



PO BOX 3222,
REDFERN NSW 2016
Ph: 02 8065 1156
Fax: 02 8065 1297
Email: survey@daw-walton.com.au

REVISION: 8
DATED: 23-02-2021

DRAFT STRATUM SUBDIVISION PLAN
PREPARED FROM ARCHITECTURAL PLANS BY TURNER ARCHITECTS,
PROJECT No: 18095, ISSUE: 03, DATED: 28-04-2020


SURVEYOR
NAME: JOHN WALTON
DATE OF SURVEY:
REFERENCE: 4900-19DP293

PLAN OF: SUBDIVISION OF
LOT 293 IN DP1213279

LGA: BLACKTOWN
LOCALITY: ROUSE HILL
Reduction Ratio: 1 : 500
Lengths are in metres

REGISTERED:

DP



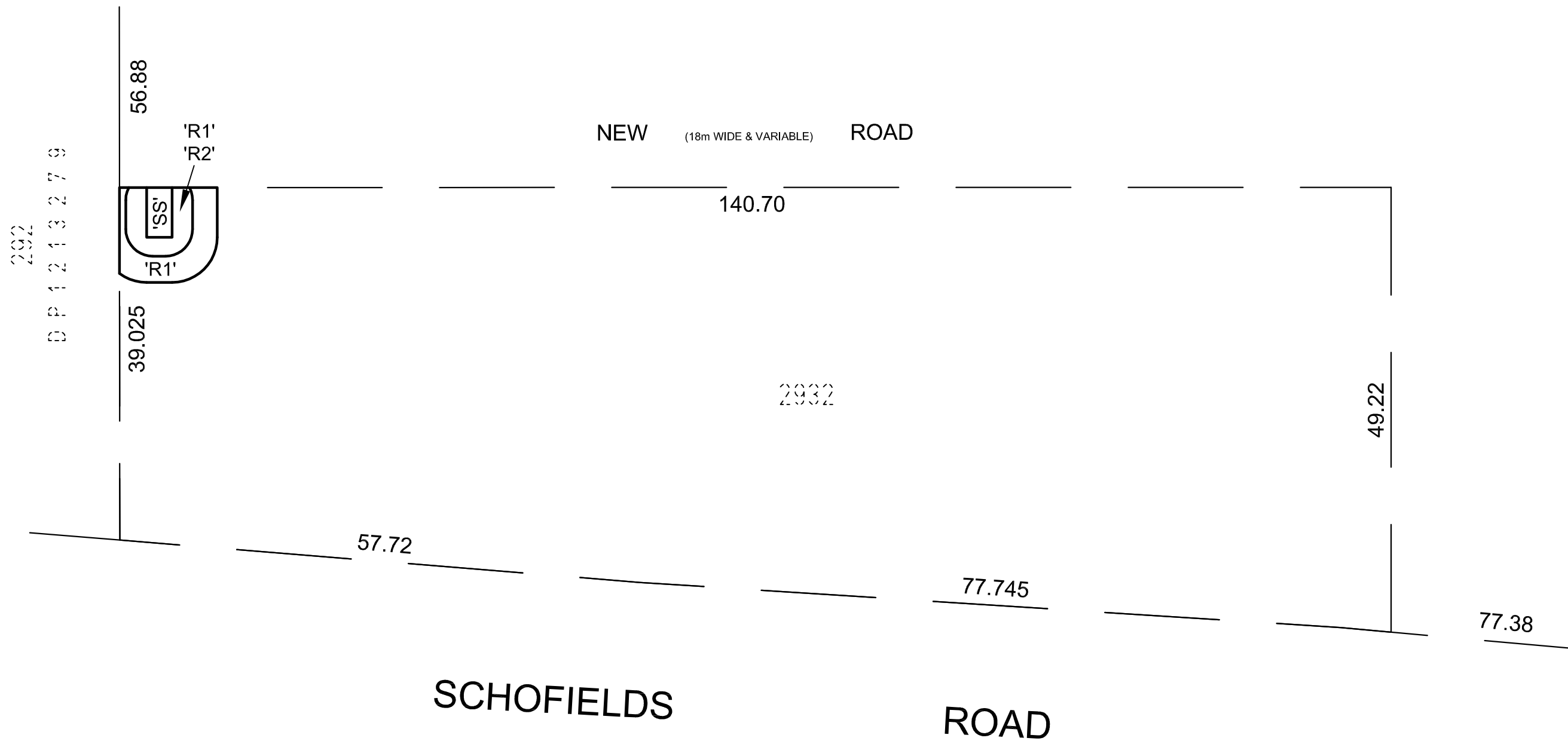
Planning,
Industry &
Environment

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No: SSD 10425

Granted on: 20 July 2021

Signed: AW Sheet No: 106 of 288



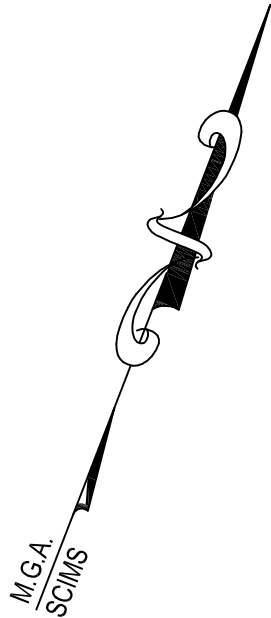
'SS' DENOTES EASEMENT FOR PADMOUNT SUBSTATION, 2.75 WIDE
'R1' DENOTES RESTRICTION ON THE USE OF LAND
'R2' DENOTES RESTRICTION ON THE USE OF LAND



CONSULTING SURVEYORS
ABN 65 120 413 372

PO BOX 3222,
REDFERN NSW 2016
Ph: 02 8065 1156
Fax: 02 8065 1297
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REVISION: 2
DATED: 23-02-2021



DRAFT STRATUM SUBDIVISION PLAN
PREPARED FROM ARCHITECTURAL PLANS BY TURNER ARCHITECTS,
PROJECT No: 18095, ISSUE: 04, DATED: 19-11-2020

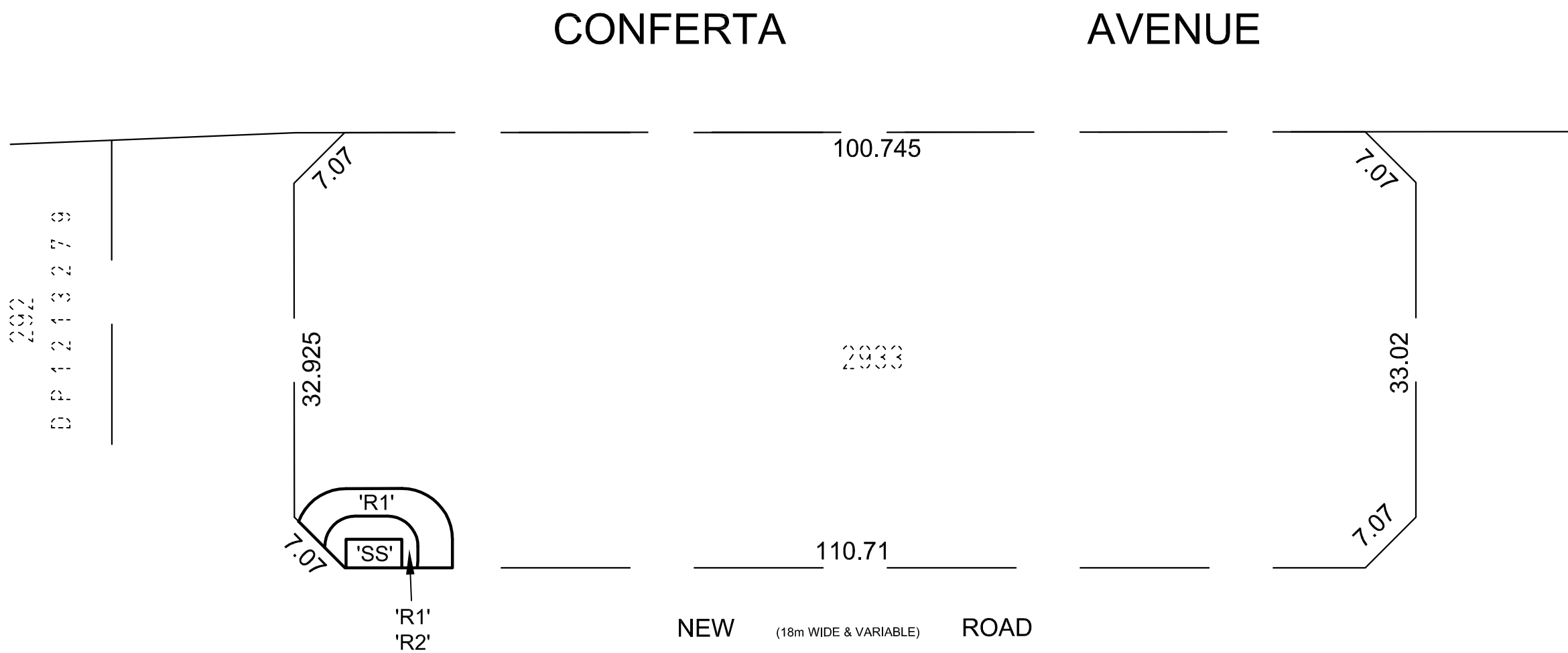
SURVEYOR
NAME: JOHN WALTON
DATE OF SURVEY:
REFERENCE: 4900-19DP2932

PLAN OF: EASEMENTS OVER LOT 2932
IN DP


LGA: BLACKTOWN
LOCALITY: ROUSE HILL
Reduction Ratio: 1 : 500
Lengths are in metres

REGISTERED:

DP



'SS' DENOTES EASEMENT FOR PADMOUNT SUBSTATION, 2.75 WIDE
'R1' DENOTES RESTRICTION ON THE USE OF LAND
'R2' DENOTES RESTRICTION ON THE USE OF LAND



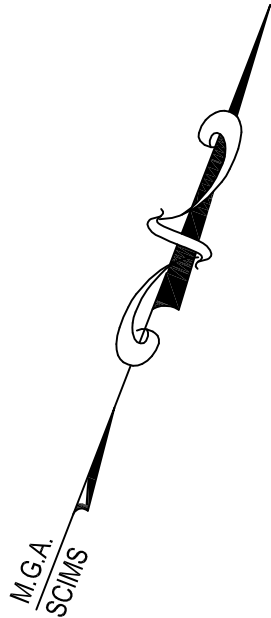
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PROJECT No: 18095, ISSUE: 04, DATED: 19-11-2020

SURVEYOR
NAME: JOHN WALTON
DATE OF SURVEY:
REFERENCE: 4900-19DP2933

PLAN OF: EASEMENTS OVER LOT 2933
IN DP

LGA: BLACKTOWN
LOCALITY: ROUSE HILL
Reduction Ratio: 1 : 500
Lengths are in metres

REGISTERED:

DP




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DRAFT STRATUM SUBDIVISION PLAN
PREPARED FROM ARCHITECTURAL PLANS BY TURNER ARCHITECTS,
PROJECT No: 18095, ISSUE: 04, DATED: 17-11-2020

LOCATION PLAN



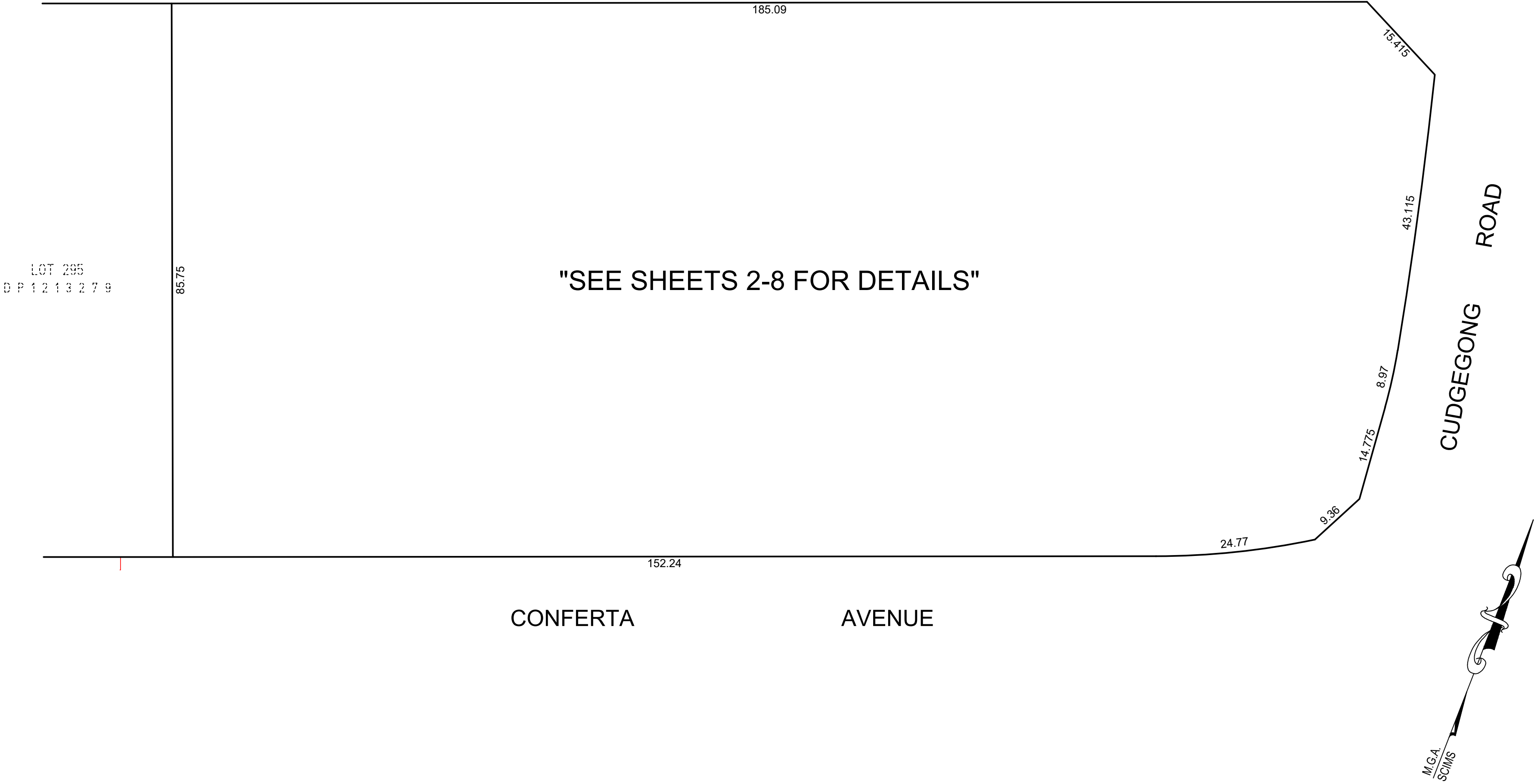
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<div><div>SURVEYOR</div><div>NAME: JOHN WALTON</div><div>DATE OF SURVEY:</div><div>REFERENCE: 4900-19DP294</div></div>	<div><div>PLAN OF:</div><div>BUILDING STRATUM SUBDIVISION OF LOT 294 IN DP1213279</div></div>	<div><div>LGA:</div><div>BLACKTOWN</div><div>LOCALITY:</div><div>ROUSE HILL</div><div>Reduction Ratio:</div><div>1 : 500</div><div>Lengths are in metres</div></div>	<div><div>REGISTERED:</div></div>	<div><div>DP</div></div>
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BASEMENT 3

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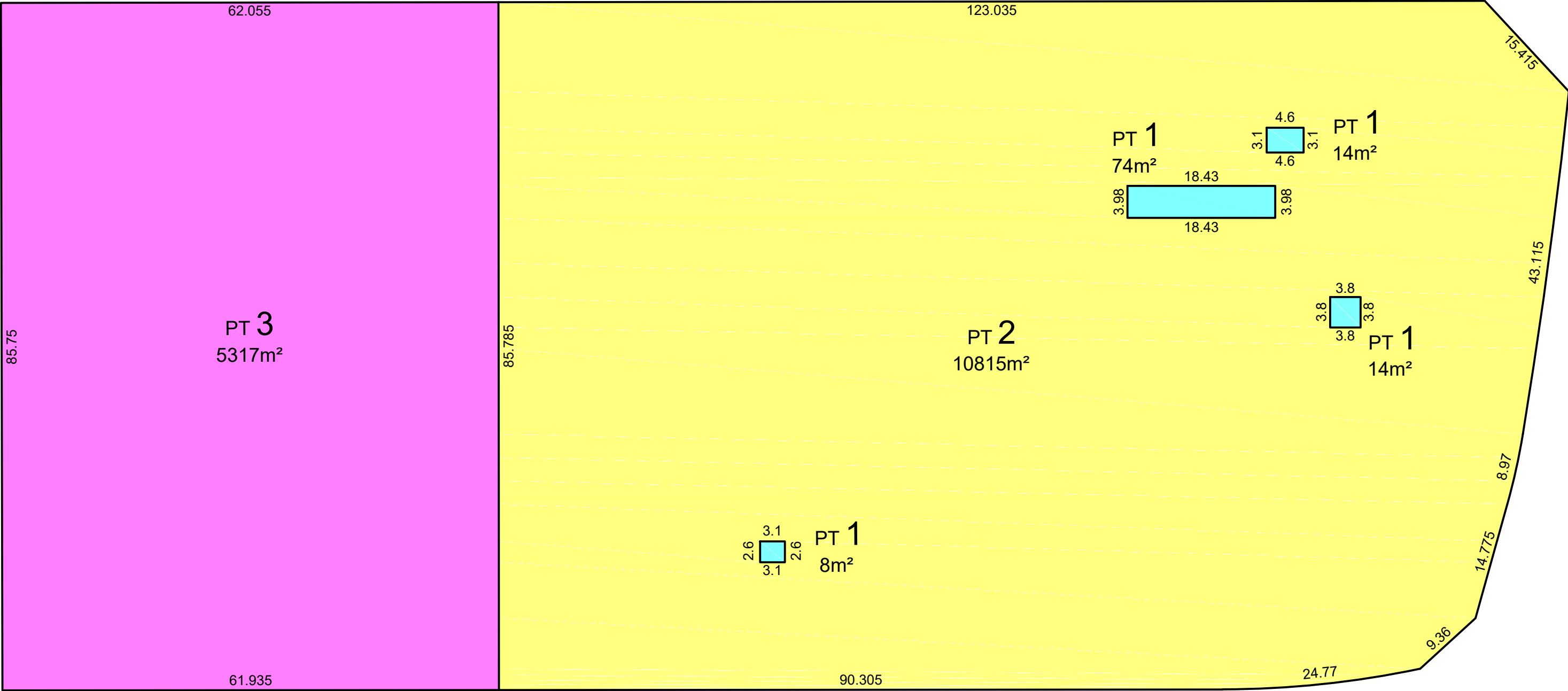
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DRAFT STRATUM SUBDIVISION PLAN
PREPARED FROM ARCHITECTURAL PLANS BY TURNER ARCHITECTS,
PROJECT No: 18095, ISSUE: 13, DATED: 20-05-2021

- DENOTES COMMERCIAL LOT 1
- DENOTES RESIDENTAL LOT 2
- DENOTES RESIDENTAL LOT 3
- DENOTES PARK LOT 4



EASEMENT FOR SERVICES AFFECTS THE WHOLE OF THE LOTS IN THE PLAN

ADDITIONAL EASEMENT TO BE ADDED ON FINAL PLAN OF SUBDIVISION TO COMPLY WITH ANY DEVELOPMENT CONDITIONS OR AS REQUIRED TO FACILITATE THE ONGOING DEVELOPMENT

SURVEYOR
NAME: JOHN WALTON
DATE OF SURVEY:
REFERENCE: 4900-19DP294

PLAN OF: BUILDING STRATUM SUBDIVISION OF
LOT 294 IN DP1213279

LGA: BLACKTOWN
LOCALITY: ROUSE HILL
Reduction Ratio: 1 : 500
Lengths are in metres

REGISTERED:

DP

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BASEMENT 2

NSW

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DRAFT STRATUM SUBDIVISION PLAN
PREPARED FROM ARCHITECTURAL PLANS BY TURNER ARCHITECTS,
PROJECT No: 18095, ISSUE: 13, DATED: 20-05-2021

- DENOTES COMMERCIAL LOT 1

- DENOTES RESIDENTAL LOT 2

- DENOTES RESIDENTAL LOT 3

- DENOTES PARK LOT 4

'A' DENOTES RIGHT OF ACCESSWAY, VARIABLE WIDTH

'C' DENOTES RIGHT OF CARRIAGEWAY, VARIABLE WIDTH

'E' DENOTES EASEMENT FOR EMERGENCY EGRESS, VARIABLE WIDTH

EASEMENT FOR SERVICES AFFECTS THE WHOLE OF THE LOTS IN THE PLAN

ADDITIONAL EASEMENT TO BE ADDED ON FINAL PLAN OF SUBDIVISION TO COMPLY WITH ANY DEVELOPMENT CONDITIONS OR AS REQUIRED TO FACILITATE THE ONGOING DEVELOPMENT

The main subdivision plan diagram shows a complex arrangement of lots and easements. A large magenta area on the left is labeled PT 3 (6498m²). To its right is a yellow area containing PT 2 (1816m²) and PT 1 (61m²). Further right is a large cyan area containing PT 1 (7546m²) and several smaller PT 2 lots (30m², 33m², 24m², 20m², 16m², 63m², 47m², 8m²). The plan is bounded by dimensions: 87.52, 97.57, 15.415, 43.115, 8.97, 14.775, 9.36, 24.77, 66.895, 32.415, 52.93, 85.75, and 36.135. Various easements are marked with 'A', 'C', and 'E' and dimensions. A north arrow is located in the bottom right corner, pointing towards the top right.

<div><div>SURVEYOR</div><div>NAME: JOHN WALTON</div><div>DATE OF SURVEY:</div><div>REFERENCE: 4900-19DP294</div></div>	<div>PLAN OF: BUILDING STRATUM SUBDIVISION OF LOT 294 IN DP1213279</div>	<div>LGA: BLACKTOWN</div> <div>LOCALITY: ROUSE HILL</div> <div>Reduction Ratio: 1 : 500</div> <div>Lengths are in metres</div>	<div>REGISTERED:</div>	<div>DP</div>
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BASEMENT 1

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DRAFT STRATUM SUBDIVISION PLAN
PREPARED FROM ARCHITECTURAL PLANS BY TURNER ARCHITECTS,
PROJECT No: 18095, ISSUE: 06, DATED: 03-03-2021

The plan shows a large rectangular area divided into several lots. Lot PT 1 is the largest, occupying the central and right portions. It is surrounded by other lots: PT 2 (multiple), PT 3 (multiple), and PT 4 (multiple). The lots are color-coded: PT 1 is light blue, PT 2 is yellow, PT 3 is pink, and PT 4 is green. Dimensions are given in metres. Area calculations are provided for each lot. A dashed line labeled 'C' indicates a right of carriage way. A dashed line labeled 'E' indicates an easement for emergency egress. A dashed line labeled 'E' indicates an easement for services affects the whole of the lots in the plan.

Lot	Area (m²)
PT 1	14023m²
PT 2	60m², 56m², 130m², 39m², 92m², 114m²
PT 3	416m², 20m², 23m², 136m², 533m²
PT 4	57.095m²

- DENOTES COMMERCIAL LOT 1
- DENOTES RESIDENTAL LOT 2
- DENOTES RESIDENTAL LOT 3
- DENOTES PARK LOT 4

'C' DENOTES RIGHT OF CARRIAGEWAY VARIABLE WIDTH
'E' DENOTES EASEMENT FOR EMERGENCY EGRESS, VARIABLE WIDTH
EASEMENT FOR SERVICES AFFECTS THE WHOLE OF THE LOTS IN THE PLAN
ADDITIONAL EASEMENT TO BE ADDED ON FINAL PLAN OF SUBDIVISION TO
COMPLY WITH ANY DEVELOPMENT CONDITIONS OR AS REQUIRED TO
FACILITATE THE ONGOING DEVELOPMENT

SURVEYOR NAME: JOHN WALTON DATE OF SURVEY: REFERENCE: 4900-19DP294	PLAN OF: BUILDING STRATUM SUBDIVISION OF LOT 294 IN DP1213279	LGA: BLACKTOWN LOCALITY: ROUSE HILL Reduction Ratio: 1 : 500 Lengths are in metres	REGISTERED:	DP
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MEZZANINE

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DRAFT STRATUM SUBDIVISION PLAN
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PROJECT No: 18095, ISSUE: 04, DATED: 17-11-2020

The plan shows a large area divided into several lots and easements. Lot PT 1 is a large cyan area on the left and right. Lot PT 2 consists of several yellow areas. Lot PT 3 consists of several magenta areas. Lot PT 4 is a large green area in the center. Various easements are shown, including 'C' (Right of Carriageway), 'E' (Easement for Emergency Egress), 'P' (Public Right of Accessway), and 'PP' (Easement for Publicly Accessible Park). Dimensions are provided for many boundaries and easements. A north arrow is located in the bottom right corner.

- DENOTES COMMERCIAL LOT 1
- DENOTES RESIDENTAL LOT 2
- DENOTES RESIDENTAL LOT 3
- DENOTES PARK LOT 4

'C' DENOTES RIGHT OF CARRIAGEWAY, VARIABLE WIDTH
'E' DENOTES EASEMENT FOR EMERGENCY EGRESS, VARIABLE WIDTH
'P' DENOTES PUBLIC RIGHT OF ACCESSWAY, VARIABLE WIDTH
'PP' DENOTES EASEMENT FOR PUBLICLY ACCESSABLE PARK, VARIABLE WIDTH
'SS' DENOTES EASEMENT FOR PADMOUNT SUBSTATION, 2.75 WIDE
'R1' DENOTES RESTRICTION ON THE USE OF LAND
'R2' DENOTES RESTRICTION ON THE USE OF LAND

EASEMENT FOR SERVICES AFFECTS THE WHOLE OF THE LOTS IN THE PLAN

ADDITIONAL EASEMENT TO BE ADDED ON FINAL PLAN OF SUBDIVISION TO
COMPLY WITH ANY DEVELOPMENT CONDITIONS OR AS REQUIRED TO
FACILITATE THE ONGOING DEVELOPMENT

SURVEYOR NAME: JOHN WALTON DATE OF SURVEY: REFERENCE: 4900-19DP294	PLAN OF: BUILDING STRATUM SUBDIVISION OF LOT 294 IN DP1213279	LGA: BLACKTOWN LOCALITY: ROUSE HILL Reduction Ratio: 1 : 500 Lengths are in metres	REGISTERED:	DP
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PTD

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LEVEL 1

NSW

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DRAFT STRATUM SUBDIVISION PLAN
PREPARED FROM ARCHITECTURAL PLANS BY TURNER ARCHITECTS,
PROJECT No: 18095, ISSUE: 04, DATED: 17-11-2020

The plan shows a large green area labeled PT 4 (4181m²) with a 'PP' easement. To its left is a large cyan area labeled PT 1 (3874m²) with 'P', 'PZ', and 'C' easements. Above PT 1 is a pink area labeled PT 3 (166m²) with 'P' and 'PZ' easements. To the right of PT 4 is a cyan area labeled PT 1 (6600m²) with 'P' and 'PZ' easements. Below PT 1 (6600m²) are several yellow areas labeled PT 2 (44m², 23m², 17m², 848m²) with 'E' and 'P' easements. Dimensions are provided for all boundaries and easements. A legend on the left identifies the lot colors: cyan for Commercial Lot 1, yellow for Residential Lot 2, pink for Residential Lot 3, and green for Park Lot 4. A north arrow is located in the bottom right corner.

'A'

DENOTES RIGHT OF ACCESSWAY, VARIABLE WIDTH

'C'

DENOTES RIGHT OF CARRIAGEWAY, VARIABLE WIDTH

'E'

DENOTES EASEMENT FOR EMERGENCY EGRESS, VARIABLE WIDTH

'P'

DENOTES PUBLIC RIGHT OF ACCESSWAY, VARIABLE WIDTH

'PC'

DENOTES PUBLIC RIGHT OF CARRIAGEWAY, VARIABLE WIDTH

'PP'

DENOTES EASEMENT FOR PUBLICLY ACCESSABLE PARK, VARIABLE WIDTH

'PZ'

DENOTES EASEMENT FOR PUBLICLY ACCESSABLE PLAZA, VARIABLE WIDTH

'SS'

DENOTES EASEMENT FOR PADMOUNT SUBSTATION, 2.75 WIDE

'R1'

DENOTES RESTRICTION ON THE USE OF LAND

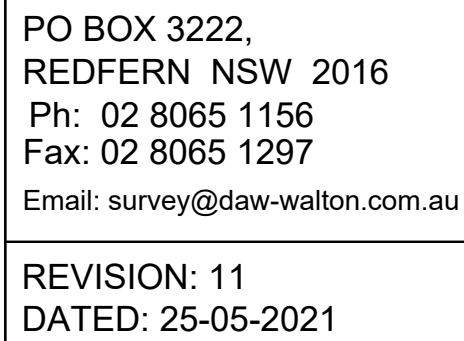
'R2'

DENOTES RESTRICTION ON THE USE OF LAND

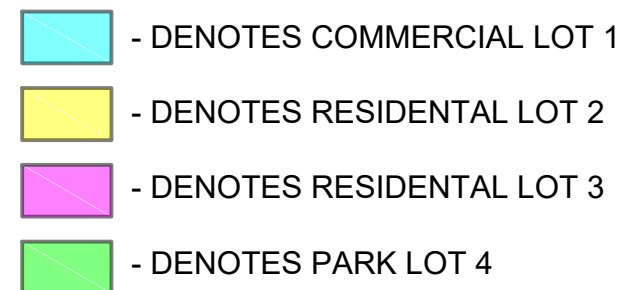
EASEMENT FOR SERVICES AFFECTS THE WHOLE OF THE LOTS IN THE PLAN

ADDITIONAL EASEMENT TO BE ADDED ON FINAL PLAN OF SUBDIVISION TO COMPLY WITH ANY DEVELOPMENT CONDITIONS OR AS REQUIRED TO FACILITATE THE ONGOING DEVELOPMENT

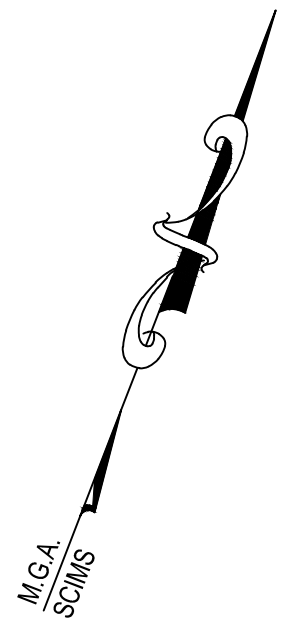
<div><div>SURVEYOR</div><div>NAME: JOHN WALTON</div><div>DATE OF SURVEY:</div><div>REFERENCE: 4900-19DP294</div></div>	<div><div>PLAN OF:</div><div>BUILDING STRATUM SUBDIVISION OF LOT 294 IN DP1213279</div></div>	<div><div>LGA:</div><div>BLACKTOWN</div></div> <div><div>LOCALITY:</div><div>ROUSE HILL</div></div> <div><div>Reduction Ratio:</div><div>1 : 200</div></div> <div><div>Lengths are in metres</div></div>	<div><div>REGISTERED:</div></div>	<div>DP</div>
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LEVEL 2



DP



Signed: AW **Sheet No: 115 of 288**

DP

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ROOF LEVELS
& ABOVE

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DRAFT STRATUM SUBDIVISION PLAN
PREPARED FROM ARCHITECTURAL PLANS BY TURNER ARCHITECTS,
PROJECT No: 18095, ISSUE: 04, DATED: 17-11-2020

- DENOTES COMMERCIAL LOT 1

- DENOTES RESIDENTIAL LOT 2

- DENOTES RESIDENTIAL LOT 3

- DENOTES PARK LOT 4

PT 1 627m²

PT 3 16m²

PT 3 2937m²

PT 1 130m²

PT 1 508m²

PT 3 20m²

PT 4 4181m²

PT 2 16m²

PT 1 711m²

PT 2 16m²

PT 2 5661m²

PT 1 237m²

PT 1 720m²

PT 2 16m²

McA.

SCIMS

EASEMENT FOR SERVICES AFFECTS THE WHOLE OF THE LOTS IN THE PLAN

ADDITIONAL EASEMENT TO BE ADDED ON FINAL PLAN OF SUBDIVISION TO COMPLY WITH ANY DEVELOPMENT CONDITIONS OR AS REQUIRED TO FACILITATE THE ONGOING DEVELOPMENT

SURVEYOR NAME: JOHN WALTON DATE OF SURVEY: REFERENCE: 4900-19DP294	PLAN OF: BUILDING STRATUM SUBDIVISION OF LOT 294 IN DP1213279	LGA: BLACKTOWN LOCALITY: ROUSE HILL Reduction Ratio: 1 : 200 Lengths are in metres	REGISTERED:	DP
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LOCATION PLAN

CONFERTA AVENUE

LOT 2933 (PROPOSED)

NEW ROAD

101.735

7.07

105.79

"SEE SHEETS 2-4 FOR DETAILS"

12.87

17.27

36.14

10.175

37.015

5.145

22.33

3.56

6.5

EASEMENT TO DRAIN WATER, 5.5 WIDE

65.785

SCHOFIELDS ROAD

CUDGEGONG ROAD

MGA
SCMS

<div>SURVEYOR NAME: JOHN WALTON DATE OF SURVEY: REFERENCE: 4900-19DP293</div>	<div>PLAN OF: SUBDIVISION OF LOT 2931 IN DP</div>	<div>LGA: BLACKTOWN LOCALITY: ROUSE HILL Reduction Ratio: 1 : 500 Lengths are in metres</div>	<div>REGISTERED:</div>	<div>DP</div>
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- DENOTES RESIDENTAL LOT 1

- DENOTES RESIDENTAL LOT 2

- DENOTES RESIDENTAL LOT 3

'C' DENOTES RIGHT OF CARRIAGEWAY, VARIABLE WIDTH
'D' EASEMENT TO DRAIN WATER, 5.5 WIDE
'E' DENOTES EASEMENT FOR EMERGENCY EGRESS, VARIABLE WIDTH

EASEMENT FOR SERVICES AFFECTS THE WHOLE OF THE LOTS IN THE PLAN

ADDITIONAL EASEMENT TO BE ADDED ON FINAL PLAN OF SUBDIVISION TO
COMPLY WITH ANY DEVELOPMENT CONDITIONS OR AS REQUIRED TO
FACILITATE THE ONGOING DEVELOPMENT

BASEMENT 2

The plan shows a large irregular lot divided into three parts: PT1 (cyan, 1845m²), PT2 (yellow, 7089m²), and PT3 (magenta, 2625m²). PT1 is at the top left, PT2 is on the right, and PT3 is at the bottom left. Dimensions are given in metres. Easements are marked with dashed lines and labels: 'C' for Right of Carriageway, 'D' for Easement to Drain Water (5.5m wide), and 'E' for Easement for Emergency Egress. A curved boundary on the right is labeled 'ARC 17.270'. Other dimensions include 7.07, 51.435, 10.65, 50.3, 12.81, 40.285, 11.205, 17.205, 6.215, 6.39, 0.1, 19.91, 5.4, 10.175, 36.14, 65.5, 45.227, 41.31, 6.2, 18.885, 22.33, 5.145, 22.6, 6.5, 43.185, and 37.015.

SURVEYOR NAME: JOHN WALTON DATE OF SURVEY: REFERENCE: 4900-19DP293	PLAN OF: SUBDIVISION OF LOT 2931 IN DP	LGA: BLACKTOWN LOCALITY: ROUSE HILL Reduction Ratio: 1 : 500 Lengths are in metres	REGISTERED:	DP
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- DENOTES RESIDENTAL LOT 1

- DENOTES RESIDENTAL LOT 2

- DENOTES RESIDENTAL LOT 3

'C' DENOTES RIGHT OF CARRIAGEWAY VARIABLE WIDTH
'D' EASEMENT TO DRAIN WATER, 5.5 WIDE
'E' DENOTES EASEMENT FOR EMERGENCY EGRESS, VARIABLE WIDTH
EASEMENT FOR SERVICES AFFECTS THE WHOLE OF THE LOTS IN THE PLAN

ADDITIONAL EASEMENT TO BE ADDED ON FINAL PLAN OF SUBDIVISION TO
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FACILITATE THE ONGOING DEVELOPMENT

BASEMENT 1

<div><div>SURVEYOR</div><div>NAME: JOHN WALTON</div><div>DATE OF SURVEY:</div><div>REFERENCE: 4900-19DP293</div></div>	<div><div>PLAN OF:</div><div>SUBDIVISION OF LOT 2931 IN DP</div></div>	<div><div>LGA:</div><div>BLACKTOWN</div></div> <div><div>LOCALITY:</div><div>ROUSE HILL</div></div> <div><div>Reduction Ratio:</div><div>1 : 500</div></div> <div><div>Lengths are in metres</div></div>	<div><div>REGISTERED:</div></div>	<div>DP</div>
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Fax: 02 8065 1297
Email: survey@daw-walton.com.au

REVISION: 15
DATED: 25-05-2021

DRAFT STRATUM SUBDIVISION PLAN
PREPARED FROM ARCHITECTURAL PLANS BY TURNER ARCHITECTS,
PROJECT No: 18095, ISSUE: 03, DATED: 28-04-2020

NSW

GOVERNMENT

Planning,
Industry &
Environment

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No: SSD 10425

Granted on: 20 July 2021

Signed: AW Sheet No: 120 of 288

- DENOTES RESIDENTIAL LOT 1

- DENOTES RESIDENTIAL LOT 2

- DENOTES RESIDENTIAL LOT 3

'C' DENOTES RIGHT OF CARRIAGEWAY, VARIABLE WIDTH

'D' EASEMENT TO DRAIN WATER, 5.5 WIDE

'E' DENOTES EASEMENT FOR EMERGENCY EGRESS, VARIABLE WIDTH

'P' DENOTES PUBLIC RIGHT OF ACCESSWAY, VARIABLE WIDTH

'PP' DENOTES EASEMENT FOR PUBLICLY ACCESSABLE PARK, VARIABLE WIDTH

EASEMENT FOR SERVICES AFFECTS THE WHOLE OF THE LOTS IN THE PLAN

ADDITIONAL EASEMENT TO BE ADDED ON FINAL PLAN OF SUBDIVISION TO COMPLY WITH ANY DEVELOPMENT CONDITIONS OR AS REQUIRED TO FACILITATE THE ONGOING DEVELOPMENT

LEVEL 1 & ABOVE

The plan shows three lots: PT1 (2153m², cyan), PT2 (5884m², yellow), and PT3 (3522m², magenta). PT1 is at the top left, PT2 is at the top right, and PT3 is at the bottom left. PT2 contains a dashed outline of a building footprint. Various easements and restrictions are marked with dashed lines and labels: 'C' (Right of Carriageway), 'D' (Easement to Drain Water), 'E' (Easement for Emergency Egress), 'P' (Public Right of Accessway), 'PP' (Easement for Publicly Accessable Park), 'R1' (Restriction on the Use of Land), and 'R2' (Restriction on the Use of Land). Boundary dimensions are provided in metres. A north arrow is located in the bottom right corner.

'SS' DENOTES EASEMENT FOR PADMOUNT SUBSTATION, 2.75 WIDE
'R1' DENOTES RESTRICTION ON THE USE OF LAND
'R2' DENOTES RESTRICTION ON THE USE OF LAND

SURVEYOR NAME: JOHN WALTON DATE OF SURVEY: REFERENCE: 4900-19DP293	PLAN OF: SUBDIVISION OF LOT 2931 IN DP	LGA: BLACKTOWN LOCALITY: ROUSE HILL Reduction Ratio: 1 : 500 Lengths are in metres	REGISTERED:	DP
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