

K-C REF: C:\6928\_Griffin\_Super122\_Sketch\_20221220 with lots.dwg -A3(L)-4 LOT SALE PLAN, 5 May 2022, shamonn

**CAUTION**  
THE DIMENSIONS AND AREAS SHOWN HEREIN ARE SUBJECT TO THE PREPARATION OF A PLAN OF SUBDIVISION, APPROVAL BY COUNCIL AND REGISTRATION BY LAND REGISTRY SERVICES NSW.  
  
FULL DETAILS OF EASEMENTS AND ANY RESTRICTIONS ON USE ARE TO BE SET OUT IN THE FINAL SECTION 88B INSTRUMENT TO ACCOMPANY THE FINAL PLAN OF SURVEY FOR THE SUBDIVISION. EASEMENTS ARE SUBJECT TO COMPLETION OF ENGINEERING DESIGN & CONSTRUCTION AND APPROVAL BY COUNCIL.  
  
THIS PLAN HAS BEEN PREPARED FOR SALE PURPOSES ONLY. LOT AREAS AND DIMENSIONS SHOULD BE REFERRED TO IN THE FINAL PLAN OF SUBDIVISION. THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

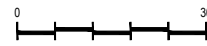
- LEGEND**
- SUBJECT SITE (LOT 3 DP1231274)
  - EXISTING LOT BOUNDARY
  - EXISTING EASEMENT / RESTRICTION ON THE USE OF LAND
  - EXISTING FENCE
  - EXISTING TOE OF CUT BATTER
  - EXISTING LAND ZONING BOUNDARY (KEMPSEY LEP 2013)
  - PROPOSED 4 LOT SUBDIVISION
  - PROPOSED RECIPROCAL RIGHT OF CARRIAGEWAY & EASEMENT FOR SERVICES NOMINAL 19 WIDE (BENEFITS PROPOSED LOT 1, 2, 3)
  - PROPOSED RECIPROCAL RIGHT OF CARRIAGEWAY & EASEMENT FOR SERVICES NOMINAL 19 WIDE (BENEFITS PROPOSED LOT 2)
  - LAND SUBJECT TO PROPOSED LEP AMENDMENT FOR EXTENSION OF EXISTING E4 GENERAL INDUSTRIAL ZONE - 3.589ha
- SERVICES**
- RM EXISTING SEWER RISING MAIN, PRESSURE SERVICE AND PUMP STATION (PLOTTED FROM KSC SERVICES INFORMATION)
  - W EXISTING WATER MAIN, STOP VALVE & HYDRANT (KING & CAMPBELL SURVEY 06.12.2022)
- NOTES**
- DATE OF DRONE AERIAL IMAGE CAPTURE = 06 DECEMBER 2022
- [A] EXISTING EASEMENT TO DRAIN WATER 10 WIDE (DP1231274)
  - [R] EXISTING RESTRICTION ON THE USE OF LAND NUMBERED 3, 5 & 6 (DP1205585)
- IMPORTANT DISCLAIMER NOTES**
- THE PROPOSED 4 LOT SUBDIVISION IS SUBJECT TO:
- APPROVAL OF THE LEP AMENDMENTS
  - DEVELOPMENT APPROVAL PROCESS
  - CONSTRUCTION APPROVAL PROCESS
  - SUBDIVISION CERTIFICATE APPROVAL & REGISTRATION PROCESS



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REV.	DATE	DESCRIPTION	BY
A	22.09.2023	ISSUED FOR INFORMATION	SMN
B	26.10.2023	ISSUED FOR INFORMATION	SMN
C	06.05.2024	ISSUED FOR INFORMATION	SMN

DATUM: -      SCALE: 1:1200 @ A3



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PROJECT NO:	6928	DRAWING TITLE:	CONCEPT INDUSTRIAL SUBDIVISION		
DA NO.:	-	PROJECT:	LOT 3 DP1231274 476 MACLEAY VALLEY WAY, SOUTH KEMPSEY		
DESIGNED BY:	AJT/CJC	CLIENT:	GRIFFIN SUPERANNUATION FUND	DRAWING NO:	SHEET: REVISION:
DRAWN BY:	SMN			6928S_Sketch_20221220 with lots	01 OF 01 C
CHECKED BY:	AJT/CJC				
DATE CREATED:	SEPT 2023				

THIS DRAWING INCLUDES INFORMATION IN COLOUR. IF YOU HAVE A BLACK AND WHITE COPY YOU DON'T HAVE ALL THE INFORMATION. THIS NOTE IS COLOURED RED.