LEGEND
EXISTING
GAS
SEWER
STORMWATER
TELSTRA & ELECTRICITY
WATER
ELECTRICITY OVERHEAD
SEWER RISING MAIN
TITLE BOUNDARY
TREE
PROPOSED
GAS
SEWER
STORMWATER
SUBSOIL
TELSTRA & ELECTRICITY
WATER
HOUSE CONNECTION
FIRE HYDRANT
UNDER CONSTRUCTION
PROPOSED DEVELOPMENT BOUNDARY
AREA OF GREATER THEN 12% SLOPE
STAGE 1 BOUNDARY
STAGE 2 BOUNDARY
STAGE 3 BOUNDARY
STAGE 4 BOUNDARY
STAGE 5 BOUNDARY
1.5M CONCRETE FOOTPATH
KURRAJONG BRACHYCHITON POPULNEUM
PYRUS CALLERYANA
CHINESE ELMS
AREA OF FILL
AREA OF CUT
EXISTING DEVELOPMENT
PROPOSED SERVICES EASEMENT
STAGE 6
EXISTING DEVELOPMENT
EXISTING DEVELOPMENT
STAGE 4
STAGE 5
EXISTING DEVELOPMENT
EXISTING PEDESTRIAN/ BICYCLE PATH
EXISTING DEVELOPMENT
STAGE 2
STAGE 3
ESTATE ENTRY SIGN (ON SEPARATE DEVELOPMENT CONSENT APPLICATION)
RESERVE FOR STORMWATER RETENTION & TREATMENT
LOTS PROPOSED ON TERRAIN WITH SLOPE ≥12% WILL BE AT LEAST 1,200M²
EXISTING OVERHEAD ELECTRICITY WILL BE PUT UNDERGROUND
EXISTING OVERHEAD ELECTRICITY WILL BE PUT UNDERGROUND
0 10 20 30 40 50 60 70 80 90 100(m)
SCALE: 1:1000
THE ELMS ESTATE
Nordcon LAND
CONCEPT LAYOUT
PROPOSED 93 LOTS SUBDIVISION
THURGOONA, NSW
The Elms
Date: 20 March 2015