

PROPOSED RESIDENTIAL SUBDIVISION

LOT 17, DP 1210621
2 CALIOPE STREET, KIAMA

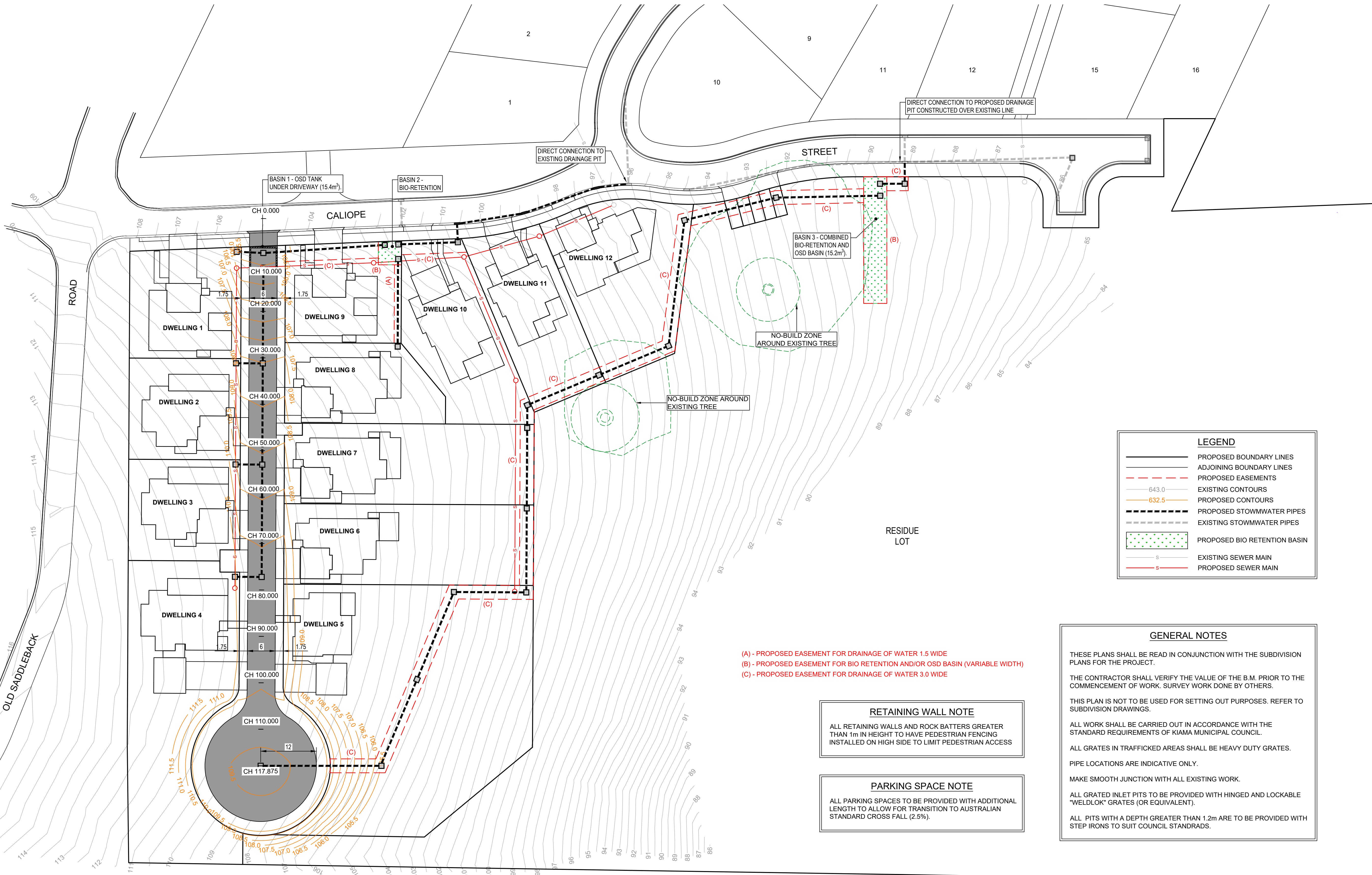
SCHEDULE OF DA DRAWINGS
210067
ISSUE G

DA00. COVER SHEET & DRAWING LIST
DA01. OVERALL DEVELOPMENT LAYOUT PLAN
DA02. PRIVATE ROAD LONG SECTION & TYPICAL SECTIONS
DA03. PRIVATE ROAD CROSS SECTIONS
DA04. WATER QUALITY & CATCHMENT PLAN
DA05. SOIL & WATER MANAGEMENT PLAN

Prepared for:
SADDLEBACK MOUNTAIN
ESTATES No. 2 Pty Ltd



MGA



LEGEND

- PROPOSED BOUNDARY LINES
- ADJOINING BOUNDARY LINES
- PROPOSED EASEMENTS
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED STOWMWATER PIPES
- EXISTING STOWMWATER PIPES
- PROPOSED BIO RETENTION BASIN
- EXISTING SEWER MAIN
- PROPOSED SEWER MAIN

- (A) - PROPOSED EASEMENT FOR DRAINAGE OF WATER 1.5 WIDE
(B) - PROPOSED EASEMENT FOR BIO RETENTION AND/OR OSD BASIN (VARIABLE WIDTH)
(C) - PROPOSED EASEMENT FOR DRAINAGE OF WATER 3.0 WIDE

RETAINING WALL NOTE

ALL RETAINING WALLS AND ROCK BATTERS GREATER THAN 1m IN HEIGHT TO HAVE PEDESTRIAN FENCING INSTALLED ON HIGH SIDE TO LIMIT PEDESTRIAN ACCESS

PARKING SPACE NOTE

ALL PARKING SPACES TO BE PROVIDED WITH ADDITIONAL LENGTH TO ALLOW FOR TRANSITION TO AUSTRALIAN STANDARD CROSS FALL (2.5%).

GENERAL NOTES

THESE PLANS SHALL BE READ IN CONJUNCTION WITH THE SUBDIVISION PLANS FOR THE PROJECT.

THE CONTRACTOR SHALL VERIFY THE VALUE OF THE B.M. PRIOR TO THE COMMENCEMENT OF WORK. SURVEY WORK DONE BY OTHERS.

THIS PLAN IS NOT TO BE USED FOR SETTING OUT PURPOSES. REFER TO SUBDIVISION DRAWINGS.

ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE STANDARD REQUIREMENTS OF KIAMA MUNICIPAL COUNCIL.

ALL GRATES IN TRAFFICKED AREAS SHALL BE HEAVY DUTY GRATES.

PIPE LOCATIONS ARE INDICATIVE ONLY.

MAKE SMOOTH JUNCTION WITH ALL EXISTING WORK.

ALL GRATED INLET PITS TO BE PROVIDED WITH HINGED AND LOCKABLE "WELDLOK" GRATES (OR EQUIVALENT).

ALL PITS WITH A DEPTH GREATER THAN 1.2m ARE TO BE PROVIDED WITH STEP IRONS TO SUIT COUNCIL STANDARDS.

CAUTION

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SCALE 1:400

0 8 16 24 32 40

Metres

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ISSUE	AMENDMENT	DRAWN	DATE
A	INITIAL ISSUE	MR	11.08.2017
B	UPDATED LAYOUT	AG	12.12.2017
C	LAYOUT ALTERED	AG	01.08.2018
D	LAYOUT ALTERED	AG	29.01.2021
E	REVISED TO SUIT UPDATED LAYOUT	AG	25.01.2022
F	MINOR AMENDMENT	AG	27.01.2022
G	DRIVEWAY ALTERED	AG	01.02.2022

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SHEET

SADDLEBACK MOUNTAIN

ESTATES No. 2 Pty Ltd

KIAMA MUNICIPAL COUNCIL

OVERALL DEVELOPMENT

LAYOUT PLAN

DATUM AHD CONTOUR INTERVAL 0.5m DATE 11.08.2017

PROPOSED SUBDIVISION OF LOT 17, DP 1210621 2 CALIOPE STREET, KIAMA

DESIGNED: AG

DRAWN: MR

CHECKED: DH

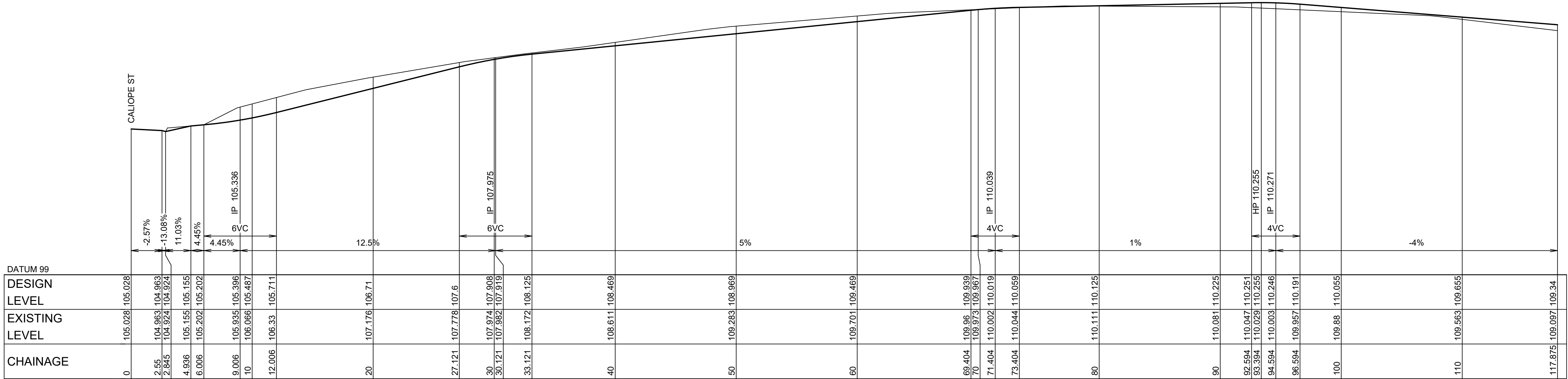
DRAWING No.

210067 DA01

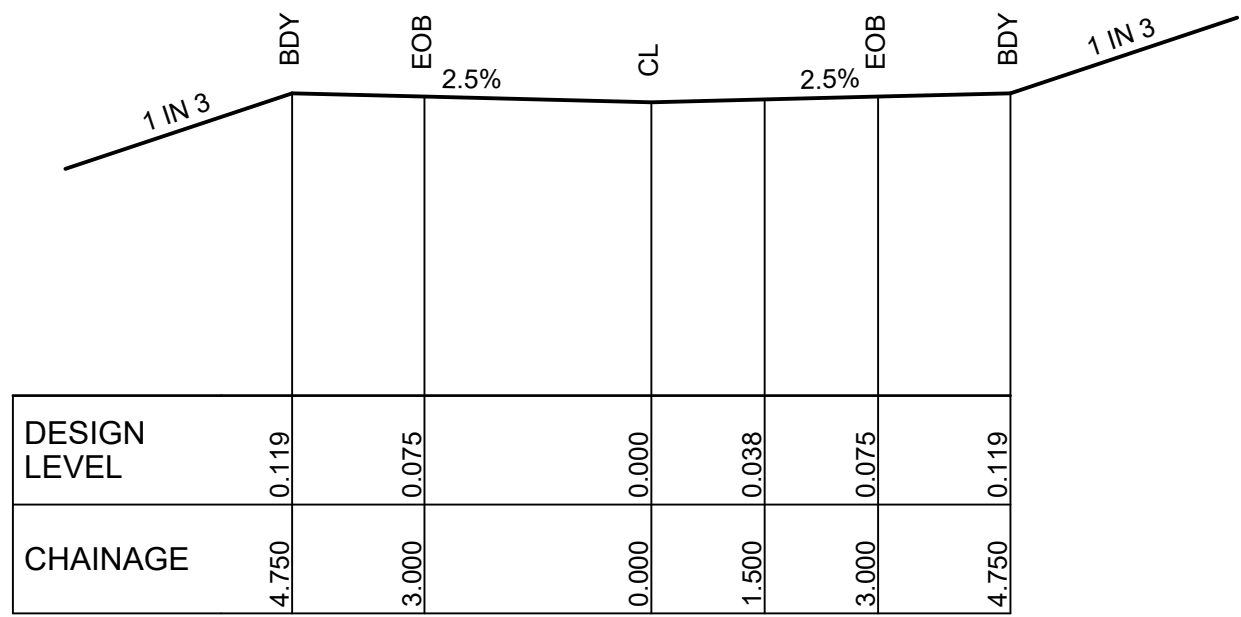
SHEET 1 OF 5 SHEET(S)

ISSUE **G**

FILE NAME: 210067-DA00-DA05-G.dwg



PRIVATE ROAD LONG SECTION
1:400 HOR
1:200 VERT



TYPICAL CROSS SECTION
CH 0 - 117.875

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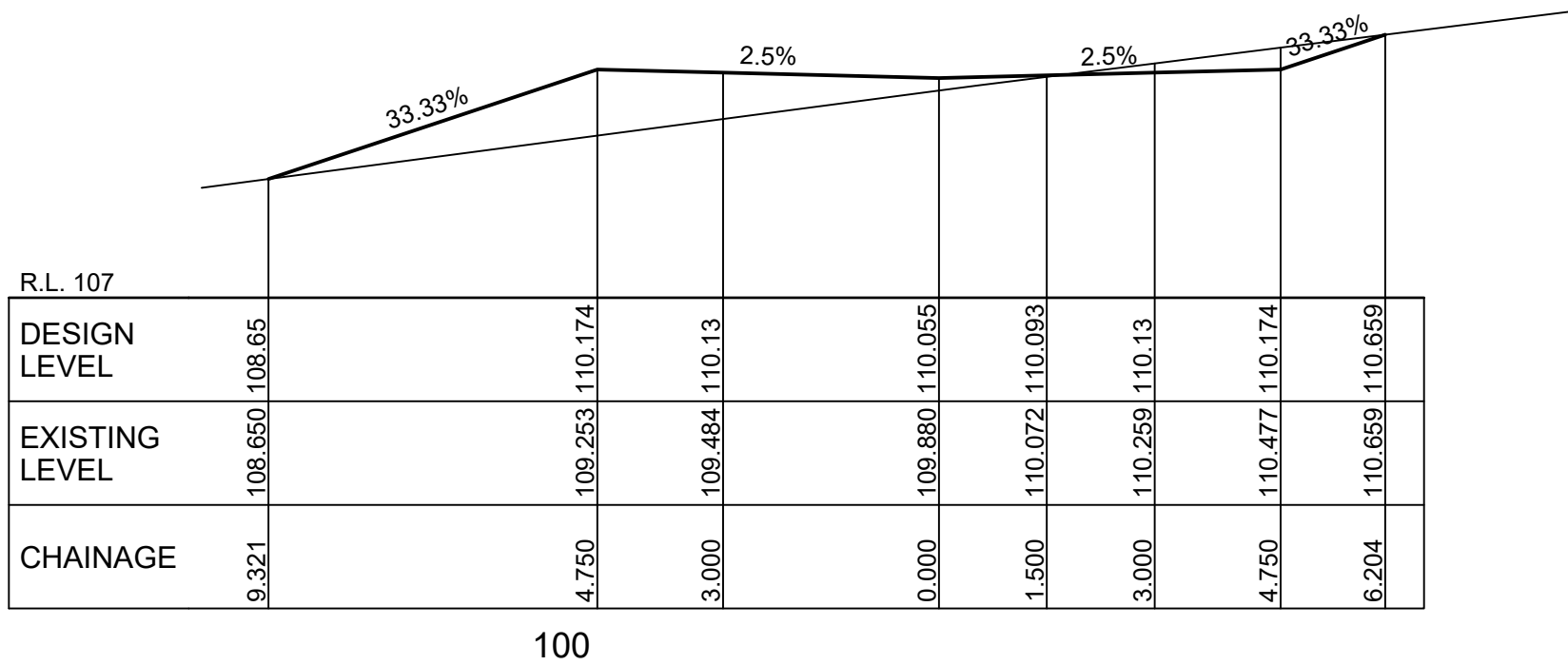
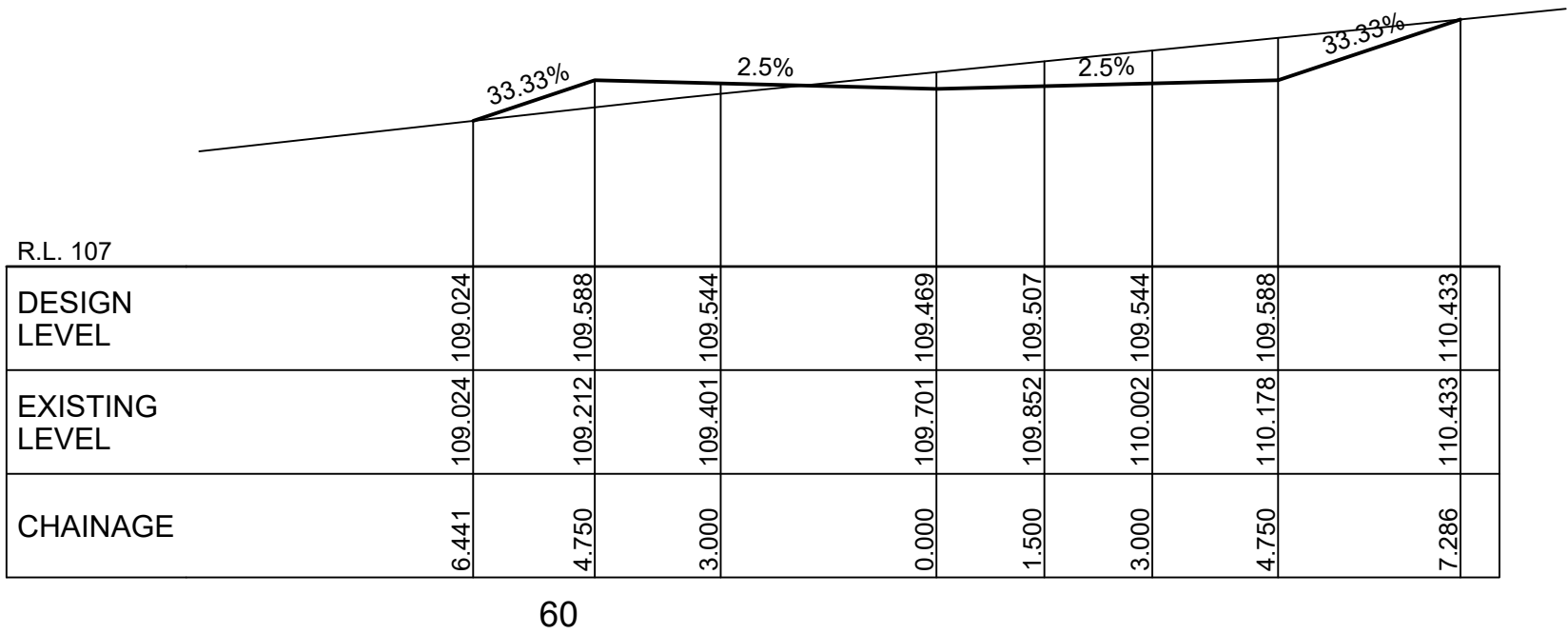
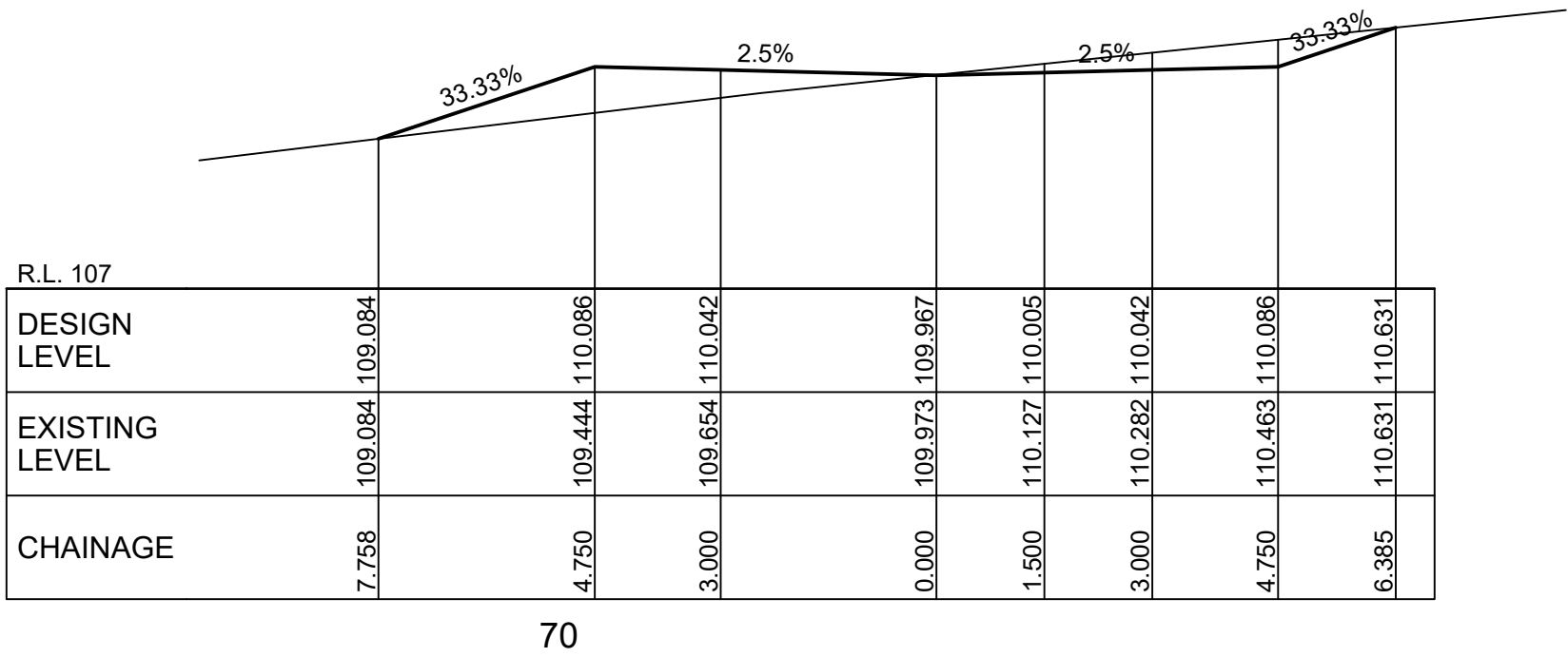
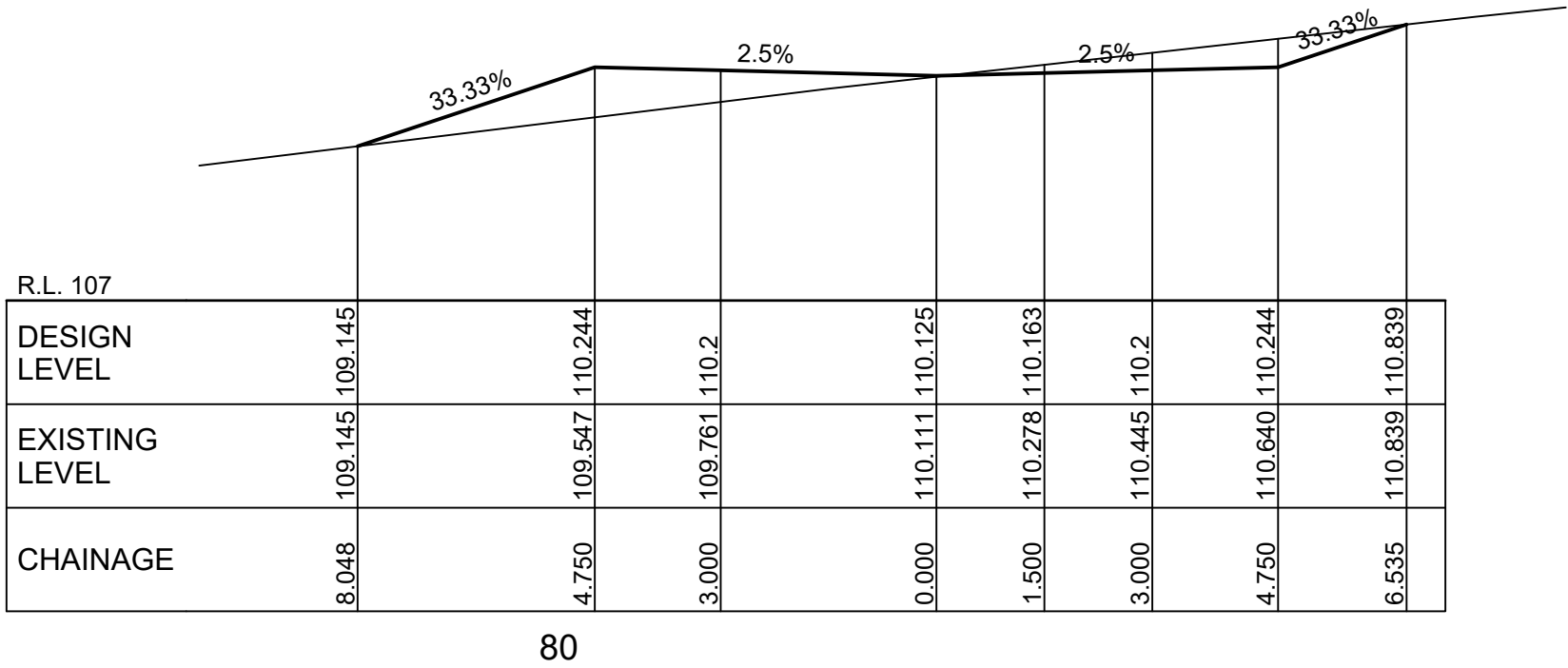
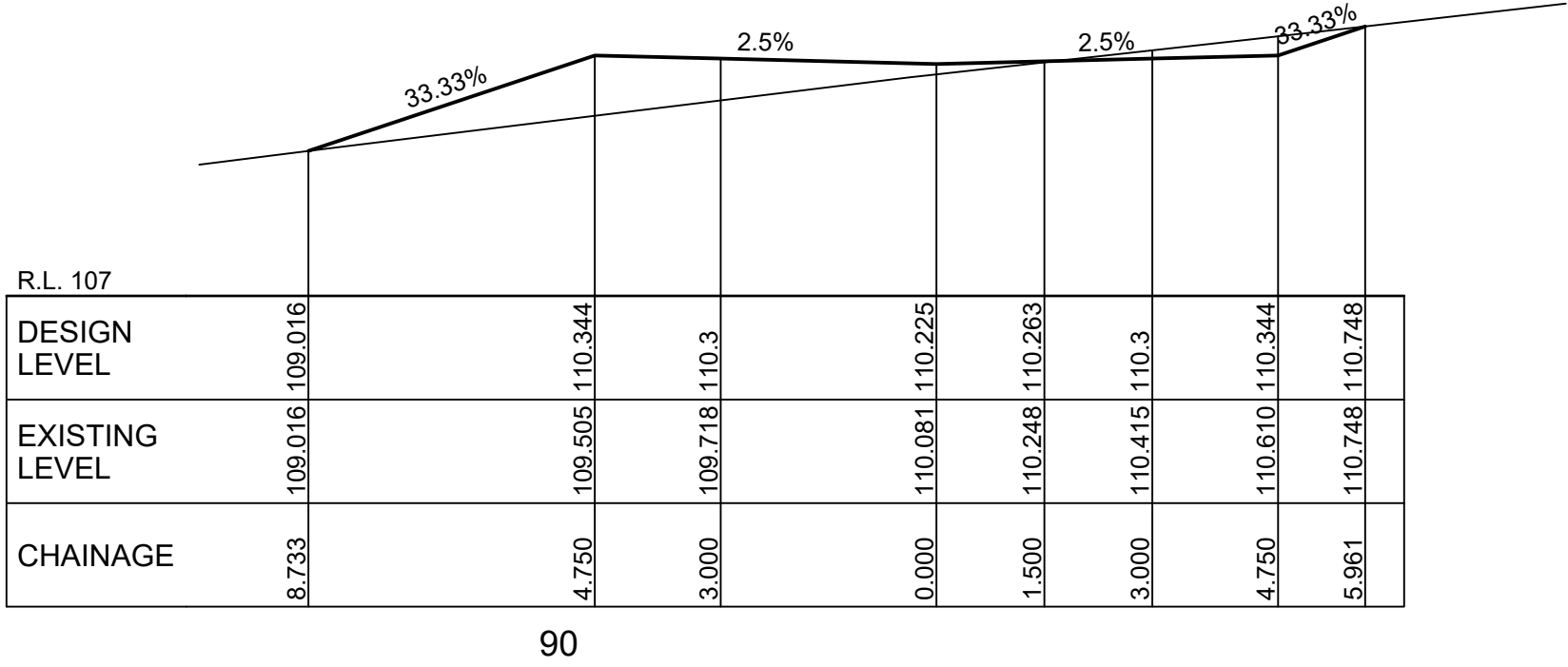
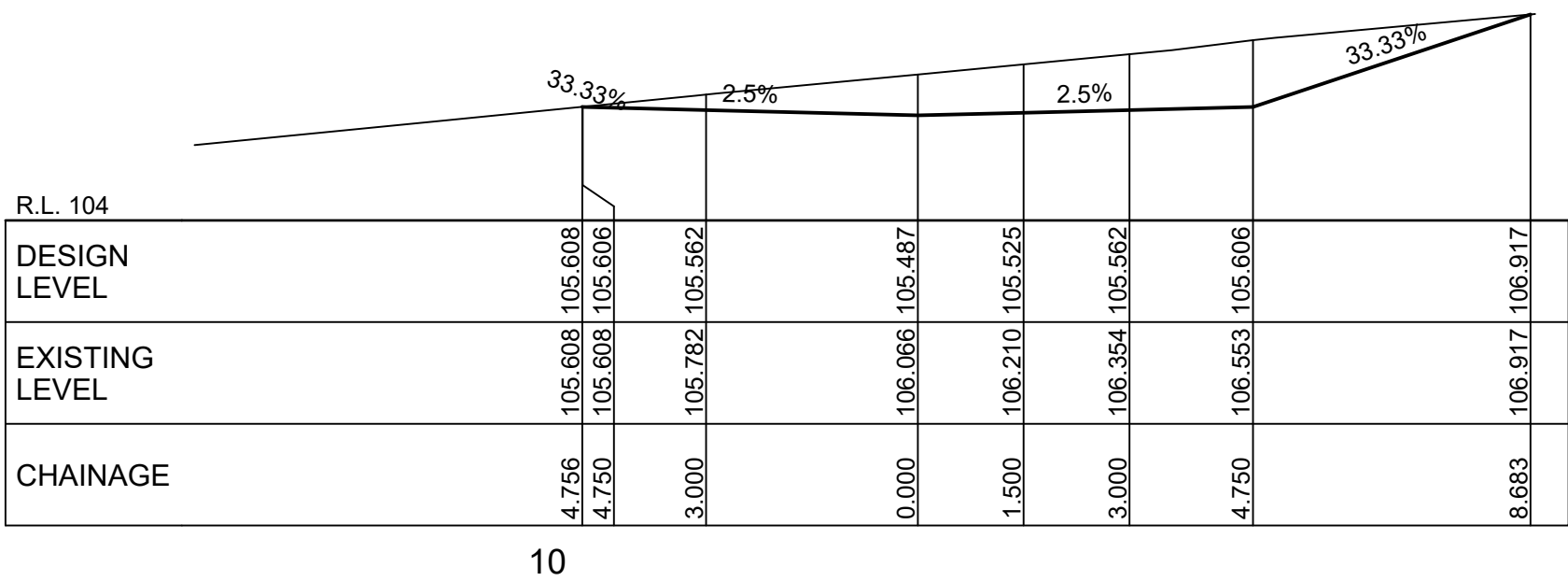
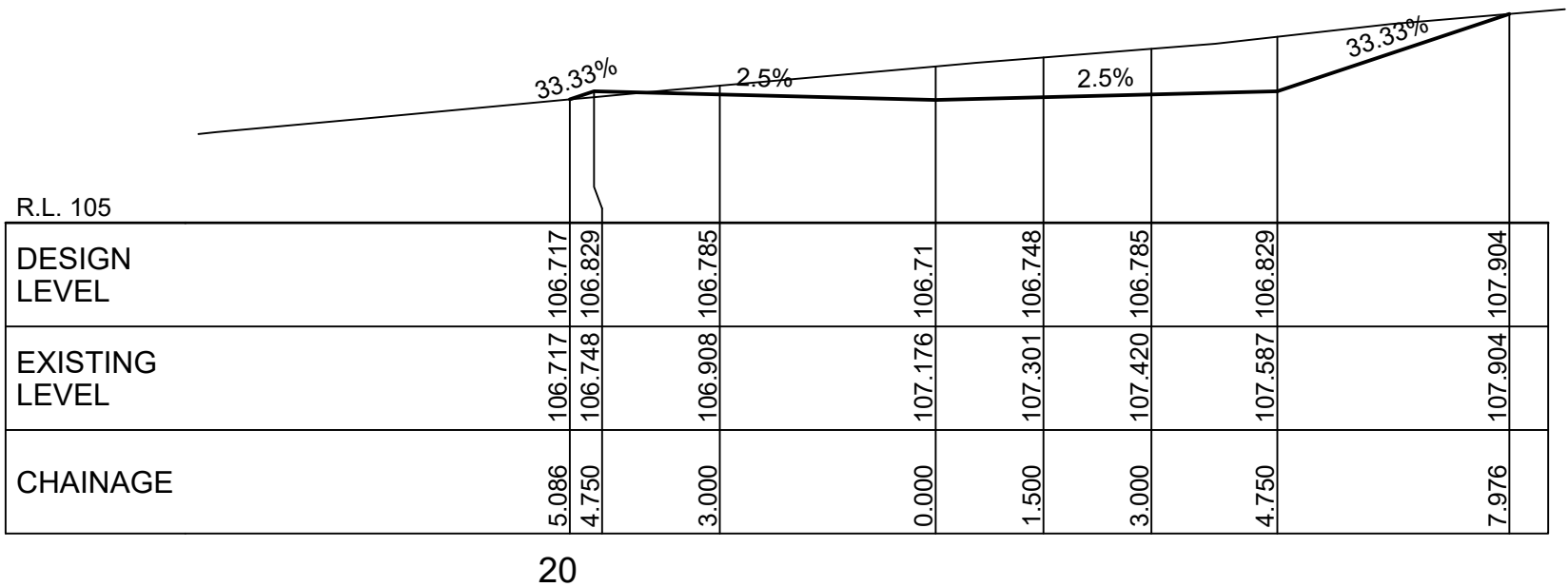
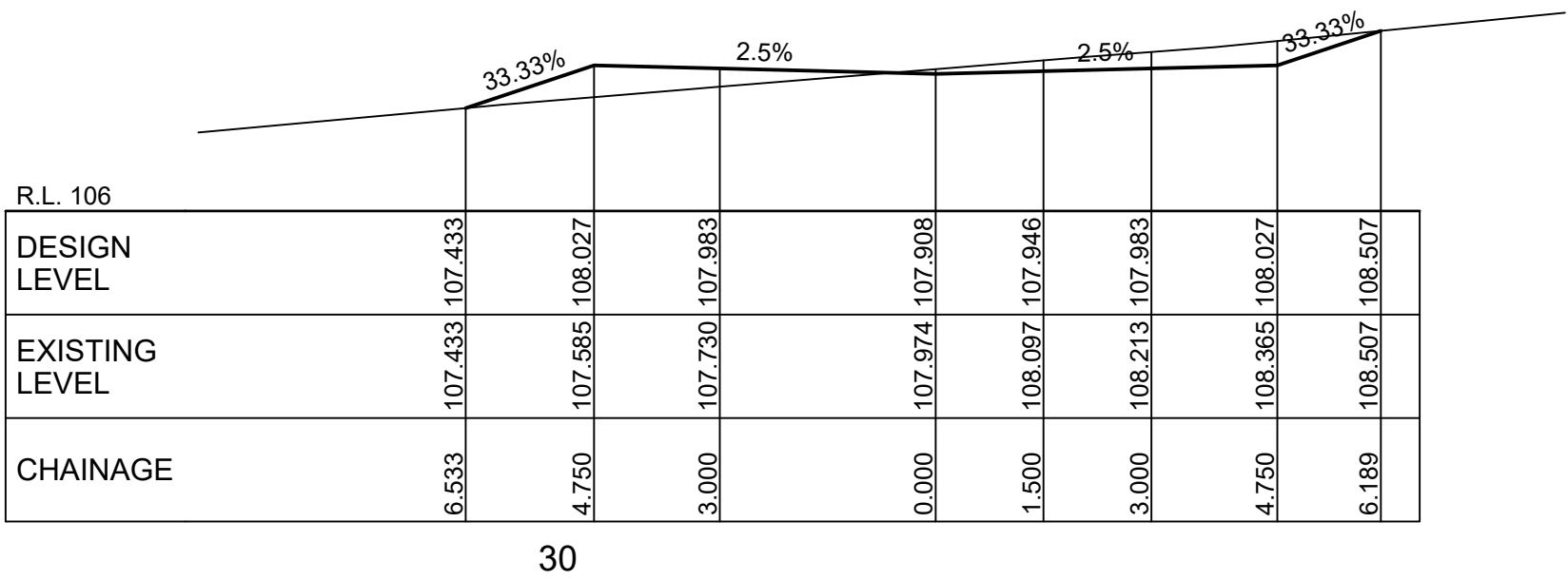
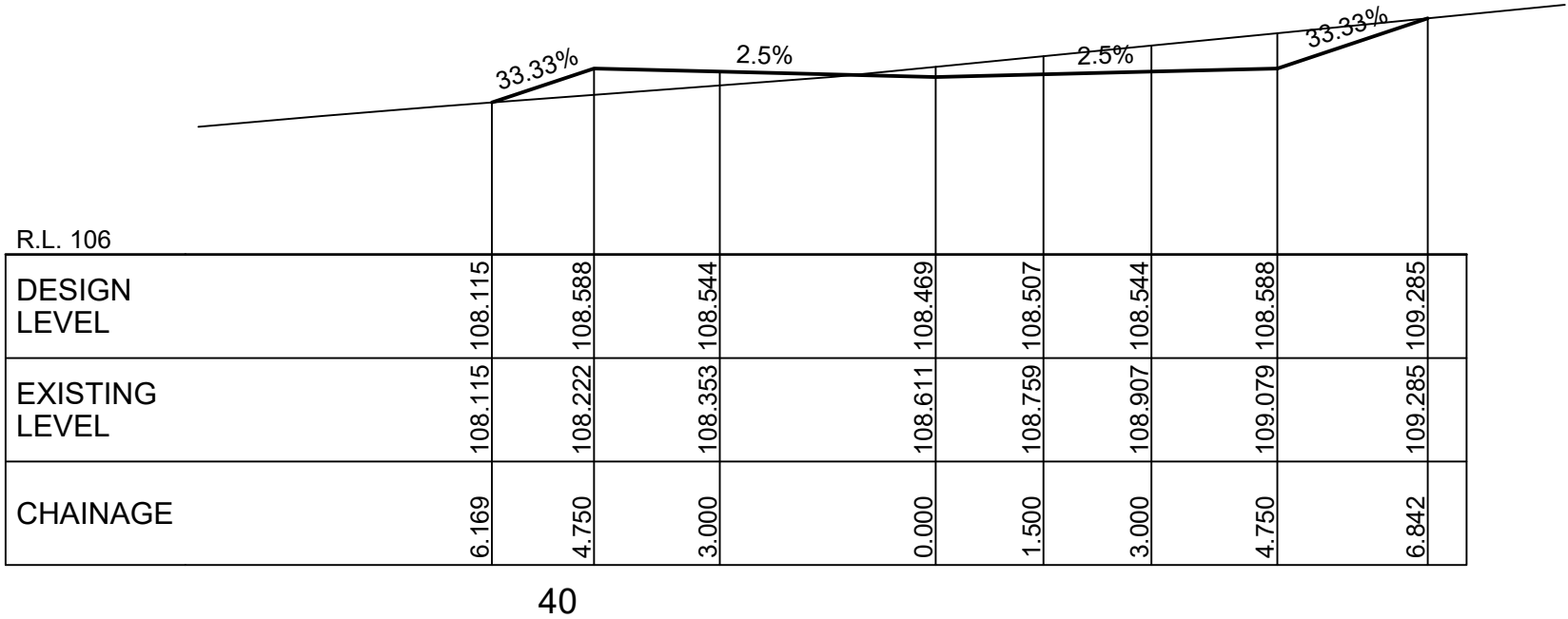
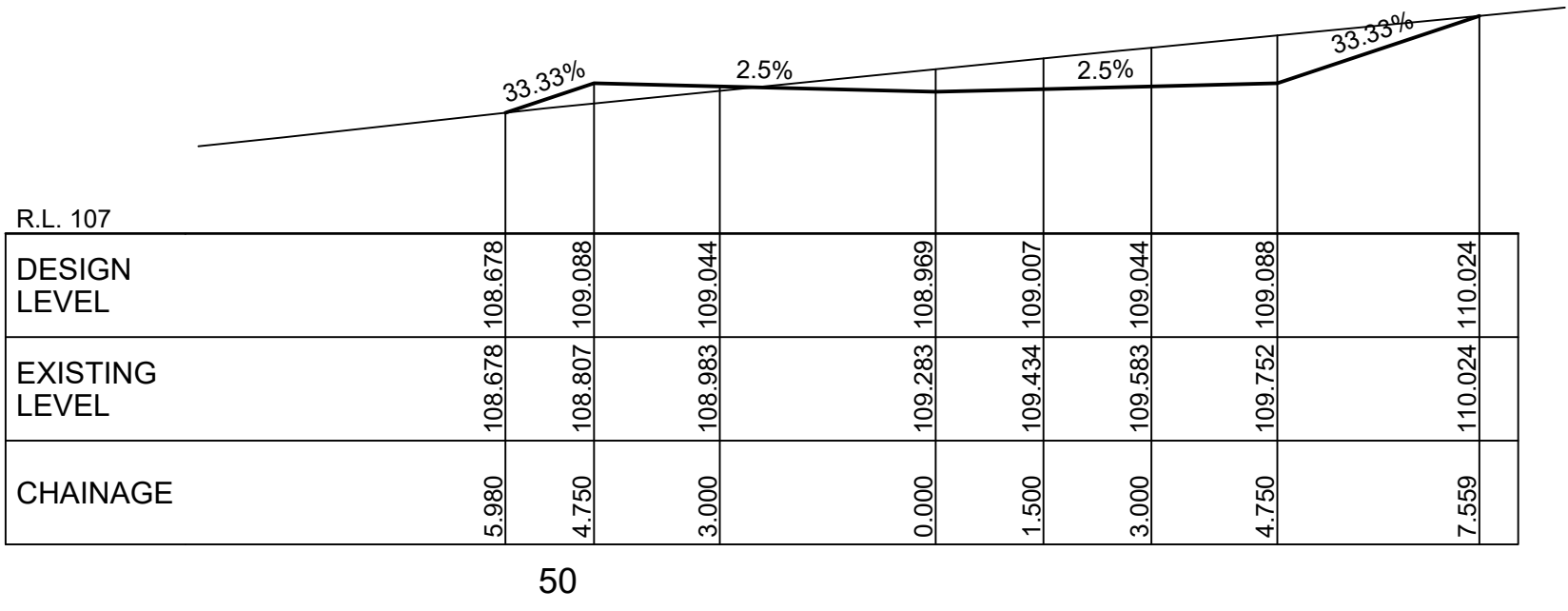
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A1 SHEET	SADDLEBACK MOUNTAIN ESTATES No. 2 Pty Ltd		PROPOSED SUBDIVISION OF LOT 17, DP 1210621 2 CALIOPE STREET, KIAMA		
	KIAMA MUNICIPAL COUNCIL		DESIGNED: AG	ISSUE G	
PRIVATE ROAD LONG SECTION & TYPICAL SECTIONS			DRAWN: MR		DRAWING No. 210067 DA02
			CHECKED: DH	SHEET 2 OF 5 SHEET(S)	
DATUM	AHD	CONTOUR INTERVAL	-		DATE

FILE NAME: 210067-DA00-DA05-G.dwg



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SCALE 1:100

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Metres

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E	REVISED TO SUIT UPDATED LAYOUT	AG	25.01.2022
F	MINOR AMENDMENT	AG	27.01.2022
G	DRIVEWAY ALTERED	AG	01.02.2022

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Integrated Management System

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SHEET

SADDLEBACK MOUNTAIN ESTATES No. 2 Pty Ltd

KIAMA MUNICIPAL COUNCIL

PRIVATE ROAD CROSS SECTIONS

PROPOSED SUBDIVISION OF LOT 17, DP 1210621 2 CALIOPE STREET, KIAMA

DESIGNED: AG
DRAWN: MR
CHECKED: DH
DRAWING No. 210067 DA03
SHEET 3 OF 5 SHEET(S)

ISSUE G

DATUM

AHD

CONTOUR INTERVAL

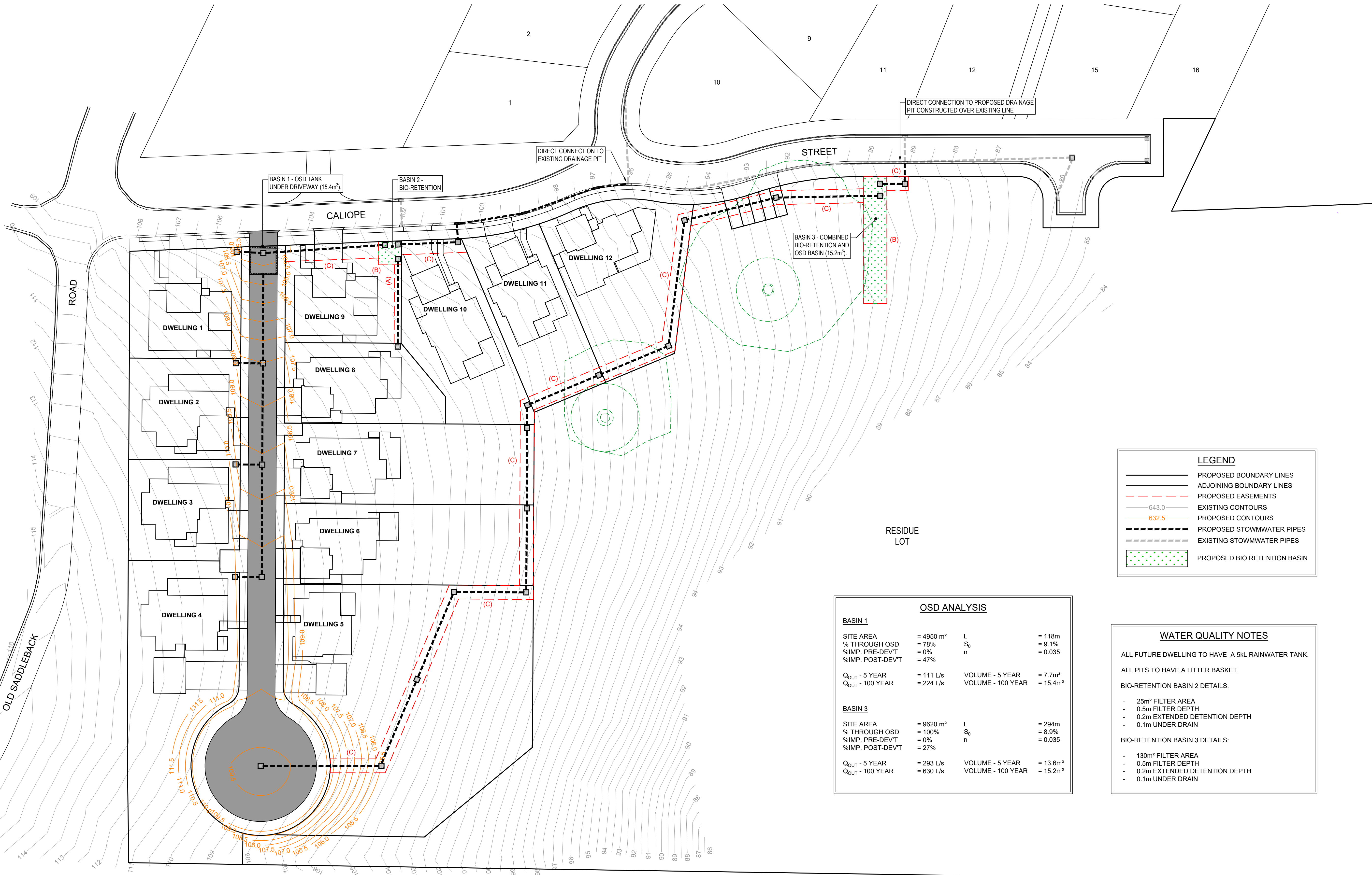
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DATE

11.08.2017

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MGA



LEGEND	
	PROPOSED BOUNDARY LINES
	ADJOINING BOUNDARY LINES
	PROPOSED EASEMENTS
	EXISTING CONTOURS
	PROPOSED CONTOURS
	PROPOSED STORMWATER PIPES
	EXISTING STORMWATER PIPES
	PROPOSED BIO RETENTION BASIN

OSD ANALYSIS			
BASIN 1			
SITE AREA	= 4950 m ²	L	= 118m
% THROUGH OSD	= 78%	S ₀	= 9.1%
%IMP. PRE-DEVT	= 0%	n	= 0.035
%IMP. POST-DEVT	= 47%		
Q _{OUT} - 5 YEAR	= 111 L/s	VOLUME - 5 YEAR	= 7.7m ³
Q _{OUT} - 100 YEAR	= 224 L/s	VOLUME - 100 YEAR	= 15.4m ³
BASIN 3			
SITE AREA	= 9620 m ²	L	= 294m
% THROUGH OSD	= 100%	S ₀	= 8.9%
%IMP. PRE-DEVT	= 0%	n	= 0.035
%IMP. POST-DEVT	= 27%		
Q _{OUT} - 5 YEAR	= 293 L/s	VOLUME - 5 YEAR	= 13.6m ³
Q _{OUT} - 100 YEAR	= 630 L/s	VOLUME - 100 YEAR	= 15.2m ³

WATER QUALITY NOTES	
ALL FUTURE DWELLING TO HAVE A 5KL RAINWATER TANK.	
ALL PITS TO HAVE A LITTER BASKET.	
BIO-RETENTION BASIN 2 DETAILS:	
<ul style="list-style-type: none">- 25m² FILTER AREA- 0.5m FILTER DEPTH- 0.2m EXTENDED DETENTION DEPTH- 0.1m UNDER DRAIN	
BIO-RETENTION BASIN 3 DETAILS:	
<ul style="list-style-type: none">- 130m² FILTER AREA- 0.5m FILTER DEPTH- 0.2m EXTENDED DETENTION DEPTH- 0.1m UNDER DRAIN	

(A) - PROPOSED EASEMENT FOR DRAINAGE OF WATER 1.5 WIDE
(B) - PROPOSED EASEMENT FOR BIO RETENTION AND/OR OSD BASIN (VARIABLE WIDTH)
(C) - PROPOSED EASEMENT FOR DRAINAGE OF WATER 3.0 WIDE

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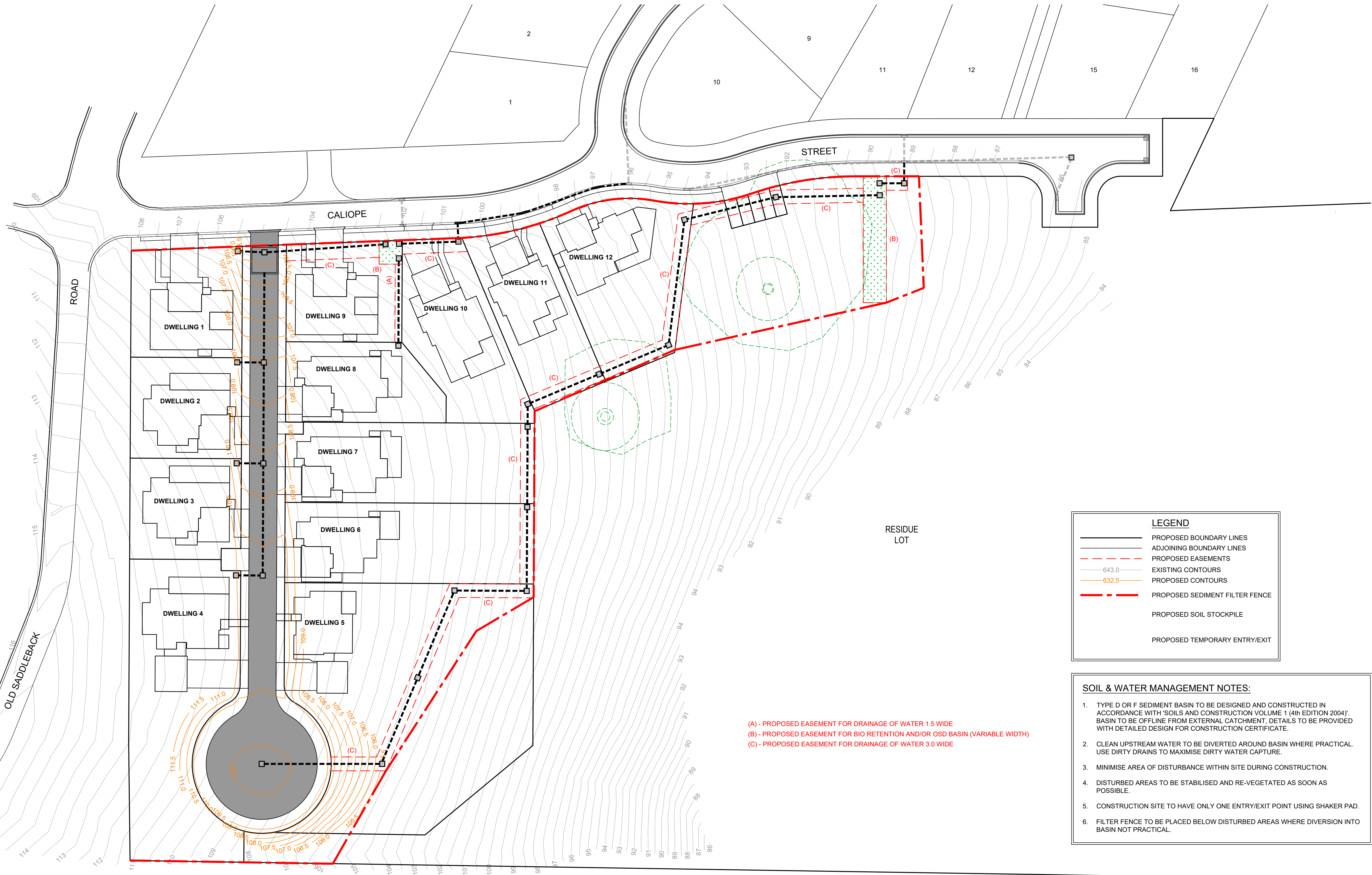
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	KIAMA MUNICIPAL COUNCIL					DESIGNED: AG	ISSUE	G
WATER QUALITY & CATCHMENT PLAN					DRAWN: MR			
					CHECKED: DH			
					DRAWING No.			
					210067 DA04			
DATUM	AHD	CONTOUR INTERVAL	0.5m	DATE	11.08.2017	SHEET 4 OF 5 SHEET(S)		

MGA



LEGEND

- PROPOSED BOUNDARY LINES
- ADJOINING BOUNDARY LINES
- PROPOSED EASEMENTS
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED SEDIMENT FILTER FENCE
- PROPOSED SOIL STOCKPILE
- PROPOSED TEMPORARY ENTRY/EXIT

SOIL & WATER MANAGEMENT NOTES:

- TYPE D OR F SEDIMENT BASIN TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH 'SOILS AND CONSTRUCTION VOLUME 1 (4th EDITION 2004)'. BASIN TO BE OFFLINE FROM EXTERNAL CATCHMENT, DETAILS TO BE PROVIDED WITH DETAILED DESIGN FOR CONSTRUCTION CERTIFICATE.
- CLEAN UPSTREAM WATER TO BE DIVERTED AROUND BASIN WHERE PRACTICAL. USE DIRTY DRAINS TO MAXIMISE DIRTY WATER CAPTURE.
- MINIMISE AREA OF DISTURBANCE WITHIN SITE DURING CONSTRUCTION.
- DISTURBED AREAS TO BE STABILISED AND RE-VEGETATED AS SOON AS POSSIBLE.
- CONSTRUCTION SITE TO HAVE ONLY ONE ENTRY/EXIT POINT USING SHAKER PAD.
- FILTER FENCE TO BE PLACED BELOW DISTURBED AREAS WHERE DIVERSION INTO BASIN NOT PRACTICAL.

(A) - PROPOSED EASEMENT FOR DRAINAGE OF WATER 1.5 WIDE
(B) - PROPOSED EASEMENT FOR BIO RETENTION AND/OR OSD BASIN (VARIABLE WIDTH)
(C) - PROPOSED EASEMENT FOR DRAINAGE OF WATER 3.0 WIDE

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SCALE 1:400

0 8 16 24 32 40 Metres

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SHEET

SADDLEBACK MOUNTAIN ESTATES No. 2 Pty Ltd

KIAMA MUNICIPAL COUNCIL

SOIL & WATER MANAGEMENT PLAN

DATUM AHD CONTOUR INTERVAL 0.5m DATE 11.08.2017

PROPOSED SUBDIVISION OF LOT 17, DP 1210621 2 CALIOPE STREET, KIAMA

DESIGNED: AG
DRAWN: MR
CHECKED: DH
DRAWING No.

210067 DA05
SHEET 5 OF 5 SHEET(S)

ISSUE **G**