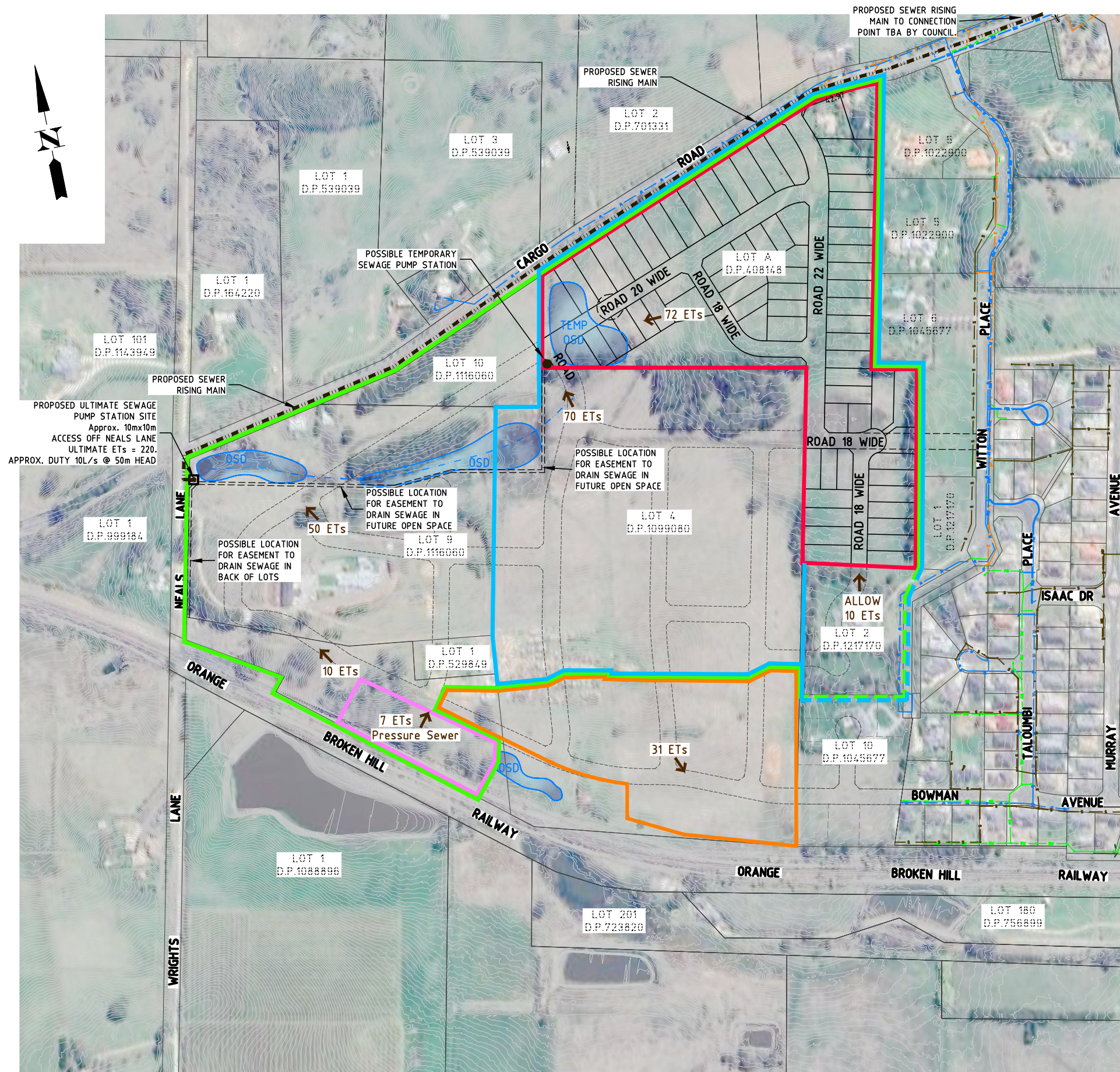




CONCEPTUAL SEWER SERVICING STRATEGY:

- The Witton Place Candidate Area consists of 5 different land titles with 3 individual land holders.
- The majority of the Witton Place Candidate Area can be serviced by a new sewage pump station located at the natural low point at Neals Lane.
- The south eastern portion of the Witton Place Candidate Area (approx. 31 lots) can be serviced by gravity sewer reticulation via an extension of existing sewer mains south of Bowman Avenue. Council will need to ensure that any sewer main design for the development of Lot 10 D.P.1045677 is extended through to the western boundary at sufficient depth. In addition, Council would need to confirm that there is spare capacity in the downstream sewer infrastructure for the additional 31 ETs.
- A small section of the Witton Place Candidate Area (approx. 7 lots) adjacent to the Orange - Broken Hill Railway would be best serviced by a pressure sewer system to eliminate the need for a very small sewage pump station and the ongoing operation and maintenance costs associated with a Council owned sewage pump station.
- Lot A D.P.408147 277 Cargo Road (72 Lots) could be serviced via a temporary sewage pump station. This pump station has potential to service an additional 70 lots from possible future rezoning of Lot 4 D.P.1099080.
- If a single sewage pump station is constructed at Neals Lane to service the Witton Place Candidate Area then appropriate easements and access arrangements would need to be negotiated by Council at that time to ensure development of the Witton Place Candidate Area can occur. Possible locations of these easements is shown but would be subject to detail survey and design.

LEGEND

- SUBJECT LAND
- EXISTING WATERCOURSE
- EXISTING GRAVITY SEWER MAIN
- NATURAL SURFACE CONTOURS (INTERVAL 2m AHD)
- ULTIMATE SEWER PUMP STATION CATCHMENT = 220 ETs
- TEMPORARY SEWER PUMP STATION CATCHMENT = 72 or 152 ETs
- SERVICED BY GRAVITY SEWER = 31 ETs
- SERVICED BY PRESSURE SEWER = 7 ETs
- PROPOSED SEWER RISING MAIN

THIS PLAN IS PROVIDED FOR INTERNAL USE ONLY AND IS PROVIDED TO ASSIST THE PLANNING PROPOSAL SUBMITTED FOR 277 CARGO ROAD, ORANGE. THE PLAN MUST BE TREATED AS COMMERCIAL IN CONFIDENCE.

DIMENSIONS AND AREAS ARE SUBJECT TO SURVEY.

SERVICES AND EASEMENTS OTHER THAN THOSE SHOWN MAY AFFECT THE LAND. THESE MUST BE OBTAINED FROM DETAILED SITE SURVEY AND SURVEY SEARCH.