



GENERAL NOTES

1. LOT YIELD = 113
2. AVERAGE LOT SIZE = 772 M²
3. TOTAL AREA OF SITE = 112,858 M²
4. TOTAL AREA OF LOTS = 87,255 M²
5. REFER TO CIVIL DESIGN FOR DETAILS OF SERVICES
6. ALL AREAS AND DIMENSIONS ARE SUBJECT TO FINAL SURVEY

ROAD ALIGNMENT & NAMES

Clifton Boulevard - (Local Distributor with Median) - 4.5-7.0-5.0-7.0-9.0 = 32.50m
 Hardiman Way - (Collector) - 4.5-11.0-4.5 = 20.0m
 Road No.2 - (Local Access) - 4.0-9.0-4.0 = 17.0m - Name = TBA
 Road No.3 - (Local Access) - 4.0-9.0-4.0 = 17.0m - Name = TBA
 Road No.4 - (Local Access) - 4.0-9.0-4.0 = 17.0m - Name = TBA
 Road No.5 - (Local Access) - 4.0-9.0-4.0 = 17.0m - Name = TBA
 Piper Crescent - (Collector) - 4.5-11.0-4.5 = 20.0m
 Road No.7 - (Cul-De-Sac) - 4.0-8.0-4.0 = 16.0m - Name = TBA
 Road No.8 - (Local Access) - 4.0-9.0-4.0 = 17.0m - Name = TBA
 Citrus Road - (Local Distributor) - 5.5-13.0-2.5 = 21.0m



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Project Manager

Project
 Proposed Subdivision of
 Lot 592 of DP 751743
 686 Clifton Boulevard
 Griffith NSW

Drawing Title Landscape Plan	Client Colina 10 Pty Ltd Griffith NSW	
Job No: C100718	Drawing No: L04	
Date: 12/6/2019	Scale: 1:1000	Page Size: A1
Designed: G LANZA	Drawn: G LANZA	Checked: J SCREMIN



ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
A	12/6/2019	Issued for Approval		
J	17/7/2019	Sector C Lots Revised & Piper Cres Width Revised		
K	31/7/2020	Lot numbering revised		
L	1/3/2020	Issued for DA Modification		
O	22/6/2020	Lots on Hardiman Way revised added 131 & 132		

STREET TREE SCHEDULE

LOCATION	POT SIZE	HEIGHT (M)	SPREAD (M)	SEPARATION DENSITY (M)	BOTANICAL AND COMMON NAME
Clifton Boulevard	75L	12-15	3.5-6	1 per Lot	Brachychiton populneus (Kurrajong) ①
Hardiman Way	75L	7	5	1 per Lot	Parrotia persica (Persian Ironwood) ②
Road No.2	75L	?	?	1 per Lot	Parrotia persica (Persian Ironwood) ②
Road No.3	75L	?	?	1 per Lot	Parrotia persica (Persian Ironwood) ②
Road No.4	75L	?	?	1 per Lot	Parrotia persica (Persian Ironwood) ②
Road No.5	75L	?	?	1 per Lot	Geijera parvifolia (Wilga) ④
Piper Crescent	75L	?	?	1 per Lot	Pyras Calleryana "Bradford" (Bradford Pear) ③
Road No.7	75L	?	?	1 per Lot	Pyras Calleryana "Bradford" (Bradford Pear) ③
Road No.8	75L	?	?	1 per Lot	Pyras Calleryana "Bradford" (Bradford Pear) ③
Citrus Road	75L	?	?	1 per Lot	Brachychiton populneus (Kurrajong) ①