

- ### LEGEND
- | | |
|--|---|
| | SEWER # |
| | PROPOSED EASEMENT TO DRAIN WATER 1.5m WIDE |
| | PROPOSED EASEMENT FOR ACCESS AND MAINTENANCE 0.9m WIDE 16.5m LONG |
| | STORMWATER KERB INLET PIT |
| | STORMWATER INTERALLOTMENT DRAINAGE PIT / CONNECTION |
| | LIGHT POST * |
| | ELECTRICAL PILLAR * |
| | ELECTRICAL CONNECTION * |
| | ELECTRICAL PADMOUNT SUBSTATION * |
| | SEWER MANHOLE/MAINTENANCE SHAFT # |
| | STREET TREE |
| | PROPOSED 4m WIDE DRIVEWAY LOCATION. INDICATIVE ONLY |
| | POSSIBLE 5.4m WIDE DRIVEWAY AT KERB LINE. DISPENSATION BE APPLIED FOR THROUGH CDC APPLICATION WITH BLACKTOWN CITY COUNCIL |
| | VERGE |
| | RESIDUE LOTS (PROPOSED SUBJECT TO TO SEPARATE DA) |
| | LOTS |

DISCLAIMER

THIS PLAN IS PROVIDED SOLELY FOR THE PURPOSE OF PROVIDING AN IMPRESSION OF THE PROPOSED LOCATION OF INFRASTRUCTURE AND SERVICES ON, IN OR AROUND THE LOTS SHOWN IN THE PLAN, AND IS NOT INTENDED TO BE USED FOR ANY OTHER PURPOSE. STOCKLAND DOES NOT MAKE ANY REPRESENTATION OR GIVE ANY WARRANTY IN RELATION TO THE EXISTENCE AND PROPOSED LOCATION OF ANY SERVICES OR INFRASTRUCTURE ON, IN OR AROUND THE LOTS SHOWN IN THE PLAN. THE PLAN IS GIVEN ON THE INTENTION OF AND INFORMATION AVAILABLE TO STOCKLAND AT THE TIME OF CREATION OF THE PLAN (APRIL 2017) AND DETAILS MAY CHANGE DUE TO FUTURE CIRCUMSTANCES. ANY INDICATIONS OF DISTANCE OR SIZE ARE APPROXIMATE AND FOR INDICATIVE PURPOSES ONLY, AND ARE NOT TO SCALE. THE PLAN IS NOT A LEGALLY BINDING OBLIGATION OR WARRANTY BY STOCKLAND. STOCKLAND ACCEPTS NO LIABILITY FOR ANY LOSS OR DAMAGE ARISING AS A RESULT OF ANY RELIANCE ON THIS PLAN OR ITS CONTENTS.

NOTES:

1. EASEMENTS, AND POSITIVE COVENANT LOCATIONS SHOWN HEREON ARE SUBJECT TO FINAL APPROVAL FROM BLACKTOWN CITY COUNCIL, RELEVANT SERVICING AUTHORITIES AND FINAL REGISTRATION OF THE FINAL DEPOSITED PLAN AT LPI
2. SERVICES SHOWN HEREON HAVE BEEN TAKEN FROM RELEVANT AUTHORITIES DESIGN DRAWINGS ONLY. FINAL LOCATION OF ALL SERVICES TO BE DETERMINED ONSITE PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.
3. CONTOURS SHOWN HEREON ARE FROM SUBDIVISION DESIGN PLANS AND ARE TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. INTERVAL 0.5m.
4. CONCRETE SLAB THICKNESS AND PIERING REQUIREMENTS ARE SUBJECT TO STRUCTURAL DESIGN.

SERVICES FILES

- # SEWER: QALCHEK - PM18377WW-A - 01/05/17 PRELIM
- * ELECTRICAL - POWER LINE DESIGN - URS19614 - 26/06/17 DRAFT
- CADASTRAL - RPS - SW_PR133170_44 - 22/06/2017

DRAFT ISSUE ONLY
PRELIMINARY DESIGNS SUBJECT TO CHANGE



CLIENT:



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ELARA - PRECINCT 5
STAGE 43
SALES PLAN
SHEET 2 OF 2

PLAN No:	110350/SP11
FILE No:	110350SP11
SHEET SIZE:	A1 OR

J. WYNDHAM PRINCE CONSULTING CIVIL INFRASTRUCTURE ENGINEERS
& PROJECT MANAGERS

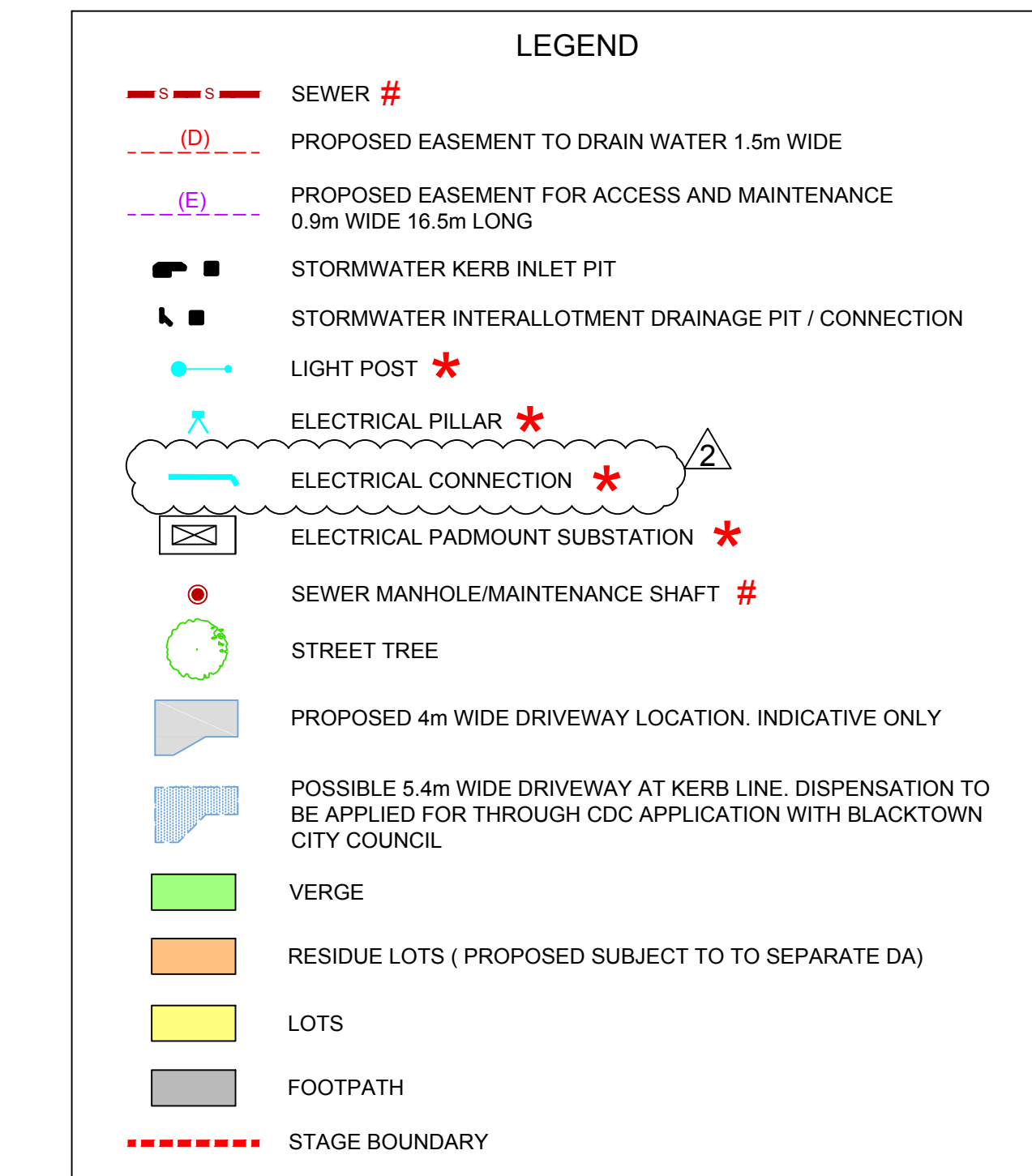
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AZIMUTH:

DATUM:

ORIGIN:

Plotted: 10 July 2017 2:23:21 PM File Name: J:\110350 - Elara - Marsden Park\02 - Precinct 5\CD\CD Sales Plans\110350SP10.dwg



- NOTES:**
- EASEMENTS, AND POSITIVE COVENANT LOCATIONS SHOWN HEREON ARE SUBJECT TO FINAL APPROVAL FROM BLACKTOWN CITY COUNCIL, RELEVANT SERVICING AUTHORITIES AND FINAL REGISTRATION OF THE FINAL DEPOSITED PLAN AT LPI
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SERVICES FILES

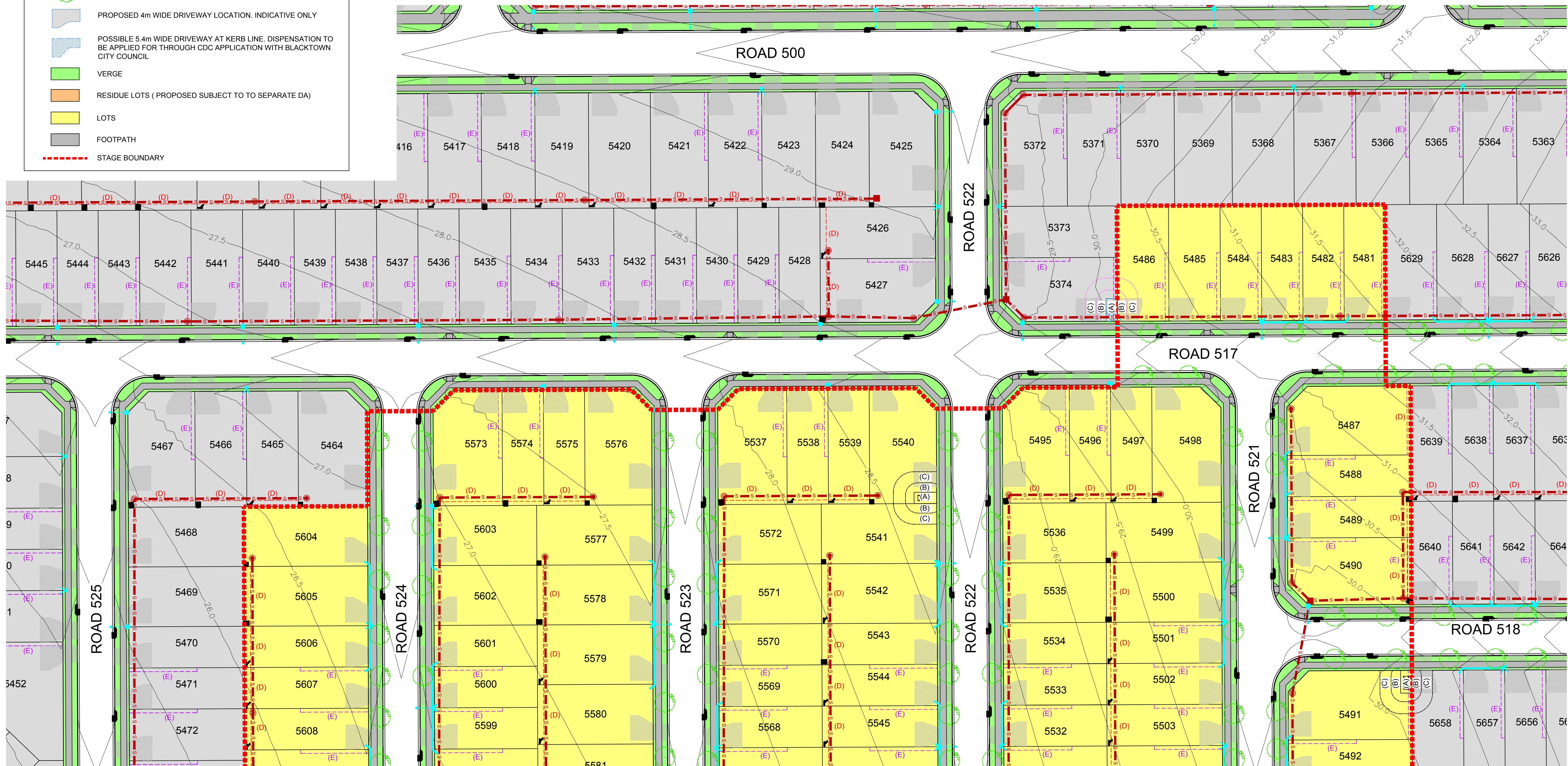
- # SEWER: QALCHEK - PM18377WW-A - 01/05/17 PRELIM
- * ELECTRICAL - POWER LINE DESIGN - URS19614 - 26/06/17 DRAFT
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- EASEMENT NOTES**
- (A) EASEMENT FOR PADMOUNT SUBSTATION 2.75m x 5.5m AND VARIABLE.
 - (B) RESTRICTION ON THE USE OF LAND RELATION TO FIRE RATINGS OF BUILDINGS MEASURED 3m FROM THE SUBSTATION PLINTH.
 - (C) RESTRICTION ON THE USE OF LAND IN RELATION TO SWIMMING POOLS MEASURED 5m FROM THE SUBSTATION PLINTH.
 - (D) EASEMENT FOR DRAINAGE 1.5m WIDE
 - (E) EASEMENT FOR ACCESS 0.9m WIDE

DISCLAIMER

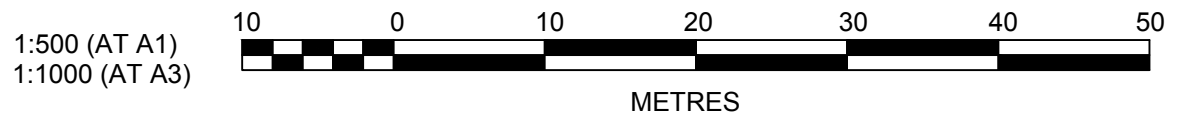
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ELECTRIAL - LOT CONNECTIONS ADDED



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REFER TO DRAWING 110350/SP11 FOR CONTINUATION



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STAGE 43
SALES PLAN
SHEET 1 OF 2

PLAN No:
110350/SP10
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