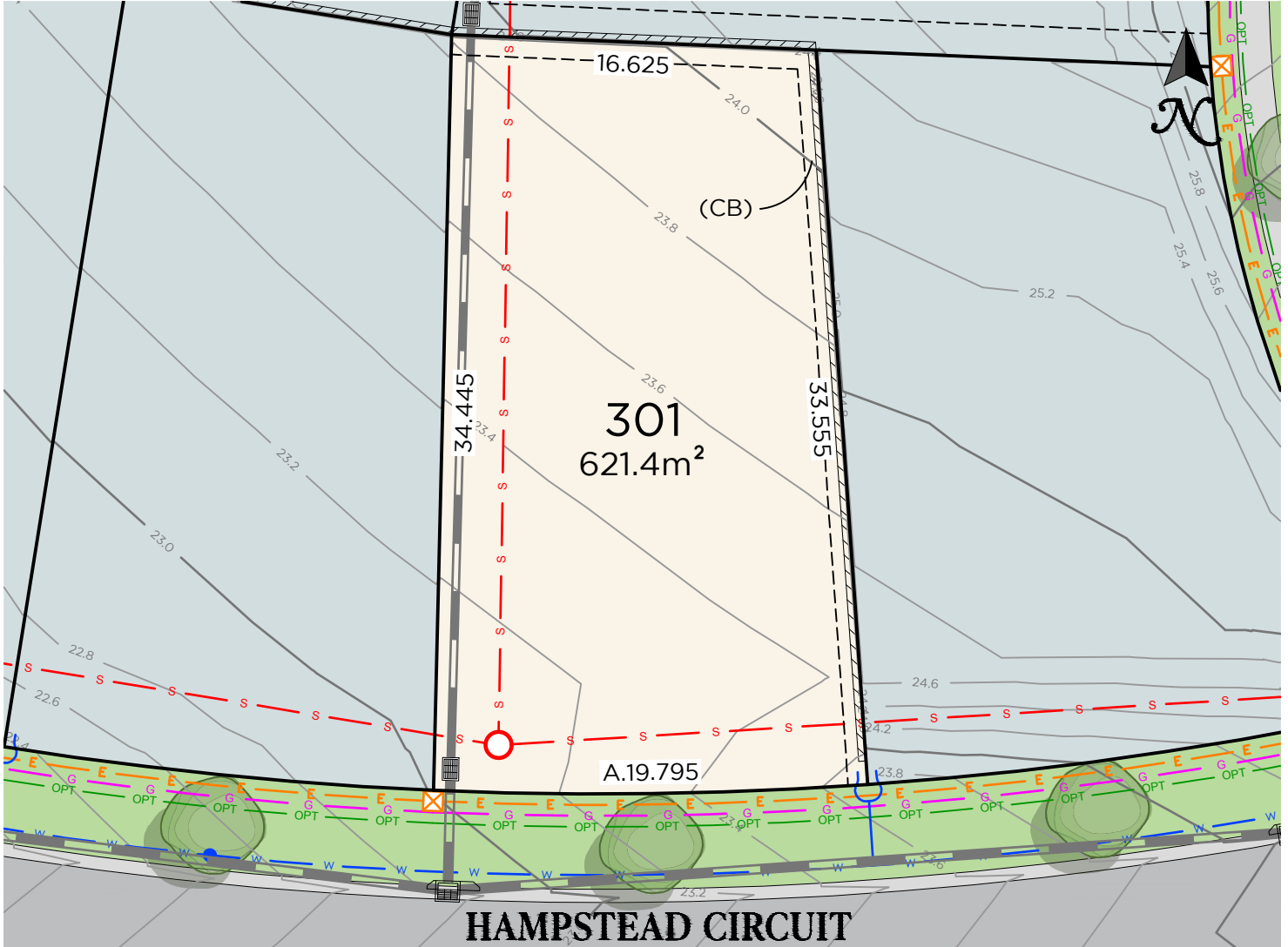




The Loxford

301

Loxford Boulevard
Gillieston Heights



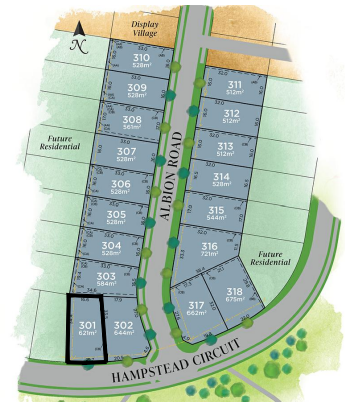
LEGEND

- S — Sewer main (DRAFT)
- Sewer man hole
- W — Water main
- Water hydrant
- ⋈ Water stop valve
- E — Electricity services
- ⊠ Street light
- ⊠ Electrical pillar
- NBN — NBN
- NBN pit
- G — Gas
- / — Retaining wall / fence
- — Design surface contour
- — Stormwater pipe
- — Stormwater lintel

(CB) EASEMENT FOR SUPPORT OF
RETAINING WALL 0.9 WIDE

NOTES:

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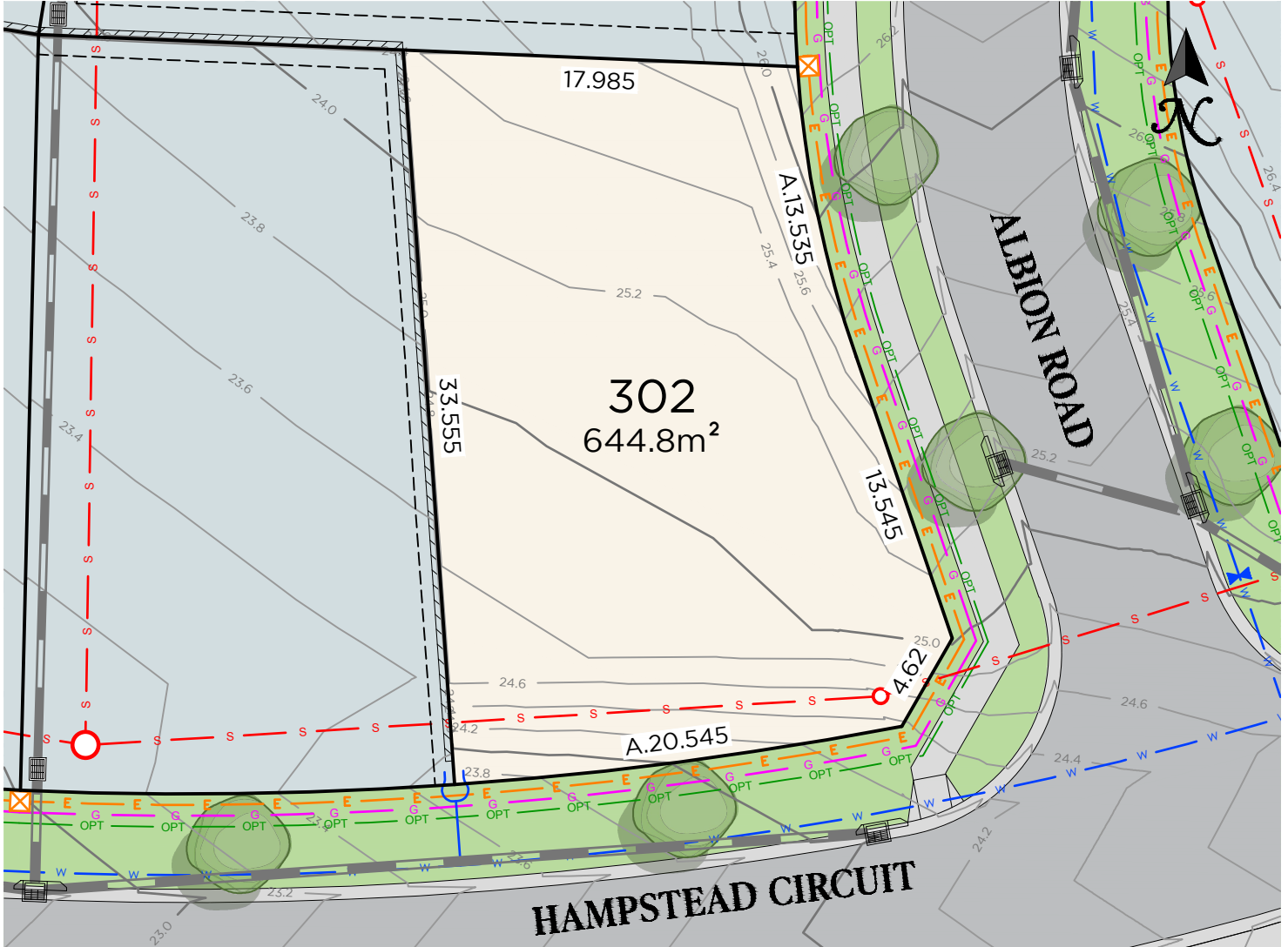


VERSION: B	SCALE: 1:300 (A4)	PREPARED BY:
COMMENT: Revised Issue		
DATE: 4 OCTOBER 2023		

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A QUALITY
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GROUP
PROJECT

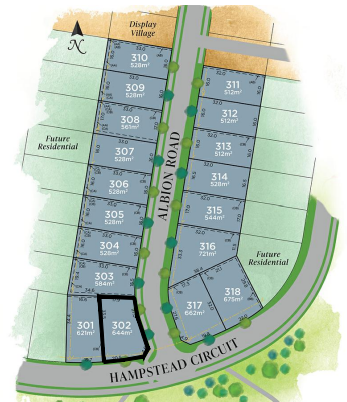


LEGEND

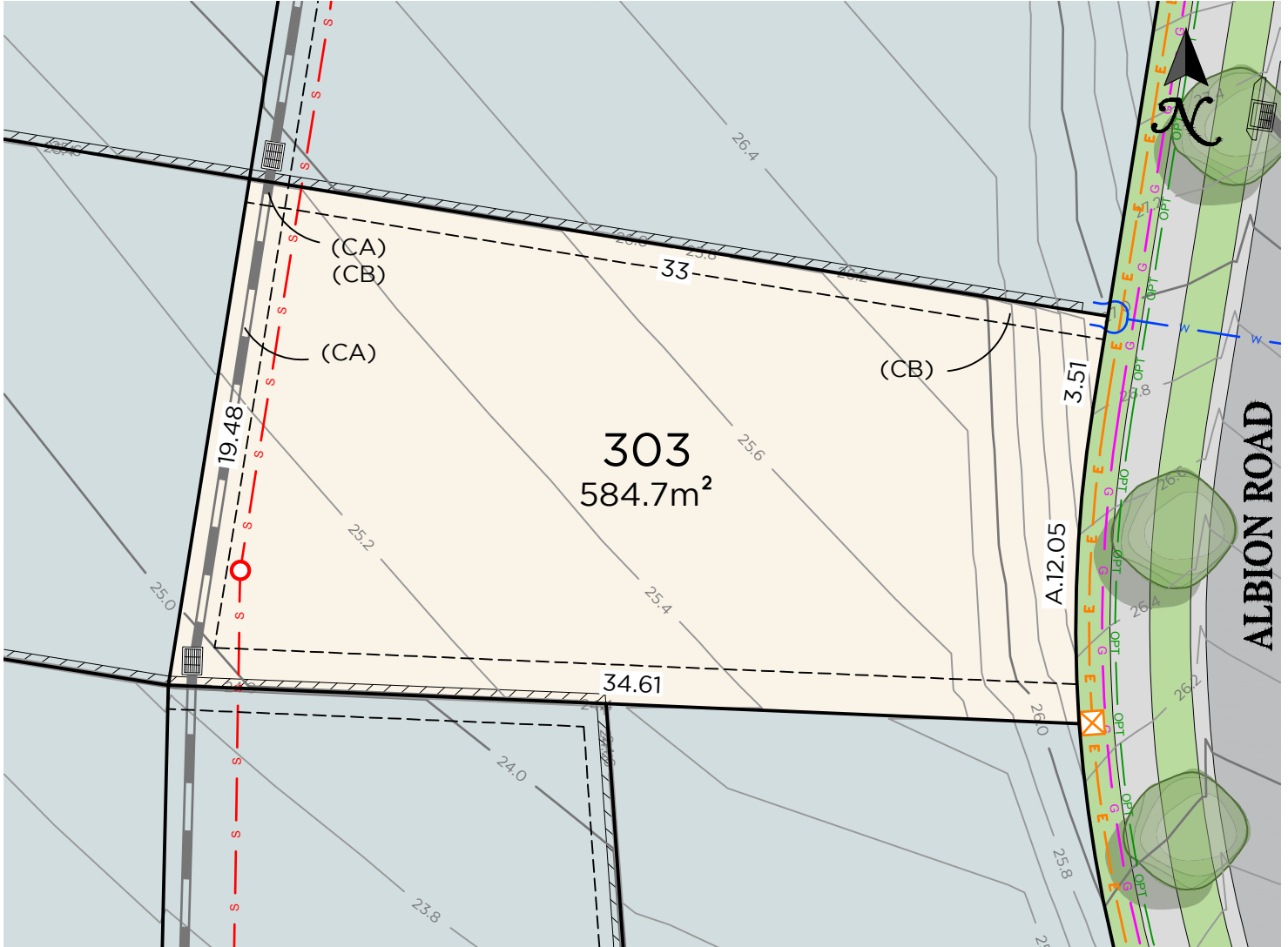
	S	Sewer main (DRAFT)
	O	Sewer man hole
	W	Water main
	H	Water hydrant
	X	Water stop valve
	E	Electricity services
	L	Street light
	P	Electrical pillar
	NBN	NBN
	NBN	NBN pit
	G	Gas
	/	Retaining wall / fence
	- - -	Design surface contour
	S	Stormwater pipe
	L	Stormwater lintel

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LEGEND

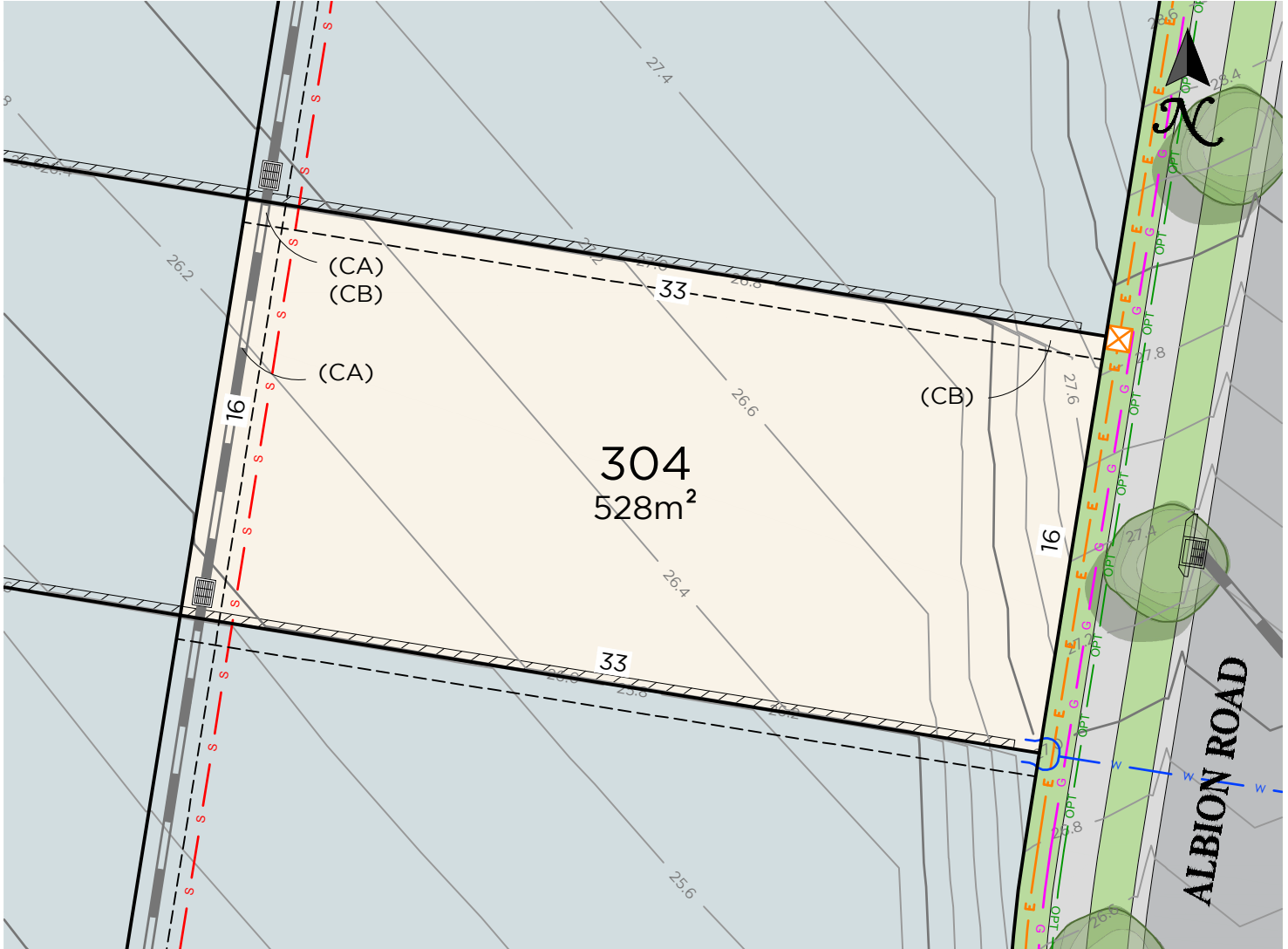
- Sewer main (DRAFT)
 - Sewer man hole
 - Water main
 - Water hydrant
 - Water stop valve
 - Electricity services
 - Street light
 - Electrical pillar
 - NBN
 - NBN pit
 - Gas
 - Retaining wall / fence
 - Design surface contour
 - Stormwater pipe
 - Stormwater lintel
- (CA) EASEMENT TO DRAIN WATER 1.5 WIDE
(CB) EASEMENT FOR SUPPORT OF
RETAINING WALL 0.9 WIDE

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VERSION: B	SCALE: 1:250 (A4)	PREPARED BY:
COMMENT: Revised Issue		
DATE: 4 OCTOBER 2023		



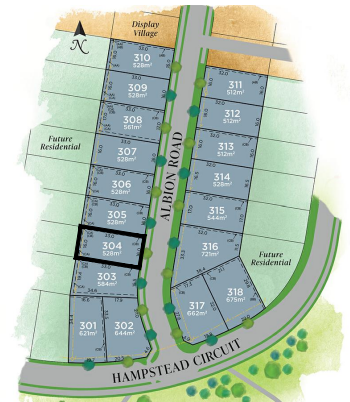
LEGEND


	Sewer main (DRAFT)
	Sewer man hole
	Water main
	Water hydrant
	Water stop valve
	Electricity services
	Street light
	Electrical pillar
	NBN
	NBN pit
	Gas
	Retaining wall / fence
	Design surface contour
	Stormwater pipe
	Stormwater lintel

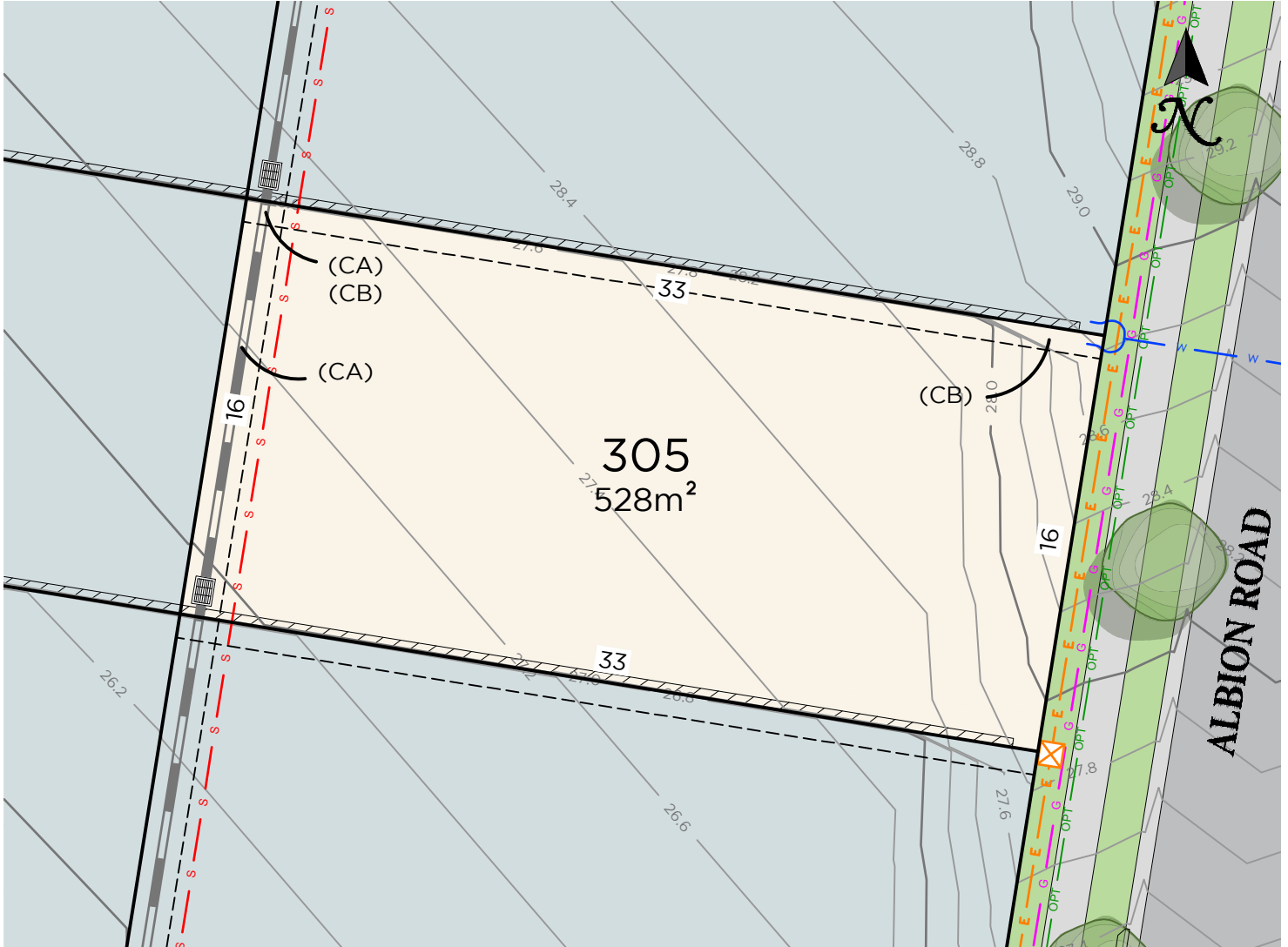
(CA) EASEMENT TO DRAIN WATER 1.5 WIDE
(CB) EASEMENT FOR SUPPORT OF RETAINING WALL 0.9 WIDE

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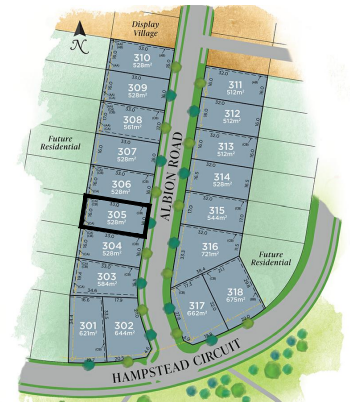


LEGEND

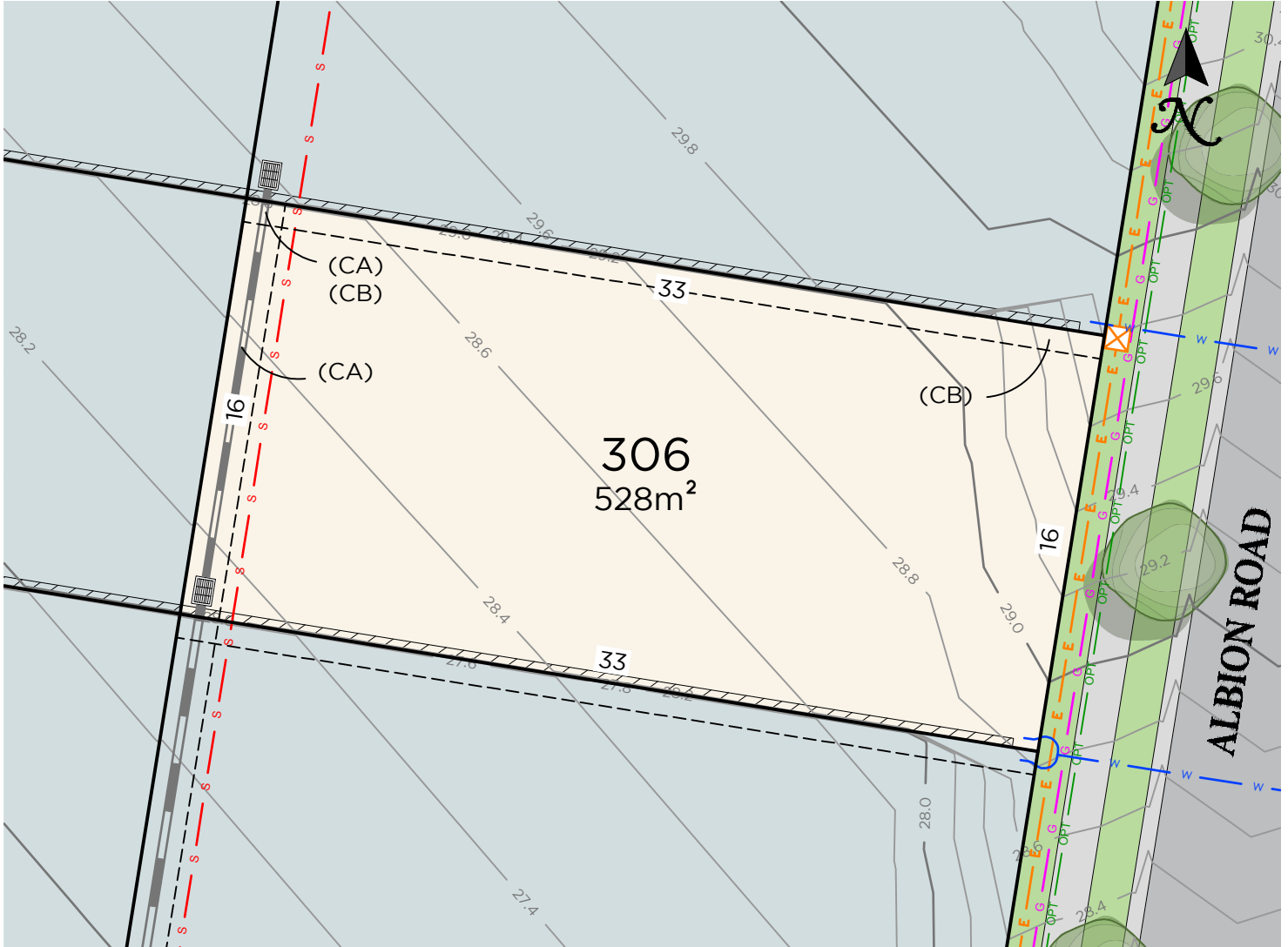
- S — Sewer main (DRAFT)
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 - NBN pit
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 - / / Retaining wall / fence
 - Design surface contour
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DATE: 4 OCTOBER 2023		

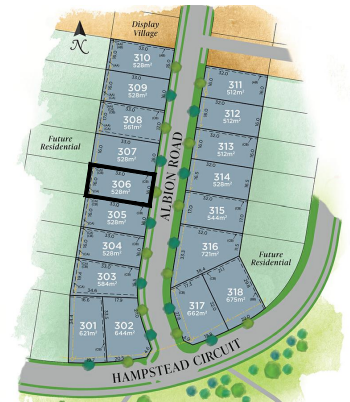


LEGEND

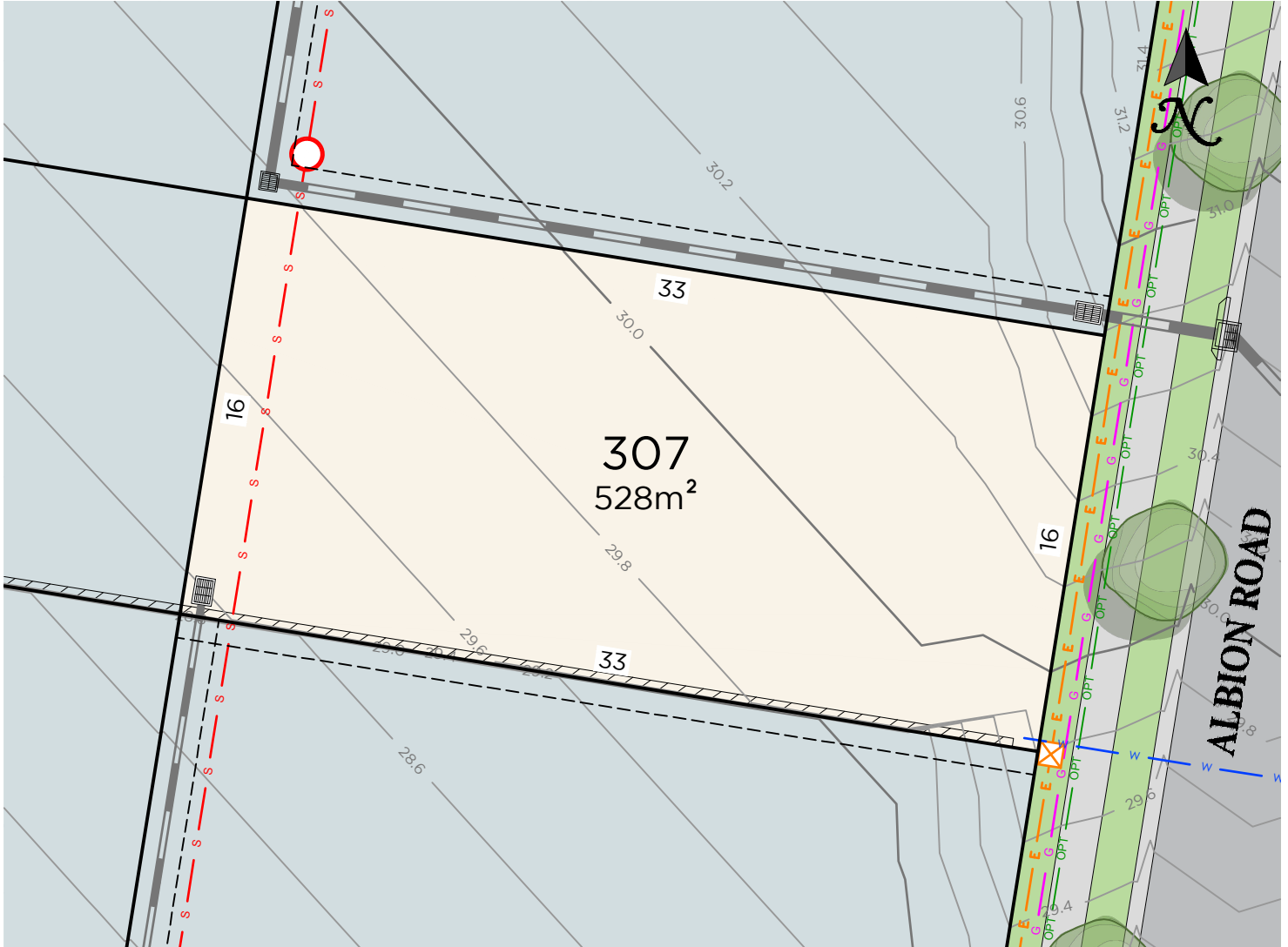
- Sewer main (DRAFT)
 - Sewer man hole
 - Water main
 - Water hydrant
 - Water stop valve
 - Electricity services
 - Street light
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 - NBN
 - NBN pit
 - Gas
 - Retaining wall / fence
 - Design surface contour
 - Stormwater pipe
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 (CB) EASEMENT FOR SUPPORT OF
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LEGEND

	Sewer main (DRAFT)
	Sewer man hole
	Water main
	Water hydrant
	Water stop valve
	Electricity services
	Street light
	Electrical pillar
	NBN
	NBN pit
	Gas
	Retaining wall / fence
	Design surface contour
	Stormwater pipe
	Stormwater lintel

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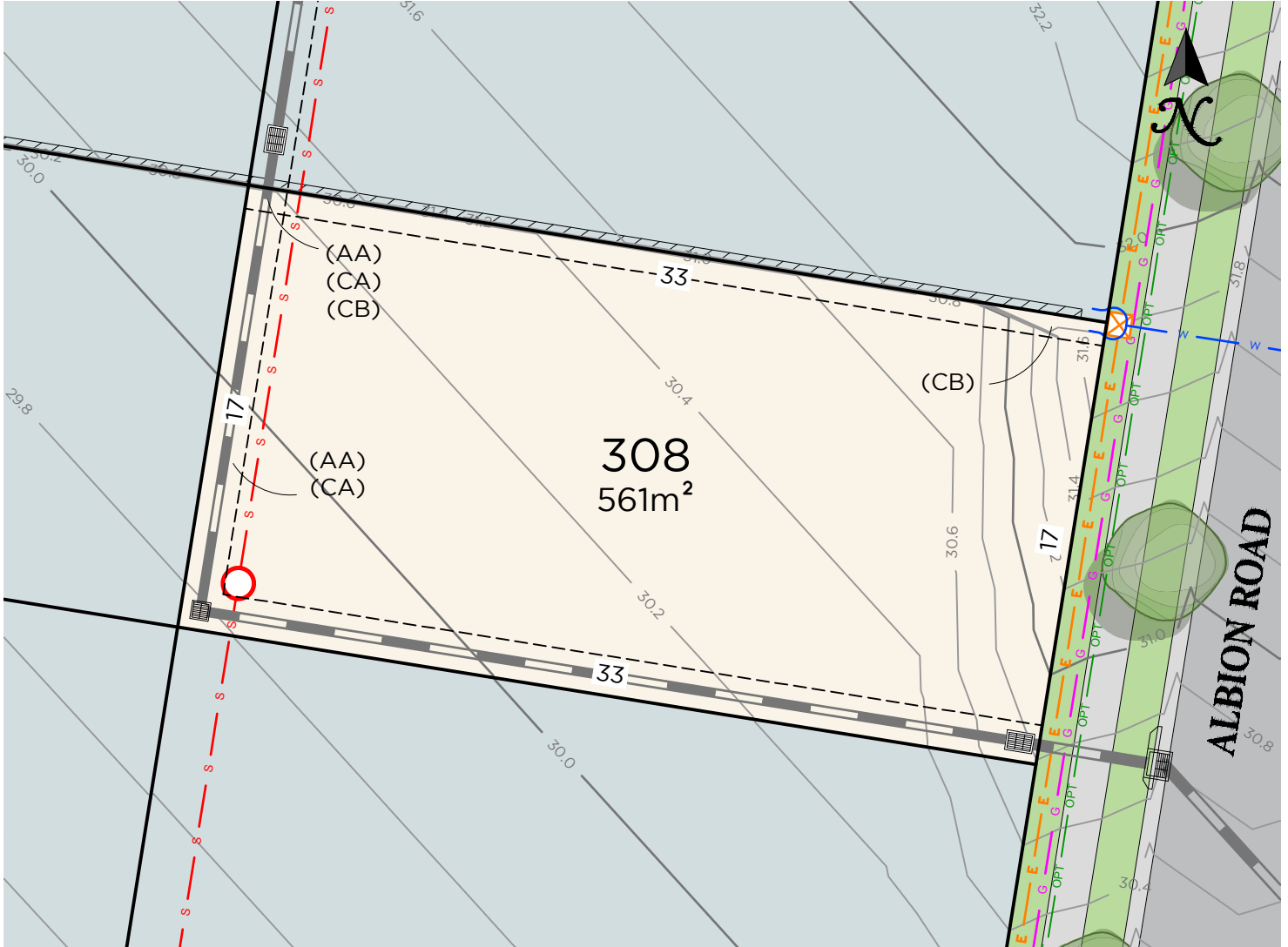
VERSION: B	SCALE: 1:250 (A4)	PREPARED BY:
COMMENT: Revised Issue		
DATE: 4 OCTOBER 2023		



The Loxford

308

Loxford Boulevard
Gillieston Heights



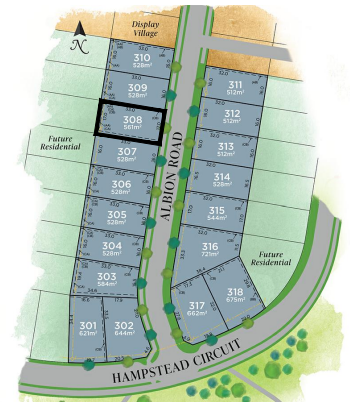
LEGEND

- S — Sewer main (DRAFT)
- Sewer man hole
- W — Water main
- Water hydrant
- ⊕ Water stop valve
- E — Electricity services
- ⊕ Street light
- ⊗ Electrical pillar
- NBN — NBN
- NBN pit
- G — Gas
- / / Retaining wall / fence
- Design surface contour
- Stormwater pipe
- ⊕ Stormwater lintel

- (AA) EASEMENT TO DRAIN WATER 1.5 WIDE
- (CA) EASEMENT TO DRAIN WATER 1.5 WIDE
- (CB) EASEMENT FOR SUPPORT OF RETAINING WALL 0.9 WIDE

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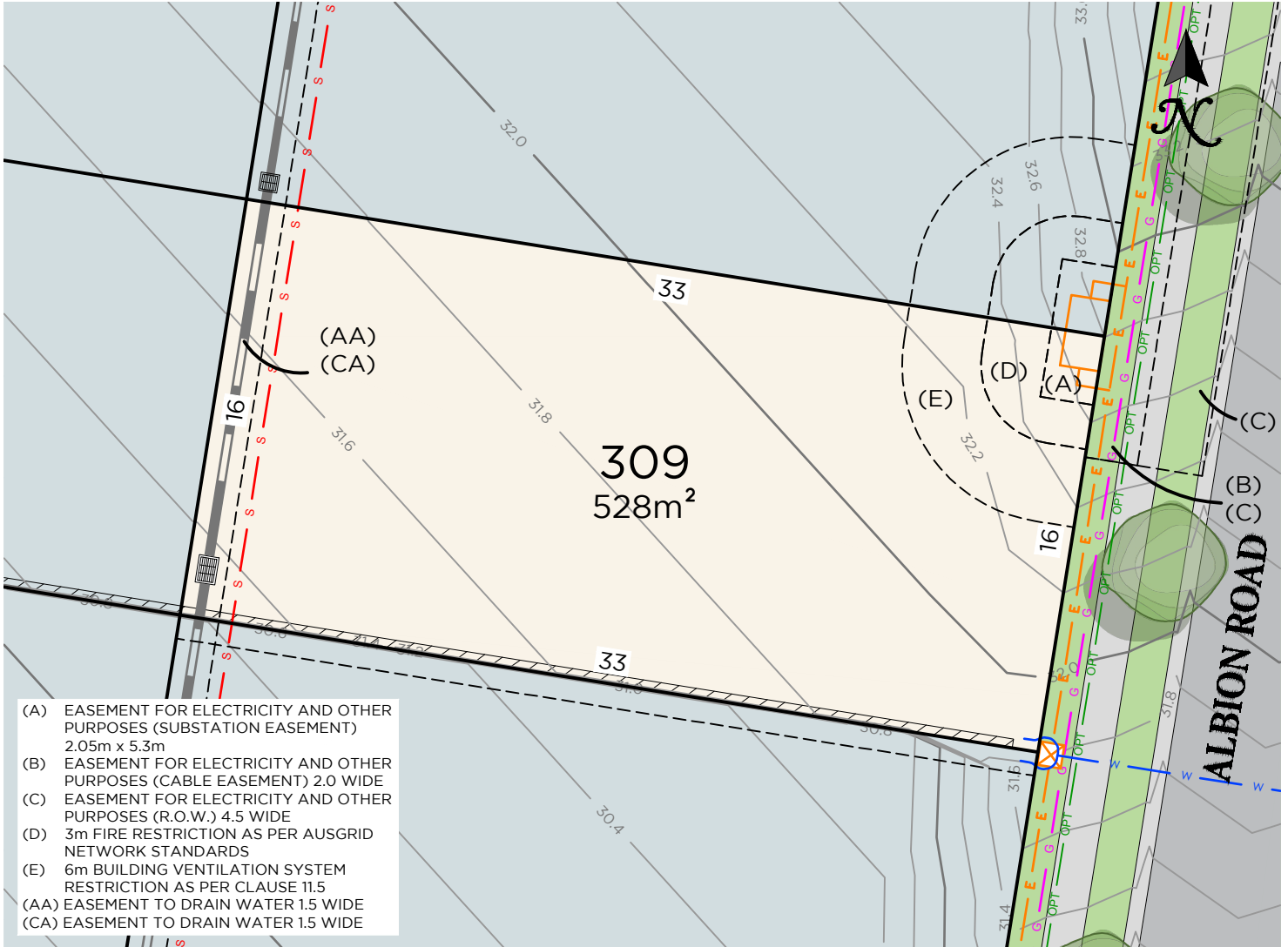


VERSION: B	SCALE: 1:250 (A4)	PREPARED BY:
COMMENT: Revised Issue		
DATE: 4 OCTOBER 2023		

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GROUP
PROJECT



LEGEND

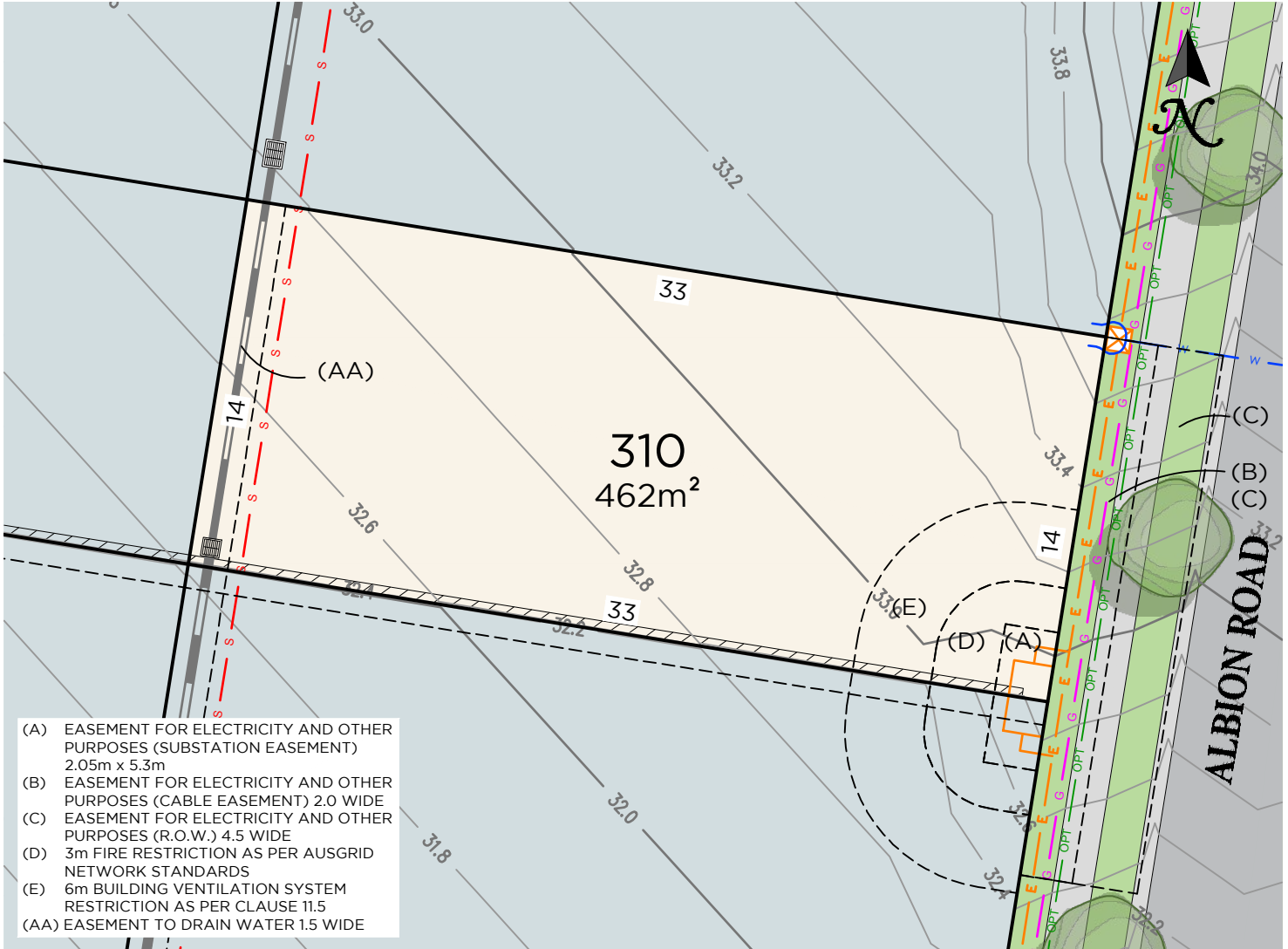
	Sewer main (DRAFT)
	Sewer man hole
	Water main
	Water hydrant
	Water stop valve
	Electricity services
	Street light
	Electrical pillar
	NBN
	NBN pit
	Gas
	Retaining wall / fence
	Design surface contour
	Stormwater pipe
	Stormwater lintel

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VERSION: C	SCALE: 1:250 (A4)	PREPARED BY:
COMMENT: Revised Issue		
DATE: 16 OCTOBER 2023		



- (A) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES (SUBSTATION EASEMENT) 2.05m x 5.3m
- (B) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES (CABLE EASEMENT) 2.0 WIDE
- (C) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES (R.O.W.) 4.5 WIDE
- (D) 3m FIRE RESTRICTION AS PER AUSGRID NETWORK STANDARDS
- (E) 6m BUILDING VENTILATION SYSTEM RESTRICTION AS PER CLAUSE 11.5
- (AA) EASEMENT TO DRAIN WATER 1.5 WIDE


LEGEND

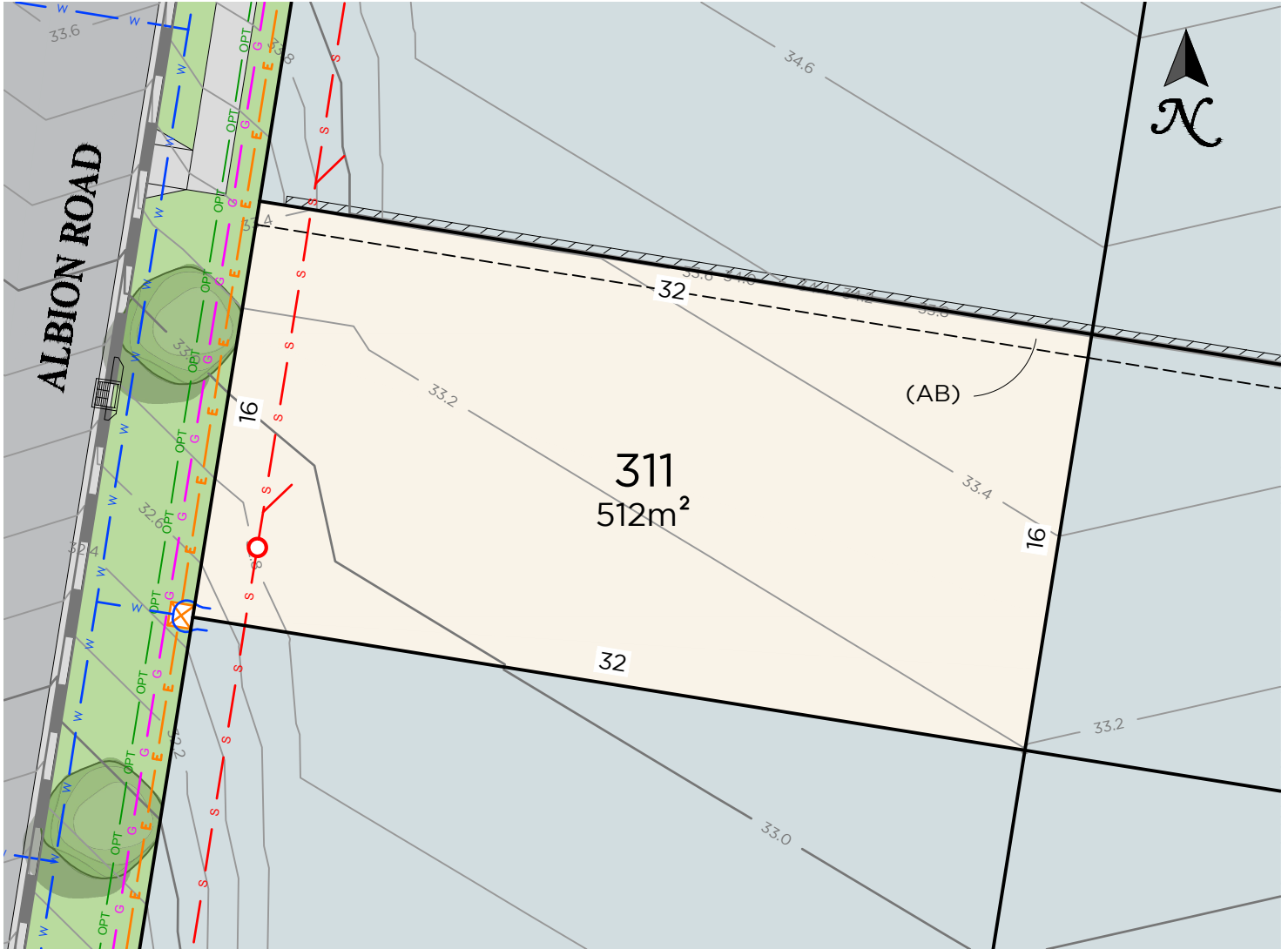
- Sewer main (DRAFT)
- Sewer man hole
- Water main
- Water hydrant
- Water stop valve
- Electricity services
- Street light
- Electrical pillar
- NBN
- NBN pit
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- Retaining wall / fence
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VERSION: E	SCALE: 1:250 (A4)	PREPARED BY:
COMMENT: Revised Issue		
DATE: 23 MAY 2024		



LEGEND

- Sewer main (DRAFT)
- Sewer man hole
- Water main
- Water hydrant
- Water stop valve
- Electricity services
- Street light
- Electrical pillar
- NBN
- NBN pit
- Gas
- Retaining wall / fence
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- Stormwater pipe
- Stormwater lintel

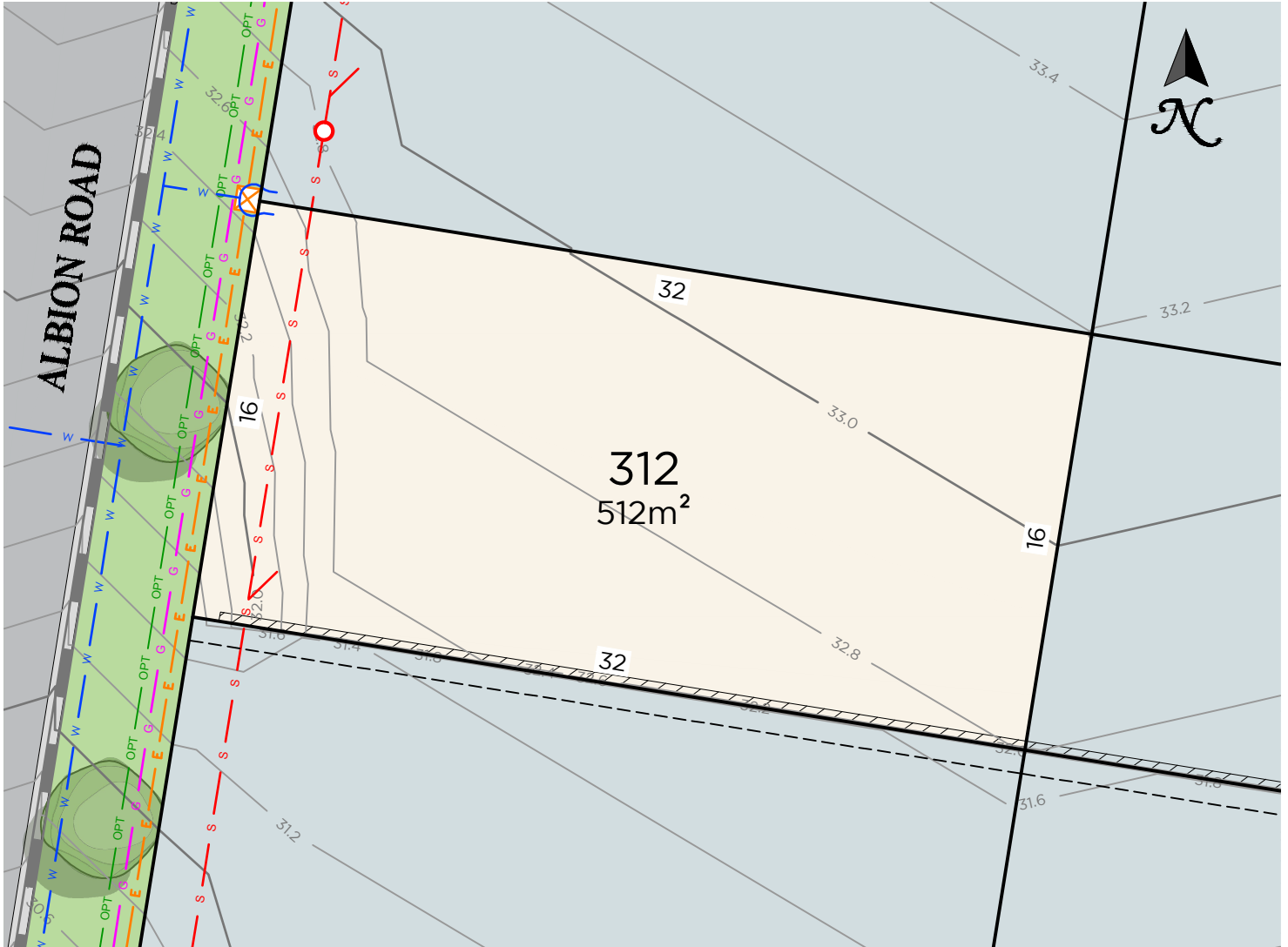
(AB) EASEMENT FOR SUPPORT OF
RETAINING WALL 0.9 WIDE

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VERSION: A	SCALE: 1:250 (A4)	PREPARED BY:
COMMENT: Preliminary Issue		
DATE: 29 SEPTEMBER 2023		



LEGEND

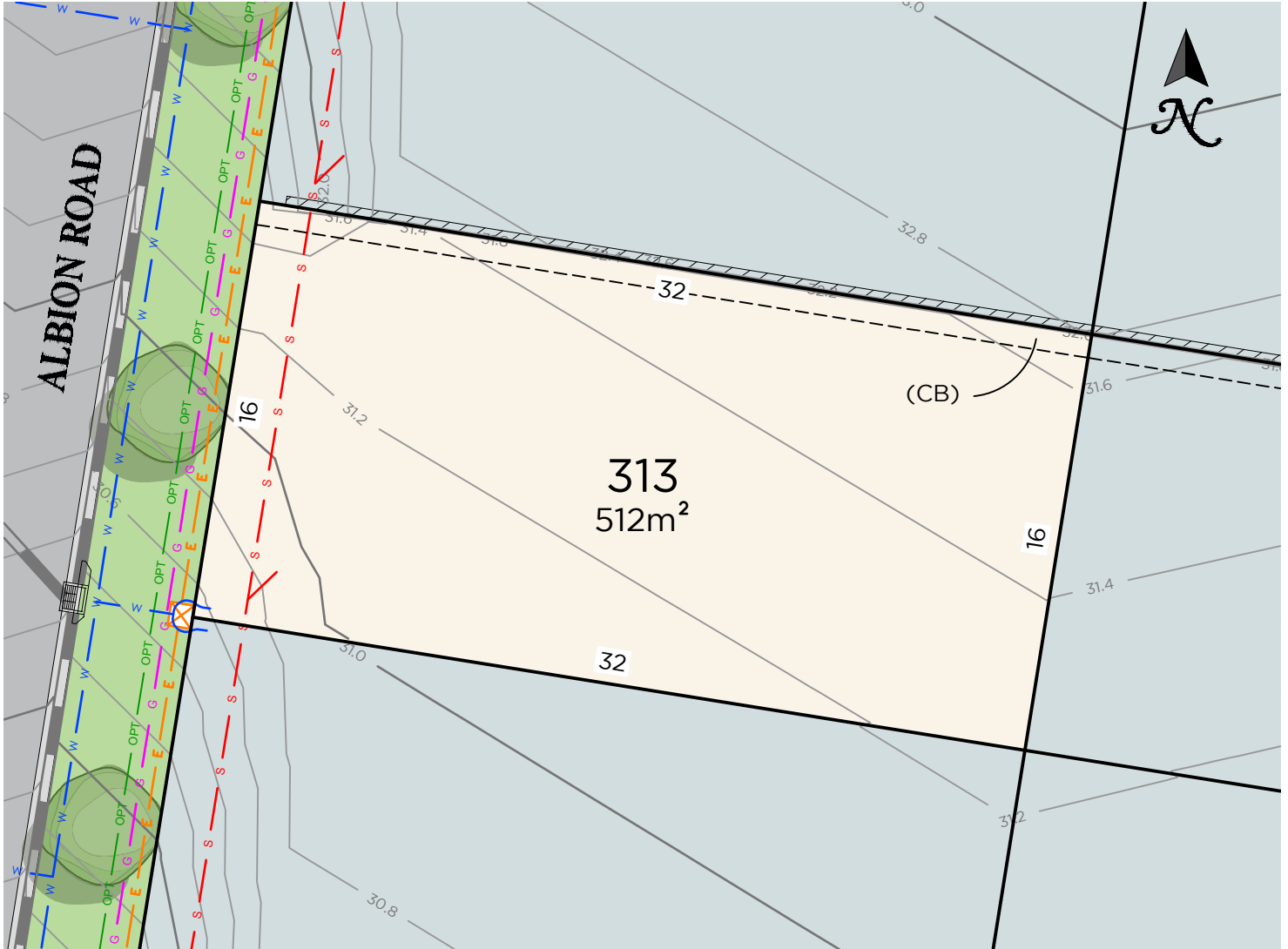
	Sewer main (DRAFT)
	Sewer man hole
	Water main
	Water hydrant
	Water stop valve
	Electricity services
	Street light
	Electrical pillar
	NBN
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LEGEND

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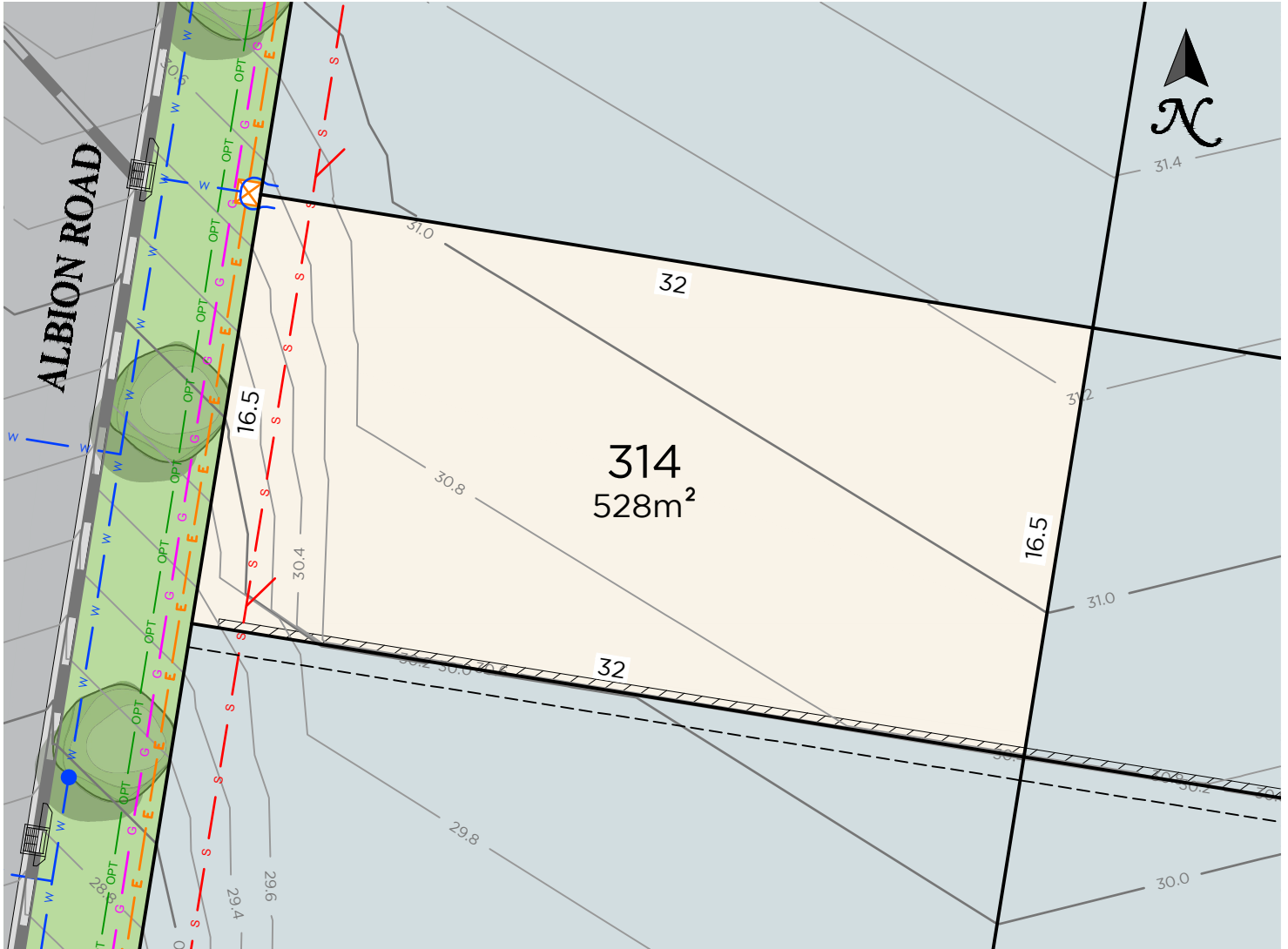
(CB) EASEMENT FOR SUPPORT OF
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LEGEND

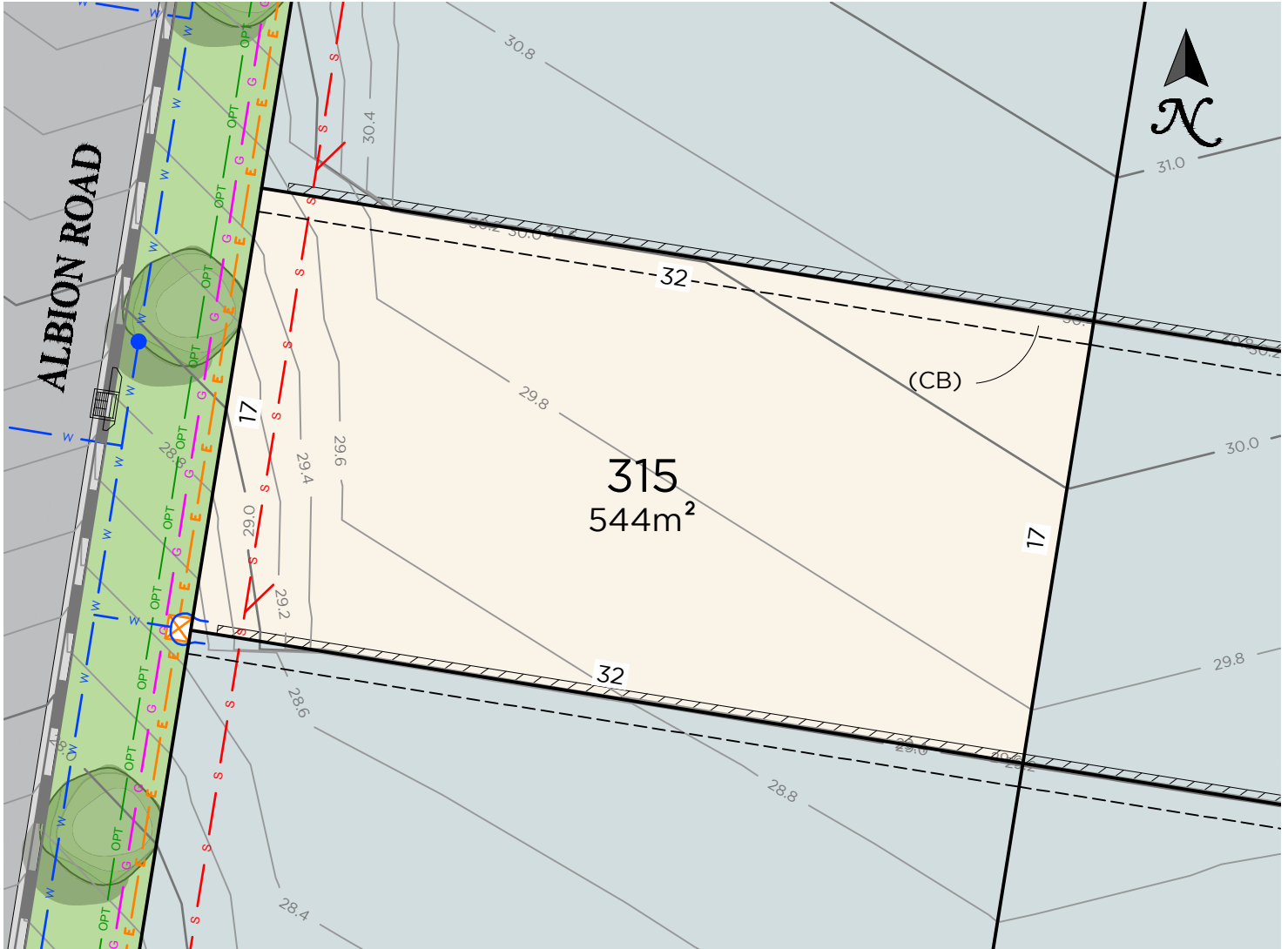
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	Water stop valve
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LEGEND

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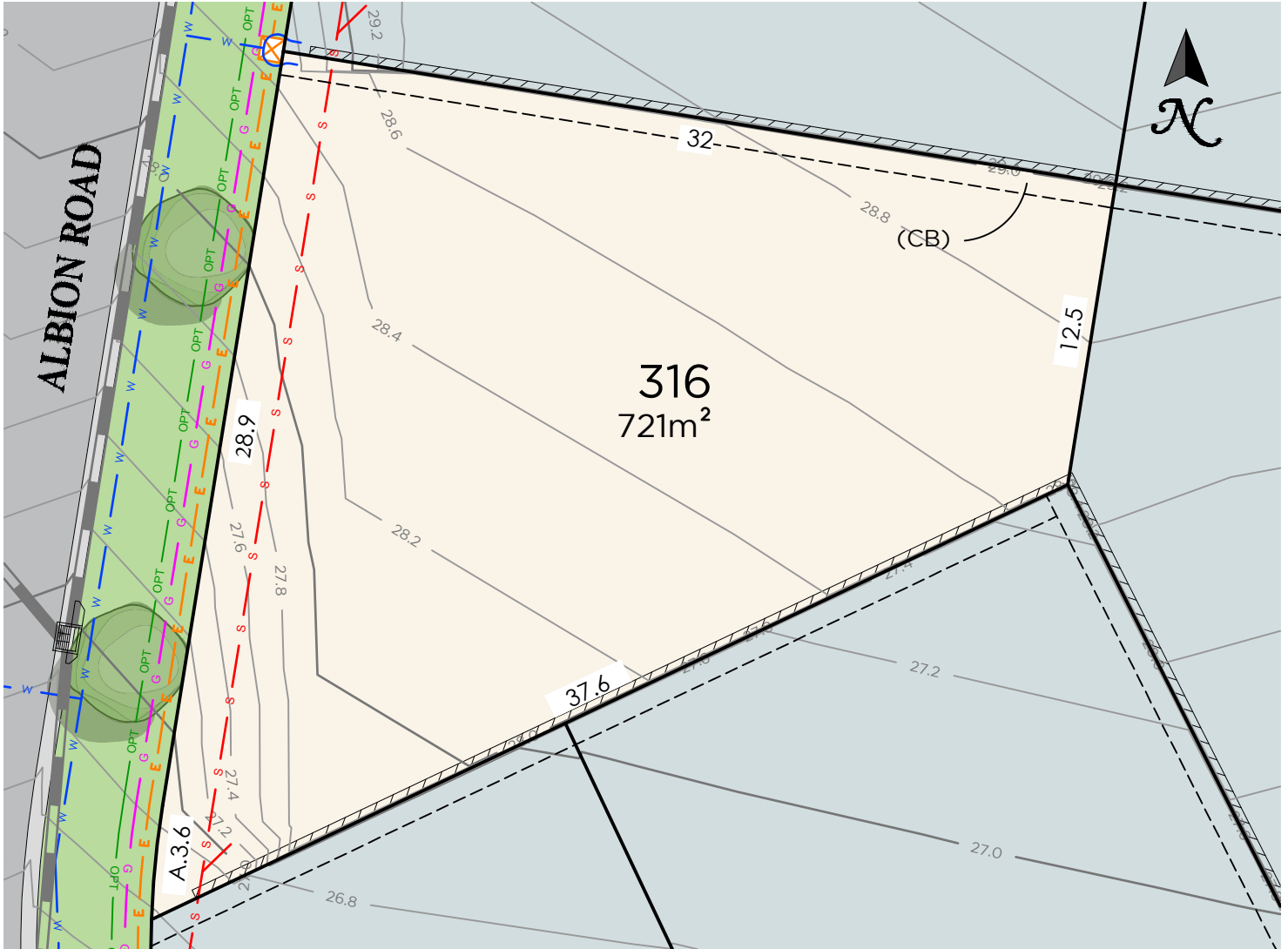
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DATE: 29 SEPTEMBER 2023		



LEGEND

- Sewer main (DRAFT)
- Sewer man hole
- Water main
- Water hydrant
- Water stop valve
- Electricity services
- Street light
- Electrical pillar
- NBN
- NBN pit
- Gas
- Retaining wall / fence
- Design surface contour
- Stormwater pipe
- Stormwater lintel

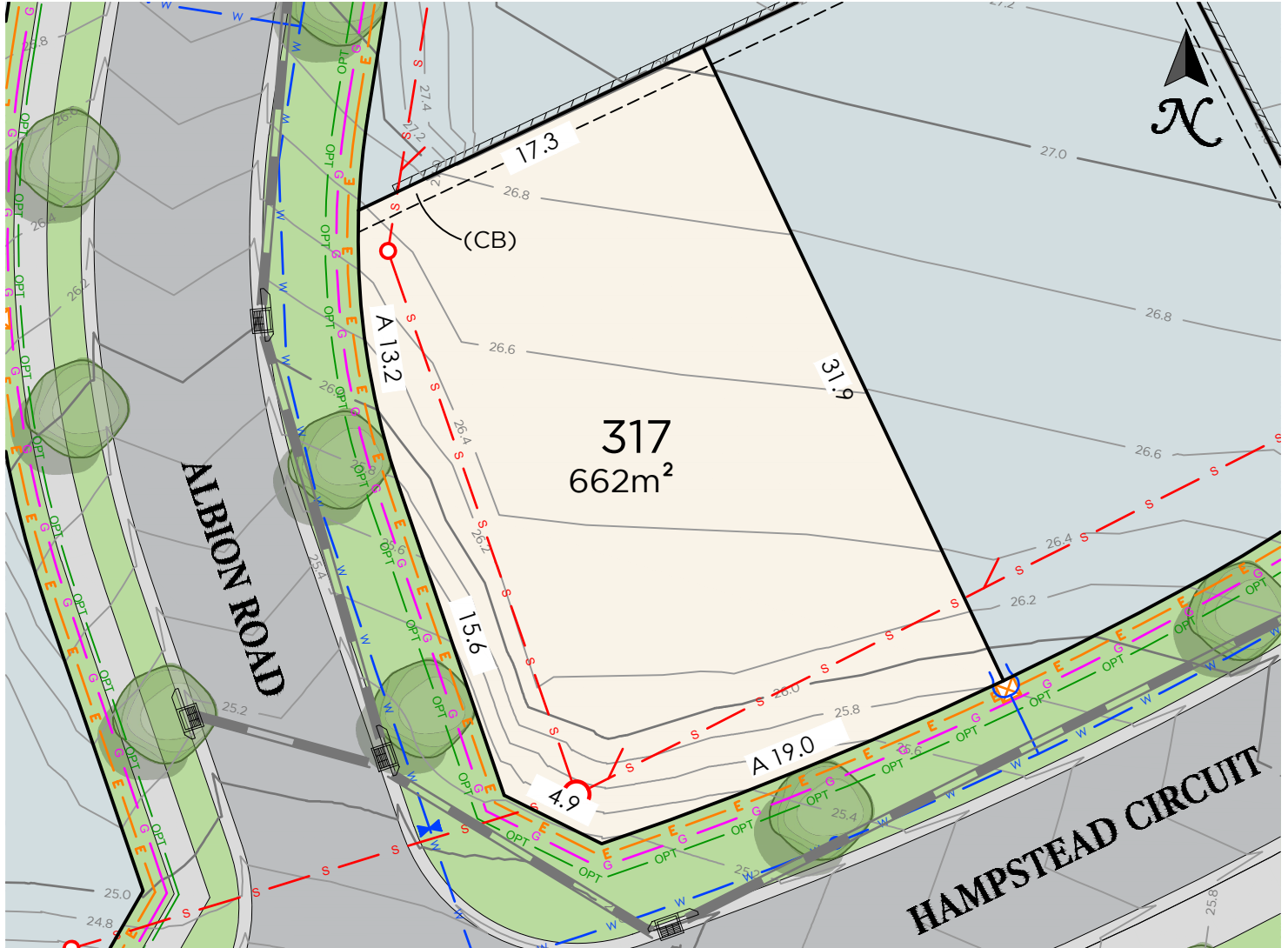
(CB) EASEMENT FOR SUPPORT OF
RETAINING WALL 0.9 WIDE

NOTES:

1. Contours are based on finished design levels and are subject to construction and Council certification and therefore should not be considered as final or as-built.
2. Location of utility services including but not limited to power, water, sewer, communications and gas are subject to construction and supply authority certification and therefore should not be considered as final or as-built.
3. Survey information such as boundary dimensions and areas, easements etc are subject to final survey. Purchasers should refer to the deposited plan and 88B instrument contained in the contract for sale of land for further detailed information.
4. Bushfire and geotechnical classification are provided for convenience. Purchasers should refer to referenced detail specialist reports.
5. This preliminary site analysis plan has been collated from various sources of design information and is provided for convenience to assist purchasers in obtaining quotations/tenders for dwelling construction.
6. This document does not form part of the contract of sale of the land.
7. Anticipated site classification is H2 or better (to be confirmed at completion of construction).



VERSION: A-J	SCALE: 1:250 (A4)	PREPARED BY:
COMMENT: Preliminary Issue		
DATE: 12 JUNE 2024		



LEGEND


- S Sewer main (DRAFT)
- Water main
- Electricity services
- NBN
- Gas
- Retaining wall / fence
- Design surface contour
- Stormwater pipe
- Stormwater lintel

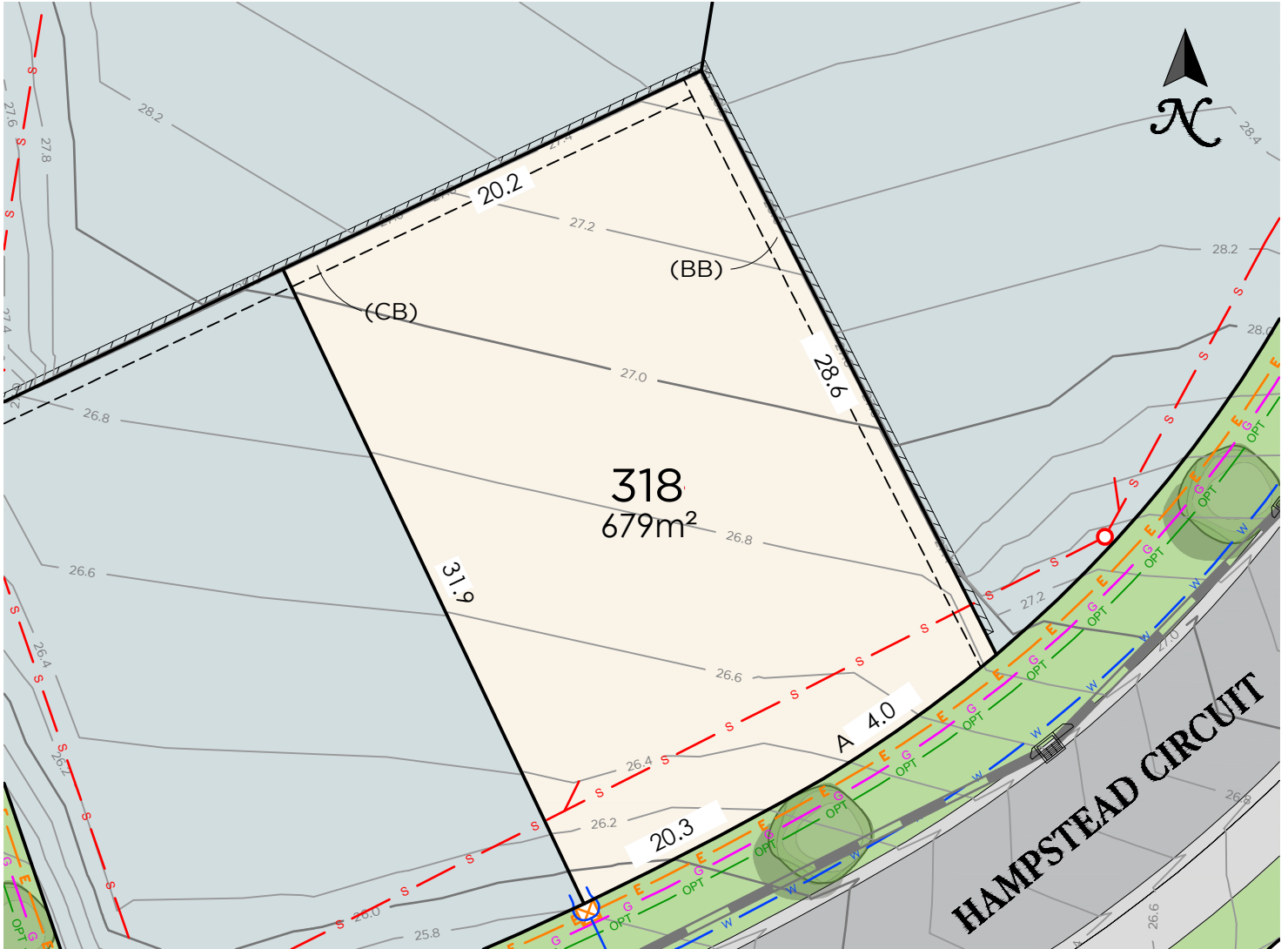
(CB) EASEMENT FOR SUPPORT OF
RETAINING WALL 0.9 WIDE

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VERSION: A-J	SCALE: 1:300 (A4)	PREPARED BY:
COMMENT: Preliminary Issue		
DATE: 12 JUNE 2024		



LEGEND

- Sewer main (DRAFT)
- Sewer man hole
- Water main
- Water hydrant
- Water stop valve
- Electricity services
- Street light
- Electrical pillar
- NBN
- NBN pit
- Gas
- Retaining wall / fence
- Design surface contour
- Stormwater pipe
- Stormwater lintel

(BB) EASEMENT FOR SUPPORT OF
RETAINING WALL 0.9 WIDE
(CB) EASEMENT FOR SUPPORT OF
RETAINING WALL 0.9 WIDE

NOTES:

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