

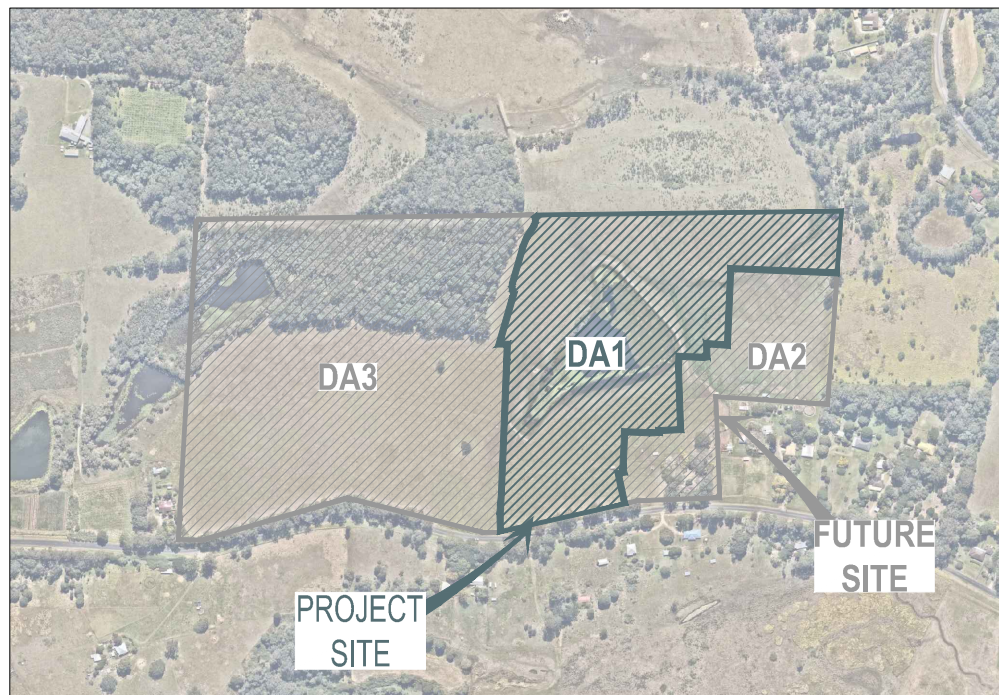
Attachment A - Engineering Plans – Development Application 1

341 BELLMERE ROAD

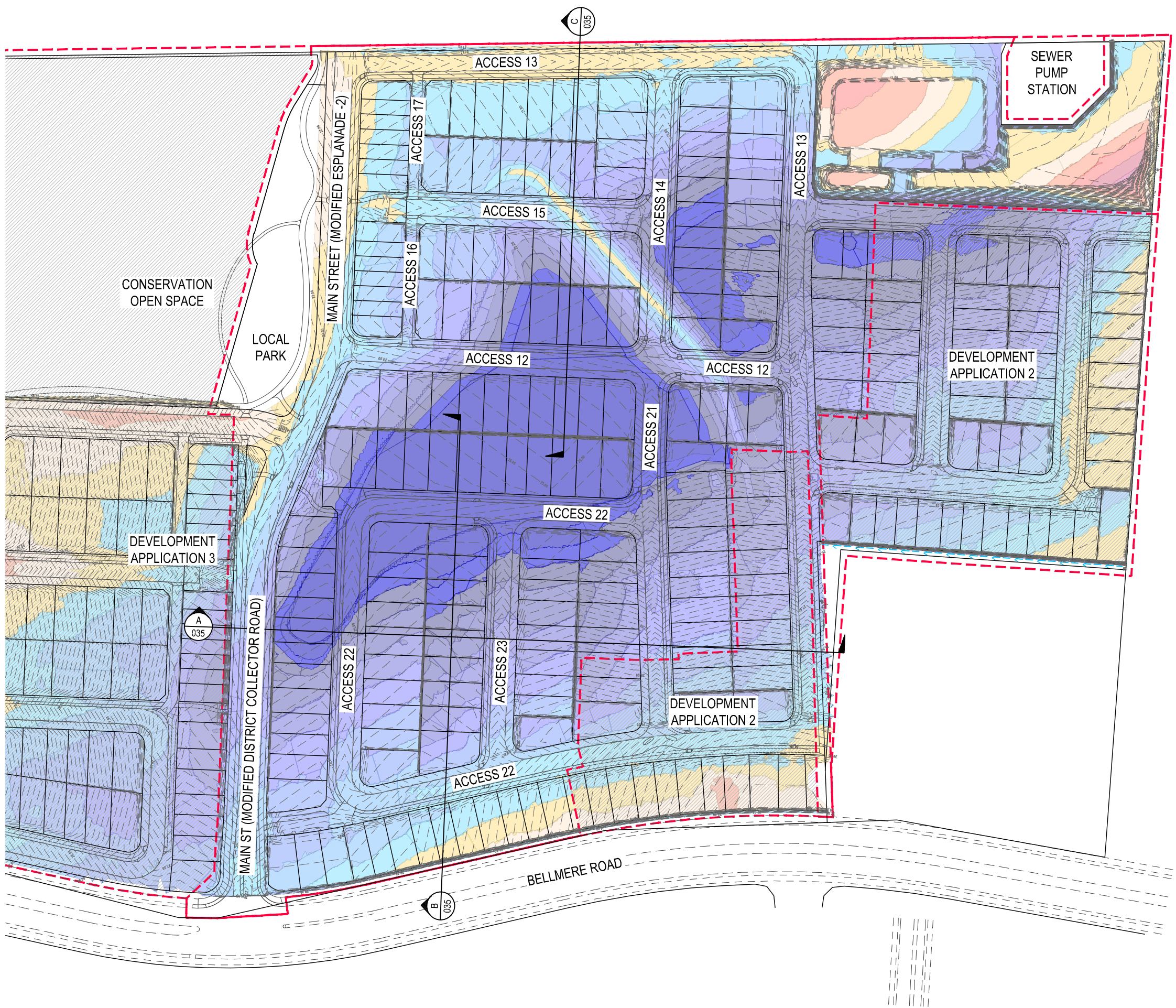
BELLMERE

DEVELOPMENT APPLICATION 1

AVID RESIDENTIAL GROUP PTY LTD



DRG NO	DRAWING TITLE
DA1-000	COVER SHEET
DA1-010	OVERALL LAYOUT AND EXISTING FEATURES
DA1-020	EARTHWORKS LAYOUT PLAN
DA1-030	ALLOTMENT GRADING LAYOUT PLAN SHEET 1
DA1-031	ALLOTMENT GRADING LAYOUT PLAN SHEET 2
DA1-035	EARTHWORKS CROSS SECTIONS
DA1-040	ROADWORKS LAYOUT PLAN
DA1-041	ROADWORKS TYPICAL CROSS SECTIONS
DA1-042	ROADWORKS LONGITUDINAL SECTION MAIN STREET
DA1-043	ROADWORKS LONGITUDINAL SECTION ACCESS 13
DA1-044	ROADWORKS LONGITUDINAL SECTION ACCESS 14 & 15
DA1-045	ROADWORKS LONGITUDINAL SECTION ACCESS 16 & 17
DA1-046	ROADWORKS LONGITUDINAL SECTION ACCESS 21
DA1-047	ROADWORKS LONGITUDINAL SECTION ACCESS 22
DA1-048	ROADWORKS LONGITUDINAL SECTION ACCESS 23
DA1-050	STORMWATER LAYOUT PLAN
DA1-051	STORMWATER MANAGEMENT BASIN LAYOUT & DETAILS
DA1-060	OVERALL SERVICES LAYOUT PLAN



DEVELOPMENT APPLICATION BOUNDARY

PROPOSED FINISHED SURFACE CONTOURS

3.50

3.50

EARTHWORKS DEPTHS

CUT DEPTH

OVER 4.0m

4.0m - 3.5m

3.5m - 3.0m

3.0m - 2.5m

2.5m - 2.0m

2.0m - 1.5m

1.5m - 1.0m

1.0m - 0.5m

0.5m - 0.0m

FILL DEPTH

0.0 - 0.5m

0.5m - 1.0m

1.0m - 1.5m

1.5m - 2.0m

2.0m - 2.5m

2.5m - 3.0m

3.0m - 3.5m

3.5m - 4.0m

4.0m AND OVER

EARTHWORKS VOLUMES SUMMARY

	CUT	FILL
DA1	9,000	229,000
DA2	2,000	53,000
DA3	130,000	25,000
TOTALS	141,000	307,000

- VOLUMES ARE RAW FIGURES ONLY, NO COMPACTION FACTORS HAVE BEEN APPLIED

- VOLUMES DOES NOT CONSIDER BOXING



LEGEND

- DEVELOPMENT APPLICATION BOUNDARY
- DESIGN CONTOURS
- PROPOSED ALLOTMENT PADS AND LEVELS. PADS ARE SHOWN IN ALLOTMENT GROUPS AS PART OF THE D.A. INDIVIDUAL ALLOTMENTS TO BE DETAILED AT OPERATIONAL WORKS APPLICATION STAGE.
- PROPOSED RETAINING WALL (CONCRETE) AND HEIGHTS
- PROPOSED RETAINING WALL (ROCK/BOULDER) AND HEIGHTS.
- RETAINING WALL HEIGHTS AND EXTENTS ARE SHOWN AS A GUIDE ONLY. DETAILED DESIGN OF RETAINING WALLS TO BE COMPLETED AT OPERATIONAL WORKS STAGE OF DEVELOPMENT

INITIAL	DES	DRN	CHK	APP	DATE	AMENDMENT DETAILS	
ISSUE	JM/OH	JH	OH	OH	20.01.26		
1							
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9							
10							

STATUS	
FOR APPROVAL	
APPROVED	
BY: OLIVER HARTIGAN	RPEQ NO: 27508
SIGN:	DATE: 20.01.26

SCALE	
SCALE 1:500 (A1)	SCALE 1:1000 (A3)

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AVID RESIDENTIAL GROUP PTY LTD

PROJECT

341 BELLMERE ROAD
BELLMERE
DEVELOPMENT APPLICATION 1

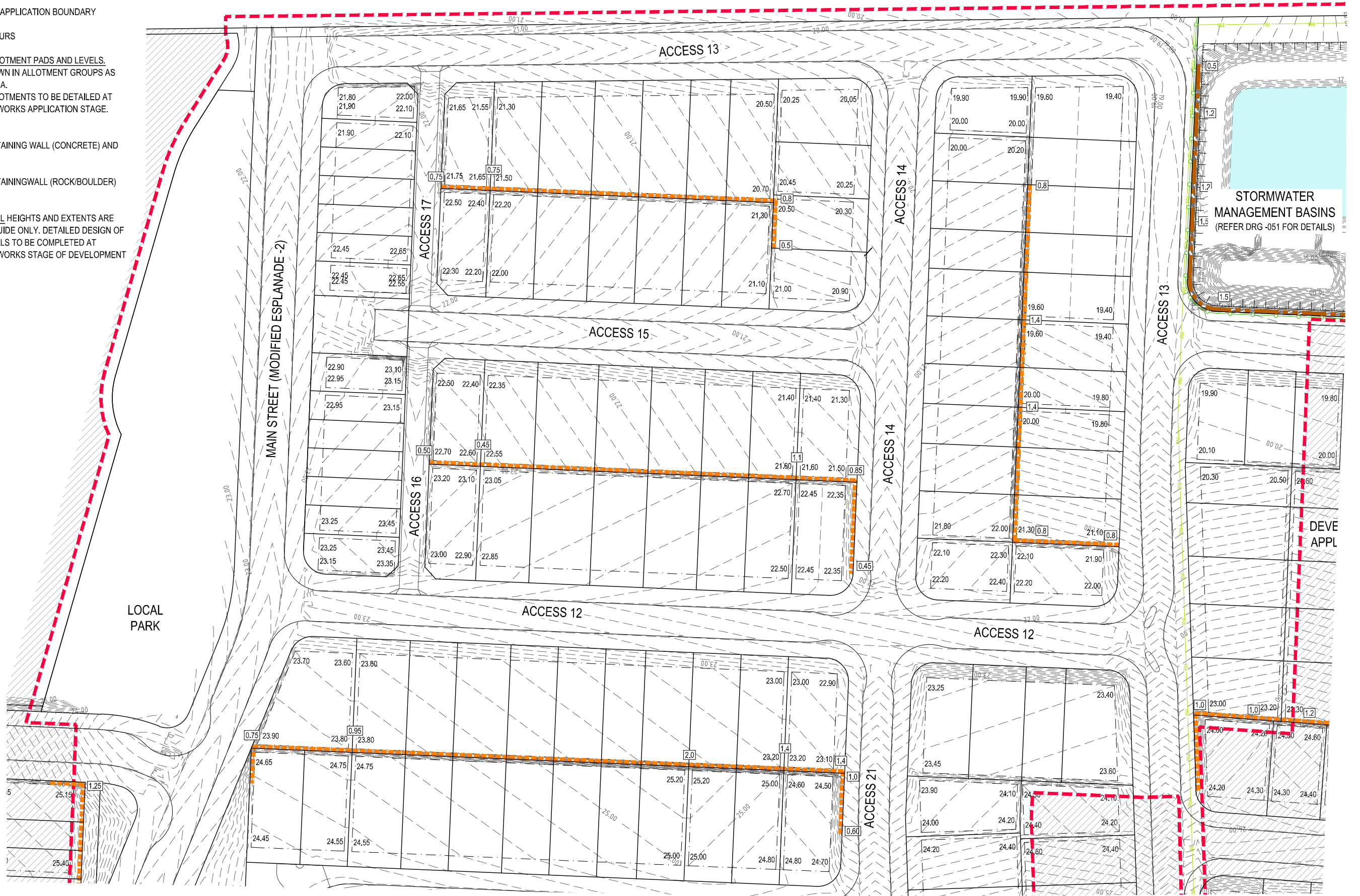
DRAWING TITLE

ALLOTMENT GRADING
LAYOUT PLAN
SHEET 1

PROJECT No.	DRAWING No.	REVISION
25-1004712	DA1-030	-

LEGEND

- DEVELOPMENT APPLICATION BOUNDARY
- 3.50 --- DESIGN CONTOURS
- 26.60 26.40
26.70 26.50
- PROPOSED ALLOTMENT PADS AND LEVELS.
PADS ARE SHOWN IN ALLOTMENT GROUPS AS
PART OF THE D.A.
INDIVIDUAL ALLOTMENTS TO BE DETAILED AT
OPERATIONAL WORKS APPLICATION STAGE.
- 1.4
- PROPOSED RETAINING WALL (CONCRETE) AND
HEIGHTS
- 1.5
- PROPOSED RETAINING WALL (ROCK/BOULDER)
AND HEIGHTS.
- RETAINING WALL HEIGHTS AND EXTENTS ARE
SHOWN AS A GUIDE ONLY. DETAILED DESIGN OF
RETAINING WALLS TO BE COMPLETED AT
OPERATIONAL WORKS STAGE OF DEVELOPMENT



REFER SHEET 1 FOR CONTINUATION

INITIAL	DES	DRN	CHK	APP	DATE
ISSUE	JM/OH	JH	OH	OH	20.01.26
1					
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AMENDMENT DETAILS

STATUS
FOR APPROVAL
APPROVED
BY: OLIVER HARTIGAN RPEQ NO: 27508
SIGN: DATE: 20.01.26

SCALE
0 5 10 15 20 25 30 35 40
SCALE 1:500 (A1) SCALE 1:1000 (A3)

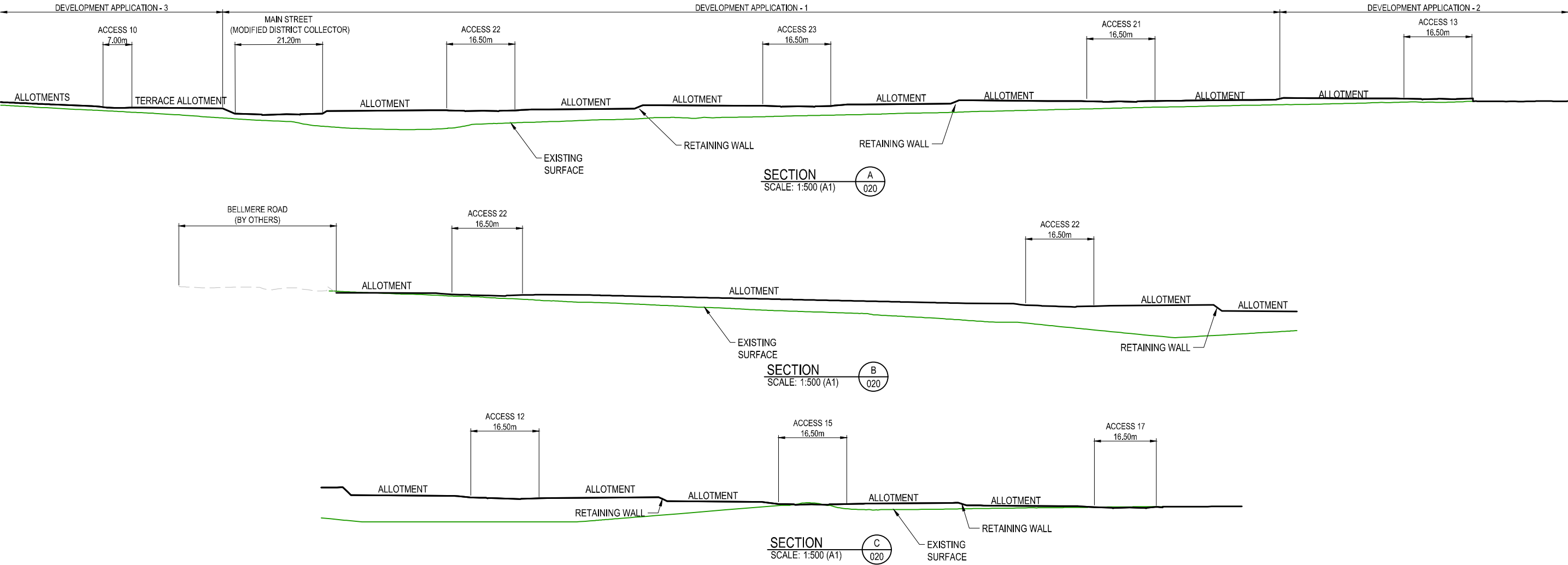


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AVID

PROJECT
341 BELLMERE ROAD BELLMERE DEVELOPMENT APPLICATION 1

DRAWING TITLE		
ALLOTMENT GRADING LAYOUT PLAN SHEET 2		
PROJECT No.	DRAWING No.	REVISION
25-1004712	DA1-031	-

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INITIAL ISSUE	DES	DRN	CHK	APP	DATE	AMENDMENT DETAILS
	JM/OH	JH	OH	OH	20.01.26	

STATUS

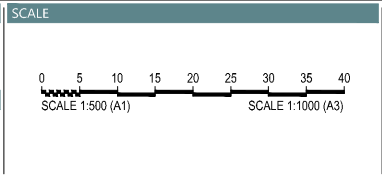
FOR APPROVAL

APPROVED

BY: OLIVER HARTIGAN RPEQ NO: 27508

SIGN:

DATE: 20.01.26



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PROJECT

341 BELLMERE ROAD
BELLMERE
DEVELOPMENT APPLICATION 1

DRAWING TITLE

EARTHWORKS
CROSS SECTIONS

PROJECT No.

DRAWING No.

REVISION

25-1004712

DA1-035

-

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LEGEND

- DEVELOPMENT APPLICATION BOUNDARY
- - - PROPOSED KERB OR KERB AND CHANNEL
- PROPOSED LINE MARKING
- ▲ PROPOSED DRIVEWAY LOCATIONS
- ▬ PROPOSED CONCRETE PATHWAY

NOTE.
REFER DRG 'ROADWORKS - TYPICAL SECTIONS'
FOR ROAD AND PATH WIDTHS AND DIMENSIONS

INITIAL	DES	DRN	CHK	APP	DATE	AMENDMENT DETAILS
ISSUE	JM/OH	JH	OH	OH	20.01.26	
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STATUS	
FOR APPROVAL	
APPROVED	
BY: OLIVER HARTIGAN	RPEQ NO: 27508
SIGN:	DATE: 20.01.26

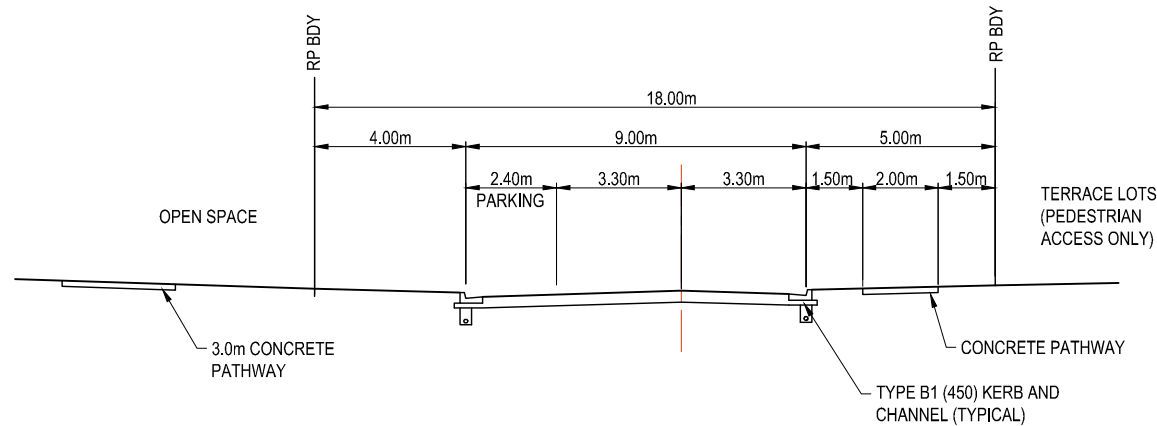
SCALE	
SCALE 1:1000 (A1)	SCALE 1:2000 (A3)



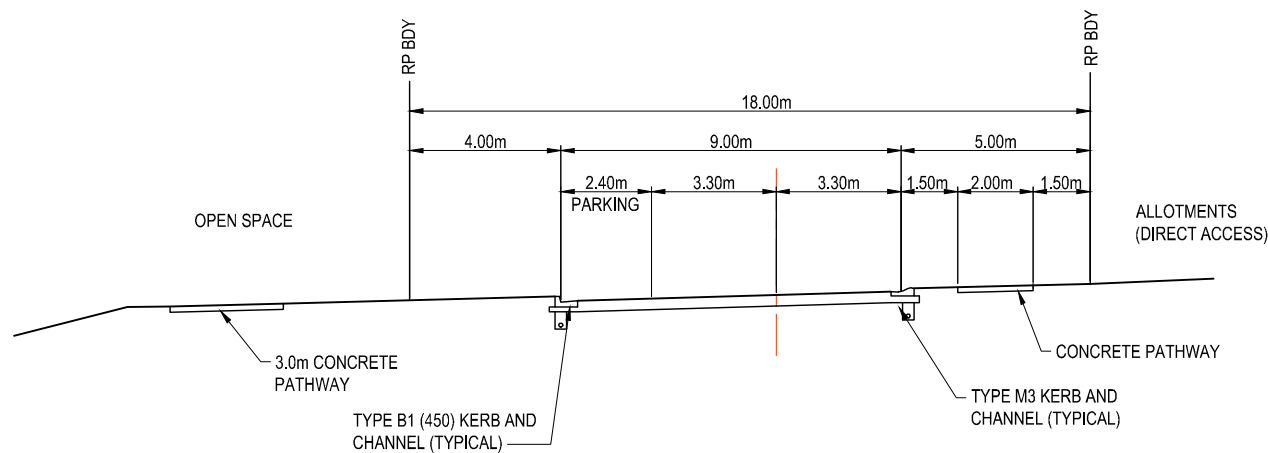
CLIENT
AVID RESIDENTIAL GROUP PTY LTD
AVID

PROJECT
341 BELLMERE ROAD BELLMERE
DEVELOPMENT APPLICATION 1

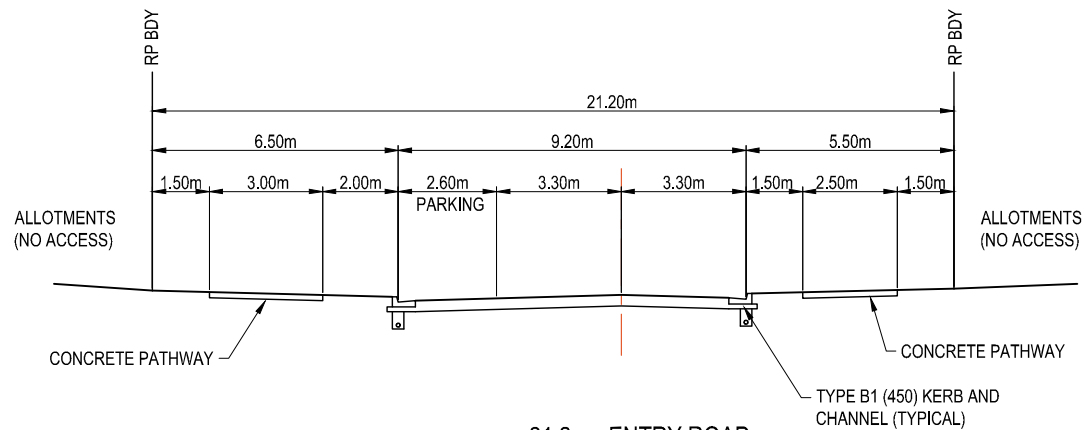
DRAWING TITLE		
ROADWORKS LAYOUT PLAN		
PROJECT No.	DRAWING No.	REVISION
25-1004712	DA1-040	-



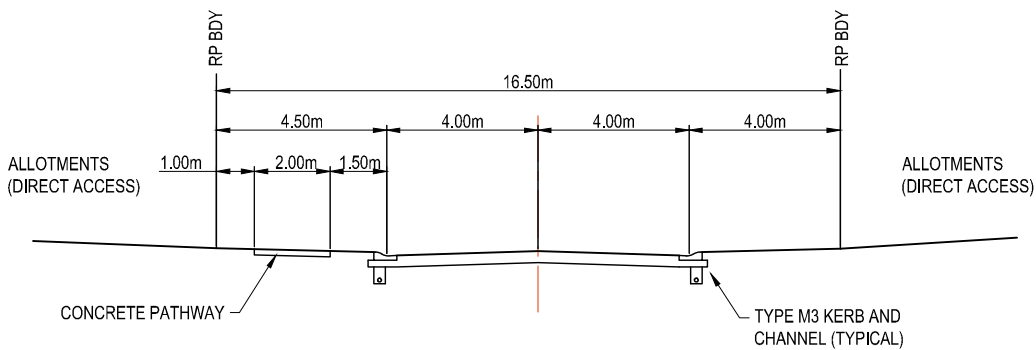
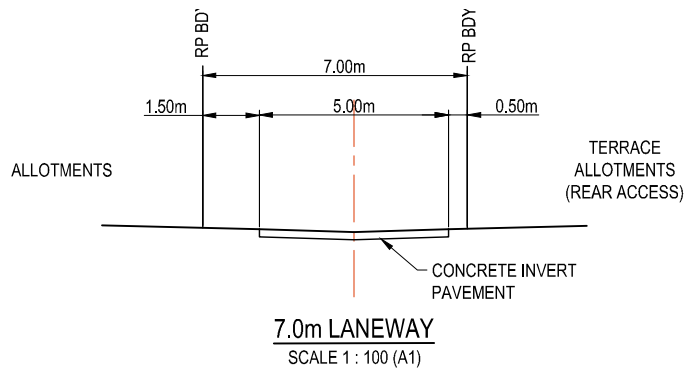
18.0m - MODIFIED CONTEMPORARY
ESPLANADE ROAD - 2
SCALE 1 : 100 (A1)



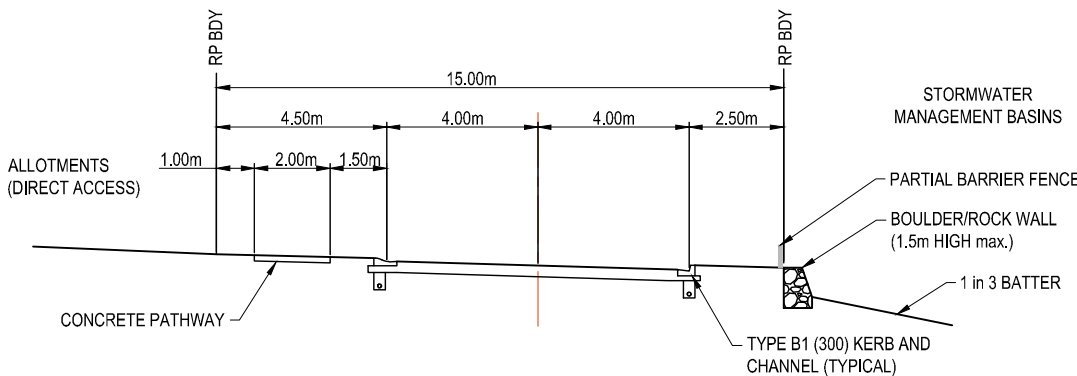
18.0m - MODIFIED CONTEMPORARY
ESPLANADE ROAD - 1
SCALE 1 : 100 (A1)



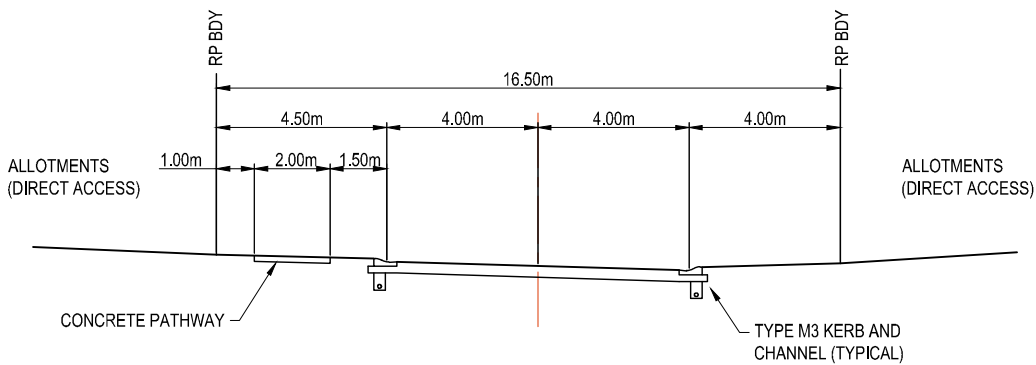
21.2m - ENTRY ROAD
(MODIFIED DISTRICT COLLECTOR ROAD)
SCALE 1 : 100 (A1)



16.5m LIVING RESIDENTIAL STREET
(ACCESS STREET - 2 WAY CROSSFALL)
SCALE 1 : 100 (A1)



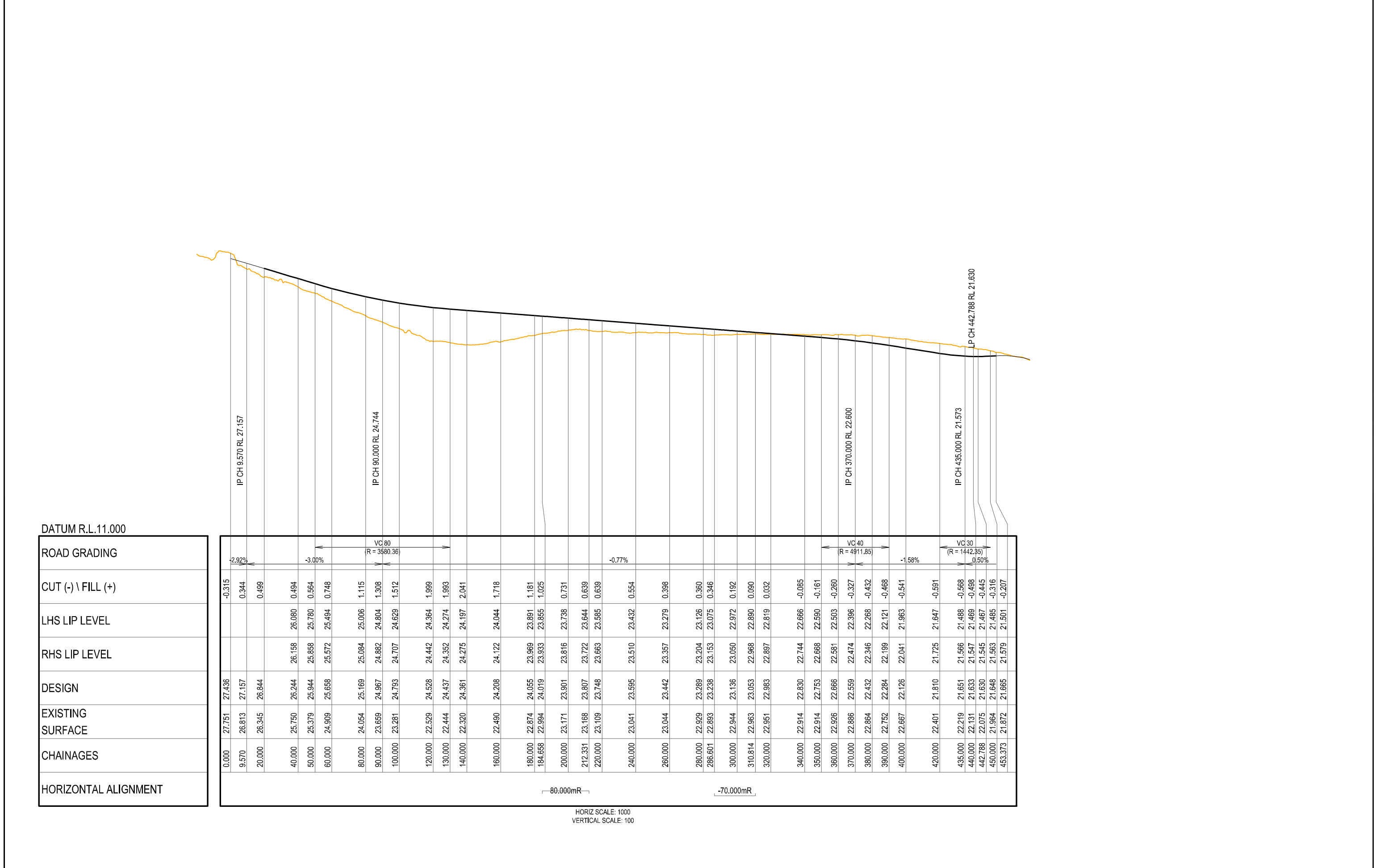
16.5m LIVING RESIDENTIAL STREET - ESPLANADE
AT STORMWATER MANAGEMENT BASIN
(ACCESS STREET - ONE WAY CROSSFALL)
SCALE 1 : 100 (A1)



16.5m LIVING RESIDENTIAL STREET
(ACCESS STREET - ONE WAY CROSSFALL)
SCALE 1 : 100 (A1)

INITIAL ISSUE	DES	DRN	CHK	APP	DATE	AMENDMENT DETAILS	STATUS	SCALE	CLIENT	PROJECT	DRAWING TITLE
	JM/OH	JH	OH	OH	20.01.26						
							FOR APPROVAL		AVID RESIDENTIAL GROUP PTY LTD AVID	341 BELLMERE ROAD BELLMERE DEVELOPMENT APPLICATION 1	ROADWORKS TYPICAL CROSS SECTIONS
							APPROVED				
							BY: OLIVER HARTIGAN RPEQ NO: 27508		© 2023 Egis Consulting Pty Ltd www.egis-group.com		PROJECT No. 25-1004712 DRAWING No. DA1-041 REVISION -
							SIGN: DATE: 20.01.26				

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DATUM R.L.6.000

ROAD GRADING

CUT (-) \ FILL (+)

LHS LIP LEVEL

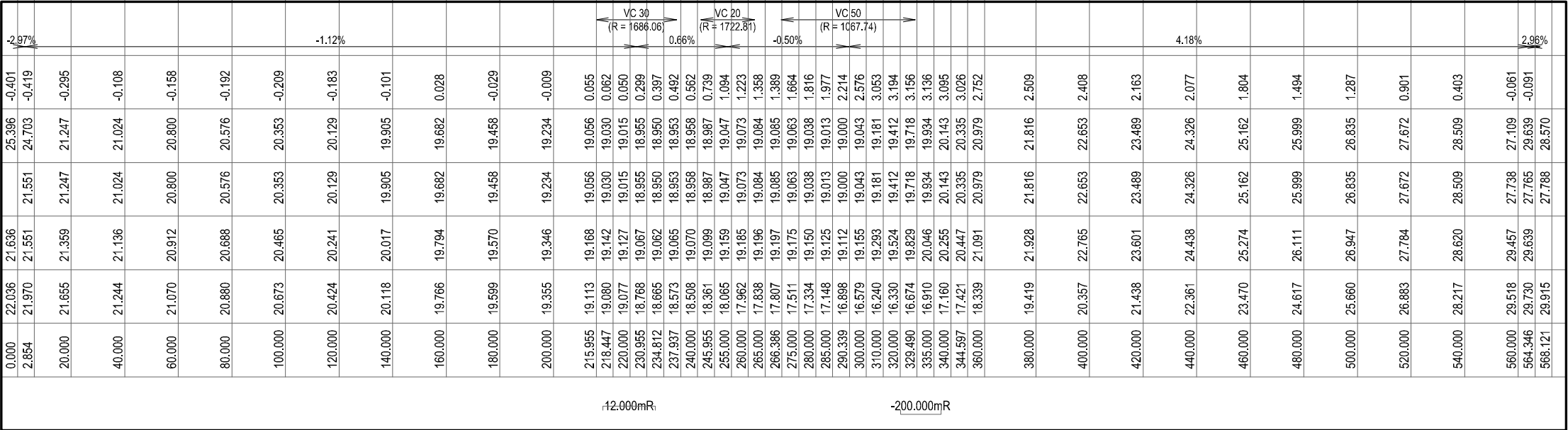
RHS LIP LEVEL

DESIGN

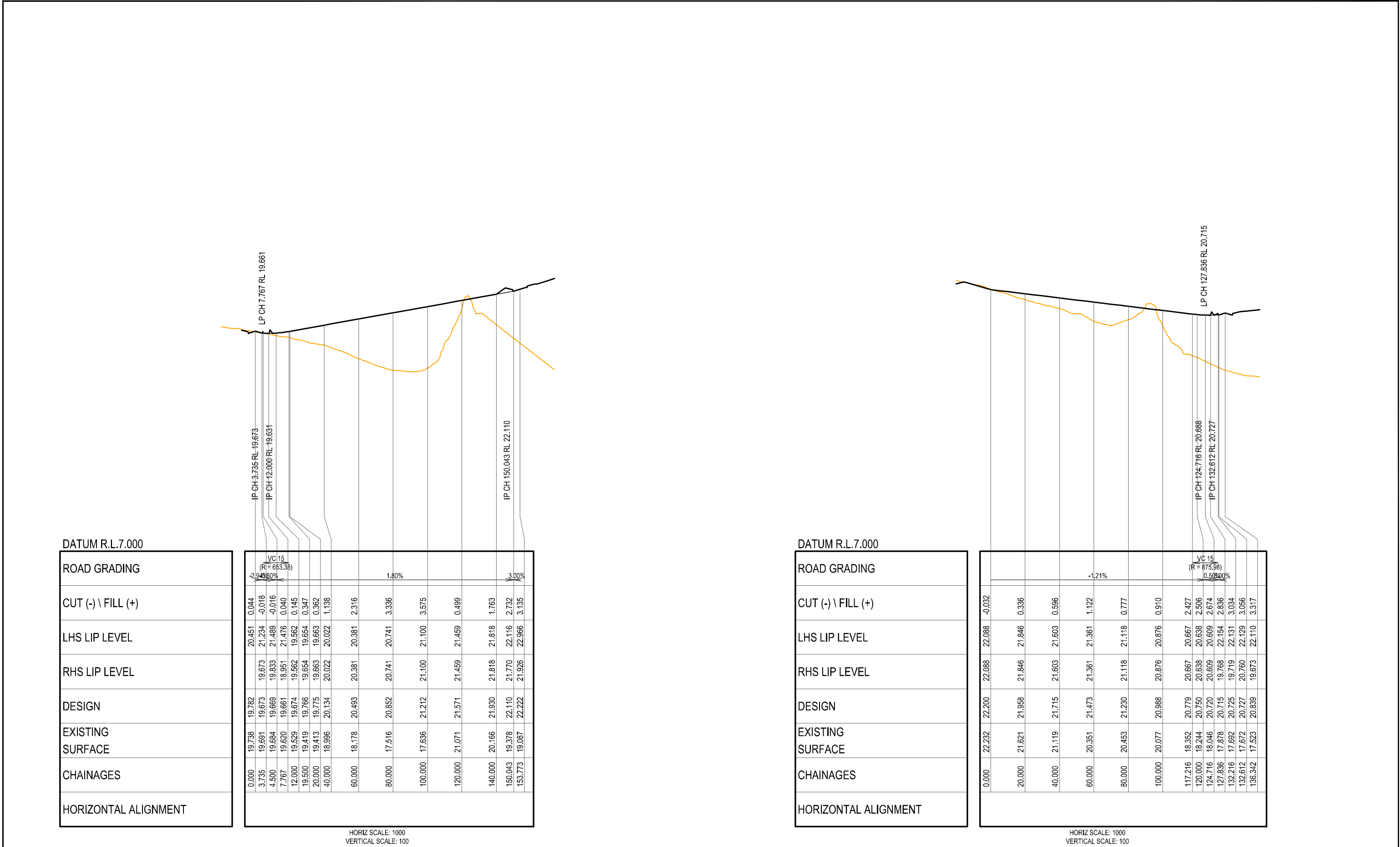
EXISTING
SURFACE

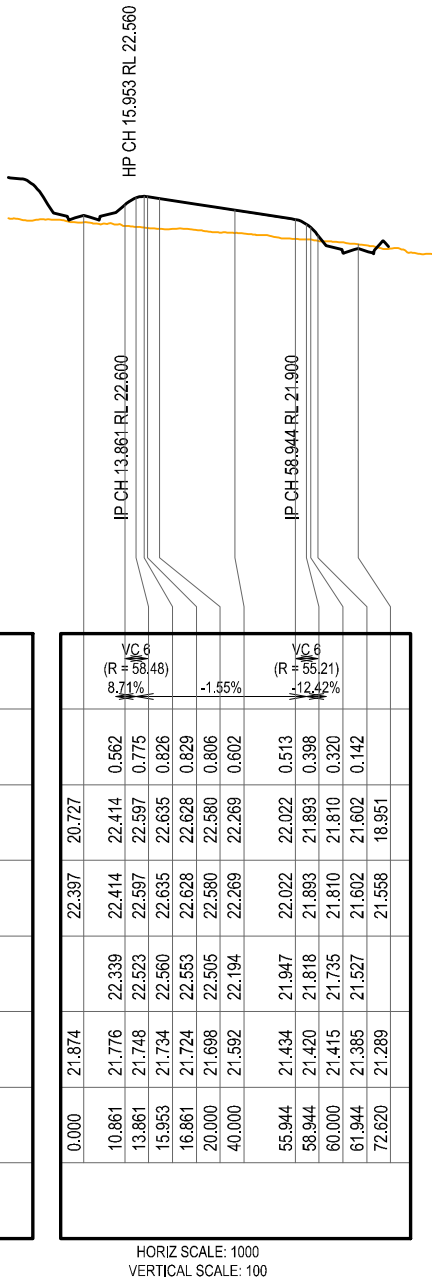
CHAINAGES

HORIZONTAL ALIGNMENT

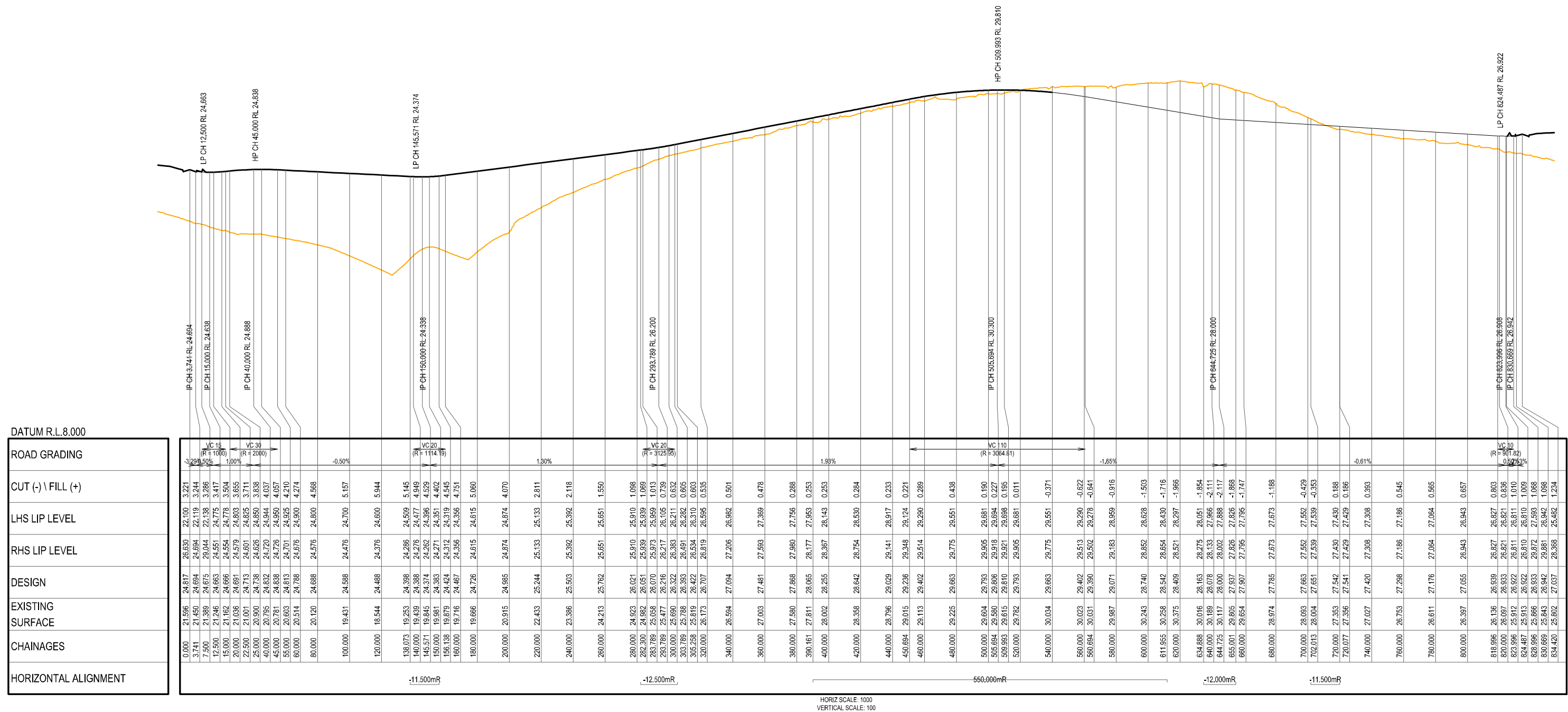


HORIZ SCALE: 1000
VERTICAL SCALE: 100



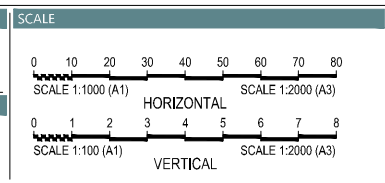


INITIAL ISSUE	DES JM/OH	DRN JH	CHK OH	APP OH	DATE 20.01.26	AMENDMENT DETAILS	STATUS	SCALE	 © 2023 Egis Consulting Pty Ltd www.egis-group.com	CLIENT	PROJECT	DRAWING TITLE
							FOR APPROVAL APPROVED BY: OLIVER HARTIGAN RPEQ NO: 27508 SIGN: DATE: 20.01.26	 		AVID RESIDENTIAL GROUP PTY LTD 	341 BELLMERE ROAD BELLMERE DEVELOPMENT APPLICATION 1	ROADWORKS LONGITUDINAL SECTION ACCESS 16 & 17 PROJECT No. DRAWING No. REVISION 25-1004712 DA1-045 -

[illegible]

INITIAL SSUR	DES	DRN	CHK	APP	DATE	AMENDMENT DETAILS
JM/OH	JH	OH	OH	20.01.26		
AMENDMENTS						

STATUS	
FOR APPROVAL	
APPROVED	
BY: OLIVER HARTIGAN	RPEQ NO: 27508
SIGN:	DATE: 20.01.26



CLIENT

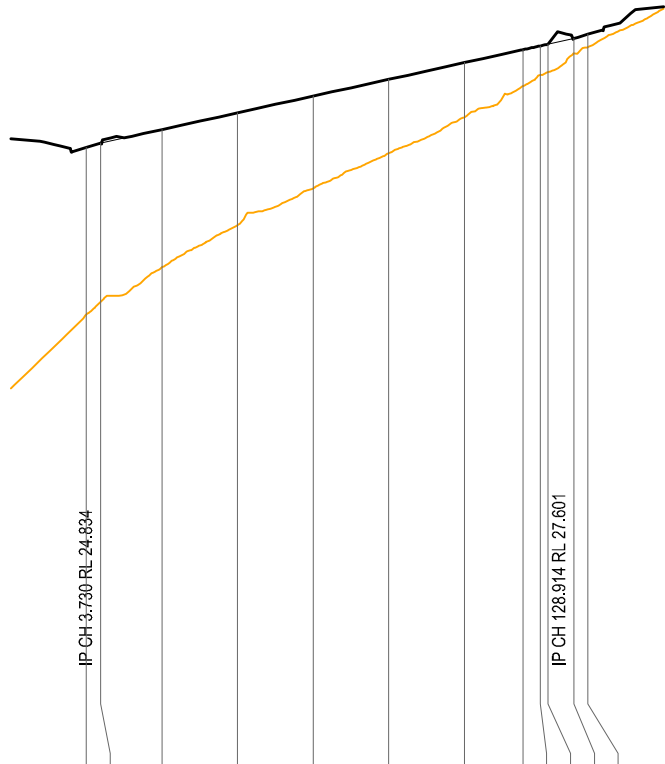
AVID RESIDENTIAL
GROUP PTY LTD

AVID

PROJECT

341 BELLMERE ROAD
BELLMERE
DEVELOPMENT APPLICATION 1

DRAWING TITLE		
ROADWORKS LONGITUDINAL SECTION ACCESS 22		
PROJECT No.	DRAWING No.	REVISION
25-1004712	DA1-047	-



DATUM R.L.8.000

ROAD GRADING												
CUT (-) \ FILL (+)	3.00%					2.21%					3.00%	
LHS LIP LEVEL	23.594	4.425	4.199		3.647		2.968		2.433		1.949	
RHS LIP LEVEL	24.694	24.840	25.082	25.524	25.966	26.408	26.850	27.192	27.292	27.338	27.953	28.989
DESIGN	24.723	24.834	25.194	25.636	26.078	26.520	26.962	27.303	27.404	27.450	27.601	27.713
EXISTING SURFACE	20.298	20.636	21.547	22.668	23.645	24.571	25.518	26.341	26.634	26.712	27.208	27.388
CHAINAGES	0.000	3.730	20.000	40.000	60.000	80.000	100.000	115.466	120.000	122.113	128.914	132.644
HORIZONTAL ALIGNMENT	-25.000mR											

HORIZ SCALE: 1000
VERTICAL SCALE: 100

INITIAL
ISSUE

DES

DRN

CHK

APP

DATE

	JM/OH	JH	OH	OH	20.01.26

AMENDMENT DETAILS

STATUS

FOR APPROVAL

APPROVED

BY: OLIVER HARTIGAN RPEQ No: 27508

SIGN: DATE: 20.01.26

SCALE

0 10 20 30 40 50 60 70 80

SCALE 1:1000 (A1)

HORIZONTAL

0 1 2 3 4 5 6 7 8

SCALE 1:100 (A1)

VERTICAL

SCALE 1:2000 (A3)

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AVID

PROJECT

341 BELLMERE ROAD BELLMERE DEVELOPMENT APPLICATION 1

DRAWING TITLE

ROADWORKS LONGITUDINAL SECTION ACCESS 23

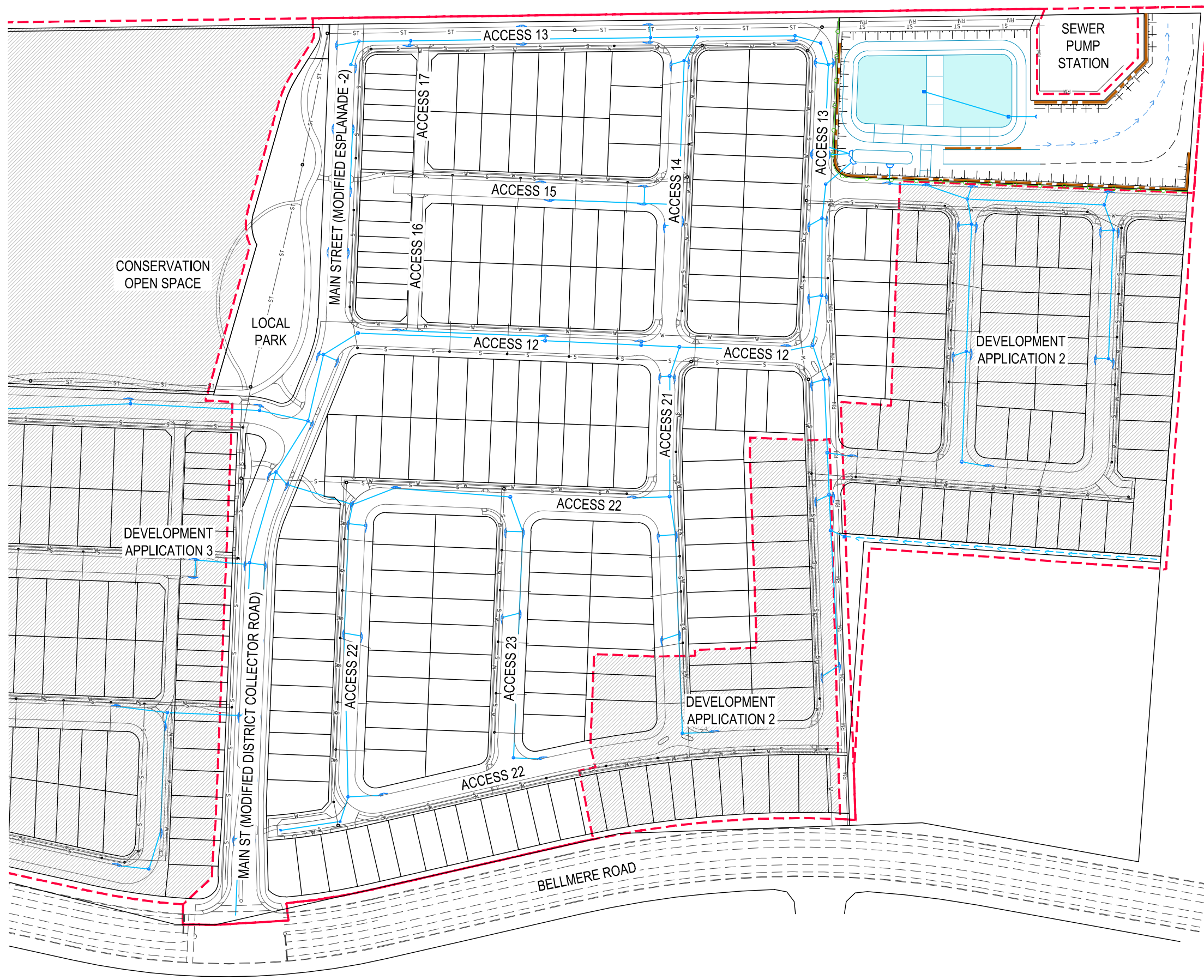
PROJECT No.

DRAWING No.

REVISION

25-1004712 DA1-048 -

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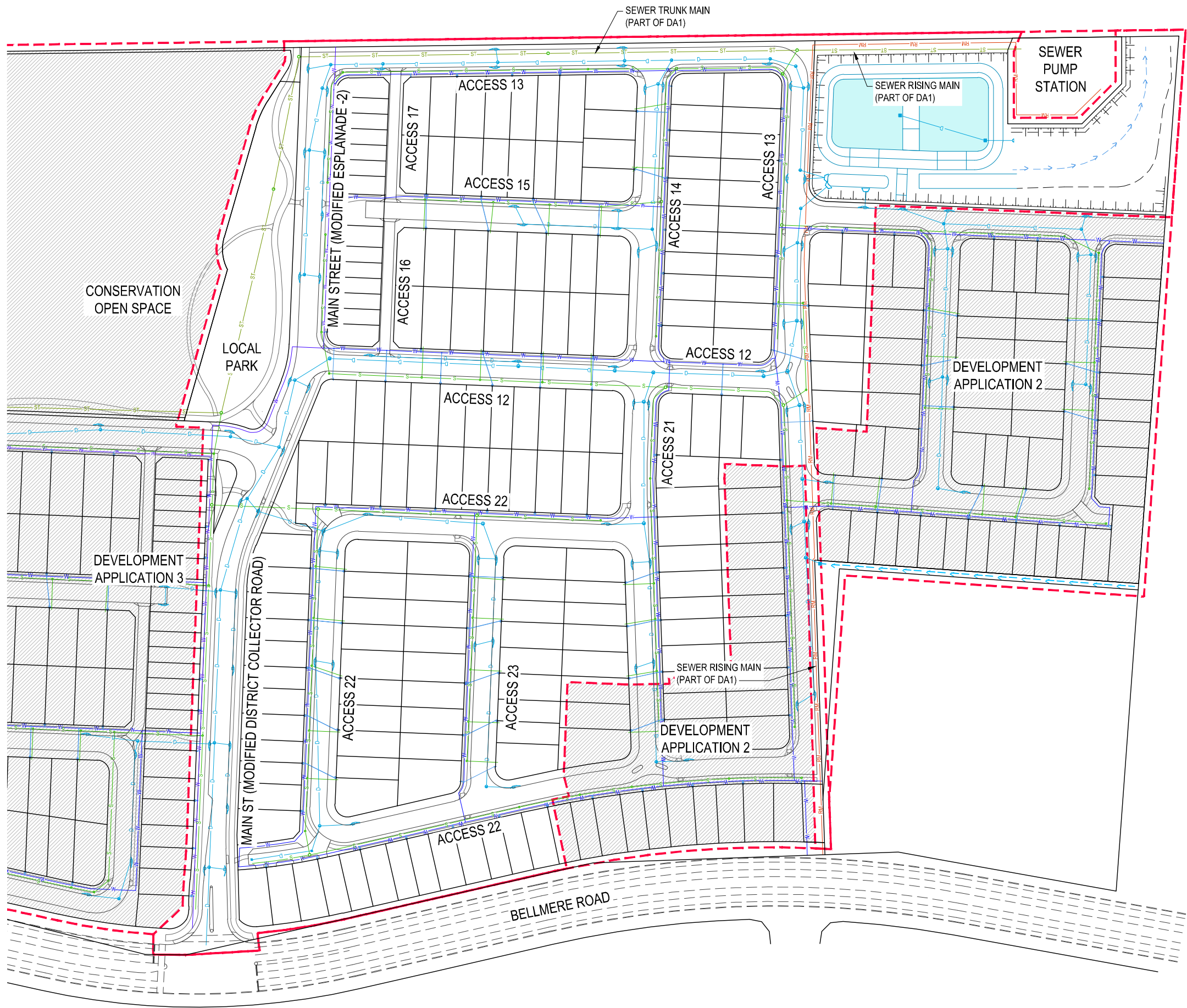
LEGEND

- DEVELOPMENT APPLICATION BOUNDARY
- 3.50- PROPOSED FINISHED SURFACE CONTOURS
- PROPOSED STORMWATER LINE/KERB INLETS/MANHOLES
- PROPOSED BIO BASIN (END OF LINE)
- PROPOSED RETAININGWALL (ROCK/BOULDER) AND HEIGHTS

STORMWATER TREATMENT/MANAGEMENT TO BE READ IN CONJUNCTION WITH THE STORMWATER MANAGEMENT PLAN.
SCOUR PROTECTION
EROSION AND SEDIMENT CONTROL AND SCOUR PROTECTION TO BE PROVIDED AND DETAILED AT FINAL OPERATIONAL WORKS.

AMENDMENT DETAILS						STATUS		SCALE		CLIENT		PROJECT		DRAWING TITLE	
INITIAL	DES	DRN	CHK	APP	DATE	FOR APPROVAL		0 10 20 30 40 50 60 70 80		AVID RESIDENTIAL GROUP PTY LTD		341 BELLMERE ROAD BELLMERE		STORMWATER LAYOUT PLAN	
ISSUE	JM/OH	JH	OH	OH	20.01.26	APPROVED		SCALE 1:1000 (A1)		www.egis-group.com		DEVELOPMENT APPLICATION 1		PROJECT No. DRAWING No. REVISION	
						BY: OLIVER HARTIGAN RPEQ NO: 27508		SCALE 1:2000 (A3)		AVID				25-1004712 DA1-050	
						SIGN: DATE: 20.01.26									

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LEGEND

- DEVELOPMENT APPLICATION BOUNDARY
- PROPOSED RETICULATION WATER MAIN
- PROPOSED WATER SERVICE CONDUITS/LOCATION
- PROPOSED TRUNK WATER MAIN (DN200)
- PROPOSED STORMWATER
- PROPOSED SEWER
- PROPOSED TRUNK SEWER (REFER NETWORK ANALYSIS, BY OTHERS)
- PROPOSED RISING MAIN (REFER NETWORK ANALYSIS, BY OTHERS)

WATERMAIN SIZING
REFER NETWORK ANALYSIS (BY OTHERS) FOR WATER MAIN SIZING AND TRUNK INFRASTRUCTURE.

INITIAL	DES	DRN	CHK	APP	DATE
ISSUE	JM/OH	JH	OH	OH	20.01.26
1					
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AMENDMENT DETAILS

STATUS	
FOR APPROVAL	
APPROVED	
BY: OLIVER HARTIGAN	RPEQ NO: 27508
SIGN:	DATE: 20.01.26

SCALE	
SCALE 1:1000 (A1)	SCALE 1:2000 (A3)



CLIENT
AVID RESIDENTIAL GROUP PTY LTD
AVID

PROJECT
341 BELLMERE ROAD BELLMERE DEVELOPMENT APPLICATION 1

DRAWING TITLE		
OVERALL SERVICES LAYOUT PLAN		
PROJECT No.	DRAWING No.	REVISION
25-1004712	DA1-060	-