

Thornton – Avalon Forest Estate

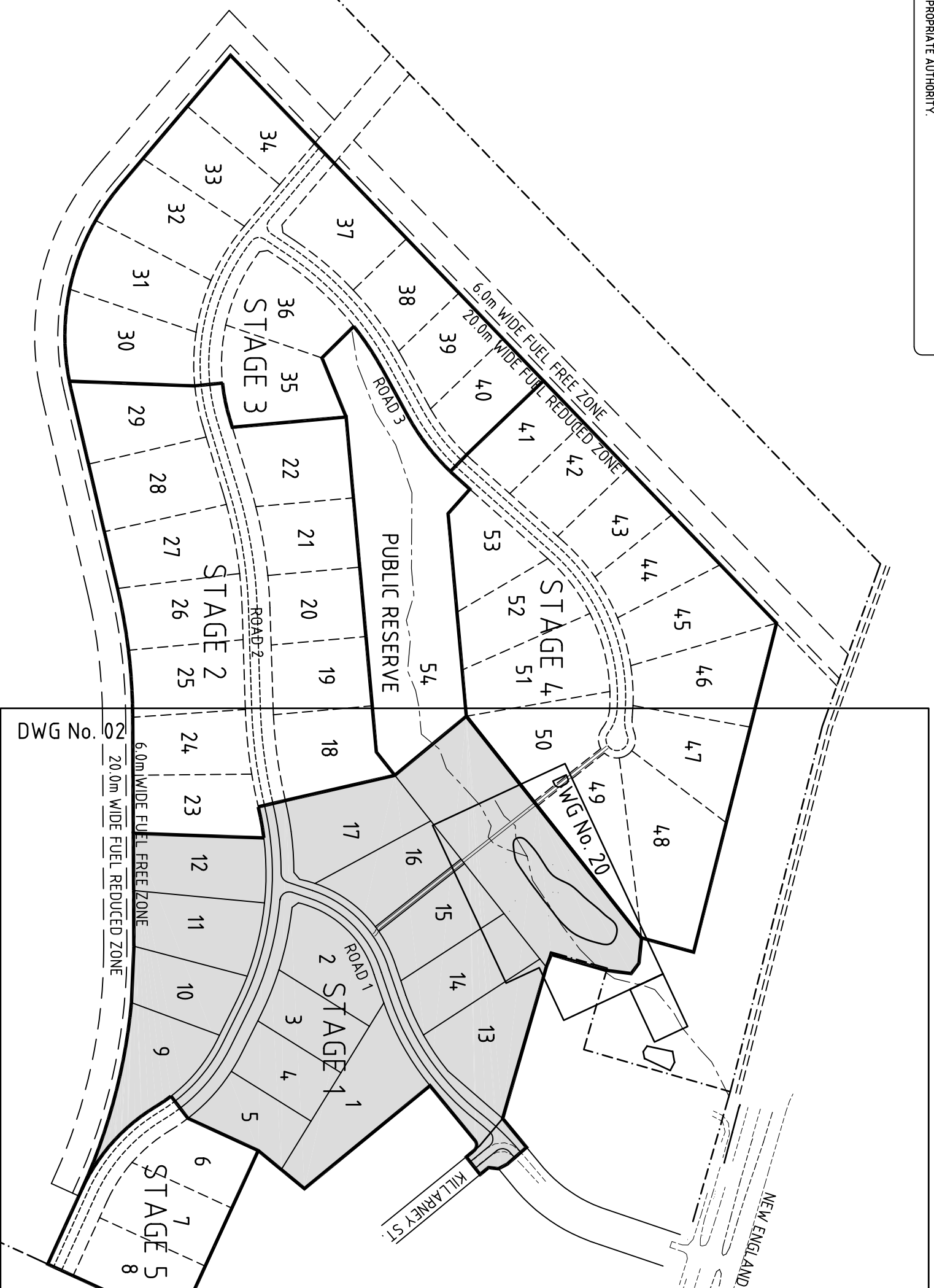
A residential lifestyle estate, **Avalon Forest** provided lots from 4,000 m² upwards. 53 lots were produced and sold in 2003/4. Homes in this estate are impressive, with a *bush land setting* showcasing some great architecture. Located just off the New England Hwy, the estate is very convenient to shops and workplaces."



Whilst all information contained herein has been obtained from reliable sources, the accuracy of the information does not constitute any representation from Hunter Land Pty Ltd



ALL EXISTING UNDERGROUND SERVICES MUST BE LOCATED AND EXPOSED PRIOR TO EARTHWORKS COMMENCING AND IT IS THE RESPONSIBILITY OF THOSE PERSONS USING THIS PLAN TO CONFIRM BOTH POSITION & LEVEL OF THESE UTILITIES IN CONJUNCTION WITH THE APPROPRIATE AUTHORITY.



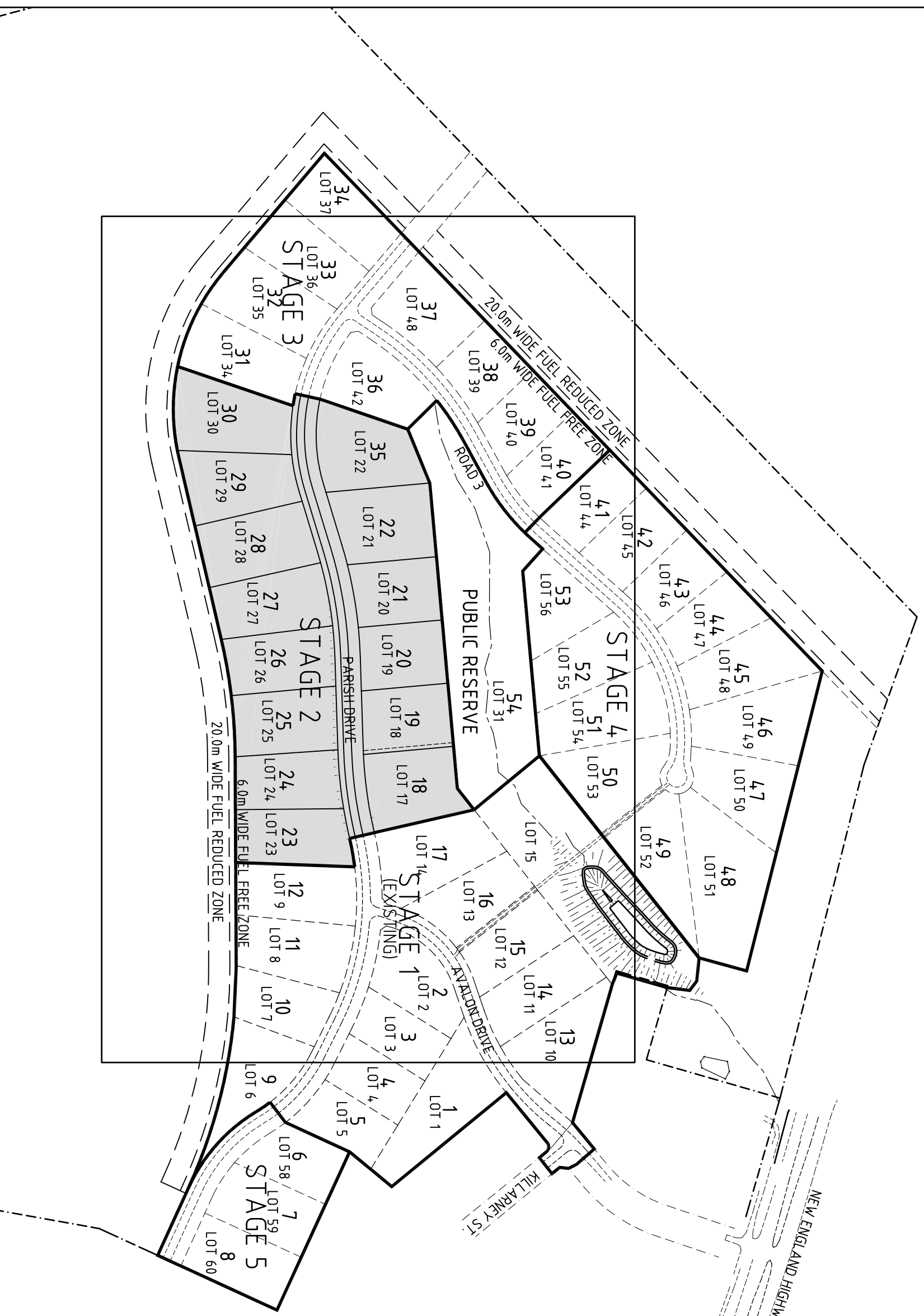
NOTES:

1. ALL DIMENSIONS OF EASEMENTS AND LOTS ARE SUBJECT TO REGISTRATION OF DEPOSITED PLAN.
2. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH COUNCIL'S CONSTRUCTION SPECIFICATION & CODE.
3. EROSION CONTROL DEVICES AND SILTATION TRAPS TO BE INSTALLED BEFORE SITE IS DISTURBED IN ACCORDANCE WITH THE ATTACHED SILTATION PLAN.
4. DENUDED AREAS TO BE REGRASSSED ON COMPLETION OF WORKS.
5. ALL REINFORCED CONC. STOPWATER DRAINAGE PIPES ARE TO BE RUBBER RING JOINTED.
6. ALL EMI PIT GRATES ARE TO BE GGD/CL OR WELD/DOCK GG 78-4-2, OR SIMILAR WITH RHS FRONT AND BACK.
7. ALL EXISTING UNDERGROUND SERVICES MUST BE LOCATED AND EXPOSED PRIOR TO EARTHWORKS COMMENCING AND IT IS THE RESPONSIBILITY OF THOSE PERSONS USING THIS PLAN TO CONFIRM BOTH POSITION & LEVEL OF THESE UTILITIES IN CONJUNCTION WITH THE APPROPRIATE AUTHORITY.
8. SUBSOIL DRAINS ARE TO BE PROVIDED TO COUNCIL INSPECTOR'S REQUIREMENTS.
9. PAYEMENT THICKNESS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.
10. EASEMENT FOR BATTER TO BE CREATED WHERE FILL BATTERS ARE 3:1(H:V) OR STEEPER OR WHERE DEPTH OF FILL AT BOUNDARY EXCEEDS 600mm.
11. WORKING HOURS ON SITE SHALL BE IN ACCORDANCE WITH COUNCIL REQUIREMENTS.
12. VEHICULAR ACCESS AND ALL SERVICES ARE TO BE MAINTAINED AT ALL TIMES TO ADJOINING PROPERTIES AFFECTED BY CONSTRUCTION WORKS.
13. MAINTENANCE ON THE SEEGED AND TUBED AREAS SHALL BE OVER A 3 MONTH PERIOD. TOP OF THE FILL WIDTH OF ALL ROOT PATHS AND LARKIN DISH DRAINS, 1.5m 600mm WIDE TORR STAIRS TO EACH SIDE OF CONCRETE ACCESSWAYS, PATHWAYS AND AT THE TOP OF COI BATTERS SUBJECT TO AVAILABLE FRONT SITE CLEARING AND SEED ALL OTHER DISTURBED AREAS, INCLUDING TRENCHES.
14. TRAFFIC CONTROL MEASURES TO BE IN ACCORDANCE WITH AS 1742.3-1996.
15. ALL LEVELS MUST BE OBTAINED FROM ESTABLISHED BENCH MARKS AS DIRECTED BY THE SUPERVISOR.
16. THE CONTRACTOR IS TO ENSURE THAT ALL THE NECESSARY SERVICE PIPE CONDUITS AND FITTINGS ARE IN PLACE PRIOR TO THE FINAL WEARING COURSE BEING LAID.
17. ALL SITE FILLING TO BE CONTROLLED FILL WITH TESTING TO BE CARRIED OUT BY A NATA REGISTERED LABORATORY.



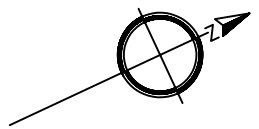
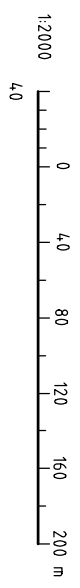
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Amendment	Description	Date	Approved
3	KCC COMMENT	23.07.01	
2	ALTERED ROAD WIDTH - ROAD 2	23.05.01	
1	ORIGINAL ISSUE - STAGE 1	12.09.00	
Designed		A J F	
Drawn		A J F	
Project Approval		G.R. CRAIG B.E. MIE (Asst CPEng) Consulting Civil Engineer	
Cod Reference		0039-1 d01r-3 dwg	
Scale		1:2000 (A1 SIZE)	
<p>GEOFF CRAIG & ASSOCIATES PTY LTD Consulting Engineers & Project Managers A.B.N. 92 086 017 745 2/11 GLENWOOD DR THORNTON 2322 PO BOX 2153 GRENHILLS</p> <p>PHONE: (02) 4664 1811 FAX: (02) 4664 1822</p>			
Project No		0039-1	
Drawing No		01	
Revision		3	
<p>PROPOSED RURAL RESIDENTIAL SUBDIVISION AVALON DRIVE THORNTON AVALON RURAL HOLDINGS STAGE 1 GENERAL ARRANGEMENT PLAN</p>			

ALL EXISTING UNDERGROUND SERVICES MUST BE LOCATED AND EXPOSED PRIOR TO EARTHWORKS COMMENCING AND IT IS THE RESPONSIBILITY OF THOSE PERSONS USING THIS PLAN TO CONFIRM BOTH POSITION & LEVEL OF THESE UTILITIES IN CONJUNCTION WITH THE APPROPRIATE AUTHORITY.



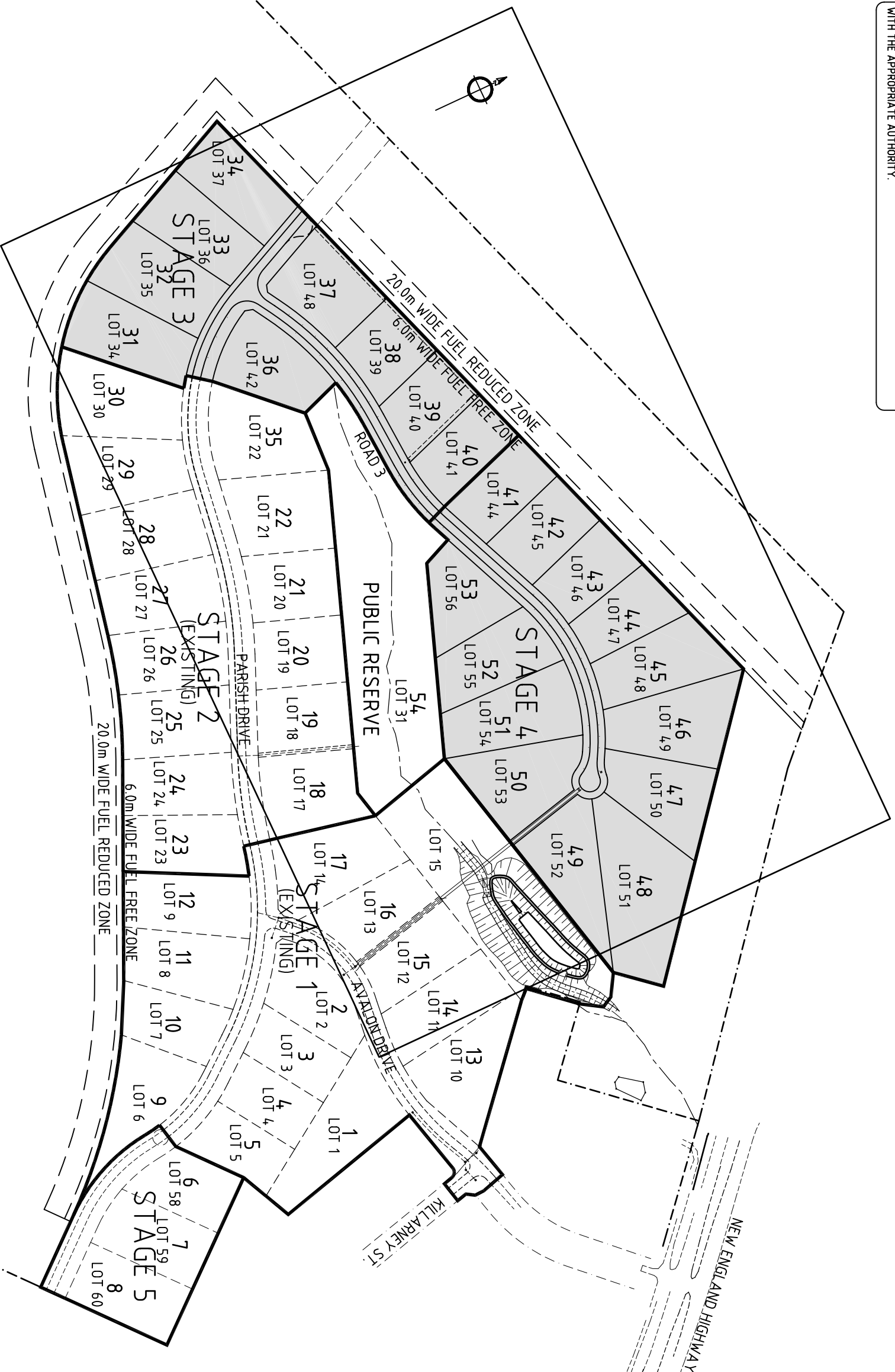
NOTES:

1. ALL DIMENSIONS OF EASEMENTS AND LOTS ARE SUBJECT TO REGISTRATION OF DEPOSITED PLAN.
2. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH COUNCIL'S CONSTRUCTION SPECIFICATION & CODE.
3. EROSION CONTROL DEVICES AND SILTATION TRAPS TO BE INSTALLED BEFORE SITE IS DISTURBED IN ACCORDANCE WITH THE ATTACHED SILTATION PLAN.
4. OBSCURED AREAS TO BE REGRASSED ON COMPLETION OF WORKS.
5. ALL REINFORCED CONC. STORMWATER DRAINAGE PIPES ARE TO BE RUBBER RING JOINTED.
6. ALL ENVI PIT GRATES ARE TO BE GROUND OR WELD LOCK GG 78-42, OR SIMILAR WITH RIBS FRONT AND BACK.
7. ALL EXISTING UNDERGROUND SERVICES MUST BE LOCATED AND EXPOSED PRIOR TO EARTHWORKS COMMENCING AND IT IS THE RESPONSIBILITY OF THOSE PERSONS USING THIS PLAN TO CONFIRM BOTH POSITION & LEVEL OF THESE UTILITIES IN CONJUNCTION WITH THE APPROPRIATE AUTHORITY.
8. SUBSOIL DRAINS ARE TO BE PROVIDED TO COUNCIL INSPECTOR'S REQUIREMENTS.
9. PAVEMENT THICKNESS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.
10. EASEMENT FOR BATTER TO BE CREATED WHERE FILL BATTERS ARE 3M/1/1V OR STEEPER OR WHERE DEPTH OF FILL AT BOUNDARY EXCEEDS 600mm.
11. WORKING HOURS ON SITE SHALL BE IN ACCORDANCE WITH EPA AND COUNCIL REQUIREMENTS.
12. VEHICULAR ACCESS AND ALL SERVICES ARE TO BE MAINTAINED AT ALL TIMES TO ADJOINING PROPERTIES AFFECTED BY CONSTRUCTION WORKS.
13. MAINTENANCE ON THE SEEDED AND TURED AREAS SHALL BE OVER A 3 MONTH PERIOD. TURF THE FULL WIDTH OF ALL EARTH DISH DRAINS, LAY 600mm WIDE TURF STRIPS TO EACH SIDE OF CONCRETE ACCESSWAYS, PATHWAYS AND AT THE TOP OF CUT BATTERS. MULCH IF AVAILABLE FROM SITE CLEARING AND SEED ALL OTHER DISTURBED AREAS INCLUDING TRENCHES.
14. TRAFFIC CONTROL MEASURES TO BE IN ACCORDANCE WITH AS 1742.3-1996.
15. ALL LEVELS MUST BE OBTAINED FROM ESTABLISHED BENCH MARKS AS DIRECTED BY THE SUPERVISOR.
16. THE CONTRACTOR IS TO ENSURE THAT ALL THE NECESSARY SERVICE PIPE CONDUITS AND FITTINGS ARE IN PLACE PRIOR TO THE FINAL WEARING COURSE BEING LAID.
17. ALL SITE FILLING TO BE CONTROLLED FILL WITH TESTING TO BE CARRIED OUT BY A NATA REGISTERED LABORATORY.
18. WHERE APPROVED CONSTRUCTION WORK REQUIRES THE REMOVAL OF TREES, THE CONTRACTOR IS TO ENGAGE THE SERVICES OF A SUITABLY QUALIFIED ECOLOGIST TO INSPECT THE SITE AND IDENTIFY ANY TREE WHICH IS LIKELY TO BE A HABITAT TREE. THE ECOLOGIST IS ALSO TO BE ON SITE DURING THE FELLING OF ANY IDENTIFIED TREE AND ENSURE THAT ANY DISPOSAL OR MULCHED WILDLIFE IS COLLECTED AND FORWARDED TO AN APPROPRIATE WILDLIFE RESCUE SERVICE.



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Designed	A J F	Cad Reference	0039-2-d01r4.dwg
Drawn	A J F	Scale	1:2000 (A1 SIZE)
Project Approval	G.R. CRAIG B.E. (Aus) (CPEng) Consulting Civil Engineer		
GEOFF CRAIG & ASSOCIATES PTY LTD Consulting Engineers & Project Managers A.B.N. 92 086 017 745		2/11 GLENWOOD DR THORNTON 2322 PO BOX 2153 GREENHILLS	
PROPOSED RURAL RESIDENTIAL SUBDIVISION AVALON DRIVE THORNTON AVALON RURAL HOLDINGS STAGE 2 GENERAL ARRANGEMENT PLAN		Project No	0039-2
		Drawing No	01
		Revision	4
Amendment	Description	Date	Approved
4	REDESIGN	25.03.02	
2	MCC COMMENT	16.03.02	
1	ORIGINAL ISSUE - STAGE 2	31.01.02	

ALL EXISTING UNDERGROUND SERVICES MUST BE LOCATED AND EXPOSED PRIOR TO EARTHWORKS COMMENCING AND IT IS THE RESPONSIBILITY OF THOSE PERSONS USING THIS PLAN TO CONFIRM BOTH POSITION & LEVEL OF THESE UTILITIES IN CONJUNCTION WITH THE APPROPRIATE AUTHORITY.



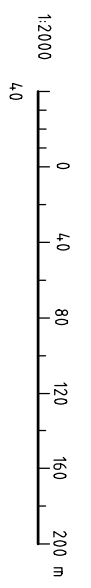
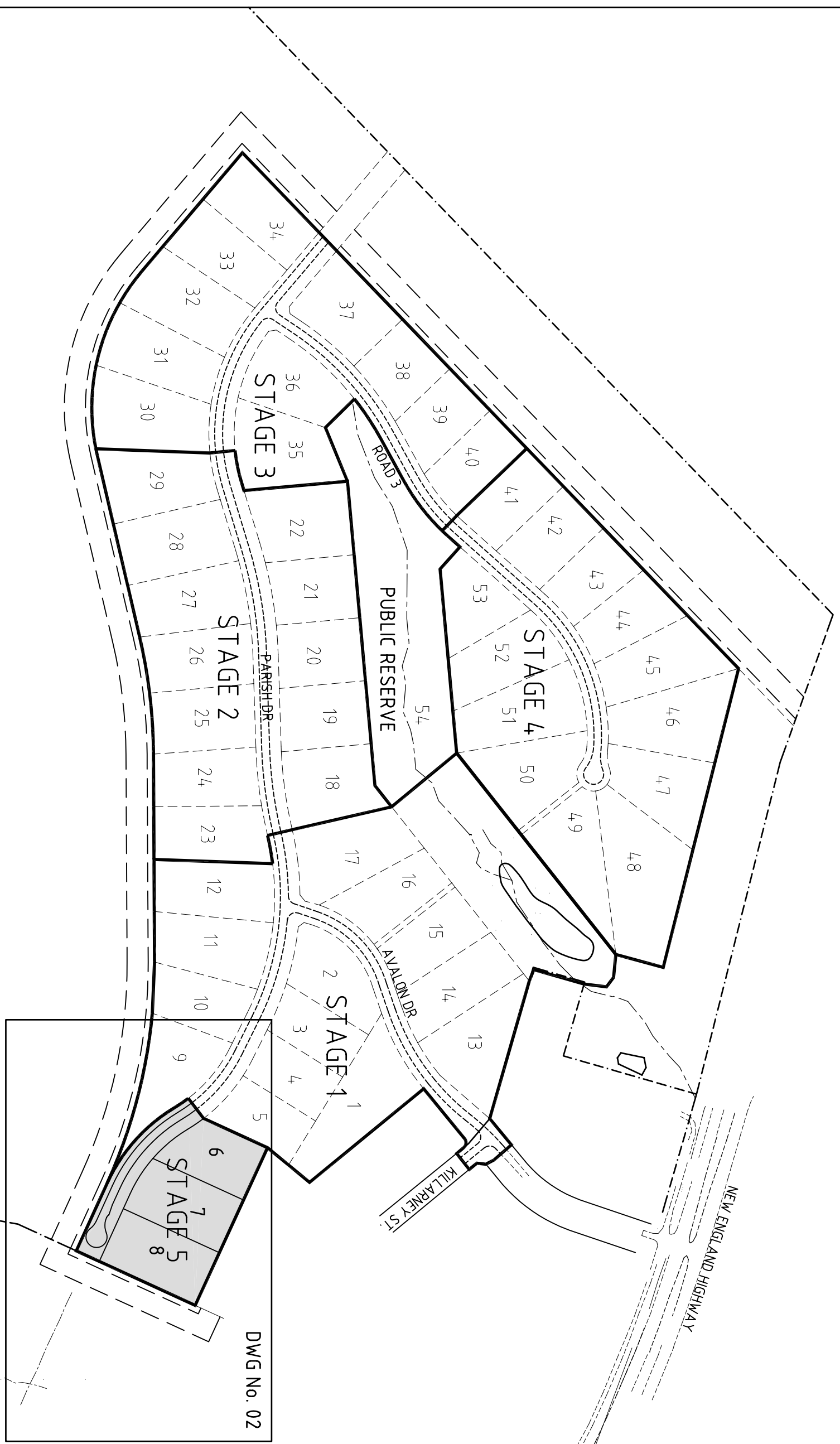
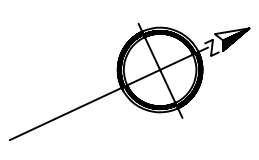
NOTES:

1. ALL DIMENSIONS OF EASEMENTS AND LOTS ARE SUBJECT TO REGISTRATION OF DEPOSITED PLAN.
2. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH COUNCIL'S CONSTRUCTION SPECIFICATION & CODE.
3. EROSION CONTROL DEVICES AND SILTATION TRAPS TO BE INSTALLED BEFORE SITE IS DISTURBED IN ACCORDANCE WITH THE ATTACHED SILTATION PLAN.
4. DENuded AREAS TO BE REGRASSED ON COMPLETION OF WORKS.
5. ALL REINFORCED CONC. STORMWATER DRAINAGE PIPES ARE TO BE RUBBER RING JOINTED.
6. ALL EXPOSED GRATES TO BE SADDINGTONS GGDCL OR WELDLOK GG 78-42, OR SIMILAR WITH RHS FRONT AND BACK.
7. ALL PITS DEEPER THAN 12m ARE TO BE CONSTRUCTED WITH STEEL IRONS IN ACCORDANCE WITH DOH STD DWG RM3.
8. SIDE WALLS OF ALL PITS GREATER THAN 15m DEEP SHALL BE REINFORCED WITH ONE LAYER OF F82 MESH RETURNED 300mm INTO BASE.
9. ALL EXISTING UNDERGROUND SERVICES MUST BE LOCATED AND EXPOSED PRIOR TO EARTHWORKS COMMENCING AND IT IS THE RESPONSIBILITY OF THOSE PERSONS USING THIS PLAN TO CONFIRM BOTH POSITION & LEVEL OF THESE UTILITIES IN CONJUNCTION WITH THE APPROPRIATE AUTHORITY.
10. SURFOL DRAINS ARE TO BE PROVIDED TO COUNCIL INSPECTOR'S REQUIREMENTS. FLUSH POINTS TO BE PROVIDED AT MAXIMUM 60m INTERVALS.
11. PAYMENT THICKNESS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.
12. EASEMENT FOR BATTER TO BE CREATED WHERE FILL BATTERS ARE 3H:1V OR STEEPER OR WHERE DEPTH OF FILL AT BOUNDARY EXCEEDS 600mm.
13. WORKING HOURS ON SITE SHALL BE IN ACCORDANCE WITH EPA & COUNCIL REQUIREMENTS.
14. VEHICULAR ACCESS AND ALL SERVICES ARE TO BE MAINTAINED AT ALL TIMES TO ADJOINING PROPERTIES AFFECTED BY CONSTRUCTION WORKS.
15. MAINTENANCE ON THE SEEDED AND TIERED AREAS SHALL BE OVER A 3 MONTH PERIOD. TIER OF THE FILL WIDTH OF ALL EARTH DISH DRAINS, LAY 600mm WIDE TIER STRIPS TO EACH SIDE OF CONCRETE ACCESSWAYS, PATHWAYS, AT THE REAR OF ALL KERB AND GUTTERING AND AT THE TOP OF CUT BATTERS, WHICH IS AVAILABLE FROM SITE CLEARING AND SEED ALL OTHER DISTURBED AREAS INCLUDING TRENCHES.
16. TRAFFIC CONTROL MEASURES TO BE IN ACCORDANCE WITH AS 1742.3-1996.
17. ALL LEVELS MUST BE OBTAINED FROM ESTABLISHED BENCHMARKS AS DIRECTED BY THE SUPERVISOR.
18. THE CONTRACTOR IS TO ENSURE THAT ALL THE NECESSARY SERVICE PIPE CONDUITS AND FITTINGS ARE IN PLACE PRIOR TO THE FINAL WEARING COURSE BEING Laid.
19. PROVIDE STREET NAME SIGNS AT ALL INTERSECTIONS. DOUBLE BLADED WHERE NECESSARY.
20. ALL SITE FILLING TO BE CONTROLLED FILL TO AS3798 WITH TESTING TO BE CARRIED OUT BY A NATA REGISTERED LABORATORY.
21. WHERE APPROVED CONSTRUCTION WORK REQUIRES THE REMOVAL OF TREES, THE CONTRACTOR IS TO ENGAGE THE SERVICES OF A SUITABLY QUALIFIED ECOLOGIST TO INSPECT THE SITE AND IDENTIFY ANY TREE WHICH IS LIKELY TO BE A HABITAT TREE. THE ECOLOGIST IS ALSO TO BE ON SITE DURING THE FELLING OF ANY IDENTIFIED TREE AND ENSURE THAT ANY DISPLAYED OR INJURED WILDLIFE IS COLLECTED AND FORWARDED TO AN APPROPRIATE WILDLIFE RESCUE SERVICE.



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COPYRIGHT		Drawn		Scale		PHONE: (02) 9464 1811 FAX: (02) 9464 1822		Drawing No	
COPYRIGHT		A J F		1:2000 (A1 SIZE)		2/11 GLENWOOD DR THORNTON 2322 PO BOX 2153 GREENHILLS		01	
COPYRIGHT		Project Approval		Project Reference		AVALON RURAL HOLDINGS		Revision	
COPYRIGHT		G.R. CRAIG B.E. MBE (Aust) CPEng Consulting Civil Engineer		02118		STAGES 3 & 4		1	
COPYRIGHT		Date		Approved		GENERAL ARRANGEMENT PLAN			
COPYRIGHT		15.04.02							
COPYRIGHT		Description		Amendment					
COPYRIGHT		ORIGINAL ISSUE - STAGES 3 & 4		1					

ALL EXISTING UNDERGROUND SERVICES MUST BE LOCATED AND EXPOSED PRIOR TO EARTHWORKS COMMENCING AND IT IS THE RESPONSIBILITY OF THOSE PERSONS USING THIS PLAN TO CONFIRM BOTH POSITION & LEVEL OF THESE UTILITIES IN CONJUNCTION WITH THE APPROPRIATE AUTHORITY.



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<p>Amendment</p>	<p>Description</p>	<p>Date</p>	<p>Approved</p>			
1	ORIGINAL ISSUE - STAGE 5	26 08 02				
2	MCC COMMENT	22 10 02				