

Attachment C

**Site Plan – Works Associated with
Development**

DRAFT PLAN OF PROPOSED SUBDIVISION

(SUMMARY OF ALL PART LOTS)

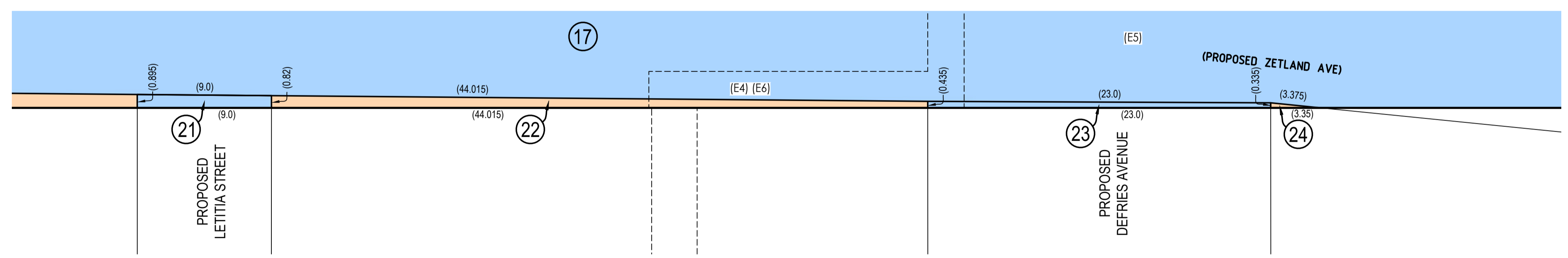
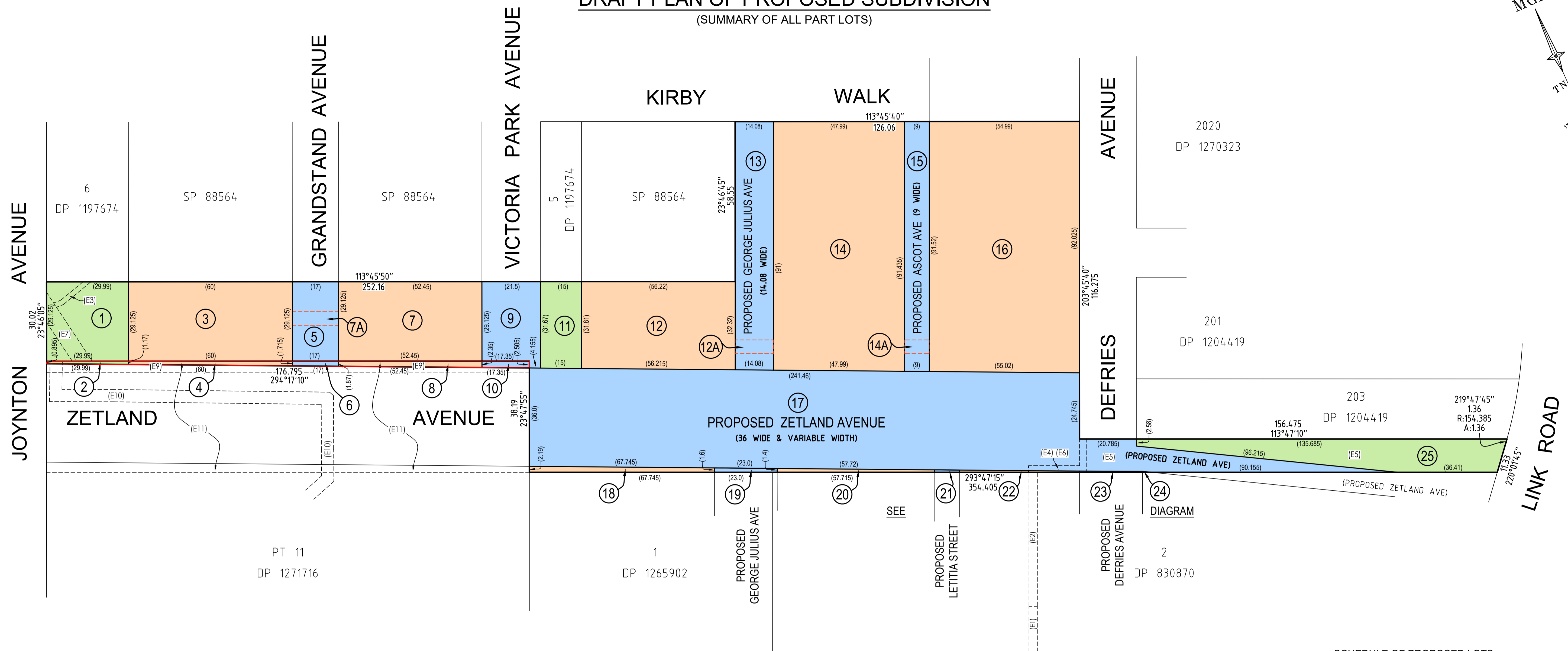
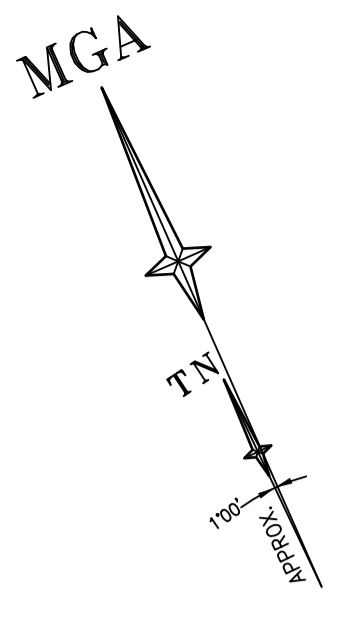


DIAGRAM
SCALE 1:200

SCHEDULE OF PROPOSED LOTS

Lot No.	Description	Area (m ²)	Total
1	PT LOT 11 (PROPOSED WOOLWASH PARK)	(873.5m ²)	TOTAL 904.4m ²
2	PT LOT 11 (PROPOSED WOOLWASH PARK)	(30.9m ²)	
3	PT LOT 1	(1747m ²)	TOTAL 1834m ²
4	PT LOT 1	(86.5m ²)	
5	PROPOSED GRANDSTAND AVENUE	(495.1m ²)	TOTAL 525.5m ²
6	PROPOSED GRANDSTAND AVENUE	(30.4m ²)	
7	PT LOT 2	(1527m ²)	TOTAL 1638m ²
8	PT LOT 2	(110.6m ²)	
9	PROPOSED VICTORIA PARK AVENUE	(636.7m ²)	TOTAL 678.8m ²
10	PROPOSED VICTORIA PARK AVENUE	(42.1m ²)	
11	PROPOSED BIYANBING PARK	476m ²	
12	LOT 3	1802m ²	
13	PROPOSED GEORGE JULIUS AVENUE	1280m ²	
14	LOT 4	4377m ²	
15	PROPOSED ASCOT AVENUE	823.3m ²	
16	LOT 5	5047m ²	
17	PROPOSED ZETLAND AVENUE	7956m ²	
18	LOT 10	128.3m ²	
19	PROPOSED GEORGE JULIUS AVENUE	34.4m ²	
20	LOT 9	66.2m ²	
21	PROPOSED LETITIA STREET	7.7m ²	
22	LOT 8	27.5m ²	
23	PROPOSED DEFRIES AVENUE	8.8m ²	
24	LOT 7	0.6m ²	
25	LOT 6	1172m ²	

SCHEDULE OF PROPOSED STRATUM LOTS

PROPOSED ROADS LIMITED IN STRATUM TO 0.05m ABOVE THE WATERPROOF MEMBRANE OF UPPER SURFACE OF THE TUNNEL STRUCTURE LOCATED BELOW.

7A	PT LOT 2 BELOW AND PROPOSED GRANDSTAND AVE (LOT 11) ABOVE	(85m ²)
12A	PT LOT 3 BELOW AND PROPOSED GEORGE JULIUS AVE (LOT 12) ABOVE	(70m ²)
14A	PT LOT 4 BELOW AND PROPOSED ASCOT AVENUE (LOT 13) ABOVE	(44m ²)

PARTS OF PROPOSED ROADS THAT ARE LIMITED IN STRATUM ARE TO HAVE A MINIMUM DEPTH OF NO LESS THAN 1.5m

PROPOSED DIMENSIONS IN BRACKETS AND PROPOSED LOT AREAS ARE APPROXIMATE ONLY AND SUBJECT TO FINAL SURVEY

- EASEMENTS**
- (E1) EASEMENT FOR DRAINAGE 3.05 WIDE (F722199)
 - (E2) EASEMENT FOR DRAINAGE 3.05 WIDE (F722677)
 - (E3) EASEMENT FOR DRAINAGE 1.83 WIDE (H692242)
 - (E4) EASEMENT FOR DRAINAGE 2.44 WIDE (H715785)
 - (E5) RIGHT OF CARRIAGEWAY AND EASEMENT FOR SERVICES (H715786)
 - (E6) EASEMENT FOR DRAINAGE 2.44 WIDE (H715787)
 - (E7) EASEMENT FOR STORMWATER 6.095 WIDE (H769208)
 - (E9) EASEMENT TO DRAIN WATER 4 WIDE (DP850686)
 - (E10) EASEMENT FOR WATER SUPPLY PURPOSES 4.5 WIDE (AQ329559 & DP1250039)
 - (E11) POSITIVE COVENANT (AP850069)

- PT 11 IN DP 1271716 TO BE ACQUIRED
- PROPOSED PARK LOT
- PROPOSED ROAD
- PROPOSED DEVELOPMENT LOT

SEE SHEET 1 FOR LEGEND & NOTES

Revision	Date	Description	Reference	Revision	Date	Description	Reference
H	00/00/00	-	00	D	31/01/23	SHEET 28 PLAN HEADING AMEDNMENT	001
G	00/00/00	-	00	C	02/12/22	REGISTERED SURVEYOR DETAILS ADDED	001
F	21/03/23	ADDITION TO PROPOSED LAYOUT AND EASEMENTS REVISED	001	B	30/11/22	COORDINATED POINTS ADDED	001
E	08/03/23	PROPOSED LAYOUT ADJUSTED	001	A	14/09/22	PROPOSED BOUNDARY LAYOUT ADDED	001

THIS IS THE PLAN REFERRED TO IN MY LETTER DATED: 21/09/2022

JASON RAIC - No. SU008255
Registered Surveyor NSW

Client: DEICORP PTY LTD
Drawing title: PLAN OF DETAIL AND LEVELS OVER LOT 1 IN DP 850686 AND PART OF LOT 11 IN DP 1271716, KNOWN AS 130 JOYNTON AVENUE, ZETLAND

datum AHD
site Area 2,879 ha
LGA SYDNEY

reference number 51772 001DT
scale 1:750
date of survey 10-08-2020

SHEET 28 OF 28

SCALE 1:750 @ A1