

Appendix 1

Subdivision Layout and Engineering Drawings

Trehy Ingold Neate
Drawings EA01 - EA11



Warner Industrial Park Preferred Project Report Concept Plan and Project Application

Precinct 14 WEZ

Sparks Rd and Hue Hue Rd

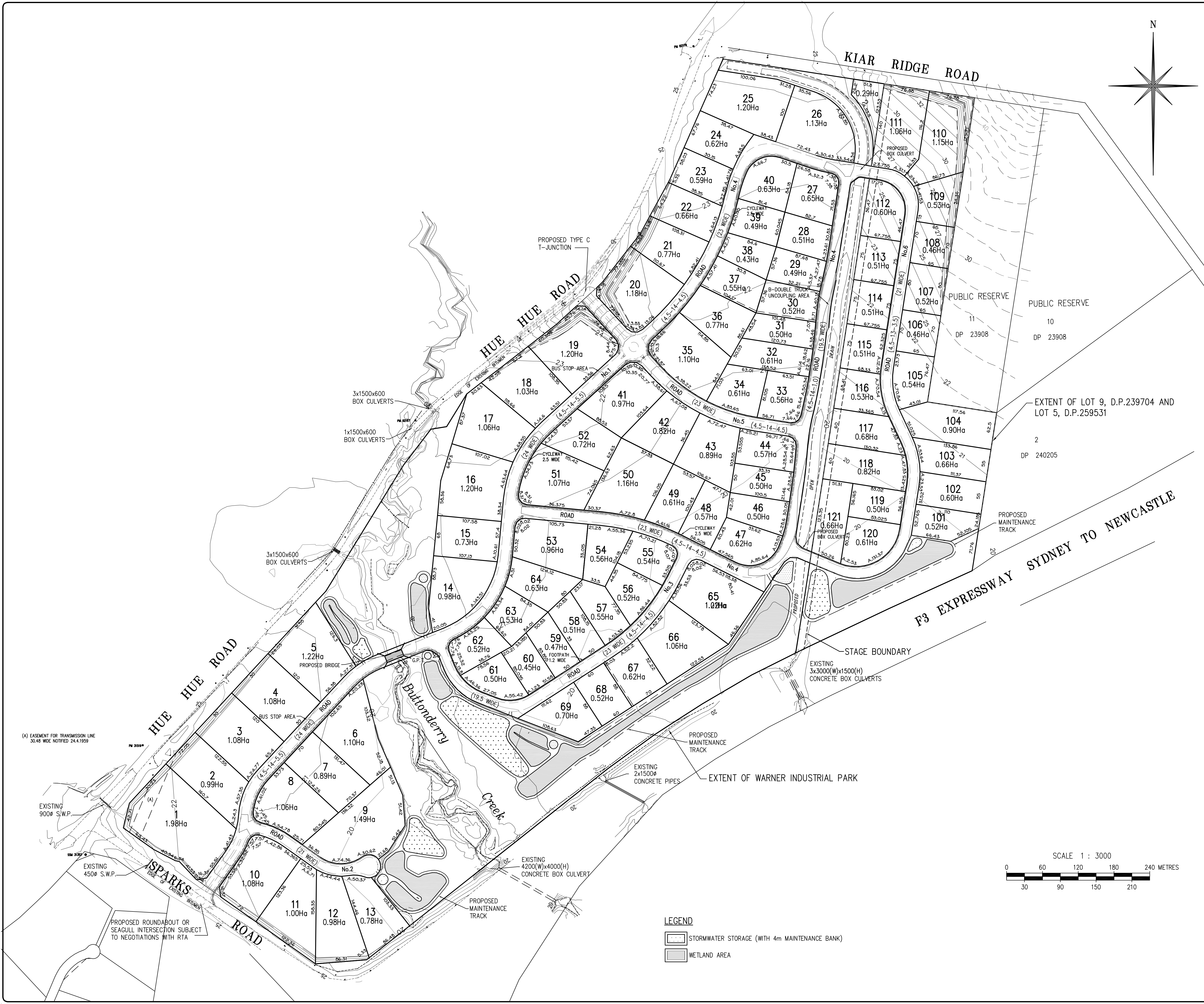
Warnervale

May 2009



TERRACE
TOWER
GROUP

Warner Business Park Pty Ltd
Part of the Terrace Tower Group



(4.5-14-4.5) 4.5 WIDE FOOTPATHS WITH 14 WIDE CARRIAGEWAY

— 20 — EXISTING & PROPOSED CONTOURS

— 20 — EXISTING CONTOURS AS TAKEN FROM TOPOMAP U 3620-5

FINAL DIMENSIONS AND AREAS
SUBJECT TO SURVEY

J	ISSUED FOR COMMENT	11.5.09
I	ON-ROAD CYCLEWAY	16.2.09
H	CYCLEWAY & WETLAND AREA NEAR BRIDGE	5.12.08
G	ROAD WIDTHS AND VARIOUS LOTS	18.11.08
F	B=DOUBLE UNCOUPLING AREA, LOTS 101 TO 121	20.5.08
E	B=DOUBLE UNCOUPLING AREA, LOTS 6 & 9	5.5.08
D	ROAD WIDTHS, FOOTPATHS & VARIOUS LOTS	14.4.08
C	TITLE BLOCK, LIMIT PRECINCT 14	16.10.07
B	LOT LAYOUT OVER LOT 9 DP239704 & LOT 5 DP259531	11.7.07
A	ISSUED FOR PROJECT APPROVAL	1.5.07
REV No.	REMARKS	DATE
	AMENDMENTS	

CLIENT:

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PROJECT

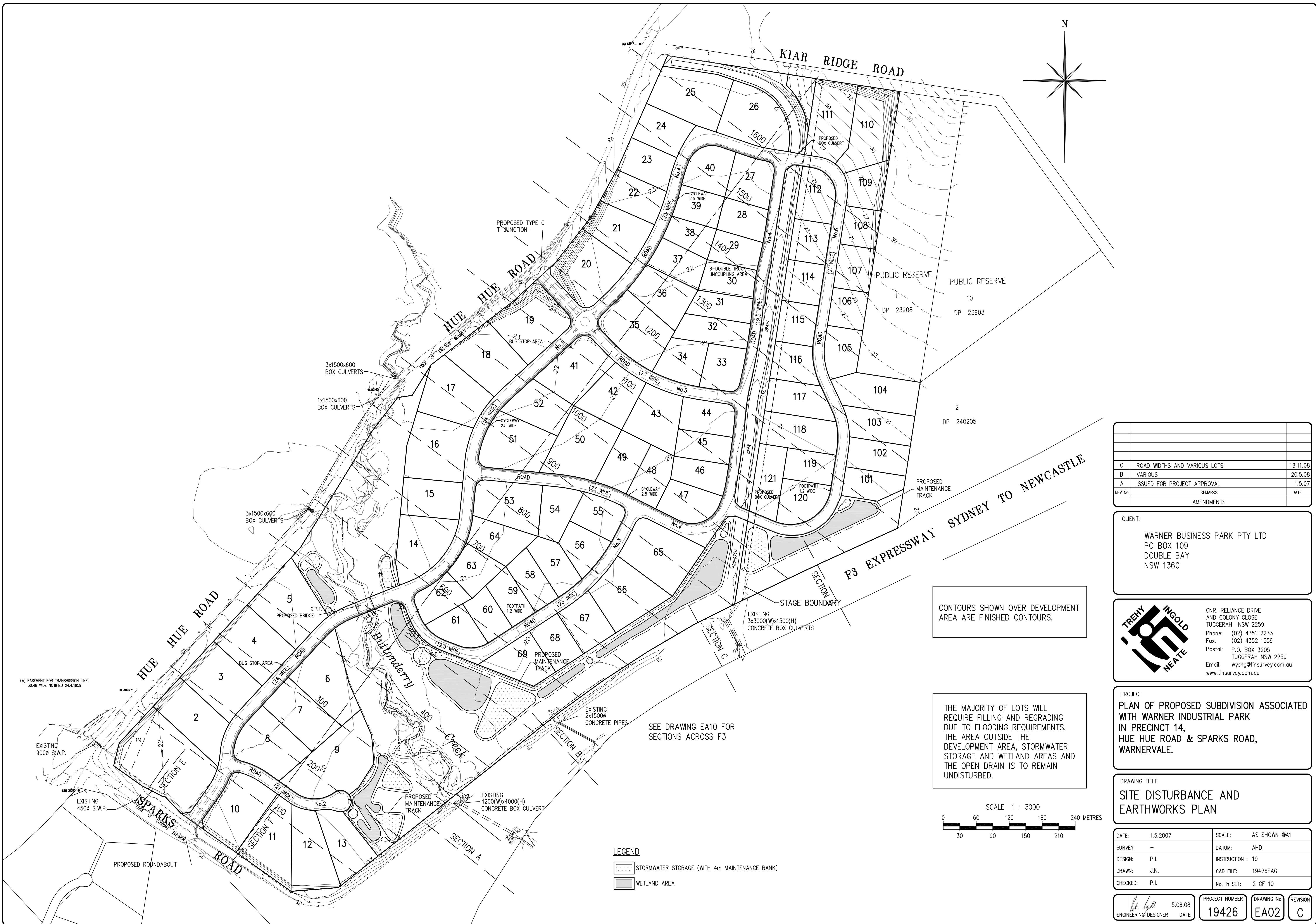
PLAN OF PROPOSED SUBDIVISION ASSOCIATED
WITH WARNER INDUSTRIAL PARK
IN PRECINCT 14,
HUE HUE ROAD & SPARKS ROAD,
WARNERVALE.

DRAWING TITLE

CONCEPT PLAN

DATE:	1.5.2007	SCALE:	AS SHOWN @A1
SURVEY:	—	DATUM:	AHD
DESIGN:	P.I.	INSTRUCTION :	19
DRAWN:	J.N.	CAD FILE:	19426EAJ
CHECKED:	P.I.	No. in SET:	1 OF 11

	5.06.08	PROJECT NUMBER	DRAWING No	REVISION
ENGINEERING DESIGNER	DATE	19426	EA01	J



C	ROAD WIDTHS AND VARIOUS LOTS	18.11.08
B	VARIOUS	20.5.08
A	ISSUED FOR PROJECT APPROVAL	1.5.07
REV No.	REMARKS	DATE
	AMENDMENTS	

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NEATE
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PROJECT
PLAN OF PROPOSED SUBDIVISION ASSOCIATED
WITH WARNER INDUSTRIAL PARK
IN PRECINCT 14,
HUE HUE ROAD & SPARKS ROAD,
WARNERVALE.

DRAWING TITLE
SITE DISTURBANCE AND
EARTHWORKS PLAN

DATE: 1.5.2007	SCALE: AS SHOWN @A1
SURVEY: -	DATUM: AHD
DESIGN: P.I.	INSTRUCTION: 19
DRAWN: J.N.	CAD FILE: 19426EAG
CHECKED: P.I.	No. in SET: 2 OF 10

ENGINEERING DESIGNER	5.06.08	PROJECT NUMBER	DRAWING No	REVISION
	DATE	19426	EA02	C

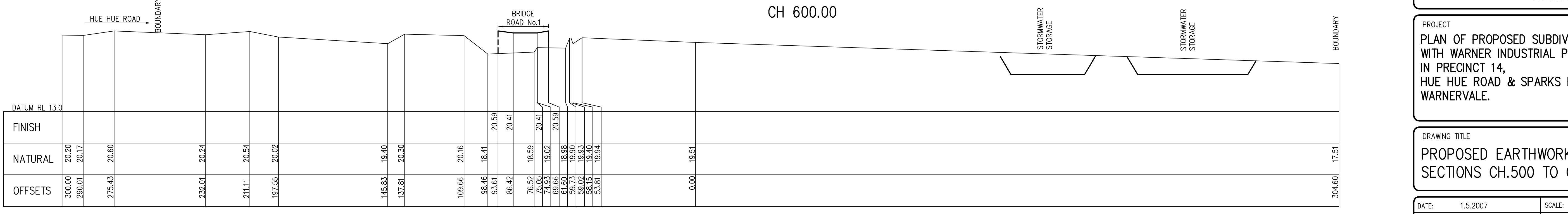
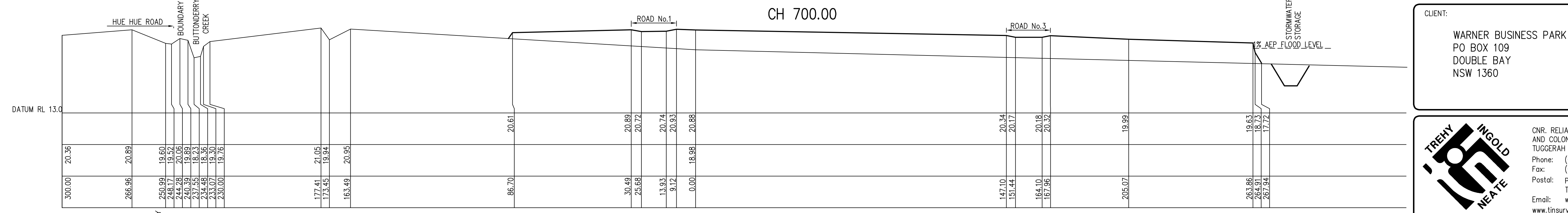
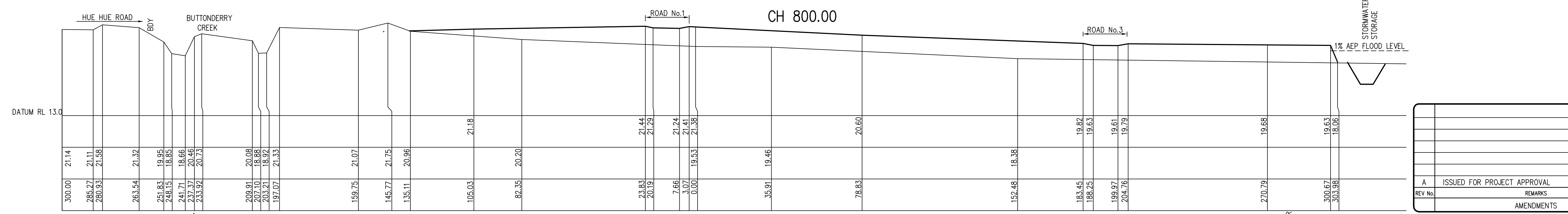
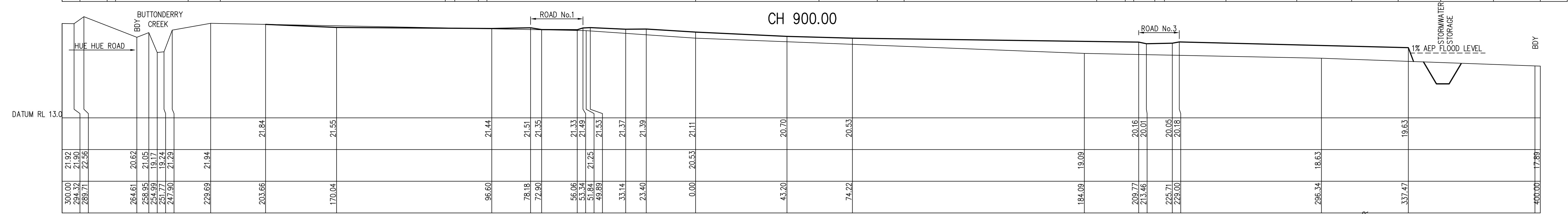
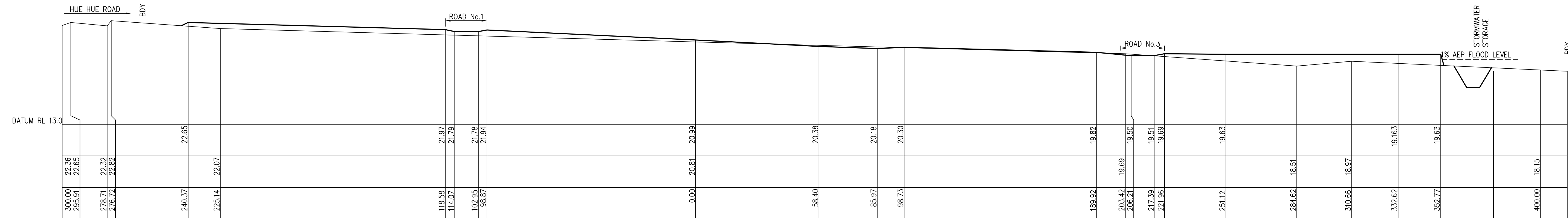


SCALE

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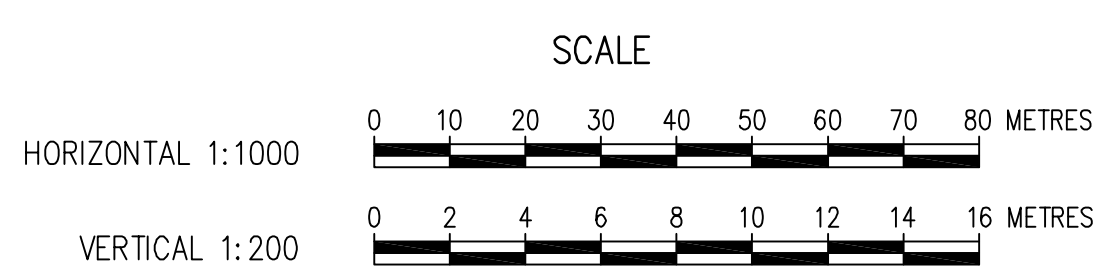
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 ENGINEERING DESIGNER	5.06.08 DATE	PROJECT NUMBER 19426	DRAWING No EA03	REVISION A
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Scale Horizontal 1:1000 Vertical 1:200

CH 500.00



A	ISSUED FOR PROJECT APPROVAL	1.5.07
REV No.	REMARKS	DATE
	AMENDMENTS	

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NSW 1360

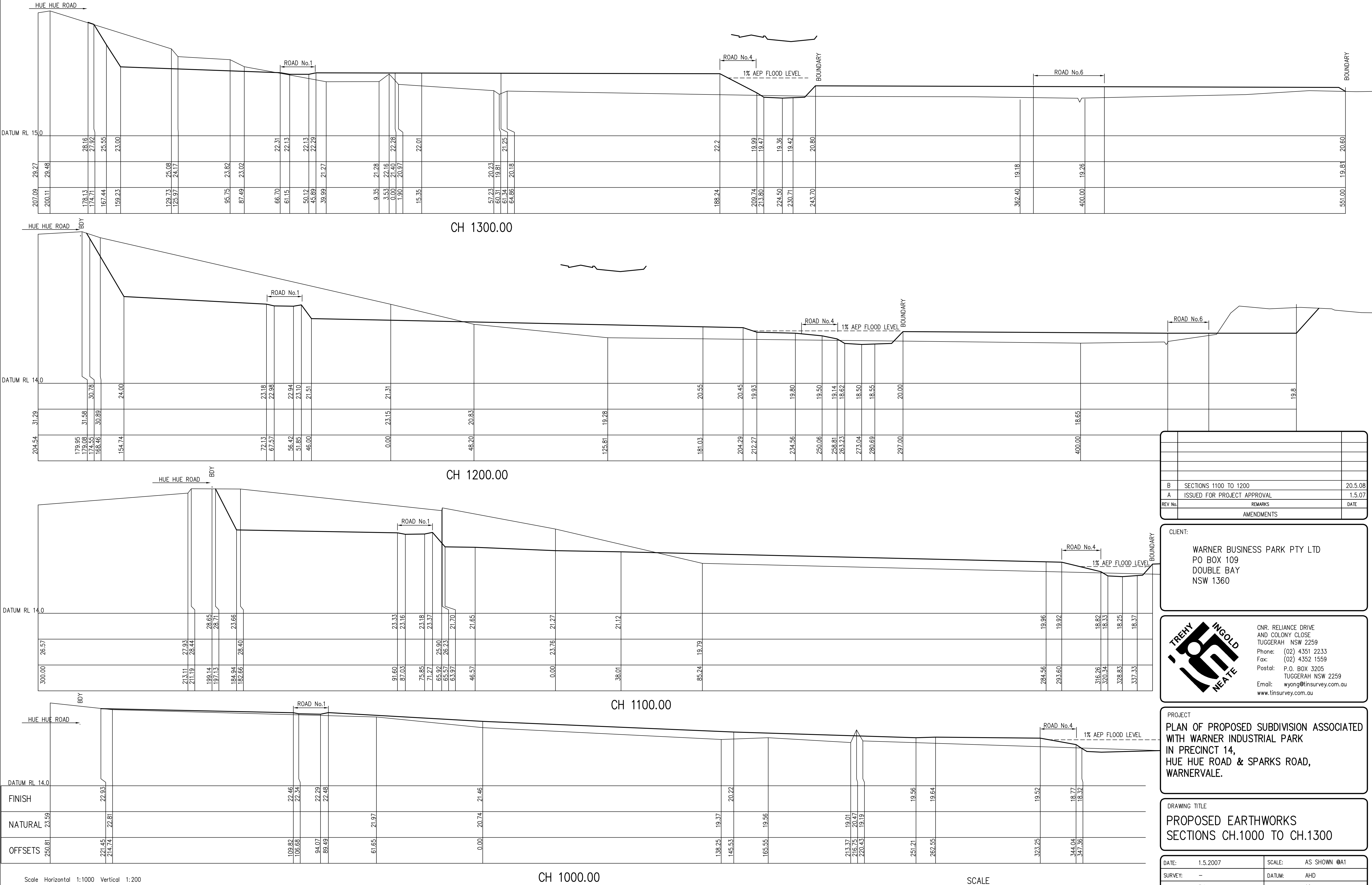
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PROJECT
PLAN OF PROPOSED SUBDIVISION ASSOCIATED
WITH WARNER INDUSTRIAL PARK
IN PRECINCT 14,
HUE HUE ROAD & SPARKS ROAD,
WARNERVALE.

DRAWING TITLE
PROPOSED EARTHWORKS
SECTIONS CH.500 TO CH.900

DATE: 1.5.2007	SCALE: AS SHOWN @A1
SURVEY: -	DATUM: AHD
DESIGN: P.I.	INSTRUCTION : 19
DRAWN: J.N.	CAD FILE: 19426EAF
CHECKED: P.I.	No. in SET: 4 OF 10

5.06.08 ENGINEERING DESIGNER DATE	PROJECT NUMBER 19426	DRAWING No EA04	REVISION A
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B	SECTIONS 1100 TO 1200	20.5.08
A	ISSUED FOR PROJECT APPROVAL	1.5.07
REV No.	REMARKS	DATE
	AMENDMENTS	

CLIENT:

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NSW 1360



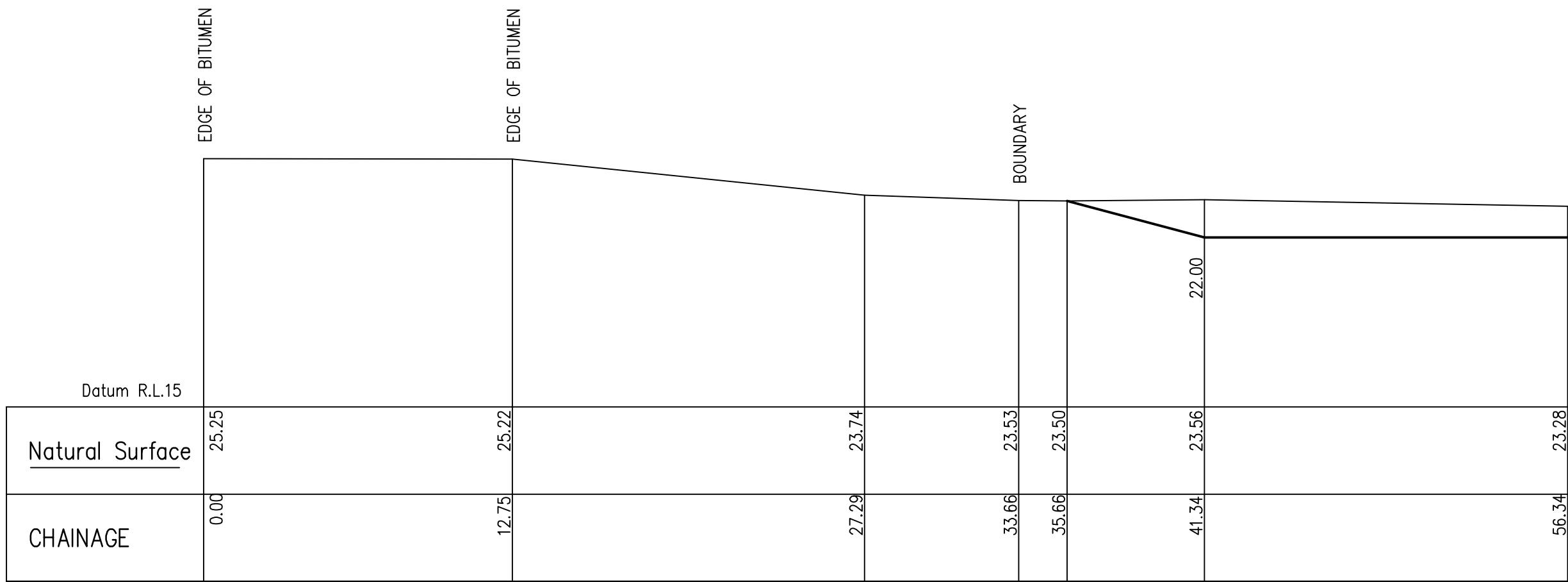
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PROJECT
**PLAN OF PROPOSED SUBDIVISION ASSOCIATED
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HUE HUE ROAD & SPARKS ROAD,
WARNERVALE.**

DRAWING TITLE
**PROPOSED EARTHWORKS
SECTIONS CH.1000 TO CH.1300**

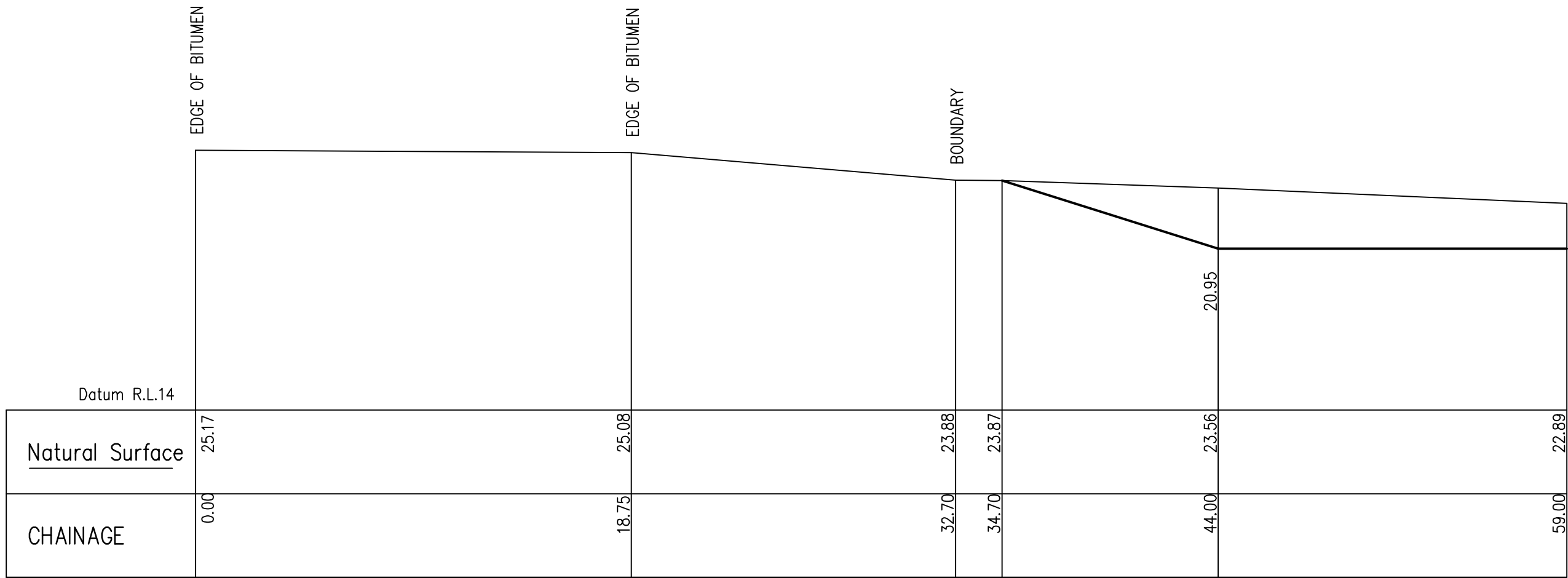
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DESIGN: P.I.	INSTRUCTION : 19
DRAWN: J.N.	CAD FILE: 19426EAF
CHECKED: P.I.	No. in SET: 5 OF 10

 ENGINEERING DESIGNER	5.06.08 DATE	PROJECT NUMBER 19426	DRAWING No EA05	REVISION B
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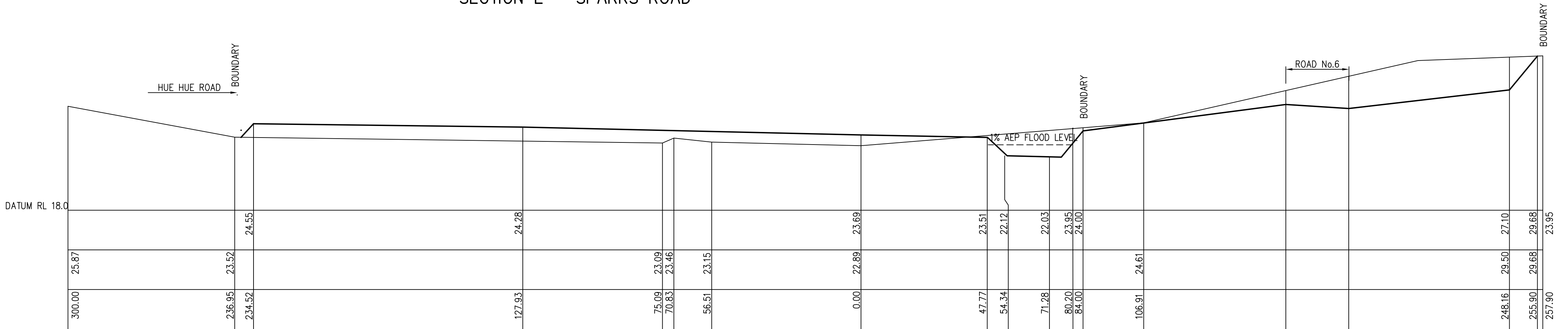
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SECTION E – SPARKS ROAD

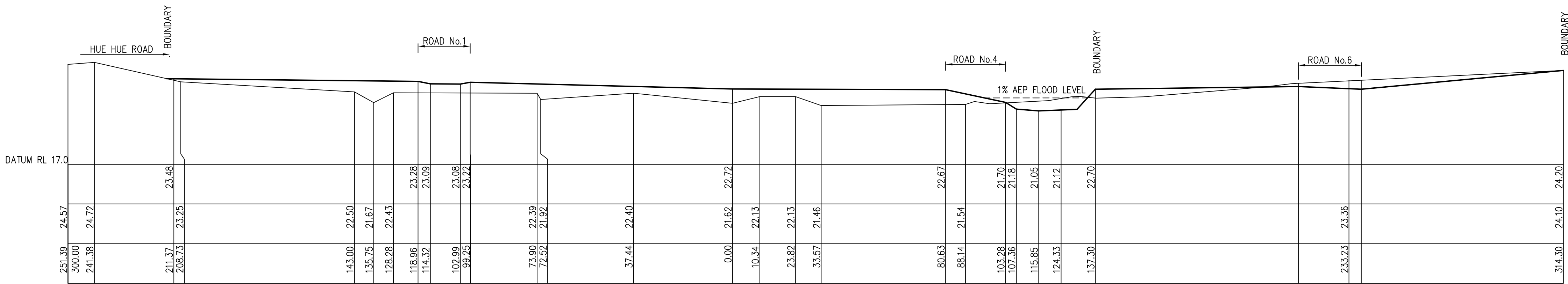


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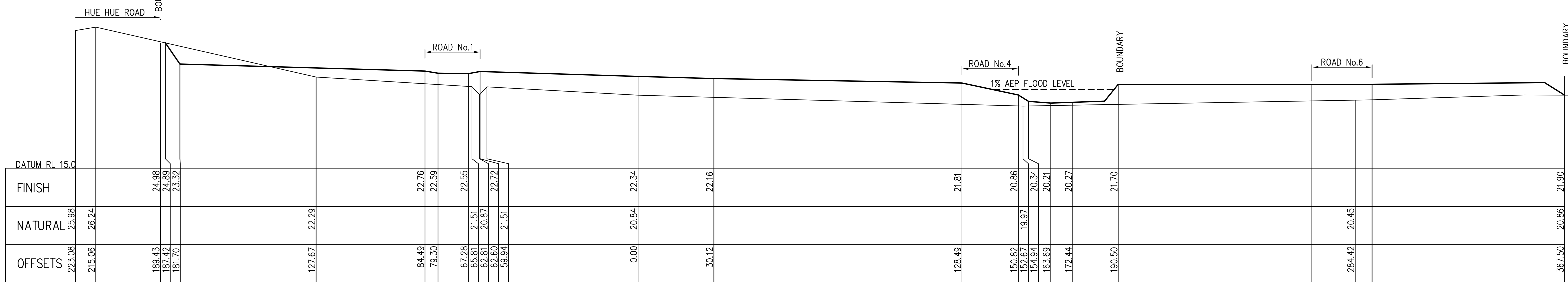
SECTION F – SPARKS ROAD



CH 1600.00

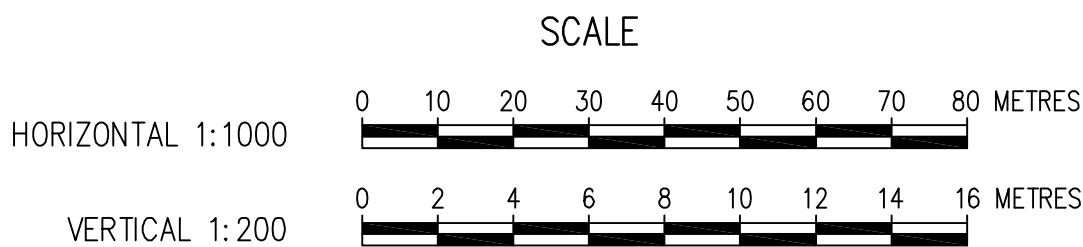


CH 1500.00



Scale Horizontal 1:1000 Vertical 1:200

CH 1400.00



B	SECTIONS 1400 TO 1600	20.5.08
A	ISSUED FOR PROJECT APPROVAL	1.5.07
REV No.	REMARKS	DATE
	AMENDMENTS	

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PROJECT

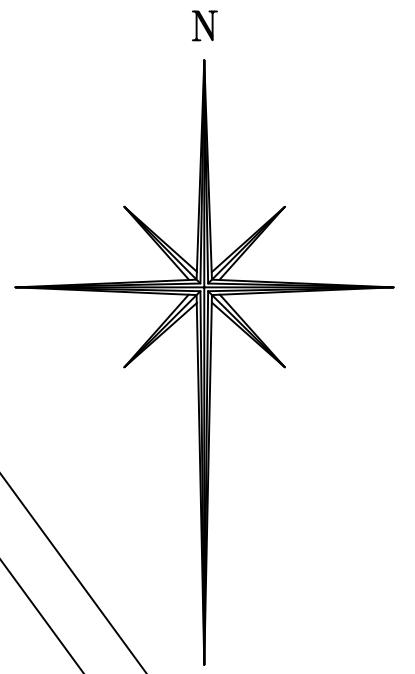
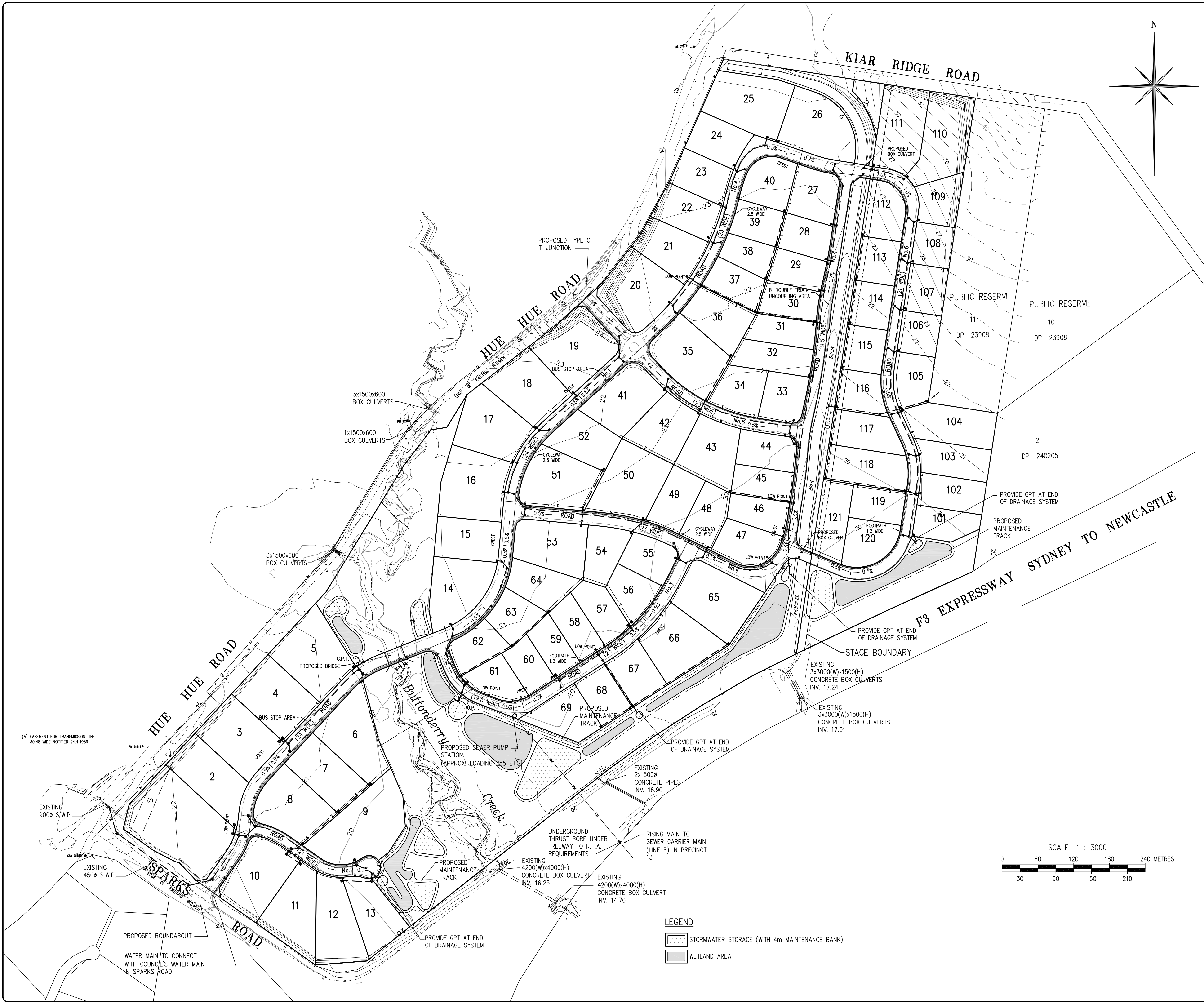
PLAN OF PROPOSED SUBDIVISION ASSOCIATED
WITH WARNER INDUSTRIAL PARK
IN PRECINCT 14,
HUE HUE ROAD & SPARKS ROAD,
WARNERVALE.

DRAWING TITLE

PROPOSED EARTHWORKS SECTIONS
CH.1400 TO 1600 & SECTIONS E, F

DATE:	1.5.2007	SCALE:	AS SHOWN @A1
SURVEY:	-	DATUM:	AHD
DESIGN:	P.I.	INSTRUCTION :	19
DRAWN:	J.N.	CAD FILE:	19426EAF
CHECKED:	P.I.	No. in SET:	6 OF 10

	5.06.08	PROJECT NUMBER	DRAWING No	REVISION
ENGINEERING DESIGNER	DATE	19426	EA06	B



LEGEND	
Existing footpath	---
Proposed kerb & gutter	==
Proposed AC pavement	---
Existing drainage	---
Proposed sewer mains	---
Nextgen fibre optic cable	---
Proposed water mains	---
Proposed rising main	---
Water stop valves	---
Water valve	---
Telstra cables (Pit)	---
Gas mains	---
Electricity power pole	---
Overhead Electricity cables	---
Underground Electricity cables	---
Filter fence	---
No Go fence	---
Diversion bank	---
Bench marks	---
State survey marks	---

NOTE: APART FROM KERBS LOCATED ADJACENT TO THE DRAINAGE CORRIDORS ALL KERBS ARE TO BE WYONG SHIRE COUNCIL'S MODIFIED SA KERB.

ROADS ALONG EDGE OF DRAINAGE CORRIDORS TO BE ONE WAY CROSSFALL TO CORRIDOR WITH CONCRETE EDGE BEAM ADJACENT TO A.C. PAVEMENT

REV No.	REMARKS	DATE
D	ROAD WIDTHS AND VARIOUS LOTS	18.11.08
C	VARIOUS	20.5.08
B	ROAD WIDTHS, FOOTPATH AND VARIOUS LOTS	13.5.08
A	ISSUED FOR PROJECT APPROVAL	1.5.07

CLIENT:

WARNER BUSINESS PARK PTY LTD
PO BOX 109
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NSW 1360

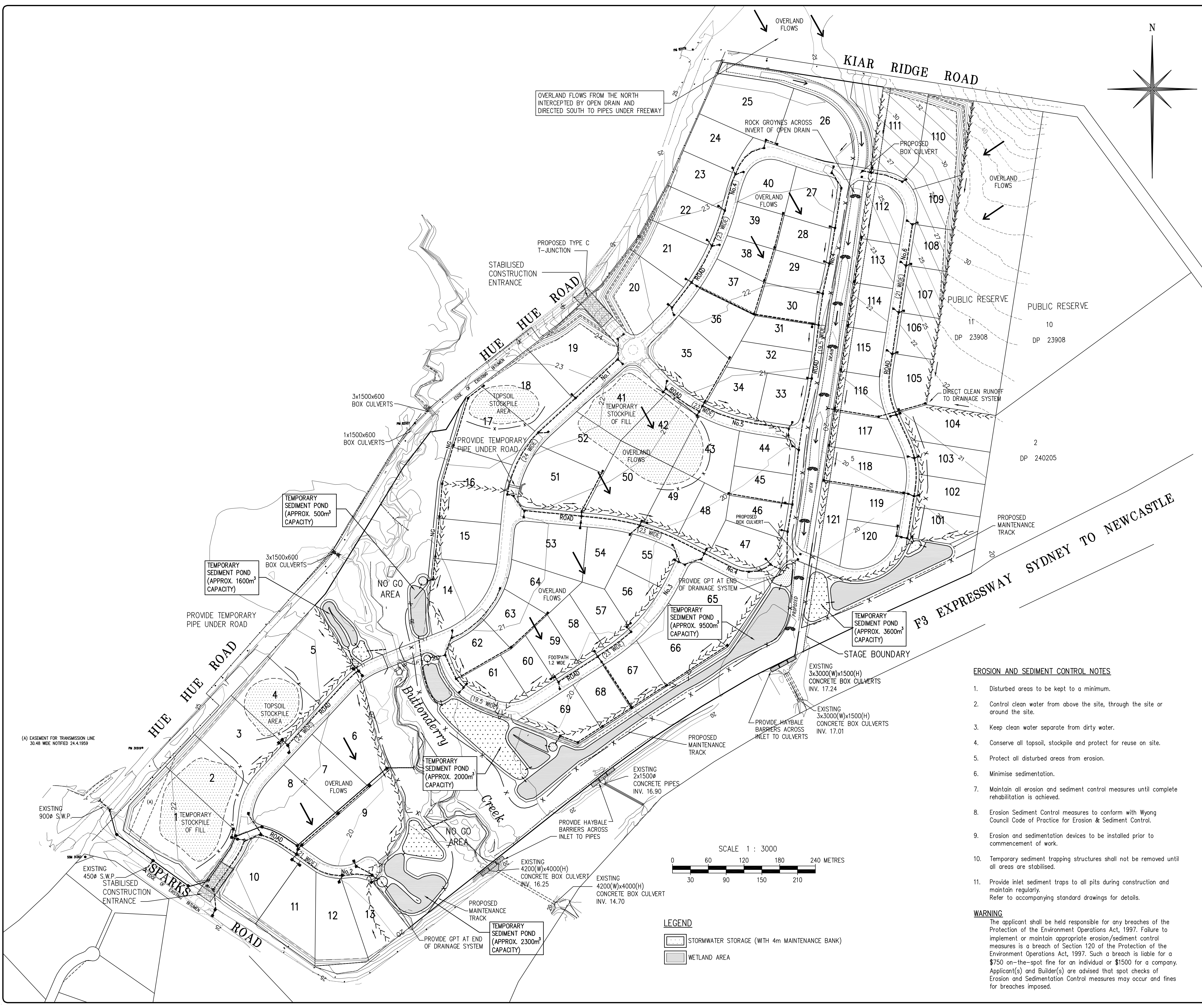
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PROJECT
PLAN OF PROPOSED SUBDIVISION ASSOCIATED WITH WARNER INDUSTRIAL PARK IN PRECINCT 14, HUE HUE ROAD & SPARKS ROAD, WARNERVALE.

DRAWING TITLE
STREET AND SERVICES PLAN

DATE: 1.5.2007	SCALE: AS SHOWN @A1
SURVEY: -	DATUM: AHD
DESIGN: P.I.	INSTRUCTION : 19
DRAWN: J.N.	CAD FILE: 19426EAG
CHECKED: P.I.	No. in SET: 7 OF 10

	5.06.08	PROJECT NUMBER	DRAWING No	REVISION
ENGINEERING DESIGNER	DATE	19426	EA07	D



LEGEND

Existing footpath	-----
Proposed kerb & gutter	=====
Existing drainage	-----
Proposed sewer mains	-----
Nextgen fibre optic cable	-----
Proposed water mains	-----
Proposed rising main	-----
Water stop valves	-----
Water valve	-----
Telstra cables (Pit)	-----
Gas mains	-----
Electricity power pole	-----
Overhead Electricity cables	-----
Underground Electricity cables	-----
Filter fence	-----
No Go fence	-----
Diversion bank	-----
Bench marks	-----
State survey marks	-----

E	ISSUED TO CLIENT	13.5.09
D	TEMPORARY STOCKPILE OF FILL	16.2.09
C	ROAD WIDTHS AND VARIOUS LOTS	18.11.08
B	VARIOUS	20.5.08
A	ISSUED FOR PROJECT APPROVAL	1.5.07
REV No.	REMARKS	DATE
AMENDMENTS		

CLIENT:

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PROJECT

PLAN OF PROPOSED SUBDIVISION ASSOCIATED WITH WARNER INDUSTRIAL PARK IN PRECINCT 14, HUE HUE ROAD & SPARKS ROAD, WARNERVALE.

DRAWING TITLE

EROSION AND SEDIMENT MANAGEMENT PLAN

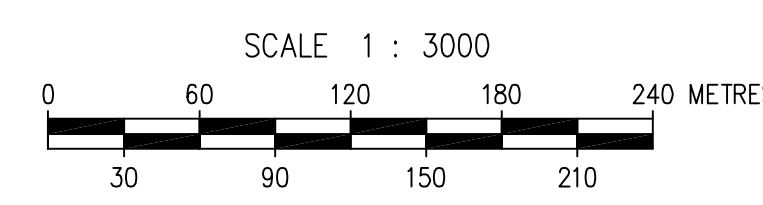
DATE: 1.5.2007	SCALE: AS SHOWN @A1
SURVEY: -	DATUM: AHD
DESIGN: P.I.	INSTRUCTION: 19
DRAWN: J.N.	CAD FILE: 19426EAJ
CHECKED: P.I.	No. in SET: 8 OF 10

	5.06.08	PROJECT NUMBER	DRAWING No	REVISION
ENGINEERING DESIGNER	DATE	19426	EA08	E

- EROSION AND SEDIMENT CONTROL NOTES**
- Disturbed areas to be kept to a minimum.
 - Control clean water from above the site, through the site or around the site.
 - Keep clean water separate from dirty water.
 - Conserve all topsoil, stockpile and protect for reuse on site.
 - Protect all disturbed areas from erosion.
 - Minimise sedimentation.
 - Maintain all erosion and sediment control measures until complete rehabilitation is achieved.
 - Erosion Sediment Control measures to conform with Wyong Council Code of Practice for Erosion & Sediment Control.
 - Erosion and sedimentation devices to be installed prior to commencement of work.
 - Temporary sediment trapping structures shall not be removed until all areas are stabilised.
 - Provide inlet sediment traps to all pits during construction and maintain regularly. Refer to accompanying standard drawings for details.

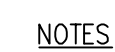
WARNING

The applicant shall be held responsible for any breaches of the Protection of the Environment Operations Act, 1997. Failure to implement or maintain appropriate erosion/sediment control measures is a breach of Section 120 of the Protection of the Environment Operations Act, 1997. Such a breach is liable for a \$750 on-the-spot fine for an individual or \$1500 for a company. Applicant(s) and Builder(s) are advised that spot checks of Erosion and Sedimentation Control measures may occur and fines for breaches imposed.



LEGEND

STORMWATER STORAGE (WITH 4m MAINTENANCE BANK)	-----
WETLAND AREA	-----



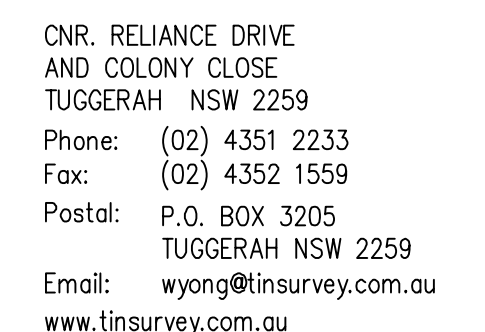
1. BASIN SIZE TO SUIT CATCHMENT 250m³ PER HA.
2. OUTLET PIPE TO BE CAPPED WHEN SEDIMENT IS NOT EFFECTIVELY FILTERED. CONTAMINATED WATER TO BE DOSED WITH GYPSUM AS SPECIFIED. WATER TO BE PUMPED OUT WHEN APPROVED BY COUNCIL.
3. A DEPTH MARKER IS TO BE INSTALLED WITHIN THE BASIN AND MAINTAINED THROUGHOUT THE BASIN'S LIFE
4. ENSURE REQUIRED BASIN CAPACITY IS BELOW INVERT OF INCOMING PIPELINE/S



A	ISSUED FOR PROJECT APPROVAL	1.5.07
REV No.	REMARKS	DATE
	AMENDMENTS	

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NSW 1360



PROJECT

PLAN OF PROPOSED SUBDIVISION ASSOCIATED
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IN PRECINCT 14,
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WARNERVALE.

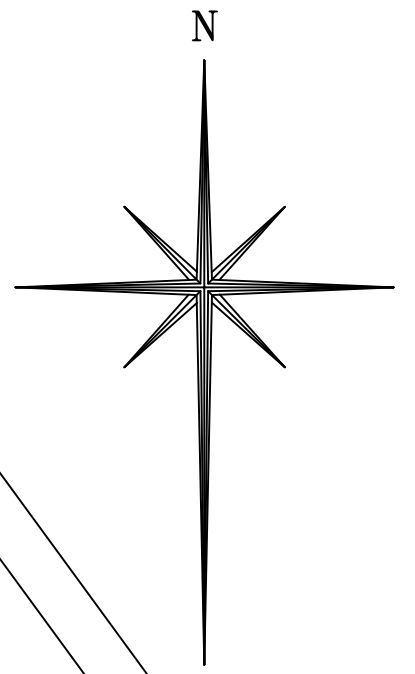
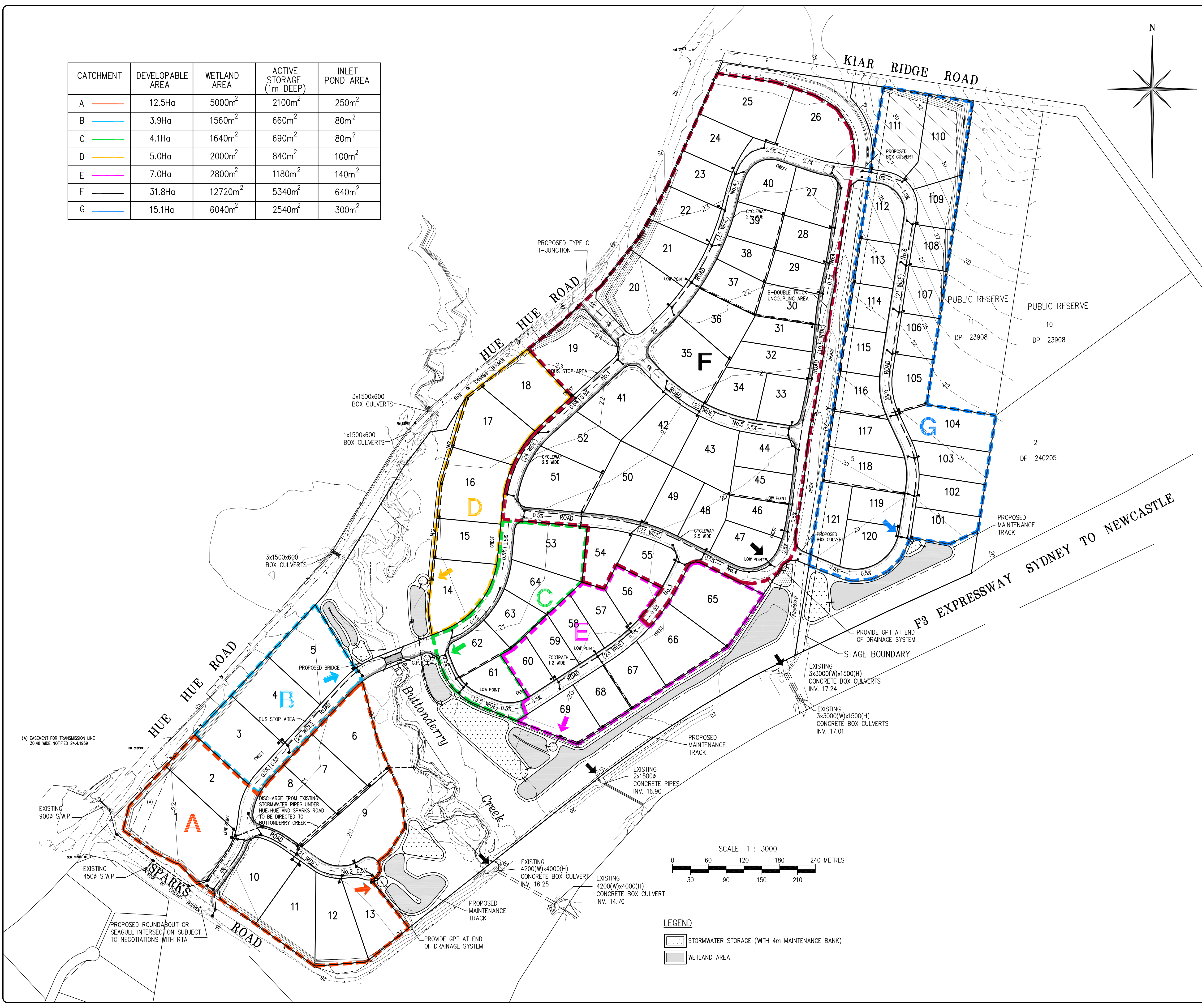
DRAWING TITLE

SOIL & STORMWATER MANAGEMENT DETAIL SHEET

DATE: 1.5.2007	SCALE: AS SHOWN @A1
SURVEY: -	DATUM: AHD
DESIGN: P.I.	INSTRUCTION : 19
DRAWN: J.N.	CAD FILE: 19426EAF
CHECKED: P.I.	No. in SET: 9 OF 10

 ENGINEERING DESIGNER	5.06.08 DATE	PROJECT NUMBER 19426	DRAWING No EA09	REVISION A
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CATCHMENT	DEVELOPABLE AREA	WETLAND AREA	ACTIVE STORAGE (1m DEEP)	INLET POND AREA
A	12.5Ha	5000m ²	2100m ²	250m ²
B	3.9Ha	1560m ²	660m ²	80m ²
C	4.1Ha	1640m ²	690m ²	80m ²
D	5.0Ha	2000m ²	840m ²	100m ²
E	7.0Ha	2800m ²	1180m ²	140m ²
F	31.8Ha	12720m ²	5340m ²	640m ²
G	15.1Ha	6040m ²	2540m ²	300m ²



LEGEND	
Existing footpath	-----
Proposed kerb & gutter	=====
Existing drainage	-----
Proposed sewer mains	-----
Nextgen fibre optic cable	-----
Proposed water mains	-----
Proposed rising main	-----
Water stop valves	-----
Water valve	-----
Telstra cables (Pit)	-----
Gas mains	-----
Electricity power pole	-----
Overhead Electricity cables	-----
Underground Electricity cables	-----
Bench marks	-----
State survey marks	-----

B	ISSUED FOR COMMENT	11.5.09
A	ISSUED FOR PROJECT APPROVAL	21.11.08
REV No.	REMARKS	DATE
AMENDMENTS		

CLIENT:

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PROJECT
**PLAN OF PROPOSED SUBDIVISION ASSOCIATED
WITH WARNER INDUSTRIAL PARK
IN PRECINCT 14,
HUE HUE ROAD & SPARKS ROAD,
WARNERVALE.**

DRAWING TITLE
**CONCEPT WATER
MANAGEMENT PLAN**

DATE:	21.11.2008	SCALE:	AS SHOWN @A1
SURVEY:	-	DATUM:	AHD
DESIGN:	P.I.	INSTRUCTION :	19
DRAWN:	P.B.	CAD FILE:	19426EAJ
CHECKED:	P.I.	No. in SET:	11 OF 11

ENGR	5.06.08	PROJECT NUMBER	DRAWING No	REVISION
	GNR DATE	19426	EA11	B