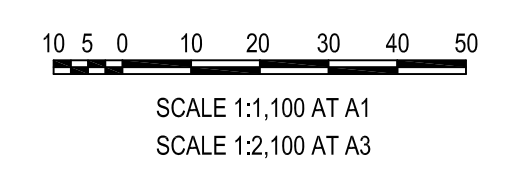


LEGEND

- PROPOSED SUBDIVISION BOUNDARY
- EASEMENT FOR SERVICES
- EXISTING EDGE OF TREES
- STAGE 9 EXTENT
- STAGE 9 ASSET PROTECTION ZONE (APZ)



Iss	Description	Des	Drw	Date	Appd
F	S4.55 MODIFICATION	WF	WF	08.03.22	
E	BSC UPDATES	WF	WF	26.09.21	
D	ZONE BOUNDARY ADDED	WF	WF	20.09.21	
C	FOR DISCUSSION	WF	WF	05.04.21	
B	COUNCIL RE-SUBMISSION	WF	WF	23.11.20	

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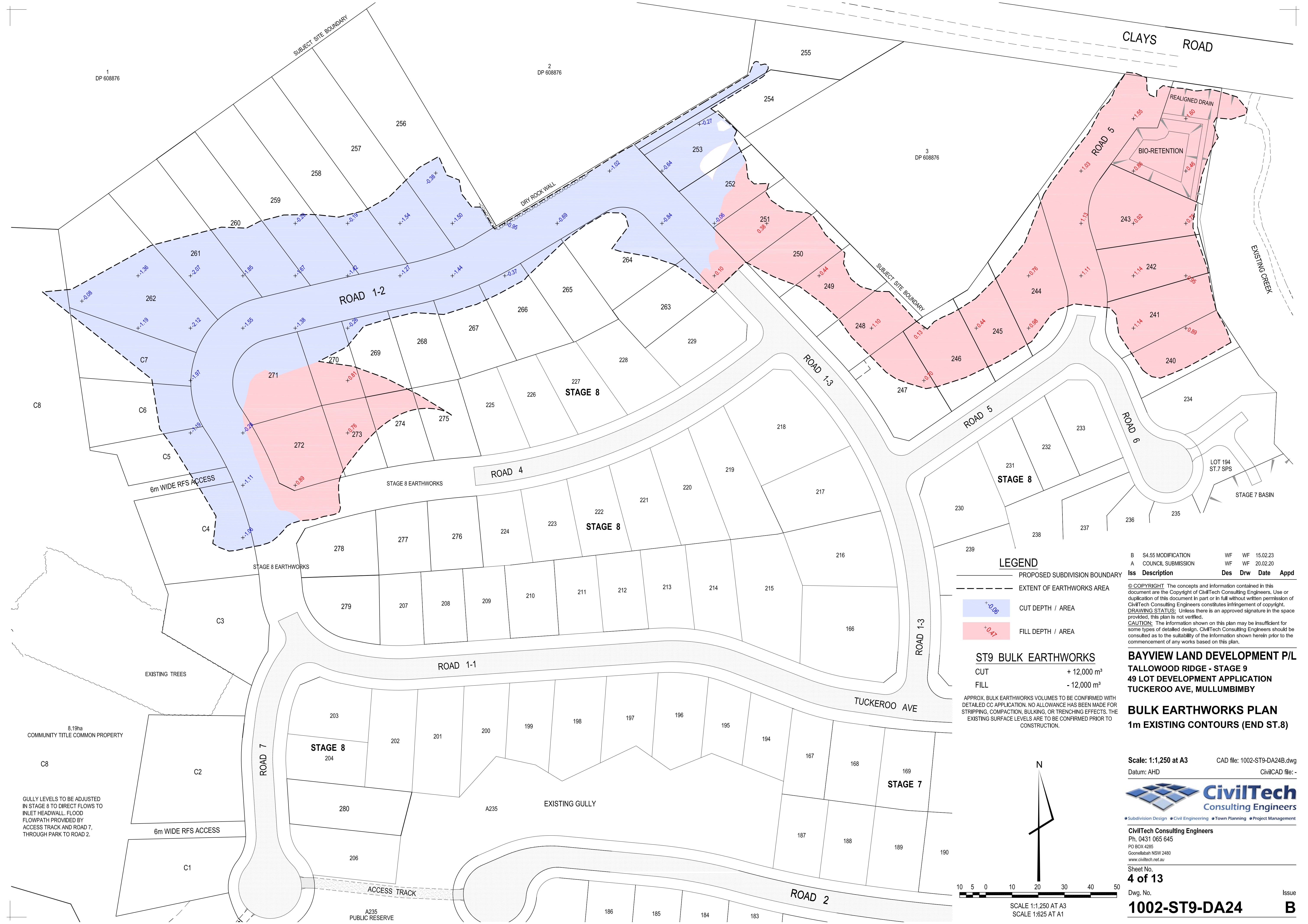
**BAYVIEW LAND DEVELOPMENT P/L
 TALLOWOOD RIDGE - STAGE 9
 49 LOT DEVELOPMENT APPLICATION
 TUCKEROO AVE, MULLUMBIMBY**

**SUBDIVISION LAYOUT PLAN
 STAGE 9 - 41 RESIDENTIAL LOTS,
 7 COMMUNITY TITLE, 1 COMMON PROP.**

Scale: 1:2,200 at A3 CAD file: 1002-ST9-DA23F.dwg
 Datum: AHD CivilCAD file: -



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LEGEND

- PROPOSED SUBDIVISION BOUNDARY
- - - EXTENT OF EARTHWORKS AREA
- +0.08 CUT DEPTH / AREA
- +0.47 FILL DEPTH / AREA

ST9 BULK EARTHWORKS

CUT	+ 12,000 m ³
FILL	- 12,000 m ³

APPROX. BULK EARTHWORKS VOLUMES TO BE CONFIRMED WITH DETAILED CC APPLICATION. NO ALLOWANCE HAS BEEN MADE FOR STRIPPING, COMPACTION, BULKING, OR TRENCHING EFFECTS. THE EXISTING SURFACE LEVELS ARE TO BE CONFIRMED PRIOR TO CONSTRUCTION.

Scale: 1:1,250 AT A3
 Datum: AHD
 SCALE 1:1,250 AT A3
 SCALE 1:625 AT A1

Iss	Description	Des	Drw	Date	Appd
B	S4.55 MODIFICATION	WF	WF	15.02.23	
A	COUNCIL SUBMISSION	WF	WF	20.02.20	

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**BAYVIEW LAND DEVELOPMENT P/L
 TALLOWOOD RIDGE - STAGE 9
 49 LOT DEVELOPMENT APPLICATION
 TUCKEROO AVE, MULLUMBIMBY**

**BULK EARTHWORKS PLAN
 1m EXISTING CONTOURS (END ST.8)**

Scale: 1:1,250 at A3 CAD file: 1002-ST9-DA24B.dwg
 Datum: AHD CivilCAD file: -



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8.19ha
 COMMUNITY TITLE COMMON PROPERTY

GULLY LEVELS TO BE ADJUSTED IN STAGE 8 TO DIRECT FLOWS TO INLET HEADWALL. FLOOD FLOWPATH PROVIDED BY ACCESS TRACK AND ROAD 7, THROUGH PARK TO ROAD 2.

ROAD 7

STAGE 8
 204

EXISTING GULLY

STAGE 7

ROAD 2

A235
 PUBLIC RESERVE

LOT 194
 ST.7 SPS

STAGE 7 BASIN

STAGE 8

STAGE 8

STAGE 8 EARTHWORKS

STAGE 8 EARTHWORKS

6m WIDE RFS ACCESS

ROAD 4

ROAD 1-2

ROAD 1-3

ROAD 5

ROAD 6

ROAD 5

CLAYS ROAD

1
 DP 608876

2
 DP 608876

3
 DP 608876

EXISTING CREEK

DRY ROCK WALL

SUBJECT SITE BOUNDARY

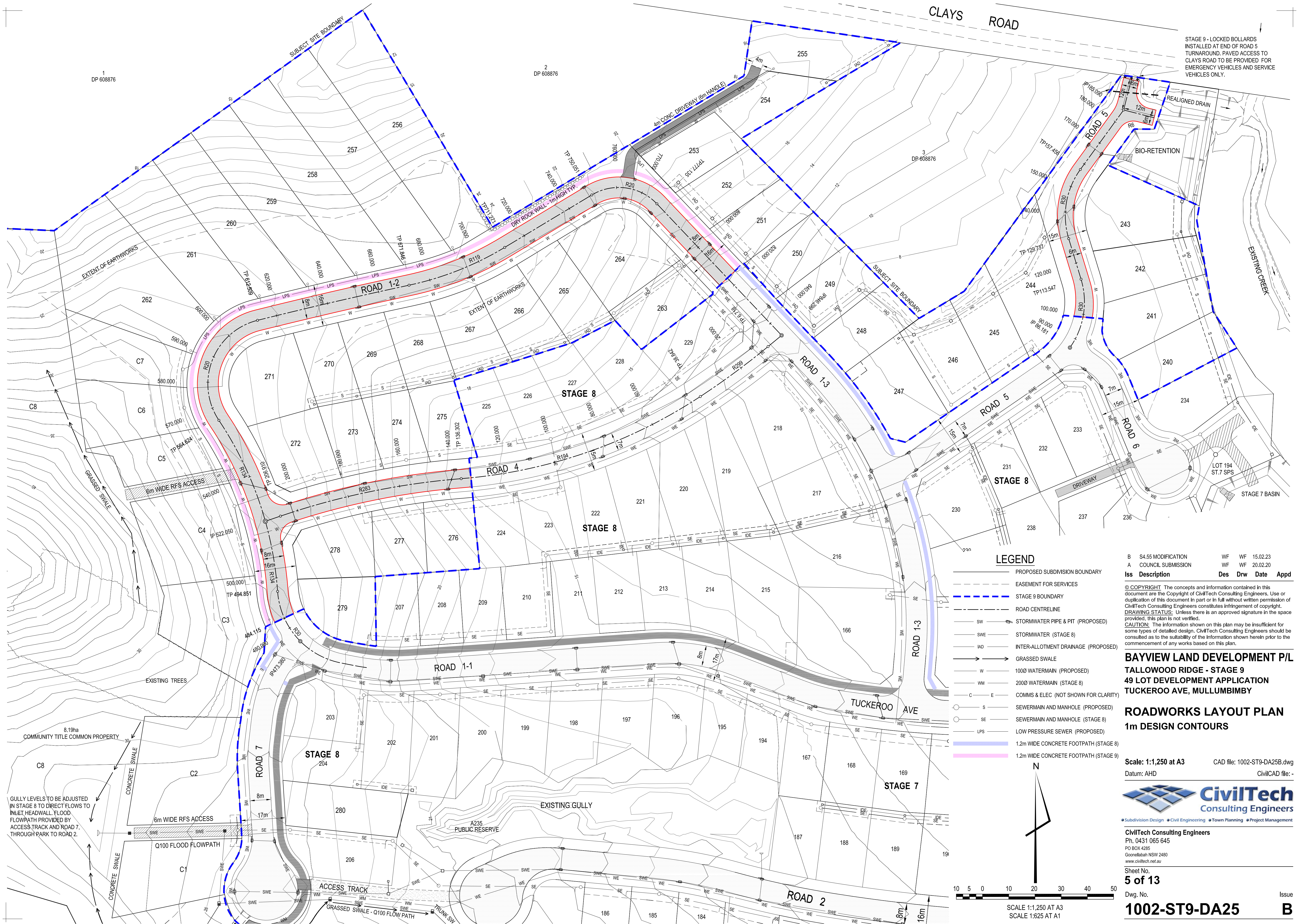
SUBJECT SITE BOUNDARY

SUBJECT SITE BOUNDARY

EXISTING TREES

6m WIDE RFS ACCESS

ACCESS TRACK



STAGE 9 - LOCKED BOLLARDS
 INSTALLED AT END OF ROAD 5
 TURNAROUND. PAVED ACCESS TO
 CLAYS ROAD TO BE PROVIDED FOR
 EMERGENCY VEHICLES AND SERVICE
 VEHICLES ONLY.

LEGEND

- PROPOSED SUBDIVISION BOUNDARY
- - - EASEMENT FOR SERVICES
- STAGE 9 BOUNDARY
- - - ROAD CENTRELINE
- SW — STORMWATER PIPE & PIT (PROPOSED)
- SWE — STORMWATER (STAGE 8)
- IAD — INTER-ALLOTMENT DRAINAGE (PROPOSED)
- GRASSSED SWALE
- W — 1000 WATERMAIN (PROPOSED)
- WM — 2000 WATERMAIN (STAGE 8)
- C — COMMS & ELEC (NOT SHOWN FOR CLARITY)
- S — SEWERMAIN AND MANHOLE (PROPOSED)
- SE — SEWERMAIN AND MANHOLE (STAGE 8)
- LPS — LOW PRESSURE SEWER (PROPOSED)
- 1.2m WIDE CONCRETE FOOTPATH (STAGE 8)
- 1.2m WIDE CONCRETE FOOTPATH (STAGE 9)

Iss Description	Des	Drw	Date	Appd
B S4.55 MODIFICATION	WF	WF	15.02.23	
A COUNCIL SUBMISSION	WF	WF	20.02.20	

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**BAYVIEW LAND DEVELOPMENT P/L
 TALLOWOOD RIDGE - STAGE 9
 49 LOT DEVELOPMENT APPLICATION
 TUCKEROO AVE, MULLUMBIMBY**

**ROADWORKS LAYOUT PLAN
 1m DESIGN CONTOURS**

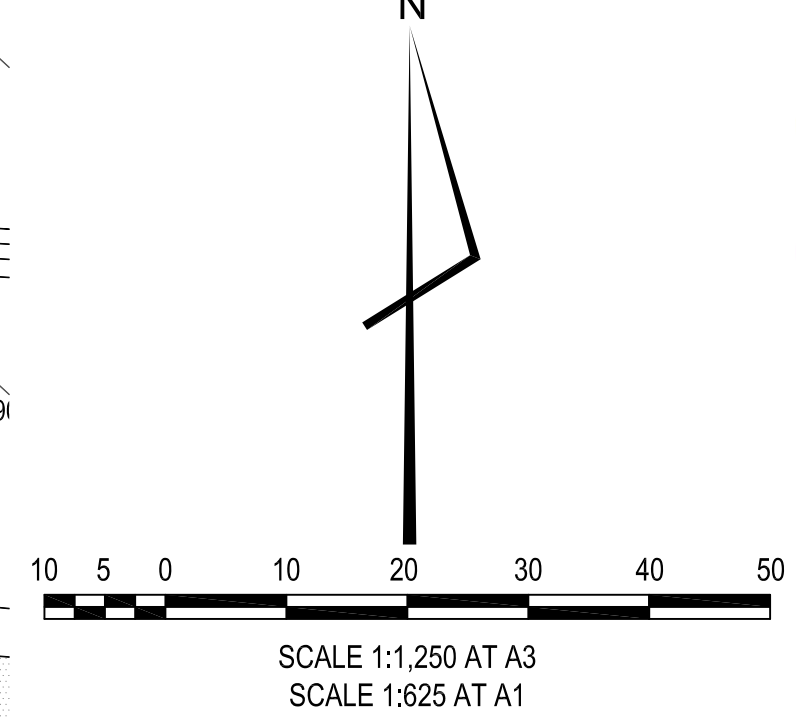
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 Datum: AHD CivilCAD file: -



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Sheet No.
5 of 13

Dwg. No. **1002-ST9-DA25** Issue **B**



GULLY LEVELS TO BE ADJUSTED
 IN STAGE 8 TO DIRECT FLOWS TO
 INLET HEADWALL. FLOOD
 FLOWPATH PROVIDED BY
 ACCESS TRACK AND ROAD 7,
 THROUGH PARK TO ROAD 2.

Q100 FLOOD FLOWPATH

EXISTING GULLY

A235
 PUBLIC RESERVE

ROAD 2

STAGE 7

STAGE 8

STAGE 8

STAGE 8

STAGE 8

STAGE 8

1 DP 608876

2 DP 608876

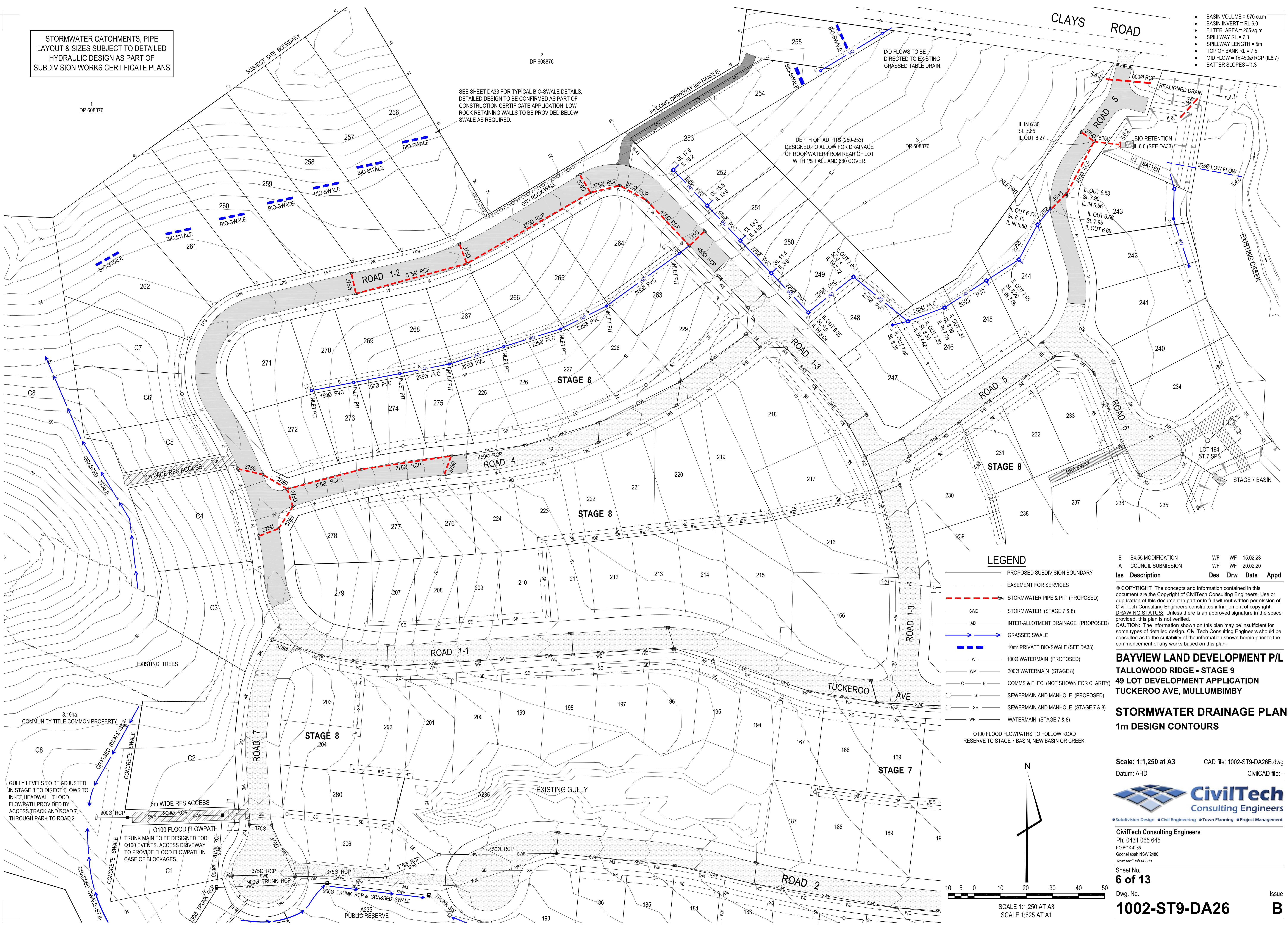
3 DP 608876

STORMWATER CATCHMENTS, PIPE LAYOUT & SIZES SUBJECT TO DETAILED HYDRAULIC DESIGN AS PART OF SUBDIVISION WORKS CERTIFICATE PLANS

- BASIN VOLUME = 570 cu.m
- BASIN INVERT = RL 6.0
- FILTER AREA = 265 sq.m
- SPILLWAY RL = 7.3
- SPILLWAY LENGTH = 5m
- TOP OF BANK RL = 7.5
- MID FLOW = 1x 4500 RCP (IL6.7)
- BATTER SLOPES = 1:3

SEE SHEET DA33 FOR TYPICAL BIO-SWALE DETAILS. DETAILED DESIGN TO BE CONFIRMED AS PART OF CONSTRUCTION CERTIFICATE APPLICATION. LOW ROCK RETAINING WALLS TO BE PROVIDED BELOW SWALE AS REQUIRED.

DEPTH OF IAD PITS (250-253) DESIGNED TO ALLOW FOR DRAINAGE OF ROOF WATER FROM REAR OF LOT WITH 1% FALL AND 600 COVER.



LEGEND

- PROPOSED SUBDIVISION BOUNDARY
- - - EASEMENT FOR SERVICES
- - - - - STORMWATER PIPE & PIT (PROPOSED)
- SWE — STORMWATER (STAGE 7 & 8)
- IAD — INTER-ALLOTMENT DRAINAGE (PROPOSED)
- GRASSSED SWALE
- 10m² PRIVATE BIO-SWALE (SEE DA33)
- W — 1000 WATERMAIN (PROPOSED)
- WM — 2000 WATERMAIN (STAGE 8)
- C — COMMS & ELEC (NOT SHOWN FOR CLARITY)
- S — SEWERMAIN AND MANHOLE (PROPOSED)
- SE — SEWERMAIN AND MANHOLE (STAGE 7 & 8)
- WE — WATERMAIN (STAGE 7 & 8)

Q100 FLOOD FLOWPATHS TO FOLLOW ROAD RESERVE TO STAGE 7 BASIN, NEW BASIN OR CREEK.

Iss Description	Des	Drw	Date	Appd
B S4.55 MODIFICATION	WF	WF	15.02.23	
A COUNCIL SUBMISSION	WF	WF	20.02.20	

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**BAYVIEW LAND DEVELOPMENT P/L
TUCKEROO RIDGE - STAGE 9
49 LOT DEVELOPMENT APPLICATION
TUCKEROO AVE, MULLUMBIMBY**

**STORMWATER DRAINAGE PLAN
1m DESIGN CONTOURS**

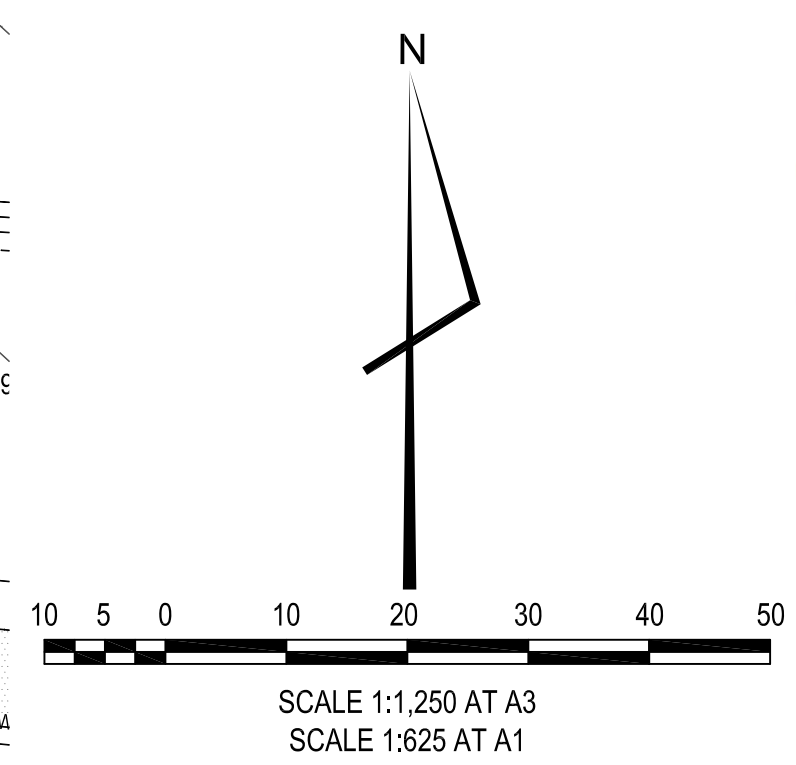
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Dwg. No. **1002-ST9-DA26** Issue **B**



GULLY LEVELS TO BE ADJUSTED IN STAGE 8 TO DIRECT FLOWS TO INLET HEADWALL. FLOOD FLOWPATH PROVIDED BY ACCESS TRACK AND ROAD 7, THROUGH PARK TO ROAD 2.

Q100 FLOOD FLOWPATH TRUNK MAIN TO BE DESIGNED FOR Q100 EVENTS. ACCESS DRIVEWAY TO PROVIDE FLOOD FLOWPATH IN CASE OF BLOCKAGES.

A235 PUBLIC RESERVE

1 DP 608876

2 DP 608876

3 DP 608876

STAGE 8

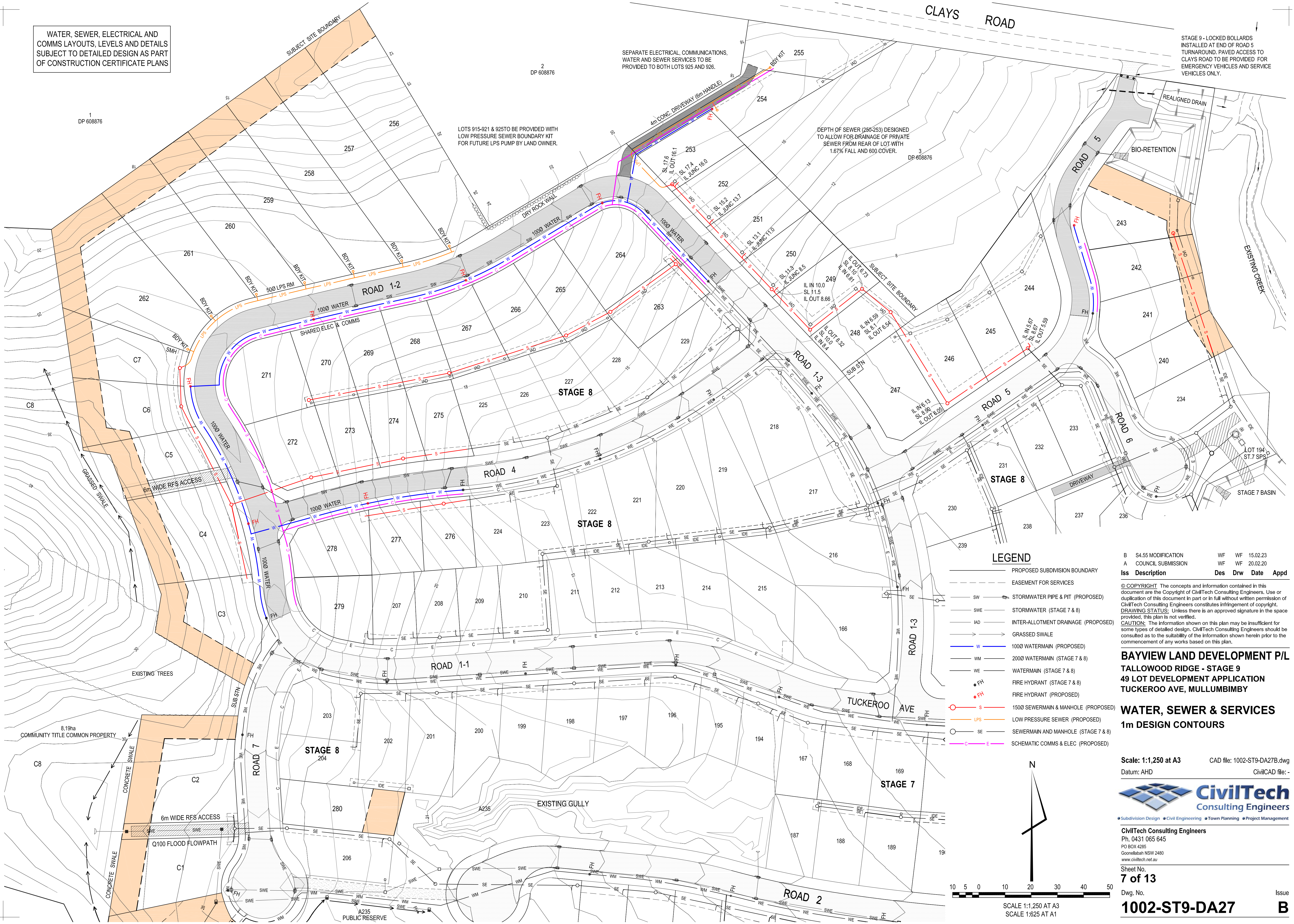
STAGE 8

STAGE 8

STAGE 7

WATER, SEWER, ELECTRICAL AND COMMS LAYOUTS, LEVELS AND DETAILS SUBJECT TO DETAILED DESIGN AS PART OF CONSTRUCTION CERTIFICATE PLANS

STAGE 9 - LOCKED BOLLARDS INSTALLED AT END OF ROAD 5 TURNAROUND. PAVED ACCESS TO CLAYS ROAD TO BE PROVIDED FOR EMERGENCY VEHICLES AND SERVICE VEHICLES ONLY.



2 DP 608876

1 DP 608876

LOTS 915-921 & 925 TO BE PROVIDED WITH LOW PRESSURE SEWER BOUNDARY KIT FOR FUTURE LPS PUMP BY LAND OWNER.

SEPARATE ELECTRICAL, COMMUNICATIONS, WATER AND SEWER SERVICES TO BE PROVIDED TO BOTH LOTS 925 AND 926.

DEPTH OF SEWER (250-253) DESIGNED TO ALLOW FOR DRAINAGE OF PRIVATE SEWER FROM REAR OF LOT WITH 1.67% FALL AND 800 COVER.

CLAYS ROAD

LEGEND

- PROPOSED SUBDIVISION BOUNDARY
- - - EASEMENT FOR SERVICES
- SW STORMWATER PIPE & PIT (PROPOSED)
- SWE STORMWATER (STAGE 7 & 8)
- IAD INTER-ALLOTMENT DRAINAGE (PROPOSED)
- GRASSSED SWALE
- W 1000 WATERMAIN (PROPOSED)
- WM 2000 WATERMAIN (STAGE 7 & 8)
- WE WATERMAIN (STAGE 7 & 8)
- FH FIRE HYDRANT (STAGE 7 & 8)
- FH FIRE HYDRANT (PROPOSED)
- S 1500 SEWERMAIN & MANHOLE (PROPOSED)
- LPS LOW PRESSURE SEWER (PROPOSED)
- SE SEWERMAIN AND MANHOLE (STAGE 7 & 8)
- C E SCHEMATIC COMMS & ELEC (PROPOSED)

Iss Description	Des	Drw	Date	Appd
B S4.55 MODIFICATION	WF	WF	15.02.23	
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**BAYVIEW LAND DEVELOPMENT P/L
TALLOWOOD RIDGE - STAGE 9
49 LOT DEVELOPMENT APPLICATION
TUCKEROO AVE, MULLUMBIMBY**

**WATER, SEWER & SERVICES
1m DESIGN CONTOURS**

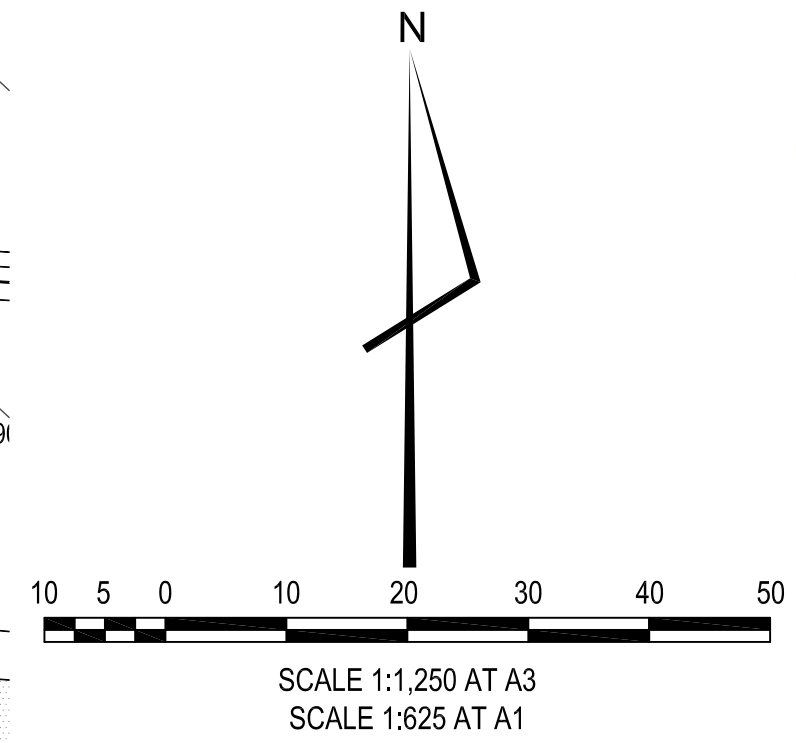
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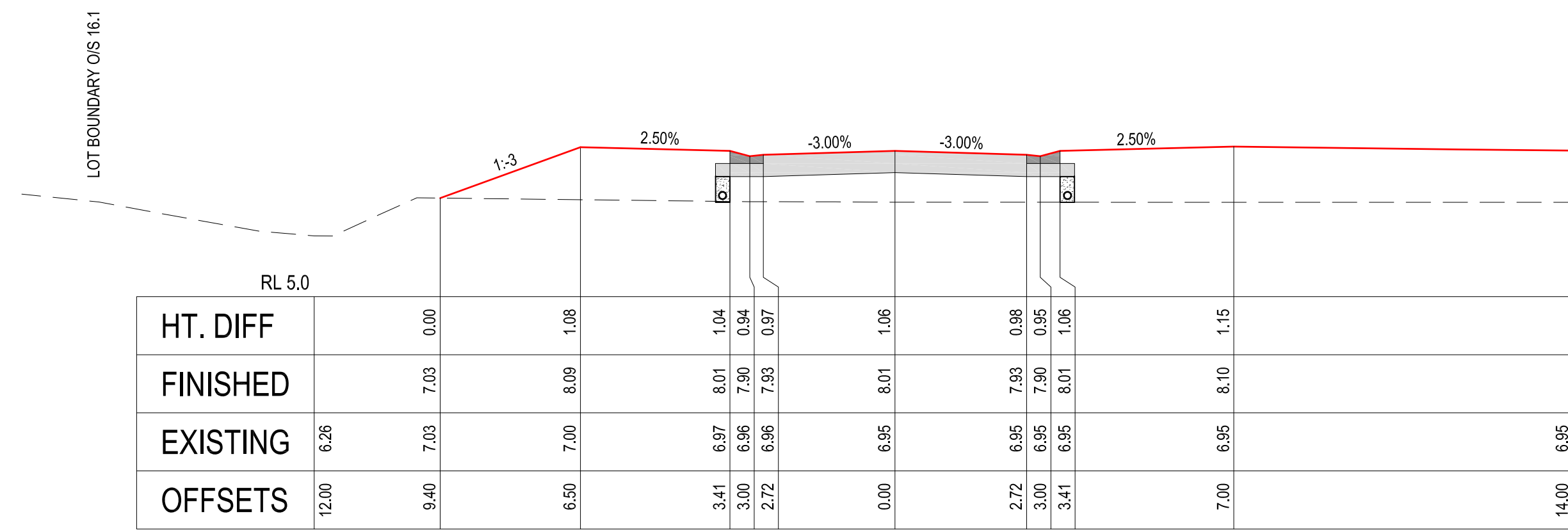


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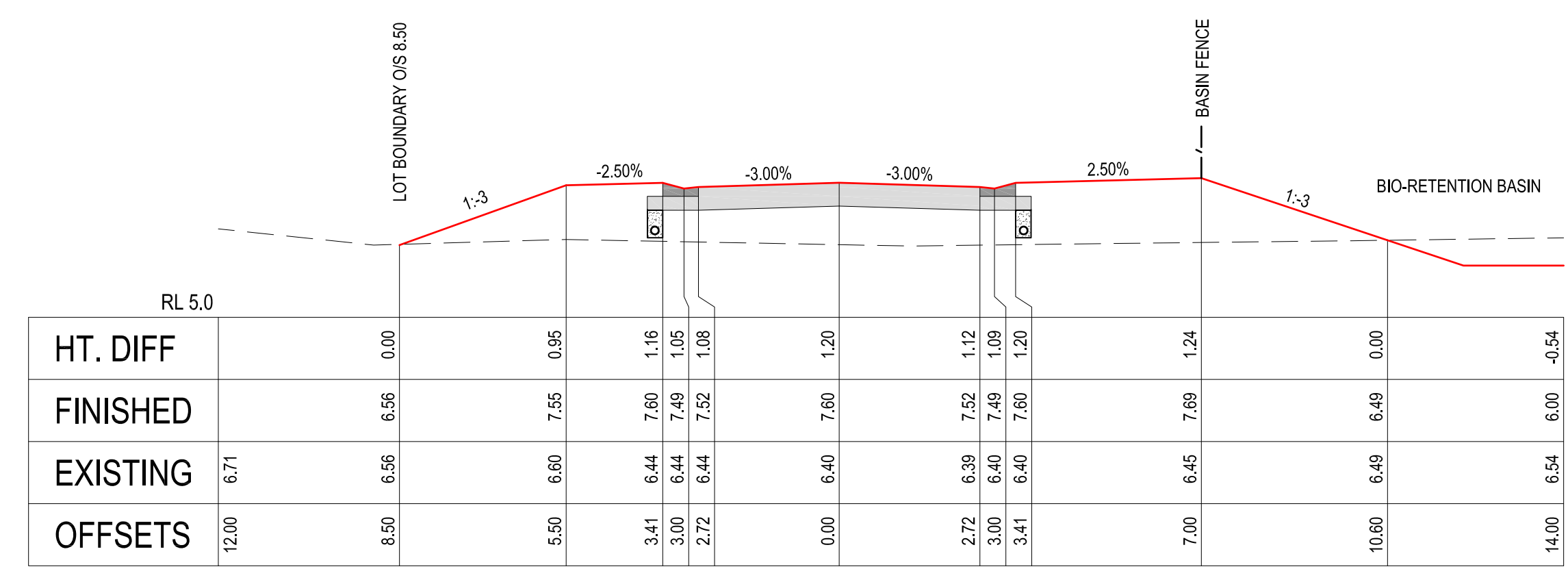
Sheet No.
7 of 13

Dwg. No. **1002-ST9-DA27** Issue **B**

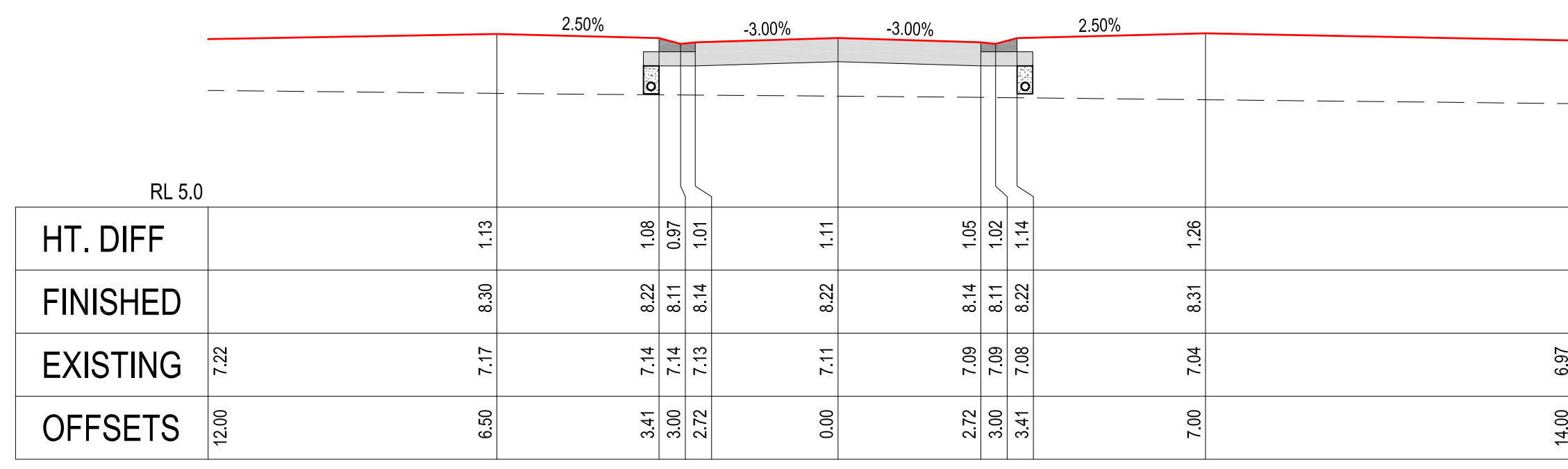




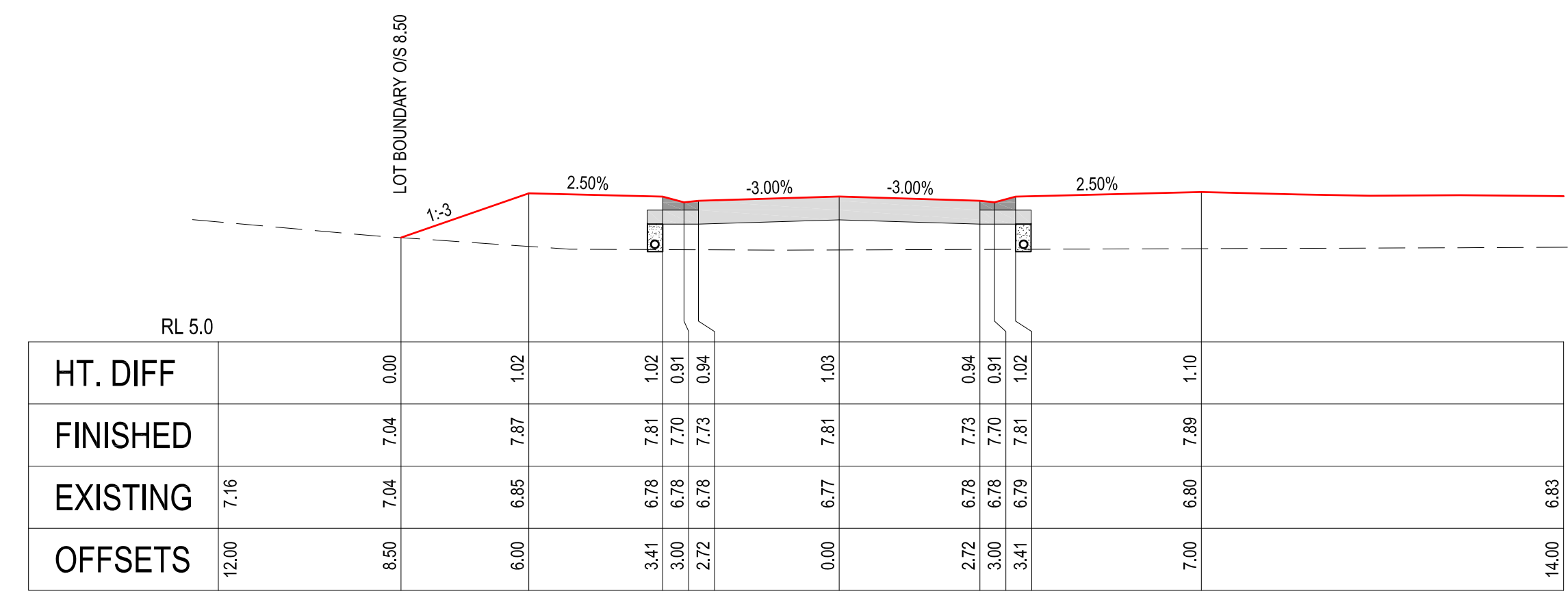
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180.000



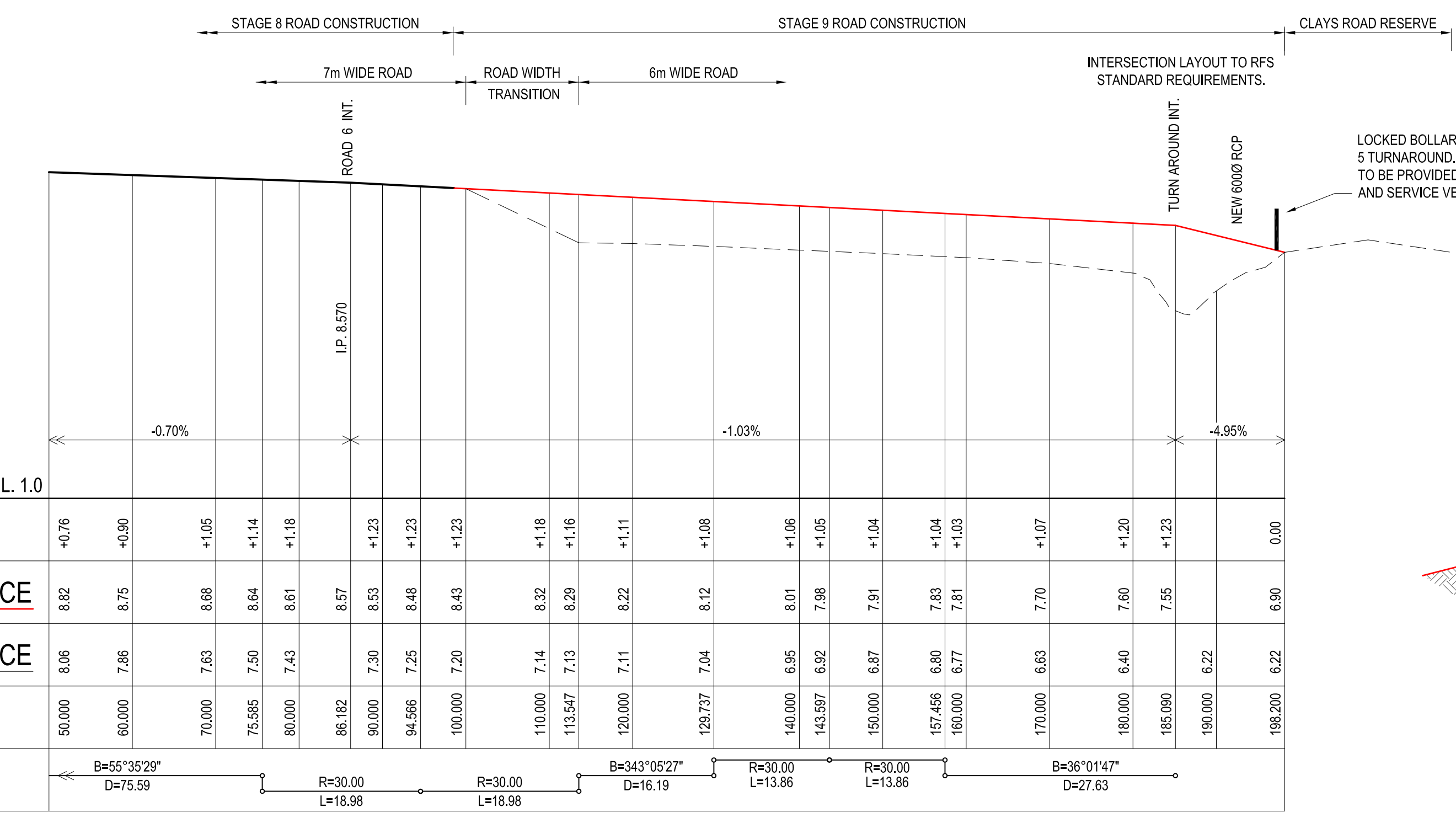
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160.000

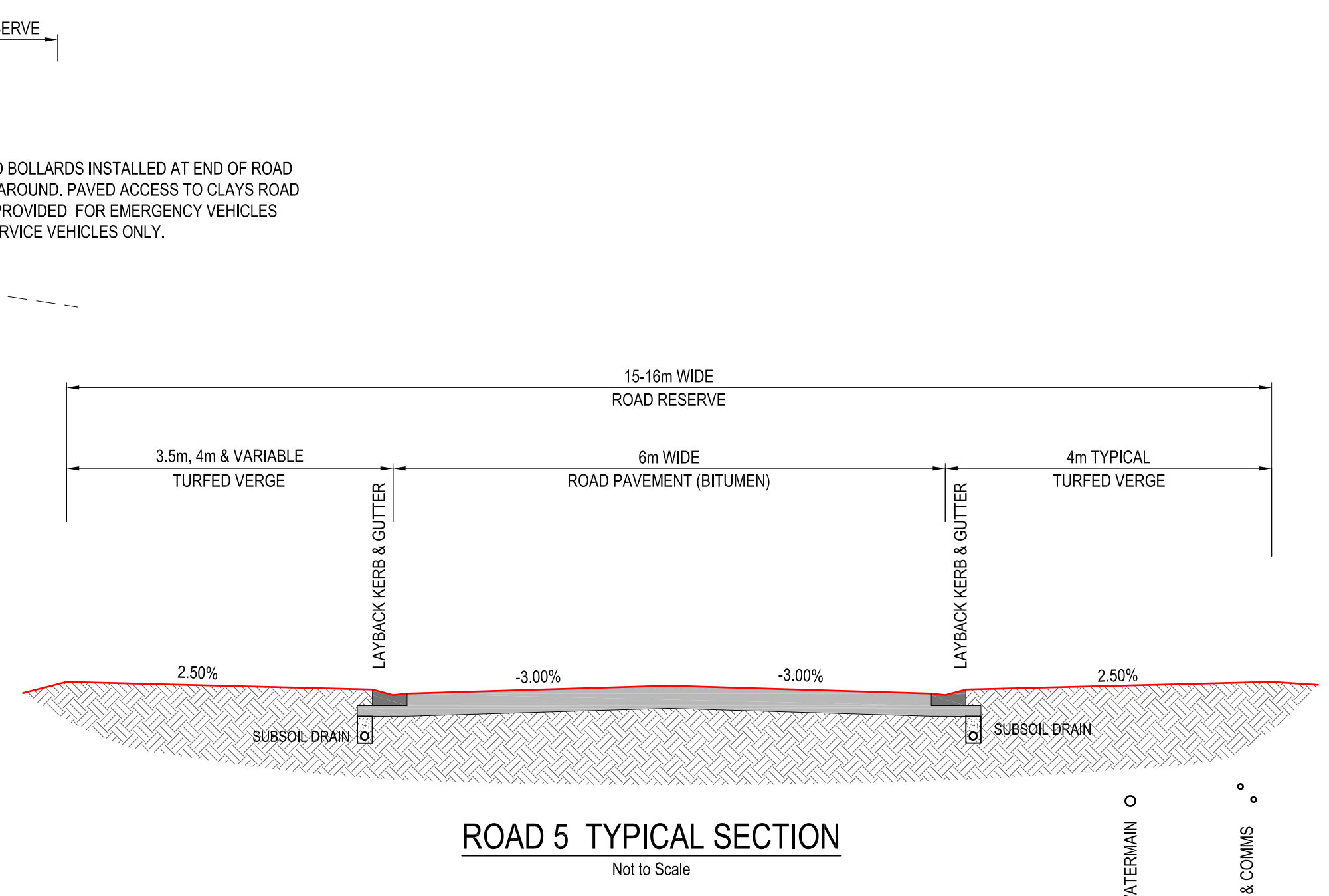
ROAD 5 CROSS SECTIONS

Scale: Horizontal 1:200 Vertical 1:200



ROAD 5 LONG SECTION

Scale: Horizontal 1:1000 Vertical 1:200



ROAD 5 TYPICAL SECTION

Not to Scale

Iss	Description	Des	Drw	Date	Appd
B	S4.55 MODIFICATION	WF	WF	15.02.23	
A	COUNCIL SUBMISSION	WF	WF	20.02.20	

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BAYVIEW LAND DEVELOPMENT P/L
TALLOWOOD RIDGE - STAGE 9
49 LOT DEVELOPMENT APPLICATION
TUCKEROO AVE, MULLUMBIMBY

ROAD 5 - LONG SECTION,
TYPICAL & CROSS SECTIONS

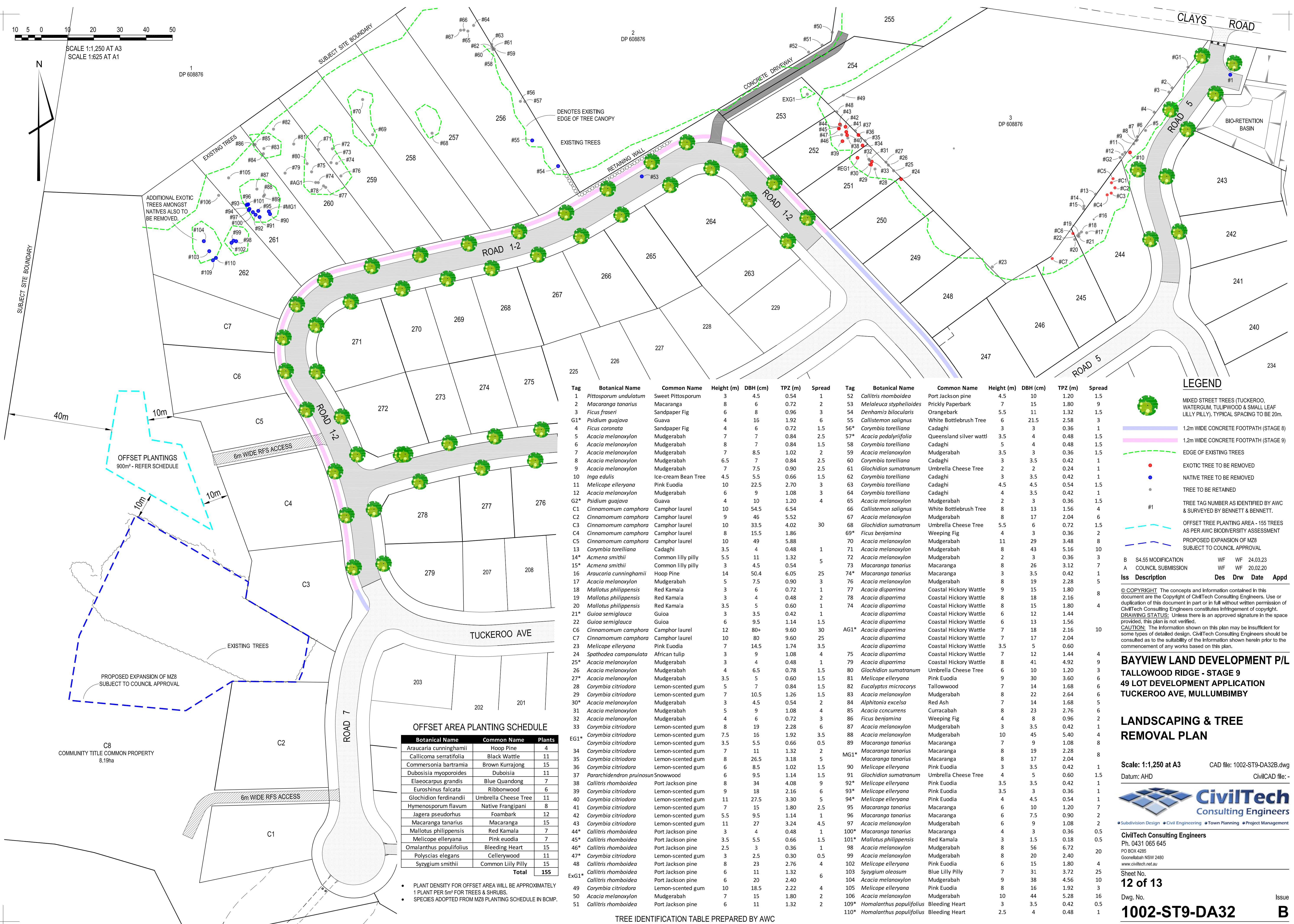
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Datum: AHD CivilCAD file: -



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Dwg. No. 1002-ST9-DA31 Issue B



Tag	Botanical Name	Common Name	Height (m)	DBH (cm)	TPZ (m)	Spread	Tag	Botanical Name	Common Name	Height (m)	DBH (cm)	TPZ (m)	Spread
1	<i>Pittosporum undulatum</i>	Sweet Pittosporum	3	4.5	0.54	1	52	<i>Callitris rhomboidea</i>	Port Jackson pine	4.5	10	1.20	1.5
2	<i>Macaranga tanarius</i>	Macaranga	8	6	0.72	2	53	<i>Melaleuca styphelioides</i>	Prickly Paperbark	7	15	1.80	9
3	<i>Ficus fraseri</i>	Sandpaper Fig	6	8	0.96	3	54	<i>Denhamia bilocularis</i>	Orangebark	5.5	11	1.32	1.5
G1*	<i>Psidium guajava</i>	Guava	4	16	1.92	6	55	<i>Callistemon salignus</i>	White Bottlebrush Tree	6	21.5	2.58	3
4	<i>Ficus coronata</i>	Sandpaper Fig	4	6	0.72	1.5	56*	<i>Corymbia torelliana</i>	Cadaghi	3	3	0.36	1
5	<i>Acacia melanoxylon</i>	Mudgerabah	7	7	0.84	2.5	57*	<i>Acacia podalyrifolia</i>	Queensland silver wattl	3.5	4	0.48	1.5
6	<i>Acacia melanoxylon</i>	Mudgerabah	8	7	0.84	1.5	58	<i>Corymbia torelliana</i>	Cadaghi	5	4	0.48	1.5
7	<i>Acacia melanoxylon</i>	Mudgerabah	7	8.5	1.02	2	59	<i>Acacia melanoxylon</i>	Mudgerabah	3.5	3	0.36	1.5
8	<i>Acacia melanoxylon</i>	Mudgerabah	6.5	7	0.84	2.5	60	<i>Corymbia torelliana</i>	Cadaghi	3	3.5	0.42	1
9	<i>Acacia melanoxylon</i>	Mudgerabah	7	7.5	0.90	2.5	61	<i>Glochidion sumatranum</i>	Umbrella Cheese Tree	2	2	0.24	1
10	<i>Inga edulis</i>	Ice-cream Bean Tree	4.5	5.5	0.66	1.5	62	<i>Corymbia torelliana</i>	Cadaghi	3	3.5	0.42	1
11	<i>Melicope elleryana</i>	Pink Euodia	10	22.5	2.70	3	63	<i>Corymbia torelliana</i>	Cadaghi	4.5	4.5	0.54	1.5
12	<i>Acacia melanoxylon</i>	Mudgerabah	6	9	1.08	3	64	<i>Corymbia torelliana</i>	Cadaghi	4	3.5	0.42	1
G2*	<i>Psidium guajava</i>	Guava	4	10	1.20	4	65	<i>Acacia melanoxylon</i>	Mudgerabah	2	3	0.36	1.5
C1	<i>Cinnamomum camphora</i>	Camphor laurel	10	54.5	6.54	6	66	<i>Callistemon salignus</i>	White Bottlebrush Tree	8	13	1.56	4
C2	<i>Cinnamomum camphora</i>	Camphor laurel	9	46	5.52	3	67	<i>Acacia melanoxylon</i>	Mudgerabah	8	17	2.04	6
C3	<i>Cinnamomum camphora</i>	Camphor laurel	10	33.5	4.02	30	68	<i>Glochidion sumatranum</i>	Umbrella Cheese Tree	5.5	6	0.72	1.5
C4	<i>Cinnamomum camphora</i>	Camphor laurel	8	15.5	1.86	69*	<i>Ficus beniamina</i>	Weeping Fig	4	3	0.36	2	
C5	<i>Cinnamomum camphora</i>	Camphor laurel	10	49	5.88	7	70	<i>Acacia melanoxylon</i>	Mudgerabah	11	29	3.48	8
C6	<i>Corymbia torelliana</i>	Cadaghi	3.5	4	0.48	1	71	<i>Acacia melanoxylon</i>	Mudgerabah	8	43	5.16	10
14*	<i>Acmena smithii</i>	Common Lilly Pilly	5.5	11	1.32	5	72	<i>Acacia melanoxylon</i>	Mudgerabah	2	3	0.36	3
15*	<i>Acmena smithii</i>	Common Lilly Pilly	3	4.5	0.54	7	73	<i>Macaranga tanarius</i>	Macaranga	8	26	3.12	7
16	<i>Araucaria cunninghamii</i>	Hoop Pine	14	50.4	6.05	25	74*	<i>Macaranga tanarius</i>	Macaranga	3	3.5	0.42	1
17	<i>Acacia melanoxylon</i>	Mudgerabah	5	7.5	0.90	3	76	<i>Acacia melanoxylon</i>	Mudgerabah	8	19	2.28	5
18	<i>Mallotus philippensis</i>	Red Kamala	3	6	0.72	1	77	<i>Acacia disparima</i>	Coastal Hickory Wattle	9	15	1.80	8
19	<i>Mallotus philippensis</i>	Red Kamala	3	4	0.48	2	78	<i>Acacia disparima</i>	Coastal Hickory Wattle	8	18	2.16	8
20	<i>Mallotus philippensis</i>	Red Kamala	3.5	5	0.60	1	74	<i>Acacia disparima</i>	Coastal Hickory Wattle	8	15	1.80	4
21*	<i>Guioa semiglauc</i>	Guioa	3	3.5	0.42	1		<i>Acacia disparima</i>	Coastal Hickory Wattle	6	12	1.44	4
22	<i>Guioa semiglauc</i>	Guioa	6	9.5	1.14	1.5		<i>Acacia disparima</i>	Coastal Hickory Wattle	6	13	1.56	4
C6	<i>Cinnamomum camphora</i>	Camphor laurel	12	80+	9.60	30	AG1*	<i>Acacia disparima</i>	Coastal Hickory Wattle	7	18	2.16	10
C7	<i>Cinnamomum camphora</i>	Camphor laurel	10	80	9.60	25		<i>Acacia disparima</i>	Coastal Hickory Wattle	7	17	2.04	10
23	<i>Melicope elleryana</i>	Pink Euodia	7	14.5	1.74	3.5		<i>Acacia disparima</i>	Coastal Hickory Wattle	3.5	5	0.60	4
24	<i>Spathodea campanulata</i>	African tulip	3	9	1.08	4	75	<i>Acacia disparima</i>	Coastal Hickory Wattle	7	12	1.44	4
25*	<i>Acacia melanoxylon</i>	Mudgerabah	3	4	0.48	1	79	<i>Acacia disparima</i>	Coastal Hickory Wattle	8	41	4.92	9
26	<i>Acacia melanoxylon</i>	Mudgerabah	4	6.5	0.78	1.5	80	<i>Glochidion sumatranum</i>	Umbrella Cheese Tree	6	10	1.20	3
27*	<i>Acacia melanoxylon</i>	Mudgerabah	3.5	5	0.60	1.5	81	<i>Melicope elleryana</i>	Pink Euodia	9	30	3.60	6
28	<i>Corymbia citriodora</i>	Lemon-scented gum	5	7	0.84	1.5	82	<i>Eucalyptus microcorys</i>	Tallowwood	7	14	1.68	6
29	<i>Corymbia citriodora</i>	Lemon-scented gum	7	10.5	1.26	1.5	83	<i>Acacia melanoxylon</i>	Mudgerabah	8	22	2.64	6
30*	<i>Acacia melanoxylon</i>	Mudgerabah	3	4.5	0.54	2	84	<i>Alphitonia excelsa</i>	Red Ash	7	14	1.68	5
31	<i>Acacia melanoxylon</i>	Mudgerabah	5	9	1.08	4	85	<i>Acacia concurrens</i>	Currahkah	8	23	2.76	6
32	<i>Acacia melanoxylon</i>	Mudgerabah	4	6	0.72	3	86	<i>Ficus beniamina</i>	Weeping Fig	4	8	0.96	2
33	<i>Corymbia citriodora</i>	Lemon-scented gum	8	19	2.28	6	87	<i>Acacia melanoxylon</i>	Mudgerabah	3	3.5	0.42	1
EG1*	<i>Corymbia citriodora</i>	Lemon-scented gum	7.5	16	1.92	3.5	88	<i>Acacia melanoxylon</i>	Mudgerabah	10	45	5.40	4
34	<i>Corymbia citriodora</i>	Lemon-scented gum	3.5	5.5	0.66	0.5	89	<i>Macaranga tanarius</i>	Macaranga	7	9	1.08	8
35	<i>Corymbia citriodora</i>	Lemon-scented gum	7	11	1.32	2	MG1*	<i>Macaranga tanarius</i>	Macaranga	8	19	2.28	8
36	<i>Corymbia citriodora</i>	Lemon-scented gum	8	26.5	3.18	5		<i>Macaranga tanarius</i>	Macaranga	8	17	2.04	8
37	<i>Corymbia citriodora</i>	Lemon-scented gum	6	8.5	1.02	1.5	90	<i>Melicope elleryana</i>	Pink Euodia	3	3.5	0.42	1
36	<i>Parachidendron pruinosum</i>	Snowwood	6	9.5	1.14	1.5	91	<i>Glochidion sumatranum</i>	Umbrella Cheese Tree	4	5	0.60	1.5
38	<i>Callitris rhomboidea</i>	Port Jackson pine	8	34	4.08	9	92*	<i>Melicope elleryana</i>	Pink Euodia	3.5	3.5	0.42	1
39	<i>Corymbia citriodora</i>	Lemon-scented gum	9	18	2.16	6	93*	<i>Melicope elleryana</i>	Pink Euodia	3	3	0.36	1
40	<i>Corymbia citriodora</i>	Lemon-scented gum	11	27.5	3.30	5	94*	<i>Melicope elleryana</i>	Pink Euodia	4	4.5	0.54	1
41	<i>Corymbia citriodora</i>	Lemon-scented gum	7	15	1.80	2.5	95	<i>Macaranga tanarius</i>	Macaranga	6	10	1.20	7
42	<i>Corymbia citriodora</i>	Lemon-scented gum	5.5	9.5	1.14	1	96	<i>Macaranga tanarius</i>	Macaranga	6	7.5	0.90	2
43	<i>Corymbia citriodora</i>	Lemon-scented gum	11	27	3.24	4.5	97	<i>Acacia melanoxylon</i>	Mudgerabah	6	9	1.08	2
44*	<i>Callitris rhomboidea</i>	Port Jackson pine	3	4	0.48	1	100*	<i>Macaranga tanarius</i>	Macaranga	4	3	0.36	0.5
45*	<i>Callitris rhomboidea</i>	Port Jackson pine	3.5	5.5	0.66	1.5	101*	<i>Mallotus philippensis</i>	Red Kamala	3	1.5	0.18	0.5
46*	<i>Callitris rhomboidea</i>	Port Jackson pine	2.5	3	0.36	1	98	<i>Acacia melanoxylon</i>	Mudgerabah	8	56	6.72	20
47*	<i>Corymbia citriodora</i>	Lemon-scented gum	3	2.5	0.30	0.5	99	<i>Acacia melanoxylon</i>	Mudgerabah	8	20	2.40	20
48*	<i>Callitris rhomboidea</i>	Port Jackson pine	8	23	2.76	4	102	<i>Melicope elleryana</i>	Pink Euodia	6	15	1.80	4
EG1*	<i>Callitris rhomboidea</i>	Port Jackson pine	6	11	1.32	6	103	<i>Syzygium oteosum</i>	Blue Lilly Pilly	7	31	3.72	25
49	<i>Corymbia citriodora</i>	Lemon-scented gum	10	20	2.40	6	104	<i>Acacia melanoxylon</i>	Mudgerabah	9	38	4.56	10
50	<i>Acacia melanoxylon</i>	Mudgerabah	7	15	1.80	2	105	<i>Melicope elleryana</i>	Pink Euodia	8	16	1.92	3
51	<i>Callitris rhomboidea</i>	Port Jackson pine	6	11	1.32	2	106	<i>Acacia melanoxylon</i>	Mudgerabah	10	44	5.28	16
							109*	<i>Homalanthus populifolius</i>	Bleeding Heart	3	3.5	0.42	0.5
							110*	<i>Homalanthus populifolius</i>	Bleeding Heart	2.5	4	0.48	1

OFFSET AREA PLANTING SCHEDULE

Botanical Name	Common Name	Plants
<i>Araucaria cunninghamii</i>	Hoop Pine	4
<i>Callicoma serratifolia</i>	Black Wattle	11
<i>Commersonia bartramia</i>	Brown Kurrajong	15
<i>Duboisia myoporoides</i>	Duboisia	11
<i>Elaeocarpus grandis</i>	Blue Quandong	7
<i>Euroshinus falcata</i>	Ribbonwood	6
<i>Glochidion ferdinandii</i>	Umbrella Cheese Tree	11
<i>Hymenosporum flavum</i>	Native Frangipani	8
<i>Jagera pseudorhus</i>	Foambark	12
<i>Macaranga tanarius</i>	Macaranga	15
<i>Mallotus philippensis</i>	Red Kamala	7
<i>Melicope elleryana</i>	Pink euodia	7
<i>Omalanthus populifolius</i>	Bleeding Heart	15
<i>Polyscias elegans</i>	Cellerywood	11
<i>Syzygium smithii</i>	Common Lilly Pilly	15
Total		155

• PLANT DENSITY FOR OFFSET AREA WILL BE APPROXIMATELY 1 PLANT PER 5m² FOR TREES & SHRUBS.
• SPECIES ADOPTED FROM M28 PLANTING SCHEDULE IN BCMP.

LEGEND

- MIXED STREET TREES (TUCKEROO, WATERGUM, TULIPWOOD & SMALL LEAF LILLY PILLY), TYPICAL SPACING TO BE 20m.
- 1.2m WIDE CONCRETE FOOTPATH (STAGE 8)
- 1.2m WIDE CONCRETE FOOTPATH (STAGE 9)
- EDGE OF EXISTING TREES
- EXOTIC TREE TO BE REMOVED
- NATIVE TREE TO BE REMOVED
- TREE TO BE RETAINED
- TREE TAG NUMBER AS IDENTIFIED BY AWC & SURVEYED BY BENNETT & BENNETT.
- OFFSET TREE PLANTING AREA - 155 TREES AS PER AWC BIODIVERSITY ASSESSMENT
- PROPOSED EXPANSION OF M28 SUBJECT TO COUNCIL APPROVAL

Iss	Description	Des	Drw	Date	Appd
A	S4.55 MODIFICATION	WF	WF	24.03.23	
B	A COUNCIL SUBMISSION	WF	WF	20.02.20	

BAYVIEW LAND DEVELOPMENT P/L
TALLOWOOD RIDGE - STAGE 9
49 LOT DEVELOPMENT APPLICATION
TUCKEROO AVE, MULLUMBIMBY

LANDSCAPING & TREE REMOVAL PLAN

Scale: 1:1,250 at A3 CAD file: 1002-ST9-DA32B.dwg
Datum: AHD CivilCAD file:



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