

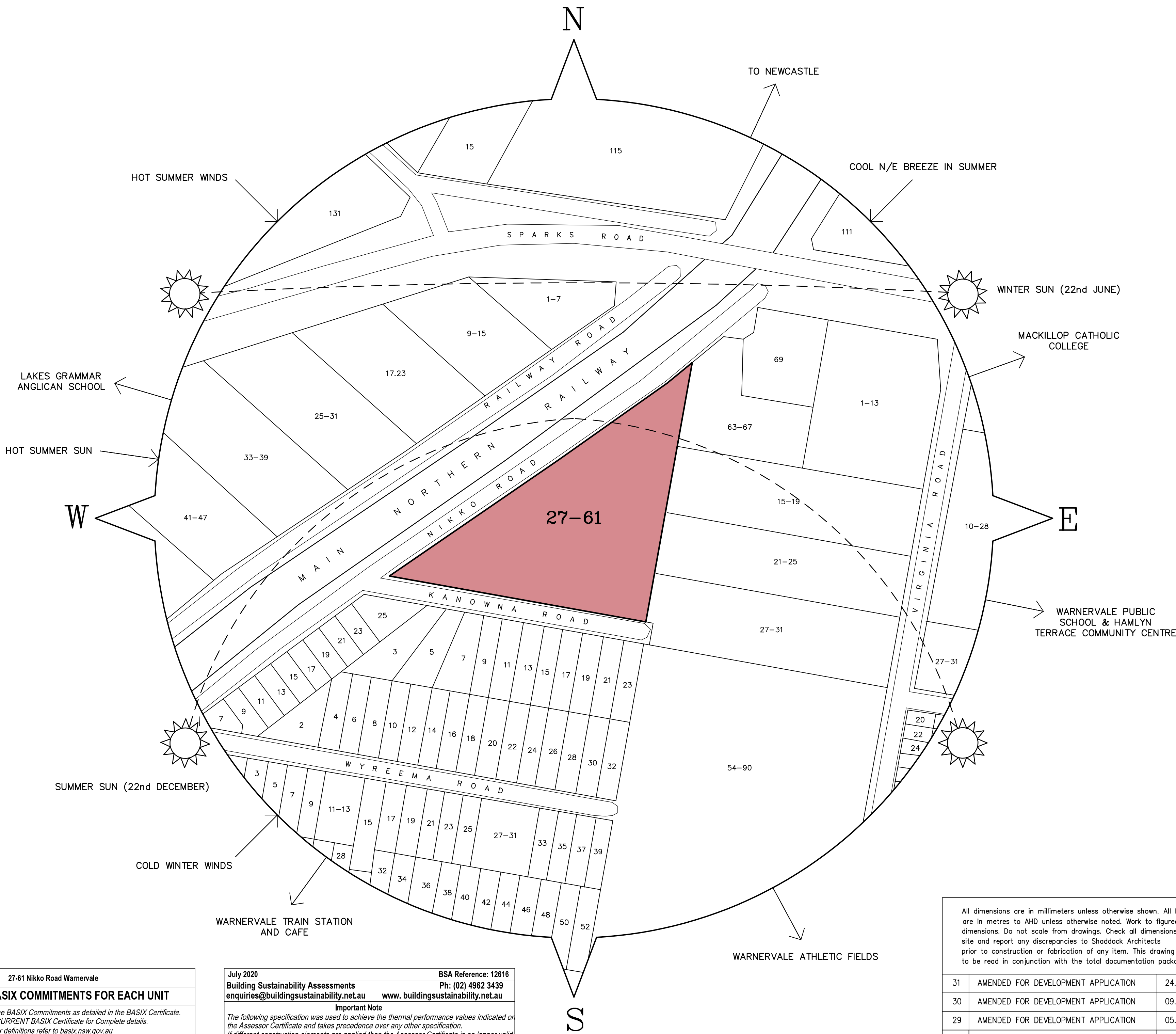
HOUSING DEVELOPMENT

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

DRAWING SCHEDULE:
FOR DEVELOPMENT APPLICATION

ARCHITECTURAL SET:

- A01 DRAWING SCHEDULE & SITE ANALYSIS PLAN
- A02 SITE PLAN - STAGE 1
- A03 SITE PLAN - STAGE 2
- A04 PART SITE PLAN 1
- A05 PART SITE PLAN 2
- A06 PART SITE PLAN 3
- A07 PART SITE PLAN 4
- A08 PART SITE PLAN 5
- A09 DT1 - DWELLING TYPE 1 - TYPICAL PLANS & ELEVATIONS
- A10 DT2 - DWELLING TYPE 2 - TYPICAL PLANS & ELEVATIONS.
- A11 DT3 - DWELLING TYPE 3 - TYPICAL PLANS & ELEVATIONS
- A12 DT4 - DWELLING TYPE 4 - TYPICAL PLANS & ELEVATIONS
- A13 DT5 - DWELLING TYPE 5 - TYPICAL PLANS & ELEVATIONS
- A14 DT6 - DWELLING TYPE 6 - TYPICAL PLANS & ELEVATIONS
- A15 DT7 - DWELLING TYPE 7 - TYPICAL PLANS & ELEVATIONS
- A16 DT9 - DWELLING TYPE 9 - TYPICAL PLANS & ELEVATIONS
- A17 DT10 - DWELLING TYPE 10 - TYPICAL PLANS & ELEVATIONS
- A18 DT11 - DWELLING TYPE 11 - TYPICAL PLANS & ELEVATIONS
- A19 DT12 - DWELLING TYPE 12 - TYPICAL PLANS & ELEVATIONS
- A20 DT13 - DWELLING TYPE 13 - TYPICAL PLANS & ELEVATIONS
- A21 DT14 - DWELLING TYPE 14 - TYPICAL PLANS & ELEVATIONS
- A22 DT15 - DWELLING TYPE 15 - TYPICAL PLANS & ELEVATIONS
- A23 DT16 - DWELLING TYPE 16 - TYPICAL PLANS & ELEVATIONS
- A24 DT17 - DWELLING TYPE 17 - TYPICAL PLANS & ELEVATIONS
- A25 DT18 - DWELLING TYPE 18 - TYPICAL PLANS & ELEVATIONS
- A26 DT19 - DWELLING TYPE 19 - TYPICAL PLANS & ELEVATIONS
- A27 DT20 - DWELLING TYPE 20 - TYPICAL PLANS & ELEVATIONS
- A28 STREETSCAPE ELEVATIONS 1
- A29 STREETSCAPE ELEVATIONS 2
- A30 STREETSCAPE ELEVATIONS 3



site analysis plan

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
Natural Lighting	Laundry	As drawn	
	Window/Skylight in Kitchen	As drawn	
Artificial Lighting (rooms to be primarily lit by fluorescent or LED lights)	Window/Skylight in Bathrooms/Toilets	As drawn	
	Number of bedrooms	All Dedicated	No
Other Commitments	Number of Living/Dining rooms	All Dedicated	No
	Kitchen	Yes Dedicated	No
Outdoor clothes line	All Bathrms/Toilets	Yes Dedicated	No
	Laundry	Yes Dedicated	No
Stove/Oven	All Hallways	Yes Dedicated	No
OTHER COMMITMENTS			
Outdoor clothes line	Yes	Ventilated refrigerator space	Yes
Stove/Oven	Gas cooktop & electric oven		

July 2020		BSA Reference: 12616	
Building Sustainability Assessments		Ph: (02) 4962 3439	
enquiries@buildingsustainability.net.au		www.buildingsustainability.net.au	
Important Note			
<i>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.</i>			
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)		None	
Ceiling Construction		Added Insulation	
Plasterboard		R3.5 to ceilings adjacent to roof space and decks above	
Roof Construction		Added Insulation	
Roofing Tile		Foil	
Floor Construction		Added Insulation	
Concrete (waffle pod)		As drawn	
Timber		As drawn	
Windows		U Value SHGC Range Area sq m	
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		U Value SHGC Area sq m	
As drawn		As drawn	
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.			



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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	PROJECT No.
	1 of 30	1028
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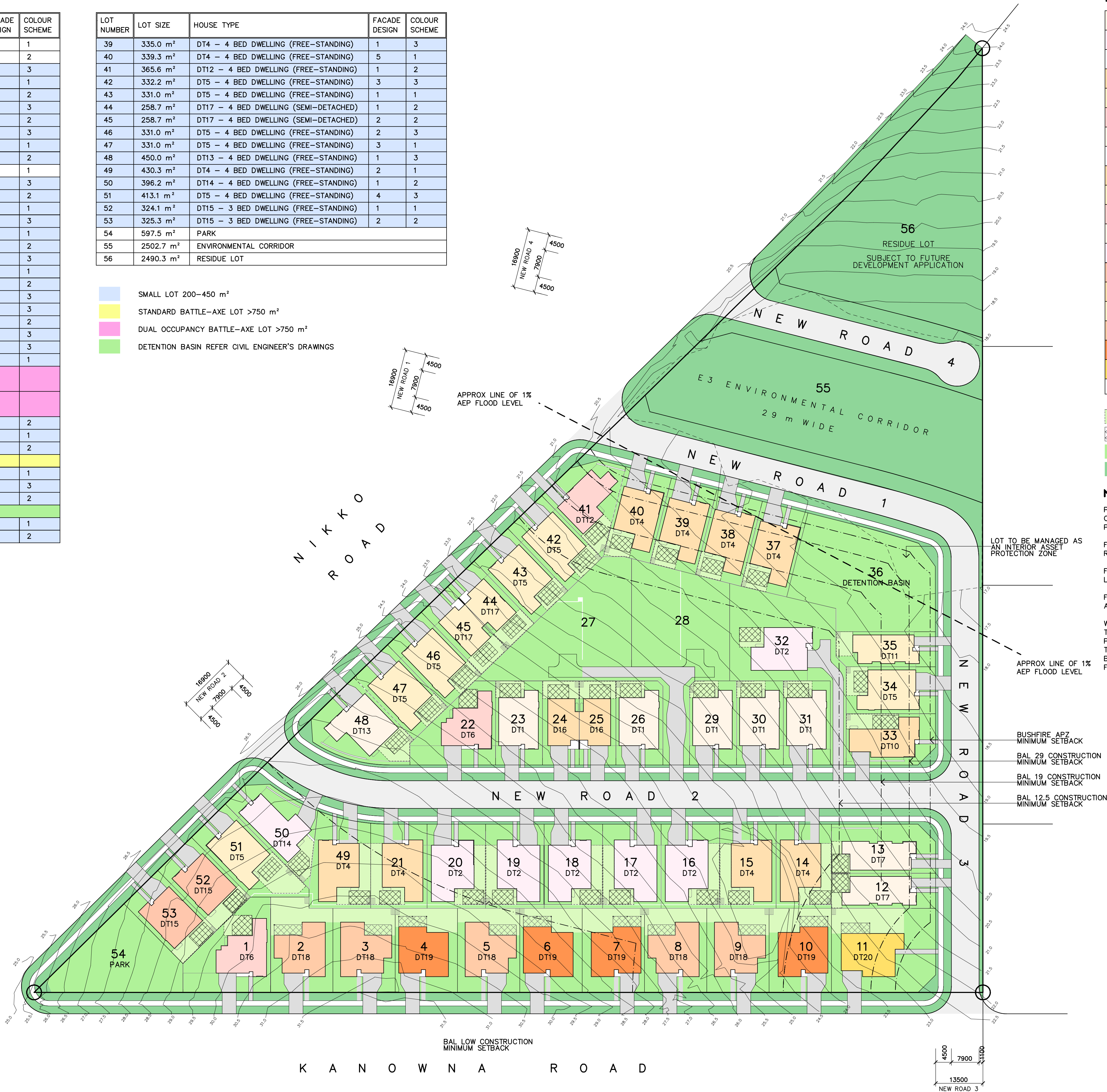
SCHEDULE:

LOT NUMBER	LOT SIZE	HOUSE TYPE	FACADE DESIGN	COLOUR SCHEME
01	496.7 m ²	DT6 – 4 BED DWELLING (FREE-STANDING)	1	1
02	461.8 m ²	DT18 – 4 BED DWELLING (FREE-STANDING)	2	2
03	426.9 m ²	DT18 – 4 BED DWELLING (FREE-STANDING)	1	3
04	426.9 m ²	DT19 – 4 BED DWELLING (FREE-STANDING)	1	1
05	426.9 m ²	DT18 – 4 BED DWELLING (FREE-STANDING)	1	2
06	426.9 m ²	DT19 – 4 BED DWELLING (FREE-DETACHED)	2	3
07	426.9 m ²	DT19 – 4 BED DWELLING (FREE-DETACHED)	1	2
08	426.9 m ²	DT18 – 4 BED DWELLING (FREE-STANDING)	1	3
09	426.9 m ²	DT18 – 4 BED DWELLING (FREE-STANDING)	2	1
10	426.9 m ²	DT19 – 4 BED DWELLING (FREE-STANDING)	2	2
11	701.2 m ²	DT20 – 4 BED DWELLING (FREE-STANDING)	1	1
12	297.3 m ²	DT7 – 4 BED DWELLING (FREE-STANDING)	1	3
13	403.5 m ²	DT7 – 4 BED DWELLING (FREE-STANDING)	3	2
14	379.2 m ²	DT18 – 4 BED DWELLING (FREE-STANDING)	1	1
15	386.4 m ²	DT4 – 4 BED DWELLING (FREE-STANDING)	4	3
16	400.8 m ²	DT2 – 4 BED DWELLING (FREE STANDING)	2	1
17	400.8 m ²	DT2 – 4 BED DWELLING (FREE STANDING)	3	2
18	400.8 m ²	DT2 – 4 BED DWELLING (FREE STANDING)	1	3
19	400.8 m ²	DT2 – 4 BED DWELLING (FREE STANDING)	5	1
20	400.8 m ²	DT3 – 4 BED DWELLING (FREE STANDING)	4	2
21	387.0 m ²	DT4 – 4 BED DWELLING (FREE-STANDING)	3	3
22	421.2 m ²	DT6 – 4 BED DWELLING (FREE-STANDING)	2	3
23	321.6 m ²	DT1 – 4 BED DWELLING (FREE-STANDING)	1	2
24	251.4 m ²	DT16 – 4 BED DWELLING (SEMI-DETACHED)	1	3
25	251.4 m ²	DT16 – 4 BED DWELLING (SEMI-DETACHED)	2	3
26	320.5 m ²	DT1 – 4 BED DWELLING (FREE-STANDING)	2	1
27	1,192.8 m ²	STANDARD BATTLE-AXE LOT (INCLUDING RIGHT OF ACCESS & SERVICES)		
28	841.7 m ²	STANDARD BATTLE-AXE LOT		
29	320.5 m ²	DT1 – 4 BED DWELLING (FREE-STANDING)	3	2
30	321.6 m ²	DT1 – 4 BED DWELLING (FREE-STANDING)	1	1
31	321.6 m ²	DT1 – 4 BED DWELLING (FREE-STANDING)	2	2
32	822.1 m ²	DT2 – 4 BED DWELLING (FREE STANDING)	1	
33	360.0 m ²	DT10 – 4 BED DWELLING (FREE-STANDING)	1	1
34	341.5 m ²	DT5 – 4 BED DWELLING (FREE-STANDING)	1	3
35	279.6 m ²	DT11 – 3 BED DWELLING (FREE-STANDING)	1	2
36	1,062.9 m ²	DETENTION BASIN		
37	333.4 m ²	DT4 – 4 BED DWELLING (FREE-STANDING)	5	1
38	335.0 m ²	DT4 – 4 BED DWELLING (FREE-STANDING)	2	2

LOT NUMBER	LOT SIZE	HOUSE TYPE	FACADE DESIGN	COLOUR SCHEME
39	335.0 m ²	DT4 – 4 BED DWELLING (FREE-STANDING)	1	3
40	339.3 m ²	DT4 – 4 BED DWELLING (FREE-STANDING)	5	1
41	365.6 m ²	DT12 – 4 BED DWELLING (FREE-STANDING)	1	2
42	332.2 m ²	DT5 – 4 BED DWELLING (FREE-STANDING)	3	3
43	331.0 m ²	DT5 – 4 BED DWELLING (FREE-STANDING)	1	1
44	258.7 m ²	DT17 – 4 BED DWELLING (SEMI-DETACHED)	1	2
45	258.7 m ²	DT17 – 4 BED DWELLING (SEMI-DETACHED)	2	2
46	331.0 m ²	DT5 – 4 BED DWELLING (FREE-STANDING)	2	3
47	331.0 m ²	DT5 – 4 BED DWELLING (FREE-STANDING)	3	1
48	450.0 m ²	DT13 – 4 BED DWELLING (FREE-STANDING)	1	3
49	430.3 m ²	DT4 – 4 BED DWELLING (FREE-STANDING)	2	1
50	396.2 m ²	DT14 – 4 BED DWELLING (FREE-STANDING)	1	2
51	413.1 m ²	DT5 – 4 BED DWELLING (FREE-STANDING)	4	3
52	324.1 m ²	DT15 – 3 BED DWELLING (FREE-STANDING)	1	1
53	325.3 m ²	DT15 – 3 BED DWELLING (FREE-STANDING)	2	2
54	597.5 m ²	PARK		
55	2502.7 m ²	ENVIRONMENTAL CORRIDOR		
56	2490.3 m ²	RESIDUE LOT		

- 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	5
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	2
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	2
NUMBER OF DT17 – 4 BED DWELLING SEMI-DETACHED	2
NUMBER OF DT18 – 4 BED DWELLING FREESTANDING	5
NUMBER OF DT19 – 4 BED DWELLING FREESTANDING	4
NUMBER OF DT20 – 4 BED DWELLING FREESTANDING	1
TOTAL NUMBER OF DWELLINGS	50

- 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.

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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	DWG No.
	1:600 at A1	A02
	No. IN SET	
	02 of 30	
	PROJECT No.	
	1028	

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SCHEDULE:

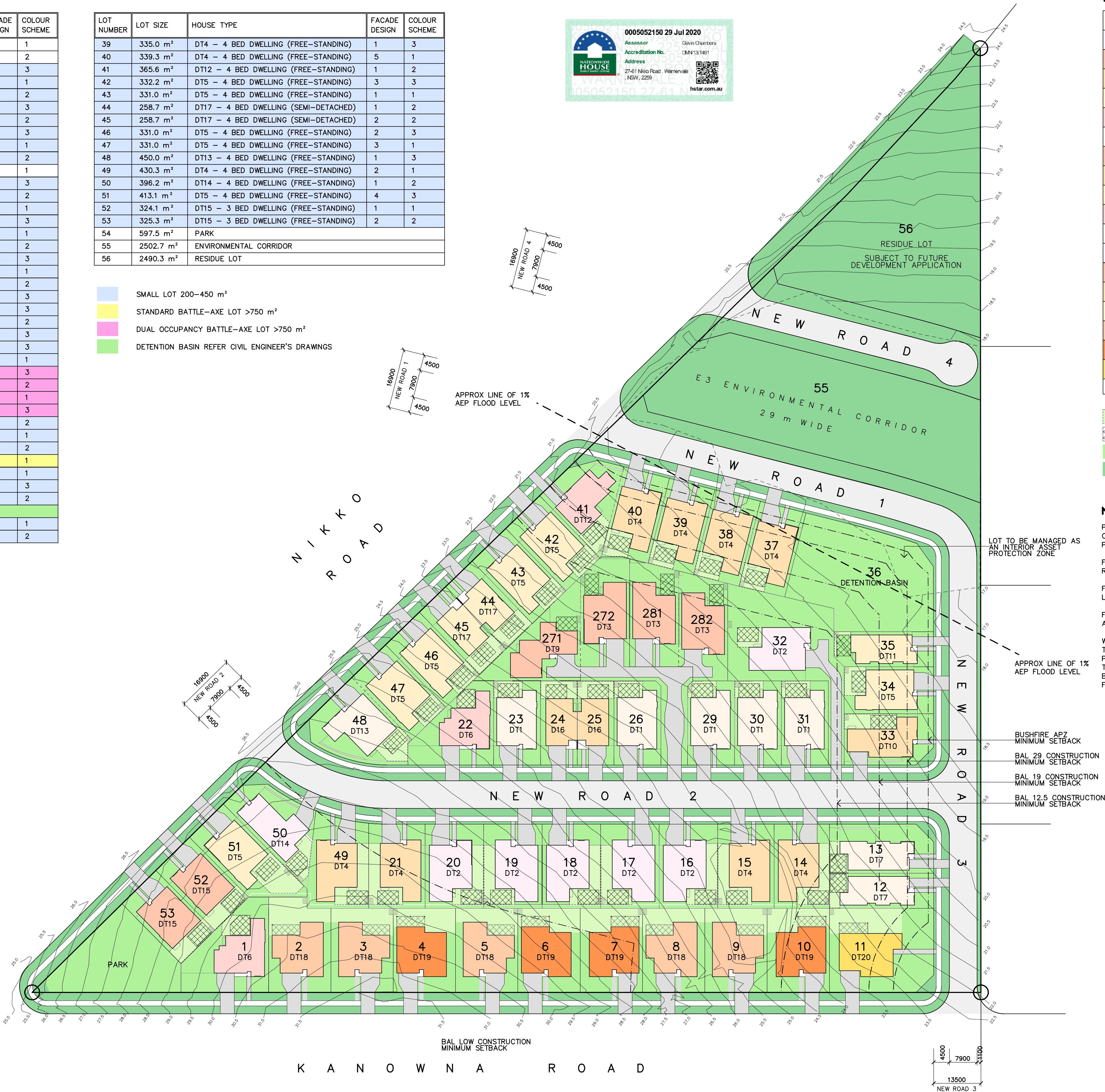
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03	426.9 m ²	DT18 – 4 BED DWELLING (FREE-STANDING)	1	3
04	426.9 m ²	DT19 – 4 BED DWELLING (FREE-STANDING)	1	1
05	426.9 m ²	DT18 – 4 BED DWELLING (FREE-STANDING)	1	2
06	426.9 m ²	DT19 – 4 BED DWELLING (FREE-DETACHED)	2	3
07	426.9 m ²	DT19 – 4 BED DWELLING (FREE-DETACHED)	1	2
08	426.9 m ²	DT18 – 4 BED DWELLING (FREE-STANDING)	1	3
09	426.9 m ²	DT18 – 4 BED DWELLING (FREE-STANDING)	2	1
10	426.9 m ²	DT19 – 4 BED DWELLING (FREE-STANDING)	2	2
11	701.2 m ²	DT20 – 4 BED DWELLING (FREE-STANDING)	1	1
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24	251.4 m ²	DT16 – 4 BED DWELLING (SEMI-DETACHED)	1	3
25	251.4 m ²	DT16 – 4 BED DWELLING (SEMI-DETACHED)	2	3
26	320.5 m ²	DT1 – 4 BED DWELLING (FREE-STANDING)	2	1
271	769.9 m ²	DT9 – 4 BED DWELLING (FREE-STANDING)	1	3
272	422.7 m ²	DT3 – 4 BED DWELLING (FREE STANDING)	3	2
281	407.8 m ²	DT3 – 4 BED DWELLING (FREE STANDING)	1	1
282	433.9 m ²	DT3 – 4 BED DWELLING (FREE STANDING)	2	3
29	320.5 m ²	DT1 – 4 BED DWELLING (FREE-STANDING)	3	2
30	321.6 m ²	DT1 – 4 BED DWELLING (FREE-STANDING)	1	1
31	321.6 m ²	DT1 – 4 BED DWELLING (FREE-STANDING)	2	2
32	822.1 m ²	DT2 – 4 BED DWELLING (FREE STANDING)	1	1
33	360.0 m ²	DT10 – 4 BED DWELLING (FREE-STANDING)	1	1
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44	258.7 m ²	DT17 – 4 BED DWELLING (SEMI-DETACHED)	1	2
45	258.7 m ²	DT17 – 4 BED DWELLING (SEMI-DETACHED)	2	2
46	331.0 m ²	DT5 – 4 BED DWELLING (FREE-STANDING)	2	3
47	331.0 m ²	DT5 – 4 BED DWELLING (FREE-STANDING)	3	1
48	450.0 m ²	DT13 – 4 BED DWELLING (FREE-STANDING)	1	3
49	430.3 m ²	DT4 – 4 BED DWELLING (FREE-STANDING)	2	1
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51	413.1 m ²	DT5 – 4 BED DWELLING (FREE-STANDING)	4	3
52	324.1 m ²	DT15 – 3 BED DWELLING (FREE-STANDING)	1	1
53	325.3 m ²	DT15 – 3 BED DWELLING (FREE-STANDING)	2	2
54	597.5 m ²	PARK		
55	2502.7 m ²	ENVIRONMENTAL CORRIDOR		
56	2490.3 m ²	RESIDUE LOT		

- 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 2



HOUSE TYPE SUMMARY STAGE 2:

NUMBER OF DT1 – 4 BED DWELLING FREESTANDING	5
NUMBER OF DT2 – 4 BED DWELLING FREESTANDING	8
NUMBER OF DT3 – 4 BED DWELLING FREESTANDING	3
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	2
NUMBER OF DT9 – 4 BED DWELLING FREESTANDING	1
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	2
NUMBER OF DT17 – 4 BED DWELLING SEMI-DETACHED	2
NUMBER OF DT18 – 4 BED DWELLING FREESTANDING	5
NUMBER OF DT19 – 4 BED DWELLING FREESTANDING	4
NUMBER OF DT20 – 4 BED DWELLING FREESTANDING	1
TOTAL NUMBER OF DWELLINGS	54

- 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.

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27-61 NIKKO ROAD, WARNERVALE

CLIENT

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PROJECT

HOUSING DEVELOPMENT

DRAWING TITLE

SITE PLAN – STAGE 2

	SCALE	DWG No.
	1:600 at A1	A03
	No. IN SET	
	03 of 30	
PROJECT No.	1028	

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

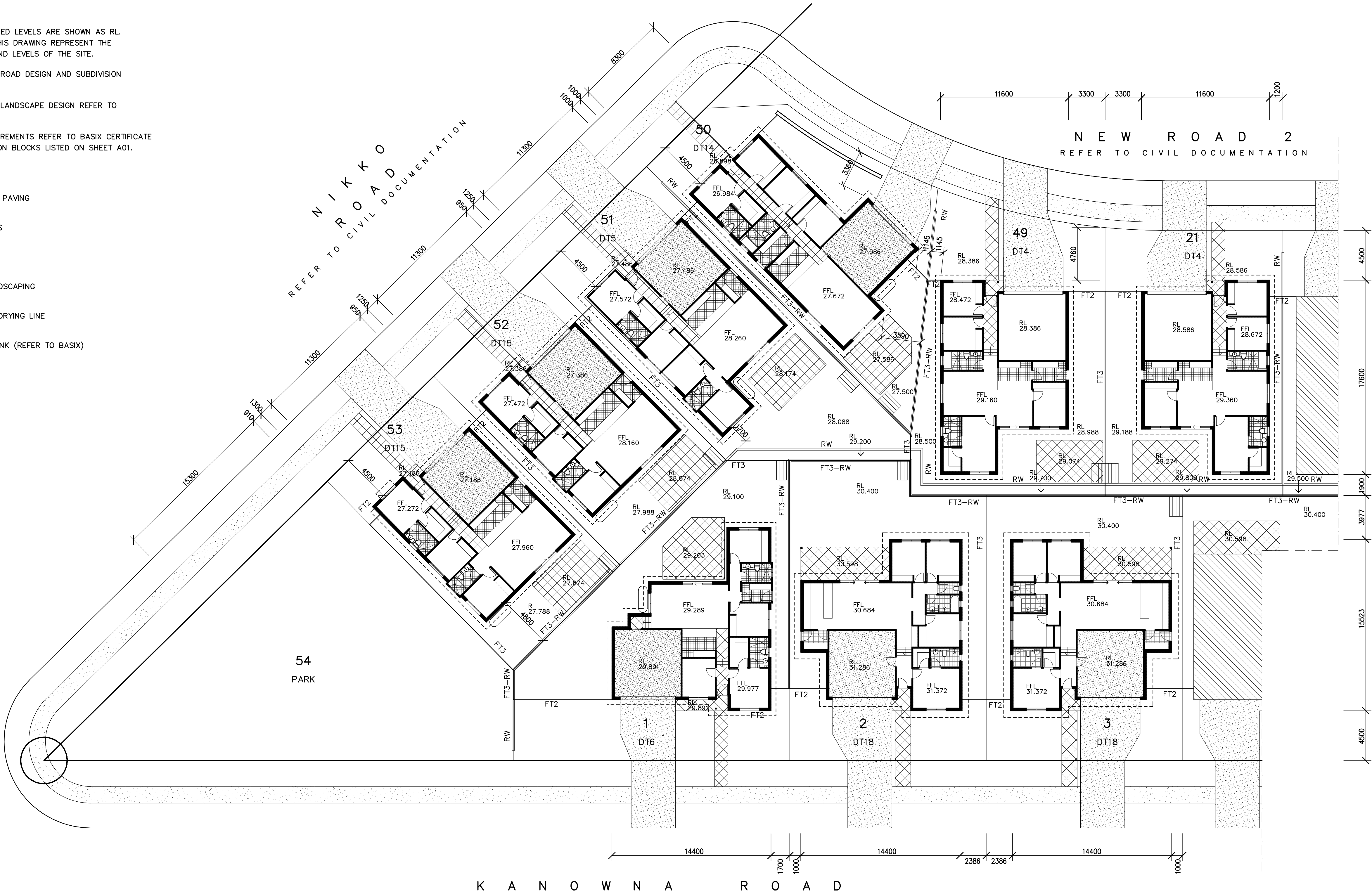
FOR DETAILS OF ROAD DESIGN AND SUBDIVISION

FOR DETAILS OF LANDSCAPE DESIGN REFER TO

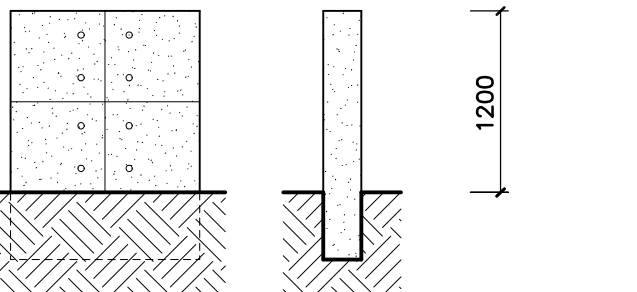
FOR BASIX REQUIREMENTS REFER TO BASIX CERTIFICATE
AND SPECIFICATION BLOCKS LISTED ON SHEET A01.

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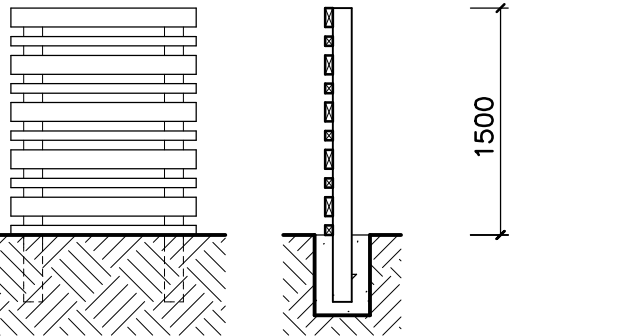
- EXTERNAL PAVING
- DRIVEWAYS
- FOOTPATH
- SOFT LANDSCAPING
- CLOTHES DRYING LINE
- WATER TANK (REFER TO BASIX)



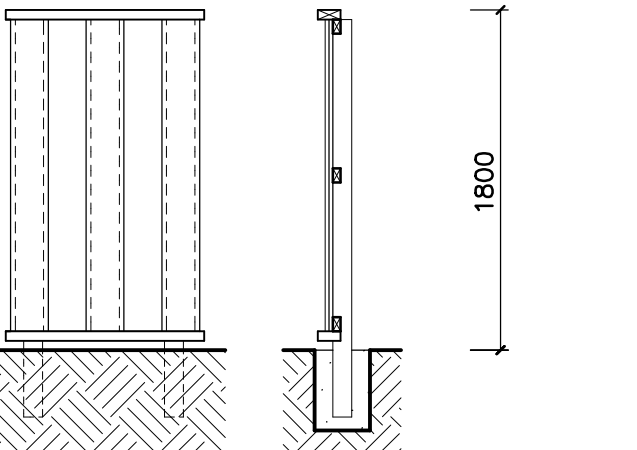
FENCE & RETAINING DETAILS



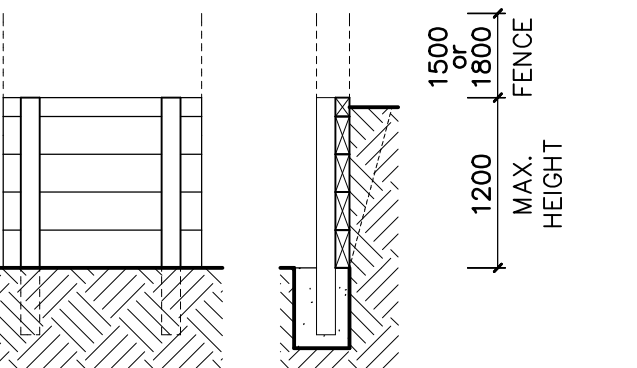
FT1
FENCE TYPE 1
FORMED CONCRETE
(FT1-RW WHEN ASSOCIATED WITH RETAINING WALL)



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
FOR MORE DETAILS

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31	AMENDED FOR DEVELOPMENT APPLICATION	24.07.2020
30	AMENDED FOR DEVELOPMENT APPLICATION	09.06.2020
29	AMENDED FOR DEVELOPMENT APPLICATION	05.06.2020
No.	REVISION	DATE

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

CLIENT
KINGSTON PROPERTY FUND No. 2 PTY LTD

PROJECT
HOUSING DEVELOPMENT

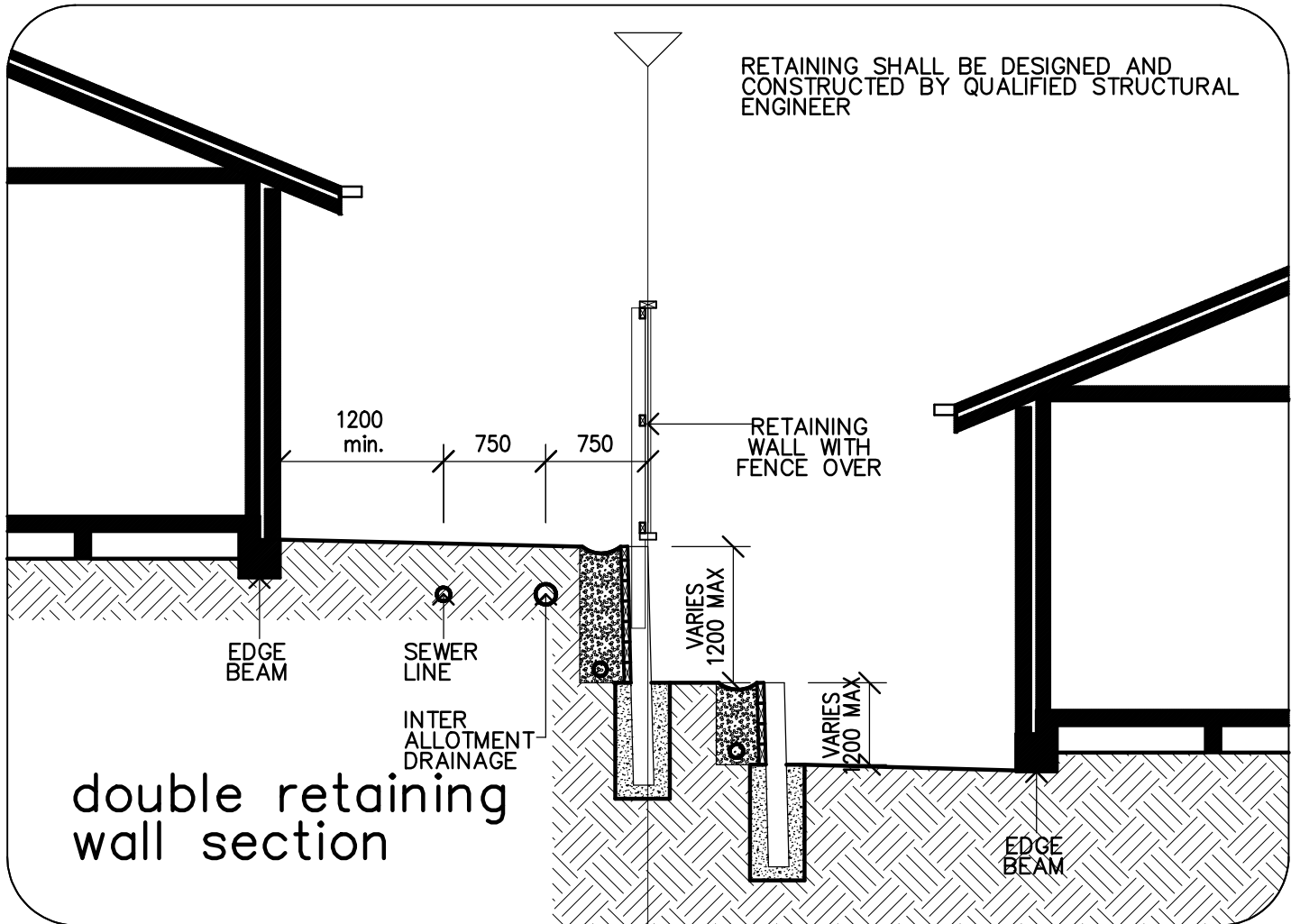
DRAWING TITLE
PART SITE PLAN 1

	SCALE 1:200 at A1	DWG No. A04
	No. IN SET 04 of 30	
	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

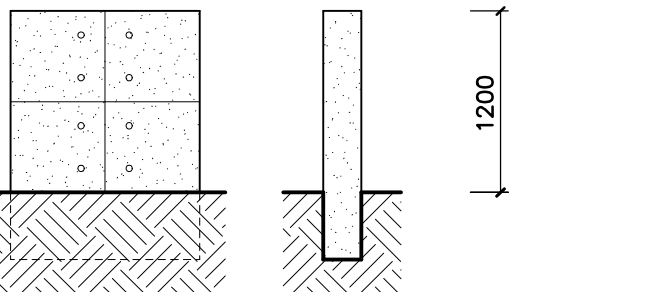
FOR BASIX REQUIREMENTS REFER TO BASIX CERTIFICATE
AND SPECIFICATION BLOCKS LISTED ON SHEET A01.

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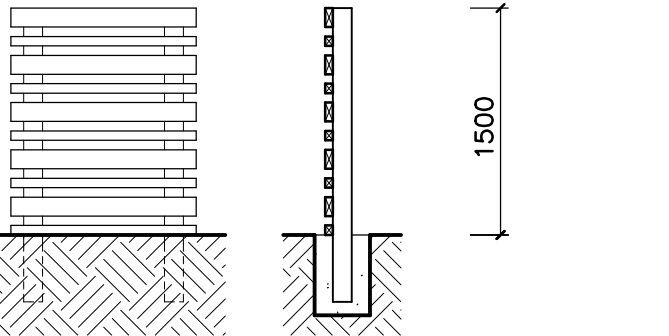
- EXTERNAL PAVING
- DRIVEWAYS
- FOOTPATH
- SOFT LANDSCAPING
- CLOTHES DRYING LINE
- WATER TANK (REFER TO BASIX)



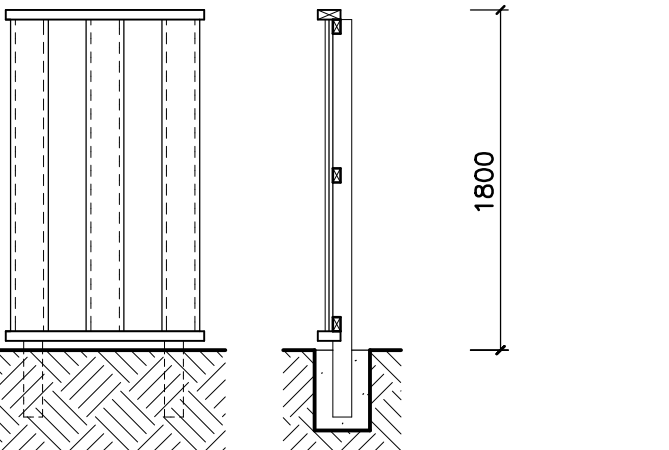
FENCE & RETAINING DETAILS



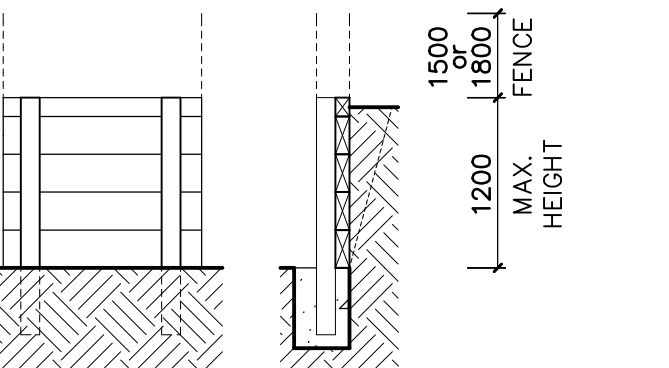
FT1
FENCE TYPE 1
FORMED CONCRETE
(FT1-RW WHEN ASSOCIATED WITH RETAINING WALL)



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
FOR MORE DETAILS

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30	AMENDED FOR DEVELOPMENT APPLICATION	09.06.2020
29	AMENDED FOR DEVELOPMENT APPLICATION	05.06.2020
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 30	
PROJECT No.		
1028		

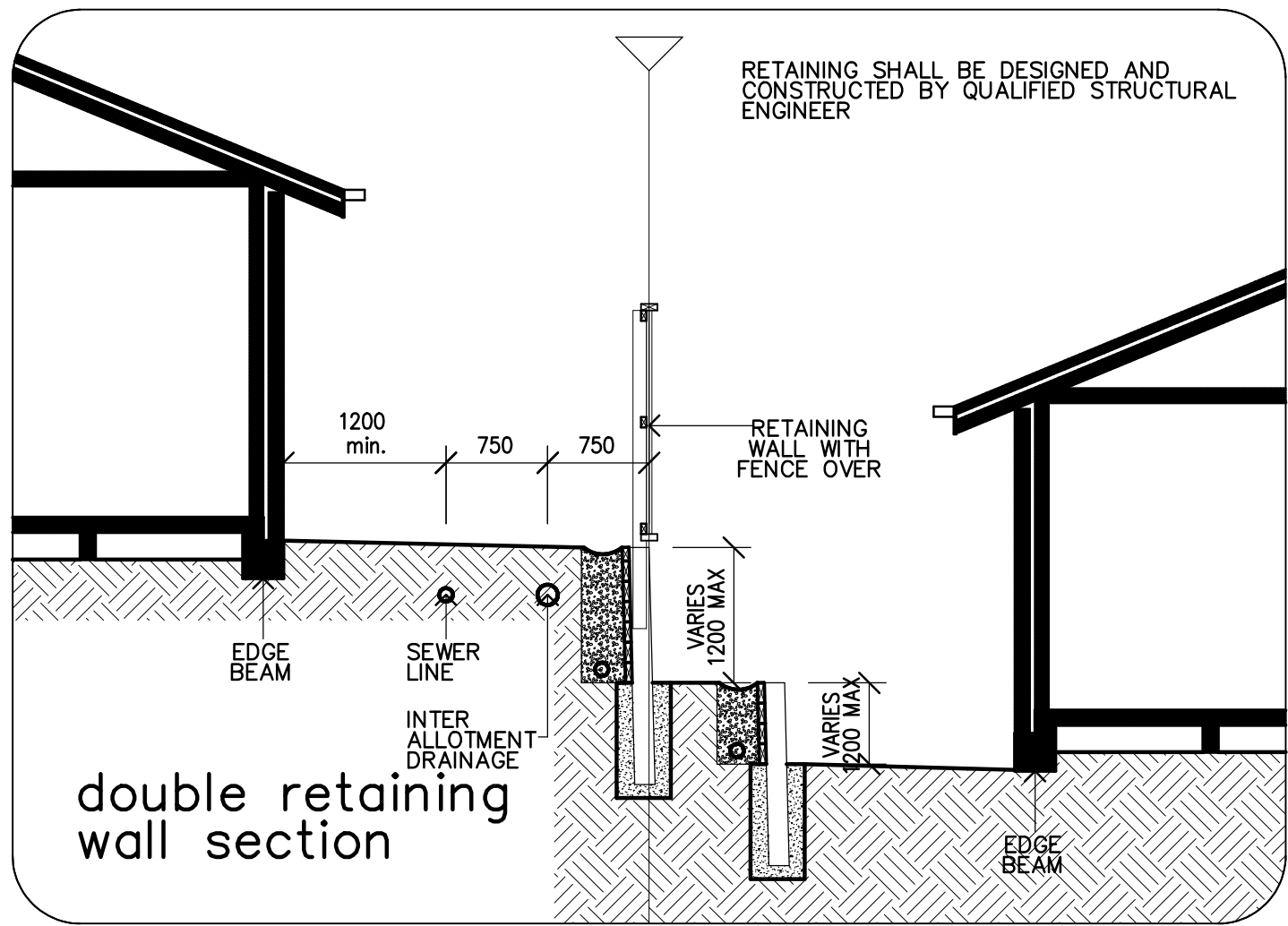
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part 2

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

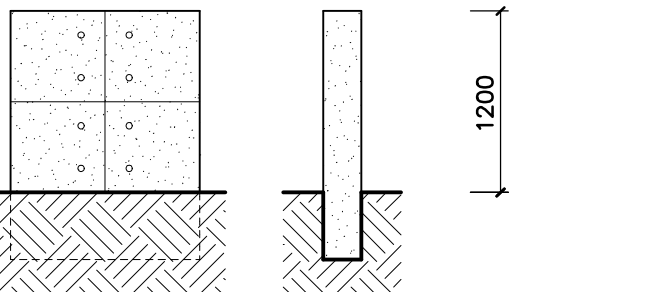
FOR BASIX REQUIREMENTS REFER TO BASIX CERTIFICATE
AND SPECIFICATION BLOCKS LISTED ON SHEET A01.

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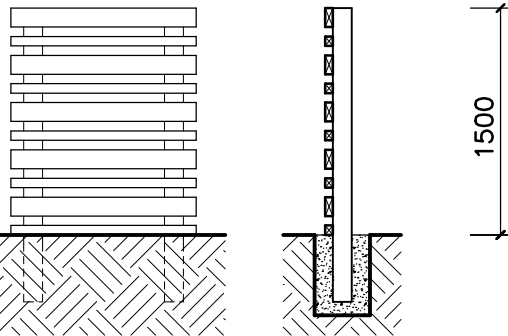
- EXTERNAL PAVING
- DRIVEWAYS
- FOOTPATH
- SOFT LANDSCAPING
- CLOTHES DRYING LINE
- WATER TANK (REFER TO BASIX)



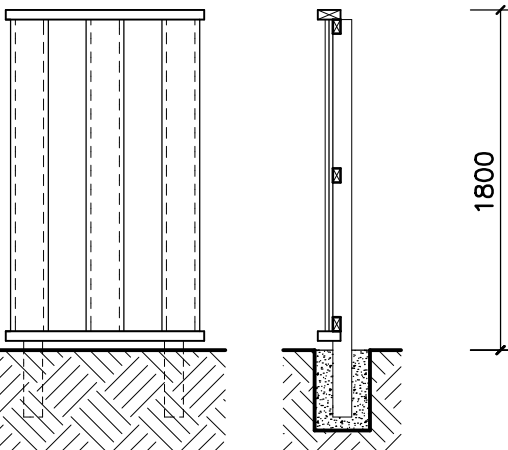
FENCE & RETAINING DETAILS



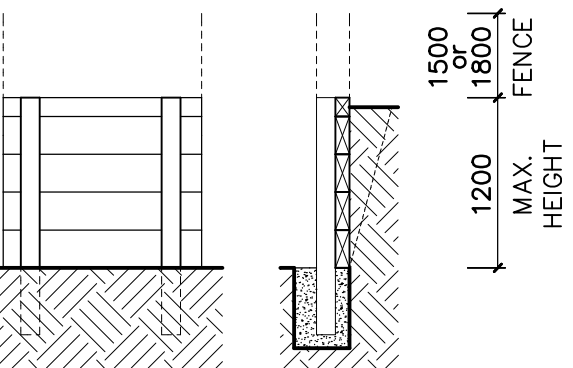
FT1
FENCE TYPE 1
FORMED CONCRETE
(FT1-RW WHEN ASSOCIATED WITH RETAINING WALL)



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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30	AMENDED FOR DEVELOPMENT APPLICATION	09.06.2020
29	AMENDED FOR DEVELOPMENT APPLICATION	05.06.2020
No.	REVISION	DATE

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

CLIENT
KINGSTON PROPERTY FUND No. 2 PTY LTD

PROJECT
HOUSING DEVELOPMENT

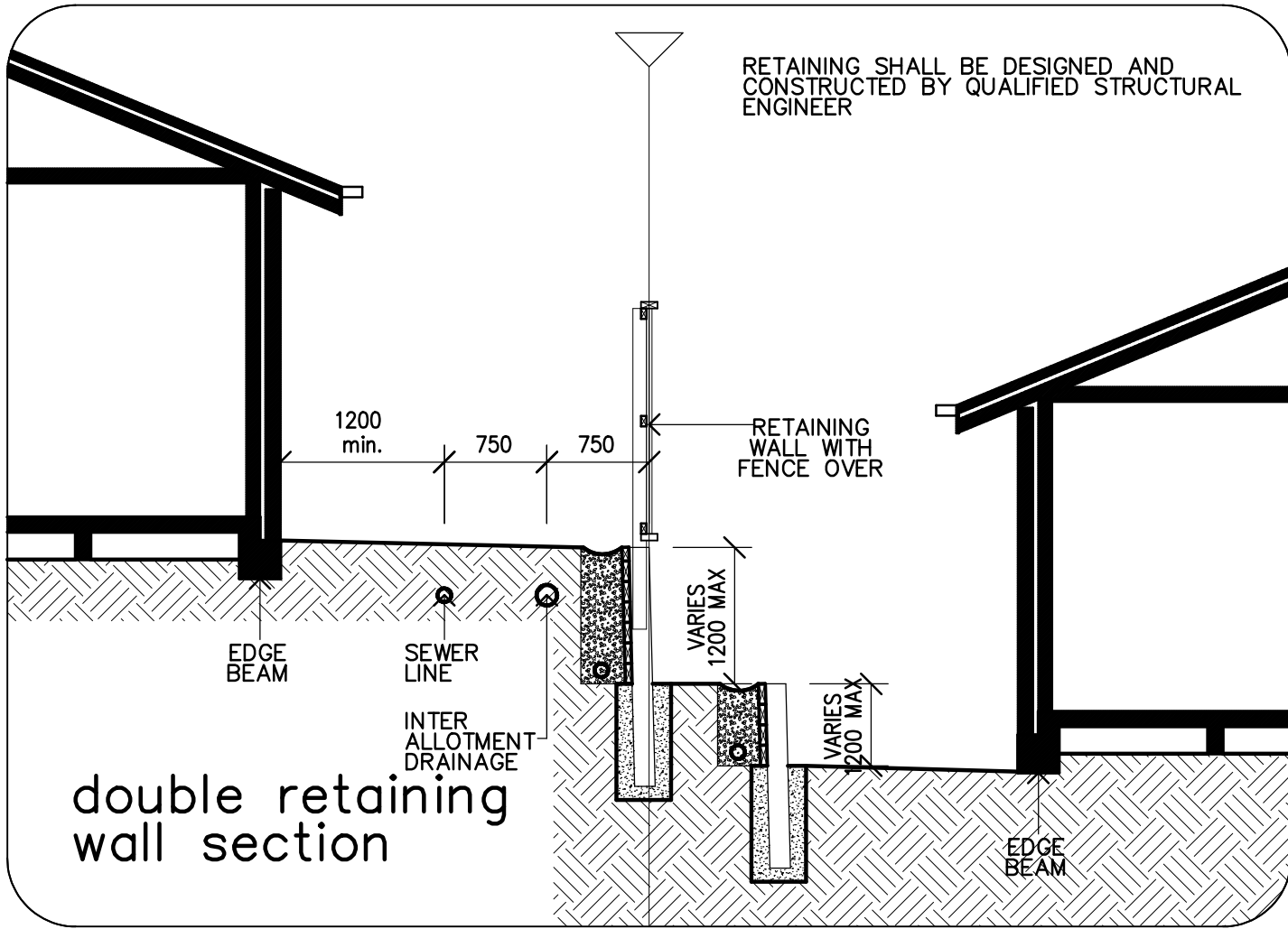
DRAWING TITLE
PART SITE PLAN 3

	SCALE 1:200 at A1	DWG No. A06
	No. IN SET 06 of 30	
	PROJECT No. 1028	

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part 3
site plan



NOTES:

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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

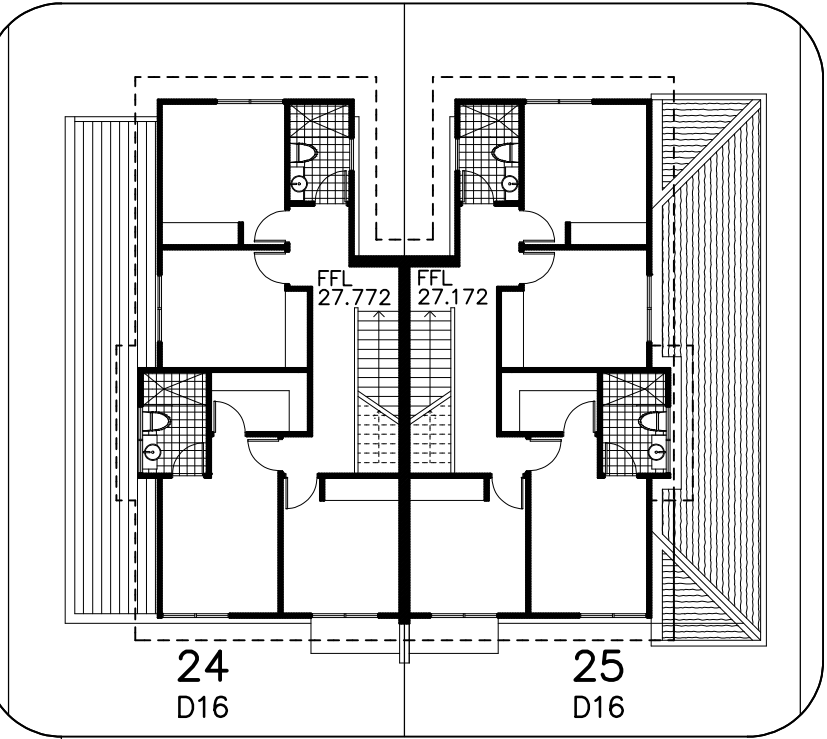
FOR BASIX REQUIREMENTS REFER TO BASIX CERTIFICATE
AND SPECIFICATION BLOCKS LISTED ON SHEET A01.

KEY:

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

upper floor plan
lots 45 & 46

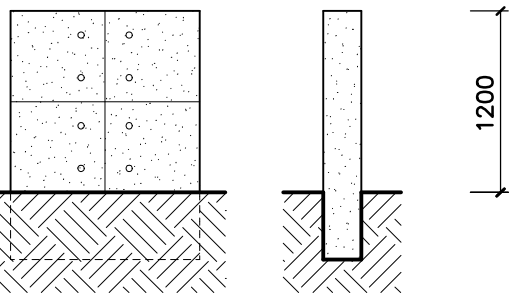
upper floor plan
lots 27 & 28



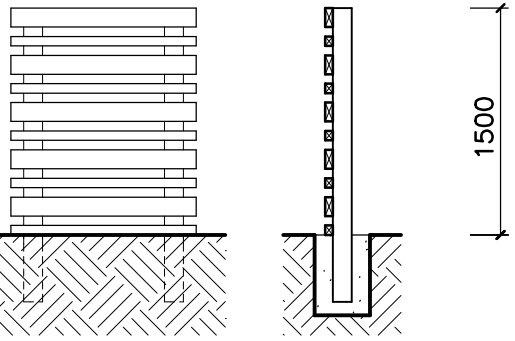
part 4
site plan



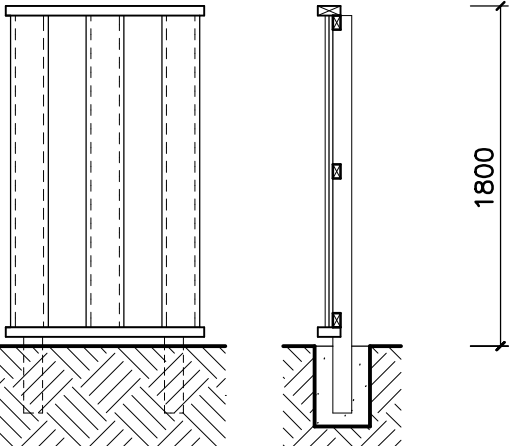
FENCE & RETAINING DETAILS



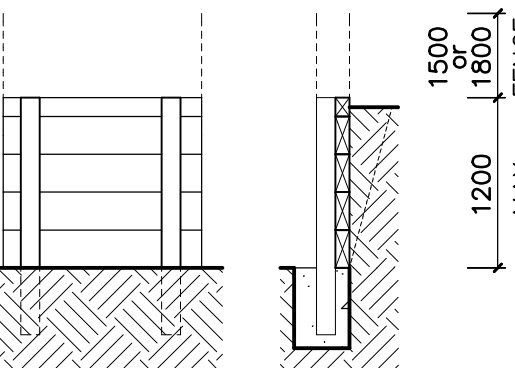
FT1
FENCE TYPE 1
FORMED CONCRETE
(FT1-RW WHEN ASSOCIATED WITH RETAINING WALL)



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
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29	AMENDED FOR DEVELOPMENT APPLICATION	05.06.2020
No.	REVISION	DATE

LOCATION

LOT 1, DP 349727,
27-61 NIKKOO 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 30	
	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

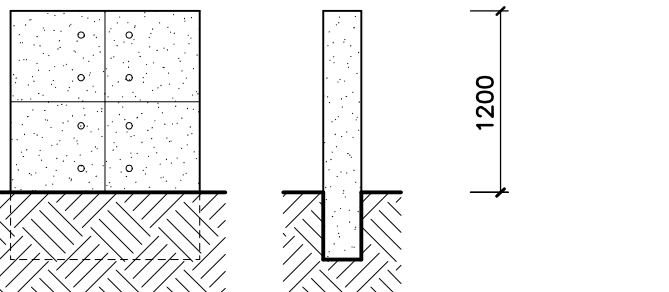
FOR BASIX REQUIREMENTS REFER TO BASIX CERTIFICATE
AND SPECIFICATION BLOCKS LISTED ON SHEET A01.

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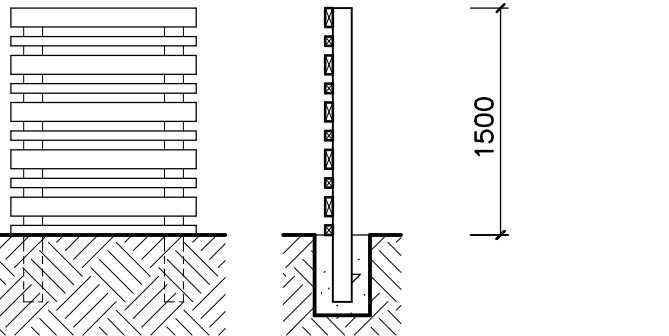
- EXTERNAL PAVING
- DRIVEWAYS
- FOOTPATH
- SOFT LANDSCAPING
- CLOTHES DRYING LINE
- WATER TANK (REFER TO BASIX)



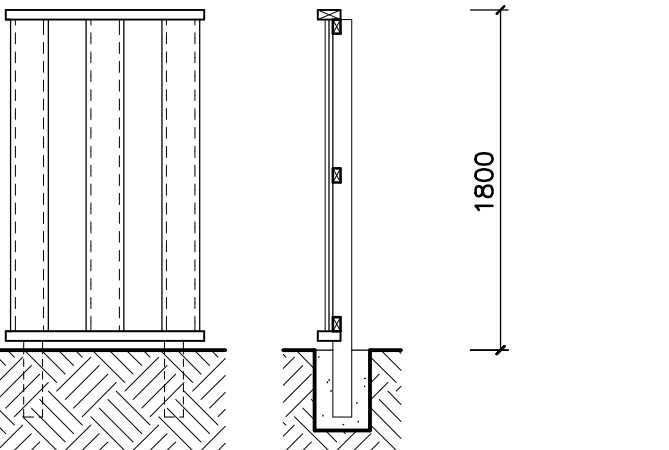
FENCE & RETAINING DETAILS



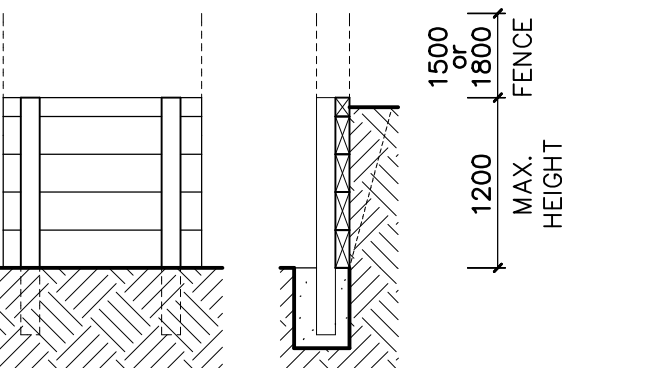
FT1
FENCE TYPE 1
FORMED CONCRETE
(FT1-RW WHEN ASSOCIATED WITH RETAINING WALL)



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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29	AMENDED FOR DEVELOPMENT APPLICATION	05.06.2020
No.	REVISION	DATE

LOT 1, DP 349727,
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KINGSTON PROPERTY FUND No. 2 PTY LTD

HOUSING DEVELOPMENT

PART SITE PLAN 5

	SCALE	DWG No.
	1:200 at A1	A08
	No. IN SET	
	08 of 30	
PROJECT No.		
1028		

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part 5
site plan