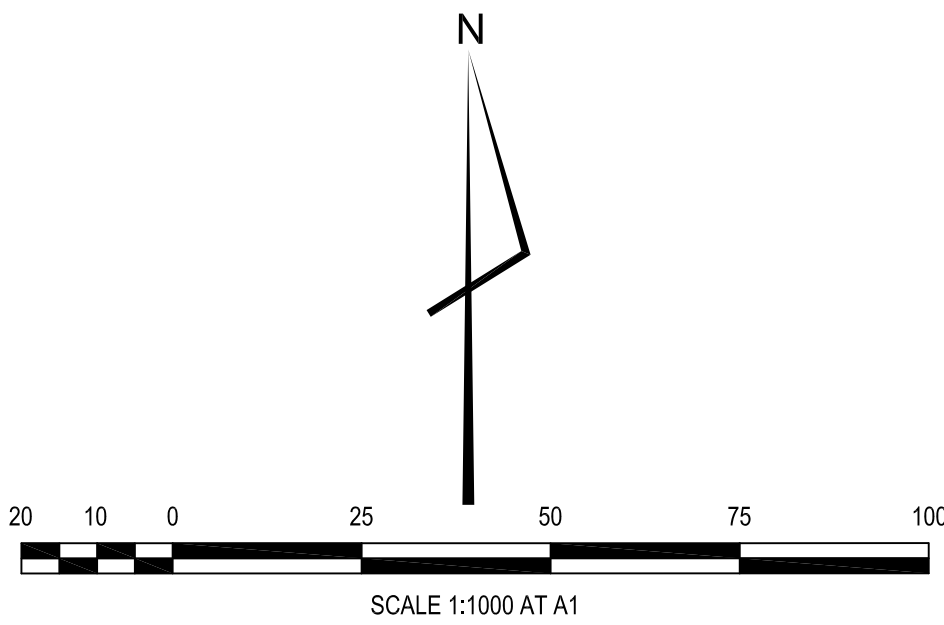


LOT 1 DP 1097743 - Land Budget			
Description	No	Area (ha)	% Total Area
Drainage Reserve D105		1.99	15.4%
Access D106		0.11	0.8%
Road Reserves		3.54	27.4%
Residential Lots	103	7.29	52.6%
Totals		12.93	100.0%



SUBDIVISION NOTES

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

LEGEND

- PROPOSED LOT BOUNDARY
- PROPOSED EASEMENT
- PROPOSED APZ
REDUCTION OF APZ WIDTH UNDER THE PROVISIONS OF RFS PBP 2019 TO BE SOUGHT AS PART OF C.C.
- CURRENT 7A ZONE
- APPROVED E2 ZONE
- (A) EXTENT OF HABITAT THAT REQUIRES A BUFFER
- (B) EXTENT OF HABITAT THAT REPRESENTS FLOOD AREA IN CONJUNCTION WITH A SPRING TIDE
- (C) EXTENT OF SPRING TIDE WITHOUT FLOOD CONDITIONS
- 20m CREEK HABITAT BUFFER

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J	LINK TO SOUTHERN ESTATE	WF	WF	19.06.20	JP
H	AMENDED COLLECTOR ROAD	WF	WF	28.09.19	JP
G	AMENDED BUFFER	WF	WF	14.10.16	JP
Iss	Description	Des	Drw	Date	Appd

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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-DR1J.dwg
CivilCAD file: 1277-ENG-V2.ccx



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Sheet No.
1 of 10

Dwg. No. Issue

1277-DR1 J



Issued under the Environmental Planning and Assessment Act 1979

Approved Application No: SSD-7198

Granted on: 8 October 2020

Signed: JF Sheet No: 1 of 11

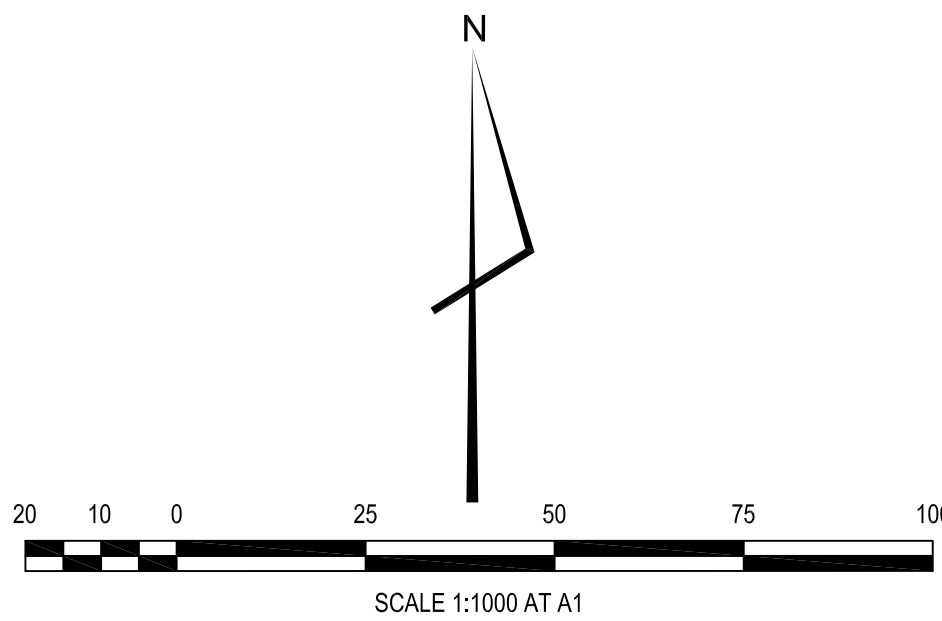


Approved Application No: SSD-7198

Granted on: 8 October 2020

Signed: JF

Sheet No: 2 of 11



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	8
1B	10	3A	10
1C	10	3B	10
1D	7	4A	13
2A	11	4B	13

BULK EARTHWORKS & BASIN TO BE COMPLETED AS PART OF STAGE 1 CONSTRUCTION

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J	LINK TO SOUTHERN ESTATE	WF	WF	19.06.20	JP
H	AMENDED COLLECTOR ROAD	WF	WF	28.08.19	JP
F	FOR RE-SUBMISSION	WF	WF	24.08.15	JP
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MOONEE PARKLANDS
PROPOSED URBAN SUBDIVISION
MOONEE BEACH
LOT 1 DP 1097743

PROPOSED STAGING PLAN

Scale: 1:1000 at A1
Datum: AHD
CAD file: 1277-DR2J.dwg
CivilCAD file: 1277-ENG-V2.ccx



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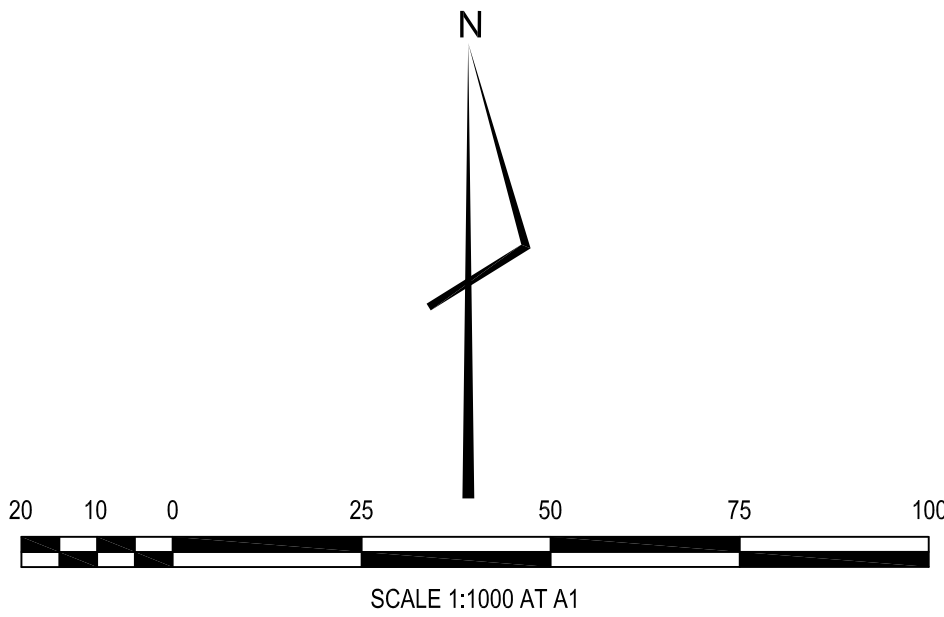
Sheet No.
2 of 10

Dwg. No.

1277-DR2

Issue

J



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)

COLLECTOR ROAD EARTHWORKS TO BE DONE SEPARATELY

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H	AMEND COLLECTOR ROAD	WF	WF	28.08.19	JP
F	FOR RE-SUBMISSION	WF	WF	26.08.15	JP
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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-DR3J.dwg

CivilCAD file: 1277-ENG-V2.ccx



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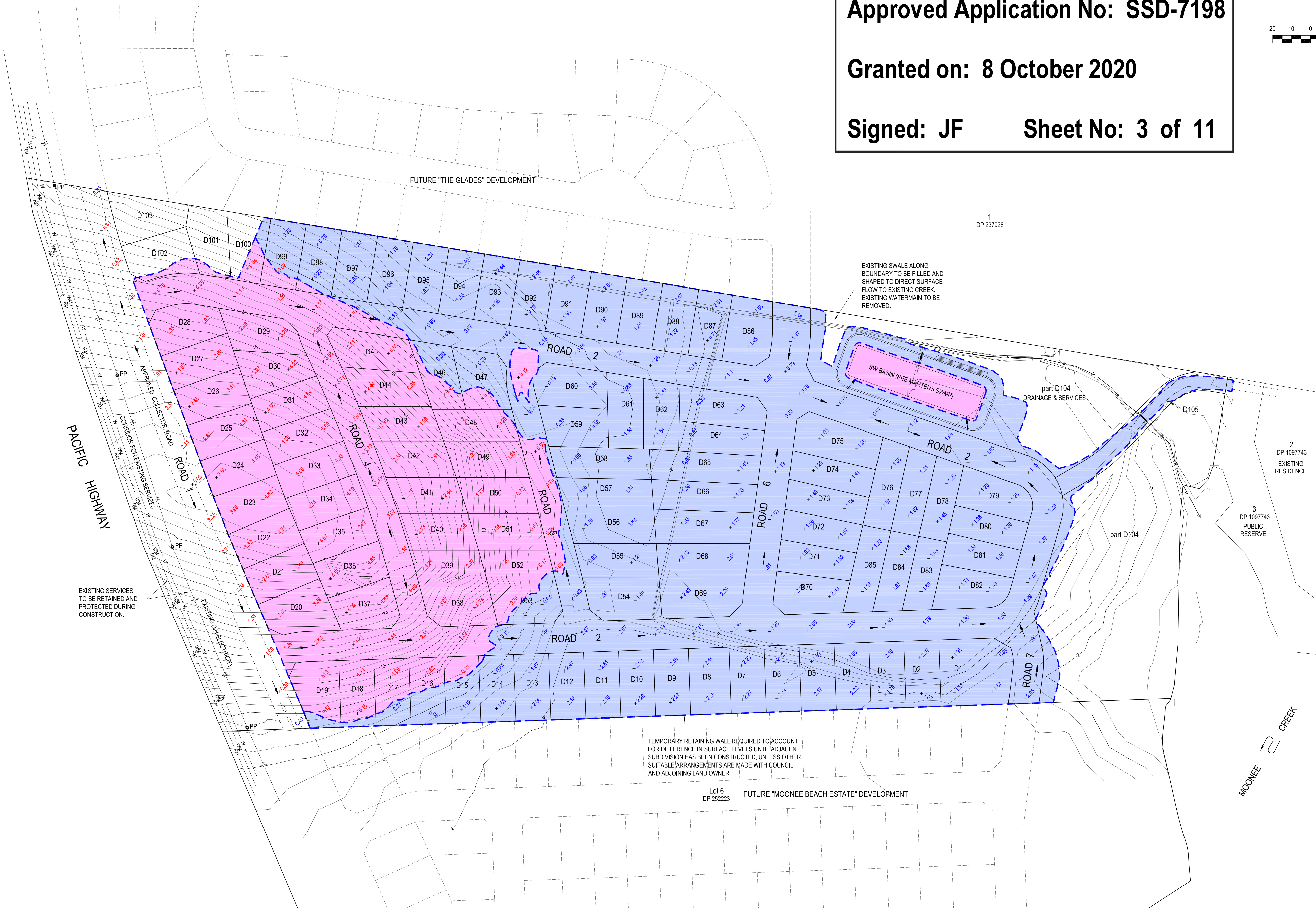
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3 of 10

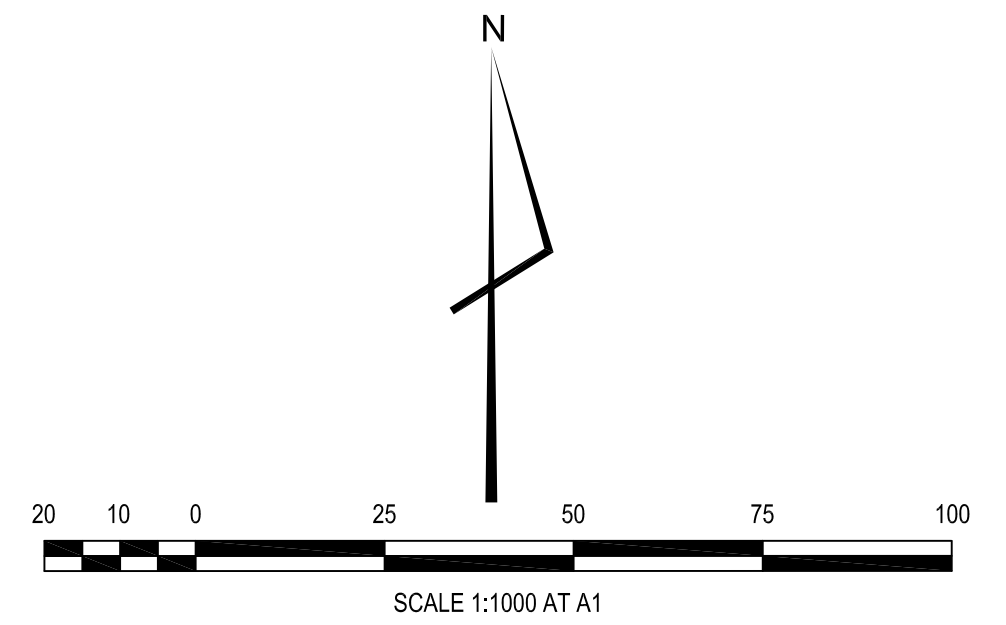
Dwg. No.

Issue

1277-DR3

J





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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H	AMEND COLLECTOR ROAD	WF	WF	28.08.19	JP
F	FOR RE-SUBMISSION	WF	WF	26.08.15	JP
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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-DR4J.dwg

CivilCAD file: 1277-ENG-V2.ccx



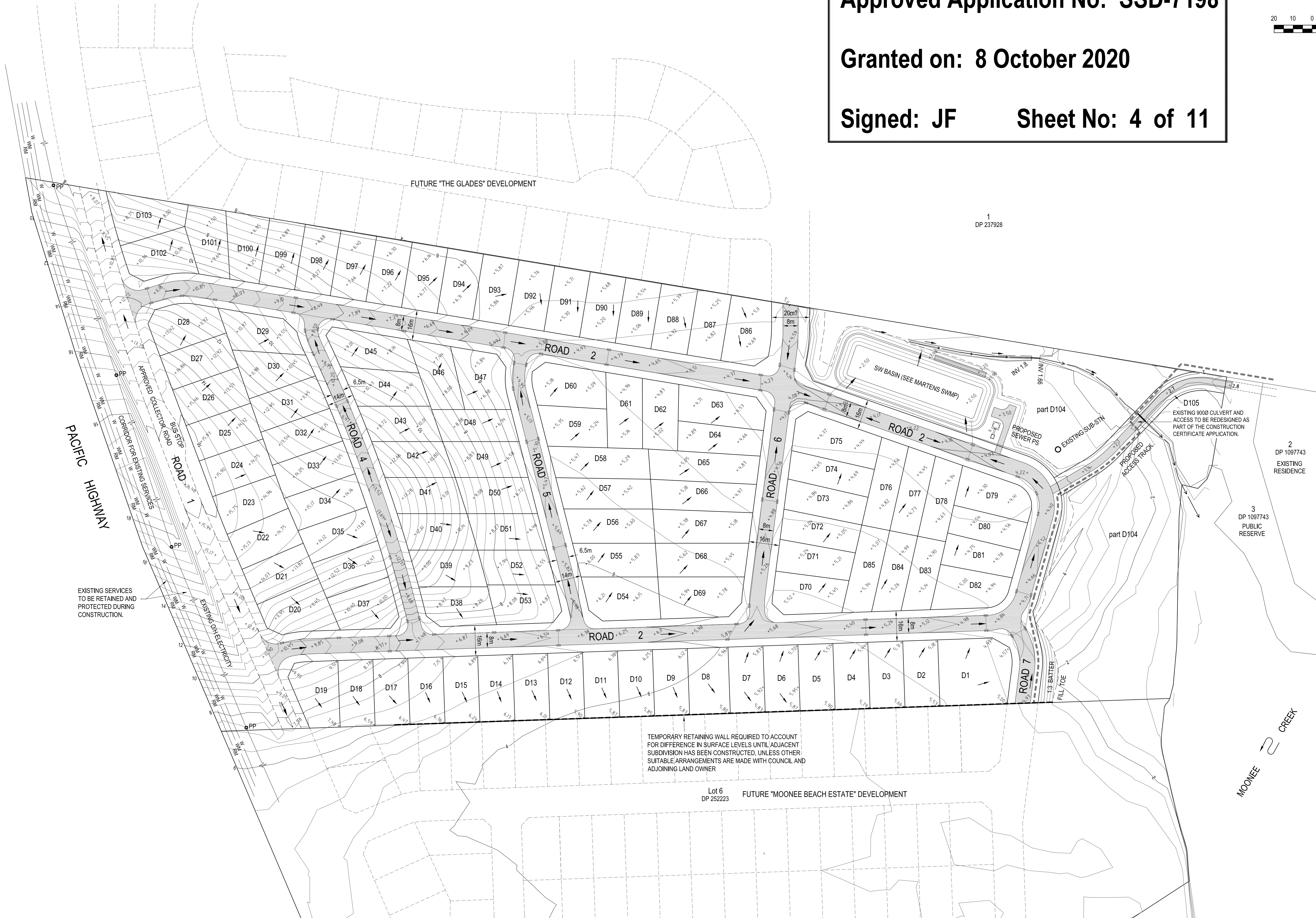
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4 of 10

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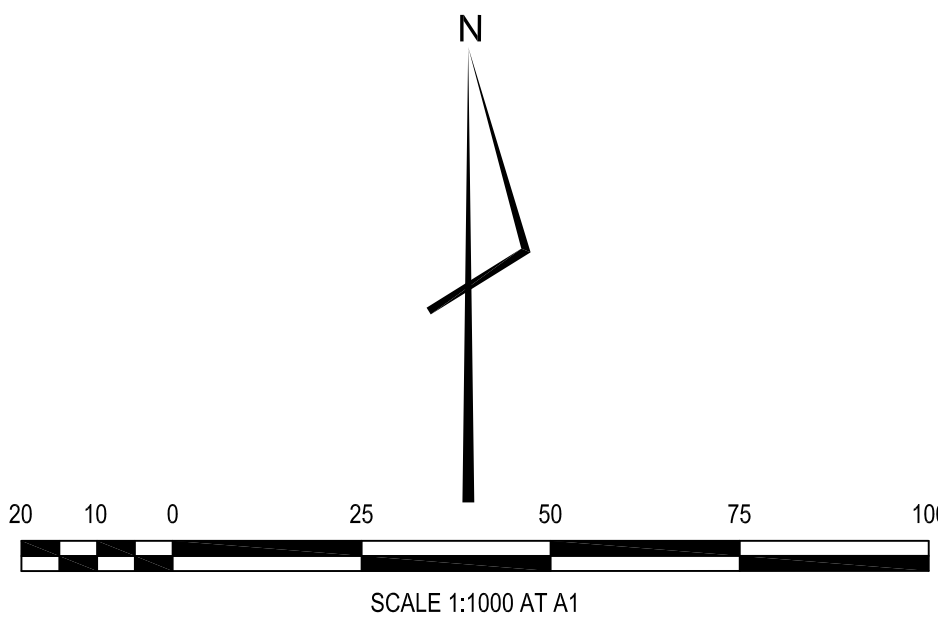
1277-DR4 J





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 BE DESIGNED AS PART OF CONSTRUCTION CERTIFICATE APPLICATION.
- 8) 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.
- 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)
SL6.10 IL5.10
- PROPOSED LOW PRESSURE SEWER
- 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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H	AMEND COLLECTOR ROAD	WF	WF	28.08.19	JP
F	FOR RE-SUBMISSION	WF	WF	26.08.15	JP

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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-DR5J.dwg

CivilCAD file: 1277-ENG-V2.ccx



Subdivision Design Civil Engineering Town Planning Project Management

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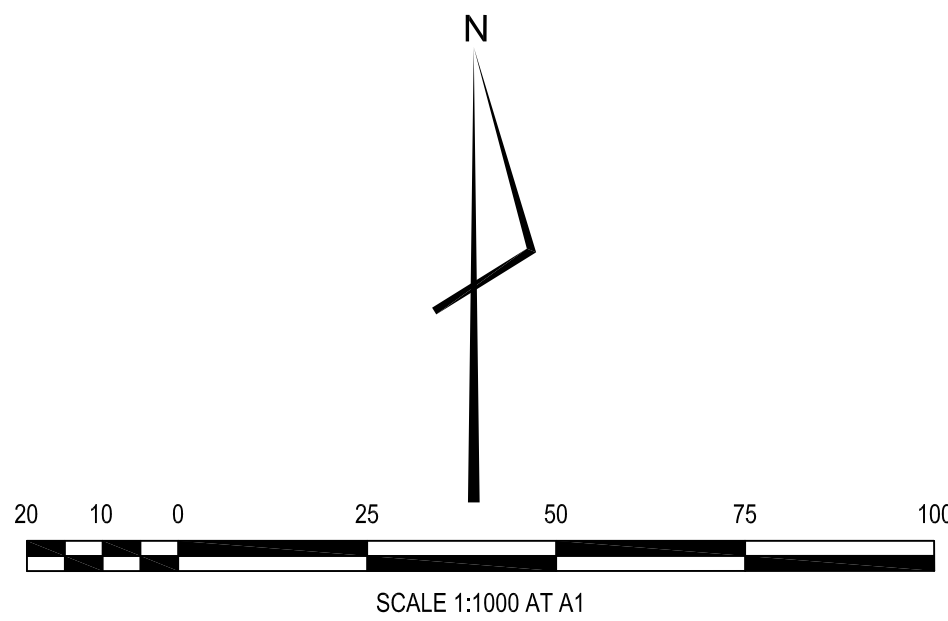
5 of 10

Dwg. No.

1277-DR5

Issue

J



STORMWATER NOTES

- 1) DEPRESS SHOULDER AT SAG ADJACENT TO STORMWATER BASIN FOR Q100 FLOW PATH.
- 2) LEVELS AND SIZE OF STORMWATER AND IAD 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) STORMWATER BASIN DESIGN FOR DETENTION AND TREATMENT AS PER MODELING AND DETAILS BY MARTENS CONSULTING ENGINEERS.

LEGEND

- PROPOSED LOT POLYGON
- PROPOSED STORMWATER NETWORK
- PIT SURFACE LEVEL & INVERT (critical lines)
- PROPOSED INTER ALLOTMENT DRAINAGE
- PROPOSED EASEMENT
- TYPICAL DRAINAGE FLOW DIRECTION
- STORMWATER CATCHMENT BOUNDARY
- BIO-RETENTION TREATMENT
- DESIGN SURFACE LEVEL

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MOONEE PARKLANDS
PROPOSED URBAN SUBDIVISION
MOONEE BEACH
LOT 1 DP 1097743

PROPOSED SUBDIVISION
STORMWATER LAYOUT
AND CATCHMENT PLAN
0.5m FINISHED CONTOURS

Scale: 1:1000 at A1 CAD file: 1277-DR6J.dwg
Datum: AHD CivilCAD file: 1277-ENG-V2.ccx



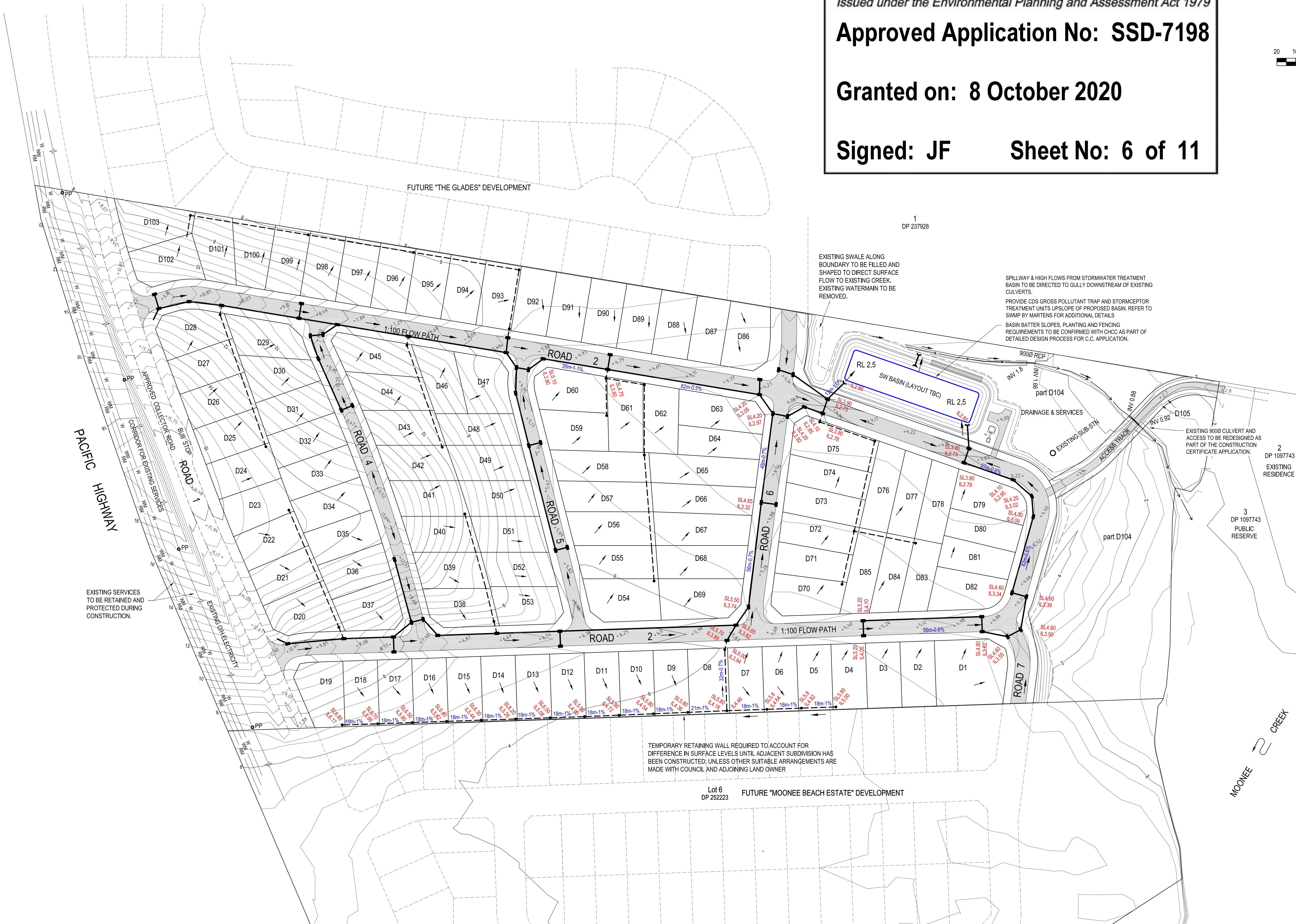
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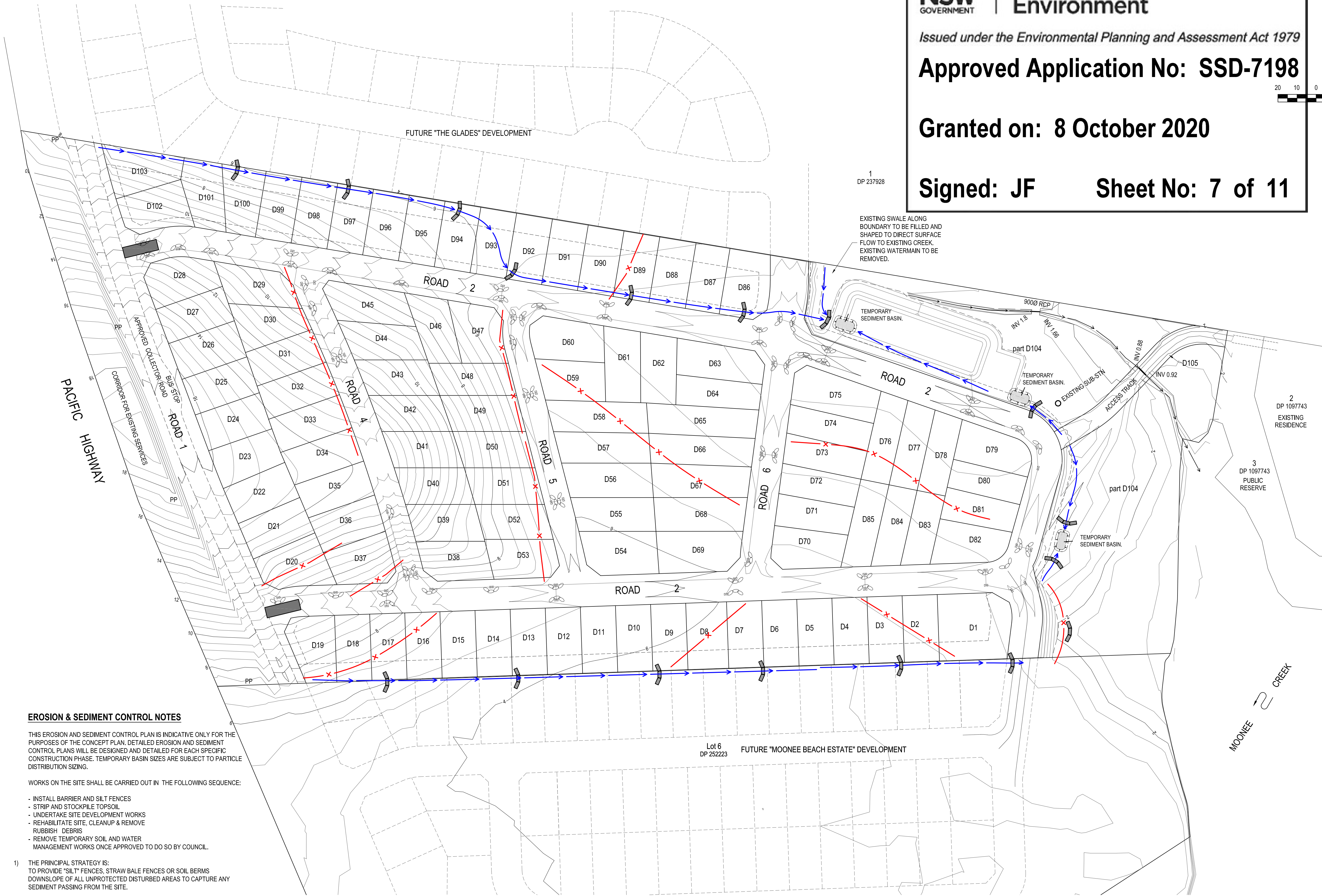
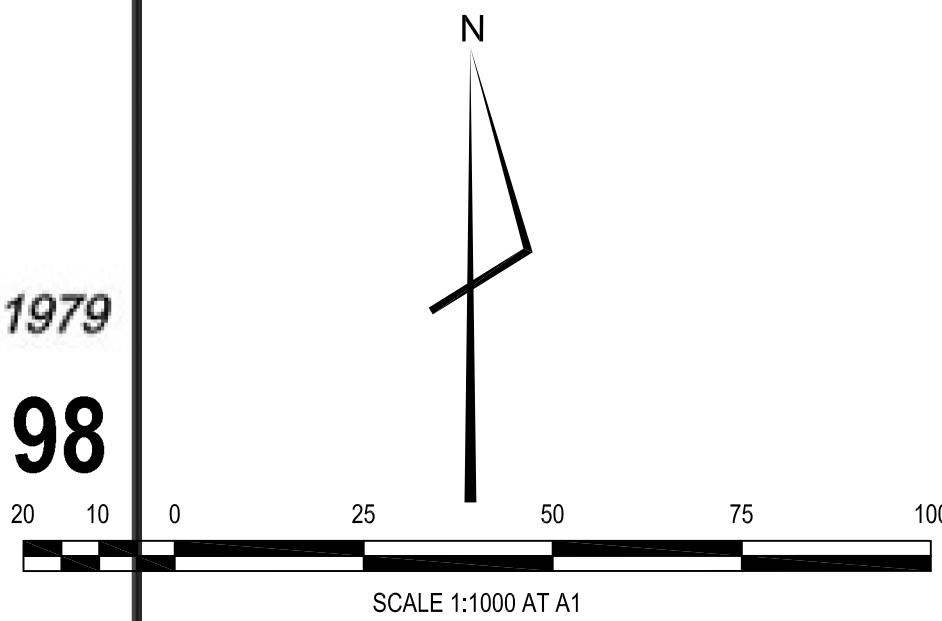
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Sheet No.
6 of 10

Dwg. No. Issue

1277-DR6 J





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.

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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F	FOR RE-SUBMISSION	WF	WF	26.08.15	JP

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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-DR7J.dwg

CivilCAD file: 1277-ENG-V2.ccx



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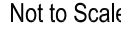
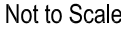
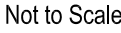
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7 of 10

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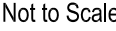
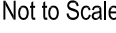
Issue

1277-DR7

J

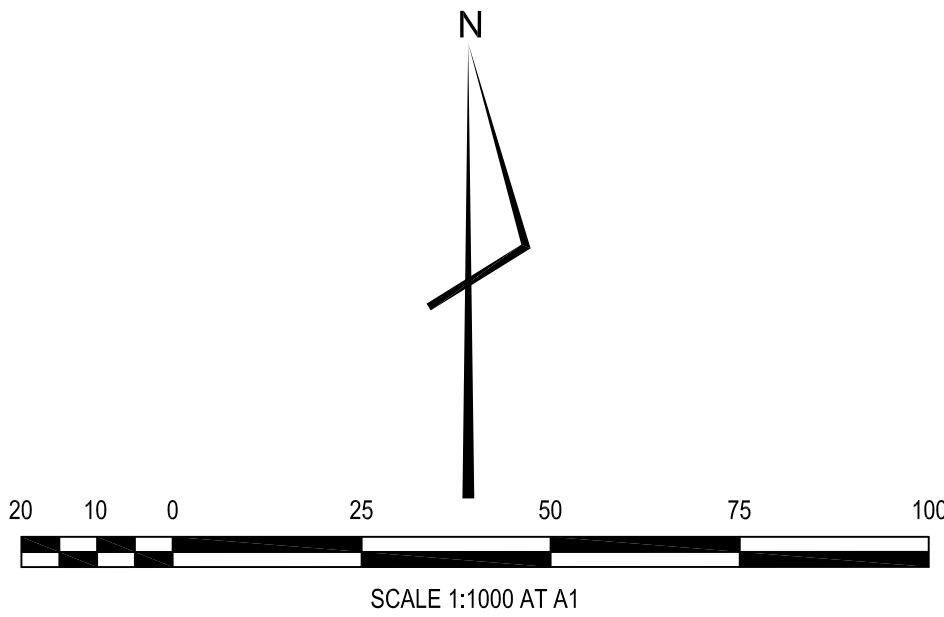


Scale Horizontal 1:500 Vertical 1:100



Signed: JF Sheet No: 8 of 11

J



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

WARNING NOTE:

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B	LINK TO SOUTHERN ESTATE	WF	WF	19.06.20	JP
A	FOR RE-SUBMISSION	WF	WF	26.08.15	JP
Iss	Description	Des	Drw	Date	Appd

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MOONEE PARKLANDS TRUST

MOONEE PARKLANDS
PROPOSED URBAN SUBDIVISION
MOONEE BEACH
LOT 1 DP 1097743

PROPOSED SUBDIVISION
LOT LAYOUT WITH APZ

Scale: 1:1000 at A1
Datum: AHD

CAD file: 1277-DR9B.dwg

CivilCAD file: 1277-ENG-V2.ccx



Subdivision Design Civil Engineering Town Planning Project Management

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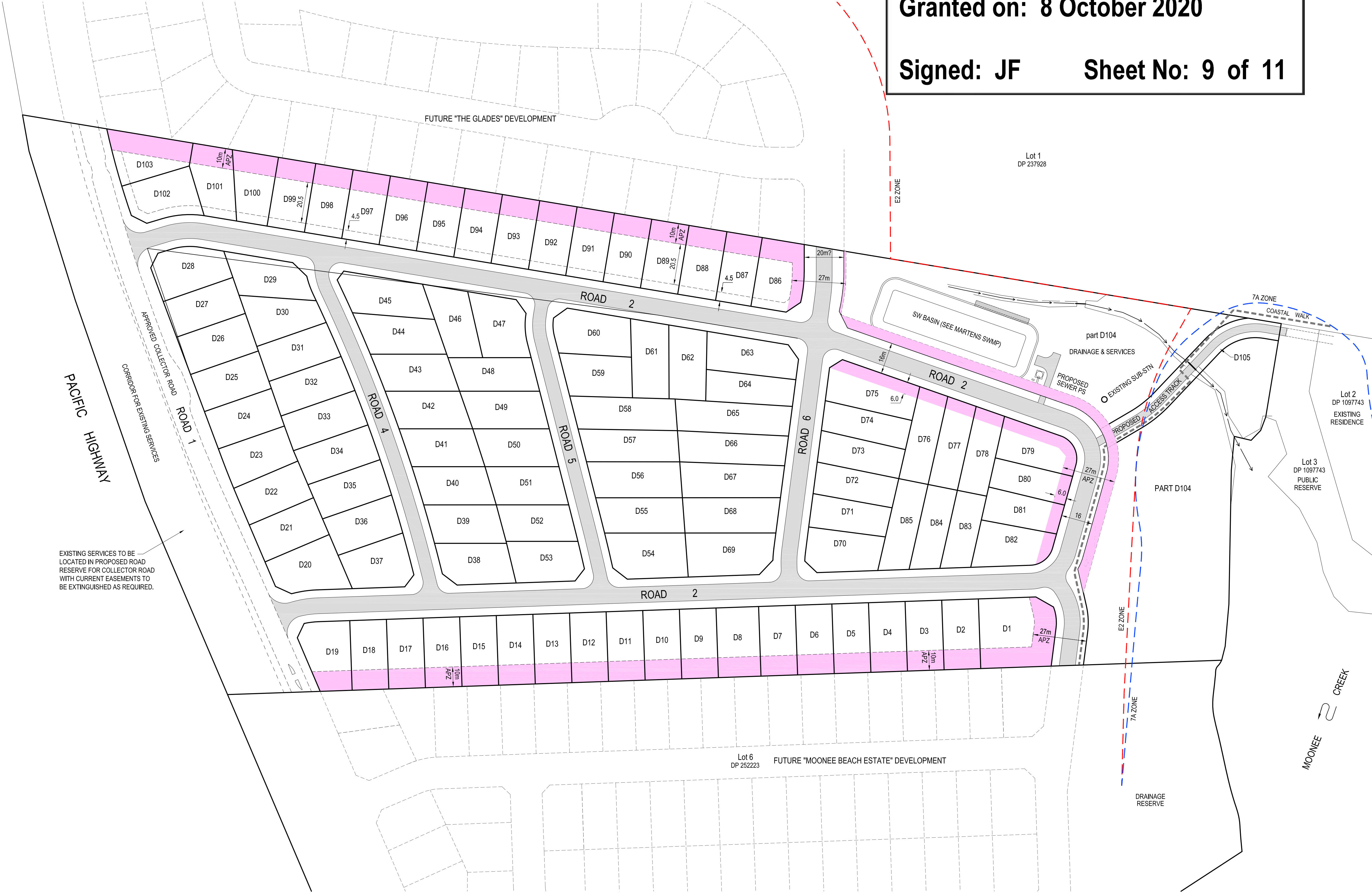
Sheet No.
9 of 10

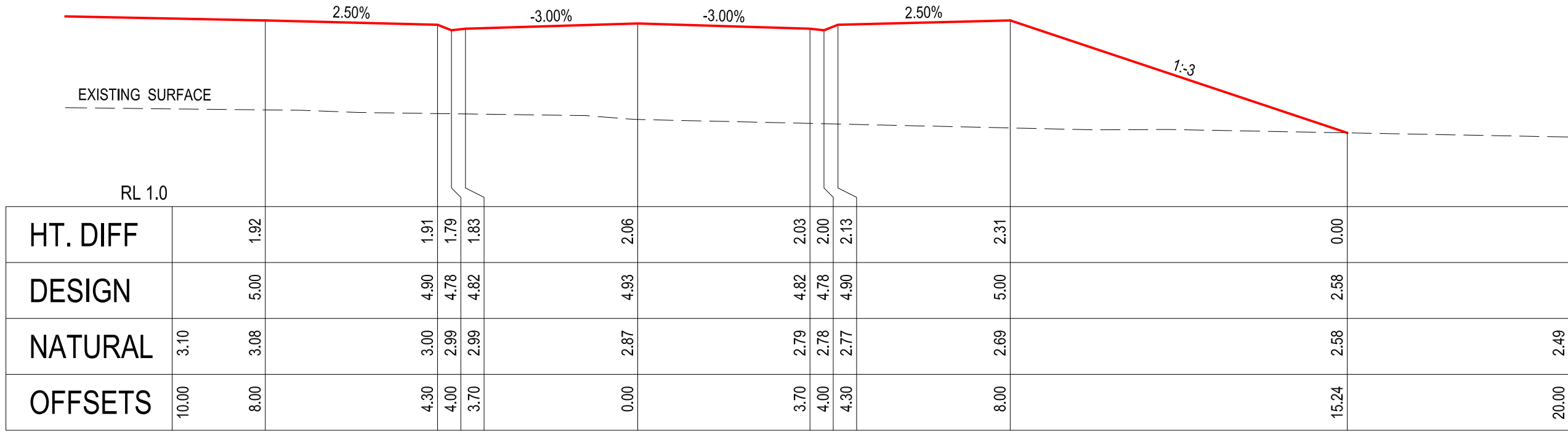
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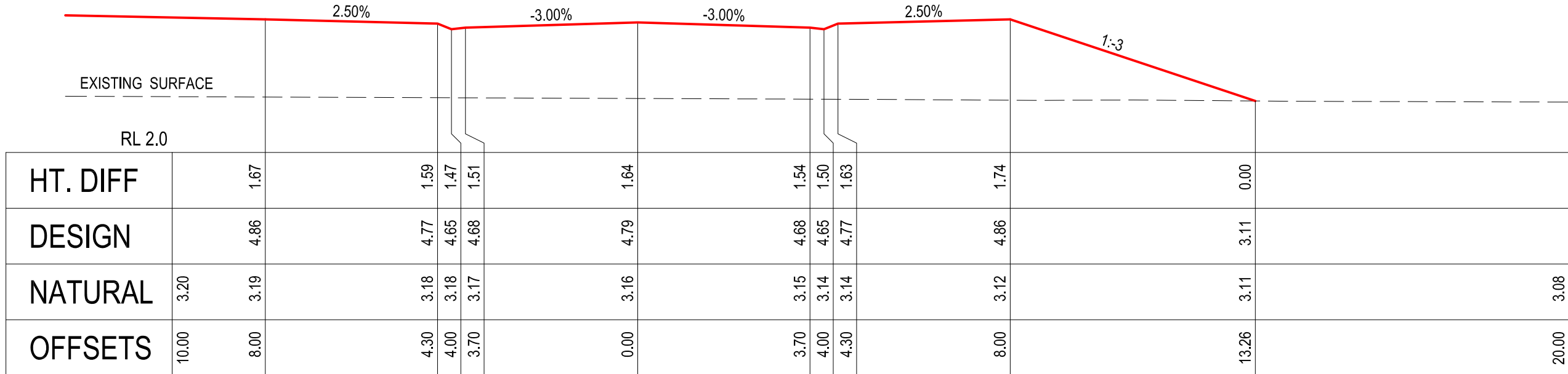
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B

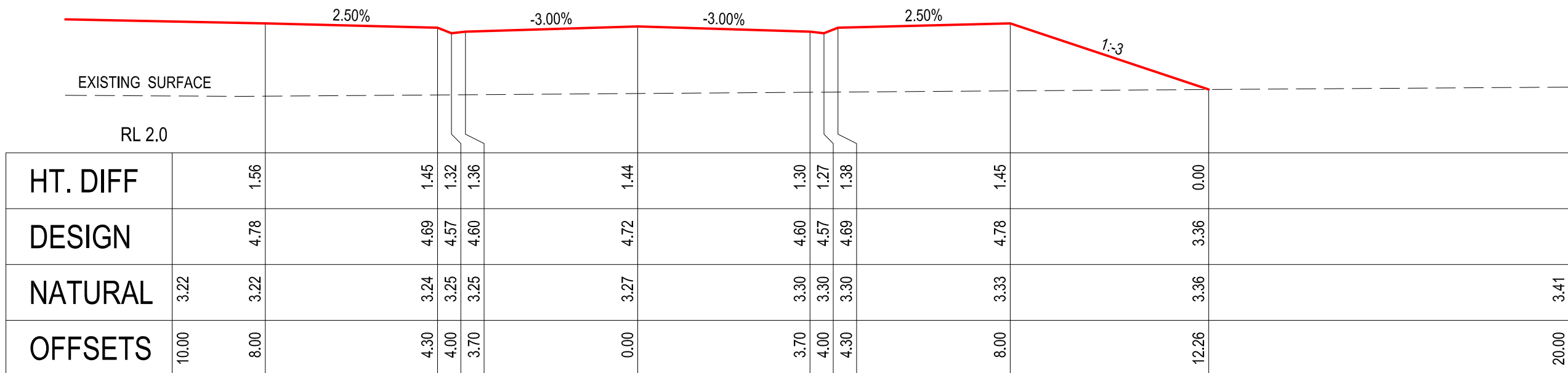




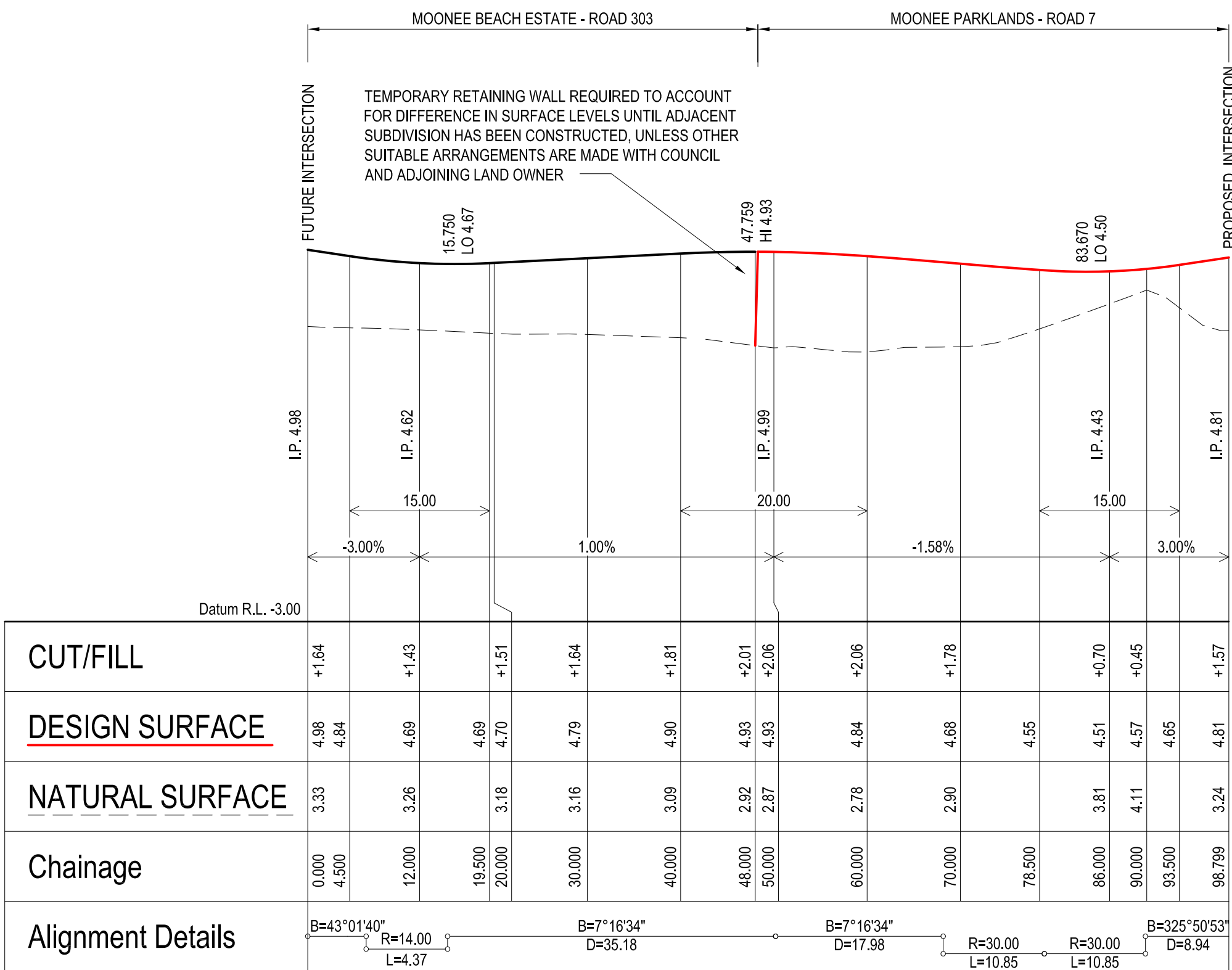
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30.000 (by others)

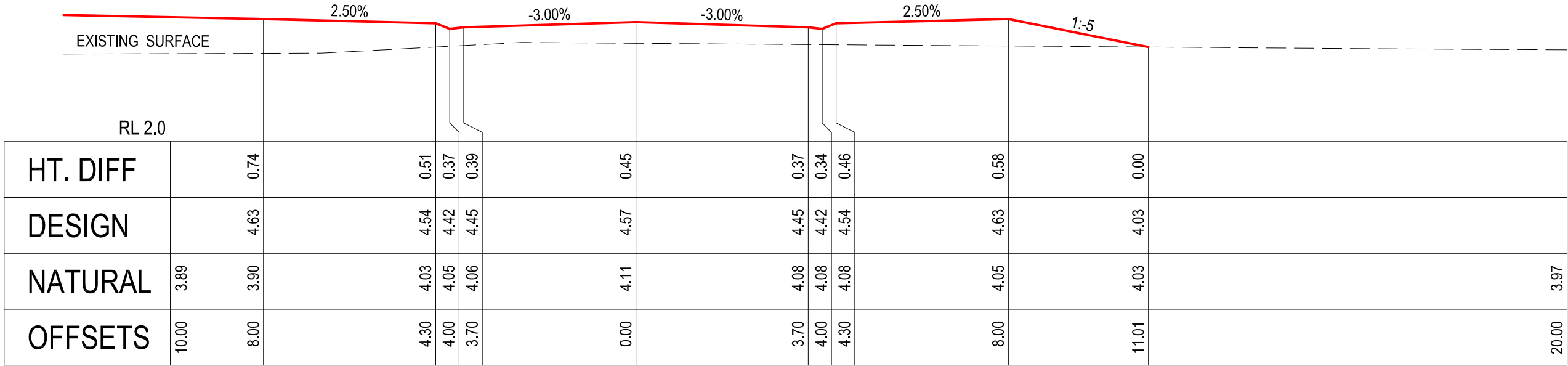


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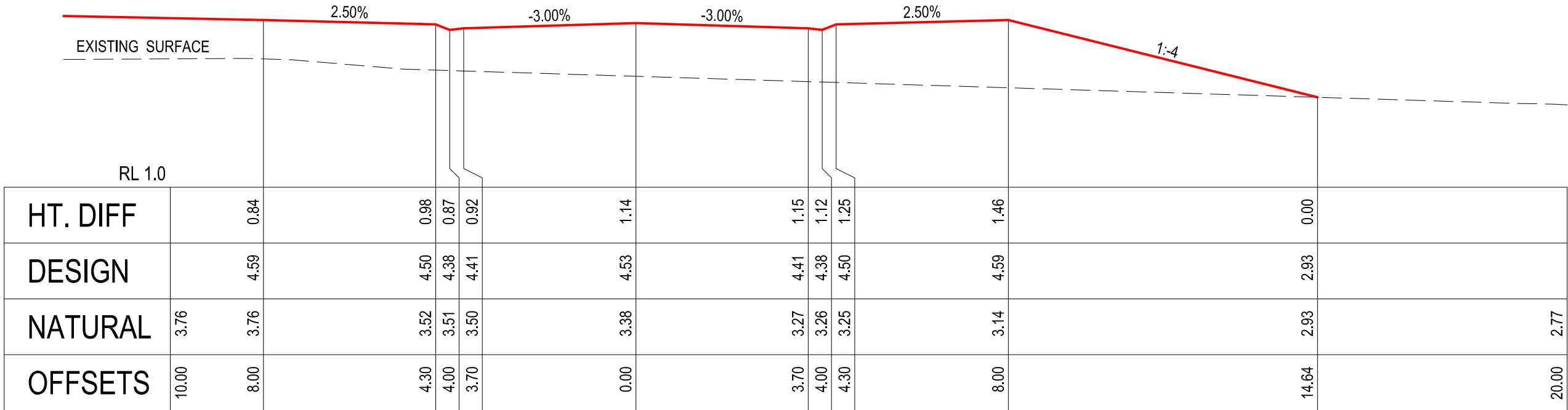


ROAD 7 - LONG SECTION

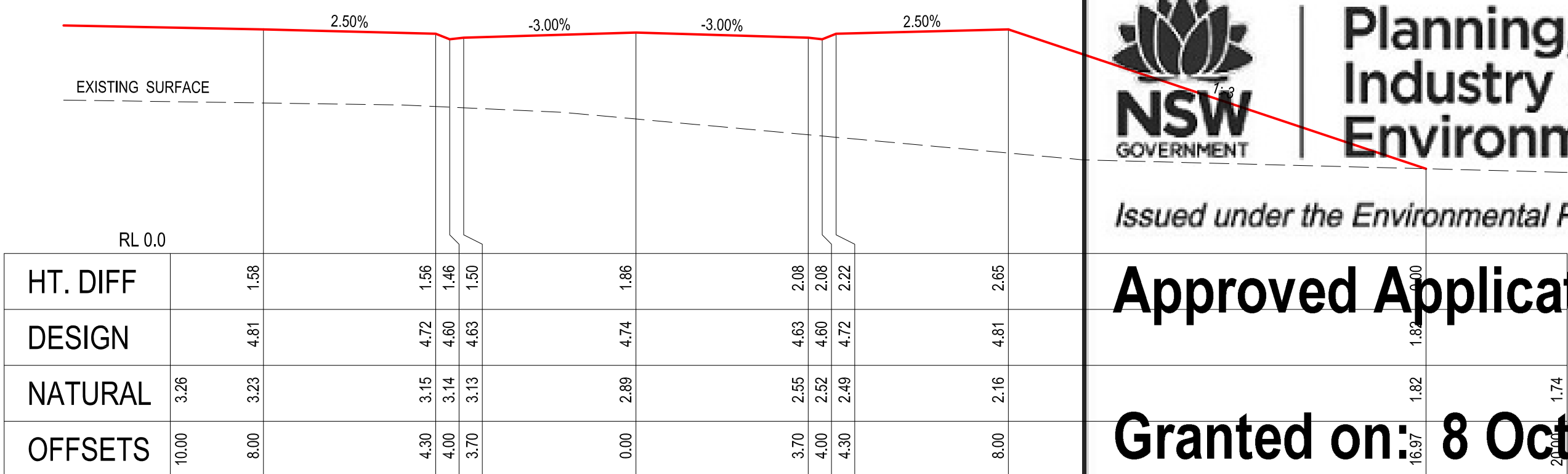
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90.000



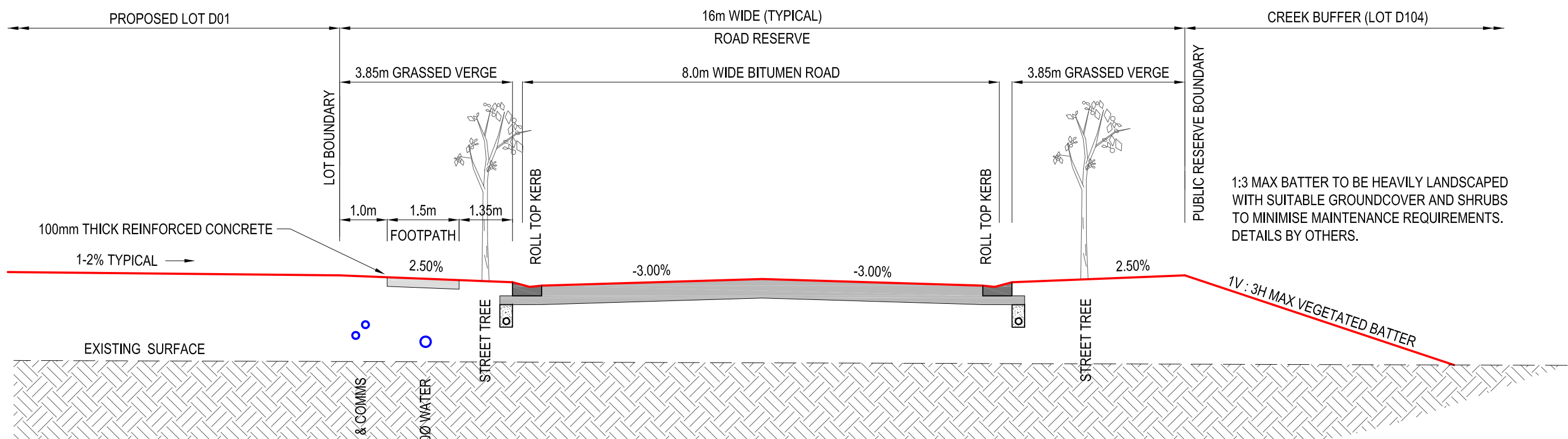
80.000



66.000 (GULLY)

ROAD 7 - CROSS SECTIONS

Scale Horizontal 1:100 Vertical 1:100



ROAD 7 - TYPICAL SECTION

Not to Scale



Issued under the Environmental Planning and Assessment Act 1979

Approved Application No: SSD-7198

Granted on: 8 October 2020

Signed: JF

Sheet No: 10 of 11

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Iss	Description	Des	Drw	Date	Appd

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MOONEE PARKLANDS TRUST

MOONEE PARKLANDS
PROPOSED URBAN SUBDIVISION
MOONEE BEACH
LOT 1 DP 1097743

ROAD 7 LONG SECTION CROSS SECTION & DETAILS

Scale: As Shown at A1 CAD file: 1277-DR10A.dwg
Datum: AHD CivilCAD file: 1277-ENG-V2.ccx



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Sheet No.
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Dwg. No. 1277-DR10 Issue A

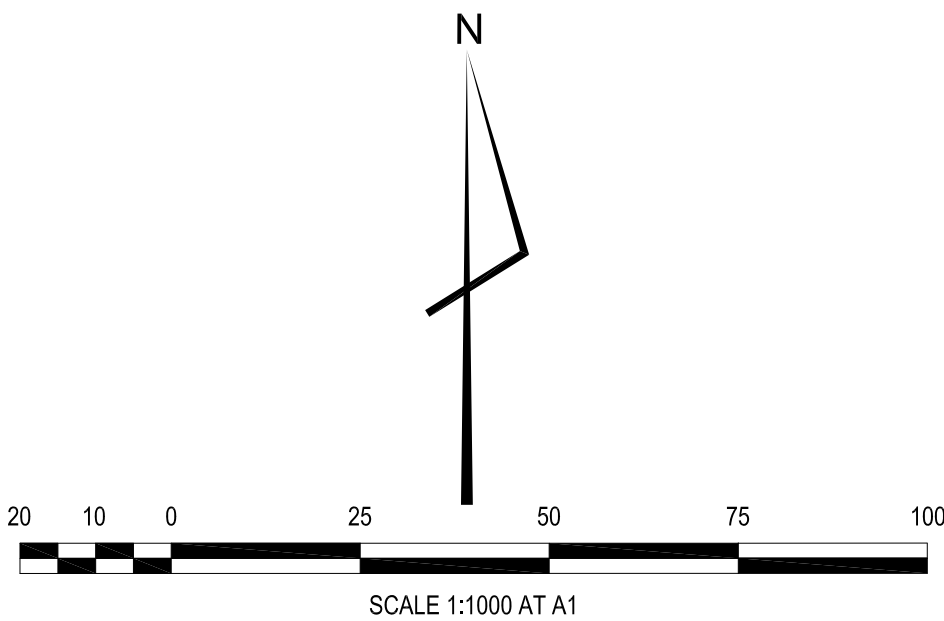


Approved Application No: SSD-7198

Granted on: 8 October 2020

Signed: JF

Sheet No: 11 of 11



LEGEND

- SUBJECT SITE BOUNDARY - LOT 1 DP 1097743
- PROPOSED LOT BOUNDARIES
- (A) EXTENT OF HABITAT THAT REQUIRES A 20m BUFFER
- (B) EXTENT OF HABITAT THAT REPRESENTS FLOOD AREA IN CONJUNCTION WITH A SPRING TIDE
- (C) EXTENT OF SPRING TIDE WITHOUT FLOOD CONDITIONS
- E2 ZONE BOUNDARY
- 7A ZONE BOUNDARY

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MOONEE PARKLANDS TRUST

MOONEE PARKLANDS
PROPOSED URBAN SUBDIVISION
MOONEE BEACH
LOT 1 DP 1097743

PROPOSED SUBDIVISION
LOT LAYOUT WITH
BUFFER OFFSETS TO CREEK

Scale: 1:1000 at A1 CAD file: 1277-DR11A.dwg
Datum: AHD Aerial Source & Date Flown: Nearmaps March 2020



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