

LEGEND

- S—S— SEWER #
- eS-eS- EXISTING SEWER MAIN
- W—W— WATER #
- WATER METER LOCATION #
- (D) PROPOSED EASEMENT TO DRAIN WATER (VARIABLE WIDTH)
- (E) PROPOSED EASEMENT FOR ACCESS AND MAINTENANCE 17 m LONG
- (F) POSITIVE COVENANT (REFER TO 88B)
- (G) PROPOSED EASEMENT TO DRAIN WATER (4m WIDE)
- (R) RESTRICTION ON THE USE OF LAND (REFER TO 88B)
- (E4) RIGHT OF ACCESS 2.5 WIDE & VAR.
- (E5) EASEMENT FOR SERVICE 2.5 WIDE & VAR.
- STORMWATER KERB INLET PIT
- STORMWATER INTERALLOTMENT DRAINAGE PIT / CONNECTION
- INTER ALLOTMENT DRAINAGE AND STREET DRAINAGE LINE
- ELECTRICAL PADMOUNT SUBSTATION *
- SEWER MANHOLE/MAINTENANCE SHAFT #
- PROPOSED 4m WIDE DRIVEWAY LOCATION. INDICATIVE ONLY
- VERGE
- LOTS
- FOOTPATH
- EXISTING LOTS
- FUTURE RESIDENTIAL LOTS
- RETAINING WALL

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 LRS.
- SERVICES SHOWN HEREON ARE DRAFT ONLY AND SUBJECT TO RELEVANT AUTHORITY APPROVAL. FINAL LOCATION OF ALL SERVICES TO BE DETERMINED ONSITE PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.
- 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.
- CONCRETE SLAB THICKNESS AND PIERING REQUIREMENTS ARE SUBJECT TO STRUCTURAL DESIGN.
- ALL LOTS ARE FILLED ABOVE NATURAL SURFACE LEVEL.

DISCLAIMER

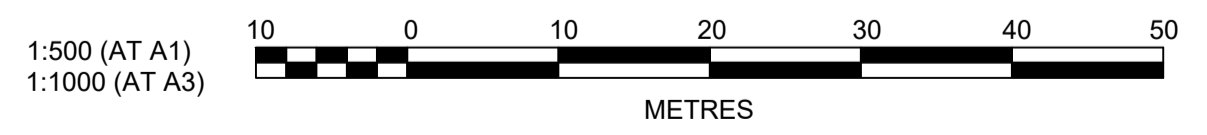
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EASEMENT NOTES

- (A) EASEMENT FOR PADMOUNT SUBSTATION 2.75m x 5.5m AND VARIABLE.
- (B) RESTRICTION ON THE USE OF LAND IN 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 & VARIABLE WIDTH
- (E) EASEMENT FOR ACCESS 0.9m WIDE
- (F) POSITIVE COVENANT (REFER TO 88B)
- (G) EASEMENT TO DRAIN WATER 4m WIDE
- (R) RESTRICTION ON THE USE OF LAND (REFER TO 88B)

SERVICES FILES

- # SEWER & WATER: QALCHEK
STAGE E F WW BASE JWP. dwg - REC 29/01/2022
STAGE E F PW BASE JWP. DWG - REC 29/01/2022
- * ELECTRICAL: POWER LINE DESIGN - REC 03/02/2022
URS25734 Richmond Rd, Marsden Park - 7E -PLD3865.dwg
- LOT BOUNDARIES: VINCE MORGAN SURVEYORS - REC 20/04/2022
20260-7F.dwg
- LOT CALCULATIONS: VINCE MORGAN SURVEYORS - REC 20/04/2022
20260-7F.dwg
- STORMWATER: J WYNDHAM PRINCE - REC 16/02/2022
998512/CC19001 - CC19800 Rev A



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AMENDMENT	DES	DRN	CKD	APR	DATE
5 EASEMENT D AND F REVISED, R ADDED	KE	KE	TS		24/10/23
4 CONTOURS ADDED	KE	JM	KE		11/09/23
3 LOT 8432, 8423 AND RW EASEMENT NOTATION REVISED	KE	KE	JET		28/03/23
2 RETAINING WALL REVISED	KE	NDW	KE		09/03/23
1 ISSUE FOR INFORMATION	KE	NDW	DG	DG	29/04/22

J. WYNDHAM PRINCE

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CLIENT:

WINTEN PROPERTY GROUP

STATUS:

SALES PLANS

NOT FOR CONSTRUCTION

THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION UNLESS SIGNED AS PART OF AN APPROVED CONSTRUCTION CERTIFICATE.

NEWPARK PRECINCT 7F SALES PLANS

PROJECT No: **9985-12**

SHEET No: **SP01**

PLAN No: **9985-12-7F-SP01**

AMAZON: M.G.A.94 DATUM: A.H.D. ORIGIN: - PLAN No: 9985-12-7F-SP01 5