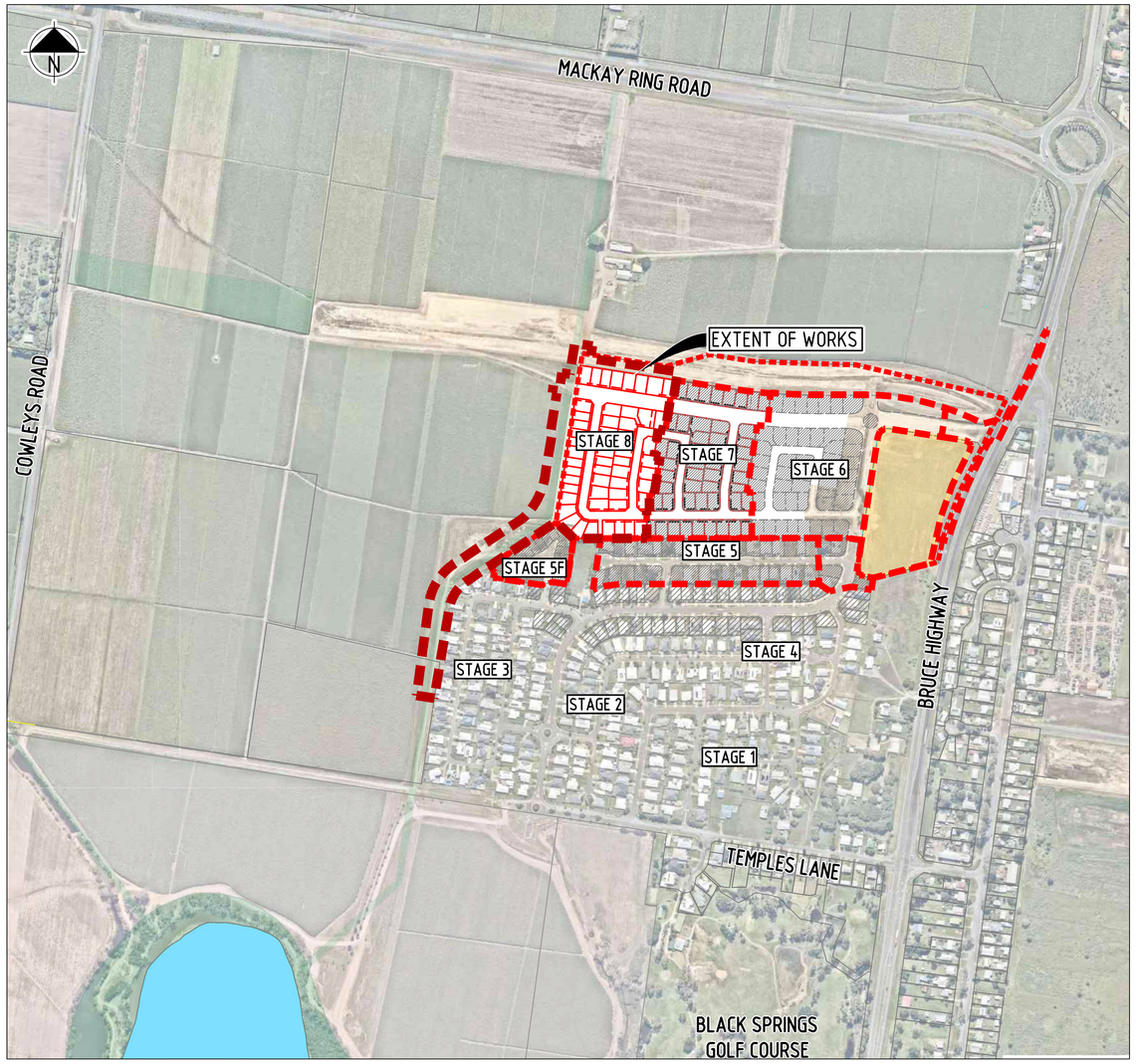
OORALEA WATERS STAGE 8
AT OORALEA, BAKERS CREEK (LOT 599 ON SP323976)
PROPERTY DEVELOPMENT
CIVIL WORKS



LOCALITY MAP
SCALE 1:5000

DRAWING INDEX

DRAWING No.	DRAWING TITLE
2319-STG8-C001	COVER SHEET, LOCALITY MAP AND DRAWING INDEX
2319-STG8-C002	OVERALL CIVIL WORKS LAYOUT PLAN
2319-STG8-C003	EXISTING SITE FEATURES LAYOUT PLAN
2319-STG8-C011	DEVELOPMENT STAGING LAYOUT PLAN
2319-STG8-C021	GENERAL ARRANGEMENT LAYOUT PLAN (SHEET 1 OF 2)
2319-STG8-C022	GENERAL ARRANGEMENT LAYOUT PLAN (SHEET 2 OF 2)
2319-STG8-C031	EARTHWORKS LAYOUT PLAN (SHEET 1 OF 2)
2319-STG8-C032	EARTHWORKS LAYOUT PLAN (SHEET 2 OF 2)
2319-STG8-C041	COMBINED SERVICES LAYOUT PLAN (SHEET 1 OF 2)
2319-STG8-C042	COMBINED SERVICES LAYOUT PLAN (SHEET 2 OF 2)
2319-STG8-C051	ROADWORKS LAYOUT PLAN (SHEET 1 OF 2)
2319-STG8-C052	ROADWORKS LAYOUT PLAN (SHEET 2 OF 2)
2319-STG8-C061	ROADWORKS TYPICAL CROSS SECTIONS (SHEET 1 OF 1)
2319-STG8-C071	PAVEMENT LAYOUT PLAN AND PAVEMENT DETAILS (SHEET 1 OF 2)
2319-STG8-C072	PAVEMENT LAYOUT PLAN AND PAVEMENT DETAILS (SHEET 2 OF 2)
2319-STG8-C081	INTERSECTION SETOUT DETAILS
2319-STG8-C101	WATERS BOULEVARD TEMPORARY TURN AROUND SETOUT DETAILS
2319-STG8-C121	LONGITUDINAL SECTIONS PEPPERBERRY DRIVE & WATERS BOULEVARD AND CONTROL LINE SETOUT DETAILS
2319-STG8-C122	LONGITUDINAL SECTION DAISY CRESCENT AND CONTROL LINE SETOUT DETAILS
2319-STG8-C131	CONTROL LINE - PEPPERBERRY DRIVE CROSS SECTIONS (SHEET 1 OF 5)
2319-STG8-C132	CONTROL LINE - PEPPERBERRY DRIVE CROSS SECTIONS (SHEET 2 OF 5)
2319-STG8-C133	CONTROL LINE - PEPPERBERRY DRIVE CROSS SECTIONS (SHEET 3 OF 5)
2319-STG8-C134	CONTROL LINE - PEPPERBERRY DRIVE CROSS SECTIONS (SHEET 4 OF 5)
2319-STG8-C135	CONTROL LINE - PEPPERBERRY DRIVE CROSS SECTIONS (SHEET 5 OF 5)
2319-STG8-C141	CONTROL LINE - WATERS BOULEVARD CROSS SECTIONS (SHEET 1 OF 3)
2319-STG8-C142	CONTROL LINE - WATERS BOULEVARD CROSS SECTIONS (SHEET 2 OF 3)
2319-STG8-C143	CONTROL LINE - WATERS BOULEVARD CROSS SECTIONS (SHEET 3 OF 3)
2319-STG8-C151	CONTROL LINE - DAISY CRESCENT CROSS SECTIONS (SHEET 1 OF 3)
2319-STG8-C152	CONTROL LINE - DAISY CRESCENT CROSS SECTIONS (SHEET 2 OF 3)
2319-STG8-C153	CONTROL LINE - DAISY CRESCENT CROSS SECTIONS (SHEET 3 OF 3)

DRAWING INDEX

DRAWING No.	DRAWING TITLE
2319-STG8-C171	STORMWATER LAYOUT PLAN (SHEET 1 OF 2)
2319-STG8-C172	STORMWATER LAYOUT PLAN (SHEET 2 OF 2)
2319-STG8-C181	STORMWATER STRUCTURE SETOUT TABLES
2319-STG8-C211	STORMWATER LONGITUDINAL SECTIONS (SHEET 1 OF 6)
2319-STG8-C212	STORMWATER LONGITUDINAL SECTIONS (SHEET 2 OF 6)
2319-STG8-C213	STORMWATER LONGITUDINAL SECTIONS (SHEET 3 OF 6)
2319-STG8-C217	STORMWATER STRUCTURE DETAILS (SHEET 1 OF 3)
2319-STG8-C218	STORMWATER STRUCTURE DETAILS (SHEET 2 OF 3)
2319-STG8-C219	STORMWATER STRUCTURE DETAILS (SHEET 3 OF 3)
2319-STG8-C231	STORMWATER CATCHMENT LAYOUT PLAN (SHEET 1 OF 2)
2319-STG8-C232	STORMWATER CATCHMENT LAYOUT PLAN (SHEET 2 OF 2)
2319-STG8-C241	STORMWATER CALCULATION TABLE (SHEET 1 OF 2)
2319-STG8-C242	STORMWATER CALCULATION TABLE (SHEET 2 OF 2)
2319-STG8-C243	BIO RETENTION BASIN LAYOUT PLAN
2319-STG8-C244	BIO RETENTION BASIN SECTIONS
2319-STG8-C245	BIO RETENTION BASIN STANDARD NOTES AND DETAILS
2319-STG8-C251	SEWER RETICULATION LAYOUT PLAN (SHEET 1 OF 2)
2319-STG8-C252	SEWER RETICULATION LAYOUT PLAN (SHEET 2 OF 2)
2319-STG8-C261	SEWER RETICULATION LONGITUDINAL SECTIONS (SHEET 1 OF 2)
2319-STG8-C262	SEWER RETICULATION LONGITUDINAL SECTIONS (SHEET 2 OF 2)
2319-STG8-C271	WATER RETICULATION LAYOUT PLAN (SHEET 1 OF 2)
2319-STG8-C272	WATER RETICULATION LAYOUT PLAN (SHEET 2 OF 2)
2319-STG8-C273	HYDRANT COVERAGE AREA LAYOUT PLAN (SHEET 1 OF 2)
2319-STG8-C274	HYDRANT COVERAGE AREA LAYOUT PLAN (SHEET 2 OF 2)
2319-STG8-C281	STREET TREE LAYOUT PLAN (SHEET 1 OF 2)
2319-STG8-C282	STREET TREE LAYOUT PLAN (SHEET 2 OF 2)
2319-STG8-C292	EROSION AND SEDIMENT CONTROL LAYOUT PLAN (SHEET 1 OF 2)
2319-STG8-C293	EROSION AND SEDIMENT CONTROL LAYOUT PLAN (SHEET 2 OF 2)
2319-STG8-C301	SIGNAGE AND LINEMARKING LAYOUT PLAN AND SETOUT (SHEET 1 OF 2)
2319-STG8-C302	SIGNAGE AND LINEMARKING LAYOUT PLAN AND SETOUT (SHEET 2 OF 2)

FOR APPROVAL
24 Jul 2025

REV	REVISION DETAILS	DATE	APPR
C	ISSUED FOR APPROVAL	24.07.25	
B	ISSUED FOR APPROVAL	11.07.25	
A	ISSUED FOR APPROVAL	27.02.25	

SCALE 1:5000 0 50 100 150 200m

SIG GROUP

DYKMAN CONSULTING

Certified System
Quality ISO 9001
SAI GLOBAL

APPROVAL
RPEQ SIGNATURE
7198
RPEQ No
27.02.25
DATE

DRAWN	DESIGNED	CHECKED
J.A.	A.D.	M.D.

OORALEA WATERS STAGE 8 AT OORALEA, BAKERS CREEK PROPERTY DEVELOPMENT

COVER SHEET, LOCALITY MAP AND DRAWING INDEX

ISSUE: ISSUE FOR APPROVAL
PROJECT No: 2319
DRAWING No: 2319-STG8-C001
REV: C

CAD FILENAME: C:\12d\data\DykmanSYN\2319 - The Waters Ooralea_23802 DES\022 DC Des\CAD - Stage 8 (Active)\DRG\2319-STG8-C001.dwg Plot Date: 24 Jul, 2025

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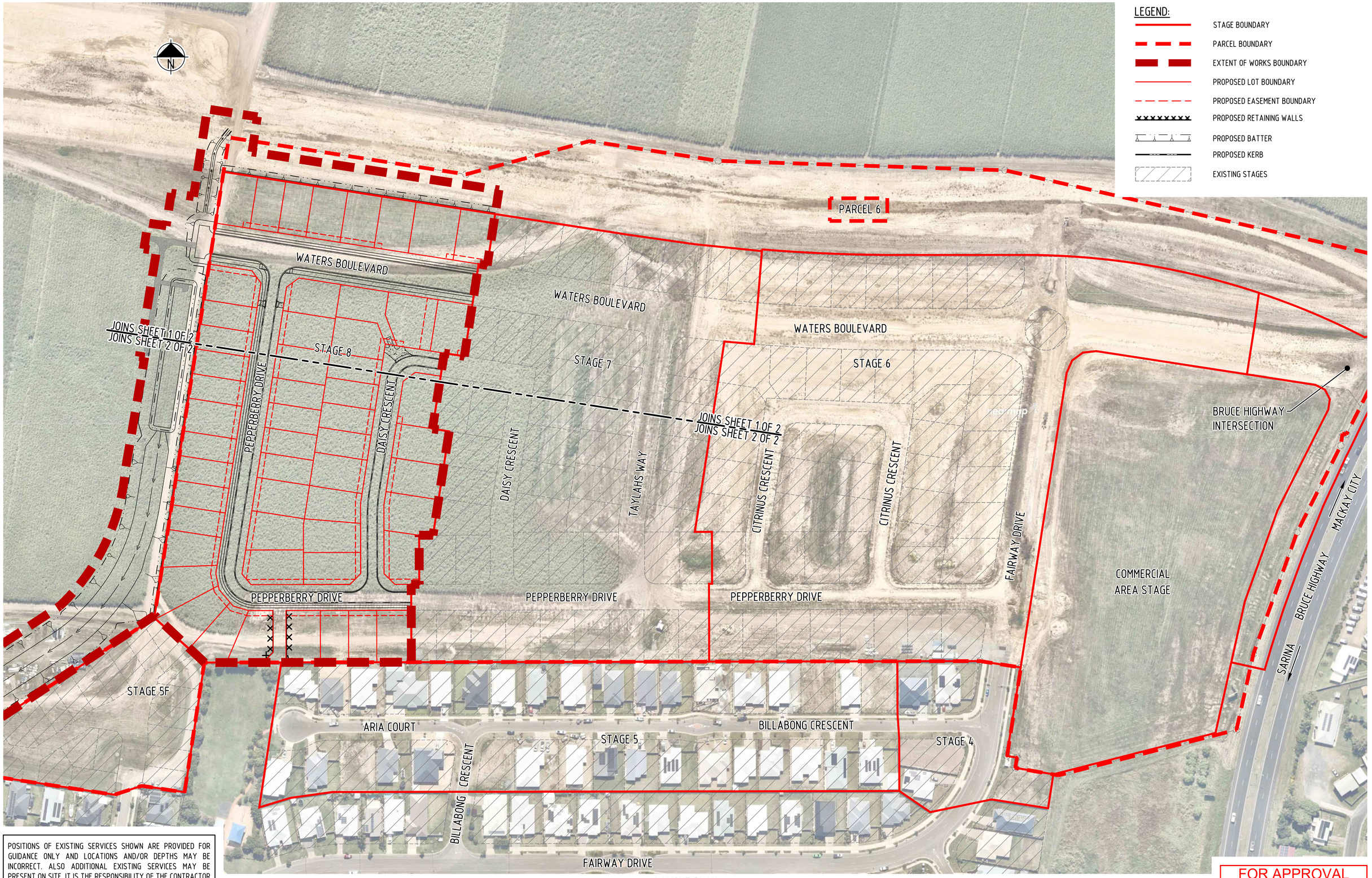


POSITIONS OF EXISTING SERVICES SHOWN ARE PROVIDED FOR GUIDANCE ONLY AND LOCATIONS AND/OR DEPTHS MAY BE INCORRECT. ALSO ADDITIONAL EXISTING SERVICES MAY BE PRESENT ON SITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE POSITION OF ALL EXISTING SERVICES ON SITE.

LAYOUT PLAN
SCALE 1:1000

FOR APPROVAL
24 Jul 2025

REV	REVISION DETAILS	DATE	APPR
C	ISSUED FOR APPROVAL	24.07.25	
B	ISSUED FOR APPROVAL	11.07.25	
A	ISSUED FOR APPROVAL	27.02.25	

SCALE 1:1000 0 10 20 30 40m

SIG GROUP

DYKMAN CONSULTING

Certified System Quality ISO 9001 SAI GLOBAL

APPROVAL

RPEQ SIGNATURE

7198 RPEQ No

27.02.25 DATE

DRAWN	DESIGNED	CHECKED
J.A.	A.D.	M.D.

OORALEA WATERS STAGE 8 AT OORALEA, BAKERS CREEK PROPERTY DEVELOPMENT

OVERALL CIVIL WORKS LAYOUT PLAN

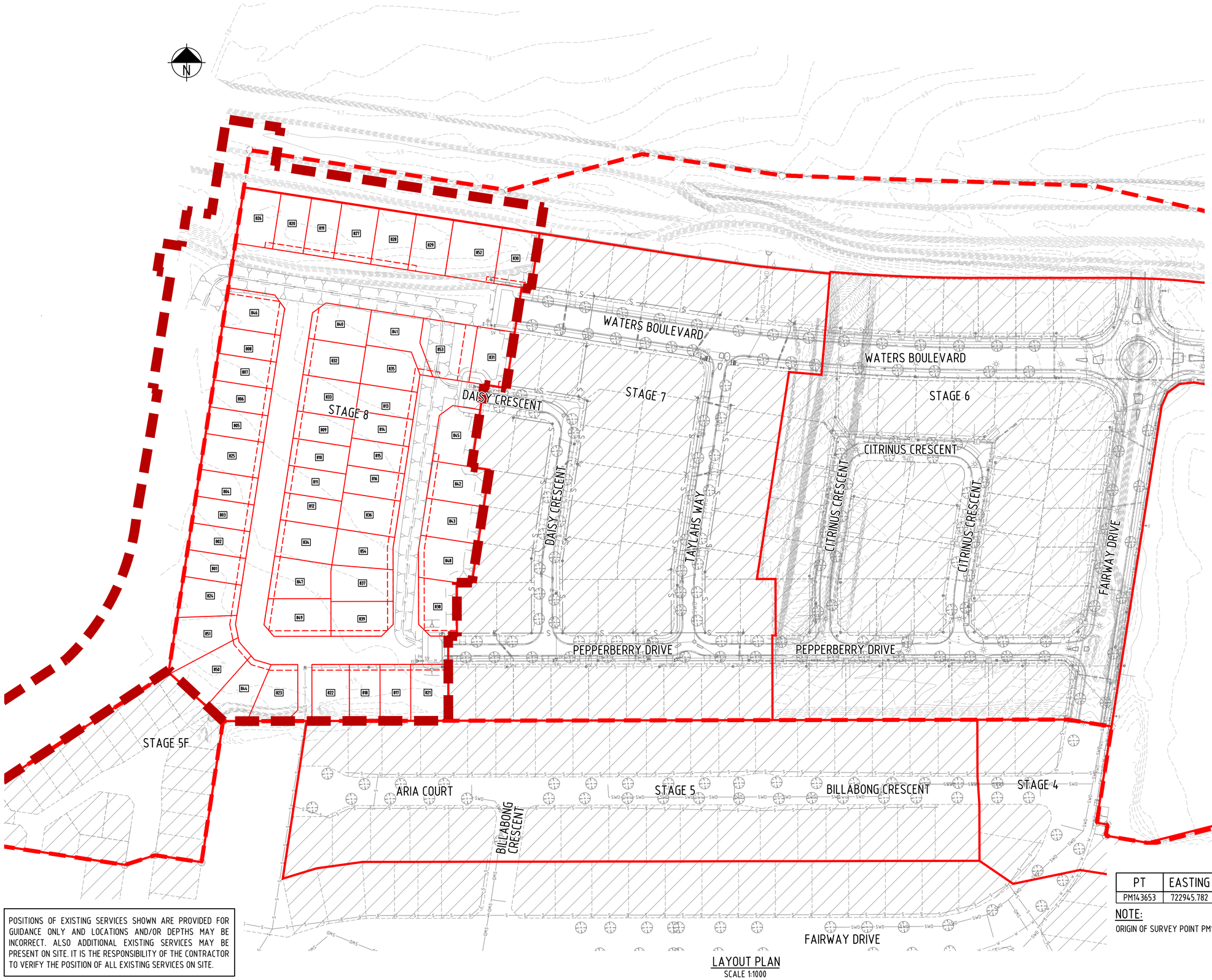
ISSUE: ISSUE FOR APPROVAL

PROJECT No: 2319

DRAWING No: 2319-STG8-C002 REV: C

CAD FILENAME: C:\12dSystems\Data\DykmanSYN\2319 - The Waters Ooralea_238\02 DES\022 DC Des\CAD - Stage 8 (Active)\DRG\2319-STG8-C002.dwg Plot Date: 24 Jul, 2025

XREFS :- X_DC_CIVIL.dwg ; X_2319_DC_STG 8_OVERALL_CIVIL_WORKS_PLAN_MASTER.dwg ; X_2319_DC_STG 8_OVERALL_CIVIL_WORKS_NOTES_LEGEND.dwg ; X_2319_DC_STG 8_CIVIL_WORKS_EXTENTS_1000.dwg ; X_2319_DC_STG 8_LOTS_EXIST_STG_4-7.dwg ; X_2319_DC_STG 8_PARCEL_BOUNDARY.dwg ; X_2319_DC_STG 8_DESIGN_CADD.dwg ; X_2319_DC_STG 8_LOTS.dwg ; X_2319_DC_STG 8_VIEWPORT.dwg ; X_2319_DC_STG 8_OVERALL_CIVIL_WORKS_ANNO_1000.dwg ; X_AERIAL_NEARMAP.dwg ; X_2319_DC_STG 8_DEVELOPMENT_STAGING_MASTER.dwg



LEGEND:

GENERAL

- STAGE BOUNDARY
- PARCEL BOUNDARY
- EXTENT OF WORKS BOUNDARY
- PROPOSED LOT BOUNDARY
- PROPOSED EASEMENT BOUNDARY
- EXISTING STAGES

LEGEND:

EXISTING FEATURES

- EXISTING UNDERGROUND ELECTRICAL LINE & PIT
- EXISTING STREET LIGHTING
- EXISTING POWER POLES
- EXISTING GRAVITY SEWER & MANHOLE
- EXISTING STORMWATER PIPE & MANHOLE
- EXISTING STORMWATER GULLY PITS
- EXISTING STORMWATER HEADWALL
- EXISTING POTABLE WATER LINE & FIRE HYDRANT
- EXISTING POTABLE WATER END CAP
- EXISTING POTABLE WATER GATE VALVE
- EXISTING WATER SERVICE
- EXISTING TELECOMMUNICATION CABLE & PIT
- EXISTING CONTOURS
- EXISTING CHANGE OF GRADE
- EXISTING KERB
- EXISTING RETAINING WALLS
- EXISTING BATTER
- EXISTING OPEN DRAIN INVERT
- EXISTING TREES

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SURVEY CONTROL POINTS

PT	EASTING	NORTHING	HEIGHT	COMMENT
PM143653	722945.782	7653404.497	5.842	

NOTE:
ORIGIN OF SURVEY POINT PM143653 LOCATED IN SURVEY CONTROL POINT TABLE.

FOR APPROVAL
24 Jul 2025

LAYOUT PLAN
SCALE 1:1000

REV	REVISION DETAILS	DATE	APPR
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B	ISSUED FOR APPROVAL	11.07.25	
A	ISSUED FOR APPROVAL	27.02.25	

SCALE 1:1000 0 10 20 30 40m

SIG GROUP

DYKMAN CONSULTING

Certified System Quality ISO 9001 SAI GLOBAL

APPROVAL 7198 RPEQ No 27.02.25 DATE

RPEQ SIGNATURE

DRAWN	DESIGNED	CHECKED
J.A.	A.D.	M.D.

OORALEA WATERS STAGE 8 AT OORALEA, BAKERS CREEK PROPERTY DEVELOPMENT

EXISTING SITE FEATURES LAYOUT PLAN

ISSUE: ISSUE FOR APPROVAL
PROJECT No: 2319
DRAWING No: 2319-STG8-C003
REV: C

CAD FILENAME: C:\72dS\data\DykmanSYN\2319 - The Waters Ooralea_238\02 DES\022 DC Des\CAD - Stage 8 (Active)\DRG\2319-STG8-C003.dwg Plot Date: 24 Jul 2025

XREFS :- X_DC_CIVIL.dwg ; X_2319_DC_STG 8_EXISTING_SITE_FEATURES_MASTER.dwg ; X_2319_DC_STG 8_EXISTING_SITE_FEATURES_LEGEND_SHEET 1.dwg ; X_2319_DC_STG 8_STAGES_03_04_05_REF_Design_Stormwater_Services_GDA2020.dwg ; X_2319_DC_STG 8_STAGES_03_04_05_REF_Design_Sewer_Services_GDA2020.dwg ; X_2319_DC_STG 8_EXIST_STAGE07_MASTER.dwg ; X_2319_DC_STG 7_SEWER_RETICULATION.dwg ; X_2319_DC_STG 7_WATER_RETICULATION.dwg ; X_2319_DC_STG 7_DESIGN_STREET_TREE.dwg ; X_2319_DC_STG 7_DESIGN_CADD.dwg ; X_2319_DC_STG 8_STAGES_03_

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LAYOUT PLAN
SCALE 1:1000

FOR APPROVAL
24 Jul 2025

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SCALE 1:1000 0 10 20 30 40m

SIG GROUP

DYKMAN CONSULTING

Certified System
Quality ISO 9001
SAI GLOBAL

APPROVAL
RPEQ SIGNATURE
7198
RPEQ No
27.02.25
DATE

DRAWN	DESIGNED	CHECKED
J.A.	A.D.	M.D.

OORALEA WATERS STAGE 8 AT OORALEA, BAKERS CREEK PROPERTY DEVELOPMENT

DEVELOPMENT STAGING LAYOUT PLAN

ISSUE: ISSUE FOR APPROVAL
PROJECT No: 2319
DRAWING No: 2319-STG8-C011
REV: C

CAD FILENAME: C:\12dSVdata\DykmanSYNV2319 - The Waters Ooralea_238\02 DES\022 DC Des\CAD - Stage 8 (Active)\DRG\2319-STG8-C011.dwg Plot Date: 24 Jul, 2025

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GENERAL NOTES:

1. ALL WORKS THAT ARE INCLUDED ON THESE ENGINEERING PLANS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE PROJECT TECHNICAL SPECIFICATION, AND TO THE SATISFACTION OF THE PROJECT SUPERINTENDENT.
2. NO WORK ASSOCIATED WITH THESE DRAWINGS IS TO COMMENCE ON SITE UNTIL APPROVAL IS PROVIDED FROM THE LOCAL AUTHORITY, AND THE CONTRACTOR RECEIVES WRITTEN APPROVAL FROM THE SUPERINTENDENT. A PRE-START MEETING MUST BE HELD PRIOR TO COMMENCEMENT OF WORKS.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE SERVICES AUTHORITIES (INCLUDING BUT NOT LIMITED TO ERGON ENERGY, TELSTRA, NBN AND THE LOCAL AUTHORITY) AND LOCATE EXISTING UNDERGROUND SERVICES PRIOR TO ANY EXCAVATION WORKS COMMENCING ON SITE.
4. ANY DAMAGE CAUSED TO EXISTING INFRASTRUCTURE AS A RESULT OF CONSTRUCTION WORKS IS TO BE REPAIRED IMMEDIATELY.

POSITIONS OF EXISTING SERVICES SHOWN ARE PROVIDED FOR GUIDANCE ONLY AND LOCATIONS AND/OR DEPTHS MAY BE INCORRECT. ALSO ADDITIONAL EXISTING SERVICES MAY BE PRESENT ON SITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE POSITION OF ALL EXISTING SERVICES ON SITE.

LEGEND:

EXISTING FEATURES

- EXISTING CONTOURS
- EXISTING LOT BOUNDARY
- EXISTING CHANGE OF GRADE
- EXISTING KERB
- EXISTING TREES
- EXISTING CONCRETE AREA

LEGEND:

EXISTING FEATURES

- EXISTING RETAINING WALLS
- EXISTING BATTER
- EXISTING UNDERGROUND ELECTRICAL LINE & PIT
- EXISTING STREET LIGHTING
- EXISTING POWER POLES
- EXISTING GRAVITY SEWER & MANHOLE
- EXISTING STORMWATER PIPE & MANHOLE
- EXISTING STORMWATER GULLY PITS
- EXISTING STORMWATER HEADWALL
- EXISTING POTABLE WATER LINE & FIRE HYDRANT
- EXISTING POTABLE WATER END CAP
- EXISTING POTABLE WATER GATE VALVE
- EXISTING WATER SERVICE
- EXISTING TELECOMMUNICATION CABLE & PIT

LEGEND:

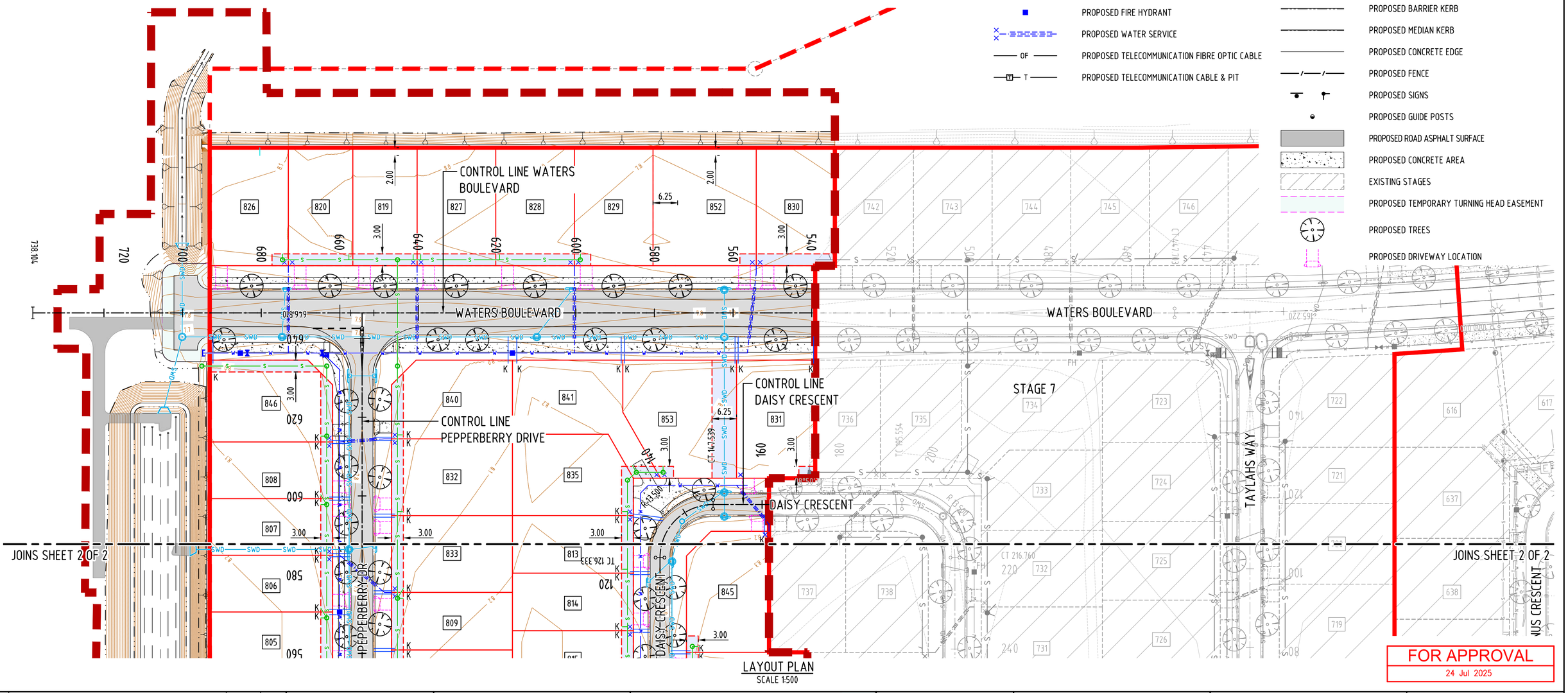
PROPOSED SERVICES

- PROPOSED OVERHEAD ELECTRICAL LINE
- PROPOSED UNDERGROUND ELECTRICAL LINE & PIT
- PROPOSED STREET LIGHTING
- PROPOSED POWER POLES
- PROPOSED EASEMENT
- PROPOSED GRAVITY SEWER & MANHOLE
- PROPOSED RISING SEWER MAIN
- PROPOSED STORMWATER PIPE & MANHOLE
- PROPOSED STORMWATER GULLY PITS
- PROPOSED KERB ADAPTER
- PROPOSED POTABLE WATER LINE & FIRE HYDRANT
- PROPOSED POTABLE WATER END CAP
- PROPOSED POTABLE WATER METER
- PROPOSED POTABLE WATER GATE VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER SERVICE
- PROPOSED TELECOMMUNICATION FIBRE OPTIC CABLE
- PROPOSED TELECOMMUNICATION CABLE & PIT

LEGEND:

GENERAL

- STAGE BOUNDARY
- PARCEL BOUNDARY
- EXTENT OF WORKS BOUNDARY
- PROPOSED LOT BOUNDARY
- PROPOSED EASEMENT BOUNDARY
- PROPOSED RETAINING WALLS
- PROPOSED BATTER
- PROPOSED CHANGE OF GRADE
- PROPOSED OPEN DRAIN INVERT
- PROPOSED SUBSOIL DRAIN & FLUSH POINT
- PROPOSED BITUMEN EDGE
- PROPOSED ROAD CENTRE LINE
- PROPOSED BARRIER KERB & CHANNEL
- PROPOSED MOUNTABLE KERB & CHANNEL
- PROPOSED BARRIER KERB
- PROPOSED MEDIAN KERB
- PROPOSED CONCRETE EDGE
- PROPOSED FENCE
- PROPOSED SIGNS
- PROPOSED GUIDE POSTS
- PROPOSED ROAD ASPHALT SURFACE
- PROPOSED CONCRETE AREA
- EXISTING STAGES
- PROPOSED TEMPORARY TURNING HEAD EASEMENT
- PROPOSED TREES
- PROPOSED DRIVEWAY LOCATION



LAYOUT PLAN
SCALE 1:500

FOR APPROVAL
24 Jul 2025

REV	REVISION DETAILS	DATE	APPR
C	ISSUED FOR APPROVAL	24.07.25	
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A	ISSUED FOR APPROVAL	27.02.25	

SCALE 1:500 0 5 10 15 20m

SIG GROUP

DYKMAN CONSULTING

Certified System Quality ISO 9001 SAI GLOBAL

APPROVAL — RPEQ SIGNATURE

7198 RPEQ No 27.02.25 DATE

DRAWN	DESIGNED	CHECKED
J.A	A.D.	M.D.

OORALEA WATERS STAGE 8 AT OORALEA, BAKERS CREEK PROPERTY DEVELOPMENT

GENERAL ARRANGEMENT LAYOUT PLAN (SHEET 1 OF 2)

ISSUE: ISSUE FOR APPROVAL

PROJECT No: 2319

DRAWING No: 2319-STG8-C021 REV: C

CAD FILENAME: C:\1265\data\DykmanSYN\2319 - The Waters Ooralea_2319\02 DES\022 DC Des\CAD - Stage 8 (Active)\DRG\2319-STG8-C021.dwg Plot Date: 24 Jul, 2025

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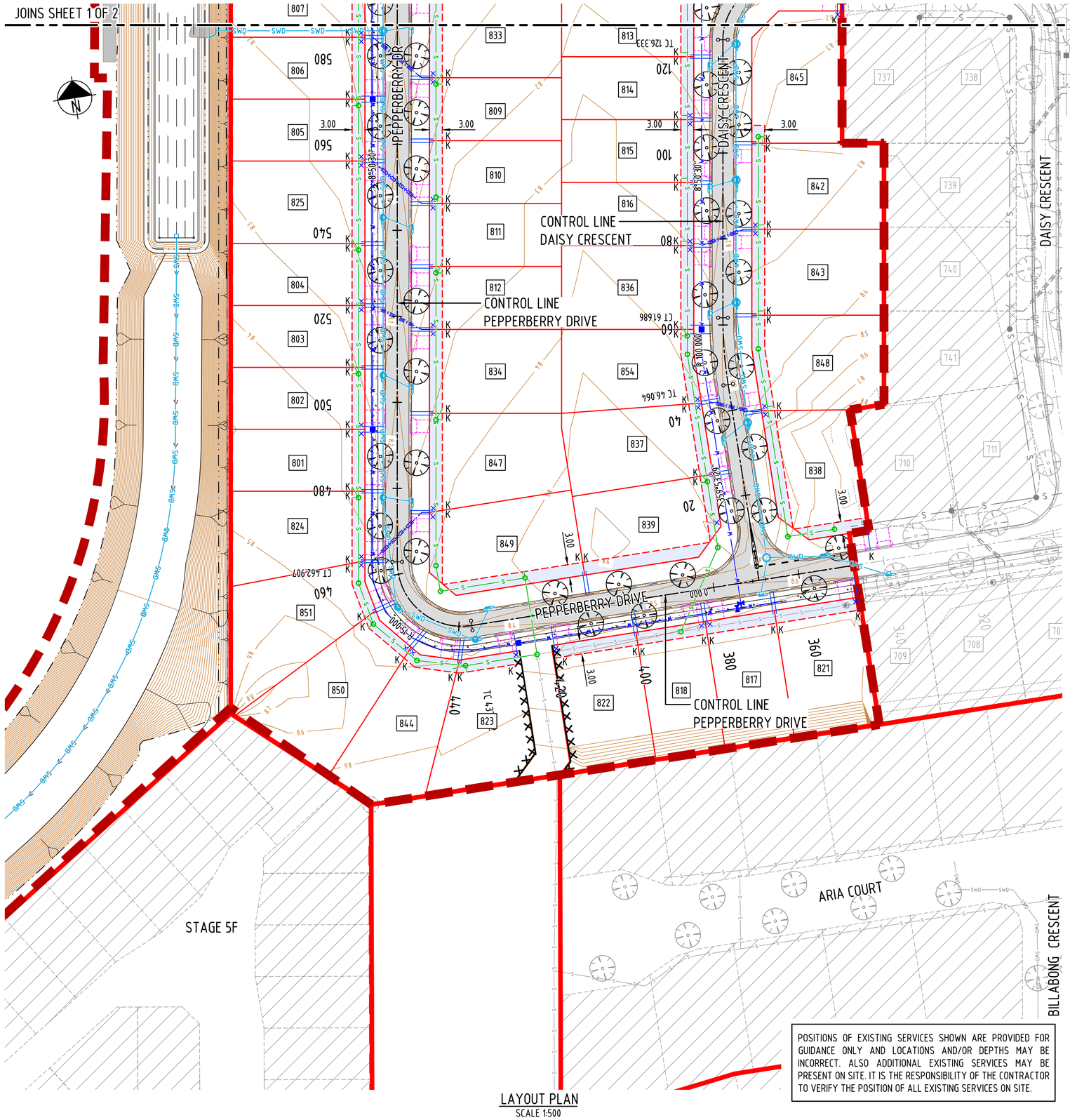


LEGEND:

EXISTING FEATURES

- EXISTING RETAINING WALLS
- EXISTING BATTER
- EXISTING UNDERGROUND ELECTRICAL LINE & PIT
- EXISTING STREET LIGHTING
- EXISTING POWER POLES
- EXISTING GRAVITY SEWER & MANHOLE
- EXISTING STORMWATER PIPE & MANHOLE
- EXISTING STORMWATER GULLY PITS
- EXISTING STORMWATER HEADWALL
- EXISTING POTABLE WATER LINE & FIRE HYDRANT
- EXISTING POTABLE WATER END CAP
- EXISTING POTABLE WATER GATE VALVE
- EXISTING WATER SERVICE
- EXISTING TELECOMMUNICATION CABLE & PIT
- EXISTING LOT BOUNDARY
- EXISTING CHANGE OF GRADE
- EXISTING KERB
- EXISTING TREES
- EXISTING CONCRETE AREA

LEGEND:

PROPOSED SERVICES

- PROPOSED OVERHEAD ELECTRICAL LINE
- PROPOSED UNDERGROUND ELECTRICAL LINE & PIT
- PROPOSED STREET LIGHTING
- PROPOSED POWER POLES
- PROPOSED EASEMENT
- PROPOSED GRAVITY SEWER & MANHOLE
- PROPOSED RISING SEWER MAIN
- PROPOSED DRAINAGE RESERVE
- PROPOSED STORMWATER PIPE & MANHOLE
- PROPOSED STORMWATER GULLY PITS
- ROOFWATER KERB ADAPTER
- PROPOSED POTABLE WATER LINE & FIRE HYDRANT
- PROPOSED POTABLE WATER END CAP
- PROPOSED POTABLE WATER METER
- PROPOSED POTABLE WATER GATE VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER SERVICE
- PROPOSED TELECOMMUNICATION FIBRE OPTIC CABLE
- PROPOSED TELECOMMUNICATION CABLE & PIT

LEGEND:

GENERAL

- STAGE BOUNDARY
- PARCEL BOUNDARY
- EXTENT OF WORKS BOUNDARY
- PROPOSED LOT BOUNDARY
- PROPOSED EASEMENT BOUNDARY
- PROPOSED RETAINING WALLS
- PROPOSED BATTER
- PROPOSED CHANGE OF GRADE
- PROPOSED OPEN DRAIN INVERT
- PROPOSED SUBSOIL DRAIN & FLUSH POINT
- PROPOSED BITUMEN EDGE
- PROPOSED ROAD CENTRE LINE
- PROPOSED BARRIER KERB & CHANNEL
- PROPOSED MOUNTABLE KERB & CHANNEL
- PROPOSED BARRIER KERB
- PROPOSED MEDIAN KERB
- PROPOSED CONCRETE EDGE
- PROPOSED FENCE
- PROPOSED SIGNS
- PROPOSED GUIDE POSTS
- PROPOSED ROAD ASPHALT SURFACE
- PROPOSED CONCRETE AREA
- EXISTING STAGES
- PROPOSED TREES
- PROPOSED DRIVEWAY LOCATION

GENERAL NOTES:

1. ALL WORKS THAT ARE INCLUDED ON THESE ENGINEERING PLANS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE PROJECT TECHNICAL SPECIFICATION, AND TO THE SATISFACTION OF THE PROJECT SUPERINTENDENT.
2. NO WORK ASSOCIATED WITH THESE DRAWINGS IS TO COMMENCE ON SITE UNTIL APPROVAL IS PROVIDED FROM THE LOCAL AUTHORITY, AND THE CONTRACTOR RECEIVES WRITTEN APPROVAL FROM THE SUPERINTENDENT. A PRE-START MEETING MUST BE HELD PRIOR TO COMMENCEMENT OF WORKS.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE SERVICES AUTHORITIES (INCLUDING BUT NOT LIMITED TO ERGON ENERGY, TELSTRA, NBN AND THE LOCAL AUTHORITY) AND LOCATE EXISTING UNDERGROUND SERVICES PRIOR TO ANY EXCAVATION WORKS COMMENCING ON SITE.
4. ANY DAMAGE CAUSED TO EXISTING INFRASTRUCTURE AS A RESULT OF CONSTRUCTION WORKS IS TO BE REPAIRED IMMEDIATELY.

POSITIONS OF EXISTING SERVICES SHOWN ARE PROVIDED FOR GUIDANCE ONLY AND LOCATIONS AND/OR DEPTHS MAY BE INCORRECT. ALSO ADDITIONAL EXISTING SERVICES MAY BE PRESENT ON SITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE POSITION OF ALL EXISTING SERVICES ON SITE.

LAYOUT PLAN
SCALE 1:500

FOR APPROVAL
24 Jul 2025

REV	REVISION DETAILS	DATE	APPR
C	ISSUED FOR APPROVAL	24.07.25	
B	ISSUED FOR APPROVAL	11.07.25	
A	ISSUED FOR APPROVAL	27.02.25	

SCALE 1:500 0 5 10 15 20m

SIG GROUP

DYKMAN CONSULTING

Certified System Quality ISO 9001 SAI GLOBAL

APPROVAL — RPEQ SIGNATURE — 7198 RPEQ No — 27.02.25 DATE

DRAWN	DESIGNED	CHECKED
J.A	A.D.	M.D.

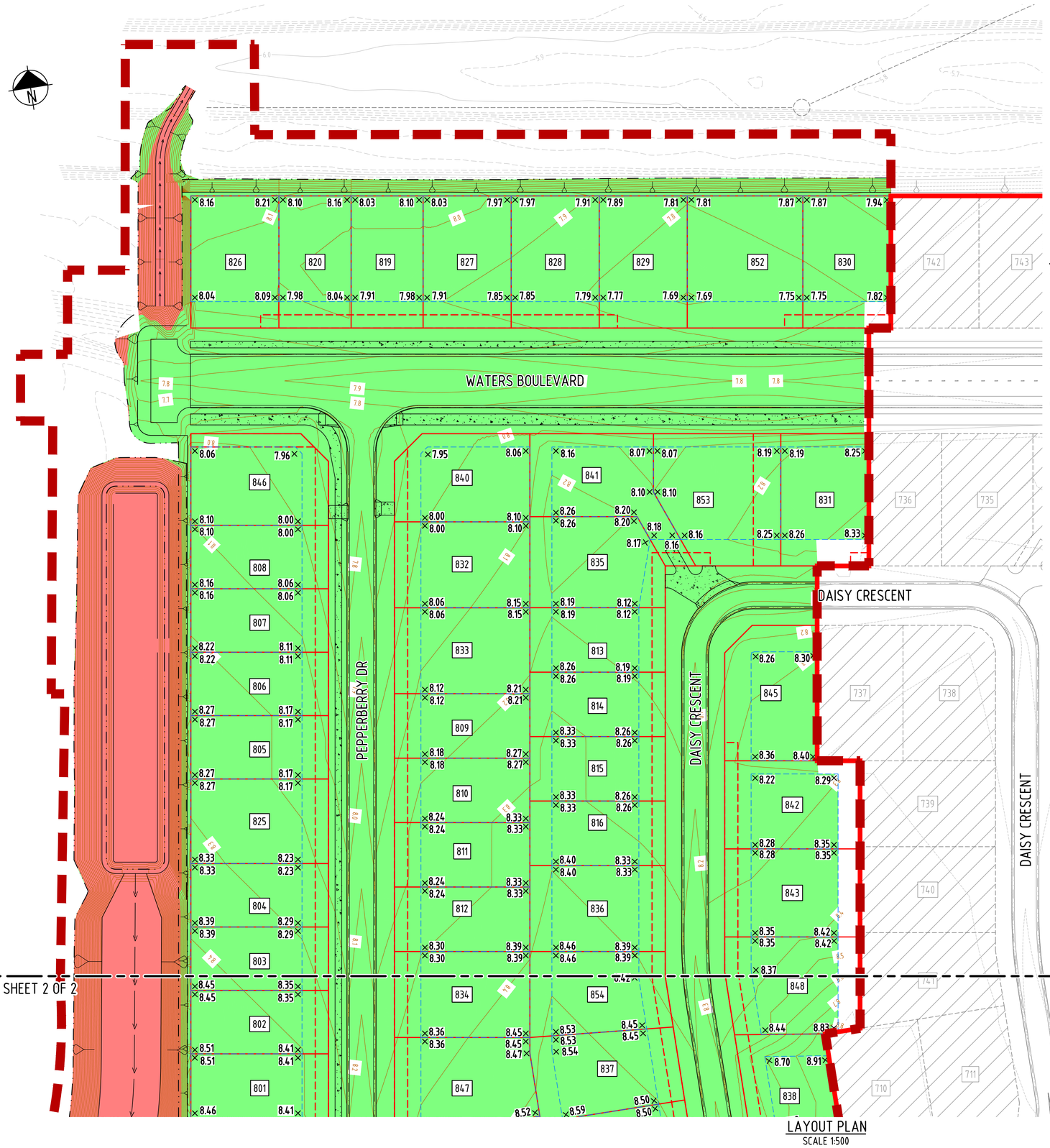
OORALEA WATERS STAGE 8
AT OORALEA, BAKERS CREEK
PROPERTY DEVELOPMENT

GENERAL ARRANGEMENT
LAYOUT PLAN
(SHEET 2 OF 2)

ISSUE: ISSUE FOR APPROVAL
PROJECT No: 2319
DRAWING No: 2319-STG8-C022
REV: C

CAD FILENAME: C:\1Jobs\Data\Dykman\SYN\2319 - The Waters Ooralea_238\02 DES\022 DC Des\CAD - Stage 8 (Active)\DRG\2319-STG8-C022.dwg Plot Date: 24 Jul 2025

XREFS :- X_DC_CIVIL.dwg ; X_2319_DC_STG 8_GENERAL_ARRANGEMENT_NOTES_LEGEND_SHEET 2.dwg ; X_2319_DC_STG 8_GENERAL_ARRANGEMENT_MASTER.dwg ; X_2319_DC_STG 7_DESIGN_CADD.dwg ; X_2319_DC_STG 7_SEWER_RETICULATION.dwg ; X_2319_DC_STG 7_WATER_RETICULATION.dwg ; X_2319_DC_STG 7_DESIGN_STREET_TREE.dwg ; X_2319_DC_STG 8_DESIGN_CADD.dwg ; X_2319_DC_STG 8_DESIGN_PAVEMENT_HATCH_GREY.dwg ; X_2319_DC_STG 8_LOTS_EXIST_STG_4-7.dwg ; X_2319_DC_STG 8_LOT_NUMBERS_ANNO_TEXT_500.dwg ; X_2319_DC_STG 8_VIEWPORT.dwg ; X_2319_DC_S



LAYOUT PLAN
SCALE 1:500

LEGEND:

EXISTING FEATURES

- EXISTING RETAINING WALLS
- EXISTING BATTER
- EXISTING LOT BOUNDARY
- EXISTING CONTOURS
- EXISTING CHANGE OF GRADE
- EXISTING KERB
- EXISTING CONCRETE AREA

EARTHWORKS NOTES

1. DESIGN LEVELS SHOWN ARE TO TOP OF FINISHED SURFACE LEVEL.
2. AREAS TO BE DISTURBED ARE TO BE STRIPPED OF TOPSOIL TO A DEPTH OF 100MM (OR AS DIRECTED BY THE SUPERINTENDENT). TOPSOIL IS TO BE STOCKPILED ON SITE AND RE-SPREAD AFTER EARTHWORKS ARE COMPLETED.
3. EARTHWORKS COMPACTION AND TESTING TO BE IN ACCORDANCE WITH THE REQUIREMENTS AS DETAILED IN THE TECHNICAL SPECIFICATION.
4. ALL EARTHWORKS SHALL BE CARRIED OUT UNDER LEVEL 1 AS SPECIFIED IN AS3798 "GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS".
5. BALANCE LAND TO BE PROFILED SO IT IS FREE-DRAINING TOWARDS SCHOOL GULLY.

POSITIONS OF EXISTING SERVICES SHOWN ARE PROVIDED FOR GUIDANCE ONLY AND LOCATIONS AND/OR DEPTHS MAY BE INCORRECT. ALSO ADDITIONAL EXISTING SERVICES MAY BE PRESENT ON SITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE POSITION OF ALL EXISTING SERVICES ON SITE.

EARTHWORKS VOLUME

DESCRIPTION	VOLUME (m^3)
CUT	-8735
FILL	30265
BALANCE	21530

LEGEND:

GENERAL

- STAGE BOUNDARY
- PARCEL BOUNDARY
- EXTENT OF WORKS BOUNDARY
- PROPOSED LOT BOUNDARY
- PROPOSED EASEMENT BOUNDARY
- PROPOSED CONTOURS
- PROPOSED RETAINING WALLS
- PROPOSED BATTER
- PROPOSED CHANGE OF GRADE
- PROPOSED OPEN DRAIN INVERT
- PROPOSED SUBSOIL DRAIN & FLUSH POINT
- PROPOSED BITUMEN EDGE
- PROPOSED ROAD CENTRE LINE
- PROPOSED BARRIER KERB & CHANNEL
- PROPOSED MOUNTABLE KERB & CHANNEL
- PROPOSED BARRIER KERB
- PROPOSED MEDIAN KERB
- PROPOSED CONCRETE EDGE
- PROPOSED FENCE
- PROPOSED SIGNS
- PROPOSED GUIDE POSTS
- PROPOSED ROAD ASPHALT SURFACE
- PROPOSED CONCRETE AREA
- EXISTING STAGES
- PROPOSED CUT
- PROPOSED FILL
- 7.782 PROPOSED LOT LEVEL

FOR APPROVAL
24 Jul 2025

REV	REVISION DETAILS	DATE	APPR
C	ISSUED FOR APPROVAL	24.07.25	
B	ISSUED FOR APPROVAL	11.07.25	
A	ISSUED FOR APPROVAL	27.02.25	

SCALE 1:500 0 5 10 15 20m

SIG GROUP

DYKMAN CONSULTING

Certified System Quality ISO 9001 SAI GLOBAL

APPROVAL — RPEQ SIGNATURE — DATE — RPEQ No 7198 — 27.02.25

DRAWN	DESIGNED	CHECKED
J.A	A.D.	M.D.

OORALEA WATERS STAGE 8 AT OORALEA, BAKERS CREEK PROPERTY DEVELOPMENT

EARTHWORKS LAYOUT PLAN (SHEET 1 OF 2)

ISSUE: ISSUE FOR APPROVAL
PROJECT No: 2319
DRAWING No: 2319-STG8-C031
REV: C

CAD FILENAME: C:\12dSVolata\DykmanSYN\2319 - The Waters Ooralea_238\02 DES\022 RC Des\CAD - Stage 8 (Active)\DRG\2319-STG8-C031.dwg Plot Date: 24 Jul, 2025

XREFS :- X_DC_CIVIL.dwg ; X_2319_DC_STG 8_EARTHWORKS_LEGEND_SHEET 1.dwg ; X_2319_DC_STG 8_EARTHWORKS_MASTER.dwg ; X_2319_DC_STG 7_DESIGN_CADD.dwg ; X_2319_DC_STG 7_SEWER_RETICULATION.dwg ; X_2319_DC_STG 7_WATER_RETICULATION.dwg ; X_2319_DC_STG 7_DESIGN_STREET_TREE.dwg ; X_2319_DC_STG 8_DESIGN_CADD.dwg ; X_2319_DC_STG 8_LOTS.dwg ; X_2319_DC_STG 8_LOTS_EXIST_STG_4-7.dwg ; X_2319_DC_STG 8_LOT_NUMBERS_ANNO_TEXT_500.dwg ; X_2319_DC_STG 8_STAGE_06_REF_Design_0944-19 - Xref_GDA2020.dwg ; X_2319_DC_STG 8_CIVIL_WORKS

JOINS LAYOUT PLAN - SHEET 2 OF 2

INSET
SCALE 1:500

JOINS SHEET 1 OF 2

JOINS SHEET 1 OF 2

JOINS INSET

PEPPERBERRY DRIVE

STAGE 5F

LAYOUT PLAN
SCALE 1:500

EARTHWORKS NOTES

1. DESIGN LEVELS SHOWN ARE TO TOP OF FINISHED SURFACE LEVEL.
2. AREAS TO BE DISTURBED ARE TO BE STRIPPED OF TOPSOIL TO A DEPTH OF 100MM (OR AS DIRECTED BY THE SUPERINTENDENT). TOPSOIL IS TO BE STOCKPILED ON SITE AND RE-SPREAD AFTER EARTHWORKS ARE COMPLETED.
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LEGEND:

EXISTING FEATURES

- EXISTING RETAINING WALLS
- EXISTING BATTER
- EXISTING LOT BOUNDARY
- EXISTING CONTOURS
- EXISTING CHANGE OF GRADE
- EXISTING KERB
- EXISTING CONCRETE AREA

EARTHWORKS VOLUME

DESCRIPTION	VOLUME (m^3)
CUT	-8735
FILL	30265
BALANCE	21530

LEGEND:

GENERAL

- STAGE BOUNDARY
- PARCEL BOUNDARY
- EXTENT OF WORKS BOUNDARY
- PROPOSED LOT BOUNDARY
- PROPOSED EASEMENT BOUNDARY
- PROPOSED CONTOURS
- PROPOSED RETAINING WALLS
- PROPOSED BATTER
- PROPOSED CHANGE OF GRADE
- PROPOSED OPEN DRAIN INVERT
- PROPOSED SUBSOIL DRAIN & FLUSH POINT
- PROPOSED BITUMEN EDGE
- PROPOSED ROAD CENTRE LINE
- PROPOSED BARRIER KERB & CHANNEL
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- PROPOSED BARRIER KERB
- PROPOSED MEDIAN KERB
- PROPOSED CONCRETE EDGE
- PROPOSED FENCE
- PROPOSED SIGNS
- PROPOSED GUIDE POSTS
- PROPOSED ROAD ASPHALT SURFACE
- PROPOSED CONCRETE AREA
- EXISTING STAGES
- PROPOSED CUT
- PROPOSED FILL
- 7.782 PROPOSED LOT LEVEL

FOR APPROVAL
24 Jul 2025

REV	REVISION DETAILS	DATE	APPR
C	ISSUED FOR APPROVAL	24.07.25	
B	ISSUED FOR APPROVAL	11.07.25	
A	ISSUED FOR APPROVAL	27.02.25	

SCALE 1:500 0 5 10 15 20m

SIG GROUP

DYKMAN CONSULTING

Certified System
Quality ISO 9001
SAI GLOBAL

APPROVAL
RPEQ SIGNATURE
7198
RPEQ No
27.02.25
DATE

DRAWN	DESIGNED	CHECKED
J.A	A.D.	M.D.

OORALEA WATERS STAGE 8 AT OORALEA, BAKERS CREEK PROPERTY DEVELOPMENT

EARTHWORKS LAYOUT PLAN (SHEET 2 OF 2)

ISSUE: ISSUE FOR APPROVAL
PROJECT No: 2319
DRAWING No: 2319-STG8-C032
REV: C

CAD FILENAME: C:\12dSVolata\Dykman\SYN\2319 - The Waters Ooralea_238\02 DES\022 DC Des\CAD - Stage 8 (Active)\DRG\2319-STG8-C032.dwg Plot Date: 24 Jul, 2025

XREFS :- X_DC_CIVIL.dwg ; X_2319_DC_STG 8_EARTHWORKS_LEGEND_SHEET 2.dwg ; X_2319_DC_STG 8_EARTHWORKS_MASTER.dwg ; X_2319_DC_STG 7_DESIGN_CADD.dwg ; X_2319_DC_STG 8_DESIGN_CADD.dwg ; X_2319_DC_STG 7_SEWER_RETICULATION.dwg ; X_2319_DC_STG 7_WATER_RETICULATION.dwg ; X_2319_DC_STG 7_DESIGN_STREET_TREE.dwg ; X_2319_DC_STG 8_LOTS_EXIST_STG_4-7.dwg ; X_2319_DC_STG 8_LOT_NUMBERS_ANNO_TEXT_500.dwg ; X_2319_DC_STG 8_STAGE_06_REF_Design_0944-19 - Xref_GDA2020.dwg ; X_2319_DC_STG 8_CIVIL_WORKS_EXTENTS_500.dwg ; X_2319_D

LEGEND:

EXISTING FEATURES

- EXISTING LOT BOUNDARY
- EXISTING CHANGE OF GRADE
- EXISTING KERB
- EXISTING TREES
- EXISTING CONCRETE AREA

LEGEND:

EXISTING FEATURES

- EXISTING RETAINING WALLS
- EXISTING BATTER
- EXISTING UNDERGROUND ELECTRICAL LINE & PIT
- EXISTING STREET LIGHTING
- EXISTING POWER POLES
- EXISTING GRAVITY SEWER & MANHOLE
- EXISTING STORMWATER PIPE & MANHOLE
- EXISTING STORMWATER GULLY PITS
- EXISTING STORMWATER HEADWALL
- EXISTING POTABLE WATER LINE & FIRE HYDRANT
- EXISTING POTABLE WATER END CAP
- EXISTING POTABLE WATER GATE VALVE
- EXISTING WATER SERVICE
- EXISTING TELECOMMUNICATION CABLE & PIT

LEGEND:

PROPOSED SERVICES

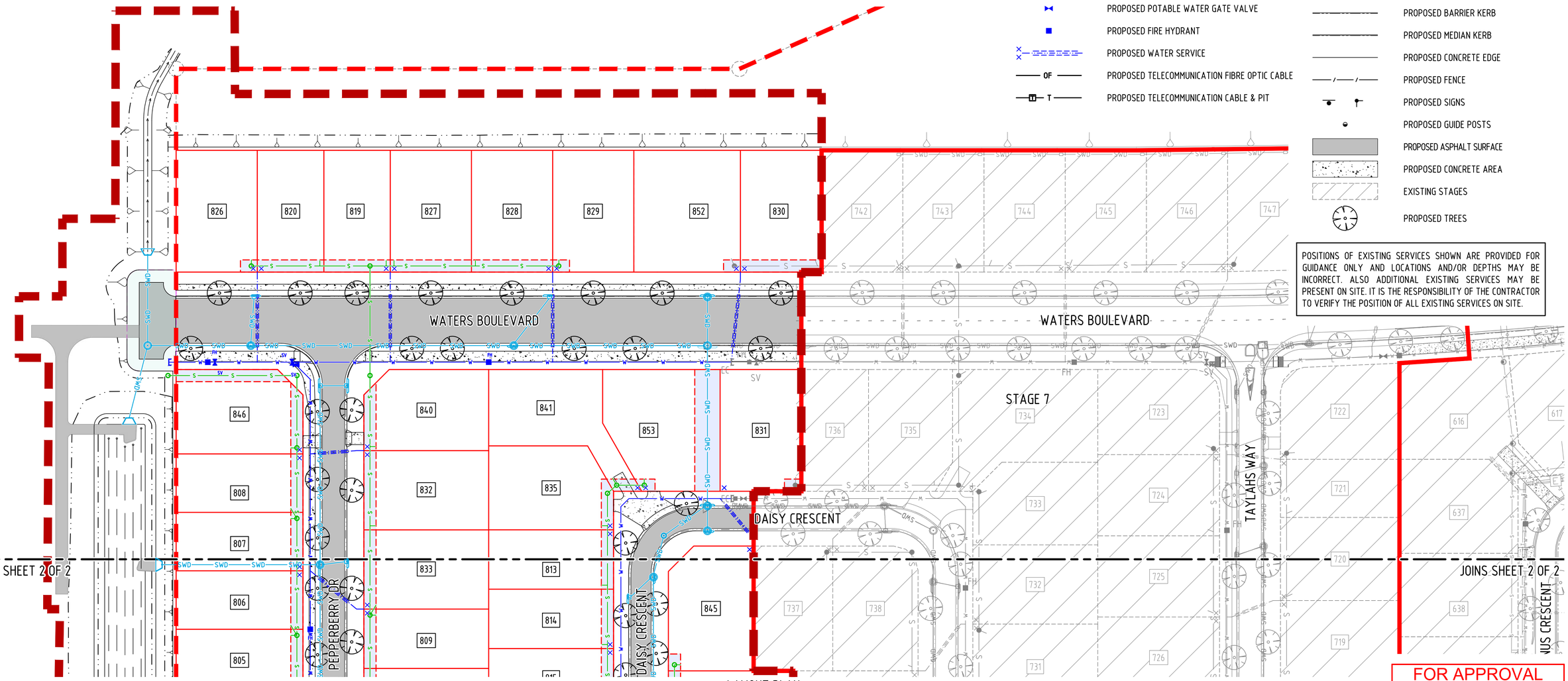
- PROPOSED OVERHEAD ELECTRICAL LINE
- PROPOSED UNDERGROUND ELECTRICAL LINE & PIT
- PROPOSED STREET LIGHTING
- PROPOSED POWER POLES
- PROPOSED EASEMENT
- PROPOSED GRAVITY SEWER & MANHOLE
- PROPOSED RISING SEWER MAIN
- PROPOSED DRAINAGE RESERVE
- PROPOSED STORMWATER PIPE & MANHOLE
- PROPOSED STORMWATER GULLY PITS
- PROPOSED STORMWATER HEADWALL
- PROPOSED POTABLE WATER LINE & FIRE HYDRANT
- PROPOSED POTABLE WATER END CAP
- PROPOSED POTABLE WATER METER
- PROPOSED POTABLE WATER GATE VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER SERVICE
- PROPOSED TELECOMMUNICATION FIBRE OPTIC CABLE
- PROPOSED TELECOMMUNICATION CABLE & PIT

LEGEND:

GENERAL

- STAGE BOUNDARY
- PARCEL BOUNDARY
- EXTENT OF WORKS BOUNDARY
- PROPOSED LOT BOUNDARY
- PROPOSED EASEMENT BOUNDARY
- PROPOSED RETAINING WALLS
- PROPOSED BATTER
- PROPOSED CHANGE OF GRADE
- PROPOSED OPEN DRAIN INVERT
- PROPOSED SUBSOIL DRAIN & FLUSH POINT
- PROPOSED BITUMEN EDGE
- PROPOSED ROAD CENTRE LINE
- PROPOSED BARRIER KERB & CHANNEL
- PROPOSED MOUNTABLE KERB & CHANNEL
- PROPOSED BARRIER KERB
- PROPOSED MEDIAN KERB
- PROPOSED CONCRETE EDGE
- PROPOSED FENCE
- PROPOSED SIGNS
- PROPOSED GUIDE POSTS
- PROPOSED ASPHALT SURFACE
- PROPOSED CONCRETE AREA
- EXISTING STAGES
- PROPOSED TREES

POSITIONS OF EXISTING SERVICES SHOWN ARE PROVIDED FOR GUIDANCE ONLY AND LOCATIONS AND/OR DEPTHS MAY BE INCORRECT. ALSO ADDITIONAL EXISTING SERVICES MAY BE PRESENT ON SITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE POSITION OF ALL EXISTING SERVICES ON SITE.



LAYOUT PLAN
SCALE 1:500

FOR APPROVAL
24 Jul 2025

REV	REVISION DETAILS	DATE	APPR
C	ISSUED FOR APPROVAL	24.07.25	
B	ISSUED FOR APPROVAL	11.07.25	
A	ISSUED FOR APPROVAL	27.02.25	

SCALE 1:500 0 5 10 15 20m

SIG GROUP

DYKMAN CONSULTING

Certified System Quality ISO 9001 SAI GLOBAL

APPROVAL
RPEQ SIGNATURE
7198
RPEQ No
27.02.25
DATE

DRAWN	DESIGNED	CHECKED
J.A	A.D.	M.D.

OORALEA WATERS STAGE 8
AT OORALEA, BAKERS CREEK
PROPERTY DEVELOPMENT

COMBINED SERVICES
LAYOUT PLAN
(SHEET 1 OF 2)

ISSUE: ISSUE FOR APPROVAL
PROJECT No: 2319
DRAWING No: 2319-STG8-C041
REV: C

CAD FILENAME: C:\12dSVdata\DykmanS\YNV2319 - The Waters Ooralea_230102 DES\022 DC Des\CAD - Stage 8 Active\DRG\2319-STG8-C041.dwg Plot Date: 24 Jul 2025

XREFS :- X_DC_CIVIL.dwg ; X_2319_DC_STG 8_COMBINED_SERVICES_LAYOUT_NOTES_LEGEND_SHEET 1.dwg ; X_2319_DC_STG 8_COMBINED_SERVICES_LAYOUT_PLAN_MASTER.dwg ; X_2319_DC_STG 7_DESIGN_CADD.dwg ; X_2319_DC_STG 7_WATER_RETICULATION.dwg ; X_2319_DC_STG 7_SEWER_RETICULATION.dwg ; X_2319_DC_STG 7_STORMWATER_DRAINAGE_PLAN.dwg ; X_2319_DC_STG 7_DESIGN_STREET_TREE.dwg ; X_2319_DC_STG 8_LOTS.dwg ; X_2319_DC_STG 8_DESIGN_CADD.dwg ; X_2319_DC_STG 8_LOTS_EXIST_STG_4-7.dwg ; X_2319_DC_STG 8_LOT_NUMBERS_ANNO_TEXT_500.dwg ; X_23

JOINS SHEET 1 OF 2

JOINS SHEET 1 OF 2

PEPPERBERRY DR

DAISY CRESCENT

DAISY CRESCENT

CITRINUS CRESCENT

PEPPERBERRY DRIVE

ARIA COURT

BILLABONG CRESCENT

STAGE 5F

807 806 805 825 804 803 802 801 824 851 850 844 823 822 818 817 821 833 809 810 811 812 834 847 849 813 814 815 816 836 854 837 839 845 842 843 848 838

737 738 739 740 741 710 711 709 708 732 725 720 731 726 719 638

LEGEND:

EXISTING FEATURES

- EXISTING RETAINING WALLS
- EXISTING BATTER
- EXISTING UNDERGROUND ELECTRICAL LINE & PIT
- EXISTING STREET LIGHTING
- EXISTING POWER POLES
- EXISTING GRAVITY SEWER & MANHOLE
- EXISTING STORMWATER PIPE & MANHOLE
- EXISTING STORMWATER GULLY PITS
- EXISTING STORMWATER HEADWALL
- EXISTING POTABLE WATER LINE & FIRE HYDRANT
- EXISTING POTABLE WATER END CAP
- EXISTING POTABLE WATER GATE VALVE
- EXISTING WATER SERVICE
- EXISTING TELECOMMUNICATION CABLE & PIT
- EXISTING LOT BOUNDARY
- EXISTING CHANGE OF GRADE
- EXISTING KERB
- EXISTING TREES
- EXISTING CONCRETE AREA

LEGEND:

PROPOSED SERVICES

- PROPOSED OVERHEAD ELECTRICAL LINE
- PROPOSED UNDERGROUND ELECTRICAL LINE & PIT
- PROPOSED STREET LIGHTING
- PROPOSED POWER POLES
- PROPOSED EASEMENT
- PROPOSED GRAVITY SEWER & MANHOLE
- PROPOSED RISING SEWER MAIN
- PROPOSED DRAINAGE RESERVE
- PROPOSED STORMWATER PIPE & MANHOLE
- PROPOSED STORMWATER GULLY PITS
- PROPOSED POTABLE WATER LINE & FIRE HYDRANT
- PROPOSED POTABLE WATER END CAP
- PROPOSED POTABLE WATER METER
- PROPOSED POTABLE WATER GATE VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER SERVICE
- PROPOSED TELECOMMUNICATION CABLE & PIT

LEGEND:

GENERAL

- STAGE BOUNDARY
- PARCEL BOUNDARY
- EXTENT OF WORKS BOUNDARY
- PROPOSED LOT BOUNDARY
- PROPOSED EASEMENT BOUNDARY
- PROPOSED RETAINING WALLS
- PROPOSED BATTER
- PROPOSED CHANGE OF GRADE
- PROPOSED OPEN DRAIN INVERT
- PROPOSED SUBSOIL DRAIN & FLUSH POINT
- PROPOSED BITUMEN EDGE
- PROPOSED ROAD CENTRE LINE
- PROPOSED BARRIER KERB & CHANNEL
- PROPOSED MOUNTABLE KERB & CHANNEL
- PROPOSED BARRIER KERB
- PROPOSED MEDIAN KERB
- PROPOSED CONCRETE EDGE
- PROPOSED FENCE
- PROPOSED SIGNS
- PROPOSED GUIDE POSTS
- PROPOSED ASPHALT SURFACE
- PROPOSED CONCRETE AREA
- EXISTING STAGES
- PROPOSED TREES

POSITIONS OF EXISTING SERVICES SHOWN ARE PROVIDED FOR GUIDANCE ONLY AND LOCATIONS AND/OR DEPTHS MAY BE INCORRECT. ALSO ADDITIONAL EXISTING SERVICES MAY BE PRESENT ON SITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE POSITION OF ALL EXISTING SERVICES ON SITE.

LAYOUT PLAN
SCALE 1:500

FOR APPROVAL
24 Jul 2025

REV	REVISION DETAILS	DATE	APPR
C	ISSUED FOR APPROVAL	24.07.25	
B	ISSUED FOR APPROVAL	11.07.25	
A	ISSUED FOR APPROVAL	27.02.25	

SCALE 1:500 0 5 10 15 20m

SIG GROUP

DYKMAN CONSULTING

Certified System Quality ISO 9001 SAI GLOBAL

APPROVAL RPEQ SIGNATURE 7198 RPEQ No 27.02.25 DATE

DRAWN	DESIGNED	CHECKED
J.A	A.D.	M.D.

OORALEA WATERS STAGE 8 AT OORALEA, BAKERS CREEK PROPERTY DEVELOPMENT

COMBINED SERVICES LAYOUT PLAN (SHEET 2 OF 2)

ISSUE: ISSUE FOR APPROVAL

PROJECT No: 2319

DRAWING No: 2319-STG8-C042 REV: C

CAD FILENAME: C:\12dSVodata\DykmanSYNV2319 - The Waters Ooralea_238\02 DES\022 DC Des\CAD - Stage 8 (Active)\DRG\2319-STG8-C042.dwg Plot Date: 24 Jul, 2025

XREFS :- X_DC_CIVIL.dwg ; X_2319_DC_STG 8_COMBINED_SERVICES_LAYOUT_PLAN_MASTER.dwg ; X_2319_DC_STG 7_DESIGN_CADD.dwg ; X_2319_DC_STG 7_WATER_RETICULATION.dwg ; X_2319_DC_STG 7_SEWER_RETICULATION.dwg ; X_2319_DC_STG 7_STORMWATER_DRAINAGE_PLAN.dwg ; X_2319_DC_STG 8_COMBINED_SERVICES_LAYOUT_NOTES_LEGEND_SHEET 2.dwg ; X_2319_DC_STG 7_DESIGN_STREET_TREE.dwg ; X_2319_DC_STG 8_LOTS.dwg ; X_2319_DC_STG 8_DESIGN_CADD.dwg ; X_2319_DC_STG 8_LOTS_EXIST_STG_4-7.dwg ; X_2319_DC_STG 8_LOT_NUMBERS_ANNO_TEXT_500.dwg ; X_23

LEGEND:

EXISTING FEATURES

- EXISTING RETAINING WALLS
- EXISTING BATTER
- EXISTING LOT BOUNDARY
- EXISTING CONTOURS
- EXISTING CHANGE OF GRADE
- EXISTING KERB

GENERAL NOTES:

1. ALL WORKS THAT ARE INCLUDED ON THESE ENGINEERING PLANS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE PROJECT TECHNICAL SPECIFICATION, AND TO THE SATISFACTION OF THE PROJECT SUPERINTENDENT.
2. NO WORK ASSOCIATED WITH THESE DRAWINGS IS TO COMMENCE ON SITE UNTIL APPROVAL IS PROVIDED FROM THE LOCAL AUTHORITY, AND THE CONTRACTOR RECEIVES WRITTEN APPROVAL FROM THE SUPERINTENDENT. A PRE-START MEETING MUST BE HELD PRIOR TO COMMENCEMENT OF WORKS.
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4. ANY DAMAGE CAUSED TO EXISTING INFRASTRUCTURE AS A RESULT OF CONSTRUCTION WORKS IS TO BE REPAIRED IMMEDIATELY.

SUBSOIL DRAIN NOTES:

1. SUBSOIL DRAINS TO BE TYPE C AND IN ACCORDANCE WITH MRC STD DRG A3-00867.
2. CLEANOUTS TO BE IN ACCORDANCE WITH MRC STD DRG A3-00867, LOCATED WHERE SHOWN.
3. CLEANOUTS TO BE CONSTRUCTED WHERE SHOWN IN GULLY PITS.
4. OUTLETS TO BE CONSTRUCTED INTO GULLY PITS WHERE SHOWN.

POSITIONS OF EXISTING SERVICES SHOWN ARE PROVIDED FOR GUIDANCE ONLY AND LOCATIONS AND/OR DEPTHS MAY BE INCORRECT. ALSO ADDITIONAL EXISTING SERVICES MAY BE PRESENT ON SITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE POSITION OF ALL EXISTING SERVICES ON SITE.

LEGEND:

- STAGE BOUNDARY
- PARCEL BOUNDARY
- EXTENT OF WORKS BOUNDARY
- PROPOSED LOT BOUNDARY
- PROPOSED EASEMENT BOUNDARY
- PROPOSED CONTOURS
- PROPOSED RETAINING WALLS
- PROPOSED BATTER
- PROPOSED CHANGE OF GRADE
- PROPOSED OPEN DRAIN INVERT
- PROPOSED SUBSOIL DRAIN & FLUSH POINT
- PROPOSED BITUMEN EDGE
- PROPOSED ROAD CENTRE LINE
- PROPOSED BARRIER KERB & CHANNEL
- PROPOSED MOUNTABLE KERB & CHANNEL
- PROPOSED BARRIER KERB
- PROPOSED MEDIAN KERB
- PROPOSED CONCRETE EDGE
- PROPOSED FENCE
- PROPOSED SIGNS
- PROPOSED GUIDE POSTS
- PROPOSED ASPHALT SURFACE
- PROPOSED CONCRETE AREA
- EXISTING STAGES
- SWD — PROPOSED STORMWATER PIPE & MANHOLE
- PROPOSED STORMWATER GULLY PITS

LEGEND:

PROPOSED ROADWORKS SETOUT

- (1) SETOUT POINT

CONTROL LINE WATERS BOULEVARD

WATERS BOULEVARD

CONTROL LINE PEPPERBERRY DRIVE

CONTROL LINE DAISY CRESCENT

DAISY CRESCENT

PEPPERBERRY DR

STAGE 7

TAYLAHS WAY

JOINS SHEET 2 OF 2

JOINS SHEET 2 OF 2

LAYOUT PLAN
SCALE 1:500

FOR APPROVAL
24 Jul 2025

REV	REVISION DETAILS	DATE	APPR
C	ISSUED FOR APPROVAL	24.07.25	
B	ISSUED FOR APPROVAL	11.07.25	
A	ISSUED FOR APPROVAL	27.02.25	

SCALE 1:500 — 0 5 10 15 20m

SIG GROUP

DYKMAN CONSULTING

Certified System Quality ISO 9001 BAI GLOBAL

APPROVAL	RPEQ No	DATE
RPEQ SIGNATURE	7198	27.02.25

DRAWN	DESIGNED	CHECKED
J.A	A.D.	M.D.

OORALEA WATERS STAGE 8
AT OORALEA, BAKERS CREEK
PROPERTY DEVELOPMENT

ROADWORKS
LAYOUT PLAN
(SHEET 1 OF 2)

ISSUE: ISSUE FOR APPROVAL
PROJECT No: 2319
DRAWING No: 2319-STG8-C051
REV: C

CAD FILENAME: C:\12dS\data\DykmanSYN\2319 - The Waters Ooralea_2380.02 DES\022 DC Das\CAD - Stage 8 (Active)\ORIG\2319-STG8-C051.dwg Plot Date: 24 Jul 2025

XREFS :- X_DC_CIVIL.dwg ; X_2319_DC_STG 8_ROADWORKS_LAYOUT_MASTER.dwg ; X_2319_DC_STG 7_DESIGN_CADD.dwg ; X_2319_DC_STG 7_ROADWORKS_LAYOUT_LEGEND_SHEET 1.dwg ; X_2319_DC_STG 7_SEWER_RETICULATION.dwg ; X_2319_DC_STG 7_WATER_RETICULATION.dwg ; X_2319_DC_STG 7_DESIGN_STREET_TREE.dwg ; X_2319_DC_STG 8_LOTS.dwg ; X_2319_DC_STG 8_DESIGN_CADD.dwg ; X_2319_DC_STG 8_DESIGN_FOOTPATH_HATCH.dwg ; X_2319_DC_STG 8_LOTS_EXIST_STG_4-7.dwg ; X_2319_DC_STG 8_LOT_NUMBERS_ANNO_TEXT_500.dwg ; X_2319_DC_STG 8_STAGE_06_REF_Des

JOINS SHEET 1 OF 2

JOINS SHEET 1 OF 2

PEPPERBERRY DR

DAISY CRESCENT

DAISY CRESCENT

CONTROL LINE
DAISY CRESCENT

CONTROL LINE
PEPPERBERRY DRIVE

PEPPERBERRY DRIVE

CONTROL LINE
PEPPERBERRY DRIVE

NUS CRESCENT

ARIA COURT

BILLABONG CRESCENT

STAGE 5F

LEGEND:

EXISTING FEATURES

- EXISTING RETAINING WALLS
- EXISTING BATTER
- EXISTING LOT BOUNDARY
- EXISTING CONTOURS
- EXISTING CHANGE OF GRADE
- EXISTING KERB

GENERAL NOTES:

1. ALL WORKS THAT ARE INCLUDED ON THESE ENGINEERING PLANS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE PROJECT TECHNICAL SPECIFICATION, AND TO THE SATISFACTION OF THE PROJECT SUPERINTENDENT.
2. NO WORK ASSOCIATED WITH THESE DRAWINGS IS TO COMMENCE ON SITE UNTIL APPROVAL IS PROVIDED FROM THE LOCAL AUTHORITY, AND THE CONTRACTOR RECEIVES WRITTEN APPROVAL FROM THE SUPERINTENDENT. A PRE-START MEETING MUST BE HELD PRIOR TO COMMENCEMENT OF WORKS.
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LEGEND:

GENERAL

- STAGE BOUNDARY
- PARCEL BOUNDARY
- EXTENT OF WORKS BOUNDARY
- PROPOSED LOT BOUNDARY
- PROPOSED CONTOURS
- PROPOSED RETAINING WALLS
- PROPOSED BATTER
- PROPOSED CHANGE OF GRADE
- PROPOSED OPEN DRAIN INVERT
- PROPOSED SUBSOIL DRAIN & FLUSH POINT
- PROPOSED BITUMEN EDGE
- PROPOSED ROAD CENTRE LINE
- PROPOSED BARRIER KERB & CHANNEL
- PROPOSED MOUNTABLE KERB & CHANNEL
- PROPOSED BARRIER KERB
- PROPOSED MEDIAN KERB
- PROPOSED CONCRETE EDGE
- PROPOSED FENCE
- PROPOSED SIGNS
- PROPOSED GUIDE POSTS
- PROPOSED ROAD ASPHALT SURFACE
- PROPOSED CONCRETE AREA
- EXISTING STAGES
- PROPOSED STORMWATER PIPE & MANHOLE
- PROPOSED STORMWATER GULLY PITS

LEGEND:

PROPOSED ROADWORKS SETOUT

- 1 SETOUT POINT

LAYOUT PLAN

SCALE 1:500

FOR APPROVAL
24 Jul 2025

REV	REVISION DETAILS	DATE	APPR
C	ISSUED FOR APPROVAL	24.07.25	
B	ISSUED FOR APPROVAL	11.07.25	
A	ISSUED FOR APPROVAL	27.02.25	

SCALE 1:500 0 5 10 15 20m

SIG GROUP

DYKMAN CONSULTING

Certified System Quality ISO 9001 SAI GLOBAL

APPROVAL

RPEQ SIGNATURE

7198 RPEQ No

27.02.25 DATE

DRAWN	DESIGNED	CHECKED
J.A	A.D.	M.D.

OORALEA WATERS STAGE 8
AT OORALEA, BAKERS CREEK
PROPERTY DEVELOPMENT

ROADWORKS
LAYOUT PLAN
(SHEET 2 OF 2)

ISSUE: ISSUE FOR APPROVAL

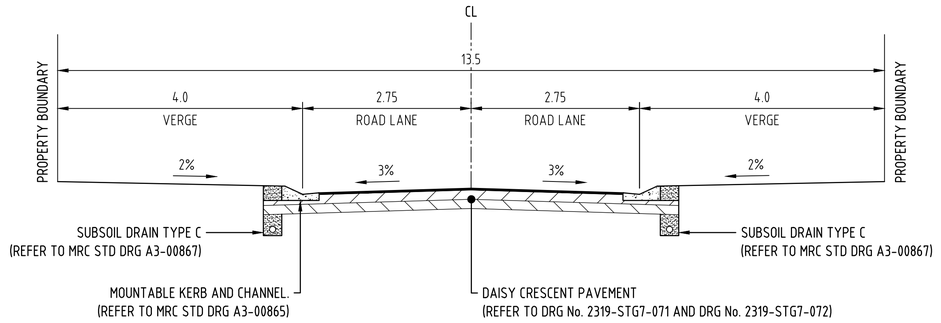
PROJECT No: 2319

DRAWING No: 2319-STG8-C052

REV: C

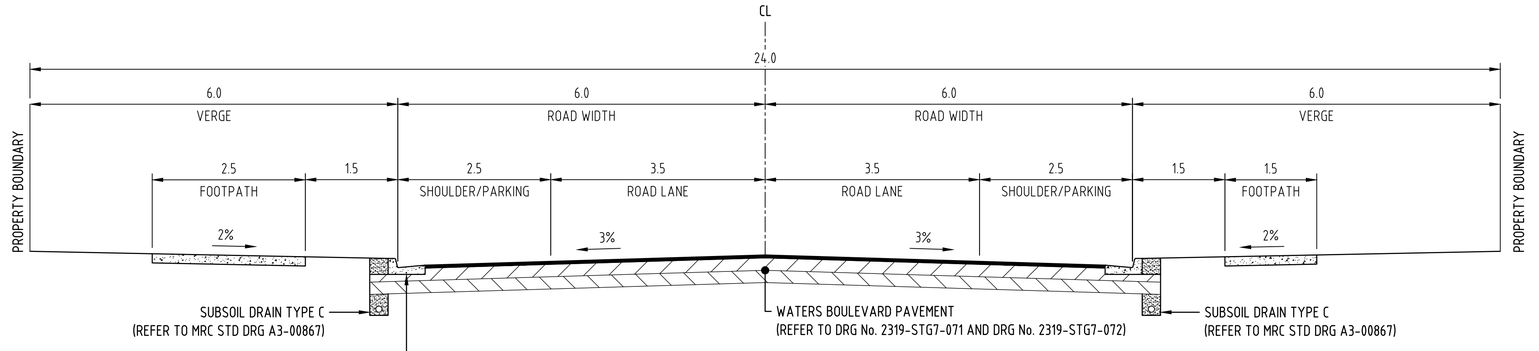
CAD FILENAME: C:\12dS\data\Dykman\SYNX\2319 - The Waters Ooralea_ 238\02 DES\022 DC Des\CAD - Stage 8 (Active)\DRG\2319-STG8-C052.dwg Plot Date: 24 Jul, 2025

XREFS :- X_DC_CIVIL.dwg ; X_2319_DC_STG 8_ROADWORKS_LAYOUT_MASTER.dwg ; X_2319_DC_STG 7_DESIGN_CADD.dwg ; X_2319_DC_STG 8_ROADWORKS_LAYOUT_LEGEND_SHEET 2.dwg ; X_2319_DC_STG 8_LOTS.dwg ; X_2319_DC_STG 8_DESIGN_CADD.dwg ; X_2319_DC_STG 7_SEWER_RETICULATION.dwg ; X_2319_DC_STG 7_WATER_RETICULATION.dwg ; X_2319_DC_STG 7_DESIGN_STREET_TREE.dwg ; X_2319_DC_STG 8_LOTS_EXIST_STG_4-7.dwg ; X_2319_DC_STG 8_LOT_NUMBERS_ANNO_TEXT_500.dwg ; X_2319_DC_STG 8_STAGE_06_REF_Design_0944-19 - Xref_GDA2020.dwg ; X_2319_DC_STG



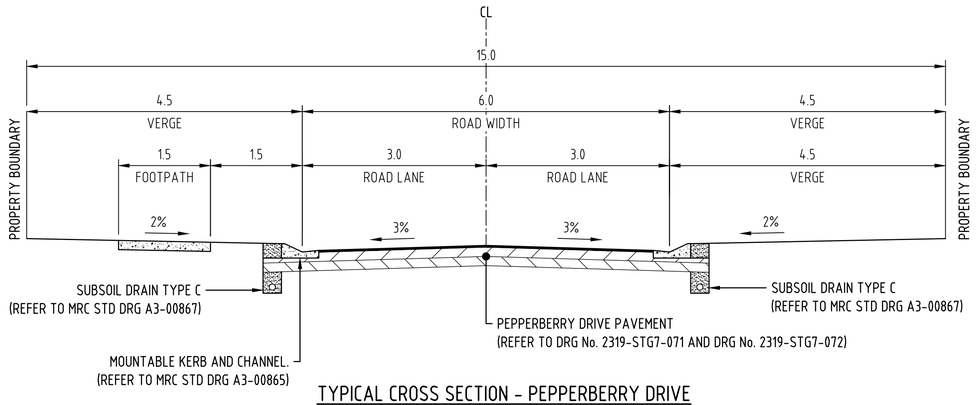
TYPICAL CROSS SECTION - DAISY CRESCENT

(CH. 331.351 TO CH. 161.764)
SCALE 1:50



TYPICAL CROSS SECTION - WATERS BOULEVARD

(CH. 375.287 TO CH. 540.354)
SCALE 1:50



TYPICAL CROSS SECTION - PEPPERBERRY DRIVE

(CH. 174.664 TO CH. 348.664)
SCALE 1:50

FOR APPROVAL
24 Jul 2025

REV		DATE	APPR
C	ISSUED FOR APPROVAL	24.07.25	
B	ISSUED FOR APPROVAL	11.07.25	
A	ISSUED FOR APPROVAL	27.02.25	

SCALE 1:50 0 1 2m

SIG GROUP

DYKMAN CONSULTING

Certified System Quality ISO 9001 SAI GLOBAL

APPROVAL
RPEQ SIGNATURE
7198
RPEQ No
27.02.25
DATE

DRAWN	DESIGNED	CHECKED
J.A	A.D.	M.D.

OORALEA WATERS STAGE 8
AT OORALEA, BAKERS CREEK
PROPERTY DEVELOPMENT

ROADWORKS
TYPICAL CROSS SECTIONS
(SHEET 1 OF 1)

ISSUE: ISSUE FOR APPROVAL
PROJECT No: 2319
DRAWING No: 2319-STG8-C061
REV: C

CAD FILENAME: C:\1Z65\data\DykmanSYN\2319 - The Waters Ooralea_23RV02 DES\022 DC Des\CAD - Stage 8 (Active)\DRG\2319-STG8-C061.dwg Plot Date: 24 Jul, 2025

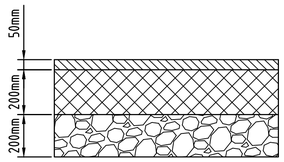
XREFS :- X_DC_CIVIL.dwg ; X_2319_DC_STG 8_TYPICAL_CROSS_SECTIONS.dwg

PAVEMENT DETAILS TYPE 'B'

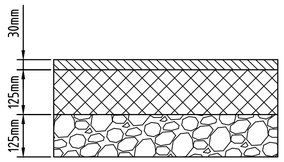
PAVEMENT SURFACING:
50mm AC10M
7mm PRIMER SEAL – AMC5 @ 0.8L/m^2
7mm COVER AGG. @ 1m^3/170m^2
PAVEMENT:
200mm BASE COURSE (TYPE 2.2)
200mm SUBBASE LAYER COURSE (TYPE 2.4)

PAVEMENT DETAILS TYPE 'D'

PAVEMENT SURFACING:
30mm AC7M
7mm PRIMER SEAL – AMC5 @ 0.8L/m^2
7mm COVER AGG. @ 1m^3/170m^2
PAVEMENT:
125mm BASE COURSE (TYPE 2.2)
125mm SUBBASE LAYER COURSE (TYPE 2.4)



TYPE 'B' PAVEMENT
NOT TO SCALE



TYPE 'D' PAVEMENT
NOT TO SCALE

PAVEMENT DETAILS TYPE 'E'

ROAD 1 & ROAD 1B TEMPORARY TEE TURNAROUND
PAVEMENT SURFACING: (2 COAT BITUMEN SEAL)
2nd SEAL:
CL170 BINDER (1.2L/m^2)
10mm COVER AGG. (1.0m2/120m^2)
PRIMER SEAL:
MC5 BINDER (1.5L/m^2)
14mm COVER AGG. (1.0m^3/110m^2)
PAVEMENT:
200mm BASE COURSE (TYPE 2.2)

LEGEND:

EXISTING FEATURES

- EXISTING LOT BOUNDARY
- EXISTING RETAINING WALLS
- EXISTING BATTER
- EXISTING KERB
- EXISTING CONCRETE AREA

LEGEND:

GENERAL

- STAGE BOUNDARY
- PARCEL BOUNDARY
- EXTENT OF WORKS BOUNDARY
- PROPOSED LOT BOUNDARY
- PROPOSED EASEMENT BOUNDARY
- PROPOSED RETAINING WALLS
- PROPOSED BATTER
- PROPOSED CHANGE OF GRADE
- PROPOSED OPEN DRAIN INVERT
- PROPOSED SUBSOIL DRAIN & FLUSH POINT
- PROPOSED BITUMEN EDGE
- PROPOSED ROAD CENTRE LINE
- PROPOSED BARRIER KERB & CHANNEL
- PROPOSED MOUNTABLE KERB & CHANNEL
- PROPOSED BARRIER KERB
- PROPOSED MEDIAN KERB
- PROPOSED CONCRETE EDGE
- PROPOSED FENCE
- PROPOSED SIGNS
- PROPOSED GUIDE POSTS
- PROPOSED CONCRETE AREA
- EXISTING STAGES

LEGEND:

PROPOSED PAVEMENT

- PAVEMENT DETAIL TYPE B
- PAVEMENT DETAIL TYPE D
- PAVEMENT DETAIL TYPE E

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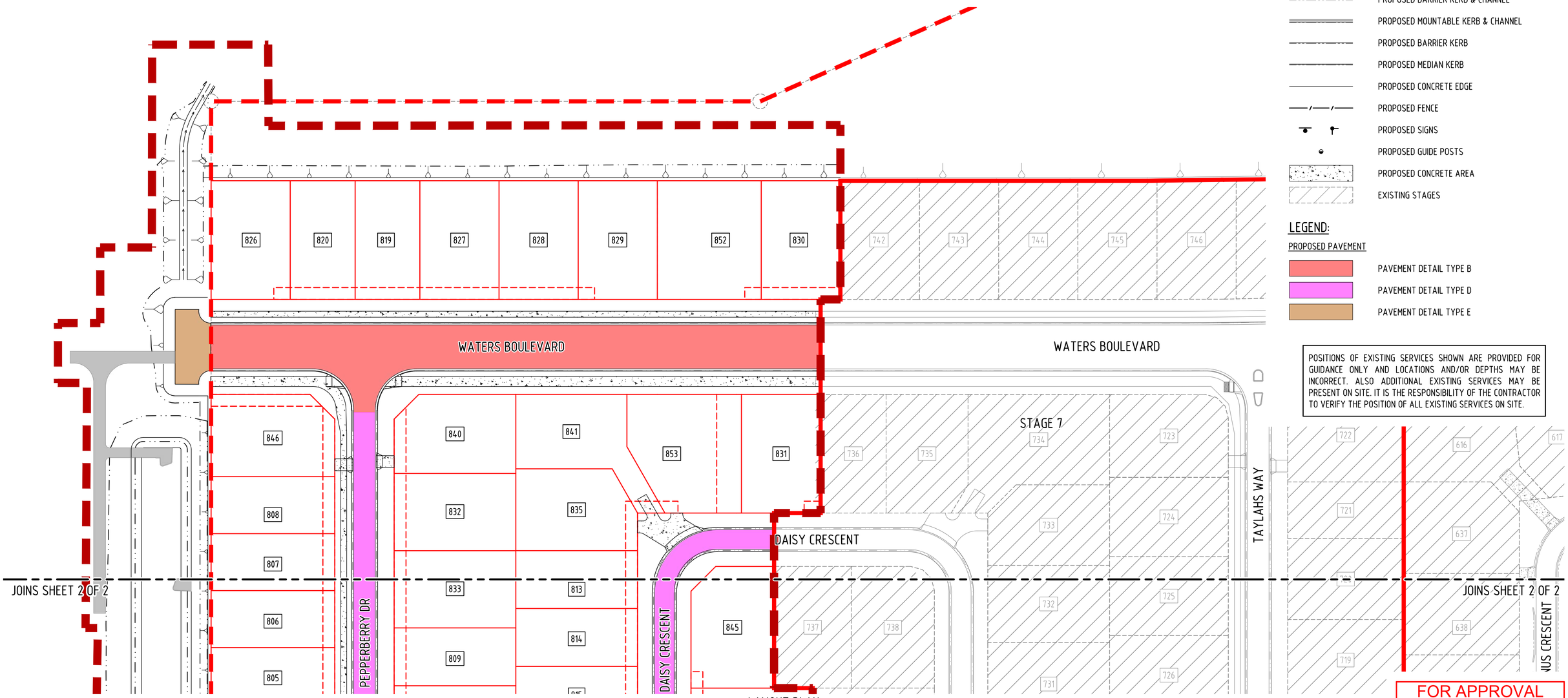

LAYOUT PLAN
SCALE 1:500

FOR APPROVAL
24 Jul 2025

REV	REVISION DETAILS	DATE	APPR
C	ISSUED FOR APPROVAL	24.07.25	
B	ISSUED FOR APPROVAL	11.07.25	
A	ISSUED FOR APPROVAL	27.02.25	

SCALE 1:500 0 5 10 15 20m

SIG GROUP

DYKMAN CONSULTING

Certified System
Quality ISO 9001
SAI GLOBAL

APPROVAL
RPEQ SIGNATURE
7198
RPEQ No
27.02.25
DATE

DRAWN	DESIGNED	CHECKED
J.A	A.D.	M.D.

OORALEA WATERS STAGE 8
AT OORALEA, BAKERS CREEK
PROPERTY DEVELOPMENT

PAVEMENT LAYOUT PLAN AND PAVEMENT DETAILS (SHEET 1 OF 2)

ISSUE: ISSUE FOR APPROVAL
PROJECT No: 2319
DRAWING No: 2319-STG8-C071
REV: C

CAD FILENAME: C:\1265\data\DykmanSYNY2319 - The Waters Ooralea_2381102 DES\1022 DC Des\CAD - Stage 8 (Active)\DRG\2319-STG8-C071.dwg Plot Date: 24 Jul 2025

XREFS :- X_DC_CIVIL.dwg ; X_2319_DC_STG 8_PAVEMENT_DETAILS_NOTES_LEGEND_SHEET 1.dwg ; X_2319_DC_STG 8_PAVEMENT_LAYOUT_MASTER.dwg ; X_2319_DC_STG 7_DESIGN_CADD.dwg ; X_2319_DC_STG 8_DESIGN_CADD.dwg ; X_2319_DC_STG 8_LOTS_EXIST_STG_4-7.dwg ; X_2319_DC_STG 8_CIVIL_WORKS_EXTENTS_500.dwg ; X_2319_DC_STG 8_DESIGN_PAVEMENT_HATCH.dwg ; X_2319_DC_STG 8_VIEWPORT.dwg ; X_2319_DC_STG 8_DESIGN_ROAD_NAMES_ANNO_500.dwg ; X_2319_DC_STG 8_STAGE_06_REF_Design_0944-19 - Xref_GDA2020.dwg ; X_2319_DC_STG 8_LOT_NUMBERS_ANNO

JOINS SHEET 1 OF 2

JOINS SHEET 1 OF 2

PEPPERBERRY DR

DAISY CRESCENT

DAISY CRESCENT

TAYLAHS WAY

NUS CRESCENT

PEPPERBERRY DRIVE

PEPPERBERRY DRIVE

STAGE 7

STAGE 5F

ARIA COURT

BILLABONG CRESCENT

807 806 805 825 804 803 802 801 824 851 850 844 823 833 809 810 811 812 834 847 849 813 814 815 816 836 854 837 839 822 818 817 821 845 842 843 848 838 737 738 739 740 741 710 711 732 731 730 729 712 725 726 727 728 713 714 719 638 709 708 707 706 705 704

N

LEGEND:

EXISTING FEATURES

- EXISTING LOT BOUNDARY
- EXISTING RETAINING WALLS
- EXISTING BATTER
- EXISTING KERB
- EXISTING CONCRETE AREA

LEGEND:

GENERAL

- STAGE BOUNDARY
- PARCEL BOUNDARY
- EXTENT OF WORKS BOUNDARY
- PROPOSED LOT BOUNDARY
- PROPOSED EASEMENT BOUNDARY
- PROPOSED RETAINING WALLS
- PROPOSED BATTER
- PROPOSED CHANGE OF GRADE
- PROPOSED OPEN DRAIN INVERT
- PROPOSED SUBSOIL DRAIN & FLUSH POINT
- PROPOSED BITUMEN EDGE
- PROPOSED ROAD CENTRE LINE
- PROPOSED BARRIER KERB & CHANNEL
- PROPOSED MOUNTABLE KERB & CHANNEL
- PROPOSED BARRIER KERB
- PROPOSED MEDIAN KERB
- PROPOSED CONCRETE EDGE
- PROPOSED FENCE
- PROPOSED SIGNS
- PROPOSED GUIDE POSTS
- PROPOSED CONCRETE AREA
- EXISTING STAGES

LEGEND:

PROPOSED PAVEMENT

- PAVEMENT DETAIL TYPE D

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LAYOUT PLAN
SCALE 1:500

FOR APPROVAL
24 Jul 2025

REV	REVISION DETAILS	DATE	APPR
C	ISSUED FOR APPROVAL	24.07.25	
B	ISSUED FOR APPROVAL	11.07.25	
A	ISSUED FOR APPROVAL	27.02.25	

SCALE 1:500 0 5 10 15 20m

SIG GROUP

DYKMAN CONSULTING

Certified System Quality ISO 9001 SAI GLOBAL

APPROVAL RPEQ SIGNATURE 7198 RPEQ No DATE 27.02.25

DRAWN	DESIGNED	CHECKED
J.A	A.D.	M.D.

OORALEA WATERS STAGE 8 AT OORALEA, BAKERS CREEK PROPERTY DEVELOPMENT

PAVEMENT LAYOUT PLAN AND PAVEMENT DETAILS (SHEET 2 OF 2)

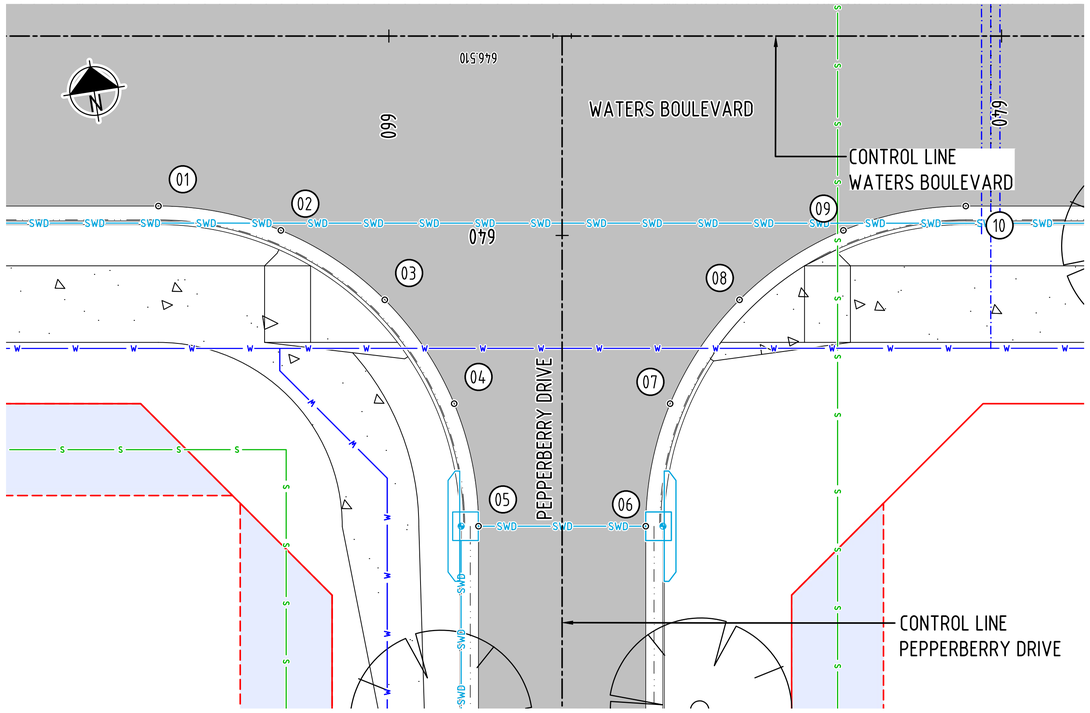
ISSUE: ISSUE FOR APPROVAL

PROJECT No: 2319

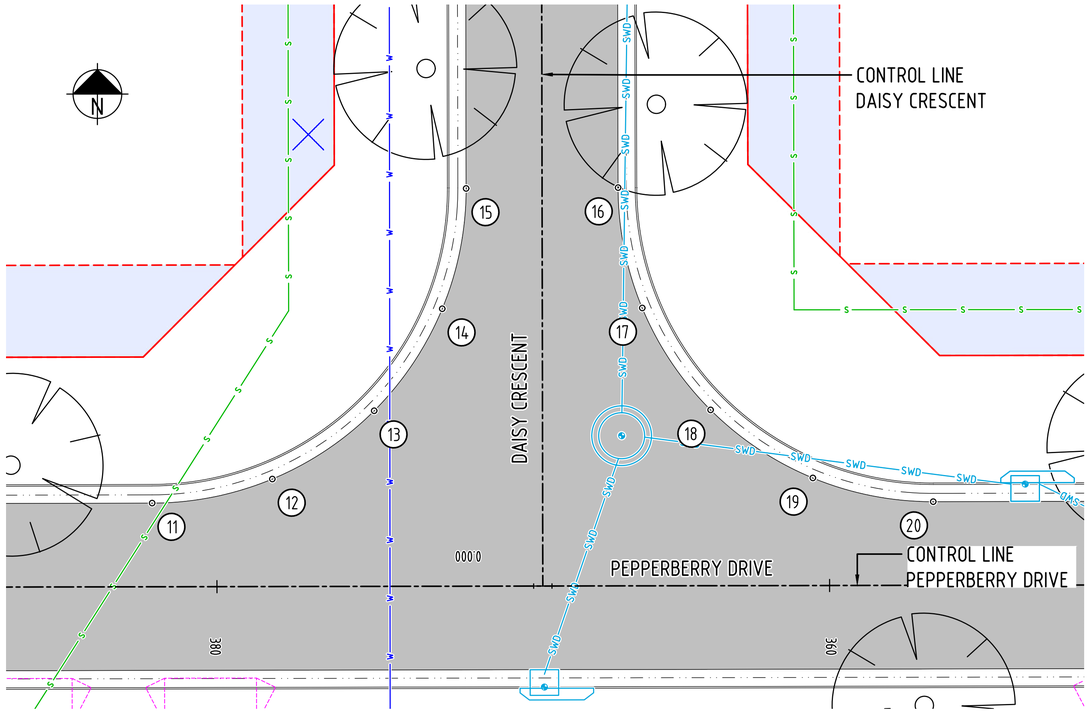
DRAWING No: 2319-STG8-C072 REV: C

CAD FILENAME: C:\12dSolata\Dykman\SYN\2319 - The Waters Ooralea_238\02 DES\022 DC Des\CAD - Stage 8 (Active)\DRG\2319-STG8-C072.dwg Plot Date: 24 Jul, 2025

XREFS :- X_DC_CIVIL.dwg ; X_2319_DC_STG 8_PAVEMENT_DETAILS_NOTES_LEGEND_SHEET 2.dwg ; X_2319_DC_STG 8_PAVEMENT_LAYOUT_MASTER.dwg ; X_2319_DC_STG 7_DESIGN_CADD.dwg ; X_2319_DC_STG 8_DESIGN_CADD.dwg ; X_2319_DC_STG 8_LOTS_EXIST_STG_4-7.dwg ; X_2319_DC_STG 8_CIVIL_WORKS_EXTENTS_500.dwg ; X_2319_DC_STG 8_DESIGN_PAVEMENT_HATCH.dwg ; X_2319_DC_STG 8_VIEWPORT.dwg ; X_2319_DC_STG 8_DESIGN_ROAD_NAMES_ANNO_500.dwg ; X_2319_DC_STG 8_STAGE_06_REF_Design_0944-19 - Xref_GDA2020.dwg ; X_2319_DC_STG 8_LOT_NUMBERS_ANNO



INTERSECTION SETOUT
SCALE 1:100



INTERSECTION SETOUT
SCALE 1:100

GENERAL NOTES:

1. ALL WORKS THAT ARE INCLUDED ON THESE ENGINEERING PLANS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE PROJECT TECHNICAL SPECIFICATION, AND TO THE SATISFACTION OF THE PROJECT SUPERINTENDENT.
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ROAD INTERSECTION SETOUT

SETOUT POINT	EASTING	NORTHING	LEVEL
1	722314.449	7654171.297	7.747
2	722318.278	7654169.896	7.743
3	722321.280	7654167.137	7.708
4	722322.997	7654163.439	7.673
5	722323.169	7654159.365	7.671
6	722328.564	7654158.526	7.671
7	722329.965	7654162.355	7.681
8	722332.724	7654165.357	7.738
9	722336.422	7654167.074	7.794
10	722340.496	7654167.245	7.811
11	722369.840	7653978.862	8.497
12	722373.764	7653979.650	8.485
13	722377.089	7653981.877	8.413
14	722379.310	7653985.207	8.328
15	722380.090	7653989.132	8.291
16	722385.050	7653989.161	8.291
17	722385.839	7653985.232	8.334
18	722388.072	7653981.905	8.439
19	722391.408	7653979.685	8.537
20	722395.340	7653978.911	8.574

LEGEND:

GENERAL

- STAGE BOUNDARY
- PARCEL BOUNDARY
- EXTENT OF WORKS BOUNDARY
- PROPOSED LOT BOUNDARY
- PROPOSED EASEMENT BOUNDARY
- PROPOSED RETAINING WALLS
- PROPOSED BATTER
- PROPOSED CHANGE OF GRADE
- PROPOSED OPEN DRAIN INVERT
- PROPOSED SUBSOIL DRAIN & FLUSH POINT
- PROPOSED BITUMEN EDGE
- PROPOSED ROAD CENTRE LINE
- PROPOSED BARRIER KERB & CHANNEL
- PROPOSED MOUNTABLE KERB & CHANNEL
- PROPOSED MEDIAN KERB
- PROPOSED CONCRETE EDGE
- PROPOSED FENCE
- PROPOSED SIGNS
- PROPOSED GUIDE POSTS
- PROPOSED ASPHALT SURFACE
- PROPOSED CONCRETE AREA
- EXISTING STAGES
- PROPOSED TREES

LEGEND:

PROPOSED SERVICES

- E — PROPOSED UNDERGROUND ELECTRICAL PIT
- PROPOSED STREET LIGHTING
- PP — PROPOSED POWER POLES
- PROPOSED SEWER EASEMENT
- PROPOSED GRAVITY SEWER MANHOLE
- PROPOSED DRAINAGE RESERVE
- PROPOSED STORMWATER MANHOLE
- PROPOSED STORMWATER GULLY PITS
- PROPOSED STORMWATER HEADWALL
- W — PROPOSED POTABLE WATER LINE & FIRE HYDRANT
- SWD — PROPOSED STORMWATER PIPE & MANHOLE
- S — PROPOSED GRAVITY SEWER & MANHOLE

FOR APPROVAL
24 Jul 2025

REV	REVISION DETAILS	DATE	APPR
C	ISSUED FOR APPROVAL	24.07.25	
B	ISSUED FOR APPROVAL	11.07.25	
A	ISSUED FOR APPROVAL	27.02.25	

SCALE 1:100 0 1 2 3 4m

SIG GROUP

DYKMAN CONSULTING

Certified System Quality ISO 9001 SAI GLOBAL

APPROVAL — RPEQ SIGNATURE — DATE — RPEQ No 7198 — 27.02.25

DRAWN	DESIGNED	CHECKED
J.A.	A.D.	M.D.

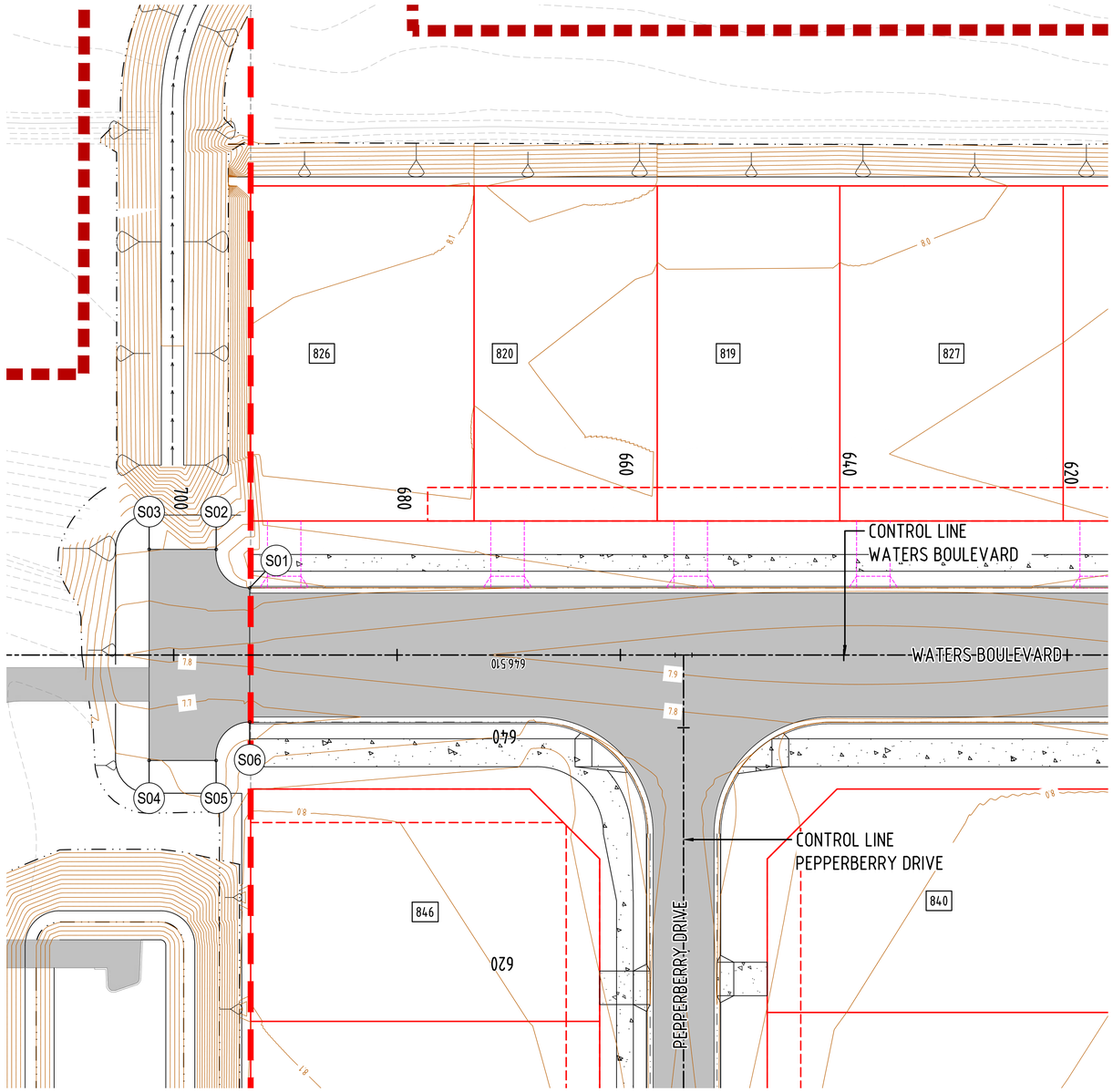
OORALEA WATERS STAGE 8 AT OORALEA, BAKERS CREEK PROPERTY DEVELOPMENT

INTERSECTION SETOUT DETAILS

ISSUE: ISSUE FOR APPROVAL
PROJECT No: 2319
DRAWING No: 2319-STG8-C081
REV: C

CAD FILENAME: C:\1265\data\DykmanSYN\2319 - The Waters Ooralea_23RV02 DES\022 DC Des\CAD - Stage 8 (Active)\DRG\2319-STG8-C081.dwg Plot Date: 24 Jul, 2025

XREFS :- X_DC_CIVIL.dwg ; X_2319_DC_STG 8_ROAD_INTERSECTION_NOTES_LEGEND_SHEET 1.dwg ; X_2319_DC_STG 8_INTERSECTION_SETOUT_MASTER.dwg ; X_2319_DC_STG 8_LOTS_EXIST_STG_4-7.dwg ; X_2319_DC_STG 8_LOT_NUMBERS_ANNO_TEXT_500.dwg ; X_2319_DC_STG 8_STAGE_06_REF_Design_0944-19 - Xref_GDA2020.dwg ; X_2319_DC_STG 8_VIEWPORT.dwg ; X_2319_DC_STG 8_CIVIL_WORKS_EXTENTS_500.dwg ; X_2319_DC_STG 7_WATER_RETICULATION.dwg ; X_2319_DC_STG 7_SEWER_RETICULATION.dwg ; X_2319_DC_STG 8_DESIGN_ROAD_NAMES_ANNO_500.dwg ; X_2319_DC_STG



WATERS BOULEVARD TEMPORARY TURN AROUND
SCALE 1:250

LEGEND:

EXISTING FEATURES

- EXISTING LOT BOUNDARY
- EXISTING CONTOURS
- EXISTING CHANGE OF GRADE
- EXISTING KERB

GENERAL NOTES:

1. ALL WORKS THAT ARE INCLUDED ON THESE ENGINEERING PLANS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE PROJECT TECHNICAL SPECIFICATION, AND TO THE SATISFACTION OF THE PROJECT SUPERINTENDENT.
2. NO WORK ASSOCIATED WITH THESE DRAWINGS IS TO COMMENCE ON SITE UNTIL APPROVAL IS PROVIDED FROM THE LOCAL AUTHORITY, AND THE CONTRACTOR RECEIVES WRITTEN APPROVAL FROM THE SUPERINTENDENT. A PRE-START MEETING MUST BE HELD PRIOR TO COMMENCEMENT OF WORKS.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE SERVICES AUTHORITIES (INCLUDING BUT NOT LIMITED TO ERGON ENERGY, TELSTRA, NBN AND THE LOCAL AUTHORITY) AND LOCATE EXISTING UNDERGROUND SERVICES PRIOR TO ANY EXCAVATION WORKS COMMENCING ON SITE.
4. ANY DAMAGE CAUSED TO EXISTING INFRASTRUCTURE AS A RESULT OF CONSTRUCTION WORKS IS TO BE REPAIRED IMMEDIATELY.

POSITIONS OF EXISTING SERVICES SHOWN ARE PROVIDED FOR GUIDANCE ONLY AND LOCATIONS AND/OR DEPTHS MAY BE INCORRECT. ALSO ADDITIONAL EXISTING SERVICES MAY BE PRESENT ON SITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE POSITION OF ALL EXISTING SERVICES ON SITE.

TEMPORARY TURN AROUND AREA SETOUT

SETOUT POINT	EASTING	NORTHING
S01	722290.859	7654186.656
S02	722288.429	7654190.529
S03	722282.500	7654191.458
S04	722279.587	7654172.781
S05	722285.516	7654171.852
S06	722289.014	7654174.795

LEGEND:

GENERAL

- PARCEL BOUNDARY
- EXTENT OF WORKS BOUNDARY
- PROPOSED LOT BOUNDARY
- PROPOSED EASEMENT BOUNDARY
- PROPOSED CONTOURS
- PROPOSED BATTER
- PROPOSED CHANGE OF GRADE
- PROPOSED OPEN DRAIN INVERT
- PROPOSED SUBSOIL DRAIN & FLUSH POINT
- PROPOSED BITUMEN EDGE
- PROPOSED ROAD CENTRE LINE
- PROPOSED BARRIER KERB & CHANNEL
- PROPOSED MOUNTABLE KERB & CHANNEL
- PROPOSED BARRIER KERB
- PROPOSED MEDIAN KERB
- PROPOSED CONCRETE EDGE
- PROPOSED FENCE
- PROPOSED SIGNS
- PROPOSED GUIDE POSTS
- PROPOSED ASPHALT SURFACE
- PROPOSED CONCRETE AREA
- EXISTING STAGES
- PROPOSED DRIVEWAY LOCATION

LEGEND:

PROPOSED ROADWORKS SETOUT

- S01 — SETOUT POINT

FOR APPROVAL
24 Jul 2025

REV	REVISION DETAILS	DATE	APPR
C	ISSUED FOR APPROVAL	24.07.25	
B	ISSUED FOR APPROVAL	11.07.25	
A	ISSUED FOR APPROVAL	27.02.25	

SCALE 1:250 0 2 4 6 8 10m

SIG GROUP

DYKMAN CONSULTING

Certified System Quality ISO 9001 SAI GLOBAL

APPROVAL RPEQ SIGNATURE | 7198 RPEQ No | 27.02.25 DATE

DRAWN	DESIGNED	CHECKED
I.F.	A.D.	M.D.

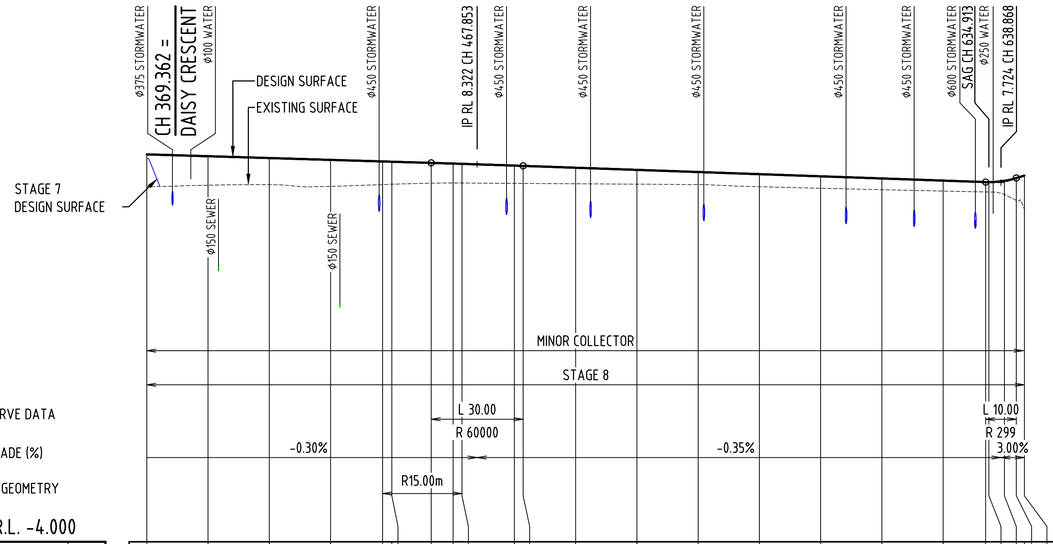
OORALEA WATERS STAGE 8 AT OORALEA, BAKERS CREEK PROPERTY DEVELOPMENT

WATERS BOULEVARD TEMPORARY TURN AROUND SETOUT DETAILS

ISSUE: ISSUE FOR APPROVAL
PROJECT No: 2319
DRAWING No: 2319-STG8-C101
REV: C

CAD FILENAME: C:\12dSData\Dykman SYNK\2319 - The Waters Ooralea_2380\02 DES\022 DC Des\CAD - Stage 8 (Active)\DRG\2319-STG8-C101.dwg Plot Date: 24 Jul, 2025

XREFS :- X_DC_CIVIL.dwg ; X_2319_DC_STG 8_TEMPORARY_TURN_AROUND_AREA_MASTER.dwg ; X_2319_DC_STG 7_DESIGN_CADD.dwg ; X_2319_DC_STG 8_TEMPORARY_TURN_AROUND_AREA_LEGEND_SHEET 1.dwg ; X_2319_DC_STG 7_DESIGN_CONT.dwg ; X_2319_DC_STG 8_LOTS_EXIST_STG_4-7.dwg ; X_2319_DC_STG 8_LOT_NUMBERS_ANNO_TEXT_250.dwg ; X_2319_DC_STG 8_STAGE_06_REF_Design_0944-19 - Xref_GDA2020.dwg ; X_2319_DC_STG 8_VIEWPORT.dwg ; X_2319_DC_STG 8_CIVIL_WORKS_EXTENTS_250.dwg ; X_2319_DC_STG 8_CONTROL_LINE_ROAD_1B_250.dwg ; X_2319_DC_STG 8

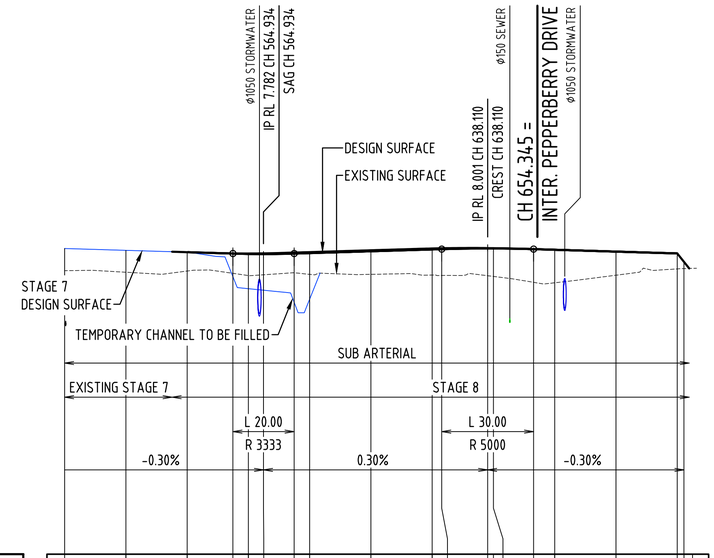


DATUM R.L. -4.000

EARTHWORKS	CUT	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	FILL	172.4	164.3	161.4	147.9	135.1	111.3	99.3	88.6	78.0	73.6	71.6	67.5	63.0	31.2
LEFT LIP DESIGN LEVEL		8.564	8.504	8.444	8.384	8.333 / 8.324	8.285 / 8.263 / 8.254	8.198 / 8.188	8.128	8.058	7.988	7.918	7.848	7.778	7.708
RIGHT LIP DESIGN LEVEL		8.564	8.504	8.444	8.384	8.333 / 8.324	8.285 / 8.263 / 8.254	8.198 / 8.188	8.128	8.058	7.988	7.918	7.848	7.778	7.708
EXISTING SURFACE LEVEL		7.597	7.639	7.657	7.601	7.660 / 7.670	7.705 / 7.711 / 7.710	7.699 / 7.697	7.686	7.673	7.660	7.591	7.539	7.493	7.447	7.419 / 7.417 / 7.335 / 7.143 / 6.853
CUT DEPTH (-ve) FILL HEIGHT (+ve)		1.049	0.947	0.869	0.864	0.755 / 0.736	0.662 / 0.634 / 0.626	0.581 / 0.573	0.524	0.467	0.410	0.409	0.391	0.367	0.342	0.322 / 0.322 / 0.448 / 0.731 / 1.100
CONTROL LINE LEVEL		8.646	8.586	8.526	8.466	8.415 / 8.406	8.367 / 8.345 / 8.336	8.279 / 8.270	8.210	8.140	8.070	8.000	7.930	7.860	7.790	7.741 / 7.739 / 7.783 / 7.874 / 7.953
CONTROL LINE CHAINAGE		360.000	380.000	400.000	420.000	437.002 / 440.000	452.853 / 460.000 / 462.907	480.000 / 482.853	500.000	520.000	540.000	560.000	580.000	600.000	620.000	633.868 / 634.913 / 640.000 / 643.868 / 646.510
SUPERELEVATION																

LONGITUDINAL SECTION - PEPPERBERRY DRIVE

HORIZ SCALE 1 : 1000
VERT SCALE 1 : 100



DATUM R.L. -2.000

EARTHWORKS	CUT	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	FILL	240.9	241.4	212.1	251.5	293.0	318.7	339.2	261.3	262.6	153.6
LEFT LIP DESIGN LEVEL				7.645 / 7.634 / 7.630	7.645 / 7.661	7.721	7.781 / 7.790	7.812 / 7.812	7.790 / 7.769	7.709	
RIGHT LIP DESIGN LEVEL				7.645 / 7.634 / 7.630	7.645 / 7.661	7.721	7.781 / 7.790	7.812 / 7.812	7.790 / 7.769	7.709	
EXISTING SURFACE LEVEL		7.254	7.202	7.241	7.167 / 7.093 / 7.119	7.185 / 7.133	7.133	7.110 / 7.097	7.089 / 7.065	6.873 / 6.858	7.105	7.311 / 7.322
CUT DEPTH (-ve) FILL HEIGHT (+ve)		0.723	0.715	0.616	0.645 / 0.707 / 0.678	0.627 / 0.694	0.754	0.837 / 0.859	0.890 / 0.913	1.083 / 1.078	0.771	0.505
CONTROL LINE LEVEL		7.977	7.917	7.857	7.812 / 7.801 / 7.797	7.812 / 7.827	7.887	7.947 / 7.956	7.979 / 7.979	7.956 / 7.936	7.876	7.816
CONTROL LINE CHAINAGE		500.000	520.000	540.000	554.934 / 560.000 / 564.934	574.934 / 580.000	600.000	620.000 / 623.110	638.110 / 640.000	653.110 / 660.000	680.000	700.000 / 702.201
SUPERELEVATION												

LONGITUDINAL SECTION - WATERS BOULEVARD

HORIZ SCALE 1 : 1000
VERT SCALE 1 : 100

PEPPERBERRY DRIVE - CONTROL LINE SETOUT

PT	CHAINAGE	EASTING	NORTHING	HEIGHT	BEARING	DEP.SEG	DEP.RAD	DEP.LEN
IP 1	0.000	722751.956	7653976.856	7.930	269°53'29.33"			
TC	437.002	722314.955	7653976.028	7.616	269°53'29.33"			
IP 2	449.954	722297.408	7653975.995	7.577		R = 15.000	25.905	98°57'00.67"
CT	462.907	722300.105	7653993.334	7.538	8°50'30.00"			
IP 3	646.510	722328.326	7654174.755	7.953	8°50'30.00"			

WATERS BOULEVARD - CONTROL LINE SETOUT

PT	CHAINAGE	EASTING	NORTHING	HEIGHT	BEARING	DEP.SEG	DEP.RAD	DEP.LEN
IP 1	0.000	722977.840	7654106.516		278°45'08.31"			
TC	131.092	722848.274	7654126.464		278°45'08.31"			
IP 2	161.666	722817.998	7654131.125			R = -400.000	61.147	8°45'31.37"
CT	192.239	722787.364	7654131.121		269°59'36.95"			
TC	293.275	722686.329	7654131.110		269°59'36.95"			
IP 3	370.489	722608.961	7654131.102			R = 1000.000	154.428	8°50'53.07"
CT	447.703	722532.513	7654142.993	7.948	278°50'30.02"			
IP 4	702.201	722281.039	7654182.111		278°50'30.02"			

FOR APPROVAL
24 Jul 2025

REV		DATE	APPR
C	ISSUED FOR APPROVAL	24.07.25	
B	ISSUED FOR APPROVAL	11.07.25	
A	ISSUED FOR APPROVAL	27.02.25	
REV	REVISION DETAILS	DATE	APPR

SCALE
1:100 0 1 2 3 4m
1:1000 0 10 20 30 40m

SIG GROUP

DYKMAN CONSULTING

Certified System Quality ISO 9001 SAI GLOBAL

APPROVAL | RPEQ SIGNATURE | DATE | 7198 RPEQ No | 27.02.25
DRAWN I.F. | DESIGNED A.D. | CHECKED M.D.

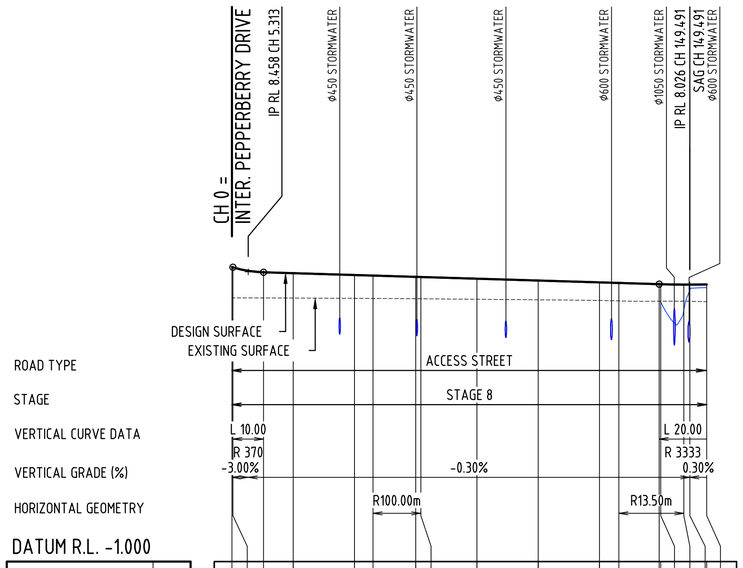
OORALEA WATERS STAGE 8 AT OORALEA, BAKERS CREEK PROPERTY DEVELOPMENT

LONGITUDINAL SECTIONS PEPPERBERRY DRIVE & WATERS BOULEVARD AND CONTROL LINE SETOUT DETAILS

ISSUE: ISSUE FOR APPROVAL
PROJECT No: 2319
DRAWING No: 2319-STG8-C121 REV: C

CAD FILENAME: C:\12dSData\Dykman\SYN\2319 - The Waters Ooralea_238\02 DES\022 DC Des\CAD - Stage 8 (Active)\DRG\2319-STG8-C121.dwg Plot Date: 24 Jul, 2025

XREFS :- X_DC_CIVIL.dwg ; X_2319_DC_STG 8_ROAD_LONGITUDINAL_SECTIONS.dwg ; X_2319_DC_STG 8_CONTROL_LINE_SETOUT_TABLES.dwg



DATUM R.L. -1.000

EARTHWORKS	CUT	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	FILL	33.8	92.3	86.2	80.7	75.5	70.5	66.6	47.1	
LEFT LIP DESIGN LEVEL		8.340	8.280	8.262	8.220	8.215	8.160	8.100	8.040	8.021	7.981	7.980	7.967	7.966	7.971
RIGHT LIP DESIGN LEVEL		8.340	8.280	8.262	8.220	8.215	8.160	8.100	8.040	8.021	7.981	7.980	7.967	7.966	7.971
EXISTING SURFACE LEVEL	7.609	7.609	7.605	7.602	7.594	7.590	7.580	7.579	7.563	7.545	7.525	7.509	7.499	7.500	7.501	7.496	7.485
CUT DEPTH (-ve) FILL HEIGHT (+ve)	1.008	0.999	0.838	0.812	0.760	0.746	0.714	0.710	0.671	0.629	0.589	0.586	0.556	0.555	0.540	0.544	0.560
CONTROL LINE LEVEL	8.618	8.608	8.443	8.414	8.354	8.336	8.294	8.289	8.234	8.174	8.114	8.095	8.056	8.054	8.041	8.041	8.045
CONTROL LINE CHAINAGE	0.000	0.313	10.313	20.000	40.000	46.064	60.000	61.686	80.000	100.000	120.000	126.333	139.491	140.000	147.539	149.491	155.000
SUPERELEVATION																	

LONGITUDINAL SECTION - DAISY CRESCENT

HORIZ SCALE 1 : 1000
VERT SCALE 1 : 100

DAISY CRESCENT - CONTROL LINE SETOUT

PT	CHAINAGE	EASTING	NORTHING	HEIGHT	BEARING	DEP.SEG	DEP.RAD	DEP.LEN
IP 1	0.000	722382.595	7653976.156	7.814	359°53'29.00"			
TC	46.064	722382.507	7654022.221	7.540	359°53'29.00"			
IP 2	53.875	722382.493	7654030.047	7.563		R = 100.000	15.621	8°57'01.01"
CT	61.686	722383.696	7654037.781	7.587	8°50'30.00"			
TC	126.333	722393.632	7654101.660	7.781	8°50'30.00"			
IP 3	136.936	722395.707	7654115.000	7.812		R = 13.500	21.206	90°00'00.00"
CT	147.539	722409.047	7654112.925	7.835	98°50'30.00"			
TC	195.554	722456.492	7654105.545	7.735	98°50'30.00"			
IP 4	206.157	722469.831	7654103.470	7.687		R = 13.500	21.206	90°00'00.00"
CT	216.760	722467.756	7654090.130	7.639	188°50'30.00"			
TC	275.537	722458.722	7654032.052	7.375	188°50'30.00"			
IP 5	283.347	722457.519	7654024.318	7.340		R = -100.000	15.621	8°57'00.83"
CT	291.158	722457.534	7654016.492	7.305	179°53'29.17"			
IP 6	331.351	722457.610	7653976.299	7.686	179°53'29.17"			

FOR APPROVAL
24 Jul 2025

REV	REVISION DETAILS	DATE	APPR
C	ISSUED FOR APPROVAL	24.07.25	
B	ISSUED FOR APPROVAL	11.07.25	
A	ISSUED FOR APPROVAL	27.02.25	

SCALE
1:100 0 1 2 3 4m
1:1000 0 10 20 30 40m

SIG GROUP

DYKMAN CONSULTING

Certified System Quality ISO 9001 SAI GLOBAL

APPROVAL
RPEQ SIGNATURE
7198
RPEQ No
27.02.25
DATE

DRAWN	DESIGNED	CHECKED
I.F.	A.D.	M.D.

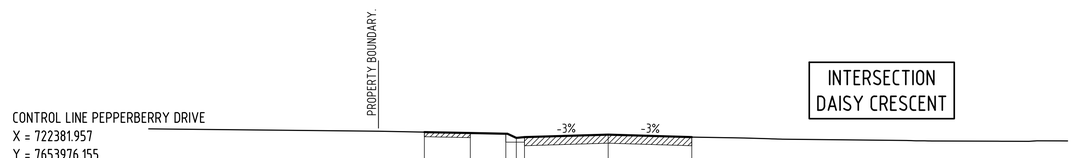
OORALEA WATERS STAGE 8
AT OORALEA, BAKERS CREEK
PROPERTY DEVELOPMENT

LONGITUDINAL SECTION
DAISY CRESCENT
AND CONTROL LINE SETOUT DETAILS

ISSUE: ISSUE FOR APPROVAL
PROJECT No: 2319
DRAWING No: 2319-STG8-C122
REV: C

CAD FILENAME: C:\12dSVdata\Dykman\SYN\2319 - The Waters Ooralea_230102 DES\022 DC Des\CAD - Stage 8 (Active)\DRG\2319-STG8-C122.dwg Plot Date: 24 Jul, 2025

XREFS :- X_DC_CIVIL.dwg ; X_2319_DC_STG 8_ROAD_LONGITUDINAL_SECTIONS.dwg ; X_2319_DC_STG 8_CONTROL_LINE_SETOUT_TABLES.dwg

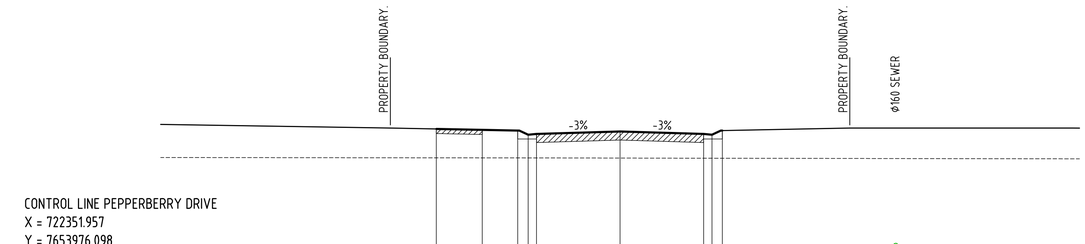


CONTROL LINE PEPPERBERRY DRIVE
X = 722381.957
Y = 7653976.155
Z = 8.616m

DATUM 6.000

DESIGN LEVEL	8.697	8.667	8.644	8.509	8.534	8.616	8.534		
EXISTING LEVEL	7.614	7.613	7.613	7.613	7.612	7.611	7.610		
OFFSET	-6.000	-4.500	-3.340	-3.000	-2.730	0.000	2.730		

CH 370.000

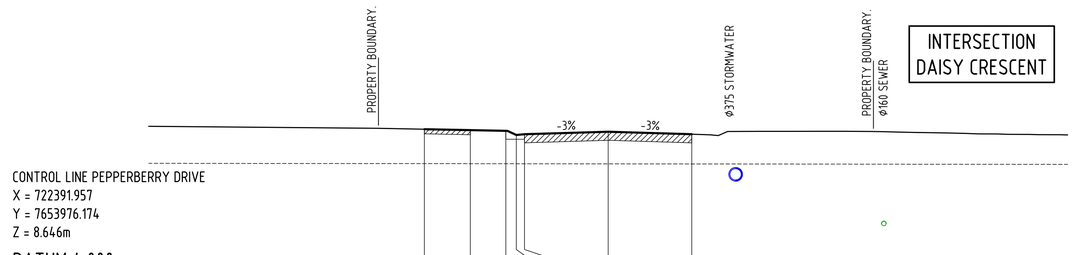


CONTROL LINE PEPPERBERRY DRIVE
X = 722351.957
Y = 7653976.098
Z = 8.526m

DATUM 3.000

DESIGN LEVEL	8.607	8.577	8.554	8.419	8.444	8.526	8.444	8.419	8.554
EXISTING LEVEL	7.666	7.664	7.663	7.662	7.662	7.657	7.652	7.652	7.651
OFFSET	-6.000	-4.500	-3.340	-3.000	-2.730	0.000	2.730	3.000	3.340

CH 400.000

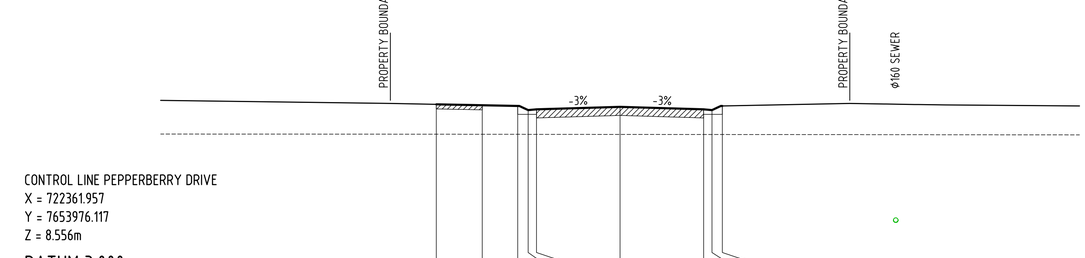


CONTROL LINE PEPPERBERRY DRIVE
X = 722391.957
Y = 7653976.174
Z = 8.646m

DATUM 4.000

DESIGN LEVEL	8.727	8.697	8.674	8.539	8.564	8.646	8.564		
EXISTING LEVEL	7.604	7.602	7.601	7.600	7.600	7.597	7.594		
OFFSET	-6.000	-4.500	-3.340	-3.000	-2.730	0.000	2.730		

CH 360.000

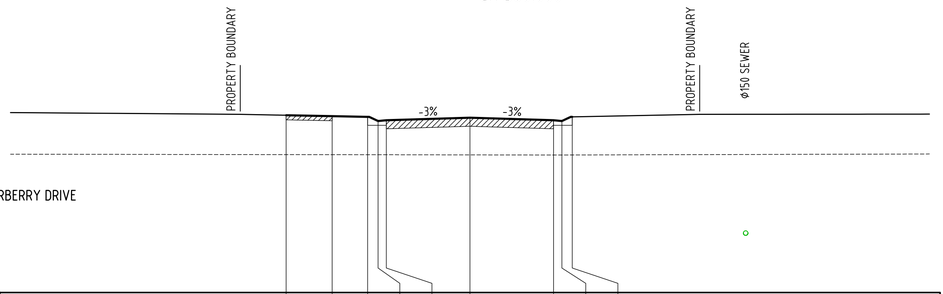


CONTROL LINE PEPPERBERRY DRIVE
X = 722361.957
Y = 7653976.117
Z = 8.556m

DATUM 3.000

DESIGN LEVEL	8.637	8.607	8.584	8.449	8.474	8.556	8.474	8.449	8.584
EXISTING LEVEL	7.661	7.660	7.659	7.658	7.658	7.656	7.653	7.653	7.652
OFFSET	-6.000	-4.500	-3.340	-3.000	-2.730	0.000	2.730	3.000	3.340

CH 390.000

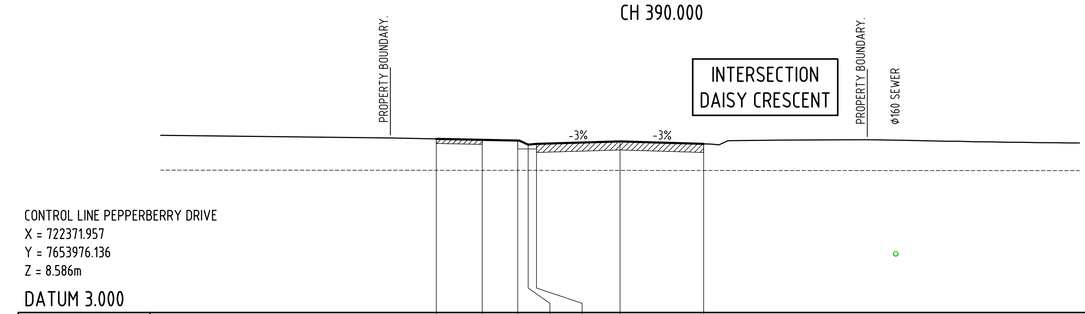


CONTROL LINE PEPPERBERRY DRIVE
X = 722411.957
Y = 7653976.212
Z = 8.706m

DATUM 3.000

DESIGN LEVEL	8.787	8.757	8.734	8.599	8.624	8.706	8.624	8.599	8.734
EXISTING LEVEL	7.501	7.499	7.497	7.497	7.497	7.493	7.489	7.489	7.490
OFFSET	-6.000	-4.500	-3.340	-3.000	-2.730	0.000	2.730	3.000	3.340

CH 350.000



CONTROL LINE PEPPERBERRY DRIVE
X = 722371.957
Y = 7653976.136
Z = 8.586m

DATUM 3.000

DESIGN LEVEL	8.667	8.637	8.614	8.479	8.504	8.586	8.504	
EXISTING LEVEL	7.642	7.641	7.640	7.640	7.640	7.639	7.637	
OFFSET	-6.000	-4.500	-3.340	-3.000	-2.730	0.000	2.730	

CH 380.000

FOR APPROVAL
24 Jul 2025

REV	REVISION DETAILS	DATE	APPR
C	ISSUED FOR APPROVAL	24.07.25	
B	ISSUED FOR APPROVAL	11.07.25	
A	ISSUED FOR APPROVAL	27.02.25	

SCALE 1:100 0 1 2 3 4m

SIG GROUP

DYKMAN CONSULTING

Certified System Quality ISO 9001 SAI GLOBAL

APPROVAL
RPEQ SIGNATURE
7198
RPEQ No
DATE 27.02.25

DRAWN	DESIGNED	CHECKED
I.F.	A.D.	M.D.

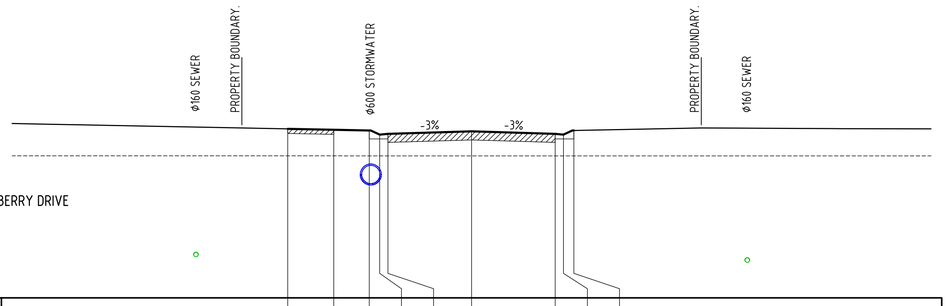
OORALEA WATERS STAGE 8
AT OORALEA, BAKERS CREEK
PROPERTY DEVELOPMENT

CONTROL LINE - PEPPERBERRY DRIVE
CROSS SECTIONS
(SHEET 1 OF 5)

ISSUE: ISSUE FOR APPROVAL
PROJECT No: 2319
DRAWING No: 2319-STG8-C131
REV: C

CAD FILENAME: C:\72dS\data\Dykman\SYN\2319 - The Waters Ooralea_230102 DES\022 DC Des\CAD - Stage 8 (Active)\DRG\2319-STG8-C131.dwg Plot Date: 24 Jul, 2025

XREFS :- X_DC_CIVIL.dwg ; X_2319_DC_STG 8_CROSS_SECTIONS.dwg

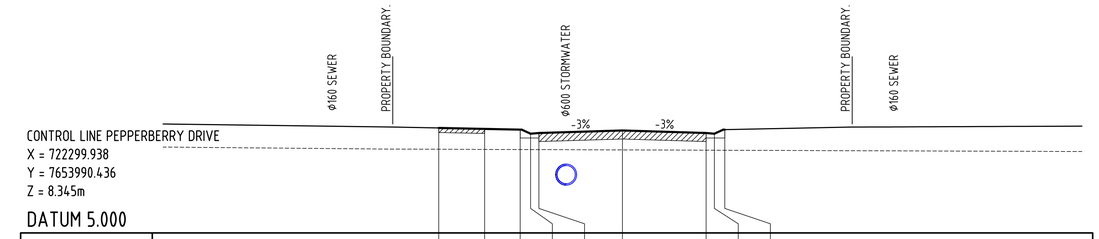


CONTROL LINE PEPPERBERRY DRIVE
X = 722321.957
Y = 7653976.042
Z = 8.436m

DATUM 3.000

DESIGN LEVEL		8.517	8.487	8.464	8.329	8.354	8.436	8.354	8.329	8.464	
EXISTING LEVEL		7.636	7.635	7.635	7.635	7.635	7.635	7.635	7.635	7.635	
OFFSET		-6.000	-4.500	-3.340	-3.000	-2.730	0.000	2.730	3.000	3.340	

CH 430.000

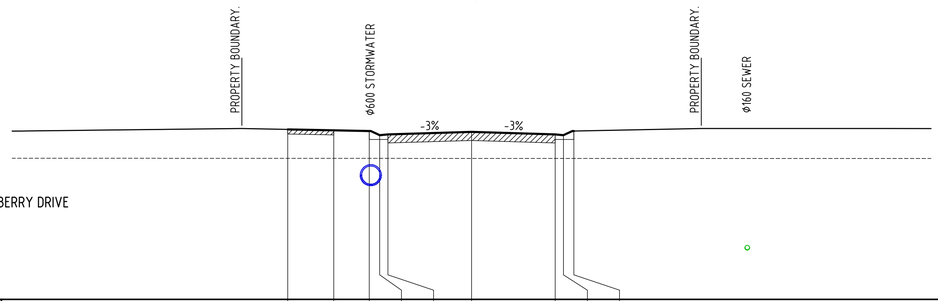


CONTROL LINE PEPPERBERRY DRIVE
X = 722299.938
Y = 7653990.436
Z = 8.345m

DATUM 5.000

DESIGN LEVEL		8.427	8.397	8.373	8.238	8.263	8.345	8.263	8.238	8.373	
EXISTING LEVEL		7.732	7.727	7.723	7.721	7.720	7.711	7.701	7.700	7.699	
OFFSET		-6.000	-4.500	-3.340	-3.000	-2.730	0.000	2.730	3.000	3.340	

CH 460.000

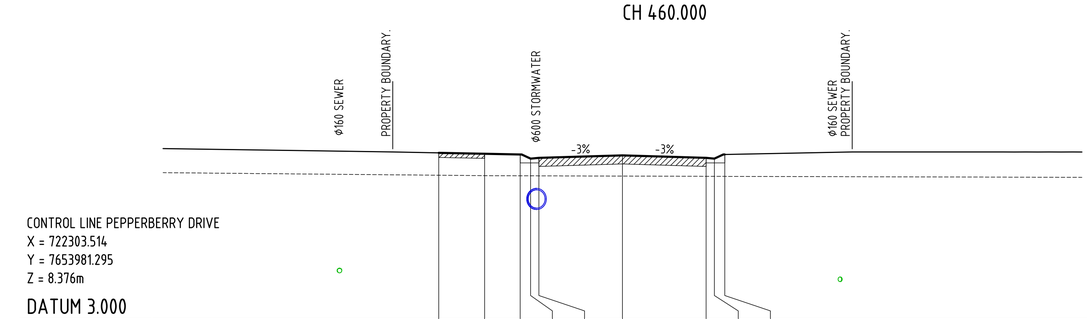


CONTROL LINE PEPPERBERRY DRIVE
X = 722331.957
Y = 7653976.061
Z = 8.466m

DATUM 3.000

DESIGN LEVEL		8.547	8.517	8.494	8.359	8.384	8.466	8.384	8.359	8.494	
EXISTING LEVEL		7.603	7.602	7.602	7.602	7.602	7.601	7.600	7.600	7.600	
OFFSET		-6.000	-4.500	-3.340	-3.000	-2.730	0.000	2.730	3.000	3.340	

CH 420.000

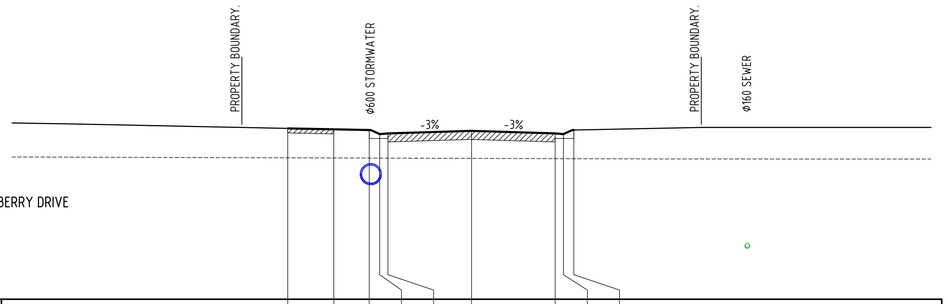


CONTROL LINE PEPPERBERRY DRIVE
X = 722303.514
Y = 7653981.295
Z = 8.376m

DATUM 3.000

DESIGN LEVEL		8.457	8.427	8.404	8.269	8.294	8.376	8.294	8.269	8.404	
EXISTING LEVEL		7.727	7.714	7.708	7.708	7.707	7.699	7.692	7.691	7.690	
OFFSET		-6.000	-4.500	-3.340	-3.000	-2.730	0.000	2.730	3.000	3.340	

CH 450.000

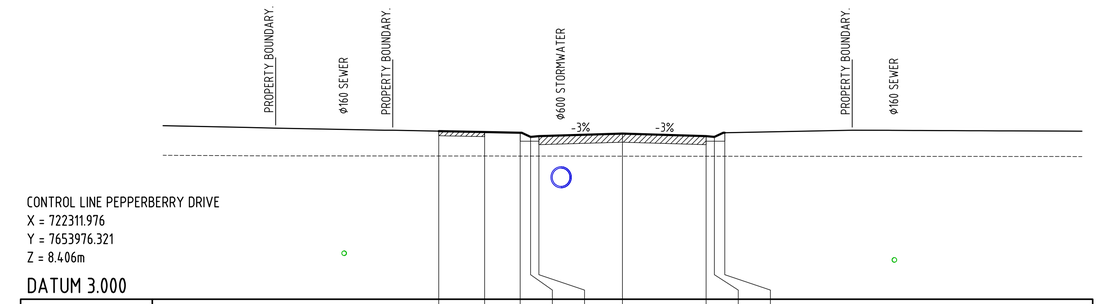


CONTROL LINE PEPPERBERRY DRIVE
X = 722341.957
Y = 7653976.079
Z = 8.496m

DATUM 3.000

DESIGN LEVEL		8.577	8.547	8.524	8.389	8.414	8.496	8.414	8.389	8.524	
EXISTING LEVEL		7.616	7.611	7.607	7.606	7.606	7.597	7.589	7.588	7.587	
OFFSET		-6.000	-4.500	-3.340	-3.000	-2.730	0.000	2.730	3.000	3.340	

CH 410.000



CONTROL LINE PEPPERBERRY DRIVE
X = 722311.976
Y = 7653976.321
Z = 8.406m

DATUM 3.000

DESIGN LEVEL		8.487	8.457	8.434	8.299	8.324	8.406	8.324	8.299	8.434	
EXISTING LEVEL		7.675	7.674	7.673	7.672	7.672	7.670	7.668	7.668	7.667	
OFFSET		-6.000	-4.500	-3.340	-3.000	-2.730	0.000	2.730	3.000	3.340	

CH 440.000

FOR APPROVAL
24 Jul 2025

REV	REVISION DETAILS	DATE	APPR
C	ISSUED FOR APPROVAL	24.07.25	
B	ISSUED FOR APPROVAL	11.07.25	
A	ISSUED FOR APPROVAL	27.02.25	

SCALE 1:100 0 1 2 3 4m

SIG GROUP

DYKMAN CONSULTING

Certified System Quality ISO 9001 SAI GLOBAL

APPROVAL — RPEQ SIGNATURE — DATE — 7198 RPEQ No 27.02.25

DRAWN	DESIGNED	CHECKED
I.F.	A.D.	M.D.

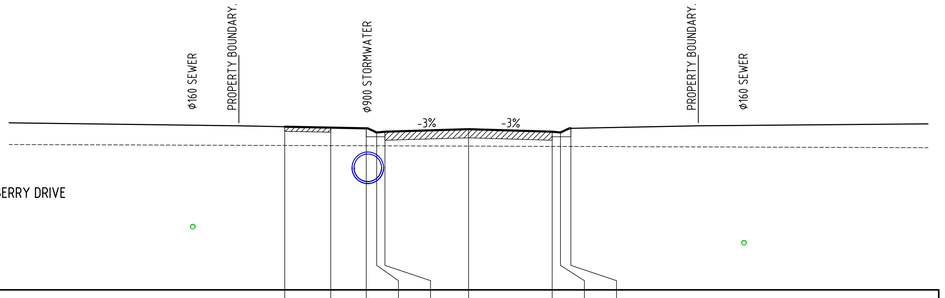
OORALEA WATERS STAGE 8 AT OORALEA, BAKERS CREEK PROPERTY DEVELOPMENT

CONTROL LINE - PEPPERBERRY DRIVE CROSS SECTIONS (SHEET 2 OF 5)

ISSUE: ISSUE FOR APPROVAL
PROJECT No: 2319
DRAWING No: 2319-STG8-C132
REV: C

CAD FILENAME: C:\12dSData\Dykman\SYN\2319 - The Waters Ooralea_23802\DES\022 DC Des\CAD - Stage 8 (Active)\DRG\2319-STG8-C132.dwg Plot Date: 24 Jul, 2025

XREFS :- X_DC_CIVIL.dwg ; X_2319_DC_STG 8_CROSS_SECTIONS.dwg

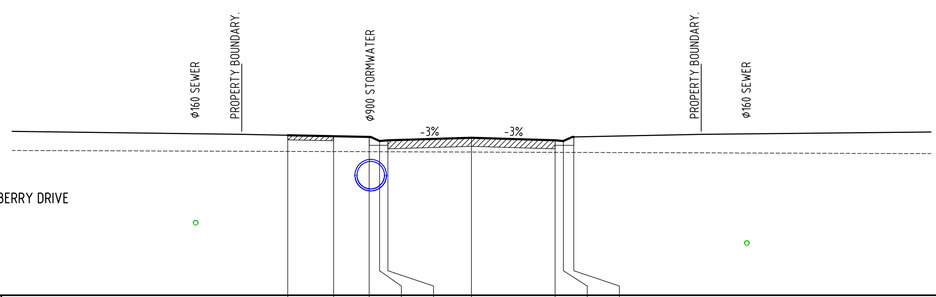


CONTROL LINE PEPPERBERRY DRIVE
X = 722304.269
Y = 7654020.105
Z = 8.245m

DATUM 3.000

DESIGN LEVEL	8.326	8.296	8.273	8.138	8.163	8.245	8.163	8.138	8.273	
EXISTING LEVEL	7.713	7.708	7.704	7.703	7.702	7.692	7.683	7.682	7.681	
OFFSET	-6.000	-4.500	-3.340	-3.000	-2.730	0.000	2.730	3.000	3.340	

CH 490.000

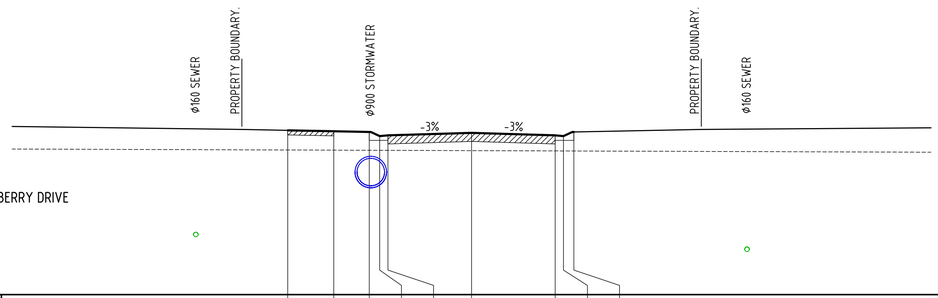


CONTROL LINE PEPPERBERRY DRIVE
X = 722308.880
Y = 7654049.748
Z = 8.140m

DATUM 3.000

DESIGN LEVEL	8.221	8.191	8.168	8.033	8.058	8.140	8.058	8.033	8.168
EXISTING LEVEL	7.694	7.689	7.685	7.683	7.682	7.673	7.664	7.663	7.661
OFFSET	-6.000	-4.500	-3.340	-3.000	-2.730	0.000	2.730	3.000	3.340

CH 520.000

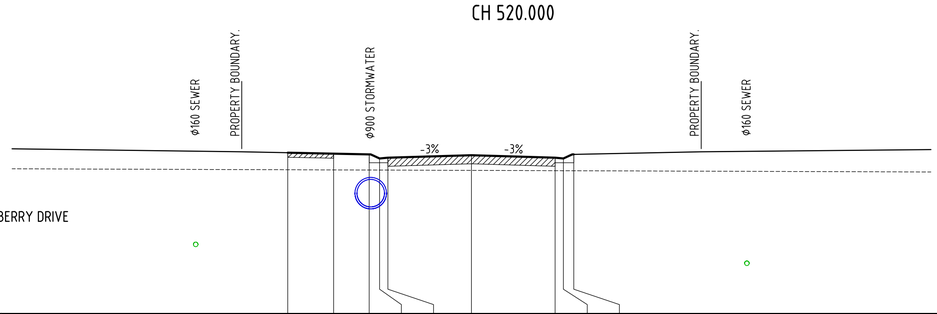


CONTROL LINE PEPPERBERRY DRIVE
X = 722302.732
Y = 7654010.224
Z = 8.279m

DATUM 3.000

DESIGN LEVEL	8.361	8.331	8.308	8.173	8.198	8.279	8.198	8.173	8.308
EXISTING LEVEL	7.720	7.714	7.710	7.709	7.708	7.699	7.689	7.688	7.687
OFFSET	-6.000	-4.500	-3.340	-3.000	-2.730	0.000	2.730	3.000	3.340

CH 480.000

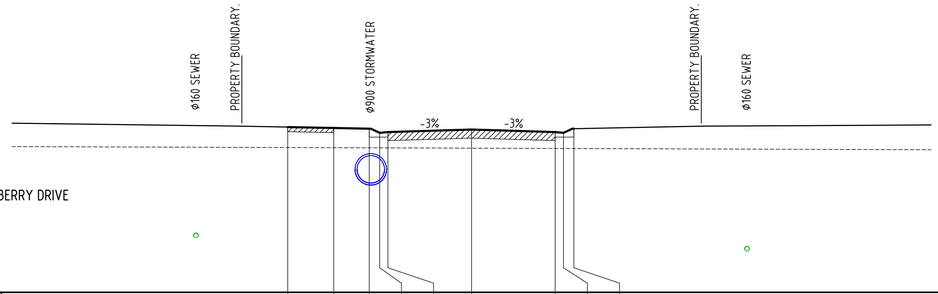


CONTROL LINE PEPPERBERRY DRIVE
X = 722307.343
Y = 7654039.867
Z = 8.175m

DATUM 3.000

DESIGN LEVEL	8.256	8.226	8.203	8.068	8.093	8.175	8.093	8.068	8.203
EXISTING LEVEL	7.700	7.695	7.691	7.690	7.689	7.679	7.670	7.669	7.668
OFFSET	-6.000	-4.500	-3.340	-3.000	-2.730	0.000	2.730	3.000	3.340

CH 510.000

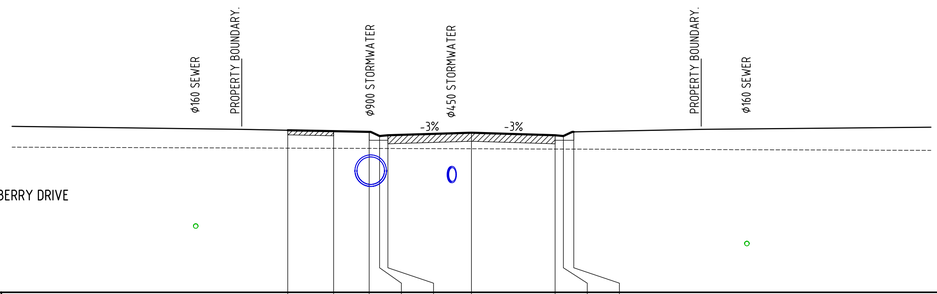


CONTROL LINE PEPPERBERRY DRIVE
X = 722301.195
Y = 7654000.343
Z = 8.313m

DATUM 3.000

DESIGN LEVEL	8.394	8.364	8.341	8.206	8.231	8.313	8.231	8.206	8.341
EXISTING LEVEL	7.726	7.721	7.717	7.716	7.715	7.705	7.696	7.695	7.694
OFFSET	-6.000	-4.500	-3.340	-3.000	-2.730	0.000	2.730	3.000	3.340

CH 470.000



CONTROL LINE PEPPERBERRY DRIVE
X = 722305.806
Y = 7654029.986
Z = 8.210m

DATUM 3.000

DESIGN LEVEL	8.291	8.261	8.238	8.103	8.128	8.210	8.128	8.103	8.238
EXISTING LEVEL	7.707	7.701	7.697	7.696	7.695	7.686	7.676	7.676	7.674
OFFSET	-6.000	-4.500	-3.340	-3.000	-2.730	0.000	2.730	3.000	3.340

CH 500.000

FOR APPROVAL
24 Jul 2025

REV	REVISION DETAILS	DATE	APPR
C	ISSUED FOR APPROVAL	24.07.25	
B	ISSUED FOR APPROVAL	11.07.25	
A	ISSUED FOR APPROVAL	27.02.25	

SCALE 1:100 0 1 2 3 4m

SIG GROUP

DYKMAN CONSULTING

Certified System Quality ISO 9001 SAI GLOBAL

APPROVAL RPEQ SIGNATURE | 7198 RPEQ No | 27.02.25 DATE

DRAWN	DESIGNED	CHECKED
I.F.	A.D.	M.D.

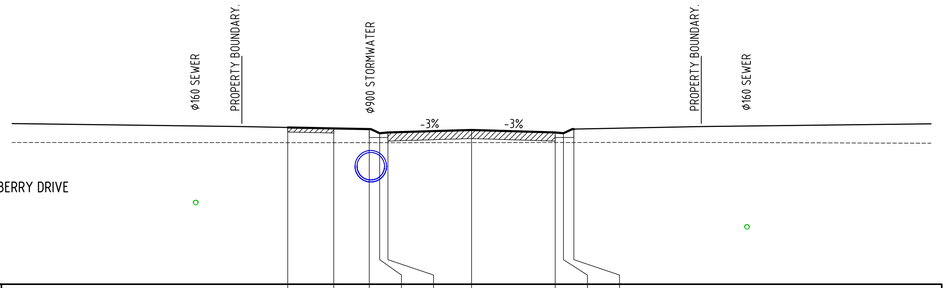
OORALEA WATERS STAGE 8 AT OORALEA, BAKERS CREEK PROPERTY DEVELOPMENT

CONTROL LINE - PEPPERBERRY DRIVE CROSS SECTIONS (SHEET 3 OF 5)

ISSUE: ISSUE FOR APPROVAL
PROJECT No: 2319
DRAWING No: 2319-STG8-C133
REV: C

CAD FILENAME: C:\1265\data\DykmanSYN\2319 - The Waters Ooralea_23802 DES\022 DC Des\CAD - Stage 8 (Active)\DRG\2319-STG8-C133.dwg Plot Date: 24 Jul 2025

XREFS :- X_DC_CIVIL.dwg ; X_2319_DC_STG 8_CROSS_SECTIONS.dwg

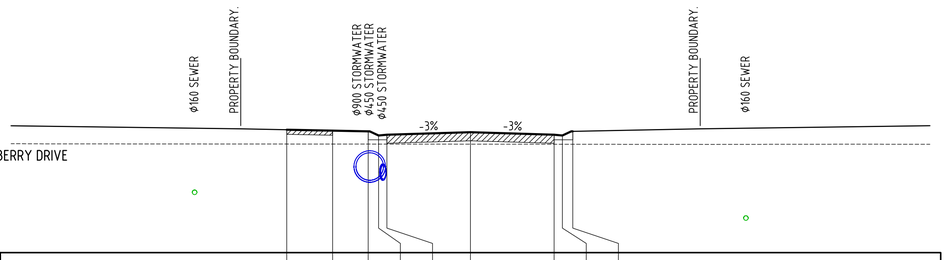


CONTROL LINE PEPPERBERRY DRIVE
X = 722313.492
Y = 7654079.392
Z = 8.035m

DATUM 3.000

DESIGN LEVEL	8.116	8.086	8.063	7.928	7.953	8.035	7.953	7.928	8.063	
EXISTING LEVEL	7.622	7.621	7.621	7.620	7.620	7.622	7.626	7.626	7.626	
OFFSET	-6.000	-4.500	-3.340	-3.000	-2.730	0.000	2.730	3.000	3.340	

CH 550.000

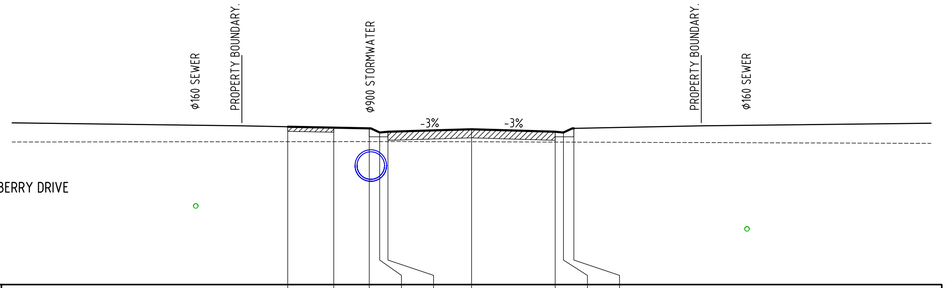


CONTROL LINE PEPPERBERRY DRIVE
X = 722318.103
Y = 7654109.035
Z = 7.930m

DATUM 4.000

DESIGN LEVEL	8.011	7.981	7.958	7.823	7.848	7.930	7.848	7.823	7.958	
EXISTING LEVEL	7.544	7.543	7.542	7.541	7.541	7.539	7.537	7.537	7.536	
OFFSET	-6.000	-4.500	-3.340	-3.000	-2.730	0.000	2.730	3.000	3.340	

CH 580.000

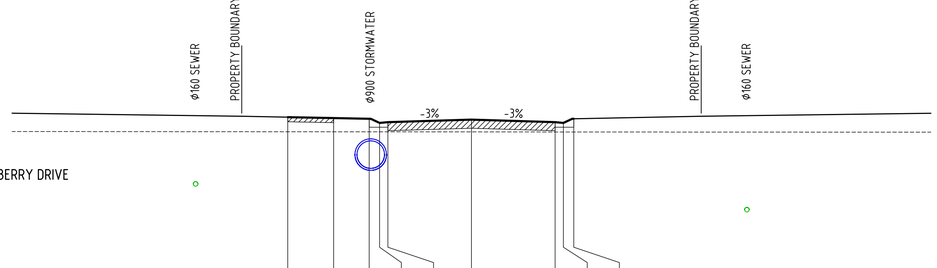


CONTROL LINE PEPPERBERRY DRIVE
X = 722311.955
Y = 7654069.511
Z = 8.070m

DATUM 3.000

DESIGN LEVEL	8.151	8.121	8.098	7.963	7.988	8.070	7.988	7.963	8.098	
EXISTING LEVEL	7.664	7.665	7.667	7.667	7.667	7.660	7.651	7.650	7.648	
OFFSET	-6.000	-4.500	-3.340	-3.000	-2.730	0.000	2.730	3.000	3.340	

CH 540.000

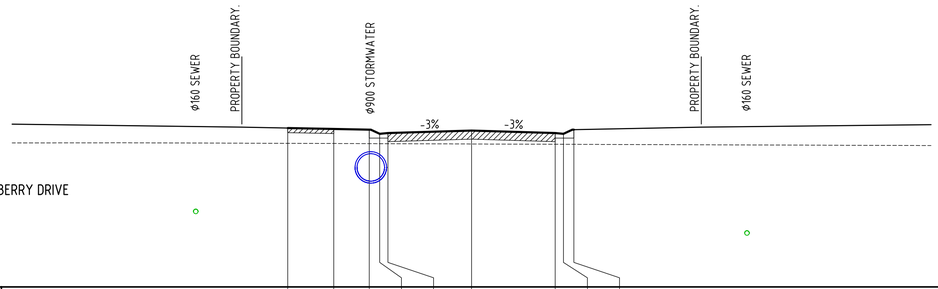


CONTROL LINE PEPPERBERRY DRIVE
X = 722316.566
Y = 7654099.154
Z = 7.965m

DATUM 3.000

DESIGN LEVEL	8.046	8.016	7.993	7.858	7.883	7.965	7.883	7.858	7.993	
EXISTING LEVEL	7.570	7.568	7.568	7.567	7.567	7.565	7.562	7.562	7.561	
OFFSET	-6.000	-4.500	-3.340	-3.000	-2.730	0.000	2.730	3.000	3.340	

CH 570.000

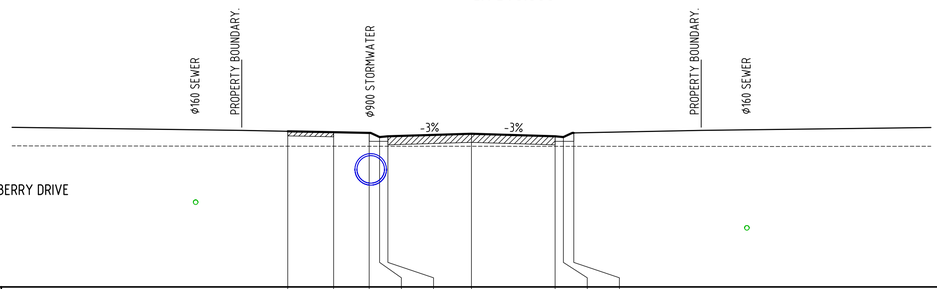


CONTROL LINE PEPPERBERRY DRIVE
X = 722310.417
Y = 7654059.630
Z = 8.105m

DATUM 3.000

DESIGN LEVEL	8.186	8.156	8.133	7.998	8.023	8.105	8.023	7.998	8.133	
EXISTING LEVEL	7.687	7.682	7.678	7.677	7.676	7.666	7.657	7.656	7.655	
OFFSET	-6.000	-4.500	-3.340	-3.000	-2.730	0.000	2.730	3.000	3.340	

CH 530.000



CONTROL LINE PEPPERBERRY DRIVE
X = 722315.029
Y = 7654089.273
Z = 8.000m

DATUM 3.000

DESIGN LEVEL	8.081	8.051	8.028	7.893	7.918	8.000	7.918	7.893	8.028	
EXISTING LEVEL	7.594	7.593	7.593	7.592	7.592	7.591	7.590	7.590	7.589	
OFFSET	-6.000	-4.500	-3.340	-3.000	-2.730	0.000	2.730	3.000	3.340	

CH 560.000

FOR APPROVAL
24 Jul 2025

REV	REVISION DETAILS	DATE	APPR
C	ISSUED FOR APPROVAL	24.07.25	
B	ISSUED FOR APPROVAL	11.07.25	
A	ISSUED FOR APPROVAL	27.02.25	

SCALE 1:100 0 1 2 3 4m

SIG GROUP

DYKMAN CONSULTING

Certified System Quality ISO 9001 SAI GLOBAL

APPROVAL 7198 RPEQ No 27.02.25 DATE

RPEQ SIGNATURE		
DRAWN	DESIGNED	CHECKED
I.F.	A.D.	M.D.

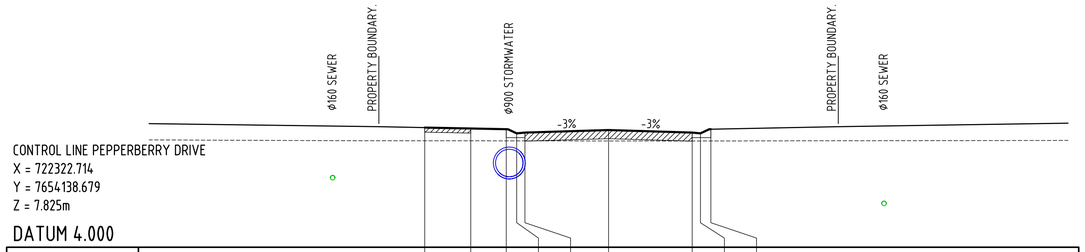
OORALEA WATERS STAGE 8
AT OORALEA, BAKERS CREEK
PROPERTY DEVELOPMENT

CONTROL LINE - PEPPERBERRY DRIVE
CROSS SECTIONS
(SHEET 4 OF 5)

ISSUE: ISSUE FOR APPROVAL
PROJECT No: 2319
DRAWING No: 2319-STG8-C134
REV: C

CAD FILENAME: C:\12GS\data\DykmanSYN\2319 - The Waters Ooralea_23RV02 DES\022 DC Des\CAD - Stage 8 (Active)\DRG\2319-STG8-C134.dwg Plot Date: 24 Jul, 2025

XREFS :- X_DC_CIVIL.dwg ; X_2319_DC_STG 8_CROSS_SECTIONS.dwg

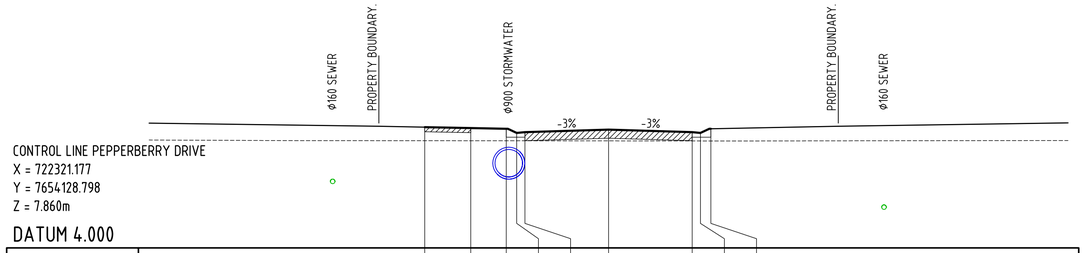


CONTROL LINE PEPPERBERRY DRIVE
X = 722322.714
Y = 7654138.679
Z = 7.825m

DATUM 4.000

DESIGN LEVEL	7.906	7.876	7.853	7.718	7.743	7.825	7.743	7.718	7.853	
EXISTING LEVEL	7.475	7.474	7.473	7.472	7.472	7.470	7.468	7.469	7.469	
OFFSET	-6.000	-4.500	-3.340	-3.000	-2.730	0.000	2.730	3.000	3.340	

CH 610.000

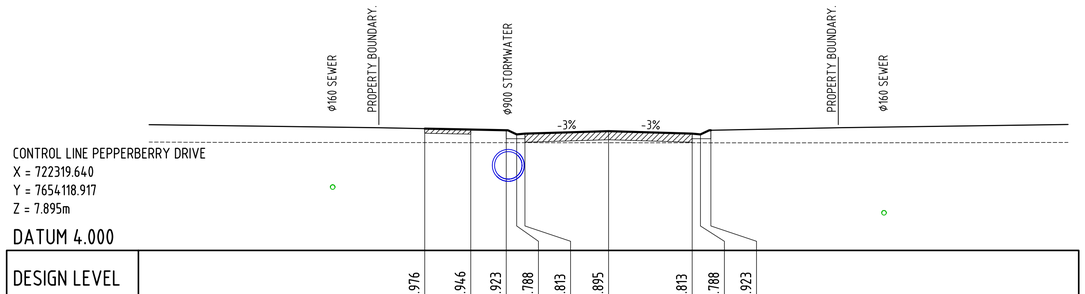


CONTROL LINE PEPPERBERRY DRIVE
X = 722321.177
Y = 7654128.798
Z = 7.860m

DATUM 4.000

DESIGN LEVEL	7.941	7.911	7.888	7.753	7.778	7.860	7.778	7.753	7.888	
EXISTING LEVEL	7.498	7.497	7.496	7.495	7.495	7.493	7.491	7.491	7.490	
OFFSET	-6.000	-4.500	-3.340	-3.000	-2.730	0.000	2.730	3.000	3.340	

CH 600.000

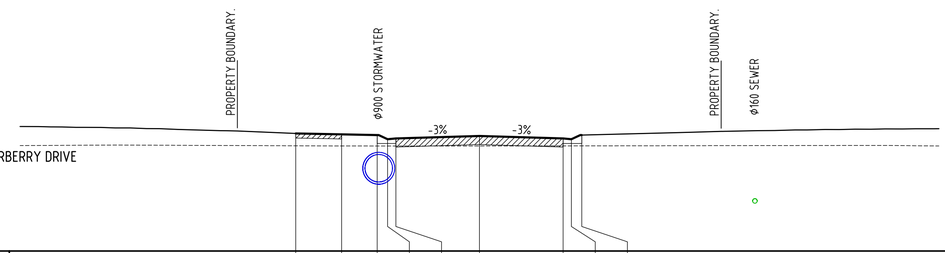


CONTROL LINE PEPPERBERRY DRIVE
X = 722319.640
Y = 7654118.917
Z = 7.895m

DATUM 4.000

DESIGN LEVEL	7.976	7.946	7.923	7.788	7.813	7.895	7.813	7.788	7.923	
EXISTING LEVEL	7.521	7.520	7.519	7.518	7.518	7.516	7.514	7.514	7.513	
OFFSET	-6.000	-4.500	-3.340	-3.000	-2.730	0.000	2.730	3.000	3.340	

CH 590.000

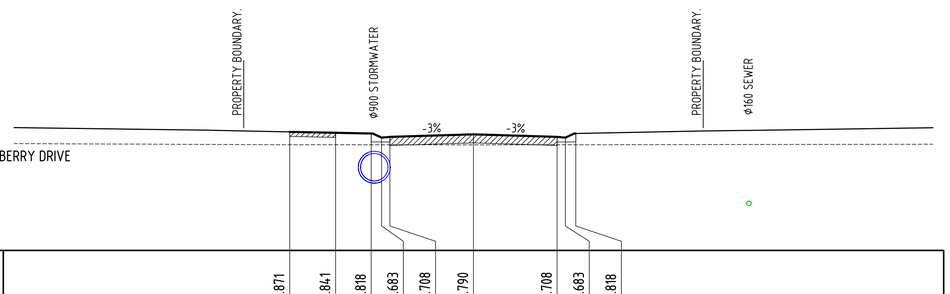


CONTROL LINE PEPPERBERRY DRIVE
X = 722325.788
Y = 7654158.441
Z = 7.755m

DATUM 4.000

DESIGN LEVEL	7.836	7.806	7.783	7.648	7.673	7.755	7.673	7.648	7.783	
EXISTING LEVEL	7.434	7.428	7.427	7.426	7.426	7.427	7.431	7.431	7.432	
OFFSET	-6.000	-4.500	-3.340	-3.000	-2.730	0.000	2.730	3.000	3.340	

CH 630.000



CONTROL LINE PEPPERBERRY DRIVE
X = 722324.251
Y = 7654148.560
Z = 7.790m

DATUM 4.000

DESIGN LEVEL	7.871	7.841	7.818	7.683	7.708	7.790	7.708	7.683	7.818	
EXISTING LEVEL	7.452	7.451	7.450	7.449	7.449	7.447	7.450	7.450	7.450	
OFFSET	-6.000	-4.500	-3.340	-3.000	-2.730	0.000	2.730	3.000	3.340	

CH 620.000

FOR APPROVAL
24 Jul 2025

REV	REVISION DETAILS	DATE	APPR
C	ISSUED FOR APPROVAL	24.07.25	
B	ISSUED FOR APPROVAL	11.07.25	
A	ISSUED FOR APPROVAL	27.02.25	

SCALE 1:100 0 1 2 3 4m

SIG GROUP

DYKMAN CONSULTING

Certified System Quality ISO 9001 SAI GLOBAL

APPROVAL
RPEQ SIGNATURE
7198
RPEQ No
27.02.25
DATE

DRAWN	DESIGNED	CHECKED
I.F.	A.D.	M.D.

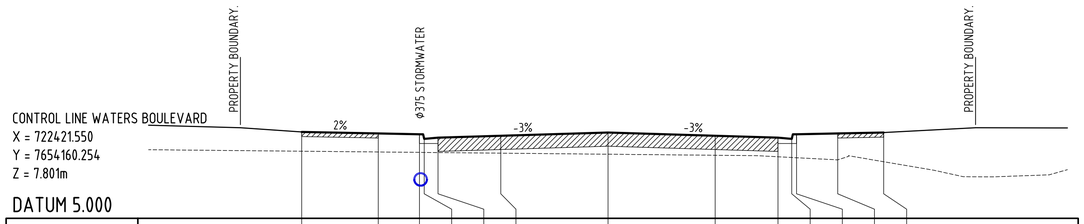
OORALEA WATERS STAGE 8
AT OORALEA, BAKERS CREEK
PROPERTY DEVELOPMENT

CONTROL LINE - PEPPERBERRY DRIVE
CROSS SECTIONS
(SHEET 5 OF 5)

ISSUE: ISSUE FOR APPROVAL
PROJECT No: 2319
DRAWING No: 2319-STG8-C135
REV: C

CAD FILENAME: C:\12dSdata\DykmanSYN\2319 - The Waters Ooralea_238\02 DES\022 DC Des\CAD - Stage 8 (Active)\DRG\2319-STG8-C135.dwg Plot Date: 24 Jul, 2025

XREFS :- X_DC_CIVIL.dwg ; X_2319_DC_STG 8_CROSS_SECTIONS.dwg

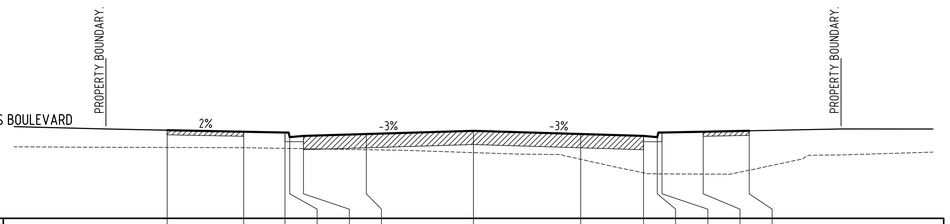


CONTROL LINE WATERS BOULEVARD
X = 722421.550
Y = 7654160.254
Z = 7.801m

DATUM 5.000

DESIGN LEVEL	7.821	7.771	7.744	7.594	7.634	7.696	7.801	7.696	7.634	7.594	7.744	7.771	7.801	
EXISTING LEVEL	7.191	7.167	7.154	7.152	7.148	7.128	7.093	7.059	7.010	6.987	6.979	6.910	6.849	
OFFSET	-10.000	-7.500	-6.155	-6.000	-5.550	-3.500	0.000	3.500	5.550	6.000	6.155	7.500	9.000	

CH 560.000

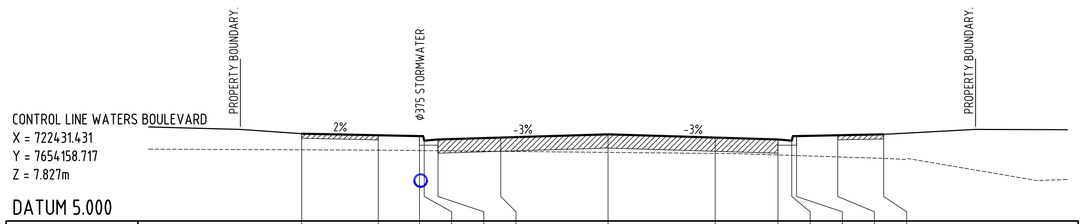


CONTROL LINE WATERS BOULEVARD
X = 722391.906
Y = 7654164.865
Z = 7.857m

DATUM 5.000

DESIGN LEVEL	7.878	7.828	7.801	7.651	7.691	7.752	7.857	7.752	7.691	7.651	7.801	7.828	7.858	
EXISTING LEVEL	7.314	7.306	7.284	7.281	7.274	7.241	7.146	6.928	6.487	6.453	6.451	6.445	6.571	
OFFSET	-10.000	-7.500	-6.155	-6.000	-5.550	-3.500	0.000	3.500	5.550	6.000	6.155	7.500	9.000	

CH 590.000

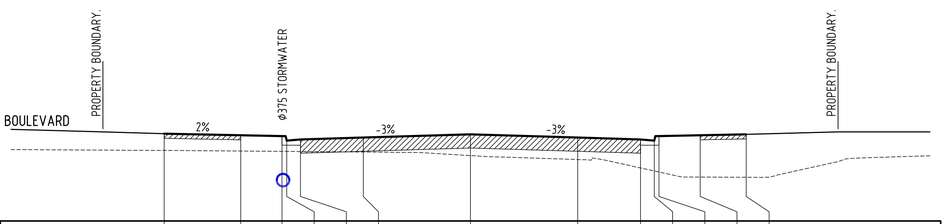


CONTROL LINE WATERS BOULEVARD
X = 722431.431
Y = 7654158.717
Z = 7.827m

DATUM 5.000

DESIGN LEVEL	7.847	7.797	7.770	7.620	7.660	7.722	7.827	7.722	7.660	7.620	7.770	7.797	7.827	
EXISTING LEVEL	7.322	7.311	7.298	7.297	7.293	7.272	7.238	7.204	7.154	7.139	7.134	7.091	7.042	
OFFSET	-10.000	-7.500	-6.155	-6.000	-5.550	-3.500	0.000	3.500	5.550	6.000	6.155	7.500	9.000	

CH 550.000

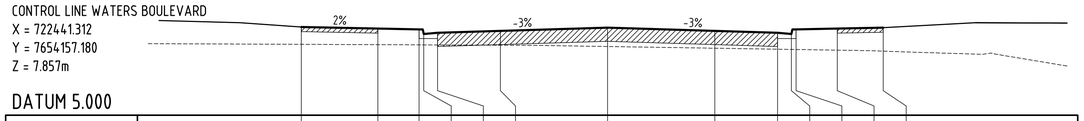


CONTROL LINE WATERS BOULEVARD
X = 722401.787
Y = 7654163.328
Z = 7.827m

DATUM 5.000

DESIGN LEVEL	7.848	7.798	7.771	7.621	7.661	7.722	7.827	7.722	7.661	7.621	7.771	7.798	7.828	
EXISTING LEVEL	7.301	7.282	7.271	7.270	7.266	7.250	7.133	7.005	6.731	6.632	6.598	6.432	6.425	
OFFSET	-10.000	-7.500	-6.155	-6.000	-5.550	-3.500	0.000	3.500	5.550	6.000	6.155	7.500	9.000	

CH 580.000

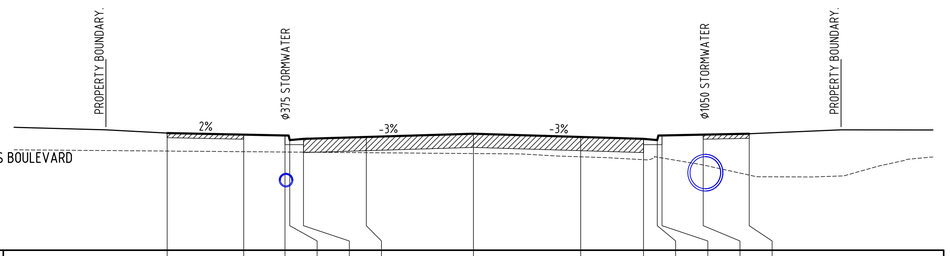


CONTROL LINE WATERS BOULEVARD
X = 722441.312
Y = 7654157.180
Z = 7.857m

DATUM 5.000

DESIGN LEVEL	7.877	7.827	7.800	7.650	7.690	7.752	7.857	7.752	7.690	7.650	7.800	7.827	7.857	
EXISTING LEVEL	7.312	7.301	7.295	7.295	7.293	7.283	7.241	7.186	7.153	7.146	7.143	7.122	7.090	
OFFSET	-10.000	-7.500	-6.155	-6.000	-5.550	-3.500	0.000	3.500	5.550	6.000	6.155	7.500	9.000	

CH 540.000



CONTROL LINE WATERS BOULEVARD
X = 722411.669
Y = 7654161.791
Z = 7.801m

DATUM 4.000

DESIGN LEVEL	7.821	7.771	7.744	7.594	7.634	7.696	7.801	7.696	7.634	7.594	7.744	7.771	7.801	
EXISTING LEVEL	7.235	7.215	7.204	7.203	7.199	7.182	7.154	7.048	6.953	7.036	7.010	6.781	6.452	
OFFSET	-10.000	-7.500	-6.155	-6.000	-5.550	-3.500	0.000	3.500	5.550	6.000	6.155	7.500	9.000	

CH 570.000

FOR APPROVAL
24 Jul 2025

REV	REVISION DETAILS	DATE	APPR
C	ISSUED FOR APPROVAL	24.07.25	
B	ISSUED FOR APPROVAL	11.07.25	
A	ISSUED FOR APPROVAL	27.02.25	

SCALE 1:100 0 1 2 3 4m

SIG GROUP

DYKMAN CONSULTING

Certified System Quality ISO 9001 SAI GLOBAL

APPROVAL
RPEQ SIGNATURE
7198
RPEQ No
27.02.25
DATE

DRAWN	DESIGNED	CHECKED
I.F.	A.D.	M.D.

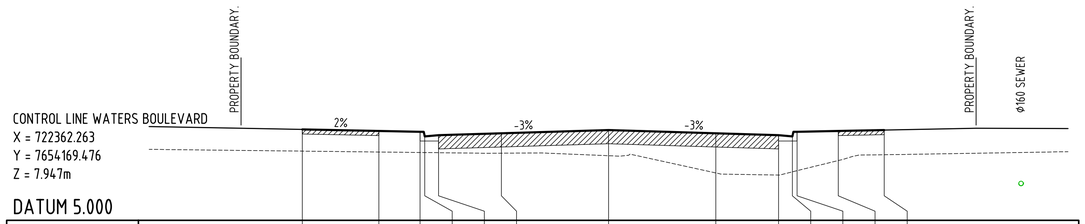
OORALEA WATERS STAGE 8
AT OORALEA, BAKERS CREEK
PROPERTY DEVELOPMENT

CONTROL LINE - WATERS BOULEVARD
CROSS SECTIONS
(SHEET 1 OF 3)

ISSUE: ISSUE FOR APPROVAL
PROJECT No: 2319
DRAWING No: 2319-STG8-C141
REV: C

CAD FILENAME: C:\12dS\data\DykmanSYN\2319 - The Waters Ooralea_238\02 DES\022 DC Des\CAD - Stage 8 (Active)\DRG\2319-STG8-C141.dwg Plot Date: 24 Jul 2025

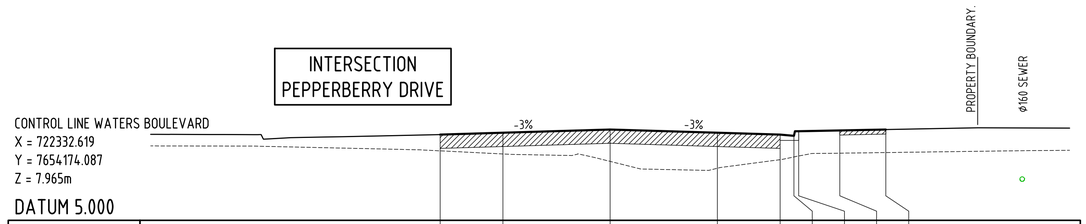
XREFS :- X_DC_CIVIL.dwg ; X_2319_DC_STG 8_CROSS_SECTIONS.dwg



DATUM 5.000

DESIGN LEVEL	7.968	7.918	7.891	7.741	7.781	7.842	7.947	7.842	7.781	7.741	7.891	7.918	7.948
EXISTING LEVEL	7.260	7.231	7.215	7.213	7.208	7.192	7.110	6.548	6.479	6.583	6.622	6.952	7.141
OFFSET	-10.000	-7.500	-6.155	-6.000	-5.550	-3.500	0.000	3.500	5.550	6.000	6.155	7.500	9.000

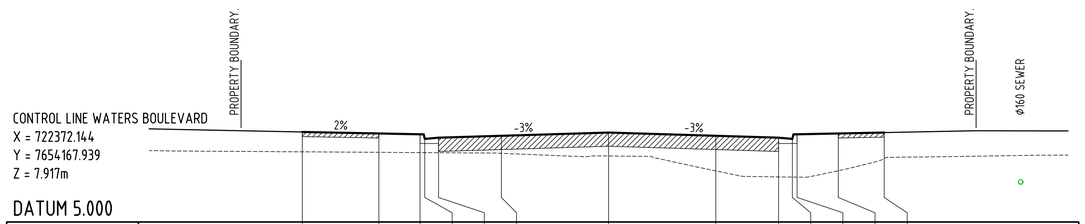
CH 620.000



DATUM 5.000

DESIGN LEVEL	7.798	7.860	7.965	7.860	7.798	7.758	7.908	7.935	7.965				
EXISTING LEVEL	7.269	7.167	6.925	6.702	6.981	7.070	7.101	7.192	7.213				
OFFSET	-5.550	-3.500	0.000	3.500	5.550	6.000	6.155	7.500	9.000				

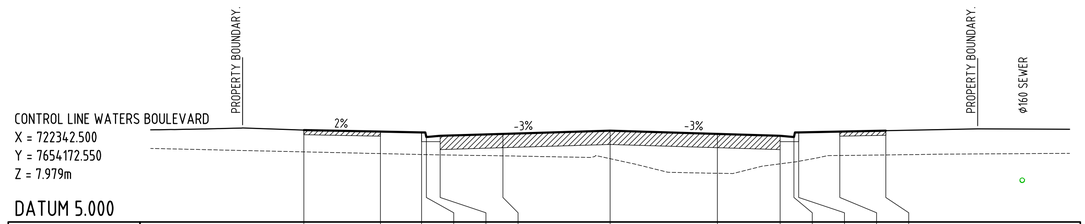
CH 650.000



DATUM 5.000

DESIGN LEVEL	7.938	7.888	7.861	7.711	7.751	7.812	7.917	7.812	7.751	7.711	7.861	7.888	7.918
EXISTING LEVEL	7.289	7.273	7.264	7.263	7.260	7.240	7.153	6.666	6.469	6.464	6.464	6.671	7.072
OFFSET	-10.000	-7.500	-6.155	-6.000	-5.550	-3.500	0.000	3.500	5.550	6.000	6.155	7.500	9.000

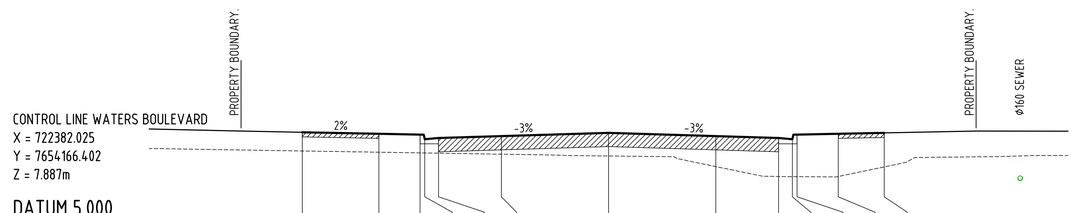
CH 610.000



DATUM 5.000

DESIGN LEVEL	7.999	7.949	7.922	7.772	7.812	7.874	7.979	7.874	7.812	7.772	7.922	7.949	7.979
EXISTING LEVEL	7.287	7.231	7.201	7.197	7.189	7.158	7.065	6.588	6.897	6.955	6.979	7.169	7.187
OFFSET	-10.000	-7.500	-6.155	-6.000	-5.550	-3.500	0.000	3.500	5.550	6.000	6.155	7.500	9.000

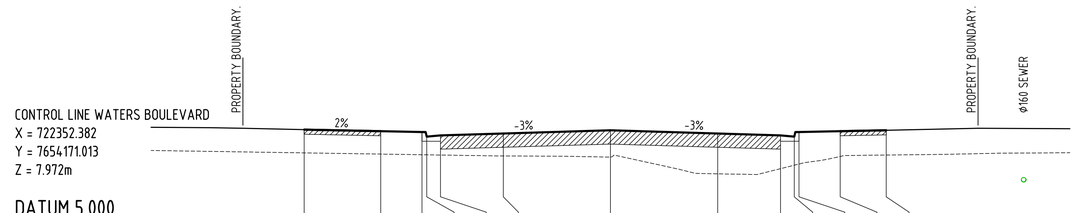
CH 640.000



DATUM 5.000

DESIGN LEVEL	7.908	7.858	7.831	7.681	7.721	7.782	7.887	7.782	7.721	7.681	7.831	7.858	7.888
EXISTING LEVEL	7.297	7.257	7.235	7.232	7.225	7.192	7.133	6.788	6.465	6.458	6.457	6.464	6.778
OFFSET	-10.000	-7.500	-6.155	-6.000	-5.550	-3.500	0.000	3.500	5.550	6.000	6.155	7.500	9.000

CH 600.000



DATUM 5.000

DESIGN LEVEL	7.993	7.943	7.916	7.766	7.806	7.867	7.972	7.867	7.806	7.766	7.916	7.943	7.973
EXISTING LEVEL	7.235	7.195	7.174	7.172	7.165	7.134	7.097	6.550	6.719	6.832	6.871	7.118	7.164
OFFSET	-10.000	-7.500	-6.155	-6.000	-5.550	-3.500	0.000	3.500	5.550	6.000	6.155	7.500	9.000

CH 630.000

FOR APPROVAL
24 Jul 2025

REV	REVISION DETAILS	DATE	APPR
C	ISSUED FOR APPROVAL	24.07.25	
B	ISSUED FOR APPROVAL	11.07.25	
A	ISSUED FOR APPROVAL	27.02.25	

SCALE 1:100 0 1 2 3 4m

SIG GROUP

DYKMAN CONSULTING

Certified System Quality ISO 9001 SAI GLOBAL

APPROVAL
RPEQ SIGNATURE
7198
RPEQ No
27.02.25
DATE

DRAWN	DESIGNED	CHECKED
I.F.	A.D.	M.D.

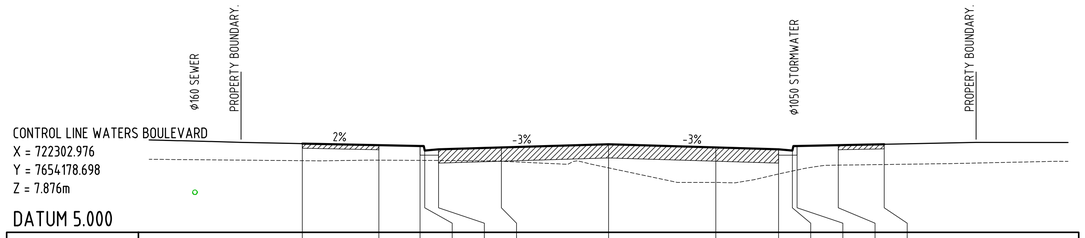
OORALEA WATERS STAGE 8
AT OORALEA, BAKERS CREEK
PROPERTY DEVELOPMENT

CONTROL LINE - WATERS BOULEVARD
CROSS SECTIONS
(SHEET 2 OF 3)

ISSUE: ISSUE FOR APPROVAL
PROJECT No: 2319
DRAWING No: 2319-STG8-C142
REV: C

CAD FILENAME: C:\12dS\data\DykmanSYN\2319 - The Waters Ooralea_238\02 DES\022 DC Des\CAD - Stage 8 (Active)\DRG\2319-STG8-C142.dwg Plot Date: 24, Jul, 2025

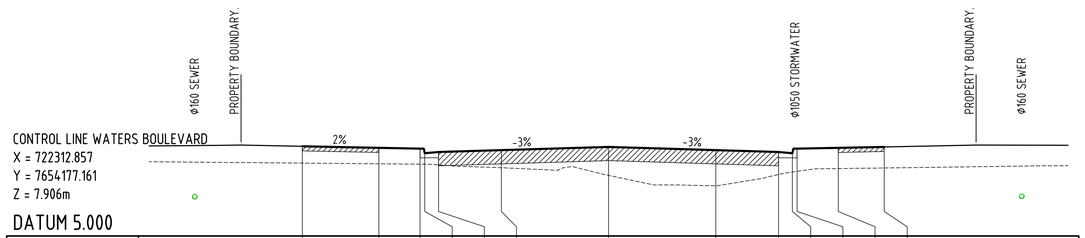
XREFS :- X_DC_CIVIL.dwg ; X_2319_DC_STG 8_CROSS_SECTIONS.dwg



DATUM 5.000

DESIGN LEVEL	7.896	7.846	7.819	7.669	7.709	7.771	7.876	7.771	7.709	7.669	7.819	7.846	7.876
EXISTING LEVEL	7.339	7.355	7.350	7.349	7.347	7.321	7.105	6.628	6.906	7.002	7.035	7.194	7.214
OFFSET	-10.000	-7.500	-6.155	-6.000	-5.550	-3.500	0.000	3.500	5.550	6.000	6.155	7.500	9.000

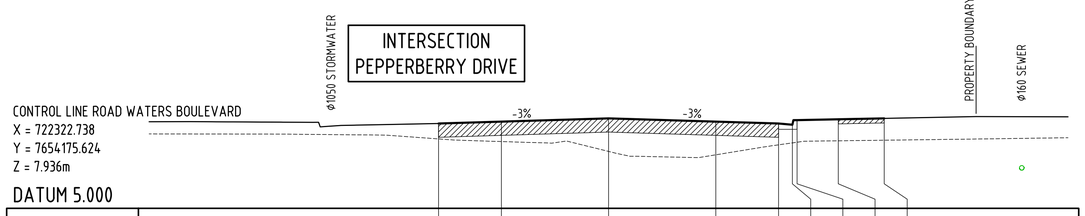
CH 680.000



DATUM 5.000

DESIGN LEVEL	7.926	7.876	7.849	7.699	7.739	7.801	7.906	7.801	7.739	7.699	7.849	7.876	7.906
EXISTING LEVEL	7.378	7.355	7.343	7.342	7.318	7.227	6.977	6.636	7.006	7.087	7.109	7.199	7.219
OFFSET	-10.000	-7.500	-6.155	-6.000	-5.550	-3.500	0.000	3.500	5.550	6.000	6.155	7.500	9.000

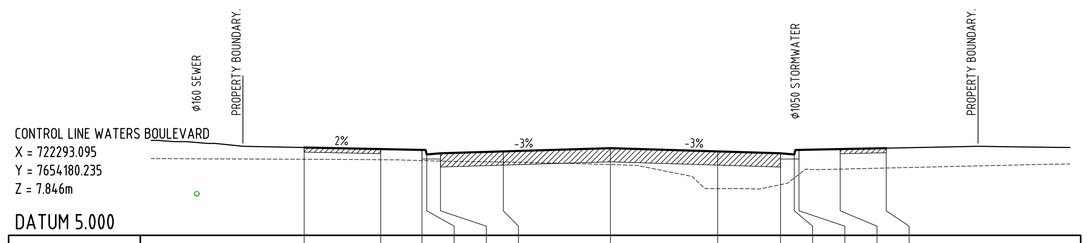
CH 670.000



DATUM 5.000

DESIGN LEVEL	7.769	7.831	7.936	7.831	7.769	7.729	7.879	7.906	7.936
EXISTING LEVEL	7.266	7.180	6.858	6.747	7.073	7.136	7.158	7.205	7.224
OFFSET	-5.550	-3.500	0.000	3.500	5.550	6.000	6.155	7.500	9.000

CH 660.000



DATUM 5.000

DESIGN LEVEL	7.866	7.816	7.789	7.639	7.679	7.741	7.846	7.741	7.679	7.639	7.789	7.816	7.846
EXISTING LEVEL	7.484	7.468	7.441	7.437	7.424	7.392	7.310	6.524	6.654	6.872	6.992	7.163	7.197
OFFSET	-10.000	-7.500	-6.155	-6.000	-5.550	-3.500	0.000	3.500	5.550	6.000	6.155	7.500	9.000

CH 690.000

FOR APPROVAL
24 Jul 2025

REV	REVISION DETAILS	DATE	APPR
C	ISSUED FOR APPROVAL	24.07.25	
B	ISSUED FOR APPROVAL	11.07.25	
A	ISSUED FOR APPROVAL	27.02.25	

SCALE 1:100 0 1 2 3 4m

SIG GROUP

DYKMAN CONSULTING

Certified System Quality ISO 9001 SAI GLOBAL

APPROVAL
RPEQ SIGNATURE
7198
RPEQ No
27.02.25
DATE

DRAWN	DESIGNED	CHECKED
I.F.	A.D.	M.D.

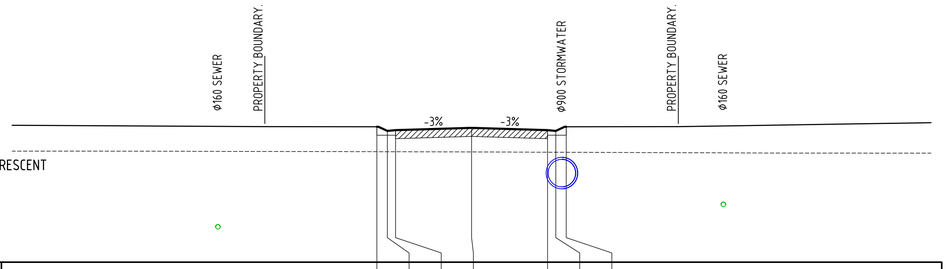
OORALEA WATERS STAGE 8
AT OORALEA, BAKERS CREEK
PROPERTY DEVELOPMENT

CONTROL LINE - WATERS BOULEVARD
CROSS SECTIONS
(SHEET 3 OF 3)

ISSUE: ISSUE FOR APPROVAL
PROJECT No: 2319
DRAWING No: 2319-STG8-C143
REV: C

CAD FILENAME: C:\12dS\data\DykmanSYN\2319 - The Waters Ooralea_238\02 DES\022 DC Des\CAD - Stage 8 (Active)\DRG\2319-STG8-C143.dwg Plot Date: 24, Jul, 2025

XREFS :- X_DC_CIVIL.dwg ; X_2319_DC_STG 8_CROSS_SECTIONS.dwg

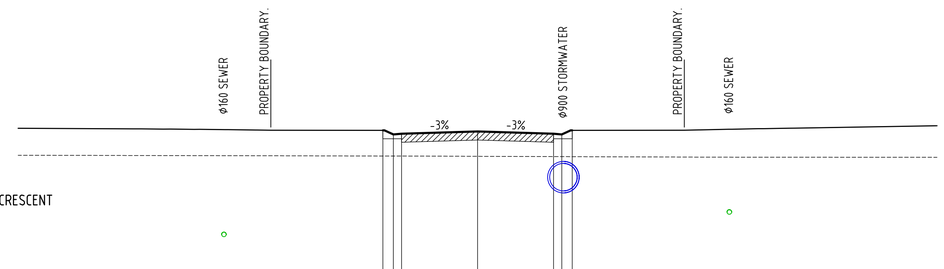


CONTROL LINE DAISY CRESCENT
X = 722382.538
Y = 7654006.156
Z = 8.384m

DATUM 4.000

DESIGN LEVEL		8.420	8.285	8.310	8.384		8.310	8.285	8.420	
EXISTING LEVEL		7.606	7.605	7.605	7.598		7.589	7.588	7.587	
OFFSET		-3.090	-2.750	-2.480	0.000		2.480	2.750	3.090	

CH 30.000

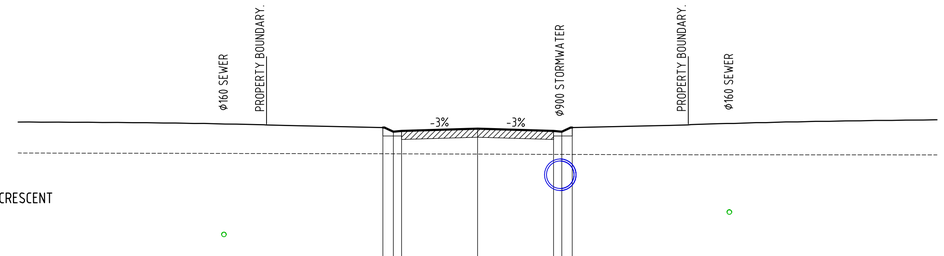


CONTROL LINE DAISY CRESCENT
X = 722382.557
Y = 7653996.156
Z = 8.414m

DATUM 3.000

DESIGN LEVEL		8.450	8.315	8.340	8.414		8.340	8.315	8.450	
EXISTING LEVEL		7.612	7.611	7.610	7.602		7.593	7.592	7.590	
OFFSET		-3.090	-2.750	-2.480	0.000		2.480	2.750	3.090	

CH 20.000

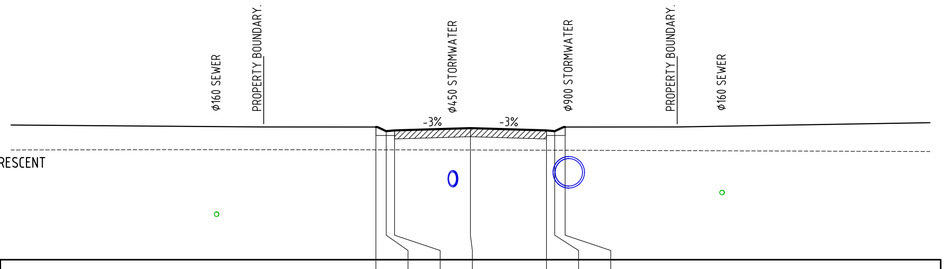


CONTROL LINE DAISY CRESCENT
X = 722382.570
Y = 7653989.156
Z = 8.435m

DATUM 3.000

DESIGN LEVEL		8.471	8.336	8.361	8.435		8.361	8.336	8.471	
EXISTING LEVEL		7.615	7.614	7.613	7.604		7.595	7.594	7.593	
OFFSET		-3.090	-2.750	-2.480	0.000		2.480	2.750	3.090	

CH 13.000

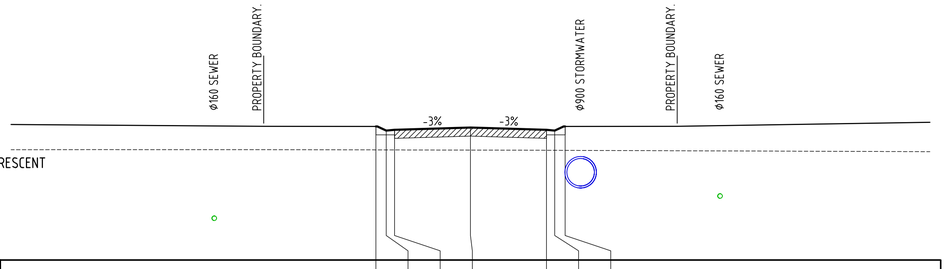


CONTROL LINE DAISY CRESCENT
X = 722383.450
Y = 7654036.113
Z = 8.294m

DATUM 4.000

DESIGN LEVEL		8.330	8.195	8.220	8.294		8.220	8.195	8.330	
EXISTING LEVEL		7.586	7.586	7.585	7.580		7.575	7.574	7.572	
OFFSET		-3.090	-2.750	-2.480	0.000		2.480	2.750	3.090	

CH 60.000

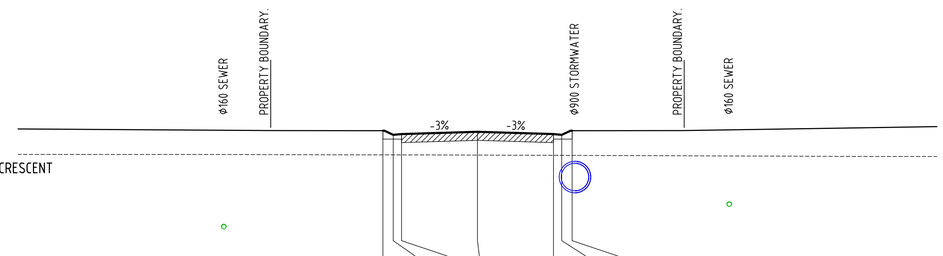


CONTROL LINE DAISY CRESCENT
X = 722382.577
Y = 7654026.155
Z = 8.324m

DATUM 4.000

DESIGN LEVEL		8.360	8.225	8.250	8.324		8.250	8.225	8.360	
EXISTING LEVEL		7.594	7.593	7.593	7.588		7.581	7.580	7.579	
OFFSET		-3.090	-2.750	-2.480	0.000		2.480	2.750	3.090	

CH 50.000



CONTROL LINE DAISY CRESCENT
X = 722382.519
Y = 7654016.156
Z = 8.354m

DATUM 4.000

DESIGN LEVEL		8.390	8.255	8.280	8.354		8.280	8.255	8.390	
EXISTING LEVEL		7.600	7.599	7.599	7.594		7.585	7.584	7.583	
OFFSET		-3.090	-2.750	-2.480	0.000		2.480	2.750	3.090	

CH 40.000

FOR APPROVAL
24 Jul 2025

REV	REVISION DETAILS	DATE	APPR
C	ISSUED FOR APPROVAL	24.07.25	
B	ISSUED FOR APPROVAL	11.07.25	
A	ISSUED FOR APPROVAL	27.02.25	

SCALE 1:100 0 1 2 3 4m

SIG GROUP

DYKMAN CONSULTING

Certified System Quality ISO 9001 SAI GLOBAL

APPROVAL 7198
RPEQ SIGNATURE RPEQ No
27.02.25
DATE

DRAWN	DESIGNED	CHECKED
I.F.	A.D.	M.D.

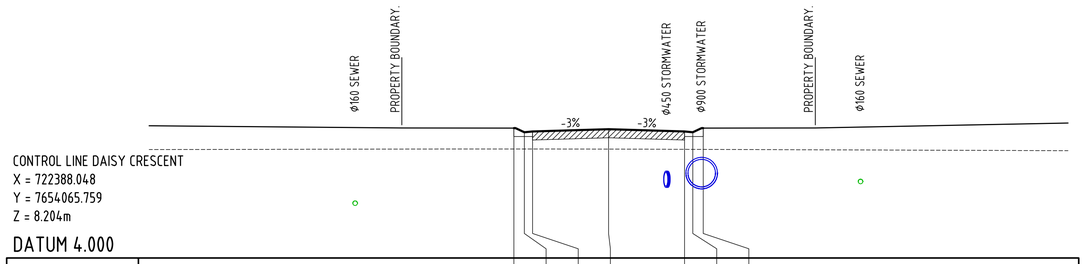
OORALEA WATERS STAGE 8
AT OORALEA, BAKERS CREEK
PROPERTY DEVELOPMENT

CONTROL LINE - DAISY CRESCENT
CROSS SECTIONS
(SHEET 1 OF 3)

ISSUE: ISSUE FOR APPROVAL
PROJECT No: 2319
DRAWING No: 2319-STG8-C151
REV: C

CAD FILENAME: C:\12d\Data\DykmanSYN\2319 - The Waters Ooralea_23802 DES\022 DC Des\CAD - Stage 8 (Active)\DRG\2319-STG8-C151.dwg Plot Date: 24 Jul 2025

XREFS :- X_DC_CIVIL.dwg ; X_2319_DC_STG 8_CROSS_SECTIONS.dwg

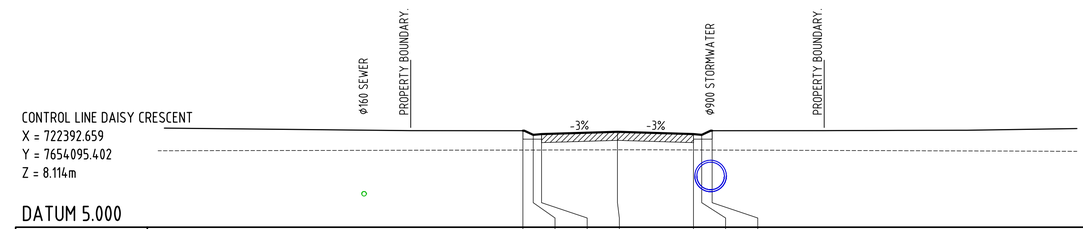


CONTROL LINE DAISY CRESCENT
X = 722388.048
Y = 7654065.759
Z = 8.204m

DATUM 4.000

DESIGN LEVEL	8.240	8.105	8.130	8.204	8.130	8.105	8.240	
EXISTING LEVEL	7.558	7.558	7.558	7.554	7.547	7.546	7.544	
OFFSET	-3.090	-2.750	-2.480	0.000	2.480	2.750	3.090	

CH 90.000

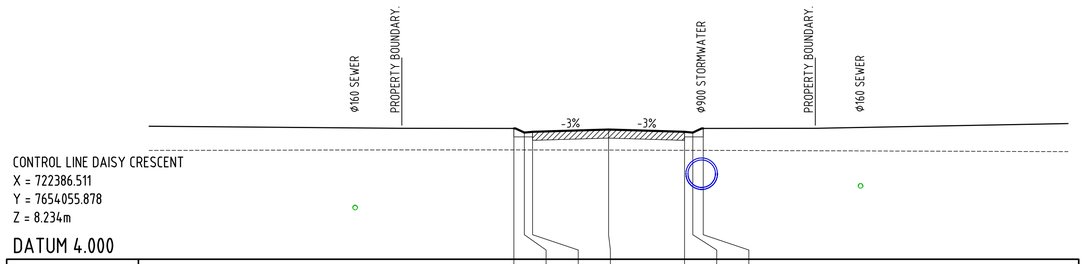


CONTROL LINE DAISY CRESCENT
X = 722392.659
Y = 7654095.402
Z = 8.114m

DATUM 5.000

DESIGN LEVEL	8.150	8.015	8.040	8.114	8.040	8.015	8.150	
EXISTING LEVEL	7.519	7.519	7.520	7.525	7.521	7.520	7.519	
OFFSET	-3.090	-2.750	-2.480	0.000	2.480	2.750	3.090	

CH 120.000

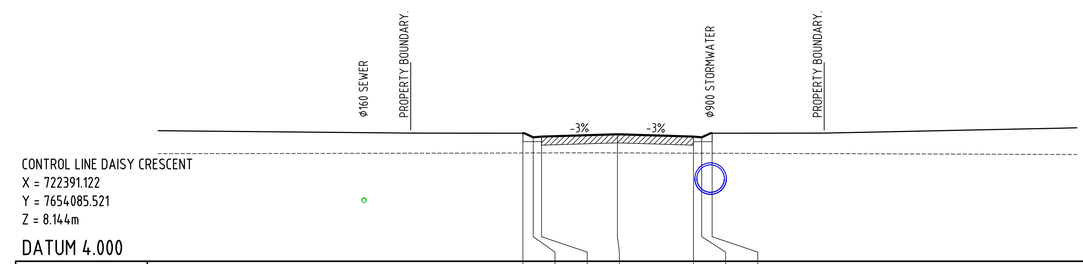


CONTROL LINE DAISY CRESCENT
X = 722386.511
Y = 7654055.878
Z = 8.234m

DATUM 4.000

DESIGN LEVEL	8.270	8.135	8.160	8.234	8.160	8.135	8.270	
EXISTING LEVEL	7.569	7.568	7.568	7.563	7.556	7.555	7.554	
OFFSET	-3.090	-2.750	-2.480	0.000	2.480	2.750	3.090	

CH 80.000

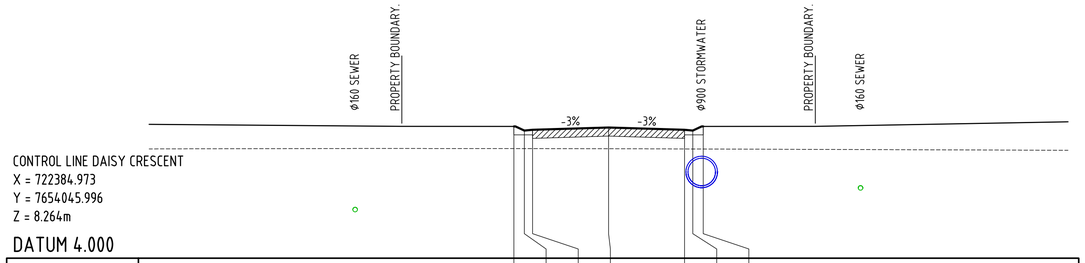


CONTROL LINE DAISY CRESCENT
X = 722391.122
Y = 7654085.521
Z = 8.144m

DATUM 4.000

DESIGN LEVEL	8.180	8.045	8.070	8.144	8.070	8.045	8.180	
EXISTING LEVEL	7.534	7.535	7.535	7.536	7.528	7.527	7.526	
OFFSET	-3.090	-2.750	-2.480	0.000	2.480	2.750	3.090	

CH 110.000

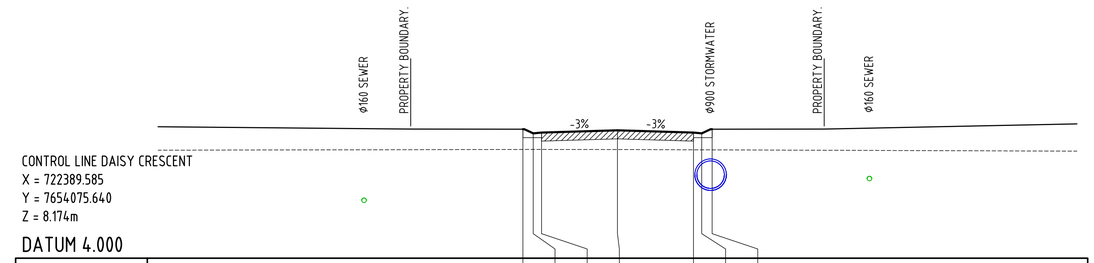


CONTROL LINE DAISY CRESCENT
X = 722384.973
Y = 7654045.996
Z = 8.264m

DATUM 4.000

DESIGN LEVEL	8.300	8.165	8.190	8.264	8.190	8.165	8.300	
EXISTING LEVEL	7.578	7.577	7.576	7.572	7.565	7.564	7.563	
OFFSET	-3.090	-2.750	-2.480	0.000	2.480	2.750	3.090	

CH 70.000



CONTROL LINE DAISY CRESCENT
X = 722389.585
Y = 7654075.640
Z = 8.174m

DATUM 4.000

DESIGN LEVEL	8.210	8.075	8.100	8.174	8.100	8.075	8.210	
EXISTING LEVEL	7.548	7.548	7.548	7.545	7.537	7.536	7.535	
OFFSET	-3.090	-2.750	-2.480	0.000	2.480	2.750	3.090	

CH 100.000

FOR APPROVAL
24 Jul 2025

REV	REVISION DETAILS	DATE	APPR
C	ISSUED FOR APPROVAL	24.07.25	
B	ISSUED FOR APPROVAL	11.07.25	
A	ISSUED FOR APPROVAL	27.02.25	

SCALE 1:100 0 1 2 3 4m

SIG GROUP

DYKMAN CONSULTING

Certified System Quality ISO 9001 SAI GLOBAL

APPROVAL 7198 RPEQ No 27.02.25
RPEQ SIGNATURE DATE

DRAWN	DESIGNED	CHECKED
I.F.	A.D.	M.D.

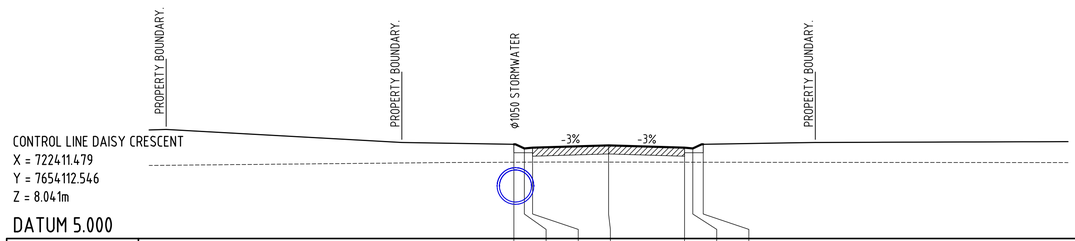
OORALEA WATERS STAGE 8
AT OORALEA, BAKERS CREEK
PROPERTY DEVELOPMENT

CONTROL LINE - DAISY CRESCENT
CROSS SECTIONS
(SHEET 2 OF 3)

ISSUE: ISSUE FOR APPROVAL
PROJECT No: 2319
DRAWING No: 2319-STG8-C152
REV: C

CAD FILENAME: C:\1265\data\DykmanSYNK2319 - The Waters Ooralea_2381V02 DES\022 DC Des\CAD - Stage 8 (Active)\DRG\2319-STG8-C152.dwg Plot Date: 24 Jul 2025

XREFS :- X_DC_CIVIL.dwg ; X_2319_DC_STG 8_CROSS_SECTIONS.dwg

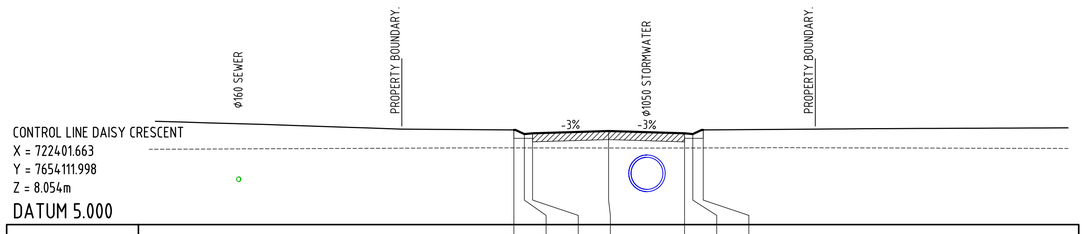


CONTROL LINE DAISY CRESCENT
X = 722411.479
Y = 7654112.546
Z = 8.041m

DATUM 5.000

DESIGN LEVEL		8.076	7.941	7.966	8.041	7.966	7.941	8.076
EXISTING LEVEL		7.491	7.492	7.493	7.495	7.491	7.491	7.491
OFFSET		-3.090	-2.750	-2.480	0.000	2.480	2.750	3.090

CH 150.000

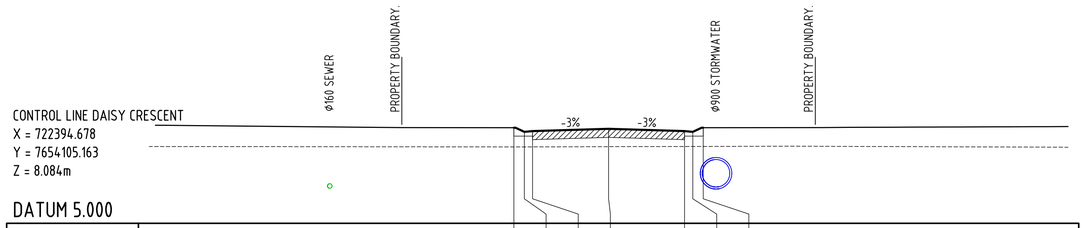


CONTROL LINE DAISY CRESCENT
X = 722401.663
Y = 7654111.998
Z = 8.054m

DATUM 5.000

DESIGN LEVEL		8.090	7.955	7.980	8.054	7.980	7.955	8.090
EXISTING LEVEL		7.505	7.504	7.504	7.500	7.500	7.501	7.502
OFFSET		-3.090	-2.750	-2.480	0.000	2.480	2.750	3.090

CH 140.000

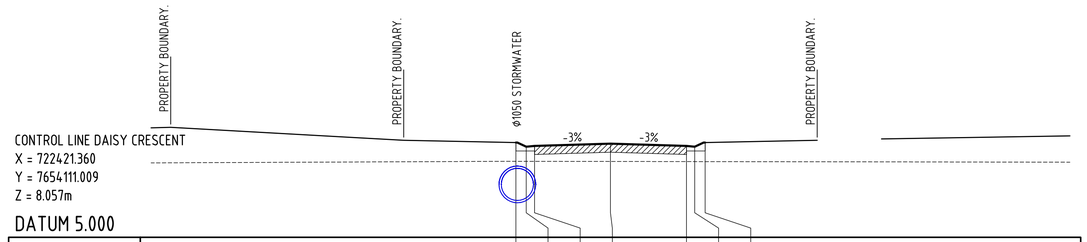


CONTROL LINE DAISY CRESCENT
X = 722394.678
Y = 7654105.163
Z = 8.084m

DATUM 5.000

DESIGN LEVEL		8.120	7.985	8.010	8.084	8.010	7.985	8.120
EXISTING LEVEL		7.494	7.494	7.494	7.501	7.507	7.508	7.509
OFFSET		-3.090	-2.750	-2.480	0.000	2.480	2.750	3.090

CH 130.000



CONTROL LINE DAISY CRESCENT
X = 722421.360
Y = 7654111.009
Z = 8.057m

DATUM 5.000

DESIGN LEVEL		8.093	7.958	7.983	8.057	7.983	7.958	8.093
EXISTING LEVEL		7.480	7.479	7.479	7.475	7.472	7.471	7.471
OFFSET		-3.090	-2.750	-2.480	0.000	2.480	2.750	3.090

CH 160.000

FOR APPROVAL
24 Jul 2025

REV		DATE	APPR
C	ISSUED FOR APPROVAL	24.07.25	
B	ISSUED FOR APPROVAL	11.07.25	
A	ISSUED FOR APPROVAL	27.02.25	
REV	REVISION DETAILS	DATE	APPR

SCALE 1:100 0 1 2 3 4m

SIG GROUP

DYKMAN CONSULTING

Certified System Quality ISO 9001 SAI GLOBAL

APPROVAL
RPEQ SIGNATURE
7198
RPEQ No
27.02.25
DATE

DRAWN	DESIGNED	CHECKED
I.F.	A.D.	M.D.

OORALEA WATERS STAGE 8
AT OORALEA, BAKERS CREEK
PROPERTY DEVELOPMENT

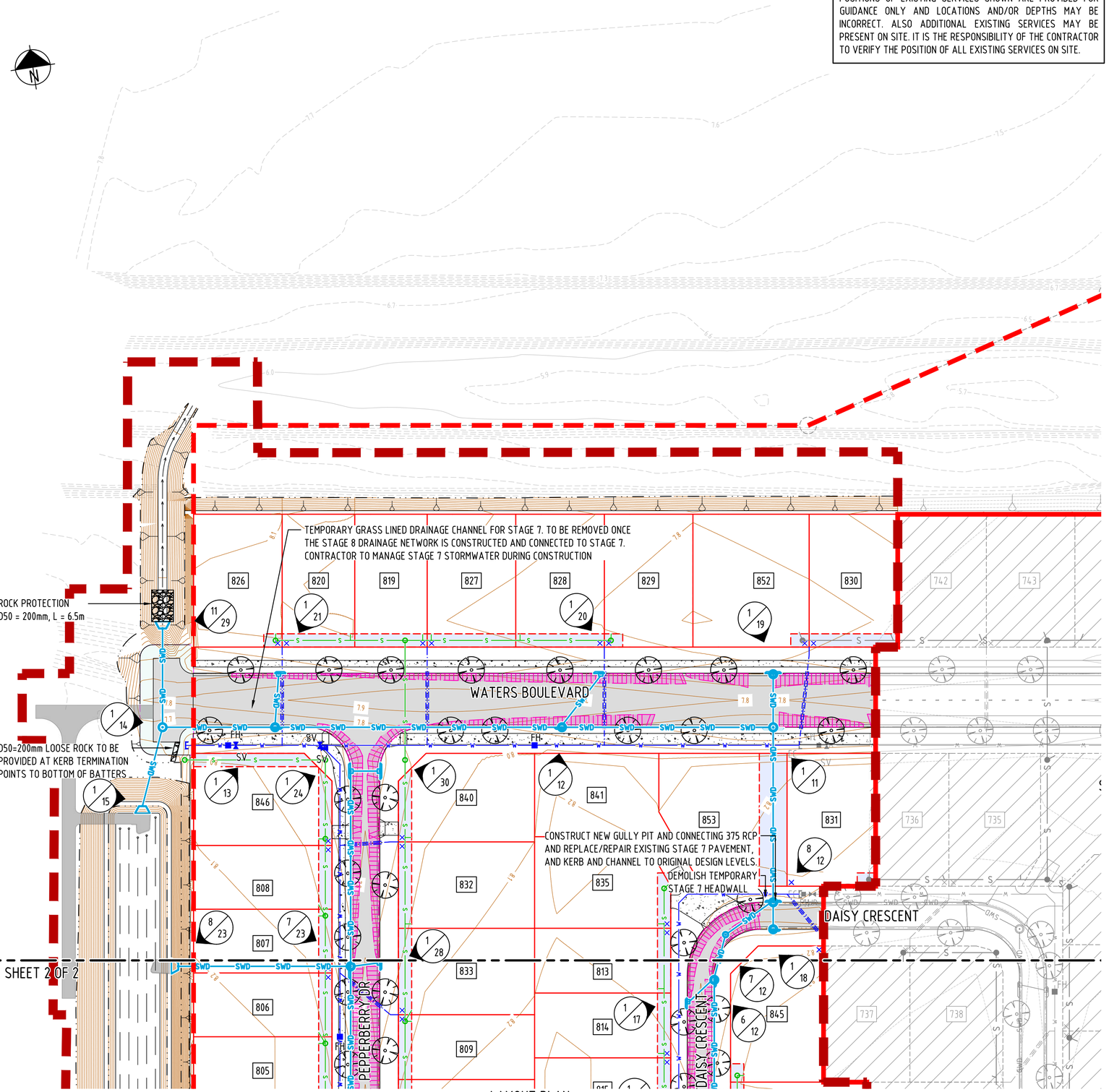
CONTROL LINE - DAISY CRESCENT
CROSS SECTIONS
(SHEET 3 OF 3)

ISSUE: ISSUE FOR APPROVAL
PROJECT No: 2319
DRAWING No: 2319-STG8-C153
REV: C

CAD FILENAME: C:\12dSData\Dykman\SYNC\2319 - The Waters Ooralea_230102 DES\022 DC Des\CAD - Stage 8 Active\DRG\2319-STG8-C153.dwg Plot Date: 24 Jul, 2025

XREFS :- X_DC_CIVIL.dwg ; X_2319_DC_STG 8_CROSS_SECTIONS.dwg

POSITIONS OF EXISTING SERVICES SHOWN ARE PROVIDED FOR GUIDANCE ONLY AND LOCATIONS AND/OR DEPTHS MAY BE INCORRECT. ALSO ADDITIONAL EXISTING SERVICES MAY BE PRESENT ON SITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE POSITION OF ALL EXISTING SERVICES ON SITE.



LAYOUT PLAN
SCALE 1:500

LEGEND:

EXISTING FEATURES

- EXISTING CONTOURS
- EXISTING RETAINING WALLS
- EXISTING BATTER
- EXISTING OPEN DRAIN INVERT
- EXISTING UNDERGROUND ELECTRICAL LINE & PIT
- EXISTING STREET LIGHTING
- EXISTING POWER POLES
- EXISTING GRAVITY SEWER & MANHOLE
- EXISTING STORMWATER PIPE & MANHOLE
- EXISTING STORMWATER GULLY PITS
- EXISTING STORMWATER HEADWALL
- EXISTING POTABLE WATER LINE & FIRE HYDRANT
- EXISTING POTABLE WATER END CAP
- EXISTING POTABLE WATER GATE VALVE
- EXISTING WATER SERVICE
- EXISTING TELECOMMUNICATION CABLE & PIT
- EXISTING LOT BOUNDARY
- EXISTING CHANGE OF GRADE
- EXISTING KERB
- EXISTING TREES
- EXISTING CONCRETE AREA

LEGEND:

PROPOSED SERVICES

- PROPOSED OVERHEAD ELECTRICAL LINE
- PROPOSED UNDERGROUND ELECTRICAL LINE & PIT
- PROPOSED STREET LIGHTING
- PROPOSED POWER POLES
- PROPOSED SEWER EASEMENT
- PROPOSED GRAVITY SEWER & MANHOLE
- PROPOSED RISING SEWER MAIN
- PROPOSED DRAINAGE RESERVE
- PROPOSED STORMWATER PIPE & MANHOLE
- PROPOSED STORMWATER GULLY PITS
- PROPOSED STORMWATER HEADWALL
- PROPOSED STORMWATER STRUCTURE ID
- Q2 FLOOD IMMUNITY LEVEL
- PROPOSED POTABLE WATER LINE & FIRE HYDRANT
- PROPOSED POTABLE WATER END CAP
- PROPOSED POTABLE WATER METER
- PROPOSED POTABLE WATER GATE VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER SERVICE
- PROPOSED TELECOMMUNICATION FIBRE OPTIC CABLE
- PROPOSED TELECOMMUNICATION CABLE & PIT

LEGEND:

GENERAL

- STAGE BOUNDARY
- PARCEL BOUNDARY
- EXTENT OF WORKS BOUNDARY
- PROPOSED LOT BOUNDARY
- PROPOSED EASEMENT BOUNDARY
- PROPOSED CONTOURS
- PROPOSED RETAINING WALLS
- PROPOSED BATTER
- PROPOSED CHANGE OF GRADE
- PROPOSED OPEN DRAIN INVERT
- PROPOSED SUBSOIL DRAIN & FLUSH POINT
- PROPOSED BITUMEN EDGE
- PROPOSED ROAD CENTRE LINE
- PROPOSED BARRIER KERB & CHANNEL
- PROPOSED MOUNTABLE KERB & CHANNEL
- PROPOSED BARRIER KERB
- PROPOSED MEDIAN KERB
- PROPOSED CONCRETE EDGE
- PROPOSED FENCE
- PROPOSED SIGNS
- PROPOSED GUIDE POSTS
- PROPOSED ROCK SCOUR PROTECTION
- PROPOSED ROAD ASPHALT SURFACE
- PROPOSED CONCRETE AREA
- EXISTING STAGES
- PROPOSED TREES

STORMWATER NOTES

1. STORMWATER PIT SETOUT COORDINATES FOR GRATED KERB INLET TYPE PITS ARE FOR THE MID-POINT OF THE PIT GRATE AT THE LIP OF KERB AND CHANNEL.
2. PIPE LENGTHS ARE MEASURED FROM INSIDE PIT WALL TO INSIDE PIT WALL (NOT CENTRE OF PIT TO CENTRE OF PIT)
3. STORMWATER PIT SETOUT COORDINATES FOR STORMWATER MANHOLE STRUCTURES ARE FOR THE CENTRE OF THE PIT CHAMBER.
4. REFER TO PLANS C211 TO C213 FOR STORMWATER PIT LID LEVEL SETOUT LOCATIONS.
5. FOR STORMWATER PIPE BEDDING AND BACKFILL DETAILS REFER TO THE SPECIFICATION.
6. PIPE CLASSES NOMINATED ARE BASED ON 'IN SERVICE' PIPE LOADS ONLY AND DO NOT ACCOUNT FOR CONSTRUCTION LOADS. CONTRACTOR TO BE AWARE OF THIS AND TAKE ADEQUATE PRECAUTIONS DURING CONSTRUCTION TO ENSURE PIPE INTEGRITY IS RETAINED AFTER COMPLETION OF THE WORKS.
7. ALL SUBSOIL DRAINAGE PIPES BELOW PAVEMENT AREAS ARE TO BE 100Φ PVC (NON PERFORATED).
8. ALL HEADWALLS TO HAVE CAST IN-SITU CUTOFF WALL. REFER TO TMR STD DRG 1243 FOR DETAILS.

ROOFWATER NOTES

1. GALV. STEEL KERB ADAPTORS (AS PER MRC STD DRG A3-3871) SHALL BE INSTALLED IN THE NEW KERB AND CHANNEL. ADAPTORS ARE TO BE PLACED IN THE KERB 1.0m INSIDE THE BOUNDARY ON EACH SIDE OF THE ALLOTMENT U.N.O. NEW CONNECTIONS ARE DEPICTED THUS

FOR APPROVAL
24 Jul 2025

REV	REVISION DETAILS	DATE	APPR
C	ISSUED FOR APPROVAL	24.07.25	
B	ISSUED FOR APPROVAL	11.07.25	
A	ISSUED FOR APPROVAL	27.02.25	

SCALE 1:500 — 0 5 10 15 20m

SIG GROUP

DYKMAN CONSULTING

Certified System Quality ISO 9001 SAI GLOBAL

APPROVAL — RPEQ SIGNATURE

RPEQ No	DRAWN	DESIGNED	CHECKED
7198	J.A	A.D.	M.D.
DATE: 27.02.25			

OORALEA WATERS STAGE 8 AT OORALEA, BAKERS CREEK PROPERTY DEVELOPMENT

STORMWATER LAYOUT PLAN (SHEET 1 OF 2)

ISSUE: ISSUE FOR APPROVAL
PROJECT No: 2319
DRAWING No: 2319-STG8-C171
REV: C

CAD FILENAME: C:\12dSdata\DykmanSYN\2319 - The Waters Ooralea_238\02 DES\022 DC Des\CAD - Stage 8 (Active)\ORG\2319-STG8-C171.dwg Plot Date: 24 Jul, 2025

XREFS :- X_DC_CIVIL.dwg ; X_2319_DC_STG 8_STORMWATER_LAYOUT_NOTES_LEGEND_SHEET 1.dwg ; X_2319_DC_STG 8_STORMWATER_LAYOUT_MASTER.dwg ; X_2319_DC_STG 7_DESIGN_CADD.dwg ; X_2319_DC_STG 7_WATER_RETICULATION.dwg ; X_2319_DC_STG 7_SEWER_RETICULATION.dwg ; X_2319_DC_STG 7_DESIGN_STREET_TREE.dwg ; X_2319_DC_STG 8_DESIGN_CADD.dwg ; X_2319_DC_STG 8_LOTS_EXIST_STG_4-7.dwg ; X_2319_DC_STG 8_LOT_NUMBERS_ANNO_TEXT_500.dwg ; X_2319_DC_STG 8_VIEWPORT.dwg ; X_2319_DC_STG 8_CIVIL_WORKS_EXTENTS_500.dwg ; X_2319_DC_STG 8_ST

JOINS SHEET 1 OF 2

JOINS SHEET 1 OF 2

PEPPERBERRY DR

DAISY CRESCENT

PEPPERBERRY DRIVE

DAISY CRESCENT

STAGE 5F

ARIA COURT

BILLABONG CRESCENT

LAYOUT PLAN
SCALE 1:500

LEGEND:
EXISTING FEATURES

- EXISTING CONTOURS
- EXISTING RETAINING WALLS
- EXISTING BATTER
- EXISTING UNDERGROUND ELECTRICAL LINE & PIT
- EXISTING STREET LIGHTING
- EXISTING POWER POLES
- EXISTING GRAVITY SEWER & MANHOLE
- EXISTING STORMWATER PIPE & MANHOLE
- EXISTING STORMWATER GULLY PITS
- EXISTING STORMWATER HEADWALL
- EXISTING POTABLE WATER LINE & FIRE HYDRANT
- EXISTING POTABLE WATER END CAP
- EXISTING POTABLE WATER GATE VALVE
- EXISTING WATER SERVICE
- EXISTING TELECOMMUNICATION CABLE & PIT
- EXISTING LOT BOUNDARY
- EXISTING CHANGE OF GRADE
- EXISTING KERB
- EXISTING TREES
- EXISTING CONCRETE AREA

LEGEND:
PROPOSED SERVICES

- PROPOSED OVERHEAD ELECTRICAL LINE
- PROPOSED UNDERGROUND ELECTRICAL LINE & PIT
- PROPOSED STREET LIGHTING
- PROPOSED POWER POLES
- PROPOSED SEWER EASEMENT
- PROPOSED GRAVITY SEWER & MANHOLE
- PROPOSED RISING SEWER MAIN
- PROPOSED DRAINAGE RESERVE
- PROPOSED STORMWATER PIPE & MANHOLE
- PROPOSED STORMWATER GULLY PITS
- PROPOSED STORMWATER STRUCTURE ID
- Q2 FLOOD IMMUNITY LEVEL
- PROPOSED POTABLE WATER LINE & FIRE HYDRANT
- PROPOSED POTABLE WATER END CAP
- PROPOSED POTABLE WATER METER
- PROPOSED POTABLE WATER GATE VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER SERVICE
- PROPOSED TELECOMMUNICATION FIBRE OPTIC CABLE
- PROPOSED TELECOMMUNICATION CABLE & PIT

LEGEND:
GENERAL

- STAGE BOUNDARY
- PARCEL BOUNDARY
- EXTENT OF WORKS BOUNDARY
- PROPOSED LOT BOUNDARY
- PROPOSED EASEMENT BOUNDARY
- PROPOSED CONTOURS
- PROPOSED RETAINING WALLS
- PROPOSED BATTER
- PROPOSED CHANGE OF GRADE
- PROPOSED OPEN DRAIN INVERT
- PROPOSED SUBSOIL DRAIN & FLUSH POINT
- PROPOSED BITUMEN EDGE
- PROPOSED ROAD CENTRE LINE
- PROPOSED BARRIER KERB & CHANNEL
- PROPOSED MEDIAN KERB
- PROPOSED CONCRETE EDGE
- PROPOSED FENCE
- PROPOSED SIGNS
- PROPOSED GUIDE POSTS
- PROPOSED ROCK SCOUR PROTECTION
- PROPOSED ROAD ASPHALT SURFACE
- PROPOSED CONCRETE AREA
- EXISTING STAGES
- PROPOSED TREES

GENERAL NOTES:
1. ALL WORKS THAT ARE INCLUDED ON THESE ENGINEERING PLANS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE PROJECT TECHNICAL SPECIFICATION, AND TO THE SATISFACTION OF THE PROJECT SUPERINTENDENT.
2. NO WORK ASSOCIATED WITH THESE DRAWINGS IS TO COMMENCE ON SITE UNTIL APPROVAL IS PROVIDED FROM THE LOCAL AUTHORITY, AND THE CONTRACTOR RECEIVES WRITTEN APPROVAL FROM THE SUPERINTENDENT. A PRE-START MEETING MUST BE HELD PRIOR TO COMMENCEMENT OF WORKS.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE SERVICES AUTHORITIES (INCLUDING BUT NOT LIMITED TO ERGON ENERGY, TELSTRA, NBN AND THE LOCAL AUTHORITY) AND LOCATE EXISTING UNDERGROUND SERVICES PRIOR TO ANY EXCAVATION WORKS COMMENCING ON SITE.
4. ANY DAMAGE CAUSED TO EXISTING INFRASTRUCTURE AS A RESULT OF CONSTRUCTION WORKS IS TO BE REPAIRED IMMEDIATELY.

POSITIONS OF EXISTING SERVICES SHOWN ARE PROVIDED FOR GUIDANCE ONLY AND LOCATIONS AND/OR DEPTHS MAY BE INCORRECT. ALSO ADDITIONAL EXISTING SERVICES MAY BE PRESENT ON SITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE POSITION OF ALL EXISTING SERVICES ON SITE.

FOR APPROVAL
24 Jul 2025

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SCALE 1:500 0 5 10 15 20m

SIG GROUP

DYKMAN CONSULTING

Certified System Quality ISO 9001 SAI GLOBAL

APPROVAL

RPEQ SIGNATURE

7198 RPEQ No

27.02.25 DATE

DRAWN	DESIGNED	CHECKED
J.A	A.D.	M.D.

OORALEA WATERS STAGE 8
AT OORALEA, BAKERS CREEK
PROPERTY DEVELOPMENT

STORMWATER LAYOUT PLAN (SHEET 2 OF 2)

ISSUE: ISSUE FOR APPROVAL

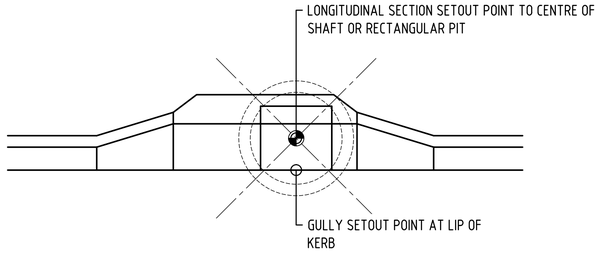
PROJECT No: 2319

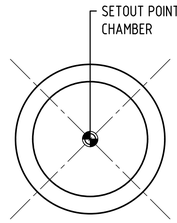
DRAWING No: 2319-STG8-C172

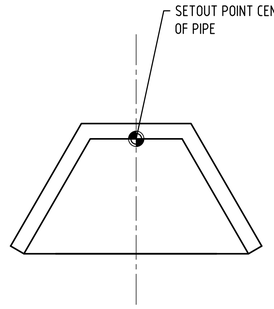
REV: C

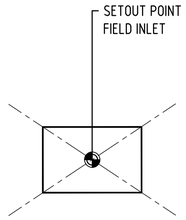
CAD FILENAME: C:\12dS\data\DykmanSYN\2319 - The Waters Ooralea_238\02 DES\022 DC Des\CAD - Stage 8 (Active)\DRG\2319-STG8-C172.dwg Plot Date: 24 Jul, 2025

XREFS :- X_DC_CIVIL.dwg ; X_2319_DC_STG 8_STORMWATER_LAYOUT_MASTER.dwg ; X_2319_DC_STG 7_DESIGN_CADD.dwg ; X_2319_DC_STG 8_STORMWATER_LAYOUT_NOTES_LEGEND_SHEET 2.dwg ; X_2319_DC_STG 7_WATER_RETICULATION.dwg ; X_2319_DC_STG 7_SEWER_RETICULATION.dwg ; X_2319_DC_STG 7_DESIGN_STREET_TREE.dwg ; X_2319_DC_STG 8_DESIGN_CADD.dwg ; X_2319_DC_STG 8_LOTS_EXIST_STG_4-7.dwg ; X_2319_DC_STG 8_LOT_NUMBERS_ANNO_TEXT_500.dwg ; X_2319_DC_STG 8_VIEWPORT.dwg ; X_2319_DC_STG 8_CIVIL_WORKS_EXTENTS_500.dwg ; X_2319_DC_STG 8_ST









DRAINAGE STRUCTURE SETOUT DETAILS

NOT TO SCALE

FOR APPROVAL
24 Jul 2025

REV	REVISION DETAILS	DATE	APPR
C	ISSUED FOR APPROVAL	24.07.25	
B	ISSUED FOR APPROVAL	11.07.25	
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SCALE

SIG GROUP

DYKMAN CONSULTING

Certified System
Quality ISO 9001
SAI GLOBAL

APPROVAL

RPEQ SIGNATURE

7198
RPEQ No
27.02.25
DATE

DRAWN	DESIGNED	CHECKED
I.F.	A.D.	M.D.

OORALEA WATERS STAGE 8 AT OORALEA, BAKERS CREEK PROPERTY DEVELOPMENT

STORMWATER STRUCTURE SETOUT TABLES

ISSUE: ISSUE FOR APPROVAL

PROJECT No: 2319

DRAWING No: 2319-STG8-C181

REV: C

CAD FILENAME: C:\12d\Sdata\DykmanSYN\2319 - The Waters Ooralea_238\02 DES\022 DC Des\CAD - Stage 8 (Active)\ORG\2319-STG8-C181.dwg Plot Date: 24 Jul, 2025

XREFS :- X_DC_CIVIL.dwg ; X_2319_DC_STG 7_STORMWATER_STRUCTURE_DETAILS.dwg

STRUCTURE NAME	1-11	1-12	1-13	1-14	1-15	19-1	1-11	20-1	1-12	21-1	1-13	1-14	22-1
STRUCTURE DESCRIPTION	LIL (SAG) GULLY PIT "L" LINTEL OVER 1800ϕ ACCESS CHAMBER BARRIER K&C	LIL (ON-GRADE) GULLY PIT "S" LINTEL OVER 1800ϕ ACCESS CHAMBER BARRIER K&C	LIL (ON-GRADE) GULLY PIT "S" LINTEL OVER 1800ϕ ACCESS CHAMBER BARRIER K&C	CUSTOM CONCRETE MANHOLE AND PIT REFER DWG 2319-STG 8-C217	CONCRETE HEADWALL	LIL (SAG) GULLY PIT "M" LINTEL BARRIER K&C	REFER TO LINE 1 FOR PIT DETAILS	LIL (ON-GRADE) GULLY PIT "S" LINTEL BARRIER K&C	REFER TO LINE 1 FOR PIT DETAILS	LIL (ON-GRADE) GULLY PIT "S" LINTEL BARRIER K&C	REFER TO LINE 1 FOR PIT DETAILS	REFER TO LINE 1 FOR PIT DETAILS	CONCRETE HEADWALL
		Q2 HGL — DESIGN SURFACE											
		Dia 150 SEWER MAIN 15.529ML CH-4.116											
PIPE SIZE (mm)	1050	1050	1050	1050		375		375		375		900	
PIPE CLASS	3	3	3	3		3		3		3		3	
PIPE GRADE (%)	0.10%	0.10%	0.09%	0.09%		0.32%		1.05%		1.08%		0.12%	
PIPE SLOPE (1 in X)	1000.05	1007.43	1058.20	1056.22		313.40		94.94		92.23		825.11	
FULL PIPE VELOCITY (m/s)	1.13	1.18	1.23	1.23		0.83		0.39		0.49		3.04	
PART FULL VELOCITY (m/s)	1.13	1.18	1.23	1.23		1.02		1.34		1.44		3.04	
DATUM	-5.000					-5.000		-5.000		-5.000		-8.000	
H.G.L IN PIPE & W.S.E IN STRUCTURE	0.977	1.023	1.068	1.068		0.092		0.044		0.054		7.253 / 6.933	
PIPE FLOW (Cumecs)	0.864	0.861	0.840	0.841		0.099		0.180		0.183		1.932	
PIPE CAPACITY AT GRADE (Cumecs)	6.916 / 6.862 / 6.844	6.759 / 6.742 / 6.703	6.522	6.384 / 6.384		6.849	6.769 / 6.769	6.593	6.417 / 6.417	6.608	6.457 / 6.457	0.630	
DEPTH TO INVERT	1.789 / 1.955 / 1.955	1.904 / 1.904 / 1.848	1.848	1.741 / 1.741		1.010	1.196 / 1.787	1.242	1.569 / 1.569	1.248	1.427 / 1.427	1.505	1.667 / 1.667
INVERT LEVEL OF DRAIN	5.953 / 5.905 / 5.905	5.841 / 5.841 / 5.817	5.817	5.800 / 5.800		6.582	6.546 / 5.955	6.442	6.291 / 6.291	6.440	6.317 / 6.317	6.160	6.132 / 6.132
DESIGN SURFACE LEVEL	7.632 / 7.750	7.725 / 6.020		7.541		7.632	7.632	7.724	7.750	7.728	7.725	7.665	0.000
SETOUT COORDINATES	E 722418.494 N 7654155.113 / E 722371.358 N 7654162.445	E 722307.350 N 7654172.401 / E 722282.170 N 7654175.757		E 722275.291 N 7654159.172		E 722420.262 N 7654166.526	E 722418.406 N 7654154.552	E 722381.817 N 7654172.507	E 722371.272 N 7654161.888	E 722309.907 N 7654183.692	E 722307.265 N 7654171.853	E 722282.170 N 7654175.757	E 722285.724 N 7654198.586
CHAINAGE	-87.239 / 47.702 / -39.536	64.777 / 25.241 / 25.397	50.638 / 17.956	68.594		0.000	11.283 / 12.118	0.000	14.297 / 15.132	0.000	11.298 / 12.133	0.000	23.103 / 23.103
LINE	LINE 1A					LINE 19		LINE 20		LINE 21		22	

FOR APPROVAL
24 Jul 2025

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SCALE
1:50 0 1 2m
1:500 0 5 10 15 20m

SIG GROUP

DYKMAN CONSULTING

Certified System Quality ISO 9001 SAI GLOBAL

APPROVAL
RPEQ SIGNATURE
7198 RPEQ No
27.02.25 DATE

DRAWN	DESIGNED	CHECKED
J.A	A.D.	M.D.

OORALEA WATERS STAGE 8 AT OORALEA, BAKERS CREEK PROPERTY DEVELOPMENT

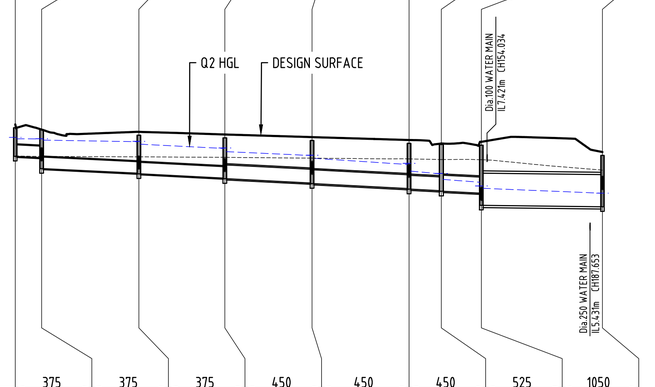
STORMWATER LONGITUDINAL SECTIONS (SHEET 1 OF 6)

ISSUE: ISSUE FOR APPROVAL
PROJECT No: 2319
DRAWING No: 2319-STG8-C211
REV: C

CAD FILENAME: C:\12d\Sdata\Dykman SYN\2319 - The Waters Ooralea_23802 DES\022 DC Des\CAD - Stage 8 (Active)\DRG\2319-STG8-C211.dwg Plot Date: 24 Jul, 2025

XREFS :- X_DC_CIVIL.dwg ; X_2319_DC_STG 8_STORMWATER_LONGITUDINAL_SECTIONS.dwg

STRUCTURE NAME	12-1	12-2	12-3	12-4	12-5	12-6	12-7	12-8	1-11	13-1	13-2	12-2	14-1	12-3	15-1	12-4	16-1	12-5	17-1	12-6	18-1	12-8
STRUCTURE DESCRIPTION	LIL (ON-GRADE) GULLY PIT "S" LINTEL MOUNTABLE K&C	1050ϕ STORMWATER ACESS CHAMBER	LIL (ON-GRADE) GULLY PIT "S" LINTEL OVER 1200ϕ ACCESS CHAMBER MOUNTABLE K&C	LIL (ON-GRADE) GULLY PIT "S" LINTEL OVER 1050ϕ ACCESS CHAMBER MOUNTABLE K&C	LIL (ON-GRADE) GULLY PIT "S" LINTEL OVER 1050ϕ ACCESS CHAMBER MOUNTABLE K&C	LIL (ON-GRADE) GULLY PIT "S" LINTEL OVER 1500ϕ EXT 300 ACCESS CHAMBER MOUNTABLE K&C	1050ϕ STORMWATER ACESS CHAMBER	LIL (SAG) GULLY PIT "M" LINTEL OVER 1500ϕ EXT 300 ACCESS CHAMBER MOUNTABLE K&C	REFER TO LINE 1 FOR PIT DETAILS	LIL (ON-GRADE) GULLY PIT "S" LINTEL MOUNTABLE K&C	LIL (ON-GRADE) GULLY PIT "S" LINTEL MOUNTABLE K&C	REFER TO LINE 12 FOR PIT DETAILS	LIL (ON-GRADE) GULLY PIT "S" LINTEL MOUNTABLE K&C	REFER TO LINE 12 FOR PIT DETAILS	LIL (ON-GRADE) GULLY PIT "S" LINTEL MOUNTABLE K&C	REFER TO LINE 12 FOR PIT DETAILS	LIL (ON-GRADE) GULLY PIT "S" LINTEL MOUNTABLE K&C	REFER TO LINE 12 FOR PIT DETAILS	LIL (ON-GRADE) GULLY PIT "S" LINTEL MOUNTABLE K&C	REFER TO LINE 12 FOR PIT DETAILS	LIL (ON-GRADE) GULLY PIT "S" LINTEL MOUNTABLE K&C	REFER TO LINE 12 FOR PIT DETAILS



PIPE SIZE (mm)	375	375	375	450	450	450	525	1050		375	375		375		375		375		375		375	
PIPE CLASS	3	3	3	3	3	3	3	3		3	3		3		3		3		3		3	
PIPE GRADE (%)	0.52%	0.49%	0.52%	0.51%	0.52%	0.52%	0.50%	0.12%		0.53%	0.56%		0.50%		0.51%		0.55%		0.56%		0.57%	
PIPE SLOPE (1 in X)	193.56	205.35	193.94	196.69	192.07	191.05	201.57	823.16		187.22	177.01		199.09		194.41		181.94		179.69		175.33	
FULL PIPE VELOCITY (m/s)	0.32	0.64	1.13	1.21	1.45	1.73	1.27	0.73		0.08	0.33		0.30		0.28		0.16		0.23		0.39	
PART FULL VELOCITY (m/s)	0.98	1.15	1.30	1.45	1.45	1.73	1.58	1.17		0.67	1.02		0.95		0.94		0.82		0.91		1.07	
DATUM	-5.000									-4.000			-4.000		-5.000		-5.000		-5.000		-5.000	
H.G.L IN PIPE & W.S.E IN STRUCTURE	0.035	0.071	0.125	0.193	0.231	0.275	0.274	0.630		0.009	0.036		0.033		0.031		0.018		0.025		0.043	
PIPE FLOW (Cumecs)	0.126	0.122	0.126	0.203	0.206	0.206	0.303	0.952		0.128	0.132		0.124		0.126		0.130		0.131		0.132	
PIPE CAPACITY AT GRADE (Cumecs)	8.174	8.170	8.130	8.079	7.997	7.858	7.754	7.629	7.537	7.335	7.119	7.030	6.847	6.755	6.557	6.398	6.398	8.198	8.197	8.176	8.170	8.130	8.081	8.079	7.997	7.860	7.858	7.754	7.629	7.629	7.537	7.336	7.335	7.119	6.626	6.623	6.557
DEPTH TO INVERT	1.046	0.914	1.274	1.350	1.370	1.424	1.444	1.498	1.518	1.584	1.604	1.540	1.560	1.676	2.074	1.787	1.787	1.086	1.123	1.143	0.994	1.274	1.168	1.190	1.370	1.162	1.184	1.444	1.163	1.188	1.518	1.168	1.194	1.604	1.856	1.886	2.074
INVERT LEVEL OF DRAIN	7.600	7.560	7.200	7.050	7.030	6.890	6.870	6.730	6.710	6.550	6.530	6.480	6.460	6.400	6.002	5.955	5.955	7.650	7.570	7.550	7.480	7.200	7.240	7.210	7.030	7.160	7.130	6.870	7.070	7.040	6.710	6.980	6.940	6.530	6.220	6.190	6.002
DESIGN SURFACE LEVEL	8.536	8.474	8.290	8.204	8.119	8.024	7.986	7.966	7.632	8.626	8.583	8.474	8.298	8.290	8.212	8.204	8.123	8.119	8.038	8.024	7.966	7.966
SETOUT COORDINATES	E 722382.647 N 7653972.858	E 722385.167 N 7653981.063	E 722385.565 N 7654012.793	E 722387.253 N 7654040.821	E 722391.619 N 7654068.950	E 722396.487 N 7654100.234	E 722400.581 N 7654109.934	E 722412.331 N 7654115.498	E 722418.406 N 7654154.552	E 722412.730 N 7653972.916	E 722398.339 N 7653979.484	E 722385.167 N 7653981.063	E 722379.491 N 7654009.925	E 722385.565 N 7654012.793	E 722380.843 N 7654039.268	E 722387.253 N 7654040.821	E 722385.380 N 7654068.387	E 722391.619 N 7654068.950	E 722389.724 N 7654096.313	E 722396.487 N 7654100.234	E 722411.395 N 7654109.475	E 722412.331 N 7654115.498
CHAINAGE	0.000 7.742 8.625	30.803 40.358	27.151 68.439	27.536 96.906	30.731 128.566	9.553 139.109	12.094 152.193	38.688 191.717		0.000 14.978 15.908	12.390 29.181		0.000 5.973 6.808		0.000 5.832 6.667		0.000 5.458 6.293		0.000 7.188 8.023		0.000 5.260 6.095	
LINE	LINE 12									LINE 13			LINE 14		LINE 15		LINE 16		LINE 17		LINE 18	

FOR APPROVAL
24 Jul 2025

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B	ISSUED FOR APPROVAL	11.07.25	
A	ISSUED FOR APPROVAL	27.02.25	

SCALE
1:50 0 1 2m
1:500 0 5 10 15 20m

SIG GROUP

DYKMAN CONSULTING

Certified System Quality ISO 9001 SAI GLOBAL

APPROVAL
RPEQ SIGNATURE
7198
RPEQ No
27.02.25
DATE

DRAWN	DESIGNED	CHECKED
J.A	A.D.	M.D.

OORALEA WATERS STAGE 8
AT OORALEA, BAKERS CREEK
PROPERTY DEVELOPMENT

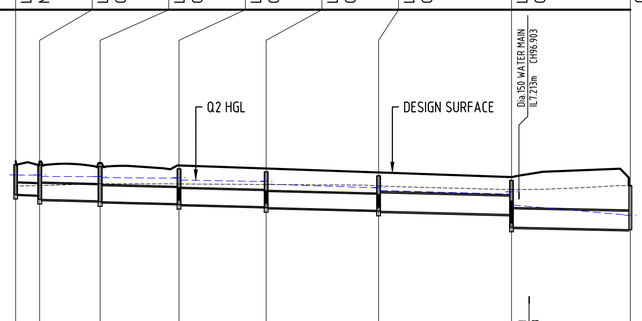
STORMWATER LONGITUDINAL SECTIONS (SHEET 2 OF 6)

ISSUE: ISSUE FOR APPROVAL
PROJECT No: 2319
DRAWING No: 2319-STG8-C212
REV: C

CAD FILENAME: C:\12d\Sidata\DykmanSYN\2319 - The Waters Ooralea_238\02 DES\022 DC Des\CAD - Stage 8 (Active)\DRG\2319-STG8-C212.dwg Plot Date: 24 Jul 2025

XREFS :- X_DC_CIVIL.dwg ; X_2319_DC_STG 8_STORMWATER_LONGITUDINAL_SECTIONS.dwg

STRUCTURE NAME	23-1	23-2	23-3	23-4	23-5	23-6	23-7	23-8	24-1	23-7	25-1	23-4	26-1	23-5	27-1	23-6	28-1	23-7	30-1	24-1
STRUCTURE DESCRIPTION	LIL (ON-GRADE) GULLY PIT "S" LINTEL MOUNTABLE K&C	LIL (ON-GRADE) GULLY PIT "S" LINTEL OVER 1050ϕ ACCESS CHAMBER MOUNTABLE K&C	LIL (ON-GRADE) GULLY PIT "S" LINTEL OVER 1050ϕ ACCESS CHAMBER MOUNTABLE K&C	LIL (ON-GRADE) GULLY PIT "S" LINTEL OVER 1050ϕ ACCESS CHAMBER MOUNTABLE K&C	LIL (ON-GRADE) GULLY PIT "S" LINTEL OVER 1050ϕ ACCESS CHAMBER MOUNTABLE K&C	LIL (ON-GRADE) GULLY PIT "S" LINTEL OVER 1050ϕ ACCESS CHAMBER MOUNTABLE K&C	LIL (ON-GRADE) GULLY PIT "S" LINTEL OVER 1500ϕ ACCESS CHAMBER MOUNTABLE K&C	CONCRETE HEADWALL	LIL (SAG) GULLY PIT "S" LINTEL MOUNTABLE K&C	REFER TO LINE 23 FOR PIT DETAILS	LIL (ON-GRADE) GULLY PIT "S" LINTEL MOUNTABLE K&C	REFER TO LINE 23 FOR PIT DETAILS	LIL (ON-GRADE) GULLY PIT "S" LINTEL MOUNTABLE K&C	REFER TO LINE 23 FOR PIT DETAILS	LIL (ON-GRADE) GULLY PIT "S" LINTEL MOUNTABLE K&C	REFER TO LINE 23 FOR PIT DETAILS	LIL (ON-GRADE) GULLY PIT "S" LINTEL MOUNTABLE K&C	REFER TO LINE 23 FOR PIT DETAILS	LIL (SAG) GULLY PIT "S" LINTEL MOUNTABLE K&C	REFER TO LINE 24 FOR PIT DETAILS



PIPE SIZE (mm)	375	525	525	525	525	600	600		450		375		375		375		375		375	
PIPE CLASS	3	3	3	3	3	3	3		3		3		3		3		3		3	
PIPE GRADE (%)	0.40%	0.25%	0.25%	0.25%	0.25%	0.25%	0.21%		0.46%		0.52%		0.62%		0.65%		0.29%		0.40%	
PIPE SLOPE (1 in X)	250.24	400.00	400.70	398.62	402.01	400.77	473.70		216.93		193.81		160.45		154.71		340.96		250.11	
FULL PIPE VELOCITY (m/s)	0.09	0.34	0.53	0.84	1.16	1.16	1.84		0.61		0.26		0.38		0.33		0.50		0.47	
PART FULL VELOCITY (m/s)	0.62	0.90	1.01	1.12	1.16	1.21	1.84		1.22		0.92		1.10		1.07		0.89		0.99	
DATUM	-5.000								-5.000		-5.000		-5.000		-5.000		-5.000		-5.000	
H.G.L IN PIPE & W.S.E IN STRUCTURE	0.010	0.074	0.114	0.181	0.251	0.329	0.519		0.096		0.028		0.041		0.037		0.056		0.052	
PIPE FLOW (Cumecs)	0.111	0.215	0.215	0.215	0.215	0.307	0.282		0.194		0.126		0.138		0.141		0.095		0.111	
PIPE CAPACITY AT GRADE (Cumecs)	8.002	7.956	7.918	7.838	7.704	7.500	7.023	6.692	7.428	7.378	7.902	7.838	7.793	7.704	7.585	7.583	7.384	7.378	7.473	7.428
DEPTH TO INVERT	1.085	1.237	1.263	1.277	1.277	1.267	1.221	1.436	1.115	1.468	1.088	1.277	1.086	1.277	1.085	1.117	1.160	1.635	1.085	1.115
INVERT LEVEL OF DRAIN	7.371	7.207	7.130	7.038	6.939	6.820	6.714	6.220	6.666	6.467	7.230	7.038	7.140	6.939	7.010	6.970	6.773	6.756	6.696	6.673
DESIGN SURFACE LEVEL	8.346	8.334	8.283	8.205	8.106	7.977	7.825	7.656	7.671	7.825	8.208	8.205	8.116	8.106	7.985	7.977	7.823	7.825	7.671	7.671
SETOUT COORDINATES	E 722319.276 N 7653979.327	E 722315.278 N 7653972.739	E 722298.532 N 7653982.904	E 722299.144 N 7654008.612	E 722303.515 N 7654036.709	E 722309.165 N 7654072.981	E 722315.837 N 7654115.876	E 722277.519 N 7654121.837	E 722322.608 N 7654159.452	E 722315.837 N 7654115.876	E 722305.524 N 7654006.764	E 722299.144 N 7654008.612	E 722309.598 N 7654032.899	E 722303.515 N 7654036.709	E 722315.313 N 7654069.696	E 722309.165 N 7654072.981	E 722322.457 N 7654115.625	E 722315.837 N 7654115.876	E 722329.117 N 7654158.440	E 722322.608 N 7654159.452
CHAINAGE	-67.416 7.007 -59.574	18.800 -39.844	24.843 -14.071	27.505 14.364	35.779 51.073	42.481 94.484	37.896 133.263		0.000 43.169 44.099		0.000 5.814 6.649		0.000 6.418 7.253		0.000 6.188 7.023		0.000 5.796 6.631		0.000 5.752 6.588	
LINE	LINE 23								LINE 24		LINE 25		LINE 26		LINE 27		LINE 28		LINE 30	

FOR APPROVAL
24 Jul 2025

REV	REVISION DETAILS	DATE	APPR
C	ISSUED FOR APPROVAL	24.07.25	
B	ISSUED FOR APPROVAL	11.07.25	
A	ISSUED FOR APPROVAL	27.02.25	

SCALE
1:50 0 1 2m
1:500 0 5 10 15 20m

SIG GROUP

DYKMAN CONSULTING

Certified System Quality ISO 9001 SAI GLOBAL

APPROVAL 7198 RPEQ No
RPEQ SIGNATURE 27.02.25 DATE

DRAWN	DESIGNED	CHECKED
J.A	A.D.	M.D.

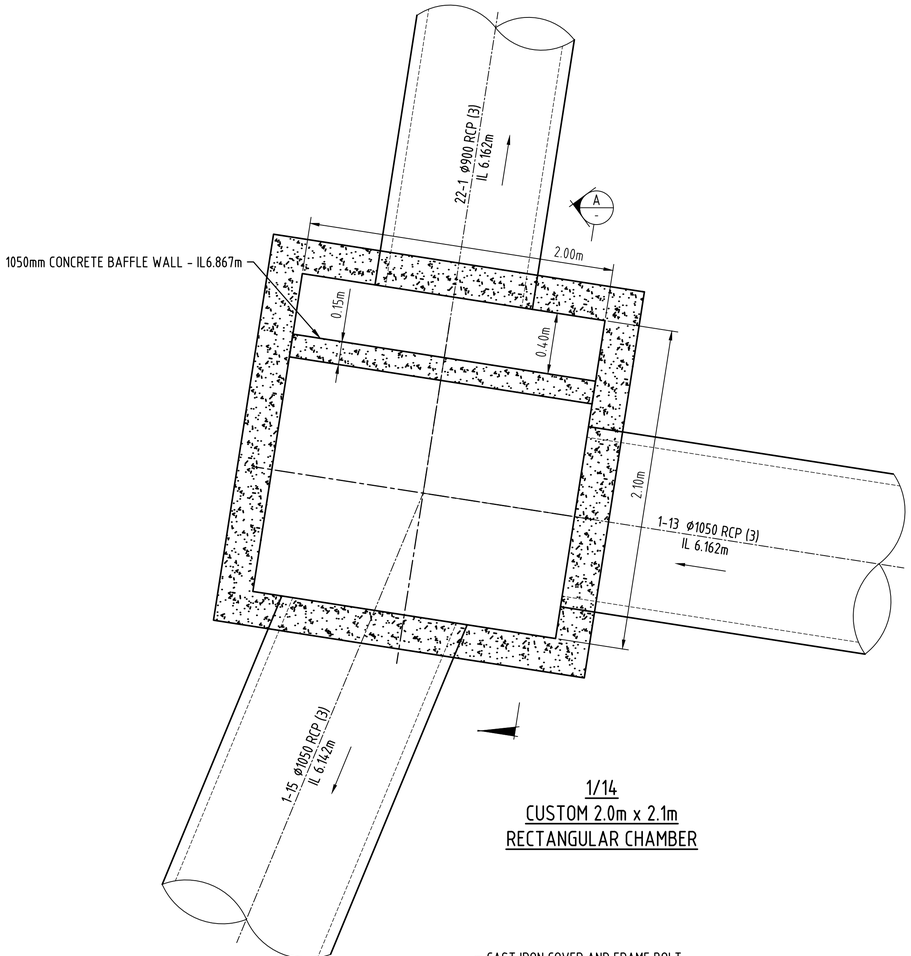
OORALEA WATERS STAGE 8 AT OORALEA, BAKERS CREEK PROPERTY DEVELOPMENT

STORMWATER LONGITUDINAL SECTIONS (SHEET 3 OF 6)

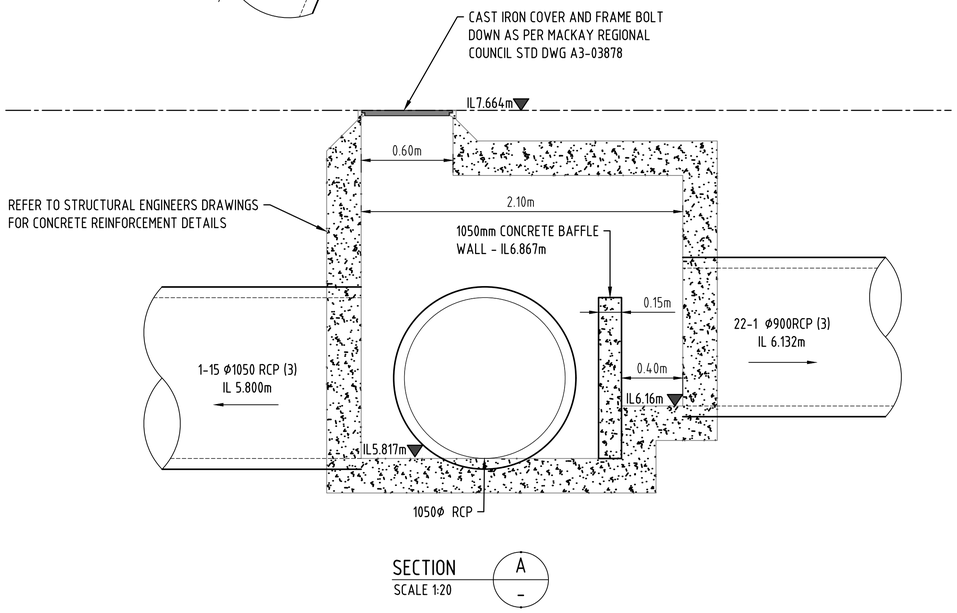
ISSUE: ISSUE FOR APPROVAL
PROJECT No: 2319
DRAWING No: 2319-STG8-C213 REV: C

CAD FILENAME: C:\12d\Sdata\DykmanSYN\2319 - The Waters Ooralea_23802 DES\022 DC Des\CAD - Stage 8 (Active)\DRG\2319-STG8-C213.dwg Plot Date: 24 Jul, 2025

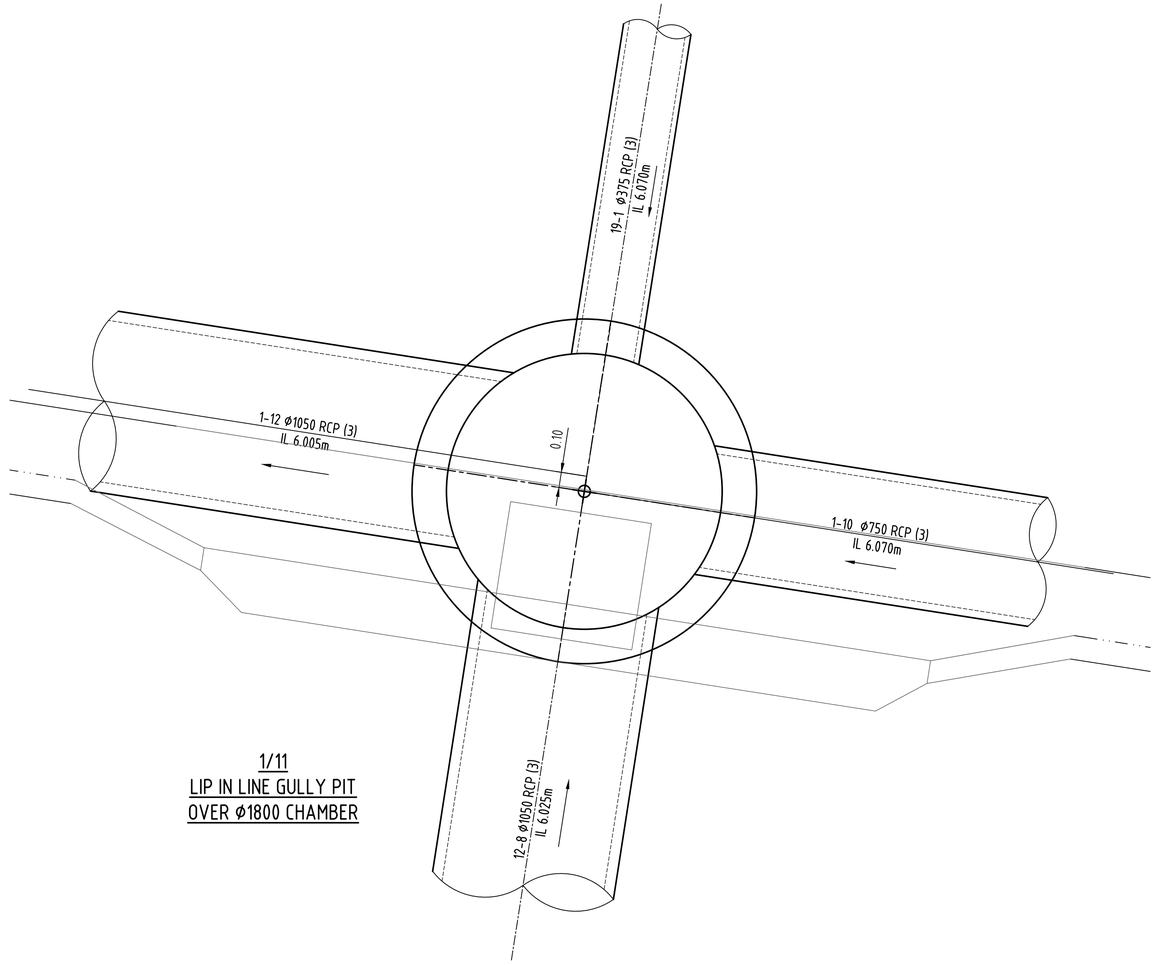
XREFS :- X_DC_CIVIL.dwg ; X_2319_DC_STG 8_STORMWATER_LONGITUDINAL_SECTIONS.dwg



1/14
CUSTOM 2.0m x 2.1m
RECTANGULAR CHAMBER



SECTION A-A
SCALE 1:20



1/11
LIP IN LINE GULLY PIT
OVER Ø1800 CHAMBER

FOR APPROVAL
24 Jul 2025

REV	REVISION DETAILS	DATE	APPR
C	ISSUED FOR APPROVAL	24.07.25	
B	ISSUED FOR APPROVAL	11.07.25	
A	ISSUED FOR APPROVAL	27.02.25	

SCALE 1:20 — 0 200 400 600 800mm

SIG GROUP

DYKMAN CONSULTING

Certified System — Quality ISO 9001 SAI GLOBAL

APPROVAL — RPEQ SIGNATURE

7198 RPEQ No

27.02.25 DATE

DRAWN	DESIGNED	CHECKED
I.F	A.D.	M.D.

OORALEA WATERS STAGE 8 AT OORALEA, BAKERS CREEK PROPERTY DEVELOPMENT

STORMWATER STRUCTURE DETAILS (SHEET 1 OF 3)

ISSUE: ISSUE FOR APPROVAL

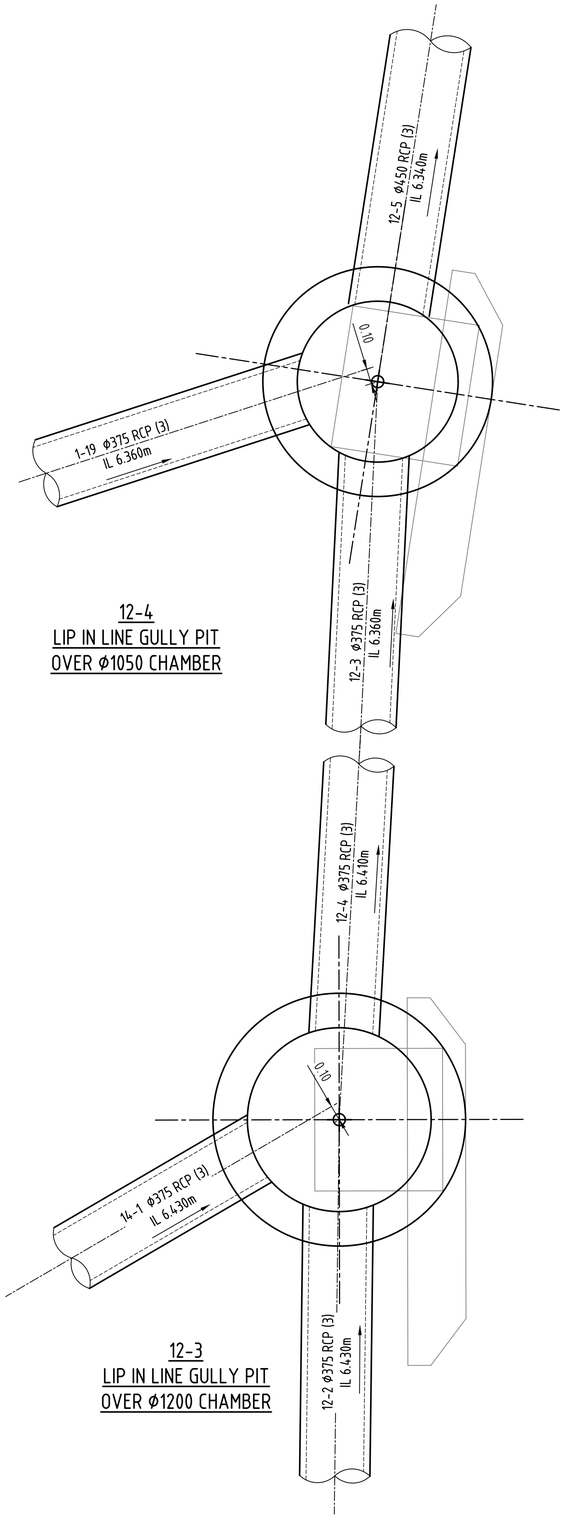
PROJECT No: 2319

DRAWING No: 2319-STG8-C217

REV: A

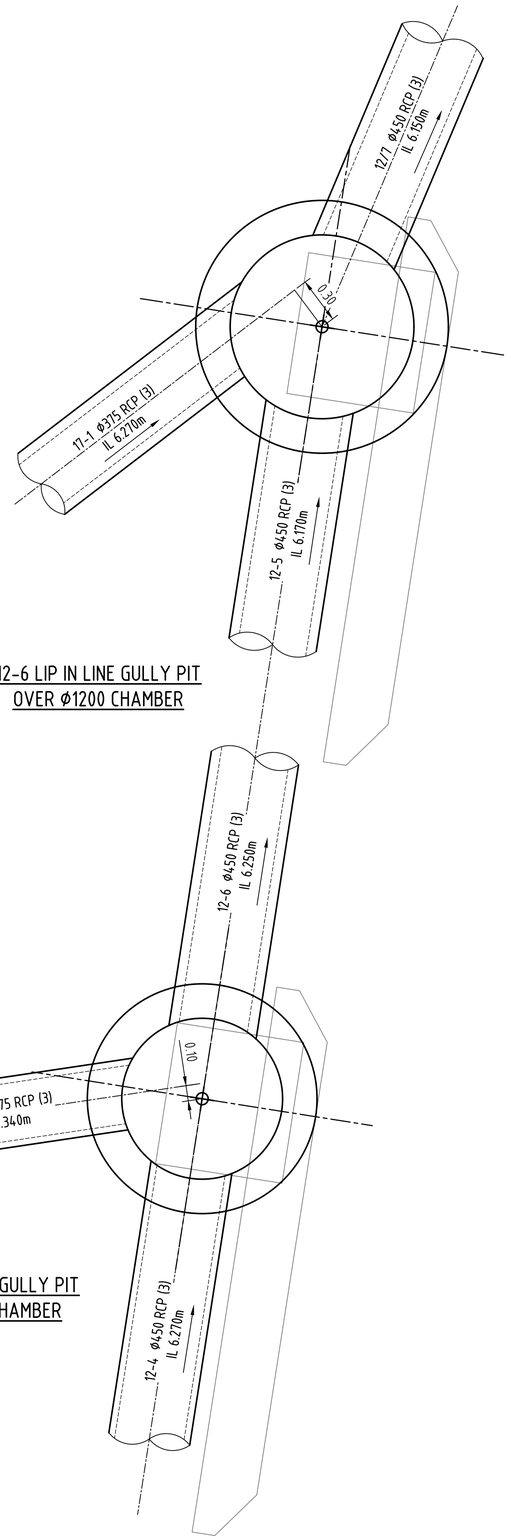
CAD FILENAME: C:\72ASVault\Dykman\SYN2319 - The Waters Ooralea_238\02 DES\022 DC Des\CAD - Stage 8 (Active)\DRG\2319-STG8-C217.dwg Plot Date: 24 Jul, 2025

XREFS :- X_DC_CIVIL.dwg ; X_2319_STORMWATER_STRUCTURE_DETAILS.dwg



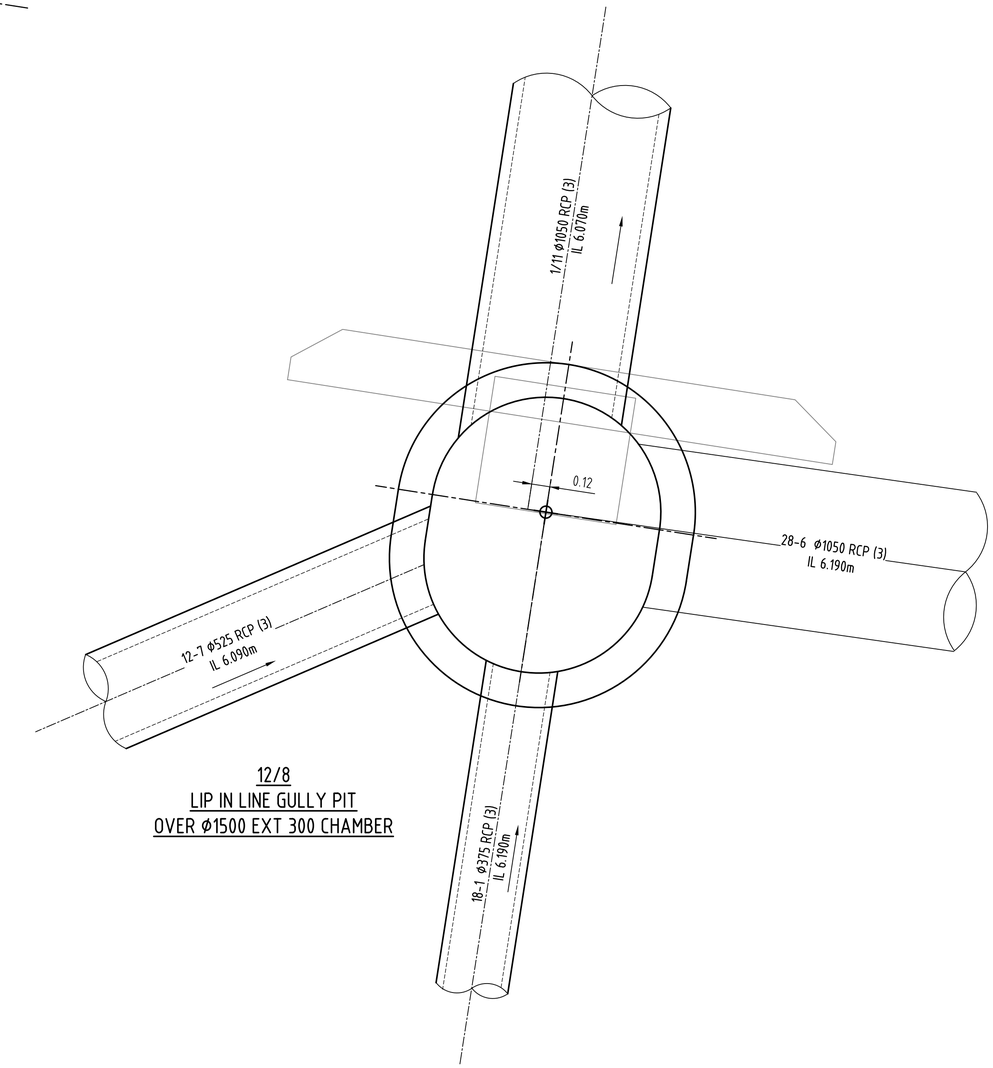
12-4
LIP IN LINE GULLY PIT
OVER Ø1050 CHAMBER

12-3
LIP IN LINE GULLY PIT
OVER Ø1200 CHAMBER



12-6 LIP IN LINE GULLY PIT
OVER Ø1200 CHAMBER

12-5 LIP IN LINE GULLY PIT
OVER Ø1050 CHAMBER



12/8
LIP IN LINE GULLY PIT
OVER Ø1500 EXT 300 CHAMBER

FOR APPROVAL
24 Jul 2025

REV		DATE	APPR
C	ISSUED FOR APPROVAL	24.07.25	
B	ISSUED FOR APPROVAL	11.07.25	
A	ISSUED FOR APPROVAL	27.02.25	

SCALE 1:20 — 0 200 400 600 800mm

SIG GROUP

DYKMAN CONSULTING

Certified System — Quality ISO 9001 SAI GLOBAL

APPROVAL — RPEQ SIGNATURE — 7198 RPEQ No — DATE 27.02.25

DRAWN	DESIGNED	CHECKED
I.F	A.D.	M.D.

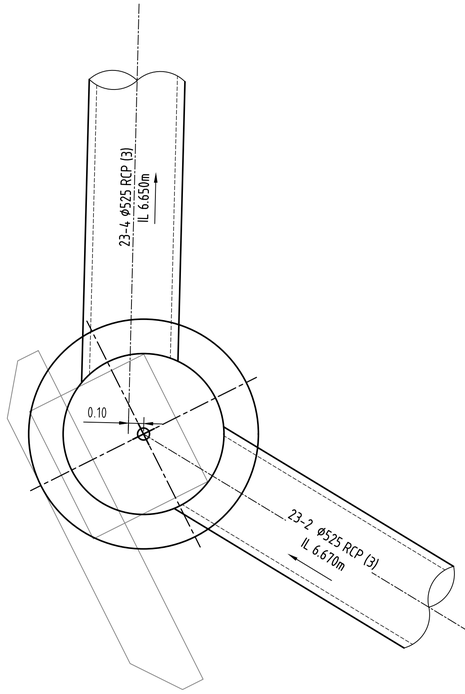
OORALEA WATERS STAGE 8
AT OORALEA, BAKERS CREEK
PROPERTY DEVELOPMENT

STORMWATER
STRUCTURE DETAILS
(SHEET 2 OF 3)

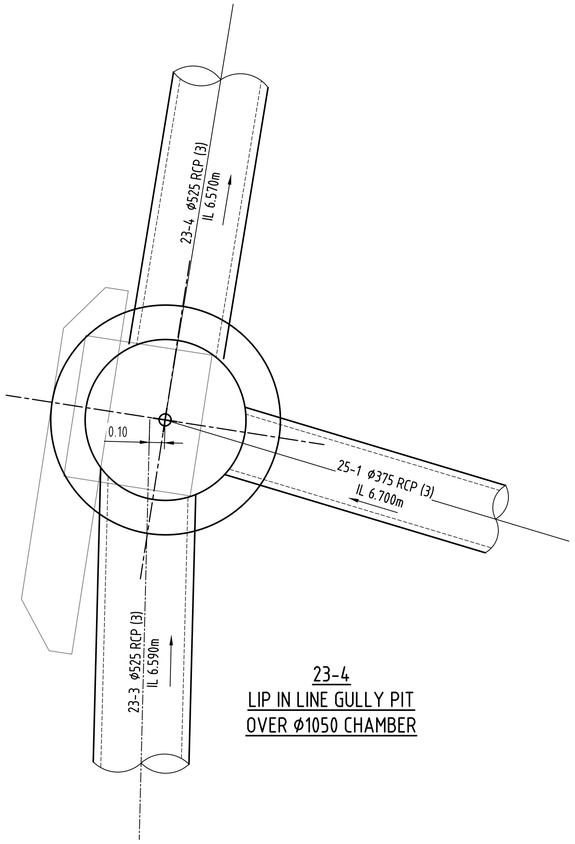
ISSUE: ISSUE FOR APPROVAL
PROJECT No: 2319
DRAWING No: 2319-STG8-C218
REV: A

CAD FILENAME: C:\12dSdata\Dykman\SYNC\2319 - The Waters Ooralea_238\02 DES\022 DC Des\CAD - Stage 8 (Active)\DRG\2319-STG8-C218.dwg Plot Date: 24 Jul 2025

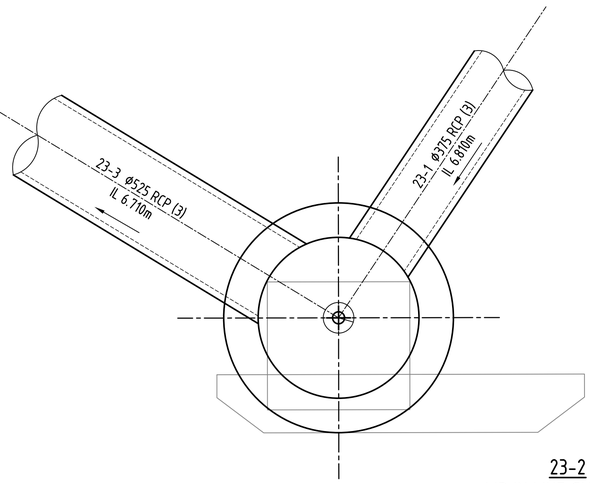
XREFS :- X_DC_CIVIL.dwg ; X_2319_STORMWATER_STRUCTURE_DETAILS.dwg



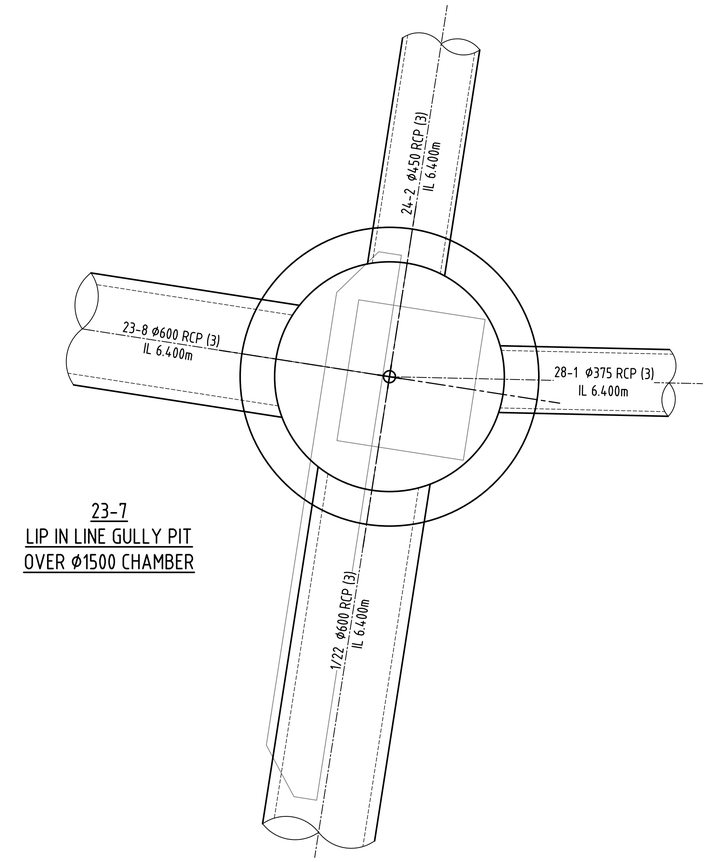
23-3
LIP IN LINE GULLY PIT
OVER ø1050 CHAMBER



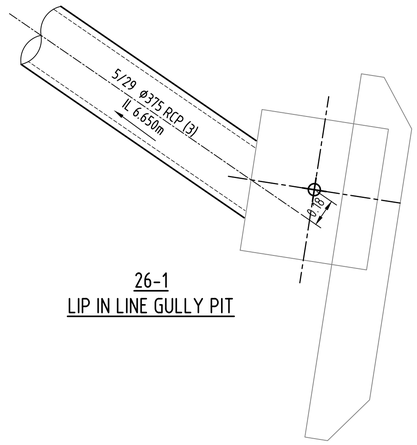
23-4
LIP IN LINE GULLY PIT
OVER ø1050 CHAMBER



23-2
LIP IN LINE GULLY PIT
OVER ø1050 CHAMBER



23-7
LIP IN LINE GULLY PIT
OVER ø1500 CHAMBER



26-1
LIP IN LINE GULLY PIT

FOR APPROVAL
24 Jul 2025

REV	REVISION DETAILS	DATE	APPR
C	ISSUED FOR APPROVAL	24.07.25	
B	ISSUED FOR APPROVAL	11.07.25	
A	ISSUED FOR APPROVAL	27.02.25	

SCALE 1:20 0 200 400 600 800mm

SIG GROUP

DYKMAN CONSULTING

Certified System Quality ISO 9001 SAI GLOBAL

APPROVAL RPEQ SIGNATURE | 7198 RPEQ No | DATE 27.02.25

DRAWN	DESIGNED	CHECKED
I.F	A.D.	M.D.

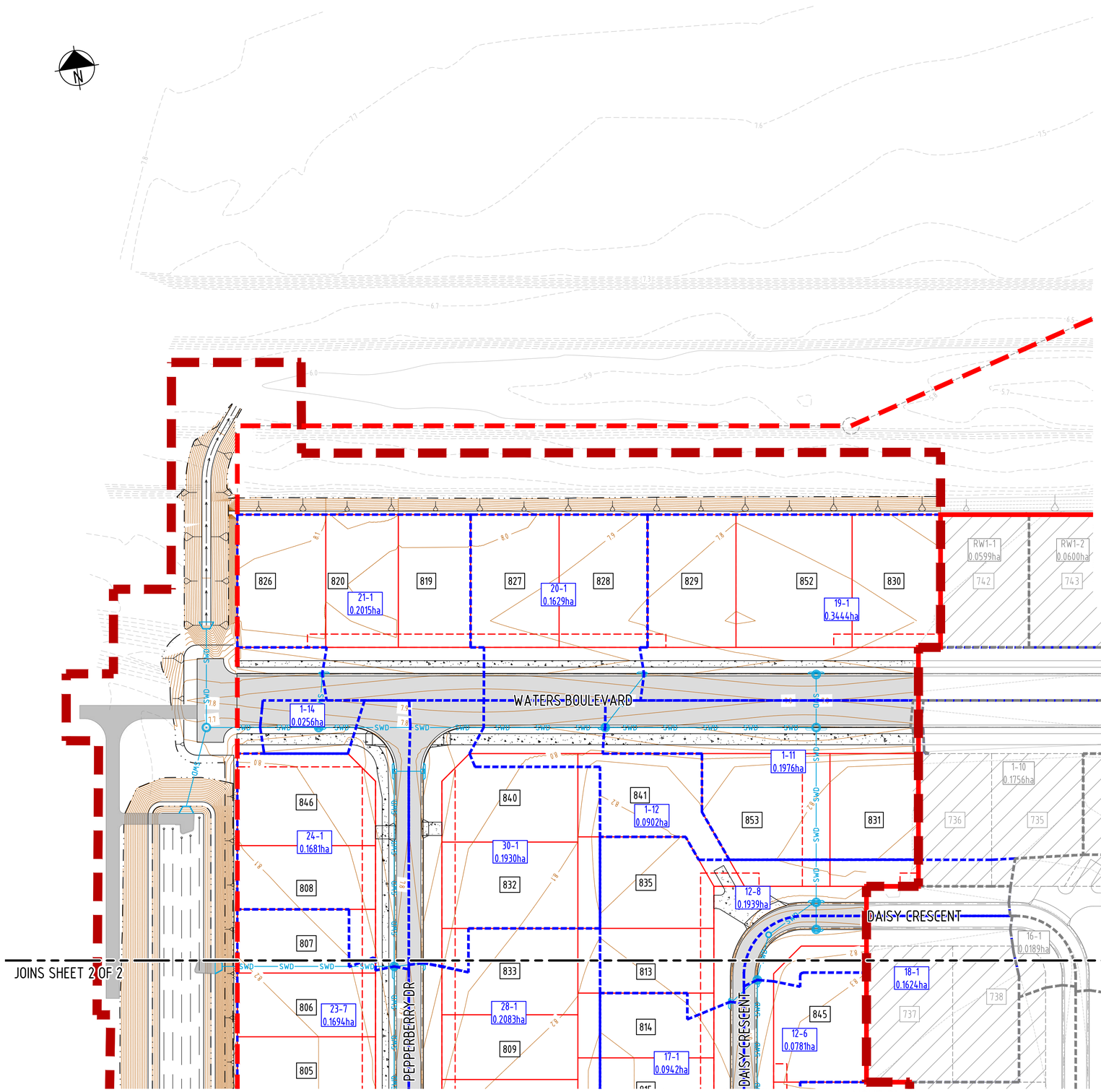
OORALEA WATERS STAGE 8
AT OORALEA, BAKERS CREEK
PROPERTY DEVELOPMENT

STORMWATER
STRUCTURE DETAILS
(SHEET 3 OF 3)

ISSUE: ISSUE FOR APPROVAL
PROJECT No: 2319
DRAWING No: 2319-STG8-C219
REV: A

CAD FILENAME: C:\1Jobs\data\Dykman\SYN\2319 - The Waters Ooralea_23B\02 DES\022 DC Des\CAD - Stage 8 (Archive)\DRG\2319-STG8-C219.dwg Plot Date: 24 Jul 2025

XREFS :- X_DC_CIVIL.dwg ; X_2319_STORMWATER_STRUCTURE_DETAILS.dwg



LAYOUT PLAN
SCALE 1:500

LEGEND:

PROPOSED STORMWATER

- PROPOSED SUBSOIL DRAIN & FLUSH POINT
- PROPOSED SUBSOIL DRAIN (UNSLOTTED)
- PROPOSED STORMWATER PIPE
- PROPOSED ROOF WATER DRAIN
- PROPOSED STORMWATER PIPE & MANHOLE
- PROPOSED STORMWATER GULLY PITS
- PROPOSED STORMWATER HEADWALL
- STORMWATER PIT ID
- STORMWATER CATCHMENT BOUNDARY
- CATCHMENT ID AND AREA

LEGEND:

EXISTING FEATURES

- EXISTING CONTOURS
- EXISTING LOT BOUNDARY
- EXISTING KERB

EXISTING FEATURES

- EXISTING STORMWATER CATCHMENT BOUNDARY
- EXISTING CATCHMENT ID AND AREA

POSITIONS OF EXISTING SERVICES SHOWN ARE PROVIDED FOR GUIDANCE ONLY AND LOCATIONS AND/OR DEPTHS MAY BE INCORRECT. ALSO ADDITIONAL EXISTING SERVICES MAY BE PRESENT ON SITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE POSITION OF ALL EXISTING SERVICES ON SITE.

LEGEND:

GENERAL

- STAGE BOUNDARY
- PARCEL BOUNDARY
- EXTENT OF WORKS BOUNDARY
- PROPOSED LOT BOUNDARY
- PROPOSED EASEMENT BOUNDARY
- PROPOSED CONTOURS
- PROPOSED RETAINING WALLS
- PROPOSED BATTER
- PROPOSED CHANGE OF GRADE
- PROPOSED OPEN DRAIN INVERT
- PROPOSED SUBSOIL DRAIN & FLUSH POINT
- PROPOSED BITUMEN EDGE
- PROPOSED ROAD CENTRE LINE
- PROPOSED BARRIER KERB & CHANNEL
- PROPOSED MOUNTABLE KERB & CHANNEL
- PROPOSED BARRIER KERB
- PROPOSED MEDIAN KERB
- PROPOSED CONCRETE EDGE
- PROPOSED FENCE
- PROPOSED SIGNS
- PROPOSED GUIDE POSTS
- PROPOSED ROAD ASPHALT SURFACE
- PROPOSED CONCRETE AREA
- EXISTING STAGES

FOR APPROVAL
24 Jul 2025

REV	REVISION DETAILS	DATE	APPR
C	ISSUED FOR APPROVAL	24.07.25	
B	ISSUED FOR APPROVAL	11.07.25	
A	ISSUED FOR APPROVAL	27.02.25	

SCALE 1:500 0 5 10 15 20m

SIG GROUP

DYKMAN CONSULTING

Certified System Quality ISO 9001 SAI GLOBAL

APPROVAL

RPEQ SIGNATURE | DATE

DRAWN	DESIGNED	CHECKED
J.A	A.D.	M.D.

7198
RPEQ No
27.02.25

OORALEA WATERS STAGE 8
AT OORALEA, BAKERS CREEK
PROPERTY DEVELOPMENT

STORMWATER
CATCHMENT LAYOUT PLAN
(SHEET 1 OF 2)

ISSUE: ISSUE FOR APPROVAL
PROJECT No: 2319
DRAWING No: 2319-STG8-C231
REV: C

CAD FILENAME: C:\12d\Data\DykmanSYN\2319 - The Waters Ooralea_238\02 DES\022 DC Des\CAD - Stage 8 (Active)\DRG\2319-STG8-C231.dwg Plot Date: 24 Jul 2025

XREFS :- X_DC_CIVIL.dwg ; X_2319_DC_STG 8_STORMWATER_CATCHMENT_NOTES_LEGEND_SHEET 1.dwg ; X_2319_DC_STG 8_STORMWATER_CATCHMENT_LAYOUT_MASTER.dwg ; X_2319_DC_STG 8_DESIGN_CADD.dwg ; X_2319_DC_STG 8_LOTS_EXIST_STG_4-7.dwg ; X_2319_DC_STG 8_VIEWPORT.dwg ; X_2319_DC_STG 8_CIVIL_WORKS_EXTENTS_500.dwg ; X_2319_DC_STG 8_DESIGN_ROAD_NAMES_ANNO_500.dwg ; X_2319_DC_STG 8_STORMWATER_CATCHMENT_PLAN.dwg ; X_2319_DC_STG 8_DESIGN_PAVEMENT_HATCH_GREY.dwg ; X_2319_DC_STG 8_CATCHMENT_LOT_NUMBERS_ANNO_TEXT_500.dwg

JOINS SHEET 1 OF 2

JOINS SHEET 1 OF 2

PEPPERBERRY DR

DAISY CRESCENT

DAISY CRESCENT

TAYLAHS WAY

CITRINUS CRESCENT

PEPPERBERRY DRIVE

ARIA COURT

BILLABONG CRESCENT

STAGE 5F

LEGEND:

PROPOSED STORMWATER

- PROPOSED SUBSOIL DRAIN & FLUSH POINT
- PROPOSED SUBSOIL DRAIN (UNSLOTTED)
- PROPOSED STORMWATER PIPE
- PROPOSED ROOF WATER DRAIN
- PROPOSED STORMWATER PIPE & MANHOLE
- PROPOSED STORMWATER GULLY PITS
- PROPOSED STORMWATER HEADWALL
- STORMWATER PIT ID
- STORMWATER CATCHMENT BOUNDARY
- CATCHMENT ID AND AREA

LEGEND:

EXISTING FEATURES

- EXISTING CONTOURS
- EXISTING LOT BOUNDARY
- EXISTING KERB

EXISTING FEATURES

- EXISTING STORMWATER CATCHMENT BOUNDARY
- EXISTING CATCHMENT ID AND AREA

POSITIONS OF EXISTING SERVICES SHOWN ARE PROVIDED FOR GUIDANCE ONLY AND LOCATIONS AND/OR DEPTHS MAY BE INCORRECT. ALSO ADDITIONAL EXISTING SERVICES MAY BE PRESENT ON SITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE POSITION OF ALL EXISTING SERVICES ON SITE.

LEGEND:

GENERAL

- STAGE BOUNDARY
- PARCEL BOUNDARY
- EXTENT OF WORKS BOUNDARY
- PROPOSED LOT BOUNDARY
- PROPOSED EASEMENT BOUNDARY
- PROPOSED CONTOURS
- PROPOSED RETAINING WALLS
- PROPOSED BATTER
- PROPOSED CHANGE OF GRADE
- PROPOSED OPEN DRAIN INVERT
- PROPOSED SUBSOIL DRAIN & FLUSH POINT
- PROPOSED BITUMEN EDGE
- PROPOSED ROAD CENTRE LINE
- PROPOSED BARRIER KERB & CHANNEL
- PROPOSED MOUNTABLE KERB & CHANNEL
- PROPOSED BARRIER KERB
- PROPOSED MEDIAN KERB
- PROPOSED CONCRETE EDGE
- PROPOSED FENCE
- PROPOSED SIGNS
- PROPOSED GUIDE POSTS
- PROPOSED ROAD ASPHALT SURFACE
- PROPOSED CONCRETE AREA
- EXISTING STAGES

FOR APPROVAL
24 Jul 2025

LAYOUT PLAN
SCALE 1:500

REV	REVISION DETAILS	DATE	APPR
C	ISSUED FOR APPROVAL	24.07.25	
B	ISSUED FOR APPROVAL	11.07.25	
A	ISSUED FOR APPROVAL	27.02.25	

SCALE 1:500 0 5 10 15 20m

SIG GROUP

DYKMAN CONSULTING

Certified System Quality ISO 9001 SAI GLOBAL

APPROVAL 7198 RPEQ No 27.02.25

RPEQ SIGNATURE		DATE
DRAWN	DESIGNED	CHECKED
J.A	A.D.	M.D.

OORALEA WATERS STAGE 8 AT OORALEA, BAKERS CREEK PROPERTY DEVELOPMENT

STORMWATER CATCHMENT LAYOUT PLAN (SHEET 2 OF 2)

ISSUE: ISSUE FOR APPROVAL

PROJECT No: 2319

DRAWING No: 2319-STG8-C232 REV: C

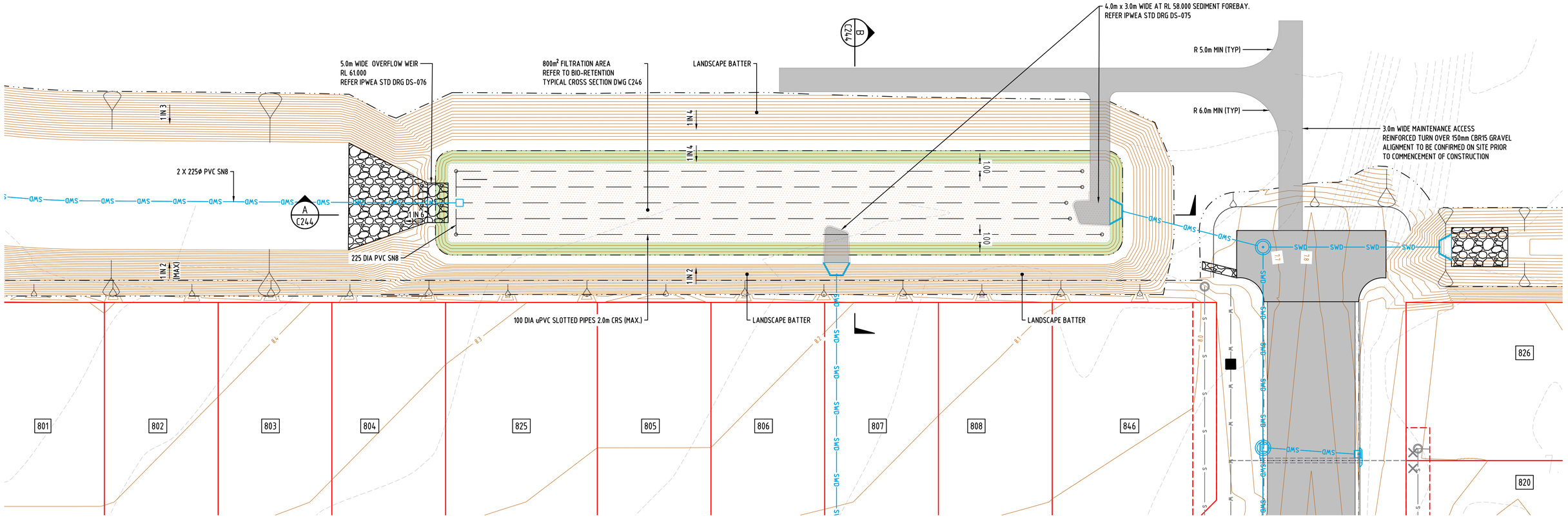
CAD FILENAME: C:\12dS\data\DykmanSYNX\2319 - The Waters Ooralea_238\02 DES\022 DC Des\CAD - Stage 8 (Active)\DRG\2319-STG8-C232.dwg Plot Date: 24 Jul, 2025

XREFS :- X_DC_CIVIL.dwg ; X_2319_DC_STG 8_STORMWATER_CATCHMENT_LAYOUT_MASTER.dwg ; X_2319_DC_STG 8_DESIGN_CADD.dwg ; X_2319_DC_STG 8_LOTS_EXIST_STG_4-7.dwg ; X_2319_DC_STG 8_VIEWPORT.dwg ; X_2319_DC_STG 8_CIVIL_WORKS_EXTENTS_500.dwg ; X_2319_DC_STG 8_DESIGN_ROAD_NAMES_ANNO_500.dwg ; X_2319_DC_STG 8_STORMWATER_CATCHMENT_PLAN.dwg ; X_2319_DC_STG 8_DESIGN_PAVEMENT_HATCH_GREY.dwg ; X_2319_DC_STG 8_CATCHMENT_LOT_NUMBERS_ANNO_TEXT_500.dwg ; X_2319_DC_STG 8_LOTS.dwg ; X_2319_DC_STG 8_DESIGN_FOOTPATH_HATC

DESIGN ARI	LOCATION		SUB-CATCHMENT RUNOFF							INLET DESIGN														DRAIN DESIGN															PART FULL			HEAD LOSSES										DESIGN LEVELS							
	STRUCTURE No	DRAIN SECTION	Tc	I	fi	C	A	CxA	Qc	Qa	QRC				dg	Vg	dg.Vg	STRUCTURE	Qg	Qb		Tc	I	CxA	Qrat	Q	V	L	S			Qcap	Vcap			PARTIAL DEPTH	PARTIAL DEPTH VELOCITY		12D KU/KW CHART IDENTIFIER	S / DO	V2/2g	Ku	hu	Kw	hw	Sf	hf										
			SUB-CATCHMENT TIME OF CONC.	RAINFALL INTENSITY	FRACTION IMPERVIOUS	COEFFICIENT OF RUNOFF	SUB-CATCHMENT AREA	EQUIVALENT IMPERVIOUS AREA	SUB-CATCHMENT DISCHARGE	FLOW IN K&C (INC. BYPASS)	HALF ROAD CAPACITY	ROAD GRADE AT INLET	ROAD XFALL AT INLET	FLOW WIDTH	FLOW DEPTH	FLOW VELOCITY	Velocity-Depth	TYPE AND DESCRIPTION	FLOW INTO INLET	BYPASS FLOW	BYPASS STRUCTURE	CRITICAL TIME OF CONC.	RAINFALL INTENSITY	TOTAL (C x A)	PEAK FLOW	PIPE FLOW	PIPE VELOCITY	REACH LENGTH	PIPE GRADE	PIPE SIZE	PIPE CLASS	CAPACITY FLOW	CAPACITY VELOCITY							SUBMERGENCE RATIO	VELOCITY HEAD	U/S HEAD LOSS COEFFICIENT	U/S HEAD LOSS	W.S.E COEFFICIENT	CHANGE IN W.S.E	PIPE FRICTION SLOPE (HGL grade)	PIPE FRICTION HEAD LOSS	PIPE U/S I.L	PIPE D/S I.L	PIPE U/S H.G.L	PIPE D/S H.G.L	W.S.E	GRATE LEVEL	FREEBOARD	STRUCTURE No
			min	mm/h			ha	ha	m3/s	m3/s	m3/s	%	%	m	m	m/s	m^2/s		m3/s	m3/s		min	mm/hr	ha	m3/s	m3/s	m/s	m	%	mm		m3/s	m/s			m	m/s				m		m		m	%	m	m	m	m	m	m	m	m	
Q2	1-11	1-11 to 1-12	0	0	0		0	0	0	0.012		0.1	3				LIL (SAG) GULLY PIT "L" LINTEL OVER 1800Ø		0.012	0		5	160	0	0.965	0.977	1.13	47.702	0.1	1050	3	0.864	1	1.05	1.13	Ku,Kw - Missouri/Hare																				
Q100	1-11	1-11 to 1-12	0	0	0		0	0	0	0.011		0.1	3		0.002		ACCESS CHAMBER BARRIER K&C		0.011	0		5	358	0	1.552	1.563	1.8	47.702	0.1	1050	3	0.864	1	1.05	1.8	Charts	G1	1.6	0	6.57	0		0	0												
Q2	1-12	1-12 to 1-13	15	110	0.9	0.89	0.09	0.08	0.024	0.024		0.3	3				LIL (ON-GRADE) GULLY PIT "S" LINTEL OVER		0.012	0.012	1A-1	15	110	0.08	1.023	1.023	1.18	64.777	0.1	1050	3	0.861	0.99	1.05	1.18	Ku,Kw - Missouri/Hare																				
Q100	1-12	1-12 to 1-13	15	246	0.9	0.89	0.09	0.08	0.055	0.055	0.455	0.3	3	2.797	0.108	0.451	0.049	1800Ø ACCESS CHAMBER MOUNTABLE K&C		0.044	0.011	1-11	15	246	0.08	1.68	1.68	1.94	64.777	0.1	1050	3	0.861	0.99	1.05	1.94	Charts	T1	1.64	0.144	0.32	0.047		0.047	0.28	0.184	5.905	5.841	7.585	7.401	7.632	7.75	0.119	
Q2	1-13	1-13 to 1-14	15	110	0.9	0.89	0.026	0.023	0.007	0.007		0.3	3				LIL (ON-GRADE) GULLY PIT "S" LINTEL OVER		0.003	0.003		15.54	108	0.103	1.072	1.068	1.23	25.397	0.09	1050	3	0.84	0.97	1.05	1.23	Ku,Kw - Missouri/Hare																				
Q100	1-13	1-13 to 1-14	15	246	0.9	0.89	0.026	0.023	0.015	0.015	0.602	0.3	3	2.715	0.041	0.282	0.011	1800Ø ACCESS CHAMBER MOUNTABLE K&C		0.012	0.003		15.54	242	0.103	1.78	1.777	2.05	25.397	0.09	1050	3	0.84	0.97	1.05	2.05	Charts	T1	1.49	0.215	0.24	0.051		0.051	0.42	0.107	5.841	5.817	7.351	7.243	7.401	7.725	0.324	
Q2	1-14	1-14 to 1-15			0																		15.75	107	0.103	1.072	1.068	1.23	17.956	0.09	1050	3	0.841	0.97	1.05	1.23	Ku,Kw - Missouri/Hare																				
Q100	1-14	1-14 to 1-15			0													CUSTOM CONCRETE MANHOLE AND PIT					15.75	241	0.103	1.78	1.776	2.05	17.956	0.09	1050	3	0.841	0.97	1.05	2.05	Charts	T9/T10	1.55	0.215	2.3	0.495	2.71	0.581	1.05	0.075	5.817	5.8	6.748	6.56	7.33	7.66	0.33	
Q2	1-15																																																											
Q100	1-15																	CONCRETE HEADWALL																																								6.384	7.541	
																																																						6.56	7.541	
Q2	12-1	12-1 to 12-2	15	110	0.85	0.88	0.131	0.115	0.035	0.035	0.072	0.3	3	2.579	0.083	0.395	0.033	LIL (ON-GRADE) GULLY PIT "S" LINTEL		0.035	0	23-2	15	110	0.115	0.035	0.035	0.32	7.742	0.52	375	3	0.126	1.14	0.135	0.98	Ku,Kw - Missouri/Hare																				
Q100	12-1	12-1 to 12-2	15	246	0.85	0.88	0.131	0.115	0.078	0.082	0.072	0.3	3	3.412	0.108	0.497	0.054	MOUNTABLE K&C					15.54	242	0.103	1.78	1.777	2.05	25.397	0.09	1050	3	0.84	0.97	1.05	2.05	Charts	G2	1.13	0.005	9.7	0.05		0.05	0.02	0.004	7.6	7.56	7.852	7.85	7.902	8.536	0.634	
Q2	12-2	12-2 to 12-3			0																		15.1	109	0.234	0.071	0.071	0.45	30.803	0.49	450	3	0.199	1.25	0.186	1.15	Ku,Kw - Missouri/Hare																				
Q100	12-2	12-2 to 12-3			0													1050Ø STORMWATER ACESS CHAMBER		0.057	0.026	23-2	15	246	0.115	0.078	0.057	0.51	7.742	0.52	375	3	0.126	1.14	0.176	1.11	Charts	T6/T9	1.45	0.01	2.21	0.023	2.52	0.026	0.06	0.019	7.2	7.05	7.828	7.809	7.854	8.474	0.62	

| DESIGN ARI | LOCATION | | SUB-CATCHMENT RUNOFF | | | | | | | INLET DESIGN | | | | | | |

REFER TO STORMWATER MANAGEMENT PLAN
PREPARED BY SLR PROJECT No. 620.041767.0002 REV 1
DATED 15 JULY 2025



BASIN - SETOUT PLAN
SCALE 1:250

FOR APPROVAL
24 Jul 2025

REV	REVISION DETAILS	DATE	APPR
A	ISSUED FOR APPROVAL	24.07.25	

SCALE 1:250 0 2 4 6 8 10m

SIG GROUP

DYKMAN CONSULTING

Certified System Quality ISO 9001 SAI GLOBAL

APPROVAL RPEQ SIGNATURE | 7198 RPEQ No | 27.02.25 DATE

DRAWN	DESIGNED	CHECKED
I.F.	A.D.	M.D.

OORALEA WATERS STAGE 8
AT OORALEA, BAKERS CREEK
PROPERTY DEVELOPMENT

BIO RETENTION BASIN
LAYOUT PLAN

ISSUE: ISSUE FOR APPROVAL
PROJECT No: 2319
DRAWING No: 2319-STG8-C243
REV: A

CAD FILENAME: C:\12dS\data\DykmanSYN\2319 - The Waters Ooralea_238\02 DES\022 DC Des\CAD - Stage 8 (Active)\DRG\2319-STG8-C243.dwg Plot Date: 24 Jul, 2025

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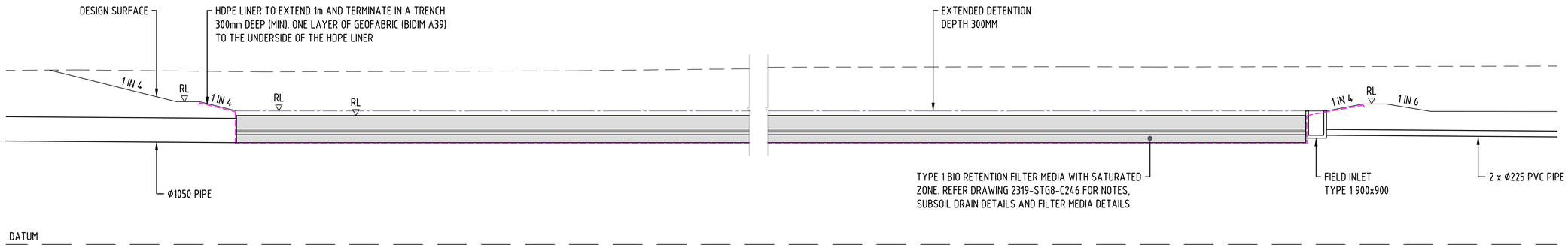
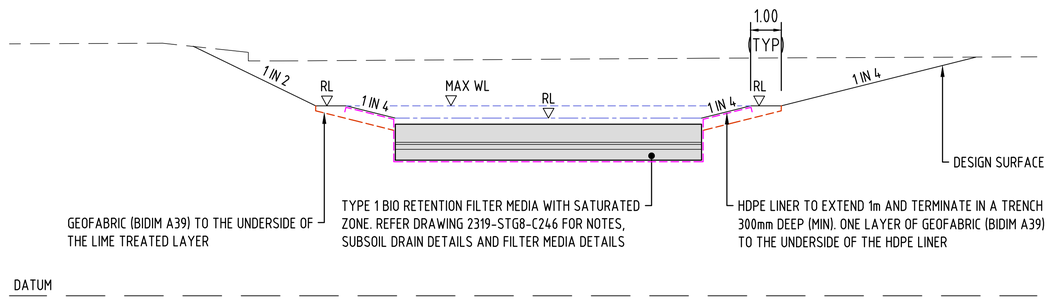


BASIN - SECTION A

SCALE 1:100



BASIN - SECTION B

SCALE 1:100

FOR APPROVAL
24 Jul 2025

REV	REVISION DETAILS	DATE	APPR
A	ISSUED FOR APPROVAL	24.07.25	

SCALE 1:100 0 1 2 3 4m

SIG GROUP

DYKMAN CONSULTING

Certified System
Quality ISO 9001
SAI GLOBAL

APPROVAL
RPEQ SIGNATURE
7198
RPEQ No
27.02.25
DATE

DRAWN	DESIGNED	CHECKED
I.F.	A.D.	M.D.

OORALEA WATERS STAGE 8 AT OORALEA, BAKERS CREEK PROPERTY DEVELOPMENT

BIO RETENTION BASIN SECTIONS

ISSUE: ISSUE FOR APPROVAL
PROJECT No: 2319
DRAWING No: 2319-STG8-C244
REV: A

CAD FILENAME: C:\12dSVolata\DykmanSYN\2319 - The Waters Ooralea_238\02 DES\022 DC Des\CAD - Stage 8 (Active)\DRG\2319-STG8-C244.dwg Plot Date: 24 Jul, 2025

XREFS :- X_DC_CIVIL.dwg ; X_2319_DC_STG 8_LOTS.dwg ; X_2319_DC_STG 8_DESIGN_CADD.dwg

8. - BIO-RETENTION BASIN NOTES

8.1 - CONSTRUCTION NOTES

8.1.1 - GENERAL

(1) REFER TO IPWEA STANDARD BIO-RETENTION STANDARD NOTES DS-078 IN ADDITION TO THE NOTES BELOW.

(2) CONSTRUCT BIO-RETENTION BASIN AS PER IPWEA STD DRG DS-070 AND DS-071 AND WATER BY DESIGN TECHNICAL DESIGN GUIDELINES.

(3) JOINT OF COLLECTOR PIPE TO OUTLET PIT TO BE SEALED WITH HYDROTITE OR APPROVED EQUIVALENT.

(4) LINER TO BE FIXED TO FACE OF OVERFLOW PIT WALL MIN. 300mm WIDE m 100mm HIGH AS PER IPWEA STD DRG DS-071.

(5) ALL BIO-RETENTION BASIN EXCAVATIONS ARE TO BE LINED WITH AN IMPERMEABLE LINER.

(6) BASIN FINISHED SURFACE LEVEL TO TOP OF FILTER MEDIA.

8.1.2 - COLLECTOR PIPES

(1) UNDERDRAINS SHALL BE SLOTTED RIGID PIPE (uPVC OR APPROVED EQUIVALENT). SLOTTED PIPES MUST NOT BE INSTALLED WITH A FILTER SOCK SURROUNDING PIPE. SLOTS ARE TO BE NO WIDER THAN 3.0mm.

(2) COLLECTOR PIPES TO BE NON-SLOTTED RIGID PIPE (UPVC OR APPROVED EQUIVALENT). PIPE JOINTS TO BE GLUED USING PLUMBING CEMENT. COLLECTOR PIPES SHALL BE SEALED INTO PITS USING HYDROTITE OR OTHER APPROVED WATERSTOP SEAL.

(3) ALL UNDERDRAINAGE PIPE CONNECTIONS ARE TO BE CONFIGURED TO ALLOW RODDING AND FLUSHING.

(4) Y BRANCHES TO BE USED TO CONNECT Ø100 SLOTTED RIGID uPVC PIPE TO Ø225 COLLECTOR PIPE.

8.2 - INSPECTIONS

(1) CONSTRUCTION HOLD-POINTS, COMPLIANCE INSPECTIONS AND SIGN-OFF FORMS ARE TO BE COMPLETED WITH THE APPROPRIATE PARTIES IN ATTENDANCE AS IDENTIFIED IN THE CONSTRUCTION.

(2) HOLD-POINTS FOR BIORETENTION CONSTRUCTION:

- (I) EARTHWORKS AND FUNCTIONAL STRUCTURES
- (II) UNDERDRAINAGE INSTALLATION
- (III) BIORETENTION MEDIA
- (IV) FINISHED LEVELS

(3) SPECIFICATION AND THE WSUD CONSTRUCTION AND ESTABLISHMENT GUIDELINE (WATER BY DESIGN, CURRENT VERSION).

8.3 - BIO-RETENTION MEDIA

(1) BIO-RETENTION FILTER MEDIA, TRANSITIONS LAYER AND DRAINAGE LAYER TO MEET THE SPECIFICATIONS OUTLINED IN THE ABOVE MENTIONED TECHNICAL DESIGN GUIDELINES (WATER BY DESIGN) AND CONSTRUCTION AND ESTABLISHMENT GUIDELINES (WATER BY DESIGN).

(2) THE SOURCE OF THE MATERIAL AND CERTIFICATION OF THE MATERIAL BY THE SUPPLIER SHALL BE PROVIDED TO THE SITE SUPERINTENDENT AND BIO-RETENTION DESIGNER FOR REVIEW PRIOR TO DELIVERY AND INSTALLATION.

(3) INSTALLATION OF THE MEDIA MUST OCCUR IN ACCORDANCE WITH THE CONSTRUCTION AND ESTABLISHMENT GUIDELINES (WATER BY DESIGN).

(4) BIORETENTION FILTER MEDIA, TRANSITION LAYER SAND AND DRAINAGE LAYER GRAVEL ARE TO BE TESTED AND CERTIFIED AS COMPLIANT WITH THE CONSTRUCTION SPECIFICATION AND THE FACILITY FOR ADVANCING WATER BIOFILTRATION "GUIDELINES FOR FILTER MEDIA IN BIORETENTION SYSTEMS" (VERSION 3.01 OR LATER) BEFORE ANY MATERIAL IS INSTALLED. THE NUMBER OF SAMPLES TO BE TESTED SHALL BE IN ACCORDANCE WITH THE "WATER SENSITIVE URBAN DESIGN CONSTRUCTION AND ESTABLISHMENT GUIDELINES - SWALES, BIORETENTION SYSTEMS AND WETLANDS" (WATER BY DESIGN, LATEST VERSION).

8.4 - STAGED CONSTRUCTION NOTES

STAGE 1: FUNCTIONAL INSTALLATION

(1) CONSTRUCT THE FUNCTIONAL ELEMENTS OF THE BIO-RETENTION BASIN AT THE END OF CONSTRUCTION (DURING LANDSCAPE WORKS).

(2) INSTALL TEMPORARY PROTECTION TO THE BIO-RETENTION BASIN (2x4 BIDIM GEOFABRIC WITH 50mm TOPSOIL AND TURF).

(3) A SEDIMENT FENCE MUST BE INSTALLED AROUND THE FULL PERIMETER OF THE TURF PROTECTED FILTER MEDIA AT THE TOE OF BATTER FOR THE DURATION OF THE SEDIMENT PROTECTION PHASE.

STAGE 2: SEDIMENT AND EROSION CONTROL

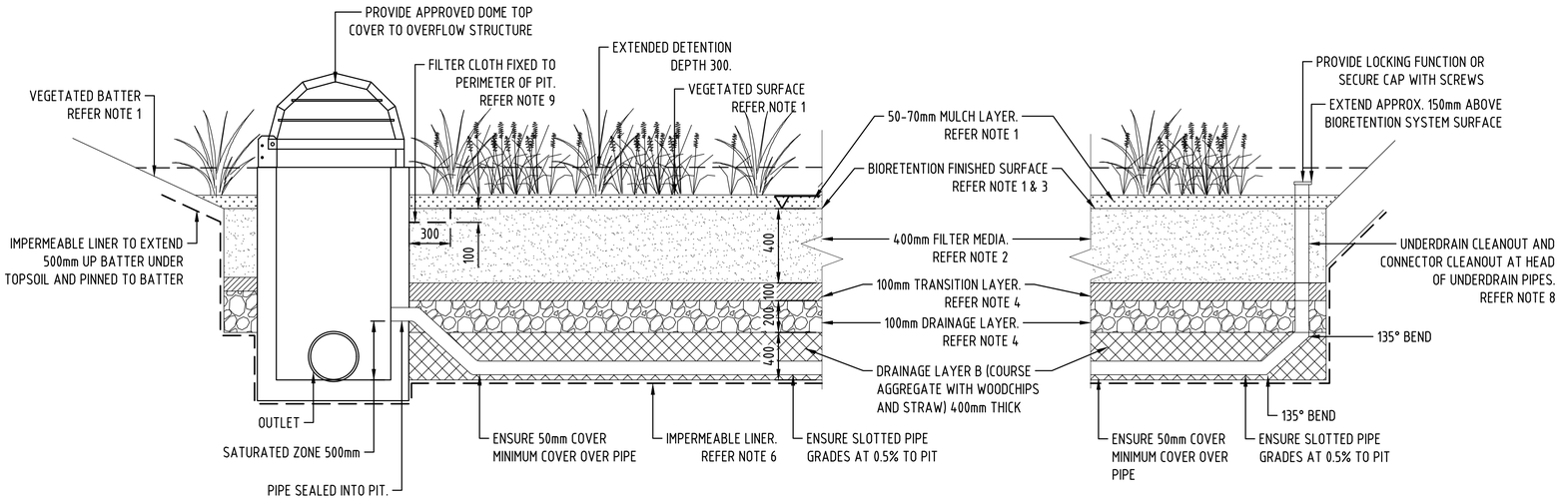
(1) DURING THE BUILDING PHASE (INCL. MAINTENANCE PERIOD) THE TEMPORARY ADAPTIVE MEASURES PRESERVE THE FUNCTIONAL INFRASTRUCTURE OF THE BIO-RETENTION BASIN AGAINST DAMAGE WHILST ALSO PROVIDING A TEMPORARY EROSION AND SEDIMENT CONTROL FACILITY THROUGHOUT THE BUILDING PHASE TO PROTECT DOWNSTREAM WATERS.

STAGE 3: OPERATIONAL ESTABLISHMENT

(1) UPON COMPLETION OF THE BUILDING PHASE, THE TEMPORARY MEASURES PROTECTING THE FUNCTIONAL ELEMENTS OF THE BIO-RETENTION BASIN ARE TO BE REMOVED ALONG WITH ALL ACCUMULATED SEDIMENT AND THE SYSTEM PLANTED IN ACCORDANCE WITH THE DESIGN PLANTING SCHEDULE AS PER THE BIO BASIN LANDSCAPE DRAWING(S).

NOTES:

1. BIORETENTION SYSTEM SURFACE, SURFACE LEVEL IS TOP OF FILTER MEDIA. SURFACE TO BE MULCHED AND PLANTED AS PER THE BIORETENTION TECHNICAL DESIGN GUIDELINES (WATER BY DESIGN).
2. FILTER MEDIA SPECIFICATION SHALL BE IN ACCORDANCE WITH THE 'ADOPTION GUIDELINES FOR STORMWATER. BIOFILTRATION SYSTEMS (CRC FOR WATER SENSITIVE CITIES) AND THE BIORETENTION TECHNICAL DESIGN GUIDELINES' (WATER BY DESIGN).
3. CONSTRUCTION TOLERANCES SHALL BE IN ACCORDANCE WITH THE 'CONSTRUCTION AND ESTABLISHMENT GUIDELINES - SWALES, BIORETENTION SYSTEMS AND WETLANDS' (WATER BY DESIGN).
4. TRANSITION LAYER AND DRAINAGE LAYER, DEPTH AND SPECIFICATION TO BE IN ACCORDANCE WITH THE 'BIORETENTION TECHNICAL DESIGN GUIDELINES' (WATER BY DESIGN).
5. UNDERDRAIN. SLOTTED RIGID PIPE LAID FLAT. PIPE SHOULD NOT BE INSTALLED WITH A FILTER SOCK SURROUNDING PIPE. UNDERDRAIN PIPES SHALL BE SEALED INTO PITS USING GROUT OR OTHER APPROVED WATERTIGHT SEAL.
6. IMPERMEABLE LINER. COMPACTED CLAY OR SYNTHETIC LINER WITH PERMEABILITY OF NO GREATER THAN 1 x 10-9 m/s. IMPERMEABLE LINER TO BE SEALED AROUND ALL PROTRUSIONS. SYNTHETIC LINERS TO BE INSTALLED AND SEALED IN ACCORDANCE WITH MANUFACTURERS REQUIREMENTS. IMPERMEABLE LINER AS PER "BIORETENTION TECHNICAL DESIGN GUIDELINES" (WATER BY DESIGN).
7. VEGETATED BATTER, SLOPE AND PLANTING TO BE IN ACCORDANCE WITH 'BIORETENTION TECHNICAL DESIGN GUIDELINES' (WATER BY DESIGN).
8. INSPECTION/CLEANOUT POINT. VERTICAL SOLID PIPE SECTION ATTACHED TO THE END OF EACH UNDERDRAIN IN ACCORDANCE WITH THE 'BIORETENTION TECHNICAL DESIGN GUIDELINES' (WATER BY DESIGN).
9. FILTER CLOTH TO BE FIXED TO PERIMETER IF PIT TO AVOID RUNNELLING OF WATER BETWEEN PIT AND SOIL INTERFACE. BEGIN FILTER CLOTH 100 ABOVE SURFACE. EXTEND TO 100 BELOW SURFACE. CONTINUE 300 HORIZONTALLY INTO FILTER MEDIA.
10. ALL DIMENSIONS IN MILLIMETERS UNLESS OTHERWISE NOTED.



BIORETENTION MEDIA (TYPE 1-SATURATED ZONE)
TYPICAL CROSS SECTION
N.T.S.

BIORETENTION BASIN SUBSOIL DRAIN CLEANOUT
(TYPE 1 - SATURATED ZONE)
N.T.S.

FOR APPROVAL
24 Jul 2025

REV	REVISION DETAILS	DATE	APPR
A	ISSUED FOR APPROVAL	24.07.25	

SCALE 1:250 0 2 4 6 8 10m

SIG GROUP

DYKMAN CONSULTING

Certified System
Quality ISO 9001
SAI GLOBAL

APPROVAL
RPEQ SIGNATURE
RPEQ No 7198
DATE 27.02.25

DRAWN	DESIGNED	CHECKED
I.F.	A.D.	M.D.

OORALEA WATERS STAGE 8
AT OORALEA, BAKERS CREEK
PROPERTY DEVELOPMENT

BIO RETENTION BASIN
STANDARD NOTES
AND DETAILS

ISSUE: ISSUE FOR APPROVAL
PROJECT No: 2319
DRAWING No: 2319-STG8-C245
REV: A

CAD FILENAME: C:\12dSVdata\DykmanSYN\2319 - The Waters Ooralea_238\02 DES\022 DC Des\CAD - Stage 8 (Active)\DRG\2319-STG8-C245.dwg Plot Date: 24 Jul, 2025

XREFS :- X_DC_CIVIL.dwg

SEWERAGE RETICULATION NOTES:

1. ALL CONSTRUCTION WORK TO COMPLY WITH THE CTM WATER SERVICE D&C CODE. ALL SEWER LINE LENGTHS AND GRADES ARE MEASURED FROM CENTRE OF MANHOLE TO CENTRE OF MANHOLE U.N.O.
2. ALL SEWER LINES AND MANHOLES TO BE OFFSET 1.5m FROM PROPERTY BOUNDARIES UNLESS CO-ORDINATES OR DIMENSIONS INDICATE OTHERWISE.
3. TOP OF NEW SEWER MANHOLES TO BE CONSTRUCTED 20mm MINIMUM ABOVE FINISHED SURFACE LEVEL IN ALLOTMENTS, AND FLUSH WITH FINISHED SURFACE IN ROADWAYS AND FOOTPATHS U.N.O.
4. ALL SEWER HOUSE CONNECTION BRANCHES (HCB'S) ARE TO TERMINATE 1.0m FROM PROPERTY BOUNDARIES U.N.O.
5. HCB'S ARE TO BE PROVIDED WITH RISERS TO WITHIN 1.0m OF THE FINISHED SURFACE LEVEL.
6. ALL WORKS UNDERTAKEN ON LIVE SEWERS TO BE ARRANGED BY THE CONTRACTOR BUT CARRIED OUT BY MACKAY WATER AND WASTE.
7. FOR SEWER MANHOLE SETOUT REFER TO PLAN 0944-19-043.
8. FOR SEWER MANHOLE TYPE, REFER TO SEQ-SEW-1300-1 FOR DETAILS.
9. FOR SEWER MANHOLE DROP TYPE, REFER TO SEQ-SEW-1303-1 FOR DETAILS.
10. FOR SEWER MANHOLE COVER TYPE, REFER TO SEQ-SEW-1308-1 FOR DETAILS.
11. SEWER EASEMENTS SHOWN ON THESE DRAWINGS ARE INDICATIVE ONLY. SEWER EASEMENT LOCATIONS AND REQUIREMENTS SHALL BE DETERMINED AS PART OF THE SURVEY PLAN DOCUMENTATION.
12. FOR MANHOLE PROTECTIVE COATING REQUIREMENT REFER TO CLAUSE 4.7.2 IN THE CTM WATER SERVICE D&C CODE.

LEGEND:

EXISTING FEATURES

- EXISTING CONTOURS
- EXISTING LOT BOUNDARY
- EXISTING CHANGE OF GRADE
- EXISTING KERB
- EXISTING TREES
- EXISTING CONCRETE AREA

POSITIONS OF EXISTING SERVICES SHOWN ARE PROVIDED FOR GUIDANCE ONLY AND LOCATIONS AND/OR DEPTHS MAY BE INCORRECT. ALSO ADDITIONAL EXISTING SERVICES MAY BE PRESENT ON SITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE POSITION OF ALL EXISTING SERVICES ON SITE.

LEGEND:

EXISTING FEATURES

- EXISTING RETAINING WALLS
- EXISTING BATTER
- EXISTING UNDERGROUND ELECTRICAL LINE & PIT
- EXISTING STREET LIGHTING
- EXISTING POWER POLES
- EXISTING GRAVITY SEWER & MANHOLE
- EXISTING STORMWATER PIPE & MANHOLE
- EXISTING STORMWATER GULLY PITS
- EXISTING STORMWATER HEADWALL
- EXISTING POTABLE WATER LINE & FIRE HYDRANT
- EXISTING POTABLE WATER END CAP
- EXISTING POTABLE WATER GATE VALVE
- EXISTING WATER SERVICE
- EXISTING TELECOMMUNICATION CABLE & PIT

LEGEND:

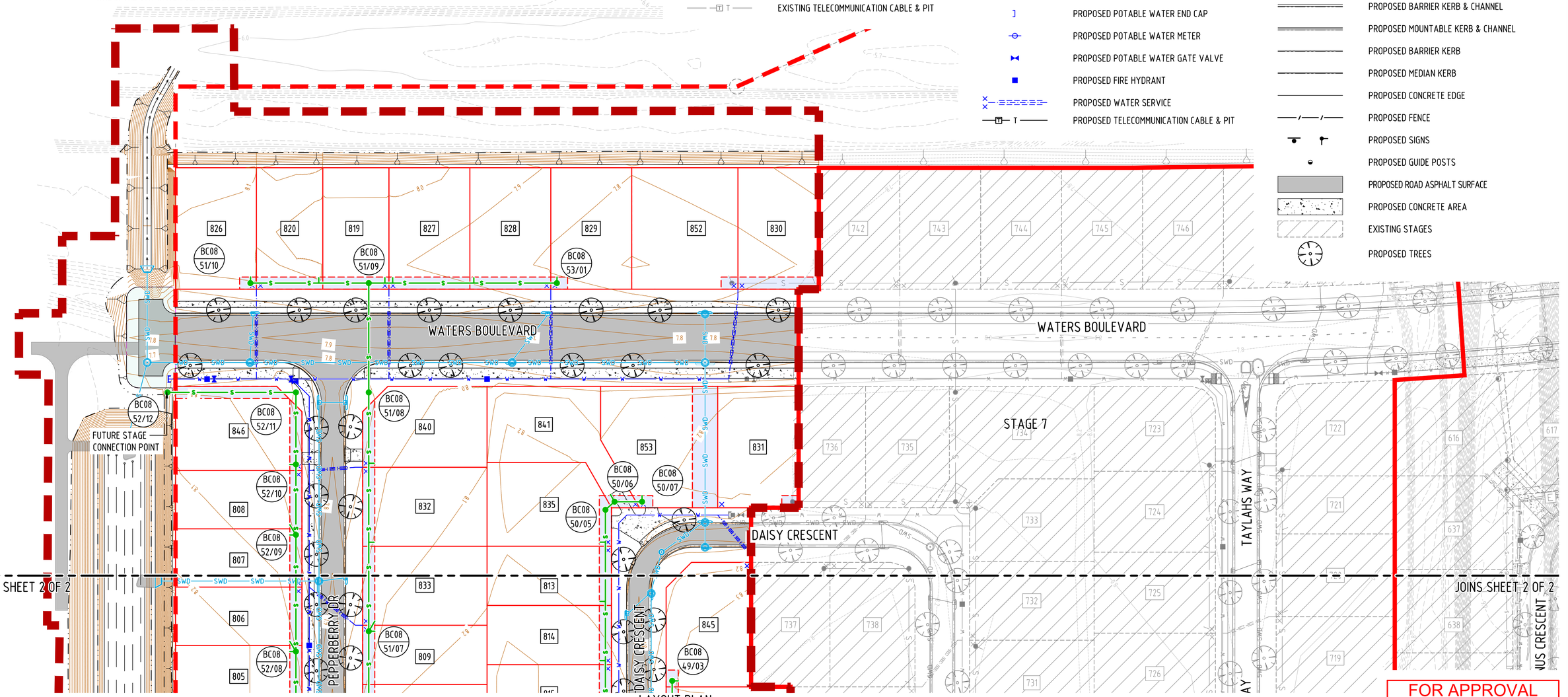
PROPOSED SERVICES

- PROPOSED OVERHEAD ELECTRICAL LINE
- PROPOSED UNDERGROUND ELECTRICAL LINE & PIT
- PROPOSED STREET LIGHTING
- PROPOSED POWER POLES
- PROPOSED SEWER EASEMENT
- PROPOSED GRAVITY SEWER & MANHOLE
- PROPOSED SEWER MANHOLE ID (BC08 04/01)
- PROPOSED RISING SEWER MAIN
- PROPOSED DRAINAGE RESERVE
- PROPOSED STORMWATER PIPE & MANHOLE
- PROPOSED STORMWATER GULLY PITS
- PROPOSED STORMWATER HEADWALL
- PROPOSED POTABLE WATER LINE & FIRE HYDRANT
- PROPOSED POTABLE WATER END CAP
- PROPOSED POTABLE WATER METER
- PROPOSED POTABLE WATER GATE VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER SERVICE
- PROPOSED TELECOMMUNICATION CABLE & PIT

LEGEND:

GENERAL

- STAGE BOUNDARY
- PARCEL BOUNDARY
- EXTENT OF WORKS BOUNDARY
- PROPOSED LOT BOUNDARY
- PROPOSED EASEMENT BOUNDARY
- PROPOSED CONTOURS
- PROPOSED RETAINING WALLS
- PROPOSED BATTER
- PROPOSED CHANGE OF GRADE
- PROPOSED OPEN DRAIN INVERT
- PROPOSED SUBSOIL DRAIN & FLUSH POINT
- PROPOSED BITUMEN EDGE
- PROPOSED ROAD CENTRE LINE
- PROPOSED BARRIER KERB & CHANNEL
- PROPOSED MOUNTABLE KERB & CHANNEL
- PROPOSED BARRIER KERB
- PROPOSED MEDIAN KERB
- PROPOSED CONCRETE EDGE
- PROPOSED FENCE
- PROPOSED SIGNS
- PROPOSED GUIDE POSTS
- PROPOSED ROAD ASPHALT SURFACE
- PROPOSED CONCRETE AREA
- EXISTING STAGES
- PROPOSED TREES



LAYOUT PLAN
SCALE 1:500

FOR APPROVAL
24 Jul 2025

C	ISSUED FOR APPROVAL	24.07.25	
B	ISSUED FOR APPROVAL	11.07.25	
A	ISSUED FOR APPROVAL	27.02.25	
REV	REVISION DETAILS	DATE	APPR

SCALE 1:500 — 0 5 10 15 20m

SIG GROUP

DYKMAN CONSULTING

Certified System — Quality ISO 9001 — SAI GLOBAL

APPROVAL — RPEQ SIGNATURE — 7198 RPEQ No — 27.02.25 DATE

DRAWN	DESIGNED	CHECKED
J.A	A.D.	M.D.

OORALEA WATERS STAGE 8 AT OORALEA, BAKERS CREEK PROPERTY DEVELOPMENT

SEWER RETICULATION LAYOUT PLAN (SHEET 1 OF 2)

ISSUE: ISSUE FOR APPROVAL

PROJECT No: 2319

DRAWING No: 2319-STG8-C251 REV: C

CAD FILENAME: C:\12dSvlata\DykmanSYN\2319 - The Waters Ooralea_238\02 DES\022 DC Des\CAD - Stage 8 (Active)\DRG\2319-STG8-C251.dwg Plot Date: 24 Jul, 2025

XREFS :- X_2319_DC_STG 8_SEWER_RETICULATION_NOTES_LEGEND_SHEET 1.dwg ; X_2319_DC_STG 8_SEWER_RETICULATION_LAYOUT_MASTER.dwg ; X_2319_DC_STG 7_DESIGN_CADD.dwg ; X_2319_DC_STG 7_SEWER_RETICULATION.dwg ; X_2319_DC_STG 7_WATER_RETICULATION.dwg ; X_2319_DC_STG 7_DESIGN_STREET_TREE.dwg ; X_2319_DC_STG 8_DESIGN_CADD.dwg ; X_2319_DC_STG 8_DESIGN_CONT.dwg ; X_2319_DC_STG 8_LOTS_EXIST_STG_4-7.dwg ; X_2319_DC_STG 8_LOT_NUMBERS_ANNO_TEXT_500.dwg ; X_2319_DC_STG 8_VIEWPORT.dwg ; X_2319_DC_STG 8_CIVIL_WORKS_EXTENTS_500

JOINS SHEET 1 OF 2

JOINS SHEET 1 OF 2

PEPPERBERRY DR

DAISY CRESCENT

DAISY CRESCENT

TAYLAHS WAY

CITRINUS CRESCENT

PEPPERBERRY DRIVE

PEPPERBERRY DRIVE

FOR EXISTING STAGE 6 SEWER LONGITUDINAL SECTION REFER DRAWING 0944-19-045

CONNECT NEW SEWER TO EXISTING CHAMBER. REFER TO LONGITUDINAL SECTIONS DRAWINGS 2319-STG8-C261 TO C262 FOR DETAILS. FOR EXISTING STAGE 6 SEWER LONGITUDINAL SECTION REFER DRAWING 0944-19-045

POSITIONS OF EXISTING SERVICES SHOWN ARE PROVIDED FOR GUIDANCE ONLY AND LOCATIONS AND/OR DEPTHS MAY BE INCORRECT. ALSO ADDITIONAL EXISTING SERVICES MAY BE PRESENT ON SITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE POSITION OF ALL EXISTING SERVICES ON SITE.

LAYOUT PLAN
SCALE 1:500

SEWERAGE RETICULATION NOTES:

1. ALL CONSTRUCTION WORK TO COMPLY WITH THE CTM WATER SERVICE D&C CODE. ALL SEWER LINE LENGTHS AND GRADES ARE MEASURED FROM CENTRE OF MANHOLE TO CENTRE OF MANHOLE U.N.O.
2. ALL SEWER LINES AND MANHOLES TO BE OFFSET 1.5m FROM PROPERTY BOUNDARIES UNLESS CO-ORDINATES OR DIMENSIONS INDICATE OTHERWISE.
3. TOP OF NEW SEWER MANHOLES TO BE CONSTRUCTED 20mm MINIMUM ABOVE FINISHED SURFACE LEVEL IN ALLOTMENTS, AND FLUSH WITH FINISHED SURFACE IN ROADWAYS AND FOOTPATHS U.N.O.
4. ALL SEWER HOUSE CONNECTION BRANCHES (HCB'S) ARE TO TERMINATE 1.0m FROM PROPERTY BOUNDARIES U.N.O.
5. HCB'S ARE TO BE PROVIDED WITH RISERS TO WITHIN 1.0m OF THE FINISHED SURFACE LEVEL.
6. ALL WORKS UNDERTAKEN ON LIVE SEWERS TO BE ARRANGED BY THE CONTRACTOR BUT CARRIED OUT BY MACKAY WATER AND WASTE.
7. FOR SEWER MANHOLE SETOUT REFER TO PLAN 0944-19-043.
8. FOR SEWER MANHOLE TYPE, REFER TO SEQ-SEW-1300-1 FOR DETAILS.
9. FOR SEWER MANHOLE DROP TYPE, REFER TO SEQ-SEW-1303-1 FOR DETAILS.
10. FOR SEWER MANHOLE COVER TYPE, REFER TO SEQ-SEW-1308-1 FOR DETAILS.
11. SEWER EASEMENTS SHOWN ON THESE DRAWINGS ARE INDICATIVE ONLY. SEWER EASEMENT LOCATIONS AND REQUIREMENTS SHALL BE DETERMINED AS PART OF THE SURVEY PLAN DOCUMENTATION.
12. FOR MANHOLE PROTECTIVE COATING REQUIREMENT REFER TO CLAUSE 4.7.2 IN THE CTM WATER SERVICE D&C CODE.

LEGEND:
EXISTING FEATURES

- EXISTING RETAINING WALLS
- EXISTING BATTER
- EXISTING UNDERGROUND ELECTRICAL LINE & PIT
- EXISTING STREET LIGHTING
- EXISTING POWER POLES
- EXISTING GRAVITY SEWER & MANHOLE
- EXISTING STORMWATER PIPE & MANHOLE
- EXISTING STORMWATER GULLY PITS
- EXISTING STORMWATER HEADWALL
- EXISTING POTABLE WATER LINE & FIRE HYDRANT
- EXISTING POTABLE WATER END CAP
- EXISTING POTABLE WATER GATE VALVE
- EXISTING WATER SERVICE
- EXISTING TELECOMMUNICATION CABLE & PIT
- EXISTING LOT BOUNDARY
- EXISTING CHANGE OF GRADE
- EXISTING KERB
- EXISTING TREES
- EXISTING CONCRETE AREA
- EXISTING CONTOURS

LEGEND:
PROPOSED SERVICES

- PROPOSED OVERHEAD ELECTRICAL LINE
- PROPOSED UNDERGROUND ELECTRICAL LINE & PIT
- PROPOSED STREET LIGHTING
- PROPOSED POWER POLES
- PROPOSED SEWER EASEMENT
- PROPOSED GRAVITY SEWER & MANHOLE
- PROPOSED SEWER MANHOLE ID
- PROPOSED RISING SEWER MAIN
- PROPOSED DRAINAGE RESERVE
- PROPOSED STORMWATER PIPE & MANHOLE
- PROPOSED STORMWATER GULLY PITS
- PROPOSED POTABLE WATER LINE & FIRE HYDRANT
- PROPOSED POTABLE WATER END CAP
- PROPOSED POTABLE WATER METER
- PROPOSED POTABLE WATER GATE VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER SERVICE
- PROPOSED TELECOMMUNICATION FIBRE OPTIC CABLE
- PROPOSED TELECOMMUNICATION CABLE & PIT
- PROPOSED CHANGE OF GRADE
- PROPOSED OPEN DRAIN INVERT
- PROPOSED SUBSOIL DRAIN & FLUSH POINT
- PROPOSED BITUMEN EDGE
- PROPOSED ROAD CENTRE LINE
- PROPOSED BARRIER KERB & CHANNEL
- PROPOSED MOUNTABLE KERB & CHANNEL
- PROPOSED BARRIER KERB
- PROPOSED MEDIAN KERB
- PROPOSED CONCRETE EDGE
- PROPOSED FENCE
- PROPOSED SIGNS
- PROPOSED GUIDE POSTS
- PROPOSED ROAD ASPHALT SURFACE
- PROPOSED CONCRETE AREA
- EXISTING STAGES
- PROPOSED TREES

LEGEND:
GENERAL

- STAGE BOUNDARY
- PARCEL BOUNDARY
- EXTENT OF WORKS BOUNDARY
- PROPOSED LOT BOUNDARY
- PROPOSED EASEMENT BOUNDARY
- PROPOSED CONTOURS

FOR APPROVAL
24 Jul 2025

REV	REVISION DETAILS	DATE	APPR
C	ISSUED FOR APPROVAL	24.07.25	
B	ISSUED FOR APPROVAL	11.07.25	
A	ISSUED FOR APPROVAL	27.02.25	

SCALE 1:500 0 5 10 15 20m

SIG GROUP

DYKMAN CONSULTING

Certified System Quality ISO 9001 SAI GLOBAL

APPROVAL | RPEQ SIGNATURE | DATE | 7198 RPEQ No | 27.02.25

DRAWN	DESIGNED	CHECKED
J.A	A.D.	M.D.

OORALEA WATERS STAGE 8 AT OORALEA, BAKERS CREEK PROPERTY DEVELOPMENT

SEWER RETICULATION LAYOUT PLAN (SHEET 2 OF 2)

ISSUE: ISSUE FOR APPROVAL

PROJECT No: 2319

DRAWING No: 2319-STG8-C252 REV: C

CAD FILENAME: C:\12dS\data\DykmanSYN\2319 - The Waters Ooralea_23802 DES\022 DC Des\CAD - Stage 8 (Active)\DRG\2319-STG8-C252.dwg Plot Date: 24 Jul 2025

XREFS :- X_2319_DC_STG 8_SEWER_RETICULATION_NOTES_LEGEND_SHEET 2.dwg ; X_2319_DC_STG 8_SEWER_RETICULATION_LAYOUT_MASTER.dwg ; X_2319_DC_STG 7_DESIGN_CADD.dwg ; X_2319_DC_STG 7_SEWER_RETICULATION.dwg ; X_2319_DC_STG 7_WATER_RETICULATION.dwg ; X_2319_DC_STG 7_DESIGN_STREET_TREE.dwg ; X_2319_DC_STG 8_DESIGN_CADD.dwg ; X_2319_DC_STG 8_DESIGN_CONT.dwg ; X_2319_DC_STG 8_LOTS_EXIST_STG_4-7.dwg ; X_2319_DC_STG 8_LOT_NUMBERS_ANNO_TEXT_500.dwg ; X_2319_DC_STG 8_VIEWPORT.dwg ; X_2319_DC_STG 8_CIVIL_WORKS_EXTENTS_500

MAINTENANCE HOLE/SHAFT No.	43/01	49/01	49/02	49/03	04/09	50/01	50/02	50/03	50/04	50/05	50/06	50/07	04/08	51/01	51/02	51/03	51/04	51/05	51/06	51/07	51/08	51/09	51/10
MH/MS TYPE	EXIST	MH/P2 Ø1050	MH/P2 Ø1050	MH/P2 Ø1050	EXIST	MH/P2 Ø1050	MH/P2 Ø1200	MH/P2 Ø1050	MH/P2 Ø1200	MH/P2 Ø1050	MH/P2 Ø1050	MH/P2 Ø1050	EXIST	MH/P2 Ø1050	MH/P2 Ø1050	MH/P2 Ø1050	MH/P2 Ø1200	MH/P2 Ø1200	MH/P2 Ø1050	MH/P2 Ø1200	MH/P2 Ø1050	MH/P2 Ø1050	MH/P2 Ø1050
MH/MS COVER TOP	EXIST	(B)	(B)	(B)	EXIST	(B)	(B)	(B)	(B)	(B)	(B)	(B)	EXIST	(B)	(B)	(B)	(B)	(B)	(B)	(B)	(B)	(B)	(B)
MH/MS DROP TYPE	X V	V V	V V	V V	V V	V V	V V	V V	V V	V V	V V	V V	X V	V V	V V	V V	V V	V V	V V	V V	V V	V V	V V
BRANCH LINE No.	49				50								52									53	
BRANCH DROP TYPE	X				V								V										

NOTES:

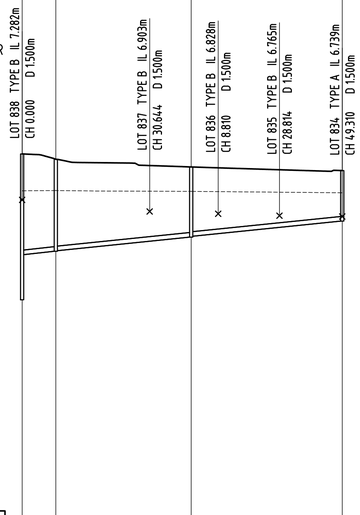
1. ALL LEVELS, CHAINAGES AND DISTANCES IN METRES
2. REFER SEQ-SEW-1200 SERIES FOR BEDDING AND BACKFILL REQUIREMENTS
3. REFER SEQ-SEW-1300 SERIES FOR MAINTENANCE STRUCTURE TYPES AND DROPS AND FOR RIGGS COMPLIANT APPURTENANCES
4. PIPE MATERIAL TO BE SPECIFIED AS REQUIRED BY RIGGS
5. REFER SEQ-SEW-1106 SERIES FOR PROPERTY CONNECTION TYPES
6. REFER TO SEQ-SEW1206-1 FOR BULKHEADS AND TRENCHSTOP DETAILS

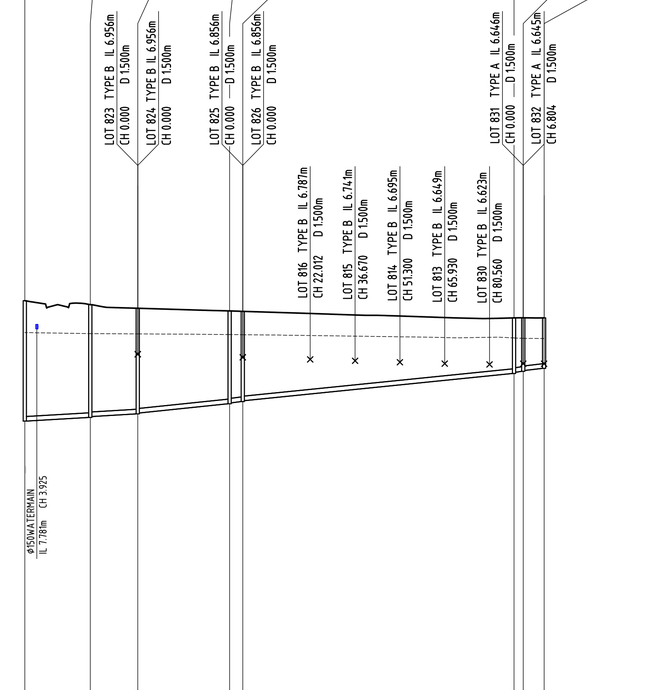
PROPERTY CONNECTION DETAILS
LOT NO xx INVERT LEVEL (IL) xx.xxx
CHAINAGE TO DS MH/MS xx.xxx DEPTH (D) x.xxx

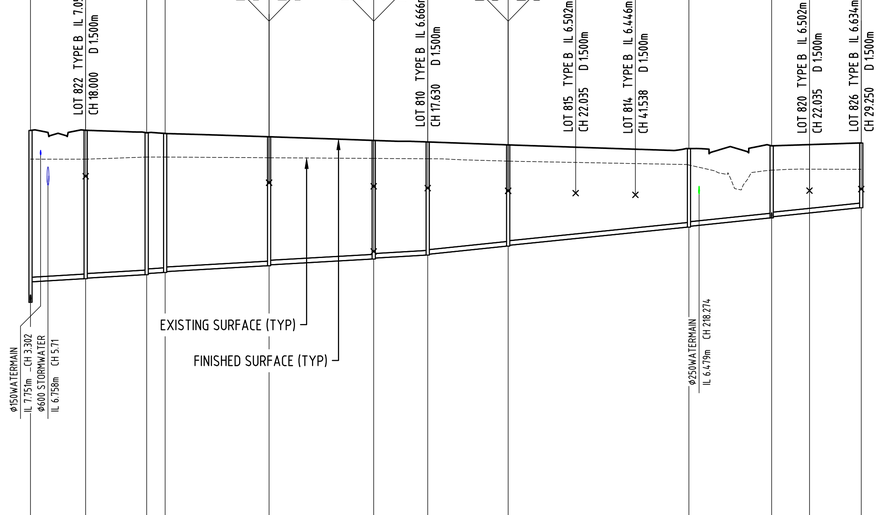
SERVICE CONFLICT DETAILS
SERVICE SIZE ØDN SERVICE TYPE xxxxxx
INVERT LEVEL (IL) xx.xxx CHAINAGE FROM START OF LINE (CH) xxx.xxx
OR (OBVERT LEVEL (OL) xx.xxx

LEGEND

FP = VERGE
PP = PRIVATE PROPERTY
MH = MANHOLE
MS = MAINTENANCE SHAFT
B = CLASS B NON-TRAFFICABLE
D = CLASS D TRAFFICABLE







DATUM R.L.	-9.000				-10.000								-10.000										
PROP. DESCRIPTION	PP	FP	PP		PP	FP	PP						FP	PP	FP			PP			FP	PP	
PIPE DIAMETER/TYPE	DN150 PVC-U SN8				DN150 PVC-U SN8								DN150 PVC-U SN8										
PIPE GRADE	1 in 100				1 in 180		1 in 100.00						1 in 180					1 in 100.00					
EMBEDMENT TYPE	TYPE 4				TYPE 4								TYPE 4										
DEPTH TO INVERT	4.760	3.288	3.004	2.984	2.290	2.260	1.650	3.931	3.931	3.681	3.651	3.448	3.418	3.032	3.002	2.944	2.914	1.816	1.776	1.749	1.719	1.648	5.612	4.942	4.845	4.825	4.633	4.593	4.538	4.508	4.210	4.180	3.871	3.841	3.694	3.664	3.305	3.275	2.565	2.535	2.354	2.314	2.115
JUNCTION INVERT LEVEL																																											
INVERT LEVEL	4.022	5.494	5.604	5.624	6.066	6.096	6.589	4.773	4.773	4.892	4.922	5.008	5.038	5.338	5.368	5.411	5.441	6.327	6.367	6.397	6.427	6.495	2.938	3.608	3.708	3.728	3.839	3.879	3.913	3.943	4.131	4.161	4.351	4.381	4.479	4.509	4.712	4.802	5.392	5.422	5.692	5.732	6.025
FINISHED SURFACE LEVEL	8.782		8.608		8.356		8.239	8.705		8.573		8.456		8.370		8.356		8.143		8.146		8.143	8.550		8.554		8.472		8.451		8.342		8.222		8.173		8.077		7.958		8.046		8.140	
CHAINAGE/LENGTH	0.000	10.987	10.987	44.206	55.193	49.311	104.504	0.000	21.372	21.372	15.500	36.872	29.997	66.869	4.292	71.161	88.560	159.721	3.010	162.731	6.804	169.536	0.000	18.000	18.000	19.918	37.918	6.045	43.963	33.932	77.895	34.158	112.053	17.630	129.683	26.260	155.943	59.024	214.966	27.000	241.967	29.251	271.218

LINE BC08 49

LINE BC08 50

LINE BC08 51

FOR APPROVAL
24 Jul 2025

REV	REVISION DETAILS	DATE	APPR
C	ISSUED FOR APPROVAL	24.07.25	
B	ISSUED FOR APPROVAL	11.07.25	
A	ISSUED FOR APPROVAL	27.02.25	

SCALE
1:100 0 1 2 3 4m
1:1000 0 10 20 30 40m

SIG GROUP

DYKMAN CONSULTING

Certified System
Quality ISO 9001
SAI GLOBAL

APPROVAL		7198
RPEQ SIGNATURE		DATE 27.02.25
DRAWN	DESIGNED	CHECKED
J.A	A.D.	M.D.

RPEQ No

OORALEA WATERS STAGE 8 AT OORALEA, BAKERS CREEK PROPERTY DEVELOPMENT

SEWER RETICULATION LONGITUDINAL SECTIONS (SHEET 1 OF 2)

ISSUE: ISSUE FOR APPROVAL
PROJECT No: 2319
DRAWING No: 2319-STG8-C261
REV: C

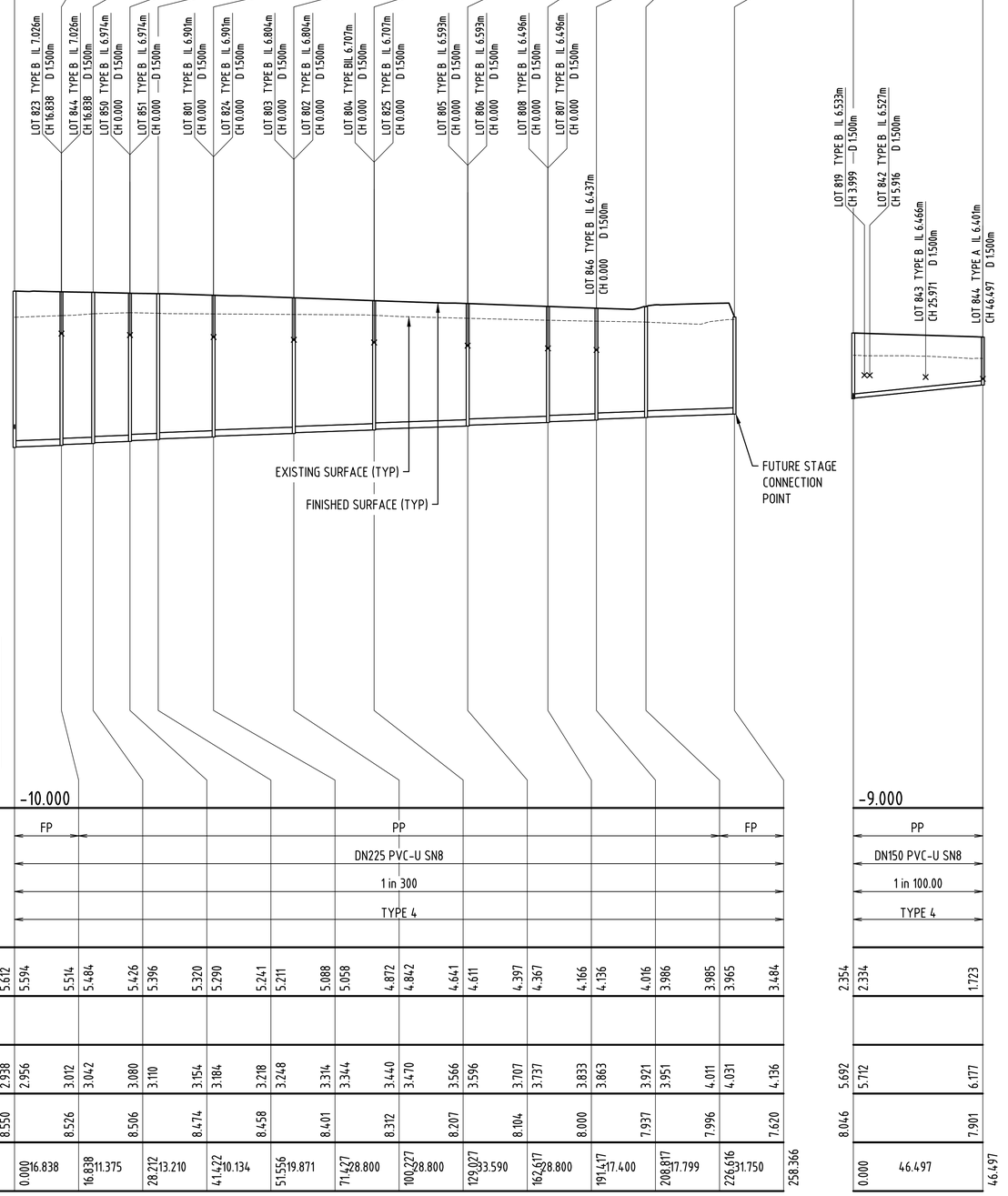
CAD FILENAME: C:\12dSData\DykmanSYN\2319 - The Waters Ooralea_238\02 DES\022 DC Des\CAD - Stage 8 (Active)\DRG\2319-STG8-C261.dwg Plot Date: 24 Jul, 2025

XREFS :- X_DC_CIVIL.dwg ; X_2319_DC_STG 8_SEWER_RETICULATION_LONGITUDINAL_SECTIONS.dwg

MAINTENANCE HOLE/SHAFT No.	04/08	52/01	52/02	52/03	52/04	52/05	52/06	52/07	52/08	52/09	52/10	52/11	52/12	51/09	53/01
MH/MS TYPE	EXIST	MH/P2 ø1200	MH/P2 ø1050	MH/P2 ø1200	MH/P2 ø1050	MH/P2 ø1200	MH/P2 ø1200	MH/P2 ø1200	MH/P2 ø1200	MH/P2 ø1200	MH/P2 ø1050	MH/P2 ø1050	MH/P2 ø1050	MH/P2 ø1050	MH/P2 ø1050
MH/MS COVER TOP	EXIST	Ⓑ	Ⓑ	Ⓑ	Ⓑ	Ⓑ	Ⓑ	Ⓑ	Ⓑ	Ⓑ	Ⓑ	Ⓑ	Ⓑ	Ⓑ	Ⓑ
MH/MS DROP TYPE	V V	V V	V V	V V	V V	V V	V V	V V	V V	V V	V V	V V	V V	V V	
BRANCH LINE No.	51													51	
BRANCH DROP TYPE	V													V	

NOTES:

1. ALL LEVELS, CHAINAGES AND DISTANCES IN METRES
2. REFER SEQ-SEW-1200 SERIES FOR BEDDING AND BACKFILL REQUIREMENTS
3. REFER SEQ-SEW-1300 SERIES FOR MAINTENANCE STRUCTURE TYPES AND DROPS AND FOR RIGGS COMPLIANT APPURTENANCES
4. PIPE MATERIAL TO BE SPECIFIED AS REQUIRED BY RIGGS
5. REFER SEQ-SEW-1106 SERIES FOR PROPERTY CONNECTION TYPES
6. REFER TO SEQ-SEW1206-1 FOR BULKHEADS AND TRENCHSTOP DETAILS



PROPERTY CONNECTION DETAILS
LOT NO xx INVERT LEVEL (IL) xx.xxx
CHAINAGE TO DS MH/MS xx.xxx DEPTH (D) x.xxx

SERVICE CONFLICT DETAILS
SERVICE SIZE ⌀DN SERVICE TYPE xxxxxx
INVERT LEVEL (IL) xx.xxx CHAINAGE FROM START OF LINE (CH) xxx.xxx
OR OBVERT LEVEL (OL) xx.xxx

LEGEND

FP = VERGE
PP = PRIVATE PROPERTY
MH = MANHOLE
MS = MAINTENANCE SHAFT
B = CLASS B NON-TRAFFICABLE
D = CLASS D TRAFFICABLE

| | LINE BC08 52 | | | | | | | | | | | | |

WATER RETICULATION NOTES:

1. ALL CONSTRUCTION WORK TO COMPLY WITH THE CTM WATER SERVICE D&C CODE.
2. ALL WATER MAINS NOT IN ENVELOPER TO BE CLASS 16 PVC-M U.N.O. AND ARE TO BE OFFSET 1.8m FROM PROPERTY BOUNDARIES U.N.O.
3. ALL WATER MAINS IN WELDED MILD STEEL JACKING PIPE SHALL BE STEEL CEMENTED LINED WITH FUSION BONDED PE COATED PIPE.
4. WATER MAIN PIPE COVER TO BE AS PER CTM WATER CODE CLAUSE 7.4.2. FOR EASE OF REFERENCE THE PIPE COVER TABLE FROM THE CTM WATER CODE HAS BEEN PROVIDED ON THIS DRAWING.
5. THRUST BLOCKS ARE TO BE PROVIDED TO ALL WATER MAINS AS PER SEQ-WAT-1205-1 TO 1207-1.
6. TYPE C SUPPORT BEDDING REQUIRED FOR SITE. REFER TO SEQ-WAT-1200 TO 1201 FOR DETAILS.
7. WATER CONNECTIONS TO EXISTING MAINS TO BE UNDERTAKEN BY MACKAY WATER AND WASTE.
8. WATER MAINS TO CROSS OVER ALL SERVICES UNLESS NO ALTERNATIVE IS POSSIBLE (REFER TO CTM WATER SERVICES D&C CODE 5.12.5.2).
9. ALL TEES AND SLUICE VALVES TO BE FLANGED, WITH VALVES BOLTED DIRECTLY TO TEES WHERE APPLICABLE.
10. NEW FIRE HYDRANTS AND STOP VALVES TO BE MARKED AS PER CTM WATER SERVICE D&C CODE. REFER TO SEQ-WAT-1300-1 TO 1300-2 FOR DETAILS.
11. ALL FIRE HYDRANTS AND STOP VALVES ARE TO BE LOCATED CLEAR OF CONCRETE FOOTPATHS. HYDRANT & VALVES COVERS TO HAVE SAME FINISHED LEVEL WITH THE SURROUNDING GROUND IN ACCORDANCE WITH SEQ-WAT-1301 TO 1302.
12. ALL RESIDENTIAL PROPERTY WATER SERVICE CONNECTIONS SHALL BE 25ø WITH 300mm CLEARANCE FROM PROPERTY BOUNDARY IN ACCORDANCE WITH MRC STANDARD DRAWING CTM-WAT-003 AND CTM WATER CODE CLAUSE 5.11.5.
13. ALL PROPERTY WATER SERVICE ROAD CROSSINGS SHALL BE CONTAINED WITHIN AN ENVELOPER PIPE. REFER TO SEQ-WAT-1108-1 TO 1108-2 FOR DETAILS.
14. ALL WATER SERVICE ROAD CROSSINGS UNDERNEATH CONCRETE FOOTPATHS SHALL BE CONTAINED WITHIN AN ENVELOPER PIPE. REFER TO MRC STANDARD DRAWING CTM-WAT-003 FOR DETAILS.

LEGEND:

PROPOSED SERVICES

- OE — PROPOSED OVERHEAD ELECTRICAL LINE
- E — PROPOSED UNDERGROUND ELECTRICAL LINE & PIT
- PROPOSED STREET LIGHTING
- PP — PROPOSED POWER POLES
- PROPOSED SEWER EASEMENT
- S — PROPOSED GRAVITY SEWER & MANHOLE
- R — PROPOSED RISING SEWER MAIN
- PROPOSED DRAINAGE RESERVE
- SWD — PROPOSED STORMWATER PIPE & MANHOLE
- PROPOSED STORMWATER GULLY PITS
- PROPOSED STORMWATER HEADWALL
- OF — PROPOSED TELECOMMUNICATION FIBRE OPTIC CABLE
- T — PROPOSED TELECOMMUNICATION CABLE & PIT

LEGEND:

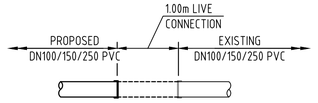
EXISTING FEATURES

- EXISTING RETAINING WALLS
- EXISTING BATTER
- E — EXISTING UNDERGROUND ELECTRICAL LINE & PIT
- EXISTING STREET LIGHTING
- EXISTING POWER POLES
- S — EXISTING GRAVITY SEWER & MANHOLE
- SWD — EXISTING STORMWATER PIPE & MANHOLE
- EXISTING STORMWATER GULLY PITS
- EXISTING STORMWATER HEADWALL
- W — EXISTING POTABLE WATER LINE & FIRE HYDRANT
- EXISTING POTABLE WATER END CAP
- EXISTING POTABLE WATER GATE VALVE
- EXISTING WATER SERVICE
- T — EXISTING TELECOMMUNICATION CABLE & PIT
- EXISTING LOT BOUNDARY
- EXISTING CHANGE OF GRADE
- EXISTING KERB
- EXISTING TREES
- EXISTING CONCRETE AREA

LEGEND:

GENERAL

- STAGE BOUNDARY
- PARCEL BOUNDARY
- EXTENT OF WORKS BOUNDARY
- PROPOSED LOT BOUNDARY
- PROPOSED EASEMENT BOUNDARY
- PROPOSED RETAINING WALLS
- PROPOSED BATTER
- PROPOSED CHANGE OF GRADE
- PROPOSED OPEN DRAIN INVERT
- PROPOSED SUBSOIL DRAIN & FLUSH POINT
- PROPOSED BITUMEN EDGE
- PROPOSED ROAD CENTRE LINE
- PROPOSED BARRIER KERB & CHANNEL
- PROPOSED MOUNTABLE KERB & CHANNEL
- PROPOSED BARRIER KERB
- PROPOSED MEDIAN KERB
- PROPOSED CONCRETE EDGE
- PROPOSED FENCE
- PROPOSED SIGNS
- PROPOSED GUIDE POSTS
- PROPOSED ROAD ASPHALT SURFACE
- PROPOSED CONCRETE AREA
- EXISTING STAGES
- PROPOSED TREES



LIVE CONNECTION '1' DETAIL
SCALE 1:50m

WATER RETICULATION PIPE COVER (MIN)

LOCATION	≤150mm	≥200mm
NON-ROADWAYS	600	1000
SEALED ROADS	600	1000
MAJOR ROADWAYS / EMBANKMENTS	750	1000
FREEWAY	1200	1200

IF COVER NOT ACHIEVABLE PIPE MATERIAL TO BE DICL

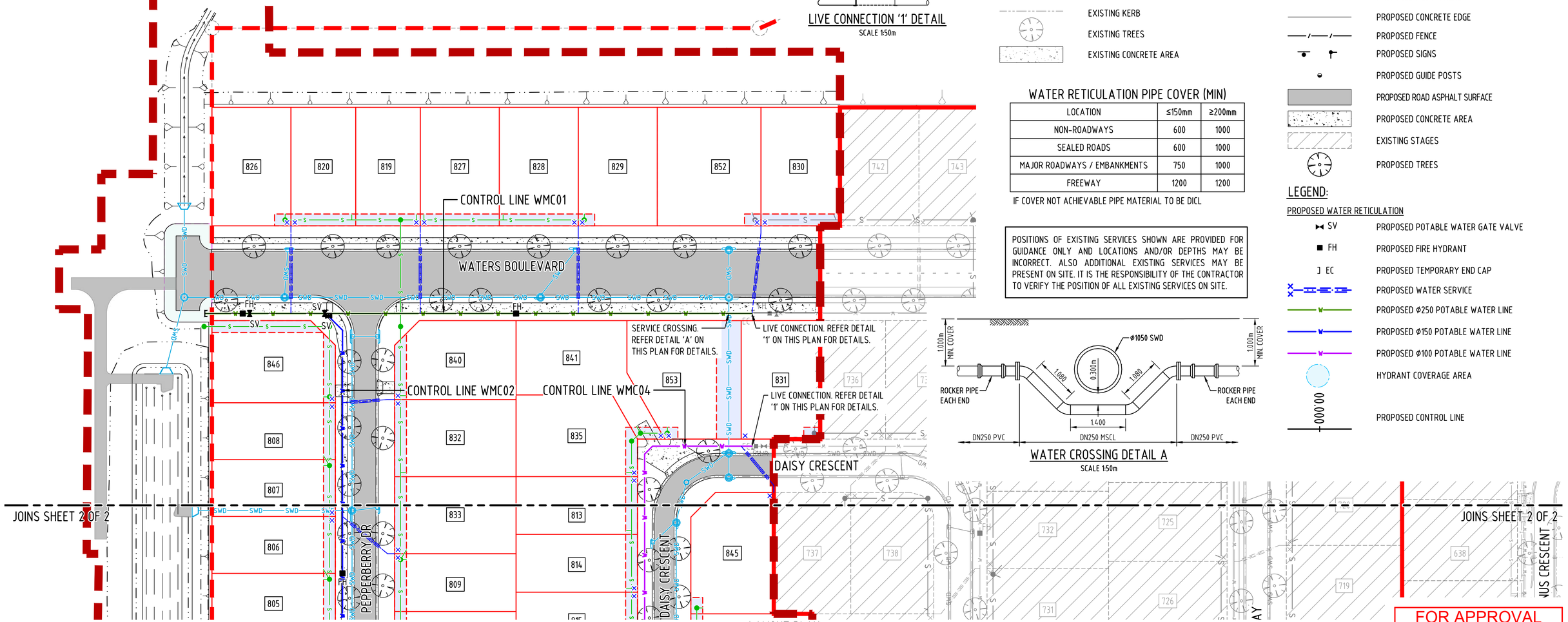
POSITIONS OF EXISTING SERVICES SHOWN ARE PROVIDED FOR GUIDANCE ONLY AND LOCATIONS AND/OR DEPTHS MAY BE INCORRECT. ALSO ADDITIONAL EXISTING SERVICES MAY BE PRESENT ON SITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE POSITION OF ALL EXISTING SERVICES ON SITE.

WATER CROSSING DETAIL A
SCALE 1:50m

LEGEND:

PROPOSED WATER RETICULATION

- SV — PROPOSED POTABLE WATER GATE VALVE
- FH — PROPOSED FIRE HYDRANT
- EC — PROPOSED TEMPORARY END CAP
- PROPOSED WATER SERVICE
- PROPOSED Ø250 POTABLE WATER LINE
- PROPOSED Ø150 POTABLE WATER LINE
- PROPOSED Ø100 POTABLE WATER LINE
- HYDRANT COVERAGE AREA
- 00.000 — PROPOSED CONTROL LINE



LAYOUT PLAN
SCALE 1:500

FOR APPROVAL
24 Jul 2025

REV	REVISION DETAILS	DATE	APPR
C	ISSUED FOR APPROVAL	24.07.25	
B	ISSUED FOR APPROVAL	11.07.25	
A	ISSUED FOR APPROVAL	27.02.25	

SCALE 1:500 — 0 5 10 15 20m

SIG GROUP

DYKMAN CONSULTING

Certified System — Quality ISO 9001 — SAI GLOBAL

APPROVAL — RPEQ SIGNATURE — 7198 RPEQ No — 27.02.25 DATE

DRAWN	DESIGNED	CHECKED
J.A	A.D.	M.D.

OORALEA WATERS STAGE 8 AT OORALEA, BAKERS CREEK PROPERTY DEVELOPMENT

WATER RETICULATION LAYOUT PLAN (SHEET 1 OF 2)

ISSUE: ISSUE FOR APPROVAL
PROJECT No: 2319
DRAWING No: 2319-STG8-C271
REV: C

CAD FILENAME: C:\12dSVdata\Dykman\SYN\2319 - The Waters Ooralea_238\02 DES\022 DC Des\CAD - Stage 8 (Active)\DRG\2319-STG8-C271.dwg Plot Date: 24 Jul, 2025

XREFS :- X_DC_CIVIL.dwg ; X_2319_DC_STG 8_WATER_RETICULATION_PLAN_MASTER.dwg ; X_2319_DC_STG 7_DESIGN_CADD.dwg ; X_2319_DC_STG 7_WATER_RETICULATION.dwg ; X_2319_DC_STG 8_WATER_RETICULATION_NOTES_LEGEND_SHEET 1.dwg ; X_2319_DC_STG 7_SEWER_RETICULATION.dwg ; X_2319_DC_STG 7_DESIGN_STREET_TREE.dwg ; X_2319_DC_STG 8_DESIGN_CADD.dwg ; X_2319_DC_STG 8_LOTS_EXIST_STG_4-7.dwg ; X_2319_DC_STG 8_LOT_NUMBERS_ANNO_TEXT_500.dwg ; X_2319_DC_STG 8_VIEWPORT.dwg ; X_2319_DC_STG 8_CIVIL_WORKS_EXTENTS_500.dwg ; X_2319_DC_STG

JOINS SHEET 1 OF 2

JOINS SHEET 1 OF 2

PEPPERBERRY DR

DAISY CRESCENT

DAISY CRESCENT

TAYLAHS WAY

PEPPERBERRY DRIVE

CONTROL LINE WMC04

CONTROL LINE WMC02

CONTROL LINE WMC02

LIVE CONNECTION. REFER DETAIL '1' ON PLAN NO. C271 FOR DETAILS.

807 806 805 825 804 803 802 801 824 851 850 844 823 822 818 817 821 833 813 809 814 815 810 816 811 812 836 834 854 847 837 839 849 845 842 843 848 838

737 738 739 740 741 710 711 709 708 732 725 731 726 730 727 719 638

FH SV S SWD GMS W

LEGEND:

GENERAL

- STAGE BOUNDARY
- PARCEL BOUNDARY
- EXTENT OF WORKS BOUNDARY
- PROPOSED LOT BOUNDARY
- PROPOSED EASEMENT BOUNDARY
- PROPOSED RETAINING WALLS
- PROPOSED BATTER
- PROPOSED CHANGE OF GRADE
- PROPOSED OPEN DRAIN INVERT
- PROPOSED SUBSOIL DRAIN & FLUSH POINT
- PROPOSED BITUMEN EDGE
- PROPOSED ROAD CENTRE LINE
- PROPOSED BARRIER KERB & CHANNEL
- PROPOSED MOUNTABLE KERB & CHANNEL
- PROPOSED BARRIER KERB
- PROPOSED MEDIAN KERB
- PROPOSED CONCRETE EDGE
- PROPOSED FENCE
- PROPOSED SIGNS
- PROPOSED GUIDE POSTS
- PROPOSED ROAD ASPHALT SURFACE
- PROPOSED CONCRETE AREA
- EXISTING STAGES
- PROPOSED TREES

LEGEND:

EXISTING FEATURES

- EXISTING RETAINING WALLS
- EXISTING BATTER
- EXISTING UNDERGROUND ELECTRICAL LINE & PIT
- EXISTING STREET LIGHTING
- EXISTING POWER POLES
- EXISTING GRAVITY SEWER & MANHOLE
- EXISTING STORMWATER PIPE & MANHOLE
- EXISTING STORMWATER GULLY PITS
- EXISTING STORMWATER HEADWALL
- EXISTING POTABLE WATER LINE & FIRE HYDRANT
- EXISTING POTABLE WATER END CAP
- EXISTING POTABLE WATER GATE VALVE
- EXISTING WATER SERVICE
- EXISTING TELECOMMUNICATION CABLE & PIT
- EXISTING LOT BOUNDARY
- EXISTING CHANGE OF GRADE
- EXISTING KERB
- EXISTING TREES
- EXISTING CONCRETE AREA

LEGEND:

PROPOSED WATER RETICULATION

- SV — PROPOSED POTABLE WATER GATE VALVE
- FH — PROPOSED FIRE HYDRANT
- EC — PROPOSED TEMPORARY END CAP
- PROPOSED WATER SERVICE
- PROPOSED Ø250 POTABLE WATER LINE
- PROPOSED Ø150 POTABLE WATER LINE
- PROPOSED Ø100 POTABLE WATER LINE
- HYDRANT COVERAGE AREA
- 000 — PROPOSED CONTROL LINE

LEGEND:

PROPOSED SERVICES

- OE — PROPOSED OVERHEAD ELECTRICAL LINE
- E — PROPOSED UNDERGROUND ELECTRICAL LINE & PIT
- PROPOSED STREET LIGHTING
- PP — PROPOSED POWER POLES
- PROPOSED SEWER EASEMENT
- S — PROPOSED GRAVITY SEWER & MANHOLE
- R — PROPOSED RISING SEWER MAIN
- PROPOSED STORMWATER EASEMENT
- SWD — PROPOSED STORMWATER PIPE & MANHOLE
- PROPOSED STORMWATER GULLY PITS
- OF — PROPOSED TELECOMMUNICATION FIBRE OPTIC CABLE
- T — PROPOSED TELECOMMUNICATION CABLE & PIT

WATER RETICULATION NOTES:

1. ALL CONSTRUCTION WORK TO COMPLY WITH THE CTM WATER SERVICE D&C CODE.
2. ALL WATER MAINS NOT IN ENVELOPER TO BE CLASS 16 PVC-M U.N.O. AND ARE TO BE OFFSET 1.8m FROM PROPERTY BOUNDARIES U.N.O.
3. ALL WATER MAINS IN WELDED MILD STEEL JACKING PIPE SHALL BE STEEL CEMENTED LINED WITH FUSION BONDED PE COATED PIPE.
4. WATER MAIN PIPE COVER TO BE AS PER CTM WATER CODE CLAUSE 7.4.2. FOR EASE OF REFERENCE THE PIPE COVER TABLE FROM THE CTM WATER CODE HAS BEEN PROVIDED ON THIS DRAWING.
5. THRUST BLOCKS ARE TO BE PROVIDED TO ALL WATER MAINS AS PER SEQ-WAT-1205-1 TO 1207-1.
6. TYPE C SUPPORT BEDDING REQUIRED FOR SITE. REFER TO SEQ-WAT-1200 TO 1201 FOR DETAILS.
7. WATER CONNECTIONS TO EXISTING MAINS TO BE UNDERTAKEN BY MACKAY WATER AND WASTE.
8. WATER MAINS TO CROSS OVER ALL SERVICES UNLESS NO ALTERNATIVE IS POSSIBLE (REFER TO CTM WATER SERVICES D&C CODE 5.12.5.2).
9. ALL TEES AND SLUICE VALVES TO BE FLANGED, WITH VALVES BOLTED DIRECTLY TO TEES WHERE APPLICABLE.
10. NEW FIRE HYDRANTS AND STOP VALVES TO BE MARKED AS PER CTM WATER SERVICE D&C CODE. REFER TO SEQ-WAT-1300-1 TO 1300-2 FOR DETAILS.
11. ALL FIRE HYDRANTS AND STOP VALVES ARE TO BE LOCATED CLEAR OF CONCRETE FOOTPATHS. HYDRANT & VALVES COVERS TO HAVE SAME FINISHED LEVEL WITH THE SURROUNDING GROUND IN ACCORDANCE WITH SEQ-WAT-1301 TO 1302.
12. ALL RESIDENTIAL PROPERTY WATER SERVICE CONNECTIONS SHALL BE 25ø WITH 300mm CLEARANCE
13. FROM PROPERTY BOUNDARY IN ACCORDANCE WITH MRC STANDARD DRAWING CTM-WAT-003 AND CTM WATER CODE CLAUSE 5.11.5.
14. ALL PROPERTY WATER SERVICE ROAD CROSSINGS SHALL BE CONTAINED WITHIN AN ENVELOPER PIPE. REFER TO SEQ-WAT-1108-1 TO 1108-2 FOR DETAILS.
15. ALL WATER SERVICE ROAD CROSSINGS UNDERNEATH CONCRETE FOOTPATHS SHALL BE CONTAINED WITHIN AN ENVELOPER PIPE. REFER TO MRC STANDARD DRAWING CTM-WAT-003 FOR DETAILS.

LAYOUT PLAN

SCALE 1:500

WATER RETICULATION PIPE COVER (MIN)

LOCATION	≤150mm	≥200mm
NON-ROADWAYS	600	1000
SEALED ROADS	600	1000
MAJOR ROADWAYS / EMBANKMENTS	750	1000
FREEWAY	1200	1200

IF COVER NOT ACHIEVABLE PIPE MATERIAL TO BE DICL

POSITIONS OF EXISTING SERVICES SHOWN ARE PROVIDED FOR GUIDANCE ONLY AND LOCATIONS AND/OR DEPTHS MAY BE INCORRECT. ALSO ADDITIONAL EXISTING SERVICES MAY BE PRESENT ON SITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE POSITION OF ALL EXISTING SERVICES ON SITE.

FOR APPROVAL
24 Jul 2025

REV	REVISION DETAILS	DATE	APPR
C	ISSUED FOR APPROVAL	24.07.25	
B	ISSUED FOR APPROVAL	11.07.25	
A	ISSUED FOR APPROVAL	27.02.25	

SCALE 1:500 0 5 10 15 20m

SIG GROUP

DYKMAN CONSULTING

Certified System Quality ISO 9001 SAI GLOBAL

APPROVAL — RPEQ SIGNATURE — 7198 RPEQ No — 27.02.25 DATE

DRAWN	DESIGNED	CHECKED
J.A	A.D.	M.D.

OORALEA WATERS STAGE 8 AT OORALEA, BAKERS CREEK PROPERTY DEVELOPMENT

WATER RETICULATION LAYOUT PLAN (SHEET 2 OF 2)

ISSUE: ISSUE FOR APPROVAL

PROJECT No: 2319

DRAWING No: 2319-STG8-C272 REV: C

CAD FILENAME: C:\12dSvola\DykmanSYN\2319 - The Waters Ooralea_238\02 DES\022 DC Des\CAD - Stage 8 (Active)\DRG\2319-STG8-C272.dwg Plot Date: 24 Jul, 2025

XREFS :- X_DC_CIVIL.dwg ; X_2319_DC_STG 8_WATER_RETICULATION_PLAN_MASTER.dwg ; X_2319_DC_STG 7_DESIGN_CADD.dwg ; X_2319_DC_STG 7_WATER_RETICULATION.dwg ; X_2319_DC_STG 8_WATER_RETICULATION_NOTES_LEGEND_SHEET 2.dwg ; X_2319_DC_STG 7_SEWER_RETICULATION.dwg ; X_2319_DC_STG 7_DESIGN_STREET_TREE.dwg ; X_2319_DC_STG 8_DESIGN_CADD.dwg ; X_2319_DC_STG 8_LOTS_EXIST_STG_4-7.dwg ; X_2319_DC_STG 8_LOT_NUMBERS_ANNO_TEXT_500.dwg ; X_2319_DC_STG 8_VIEWPORT.dwg ; X_2319_DC_STG 8_CIVIL_WORKS_EXTENTS_500.dwg ; X_2319_DC_STG

WATER RETICULATION NOTES:

1. ALL CONSTRUCTION WORK TO COMPLY WITH THE CTM WATER SERVICE D&C CODE.
2. ALL WATER MAINS NOT IN ENVELOPER TO BE CLASS 16 PVC-M U.N.O. AND ARE TO BE OFFSET 1.8m FROM PROPERTY BOUNDARIES U.N.O.
3. ALL WATER MAINS IN WELDED MILD STEEL JACKING PIPE SHALL BE STEEL CEMENTED LINED WITH FUSION BONDED PE COATED PIPE.
4. WATER MAIN PIPE COVER TO BE AS PER CTM WATER CODE CLAUSE 7.4.2. FOR EASE OF REFERENCE THE PIPE COVER TABLE FROM THE CTM WATER CODE HAS BEEN PROVIDED ON THIS DRAWING.
5. THRUST BLOCKS ARE TO BE PROVIDED TO ALL WATER MAINS AS PER SEQ-WAT-1205-1 TO 1207-1.
6. TYPE C SUPPORT BEDDING REQUIRED FOR SITE. REFER TO SEQ-WAT-1200 TO 1201 FOR DETAILS.
7. WATER CONNECTIONS TO EXISTING MAINS TO BE UNDERTAKEN BY MACKAY WATER AND WASTE.
8. WATER MAINS TO CROSS OVER ALL SERVICES UNLESS NO ALTERNATIVE IS POSSIBLE (REFER TO CTM WATER SERVICES D&C CODE 5.12.5.2).
9. ALL TEES AND SLUICE VALVES TO BE FLANGED, WITH VALVES BOLTED DIRECTLY TO TEES WHERE APPLICABLE.
10. NEW FIRE HYDRANTS AND STOP VALVES TO BE MARKED AS PER CTM WATER SERVICE D&C CODE. REFER TO SEQ-WAT-1300-1 TO 1300-2 FOR DETAILS.
11. ALL FIRE HYDRANTS AND STOP VALVES ARE TO BE LOCATED CLEAR OF CONCRETE FOOTPATHS. HYDRANT & VALVES COVERS TO HAVE SAME FINISHED LEVEL WITH THE SURROUNDING GROUND IN ACCORDANCE WITH SEQ-WAT-1301 TO 1302.
12. ALL RESIDENTIAL PROPERTY WATER SERVICE CONNECTIONS SHALL BE 25ø WITH 300mm CLEARANCE FROM PROPERTY BOUNDARY IN ACCORDANCE WITH MRC STANDARD DRAWING CTM-WAT-003 AND CTM WATER CODE CLAUSE 5.11.5.
13. ALL PROPERTY WATER SERVICE ROAD CROSSINGS SHALL BE CONTAINED WITHIN AN ENVELOPER PIPE. REFER TO SEQ-WAT-1108-1 TO 1108-2 FOR DETAILS.
14. ALL WATER SERVICE ROAD CROSSINGS UNDERNEATH CONCRETE FOOTPATHS SHALL BE CONTAINED WITHIN AN ENVELOPER PIPE. REFER TO MRC STANDARD DRAWING CTM-WAT-003 FOR DETAILS.

LEGEND:

PROPOSED SERVICES

- OE — PROPOSED OVERHEAD ELECTRICAL LINE
- E — PROPOSED UNDERGROUND ELECTRICAL LINE & PIT
- PROPOSED STREET LIGHTING
- PP — PROPOSED POWER POLES
- PROPOSED SEWER EASEMENT
- S — PROPOSED GRAVITY SEWER & MANHOLE
- R — PROPOSED RISING SEWER MAIN
- PROPOSED DRAINAGE RESERVE
- SWD — PROPOSED STORMWATER PIPE & MANHOLE
- PROPOSED STORMWATER GULLY PITS
- PROPOSED STORMWATER HEADWALL
- OF — PROPOSED TELECOMMUNICATION FIBRE OPTIC CABLE
- T — PROPOSED TELECOMMUNICATION CABLE & PIT

LEGEND:

EXISTING FEATURES

- EXISTING RETAINING WALLS
- EXISTING BATTER
- E — EXISTING UNDERGROUND ELECTRICAL LINE & PIT
- EXISTING STREET LIGHTING
- EXISTING POWER POLES
- S — EXISTING GRAVITY SEWER & MANHOLE
- SWD — EXISTING STORMWATER PIPE & MANHOLE
- EXISTING STORMWATER GULLY PITS
- EXISTING STORMWATER HEADWALL
- W — EXISTING POTABLE WATER LINE & FIRE HYDRANT
- EXISTING POTABLE WATER END CAP
- EXISTING POTABLE WATER GATE VALVE
- EXISTING WATER SERVICE
- T — EXISTING TELECOMMUNICATION CABLE & PIT
- EXISTING LOT BOUNDARY
- EXISTING CHANGE OF GRADE
- EXISTING KERB
- EXISTING TREES
- EXISTING CONCRETE AREA

LEGEND:

GENERAL

- STAGE BOUNDARY
- PARCEL BOUNDARY
- EXTENT OF WORKS BOUNDARY
- PROPOSED LOT BOUNDARY
- PROPOSED EASEMENT BOUNDARY
- PROPOSED RETAINING WALLS
- PROPOSED BATTER
- PROPOSED CHANGE OF GRADE
- PROPOSED OPEN DRAIN INVERT
- PROPOSED SUBSOIL DRAIN & FLUSH POINT
- PROPOSED BITUMEN EDGE
- PROPOSED ROAD CENTRE LINE
- PROPOSED BARRIER KERB & CHANNEL
- PROPOSED MOUNTABLE KERB & CHANNEL
- PROPOSED BARRIER KERB
- PROPOSED MEDIAN KERB
- PROPOSED CONCRETE EDGE
- PROPOSED FENCE
- PROPOSED SIGNS
- PROPOSED GUIDE POSTS
- PROPOSED ROAD ASPHALT SURFACE
- PROPOSED CONCRETE AREA
- EXISTING STAGES
- PROPOSED TREES

WATER RETICULATION PIPE COVER (MIN)

LOCATION	≤150mm	≥200mm
NON-ROADWAYS	600	1000
SEALED ROADS	600	1000
MAJOR ROADWAYS / EMBANKMENTS	750	1000
FREEWAY	1200	1200

IF COVER NOT ACHIEVABLE PIPE MATERIAL TO BE DICL

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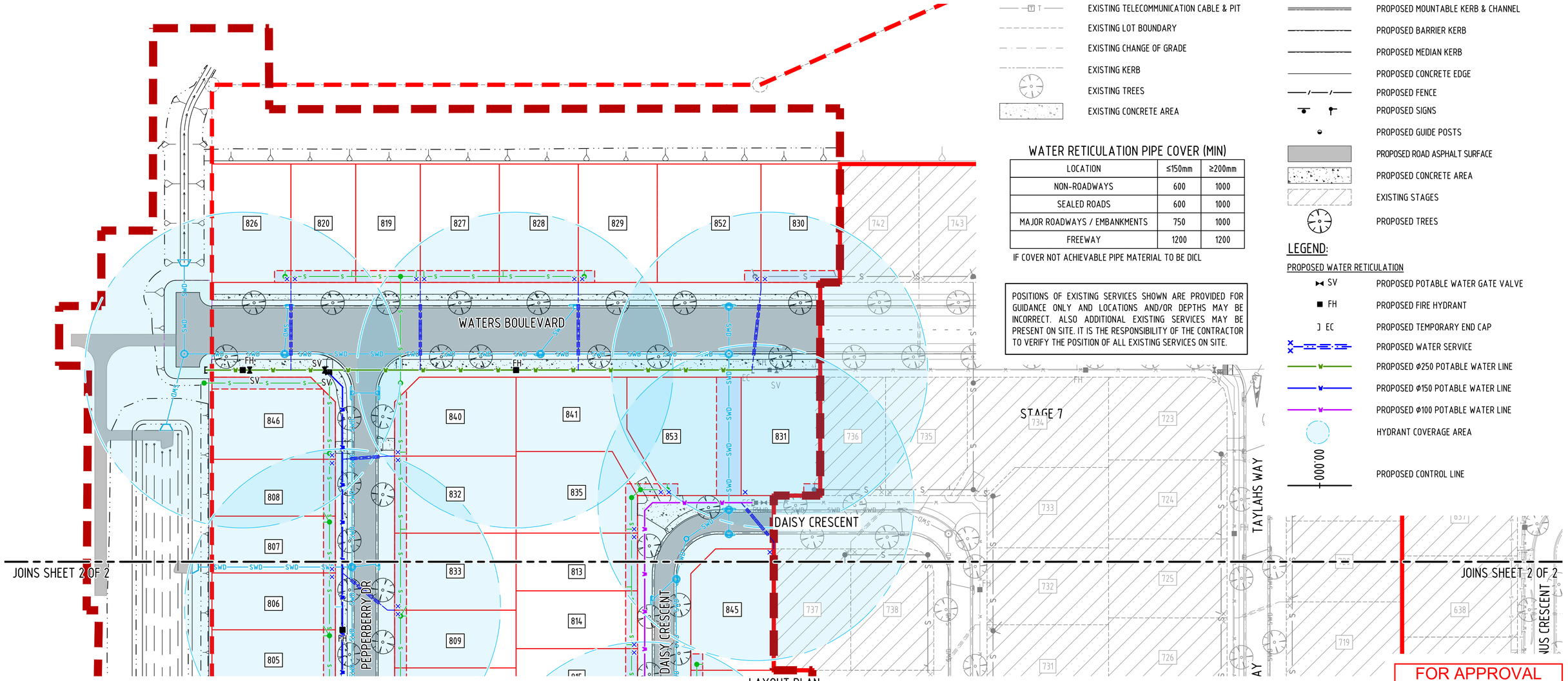
LEGEND:

PROPOSED WATER RETICULATION

- SV — PROPOSED POTABLE WATER GATE VALVE
- FH — PROPOSED FIRE HYDRANT
- EC — PROPOSED TEMPORARY END CAP
- PROPOSED WATER SERVICE
- PROPOSED ø250 POTABLE WATER LINE
- PROPOSED ø150 POTABLE WATER LINE
- PROPOSED ø100 POTABLE WATER LINE
- HYDRANT COVERAGE AREA
- 000'000 — PROPOSED CONTROL LINE



LAYOUT PLAN
SCALE 1:500

FOR APPROVAL
24 Jul 2025

REV	REVISION DETAILS	DATE	APPR
C	ISSUED FOR APPROVAL	24.07.25	
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A	ISSUED FOR APPROVAL	27.02.25	

SCALE 1:500 — 0 5 10 15 20m

SIG GROUP

DYKMAN CONSULTING

Certified System — Quality ISO 9001 SAI GLOBAL

APPROVAL — RPEQ SIGNATURE

RPEQ No 7198 — DATE 27.02.25

DRAWN	DESIGNED	CHECKED
J.A	A.D.	M.D.

OORALEA WATERS STAGE 8
AT OORALEA, BAKERS CREEK
PROPERTY DEVELOPMENT

HYDRANT COVERAGE AREA
LAYOUT PLAN
(SHEET 1 OF 2)

ISSUE: ISSUE FOR APPROVAL
PROJECT No: 2319
DRAWING No: 2319-STG8-C273
REV: C

CAD FILENAME: C:\12dSVdata\Dykman\SYN\2319 - The Waters Ooralea_238\02 DES\022 DC Des\CAD - Stage 8 (Active)\DRG\2319-STG8-C273.dwg Plot Date: 24 Jul, 2025

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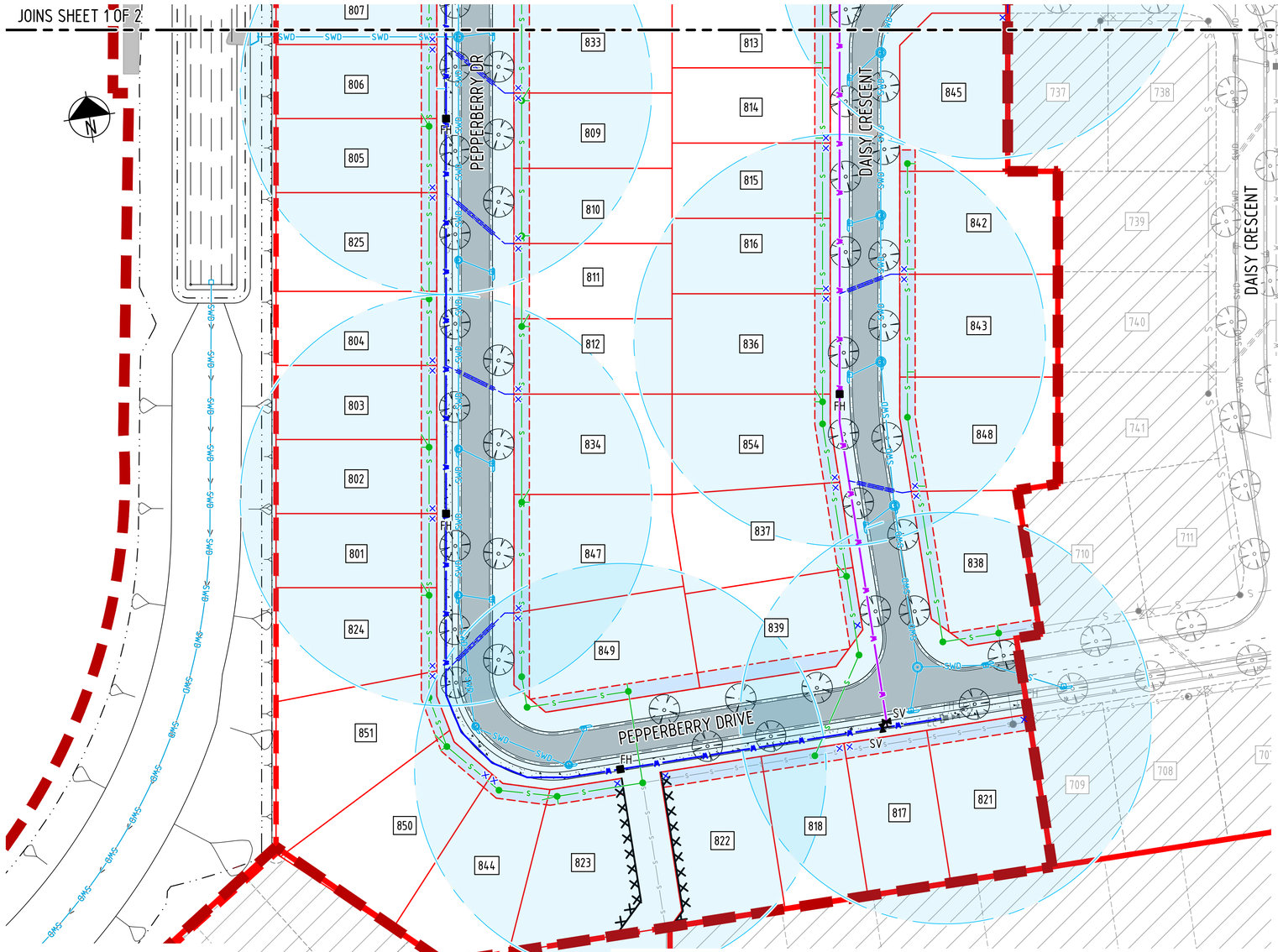
JOINS SHEET 1 OF 2

JOINS SHEET 1 OF 2



LAYOUT PLAN
SCALE 1:500

WATER RETICULATION NOTES:

1. ALL CONSTRUCTION WORK TO COMPLY WITH THE CTM WATER SERVICE D&C CODE.
2. ALL WATER MAINS NOT IN ENVELOPER TO BE CLASS 16 PVC-M U.N.O. AND ARE TO BE OFFSET 1.8m FROM PROPERTY BOUNDARIES U.N.O.
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4. WATER MAIN PIPE COVER TO BE AS PER CTM WATER CODE CLAUSE 7.4.2. FOR EASE OF REFERENCE THE PIPE COVER TABLE FROM THE CTM WATER CODE HAS BEEN PROVIDED ON THIS DRAWING.
5. THRUST BLOCKS ARE TO BE PROVIDED TO ALL WATER MAINS AS PER SEQ-WAT-1205-1 TO 1207-1.
6. TYPE C SUPPORT BEDDING REQUIRED FOR SITE. REFER TO SEQ-WAT-1200 TO 1201 FOR DETAILS.
7. WATER CONNECTIONS TO EXISTING MAINS TO BE UNDERTAKEN BY MACKAY WATER AND WASTE.
8. WATER MAINS TO CROSS OVER ALL SERVICES UNLESS NO ALTERNATIVE IS POSSIBLE (REFER TO CTM WATER SERVICES D&C CODE 5.12.5.2).
9. ALL TEES AND SLUICE VALVES TO BE FLANGED, WITH VALVES BOLTED DIRECTLY TO TEES WHERE APPLICABLE.
10. NEW FIRE HYDRANTS AND STOP VALVES TO BE MARKED AS PER CTM WATER SERVICE D&C CODE. REFER TO SEQ-WAT-1300-1 TO 1300-2 FOR DETAILS.
11. ALL FIRE HYDRANTS AND STOP VALVES ARE TO BE LOCATED CLEAR OF CONCRETE FOOTPATHS. HYDRANT & VALVES COVERS TO HAVE SAME FINISHED LEVEL WITH THE SURROUNDING GROUND IN ACCORDANCE WITH SEQ-WAT-1301 TO 1302.
12. ALL RESIDENTIAL PROPERTY WATER SERVICE CONNECTIONS SHALL BE 25ø WITH 300mm CLEARANCE FROM PROPERTY BOUNDARY IN ACCORDANCE WITH MRC STANDARD DRAWING CTM-WAT-003 AND CTM WATER CODE CLAUSE 5.11.5.
13. ALL PROPERTY WATER SERVICE ROAD CROSSINGS SHALL BE CONTAINED WITHIN AN ENVELOPER PIPE. REFER TO SEQ-WAT-1108-1 TO 1108-2 FOR DETAILS.
14. ALL WATER SERVICE ROAD CROSSINGS UNDERNEATH CONCRETE FOOTPATHS SHALL BE CONTAINED WITHIN AN ENVELOPER PIPE. REFER TO MRC STANDARD DRAWING CTM-WAT-003 FOR DETAILS.

WATER RETICULATION PIPE COVER (MIN)

LOCATION	≤150mm	≥200mm
NON-ROADWAYS	600	1000
SEALED ROADS	600	1000
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IF COVER NOT ACHIEVABLE PIPE MATERIAL TO BE DICL

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LEGEND:
GENERAL

- STAGE BOUNDARY
- PARCEL BOUNDARY
- EXTENT OF WORKS BOUNDARY
- PROPOSED LOT BOUNDARY
- PROPOSED EASEMENT BOUNDARY
- PROPOSED RETAINING WALLS
- PROPOSED BATTER
- PROPOSED CHANGE OF GRADE
- PROPOSED OPEN DRAIN INVERT
- PROPOSED SUBSOIL DRAIN & FLUSH POINT
- PROPOSED BITUMEN EDGE
- PROPOSED ROAD CENTRE LINE
- PROPOSED BARRIER KERB & CHANNEL
- PROPOSED MOUNTABLE KERB & CHANNEL
- PROPOSED BARRIER KERB
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- PROPOSED FENCE
- PROPOSED SIGNS
- PROPOSED GUIDE POSTS
- PROPOSED ROAD ASPHALT SURFACE
- PROPOSED CONCRETE AREA
- EXISTING STAGES
- PROPOSED TREES

LEGEND:
EXISTING FEATURES

- EXISTING RETAINING WALLS
- EXISTING BATTER
- EXISTING UNDERGROUND ELECTRICAL LINE & PIT
- EXISTING STREET LIGHTING
- EXISTING POWER POLES
- EXISTING GRAVITY SEWER & MANHOLE
- EXISTING STORMWATER PIPE & MANHOLE
- EXISTING STORMWATER GULLY PITS
- EXISTING STORMWATER HEADWALL
- EXISTING POTABLE WATER LINE & FIRE HYDRANT
- EXISTING POTABLE WATER END CAP
- EXISTING POTABLE WATER GATE VALVE
- EXISTING WATER SERVICE
- EXISTING TELECOMMUNICATION CABLE & PIT
- EXISTING LOT BOUNDARY
- EXISTING CHANGE OF GRADE
- EXISTING KERB
- EXISTING TREES
- EXISTING CONCRETE AREA

LEGEND:
PROPOSED WATER RETICULATION

- SV — PROPOSED POTABLE WATER GATE VALVE
- FH — PROPOSED FIRE HYDRANT
- EC — PROPOSED TEMPORARY END CAP
- PROPOSED WATER SERVICE
- PROPOSED ø250 POTABLE WATER LINE
- PROPOSED ø150 POTABLE WATER LINE
- PROPOSED ø100 POTABLE WATER LINE
- HYDRANT COVERAGE AREA
- PROPOSED CONTROL LINE

LEGEND:
PROPOSED SERVICES

- OE — PROPOSED OVERHEAD ELECTRICAL LINE
- E — PROPOSED UNDERGROUND ELECTRICAL LINE & PIT
- PROPOSED STREET LIGHTING
- PP — PROPOSED POWER POLES
- PROPOSED SEWER EASEMENT
- S — PROPOSED GRAVITY SEWER & MANHOLE
- R — PROPOSED RISING SEWER MAIN
- PROPOSED STORMWATER EASEMENT
- SWD — PROPOSED STORMWATER PIPE & MANHOLE
- PROPOSED STORMWATER GULLY PITS
- OF — PROPOSED TELECOMMUNICATION FIBRE OPTIC CABLE
- T — PROPOSED TELECOMMUNICATION CABLE & PIT

FOR APPROVAL
24 Jul 2025

REV	REVISION DETAILS	DATE	APPR
C	ISSUED FOR APPROVAL	24.07.25	
B	ISSUED FOR APPROVAL	11.07.25	
A	ISSUED FOR APPROVAL	27.02.25	

SCALE 1:500 — 0 5 10 15 20m

SIG GROUP

DYKMAN CONSULTING

Certified System — Quality ISO 9001 SAI GLOBAL

APPROVAL — RPEQ SIGNATURE — DATE — RPEQ No 7198 — 27.02.25

DRAWN	DESIGNED	CHECKED
J.A	A.D.	M.D.

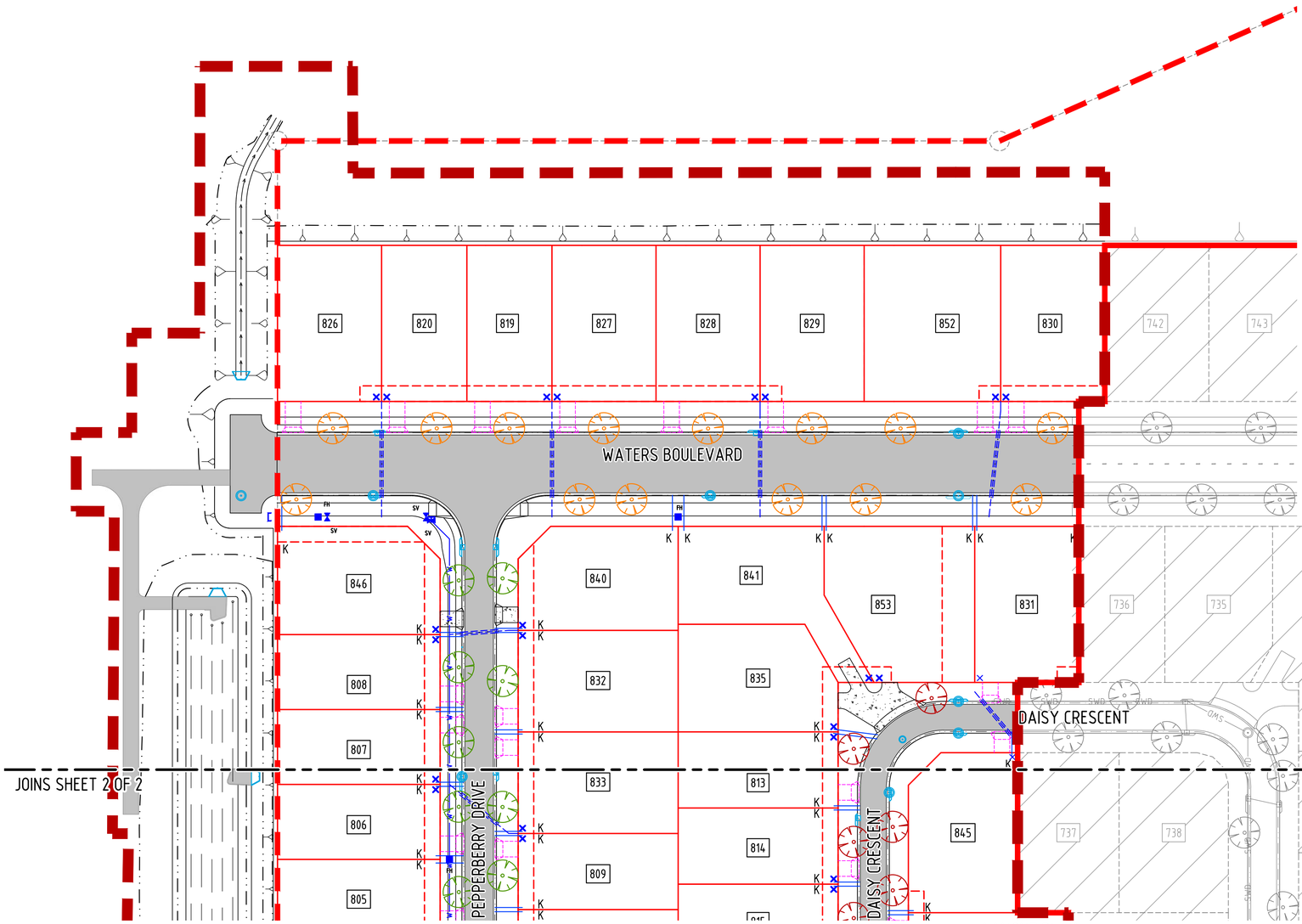
OORALEA WATERS STAGE 8
AT OORALEA, BAKERS CREEK
PROPERTY DEVELOPMENT

HYDRANT COVERAGE AREA
LAYOUT PLAN
(SHEET 2 OF 2)

ISSUE: ISSUE FOR APPROVAL
PROJECT No: 2319
DRAWING No: 2319-STG8-C274
REV: C

CAD FILENAME: C:\12dSvista\DykmanSYN\2319 - The Waters Ooralea_238\02 DES\022 DC Des\CAD - Stage 8 (Active)\DRG\2319-STG8-C274.dwg
Plot Date: 24 Jul, 2025

XREFS :- X_DC_CIVIL.dwg ; X_2319_DC_STG 8_WATER_RETICULATION_PLAN_MASTER.dwg ; X_2319_DC_STG 7_DESIGN_CADD.dwg ; X_2319_DC_STG 7_WATER_RETICULATION.dwg ; X_2319_DC_STG 8_WATER_RETICULATION_NOTES_LEGEND_SHEET 2.dwg ; X_2319_DC_STG 7_SEWER_RETICULATION.dwg ; X_2319_DC_STG 7_DESIGN_STREET_TREE.dwg ; X_2319_DC_STG 8_DESIGN_CADD.dwg ; X_2319_DC_STG 8_LOTS_EXIST_STG_4-7.dwg ; X_2319_DC_STG 8_LOT_NUMBERS_ANNO_TEXT_500.dwg ; X_2319_DC_STG 8_VIEWPORT.dwg ; X_2319_DC_STG 8_CIVIL_WORKS_EXTENTS_500.dwg ; X_2319_DC_STG



LAYOUT PLAN
SCALE 1:500

LEGEND:

EXISTING FEATURES

- EXISTING RETAINING WALLS
- EXISTING BATTER
- EXISTING LOT BOUNDARY
- EXISTING CHANGE OF GRADE
- EXISTING KERB
- EXISTING TREES
- EXISTING CONCRETE AREA

LEGEND:

PROPOSED SERVICES

- PROPOSED STORMWATER GULLY PITS
- K — PROPOSED KERB ADAPTER
- PROPOSED POTABLE WATER END CAP
- PROPOSED POTABLE WATER METER
- PROPOSED POTABLE WATER GATE VALVE
- PROPOSED FIRE HYDRANT

STREET TREE NOTES

1. REFER TO THE TECHNICAL SPECIFICATION FOR TREE FERTILISING AND WATERING REQUIREMENTS.
2. ROOT CONTROL BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MACKAY REGIONAL COUNCIL SUPPLEMENTARY SPECIFICATION 8304.

LANDSCAPED AREAS

1. ROOT CONTROL BARRIERS SHALL BE INSTALLED ALONG THE BACK OF ALL KERBS THAT ADJOIN LANDSCAPED AREAS IN ACCORDANCE WITH MACKAY REGIONAL COUNCIL SUPPLEMENTARY SPECIFICATION 8304.

POSITIONS OF EXISTING SERVICES SHOWN ARE PROVIDED FOR GUIDANCE ONLY AND LOCATIONS AND/OR DEPTHS MAY BE INCORRECT. ALSO ADDITIONAL EXISTING SERVICES MAY BE PRESENT ON SITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE POSITION OF ALL EXISTING SERVICES ON SITE.

LEGEND:

GENERAL

- STAGE BOUNDARY
- PARCEL BOUNDARY
- EXTENT OF WORKS BOUNDARY
- PROPOSED LOT BOUNDARY
- PROPOSED EASEMENT BOUNDARY
- PROPOSED RETAINING WALLS
- PROPOSED BATTER
- PROPOSED CHANGE OF GRADE
- PROPOSED OPEN DRAIN INVERT
- PROPOSED SUBSOIL DRAIN & FLUSH POINT
- PROPOSED BITUMEN EDGE
- PROPOSED ROAD CENTRE LINE
- PROPOSED BARRIER KERB & CHANNEL
- PROPOSED MOUNTABLE KERB & CHANNEL
- PROPOSED BARRIER KERB
- PROPOSED MEDIAN KERB
- PROPOSED CONCRETE EDGE
- PROPOSED FENCE
- PROPOSED SIGNS
- PROPOSED GUIDE POSTS
- PROPOSED ROAD ASPHALT SURFACE
- PROPOSED CONCRETE AREA
- EXISTING STAGES
- PROPOSED DRIVEWAY LOCATION

LEGEND:

PROPOSED STREET TREE AND LANDSCAPE AREAS

- PROPOSED TREE - MIMUSOPS ELENGI
- PROPOSED TREE - HABISCUS TILIACEUS
- PROPOSED TREE - MELALEUCA VIMINALIS

FOR APPROVAL
24 Jul 2025

REV	REVISION DETAILS	DATE	APPR
C	ISSUED FOR APPROVAL	24.07.25	
B	ISSUED FOR APPROVAL	11.07.25	
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SCALE 1:500 — 0 5 10 15 20m

SIG GROUP

DYKMAN CONSULTING

Certified System — Quality ISO 9001 — SAI GLOBAL

APPROVAL — RPEQ SIGNATURE

RPEQ No	DATE
7198	27.02.25

DRAWN	DESIGNED	CHECKED
J.A	A.D.	M.D.

OORALEA WATERS STAGE 8
AT OORALEA, BAKERS CREEK
PROPERTY DEVELOPMENT

STREET TREE
LAYOUT PLAN
(SHEET 1 OF 2)

ISSUE: ISSUE FOR APPROVAL
PROJECT No: 2319
DRAWING No: 2319-STG8-C281
REV: C

CAD FILENAME: C:\12dSdata\DykmanSYNV2319 - The Waters Ooralea_2381\02 DES\022 DC Des\CAD - Stage 8 (Active)\DRG\2319-STG8-C281.dwg Plot Date: 24 Jul 2025

XREFS :- X_DC_CIVIL.dwg ; X_2319_DC_STG 8_STREET_TREE_LAYOUT_NOTES_LEGEND_SHEET 1.dwg ; X_2319_DC_STG 8_STREET_TREE_LAYOUT_PLAN_MASTER.dwg ; X_2319_DC_STG 7_DESIGN_CADD.dwg ; X_2319_DC_STG 8_STAGE_06_REF_Design_0944-19 - Xref_GDA2020.dwg ; X_2319_DC_STG 7_DESIGN_STREET_TREE.dwg ; X_2319_DC_STG 8_LOTS.dwg ; X_2319_DC_STG 8_DESIGN_CADD.dwg ; X_2319_DC_STG 8_DESIGN_STREET_TREE.dwg ; X_2319_DC_STG 8_DESIGN_PAVEMENT_HATCH_GREY.dwg ; X_2319_DC_STG 7_SEWER_RETICULATION.dwg ; X_2319_DC_STG 7_WATER_RETICULATION.dwg ;

JOINS SHEET 1 OF 2

JOINS SHEET 1 OF 2

PEPPERBERRY DRIVE

DAISY CRESCENT

DAISY CRESCENT

CITRINUS CRESCENT

PEPPERBERRY DRIVE

ARIA COURT

BILLABONG CRESCENT

807 806 805 825 804 803 802 801 824 851 850 844 833 809 810 811 812 834 847 823 813 814 815 816 836 854 837 839 849 822 818 845 842 843 848 838 817 821 732 725 638 719 726 731 737 738 739 740 741 710 711 709 708

LEGEND:

EXISTING FEATURES

- EXISTING RETAINING WALLS
- EXISTING BATTER
- EXISTING LOT BOUNDARY
- EXISTING CHANGE OF GRADE
- EXISTING KERB
- EXISTING TREES
- EXISTING CONCRETE AREA

LEGEND:

PROPOSED SERVICES

- PROPOSED STORMWATER GULLY PITS
- K — PROPOSED KERB ADAPTER
- PROPOSED POTABLE WATER END CAP
- PROPOSED POTABLE WATER METER
- PROPOSED POTABLE WATER GATE VALVE
- PROPOSED FIRE HYDRANT

STREET TREE NOTES

1. REFER TO THE TECHNICAL SPECIFICATION FOR TREE FERTILISING AND WATERING REQUIREMENTS.
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LEGEND:

GENERAL

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- PROPOSED BITUMEN EDGE
- PROPOSED ROAD CENTRE LINE
- PROPOSED BARRIER KERB & CHANNEL
- PROPOSED MOUNTABLE KERB & CHANNEL
- PROPOSED BARRIER KERB
- PROPOSED MEDIAN KERB
- PROPOSED CONCRETE EDGE
- PROPOSED FENCE
- PROPOSED SIGNS
- PROPOSED GUIDE POSTS
- PROPOSED ROAD ASPHALT SURFACE
- PROPOSED CONCRETE AREA
- EXISTING STAGES
- PROPOSED DRIVEWAY LOCATION

LEGEND:

PROPOSED STREET TREE AND LANDSCAPE AREAS

- PROPOSED TREE - MIMUSOPS ELENGI
- PROPOSED TREE - HABISCUS TILIACEUS
- PROPOSED TREE - MELALEUCA VIMINALIS

LAYOUT PLAN
SCALE 1:500

FOR APPROVAL
24 Jul 2025

REV	REVISION DETAILS	DATE	APPR
C	ISSUED FOR APPROVAL	24.07.25	
B	ISSUED FOR APPROVAL	11.07.25	
A	ISSUED FOR APPROVAL	27.02.25	

SCALE 1:500 0 5 10 15 20m

SIG GROUP

DYKMAN CONSULTING

Certified System Quality ISO 9001 SAI GLOBAL

APPROVAL RPEQ SIGNATURE | 7198 RPEQ No | 27.02.25 DATE

DRAWN	DESIGNED	CHECKED
J.A	A.D.	M.D.

OORALEA WATERS STAGE 8 AT OORALEA, BAKERS CREEK PROPERTY DEVELOPMENT

STREET TREE LAYOUT PLAN (SHEET 2 OF 2)

ISSUE: ISSUE FOR APPROVAL

PROJECT No: 2319

DRAWING No: 2319-STG8-C282 | REV: C

CAD FILENAME: C:\12dSVdata\DykmanSYN\2319 - The Waters Ooralea_230102 DES\022 DC Des\CAD - Stage 8 (Active)\DRG\2319-STG8-C282.dwg Plot Date: 24 Jul 2025

XREFS :- X_DC_CIVIL.dwg ; X_2319_DC_STG 8_STREET_TREE_LAYOUT_PLAN_MASTER.dwg ; X_2319_DC_STG 7_DESIGN_CADD.dwg ; X_2319_DC_STG 8_STAGE_06_REF_Design_0944-19 - Xref_GDA2020.dwg ; X_2319_DC_STG 7_DESIGN_STREET_TREE.dwg ; X_2319_DC_STG 8_STREET_TREE_LAYOUT_NOTES_LEGEND_SHEET 2.dwg ; X_2319_DC_STG 8_LOTS.dwg ; X_2319_DC_STG 8_DESIGN_CADD.dwg ; X_2319_DC_STG 8_DESIGN_STREET_TREE.dwg ; X_2319_DC_STG 8_DESIGN_PAVEMENT_HATCH_GREY.dwg ; X_2319_DC_STG 7_SEWER_RETICULATION.dwg ; X_2319_DC_STG 7_WATER_RETICULATION.dwg

SEDIMENT CONTROL NOTES

1. EROSION AND SEDIMENT CONTROL TO BE MANAGED IN ACCORDANCE WITH 'SEDIMENT MANAGEMENT ON CONSTRUCTION SITES' BY WATER BY DESIGN.
2. ALL SOIL AND SEDIMENT CONTROL DEVICES TO BE IN ACCORDANCE WITH IECA 2008, BEST PRACTICE EROSION AND SEDIMENT CONTROL GUIDELINES.
3. FINAL PROFILE TO BE SHAPED AND GRADED TO LEVELS AND GRADES AS SHOWN ON THE PLANS AND SECTIONS, TO PREVENT ANY PONDING OF OVERLAND STORMWATER RUNOFF.
4. DISTURBED SURFACES ARE TO BE RE-TOPSOILED, GRASS SEEDED, FERTILISED AND WATERED IMMEDIATELY AFTER COMPLETION OF EARTHWORKS.
5. EXPOSED SURFACES TO BE WATERED AS REQUIRED TO ENSURE DUST CONTROL DURING CONSTRUCTION PHASE.
6. EXISTING VEGETATION NOT INTENDED FOR RETENTION SHALL BE REMOVED FROM SITE.
7. ALL TOPSOIL / SPOIL MOUNDS ARE TO BE LOCATED CLEAR OF DRAINAGE LINES AND OTHER AREAS WHERE THEY MAY BE ERODED. TOPSOIL MOUNDS SHOULD NOT EXCEED 1.0m IN HEIGHT.
8. ALL DISTURBED EARTHWORKS AREAS WITH BATTERS 1 ON 4 OR GREATER ARE TO BE TURFED.
9. A STRIP OF TURF SHALL BE PLACED ALONG FOOTPATH EDGES 400mm
10. TURF STRIPS SHALL BE PLACED ALONG BACK OF KERB AS PER MACKAY REGIONAL COUNCIL STD DRG A3-6801 FOR A MIN OF 600mm.

LEGEND:

EXISTING FEATURES

- EXISTING CONTOURS
- EXISTING RETAINING WALLS
- EXISTING BATTER
- EXISTING LOT BOUNDARY
- EXISTING CHANGE OF GRADE
- EXISTING KERB
- EXISTING CONCRETE AREA

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LEGEND:

GENERAL

- STAGE BOUNDARY
- PARCEL BOUNDARY
- EXTENT OF WORKS BOUNDARY
- PROPOSED LOT BOUNDARY
- PROPOSED EASEMENT BOUNDARY
- PROPOSED CONTOURS
- PROPOSED RETAINING WALLS
- PROPOSED BATTER
- PROPOSED CHANGE OF GRADE
- PROPOSED OPEN DRAIN INVERT
- PROPOSED SUBSOIL DRAIN & FLUSH POINT
- PROPOSED BITUMEN EDGE
- PROPOSED ROAD CENTRE LINE
- PROPOSED BARRIER KERB & CHANNEL
- PROPOSED MOUNTABLE KERB & CHANNEL
- PROPOSED BARRIER KERB
- PROPOSED MEDIAN KERB
- PROPOSED CONCRETE EDGE
- PROPOSED FENCE
- PROPOSED CONCRETE AREA
- EXISTING STAGES

LEGEND:

PROPOSED EROSION SEDIMENT CONTROL

- SENDIMENTATION DISTURBED AREA
- SENDIMENTATION UNDISTURBED AREA
- PROPOSED STORMWATER PIPE & MANHOLE
- PROPOSED STORMWATER GULLY PITS
- PROPOSED STORMWATER HEADWALL
- SEDIMENT FENCE
- PROPOSED GRASS FILTER STRIP
- STRAW BALE BARRIER
- CONSTRUCTION EXIT/EGRESS
- ON-GRADE KERB INLET SEDIMENT TRAP
- SAG INLET SEDIMENT TRAP

WATERS BOULEVARD

WATERS BOULEVARD

STAGE 7

DAISY CRESCENT

PEPPERBERRY DR

DAISY CRESCENT

TAYLAHS WAY

JOINS SHEET 2 OF 2

JOINS SHEET 2 OF 2

LAYOUT PLAN
SCALE 1:500

FOR APPROVAL
24 Jul 2025

REV	REVISION DETAILS	DATE	APPR
C	ISSUED FOR APPROVAL	24.07.25	
B	ISSUED FOR APPROVAL	11.07.25	
A	ISSUED FOR APPROVAL	27.02.25	

SCALE 1:500 0 5 10 15 20m

SIG GROUP

DYKMAN CONSULTING

Certified System — Quality ISO 9001 SAI GLOBAL

APPROVAL — RPEQ SIGNATURE

RPEQ No	DATE
7198	27.02.25

DRAWN	DESIGNED	CHECKED
J.A	A.D.	M.D.

OORALEA WATERS STAGE 8 AT OORALEA, BAKERS CREEK PROPERTY DEVELOPMENT

EROSION AND SEDIMENT CONTROL LAYOUT PLAN (SHEET 1 OF 2)

ISSUE: ISSUE FOR APPROVAL

PROJECT No: 2319

DRAWING No: 2319-STG8-C292 REV: C

CAD FILENAME: C:\1265\data\DykmanSYN\2319 - The Waters Ooralea_2381102 DES\1022 DC Des\CAD - Stage 8 (Active)\DRG\2319-STG8-C292.dwg Plot Date: 24 Jul 2025

XREFS :- X_DC_CIVIL.dwg ; X_2319_DC_STG 8_EROSION_SEDIMENT_CONTROL_LEGEND_SHEET 1.dwg ; X_2319_DC_STG 8_EROSION_SEDIMENT_CONTROL_LAYOUT_PLAN_MASTER.dwg ; X_2319_DC_STG 8_DESIGN_CADD.dwg ; X_2319_DC_STG 8_DESIGN_CONT.dwg ; X_2319_DC_STG 8_LOTS_EXIST_STG_4-7.dwg ; X_2319_DC_STG 8_LOT_NUMBERS_ANNO_TEXT_500.dwg ; X_2319_DC_STG 8_CIVIL_WORKS_EXTENTS_500.dwg ; X_2319_DC_STG 8_STAGE_06_REF_Design_0944-19 - Xref_GDA2020.dwg ; X_2319_DC_STG 8_DESIGN_ROAD_NAMES_ANNO_500.dwg ; X_2319_DC_STG 8_DESIGN_EROSION_SEDIMEN

JOINS SHEET 1 OF 2

JOINS SHEET 1 OF 2

PEPPERBERRY DR

DAISY CRESCENT

DAISY CRESCENT

TAYLAHS WAY

CITRINUS CRESCENT

PEPPERBERRY DRIVE

PEPPERBERRY DRIVE

STAGE 7

STAGE 5F

807 806 805 825 804 803 802 801 824 851 850 844 823 833 813 809 814 810 815 811 816 812 836 834 854 837 847 839 849 845 842 843 848 838 821 817 822 818 732 725 737 738 726 731 739 727 730 740 728 729 741 714 713 712 711 710 719 638 639 707 706 705 704 708 709

LEGEND:

GENERAL

- STAGE BOUNDARY
- PARCEL BOUNDARY
- EXTENT OF WORKS BOUNDARY
- PROPOSED LOT BOUNDARY
- PROPOSED EASEMENT BOUNDARY
- 2.0 PROPOSED CONTOURS
- PROPOSED RETAINING WALLS
- PROPOSED BATTER
- PROPOSED CHANGE OF GRADE
- PROPOSED OPEN DRAIN INVERT
- PROPOSED SUBSOIL DRAIN & FLUSH POINT
- PROPOSED BITUMEN EDGE
- PROPOSED ROAD CENTRE LINE
- PROPOSED BARRIER KERB & CHANNEL
- PROPOSED MOUNTABLE KERB & CHANNEL
- PROPOSED BARRIER KERB
- PROPOSED MEDIAN KERB
- PROPOSED CONCRETE EDGE
- PROPOSED FENCE
- PROPOSED CONCRETE AREA
- EXISTING STAGES

LEGEND:

PROPOSED EROSION SEDIMENT CONTROL

- SENDIMENTATION DISTURBED AREA
- SENDIMENTATION UNDISTURBED AREA
- SWD PROPOSED STORMWATER PIPE & MANHOLE
- PROPOSED STORMWATER GULLY PITS
- PROPOSED STORMWATER HEADWALL
- (SF) SEDIMENT FENCE
- PROPOSED GRASS FILTER STRIP
- SBB STRAW BALE BARRIER
- CONSTRUCTION EXIT/EGRESS
- OG ON-GRADE KERB INLET SEDIMENT TRAP
- SA SAG INLET SEDIMENT TRAP

SEDIMENT CONTROL NOTES

1. EROSION AND SEDIMENT CONTROL TO BE MANAGED IN ACCORDANCE WITH 'SEDIMENT MANAGEMENT ON CONSTRUCTION SITES' BY WATER BY DESIGN.
2. ALL SOIL AND SEDIMENT CONTROL DEVICES TO BE IN ACCORDANCE WITH IECA 2008, BEST PRACTICE EROSION AND SEDIMENT CONTROL GUIDELINES.
3. FINAL PROFILE TO BE SHAPED AND GRADED TO LEVELS AND GRADES AS SHOWN ON THE PLANS AND SECTIONS, TO PREVENT ANY PONDING OF OVERLAND STORMWATER RUNOFF.
4. DISTURBED SURFACES ARE TO BE RE-TOPSOILED, GRASS SEEDED, FERTILISED AND WATERED IMMEDIATELY AFTER COMPLETION OF EARTHWORKS.
5. EXPOSED SURFACES TO BE WATERED AS REQUIRED TO ENSURE DUST CONTROL DURING CONSTRUCTION PHASE.
6. EXISTING VEGETATION NOT INTENDED FOR RETENTION SHALL BE REMOVED FROM SITE.
7. ALL TOPSOIL / SPOIL MOUNDS ARE TO BE LOCATED CLEAR OF DRAINAGE LINES AND OTHER AREAS WHERE THEY MAY BE ERODED. TOPSOIL MOUNDS SHOULD NOT EXCEED 1.0m IN HEIGHT.
8. ALL DISTURBED EARTHWORKS AREAS WITH BATTERS 1 ON 4 OR GREATER ARE TO BE TURFED.
9. A STRIP OF TURF SHALL BE PLACED ALONG FOOTPATH EDGES 400mm
10. TURF STRIPS SHALL BE PLACED ALONG BACK OF KERB AS PER MACKAY REGIONAL COUNCIL STD DRG A3-6801 FOR A MIN OF 600mm.

LEGEND:

EXISTING FEATURES

- 2.0 EXISTING CONTOURS
- EXISTING RETAINING WALLS
- EXISTING BATTER
- EXISTING LOT BOUNDARY
- EXISTING CHANGE OF GRADE
- EXISTING KERB
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FOR APPROVAL
24 Jul 2025

LAYOUT PLAN
SCALE 1:500

REV	REVISION DETAILS	DATE	APPR
C	ISSUED FOR APPROVAL	24.07.25	
B	ISSUED FOR APPROVAL	11.07.25	
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SCALE 1:500 0 5 10 15 20m

SIG GROUP

DYKMAN CONSULTING

Certified System Quality ISO 9001 SAI GLOBAL

APPROVAL RPEQ SIGNATURE | 7198 RPEQ No | 27.02.25 DATE

DRAWN	DESIGNED	CHECKED
J.A	A.D.	M.D.

OORALEA WATERS STAGE 8 AT OORALEA, BAKERS CREEK PROPERTY DEVELOPMENT

EROSION AND SEDIMENT CONTROL LAYOUT PLAN (SHEET 2 OF 2)

ISSUE: ISSUE FOR APPROVAL
PROJECT No: 2319
DRAWING No: 2319-STG8-C293 REV: C

CAD FILENAME: C:\1Jobs\data\DykmanSYNV2319 - The Waters Ooralea_238\02 DES\022 DC Des\CAD - Stage 8 (Active)\DRG\2319-STG8-C293.dwg Plot Date: 24 Jul 2025

XREFS :- X_DC_CIVIL.dwg ; X_2319_DC_STG 8_EROSION_SEDIMENT_CONTROL_LEGEND_SHEET 2.dwg ; X_2319_DC_STG 8_EROSION_SEDIMENT_CONTROL_LAYOUT_PLAN_MASTER.dwg ; X_2319_DC_STG 8_DESIGN_CADD.dwg ; X_2319_DC_STG 8_DESIGN_CONT.dwg ; X_2319_DC_STG 8_LOTS_EXIST_STG_4-7.dwg ; X_2319_DC_STG 8_LOT_NUMBERS_ANNO_TEXT_500.dwg ; X_2319_DC_STG 8_CIVIL_WORKS_EXTENTS_500.dwg ; X_2319_DC_STG 8_STAGE_06_REF_Design_0944-19 - Xref_GDA2020.dwg ; X_2319_DC_STG 8_DESIGN_ROAD_NAMES_ANNO_500.dwg ; X_2319_DC_STG 8_DESIGN_EROSION_SEDIMEN

LINEMARKING & SIGNAGE NOTES:

1. ALL LINEMARKING AND SIGNAGE TO BE IN ACCORDANCE WITH THE CURRENT VERSION OF THE 'MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES' (MUTCD).
2. RETRO REFLECTORISED RAISED PAVEMENT MARKERS (RRPM'S) TO BE INSTALLED IN ACCORDANCE THE MUTCD, PART 2, CLAUSE 5.6.
3. STREET SIGN TO BE INSTALLED IN ACCORDANCE WITH MRC STD DRG A3-03872
4. TGSI ARE TO BE FIBRE REINFORCED POLYMER TILES INSTALLED WITH BOTH ADHESIVES AND SCREWS TO PREVENT LIFTING AND CORNER CURLING. TGSI ARE TO BE INSTALLED IN ACCORDANCE WITH AS/NZS1428.4.1:2009 "DESIGN FOR ACCESS AND MOBILITY, PART 4.1: MEANS TO ASSIST THE ORIENTATION OF PEOPLE WITH VISION IMPAIRMENT – TACTILE GROUND SURFACE INDICATORS".
5. REFER TO TMR STD DRG KRG1, STD DRG KRG2, STD DRG 1447 FOR TACTILE GROUND SURFACE INDICATORS ON RAMP CROSSING, RAMP CROSSING INSTALLATION AND MEDIAN CUT THROUGHS.
6. ALL TRAFFIC ISLAND KERBS TO BE PAINTED IN WHITE REFLECTIVE PAINT.

LEGEND:

EXISTING FEATURES

- EXISTING RETAINING WALLS
- EXISTING BATTER
- EXISTING LOT BOUNDARY
- EXISTING CHANGE OF GRADE
- EXISTING KERB
- EXISTING TREES
- EXISTING CONCRETE AREA

POSITIONS OF EXISTING SERVICES SHOWN ARE PROVIDED FOR GUIDANCE ONLY AND LOCATIONS AND/OR DEPTHS MAY BE INCORRECT. ALSO ADDITIONAL EXISTING SERVICES MAY BE PRESENT ON SITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE POSITION OF ALL EXISTING SERVICES ON SITE.

LEGEND:

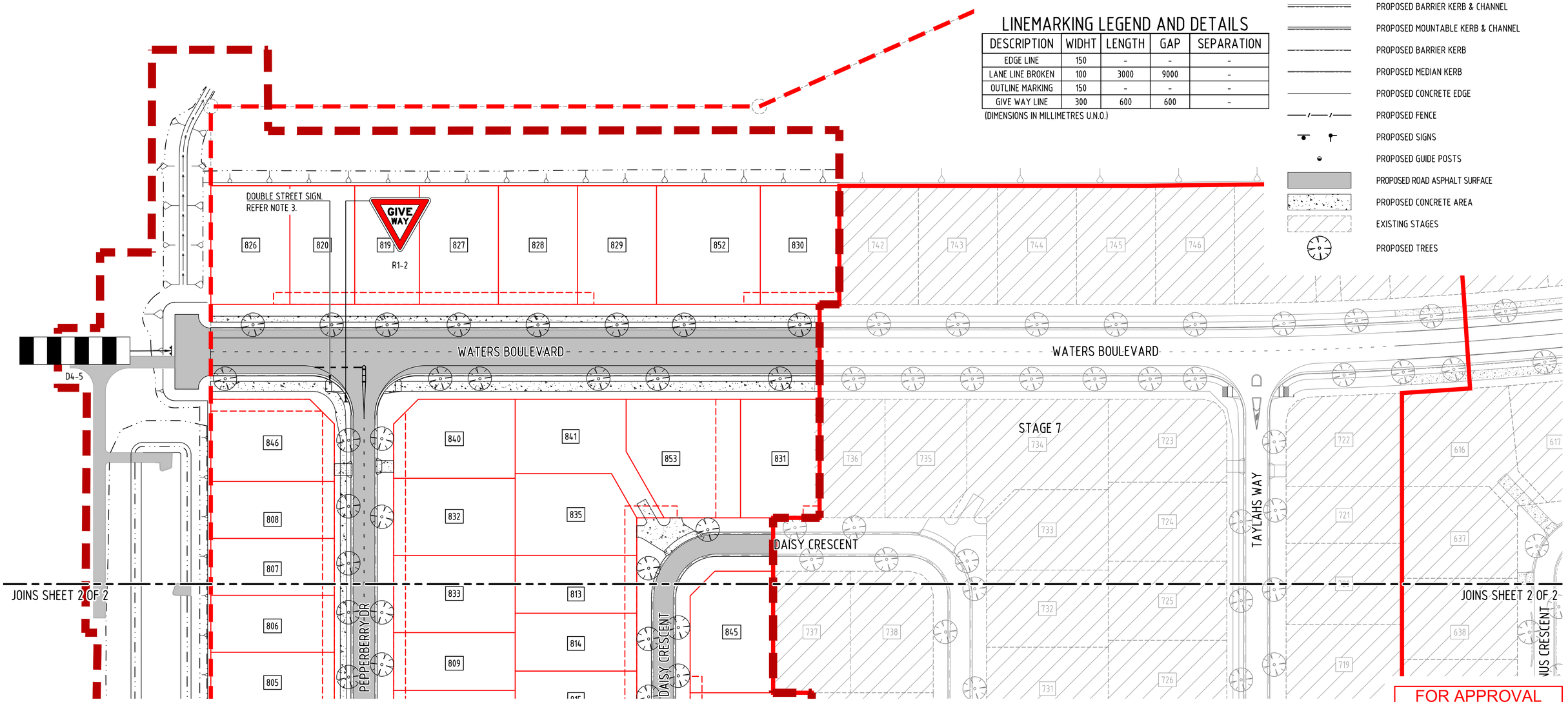
GENERAL

- STAGE BOUNDARY
- PARCEL BOUNDARY
- EXTENT OF WORKS BOUNDARY
- PROPOSED LOT BOUNDARY
- PROPOSED EASEMENT BOUNDARY
- PROPOSED RETAINING WALLS
- PROPOSED BATTER
- PROPOSED CHANGE OF GRADE
- PROPOSED OPEN DRAIN INVERT
- PROPOSED SUBSOIL DRAIN & FLUSH POINT
- PROPOSED BITUMEN EDGE
- PROPOSED ROAD CENTRE LINE
- PROPOSED BARRIER KERB & CHANNEL
- PROPOSED MOUNTABLE KERB & CHANNEL
- PROPOSED BARRIER KERB
- PROPOSED MEDIAN KERB
- PROPOSED CONCRETE EDGE
- PROPOSED FENCE
- PROPOSED SIGNS
- PROPOSED GUIDE POSTS
- PROPOSED ROAD ASPHALT SURFACE
- PROPOSED CONCRETE AREA
- EXISTING STAGES
- PROPOSED TREES

LINEMARKING LEGEND AND DETAILS

DESCRIPTION	WIDHT	LENGTH	GAP	SEPARATION
EDGE LINE	150	-	-	-
LANE LINE BROKEN	100	3000	9000	-
OUTLINE MARKING	150	-	-	-
GIVE WAY LINE	300	600	600	-

(DIMENSIONS IN MILLIMETRES U.N.O.)



LAYOUT PLAN
SCALE 1:500

FOR APPROVAL
24 Jul 2025

REV	REVISION DETAILS	DATE	APPR
C	ISSUED FOR APPROVAL	24.07.25	
B	ISSUED FOR APPROVAL	11.07.25	
A	ISSUED FOR APPROVAL	27.02.25	

SCALE 1:500 0 5 10 15 20m

SIG GROUP

DYKMAN CONSULTING

Certified System Quality ISO 9001 SAI GLOBAL

APPROVAL

RPEQ SIGNATURE

7198 RPEQ No

27.02.25 DATE

DRAWN	DESIGNED	CHECKED
J.A	A.D.	M.D.

OORALEA WATERS STAGE 8 AT OORALEA, BAKERS CREEK PROPERTY DEVELOPMENT

SIGNAGE AND LINEMARKING LAYOUT PLAN AND SETOUT (SHEET 1 OF 2)

ISSUE: ISSUE FOR APPROVAL

PROJECT No: 2319

DRAWING No: 2319-STG8-C301 REV: C

CAD FILENAME: C:\12dS\data\DykmanSYN\2319 - The Waters Ooralea_23B\02 DES\022 DC Des\CAD - Stage 8 (Active)\DRG\2319-STG8-C301.dwg Plot Date: 24 Jul, 2025

XREFS :- X_DC_CIVIL.dwg ; X_2319_DC_STG 8_SIGNAGE_LINEMARKING_LAYOUT_PLAN_MASTER.dwg ; X_2319_DC_STG 7_DESIGN_CADD.dwg ; X_2319_DC_STG 8_SIGNAGE_LINEMARKING_LEGEND_SHEET 1.dwg ; X_2319_DC_STG 7_DESIGN_STREET_TREE.dwg ; X_2319_DC_STG 8_DESIGN_CADD.dwg ; X_2319_DC_STG 8_LOTS_EXIST_STG_4-7.dwg ; X_2319_DC_STG 8_VIEWPORT.dwg ; X_2319_DC_STG 8_CIVIL_WORKS_EXTENTS_500.dwg ; X_2319_DC_STG 8_DESIGN_FOOTPATH_HATCH.dwg ; X_2319_DC_STG 8_DESIGN_PAVEMENT_HATCH_GREY.dwg ; X_2319_DC_STG 8_LOT_NUMBERS_ANNO_TEXT_500.dwg ;

JOINS SHEET 1 OF 2

JOINS SHEET 1 OF 2

PEPPERBERRY DR

DAISY CRESCENT

DAISY CRESCENT

TAYLAHS WAY

CITRINUS CRESCENT

STAGE 7

PEPPERBERRY DRIVE

GIVE WAY

R1-2
DOUBLE STREET SIGN.
REFER NOTE 3.

ARIA COURT

BILLABONG CRESCENT

STAGE 5F

807 806 805 825 804 803 802 801 824 851 850 844 823 822 818 817 821 833 813 809 814 810 815 811 816 812 836 834 854 847 837 849 839 845 842 843 848 838

737 738 739 740 741 710 711 709 708 732 725 726 731 727 730 719 638 639 718 640 717

LEGEND:

EXISTING FEATURES

- EXISTING RETAINING WALLS
- EXISTING BATTER
- EXISTING LOT BOUNDARY
- EXISTING CHANGE OF GRADE
- EXISTING KERB
- EXISTING TREES
- EXISTING CONCRETE AREA

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- PROPOSED FENCE
- PROPOSED SIGNS
- PROPOSED GUIDE POSTS
- PROPOSED ROAD ASPHALT SURFACE
- PROPOSED CONCRETE AREA
- EXISTING STAGES
- PROPOSED TREES

LINEMARKING & SIGNAGE NOTES:

1. ALL LINEMARKING AND SIGNAGE TO BE IN ACCORDANCE WITH THE CURRENT VERSION OF THE 'MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES' (MUTCD).
2. RETRO REFLECTORISED RAISED PAVEMENT MARKERS (RRPM'S) TO BE INSTALLED IN ACCORDANCE THE MUTCD, PART 2, CLAUSE 5.6.
3. STREET SIGN TO BE INSTALLED IN ACCORDANCE WITH MRC STD DRG A3-03872
4. TGSI ARE TO BE FIBRE REINFORCED POLYMER TILES INSTALLED WITH BOTH ADHESIVES AND SCREWS TO PREVENT LIFTING AND CORNER CURLING. TGSI ARE TO BE INSTALLED IN ACCORDANCE WITH AS/NZS1428.4.1:2009 "DESIGN FOR ACCESS AND MOBILITY, PART 4.1: MEANS TO ASSIST THE ORIENTATION OF PEOPLE WITH VISION IMPAIRMENT – TACTILE GROUND SURFACE INDICATORS".
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LINEMARKING LEGEND AND DETAILS

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GIVE WAY LINE	300	600	600	-

(DIMENSIONS IN MILLIMETRES U.N.O.)

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LAYOUT PLAN
SCALE 1:500

FOR APPROVAL
24 Jul 2025

REV	REVISION DETAILS	DATE	APPR
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SCALE 1:500 0 5 10 15 20m

SIG GROUP

DYKMAN CONSULTING

Certified System Quality ISO 9001 SAI GLOBAL

APPROVAL 7198 RPEQ No 27.02.25 DATE

RPEQ SIGNATURE	DESIGNED	CHECKED
DRAWN		
J.A	A.D.	M.D.

OORALEA WATERS STAGE 8 AT OORALEA, BAKERS CREEK PROPERTY DEVELOPMENT

SIGNAGE AND LINEMARKING LAYOUT PLAN AND SETOUT (SHEET 2 OF 2)

ISSUE: ISSUE FOR APPROVAL

PROJECT No: 2319

DRAWING No: 2319-STG8-C302 REV: C

CAD FILENAME: C:\1Qld\Vdata\Dykman\SYNX\2319 - The Waters Ooralea_23810\02 DES\022 DC Des\CAD - Stage 8 (Active)\DRG\2319-STG8-C302.dwg Plot Date: 24 Jul, 2025

XREFS :- X_DC_CIVIL.dwg ; X_2319_DC_STG 8_SIGNAGE_LINEMARKING_LAYOUT_PLAN_MASTER.dwg ; X_2319_DC_STG 7_DESIGN_CADD.dwg ; X_2319_DC_STG 8_SIGNAGE_LINEMARKING_LEGEND_SHEET 2.dwg ; X_2319_DC_STG 7_DESIGN_STREET_TREE.dwg ; X_2319_DC_STG 8_DESIGN_CADD.dwg ; X_2319_DC_STG 8_LOTS_EXIST_STG_4-7.dwg ; X_2319_DC_STG 8_VIEWPORT.dwg ; X_2319_DC_STG 8_CIVIL_WORKS_EXTENTS_500.dwg ; X_2319_DC_STG 8_DESIGN_FOOTPATH_HATCH.dwg ; X_2319_DC_STG 8_DESIGN_PAVEMENT_HATCH_GREY.dwg ; X_2319_DC_STG 8_LOT_NUMBERS_ANNO_TEXT_500.dwg