

NOTE: STAGE LETTERS DO NOT INDICATE SEQUENCE, ANY STAGE TO BE DEVELOPED INDEPENDENTLY OF OTHER STAGES

Solid blue area (5,750m2 for stage A2) is non-developable area, this landed is constrained as per the Transgrid Easement Guidelines. There doesnt appear to be a definition for Net-developable area for the S7.11, however, the definition for the SIC excludes areas for public utility undertaking, refer below extract from clause 10 of the Western Sydney Growth Areas SIC Determination. Note, we have reduced the non-developable area where we have encroached on the easement.

A2: INCLUDES WATER CONNECTION TO NG STORMWARER STRUCTURE

STAGE A1: INCLUDES SERVICES PROVISIONS TO WH3

STAGE C: INCLUDES FOR RETAINING WALL

- (3) To avoid doubt, the net developable area does not include the area of any land that the development consent authorises, or requires, to be reserved, dedicated or otherwise set aside as, or for the purpose of, any of the following:
- (a) government school (within the meaning of the *Education Act 1990*),
  - (b) TAFE establishment,
  - (c) emergency services facility,
  - (d) health services facility owned or operated by a public authority,
  - (e) golf course,
  - (f) passenger transport facility,
  - (g) public reserve or drainage reserve (within the meaning of the *Local Government Act 1993*),
  - (h) public transport corridor (other than a road corridor),
  - (i) public utility undertaking,
  - (j) bus depot, whether or not owned or operated by a public authority,
  - (k) recreation area,
  - (l) roads, or other public amenities or public services, in connection with which development contributions have been imposed under section 94 or

**Notes**

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- Contractor to verify all dimensions on site before commencing work.
- Report all discrepancies to project manager prior to construction.
- Figured dimensions to be taken in preference to scaled drawings.
- All work is to conform to relevant Australian Standards and other Codes as applicable, together with other Authorities' requirements and regulations.

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Issue	Description	Date	By	QA
A	Amendments as per Council RFI comments	16.05.2024	VE	AM
B	Amendments as per Council RFI comments	21.05.2024	VE	AM
C	Amendments as per Council RFI comments	10.02.2025	AM	PY

STRATEGY | DESIGN | DELIVERY

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## DEVELOPMENT APPLICATION

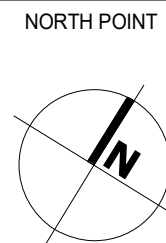
CLIENT



PROJECT MANAGER

PROJECT  
STAGE 2 MASTER PLAN  
  
Marsden Park, NSW

Drawn SM  
Checked AM  
PRINT DATE  
10/02/2025 5:46:45 PM



Drawing Title  
STAGING PLAN

SHEET NUMBER  
1230028\_A0011

ISSUE  
C

Autodesk Docs://1230028\_SBP\_Stage 2/1230028\_SBP\_Stage 2 Master Plan DA\_DD\_R23.rvt