

PROPOSED DEVELOPMENT

LOT 1 DP1145020; LOTS 46, 402-404 & 410 DP755687 LOTS 2 & 12 DP848618;
LOT 101 DP856767; LOT 30 DP880376; LOTS 100 & 101 DP1178907
LOTS 101, 102 & 107 DP1001878; LOTS 12 & 14 DP875112; LOT 21 DP1169952

FOR

NORTH BYRON PARKLANDS

INDEX OF DRAWINGS

PRELIMINARY

B17016P-01	COVER SHEET
B17016P-02	SITE PLAN
B17016P-03	KEY PLAN
B17016P-04	SOUTHERN CAR PARK LAYOUT PLAN
B17016P-05	CIVIL WORKS PLAN SHEET 1 OF 13
B17016P-06	CIVIL WORKS PLAN SHEET 2 OF 13
B17016P-07	CIVIL WORKS PLAN SHEET 3 OF 13
B17016P-08	CIVIL WORKS PLAN SHEET 4 OF 13
B17016P-09	CIVIL WORKS PLAN SHEET 5 OF 13
B17016P-10	CIVIL WORKS PLAN SHEET 6 OF 13
B17016P-11	CIVIL WORKS PLAN SHEET 7 OF 13
B17016P-12	CIVIL WORKS PLAN SHEET 8 OF 13
B17016P-13	CIVIL WORKS PLAN SHEET 9 OF 13
B17016P-14	CIVIL WORKS PLAN SHEET 10 OF 13
B17016P-15	CIVIL WORKS PLAN SHEET 11 OF 13
B17016P-16	CIVIL WORKS PLAN SHEET 12 OF 13
B17016P-17	CIVIL WORKS PLAN SHEET 13 OF 13
B17016P-18	TYPICAL SECTIONS 1 OF 3
B17016P-19	TYPICAL SECTIONS 2 OF 3
B17016P-20	TYPICAL SECTIONS 3 OF 3
B17016P-21	DETAILS



LOCALITY PLAN
NOT TO SCALE

PRELIMINARY
NOT FOR CONSTRUCTION



SITE PLAN

SCALE 1:8000 (A1 SIZE)

0 80 160 240 300 360

GENERAL NOTES

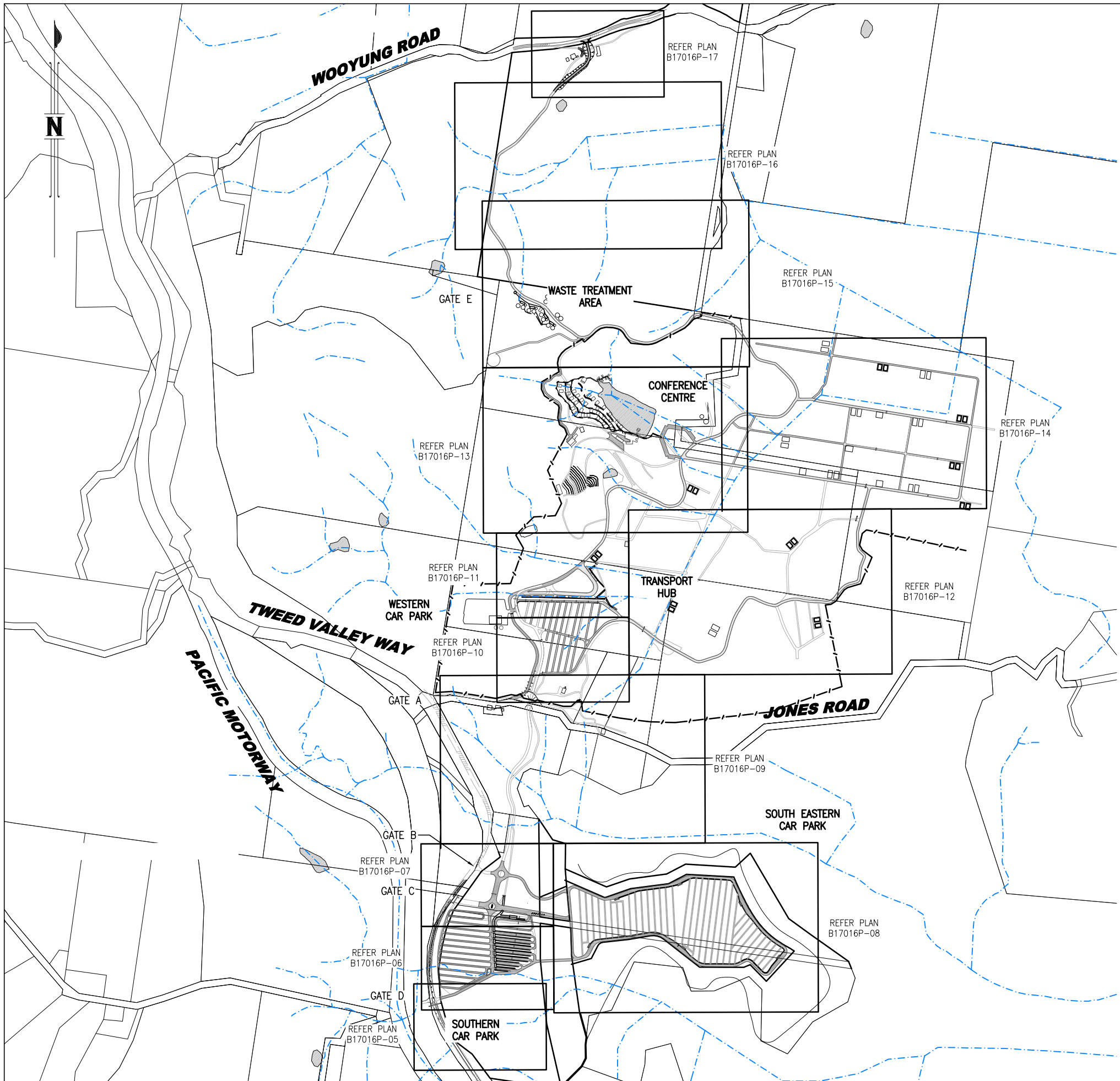
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LOCAL AUTHORITIES STANDARD DRAWINGS & SPECIFICATIONS AND COMPLETED TO THE SATISFACTION OF THE SUPERINTENDENT AND LOCAL AUTHORITY.
- UNLESS SPECIFIED OTHERWISE ALL MATERIALS AND WORK SHALL COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS.
- THE LOCATION AND LEVEL OF ALL EXISTING SERVICES SHALL BE VERIFIED BEFORE CONSTRUCTION COMMENCES AND NOTWITHSTANDING THE INFORMATION SHOWN ON THE DRAWINGS, THE DESIGN OF CONSTRUCTION MAY BE ALTERED TO SUIT BY THE SUPERINTENDENT.
- THE LOCATION AND LEVEL OF ALL EXISTING SERVICES SHALL BE VERIFIED
- THE PAVEMENT DEPTHS SHOWN ARE PRELIMINARY ONLY AND ARE TO BE VERIFIED FOLLOWING SUB-SOIL TESTS OF THE SUB-GRADE MATERIAL.
- ALL "AS CONSTRUCTED" INFORMATION IS TO BE RECORDED AS REQUIRED BY THE LOCAL AUTHORITY AND SUBMITTED TO THE SUPERINTENDENT IMMEDIATELY AFTER COMPLETION OF THE WORKS.
- ANY ACID SULPHATE SOILS ENCOUNTERED ON SITE SHALL BE TREATED IN ACCORDANCE WITH AN APPROVED ACID SULPHATE MANAGEMENT PLAN (ASSMP) TO BE PREPARED AT THE DETAILED DESIGN PHASE.
- ALL SITE WORKS SHALL BE UNDERTAKEN IN ACCORDANCE WITH AN APPROVED EROSION AND SEDIMENT CONTROL PROGRAM TO BE PREPARED AT THE DETAILED DESIGN PHASE.

LEGEND

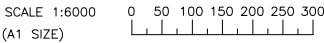
	EXISTING ROAD (SEALED)		EXISTING STORMWATER LINE
	PROPOSED ROAD (FUTURE SEAL)		NATURAL SURFACE LEVEL
	EXISTING ROAD (FUTURE SEAL)		STORMWATER NUMBER
	PROPOSED ACCESS PATH		WATER RETICULATION U.P.V.C.
	EXISTING STORMWATER CHANNEL		WATER RETICULATION D.J.C.L.
	PROPOSED STORMWATER CHANNEL		WATER RETICULATION CONDUIT
	PROPOSED SEWER MANHOLE		GATE VALVE
	EXISTING SEWER MANHOLE		FIRE HYDRANT
	EXISTING SEWER		WATER METER
	PROPOSED SEWER		DUAL OUTLET HYDRANT
	SEWER MANHOLE NUMBER		SWABBING FIRE HYDRANT
	ON GRADE GULLY PIT		WATER SERVICE FITTING
	SAG GULLY PIT		TELEPHONE
	600 x 600 FIELD INLET		ELECTRICITY
	900 x 600 FIELD INLET		EDGE OF BITUMEN
	1500 DIA FIELD INLET		FENCE
	STORMWATER LINE		NATURAL CONTOURS
	STORMWATER HEADWALL		FINISHED SURFACE LEVEL
			OVERHEAD POWER

PRELIMINARY
NOT FOR CONSTRUCTION

No.	DATE	REVISIONS
A	16.11.2017	LOT NUMBERS & GENERAL NOTES AMENDED



KEY PLAN



GENERAL NOTES

- 1 ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LOCAL AUTHORITIES STANDARD DRAWINGS & SPECIFICATIONS AND COMPLETED TO THE SATISFACTION OF THE SUPERINTENDENT AND LOCAL AUTHORITY.
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SURVEYOR
LIDAR

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DATUM

No.	DATE	REVISIONS
A	16.11.2017	SOUTHEAST CARPARK, LOT NUMBERS, & NOTES AMENDED

SHEET PROJECT
LOCATION
CLIENT

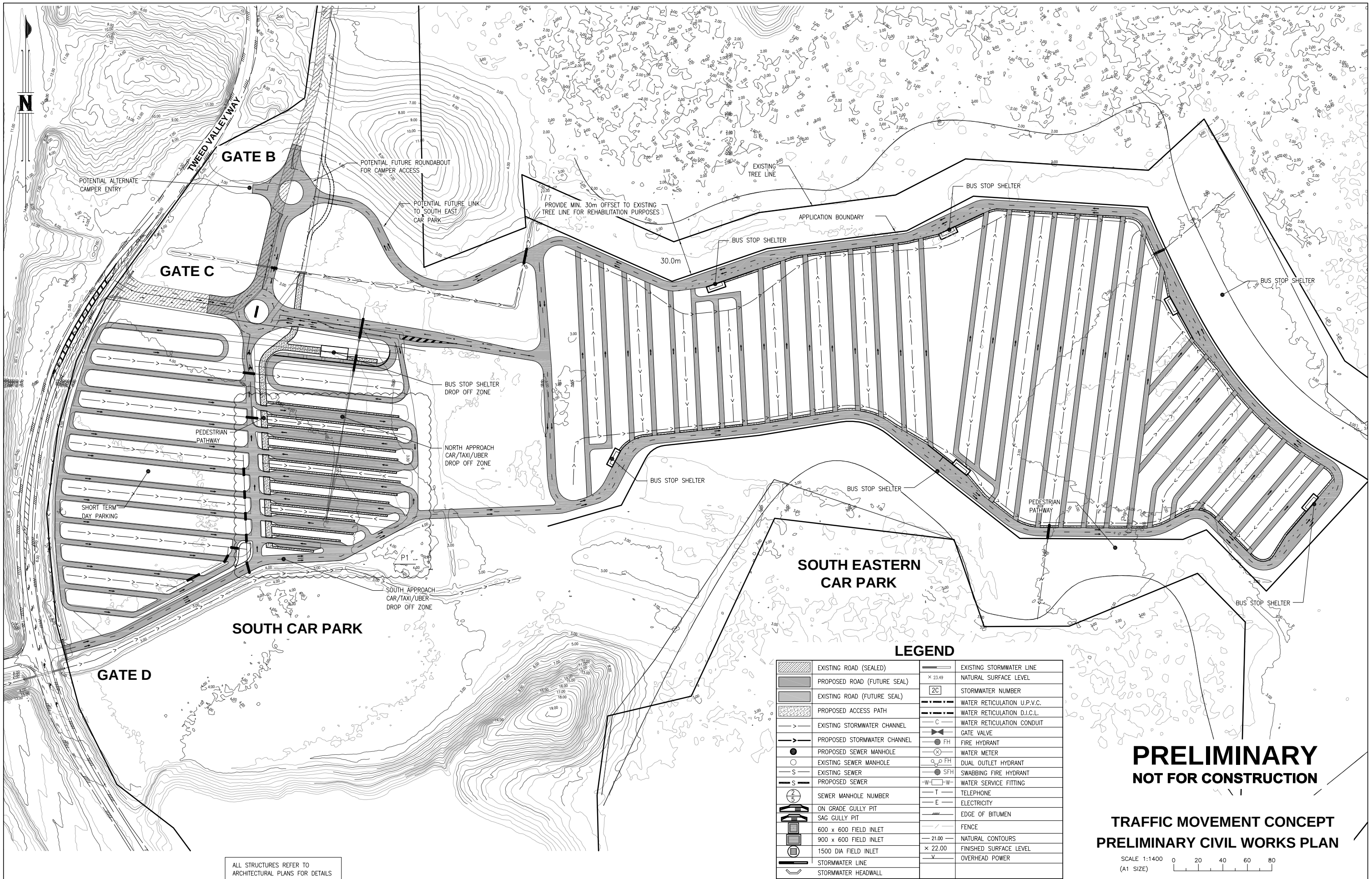
KEY PLAN
'NORTH BYRON PARKLANDS'
LOT 1 DP1145020; LOTS 46, 402-404 & 410 DP755687; LOTS 2 & 12 DP848618; LOT 101 DP856767; LOT 30 DP880376; LOTS 100 & 101 DP1178907; LOTS 101, 102 & 107 DP1001878; LOTS 12 & 14 DP875112; LOT 21 DP1169952
TWEED VALLEY WAY & JONES ROAD, YELGUN
NORTH BYRON PARKLANDS

APPROVED

S. IDE NER 2501822
For and on behalf of
WESTERA PARTNERS PTY. LTD.

DESIGNED	S.J.I.
DRAWN	D.M.V
DATE DRAWN	FEBRUARY 2017
FILE NAME	PRE_Site

SHEET NUMBER	3 OF 21
REVISION	A
PROJECT NUMBER	B17/016 P



ALL STRUCTURES REFER TO ARCHITECTURAL PLANS FOR DETAILS

LEGEND			
	EXISTING ROAD (SEALED)		EXISTING STORMWATER LINE
	PROPOSED ROAD (FUTURE SEAL)		NATURAL SURFACE LEVEL
	EXISTING ROAD (FUTURE SEAL)		STORMWATER NUMBER
	PROPOSED ACCESS PATH		WATER RETICULATION U.P.V.C.
	EXISTING STORMWATER CHANNEL		WATER RETICULATION D.I.C.L.
	PROPOSED STORMWATER CHANNEL		WATER RETICULATION CONDUIT
	PROPOSED SEWER MANHOLE		GATE VALVE
	EXISTING SEWER MANHOLE		FIRE HYDRANT
	EXISTING SEWER		WATER METER
	PROPOSED SEWER		DUAL OUTLET HYDRANT
	SEWER MANHOLE NUMBER		SWABBING FIRE HYDRANT
	ON GRADE GULLY PIT		WATER SERVICE FITTING
	SAG GULLY PIT		TELEPHONE
	600 x 600 FIELD INLET		ELECTRICITY
	900 x 600 FIELD INLET		EDGE OF BITUMEN
	1500 DIA FIELD INLET		FENCE
	STORMWATER LINE		NATURAL CONTOURS
	STORMWATER HEADWALL		FINISHED SURFACE LEVEL
			OVERHEAD POWER

PRELIMINARY
NOT FOR CONSTRUCTION

TRAFFIC MOVEMENT CONCEPT
PRELIMINARY CIVIL WORKS PLAN

SCALE 1:1400
(A1 SIZE)

No.	DATE	REVISIONS
A	16.11.2017	LOT NUMBERS & SOUTHEAST CARPARK AMENDED

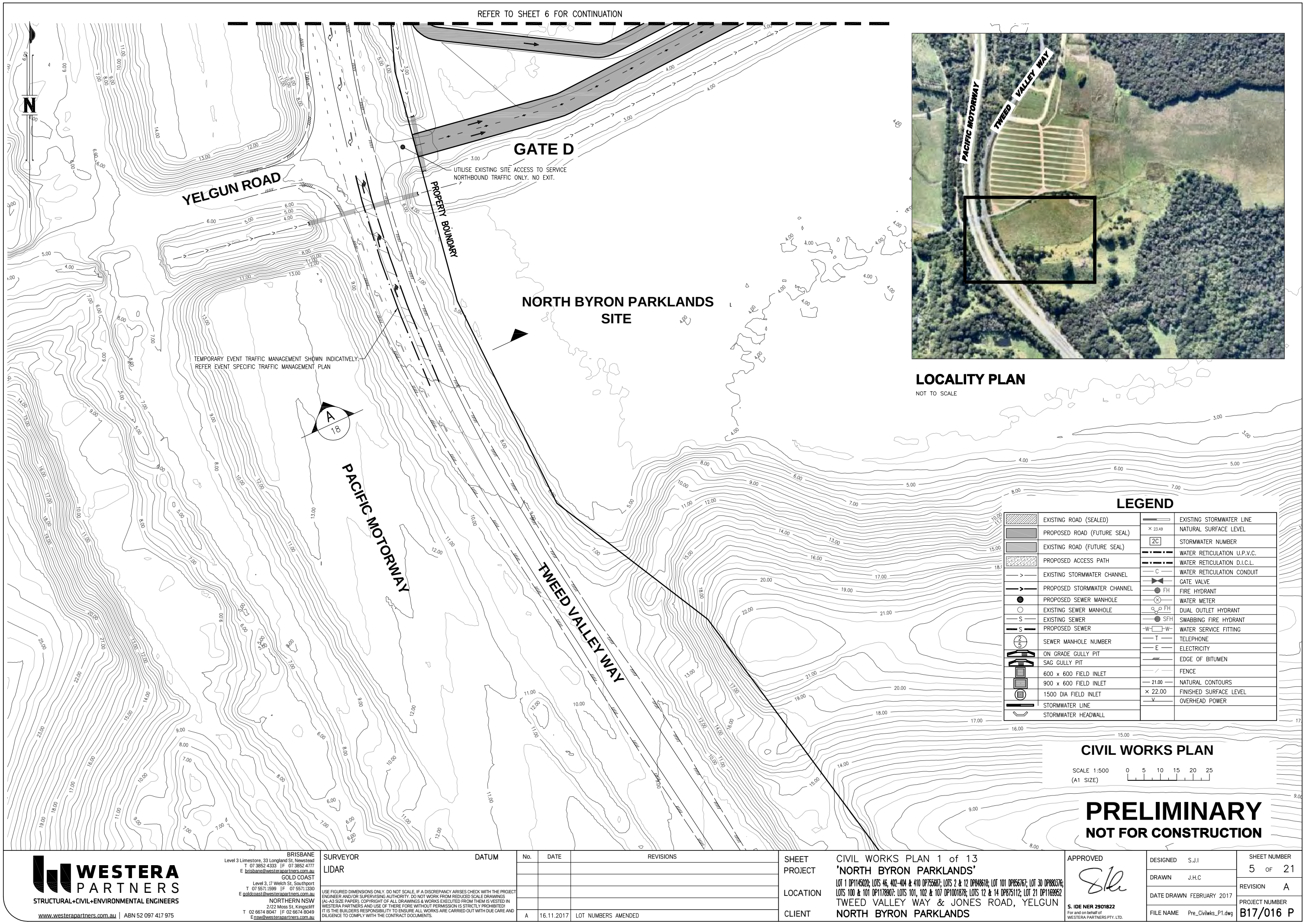
SHEET PROJECT
LOCATION
CLIENT

SOUTHERN CAR PARK LAYOUT PLAN
'NORTH BYRON PARKLANDS'
LOT 1 DP1145020; LOTS 46, 402-404 & 410 DP755687; LOTS 2 & 12 DP848618; LOT 101 DP856767; LOT 30 DP800376; LOTS 100 & 101 DP1178907; LOTS 101, 102 & 107 DP1001878; LOTS 12 & 14 DP875112; LOT 21 DP1169952
TWEED VALLEY WAY & JONES ROAD, YELGUN
NORTH BYRON PARKLANDS

APPROVED

S. IDE NER 2501822
For and on behalf of
WESTERA PARTNERS PTY. LTD.

DESIGNED S.J.I	SHEET NUMBER 4 OF 21
DRAWN D.M.V	REVISION A
DATE DRAWN NOV 2017	PROJECT NUMBER B17/016 P
FILE NAME Pre_Civilwks_P1.dwg	



LOCALITY PLAN
NOT TO SCALE

LEGEND

	EXISTING ROAD (SEALED)		EXISTING STORMWATER LINE
	PROPOSED ROAD (FUTURE SEAL)		NATURAL SURFACE LEVEL
	EXISTING ROAD (FUTURE SEAL)		STORMWATER NUMBER
	PROPOSED ACCESS PATH		WATER RETICULATION U.P.V.C.
	EXISTING STORMWATER CHANNEL		WATER RETICULATION D.I.C.L.
	PROPOSED STORMWATER CHANNEL		WATER RETICULATION CONDUIT
	PROPOSED SEWER MANHOLE		GATE VALVE
	EXISTING SEWER MANHOLE		FIRE HYDRANT
	EXISTING SEWER		WATER METER
	PROPOSED SEWER		DUAL OUTLET HYDRANT
	SEWER MANHOLE NUMBER		SWABBING FIRE HYDRANT
	ON GRADE GULLY PIT		WATER SERVICE FITTING
	SAG GULLY PIT		TELEPHONE
	600 x 600 FIELD INLET		ELECTRICITY
	900 x 600 FIELD INLET		EDGE OF BITUMEN
	1500 DIA FIELD INLET		FENCE
	STORMWATER LINE		NATURAL CONTOURS
	STORMWATER HEADWALL		FINISHED SURFACE LEVEL
			OVERHEAD POWER

CIVIL WORKS PLAN

SCALE 1:500
(A1 SIZE)

PRELIMINARY
NOT FOR CONSTRUCTION

No.	DATE	REVISIONS
A	16.11.2017	LOT NUMBERS AMENDED

SHEET PROJECT
LOCATION
CLIENT

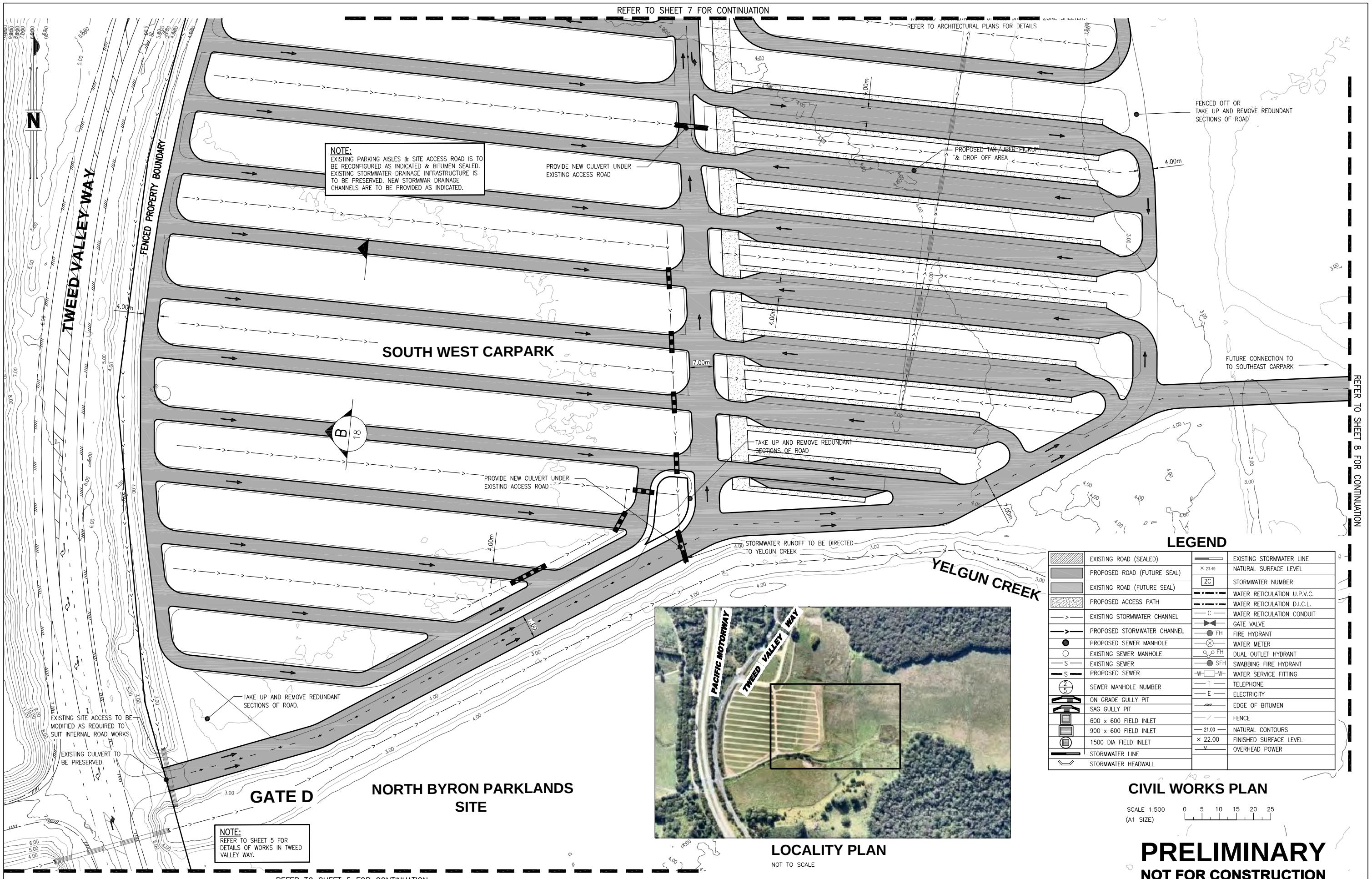
CIVIL WORKS PLAN 1 of 13
'NORTH BYRON PARKLANDS'
LOT 1 DP1145020; LOTS 46, 402-404 & 410 DP755687; LOTS 2 & 12 DP848618; LOT 101 DP856767; LOT 30 DP880376; LOTS 100 & 101 DP1178907; LOTS 101, 102 & 107 DP1001878; LOTS 12 & 14 DP875112; LOT 21 DP1169952
TWEED VALLEY WAY & JONES ROAD, YELGUN
NORTH BYRON PARKLANDS

APPROVED

S. I.E. NER 2501822
For and on behalf of
WESTERA PARTNERS PTY. LTD.

DESIGNED	S.J.I.
DRAWN	J.H.C.
DATE DRAWN	FEBRUARY 2017
FILE NAME	Pre_Civilwks_P1.dwg

SHEET NUMBER	5 OF 21
REVISION	A
PROJECT NUMBER	B17/016 P



LEGEND			
[Symbol]	EXISTING ROAD (SEALED)	[Symbol]	EXISTING STORMWATER LINE
[Symbol]	PROPOSED ROAD (FUTURE SEAL)	[Symbol]	NATURAL SURFACE LEVEL
[Symbol]	EXISTING ROAD (FUTURE SEAL)	[Symbol]	STORMWATER NUMBER
[Symbol]	PROPOSED ACCESS PATH	[Symbol]	WATER RETICULATION U.P.V.C.
[Symbol]	EXISTING STORMWATER CHANNEL	[Symbol]	WATER RETICULATION D.I.C.L.
[Symbol]	PROPOSED STORMWATER CHANNEL	[Symbol]	WATER RETICULATION CONDUIT
[Symbol]	PROPOSED SEWER MANHOLE	[Symbol]	GATE VALVE
[Symbol]	EXISTING SEWER MANHOLE	[Symbol]	FIRE HYDRANT
[Symbol]	EXISTING SEWER	[Symbol]	WATER METER
[Symbol]	PROPOSED SEWER	[Symbol]	DUAL OUTLET HYDRANT
[Symbol]	SEWER MANHOLE NUMBER	[Symbol]	SWABBING FIRE HYDRANT
[Symbol]	SAG GULLY PIT	[Symbol]	WATER SERVICE FITTING
[Symbol]	600 x 600 FIELD INLET	[Symbol]	TELEPHONE
[Symbol]	900 x 600 FIELD INLET	[Symbol]	ELECTRICITY
[Symbol]	1500 DIA FIELD INLET	[Symbol]	EDGE OF BITUMEN
[Symbol]	STORMWATER LINE	[Symbol]	FENCE
[Symbol]	STORMWATER HEADWALL	[Symbol]	NATURAL CONTOURS
		[Symbol]	FINISHED SURFACE LEVEL
		[Symbol]	OVERHEAD POWER



CIVIL WORKS PLAN

SCALE 1:500
(A1 SIZE)

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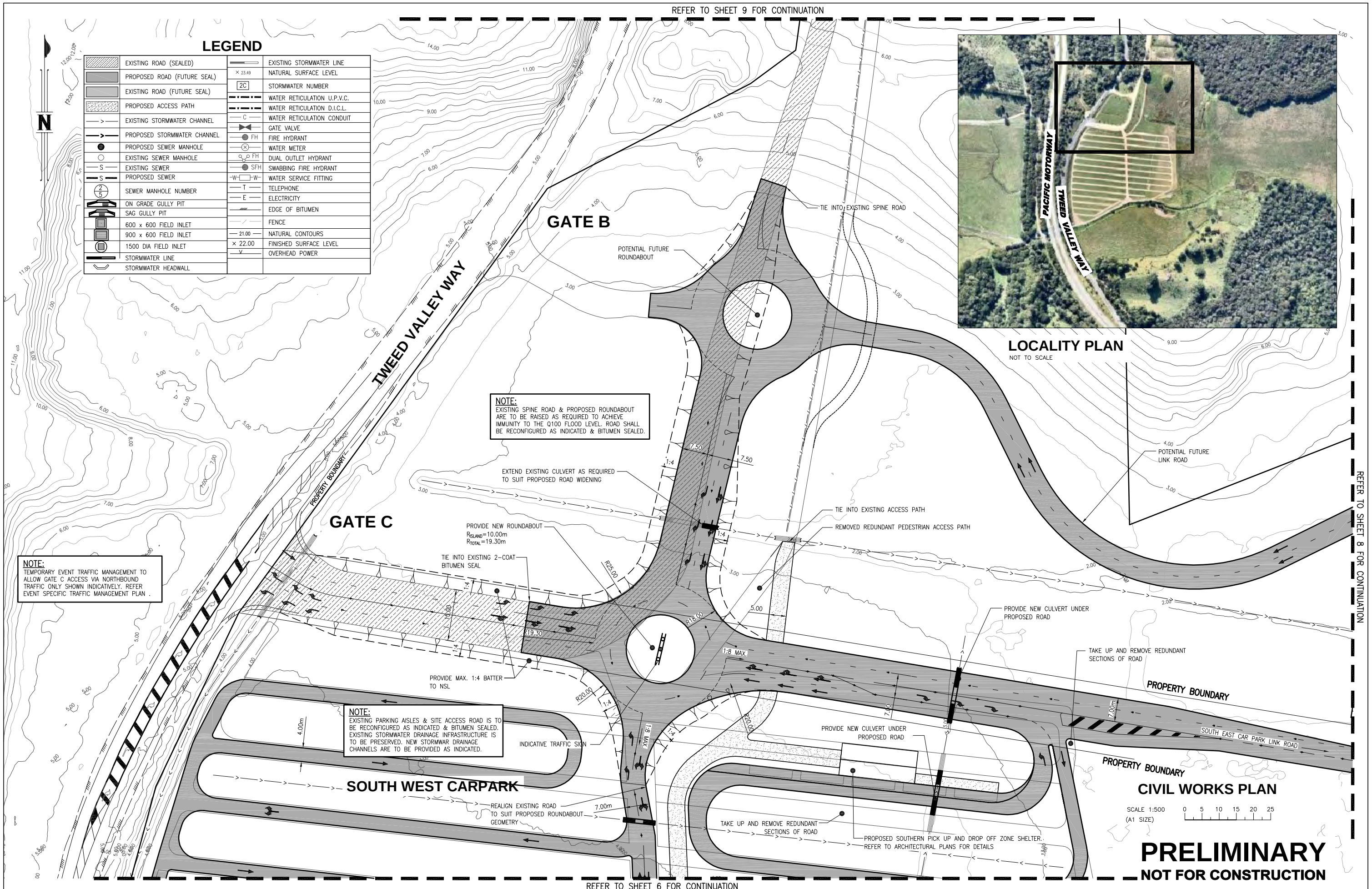
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SURVEYOR		DATUM
LIDAR		
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No.	DATE	REVISIONS
A	16.11.2017	LOT NUMBERS AMENDED

SHEET	CIVIL WORKS PLAN 2 OF 13
PROJECT	'NORTH BYRON PARKLANDS'
LOCATION	LOT 1 DP145020; LOTS 46, 422-404 & 410 DP1755687; LOTS 2 & 12 DP486618; LOT 101 DP265767; LOT 30 DP28003; LOTS 100 & 101 DP177807; LOTS 101, 102 & 107 DP1001878; LOTS 12 & 14 DP275112; LOT 21 DP16899
CLIENT	TWEED VALLEY WAY & JONES ROAD, YELGUN NORTH BYRON PARKLANDS



LOCALITY PLAN
NOT TO SCALE

CIVIL WORKS PLAN

SCALE 1:500
(A1 SIZE)

PRELIMINARY
NOT FOR CONSTRUCTION

DATUM	No.	DATE	REVISIONS
A	16.11.2017	LOT NUMBERS & EXTERNAL ROADWORKS AMENDED	