



Appendix D

Proposed Site Layout

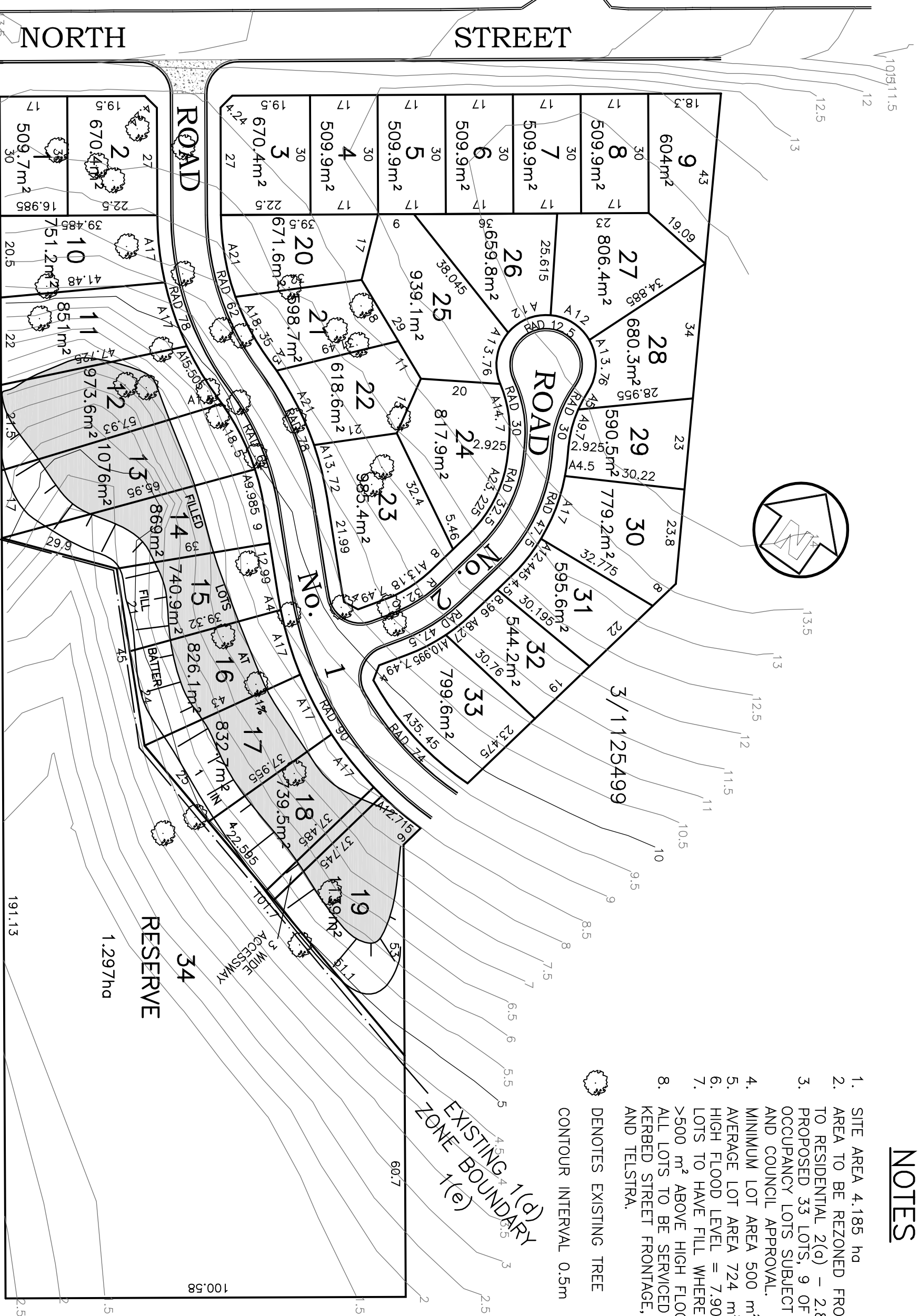
This page has been left intentionally blank

NOTES

1. SITE AREA 4.185 ha
2. AREA TO BE REZONED FROM RURAL INVESTIGATION 1(d) TO RESIDENTIAL 2(a) – 2.887 ha
3. PROPOSED 33 LOTS, 9 OF WHICH ARE POSSIBLE DUAL OCCUPANCY LOTS SUBJECT TO FUTURE APPLICATION AND COUNCIL APPROVAL.
4. MINIMUM LOT AREA 500 m²
5. AVERAGE LOT AREA 724 m²
6. HIGH FLOOD LEVEL = 7.90m AHD
7. LOTS TO HAVE FILL WHERE NECESSARY TO ACHIEVE >500 m² ABOVE HIGH FLOOD LEVEL.
8. ALL LOTS TO BE SERVICED WITH TOWN WATER, SEWER, KERBED STREET FRONTAGE, UNDERGROUND ELECTRICITY AND TELSTRA.

 DENOTES EXISTING TREE

CONTOUR INTERVAL 0.5m



EXISTING RESIDENTIAL DEVELOPMENT		COUNCIL FILE	
No.	DATE	REVISION	SCALE 1:1000 @ A3
			DATUM : AHD
			DRAWN BY :
			APPROVED :
			DATE: 05/07/2010
			DRAWING REF : 1741REZONE.DWG
			3 Riverview Place South West Rocks P.O. Box 86 South West Rocks Ph. (02) 6566 7688 Fax. (02) 6566 7644 Email: info@hradlowdesign.com.au
			CIVIL & STRUCTURAL ENGINEERS . BUILDING DESIGNERS. PLANNERS . PROJECT MANAGERS
		L.G.A. KEMPSEY PROPOSED REZONING AND RESIDENTIAL SUBDIVISION LOT 4 DP 1124599 NORTH STREET - WEST KEMPSEY FOR: VOYEE PTY LTD & SUPAEAST PTY LTD LAYOUT PLAN	
		FILE REFERENCE 51741-DA	AMENDMENT No. -
		SHEET 1 OF 1	

This page has been left intentionally blank

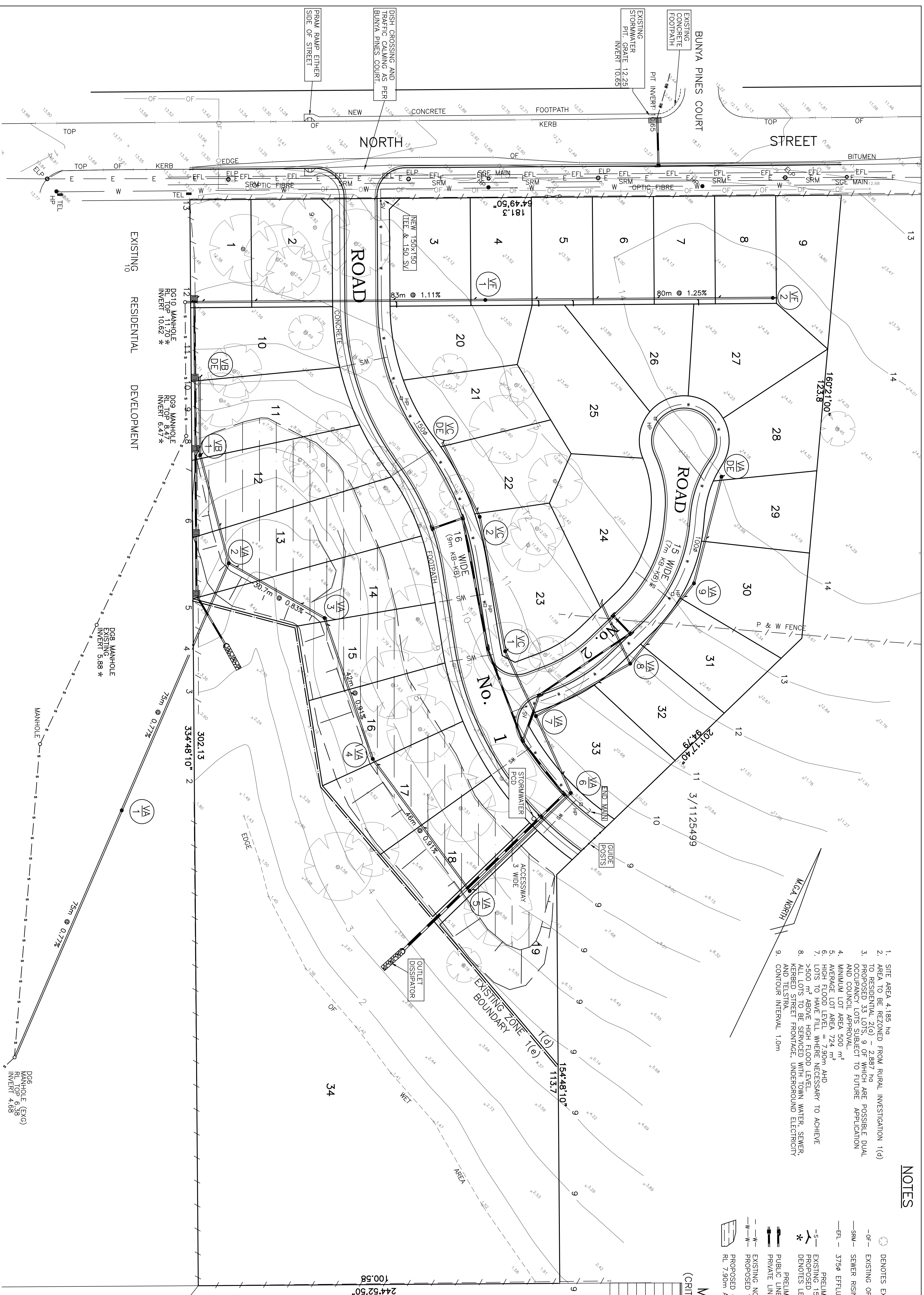
1. SITE AREA 4,185 ha
2. AREA TO BE REDDED FROM RURAL INVESTIGATION 1(4) TO RESIDENTIAL 2(a) = 2,887 ha
3. PROPOSED 33 LOTS, 9 OF WHICH ARE POSSIBLE DUAL OCCUPANCY LOTS SUBJECT TO FUTURE APPLICATION AND COUNCIL APPROVAL.
4. MINIMUM LOT AREA 500 m²
5. AVERAGE LOT AREA 124 m²
6. HIGH FLOOD LEVEL = 7.90m AND
7. LOTS TO HAVE HILL WIDE NECESSARY TO ACHIEVE >50% ABOVE HILL FLOOD LEVEL.
8. ALL LOTS TO BE SERVICED WITH TOWN WATER, SEWER, KERBED STREET FRONTAGE, UNDERGROUND ELECTRICITY AND TELSTRA
9. CONTOUR INTERVAL 1.0m

1. SITE AREA 4,185 ha
2. AREA TO BE REDDED FROM RURAL INVESTIGATION 1(4) TO RESIDENTIAL 2(a) = 2,887 ha
3. PROPOSED 33 LOTS, 9 OF WHICH ARE POSSIBLE DUAL OCCUPANCY LOTS SUBJECT TO FUTURE APPLICATION AND COUNCIL APPROVAL.
4. MINIMUM LOT AREA 500 m²
5. AVERAGE LOT AREA 124 m²
6. HIGH FLOOD LEVEL = 7.90m AND
7. LOTS TO HAVE HILL WIDE NECESSARY TO ACHIEVE >50% ABOVE HILL FLOOD LEVEL.
8. ALL LOTS TO BE SERVICED WITH TOWN WATER, SEWER, KERBED STREET FRONTAGE, UNDERGROUND ELECTRICITY AND TELSTRA
9. CONTOUR INTERVAL 1.0m



(CRITICAL FOR GRADE LINES ONLY)

MARK	LID	INVERTS
VA/1	6.10	5.26, 5.29
VA/2	7.90	5.87, 5.90
VA/3	7.90	6.15, 6.18
VA/4	7.90	5.65, 6.59
VA/5	7.90	7.01, 7.04
VF/1	13.25	11.60, 11.63
VF/2	14.20	12.63



SCALE 1:500

No.	DATE	REVISION	SCALE: 1:500 DATUM: A.H.D. DRAWN BY: TH APPROVED: adlow DATE: 22 JULY 2010 DRAWING REF: 51741-CIV/DWG	3 Riverwood Place South West Rocks P.O. Box 88 South West Rocks N.S.W. 2640 Tel: (02) 6566 7688 Fax: (02) 6566 7684 Email: info@naddowdesign.com.au
D esign S ervices				
L.G.A. KEMPSEY PROPOSED REZONING AND RESIDENTIAL SUBDIVISION Lot 4 D.P. 1124599 NORTON STREET, WEST KEMPSEY FOR: VOYEE PTY LTD & SUPACAT PTY LTD DESIGNERS, PLANNERS, PROJECT MANAGERS PRELIMINARY CIVIL DESIGN				
FILE REFERENCE 51741-CIV			AMENDMENT NO. SHEET 1 OF 1	

COUNCIL FILE

L.G.A. KEMPSEY	FILE REFERENCE
----------------	----------------

RESIDENTIAL SUBDIVISION

NOHIN S I REEL, WEST KEMPSEY
FOR VOYEE PTY LTD & S I PAFAST PTY LTD

1 of