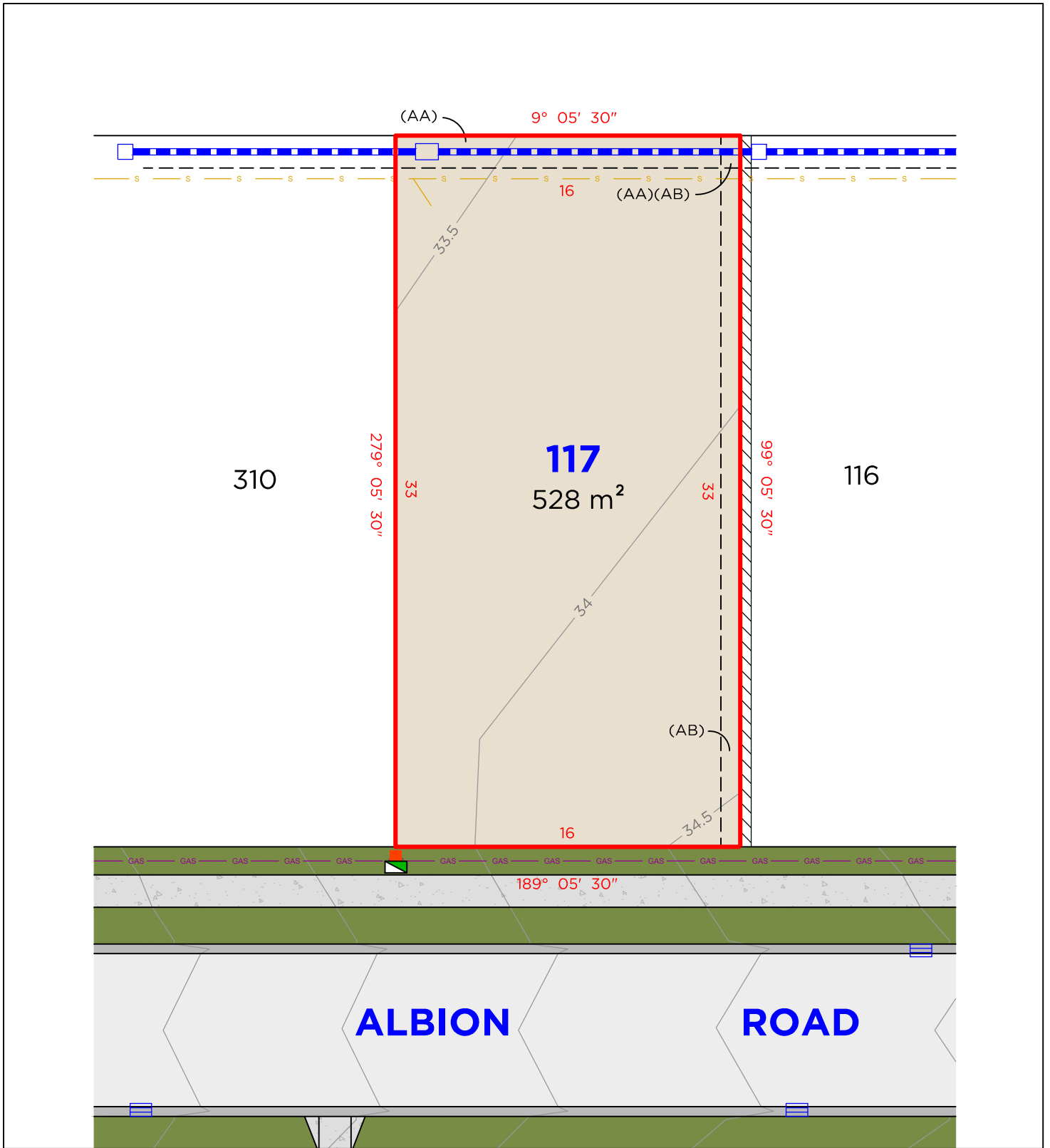


# LOT 117



## LEGEND

	BOUNDARY LINE
	ADJACENT BOUNDARY
	SEWER
	GAS LINE
	STORMWATER
	RETAINING WALL

	TEL	TELSTRA / NBN PIT
	EPIL	ELECTRICAL PILLAR
	SMH	SEWER MAN HOLE
	PIT	DRAINAGE PIT
	KIP	KERB INLET PIT

## EASEMENTS

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

## DISCLAIMER

1. THIS PLAN HAS BEEN COMPILED FROM DESIGN PLANS AT THE SCALE/S STATED. IT IS RECOMMENDED THAT A SURVEY IS UNDERTAKEN PRIOR TO THE PREPARATION OF CONSTRUCTION DRAWINGS. THE PLAN IS SUITABLE FOR DESIGN ONLY & MAY NOT BE SUITABLE FOR ANY OTHER PURPOSE OR FOR USE AT ANY OTHER SCALES/S.
2. THE BOUNDARIES & SERVICES SHOWN ARE APPROXIMATE ONLY. FURTHER SURVEY WILL BE REQUIRED IF CONSTRUCTION IS TO TAKE PLACE ON OR ADJACENT TO THE BOUNDARIES.

**DELFS  
LASCELLES**  
CONSULTING SURVEYORS



# LOT 118



## LEGEND

- BOUNDARY LINE
- ADJACENT BOUNDARY
- s— SEWER
- GAS— GAS LINE
- ▬▬▬ STORMWATER
- ▨▨▨ RETAINING WALL

- ▬▬ TEL TELSTRA / NBN PIT
- EPIL ELECTRICAL PILLAR
- SMH SEWER MAN HOLE
- PIT DRAINAGE PIT
- ▬▬ KIP KERB INLET PIT

## EASEMENTS

- (AB) EASEMENT FOR SUPPORT OF RETAINING WALL 0.9 WIDE

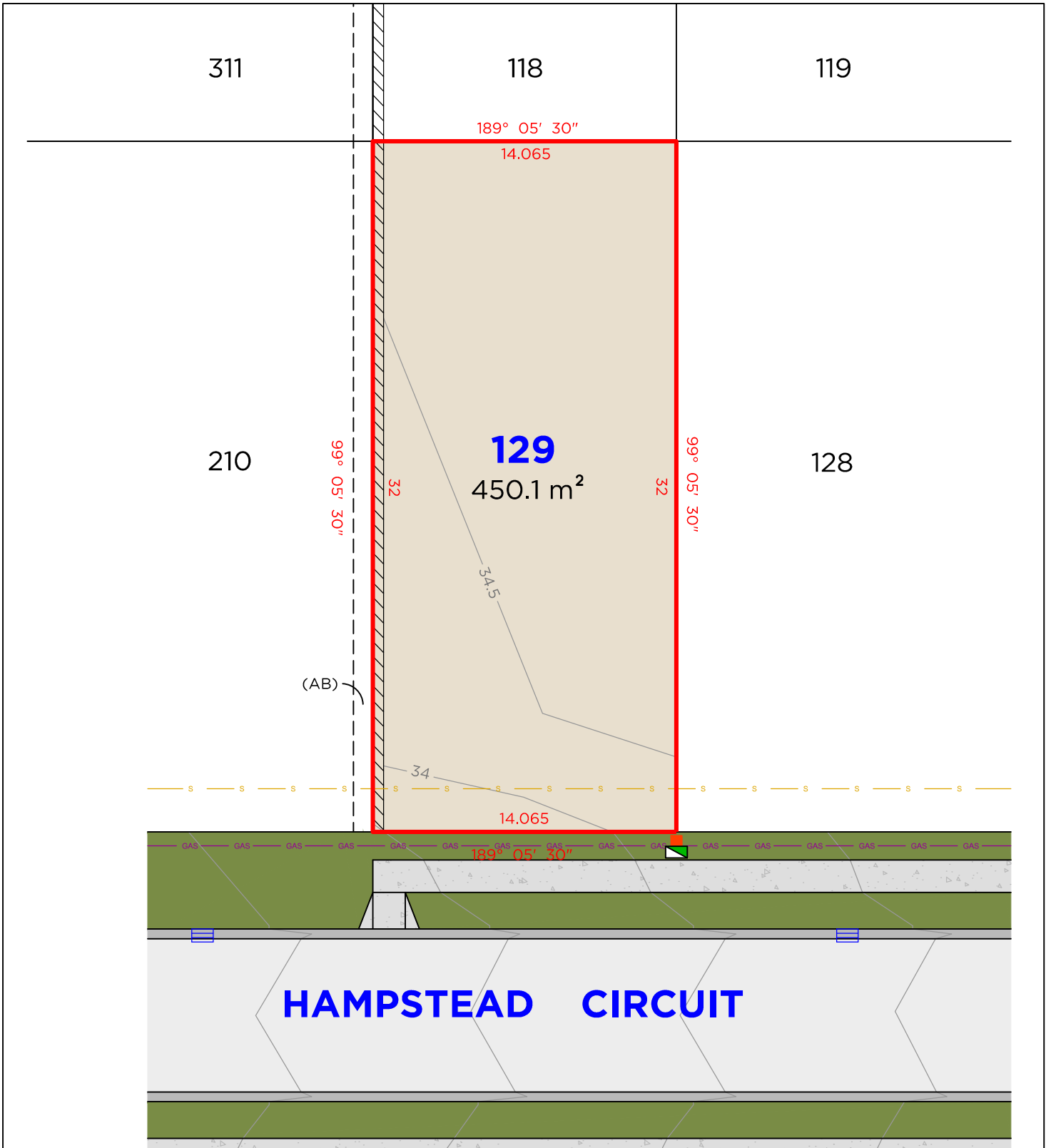
## DISCLAIMER

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2. THE BOUNDARIES & SERVICES SHOWN ARE APPROXIMATE ONLY. FURTHER SURVEY WILL BE REQUIRED IF CONSTRUCTION IS TO TAKE PLACE ON OR ADJACENT TO THE BOUNDARIES.

**DELFS  
LASCELLES**  
CONSULTING SURVEYORS



# LOT 129



### LEGEND

- BOUNDARY LINE
- ADJACENT BOUNDARY
- s — SEWER
- GAS — GAS LINE
- STORMWATER
- RETAINING WALL

- TEL TELSTRA / NBN PIT
- EPIL ELECTRICAL PILLAR
- SMH SEWER MAN HOLE
- PIT DRAINAGE PIT
- KIP KERB INLET PIT

### EASEMENTS

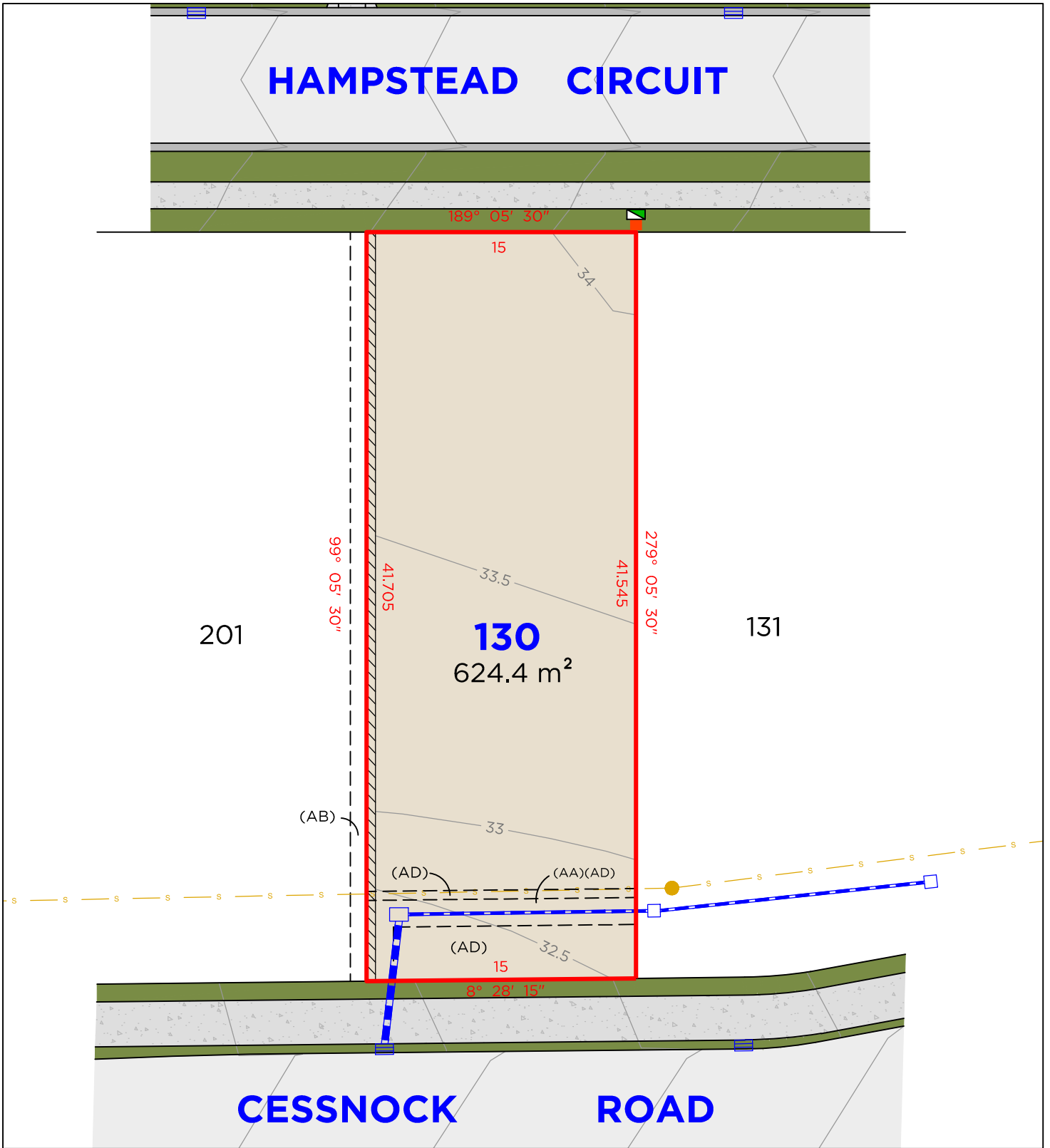
(AB) EASEMENT FOR SUPPORT OF RETAINING WALL 0.9 WIDE

### DISCLAIMER

1. THIS PLAN HAS BEEN COMPILED FROM DESIGN PLANS AT THE SCALE/S STATED. IT IS RECOMMENDED THAT A SURVEY IS UNDERTAKEN PRIOR TO THE PREPARATION OF CONSTRUCTION DRAWINGS. THE PLAN IS SUITABLE FOR DESIGN ONLY & MAY NOT BE SUITABLE FOR ANY OTHER PURPOSE OR FOR USE AT ANY OTHER SCALES/S.
2. THE BOUNDARIES & SERVICES SHOWN ARE APPROXIMATE ONLY. FURTHER SURVEY WILL BE REQUIRED IF CONSTRUCTION IS TO TAKE PLACE ON OR ADJACENT TO THE BOUNDARIES.



# LOT 130



## LEGEND

	BOUNDARY LINE
	ADJACENT BOUNDARY
	SEWER
	GAS LINE
	STORMWATER
	RETAINING WALL

	TEL	TELSTRA / NBN PIT
	EPIL	ELECTRICAL PILLAR
	SMH	SEWER MAN HOLE
	PIT	DRAINAGE PIT
	KIP	KERB INLET PIT

## EASEMENTS

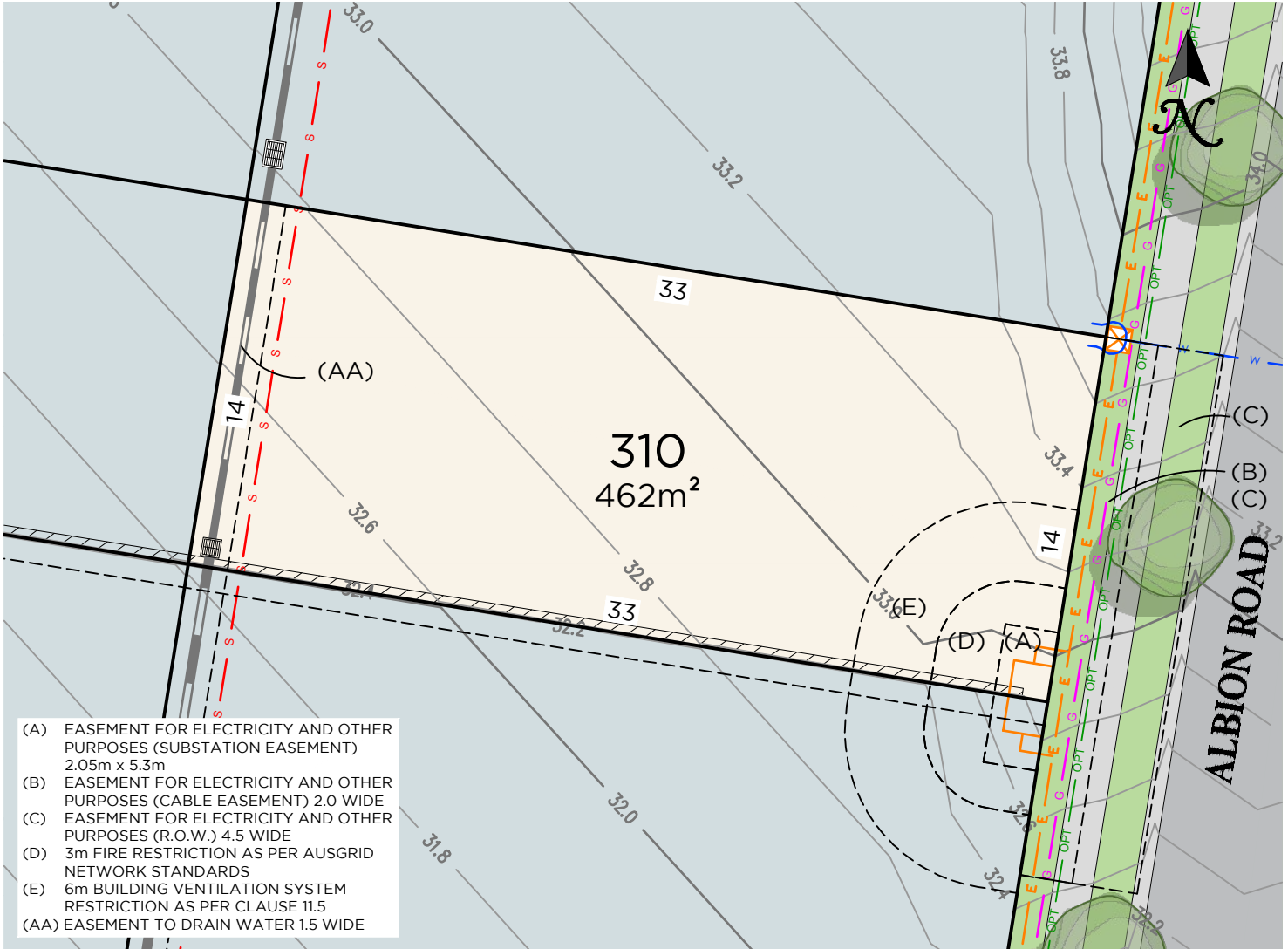
- (AA) EASEMENT TO DRAIN WATER 1.5 WIDE
- (AB) EASEMENT FOR SUPPORT OF RETAINING WALL 0.9 WIDE
- (AD) EASEMENT FOR FENCING, LANDSCAPING AND MAINTENANCE 5 WIDE AND VARIABLE

## DISCLAIMER

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**DELFS LASCELLES**  
CONSULTING SURVEYORS





- (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
- Gas
- Retaining wall / fence
- Design surface contour
- Stormwater pipe
- Stormwater lintel

### 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: E	SCALE: 1:250 (A4)	PREPARED BY:
COMMENT: Revised Issue		
DATE: 23 MAY 2024		