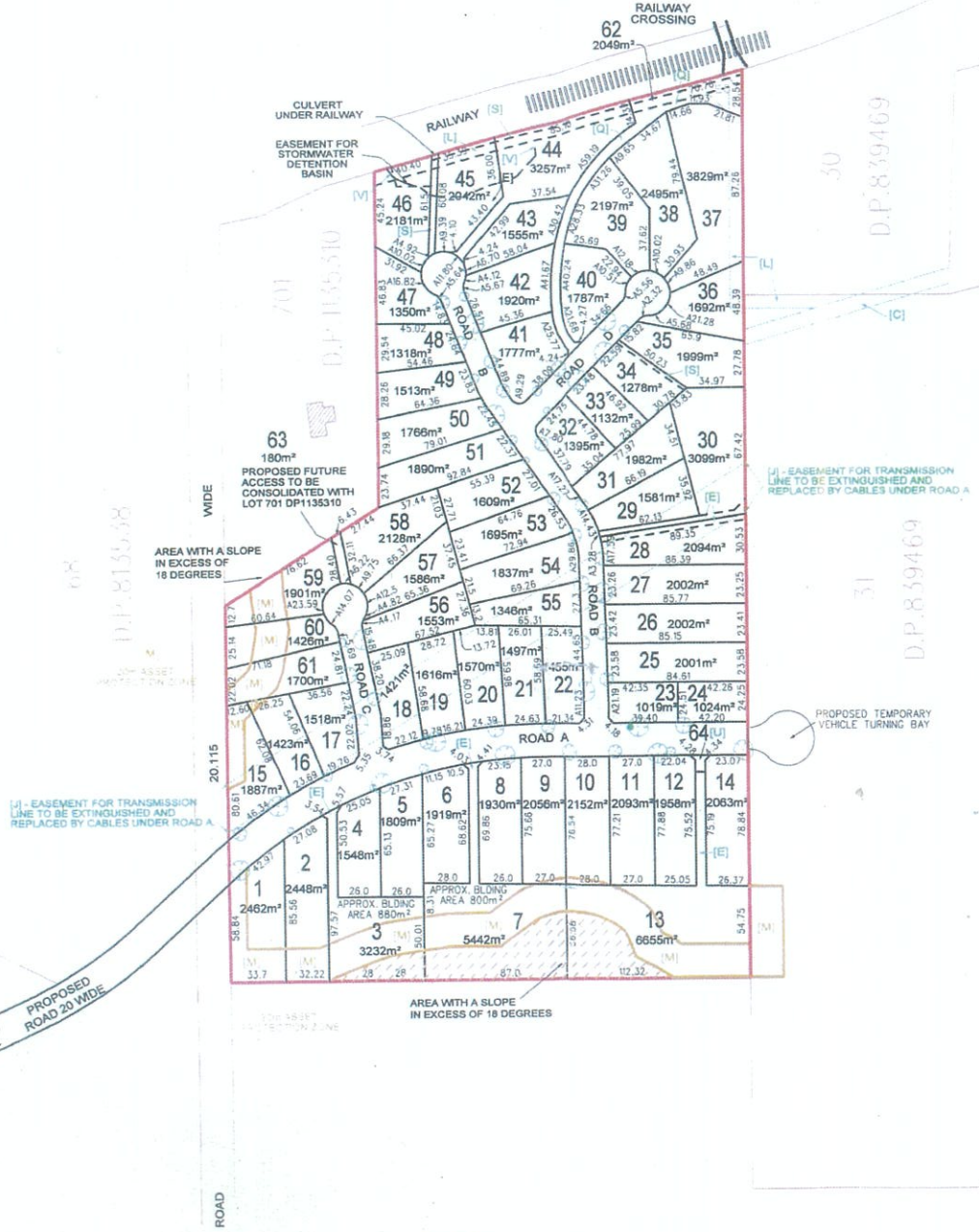
COUNCIL'S DUPLICATE



NOTES

THIS PLAN HAS BEEN CREATED AT A SCALE OF 1:1500 AND MAY NOT BE SATISFACTORY FOR OTHER PURPOSES. THE ACCURACY OF ANY ENLARGEMENT OR OTHER REPRODUCTION MAY BE LESS THAN THAT OF THE ORIGINAL.

NO PART OF THIS PLAN MAY BE REPRODUCED, COMMUNICATED, STORED IN A RETRIEVAL SYSTEM OR TRANSMITTED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF THE COPYRIGHT OWNER EXCEPT AS PERMITTED BY THE COPYRIGHT ACT 1968. ANY PERMITTED DOWNLOADING, ELECTRONIC STORAGE, DISPLAY, PRINT, COPY, REPRODUCTION OR COMMUNICATION OF THIS SURVEY SHOULD CONTAIN NO ALTERATION OR ADDITION TO THE ORIGINAL SURVEY.

COPYRIGHT © RYGATE & COMPANY PTY. LIMITED 2014

[A] - RIGHT OF CARRIAGEWAY 7 WIDE (D.P.700843)

[C] - EASEMENT FOR TRANSMISSION LINE 9 WIDE

[D] - EASEMENT FOR TRANSMISSION LINE 45.72 WIDE (D.P.443678)

[E] - PROPOSED PRIVATE ROADWAY

[H] - RIGHT OF CARRIAGEWAY 7 WIDE (D.P.847628)

[J] - EASEMENT FOR TRANSMISSION LINE (I4738)

[K] - RIGHT OF CARRIAGEWAY

[L] - EASEMENT FOR SERVICES AND LANDSCAPING

[M] - ASSET PROTECTION ZONE 20 WIDE

[Q] - PROPOSED DEDICATION TO COUNCIL FOR EMERGENCY FIRE EXIT 8 WIDE (LOT 62)

[S] - DRAINAGE EASEMENT

[T] - EASEMENT FOR FIRE TRUCK TURNING AREA 4 WIDE AND VARIABLE (MIN RAD.8m INSIDE 12m OUTSIDE)

[U] - PROPOSED DEDICATION TO COUNCIL FOR FIRE TRUCK TURNING (LOT 64)

[V] - PROPOSED ON-SITE DETENTION POND

INDICATES APPROXIMATE EXTENT OF AREA WITH A SLOPE IN EXCESS OF 18 DEGREES

EASEMENT FOR TRANSMISSION LINE (I4738) PROPOSED TO BE EXTINGUISHED AND REPLACED BY CABLES UNDER ROAD A

RIGHT OF CARRIAGEWAY 7 WIDE (D.P.700843) PROPOSED TO BE PARTIALLY RELEASED

RIGHT OF CARRIAGEWAY OVER TRACK IN USE (DP1135310) PROPOSED TO BE RELEASED

LOT 28 TO BE SUBDIVIDED IN STAGE 2 TO PROVIDE ACCESS TO FUTURE LOTS

LOT 63 PROPOSED TO BE CONSOLIDATED WITH LOT 701 DP1135310

ALL DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO FINAL SURVEY

Approved by Lithgow City Council

Development Application No.: DA245/13

Dated: 2/3/2015

Signed

REV.	DATE	AMENDMENTS
F	V8/14	ASSET PROTECTION ZONE EXTENDED, LOT 64 ADDED
E	11/08/14	LOT SHAPES VARIED 43,44,45,46,58 & 59 & MINOR ADDITIONS
D	18/02/14	CONCEPT TREE LOCATIONS ADDED
C	11/02/14	ROAD AND LOT LAYOUTS VARIED
B	29/10/13	LOT SHAPES VARIED 42,49,50 & 51
A	27/10/13	SPLAYS AND FIRE TRUCK TURNING AREAS ADDED

RYGATE
SURVEYING SINCE 1883
Rygate & Company Pty Limited
P.W. Rygate & West
ABN 61 001 204 897
Suite 804 Level 8, 59 York St Sydney NSW 2000
t +61 2 9262 6600
f +61 2 9262 6645
surveyors@rygate.com.au
w rygate.com.au

SUBDIVISION | STRATA PLANS | STRATUM SUBDIVISION | LEASE PLANS | TOPOGRAPHIC SURVEYS | GPS SURVEYS | 3D MODELLING | RACECOURSE DESIGN | PROJECT MANAGEMENT | SUN SHADOW DIAGRAMS

SURVEYOR	DRAWN	CHECKED	APPROVED
-	DK	ACD	ACD

0 — REDUCTION RATIO 1:1500 @ A1 — 150

DATUM : N/A
CONTOUR INTERVAL : N/A
ORIGIN OF LEVELS : N/A

THIS TITLE BLOCK AND NOTES FORM AN INTEGRAL PART OF THE PLAN AND MUST BE REPRODUCED IN ANY USE, DUPLICATION OR AMENDMENT.

CLIENT: MARRANGAROO ESTATE PTY LTD

LOCALITY: BOWENFELS

L.G.A.: LITHGOW

CONCEPT PLAN
OF PROPOSED SUBDIVISION OF LOT 702 D.P.1135310

CAD REFERENCE: 76179-110214.dgn

REFERENCE No.	PLAN No.	DATE	SHEET No.
76179		11/02/2014	OF SHEETS

1. Current Approved Lot Layout