

PROJECT TITLE:
LAND REZONING PROPOSAL -
CONCEPTUAL SUBDIVISION
LAYOUT

DRAWING TITLE:
FLOOD CONSTRAINT
PROVISIONS & CONCEPTUAL
SUBDIVISION LAYOUT

TITLE PARTICULARS:
LOTS 70, 73 & 77 DP1006688

STREET ADDRESS:
407 - 415 CROOKWELL ROAD
KINGSDALE, NSW. 2580

DRAWING DATE:
Mar. 2024

SHEET NUMBER:
1 of 1

REFERENCE NUMBER:
0010724

DRAWN BY:
PJ

DRAWING SCALE:
1:1,500

AT SHEET SIZE:
A1

DRAWING REFERENCE NUMBER:
0010724-F01


CONTOUR INTERVALS:
MAJOR: 1m
MINOR: N/A

ISSUE / DATE:
A
19/03/2024

DRAWING REFERENCE:
PLANNING
PROPOSAL
SUBMISSION

ISSUE / DATE:
B
10/12/2024

DRAWING REFERENCE:
PLANNING
PROPOSAL
SUBMISSION -
MINOR
CHANGES


SOWDES

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The map displays a conceptual subdivision layout for Lots 70, 73, and 77 of DP1006688. The layout includes several roads: ROAD 01, ROAD 02, ROAD 03, ROAD 04, ROAD 05, ROAD 06, ROAD 07, ROAD 08, ROAD 09, ROAD 10, and CROOKWELL ROAD. The roads are shown with their respective widths and kerb and gutter details. The lots are numbered and their areas are provided. Environmental zones are highlighted in orange and green, including 'C2 ENVIRONMENTAL CONSERVATION ZONED AREA', 'BIODIVERSITY CONSERVATION AREA', and 'ABORIGINAL HERITAGE CONSERVATION AREA'. A 'TRIG STATION' is marked near the intersection of ROAD 03 and CROOKWELL ROAD. A 'RECEIVE FOR STORMWATER MANAGEMENT' area is shown near ROAD 03. A 'RECEIVE FOR OVERHEAD PUMP STATION & SERVICES' area is shown near ROAD 01. The map also shows 'FIRE TRAIL - 50m WIDE' and 'ENTRANCE OFF CHINAMANS LANE TO COUNCIL ENGINEERING REQUIREMENTS'. A north arrow is located in the top left corner.

ROAD 01 - 20m wide with roll-top kerb and gutter
ROAD 02 - 18m wide with roll-top kerb and gutter
ROAD 03 - 20m wide with roll-top kerb and gutter
ROAD 04 - 18m wide with roll-top kerb and gutter
ROAD 05 - 18m wide with roll-top kerb and gutter
ROAD 06 - 20m wide with roll-top kerb and gutter
ROAD 07 - 20m wide with roll-top kerb and gutter
ROAD 08 - 20m wide with roll-top kerb and gutter
ROAD 09 - 18m wide with roll-top kerb and gutter
ROAD 10 - 18m wide with roll-top kerb and gutter

8 TO 10 CELLS OF BOX CULVERT
EACH CELL 1800W X 600H
(currently modified with 7 cells)

3 CELLS OF BOX CULVERT
EACH CELL 1000W X 4300H

4 CELLS OF BOX CULVERT
EACH CELL 600W X 4300H

A - EASEMENT FOR GAS PIPELINES
B - EASEMENT FOR OPTIC FIBRE CABLE
C - EASEMENT FOR WATER SUPPLY

ENTRANCE OFF CROOKWELL ROAD
TO TNSW ENGINEERING
REQUIREMENTS

ENTRANCE OFF CHINAMANS LANE
TO COUNCIL ENGINEERING
REQUIREMENTS

CHINAMANS LANE

CROOKWELL ROAD

ABORIGINAL HERITAGE
CONSERVATION AREA

BIODIVERSITY
CONSERVATION AREA

TRIG STATION

C2 ENVIRONMENTAL
CONSERVATION
ZONED AREA

C2 ENVIRONMENTAL
CONSERVATION
ZONED AREA

C2 ENVIRONMENTAL
CONSERVATION
ZONED AREA

C2 ENVIRONMENTAL
CONSERVATION
ZONED AREA

FIRE TRAIL - 50m WIDE

FIRE TRAIL - 50m WIDE

FIRE TRAIL - 50m WIDE

RECEIVE FOR STORMWATER MANAGEMENT
154.50m²

RECEIVE FOR OVERHEAD PUMP
STATION & SERVICES
148.00m²

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