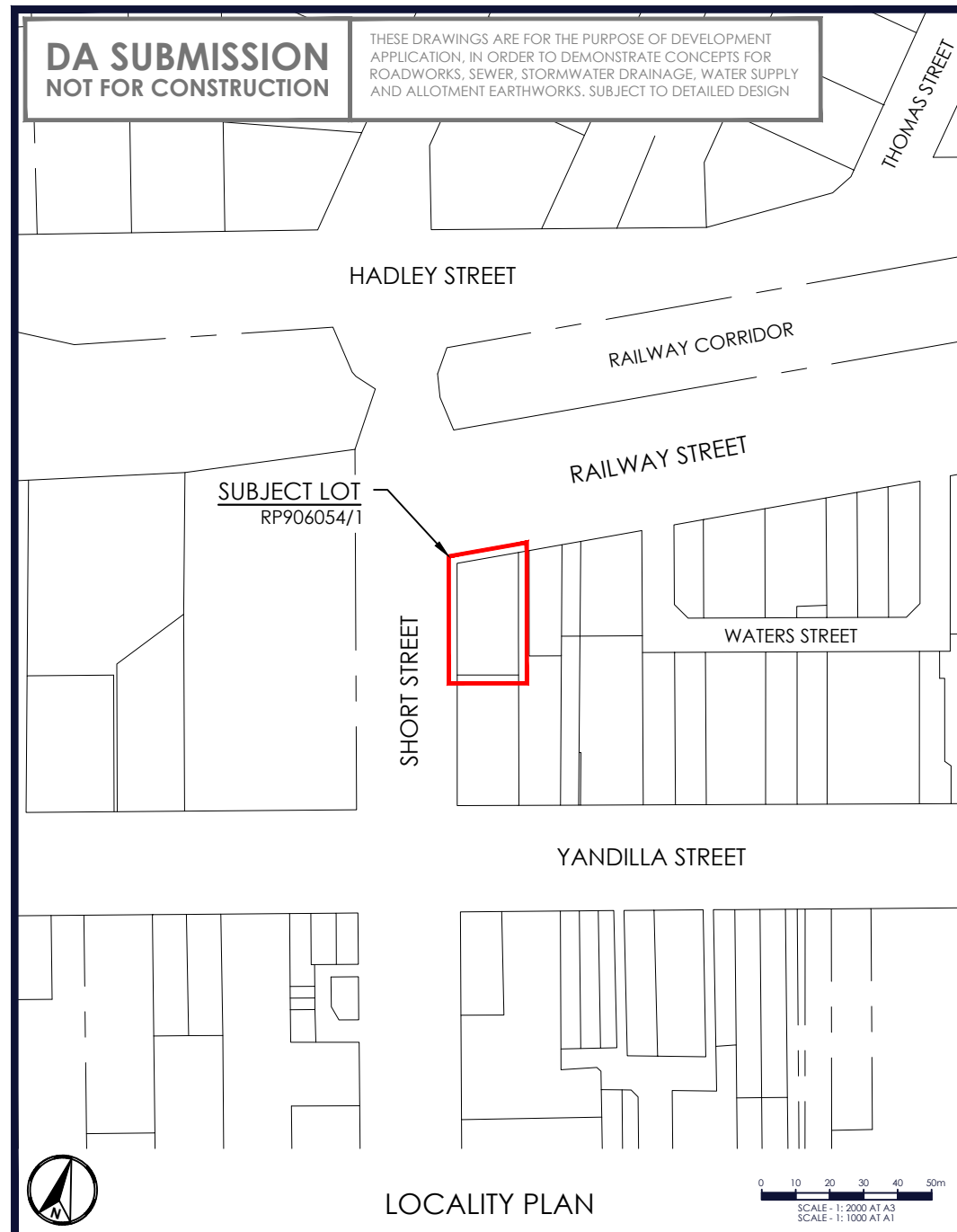
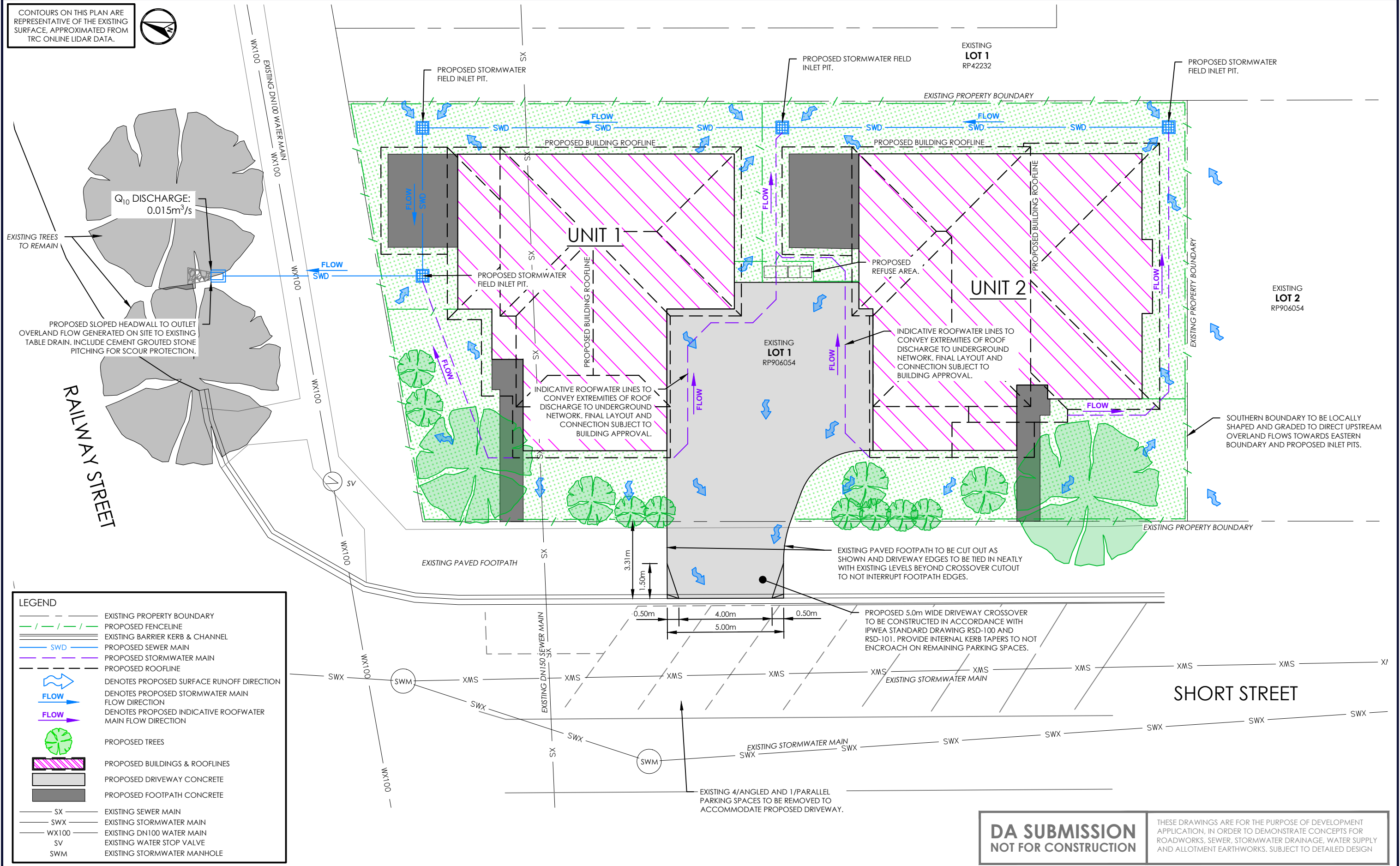


PROPOSED DUPLEX DEVELOPMENT 50 RAILWAY STREET, PITTSWORTH FOR PRECINCT URBAN PLANNING PTY LTD

250458 DRAWING LIST			
DRAWING NO.	SHEET TITLE	REVISIONS	
DEVELOPMENT APPLICATION			
250458 - DA-101	OVERALL SITE LAYOUT PLAN	A	
250458 - DA-102	SIGHT DISTANCE CHECK LAYOUT PLAN	A	
250458 - DA-103	VEHICLE MANOEUVRING LAYOUT PLAN - SHEET 1 OF 2	A	
250458 - DA-104	VEHICLE MANOEUVRING LAYOUT PLAN - SHEET 2 OF 2	A	



CONTOURS ON THIS PLAN ARE REPRESENTATIVE OF THE EXISTING SURFACE, APPROXIMATED FROM TRC ONLINE LIDAR DATA.



LEGEND

- EXISTING PROPERTY BOUNDARY
- PROPOSED FENCELINE
- EXISTING BARRIER KERB & CHANNEL
- PROPOSED SEWER MAIN
- PROPOSED STORMWATER MAIN
- PROPOSED ROOFLINE
- DENOTES PROPOSED SURFACE RUNOFF DIRECTION
- DENOTES PROPOSED STORMWATER MAIN FLOW DIRECTION
- DENOTES PROPOSED INDICATIVE ROOFWATER MAIN FLOW DIRECTION
- PROPOSED TREES
- PROPOSED BUILDINGS & ROOFLINES
- PROPOSED DRIVEWAY CONCRETE
- PROPOSED FOOTPATH CONCRETE
- EXISTING SEWER MAIN
- EXISTING STORMWATER MAIN
- EXISTING DN100 WATER MAIN
- EXISTING WATER STOP VALVE
- EXISTING STORMWATER MANHOLE

DA SUBMISSION
NOT FOR CONSTRUCTION

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REVISIONS	DRAWN	DESIGN	DATE



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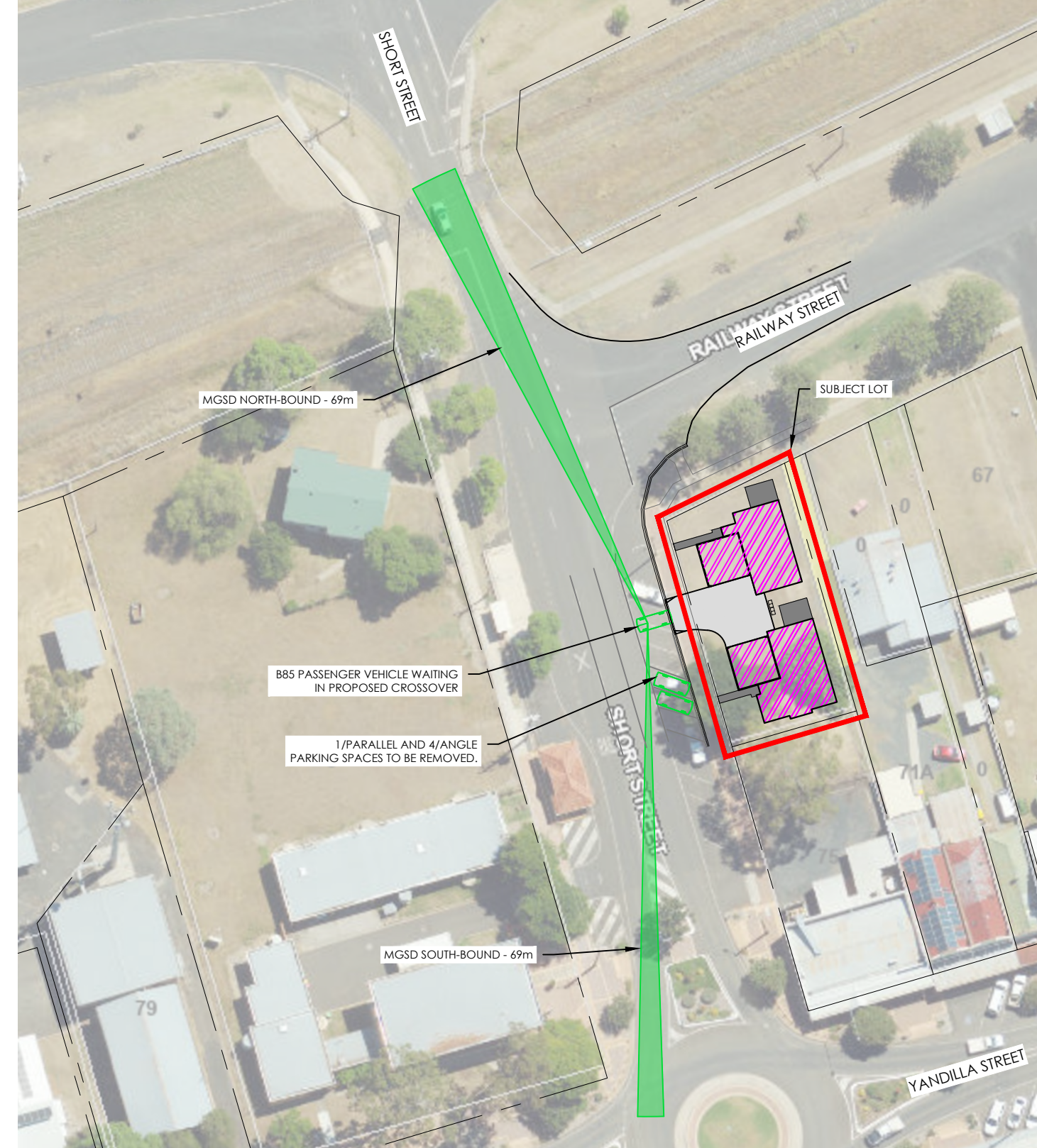
CLIENT PRECINCT URBAN PLANNING	SCALE 1:150	EXAMINED B.HARVEY	PROJECT NUMBER 250458	ORIG. SIZE A3
PROJECT 50 RAILWAY STREET, PITTSWORTH PROPOSED DUPLEX DEVELOPMENT	CERTIFIED RPEQ: 26710	PLAN NUMBER DA-101	REVISION A	
TITLE OVERALL SITE LAYOUT PLAN				

DEVELOPMENT APP LAYOUTS.DWG - 22/04/2024 4:02:58 AM

MINIMUM GAP SIGHT DISTANCE

PARAMETERS

- SPEED ZONE = 50km/hr
 FOR LEFT & RIGHT TURNS FROM A MINOR ROAD TO A MINOR ROAD:
 - $t_0 = 5$ SECONDS
 MGSD = 69m, REQUIRED, AS PER AUSTRROADS AGRD, PART 4A
 ACHEIVABLE:
 - NORTHBOUND > 120m
 - SOUTHBOUND > 80m



SAFE INTERSECTION SIGHT DISTANCE

ASSUMPTIONS / PARAMETERS

SOUTHBOUND
 TRAFFIC APPROACHING THE PROPOSED CROSSOVER IN A SOUTHBOUND DIRECTION WILL FALL UNDER A REGULAR USE CASE, HOWEVER THE VALUES SHOWN BELOW CAN BE ASSUMED AS LESS GIVEN THE PROXIMITY TO THE STOPPING POINT AT THE RAILWAY CROSSING.

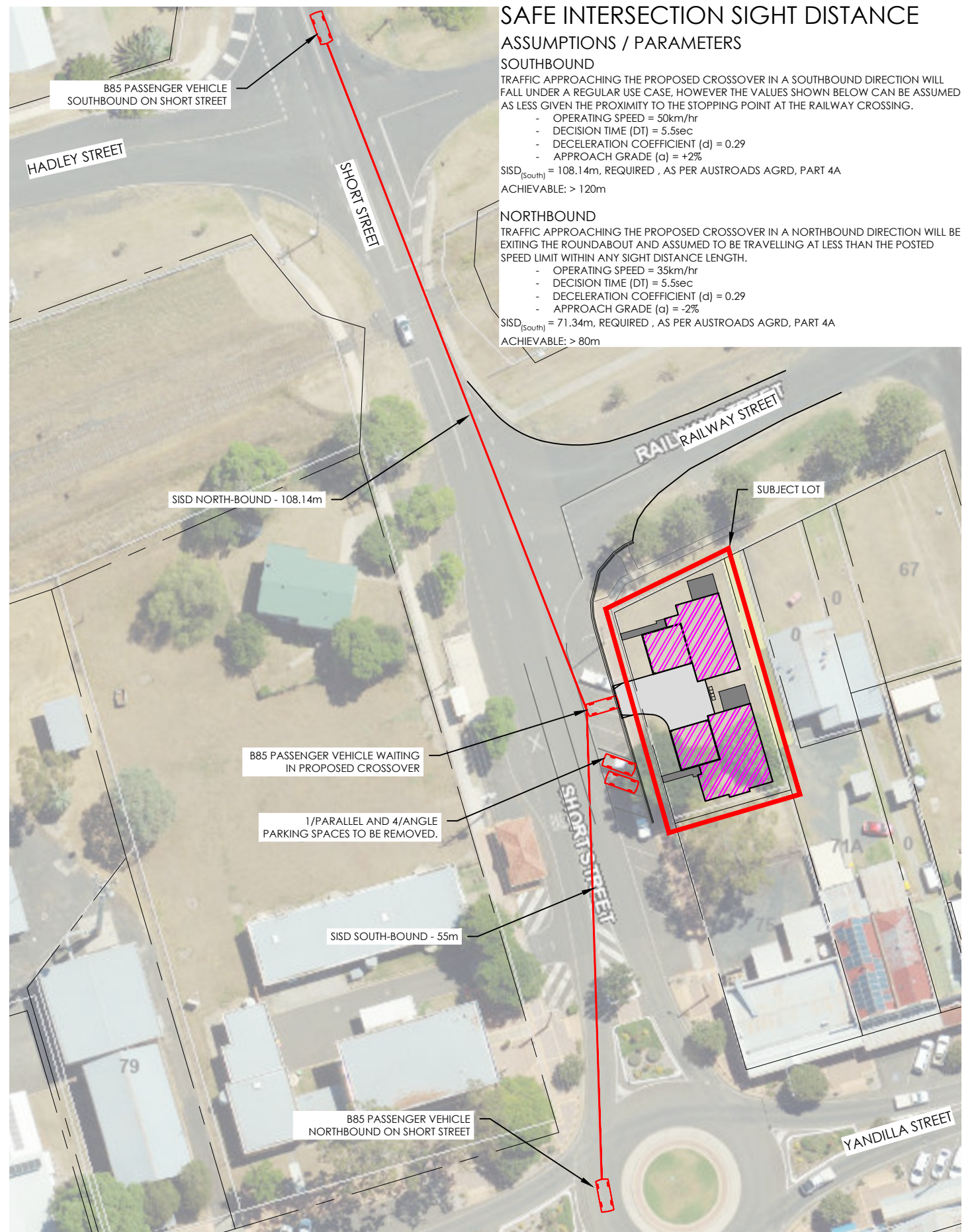
- OPERATING SPEED = 50km/hr
- DECISION TIME (DT) = 5.5sec
- DECELERATION COEFFICIENT (d) = 0.29
- APPROACH GRADE (a) = +2%

SISD_(South) = 108.14m, REQUIRED, AS PER AUSTRROADS AGRD, PART 4A
 ACHIEVABLE: > 120m

NORTHBOUND
 TRAFFIC APPROACHING THE PROPOSED CROSSOVER IN A NORTHBOUND DIRECTION WILL BE EXITING THE ROUNDABOUT AND ASSUMED TO BE TRAVELLING AT LESS THAN THE POSTED SPEED LIMIT WITHIN ANY SIGHT DISTANCE LENGTH.

- OPERATING SPEED = 35km/hr
- DECISION TIME (DT) = 5.5sec
- DECELERATION COEFFICIENT (d) = 0.29
- APPROACH GRADE (a) = -2%

SISD_(North) = 71.34m, REQUIRED, AS PER AUSTRROADS AGRD, PART 4A
 ACHIEVABLE: > 80m



REVISIONS	DRAWN	DESIGN	DATE



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CLIENT PRECINCT URBAN PLANNING	SCALE 1:150	EXAMINED B.HARVEY	PROJECT NUMBER 250458	ORIG. SIZE A3
PROJECT 50 RAILWAY STREET, PITTSWORTH PROPOSED DUPLEX DEVELOPMENT	SCALE 0 1 2 3 4m SCALE - 1:150 AT A3 SCALE - 1:75 AT A1	CERTIFIED RPEQ: 26710	PLAN NUMBER DA-102	REVISION A
TITLE SIGHT DISTANCE CHECK LAYOUT PLAN				

DEVELOPMENT APP LAYOUTS.DWG - 22/04/2024 9:03:13 AM



SHORT STREET

B85 PASSENGER VEHICLE ENTERING UNIT 1 GARAGE.

EXISTING PROPERTY BOUNDARY

UNIT 1
EXISTING LOT 1
RP906054

B85 PASSENGER VEHICLE, PARKED

LEGEND

	EXISTING PROPERTY BOUNDARY
	PROPOSED FENCELINE
	EXISTING BARRIER KERB & CHANNEL
	VEHICLE WHEEL PATH
	+300mm VEHICLE BODY PATH CLEARANCE
	VEHICLE BODY PATH
	EXISTING BUILDINGS
	PROPOSED DRIVEWAY CONCRETE
	PROPOSED FOOTPATH CONCRETE

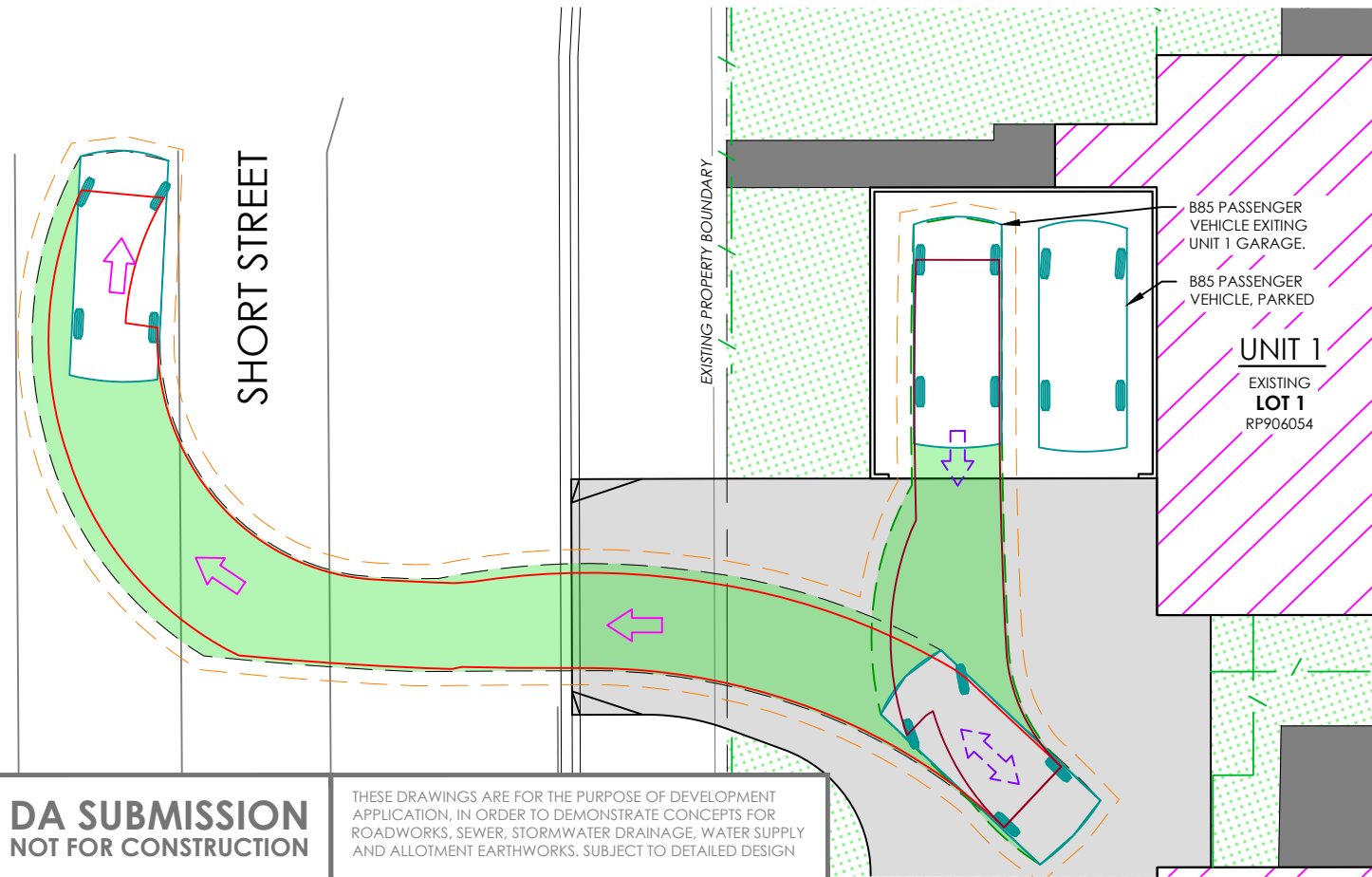
SHORT STREET

B85 PASSENGER VEHICLE ENTERING UNIT 1 GARAGE.

EXISTING PROPERTY BOUNDARY

UNIT 1
EXISTING LOT 1
RP906054

B85 PASSENGER VEHICLE, PARKED



SHORT STREET

UNIT 1
EXISTING LOT 1
RP906054

B85 PASSENGER VEHICLE EXITING UNIT 1 GARAGE.

B85 PASSENGER VEHICLE, PARKED



SHORT STREET

UNIT 1
EXISTING LOT 1
RP906054

B85 PASSENGER VEHICLE, PARKED

B85 PASSENGER VEHICLE EXITING UNIT 1 GARAGE.

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REVISIONS	DRAWN	DESIGN	DATE



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CLIENT
PRECINCT URBAN PLANNING

PROJECT
**50 RAILWAY STREET, PITTSWORTH
PROPOSED DUPLEX DEVELOPMENT**

TITLE
VEHICLE MANOEUVRING LAYOUT PLAN - SHEET 1 OF 2

SCALE	1:150		
EXAMINED	B.HARVEY	PROJECT NUMBER	250458
CERTIFIED	RPEQ: 26710	PLAN NUMBER	DA-103
ORIG. SIZE	A3	REVISION	A

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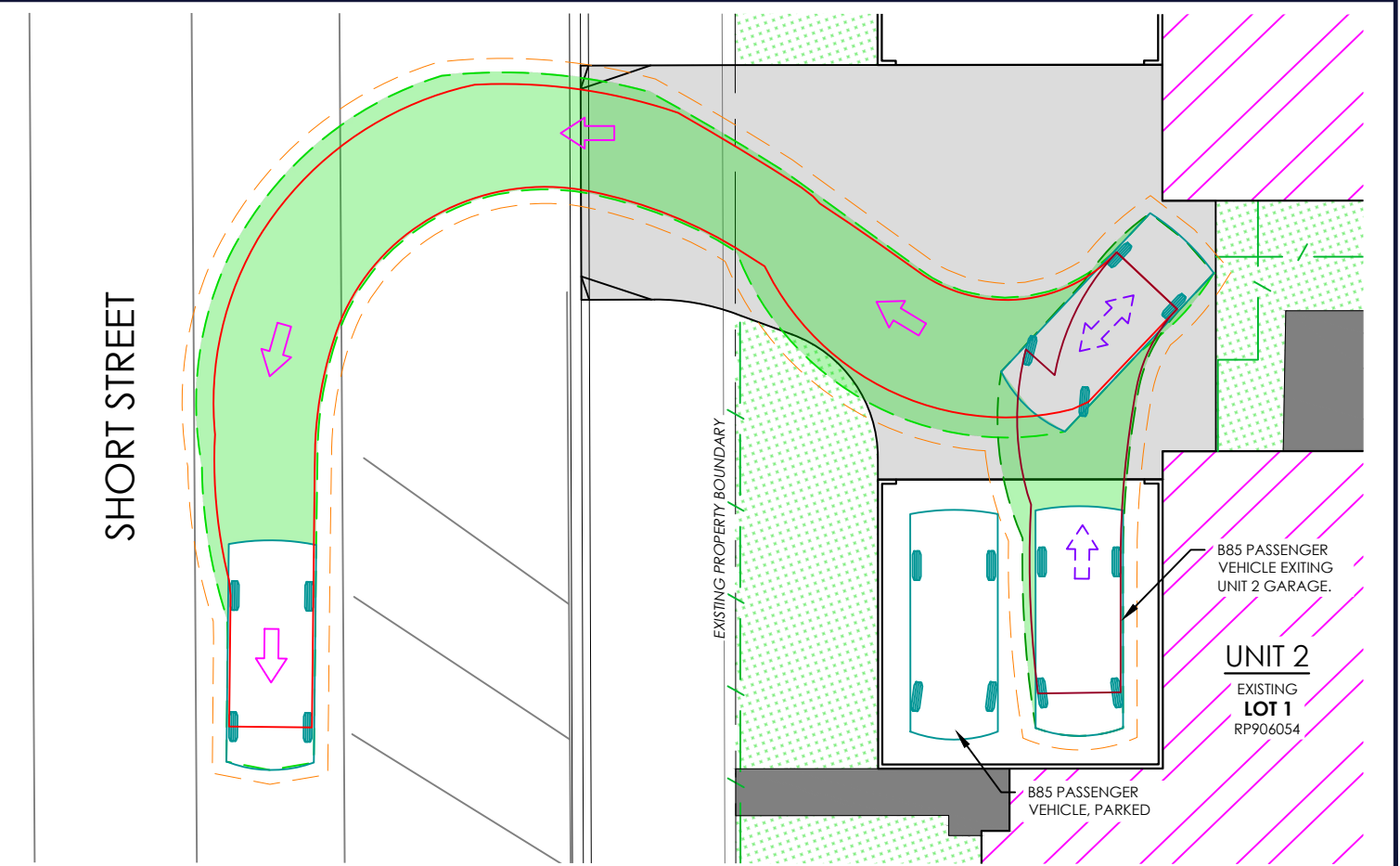
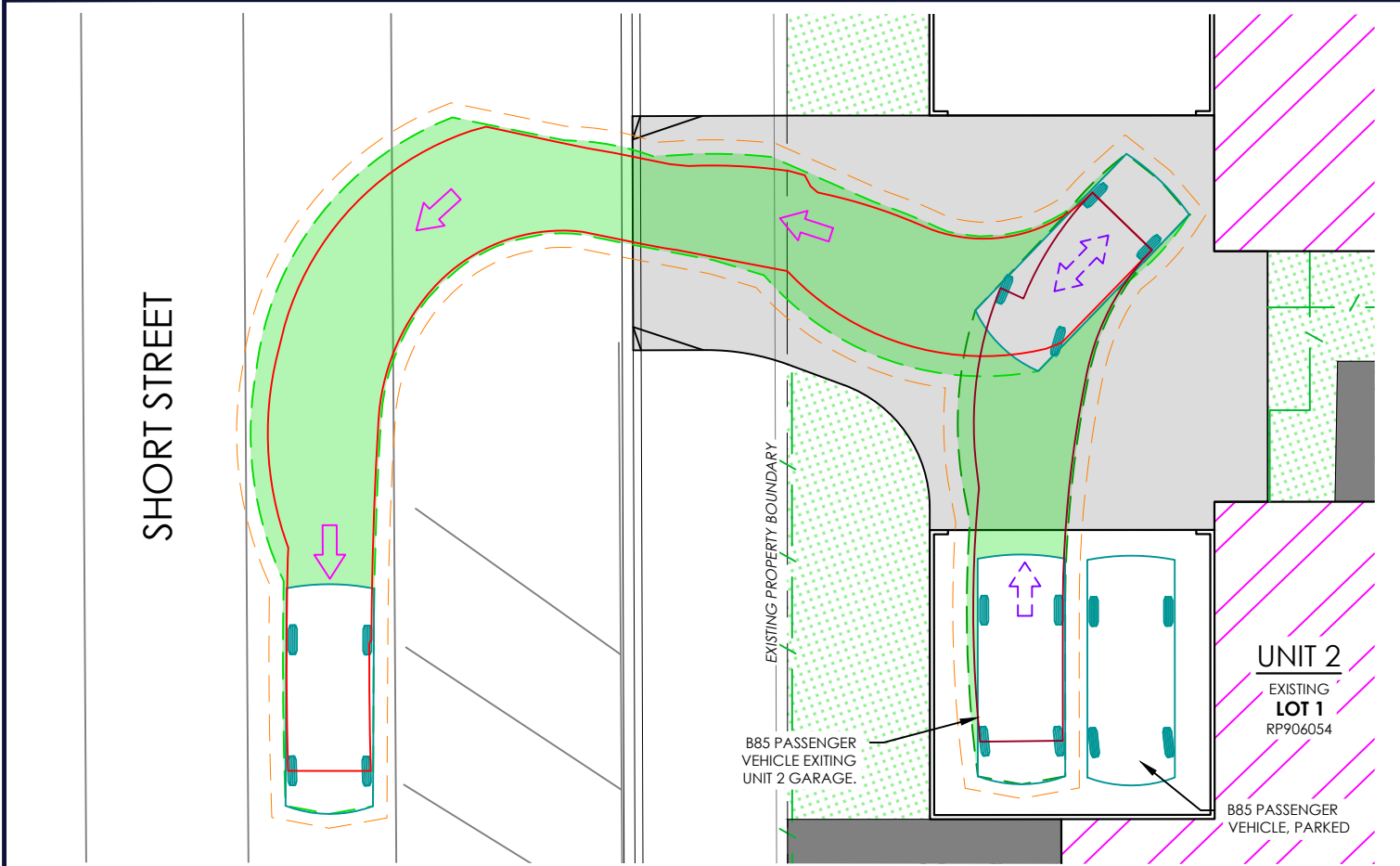
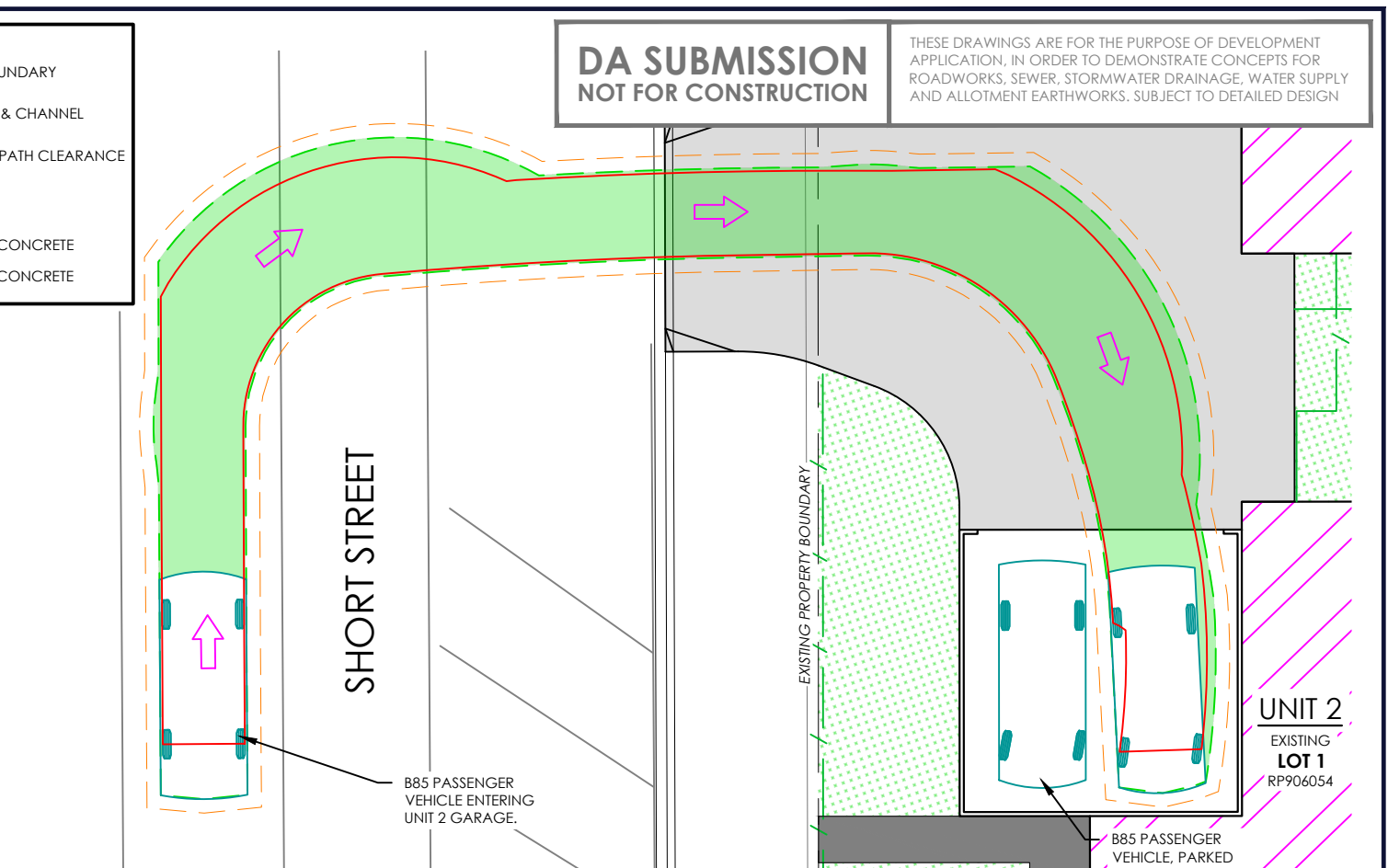
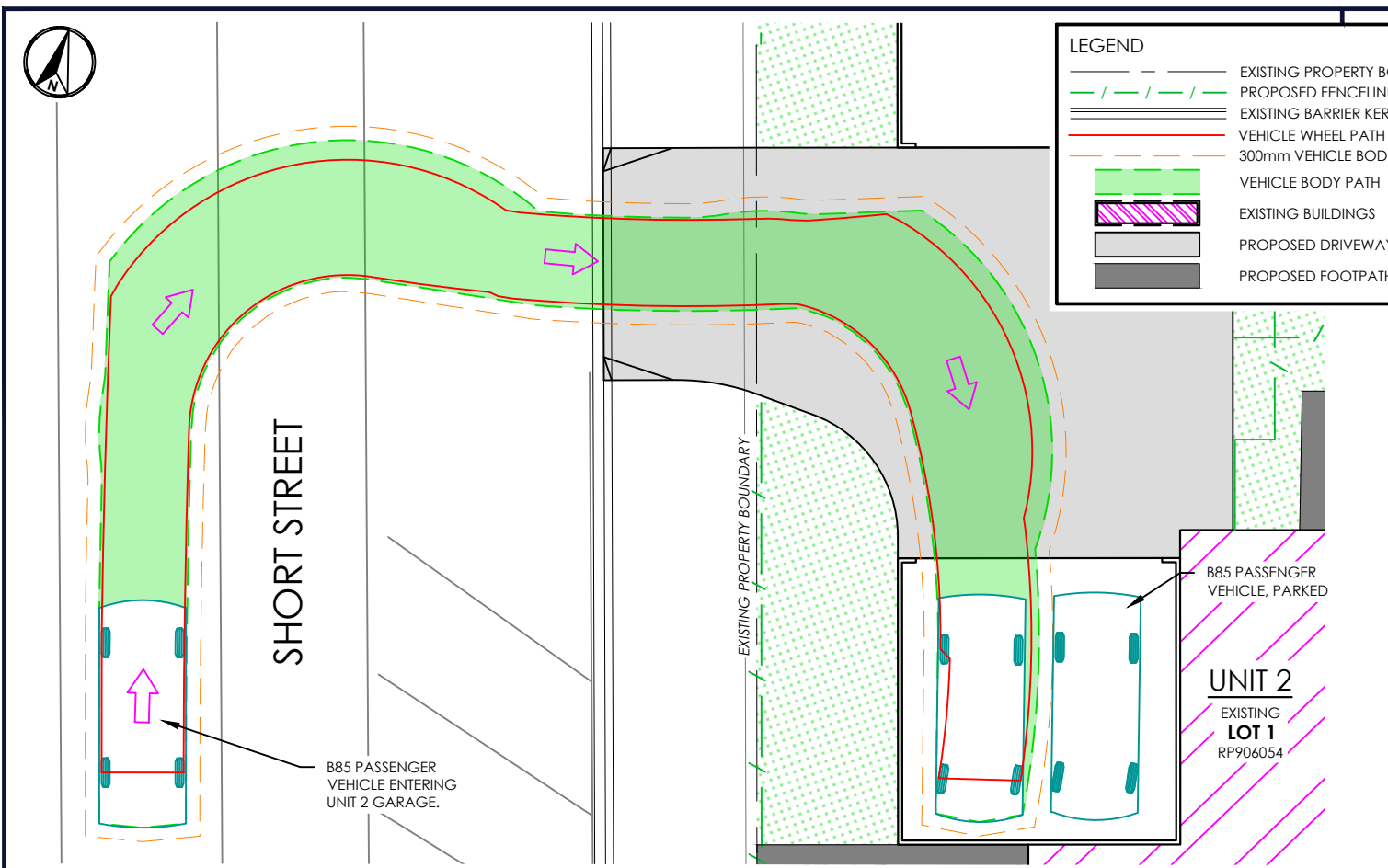


LEGEND

- EXISTING PROPERTY BOUNDARY
- PROPOSED FENCELINE
- EXISTING BARRIER KERB & CHANNEL
- VEHICLE WHEEL PATH
- 300mm VEHICLE BODY PATH CLEARANCE
- VEHICLE BODY PATH
- EXISTING BUILDINGS
- PROPOSED DRIVEWAY CONCRETE
- PROPOSED FOOTPATH CONCRETE

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REVISIONS	DRAWN	DESIGN	DATE



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CLIENT
PRECINCT URBAN PLANNING

PROJECT
**50 RAILWAY STREET, PITTSWORTH
 PROPOSED DUPLEX DEVELOPMENT**

TITLE
VEHICLE MANOEUVRING LAYOUT PLAN - SHEET 2 OF 2

SCALE	1:150		
EXAMINED	B.HARVEY	PROJECT NUMBER	250458
CERTIFIED	RPEQ: 26710	PLAN NUMBER	DA-104
		ORIG. SIZE	A3
		REVISION	A

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