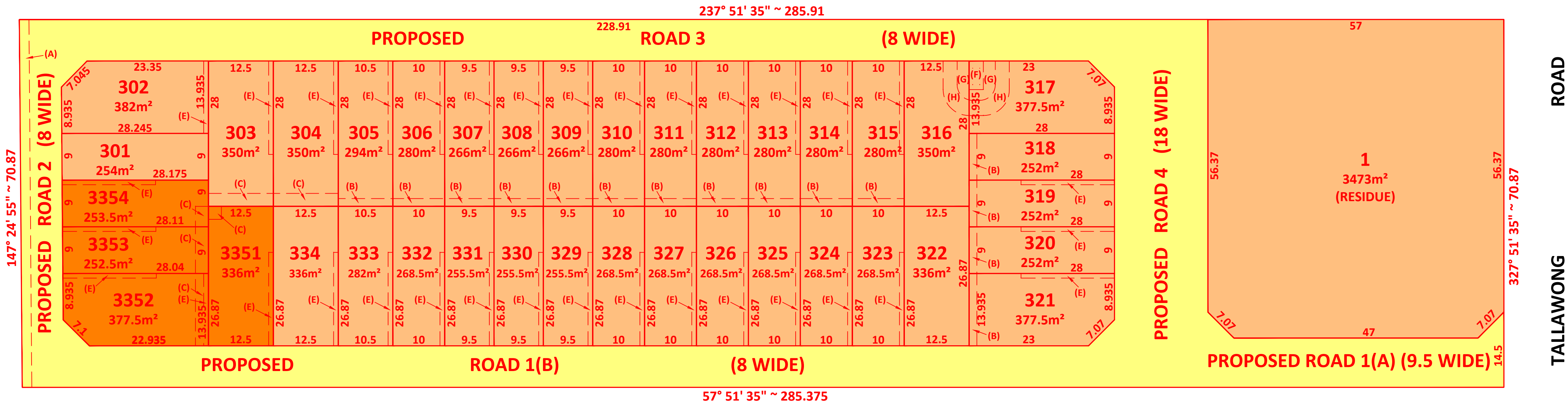


45
DP 30186

F
DP 407863

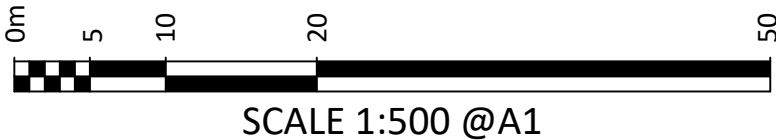


43
DP 30186

NOTES

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(G) - Proposed restriction on the use of land (fire ratings to buildings)
(H) - Proposed restriction on the use of land (swimming pools)



REVISION / DATE	REVISION DETAILS	SURVEY BY	DRAWN BY	APPROVED BY
H 06.06.2018	PROPOSED LOT NUMBERS UPDATED	--	PK	JM
G 17.05.2018	SUBDIVISION LAYOUT UPDATE	--	CE	JM
F 24.04.2018	ADD PROPOSED EASEMENTS FOR PADMOUNT SUBSTATION	--	CE	JM
E 16.04.2018	RENUMBER LOTS PER CLIENT REQUEST	--	CE	JM
D 06.04.2018	PROPOSED SUBDIVISION LAYOUT UPDATE & PROPOSED STAGING PLAN ADDED	--	CE	JM
C 11.03.2018	ZERO LOT LINE EASEMENT ADDED TO 12.5M FRONTAGE LOTS	--	JM	JM
B 05.02.2018	SUBDIVISION LAYOUT UPDATE	--	CE	JM



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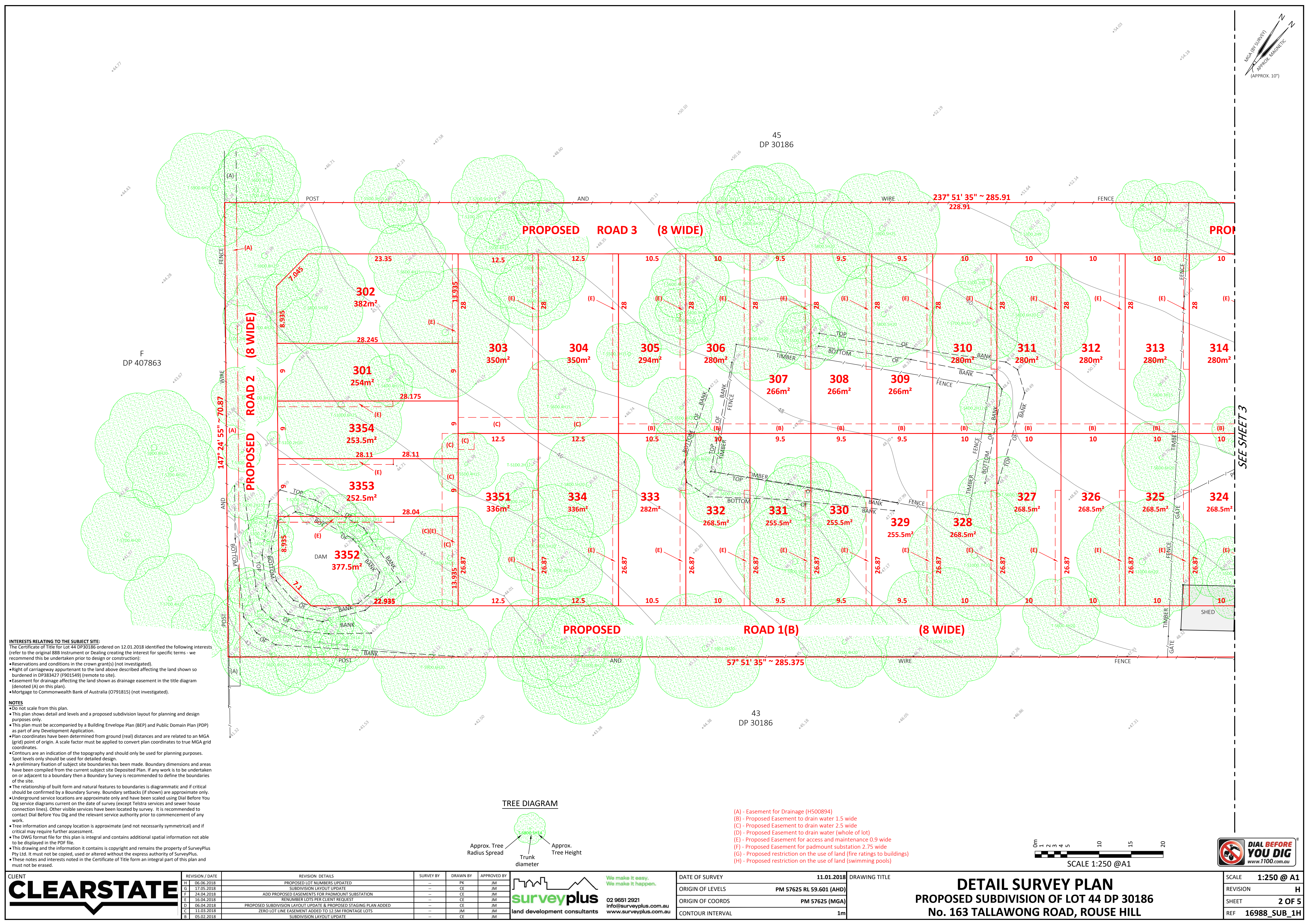
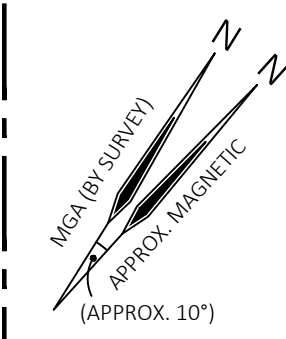
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DATE OF SURVEY	N / A
ORIGIN OF LEVELS	N / A
ORIGIN OF COORDS	N / A
CONTOUR INTERVAL	N / A

DRAWING TITLE

PROPOSED SUBDIVISION PLAN
PROPOSED SUBDIVISION LAYOUT FOR LOT 44 DP 30186
No. 163 TALLAWONG ROAD, ROUSE HILL

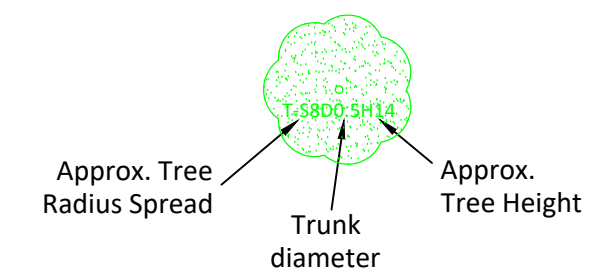
SCALE	1:500 @ A1
REVISION	H
SHEET	1 OF 5
REF	16988_SUB_1H



INTERESTS RELATING TO THE SUBJECT SITE:
The Certificate of Title for Lot 44 DP30186 ordered on 12.01.2018 identified the following interests (refer to the original 888 Instrument or Dealing creating the interest for specific terms - we recommend this be undertaken prior to design or construction):
• Reservations and conditions in the crown grant(s) (not investigated).
• Right of carriageway appurtenant to the land above described affecting the land shown so burdened in DP383427 (F901549) (remote to site).
• Easement for drainage affecting the land shown as drainage easement in the title diagram (denoted (A) on this plan).
• Mortgage to Commonwealth Bank of Australia (O791815) (not investigated).

- NOTES**
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 - This plan shows detail and levels and a proposed subdivision layout for planning and design purposes only.
 - This plan must be accompanied by a Building Envelope Plan (BEP) and Public Domain Plan (PDP) as part of any Development Application.
 - Plan coordinates have been determined from ground (real) distances and are related to an MGA (grid) point of origin. A scale factor must be applied to convert plan coordinates to true MGA grid coordinates.
 - Contours are an indication of the topography and should only be used for planning purposes.
 - Spot levels only should be used for detailed design.
 - A preliminary fixation of subject site boundaries has been made. Boundary dimensions and areas have been compiled from the current subject site Deposited Plan. If any work is to be undertaken on or adjacent to a boundary then a Boundary Survey is recommended to define the boundaries of the site.
 - The relationship of built form and natural features to boundaries is diagrammatic and if critical should be confirmed by a Boundary Survey. Boundary setbacks (if shown) are approximate only.
 - Underground service locations are approximate only and have been scaled using Dial Before You Dig service diagrams current on the date of survey (except Telstra services and sewer house connection lines). Other visible services have been located by survey. It is recommended to contact Dial Before You Dig and the relevant service authority prior to commencement of any work.
 - Tree information and canopy location is approximate (and not necessarily symmetrical) and if critical may require further assessment.
 - The DWG format file for this plan is integral and contains additional spatial information not able to be displayed in the PDF file.
 - This drawing and the information it contains is copyright and remains the property of SurveyPlus Pty Ltd. It must not be copied, used or altered without the express authority of SurveyPlus.
 - These notes and interests noted in the Certificate of Title form an integral part of this plan and must not be erased.

TREE DIAGRAM



- (A) - Easement for Drainage (H500894)
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REVISION / DATE	REVISION DETAILS	SURVEY BY	DRAWN BY	APPROVED BY
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C 11.03.2018	ZERO LOT LINE EASEMENT ADDED TO 12.5M FRONTAGE LOTS	---	JM	JM
B 05.02.2018	SUBDIVISION LAYOUT UPDATE	---	CE	JM



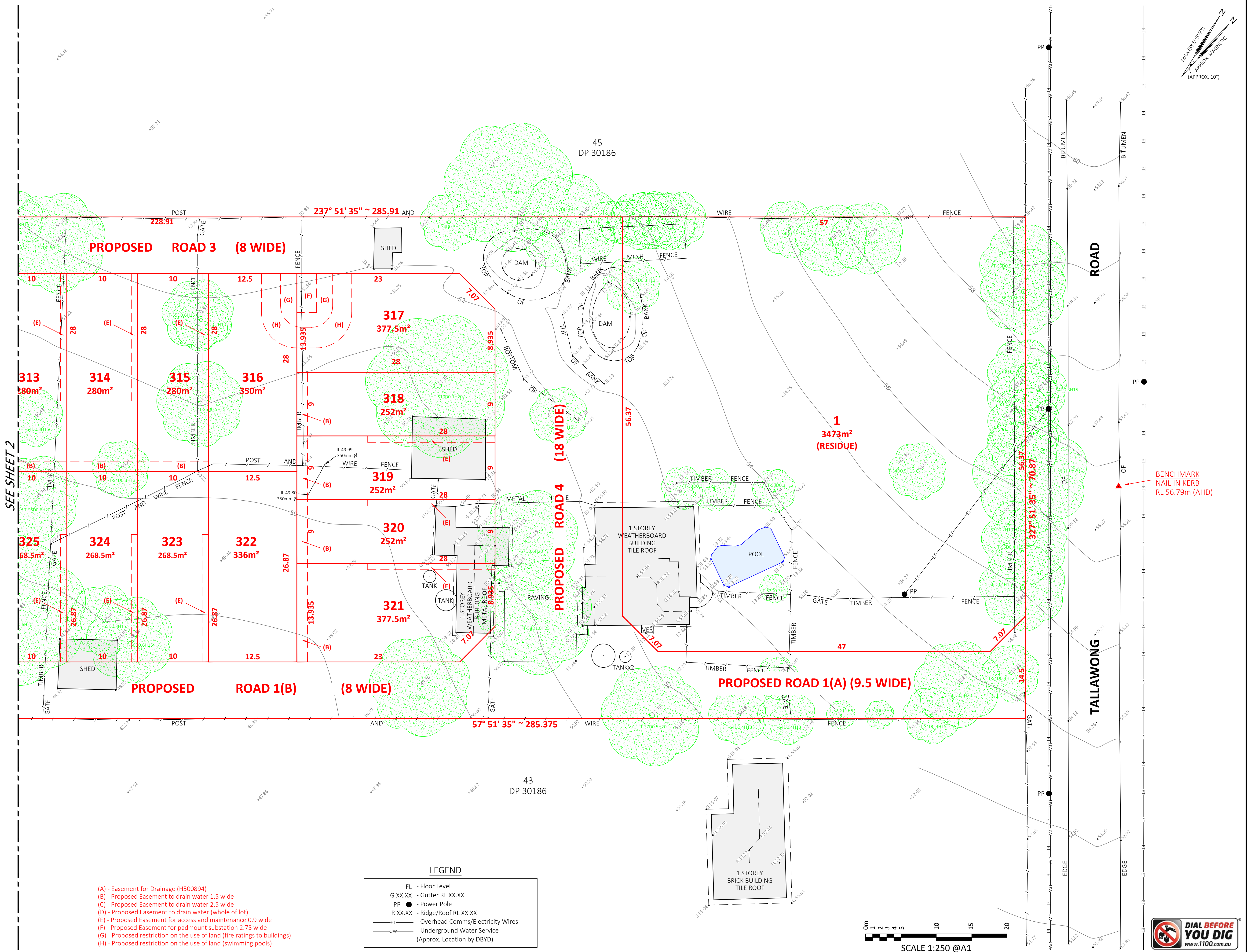
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DATE OF SURVEY	11.01.2018
ORIGIN OF LEVELS	PM 57625 RL 59.601 (AHD)
ORIGIN OF COORDS	PM 57625 (MGA)
CONTOUR INTERVAL	1m

DRAWING TITLE

DETAIL SURVEY PLAN
PROPOSED SUBDIVISION OF LOT 44 DP 30186
No. 163 TALLAWONG ROAD, ROUSE HILL

SCALE	1:250 @ A1
REVISION	H
SHEET	2 OF 5
REF	16988_SUB_1H



CLIENT
CLEARSTATE

REVISION / DATE	REVISION DETAILS	SURVEY BY	DRAWN BY	APPROVED BY
H 06.06.2018	PROPOSED LOT NUMBERS UPDATED	--	PK	JM
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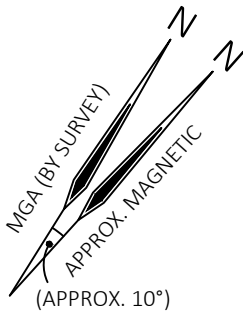
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ORIGIN OF LEVELS	PM 57625 RL 59.601 (AHD)
ORIGIN OF COORDS	PM 57625 (MGA)
CONTOUR INTERVAL	1m

3	DRAWING TITLE
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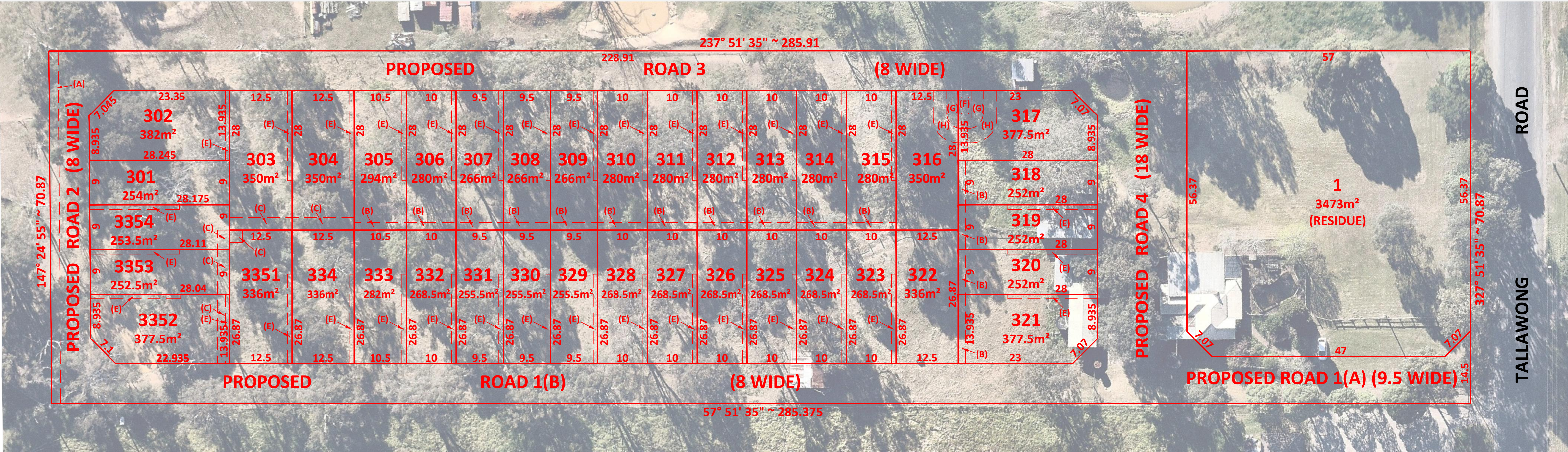
DETAIL SURVEY PLAN
PROPOSED SUBDIVISION OF LOT 44 DP 30186
No. 163 TALLAWONG ROAD, ROUSE HILL

SCALE	1:250 @ A1
REVISION	H
SHEET	3 OF 5
REF	16988_SUB_1H



45
DP 30186

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DP 407863



43
DP 30186

NOTES

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SCALE 1:500 @ A1



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DATE OF SURVEY	N / A
ORIGIN OF LEVELS	N / A
ORIGIN OF COORDS	N / A
CONTOUR INTERVAL	N / A

DRAWING TITLE

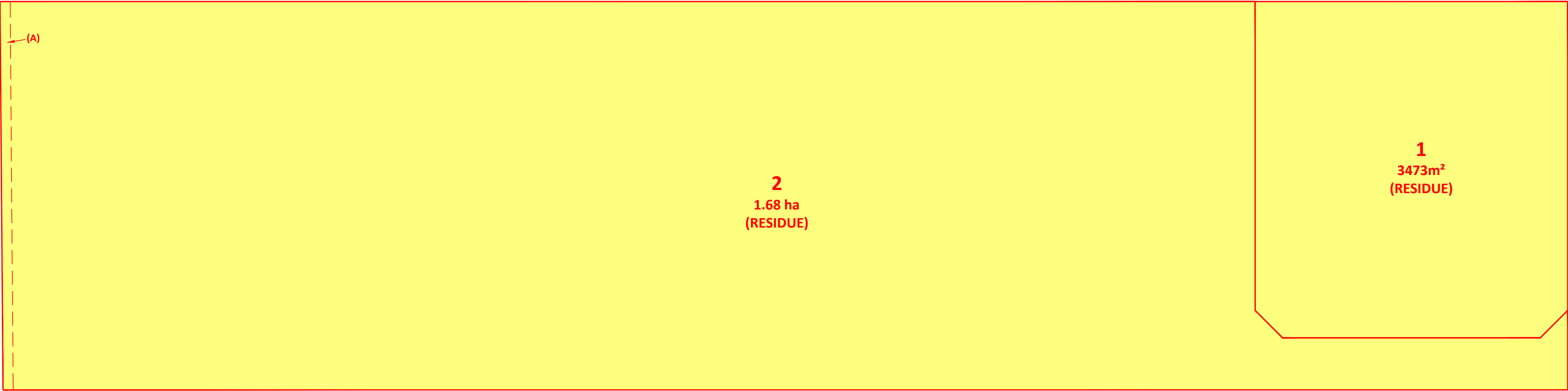
PROPOSED SUBDIVISION PLAN
PROPOSED SUBDIVISION LAYOUT FOR LOT 44 DP 30186
No. 163 TALLAWONG ROAD, ROUSE HILL

SCALE	1:500 @ A1
REVISION	H
SHEET	4 OF 5
REF	16988_SUB_1H



STAGE 1

F
DP 407863



ROAD

TALLAWONG

STAGE 2

F
DP 407863



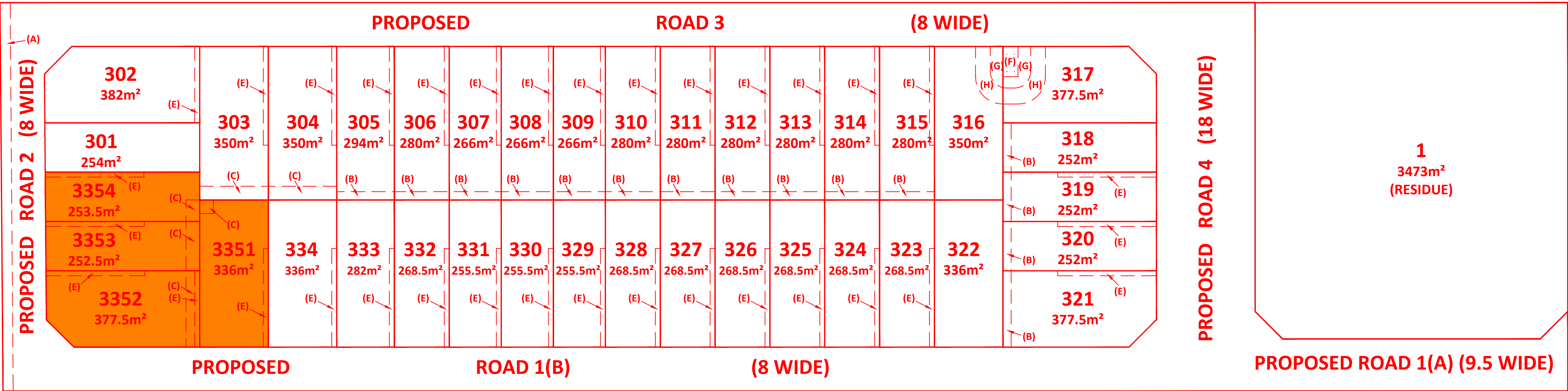
ROAD

TALLAWONG

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STAGE 3

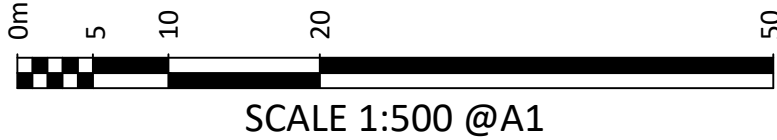
F
DP 407863



ROAD

TALLAWONG

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DATE OF SURVEY	N / A
ORIGIN OF LEVELS	N / A
ORIGIN OF COORDS	N / A
CONTOUR INTERVAL	N / A

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PROPOSED STAGING PLAN
PROPOSED SUBDIVISION LAYOUT FOR LOT 44 DP 30186
No. 163 TALLAWONG ROAD, ROUSE HILL

SCALE	1:500 @ A1
REVISION	H
SHEET	5 OF 5
REF	16988_SUB_1H