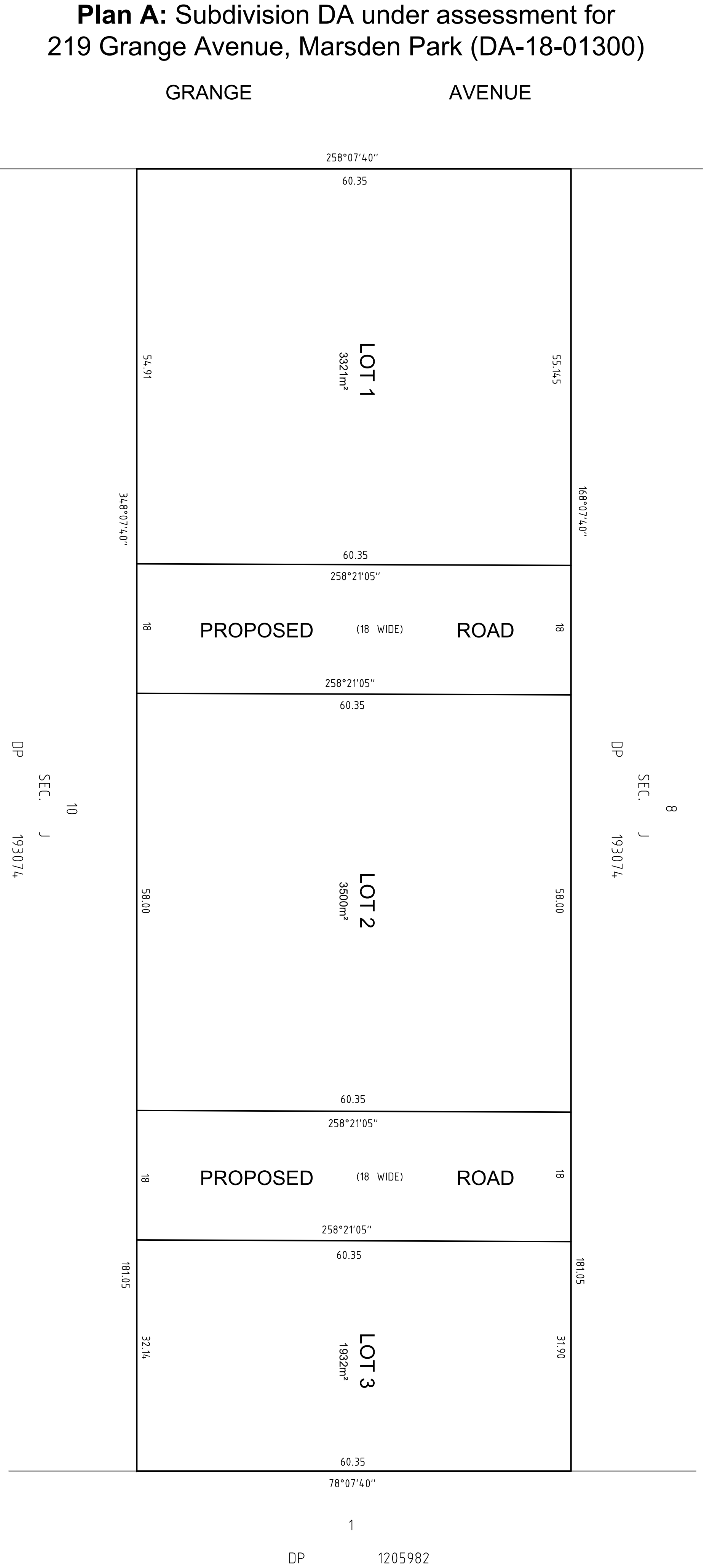
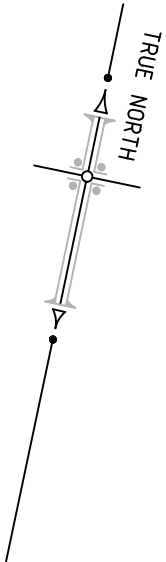


THIS IS A DRAFT PLAN ONLY AND IS
SUBJECT TO FINAL SURVEY



NOTE:-
PROPOSED ROAD POSITIONS HAVE BEEN OBTAINED FROM NSW DEPT. OF PLANNING & INFRASTRUCTURE INDICATIVE LAYOUT PLAN FOR THE MARSDEN PARK PRECINCT & ARE IN THE SAME ALIGNMENT AS THE PROPOSED DEVELOPMENT OVER LOT 7 SEC.J IN DP193074 AT No.15 GRANGE AVENUE

NORTH POINT OBTAINED FROM CONTOUR DETAIL
SURVEY PREPARED BY URBAN SURVEYS DWG REF
3363-D-01 DATED 07/07/2017

SURVEYOR

Name: DAMIAN JOSEPH MAGUIRE

Date of Survey: 16 NOVEMBER 2017

Surveyor's Reference: 50138 001SUB

PLAN OF PROPOSED SUBDIVISION OF LOT 9, SEC.J IN

DP193074

LGA: BLACKTOWN

Locality : MARSDEN PARK

Reduction Ratio 1: 400

Lengths are in metres.

Registered



LOCKLEY

Registered Surveyors NSW

www.lts.com.au

DP

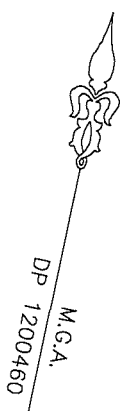
DRAFT ISSUE FOR REVIEW 16/11/2017

Plan B: Approved subdivision and residential flat building DA for
215 Grange Avenue, Marsden Park (DA-16-03716)

PRELIMINARY ONLY

THIS PLAN IS NOT CHECKED OR REGISTERED BY THE LAND AND PROPERTY INFORMATION. ALTERATIONS MAY BE REQUIRED PRIOR TO ITS ACCEPTANCE AND REGISTRATION.

ALL DIMENSIONS AND AREAS STATED IN THIS PLAN ARE PRELIMINARY & APPROXIMATE ONLY AND ARE SUBJECT TO CONFIRMATION BY SURVEY. POSITION AND NATURE OF EASEMENTS TO BE CREATED ARE SUBJECT TO SURVEY.



9

SEC 2

D P 1 9 3 0 7 4

DP 1205982

BLACKTOWN CITY COUNCIL
Development Consent
No. 16-03716

No. 16-03716

This document forms part of the above approval issued under Section 80 of the Environmental Planning and Assessment Act, 1979. This document must not be used or relied upon for construction purposes.

Kerry Robinson
General Manager

per:

ROAD

(181.05)

No1

AVENUE

GRANGE

N

ω

ROAD No.2

(18 WIDE)

ROAD No.3

(18 WIDE)

D P 1 9 3 0 7 4

SEC 7

DP 1205982

2

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L.G.A: INSTRUCTED BY:

BLACKTOWN

JOHN IBRAHIM

LOCALITY:

• •

MARS DEN PARK

CHARLANI

H RAMSAY & CO.

SURVEYORS EST. 1962

Ramsay Surveyors Pty Limited ACN 607 389 748
"CARLINGFORD CENTRAL", SUITE 15, 241-245 PENNANT HILLS RD, CARLINGFORD NSW 2118
P.O. BOX 9082, HARRIS PARK NSW 2150 PH: (02) 9635 5840 FAX: (02) 9806 0022
EMAIL: surveyor@ramsays.com.au www.ramsays.com.au

PLAN SHOWING PROPOSED SUBDIVISION
OF LOT 7 SECTION J IN DP 193074

SCALE 1:750@A3

DATUM AHD

SURVEY AM

DRAWN AM

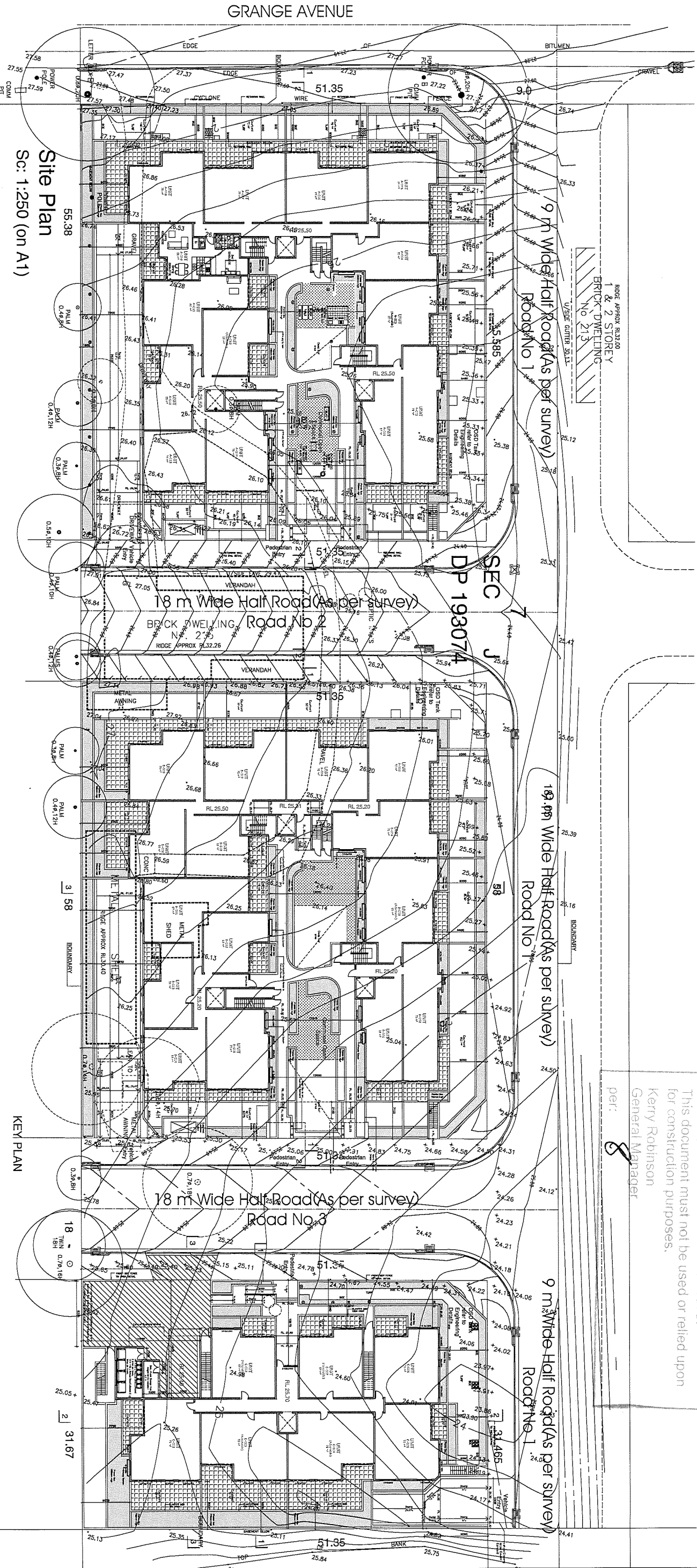
DATE 4/70

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Kerry Robinson
General Manager

per:

8



Site Plan
Sc: 1:250 (on A1)

BASIX Commitments (Building A, B & C)

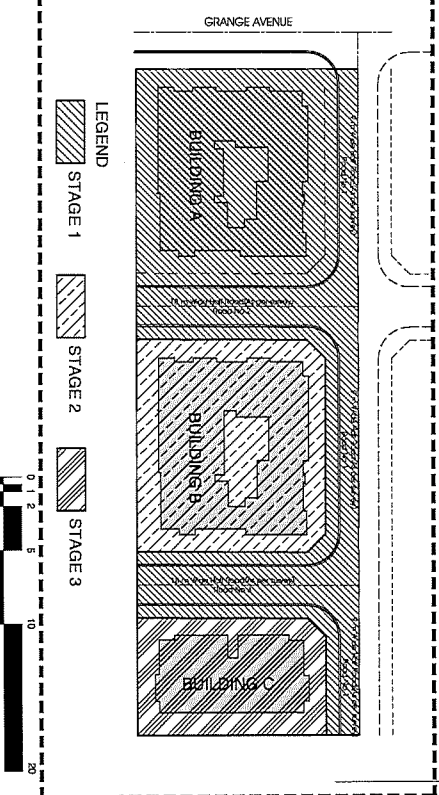
- Water Commitments:
- *Planting – Must plant indigenous or low water use species of vegetation throughout the area of land specified.
 - *Fences – Must install 3 Star rating showerheads in all showers (>4.5 but <=6l/min).
 - *Fences – Must install 3 Star rating total flushing system in each toilet.
 - *Fences – Must install 3 Star rating taps in each kitchen.
 - *Fences – Must install 3 Star rating dish washer in each bathroom.
- Energy Commitments:
- *Heating – Must install a gas instantaneous 5 Star system for each dwelling.
 - *Cooling/Heating System – Must install 1-phase airconditioning EER 3.5-4.0 to the living areas of each dwelling.
 - *Ventilation – Must install ventilation systems to each Bathroom, Kitchen and Laundry of each dwelling individual fan ducted to facade or roof. Operation control: manual switch on/off.
 - *Other – Must install gas cooktop and electric oven in the kitchen of all dwellings.
 - *Other – Must install 3 star energy rated dishwasher in the kitchen of all dwellings.
 - *Other – Must install 2 star energy rated clothes dryer in the Laundry of all dwellings.
 - *Other – Must provide well ventilated ridge space and indoor clothes drying line in each dwelling.

Common Areas

- Water Commitments:
- *Fences – Must install 3 Star rating taps.
- Energy Commitments:
- *Ventilation – Must install ventilation in: Car park; Ventilation Exhaust only; Efficiency measure: Carbon monoxide monitor + 2-speed fan
 - *Lighting – Must install lighting in: Car park; compact fluorescent; Efficiency measure: daylight sensor and motion sensor.
 - *Lighting – Must install lighting in: Lift car; light-emitting diode; Efficiency measure: connected to lift call
 - *Lighting – Must install lighting in: Lift motor room; compact fluorescent; Efficiency measure: manual on / manual off.
 - *Lighting – Must install lighting in: Garbage room; compact fluorescent; Efficiency measure: motion sensor.
 - *Lighting – Must install lighting in: Ground floor lobby and hallway/lobbies; compact fluorescent; Efficiency measure: daylight sensor and motion sensor.
 - *Other – Must install pestless traction with VVVF motor for lift.



Legend:
Existing buildings to be removed
Existing tree to be removed
Existing tree to be retained



KEY PLAN

REVISION	DATE	BY	REASON
F	15/02/2017	AK	REVISED AS PER COUNCIL EMAIL DATED 15/02/2017
E	15/02/2017	YP	REVISED AS PER COUNCIL EMAIL DATED 15/02/2017
D	15/02/2017	YP	REVISED AS PER COUNCIL EMAIL DATED 15/02/2017
C	15/02/2017	YP	REVISED AS PER COUNCIL EMAIL DATED 15/02/2017
B	15/02/2017	YP	REVISED AS PER COUNCIL EMAIL DATED 15/02/2017
A	15/02/2017	YP	REVISED AS PER COUNCIL EMAIL DATED 15/02/2017
DATE	15/02/2017	DATE	15/02/2017
SCALE	1:250 (ON A1)	SCALE	1:250 (ON A1)