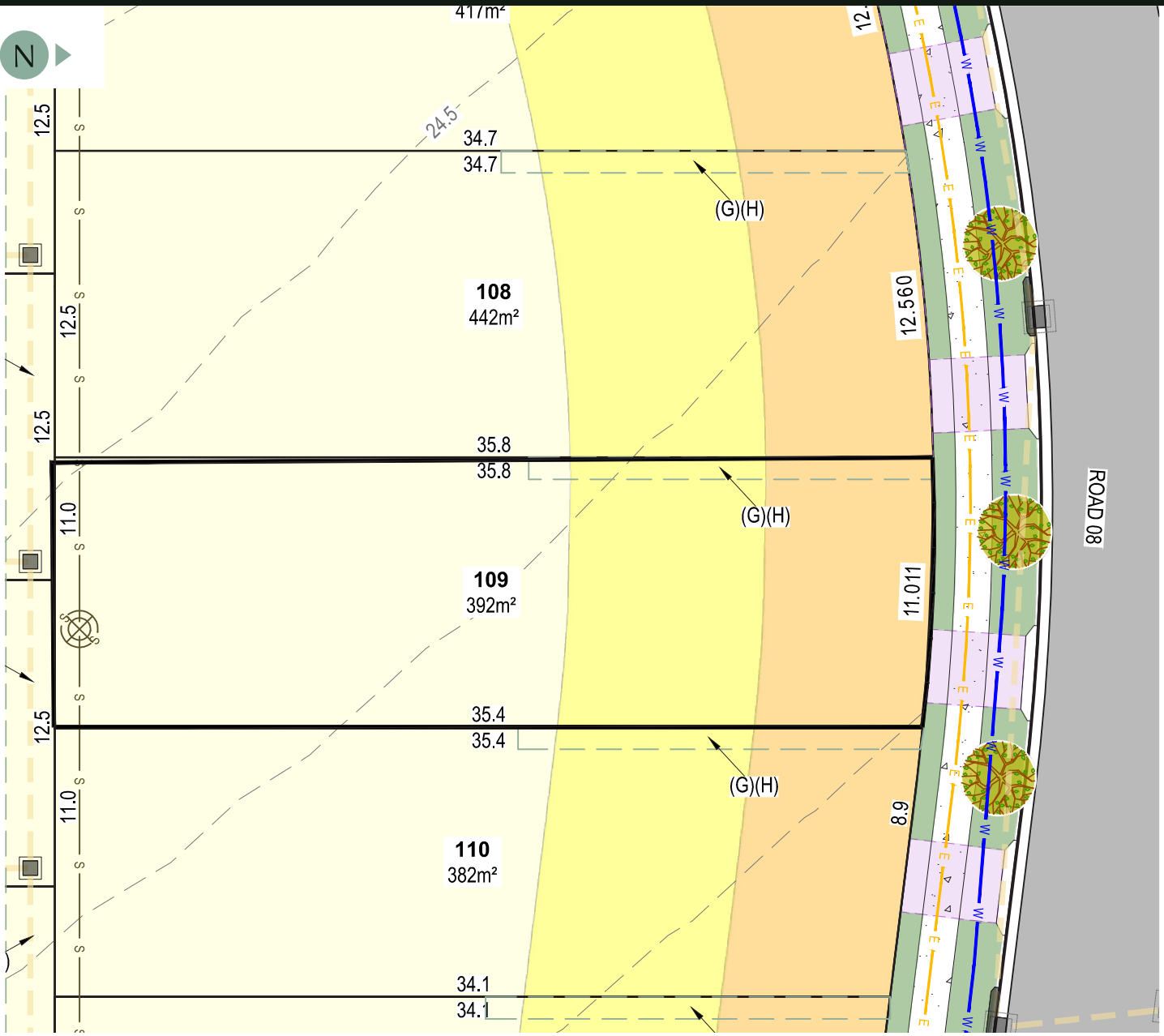
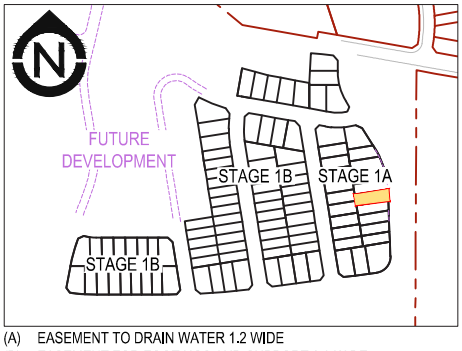
STAGE 1A – LOT 109



SITE BOUNDARY		W	WATER MAIN
ROAD		S	SEWER MAIN & STRUCTURES
ROAD RESERVE		E	ELECTRICITY
FOOTPATH			STORMWATER DRAINAGE
ELECTRICAL SUBSTATION		10.0	0.5m DESIGN CONTOURS
RETAINING WALL			EASEMENT LINE

BUSHFIRE ATTACK LEVEL (BAL) 40 29 19 12.5



- DESIGN CONTOURS ARE PRELIMINARY & SUBJECT TO DETAILED MODELLING OF LOT BENCHING & RETAINING WALLS.
- ALL SERVICE LOCATIONS INCLUDING SEWER AND WATER ARE INDICATIVE ONLY. SERVICE DETAILS SHOULD BE CONFIRMED WITH THE RELEVANT SERVICE AUTHORITY DURING DESIGN & PRIOR TO COMMENCEMENT OF CONSTRUCTION. DIMENSIONS, AREAS & EASEMENTS SUBJECT TO SURVEY & APPROVALS. THIS PLAN IS SUBJECT TO CHANGE WITHOUT NOTICE.

0 2.5 5 7.5 10 12.5 15 17.5 20 22.5 25

SCALE 1:250 (A1) SCALE 1:500 (A3)

(A) EASEMENT TO DRAIN WATER 1.2 WIDE
(B) EASEMENT FOR FOOTINGS AND SUPPORT 0.9 WIDE
(C) EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE
(D) EASEMENT ON THE USE OF LAND NO.#
(E) EASEMENT ON THE USE OF LAND NO. ##
(G) POSITIVE COVENANT BUSHFIRE ATTACK LEVEL
(H) EASEMENT FOR ACCESS AND MAINTENANCE 0.9 WIDE

Disclaimer: This plan has been prepared in connection with the development at 128 North Macquarie Road, Calderwood NSW and is indicative only and provided for illustrative purposes. Lot dimensions, areas, boundaries, levels, contours, easements, services, retaining walls and other details shown are approximate and are subject to final survey, authority requirements and registration of the final plan of subdivision. This plan is not to scale unless expressly stated otherwise and does not form part of any contract. Prospective purchasers should make their own enquiries and rely on the Contract for Sale and its disclosure documents, which prevail to the extent of any inconsistency.