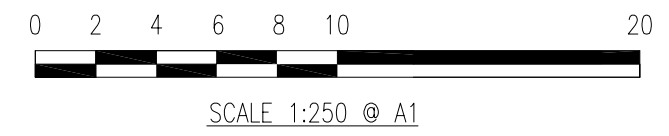


"B" PROPOSED EASEMENT FOR ACCESS & SERVICES VARIABLE WIDTH
 "C" PROPOSED EASEMENT FOR DRAINAGE 1m WIDE
 "D" PROPOSED EASEMENT FOR ACCESS & SERVICES VARIABLE WIDTH



(A) - RIGHT OF CARRIAGEWAY 6.2 WIDE (D.P.815073)

PROPOSED PLAN OF SUBDIVISION



LEGEND

- BOUNDARY LINE
- ADJACENT BOUNDARY
- EASEMENT LINE
- MINOR CONTOUR LINE
- MAJOR CONTOUR LINE
- 10 ---
- RETAINING WALL
- FENCE LINE
- OVERHEAD POWER LINE
- POWER POLE
- ELECTRICAL PILLAR
- WATER METER
- SEWER MAN HOLE
- SEWER INSPECTION POINT
- SEWER VENT
- TELSTRA PIT
- DENOTES TREE
- R --- RIDGE
- G --- GUTTER
- A --- AWNING



NOTES

* WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALE.

DATE	REV	DESCRIPTION	CHECK	DATE	REV	DESCRIPTION	CHECK
06.04.22	4	LEVELS TO WORK BRICKWORK	AP				
01.03.22	3	AMEND GRADING	AP	25.11.22	7	ADD 4 FLORAL CLOSE, RESULTING IN AN ADDITIONAL 4 DWELLINGS	AP
18.01.22	2	ADD GRADING	C.L	25.10.22	6	PROPOSED RENOVATION No. 29, ACCESSIBLE UNIT DETAILS	AP
04.11.21	1	ISSUE FOR DA APPROVAL	C.L	08.06.22	5	ADD MAILBOX, RELOCATE GARAGE	AP

DATE	REV	DESCRIPTION	CHECK	DATE	REV	DESCRIPTION	CHECK

DESIGNED BY

PO Box 648 Maitland NSW 2320 - M: 0401 002 099 - E: info@urbanlivingsolutions.com.au
 ENERGY SMART DESIGN, DEVELOPMENT & ASSESSMENT

SITE ADDRESS
LOT 3 DP 31696 & LOT 52 DP 815073
23a & 29 ROBERT STREET
LOT 11 DP 536248
4 FLORAL CLOSE
TENAMBIT NSW 2321

CLIENT
ANTKIM HOLDINGS

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PROJECT
PROPOSED SUBDIVISION & MEDIUM DENSITY DEVELOPMENT

DESIGN
CUSTOM

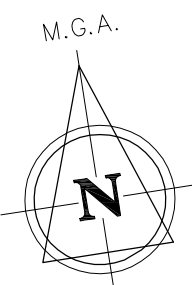
SCALES
 1:250

SHEET
CC02

REV
7

JOB No.
21/156

OFF STREET PARKING AND ACCESS TO COMPLY WITH AS/NZS 2890.1:2004 & AS/NZS 2890.6:2009



337610 21 Dec 2022
 Assessor: Leanne Chubb
 Assessor No. DM7171619
 Address: 23a Robert Street, Tenambit, NSW, 2321
 0005337610 21 Dec 2022
 Assessor: Leanne Chubb
 Assessor No. DM7171619
 Address: 23a Robert Street, Tenambit, NSW, 2321

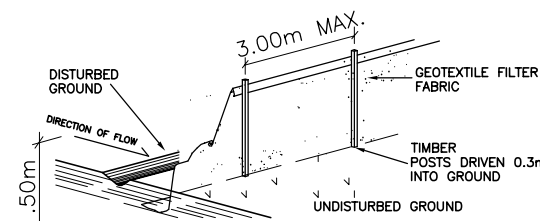
SITE CALCULATIONS

LOT	SITE AREA:	HARDSTAND AREA:	UNBUILT AREA:	SITE COVERAGE:
LOT 1	1658.6 m ²	725.7 m ²	932.9 m ²	43.8%
LOT 2	430.1 m ²	187.4 m ²	242.7 m ²	43.6%
LOT 3	3977.5 m ²	2670.6 m ²	1306.9 m ²	67.1%
LOT 4	304.3 m ²	191.8 m ²	112.5 m ²	63.0%
LOT 5	486.1 m ²	224.2 m ²	261.9 m ²	46.1%

PRIVATE OPEN SPACE ALLOCATIONS

LOT	FRONT	REAR	TOTAL
LOT 1		71.2 m ²	417.4 m ²
LOT 2		77.6 m ²	103.0 m ²
LOT 3		71.2 m ²	71.2 m ²
UNIT 1		77.6 m ²	77.6 m ²
UNIT 2		77.6 m ²	77.6 m ²
UNIT 3	36.3 m ²	59.6 m ²	95.9 m ²
UNIT 4	35.0 m ²	24.0 m ²	59.0 m ²
UNIT 5	35.0 m ²	24.0 m ²	59.0 m ²
UNIT 6	35.0 m ²	24.0 m ²	59.0 m ²
UNIT 7	35.0 m ²	24.0 m ²	59.0 m ²
UNIT 8	36.3 m ²	59.6 m ²	95.9 m ²
UNIT 9	24.0 m ²	51.2 m ²	75.2 m ²
UNIT 10	19.2 m ²	45.2 m ²	64.4 m ²
UNIT 11	19.2 m ²	49.7 m ²	68.9 m ²
UNIT 12	71.0 m ²		71.0 m ²
UNIT 13		55.0 m ²	55.0 m ²
UNIT 14	71.0 m ²		71.0 m ²
LOT 4		417.4 m ²	417.4 m ²
LOT 5		103.0 m ²	103.0 m ²

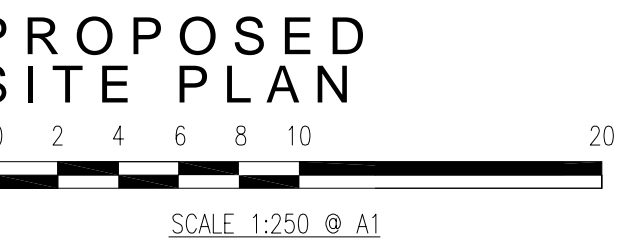
"B" PROPOSED EASEMENT FOR ACCESS & SERVICES VARIABLE WIDTH
 "C" PROPOSED EASEMENT FOR DRAINAGE 1m WIDE
 "D" PROPOSED EASEMENT FOR ACCESS & SERVICES VARIABLE WIDTH



SEDIMENT CONTROL NOTES
 1. ALL EROSION AND SEDIMENT CONTROL MEASURES, INCLUDING VEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION ACT 1992 AS FURTHER ELABORATED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE x 300mm DEEP TRENCH.
 2. ALL SEDIMENT BASKETS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
 3. ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
 4. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREAS WHERE WATER MAY CONCENTRATE.
 5. FILTER SHALL BE CONSTRUCTED BY CEMENTING A FILTER FABRIC (PROPER OR APPROVED EQUIVALENT BETWEEN POST AT 200mm CENTRES, FABRIC SHALL BE BURIED 100mm ALONG ITS LOWER EDGE.

STORMWATER DESIGN BY OTHERS
 LANDSCAPE DESIGN BY OTHERS

NOTE: ALL GROUND LINES ARE APPROXIMATE. EXTENT OF FILL & BATTER WILL BE DETERMINED ON SITE.



NOTES
 * WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALE.

DATE	REV	DESCRIPTION	CHECK	DATE	REV	DESCRIPTION	CHECK
06.04.22	4	LEVELS TO WORK BRICKWORK	AP				
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18.01.22	2	ADD GRADING	CL	25.10.22	6	PROPOSED RENOVATION NO. 29, ACCESSIBLE UNIT DETAILS	AP
04.11.21	1	ISSUE FOR DA APPROVAL	CL	08.06.22	5	ADD MAILBOX, RELOCATE GARAGE	AP

DESIGNED BY

 PO Box 648 Maitland NSW 2320 - M: 0401 002 099 - E: info@urbanlivingsolutions.com.au
 ENERGY SMART DESIGN, DEVELOPMENT & ASSESSMENT

SITE ADDRESS
LOT 3 DP 31696 & LOT 52 DP 815073
 23a & 29 ROBERT STREET
 LOT 11 DP 536248
 4 FLORAL CLOSE
 TENAMBIT NSW 2321

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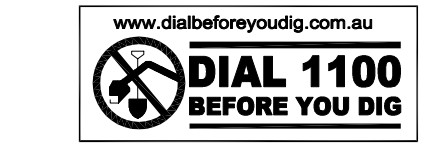
PROJECT
PROPOSED SUBDIVISION & MEDIUM DENSITY DEVELOPMENT

DESIGN CUSTOM
 SCALES
 1:250
 SHEET
CC03
 REV
7

JOB No.
21/156

LEGEND

- BOUNDARY LINE
- ADJACENT BOUNDARY
- EASEMENT LINE
- MINOR CONTOUR LINE
- MAJOR CONTOUR LINE
- RETAINING WALL
- FENCE LINE
- OVERHEAD POWER LINE
- POWER POLE
- ELECTRICAL PILLAR
- WATER METER
- SEWER MAN HOLE
- SEWER INSPECTION POINT
- SEWER VENT
- TELSTRA PIT
- DENOTES TREE
- R - RIDGE
- G - GUTTER
- A - AWNING



ROOF: COLORBOND SHEET METAL
 1. SHALE GREY
FASCIA/GUTTER:
 2. SURFMIST
DOWNPIPES:
 3. DULUX GREY PAUL
LIGHTWEIGHT HORIZONTAL CLADDING:
 4. DULUX GREY PAUL
RENDERED FINISH TO BLUEBOARD/FC SHEETING:
 5. DULUX AEROSOLUS
POSTS/PERGOLA/awning:
 6. DULUX AEROSOLUS
WINDOW/FRAME:
 7. DULUX WHITE ON WHITE

TYPE 2 - UNIT 3

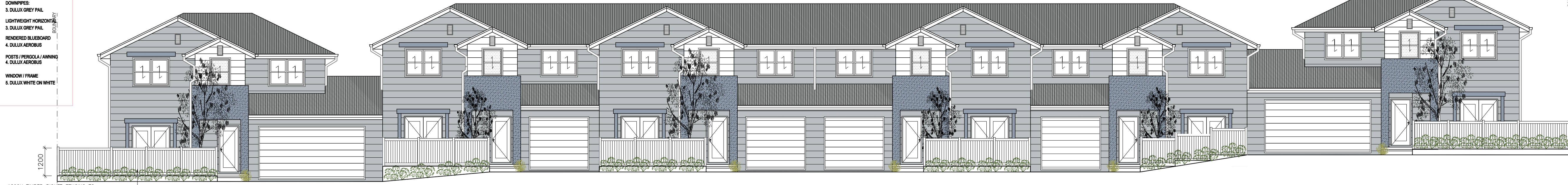
TYPE 3 - UNIT 4

TYPE 3 - UNIT 5

TYPE 3 - UNIT 6

TYPE 3 - UNIT 7

TYPE 2 - UNIT 8



NORTHERN ELEVATION
DRIVEWAY

TYPE 2 - UNIT 3

TYPE 3 - UNIT 4

TYPE 3 - UNIT 5

TYPE 3 - UNIT 6

TYPE 3 - UNIT 7

TYPE 2 - UNIT 8



NORTHERN ELEVATION

TYPE 2 - UNIT 8

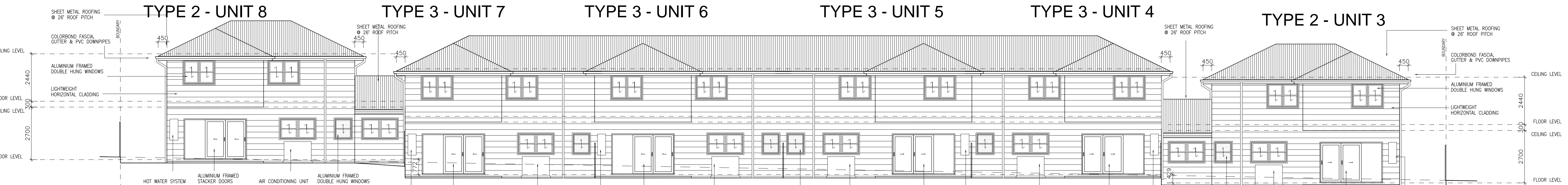
TYPE 3 - UNIT 7

TYPE 3 - UNIT 6

TYPE 3 - UNIT 5

TYPE 3 - UNIT 4

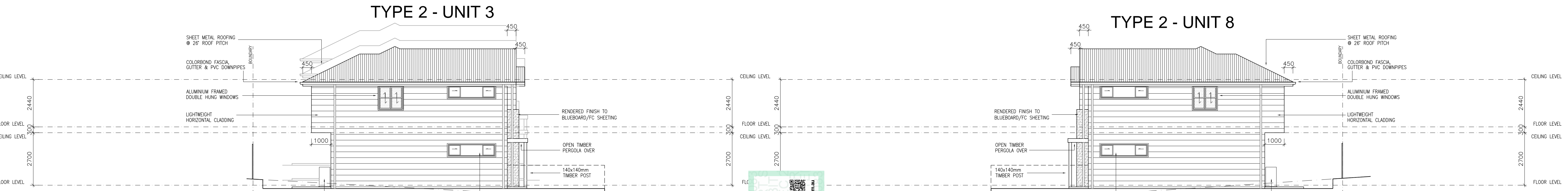
TYPE 2 - UNIT 3



SOUTHERN ELEVATION

TYPE 2 - UNIT 3

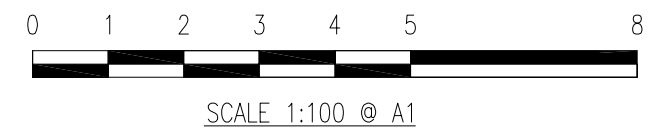
TYPE 2 - UNIT 8



EASTERN ELEVATION

WESTERN ELEVATION

PROPOSED RESIDENTIAL BLOCK B ELEVATIONS



NOTES
 * WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALE.

DATE	REV	DESCRIPTION	CHECK	DATE	REV	DESCRIPTION	CHECK
06.04.22	4	LEVELS TO WORK BRICKWORK	AP				
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18.01.22	2	ADD GRADING	C.L.	25.10.22	6	PROPOSED RENOVATION No. 29, ACCESSIBLE UNIT DETAILS	AP
04.11.21	1	ISSUE FOR DA APPROVAL	C.L.	08.06.22	5	ADD MAILBOX, RELOCATE GARAGE	AP

urbanliving
 PO Box 648 Maitland NSW 2320 - M: 0401 002 099 - E: info@urbanlivingsolutions.com.au
 ENERGY SMART DESIGN, DEVELOPMENT & ASSESSMENT

SITE ADDRESS
 LOT 3 DP 31696 & LOT 52 DP 815073
 23a & 29 ROBERT STREET
 LOT 11 DP 536248
 4 FLORAL CLOSE
 TENAMBIT NSW 2321

CLIENT
 ANTKIM HOLDINGS

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PROJECT
 PROPOSED SUBDIVISION & MEDIUM DENSITY DEVELOPMENT

DESIGN
 CUSTOM

SCALES
 1:100

SHEET
 CC09

REV
 7

JOB No.
 21/156

0008337610 21 Dec 2022
 Assessor Ian M. Chisham
 Accreditation No. DMV17/1619
 23a Robert Street, Tenambit, NSW, 2321
 www.ianm.com.au

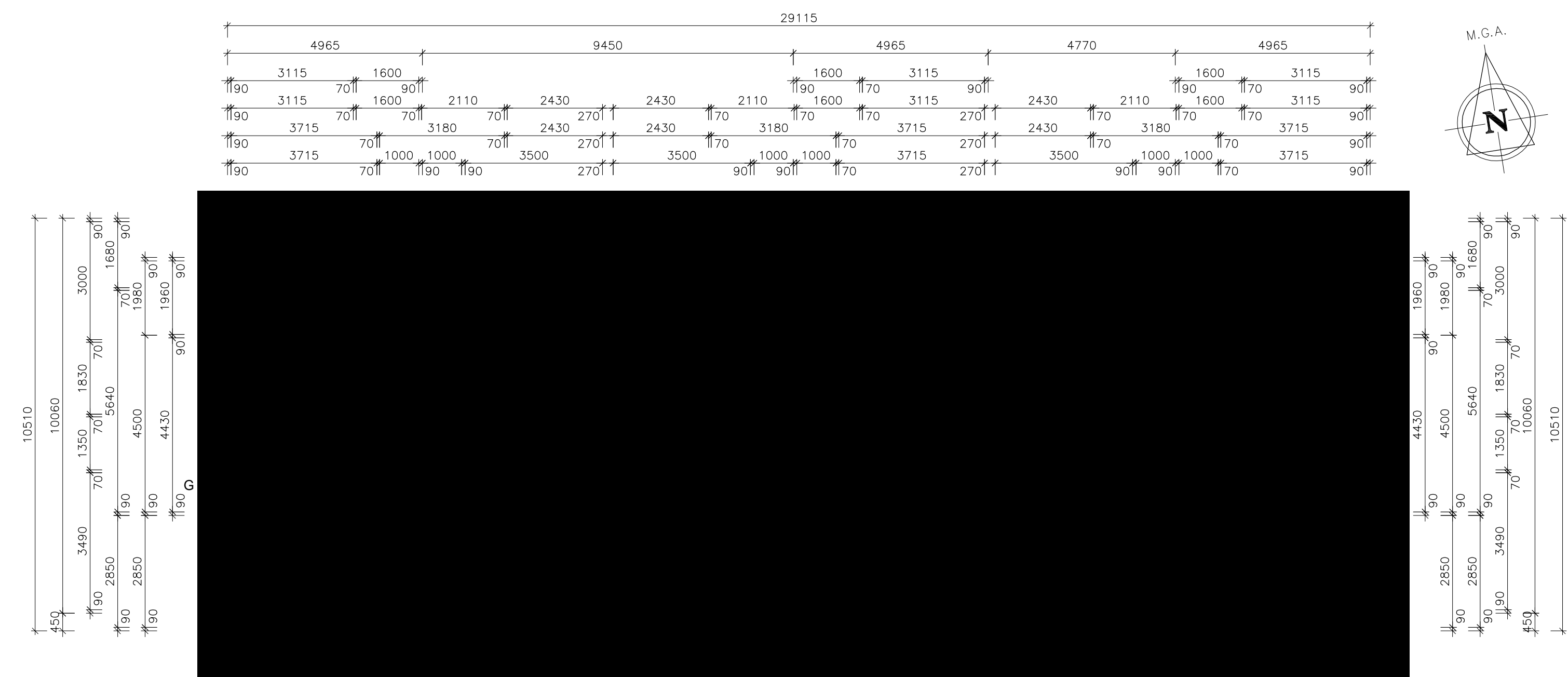
MECHANICAL VENTILATION DISCHARGE TO EXTERNAL WALL / EAVE

REFER TO BASIC TABLE FOR CONSTRUCTION REQUIREMENTS

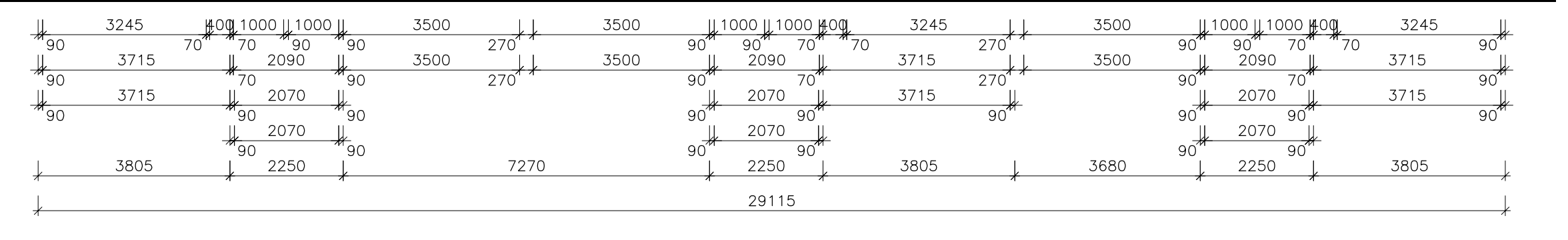
FIRE RATED SEPARATING WALL IN ACCORDANCE WITH BCA REQUIREMENTS CLAUSE 3.7.1.8 FRL 60/60/60 CLAUSE 3.7.1.8 SOUND REQUIREMENTS

WINDOWS TO UPPER FLOORS TO COMPLY WITH BCA CLAUSE 3.9.2.3 PROTECTION OF OPENABLE WINDOWS

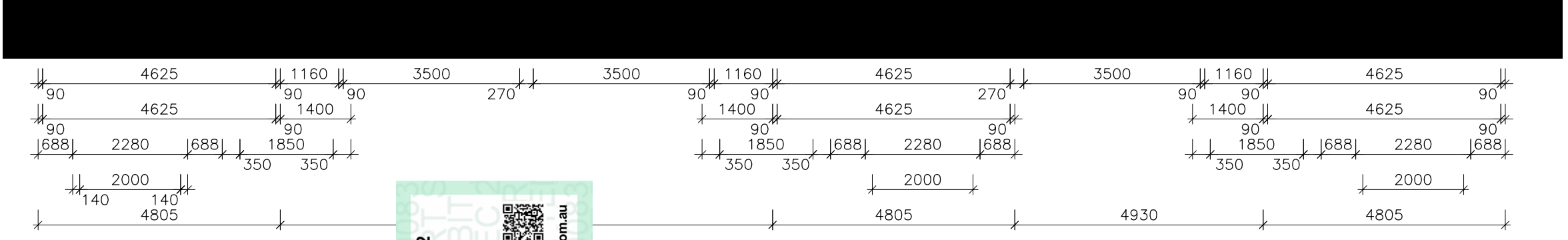
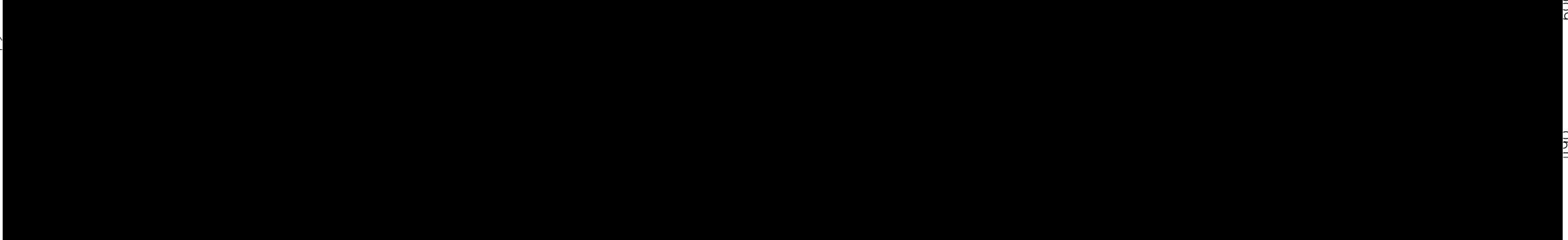
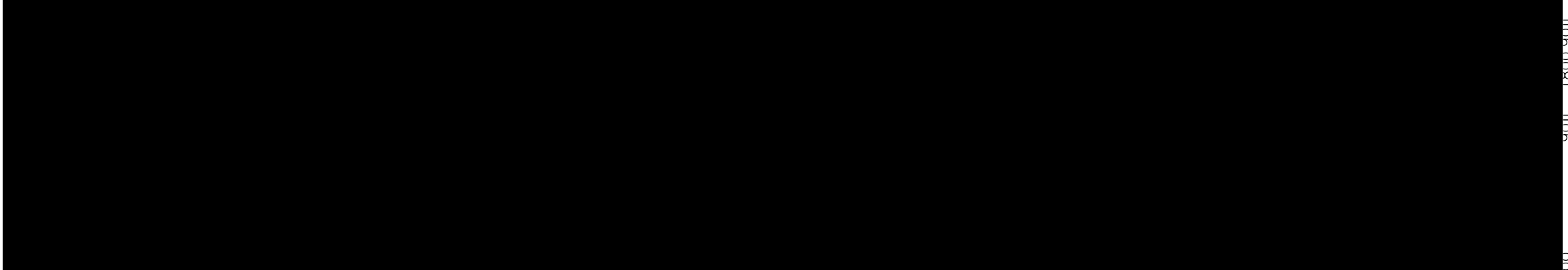
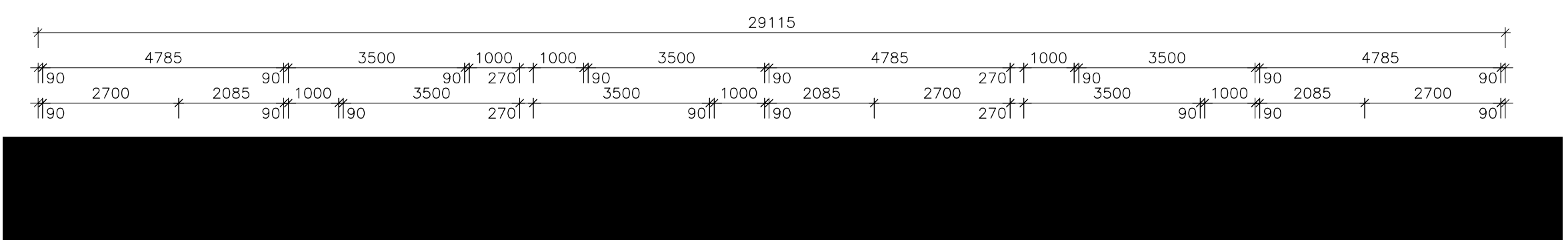
www.dialbeforeyoudig.com.au
DIAL 1100 BEFORE YOU DIG



UPPER



LOWER



PROPOSED RESIDENTIAL FLOOR PLANS



NOTES

- * WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALE.

DATE	REV	DESCRIPTION	CHECK	DATE	REV	DESCRIPTION	CHECK
06.04.22	4	LEVELS TO WORK BRICKWORK	AP				
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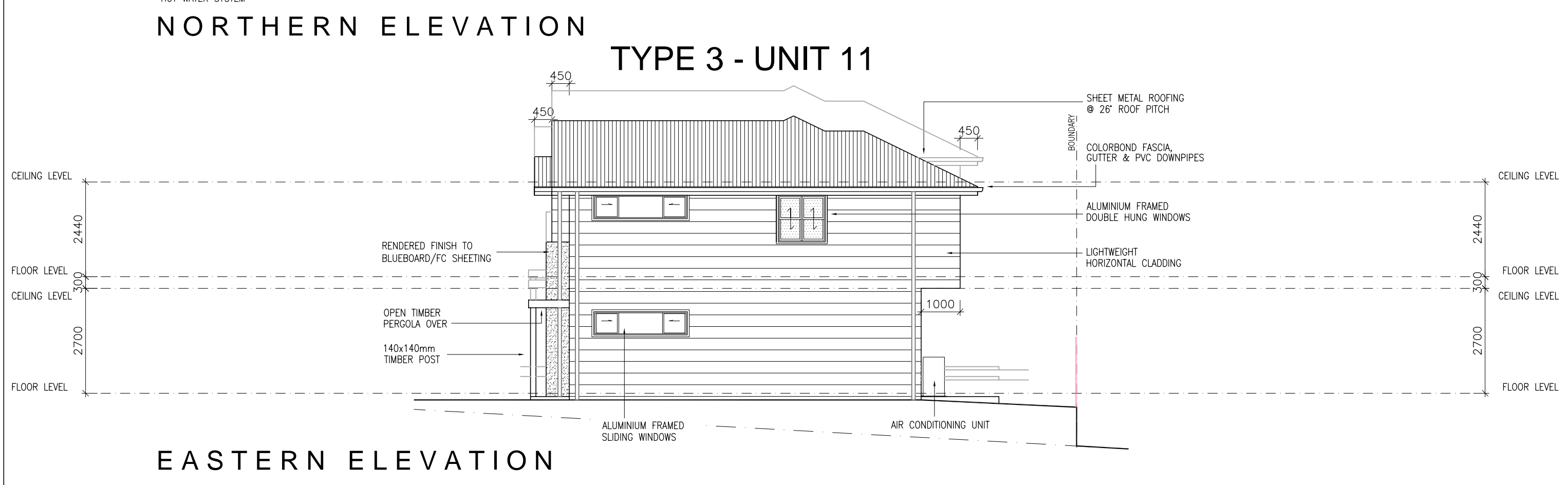
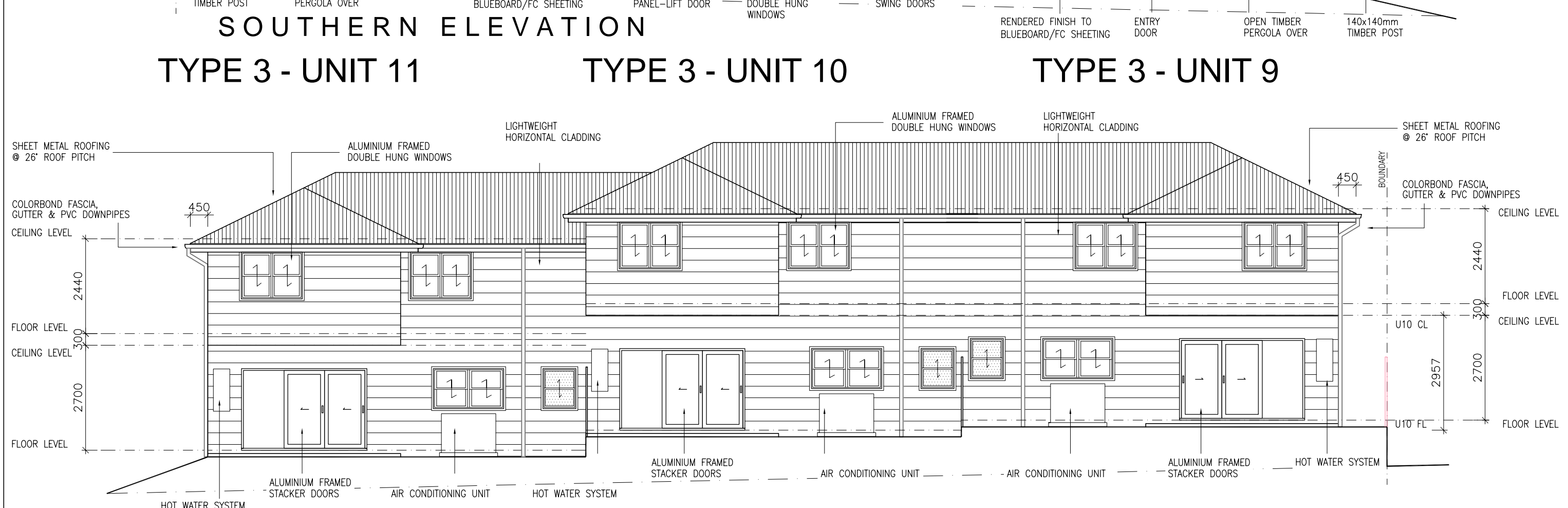
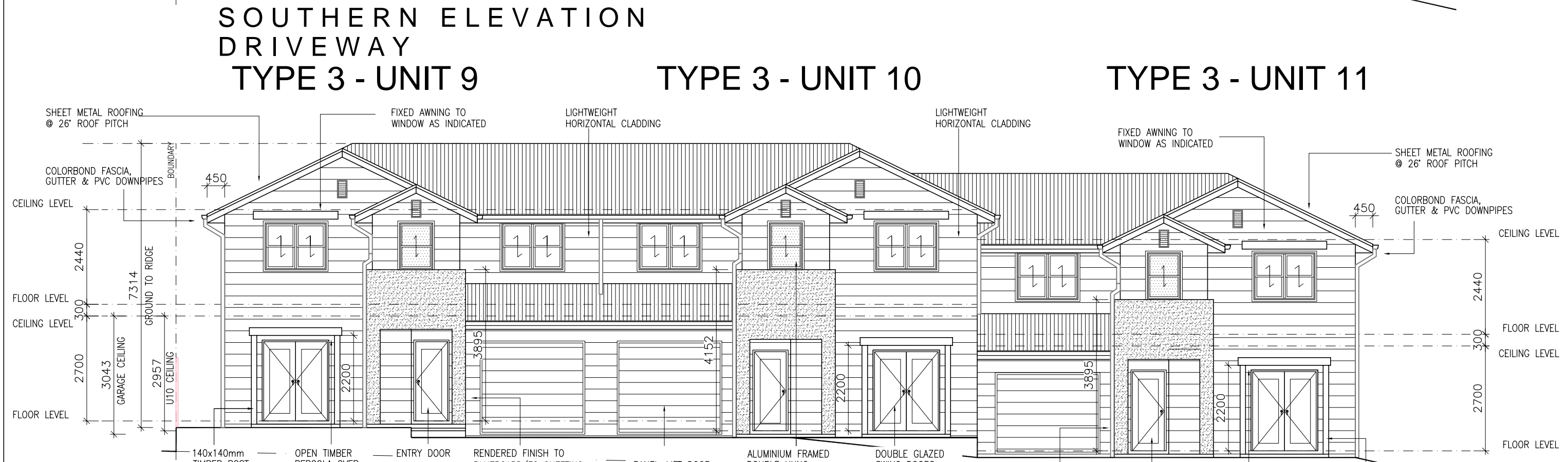
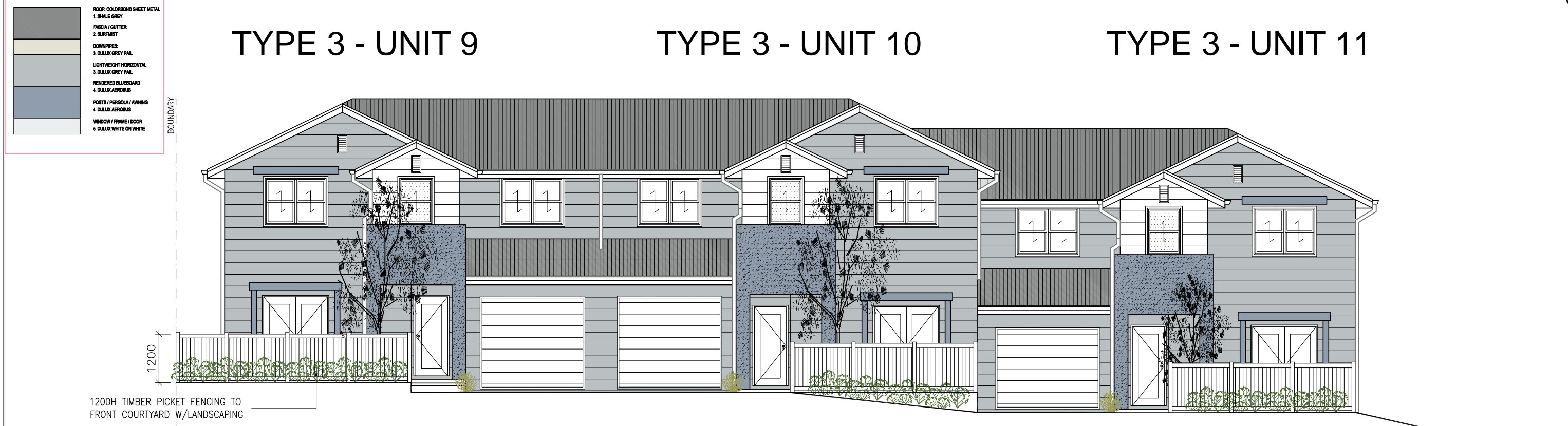
	TYPE 2	TYPE 3
HOUSE:	U: 84.4 m ² L: 60.7 m ²	U: 84.4 m ² L: 60.7 m ²
GARAGE:	37.3 m ²	21.9 m ²
PATIO:	2.9 m ²	2.9 m ²
TOTAL:	185.3 m ²	169.9 m ²

WATER TANKS REMOTE FROM DWELLING UNITS
MB / SB LOCATIONS TO BE CONFIRMED ON SITE

MECHANICAL VENTILATION DISCHARGE TO EXTERNAL WALL / EAVE
REFER TO BASIX TABLE FOR CONSTRUCTION REQUIREMENTS
WINDOWS TO UPPER FLOORS TO COMPLY WITH BASIX CLAUSE 3.9.2.5 PROTECTION OF OPENABLE WINDOWS

DESIGNED BY

PO Box 648 Maitland NSW 2320 - M: 0401 002 099 - E: info@urbanlivingsolutions.com.au
ENERGY SMART DESIGN, DEVELOPMENT & ASSESSMENT



PROPOSED RESIDENTIAL BLOCK B ELEVATIONS



SITE ADDRESS
LOT 3 DP 31696 & LOT 52 DP 815073
23a & 29 ROBERT STREET
LOT 11 DP 536248
4 FLORAL CLOSE
TENAMBIT NSW 2321

CLIENT: ANTKIM HOLDINGS

PROJECT: PROPOSED SUBDIVISION & MEDIUM DENSITY DEVELOPMENT

DESIGN: CUSTOM

SCALES: 1:100

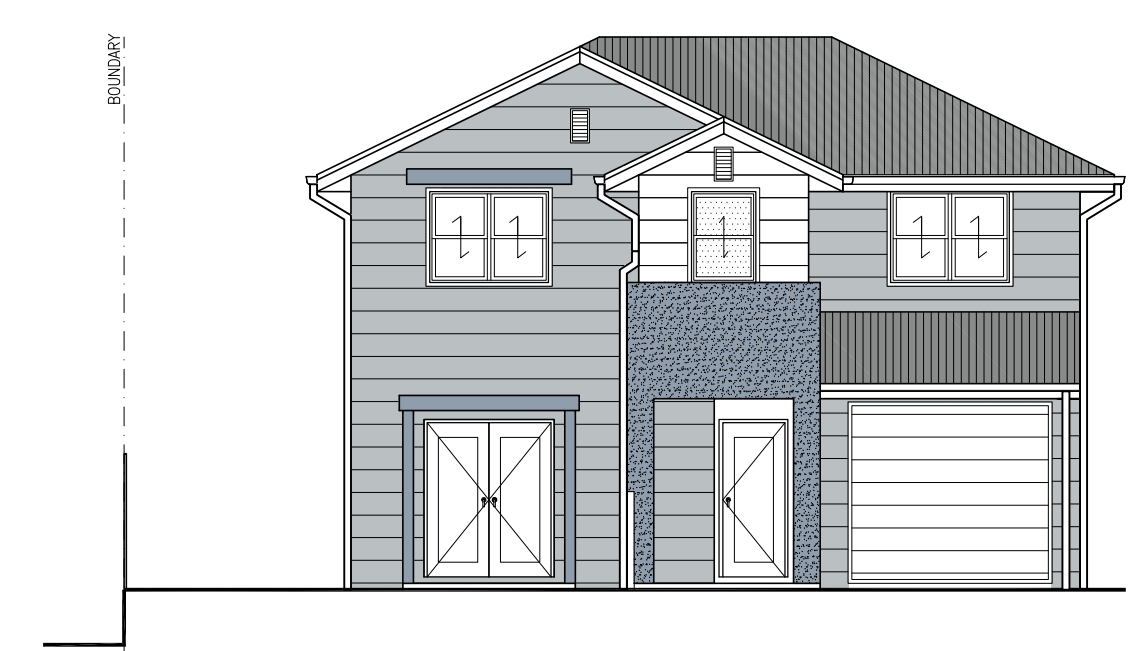
SHEET: CC14

REV: 7

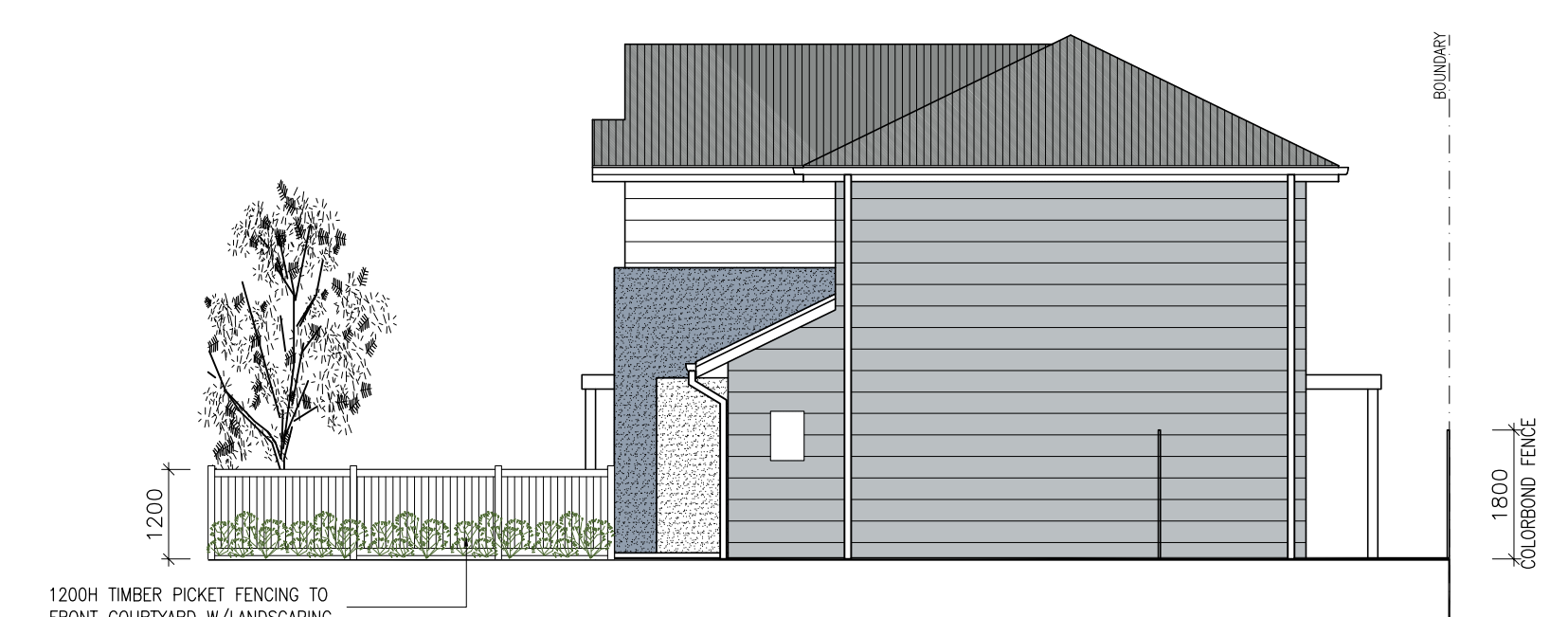
JOB No.: 21/156

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DIAL 1100 BEFORE YOU DIG

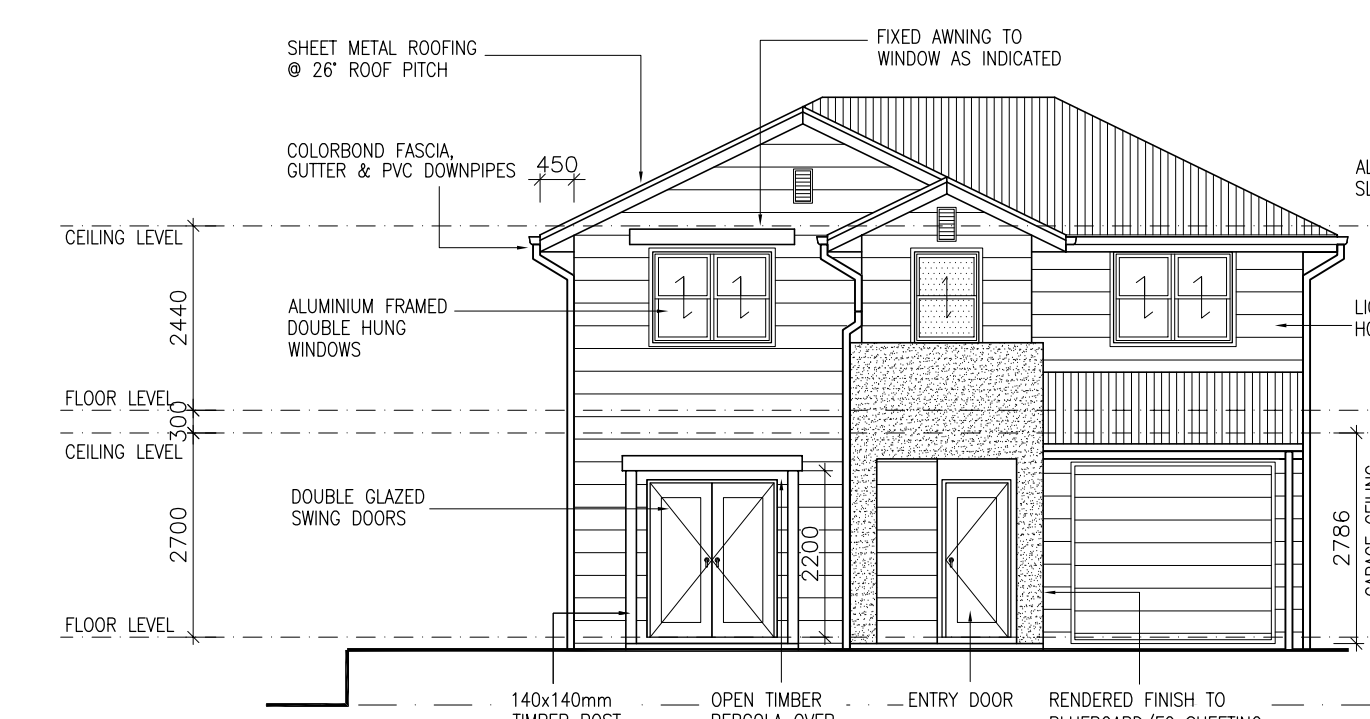
ROOF COLORBOND D-847 METAL
 COLORBOND
 ALUMINIUM
 LIGHTWEIGHT HORIZONTAL CLADDING
 ALUMINIUM FRAMED SLIDING WINDOWS
 ALUMINIUM FRAMED DOUBLE HUNG WINDOWS
 DOUBLE GLAZED SWING DOORS
 OPEN TIMBER PERGOLA OVER
 140x140mm TIMBER POST



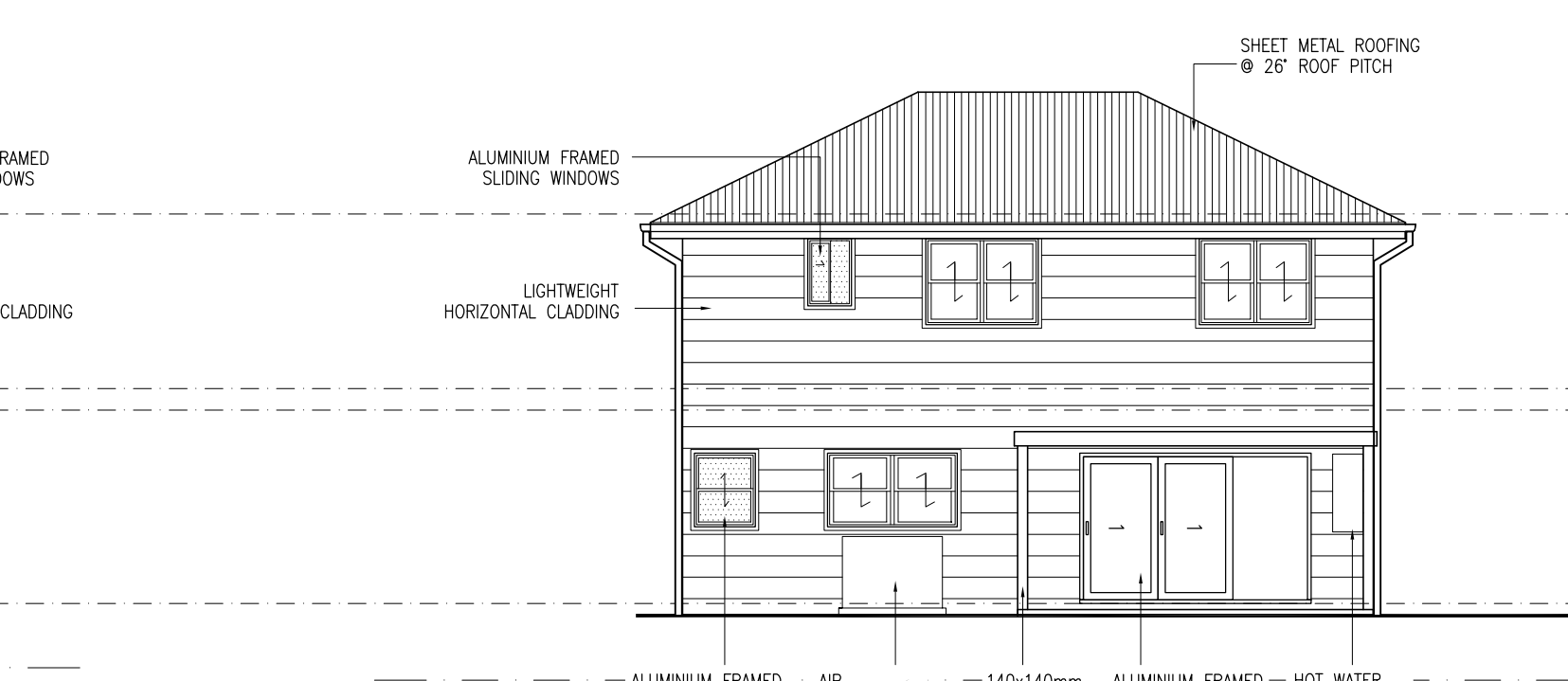
WESTERN ELEVATION



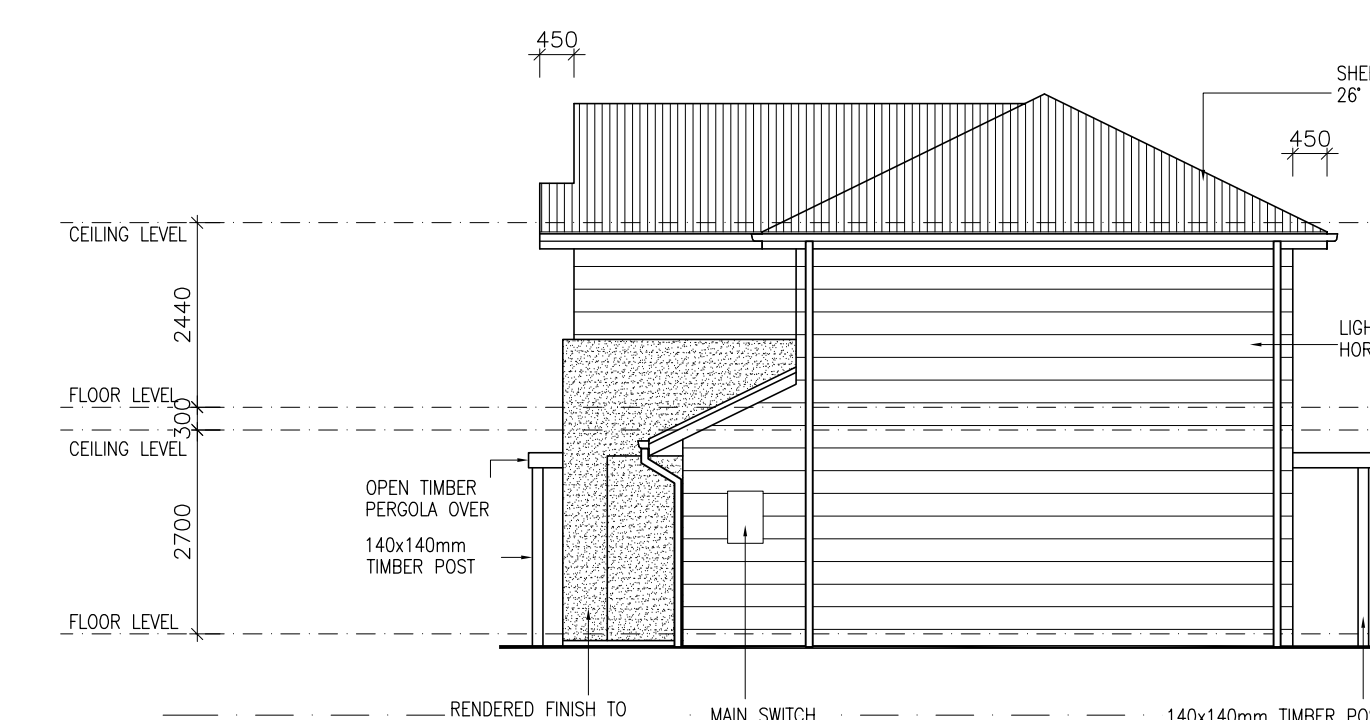
SOUTHERN ELEVATION



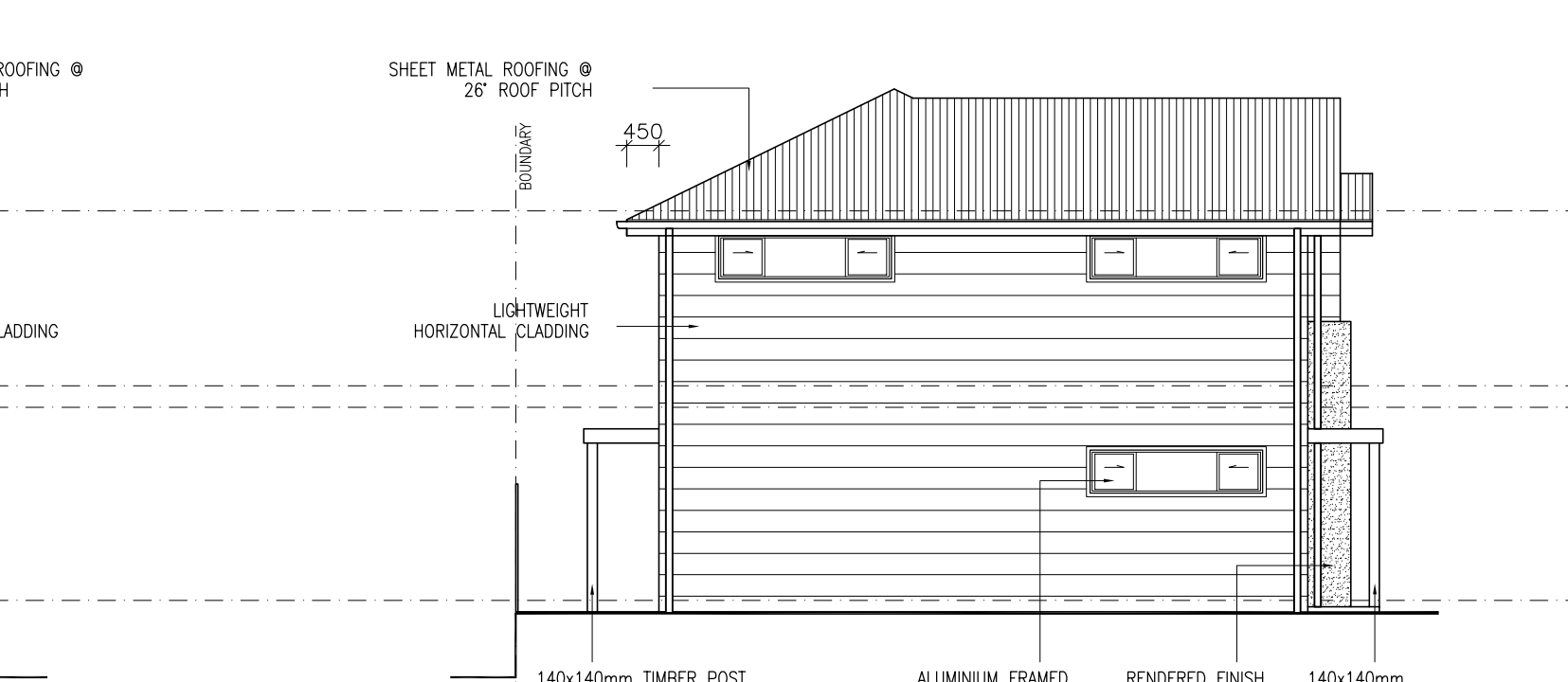
WESTERN ELEVATION



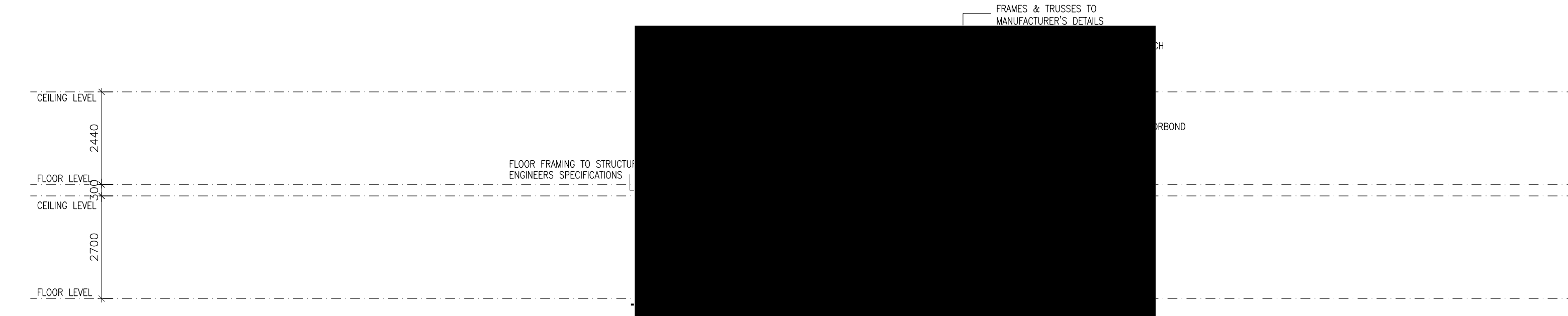
EASTERN ELEVATION



SOUTHERN ELEVATION



NORTHERN ELEVATION



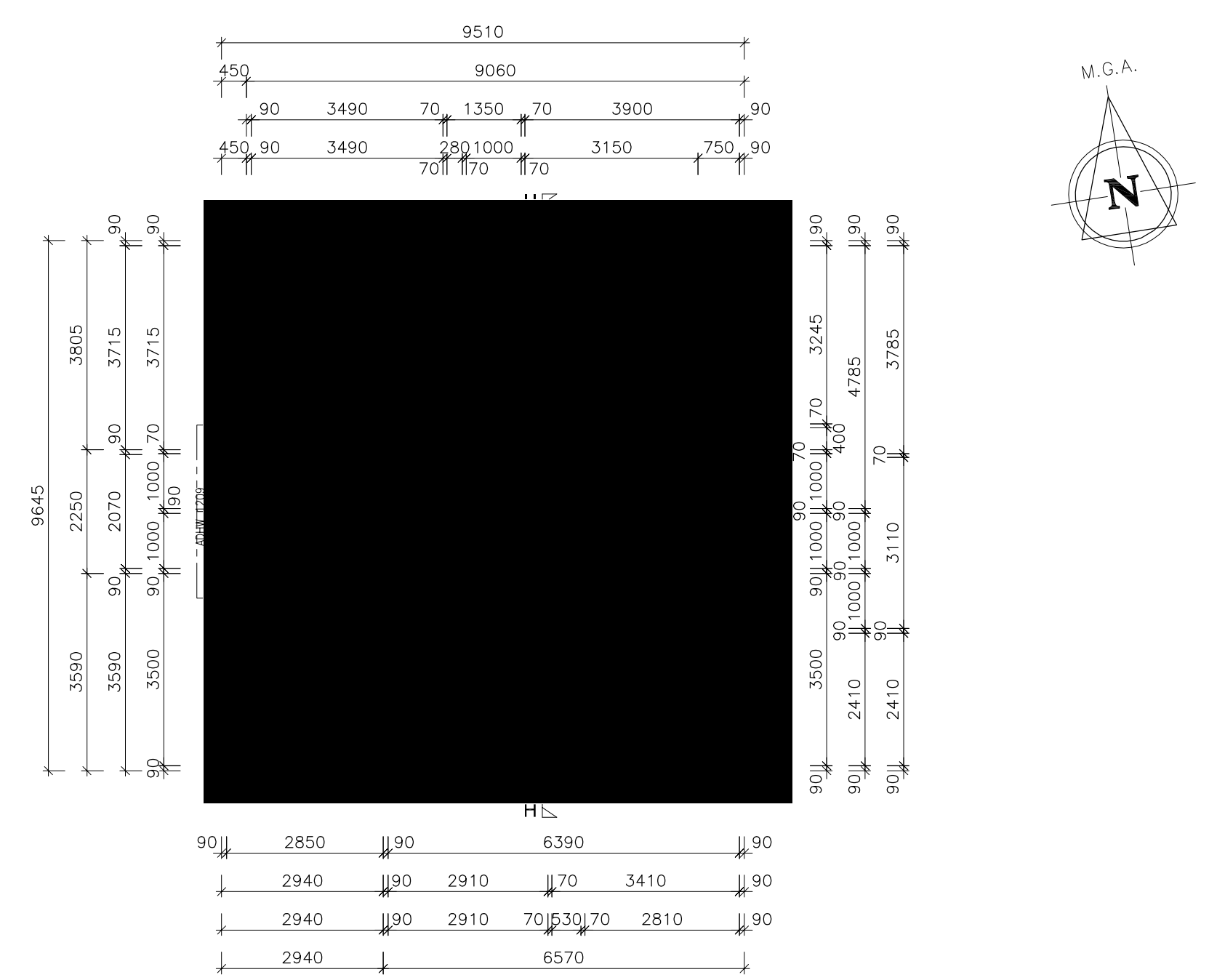
SECTION H-H

TYPE 4
PROPOSED RESIDENTIAL UNIT 12
ELEVATIONS & SECTION

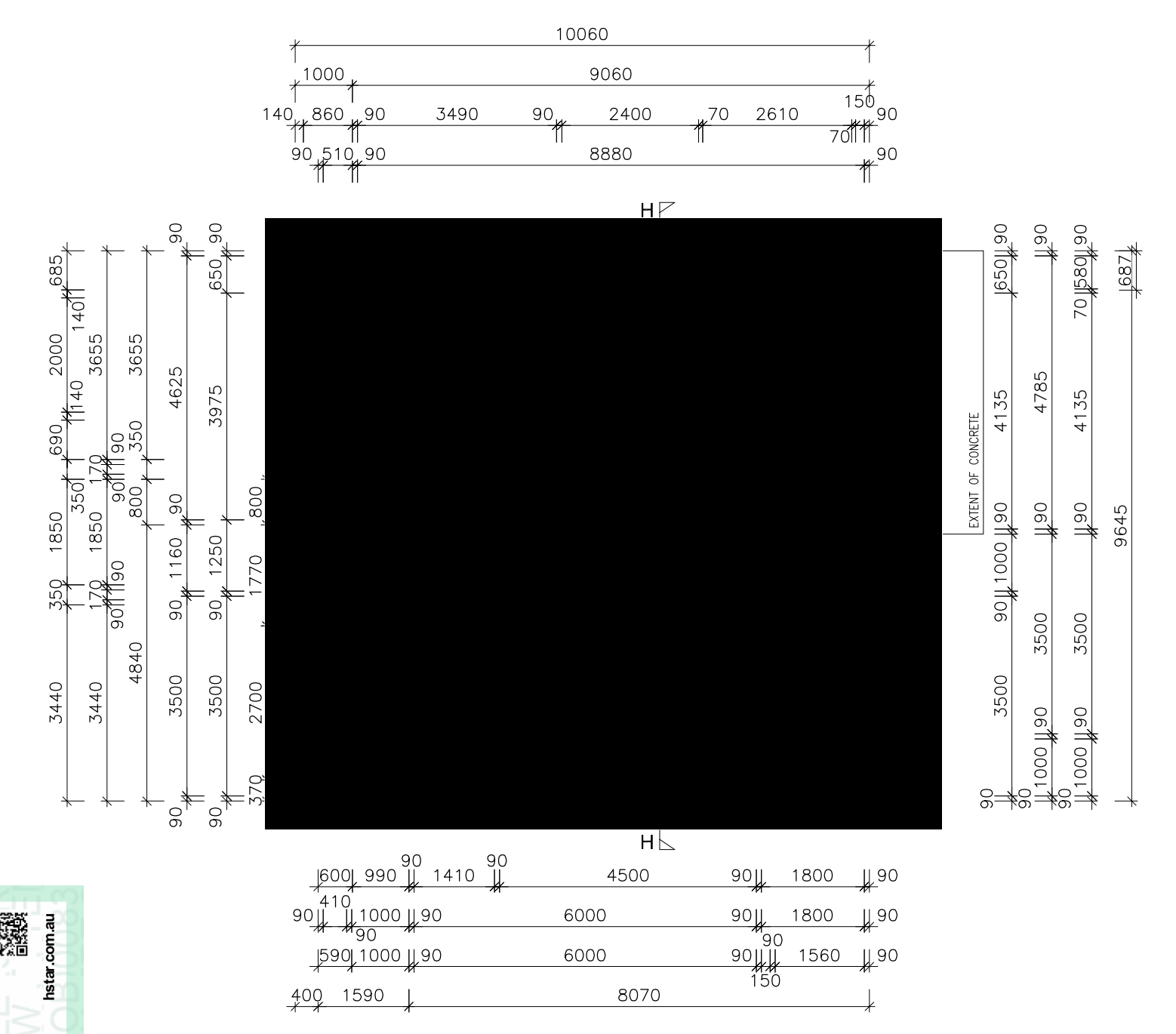
WATER TANKS REMOTE FROM DWELLING UNITS
 MB / SB LOCATIONS TO BE CONFIRMED ON SITE
 ALL WINDOW HEAD HEIGHTS 2100 UNLESS OTHERWISE NOTED
 FIRE RATED SEPARATING WALL IN ACCORDANCE WITH BCA REQUIREMENTS CLAUSE 3.7.1.8 FRL 60/60/60 CLAUSE 3.7.1.8 SOUND REQUIREMENTS
 REFER TO BASIX TABLE FOR CONSTRUCTION REQUIREMENTS
 WINDOWS TO UPPER FLOORS TO COMPLY WITH BCA CLAUSE 3.9.2.5 PROTECTION OF OPENABLE WINDOWS
 SCALE 1:100 @ A1

DESIGNED BY **Urbanliving**
 SITE ADDRESS **LOT 3 DP 31696 & LOT 52 DP 815073**
23a & 29 ROBERT STREET
LOT 11 DP 536248
4 FLORAL CLOSE
TENAMBIT NSW 2321
 CLIENT **ANTKIM HOLDINGS**
 PROJECT **PROPOSED SUBDIVISION & MEDIUM DENSITY DEVELOPMENT**
 DESIGN **CUSTOM**
 SCALES **1:100**
 SHEET **CC17** REV **7**
 JOB No. **21/156**
 NOTES: * WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALE.

UPPER



LOWER



TYPE 4
 HOUSE: U: 79.5 m²
 L: 59.8 m²
 GARAGE: 22.7 m²
 PATIO: 2.9 m²
 TOTAL: 164.9 m²

PROPOSED RESIDENTIAL UNIT 12
FLOOR PLANS

0 1 2 3 4 5 8
 SCALE 1:100 @ A1

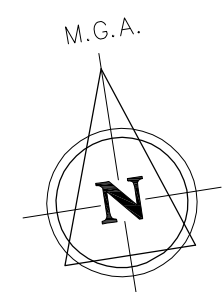
DATE	REV	DESCRIPTION	CHECK	DATE	REV	DESCRIPTION	CHECK
06.04.22	4	LEVELS TO WORK BRICKWORK	AP				
01.03.22	3	AMEND GRADING	AP	25.11.22	7	ADD 4 FLORAL CLOSE, RESULTING IN AN ADDITIONAL 4 DWELLINGS	AP
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04.11.21	1	ISSUE FOR DA APPROVAL	CL	08.06.22	5	ADD MAILBOX, RELOCATE GARAGE	AP

DATE	REV	DESCRIPTION	CHECK	DATE	REV	DESCRIPTION	CHECK

0008337610 21 Dec 2022
 Assessor: Leanne Chadban
 Accreditation No. DM17/1919
 200 Robert Street, Tenambit, NSW, 2321
 hstar.com.au

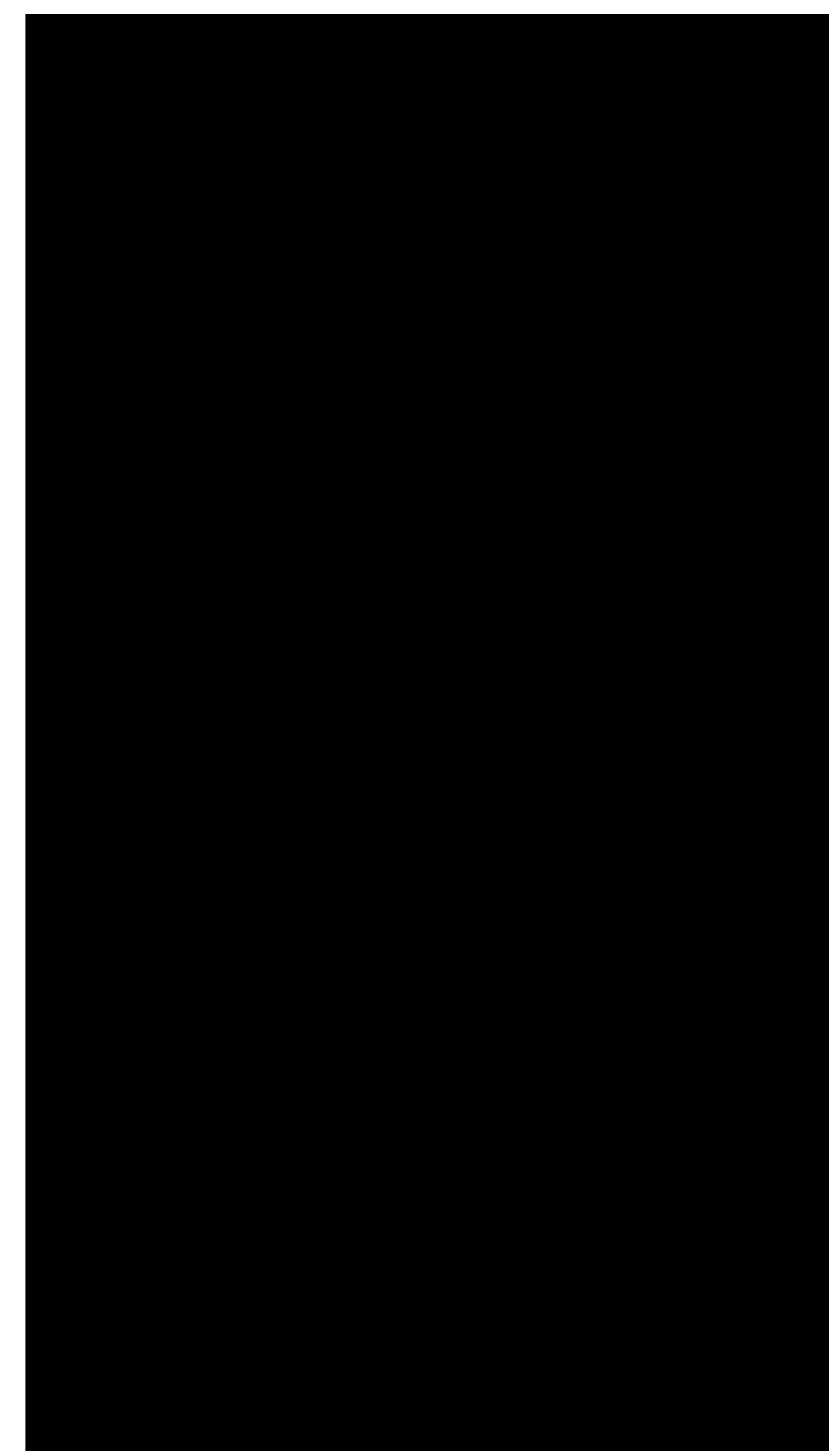
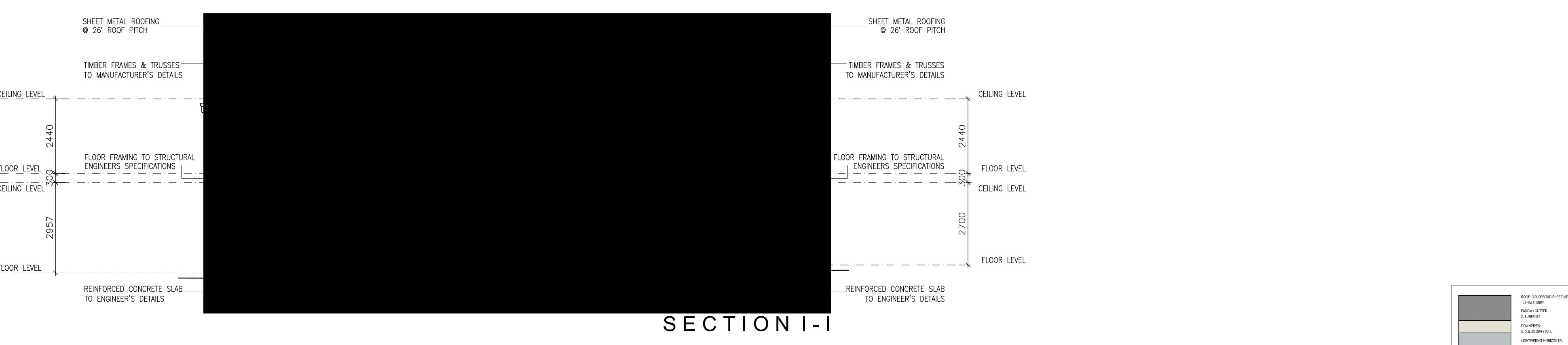
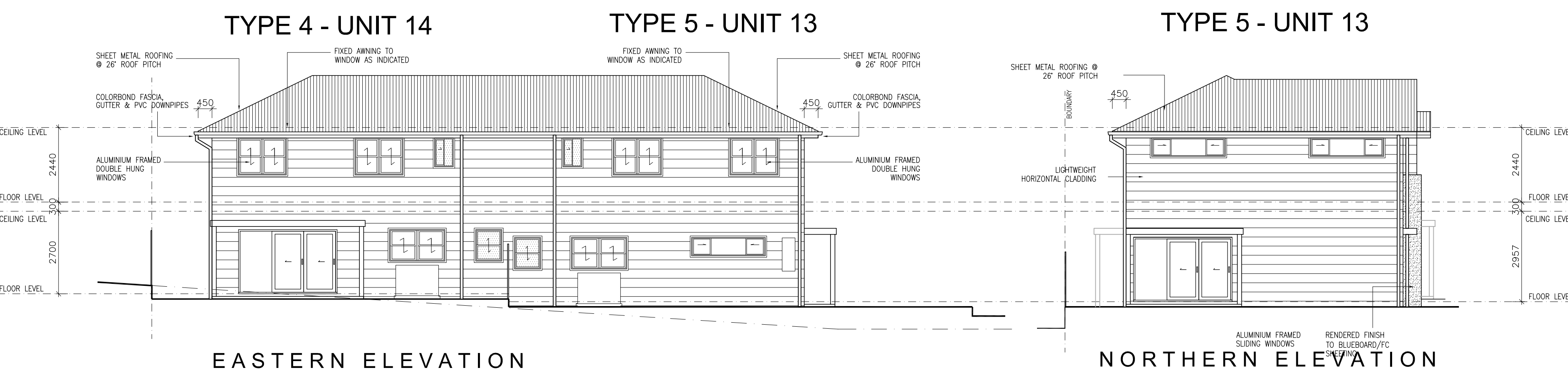
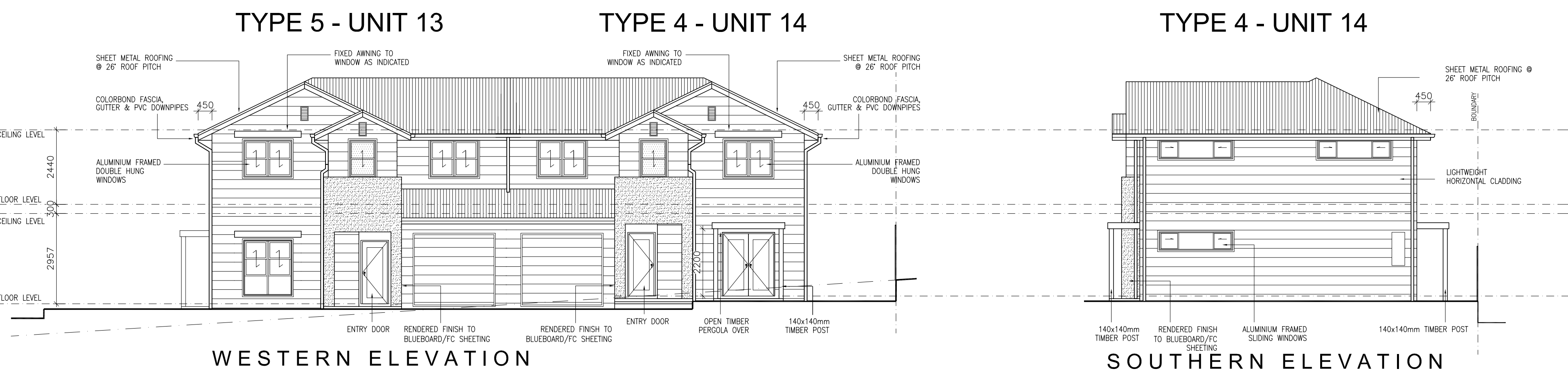
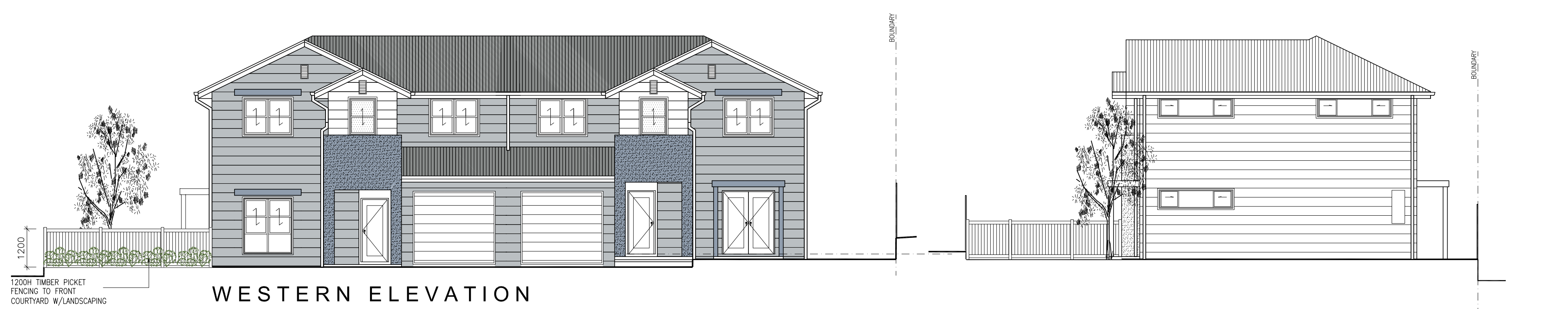
TENAMBIT NSW
 0008337610

DIAL 1100
 BEFORE YOU DIG

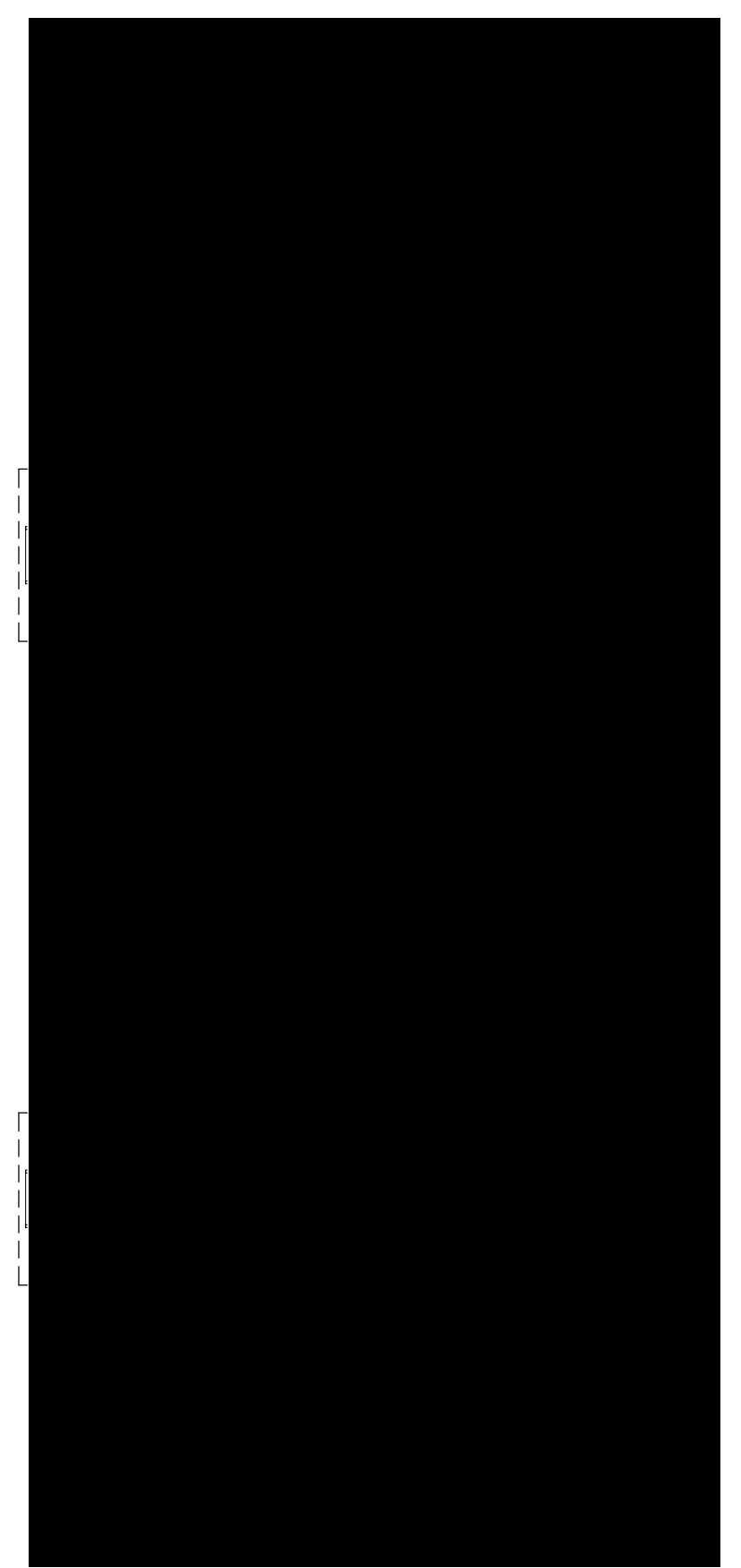


ELECTRICAL LEGEND

- DOWNLIGHT
- FLUORESCENT LIGHT
- EXHAUST FAN/LIGHT
- ⊗ I.X.L. TASTIC FAN/LIGHT/HEATER
- ⊗ SWITCH POSITION
- ⊗ SMOKE ALARM (HARD WIRED)
- ⊕ TV POINT
- ⊕ PERMANENT POWER
- ⊕ SINGLE POWER POINT
- ⊕ DOUBLE POWER POINT
- ⊕ WEATHERPROOF DOUBLE POWER POINT



LOWER

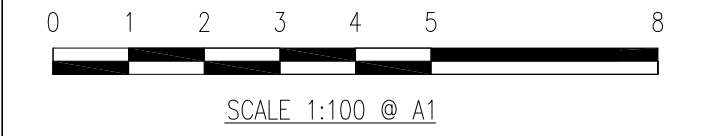


UPPER

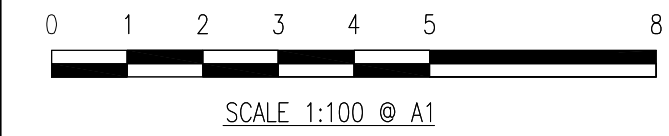
WATER TANKS REMOTE FROM DWELLING UNITS
MB / SB LOCATIONS TO BE CONFIRMED ON SITE

GAS INSTANTANEOUS HOT WATER
GAS COOKTOP
ELECTRIC OVEN

PROPOSED RESIDENTIAL BLOCK D ELECTRICAL PLANS



PROPOSED RESIDENTIAL BLOCK D ELEVATIONS & SECTIONS



NOTES

- * WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALE.

DATE	REV	DESCRIPTION	CHECK	DATE	REV	DESCRIPTION	CHECK
06.04.22	4	LEVELS TO WORK BRICKWORK	AP				
01.03.22	3	AMEND GRADING	AP	25.11.22	7	ADD 4 FLORAL CLOSE, RESULTING IN AN ADDITIONAL 4 DWELLINGS	AP
18.01.22	2	ADD GRADING	CL	25.10.22	6	PROPOSED RENOVATION No. 29, ACCESSIBLE UNIT DETAILS	AP
04.11.21	1	ISSUE FOR DA APPROVAL	CL	08.06.22	5	ADD MAILBOX, RELOCATE GARAGE	AP

DESIGNED BY

PO Box 648 Maitland NSW 2320 - M: 0401 002 099 - E: info@urbanlivingsolutions.com.au
ENERGY SMART DESIGN, DEVELOPMENT & ASSESSMENT

SITE ADDRESS
**LOT 3 DP 31696 & LOT 52 DP 815073
23a & 29 ROBERT STREET
LOT 11 DP 536248
4 FLORAL CLOSE
TENAMBIT NSW 2321**

CLIENT
ANTKIM HOLDINGS

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PROJECT
PROPOSED SUBDIVISION & MEDIUM DENSITY DEVELOPMENT

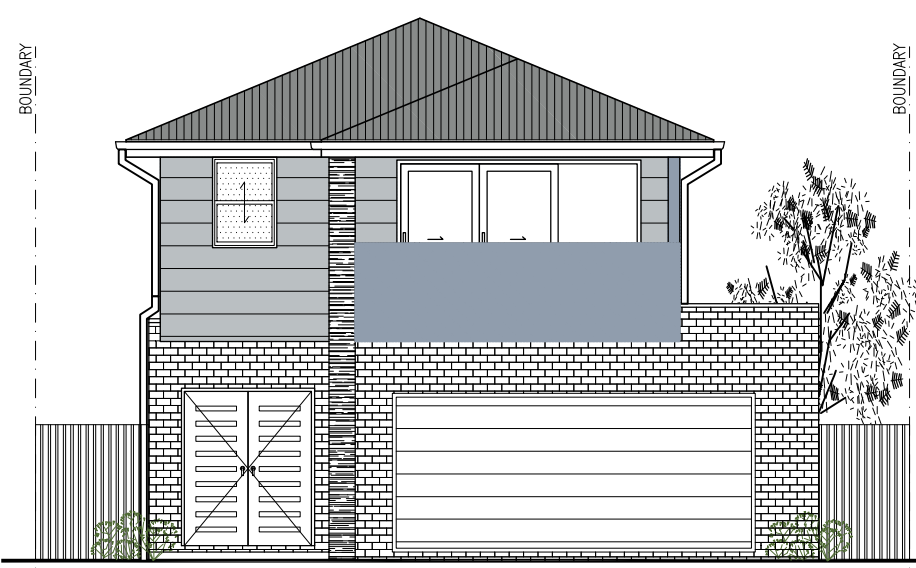
DESIGN
CUSTOM

SCALES
1:100

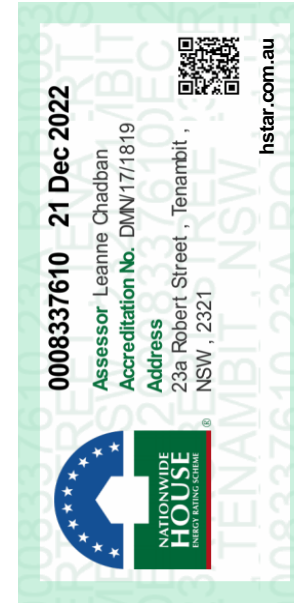
SHEET
CC20

REV
7

JOB No.
21/156

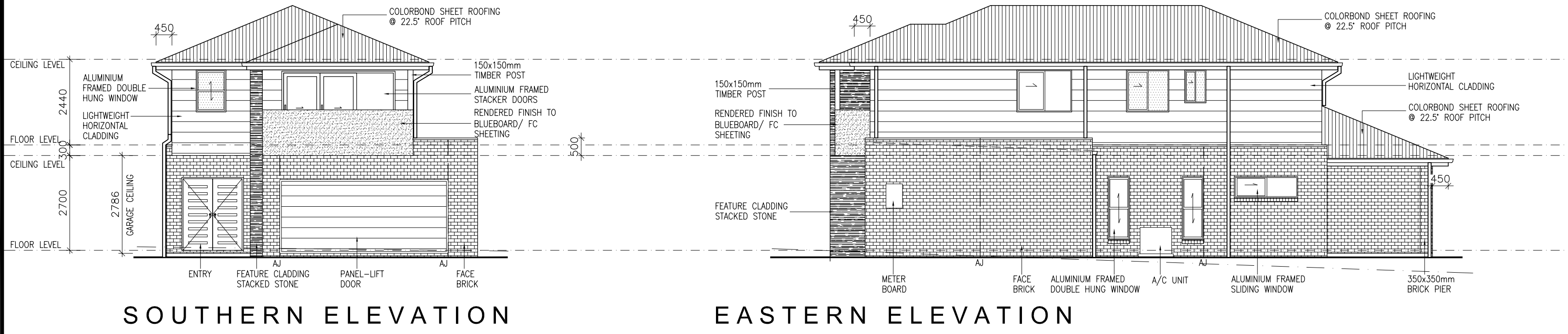
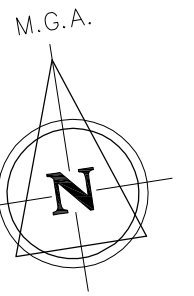


SOUTHERN ELEVATION



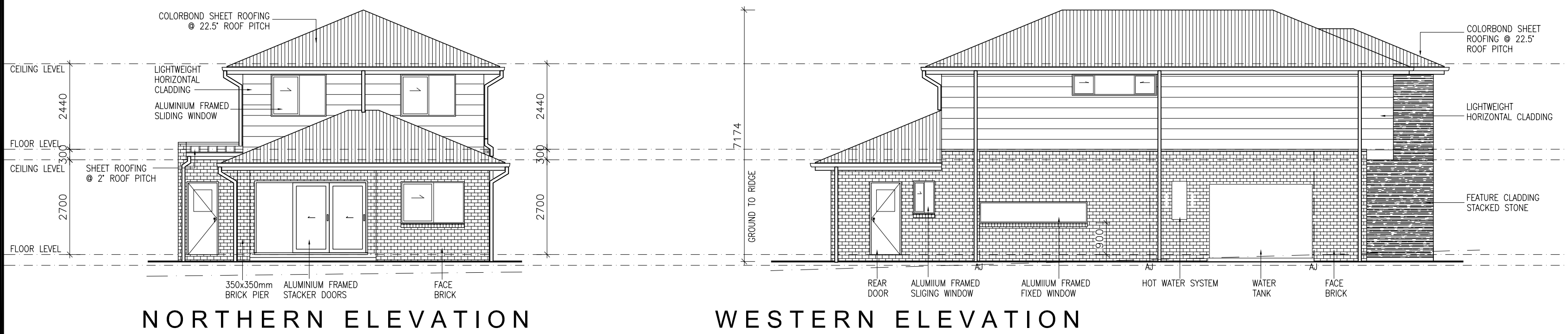
ELECTRICAL LEGEND

- DOWNLIGHT
- FLUORESCENT LIGHT
- EXHAUST FAN/LIGHT
- ⊗ I.X.L. TASTIC FAN/LIGHT/HEATER
- ⊗ SWITCH POSITION
- ⊗ SMOKE ALARM (HARD WIRED)
- ⊕ TV POINT
- ⊕ PERMANENT POWER
- ⊕ SINGLE POWER POINT
- ⊕ DOUBLE POWER POINT
- ⊕ WEATHERPROOF DOUBLE POWER POINT



SOUTHERN ELEVATION

EASTERN ELEVATION



NORTHERN ELEVATION

WESTERN ELEVATION

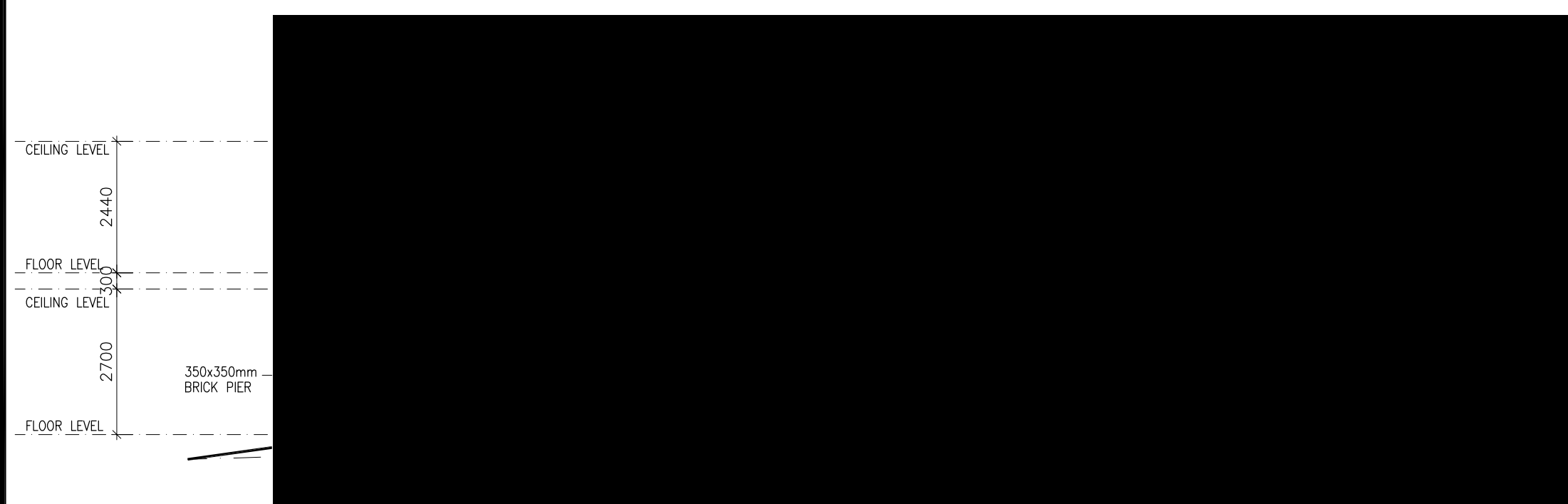


LOWER



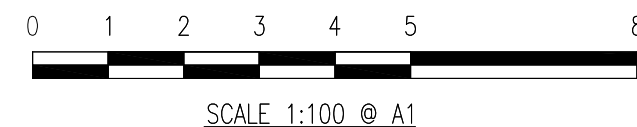
UPPER

TYPE 6 - UNIT 15



SECTION J-J

PROPOSED RESIDENTIAL UNIT 15 ELEVATIONS & SECTIONS



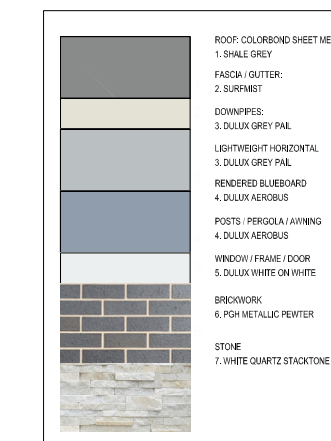
NOTES
* WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALE.

DATE	REV	DESCRIPTION	CHECK	DATE	REV	DESCRIPTION	CHECK
06.04.22	4	LEVELS TO WORK BRICKWORK	AP				
01.03.22	3	AMEND GRADING	AP	25.11.22	7	ADD 4 FLORAL CLOSE, RESULTING IN AN ADDITIONAL 4 DWELLINGS	AP
18.01.22	2	ADD GRADING	C.L.	25.10.22	6	PROPOSED RENOVATION No. 29, ACCESSIBLE UNIT DETAILS	AP
04.11.21	1	ISSUE FOR DA APPROVAL	C.L.	08.06.22	5	ADD MAILBOX, RELOCATE GARAGE	AP

WATER TANKS REMOTE FROM DWELLING UNITS
MB / SB LOCATIONS TO BE CONFIRMED ON SITE

MECHANICAL VENTILATION DISCHARGE TO EXTERNAL WALL/ EAVE
REFER TO BASIC TABLE FOR CONSTRUCTION REQUIREMENTS
WINDOWS TO UPPER FLOORS TO COMPLY WITH BCA CLAUSE 3.9.2.3 PROTECTION OF OPENABLE WINDOWS

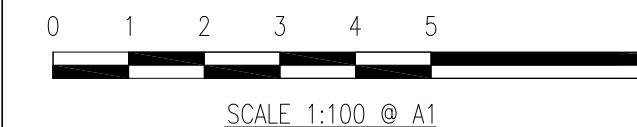
WATER TANKS REMOTE FROM DWELLING UNITS
MB / SB LOCATIONS TO BE CONFIRMED ON SITE



WATER TANKS REMOTE FROM DWELLING UNITS
MB / SB LOCATIONS TO BE CONFIRMED ON SITE

GAS INSTANTANEOUS HOT WATER
GAS COOKTOP
ELECTRIC OVEN

PROPOSED RESIDENTIAL UNIT 15 ELECTRICAL PLANS



CLIENT
ANTKIM HOLDINGS

PROJECT
PROPOSED SUBDIVISION & MEDIUM DENSITY DEVELOPMENT

DESIGN
CUSTOM

JOB No.
21/156

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SCALES
1:100
SHEET
CC23
REV
7



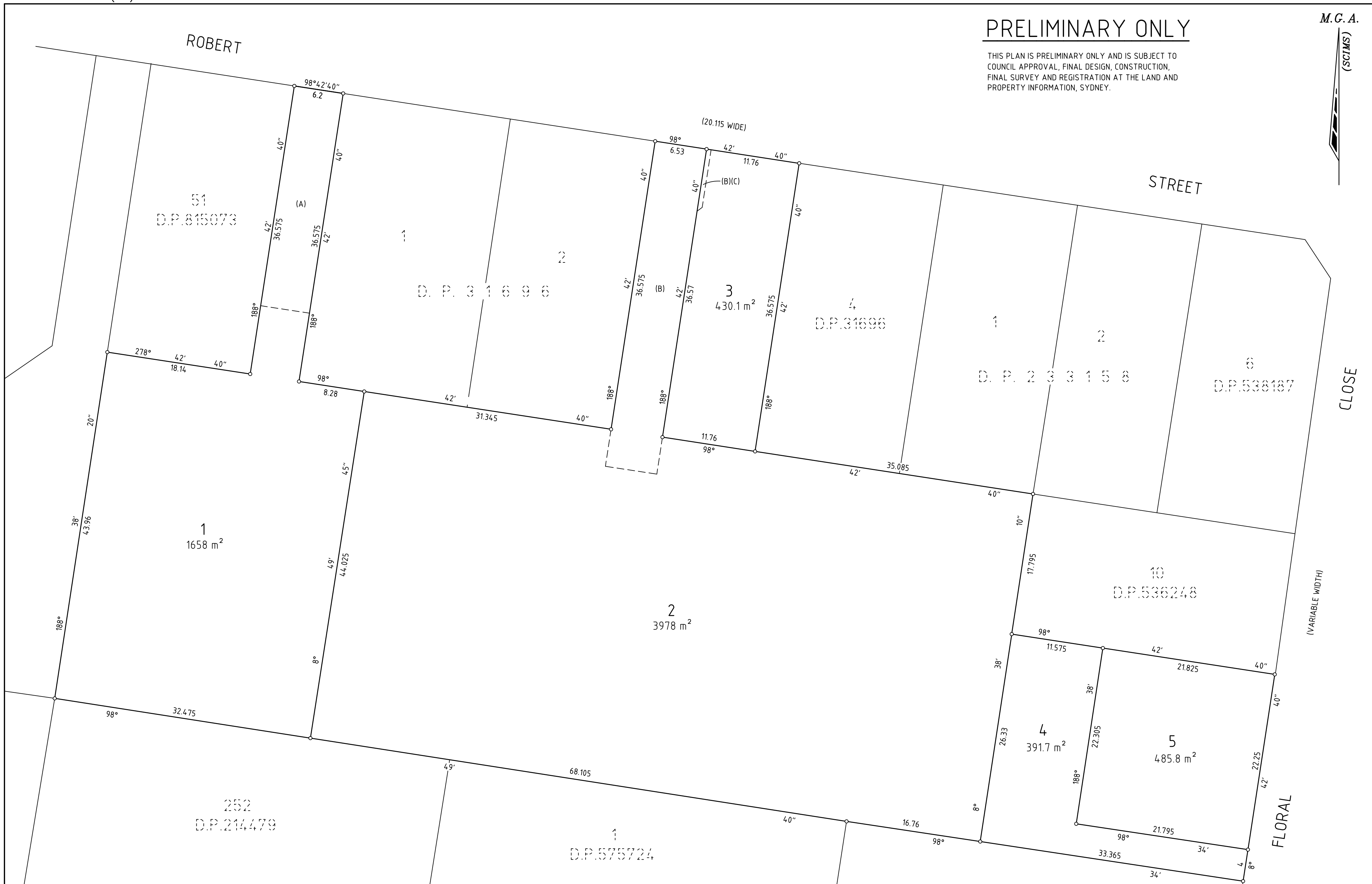
DESIGNED BY
SITE ADDRESS
LOT 3 DP 31696 & LOT 52 DP 815073
23a & 29 ROBERT STREET
LOT 11 DP 536248
4 FLORAL CLOSE
TENAMBIT NSW 2321

PRELIMINARY ONLY

THIS PLAN IS PRELIMINARY ONLY AND IS SUBJECT TO COUNCIL APPROVAL, FINAL DESIGN, CONSTRUCTION, FINAL SURVEY AND REGISTRATION AT THE LAND AND PROPERTY INFORMATION, SYDNEY.

M. G. A.

(SCIMS)



- (A) RIGHT OF CARRIAGEWAY 6.2 WIDE (D.P.815073)
- (B) RIGHT OF CARRIAGEWAY VARIABLE WIDTH
- (C) EASEMENT FOR SERVICES VARIABLE WIDTH

SURVEYOR
 Name: NIGEL DELFS
 Date:
 Reference: 21745

PLAN OF SUBDIVISION OF LOT 52 D.P.815073,
 LOT 3 D.P.31696 & LOT 11 D.P.536248

LGA: MAITLAND
 Locality: TENAMBIT
 Reduction Ratio 1:300
 Lengths are in metres.

REGISTERED

D.P.

LOCATION PLAN

PRELIMINARY ONLY

THIS PLAN IS PRELIMINARY ONLY AND IS SUBJECT TO COUNCIL APPROVAL, FINAL DESIGN, CONSTRUCTION, FINAL SURVEY AND REGISTRATION AT THE LAND AND PROPERTY INFORMATION, SYDNEY.

ROBERT

STREET

FLORAL

CLOSE

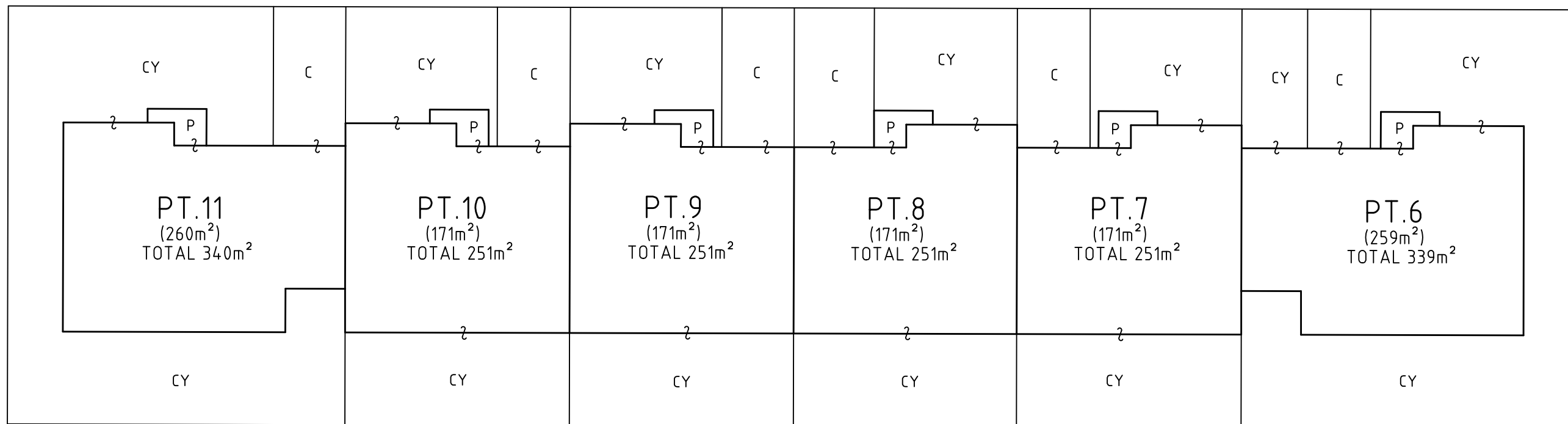
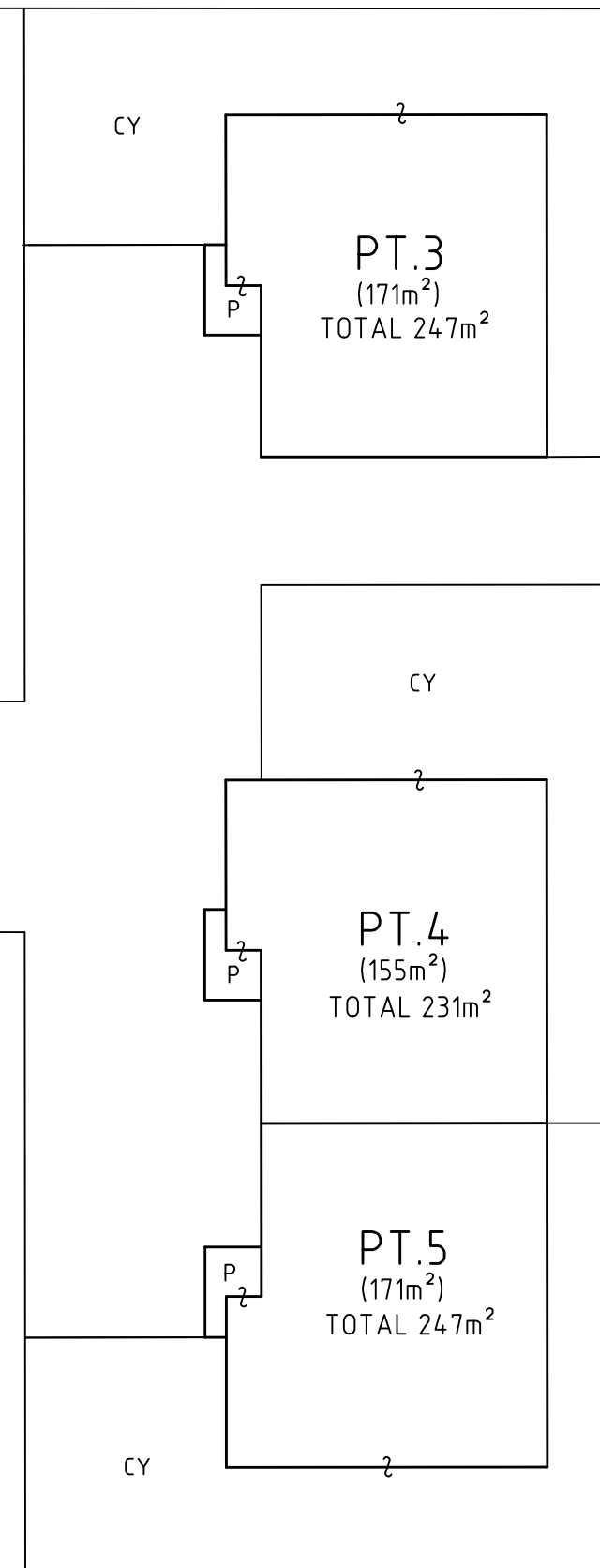
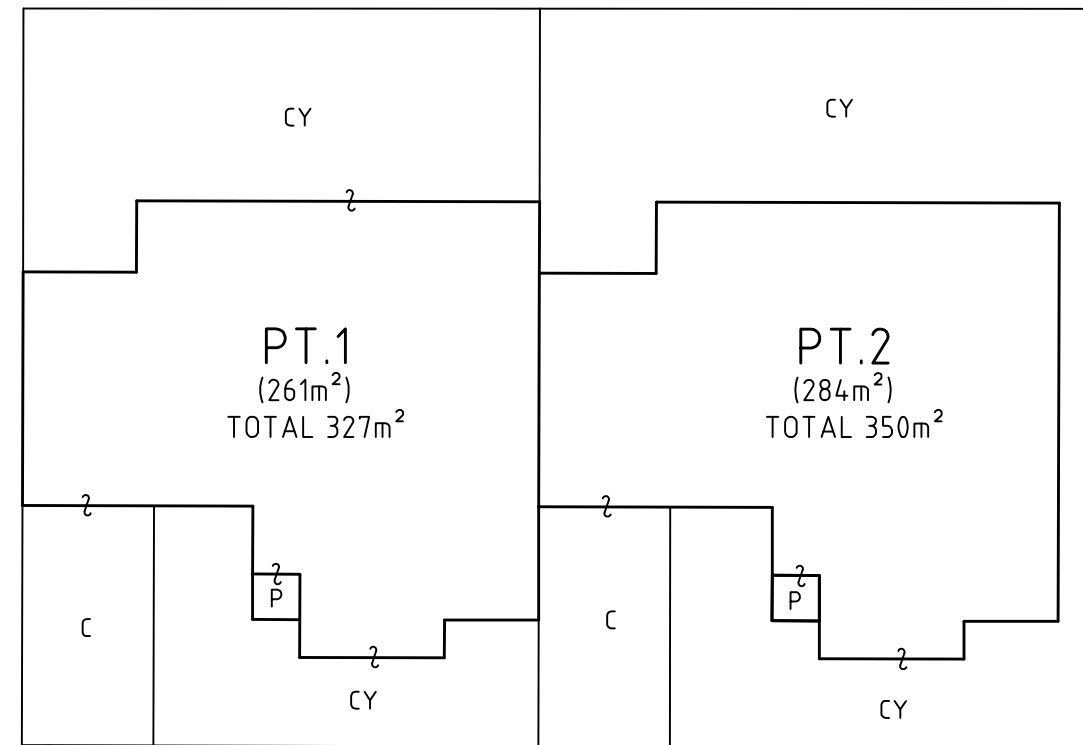
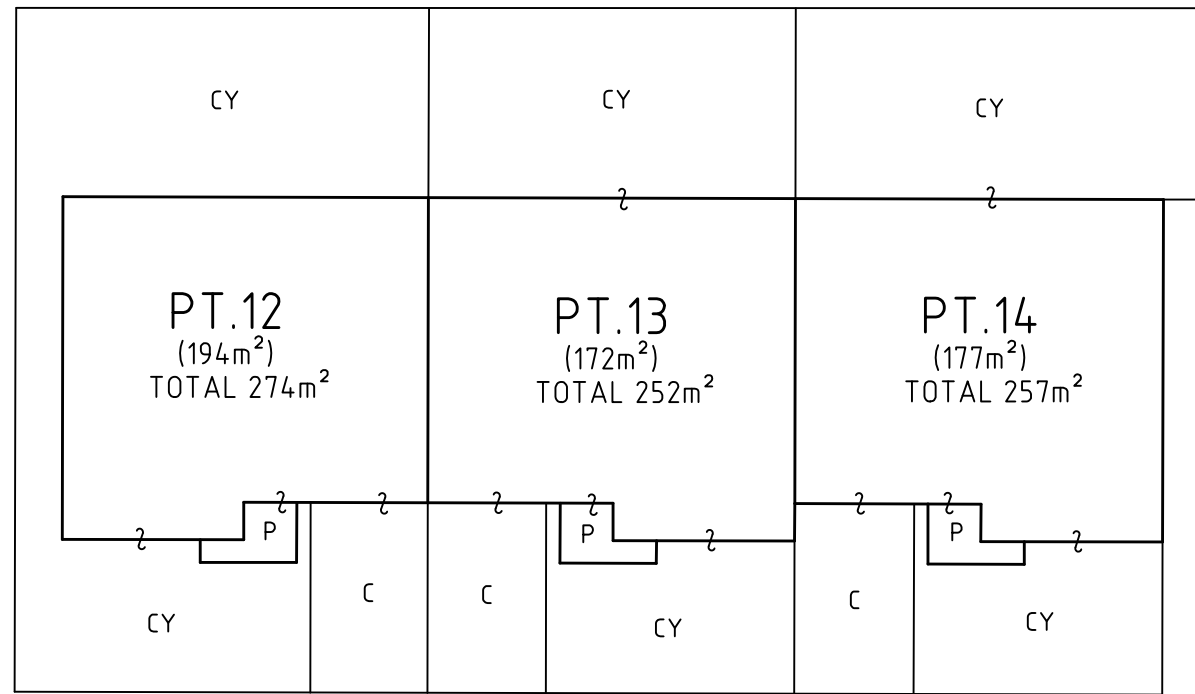


CY COURTYARD
 C CARPARK
 CP COMMON PROPERTY
 P PATIO
 A ALFRESCO

(B) RIGHT OF CARRIAGEWAY VARIABLE WIDTH (D.P.)

SURVEYOR Name: NIGEL DELFS Date: Reference: 21745	PLAN OF SUBDIVISION OF LOT 2 D.P.	LGA: MAITLAND Locality: TENAMBIT Reduction Ratio 1:250 Lengths are in metres.	REGISTERED	D.P.
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GROUND FLOOR PLAN



MEASUREMENTS OF FLOOR AREA SHOWN ON THE FLOOR PLAN ARE APPROXIMATE & CALCULATED FOR THE PURPOSE OF THE STRATA SCHEMES DEVELOPMENT ACT 2015 ONLY. THEY MAY DIFFER FROM MEASUREMENTS OF FLOOR AREA FOR OTHER PURPOSES.

ANY SERVICE LINE WITHIN ONE LOT SERVICING ANOTHER LOT IS COMMON PROPERTY.

ALL COMMON SERVICE LINES ARE COMMON PROPERTY.

ALL RETAINING WALLS WITHIN COURTYARDS ARE COMMON PROPERTY.

COURTYARDS ARE LIMITED IN HEIGHT AND DEPTH FROM 2 METRES BELOW TO 3 METRES ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE GROUND FLOOR CONCRETE SLAB EXCEPT WHERE COVERED WITHIN THIS LIMIT.

PATIOS ARE LIMITED IN HEIGHT TO 3 METRES ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE CONCRETE FLOOR EXCEPT WERE COVERED WITHIN THIS HEIGHT LIMIT.

CARPARKS ARE LIMITED IN HEIGHT TO 3 METRES ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE CONCRETE FLOOR EXCEPT WERE COVERED WITHIN THIS HEIGHT LIMIT.

CY COURTYARD
C CARPARK
P PATIO

PRELIMINARY ONLY

THIS PLAN IS PRELIMINARY ONLY AND IS SUBJECT TO COUNCIL APPROVAL, FINAL DESIGN, CONSTRUCTION, FINAL SURVEY AND REGISTRATION AT THE LAND AND PROPERTY INFORMATION, SYDNEY.

<p>SURVEYOR Name: NIGEL DELFS Date: Reference: 21745</p>	<p>PLAN OF SUBDIVISION OF LOT 2 D.P.</p>	<p>LGA: MAITLAND Locality: TENAMBIT Reduction Ratio 1:200 Lengths are in metres.</p>	<p>REGISTERED</p>	<p>D.P.</p>
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