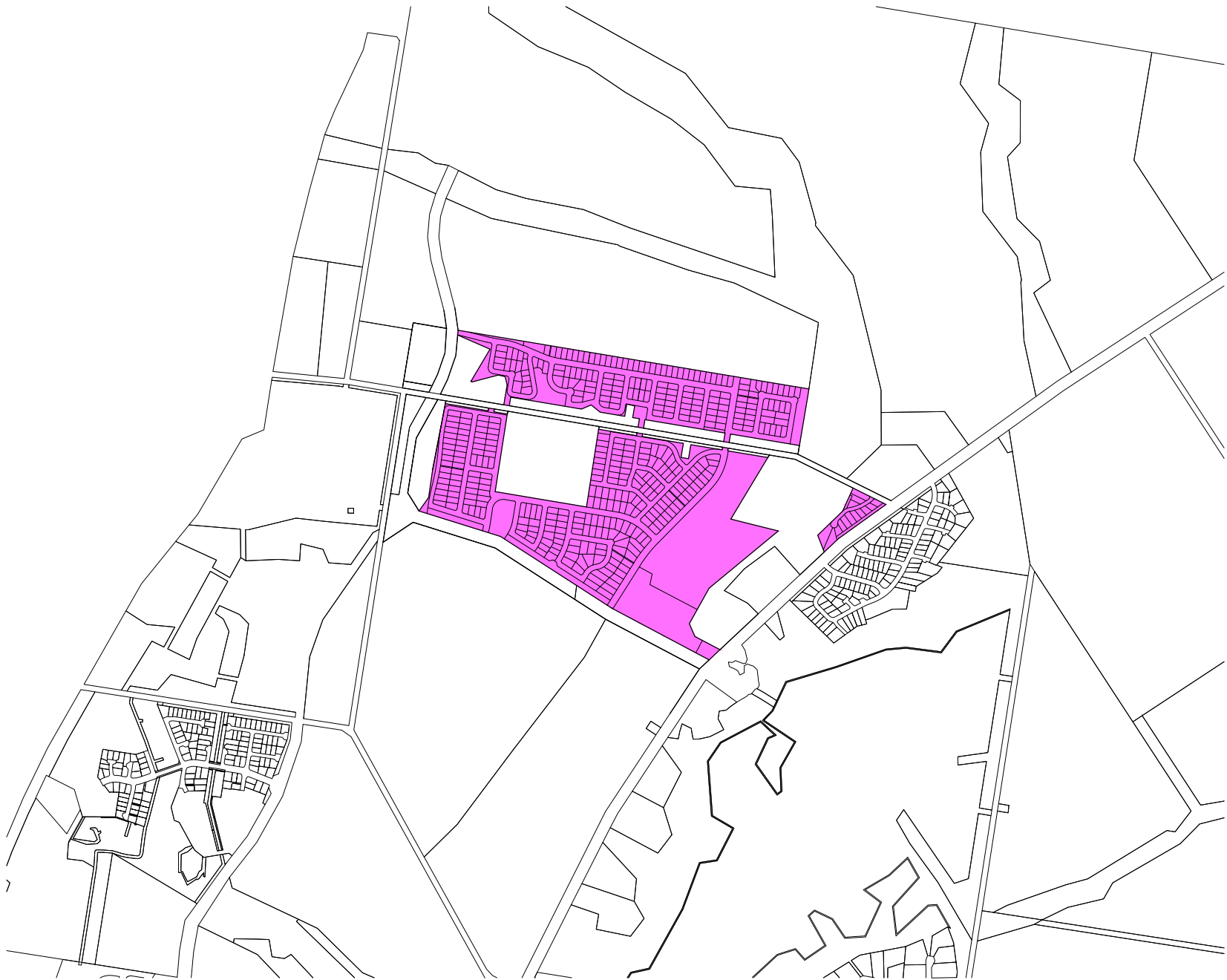


# WILLIAMS ROAD RESIDENTIAL SUBDIVISION

## WILLIAMS ROAD, TABLE TOP 462 LOT RESIDENTIAL SUBDIVISION



### SCHEDULE OF DRAWINGS

| SHEET | DESCRIPTION                                 |
|-------|---------------------------------------------|
| P-01  | SITE CONTEXT PLAN                           |
| P-02  | EXISTING ZONE PLAN                          |
| P-03  | THURGOONA-WIRLINGA PRECINCT STRUCTURE PLAN  |
| P-04  | OVERALL LAYOUT PLAN AND STAGING PLAN        |
| P-05  | OVERALL LAYOUT PLAN AND STAGING PLAN        |
| P-06  | SHEET REFERENCE PLAN                        |
| P-07  | LAYOUT 1 PLAN                               |
| P-08  | LAYOUT 2 PLAN                               |
| P-09  | LAYOUT 3 PLAN                               |
| P-10  | LAYOUT 4 PLAN                               |
| P-11  | LAYOUT 5 PLAN                               |
| P-12  | CHAIN OF PONDS LONG SECTION AND LAYOUT PLAN |
| P-13  | CHAIN OF PONDS LONG SECTION AND LAYOUT PLAN |
| P-14  | WETLANDS LAYOUT PLAN                        |
| P-15  | WETLANDS CROSS SECTIONS                     |
| P-16  | OPEN SPACE PLAN                             |
| P-17  | LOCAL REGIONAL PARK PLAN                    |
| P-18  | TYPICAL ROAD CROSS SECTIONS                 |
| P-19  | ASSET PROTECTION ZONES                      |
| P-20  | FENCING PLAN                                |
| P-21  | PRE DEVELOPMENT CATCHMENT PLAN              |
| P-22  | POST DEVELOPMENT CATCHMENT PLAN             |
| P-23  | MASTER DEVELOPMENT CATCHMENT PLAN           |
| P-24  | MASTER WATER SERVICING PLAN                 |
| P-25  | MASTER SEWER SERVICING PLAN                 |
| P-26  | FLOOD PLANNING OVERLAY PLAN                 |
| P-27  | FLOOD MITIGATION PLAN                       |

PROJECT No. 24123



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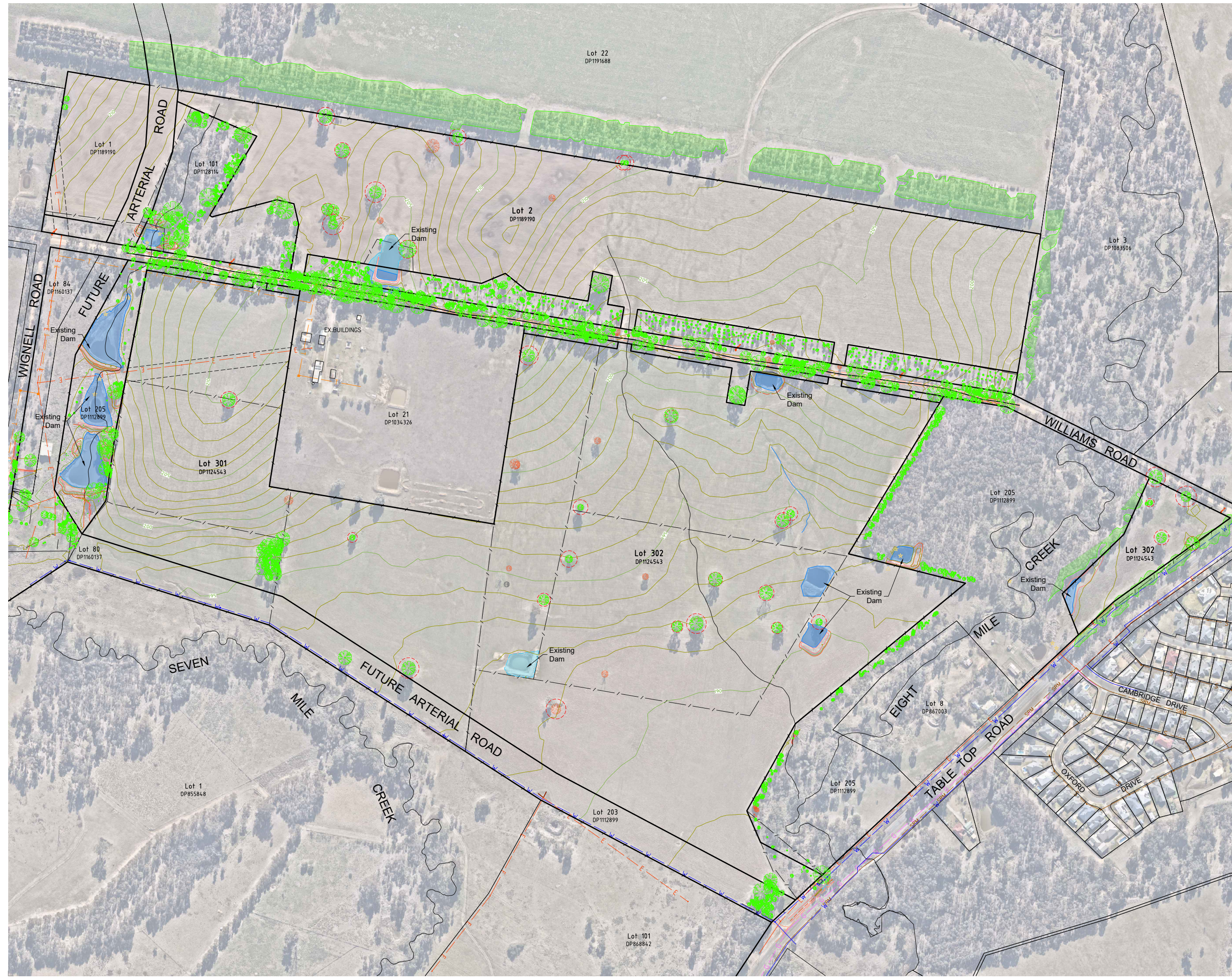
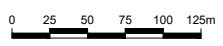
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**SITE CONTEXT AND  
ANALYSIS PLAN  
LOT 2 DP1189190 AND  
LOTS 301 & 302 DP1124543  
WILLIAMS ROAD  
TABLE TOP 2640**

- EXISTING SERVICES**
- T Telstra Cable
  - NBN NBN Cable
  - E Electricity Cable
  - P (OH) Overhead Powerline
  - S Sewerage Main
  - SRM Sewerage Main
  - W Water Main
  - G Gas Main
- Existing Tree to be removed
- Existing Tree to be retained with tree protection zone

NOTE:  
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EXISTING ZONING PLAN  
LOT 2 DP1189190 AND  
LOTS 301 & 302 DP1124543  
WILLIAMS ROAD  
TABLE TOP 2640

- SP2** Infrastructure
- C3** Enviromental Management
- R1** General Residential
- R5** Large Lot Residential
- RU4** Primary Production Small Lots

APPROX. TRUE NORTH

0 25 50 75 100 125m

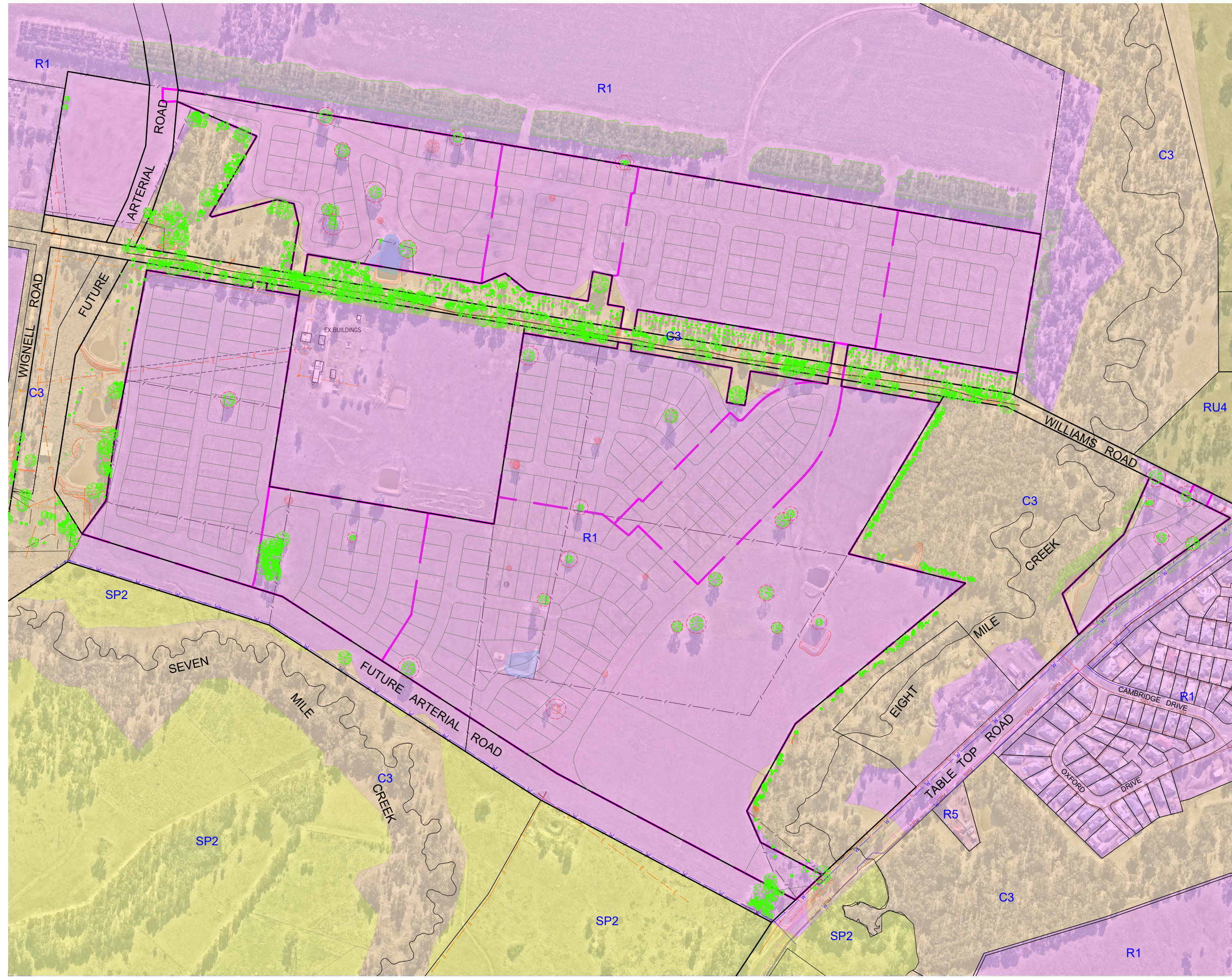
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Scale 1:2500

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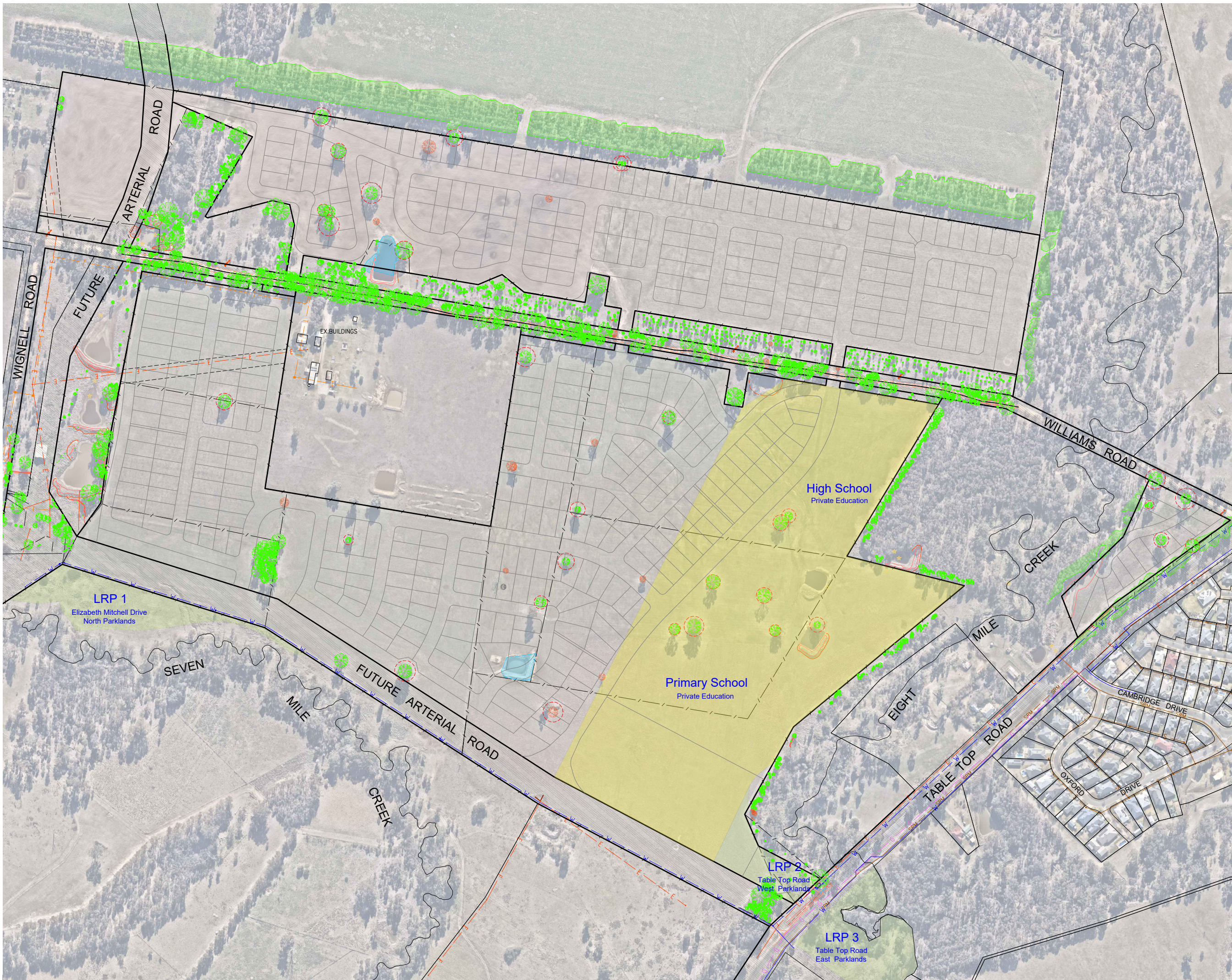
Original Sheet A1





THURGOONA-WIRLINGA  
PRECINCT STRUCTURE PLAN  
WILLIAMS ROAD  
TABLE TOP 2640

-  Education Precinct
-  Local Recreation Park (LRP)
-  Movement Network



APPROX. TRUE NORTH

0 25 50 75 100 125m

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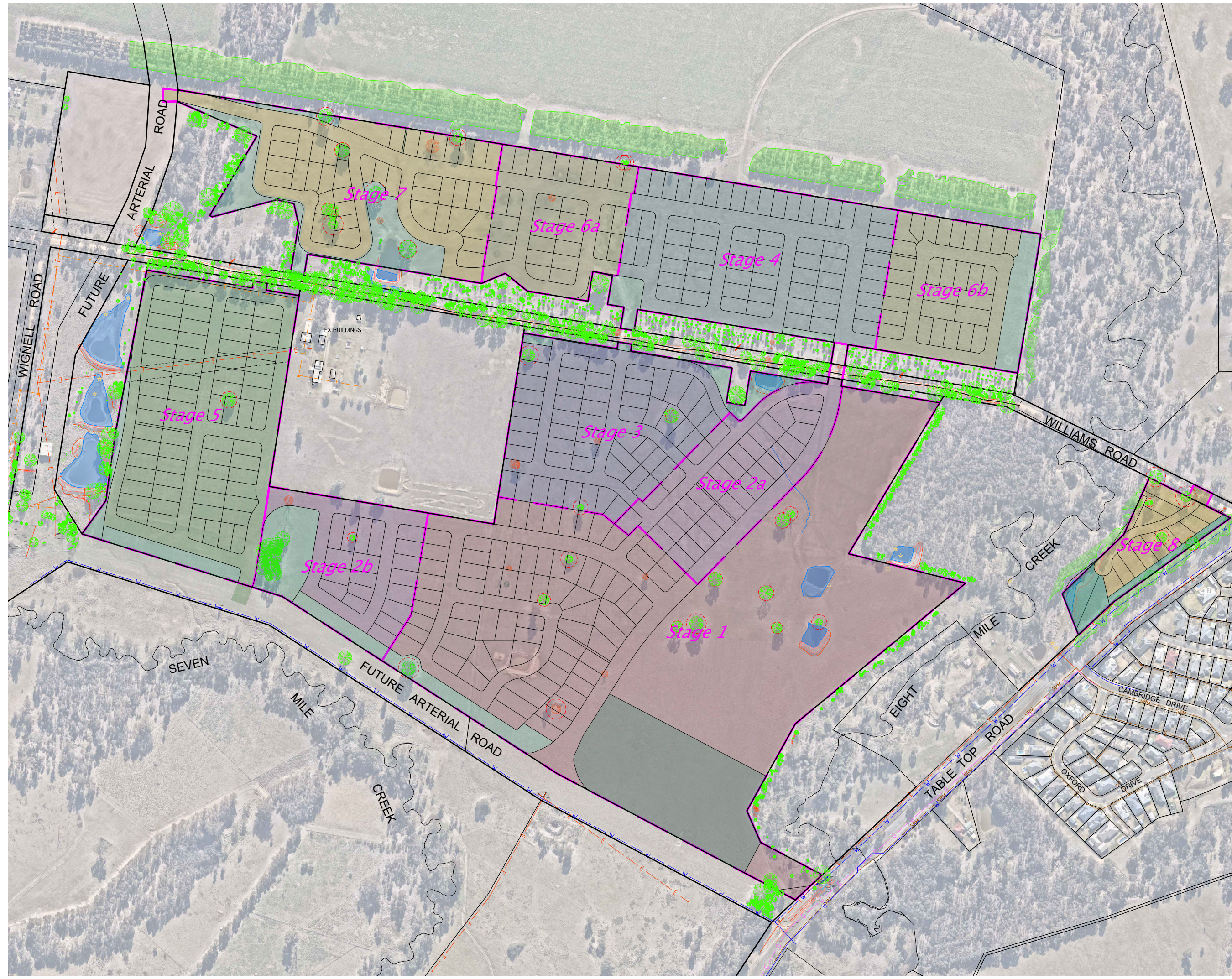
OVERALL LAYOUT PLAN  
AND STAGING PLAN  
LOT 2 DP1189190 AND  
LOTS 301 & 302 DP1124543  
WILLIAMS ROAD  
TABLE TOP 2640

- Stage 1
- Stage 2
- Stage 3
- Stage 4
- Stage 5
- Stage 6
- Stage 7
- Stage 8

APPROX. TRUE NORTH

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0 25 50 75 100 125m





OVERALL LAYOUT PLAN  
AND STAGING PLAN  
LOT 2 DP1189190 AND  
LOTS 301 & 302 DP1124543  
WILLIAMS ROAD  
TABLE TOP 2640



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0 25 50 75 100 125m

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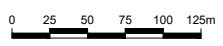
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SHEET REFERENCE PLAN  
LOT 2 DP1189190 AND  
LOTS 301 & 302 DP1124543  
WILLIAMS ROAD  
TABLE TOP 2640



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Scale 1:2500

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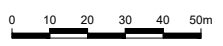
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LAYOUT 1 PLAN  
LOT 2 DP1189190 AND  
LOTS 301 & 302 DP1124543  
WILLIAMS ROAD  
TABLE TOP 2640

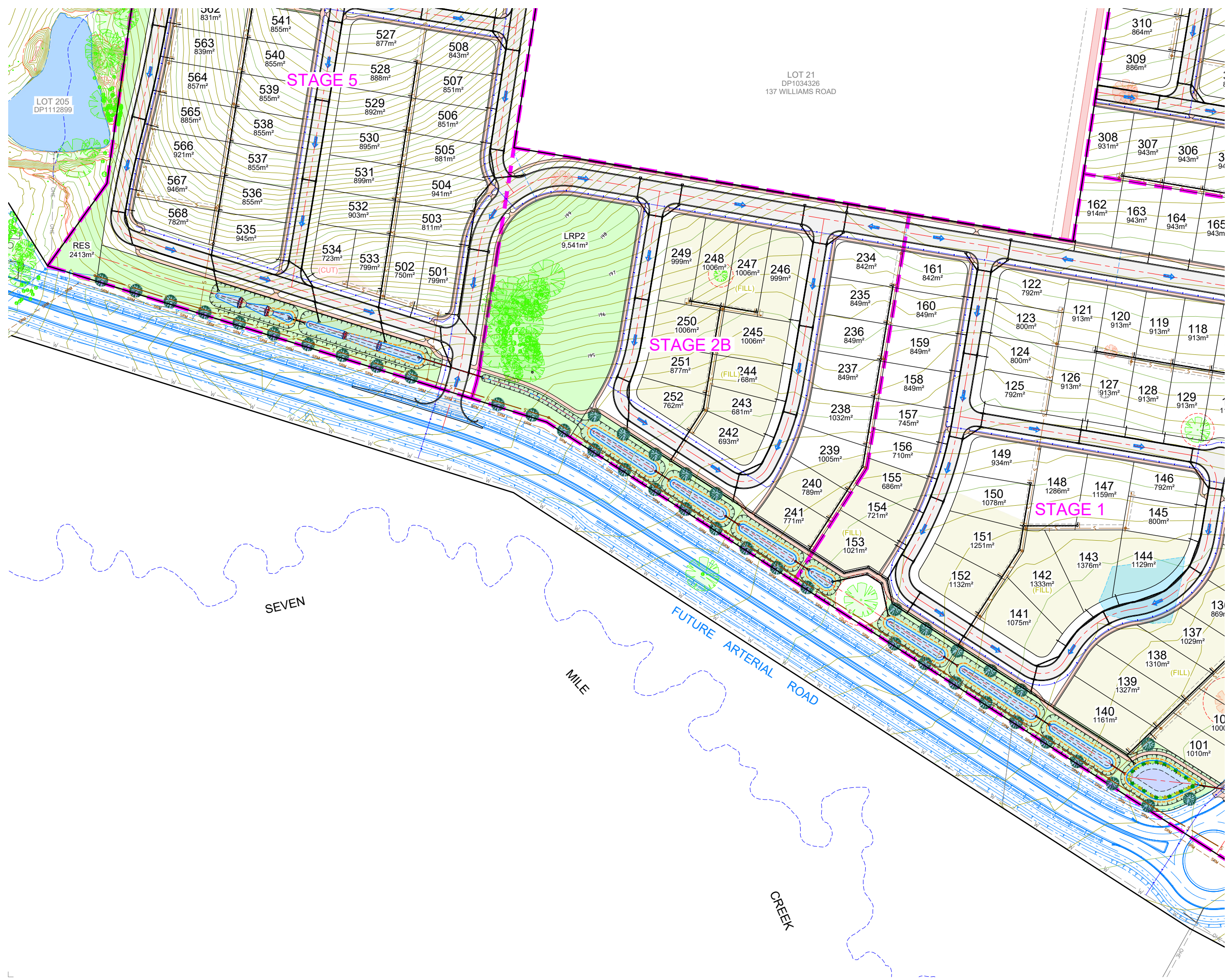


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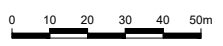




LAYOUT 2 PLAN  
LOT 2 DP1189190 AND  
LOTS 301 & 302 DP1124543  
WILLIAMS ROAD  
TABLE TOP 2640

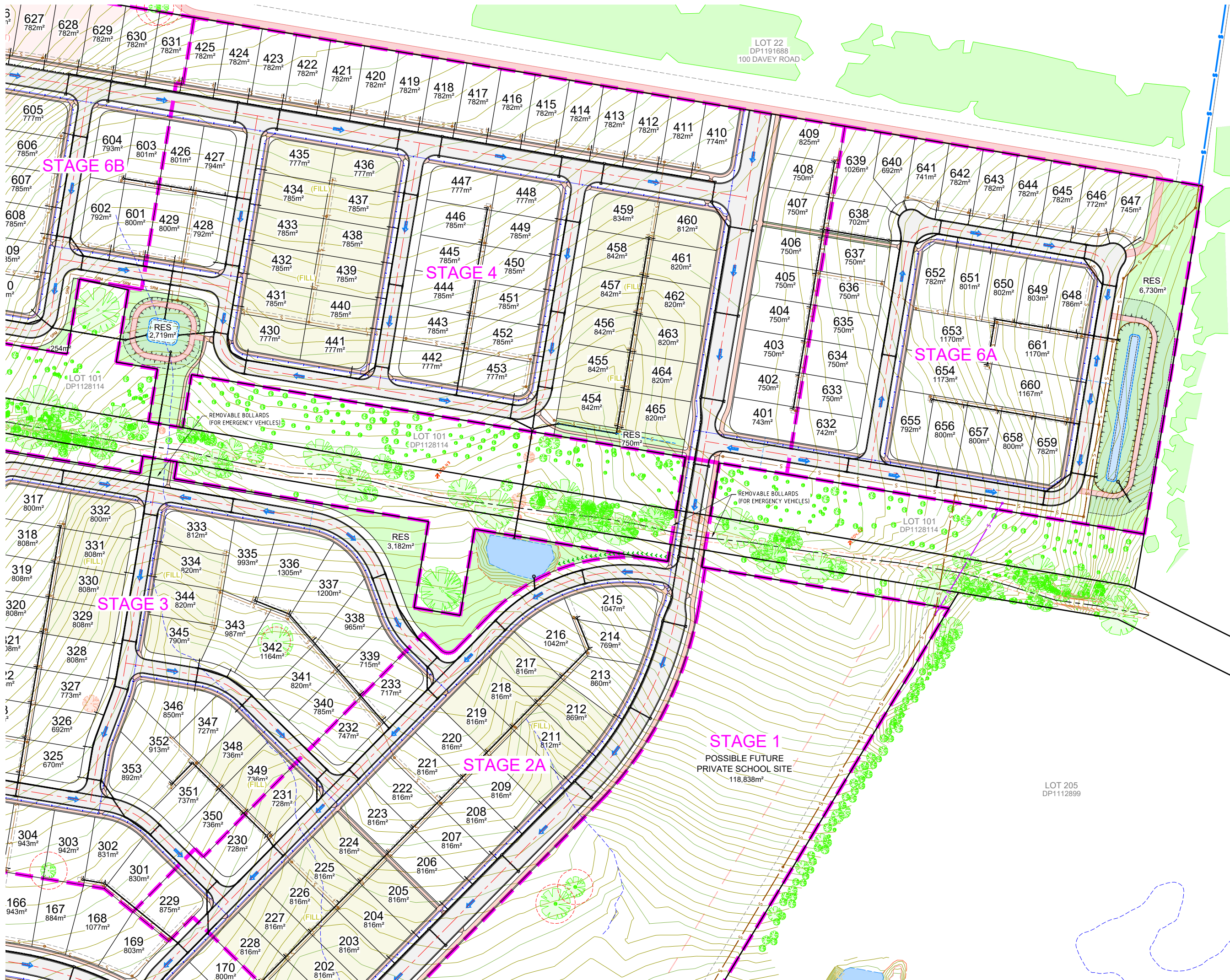


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LAYOUT 3 PLAN  
LOT 2 DP1189190 AND  
LOTS 301 & 302 DP1124543  
WILLIAMS ROAD  
TABLE TOP 2640



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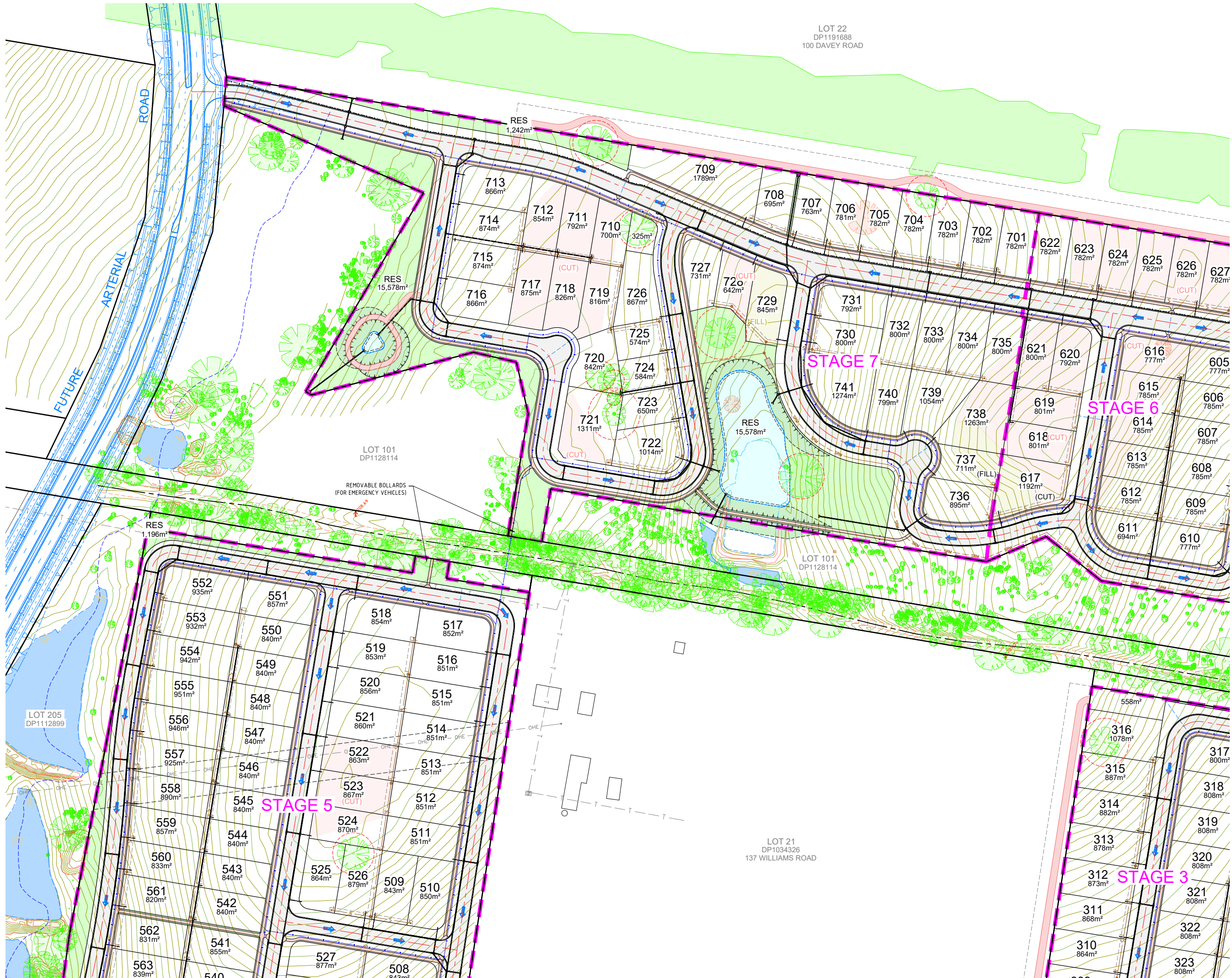
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LAYOUT 4 PLAN  
LOT 2 DP1189190 AND  
LOTS 301 & 302 DP1124543  
WILLIAMS ROAD  
TABLE TOP 2640



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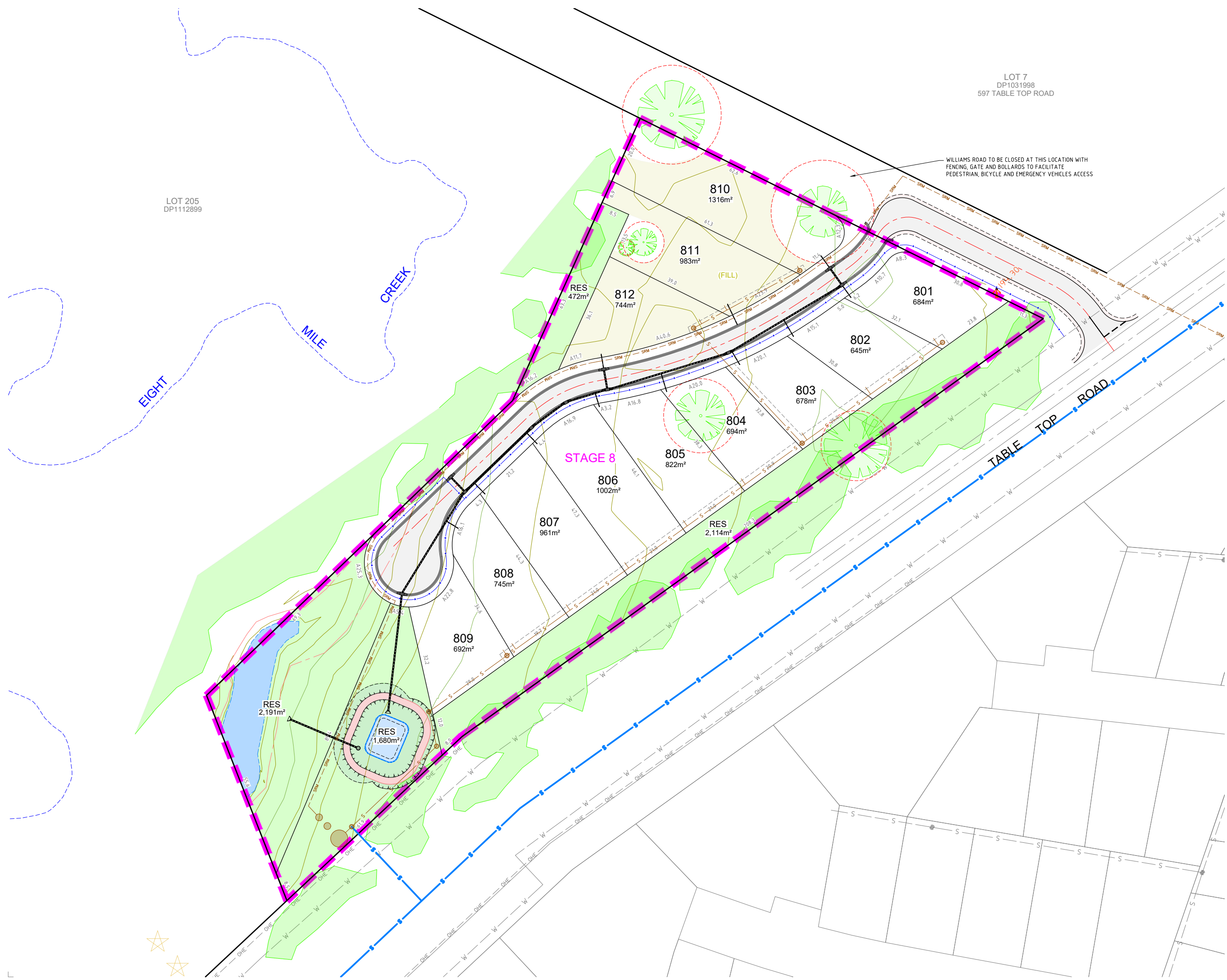
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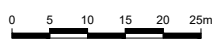
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10 OF 27  
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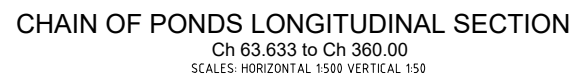
LAYOUT 5 PLAN  
LOT 2 DP1189190 AND  
LOTS 301 & 302 DP1124543  
WILLIAMS ROAD  
TABLE TOP 2640



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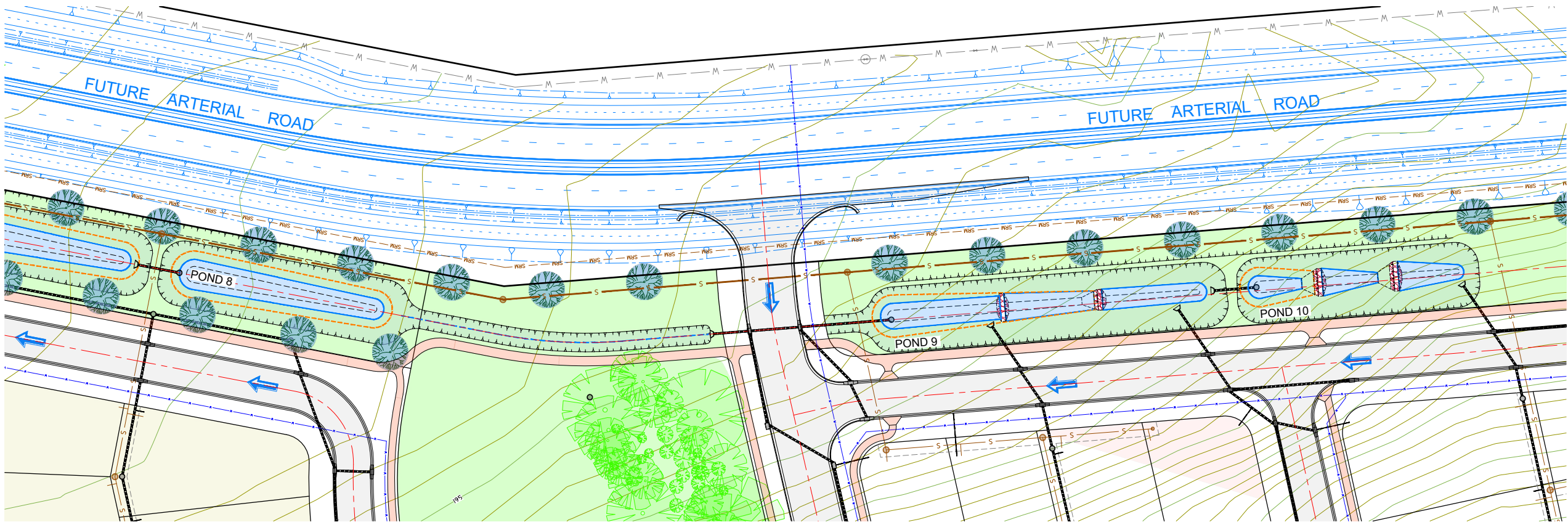




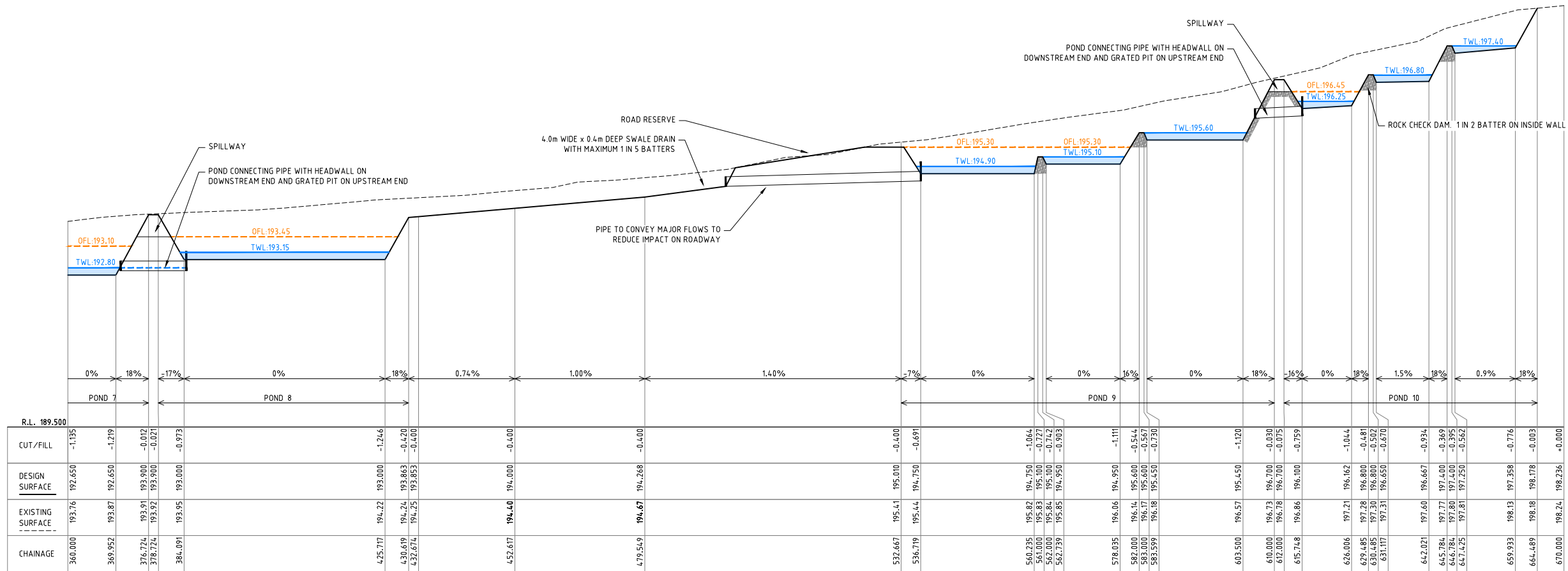
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CHAIN OF PONDS LONG  
SECTION & LAYOUT PLAN  
LOT 2 DP1189190 AND  
LOTS 301 & 302 DP1124543  
WILLIAMS ROAD  
TABLE TOP 2640



CHAIN OF PONDS LAYOUT  
SCALE: 1:500

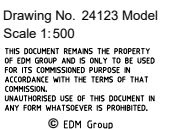


CHAIN OF PONDS LONGITUDINAL SECTION  
Ch 360.000 to Ch 720.00  
SCALES: HORIZONTAL 1:500 VERTICAL 1:50

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Emergent vegetation zone:

- *Eleocharis acuta* (common spike rush); six to eight tubes per m<sup>2</sup>
- *Potamogeton ochreatus* (blunt pondweed); two per m<sup>2</sup>
- *Myriophyllum papillosum* (common water-milfoil); four to six tubes per m<sup>2</sup>

Fringing vegetation zone:

- *Poa labillardieri* (snow grass); four tubes per m<sup>2</sup>
- *Carex appressa* (fall sedge); four tubes per m<sup>2</sup>
- *Juncus usitatus* (common rush); one to two for every 1m<sup>2</sup>
- *Cynodon dactylon* (common couch); three tubes per m<sup>2</sup>
- *Paspalum distichum* (water couch); two to three per m<sup>2</sup>

- Medium Shrubs – greater than 1m high (but not shading the breeding habitat)
- Fan Grevillea – *Grevillea ramosissima* subsp. *ramosissima*
- Urrn Heath – *Melicthus uroleiatus*

Small Shrubs – less than 1m high

- Heathy Bush-pea – *Pultanea procumbens*
- Crimson Grevillea – *Grevillea polybractea*



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LOCAL REGIONAL PARK AND  
OPEN SPACE PLAN  
LOT 2 DP1189190 AND  
LOTS 301 & 302 DP1124543  
WILLIAMS ROAD  
TABLE TOP 2640

- Existing Public Parkland
- Proposed Open Space and Reserve
- Proposed Local Regional Pa

Existing Tree to be removed

Proposed Street Tree Planting



- 13m Wide Road Reserve
- 15m Wide Road Reserve
- 17m Wide Road Reserve
- 19m Wide Road Reserve
- 22m Wide Road Reserve
- 24m Wide Road Reserve
- Provisional Entrance Road  
6.4m wide seal, 1.8m shoulders

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0 25 50 75 100 125m





LOCAL REGIONAL PARK PLAN  
LOT 2 DP1189190 AND  
LOTS 301 & 302 DP1124543  
WILLIAMS ROAD  
TABLE TOP 2640

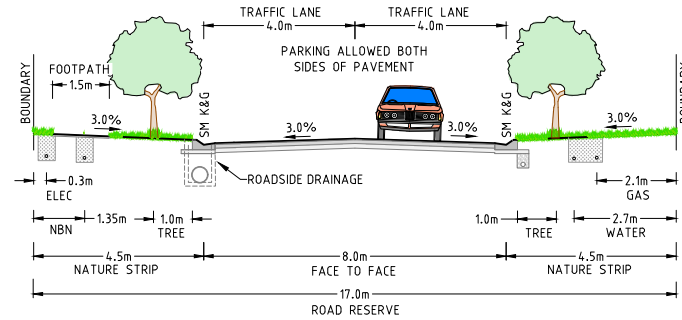


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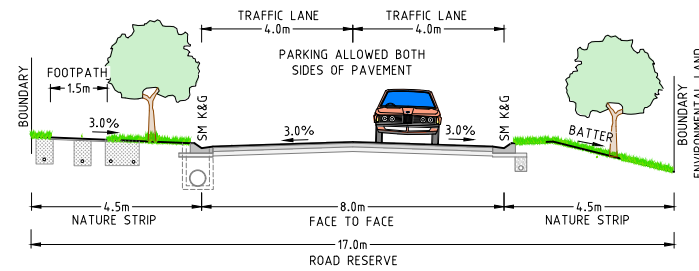




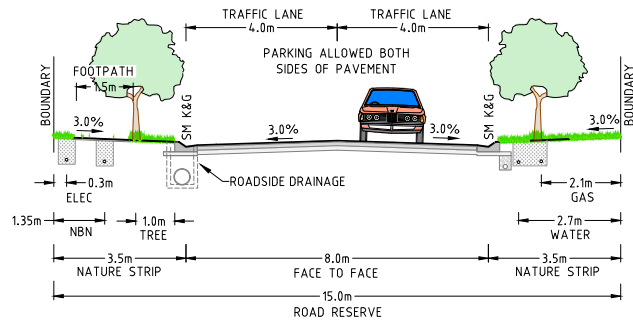
**TYPICAL ROAD CROSS SECTIONS**  
**LOT 2 DP1189190 AND**  
**LOTS 301 & 302 DP1124543**  
**WILLIAMS ROAD**  
**TABLE TOP 2640**



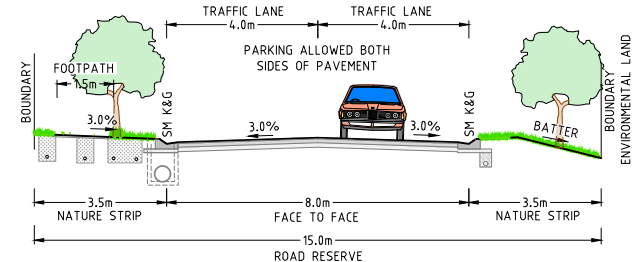
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**17.0m WIDE ROAD RESERVE**  
 SCALE 1:100



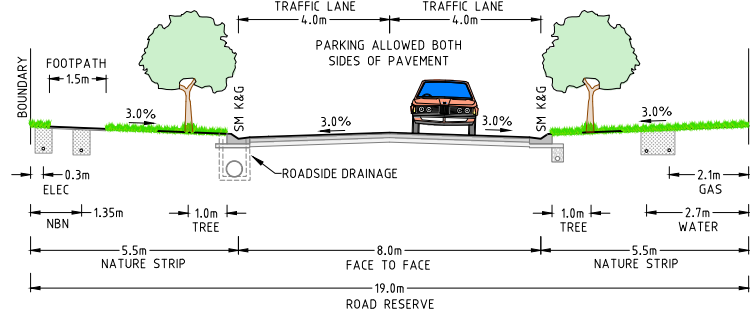
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 SCALE 1:100



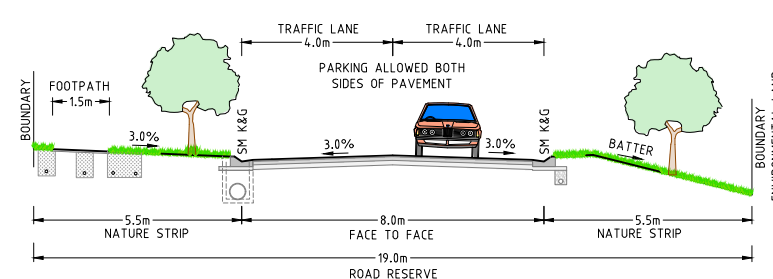
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**15.0m WIDE ROAD RESERVE**  
 SCALE 1:100



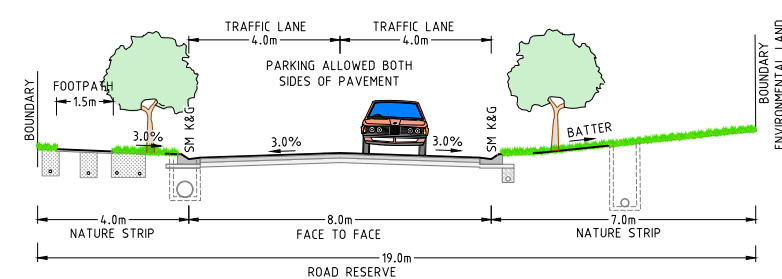
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 SCALE 1:100



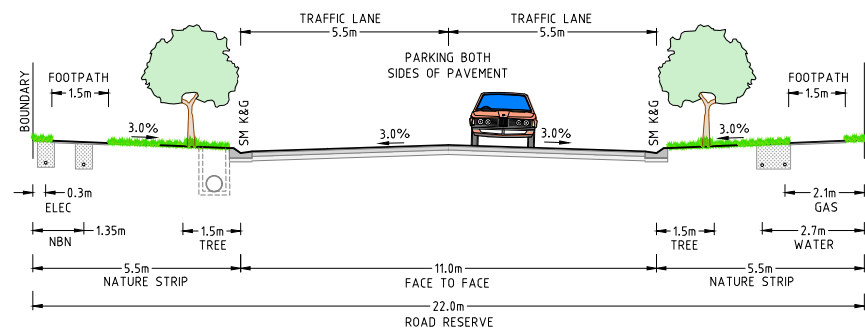
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**19.0m WIDE ROAD RESERVE**  
 SCALE 1:100



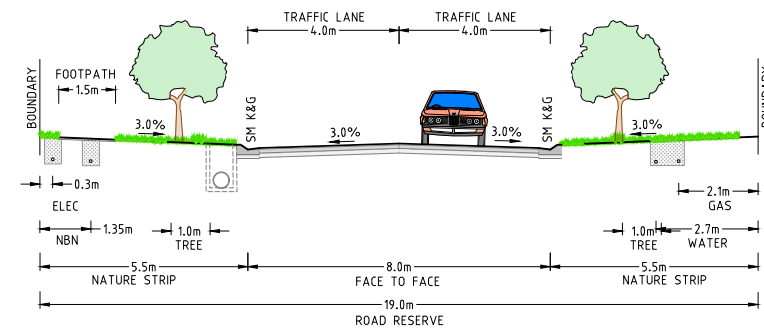
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**19.0m WIDE ROAD RESERVE - ADJACENT TO ENVIRONMENTAL LAND**  
 SCALE 1:100



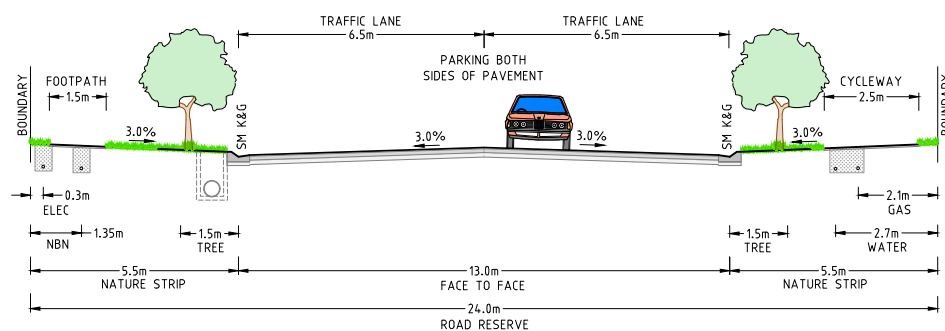
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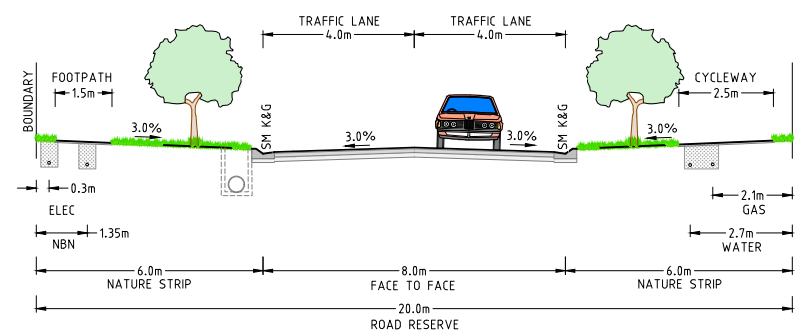
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**22.0m WIDE ROAD RESERVE**  
 SCALE 1:100



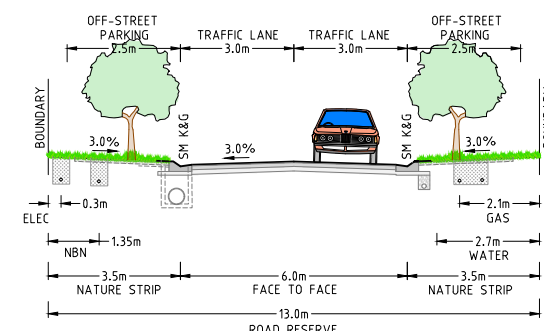
**COLLECTOR TYPICAL SECTION**  
**19.0m WIDE ROAD RESERVE - ADJACENT TO ENVIRONMENTAL LAND**  
 SCALE 1:100



**LOCAL DISTRIBUTOR TYPICAL SECTION**  
**24.0m WIDE ROAD RESERVE**  
 SCALE 1:100



**LOCAL DISTRIBUTOR TYPICAL SECTION**  
**20.0m WIDE ROAD RESERVE - THROUGH TO ENVIRONMENTAL LAND**  
 SCALE 1:100



**MINOR ACCESS TYPICAL SECTION**  
**13.0m WIDE ROAD RESERVE**  
 SCALE 1:100



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A1



Requirement in accordance with Table A1.12.3 of Planning for Bushfire Protection (RFS, 2019) for FFD180, grassy and semi-arid woodland or grassland > 0°-5° effective slope

Temporary 12.0m radius turning heads to be provided at the end of each stage

0 25 50 75 100 125m

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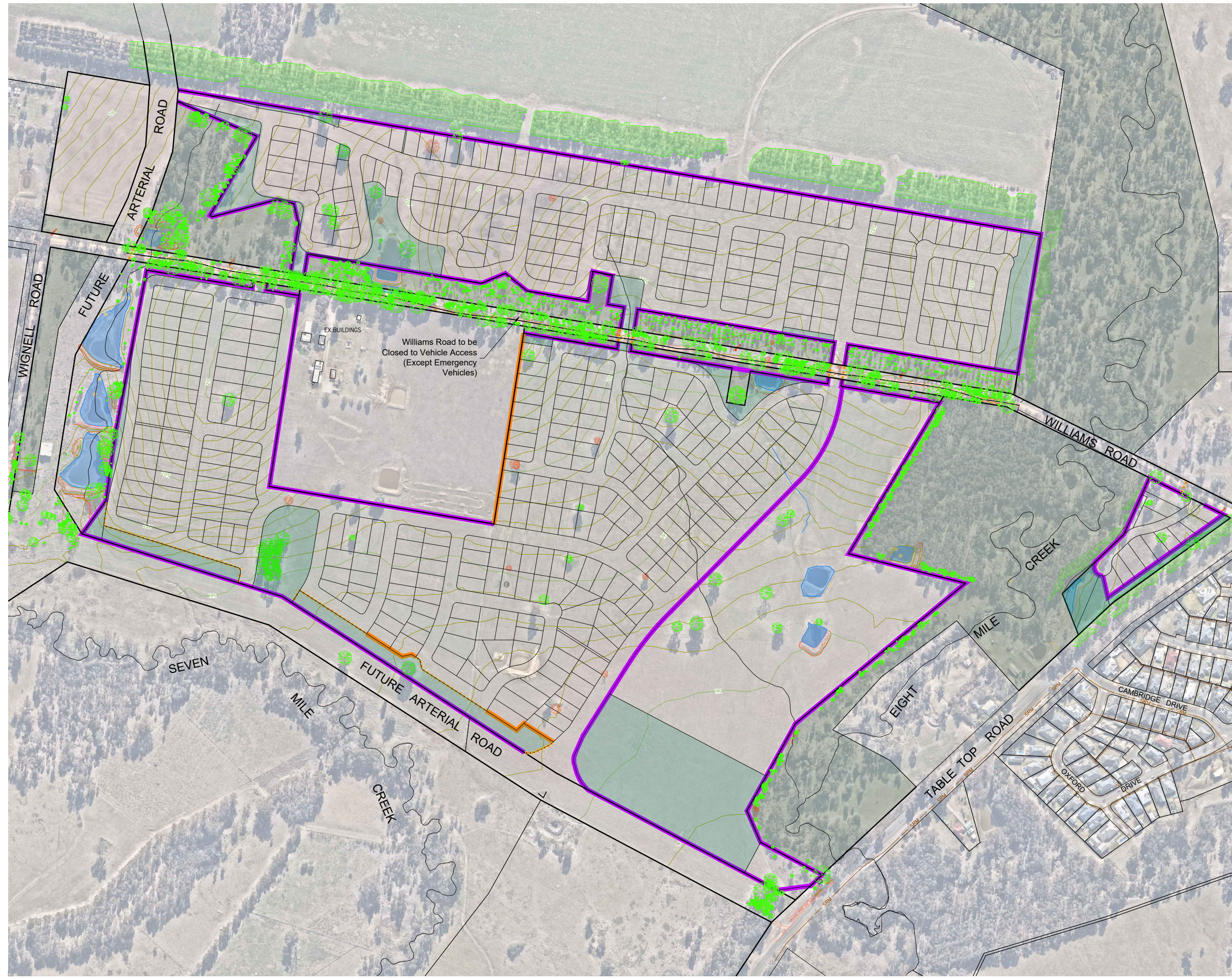
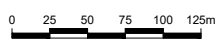


FENCING PLAN  
LOT 2 DP1189190 AND  
LOTS 301 & 302 DP1124543  
WILLIAMS ROAD  
TABLE TOP 2640

- Existing Public Parkland
- Proposed Open Space and Reserve
- Proposed Local Regional Park

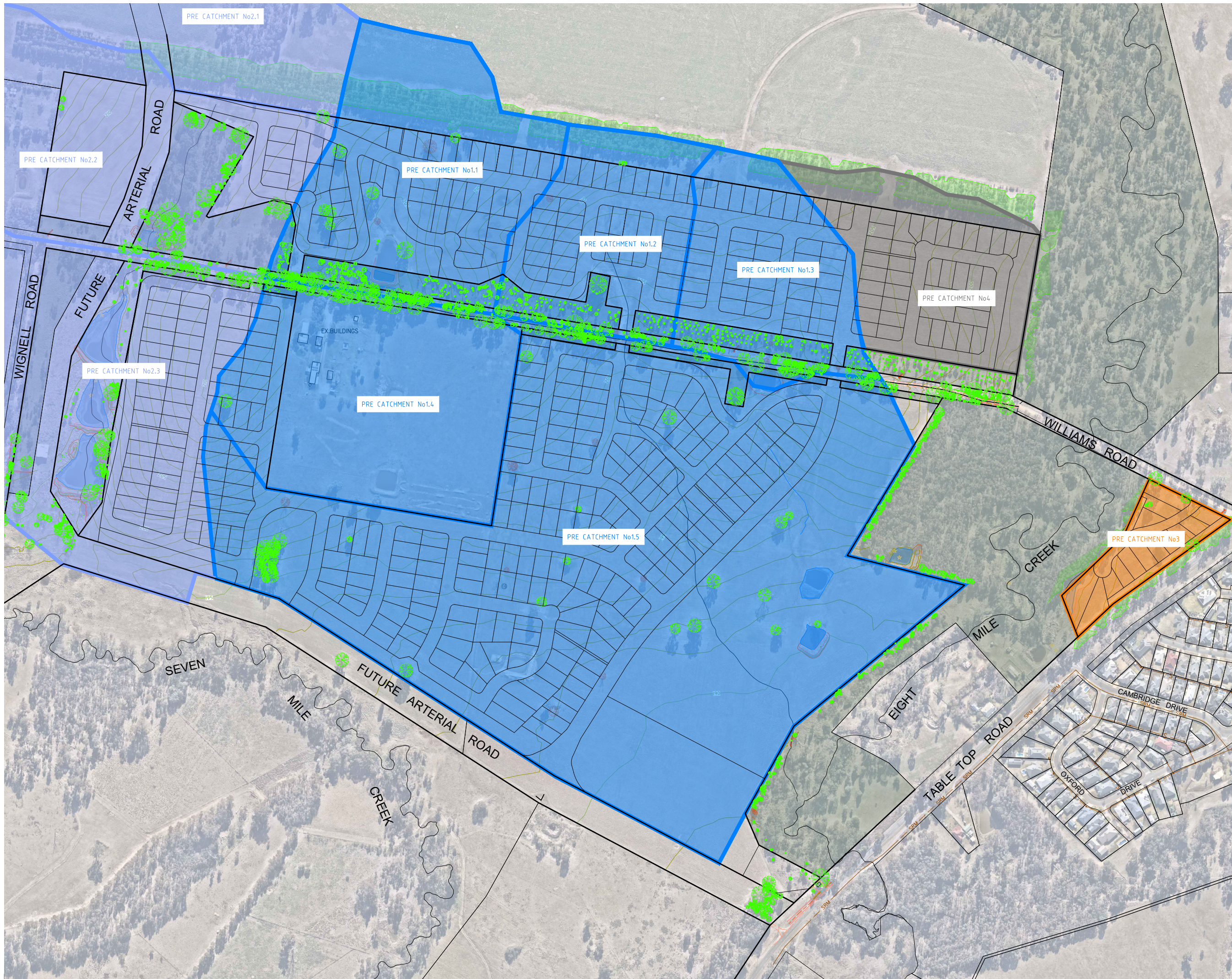
- Proposed Fence Types
- 1.5m Netting (Project Wire)  
+ Single Plain Wire & Steel Post
- 1.8m Colorbond Fencing
- Bollards

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PRE DEVELOPMENT  
CATCHMENT PLAN  
LOT 2 DP1189190 AND  
LOTS 301 & 302 DP1124543  
WILLIAMS ROAD  
TABLE TOP 2640



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0 25 50 75 100 125m



POST DEVELOPMENT  
CATCHMENT PLAN  
LOT 2 DP1189190 AND  
LOTS 301 & 302 DP1124543  
WILLIAMS ROAD  
TABLE TOP 2640



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0 25 50 75 100 125m

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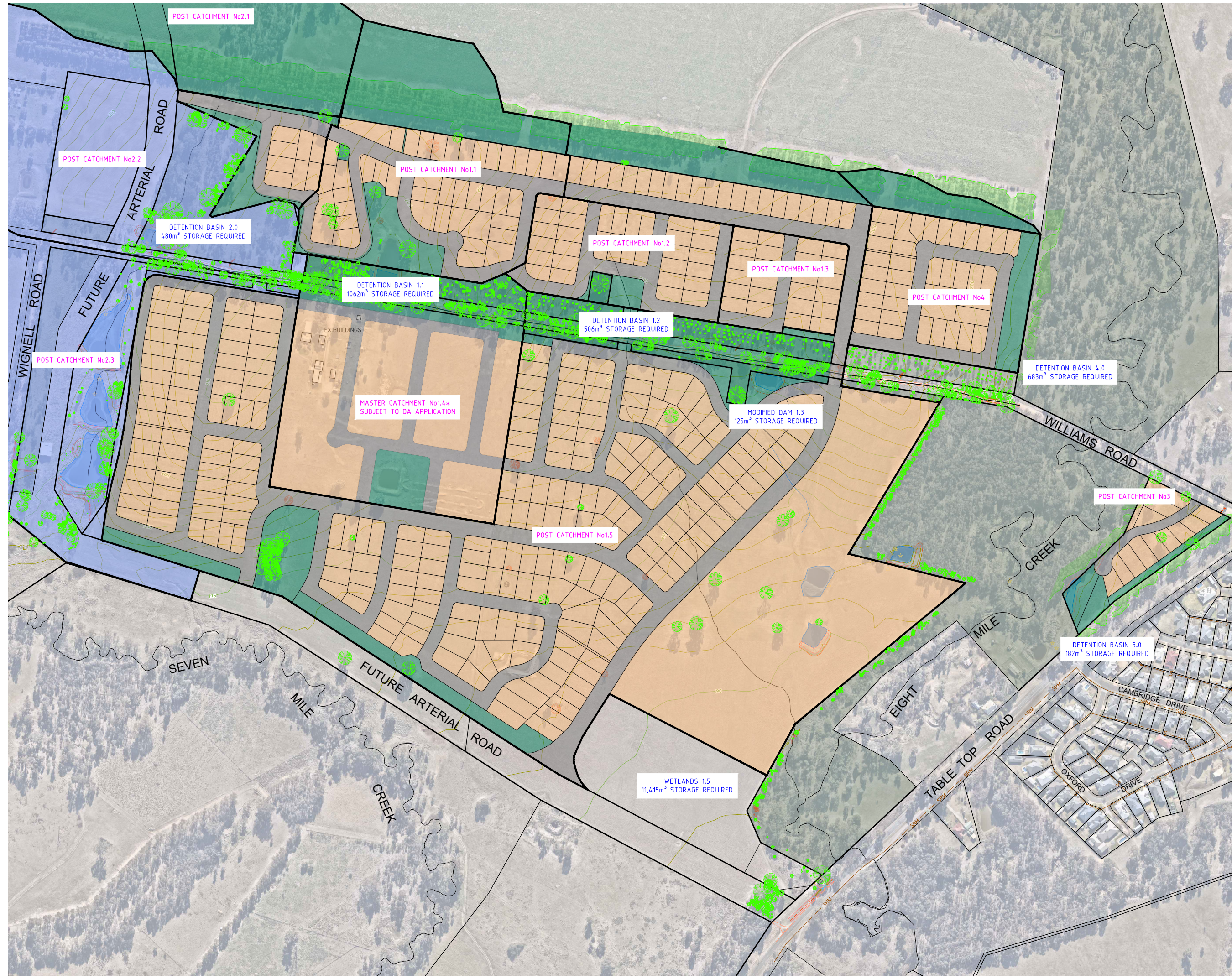
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A1



MASTER POST DEVELOPMENT  
CATCHMENT PLAN  
LOT 2 DP1189190 AND  
LOTS 301 & 302 DP1124543  
WILLIAMS ROAD  
TABLE TOP 2640



NOTE:  
The cadastre has been laid over an aerial image for presentation purposes only.  
The aerial image is intended as a visual aid only and may not be an accurate representation of ground conditions. Title survey must be undertaken to accurately verify the location of any boundary shown hereon.

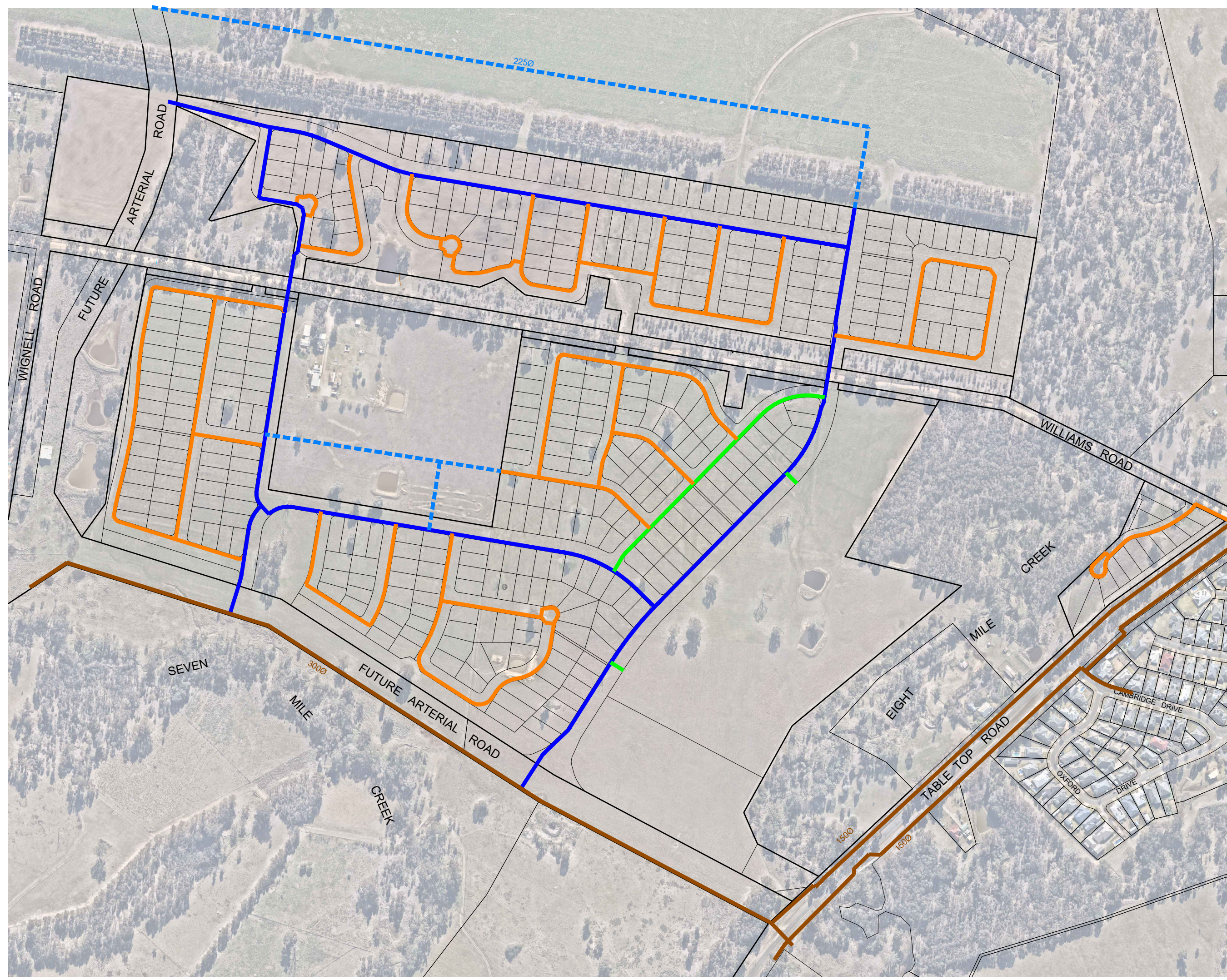
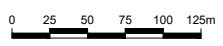




MASTER WATER  
SERVICING PLAN  
LOT 2 DP1189190 AND  
LOTS 301 & 302 DP1124543  
WILLIAMS ROAD  
TABLE TOP 2640

- 63Ø/100Ø Water Main
- 150Ø Water Main
- 225Ø Water Main
- 300Ø Water Main
- Future Water Main by others
- Existing Water Main

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MASTER SEWER  
SERVICING PLAN  
LOT 2 DP1189190 AND  
LOTS 301 & 302 DP1124543  
WILLIAMS ROAD  
TABLE TOP 2640

- 150Ø Sewer Main
- Future 150Ø Sewer Main by others
- 225Ø Sewer Main
- Future 225Ø Sewer Main by others
- 300Ø Sewer Main
- Future 300Ø Sewer Main by others
- 375Ø Sewer Main
- Future 375Ø Sewer Main by others
- 450Ø+ Sewer Main
- Future 450Ø Sewer Main by others
- Future Sewer Main by others
- Existing Sewer Main
- Sewer Rising Main (TBDØ)
- Ex Sewer Rising Main
- Sewer Pump Station

Cost share to be based on ET  
discharging into system

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0 50 100 150 200 250m

Drawing No. 24123\_DA03\_4Mar25

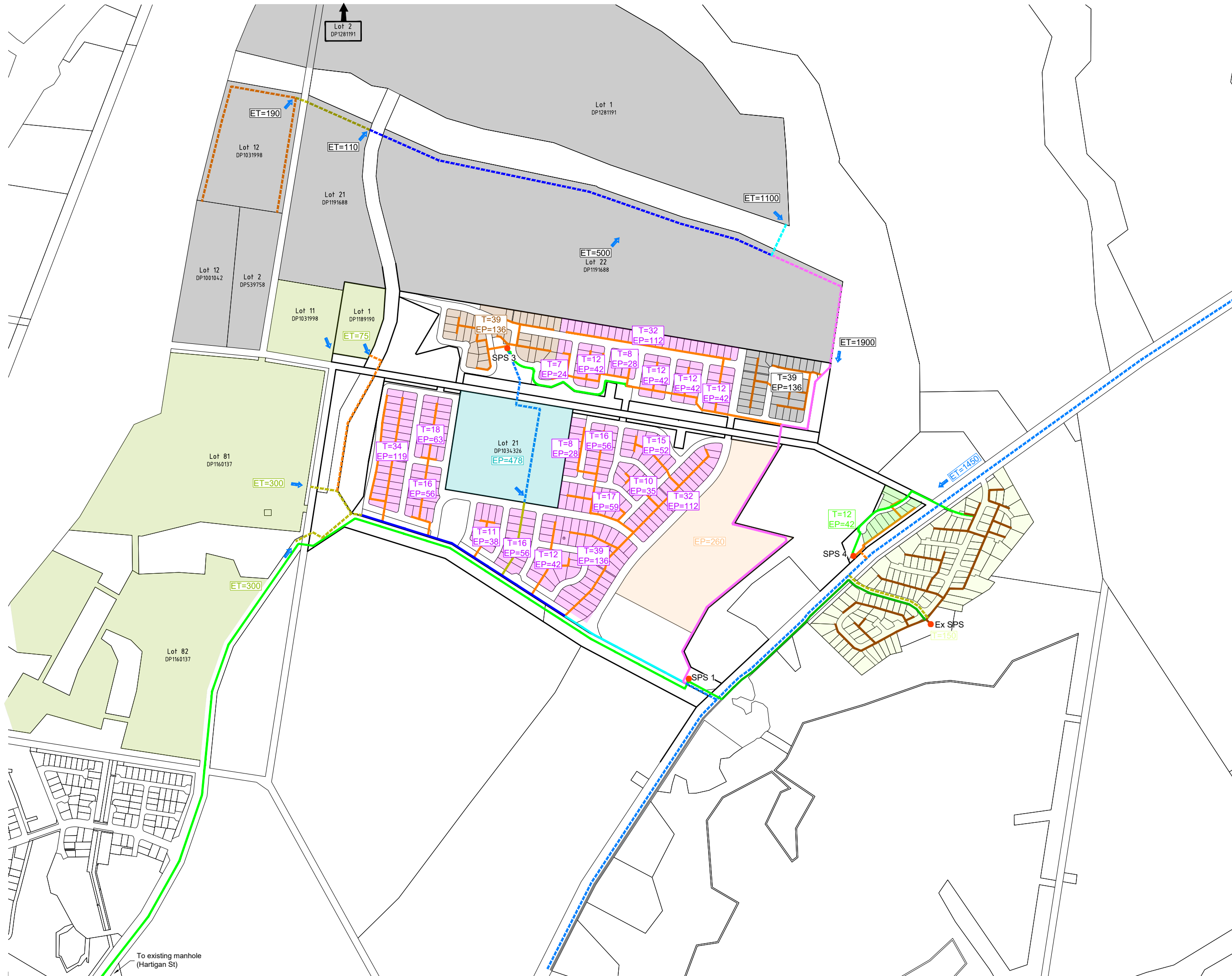
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To existing manhole  
(Hartigan St)

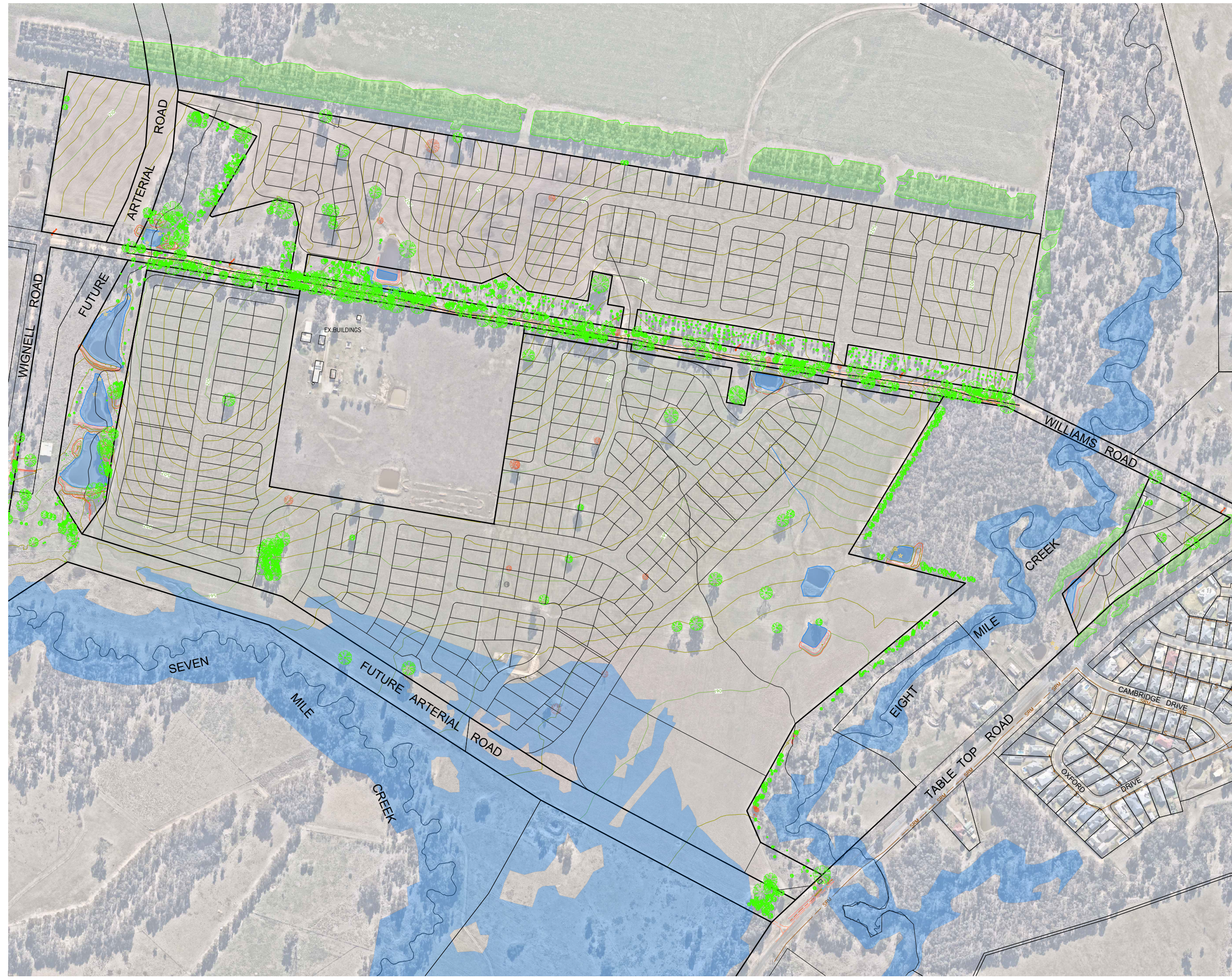
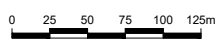


FLOOD PLANNING  
OVERLAY PLAN  
LOT 2 DP1189190 AND  
LOTS 301 & 302 DP1124543  
WILLIAMS ROAD  
TABLE TOP 2640

1% AEP Flood Level  
+500mm

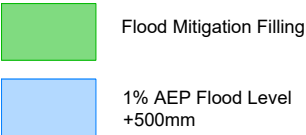
Refer to Eslers Land Consulting  
Williams Road Subdivision Flood Report  
for further information

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FLOOD MITIGATION PLAN  
LOT 2 DP1189190 AND  
LOTS 301 & 302 DP1124543  
WILLIAMS ROAD  
TABLE TOP 2640



Refer to Eslers Land Consulting  
Williams Road Subdivision Flood Report  
for further information

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