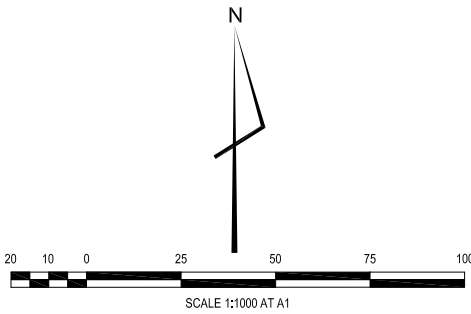


LOT 1 DP 1097743 - Land Budget			
Description	No	Area (ha)	% Total Area
Drainage Reserve D105		1.99	15.4%
Access D106		0.11	0.8%
Road Reserves		3.54	27.4%
Residential Lots	103	7.29	52.6%
Totals		12.93	100.0%



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 RELEVANT AUTHORITIES.

LEGEND

- PROPOSED LOT BOUNDARY
- PROPOSED EASEMENT
- PROPOSED APZ
- CURRENT 7A ZONE
- APPROVED E2 ZONE
- EDGE OF CREEK
- 50m CREEK SETBACK

WARNING NOTE:

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MOONEE PARKLANDS TRUST

MOONEE PARKLANDS  
PROPOSED URBAN SUBDIVISION  
MOONEE BEACH  
LOT 1 DP 1097743

PROPOSED SUBDIVISION  
LOT LAYOUT

Scale: 1:1000 at A1  
Datum: AHD

CAD file: 1277-DR1F.dwg

CivilCAD file: 1277-ENG-V2.ccx



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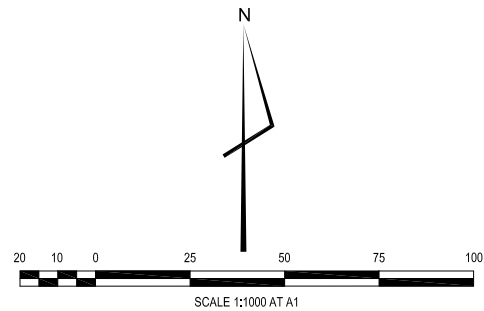
1 of 8

Dwg. No.

1277-DR1

Issue

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**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.

**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**

**PROPOSED SUBDIVISION  
BULK EARTHWORKS AND  
CUT/FILL CONCEPT PLAN  
0.5m EXISTING CONTOURS**

Scale: 1:1000 at A1  
Datum: AHD

CAD file: 1277-DR3F.dwg

CivilCAD file: 1277-ENG-V2.ccx



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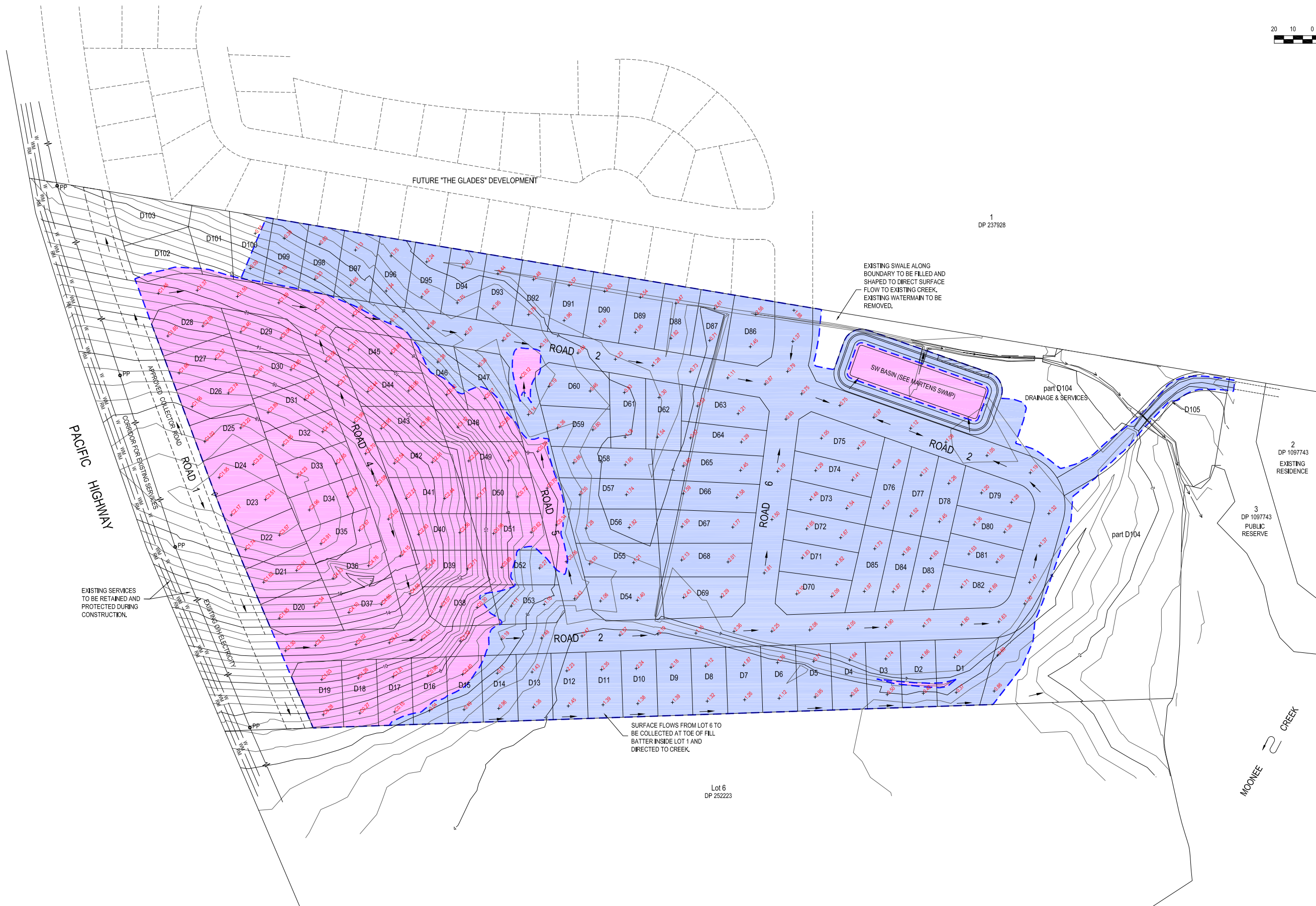
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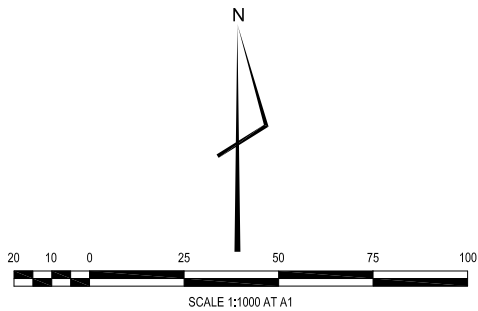
Dwg. No.

**1277-DR3**

Issue

**F**





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) O100 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

PROPOSED SUBDIVISION  
ROADWORKS AND LEVELS  
CONCEPT PLAN  
0.5m FINISHED CONTOURS

Scale: 1:1000 at A1  
Datum: AHD

CAD file: 1277-DR4F.dwg

CivilCAD file: 1277-ENG-V2.ccx



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Sheet No.  
4 of 8

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1277-DR4

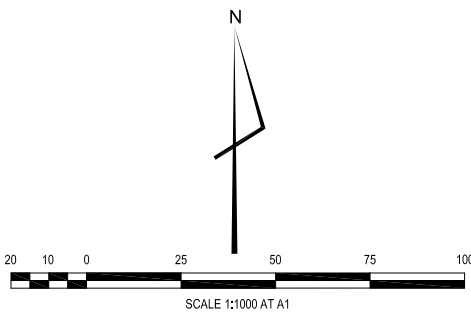
Issue

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SERVICES NOTES

- 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.
- LEVELS AND SIZE OF SEWER NETWORK TO BE CONFIRMED AS PART OF CONSTRUCTION CERTIFICATE APPLICATION.
- EASEMENT LOCATION AND WIDTHS TO BE CONFIRMED AS PART OF CONSTRUCTION CERTIFICATE APPLICATION
- 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.
- 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.
- WATER RETICULATION LOCATION AND SIZE TO BE MODELED AND DESIGNED AS PART OF CONSTRUCTION CERTIFICATE APPLICATION.
- SEWER PUMP STATION AND RISING MAIN TO DE DESIGNED AS PART OF CONSTRUCTION CERTIFICATE APPLICATION.
- EXISTING SUB STATION TO BE UPGRADED/RELOCATED AS PER DETAILED ELECTRICITY DESIGN, EXISTING UNDERGROUND ELECTRICITY ADJACENT TO SW BASIN TO BE REALIGNED AS REQUIRED, DETAILS TO BE CONFIRMED.
- 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 LOW PRESSURE SEWER (boundry klt & main line)
- PROPOSED STORMWATER (stormwater & inter-allotment drainage)
- PROPOSED WATER RETICULATION (1000 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

PROPOSED SUBDIVISION  
SERVICES PLAN  
0.5m FINISHED CONTOURS

Scale: 1:1000 at A1  
Datum: AHD

CAD file: 1277-DR5F.dwg

CivilCAD file: 1277-ENG-V2.ccx

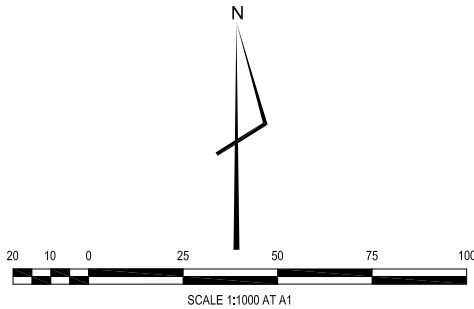


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5 of 8

Dwg. No. Issue

1277-DR5 F



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 TRUST

MOONEE PARKLANDS  
PROPOSED URBAN SUBDIVISION  
MOONEE BEACH  
LOT 1 DP 1097743

PROPOSED SUBDIVISION  
EROSION AND SEDIMENT  
CONTROL PLAN  
0.5m FINISHED CONTOURS

Scale: 1:1000 at A1  
Datum: AHD

CAD file: 1277-DR7F.dwg

CivilCAD file: 1277-ENG-V2.ccx



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7 of 8

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1277-DR7

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EROSION & SEDIMENT CONTROL NOTES

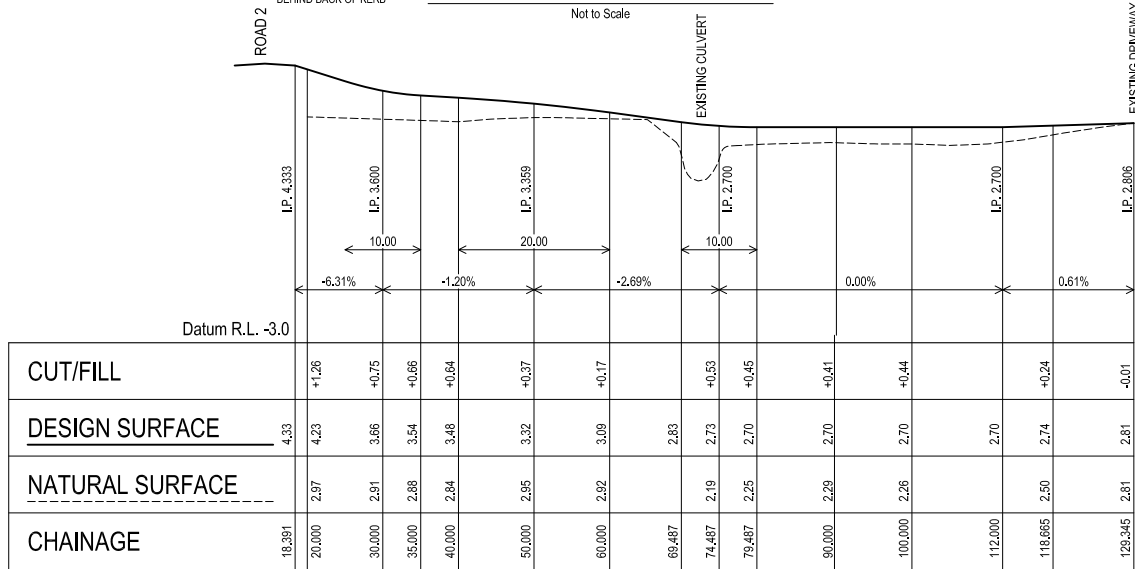
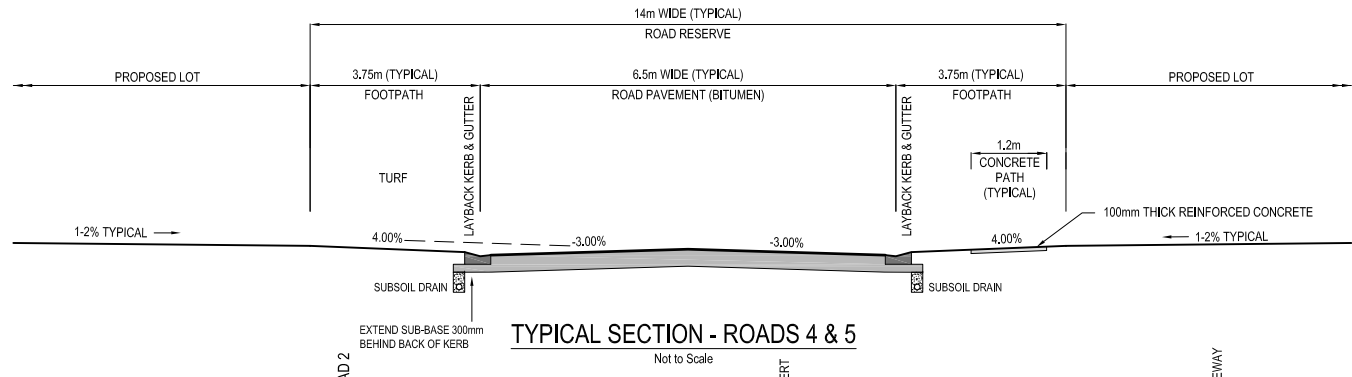
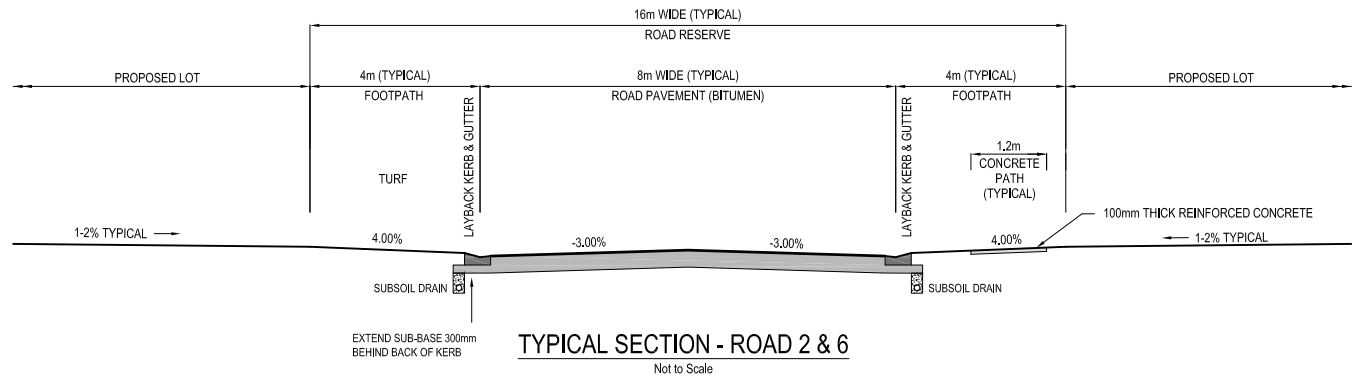
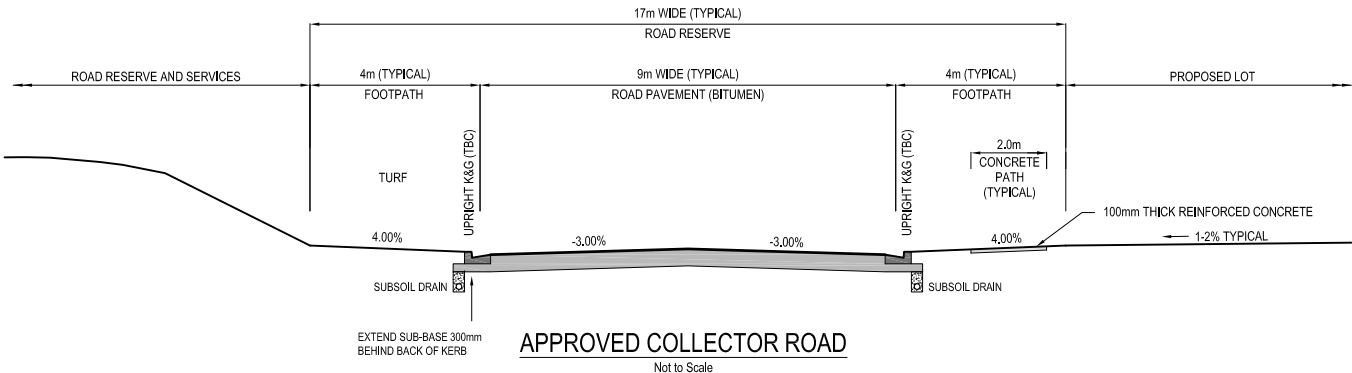
THIS EROSION AND SEDIMENT CONTROL PLAN IS INDICATIVE ONLY FOR THE PURPOSES OF THE CONCEPT PLAN. DETAILED EROSION AND SEDIMENT CONTROL PLANS WILL BE DESIGNED AND DETAILED FOR EACH SPECIFIC CONSTRUCTION PHASE. TEMPORARY BASIN SIZES ARE SUBJECT TO PARTICLE DISTRIBUTION SIZING.

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

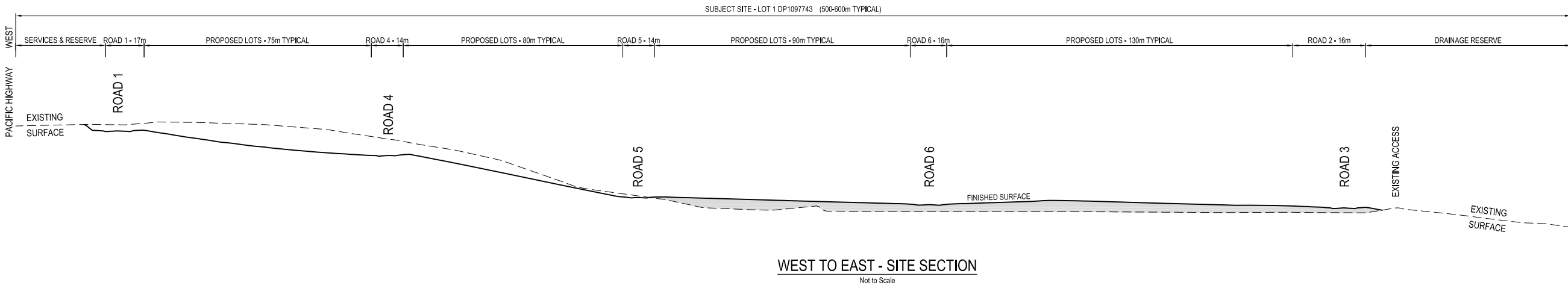
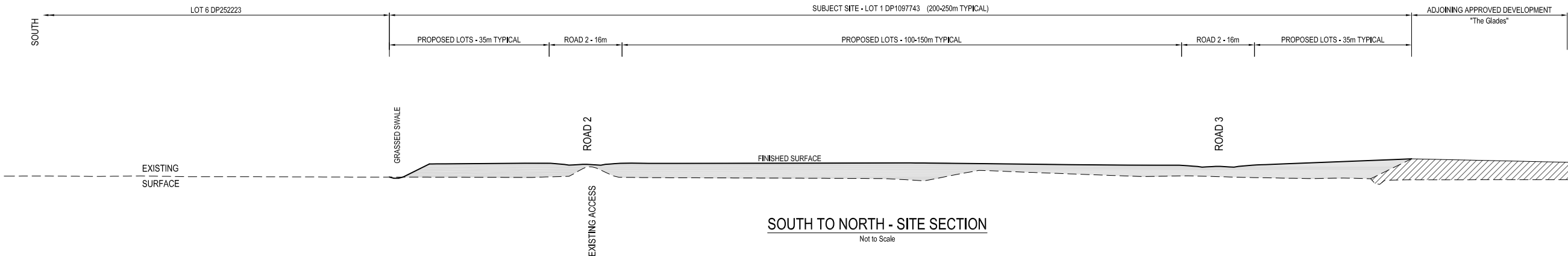
- INSTALL BARRIER AND SILT FENCES
- STRIP AND STOCKPILE TOPSOIL
- UNDERTAKE SITE DEVELOPMENT WORKS
- REHABILITATE SITE, CLEANUP & REMOVE RUBBISH/ DEBRIS
- REMOVE TEMPORARY SOIL AND WATER MANAGEMENT WORKS ONCE APPROVED TO DO SO BY COUNCIL.

- 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.
- 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.
- VEHICULAR ACCESS POINTS ONTO CONSTRUCTION SITE MAY REQUIRE A GRAVEL PAD/STABILISED ACCESS.
- 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.
- TURF STRIPS TO BE INSTALLED BEHIND THE BACK OF ALL KERB AND GUTTER.
- SEDIMENT BASINS TO BE DECOMMISSIONED ONCE 80% GRASS COVER IS ACHIEVED AND STORMWATER TREATMENT BASINS CONSTRUCTED.

SURFACE FLOWS FROM LOT 6 TO  
BE COLLECTED AT TOE OF FILL  
BATTER INSIDE LOT 1 AND  
DIRECTED TO CREEK.



CONCEPT ACCESS TO EXISTING DWELLING (LOT 2 DP 1097743)  
Scale Horizontal 1:500 Vertical 1:100



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**MOONEE PARKLANDS TRUST**  
**MOONEE PARKLANDS**  
**PROPOSED URBAN SUBDIVISION**  
**MOONEE BEACH**  
**LOT 1 DP 1097743**

## TYPICAL SITE DETAILS AND ROAD SECTIONS

Scale: As Shown at A1  
Datum: AHD

CAD file: 1277-DR8F.dwg

CivilCAD file: 1277-ENG-V2.ccx



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**1277-DR8**

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