

17481 – MOLKENTIN ROAD, JINDERERA, NSW

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ENGINEERING LAYOUT PLANS

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MOLKENTIN ROAD,
JINDERA, NSW

EXISTING CONDITIONS



SURVEYORS CIVIL ENGINEERS
DEVELOPMENT CONSULTANTS

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AMENDMENTS/ACTIONS:-	DATE:-
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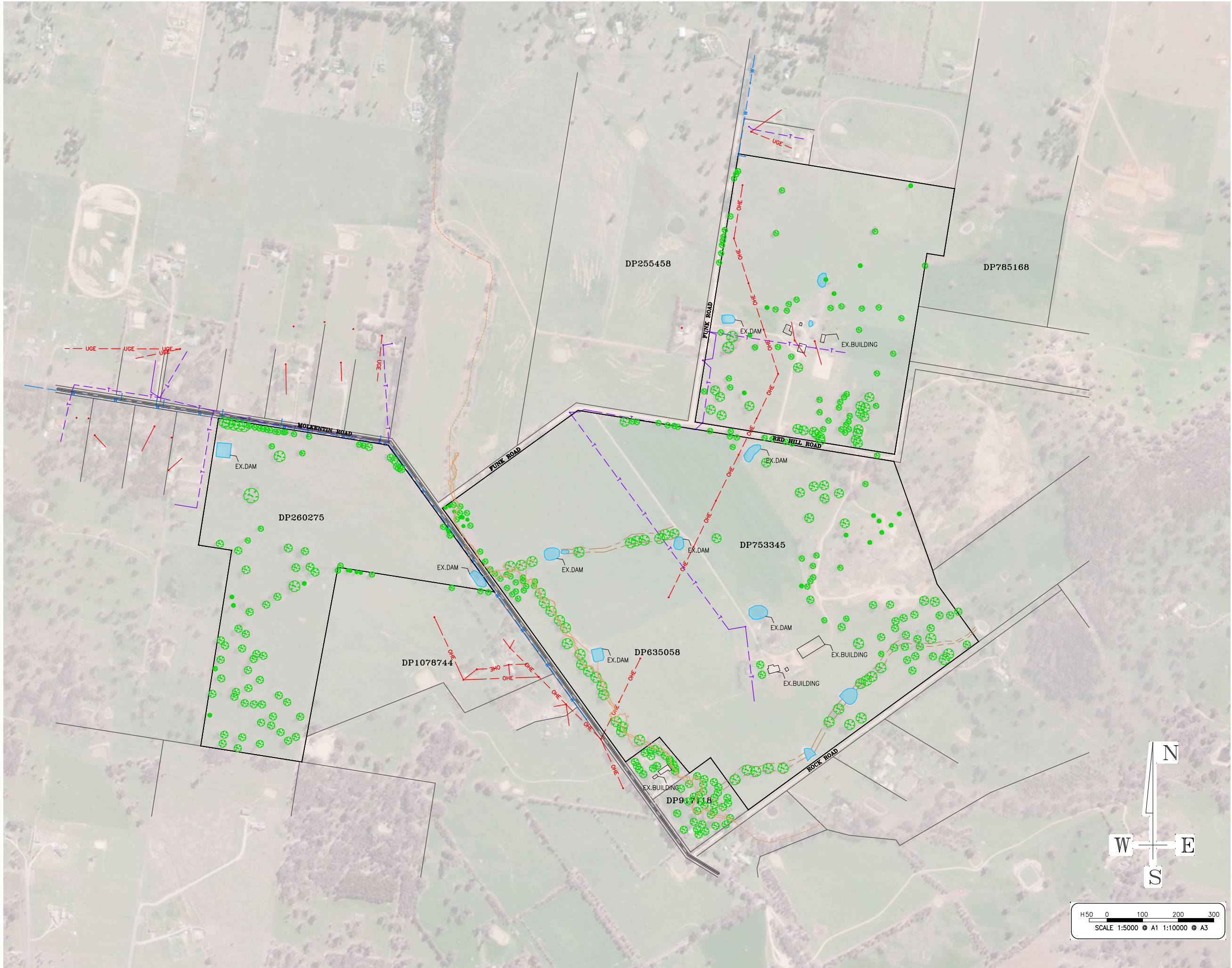
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Notes

- The Creek on the site is of order 3 and the VRZ width on each side of watercourse is 30m
- The minimum distance of building from primary road is 10m according to State Environmental Planning Policy (exempt and complying development codes) amendment (housing codes) 2017 (NSW).

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OVERALL PROPOSED
LAYOUT



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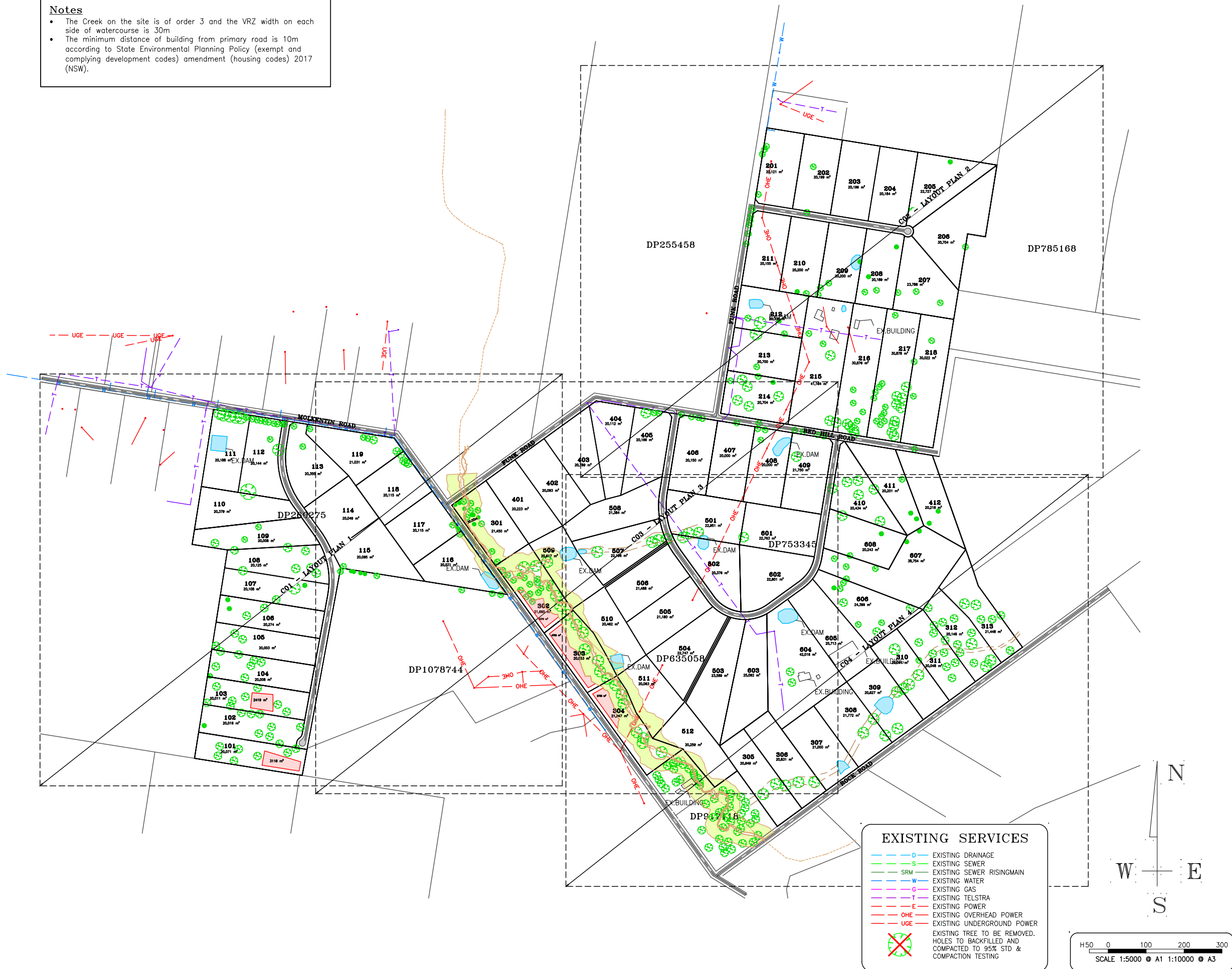
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STAGING PLAN



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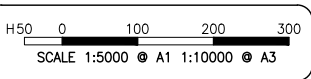
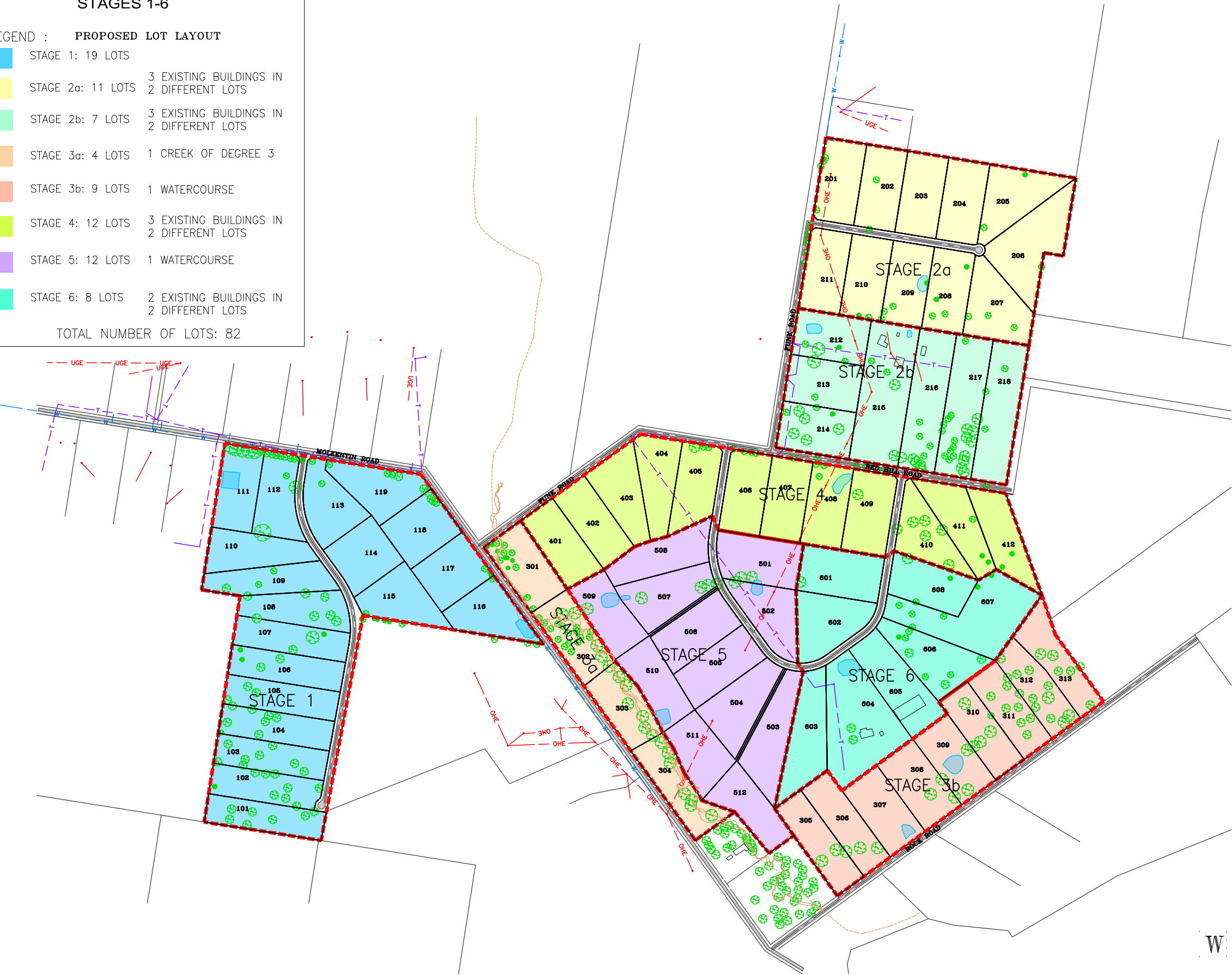
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STAGES 1-6

LEGEND : PROPOSED LOT LAYOUT

- | | |
|-------------------|--|
| STAGE 1: 19 LOTS | |
| STAGE 2a: 11 LOTS | 3 EXISTING BUILDINGS IN 2 DIFFERENT LOTS |
| STAGE 2b: 7 LOTS | 3 EXISTING BUILDINGS IN 2 DIFFERENT LOTS |
| STAGE 3a: 4 LOTS | 1 CREEK OF DEGREE 3 |
| STAGE 3b: 9 LOTS | 1 WATERCOURSE |
| STAGE 4: 12 LOTS | 3 EXISTING BUILDINGS IN 2 DIFFERENT LOTS |
| STAGE 5: 12 LOTS | 1 WATERCOURSE |
| STAGE 6: 8 LOTS | 2 EXISTING BUILDINGS IN 2 DIFFERENT LOTS |

TOTAL NUMBER OF LOTS: 82



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PROPOSED LAYOUT 1



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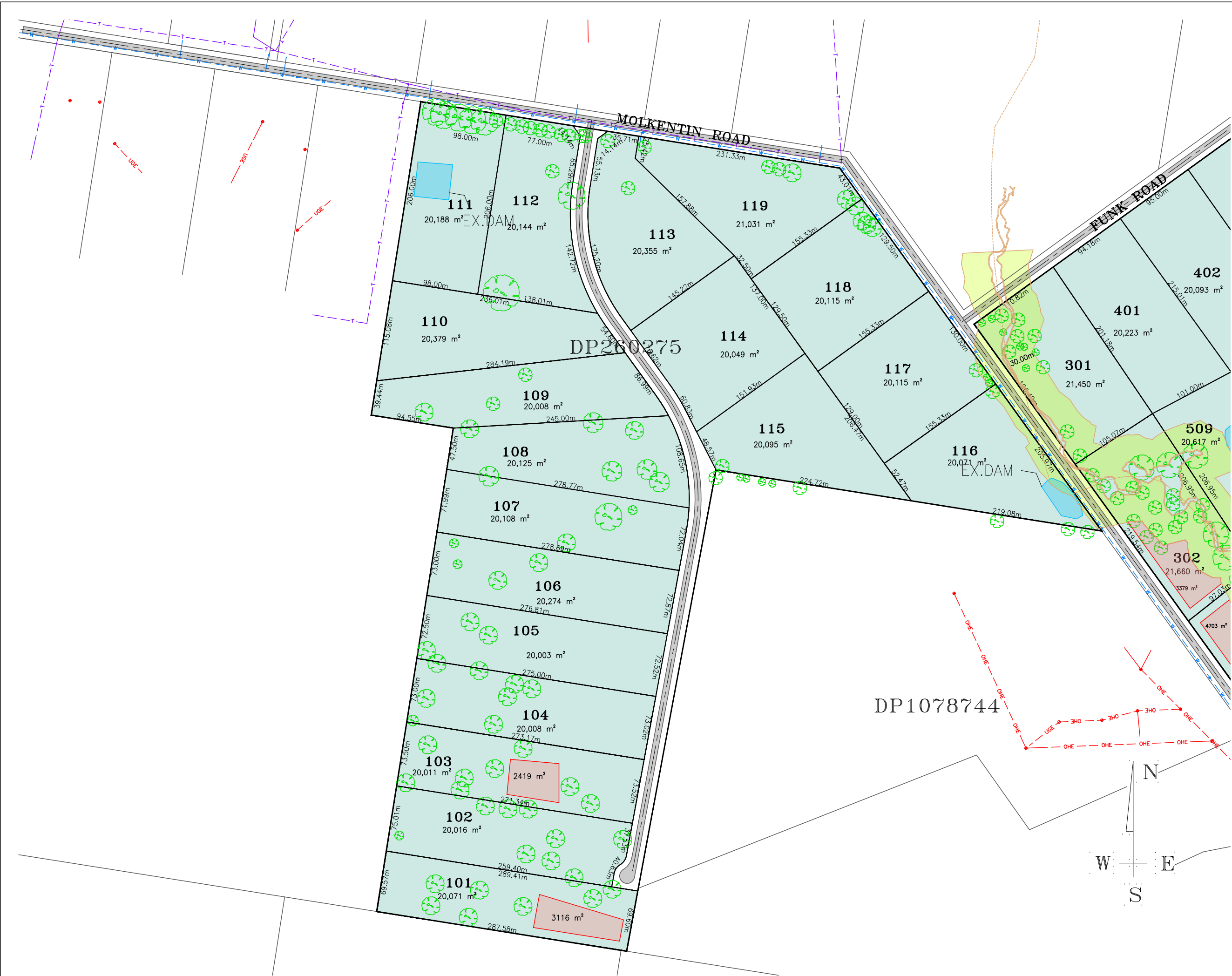
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PROPOSED LAYOUT 2



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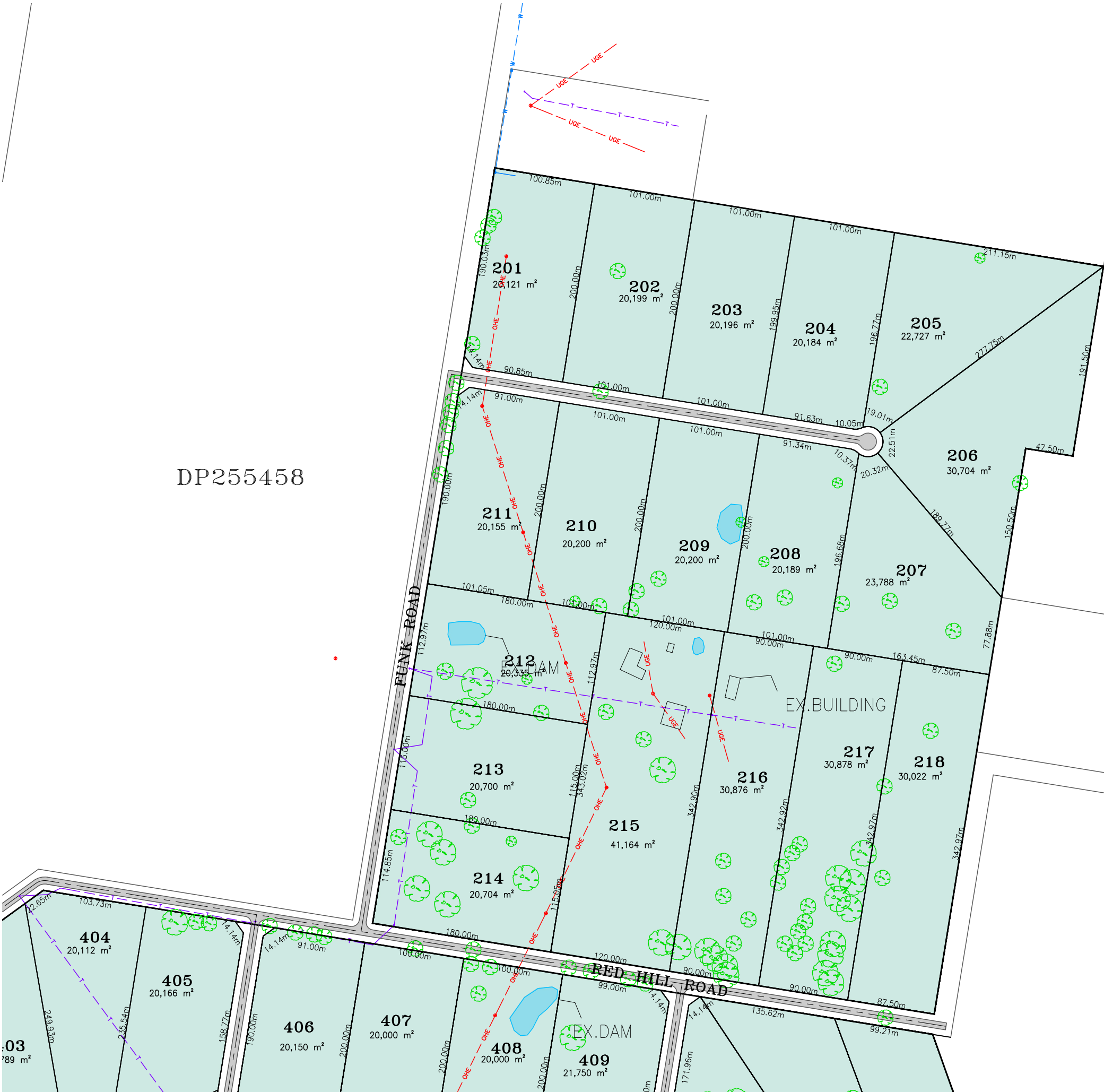
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DP255458

DP785168

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PROPOSED LAYOUT 3



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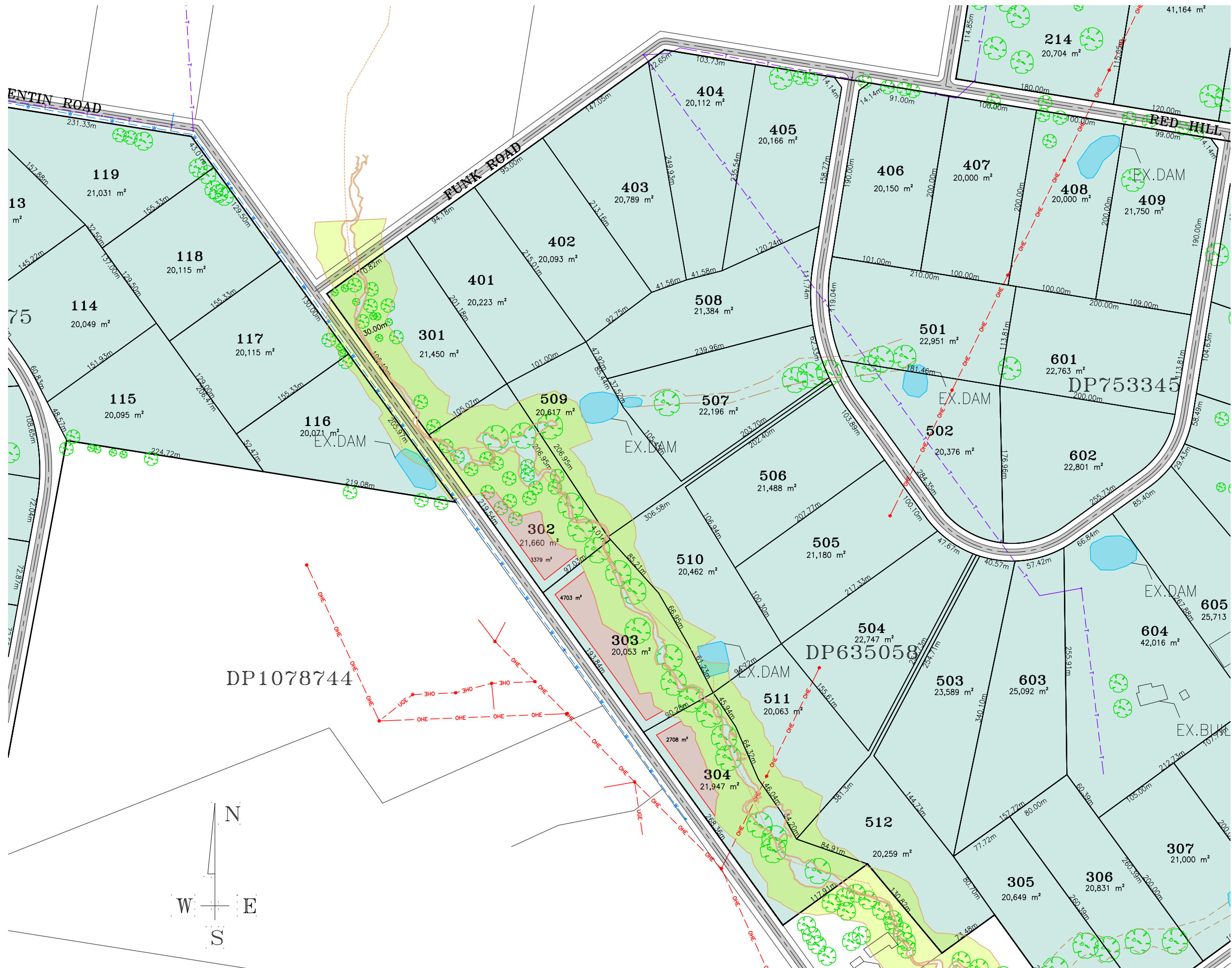
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PROPOSED LAYOUT 4



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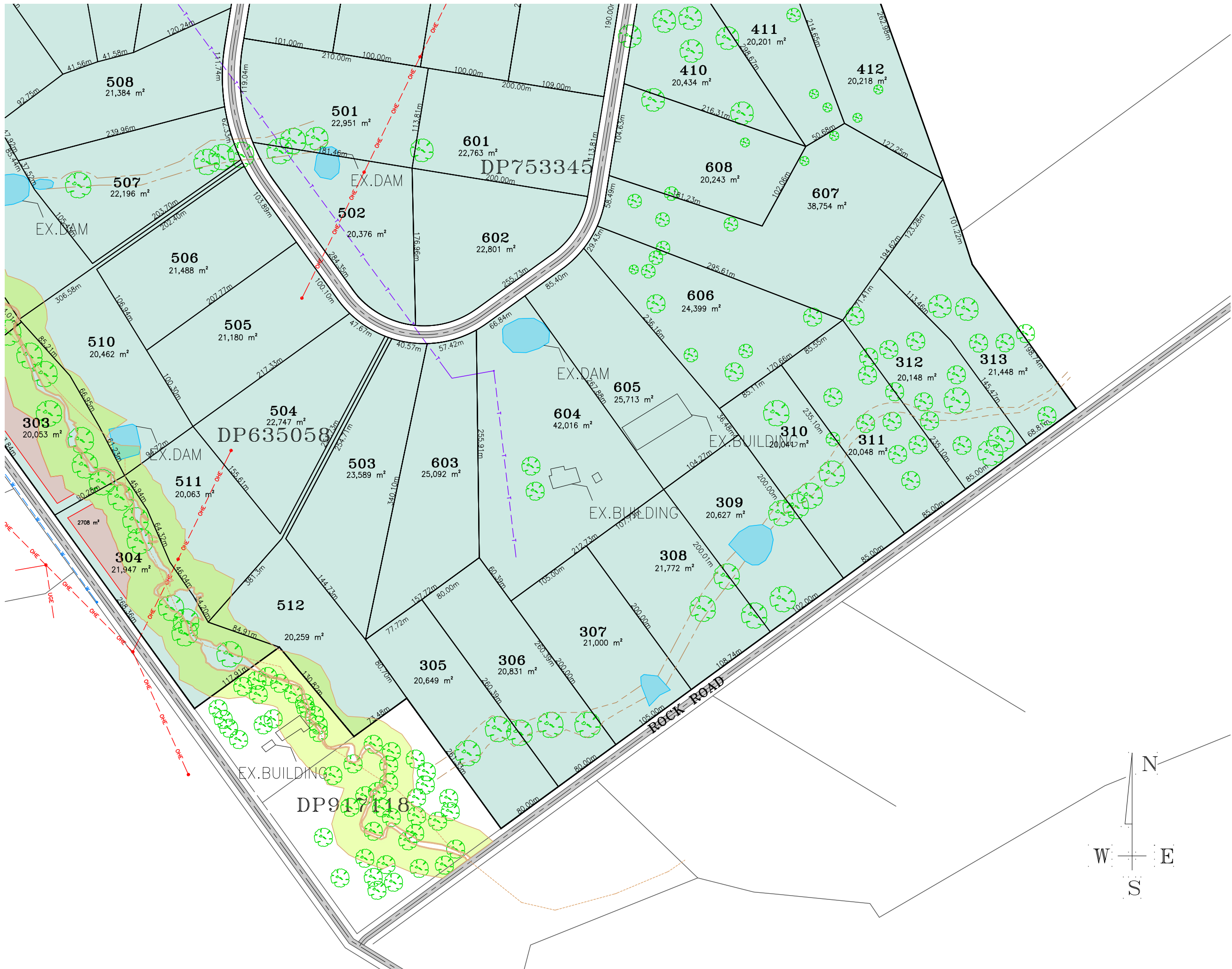
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RIPARIAN ZONE
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