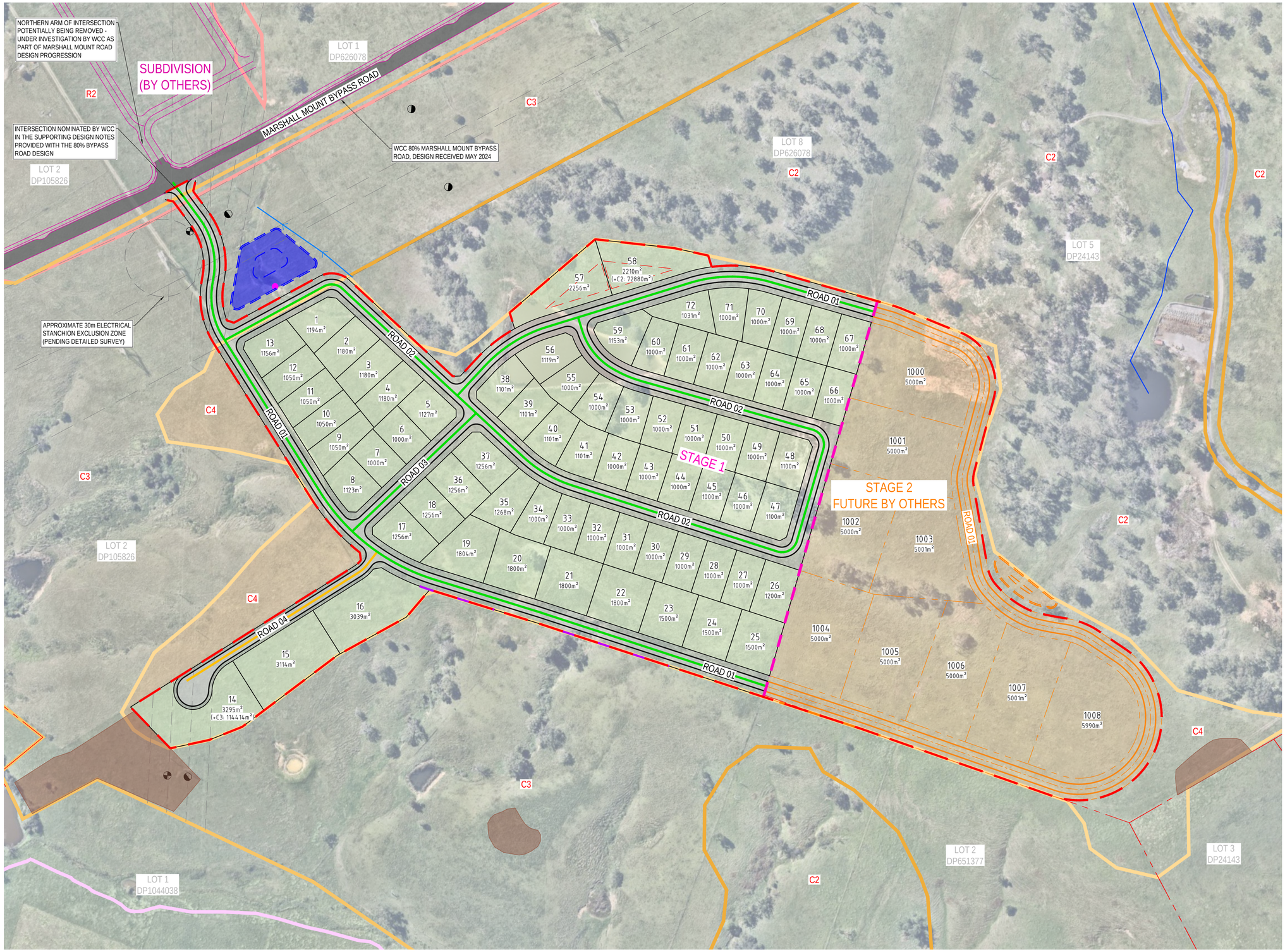

LEGEND

PROPOSED

- SITE BOUNDARY
- STAGING BOUNDARY
- LOT BOUNDARY
- RETAINING WALL
- OPEN DRAIN
- ACCESS STREET (TYPE 6) - 17.1m WIDE
- ACCESS PLACE - REDUCED VERGE (TYPE 7B) - 13.45m WIDE
- MARSHALL MOUNT BYPASS ROAD
- ROAD PAVEMENT
- LOT SUBJECT TO PLANNING PROPOSAL 365 C4 - REDUCTION OF MIN. SIZE TO 999m²
- OSD/WATER QUALITY BASIN
- BASIN EXTENTS

EXISTING

- LOT BOUNDARY
- EASEMENT
- WATER COURSE
- R2 — LOW DENSITY RESIDENTIAL MIN. LOT SIZE 449m²
- C2 — ENVIRONMENTAL CONSERVATION (MIN LOT SIZE 39.99ha)
- C3 — ENVIRONMENTAL MANAGEMENT (MIN. LOT SIZE 8.99ha)
- C4 — ENVIRONMENTAL LIVING (MIN. LOT SIZE 4999m²)
- ABORIGINAL HERITAGE PADS
- ABORIGINAL ARTEFACT
- EASEMENT FOR TRANSMISSION LINE 60.96 WIDE
- EASEMENT FOR TRANSMISSION LINE 30.48 WIDE
- EASEMENT FOR ELECTRICITY PURPOSES 30.48 WIDE

FUTURE

- INDICATIVE FUTURE TIMBER GLADES LAYOUT AND ASSOCIATED CIVIL WORKS (BY OTHERS)
- LOT BOUNDARY
- ROAD CENTERLINE
- KERB AND GUTTER
- BASIN EXTENTS

NOTES:

1. INDICATIVE LOT LAYOUT, SUBJECT TO DETAILED DESIGN.
2. THE AREA AND DIMENSIONS OF THE SUBJECT SITE IS SUBJECT TO FORMAL BOUNDARY SURVEY.
3. ADDITIONAL EASEMENTS AND RESTRICTIONS MAY EXIST AND/OR BE ADDED.
4. EASTERN CATCHMENT LOTS WITHIN 365 MARSHALL MOUNT HAVE BEEN PROPOSED AS MINIMUM 3000m2 TO ENABLE ONSITE WASTEWATER MANAGEMENT.

REV	DATE	DESCRIPTION	AMD BY	APP BY
P6	13.12.24	UPDATED TO REFLECT 80% BYPASS ROAD DESIGN	JRC	TH
P5	10.12.24	UPDATED TO REFLECT 80% BYPASS ROAD DESIGN	JRC	TH
P4	21.10.24	UPDATED TO REFLECT 80% BYPASS ROAD DESIGN	JB	TH
P3	22.04.24	ISSUED FOR INFORMATION	MD	TH
P2	29.01.24	ISSUED FOR INFORMATION	MD	TH
P1	25.01.24	ISSUED FOR INFORMATION	MD	TH

0 15 30 45 60 75m
SCALE 1:1500 AT ORIGINAL SIZE

CAVI DEVELOPMENTS

MAKER ENG SURVEY DESIGN DELIVER

DRAWN: M.DAVID	DESIGNED: M.DAVID
DRAFT CHECK:	DESIGN CHECK: T.HOWE
APPROVED: T.HOWE	
FOR INFORMATION	

PROPOSED SUBDIVISION OF LOT 8 IN DP626078
365 MARSHALL MOUNT ROAD
CONCEPTUAL LOT LAYOUT PLAN

DRAWING NUMBER	SHEET No.	ORIG. SIZE	REVISION
MKR00156-00-SK016		A1	P6

Jared.Cabor, 13/12/2024 7:56 AM

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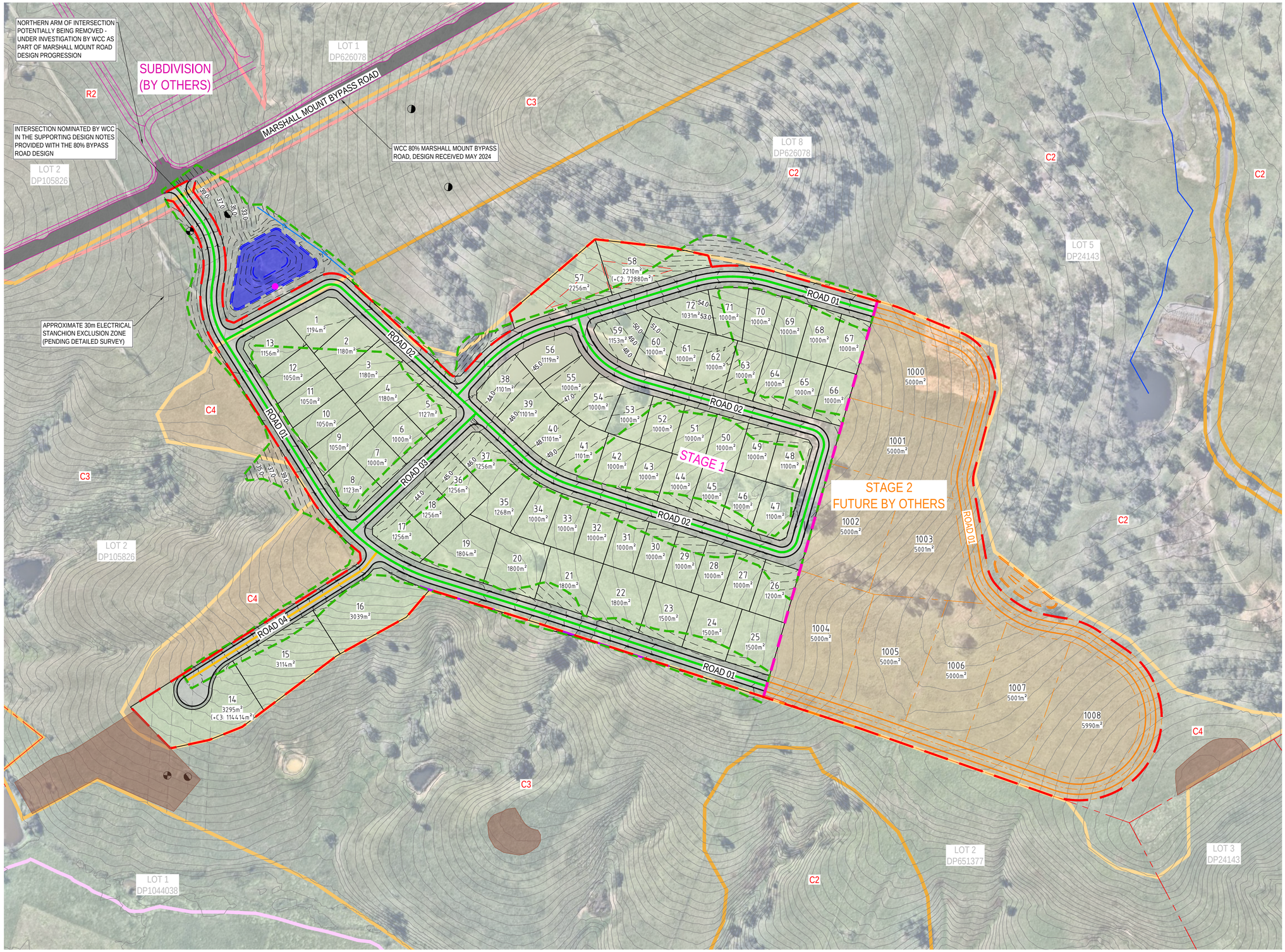

LEGEND

PROPOSED

- SITE BOUNDARY
- STAGING BOUNDARY
- CIVIL WORKS BOUNDARY
- 7.0 — CONTOURS (0.5m)
- LOT BOUNDARY
- RETAINING WALL
- OPEN DRAIN
- ACCESS STREET (TYPE 6) - 17.1m WIDE
- ACCESS PLACE - REDUCED VERGE (TYPE 7B) - 13.45m WIDE
- MARSHALL MOUNT BYPASS ROAD
- ROAD PAVEMENT
- LOT SUBJECT TO PLANNING PROPOSAL 365 C4 - REDUCTION OF MIN. SIZE TO 999m²
- OSD/WATER QUALITY BASIN
- BASIN EXTENTS

EXISTING

- LOT BOUNDARY
- EASEMENT
- 30.0 — CONTOURS (1.0m)
- WATER COURSE
- R2 — LOW DENSITY RESIDENTIAL MIN. LOT SIZE 449m²
- C2 — ENVIRONMENTAL CONSERVATION (MIN LOT SIZE 39.99ha)
- C3 — ENVIRONMENTAL MANAGEMENT (MIN. LOT SIZE 8.99ha)
- C4 — ENVIRONMENTAL LIVING (MIN. LOT SIZE 4999m²)
- ABORIGINAL HERITAGE PADS
- ABORIGINAL ARTEFACT
- EASEMENT FOR TRANSMISSION LINE 60.96 WIDE
- EASEMENT FOR TRANSMISSION LINE 30.48 WIDE
- EASEMENT FOR ELECTRICITY PURPOSES 30.48 WIDE

FUTURE

- INDICATIVE FUTURE TIMBER GLADES LAYOUT AND ASSOCIATED CIVIL WORKS (BY OTHERS)
- LOT BOUNDARY
- ROAD CENTERLINE
- KERB AND GUTTER
- BASIN EXTENTS

NOTES:

1. INDICATIVE LOT LAYOUT, SUBJECT TO DETAILED DESIGN.
2. THE AREA AND DIMENSIONS OF THE SUBJECT SITE IS SUBJECT TO FORMAL BOUNDARY SURVEY.
3. ADDITIONAL EASEMENTS AND RESTRICTIONS MAY EXIST AND/OR BE ADDED.
4. EASTERN CATCHMENT LOTS WITHIN 365 MARSHALL MOUNT HAVE BEEN PROPOSED AS MINIMUM 3000m2 TO ENABLE ONSITE WASTEWATER MANAGEMENT.

REV	DATE	DESCRIPTION	AMD BY	APP BY
P5	10.12.24	UPDATED TO REFLECT 80% BYPASS ROAD DESIGN	JRC	TH
P4	21.10.24	UPDATED TO REFLECT 80% BYPASS ROAD DESIGN	JB	TH
P3	22.04.24	ISSUED FOR INFORMATION	MD	TH
P2	29.01.24	ISSUED FOR INFORMATION	MD	TH
P1	25.01.24	ISSUED FOR INFORMATION	MD	TH

0 15 30 45 60 75m
SCALE 1:1500 AT ORIGINAL SIZE

CAVI DEVELOPMENTS

MAKER ENG SURVEY DESIGN DELIVER

DRAWN: M.DAVID	DESIGNED: M.DAVID
DRAFT CHECK:	DESIGN CHECK: T.HOWE
APPROVED: T.HOWE	
FOR INFORMATION	

PROPOSED SUBDIVISION OF LOT 8 IN DP626078
365 MARSHALL MOUNT ROAD
CONCEPTUAL GENERAL ARRANGEMENT
LAYOUT PLAN

DRAWING NUMBER	SHEET No.	ORIG. SIZE	REVISION
MKR00156-00-SK017		A1	P5

Jared Cabor, 13/12/2024 7:56 AM

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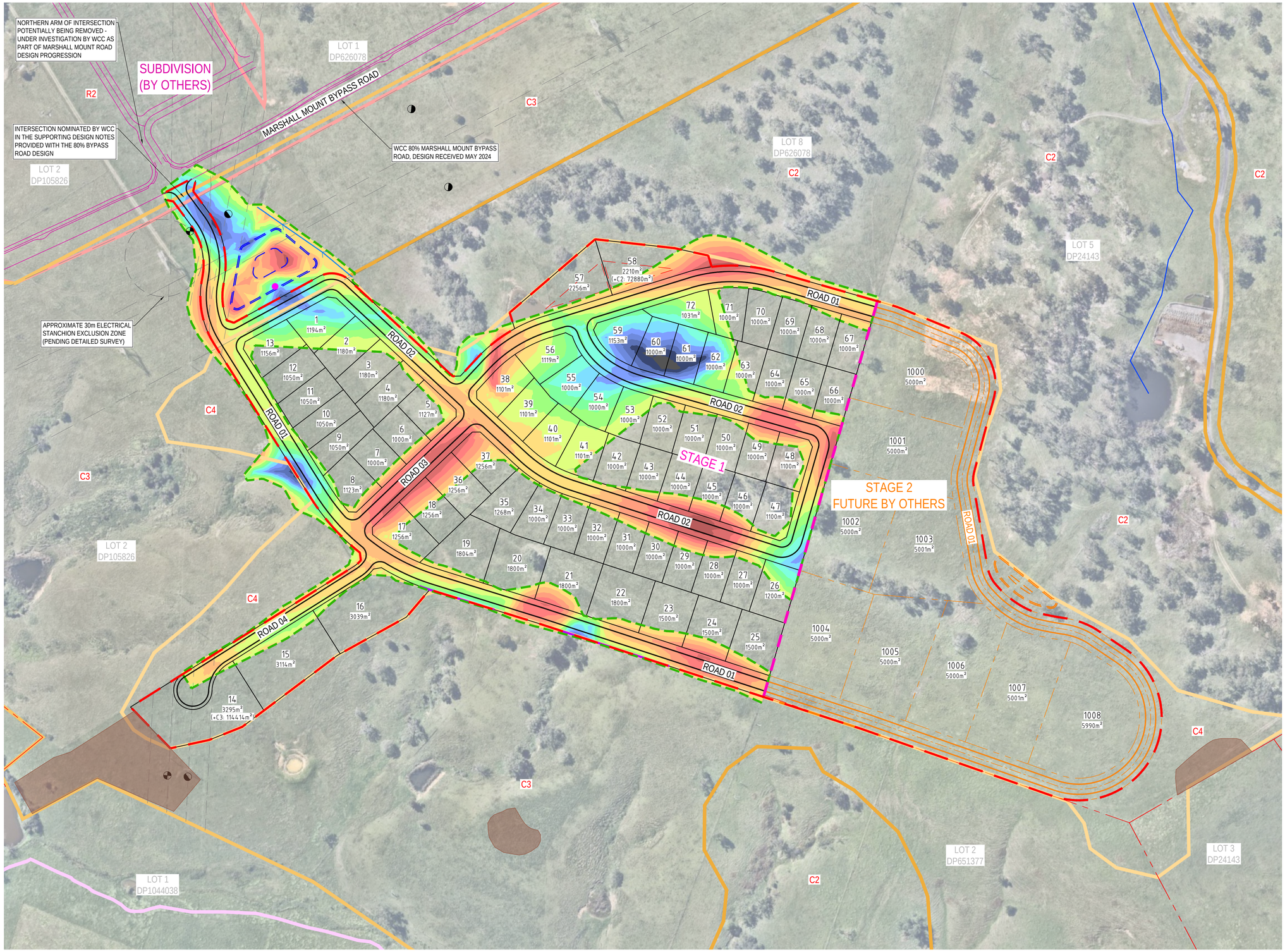

LEGEND

PROPOSED

- SITE BOUNDARY
- STAGING BOUNDARY
- CIVIL WORKS BOUNDARY
- LOT BOUNDARY
- RETAINING WALL
- OPEN DRAIN
- GREATER THAN -3.0m
- -3.0m TO -2.5m
- -2.5m TO -2.0m
- -2.0m TO -1.5m
- -1.5m TO -1.0m
- -1.0m TO -0.5m
- -0.5m TO 0.0m
- 0.0m TO 0.5m
- 0.5m TO 1.0m
- 1.0m TO 1.5m
- 1.5m TO 2.0m
- 2.0m TO 2.5m
- 2.5m TO 3.0m
- 3.0m TO 3.5m
- 3.5m TO 4.0m
- 4.0m TO 4.5m
- GREATER THAN 4.5m

EXISTING

- LOT BOUNDARY
- EASEMENT
- WATER COURSE
- R2 — LOW DENSITY RESIDENTIAL MIN. LOT SIZE 449m²
- C2 — ENVIRONMENTAL CONSERVATION (MIN LOT SIZE 39.99ha)
- C3 — ENVIRONMENTAL MANAGEMENT (MIN. LOT SIZE 8.99ha)
- C4 — ENVIRONMENTAL LIVING (MIN. LOT SIZE 4999m²)
- ABORIGINAL HERITAGE PADS
- ABORIGINAL ARTEFACT
- EASEMENT FOR TRANSMISSION LINE 60.96 WIDE
- EASEMENT FOR TRANSMISSION LINE 30.48 WIDE
- EASEMENT FOR ELECTRICITY PURPOSES 30.48 WIDE

BULK EARTHWORKS VOLUMES

CUT	32,048 Cu.m
FILL	44,109 Cu.m
NET <FILL>	12,061 Cu.m

NOTES:

1. INDICATIVE LOT LAYOUT, SUBJECT TO DETAILED DESIGN.
2. THE AREA AND DIMENSIONS OF THE SUBJECT SITE IS SUBJECT TO FORMAL BOUNDARY SURVEY.
3. ADDITIONAL EASEMENTS AND RESTRICTIONS MAY EXIST AND/OR BE ADDED.
4. EASTERN CATCHMENT LOTS WITHIN 365 MARSHALL MOUNT HAVE BEEN PROPOSED AS MINIMUM 3000m2 TO ENABLE ONSITE WASTEWATER MANAGEMENT.
5. BULK EARTHWORKS BALANCING TO OCCUR AT DETAILED DESIGN PHASE.

REV	DATE	DESCRIPTION	AMD BY	APP BY
P5	10.12.24	UPDATED TO REFLECT 80% BYPASS ROAD DESIGN	JRC	TH
P4	21.10.24	UPDATED TO REFLECT 80% BYPASS ROAD DESIGN	JB	TH
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0 15 30 45 60 75m
SCALE 1:1500 AT ORIGINAL SIZE

CAVI DEVELOPMENTS

MAKER ENG SURVEY DESIGN DELIVER

DRAWN: M.DAVID	DESIGNED: M.DAVID
DRAFT CHECK:	DESIGN CHECK: T.HOWE
APPROVED:	T.HOWE
FOR INFORMATION	

PROPOSED SUBDIVISION OF LOT 8 IN DP626078
365 MARSHALL MOUNT ROAD
CONCEPTUAL BULK EARTHWORKS
LAYOUT PLAN

DRAWING NUMBER	SHEET No.	ORIG. SIZE	REVISION
MKR00156-00-SK018		A1	P5

Jared Calzor, 13/12/2024 7:56 AM

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