

- LEGEND**
- Zoning Boundary
  - - - Existing Path
  - - - Proposed Path
  - Proposed Boundary
  - Proposed Watermain
  - Proposed Stormwater Pipe
  - Proposed Lower Pressure Sewer
  - Proposed Gravity Sewer
  - Biofiltration Treatment
- APZ Boundary
- Very High Conservation Significance - EEC
- TREES PROPOSED TO BE RETAINED**
- Very High Conservation Significance
  - High Conservation Significance
  - Moderate - High Conservation Significance
  - Moderate Conservation Significance
  - Low - Moderate Conservation Significance
  - Low Conservation Significance
- No Conservation Significance (remove or retain as required)
- Conservation Significant Trees (to be removed)

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H	UPDATE ROAD WIDTHS	WF	WF	07.12.12	-
G	AMEND TREES	WF	WF	12.11.12	-
F	AMENDED LOT LAYOUT	WF	WF	29.10.12	-
E	AMENDED LOT LAYOUT	KB	WF	31.07.12	-
D	AMENDED LOT NUMBERS	KB	WF	17.08.11	-

**Iss Description Des Drw Date Appd**

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**BAYSIDE BRUNSWICK**  
**PROPOSED URBAN SUBDIVISION**  
**BAYSIDE WAY, BRUNSWICK HEADS**  
**LOT 1 DP 871039**

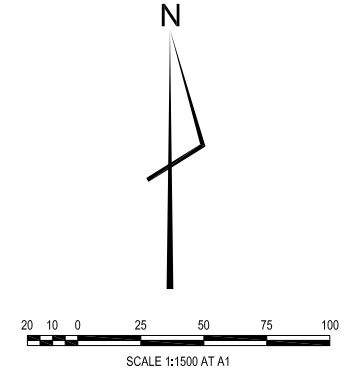
**PROPOSED SUBDIVISION**  
**LOT LAYOUT AND PROPOSED**  
**TREE REMOVAL PLAN**

Scale: 1:1500 at A1 CAD file: LM080082-DR20H.dwg  
Datum: AHD CivilCAD file: LM080082 Ver 5.ccx




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- LEGEND**
- Zoning Boundary
  - - - Existing Path
  - - - Proposed Path
  - - - Proposed Boundary
  - W Proposed Watermain
  - SW Proposed Stormwater Pipe
  - LPS Proposed Lower Pressure Sewer
  - S Proposed Gravity Sewer
  - Biofiltration Treatment
  - ▨ APZ Boundary
  - ▨ Very High Conservation Significance - EEC
- TREES PROPOSED TO BE RETAINED**
- ⊗ Very High Conservation Significance
  - ⊙ High Conservation Significance
  - ⊙ Moderate - High Conservation Significance
  - ⊙ Moderate Conservation Significance
  - ⊙ Low - Moderate Conservation Significance
  - ⊙ Low Conservation Significance

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**LANDPARTNERS**  
built environment consultants

G	AMEND LOT LAYOUT	WF	WF	28.10.12	-
F	AMEND LOT LAYOUT	WF	WF	31.07.12	-
E	AMEND LOT NUMBERS	WF	WF	17.08.11	-
D	AMEND LOT LAYOUT	WF	WF	08.08.11	-
C	AMEND FILL LAYOUT	WF	WF	21.02.11	-
B	LOT LAYOUT AMENDED	KBG	GC	30.11.10	-

Iss	Description	Des	Drw	Date	Appd
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**BAYSIDE WAY, BRUNSWICK HEADS**  
**LOT 1 DP 871039**

**PROPOSED SUBDIVISION**  
**LOT LAYOUT AND PROPOSED**  
**TREE RETENTION PLAN**

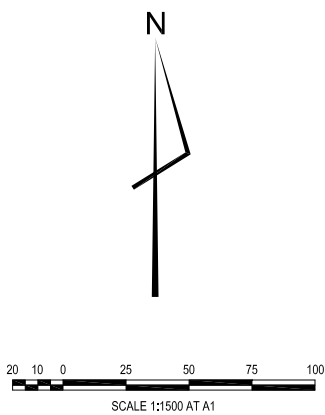
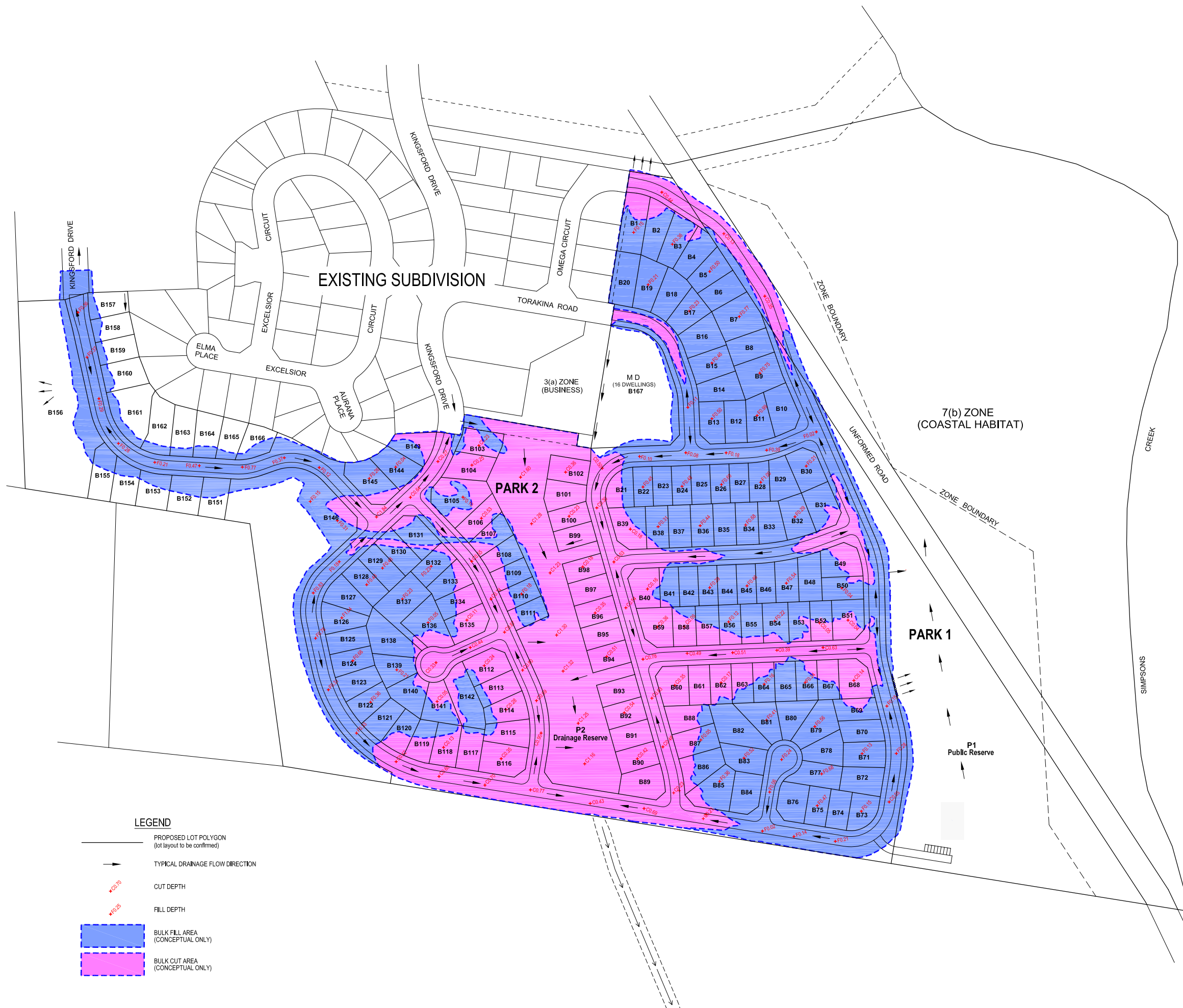
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**1 of 1**

Dwg. No.      Issue  
**LM080082-DR21**      **G**



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F	AMENDED LOT LAYOUT	WF	WF	29.10.12
E	AMENDED LOT LAYOUT	WF	WF	31.07.12
D	AMENDED LOT NUMBERS	WF	WF	17.08.11
C	AMENDED LAYOUT	WF	WF	14.05.11
B	CONCEPT SUBMISSION	WF	WF	24.02.11

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**PROPOSED URBAN SUBDIVISION**  
**BAYSIDE WAY, BRUNSWICK HEADS**  
**LOT 1 DP 871039**

**PROPOSED SUBDIVISION**  
**BULK EARTHWORKS AND**  
**CUT/FILL CONCEPT PLAN**

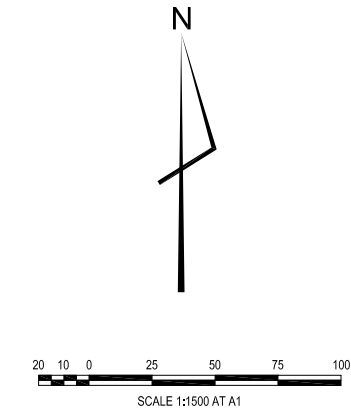
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Dwg. No.  
**LM080082-DR22**  
Issue  
**F**





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G	AMENDED LAYOUT	WF	WF	29.10.12
F	AMENDED LAYOUT	WF	WF	31.07.12
F	AMENDED LOT NUMBERS	WF	WF	17.08.11
D	AMENDED LAYOUT	WF	WF	14.05.11
C	FOR COMMENT	WF	WF	24.02.11
B	FROGLET HABITAT ADDED	WF	WF	21.02.11

Iss	Description	Des	Drw	Date	Appd
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**BAYSIDE WAY, BRUNSWICK HEADS**  
**LOT 1 DP 871039**

**PROPOSED SUBDIVISION**  
**STORMWATER CATCHMENT**  
**AND CONCEPT LAYOUT PLAN**

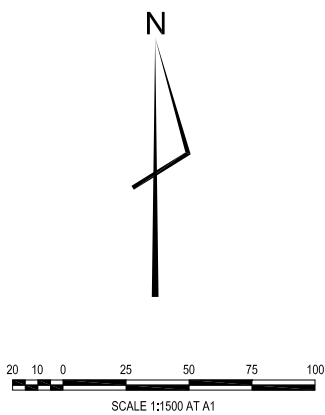
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**LM080082-DR23**      **G**



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F	AMENDED LOT LAYOUT	WF	WF	29.10.12
E	AMENDED LOT LAYOUT	WF	WF	30.07.12
D	AMENDED LOT NUMBERS	WF	WF	17.08.11
C	AMENDED LAYOUT	WF	WF	24.02.11
B	CONCEPT SUBMISSION	WF	WF	24.02.11

**Iss Description Des Drw Date Appd**

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**PROPOSED URBAN SUBDIVISION**  
**BAYSIDE WAY, BRUNSWICK HEADS**  
**LOT 1 DP 871039**

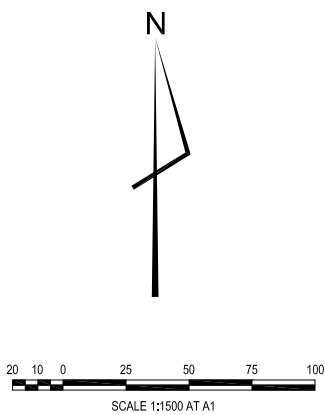
**PROPOSED SUBDIVISION**  
**ROADWORKS AND LEVELS**  
**CONCEPT PLAN**

Scale: 1:1500 at A1 CAD file: LM080082-DR24F.dwg  
Datum: AHD CIVILCAD file: -



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F	AMENDED LOT LAYOUT	WF	WF	29.10.12
E	AMENDED LOT LAYOUT	WF	WF	30.07.12
D	AMENDED LOT NUMBERS	WF	WF	17.08.11
C	AMENDED FILL AREA	WF	WF	14.05.11
B	AMEND FILL AREA	WF	WF	24.02.11

Iss	Description	Des	Drw	Date	Appd
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**PROPOSED URBAN SUBDIVISION**  
**BAYSIDE WAY, BRUNSWICK HEADS**  
**LOT 1 DP 871039**

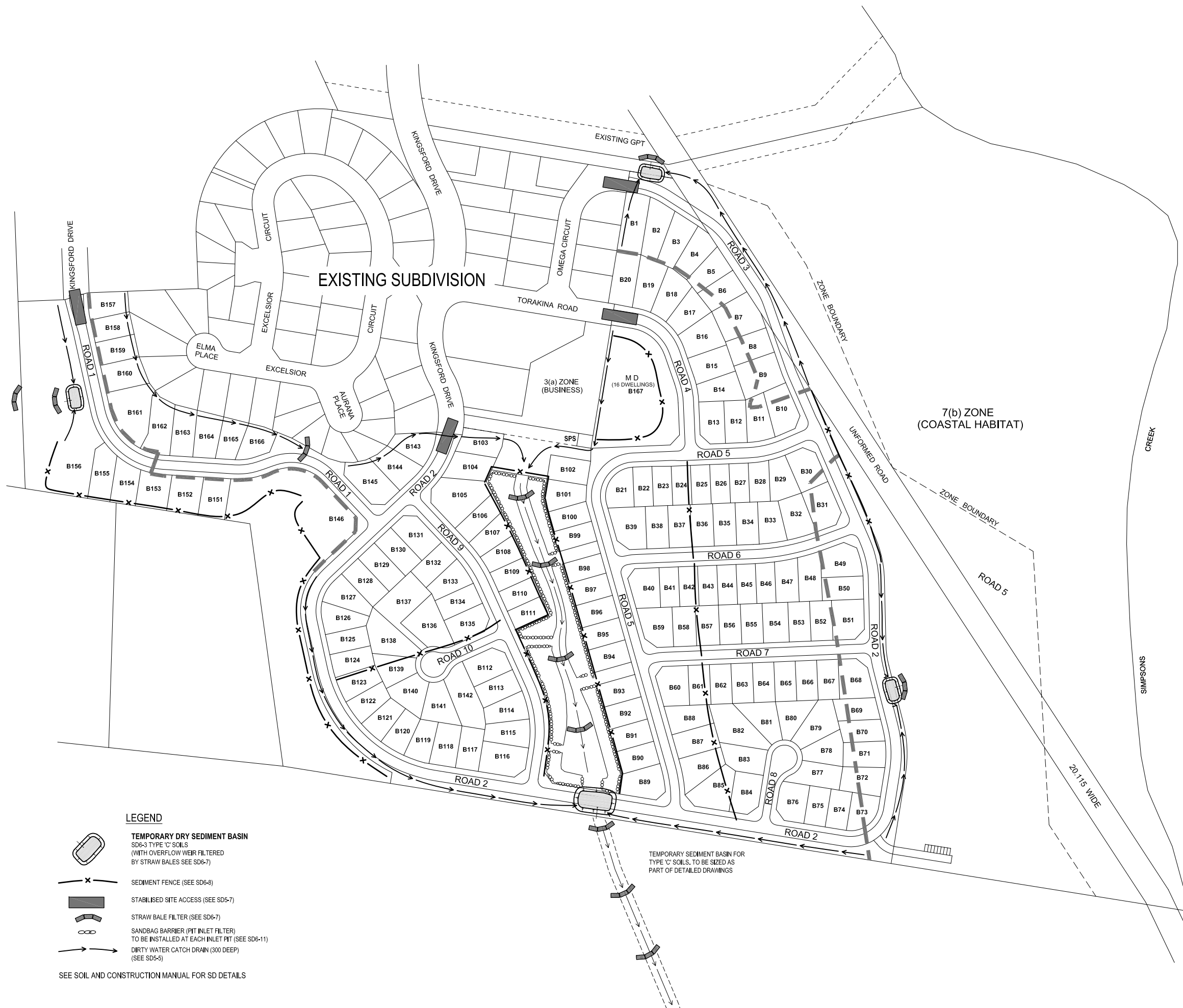
**WATER AND SEWER SERVICES CONCEPT PLAN**

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Datum: AHD      CivilCAD file: -



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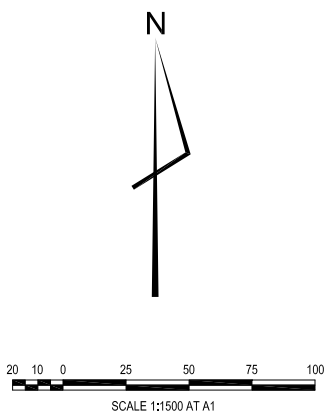
- LEGEND**
- PROPOSED LOT POLYGON (lot layout to be confirmed)
  - PROPOSED GRAVITY SEWER (maintenance hole & junction)
  - PROPOSED LOW PRESSURE SEWER (size and layout to be confirmed)
  - PROPOSED WATER RETICULATION (1000 typical with house connection)



**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)**  
(SEE SD5-5)

SEE SOIL AND CONSTRUCTION MANUAL FOR SD DETAILS



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built environment consultants

F	AMENDED LOT NUMBERS	WF	WF	29.10.12
E	AMENDED LOT NUMBERS	WF	WF	17.08.11
D	AMENDED LOT NUMBERS	WF	WF	17.08.11
C	AMENDED LAYOUT	WF	WF	14.05.11
B	CONCEPT SUBMISSION	WF	WF	24.02.11

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**BAYSIDE BRUNSWICK  
PROPOSED URBAN SUBDIVISION  
BAYSIDE WAY, BRUNSWICK HEADS  
LOT 1 DP 871039**

**EROSION AND SEDIMENT  
CONTROL - CONCEPT PLAN**

-

Scale: 1:1500 at A1      CAD file: LM080082-DR26F.dwg  
Datum: AHD      CivilCAD file: -

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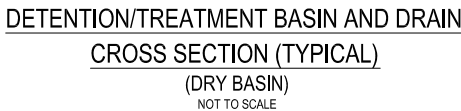
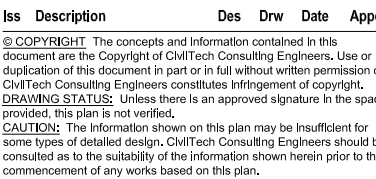
Sheet No.  
**1 of 1**

Dwg. No.      Issue  
**LM080082-DR26**      **F**



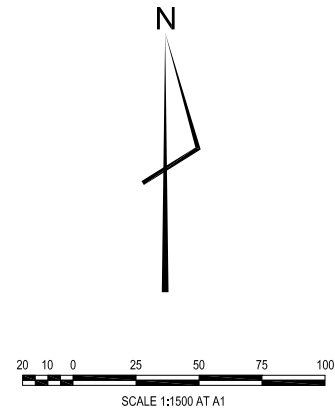


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Dwg. No.  
**LM080082-DR27**

D



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E	AMENDED LOT LAYOUT	WF	WF	29.10.12
D	AMENDED LOT LAYOUT	WF	WF	30.07.12
C	AMENDED LOT NUMBERS	WF	WF	17.08.11
B	AMENDED LAYOUT	WF	WF	14.05.11

Iss	Description	Des	Drw	Date	Appd
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**BAYSIDE BRUNSWICK**  
**PROPOSED URBAN SUBDIVISION**  
**BAYSIDE WAY, BRUNSWICK HEADS**  
**LOT 1 DP 871039**

**PROPOSED SUBDIVISION**  
**EXISTING AND PROPOSED**  
**WALLUM FROGLET HABITAT**

Scale: 1:1500 at A1      CAD file: LM080082-DR28E.dwg  
Datum: AHD      CivilCAD file: -



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**LEGEND**

- PROPOSED BROAD LEAF PAPER BARK - AT 7m CENTRES (1/3 OF TREES)
- PROPOSED SWAMP MAHOGANY - AT 7m CENTRES (2/3 OF TREES)
- PROPOSED MELONHOLE (0.8x1.8m TYP.) SURROUNDED BY SAW SEDGES
- PROPOSED DRY ROCK RETAINING WALL (1.5m HIGH)

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				<b>LANDPARTNERS</b> built environment consultants	
B	UPDATE TITLEBLOCK	WF	WF	30.07.12	
A	CONCEPT SUBMISSION	WF	WF	24.02.11	
Iss	Description	Des	Drw	Date	Appd

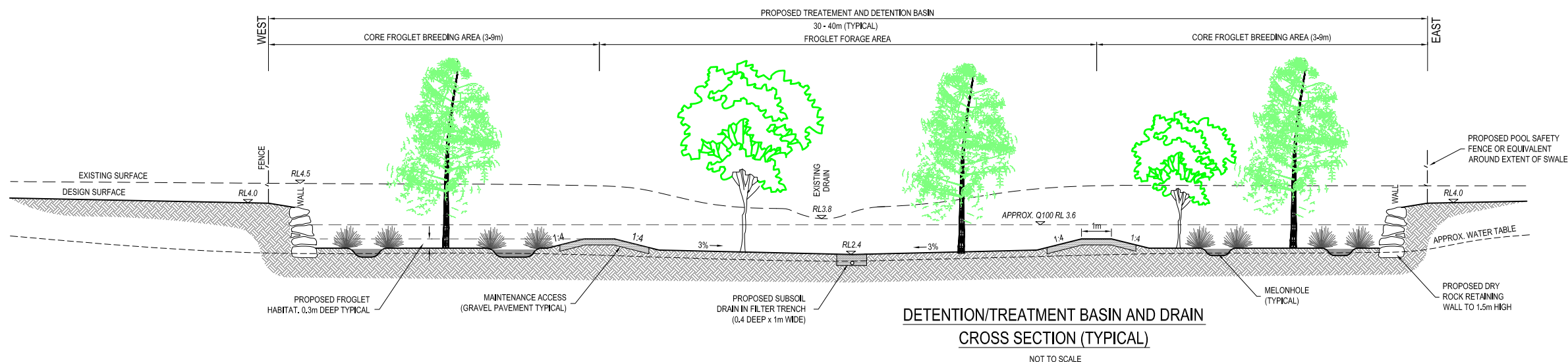
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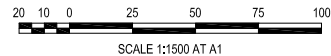
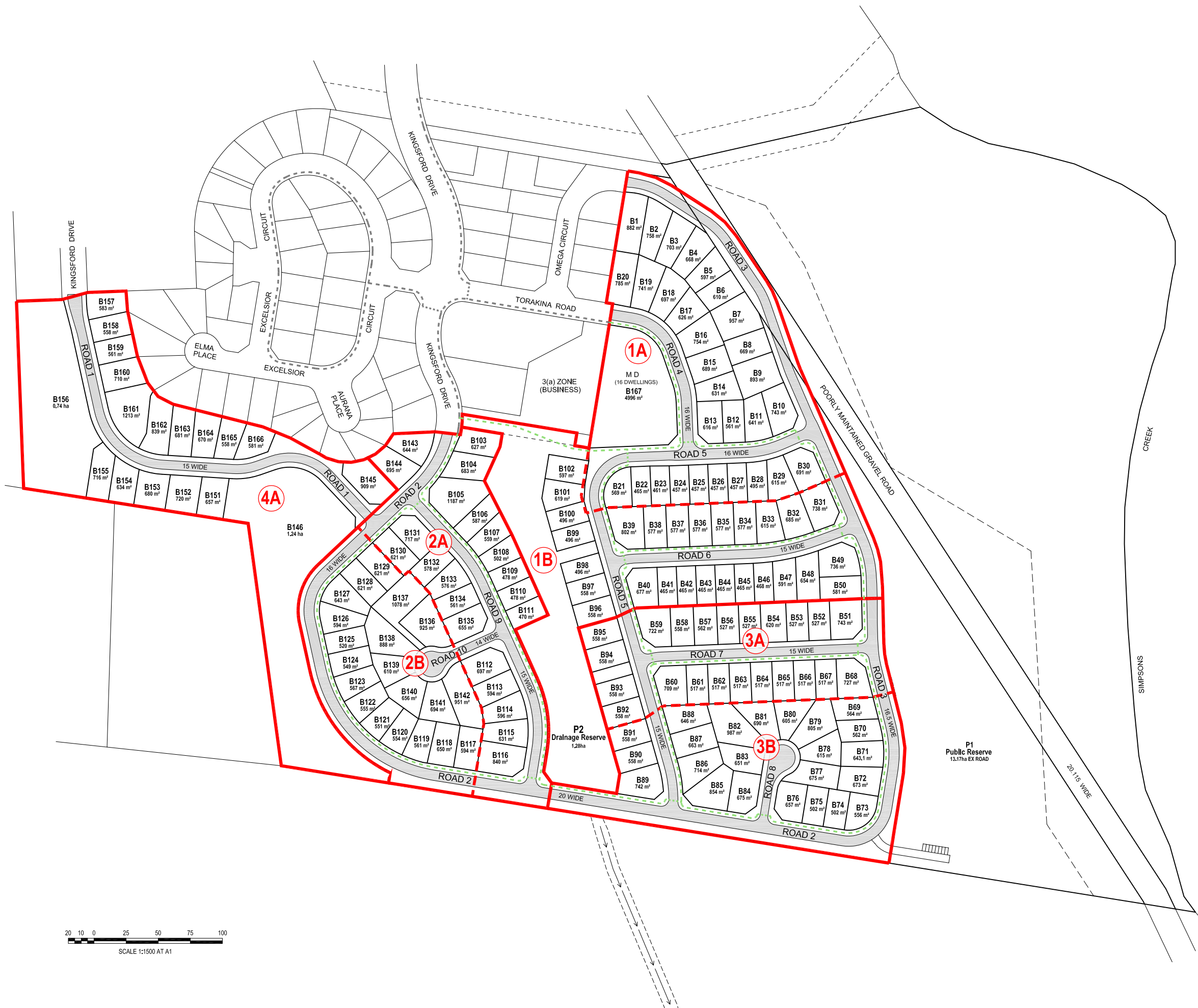
**CODLEA Pty Ltd**  
**BAYSIDE BRUNSWICK**  
**PROPOSED URBAN SUBDIVISION**  
**BAYSIDE WAY, BRUNSWICK HEADS**  
**LOT 1 DP 871039**  
**STORMWATER TREATMENT**  
**AND FROG HABITAT SWALE**  
**TYPICAL SECTION AND PLAN**

Scale: 1:100 at A1  
Datum: AHD  
CAD file: LM080082-DR29B.dwg  
CivilCAD file: -



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N

LEGEND

Zone Boundary

Existing Path

Proposed Path

Stage Boundary

Sub-Stage Boundary

NUMBER OF LOTS	
1A	30 + MD
1B	27
2A	22
2B	20
3A	22
3B	23
4A	16 + 2 LIFESTYLE

**WARNING NOTE:**  
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D	UPDATED LOT LAYOUT	WF	WF	29.10.12	-
C	UPDATED LOT LAYOUT	WF	WF	30.07.12	-
B	UPDATED LAYOUT	KBG	WF	08.08.11	-
A	FOR DISCUSSION	KBG	GC	02.12.10	-

**Iss** Description      **Des** **Drw** **Date** **Appd**

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**CODLEA Pty Ltd**  
**BAYSIDE BRUNSWICK**  
**PROPOSED URBAN SUBDIVISION**  
**BAYSIDE WAY, BRUNSWICK HEADS**  
**LOT 1 DP 871039**

**PROPOSED STAGING PLAN**

Scale: 1:1500 at A1      CAD file: LM080082-DR30D.dwg  
Datum: NA      CivilCAD file: LM080082 Ver 5.ccx

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Sheet No.  
**1 of 1**

Dwg. No.      Issue  
**LM080082-DR30**      **D**





**LEGEND**  
- - - Proposed Path  
- - - Existing Path

N

20 10 0 25 50 75 100  
SCALE 1:1500 AT A1

**Land Budget**

Description	No	Area (ha)
Public Reserve P1		13.17
Drainage Reserve P2		1.29
Roads		4.19
Medium Density Lot	1	0.50
Lifestyle Lots	2	1.97
Residential Lots	160	10.14
<b>Totals</b>		<b>31.25</b>

**Residential Lot Mix**

Area Range	No	% of Total
450m <sup>2</sup> -500m <sup>2</sup>	20	12.5%
500m <sup>2</sup> -600m <sup>2</sup>	62	38.8%
600m <sup>2</sup> -800m <sup>2</sup>	64	40.0%
>800m <sup>2</sup>	14	8.8%
<b>Totals</b>	<b>160</b>	<b>100.0%</b>

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**LANDPARTNERS**  
built environment consultants

F UPDATED LAND BUDGET WF WF 07.12.12 -  
E UPDATED LOT LAYOUT & BUDGET WF WF 29.10.12 -  
D UPDATED LOT LAYOUT & BUDGET WF WF 27.07.12 -  
C UPDATED LAND BUDGET & LOTS KGB WF 17.08.11

Iss Description Des Drw Date Appd

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**BAYSIDE BRUNSWICK**  
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**BAYSIDE WAY, BRUNSWICK HEADS**  
**LOT 1 DP 871039**  
**PROPOSED SUBDIVISION**  
**LOT LAYOUT**

Scale: 1:1500 at A1 CAD file: LM080082-DR31F.dwg  
Datum: AHD CivilCAD file: LM080082 Ver 5.ccx

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