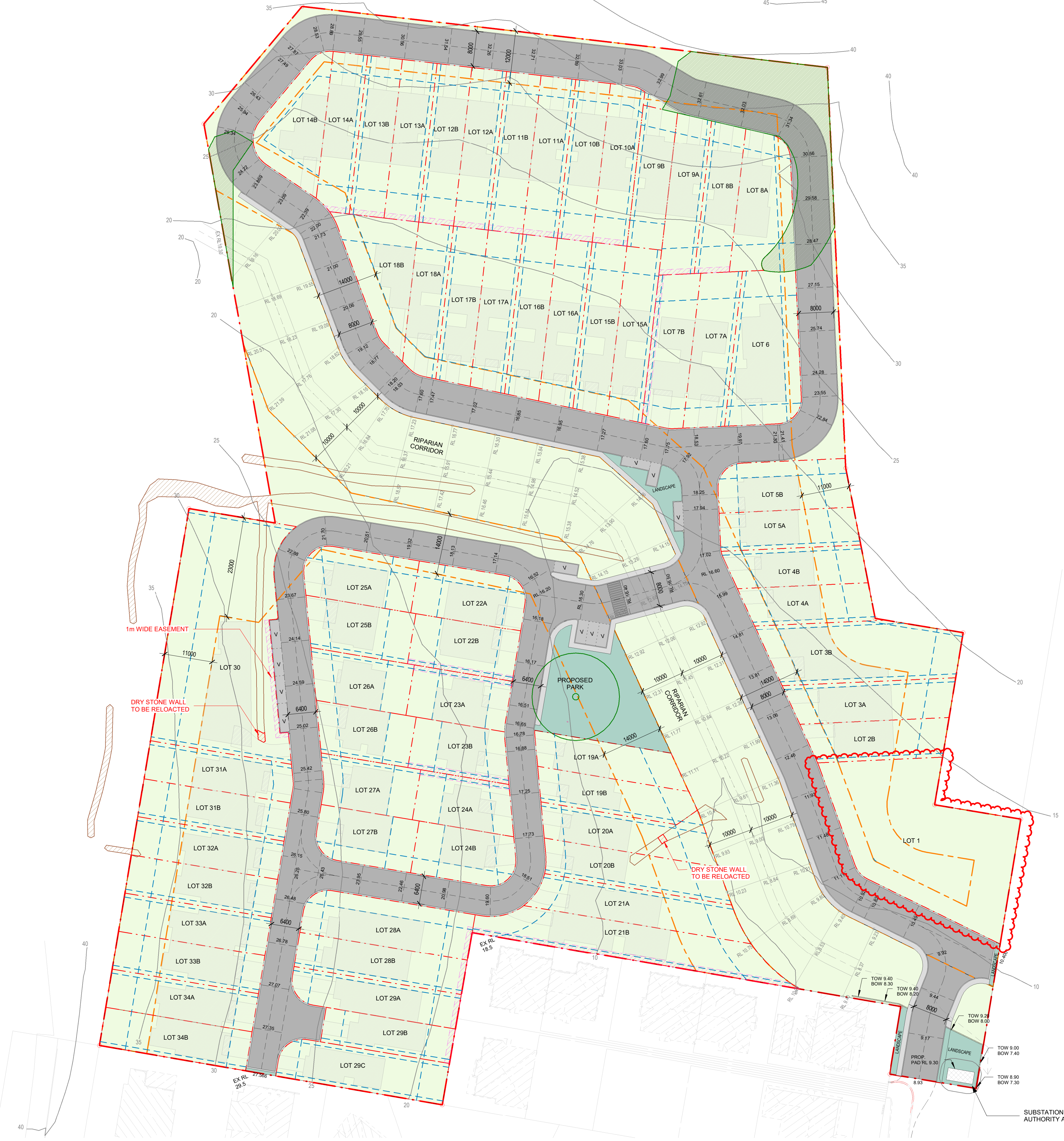




DEVELOPMENT SUMMARY

DEVELOPMENT ADDRESS	LOT 2 DIDO STREET KIAMA
R2 ZONE AREA	35593.82m ²
C2 ZONE AREA	990.56m ²
TOTAL SITE AREA	36584.38m ²
PROPOSED LOTS	67 LOTS AND 1 COMMUNITY TITLE LOT

LEGEND

- C2 ENVIRONMENTAL CONSERVATION ZONE
- DRY STONE WALL
- APZ SETBACK (REFER TO BUSHFIRE REPORT)
- SETBACK (REFER TO DCP)
 - FRONT SETBACK 4.5m
 - REAR SETBACK 6.0m
 - SIDE SETBACK 0.9m or 3.5m
- EASEMENT

LOT	LOT AREA	PROPOSED GFA	PROPOSED FSR	PROPOSED POS	SITE COVERAGE
LOT 1	1140.6m ²				
LOT 2	283.4m ²	127.5m ²	0.45	108.1m ²	38.5%
LOT 3A	333.5m ²	149.1m ²	0.45	125.3m ²	40.4%
LOT 3B	583.4m ²	248.3m ²	0.42	313.9m ²	29.4%
LOT 4A	251.3m ²	110.9m ²	0.44	100.6m ²	37.6%
LOT 4B	270.0m ²	121.5m ²	0.45	101.3m ²	38.1%
LOT 5A	273.0m ²	122.8m ²	0.45	116.1m ²	37.6%
LOT 5B	331.2m ²	136.3m ²	0.41	118.4m ²	32.0%
LOT 6	518.5m ²	233.2m ²	0.45	93.3m ²	36.8%
LOT 7A	339.7m ²	152.1m ²	0.45	108.9m ²	37.9%
LOT 7B	334.3m ²	150.4 ²	0.45	97.1m ²	37.5%
LOT 8A	341.3m ²	153.8m ²	0.45	83.4m ²	34.3%
LOT 8B	273.1m ²	122.8m ²	0.45	101.5m ²	39.8%
LOT 9A	290.7m ²	130.7m ²	0.45	118.4m ²	36.0%
LOT 9B	257.0m ²	115.6m ²	0.45	79.5m ²	43.4%
LOT 10A	291.7m ²	131.1m ²	0.45	114.1m ²	36.5%
LOT 10B	292.8m ²	131.1m ²	0.45	114.1m ²	36.4%
LOT 11A	292.8m ²	131.5m ²	0.45	114.1m ²	36.4%
LOT 11B	292.8m ²	131.5m ²	0.45	114.1m ²	36.4%
LOT 12A	292.8m ²	131.1m ²	0.45	112.1m ²	37.8%
LOT 12B	292.8m ²	131.1m ²	0.45	112.1m ²	37.8%
LOT 13A	292.8m ²	131.3m ²	0.45	114.1m ²	36.4%
LOT 13B	292.8m ²	131.3m ²	0.45	114.1m ²	36.4%
LOT 14A	287.7m ²	129.39m ²	0.45	109.1m ²	37.8%
LOT 14B	345.9m ²	145.23m ²	0.42	116.5m ²	31.5%
LOT 15A	315.7m ²	141.5m ²	0.45	114.8m ²	36.9%
LOT 15B	309.7m ²	136.3m ²	0.44	121.2m ²	37.3%
LOT 16A	303.7m ²	135.9m ²	0.45	114.3m ²	36.7%
LOT 16B	297.6m ²	133.2m ²	0.45	115.5m ²	37.1%
LOT 17A	291.6m ²	131.2m ²	0.45	105.4m ²	35.8%
LOT 17B	285.5m ²	128.3m ²	0.45	105.4m ²	37.4%
LOT 18A	275.5m ²	123.5m ²	0.45	74.5m ²	38.5%
LOT 18B	371.6m ²	146.8m ²	0.40	187.7m ²	26.6%
LOT 19A	266.8m ²	116.3m ²	0.43	135.4m ²	30.8%
LOT 19B	297.5m ²	128.8m ²	0.43	144.5m ²	32.1%
LOT 20A	326.6m ²	139.5m ²	0.43	163.1m ²	34.0%
LOT 20B	333.7m ²	141.5m ²	0.43	183.3m ²	30.3%
LOT 21A	378.3m ²	170.2m ²	0.45	149.1m ²	39.6%
LOT 21B	535.2m ²	239.9m ²	0.45	199.6m ²	32.8%
LOT 22A	299.0m ²	137.7m ²	0.45	91.2m ²	38.6%
LOT 22B	284.3m ²	127.7m ²	0.45	81.9m ²	39.9%
LOT 23A	265.7m ²	119.4m ²	0.45	70.2m ²	41.3%
LOT 23B	256.4m ²	115.3m ²	0.45	70.2m ²	42.2%
LOT 24A	257.2m ²	115.7m ²	0.45	70.2m ²	40.8%
LOT 24B	269.6m ²	121.0m ²	0.45	72.0m ²	39.7%
LOT 25A	299.3m ²	134.5m ²	0.45	78.9m ²	39.9%
LOT 25B	281.0m ²	126.4m ²	0.45	98.0m ²	40.0%
LOT 26A	263.0m ²	118.0m ²	0.45	70.2m ²	40.4%
LOT 26B	254.4m ²	114.5m ²	0.45	72.5m ²	41.6%
LOT 27A	255.4m ²	114.5m ²	0.45	70.2m ²	42.9%
LOT 27B	266.6m ²	119.9m ²	0.45	73.2m ²	37.4%
LOT 28A	405.8m ²	182.5m ²	0.45	73.6m ²	34.8%
LOT 28B	311.1m ²	138.9m ²	0.45	96.3m ²	42.2%
LOT 29A	303.8m ²	136.5m ²	0.45	66.6m ²	54.5%
LOT 29B	240.1m ²	107.8m ²	0.45	51.7m ²	44.2%
LOT 29C	361.2m ²	162.3m ²	0.45	115.4m ²	32.5%
LOT 30	1353.6m ²	354.6m ²	0.26	545.7m ²	19.7%
LOT 31A	297.6m ²	133.2m ²	0.45	97.9m ²	43.0%
LOT 31B	301.0m ²	135.3m ²	0.45	97.9m ²	42.6%
LOT 32A	301.0m ²	135.3m ²	0.45	99.2m ²	43.8%
LOT 32B	301.0m ²	135.3m ²	0.45	99.2m ²	43.8%
LOT 33A	301.0m ²	135.3m ²	0.45	99.2m ²	43.8%
LOT 33B	301.0m ²	135.3m ²	0.45	99.2m ²	43.8%
LOT 34A	301.0m ²	135.3m ²	0.45	99.2m ²	43.8%
LOT 34B	304.1m ²	136.7m ²	0.44	99.6m ²	43.4%

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Nominated Architect: Patrick Sim 6752

PROJECT
LOT 2 DIDO STREET, KIAMA

PN 200619

CLIENT
KIAMA SPRING CREEK PTY
LTD ATF KIAMA SPRING
CREEK UNIT TRUST

C
B
A
FOR PANEL SUBMISSION
RFI FOR COORDINATION
DA SUBMISSION
Revision. Note. Date.

DRAWING NAME
SITE PLAN

DRAWING NO.
A011

North
0 5 10 15 20 25
m
REVISION
C
DRAWN / CHECKED
KC/PS
SCALE
1 : 500@ A1, 50% @ A3
DATE/TIME STAMPED
16/02/2024 11:51:18 AM





- LEGEND**
- C2 ENVIRONMENTAL CONSERVATION ZONE
 - DRY STONE WALL
 - APZ SETBACK (REFER TO BUSHFIRE REPORT)
 - SETBACK (REFER TO DCP)
 - FRONT SETBACK 4.5m
 - REAR SETBACK 6.0m
 - SIDE SETBACK 0.9m or 3.5m
 - EASEMENT

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PROJECT
LOT 2 DIDO STREET, KIAMA

CLIENT
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CREEK UNIT TRUST

FOR PANEL SUBMISSION
RFI FOR COORDINATION
DA SUBMISSION

Revision	Note	Date
C		09/02/2024
B		14/09/2023
A		17/03/2023

DRAWING NAME
SUBDIVISION
PLAN

DRAWING NO.
A012

North

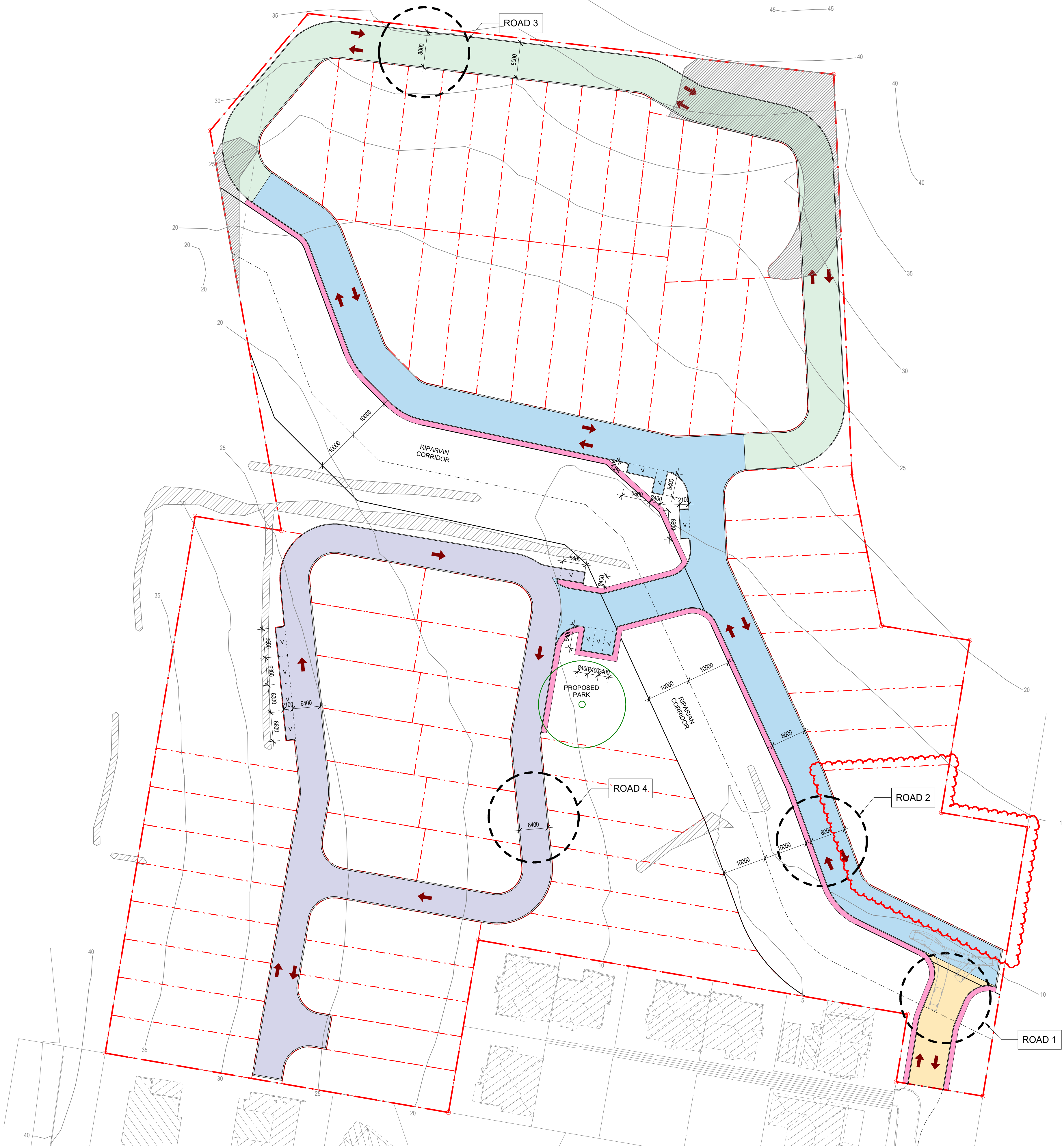
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REVISION	DRAWN / CHECKED
C	KC/PS

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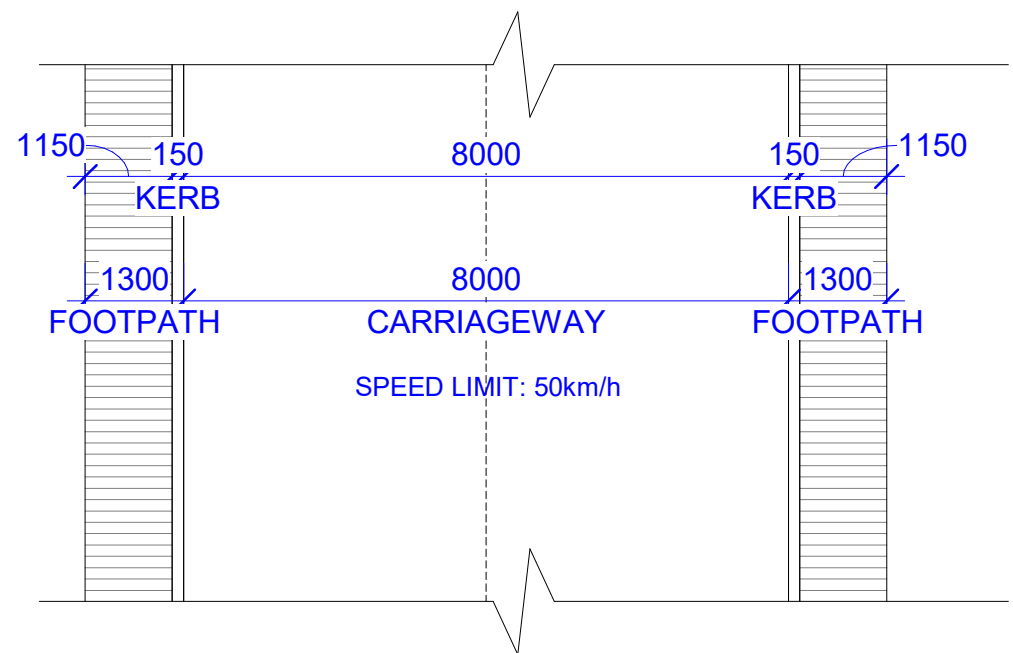
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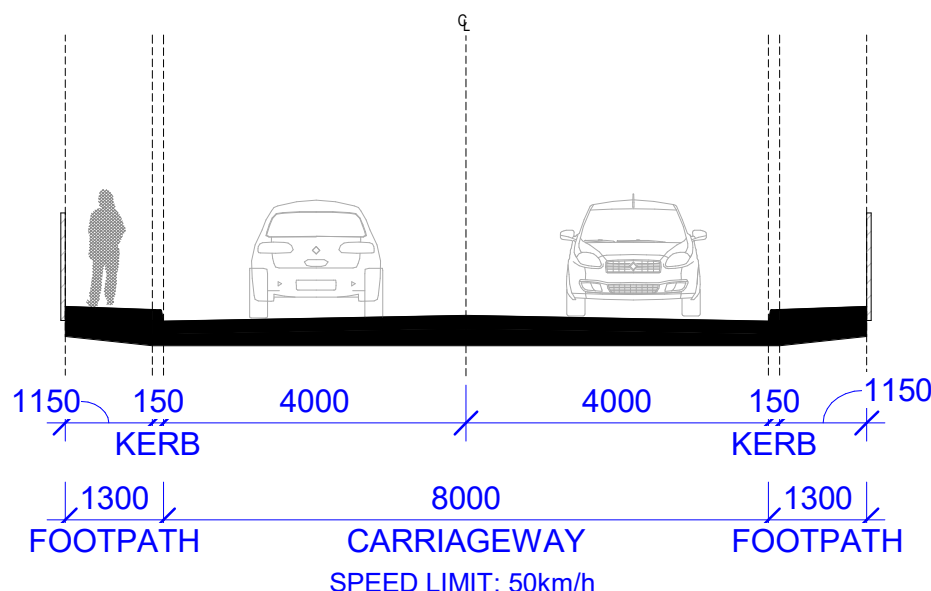


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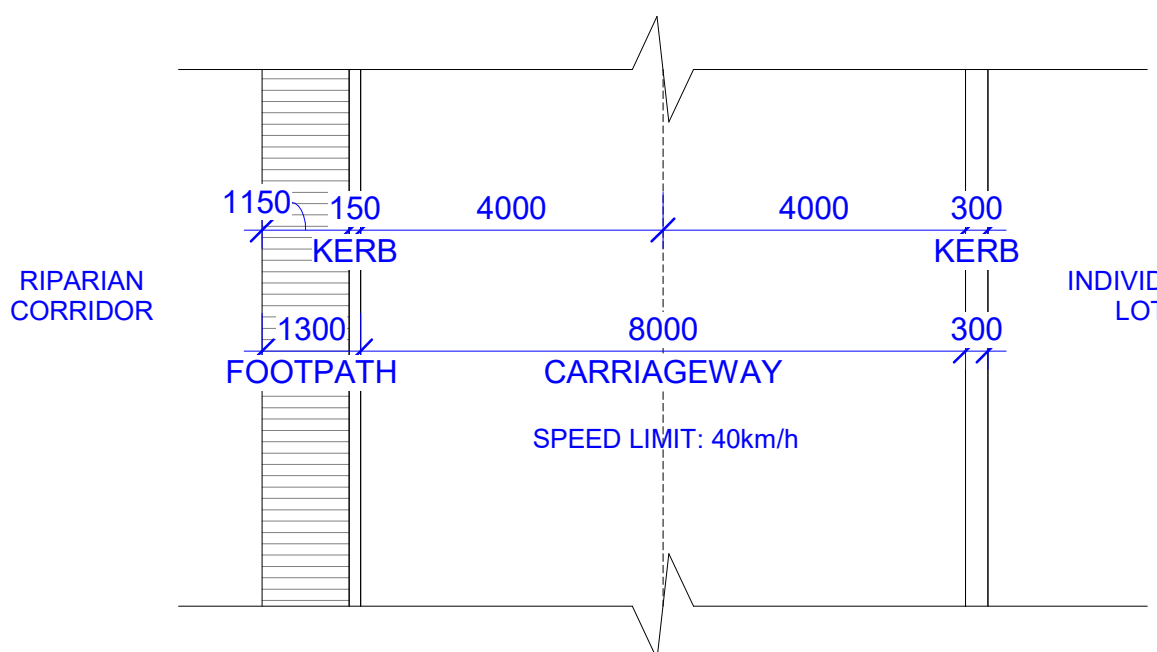
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- 8m WIDE ROAD (SPEED LIMIT: 40km/h)
- 8m WIDE ROAD (SPEED LIMIT: 10km/h, SHARED ZONE)
- 6.4m WIDE ROAD (SPEED LIMIT: 10km/h, SHARED ZONE)
- FOOTPATH
- ONE-WAY TRAFFIC
- TWO-WAY TRAFFIC



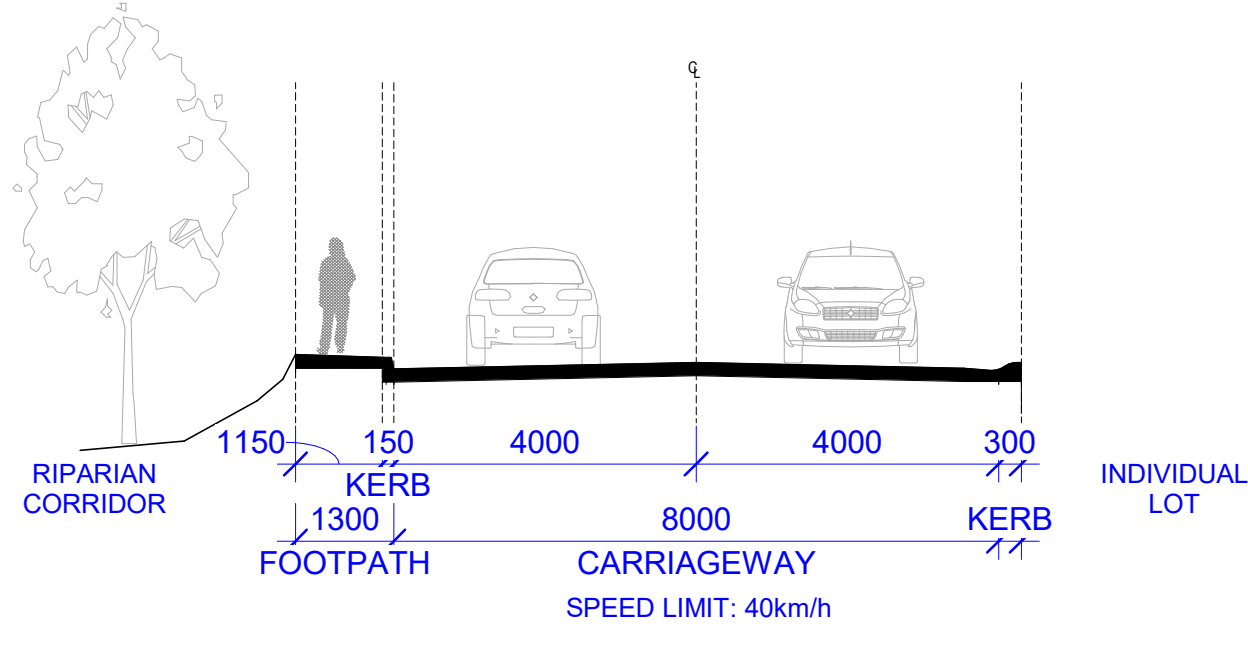
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ROAD 1: 9m WIDE ROAD



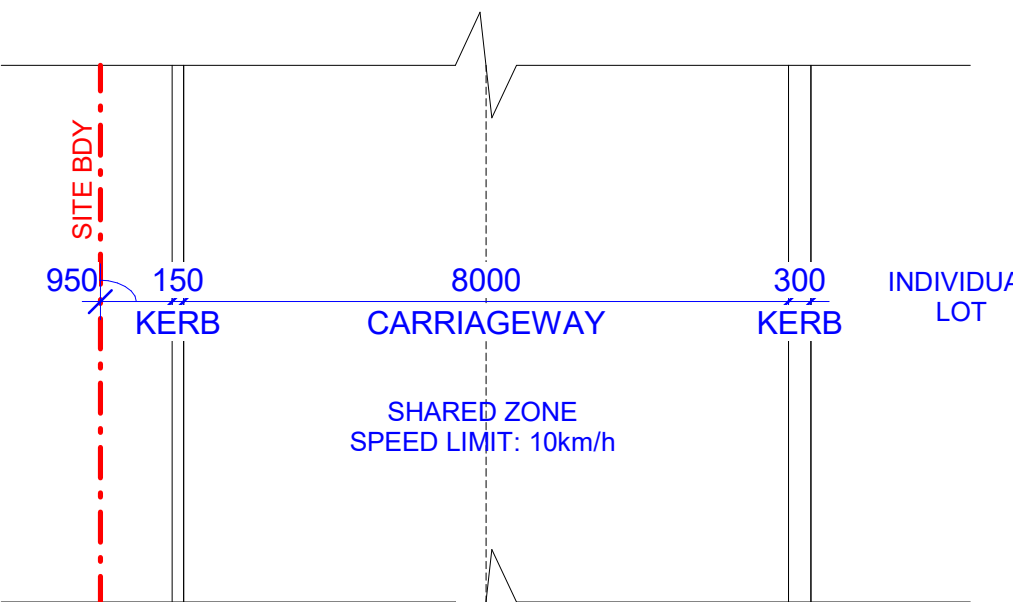
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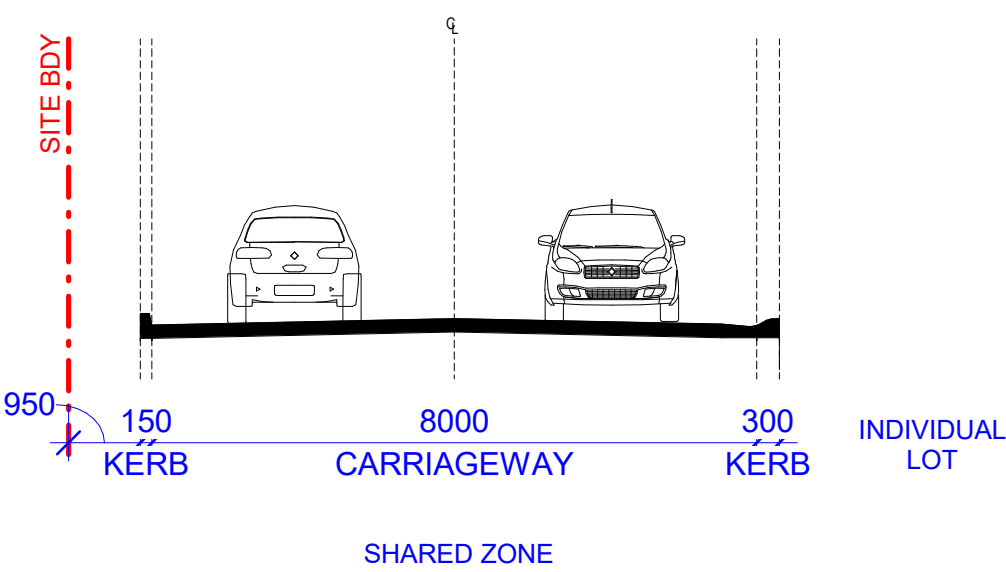
PLAN
ROAD 2: 8m WIDE ROAD



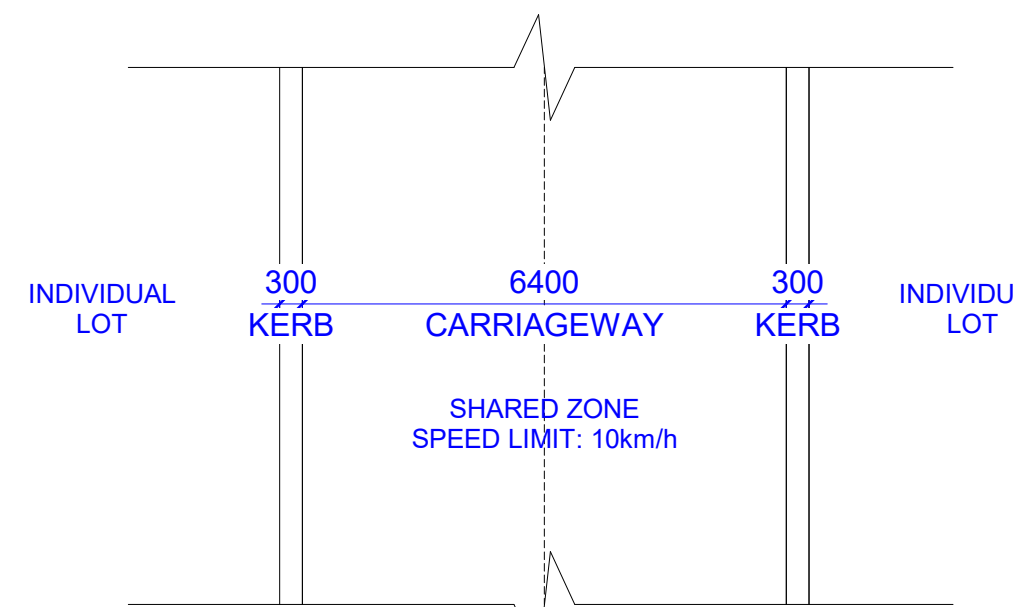
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ROAD 2: 8m WIDE ROAD



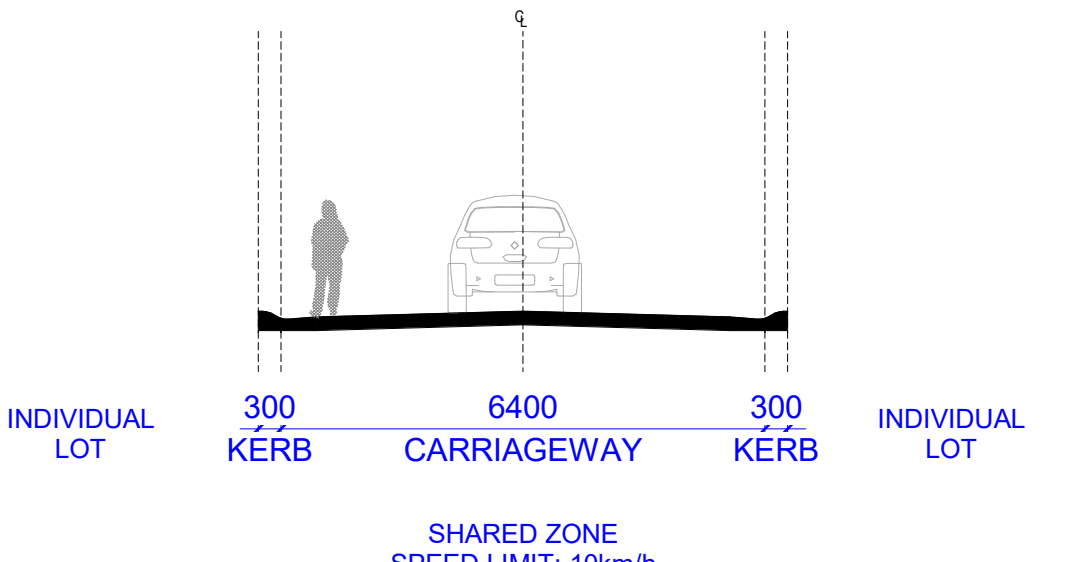
PLAN
ROAD 3: 8m WIDE ROAD (SHARED ZONE)



SECTION
ROAD 3: 8m WIDE ROAD (SHARED ZONE)



PLAN
ROAD 4: 6.4m WIDE ROAD (SHARED ZONE)



SECTION
ROAD 4: 6.4m WIDE ROAD (SHARED ZONE)

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Nominated Architect: Patrick Sim 6752

PROJECT
LOT 2 DIDO STREET, KIAMA

CLIENT
KIAMA SPRING CREEK PTY
LTD ATF KIAMA SPRING
CREEK UNIT TRUST

C	FOR PANEL SUBMISSION	09/02/2024
B	RFI FOR COORDINATION	14/09/2023
A	DA SUBMISSION	17/03/2023
Revision.	Note.	Date.

DRAWING NAME
ROAD NETWORK

DRAWING NO.
A015

North

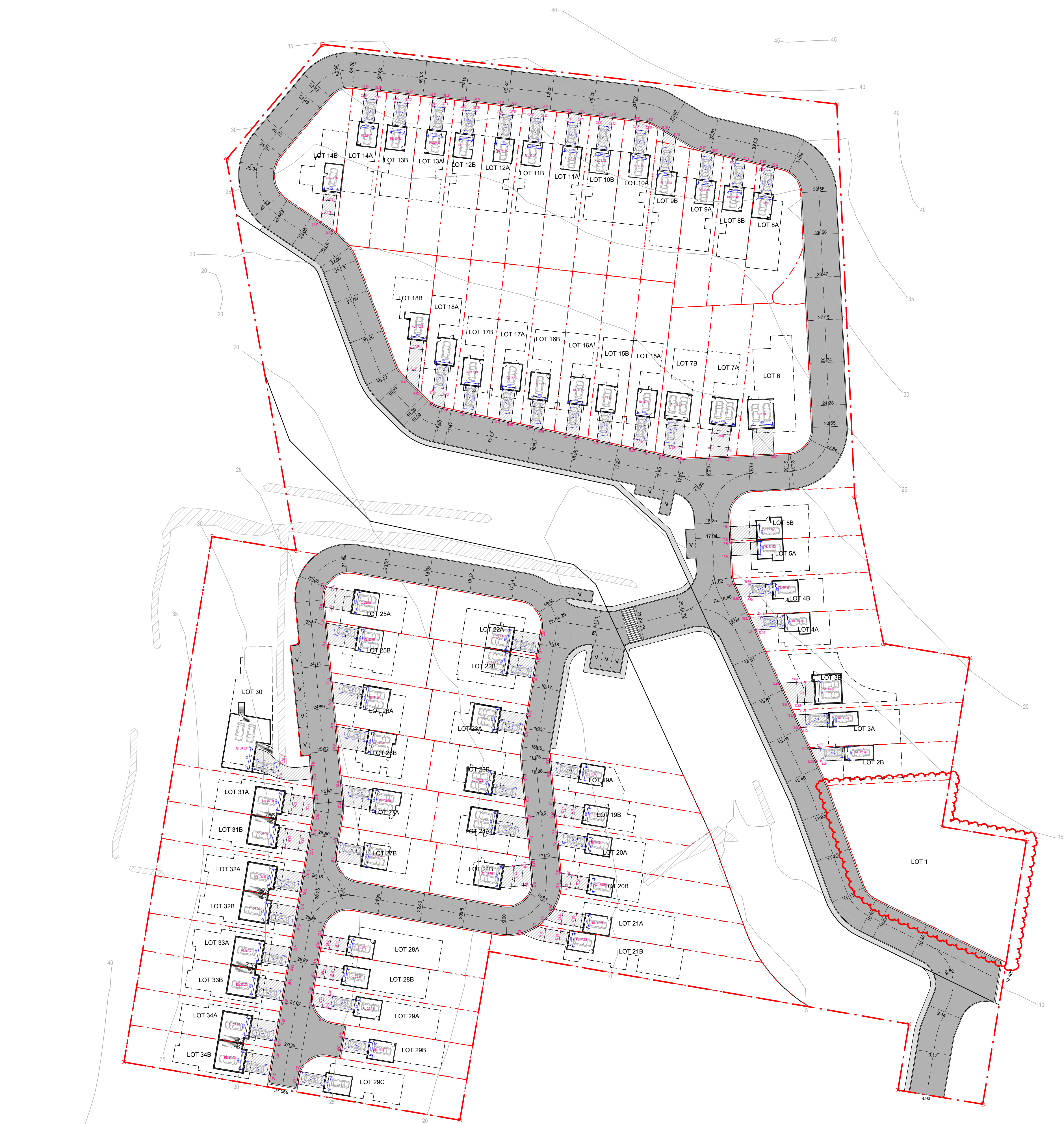
REVISION
C

DRAWN / CHECKED
KC/PS

SCALE
As @ A1, 50% @ A3
indicated

DATE/TIME STAMPED
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PARKING SCHEDULE

	PARKING IN GARAGE	PARKING ON DRIVEWAY
LOT 1A		
LOT 2B	1	1
LOT 3A	1	1
LOT 3B	2	0
LOT 4A	1	1
LOT 4B	1	1
LOT 5A	1	0
LOT 5B	1	0
LOT 6	2	0
LOT 7A	2	0
LOT 7B	2	1
LOT 8A	1	1
LOT 8B	1	1
LOT 9A	1	1
LOT 9B	1	1
LOT 10A	1	1
LOT 10B	1	1
LOT 11A	1	1
LOT 11B	1	1
LOT 12A	1	1
LOT 12B	1	1
LOT 13A	1	1
LOT 13B	1	1
LOT 14A	1	1
LOT 14B	1	0
LOT 15A	1	1
LOT 15B	1	1
LOT 16A	1	1
LOT 16B	1	1
LOT 17A	1	1
LOT 17B	1	1
LOT 18A	1	1
LOT 18B	1	0
LOT 19A	1	1
LOT 19B	1	0
LOT 20A	1	1
LOT 20B	1	0
LOT 21A	1	0
LOT 21B	1	0
LOT 22A	2	1
LOT 22B	2	1
LOT 23A	2	1
LOT 23B	2	1
LOT 24A	2	1
LOT 24B	2	0
LOT 25A	2	0
LOT 25B	2	1
LOT 26A	2	1
LOT 26B	2	1
LOT 27A	2	1
LOT 27B	2	1
LOT 28A	1	0
LOT 28B	1	0
LOT 29A	1	1
LOT 29B	1	1
LOT 29C	1	1
LOT 30	2	1
LOT 31A	1	0
LOT 31B	1	0
LOT 32A	1	1
LOT 32B	1	1
LOT 33A	1	1
LOT 33B	1	1
LOT 34A	1	1
LOT 34B	1	1
TOTAL	87	49

VISITOR PARKING 11

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PROJECT PN 200619
LOT 2 DIDO STREET, KIAMA

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LTD ATF KIAMA SPRING
CREEK UNIT TRUST

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Revision. Note. Date.

DRAWING NAME
PARKING

DRAWING NO.
A016

North

REVISION
B

SCALE
1 : 500@ A1, 50% @ A3

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