

-  BIO-DIVERSITY ASSESSMENT REPORT EXCLUSION AREA (NO-GO AREA)
-  AHIP - NO-GO AREA HERITAGE EXCLUSION AREA TO BE FENCED FROM CONSTRUCTION
-  107.61 LAKE WYANGAN - SOUTH LAKE 1:100 FLOOD LEVEL 107.610 [FLOOD IMPACT ASSESSMENT 17-03-2024]

LAKE WYANGAN  
←

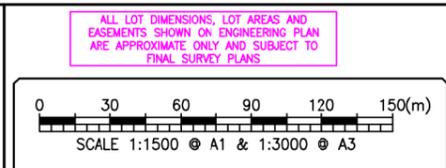
CAMPBELLS WETLANDS  
↑

**DEVELOPMENT APPLICATION FOR APPROVAL 27-06-2024**

FILE NAME: 1200\_DA\_Drawings.dwg LAYOUT NAME: 02\_ExistingConditions FILE LOCATION: Z:\1200 - Lake Wyangan Stage 4, 5 and 6\CAD\1210\_DA-PlanningPermit

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5	DA DRAWINGS FOR APPROVAL	DSJ	27/06/24
4	COUNCIL RESERVES ADDED, BATTLE AXE DRIVEWAYS AMENDED	DSJ	26/06/24
3	ELECTRICAL LINK BETWEEN STAGE 5 - 6 ADDED	DSJ	13/06/24
2	DA CONCEPT - (REV-F)	DSJ	11/06/24
1	LAYOUT CONCEPTS	DSJ	04/06/24

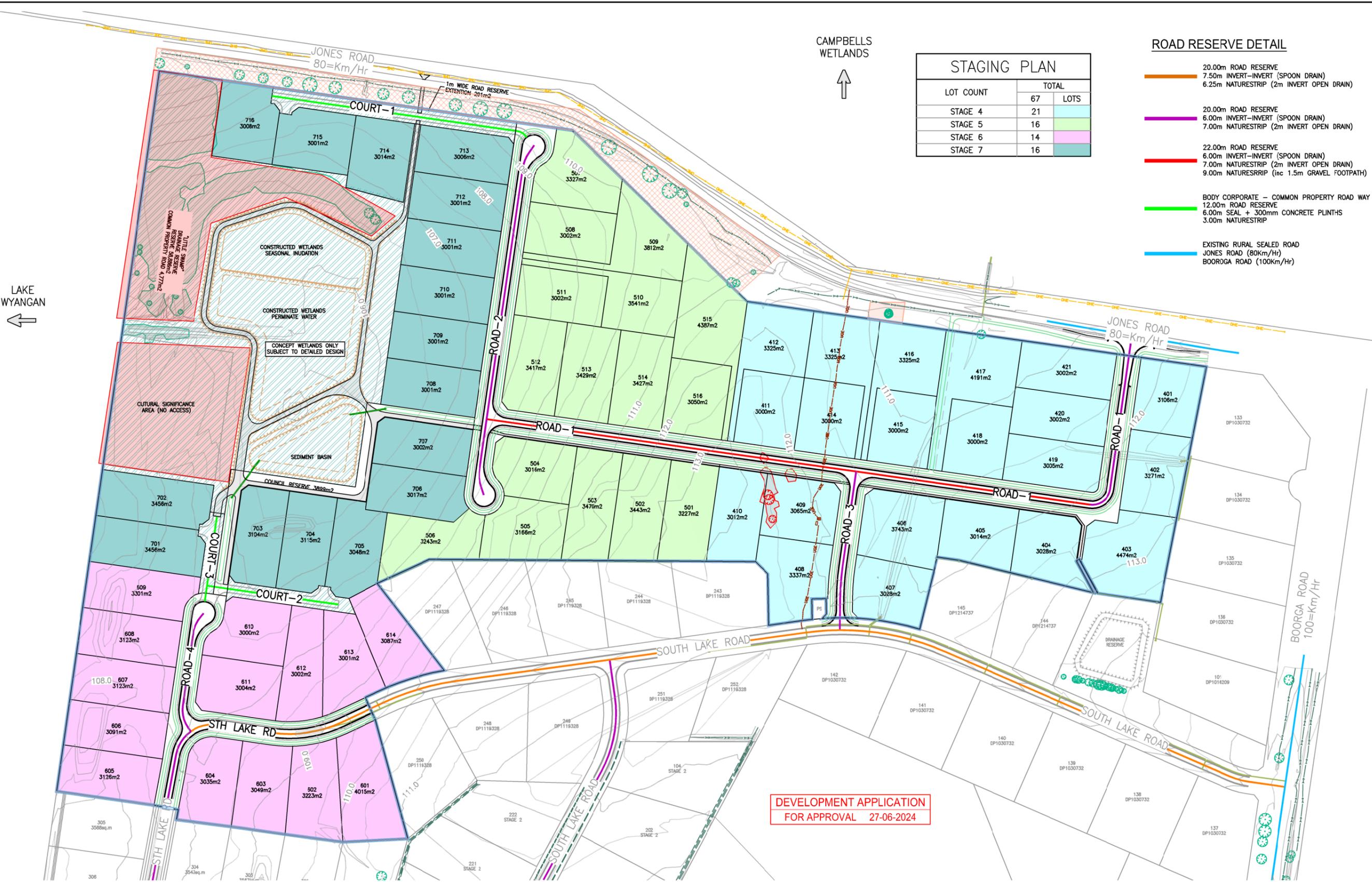
**WARNING**  
BEWARE OF UNDERGROUND SERVICES  
DIAL BEFORE YOU DIG  
THE LOCATION OF UNDERGROUND SERVICES, WHERE SHOWN ARE APPROXIMATE ONLY.  
  
ALL AUTHORITIES MUST BE CONTACTED PRIOR TO CONSTRUCTION TO DETERMINE THE EXACT LOCATION OF ALL UNDERGROUND SERVICES



**PELICAN SHORES - STAGE 4-7**  
**LAKE WYANGAN - GRIFFITH**  
**DEVELOPMENT APPLICATION DRAWINGS**  
**EXISTING CONDITIONS**

DESIGN BY: - DRAWN BY: DSJ CHECKED BY: - PLOT DATE: 27/06/2024 DWG:1200\_DA\_Drawings.DWG SHEET: 2 OF 7 SHEET SIZE: A1 REV: 5





CAMPBELLS WETLANDS  
↑

LAKE WYANGAN  
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STAGING PLAN		
LOT COUNT	TOTAL	
	67	LOTS
STAGE 4	21	
STAGE 5	16	
STAGE 6	14	
STAGE 7	16	

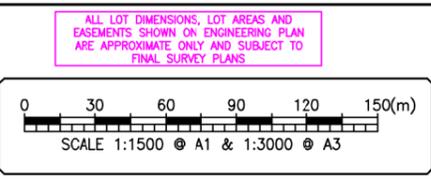
- ROAD RESERVE DETAIL**
- 20.00m ROAD RESERVE
  - 7.50m INVERT-INVERT (SPOON DRAIN)
  - 6.25m NATURESTRIP (2m INVERT OPEN DRAIN)
  - 20.00m ROAD RESERVE
  - 6.00m INVERT-INVERT (SPOON DRAIN)
  - 7.00m NATURESTRIP (2m INVERT OPEN DRAIN)
  - 22.00m ROAD RESERVE
  - 6.00m INVERT-INVERT (SPOON DRAIN)
  - 7.00m NATURESTRIP (2m INVERT OPEN DRAIN)
  - 9.00m NATURESTRIP (inc 1.5m GRAVEL FOOTPATH)
  - BODY CORPORATE - COMMON PROPERTY ROAD WAY
  - 12.00m ROAD RESERVE
  - 6.00m SEAL + 300mm CONCRETE PLINTHS
  - 3.00m NATURESTRIP
  - EXISTING RURAL SEALED ROAD
  - JONES ROAD (80km/Hr)
  - BOOROGA ROAD (100km/Hr)

DEVELOPMENT APPLICATION  
FOR APPROVAL 27-06-2024

LAYOUT NAME 03\_MasterPlan  
 FILE LOCATION Z:\1200 - Lake Wyangan Stage 4, 5 and 6\1200\_DA-PlanningPermit

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5	DA DRAWINGS FOR APPROVAL	DSJ 27/06/24
4	COUNCIL RESERVES ADDED, BATTLE AXE DRIVEWAYS AMENDED	DSJ 26/06/24
3	ELECTRICAL LINK BETWEEN STAGE 5 - 6 ADDED	DSJ 13/06/24
2	DA CONCEPT - (REV-F)	DSJ 11/06/24
1	LAYOUT CONCEPTS	DSJ 04/06/24

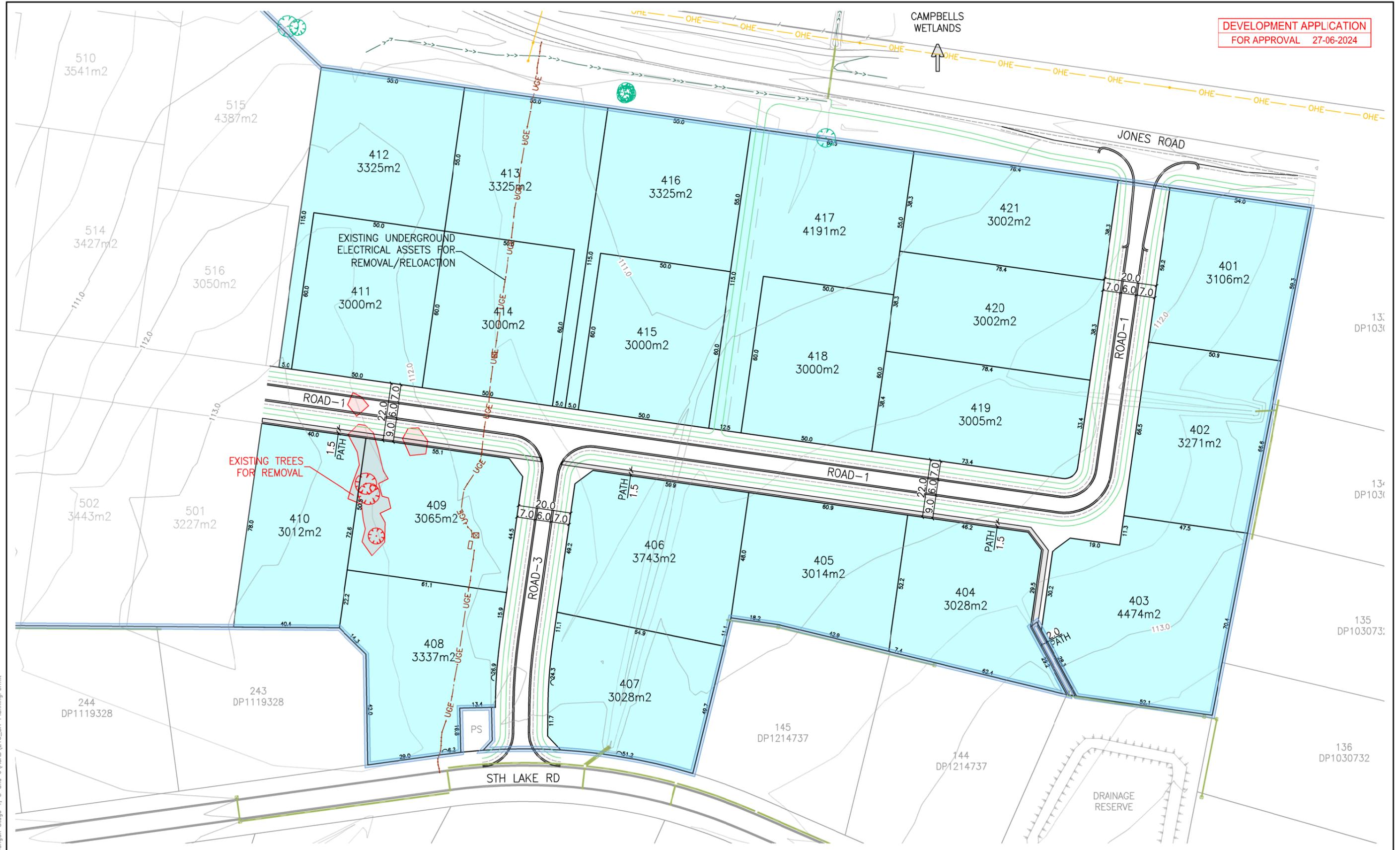
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PELICAN SHORES - STAGE 4-7  
LAKE WYANGAN - GRIFFITH  
DEVELOPMENT APPLICATION DRAWINGS  
STAGE PLAN

DESIGN BY: - DRAWN BY: DSJ CHECKED BY: - PLOT DATE: 27/06/2024  
DWG:1200\_DA\_Drawings.DWG SHEET: 3 OF 7 SHEET SIZE: A1 REV: 5





FILE NAME: 1200\_DA\_Drawings.dwg LAYOUT NAME: 04\_Stage-4  
FILE LOCATION: Z:\1200 - Lake Wyangan Stage 4, 5 and 6\CAD\1210\_DA-Planning\Permit

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5	DA DRAWINGS FOR APPROVAL	DSJ	27/06/24
4	COUNCIL RESERVES ADDED, BATTLE AXE DRIVEWAYS AMENDED	DSJ	26/06/24
3	ELECTRICAL LINK BETWEEN STAGE 5 - 6 ADDED	DSJ	13/06/24
2	DA CONCEPT - (REV-F)	DSJ	11/06/24
1	LAYOUT CONCEPTS	DSJ	04/06/24

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ALL LOT DIMENSIONS, LOT AREAS AND  
EASEMENTS SHOWN ON ENGINEERING PLAN  
ARE APPROXIMATE ONLY AND SUBJECT TO  
FINAL SURVEY PLANS

NON STANDARD BARSCALE

DESIGN BY: - DRAWN BY: DSJ CHECKED BY: - PLOT DATE: 27/06/2024

PELICAN SHORES - STAGE 4-7  
LAKE WYANGAN - GRIFFITH  
DEVELOPMENT APPLICATION DRAWINGS  
STAGE 4

DWG:1200\_DA\_Drawings.DWG SHEET: 4 OF 7 SHEET SIZE: A1 REV: 5





FILE NAME: 1200\_DA\_Drawings.dwg LAYOUT NAME: 05\_Stage-5  
FILE LOCATION: Z:\1200 - Lake Wyangan Stage 4, 5 and 6\ACAD\210\_DA-PlanningPermit

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5	DA DRAWINGS FOR APPROVAL	DSJ	27/06/24
4	COUNCIL RESERVES ADDED, BATTLE AXE DRIVEWAYS AMENDED	DSJ	26/06/24
3	ELECTRICAL LINK BETWEEN STAGE 5 - 6 ADDED	DSJ	13/06/24
2	DA CONCEPT - (REV-F)	DSJ	11/06/24
1	LAYOUT CONCEPTS	DSJ	04/06/24

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NON STANDARD BARSCALE

DESIGN BY: - DRAWN BY: DSJ CHECKED BY: - PLOT DATE: 27/06/2024

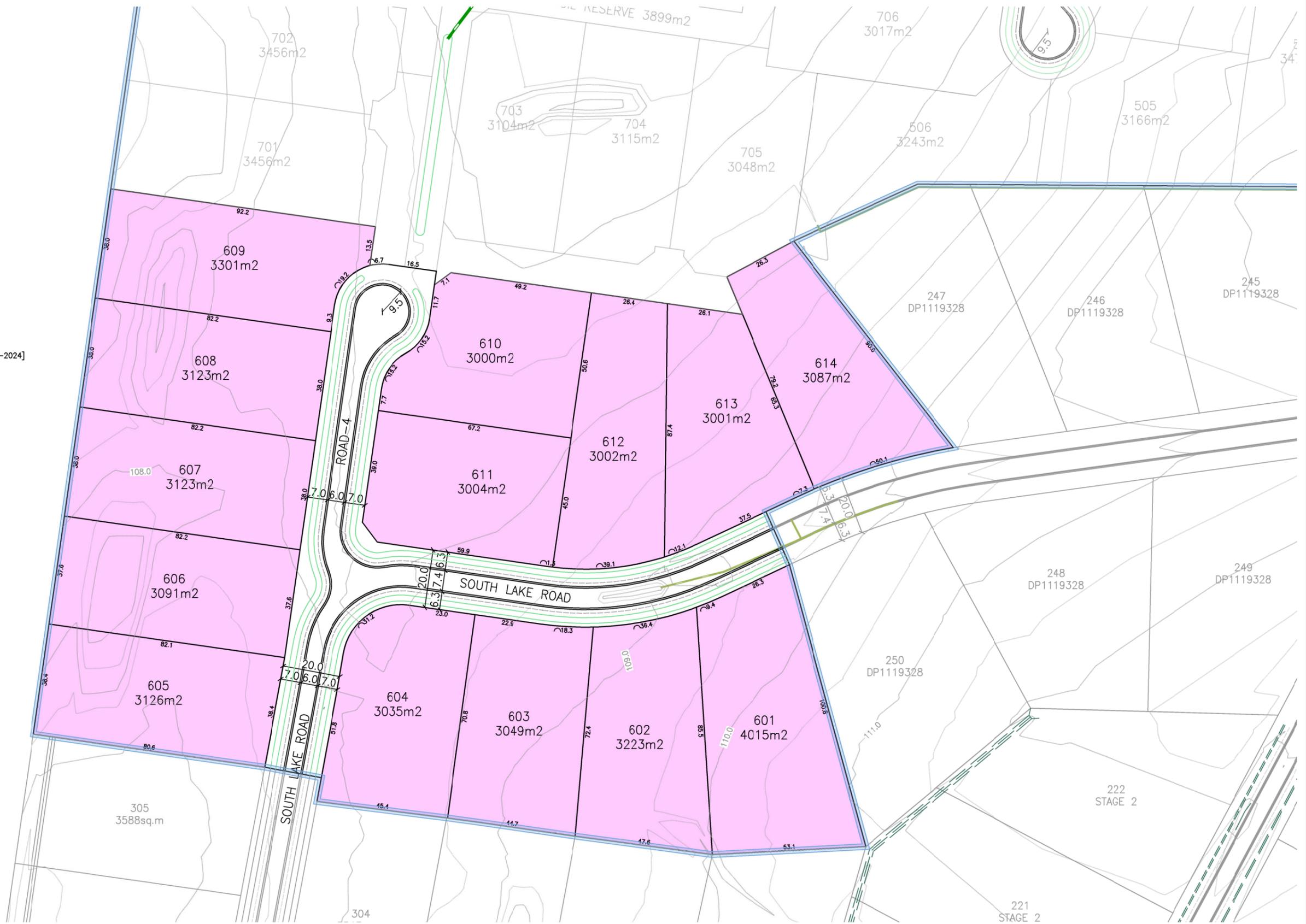
PELICAN SHORES - STAGE 4-7  
LAKE WYANGAN - GRIFFITH  
DEVELOPMENT APPLICATION DRAWINGS  
STAGE 5

DWG:1200\_DA\_Drawings.DWG SHEET: 5 OF 7 SHEET SIZE: A1 REV: 5



**DEVELOPMENT APPLICATION  
FOR APPROVAL 27-06-2024**

LAKE WYANGAN - SOUTH LAKE  
1:100 FLOOD LEVEL 107.610  
[FLOOD IMPACT ASSESSMENT 17-03-2024]



FILE NAME: 1200\_DA\_Drawings.dwg LAYOUT NAME: 06\_Stage-6  
FILE LOCATION: Z:\1200 - Lake Wyangan Stage 4, 5 and 6\ACAD\210\_DA-Planning\Permit

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5	DA DRAWINGS FOR APPROVAL	DSJ 27/06/24
4	COUNCIL RESERVES ADDED, BATTLE AXE DRIVEWAYS AMENDED	DSJ 26/06/24
3	ELECTRICAL LINK BETWEEN STAGE 5 - 6 ADDED	DSJ 13/06/24
2	DA CONCEPT - (REV-F)	DSJ 11/06/24
1	LAYOUT CONCEPTS	DSJ 04/06/24

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NON STANDARD BARSCALE

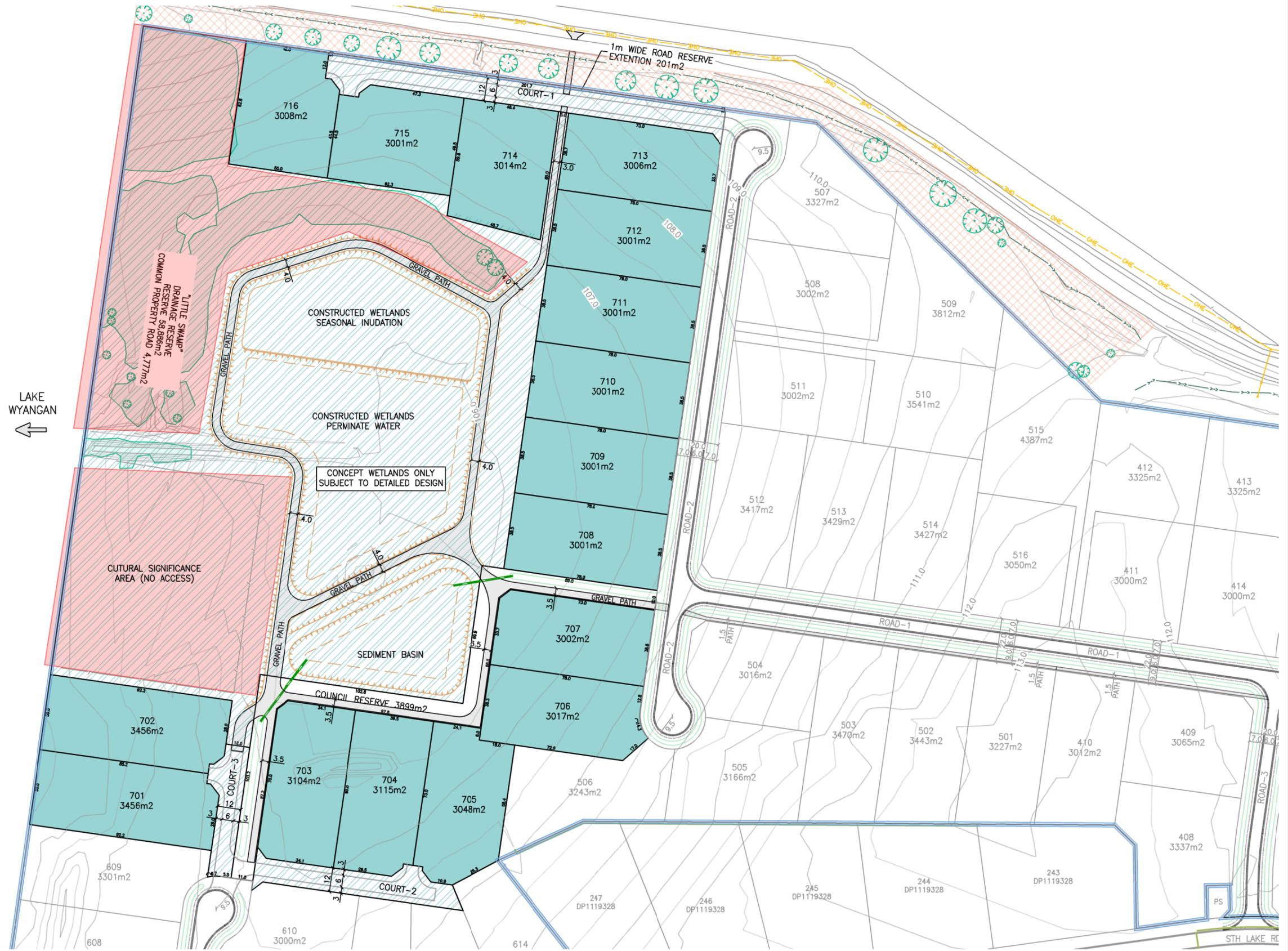
DESIGN BY: - DRAWN BY: DSJ CHECKED BY: - PLOT DATE: 27/06/2024

**PELICAN SHORES - STAGE 4-7  
LAKE WYANGAN - GRIFFITH  
DEVELOPMENT APPLICATION DRAWINGS  
STAGE 6**

DWG:1200\_DA\_Drawings.DWG SHEET: 6 OF 7 SHEET SIZE: A1 REV: 5



DEVELOPMENT APPLICATION  
FOR APPROVAL 27-06-2024



FILE NAME: 1200\_DA\_Drawings.dwg  
FILE LOCATION: Z:\1200 - Lake Wyangan Stage 4, 5 and 6\ACAD\1210\_DA-Planning\Permit

10		
9		
8		
7		
6		
5	DA DRAWINGS FOR APPROVAL	DSJ 27/06/24
4	COUNCIL RESERVES ADDED, BATTLE AXE DRIVEWAYS AMENDED	DSJ 26/06/24
3	ELECTRICAL LINK BETWEEN STAGE 5 - 6 ADDED	DSJ 13/06/24
2	DA CONCEPT - (REV-F)	DSJ 11/06/24
1	LAYOUT CONCEPTS	DSJ 04/06/24

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SCALE 1:1000 @ A1 & 1:2000 @ A3

DESIGN BY: - DRAWN BY: DSJ CHECKED BY: - PLOT DATE: 27/06/2024

PELICAN SHORES - STAGE 4-7  
LAKE WYANGAN - GRIFFITH  
DEVELOPMENT APPLICATION DRAWINGS  
STAGE 7 (BODY CORPORATE)

DWG:1200\_DA\_Drawings.DWG SHEET: 7 OF 7 SHEET SIZE: A1 REV: 5

