LOT 1 DP 1097743 - Land Budget

Description	No	Area (ha)	% Total Area
Public Reserve B102		0.33	2.5%
Drainage Reserve B103		1.80	13.9%
Road Reserves		4.01	31.0%
Residential Lots	101	6.79	52.6%
	Totals	12.93	100.0%

LOT 1 DP 1097743 - Residential Lot Mix

Area Range	No	% of Total
600m²-649m²	10	9.9%
650m²-699m²	29	28.7%
700m²-749m²	41	40.6%
750m²-799m²	21	20.8%
	101	100.0%

N

20 10 0 25 50 75 100

SCALE 1:1000 AT A1

SUBDIVISION NOTES

1) EXACT LOT LAYOUT, AREAS AND DIMENSIONS TO BE CONFIRMED WITH FINAL DESIGN, SURVEY AND APPROVALS.
2) EASEMENT LOCATION AND WIDTHS TO BE CONFIRMED AS PART OF CONSTRUCTION CERTIFICATE APPLICATION.
3) PROVIDE RIGHT OF WAY FOR ACCESS TO EXISTING LOT 2 RESIDENCE.
4) EASEMENTS TO BE PROVIDED FOR SERVICES TO THE SATISFACTION OF THE RELEVENT AUTHORITIES.

LEGEND

- PROPOSED LOT BOUNDARY
- PROPOSED FOOTPATH
- PROPOSED EASEMENT

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MOONEE PARKLANDS
PROPOSED URBAN SUBDIVISION
MOONEE BEACH
LOT 1 DP 1097743 AND LOT 6 DP 252223

PROPOSED SUBDIVISION LOT LAYOUT

Scale: 1:1000 at A1 CAD file: 1277-DR1B.dwg
Datum: AHD CivilCAD file: 1277-ENG.ccx

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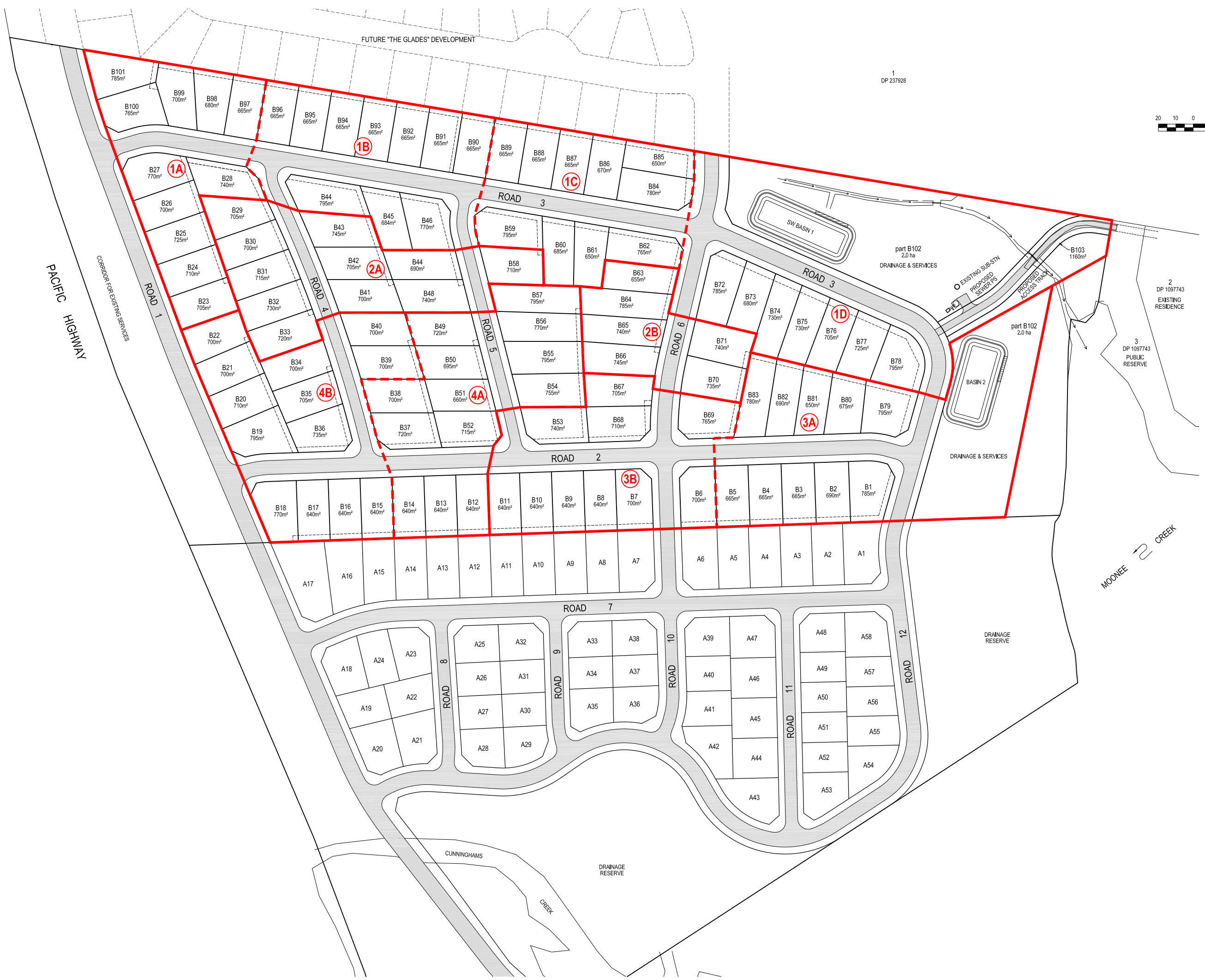

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20 10 0 25 50 75 100

SCALE 1:1000 AT A1

SUBDIVISION NOTES

1) EXACT CONSTRUCTION AND SALES STAGING BOUNDARIES TO BE CONFIRMED WITH FINAL DESIGN, SURVEY AND APPROVALS.

LEGEND

CONSTRUCTION BOUNDARY

SALES STAGE BOUNDARY

LOT 1 DP 1097743
NUMBER OF LOTS

1A	11	2B	6
1B	10	3A	10
1C	10	3B	10
1D	7	4A	13
2A	11	4B	13

BULK EARTHWORKS TO BE COMPLETED AS PART OF STAGE 1 CONSTRUCTION

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MOONEE PARKLANDS
PROPOSED URBAN SUBDIVISION
MOONEE BEACH
LOT 1 DP 1097743 AND LOT 6 DP 252223

PROPOSED STAGING PLAN

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Datum: AHD CivilCAD file: 1277-ENG.ccx

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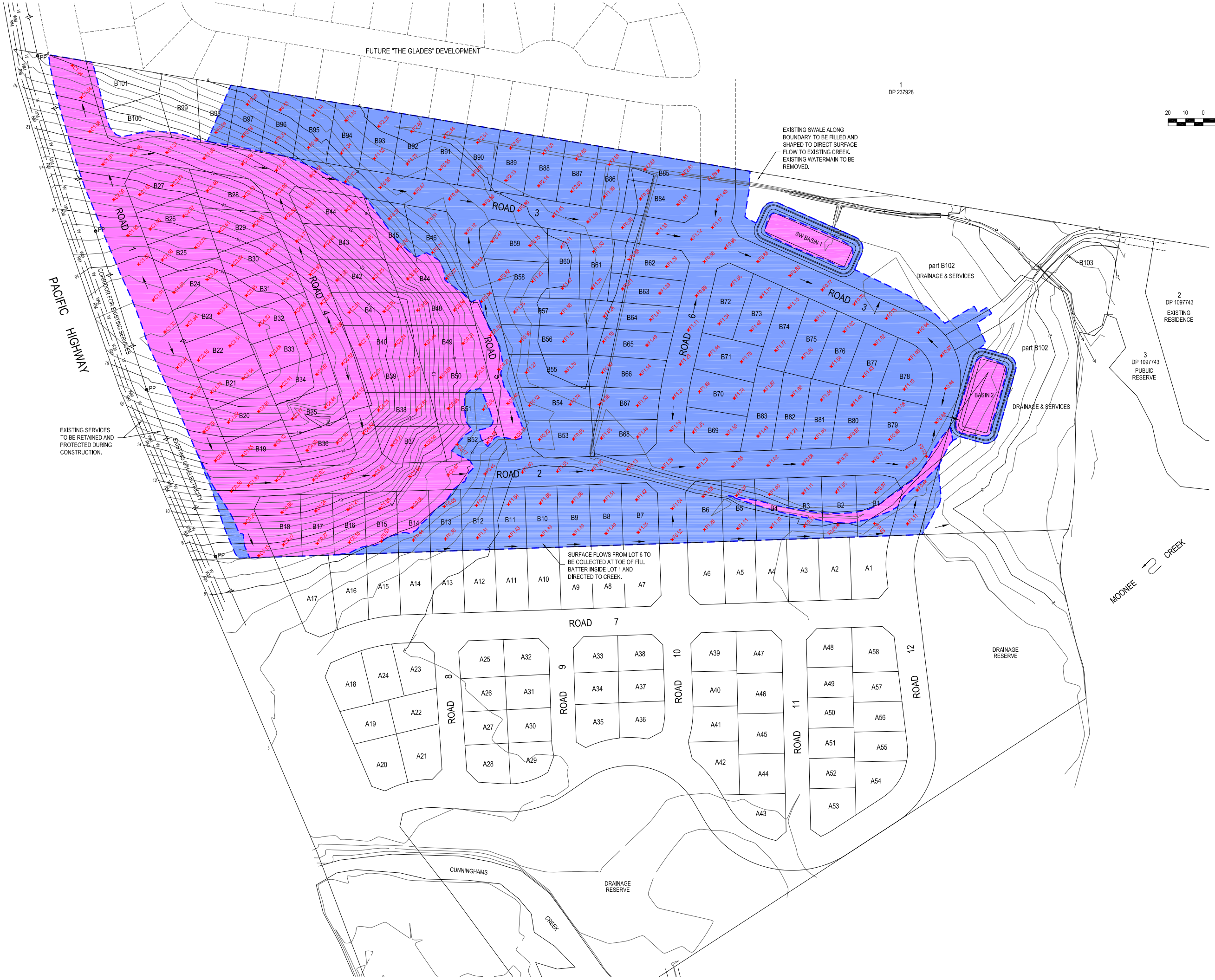
Dwg. No. Issue
1277-DR2 **B**



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20 10 0 25 50 75 100

SCALE 1:1000 AT A1

BULK EARTHWORK NOTES

1) BULK EARTHWORKS DESIGN SUBJECT TO DETAILED ENGINEERING DESIGN OF SERVICES, STORMWATER AND SEWER.
2) PAVEMENT DESIGN SUBJECT TO SUBGRADE CBR TESTS.
3) THE DEVELOPER IS TO LIAISE WITH ADJOINING NEIGHBOURS PRIOR TO THE CONSTRUCTION CERTIFICATE IN RELATION TO FILL LEVELS AND DRAINAGE DETAILS.

LEGEND

- PROPOSED LOT POLYGON (lot layout to be confirmed)
- TYPICAL DRAINAGE FLOW DIRECTION
- CUT DEPTH
- FILL DEPTH
- BULK FILL AREA (INDICATIVE ONLY)
- BULK CUT AREA (INDICATIVE ONLY)

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MOONEE PARKLANDS TRUST

MOONEE PARKLANDS
PROPOSED URBAN SUBDIVISION
MOONEE BEACH
LOT 1 DP 1097743 AND LOT 6 DP 252223

PROPOSED SUBDIVISION BULK EARTHWORKS AND CUT/FILL CONCEPT PLAN

0.5m EXISTING CONTOURS

Scale: 1:1000 at A1 CAD file: 1277-DR3B.dwg
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Dwg. No. **1277-DR3** Issue **B**

ROADWORKS NOTES

1) ROADWORKS DESIGN AND LOCATION AND FILL LEVELS SUBJECT TO FINAL DESIGN AND APPROVAL.
2) PAVEMENT DESIGN SUBJECT TO SUBGRADE CBR TESTS.
3) Q100 FLOOD FREE ACCESS TO SEWER PUMP STATION TO BE PROVIDED.

LEGEND

- PROPOSED LOT POLYGON (lot layout to be confirmed)
- EDGE OF BATTER
- FINISHED SURFACE LEVEL
- SURFACE RUNOFF DIRECTION

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MOONEE PARKLANDS TRUST

MOONEE PARKLANDS
PROPOSED URBAN SUBDIVISION
MOONEE BEACH
LOT 1 DP 1097743 AND LOT 6 DP 252223

PROPOSED SUBDIVISION ROADWORKS AND LEVELS CONCEPT PLAN

0.5m FINISHED CONTOURS

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Dwg. No. **1277-DR4** Issue **B**

SERVICES NOTES

1) SEWER PUMP OUT AND RISING MAIN FROM EXISTING RESIDENCE ON LOT 2 TO SEWER PUMP STATION TO BE DESIGNED AS PART OF CONSTRUCTION CERTIFICATE APPLICATION.
2) LEVELS AND SIZE OF SEWER NETWORK TO BE CONFIRMED AS PART OF CONSTRUCTION CERTIFICATE APPLICATION.
3) EASEMENT LOCATION AND WIDTHS TO BE CONFIRMED AS PART OF CONSTRUCTION CERTIFICATE APPLICATION
4) ELECTRICITY NETWORK TO BE DESIGNED BY ACCREDITED CONSULTANT AND APPROVED BY ESSENTIAL ENERGY AS PART OF CONSTRUCTION CERTIFICATE APPLICATION. LAYOUT SHOWN IS INDICATIVE ONLY FOR CONCEPT PLAN.
5) COMMUNICATIONS NETWORK TO BE DESIGNED BY ACCREDITED CONSULTANT AND APPROVED BY NBNco AS PART OF CONSTRUCTION CERTIFICATE APPLICATION. LAYOUT SHOWN IS INDICATIVE ONLY FOR CONCEPT PLAN.
6) WATER RETICULATION LOCATION AND SIZE TO BE MODELED AND DESIGNED AS PART OF CONSTRUCTION CERTIFICATE APPLICATION.
7) SEWER PUMP STATION AND RISING MAIN TO DE DESIGNED AS PART OF CONSTRUCTION CERTIFICATE APPLICATION.
8) EXISTING SUB STATION TO BE RETAINED IS POSSIBLE. EXISTING UNDERGROUND ELECTRICITY ADJACENT TO SW BASIN 1 TO BE REALIGNED AS REQUIRED, DETAILS TO BE CONFIRMED.
9) Q100 FLOOD FREE ACCESS TO SEWER PUMP STATION TO BE PROVIDED

LEGEND

- PROPOSED LOT POLYGON (lot layout to be confirmed)
- PROPOSED GRAVITY SEWER (maintenance hole & junction)
- PROPOSED STORMWATER (stormwater & Inter-allotment drainage)
- PROPOSED WATER RETICULATION (100Ø typical with house connection)
- PROPOSED ELECTRICITY & COMMS (shared trench with house connection)
- PROPOSED SEWER RISING MAIN (size and location to be confirmed)
- PROPOSED EASEMENT (width and location to be confirmed)

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MOONEE PARKLANDS TRUST

MOONEE PARKLANDS
PROPOSED URBAN SUBDIVISION
MOONEE BEACH
LOT 1 DP 1097743 AND LOT 6 DP 252223

PROPOSED SUBDIVISION SERVICES PLAN

0.5m FINISHED CONTOURS

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Dwg. No. **1277-DR5** Issue **B**

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20 10 0 25 50 75 100

SCALE 1:1000 AT A1

STORMWATER NOTES

1) DEPRESS SHOULDER AT SAG ADJACENT TO STORMWATER BASINS FOR Q100 FLOW PATH.
2) LEVELS AND SIZE OF STORMWATER AND IAD NETWORK TO BE CONFIRMED AS PART OF CONSTRUCTION CERTIFICATE APPLICATION.
3) THE DEVELOPER IS TO LIAISE WITH ADJOINING NEIGHBOURS PRIOR TO THE CONSTRUCTION CERTIFICATE IN RELATION TO FILL LEVELS AND DRAINAGE DETAILS.
4) EASEMENT LOCATION AND WIDTHS TO BE CONFIRMED AS PART OF CONSTRUCTION CERTIFICATE APPLICATION
5) STORMWATER BASIN DESIGN FOR DETENTION AND TREATMENT AS PER MODELING AND DETAILS BY MARTENS CONSULTING ENGINEERS.
6) EACH LOT IS TO INSTALL A STORMWATER STORAGE TANK AS PART OF BASIX REQUIREMENTS. THE TANK IS TO ALSO SERVE AS A DETENTION TANK AS PER MARTENS CONSULTING ENGINEERS DETAILS.

LEGEND

- PROPOSED LOT POLYGON (lot layout to be confirmed)
- PROPOSED STORMWATER NETWORK
- PROPOSED INTER ALLOTMENT DRAINAGE
- PROPOSED EASEMENT
- TYPICAL DRAINAGE FLOW DIRECTION
- STORMWATER CATCHMENT BOUNDARY
- BIO-RETENTION TREATMENT
- +4.76 DESIGN SURFACE LEVEL

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MOONEE PARKLANDS TRUST

MOONEE PARKLANDS
PROPOSED URBAN SUBDIVISION
MOONEE BEACH
LOT 1 DP 1097743 AND LOT 6 DP 252223

PROPOSED SUBDIVISION STORMWATER LAYOUT AND CATCHMENT PLAN

0.5m FINISHED CONTOURS

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Dwg. No. **1277-DR6** Issue **B**

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SCALE 1:1000 AT A1

LEGEND

- **TEMPORARY DRY SEDIMENT BASIN** SD6-3 TYPE 'C' SOILS (WITH OVERFLOW WEIR FILTERED BY STRAW BALES SEE SD6-7)
- SEDIMENT FENCE (SEE SD6-8)
- STABILISED SITE ACCESS (SEE SD5-7)
- STRAW BALE FILTER (SEE SD6-7)
- SANDBAG BARRIER (PIT INLET FILTER) TO BE INSTALLED AT EACH INLET PIT (SEE SD6-11)
- DIRTY WATER CATCH DRAIN (300 DEEP TYPICAL) (SEE SD5-5)

SEE SOIL AND CONSTRUCTION MANUAL FOR SD DETAILS

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MOONEE PARKLANDS
PROPOSED URBAN SUBDIVISION
MOONEE BEACH
LOT 1 DP 1097743 AND LOT 6 DP 252223

PROPOSED SUBDIVISION EROSION AND SEDIMENT CONTROL PLAN

0.5m FINISHED CONTOURS

Scale: 1:1000 at A1 CAD file: 1277-DR7B.dwg

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Dwg. No. **1277-DR7** Issue **B**

EROSION & SEDIMENT CONTROL NOTES

THIS EROSION AND SEDIMENT CONTROL PLAN IS INDICATIVE ONLY FOR THE PURPOSES OF THE CONCEPT PLAN. DETAILED EROSION AND SEDIMENT CONTROL PLANS WILL BE DESIGNED AND DETAILED FOR EACH SPECIFIC CONSTRUCTION PHASE. TEMPORARY BASIN SIZES ARE SUBJECT TO PARTICLE DISTRIBUTION SIZING.

WORKS ON THE SITE SHALL BE CARRIED OUT IN THE FOLLOWING SEQUENCE:

- INSTALL BARRIER AND SILT FENCES
- STRIP AND STOCKPILE TOPSOIL
- UNDERTAKE SITE DEVELOPMENT WORKS
- REHABILITATE SITE, CLEANUP & REMOVE RUBBISH DEBRIS
- REMOVE TEMPORARY SOIL AND WATER MANAGEMENT WORKS ONCE APPROVED TO DO SO BY COUNCIL.

1) THE PRINCIPAL STRATEGY IS: TO PROVIDE "SILT" FENCES, STRAW BALE FENCES OR SOIL BERMS DOWNSLOPE OF ALL UNPROTECTED DISTURBED AREAS TO CAPTURE ANY SEDIMENT PASSING FROM THE SITE.

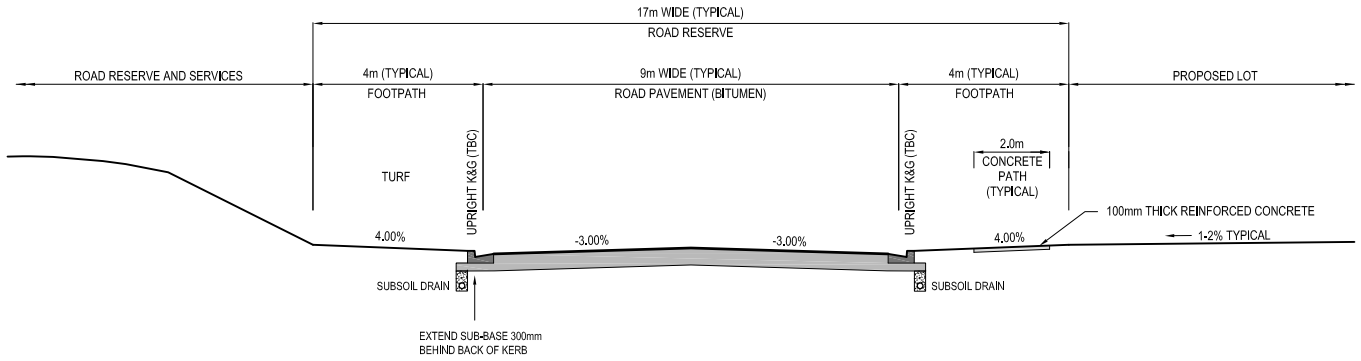
2) ALL WORKS TO BE IMPLEMENTED AND INSTALLED IN ACCORDANCE WITH LANDCOM & HOUSING NSW'S "BLUE BOOK", *MANAGING URBAN STORM WATER, SOILS AND CONSTRUCTION* AND ANY SPECIFIC DIRECTIONS OF COUNCIL.

3) VEHICULAR ACCESS POINTS ONTO CONSTRUCTION SITE MAY REQUIRE A GRAVEL PAD/STABILISED ACCESS.

4) SILT TRAPS MAY BE REQUIRED AT ENTRY TO KERB AND GUTTER INLET PITS. IF REQUESTED BY THE SUPERINTENDENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THEIR CONSTRUCTION AND MAINTENANCE.

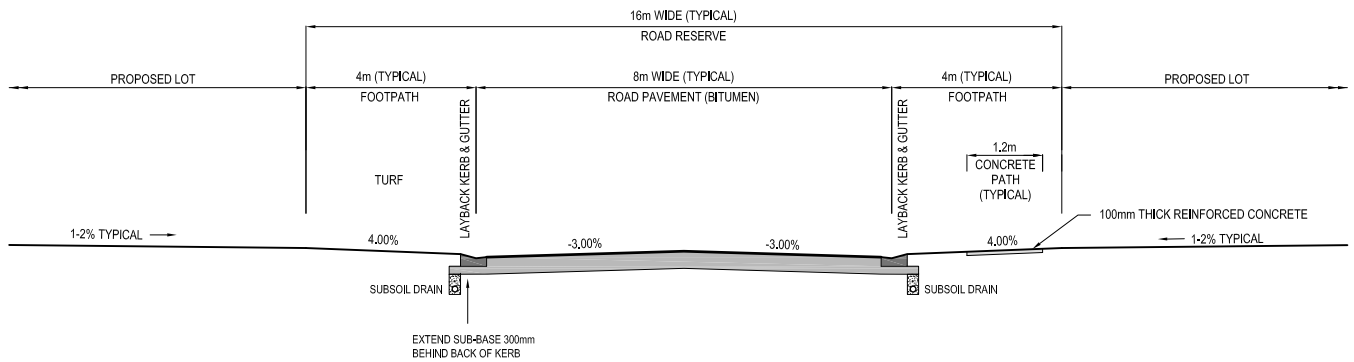
5) TURF STRIPS TO BE INSTALLED BEHIND THE BACK OF ALL KERB AND GUTTER.

6) SEDIMENT BASINS TO BE DECOMMISSIONED ONCE 80% GRASS COVER IS ACHIEVED AND STORMWATER TREATMENT BASINS CONSTRUCTED.



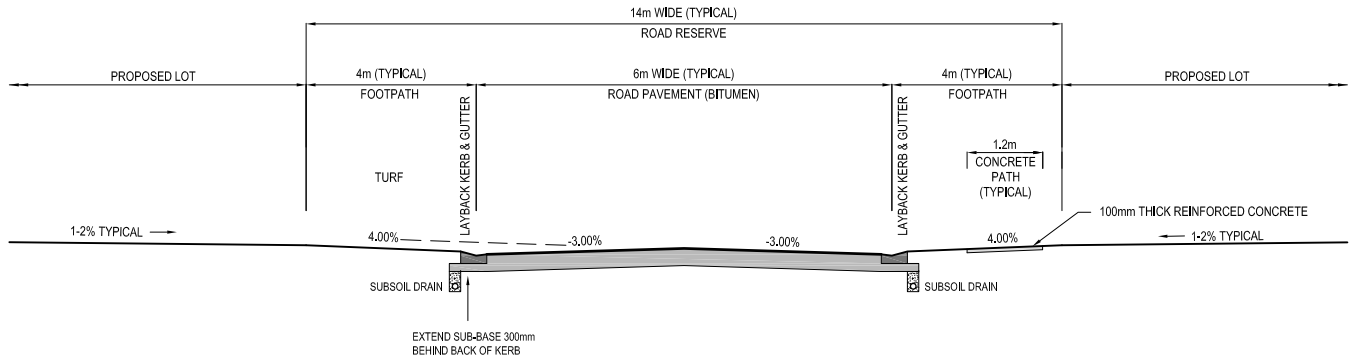
TYPICAL SECTION - ROAD 1

Not to Scale



TYPICAL SECTION - ROAD 2, 3 & 6

Not to Scale



TYPICAL SECTION - ROADS 4 & 5

Not to Scale

TYPICAL PAVEMENT DETAILS

25mm AC10 BITUMEN

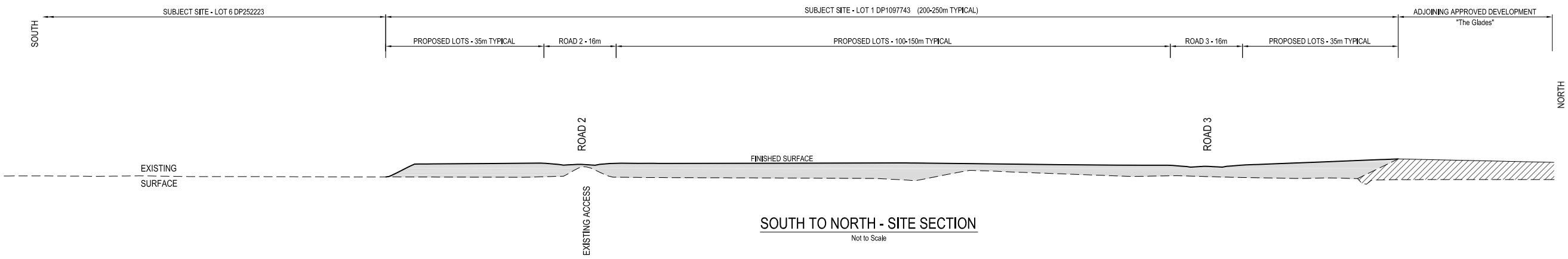
PRIMER SEAL

150mm THICK BASECOURSE TO 98% MODIFIED COMPACTION.

150mm THICK SUBBASE TO 95% MODIFIED COMPACTION.

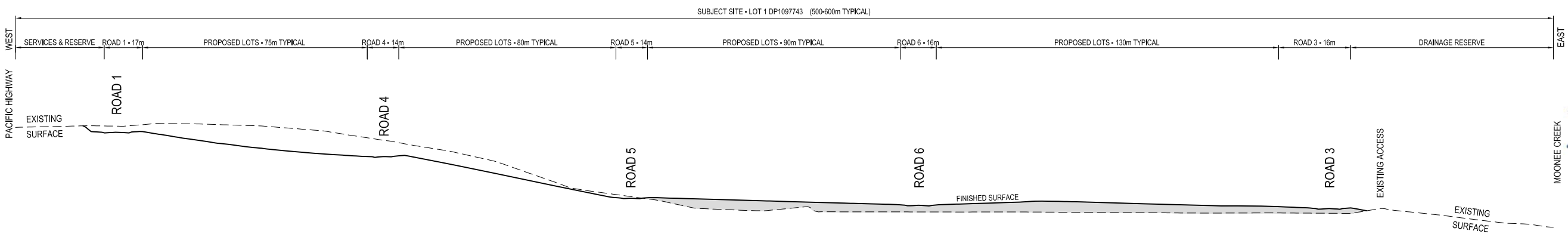
SUBGRADE TO 98% STANDARD COMPACTION. (FILL SUBGRADES TO 100% STANDARD COMPACTION).

PAVEMENT THICKNESS BASED ON ESTIMATED CBR TEST OF 8



SOUTH TO NORTH - SITE SECTION

Not to Scale



WEST TO EAST - SITE SECTION

Not to Scale

WARNING NOTE:
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Lot 6 DP 252223 layout is preliminary and conceptual only. Detailed design of earthworks, roads, drainage, sewer and services has not been undertaken. Contours shown within this lot are existing 1m contours.

Iss	Description	Des	Drw	Date	Appd
B	FOR SUBMISSION	WF	WF	12.03.13	JP

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MOONEE PARKLANDS TRUST

MOONEE PARKLANDS
PROPOSED URBAN SUBDIVISION
MOONEE BEACH
LOT 1 DP 1097743 AND LOT 6 DP 252223

TYPICAL SITE DETAILS AND ROAD SECTIONS

Scale: As Shown at A1 CAD file: 1277-DR8B.dwg
Datum: AHD CMICAD file: 1277-ENG.ccx

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