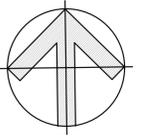


STAGE 0

Subdivision of Residue lot 3, 4 & 5 created in DA2019/947 (Lot 100 in DP 1260283) and Lot 11 DP629130 into 2 Residue Lots



Lot 3
DP 341680

RESIDUE LOT 1
8124.9m²

RESIDUE LOT 2
13753.1m²

INGLEBURN ROAD

Lot 101 DP 1244354
DA 2019/947

LOT 21
DP 832295

- NOTE:
- (A) EASEMENT FOR MAINTENANCE (Zero Line 0.9 Wide)
 - (B) EASEMENT TO DRAIN WATER (1.5 Wide)
 - (C) TEMPORARY EASEMENT FOR ACCESS

REVISION	DESCRIPTION	BY	DATE
G	ZLL AMENDED	MT	19/07/21
F	ZLL DIMS ADDED	MT	20/06/21
E	STAGING SUBDIVISION LAYOUT	MT	29/04/21
D	MODIFIED BEP	RKS	17/03/21
H	CHARTING UPDATED	MT	02/09/21

BAR SCALES

A1 / A3
1:500 / 1:1000

NOTE: BOUNDARY AND LOT DIMENSIONS, ALIGNMENTS AND AREAS ARE PROVISIONAL AND ROUNDED TO NEAREST DECIMAL PLACE. AS SUCH THESE AREA ARE SUBJECT TO FINAL SURVEY.

SURVEY	HEIGHT DATUM	LGA	AUTHORITY REFERENCE
-	AHD	-	-
DESIGN	CHECKING	DA No.	DATE
-	-	-	-
DRAWN	CHECKING	CC No.	DATE
-	-	-	-

PROJECT MANAGERS • SURVEYORS • PLANNERS • ENGINEERS

ABN: 86 064 110 809

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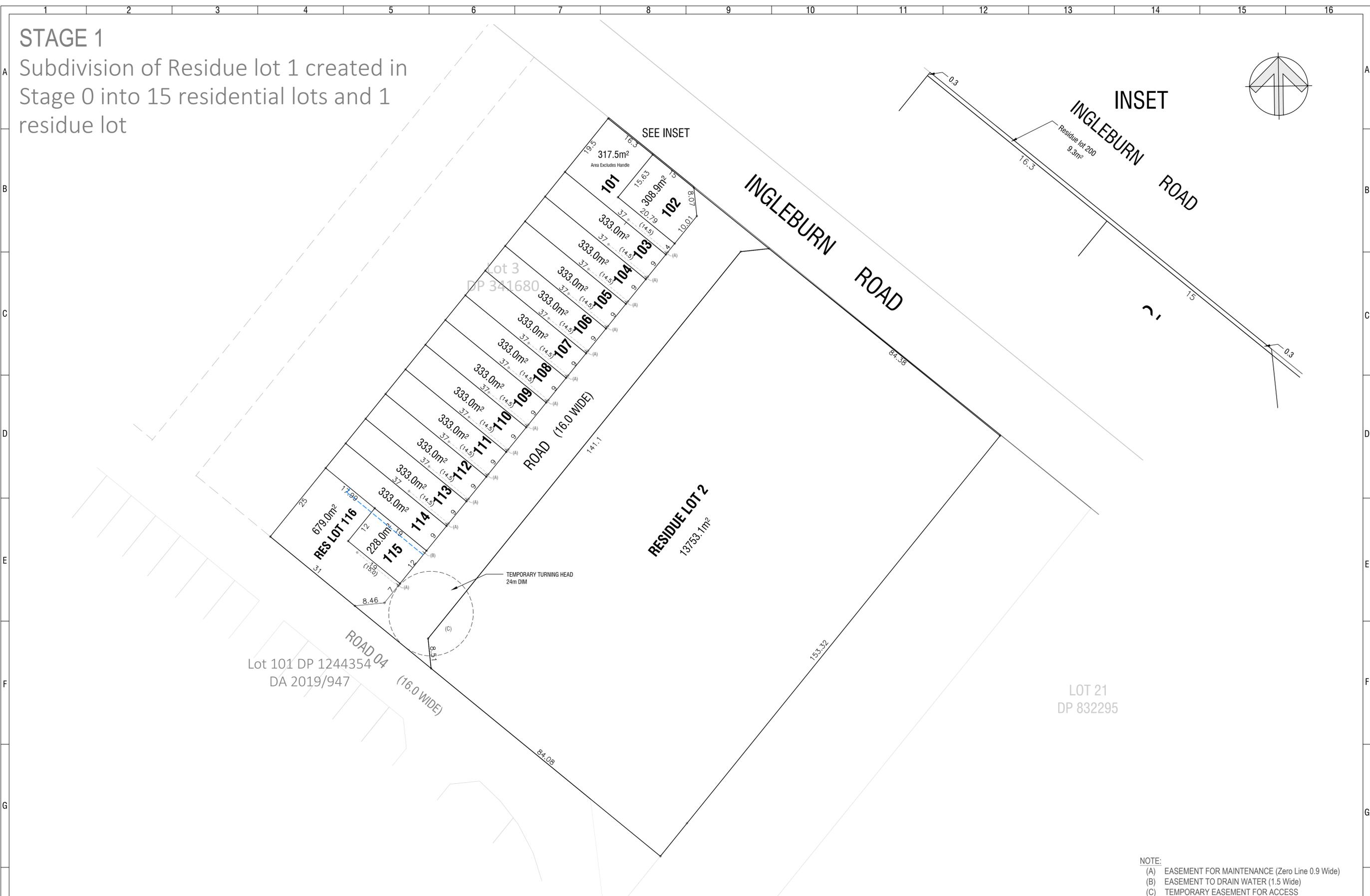
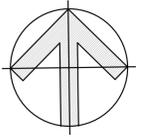
SITE DESCRIPTION
SUBDIVISION PLAN

THIS PLAN IS PRELIMINARY ONLY AND IS SUBJECT TO AMENDMENTS AND CHANGES DUE TO FURTHER INVESTIGATION, LATENT FINDS, UNKNOWN SITE CONDITIONS, SURVEYING AND LOCAL COUNCIL STATE AND FEDERAL GOVERNMENT AUTHORITIES RECOMMENDATIONS AND APPROVALS. REPORTS AND INFORMATION REQUIRED TO FINALISE THIS PLAN WILL INCLUDE BUT WILL NOT BE LIMITED TO ARCHAEOLOGY, HERITAGE, CONTAMINATION, ECOLOGY, ZONING, DWELLING DENSITIES, CONSCIENTIOUS OBJECTION, GEOTECHNICAL, ADJOINING LANDOWNERS, REFERRAL AUTHORITIES, FLOODING AND WATERWAYS, SEWERAGE, WATER SUPPLY, ELECTRICITY, TELECOMMUNICATION.

PROJECT				DRAWING NUMBER
Subdivision of Lot 100 DP1260283 and Lot 11 DP629130 143-149 Ingleburn Road Leppington, NSW				
PROJECT REFERENCE	DATE OF ISSUE	REVISION No.	SHEET SIZE	
P00435	02/09/21	H	A1	

STAGE 1

Subdivision of Residue lot 1 created in Stage 0 into 15 residential lots and 1 residue lot

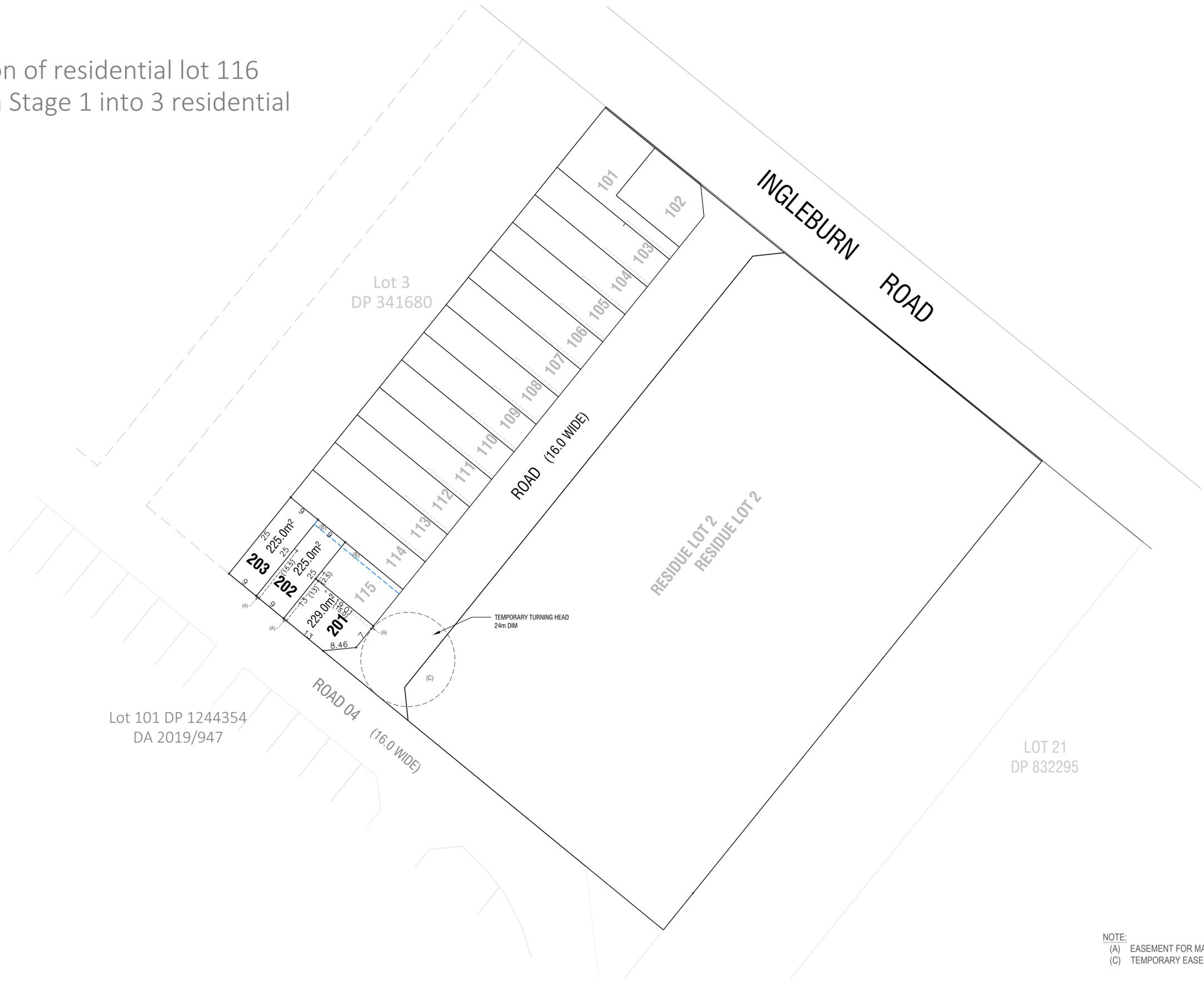
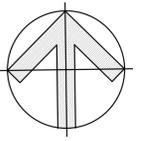


NOTE:
 (A) EASEMENT FOR MAINTENANCE (Zero Line 0.9 Wide)
 (B) EASEMENT TO DRAIN WATER (1.5 Wide)
 (C) TEMPORARY EASEMENT FOR ACCESS

REVISION	DESCRIPTION	BY	DATE	BAR SCALES	SURVEY	HEIGHT DATUM	LGA	AUTHORITY REFERENCE	PROJECT MANAGERS • SURVEYORS • PLANNERS • ENGINEERS	SITE DESCRIPTION	PROJECT	DRAWING NUMBER
G	ZLL AMENDED	MT	19/07/21	0 10 20 A1 / A3 1:500 / 1:1000	-	AHD	-	-	GROUP DEVELOPMENT SERVICES PTY LTD PO Box 498, Pennant Hills NSW 1715 Phone: +61 2 9980 1000 Fax: +61 2 9484 0355 Email: info@gdsland.com.au www.gdsland.com.au <small>THIS DRAWING IS SUBJECT TO COPYRIGHT AND MUST NOT BE REPRODUCED BY WHOLE OR PART WITHOUT PRIOR WRITTEN CONSENT OF GROUP DEVELOPMENT SERVICES PTY LTD. THIS PLAN MUST NOT BE USED FOR CONSTRUCTION UNLESS SIGNED AS APPROVED BY PRINCIPAL CERTIFYING AUTHORITY.</small>	SUBDIVISION PLAN THIS PLAN IS PRELIMINARY ONLY AND IS SUBJECT TO AMENDMENTS AND CHANGES DUE TO FURTHER INVESTIGATION, LATENT FINDS, UNKNOWN SITE CONDITIONS, SURVEYING AND LOCAL COUNCIL STATE AND FEDERAL GOVERNMENT AUTHORITIES RECOMMENDATIONS AND APPROVALS. REPORTS AND INFORMATION REQUIRED TO FINALISE THIS PLAN WILL INCLUDE BUT WILL NOT BE LIMITED TO ARCHAEOLOGY, HERITAGE, CONTAMINATION, ECOLOGY, ZONING, DWELLING DENSITIES, CONSCIENTIOUS OBJECTION, GEOTECHNICAL, ADJOINING LANDOWNERS, REFERRAL AUTHORITIES, FLOODING AND WATERWAYS, SEWERAGE, WATER SUPPLY, ELECTRICITY, TELECOMMUNICATION.	Subdivision of Lot 100 DP1260283 and Lot 11 DP629130 143-149 Ingleburn Road Leppington, NSW	1 of 5 SHEETS
F	ZLL DIMS ADDED	MT	20/06/21		DESIGN	CHECKING	DA No.	DATE				
E	STAGING SUBDIVISION LAYOUT	MT	29/04/21									
D	MODIFIED BEP	RKS	17/03/21		DRAWN	CHECKING	CC No.	DATE				
H	CHARTING UPDATED	MT	02/09/21	NOTE: BOUNDARY AND LOT DIMENSIONS, ALIGNMENTS AND AREAS ARE PROVISIONAL AND ROUNDED TO NEAREST DECIMAL PLACE. AS SUCH THESE AREAS ARE SUBJECT TO FINAL SURVEY.								
PROJECT REFERENCE: P00435 DATE OF ISSUE: 02/09/21 REVISION No.: H SHEET SIZE: A1												

STAGE 2

Subdivision of residential lot 116 created in Stage 1 into 3 residential lots.



NOTE:
 (A) EASEMENT FOR MAINTENANCE (Zero Line 0.9 Wide)
 (C) TEMPORARY EASEMENT FOR ACCESS

REVISION	DESCRIPTION	BY	DATE
G	ZLL AMENDED	MT	19/07/21
F	ZLL DIMS ADDED	MT	20/06/21
E	STAGING SUBDIVISION LAYOUT	MT	29/04/21
D	MODIFIED BEP	RKS	17/03/21
H	CHARTING UPDATED	MT	02/09/21

BAR SCALES
 0 10 20 A1 / A3
 1:500 / 1:1000

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SURVEY	HEIGHT DATUM	LGA	AUTHORITY REFERENCE
-	AHD	-	-
DESIGN	CHECKING	DA No.	DATE
-	-	-	-
DRAWN	CHECKING	CC No.	DATE
-	-	-	-

PROJECT MANAGERS • SURVEYORS • PLANNERS • ENGINEERS

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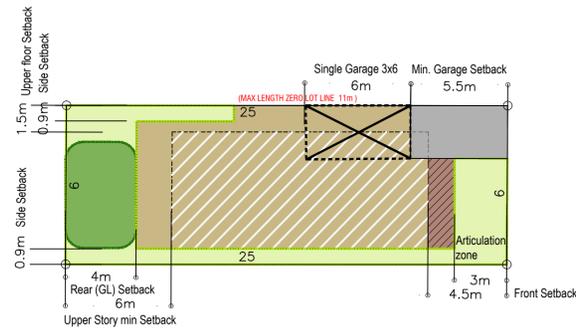
SITE DESCRIPTION
SUBDIVISION PLAN

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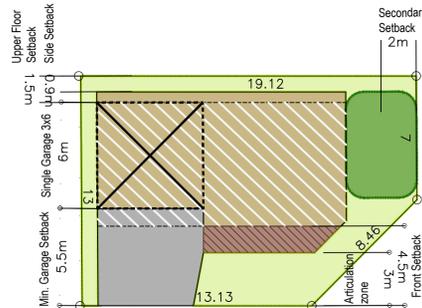
PROJECT			
Subdivision of Lot 100 DP1260283 and Lot 11 DP629130 143-149 Ingleburn Road Leppington, NSW			
PROJECT REFERENCE	DATE OF ISSUE	REVISION No.	SHEET SIZE
P00435	02/09/21	H	A1

DRAWING NUMBER
 2 of 5 SHEETS

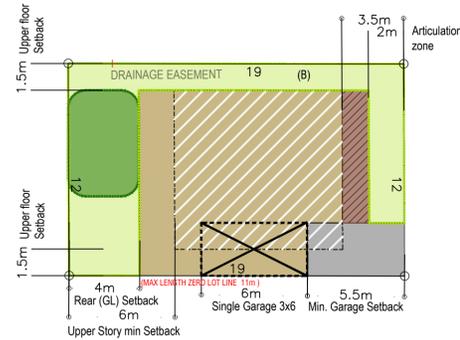
BUILDING ENVELOPE PLAN



Lot 202-203
 Lot Area (M²): 225
 (Upper Level Max. 40% Site Area) 90
 Landscaping Area (m²): 71.8
 (Min. 25% of Allotment Area) 56.2



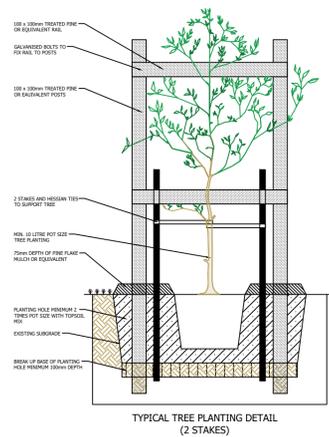
Lot 201
 Lot Area (M²): 230.6
 (Upper Level Max. 40% Site Area) 91.8
 Landscaping Area (m²): 85.9
 (Min. 25% of Allotment Area) 57.2



Lot 115
 Lot Area (M²): 229.5
 (Upper Level Max. 40% Site Area) 91.8
 Landscaping Area (m²): 85.4
 (Min. 25% of Allotment Area) 57.2

BUILDING ENVELOPE LEGEND

- Preferred Ground Floor Area
- Possible Second Floor Area
- Articulation Area
- Primary Open Space (4x6m)
- General Landscaping
- Driveway
- Preferred Garage Location



Lot 101 DP 1244354 (DA 2019/1372)

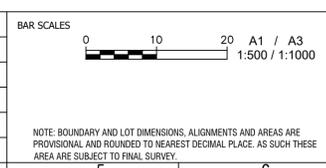


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All street tree planting to be a minimum pot size of 45L when planted. Species to be selected from Council approved list of street trees.

- STREETSCAPE LEGEND:**
- GARBAGE CONCRETE PAD GP size 3m x 0.9m
 - CUPANIOPIA ANARCADIOSIS 'Tuckeroo'
 - TURF

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Subdivision of Lot 100 DP1260283 and Lot 11 DP629130 143-149 Ingleburn Road Leppington, NSW	P00435	02/09/21	H	A1	4 of 5 SHEETS