

KESSELS BOULEVARD

FOREST ROAD

TEVIOT ROAD

GREENBANK ROAD



PRECINCT 1.1

NOTES

1. This plan has been prepared for information purposes only and does not form part of any contract of sale.
2. The lot boundaries & area shown hereon were not marked at the time of publication and have been determined from calculated dimensions only.
3. Services shown hereon have been plotted from the latest design information available at the time of publication. The relevant authorities and/or service provider should be contacted for "As Constructed" or DBYD information prior to any design and/or construction of any structure.
4. These notes form an integral part of this plan. This plan may not be reproduced unless these notes are included. If others use this information, they should be advised of its purpose and limitations.
5. Parts of this lot may be subject to rip and re-compact earthwork procedures as determined by site conditions. This process may be completed in cut locations to assist the house pad construction. Any re-compaction will comply with AS3798 requirements and certified by a third party company.
6. All fill shall be placed and compacted in a controlled manner so that Level 1 level of responsibility may be achieved and certified as per AS3798-2007.

Issues	No.	by	Date	Description
	A	TBG	19/07/18	Original Issue

Level Datum: AHD der.
Origin of Levels: PM61308
RL of Origin: 54.66
Contour Interval: 0.25m
Scale @A3 1: 200
Dwg No. 7598 S 14 AD A_1295

LEGEND

Disclosure (Proposed Earthworks & Lot Dimensions)

- Area of Fill
- Area of Cut
- Design Contours
- Depth of Fill Contours
- Proposed Retaining Wall
- Proposed Tiered Retaining Wall
- Proposed Earthworks Pad
- Finished Pad Design Level
- Finished Surface Design Level

LEGEND

Services & Features

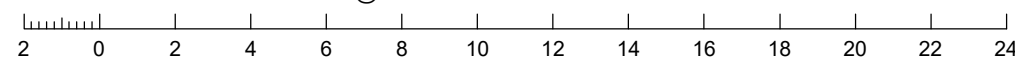
- Electrical (Stand Alone Trench)
- Electrical & Gas Shared Trench
- Gas (Stand Alone Trench)
- NBN
- Sewerage Line
- Stormwater Line / Manhole
- Roofwater Line / Pit
- Water
- Acoustic Fence (To be constructed by Mirvac)
- Feature Fence (To be constructed by Mirvac)
- Streetlight
- Electrical Pillar
- NBN Pit
- Water Meter Box (Meter by Owner/Builder)
- Street Tree
- Sewer Manhole

LEGEND

Approved Plan of Development - Envelope Plan and Design Criteria

- Building Envelope
- Optional Built-to-Boundary Wall
- Driveway Crossover Location
- Buildings will require acoustic design to upper floors only
- Buildings will require acoustic design to the ground and upper floors

SCALE @A3 1:200 - LENGTHS ARE IN METRES



SERVICES AND OTHER FEATURES PLAN

Proposed Lot 1295 on SP300871

Everleigh



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