

JORDAN SPRINGS - VILLAGE 5

DEVELOPMENT APPLICATION SURVEY PLANS



LEGEND	
OVERALL STAGE BOUNDARY	---
SUB-STAGE BOUNDARY	---
STAGE 5A RESIDENTIAL LOT	
STAGE 5B RESIDENTIAL LOT	
STAGE 5C RESIDENTIAL LOT	
STAGE 5D RESIDENTIAL LOT	
STAGE 5E SUPERLOT	
ROAD DEDICATION	
OPEN SPACE	

SUBDIVISION PROCESS

STAGE 5A - SUBDIVISION OF LOT 3997 IN DP1179646 INTO 15 RESIDENTIAL LOTS (5001-5015) AND TWO RESIDUE LOTS (5000 & 5016)

STAGE 5B - SUBDIVISION OF LOT 5016 INTO 38 RESIDENTIAL LOTS (5016-5053) AND ONE RESIDUE LOT (5054)

STAGE 5C - SUBDIVISION OF LOT 5054 INTO 78 RESIDENTIAL LOTS (5054-5131), ONE OPEN SPACE LOT (5132) AND ONE RESIDUE LOT (5133)

STAGE 5D - SUBDIVISION OF LOT 5133 INTO 113 RESIDENTIAL LOTS (5133-5245)

STAGE 5E - SUBDIVISION OF LOT 5000 INTO ONE OPEN SPACE LOT (5246) AND 4 SUPERLOTS (5247-5250)

SHEET INDEX

SHEET 2 - STAGE 5A
SHEET 3 - STAGE 5B
SHEET 4 - STAGE 5C PAGE 1/2
SHEET 5 - STAGE 5C PAGE 2/2
SHEET 6 - STAGE 5D PAGE 1/2
SHEET 7 - STAGE 5D PAGE 2/2
SHEET 8 - STAGE 5E

NOTES

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REVISIONS		REVISIONS		REVISIONS	
Q	19.02.2015	ROUND DIMS & ADD CLS & DIMS	LAS	LAS	CGL
P	17.02.2015	ADD BEARINGS AND CHORDS	LAS	LAS	CGL
O	15.01.2015	MINOR ERRORS FIXED	CGL	CGL	JMcW
N	13.01.2015	ADD MAINTENANCE EMTS 5149-5152 5140 5127 5195	LAS	LAS	JMcW
M	27.11.2014	MINOR AMENDMENTS	CGL	CGL	JMcW
No	DATE	REVISION DETAILS	DRAWN	CHK	APP

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1:1250 @ A1	N/A @ A1
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MGA	AHD
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t: 02 38330111
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CLIENT:

Lend Lease

SURVEY: N/A
DRAWN: CGL
CHECKED: CGL
APPROVED: JMcW

DATE OF SURVEY: N/A
DATE OF PLAN: 13.06.2014
DATE LAST SAVED: 19.02.2015
DATE APPROVED: 13.06.2014

TITLE

JORDAN SPRINGS
VILLAGE 5 - PROPOSED SUBDIVISION OF
LOT 3997 IN DP1179646

DRAWING No:

D646-S5-P01q.dwg

JOB No

D646



SHEET

1 OF 8 SHEETS

SIZE

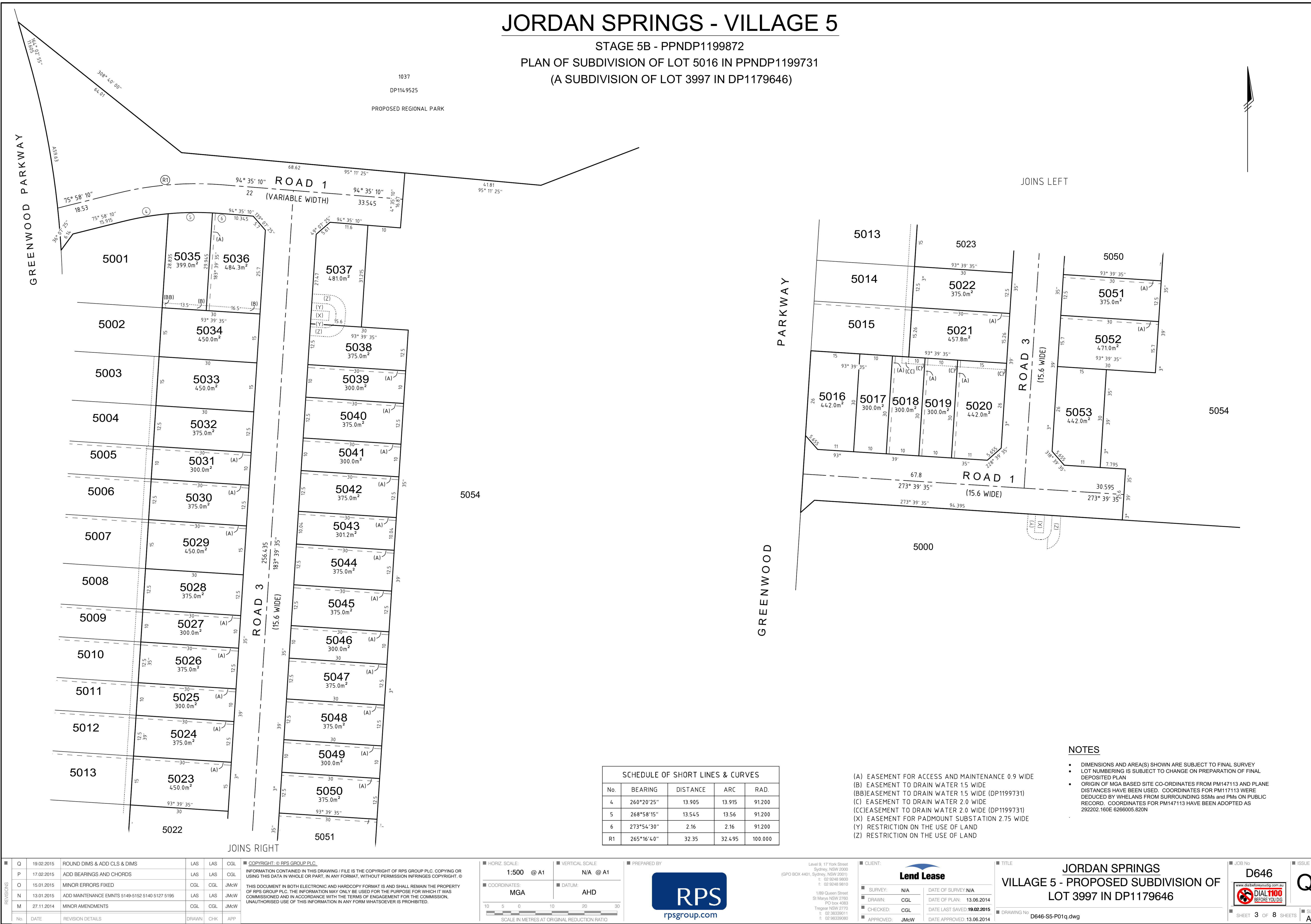
A1

JORDAN SPRINGS - VILLAGE 5

STAGE 5B - PPNDP1199872

PLAN OF SUBDIVISION OF LOT 5016 IN PPNDP1199731

(A SUBDIVISION OF LOT 3997 IN DP1179646)



JOINS LEFT

PARKWAY

GREENWOOD

5054

5000

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SCHEDULE OF SHORT LINES & CURVES				
No.	BEARING	DISTANCE	ARC	RAD.
4	260°20'25"	13.905	13.915	91.200
5	268°58'15"	13.545	13.56	91.200
6	273°54'30"	2.16	2.16	91.200
R1	265°16'40"	32.35	32.495	100.000

- (A) EASEMENT FOR ACCESS AND MAINTENANCE 0.9 WIDE
(B) EASEMENT TO DRAIN WATER 1.5 WIDE
(BB) EASEMENT TO DRAIN WATER 1.5 WIDE (DP1199731)
(C) EASEMENT TO DRAIN WATER 2.0 WIDE
(CC) EASEMENT TO DRAIN WATER 2.0 WIDE (DP1199731)
(X) EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE
(Y) RESTRICTION ON THE USE OF LAND
(Z) RESTRICTION ON THE USE OF LAND

REVISIONS	REVISIONS			DRAWN	CHK	APP
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O	15.01.2015	MINOR ERRORS FIXED	CGL	CGL	JMcW	
N	13.01.2015	ADD MAINTENANCE EMTS 5149-5152 5140 5127 5195	LAS	LAS	JMcW	
M	27.11.2014	MINOR AMENDMENTS	CGL	CGL	JMcW	

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TITLE	
JORDAN SPRINGS VILLAGE 5 - PROPOSED SUBDIVISION OF LOT 3997 IN DP1179646	
DRAWING No: D646-S5-P01q.dwg	

JOB No	ISSUE
D646	Q
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SHEET 3 OF 8 SHEETS	SIZE A1

JORDAN SPRINGS - VILLAGE 5

STAGE 5C - PPNDP1199873 - PAGE 1/2
PLAN OF SUBDIVISION OF LOT 5054 IN PPNDP1199872
(A SUBDIVISION OF LOT 5016 IN PPNDP1199731 IN A
SUBDIVISION OF LOT 3997 IN DP1179646)

SCHEDULE OF SHORT LINES & CURVES				
No.	BEARING	DISTANCE	ARC	RAD.
7	75°44'15"	13.230	13.245	83.800
8	69°17'05"	5.630	5.63	83.800
9	358°31'00"	5.775	5.78	32.200
10	79°27'15"	20.715	20.925	42.200
11	83°29'45"	20.4	20.505	57.800
12	182°56'35"	7.315	7.315	292.200
13	180°59'55"	12.515	12.515	292.200
14	178°32'30"	12.550	12.55	292.200
15	175°27'55"	18.82	18.825	292.200
16	71°27'25"	22.985	23.100	67.200
17	73°42'40"	21.885	21.95	82.800
18	168°00'40"	10.005	10.005	292.200
33	170°05'05"	11.325	11.325	307.800
34	172°05'20"	10.205	10.21	307.800
35	174°13'10"	12.67	12.675	307.800
36	176°33'50"	12.525	12.525	382.35
37	178°40'45"	10.04	10.04	247.92
38	180°32'40"	10.015	10.015	307.800
39	182°34'05"	11.73	11.730	307.800
R2	91°10'35"	8.925	8.93	75.000
R3	77°33'45"	26.570	26.71	75.000
R6	81°49'15"	20.515	20.66	50.000
R7	350°30'35"	18.200	18.36	40.000
R8	177°28'55"	64.56	64.685	300.000
R9	72°42'35"	22.42	22.505	75.000

JOINS SHEET 5

5051

5059

5090

5100

JOINS SHEET 5

- (A) EASEMENT FOR ACCESS AND MAINTENANCE 0.9 WIDE
(B) EASEMENT TO DRAIN WATER 15 WIDE
(C) EASEMENT TO DRAIN WATER 2.0 WIDE
(E) BENEFITED BY EASEMENT TO DRAIN WATER
(F) BENEFITED BY EASEMENT TO DRAIN WATER
(X) EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE
(Y) RESTRICTION ON THE USE OF LAND
(Z) RESTRICTION ON THE USE OF LAND
(XX) EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE (PPNDP.1199872)
(YY) RESTRICTION ON THE USE OF LAND (PPNDP.1199872)
(ZZ) RESTRICTION ON THE USE OF LAND (PPNDP.1199872)

NOTES

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REVISIONS	No.	DATE	REVISION DETAILS	DRAWN	CHK	APP
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M	27.11.2014	MINOR AMENDMENTS	CGL	CGL	JMcW	

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■ COORDINATES:	MGA	■ DATUM:	AHD
SCALE IN METRES AT ORIGINAL REDUCTION RATIO			

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■ CLIENT:

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■ SURVEY: N/A
■ DRAWN: CGL
■ CHECKED: CGL
■ APPROVED: JMcW

DATE OF SURVEY: N/A
DATE OF PLAN: 13.06.2014
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■ TITLE

JORDAN SPRINGS
VILLAGE 5 - PROPOSED SUBDIVISION OF
LOT 3997 IN DP1179646

■ DRAWING No:

D646-S5-P01q.dwg

■ JOB No

D646



■ SHEET 4 OF 8 SHEETS
■ SIZE A1

Q

JORDAN SPRINGS - VILLAGE 5

STAGE 5C - PPNDP1199873 - PAGE 2/2
PLAN OF SUBDIVISION OF LOT 5054 IN PPNDP1199872
(A SUBDIVISION OF LOT 5016 IN PPNDP1199731 IN A
SUBDIVISION OF LOT 3997 IN DP1179646)



SCHEDULE OF SHORT LINES & CURVES				
No.	BEARING	DISTANCE	ARC	RAD.
18	168°00'40"	10.005	10.005	292.200
19	165°38'10"	14.22	14.22	292.200
20	162°50'35"	14.265	14.27	292.200
21	160°02'50"	14.245	14.245	292.200
22	157°24'15"	12.70	12.705	292.200
23	62°07'55"	25.9	25.920	184.400
24	245°20'50"	56.21	56.4	200.000
25	81°48'35"	58.32	58.525	200.000
28	92°23'15"	8.19	8.19	184.400
29	89°12'35"	12.265	12.265	184.400
30	85°45'00"	10.005	10.005	184.400
31	82°38'10"	10.035	10.035	184.400
32	77°59'05"	19.9	19.91	184.400
R10	162°53'00"	87.875	88.195	300.000
R11	63°38'50"	4.0.03	4.0.10	192.200
R19	81°38'30"	80.04	80.63	192.200

- (A) EASEMENT FOR ACCESS AND MAINTENANCE 0.9 WIDE
(B) EASEMENT TO DRAIN WATER 1.5 WIDE
(C) EASEMENT TO DRAIN WATER 2.0 WIDE
(XX) EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE (PPNDP.1199872)
(YY) RESTRICTION ON THE USE OF LAND (PPNDP.1199872)
(ZZ) RESTRICTION ON THE USE OF LAND (PPNDP.1199872)

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REVISIONS

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COORDINATES: MGA

VERTICAL SCALE: N/A @ A1

DATUM: AHD

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SURVEY: N/A

DRAWN: CGL

CHECKED: CGL

APPROVED: JMcW

DATE OF SURVEY: N/A

DATE OF PLAN: 13.06.2014

DATE LAST SAVED: 19.02.2015

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TITLE: JORDAN SPRINGS VILLAGE 5 - PROPOSED SUBDIVISION OF LOT 3997 IN DP1179646

DRAWING No: D646-S5-P01q.dwg

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JORDAN SPRINGS - VILLAGE 5

STAGE 5D - PPNDP1199874 - PAGE 1/2

PLAN OF SUBDIVISION OF LOT 5133 IN PPNDP1199873

(A SUBDIVISION OF LOT 5054 IN PPN DP1199872 A
SUBDIVISION OF 5016 IN PPN DP1199731 IN A SUBDIVISION
OF LOT 3997 IN DP1179646)

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(XX) EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE (PPNDP1199873)
(Y) RESTRICTION ON THE USE OF LAND
(YY) RESTRICTION ON THE USE OF LAND (PPNDP1199873)
(Z) RESTRICTION ON THE USE OF LAND
(ZZ) RESTRICTION ON THE USE OF LAND(PPNDP1199873)

1037
DP114.9525
PROPOSED REGIONAL PARK

SCHEDULE OF SHORT LINES & CURVES				
No.	BEARING	DISTANCE	ARC	RAD.
40	251°46'55"	10.21	10.22	66.200
41	263°06'00"	15.9	15.935	66.200
42	275°17'30"	7.605	7.615	41.200
43	296°41'35"	22.86	23.165	41.200
44	57°34'25"	11.270	11.305	42.200
45	68°44'50"	9.24	9.25	57.800
46	57°53'35"	12.625	12.65	57.800
47	50°45'45"	1.74	1.74	57.800
48	55°45'20"	13.710	13.735	67.200
49	63°16'30"	8.21	8.215	82.800
50	56°04'45"	12.575	12.585	82.800
51	50°48'45"	2.635	2.635	82.800
54	314°33'4.0"	4.875	4.885	26.200
R4	258°4'0.45"	29.440	29.635	75.000
R5	294°30'15"	41.48	42.775	50.000
R12	350°59'20"	26.48	27.905	25.000
R13	36°26'00"	11.645	11.75	25.000
R14	306°26'00"	16.3	16.455	35.000

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■ DRAWING No: D646-S5-P01q.dwg

■ JOB No: D646
■ ISSUE: Q
■ SHEET 6 OF 8 SHEETS
■ SIZE: A1

NOTES

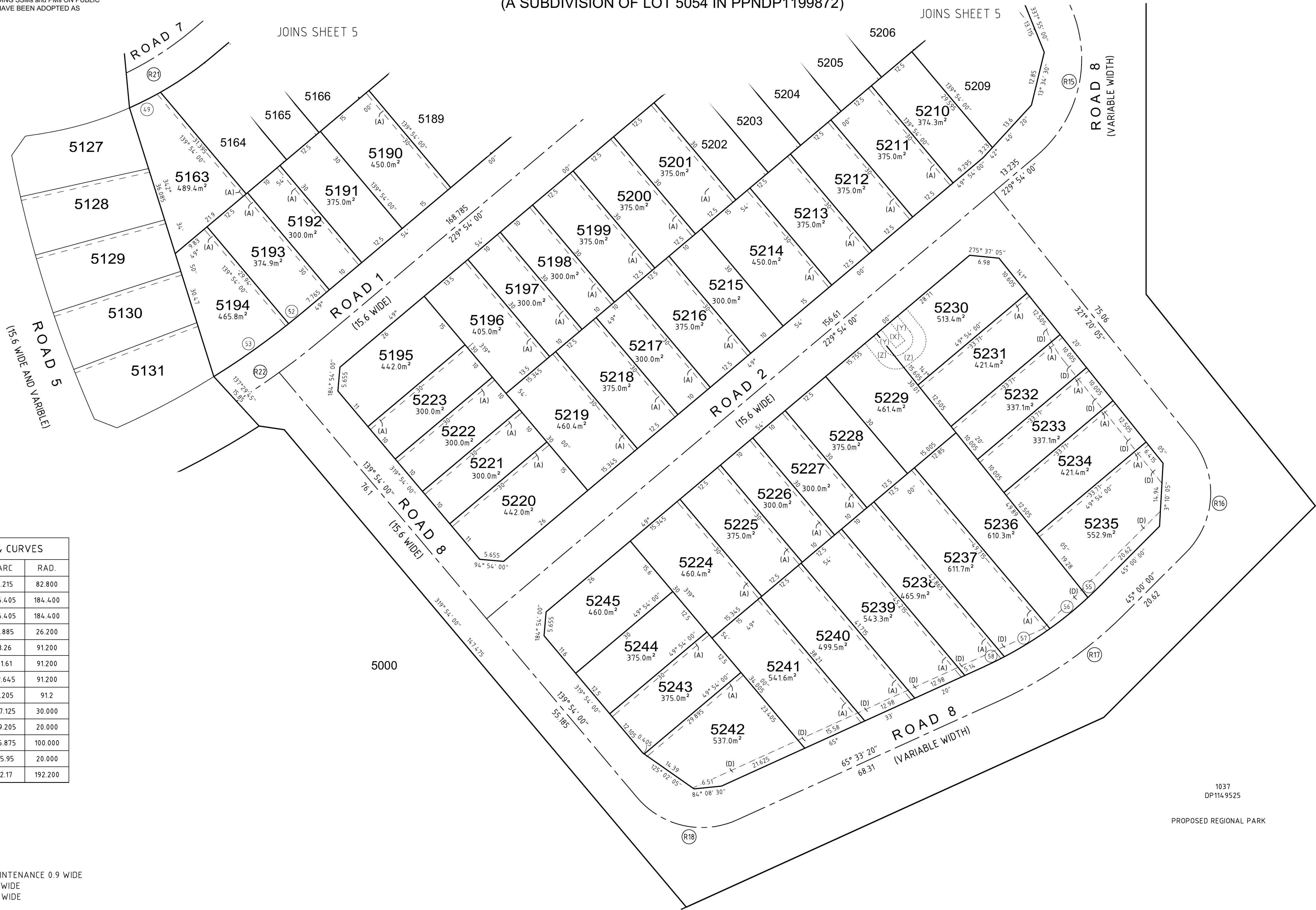
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JORDAN SPRINGS - VILLAGE 5

STAGE 5D - PPNDP1199874 - PAGE 2/2

PLAN OF SUBDIVISION OF LOT 5133 IN PPNDP1199873

(A SUBDIVISION OF LOT 5054 IN PPNDP1199872)



SCHEDULE OF SHORT LINES & CURVES				
No.	BEARING	DISTANCE	ARC	RAD.
49	63°16'30"	8.21	8.215	82.800
52	54°00'10"	26.385	26.405	184.400
53	54°00'10"	26.385	26.405	184.400
54	314°33'40"	4.875	4.885	26.200
55	46°01'25"	3.255	3.26	91.200
56	50°41'40"	11.605	11.61	91.200
57	58°18'50"	12.635	12.645	91.200
58	63°55'15"	5.205	5.205	91.2
R15	4°54'00"	42.425	47.125	30.000
R16	3°10'05"	26.68	29.205	20.000
R17	55°16'40"	35.685	35.875	100.000
R18	102°43'40"	24.17	25.95	20.000
R22	55°51'20"	12.170	12.17	192.200

- (A) EASEMENT FOR ACCESS AND MAINTENANCE 0.9 WIDE
(B) EASEMENT TO DRAIN WATER 1.5 WIDE
(C) EASEMENT TO DRAIN WATER 2.0 WIDE
(D) POSITIVE COVENANT
(X) EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE
(Y) RESTRICTION ON THE USE OF LAND
(Z) RESTRICTION ON THE USE OF LAND

REVISIONS

Q	19.02.2015	ROUND DIMS & ADD CLS & DIMS	LAS	LAS	CGL	■ COPYRIGHT: © RPS GROUP PLC. INFORMATION CONTAINED IN THIS DRAWING / FILE IS THE COPYRIGHT OF RPS GROUP PLC. COPYING OR USING THIS DATA IN WHOLE OR PART, IN ANY FORMAT, WITHOUT PERMISSION INFRINGES COPYRIGHT. © THIS DOCUMENT IN BOTH ELECTRONIC AND HARDCOPY FORMAT IS AND SHALL REMAIN THE PROPERTY OF RPS GROUP PLC. THE INFORMATION MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED AND IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THE COMMISSION. UNAUTHORISED USE OF THIS INFORMATION IN ANY FORM WHATSOEVER IS PROHIBITED.	■ HORIZ. SCALE: 1:500 @ A1 ■ COORDINATES: MGA ■ VERTICAL SCALE: N/A @ A1 ■ DATUM: AHD SCALE IN METRES AT ORIGINAL REDUCTION RATIO	RPS rpsgroup.com	■ PREPARED BY	Level 9, 17 York Street Sydney, NSW 2000 (GPO BOX 4421, Sydney, NSW 2001) t: 02 9248 9800 f: 02 9248 9810 1/89 Queen Street St Marys NSW 2760 PO Box 6083 Tregear NSW 2770 t: 02 38339011 f: 02 98633908	■ CLIENT: Lend Lease	■ TITLE JORDAN SPRINGS VILLAGE 5 - PROPOSED SUBDIVISION OF LOT 3997 IN DP1179646	■ DRAWING No: D646-S5-P01q.dwg	■ JOB No D646 www.dasbeforeyoudig.com.au DIAL100 BEFORE YOU DIG	■ ISSUE Q
P	17.02.2015	ADD BEARINGS AND CHORDS	LAS	LAS	CGL										
O	15.01.2015	MINOR ERRORS FIXED	CGL	CGL	JMcW										
N	13.01.2015	ADD MAINTENANCE EMNTS 5149-5192 5140 5127 5195	LAS	LAS	JMcW										
M	27.11.2014	MINOR AMENDMENTS	CGL	CGL	JMcW										
No.	DATE	REVISION DETAILS			DRAWN	CHK	APP								

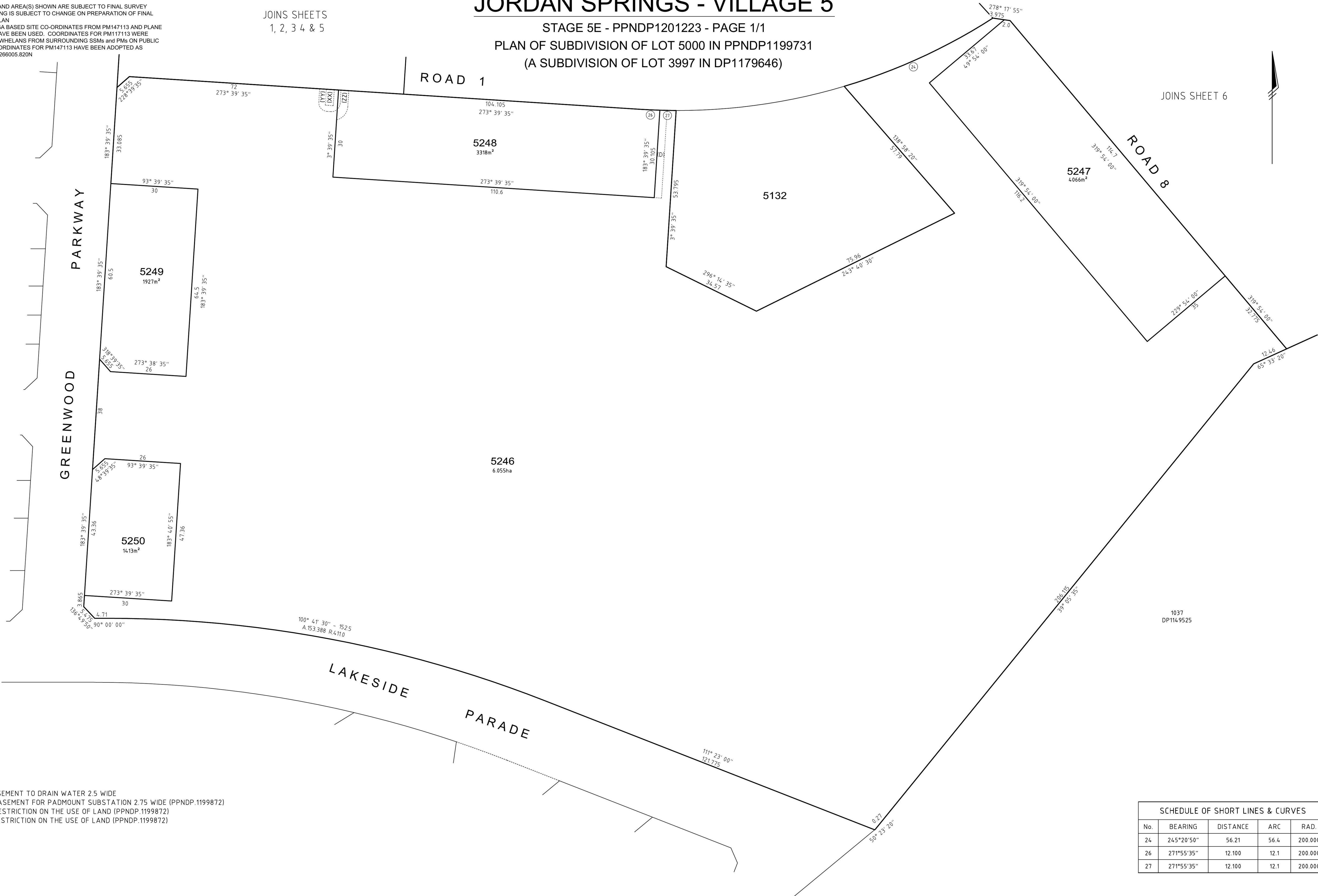
NOTES

- DIMENSIONS AND AREA(S) SHOWN ARE SUBJECT TO FINAL SURVEY
- LOT NUMBERING IS SUBJECT TO CHANGE ON PREPARATION OF FINAL DEPOSITED PLAN
- ORIGIN OF MGA BASED SITE CO-ORDINATES FROM PM147113 AND PLANE DEDUCED BY WHELANS FROM SURROUNDING SSMs and PMs ON PUBLIC RECORD. COORDINATES FOR PM147113 HAVE BEEN ADOPTED AS 292202.160E 6266005.820N

JOINS SHEETS
1, 2, 3 4 & 5

JORDAN SPRINGS - VILLAGE 5

STAGE 5E - PPNDP1201223 - PAGE 1/1
PLAN OF SUBDIVISION OF LOT 5000 IN PPNDP1199731
(A SUBDIVISION OF LOT 3997 IN DP1179646)



- (D) EASEMENT TO DRAIN WATER 2.5 WIDE
(XX) EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE (PPNDP.1199872)
(YY) RESTRICTION ON THE USE OF LAND (PPNDP.1199872)
(ZZ) RESTRICTION ON THE USE OF LAND (PPNDP.1199872)

SCHEDULE OF SHORT LINES & CURVES				
No.	BEARING	DISTANCE	ARC	RAD.
24	245°20'50"	56.21	56.4	200.000
26	271°55'35"	12.100	12.1	200.000
27	271°55'35"	12.100	12.1	200.000

REVISIONS

Q	19.02.2015	ROUND DIMS & ADD CLS & DIMS	LAS	LAS	CGL
P	17.02.2015	ADD BEARINGS AND CHORDS	LAS	LAS	CGL
O	15.01.2015	MINOR ERRORS FIXED	CGL	CGL	JMcW
N	13.01.2015	ADD MAINTENANCE EMNTS 5149-5152 5140 5127 5195	LAS	LAS	JMcW
M	27.11.2014	MINOR AMENDMENTS	CGL	CGL	JMcW
No.	DATE	REVISION DETAILS	DRAWN	CHK	APP

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1:600 @ A1

COORDINATES: MGA

■ HORIZ. SCALE:

12 6 0 12 24 36

SCALE IN METRES AT ORIGINAL REDUCTION RATIO

■ VERTICAL SCALE

N/A @ A1

■ DATUM:

AHD

■ PREPARED BY

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■ CLIENT:

Lend Lease

■ SURVEY:

N/A

■ DRAWN:

CGL

■ CHECKED:

CGL

■ APPROVED:

JMcW

DATE OF SURVEY:

N/A

DATE OF PLAN:

13.06.2014

DATE LAST SAVED:

19.02.2015

DATE APPROVED:

13.06.2014

■ TITLE

JORDAN SPRINGS
VILLAGE 5 - PROPOSED SUBDIVISION OF
LOT 3997 IN DP1179646

■ JOB No

D646

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■ SHEET

8 OF 8 SHEETS

■ SIZE

A1

■ ISSUE

Q

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