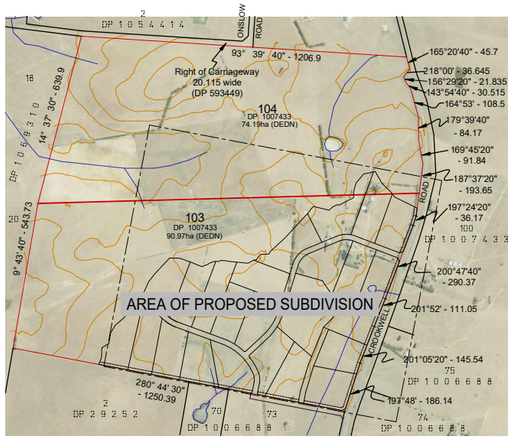
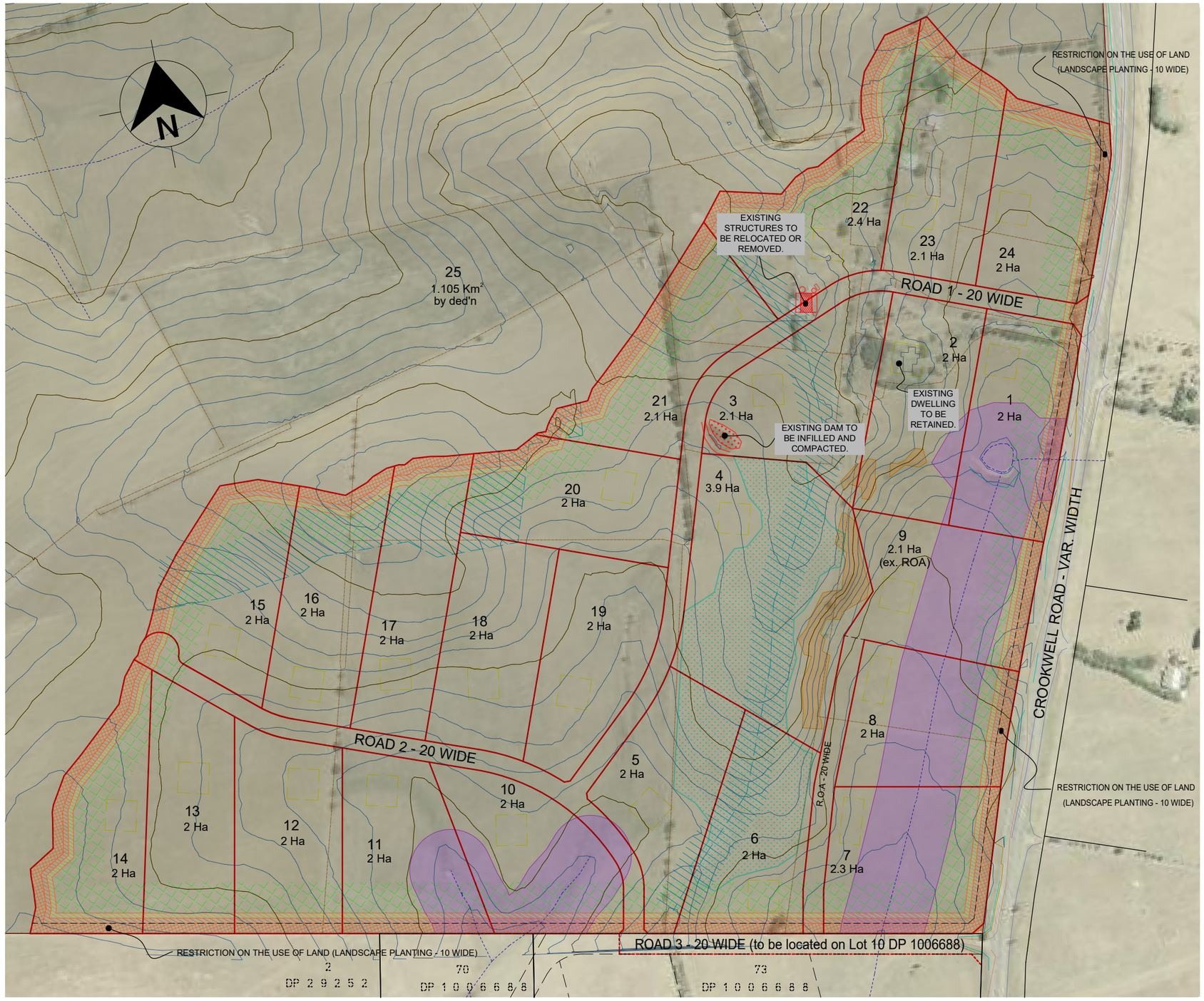
1 SK1 LOT PLAN
NTS



KEY

- 40m EFFLUENT MANAGEMENT EXCLUSION ZONE & RIPARIAN BUFFER
- SLOPE > 20%
- SCENIC PROTECTION ZONE/ RIDGE LINE (DASHED)
- AREA OF ENDEMIC NATIVE GRASS SPECIES
- NOMINAL BUILDING LOCATION - 900m² (CONTOUR INTERVAL 1m)
- AREA OF NO BUILDING (FLAME ZONE APZ)
- BAL 29 CONSTRUCTION REQUIRED
- BAL 19 CONSTRUCTION REQUIRED
- BAL 12.5 CONSTRUCTION REQUIRED



2 SK1 PROPOSED SUBDIVISION
1:2000

NOTE:

This subdivision design was prepared as a plan to accompany a planning application. This plan is not a "Survey" as defined by the Surveying Act, 2002. If any construction and /or building location/ area computations are planned, it would be advisable to carry out further survey work to determine the boundary dimensions.
The plan should be treated as conceptual only. Lot dimensions and areas are subject to final survey. Variations may also occur dependent on requirements by council and any other authorities which may have requirements under the relevant legislation. In particular, no reliance should be placed on this plan for any financial dealings involving the proposed lot(s) and this plan should not be used for the purposes of a sales contract.
The proposed lot(s) shown may also be subject to proposed easements, either for surface, sub-surface or stratum services, and/or restrictions/ positive covenants, subject to engineering design, requirements by council and any other authority which may have requirements under the relevant legislation. This note is an integral part of this plan.

CLIENT
Mr. FRANKO PIROVIC

DRAWING TITLE
SITE DEVELOPMENT PLAN

STREET ADDRESS
515 CROOKWELL ROAD, KINGSDALE 2580

LOT AND DEPOSITED PLAN NO:
LOT 103 & 104 DP 1007433

PRECISE PLANNING
152 SAILORS BAY RD,
NORTHBRIDGE NSW 2063
PH: 1300 438 232

JOB NUMBER:	DRAWING NUMBER	AMENDMENT ISSUE:
100113	100113-Sk1	D
SHEET SIZE: A1 SHEET	DRAWING ISSUE DATE: 11-Feb-2022	PLAN APPROVED BY: JEFF BULFIN

DRAWING SCALE:
0 25 50 75 100
SCALE:- 1:2000

REV.	DATE	DESCRIPTION	BY
A	15/03/22	INTIAL ISSUE	BW
B	02/05/22	ADD ADDITIONAL EGRESS, REDUCE LOTS	BW
C	09/11/23	MOVE ROAD TO LOT 1 DP1006688, ADD EXTRA LOT	BW
D	02/04/25	AMEND NOTED SCALE IN TITLE BLOCK	BW

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