



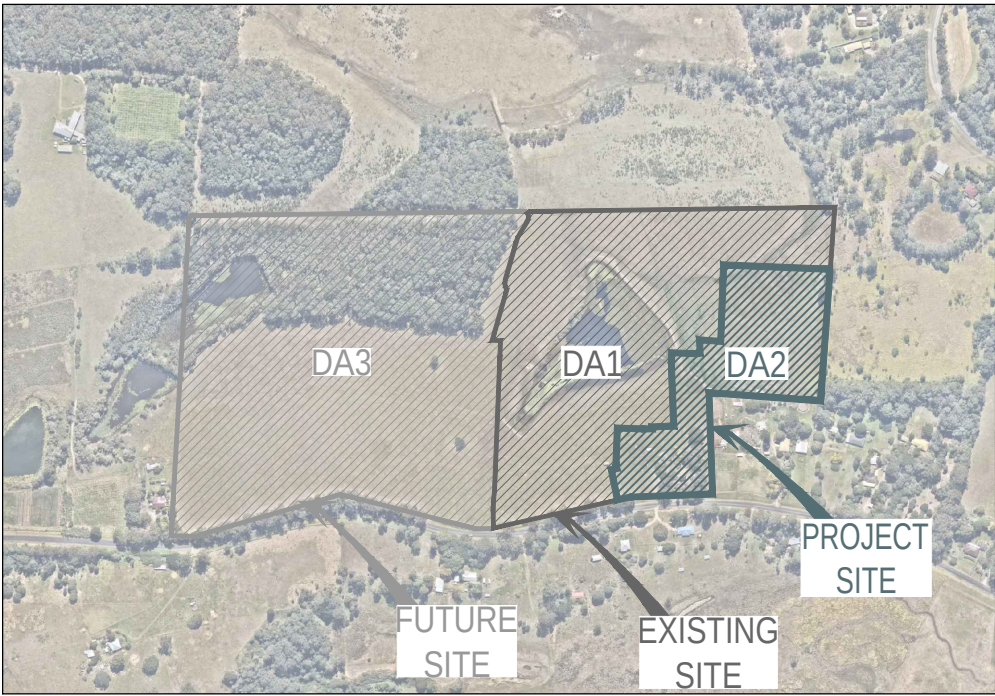
Attachment B - Engineering Plans – Development Application 2

341 BELLMERE ROAD

BELLMERE

DEVELOPMENT APPLICATION 2

AVID RESIDENTIAL GROUP PTY LTD

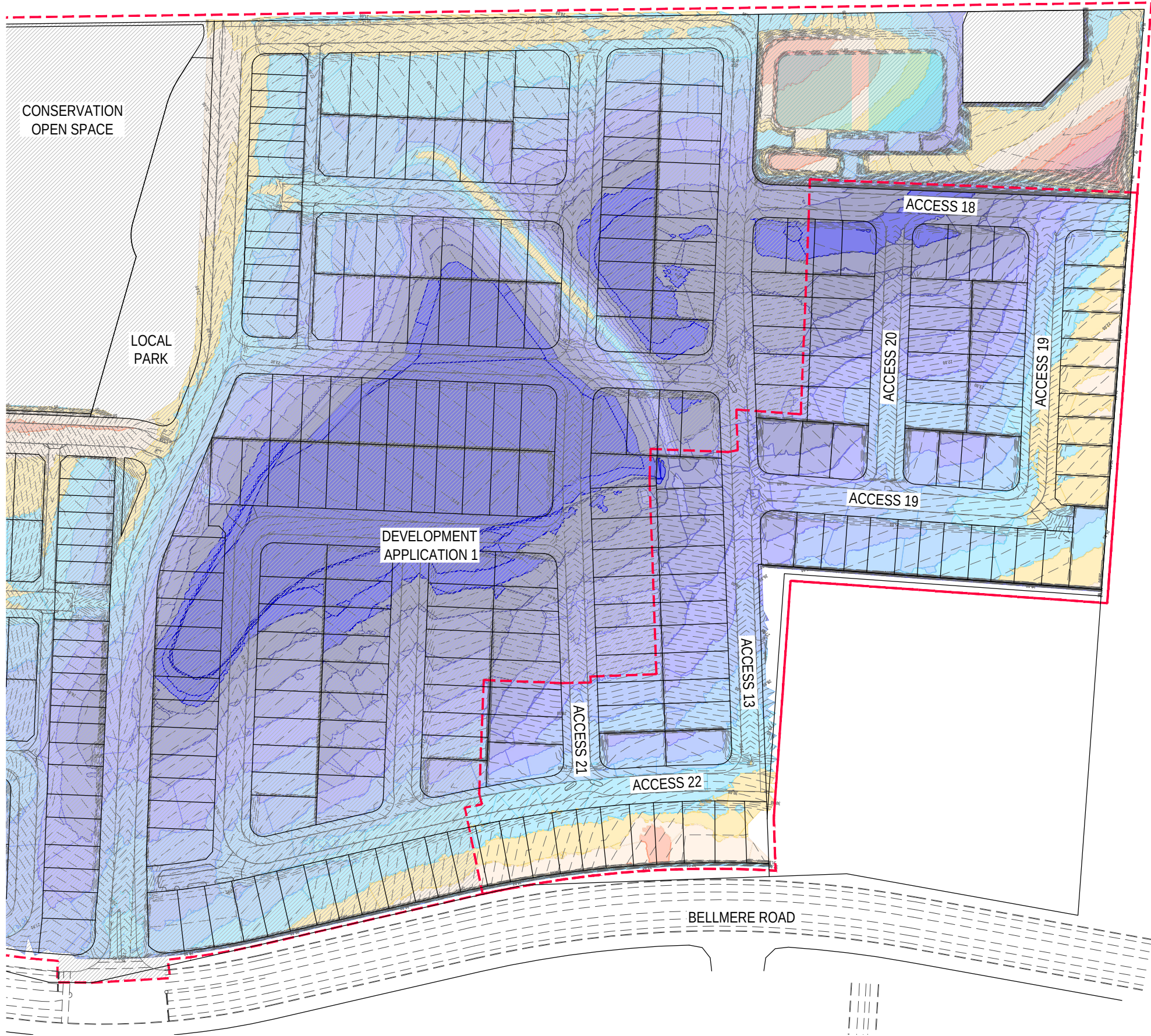


DRG NO	DRAWING TITLE
DA2-000	COVER SHEET
DA2-010	OVERALL LAYOUT AND EXISTING FEATURES
DA2-020	EARTHWORKS LAYOUT PLAN
DA2-030	ALLOTMENT GRADING LAYOUT PLAN SHEET 1
DA2-031	ALLOTMENT GRADING LAYOUT PLAN SHEET 2
DA2-035	EARTHWORKS TYPICAL CROSS SECTIONS
DA2-040	ROADWORKS LAYOUT PLAN
DA2-041	ROADWORKS TYPICAL CROSS SECTIONS
DA2-042	ROADWORKS LONGITUDINAL SECTION ACCESS 13
DA2-043	ROADWORKS LONGITUDINAL SECTION ACCESS 18 & 19
DA2-044	ROADWORKS LONGITUDINAL SECTION ACCESS 20 & 21
DA2-045	ROADWORKS LONGITUDINAL SECTION ACCESS 22
DA2-050	STORMWATER LAYOUT PLAN
DA2-060	OVERALL SERVICES LAYOUT PLAN



AMENDMENT DETAILS							STATUS		SCALE		CLIENT		PROJECT		DRAWING TITLE		
INITIAL	DES	DRN	CHK	APP	DATE		FOR APPROVAL		0 150 300 450 600 750 900 1050 1200		AVID RESIDENTIAL GROUP PTY LTD		341 BELLMERE ROAD BELLMERE		OVERALL LAYOUT AND EXISTING FEATURES		
ISSUE	JM/OH	JH	OH	OH	06.02.26		APPROVED		SCALE 1:1500 (A1) SCALE 1:3000 (A3)		AVID		DEVELOPMENT APPLICATION 2		PROJECT No. DRAWING No. REVISION		
							BY: OLIVER HARTIGAN RPEQ NO: 27508								25-1004712 DA2-010 -		
							SIGN: DATE: 06.02.26										

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LEGEND

- DEVELOPMENT APPLICATION BOUNDARY
- - - 3.50 - - - PROPOSED FINISHED SURFACE CONTOURS

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

INITIAL	DES	DRN	CHK	APP	DATE	AMENDMENT DETAILS	
ISSUE	JM/OH	JH	OH	OH	06.02.26		

STATUS	
FOR APPROVAL	
APPROVED	
BY: OLIVER HARTIGAN	RPEQ NO: 27508
SIGN:	DATE: 06.02.26

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

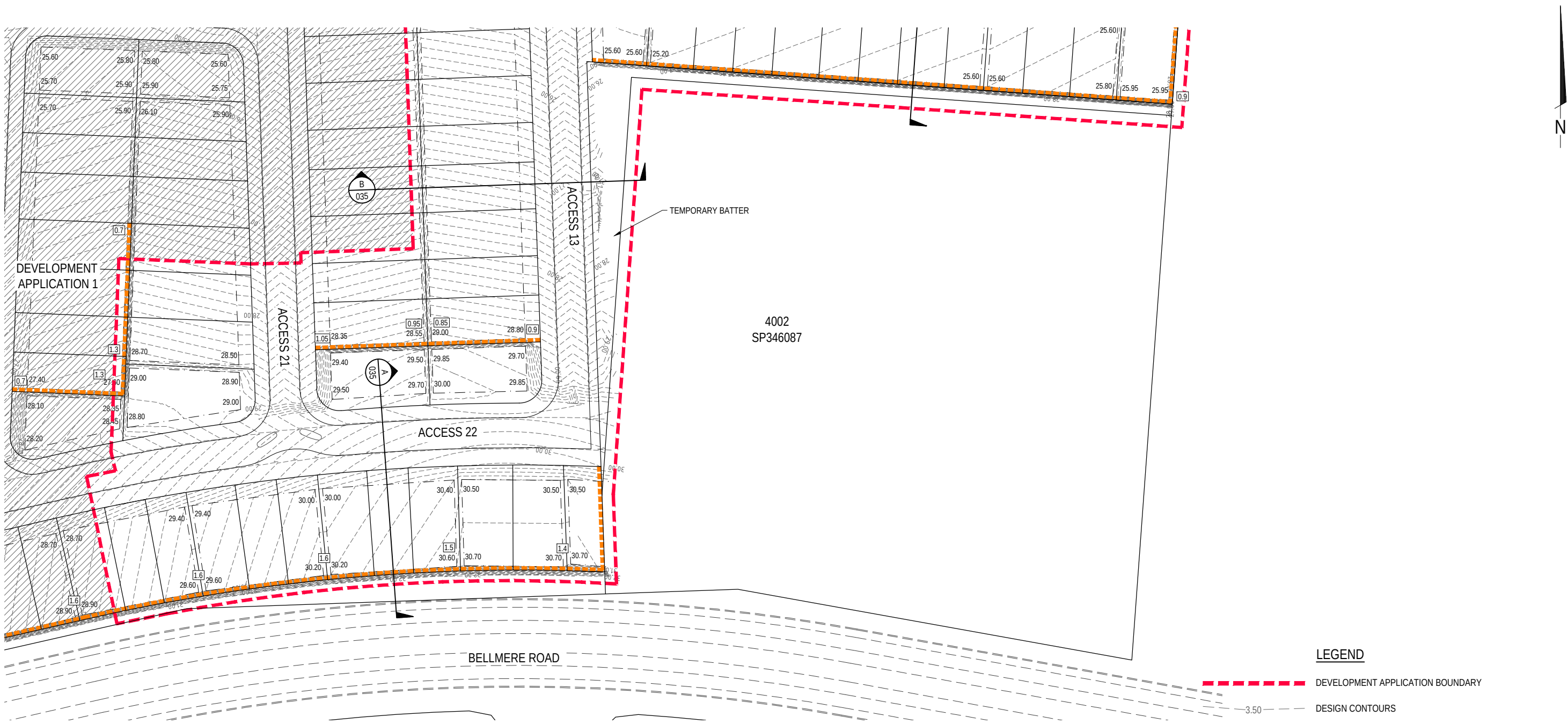


CLIENT
AVID RESIDENTIAL GROUP PTY LTD
AVID

PROJECT
341 BELLMERE ROAD BELLMERE DEVELOPMENT APPLICATION 2

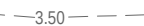
DRAWING TITLE		
EARTHWORKS LAYOUT PLAN		
PROJECT No.	DRAWING No.	REVISION
25-1004712	DA2-020	-

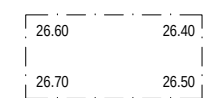
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LEGEND

 DEVELOPMENT APPLICATION BOUNDARY

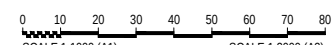
 3.50 DESIGN CONTOURS

 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.

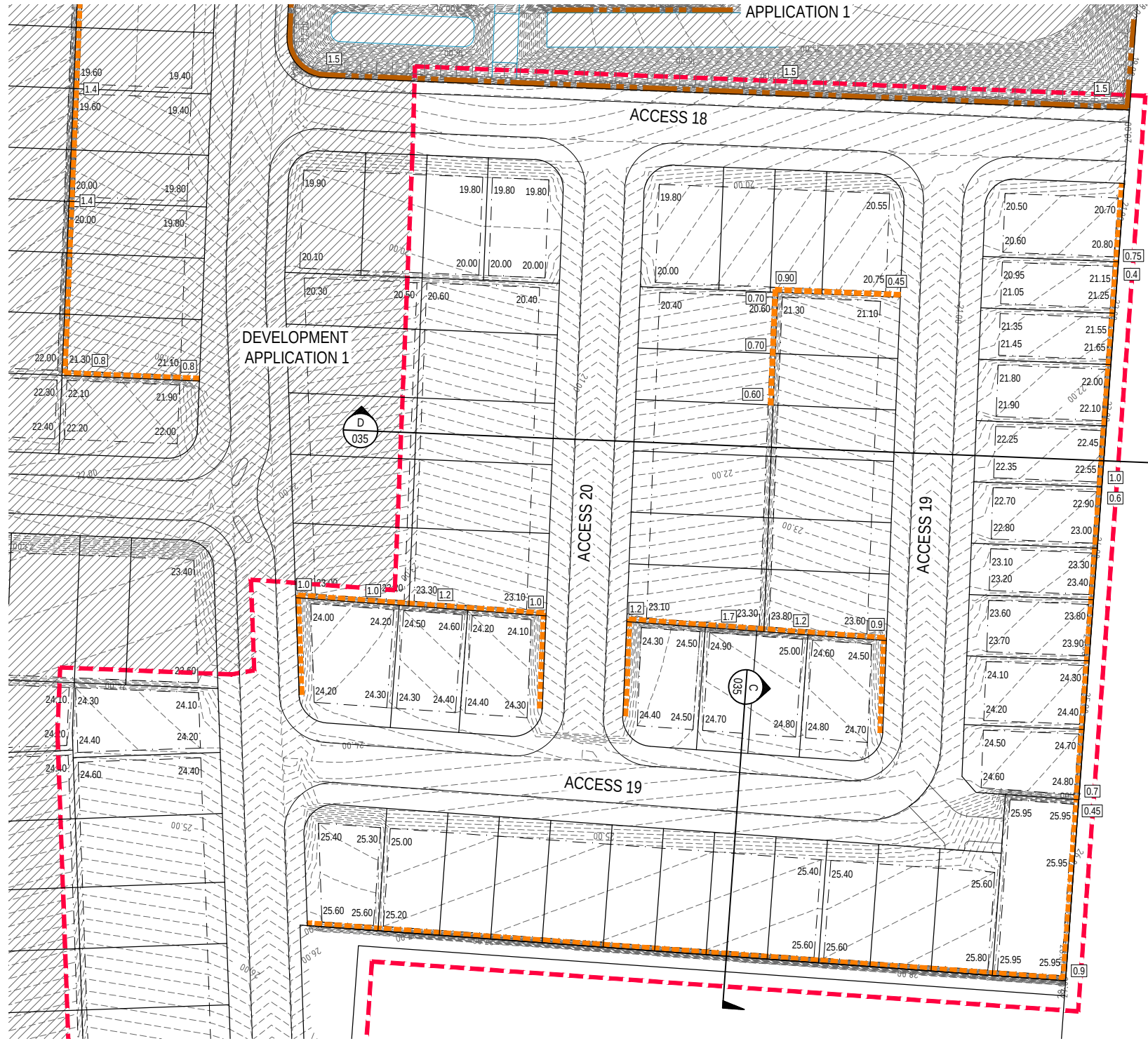
 1.4 PROPOSED RETAINING WALL (CONCRETE) AND HEIGHTS

 1.5 PROPOSED RETAININGWALL (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

AMENDMENT DETAILS						STATUS		SCALE		CLIENT	PROJECT	DRAWING TITLE		
INITIAL	DES	DRN	CHK	APP	DATE	FOR APPROVAL				 © 2023 Egis Consulting Pty Ltd www.egis-group.com	AVID RESIDENTIAL GROUP PTY LTD 	341 BELLMERE ROAD BELLMERE DEVELOPMENT APPLICATION 2	ALLOTMENT GRADING LAYOUT PLAN SHEET 1	
ISSUE	JM/OH	JH	OH	OH	06.02.26	APPROVED		SCALE 1:1000 (A1)	SCALE 1:2000 (A3)				PROJECT No.	DRAWING No.
						BY: OLIVER HARTIGAN	RPEQ NO: 27508						25-1004712	DA2-030
						SIGN:	DATE: 06.02.26							REVISION
														-

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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

INITIAL	DES	DRN	CHK	APP	DATE	AMENDMENT DETAILS
ISSUE	JM/OH	JH	OH	OH	06.02.26	

STATUS	
FOR APPROVAL	
APPROVED	
BY: OLIVER HARTIGAN	RPEQ NO: 27508
SIGN:	DATE: 06.02.26

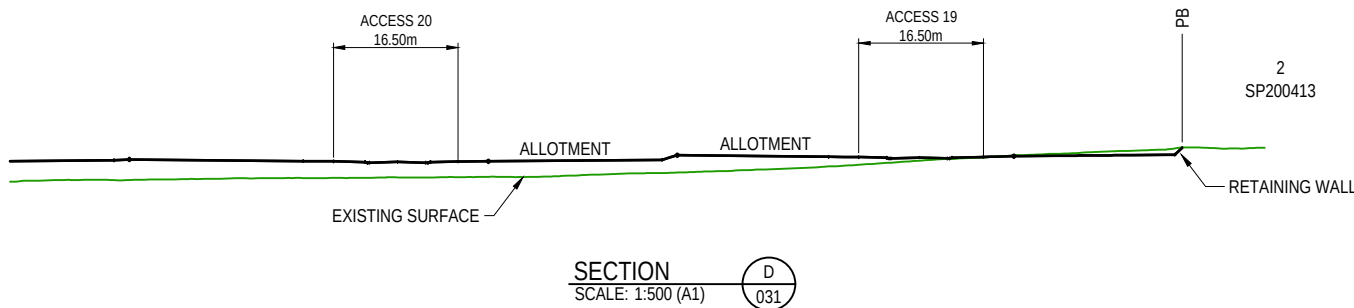
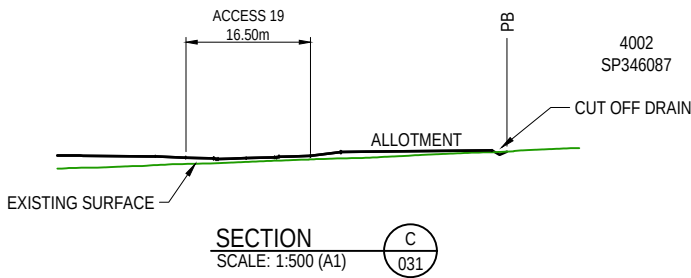
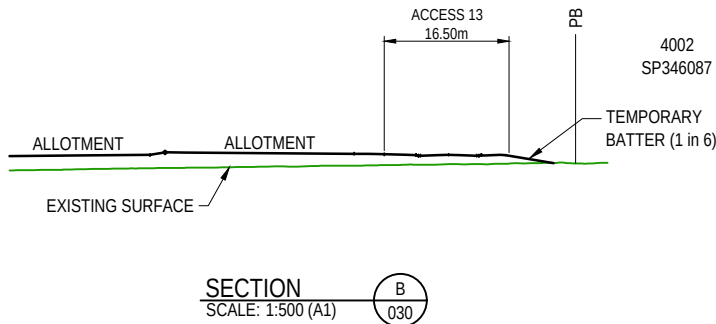
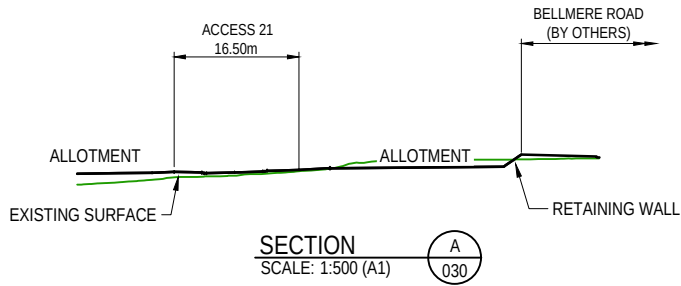
SCALE	
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SCALE 1:1000 (A1)	SCALE 1:2000 (A3)



CLIENT
AVID RESIDENTIAL GROUP PTY LTD
AVID

PROJECT
341 BELLMERE ROAD BELLMERE DEVELOPMENT APPLICATION 2

DRAWING TITLE		
ALLOTMENT GRADING LAYOUT PLAN SHEET 2		
PROJECT No.	DRAWING No.	REVISION
25-1004712	DA2-031	-



INITIAL ISSUE	DES JM/OH	DRN JH	CHK OH	APP OH	DATE 06.02.26	AMENDMENT DETAILS		STATUS		SCALE		CLIENT		PROJECT		DRAWING TITLE				
REVISION								FOR APPROVAL		01020304050607080 SCALE 1:1000 (A1)SCALE 1:2000 (A3)		egis © 2023 Egis Consulting Pty Ltd www.egis-group.com		AVID RESIDENTIAL GROUP PTY LTD		341 BELLMERE ROAD BELLMERE DEVELOPMENT APPLICATION 2		EARTHWORKS TYPICAL CROSS SECTIONS		
								APPROVED								PROJECT No. DRAWING No. REVISION				
									BY: OLIVER HARTIGAN RPEQ NO: 27508								25-1004712 DA2-035 -			
									SIGN: DATE: 06.02.26											



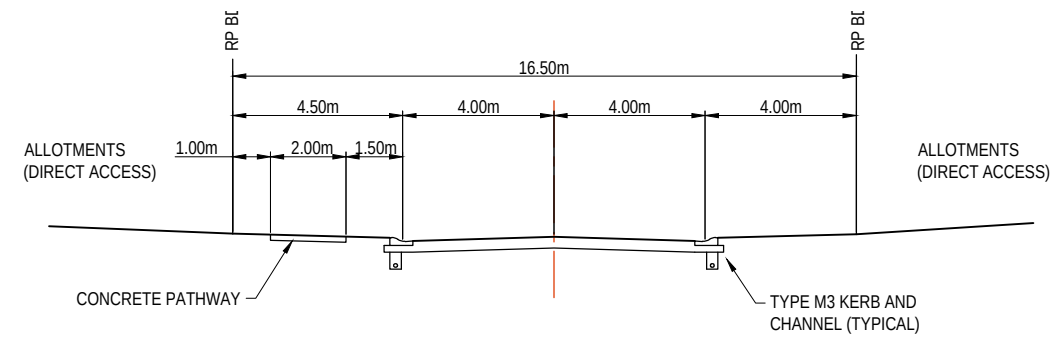
LEGEND

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

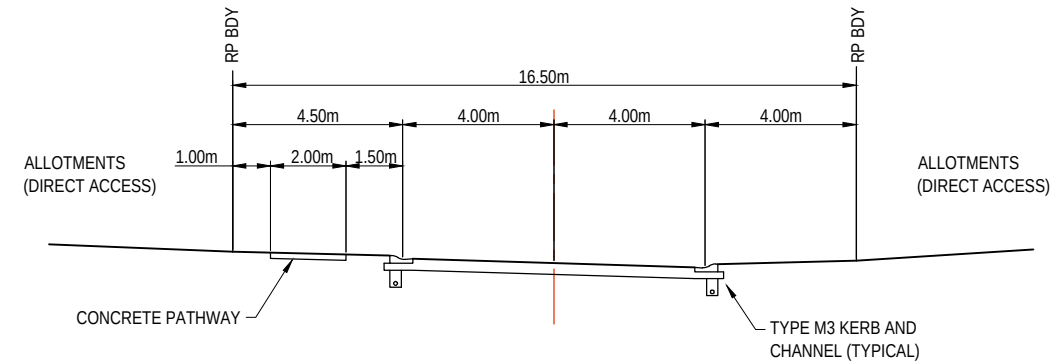
NOTE.
REFER DRG 'ROADWORKS - TYPICAL SECTIONS'
FOR ROAD AND PATH WIDTHS AND DIMENSIONS

AMENDMENT DETAILS						STATUS		SCALE		CLIENT	PROJECT	DRAWING TITLE	
INITIAL ISSUE	DES JM/OH	DRN JH	CHK OH	APP OH	DATE 06.02.26	FOR APPROVAL		0 10 20 30 40 50 60 70 80 SCALE 1:1000 (A1) SCALE 1:2000 (A3)		AVID RESIDENTIAL GROUP PTY LTD AVID	341 BELLMERE ROAD BELLMERE DEVELOPMENT APPLICATION 2	ROADWORKS LAYOUT PLAN	
						APPROVED BY: OLIVER HARTIGAN RPEQ NO: 27508						PROJECT No. 25-1004712	DRAWING No. DA2-040
						SIGN: DATE: 06.02.26							REVISION -

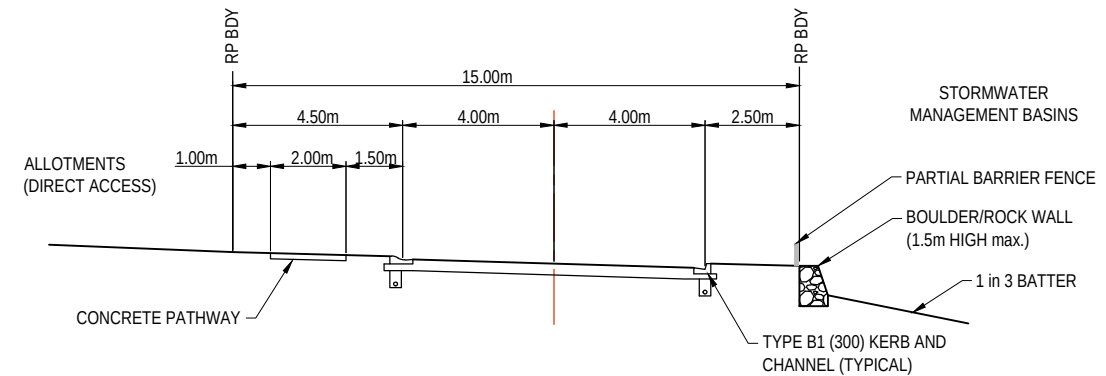
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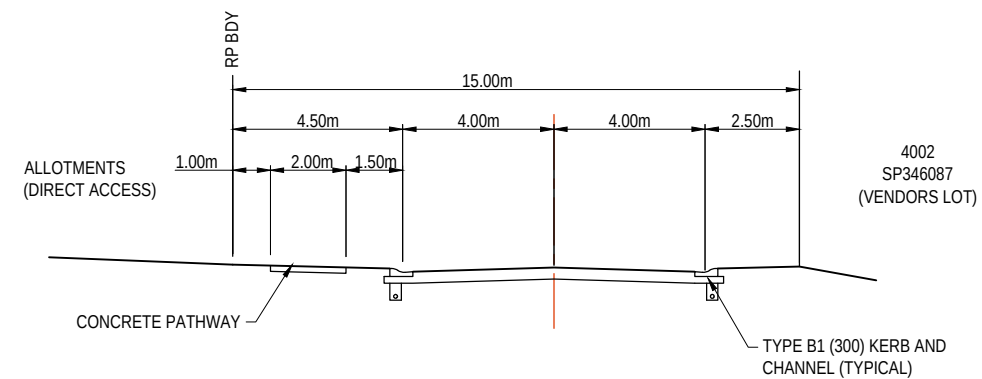
7.0m LANEWAY
SCALE 1 : 100 (A1)



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

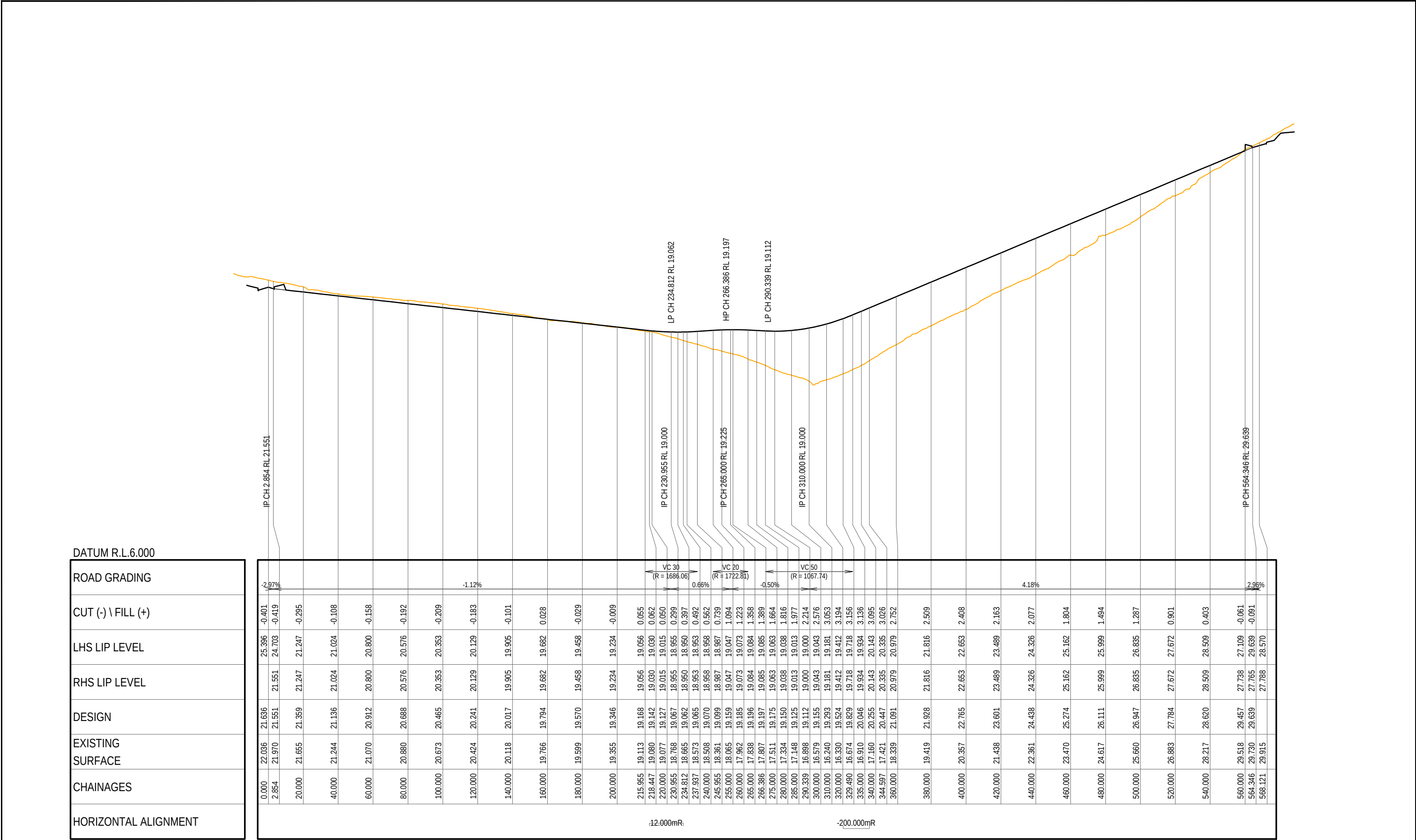


18.0m - MODIFIED CONTEMPORARY
RESIDENTIAL ESPLANADE ROAD - 1
SCALE 1 : 100 (A1)



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

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INITIAL
ISSUE

DES
JM/OH

DRN
JH

CHK
OH

APP
OH

DATE
06.02.26

AMENDMENT DETAILS

STATUS

FOR APPROVAL

APPROVED

BY: OLIVER HARTIGAN RPEQ NO: 27508

SIGN: DATE: 06.02.26

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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CLIENT

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AVID

PROJECT

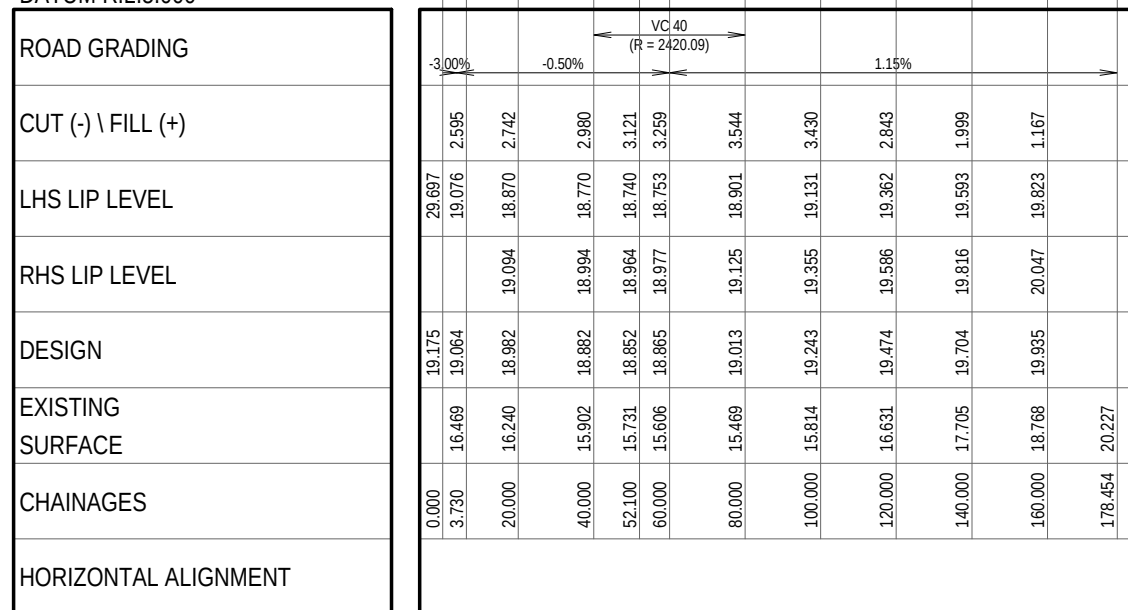
341 BELLMERE ROAD
BELLMERE
DEVELOPMENT APPLICATION 2

DRAWING TITLE

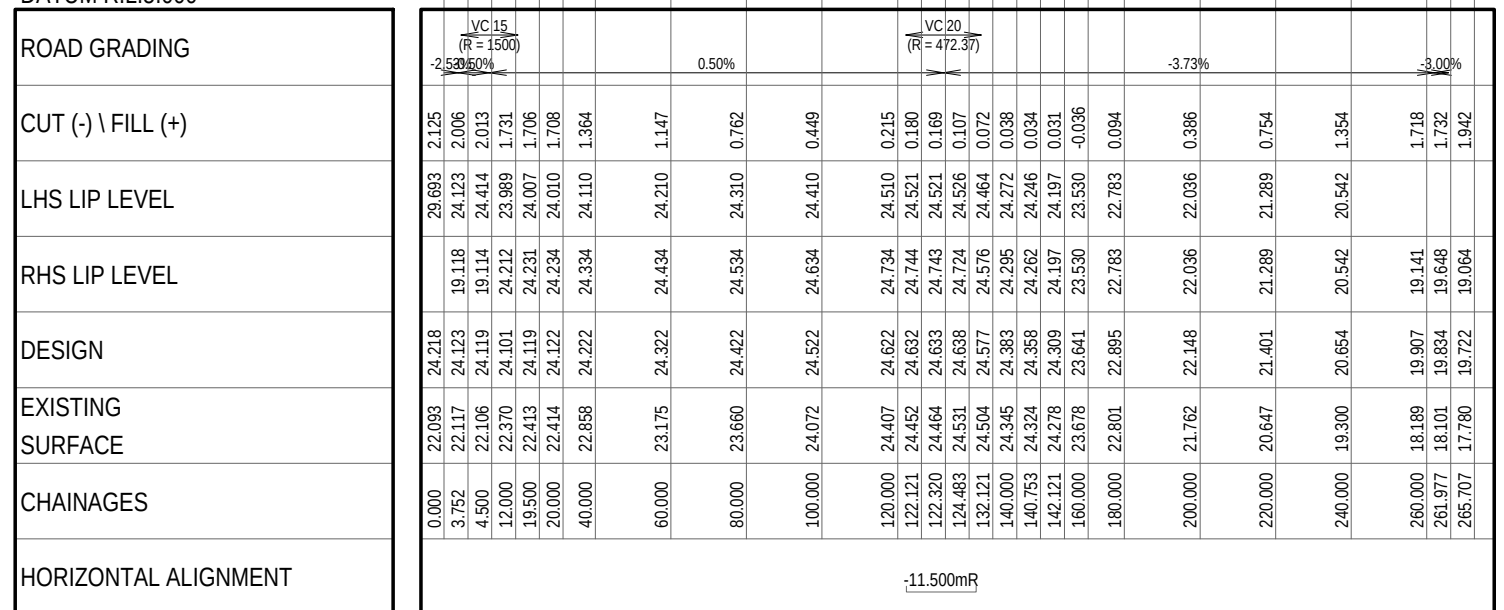
ROADWORKS
LONGITUDINAL SECTION
ACCESS 13

PROJECT No. 25-1004712
DRAWING No. DA2-042
REVISION -

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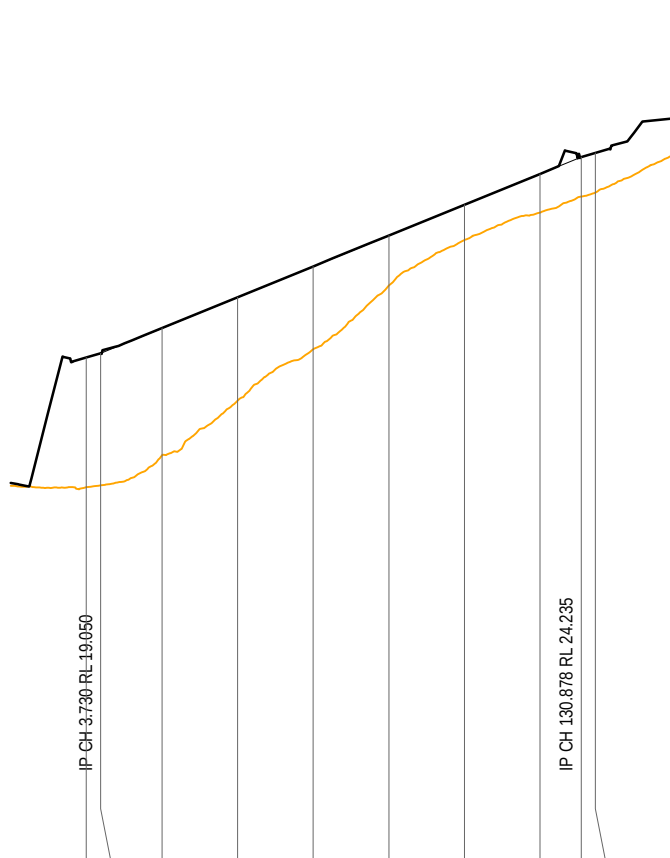
ACCESS 18



ACCESS 19

	DES	DRN	CHK	APP	DATE	AMENDMENT DETAILS										STATUS		SCALE		CLIENT		PROJECT		DRAWING TITLE			
INITIAL ISSUE	JM/OH	JH	OH	OH	06.02.26											FOR APPROVAL		0 10 20 30 40 50 60 70 80 SCALE 1:1000 (A1) HORIZONTAL SCALE 1:2000 (A3)		 © 2023 Egis Consulting Pty Ltd www.egis-group.com		AVID RESIDENTIAL GROUP PTY LTD AVID		341 BELLMERE ROAD BELLMERE DEVELOPMENT APPLICATION 2		ROADWORKS LONGITUDINAL SECTION ACCESS 18 & 19	
																APPROVED		0 1 2 3 4 5 6 7 8 SCALE 1:100 (A1) VERTICAL SCALE 1:2000 (A3)						PROJECT No. DRAWING No. REVISION			
																BY: OLIVER HARTIGAN RPEQ NO: 27508											
																SIGN: DATE: 06.02.26											
																								25-1004712 DA2-043 -			

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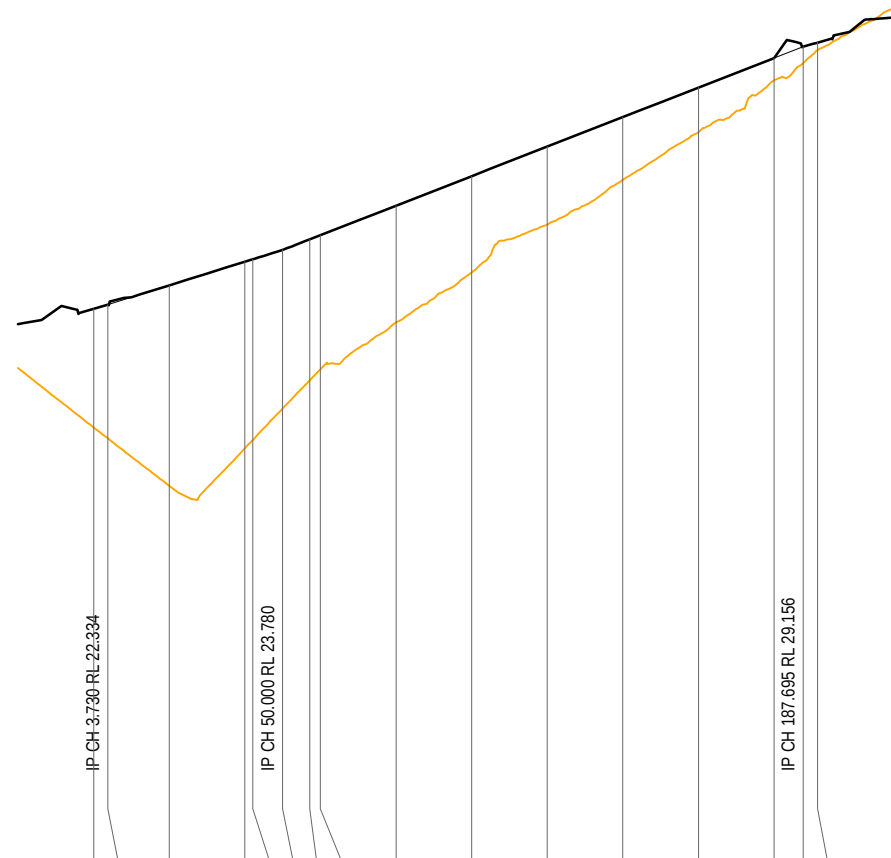


DATUM R.L.5.000

ROAD GRADING	3.00%		4.08%		3.01%	
CUT (-) \ FILL (+)		3.496	3.367	2.738	2.187	1.329
LHS LIP LEVEL	19.064	19.111	19.602	20.417	21.233	22.049
RHS LIP LEVEL	19.052	19.602	20.417	21.233	22.049	22.864
DESIGN	18.938	19.050	19.714	20.529	21.345	22.160
EXISTING SURFACE	15.555	16.346	17.792	19.158	20.832	22.043
CHAINAGES	0.000	3.730	20.000	40.000	60.000	80.000
HORIZONTAL ALIGNMENT						

HORIZ SCALE: 1000
VERTICAL SCALE: 100

ACCESS 20

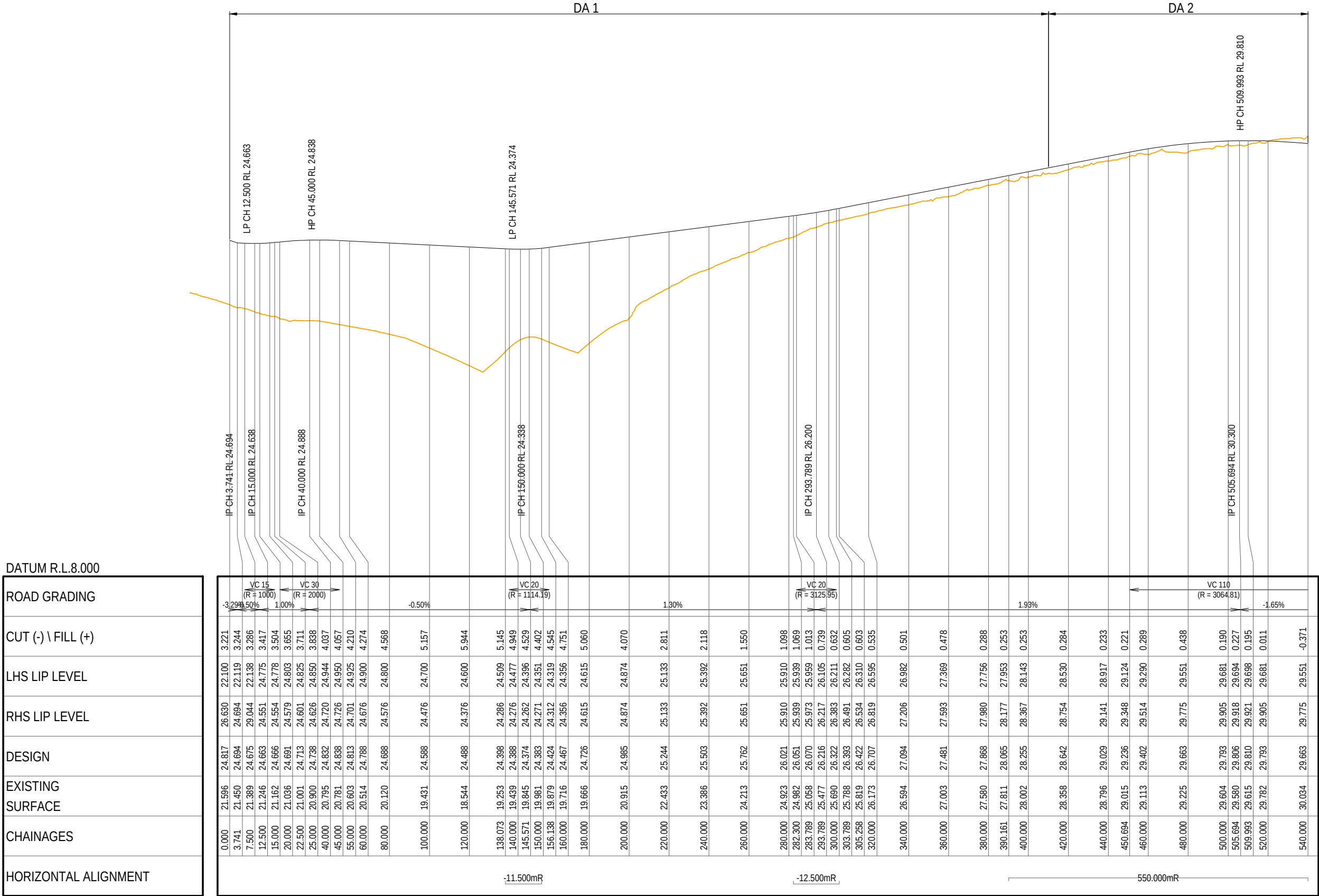


DATUM R.L.7.000

ROAD GRADING	3.00%		3.13%		3.90%	
CUT (-) \ FILL (+)		3.536	5.297	4.935	4.780	4.189
LHS LIP LEVEL	22.966	22.997	22.731	23.356	23.421	23.668
RHS LIP LEVEL	21.926	22.181	22.731	23.356	23.421	23.668
DESIGN	22.222	22.334	22.842	23.467	23.780	24.061
EXISTING SURFACE	18.798	17.546	18.533	18.753	19.591	20.338
CHAINAGES	0.000	3.730	20.000	40.000	50.000	60.000
HORIZONTAL ALIGNMENT						

HORIZ SCALE: 1000
VERTICAL SCALE: 100

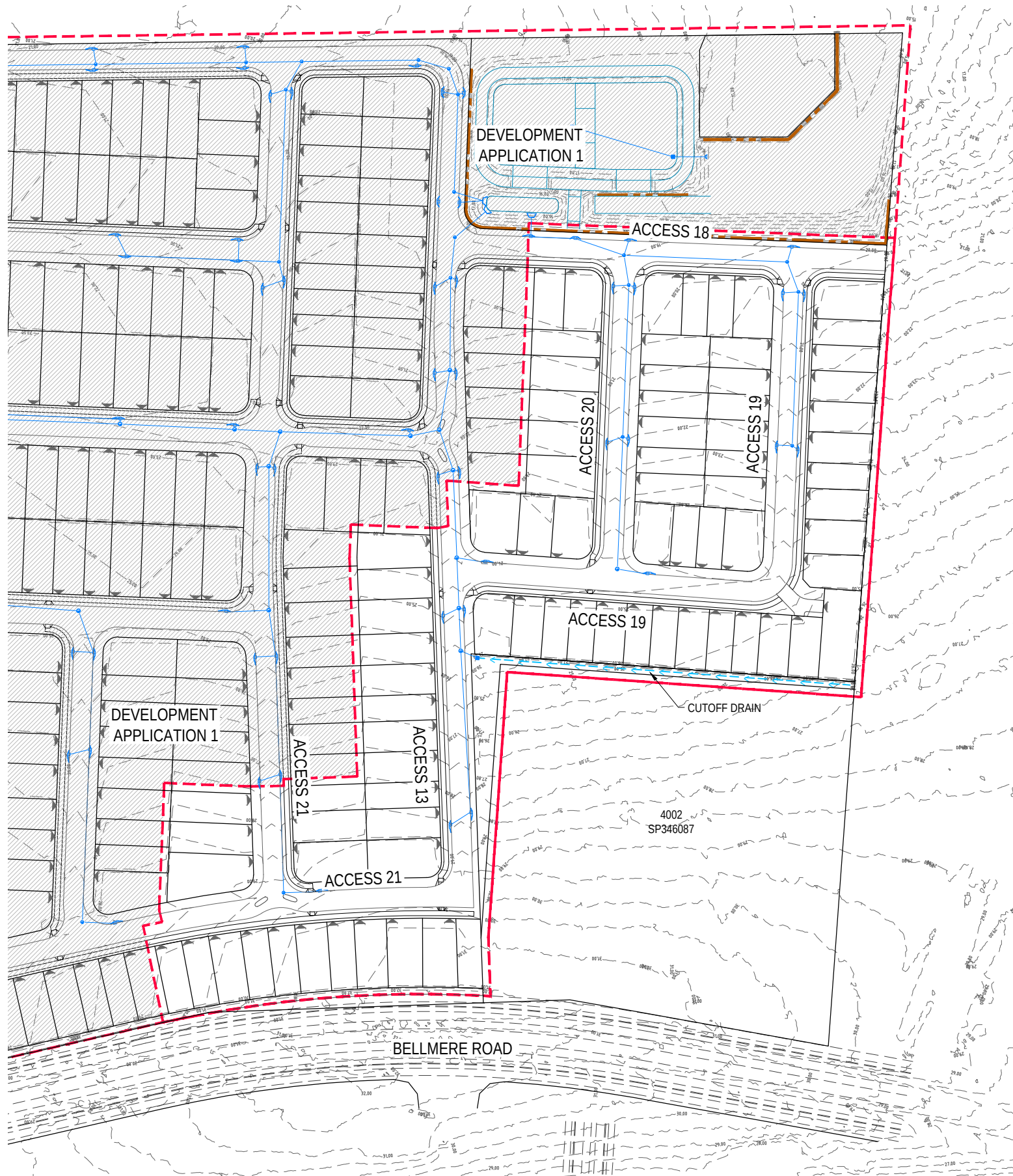
ACCESS 21



ACCESS 22

INITIAL ISSUE	DES JM/OH	DRN JH	CHK OH	APP OH	DATE 06.02.26	AMENDMENT DETAILS		STATUS		SCALE		 © 2023 Egis Consulting Pty Ltd www.egis-group.com	CLIENT AVID RESIDENTIAL GROUP PTY LTD AVID	PROJECT 341 BELLMERE ROAD BELLMERE DEVELOPMENT APPLICATION 2	DRAWING TITLE																																		
<table><tr><td colspan="3">FOR APPROVAL</td></tr><tr><td colspan="3">APPROVED</td></tr><tr><td>BY: OLIVER HARTIGAN</td><td colspan="2">RPEQ NO: 27508</td></tr><tr><td colspan="6">SIGN:</td><td colspan="2">DATE: 06.02.26</td><td colspan="3">HORIZONTAL SCALE 1:100 (A1) SCALE 1:2000 (A3)</td><td colspan="3">ROADWORKS LONGITUDINAL SECTION ACCESS 22</td></tr><tr><td colspan="6">VERTICAL SCALE 1:100 (A1) SCALE 1:2000 (A3)</td><td colspan="3">550.000mR</td><td colspan="3">PROJECT No. 25-1004712</td><td colspan="2">DRAWING No. DA2-045</td><td>REVISION -</td></tr></table>						FOR APPROVAL			APPROVED						BY: OLIVER HARTIGAN	RPEQ NO: 27508		SIGN:						DATE: 06.02.26		HORIZONTAL SCALE 1:100 (A1) SCALE 1:2000 (A3)			ROADWORKS LONGITUDINAL SECTION ACCESS 22			VERTICAL SCALE 1:100 (A1) SCALE 1:2000 (A3)						550.000mR			PROJECT No. 25-1004712			DRAWING No. DA2-045		REVISION -	REVISION		
						FOR APPROVAL																																											
						APPROVED																																											
BY: OLIVER HARTIGAN	RPEQ NO: 27508																																																
SIGN:						DATE: 06.02.26		HORIZONTAL SCALE 1:100 (A1) SCALE 1:2000 (A3)			ROADWORKS LONGITUDINAL SECTION ACCESS 22																																						
VERTICAL SCALE 1:100 (A1) SCALE 1:2000 (A3)						550.000mR			PROJECT No. 25-1004712			DRAWING No. DA2-045		REVISION -																																			
25-1004712			DA2-045		-																																												

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LEGEND

- DEVELOPMENT APPLICATION BOUNDARY
- PROPOSED FINISHED SURFACE CONTOURS
- PROPOSED STORMWATER LINE/KERB INLETS/MANHOLES
- PROPOSED BIO BASIN (END OF LINE)
- PROPOSED RETAININGWALL (ROCK/BOULDER) AND HEIGHTS
- SERVICES SHOWN WITHN FORM PART OF SEPERATE DEVELOPMENT APPLICATION AS NOTED

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.

INITIAL						STATUS		SCALE		CLIENT		PROJECT		DRAWING TITLE	
DES	DRN	CHK	APP	DATE	AMENDMENT DETAILS	FOR APPROVAL		0 10 20 30 40 50 60 70 80		AVID RESIDENTIAL GROUP PTY LTD		341 BELLMERE ROAD BELLMERE		STORMWATER LAYOUT PLAN	
JM/OH	JH	OH	OH	06.02.26		APPROVED		SCALE 1:1000 (A1)		AVID		DEVELOPMENT APPLICATION 2		PROJECT No. DRAWING No. REVISION	
						BY: OLIVER HARTIGAN RPEQ NO: 27508		SCALE 1:2000 (A3)		www.egis-group.com				25-1004712 DA2-050	
						SIGN: DATE: 06.02.26									

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Q100 = 15cumecs
Q3month = 1.5cumecs



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)
- SERVICES SHOWN WITHN FORM PART OF SEPERATE DEVELOPMENT APPLICATION AS NOTED

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

AMENDMENT DETAILS						STATUS		SCALE		CLIENT		PROJECT		DRAWING TITLE		
INITIAL ISSUE	DES JM/OH	DRN JH	CHK OH	APP OH	DATE 06.02.26	FOR APPROVAL				 © 2023 Egis Consulting Pty Ltd www.egis-group.com	AVID RESIDENTIAL GROUP PTY LTD 	341 BELLMERE ROAD BELLMERE DEVELOPMENT APPLICATION 2	OVERALL SERVICES LAYOUT PLAN			
						APPROVED							PROJECT No. DRAWING No. REVISION			
						BY: OLIVER HARTIGAN RPEQ NO: 27508							25-1004712 DA2-060 -			
						SIGN: DATE: 06.02.26										

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