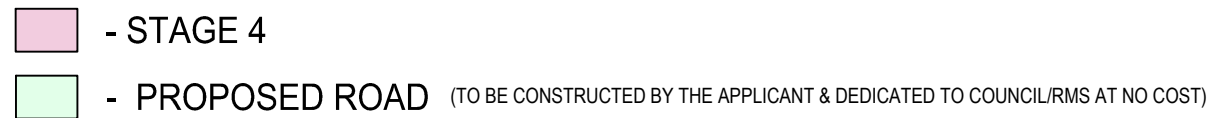


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ALL AREAS, DIMENSIONS & LOT NUMBERS
ARE SUBJECT TO FINAL SURVEY



NOTE: LOT LAYOUT DESIGN BASED ON DRAWINGS BY NORTHROP REFERENCE 190509_Civil Baseplan_LotAB.dwg



C			
B			
A	-	-	-
Revision	Date	Description	Reference

A. Khan



Suite 1, Level 1
810 Pacific Highway
Gordon NSW 2072
Locked Bag 5
Gordon NSW 2072
P 1300 587 000
F 02 9499 7760

PLAN OF PROPOSED SUBDIVISION OF LOT 11 IN DP 128907, LOTS 1 & 2 IN DP 128912, LOTS 1 & 2 IN DP 221045, LOTS 2 & 3 IN DP 588575, LOT 2 IN DP 619396 AND LOTS 71 & 72 IN DP 1136996, VICTORIA ROAD, MELROSE PARK

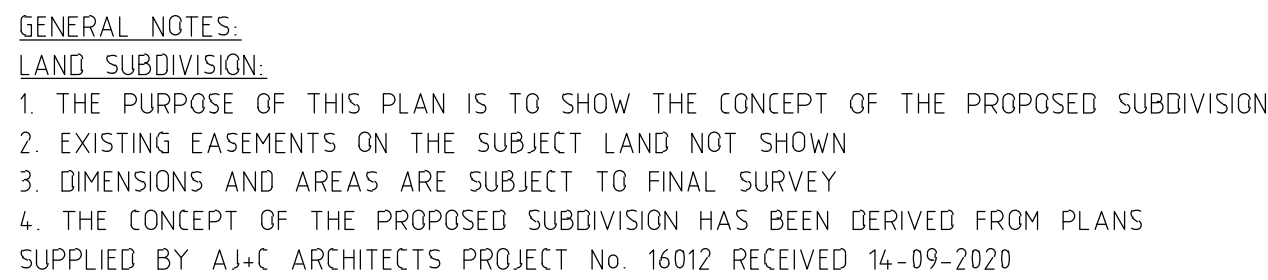
LGA
PARRAMATTA

SHEET
OF 1 SH


1

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SUBJECT TO FINAL SURVEY

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- GENERAL NOTES:
1. THE PURPOSE OF THIS PLAN IS TO INDICATE THE CONCEPTUAL PROPOSED LOCATIONS FOR A STRATUM SUBDIVISION OF THE SUBJECT LAND. ALL BOUNDARIES SHOWN ARE SUBJECT TO FINAL SURVEY OF THE ELEMENTS OF THE BUILDINGS
 2. GLOBAL EASEMENTS FOR ACCESS, SERVICES, ETC ARE TO BE CREATED AS REQUIRED
 3. A BUILDING MANAGEMENT STATEMENT IS TO BE REGISTERED WITH THIS SUBDIVISION
 4. EASEMENTS TO BE CREATED AS NECESSARY ON FINAL PLAN

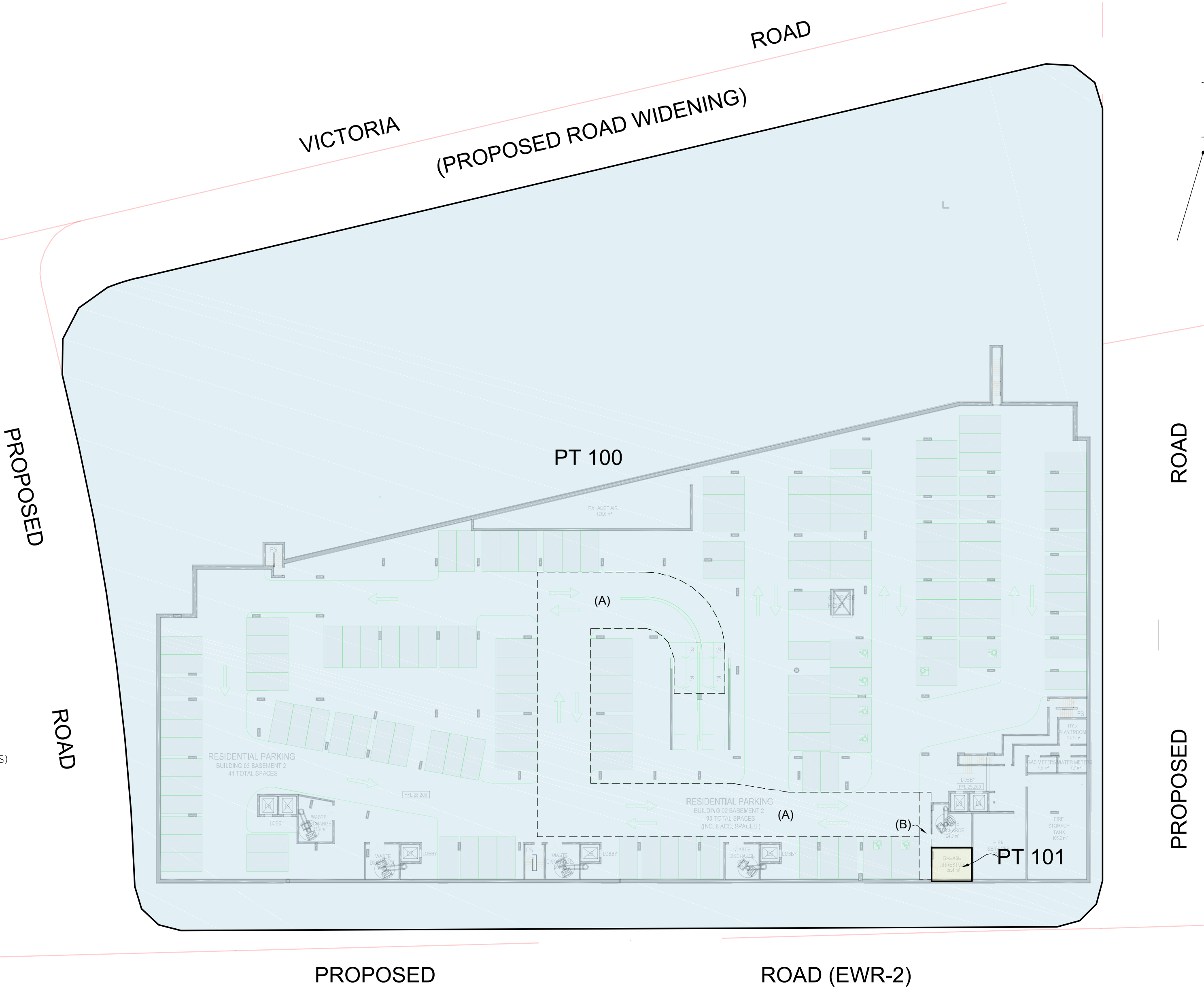
<p>SURVEYOR</p> <p>Name: JASON RAIC</p> <p>Date of Survey: DRAFT ONLY</p> <p>Surveyor's Reference: 41367 095DP</p>	<p>PLAN OF PROPOSED SUBDIVISION OF STAGE 4, MELROSE PARK</p> <p>(CURRENTLY LOT 11 IN DP 1238936)</p>	<p>LGA: CITY OF PARRAMATTA</p> <p>Locality : MELROSE PARK</p> <p>Reduction Ratio 1: 400</p> <p>Lengths are in metres.</p>	<p>Registered</p>  <p>www.ltsl.com.au P1300 587 000</p>	<p>DP DRAFT</p> <p>ISSUE FOR REVIEW : 15-09-2020</p>
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BASEMENT 2 & BELOW

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- LOT 100 RESIDENTIAL
- LOT 101 RETAIL
- LOT 102 PHARMACY

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


PROPOSED EASEMENTS:
(A) EASEMENT FOR ACCESS VARIABLE WIDTH LIMITED IN STRATUM
(B) RIGHT OF FOOTWAY VARIABLE WIDTH LIMITED IN STRATUM

- PROPOSED EASEMENTS THAT MAY BE CREATED:
- × EASEMENT FOR SUPPORT AND SHELTER (WHOLE OF LOTS)
 - × EASEMENT FOR SERVICES (WHOLE OF LOTS)
 - × EASEMENT FOR ACCESS TO SHARED FACILITIES (WHOLE OF LOTS)
 - × RIGHT TO USE FIRE STAIRS AND EGRESS VARIABLE WIDTH (WHOLE OF LOTS)
 - × EASEMENT FOR CONSTRUCTION ACCESS (WHOLE OF LOTS)

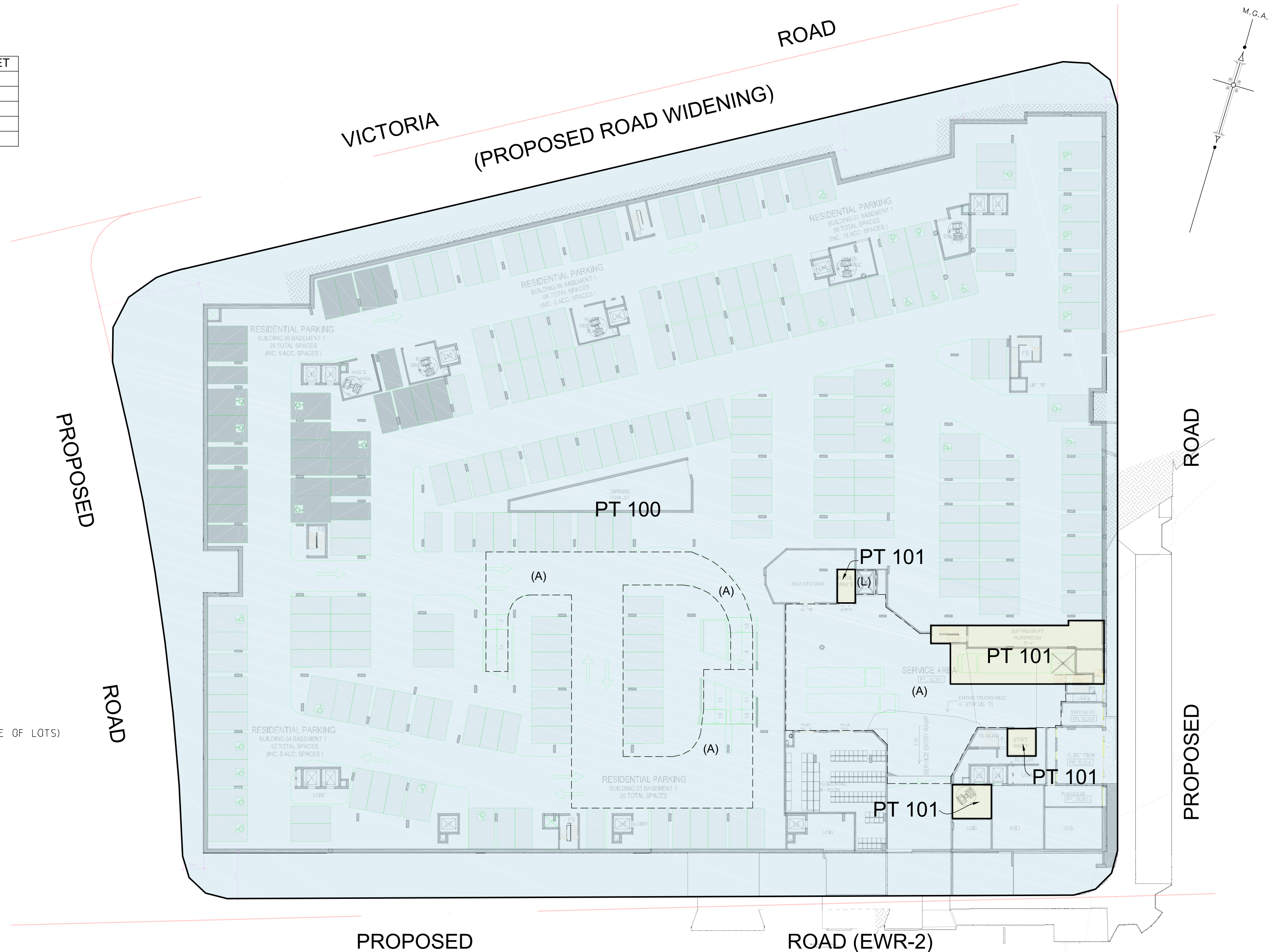
- TO ALLOW FOR PROPER FUNCTIONING OF THE PROPOSED LOTS,
THE FOLLOWING EASEMENTS MAY BE ADDED TO THE FINAL PLAN:
- × EASEMENT FOR ACCESS
 - × EASEMENT FOR VEHICULAR ACCESS
 - × EASEMENT FOR LIGHT AND AIR
 - × EASEMENT FOR USE OF GARBAGE ROOM
 - × RIGHT OF FOOTWAY
 - × EASEMENT FOR SIGNAGE
 - × RESTRICTION ON THE USE OF LAND
 - × POSITIVE COVENANT

- GENERAL NOTES:
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THIS IS A DRAFT PLAN ONLY AND IS
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-  LOT 100 RESIDENTIAL
 LOT 101 RETAIL
 LOT 102 PHARMACY

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(A) EASEMENT FOR ACCESS VARIABLE WIDTH LIMITED IN STRUTUM
(L) EASEMENT FOR LIFT VARIABLE WIDTH LIMITED IN STRUTUM

- x EASEMENT FOR SUPPORT AND SHELTER (WHOLE OF LOTS)
- x EASEMENT FOR SERVICES (WHOLE OF LOTS)
- x EASEMENT FOR ACCESS TO SHARED FACILITIES (WHOLE OF LOTS)
- x RIGHT TO USE FIRE STAIRS AND EGRESS VARIABLE WIDTH (WHOLE OF LOTS)
- x EASEMENT FOR CONSTRUCTION ACCESS (WHOLE OF LOTS)

- × EASEMENT FOR ACCESS
- × EASEMENT FOR VEHICULAR ACCESS
- × EASEMENT FOR LIGHT AND AIR
- × EASEMENT FOR USE OF GARBAGE ROOM
- × RIGHT OF FOOTWAY
- × EASEMENT FOR SIGNAGE
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LEVEL 1

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- LOT 100 RESIDENTIAL
- LOT 101 RETAIL
- LOT 102 PHARMACY

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PROPOSED EASEMENTS:

(A) EASEMENT FOR ACCESS VARIABLE WIDTH LIMITED IN STRATUM

(B) RIGHT OF FOOTWAY VARIABLE WIDTH LIMITED IN STRATUM

(L) EASEMENT FOR LIFT VARIABLE WIDTH LIMITED IN STRATUM

(S) EASEMENT FOR SIGNAGE VARIABLE WIDTH LIMITED IN STRATUM

PROPOSED EASEMENTS THAT MAY BE CREATED:

- × EASEMENT FOR SUPPORT AND SHELTER (WHOLE OF LOTS)
- × EASEMENT FOR SERVICES (WHOLE OF LOTS)
- × EASEMENT FOR ACCESS TO SHARED FACILITIES (WHOLE OF LOTS)
- × RIGHT TO USE FIRE STAIRS AND EGRESS VARIABLE WIDTH (WHOLE OF LOTS)
- × EASEMENT FOR CONSTRUCTION ACCESS (WHOLE OF LOTS)

TO ALLOW FOR PROPER FUNCTIONING OF THE PROPOSED LOTS,
THE FOLLOWING EASEMENTS MAY BE ADDED TO THE FINAL PLAN:

- × EASEMENT FOR ACCESS
- × EASEMENT FOR VEHICULAR ACCESS
- × EASEMENT FOR LIGHT AND AIR
- × EASEMENT FOR USE OF GARBAGE ROOM
- × RIGHT OF FOOTWAY
- × EASEMENT FOR SIGNAGE
- × RESTRICTION ON THE USE OF LAND
- × POSITIVE COVENANT

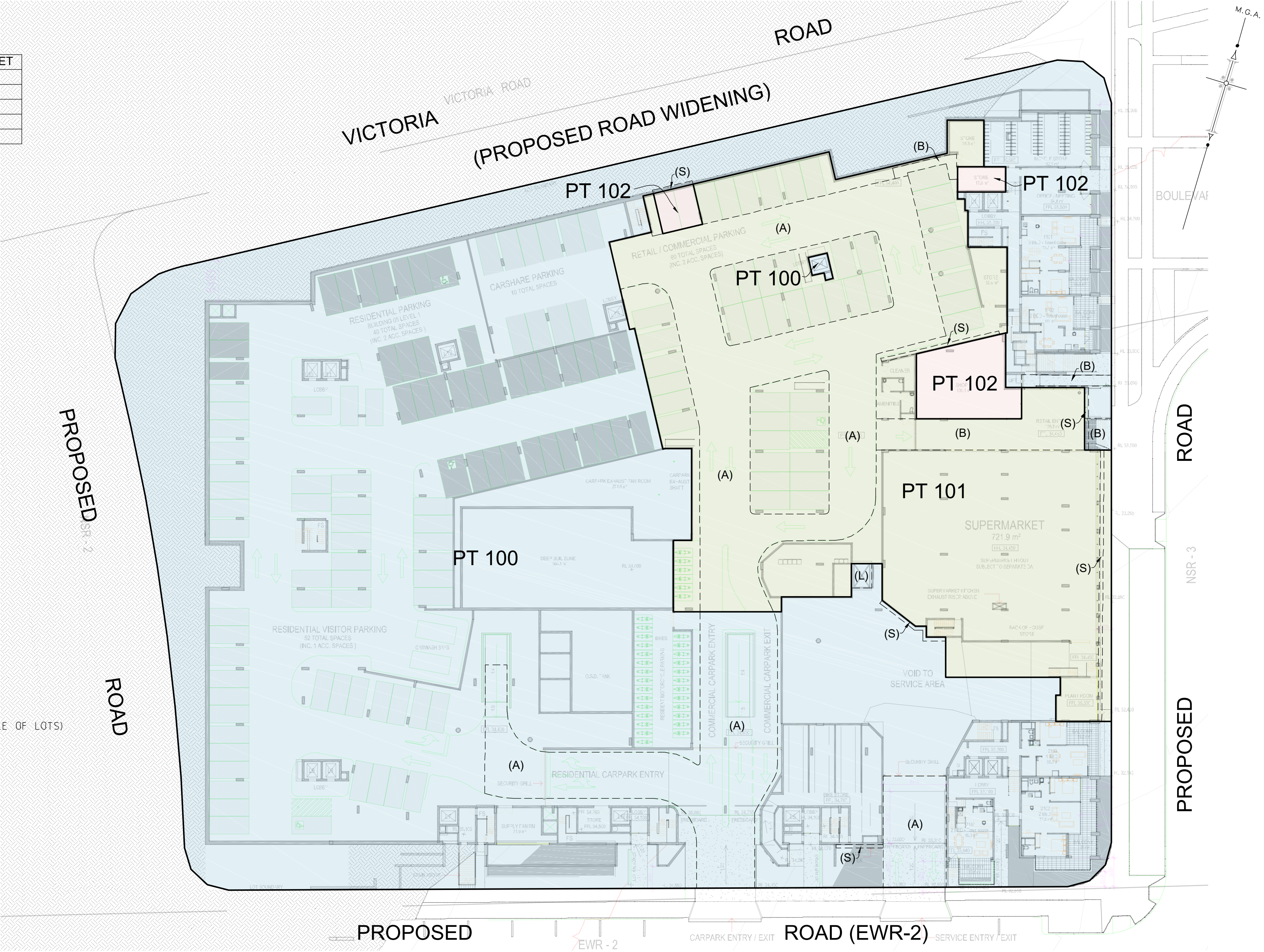
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SURVEYOR
Name: JASON RAIC
Date of Survey: DRAFT ONLY
Surveyor's Reference: 41367 095DP

PLAN OF PROPOSED SUBDIVISION
OF STAGE 4, MELROSE PARK
(CURRENTLY LOT 11 IN DP 1238936)

LGA: CITY OF PARRAMATTA
Locality : MELROSE PARK
Reduction Ratio 1: 400
Lengths are in metres.

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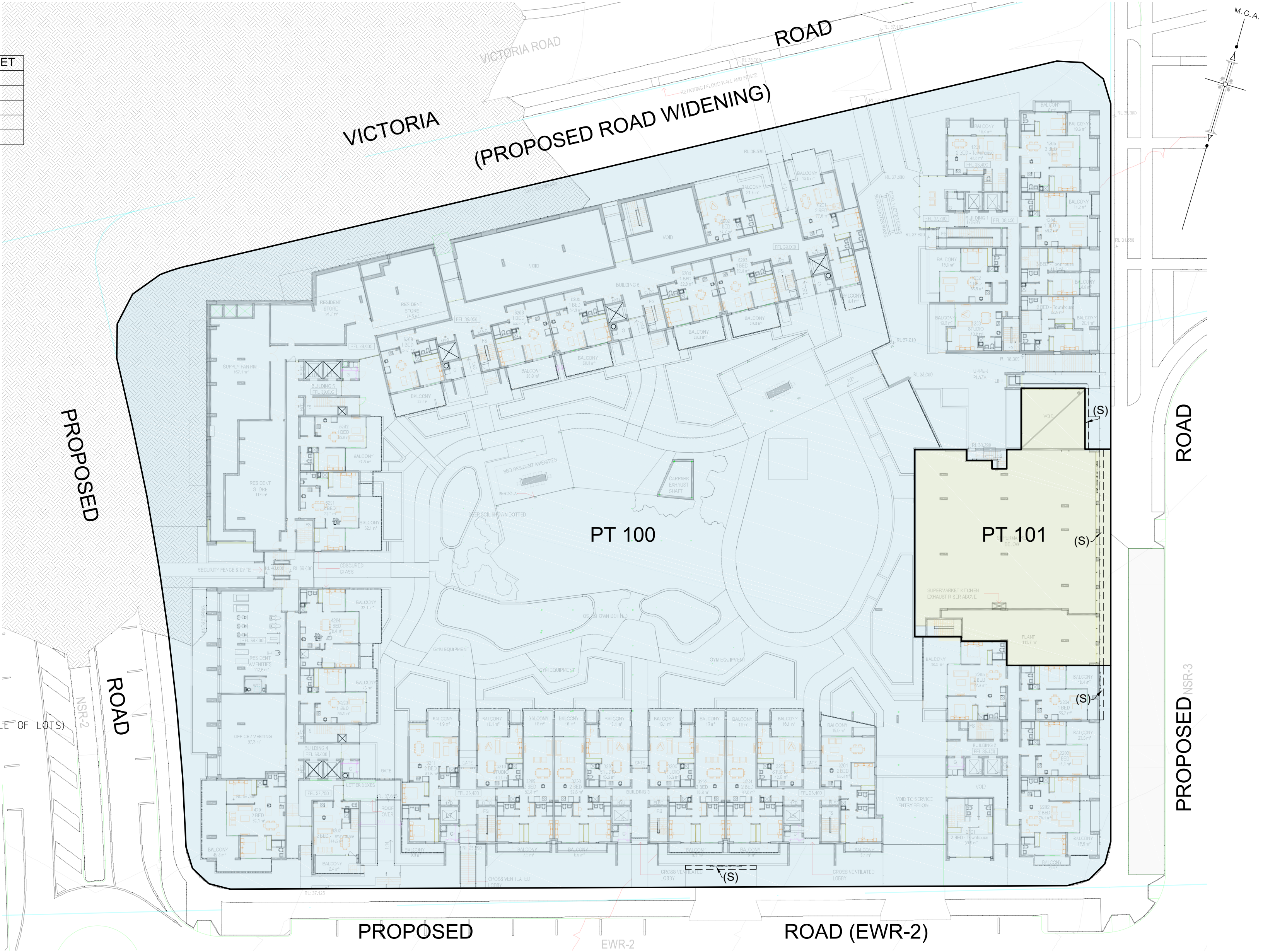
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LEVEL 2

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- LOT 100 RESIDENTIAL
- LOT 101 RETAIL
- LOT 102 PHARMACY

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PROPOSED EASEMENTS:
(S) EASEMENT FOR SIGNAGE VARIABLE WIDTH LIMITED IN STRATUM

- PROPOSED EASEMENTS THAT MAY BE CREATED:
- × EASEMENT FOR SUPPORT AND SHELTER (WHOLE OF LOTS)
 - × EASEMENT FOR SERVICES (WHOLE OF LOTS)
 - × EASEMENT FOR ACCESS TO SHARED FACILITIES (WHOLE OF LOTS)
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(CURRENTLY LOT 11 IN DP 1238936)

LGA: CITY OF PARRAMATTA
Locality : MELROSE PARK
Reduction Ratio 1: 400
Lengths are in metres.



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LEVEL 3 & ABOVE

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- LOT 100 RESIDENTIAL
- LOT 101 RETAIL
- LOT 102 PHARMACY

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PROPOSED EASEMENTS:
(S) EASEMENT FOR SIGNAGE VARIABLE WIDTH LIMITED IN STRATUM

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- × EASEMENT FOR SUPPORT AND SHELTER (WHOLE OF LOTS)
 - × EASEMENT FOR SERVICES (WHOLE OF LOTS)
 - × EASEMENT FOR ACCESS TO SHARED FACILITIES (WHOLE OF LOTS)
 - × RIGHT TO USE FIRE STAIRS AND EGRESS VARIABLE WIDTH (WHOLE OF LOTS)
 - × EASEMENT FOR CONSTRUCTION ACCESS (WHOLE OF LOTS)

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