WATSON ROAD

Road No 1

Road No 2

Road No 3

Road No 4

Road No 5

WYVERN CRESCENT

EVANSIDE PARADE

GENERAL NOTES

1. REFER TO TABLE FOR LOT YIELD, AVERAGE LOT SIZE & OPEN SPACE AREA
2. ALL LOTS TO DRAIN STORM WATER VIA LOT FRONTAGE
3. REFER TO CIVIL DESIGN FOR OF SERVICES
4. ALL AREAS AND DIMENSIONS ARE SUBJECT TO FINAL SURVEY
5. HATCHED LOTS MARKED "D1 to D15" ARE DUPLEX LOTS THAT HAVE BEEN FURTHER SUBDIVIDED
6. HATCHED LOTS MARKED 'M1' & ARE MULTIPLE DWELLING LOTS THAT HAVE BEEN FURTHER SUBDIVIDED

ROAD ALIGNMENT & NAMES

ROAD No.1 - 4.0-9.0-4.0 = 17.0m - NAME = TBA
ROAD No.2 - 4.0-9.0-4.0 = 17.0m - NAME = TBA
ROAD No.3 - 4.0-9.0-4.0 = 17.0m - NAME = TBA
ROAD No.4 - 4.0-9.0-4.0 = 17.0m - NAME = TBA
ROAD No.5 - 4.0-9.0-4.0 = 17.0m - NAME = TBA

AREA & DENSITY NOTES

AVERAGE LOT SIZE (52 LOTS)	720	SqM
TOTAL AREA OF LOTS	37457	SqM
TOTAL AREA OF OPEN SPACE	2410	SqM
TOTAL AREA OF ROADS + RESERVES	15022	SqM
TOTAL AREA OF SITE	54889	SqM
TOTAL LOTS NOMINATED	52	LOTS
MAX DWELLINGS PERMISABLE @ 41 P/HA & 2.87 P/LARGE HOME	78	DWELLING
TOTAL 1 DWELLINGS LOTS	36	LOTS
TOTAL 2 DWELLINGS LOTS	15	LOTS
TOTAL 3 DWELLINGS LOTS	0	LOT
TOTAL 4 DWELLINGS LOTS	4	LOT
TOTAL POSSIBLE DWELLINGS	70	DWELLING

Designer

ZEPLAN DRAFTING SERVICES
95 VERRI STREET
GRIFFITH NSW 2680
EMAIL zds@zeplan.com.au
Mobile: 0408 696 458

Planner

Planningmatters
DEVELOPMENT SERVICE

Project

Proposed Subdivision of
Lot 6 of DP 847472
Watson Road
Griffith NSW

Drawing Title Lot Layout Plan	**Client** JADA Enterprises Pty Ltd
Job No: JE0619	**Drawing No:** L01

Date: 13/6/2019	**Scale:** 1:500	**Page Size:** A1
Designed: G LANZA	**Drawn:** G LANZA	**Checked:** M RUGGERI

0 10 20 100 200
Scale 1: 500 @ A1 (1: 1000 @ A3)

ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
A	13/6/2019	Issued for Discussion	GL	MR
B	1/9/2019	Layout Revsed & Issued for DA	GL	MR
C	3/9/2019	Notes Added & Issued for DA	GL	MR
D	10/1/2020	Layout Amended	GL	MR
E	20/4/2020	Layout Amended	GL	MR
F	9/5/2020	Lot Size & Yield Ammended	GL	MR



LINETYPE LEGEND

eW	EXISTING WATER - 50Ø HDPE
eW1	EXISTING WATER - 20Ø HDPE
nW	NEW WATER - 50Ø HDPE
nW1	NEW WATER - 25Ø HDPE
eSW	EXISTING STORMWATER - PVC
	NEW STORMWATER - PVC
eS	EXISTING SEWER - 100Ø PVC GRADED 1 IN 60
eS1	EXISTING SEWER - COUNCIL MAIN
nS	NEW SEWER - 100Ø PVC GRADED 1 IN 60
nS	NEW SEWER - 150Ø PVC GRADED 1 IN 100
eG	EXISTING NATURAL GAS PIPE
nG	NEW NATURAL GAS PIPE
eE	EXISTING ELECTRICAL CABLING
nE	NEW ELECTRICAL CABLING
eT	EXISTING TELSTRA P100 CONDUIT
eT1	EXISTING TELSTRA P50 CONDUIT
nT	NEW TELSTRA P100 CONDUIT
nT1	NEW TELSTRA P50 CONDUIT

GENERAL NOTES

1. REFER TO TABLE FOR LOT YIELD, AVERAGE LOT SIZE & OPEN SPACE AREA
2. ALL LOTS TO DRAIN STORM WATER VIA LOT FRONTAGE
3. REFER TO CIVIL DESIGN FOR OF SERVICES
4. ALL AREAS AND DIMENSIONS ARE SUBJECT TO FINAL SURVEY
5. HATCHED LOTS MARKED "D1 to D15" ARE DUPLEX LOTS THAT HAVE BEEN FURTHER SUBDIVIDED
6. HATCHED LOTS MARKED 'M1' & ARE MULTIPLE DWELLING LOTS THAT HAVE BEEN FURTHER SUBDIVIDED

ROAD ALIGNMENT & NAMES

ROAD No.1 - 4.0-9.0-4.0 = 17.0m - NAME = TBA
ROAD No.2 - 4.0-9.0-4.0 = 17.0m - NAME = TBA
ROAD No.3 - 4.0-9.0-4.0 = 17.0m - NAME = TBA
ROAD No.4 - 4.0-9.0-4.0 = 17.0m - NAME = TBA
ROAD No.5 - 4.0-9.0-4.0 = 17.0m - NAME = TBA

AREA & DENSITY NOTES

AVERAGE LOT SIZE (52 LOTS)	720	SqM
TOTAL AREA OF LOTS	37457	SqM
TOTAL AREA OF OPEN SPACE	2410	SqM
TOTAL AREA OF ROADS + RESERVES	15022	SqM
TOTAL AREA OF SITE	54889	SqM
TOTAL LOTS NOMINATED	52	LOTS
MAX DWELLINGS PERMISABLE @ 41 P/HA & 2.87 P/LARGE HOME	78	DWELLING
TOTAL 1 DWELLINGS LOTS	36	LOTS
TOTAL 2 DWELLINGS LOTS	15	LOTS
TOTAL 3 DWELLINGS LOTS	0	LOT
TOTAL 4 DWELLINGS LOTS	4	LOT
TOTAL POSSIBLE DWELLINGS	70	DWELLING

Typical Road Section

Designer

ZEPLAN DRAFTING SERVICES
95 VERRI STREET
GRIFFITH NSW 2680
EMAIL zds@zeplan.com.au
Mobile: 0408 696 458

Planner

Planningmatters
DEVELOPMENTSERVICE

Project

Proposed Subdivision of
Lot 6 of DP 847472
Watson Road
Griffith NSW

Drawing Title	Client
Locality, Sewer Plan and Road Section	JADA Enterprises Pty Ltd
Job No: JE0619	**Drawing No:** L02
Date: 13/6/2019	**Scale:** 1:1000
Page Size: A1	
Designed: G LANZA	**Drawn:** G LANZA
Checked: M RUGGERI	

0 20 40 200 400
Scale 1: 1000 @ A1 (1: 2000 @ A3)

ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
A	13/6/2019	Issued for Discussion	GL	MR
B	1/9/2019	Layout Revsed & Issued for DA	GL	MR
C	3/9/2019	Notes Added & Issued for DA	GL	MR
D	10/1/2020	Layout Amended	GL	MR
E	20/4/2020	Layout Amended	GL	MR
F	9/5/2020	Lot Size & Yield Ammended	GL	MR



STREET TREE SCHEDULE

CODE	HEIGHT (M)	SPREAD (M)	BOTANICAL AND COMMON NAME
①	8.0	5.0	Purus Calleryana (Bradford)
②	8.0	4.0	Prunus x Bleriana
③	12	4	Populus Nigra (Italica)
④	10	5.0	Gleditsia Triacurthos (Shade Master)
⑤	10	5	Uimus Parvifolia
⑥	15	8	Liquidamber Styracifiua

Designer

ZEPLAN DRAFTING SERVICES
95 VERRI STREET
GRIFFITH NSW 2680
EMAIL zds@zeplan.com.au
Mobile: 0408 696 458

Planner

Planningmatters
DEVELOPMENT SERVICE

Project

Proposed Subdivision of
Lot 6 of DP 847472
Watson Road
Griffith NSW

Drawing Title	Client
Landscape Plan	JADA Enterprises Pty Ltd
Job No: JE0619	**Drawing No:** L03
Date: 13/6/2019	**Scale:** 1:500
Page Size: A1	
Designed: G LANZA	**Drawn:** G LANZA
Checked: M RUGGERI	

0 10 20 100 200
Scale 1: 500 @ A1 (1: 1000 @ A3)

ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
A	13/6/2019	Issued for Discussion	GL	MR
B	1/9/2019	Layout Revsed & Issued for DA	GL	MR
C	3/9/2019	Notes Added & Issued for DA	GL	MR
D	10/1/2020	Layout Amended	GL	MR
E	20/4/2020	Layout Amended	GL	MR
F	9/5/2020	Lot Size & Yield Ammended	GL	MR

630m²

630m²

17
630m²

29
630m²

30
630m²

31
625m²

32
785m²

33
786m²

34
713m²

51
683m²

52
860m²

D13

35 D15
697m²

36
648m²

D14

40
808m²

41
662m²

37
648m²

38
648m²

39
648m²

Road No 5

nS

18°07'20"

Designer

ZEPLAN DRAFTING SERVICES

95 VERRI STREET
GRIFFITH NSW 2680
EMAIL zds@zeplan.com.au
Mobile: 0408 696 458

Planner

Planningmatters
DEVELOPMENTSERVICE

Project

Proposed Subdivision of
Lot 6 of DP 847472
Watson Road
Griffith NSW

Drawing Title	Client
Home Placement Plan	JADA Enterprises Pty Ltd
Job No: JE0619	**Drawing No:** L04
Date: 13/6/2019	**Scale:** 1:100
Page Size: A1	
Designed: G LANZA	**Drawn:** G LANZA
Checked: M RUGGERI	

0 2 4 20 40
Scale 1: 200 @ A1 (1: 400 @ A3)

ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
A	13/6/2019	Issued for Discussion	GL	MR
B	1/9/2019	Layout Revsed & Issued for DA	GL	MR
C	3/9/2019	Notes Added & Issued for DA	GL	MR
D	10/1/2020	Layout Amended	GL	MR
E	20/4/2020	Layout Amended	GL	MR
F	9/5/2020	Lot Size & Yield Ammended	GL	MR