

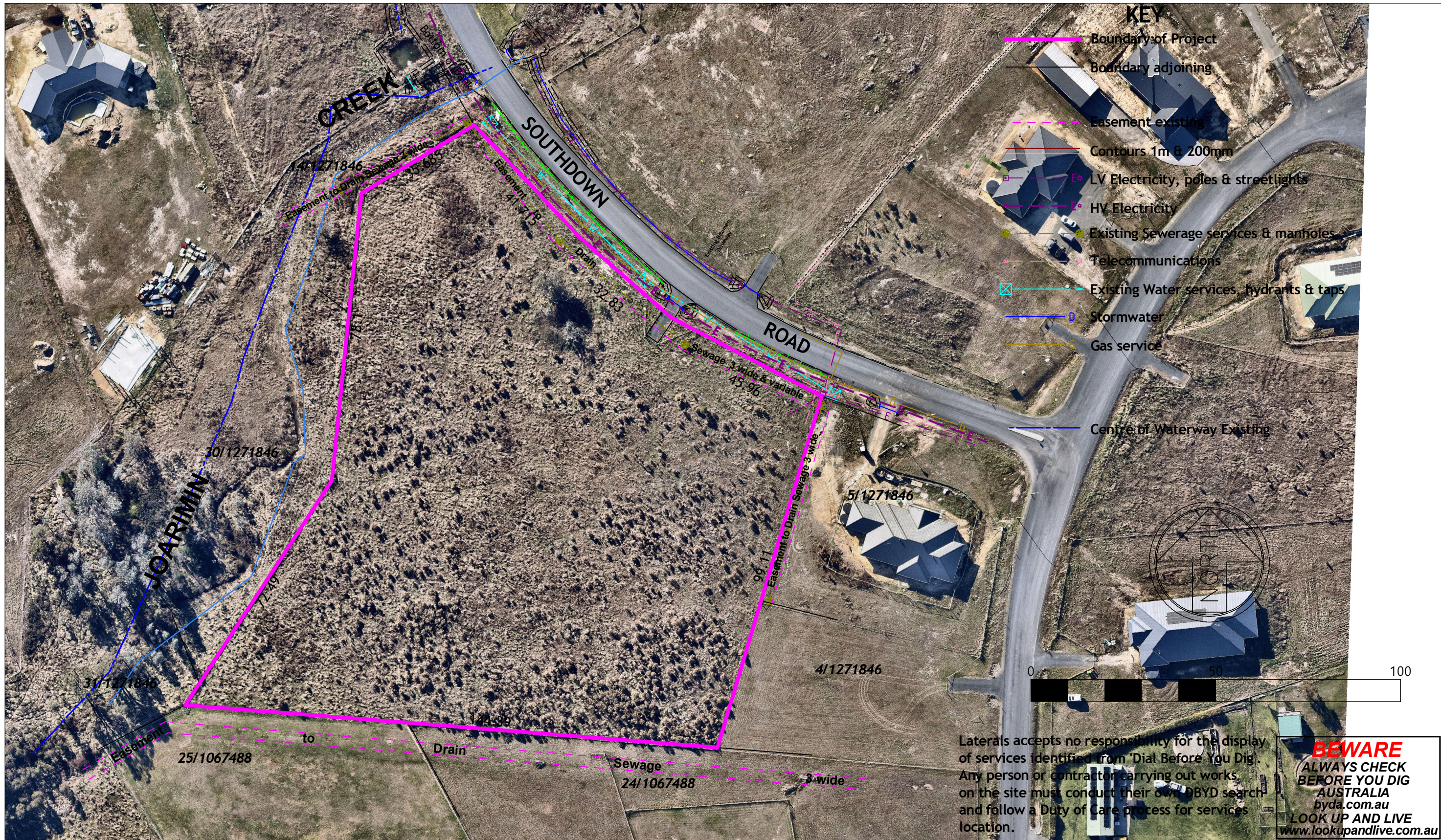
**NOTES:**

- Survey by Southern Cross Consulting Surveyors.

**PLAN**  
Showing Proposed Subdivision  
Lot 11 DP 1271846  
11 Southdown Road, Marulan  
Scale 1:1000 on A3

*Laterals Planning*  
1st Floor, 213 Auburn Street (PO Box 1326)  
Goulburn NSW 2580  
Phone: 02 4821 0973 Fax 02 3821 0973 48  
Johns River Road, Johns River NSW 2443  
Mobile: 0427 210 973

Sheet No: 1  
No of Sheets: 8  
Date: 16 August 2023  
**PLAN NO:2301**  
**EXISTING SITE**  
**TOPOGRAPHIC DETAIL**



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**NOTES:**  
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 2. Aerial photography from Near Map 22 May 2023.

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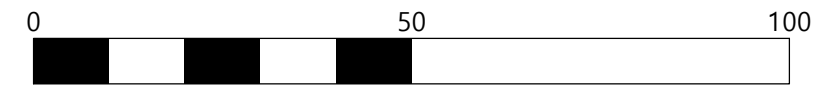
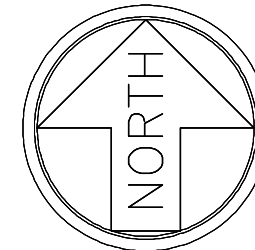
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**PLAN NO:2301**  
**EXISTING SITE**  
**AERIAL PHOTOGRAPH**

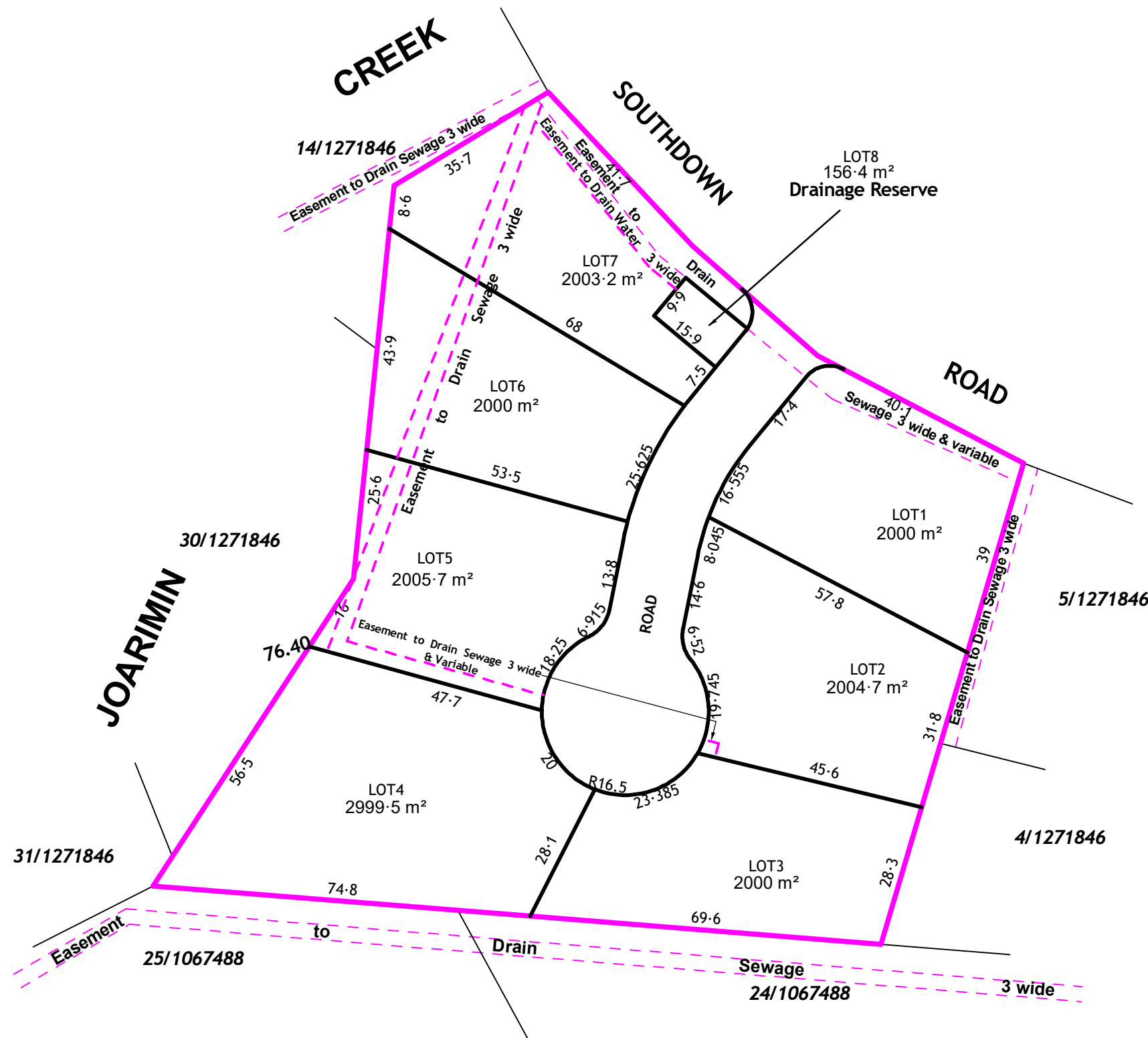
**KEY**

-  Boundary of Project
-  Boundary adjoining
-  Boundary of Subdivision
-  Easement existing

 Easements Proposed



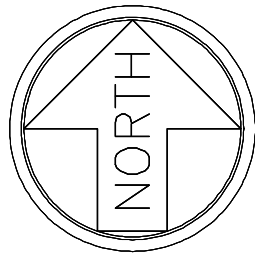
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Sheet No: 3  
 No of Sheets: 8  
 Date: 17 JANUARY 2024  
**PLAN NO:2301**  
**SUBDIVISION PLAN**

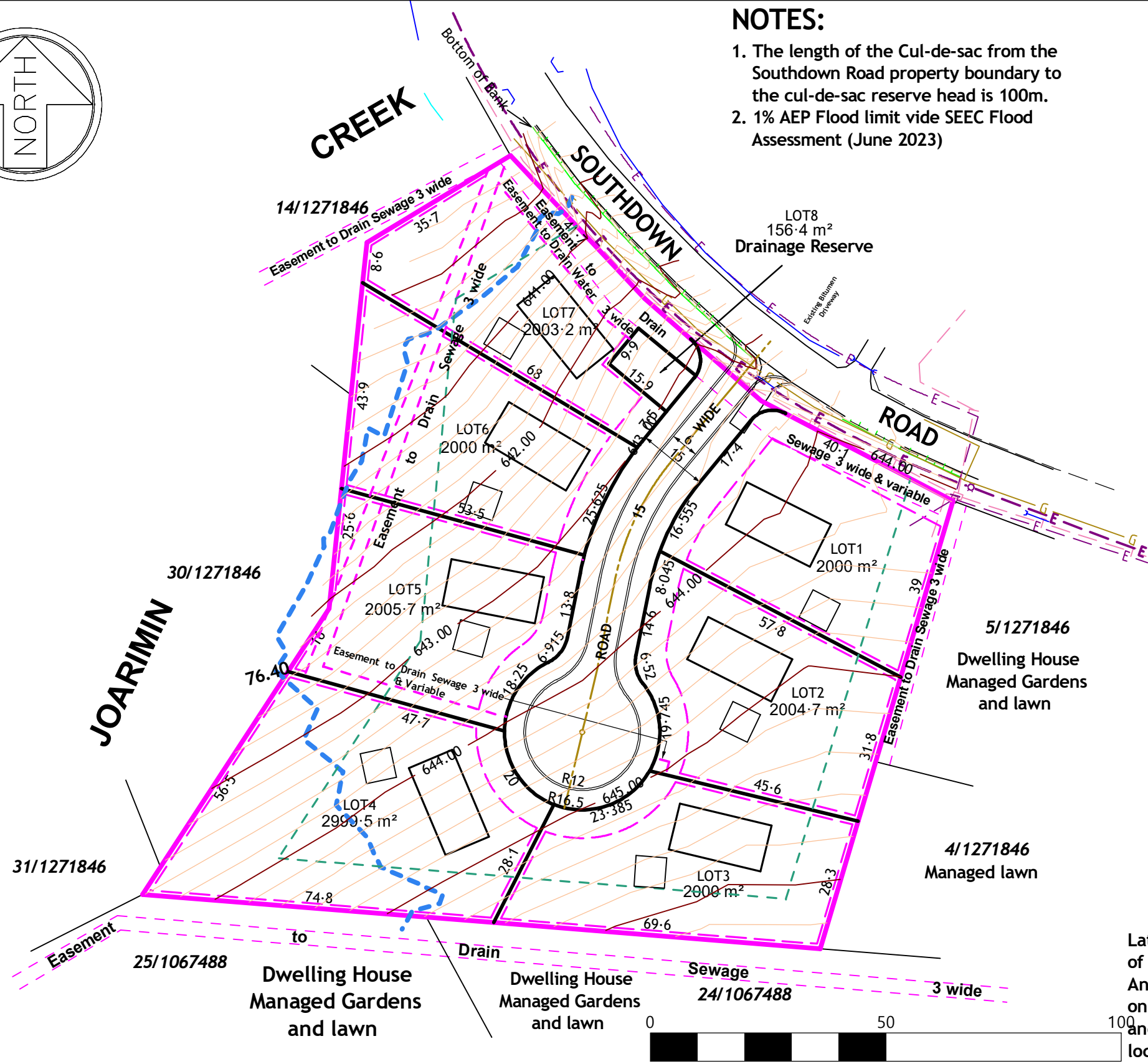


**NOTES:**

1. The length of the Cul-de-sac from the Southdown Road property boundary to the cul-de-sac reserve head is 100m.
2. 1% AEP Flood limit vide SEEC Flood Assessment (June 2023)

**KEY**

- Boundary of Project
- Boundary adjoining
- Boundary of Subdivision
- - - - Easement existing
- Contours 1m & 200mm
- E\* LV Electricity, poles & streetlights
- E\* HV Electricity
- T Telecommunications
- D Stormwater
- G Gas service
- - - - Easements Proposed
- - - - Flood Level - 1% (vide SEEC)
- - - - Front Setback 6m (vide DCP 6.8.3)
- Building Envelope (200 sqm)
- Shed 6.5m x 6.5m
- - - - Bushfire APZ Setback



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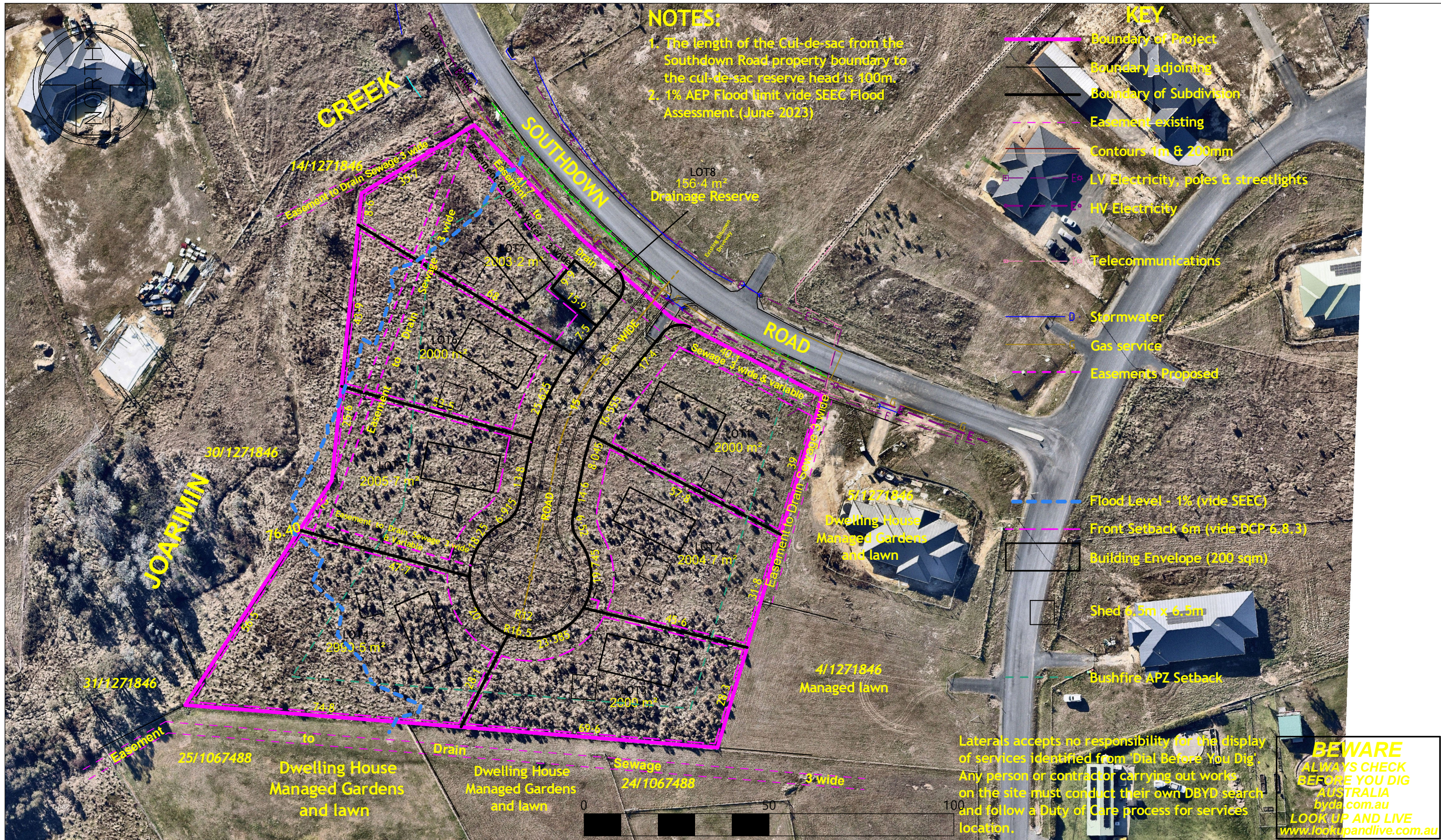
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Sheet No: 4  
 No of Sheets: 8  
 Date: 17 January 2024  
**PLAN NO:2301**  
**SUBDIVISION PLAN**  
**TOPOGRAPHIC DETAIL**



**NOTES:**

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**KEY**

- Boundary of Project
- Boundary adjoining
- Boundary of Subdivision
- - - Easement-existing
- - - Contours 1m & 200mm
- - - LV Electricity, poles & streetlights
- - - HV Electricity
- - - Telecommunications
- Stormwater
- Gas service
- - - Easements Proposed

- - - Flood Level - 1% (vide SEEC)
- - - Front Setback 6m (vide DCP 6.8.3)
- - - Building Envelope (200 sqm)
- - - Shed 6.5m x 6.5m
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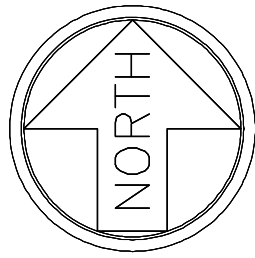
**NOTES:**  
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Sheet No: 5  
No of Sheets: 8  
Date: 17 January 2024  
**PLAN NO:2301**  
**SUBDIVISION PLAN**  
**AERIAL PHOTOGRAPH**

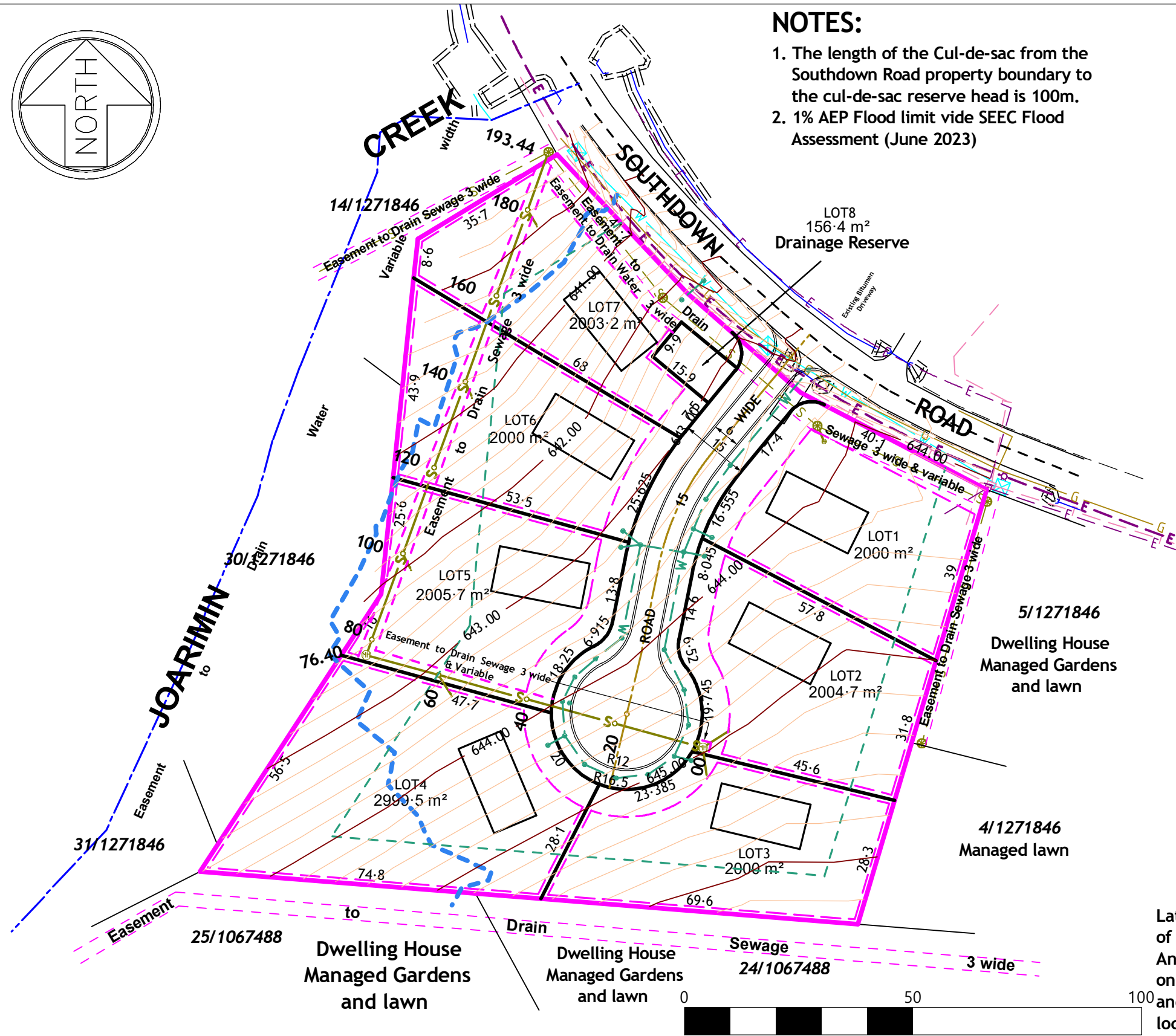


**NOTES:**

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**KEY**

- Boundary of Project
- Boundary adjoining
- Boundary of Subdivision
- - - - Easement existing
- Contours 1m & 200mm
- E\* LV Electricity, poles & streetlights
- E\* HV Electricity
- S Existing Sewerage services & manholes
- T Telecommunications
- W Existing Water services, hydrants & taps
- D Stormwater
- G Gas service
- - - - Easements Proposed
- S Sewerage Proposed & Manholes
- D Centre of Waterway Existing
- W Water Main proposed and Water Meter
- - - - Flood Level - 1% (vide SEEC)
- - - - Front Setback 6m (vide DCP 6.8.3)
- Building Envelope (200 sqm)
- - - - Bushfire APZ Setback



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Showing Proposed Subdivision  
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Sheet No: 6

No of Sheets: 8

Date: 17 January 2024

PLAN NO:2301  
 SERVICES PLAN  
 WATER & SEWERAGE

# LANDSCAPING

## Eucalyptus cinerea



Eucalyptus cinerea is a tree that typically grows to a height of 15-30m tall and forms a lygnotuber. It has thick, fibrous, reddish brown to grey brown, longitudinally fissured bark on the trunk to the small branches.

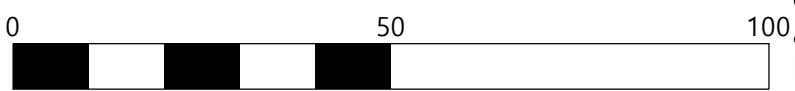
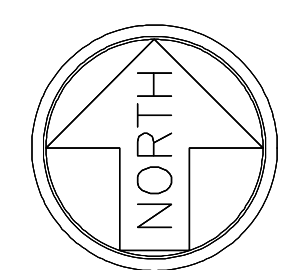
Flowering occurs between May and November and the flowers are white. The fruit is a woody, conical to bell-shaped capsule 4-7mm long and 5-9mm wide with the valves level with the rim or slightly beyond.

# NOTES:

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# KEY

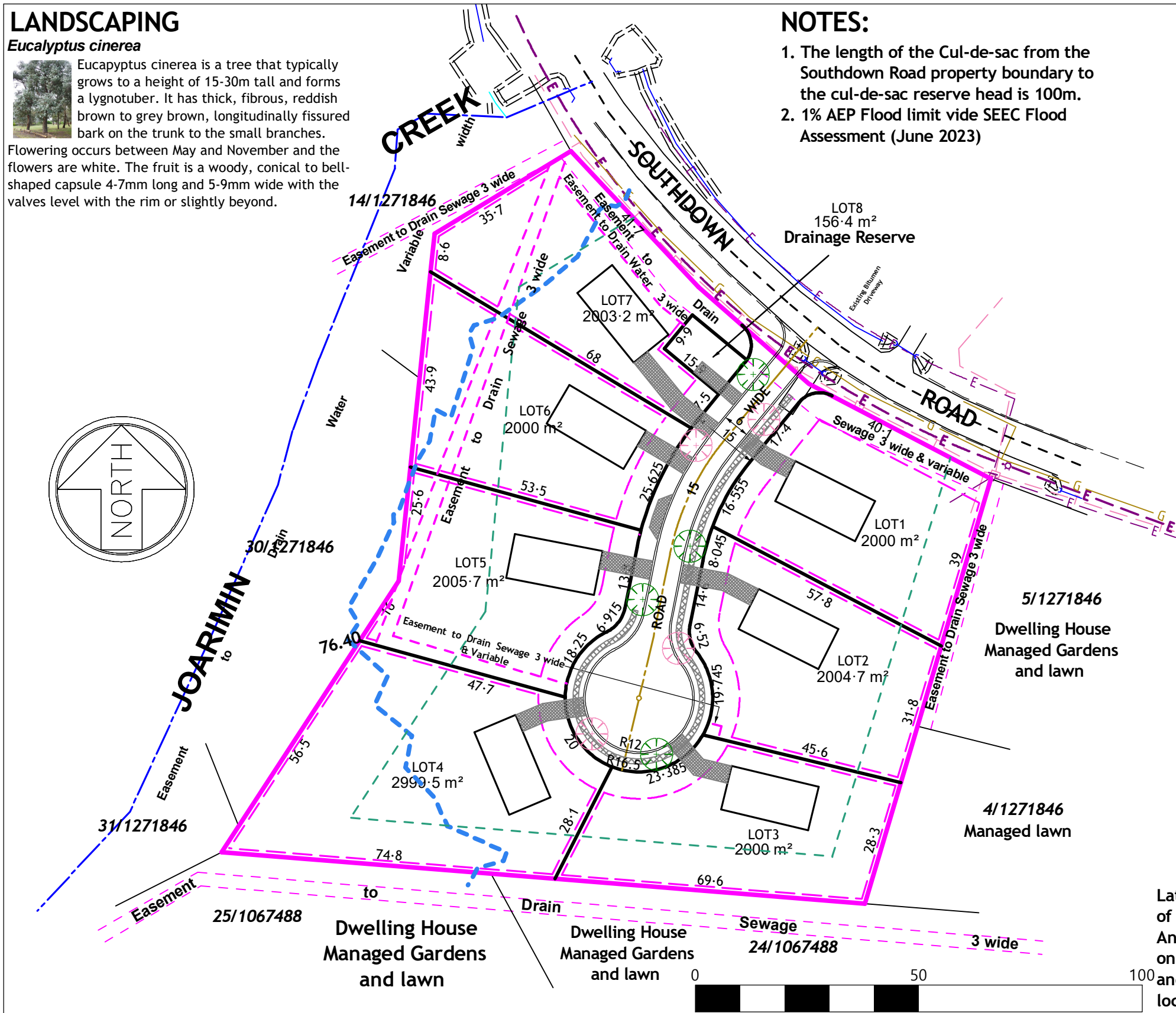
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- Easement existing
- Contours 1m & 200mm
- LV Electricity, poles & streetlights
- HV Electricity
- Telecommunications
- D Stormwater
- G Gas service
- Easements Proposed
- Centre of Waterway Existing
- Flood Level - 1% (vide SEEC)
- Front Setback 6m (vide DCP 6.8.3)
- Building Envelope (200 sqm)
- Footpath 1.2m wide
- Driveway (4m wide vide Vehicle Crossing Plan SD-R 07) & Road Verge Parking (2.5m x 6.5m plus splay)
- Bushfire APZ Setback
- Street trees (Manchurian Pear & Kurrajong)



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Sheet No: 7  
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Date: 17 January 2024  
PLAN NO:2301  
LANDSCAPE PLAN  
DRIVEWAYS & PATHWAY

**General Specification: Sewerage Works**

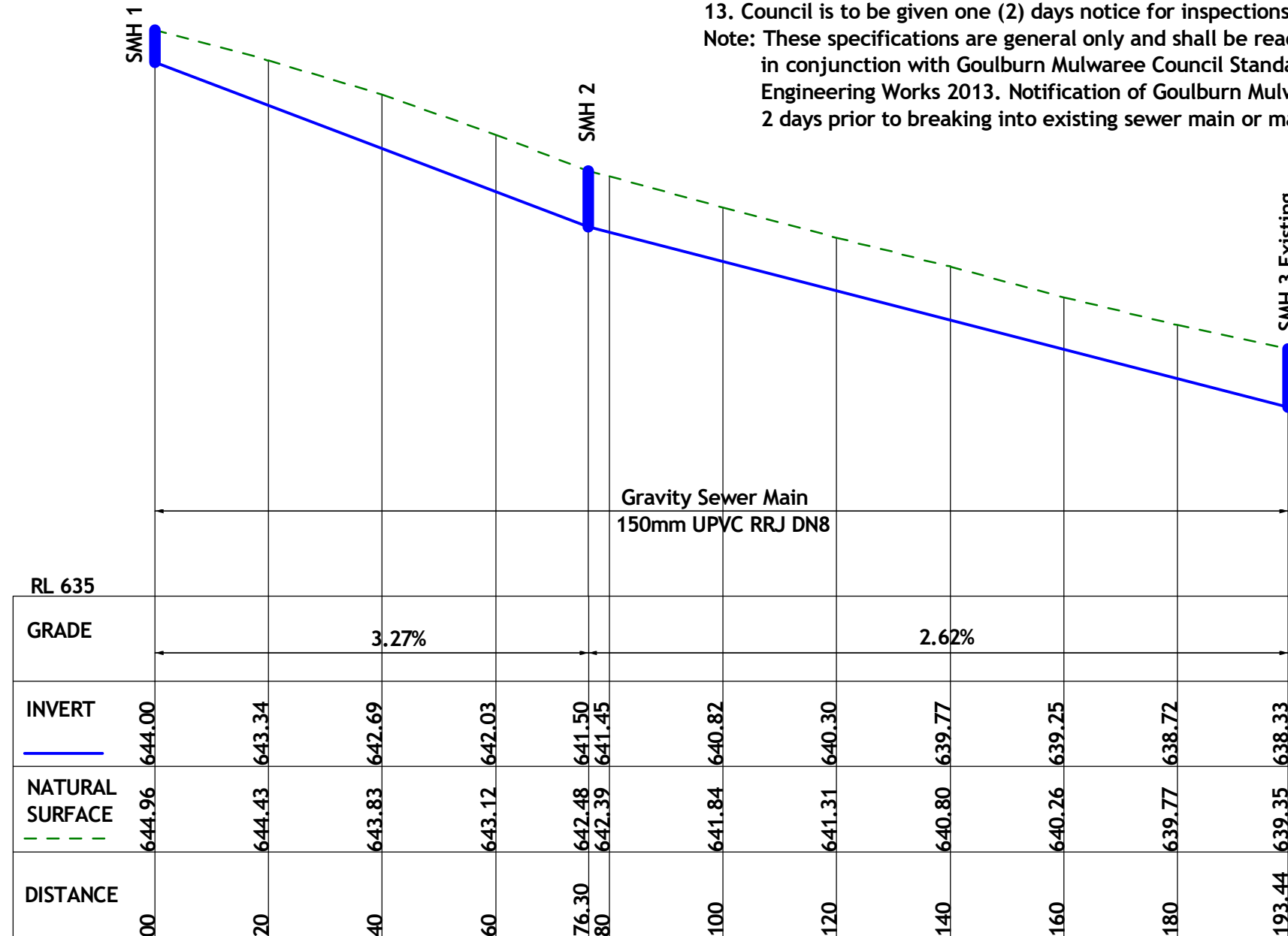
1. All sewer works to be of UPVC and have a minimum length of 3m.
2. All sewer works to be of 150mm UPVC RRJ DN8, min. length 3m.
3. All sewer manholes within the road reserve to be HTR.
4. All laying of gravitation sewers and rising mains shall be in accordance with Sewerage Code of Australia.
5. Trench stops shall be installed for gradient 5% - 14% as per Sewerage Code of Australia.
6. Trench stops and bulkheads are to be located and recessed in accordance with the Sewerage Code of Australia.

7. All sewer manhole covers in areas prone to flood inundation shall be GATIC or approved water tight covers.
8. All concrete anchor and thrust blocks are to be constructed in accordance with Goulburn Mulwaree Council Engineering Standards for water and sewerage construction.
9. Sewer mains shall be tested as per Sewerage Code of Australia.
10. Sewer manholes shall be vacuum tested as per Sewerage Code of Australia.
11. Contractors shall comply with the requirements of the Workcover authority (4472-5544) in regard to all excavation greater than 1.5m in depth.
12. Council is to be given 7 working days notice in writing before any construction starts in accordance with Clause 4.1 of General Conditions.
13. Council is to be given one (2) days notice for inspections.

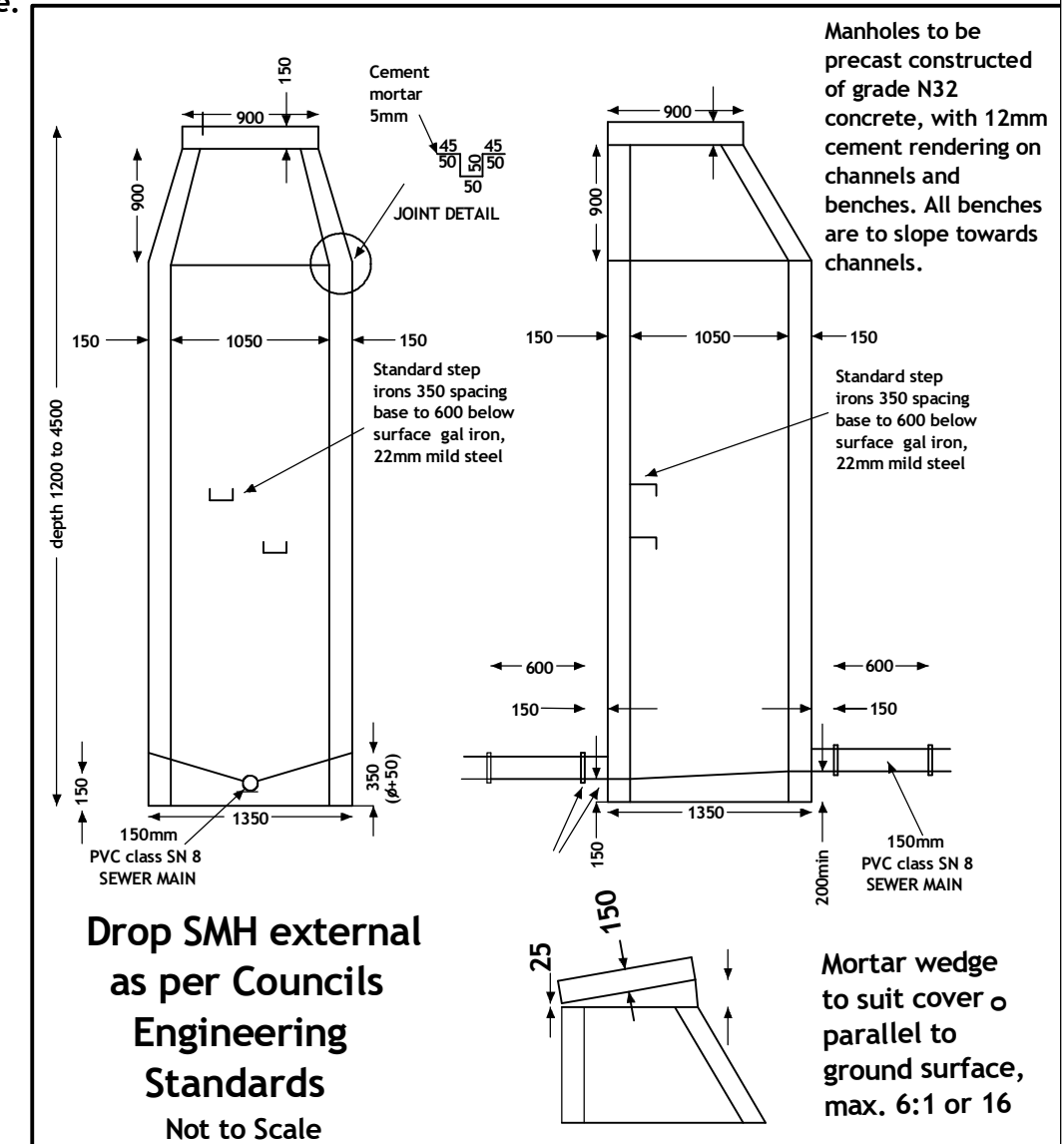
Note: These specifications are general only and shall be read and applied in conjunction with Goulburn Mulwaree Council Standards for Engineering Works 2013. Notification of Goulburn Mulwaree Council 2 days prior to breaking into existing sewer main or manhole.

**Notes**

1. Sewer reticulation shall be designed to satisfy hydraulic requirements. All sewer reticulation mains shall be with PVC class SN8 with a minimum diameter of 150mm.
2. All reticulation sewer mains shall be laid in accordance with the Sewerage Code of Australia.
3. Trench stops/concrete bulkheads shall be installed for mains design for 5% and above as per the Sewerage Code of Australia.
4. Sewerage mains shall be tested with air pressure as per approved methods and sewerage manholes shall be vacuum tested as per approved methods.
5. Sewer connections to existing sewer manholes shall be carried out by a licensed plumber in accordance with Council requirements.



**SEWER LONGITUDINAL SECTION**



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Scale on A3 Horizontal 1:1000  
Vertical 1:100

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Sheet No: 8  
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PLAN NO:2301  
SEWER DESIGN DETAILS

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