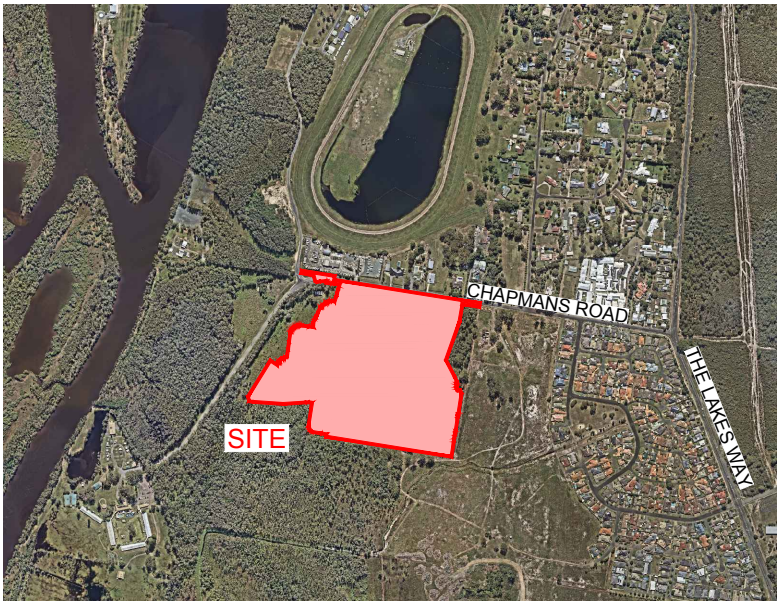


DEVELOPMENT APPLICATION

"PROPOSED MANUFACTURED HOME ESTATE"

LOT 100, D.P.12865248 & LOT 11, D.P.615229
40-80, 82 CHAPMANS ROAD, TUNCURRY



LOCALITY SKETCH
NOT TO SCALE

INDEX OF DRAWINGS	
DRAWING No.	DRAWING NAME
190835-S2-DA-001	COVER SHEET, INDEX OF DRAWINGS & LOCALITY SKETCH
190835-S2-DA-010	OVERALL SITE PLAN
190835-S2-DA-011	LAND ZONING PLAN
190835-S2-DA-012	CONSTRUCTION STAGING PLAN
190835-S2-DA-013	SITE DEMOLITION & TREE CLEARING PLAN
190835-S2-DA-014	OPEN SPACE PLAN
190835-S2-DA-015	FLOOR SPACE RATIO PLAN
190835-S2-DA-101	SORRENTO OVERALL DETAIL PLAN
190835-S2-DA-102	DETAIL PLAN - SHEET 1
190835-S2-DA-103	DETAIL PLAN - SHEET 2
190835-S2-DA-104	DETAIL PLAN - SHEET 3
190835-S2-DA-105	DETAIL PLAN - SHEET 4
190835-S2-DA-111	TYPICAL ROAD SECTIONS
190835-S2-DA-121	VEHICLE SWEPT PATH PLAN - SHEET 1
190835-S2-DA-122	VEHICLE SWEPT PATH PLAN - SHEET 2
190835-S2-DA-123	VEHICLE SWEPT PATH PLAN - SHEET 3
190835-S2-DA-124	VEHICLE SWEPT PATH PLAN - SHEET 4

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A	09.12.2024	INITIAL ISSUE	LK	JY	DATUM: GDA2020 MGA56 CONTOUR INTERVAL: N/A	NOT TO SCALE	
• project management • civil engineering • infrastructure • superintendency • social impact • town planning • surveying • development feasibility • visualisation • urban design							

drawing title:
COVER SHEET, INDEX
OF DRAWINGS &
LOCALITY SKETCH

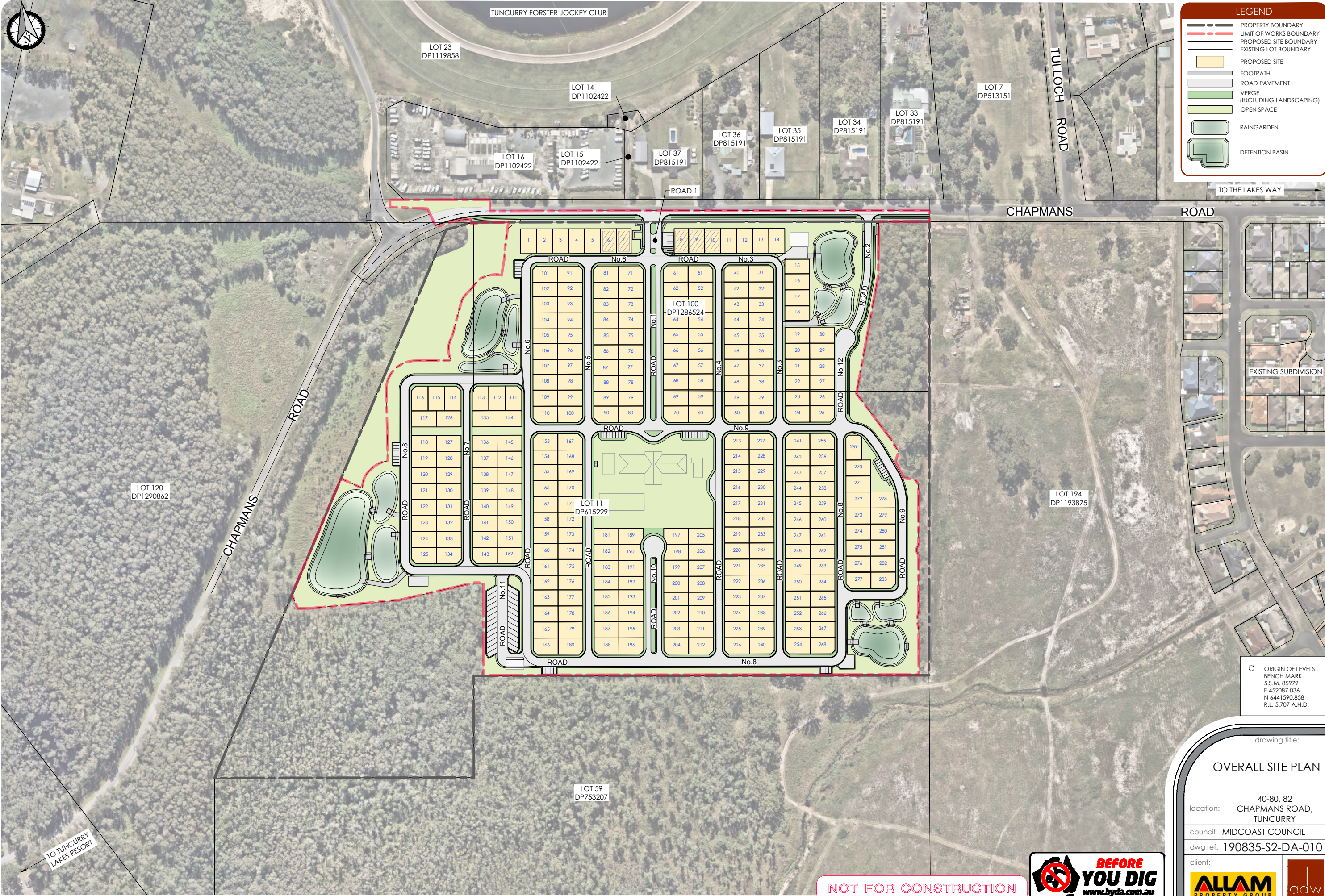
location:
40-80, 82
CHAPMANS ROAD,
TUNCURRY

council: MIDCOAST COUNCIL

dwg ref: 190835-S2-DA-001

client:


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hunter office ph: (02) 4978 5100
sydney office ph: (02) 8046 7411
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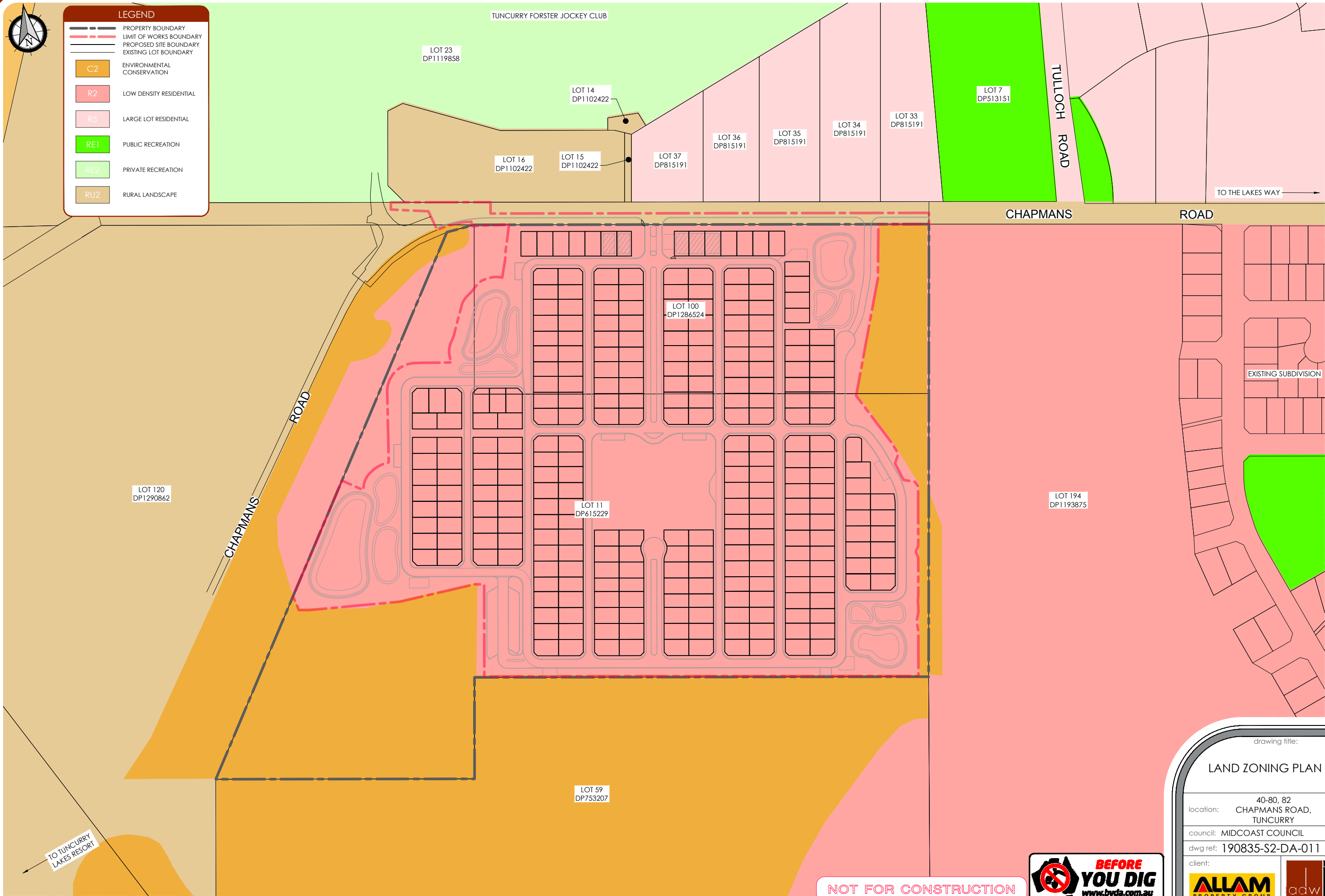


ver.	date	comment	drawn	pm	level information	scale (A1 original size)	notes
A	09.12.2024	INITIAL ISSUE	LK	JY	DATUM: GDA2020 MGA56 CONTOUR INTERVAL:	A1 1:1500 0 30 60 75m A3 1:3000	
• project management • civil engineering • infrastructure • superintendency • social impact • town planning • surveying • development feasibility • visualisation • urban design							

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A	09.12.2024	INITIAL ISSUE	LK	JY	DATUM: GDA2020 MGA56 CONTOUR INTERVAL:	A1 1:1500 A3 1:3000	

- project management
- civil engineering
- infrastructure
- superintendency
- social impact
- town planning
- surveying
- development feasibility
- visualisation
- urban design

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drawing title:

LAND ZONING PLAN

location: 40-80, 82
CHAPMANS ROAD,
TUNCURRY

council: MIDCOAST COUNCIL

dwg ref: 190835-S2-DA-011

client:



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LOT 23
DP1119858

LOT 16
DP1102422

LOT 15
DP1102422

LOT 37
DP815191

LOT 36
DP815191

LOT 35
DP815191

LOT 34
DP815191

LOT 33
DP815191

LOT 7
DP513151

ROAD 1B

ROAD 1A

CHAPMANS

ROAD

TO THE LAKES WAY

LOT 120
DP1290862

LOT 194
DP1193875

LOT 59
DP753207

ROAD 10B

ROAD 10A

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ver.	date	comment	drawn	pm	level information	scale (A1 original size)	notes
A	09.12.2024	INITIAL ISSUE	LK	JY	DATUM: GDA2020 MGA56 CONTOUR INTERVAL:	A1 1:1000 A3 1:2000	
project management civil engineering infrastructure superintendency social impact town planning surveying development feasibility visualisation urban design							

LEGEND

PROPERTY BOUNDARY

LIMIT OF WORKS BOUNDARY

drawing title:

CONSTRUCTION
STAGING PLAN

location: 40-80, 82
CHAPMANS ROAD,
TUNCURRY

council: MIDCOAST COUNCIL

dwg ref: 190835-S2-DA-012

client:



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GENERAL NOTES:

1. TREE CLEARING SHOWN IS INDICATIVE ONLY. REFER TO RELEVANT ECOLOGY REPORT PREPARED BY MJD ENVIRONMENTAL FOR PROPOSED VEGETATION CLEARING

drawing title:	
SITE DEMOLITION & TREE CLEARING PLAN	
40-80, 82 location: CHAPMANS ROAD, TUNCURRY	
council: MIDCOAST COUNCIL	
dwg ref: 190835-S2-DA-013	
client:	 
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190835-S2-DA-014
Plotted By: Body Upton Plot Date: 17/12/24 10:46:45AM Cad File: S:\190835\DWG\PLANNING\DA S2\190835-S2-DA-014.DWG
This plan includes coloured information. If you have a black and white copy you do not have all of the information. This note is coloured RED.



LOT 23
DP1119858

LOT 16
DP1102422

LOT 15
DP1102422

LOT 37
DP815191

LOT 36
DP815191

LOT 35
DP815191

LOT 34
DP815191

LOT 33
DP815191

LOT 7
DP513151

LOT 120
DP1290862

LOT 194
DP1193875

LOT 59
DP753207

LEGEND

PROPERTY BOUNDARY

LIMIT OF WORKS BOUNDARY

STAGING BOUNDARY

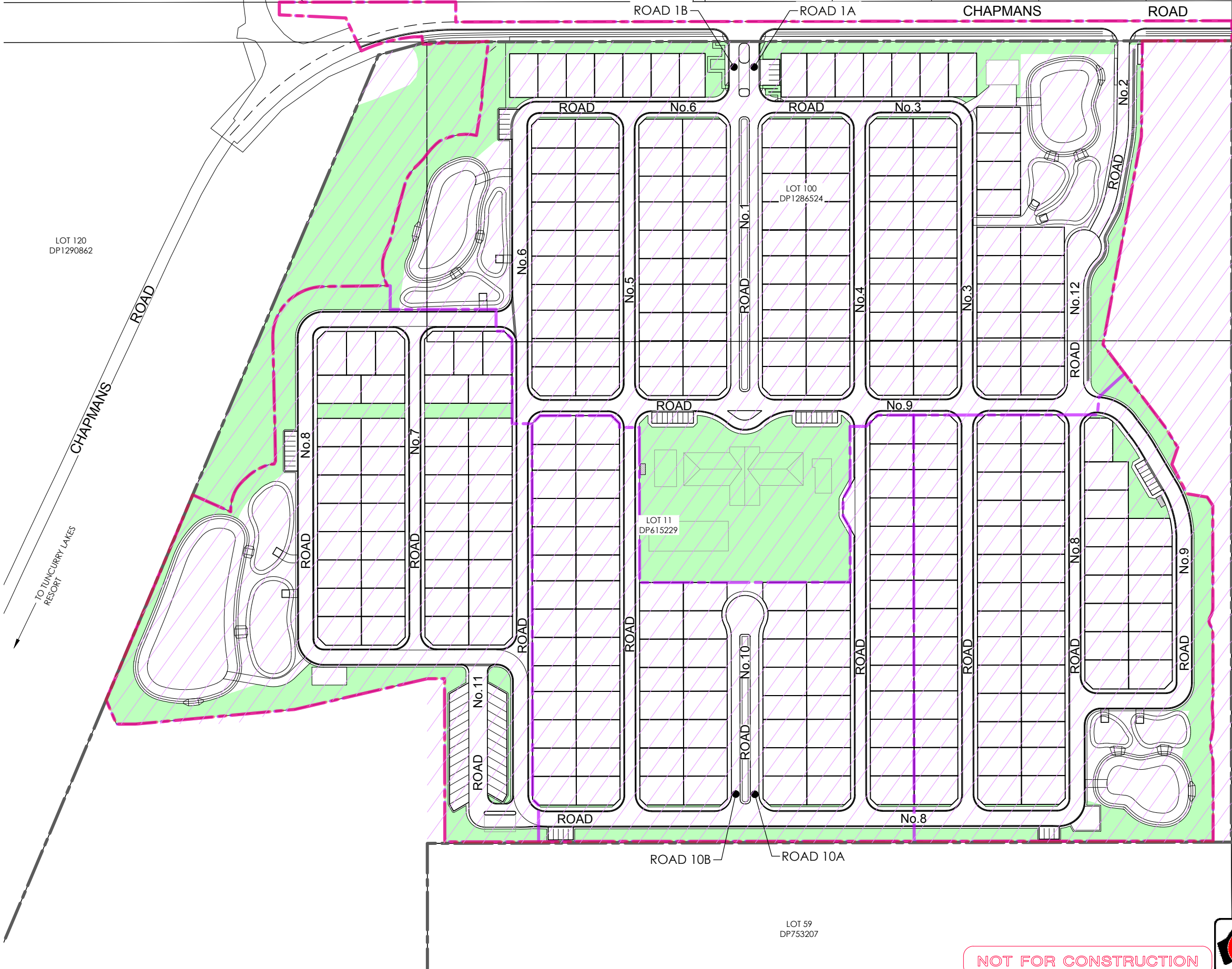
PROPOSED SITE BOUNDARY

EXISTING LOT BOUNDARY

OPEN SPACE

TOTAL SITE

OPEN SPACE	
DESCRIPTION	AREA
OPEN SPACE	3.17Ha
TOTAL SITE	19.43Ha
OPEN SPACE RATIO	16.3%



TO THE LAKES WAY

CHAPMANS ROAD

TO TUNCURRY LAKES RESORT

NOT FOR CONSTRUCTION



ver.	date	comment	drawn	pm	level information	scale (A1 original size)	notes
A	09.12.2024	INITIAL ISSUE	LK	JY	DATUM: GDA2020 MGA56 CONTOUR INTERVAL:	A1 1:1000 0 25 50m A3 1:2000	

- project management
- civil engineering
- infrastructure
- superintendency
- social impact
- town planning
- surveying
- development feasibility
- visualisation
- urban design

OPEN SPACE PLAN

location: 40-80, 82
CHAPMANS ROAD,
TUNCURRY

council: MIDCOAST COUNCIL

dwg ref: 190835-S2-DA-014

client:

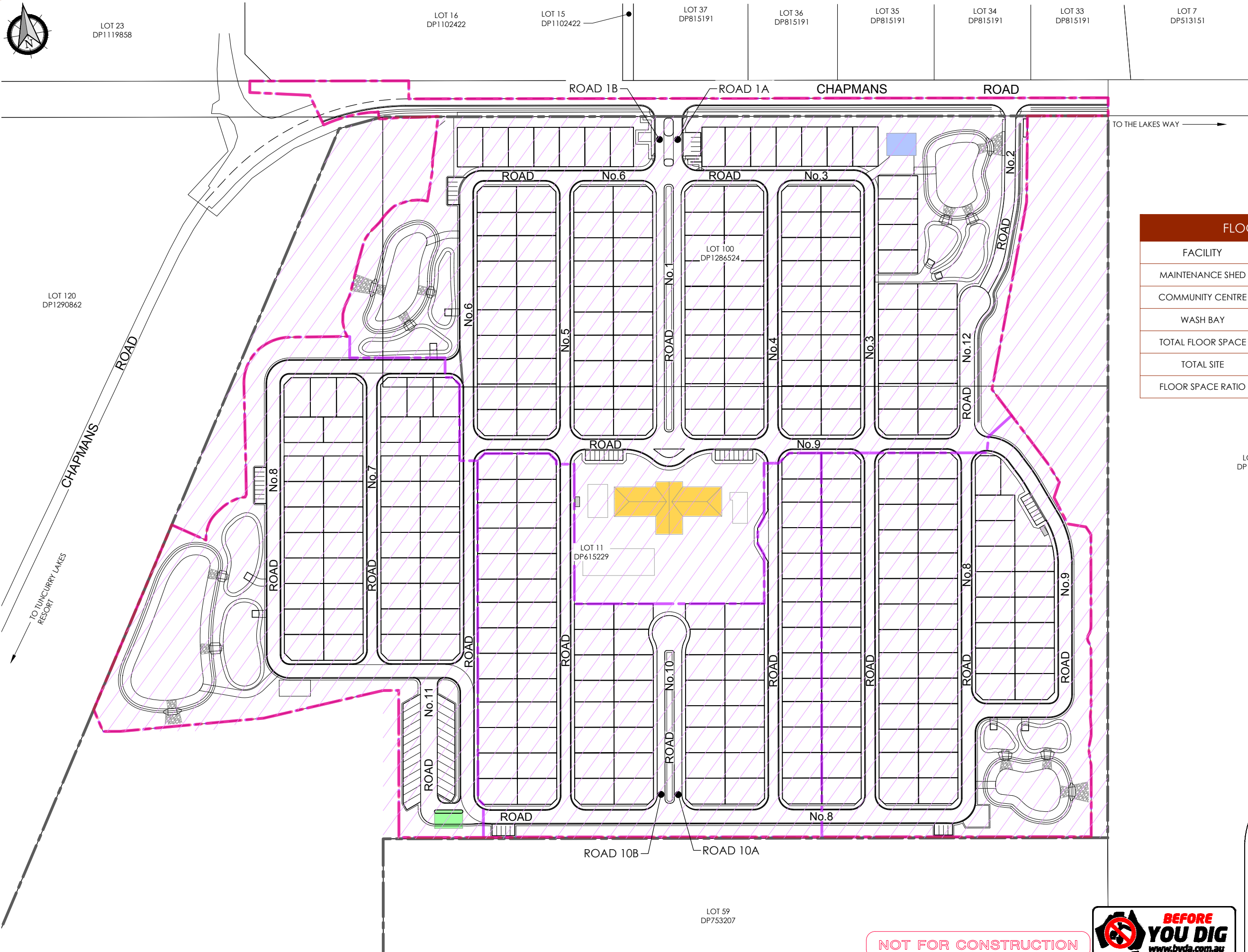


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190835-S2-DA-015
Plotted By: Body Upton Plot Date: 17/12/24 10:46:46AM Cad File: S:\190835\DWG\PLANNING\DA S2\190835-S2-DA-015.DWG
This plan includes coloured information. If you have a black and white copy you do not have all of the information. This note is coloured RED.



LEGEND

PROPERTY BOUNDARY

LIMIT OF WORKS BOUNDARY

STAGING BOUNDARY

PROPOSED SITE BOUNDARY

EXISTING LOT BOUNDARY

TOTAL SITE

MAINTENANCE SHED

COMMUNITY CENTRE

WASH BAY

FLOOR SPACE	
FACILITY	FLOOR SPACE AREA
MAINTENANCE SHED	0.02Ha
COMMUNITY CENTRE	0.11Ha
WASH BAY	0.02Ha
TOTAL FLOOR SPACE	0.15Ha
TOTAL SITE	19.43Ha
FLOOR SPACE RATIO	0.01:1

LOT 194
DP1193875

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ver.	date	comment	drawn	pm	level information	scale (A1 original size)	notes
A	09.12.2024	INITIAL ISSUE	LK	JY	DATUM: GDA2020 MGA56 CONTOUR INTERVAL:	A1 1:1000 0 25 50m A3 1:2000	

- project management
- civil engineering
- infrastructure
- superintendency
- social impact
- town planning
- surveying
- development feasibility
- visualisation
- urban design

drawing title:
FLOOR SPACE
RATIO PLAN

location: 40-80, 82
CHAPMANS ROAD,
TUNCURRY

council: MIDCOAST COUNCIL

dwg ref: 190835-S2-DA-015

client:

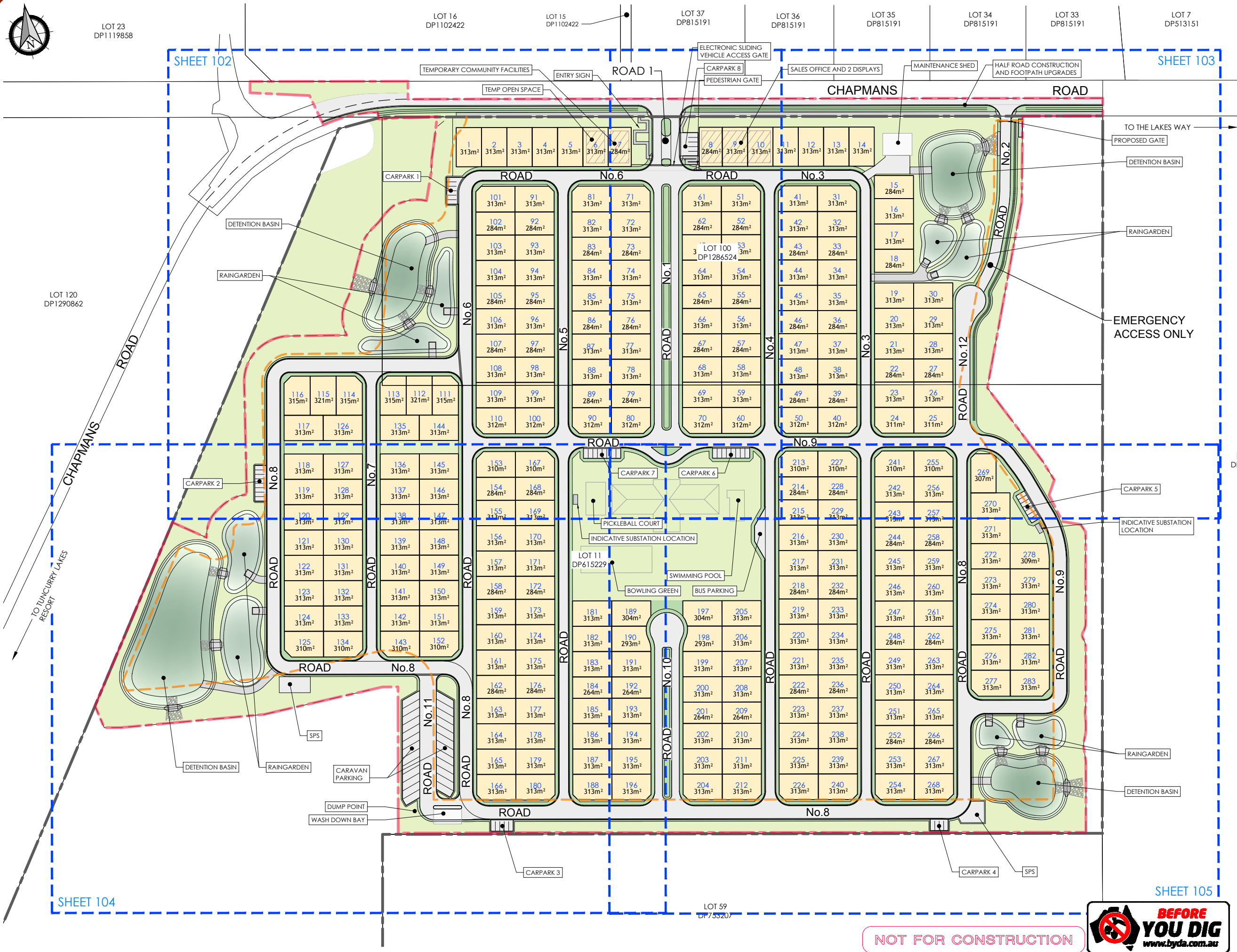
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ph: (02) 4978 5100
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ALLAM
PROPERTY GROUP

adw
johnson



LEGEND

- PROPERTY BOUNDARY
- LIMIT OF WORKS BOUNDARY
- APZ
- PROPOSED SITE BOUNDARY
- EXISTING LOT BOUNDARY
- PROPOSED SITE
- FOOTPATH
- ROAD PAVEMENT
- VERGE (INCLUDING LANDSCAPING)
- OPEN SPACE
- RAINGARDEN
- DETENTION BASIN

GENERAL NOTES:

1. REFER TO 190835-S2-CENG & 190835-S2-WCMP FOR FURTHER DETAILS

LOT 194
DP1193875

drawing title:
**SORRENTO OVERALL
DETAIL PLAN**

location: 40-80, 82
CHAPMANS ROAD,
TUNCURRY

council: MIDCOAST COUNCIL

dwg ref: 190835-S2-DA-101

client:

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johnson

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sydney office ph: (02) 8046 7411

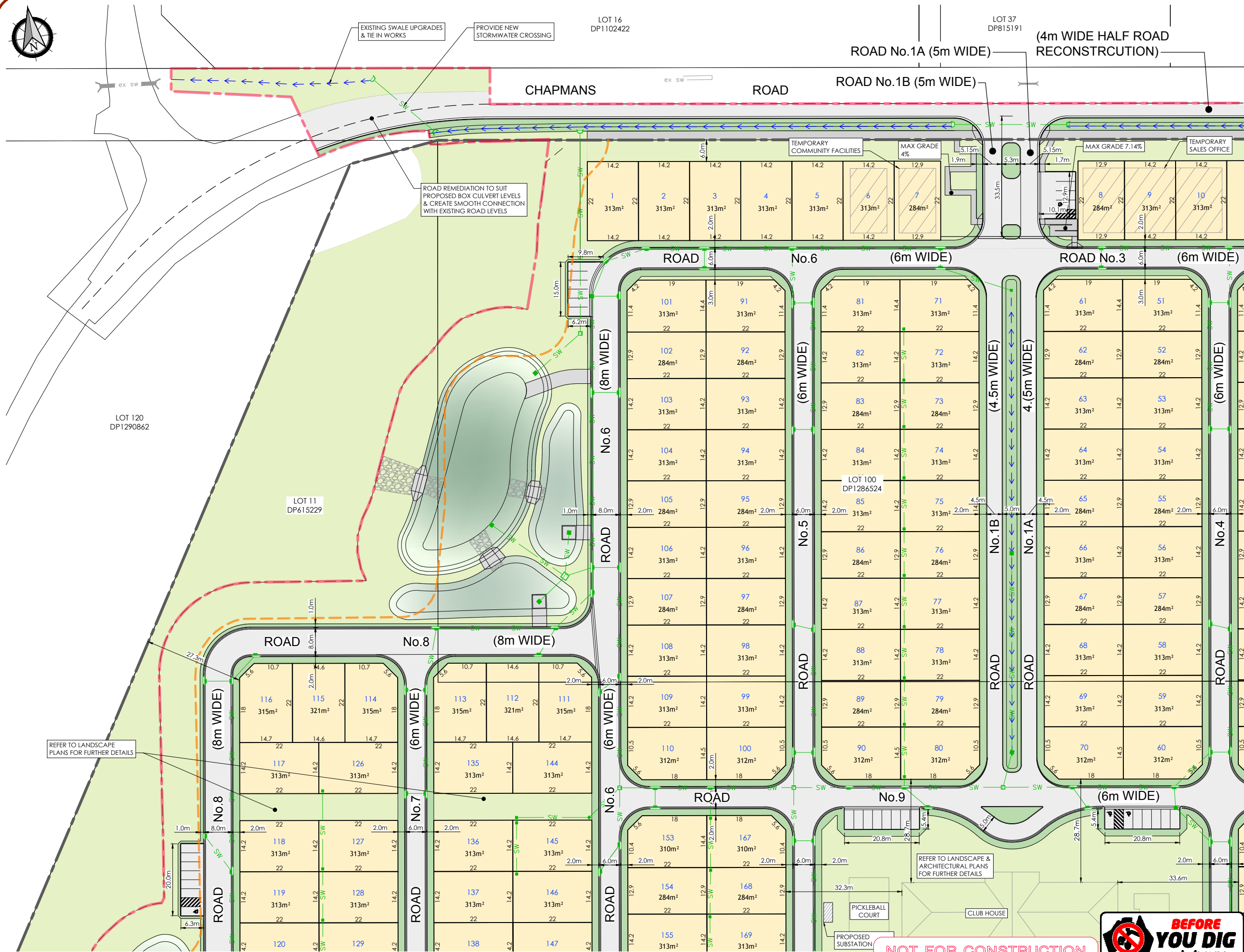
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ver.	date	comment	drawn	pm	level information	scale (A1 original size)	notes
A	09.12.2024	INITIAL ISSUE	LK	JY	DATUM: GDA2020 MGA56 CONTOUR INTERVAL:	A1 1:1000 0 25 50m A3 1:2000	

- project management
- civil engineering
- infrastructure
- superintendency
- social impact
- town planning
- surveying
- development feasibility
- visualisation
- urban design

NOT FOR CONSTRUCTION





LEGEND

- PROPERTY BOUNDARY
- LIMIT OF WORKS BOUNDARY
- APZ
- PROPOSED SITE BOUNDARY
- EXISTING LOT BOUNDARY
- MAJOR NATURAL CONTOURS
- MINOR NATURAL CONTOURS
- MAJOR DESIGN CONTOURS
- MINOR DESIGN CONTOURS
- PROPOSED KERB
- EXTENTS OF BATTER
- PROPOSED SWALE
- PROPOSED OVERLAND FLOW PATH
- PROPOSED STORMWATER
- EXISTING STORMWATER
- PROPOSED SW PIT
- PROPOSED LINTEL
- PROPOSED HEADWALL

- GENERAL NOTES:**
- FOR TYPICAL ROAD CROSS SECTIONS SHOWING ROAD AND VERGE WIDTHS REFER TO SHEET 111.
 - STORMWATER LAYOUT IS INDICATIVE ONLY.
 - REFER TO 190835-S2-CENG & 190835-S2-WCMP FOR FURTHER DETAILS
 - FLOOD PLANNING LEVEL RL 2.7m MIN. FLOOR LEVEL RL 3.2

REFER SHEET 103 FOR CONTINUATION

REFER SHEET 104 FOR CONTINUATION

drawing title:
DETAIL PLAN SHEET 1

location: 40-80, 82 CHAPMANS ROAD, TUNCURRY

council: MIDCOAST COUNCIL

dwg ref: 190835-S2-DA-102

client:

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A	09.12.2024	INITIAL ISSUE	LK	JY	DATUM: GDA2020 MGA56 CONTOUR INTERVAL:	A1 1:500 A3 1:1000	

- project management
- civil engineering
- infrastructure
- superintendency
- social impact
- town planning
- surveying
- development feasibility
- visualisation
- urban design



LEGEND

- PROPERTY BOUNDARY
- LIMIT OF WORKS BOUNDARY
- APZ
- PROPOSED SITE BOUNDARY
- EXISTING LOT BOUNDARY
- MAJOR NATURAL CONTOURS
- MINOR NATURAL CONTOURS
- MAJOR DESIGN CONTOURS
- MINOR DESIGN CONTOURS
- PROPOSED KERB
- EXTENTS OF BATTER
- PROPOSED SWALE
- PROPOSED OVERLAND FLOW PATH
- PROPOSED STORMWATER
- EXISTING STORMWATER
- PROPOSED SW PIT
- PROPOSED LINTEL
- PROPOSED HEADWALL

- GENERAL NOTES:**
- FOR TYPICAL ROAD CROSS SECTIONS SHOWING ROAD AND VERGE WIDTHS REFER TO SHEET 111.
 - STORMWATER LAYOUT IS INDICATIVE ONLY.
 - REFER TO 190835-S2-CENG & 190835-S2-WCMP FOR FURTHER DETAILS
 - FLOOD PLANNING LEVEL RL 2.7m MIN. FLOOR LEVEL RL 3.2

drawing title:

DETAIL PLAN SHEET 2

location: 40-80, 82 CHAPMANS ROAD, TUNCURRY

council: MIDCOAST COUNCIL

dwg ref: 190835-S2-DA-103

client:

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A	09.12.2024	INITIAL ISSUE	LK	JY	DATUM: GDA2020 MGA56 CONTOUR INTERVAL:	A1 1:500 A3 1:1000	
• project management • civil engineering • infrastructure • superintendency • social impact • town planning • surveying • development feasibility • visualisation • urban design							



REFER SHEET 102 FOR CONTINUATION

LEGEND

- PROPERTY BOUNDARY
- LIMIT OF WORKS BOUNDARY
- APZ
- PROPOSED SITE BOUNDARY
- EXISTING LOT BOUNDARY
- MAJOR NATURAL CONTOURS
- MINOR NATURAL CONTOURS
- MAJOR DESIGN CONTOURS
- MINOR DESIGN CONTOURS
- PROPOSED KERB
- EXTENTS OF BATTER
- PROPOSED SWALE
- PROPOSED OVERLAND FLOW PATH
- PROPOSED STORMWATER
- EXISTING STORMWATER
- PROPOSED SW PIT
- PROPOSED LINTEL
- PROPOSED HEADWALL

GENERAL NOTES:

- FOR TYPICAL ROAD CROSS SECTIONS SHOWING ROAD AND VERGE WIDTHS REFER TO SHEET 111.
- STORMWATER LAYOUT IS INDICATIVE ONLY.
- REFER TO 190835-S2-CENG & 190835-S2-WCMP FOR FURTHER DETAILS
- FLOOD PLANNING LEVEL RL 2.7m MIN. FLOOR LEVEL RL 3.2

REFER SHEET 105 FOR CONTINUATION



LOT 59
DP753207

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ver.	date	comment	drawn	pm	level information	scale (A1 original size)	notes
A	09.12.2024	INITIAL ISSUE	LK	JY	DATUM: GDA2020 MGA56 CONTOUR INTERVAL:	A1 1:500 A3 1:1000	

- project management
- civil engineering
- infrastructure
- superintendency
- social impact
- town planning
- surveying
- development feasibility
- visualisation
- urban design

drawing title:

DETAIL PLAN
SHEET 3

location: 40-80, 82
CHAPMANS ROAD,
TUNCURRY

council: MIDCOAST COUNCIL

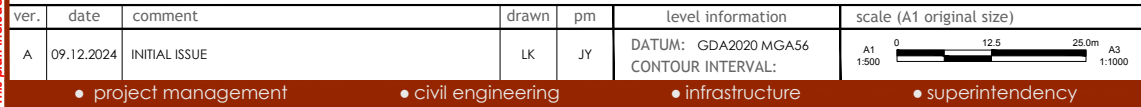
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client:



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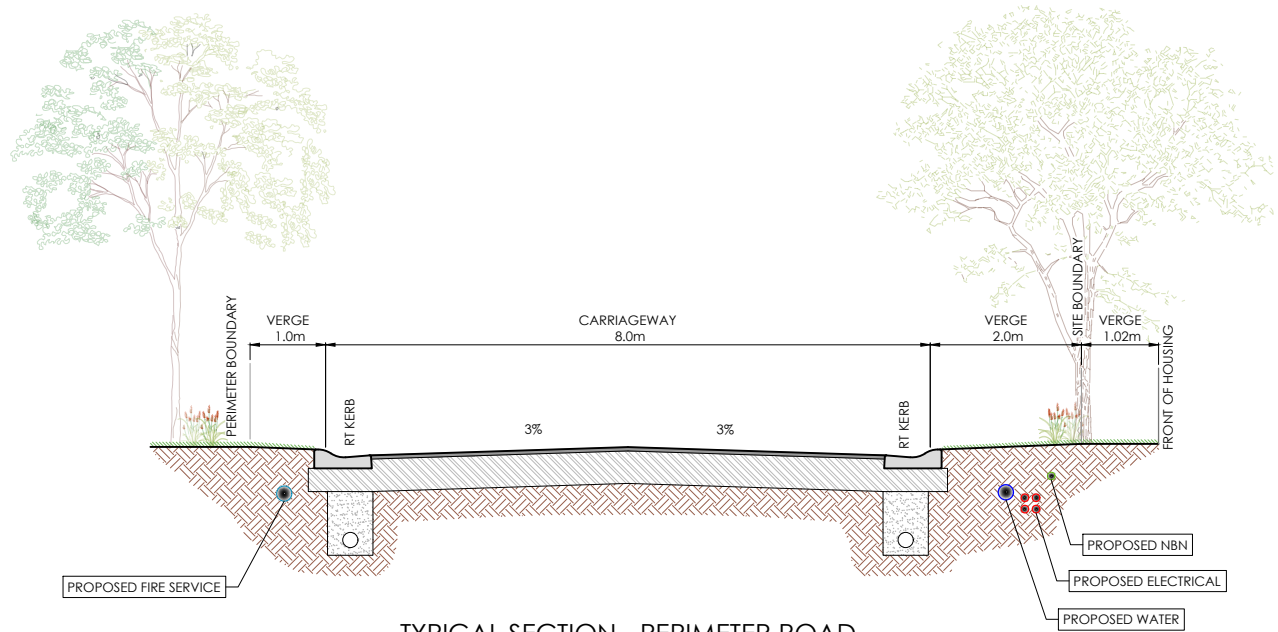
**BEFORE
YOU DIG**
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	PROPERTY BOUNDARY
	LIMIT OF WORKS BOUNDARY
	APZ
	PROPOSED SITE BOUNDARY
	EXISTING LOT BOUNDARY
	MAJOR NATURAL CONTOURS
	MINOR NATURAL CONTOURS
	MAJOR DESIGN CONTOURS
	MINOR DESIGN CONTOURS
	PROPOSED KERB
	EXTENTS OF BATTER
	PROPOSED SWALE
	PROPOSED OVERLAND
	FLOW PATH
	PROPOSED STORMWATER
	EXISTING STORMWATER
	PROPOSED SW PIT
	PROPOSED LINTEL
	PROPOSED HEADWALL

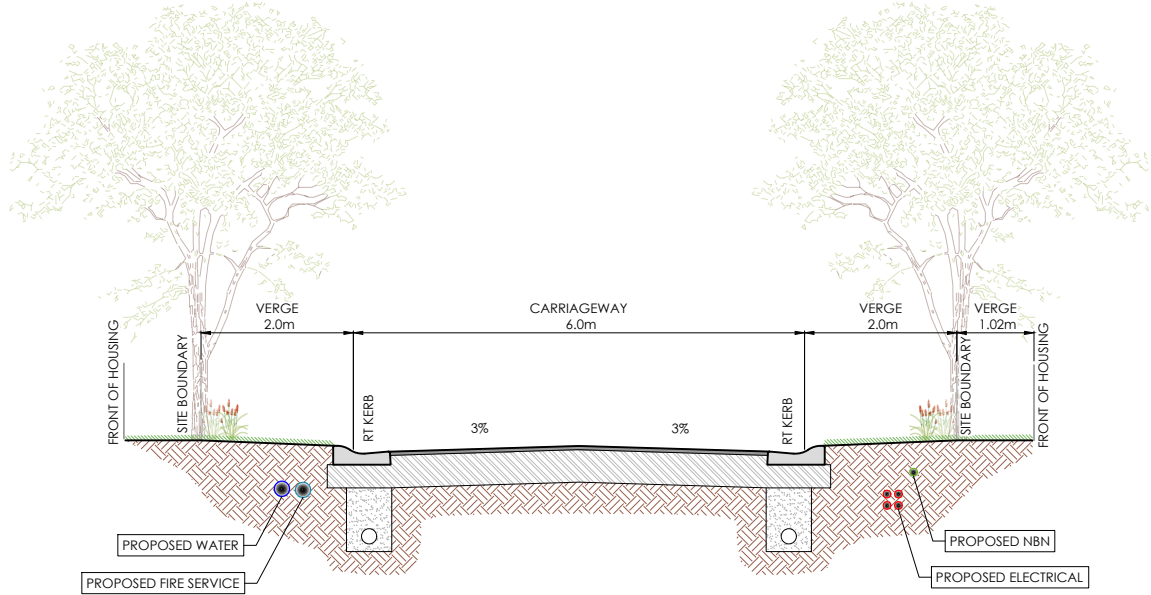
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2. STORMWATER LAYOUT IS INDICATIVE ONLY.
3. REFER TO 190835-S2-CENG & 190835-S2-WCMP FOR FURTHER DETAILS
4. FLOOD PLANNING LEVEL RL 2.7m MIN. FLOOR LEVEL RL 3.2

drawing title:

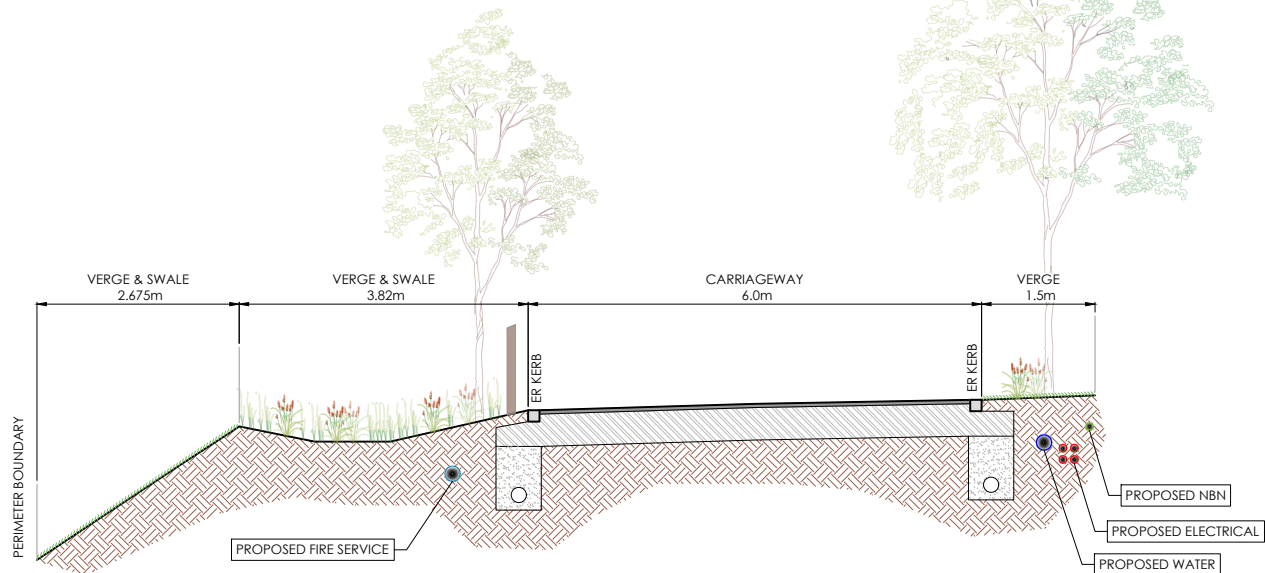
www.adwjohnson.com.au



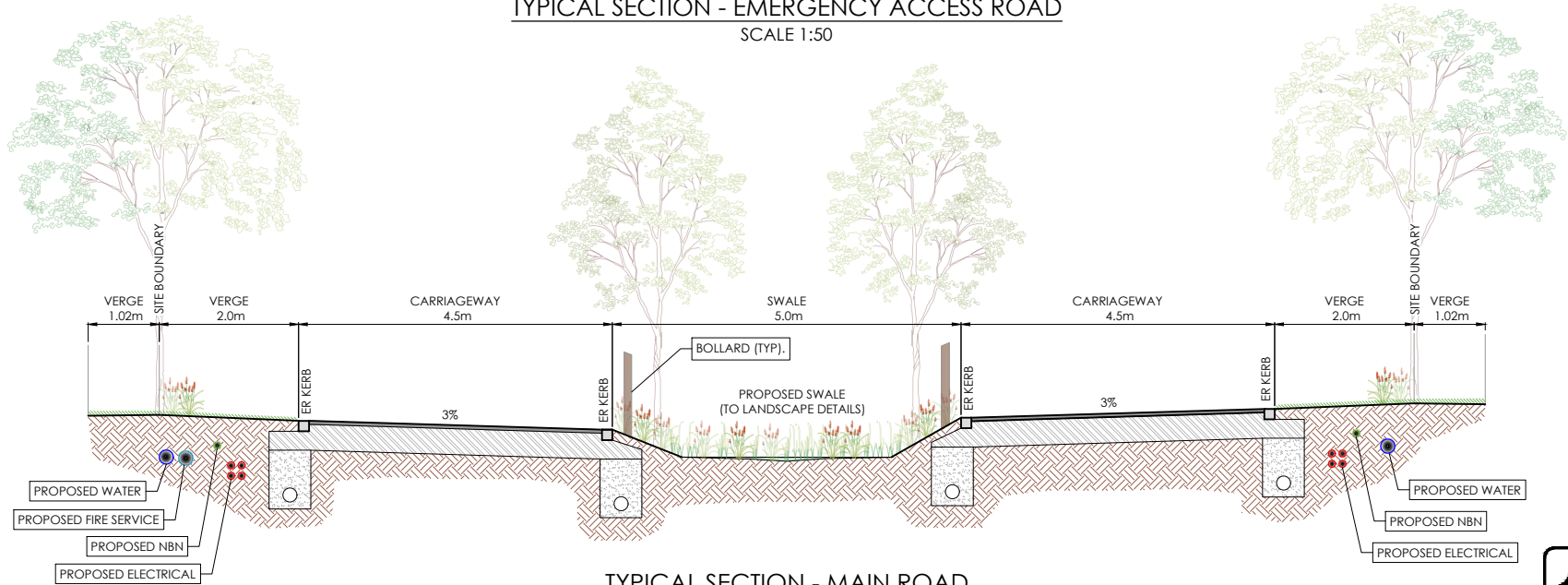
TYPICAL SECTION - PERIMETER ROAD
SCALE 1:50



TYPICAL SECTION - STANDARD ROAD
SCALE 1:50



TYPICAL SECTION - EMERGENCY ACCESS ROAD
SCALE 1:50



TYPICAL SECTION - MAIN ROAD
SCALE 1:50

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ver.	date	comment	drawn	pm	level information	scale (A1 original size)	notes
A	09.12.2024	INITIAL ISSUE	LK	JY	DATUM: GDA2020 MGA56 CONTOUR INTERVAL:	A1 1:50 0 1.25 2.5 m A3 1:100	

- project management
- civil engineering
- infrastructure
- superintendency
- social impact
- town planning
- surveying
- development feasibility
- visualisation
- urban design

drawing title:

TYPICAL ROAD
SECTIONS

location: 40-80, 82
CHAPMANS ROAD,
TUNCURRY

council: MIDCOAST COUNCIL

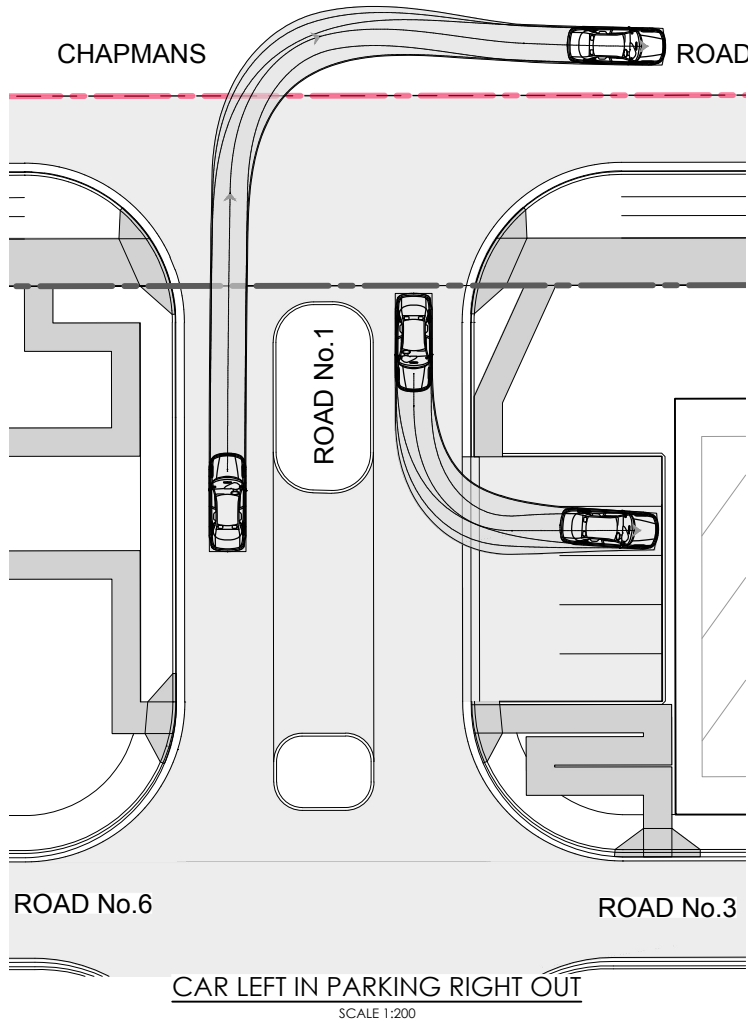
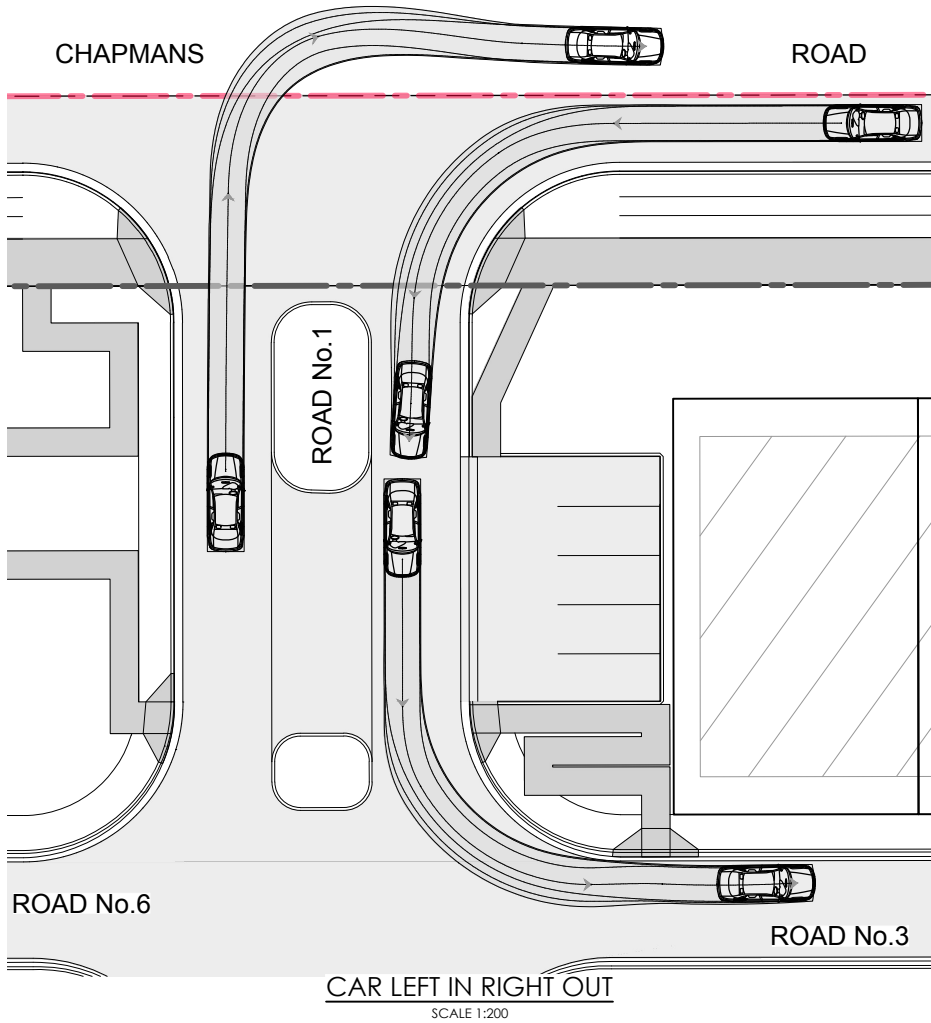
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client:



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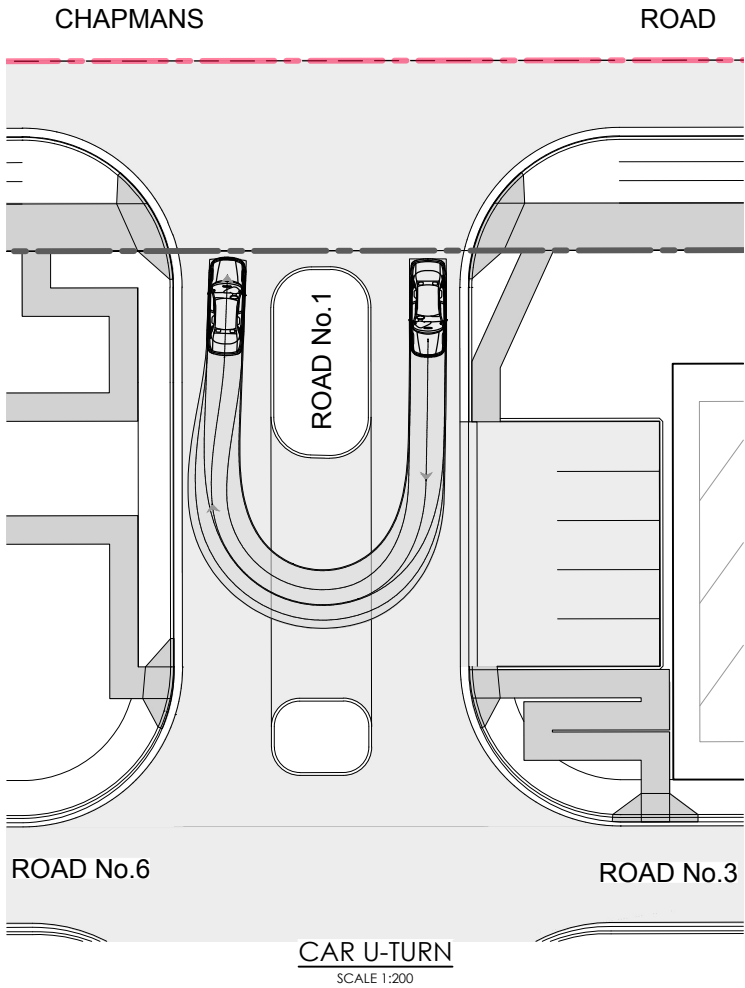


B99 PASSENGER-CAR

	meters
Width	: 1.94
Track	: 1.84
Lock to Lock Time	: 6.0
Steering Angle	: 33.6

LEGEND

- PROPERTY BOUNDARY
- LIMIT OF WORKS BOUNDARY
- PROPOSED SITE BOUNDARY
- EXISTING LOT BOUNDARY



ver.	date	comment	drawn	pm	level information	scale (A1 original size)	notes
A	09.12.2024	INITIAL ISSUE	LK	JY	DATUM: GDA2020 MGA56 CONTOUR INTERVAL:	A1 1:200 0 5.0 10.0m A3 1:400	
project management civil engineering infrastructure superintendency social impact town planning surveying development feasibility visualisation urban design							

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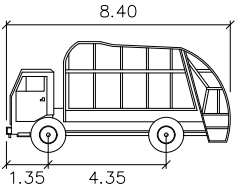
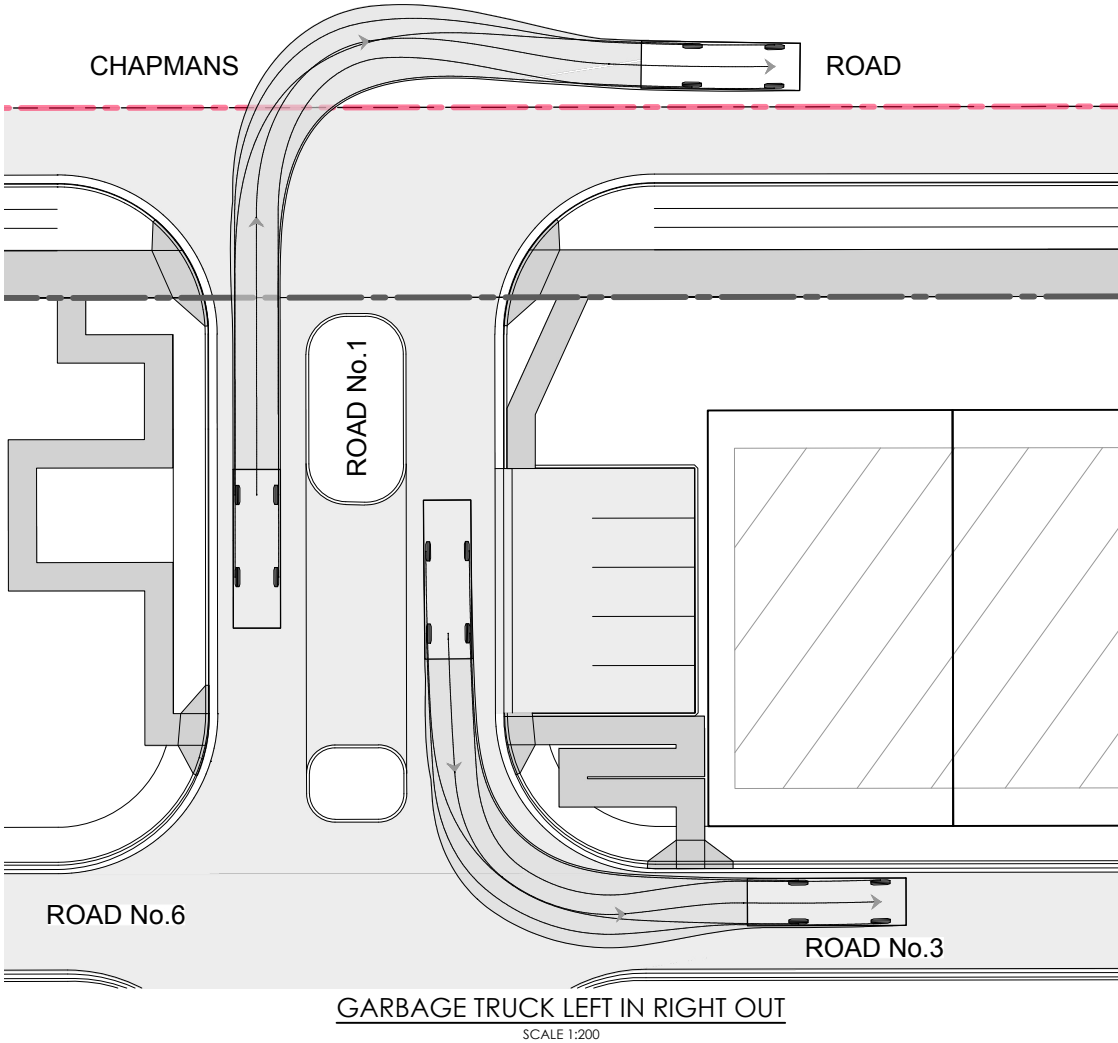
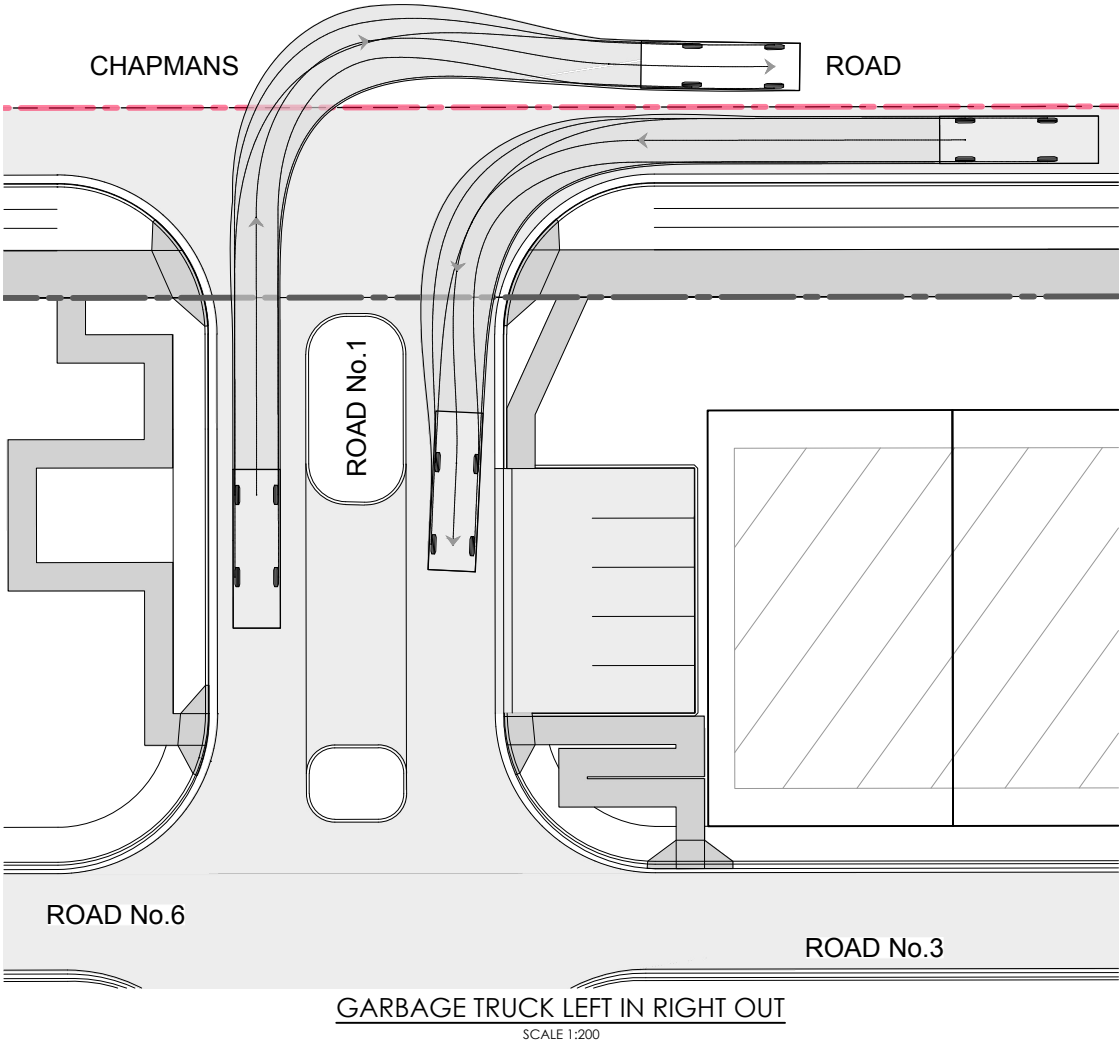
drawing title:
VEHICLE SWEEP
PATHS PLAN
SHEET 1

location: 40-80, 82
CHAPMANS ROAD,
TUNCURRY

council: MIDCOAST COUNCIL

dwg ref: 190835-S2-DA-121

client:



8.4m Garbage truck

Width	: 2.50
Track	: 2.30
Lock to Lock Time	: 6.0
Steering Angle	: 36.0

LEGEND

PROPERTY BOUNDARY

LIMIT OF WORKS BOUNDARY

PROPOSED SITE BOUNDARY

EXISTING LOT BOUNDARY

NOT FOR CONSTRUCTION



ver.	date	comment	drawn	pm	level information	scale (A1 original size)	notes
A	09.12.2024	INITIAL ISSUE	LK	JY	DATUM: GDA2020 MGA56 CONTOUR INTERVAL:	A1 1:200 0 5.0 10.0m A3 1:400	

- project management
- civil engineering
- infrastructure
- superintendency
- social impact
- town planning
- surveying
- development feasibility
- visualisation
- urban design

drawing title:
VEHICLE SWEEP
PATHS PLAN
SHEET 2

location:
40-80, 82
CHAPMANS ROAD,
TUNCURRY

council: MIDCOAST COUNCIL

dwg ref: 190835-S2-DA-122

client:

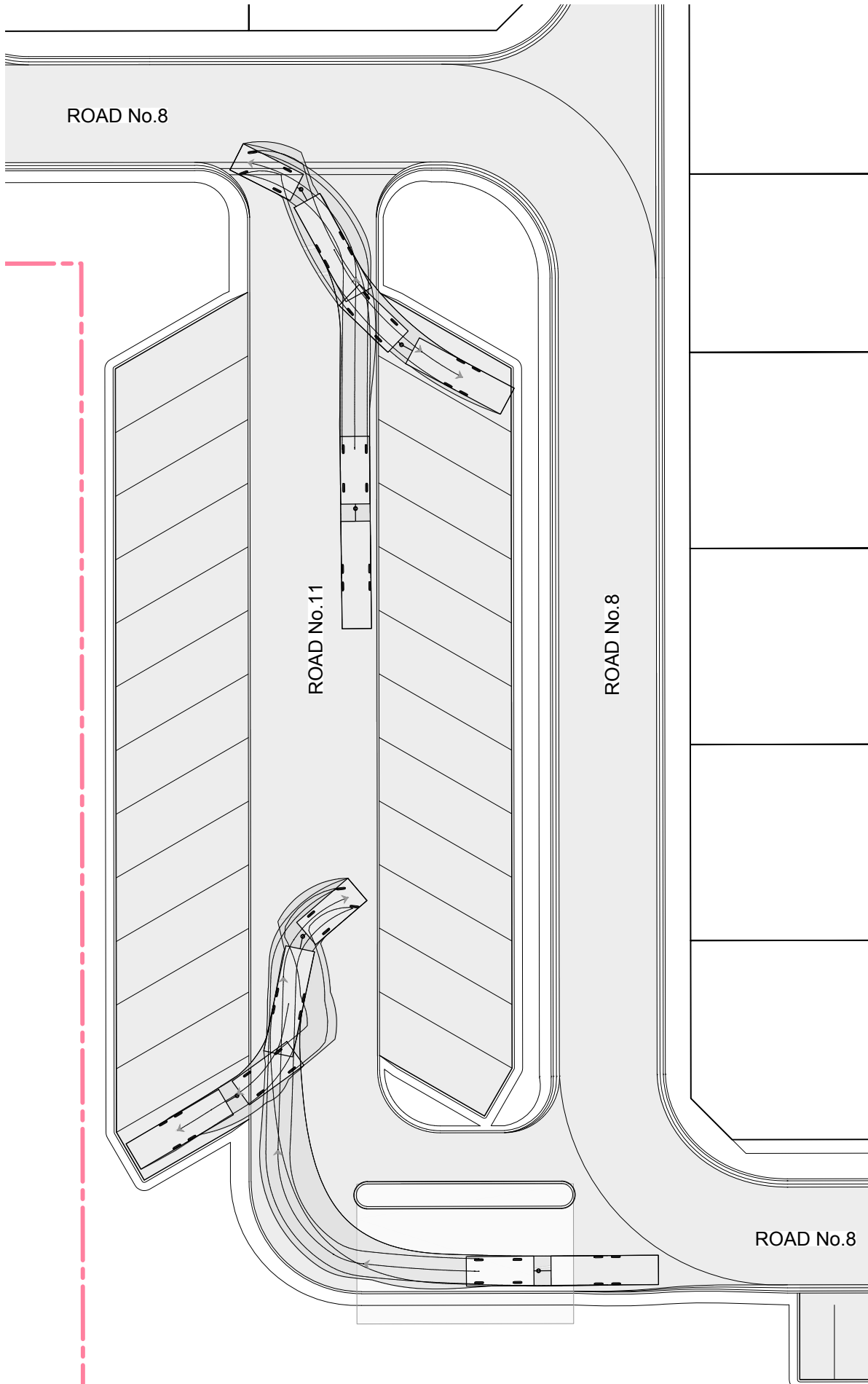
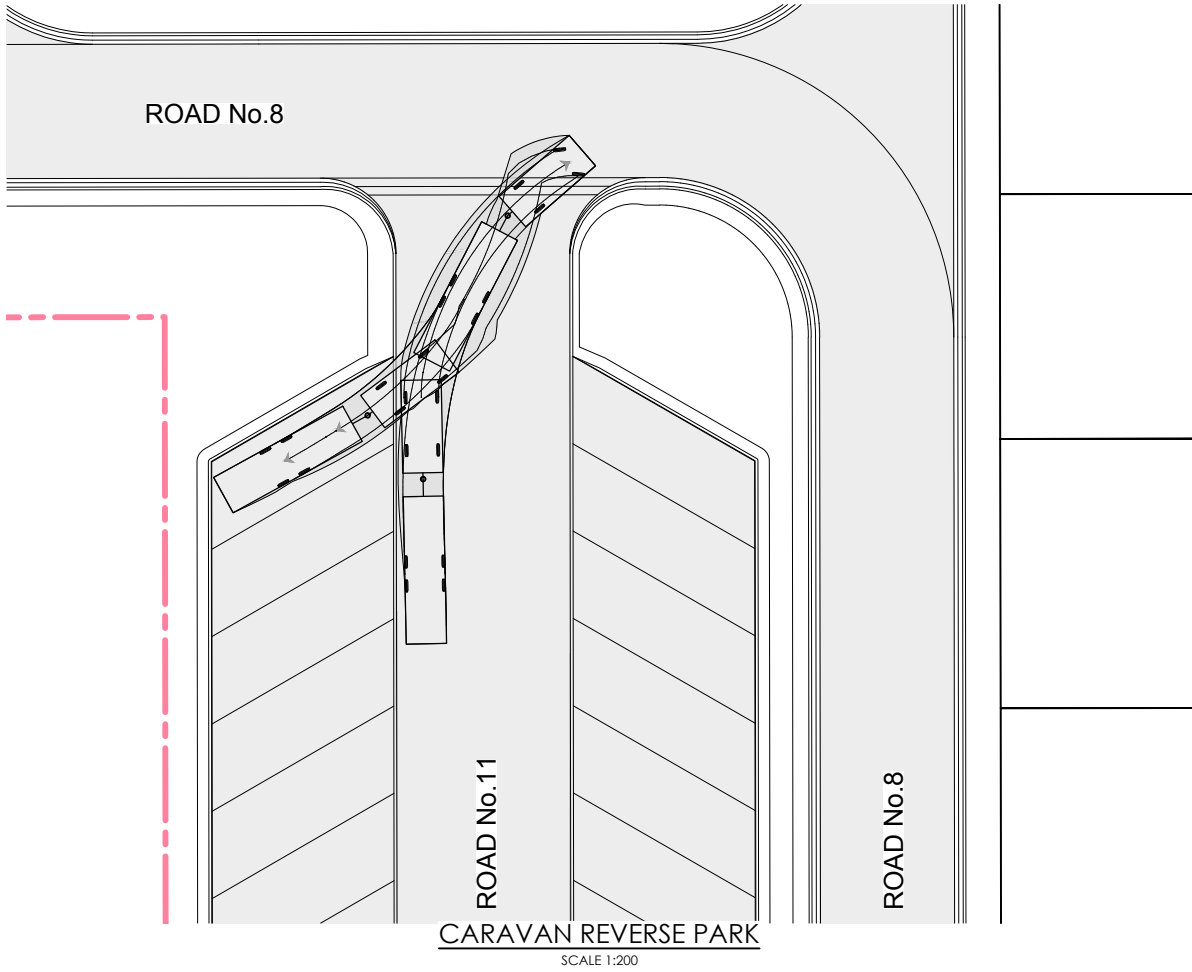
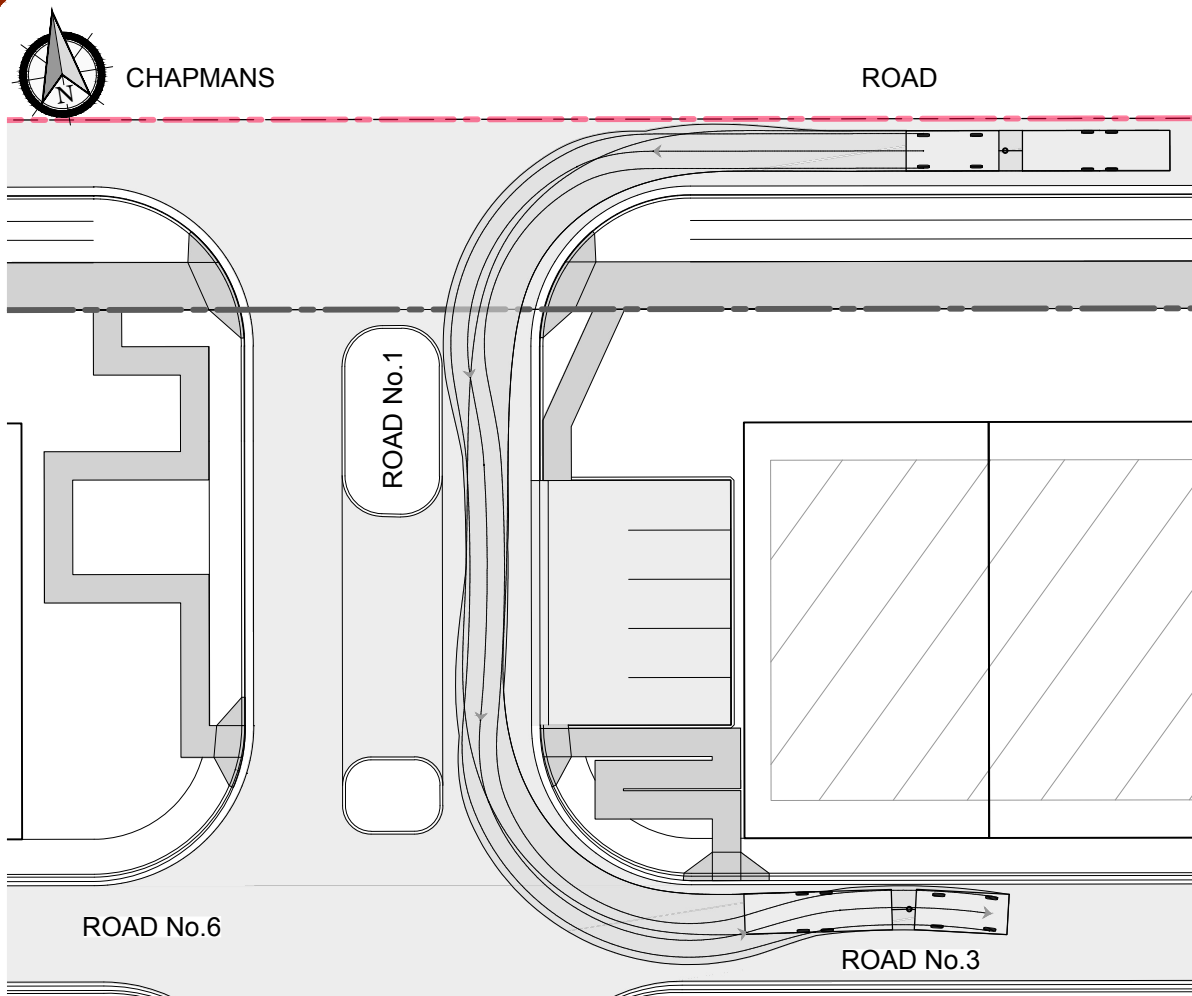
central coast office
hunter office
sydney office

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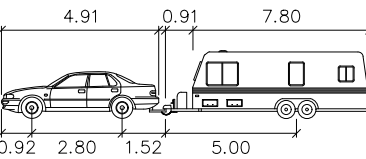
ALLAM
PROPERTY GROUP

adw
johnson



LEGEND

- PROPERTY BOUNDARY
- LIMIT OF WORKS BOUNDARY
- PROPOSED SITE BOUNDARY
- EXISTING LOT BOUNDARY



B85 + Caravan

	metres
Car Width	: 2.13
Trailer Width	: 2.13
Car Track	: 1.83
Trailer Track	: 2.13
Lock to Lock Time	: 6.0
Steering Angle	: 31.2
Articulating Angle	: 70.0

NOT FOR CONSTRUCTION



ver.	date	comment	drawn	pm	level information	scale (A1 original size)	notes
A	09.12.2024	INITIAL ISSUE	LK	JY	DATUM: GDA2020 MGA56 CONTOUR INTERVAL:	A1 1:200 0 5.0 10.0m A3 1:400	

- project management
- civil engineering
- infrastructure
- superintendency
- social impact
- town planning
- surveying
- development feasibility
- visualisation
- urban design

drawing title:
**VEHICLE SWEEP
PATHS PLAN
SHEET 3**

location: 40-80, 82
CHAPMANS ROAD,
TUNCURRY

council: MIDCOAST COUNCIL

dwg ref: 190835-S2-DA-123

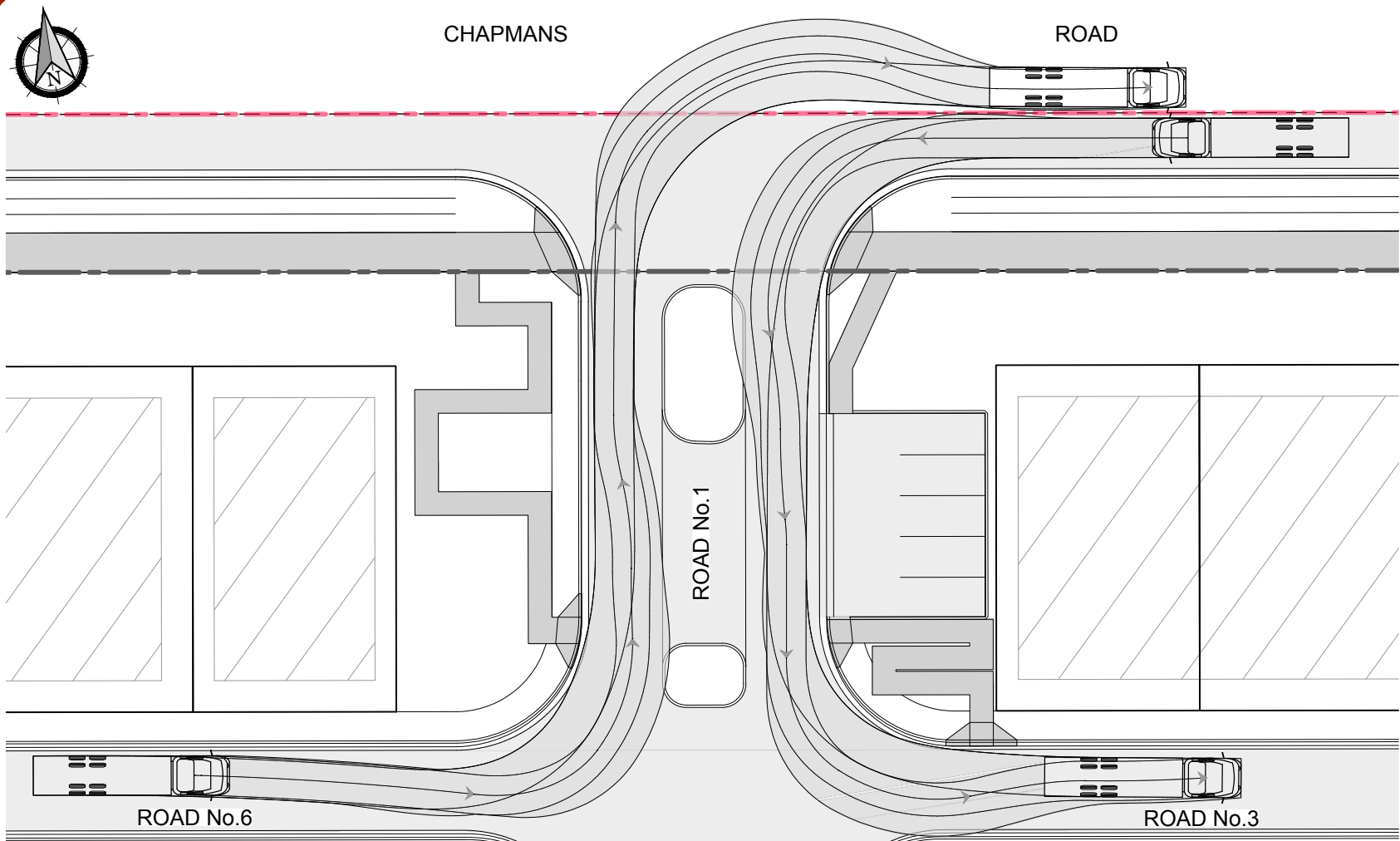
client:

ALLAM
PROPERTY GROUP

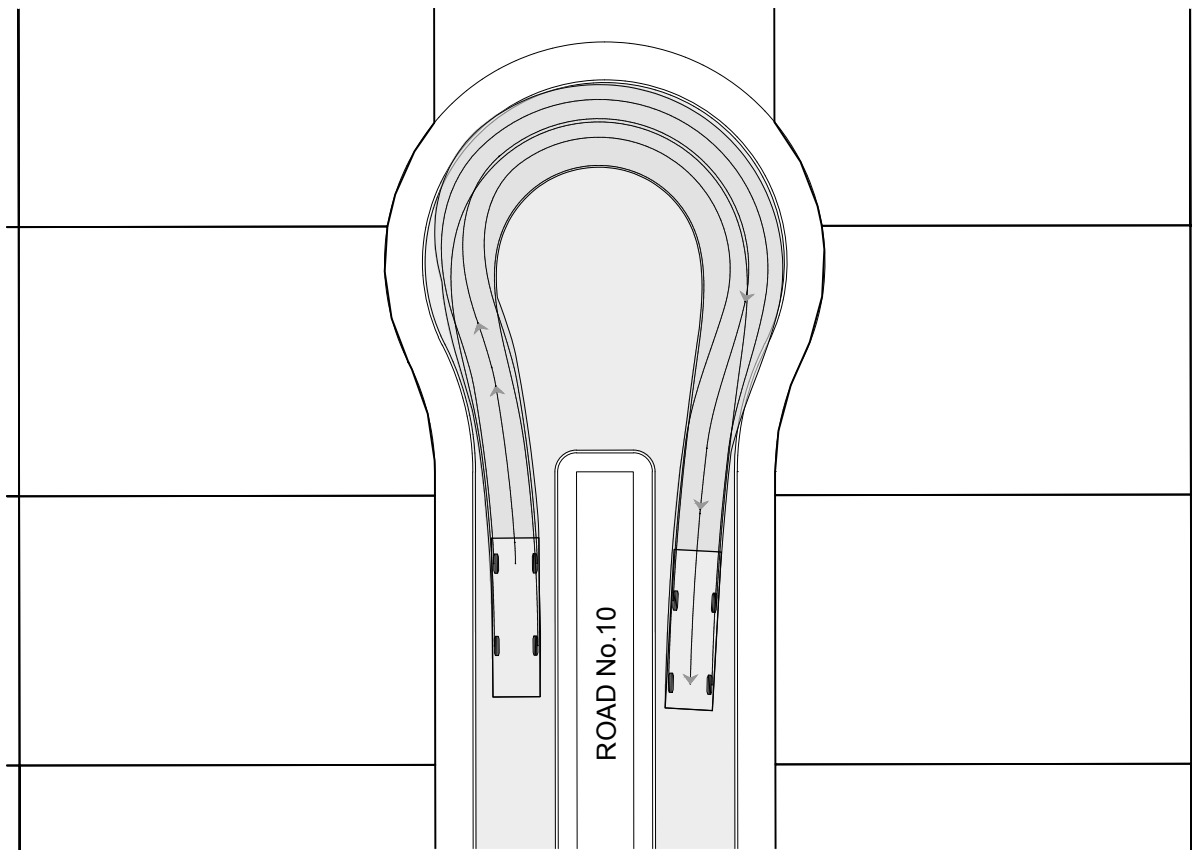
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sydney office ph: (02) 8046 7411

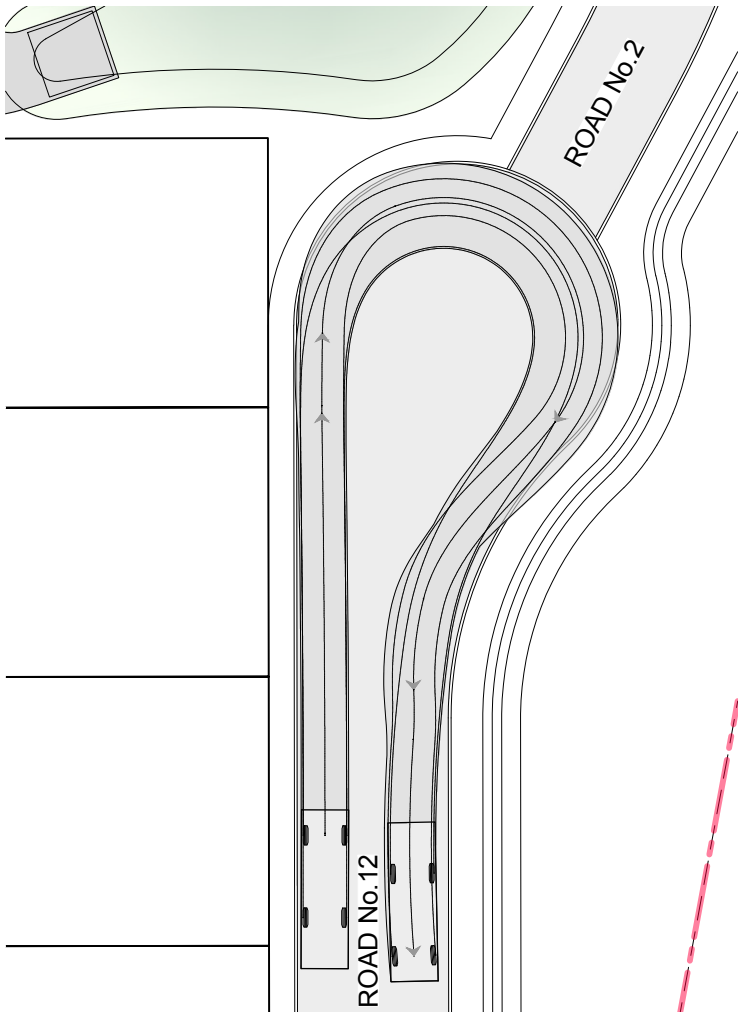
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12.5m GARBAGE TRUCK LEFT IN & RIGHT OUT
SCALE 1:200



8.4m GARBAGE TRUCK U-TURN
SCALE 1:200



8.4m GARBAGE TRUCK U-TURN
SCALE 1:200

LEGEND

- PROPERTY BOUNDARY
- LIMIT OF WORKS BOUNDARY
- PROPOSED SITE BOUNDARY
- EXISTING LOT BOUNDARY

8.4m Garbage truck SCC

Width : 2.50
Track : 2.30
Lock to Lock Time : 6.0
Steering Angle : 36.0

PCC GARBAGE TRUCK

Width : 2.80
Track : 2.80
Lock to Lock Time : 6.0
Steering Angle : 56.1

NOT FOR CONSTRUCTION



drawing title:
**VEHICLE SWEEP
PATHS PLAN
SHEET 4**

location: 40-80, 82
CHAPMANS ROAD,
TUNCURRY

council: MIDCOAST COUNCIL

dwg ref: 190835-S2-DA-124

client:

ALLAM
PROPERTY GROUP

adw
johnson

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