

# POPLARS INNOVATION PRECINCT

JERRABOMBERRA, NSW

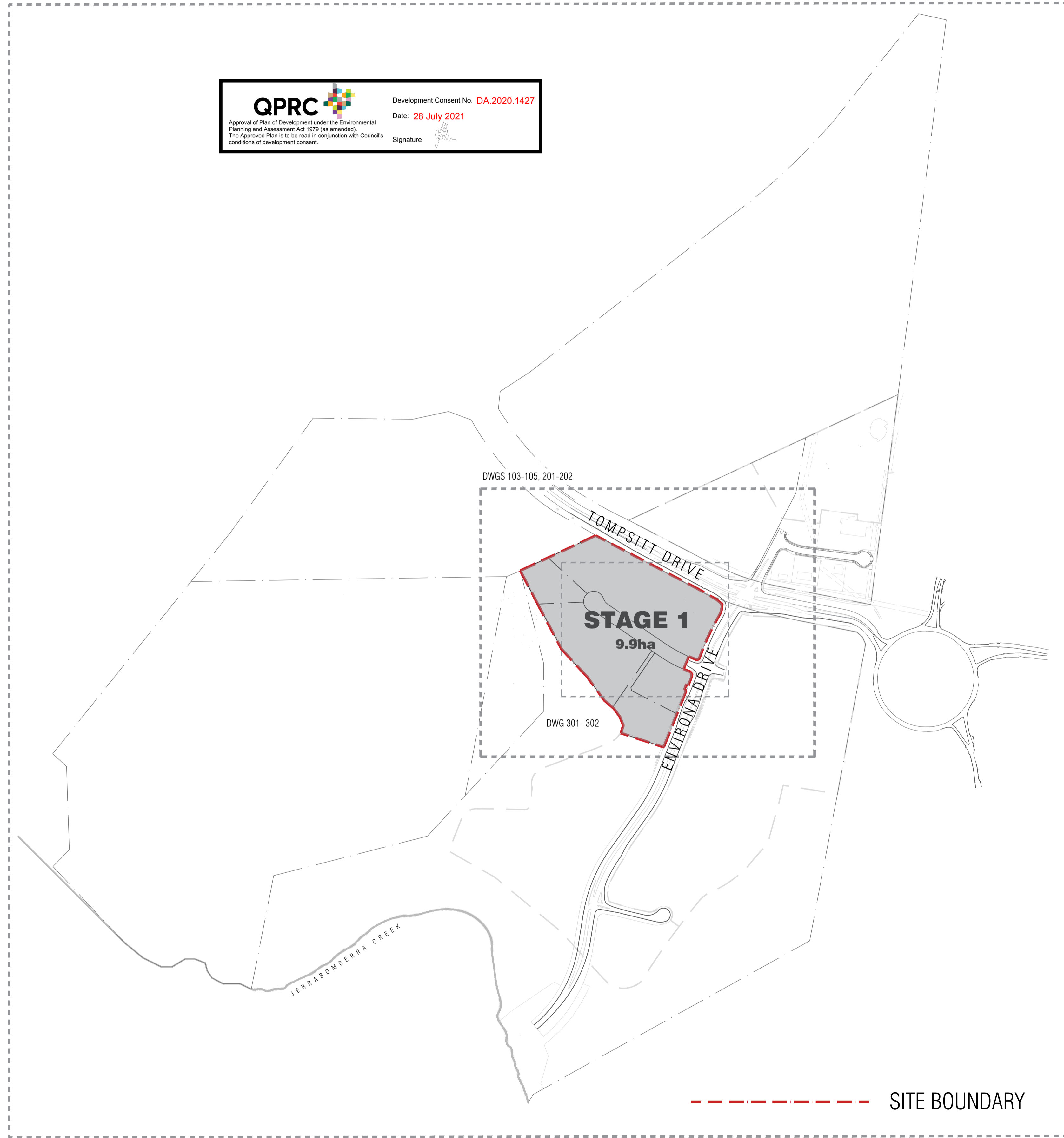
## STAGE 1 SUBDIVISION WORKS

### DEVELOPMENT APPLICATION AMENDMENT DRAWINGS

#### DRAWING SCHEDULE

DRAWING NUMBER	DRAWING NAME	REVISION	DATE
S1SW_DA_000	COVER SHEET	D	29/06/2021
-	DRAFT PLAN OF SUBDIVISION (SHEETS 1 - 3)	A	13/08/2020
S1SW_DA_101	CONTOUR PLAN	C	29/06/2021
S1SW_DA_102	LAND ZONING PLAN	C	29/06/2021
S1SW_DA_103	AERIAL PLAN	C	29/06/2021
S1SW_DA_104	LOT LAYOUT	C	29/06/2021
S1SW_DA_105	INDICATIVE BUILDING ENVELOPES PLAN	C	29/06/2021
S1SW_DA_201	DEMOLITION PLAN	C	29/06/2021
S1SW_DA_202	PROPOSED CONTOURS PLAN	C	29/06/2021
S1SW_DA_301	LANDSCAPE PLAN	C	29/06/2021
S1SW_DA_302	PLANTING PLAN	D	29/06/2021
S1SW_DA_401	TYPICAL SECTION SHEET 1 OF 2	C	29/06/2021
7486_DA_001	SITE PLAN	E	29/06/2021
7486_DA_002	PHASE A SERVICING PLAN	B	29/06/2021
7486_DA_501	CONCEPT SEWER LAYOUT PLAN	E	29/06/2021
7486_DA_502	CONCEPT WATER LAYOUT PLAN	E	29/06/2021
7486_DA_503	CONCEPT STORMWATER LAYOUT PLAN	E	29/06/2021
7486_DA_504	WATER CYCLE MANAGEMENT PLAN	E	29/06/2021
7486_DA_505	CONCEPT UTILITY LAYOUT PLAN	D	29/06/2021
7486_DA_600	ROAD LONG SECTION	D	29/06/2021
7486_DA_601	TYPICAL SECTION SHEET 2 OF 2	D	29/06/2021
7486_DA_605	BULK EARTHWORKS PLAN	D	29/06/2021
7486_DA_606	SITE SECTIONS	D	29/06/2021

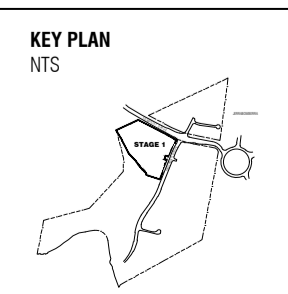
DWGS 101 - 102



**PROJECT**  
Poplars Innovation Precinct  
[18063] Stage 1  
Subdivision Works

**DRAWING TITLE**  
COVER SHEET

REVISION		
A	ISSUE FOR APPROVAL	BE SK
B	DRAWING 302 UPDATED	SK SK
C	REVISED FOR DA	MD SK
D	REVISED FOR DA	MD SK



**DRAWN** MD **CHECKED** SK

**DATE**  
29-06-21

**SCALE**  
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1:10,000 @A3

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**ISSUE**  
DEVELOPMENT APPLICATION

**REV.** D **DRAWING NO.** S1SW\_DA\_000



**QPRC**  
 Approval of Plan of Development under the Environmental Planning and Assessment Act 1979 (as amended). The Approved Plan is to be read in conjunction with Council's conditions of development consent.

Development Consent No. **DA.2020.1427**  
 Date: **28 July 2021**

Signature: \_\_\_\_\_

**LEGEND**

BOUNDARIES

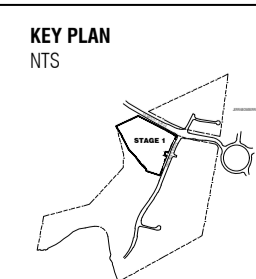
- — — — SITE BOUNDARY
- LOT BOUNDARY

OTHER

- - 622.00 - - CONTOURS @ 1M INTERVALS
- JERRABOMBERRA CREEK

**PROJECT**  
 Poplars Innovation Precinct  
 [18063] Stage 1  
 Subdivision Works

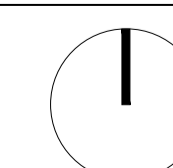
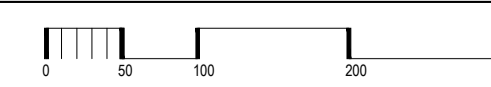
REVISION		BE SK
A	ISSUE FOR APPROVAL	MD SK
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C	REVISED FOR DA	MD SK



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 DEVELOPMENT APPLICATION

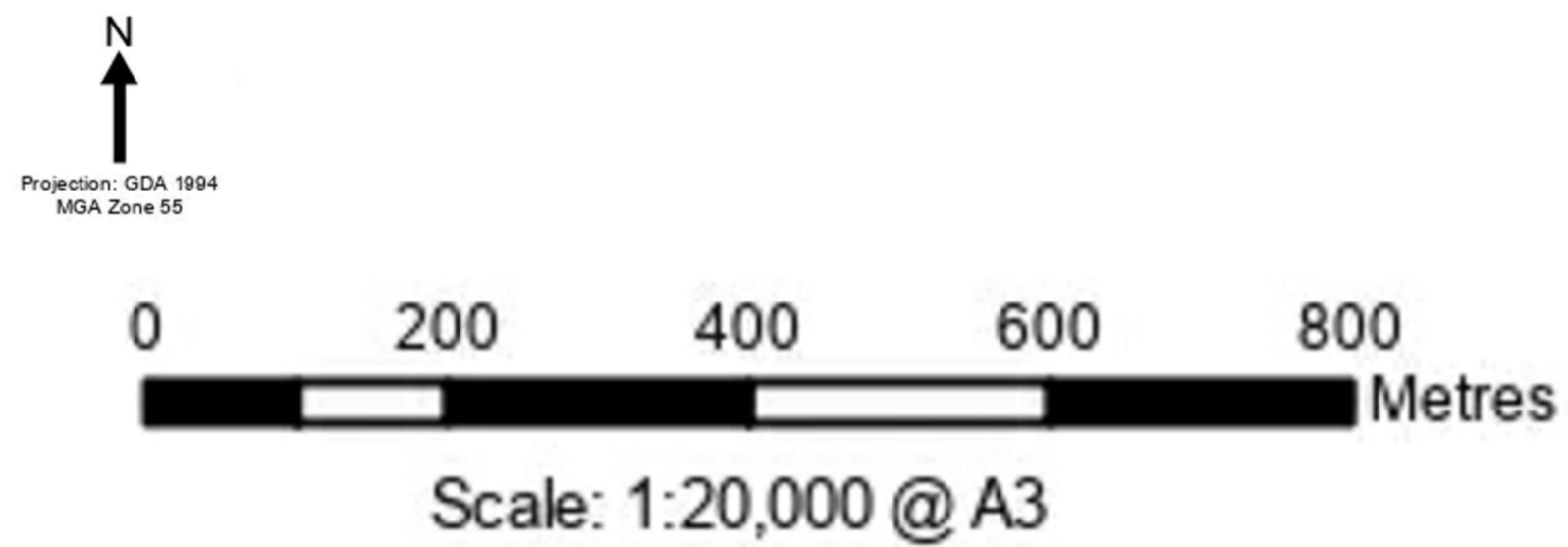
**PL PLACE LOGIC**

**REV.** C  
**DRAWING NO.** S1SW\_DA\_101

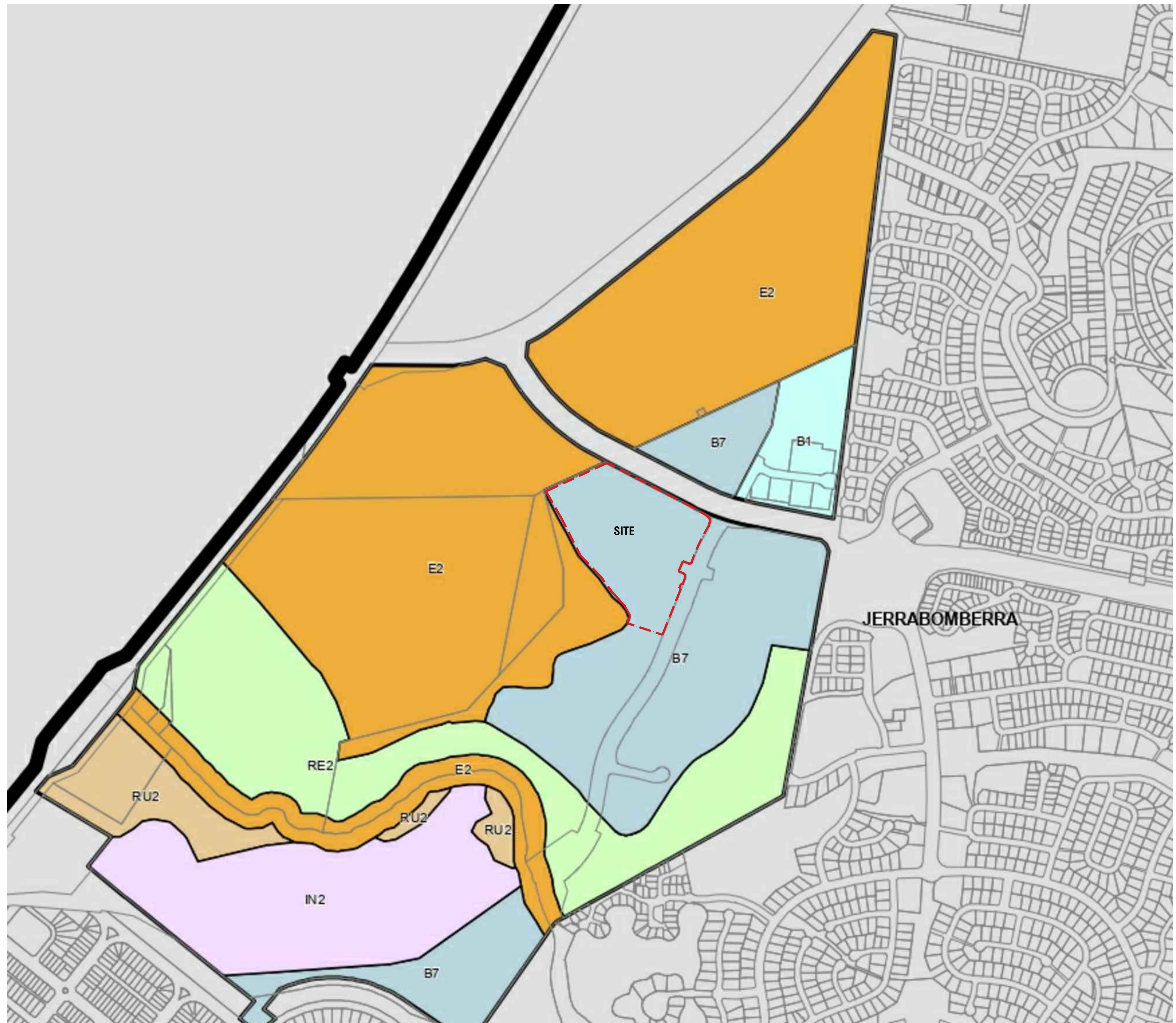
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- Zone**
- B1 Neighbourhood Centre
  - B7 Business Park
  - E2 Environmental Conservation
  - RE2 Light Industrial
  - RE2 Private Recreation
  - RU2 Rural Landscape
- Cadastral**
- Cadastral 13/08/2020 © Spatial Services

--- POPLARS SITE



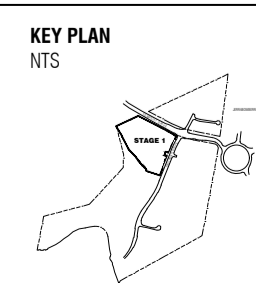
DISCLAIMER:  
 LAND ZONING MAP SOURCED FROM <https://legislation.nsw.gov.au/#/view/EPI/2013/467/maps#LZN>  
 LAST UPDATED: 23 AUGUST 2013  
 ACCESSED: 16 JULY 2020



**PROJECT**  
 Poplars Innovation Precinct  
 [18063] Stage 1  
 Subdivision Works

**DRAWING TITLE**  
 LAND ZONING PLAN

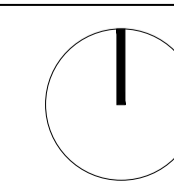
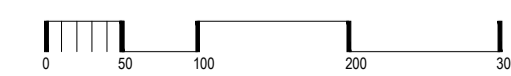
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A	ISSUE FOR APPROVAL	BE	SK
B	REVISED FOR DA	MD	SK
C	REVISED FOR DA	MD	SK



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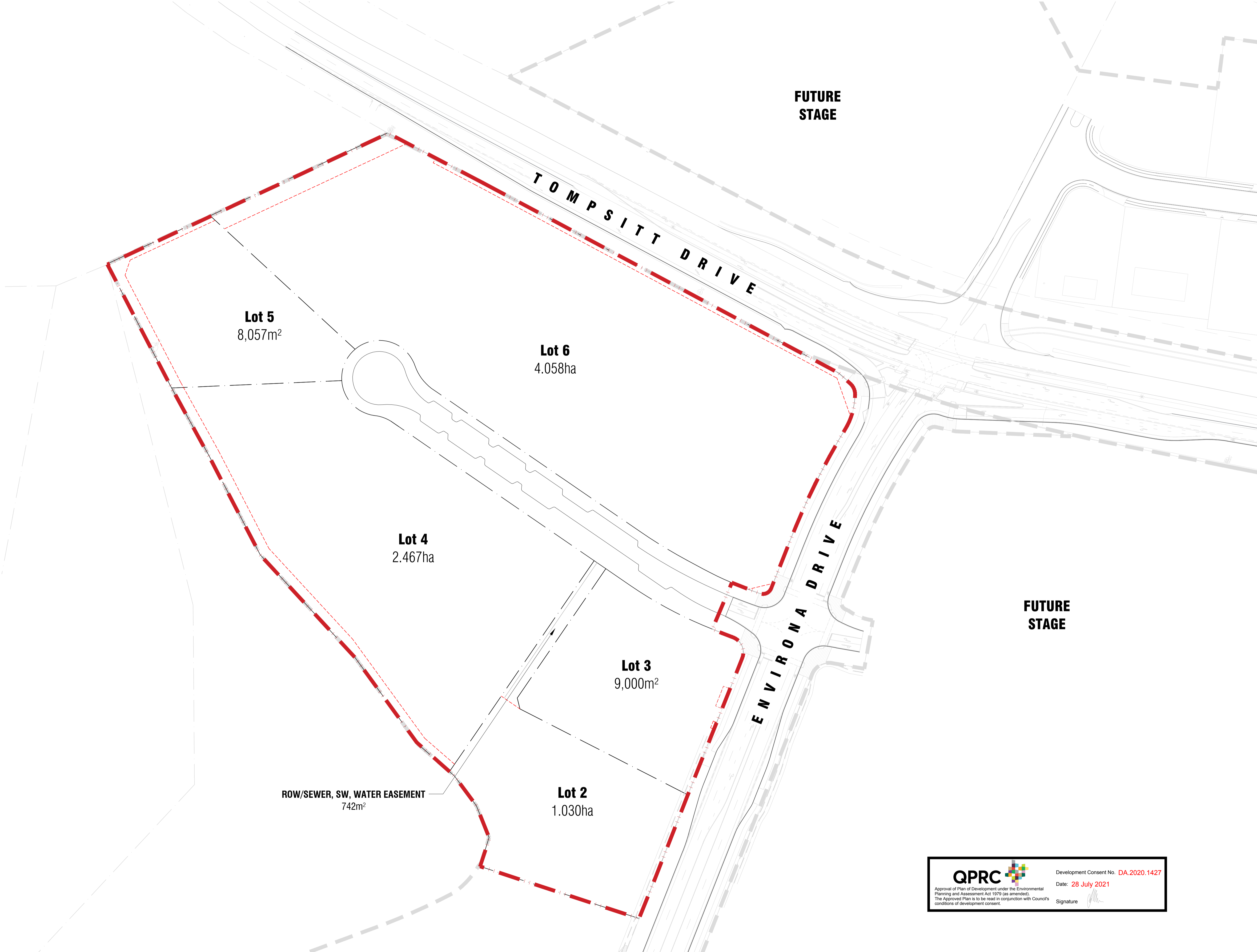
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**REV.** C **DRAWING NO.** S1SW\_DA\_102

**LEGEND**

BOUNDARIES

- SITE BOUNDARY
- LOT BOUNDARY
- EASEMENT



**Lot 5**  
8,057m<sup>2</sup>

**Lot 6**  
4.058ha

**Lot 4**  
2.467ha

**Lot 3**  
9,000m<sup>2</sup>

**Lot 2**  
1.030ha

**ROW/SEWER, SW, WATER EASEMENT**  
742m<sup>2</sup>

T O M P S I T T  
D R I V E

E N V I R O N A  
D R I V E

**FUTURE  
STAGE**

**FUTURE  
STAGE**

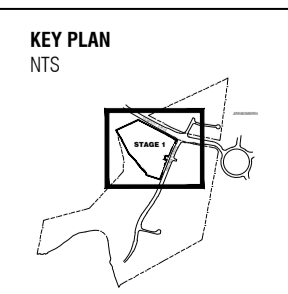
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 Signature:

**PROJECT**  
Poplars Innovation Precinct  
[18063] Stage 1  
Subdivision Works

**DRAWING TITLE**  
AERIAL PLAN

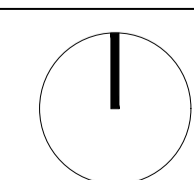
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A	ISSUE FOR APPROVAL	MD	SK
B	REVISED FOR DA	MD	SK
C	REVISED FOR DA	MD	SK



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1:2000 @A3

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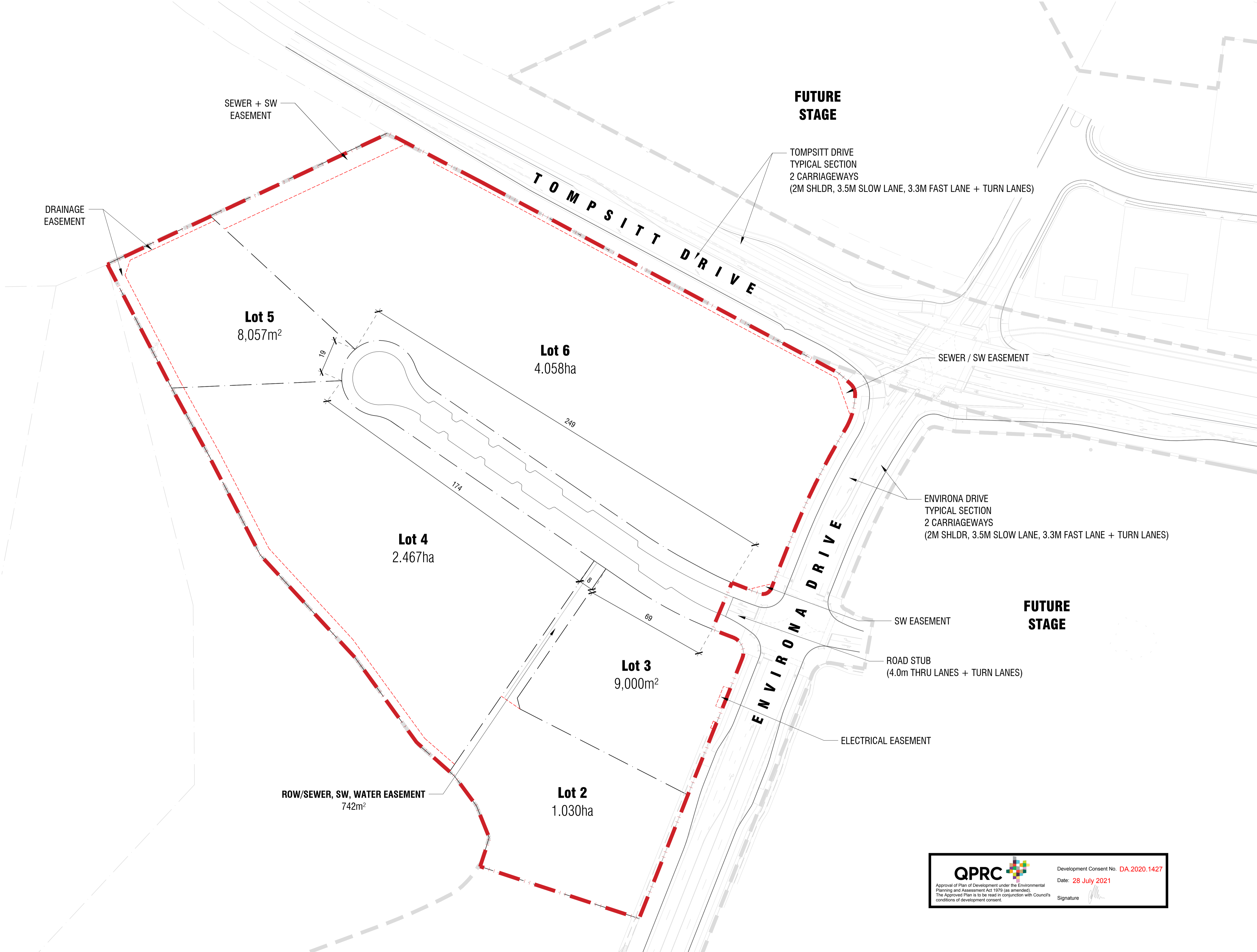
**ISSUE**  
DEVELOPMENT APPLICATION

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**REV.** C  
**DRAWING NO.** **S1SW\_DA\_103**

**LEGEND**

- BOUNDARIES
- - - SITE BOUNDARY
  - - - LOT BOUNDARY
  - - - EASEMENT



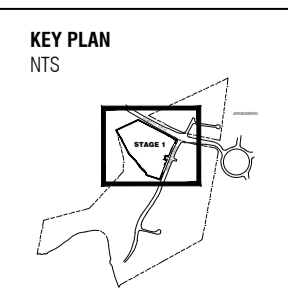
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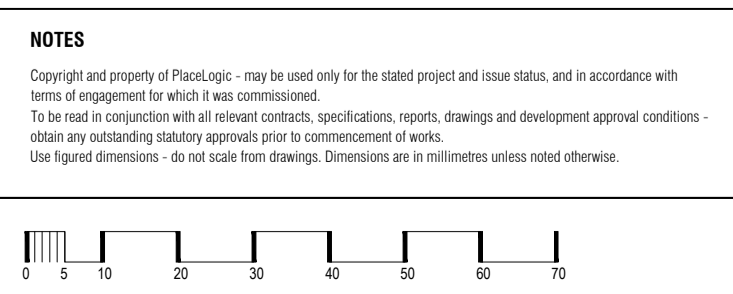
**PROJECT**  
 Poplars Innovation Precinct  
 [18063] Stage 1  
 Subdivision Works

**DRAWING TITLE**  
 LOT LAYOUT

REVISION		BE SK
A	ISSUE FOR APPROVAL	MD SK
B	REVISED FOR DA	MD SK
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 1:1000 @A1  
 1:2000 @A3



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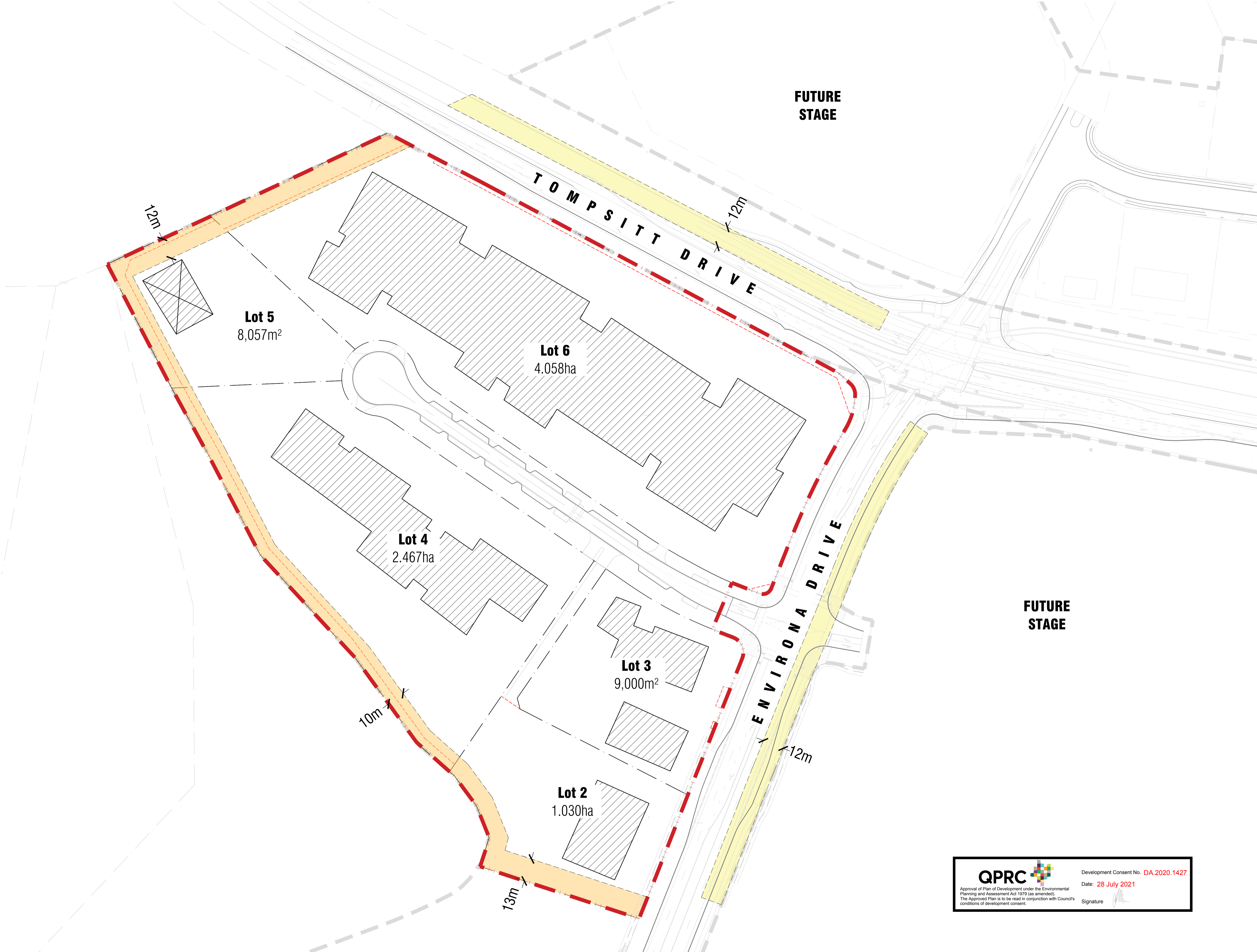
**ISSUE**  
 DEVELOPMENT APPLICATION

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**REV.** C **DRAWING NO.** S1SW\_DA\_104

**LEGEND**

- BOUNDARIES**
- SITE BOUNDARY
  - LOT BOUNDARY
  - EASEMENT
  - BUILDING SETBACK LINE (SUBJECT TO FURTHER INVESTIGATIONS)
- PROPOSED**
- INDICATIVE BUILDING ENVELOPES
- BUSHFIRE HAZARD ASSESSMENT**
- ASSET PROTECTION ZONE
  - ASSET PROTECTION ZONE (TEMPORARY)



**FUTURE STAGE**

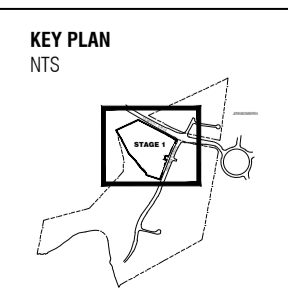
**FUTURE STAGE**

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**PROJECT**  
 Poplars Innovation Precinct  
 [18063] Stage 1  
 Subdivision Works



**DRAWING TITLE**  
 INDICATIVE BUILDING ENVELOPES PLAN


REVISION		BE	SK
A	ISSUE FOR APPROVAL	MD	SK
B	REVISED FOR DA	MD	SK
C	REVISED FOR DA	MD	SK



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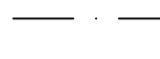

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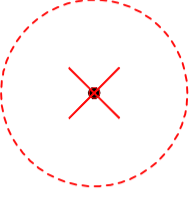

  
**REV.** C **DRAWING NO.** **S1SW\_DA\_105**

**LEGEND**

BOUNDARIES

-  SITE BOUNDARY
-  LOT BOUNDARY
-  EASEMENT

DEMOLITION

-  EXISTING TREES FOR REMOVAL
-  EXTENT OF EXCAVATION / DEMOLITION

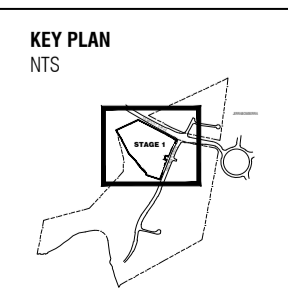


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 [18063] Stage 1  
 Subdivision Works

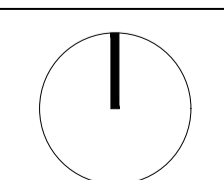
**DRAWING TITLE**  
 DEMOLITION PLAN



REVISION		KEY PLAN	
A	ISSUE FOR APPROVAL	BE	SK
B	REVISED FOR DA	MD	SK
C	REVISED FOR DA	MD	SK



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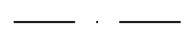


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**ISSUE**  
 DEVELOPMENT APPLICATION



**REV.** C **DRAWING NO.** S1SW\_DA\_201

**LEGEND**

- BOUNDARIES
-  SITE BOUNDARY
  -  LOT BOUNDARY
  -  EASEMENT

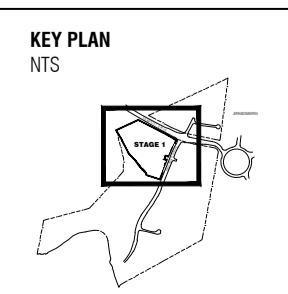


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**PROJECT**  
 Poplars Innovation Precinct  
 [18063] Stage 1  
 Subdivision Works

**DRAWING TITLE**  
 PROPOSED CONTOURS PLAN

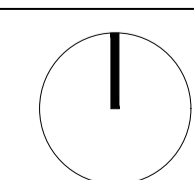
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A	ISSUE FOR APPROVAL	MD	SK
B	REVISED FOR DA	MD	SK
C	REVISED FOR DA	MD	SK





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**ISSUE**  
 DEVELOPMENT APPLICATION

**PL PLACE LOGIC**

**REV.** C  
**DRAWING NO.** S1SW\_DA\_202



**LEGEND**

BOUNDARIES

- SITE BOUNDARY
- LOT BOUNDARY
- EASEMENT

PROPOSED TREES / PLANTING / WSUD

- PROPOSED TREES
- RAIN GARDENS
- PLANTING

PROPOSED SURFACES - SOFT

- GRASS

PROPOSED SURFACES - HARD

- FOOTPATH
- ROADWAY
- DRIVEWAYS
- RAISED SHARED ZONE
- TRANSITION ZONE

PROPOSED BUILT ELEMENTS / FURNITURE

- RAISED PLANTERS WITH INTEGRATED SEATING
- BOLLARDS

PROPOSED

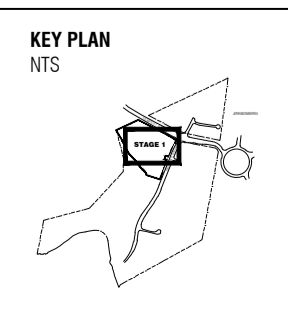
- INDICATIVE BUILT FORM

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**PROJECT**  
 Poplars Innovation Precinct  
 [18063] Stage 1  
 Subdivision Works

**DRAWING TITLE**  
 LANDSCAPE PLAN

REVISION		BE	SK
A	ISSUE FOR APPROVAL	MD	SK
B	REVISED FOR DA	MD	SK
C	REVISED FOR DA	MD	SK



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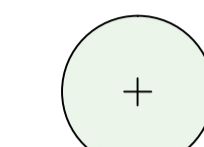


**REV.** C **DRAWING NO.** **S1SW\_DA\_301**

# LEGEND

## BOUNDARIES

-  SITE BOUNDARY
-  LOT BOUNDARY
-  EASEMENT

## PROPOSED TREES / PLANTING / WSUD

-  PROPOSED TREES
-  RAIN GARDENS
-  PLANTING

## PROPOSED SURFACES - SOFT

-  GRASS

## TREES

SYM	NAME	COMMON NAME	SPACING	MATURE SIZE
<b>LARGE TREES</b>				
UPA	Ulmus parvifolia	Chinese Elm	As shown	13x10m

## PLANTING

SYM	NAME	COMMON NAME	DENSITY / M2	SIZE
<b>SHRUBS</b>				
Cgj	Cortea glabra	Rock cortea	2/m2	200mm
Epp	Escallonia exoniensis Fradesil Nana (Pink Pix)	Escallonia Pink Pix	4/m2	200mm
Rop	Rhaphiolepis indica 'Oriental Pearl'	Indian Hawthorn	3/m2	200mm
Wtz	Westringia fruticosa 'Zena'	Coastal rosemary	3/m2	200mm
Pmo	Philotheca myoporoides	Long leaf wax flower	2/m2	200mm

SYM	NAME	COMMON NAME	DENSITY / M2	SIZE
<b>ACCENT PLANTING</b>				
Aco	Acacia cognata 'LimeLight'	River wattle	3/m2	140mm
Fno	Fuchsia nodosa	Knobby club-rush	4/m2	140mm
Leg	Liriope giganteum 'Evergreen Giant'	Lily turf	4/m2	140mm
Llo	Lomandra longifolia	Spiny-head mat rush	2/m2	140mm
Lit	Lomandra longifolia 'Tanika'	Mat rush	4/m2	140mm
Ndgs	Nandina domestica 'Gulf Stream'	Sacred bamboo	4/m2	140mm

SYM	NAME	COMMON NAME	DENSITY / M2	SIZE
<b>GROUNDCOVER</b>				
Cgj	Casuarina glauca 'Cousin It'	Swamp oak (prostrate)	3/m2	140mm
Myop	Myoporum parvifolium	Creeping boobialla	3/m2	140mm
Hvi	Hardenbergia violacea	False sarsparilla	3/m2	140mm
Erg	Eremophila glabra	Emu bush (prostrate)	2/m2	140mm
TJ	Trachelospermum jasminoides	Star Jasmine	2/m2	140mm
Gla	Grevillea lanigera 'Mt Tamboritha'	Woolly grevillea	3/m2	140mm

SYM	NAME	COMMON NAME	DENSITY / M2	SIZE
<b>RAIN GARDENS</b>				
Cap	Carex appressa	Tall Sedge	3/m2	140mm
Fno	Fuchsia nodosa	Knobby club-rush	4/m2	140mm
Llo	Lomandra longifolia	Spiny-head mat rush	2/m2	140mm
Lit	Lomandra longifolia 'Tanika'	Mat rush	4/m2	140mm



Development Consent No. **DA.2020.1427**

Date: **28 July 2021**

Signature 

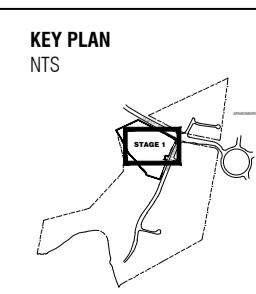
Approval of Plan of Development under the Environmental Planning and Assessment Act 1979 (as amended). The Approved Plan is to be read in conjunction with Council's conditions of development consent.



**PROJECT**  
Poplars Innovation Precinct  
[18063] Stage 1  
Subdivision Works

**DRAWING TITLE**  
PLANTING PLAN



REVISION		BE	SK
A	ISSUE FOR APPROVAL	SK	SK
B	REVISED PLANTING LIST	MD	SK
C	REVISED FOR DA	MD	SK
D	REVISED FOR DA	MD	SK




**DRAWN** MD  
**CHECKED** SK  
**DATE** 29-06-21

**NOTES**  
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To be read in conjunction with all relevant contracts, specifications, reports, drawings and development approval conditions - obtain any outstanding statutory approvals prior to commencement of works.  
Use figured dimensions - do not scale from drawings. Dimensions are in millimetres unless noted otherwise.

**SCALE**  
1:500 @A1  
1:1000 @A3

**CLIENT**  
 

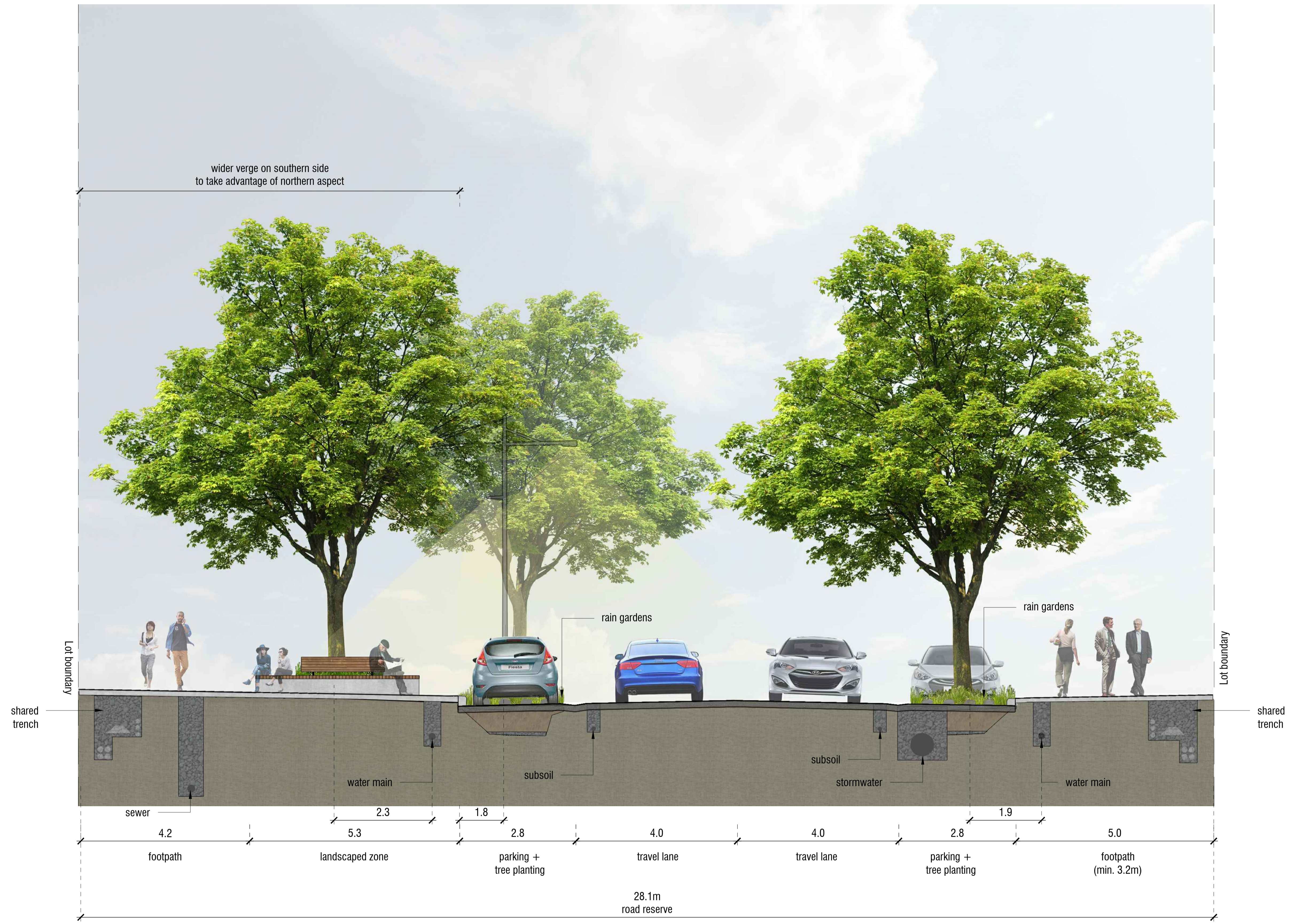
**ENGINEERS**  


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ABN 25 619 179 743

**ISSUE**  
DEVELOPMENT APPLICATION

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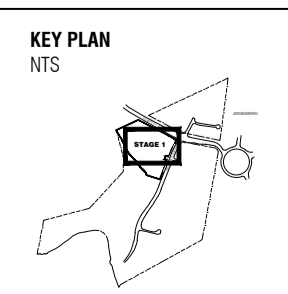
**REV.** D  
**DRAWING NO.** S1SW\_DA\_302



**TYPICAL SECTION**  
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 100 @ A3

**PROJECT**  
 Poplars Innovation Precinct  
 [18063] Stage 1  
 Subdivision Works

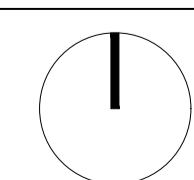
REVISION	ISSUE FOR APPROVAL	BE SK
A	ISSUE FOR APPROVAL	BE SK
B	REVISED FOR DA	MD SK
C	REVISED FOR DA	MD SK



**DRAWN** MD  
**CHECKED** SK  
**DATE** 29-06-21

**SCALE**  
 1:50 @A1  
 1:100 @A3

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**CLIENT**  
**POPLARS** **OB** **mcco**

**ENGINEERS**  
**INDESCO**

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**ISSUE**  
 DEVELOPMENT APPLICATION

**REV.** C  
**DRAWING NO.** S1SW\_DA\_401