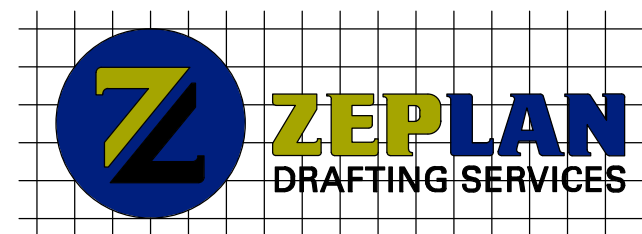


Clifton Gardens Homes Stage 1

Proposed Multiple Housing Development

Clifton Gardens Estate
686 Clifton Boulevard Griffith

JZ Management Pty Ltd



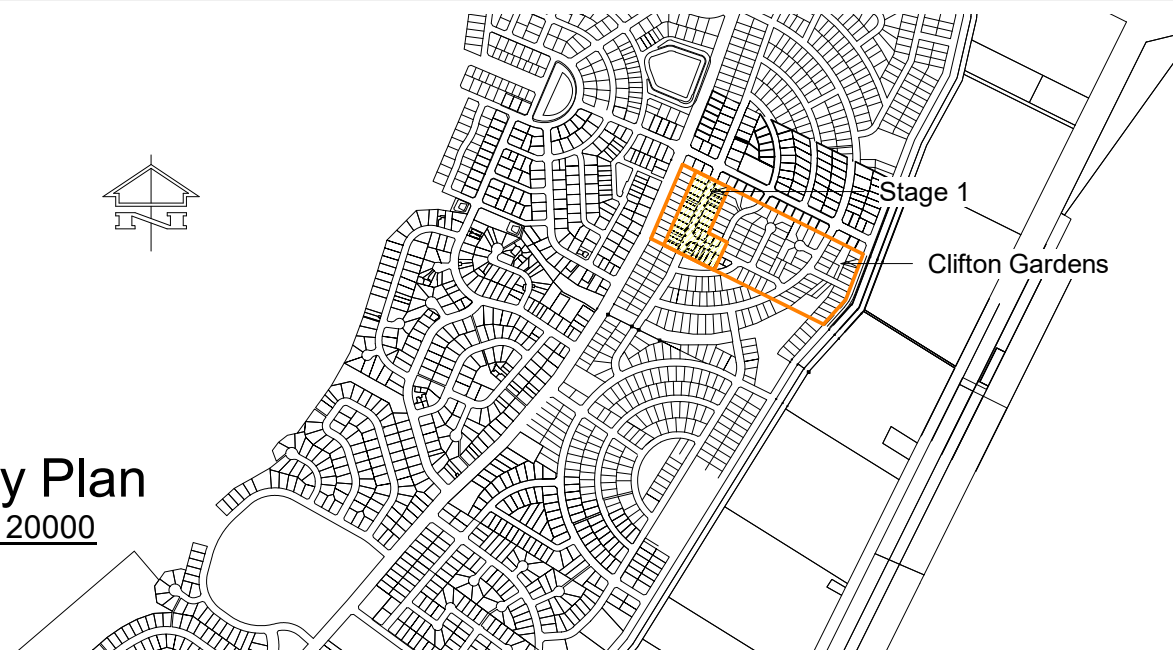
95 Verri Street GRIFFITH NSW 2680
Email zds@zeplan.com.au
Mobile: 0408 696 458

Drawing Schedule

Sheet Number	Project Status	Sheet Name	Current Revision	Current Revision Description	Current Revision Date
A0011	Clifton Gardens Stage 1	Stage 1 Site Plan (Part A)	E	Rear setback clarified	11/4/2021
A0012	Clifton Gardens Stage 1	Stage 1 Site Plan (Part B)	E	Rear setback clarified	11/4/2021
A0013	Clifton Gardens Stage 1	Stage 1 Site Plan (Part C)	E	Rear setback clarified	11/4/2021

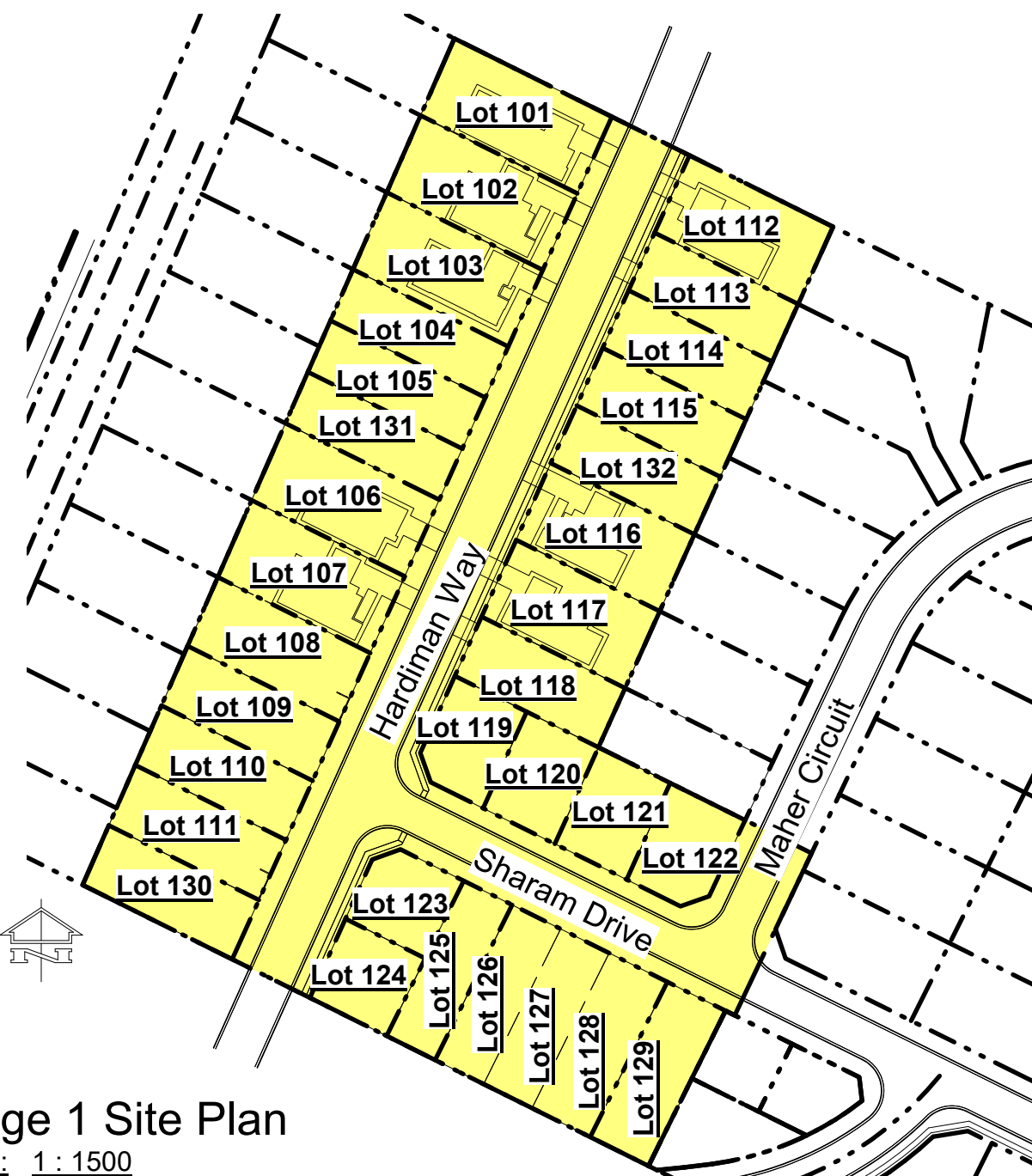
Locality Plan

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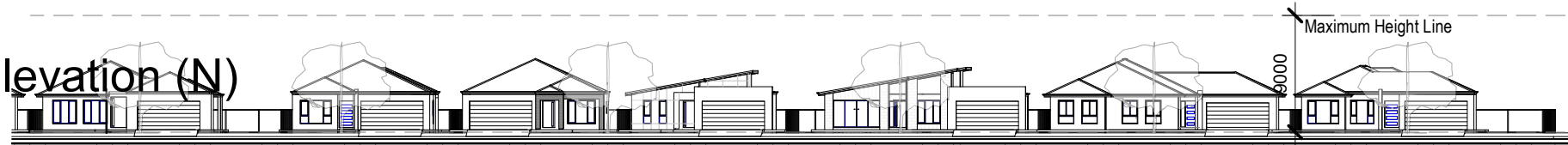
Stage 1 Site Plan

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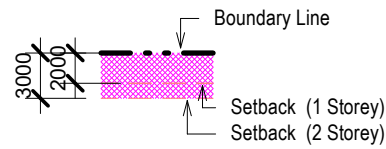


Hardiman Way East Elevation (N)

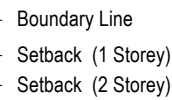
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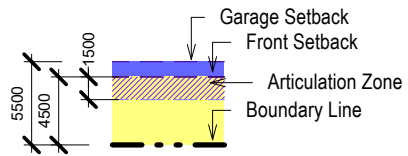
Legend



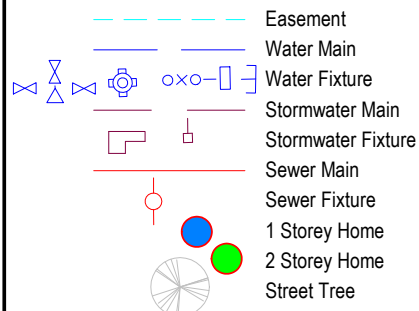
Rear Setback



Side Setback



Front Setback



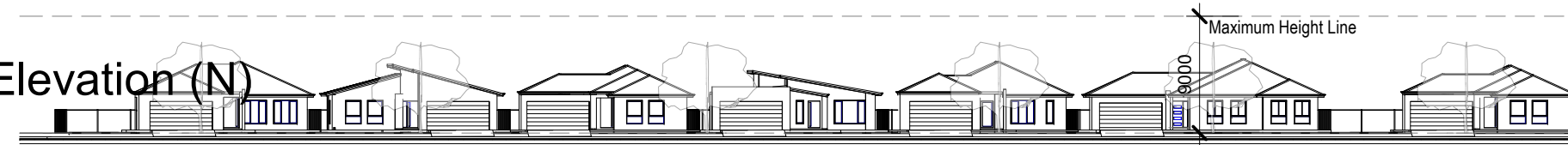
Site Plan (Part A)

Scale: 1 : 500



Hardiman Way West Elevation (N)

Scale: 1 : 500



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Occupancy
Clifton Gardens Stage 1

Drawing Title
Stage 1 Site Plan (Part A)

Job No: CG-S1-2020 Drawing No: A0011

Date: 21/5/2020 Scale: 1 : 500 Page Size: A3

Designed: G Lanza Drawn: G Lanza Checked: G Lanza



Development Approved

Consent No.: 10.2020.207.2

Date: 16 July 2021

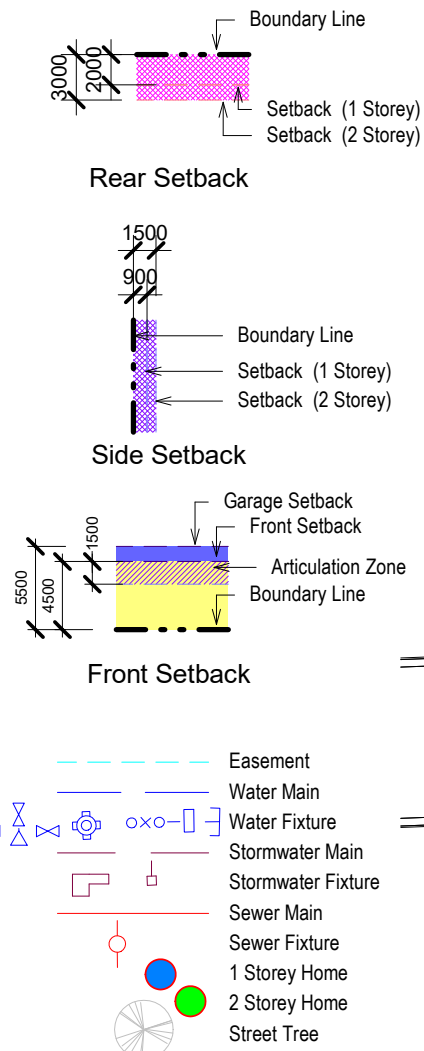
Signature:

Revision Number	Revision Date	Revision Description
A	12/6/2020	Issued for Discussion
B	17/8/2020	Issued for Construction
E	11/4/2021	Rear setback clarified

Hardiman Way East Elevation (S)

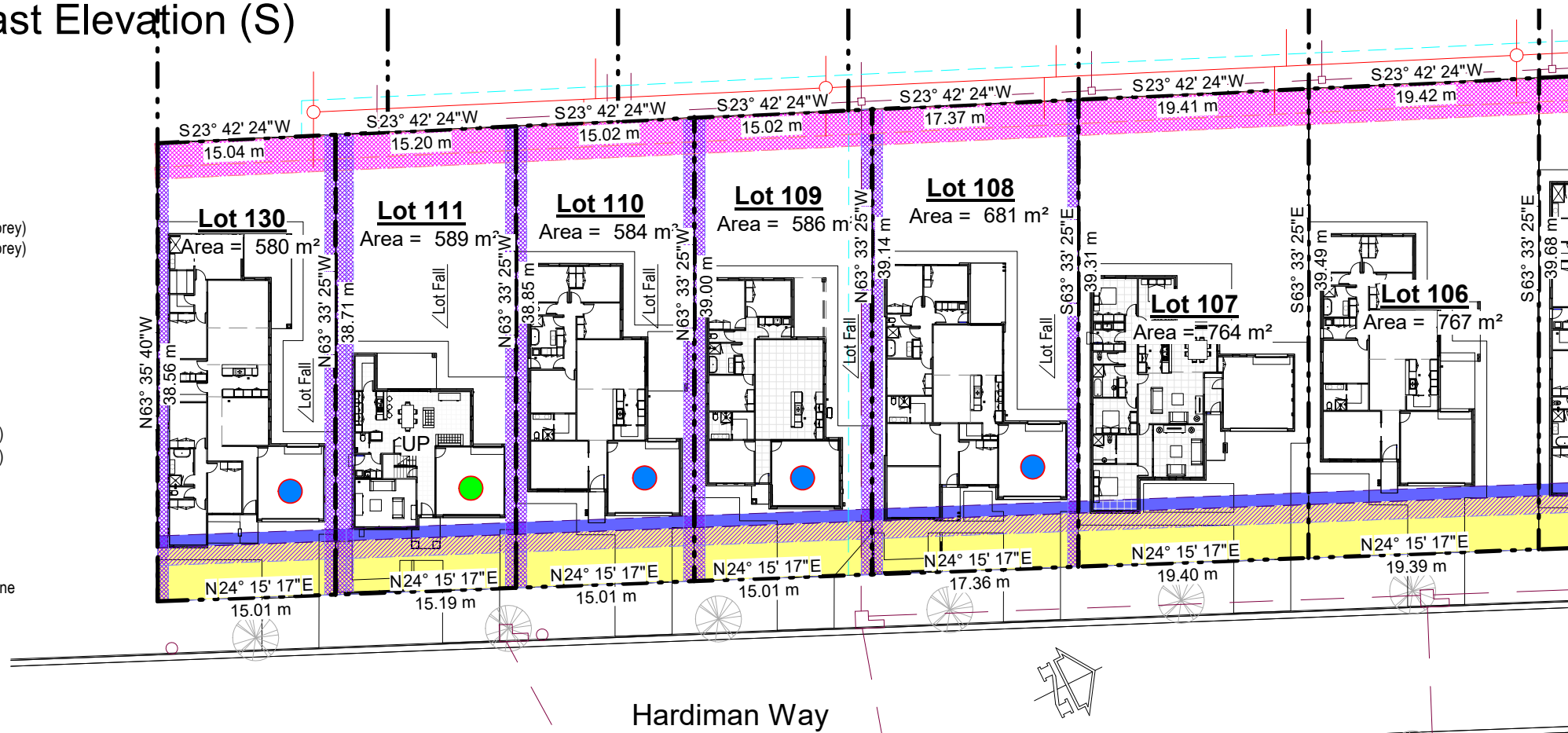
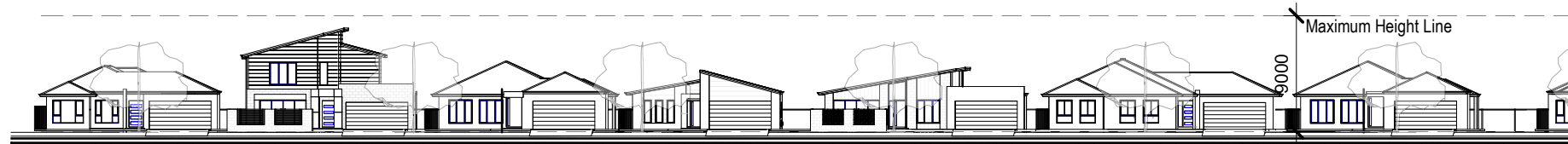
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Legend

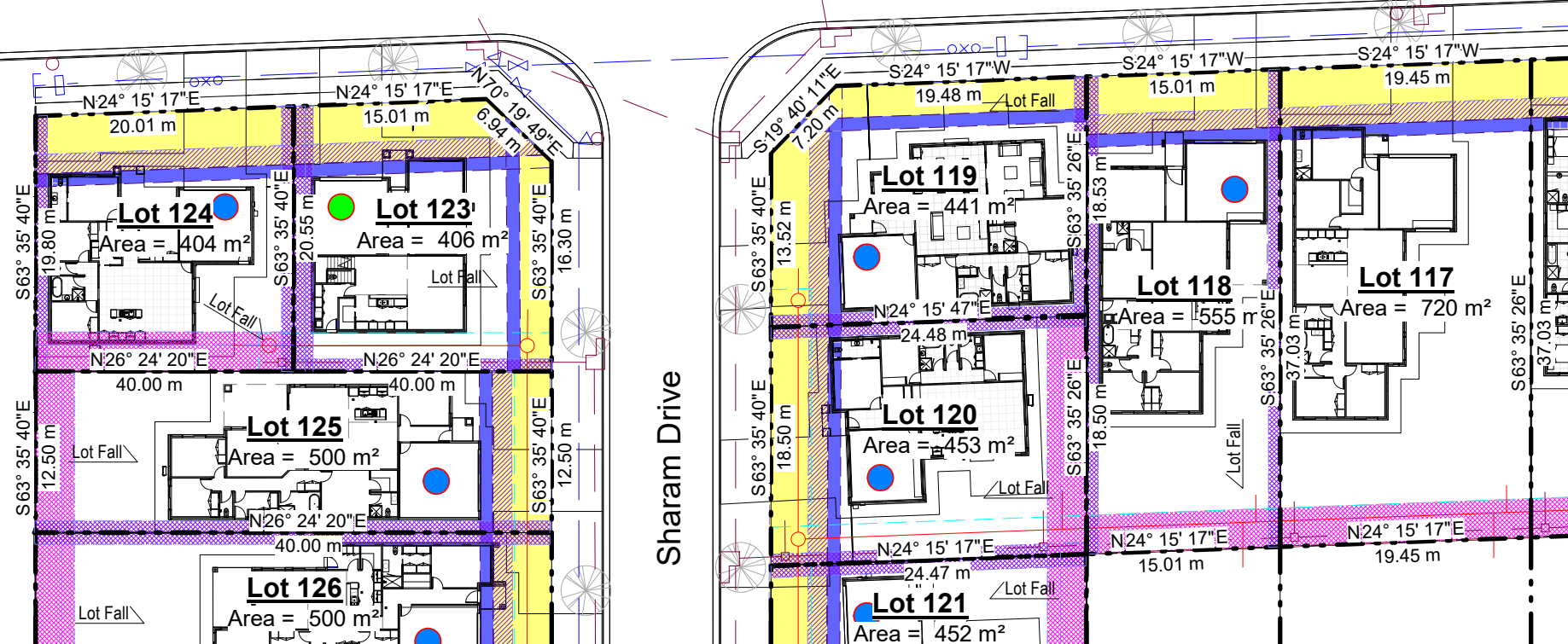


Site Plan (Part B)

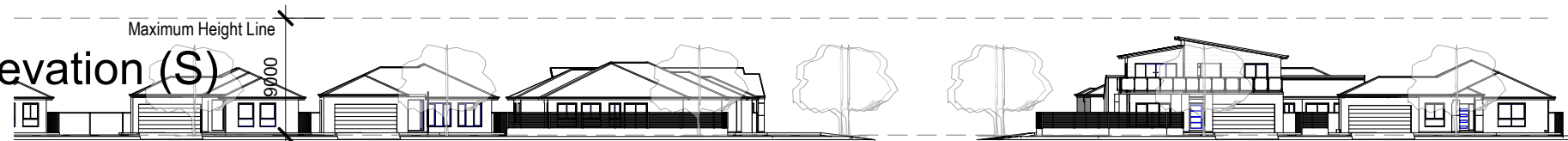
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Hardiman Way

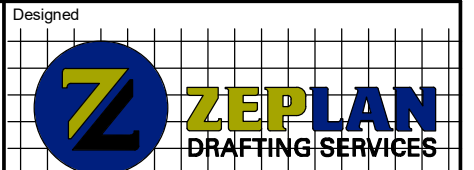


Sharam Drive



Hardiman Way West Elevation (S)

Scale: 1 : 500



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Occupancy
Clifton Gardens Stage 1

Drawing Title
Stage 1 Site Plan (Part B)

Job No: CG-S1-2020	Drawing No: A0012
Date: 21/5/2020	Scale: 1 : 500
Designed: G Lanza	Page Size: A3
Drawn: G Lanza	Checked: G Lanza



Development Approved

Consent No.: 10.2020.207.2

Date: 16 July 2021

Signature:

Revision Number	Revision Date	Revision Description
A	12/6/2020	Issued for Discussion
B	17/8/2020	Issued for Construction
E	11/4/2021	Rear setback clarified



Development Approved

Consent No.: 10.2020.207.2
 Date: 16 July 2021
 Signature: 

Revision Number	Revision Date	Revision Description
A	12/6/2020	Issued for Discussion
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E	11/4/2021	Rear setback clarified

Legend

Boundary Line
 Setback (1 Storey)
 Setback (2 Storey)

Rear Setback

1500
 900
 Boundary Line
 Setback (1 Storey)
 Setback (2 Storey)

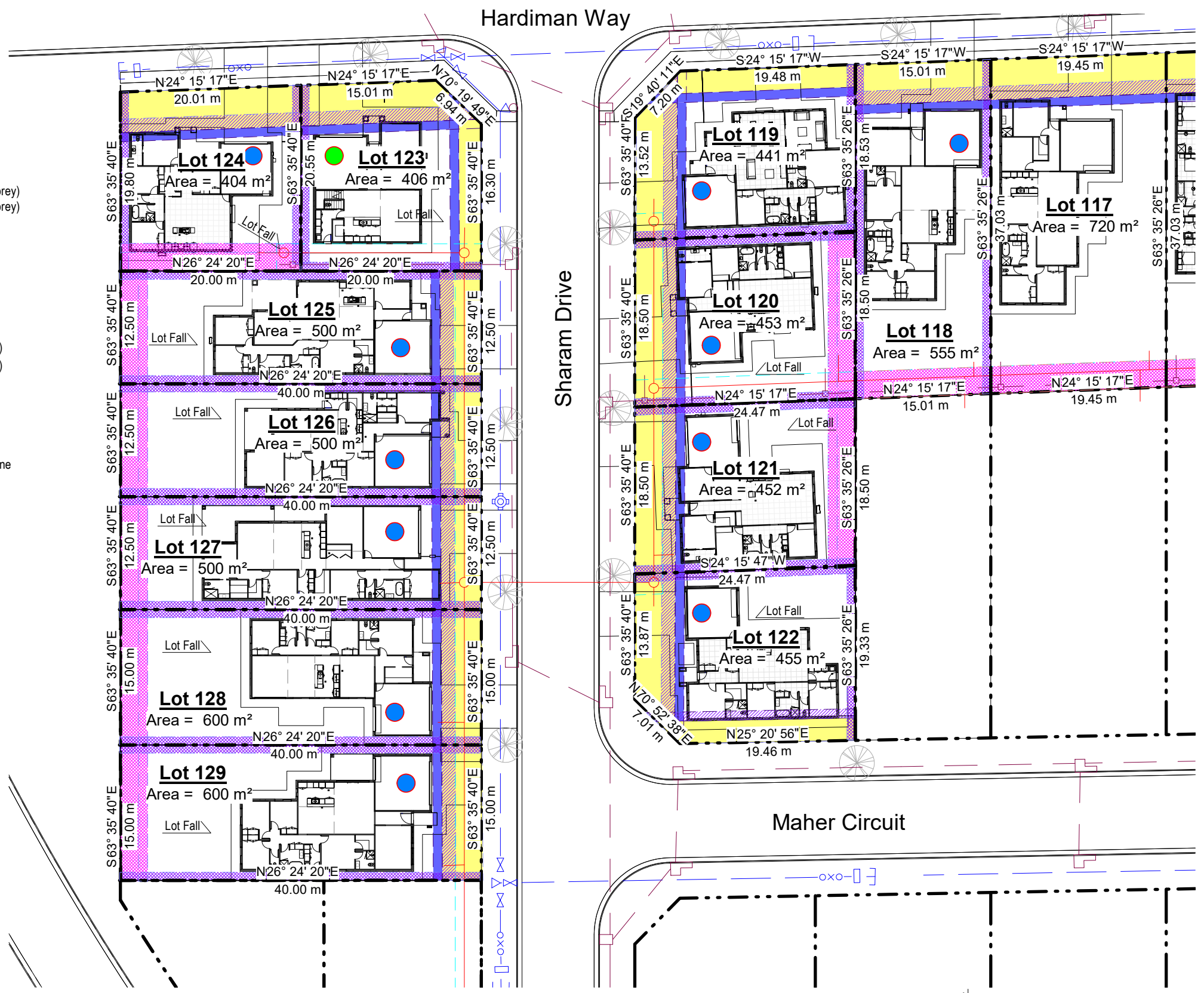
Side Setback

Garage Setback
 Front Setback
 Articulation Zone
 Boundary Line

Front Setback

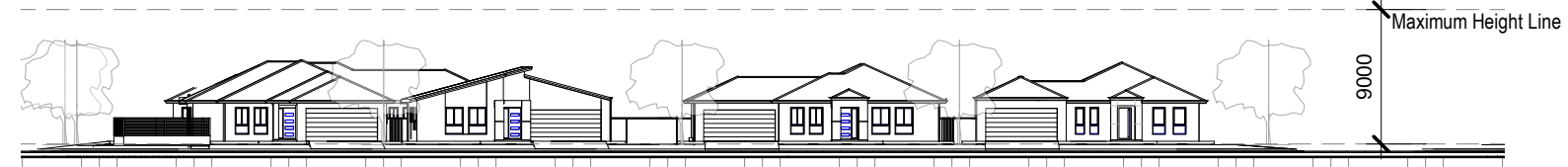
5500
 4500

Easement
 Water Main
 Water Fixture
 Stormwater Main
 Stormwater Fixture
 Sewer Main
 Sewer Fixture
 1 Storey Home
 2 Storey Home
 Street Tree

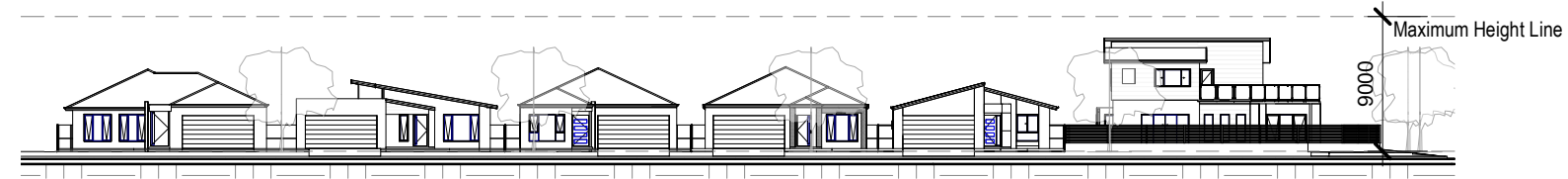


Site Plan (Part C)
 Scale: 1 : 500

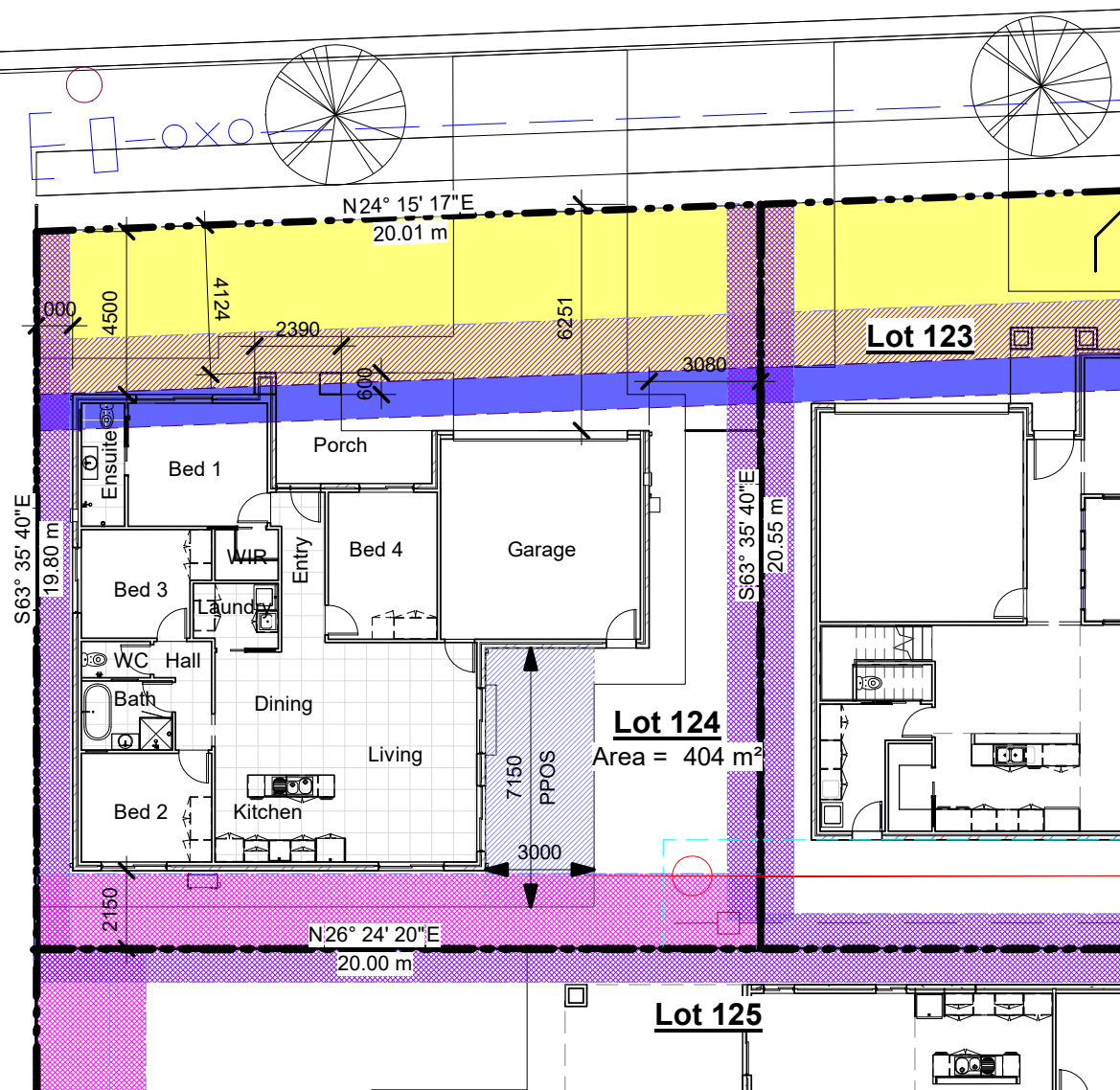
Road 2 South Elevation
 Scale: 1 : 500



Road 2 North Elevation
 Scale: 1 : 500



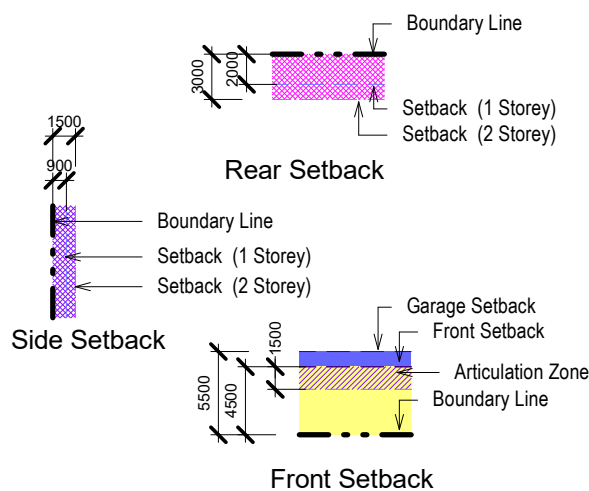
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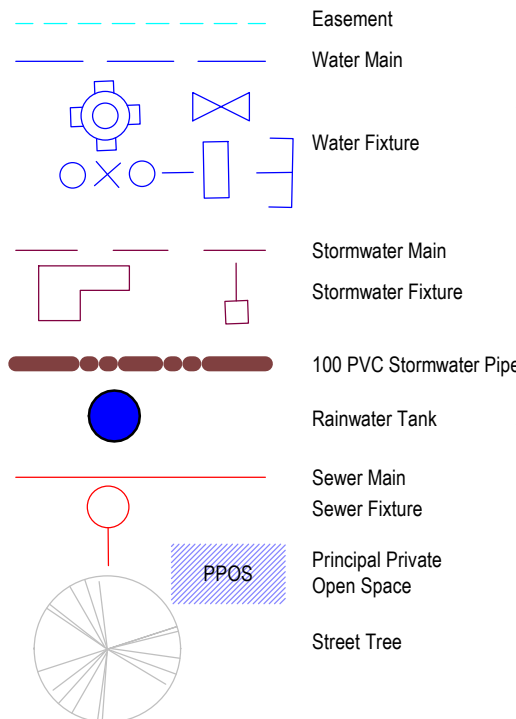
Site Plan
Scale: 1 : 200



Setback Legend



Site Plan Legend



General Notes

- 1 - Dimensions of property boundaries & position of building to be verified by a registered surveyor
- 2 - These drawings are to be read in conjunction with engineer's specifications
- 3 - All the materials and the standard of work shall be in accordance with the recognized industry standards
- 4 - All dimensions, window and door sizes are to be verified before commencement of work
- 5 - The contractor shall observe and comply with the provisions of all relevant acts, ordinances, regulations, bylaws, orders and rules and all requirements of any authority that are applicable to the works
- 6 - Method of termite control is to be in accordance with council requirements
- 7 - Verify position of electricity supply and connect power to main switch board in accordance with energy provider's specifications
- 8 - Verify position of water meter with council

Stormwater Drainage

- 1 - Provide underground stormwater as required in accordance with Council requirements and connect to;
 - a) The street frontage via a kerb inlet addapter or
 - b) A rear of lot drainage pit
- 2 - Install 100 dia PVC downpipes as required
- 3 - All stormwater pipes to be 100 PVC UNO

Rainwater Tank

- 1 - Provide rainwater tank in accordance with the requirements of BASIX
- 2 - Install tanks in accordance with Council's Urban Water Tanks Policy.
- 3 - The overflow from tanks must be connected to stormwater system for the site
- 4 - Where tank water is proposed to be connected to the same plumbing as Council's reticulated water supply, a backflow prevention device must be fitted in accordance with Council requirements.
- 5 - Inshore Tanks are fitted with a gutter flush, or first flush system to prevent foreign materials entering the tank.
- 6 - Inshore tanks located along a side boundary do not obstruct access and other public places, and where possible, should be separate from private open space. Inshore a minimum of 8 lineal metres of line is provided.
- 3 - Provide a lockable mail box to the primary street frontage adjacent to the driveway

Landscape Notes

- 1 - Specific native plant selection to be in accordance with Council's list of local native plant species "Planting requirements for new dwellings:
- 2 - Garden beds to be covered with 100 thick pine mulch
- 3 - All plants and lawn areas to have automatic underground drip and sprinkler irrigation system
- 4 - Plant beds against lawn areas to be bordered with continuous formed concrete edging or pavers
- 5 - Road reserve to be planted with lawn
- 6 - All trees & shrubs to be selected by others. Inshore plant species selected;
 - a) Are appropriate for the climate, soil, aspect and drainage of the locality;
 - b) Incorporate drought-resistant and native plant species wherever possible or appropriate;
 - c) do not, and will not in the future interfere with underground and overhead utilities;
- 7 - Landscaped area should establish adequate drainage, including the retention of stormwater on site and prevention of discharge runoff onto adjoining properties"

Fencing

- 1 - Provide "Colorbond Neaterscreen" (1.8M high) panel fence to side boundaries from building line to rear boundary
- 2 - Provide "Colorbond Neaterscreen" (1.8M high) panel fence to rear boundary
- 3 - Provide "Modwood", or similar, slated gate with steel frame (1.8M high) to sides of dwelling.

Site Facilities

- 1 - Store Waste and Recycling bins on side or rear boundaries
- 2 - Provide fixed outdoor clothes line, ensure access to winter sunlight and install in a secure and convenient location, which is adequately screened from streets and other public places, and where possible, should be separate from private open space. Inshore a minimum of 8 lineal metres of line is provided.
- 3 - Provide a lockable mail box to the primary street frontage adjacent to the driveway

Designed

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Occupancy
Clifton Gardens Stage 1

Drawing Title
Lot 124 Site Plan

Job No: CG-S1-2020 Drawing No: A2411

Date: 21/5/2020 Scale: As indicated Page Size: A3

Designed: G Lanza Drawn: G Lanza Checked: G Lanza

Revision Number	Revision Date	Revision Description
B	17/8/2020	Issued for Construction
E	11/4/2021	Rear setback clarified