NOTES

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LEGEND

(A)   EASEMENT FOR DRAINAGE OF WATER (1.5m WIDE)

(B)   EASEMENT FOR DRAINAGE OF WATER (1.5m WIDE, 2.5m WIDE and VAR.)

(C)   EASEMENT FOR DRAINAGE OF WATER (2.5m WIDE)

(D)   EASEMENT FOR DRAINAGE OF WATER (1.5m WIDE, 2.5m WIDE, 3m WIDE and VAR.)

(E)   EASEMENT FOR DRAINAGE OF WATER (WHOLE LOT)

(F)   ASSET PROTECTION ZONE (INNER PROTECTION AREA (IPA)) (WHOLE LOT).

(G)   RIGHT OF ACCESS AND EASEMENT FOR SERVICES (7.6m WIDE, 4.0m WIDE & VAR.)

DALY.SMITH
EXPERIENCE YOU CAN TRUST

A: 3/48 Newcastle Street, Morisset NSW 2264
A: 4/9 Lambton Road, Broadmeadow NSW 2292
T: (02) 4973 2745 | F: (02) 4970 5366
E: mail@dalysmith.com.au   DALYSMITH.COM.AU
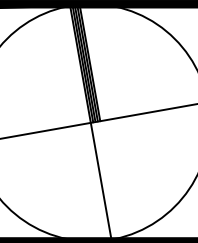
PROJECT
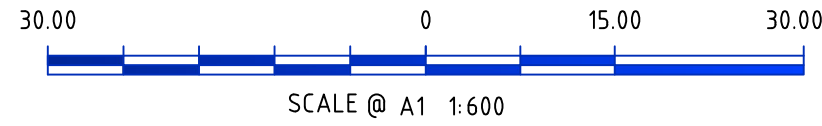
SUBDIVISION & HOUSING DEVELOPMENT

ADDRESS

LOT 1 DP 349727
27-61 NIKKO ROAD, WARNERVALE

CLIENT

KINGSTON PROPERTY FUND NO.2 PTY LTD

ALL DIMENSIONS ARE IN METRES AND LEVELS TO THE AUSTRALIAN HEIGHT DATUM (AHD) UNLESS NOTED OTHERWISE. ALL DIMENSIONS AND LEVELS ARE TO BE CONFIRMED ON SITE BY CONTRACTOR WITH ANY DISCREPANCIES REPORTED TO DALY.SMITH. DO NOT SCALE FROM DRAWINGS.

30.00   0   15.00   30.00

SCALE @ A1 1:600

REV	DATE	REVISION DETAILS
C	27/08/18	REVISED DEVELOPMENT LAYOUT
D	25/09/18	ADDED APZ TO LOT 49
E	11/04/19	CHANGES TO LOT LAYOUT
F	16/05/19	AMENDMENTS
G	13/09/19	AMENDMENTS AS PER COUNCIL RFI 27/08/19
H	9/06/20	UPDATED LAYOUT TO LATEST ARCHITECTURALS
J	24/07/20	UPDATE BOUNDARY BETWEEN LOTS 18 & 19

DESIGNED	DRAWN	CHECKED	ISSUED
JRR	CS	CS	CS

DRAWING TITLE

PROPOSED SUBDIVISION PLAN

JOB NUMBER	DRAWING NUMBER	REVISION
33334	01	J

STATUS

CONCEPT ISSUE
FOR DEVELOPMENT APPLICATION

RAILWAY LINE
NIKKO ROAD
ROAD 4 (16.9 WIDE)
ROAD 1 (16.9 WIDE)
ROAD 2 (16.9 WIDE)
ROAD 3 (13.5 WIDE)
KANOWNA ROAD

ENVIRONMENTAL CORRIDOR

LOT 1 DP 774469
LOT 136 DP 24673
LOT 137 DP 24673
LOT 138 DP 24673

LOT 75 DP 9203
LOT 74 DP 9203
LOT 73 DP 9203
LOT 72 DP 9203
LOT 71 DP 9203
LOT 70 DP 9203
LOT 69 DP 9203
LOT 68 DP 9203
LOT 67 DP 9203
LOT 66 DP 9203
LOT 65 DP 9203
LOT 76 DP 9203

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(A) EASEMENT FOR DRAINAGE OF WATER (1.5m WIDE)

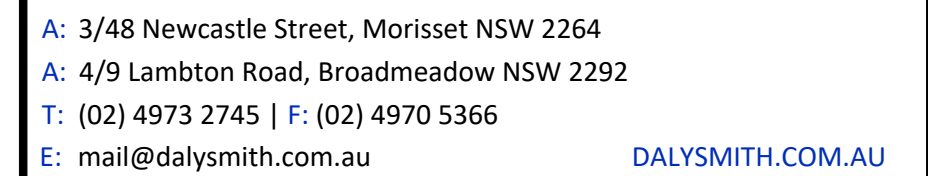(B) EASEMENT FOR DRAINAGE OF WATER (1.5m WIDE, 2.5m WIDE and VAR.)

(C) EASEMENT FOR DRAINAGE OF WATER (2.5m WIDE)

(D) EASEMENT FOR DRAINAGE OF WATER (1.5m WIDE, 2.5m WIDE, 3m WIDE and VAR.)

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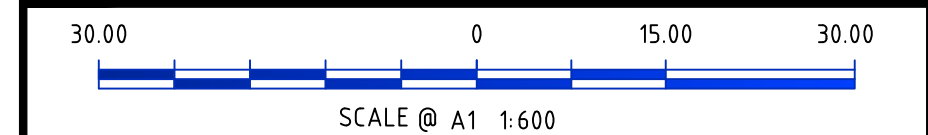E: mail@dalysmith.com.au   DALYSMITH.COM.AU

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PROJECT

SUBDIVISION & HOUSING DEVELOPMENT

ADDRESS

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

CLIENT

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DESIGNED	DRAWN	CHECKED	ISSUED
JRR	CS	CS	CS

DRAWING TITLE

PROPOSED SUBDIVISION PLAN

JOB NUMBER	DRAWING NUMBER	REVISION
33334	02	J

STATUS

CONCEPT ISSUE
FOR DEVELOPMENT APPLICATION

LOT 1 DP 774469

ROAD 4 (16.9 WIDE)

56

ENVIRONMENTAL   55   CORRIDOR

ROAD 1 (16.9 WIDE)

LOT 136 DP 24673

41 40 39 38 37 36

NIKKO ROAD

42 43 44 45 46 47 48

271 769.9m²

272 422.7m²   281 407.8m²   282 433.9m²   32   35 34 33

RAILWAY LINE

LOT 137 DP 24673

22 23 24 25 26 29 30 31

ROAD 2 (16.9 WIDE)

50 51 52 53 54

49 21 20 19 18 17 16 15 14 13 12 11

1 2 3 4 5 6 7 8 9 10

ROAD 3 (13.5 WIDE)

LOT 138 DP 24673

KANOWNA ROAD

LOT 76 DP 9203   LOT 75 DP 9203   LOT 74 DP 9203   LOT 73 DP 9203   LOT 72 DP 9203   LOT 71 DP 9203   LOT 70 DP 9203   LOT 69 DP 9203   LOT 68 DP 9203   LOT 67 DP 9203   LOT 66 DP 9203   LOT 65 DP 9203

Plot Date: 24/07/20 – 11:31   Cad File: C:\Users\Chris\appdata\local\temp\AcPublish_15604\33334-SUB.dwg