

HOUSING DEVELOPMENT

LOT 1, DP 349727,
27-61 NIKKO ROAD,
WARNERVALE, NSW, 2259

DRAWING SCHEDULE:
FOR DEVELOPMENT APPLICATION

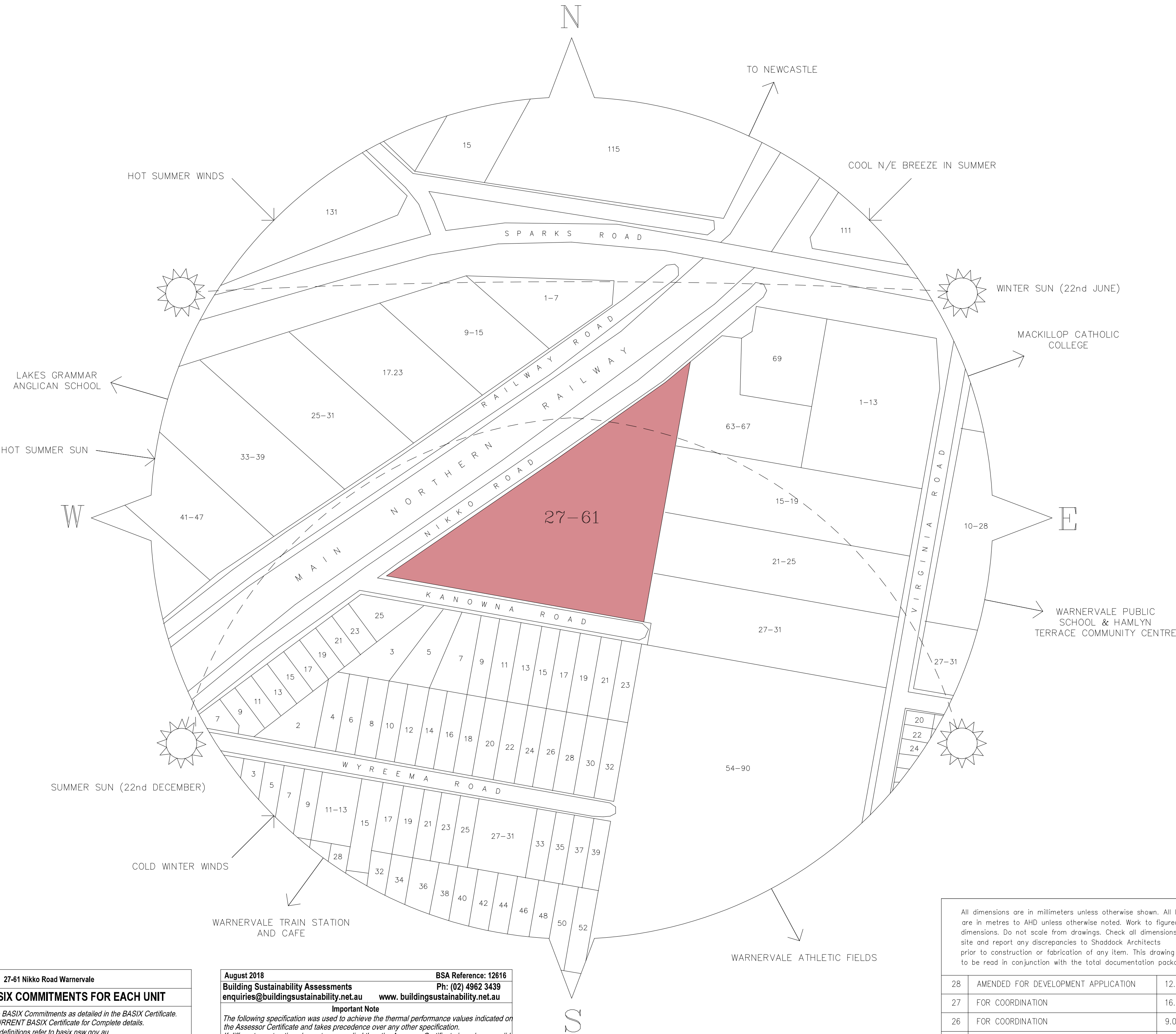
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27-61 Nikko Road Warnervale				
SUMMARY OF BASIX COMMITMENTS FOR EACH UNIT				
<i>This is a summary of the BASIX Commitments as detailed in the BASIX Certificate. Refer to the CURRENT BASIX Certificate for Complete details. For definitions refer to basic.nsw.gov.au</i>				
WATER COMMITMENTS				
Fixtures				
3 Star Shower Heads	Yes			
3 Star Kitchen / Basin Taps	Yes	3 Star Toilet	Yes	
Alternative Water				
Minimum Tank Size (L)	3000	Collected from Roof Area (m2)	50	
Tank Connected To:				
All Toilets	Yes	Laundry W/M Cold Tap	Yes	
One Outdoor Tap	Yes			
THERMAL COMFORT COMMITMENTS - Refer to TPA Specification on plans				
ENERGY COMMITMENTS				
Hot Water	Gas Instantaneous	5 Star		
Cooling System	Living	1 Phase A/C	2 Star	
	Bedrooms	None		
Heating System	Living	1 Phase A/C	2 Star	
	Bedrooms	None		
Ventilation	1 x Bathroom	Fan ducted to exterior	Manual on/off	
	Kitchen	Fan ducted to exterior	Manual on/off	
	Laundry	As drawn		
Natural Lighting	Window/Skylight in Kitchen		As drawn	
	Window/Skylight in Bathrooms/Toilets		As drawn	
Artificial Lighting (rooms to be primarily lit by fluorescent or LED lights)	Number of bedrooms	4	Dedicated	No
	Number of Living/Dining rooms	1	Dedicated	No
	Kitchen	Yes	Dedicated	No
	All Bathrms/Toilets	Yes	Dedicated	No
	Laundry	Yes	Dedicated	No
OTHER COMMITMENTS	All Hallways	Yes	Dedicated	No
OTHER COMMITMENTS				
Outdoor clothes line	Yes	Ventilated refrigerator space	Yes	
Stove/Oven		Gas cooktop & electric oven		

August 2018		BSA Reference: 12616	
Building Sustainability Assessments		Ph: (02) 4962 3439	
enquiries@buildingsustainability.net.au		www.buildingsustainability.net.au	
Important Note			
The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate and takes precedence over any other specification. If different construction elements are applied then the Assessor Certificate is no longer valid.			
Thermal Performance Specifications (does not apply to garage)			
External Wall Construction		Added Insulation	
Brick Veneer & Lightweight		R2.0	
Internal Wall Construction		Added Insulation	
Plasterboard on studs		R2.0 to walls adjacent to garage	
Plasterboard + Stud + Shaft Liner + Stud + Plasterboard (party walls)		R2.0 + R2.0	
Ceiling Construction		Added Insulation	
Plasterboard		R3.5 to ceilings adjacent to roof space and decks above	
Roof Construction		Colour	
Roofing Tile		Any	
Floor Construction		Covering	
Concrete (waffle pod)		As drawn	
Timber		As drawn	
Windows		Glass and frame type	
ALM-001-01 A		Aluminium Type A Single clear	6.70 0.51 - 0.63 As drawn
ALM-002-01 A		Aluminium Type B Single clear	6.70 0.63 - 0.77 As drawn
Type A windows are awning windows, bifolds, casements, tilt 'n turn' windows, entry doors, french doors			
Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvers			
Skylights		Glass and frame type	
As drawn		U Value SHGC Area sq m	
U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower and the SHGC is within the range specified			
External Window Shading		(eaves, verandahs, pergolas, awnings etc)	
All shade elements modelled as drawn			
Ceiling Penetrations		(downlights, exhaust fans, flues etc)	
No adjustment has been made for losses to insulation arising from ceiling penetrations.			

site analysis plan



All dimensions are in millimeters unless otherwise shown. All levels are in metres to AHD unless otherwise noted. Work to figured dimensions. Do not scale from drawings. Check all dimensions on site and report any discrepancies to Shaddock Architects prior to construction or fabrication of any item. This drawing is to be read in conjunction with the total documentation package.		
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26	FOR COORDINATION	9.05.2019
No.	REVISION	DATE
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LOT 1, DP 349727, 27-61 NIKKO ROAD, WARNERVALE		
CLIENT		
KINGSTON PROPERTY FUND No. 2 PTY LTD		
PROJECT		
HOUSING DEVELOPMENT		
DRAWING TITLE		
DRAWING SCHEDULE & SITE ANALYSIS PLAN		
	SCALE	DWG No.
	NTS at A1	A01
	No. IN SET 1 of 28	
PROJECT No. 1028		
COPYRIGHT SHADDOCK ARCHITECTS - ABN 3523 154 3682 33 SCOTT ST NEWCASTLE EAST 2300 - (02) 4926 4800 mail@shaddockarchitects.com NOMINATED ARCHITECT: PETER SHADDOCK NSW REG. NO. 5286		
SHADDOCK ARCHITECTS		

SCHEDULE:

LOT NUMBER	LOT SIZE	HOUSE TYPE	FACADE DESIGN	COLOUR SCHEME
01	430.7 m ²	DT6 – 4 BED DWELLING (FREE-STANDING)	1	1
02	364.3 m ²	DT1 – 4 BED DWELLING (FREE-STANDING)	3	2
03	321.6 m ²	DT1 – 4 BED DWELLING (FREE-STANDING)	4	3
04	321.6 m ²	DT1 – 4 BED DWELLING (FREE-STANDING)	2	2
05	321.6 m ²	DT1 – 4 BED DWELLING (FREE-STANDING)	1	1
06	251.4 m ²	DT16 – 4 BED DWELLING (SEMI-DETACHED)	1	3
07	251.4 m ²	DT16 – 4 BED DWELLING (SEMI-DETACHED)	2	3
08	251.4 m ²	DT16 – 4 BED DWELLING (SEMI-DETACHED)	4	2
09	251.4 m ²	DT16 – 4 BED DWELLING (SEMI-DETACHED)	3	2
10	321.6 m ²	DT1 – 4 BED DWELLING (FREE-STANDING)	2	1
11	321.6 m ²	DT1 – 4 BED DWELLING (FREE-STANDING)	1	3
12	321.6 m ²	DT1 – 4 BED DWELLING (FREE-STANDING)	3	2
13	321.6 m ²	DT1 – 4 BED DWELLING (FREE-STANDING)	4	1
14	321.6 m ²	DT1 – 4 BED DWELLING (FREE-STANDING)	1	3
151	403.9 m ²	DT8 – 3 BED DWELLING (FREE-STANDING)	1	2
152	297.3 m ²	DT7 – 4 BED DWELLING (FREE-STANDING)	2	1
161	297.3 m ²	DT7 – 4 BED DWELLING (FREE-STANDING)	1	3
162	403.5 m ²	DT7 – 4 BED DWELLING (FREE-STANDING)	3	2
17	379.2 m ²	DT4 – 4 BED DWELLING (FREE-STANDING)	1	2
18	386.4 m ²	DT4 – 4 BED DWELLING (FREE-STANDING)	4	3
19	400.8 m ²	DT2 – 4 BED DWELLING (FREE STANDING)	2	1
20	400.8 m ²	DT2 – 4 BED DWELLING (FREE STANDING)	3	2
21	400.8 m ²	DT2 – 4 BED DWELLING (FREE STANDING)	1	3
22	400.8 m ²	DT2 – 4 BED DWELLING (FREE STANDING)	5	1
23	400.8 m ²	DT3 – 4 BED DWELLING (FREE STANDING)	4	2
24	386.9 m ²	DT4 – 4 BED DWELLING (FREE-STANDING)	3	3
25	421.2 m ²	DT6 – 4 BED DWELLING (FREE-STANDING)	2	3
26	321.6 m ²	DT1 – 4 BED DWELLING (FREE-STANDING)	1	2
27	251.4 m ²	DT16 – 4 BED DWELLING (SEMI-DETACHED)	1	3
28	251.4 m ²	DT16 – 4 BED DWELLING (SEMI-DETACHED)	2	3
29	320.5 m ²	DT1 – 4 BED DWELLING (FREE-STANDING)	2	1
30	1,192.8 m ²	STANDARD BATTLE-AXE LOT (INCLUDING RIGHT OF ACCESS & SERVICES)		3
31	805.7 m ²	STANDARD BATTLE-AXE LOT		1
32	320.5 m ²	DT1 – 4 BED DWELLING (FREE-STANDING)	3	2
33	321.6 m ²	DT1 – 4 BED DWELLING (FREE-STANDING)	1	1
34	321.6 m ²	DT1 – 4 BED DWELLING (FREE-STANDING)	2	2
35	858.0 m ²	DT2 – 4 BED DWELLING (FREE STANDING)	1	
361	360.0 m ²	DT10 – 4 BED DWELLING (FREE-STANDING)	1	1
362	341.5 m ²	DT5 – 4 BED DWELLING (FREE-STANDING)	1	3
37	279.6 m ²	DT11 – 3 BED DWELLING (FREE-STANDING)	1	3
38	1,062.9 m ²	DETENTION BASIN		
39	333.4 m ²	DT4 – 4 BED DWELLING (FREE-STANDING)	5	1
40	335.0 m ²	DT4 – 4 BED DWELLING (FREE-STANDING)	2	2

LOT NUMBER	LOT SIZE	HOUSE TYPE	FACADE DESIGN	COLOUR SCHEME
41	335.0 m ²	DT4 – 4 BED DWELLING (FREE-STANDING)	1	3
421	339.4 m ²	DT4 – 4 BED DWELLING (FREE-STANDING)	5	1
422	365.2 m ²	DT12 – 4 BED DWELLING (FREE-STANDING)	1	2
43	332.2 m ²	DT5 – 4 BED DWELLING (FREE-STANDING)	3	3
44	331.0 m ²	DT5 – 4 BED DWELLING (FREE-STANDING)	1	1
45	258.7 m ²	DT17 – 4 BED DWELLING (SEMI-DETACHED)	1	2
46	258.7 m ²	DT17 – 4 BED DWELLING (SEMI-DETACHED)	2	2
47	331.0 m ²	DT5 – 4 BED DWELLING (FREE-STANDING)	2	3
481	331.0 m ²	DT5 – 4 BED DWELLING (FREE-STANDING)	3	1
482	449.6 m ²	DT13 – 4 BED DWELLING (FREE-STANDING)	1	3
491	429.8 m ²	DT4 – 4 BED DWELLING (FREE-STANDING)	2	1
492	396.2 m ²	DT14 – 4 BED DWELLING (FREE-STANDING)	1	2
50	412.9 m ²	DT5 – 4 BED DWELLING (FREE-STANDING)	4	3
51	323.9 m ²	DT15 – 3 BED DWELLING (FREE-STANDING)	1	1
521	325.2 m ²	DT15 – 3 BED DWELLING (FREE-STANDING)	2	2
522	597.3 m ²	DT13 – 4 BED DWELLING (FREE-STANDING)	2	3

- SMALL LOT 200-450 m²
- STANDARD BATTLE-AXE LOT >750 m²
- DUAL OCCUPANCY BATTLE-AXE LOT >750 m²
- DETENTION BASIN REFER CIVIL ENGINEER'S DRAWINGS

site plan stage 1



HOUSE TYPE SUMMARY STAGE 1:

NUMBER OF DT1 – 4 BED DWELLING FREESTANDING	14
NUMBER OF DT2 – 4 BED DWELLING FREESTANDING	8
NUMBER OF DT3 – 4 BED DWELLING FREESTANDING	0
NUMBER OF DT4 – 4 BED DWELLING FREESTANDING	8
NUMBER OF DT5 – 4 BED DWELLING FREESTANDING	5
NUMBER OF DT6 – 4 BED DWELLING FREESTANDING	2
NUMBER OF DT7 – 4 BED DWELLING FREESTANDING	3
NUMBER OF DT8 – 4 BED DWELLING FREESTANDING	1
NUMBER OF DT9 – 4 BED DWELLING FREESTANDING	0
NUMBER OF DT10 – 4 BED DWELLING FREESTANDING	1
NUMBER OF DT11 – 3 BED DWELLING FREESTANDING	1
NUMBER OF DT12 – 4 BED DWELLING FREESTANDING	1
NUMBER OF DT13 – 4 BED DWELLING FREESTANDING	2
NUMBER OF DT14 – 4 BED DWELLING FREESTANDING	1
NUMBER OF DT15 – 3 BED DWELLING FREESTANDING	2
NUMBER OF DT16 – 4 BED DWELLING SEMI-DETACHED	6
NUMBER OF DT17 – 4 BED DWELLING SEMI-DETACHED	2
TOTAL NUMBER OF DWELLINGS	56

- PRINCIPAL PRIVATE OPEN SPACE: >24 sqm
- OUTDOOR PAVING
- LANDSCAPED AREA
- ROAD VERGE & OPEN SPACE

NOTES:

- PROPOSED FINISHED LEVELS ARE SHOWN AS RL. CONTOURS ON THIS DRAWING REPRESENT THE PROPOSED GROUND LEVELS OF THE SITE.
- FOR DETAILS OF ROAD DESIGN AND SUBDIVISION REFER TO CIVIL ENGINEERS DOCUMENTATION.
- FOR DETAILS OF LANDSCAPE DESIGN REFER TO LANDSCAPE ARCHITECTS DOCUMENTATION.
- FOR BASIX REQUIREMENTS REFER TO BASIX CERTIFICATE AND SPECIFICATION BLOCKS LISTED ON SHEET A01.
- WHERE NECESSARY DWELLINGS SHALL BE CONSTRUCTED TO THE RELEVANT "BUSHFIRE ATTACK LEVEL" (BAL) AS PER PLANNING FOR BUSHFIRE PROTECTION 2006. REFER TO BUSHFIRE ASSESSMENT REPORT PREPARED BY BUILDING CODE & BUSHFIRE HAZARD SOLUTIONS PTY LTD FOR MORE DETAILS

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LOCATION

LOT 1, DP 349727,
27-61 NIKKO ROAD, WARNERVALE

CLIENT
KINGSTON PROPERTY FUND No. 2 PTY LTD

PROJECT
HOUSING DEVELOPMENT

DRAWING TITLE
SITE PLAN – STAGE 1

	SCALE 1:600 at A1	DWG No. A02
	No. IN SET 2 of 28	
	PROJECT No. 1028	

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33 SCOTT ST NEWCASTLE EAST 2300 – (02) 4926 4800
mail@shaddockarchitects.com
NOMINATED ARCHITECT: PETER SHADDOCK NSW REG. NO. 5288

SHADDOCK
ARCHITECTS

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301	457.2 m ²	DT9 – 4 BED DWELLING (FREE-STANDING)	1	3
302	735.6 m ²	DT3 – 4 BED DWELLING (FREE STANDING)	3	2
311	407.8 m ²	DT3 – 4 BED DWELLING (FREE STANDING)	1	1
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- STANDARD BATTLE-AXE LOT >750 m²
- DUAL OCCUPANCY BATTLE-AXE LOT >750 m²
- DETENTION BASIN REFER CIVIL ENGINEER'S DRAWINGS

site plan
stage 2



NOTES:

PROPOSED FINISHED LEVELS ARE SHOWN AS RL.
CONTOURS ON THIS DRAWING REPRESENT THE
PROPOSED GROUND LEVELS OF THE SITE.

FOR DETAILS OF ROAD DESIGN AND SUBDIVISION

FOR DETAILS OF LANDSCAPE DESIGN REFER TO

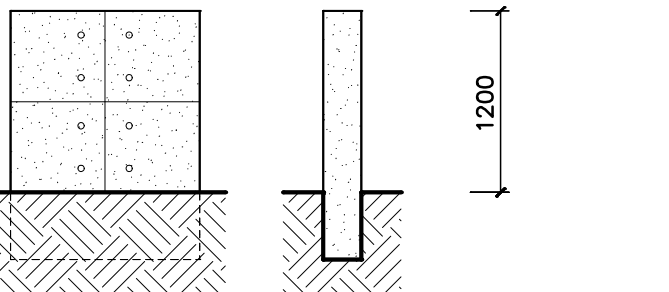
FOR BASIX REQUIREMENTS REFER TO BASIX CERTIFICATE
AND SPECIFICATION BLOCKS LISTED ON SHEET A01.

KEY:

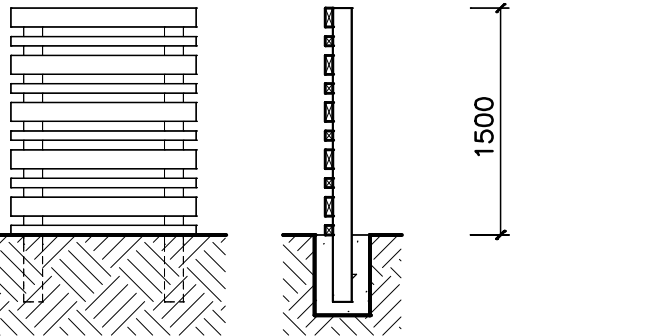
- EXTERNAL PAVING
- DRIVEWAYS
- FOOTPATH
- SOFT LANDSCAPING
- CLOTHES DRYING LINE
- WATER TANK (REFER TO BASIX)



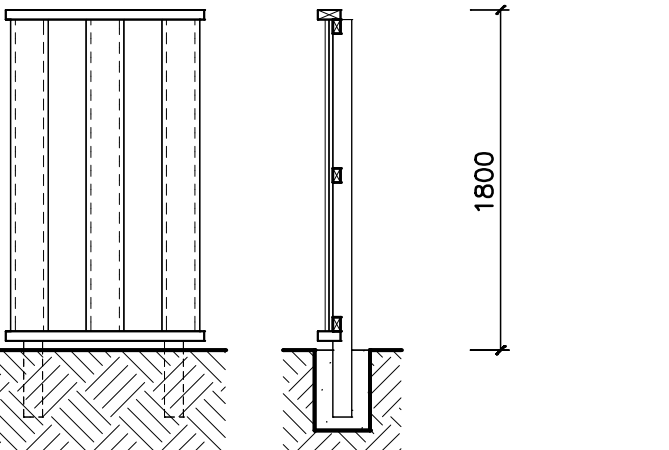
FENCE & RETAINING DETAILS



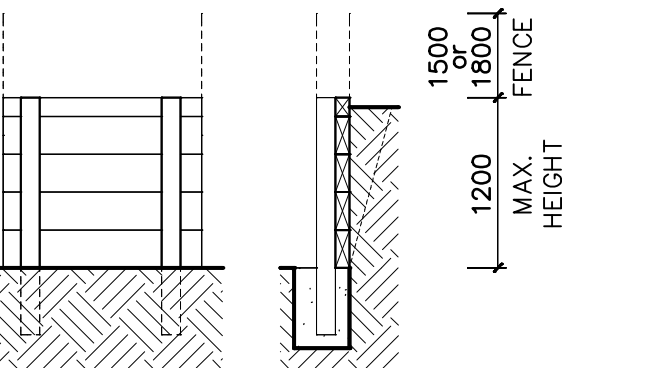
FT1
FENCE TYPE 1
FORMED CONCRETE
(FT1-RW WHEN ASSOCIATED WITH RETAINING WALL)



FT2
FENCE TYPE 2
DECORATIVE SLATTED TIMBER
(FT2-RW WHEN ASSOCIATED WITH RETAINING WALL)



FT3
FENCE TYPE 3
LAPPED AND CAPPED TIMBER
(FT3-RW WHEN ASSOCIATED WITH RETAINING WALL)



RW
RETAINING WALL
PINE SLEEPER RETAINING WALL
MAX. 900mm HIGH
NOTE: SUBSTITUTE WITH DECORATIVE MASONRY
WHEN VISIBLE FROM THE STREET
REFER TO CIVIL ENGINEER'S DOCUMENTATION
FOR MORE DETAILS

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KINGSTON PROPERTY FUND No. 2 PTY LTD

PROJECT
HOUSING DEVELOPMENT

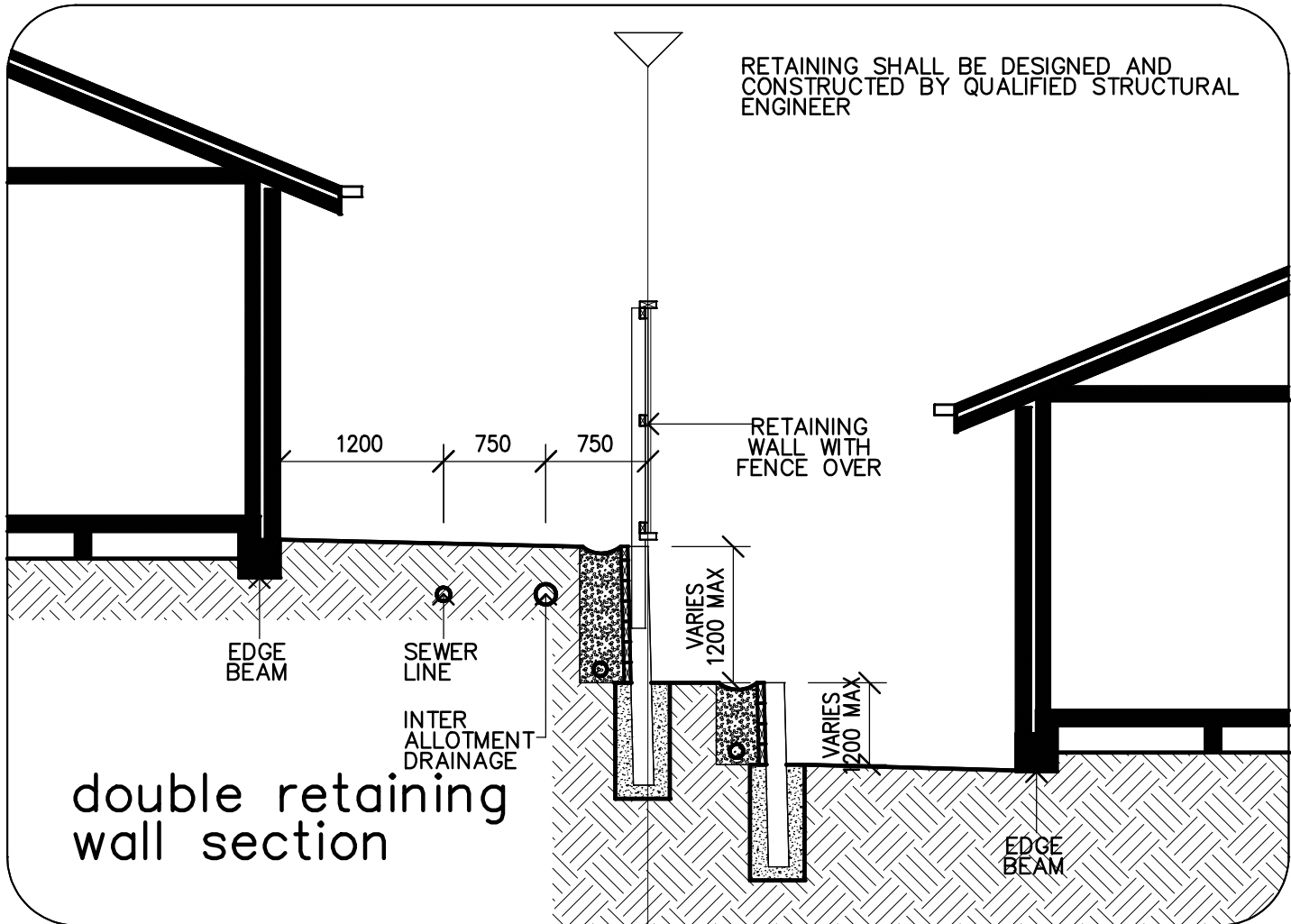
DRAWING TITLE
PART SITE PLAN 1

	SCALE 1:200 at A1	DWG No. A04
	No. IN SET 04 of 28	
	PROJECT No. 1028	

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part 1
site plan



NOTES:

PROPOSED FINISHED LEVELS ARE SHOWN AS RL.
CONTOURS ON THIS DRAWING REPRESENT THE
PROPOSED GROUND LEVELS OF THE SITE.

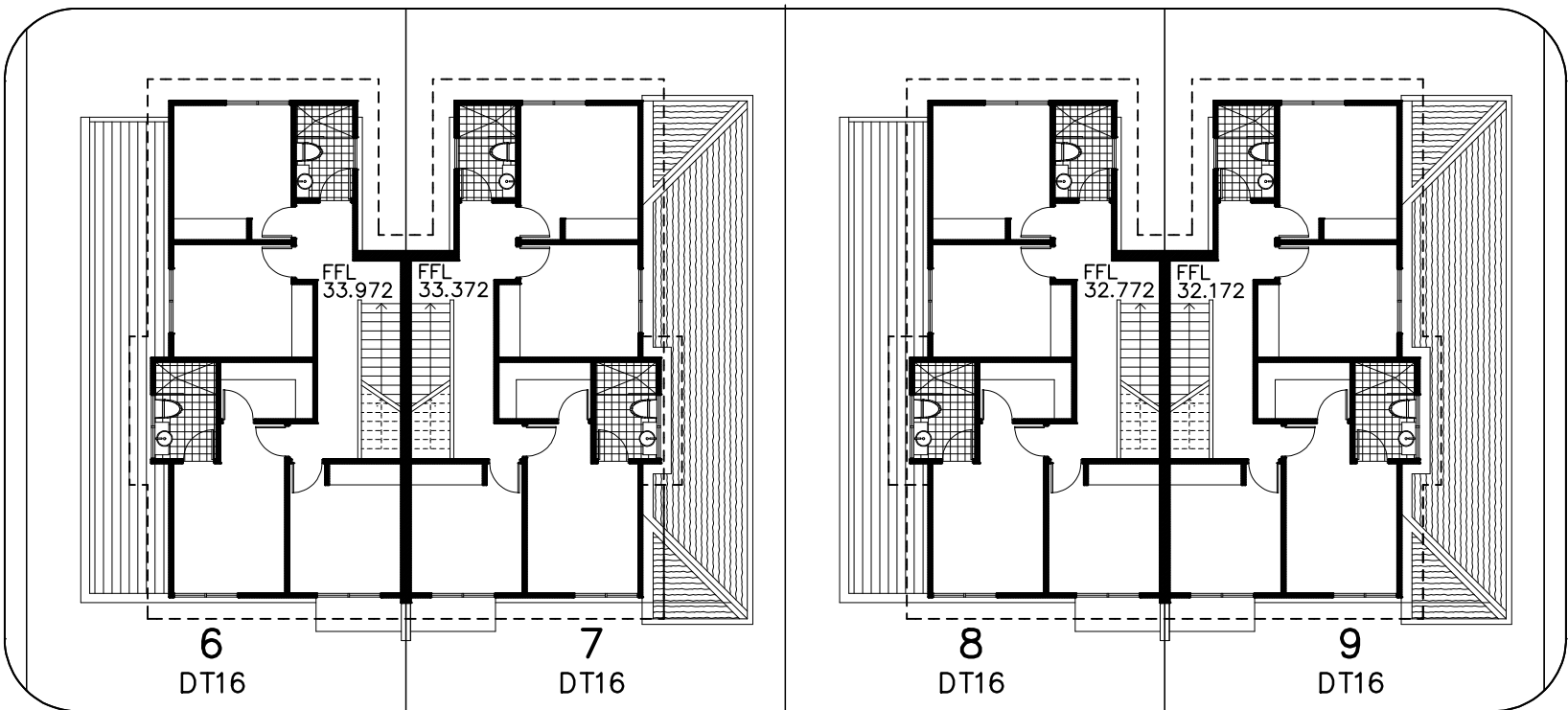
FOR DETAILS OF ROAD DESIGN AND SUBDIVISION

FOR DETAILS OF LANDSCAPE DESIGN REFER TO

FOR BASIX REQUIREMENTS REFER TO BASIX CERTIFICATE
AND SPECIFICATION BLOCKS LISTED ON SHEET A01.

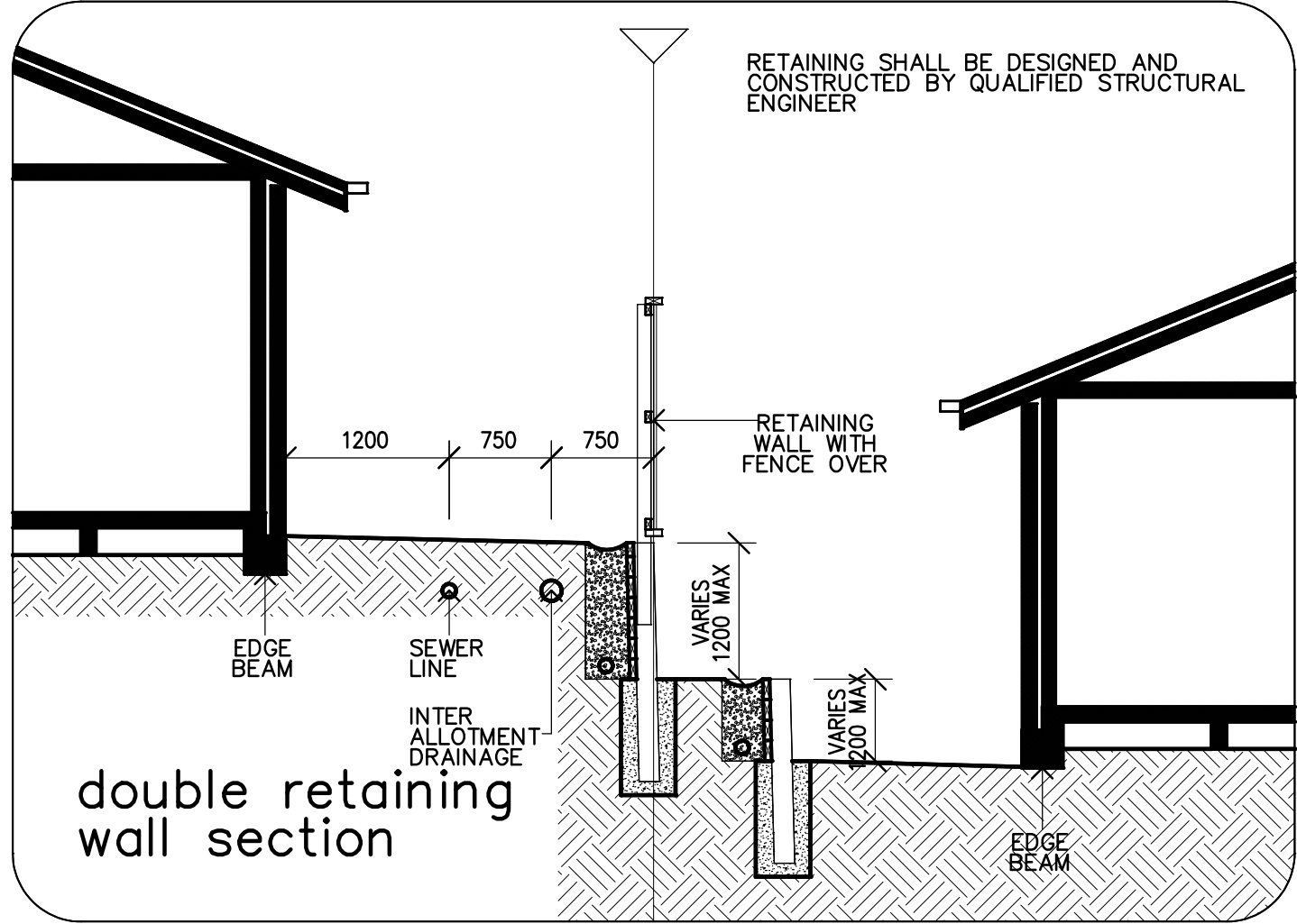
KEY:

- EXTERNAL PAVING
- DRIVEWAYS
- FOOTPATH
- SOFT LANDSCAPING
- CLOTHES DRYING LINE
- WATER TANK (REFER TO BASIX)



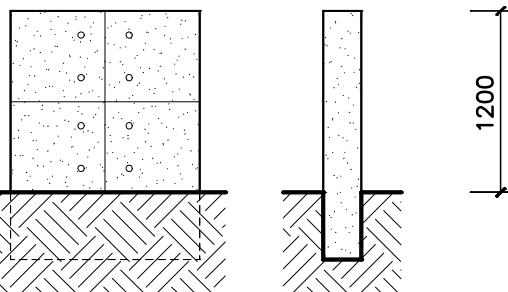
upper floor plan

lots 6-9

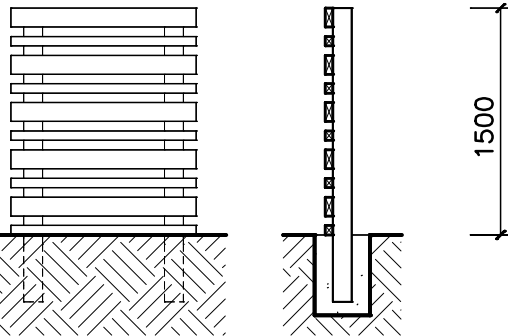


double retaining wall section

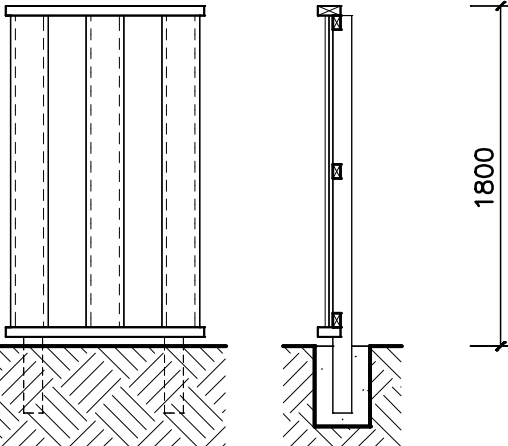
FENCE & RETAINING DETAILS



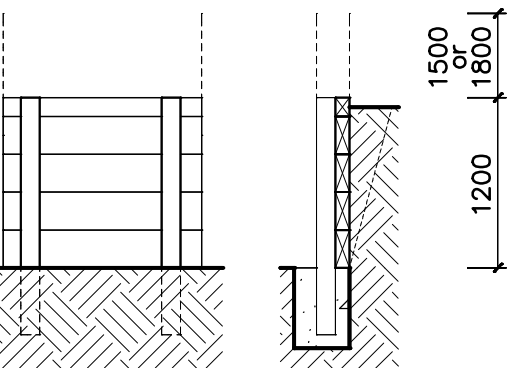
FT1
FENCE TYPE 1
FORMED CONCRETE
(FT1-RW WHEN ASSOCIATED WITH RETAINING WALL)



FT2
FENCE TYPE 2
DECORATIVE SLATTED TIMBER
(FT2-RW WHEN ASSOCIATED WITH RETAINING WALL)



FT3
FENCE TYPE 3
LAPPED AND CAPPED TIMBER
(FT3-RW WHEN ASSOCIATED WITH RETAINING WALL)



RW
RETAINING WALL
PINE SLEEPER RETAINING WALL
MAX. 900mm HIGH
NOTE: SUBSTITUTE WITH DECORATIVE MASONRY
WHEN VISIBLE FROM THE STREET
REFER TO CIVIL ENGINEER'S DOCUMENTATION
FOR MORE DETAILS

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28	AMENDED FOR DEVELOPMENT APPLICATION	12.09.2019
27	FOR COORDINATION	16.05.2019
26	FOR COORDINATION	9.05.2019
No.	REVISION	DATE

LOCATION

LOT 1, DP 349727,
27-61 NIKKO ROAD, WARNERVALE

CLIENT

KINGSTON PROPERTY FUND No. 2 PTY LTD

PROJECT

HOUSING DEVELOPMENT

DRAWING TITLE

PART SITE PLAN 2

	SCALE	DWG No.
	1:200 at A1	A05
	No. IN SET	
	05 of 28	
PROJECT No.		
1028		

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part 2
site plan

NOTES:

PROPOSED FINISHED LEVELS ARE SHOWN AS RL.
CONTOURS ON THIS DRAWING REPRESENT THE
PROPOSED GROUND LEVELS OF THE SITE.

FOR DETAILS OF ROAD DESIGN AND SUBDIVISION

FOR DETAILS OF LANDSCAPE DESIGN REFER TO

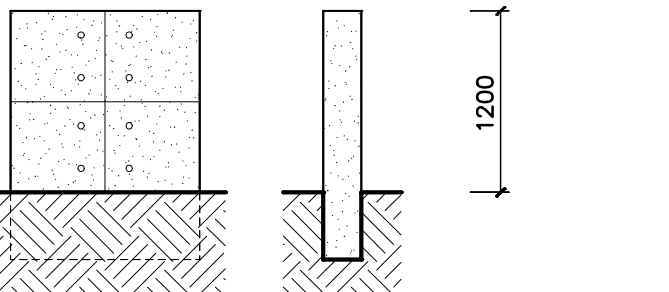
FOR BASIX REQUIREMENTS REFER TO BASIX CERTIFICATE
AND SPECIFICATION BLOCKS LISTED ON SHEET A01.

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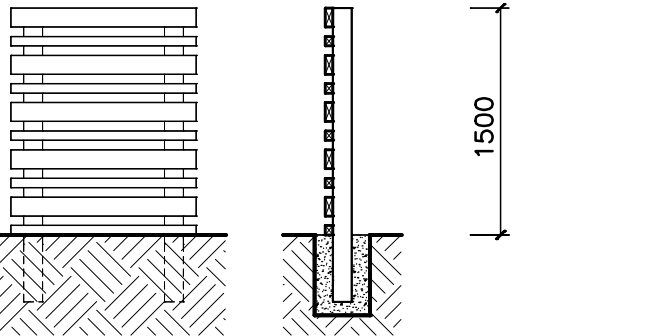
- EXTERNAL PAVING
- DRIVEWAYS
- FOOTPATH
- SOFT LANDSCAPING
- CLOTHES DRYING LINE
- WATER TANK (REFER TO BASIX)



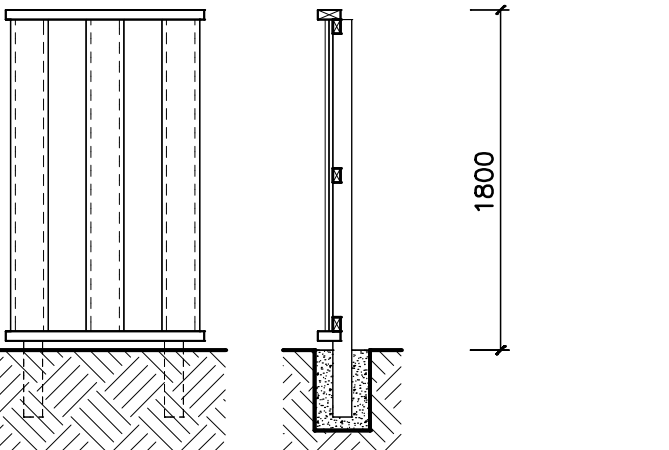
FENCE & RETAINING DETAILS



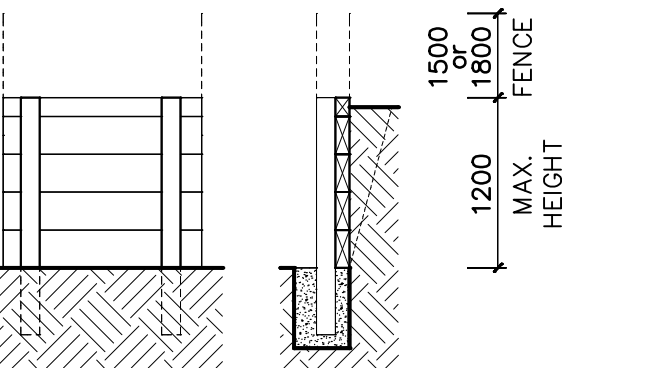
FT1
FENCE TYPE 1
FORMED CONCRETE
(FT1-RW WHEN ASSOCIATED WITH RETAINING WALL)



FT2
FENCE TYPE 2
DECORATIVE SLATTED TIMBER
(FT2-RW WHEN ASSOCIATED WITH RETAINING WALL)



FT3
FENCE TYPE 3
LAPPED AND CAPPED TIMBER
(FT3-RW WHEN ASSOCIATED WITH RETAINING WALL)



RW
RETAINING WALL
PINE SLEEPER RETAINING WALL
MAX. 900mm HIGH
NOTE: SUBSTITUTE WITH DECORATIVE MASONRY
WHEN VISIBLE FROM THE STREET
REFER TO CIVIL ENGINEER'S DOCUMENTATION
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No.	REVISION	DATE

LOT 1, DP 349727,
27-61 NIKKO ROAD, WARNERVALE

KINGSTON PROPERTY FUND No. 2 PTY LTD

HOUSING DEVELOPMENT

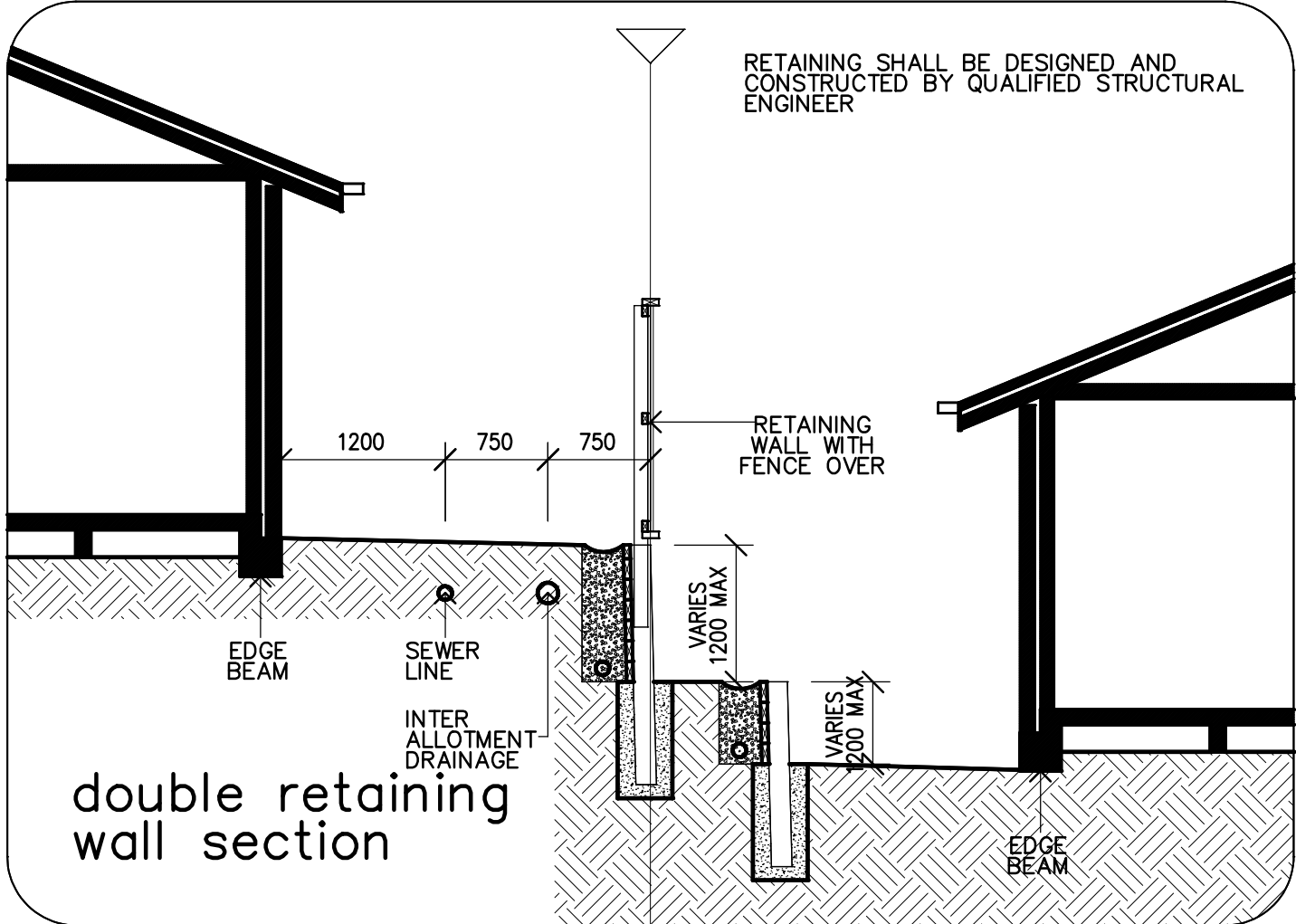
PART SITE PLAN 3

	SCALE 1:200 at A1	DWG No. A06
	No. IN SET 06 of 28	
	PROJECT No. 1028	

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part 3
site plan



NOTES:

PROPOSED FINISHED LEVELS ARE SHOWN AS RL.
CONTOURS ON THIS DRAWING REPRESENT THE
PROPOSED GROUND LEVELS OF THE SITE.

FOR DETAILS OF ROAD DESIGN AND SUBDIVISION

FOR DETAILS OF LANDSCAPE DESIGN REFER TO

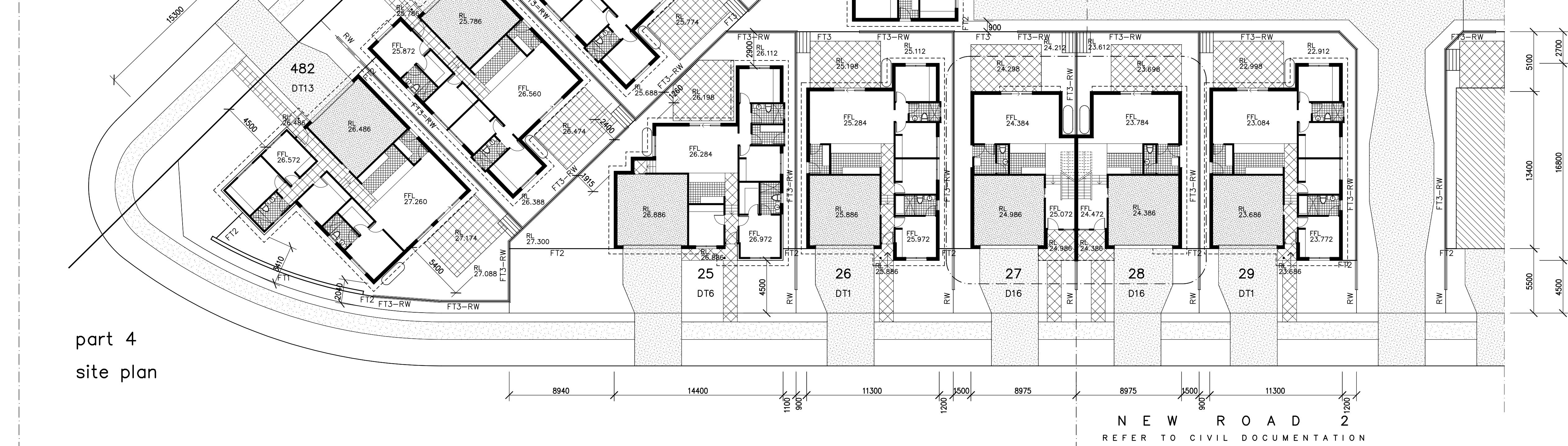
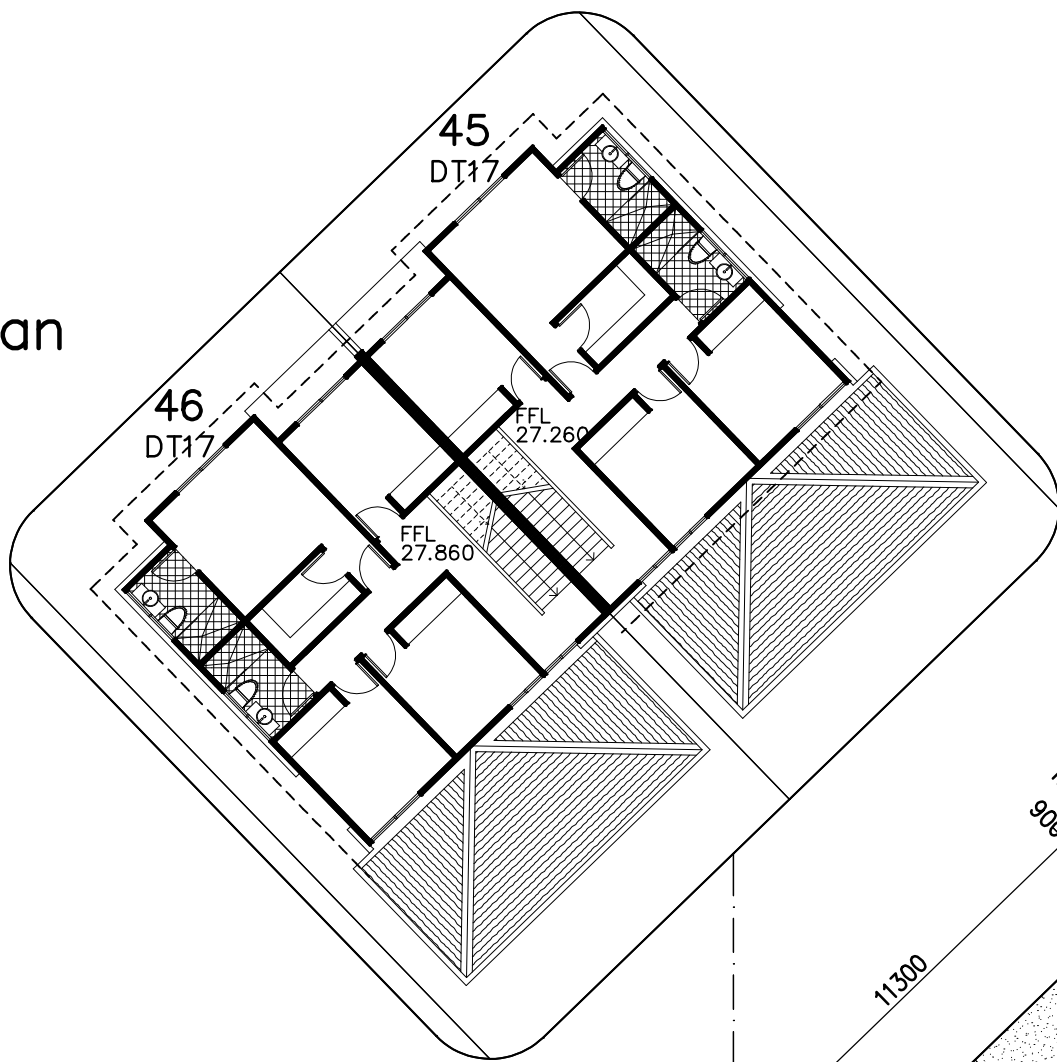
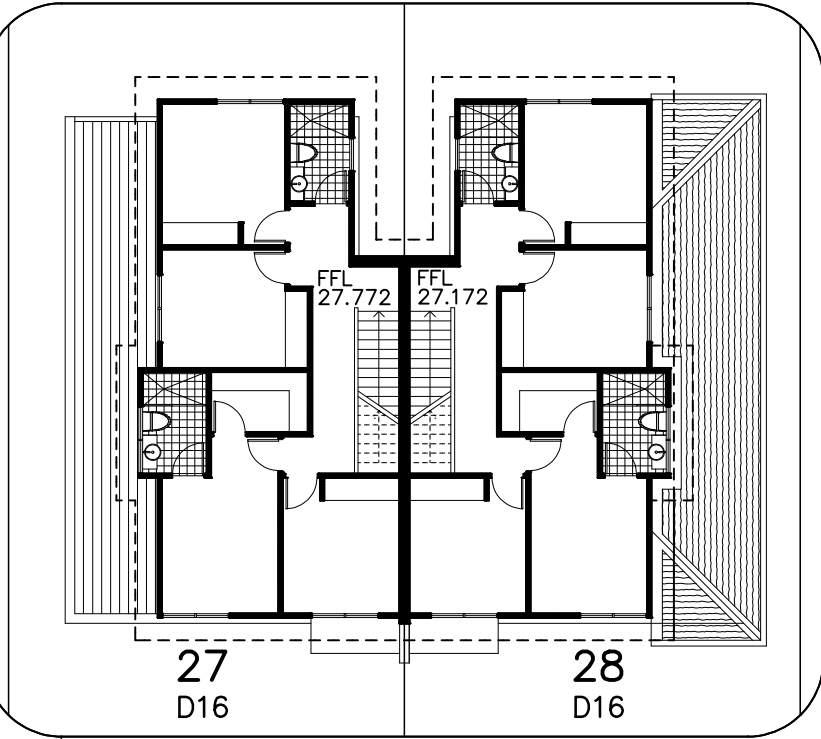
FOR BASIX REQUIREMENTS REFER TO BASIX CERTIFICATE
AND SPECIFICATION BLOCKS LISTED ON SHEET A01.

KEY:

- EXTERNAL PAVING
- DRIVEWAYS
- FOOTPATH
- SOFT LANDSCAPING
- CLOTHES DRYING LINE
- WATER TANK (REFER TO BASIX)

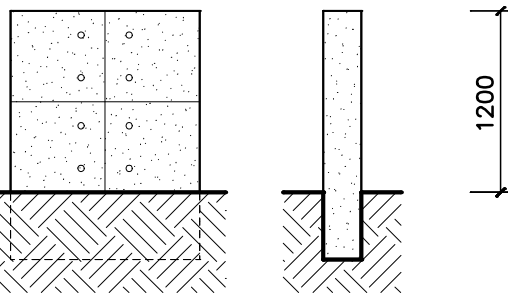
upper floor plan
lots 45 & 46

upper floor plan
lots 27 & 28

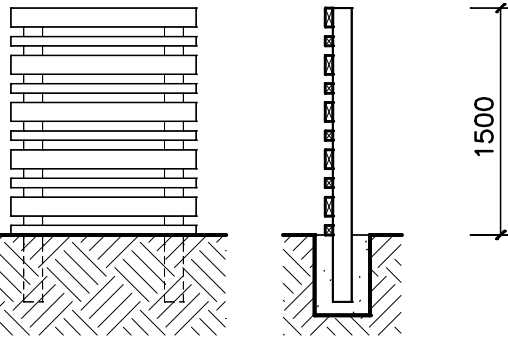


part 4
site plan

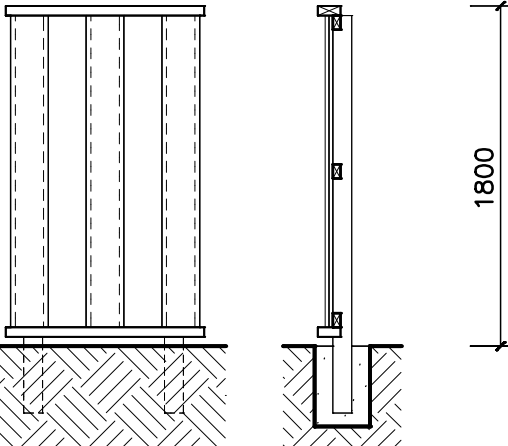
FENCE & RETAINING DETAILS



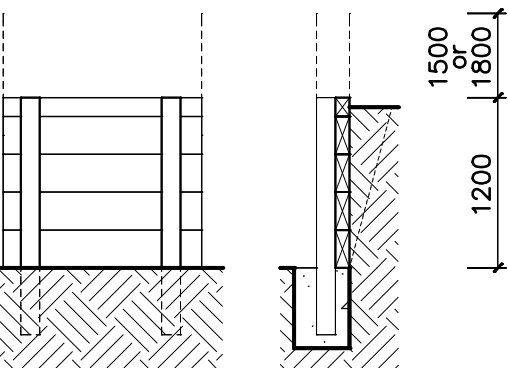
FT1
FENCE TYPE 1
FORMED CONCRETE
(FT1-RW WHEN ASSOCIATED WITH RETAINING WALL)



FT2
FENCE TYPE 2
DECORATIVE SLATTED TIMBER
(FT2-RW WHEN ASSOCIATED WITH RETAINING WALL)



FT3
FENCE TYPE 3
LAPPED AND CAPPED TIMBER
(FT3-RW WHEN ASSOCIATED WITH RETAINING WALL)



RW
RETAINING WALL
PINE SLEEPER RETAINING WALL
MAX. 900mm HIGH
NOTE: SUBSTITUTE WITH DECORATIVE MASONRY
WHEN VISIBLE FROM THE STREET
REFER TO CIVIL ENGINEER'S DOCUMENTATION
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28	AMENDED FOR DEVELOPMENT APPLICATION	12.09.2019
27	FOR COORDINATION	16.05.2019
26	FOR COORDINATION	9.05.2019
No.	REVISION	DATE

LOCATION
LOT 1, DP 349727,
27-61 NIKKO ROAD, WARNERVALE

CLIENT
KINGSTON PROPERTY FUND No. 2 PTY LTD

PROJECT
HOUSING DEVELOPMENT

DRAWING TITLE
PART SITE PLAN 4

	SCALE	DWG No.
	1:200 at A1	A07
	No. IN SET	
	07 of 28	
PROJECT No.		
1028		

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NOTES:

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FOR DETAILS OF ROAD DESIGN AND SUBDIVISION

FOR DETAILS OF LANDSCAPE DESIGN REFER TO

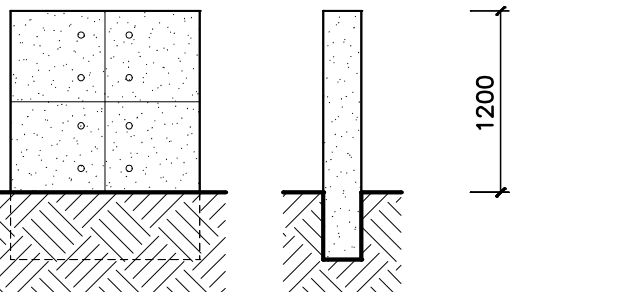
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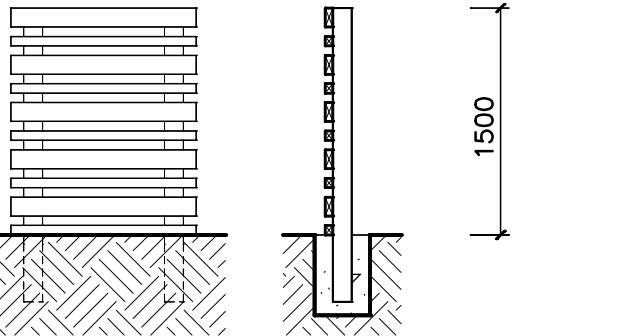
- EXTERNAL PAVING
- DRIVEWAYS
- FOOTPATH
- SOFT LANDSCAPING
- CLOTHES DRYING LINE
- WATER TANK (REFER TO BASIX)



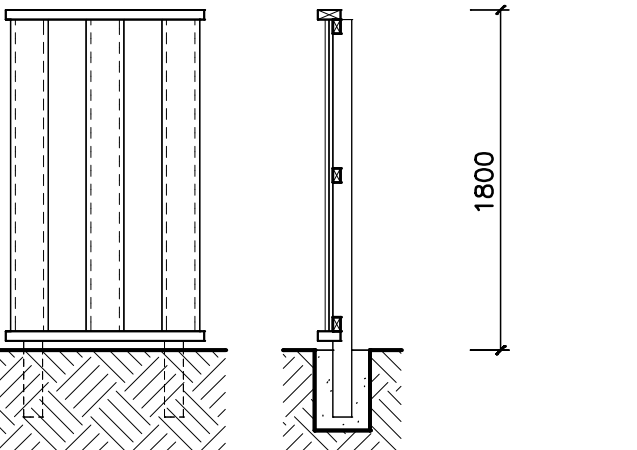
FENCE & RETAINING DETAILS



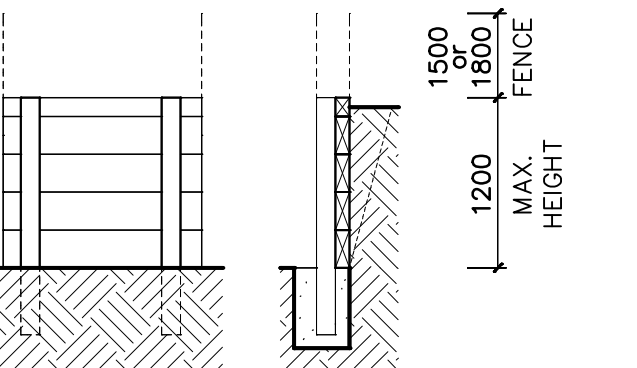
FT1
FENCE TYPE 1
FORMED CONCRETE
(FT1-RW WHEN ASSOCIATED WITH RETAINING WALL)



FT2
FENCE TYPE 2
DECORATIVE SLATTED TIMBER
(FT2-RW WHEN ASSOCIATED WITH RETAINING WALL)



FT3
FENCE TYPE 3
LAPPED AND CAPPED TIMBER
(FT3-RW WHEN ASSOCIATED WITH RETAINING WALL)



RW
RETAINING WALL
PINE SLEEPER RETAINING WALL
MAX. 900mm HIGH
NOTE: SUBSTITUTE WITH DECORATIVE MASONRY
WHEN VISIBLE FROM THE STREET
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No.	REVISION	DATE

LOCATION
LOT 1, DP 349727,
27-61 NIKKO ROAD, WARNERVALE

CLIENT
KINGSTON PROPERTY FUND No. 2 PTY LTD

PROJECT
HOUSING DEVELOPMENT

DRAWING TITLE
PART SITE PLAN 5

	SCALE 1:200 at A1	DWG No. A08
	No. IN SET 08 of 28	
	PROJECT No. 1028	

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part 5
site plan