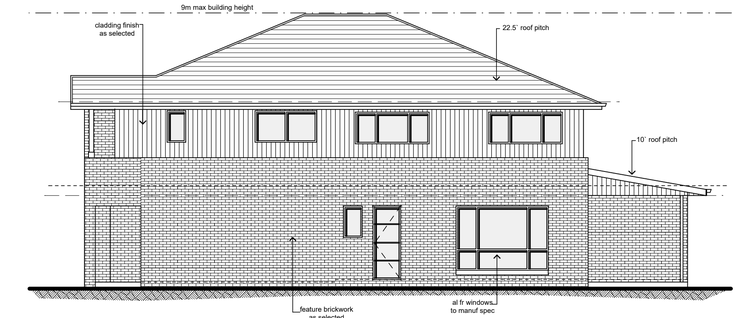
PART SITE/GROUND FLOOR PLAN

scale 1:200 @ A1



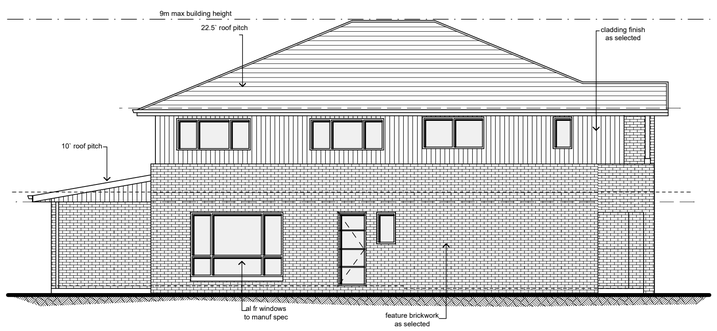
GROUND FLOOR PLAN

scale 1:100 @A1



NORTH ELEVATION - LOT 1162 & 1163

scale 1:100 @ A1



SOUTH ELEVATION - LOT 1162 & 1163

scale 1:100 @ A1

North point

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Locality Key

PROPOSAL

PROPOSED SUBDIVISION & INTEGRATED DEVELOPMENT

Address

751
THE NORTHERN ROAD
BRINGELLY

Client

VITOCCO ENTERPRISES
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Bringelly NSW 2556 Australia
PO Box 228
Narellan NSW 2567 Australia

Designer

STUDIO BLOCK
p: 0400840284
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w: www.studioblock.com.au
m: PO Box 223 Camden NSW 2570
a: suite 1205, No. 31 Lasso Rd Gregory hills 2557
ACCREDITED
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Accreditation no. 6598
membership no. 5682-21

job no. **DN630** page no.

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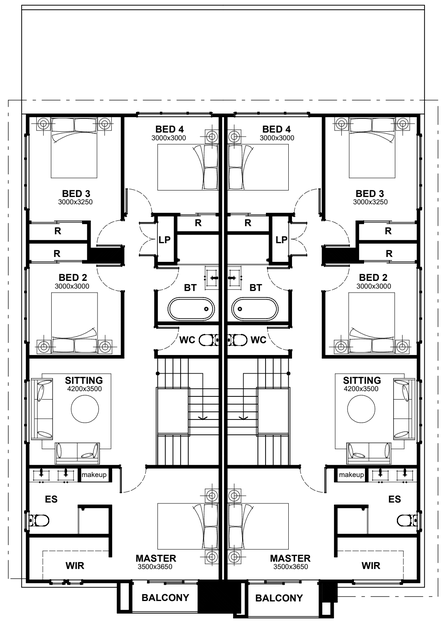
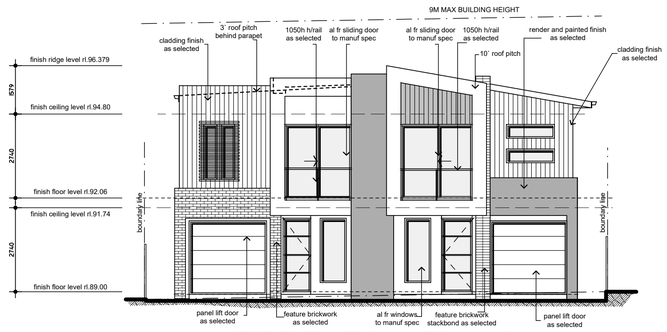


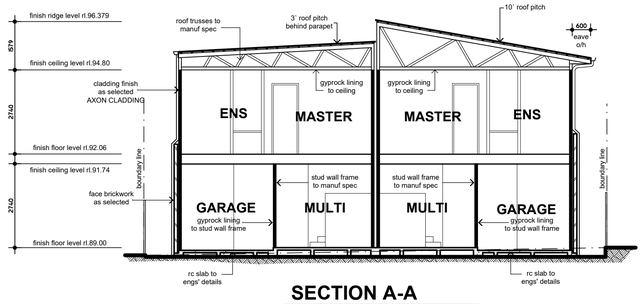
FIRST FLOOR PLAN

scale 1:100 @A1



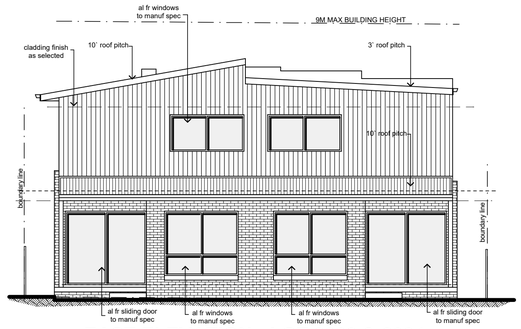
WEST ELEVATION - LOT 2003 & 2004

scale 1:100 @ A1



SECTION A-A

scale 1:100 @ A1

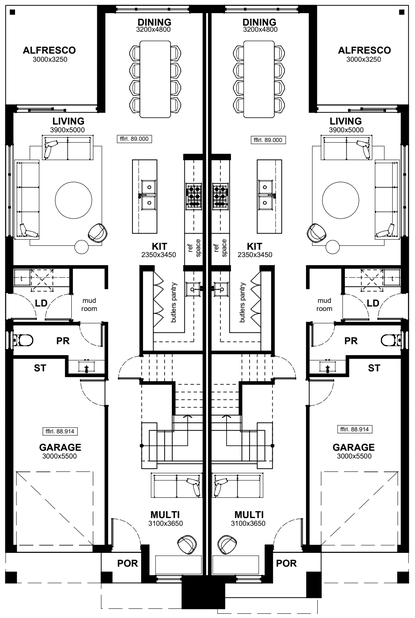


EAST ELEVATION - LOT 2003 & 2004

scale 1:100 @ A1

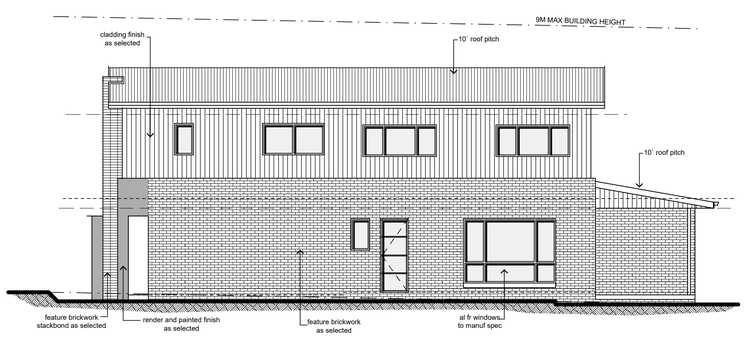
PART SITE/GROUND FLOOR PLAN

scale 1:200 @ A1



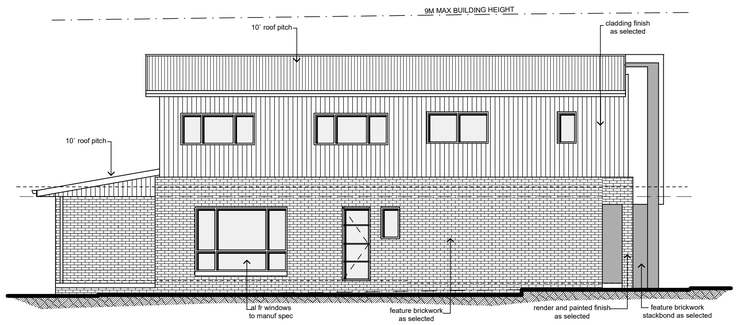
GROUND FLOOR PLAN

scale 1:100 @A1



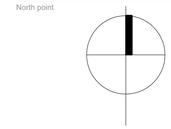
SOUTH ELEVATION - LOT 2003 & 2004

scale 1:100 @ A1



NORTH ELEVATION - LOT 2003 & 2004

scale 1:100 @ A1



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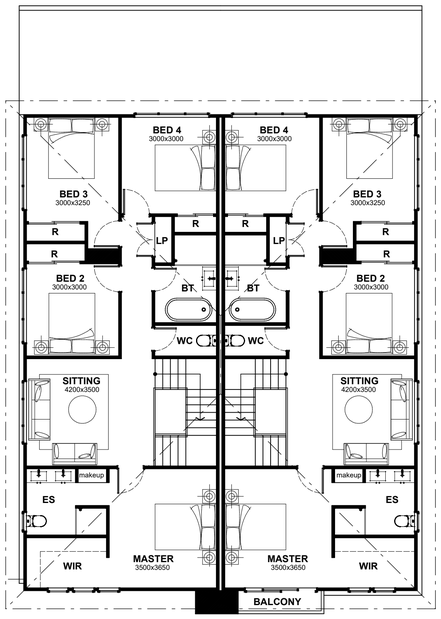
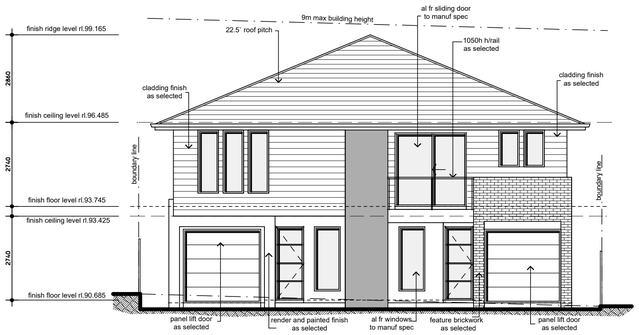


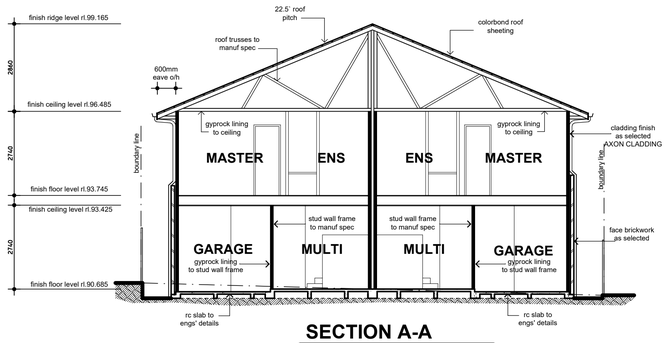
FIRST FLOOR PLAN

scale 1:100 @A1



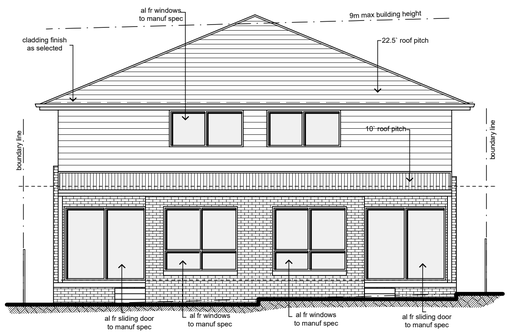
SOUTH ELEVATION - LOT 2013 & 2014

scale 1:100 @ A1



SECTION A-A

scale 1:100 @ A1

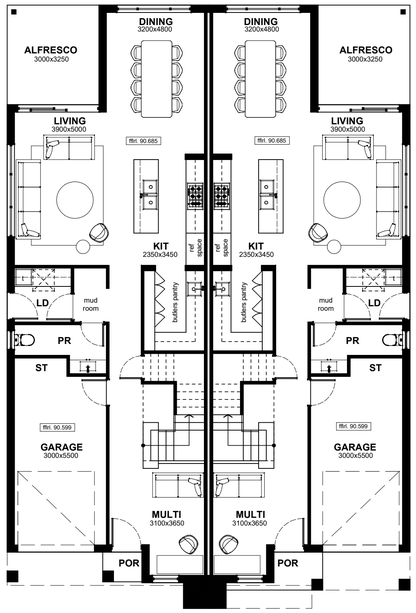


NORTH ELEVATION - LOT 2013 & 2014

scale 1:100 @ A1

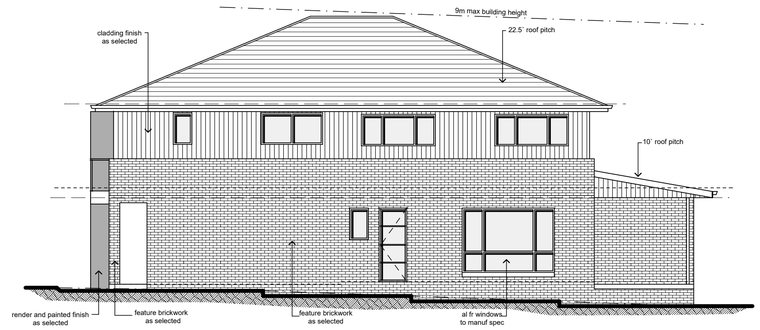
PART SITE/GROUND FLOOR PLAN

scale 1:200 @ A1



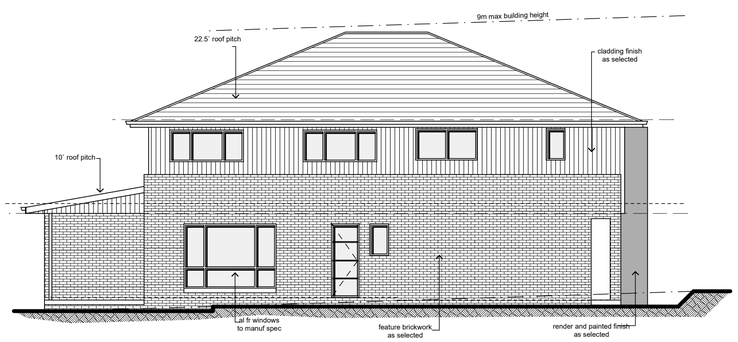
GROUND FLOOR PLAN

scale 1:100 @A1



EAST ELEVATION - LOT 2013 & 2014

scale 1:100 @ A1



WEST ELEVATION - LOT 2013 & 2014

scale 1:100 @ A1

North point

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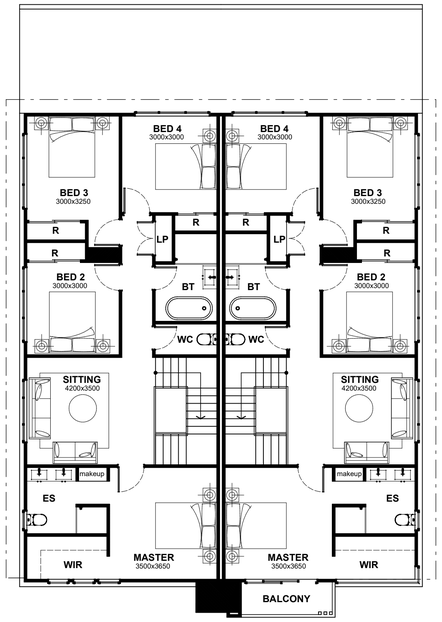
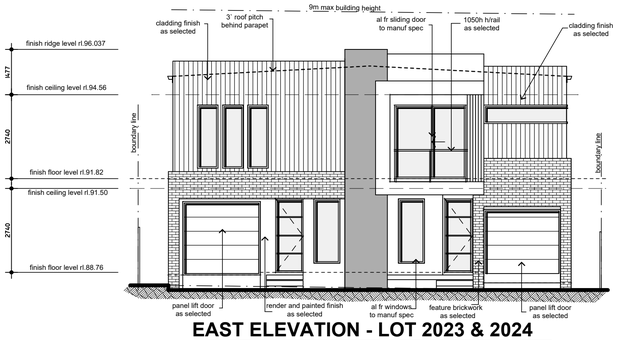


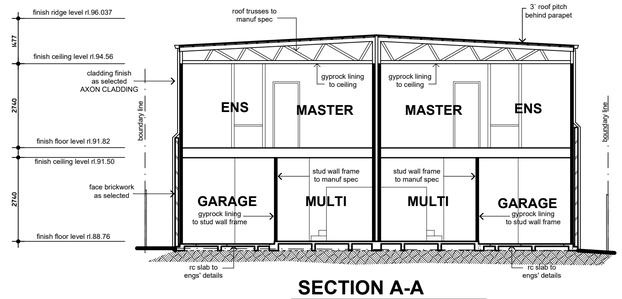
FIRST FLOOR PLAN

scale 1:100 @A1



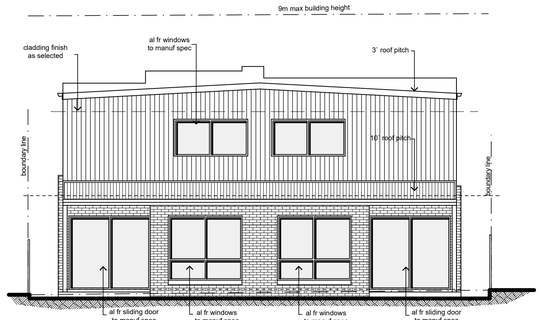
EAST ELEVATION - LOT 2023 & 2024

scale 1:100 @ A1



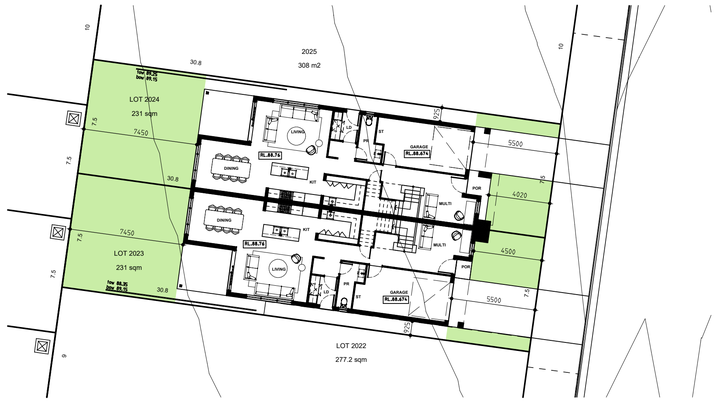
SECTION A-A

SEMI ATTACHED A FACADE B



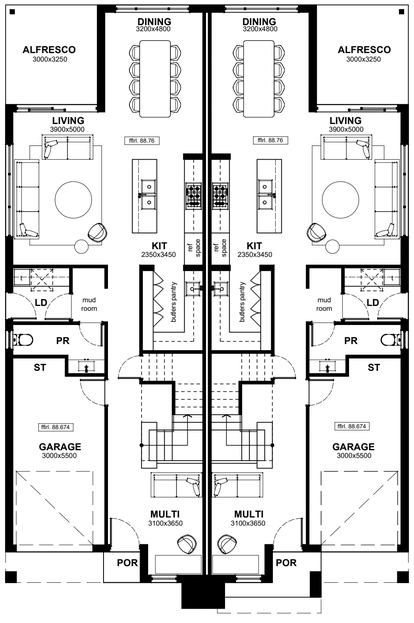
WEST ELEVATION - LOT 2023 & 2024

scale 1:100 @ A1



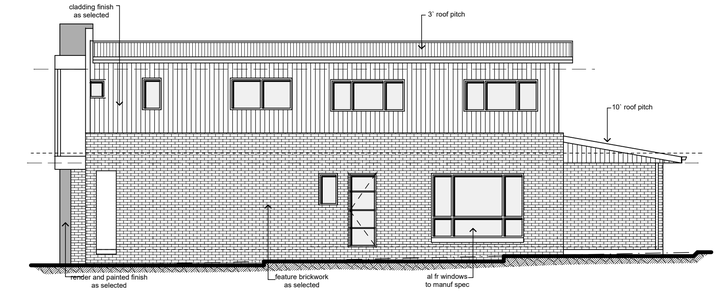
PART SITE/GROUND FLOOR PLAN

scale 1:200 @ A1



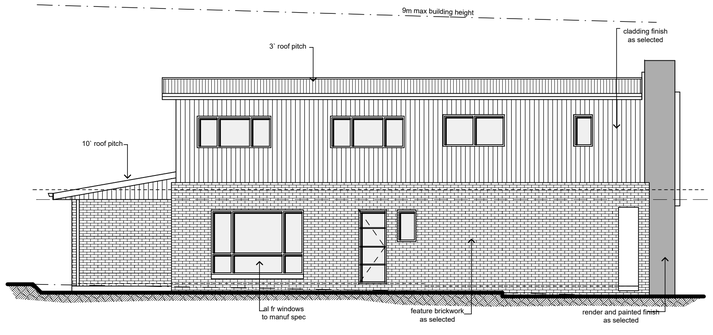
GROUND FLOOR PLAN

scale 1:100 @A1



NORTH ELEVATION - LOT 2023 & 2024

scale 1:100 @ A1



SOUTH ELEVATION - LOT 2023 & 2024

scale 1:100 @ A1

North point

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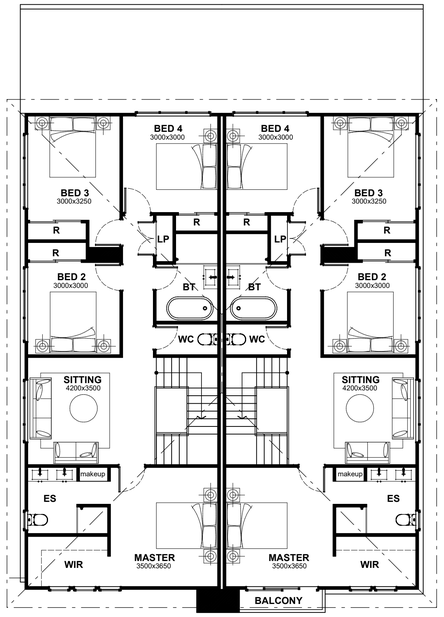
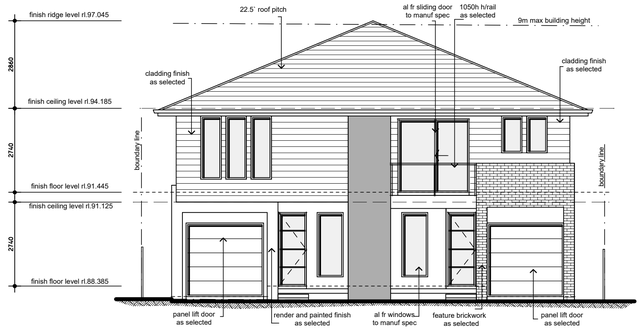


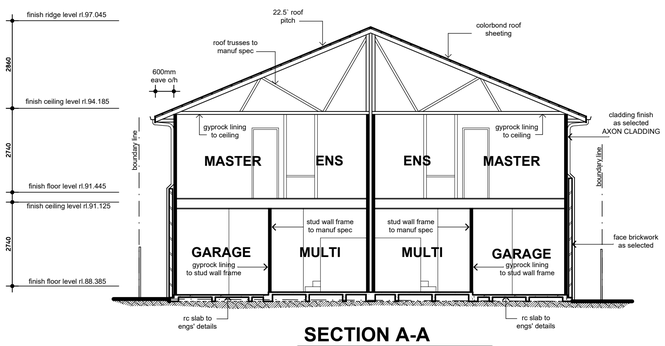
FIRST FLOOR PLAN

scale 1:100 @A1



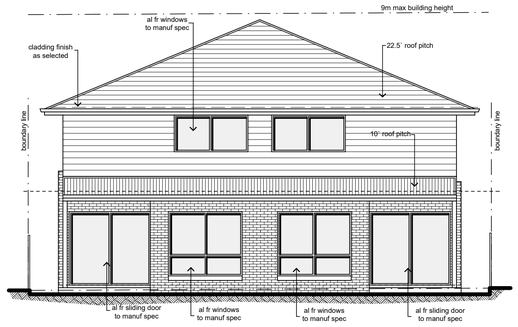
EAST ELEVATION - LOT 2027 & 2028

scale 1:100 @ A1



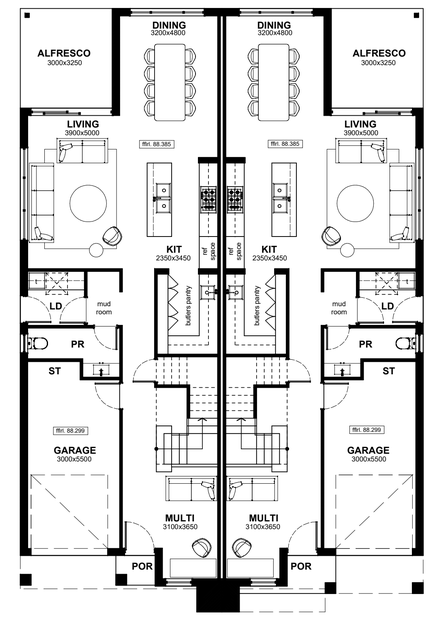
SECTION A-A

scale 1:100 @ A1



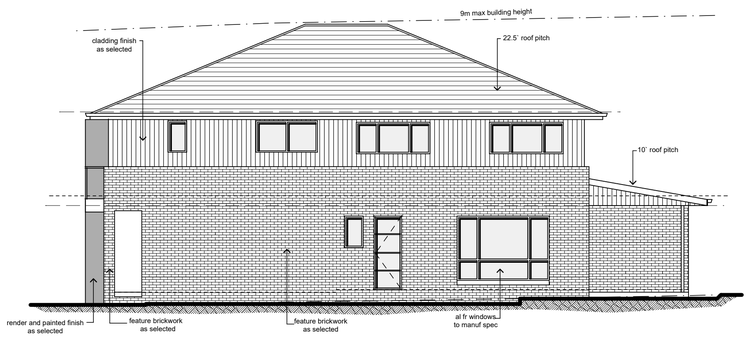
WEST ELEVATION - LOT 2027 & 2028

scale 1:100 @ A1



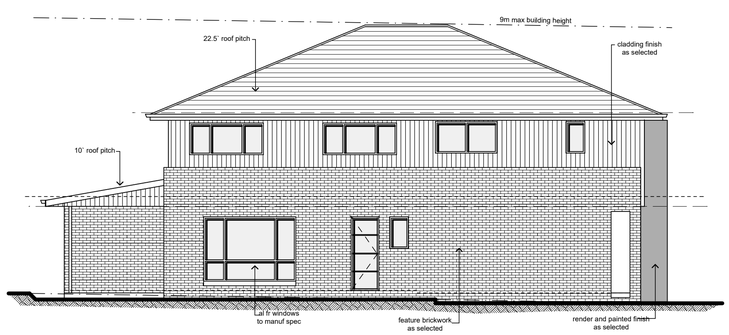
GROUND FLOOR PLAN

scale 1:100 @A1



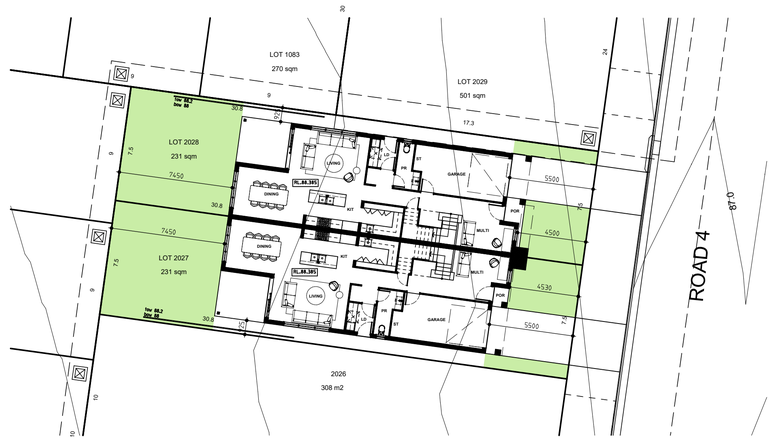
NORTH ELEVATION - LOT 2027 & 2028

scale 1:100 @ A1



SOUTH ELEVATION - LOT 2027 & 2028

scale 1:100 @ A1



PART SITE/GROUND FLOOR PLAN

scale 1:200 @ A1

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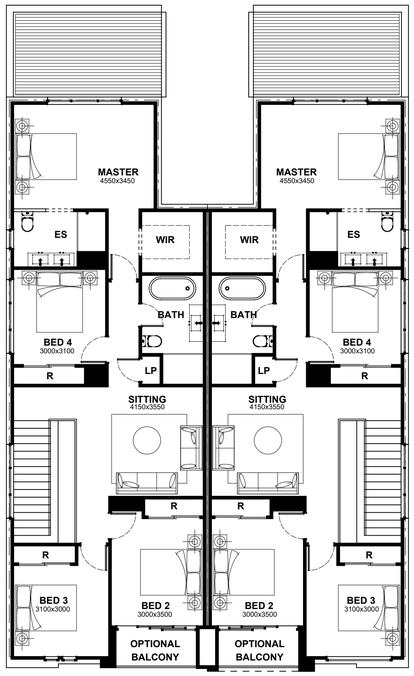
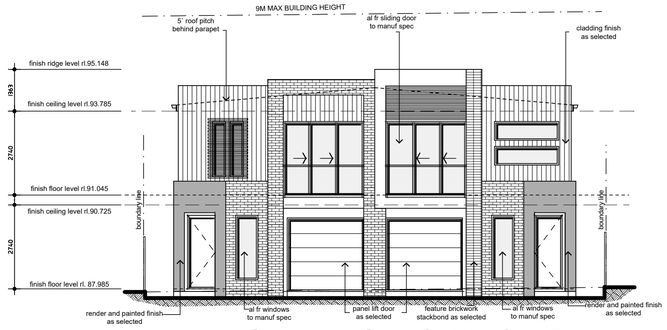


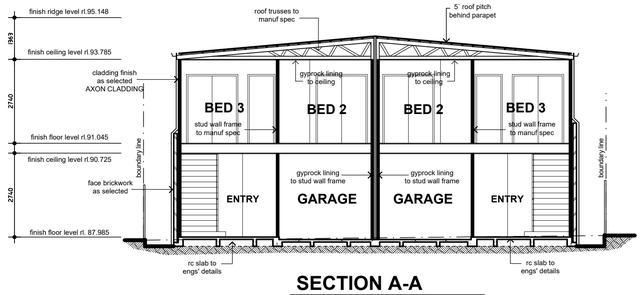
FIRST FLOOR PLAN

scale 1:100 @A1



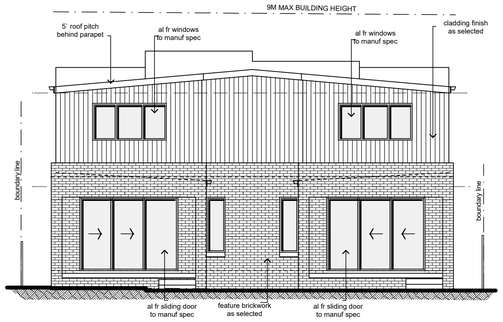
WEST ELEVATION - LOT 2034 & 2035

scale 1:100 @ A1



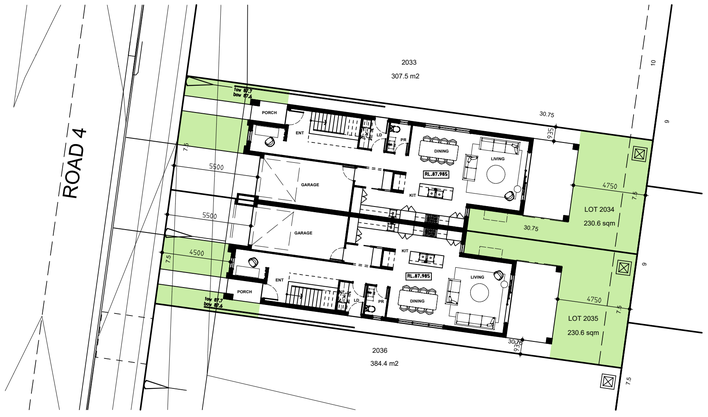
SECTION A-A

scale 1:100 @ A1



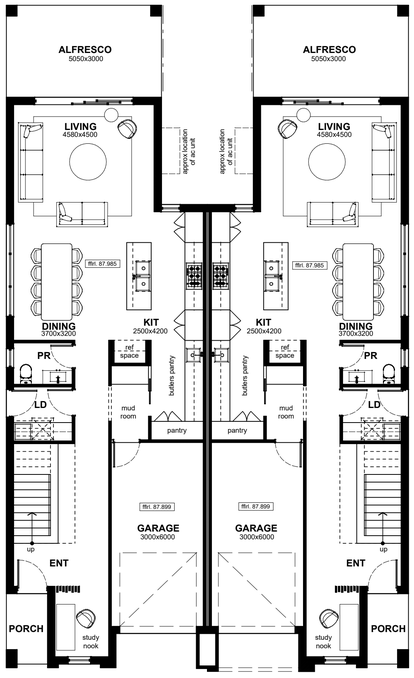
EAST ELEVATION - LOT 2034 & 2035

scale 1:100 @ A1



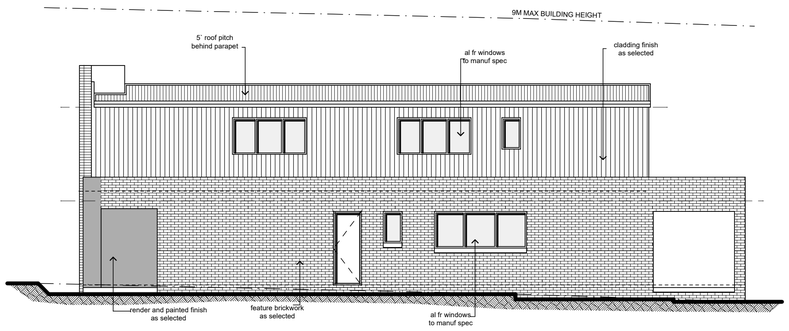
PART SITE/GROUND FLOOR PLAN

scale 1:200 @ A1



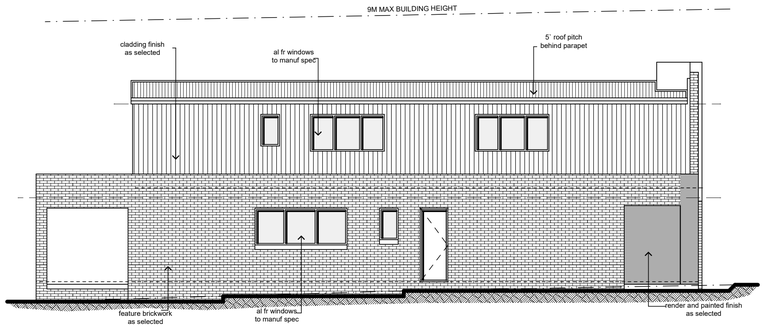
GROUND FLOOR PLAN

scale 1:100 @A1



SOUTH ELEVATION - LOT 2034 & 2035

scale 1:100 @ A1



NORTH ELEVATION - LOT 2034 & 2035

scale 1:100 @ A1

North point

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Client

VITOCCO ENTERPRISES

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Bringelly NSW 2556 Australia
PO Box 228
Narellan NSW 2567 Australia

Designer

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w: www.studioblock.com.au
m: PO Box 223 Camden NSW 2570
a: suite 1205, No. 31 Lasso Rd Gregory hills 2557
bdaa ACCREDITED BUILDING DESIGNER
Accreditation no. 6598
membership no. 5692-21

job no. **DN630** page no.

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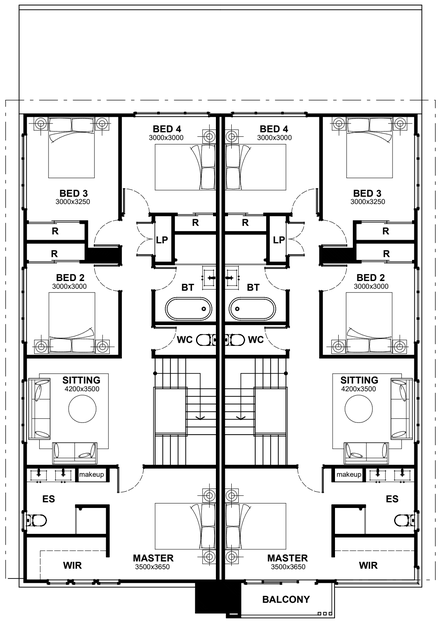
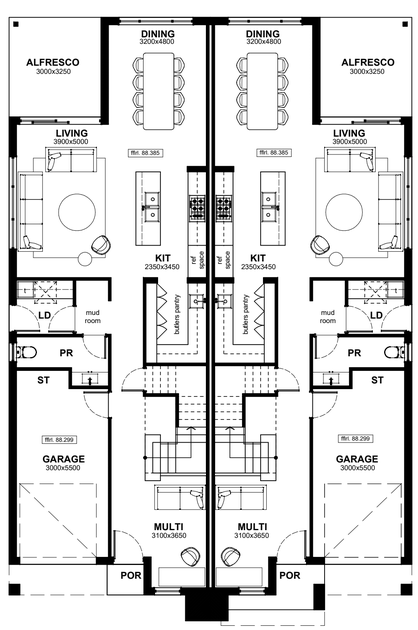


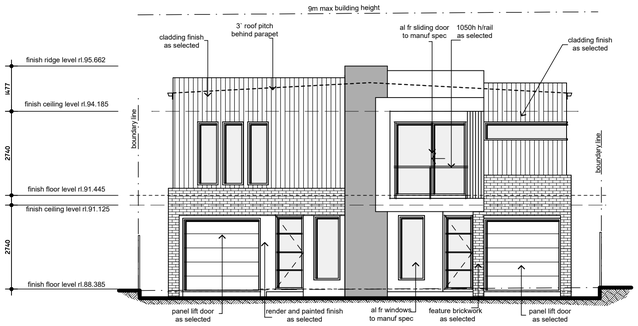
FIRST FLOOR PLAN

scale 1:100 @A1



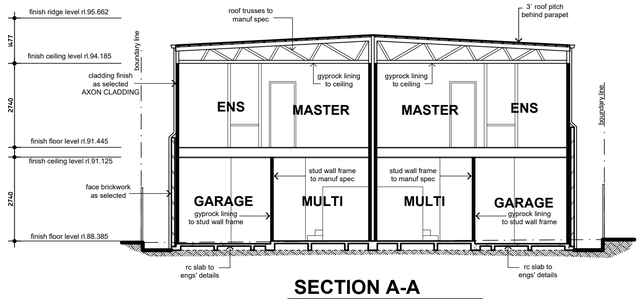
GROUND FLOOR PLAN

scale 1:100 @A1



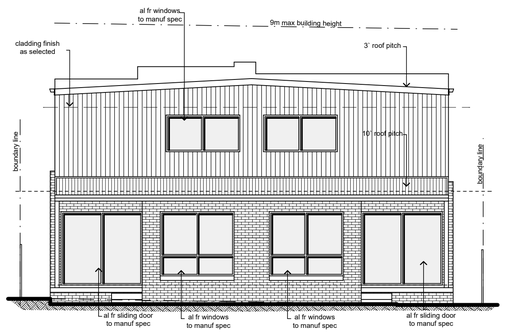
WEST ELEVATION - LOT 2038 & 2039

scale 1:100 @ A1



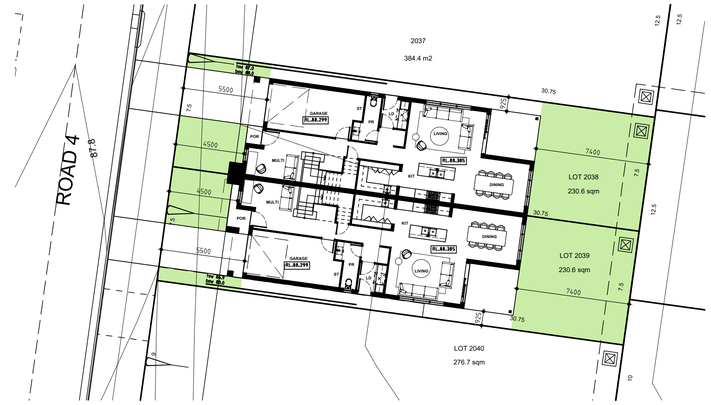
SECTION A-A

SEMI ATTACHED A FACADE B



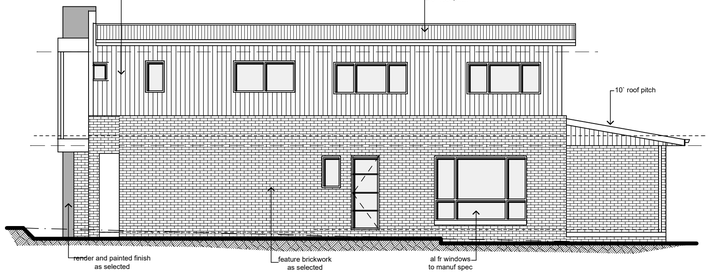
EAST ELEVATION - LOT 2038 & 2039

scale 1:100 @ A1



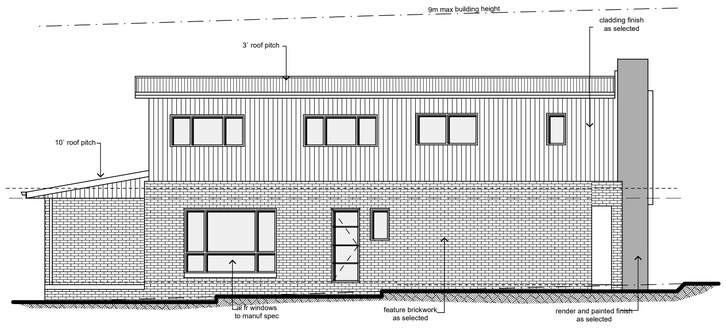
PART SITE/GROUND FLOOR PLAN

scale 1:200 @ A1



SOUTH ELEVATION - LOT 2038 & 2039

scale 1:100 @ A1



NORTH ELEVATION - LOT 2038 & 2039

scale 1:100 @ A1

North point

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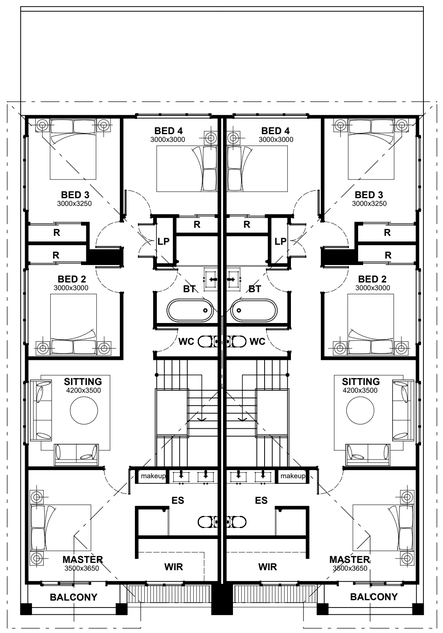
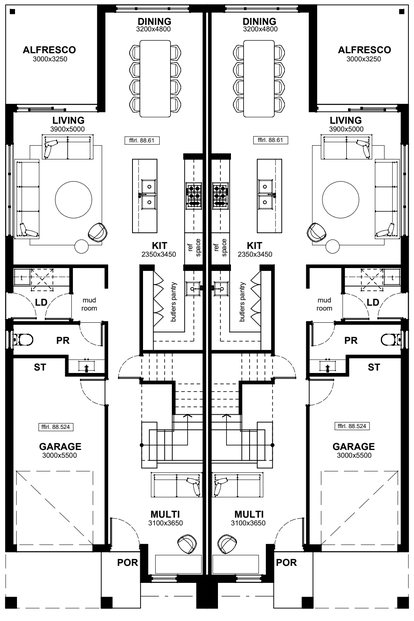


FIRST FLOOR PLAN

scale 1:100 @A1

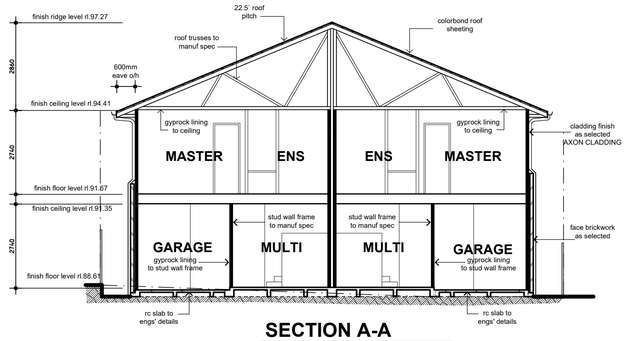


GROUND FLOOR PLAN

scale 1:100 @A1

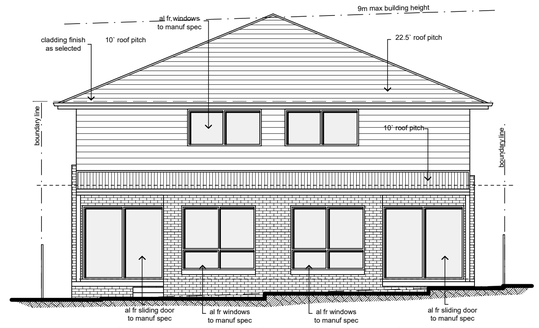
SOUTH ELEVATION - LOT 2044 & 2055

scale 1:100 @ A1



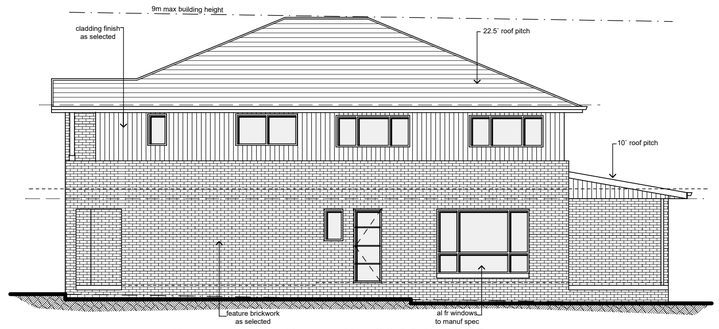
SECTION A-A

SEMI ATTACHED A FACADE D



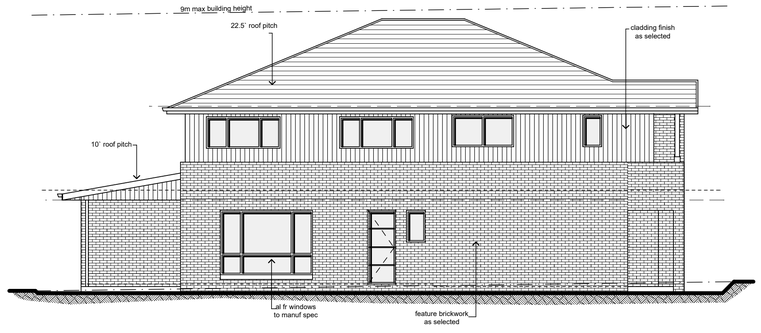
NORTH ELEVATION - LOT 2044 & 2055

scale 1:100 @ A1



EAST ELEVATION - LOT 2044 & 2055

scale 1:100 @ A1



WEST ELEVATION - LOT 2044 & 2055

scale 1:100 @ A1

PART SITE/GROUND FLOOR PLAN

scale 1:200 @ A1

North point

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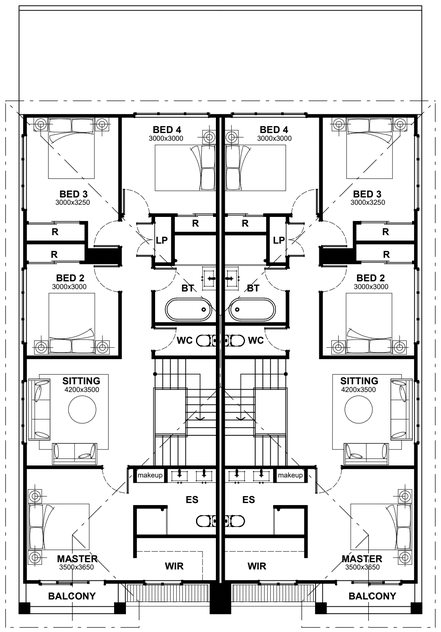
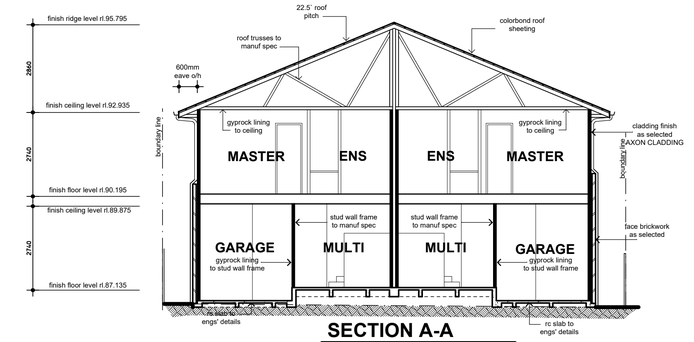


FIRST FLOOR PLAN

scale 1:100 @A1

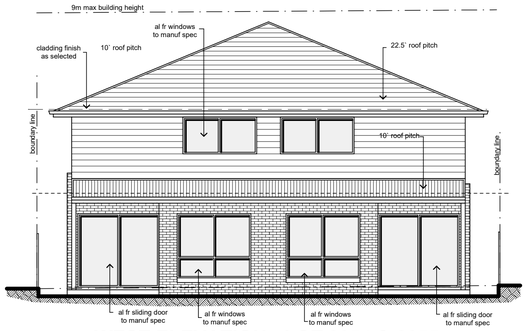
EAST ELEVATION - LOT 2054 & 2055

scale 1:100 @ A1



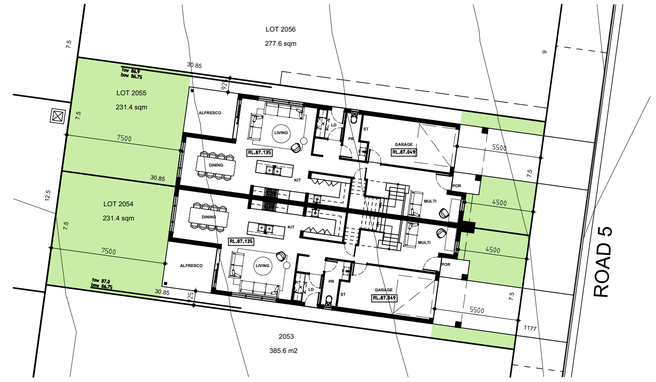
SECTION A-A

scale 1:100 @ A1



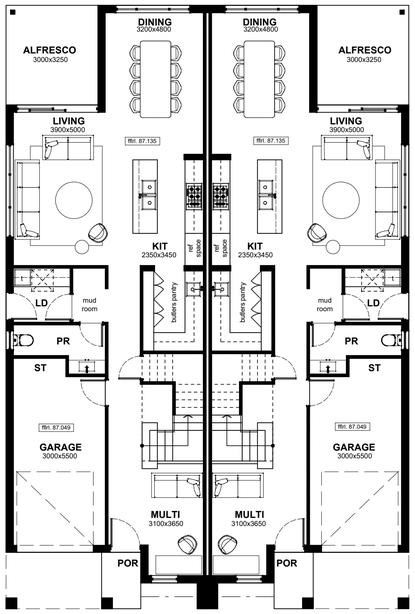
WEST ELEVATION - LOT 2054 & 2055

scale 1:100 @ A1



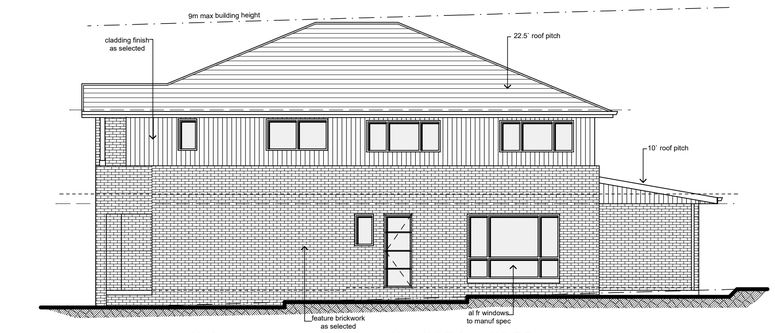
PART SITE/GROUND FLOOR PLAN

scale 1:200 @ A1



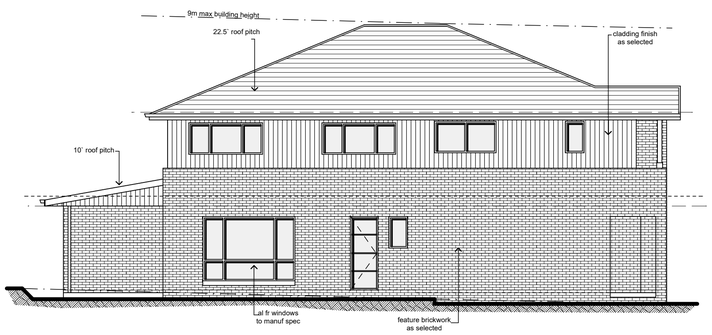
GROUND FLOOR PLAN

scale 1:100 @A1



NORTH ELEVATION - LOT 2054 & 2055

scale 1:100 @ A1



SOUTH ELEVATION - LOT 2054 & 2055

scale 1:100 @ A1

North point

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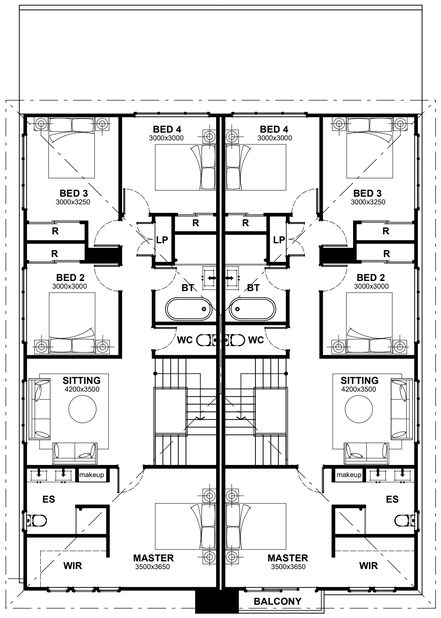
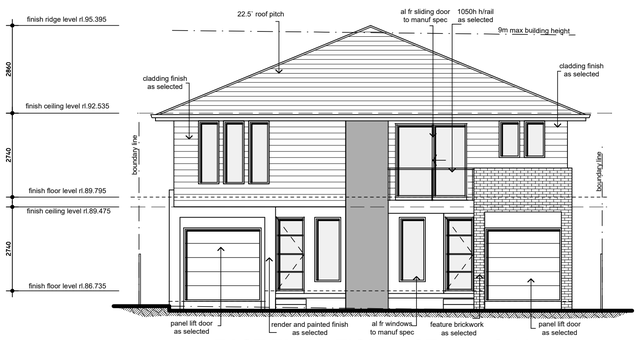


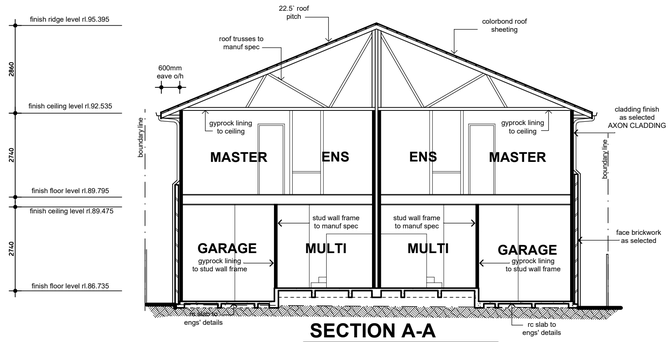
FIRST FLOOR PLAN

scale 1:100 @A1



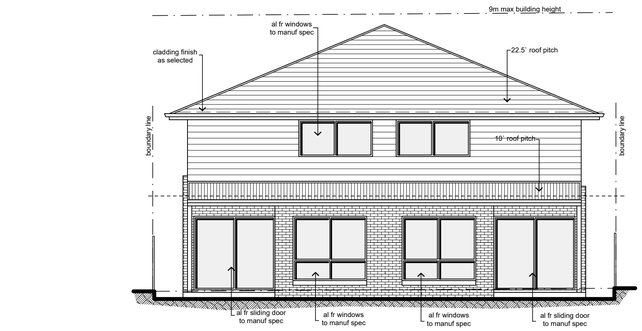
EAST ELEVATION - LOT 2059 & 2060

scale 1:100 @ A1



SECTION A-A

scale 1:100 @ A1

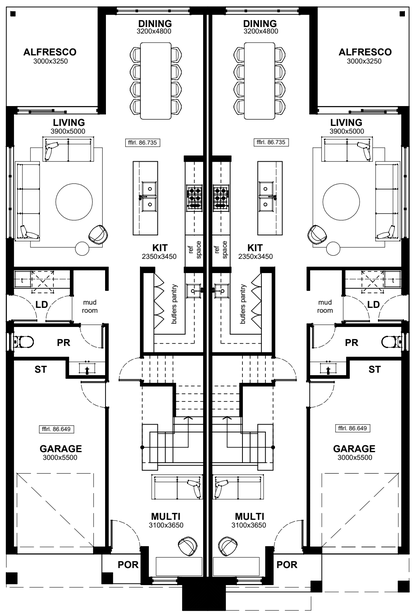


WEST ELEVATION - LOT 2059 & 2060

scale 1:100 @ A1

PART SITE/GROUND FLOOR PLAN

scale 1:200 @ A1

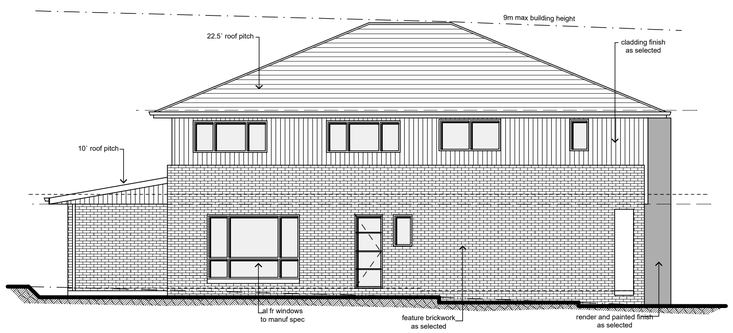


GROUND FLOOR PLAN

scale 1:100 @A1

NORTH ELEVATION - LOT 2059 & 2060

scale 1:100 @ A1



SOUTH ELEVATION - LOT 2059 & 2060

scale 1:100 @ A1

North point

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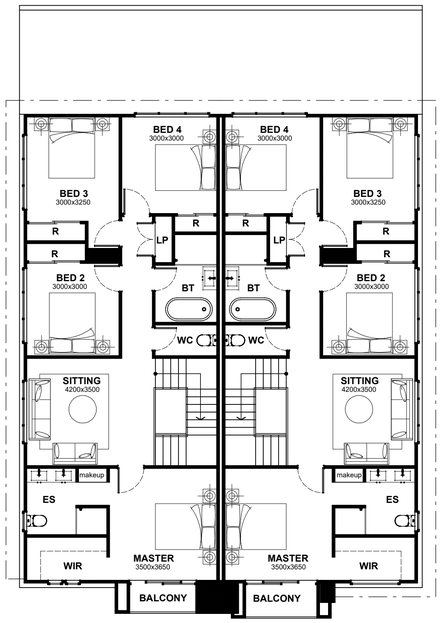
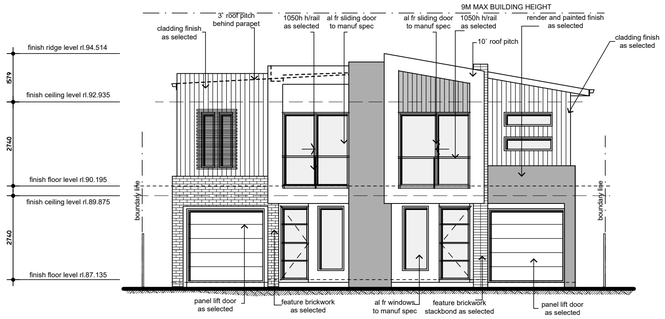


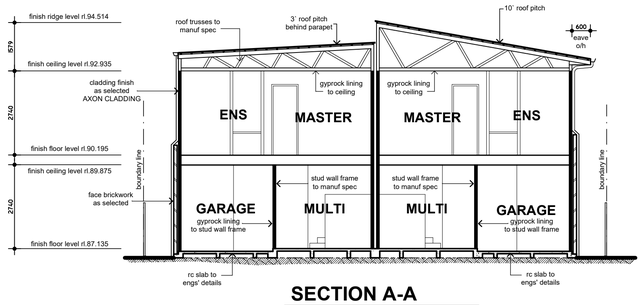
FIRST FLOOR PLAN

scale 1:100 @A1



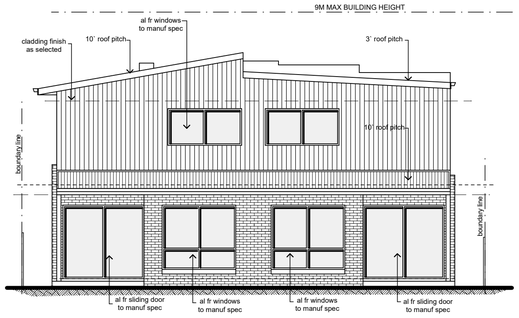
WEST ELEVATION - LOT 2064 & 2065

scale 1:100 @ A1



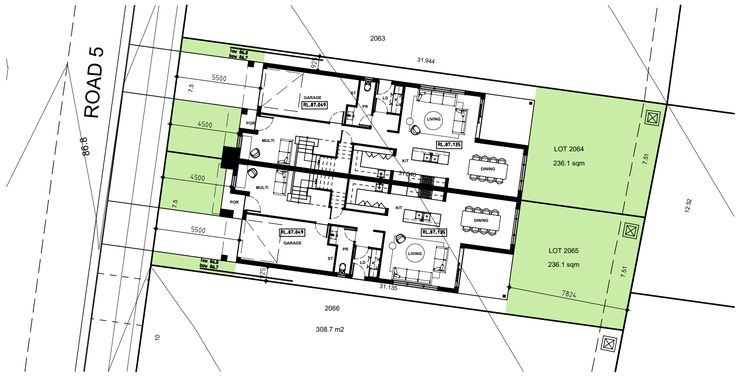
SECTION A-A

SEMI ATTACHED A FACADE A



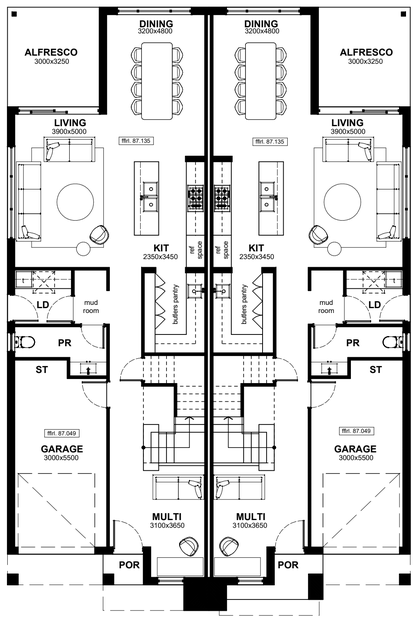
EAST ELEVATION - LOT 2064 & 2065

scale 1:100 @ A1



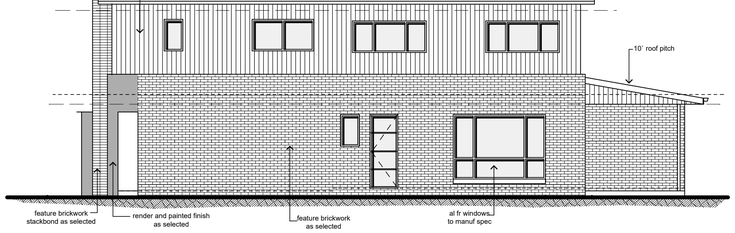
PART SITE/GROUND FLOOR PLAN

scale 1:200 @ A1



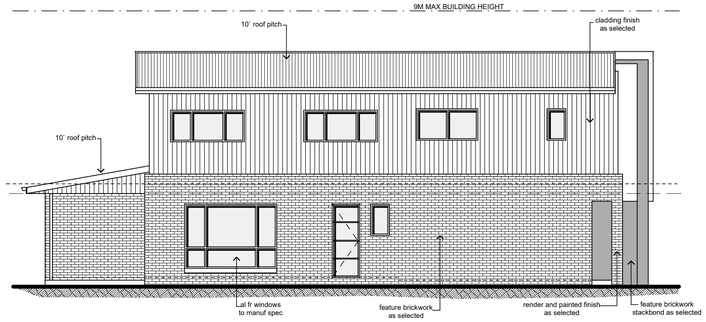
GROUND FLOOR PLAN

scale 1:100 @A1



SOUTH ELEVATION - LOT 2064 & 2065

scale 1:100 @ A1



NORTH ELEVATION - LOT 2064 & 2065

scale 1:100 @ A1

North point

rev	date	description
A	29.08.23	issued for review
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Locality Key

PROPOSAL

PROPOSED SUBDIVISION & INTEGRATED DEVELOPMENT

Address

751 THE NORTHERN ROAD BRINGELLY

Client

VITOCCO ENTERPRISES

751 The Northern Road
Bringelly NSW 2556 Australia
PO Box 228
Narellan NSW 2567 Australia

Designer

STUDIO BLOCK
p: 0400840284
e: patj@studioblock.com.au
w: www.studioblock.com.au
m: PO Box 223 Camden NSW 2570
a: suite 1205, No. 31 Lasso Rd Gregory hills 2557

bdaa
ACCREDITED
BUILDING DESIGNER
Accreditation no. 6598
membership no. 5682-21

job no. **DN630** page no.

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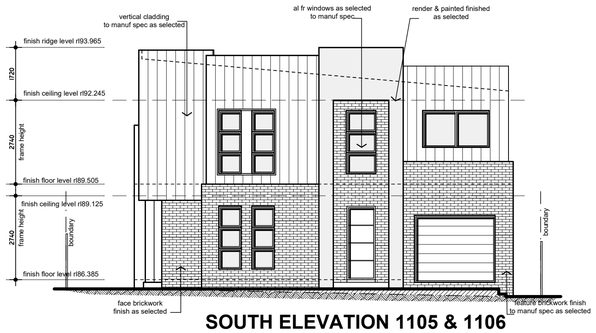
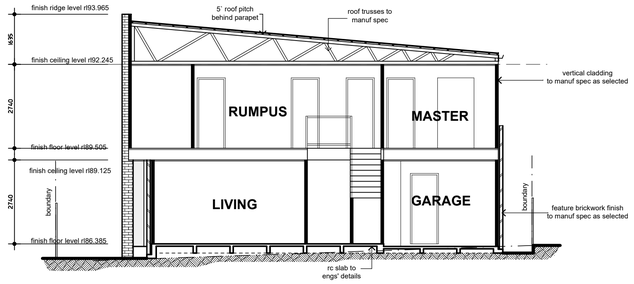


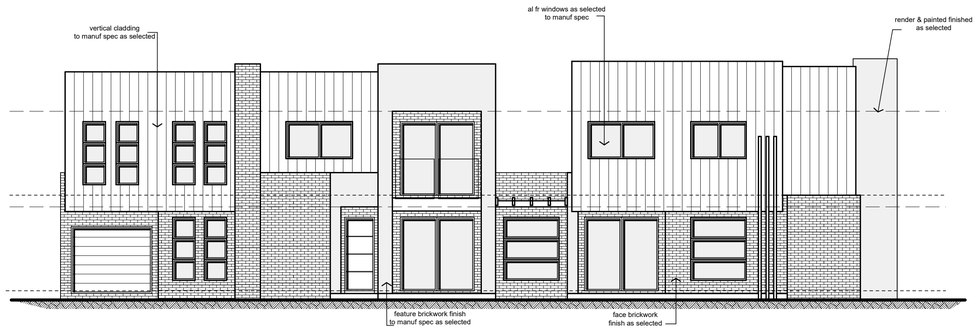
SOUTH ELEVATION 1105 & 1106

scale 1:100 @ A1



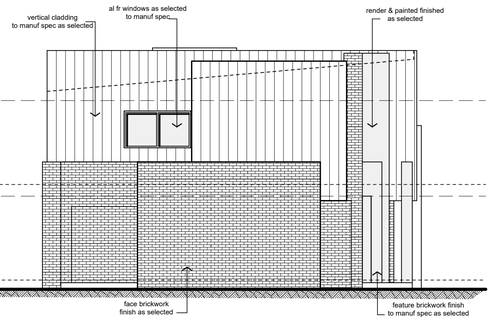
SECTION - LOT 1105

SCALE 1:100 @ A1



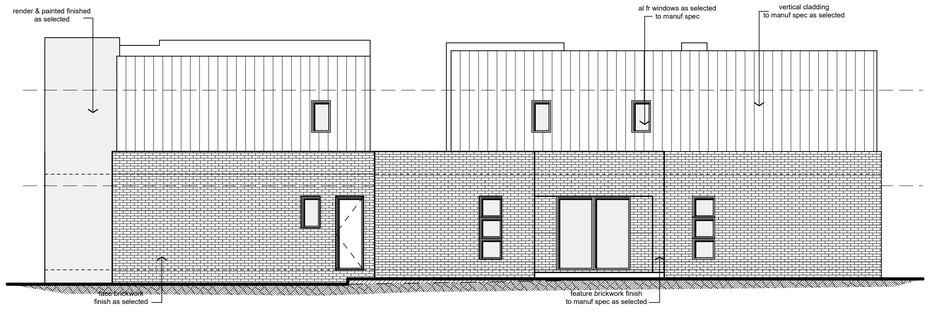
WESt ELEVATION 1105 & 1106

scale 1:100 @ A1



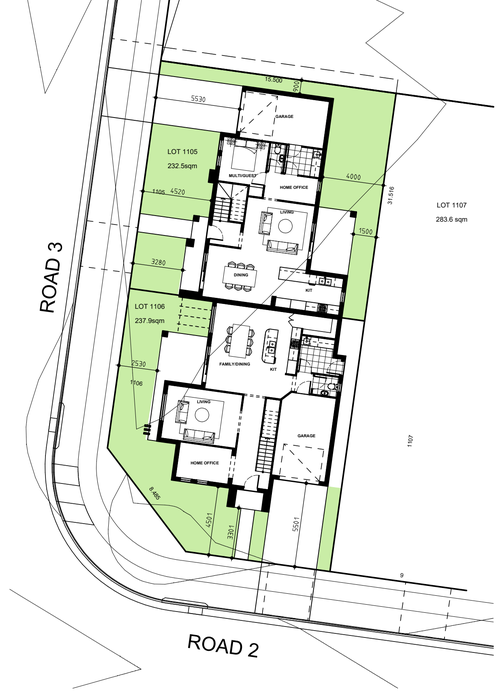
NORTH ELEVATION 1105 & 1106

scale 1:100 @ A1



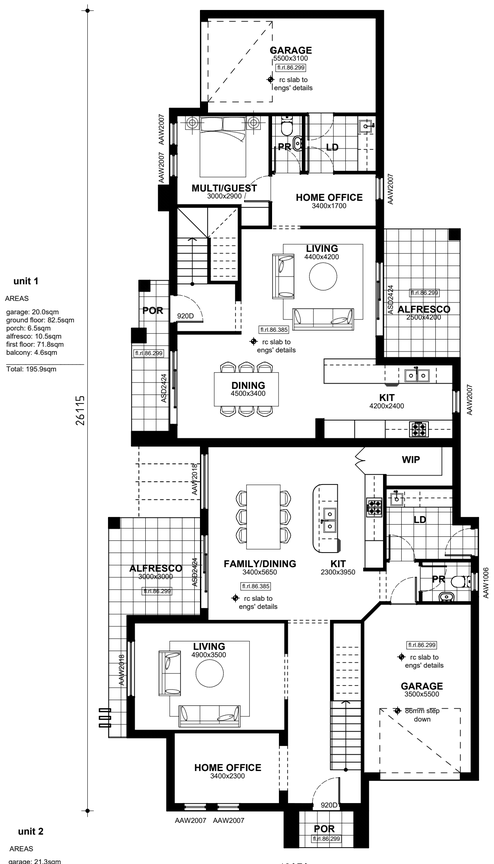
EAST ELEVATION 1105 & 1106

scale 1:100 @ A1



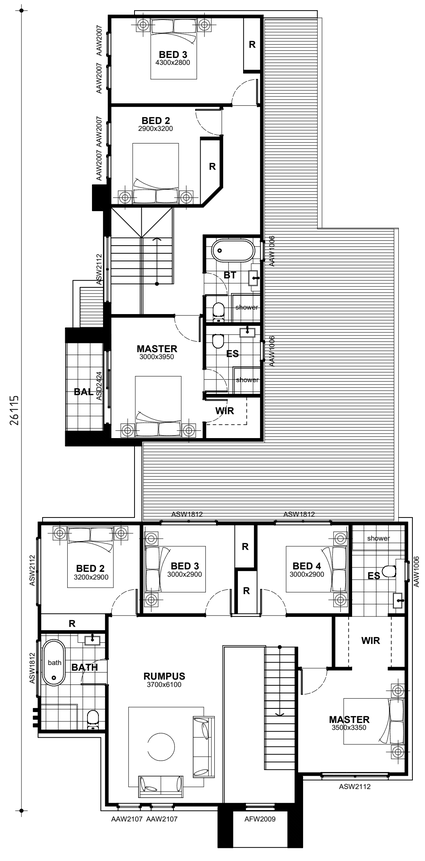
PART SITE/GROUND FLOOR PLAN

scale 1:200 @ A1



GROUND FLOOR PLAN

TYPE G FACADE A



FIRST FLOOR PLAN

TYPE G FACADE A

North point

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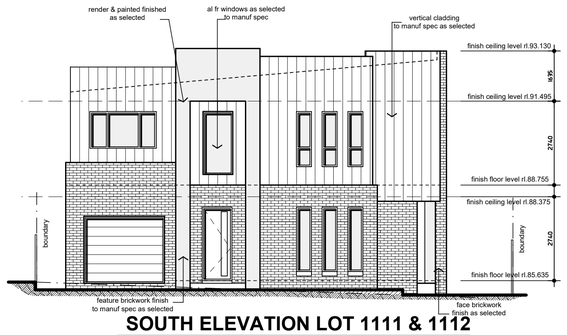
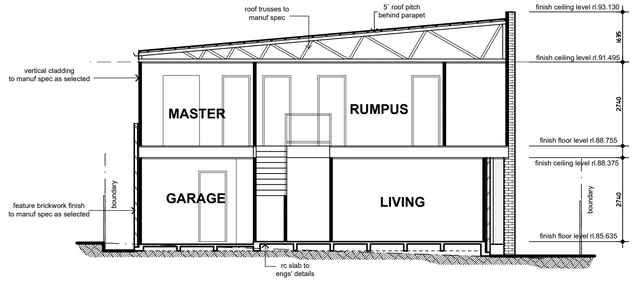


SOUTH ELEVATION LOT 1111 & 1112

scale 1:100 @ A1



SECTION - LOT 1111

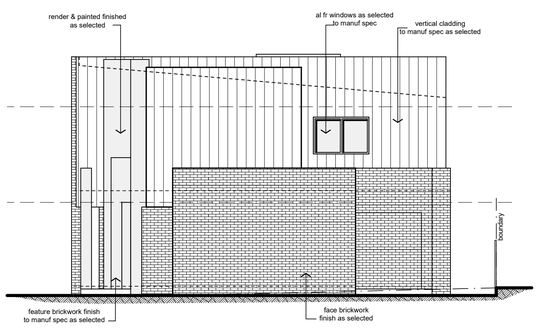
SCALE 1:100 @ A1

PART SITE/GROUND FLOOR PLAN

scale 1:200 @ A1

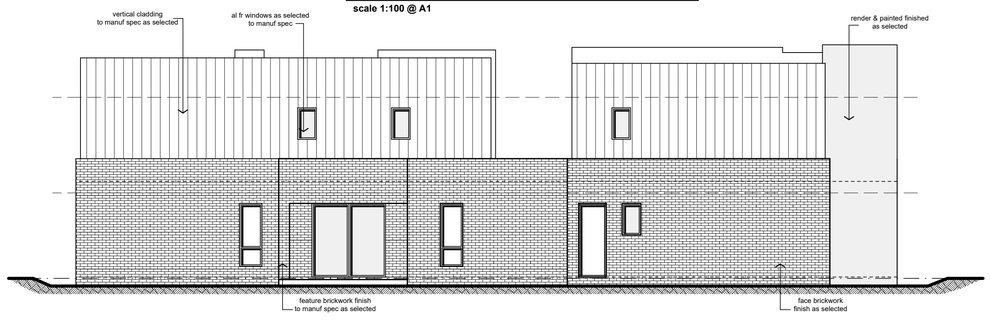
EAST ELEVATION LOT 1111 & 1112

scale 1:100 @ A1



NORTH ELEVATION LOT 1111 & 1112

scale 1:100 @ A1



WEST ELEVATION LOT 1111 & 1112

scale 1:100 @ A1

unit 1

AREAS

garage: 20.0sqm
ground floor: 82.5sqm
porch: 6.5sqm
alfresco: 10.5sqm
first floor: 71.8sqm
balcony: 4.6sqm

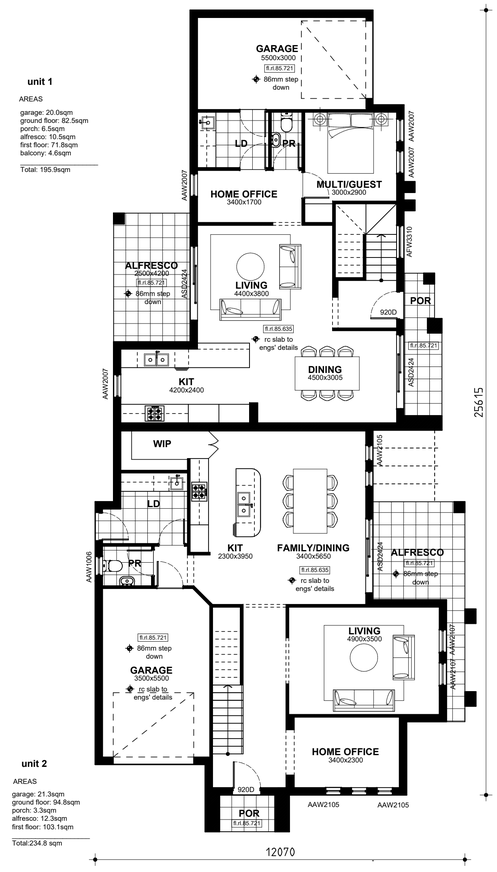
Total: 195.9sqm

unit 2

AREAS

garage: 21.3sqm
ground floor: 94.8sqm
porch: 3.3sqm
alfresco: 12.3sqm
first floor: 103.1sqm

Total:234.8 sqm



GROUND FLOOR PLAN

TYPE G FACADE B

FIRST FLOOR PLAN

TYPE G FACADE A

North point

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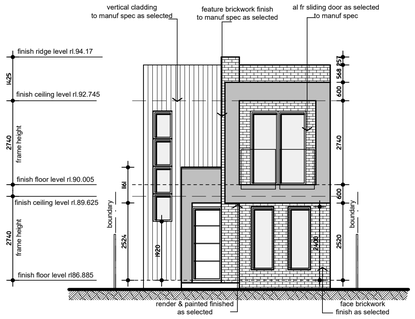
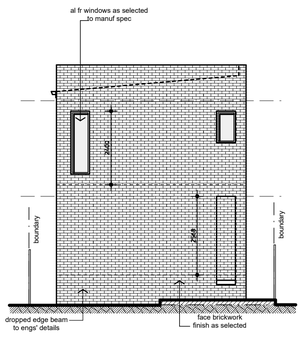


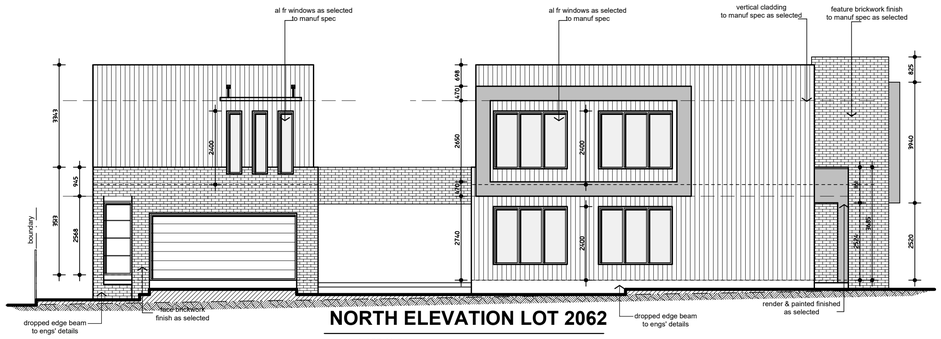
WEST ELEVATION LOT 2062

scale 1:100 @ A1



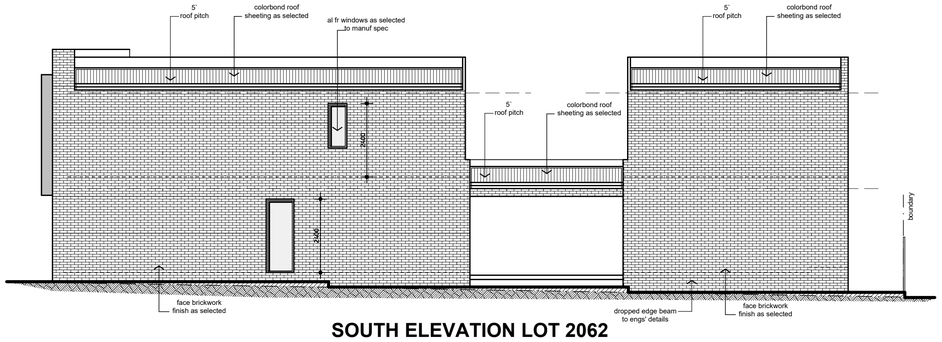
EAST ELEVATION LOT 2062

scale 1:100 @ A1



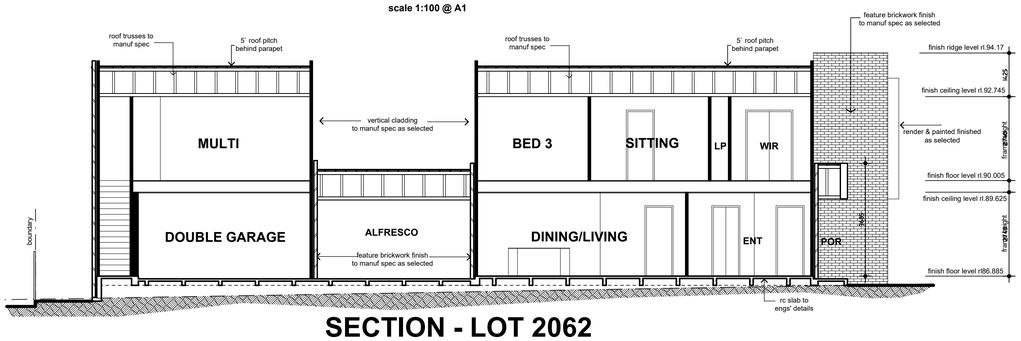
NORTH ELEVATION LOT 2062

scale 1:100 @ A1



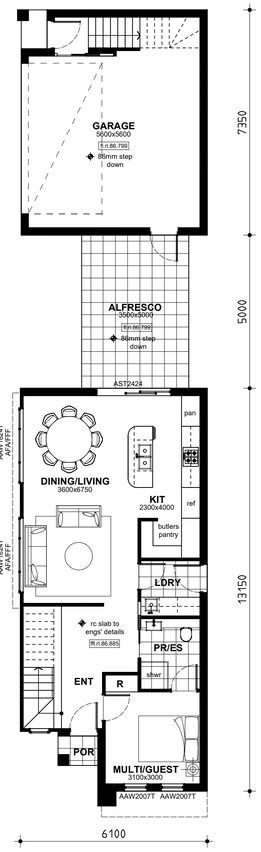
SOUTH ELEVATION LOT 2062

scale 1:100 @ A1



SECTION - LOT 2062

SCALE 1:100 @ A1



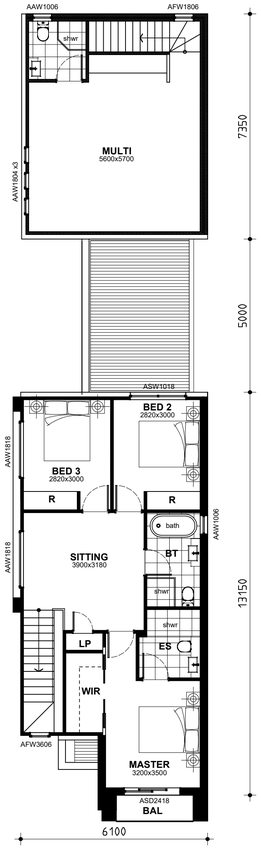
GROUND FLOOR PLAN

scale 1:100 @ A1

FLOOR AREAS

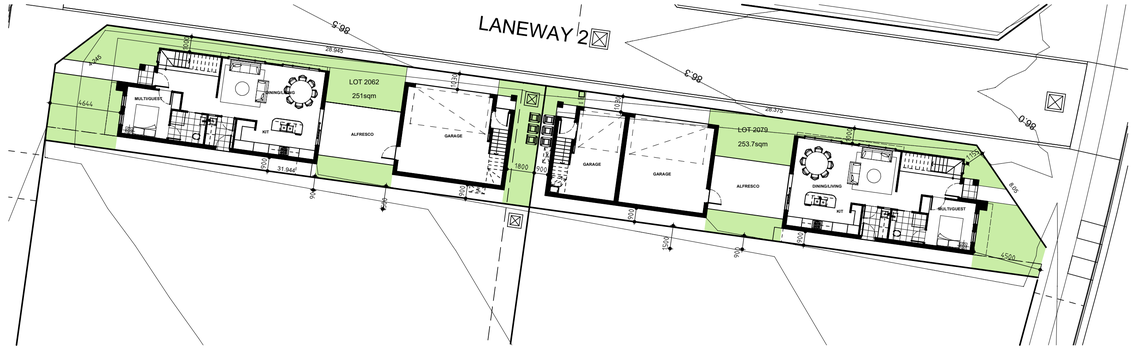
ground= 75.8 sqm
garage = 43.1 sqm
porch = 1.2 sqm
alfresco = 17.6 sqm
first floor = 77.1 sqm
balcony = 3.0 sqm
fonzi ground = 1.9 sqm
fonzi first = 44.1 sqm
porch = 1.1 sqm

total floor area = 264.9 sqm



FIRST FLOOR PLAN

scale 1:100 @ A1



PART SITE/GROUND FLOOR PLAN

scale 1:200 @ A1

North point

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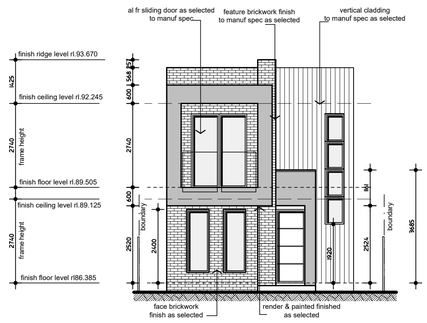
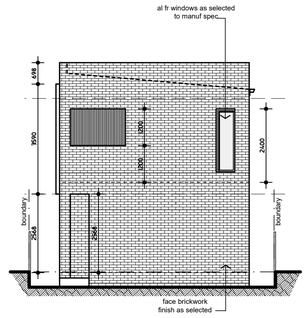


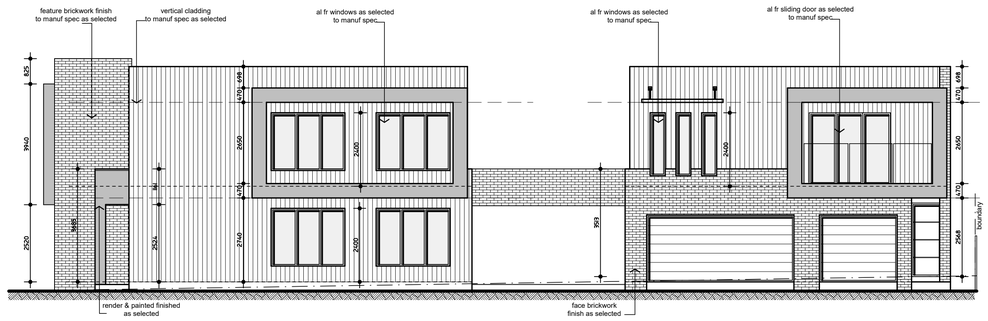
EAST ELEVATION LOT 2079

scale 1:100 @ A1



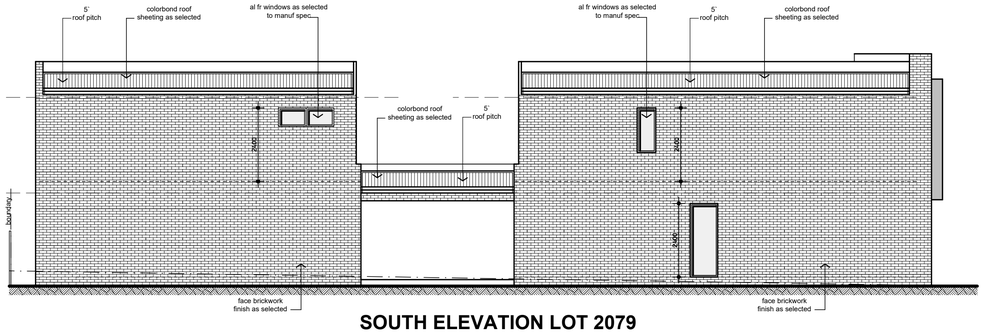
WEST ELEVATION LOT 2079

scale 1:100 @ A1



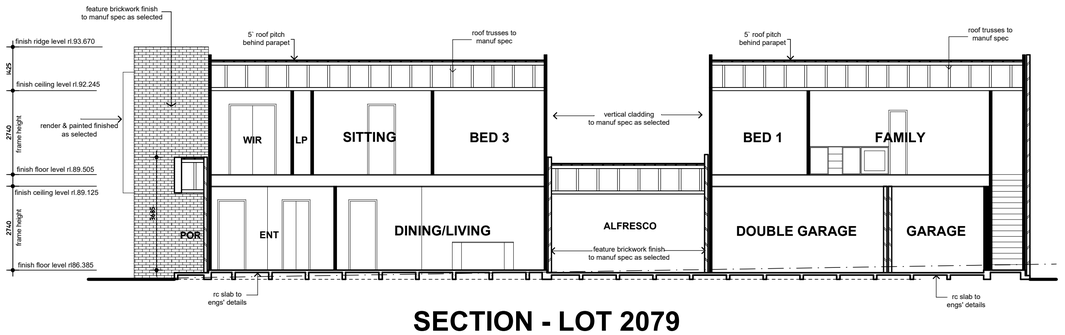
NORTH ELEVATION LOT 2079

scale 1:100 @ A1



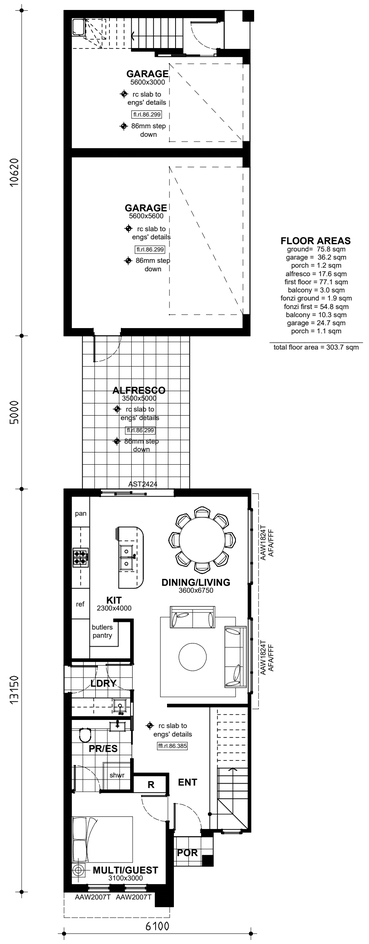
SOUTH ELEVATION LOT 2079

scale 1:100 @ A1



SECTION - LOT 2079

SCALE 1:100 @ A1

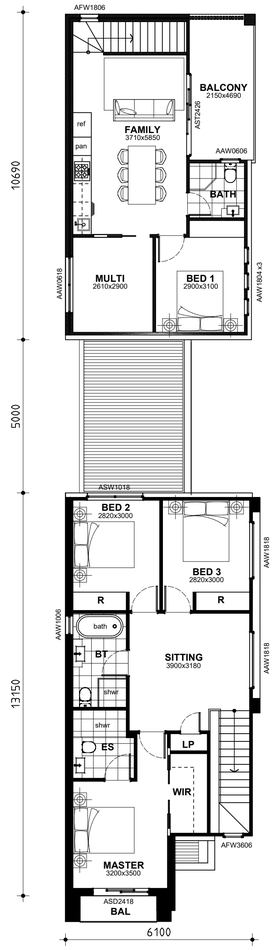


GROUND FLOOR PLAN

scale 1:100 @ A1

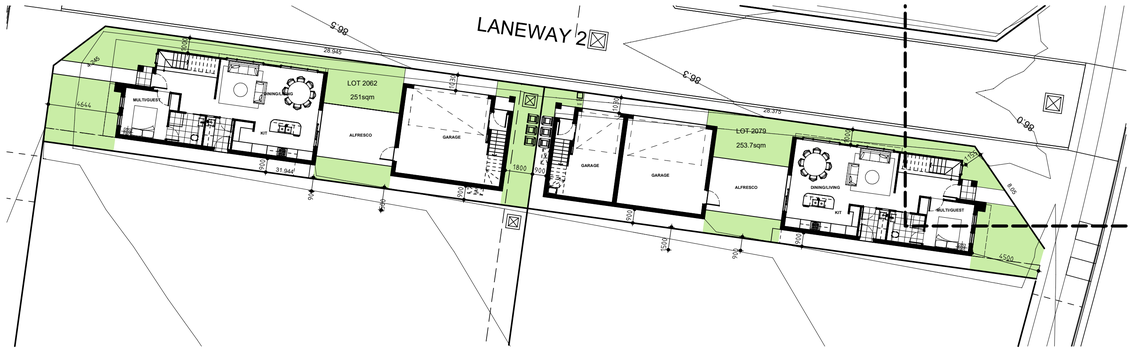
FLOOR AREAS
ground= 75.8 sqm
garage = 36.2 sqm
porch = 1.2 sqm
alfresco = 17.6 sqm
first floor = 77.1 sqm
balcony = 3.0 sqm
fonzi ground = 1.9 sqm
fonzi first = 54.8 sqm
balcony = 10.3 sqm
garage = 24.7 sqm
porch = 1.1 sqm

total floor area = 303.7 sqm



FIRST FLOOR PLAN

scale 1:100 @ A1



PART SITE/GROUND FLOOR PLAN

scale 1:200 @ A1

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job no. **DN630** page no.

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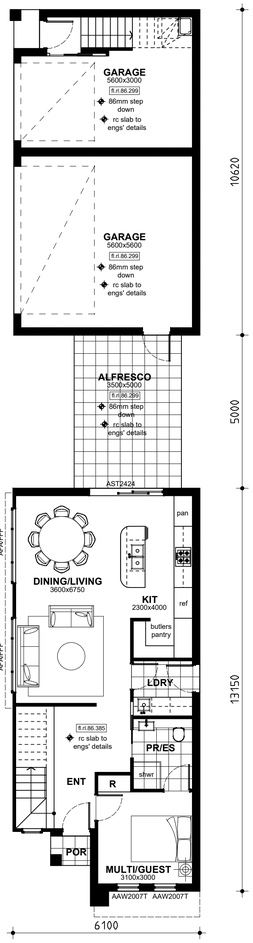


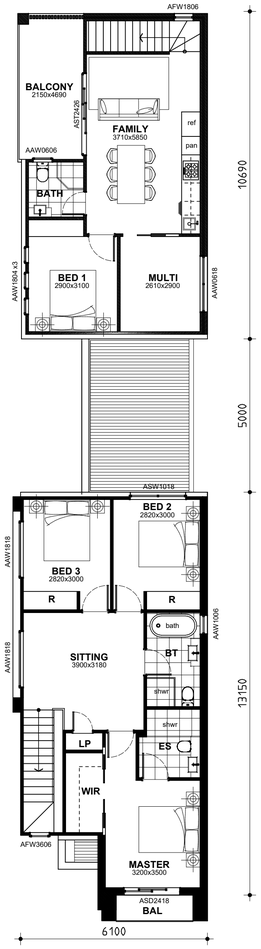
GROUND FLOOR PLAN

TYPE E FACADE A

FLOOR AREAS

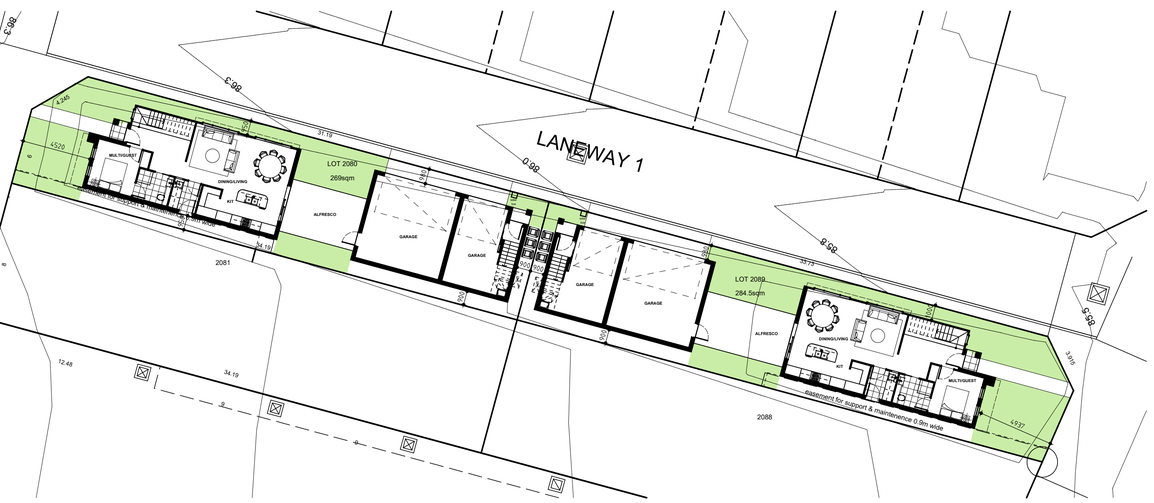
ground= 75.8 sqm
garage = 36.2 sqm
porch = 1.2 sqm
alfresco = 17.6 sqm
first floor = 77.1 sqm
balcony = 3.0 sqm
fonzi ground = 1.9 sqm
fonzi first = 54.8 sqm
balcony = 10.3 sqm
garage = 24.7 sqm
porch = 1.1 sqm

total floor area = 303.7 sqm



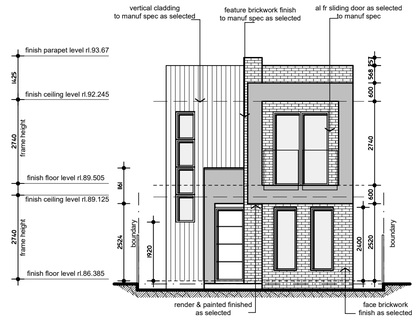
FIRST FLOOR PLAN

TYPE E FACADE A



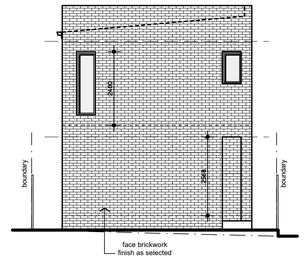
PART SITE/GROUND FLOOR PLAN

scale 1:200 @ A1



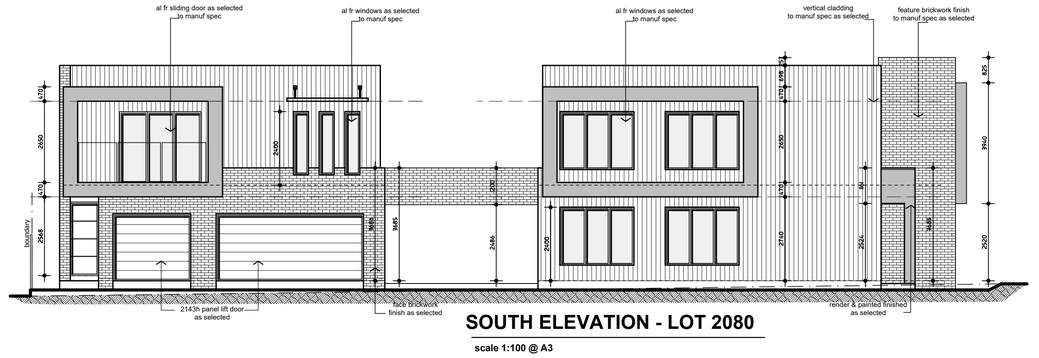
WEST ELEVATION - LOT 2080

scale 1:100 @ A3



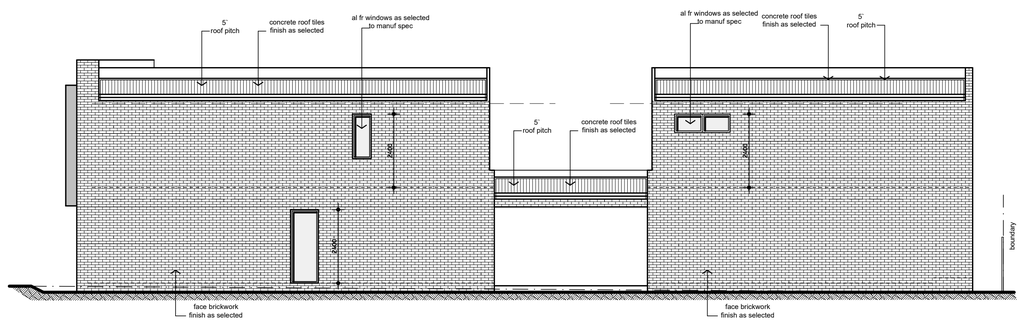
EAST ELEVATION - LOT 2080

scale 1:100 @ A3



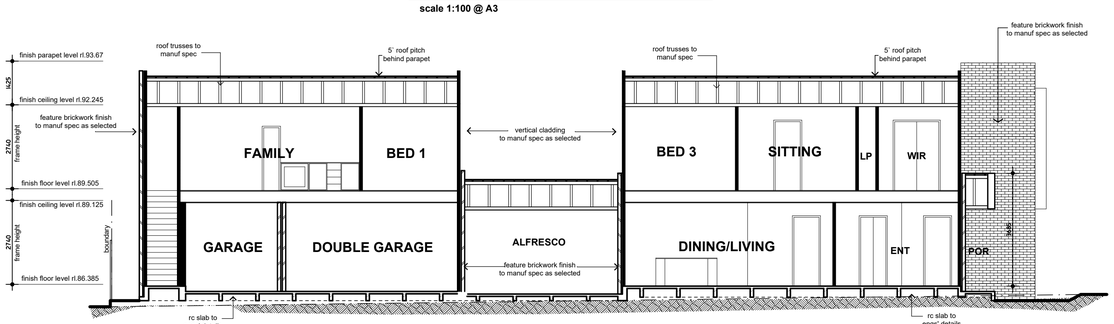
SOUTH ELEVATION - LOT 2080

scale 1:100 @ A3



NORTH ELEVATION - LOT 2080

scale 1:100 @ A3



SECTION - LOT 2080

scale 1:100 @ A3

North point

rev	date	description
A	29.08.23	issued for review
B	11.9.23	issued for review
C	20.9.23	issued for DA
D	14.10.23	issued for review (revised lot layout)
E	7.11.23	issued for DA
F	10.4.24	reissued for DA (council RFI)
G	15.7.24	reissued for DA (council RFI)
H	9.10.24	reissued for DA (council RFI)

Locality Key

PROPOSAL

PROPOSED SUBDIVISION & INTEGRATED DEVELOPMENT

Address

751 THE NORTHERN ROAD BRINGELLY

Client

VITOCCO ENTERPRISES

751 The Northern Road
Bringelly NSW 2556 Australia
PO Box 228
Narellan NSW 2567 Australia

Designer

STUDIO BLOCK

g: 0400840284
e: pat@studioblock.com.au
w: www.studioblock.com.au
m: PO Box 223 Camden NSW 2570
a: suite 1205, No. 31 Lasso Rd Gregory hills 2557

bdaa
ACCREDITED
BUILDING DESIGNER
Accreditation no. 6598
membership no. 5682-21

job no. **DN630** | page no.

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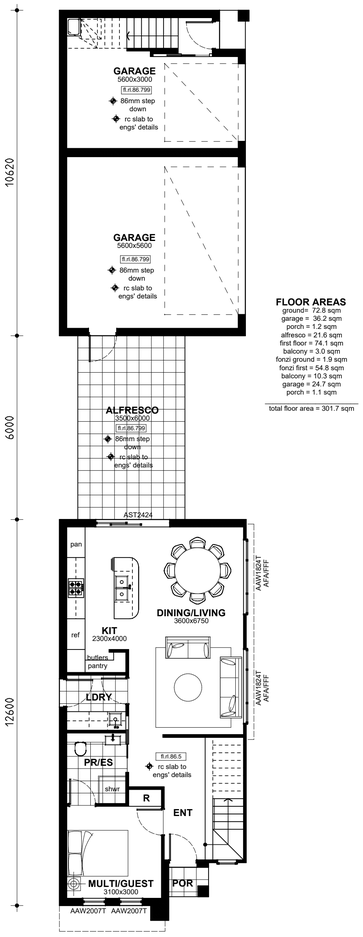


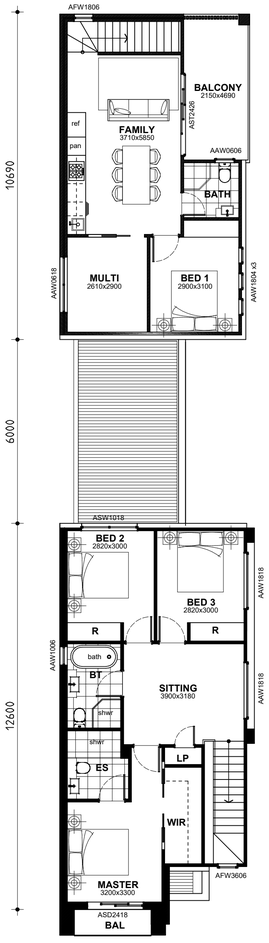
GROUND FLOOR PLAN

TYPE E FACADE A

FLOOR AREAS

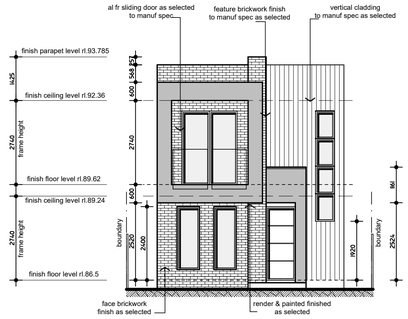
ground= 72.8 sqm
garage = 36.2 sqm
porch = 1.2 sqm
alfresco = 21.6 sqm
first floor = 74.1 sqm
balcony = 3.0 sqm
fonzi ground = 1.9 sqm
fonzi first = 54.8 sqm
balcony = 10.3 sqm
garage = 24.7 sqm
porch = 1.1 sqm

total floor area = 301.7 sqm



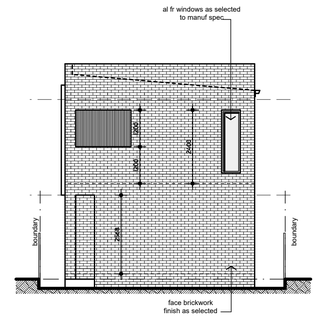
FIRST FLOOR PLAN

TYPE E FACADE A



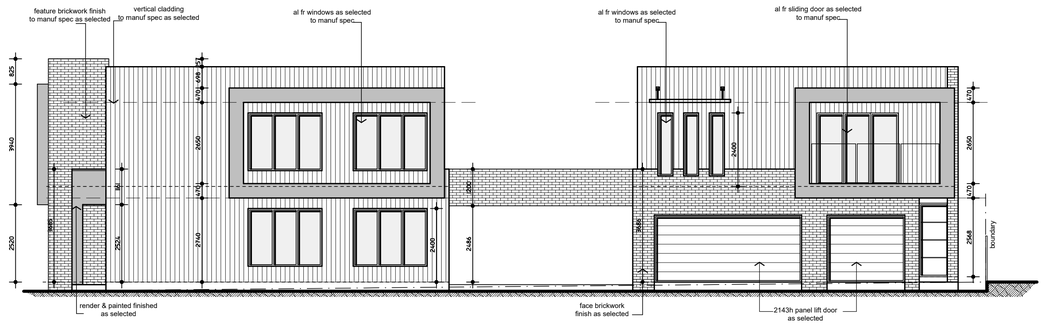
EAST ELEVATION - LOT 2089

scale 1:100 @ A3



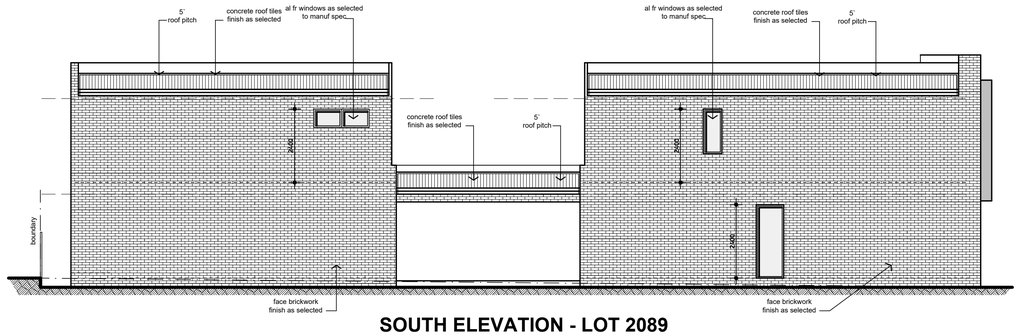
WEST ELEVATION - LOT 2089

scale 1:100 @ A3



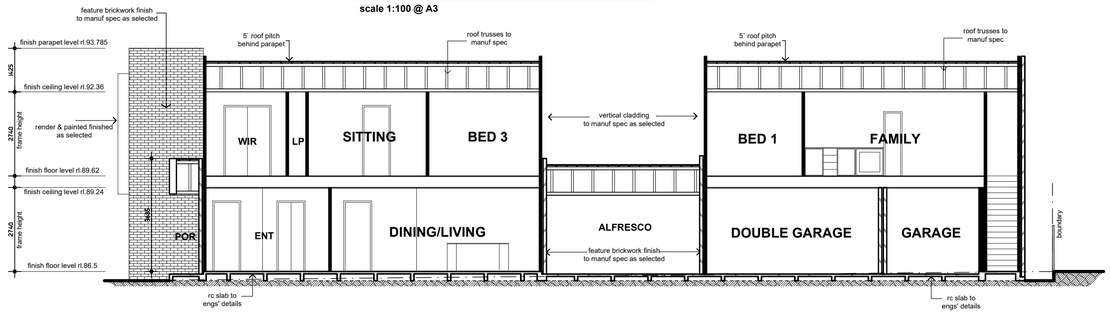
NORTH ELEVATION - LOT 2089

scale 1:100 @ A3



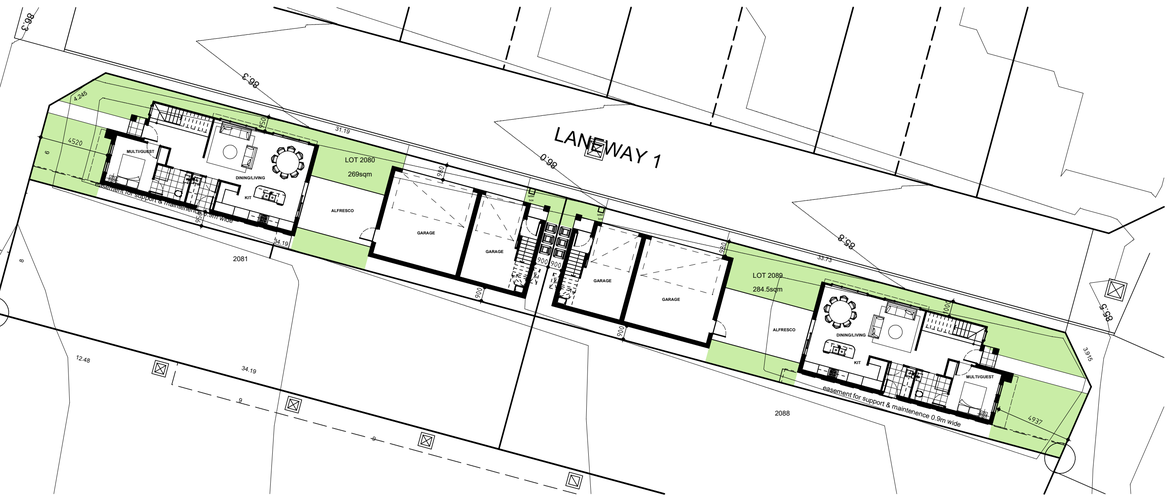
SOUTH ELEVATION - LOT 2089

scale 1:100 @ A3



SECTION - LOT 2089

scale 1:100 @ A3



PART SITE/GROUND FLOOR PLAN

scale 1:200 @ A1

North point

rev	date	description
A	29.08.23	issued for review
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Locality Key

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Address

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Client

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PO Box 226
Narellan NSW 2567 Australia

Designer

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p: 0400840284
e: pat@studioblock.com.au
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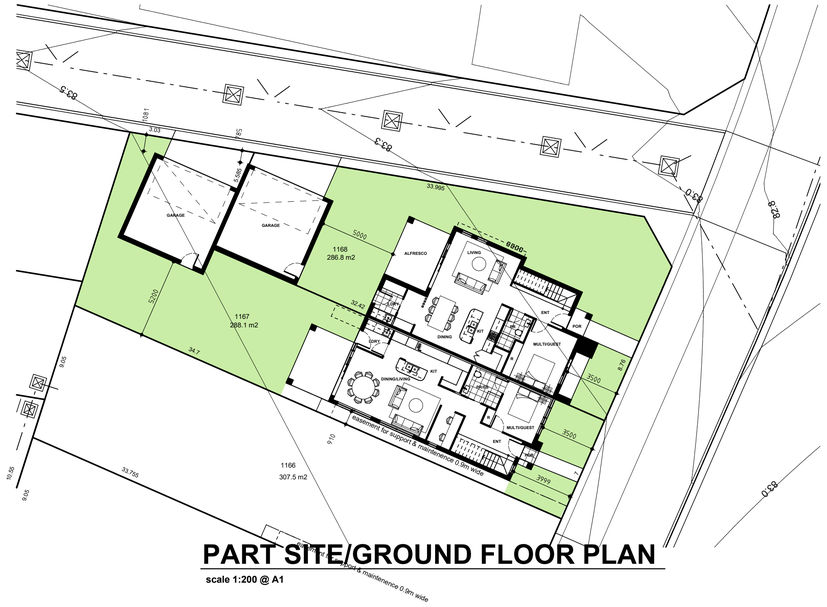
GARAGE
GARAGE
1168
286.8 m2
1167
288.1 m2
1166
307.5 m2
ALFRESCO
LIVING
DINING
KIT
LDRY
MULTI/GUEST
DN
ENT
LIN
DINING/LIVING
WIR
ENT
RW
33.990
5050
5200
34.7
32.42
9.05
9.10
33.755
10.95
9.05
3.03
1.05
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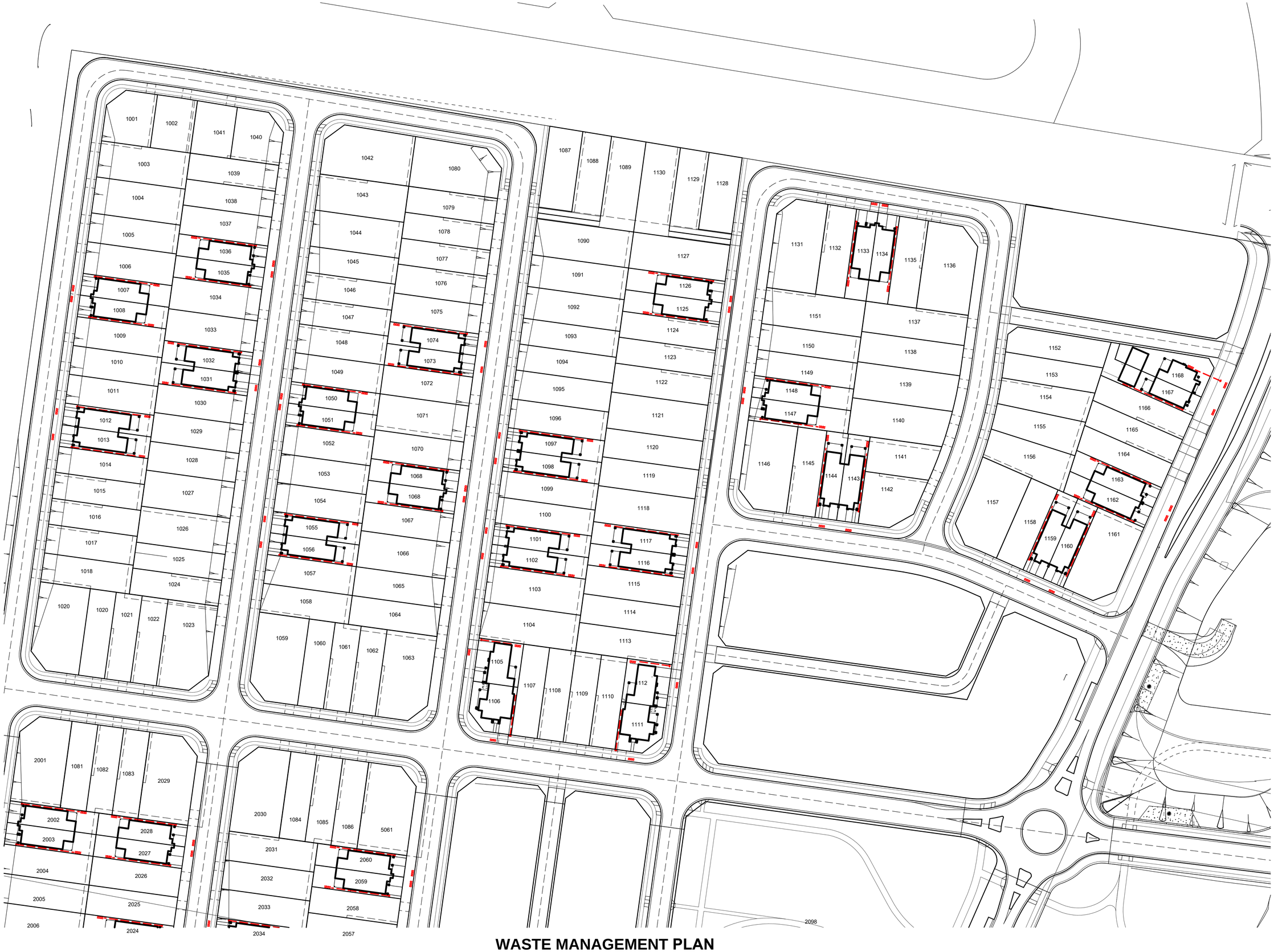
3.95
3.95



WASTE MANAGEMENT PLAN

scale 1:1000 @ A1

North point

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A	29.08.23	issued for review
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WASTE MANAGEMENT PLAN

scale 1:1000 @ A1

North point

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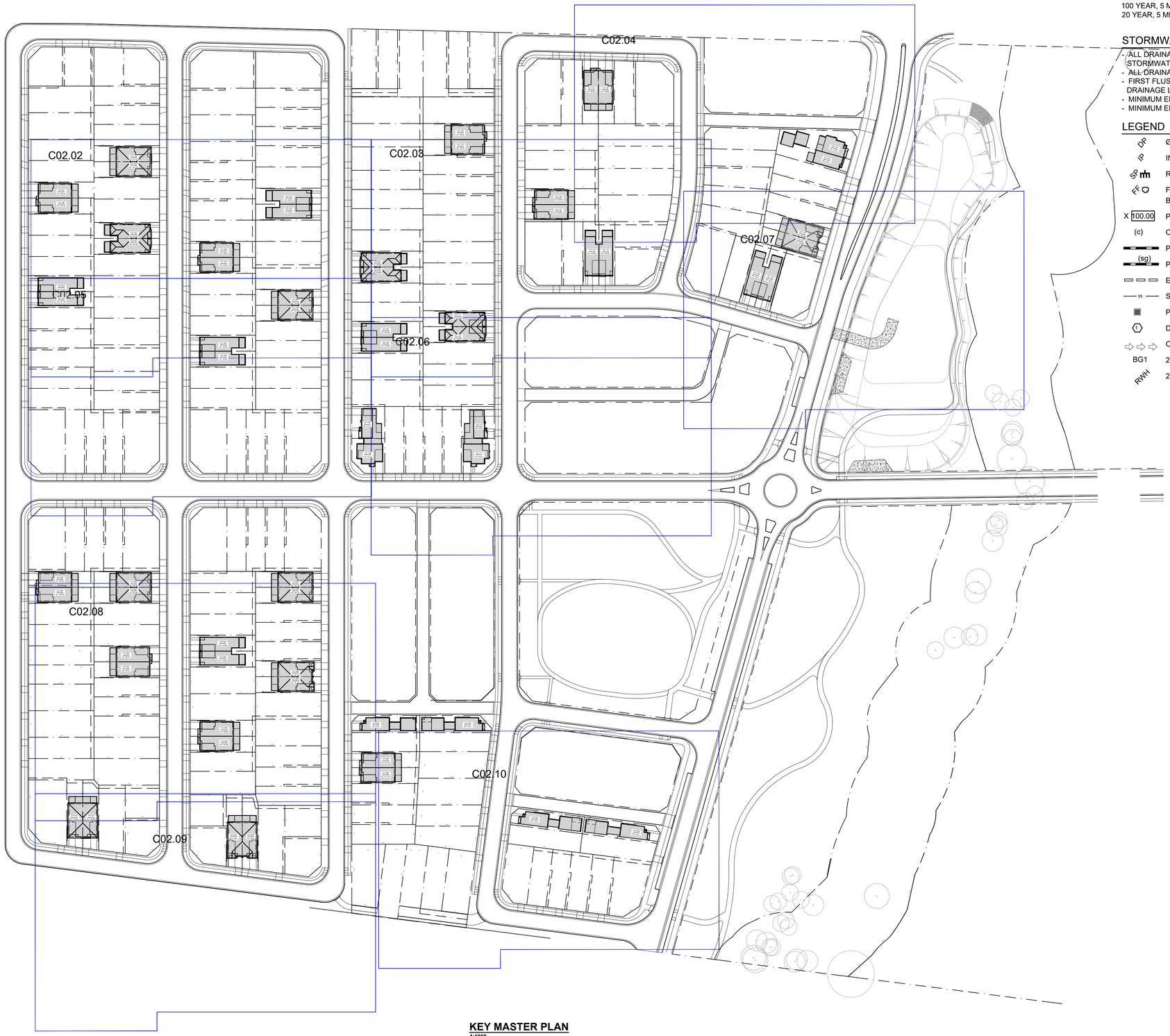

KEY MASTER PLAN
1:1000

STORMWATER DESIGN SUMMARY

COUNCIL: CAMDEN COUNCIL
100 YEAR, 5 MIN STORM = 167.5 mm/hr
20 YEAR, 5 MIN STORM = 218.9 mm/hr

STORMWATER DRAINAGE NOTES

- ALL DRAINAGE LINES SHALL BE uPVC (CLASS SH) STORMWATER DRAINAGE PIPE, U.N.O.
- ALL DRAINAGE LINES SHALL BE LAID @ 1% FALL MIN, U.N.O.
- FIRST FLUSH RAINWATER DEVICES TO BE FITTED TO DRAINAGE LINES TO BUILDER'S DETAIL, TYPICAL
- MINIMUM EFFECTIVE EAVES GUTTER SLOPE = 1:500 U.N.O.
- MINIMUM EFFECTIVE EAVES GUTTER SIZE = **5800 mm²**

LEGEND

- Ø90 OR 100 x 50 RECTANGULAR DOWN PIPE U.N.O
- INSPECTION POINT
- RAINWATER SPREADER
- FIRST FLUSH RAINWATER DEVICE TO BUILDERS DETAIL
- X 100.00 PROPOSED FINISHED SURFACE LEVEL
- (c) CHARGED PIPE
- PROPOSED BELOW GROUND PIPELINE
- (sg) PROPOSED uPVC SEWER GRADE PIPELINE
- EXISTING PIPELINE
- SUBSOIL DRAINAGE LINE
- PROPOSED SURFACE INLET PIT
- DRAINAGE NODE POINT
- OVERLAND FLOW PATH
- BG1 200W x 110D BOX GUTTER
- RWH 200W x 110L x 115D RAINWATER HEAD

NOTE: DO NOT SCALE OFF DRAWINGS. REFER TO ARCHITECTURAL PLANS. VERIFY DIMENSIONS ON SITE

REV	DATE	DESCRIPTION	BY
C	19.07.24	REVISED TO SUIT ARCHITECTURALS	D.B.
B	17.04.24	RE-ISSUED FOR APPROVAL	D.B.
A	08.11.23	ISSUED FOR APPROVAL	S.R.
P2	21.09.23	RE-ISSUED FOR INFORMATION	D.B.
P1	11.09.23	ISSUED FOR INFORMATION	D.B.

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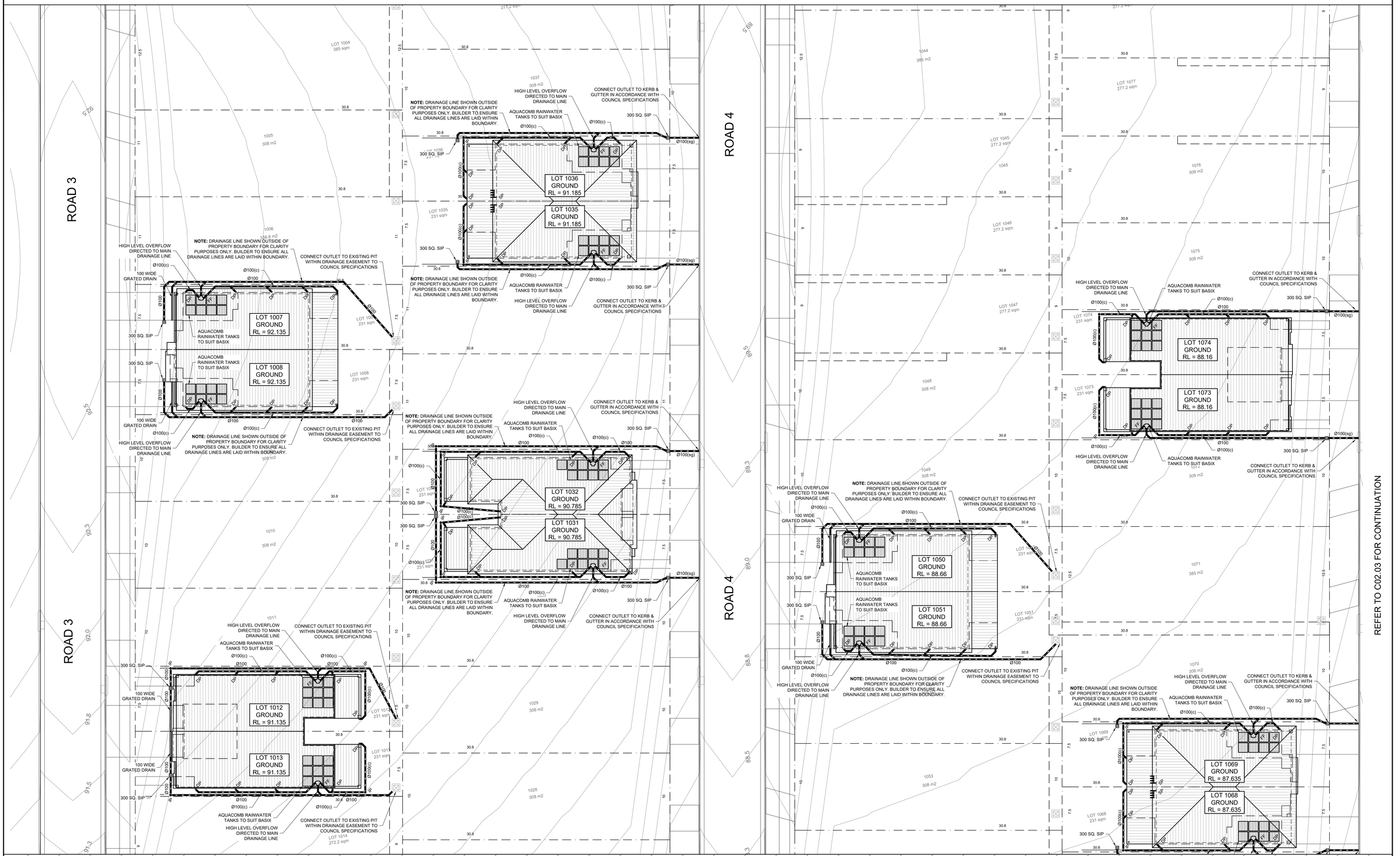
Postal Address
PO Box 7191
BAULKHAM HILLS NSW 2153

RESIDENTIAL DEVELOPMENT
AT LOWES CREEK MARYLAND PRECINCT, BRINGELLY FOR VITOCCO ENTERPRISES

KEY MAP

JOB NUMBER:	DWG NUMBER:	ORIGINAL SIZE:
230335	C02.01	A1
DESIGNED BY: B.C.	DATE: AUGUST 2023	
DRAWN BY: D.M.	SCALE: 1:200 U.N.O.	



STORMWATER DRAINAGE PLAN - SHEET 1
1:200

NOTE: DO NOT SCALE OFF DRAWINGS. REFER TO ARCHITECTURAL PLANS. VERIFY DIMENSIONS ON SITE

REV	DATE	DESCRIPTION	BY
C	19.07.24	REVISED TO SUIT ARCHITECTURALS	D.B.
B	17.04.24	RE-ISSUED FOR APPROVAL	D.B.
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RESIDENTIAL DEVELOPMENT
AT LOWES CREEK MARYLAND PRECINCT, BRINGELLY FOR VITOCCO ENTERPRISES

STORMWATER DRAINAGE PLAN 1

JOB NUMBER:	DWG NUMBER:	ORIGINAL SIZE:
230335	C02.02	A1
DESIGNED BY: B.C.	DATE: AUGUST 2023	
DRAWN BY: D.M.	SCALE: 1:200 U.N.O.	

REFER TO C02.02 FOR CONTINUATION

REFER TO C02.04 FOR CONTINUATION

REFER TO C02.05 FOR CONTINUATION

ROAD 6

ROAD 8

LOT 1126 GROUND RL = 86.06

LOT 1125 GROUND RL = 86.06

LOT 1148 GROUND RL = 85.535

LOT 1147 GROUND RL = 85.535

LOT 1097 GROUND RL = 86.685

LOT 1098 GROUND RL = 86.685

LOT 1144 GROUND RL = 84.635

LOT 1143 GROUND RL = 84.635

LOT 1117 GROUND RL = 85.985

HIGH LEVEL OVERFLOW DIRECTED TO MAIN DRAINAGE LINE

AQUACOMB RAINWATER TANKS TO SUIT BASIX

300 SQ. SIP

100 WIDE GRATED DRAIN

CONNECT OUTLET TO KERB & GUTTER IN ACCORDANCE WITH COUNCIL SPECIFICATIONS

CONNECT OUTLET TO EXISTING PIT WITHIN DRAINAGE EASEMENT TO COUNCIL SPECIFICATIONS

NOTE: DRAINAGE LINE SHOWN OUTSIDE OF PROPERTY BOUNDARY FOR CLARITY PURPOSES ONLY. BUILDER TO ENSURE ALL DRAINAGE LINES ARE LAID WITHIN BOUNDARY.

STORMWATER DRAINAGE PLAN - SHEET 2

1:200

NOTE: DO NOT SCALE OFF DRAWINGS. REFER TO ARCHITECTURAL PLANS. VERIFY DIMENSIONS ON SITE

REV	DATE	DESCRIPTION	BY
C	19.07.24	REVISED TO SUIT ARCHITECTURALS	D.B.
B	17.04.24	RE-ISSUED FOR APPROVAL	D.B.
A	08.11.23	ISSUED FOR APPROVAL	S.R.
P2	21.09.23	RE-ISSUED FOR INFORMATION	D.B.
P1	11.09.23	ISSUED FOR INFORMATION	D.B.

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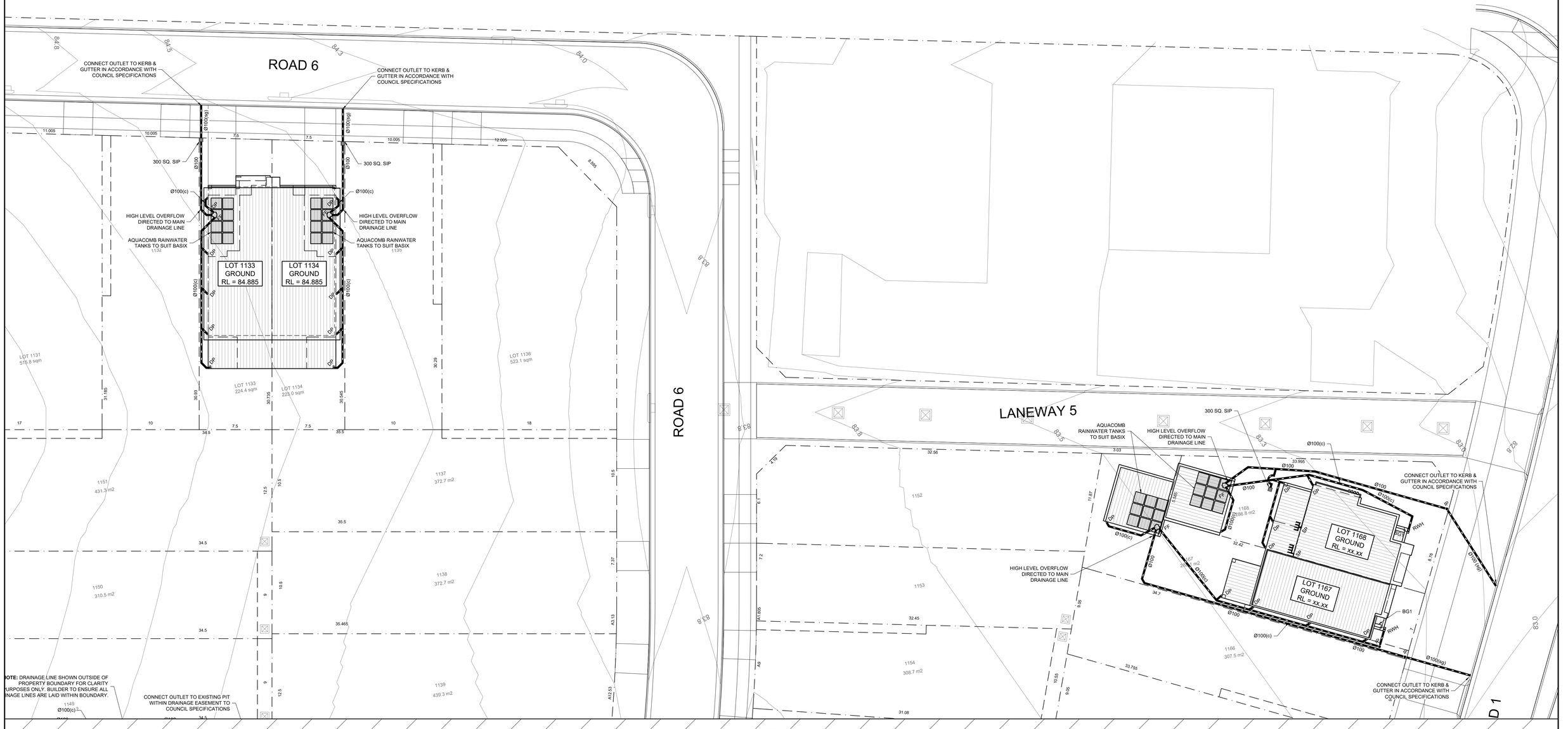
RESIDENTIAL DEVELOPMENT
AT LOWES CREEK MARYLAND
PRECINCT, BRINGELLY
FOR VITOCCO ENTERPRISES

STORMWATER DRAINAGE PLAN 2

JOB NUMBER:	DWG NUMBER:	ORIGINAL SIZE:
230335	C02.03	A1
DESIGNED BY: B.C.	DATE: AUGUST 2023	
DRAWN BY: D.M.	SCALE: 1:200 U.N.O.	



NOTE: DRAINAGE LINE SHOWN OUTSIDE OF PROPERTY BOUNDARY FOR CLARITY PURPOSES ONLY. BUILDER TO ENSURE ALL DRAINAGE LINES ARE LAID WITHIN BOUNDARY.

REFER TO C02.07 FOR CONTINUATION

STORMWATER DRAINAGE PLAN - SHEET 3

1:200

NOTE: DO NOT SCALE OFF DRAWINGS. REFER TO ARCHITECTURAL PLANS. VERIFY DIMENSIONS ON SITE

REV	DATE	DESCRIPTION	BY
C	19.07.24	REVISED TO SUIT ARCHITECTURALS	D.B.
B	17.04.24	RE-ISSUED FOR APPROVAL	D.B.
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P2	21.09.23	RE-ISSUED FOR INFORMATION	D.B.
P1	11.09.23	ISSUED FOR INFORMATION	D.B.

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RESIDENTIAL DEVELOPMENT
AT LOWES CREEK MARYLAND PRECINCT, BRINGELLY FOR VITOCCO ENTERPRISES

STORMWATER DRAINAGE PLAN 3

JOB NUMBER:	DWG NUMBER:	ORIGINAL SIZE:
230335	C02.04	A1
DESIGNED BY:	DATE:	
B.C.	AUGUST 2023	
DRAWN BY:	SCALE:	
D.M.	1:200 U.N.O.	

REFER TO C02.02 FOR CONTINUATION

ROAD 3

ROAD 4

ROAD 3

LOT 1012
GROUND
RL = 91.135

LOT 1013
GROUND
RL = 91.135

LOT 1051
GROUND
RL = 88.66

LOT 1069
GROUND
RL = 87.635

LOT 1068
GROUND
RL = 87.635

LOT 1055
GROUND
RL = 87.86

LOT 1056
GROUND
RL = 87.86

HIGH LEVEL OVERFLOW DIRECTED TO MAIN DRAINAGE LINE

AQUACOMB RAINWATER TANKS TO SUIT BASIX

CONNECT OUTLET TO EXISTING PIT WITHIN DRAINAGE EASEMENT TO COUNCIL SPECIFICATIONS

CONNECT OUTLET TO KERB & GUTTER IN ACCORDANCE WITH COUNCIL SPECIFICATIONS

300 SQ. SIP

100 WIDE GRATED DRAIN

NOTE: DRAINAGE LINE SHOWN OUTSIDE OF PROPERTY BOUNDARY FOR CLARITY PURPOSES ONLY. BUILDER TO ENSURE ALL DRAINAGE LINES ARE LAID WITHIN BOUNDARY.

LOT 1014 272.2 sqm
LOT 1015 272.2 sqm
LOT 1016 272.2 sqm
LOT 1017 308 m2
LOT 1018 308 m2
LOT 1019 501 sqm
LOT 1020 270 sqm
LOT 1021 270 sqm
LOT 1022 270 sqm
LOT 1023 501 sqm
LOT 1024 277.2 m2
LOT 1025 277.2 m2
LOT 1026 385 m2
LOT 1027 385 m2
LOT 1028 308 m2
LOT 1029 308 m2
LOT 1053 308 m2
LOT 1054
LOT 1058 308 m2
LOT 1059 501 sqm
LOT 1060 270 sqm
LOT 1061 270 sqm
LOT 1062 270 sqm
LOT 1063 501 sqm
LOT 1064 308 m2
LOT 1065 308 m2
LOT 1066 385 m2
LOT 1070 308 m2

REFER TO C02.06 FOR CONTINUATION

REFER TO C02.09 FOR CONTINUATION

STORMWATER DRAINAGE PLAN - SHEET 4

1:200

NOTE: DO NOT SCALE OFF DRAWINGS. REFER TO ARCHITECTURAL PLANS. VERIFY DIMENSIONS ON SITE

REV	DATE	DESCRIPTION	BY
C	19.07.24	REVISED TO SUIT ARCHITECTURALS	D.B.
B	17.04.24	RE-ISSUED FOR APPROVAL	D.B.
A	08.11.23	ISSUED FOR APPROVAL	S.R.
P2	21.09.23	RE-ISSUED FOR INFORMATION	D.B.
P1	11.09.23	ISSUED FOR INFORMATION	D.B.

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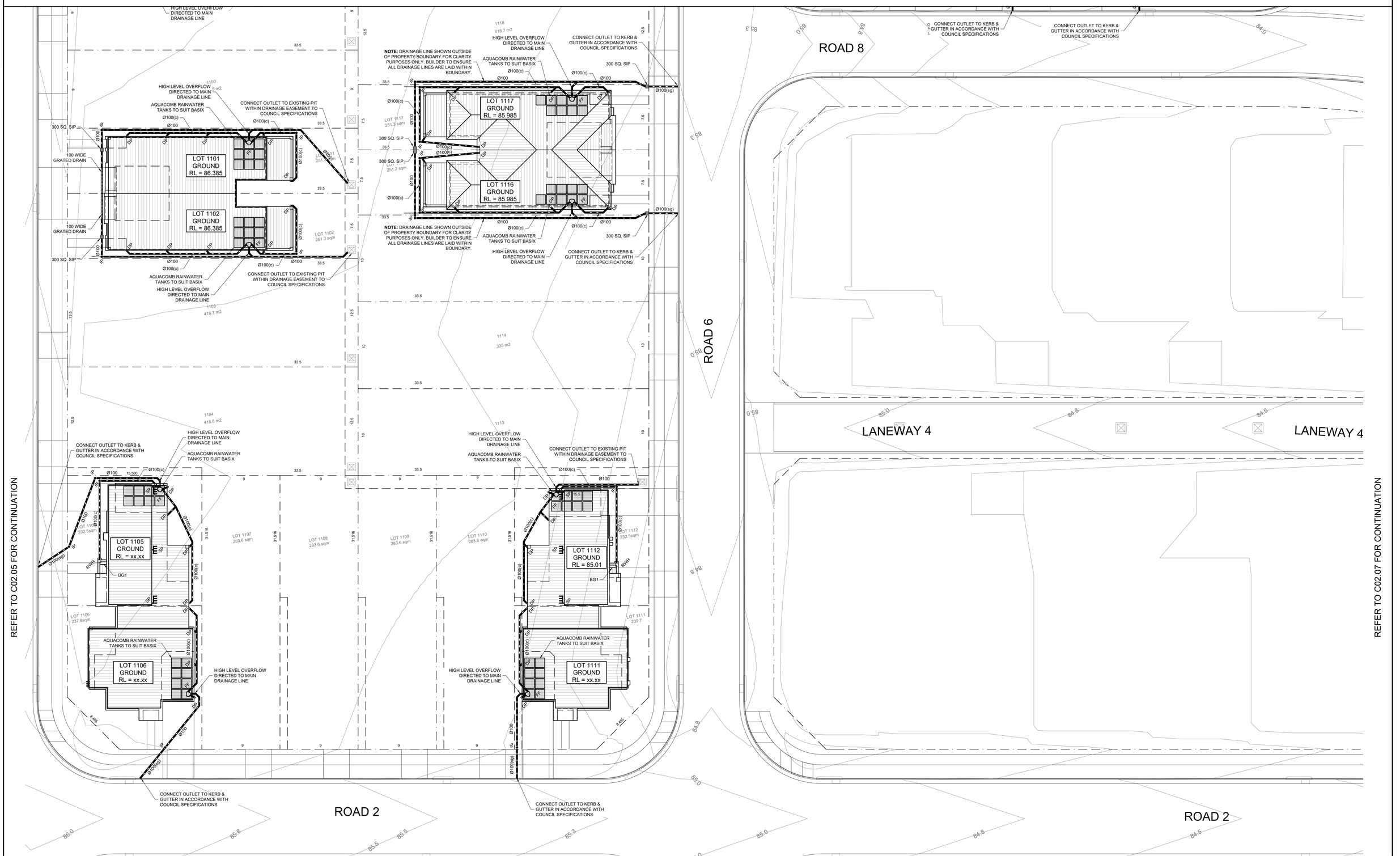
AT LOWES CREEK MARYLAND
PRECINCT, BRINGELLY
FOR VITOCCO ENTERPRISES

STORMWATER DRAINAGE PLAN 4

JOB NUMBER:	DWG NUMBER:	ORIGINAL SIZE:
230335	C02.05	A1
DESIGNED BY: B.C.	DATE: AUGUST 2023	
DRAWN BY: D.M.	SCALE: 1:200 U.N.O.	



STORMWATER DRAINAGE PLAN - SHEET 5

1:200

NOTE: DO NOT SCALE OFF DRAWINGS. REFER TO ARCHITECTURAL PLANS. VERIFY DIMENSIONS ON SITE

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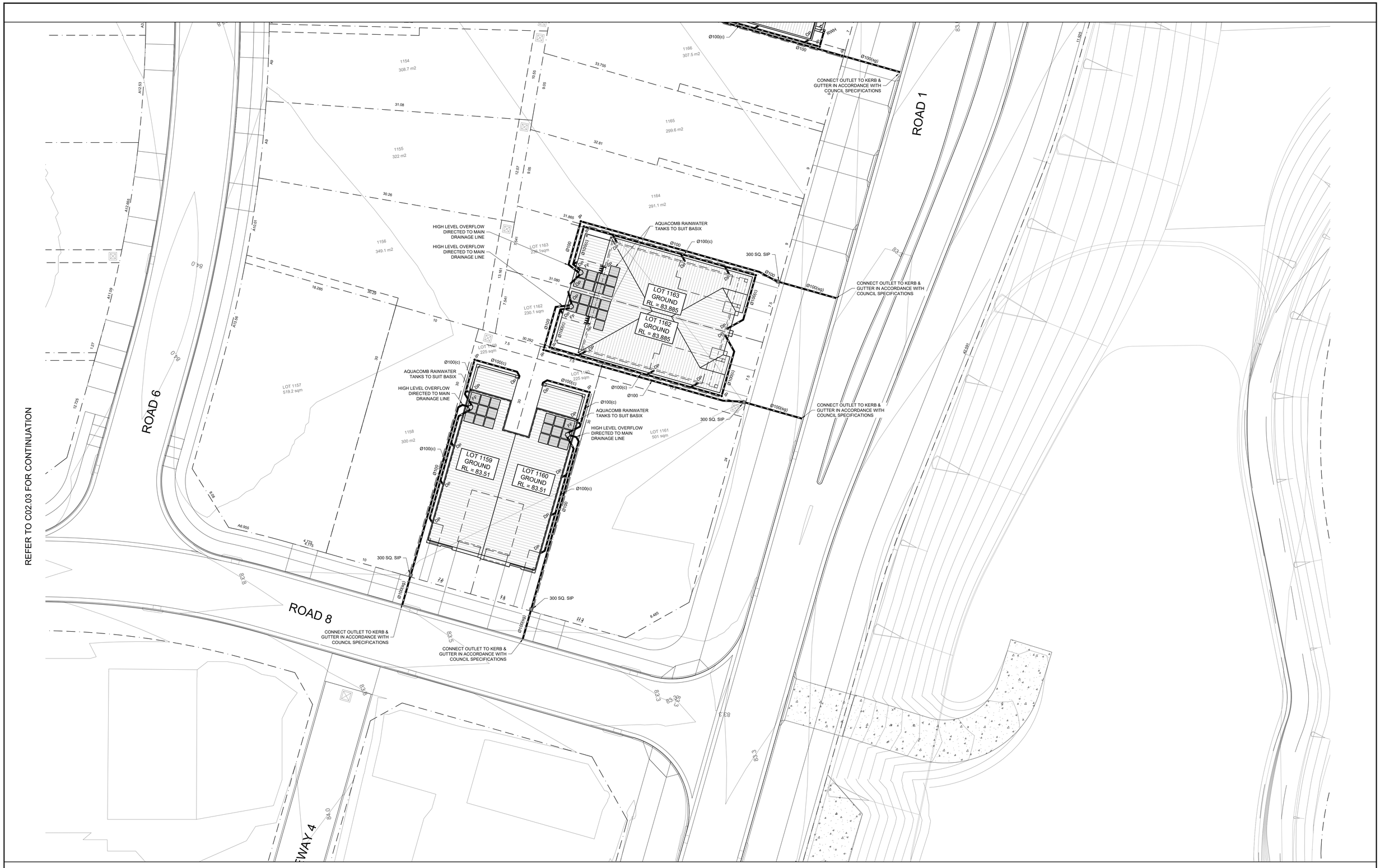
STORMWATER DRAINAGE PLAN 5

JOB NUMBER:	DWG NUMBER:	ORIGINAL SIZE:
230335	C02.06	A1
DESIGNED BY: B.C.	DATE: AUGUST 2023	
DRAWN BY: D.M.	SCALE: 1:200 U.N.O.	



STORMWATER DRAINAGE PLAN - SHEET7
1:200

NOTE: DO NOT SCALE OFF DRAWINGS. REFER TO ARCHITECTURAL PLANS. VERIFY DIMENSIONS ON SITE

REV	DATE	DESCRIPTION	BY
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B	17.04.24	RE-ISSUED FOR APPROVAL	D.B.
A	08.11.23	ISSUED FOR APPROVAL	S.R.
P2	21.09.23	RE-ISSUED FOR INFORMATION	D.B.
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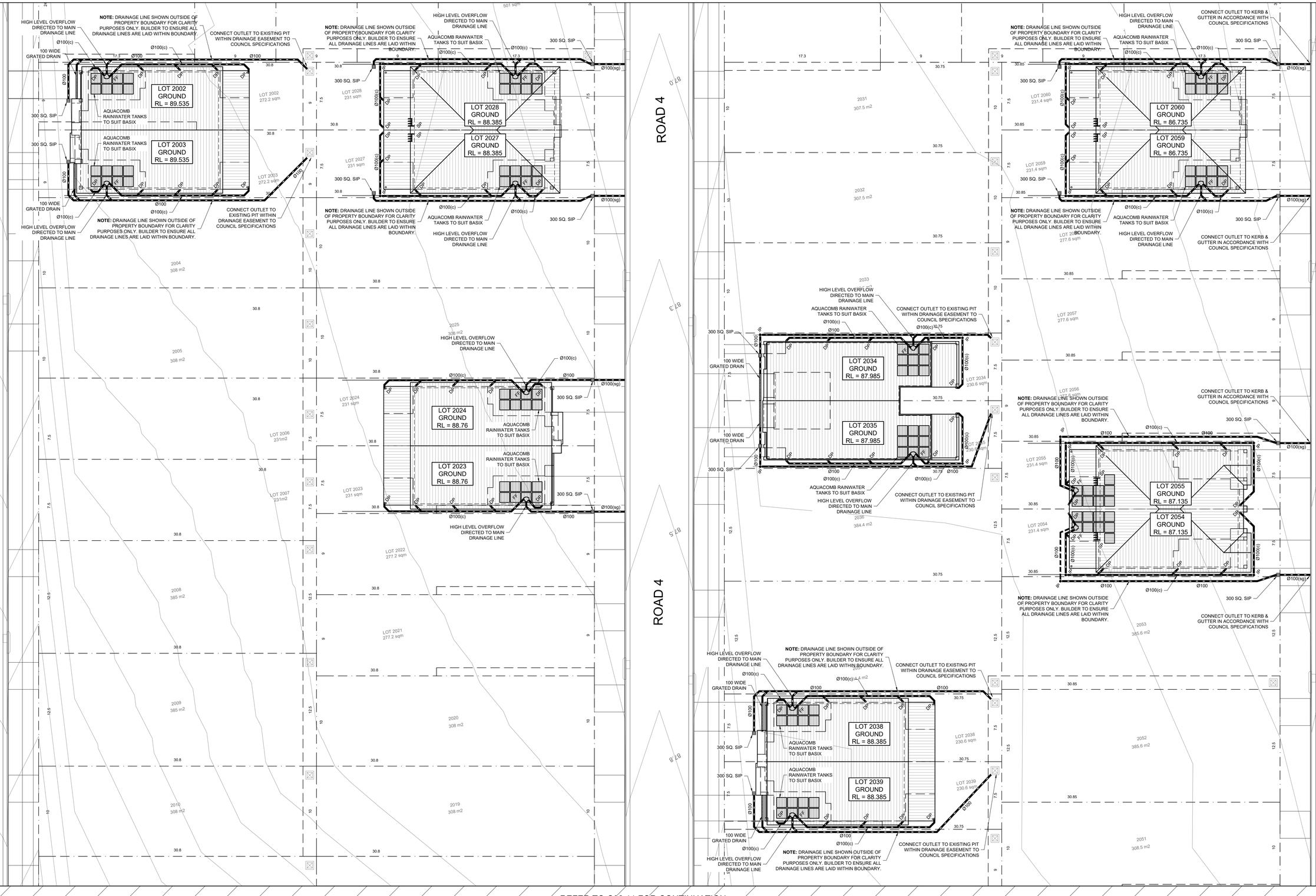
STORMWATER DRAINAGE PLAN 6

JOB NUMBER:	DWG NUMBER:	ORIGINAL SIZE:
230335	C02.07	A1
DESIGNED BY: B.C.	DATE: AUGUST 2023	
DRAWN BY: D.M.	SCALE: 1:200 U.N.O.	



STORMWATER DRAINAGE PLAN - SHEET 8

1:200

NOTE: DO NOT SCALE OFF DRAWINGS. REFER TO ARCHITECTURAL PLANS. VERIFY DIMENSIONS ON SITE

REV	DATE	DESCRIPTION	BY
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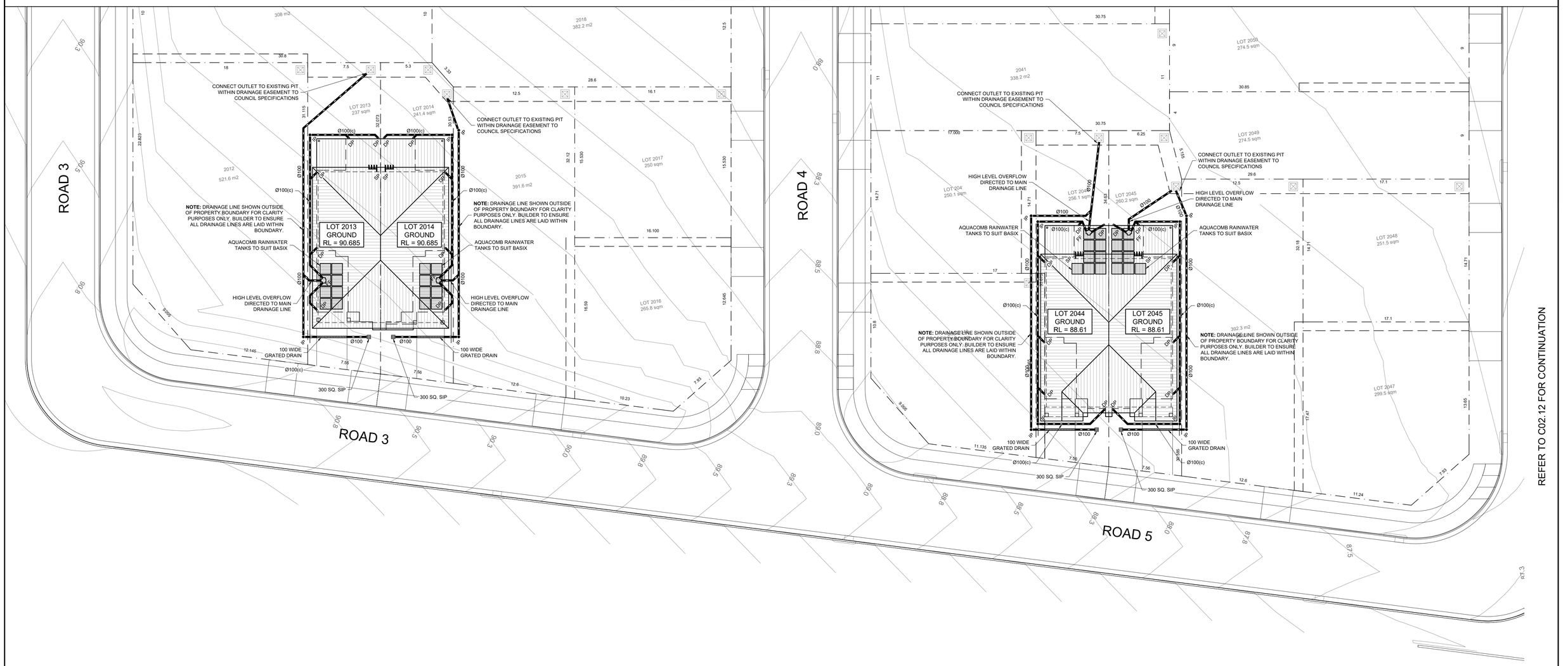
STORMWATER DRAINAGE PLAN 7

JOB NUMBER:	DWG NUMBER:	ORIGINAL SIZE:
230335	C02.08	A1
DESIGNED BY: B.C.	DATE: AUGUST 2023	
DRAWN BY: D.M.	SCALE: 1:200 U.N.O.	

REFER TO C02.09 FOR CONTINUATION



STORMWATER DRAINAGE PLAN - SHEET 10
1:200

NOTE: DO NOT SCALE OFF DRAWINGS. REFER TO ARCHITECTURAL PLANS. VERIFY DIMENSIONS ON SITE

REV	DATE	DESCRIPTION	BY
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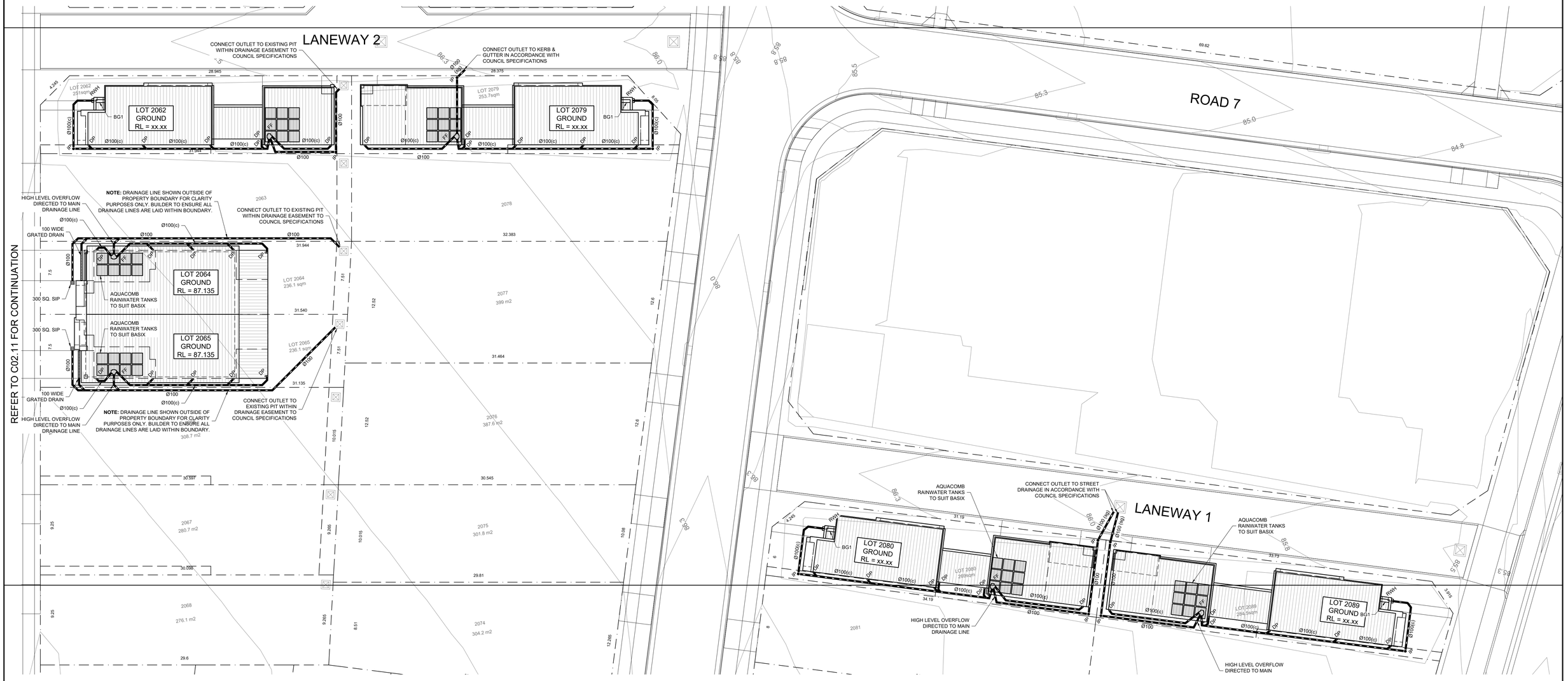
STORMWATER DRAINAGE PLAN 8

JOB NUMBER:	DWG NUMBER:	ORIGINAL SIZE:
230335	C02.09	A1
DESIGNED BY: B.C.	DATE: AUGUST 2023	
DRAWN BY: D.M.	SCALE: 1:200 U.N.O.	

REFER TO C02.10 FOR CONTINUATION



STORMWATER DRAINAGE PLAN - SHEET 11

1:200

STORMWATER DESIGN SUMMARY

COUNCIL: CAMDEN CITY COUNCIL
100 YEAR, 5 MIN STORM = XX mm/hr
20 YEAR, 5 MIN STORM = XX mm/hr

100% ROOF AREA DIRECTED TO AQUA COMB RAINWATER RE-USE TANKS TO BASIX REQUIREMENTS. HIGH LEVEL OVER FLOW DIRECTED TO INTER-ALLOTMENT DRAINAGE EASEMENTS.

STORMWATER DRAINAGE NOTES

- ALL DRAINAGE LINES SHALL BE uPVC (CLASS SH) STORMWATER DRAINAGE PIPE, U.N.O.
- ALL DRAINAGE LINES SHALL BE LAID @ 1% FALL MIN, U.N.O.
- FIRST FLUSH RAINWATER DEVICES TO BE FITTED TO DRAINAGE LINES TO BUILDER'S DETAIL, TYPICAL.
- MINIMUM EFFECTIVE EAVES GUTTER SLOPE = 1:500 U.N.O.
- MINIMUM EFFECTIVE EAVES GUTTER SIZE = **5800 mm²**

LEGEND

- DP — Ø90 OR 100 x 50 RECTANGULAR DOWN PIPE, U.N.O.
- IP — INSPECTION POINT
- RWH — RAINWATER SPREADER
- PROPOSED BELOW GROUND PIPELINE
- PROPOSED SURFACE INLET PIT
- 1 — DRAINAGE NODE POINT
- DENOTES AQUACOMB RAINWATER RE-USE TANKS TO BASIX REQUIREMENTS

NOTE: DO NOT SCALE OFF DRAWINGS. REFER TO ARCHITECTURAL PLANS. VERIFY DIMENSIONS ON SITE

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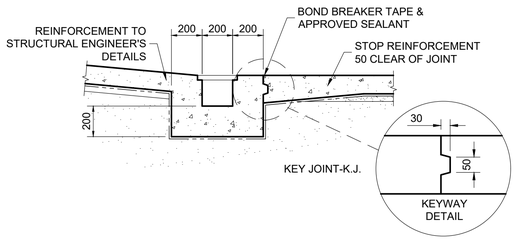
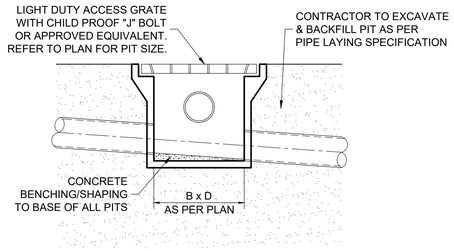
STORMWATER DRAINAGE PLAN 9

JOB NUMBER:	DWG NUMBER:	ORIGINAL SIZE:
230335	C02.10	A1
DESIGNED BY: B.C.	DATE: AUGUST 2023	
DRAWN BY: D.M.	SCALE: 1:200 U.N.O.	



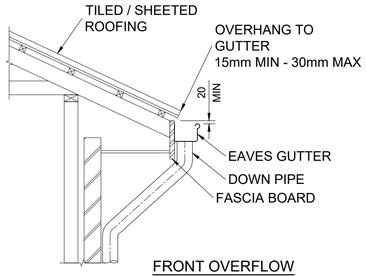
TYPICAL GRATED DRAIN DETAIL

1:20

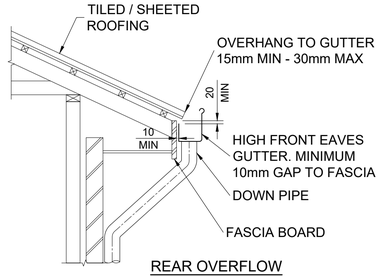


TYPICAL SURFACE INLET PIT DETAIL

1:20



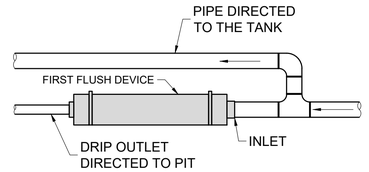
FRONT OVERFLOW



REAR OVERFLOW

TYPICAL EAVES GUTTER DETAIL

1:20



TYPICAL FIRST FLUSH DETAIL

N.T.S.

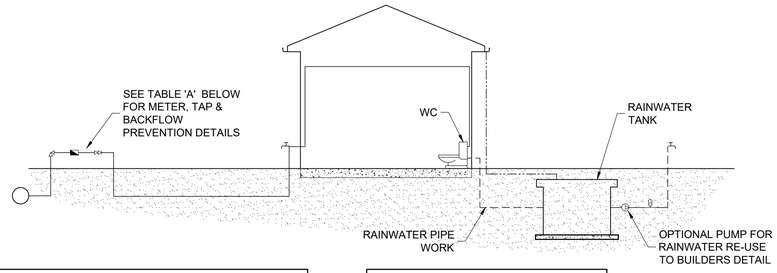


TABLE A

RAINWATER TANK LOCATION	METER SIZE (mm)	TYPE OF TAP	TYPE OF BACKFLOW PREVENTION
ABOVE GROUND	20	BALL VALVE	DUAL CHECK VALVE (COMBINED WITH METER)
	25	BALL VALVE	DUAL CHECK VALVE
	> 32	BALL VALVE	DUAL CHECK VALVE
BELOW GROUND	20	BALL VALVE	TESTABLE DOUBLE CHECK VALVE
	25	BALL VALVE	TESTABLE DOUBLE CHECK VALVE
	> 32	BALL VALVE	TESTABLE DOUBLE CHECK VALVE

LEGEND

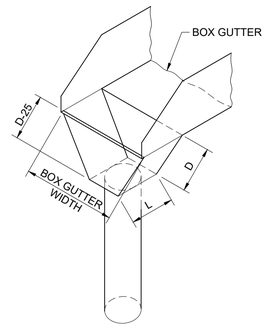
- PRESSURE VESSEL
- METER
- BALL VALVE RIGHT ANGLE TYPE
- DUAL CHECK VALVE
- PUMP
- GARDEN TAP
- DRINKING WATER SUPPLY PIPES
- RAINWATER SUPPLY PIPES
- DOWN PIPES

DIAGRAM NOTES:

1 DRAWING TO BE READ IN CONJUNCTION WITH SYDNEY WATER PLUMBING REQUIREMENTS
2 FOR TANKS 10,000 LITRES OR LESS, COUNCIL DEVELOPMENT CONSENT IS NOT REQUIRED, IF THEIR CONDITIONS FOR INSTALLATION ARE FOLLOWED.
3 FOR TANKS GREATER THAN 10,000 LITRES COUNCIL DEVELOPMENT CONSENT IS GENERALLY REQUIRED.
4 FOR TANKS MORE THAN 10,000 LITRES APPROVAL IS REQUIRED FOR BUILDING OVER SEWERS.
5 SYDNEY WATER'S APPROVAL IS REQUIRED FOR ANY TOP UP FROM DRINKING WATER SUPPLY, REGARDLESS OF TANK SIZE. NO DIRECT CONNECTION IS ALLOWED BETWEEN THE DRINKING WATER SUPPLY AND THE RAINWATER TANK SUPPLY.
6 RAINWATER PIPEWORK IS SHOWN ON THE DIAGRAM AS SUPPLYING INTERNAL AND EXTERNAL RAINWATER USES. CUSTOMERS MAY WANT ONE OR THE OTHER.
7 ANY DESIGNED ACCESS LID INTO RAINWATER RE-USE TANK IS TO HAVE A LOCKABLE LID. IF THE LID IS DESIGNED TO BE ACCESSED BY A MAINTENANCE PERSON, IT MUST BE AT LEAST 600 mm x 900 mm IN SIZE.

DUAL DRINKING WATER & RAINWATER SUPPLY DIAGRAM

N.T.S.



RAINWATER HEAD SECTION

N.T.S.

NOTE: DO NOT SCALE OFF DRAWINGS. REFER TO ARCHITECTURAL PLANS. VERIFY DIMENSIONS ON SITE

REV	DATE	DESCRIPTION	BY
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STORMWATER DRAINAGE DETAILS SHEET

JOB NUMBER:	DWG NUMBER:	ORIGINAL SIZE:
230335	C02.11	A1
DESIGNED BY: B.C.	DATE: AUGUST 2023	
DRAWN BY: D.M.	SCALE: 1:20 U.N.O.	

DRAWING LIST

DA Documentation Schedule

dwg #	title	scale
3012 **LP-00**	Landscape Master Plan	1:1000
3012 **LP-00.1**	Landscape Master Plan - **SHEET A**	1:500
3012 **LP-00.2**	Landscape Master Plan - **SHEET B**	1:500
3012 **LP-01**	Landscape Site Plan - **sheet 1**	1:200
3012 **LP-01.1**	Landscape Plan - sheet 1	1:100
3012 **LP-02**	Landscape Site Plan - **sheet 2**	1:200
3012 **LP-02.1**	Landscape Plan - sheet 1	1:100
3012 **LP-03**	Landscape Site Plan - **sheet 3**	1:200
3012 **LP-03.1**	Landscape Plan - sheet 1	1:100
3012 **LP-03.2**	Landscape Plan - sheet 2	1:100
3012 **LP-04**	Landscape Site Plan - **sheet 4**	1:200
3012 **LP-04.1**	Landscape Plan - sheet 1	1:100
3012 **LP-05**	Landscape Site Plan - **sheet 5**	1:200
3012 **LP-05.1**	Landscape Plan - sheet 1	1:100
3012 **LP-05.2**	Landscape Plan - sheet 2	1:100
3012 **LP-06**	Landscape Site Plan - **sheet 6**	1:200
3012 **LP-07**	Landscape Site Plan - **sheet 7**	1:200
3012 **LP-07.1**	Landscape Plan - sheet 1	1:100
3012 **LP-08**	Landscape Site Plan - **sheet 8**	1:200
3012 **LP-08.1**	Landscape Plan - sheet 1	1:100
3012 **LP-09**	Landscape Site Plan - **sheet 9**	1:200
3012 **LP-09.1**	Landscape Plan - sheet 1	1:100
3012 **LP-09.2**	Landscape Plan - sheet 2	1:100
3012 **LP-10**	Landscape Site Plan - **sheet 10**	1:200
3012 **LP-10.1**	Landscape Plan - sheet 1	1:100
3012 **LP-11**	Landscape Site Plan - **sheet 11**	1:200
3012 **LP-50.1**	Landscape Details - **sheet 1**	
3012 **LP-50.2**	Landscape Details - **sheet 2**	

revision	description	date
05	REVISED BOUNDARIES	19-07-2024
04	REVISED DA ISSUE	15-04-2024
03	DA ISSUE	07-11-2023
02	COORDINATION ISSUE	20-09-2023
01	COORDINATION ISSUE	15-09-2023

client:
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Bringelly NSW 2556 PO Box 228
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0 10 20 50

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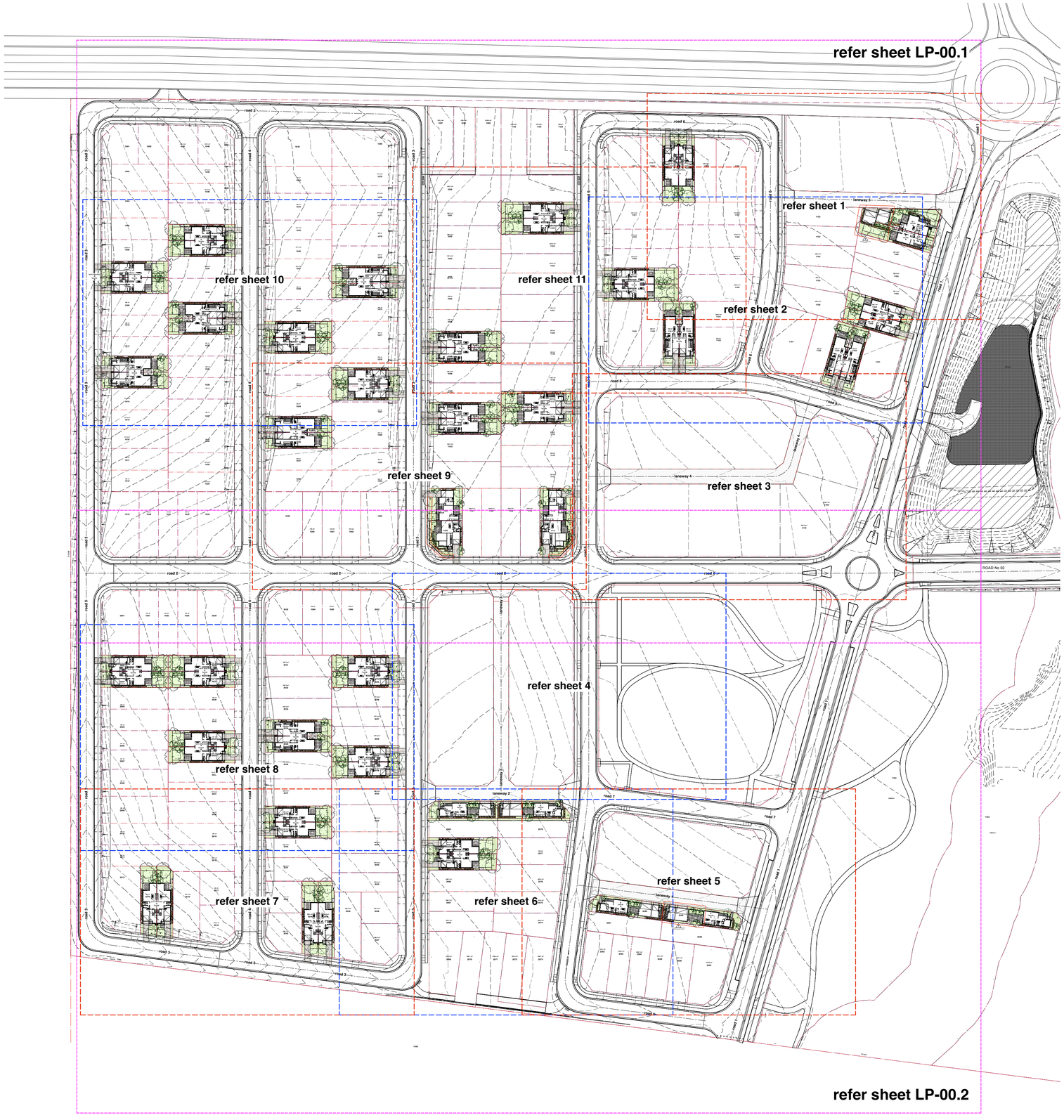
landscape architect:
JOHN LOCK & associates
LANDSCAPE ARCHITECTURE
jla
Suite 4, 211 Ben Boyd Road, Neutral Bay NSW 2089
p:02 9969 9866 **e:**landesign@bigpond.com

project:
INTEGRATED RESIDENTIAL DEVELOPMENT
751 The Northern Road, Bringelly

Cover Sheet

scale:
date: 04-09-2023 issue: **05**
dwg no: **3012 LP-0**



PLANT SCHEDULE

Botanical name	Common name	Hgt	Spr	Spg	Qty	Size
Trees						
Angophora floribunda	Rough Barked Apple	18m	12m			45L
Backhousia citriodora	Lemon Myrtle	5m	4m			45L
Elaeocarpus eumundi	Eumundi Quandong	9m	4m			45L
Fraxinus pennsylvanica 'Urbanite TM'	Urbanite Ash	8m	6m			45L
Hymenosporum flavum	Native Frangipani	8m	5m			45L
Nyssa sylvatica	Tupelo	15m	8m			45L
Pistacia chinensis	Pistacia	8m	6m			45L
Tristaniopsis laurina "Luscious"	Water Gum	10m	6m			45L
Waterhousia floribunda "Sweeper'		8m	5m			45L
Small Trees						
Acer palmatum	Japanese Maple	4m	4m			45L
Acer 'Senkaki'		6m	4m			45L
Ceratopetalum gummiferum 'Alberys Red'	NSW Christmas Bush	5m	3m			45L
Citrus (Lemon, Lime, Orange)	Citrus	3m	2m			45L
Banksia integrifolia	Coast Banksia	8m	4m			45L
Buckinghamiana cellisima	Ivory Curl Tree	6m	4m			45L
Elaeocarpus reticulatus 'Bella Donna'		9m	4m			45L
Eleaocarpus reticulatus 'Dark Pink Elly'		4m	2m			45L
Eleaocarpus reticulatus 'Green Dream'		4m	2m			45L
Lagerstroemia indica "Tonto"	Crepe Myrtle	6m	4m			45L
Magnolia denudata	Yulan Magnolia	6m	6m			45L
Magnolia x soulangiana	S'dard Tulip Magnolia	4m	2m			45L
Malus floribunda	Crab Apple	4m	2m			45L
Prunus "Sirotae"	Mt Fuji Cherry	2m	2m			45L
Shrubs						
Aucuba japonica	Aucuba	1.5m	1.5m	2m2		150mm
Alacanatarea "Rubra"	Giant Bromeliad	1.5m		2m2		300mm
Alocasia Black Magic		1.5m		4m2		150mm
Alpinia 'Red Black'	Ginger	1.5m		2m2		150mm
Azalea 'Alba Magnifica'	Azalea	1.5m		2m2		150mm
Azalea 'Red Wing'	Azalea	1.5m		2m2		200mm
Banksia marginata	Silver Banksia	5m	4m	2m2		150mm
Callistemon viminalis 'Scarlet Flame'		1.5m	1.5m	2m2		150mm
Camellia sasanqua 'Pure Silk'	Camellia	3m	1.5m	2m2		150mm
Correa 'Dusky Bells'	Native Fuchsia	1m	2m	2m2		150mm
Correa glabra 'Ivory Lantern'	Rock Correa	0.6m	0.6m	2m2		150mm
Cordyline rubra		1.5m		4m2		150mm
Escallonia "Pink Pixie"		0.8m	0.8m	2m2		150mm
Euonymous japonicus	Japanese Laurel	1.5m	1.5m	2m2		150mm
Gardenia augusta 'Florida'	Gardenia	1m	1m	2m2		200mm
Grevillea olivaceae 'Apricot Glow'	Olive Grevillea	3m	2m	2m2		150mm
Grevillea rosmarinifolia 'Crimson Villea'		1m	2m	2m2		150mm
Hardenbergia 'Meema'		0.75m		4m2		150mm
Hydrangea x macrophylla	Hydrangea	1.5m		2m2		200mm
Lavendula Angustifolia	English Lavender	0.75m		2m2		150mm
Leptospernum "Cardwell"	Weeping tea tree	2m		2m2		150mm
Leptospermum "Foreshore"	yellow tea tree	3m		2m2		150mm
Leptospernum "Pacific Beauty"		0.75m		2m2		150mm
Metrosideros collina 'Velvet Sky'	Velvet Sky	2m	1.5m	2m2		150mm
Osmanthus fragrans	Sweet Olive	4m	2m	2m2		150mm
Pelargonium x domesticum	Regal Geranium	1m		4m2		150mm
Photinia 'Thin Red'		2m	0.6m	2m2		200mm
Philotheca buxifolia 'Cascade of Stars'	Cascade of Stars Waxflower	0.6m	0.6m	2m2		150mm
Rhaphiolepsis indica "Cosmic White"	Cosmic White	1.50m	1.50m	2m2		200mm
Rhaphiolepsis "Snow Maiden"		0.75m		2m2		200mm
Philodendron 'Rubra'		1.5m		3m2		150mm
Pittosporum tobira "Miss Muffet"		0.75m	1.2m	2m2		200mm
Rosmarinus officinalis	Rosemary	2m		2m2		200mm
Rosmarinus officinalis 'Prostratus'	Creeping Rosemary	0.5m		4m2		200mm
Syzygium australe 'Pinnacle'	Hedge to 2m	6m	1.5m	1.5m2		300mm
Syzygium australe 'Resilience'	Hedge to 2m	5m	2m	1.5m2		300mm
Syzygium francisii 'Hobbit'		1.5m		2m2		200mm
Westringia 'Blue Gem'		1m	2m	2m2		150mm
Groundcovers and Climbers						
Aspidistra elatior	Cast Iron Plant	0.75m	0.75m	5m2		140mm
Ajuga reptans 'Atropurpureum'	Bugle	0.3m		4m2		140mm
Bergenia cordifolia 'White'	Heartleaf Saxifrage #			5m2		140mm
Blechnum cartiligeneum	Gristle Fern	0.75m	0.75m	5m2		140mm
Blechnum nudum	Fishbone Fern	0.75m	0.75m	5m2		140mm
Brachyscome multifida "Break of Day"		0.5m		4m2		140mm
Clivea miniata	Kaffir Lilly	0.5m	0.5m	4m2		140mm
Chrysocephalum apiculatum 'Desert Flame'	Yellow Buttons	0.75m	0.75m	5m2		140mm
Ctenanthe		0.75m	0.75m	5m2		140mm
Dianella caerulea	Blue Flax-Lily	0.5m	0.5m	6m2		140mm
Dichondra repens	Kidney Weed	0.15m		6m2		140mm
Doodia aspera	Rasp Fern	0.75m	0.75m	6m2		140mm
Eremophila debilis		0.75m		3m2		140mm
Grevillea "Lanigera"		0.5m		5m2		140mm
Libertia paniculata	Grass Flag	0.5m	0.5m	6m2		140mm
Liriope muscari 'Evergreen Giant'	Liriope	0.6m	0.6m	6m2		140mm
Loropetalum chinense ' Purple Pixie'	Purple Pixie	0.5m	1m	6m2		140mm
Lomandra longifolia 'Katrinus Deluxe'		0.6m	0.6m	6m2		140mm
Myoporum parvifolium	Creeping boobialla	0.3m		5m2		140mm
Pandorea jasminoides "White"	Bower of Beauty			6m2		140mm
Poa affinis		1.00m		6m2		140mm
Pratia purpurascens		0.1m		6m2		140mm
Pteris umbrosa	Jungle Brake	0.6m	0.6m	6m2		140mm
Scaevola "Purple Fusion"		0.3m		6m2		140mm
Viola hederaceae	Native Violet	0.12m	0.5m	6m2		140mm
Zoysia tenuifolia	Korean Temple Grass #			6m2		140mm

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client:

VITOCCO ENTERPRISES
751 The Northern Road
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Narellan NSW 2567

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0 10 20 50

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INTEGRATED RESIDENTIAL DEVELOPMENT
751 The Northern Road, Bringelly

Landscape Master Plan

scale: 1:1000
date: 04-09-2023 issue: 05
dwg no: 3012 LP-00

refer sheet LP-10

refer sheet LP-11

refer sheet LP-02

refer sheet LP-09

refer sheet LP-03

refer sheet LP-01

road 1 road 2 road 3 road 4 road 6 road 8 laneway 3 laneway 4 laneway 5

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Landscape Master Plan - NORTH - sheet A

scale: 1:500
date: 04-09-2023 issue: 05
dwg no: 3012 LP-00.1

refer sheet LP-09

refer sheet LP-03

refer sheet LP-08

refer sheet LP-04

refer sheet LP-07

refer sheet LP-06

refer sheet LP-05

road 1 · road 2 · road 3 · road 4 · road 5 · road 7 · road 9

laneway 1 · laneway 2 · laneway 3 · laneway 4

revision	description	date
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Landscape Master Plan - SOUTH- sheet B

scale: 1:500
date: 04-09-2023 issue: 05
dwg no: 3012 LP-00.2

road 6

refer sheet LP-01.1

road 6

laneway 5

refer sheet LP-01.2

road 1

1131
310.6 m²
1132
231.2 m²
1133
229.8 m²
1134
semi attached
A
facade
B
304.2 m²
1135
1136

431.3 m²
1151
372.7 m²
1137

310.5 m²
1150
372.7 m²
1138

310.5 m²
1149
439.3 m²
1139

258.7 m²
1148
semi attached
A
facade
A
276 m²
1147
422.1 m²
1140

282.2 m²
1141

1146
300 m²
1145
225 m²
1144
225 m²
1143
semi attached
B
332 m²
1142

1152
D.1
facade
A
303.3 m²
1168
C
facade
A
258.9 m²
1167
5
GARAGE + LANDSCAPE REVISED

1153
308.7 m²
1154
307.5 m²
1166

322 m²
1155
299.6 m²
1165

349.1 m²
1156
291.1 m²
1164

236.1 m²
1163
semi attached
A
facade
D
230.1 m²
1162

KEY

NEW TREES
SHRUBS
GROUNDCOVERS
TURF
SAWN CONCRETE DRIVEWAY
300sq UNIT PAVING
600sq UNIT PAVING
METAL PALISADE FENCE
PALISADE FENCE ON BLOCK WALL
1.8M Colour Bond (CB) FENCE
DRYING LINE
GRAVEL
STEPPING STONES
CONCRETE PATH

revision	description	date
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INTEGRATED RESIDENTIAL DEVELOPMENT
751 The Northern Road, Bringelly

Landscape Site Plan - SHEET 1

scale: 1:200
date: 04-09-2023 issue: 05
dwg no: 3012 LP-01

revision	description	date
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INTEGRATED RESIDENTIAL DEVELOPMENT
751 The Northern Road, Bringelly

Landscape Plan - SHEET 1

scale: 1:100
date: 04-09-2023 issue: 05
dwg no: 3012 LP-01.1

revision	description	date
05	REVISED BOUNDARIES	19-07-2024
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INTEGRATED RESIDENTIAL DEVELOPMENT
751 The Northern Road, Bringelly

Landscape Site Plan - SHEET 2

scale: 1:200
date: 04-09-2023
issue: 05
dwg no: 3012 LP-02

laneway 5

1152

1153

308.7 m²
1154

322 m²
1155

349.1 m²
1156

307.5 m²
1166

299.6 m²
1165

291.1 m²
1164

236.1 m²
1163

D.1
facade
A
303.3 m²
1168

C
facade
A
258.9 m²
1167

5
GARAGE + LANDSCAPE
REVISED

1.5 HIGH
METAL PALISADE FENCE
& DWARF WALL

1.8 CB FENCE

GATE

concrete driveway

LAWN

terrace

concrete path

stepping stones

paved path

drying line
1800 x 1000

HERB + KITCHEN GARDEN

road 1

KEY

- NEW TREES
- SHRUBS
- GROUNDCOVERS
- TURF
- SAWN CONCRETE DRIVEWAY
- 300sq UNIT PAVING
- 600sq UNIT PAVING
- METAL PALISADE FENCE
- PALISADE FENCE ON BLOCK WALL
- 1.8M Colour Bond (CB) FENCE
- DRYING LINE
- GRAVEL
- STEPPING STONES
- CONCRETE PATH

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INTEGRATED RESIDENTIAL DEVELOPMENT
751 The Northern Road, Bringelly

Landscape Plan - SHEET 1

scale: 1:100
date: 04-09-2023 issue: 05
dwg no: 3012 LP-02.1

road 6

road 8

refer sheet LP-03.1

road 8

road 1

laneway 4

laneway 4

545.7 m²
1169

595.2 m²
1170

road 1

road 6

road 2

refer sheet LP-03.2

4
SIDE + FRONT FENCING REVISED

KEY

NEW TREES

SHRUBS

GROUNDCOVERS

TURF

SAWN CONCRETE DRIVEWAY

300sq UNIT PAVING

600sq UNIT PAVING

METAL PALISADE FENCE

PALISADE FENCE ON BLOCK WALL

1.8M Colour Bond (CB) FENCE

DRYING LINE

GRAVEL

STEPPING STONES

CONCRETE PATH

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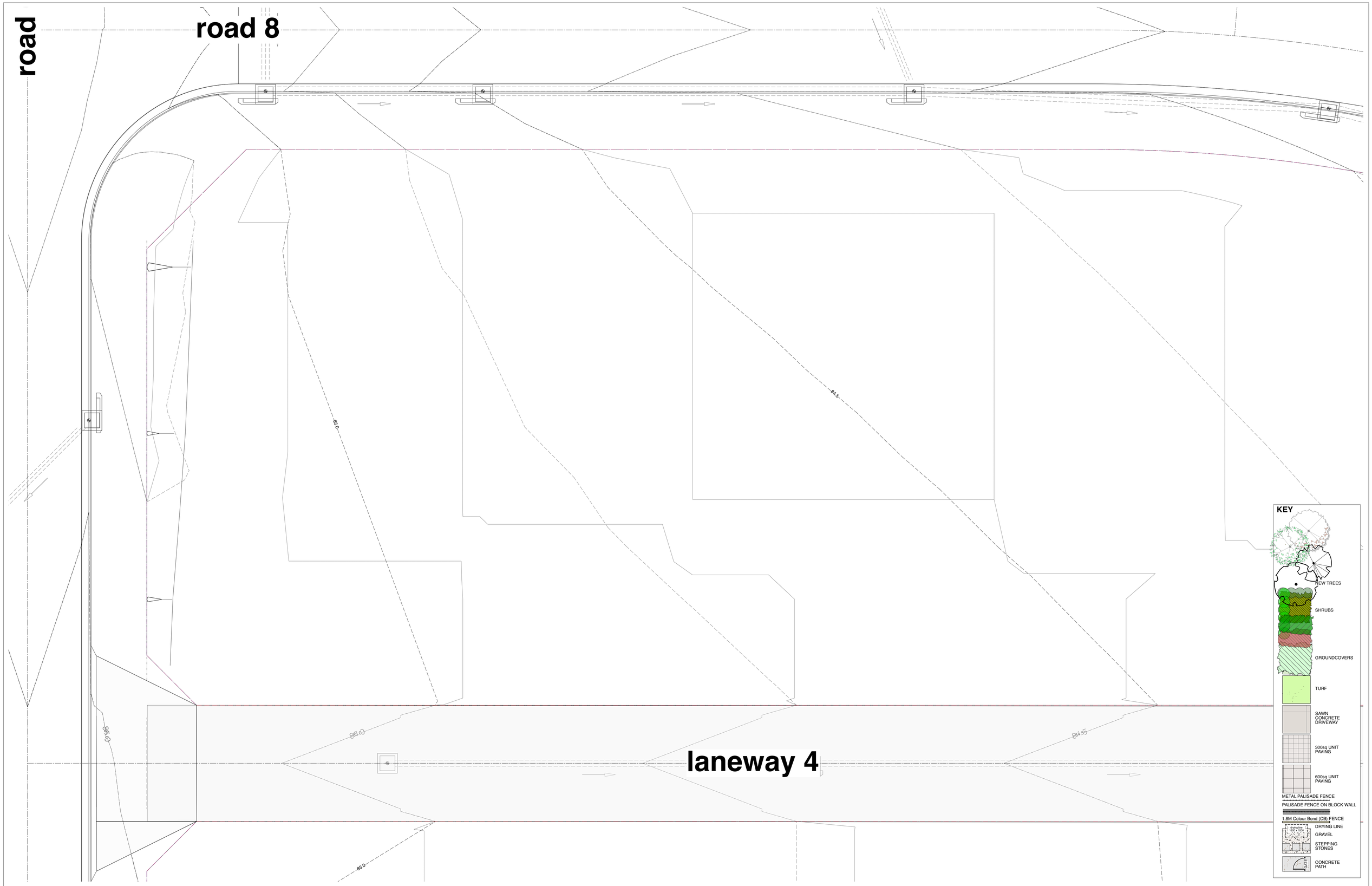
INTEGRATED RESIDENTIAL DEVELOPMENT
751 The Northern Road, Bringelly

Landscape Site Plan - SHEET 3

scale: 1:200

date: 04-09-2023 issue: 05

dwg no: **3012 LP-03**



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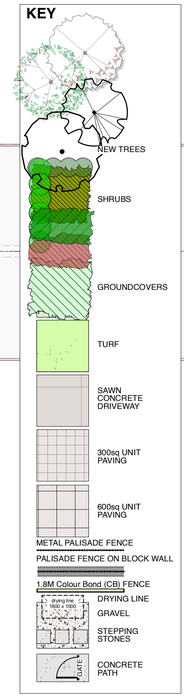
Landscape Plan - sheet 1

scale: 1:100

date: 04-09-2023 issue: 05

dwg no: 3012 LP-03.1

laneway 4



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project:
INTEGRATED RESIDENTIAL DEVELOPMENT
751 The Northern Road, Bringelly

Landscape Plan - sheet 2

scale: 1:100
date: 04-09-2023 issue: **05**
dwg no: **3012 LP-03.2**

road 2

refer sheet LP-04.1

road 3

laneway 3

road 2

laneway 3

laneway 2

road 3

road 7

KEY

NEW TREES

SHRUBS

GROUNDCOVERS

TURF

SAWN CONCRETE DRIVEWAY

300sq UNIT PAVING

600sq UNIT PAVING

METAL PALISADE FENCE

PALISADE FENCE ON BLOCK WALL

1.8M Colour Bond (CB) FENCE

DRYING LINE (drying line 1800 x 1000)

GRAVEL

STEPPING STONES

CONCRETE PATH

revision	description	date
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Landscape Site Plan - SHEET 4

scale: 1:200

date: 04-09-2023 issue: 05

dwg no: 3012 LP-04

road 3

laneway 3

revision	description	date
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INTEGRATED RESIDENTIAL DEVELOPMENT
751 The Northern Road, Bringelly

Landscape Plan

scale: 1:100
date: 04-09-2023 issue: **05**
dwg no: **3012 LP-04.1**

laneway 2

road 7

refer sheet LP-05.2

road 7

road 1

laneway 1

E facade A

2079

2078

399 m²
2077

387.6 m²
2076

301.8 m²
2075

304.2 m²
2074

446.3 m²
2071

351.6 m²
2072

369.1 m²
2073

2080

2089

E facade A

2081

4
GARAGES RELOCATED WEST TOWARD REAR BDY BY 2M

2088

324.1 m²
2082

246.7 m²
2083

246.7 m²
2084

274.1 m²
2085

274.1 m²
2086

415.9 m²
2087

refer sheet LP-05.1

road 9

KEY

NEW TREES

SHRUBS

GROUNDCOVERS

TURF

SAWN CONCRETE DRIVEWAY

300sq UNIT PAVING

600sq UNIT PAVING

METAL PALISADE FENCE

PALISADE FENCE ON BLOCK WALL

1.8M Colour Bond (CB) FENCE

DRYING LINE

GRAVEL

STEPPING STONES

CONCRETE PATH

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project:

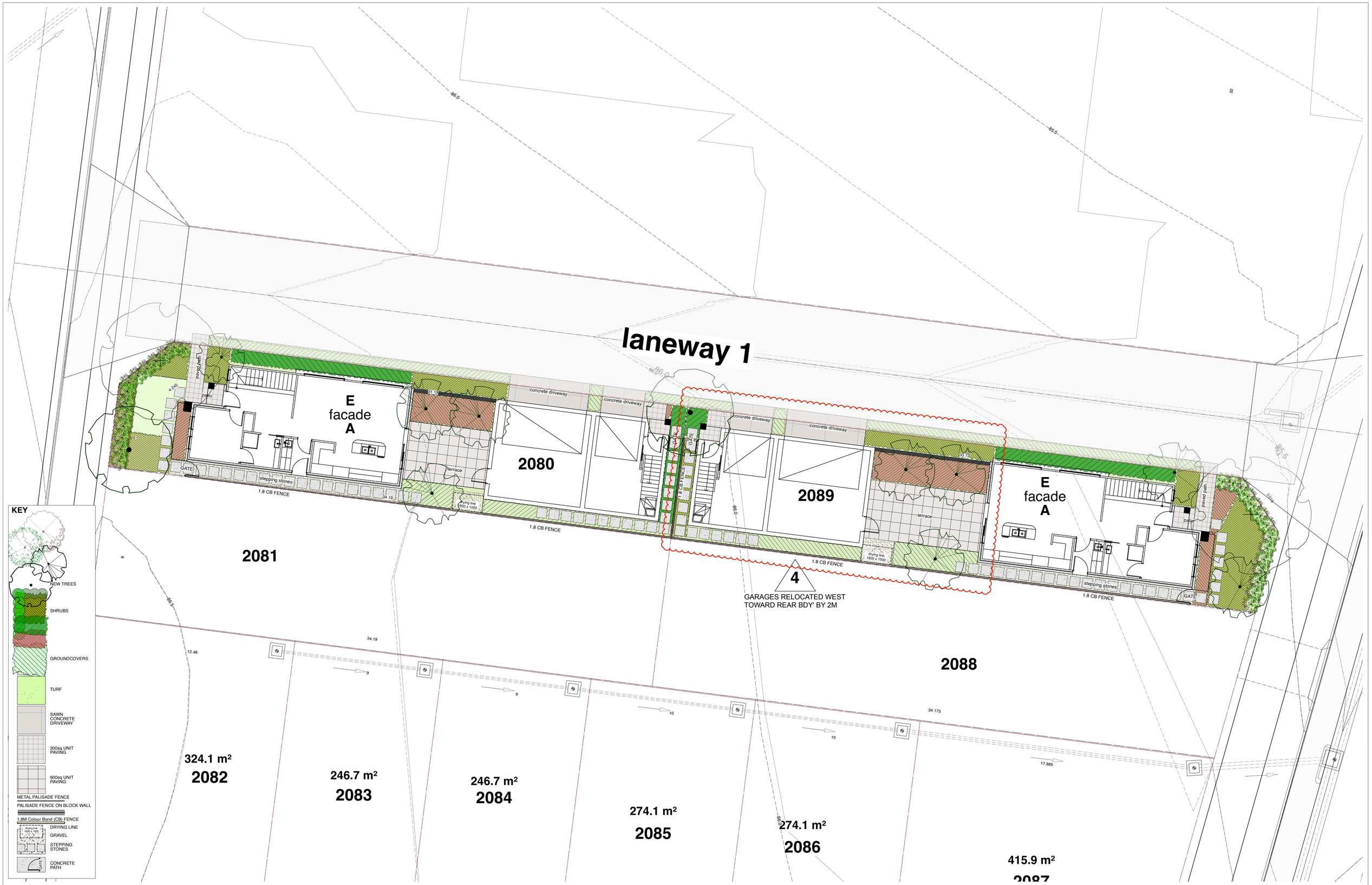
INTEGRATED RESIDENTIAL DEVELOPMENT
751 The Northern Road, Bringelly

Landscape Site Plan - SHEET 5

scale: 1:200

date: 04-09-2023 issue: 05

dwg no: 3012 LP-05



revision	description	date
05	REVISED BOUNDARIES	19-07-2024
04	REVISED DA ISSUE	15-04-2024
03	DA ISSUE	07-11-2023
02	COORDINATION ISSUE	20-09-2023
01	COORDINATION ISSUE	15-09-2023

client:

VITOCCO ENTERPRISES
751 The Northern Road
Bringelly NSW 2556 PO Box 228
Narellan NSW 2567

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STUDIO BLOCK BY PASQUALIE FAGA
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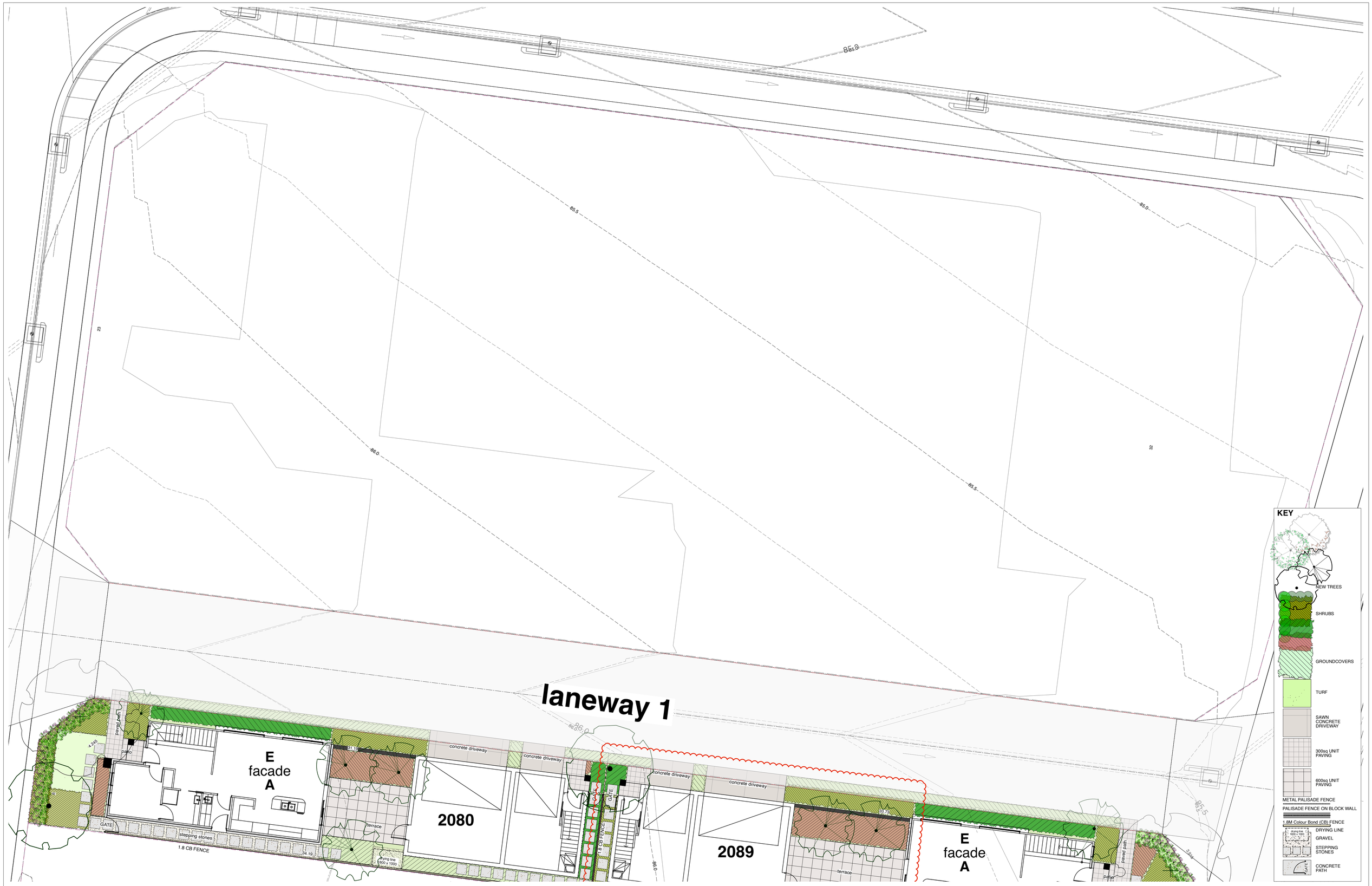
project:

INTEGRATED RESIDENTIAL DEVELOPMENT
751 The Northern Road, Bringelly

Landscape Plan - SHEET 1

scale: 1:100
date: 04-09-2023
issue: 05
dwg no: 3012 LP-05.1



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INTEGRATED RESIDENTIAL DEVELOPMENT
751 The Northern Road, Bringelly

Landscape Plan - SHEET 2

scale: 1:100

date: 04-09-2023 issue: 05

dwg no: 3012 LP-05.2

road 3

lane

laneway 2

road 7

laneway 1

road 3

385.6 m²
2053

385.6 m²
2052

308.5 m²
2051

277.6 m²
2050

274.5 m²
2049

392.3 m²
2046

251.5 m²
2048

299.5 m²
2047

E1
facade
A

2062

2063

238.1 m²
2064

semi attached
A
facade
A

235 m²
2065

308.7 m²
2066

280.7 m²
2067

276.1 m²
2068

412.3 m²
2069

395.1 m²
2070

446.3 m²
2071

351.6 m²
2072

369.1 m²
2073

2078

399 m²
2077

387.6 m²
2076

301.8 m²
2075

304.2 m²
2074

E
facade
A

2079

E
facade
A

2080

2081

324.1 m²
2082

246.7 m²
2083

246.7 m²
2084

274.1 m²
2085

GARAGES
TOWARD

21.71

KEY

NEW TREES

SHRUBS

GROUNDCOVERS

TURF

SAWN CONCRETE DRIVEWAY

300sq UNIT PAVING

600sq UNIT PAVING

METAL PALISADE FENCE

PALISADE FENCE ON BLOCK WALL

1.8M Colour Bond (CB) FENCE

DRYING LINE

GRAVEL

STEPPING STONES

CONCRETE PATH

revision	description	date
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project:

INTEGRATED RESIDENTIAL DEVELOPMENT
751 The Northern Road, Bringelly

Landscape Site Plan - SHEET 6

scale: 1:200

date: 04-09-2023 issue: 05

dwg no: 3012 LP-06

road 3

385 m²
2008

385 m²
2009

308 m²
2010

308 m²
2011

2012

277.2 m²
2022

277.2 m²
2021

308 m²
2020

308 m²
2019

382.2 m²
2018

250 m²
2017

391.6 m²
2015

265.8 m²
2016

237 m²
2013

241.4 m²
2014

semi attached
A
facade
C

road 4

384.4 m²
2037

230.6 m²
2038

semi attached
A
facade
B

230.6 m²
2039

276.7 m²
2040

338.2 m²
2041

250.1 m²
2042

256.1 m²
2044

260.2 m²
2045

semi attached
A
facade
D

286.1 m²
2043

road 3

2054

385.6 m²
2053

385.6 m²
2052

308.5 m²
2051

277.6 m²
2050

274.5 m²
2049

392.3 m²
2046

251.5 m²
2048

299.5 m²
2047

road 3

road 3

road 3

refer sheet LP-07.1

KEY

NEW TREES
SHRUBS
GROUNDCOVERS
TURF
SAWN CONCRETE DRIVEWAY
300sq UNIT PAVING
600sq UNIT PAVING
METAL PALISADE FENCE
PALISADE FENCE ON BLOCK WALL
1.8M Colour Bond (CB) FENCE
DRYING LINE
GRAVEL
STEPPING STONES
CONCRETE PATH

revision	description	date
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project:

INTEGRATED RESIDENTIAL DEVELOPMENT
751 The Northern Road, Bringelly

Landscape Site Plan - SHEET 7

scale: 1:200
date: 04-09-2023 issue: 05
dwg no: 3012 LP-07

012

338.2 m²
2041

250.1 m²
2042

286.1 m²
2043

237 m²
2013

241.4 m²
2014

391.6 m²
2015

256.1 m²
2044

260.2 m²
2045

392.3 m²
2046

semi attached
A
facade
C

semi attached
A
facade
D

1.8 CB FENCE
GATE
LAWN
terrace
HERB + KITCHEN GARDEN
drying line 1800 x 1000
stepping stones
concrete driveway
patio
road 3

KEY
NEW TREES
SHRUBS
GROUNDCOVERS
TURF
SAWN CONCRETE DRIVEWAY
300sq UNIT PAVING
600sq UNIT PAVING
METAL PALISADE FENCE
PALISADE FENCE ON BLOCK WALL
1.8M Colour Bond (CB) FENCE
DRYING LINE
GRAVEL
STEPPING STONES
CONCRETE PATH

revision	description	date
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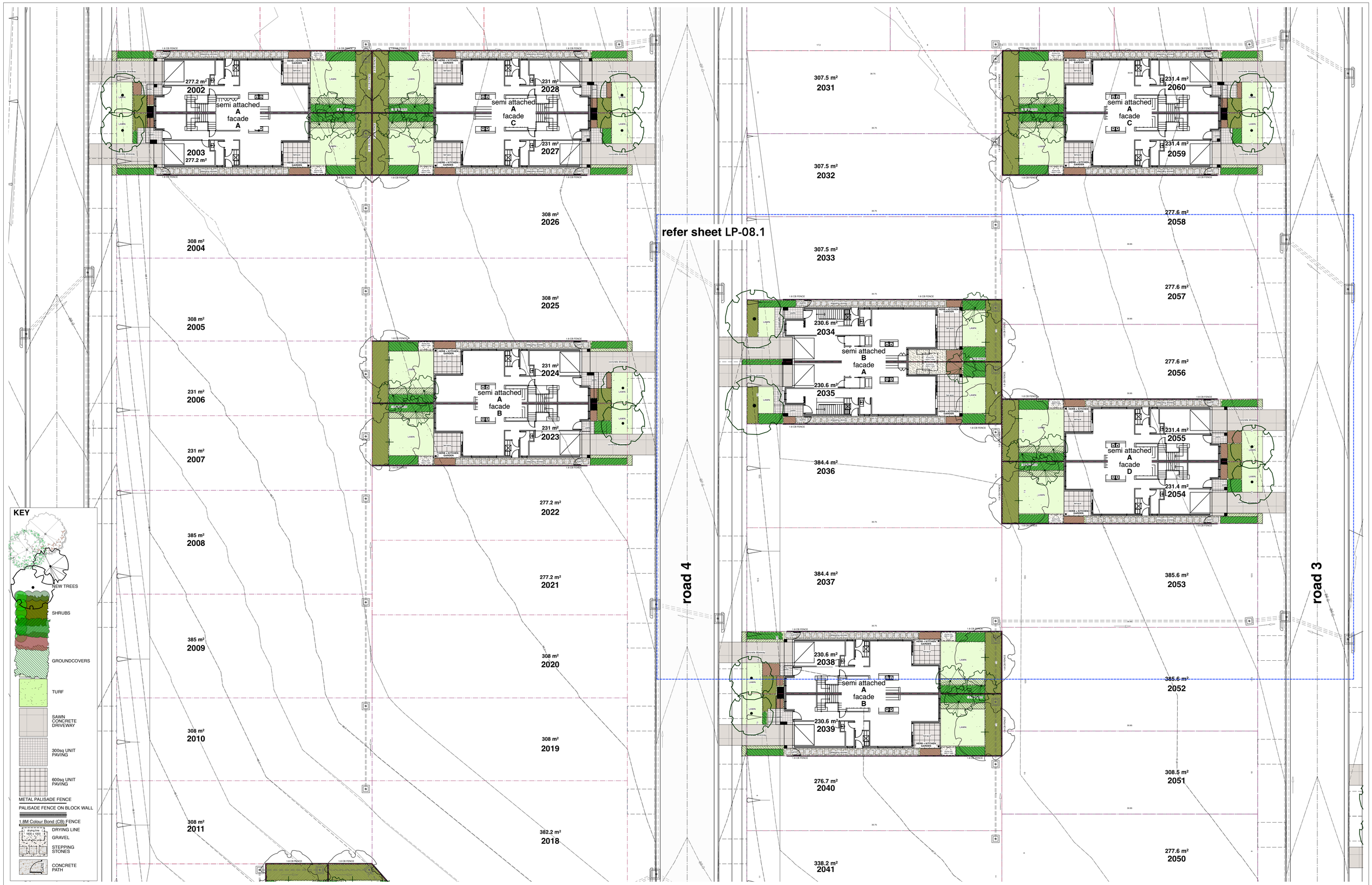
project:
INTEGRATED RESIDENTIAL DEVELOPMENT
751 The Northern Road, Bringelly

Landscape Plan - sheet 1

scale: 1:100
date: 04-09-2023 issue: 05
dwg no: **3012 LP-07.1**



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client:

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5 15 25
0 10 20 50

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project:

INTEGRATED RESIDENTIAL DEVELOPMENT
751 The Northern Road, Bringelly

Landscape Site Plan - SHEET 8

scale: 1:200
date: 04-09-2023 issue: 05
dwg no: 3012 LP-08

307.5 m²
2033

277.6 m²
2057

277.6 m²
2056

231.4 m²
2055

231.4 m²
2054

230.6 m²
2034

230.6 m²
2035

384.4 m²
2036

384.4 m²
2037

230.6 m²
2038

385.6 m²
2053

385.6 m²

semi attached
B
facade
A

semi attached
A
facade
D

semi attached

road 3

KEY

- NEW TREES
- SHRUBS
- GROUNDCOVERS
- TURF
- SAWN CONCRETE DRIVEWAY
- 300sq UNIT PAVING
- 600sq UNIT PAVING
- METAL PALISADE FENCE
- PALISADE FENCE ON BLOCK WALL
- 1.8M Colour Bond (CB) FENCE
- DRYING LINE
- GRAVEL
- STEPPING STONES
- CONCRETE PATH

revision	description	date
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5 15 25
0 10 20 50

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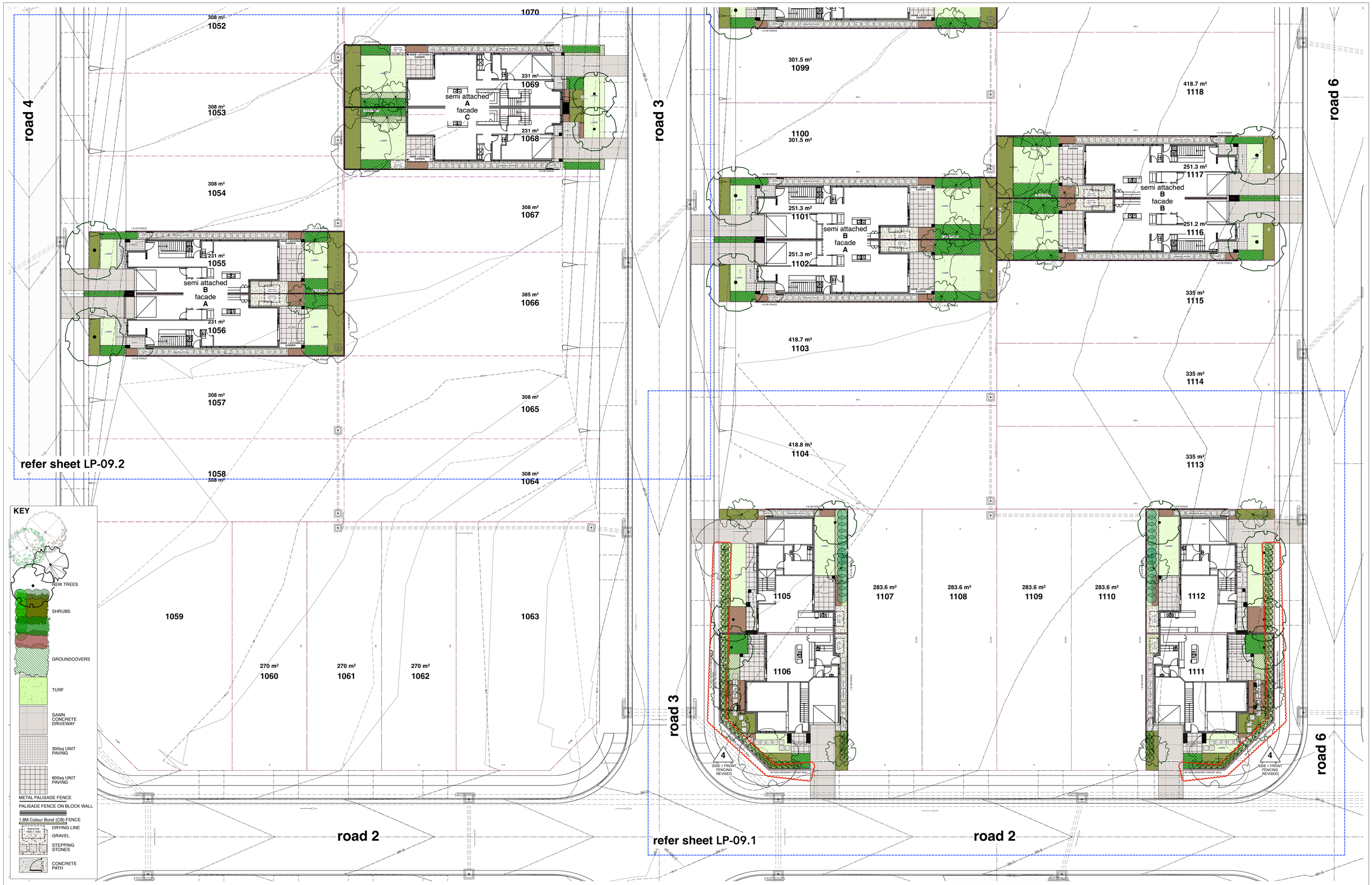
INTEGRATED RESIDENTIAL DEVELOPMENT
751 The Northern Road, Bringelly

Landscape Plan - sheet 1

scale: 1:100
date: 04-09-2023 issue: 05
dwg no: 3012 LP-08.1



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project:
INTEGRATED RESIDENTIAL DEVELOPMENT
751 The Northern Road, Bringelly

Landscape Site Plan - SHEET 9

scale: 1:200
date: 04-09-2023
issue: 05
dwg no: 3012 LP-09

revision	description	date
05	REVISED BOUNDARIES	19-07-2024
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client:

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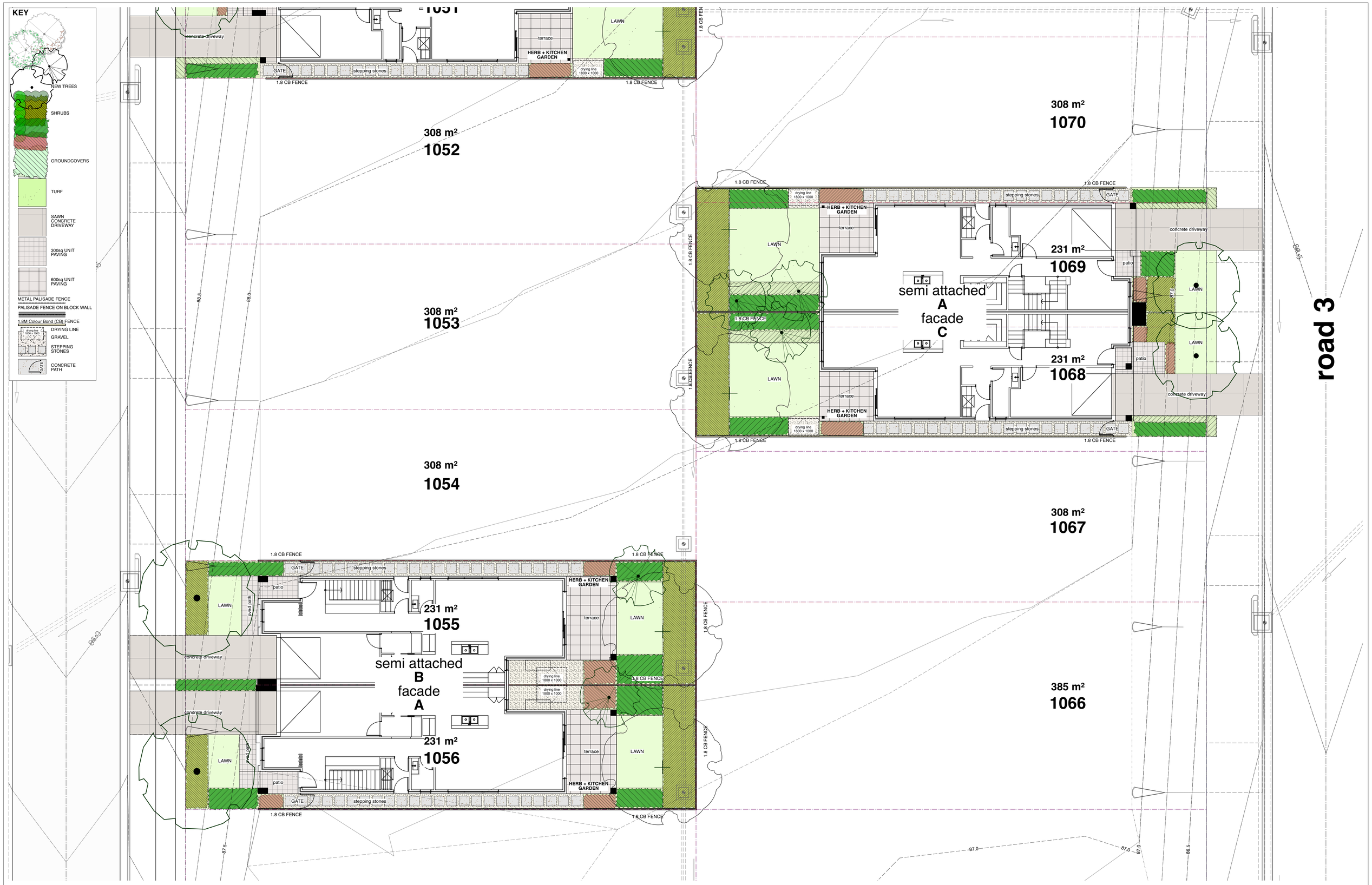
project:
INTEGRATED RESIDENTIAL DEVELOPMENT
751 The Northern Road, Bringelly

Landscape Plan

scale: 1:100
date: 04-09-2023
issue: 05
dwg no: 3012 LP-09.1



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project:

INTEGRATED RESIDENTIAL DEVELOPMENT
751 The Northern Road, Bringelly

Landscape Plan

scale: 1:100
date: 04-09-2023
issue: 05
dwg no: 3012 LP-09.2

road 3

road 4

refer sheet LP-10.1

1005

338.8 m²
1006

231 m²
1007
semi attached
A
facade
B

231 m²
1008

308 m²
1009

308 m²
1010

308 m²
1011

231 m²
1012
semi attached
B
facade
A

231 m²
1013

277.2 m²
1014

277.2 m²
1015

277.2 m²
1016

231 m²
1036

semi attached
A
facade
A

1035
231 m²

338.8 m²
1034

1033

231 m²
1032

semi attached
B
facade
B

231 m²
1031

308 m²
1030

308 m²
1029

1028
308 m²

385 m²
1027

385 m²

277.2 m²
1045

277.2 m²
1046

277.2 m²
1047

308 m²
1048

308 m²
1049

231 m²
1050

semi attached
A
facade
B

231 m²
1051

308 m²
1052

308 m²
1053

308 m²
1054

231 m²
1055

semi attached
B
facade
A

231 m²

1077

308 m²
1076

308 m²
1075

231 m²
1074

semi attached
B
facade
A

231 m²
1073

308 m²
1072

385 m²
1071

308 m²
1070

231 m²
1069

semi attached
A
facade
C

231 m²
1068

308 m²
1067

385 m²
1066

KEY

- TREES
- SHRUBS
- GRAVEL
- GROUNDCOVERS
- TURF
- SAWN CONCRETE DRIVEWAY
- 300sq UNIT PAVING
- 600sq UNIT PAVING
- METAL PALISADE FENCE
- PALISADE FENCE ON BLOCK WALL
- 1.8M Colour Bond (OB) FENCE
- DRYING LINE
- GRAVEL
- STEPPING STONES
- CONCRETE PATH

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INTEGRATED RESIDENTIAL DEVELOPMENT
751 The Northern Road, Bringelly

Landscape Site Plan - SHEET 10

scale: 1:200
date: 04-09-2023 issue: 05
dwg no: 3012 LP-10

road 3

1005

338.8 m²
1006

1007
231 m²
semi attached
A
facade
B

1008
231 m²
semi attached
A
facade
B

1009
308 m²

1010
308 m²

1034
338.8 m²

1036
231 m²
semi attached
A
facade
A

1035
231 m²

1033

1032
semi attached
B
facade
B

1031
231 m²

1.8 CB FENCE
GATE
stepping stones
drying line 1800 x 1000
HERB + KITCHEN GARDEN
terrace
LAWN
patio
concrete driveway
paved path

KEY
NEW TREES
SHRUBS
GROUNDCOVERS
TURF
SAWN CONCRETE DRIVEWAY
300sq UNIT PAVING
600sq UNIT PAVING
METAL PALISADE FENCE
PALISADE FENCE ON BLOCK WALL
1.8M Colour Bond (CB) FENCE
DRYING LINE
GRAVEL
STEPPING STONES
CONCRETE PATH

revision	description	date
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client:
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project:
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751 The Northern Road, Bringelly

Landscape Plan

scale: 1:100
date: 04-09-2023 issue: 05
dwg no: 3012 LP-10.1

revision	description	date
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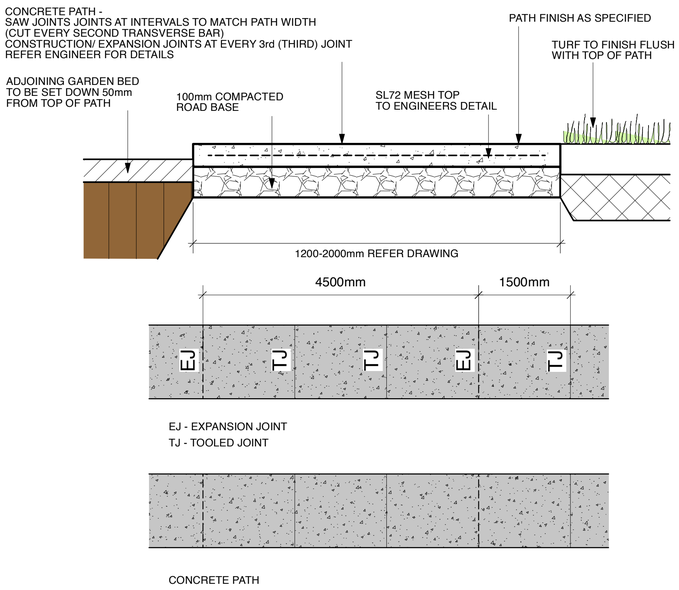
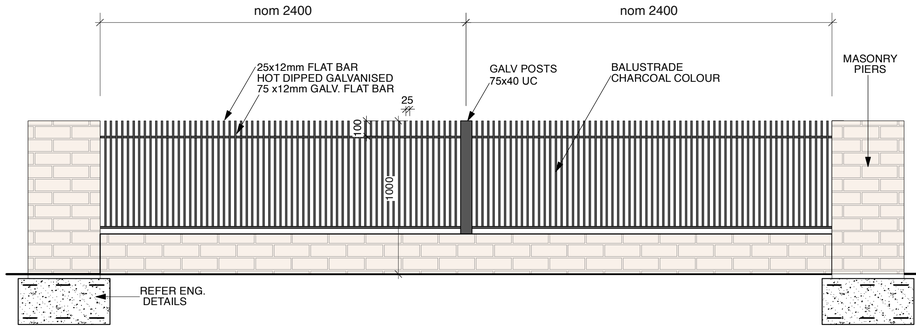
project:
INTEGRATED RESIDENTIAL DEVELOPMENT
751 The Northern Road, Bringelly

Landscape Site Plan - SHEET 11

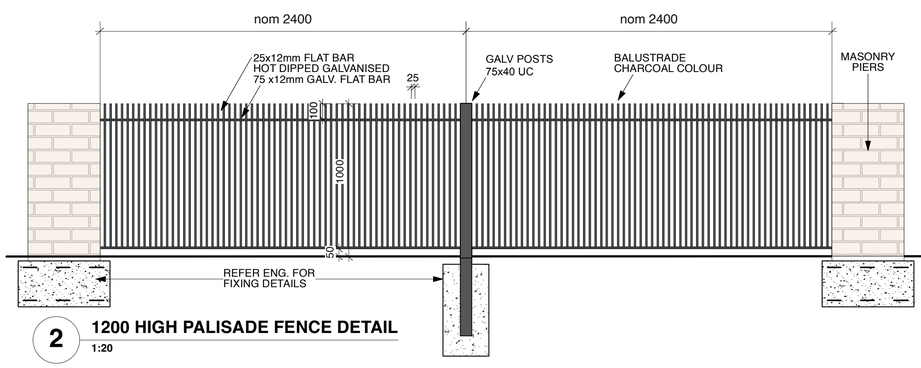
scale: 1:200
date: 04-09-2023 issue: 05
dwg no: 3012 LP-11



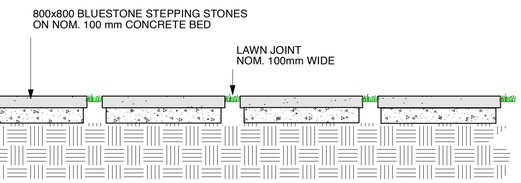
A CONCRETE PATH DETAIL
1:10



1 1200 HIGH MASONRY & PALISADE FENCE DETAIL
1:20

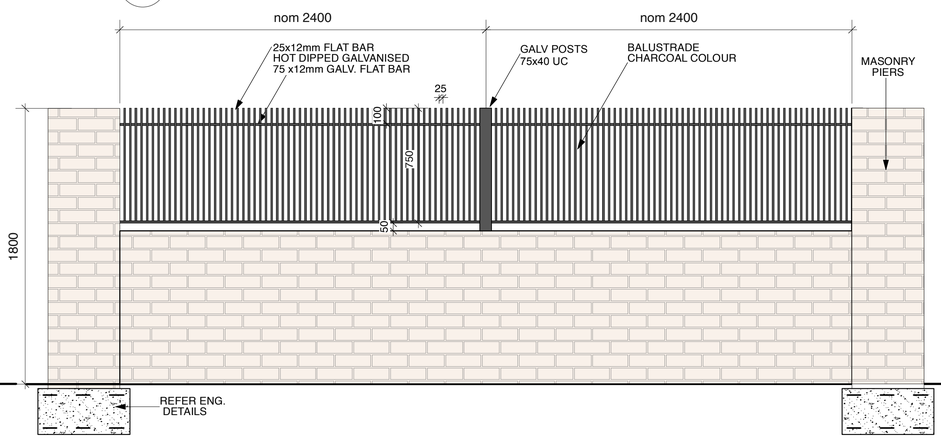


2 1200 HIGH PALISADE FENCE DETAIL
1:20

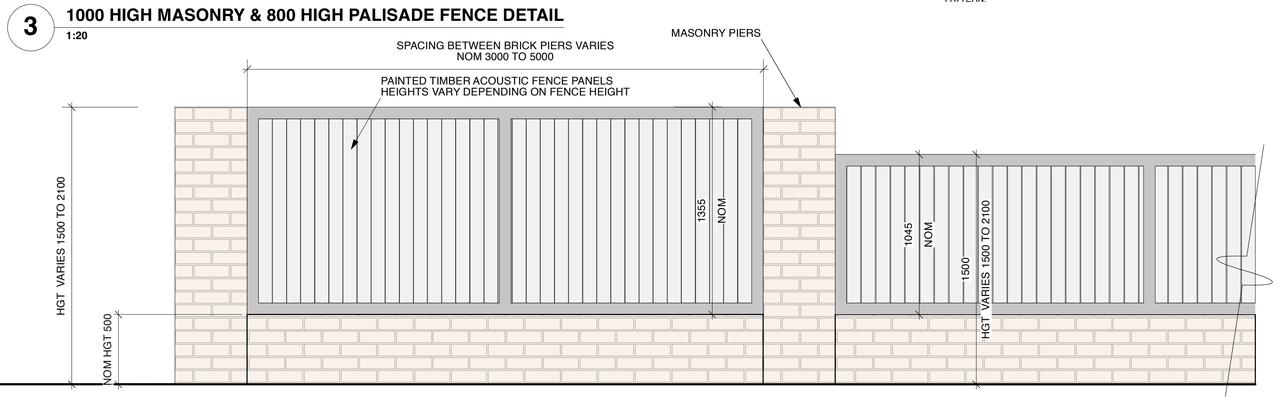


B STEPPING STONES
1:20

C PALISADE FENCING



3 1000 HIGH MASONRY & 800 HIGH PALISADE FENCE DETAIL
1:20



4 TIMBER & MASONRY FENCE
1:20

SPECIFICATION NOTES

SITE PREPARATION / SOIL WORKS
ALL EXISTING TREES MARKED FOR RETENTION SHALL BE PROTECTED FOR THE DURATION OF THE BUILDING WORKS. REMOVE FROM SITE ALL PERENNIAL WEEDS SUCH AS OXALIS, ONION WEED AND THE LIKE.

NO REGRADING IS TO BE CARRIED OUT WITHIN THE DRIPLINE OF THE TREES TO BE RETAINED. WHERE EXCAVATION IS NECESSARY USE HAND METHODS TO AVOID DAMAGE TO THE ROOT SYSTEM. DO NOT CUT ROOTS GREATER THAN 50MM. CUT ROOTS CLEANLY WITH A SAW AND DO NOT SEAL THE WOUND.

TREE PROTECTION
PROTECT ALL EXISTING TREES AS NOTED ON THE DRAWINGS FOR THE DURING OF THE BUILDING WORKS.

TAKE ALL NECESSARY PRECAUTIONS, INCLUDING THE FOLLOWING:

Tree Protection fence:
INSTALL A TREE PROTECTION FENCES AT THE MAXIMUM RADIUS ALLOWABLE TO ACCOMMODATE THE PROPOSED DEVELOPMENT. MAINTAIN THE FENCE FOR THE DURATION OF THE BUILDING WORKS.

CONSTRUCT THE FENCE I.8 M HIGH WITH CHAINWIRE MESH ON STEEL POSTS. ALL AREAS WITHIN THE PERIMETER OF THE FENCE ARE TO BE COVERED TO A DEPTH OF 100MM WITH WOODCHIP MULCH.

Temporary Irrigation:
INSTALL A TEMPORARY IRRIGATION SYSTEM TO ALL TREES TO BE RETAINED. INSTALL DRIP EMITTERS ON POLY LATERALS. THE IRRIGATION SYSTEM IS TO BE CONTROLLED BY A GALCON OR SIMILAR AUTOMATIC CONTROLLER.

Harmful materials:
DO NOT STORE, STOCKPILE, DUMP OR OTHERWISE REPLACE UNDER OR NEAR TREES, BULK MATERIALS AND HARMFUL MATERIALS INCLUDING OIL, PAINT, WASTE CONCRETE, CLEARINGS, BOULDERS AND THE LIKE. DO NOT PLACE SPOIL FROM EXCAVATIONS AGAINST TREE TRUNKS, EVEN FOR SHORT PERIODS. PREVENT WIND-BLOWN MATERIALS SUCH AS CEMENT FROM HARMING TREES AND PLANTS.

Damage:
PREVENT DAMAGE TO TREE BARK. DO NOT ATTACH STAYS, GUYS AND THE LIKE TO TREES.

Work under trees:
DO NOT REMOVE TOPSOIL FROM WITHIN THE DRIP LINE OF TREES UNLESS OTHERWISE SPECIFIED. IF IT IS NECESSARY TO EXCAVATE WITHIN THE DRIP LINE, USE HAND METHODS SUCH THAT ROOT SYSTEMS ARE PRESERVED INTACT AND UNDAMAGED.

Roots:
DO NOT CUT TREE ROOTS EXCEEDING 50 MM DIAMETER UNLESS PERMITTED BY THE SUPERINTENDENT. WHERE IT IS NECESSARY TO CUT TREE ROOTS, USE A CHAIN SAW OR SIMILAR MEANS SUCH THAT THE CUTTING DOES NOT UNDULY DISTURB OR ROCK THE REMAINING ROOT SYSTEM. IMMEDIATELY AFTER CUTTING, APPLY AN APPROVED BITUMINOUS FUNGICIDAL SEALANT TO THE CUT SURFACE TO PREVENT THE INCURSION OF ROT OR DISEASE.

Compacted Ground:
AVOID COMPACTION OF THE GROUND UNDER TREES. IF THE GROUND UNDER TREES HAS BEEN UNDULY COMPACTED DURING THE WORK UNDER THE CONTRACT, FOR EXAMPLE BY THE OPERATION OF HEAVY CONSTRUCTIONAL PLANT, LOOSEN THE SOIL BY CORING.

SOIL WORKS

Soil Conditioner
"TERRA-COTTEM®" OR ITS EQUIVALENT IS TO BE INCORPORATED INTO THE PLANTING MEDIUM WHEN PLANTING.

Imported Soil
ALL IMPORTED SOIL TO ACHIEVE THE REQUIREMENTS OF AS4419 – SOILS FOR LANDSCAPING ALL TREE PLANTING HOLES ARE A MINIMUM 1.5 TIMES DIAMETER AND TWICE THE DEPTH OF THE ROOT BALL ALL MULCH IS TO BE FREE OF DELETERIOUS MATERIAL SUCH AS ROCK, SOIL, WEEDS AND STICKS. ACCEPTABLE MULCH – FOREST LITTER OR PINE BARK MULCH

THOROUGHLY CULTIVATE THE SUBSOIL TO A DEPTH OF 150MM. SUPPLY AND INSTALL THE FOLLOWING SOIL MIXS TO THE SPECIFIED DEPTHS:

SOIL DEPTH

• TURF	100MM
• PLANTING	300MM

SOIL MIX A

• BLACK LOAM	60%
• COARSE WASHED RIVER SAND	30%
• ORGANIC MIX /COMPOST	10%

• **ORGANIC LAYER 50 MM DEEP**
CULTIVATE A 50MM LAYER OF ORGANIC ADDMIX INTO THE TOP 100MM OF SOILMIX

Addmix composition

• TREATED HARDWOOD SAWDUST	30%
• PINE PARK FINES	40%
• COMPOSTED MANURE	30%

SOIL MIX B
• SITE TOPSOIL IF AVAILABLE

OR IMPORTED MIX OF:

• BLACK LOAM	70%
• COARSE WASHED RIVER SAND	30%

TREE PLANTING AREAS TO BE MOUNDED 300 MM ABOVE THE EXISTING GROUND LINE TO IMPROVE DRAINAGE FROM PLANTING HOLES. TREE HOLES TO BE EXCAVATED 2 TIMES LARGER THAN THE ROOTBALL AND BACKFILLED WITH SOIL MIX AS SPECIFIED ABOVE.

TURFED AREAS
APPLY SHIRLEYS NO17 LAWN FERTILISER TO SOIL APPLIED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS. TURF SHALL BE:

- **Buffalo Sapphire Blue** of 30MM.

DO NOT LET TURF DRY OUT. LIGHTLY TOP DRESS TURF 6 WEEKS AFTER
LAYING WITH 10MM IMPORTED TOPSOIL.THATCH TO BE LAID WITH STAGGERED JOINTS ,FLUSH WITH PATHWAY LEVELS.

STEEL GARDEN EDGE
FORM BOSS ZAM 100mm STEEL GARDEN EDGE INSTALLED AS PER MANUFACTURERS SPECIFICATION
SUPPLIER:
Reece Irrigation Minchinbury
10 Grex Avenue, Minchinbury, NSW, 2770
Phone: (02) 9675 5822

MULCH
SUPPLY AND PLACE 75 MM LAYER OF HARDWOOD HORTICULTURAL GRADE MULCH, (GRADED IN SIZE 15 MM X 15MM X 15MM, FREE FROM WOOD SLIVERS). SET DOWN 25MM FROM ADJACENT PAVING.

PLANT MATERIALS
ALL PLANTS SHALL BE TRUE TO TYPE, OF HEALTHY GROWTH DISEASE FREE NURSERY STOCK AND NOT DISPLAYING RESTRICTED GROWTH PATTERNS. SHOULD THERE BE A REQUIREMENT FOR SUBSTITUTIONS THEY SHALL NOT CHANGED WITHOUT PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT. NO VARIEGATED STRAIN SHALL BE USED. ALLOW FOR SLOW RELEASE FERTILISER TO ALL PLANTS APPLIED AT THE MANUFACTURERS RECOMMENDED RATE TO BE SAME OR SIMILAR TO OSMOCOTE.

FERTILIZER:
MASS PLANTED AREAS : ALLOW 2 SHIRLEYS SLOW RELEASE KOKEI PELLETS PER 5 - 35 LITRE PLANT AND ONE PER 150MM PLANT TURF AREAS : ALLOW SHELLYS NO.17 LAWN FERTILIZER OR EQUIVALENT, APPLIED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.

STAKES AND TIES
DURABLE HARDWOOD , STRAIGHT, SIZE SHALL BE 50X50X1800 WITH TIES SPACED APPROXIMATELY 300MM APART. DRIVE STAKES 600MM INTO THE GROUND ON THE WINDWARD SIDE OF THE PLANT. TIES SHALL BE 50MM HESSIAN WEBBING FIXED IN A FIGURE OF EIGHT PATTERN.

revision	description	date
04	FENCE DETAILS REVISED	15-04-2024
03	DA ISSUE	07-11-2023
02	COORDINATION ISSUE	20-09-2023
01	COORDINATION ISSUE	15-09-2023

client:
VITOCCO ENTERPRISES
751 The Northern Road
Bringelly NSW 2556 PO Box 228
Narellan NSW 2567

5 15 25
0 10 20 50

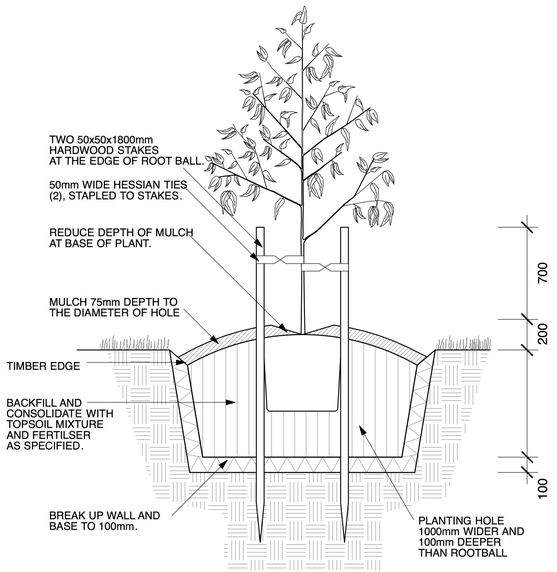
STUDIO BLOCK
BY PASQUALIE FAGA
PO BOX 223 Camden NSW 2570
p:0400 840 284 **e**:pat@studioblock.com.au

landscape architect:
JOHN LOCK & associates
LANDSCAPE ARCHITECTURE
jla
Suite 4, 211 Ben Boyd Road, Neutral Bay NSW 2089
p:02 9969 9866 **e**:landesign@bigpond.com

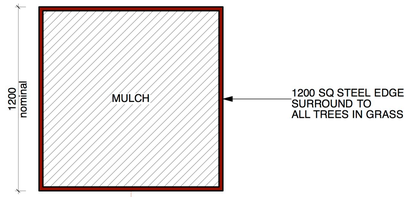
project:
INTEGRATED RESIDENTIAL DEVELOPMENT
751 The Northern Road, Bringelly

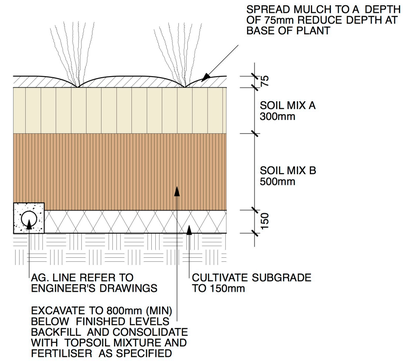
Landscape Details - sheet 1

scale: as shown @ A1
50% @ A3
date: 04-09-2023
issue: 04
dwg no: 3012 LP-50.1

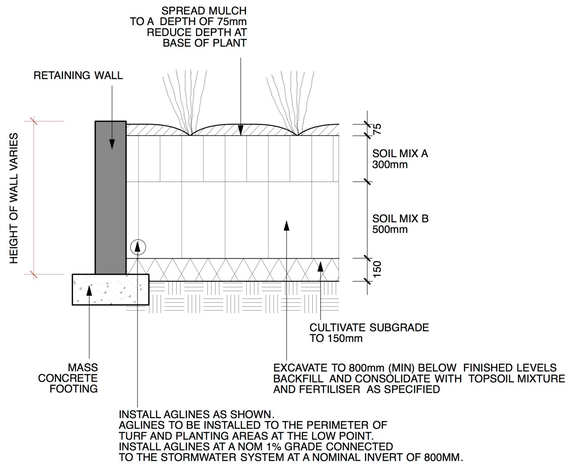


A **TREE DETAIL**
1:20

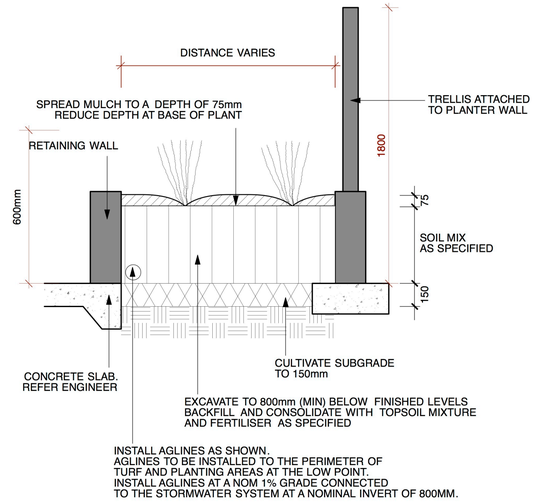




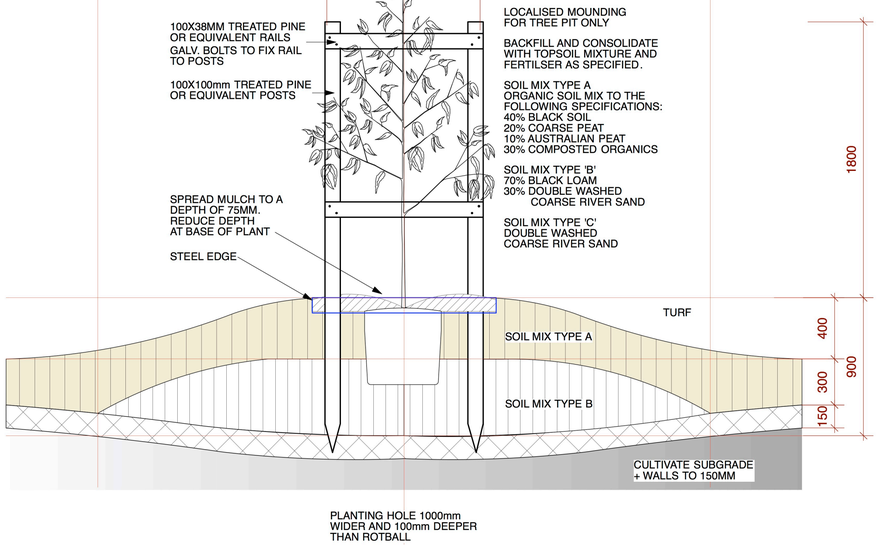
B **MASS PLANTING DETAIL**
1:20



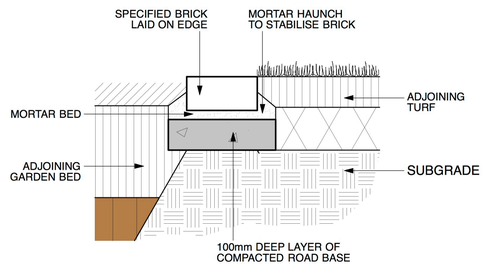
C **MASS PLANTING - COURTYARD PLANTER**
1:20@A1



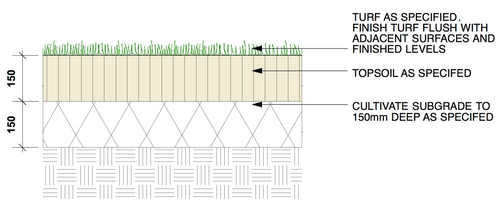
D **MASS PLANTING - RETAINING WALL**
1:20



E **TREE PLANTING DETAIL**
1:20



F **BRICK EDGE DETAIL**
1:10



G **TURF DETAIL**
1:10

revision	description	date
03	DA ISSUE	07-11-2023
02	COORDINATION ISSUE	20-09-2023
01	COORDINATION ISSUE	15-09-2023

client:
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p:02 9969 9866 e:landesign@bigpond.com

project:
INTEGRATED RESIDENTIAL DEVELOPMENT
751 The Northern Road, Bringelly

Landscape Details - sheet 2

scale: as shown @ A1
50% @ A3
date: 04-09-2023
issue: 03
dwg no: **3012 LP-50.2**

Nonorrah Estate - Stage 1

2.2 MASTER PLAN (STAGE 1)

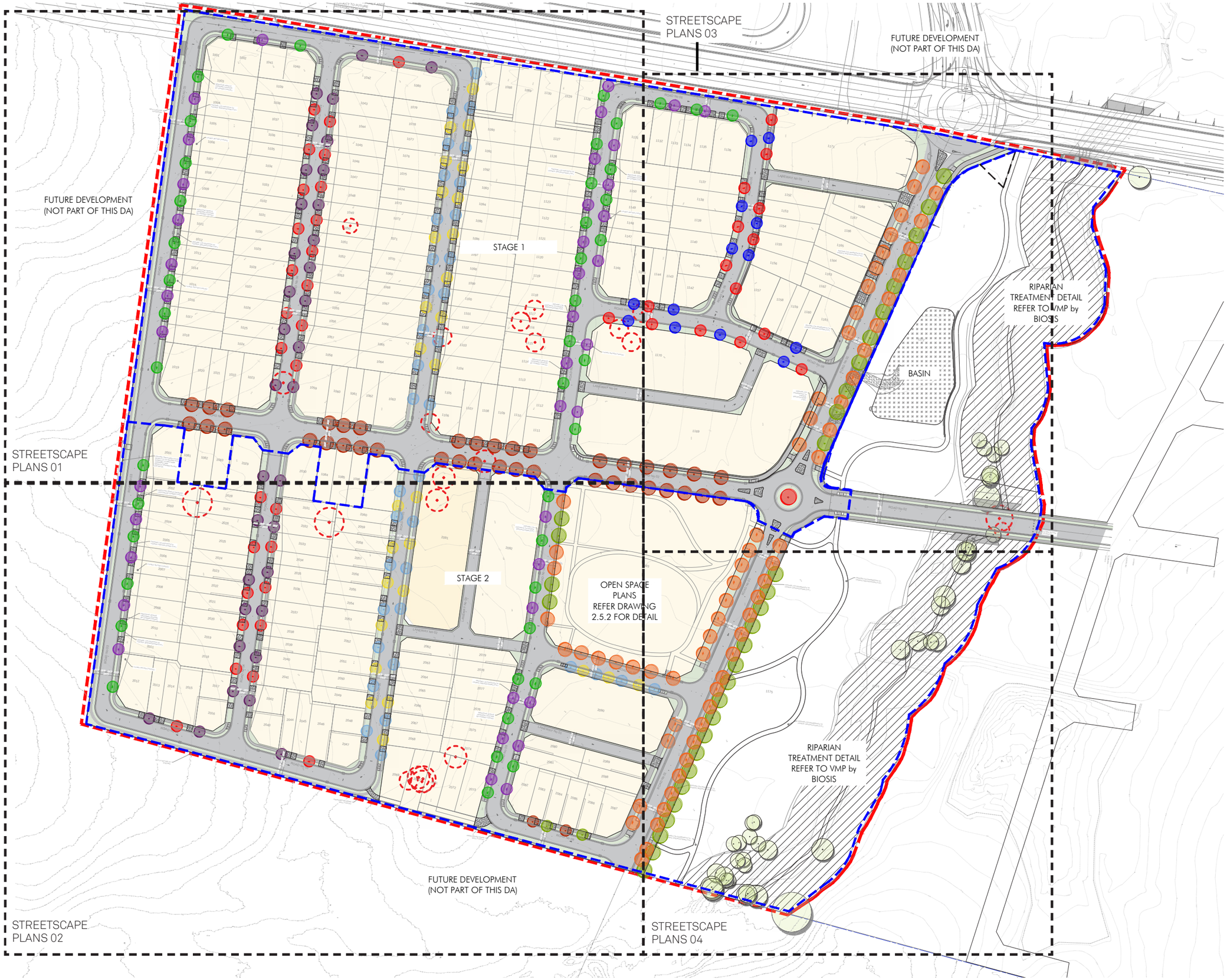
Client: Vitocco Enterprises

Urban Designer: e8urban

Project No:	12-22
Drawn:	PG/CX/MS
Scale:	1:3000
Revision:	I
Date:	10.07.24

N

distinctive



Nonorrah Estate - Stage 1

2.3.1 STREET TREE DIAGRAM & SHEET DIRECTORY

Client: Vitocco Enterprises

Urban Designer: e8urban

Project No:	12-22
Drawn:	PG/CX/MS
Scale:	NTS
Revision:	I
Date:	10.07.24

N

distinctive

FUTURE DEVELOPMENT
(NOT PART OF THIS DA)

FUTURE DEVELOPMENT
(NOT PART OF THIS DA)

ROAD No 03

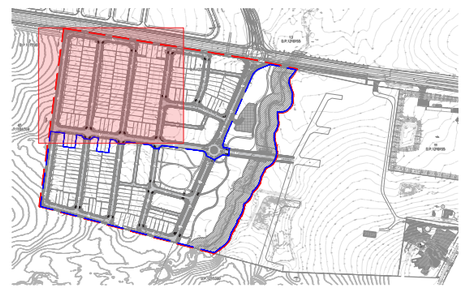
ROAD No 04

LANEWAY No 04

MATCHLINE; REFER DRAWING 2.3.2

LEGEND

- EUCALYPTUS TERETICORNIS
- CORYMBIA MACULATA
- LOPHOSTEMON CONFERTUS
- WATERHOUSIA FLORIBUNDA
- BRACHYCHITON POPULNEUS
- ACER RUBRUM 'OCTOBER GLORY'
- ZELKOVA SERRATA
- CUPANIOPSIS ANACARDIOIDES
- SYZYGUIM PANICULATUM
- BRACHYCHITON POPULNEUS X ACERIFOLIUS
- QUERCUS PALUSTRIS
- Extent of Works
- Proposed *Kikuyu* Turf Areas
  Refer Landscape Details & Plant Schedule
- Proposed Hydroseeded Areas
  Refer Landscape Details & Plant Schedule
- Concrete Driveway
  Refer Civil Plans for details
- Proposed Concrete Pathway
- Extent of Channel
- Dedicated Basin to Future Design
- 40m Offset On Each Side of Watercourse (VRZ)
- Staging Boundary



Nonorrah Estate - Stage 1

2.3.2 STREETSCAPE PLANS 01

Client: Vitocco Enterprises

Urban Designer: e8urban

Project No:	12-22
Drawn:	PG/CX/MS
Scale:	1:1000 @ A3
Revision:	I
Date:	10.07.24

N

distinctive

MATCHLINE; REFER DRAWING 2.3.1

PARKLAND OPEN SPACE PLANS REFER TO DRAWING 2.5.2 FOR DETAILS

FUTURE DEVELOPMENT (NOT PART OF THIS DA)

MATCHLINE; REFER DRAWING 2.3.3

LEGEND

- EUCALYPTUS TERETICORNIS
- CORYMBIA MACULATA
- LOPHOSTEMON CONFERTUS
- WATERHOUSIA FLORIBUNDA
- BRACHYCHITON POPULNEUS
- ACER RUBRUM 'OCTOBER GLORY'
- ZELKOVA SERRATA
- CUPANIOPSIS ANACARDIOIDES
- SYZYGUIM PANICULATUM
- BRACHYCHITON POPULNEUS X ACERIFOLIUS
- QUERCUS PALUSTRIS
- Extent of Works
- Proposed *Kikuyu* Turf Areas
  Refer Landscape Details & Plant Schedule
- Proposed Hydroseeded Areas
  Refer Landscape Details & Plant Schedule
- Concrete Driveway
  Refer Civil Plans for details
- Proposed Concrete Pathway
- Extent of Channel
- Dedicated Basin to Future Design
- 40m Offset On Each Side of Watercourse (VRZ)
- Staging Boundary

Nonorrah Estate - Stage 1

2.3.3 STREETSCAPE PLANS 02

Client: Vitocco Enterprises

Urban Designer: e8urban

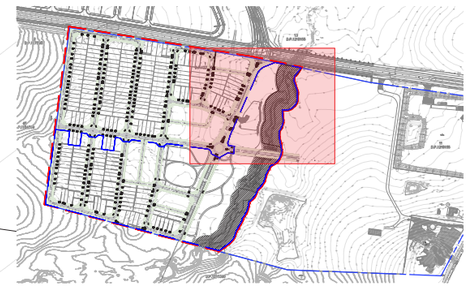
Project No:	12-22
Drawn:	PG/CX/MS
Scale:	1:1000 @ A3
Revision:	I
Date:	10.07.24

N

distinctive

LEGEND

- EUCALYPTUS TERETICORNIS
- CORYMBIA MACULATA
- LOPHOSTEMON CONFERTUS
- WATERHOUSIA FLORIBUNDA
- BRACHYCHITON POPULNEUS
- ACER RUBRUM 'OCTOBER GLORY'
- ZELKOVA SERRATA
- CUPANIOPSIS ANACARDIOIDES
- SYZYGUIM PANICULATUM
- BRACHYCHITON POPULNEUS X ACERIFOLIUS
- QUERCUS PALUSTRIS
- Extent of Works
- Proposed *Kikuyu* Turf Areas
  Refer Landscape Details & Plant Schedule
- Proposed Hydroseeded Areas
  Refer Landscape Details & Plant Schedule
- Concrete Driveway
  Refer Civil Plans for details
- Proposed Concrete Pathway
- Extent of Channel
- Dedicated Basin to Future Design
- 40m Offset On Each Side of Watercourse (VRZ)
- Staging Boundary



Nonorrah Estate - Stage 1

2.3.4 STREETSCAPE PLANS 03

Client: Vitocco Enterprises

Urban Designer: e8urban

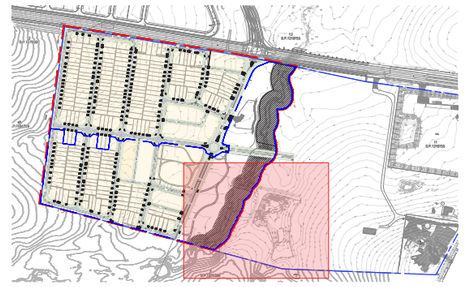
Project No:	12-22
Drawn:	PG/CX/MS
Scale:	1:1000 @ A3
Revision:	I
Date:	10.07.24

N

distinctive

LEGEND

- EUCALYPTUS TERETICORNIS
- CORYMBIA MACULATA
- LOPHOSTEMON CONFERTUS
- WATERHOUSIA FLORIBUNDA
- BRACHYCHITON POPULNEUS
- ACER RUBRUM 'OCTOBER GLORY'
- ZELKOVA SERRATA
- CUPANIOPSIS ANACARDIOIDES
- SYZYGUIM PANICULATUM
- BRACHYCHITON POPULNEUS X ACERIFOLIUS
- QUERCUS PALUSTRIS
- Extent of Works
- Proposed *Kikuyu* Turf Areas
  Refer Landscape Details & Plant Schedule
- Proposed Hydroseeded Areas
  Refer Landscape Details & Plant Schedule
- Concrete Driveway
  Refer Civil Plans for details
- Proposed Concrete Pathway
- Extent of Channel
- Dedicated Basin to Future Design
- 40m Offset On Each Side of Watercourse (VRZ)
- Staging Boundary



Nonorrah Estate - Stage 1

2.3.5 STREETSCAPE PLANS 04

Client: Vitocco Enterprises

Urban Designer: e8urban

Project No:	12-22
Drawn:	PG/CX/MS
Scale:	1:1000 @ A3
Revision:	I
Date:	10.07.24

N

distinctive

OPEN SPACE INTERFACE 21.0M WIDE COLLECTOR ROAD STREETSCAPE - PARK INTERFACE

SECTION 1:200 @ A3

Nonorrah Estate - Stage 1

2.3.6 STREETSCAPE TYPICAL SECTIONS 01

Client: Vitocco Enterprises

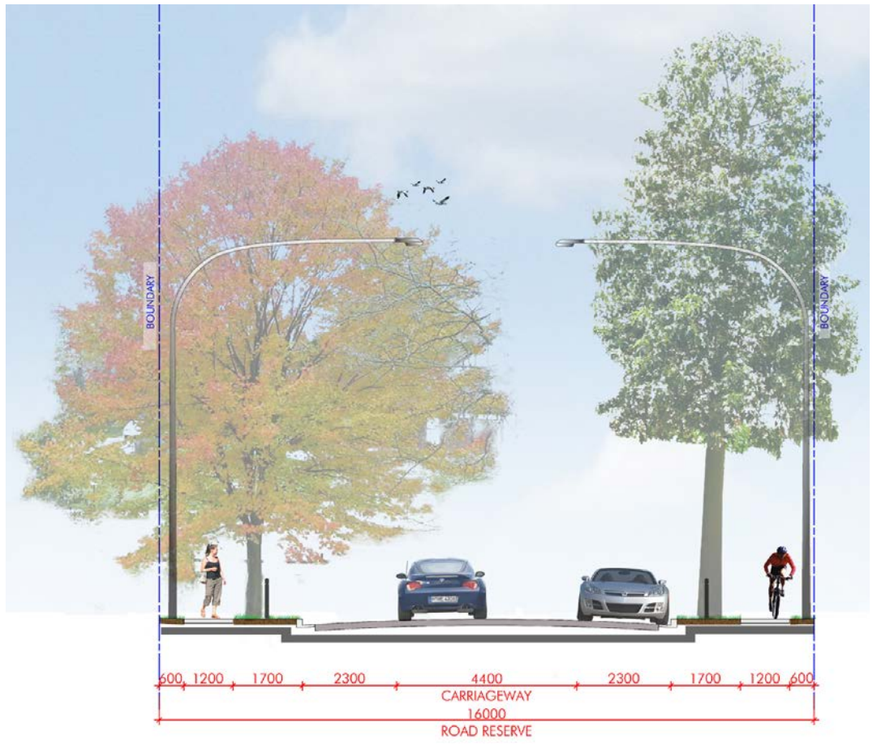
Urban Designer: e8urban

Project No:	12-22
Drawn:	PG/CX/MS
Scale:	AS SHOWN
Revision:	I
Date:	10.07.24

distinctive

TYPICAL 21.0M WIDE COLLECTOR ROAD STREETSCAPE

SECTION 1:200 @ A3



TYPICAL 16M WIDE LOCAL ROAD STREETSCAPE

SECTION 1:150 @ A3

TYPICAL 14.4M WIDE LOCAL ROAD STREETSCAPE

SECTION 1:150 @ A3

Nonorrah Estate - Stage 1

2.3.7 STREETSCAPE TYPICAL SECTIONS 02

Client: Vitocco Enterprises

Urban Designer: e8urban

Project No:	12-22
Drawn:	PG/CX/MS
Scale:	AS SHOWN
Revision:	I
Date:	10.07.24

distinctive

LEGEND

- PROPERTY BOUNDARY
- EXTENT OF WORKS
- EXTENT OF CHANNEL
- DEDICATED BASIN TO FUTURE DESIGN
- INNER RIPARIAN CORRIDOR (20M OFFSET)
- TREES TO BE RETAINED
- TREES TO BE REMOVED (SUBJECT TO COUNCIL APPROVAL)
- PROPOSED EVERGREEN PARKLAND TREES
- PROPOSED DECIDUOUS PARKLAND TREES
- VEGETATED RIPARIAN ZONE
- OPEN TURF SCATTERED TREES AREA
- BIO-RETENTION BASIN

- Relaxation & Meditation
- Socialise & Gathering
- Group Activities (Music, Dancing, Picnic, etc)
- 'On-Leash' Dog-friendly Facilities
- Naturalistic Play Space
- Child Cycle Path
- Green Wildlife Corridor
- Habitat Area
- Cycling
- Walking
- Shade / Shelter
- Public Art & Signage

Nonorrah Estate - Stage 1

2.4.1 STRATEGY PLAN

Client: Vitocco Enterprises

Urban Designer: e8urban

Project No:	12-22
Drawn:	PG/CX/MS
Scale:	1:1000 @ A3
Revision:	I
Date:	10.07.24

N

distinctive

LEGEND

- PROPERTY BOUNDARY
- EXTENT OF WORKS
- EXTENT OF CHANNEL
- DEDICATED BASIN TO FUTURE DESIGN
- INNER RIPARIAN CORRIDOR (20M OFFSET)
- TREES TO BE RETAINED
- TREES TO BE REMOVED (SUBJECT TO COUNCIL APPROVAL)
- PROPOSED EVERGREEN PARKLAND TREES
- PROPOSED DECIDUOUS PARKLAND TREES
- VEGETATED RIPARIAN ZONE
- OPEN TURF SCATTERED TREES AREA
- BIO-RETENTION BASIN

KEY

1. Planted Corner To Improve Pedestrian Safety
2. Streetscape To Incorporate With Riparian Area
3. Cluster Of Native Planters For Shade & Embellishment
4. Outdoor Seating Area
5. Concrete Shareway - 2.5m Wide
6. Bins & Drinking Fountain
7. Potential Public Art Location
8. Estate Entry Signage

Nonorrah Estate - Stage 1

2.4.2 OPEN SPACE DETAIL PLAN 01

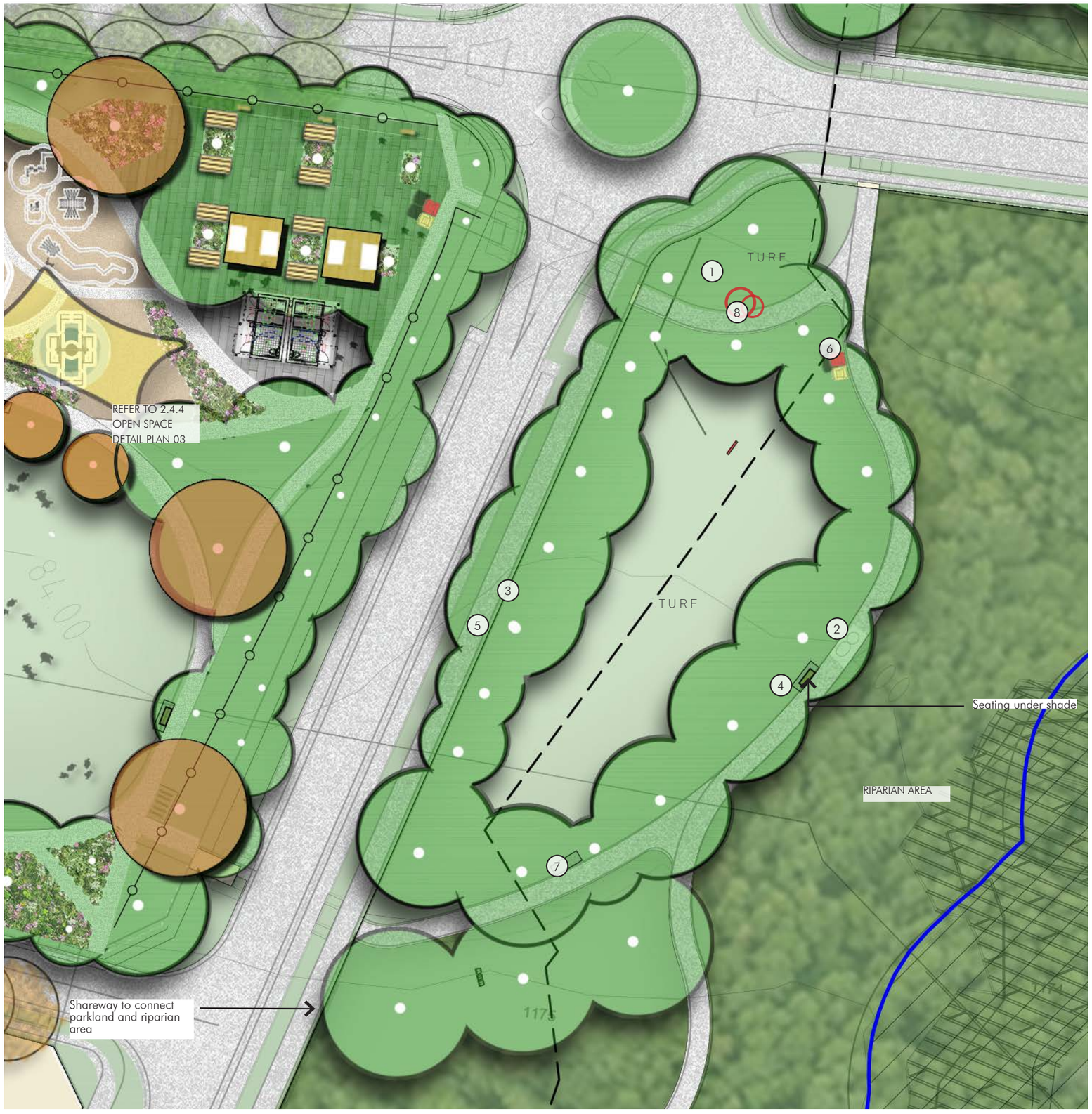
Client: Vitocco Enterprises

Urban Designer: e8urban

Project No:	12-22
Drawn:	PG/CX/MS
Scale:	1:1000 @ A3
Revision:	I
Date:	10.07.24

N

distinctive



LEGEND

- EXTENT OF CHANNEL
- DEDICATED BASIN TO FUTURE DESIGN
- INNER RIPARIAN CORRIDOR (V20M OFFSET)
- TREES TO BE RETAINED
- TREES TO BE REMOVED (SUBJECT TO COUNCIL APPROVAL)
- PROPOSED EVERGREEN PARKLAND TREES
- PROPOSED DECIDUOUS PARKLAND TREES
- PROPOSED FEATURE OLIVE TREES
- VEGETATED RIPARIAN ZONE
- OPEN TURF SCATTERED TREES AREA
- BIO-RETENTION BASIN

KEY

1. Planted Corner To Improve Pedestrian Safety
2. Streetscape To Incorporate With Riparian Area
3. Cluster Of Native Planters For Shade & Embellishment
4. Outdoor Seating Area
5. Concrete Shareway - 2.5m Wide
6. Bins
7. Drinking Fountain
8. Potential Public Art Location

Nonorrah Estate - Stage 1

2.4.3 OPEN SPACE DETAIL PLAN 02

Client: Vitocco Enterprises

Urban Designer: e8urban

Project No:	12-22
Drawn:	PG/CX/MS
Scale:	1:1000 @ A3
Revision:	I
Date:	10.07.24

N

distinctive

LEGEND

- EXTENT OF CHANNEL
- DEDICATED BASIN TO FUTURE DESIGN
- INNER RIPARIAN CORRIDOR (V20M OFFSET)
- TREES TO BE RETAINED
- TREES TO BE REMOVED (SUBJECT TO COUNCIL APPROVAL)
- PROPOSED EVERGREEN PARKLAND TREES
- PROPOSED DECIDUOUS PARKLAND TREES
- PROPOSED FEATURE OLIVE TREES

KEY

1. Planted Corner Improve Pedestrian Safety
2. Streetscape To Incorporate With Riparian Area
3. Cluster Of Native Planters For Shade & Embellishment
4. Shelters with Picnic Sets & BBQ Facilities
5. Naturalistic Play Equipment
6. Concrete Shareway - 2.5m Wide
7. Bins
8. Public Art to Attract Sight Line From Entry
9. Softfall Rubber
10. BBQ Facilities
11. The Arbour Over Main Entry to Parkland
12. Ornamental Planting & Native Trees
13. Native Trees to Echo Riparian Area
14. Seating Along Pathways
15. Seating Under Tree Grid
16. Open Turf
17. Urban Banded Pavers
18. Bike Racks
19. Bollards
20. Amenity Building (Accessible/ Ambulant Female & Male Toilets)
21. Playground Shade Sail
22. Row of transplanted mature Olive Trees as a representatio of the Estate Olive Tree theme.
23. Drinking Fountain (Dog bubber)
24. Post & Rail Timber Fencing along Northen and Eastern side 1.5m H
25. Park regulatory signage (Council to provide)

Nonorrah Estate - Stage 1

2.4.4 OPEN SPACE DETAIL PLAN 03

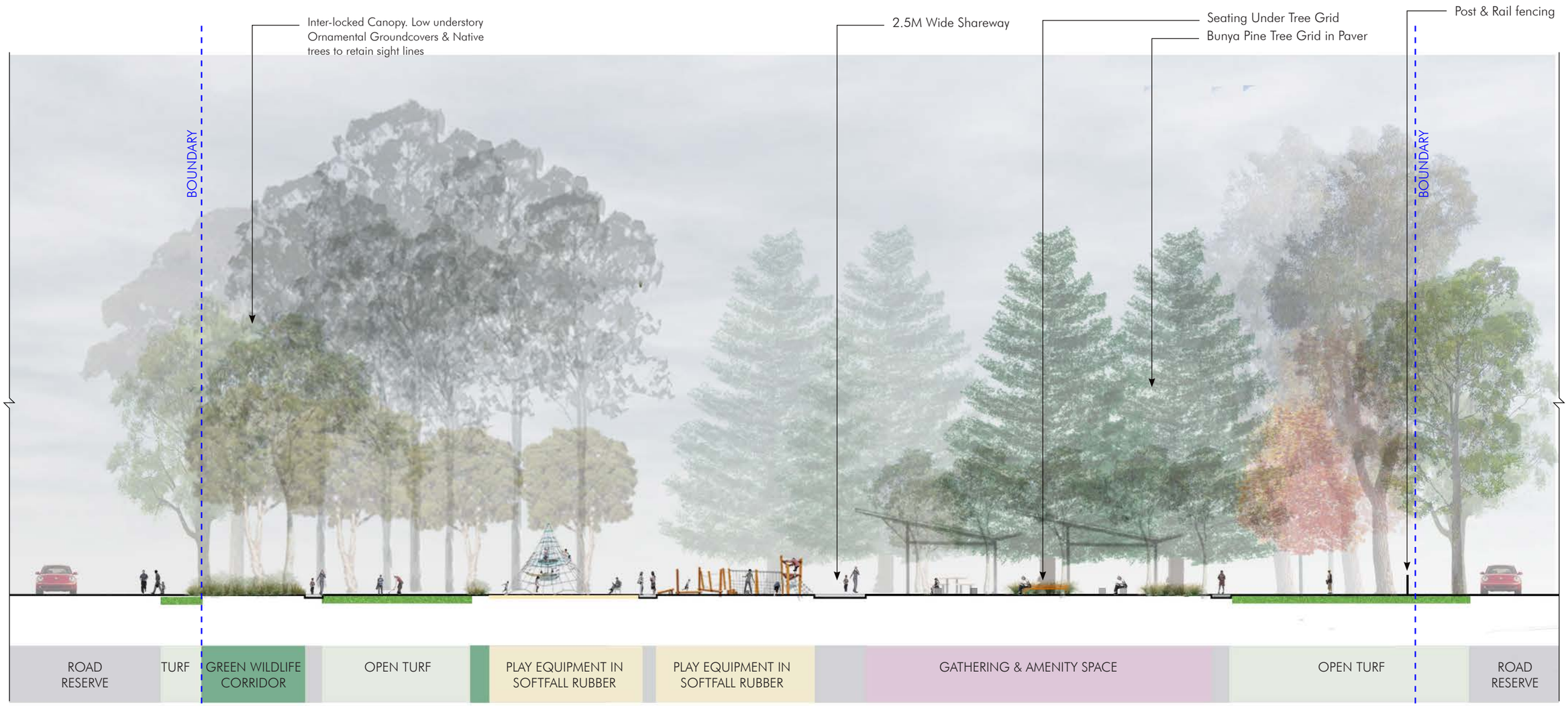
Client: Vitocco Enterprises

Urban Designer: e8urban

Project No:	12-22
Drawn:	PG/CX/MS
Scale:	1:500 @ A3
Revision:	I
Date:	10.07.24

N

distinctive



PARKLAND SECTION

SECTION AA 1:300 @ A3

Nonorrah Estate - Stage 1

2.4.5 OPEN SPACE PARKLAND SECTION

Client: Vitocco Enterprises

Urban Designer: e8urban

Project No:	12-22
Drawn:	PG/CX/MS
Scale:	AS SHOWN
Revision:	I
Date:	10.07.24

distinctive

STREETSCAPE TREE PALETTE

COLLECTOR ROAD

Eucalyptus tereticornis

Corymbia maculata

LOCAL ROAD

Acer rubrum 'October Glory'

Brachychiton populneus

Brachychiton populneus x acerifolius 'Jerilderie Red'

Corymbia citriodora

Cupaniopsis anacardioides

Lophostemon confertus

Syzygium paniculatum

Quercus palustris

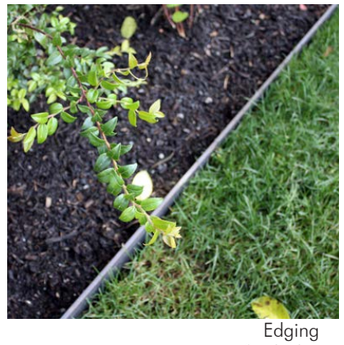
Waterhousia floribunda 'Green Avenue'

Zelkova serrata

INDICATIVE MATERIALITY

Turf (Kikuyu)

Mulch
ANL - Forest Blend
https://anlscape.com.au/



Edging
Steel edge

Concrete
Broom finish concrete

Tree Guard

Bench (ECO)
Linea bench (LIB6) -Street Furniture
https://streetfurniture.com/

Nonorrah Estate - Stage 1

3.1.1STREETSCAPE MATERIAL & PLANT PALETTES

Client: Vitocco Enterprises

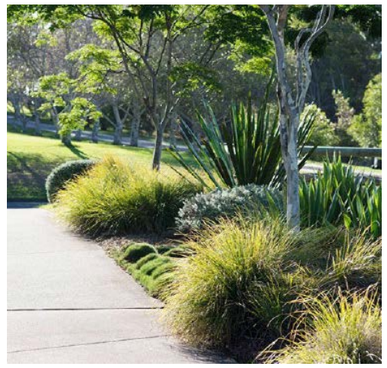
Urban Designer: e8urban

Project No:	12-22
Drawn:	PG/CX/MS
Scale:	NTS
Revision:	I
Date:	10.07.24

distinctive

INDICATIVE RIPARIAN MATERIALITY

Turf (Native Couch Grass)



Dynamic Planting

Bench (ECO)
Linea bench (LIB6) -Street Furniture
https://streetfurniture.com/

Bins (ECO)
Escola eBin (EBIN-E120) - Street Furniture
https://streetfurniture.com/

Urban tree pits

Solar Park Lighting (ECO)
SOLARBLADE Overhead Dog Park Lighting - Highlux
https://highlux.com.au/

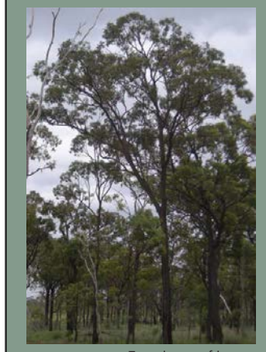
Picnic tables and seats
Park DDA Seat - (PS7-DDA)
https://streetfurniture.com/

Bike Racks
Linea Bicycle Stand (BST07) Lobster red with aluminium woodgrain batten insert - Street Furniture
https://streetfurniture.com/

Drinking Fountain
(Dog Bubbler)
Drinking Fountain
Arqua Station DF4 & DF7
https://streetfurniture.com/

Tree Guard

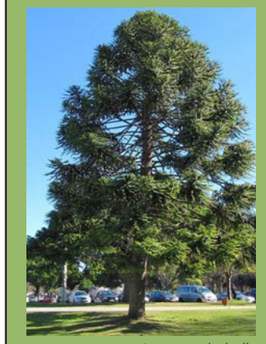
RIPARIAN OPEN SPACE TREES


Eucalyptus fibrosa

Eucalyptus microcorys

Eucalyptus tereticornis

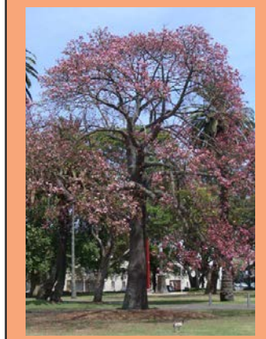
PARK EVERGREEN OPEN SPACE TREES


Araucaria bidwillii

Ficus obliqua

Podocarpus elatus

PARK DECIDUOUS OPEN SPACE TREES


Brachychiton discolor

Jacaranda mimosifolia

Pistachia chinensis

FEATURE TREE

Olea europea 'Swan Hill'

RIPARIAN OPEN SPACE 01
SECTION 1:1000 @ A3

PARK & RIPARIAN OPEN SPACE 02
SECTION 1:1000 @ A3

Nonorrah Estate - Stage 1

3.3.1 OPEN SPACE TREE CHARACTER

Client: Vitocco Enterprises

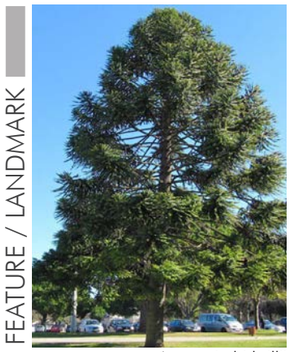
Urban Designer: e8urban

Project No:	12-22
Drawn:	PG/CX/MS
Scale:	AS SHOWN
Revision:	I
Date:	10.07.24

distinctive

OPEN SPACE PLANTING PALETTE

FEATURE / LANDMARK


Araucaria bidwillii

Agathis robusta

Brachychiton discolor

Calodendron capense

Jacaranda mimosifolia

Olea europea ' Swan Hill'

Quercus palustris

Quercus robur

SHADE

Eucalyptus fibrosa

Eucalyptus tereticornis

Flindersia australis

Ficus obliqua

Podocarpus elatus

SHRUBS

Baeckea imbricata

Banksia robur

Casuarina glauca 'Free Fall'

Melaleuca linariifolia 'Claret Tops'

Melaleuca linariifolia 'Snowstorm'

Melaleuca nodosa

Melaleuca thymifolia

Grevillea banksii 'Misty Pink'

Beschorneria yuccoides

Callistemon Great Balls of Fire

Crinum pedunculatum

Melaleuca thymifolia

Raphiolepis Oriental Pearl

GROUNDCOVERS

Carex appressa

Dianella caerulea 'Little Jess'

Dietes robinsoniana

Liriope muscari 'Royal Purple'

Orthosanthus multiflorus

Hardenbergia violacea 'Meema'

Gazania tomentosa 'Silver Leaf'

Goodenia hederacea

Stachys byzantina

Scleranthus biflorus

CLIMBERS

Trachelospermum jasminoides

Pandorea pandorana 'Snowbells'

Nonorrah Estate - Stage 1

3.3.2 OPEN SPACE PLANT PALETTE

Client: Vitocco Enterprises

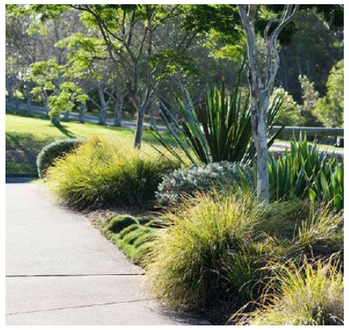
Urban Designer: e8urban

Project No:	12-22
Drawn:	PG/CX/MS
Scale:	NTS
Revision:	I
Date:	10.07.24

distinctive

INDICATIVE OPEN SPACE MATERIALITY

Turf (Kikuyu)



Dynamic Planting

Dynamic Seating

Urban Banded Paving

Timber Deck (ECO)
Linea Platform (LIP9, 1800mm)
Street Furniture https://streetfurniture.com/

Post & Rail Fencing (Replas) 1.5m H
Along Northern and Eastern Boundarty

Bollards
Linea Bollard (B6) - Street Furniture
https://streetfurniture.com/

Picnic tables and seats
Park DDA Seat - (PS7-DDA)
https://streetfurniture.com/

Bench (ECO)
Linea bench (LIB6) -Street Furniture
https://streetfurniture.com/

Amenities Block
Landmark K9400

Solar Park Lighting (ECO)
SOLARBLADE Overhead Dog Park Lighting - Highlux
https://highlux.com.au/

Arbour with Climbers

Bike Racks
Linea Bicycle Stand (BST07) Lobster red with aluminium woodgrain batten insert - Street Furniture https://streetfurniture.com/

Drinking Fountain
Arqua Station DF4 & DF7
https://streetfurniture.com/

Shelter
Whyalla Series - Landmark
https://www.landmarkpro.com.au/

Urban tree pits

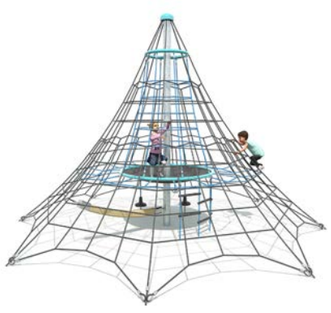
Play Equipment 01
J-2245 Bushwood Swing - Moduplay
https://moduplay.com.au/

Play Equipment 02
Y-9204 Geo Bowen - Moduplay
https://moduplay.com.au/

Play Equipment 03
J-4001 Climb Course - Moduplay
https://moduplay.com.au/

Play Equipment 04
U-9604 Turtle - Moduplay
https://moduplay.com.au/

Play Equipment 05
N-9070 All Access Carousel- Moduplay
https://moduplay.com.au/



Play Equipment 06
W-4500 Piton Lunar Net - Moduplay
https://moduplay.com.au/

Play Equipment 07
G-9905 Shop- Moduplay
https://moduplay.com.au/

Play Equipment 08
R-8051 Reuleaux Rocker- Moduplay
https://moduplay.com.au/

Bins (ECO)
Escola eBin (EBIN-E120) - Street Furniture
https://streetfurniture.com/

Nonorrah Estate - Stage 1

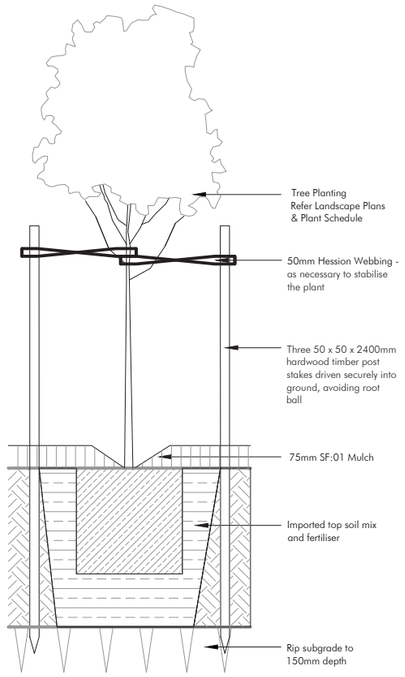
3.3.3 OPEN SPACE MATERIAL PALETTE

Client: Vitocco Enterprises

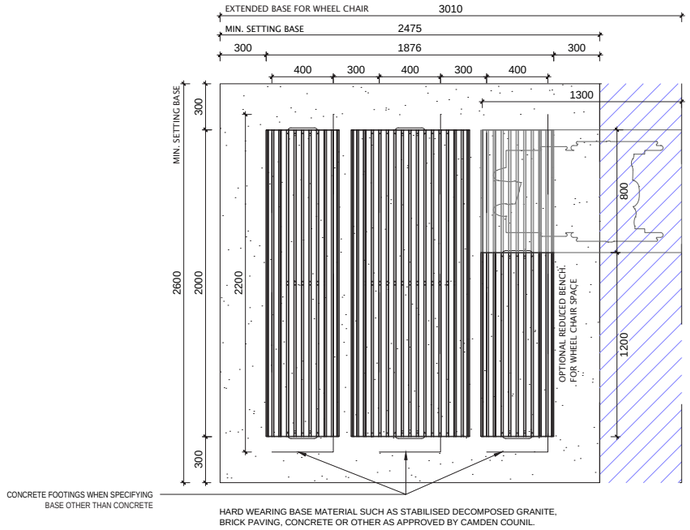
Urban Designer: e8urban

Project No:	12-22
Drawn:	PG/CX/MS
Scale:	NTS
Revision:	I
Date:	10.07.24

distinctive

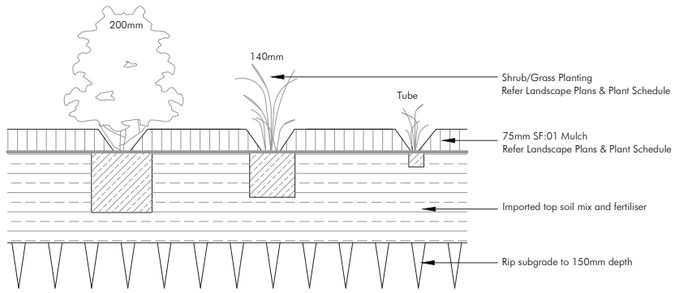


45L TREE PLANTING
SECTION 1:10

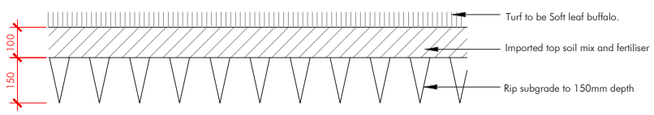


SE 3.1 PICNIC SETTING - WHEELCHAIR ACCESSIBLE
PLAN - TYPICAL 1:20 @ A1

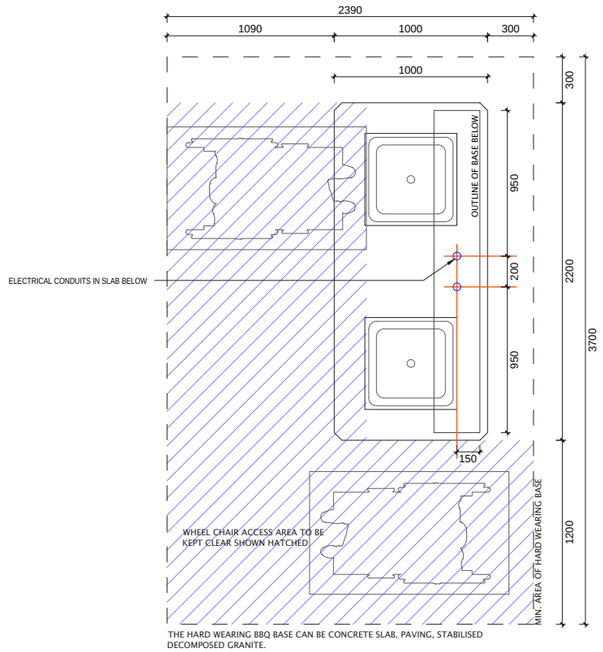
SOURCE: CAMDEN STANDARD DETAILS



SHRUB, ACCENT & NATIVE GRASS PLANTING
SECTION 1:10



TURF
SECTION 1:10



BA 1.1 BARBEQUE - WHEELCHAIR ACCESSIBLE
PLAN - TYPICAL 1:20 @ A1

SOURCE: CAMDEN STANDARD DETAILS

12-22 Plant Schedule by distinctive

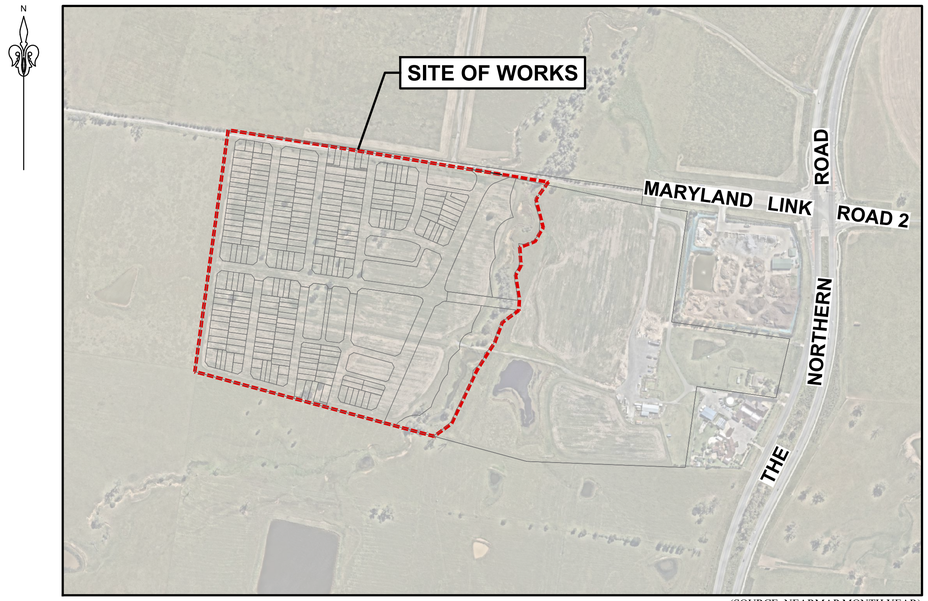
Code	Genus	species	Hybrids/Cultivars	Common Name	Pot Size	Height	Width	Spacing
Street Trees								
Collector Road								
An fl	Angophora	floribunda		Rough-Barked Apple	45L	18	14	As Shown
Co ma	Corymbia	maculata		Spotted Gum	75L	30	16	As Shown
Eu te	Eucalyptus	tereticornis		Red Forest Gum	75L	25	16	As Shown
Local Road								
Co ci	Corymbia	citriodora		Lemon Scented Gum	75L	20	10	As Shown
Ac OG	Acer	rubrum	'October Glory'	October Glory Maple	100L	10	8	As Shown
Br po	Brachychiton	populneus		Kurrajong	75L	15	12	As Shown
Br JR	Brachychiton	populneus x acerifolius	Jerilderie Red'	Red Kurrajong	75L	8	7	As Shown
Cu an	Cupaniopsis	anacardioides		Tuckeroo	45L	12	10	As Shown
Lo co	Lophostemon	confertus		Brush Box	75L	15	12	As Shown
Sy pa	Syzygium	paniculatum		Brush Cherry	45L	8	6	As Shown
Ze se	Zelkova	serrata		Japanese Elm	75L	12	10	As Shown
Wa GA	Waterhousia	floribunda	'Green Avenue'	Green Avenue Weeping Lily Pilly	75L	8	5	As Shown
Qu pa	Quercus	palustris	'Pringreen'	Pin Oak	75L	14	3	As Shown
Open Space Trees								
Feature / Landmark								
Ag ro	Agathis	robusta		Queensland Kauri Pine	200L	30	7	As Shown
Ar bi	Araucaria	bidwillii		Bunya Pine	75L	35	10	As Shown
Br di	Brachychiton	discolor		Lacebark Tree	75L	18	12	As Shown
Ca ca	Calodendron	capense		Cape Chestnut	75L	10	8	As Shown
Ol SH	Olea	europea	'Swan Hill'	Swan Hill Fruitless Olive	45L	9	9	As Shown
Pi ch	Pistachia	chinensis		Chinese Pistachio	100L	8	6	As Shown
Eu mi	Eucalyptus	microcorys		Tallow Wood	45L	40	12	As Shown
Ja mi	Jacaranda	mimosifolia		Jacaranda	100L	15	15	As Shown
Shade Trees								
Eu fi	Eucalyptus	fibrosa		Broard Leaf Ironbark	75L	20	14	As Shown
Eu mi	Eucalyptus	microcorys		Tallow Wood	45L	40	12	As Shown
Eu te	Eucalyptus	tereticornis		Red Forest Gum	75L	25	16	As Shown
Fl au	Flindersia	australis		Crow's Ash	45L	8	5	As Shown
Fi ob	Ficus	obliqua		Small Leaved Fig	300mm	40	40	As Shown
Qu ro	Quercus	robur		English Oak	75L	11	11	As Shown
Po el	Podocarpus	elatus		Plum Pine	45L	25	12	As Shown
Riparian Trees								
Eu te	Eucalyptus	tereticornis		Red Forest Gum	75L	25	16	As Shown
Eu fi	Eucalyptus	fibrosa		Broard Leaf Ironbark	75L	20	14	As Shown
Eu mi	Eucalyptus	microcorys		Tallow Wood	45L	40	12	As Shown
Shrubs								
Open Space								
Ba im	Baeckea	imbricata		Heath Myrtle	140mm	0.6	0.6	As Shown
Ba ro	Banksia	robur		Swamp Banksia	300mm	2.5	2	As Shown
Ca FF	Casuarina	glauca	'Free Fall'	Prostrate Swamp Oak	140mm	1	4	1/m2
Me CT	Melaleuca	linariifolia	'Claret Tops'	Honey Myrtle	200mm	1.2	0.8	As Shown
Me Ss	Melaleaca	linariifolia	Snowstorm'	Snowstorm	200mm	1.5	1.5	As Shown
Me th	Melaleuca	thymifolia		Thyme Honey Myrtle	Viro Tube	1.5	1.5	1/2m2
Me no	Melaleuca	nodosa		Prickly Leaved Paperbark	300mm	3	2.5	As Shown
Groundcovers								
Open Space								
Ca ap	Carex	appressa		Tall Sedge	140mm	1	1	5/m^2
Di LJ	Dianella	caerulea	'Little Jess'	Little JessParoo Lily	Tube	0.4	0.4	5/m2
Di ro	Dietes	robinsoniana		Spanish Iris	140mm	1	1	3/m2
Li RP	Liriope	muscari	'Royal Purple'	LilyTuff	200mm	0.5	0.5	5/m2
Or mu	Orthosanthus	multiflorus		Fringed Lily	140mm	0.6	0.6	5/m2
Sc bi	Scleranthus	biflorus		Cushion Bush	140mm	0.2	0.8	4/m2

A1

D.A. _ _ _ _ _ _ _

PROPOSED SUBDIVISION OF LOT 1 IN D.P.1275807 & LOT 120 IN D.P.1289677 THE NORTHERN ROAD, BRINGELLY

CIVIL WORKS
DEVELOPMENT APPLICATION



(SOURCE: NEARMAP MONTH YEAR)

LOCALITY PLAN
NOT TO SCALE

DRAWING No.	DRAWING TITLE	REV.
787-22C-DA-0001	COVER SHEET, LOCALITY PLAN AND INDEX SHEET	I
787-22C-DA-0002	GENERAL NOTES	I
787-22C-DA-0003	LEGEND AND ABBREVIATIONS	I
787-22C-DA-0004	KEY PLAN	I
787-22C-DA-0021	DEMOLITION PLAN SHEET 1 OF 4	I
787-22C-DA-0022	DEMOLITION PLAN SHEET 2 OF 4	I
787-22C-DA-0023	DEMOLITION PLAN SHEET 3 OF 4	I
787-22C-DA-0024	DEMOLITION PLAN SHEET 4 OF 4	I
787-22C-DA-0051	BULK EARTHWORKS PLAN SHEET 1 OF 4	I
787-22C-DA-0052	BULK EARTHWORKS PLAN SHEET 2 OF 4	I
787-22C-DA-0053	BULK EARTHWORKS PLAN SHEET 3 OF 4	I
787-22C-DA-0054	BULK EARTHWORKS PLAN SHEET 4 OF 4	I
787-22C-DA-0061	BULK EARTHWORKS SITE SECTIONS SHEET 1 OF 5	I
787-22C-DA-0062	BULK EARTHWORKS SITE SECTIONS SHEET 2 OF 5	I
787-22C-DA-0063	BULK EARTHWORKS SITE SECTIONS SHEET 3 OF 5	I
787-22C-DA-0064	BULK EARTHWORKS SITE SECTIONS SHEET 4 OF 5	I
787-22C-DA-0065	BULK EARTHWORKS SITE SECTIONS SHEET 5 OF 5	I
787-22C-DA-0101	ROAD AND DRAINAGE PLAN SHEET 1 OF 12	I
787-22C-DA-0102	ROAD AND DRAINAGE PLAN SHEET 2 OF 12	I
787-22C-DA-0103	ROAD AND DRAINAGE PLAN SHEET 3 OF 12	I
787-22C-DA-0104	ROAD AND DRAINAGE PLAN SHEET 4 OF 12	I
787-22C-DA-0105	ROAD AND DRAINAGE PLAN SHEET 5 OF 12	I
787-22C-DA-0106	ROAD AND DRAINAGE PLAN SHEET 6 OF 12	I
787-22C-DA-0107	ROAD AND DRAINAGE PLAN SHEET 7 OF 12	I
787-22C-DA-0108	ROAD AND DRAINAGE PLAN SHEET 8 OF 12	I
787-22C-DA-0109	ROAD AND DRAINAGE PLAN SHEET 9 OF 12	I
787-22C-DA-0110	ROAD AND DRAINAGE PLAN SHEET 10 OF 12	I
787-22C-DA-0111	ROAD AND DRAINAGE PLAN SHEET 11 OF 12	I
787-22C-DA-0112	ROAD AND DRAINAGE PLAN SHEET 12 OF 12	I
787-22C-DA-0121	PROPOSED BIN PAD PLAN	I
787-22C-DA-0151	ROAD TYPICAL CROSS SECTIONS SHEET 1 OF 3	I
787-22C-DA-0152	ROAD TYPICAL CROSS SECTIONS SHEET 2 OF 3	I
787-22C-DA-0153	ROAD TYPICAL CROSS SECTIONS SHEET 3 OF 3	I
787-22C-DA-0201	ROAD No 01 LONGITUDINAL SECTION SHEET 1 OF 2	I
787-22C-DA-0202	ROAD No 01 LONGITUDINAL SECTION SHEET 2 OF 2	I
787-22C-DA-0203	ROAD No 02 LONGITUDINAL SECTION SHEET 1 OF 2	I
787-22C-DA-0204	ROAD No 02 LONGITUDINAL SECTION SHEET 2 OF 2	I
787-22C-DA-0205	ROAD No 03 LONGITUDINAL SECTION SHEET 1 OF 3	I
787-22C-DA-0206	ROAD No 03 LONGITUDINAL SECTION SHEET 2 OF 3	I
787-22C-DA-0207	ROAD No 03 LONGITUDINAL SECTION SHEET 3 OF 3	I
787-22C-DA-0208	ROAD No 04 LONGITUDINAL SECTION SHEET 1 OF 2	I
787-22C-DA-0209	ROAD No 04 LONGITUDINAL SECTION SHEET 2 OF 2	I
787-22C-DA-0210	ROAD No 05 LONGITUDINAL SECTION	I
787-22C-DA-0211	ROAD No 06 LONGITUDINAL SECTION SHEET 1 OF 2	I
787-22C-DA-0212	ROAD No 06 LONGITUDINAL SECTION SHEET 2 OF 2	I
787-22C-DA-0213	ROAD Nos 07 AND 08 LONGITUDINAL SECTIONS	I
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DEVELOPMENT APPLICATION

REV.	DATE	AMENDMENT DESCRIPTION	DES.	DRN.
I		ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.G.
H	19.08.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.S.
G	15.07.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	A.K.P.
F	21.06.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.S.
E	23.05.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.G.
D	17.05.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.G.

Authorised for issue by: MINH VU
Signature: .....

Principal: VE ESTATE DEVELOPMENTS PTY LTD
L.G.A.: CAMDEN COUNCIL
Scale: AS SHOWN
Datum: AHD

Project: PROPOSED SUBDIVISION OF LOT 1 IN DP 1275807 & LOT 120 IN DP 1289677 THE NORTHERN ROAD, BRINGELLY

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Drawing Title: COVER SHEET, LOCALITY PLAN AND INDEX SHEET
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GENERAL NOTES

1. ALL WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH CAMDEN COUNCIL ENGINEERING DESIGN SPECIFICATION AND ENGINEERING CONSTRUCTION SPECIFICATION.
2. SERVICES SHOWN ON THESE PLAN ARE NOT GUARANTEED COMPLETE OR CORRECT AND HAVE BEEN LOCATED FROM INFORMATION SUPPLIED BY THE RELEVANT SERVICE PROVIDERS AND FIELD INVESTIGATIONS. THE CONTRACTOR SHALL LOCATE AND LEVEL ALL EXISTING SERVICES PRIOR TO COMMENCING CONSTRUCTION AND SHALL MAKE ALL NECESSARY ARRANGEMENTS WITH THE RELEVANT SERVICE PROVIDERS TO RELOCATE OR ADJUST AS FOUND NECESSARY.
3. UTILITY ADJUSTMENTS ARE TO BE AT THE DEVELOPER'S EXPENSE.
4. CONDUITS SHALL BE PLACED WHERE REQUIRED BY THE RELEVANT AUTHORITIES.
5. THE CONTRACTOR SHALL NOT ENTER UPON OR DO ANY WORK WITHIN ADJACENT LANDS WITHOUT PRIOR WRITTEN PERMISSION OF THE LAND OWNER.
6. THE CONTRACTOR SHALL MAINTAIN SERVICES AND ALL WEATHER ACCESS AT ALL TIMES TO THE PUBLIC FOOTWAYS, ROADWAYS AND PROPERTIES ADJACENT TO THE SITE IN A SAFE CONDITION TO THE SATISFACTION OF COUNCIL'S ENGINEER AND THE SUPERINTENDENT.
7. THE CONTRACTOR SHALL OBTAIN ALL LEVELS FROM ESTABLISHED BENCH MARKS. SURVEY MARKS SHOWN THUS ▲ △ ⧈ SHALL BE MAINTAINED AT ALL TIMES. WHERE RETENTION IS NOT POSSIBLE THE SUPERINTENDENT SHALL BE NOTIFIED AND CONSENT RECEIVED PRIOR TO THEIR REMOVAL.
8. BENCHMARK, SSM'S PERMANENT MARKS TO BE AHD.
9. CONSTRUCTION/CIVIL WORK MAY ONLY BE CARRIED OUT ON THE SITE BETWEEN THE HOURS OF 7.00am TO 5.00pm MONDAY TO FRIDAY AND 8.00am to 1.00pm ON SATURDAY. NO WORK PERMITTED TO BE CARRIED OUT ON SUNDAYS OR PUBLIC HOLIDAYS UNLESS OTHERWISE APPROVED BY CAMDEN COUNCIL.
10. PLANT, GOODS & MATERIALS SHALL NOT BE DELIVERED ON THE SITE OUTSIDE THE APPROVED HOURS OF OPERATION.
11. THE CONTRACTOR SHALL CLEAR AND DISPOSE OF ONLY THOSE TREES THAT HAVE BEEN APPROVED TO BE REMOVED. TREES THAT ARE NOT TO BE REMOVED SHALL BE PRESERVED. NO TREE SHALL BE FELLED, LOPPED OR REMOVED WITHOUT PRIOR APPROVAL FROM CAMDEN COUNCIL.
12. FELLED TREES SHALL BE SALVAGED FOR REUSE AS WOODCHIP MULCH OR LOG FORM FOR SITE REHABILITATION, NON-SALVAGEABLE MATERIAL SUCH AS STUMPS AND ROOTS SHALL BE DISPOSED OFF SITE AS NOMINATED BY THE SUPERINTENDENT.
13. SITE SHEDS, STOCKPILES, MATERIALS AND VEHICLE PARKING SHALL BE LOCATED AWAY FROM TREES ON THE SITE TO PREVENT SOIL COMPACTION. STOCKPILING OF MATERIALS SHALL NOT BE PERMITTED WITHIN TREE PROTECTION AREAS. ALL AREAS FOR STOCKPILING SHALL BE APPROVED BY THE SUPERINTENDENT.
14. ALL SOIL AND WATER MANAGEMENT DEVICES SHALL BE INSTALLED AND APPROVED PRIOR TO WORKS COMMENCING.
15. ALL EROSION AND POLLUTION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD WORKING ORDER AND REPAIR THROUGHOUT THE COURSE OF BUILDING CONSTRUCTION OR DEVELOPMENT WORK ON THE SITE AND UNTIL THE WORKS HAVE BEEN COMPLETED TO THE SATISFACTION OF COUNCIL AND THE SUPERINTENDENT.
16. TEMPORARY REHABILITATION MUST BE APPLIED AND ESTABLISHED TO DISTURBED AREAS AS SOON AS PRACTICAL AFTER COMPLETION OF EARTHWORKS.
17. TOPSOIL IS TO BE STRIPPED AND STOCKPILED ON THE SITE WITH EROSION CONTROL MEASURES PROVIDED AS DETAILED. UPON COMPLETION OF WORKS, MINIMUM 150mm THICK TOPSOIL SHALL BE SPREAD ON ALL FOOTPATHS, BERMS, BATTERS AND SITE REGRADED AREAS. EXCESS TOPSOIL SHALL BE DISPOSED OF AS DIRECTED BY THE SUPERINTENDENT.
18. ALL EARTHWORKS TO BE IN ACCORDANCE WITH A.S.3798 & TO BE CARRIED OUT TO THE SATISFACTION OF THE SUPERINTENDENT. UNSOUND MATERIALS ARE TO BE REMOVED FROM ROADS AND LOTS PRIOR TO FILLING.
19. SURPLUS EXCAVATED MATERIAL SHALL BE DISPOSED OF IN CONSULTATION WITH THE SUPERINTENDENT. DOCUMENTATION OF THE DISPOSAL SITE SHALL BE PROVIDED TO COUNCIL PRIOR TO COMMENCEMENT OF WORKS.
20. ALL SITE FILLING SHALL BE PLACED IN LAYERS NOT EXCEEDING 300mm AND COMPACTED TO 95% STANDARD COMPACTION AND SHALL BE CONTROLLED BY AN APPROVED N.A.T.A. SOILS LABORATORY.
21. WHERE LOT FILLING IN EXCESS OF 300mm IS PROPOSED, LEVELS ARE TO BE TAKEN ON THE STRIPPED SURFACE PRIOR TO THE COMMENCEMENT OF FILLING AND ON THE FINISHED SURFACE. SUCH LEVELS ARE TO BE SHOWN ON THE WORK-AS-EXECUTED PLAN.
22. ALL LAND DISTURBED BY EARTHWORKS SHALL BE SPRAY-GRASSED, OR SIMILARLY TREATED TO ESTABLISH GRASS COVER. SEED MIXTURES ARE TO BE APPROVED BY COUNCIL PRIOR TO SPRAYING. ALL GRASSED AREAS SHALL BE REGULARLY WATERED AND MAINTAINED UNTIL EXPIRATION OF THE MAINTENANCE PERIOD.
23. THE CONTRACTOR SHALL MAINTAIN DUST AND SEDIMENT CONTROL THROUGHOUT THE DURATION OF THE PROJECT.
24. CATCH DRAINS TO BE CONSTRUCTED AS REQUIRED AT THE DIRECTION OF THE SITE SUPERINTENDENT AND/OR COUNCIL'S ENGINEER.
25. CONDUIT TRENCHES, SUB-SOIL DRAINS AND STORMWATER DRAINAGE LINES TO BE BACKFILLED WITH APPROVED WASHED RIVER SAND, FLOODED AND VIBRATED. CONDUIT TRENCHES TO BE GRADED AT A MINIMUM ONE PERCENT (1%). GRADE TO EITHER SUB-SOIL OR STORMWATER DRAINAGE LINES.
26. SUB-GRADE IN ROCK IS TO BE RIPPED, SCARIFIED, SPREAD AND COMPACTED TO A MINIMUM DEPTH OF 300mm BELOW THE FINISHED SUB-GRADE LEVEL
27. DETAILS OF ALL SOIL TESTS AND THE PAVEMENT DESIGN ARE TO BE SUBMITTED TO PRINCIPAL CERTIFYING AUTHORITY (PCA) PRIOR TO INSPECTION OF SUBGRADE.
28. NO BUILDING MATERIALS, MACHINERY OR THE LIKE ARE TO BE STORED ON THE ROAD OR FOOTPATH. THE PATHWAY IS TO BE KEPT IN A CLEAN, TIDY & SAFE CONDITION DURING THE CONSTRUCTION PERIOD.
29. ALL NEW WORKS SHALL MAKE SMOOTH CONNECTION WITH THE EXISTING INTERFACE.
30. THE SITE IS TO BE SURROUNDED BY A SECURITY FENCE & THE GATE MUST BE LOCKED OUTSIDE THE OPERATING HOURS. NOTICES COMPLYING WITH A.S.1319 AND DISPLAYING THE WORDS "DANGER - DEMOLITION IN PROGRESS", OR SIMILAR MESSAGE SHALL BE FIXED TO THE FENCING AT APPROPRIATE PLACES TO WARN THE PUBLIC.
31. THE CONTRACTOR SHALL PROVIDE A MINIMUM 24 HOURS NOTICE TO SUPERINTENDENT OR COUNCIL'S ENGINEER FOR ALL INSPECTIONS.
32. THE CONTRACTOR SHALL UNDERTAKE TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH COUNCIL'S TRAFFIC MANAGEMENT POLICY AND SHALL DISPLAY ALL APPROPRIATE WARNING SIGNS THROUGHOUT THE DURATION OF CONSTRUCTION.
33. ALL TRAFFIC CONTROL DEVICES SHALL REMAIN ERECTED OUTSIDE WORKING HOURS WITH FLASHING YELLOW LIGHTS ON BARRIER BOARDS TO BE IN OPERATION AFTER DARK.
34. ROADS ADJOINING THE SITE MUST BE KEPT CLEAN AND FREE OF ALL EXCAVATED/TRANSPORTED SPOIL MATERIAL.
35. SITE FILLING AND COMPACTION IS TO BE CARRIED OUT UNDER THE SUPERVISION OF A CHARTERED GEOTECHNICAL ENGINEER AND SHALL BE IN ACCORDANCE WITH CAMDEN COUNCIL. "WORKS SPECIFICATION - CIVIL (CURRENT REVISION)". MINIMUM STANDARD COMPACTION DETERMINED IN THE RELEVANT GEOTECHNICAL REPORT MUST BE ACHIEVED AND CERTIFIED BY "NATA" REGISTERED LAB AND DETAILS SUBMITTED TO COUNCIL.
36. RESIDENTIAL LOTS TO BE INDIVIDUALLY CLASSIFIED.
37. AGRICULTURAL LINES TO BE INSTALLED AS REQUIRED AT THE DIRECTION OF THE SITE SUPERINTENDENT AND/OR COUNCIL'S ENGINEER.
38. STRUCTURAL CERTIFICATION IS REQUIRED FOR CONSTRUCTION OF MAJOR AND NON-STANDARD STRUCTURES
39. DRIVEWAYS/LAYBACKS TO HAVE MINIMUM 0.6m CLEARANCE FROM ANY PROPOSED & EXISTING UTILITIES, INCLUDING: ELECTRICAL TURRETS, LIGHT POLES, TELECOMMUNICATION PITS, STORMWATER GULLY PITS & STREET TREES. DRIVEWAYS/LAYBACKS TO HAVE A 6.0m CLEARANCE FROM KERB RETURN TANGENT POINTS.
40. VEHICULAR CROSSINGS SHOWN ON THESE PLANS ARE INDICATIVE ONLY.
41. SUBSOIL DRAINAGE SHALL BE PROVIDED ALONG THE CUT SIDE OF ALL NEW ROADS WHERE NO DRAINAGE IS PROVIDED, ALONG THE CENTRELINE OF HALF ROAD CONSTRUCTION WORKS, AT LOW SPOTS, WHERE REQUIRED BY THE PAVEMENT DESIGN REPORT, AND WHERE DIRECTED BY COUNCIL'S ENGINEER AND THE SUPERINTENDENT.
42. LIGHT POLES, STREET NAME POLES AND BUS SHELTERS IN THIS SUBDIVISION WILL BE BLACK POWDER COATED TO THE SATISFACTION OF CAMDEN COUNCIL AND SHALL COMPLY WITH COUNCIL SPECIFICATIONS.

STORMWATER DRAINAGE

1. ALL STORMWATER WORKS ARE TO BE UNDERTAKEN GENERALLY IN ACCORDANCE WITH AS 3500 (LATEST EDITION) STORMWATER DRAINAGE.
2. UNLESS NOTED OTHERWISE, ALL STEEL REINFORCED CONCRETE PIPES ARE TO BE CLASS 2 AND RUBBER RING JOINTED. RUBBER RINGS SHALL BE MANUFACTURED AND TESTED IN ACCORDANCE WITH AS1646 (LATEST EDITION). THE EXCAVATED TRENCH WIDTH FOR PIPE LAYING MUST BE AT LEAST 400mm WIDER THAN THE OUTER DIAMETER OF THE PIPE. PIPES ARE TO BE LAID CENTRALLY WITHIN THE EXCAVATED TRENCH.
3. ALL PIPEWORK SHALL BE BEDDED IN ACCORDANCE WITH CAMDEN COUNCILS "WORKS SPECIFICATION SUBDIVISION/DEVELOPMENTS".
4. IN WET OR UNSTABLE GROUND CONDITIONS WHERE THE TRENCH BOTTOM REQUIRES FURTHER STABILIZING, ADDITIONAL BEDDING OF 20mm AND/OR 30mm NOMINAL SIZE AGGREGATE (AS DIRECTED BY THE SUPERINTENDENT), SHALL BE PLACED BELOW THE STANDARD BEDDING TO A DEPTH DETERMINED BY THE SUPERINTENDENT. WHERE ORDERED BY THE SUPERINTENDENT AN APPROVED FILTER FABRIC SHALL BE USED IN CONJUNCTION WITH THE ADDITIONAL BEDDING.
5. THE BED AND HAUNCH MATERIAL SHALL BE COMPACTED FOR THE FULL WIDTH OF THE TRENCH TO THE SATISFACTION OF THE SUPERINTENDENT.
6. CHASES SHALL BE FORMED WHERE NECESSARY TO PREVENT SOCKETS, FLANGES OR THE LIKE FROM BEARING ON THE TRENCH BOTTOM OR THE UNDERLAY.
7. THE CONTRACTOR SHALL ENSURE THAT ANY EXISTING STRUCTURES LOCATED ADJACENT TO EXCAVATED TRENCHES ARE SUPPORTED OR PROTECTED TO PREVENT DAMAGE TO OR MOVEMENT OF THESE STRUCTURES
8. THE CONTRACTOR MUST LEAVE ALL STORMWATER DRAINAGE WORKS UNCOVERED UNTIL ANY TESTING DEEMED NECESSARY BY THE SUPERINTENDENT HAS BEEN PERFORMED.
9. PIPE LAYING SHALL BEGIN AT THE DOWNSTREAM END OF THE LINE WITH THE SOCKET ENDS OF THE PIPE FACING UPSTREAM. THE BARREL OF EACH PIPE SHALL BE IN CONTACT WITH THE BEDDING MATERIAL THROUGHOUT ITS FULL LENGTH.
10. FOR RUBBER RING JOINTS THE PIPE ENDS SHALL BE THOROUGHLY CLEANED BEFORE THE JOINT IS MADE. THE TWO PIPE SECTIONS SHALL THEN BE TIGHTLY JOINED WITH THEIR INNER SURFACES AT THE MANUFACTURER'S NOMINATED LAYING GAP.
11. LIFTING HOLES IN PIPES AND CULVERTS SHALL BE PLUGGED WITH MORTAR, PRECAST TAPERED PLUGS, OR TAPE SURROUNDS OR OTHER APPROVED MEANS PRIOR TO BACKFILL MATERIAL BEING PLACED.
12. CUTTING OPERATIONS FOR CONCRETE PIPE AND BOX CULVERTS SHALL PROVIDE NEAT END SURFACES. THE CUT SURFACES SHALL BE GIVEN TWO COATS OF A SUPERINTENDENT APPROVED EPOXY PAINT.
13. JOINTS SHALL NOT BE MADE UNDERWATER. THE TRENCH SHALL BE DEWATERED TO FACILITATE JOINT MAKING AND INSPECTION. PRECAUTIONS SHALL BE TAKEN TO PREVENT EROSION OF JOINT MATERIAL BY MOVING CURRENTS OF WATER.
14. COMPLETED CEMENT MORTAR JOINTS SHALL BE KEPT DAMP AND PROTECTED FROM THE DIRECT RAYS OF SUN UNTIL BACKFILLING TAKES PLACE.
15. DRAINAGE LINES SHALL BE CONSTRUCTED TO THE TOLERANCES AS FOLLOWS:
    - FINISHED LEVEL AT ANY INVERT ±15mm PROVIDED THAT NO POINT IS LEVEL OR AT A HIGHER LEVEL THAN CORRESPONDING POINT OF STREAM. GRADING ±0.2% AT ANY POINT.
    - NOT WITHSTANDING THE TOLERANCES ABOVE EACH PIPE SHALL HAVE A MINIMUM FALL (APPROVED BY THE SUPERINTENDENT) IN THE DIRECTION OF FLOW.
16. BACKFILL MATERIAL SHALL BE INSPECTED AND APPROVED BY THE SUPERINTENDENT PRIOR TO PLACING AND COMPACTION.
17. ALL BACKFILL FOR STORMWATER DRAINAGE WORKS IS TO BE COMPACTED IN LAYERS NOT EXCEEDING 300mm LOOSE THICKNESS AND COMPACTED WITHOUT DAMAGING OR DISPLACING THE PIPEWORK.
18. BACKFILL FOR STORMWATER PITS AND PIPES SHALL BE COMPACTED TO AT LEAST 95% (98% UNDER ROADS) OF THE MAXIMUM DRY DENSITY AT -2% TO +2% OF OPTIMAL MOISTURE CONTENT AND GRADED IN ACCORDANCE WITH AS 3500.3 (LATEST EDITION).
19. ALL CONNECTIONS TO EXISTING DRAINAGE PITS SHALL BE MADE IN A TRADESMAN-LIKE MANNER AND THE INTERNAL WALL OF THE PIT AT THE POINT OF ENTRY SHALL BE CEMENT RENDERED WITH AN EPOXY GROUT TO ENSURE A SMOOTH FINISH.
20. STEP IRONS ARE TO BE PROVIDED IN DRAINAGE PITS MORE THAN 1.2m DEEP.
21. PROVIDE A MINIMUM OF 3.0m LENGTH OF 100 DIAMETER SUBSOIL DRAINAGE PIPE WRAPPED IN FABRIC SOCK AT UPSTREAM END OF EACH COUNCIL PIT.
22. UNLESS DIRECTED OTHERWISE BY THE SUPERINTENDENT, ALL DRAINAGE PITS TO BE CAST IN-SITU, THE GRADE OF CONCRETE TO BE USED SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 32MPA. STEEL REINFORCING BARS SHALL COMPLY WITH THE REQUIREMENTS OF AS1302 (LATEST EDITION). WELDED WIRE REINFORCING SHALL COMPLY WITH AS1304.
23. UNLESS SPECIFIED ALL DRAINAGE GRATES TO BE CLASS 'D' GALVANISED MILD STEEL TO AS 3996 (LATEST EDITION).
24. uPVC PIPES SHALL BE SUPPLIED WITH SUFFICIENT QUANTITIES OF SOLVENT FOR MAKING OF THE PIPE JOINTS.
25. uPVC PIPES SHALL BE TRANSPORTED, HANDLED AND STACKED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
26. uPVC PIPE LAYING SHALL BEGIN AT THE DOWNSTREAM END OF THE LINE WITH THE SOCKET END OF THE PIPE FACING UPSTREAM. WHEN THE PIPES ARE LAID, THE BARREL OF EACH PIPE SHALL BE IN CONTACT WITH THE BEDDING MATERIAL THROUGHOUT ITS FULL LENGTH.
27. THE uPVC PIPE ENDS SHALL BE THOROUGHLY CLEANED BEFORE THE JOINT IS MADE. JOINTING SHALL BE IN ACCORDANCE WITH THE MANUFACTURERS DIRECTIONS USING JOINTING SOLVENT AND PRIMER.
28. PROVISION OF A ROOF WATER OUTLET TO KERB FOR EACH PROPOSED LOT THAT DRAINS TO A PUBLIC ROAD IS TO BE IN ACCORDANCE WITH THE RELEVANT COUNCIL STANDARD.
29. THE PIPE CLASS DOES NOT TAKE ACCOUNT OF ANY CONSTRUCTION LOADING

SALINITY MANAGEMENT

1. CONTRACTOR TO AVOID EXPOSURE AND DISTURBANCE OF SODIC SOIL BY MINIMISING CUT AND FILL. IN GENERAL EXCAVATION SHOULD BE KEPT UNDER 1.0m IF POSSIBLE. DEEPER EXCAVATIONS IN EXCESS OF 1.0m SHALL BE COVERED AND RETAINED BY RETAINING WALLS.
2. EXCAVATION DEEPER THAN 1.0m SHALL BE AVOIDED AND IF CARRIED OUT, SHOULD BE BACKFILLED IN THE SAME ORDER. ALTERNATIVELY THE MODERATELY TO HIGH SALINE MATERIAL SHALL BE TREATED BY USING LIME AND/OR USED IN FILL AT DEPTHS MORE THAN 1.0m FROM FINISHED LEVEL.
3. BUILDING PLATFORM IN CUT AREAS GREATER THAN 1.0m SHALL BE MONITORED FOR SALINITY BY SOIL SAMPLING AND LABORATORY TESTING BY THE CONTRACTOR.
4. APPROPRIATE BATTER SLOPES FOR EXCAVATIONS SHALL BE ADOPTED BY THE CONTRACTOR TO PREVENT EROSION AND SCOURING. UNDER GOOD DRAINAGE CONDITIONS, THE FOLLOWING BATTER SLOPES OR LESS SHALL BE ADOPTED;

MATERIAL RECOMMENDED	MINIMUM BATTER SLOPES
-COMPACTED FILL	2.5 HORIZONTAL : 1 VERTICAL
-VERY STIFF RESIDUAL CLAY	2 HORIZONTAL : 1 VERTICAL
-WEATHERED SHALE/SILTSTONE	0.5 HORIZONTAL : 1 VERTICAL

5. SITE ROADWORKS BY THE CONTRACTOR SHALL BE PLANNED TO REDUCE CUTTING AND FILLING TO THE ABSOLUTE MINIMUM AND THE EARTHWORKS UNDERTAKEN IN STAGES TO ALLEVIATE EROSION AND LOCALISED INSTABILITY PROBLEM. TO MINIMISE THE EFFECTS OF EROSION, ALL ROAD BATTERS, WHETHER IN CUT OR FILL TO BE STABILISED BY PLANTING (OR THE APPLICATION OF SPRAYED-ON MULCH) WITH APPROPRIATE SPECIES OF VEGETATION AS SOON AS PRACTICAL AFTER CONSTRUCTION.
6. PREVENTION OF SOIL EROSION, TUNNELING AND SALT SCALDS SHALL BE TREATED BY THE CONTRACTOR USING GYPSUM OR LIME.

SEDIMENT AND EROSION CONTROL

1. THESE NOTES ARE TO BE READ IN CONJUNCTION WITH LANDCOM'S SOILS AND CONSTRUCTION 'MANAGING URBAN STORMWATER'.
2. SEDIMENT AND EROSION CONTROL SHALL BE IMPLEMENTED PRIOR TO AND MAINTAINED DURING AND AFTER THE CONSTRUCTION WORKS TO THE SATISFACTION OF THE SUPERINTENDENT.
3. SOIL AND SEDIMENT CONTROL DEVICES SHALL BE AS SHOWN IN THE DRAWINGS. THE CONTRACTOR SHALL REGULARLY MAINTAIN ALL SEDIMENT AND EROSION CONTROL DEVICES AND REMOVE ACCUMULATED SEDIMENT FROM SUCH DEVICES BEFORE 50% CAPACITY IS REACHED. ALL THE ACCUMULATED SEDIMENT SHALL BE RE-SPREAD OR REMOVED IN ACCORDANCE WITH THE SUPERINTENDENTS INSTRUCTIONS. THE DEVICES SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL SUCH TIME AS THE DISTURBED AREAS HAVE BEEN REHABILITATED TO A CONDITION SATISFACTORY TO THE SUPERINTENDENT.
4. NO DISTURBANCE OF SITE PERMITTED OTHER THAN THE IMMEDIATE AREA OF THE WORKS.
5. COUNCIL TO RE-INSPECT TREES PRIOR TO THE CONSTRUCTION WORKS COMMENCING.
6. NO TREES ARE TO BE REMOVED WITHOUT PRIOR COUNCIL CONSENT.
7. VEHICULAR ACCESS TO THE SITE SHALL BE CONTROLLED THROUGH THE ACCESS POINTS IDENTIFIED ON THE DRAWINGS. VEHICLES NOT REQUIRED IN THE PERFORMANCE OF THE WORKS SHALL BE PARKED OFF SITE AWAY FROM DISTURBED AREAS.
8. A VEHICLE WASHDOWN BAY INCLUDING A 25mmØ HOSE SHALL BE PROVIDED.
9. THESE PLANS ARE SUPPLEMENTARY TO THE CONTRACTORS ENVIRONMENTAL MANAGEMENT PLAN FOR CONSTRUCTION AND SHALL BE READ IN CONJUNCTION WITH THE CONTRACTORS EROSION & SEDIMENT CONTROL PLANS
10. THE CONTRACTOR SHALL ENSURE TEMPORARY CONTROLS DO NOT DAMAGE EXISTING STRUCTURES.
11. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED PRIOR TO SITE DISTURBANCE.
12. ALL SEDIMENT CONTROL STRUCTURES TO BE INSPECTED FOLLOWING EACH RAINFALL EVENT FOR STRUCTURAL DAMAGE AND ALL TRAPPED SEDIMENT TO BE REMOVED TO A NOMINATED SITE.
13. THE CONTRACTOR SHALL INFORM ALL SUB-CONTRACTORS OF THEIR OBLIGATIONS UNDER THE EROSION AND SEDIMENT CONTROL PLAN
14. THE CONTRACTOR MUST ENSURE THE SUITABILITY AND INTEGRITY OF ALL WORKS AT THE END OF EACH DAYS WORK.
15. PUBLIC ROADS ARE TO BE SWEPT FREE OF DEBRIS RESULTING FROM CONSTRUCTION ACTIVITIES. SWEEPING SHALL BE UNDERTAKEN AT A MINIMUM TWICE WEEKLY.
16. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE LOCATED ON EXISTING ACCESS TRACKS OR ROADWAYS SO AS NOT TO ENCROACH ON TRAFFIC. ALL EROSION CONTROL MEASURES PLACED SHALL BE CLEARLY IDENTIFIABLE. EROSION CONTROL MEASURES SHALL BE COORDINATED WITH THE CONTRACTORS TRAFFIC MANAGEMENT PLANS IN ORDER TO LIMIT 'CLUTTERING' OF THE EXISTING TRAFFICABLE AREAS.
17. PROVIDE TOPSOIL WITH TURF OR GRASS SEEDING ON ALL BATTERS & DISTURBED AREAS.
18. TURFED AREAS ADJACENT TO CONSTRUCTION AREA ARE TO BE MAINTAINED TO PROVIDE A VEGETATED BUFFER STRIP.
19. THE CONTRACTOR SHALL STRIP AND STOCKPILE TOPSOIL PRIOR TO EXCAVATION OR FILLING. TOPSOIL SHALL BE RE-SPREAD ON THE COMPLETION OF EARTHWORKS.
20. THE CONTRACTOR SHALL STABILISE ALL DISTURBED AREAS AND STOCKPILES WITHIN 14 DAYS.
21. THE CONTRACTOR SHALL INSTALL A STRIP OF TURF BEHIND THE KERB IN ACCORDANCE WITH THE COUNCIL SPECIFICATION.
22. THE CONTRACTOR SHALL PROVIDE TURFING AROUND ALL SURFACE INLET PITS.
23. THE CONTRACTOR IS TO IMPLEMENT SEDIMENT AND EROSION CONTROL MEASURES APPROPRIATE TO THE STAGING OF THE WORKS.

TOPSOIL

1. PRIOR TO SPREADING, STOCKPILED SITE SUBGRADE MATERIAL AND/OR IMPORTED TOPSOIL SHALL BE INSPECTED AND APPROVED BY THE SUPERINTENDENT.
2. UNLESS NOTED OTHERWISE, ALLOW FOR CLEARING AND REMOVING STONES EXCEEDING 25 mm AND ANY RUBBISH BROUGHT TO THE SURFACE DURING THE CULTIVATION OF THE SUBGRADE.
3. AFTER PREPARATION OF THE SUBGRADE SURFACE, PLACE TOPSOIL AS APPROPRIATE FOR THE SPECIFIED LANDSCAPE TREATMENTS AND AS INDICATED BY THE DRAWINGS.
4. THE FINISHED SURFACE OF THE TOPSOIL SHALL BE SMOOTH, FREE OF LUMPS OF SOIL AND LEFT READY FOR CULTIVATING AND PLANTING.
5. WHERE TOPSOILING IS CARRIED OUT ADJACENT TO KERBS, FOOTPATHS, MOWING STRIPS OR OTHER HARD PAVED SURFACES, THE TOPSOIL SHALL BE FINISHED FLUSH WITH THOSE SURFACES UNLESS OTHERWISE SPECIFIED.

TURF AND PLANTING

1. ALL TURF AND OTHER MATERIALS SPECIFIED SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE SUPERINTENDENT.
2. SUBSTITUTION OF SPECIES SHALL ONLY OCCUR WITH THE PRIOR APPROVAL OF THE SUPERINTENDENT.
3. PROTECT THE NEWLY PLANTED AREAS AGAINST TRESPASS AND TRAFFIC UNTIL THE GRASS IS WELL ESTABLISHED. FENCING, WHERE USED, SHALL BE 1.2m HIGH STAR PICKET TYPE, WITH MAXIMUM POST SPACING OF 5m.
4. ALLOW FOR MAKING OVER AND RE-TURFING ALL AREAS WHERE THE GRASS FAILS TO GROW WITHIN ONE MONTH FROM THE DATE OF ORIGINAL PLANTING.

SURVEY NOTES

1. THE BOUNDARY LINEWORK IN THIS DRAWING SET IS FOR INFORMATION ONLY AND SHOULD NOT BE RELIED UPON. THE CONTRACTOR IS TO ENSURE THAT ALL WORKS ASSOCIATED WITH THE PROPERTY BOUNDARIES ARE TO BE SETOUT OR VERIFIED BY A REGISTERED SURVEYOR.

SURVEY DETAIL

SURVEY DETAIL BY: **CRAIG & RHODES**

DRAWING REFERENCE: **309-21G T02 [02]**

DATE: **19.10.2022**

LOT CALCULATIONS

LOT CALCULATIONS BY: **CRAIG & RHODES**

DRAWING REFERENCE: **309-21G L04 [12]**

DATE: **17.07.2024**

DEVELOPMENT APPLICATION

REV.	DATE	AMENDMENT DESCRIPTION	DES.	DRN.
I		ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.G.
H	19.08.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.S.
G	15.07.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	A.K.P.
F	21.06.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.S.
E	23.05.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.G.
D	17.05.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.G.

Authorised for issue by: MINH VU

Signature:

Principal: VE ESTATE DEVELOPMENTS PTY LTD

L.G.A. CAMDEN COUNCIL

Scale: AS SHOWN

Datum: AHD

Project: PROPOSED SUBDIVISION OF LOT 1 IN DP 1275807 & LOT 120 IN DP 1289677 THE NORTHERN ROAD, BRINGELLY

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Drawing Title: GENERAL NOTES

C&R Ref. 787-22

Drawing Ref. 787-22C-DA-0002

Revision I

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A1

LEGEND - CIVIL

DESCRIPTION	PROPOSED	EXISTING
LIMIT OF CONSTRUCTION		
CIVIL WORKS BOUNDARY		
SITE WORKS BOUNDARY		
DESIGN CONTOUR - MAJOR	49.0	49.0
DESIGN CONTOUR - MINOR		
MASONRY RETAINING WALL		
ROCK RETAINING WALL		
FENCE		
LOCKABLE GATE		
GUIDE POST		
SITE FENCE		
GUARD RAIL		
BATTER (EARTHWORKS) TOP BATTER / BATTER TICK / BTM. BATTER		
CENTRELINE / CHAINAGE	CH 0.00	
KERB LINE		
KERB LINE (FUTURE)		
KERB RETURN LABEL	KR-01	
SURFACE LEVEL	RL:90.00	RL:90.00
VEHICULAR CROSSING	VC	
INDICATIVE DRIVEWAY		

LEGEND - PAVEMENT

DESCRIPTION	PROPOSED	EXISTING
ROAD		
TEMPORARY		
FOOTPATH		

LEGEND - SURVEY

DESCRIPTION	PROPOSED	EXISTING
TREES		
EXISTING TREES TO BE REMOVED (MUST BE CONCORDANT WITH ARBORIST REPORT)		

LEGEND - DRAINAGE

DESCRIPTION	PROPOSED	EXISTING	FUTURE	TEMPORARY
SUBSOIL DRAINAGE LINE	SS SS SS SS	SS SS SS SS		
SUBSOIL DRAINAGE FLUSHING POINT	FP			
STORMWATER DRAINAGE LINE				
RCBC CULVERT LINE				
FLOW DIRECTION AND PIPE SIZE	Ø375	Ø375	Ø375	Ø375
STUB, CAP AND BURY FOR FUTURE CONNECTION				
TEMPORARILY BLOCK PIPE				
STRUCTURAL STORMWATER PIT (LINTEL/GRATE VARIABLE)				
STORMWATER PIT - ONGRADE				
STORMWATER PIT - SAG				
STORMWATER PIT - SURFACE INLET				
STORMWATER PIT - JUNCTION PIT				
STORMWATER PIT LABEL (DRAINAGE LINE No. \ DRAINAGE PIT No.)	00\00	00\00	00\00	00\00
CONCRETE HEADWALL WITH RIPRAP SCOUR PROTECTION				
STACKED ROCK HEADWALL WITH RIPRAP SCOUR PROTECTION				
OVERLAND FLOW PATH				
CATCHMENT DIRECTION				
EARTHBANK (LOW FLOW)				
SWALE				
ROOF WATER OUTLET TO KERB				
ROOF WATER CONNECTION TO REAR OF LINTEL				
BASIN FENCE				
BASIN BIO FILTER				

LEGEND - SERVICES

DESCRIPTION	PROPOSED	EXISTING	FUTURE
O/H ELECTRICAL LINE	V E A	V E A	V E A
ELECTRICAL LINE	E E	E E	E E
ELECTRICAL PILLAR			
STREET LIGHT			
POWER POLE	PP	PP	
ELECTRICAL SUBSTATION			
WATER LINE	W W	W W	W W
WATER HYDRANT			
WATER STOP VALVE			
RECYCLE WATER	RW	RW	RW
COMMUNICATION LINE	C C	C C	C C
GAS LINE	G G	G G	G G
SEWER LINE	S S	S S	S S
SEWER RISING MAIN	RM	RM	RM
SEWER LINE CONCRETE ENCASED	S S		
SEWER MAINTENANCE HOLE			
SEWER MS/TMS			
NBN LINE	NBN	NBN	NBN
TELECOMS LINE	TEL	TEL	TEL
FIBRE OPTIC LINE	F F	F F	F F
COMBINED SERVICES TRENCH			

ABBREVIATIONS

RKG	ROLL KERB AND GUTTER
K&G	KERB AND GUTTER
KO	KERB ONLY
ES	EDGE STRIP
DD	DISH DRAIN
PR	PRAM RAMP
VC	VEHICULAR CROSSING
RW	RETAINING WALL
S.G.G.P.	STANDARD GRATED GULLY PIT
G.S.I.P.	GRATED SURFACE INLET PIT
JP	JUNCTION PIT
HW	HEADWALL
GPT	GROSS POLLUTANT TRAP
TOW	TOP OF WALL
BOW	BOTTOM OF WALL
TFSL	TOP FINISHED SURFACE LEVEL
BFSL	BOTTOM FINISHED SURFACE LEVEL
RCP	STEEL REINFORCED CONCRETE PIPE
RRJ	RUBBER RING JOINT
C1 or C2	PIPE CLASS
MH	MAINTENANCE HOLE
MS	MAINTENANCE SHAFT
TMS	TERMINAL MAINTENANCE SHAFT
RP	RODDING POINT
HYD	HYDRANT
SV	STOP VALVE
SAG	LOW POINT
CREST	HIGH POINT
PP	POWER POLE

DEVELOPMENT APPLICATION

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Signature: .....

Principal: VE ESTATE DEVELOPMENTS PTY LTD

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Scale: AS SHOWN | Datum: AHD

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Drawing Title: LEGEND AND ABBREVIATIONS

C&R Ref. 787-22 | Drawing Ref. 787-22C-DA-0003 | Revision I

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A1

LEGEND

PLAN OUTLINE

CIVIL WORKS BOUNDARY

STAGE BOUNDARY

N

787-22C-DA-0101

787-22C-DA-0102

787-22C-DA-0103

787-22C-DA-0104

787-22C-DA-0105

787-22C-DA-0106

787-22C-DA-0107

787-22C-DA-0108

787-22C-DA-0109

787-22C-DA-0110

787-22C-DA-0111

787-22C-DA-0112

STAGE 1

STAGE 2

MARYLAND LINK

NORTHERN ROAD

ROAD 2

THE

DEVELOPMENT APPLICATION

PLAN

SCALE 1:2000

0 20 40 60 80 120 160 200m

1:2000 @A1

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Drawing Title: KEY PLAN

C&R Ref.: 787-22

Drawing Ref.: 787-22C-DA-0004

Revision: I

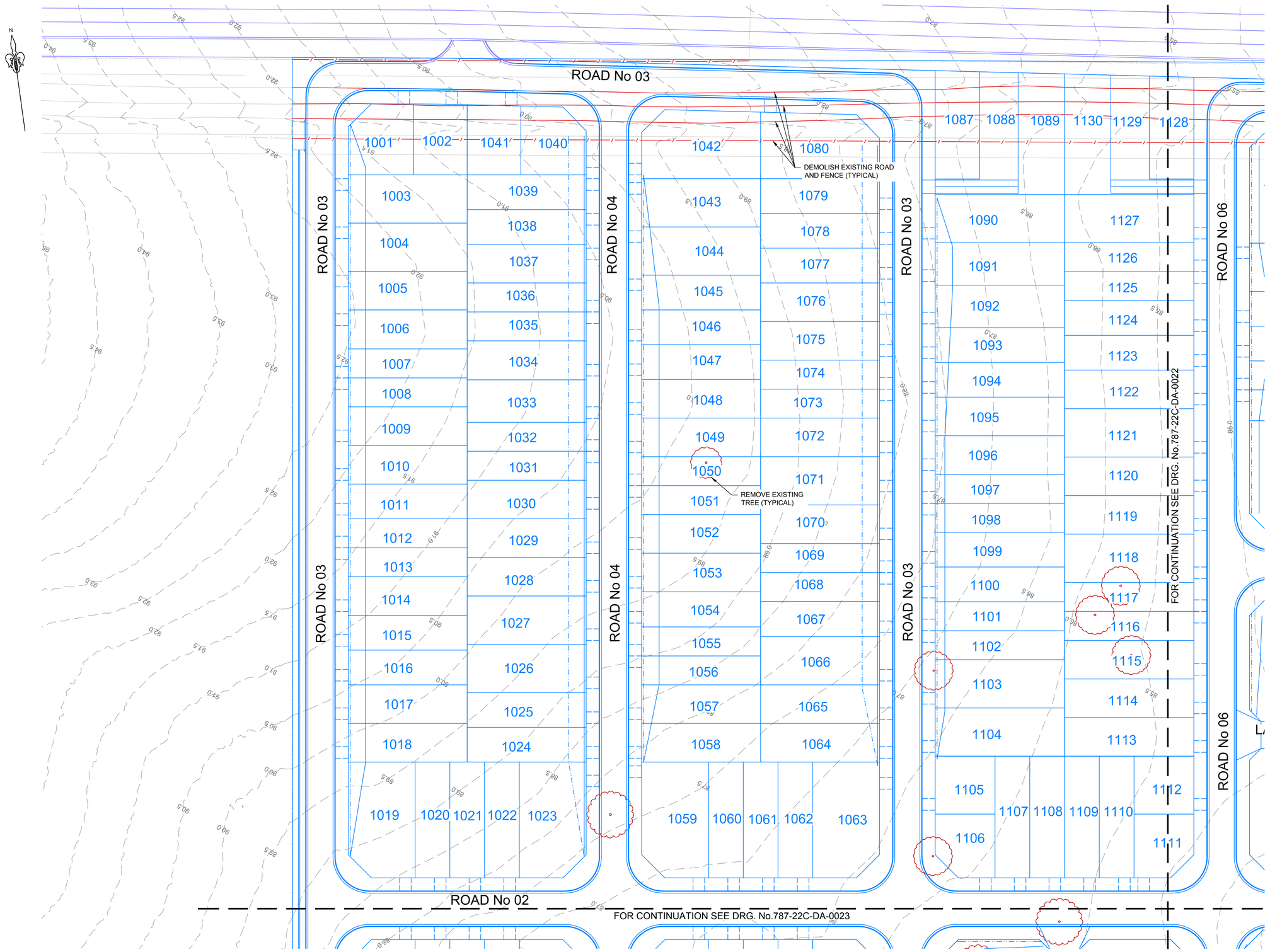
CAD REF: G:\JOBS\787\DRAWINGS\787-22C_PH1\787-22C-DA-0004.DWG | LAST PRINTED: 14/10/2024 12:23:51 PM

A1

LEGEND

- EXISTING TREES TO BE REMAIN
- EXISTING TREES TO BE REMOVED (MUST BE CONCORDANT WITH ARBORIST REPORT)
- FENCE TO BE DEMOLISHED
- PROPOSED DEVELOPEMENT

ALL EXISTING BUILDINGS, PAVEMENT AND SERVICES WITHIN THE LIMIT OF WORKS ARE TO BE DEMOLISHED AND MATERIAL IS TO BE STOCKPILED AND REMOVED OFFSITE UNLESS NOTED OTHERWISE



PLAN
SCALE 1:500

0 5 10 15 20 30 40 50m
1:500 @A1

DEVELOPMENT APPLICATION

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L.G.A.: CAMDEN COUNCIL
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Datum: AHD

Project:
PROPOSED SUBDIVISION OF
LOT 1 IN DP 1275807 & LOT 120 IN DP 1289677
THE NORTHERN ROAD, BRINGELLY

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Drawing Title: DEMOLITION PLAN
SHEET 1 OF 4

C&R Ref.: 787-22
Drawing Ref.: 787-22C-DA-0021
Revision: I

CAD REF: G:\JOBS\787-22\PROJECT\3-D\22_PW787-22\ENGINEERING\DRAWINGS\01_DA\787-22C-DA-0021.DWG | I | # # # | DATE PRINTED: 14/10/2024 12:24:09 PM

A1

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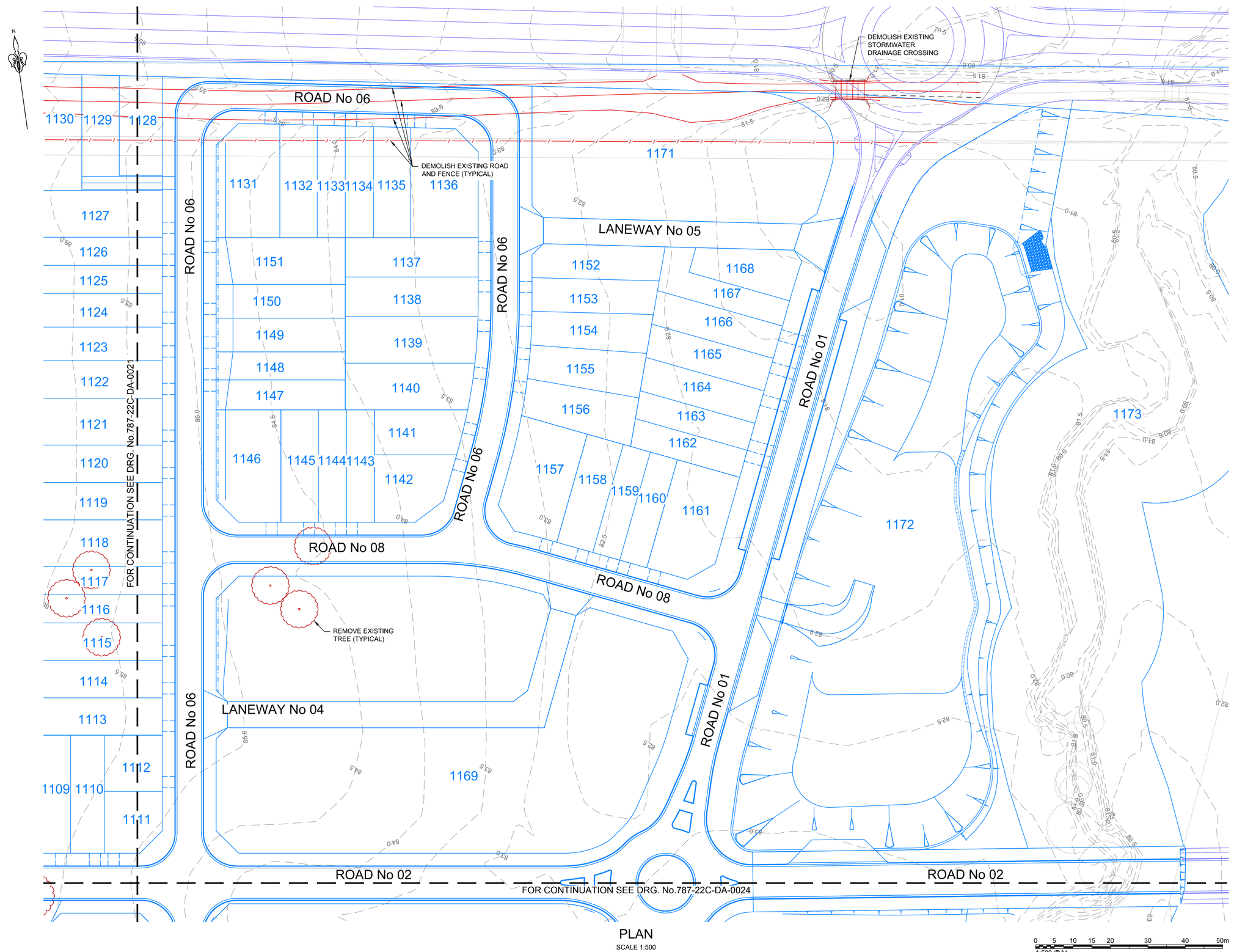

PLAN
SCALE 1:500

0 5 10 15 20 30 40 50m
1:500 @A1

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Drawing Title: DEMOLITION PLAN
SHEET 2 OF 4

C&R Ref.: 787-22
Drawing Ref.: 787-22C-DA-0022
Revision: I

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A1

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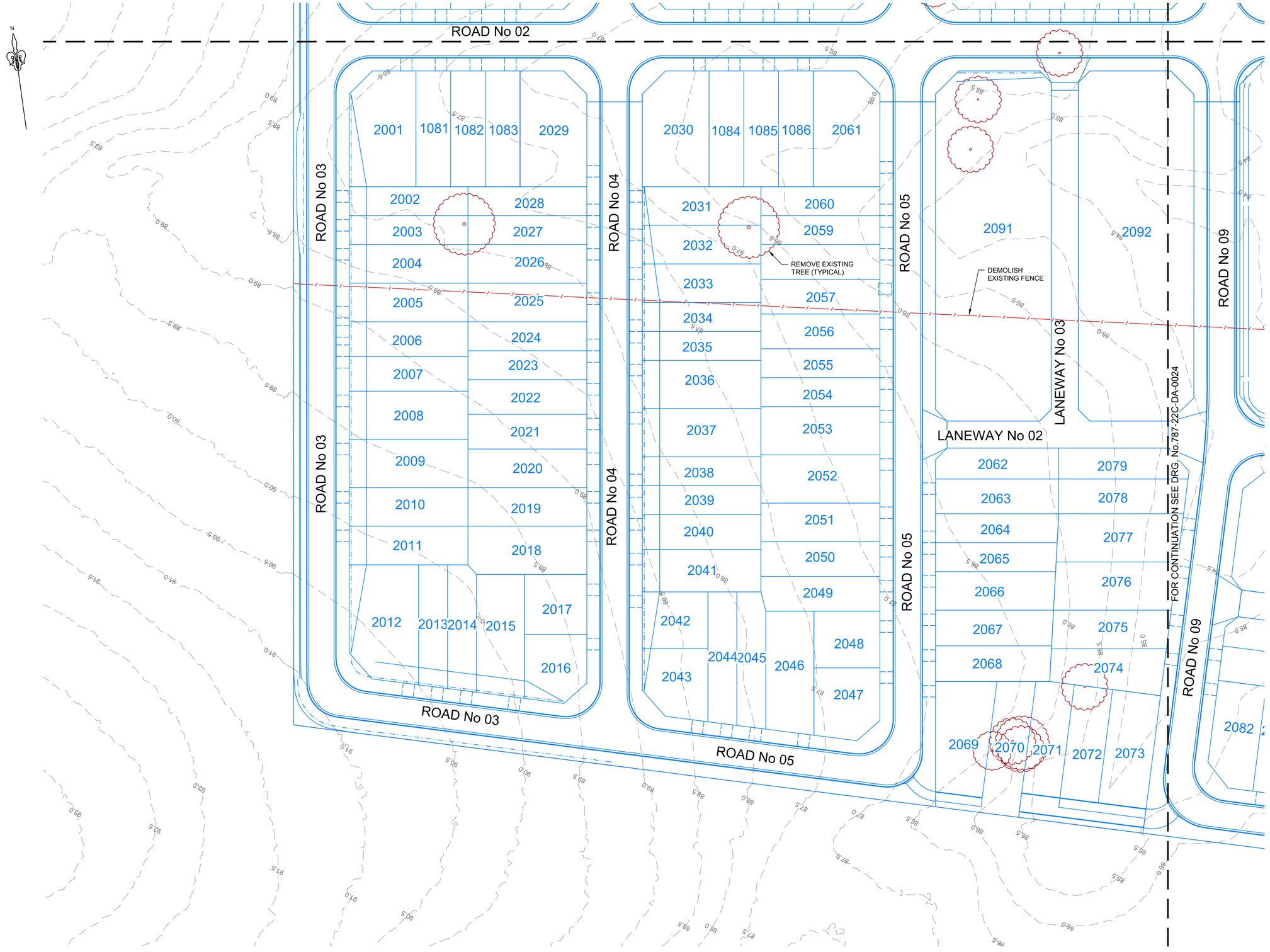

PLAN

SCALE 1:500

0 5 10 15 20 30 40 50m

1:500 @A1

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CRAIG & RHODES TAKE THE LEAD

Drawing Title: DEMOLITION PLAN SHEET 3 OF 4

C&R Ref. 787-22

Drawing Ref. 787-22C-DA-0023

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A1

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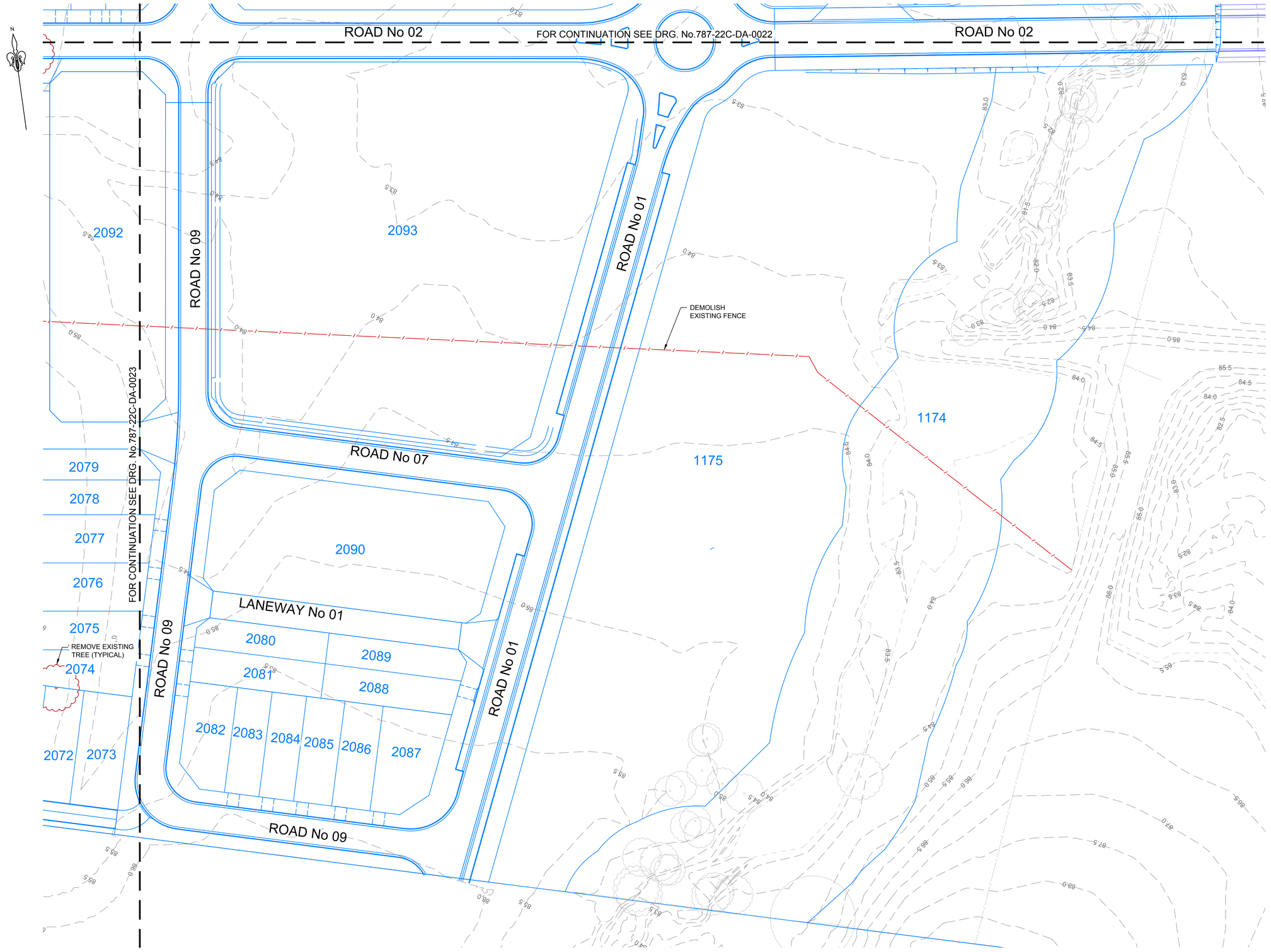

PLAN
SCALE 1:500

0 5 10 15 20 30 40 50m
1:500 @A1

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Drawing Title: DEMOLITION PLAN SHEET 4 OF 4

C&R Ref.	Drawing Ref.	Revision
787-22	787-22C-DA-0024	I

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A1

CUT FILL DEPTH LEGEND

LOWER VALUE (m)	UPPER VALUE (m)	COLOUR
-4.5	-5	
-4	-4.5	
-3.5	-4	
-3	-3.5	
-2.5	-3	
-2	-2.5	
-1.5	-2	
-1	-1.5	
-0.5	-1	
0	-0.5	
0	0.5	
0.5	1	
1	1.5	
1.5	2	
2	2.5	
2.5	3	
3	3.5	

LEGEND

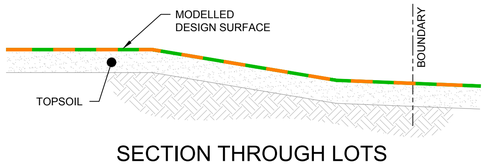
MODELLED DESIGN SURFACE
MODELLED BULK EARTHWORKS SURFACE

ESTIMATED CUT FILL VOLUMES:

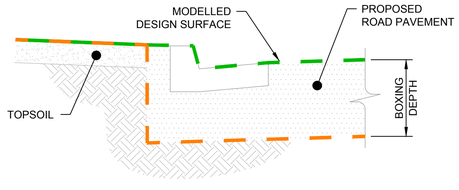
CUT = -42,031m^3
FILL = 69,851m^3
ESTIMATED STORMWATER TRENCH EXCAVATION = -7,000m^3
ESTIMATED BALANCE = 20,820m^3 (IMPORTED FILL)

ALLOWANCES USED IN CALCULATIONS:

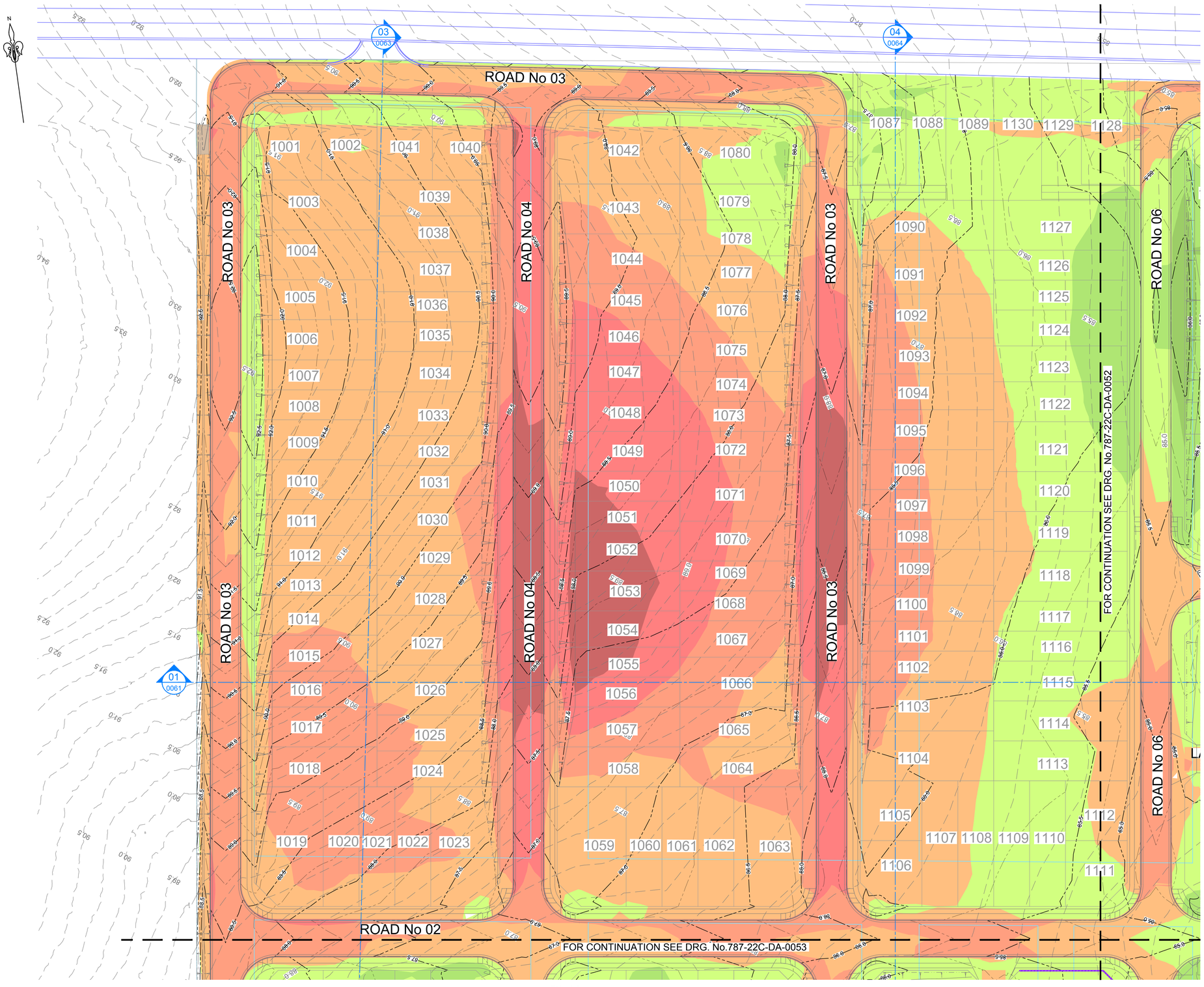
1. ALLOW 500mm FOR BOXING DEPTH FOR ALL ROADS AND LANEWAYS.
2. DOES NOT ALLOW FOR STRIPPING & REPLACEMENT OF TOPSOIL.
3. DOES NOT ALLOW FOR ANY UNSUITABLE MATERIAL FOUND ANYWHERE ON SITE.
4. DESIGN CONTOURS AND CUT FILL HATCH SHOWN IN THIS PLAN ARE THE BOXING SURFACE.
5. DOES NOT ALLOW FOR TANK EXCAVATION VOLUMES.
6. DOES NOT ALLOW FOR SUBSTATION EXCAVATION VOLUMES.



SECTION THROUGH LOTS
DETAIL 1
NTS



SECTION THROUGH ROAD
DETAIL 2
NTS



PLAN
SCALE 1:500

0 5 10 15 20 30 40 50m
1:500 @A1

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Drawing Title: BULK EARTHWORKS PLAN SHEET 1 OF 4
C&R Ref. 787-22
Drawing Ref. 787-22C-DA-0051
Revision I

A1

ROAD No 06
ROAD No 08
ROAD No 01
LANEWAY No 05
LANEWAY No 04
ROAD No 02
1127 1126 1125 1124 1123 1122 1121 1120 1119 1118 1117 1116 1115 1114 1113 1112 1109 1110 1111
1130 1129 1128
1131 1132 11331134 1135 1136
1151 1137 1150 1138 1149 1139 1148 1140 1147 1141 1146 1145 11441143 1142
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05 0065
01 0061
FOR CONTINUATION SEE DRG. No.787-22C-DA-0051
FOR CONTINUATION SEE DRG. No.787-22C-DA-0054
DEVELOPMENT APPLICATION
0 5 10 15 20 30 40 50m
1:500 @A1

REV.	DATE	AMENDMENT DESCRIPTION	DES.	DRN.
I	14.10.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.G.
H	19.08.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.S.
G	15.07.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	A.K.P.
F	21.06.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.S.
E	23.05.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.G.
D	17.05.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.G.

Authorised for issue by: MINH VU
Signature:

Principal: VE ESTATE DEVELOPMENTS PTY LTD
L.G.A. CAMDEN COUNCIL
Scale: AS SHOWN
Datum: AHD

Project:
PROPOSED SUBDIVISION OF
LOT 1 IN DP 1275807 & LOT 120 IN DP 1289677
THE NORTHERN ROAD, BRINGELLY

Colliers International Engineering & Design NSW PTY LTD
ABN 77 050 209 991 ACN 050 209 991
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PO Box 3220, Rhodes NSW 2138
Tel. 9869-1855
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www.craigandrhodes.com.au
www.colliers.com.au

Drawing Title: BULK EARTHWORKS PLAN SHEET 2 OF 4
C&R Ref. 787-22
Drawing Ref. 787-22C-DA-0052
Revision I

CAD REF: C:\ACAD\REVIT\PROJECTS\787-22_YW\787-22C\ROHINI\ERWIN\ARWIN\SCH_DWG\787-22C-DA-0052.DWG - F * * * * - DATE PRINTED: 16/10/2024 12:00:13 PM

A1

ROAD No 02

FOR CONTINUATION SEE DRG. No.787-22C-DA-0051

ROAD No 03

ROAD No 04

ROAD No 05

ROAD No 09

LANEWAY No 02

LANEWAY No 03

FOR CONTINUATION SEE DRG. No.787-22C-DA-0054

2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 1081 1082 1083

2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060 2061 1084 1085 1086

2062 2063 2064 2065 2066 2067 2068 2069 2070 2071 2072 2073 2074 2075 2076 2077 2078 2079 2082 2091 2092

02 0062

03 0063

04 0064

PROPOSED RETAINING WALL

PLAN

SCALE 1:500

0 5 10 15 20 30 40 50m

1:500 @A1

DEVELOPMENT APPLICATION

REV.	DATE	AMENDMENT DESCRIPTION	DES.	DRN.
I	14.10.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.G.
H	19.08.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.S.
G	15.07.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	A.K.P.
F	21.06.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.S.
E	23.05.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.G.
D	17.05.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.G.

Authorised for issue by: MINH VU

Signature:

Principal: VE ESTATE DEVELOPMENTS PTY LTD

L.G.A. CAMDEN COUNCIL

Scale: AS SHOWN

Datum: AHD

Project: PROPOSED SUBDIVISION OF LOT 1 IN DP 1275807 & LOT 120 IN DP 1289677 THE NORTHERN ROAD, BRINGELLY

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Drawing Title: BULK EARTHWORKS PLAN SHEET 3 OF 4

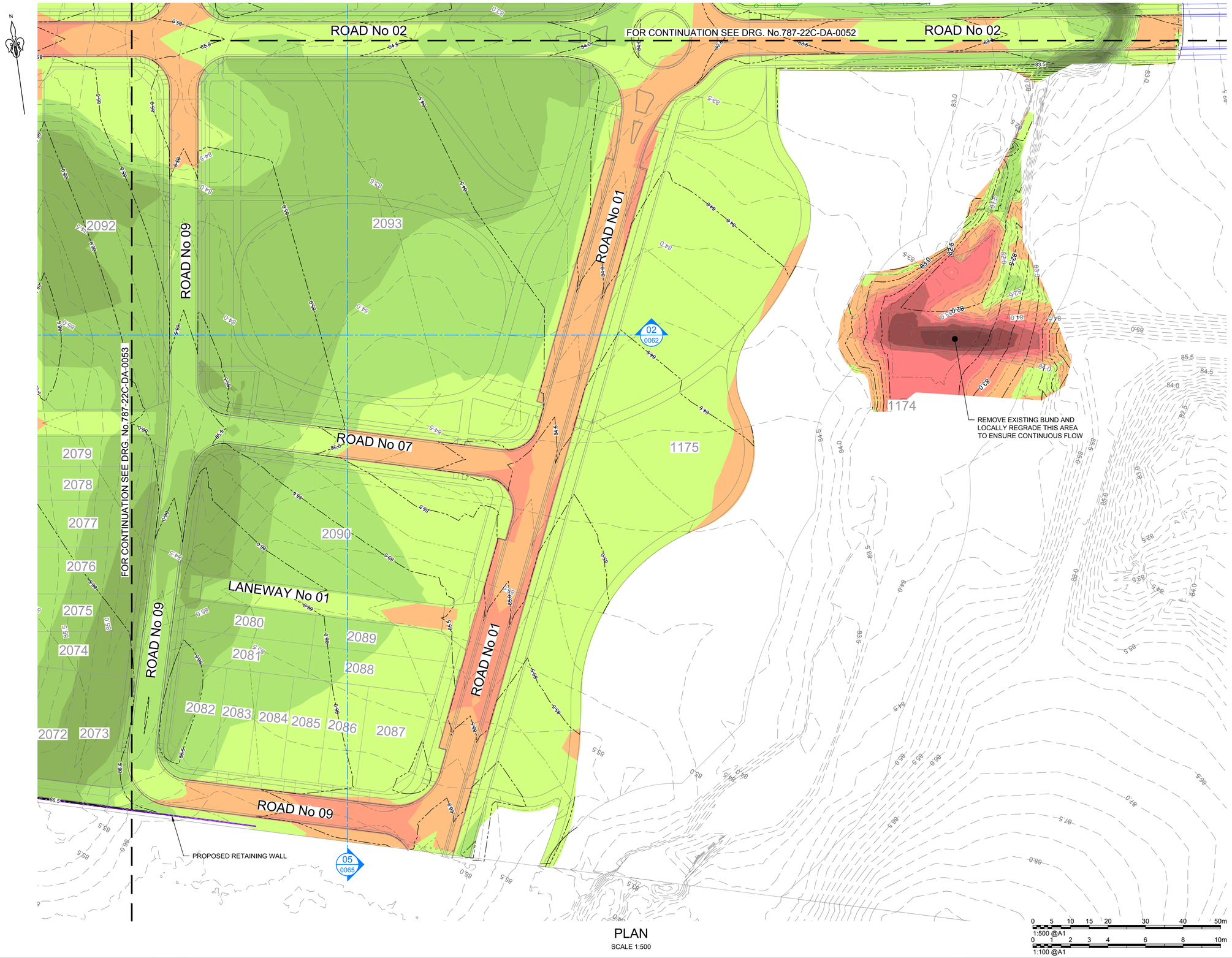
C&R Ref. 787-22

Drawing Ref. 787-22C-DA-0053

Revision I

CAD REF: G:\ACAD\787\DP\PROJECTS\787-22_YN\178-22\ONLINE\ENGINEERING\ENGSH_DA\787-22C-DA-0053.DWG - T # # # # - DATE PRINTED: 16/10/2024 12:39:39 PM

A1



PLAN
SCALE 1:500

0 5 10 15 20 30 40 50m
1:500 @A1
0 1 2 3 4 6 8 10m
1:100 @A1

DEVELOPMENT APPLICATION

REV.	DATE	AMENDMENT DESCRIPTION	DES.	DRN.
I	14.10.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.G.
H	19.08.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.S.
G	15.07.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	A.K.P.
F	21.06.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.S.
E	23.05.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.G.
D	17.05.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.G.

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Project:
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Drawing Title: BULK EARTHWORKS PLAN SHEET 4 OF 4

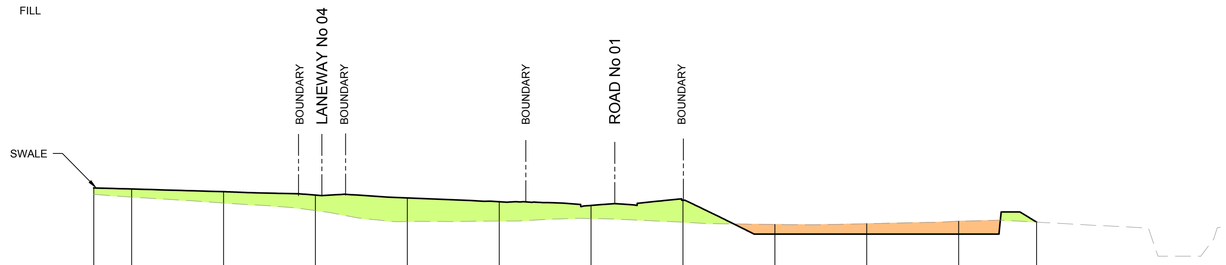
C&R Ref. 787-22 | Drawing Ref. 787-22C-DA-0054 | Revision I

CAD REF: G:\ACAD\JOBS\PROJECTS\2022_787\787-22C\ENGINEERING\DWG\SHEET\787-22C-DA-0054.DWG | DATE PRINTED: 16/10/2024 12:07:05 PM

A1

LEGEND

- BULK EARTHWORKS SURFACE
- FUTURE SURFACE
- EXISTING SURFACE
- CUT
- FILL

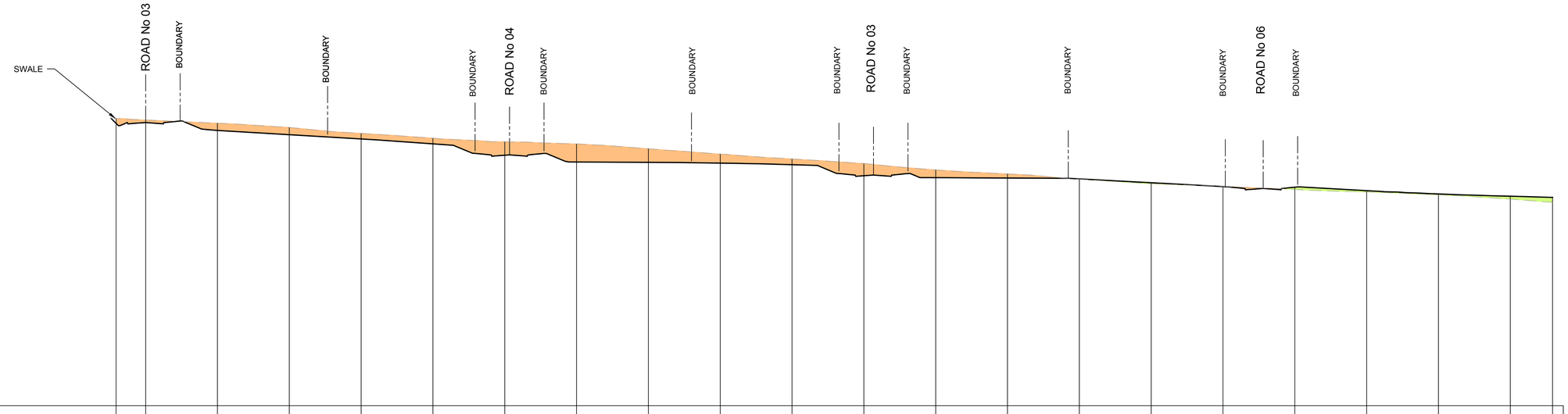


DATUM R.L. 63

DESIGN LEVEL	84.41	84.34	84.17	83.94	83.76	83.51	83.27	83.61	81.40	81.40	81.40	82.18
EXISTING LEVEL	83.99	83.82	83.43	82.94	82.22	82.25	82.42	82.18	82.03	82.07	82.24	82.18
CHAINAGE	293.82	300	315	330	345	360	375	390	405	420	435	447.73

SECTION 01 - LONGITUDINAL SECTION

HORIZONTAL SCALE - 1:500
VERTICAL SCALE - 1:200



DATUM R.L. 67

DESIGN LEVEL	90.60	90.66	90.00	89.65	89.29	88.88	87.93	87.36	87.34	87.27	87.14	86.22	86.06	86.03	85.95	85.63	85.31	85.26	84.97	84.70	84.50	84.41
EXISTING LEVEL	91.00	90.88	90.61	90.25	89.76	89.36	89.05	88.87	88.47	88.02	87.62	87.23	86.70	86.37	85.94	85.54	85.32	85.07	84.86	84.61	84.27	83.99
CHAINAGE	-6.18	0	15	30	45	60	75	90	105	120	135	150	165	180	195	210	225	240	255	270	285	293.82

SECTION 01 - LONGITUDINAL SECTION

HORIZONTAL SCALE - 1:500
VERTICAL SCALE - 1:200

0 5 10 15 20 30 40 50m
1:500 @A1
0 2 4 6 8 12 16 20m
1:200 @A1

DEVELOPMENT APPLICATION

REV.	DATE	AMENDMENT DESCRIPTION	DES.	DRN.
I	14.10.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.G.
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G	15.07.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	A.K.P.
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E	23.05.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.G.
D	17.05.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.G.

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Authorised for issue by: MINH VU
Signature:

Principal: VE ESTATE DEVELOPMENTS PTY LTD
L.G.A. CAMDEN COUNCIL
Scale: AS SHOWN
Datum: AHD

Project: PROPOSED SUBDIVISION OF LOT 1 IN DP 1275807 & LOT 120 IN DP 1289677 THE NORTHERN ROAD, BRINGELLY

Colliers

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CRAIG& RHODES TAKE THE LEAD

Drawing Title: BULK EARTHWORKS SITE SECTIONS SHEET 1 OF 5

C&R Ref. 787-22
Drawing Ref. 787-22C-DA-0061
Revision I

CAD REF: G:\ACQUIRED\CRP\PROJECTS\2022_YR787-22\ENGINEERING\DRAWINGS\CIV_DA\787-22C-DA-0061.DWG - I - # # # DATE PRINTED: 14/10/2024 4:41:15 PM

A1

LEGEND

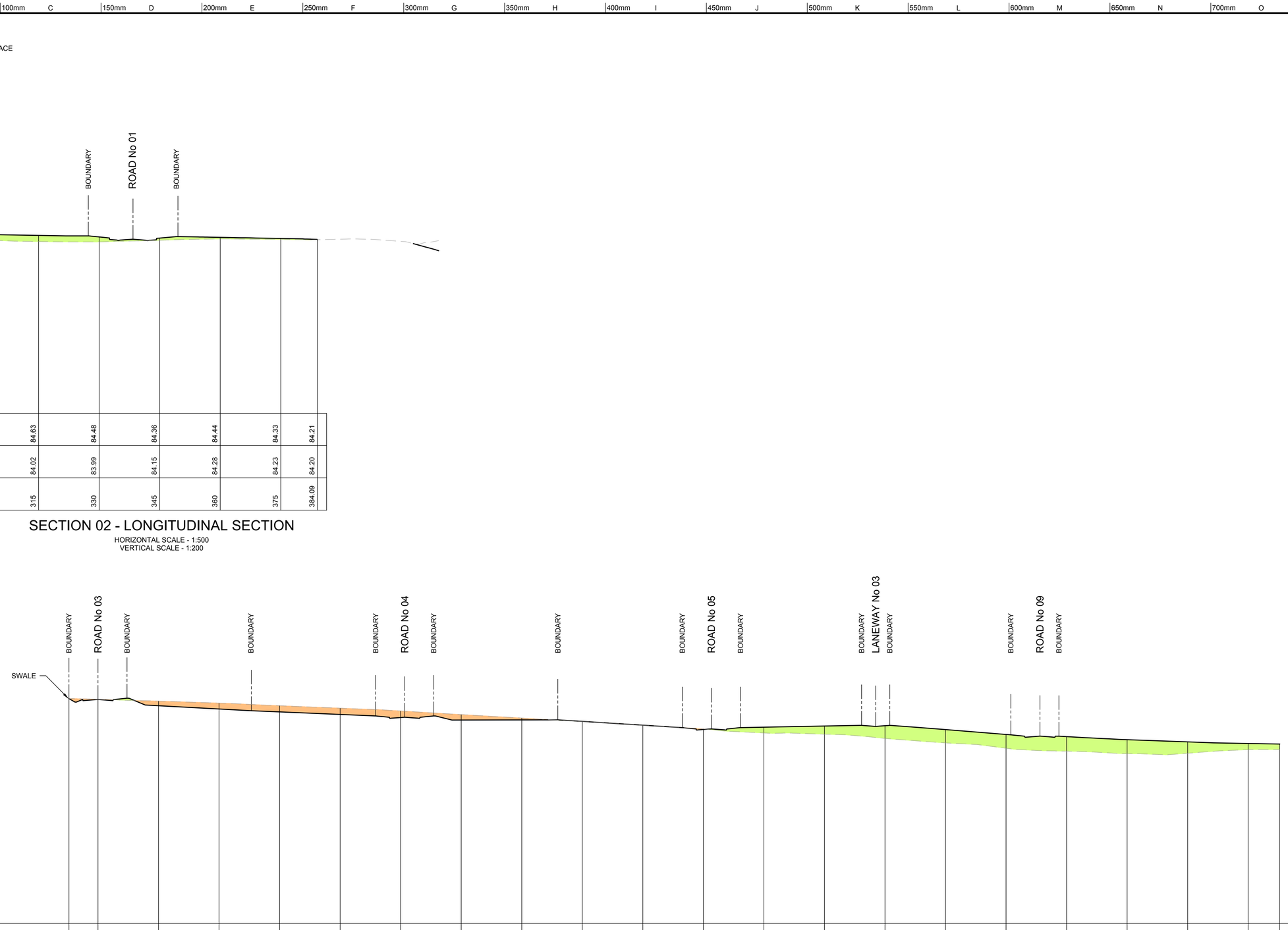
BULK EARTHWORKS SURFACE
FUTURE SURFACE
EXISTING SURFACE
CUT
FILL

DATUM R.L. 67

DESIGN LEVEL	84.78	84.73	84.63	84.48	84.36	84.44	84.33	84.21
EXISTING LEVEL	84.24	84.20	84.02	83.99	84.15	84.28	84.23	84.20
CHAINAGE	292.8	300	315	330	345	360	375	384.09

SECTION 02 - LONGITUDINAL SECTION

HORIZONTAL SCALE - 1:500
VERTICAL SCALE - 1:200



DATUM R.L. 67

DESIGN LEVEL	89.29	89.20	88.58	88.26	87.97	87.72	87.41	87.16	87.17	87.03	86.66	86.22	86.46	86.57	86.60	86.22	85.73	85.51	85.21	85.00	84.84	84.78
EXISTING LEVEL	89.29	89.21	89.04	88.84	88.58	88.34	88.06	87.70	87.36	87.02	86.65	86.28	85.88	85.76	85.34	84.90	84.37	84.08	83.83	83.87	84.23	84.24
CHAINAGE	-7.2	0	15	30	45	60	75	90	105	120	135	150	165	180	195	210	225	240	255	270	285	292.8

SECTION 02 - LONGITUDINAL SECTION

HORIZONTAL SCALE - 1:500
VERTICAL SCALE - 1:200

0 5 10 15 20 30 40 50m
1:500 @A1
0 2 4 6 8 12 16 20m
1:200 @A1

DEVELOPMENT APPLICATION

REV.	DATE	AMENDMENT DESCRIPTION	DES.	DRN.
I	14.10.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.G.
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G	15.07.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	A.K.P.
F	21.06.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.S.
E	23.05.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.G.
D	17.05.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.G.

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Signature:

Principal: VE ESTATE DEVELOPMENTS PTY LTD
L.G.A.: CAMDEN COUNCIL
Scale: AS SHOWN
Datum: AHD

Project:
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LOT 1 IN DP 1275807 & LOT 120 IN DP 1289677
THE NORTHERN ROAD, BRINGELLY

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Drawing Title:
BULK EARTHWORKS
SITE SECTIONS
SHEET 2 OF 5

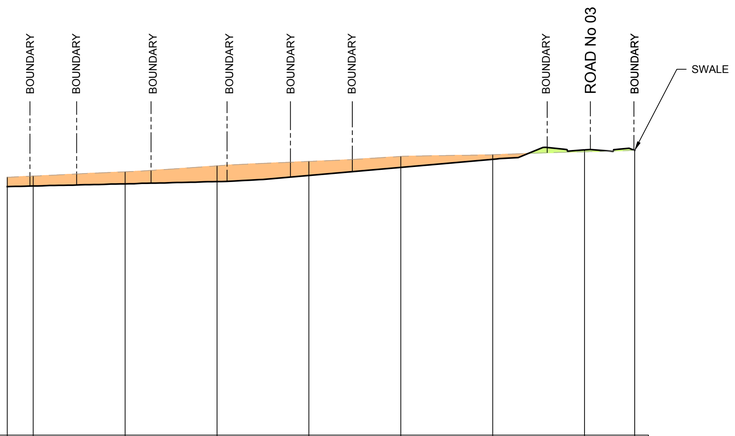
C&R Ref.: 787-22
Drawing Ref.: 787-22C-DA-0062
Revision: I

CAD REF: G:\ACAD\RED\PROJECTS\2022_Y\787-22E\INSHARE\INGRAIN\GRAIN\GRAIN_DA\787-22C-DA-0062.DWG - I - # # # DATE PRINTED: 14/10/2024 4:47:29 PM

A1

LEGEND

BULK EARTHWORKS SURFACE
FUTURE SURFACE
EXISTING SURFACE
CUT
FILL



DATUM R.L. 72

DESIGN LEVEL	88.22	88.26	88.41	88.55	88.95	89.48	90.01	90.62	90.59
EXISTING LEVEL	88.83	88.91	89.19	89.58	89.87	90.19	90.30	90.50	
CHAINAGE	295.75	300	315	330	345	360	375	390	398.18

SECTION 03 - LONGITUDINAL SECTION

HORIZONTAL SCALE - 1:500
VERTICAL SCALE - 1:200

DATUM R.L. 71

DESIGN LEVEL	90.38	90.34	90.59	90.85	91.13	91.29	91.26	91.07	90.76	90.41	90.01	89.58	89.09	88.60	88.11	87.70	87.79	87.89	87.97	88.03	88.14	88.22		
EXISTING LEVEL	89.82	90.08	90.92	91.07	91.45	91.57	91.50	91.35	91.11	90.79	90.45	90.10	89.63	89.19	88.70	88.09	87.33	87.67	87.92	88.00	88.56	88.83		
CHAINAGE	-4.25	0	15	30	45	60	75	90	105	120	135	150	165	180	195	210	225	240	255	270	285	295.75		

SECTION 03 - LONGITUDINAL SECTION

HORIZONTAL SCALE - 1:500
VERTICAL SCALE - 1:200

DEVELOPMENT APPLICATION

1:500 @A1: 0 5 10 15 20 30 40 50m
1:200 @A1: 0 2 4 6 8 12 16 20m

REV.	DATE	AMENDMENT DESCRIPTION	DES.	DRN.
I	14.10.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.G.
H	19.08.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.S.
G	15.07.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	A.K.P.
F	21.06.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.S.
E	23.05.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.G.
D	17.05.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.G.

Authorised for issue by: MINH VU
Signature:

Principal: VE ESTATE DEVELOPMENTS PTY LTD
L.G.A.: CAMDEN COUNCIL
Scale: AS SHOWN
Datum: AHD

Project: PROPOSED SUBDIVISION OF LOT 1 IN DP 1275807 & LOT 120 IN DP 1289677 THE NORTHERN ROAD, BRINGELLY

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Drawing Title: BULK EARTHWORKS SITE SECTIONS SHEET 3 OF 5

C&R Ref.: 787-22
Drawing Ref.: 787-22C-DA-0063
Revision: I

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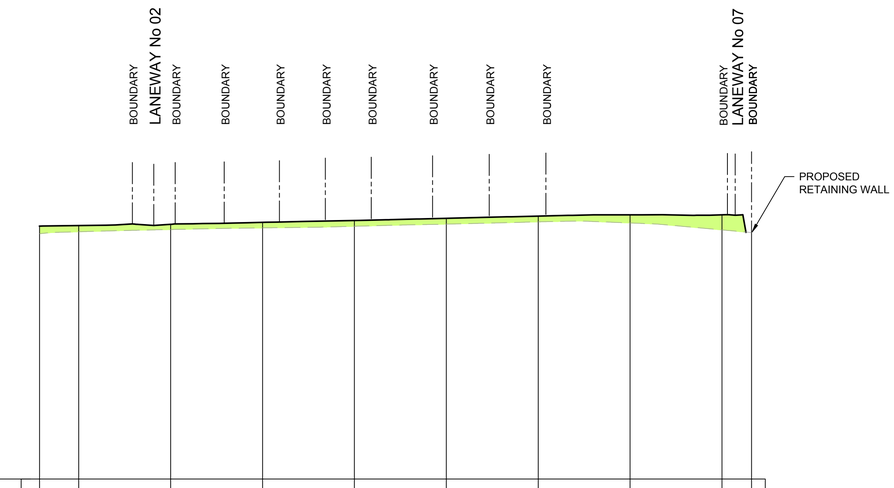
CAD REF: G:\ACAD\RED\DEVPROJECTS\2022_Y\787-22E\NONRES\BASIX\ANNOTATION_DA\787-22C-DA-0063.DWG - I - # # # DATE PRINTED: 14/10/2024 4:47:42 PM

A1

LEGEND

- BULK EARTHWORKS SURFACE
- FUTURE SURFACE
- EXISTING SURFACE
- CUT
- FILL

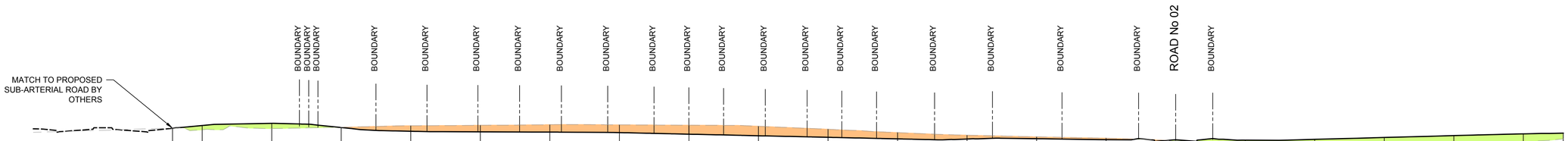


DATUM R.L. 70

DESIGN LEVEL	86.51	86.55	86.63	86.75	86.87	87.02	87.17	87.25	87.25	
EXISTING LEVEL	86.02	86.14	86.29	86.40	86.50	86.64	86.79	86.72	86.27	86.09
CHAINAGE	83.6	90	105	120	135	150	165	180	195	199.83

SECTION 04 - LONGITUDINAL SECTION

HORIZONTAL SCALE - 1:500
VERTICAL SCALE - 1:200



DATUM R.L. 68

DESIGN LEVEL	86.93	87.17	87.35	86.99	86.67	86.62	86.60	86.55	86.42	86.28	86.15	86.01	86.00	86.03	85.95	85.94	85.90	85.97	86.13	86.30	86.44	86.51
EXISTING LEVEL	86.95	86.80	86.91	87.02	87.14	87.19	87.24	87.22	87.19	87.10	86.85	86.56	86.33	86.19	86.07	85.86	85.47	85.19	84.57	85.21	85.76	86.02
CHAINAGE	-216.4	-210	-195	-180	-165	-150	-135	-120	-105	-90	-75	-60	-45	-30	-15	0	15	30	45	60	75	83.6

SECTION 04 - LONGITUDINAL SECTION

HORIZONTAL SCALE - 1:500
VERTICAL SCALE - 1:200

0 5 10 15 20 30 40 50m
1:500 @A1
0 2 4 6 8 12 16 20m
1:200 @A1

DEVELOPMENT APPLICATION

REV.	DATE	AMENDMENT DESCRIPTION	DES.	DRN.
I	14.10.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.G.
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F	21.06.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.S.
E	23.05.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.G.
D	17.05.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.G.

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APPROVED COMPANY ISO 9001 Certification Services
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Authorised for issue by: MINH VU
Signature:

Principal: VE ESTATE DEVELOPMENTS PTY LTD
L.G.A.: CAMDEN COUNCIL
Scale: AS SHOWN
Datum: AHD

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CRAIG & RHODES TAKE THE LEAD

Drawing Title: BULK EARTHWORKS SITE SECTIONS SHEET 4 OF 5

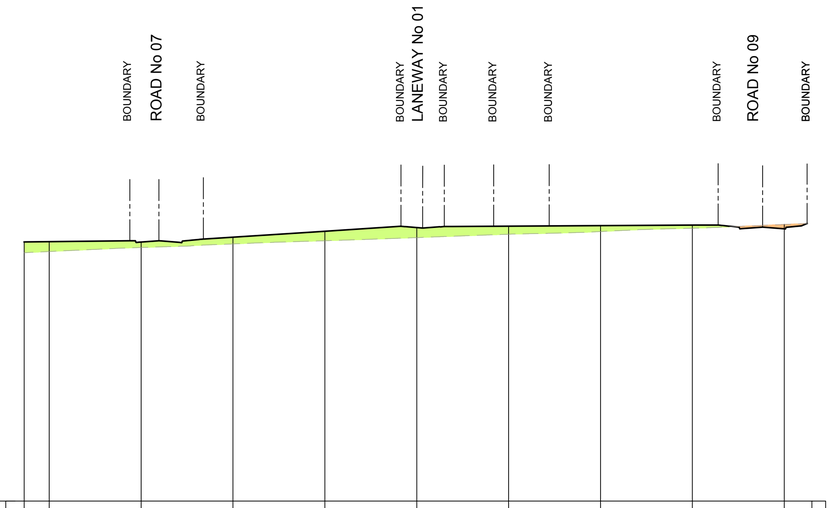
C&R Ref. 787-22
Drawing Ref. 787-22C-DA-0064
Revision I

CAD REF: G:\ACQUIRED\CRP\PROJECTS\2022_YR\787-22\ENGINEERING\DRAWINGS\CIV_DA\787-22C-DA-0064.DWG - I - # # # DATE PRINTED: 14/10/2024 4:41:55 PM

A1

LEGEND

- BULK EARTHWORKS SURFACE
- FUTURE SURFACE
- EXISTING SURFACE
- CUT
- FILL



DATUM R.L. 68

DESIGN LEVEL	84.92	84.93	84.91	85.22	85.61	85.85	85.94	85.98	86.01	85.76	
EXISTING LEVEL	84.21	84.29	84.55	84.78	84.99	85.20	85.42	85.59	85.81	86.05	
CHAINAGE	85.91	90	105	120	135	150	165	180	195	210	214.51

SECTION 05 - LONGITUDINAL SECTION

HORIZONTAL SCALE - 1:500
VERTICAL SCALE - 1:200

DATUM R.L. 67

DESIGN LEVEL	84.16	84.11	84.37	84.62	84.68	84.59	84.51	84.44	84.40	84.23	84.47	84.65	84.68	84.78	84.78	84.67	84.69	84.77	84.83	84.86	84.88	84.92
EXISTING LEVEL	84.14	84.07	83.86	83.84	83.86	83.88	83.99	84.13	84.30	84.34	84.41	84.50	84.56	84.52	84.35	83.83	83.48	83.50	83.60	83.62	84.01	84.21
CHAINAGE	-214.09	-210	-195	-180	-165	-150	-135	-120	-105	-90	-75	-60	-45	-30	-15	0	15	30	45	60	75	85.91

SECTION 05 - LONGITUDINAL SECTION

HORIZONTAL SCALE - 1:500
VERTICAL SCALE - 1:200

0 5 10 15 20 30 40 50m
1:500 @A1
0 2 4 6 8 12 16 20m
1:200 @A1

DEVELOPMENT APPLICATION

REV.	DATE	AMENDMENT DESCRIPTION	DES.	DRN.
I	14.10.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.G.
H	19.08.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.S.
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E	23.05.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.G.
D	17.05.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.G.

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Authorised for issue by: MINH VU
Signature:

Principal: VE ESTATE DEVELOPMENTS PTY LTD
L.G.A. CAMDEN COUNCIL
Scale: AS SHOWN
Datum: AHD

Project: PROPOSED SUBDIVISION OF LOT 1 IN DP 1275807 & LOT 120 IN DP 1289677 THE NORTHERN ROAD, BRINGELLY

Colliers

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www.craigandrhodes.com.au
www.colliers.com.au

CRAIG & RHODES TAKE THE LEAD

Drawing Title: BULK EARTHWORKS SITE SECTIONS SHEET 5 OF 5

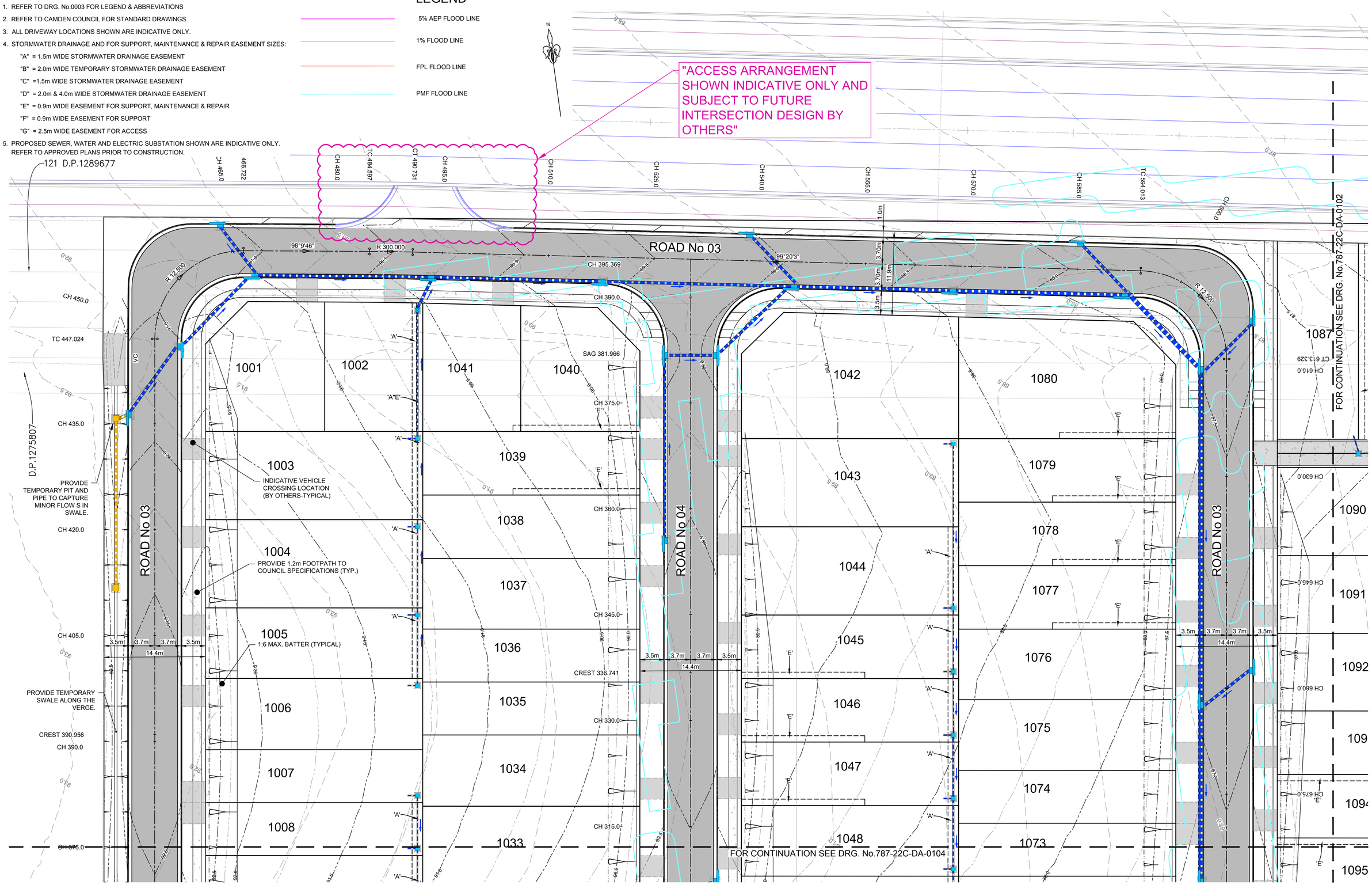
C&R Ref. 787-22
Drawing Ref. 787-22C-DA-0065
Revision I

A1 NOTE:

1. REFER TO DRG. No.0003 FOR LEGEND & ABBREVIATIONS
2. REFER TO CAMDEN COUNCIL FOR STANDARD DRAWINGS.
3. ALL DRIVEWAY LOCATIONS SHOWN ARE INDICATIVE ONLY.
4. STORMWATER DRAINAGE AND FOR SUPPORT, MAINTENANCE & REPAIR EASEMENT SIZES:
   - "A" = 1.5m WIDE STORMWATER DRAINAGE EASEMENT
   - "B" = 2.0m WIDE TEMPORARY STORMWATER DRAINAGE EASEMENT
   - "C" =1.5m WIDE STORMWATER DRAINAGE EASEMENT
   - "D" = 2.0m & 4.0m WIDE STORMWATER DRAINAGE EASEMENT
   - "E" = 0.9m WIDE EASEMENT FOR SUPPORT, MAINTENANCE & REPAIR
   - "F" = 0.9m WIDE EASEMENT FOR SUPPORT
   - "G" = 2.5m WIDE EASEMENT FOR ACCESS
5. PROPOSED SEWER, WATER AND ELECTRIC SUBSTATION SHOWN ARE INDICATIVE ONLY. REFER TO APPROVED PLANS PRIOR TO CONSTRUCTION.

LEGEND

- 5% AEP FLOOD LINE
- 1% FLOOD LINE
- FPL FLOOD LINE
- PMF FLOOD LINE



PLAN

SCALE 1:250

0 2.5 5 7.5 10 15 20 25m

1:250 @A1

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Drawing Title: ROAD AND DRAINAGE PLAN SHEET 1 OF 12

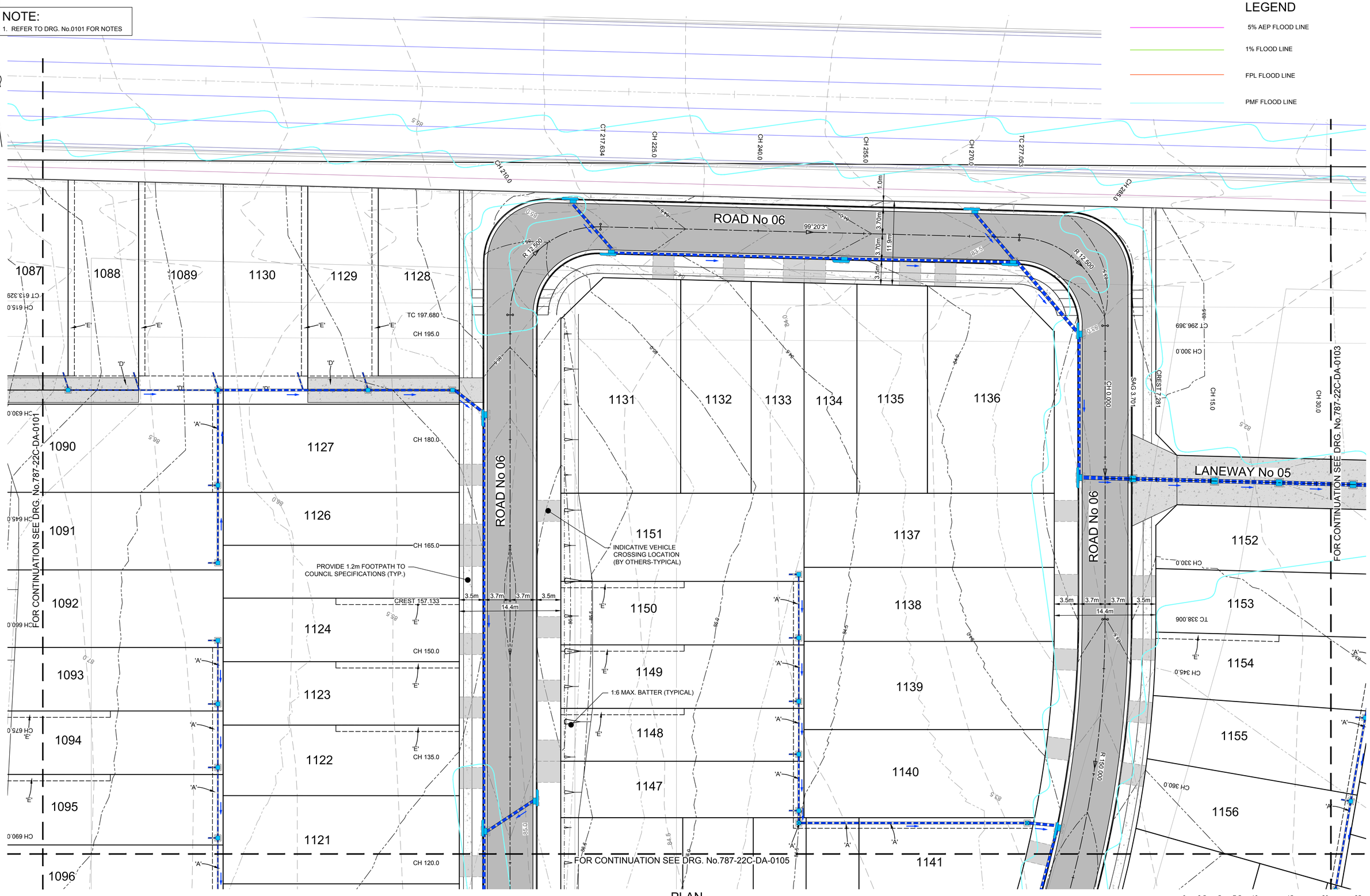
C&R Ref. 787-22

Drawing Ref. 787-22C-DA-0101

Revision I

A1

NOTE:
1. REFER TO DRG. No.0101 FOR NOTES



PLAN
SCALE 1:250

0 2.5 5 7.5 10 15 20 25m
1:250 @A1

DEVELOPMENT APPLICATION

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Drawing Title: ROAD AND DRAINAGE PLAN SHEET 2 OF 12

C&R Ref. 787-22
Drawing Ref. 787-22C-DA-0102
Revision I

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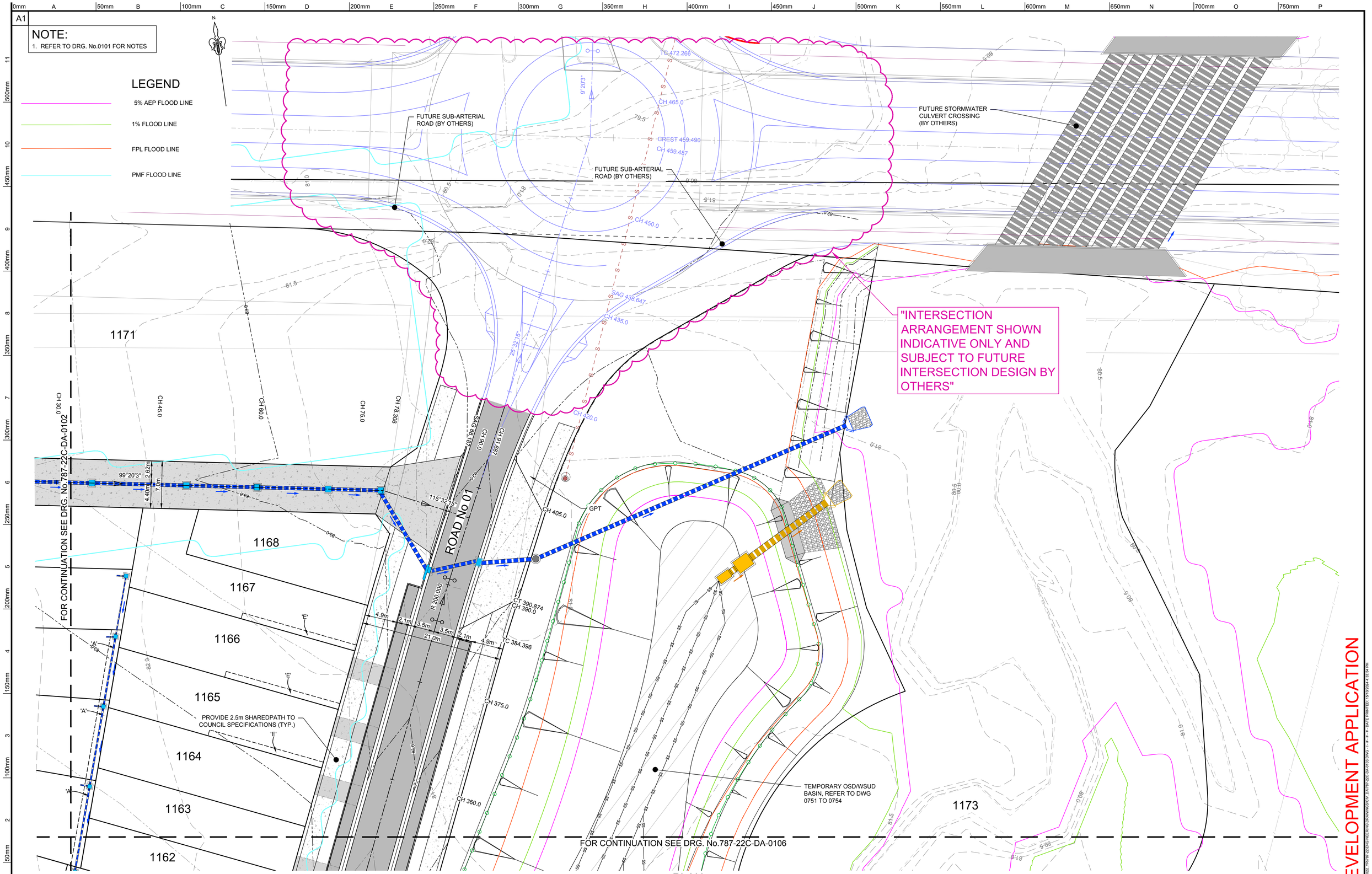

PLAN

SCALE 1:250

0 2.5 5 7.5 10 15 20 25m

1:250 @A1

DEVELOPMENT APPLICATION

REV.	DATE	AMENDMENT DESCRIPTION	DES.	DRN.
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Scale: AS SHOWN

Datum: AHD

Project: PROPOSED SUBDIVISION OF LOT 1 IN DP 1275807 & LOT 120 IN DP 1289677 THE NORTHERN ROAD, BRINGELLY

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Drawing Title: ROAD AND DRAINAGE PLAN SHEET 3 OF 12

C&R Ref. 787-22

Drawing Ref. 787-22C-DA-0103

Revision I

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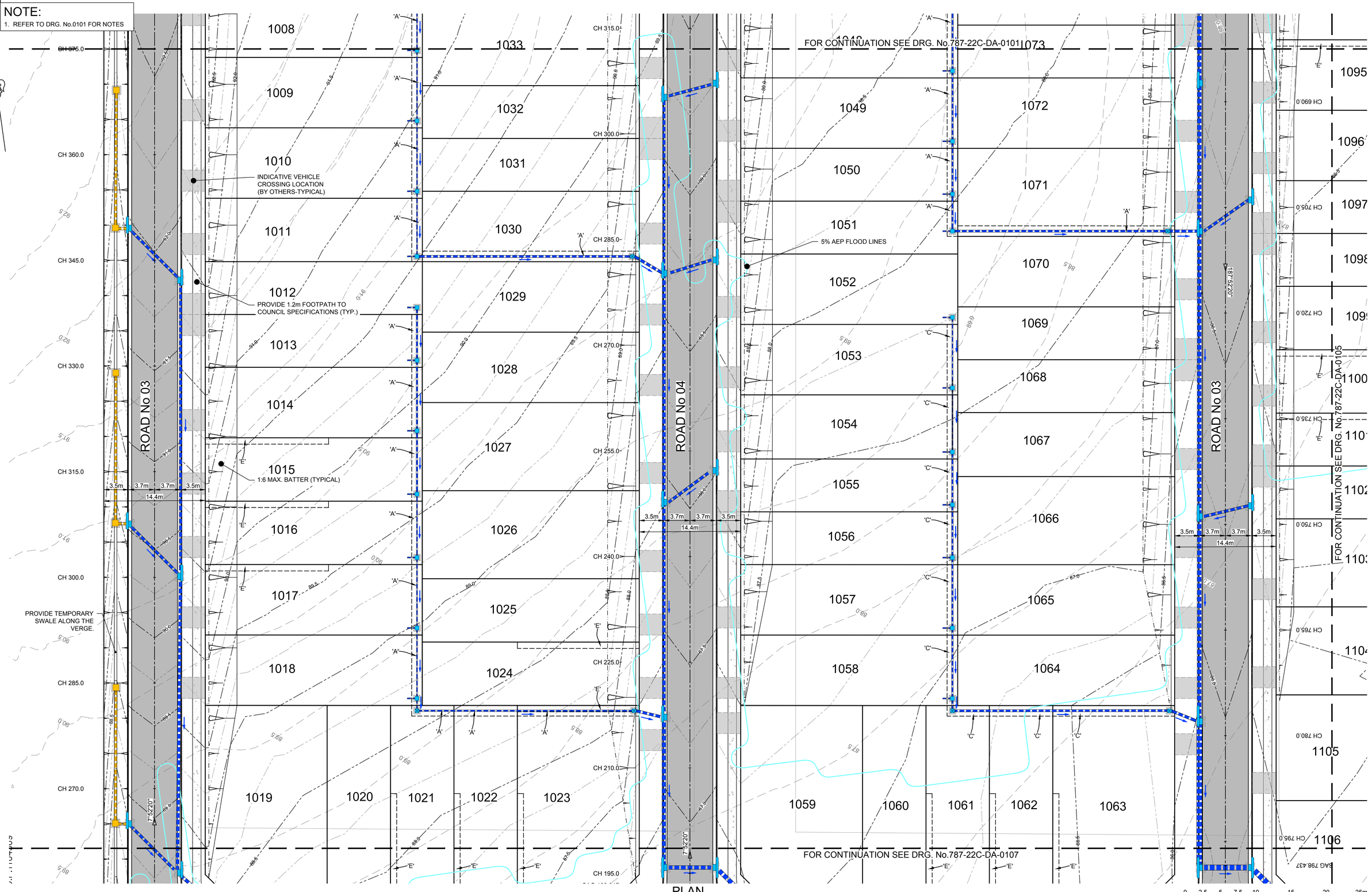
A1

NOTE:
1. REFER TO DRG. No.0101 FOR NOTES



PLAN
SCALE 1:XXX

0 2.5 5 7.5 10 15 20 25m
1:250 @A1

DEVELOPMENT APPLICATION

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Drawing Title: ROAD AND DRAINAGE PLAN SHEET 4 OF 12

C&R Ref.: 787-22
Drawing Ref.: 787-22C-DA-0104
Revision: I

CAD REF: C:\ACCOM\DWGPROJECTS\2022\787-22\ACAD\DWG\DRAWINGS\P1_DA\787-22C-DA-0104.DWG | PLOTTED: 15/10/2024 4:33:39 PM

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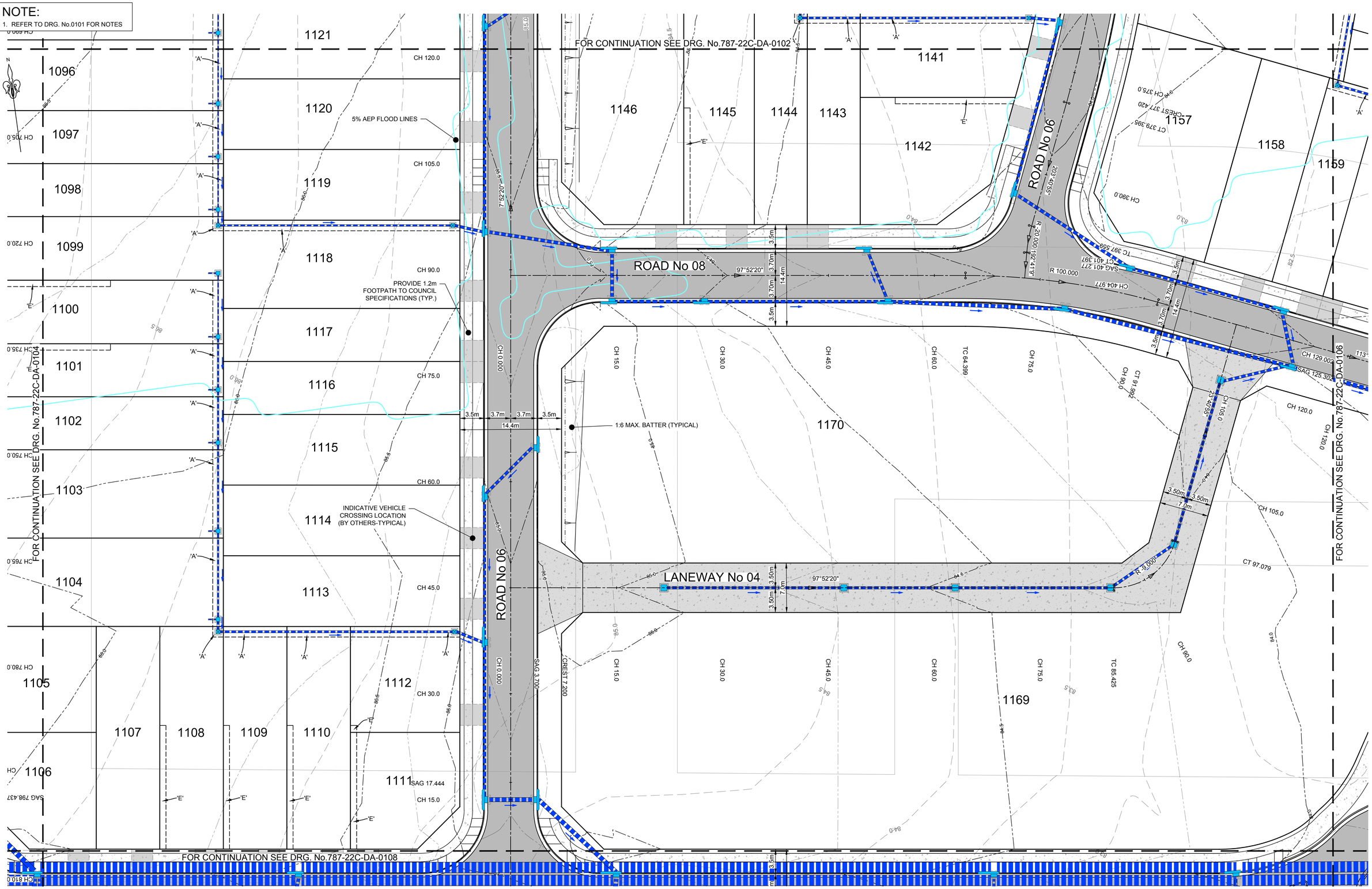
NOTE:
1. REFER TO DRG. No.0101 FOR NOTES



PLAN
SCALE 1:250

0 2.5 5 7.5 10 15 20 25m
1:250 @A1

DEVELOPMENT APPLICATION

REV.	DATE	AMENDMENT DESCRIPTION	DES.	DRN.
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Drawing Title: ROAD AND DRAINAGE PLAN SHEET 5 OF 12

C&R Ref.	Drawing Ref.	Revision
787-22	787-22C-DA-0105	I

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A1

NOTE:
1. REFER TO DRG. No.0101 FOR NOTES

FOR CONTINUATION SEE DRG. No.787-22C-DA-0103

FOR CONTINUATION SEE DRG. No.787-22C-DA-0105

FOR CONTINUATION SEE DRG. No.787-22C-DA-0109

1159 1160 1161 1162 1163 1172 1173

ROAD No 01

ROAD No 08

CH 345.0
CH 330.0
CREST 321.544
CH 315.0
CH 300.0
CH 285.0
SAG 284.623
CH 270.0
CH 255.0
CH 240.0
CH 149.568
SAG 149.568
CH 129.002
SAG 125.302
CH 30.0

RW BOW 81.40 RW TOW 82.85
RW BOW 81.41 RW TOW 82.85
RW BOW 81.43 RW TOW 82.85
RW BOW 81.45 RW TOW 82.85

PROVIDE 2.5m SHAREDPATH TO COUNCIL SPECIFICATIONS (TYP.)

PROVIDE 2.5m SHAREDPATH TO COUNCIL SPECIFICATIONS (TYP.)

4.9m 2.1m 3.5m 3.5m 21.0m 2.1m 4.9m

7.0m 3.5m 3.5m 21.0m 7.0m

4.9m 2.1m 3.5m 3.5m 21.0 7.0m

GPT
GPT
GPT SERVICING PADS

TEMPORARY OSD/WSUD BASIN, REFER TO DWG 0751 TO 0754

113°40'55"

120.0

LEGEND
- 5% AEP FLOOD LINE
- 1% FLOOD LINE
- FPL FLOOD LINE
- PMF FLOOD LINE

DEVELOPMENT APPLICATION

PLAN
SCALE 1:250

0 2.5 5 7.5 10 15 20 25m
1:250 @A1

REV.	DATE	AMENDMENT DESCRIPTION	DES.	DRN.
I	14.10.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.G.
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L.G.A. CAMDEN COUNCIL
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Datum: AHD

Project:
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Drawing Title: ROAD AND DRAINAGE PLAN SHEET 6 OF 12

C&R Ref.	Drawing Ref.	Revision
787-22	787-22C-DA-0106	I

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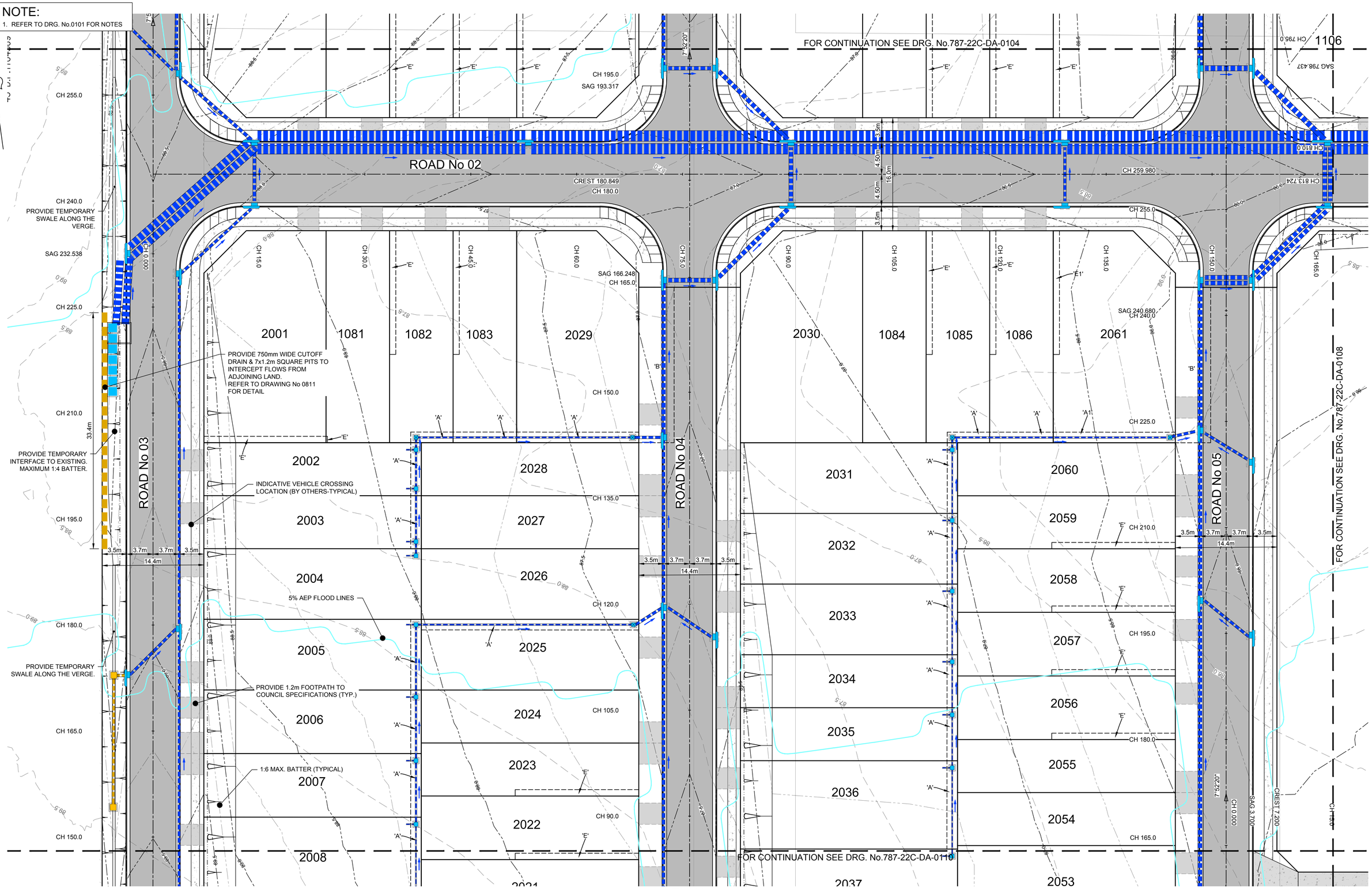
A1

NOTE:

1. REFER TO DRG. No.0101 FOR NOTES



PLAN

SCALE 1:250

0 2.5 5 7.5 10 15 20 25m

1:250 @A1

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Scale: AS SHOWN

Datum: AHD

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Drawing Title: ROAD AND DRAINAGE PLAN SHEET 7 OF 12

C&R Ref.: 787-22

Drawing Ref.: 787-22C-DA-0107

Revision: I

CAD REF: C:\ACAD\ENGDRAWINGS\2022_PROJECTS\22022_PROJECTS\787-22\CRHODES\DRAWINGS\DA\787-22C-DA-0107.DWG 11:4:4:4 DATE PRINTED: 15/10/2024 4:24:11 PM

A1

NOTE:
1. REFER TO DRG. No.0101 FOR NOTES

FOR CONTINUATION SEE DRG. No.787-22C-DA-0105

ROAD No 02

97°52'20"

CH 102.256 CH 0.000 CH 275.697

SAG 97.756

CH 270.0

3.5m 4.50m 13.5m 4.50m 1.0m

CH 165.0 CH 180.0 CH 195.0 CH 210.0 CH 225.0 CH 240.0 CH 255.0 CH 270.0 CH 285.0 CH 300.0 CH 315.0 CH 330.0 CH 345.0

CH 90.0 CH 75.0 CH 60.0 CH 45.0 CH 30.0 CH 15.0

SAG 261.578

CH 255.0 CH 240.0 CH 225.0 CH 210.0 CH 195.0 CH 180.0

CT 186.152

5% AEP FLOOD LINES

PROVIDE 1.2m FOOTPATH TO COUNCIL SPECIFICATIONS (TYP.)

2091 2092 2093

7°52'20"

3.5m 3.5m 7.0m

3.5m 3.7m 3.7m 11.9m 1.0m

ROAD No 09

CH 90.996

SAG 77.283

R -200.000

LANEWAY No 03

LANEWAY No 02

97°52'20" CH 0.000 3.50m 7.0m 3.50m

FOR CONTINUATION SEE DRG. No.787-22C-DA-0107

FOR CONTINUATION SEE DRG. No.787-22C-DA-0111

2062 2079

'A' 'E'

ROAD No 07

1.0m 3.70m 11.9m 3.70m

ROAD No 01

7.0m 3.5m 3.5m 21.0m

4.9m 2.1m 3.5m 3.5m 2.1m 4.9m

23°40'55"

CH 150.0 CH 135.0 CH 120.0

FOR CONTINUATION SEE DRG. No.787-22C-DA-0109

PLAN
SCALE 1:250

0 2.5 5 7.5 10 15 20 25m
1:250 @A1

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Drawing Title: ROAD AND DRAINAGE PLAN SHEET 8 OF 12

C&R Ref. 787-22 | Drawing Ref. 787-22C-DA-0108 | Revision I

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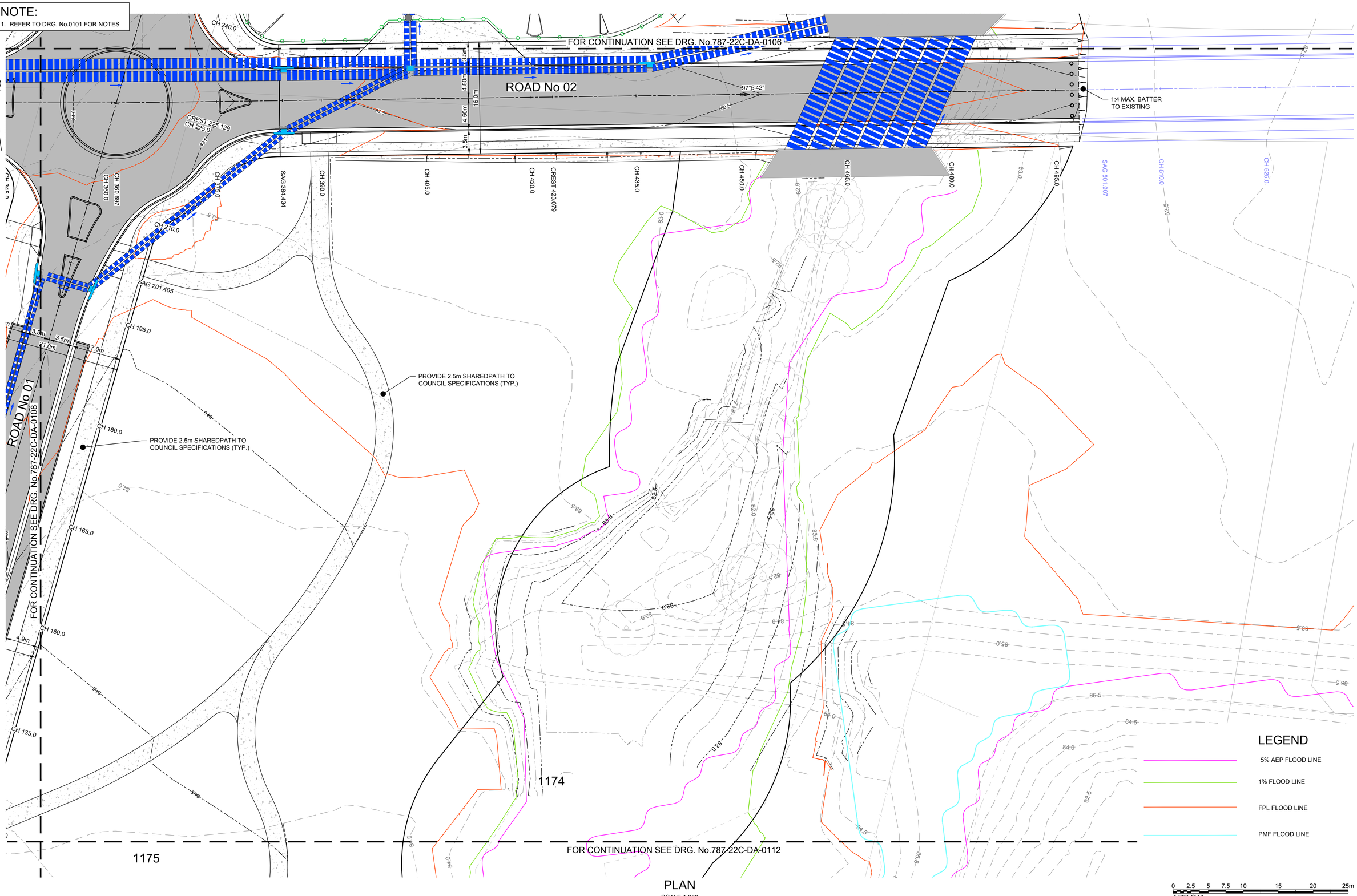
A1

NOTE:
1. REFER TO DRG. No.0101 FOR NOTES



PLAN
SCALE 1:250

0 2.5 5 7.5 10 15 20 25m
1:250 @A1

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ABN 77 050 209 991 ACN 050 209 991
Suite 701, Level 7, 3 Rider Boulevard, Rhodes, NSW, 2138
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reception@crhodes.com.au
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CRAIG & RHODES TAKE THE LEAD

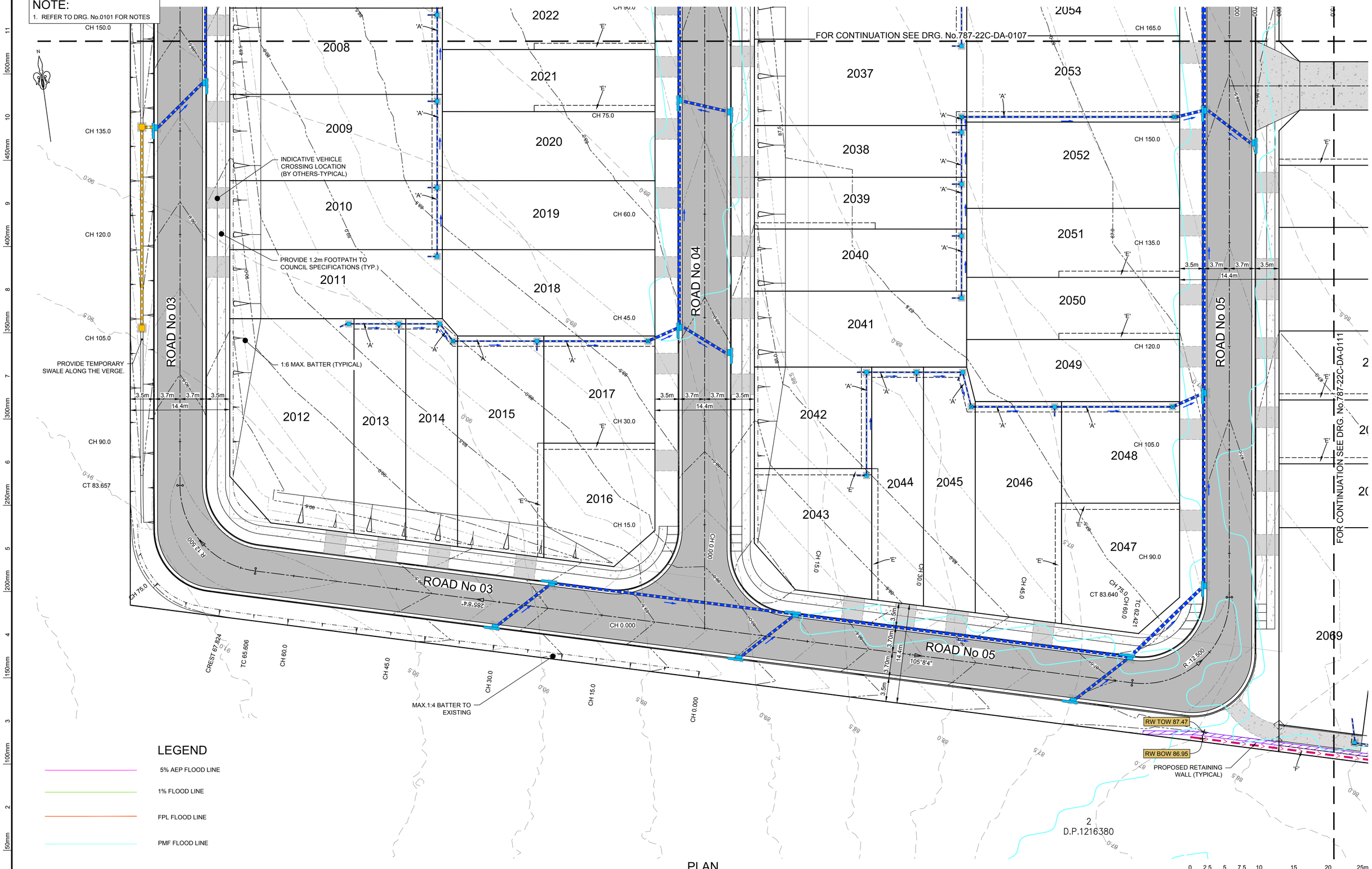
Drawing Title: ROAD AND DRAINAGE PLAN SHEET 9 OF 12

C&R Ref. 787-22
Drawing Ref. 787-22C-DA-0109
Revision I

CAD REF: G:\ACADUIRED\CRP\PROJECTS\2022_YR787-22\ENGINEERING\DRAWINGS\CIV_DA\787-22C-DA-0109.DWG - I # # # DATE PRINTED: 15/10/2024 4:34:18 PM

A1

NOTE:
1. REFER TO DRG. No.0101 FOR NOTES



LEGEND

- 5% AEP FLOOD LINE
- 1% FLOOD LINE
- FPL FLOOD LINE
- PMF FLOOD LINE

PLAN

SCALE 1:250

0 2.5 5 7.5 10 15 20 25m
1:250 @A1

DEVELOPMENT APPLICATION

REV.	DATE	AMENDMENT DESCRIPTION	DES.	DRN.
I	14.10.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.G.
H	19.08.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.S.
G	15.07.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	A.K.P.
F	21.06.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.S.
E	23.05.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.G.
D	17.05.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.G.

APPROVED COMPANY ISO 45001 Certification Services
APPROVED COMPANY ISO 14001 Certification Services
APPROVED COMPANY ISO 9001 Certification Services
BEFORE YOU DIG www.byda.com.au

Authorised for issue by: MINH VU
Signature:

Principal: VE ESTATE DEVELOPMENTS PTY LTD
L.G.A. CAMDEN COUNCIL
Scale: AS SHOWN
Datum: AHD

Project: PROPOSED SUBDIVISION OF LOT 1 IN DP 1275807 & LOT 120 IN DP 1289677 THE NORTHERN ROAD, BRINGELLY

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CRAIG & RHODES TAKE THE LEAD

Drawing Title: ROAD AND DRAINAGE PLAN SHEET 10 OF 12

C&R Ref. 787-22
Drawing Ref. 787-22C-DA-0110
Revision I

CAD REF: G:\ACQUIRED\CRPROJECTS\2022_YR\787-22C ENGINEERING\DRAWINGS\CIV_DA\787-22C-DA-0110.DWG - I # # # DATE PRINTED: 15/10/2024 4:34:22 PM

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NOTE:
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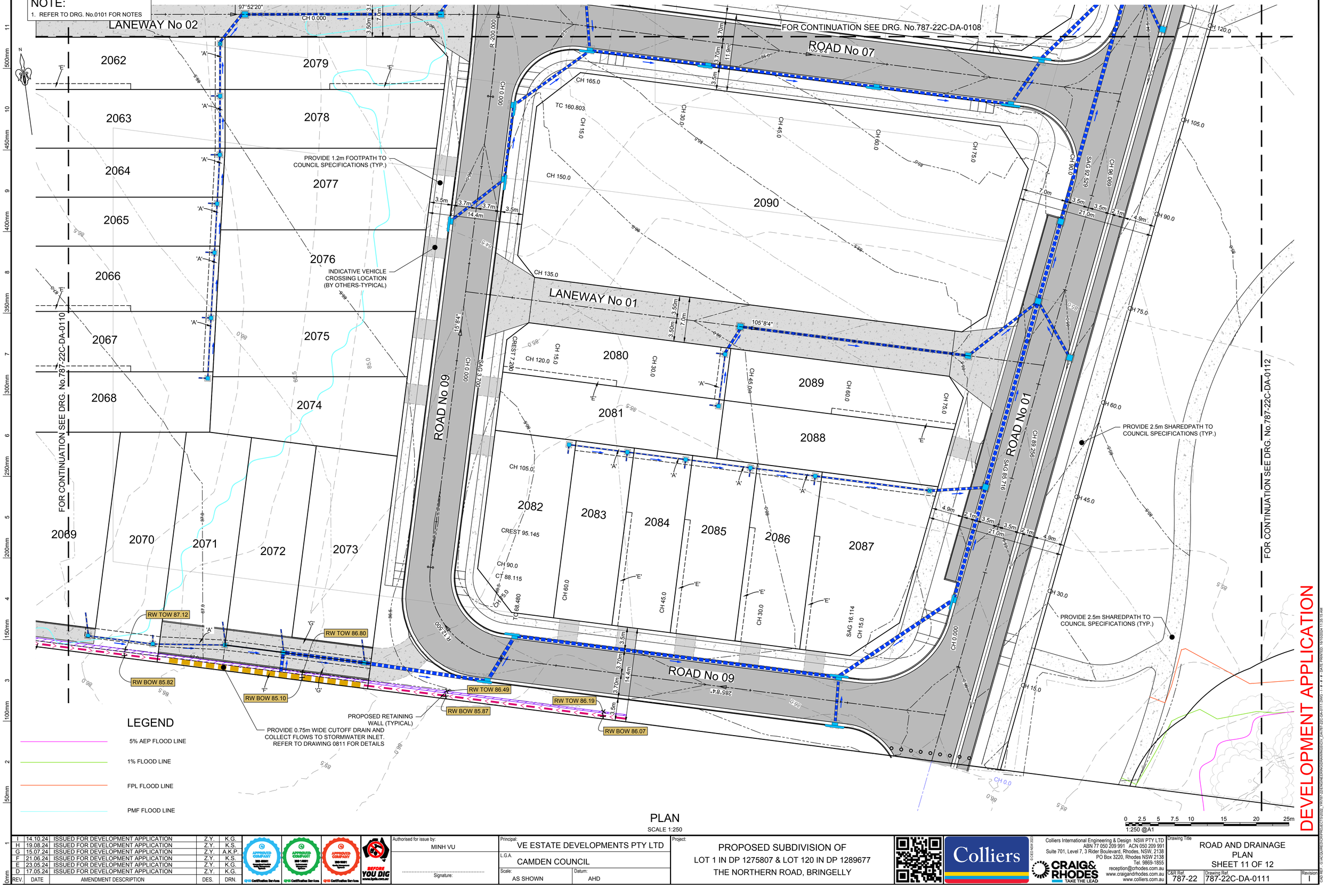

LEGEND

- 5% AEP FLOOD LINE
- 1% FLOOD LINE
- FPL FLOOD LINE
- PMF FLOOD LINE

PLAN
SCALE 1:250

DEVELOPMENT APPLICATION

REV.	DATE	AMENDMENT DESCRIPTION	DES.	DRN.
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E	23.05.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.G.
D	17.05.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.G.

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Project: PROPOSED SUBDIVISION OF LOT 1 IN DP 1275807 & LOT 120 IN DP 1289677 THE NORTHERN ROAD, BRINGELLY

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Drawing Title: ROAD AND DRAINAGE PLAN SHEET 11 OF 12

C&R Ref.	Drawing Ref.	Revision
787-22	787-22C-DA-0111	I

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CAD REF: G:\ACAD\Jobs\PROJECTS\2022_787\P22\WORKING\ENGR\DWG\787-22C-DA-0111.DWG - I - # # # - DATE PRINTED: 16/10/2024 11:55:15 AM

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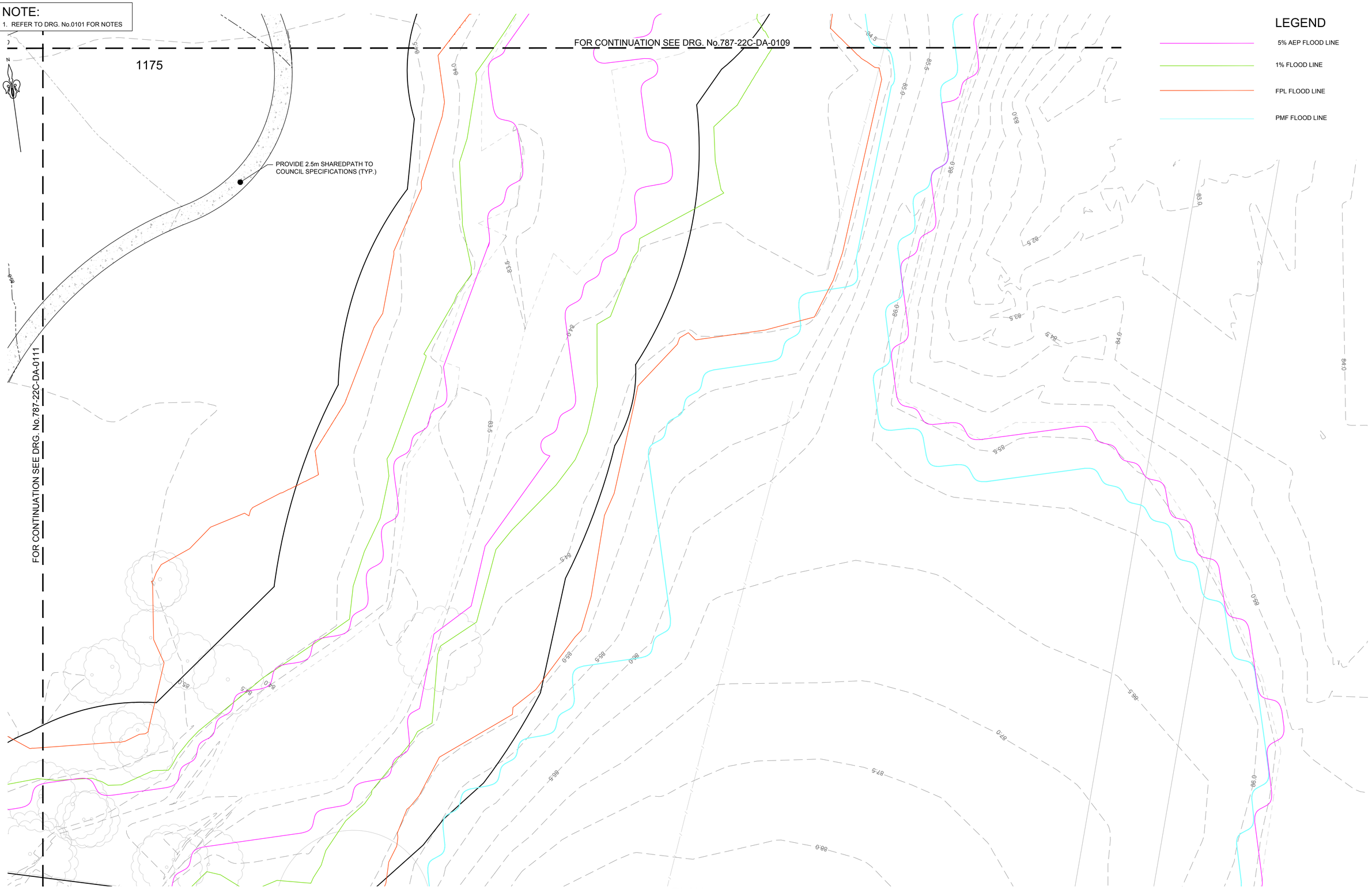
NOTE:
1. REFER TO DRG. No.0101 FOR NOTES



PLAN
SCALE 1:250

0 2.5 5 7.5 10 15 20 25m
1:250 @A1

DEVELOPMENT APPLICATION

REV.	DATE	AMENDMENT DESCRIPTION	DES.	DRN.
I	14.10.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.G.
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E	23.05.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.G.
D	17.05.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.G.

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APPROVED COMPANY ISO 9001 Certification Services
BEFORE YOU DIG www.byda.com.au

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L.G.A. CAMDEN COUNCIL
Scale: AS SHOWN
Datum: AHD

Project: PROPOSED SUBDIVISION OF LOT 1 IN DP 1275807 & LOT 120 IN DP 1289677 THE NORTHERN ROAD, BRINGELLY

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CRAIG& RHODES TAKE THE LEAD

Drawing Title: ROAD AND DRAINAGE PLAN SHEET 12 OF 12

C&R Ref. 787-22
Drawing Ref. 787-22C-DA-0112
Revision I

CAD REF: G:\ACADEMIC\CRD\PROJECTS\2022_YR\787-22\ENGINEERING\DRAWINGS\CIV_DA\787-22C-DA-0112.DWG - 1 # # # DATE PRINTED: 15/10/2024 4:33:09 PM

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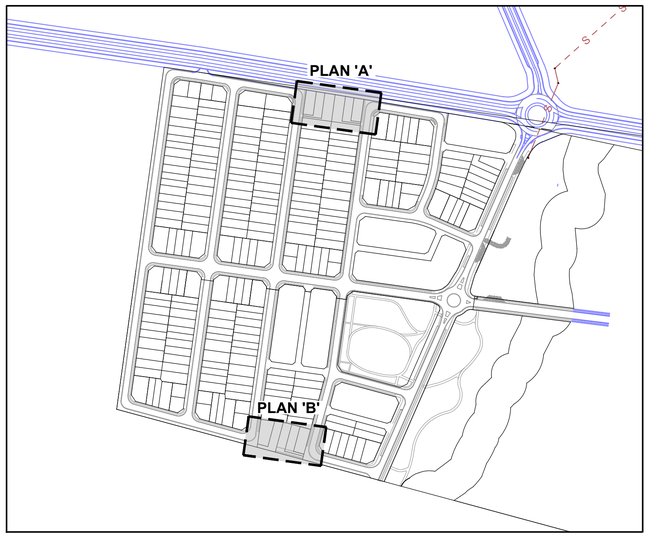
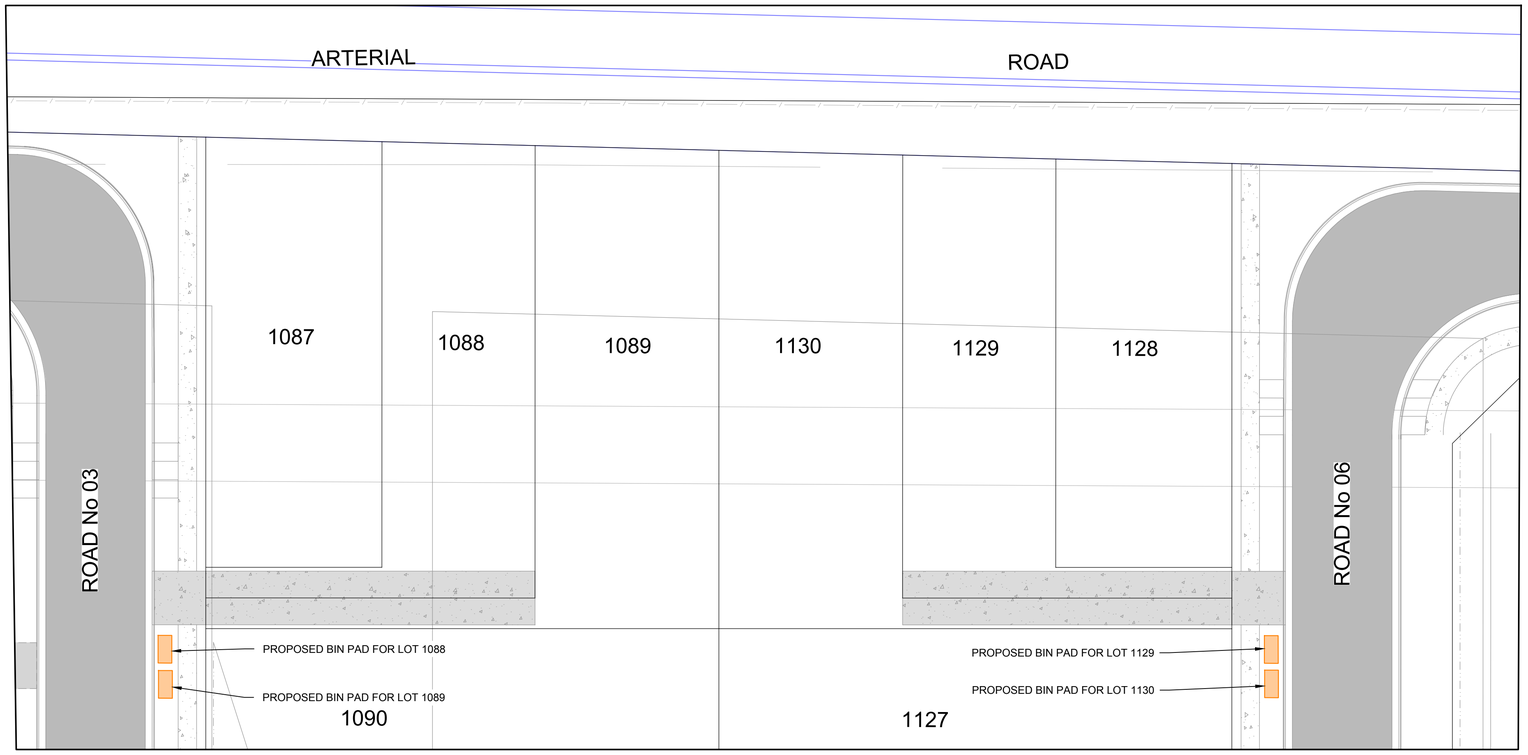


KEY PLAN
N.T.S.



PLAN 'A'
SCALE 1:200

PLAN 'B'
SCALE 1:200

1:200 @A1

DEVELOPMENT APPLICATION

REV.	DATE	AMENDMENT DESCRIPTION	DES.	DRN.
I	14.10.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.G.
H	19.08.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.S.
G	15.07.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	A.K.P.
F	21.06.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.S.
E	23.05.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.G.
D	17.05.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.G.

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Signature:

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L.G.A. CAMDEN COUNCIL

Scale: AS SHOWN

Datum: AHD

Project: PROPOSED SUBDIVISION OF LOT 1 IN DP 1275807 & LOT 120 IN DP 1289677 THE NORTHERN ROAD, BRINGELLY

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www.colliers.com.au

Drawing Title: PROPOSED BIN PAD PLAN

C&R Ref.: 787-22

Drawing Ref.: 787-22C-DA-0121

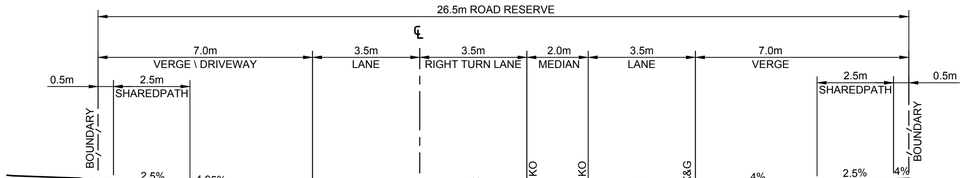
Revision: I

CAD REF: G:\ACAD\RED\PROJECTS\787-22\CRNL\REN\DWG\MAIN\SHEETS\787-22C-DA-0121.DWG - I - # # # - DATE PRINTED: 14/10/2024 4:45:17 PM

A1

LEGEND

DESIGN SURFACE
FUTURE DESIGN
EXISTING SURFACE

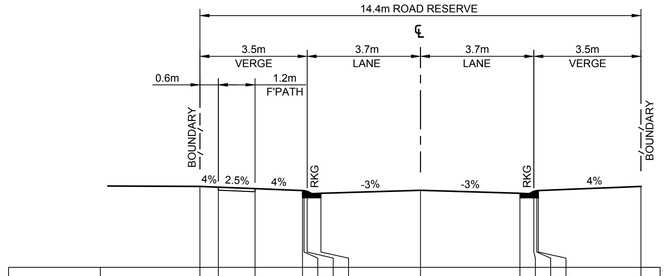


| | | |

A1

LEGEND

DESIGN SURFACE
FUTURE DESIGN
EXISTING SURFACE



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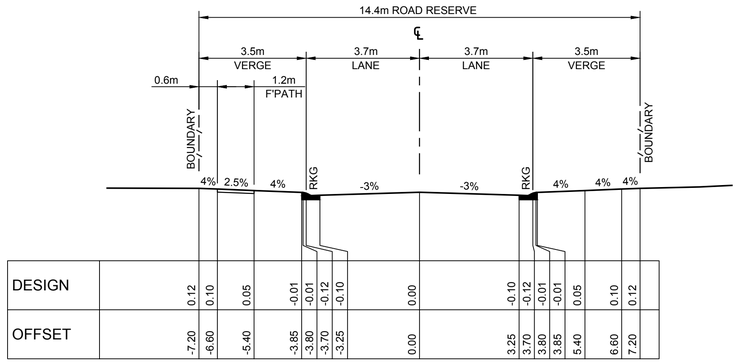
A1

LEGEND

DESIGN SURFACE
FUTURE DESIGN
EXISTING SURFACE



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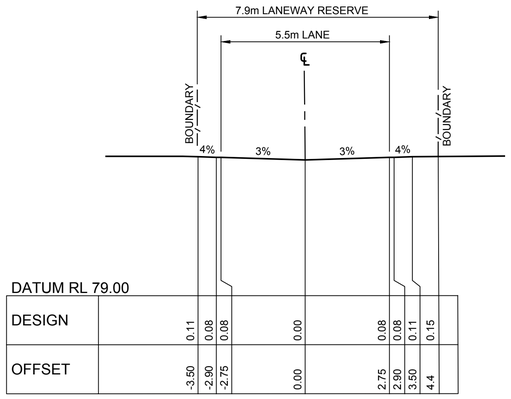
OFFSET	-7.20	-6.60	-5.40	-3.85	-3.80	-3.70	-3.25	0.00	3.25	3.70	3.80	3.85	5.40	6.60	7.20

ROAD No.08 - TYPICAL CROSS SECTION CH. 45

HORIZONTAL SCALE - 1:100
VERTICAL SCALE - 1:100

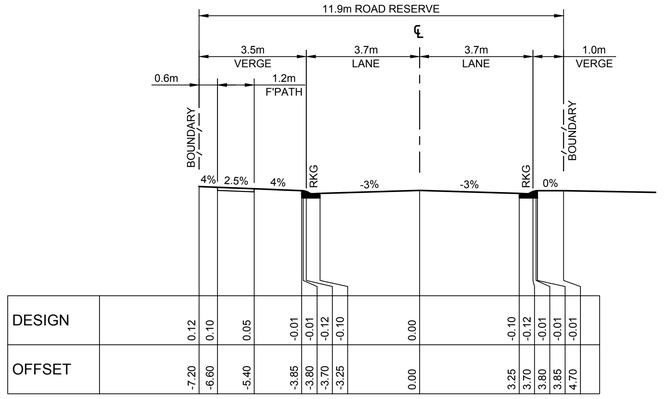


DATUM RL 79.00

DESIGN	0.11	0.08	0.08	0.00	0.08	0.08	0.11	0.15
OFFSET	-3.50	-2.90	-2.75	0.00	2.75	2.90	3.50	4.4

LANEWAY No. 05 - TYPICAL CROSS SECTION

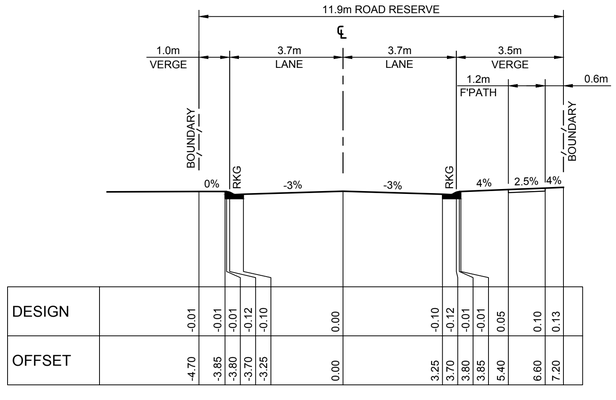
HORIZONTAL SCALE - 1:100
VERTICAL SCALE - 1:100



DESIGN	0.12	0.10	0.05	-0.01	-0.01	-0.12	-0.10	0.00	-0.10	-0.12	-0.01	-0.01	-0.01	0.00	0.00
OFFSET	-7.20	-6.60	-5.40	-3.85	-3.80	-3.70	-3.25	0.00	3.25	3.70	3.80	3.85	4.70	6.60	7.20

ROAD No.09 - TYPICAL CROSS SECTION CH. 210

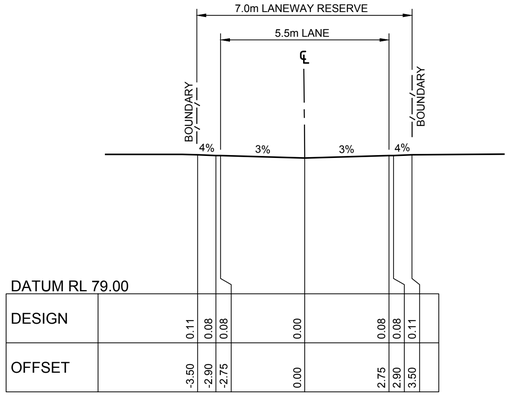
HORIZONTAL SCALE - 1:100
VERTICAL SCALE - 1:100



DESIGN	-0.01	-0.01	-0.01	-0.12	-0.10	0.00	-0.10	-0.12	-0.01	-0.01	0.05	0.10	0.13		
OFFSET	-4.70	-3.85	-3.80	-3.70	-3.25	0.00	3.25	3.70	3.80	3.85	5.40	6.60	7.20		

ROAD No.07 - TYPICAL CROSS SECTION CH. 45

HORIZONTAL SCALE - 1:100
VERTICAL SCALE - 1:100

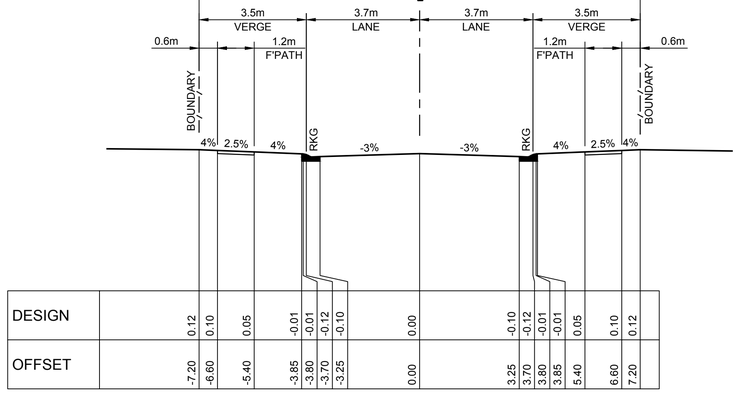


DATUM RL 79.00

DESIGN	0.11	0.08	0.08	0.00	0.08	0.08	0.11																	
OFFSET	-3.50	-2.90	-2.75	0.00	2.75	2.90	3.50																	

LANEWAY No. 01,02,03 & 04 - TYPICAL CROSS SECTION

HORIZONTAL SCALE - 1:100
VERTICAL SCALE - 1:100



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OFFSET	-7.20	-6.60	-5.40	-3.85	-3.80	-3.70	-3.25	0.00	3.25	3.70	3.80	3.85	5.40	6.60	7.20

ROAD No.09 - TYPICAL CROSS SECTION CH. 105

HORIZONTAL SCALE - 1:100
VERTICAL SCALE - 1:100

0 1 2 3 4 6 8 10m
1:100 @A1

DEVELOPMENT APPLICATION

REV.	DATE	AMENDMENT DESCRIPTION	DES.	DRN.
I	14.10.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.G.
H	19.08.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.S.
G	15.07.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	A.K.P.
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E	23.05.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.G.
D	17.05.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.G.

Authorised for issue by: MINH VU
Signature:

Principal: VE ESTATE DEVELOPMENTS PTY LTD
L.G.A.: CAMDEN COUNCIL
Scale: AS SHOWN
Datum: AHD

Project:
PROPOSED SUBDIVISION OF
LOT 1 IN DP 1275807 & LOT 120 IN DP 1289677
THE NORTHERN ROAD, BRINGELLY

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Drawing Title: ROAD TYPICAL CROSS SECTIONS SHEET 3 OF 3

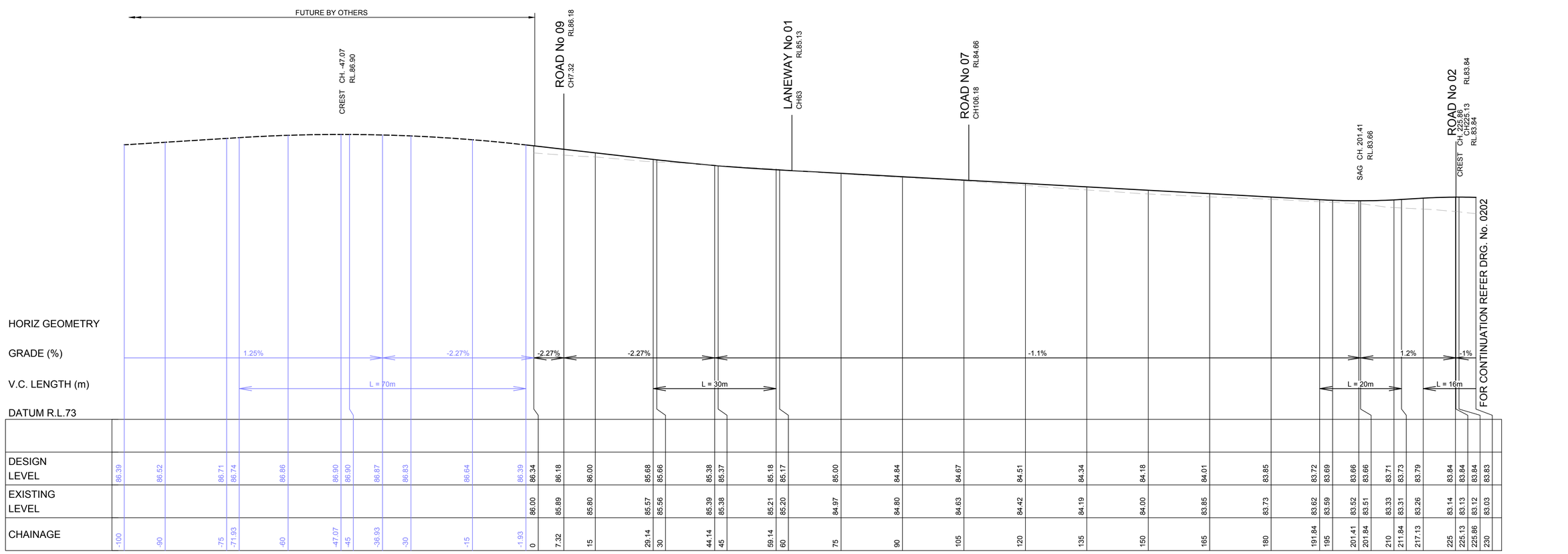
C&R Ref. 787-22 | Drawing Ref. 787-22C-DA-0153 | Revision I

CAD REF: F:\ACAD\RHODES\PROJECTS\2022_2\787-22\ENGINEER\DWG\MASTER\787-22C-DA-0153.DWG | PLOT DATE / TIME: 16/10/2024 4:45:33 PM

A1

LEGEND

DESIGN SURFACE		W	PROPOSED WATER
FUTURE DESIGN		S	PROPOSED SEWER
EXISTING SURFACE		SW	PROPOSED STORMWATER
BY OTHERS		SW	TEMPORARY STORMWATER

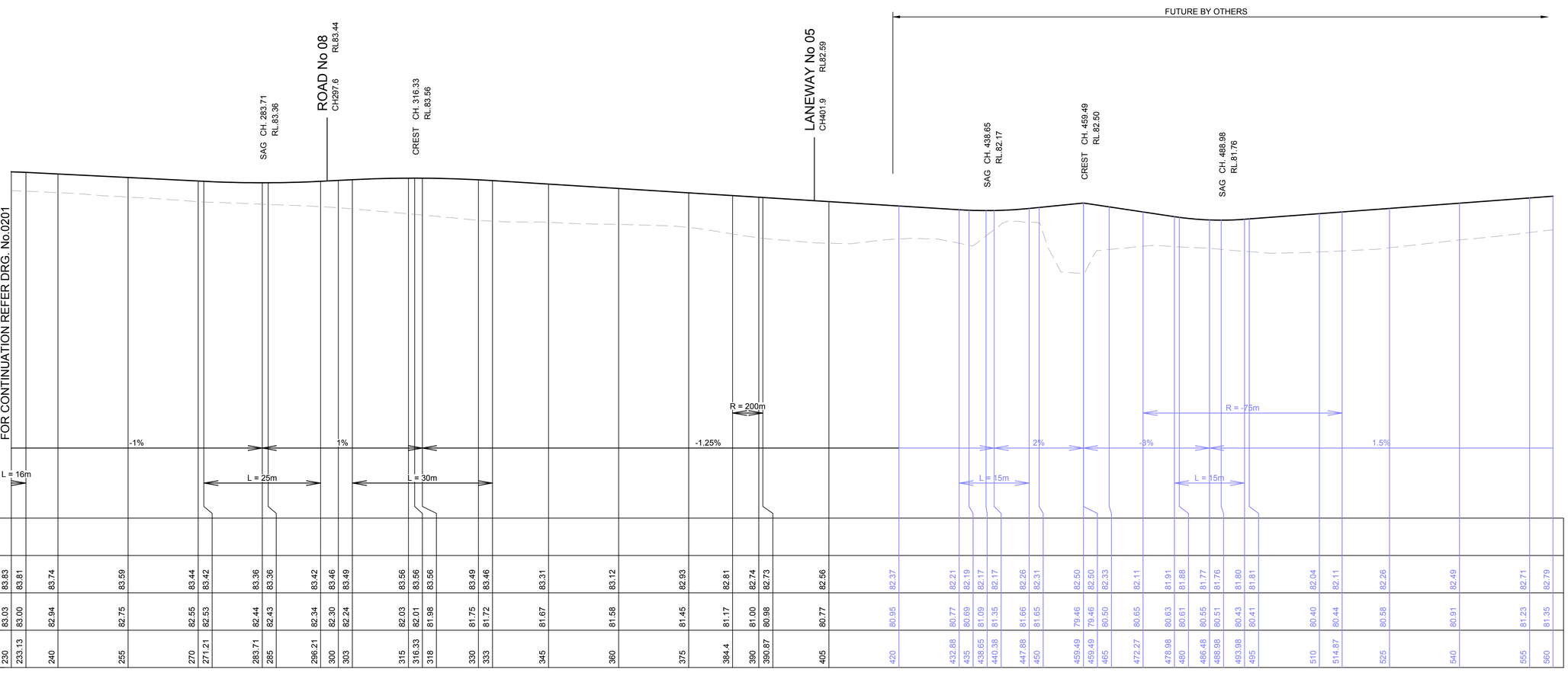


| | | |

A1

LEGEND

———	DESIGN SURFACE	W	PROPOSED WATER
- - - - -	FUTURE DESIGN	S	PROPOSED SEWER
— — — —	EXISTING SURFACE	SW	PROPOSED STORMWATER
———	BY OTHERS	SW	TEMPORARY STORMWATER



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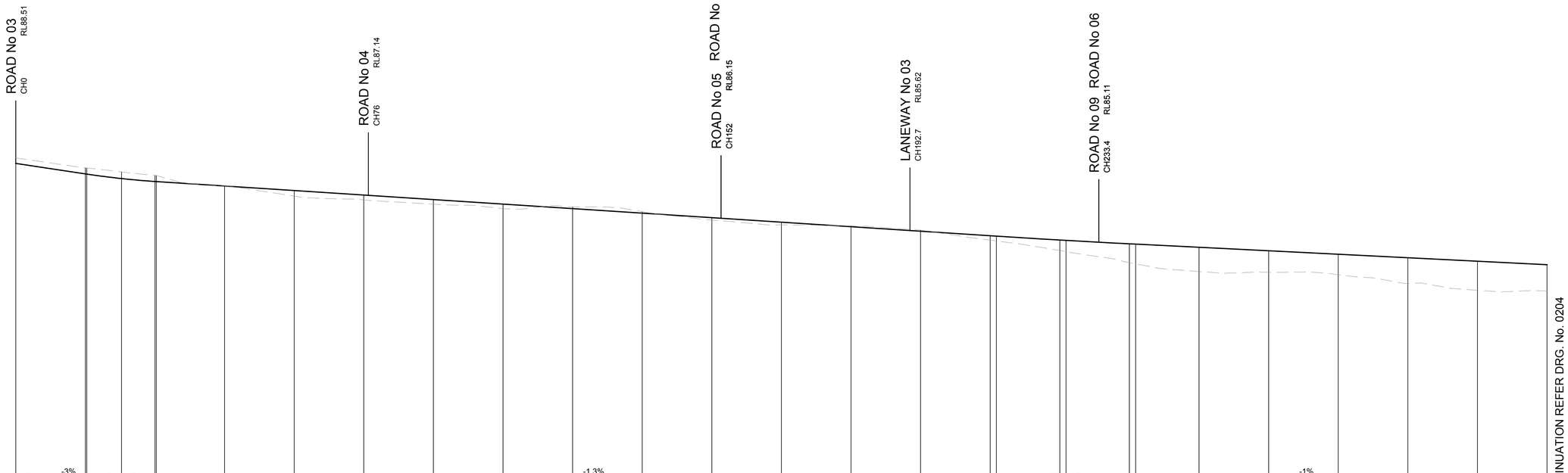
A1

LEGEND

———	DESIGN SURFACE	W	PROPOSED WATER
- - - - -	FUTURE DESIGN	S	PROPOSED SEWER
— — — —	EXISTING SURFACE	SW	PROPOSED STORMWATER
———	BY OTHERS	SW	TEMPORARY STORMWATER



HORIZ GEOMETRY

GRADE (%)

V.C. LENGTH (m)

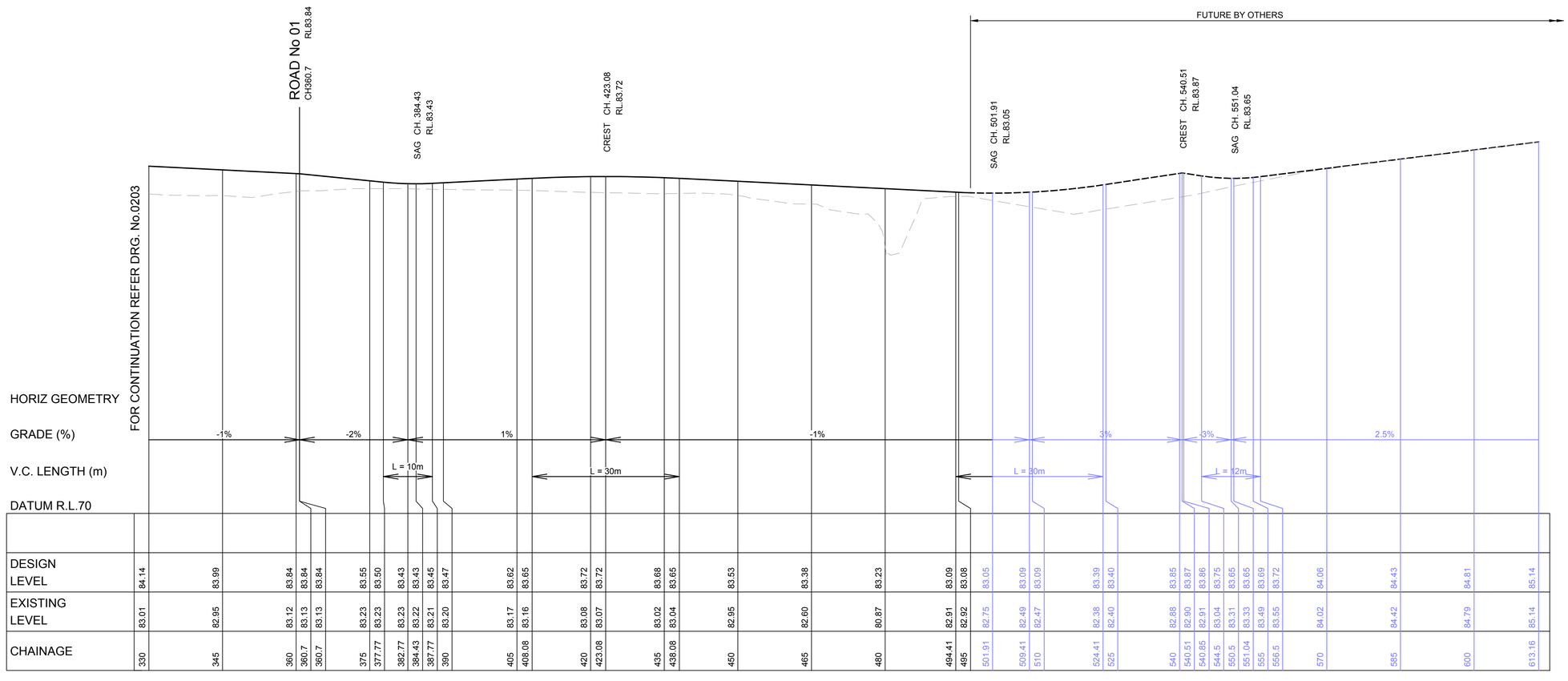
DATUM R.L.72

| | | |

A1

LEGEND

DESIGN SURFACE		W	PROPOSED WATER
FUTURE DESIGN		S	PROPOSED SEWER
EXISTING SURFACE		SW	PROPOSED STORMWATER
BY OTHERS		SW	TEMPORARY STORMWATER

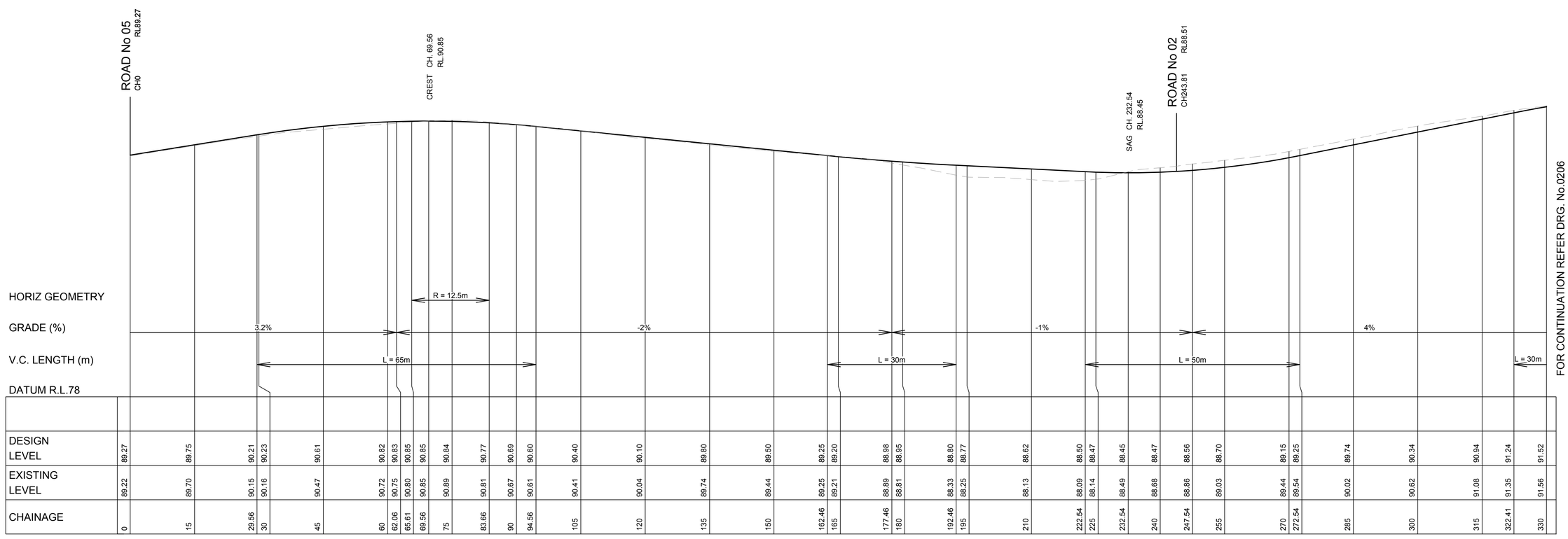


| | | |

A1

LEGEND

———	DESIGN SURFACE	W	PROPOSED WATER
- - - - -	FUTURE DESIGN	S	PROPOSED SEWER
— — — —	EXISTING SURFACE	SW	PROPOSED STORMWATER
———	BY OTHERS	SW	TEMPORARY STORMWATER

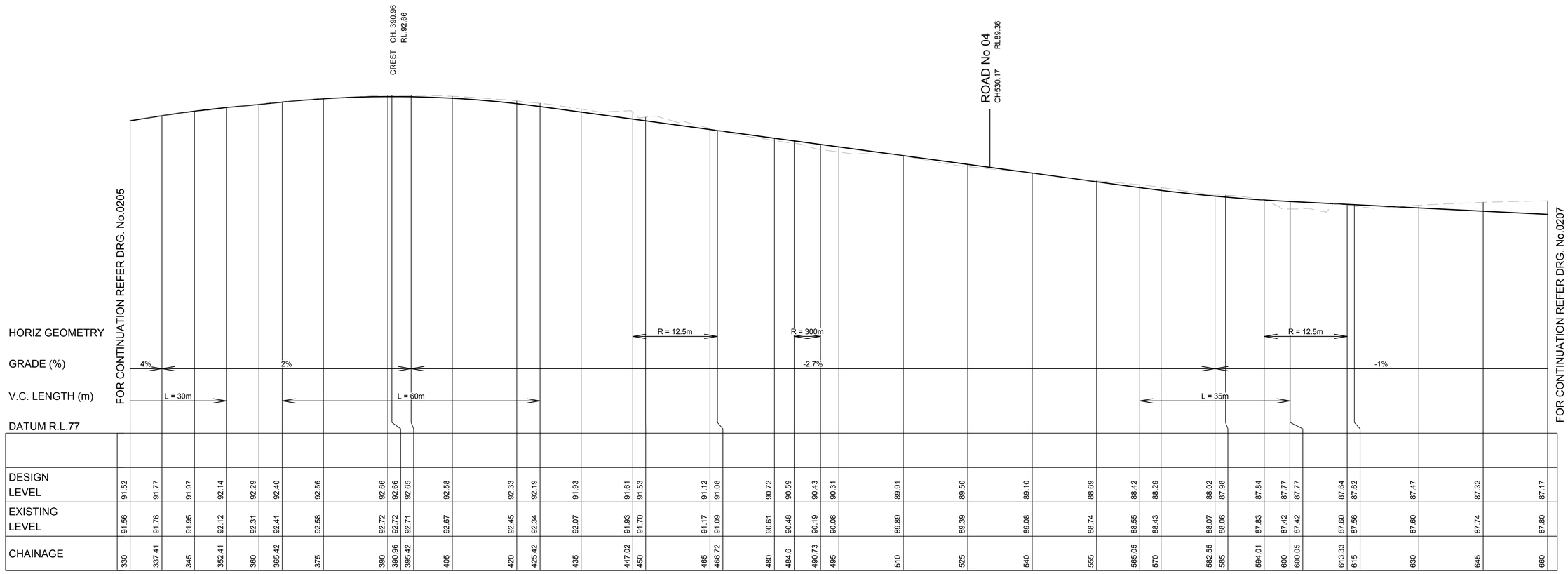


| | | |

A1

LEGEND

———	DESIGN SURFACE	W	PROPOSED WATER
- - - - -	FUTURE DESIGN	S	PROPOSED SEWER
— — — —	EXISTING SURFACE	SW	PROPOSED STORMWATER
———	BY OTHERS	SW	TEMPORARY STORMWATER

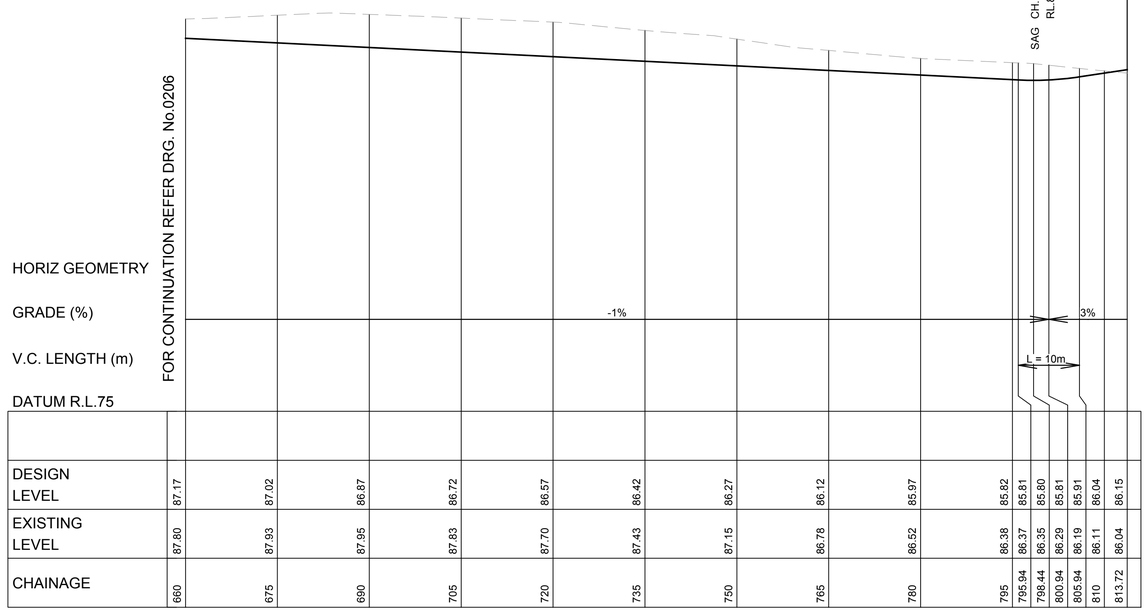


| | | |

A1

LEGEND

———	DESIGN SURFACE	W	PROPOSED WATER
- - - - - - - -	FUTURE DESIGN	S	PROPOSED SEWER
— — — — —	EXISTING SURFACE	SW	PROPOSED STORMWATER
———	BY OTHERS	SW	TEMPORARY STORMWATER



	FOR CONTINUATION REFER DRG. No.0206														
HORIZ GEOMETRY															
GRADE (%)						-1%						3%			
V.C. LENGTH (m)												L = 10m			
DATUM R.L.75															
DESIGN LEVEL	87.17	87.02	86.87	86.72	86.57	86.42	86.27	86.12	85.97	85.82	85.81	85.80	85.81	85.91	86.04	86.15
EXISTING LEVEL	87.80	87.93	87.95	87.83	87.70	87.43	87.15	86.78	86.52	86.38	86.37	86.35	86.29	86.19	86.11	86.04
CHAINAGE	660	675	690	705	720	735	750	765	780	795	795.94	798.44	800.94	805.94	810	813.72

ROAD No 03 - LONGITUDINAL SECTION

HORIZONTAL SCALE - 1:500
VERTICAL SCALE - 1:100

DEVELOPMENT APPLICATION

1:500 @A1 — 0 5 10 15 20 30 40 50m
1:100 @A1 — 0 1 2 3 4 6 8 10m

REV.	DATE	AMENDMENT DESCRIPTION	DES.	DRN.
I	14.10.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.G.
H	19.08.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.S.
G	15.07.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	A.K.P.
F	21.06.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.S.
E	23.05.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.G.
D	17.05.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.G.

Authorised for issue by: MINH VU
Signature: .....

Principal: VE ESTATE DEVELOPMENTS PTY LTD
L.G.A. CAMDEN COUNCIL
Scale: AS SHOWN
Datum: AHD

Project: PROPOSED SUBDIVISION OF LOT 1 IN DP 1275807 & LOT 120 IN DP 1289677 THE NORTHERN ROAD, BRINGELLY

Colliers International Engineering & Design NSW PTY LTD
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Drawing Title: ROAD No 03 LONGITUDINAL SECTION SHEET 3 OF 3

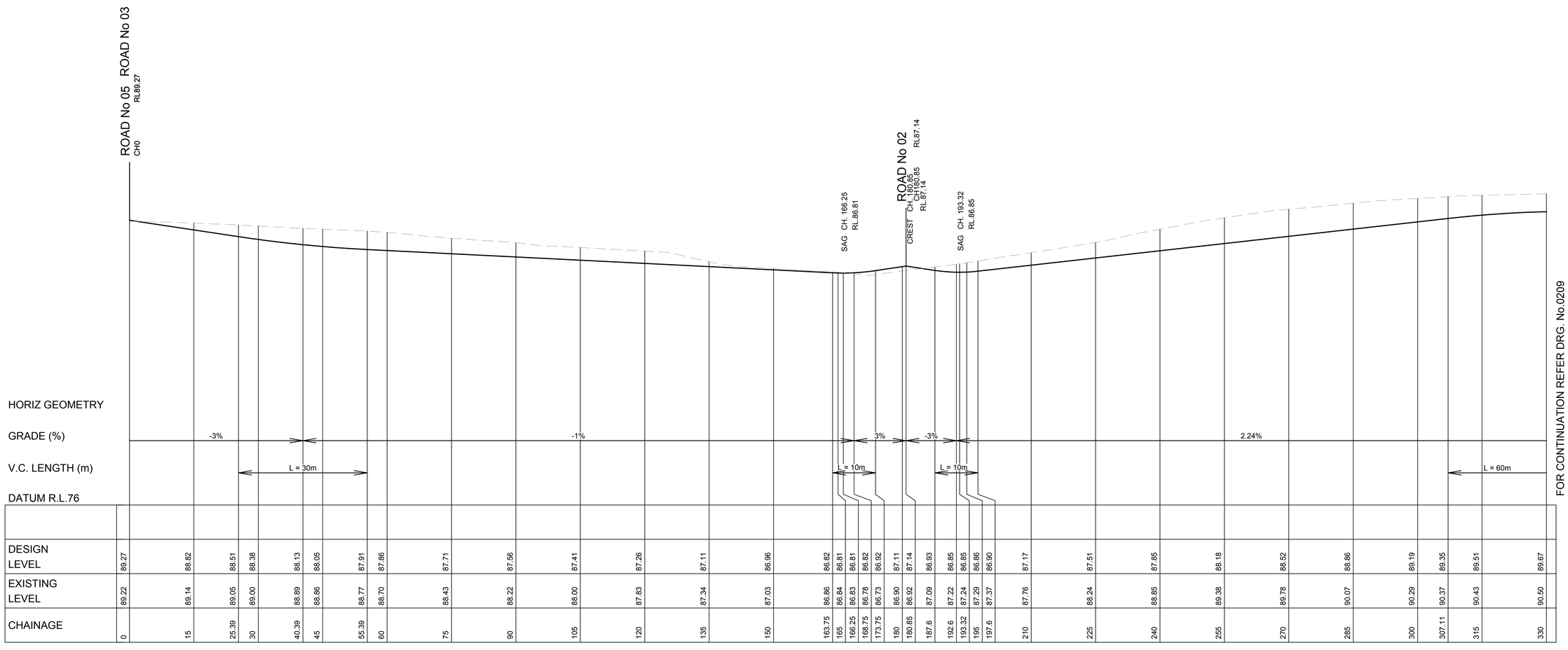
C&R Ref. 787-22 | Drawing Ref. 787-22C-DA-0207 | Revision I

CAD REF: G:\ACAD\RELEASE\787-22\DWG\787-22C-DA-0207.DWG - I - # # # - DATE PRINTED: 14/10/2024 4:46:24 PM

A1

LEGEND

———	DESIGN SURFACE	W	PROPOSED WATER
- - - - -	FUTURE DESIGN	S	PROPOSED SEWER
— — — —	EXISTING SURFACE	SW	PROPOSED STORMWATER
———	BY OTHERS	SW	TEMPORARY STORMWATER



HORIZ GEOMETRY

GRADE (%) -3% -1% 3% -3% 2.24%

V.C. LENGTH (m) L = 30m L = 10m L = 10m L = 60m

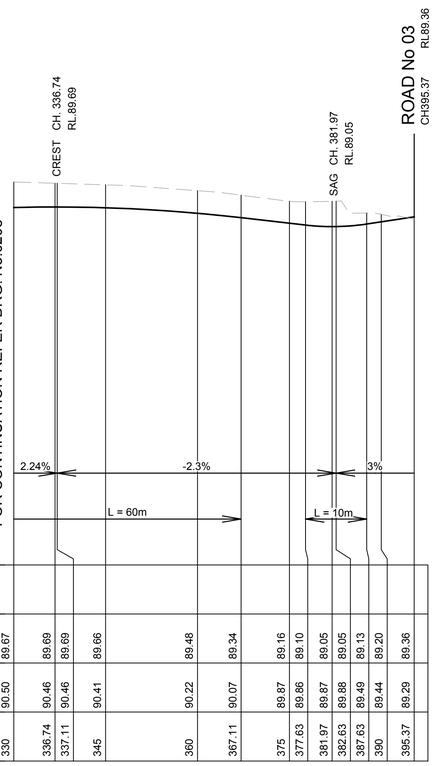
DATUM R.L.76

| | | |

A1

LEGEND

———	DESIGN SURFACE	W	PROPOSED WATER
- - - - -	FUTURE DESIGN	S	PROPOSED SEWER
— — — —	EXISTING SURFACE	SW	PROPOSED STORMWATER
———	BY OTHERS	SW	TEMPORARY STORMWATER



DESIGN LEVEL	89.67	89.69	89.69	89.66	89.48	89.34	89.16	89.10	89.05	89.05	89.13	89.20	89.36			
EXISTING LEVEL	90.50	90.46	90.46	90.41	90.22	90.07	89.87	89.86	89.87	89.88	89.49	89.44	89.29			
CHAINAGE	330	336.74	337.11	345	360	367.11	375	377.63	381.97	382.63	387.63	390	395.37			

ROAD No 04 - LONGITUDINAL SECTION

HORIZONTAL SCALE - 1:500
VERTICAL SCALE - 1:100

DEVELOPMENT APPLICATION

1:500 @A1 — 0 5 10 15 20 30 40 50m
1:100 @A1 — 0 1 2 3 4 6 8 10m

REV.	DATE	AMENDMENT DESCRIPTION	DES.	DRN.
I	14.10.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.G.
H	19.08.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.S.
G	15.07.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	A.K.P.
F	21.06.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.S.
E	23.05.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.G.
D	17.05.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.G.

Authorised for issue by: MINH VU

Signature: .....

Principal: VE ESTATE DEVELOPMENTS PTY LTD

L.G.A. CAMDEN COUNCIL

Scale: AS SHOWN

Datum: AHD

Project: PROPOSED SUBDIVISION OF LOT 1 IN DP 1275807 & LOT 120 IN DP 1289677 THE NORTHERN ROAD, BRINGELLY

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www.colliers.com.au

Drawing Title: ROAD No 04 LONGITUDINAL SECTION SHEET 2 OF 2

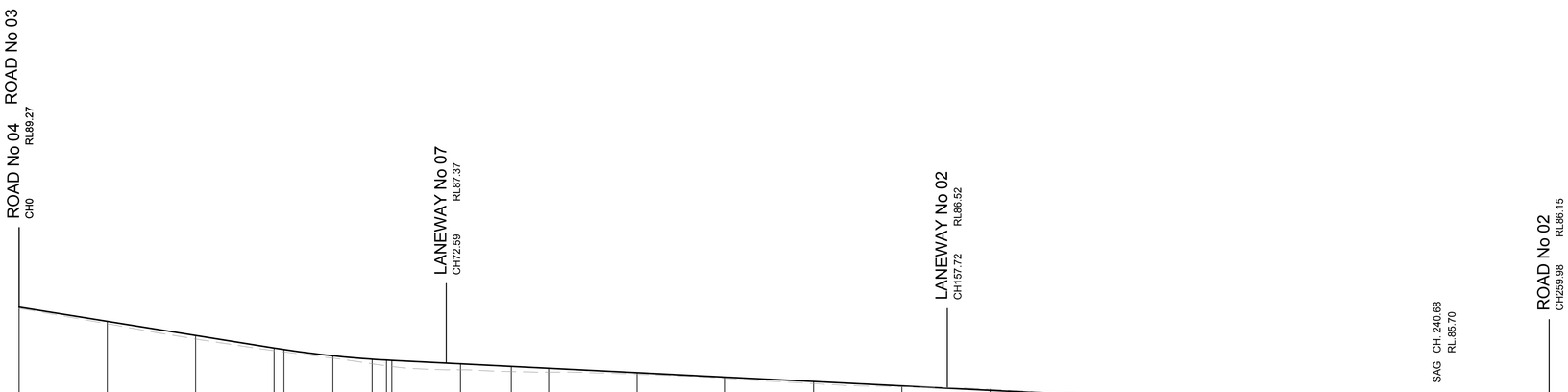
C&R Ref. 787-22 | Drawing Ref. 787-22C-DA-0209 | Revision I

CAD REF: G:\ACAD\RED\DRP\PROJECTS\787-22 THE NORTHERN\BRINGELLAR\WORKS\787_DA\787-22C-DA-0209.DWG - I - # # # - DATE PRINTED: 14/10/2024 4:46:41 PM

A1

LEGEND

DESIGN SURFACE		W	PROPOSED WATER
FUTURE DESIGN		S	PROPOSED SEWER
EXISTING SURFACE		SW	PROPOSED STORMWATER
BY OTHERS		SW	TEMPORARY STORMWATER

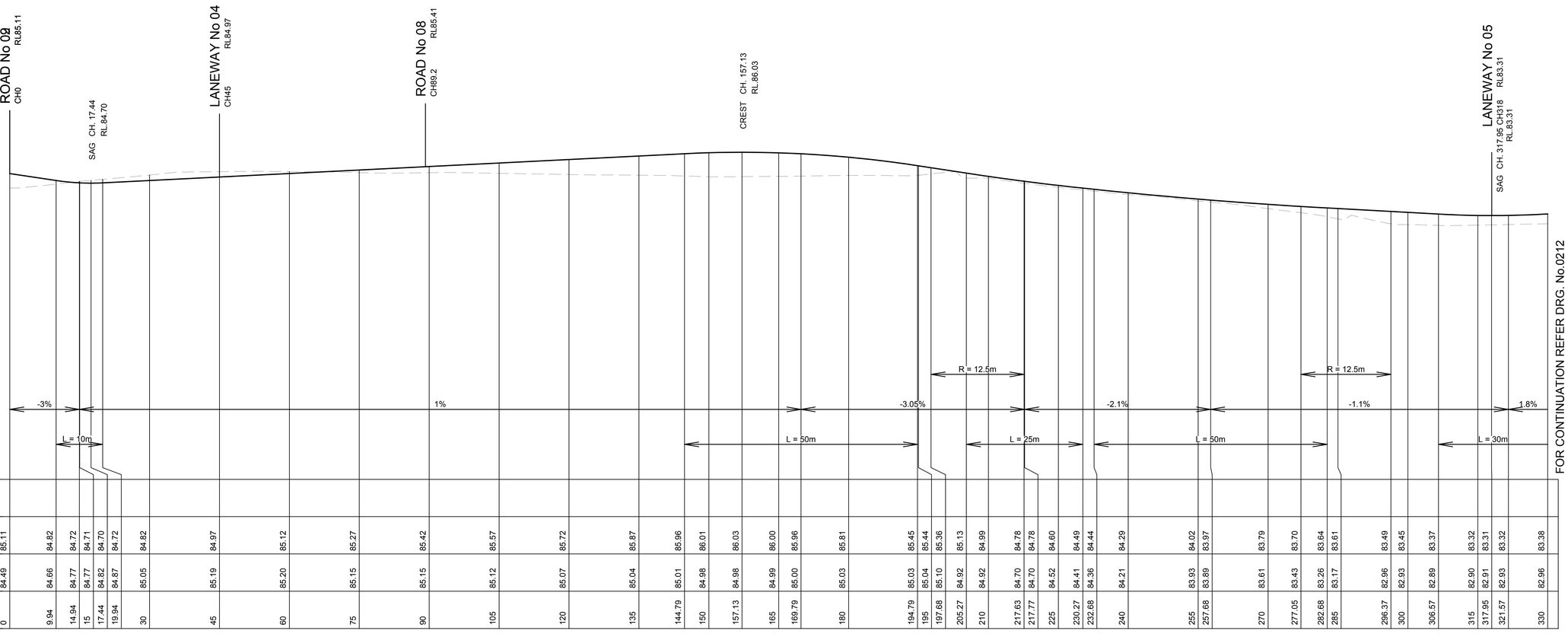


| | | |

A1

LEGEND

———	DESIGN SURFACE	W	PROPOSED WATER
- - - - -	FUTURE DESIGN	S	PROPOSED SEWER
— — — —	EXISTING SURFACE	SW	PROPOSED STORMWATER
———	BY OTHERS	SW	TEMPORARY STORMWATER

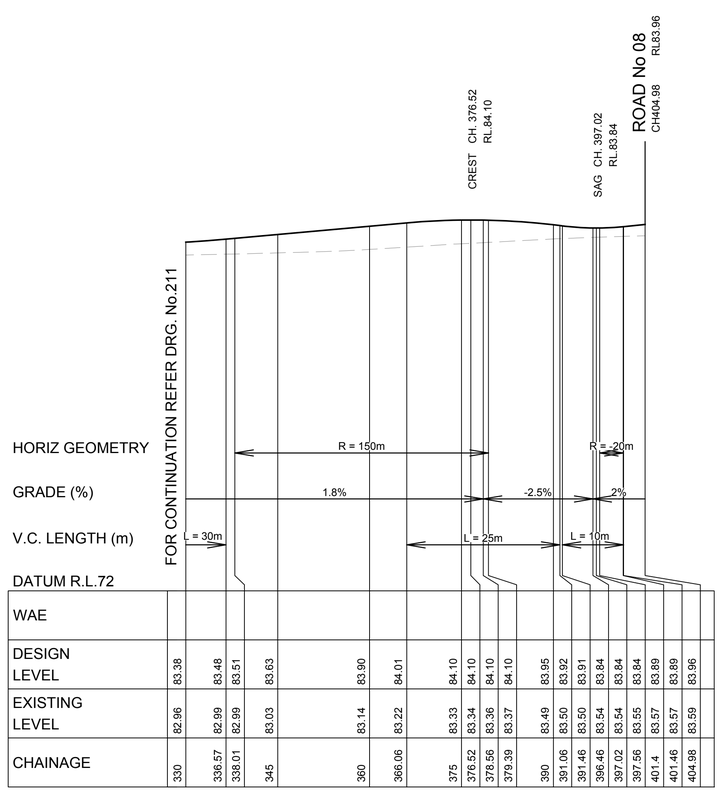


| | | |

A1

LEGEND

———	DESIGN SURFACE	W	PROPOSED WATER
- - - - -	FUTURE DESIGN	S	PROPOSED SEWER
— — — —	EXISTING SURFACE	SW	PROPOSED STORMWATER
———	BY OTHERS	SW	TEMPORARY STORMWATER

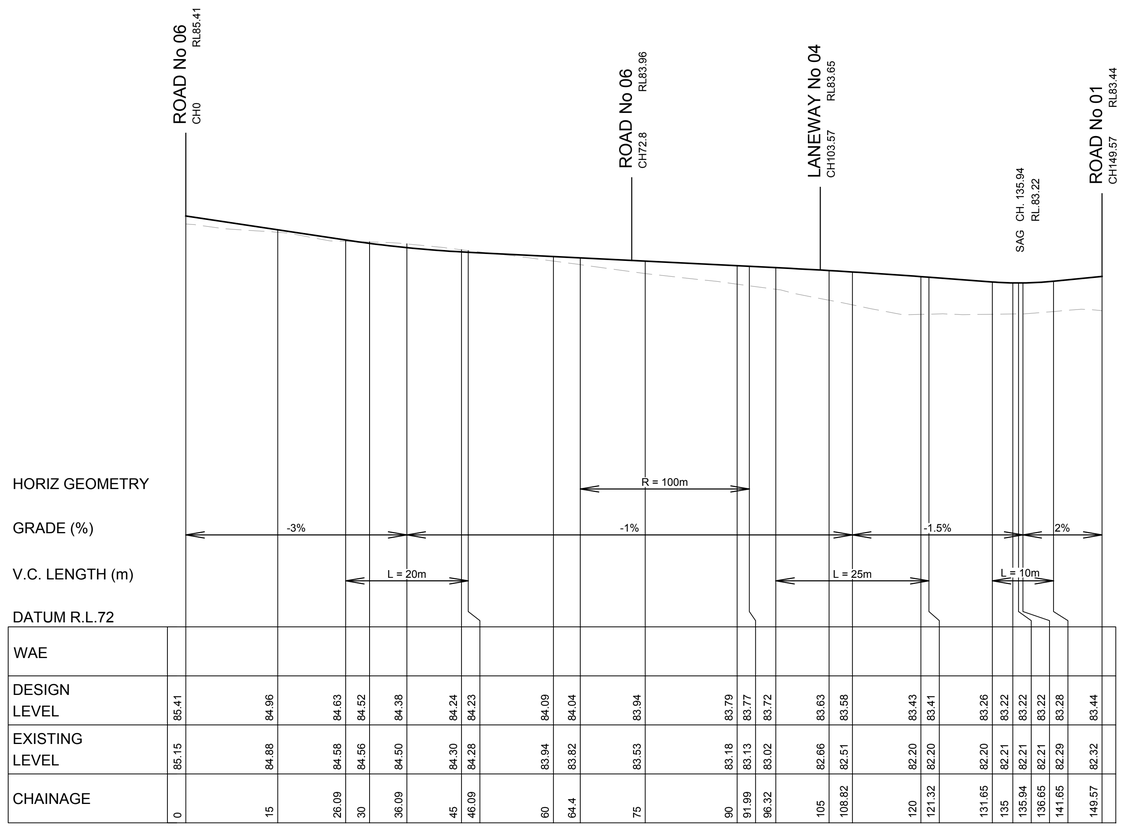


| | | |

A1

LEGEND

———	DESIGN SURFACE	W	PROPOSED WATER
- - - - -	FUTURE DESIGN	S	PROPOSED SEWER
— — — —	EXISTING SURFACE	SW	PROPOSED STORMWATER
———	BY OTHERS	SW	TEMPORARY STORMWATER



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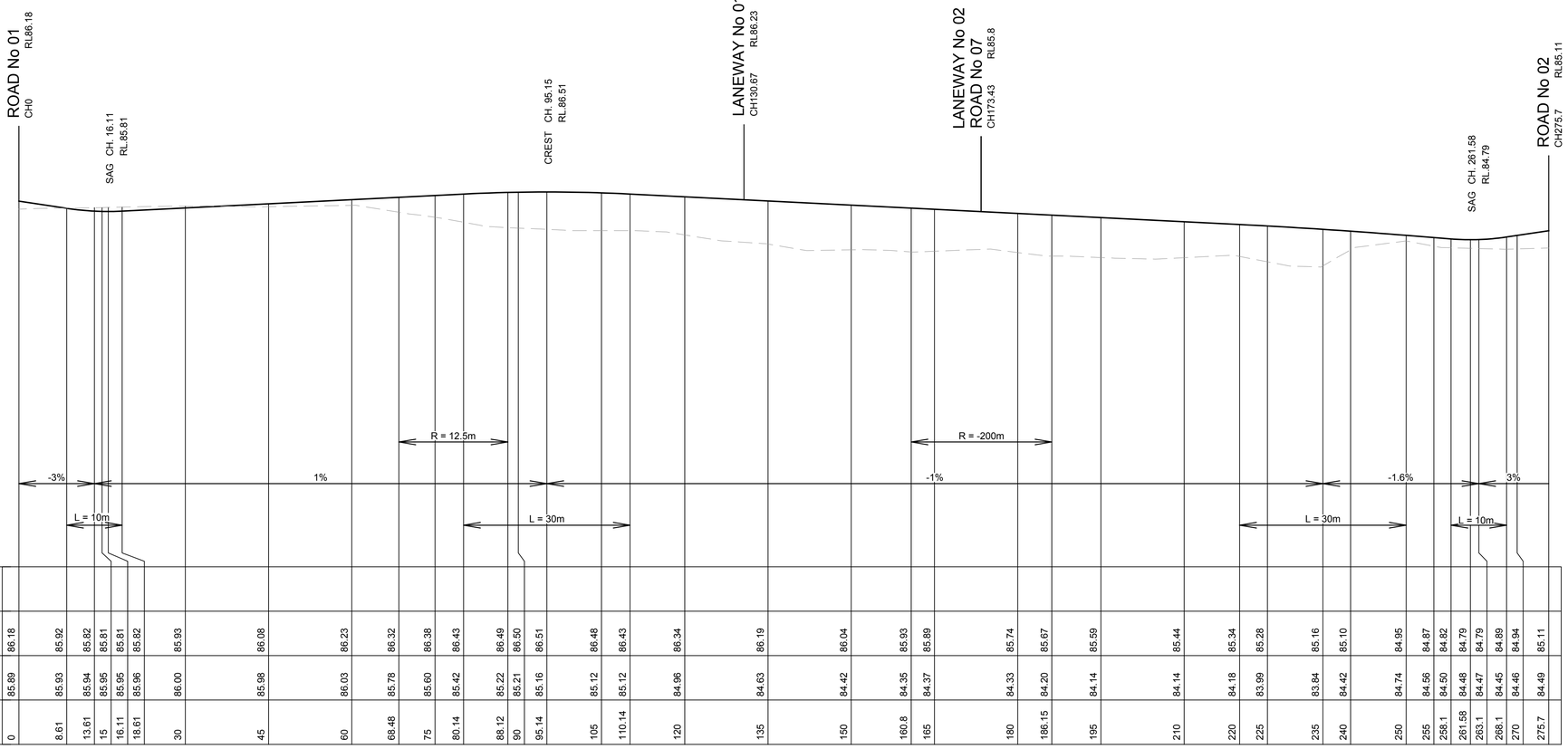
A1

LEGEND

———	DESIGN SURFACE	W	PROPOSED WATER
- - - - -	FUTURE DESIGN	S	PROPOSED SEWER
— — — —	EXISTING SURFACE	SW	PROPOSED STORMWATER
———	BY OTHERS	SW	TEMPORARY STORMWATER

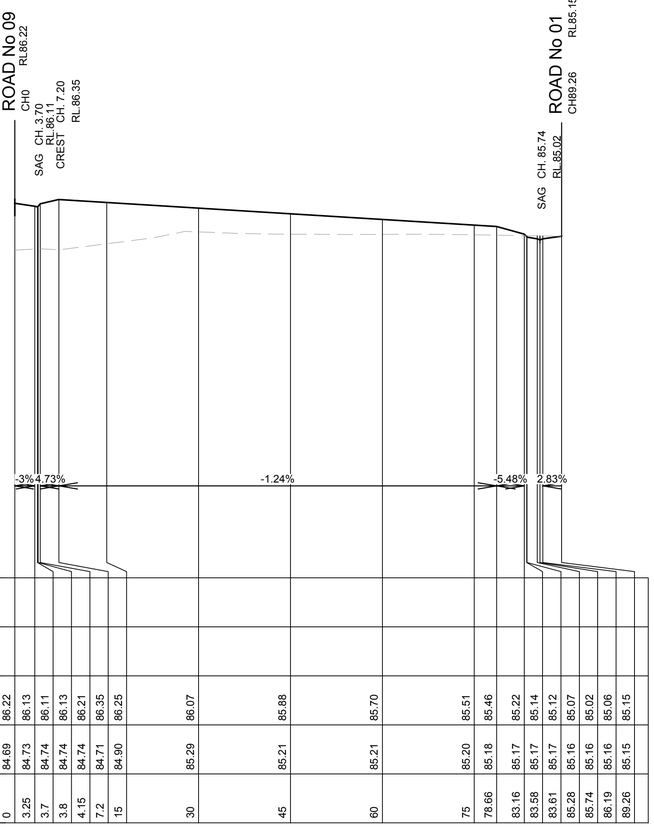


| | | |

A1

LEGEND

———	DESIGN SURFACE	W	PROPOSED WATER
- - - - -	FUTURE DESIGN	S	PROPOSED SEWER
— — — —	EXISTING SURFACE	SW	PROPOSED STORMWATER
———	BY OTHERS	SW	TEMPORARY STORMWATER



HORIZ GEOMETRY

GRADE (%) -3% 4.73% -1.24% -5.48% 2.83%

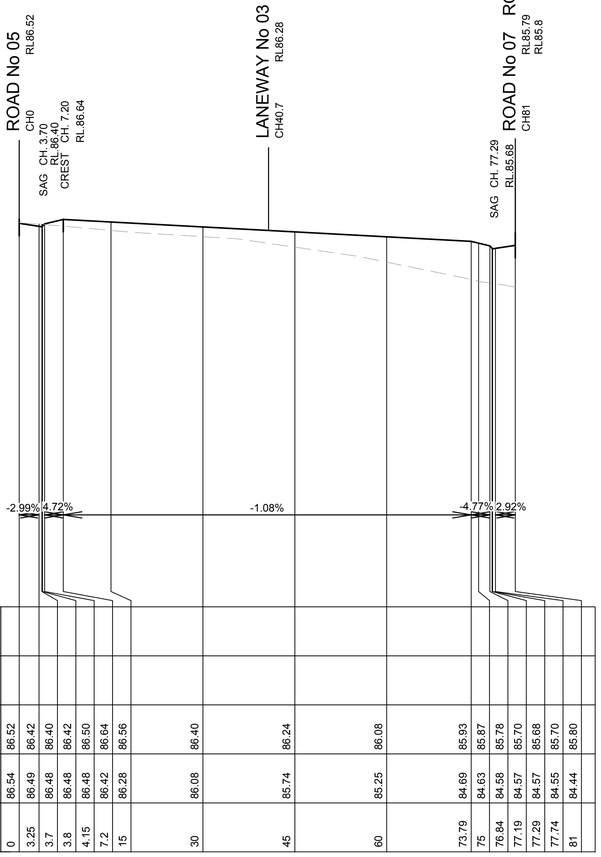
V.C. LENGTH (m)

DATUM R.L.74

WAE																						
DESIGN LEVEL	86.22	86.13	86.11	86.13	86.21	86.35	86.25	86.07	85.88	85.70	85.51	85.46	85.22	85.14	85.12	85.07	85.02	85.06	85.15			
EXISTING LEVEL	84.69	84.73	84.74	84.74	84.74	84.71	84.90	85.29	85.21	85.21	85.20	85.18	85.17	85.17	85.17	85.16	85.16	85.16	85.15			
CHAINAGE	0	3.25	3.7	3.8	4.15	7.2	15	30	45	60	75	78.66	83.16	83.58	83.61	85.28	85.74	86.19	89.26			

LANEWAY No 01 - LONGITUDINAL SECTION

HORIZONTAL SCALE - 1:500
VERTICAL SCALE - 1:100



HORIZ GEOMETRY

GRADE (%) -2.99% 4.72% -1.08% -4.77% 2.92%

V.C. LENGTH (m)

DATUM R.L.74

WAE																						
DESIGN LEVEL	86.52	86.42	86.40	86.42	86.50	86.64	86.56	86.40	86.24	86.08	85.93	85.87	85.78	85.70	85.68	85.70	85.80					
EXISTING LEVEL	86.54	86.49	86.48	86.48	86.48	86.42	86.28	86.08	85.74	85.25	84.69	84.63	84.58	84.57	84.57	84.55	84.44					
CHAINAGE	0	3.25	3.7	3.8	4.15	7.2	15	30	45	60	73.79	75	76.84	77.19	77.29	77.74	81					

LANEWAY No 02 - LONGITUDINAL SECTION

HORIZONTAL SCALE - 1:500
VERTICAL SCALE - 1:100

DEVELOPMENT APPLICATION

1:500 @A1 — 0 5 10 15 20 30 40 50m

1:100 @A1 — 0 1 2 3 4 6 8 10m

REV.	DATE	AMENDMENT DESCRIPTION	DES.	DRN.
I	14.10.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.G.
H	19.08.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.S.
G	15.07.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	A.K.P.
F	21.06.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.S.
E	23.05.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.G.
D	17.05.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.G.

Authorised for issue by: MINH VU

Signature:

Principal: VE ESTATE DEVELOPMENTS PTY LTD

L.G.A. CAMDEN COUNCIL

Scale: AS SHOWN

Datum: AHD

Project: PROPOSED SUBDIVISION OF LOT 1 IN DP 1275807 & LOT 120 IN DP 1289677 THE NORTHERN ROAD, BRINGELLY

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Drawing Title: LANEWAY Nos 01 AND 02 LONGITUDINAL SECTIONS

C&R Ref. 787-22 | Drawing Ref. 787-22C-DA-0215 | Revision I

CAD REF: G:\JOBS\RED\PROJECTS\2022_JY\787-22\ENGINEERING\DRAWINGS\CIVIL\DA\787-22C-DA-0215.DWG - I - # # # DATE PRINTED: 14/10/2024 4:47:23 PM

A1

LEGEND

———	DESIGN SURFACE	W	PROPOSED WATER
- - - - -	FUTURE DESIGN	S	PROPOSED SEWER
— — — —	EXISTING SURFACE	SW	PROPOSED STORMWATER
———	BY OTHERS	SW	TEMPORARY STORMWATER

HORIZ GEOMETRY

GRADE (%) 3% | 1.43% | -1.24% | -4.73% | 3.01%

V.C. LENGTH (m) L = 30m

DATUM R.L.74

WAE																			
DESIGN LEVEL	86.28	86.37	86.37	86.41	86.51	86.53	86.53	86.50	86.44	86.33	86.15	85.96	85.77	85.72	85.58	85.50	85.48	85.50	85.62
EXISTING LEVEL		85.86	85.85	85.83	85.73	85.50	85.47	85.23	85.10	85.02	84.62	84.25	85.55	85.60	85.63	85.64	85.64	85.64	85.67
CHAINAGE	0	2.75	2.9	6.19	15	21.19	22.27	30	36.19	45	60	75	90	94.26	97.31	97.66	97.76	98.21	102.26

LANEWAY No 03 - LONGITUDINAL SECTION

HORIZONTAL SCALE - 1:500
VERTICAL SCALE - 1:100

HORIZ GEOMETRY

GRADE (%) -3% | 22.85% | 20% | -0.84% | -66.67% | -17.78% | -2.5% | 3% | 8.89%

V.C. LENGTH (m) -4.44% | 2.27%

DATUM R.L.70

DESIGN LEVEL	83.31	83.21	83.19	83.21	83.29	83.37	83.30	83.17	83.05	82.92	82.80	82.77	82.74	82.58	82.50	82.48	82.52	82.56	82.61
EXISTING LEVEL	82.91	82.85	82.84	82.84	82.83	82.78	82.64	82.32	81.97	81.35	80.90	80.87	80.85	80.81	80.81	80.81	80.81	80.82	80.82
CHAINAGE	0	3.25	3.7	3.8	4.15	7.28	15	30	45	60	75	78.31	81.26	87.71	88.16	88.19	88.64	90	91.69

LANEWAY No 05 - LONGITUDINAL SECTION

HORIZONTAL SCALE - 1:500
VERTICAL SCALE - 1:100

DEVELOPMENT APPLICATION

1:500 @A1 (0 5 10 15 20 30 40 50m)
1:100 @A1 (0 1 2 3 4 6 8 10m)

REV.	DATE	AMENDMENT DESCRIPTION	DES.	DRN.
I	14.10.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.G.
H	19.08.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.S.
G	15.07.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	A.K.P.
F	21.06.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.S.
E	23.05.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.G.
D	17.05.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.G.

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Authorised for issue by: MINH VU
Signature:

Principal: VE ESTATE DEVELOPMENTS PTY LTD
L.G.A.: CAMDEN COUNCIL
Scale: AS SHOWN
Datum: AHD

Project: PROPOSED SUBDIVISION OF LOT 1 IN DP 1275807 & LOT 120 IN DP 1289677 THE NORTHERN ROAD, BRINGELLY

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Drawing Title: LANEWAY Nos 03 AND 03 LONGITUDINAL SECTIONS

C&R Ref. 787-22 | Drawing Ref. 787-22C-DA-0216 | Revision I

CAD FILE: C:\ACAD\MELBOURNE\787-22\DWG\787-22C-DA-0216.DWG - PLOTTED: 14/10/2024 4:47:31 PM

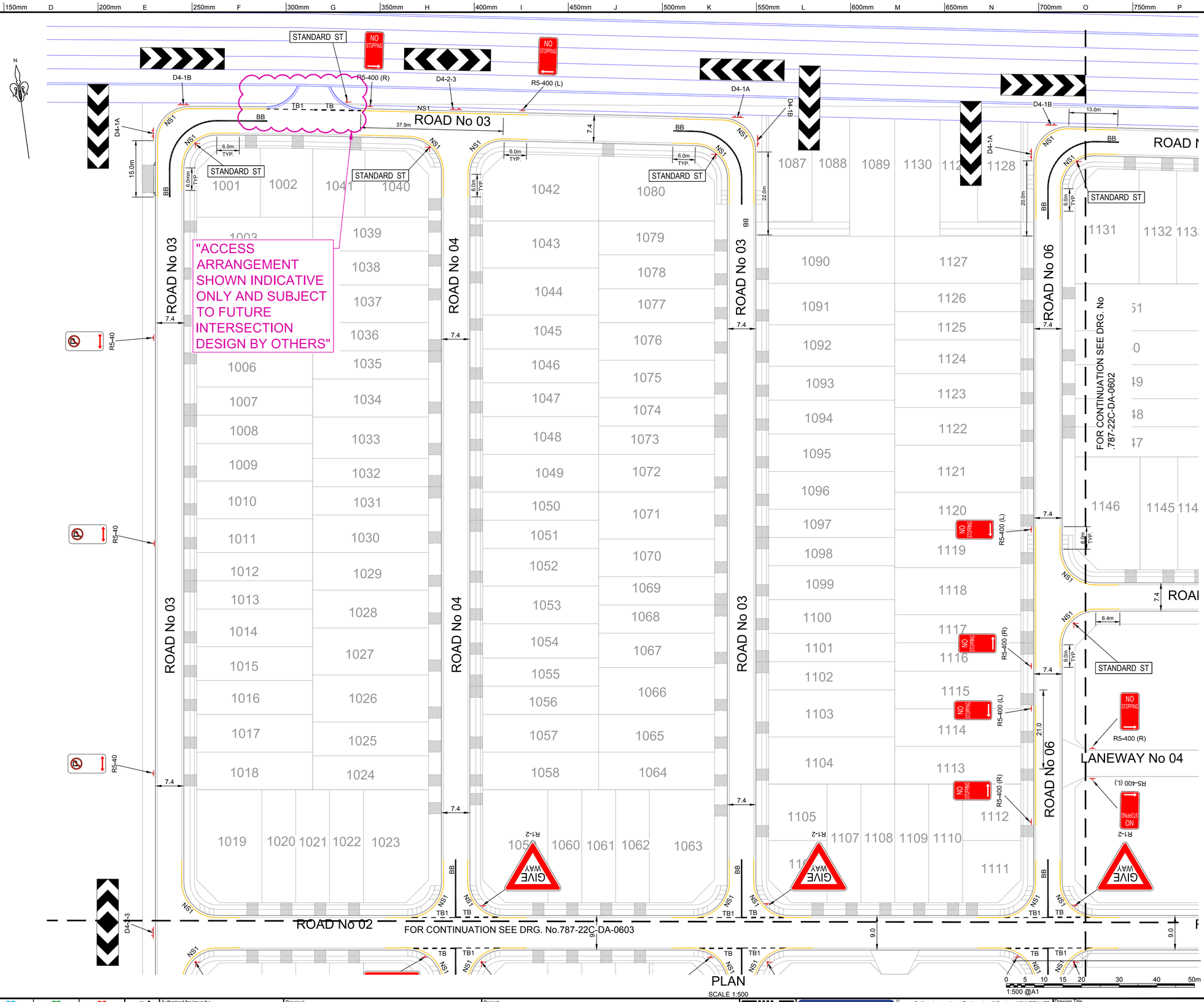
A1

LEGEND

- SIGNPOSTS
- STREET SIGN
- BB — DOUBLE TWO-WAY BARRIER LINE
- NS1 — NO STOPPING LINE
- S1 — SINGLE BROKEN LANE LINE
- TB — GIVE WAY LINE (USED WITH SIGNS)
- TB1 — GIVE WAY LINE (RIGHT SIDE)

NOTES:

1. ALL LINEMARKING WORKS TO BE IN ACCORDANCE WITH THE CURRENT AUSTRALIAN STANDARD AS1742.2-2009-MANUAL UNIFORM TRAFFIC CONTROL DEVICES.
2. THE SCOPE OF WORK SHALL INCLUDE ALL PAVEMENT MARKINGS TO ROADS.
3. THE WORK CARRIED OUT AND TESTING PERFORMED SHALL COMPLY WITH THE CURRENT, RELEVANT AUSTRALIAN STANDARDS AND RMS STANDARDS WHERE NECESSARY.
4. ALL MARKINGS SHALL BE SPOTTED OUT AND APPROVED BY THE SUPERINTENDENT PRIOR TO APPLICATION.
5. PAINT SHALL BE APPLIED AT A WET THICKNESS OF BETWEEN 0.35mm - 0.45mm.
6. PAINT SHALL ONLY BE APPLIED TO CLEAN AND DRY SURFACES.
7. ALL LONGITUDINAL LINES SHALL BE APPLIED BY A SELF-PROPELLED MACHINE.
8. LINEMARKING REMOVAL SHALL BE CARRIED OUT BY GRINDING OR SANDBLASTING. REMOVAL BY BURNING WILL NOT BE PERMITTED.
9. THE EXTENT OF LINEMARKING TO BE ERADICATED SHALL BE CONFIRMED ON SITE PRIOR TO REMOVAL. ANY MARKINGS INCORRECTLY REMOVED SHALL BE REINSTATED AT THE CONTRACTOR'S EXPENSE.
10. ALL MARKINGS SHALL BE COMPLETED IN A WORKMANLIKE MANNER AND BE STRAIGHT, SMOOTH AND WITH EVEN CURVES. ANY NON-CONFORMING WORK, SHALL BE REMOVED AND REINSTATED AT THE DIRECTION OF THE SUPERINTENDENT AT THE CONTRACTOR'S EXPENSE.
11. ALL STREET SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH CAMDEN CITY COUNCIL STANDARDS.



DEVELOPMENT APPLICATION

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L.G.A. CAMDEN COUNCIL

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Drawing Title: SIGNAGE AND LINEMARKING PLAN SHEET 1 OF 4

C&R Ref.	Drawing Ref.	Revision
787-22	787-22C-DA-0601	I

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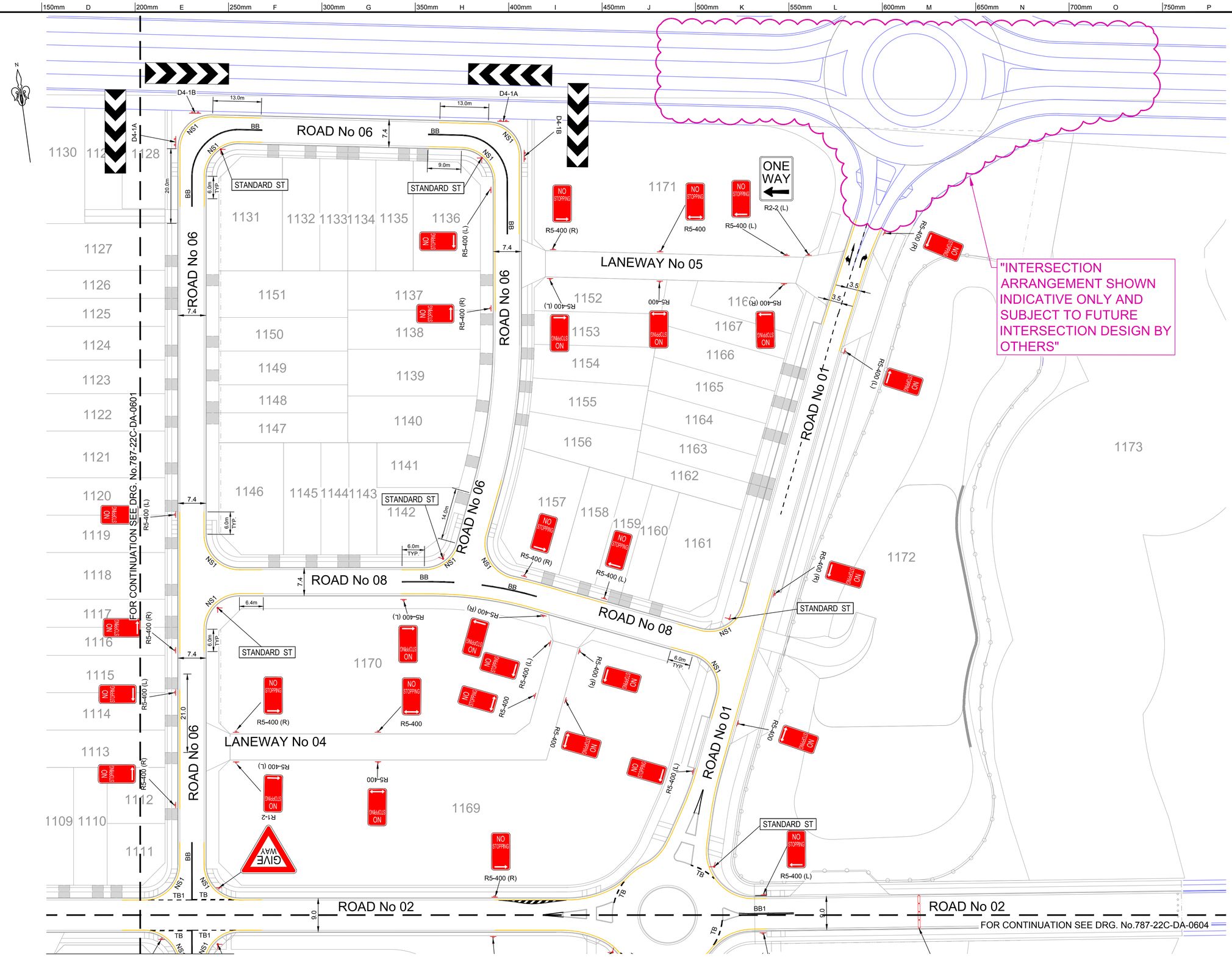
CAD REF: G:\ACAD\PROJECTS\787-22\DWG\787-22C-DA-0601.DWG - I - # # # # DATE PRINTED: 7/10/2024 10:12:17 AM

A1

NOTE:

1. REFER TO DRG. No.0601 FOR LEGEND AND SIGNAGE AND LINEMARKING NOTES.



DEVELOPMENT APPLICATION

REV.	DATE	AMENDMENT DESCRIPTION	DES.	DRN.
I	14.10.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.G.
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E	23.05.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.G.
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Principal: VE ESTATE DEVELOPMENTS PTY LTD

L.G.A. CAMDEN COUNCIL

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Datum: AHD

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Drawing Title: SIGNAGE AND LINEMARKING PLAN SHEET 2 OF 4

C&R Ref. 787-22

Drawing Ref. 787-22C-DA-0602

Revision I

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A1

NOTE:

1. REFER TO DRG. No.0601 FOR LEGEND AND SIGNAGE AND LINEMARKING NOTES.

PLAN
SCALE 1:500

0 5 10 15 20 30 40 50m
1:500 @A1

REV.	DATE	AMENDMENT DESCRIPTION	DES.	DRN.
I	14.10.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.G.
H	19.08.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.S.
G	15.07.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	A.K.P.
F	21.06.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.S.
E	23.05.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.G.
D	17.05.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.G.

Authorised for issue by: MINH VU
Signature:

Principal: VE ESTATE DEVELOPMENTS PTY LTD
L.G.A. CAMDEN COUNCIL
Scale: AS SHOWN
Datum: AHD

Project: PROPOSED SUBDIVISION OF LOT 1 IN DP 1275807 & LOT 120 IN DP 1289677 THE NORTHERN ROAD, BRINGELLY

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Drawing Title: SIGNAGE AND LINEMARKING PLAN SHEET 3 OF 4

C&R Ref. 787-22 | Drawing Ref. 787-22C-DA-0603 | Revision 1

CAD REF: G:\ACAD\RELEASE\787-22\787-22C-DA\0603.DWG - Y:\ # # # DATE PRINTED: 7/11/2024 11:09:28 AM

A1

NOTE:

1. REFER TO DRG. No.0601 FOR LEGEND AND SIGNAGE AND LINEMARKING NOTES.

PLAN

SCALE 1:500

0 5 10 15 20 30 40 50m

1:500 @A1

DEVELOPMENT APPLICATION

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Drawing Title: SIGNAGE AND LINEMARKING PLAN SHEET 4 OF 4

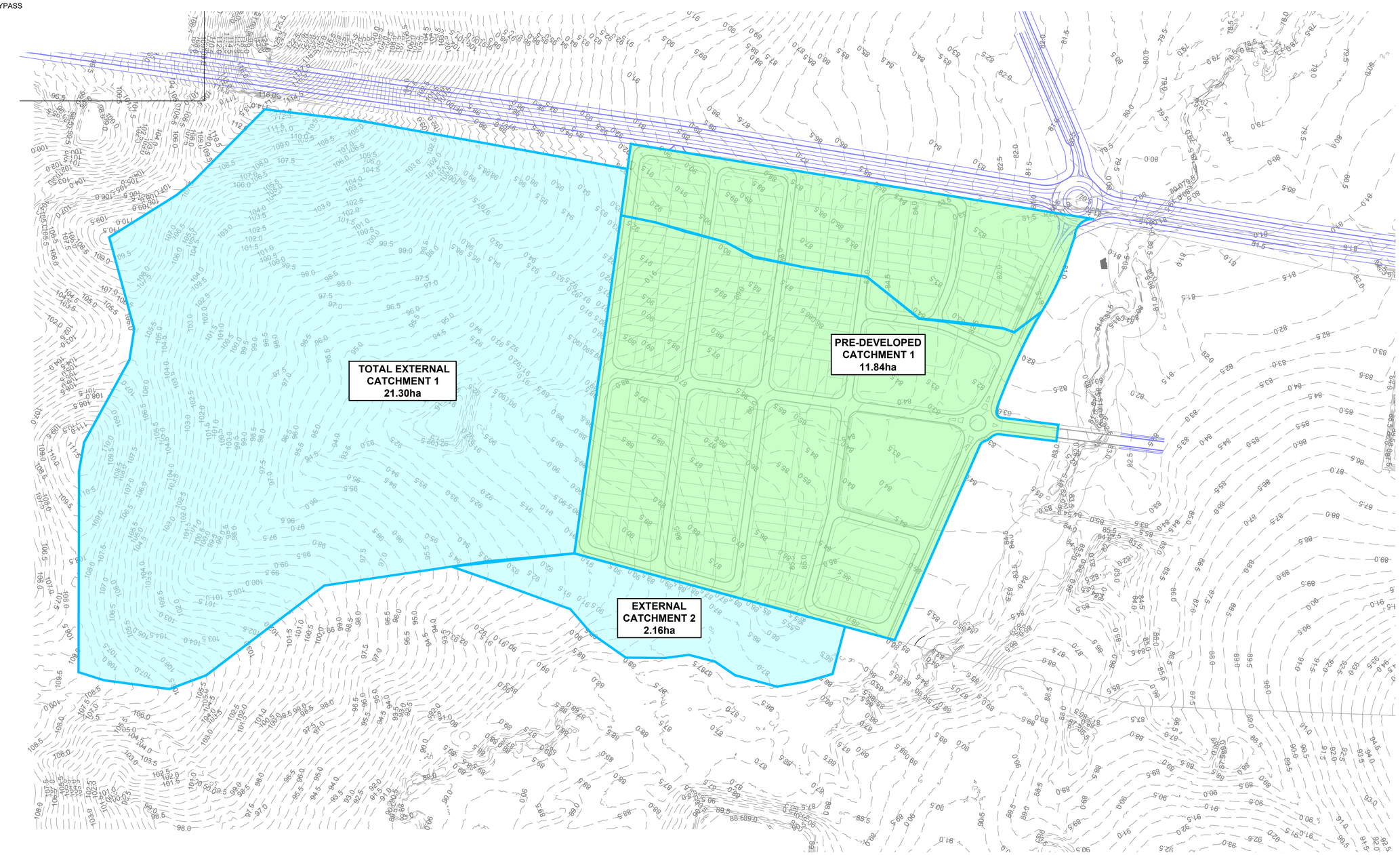
C&R Ref. 787-22 | Drawing Ref. 787-22C-DA-0604 | Revision I

A1

LEGEND

- STORMWATER DRAINAGE CATCHMENT BOUNDARY (EXTERNAL)
- CATCHMENT DIRECTION
- EXTERNAL CATCHMENT
- EXTERNAL CATCHMENT - FUTURE BYPASS
- INTERNAL CATCHMENT
- INTERNAL CATCHMENT - FUTURE BYPASS

N



PLAN
SCALE 1:2000

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1:2000 @A1

DEVELOPMENT APPLICATION

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Drawing Title: PRE-DEVELOPMENT CATCHMENT PLAN

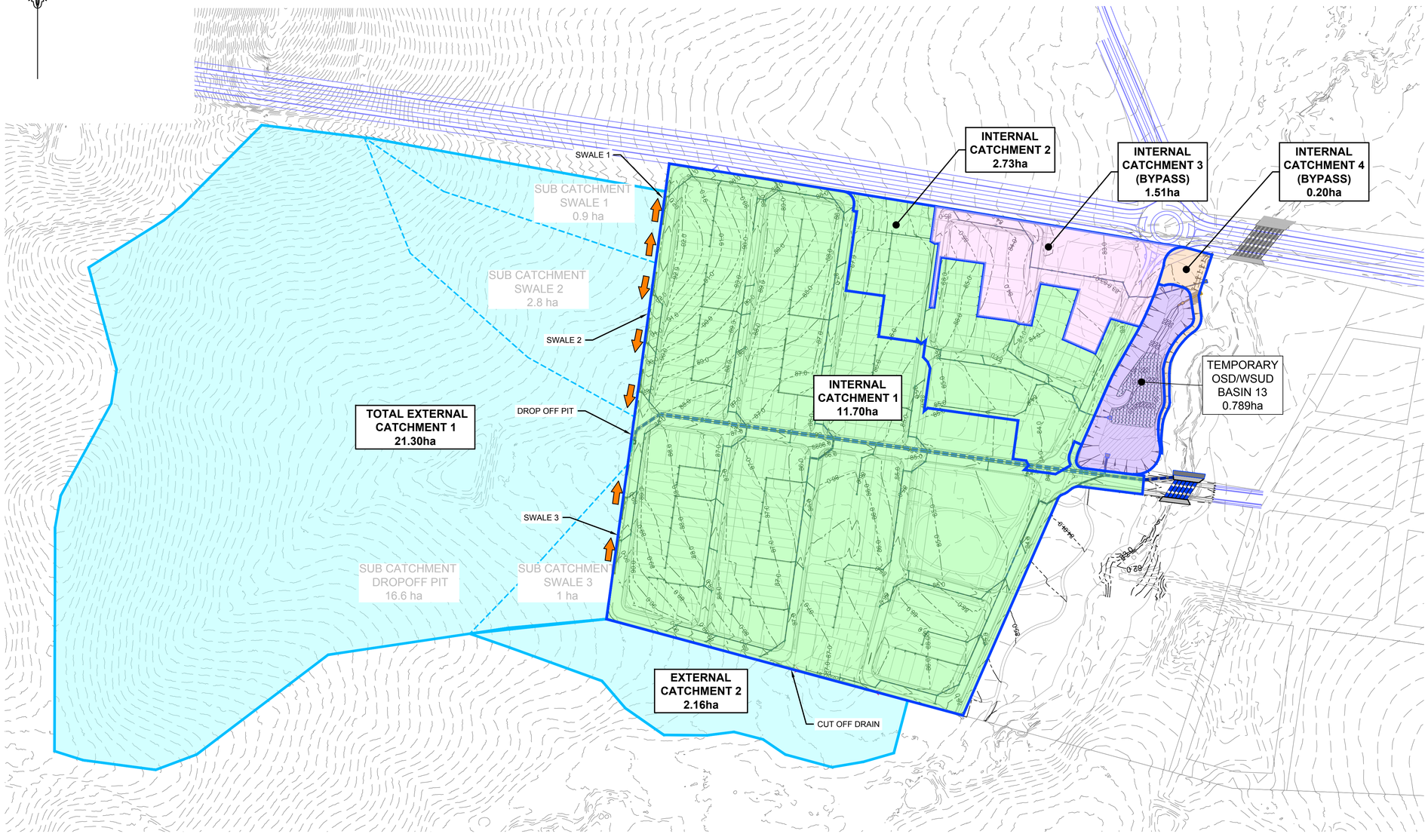
C&R Ref.: 787-22
Drawing Ref.: 787-22C-DA-0701
Revision: I

CAD REF: G:\ACAD\Models\DP\2021\787022_VN\787-22C\DWG\787-22C-DA-0701.DWG - I - # # - DATE PRINTED: 14/10/2024 4:49:47 PM

A1

LEGEND

- STORMWATER DRAINAGE CATCHMENT BOUNDARY (EXTERNAL)
- STORMWATER DRAINAGE CATCHMENT BOUNDARY (INTERNAL)
- CATCHMENT DIRECTION
- EXTERNAL CATCHMENT
- EXTERNAL CATCHMENT - FUTURE BYPASS
- INTERNAL CATCHMENT
- INTERNAL CATCHMENT - FUTURE BYPASS
- INTERNAL CATCHMENT - FUTURE BYPASS
- BASIN CHATCHMENT



PLAN

SCALE 1:2000

CATCHMENT PROPERTIES						
CATHMENT NAME	SWALE 1	SWALE 2	SWALE 3	DROPOFF PIT	CUTOFF DRAIN	
CATCHMENT FLOW (m3/S)	**0.22**	**0.68**	**0.24**	**1.58**	**0.49**	
DRAINAGE STRUCTURE CAPACITY CALCULATION						
STRUCTURE NAME	SWALE 1	SWALE 2	SWALE 3	DROPOFF PIT	CUTOFF DRAIN	
SWALE GRADE (%)	2.7	4	2	-	-	
SWALE CAPACITY (m3/s)	0.46	0.56	0.4	-	-	
SWALE PIT CAPACITY (20% BLOCKAGE FOR 0.12m3/S APPROACHING FLOW) (m3/S)	0.07	0.07	0.07	-	-	
No. OF SWALE PITS	2	6	4	-	-	
DROPOFF PIT CAPACITY (m3/s)	-	-	-	6.04	-	
CUTOFF DRAIN CAPACITY (m3/s)	-	-	-	-	0.52	
TOTAL DRAINAGE STRUCTURE CAPACITY	**0.60**	**0.98**	**0.68**	**6.04**	**0.52**	

DEVELOPMENT APPLICATION

0 20 40 60 80 120 160 200m

1:2000 @A1

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CRAIG& RHODES TAKE THE LEAD

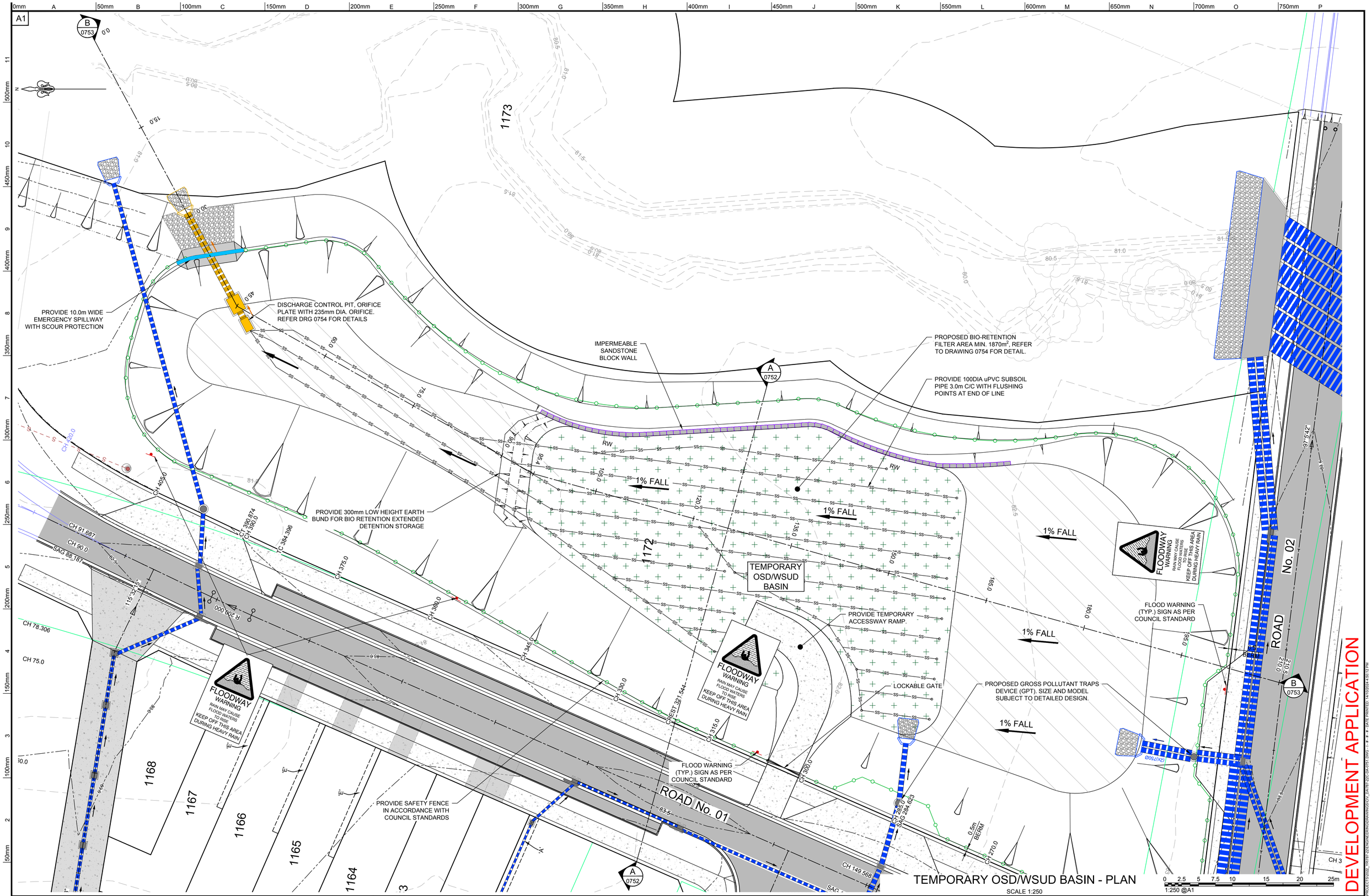
Drawing Title: POST-DEVELOPMENT CATCHMENT PLAN

C&R Ref. 787-22

Drawing Ref. 787-22C-DA-0702

Revision I

CAD REF: G:\ACQUIRED\CRPROJECTS\2022_YR787-22\ENGINEERING\DRAWINGS\CIV_DA\787-22C-DA-0702.DWG - I # # # DATE PRINTED: 15/10/2024 2:57:23 PM



TEMPORARY OSD/WSUD BASIN - PLAN

SCALE 1:250

0 2.5 5 7.5 10 15 20 25m

1:250 @A1

DEVELOPMENT APPLICATION

REV.	DATE	AMENDMENT DESCRIPTION	DES.	DRN.
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CRAIG& RHODES TAKE THE LEAD

Drawing Title: TEMPORARY OSD\WSUD INTERIM PLAN

C&R Ref. 787-22

Drawing Ref. 787-22C-DA-0751

Revision I

A1

TEMPORARY OSD BASIN OUTLET STRUCTURE TO BE REMOVED

HATCH AREA TO FILLED AND REGRADED TO FORM BIO-RETENTION BASIN 13.

BIO-RETENTION BASIN 13 OUTLET TO BE BUILT. REFER TO DRAWING 0754 FOR DETAILS .

MODIFY IMPERMEABLE SANDSTONE BLOCK WALL TO ALLOW FOR SPILLWAY

SHARED PATH AND BATTER TO BE ADJUSTED TO ALLOW FOR SPILLWAY

SHARED PATH AND BATTER TO BE ADJUSTED TO ALLOW FOR SPILLWAY

PROPOSED BIO-RETENTION FILTER AREA MIN. 1870m². REFER TO DRAWING 0754 FOR DETAIL.

BIO-RETENTION SPILLWAY

MODIFY SUBSOIL PIPE CONNECTION TO SUIT NEW BASIN OUTLET LOCATION

BIO-RETENTION BASIN 13

EXISTING ACCESSWAY RAMP

HATCH AREA TO FILLED AND REGRADED TO FORM BIO-RETNSION BASIN.

EXISTING LOCKABLE GATE

SHARED PATH TO BE CONSTRUCTED AS PER LANDSCAPE ARCHITECTURAL PLANS.

PIPE OUTLET TO BE EXTENDED TO BIO-RETENTION BASIN 13

FLOOD WARNING (TYP.) SIGN AS PER COUNCIL STANDARD

PROVIDE SAFETY FENCE IN ACCORDANCE WITH COUNCIL STANDARDS

FLOODWAY WARNING
RAIN MAY CAUSE FLOOD WATERS TO RISE
KEEP OFF THIS AREA DURING HEAVY RAIN

ROAD No. 01

ROAD No. 02

1173 1172 1168 1167 1166

CH 60.0 CH 75.0 CH 78.306 CH 90.0 SAG 88.187 CH 91.687 CH 405.0 CH 435.0 CH 390.874 CH 390.0 IC 384.386 CH 375.0 CH 360.0 CH 345.0 CH 330.0 CH 315.0 CH 300.0 CH 285.0 SAG 284.623 CH 270.0 R 200.000

DEVELOPMENT APPLICATION

ULTIMATE BIO-RETENTION BASIN 13 - PLAN

SCALE 1:250

0 2.5 5 7.5 10 15 20 25m
1:250 @A1

REV.	DATE	AMENDMENT DESCRIPTION	DES.	DRN.
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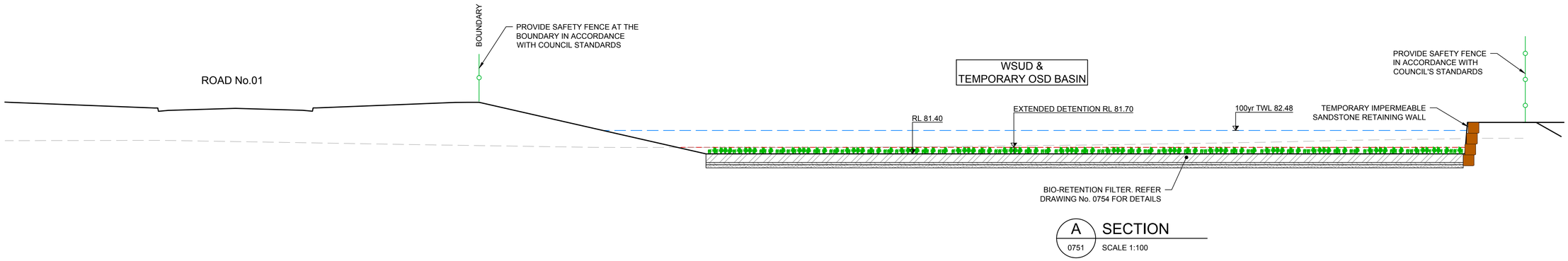
Drawing Title: BIO-RETENTION BASIN 13 ULTIMATE PLAN

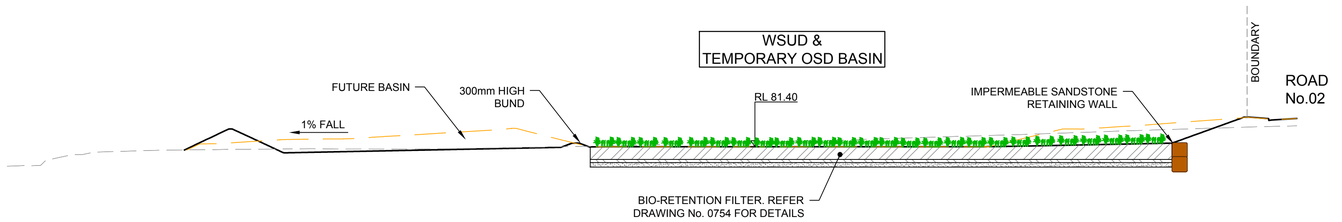
C&R Ref.: 787-22
Drawing Ref.: 787-22C-DA-0752
Revision: I



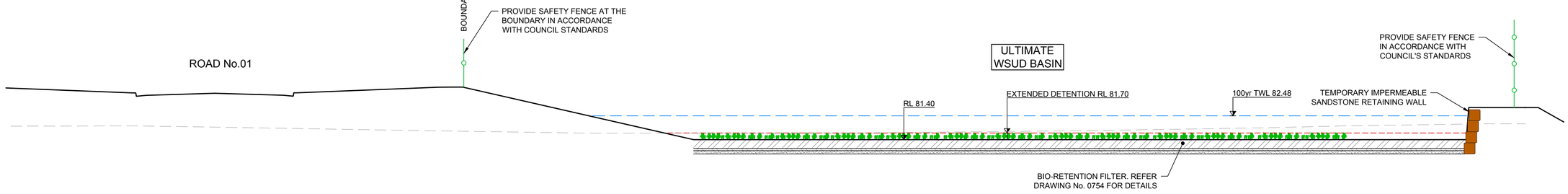
A SECTION
0751 SCALE 1:100

TEMPORARY OSD/WSUD BASIN		
CATCHMENT DETAILS		
Total Site Catchment Area	15.94	ha
Development Catchment Draining to OSD	14.43	ha
Development Catchment Bypassing OSD	1.51	ha
TEMPORARY BASIN CHARACTERISTICS		
Bottom of Basin Level	81.40	mRL
Extended Detention Level	81.70	mRL
Top of Basin Wall Level	82.85	mRL
Emergency Spillway Level	82.55	mRL
Minimum Basin Depth (to Spillway)	1.05	m
Minimum Bio-Retention Filter Area	1870	m2
TEMPORARY BASIN OUTLETS		
Orifice Diameter	235	mm
Orifice CL level	81.70	mRL
Primary DCP Surface Level	82.20	mRL
Primary DCP Outlet Pipe Diameter	900	mm
Primary DCP Outlet Pipe Invert Level	80.20	mRL
Secondary DCP Surface Level	82.25	mRL
Secondary DCP Outlet Pipe Diameter	1050	mm
Secondary DCP Outlet Pipe Invert Level	80.15	mRL

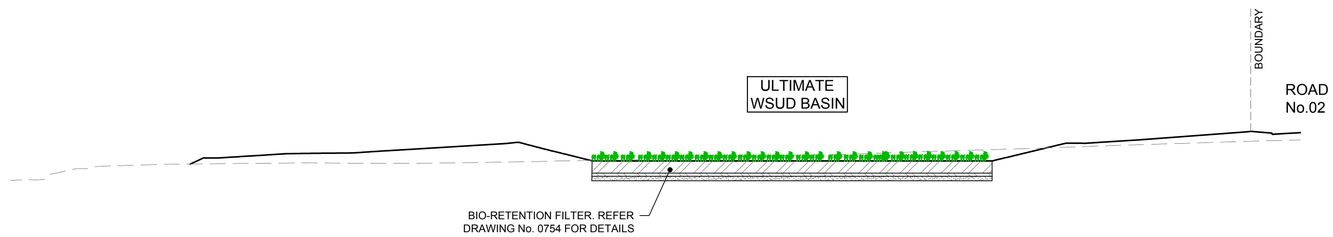
TEMPORARY OSD/WSUD BASIN Pre vs Post Site Discharge Comparison			
STORM EVENT	**Pre-Development Flow**	**Post-Development Flow**	**Basin Top Water Level**
	(m3/s)	**(m3/s)**	**(m AHD)**
2-yr ARI	0.784	0.757	82.18
5-yr ARI	3.146	2.433	82.34
10-yr ARI	4.348	3.809	82.38
20-yr ARI	5.891	5.259	82.41
50-yr ARI	7.796	7.441	82.45
100-yr ARI	9.178	8.703	82.48



B SECTION
0751 SCALE 1:500(H) 1:250(V)



C SECTION
0752 SCALE 1:100



D SECTION
0752 SCALE 1:500(H) 1:250(V)

0 5 10 15 20 30 40 50m
1:500 @A1
0 2.5 5 7.5 10 15 20 25m
1:250 @A1

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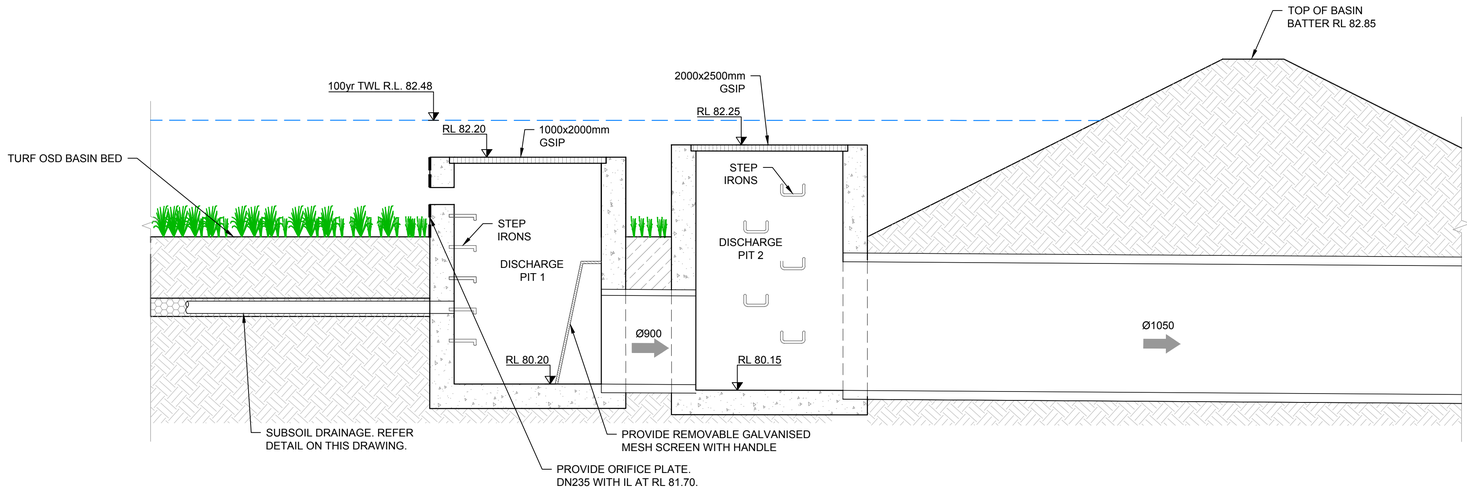
Drawing Title: BASIN SECTIONS
C&R Ref: 787-22
Drawing Ref: 787-22C-DA-0753
Revision: I

CAD REF: G:\ACAD\WORK\CRHPROJECTS\2022_2YR\787-22\ENGINEERING\DRAWINGS\CA_DA\787-22C-DA-0753.DWG - I - # # # - DATE PRINTED: 14/10/2024 4:32:14 PM

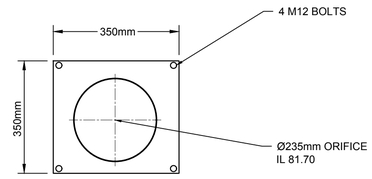
A1

NOTE:
CONCEPT BASIN DESIGN CONFIGURATION SUBJECT TO FURTHER DETAILED DESIGN.



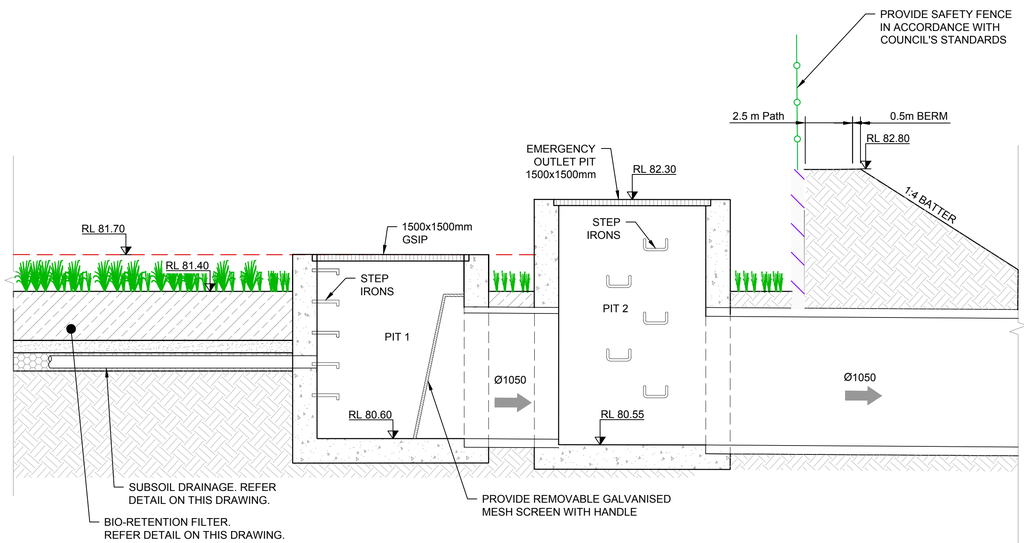
CONCEPT TEMPORARY BASIN DISCHARGE CONTROL PIT DETAILS

N.T.S.



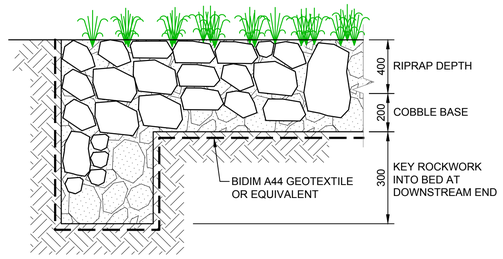
ORIFICE DETAILS

SCALE 1:10



BIO-RETENTION BASIN OUTLET DETAILS

N.T.S.

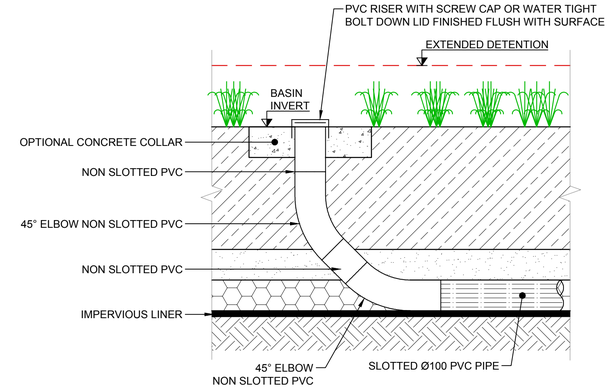


RIPRAP DETAILS (TYP.)

SCALE 1:10

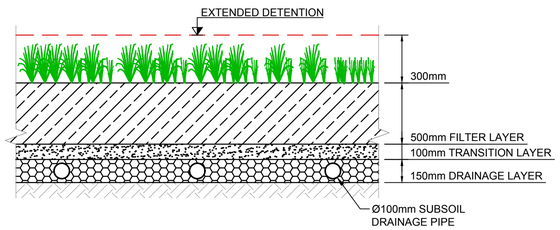
ROCK RIPRAP SPECIFICATIONS:

1. ALL RIPRAP MUST CONSIST OF ANGULAR RUN-OF-QUARRY DURABLE ROCK PLACED OVER A 200mm LAYER OF ANGULAR COBBLES D_{50}=200mm MIXED WITH GRAVEL D_{50}=10mm.
2. ALL ROCK IS TO BE A HARD DURABLE ROCK WITH A POINT INDEX LOAD Is50 GREATER THAN 1.0MPa AS DETERMINED IN ACCORDANCE WITH AS4133.4.1 - 2007.
3. RIPRAP IS TO BE PLACED BY HAND AND CROW-BARRED INTO PLACE TO ENSURE FIT WITH MINIMUM VOIDS.
4. ALL ROCK AND COBBLES TO BE PACKED WITH TOPSOIL. GAPS IN RIPRAP TO BE PLANTED AS SPECIFIED IN LANDSCAPING PLANS.
   - M50 60kg (NOM 300MD)
   - M15 25kg
   - 100 120kg
5. BASE OF RIPRAP TO BE LINED WITH GEOTEXTILE FABRIC (BIDIM A44).
6. ROCK SIZE:
   - D_{50} = 250mm
   - $D_{MAX.}$ = 400mm



FLUSHING POINT AND SUBSOIL DRAIN DETAILS (TYP.)

SCALE 1:10



BIO-RETENTION FILTER PROFILE (TYP.)

(AFTER 80% OF UPSTREAM DWELLINGS CONSTRUCTED)

SCALE 1:20

0 0.2 0.4 0.6 0.8 1.2 1.6 2m
1:20 @A1

0 0.1 0.2 0.3 0.4 0.6 0.8 1m
1:10 @A1

0 0.25 0.5 0.75 1 1.5 2 2.5m
1:25 @A1

DEVELOPMENT APPLICATION

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I	14.10.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.G.
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G	15.07.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	A.K.P.
F	21.06.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.S.
E	23.05.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.G.
D	17.05.24	ISSUED FOR DEVELOPMENT APPLICATION	Z.Y.	K.G.

Authorised for issue by: MINH VU
Signature:

Principal: VE ESTATE DEVELOPMENTS PTY LTD
L.G.A.: CAMDEN COUNCIL
Scale: AS SHOWN
Datum: AHD

Project: PROPOSED SUBDIVISION OF LOT 1 IN DP 1275807 & LOT 120 IN DP 1289677 THE NORTHERN ROAD, BRINGELLY

Colliers International Engineering & Design NSW PTY LTD
ABN 77 050 209 991 ACN 050 209 991
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reception@crhodes.com.au
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www.colliers.com.au

Drawing Title: BASIN DETAILS

C&R Ref.: 787-22
Drawing Ref.: 787-22C-DA-0754
Revision: I

CAD REF: C:\ACAD\REVIT\CRPROJECTS\2022_2\787-22C\NORTHERN\ROAD\MAIN\ISSUE\787-22C-DA-0754.MVW - I - # # # - DATE PRINTED: 14/10/2024 4:52:32 PM

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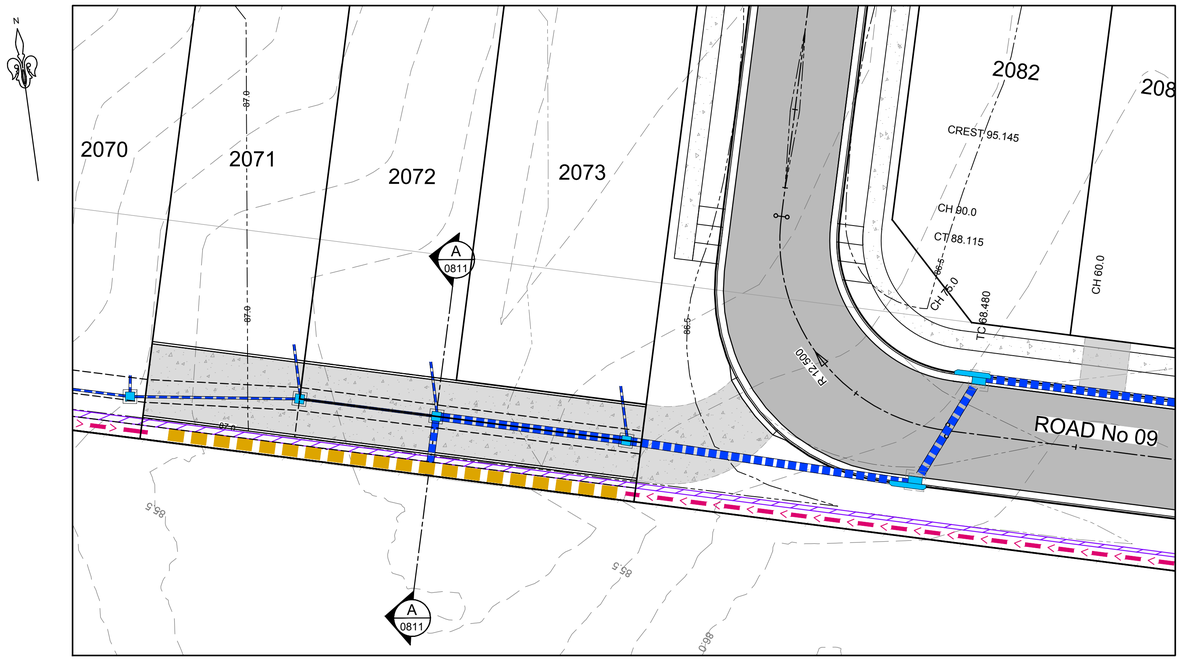
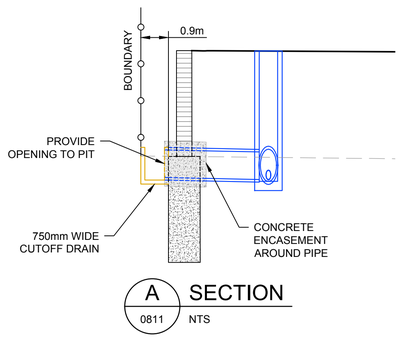


PLAN
SCALE 1:200



A 0811 SECTION
NTS

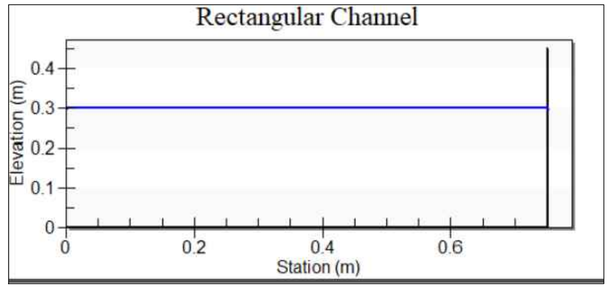
SOUTHERN CUTOFF DRAIN
CAPACITY CALCULATION

Type: Rectangular — Define...

Side Slope 1 (Z1):	0.0	H : 1V
Side Slope 2 (Z2):	0.0	H : 1V
Channel Width (B):	0.75	(m)
Pipe Diameter (D):	0.0	(m)
Longitudinal Slope:	0.01	(m/m)
Manning's Roughness:	0.0130	

(•) Enter Depth: 0.300 (m)
( ) Enter Flow: 0.524 (cms)

Parameter	Value	Units
Flow	0.524	cms
Depth	0.300	m
Area of Flow	0.225	m^2
Wetted Perimeter	1.350	m
Hydraulic Radius	0.167	m
Average Velocity	2.330	m/s
Top Width (T)	0.750	m
Froude Number	1.358	
Critical Depth	0.368	m
Critical Velocity	1.900	m/s
Critical Slope	0.00576	m/m
Critical Top Width	0.750	m
Calculated Max Shear Stress	29.407	N/m^2
Calculated Avg Shear Stress	16.337	N/m^2



DEVELOPMENT APPLICATION

0 2 4 6 8 12 16 20m
1:200 @A1

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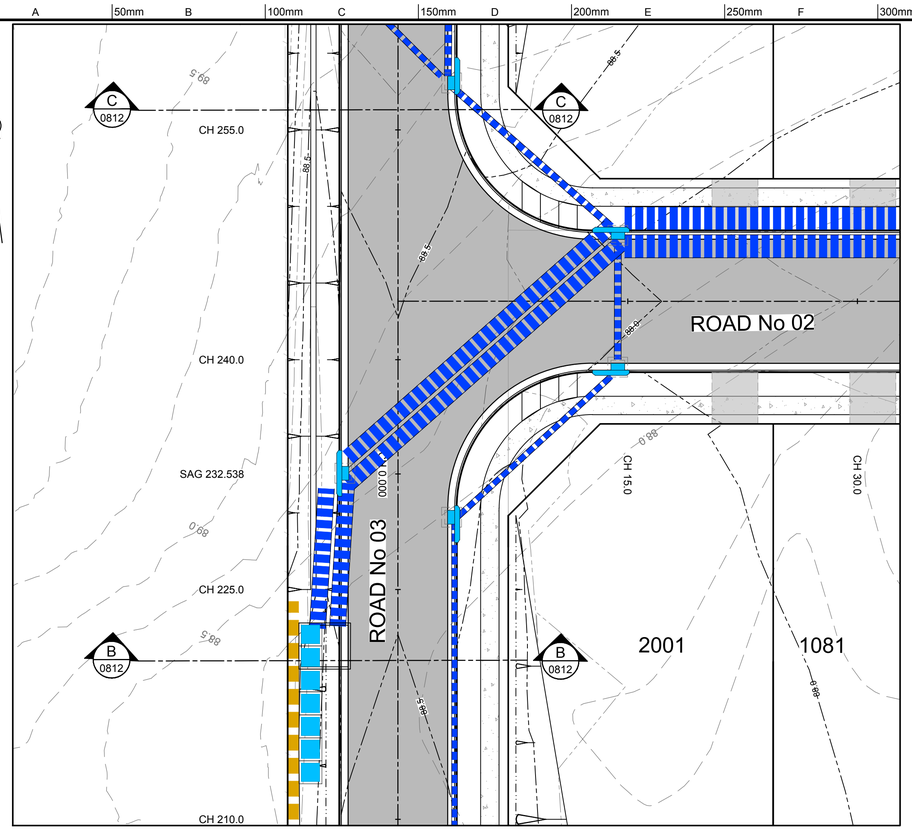
Drawing Title: INTERFACE DETAILS SHEET 1 OF 2
C&R Ref. 787-22
Drawing Ref. 787-22C-DA-0811
Revision I

CAD REF: G:\JOBS\BRINGELWOOD\787-22\2_PLANNING\DRAWINGS\787_22C-DA-0811.DWG - - - DATE PRINTED: 14/10/2024 4:02:36 PM



PLAN
SCALE 1:200

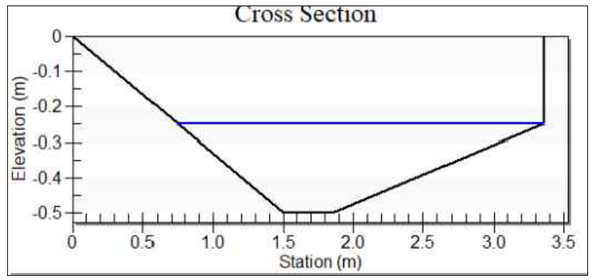
SWALE (4% LONGITUDINAL GRADE) CAPACITY CALCULATION

Type: Cross Section — Define...

Side Slope 1 (Z1):	3.0	H : 1V
Side Slope 2 (Z2):	6.0	H : 1V
Channel Width (B):	0.35	(m)
Pipe Diameter (D):	0.0	(m)
Longitudinal Slope:	0.04	(m/m)
Manning's Roughness:	0.0350	

Enter Flow: 0.564 (cms)
Enter Depth: 0.250 (m)
Calculate

Parameter	Value	Units
Flow	0.564	cms
Depth	0.250	m
Area of Flow	0.369	m^2
Wetted Perimeter	2.661	m
Hydraulic Radius	0.139	m
Average Velocity	1.530	m/s
Top Width (T)	2.600	m
Froude Number	1.297	
Critical Depth	0.278	m
Critical Velocity	1.273	m/s
Critical Slope	0.02293	m/m
Critical Top Width	2.686	m
Calculated Max Shear Stress	98.022	N/m^2
Calculated Avg Shear Stress	54.329	N/m^2
Composite Manning's n Equ...	Lotter ...	
Manning's Roughness	0.0350	



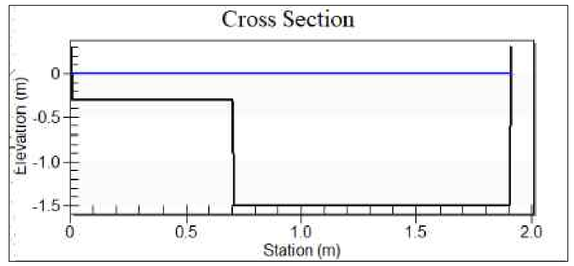
WESTERN DROPOFF PIT CAPACITY CALCULATION

Type: Cross Section — Define...

Side Slope 1 (Z1):	0.0	H : 1V
Side Slope 2 (Z2):	0.0	H : 1V
Channel Width (B):	0.0	(m)
Pipe Diameter (D):	0.0	(m)
Longitudinal Slope:	0.005	(m/m)
Manning's Roughness:	0.0130	

Enter Flow: 6.043 (cms)
Enter Depth: 1.500 (m)
Calculate

Parameter	Value	Units
Flow	6.043	cms
Depth	1.500	m
Area of Flow	2.008	m^2
Wetted Perimeter	4.880	m
Hydraulic Radius	0.411	m
Average Velocity	3.009	m/s
Top Width (T)	1.903	m
Froude Number	0.935	
Critical Depth	1.454	m
Critical Velocity	3.147	m/s
Critical Slope	0.00566	m/m
Critical Top Width	1.902	m
Calculated Max Shear Stress	73.517	N/m^2
Calculated Avg Shear Stress	20.166	N/m^2
Composite Manning's n Equ...	Lotter ...	
Manning's Roughness	0.0130	



CONSTRUCT ULTIMATE VERGE TO COUNCIL STANDARD.
3.5m VERGE
7.4m
ROAD No 03
TEMPORARY SWALE AND ASSOCIATED WORKS TO BE DECOMMISIONED WHEN ADJACENT ULTIMATE DEVELOPMENT TAKE PLACE.

ULTIMATE VERGE TREATMENT
C SECTION
0812 NTS

FUTURE ULTIMATE VERGE.
3.5m VERGE
0.25m
7.4m
ROAD No 03
VARIES, 1:3 MAX
PROVIDE TEMPORARY SWALE ALONG THE BOUNDARY TO INTERCEPT FLOWS.
1.5m
0.5m
1.5m
1:6

INTERIM VERGE TREATMENT
C SECTION
0812 NTS

CONSTRUCT ULTIMATE VERGE TO COUNCIL STANDARD.
3.5m VERGE
7.4m
ROAD No 03
BOND TO BE ISSUED TO COUNCIL FOR ALL ULTIMATE VERGE DECOMMISSIONING & CONSTRUCTION WORKS
DECOMMISSION TEMPORARY BATTERS, CUTOFF DRAIN AND ASSOCIATED DRAINAGE STRUCTURES AFTER THE COMPLETION OF UPSTREAM ULTIMATE DRAINAGE CONNECTION

ULTIMATE VERGE TREATMENT
B SECTION
0812 NTS

FUTURE ULTIMATE VERGE.
3.5m VERGE
7.4m
ROAD No 03
TEMPORARY 750mm WIDE CUTOFF DRAIN
PROVIDE OPENING TO PIT
TEMPORARY MAX 1:4 BATTER.
TEMPORARY 7x1.2m SQUARE PITS TO INTERCEPT FLOWS

INTERIM VERGE TREATMENT
B SECTION
0812 NTS

1:200 @A1
0 2 4 6 8 12 16 20m

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Drawing Title: INTERFACE DETAILS SHEET 2 OF 2
C&R Ref.: 787-22
Drawing Ref.: 787-22C-DA-0812
Revision: I

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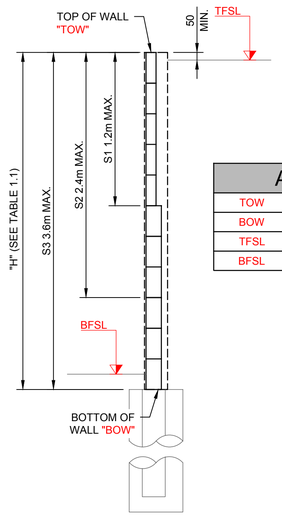
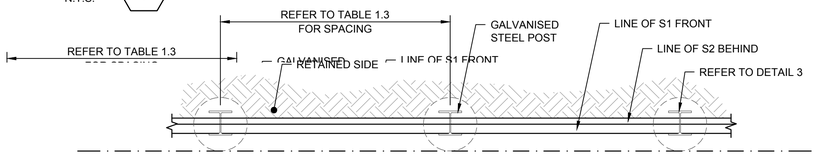


ABBREVIATIONS	
TOW	TOP OF WALL
BOW	BOTTOM OF WALL
TFSL	TOP FINISHED SURFACE LEVEL
BFSL	BOTTOM FINISHED SURFACE LEVEL

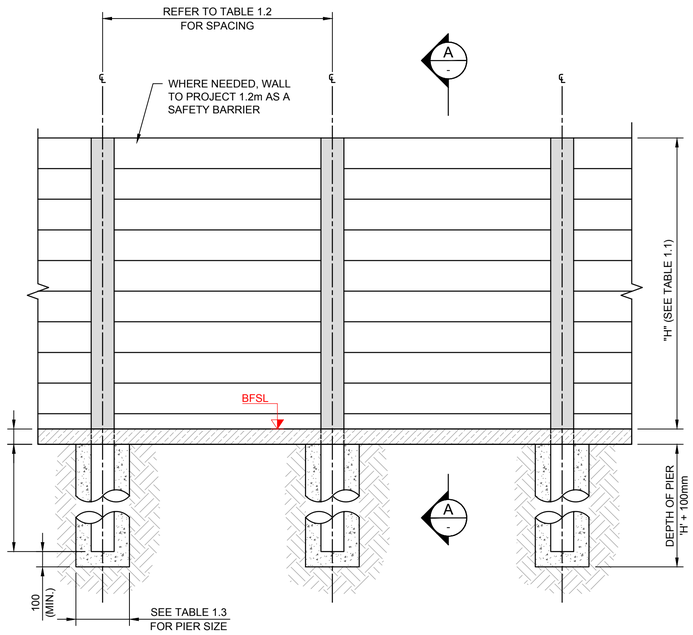
CONCRETE SLEEPER ARRANGEMENT

DETAIL 1 / -
N.T.S.



CONCRETE SLEEPER RETAINING WALL (TYP.) - PLAN

N.T.S.



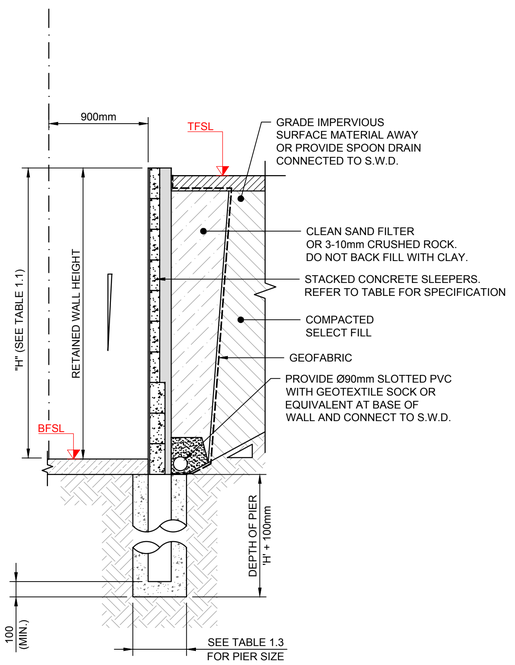
CONCRETE SLEEPER RETAINING WALL (TYP.)

DETAIL 2 / -
N.T.S.

TABLE 1.1 - SLEEPERS TYP.		
POST SPACING (mm)	S1 (H) - DEPTH OF FILL (MAX.)	S2 (H) - DEPTH OF FILL (MAX.)
1500	1200	1600
1800	1200	1400

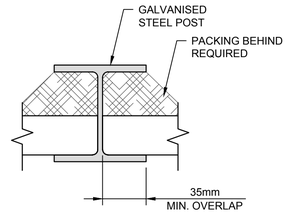
TABLE 1.2 - POST SIZE					
POST SPACING (mm)	DEPTH OF 100UC15 (MAX.)	DEPTH OF 150UC30(MAX.)	DEPTH OF 100UC30(MAX.)	DEPTH OF 150UC37(MAX.)	DEPTH OF 200UC46 (MAX.)
1500	1600	2000	2400	2800	3200
1800	1600	1800	2200	2600	3000

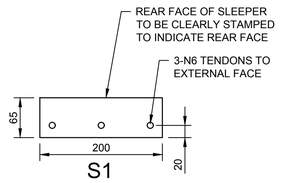
TABLE 1.3 - PIER SIZE	
POST SPACING (mm)	PIER DIA. (mm)
1500	Ø300
1800	Ø300

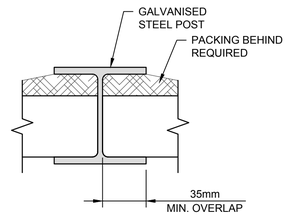


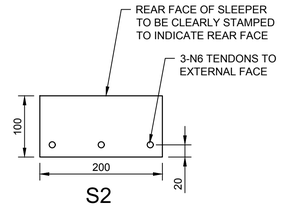
CONCRETE SLEEPER RETAINING WALL (TYP.)

A / - SECTION
N.T.S.









SLEEPER DETAIL

DETAIL 3 / -
N.T.S.

MEMBER SCHEDULE		
	MEMBER SIZE	NOTES
S1	65mm WIDE x 200mm DEEP 1800mm MAX. LENGTH 3-N6 TO EXTERNAL FACE	REINFORCE CONCRETE SLEEP STAMP REAR FACE
S2	100mm WIDE x 200mm DEEP 1800mm MAX. LENGTH 3-N6 TO EXTERNAL FACE	REINFORCED CONCRETE SLEEP STAMP REAR FACE

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Drawing Title: RETAINING WALL DETAILS
C&R Ref. 787-22
Drawing Ref. 787-22C-DA-0813
Revision I

CAD FILE: G:\ADJOBS\JOBS\787\22\02_PROJECT\22C\NORMEE\DWG\DRAWINGS\01_DA\787-22C-DA-0813.DWG | # # # # DATE PRINTED: 14/10/2024 4:53:47 PM

A1

LEGEND

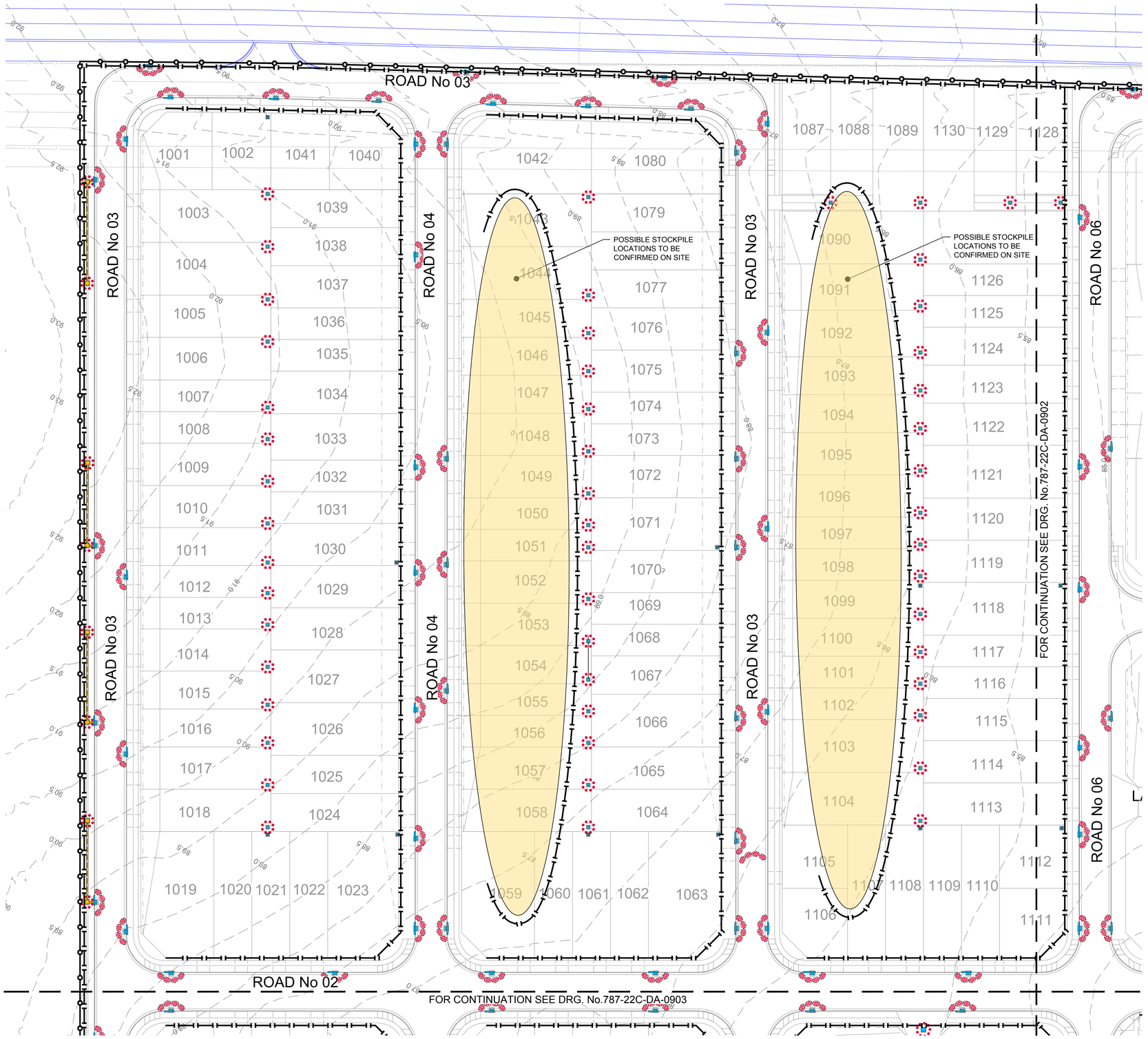
- SEDIMENT FENCE
- SITE FENCE
- GEOTEXTILE INLET FILTER
- KERB INLET SEDIMENT TRAP
- STRAW BALE FILTERS
- EXISTING TREES TO BE RETAINED

NOTE:

1. REFER TO DRG. No.0905 FOR SEDIMENT AND EROSION CONTROL DETAILS.

SOIL & WATER MANAGEMENT - SEDIMENT BASIN DESIGN

PROJECT:	751 The Northern Road Bringelly - West			**DESIGNED:**		WC
JOB No:	787-22			**DATE:**		11.09.23
SEDIMENT STORAGE VOLUME						
Where		Description			Value	Reference
		Total Site Area		=	17.078	*ha*
		Disturbed surface area		=	17.078	*ha*
		Soil Hydrologic Group		=	B/C	
S	=	2 Year ARI,6 Hour Storm Event		=	9.500	*mm/h*
R	=	Rainfall Erosivity Factor		=	2022.712	
K	=	Soil Erodibility Factor		=	0.026	Appendix C-38 - SL Maps
		Site Slope		=	1.83%	
LS	=	Slope Length /Gradient Factor		=	0.390	Table A1 - Blue Book
P	=	Erosion Control Practice Factor		=	1.300	Table A2 - Blue Book
C	=	Ground Cover		=	1.000	Figure A5 - Blue Book
A	=	Soil Loss			26.663	(tonnes/ha/yr)
		Soil Loss Class			1	Table 4.2 Blue Book
					20.510	(m3/ha/yr)
V Volume		Computed soil loss		=	350.275	m3/yr
		Sediment Storage Zone Volume		=	431.220	m3 (50% of Settling Zone Capacity)
				=	59.547	m3 ((0.17 x A x R x K x LS x P x C)/1.3)
SEDIMENT BASIN VOLUME - TYPE D & F SEDIMENTS						
Cv	=	Volumetric Runoff Coefficient		=	0.25	*Table F2 - Blue Book*
y%ile	=			=	75%	*6.3.4(f)-(g) Blue Book*
R(y%ile,5day)	=	5 day total rainfall depth(mm)		=	20.2	*mm (Table 6.3a blue book)*
Settling Zone Volume				=	862.439	*m3*
TOTAL REQUIRED BASIN VOLUME (Settling Zone + Storage Zone				=	**1293.659**	*m3*
			OR	=	**921.986**	*m3*



PLAN
SCALE 1:500

0 5 10 15 20 30 40 50m
1:500 @A1

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Certification Services

BEFORE YOU DIG www.byda.com.au

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L.G.A. CAMDEN COUNCIL

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Drawing Title: SEDIMENT AND EROSION CONTROL PLAN SHEET 1 OF 4

C&R Ref. 787-22 | Drawing Ref. 787-22C-DA-0901 | Revision I

CAD REF: G:\JOBS\787-22\PRODUCTION\DA2_PRINT-22C\DRAWING\DRAWINGS\CAD\787-22C-DA-0901.DWG - I - # # # - DATE PRINTED: 16/10/2024 12:03:39 PM

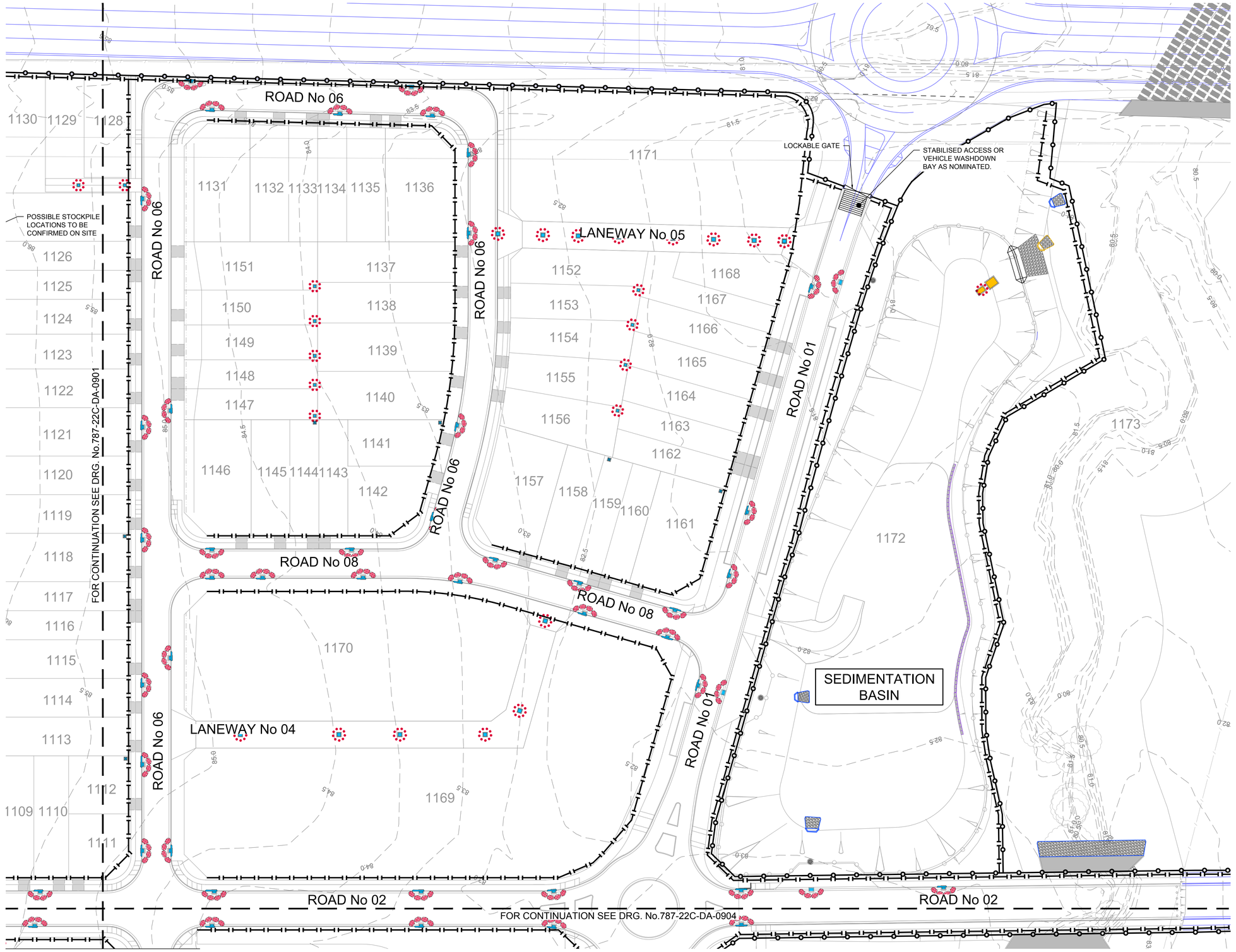
A1

LEGEND

- SEDIMENT FENCE
- SITE FENCE
- GEOTEXTILE INLET FILTER
- KERB INLET SEDIMENT TRAP
- STRAW BALE FILTERS
- EXISTING TREES TO BE RETAINED

NOTE:

1. REFER TO DRG. No.0905 FOR SEDIMENT AND EROSION CONTROL DETAILS.



PLAN

SCALE 1:500

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1:500 @A1

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Authorised for issue by: MINH VU

Signature:

Principal: VE ESTATE DEVELOPMENTS PTY LTD

L.G.A. CAMDEN COUNCIL

Scale: AS SHOWN

Datum: AHD

Project: PROPOSED SUBDIVISION OF LOT 1 IN DP 1275807 & LOT 120 IN DP 1289677 THE NORTHERN ROAD, BRINGELLY

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CRAIG& RHODES TAKE THE LEAD

Drawing Title: SEDIMENT AND EROSION CONTROL PLAN SHEET 1 OF 4

C&R Ref. 787-22

Drawing Ref. 787-22C-DA-0902

Revision I

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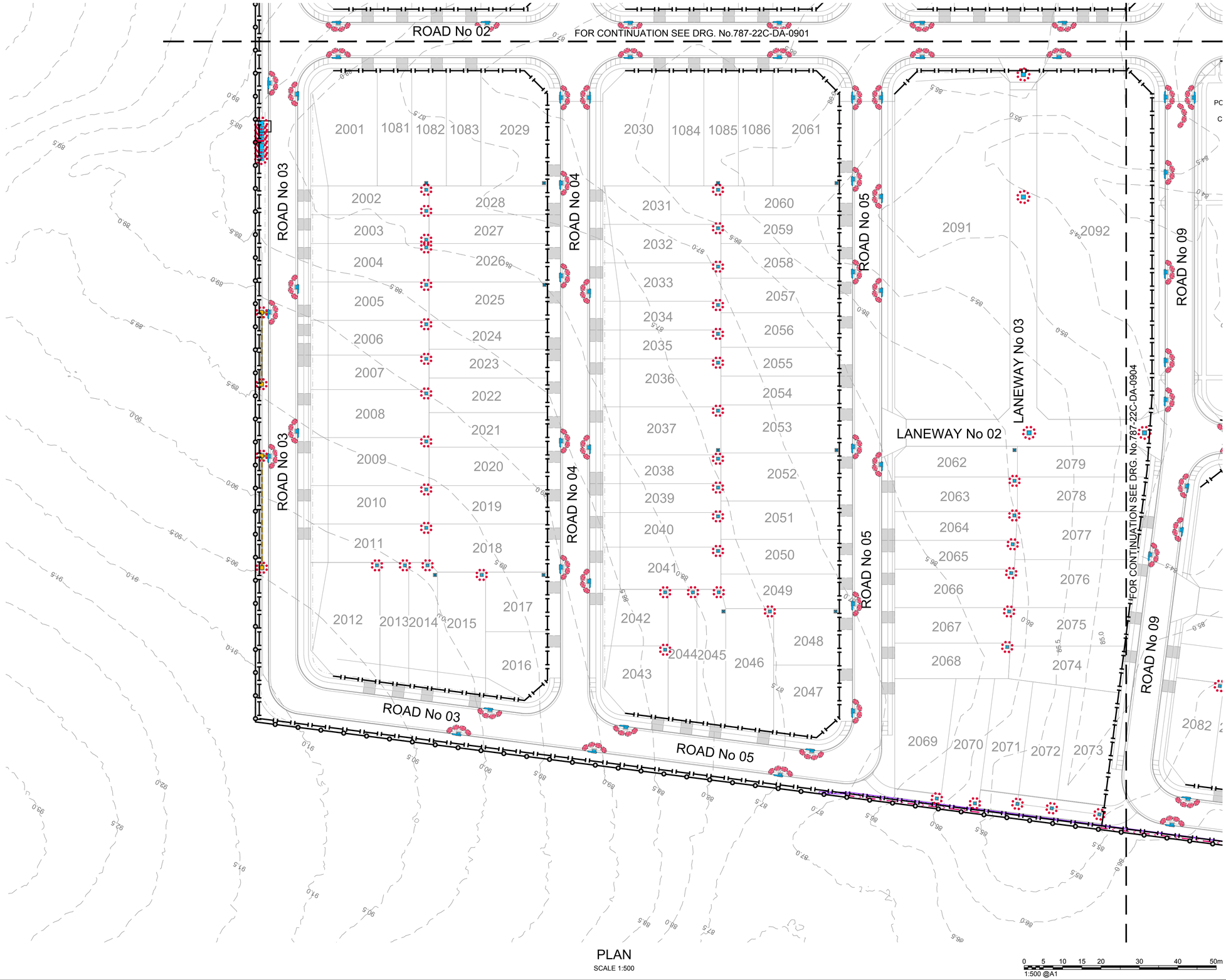
A1

LEGEND

- SEDIMENT FENCE
- SITE FENCE
- GEOTEXTILE INLET FILTER
- KERB INLET SEDIMENT TRAP
- STRAW BALE FILTERS
- EXISTING TREES TO BE RETAINED

NOTE:

1. REFER TO DRG. No.0907 FOR SEDIMENT AND EROSION CONTROL DETAILS.



PLAN

SCALE 1:500

0 5 10 15 20 30 40 50m

1:500 @A1

DEVELOPMENT APPLICATION

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I	14.10.24	ISSUED FOR DEVELOPMENT APPLICATION	S.Y.	K.G.
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Drawing Title: SEDIMENT AND EROSION CONTROL PLAN SHEET 2 OF 4

C&R Ref. 787-22

Drawing Ref. 787-22C-DA-0903

Revision I

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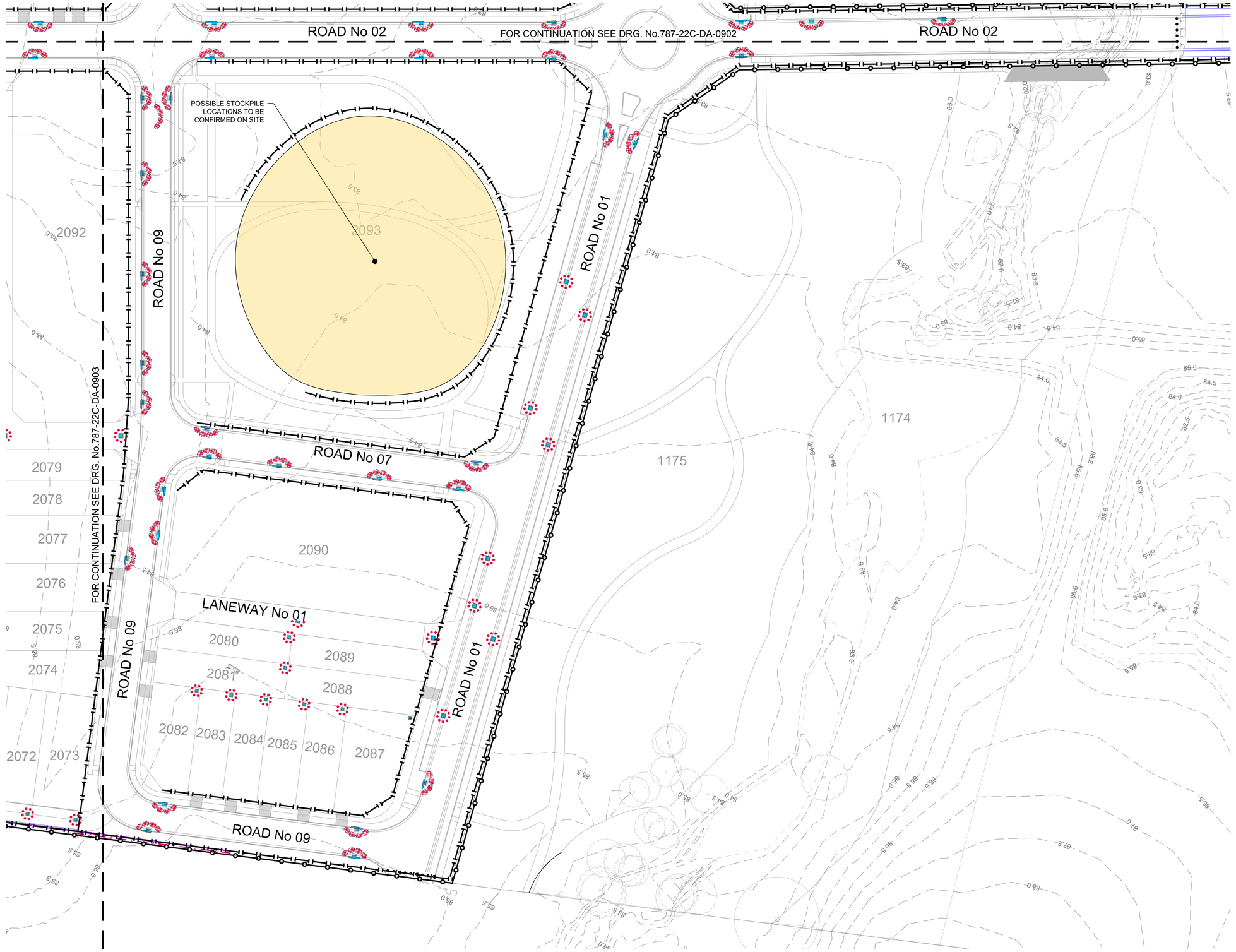
A1

LEGEND

- SEDIMENT FENCE
- SITE FENCE
- GEOTEXTILE INLET FILTER
- KERB INLET SEDIMENT TRAP
- STRAW BALE FILTERS
- EXISTING TREES TO BE RETAINED

NOTE:

1. REFER TO DRG. No.0905 FOR SEDIMENT AND EROSION CONTROL DETAILS.



PLAN
SCALE 1:500

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1:500 @A1

DEVELOPMENT APPLICATION

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PROPOSED SUBDIVISION OF
LOT 1 IN DP 1275807 & LOT 120 IN DP 1289677
THE NORTHERN ROAD, BRINGELLY

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Drawing Title: SEDIMENT AND EROSION CONTROL PLAN SHEET 3 OF 4

C&R Ref.: 787-22
Drawing Ref.: 787-22C-DA-0904
Revision: I

CAD REF: G:\JOBS\787-22\DRAWINGS\787-22C_PKT.DWG\Model\DRAWINGS\01_DA\787-22C-DA-0904.DWG | 11:44:49 PM | DATE PRINTED: 16/10/2024 | 12:54:49 PM

STOCKPILE

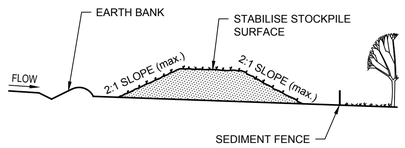
1. MAINTAIN THE TRENCH FREE OF WATER AND RECOMPACT THE MATERIALS WITH EQUIPMENT AS SPECIFIED IN THE SWMP TO 95% STANDARD PROCTOR DENSITY.
2. SELECT FILL FOLLOWING THE SWMP THAT IS FREE OF ROOTS, WOOD, ROCK LARGE STONE OR FOREIGN MATERIAL.
3. SPREAD THE FILL IN 100mm TO 150mm LAYERS AND COMPACT IT AT OPTIMUM MOISTURE CONTENT FOLLOWING THE SWMP.

SEDIMENT FENCE

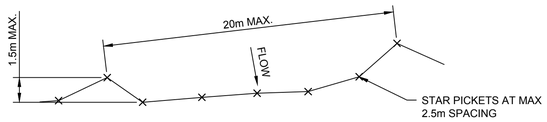
1. CONSTRUCT SEDIMENT FENCES AS CLOSE AS POSSIBLE TO BE PARALLEL TO THE CONTOURS OF THE SITE, BUT WITH SMALL RETURNS AS SHOWN IN THE DRAWING, TO LIMIT THE CATCHMENT AREA OF ANY ONE SECTION. THE CATCHMENT AREA SHOULD BE SMALL ENOUGH TO LIMIT WATER FLOW IF CONCENTRATED AT ONE POINT TO 50 litres/sec IN THE DESIGN STORM EVENT, USUALLY THE 10 YEAR EVENT.
2. CUT A 150mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
3. DRIVE 1.5 METER LONG STAR PICKETS INTO GROUND AT 2.5 METER INTERVALS (MAX.) AT THE DOWNSLOPE EDGE OF THE TRENCH. ENSURE ANY STAR PICKETS ARE FITTED WITH SAFETY CAPS.
4. FIX SELF-SUPPORTING GEOTEXTILE TO THE UPSLOPE SIDE OF THE POSTS, ENSURING IT GOES TO THE BASE OF THE TRENCH. FIX THE GEOTEXTILE WITH WIRE TIES, OR AS RECOMMENDED BY THE MANUFACTURER. ONLY USE GEOTEXTILE SPECIFICALLY PRODUCED FOR SEDIMENT FENCING. THE USE OF SHADE CLOTH FOR THIS PURPOSE IS NOT SATISFACTORY.
5. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150mm OVERLAP.
6. BACKFILL THE TRENCH OVER THE BASE OF THE FABRIC AND COMPACT IT THOROUGHLY OVER THE GEOTEXTILE.

STRAW BALE FILTERS

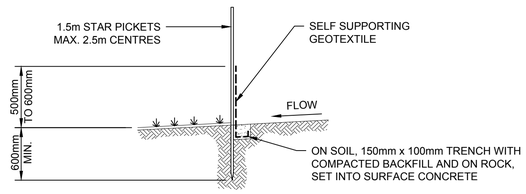
1. CONSTRUCT THE STRAW BALE FILTER AS CLOSE AS POSSIBLE TO BEING PARALLEL TO THE CONTOURS OF THE SITE, BUT WITH SMALL RETURNS AS SHOWN IN THE DIAGRAM TO LIMIT THE CATCHMENT AREA OF ANY ONE SECTION.
2. PLACE BALES LENGTHWISE IN A ROW WITH ENDS TIGHTLY ABUTTING. USE STRAW TO FILL ANY GAPS BETWEEN THE BALES. THE STRAWS IN EACH BALE ATE TO BE ALIGNED PARALLEL TO THE GROUND.
3. ENSURE THAT THE MAXIMUM HEIGHT OF THE FILTER IS ONE BALE.
4. EMBED EACH BALE IN THE GROUND 75mm TO 100mm AND ANCHOR WITH 1.2m STAR PICKETS OR STAKES. ANGLE THE FIRST STAR PICKET OR STAKE IN EACH BALE TOWARDS THE PREVIOUSLY LAID BALE. DRIVE THEM 600mm INTO THE GROUND AND, IF POSSIBLE, FLUSH WITH THE TOP OF THE BALES. WHERE STAR PICKETS ARE USED AND THEY PROTRUDE ABOVE THE BALES, ENSURE THEY ARE FITTED WITH SAFETY CAPS.
5. WHERE A STRAW BALE FILTER IS CONSTRUCTED DOWNSLOPE FROM A DISTURBED BATTER, ENSURE BALES ARE PLACED 1m TO 2m DOWNSLOPE FROM THE TOE.
6. ESTABLISH A MAINTENANCE PROGRAM THE ENSURES THE INTEGRITY OF THE BALES IS RETAINED - THEY COULD REQUIRE REPLACEMENT EACH TWO TO FOUR MONTHS.



STOCKPILE
SCALE NTS



SEDIMENT FENCE - PLAN
NTS



SEDIMENT FENCE - SECTION
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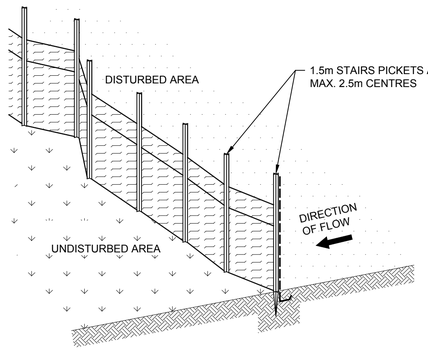

SEDIMENT FENCE - DETAIL
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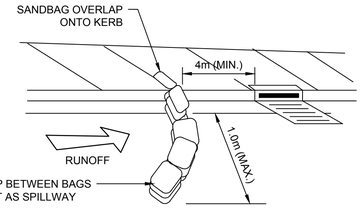
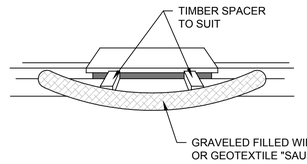
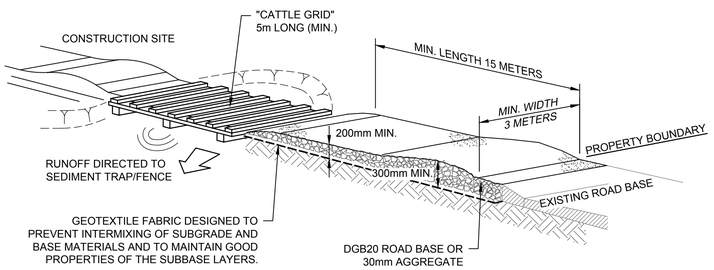


KERB INLET SEDIMENT FILTER (ON GRADE)
SCALE NTS

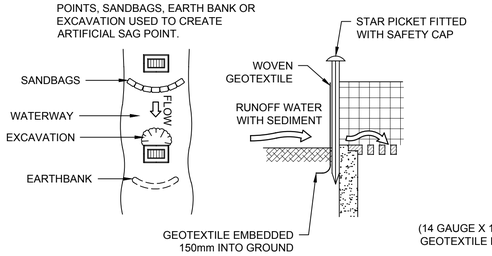


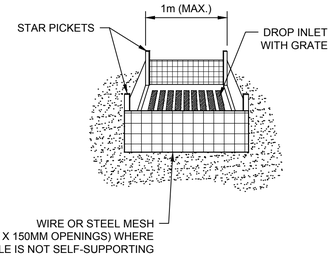
KERB INLET SEDIMENT FILTER (SAG)
SCALE NTS



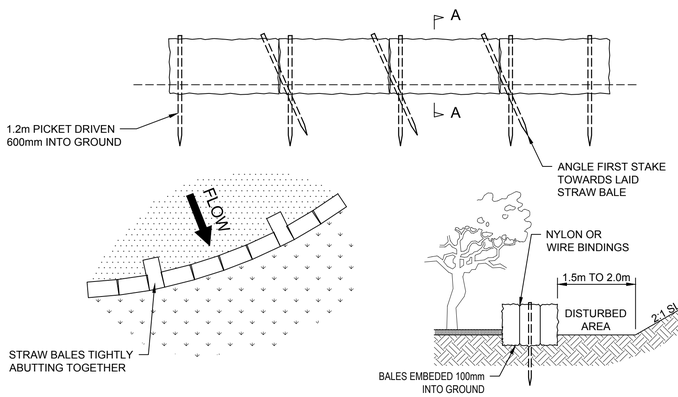
STABILISED SITE ACCESS DETAIL
NTS

FOR DROP INLET PITS AT NON-SAG POINTS, SANDBAGS, EARTH BANK OR EXCAVATION USED TO CREATE ARTIFICIAL SAG POINT.



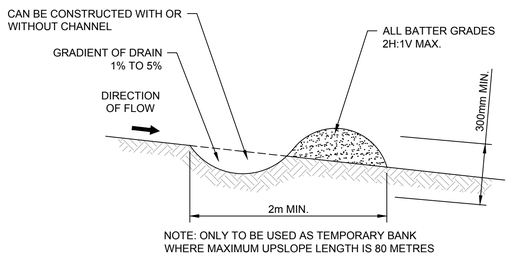


DROP INLET FILTER
NTS



SECTION A - A

STRAW BALE FILTERS
NTS



NOTE: ONLY TO BE USED AS TEMPORARY BANK WHERE MAXIMUM UPSLOPE LENGTH IS 80 METRES

EARTHBANK
NTS

KERB INLET SEDIMENT FILTER

1. REFER TO APPROVED PLANS FOR LOCATION AND INSTALLATION DETAILS. IF THERE ARE QUESTIONS OR PROBLEMS WITH THE LOCATION,DIMENSIONS, OR METHOD OF INSTALLATION, CONTACT THE ENGINEER OR RESPONSIBLE ON-SITE OFFICER FOR ASSISTANCE.
2. ENSURE THAT THE INSTALLATION OF THE SEDIMENT TRAP WILL NOT CAUSE UNDESIRABLE SAFETY OR FLOODING ISSUES.
3. INSTALL SEDIMENT TRAP IN ACCORDANCE WITH STANDARD DRAWING SUPPLIED WITH THE APPROVED PLAN, OR AS DIRECTED BY THE SITE SUPERVISOR.
4. ENSURE THE SEDIMENT TRAP IS CONSTRUCTED UP-SLOPE OF AN ON-GRADE KERB INLET. THE SEDIMENT TRAP MUST NOT SURROUND THE KERB INLET UNLESS SPECIFICALLY DIRECTED BY THE SITE SUPERVISOR.
5. ENSURE THE SEDIMENT TRAP FULLY ENCLOSES THE KERB INLET. USE APPROPRIATE SPACERS TO ENSURE THE SEDIMENT TRAP DOES NOT BLOCK THE SIDE-ENTRY INLET.
6. TAKE ALL NECESSARY MEASURE TO MINIMISE THE SAFETY RISK CAUSED BY THE STRUCTURE

STABILISED SITE ACCESS

1. COVER THE EXISTING SANDSTONE SUBGRADE AREA WITH NEEDLE-PUNCHED GEOTEXTILE.
2. CONSTRUCT A 200mm THICK PAD OVER THE GEOTEXTILE USING ROAD BASE OR 30mm AGGREGATE.
3. ENSURE THE STRUCTURE IS AT LEAST 15 METERS LONG OR TO BUILDING ALIGNMENT AND AT LEAST 3 METERS WIDE.
4. WHERE A SEDIMENT FENCE JOINS ONTO THE STABILISED ACCESS, CONSTRUCT A HUMP IN THE STABILISED ACCESS TO DIVERT WATER TO THE SEDIMENT

DROP INLET FILTERS

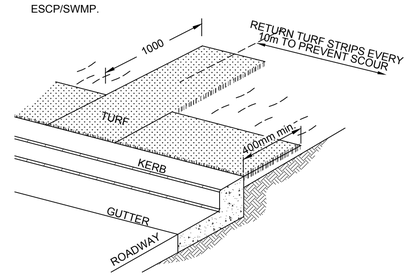
1. FABRICATE A SEDIMENT BARRIER MADE FROM GEOTEXTILE OF STRAW BALES.
2. FOLLOW STANDARD DRAWINGS OF STRAW BALE FILTERS AND SEDIMENT FENCES FOR INSTALLATION PROCEDURES FOR THE STRAW BALES OR GEOFABRIC. REDUCE THE PICKET SPACING TO 1m CENTRES.
3. IN WATERWAYS, ARTIFICIAL SAG POINTS CAN BE CREATED WITH SANDBAGS OR EARTH BANKS AS SHOWN IN THE DRAWING.
4. DO NOT COVER THE INLET WITH GEOTEXTILE UNLESS THE DESIGN IS ADEQUATE TO ALLOW FOR ALL WATERS TO BYPASS IT.

EARTHBANK (LOW FLOW)

1. BUILD WITH GRADIENTS BETWEEN 1% AND 5%.
2. AVOID REMOVING TREES AND SHRUBS IF POSSIBLE - WORK AROUND THEM.
3. ENSURE THE STRUCTURES ARE FREE OF PROJECTIONS OR OTHER IRREGULARITIES THAT COULD IMPEDE WATER FLOW.
4. BUILD THE DRAINS WITH CIRCULAR, PARABOLIC OR TRAPEZOIDAL CROSS SECTIONS, NOT V SHAPED.
5. ENSURE BANKS ARE PROPERLY COMPACTED TO PREVENT FAILURE.
6. COMPLETE PERMANENT OR TEMPORARY STABILISATION WITHIN 10 DAYS OF CONSTRUCTION.

KERBSIDE TURF STRIP

1. INSTALL A 400mm MINIMUM WIDE ROLL OF TURF ON THE FOOTPATH NEXT TO THE KERB AND AT THE SAME LEVEL AS THE TOP OF THE KERB.
2. LAY 1.4m LONG TURF STRIPS NORMAL TO THE KERB EVERY 10m.
3. REHABILITATE DISTURBED SOIL BEHIND THE TURF STRIP FOLLOWING THE ESCP/SWMP.



KERBSIDE TURF STRIP
NTS

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Drawing Title: SEDIMENT AND EROSION CONTROL DETAILS SHEET 4 OF 4
C&R Ref. 787-22
Drawing Ref. 787-22C-DA-0905
Revision I

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