

THE TITLE BOUNDARIES SHOWN HEREON WERE NOT MARKED AT THE TIME OF SURVEY AND HAVE BEEN DETERMINED BY PLAN DIMENSIONS ONLY AND NOT BY FIELD SURVEY.
DIMENSIONS SHOWN HEREON ARE APPROXIMATE AND SUBJECT TO FINAL SURVEY.

- AREA SUBJECT TO AN EXISTING VPA
- NET DEVELOPABLE AREA / VPA AREA
- RESIDUE LAND (PROPOSED LOT 1)
- AREA SUBJECT TO PROPOSED DEVELOPMENT

N	GKO	15/05/17	LOT LAYOUT AMENDED
M	GKO	21/04/17	LOT LAYOUT AMENDED
L	GKO	25/11/16	AREAS AMENDED
K	GKO	18/05/16	LOTS LAYOUT AMENDED
REVISION	LPL	DATE	DESCRIPTION

CLIENT
DIAL A DUMP INDUSTRIES

TITLE
PLAN OF PROPOSED SUBDIVISION OF LOTS 1, 2 & 3 IN DP 1145808 ARCHBOLD RD, EASTERN CREEK LGA- BLACKDOWN



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HEIGHT ORIGIN	N/A	SURVEYED	DATE
CONTOUR INTERVAL	N/A	DRAWN	DATE
SCALE	1:3000 @ A1	CHECKED	DATE
DWG NUMBER	SY072757.012	GKO	25/11/16

AREA SUMMARY

PROPOSED LOT 1	TOTAL AREA 26.36 ha
PROPOSED LOT 2	TOTAL AREA 43.45 ha
PROPOSED LOT 3	AREA 20.59 ha
AREA EXCLUDED FROM NET DEVELOPABLE AREA (NDA)	
DETENTION BASIN: 1.409 ha	
RIPARIAN CORRIDOR: 5.227 ha	
(R3) ACCESS EASEMENT: 0.4308 ha	
TOTAL EXCLUDED FROM NDA = 7.07 ha	
PROPOSED LOT 4	TOTAL AREA 4,000 m ²
EXCLUDED FROM NDA AS 'PUBLIC UTILITY' UNDERTAKING	



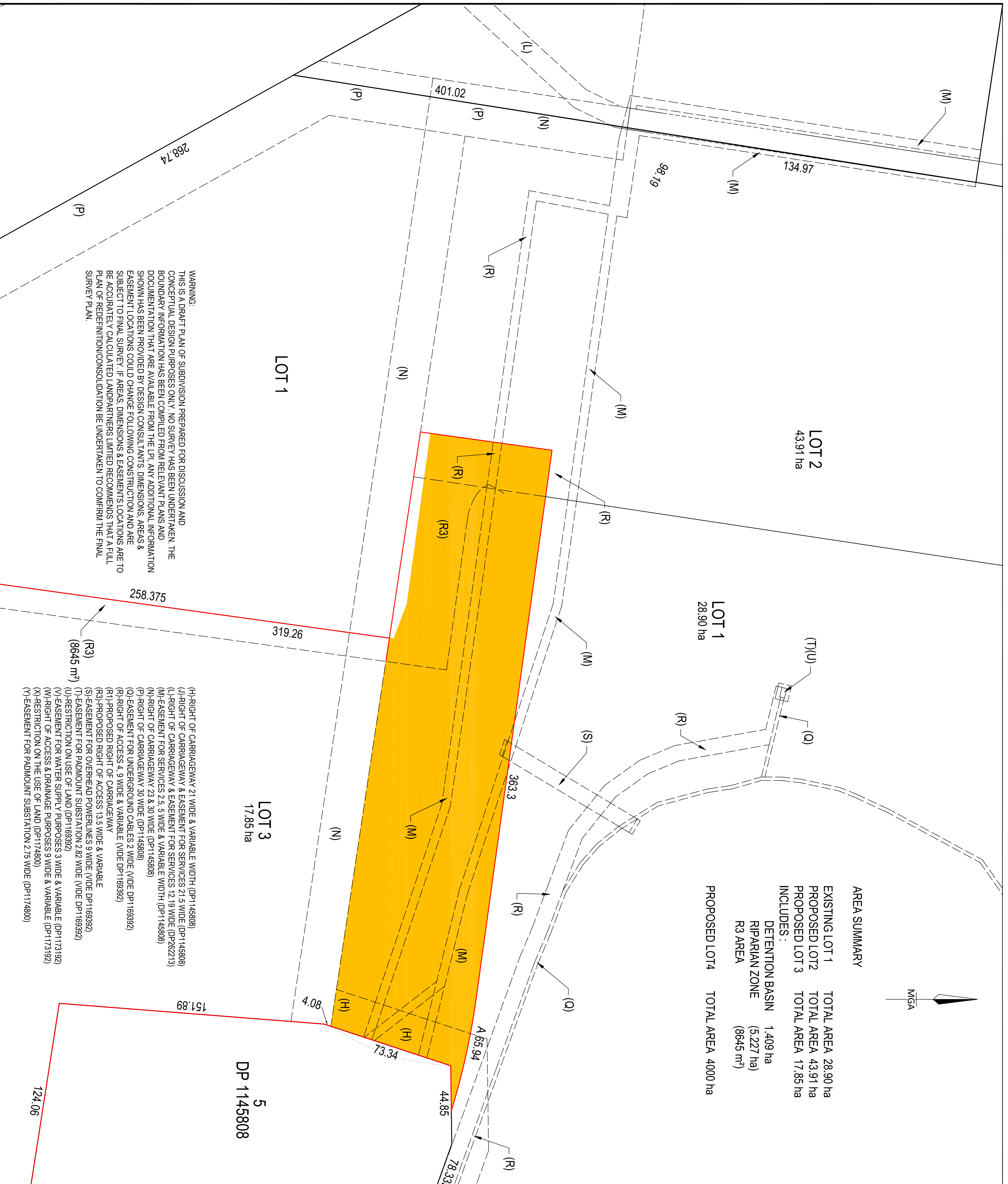
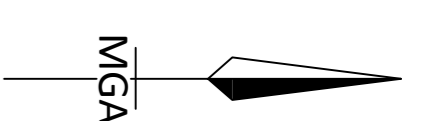
- (H)-RIGHT OF CARRIAGEWAY 21 WIDE & VARIABLE WIDTH (DP1145808)
- (J)-RIGHT OF CARRIAGEWAY & EASEMENT FOR SERVICES 21.5 WIDE (DP1145808)
- (L)-RIGHT OF CARRIAGEWAY & EASEMENT FOR SERVICES 12.19 WIDE (DP262213)
- (M)-EASEMENT FOR SERVICES 2.5, 5 WIDE & VARIABLE WIDTH (DP1145808)
- (N)-RIGHT OF CARRIAGEWAY 23 & 30 WIDE (DP1145808)
- (P)-RIGHT OF CARRIAGEWAY 30 WIDE (DP1145808)
- (Q)-EASEMENT FOR UNDERGROUND CABLES 2 WIDE (VIDE DP1169392)
- (R)-RIGHT OF ACCESS 4, 9 WIDE & VARIABLE (VIDE DP1169392)
- (R1)-PROPOSED RIGHT OF CARRIAGEWAY
- (R2)-PROPOSED RIGHT OF ACCESS 13.5 WIDE & VARIABLE
- (S)-EASEMENT FOR OVERHEAD POWERLINES 9 WIDE (VIDE DP1169392)
- (T)-EASEMENT FOR PADMOUNT SUBSTATION 2.82 WIDE (VIDE DP1169392)
- (U)-RESTRICTION ON USE OF LAND (DP1169392)
- (V)-EASEMENT FOR WATER SUPPLY PURPOSES 3 WIDE & VARIABLE (DP1173192)
- (W)-RIGHT OF ACCESS & DRAINAGE PURPOSES 9 WIDE & VARIABLE (DP1173192)
- (X)-RESTRICTION ON THE USE OF LAND (DP1174800)
- (Y)-EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE (DP1174800)

WARNING:
THIS IS A DRAFT PLAN OF SUBDIVISION PREPARED FOR DISCUSSION AND CONCEPTUAL DESIGN PURPOSES ONLY. NO SURVEY HAS BEEN UNDERTAKEN. THE BOUNDARY INFORMATION HAS BEEN COMPILED FROM RELEVANT PLANS AND DOCUMENTATION THAT ARE AVAILABLE FROM THE LPI. ANY ADDITIONAL INFORMATION SHOWN HAS BEEN PROVIDED BY DESIGN CONSULTANTS. DIMENSIONS, AREAS & EASEMENT LOCATIONS COULD CHANGE FOLLOWING CONSTRUCTION AND ARE SUBJECT TO FINAL SURVEY. IF AREAS, DIMENSIONS & EASEMENTS LOCATIONS ARE TO BE ACCURATELY CALCULATED LANDPARTNERS LIMITED RECOMMENDS THAT A FULL PLAN OF REDEFINITION/CONSOLIDATION BE UNDERTAKEN TO CONFIRM THE FINAL SURVEY PLAN.

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AREA SUMMARY

EXISTING LOT 1	TOTAL AREA	28.90 ha
PROPOSED LOT 2	TOTAL AREA	43.91 ha
PROPOSED LOT 3	TOTAL AREA	17.85 ha
INCLUDES :		
DETENTION BASIN	1,409 ha	
RIPARIAN ZONE	(5,227 ha)	
R3 AREA	(8645 m ²)	
PROPOSED LOT 4	TOTAL AREA	4000 ha



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- (H)-RIGHT OF CARRIAGEWAY 21 WIDE & VARIABLE WIDTH (DP1145808)
- (J)-RIGHT OF CARRIAGEWAY & EASEMENT FOR SERVICES 21.5 WIDE (DP1145808)
- (L)-RIGHT OF CARRIAGEWAY & EASEMENT FOR SERVICES 12.19 WIDE (DP202213)
- (M)-EASEMENT FOR SERVICES 2.5, 5 WIDE & VARIABLE WIDTH (DP1145808)
- (N)-RIGHT OF CARRIAGEWAY 23 & 30 WIDE (DP1145808)
- (P)-RIGHT OF CARRIAGEWAY 30 WIDE (DP1145808)
- (Q)-EASEMENT FOR UNDERGROUND CABLES 2 WIDE (VIDE DP1169392)
- (R)-RIGHT OF ACCESS 4, 9 WIDE & VARIABLE (VIDE DP1169392)
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- (X)-EASEMENT FOR WATER SUPPLY PURPOSES 3 WIDE & VARIABLE (DP1173192)
- (Y)-RIGHT OF ACCESS & DRAINAGE PURPOSES 9 WIDE & VARIABLE (DP1173192)
- (Z)-RESTRICTION ON THE USE OF LAND (DP1174800)
- (AA)-EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE (DP1174800)

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LANDPARTNERS
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HEIGHT ORIGIN N/A SURVEYED DATE N/A

CONTOUR INTERVAL N/A DRAWN DATE 18/05/16

SCALE 1:1000 @ A1 CHECKED DATE 18/05/16

DWG NUMBER **SY072757.012** SHEET 2 OF 2

REVISION	LPL	DATE	DESCRIPTION
M	GKO	21/04/17	LOT LAYOUT AMENDED
I	GKO	23/05/16	SHEET 2 ADDED
K	GKO	18/05/16	LOTS LAYOUT AMENDED

CLIENT
DIAL A DUMP INDUSTRIES

TITLE
PLAN OF PROPOSED SUBDIVISION OF LOTS 2 & 3 IN DP 1145808
ARCHBOLD RD, EASTERN CREEK
LGA: BLACKOWN