

LEGEND
 TOTAL YIELD = 96
 DRAINAGE RESERVE = 13,408m²



EXISTING 20m WINDERMERE ROAD RESERVE. PROVIDE UPRIGHT KERB AND GUTTER 7.5m FROM CENTER OF EXISTING ROAD RESERVE ALONG FULL FRONTAGE

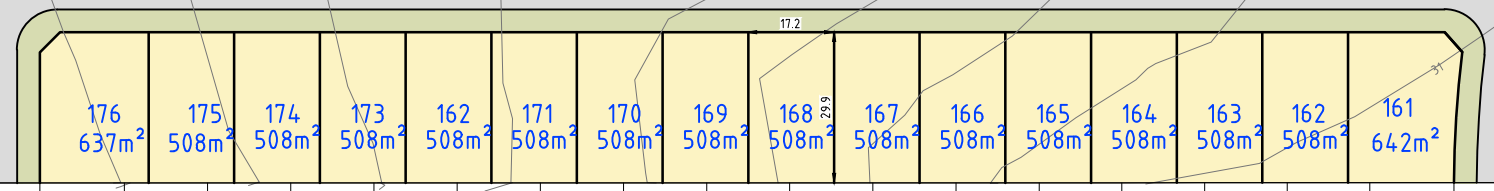
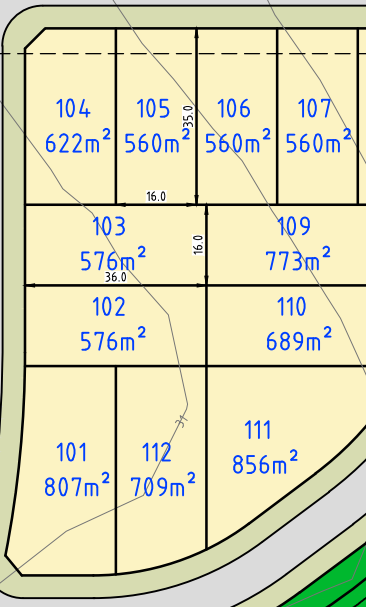
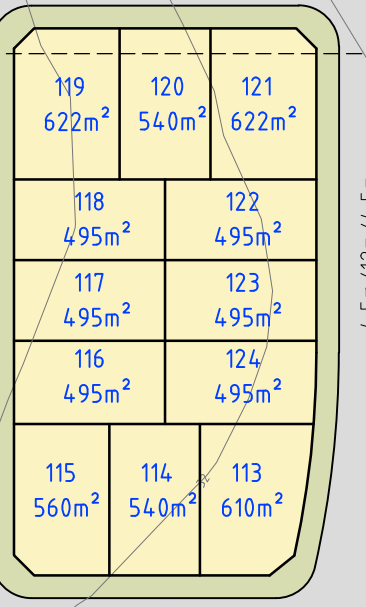
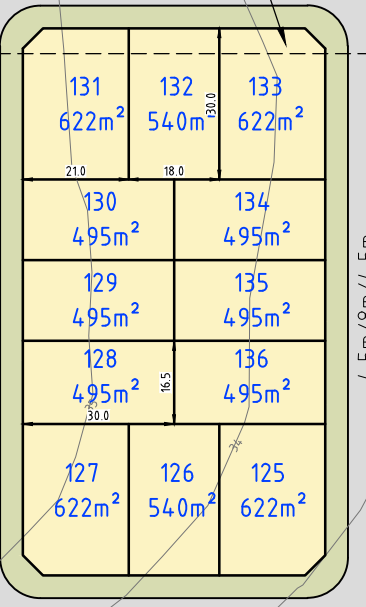
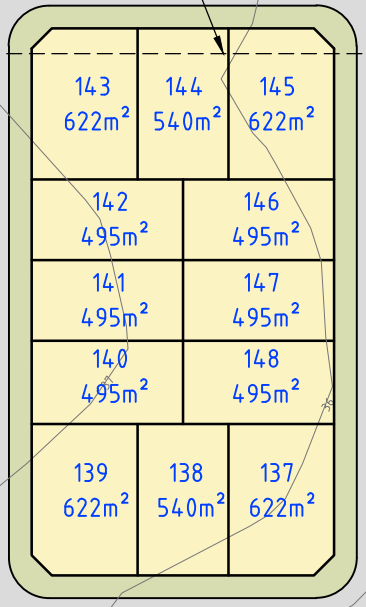
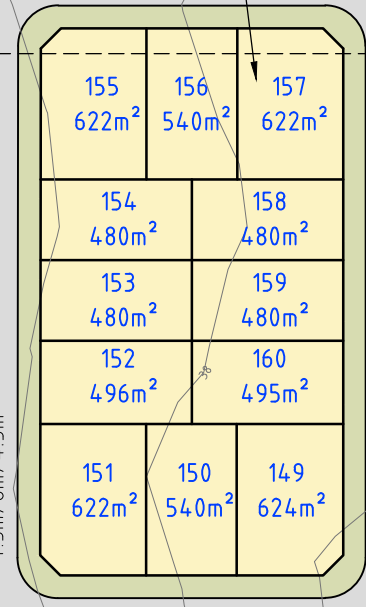
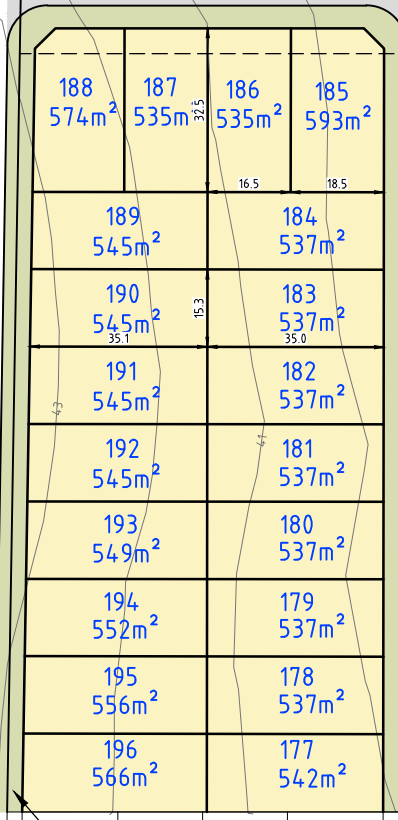
450m² MIN WITHIN R1 ZONED LAND

APPROX ZONING BOUNDARY

ENCROACHMENT INTO RU1 ZONED LAND

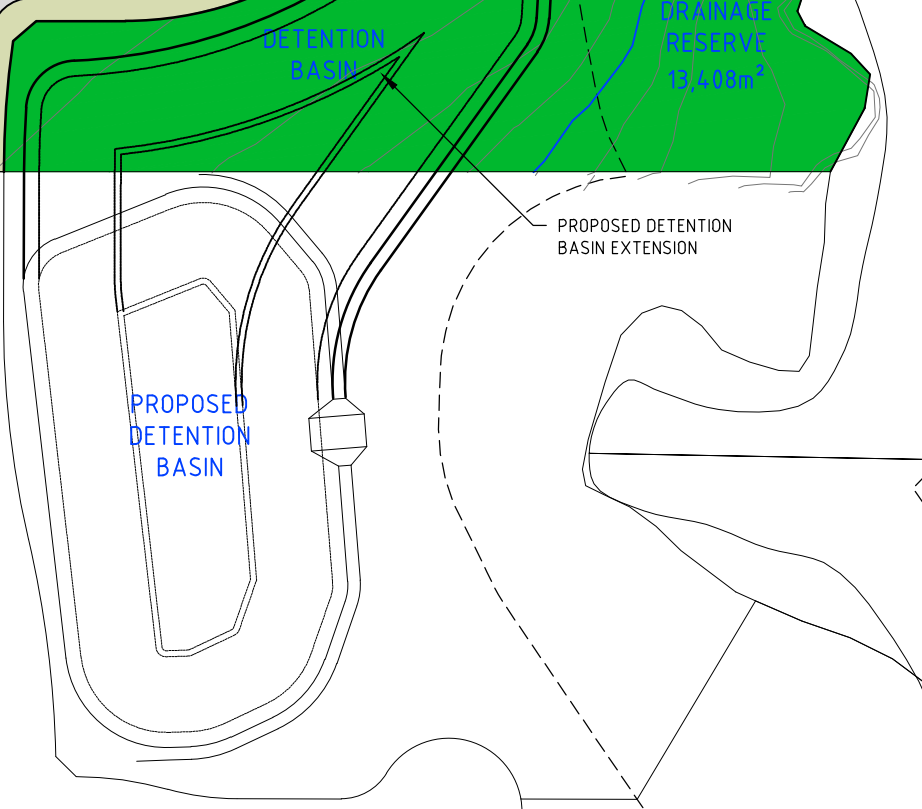
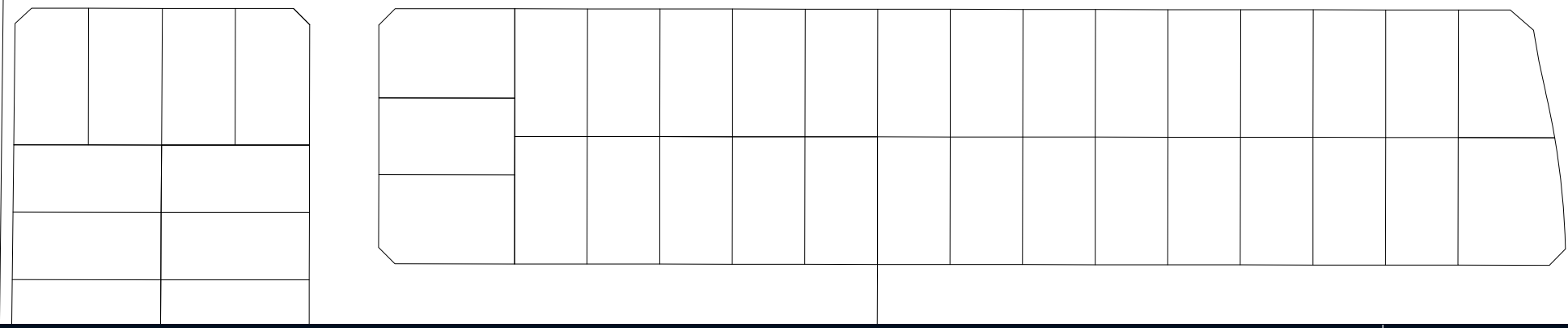
R1/ENVIRONMENTAL ZONE (E3) ZONE BOUNDARY

WINDERMERE ROAD



3.0m ROAD WIDENING ALONG FULL FRONTAGE

PROPOSED SUBDIVISION LAYOUT



Geoff Craig & Associates
 1 Hartley Drive,
 P.O. Box 3337,
 Thornton NSW 2322
 Phone: 49641811

TITLE:
 PROPOSED SUBDIVISION
 259 WINDERMERE ROAD
 LOCHINVAR
 LOT LAYOUT PLAN

Cad Ref: 21460C DA01 r9	Scale: 1:750	Designed: D.B	Project No
8 LOT LAYOUT AMENDED	DB	29.07.22	21460DA
7 LOT LAYOUT AMENDED	DB	27.07.22	
6 LOT LAYOUT AMENDED	DB	27.07.22	
9 LOT LAYOUT AMENDED	DB	12.10.22	
No	Amendment	Drawn	Date
			DA01
			9

LEGEND

- BUILDABLE AREA 450m² - 599m² LOTS = 72
- BUILDABLE AREA 600m² - 799m² LOTS = 22
- BUILDABLE AREA >800m² LOTS = 2



EXISTING 20m WINDERMERE ROAD RESERVE. PROVIDE UPRIGHT KERB AND GUTTER 7.5m FROM CENTER OF EXISTING ROAD RESERVE ALONG FULL FRONTAGE

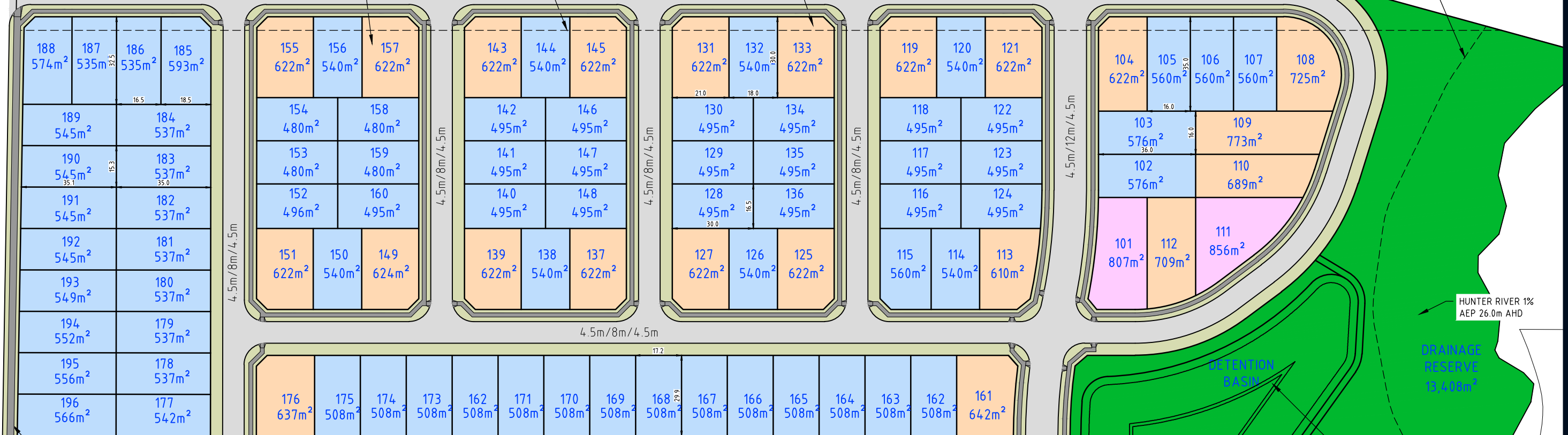
450m² MIN WITHIN R1 ZONED LAND

APPROX ZONING BOUNDARY

ENCROACHMENT INTO RU1 ZONED LAND

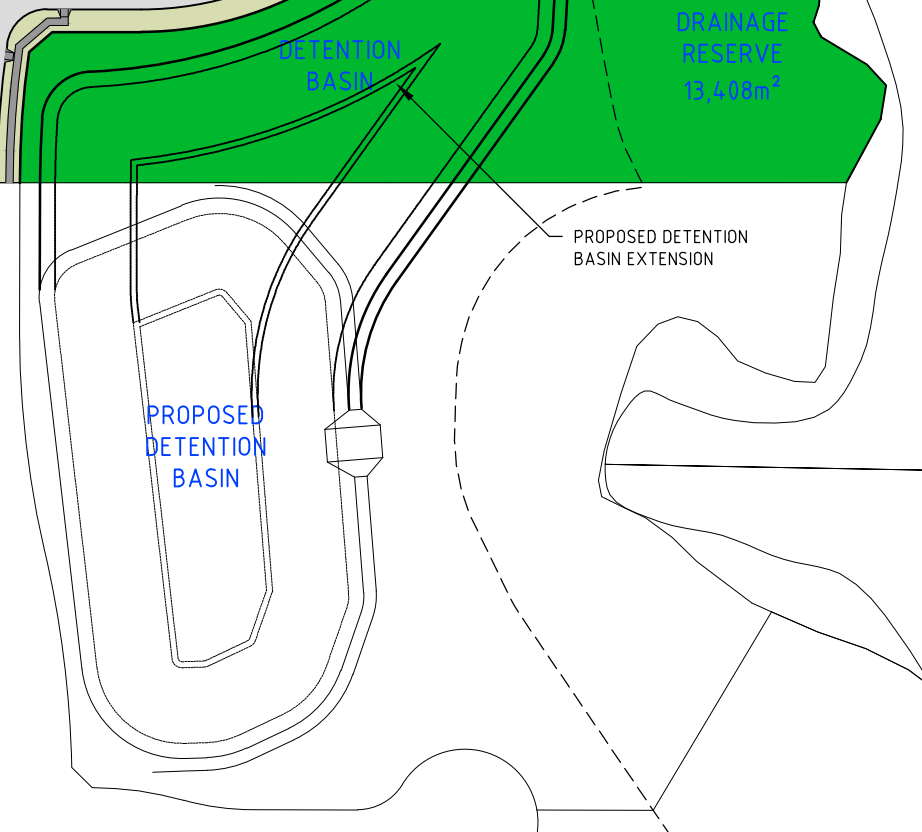
R1/ENVIRONMENTAL ZONE (E3) ZONE BOUNDARY

WINDERMERE ROAD



3.0m ROAD WIDENING ALONG FULL FRONTAGE

PROPOSED SUBDIVISION LAYOUT



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1 Hartley Drive,
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Thornton NSW 2322
Phone: 49641811

TITLE:
PROPOSED SUBDIVISION
259 WINDERMERE ROAD
LOCHINVAR
LOT SIZING PLAN

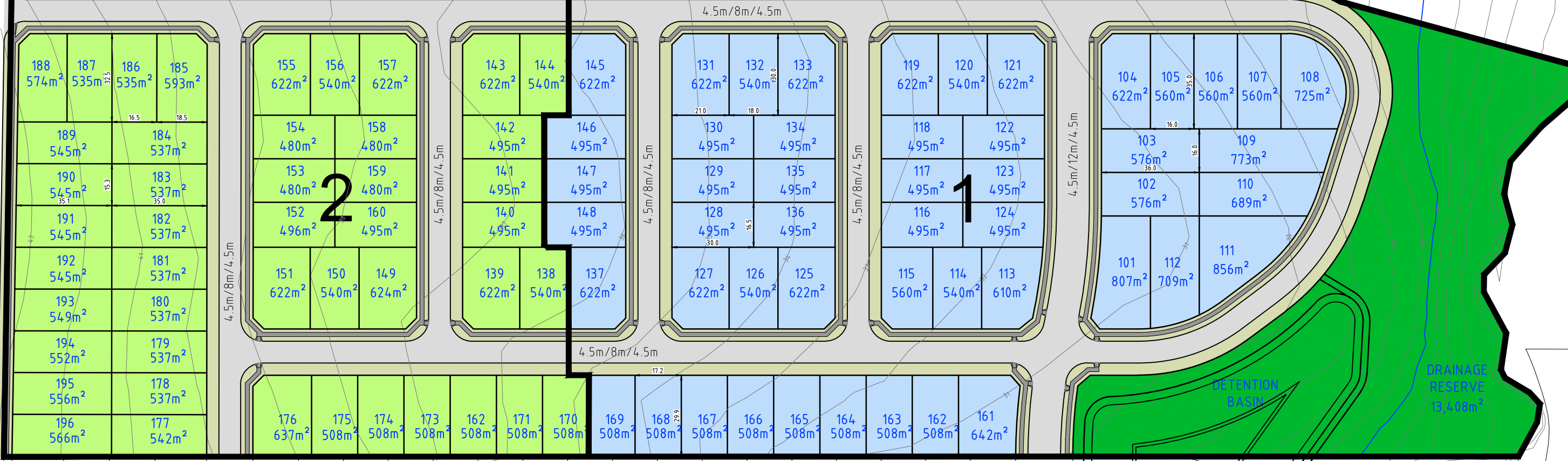
Cad Ref: 21460C DA02 r9		Scale: 1:750	Designed: D.B	Project No
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2-8	NOT ISSUED			
1	ORIGINAL ISSUE	DB	08.03.22	Drawing No
No	Amendment	Drawn	Date	Revision
				DA02
				9

LEGEND

TOTAL YIELD = 96

- STAGE 1 LOTS = 50
- STAGE 2 LOTS = 46

WINDERMERE ROAD



PROPOSED
SUBDIVISION LAYOUT

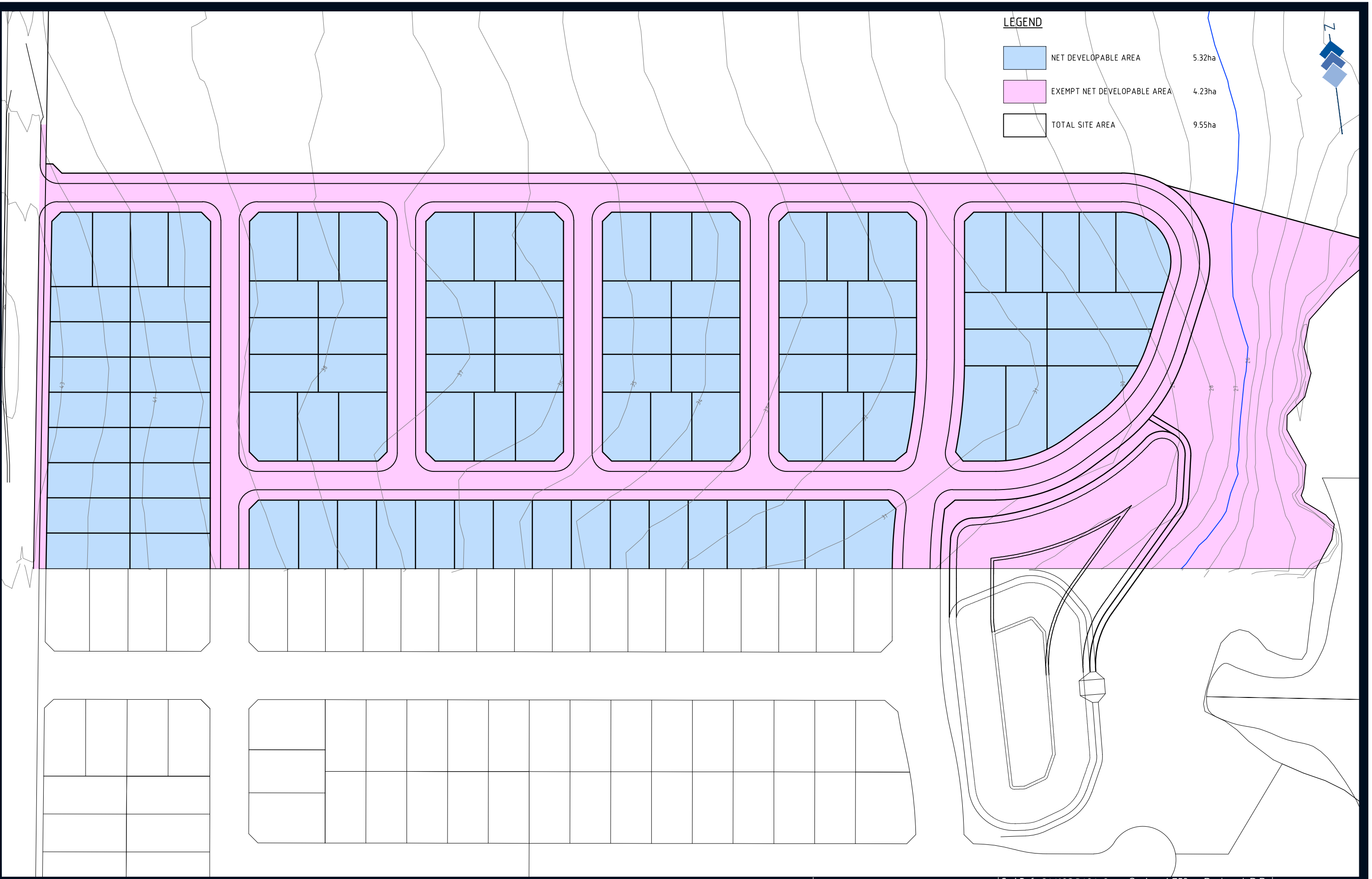
PROPOSED
DETENTION
BASIN



Geoff Craig & Associates
1 Hartley Drive,
P.O. Box 3337,
Thornton NSW 2322
Phone: 49641811

TITLE:
PROPOSED SUBDIVISION
259 WINDERMERE ROAD
LOCHINVAR
LOT STAGING PLAN

Cad Ref: 21460C DA03 r9		Scale: 1:750	Designed: D.B	Project No
9	LAYOUT AMENDED	DB	12.10.22	21460DA
2-8	NOT ISSUED			
1	ORIGINAL ISSUE	DB	08.03.22	Drawing No
No	Amendment	Drawn	Date	Revision
				DA03
				9



LEGEND

- NET DEVELOPABLE AREA 5.32ha
- EXEMPT NET DEVELOPABLE AREA 4.23ha
- TOTAL SITE AREA 9.55ha



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 Thornton NSW 2322
 Phone: 49641811

TITLE:
 PROPOSED SUBDIVISION
 259 WINDERMERE ROAD
 LOCHINVAR
 NDA PLAN

Cad Ref: 21460C DA04 r9		Scale: 1:750	Designed: D.B
9	LAYOUT AMENDED	DB	12.10.22
2-8	NOT ISSUED		
1	ORIGINAL ISSUE	DB	08.03.22
No	Amendment	Drawn	Date

Project No
21460DA
 Drawing No
DA04
 Revision
9