







	17.11.17		D	JF	
	31.10.17	SCC application	С	JF	
	25.10.17		В	JF	
	16.10.17		A	JF	
DATE	DATE	DESCRIPTION	ISSUE	DRAWN	APP'D

NOTES:
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 Contact the Calder Flower Architects for clarifications if required.
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PROJECT: South Dural Zone 2 Old Northern Road, South Dural, NSW

DRAWING TITLE:

Scale: Refer Scale Bar Project No.: 17162 17/11/2017 Date: Project Status Site Compatibility Certificate Drawing No.











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PROJECT: South Dural Zone 2 Old Northern Road, South Dural, NSW

DRAWING TITLE: Area Plan Scale: Refer Scale Bar Project No.: 17162 17/11/2017 Date: Project Status

Drawing No.

01

Site Compatibility Certificate Issue







			17.11.17		D	JF	
			3 <u>1.10.17</u>	SCC application	C	JF	
			25.10.17		В	JF	
			1 <u>6.10.17</u>	Issued for review	A	JF	
DRAWING REVISIONS	REV	DATE	DATE	DESCRIPTION	ISSUE	DRAWN	APP'D

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PROJECT: South Dural Zone 2 Old Northern Road, South Dural, NSW

DRAWING TITLE: Site Plan

Potential with 130 bed RCF

Site Area
RCF Site
(@1:1FSR)
Residual Land
ILU fsr 0.5:1
Total Floor Space

= 3	36,317
=	7,494
	·
=	28896
=	14488

= 13,734

Site Yield

Accommodation	Quantity	Area
Apartments 3 Storey	6	8,454
House	24	5,280
RACF 3 Storey	3	7,494

21,228 m²

LEGEND

Villa / House

Minimum lot size

Larger lot size

Apartment Block

Residential Aged Care Facility

Scale: Refer Scale Bar Project No.: 17162 Date: 17/11/2017 Project Status

Drawing No.

02

Site Compatibility Certificate



18 - J	Waterways	Threatened species of plant	Vegetation communities		
	Roads Cadastre Study area	 Epacris purpurascens var. purpurascens Epacris purpurascens var. purpurascens patch 	Acacia regrowth Blackbutt Gully Forest (Good condition) Blackbutt Gully Forest (Moderate condition)		
Veget	ation survey points	(approximate)	Blackbutt Gully Forest (Poor condition)		
	Survey plot Rapid assessment point	Scattered trees	Blue Gum High Forest (CEEC) (Good condition)		
0		 Blackbutt Gully Forest (Poor condition) 	Blue Gum High Forest (CEEC) (Moderate condition)		
		Blue Gum High Forest (CEEC)	Shale Sandstone Transition Forest (CEEC) (Moderate condition	on)	
		 (Poor condition) 	Sydney Turpentine Ironbark Forest (CEEC) (Good condition)		
		 Sydney Turpentine Ironbark Fore (CEEC) (Poor condition) 	est Z Sydney Turpentine Ironbark Forest (CEEC) (Moderate conditio Sydney Turpentine Ironbark Forest (CEEC) (Poor condition)	on)	

CALDER FLOWER



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ARCHITECTS



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PROJECT: South Dural Zone 2 Old Northern Road, South Dural, NSW

DRAWING TITLE: Vegetation Map Scale: Refer Scale Bar Project No.: 17162 17/11/2017 Date: Project Status

Drawing No.

03

Site Compatibility Certificate Issue



			47 44 47	7 000 II II			
			21 10 1	SCC application		JF	
			25 10 1	SCC application	<u> </u>	JF	
			20.10.1	Issued for review	A	JF JF	
SIONS	REV	DATE	DATE	DESCRIPTION	ISSUE	DRAWN	APP'D

Bushfire Map









EVISIONS	REV	DATE	DATE	DESCRIPTION	ISSUE	DRAWN	APP'D
				Issued for review	Α	JF	
			25.10.17	SCC application	В	JF	
			31.10.17	SCC application	С	JF	
			17.11.17	SCC application	D	JF	

NOTES:
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PROJECT: South Dural Zone 2 Old Northern Road, South Dural, NSW

DRAWING TITLE: Flooding Map Scale: Refer Scale Bar Project No.: 17162 17/11/2017 Date:

Project Status

Issue

Site Compatibility Certificate Drawing No. 05 D







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- NOTES:

ISSUE DRAWN

PROJECT: South Dural Zone 2 Old Northern Road, South Dural, NSW

DRAWING TITLE:

LEGEND

Villa / House
Minimum lot size
Larger lot size
Residential Aged Care Facility
Apartment Block

