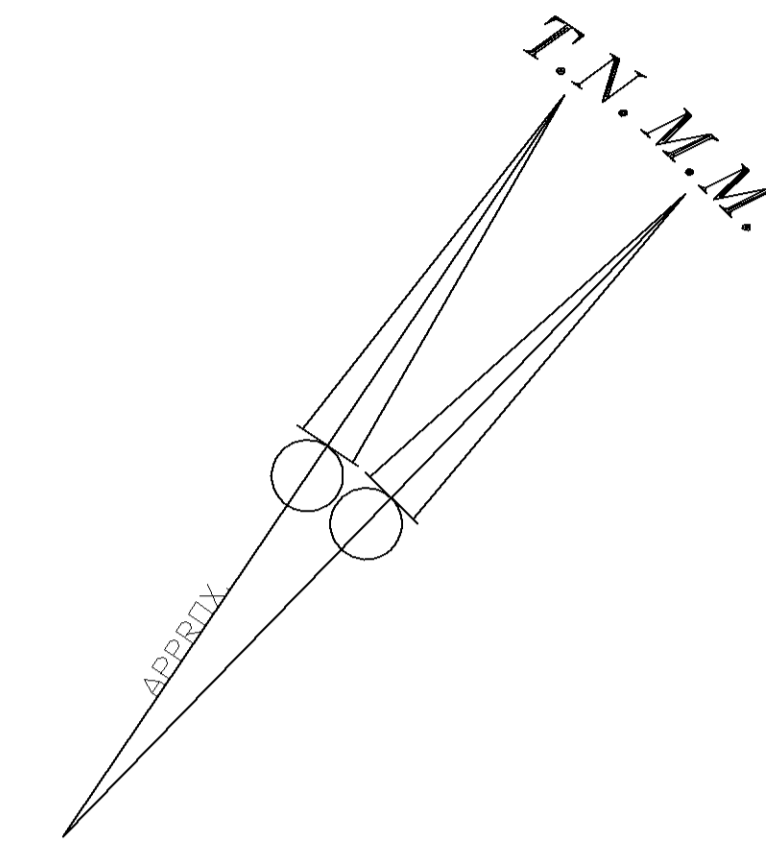


PLAN ORIENTATION: MAGNETIC MERIDIAN



- NOTES:
1. THIS PLAN HAS BEEN PREPARED BY A COMBINATION OF FIELD SURVEY AND EXISTING RECORDS WHERE INDICATED. THE TITLE BOUNDARIES SHOWN HEREON HAVE NOT BEEN MARKED BY CAD CONSULTING AT THE TIME OF SURVEY AND HAVE BEEN DETERMINED BY PLAN DIMENSIONS ONLY AND NOT BY FIELD MEASUREMENTS.
  2. IF THE DIMENSIONS OR DESCRIPTION OF THE TITLE ARE CRITICAL FOR DESIGN AND/OR CONSTRUCTION OF NEW STRUCTURES OR FINANCIAL DECISIONS WE RECOMMEND THAT AN IDENTIFICATION SURVEY OR RE-SURVEY OF BOUNDARIES BE CARRIED OUT.
  3. NO INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN MADE EXCEPT WHERE OTHERWISE INDICATED.
  4. ONLY VISIBLE SERVICES SHOWN HEREON HAVE BEEN LOCATED WHERE POSSIBLE. NON VISIBLE AND/OR UNDERGROUND SERVICES HAVE BEEN PLOTTED FROM THE RECORDS OF RELEVANT AUTHORITIES WHERE AVAILABLE AND HAVE BEEN NOTED ACCORDINGLY ON THIS PLAN.
  5. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR LOCATION OF ALL SERVICES.
  6. THIS PLAN HAS BEEN PREPARED EXCLUSIVELY FOR USE BY CAD CONSULTING AND MASTERTON HOMES.
  7. THIS PLAN CANNOT BE COPIED OR ALTERED IN ANY WAY WITHOUT THE PRIOR WRITTEN PERMISSION FROM CAD CONSULTING.
  8. THESE NOTES ARE AN INTEGRAL PART OF THIS PLAN AND CANNOT BE REMOVED.
  9. ORIGIN OF LEVELS: PM 45931 (R.L. 31.909 AHD).

KEY TO SYMBOLS	
	VEHICLE CROSSING
	STORMWATER PIT
	KERB INLET PIT
	TELSTRA PIT
	OPTUS PIT
	SEWER MAN HOLE
	ELECTRICITY PILLAR
	STOP VALVE
	HYDRANT
	PP POWER POLE
	LP LIGHT POLE
	TREE (SPREAD/DIAM./HEIGHT)

GIBBES STREET

<b>Reference:</b> 40277 (OURS) / 2008911 (YOURS)	
<b>Date:</b> 19/3/14	
<b>Scale:</b> 1:200	
<b>L.G.A.:</b> PENRITH	
<b>Locality:</b> REGENTVILLE	
<b>Parish:</b> MULGOA	
<b>County:</b> CUMBERLAND	
<b>Datum:</b> A.H.D.	<b>Contour Interval:</b> 0.2
<b>Designed By:</b>	<b>Drawn By:</b> DG
	<b>Checked By:</b> RK

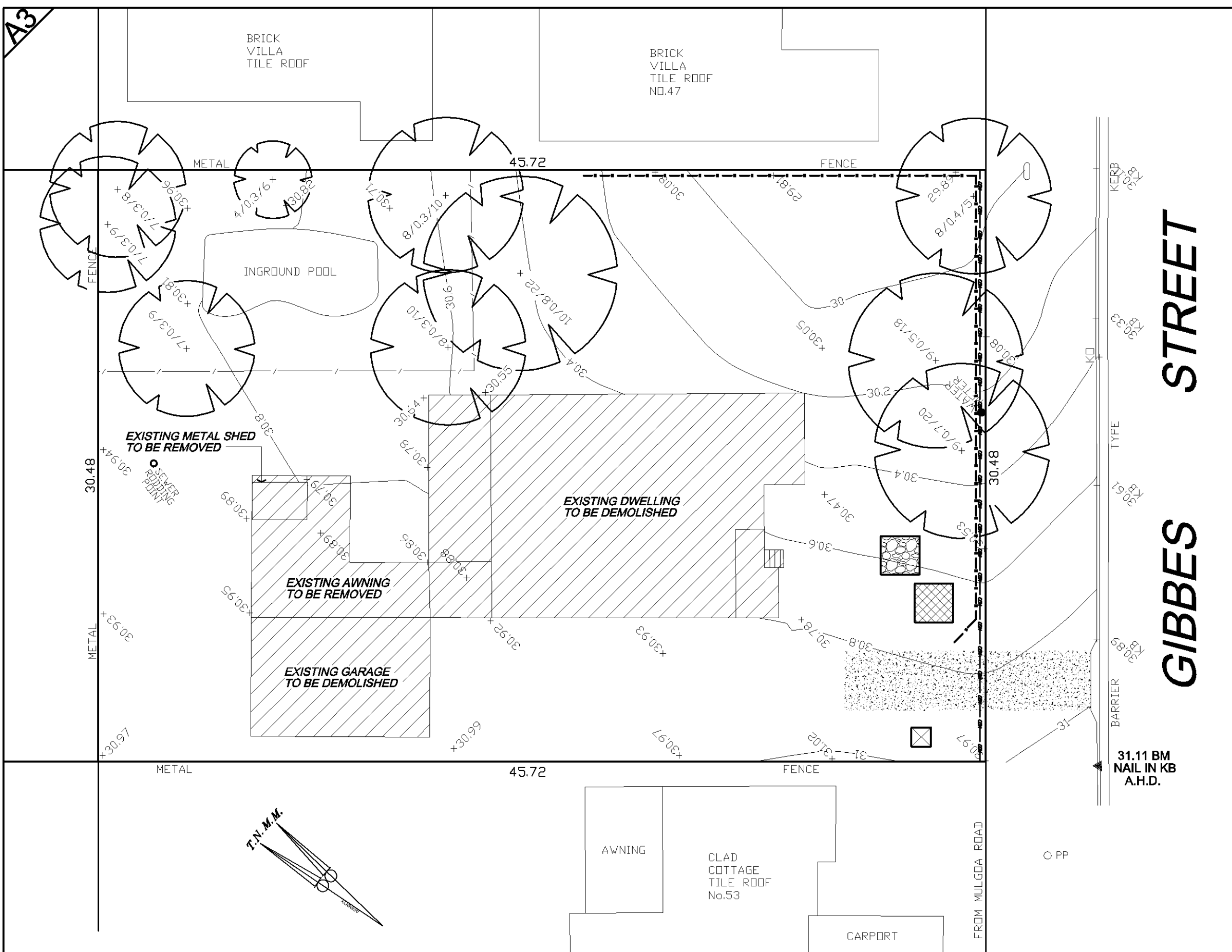
CONTOUR SURVEY OF LOT 114  
 SEC. C IN D.P. 1687  
 FOR: MASTERTON HOMES

**CAD Consulting**  
 Proprietor: C.A.D. Surveying Services Pty Ltd  
 A.B.N.: 22 092 136 117

**Land & Engineering Surveyors  
 Development Consultants**

41 Lemongrove Road, PENRITH Phone: (02) 4732 2040  
 P.O. Box 259 PENRITH, 2751 Fax: (02) 4732 1846  
 D.X. 8024, PENRITH E-mail: admin@cadconsulting.com.au

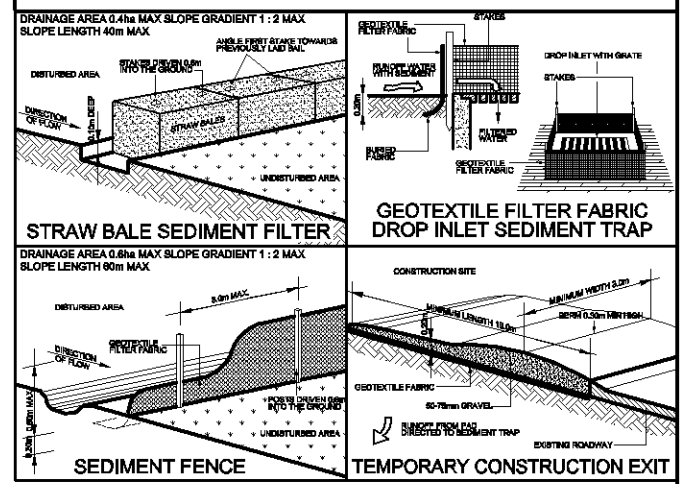
Sheet 1 of 1 Sheets



**ACCOMPANY NOTES TO PLAN**

- CONSTRUCTION VEHICLES ARE TO LEAVE & ENTER THE SITE OVER AN ALL WEATHER SURFACE CONSISTING OF COURSE CRUSHED STONE OR BLUE METAL CONSTRUCTED WITHIN THE FRONT SETBACK AREA OPPOSITE THE EXISTING FOOTPATH CROSSING.
- EXCAVATION MACHINERY ARE TO BE UNLOADED & LOADED UPON THIS ALL WEATHER SURFACE. CONCRETE PUMPS & TRUCKS WILL ALSO UTILISE THE ALL WEATHER SURFACE FOR THEIR OPERATIONS.
- MATERIALS WILL BE UNLOADED UPON THE ALL WEATHER SURFACE WITHIN THE FRONT SETBACK AREA BY MEANS OF CRANES MOUNTED ON THE BACK OF DELIVERY TRUCKS OR UNLOADED BY HAND. IT IS NOT ENVISAGED THAT A MOBILE CRANE WILL BE REQUIRED DURING THE CONSTRUCTION PROCESS.
- SOME STOCKPILING OF TOPSOIL REMOVED FROM THE BUILDING AREA MAY BE STORED ON THE SITE DURING THE CONSTRUCTION WITHIN THE PROPERTY IN AN AREA ENCLOSED WITHIN THE SEDIMENT CONTROL FENCING.
- ALL EXCAVATED & CONSTRUCTION MATERIALS, SHED, SKIP BINS, TEMPORARY WATER CLOSETS, SPOIL & EQUIPMENT, ETC SHALL BE KEPT WITHIN THE PROPERTY. NO VEHICLES OR MACHINES SHALL BE KEPT WITHIN THE PROPERTY. NO VEHICLES OR MACHINES SHALL STAND ON COUNCIL FOOTPATHS FOR LARGE LENGTHS OF TIME.
- ALL RUBBISH & RECYCLABLE MATERIAL SHALL BE STOCKPILED IN WASTE BINS IN THE AREA NOMINATED ON THE SITE PLAN WITHIN THE SITE BOUNDARY. PUBLIC PROPERTY WILL BE KEPT FREE OF RUBBISH & RECYCLABLES AT ALL TIMES ANY WASTE MATERIALS SHALL BE REGULARLY COLLECTED FROM THE SITE & DISPOSED OF IN AN APPROPRIATE FASHION.
- ANY BUILDING / DEMOLITION WORKS INVOLVING ASBESTOS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT STANDARDS.
- VEHICLES LEAVING THE SITE WILL DO SO VIA THE ALL WEATHER BALLAST DRIVEWAY MADE OF COURSE AGGREGATE OR SIMILAR LOCATED WITHIN THE FRONT SETBACK AREA OF THE DEVELOPMENT. ANY DIRT OR MATERIAL DEPOSITED ON THE ROAD RESERVE OR ROADWAY IS TO BE PROMPTLY CLEANED.
- ANY EXCAVATED AREA REQUIRING SUPPORT WILL BE UNDERTAKEN BY THE OWNER USING STRUCTURALLY APPROVED RETAINING STRUCTURES.
- ADEQUATE SAFETY SIGNAGE MUST BE ERCTED IN A PROMINENT POSITION ON THE WORK SITE, WARNING OF UNAUTHORISED ENTRY TO WORK SITE & INTENDING DANGERS.
- SAFETY FENCES SHALL BE PROVIDED AROUND ALL BOUNDARIES UNLESS A CONTINUOUS STRUCTURALLY ADEQUATE FENCE PRESENTLY EXISTS. THE FENCING SHALL BE ADEQUATE TO RESTRICT PUBLIC ACCESS TO THE SITE WHEN BUILDING WORK IS NOT IN PROGRESS OR THE SITE IS UNOCCUPIED.
- NOISE LEVELS SHALL BE KEPT BELOW COUNCIL REGULATION LEVELS. BUILDING & DEMOLITION WORKS SHALL ONLY BE CARRIED OUT BETWEEN HOURS & DAYS SPECIFIED BY COUNCIL.
- GEOTEXTILE FABRIC SHALL BE PLACED ON THE INSIDE OF THE SITE FENCING PRIOR TO SITE DISTURBANCE TO PREVENT SEDIMENT WASHING FROM CLEARED AND DISTURBED AREAS OF THE SITE INTO THE STORMWATER SYSTEM DURING CONSTRUCTION UNCONTAMINATED RUNOFF FROM CLEARED OR DISTURBED AREAS IS TO BE DIRECTED TO A TEMPORARY SILT ARRESTOR PIT THAT SHALL BE PROVIDED WITHIN THE SITE AT THE STREET BOUNDARY PROCESSING SITE STORMWATER BEFORE IT IS DISCHARGED TO THE STREET DRAINAGE SYSTEM OR WATERCOURSE.
- ALL TOP SOIL STRIPPED & STOCKPILED ON SITE IS TO BE PLACED IN NOMINATED AREAS ON PLAN. ALL DISTURBED AREAS ARE TO BE STABILISED UPON THE COMPLETION OF BUILDING WORKS.
- ALL SEDIMENT CONTROL STRUCTURES ARE TO BE CONTINUALLY MAINTAINED DURING CONSTRUCTION AND INSPECTED FOR STRUCTURAL DAMAGE AFTER EACH RAINFALL EVENT, WITH TRAPPED SEDIMENT BEING REMOVED TO THE TOPSOIL STOCKPILE.
- WHERE THERE IS THE POTENTIAL OF SITE EROSION TO PRODUCE EXCESSIVE SEDIMENT RUNOFF SUITABLE GEOTEXTILE BARRIERS SHALL BE PLACED TO ALLEVIATE THE RISK ACCORDINGLY. BARE SURFACED SHALL BE KEPT MOIST TO REDUCE DUST LEVELS. GEOTEXTILE FABRIC LOCATED ON THE INSIDE OF FENCES SHALL ALSO BE UTILISED FOR DUST CONTROL WHERE NECESSARY.

**GIBBES STREET**



REVISION	DATE	DRAWN BY	COMMENTS

**LEGEND TO SYMBOLS ON PLAN**

	TEMPORARY DRIVEWAY ACCESS TO SITE DURING DEMOLITION PHASE		WASTE STOCKPILE AREA DURING DEMOLITION PHASE
	MATERIALS STOCKPILE AREA DURING DEMOLITION PHASE		SEDIMENT FENCING AS PER EPA REQUIREMENTS
	TEMPORARY ON SITE SANITATION FACILITIES		1.80m HIGH TEMPORARY CONSTRUCTION FENCING

**RESIDENTIAL LOGISTICS P/L**  
 Suite 1, Level 1  
 208 -210 Northumberland St,  
 Liverpool NSW 2170  
 Email: mail@rl.net.au Phone: 9602 7700 Fax: 9734 6633

**DEMOLITION WORK PLAN**

CLIENT: *Mr Raymond Grace*  
 SITE ADDRESS: *No.49 (Lot 114) Gibbes Street,*  
 SUBURB: *Regentville* SCALE: **1 : 200**  
 COUNCIL: *Penrith City* JOB No.: **RL 4074**  
 REVISION: **A** DATE: **01.04.2014** SHEET: **1 of 1**

# Plan of Proposed Subdivision of Lot 114 Section C in DP 1687, No.49 Gibbes Street, Regentville

A3

Lot 125  
D.P. 802797

S.P. 70827

45.72  
136°07'00"

15.24

Lot 11  
696.77sqm

15.24

Lot 124  
D.P. 802797

46°07'00"

45.72  
316°07'00"

Lot 10  
696.77sqm

226°07'00"

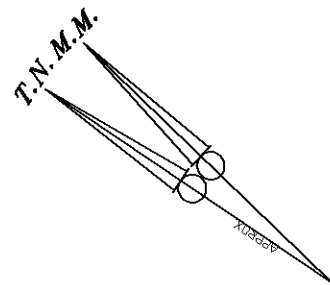
GIBBES STREET

15.24

45.72  
316°07'00"

15.24

Lot 1  
D.P. 553584



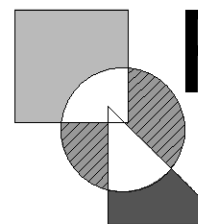
NOTE :  
ALL DIMENSIONS & LAND AREAS DEPICTED IN THIS SUBDIVISION PLAN  
TO BE CHECKED & VERIFIED BY REGISTERED SURVEYOR WITH  
LODGEMENT OF LINEN PLAN TO LAND TITLES OFFICE.

REVISION	DATE	DRAWN BY	COMMENTS

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and these plans shall not be used or be  
permitted to be used for any other purpose  
other than the erection of the home on  
the subject site.

### NOTES

1. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO WORK COMMENCING
2. FIGURED DIMENSIONS TO BE USED - DO NOT SCALE PLANS
3. REPORT ALL DISCREPANCIES TO RESIDENTIAL LOGISTICS
4. BUILDER TO CHECK LOCATION OF SERVICES PRIOR TO COMMENCING SITE WORKS



**RESIDENTIAL LOGISTICS P/L**

Suite 1, Level 1  
208 -210 Northumberland St,  
Liverpool NSW 2170

Email: mail@rl.net.au Phone: 9602 7700 Fax: 9734 6633

### SUBDIVISION PLAN

CLIENT: *Mr Raymond Grace*  
SITE ADDRESS: *No.49 (Lot 114) Gibbes Street,*  
SUBURB: *Regentville* SCALE: *1 : 200*  
COUNCIL: *Penrith City* JOB No.: *RL 4074*  
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