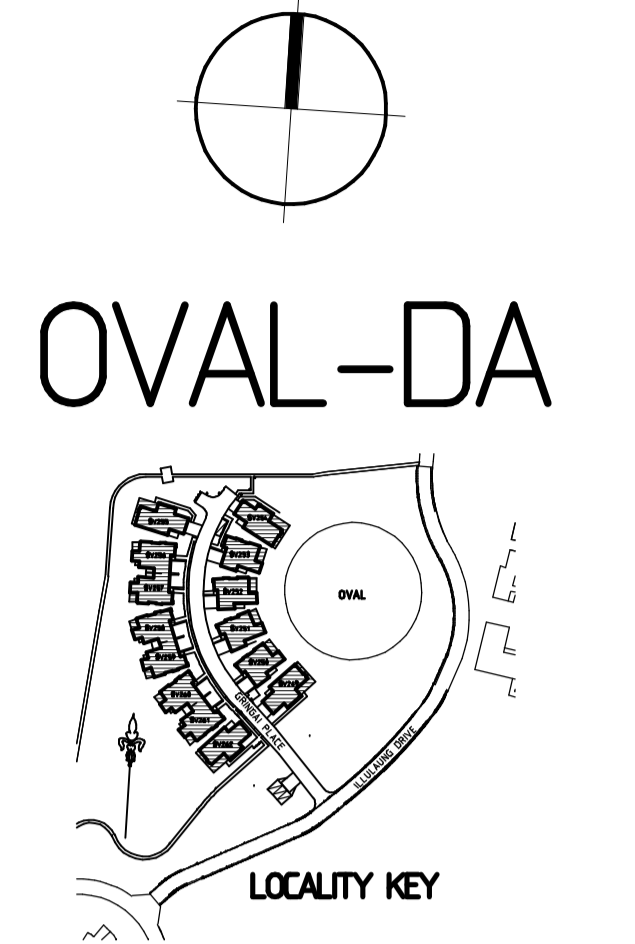


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A	Preliminary DA Plans	12.11.2020

project:  
**STAGE 9 - OVAL PRECINCT  
14 VILLAS DEVELOPMENT  
APPLICATION**

at:  
**LOTS 2 & 3 DP84.1759  
MORPETH ROAD  
MORPETH**

for:  
**MORPETH HOUSE  
PTY LTD**

drawing N°:  
**A13553-OVAL DA**

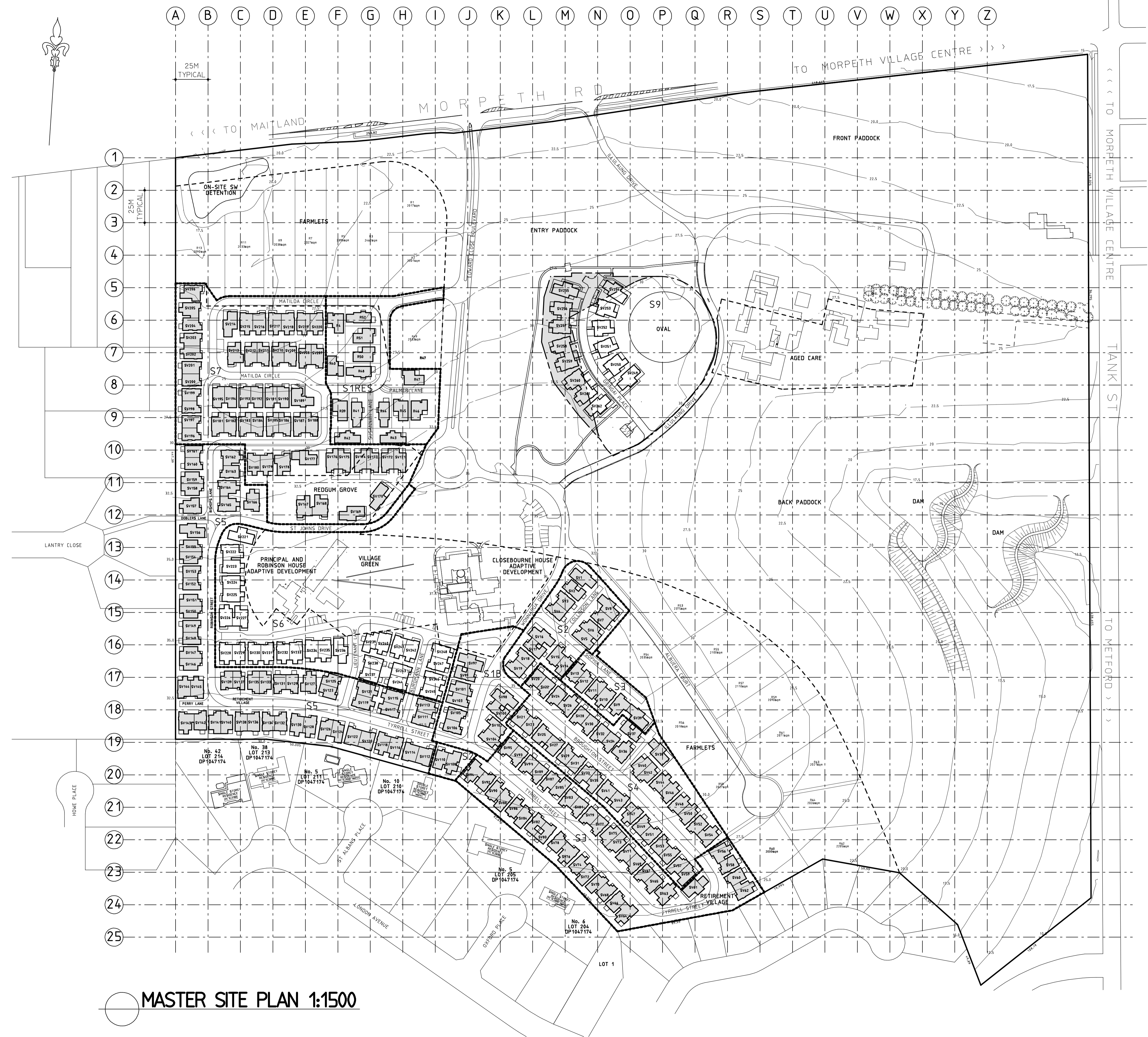
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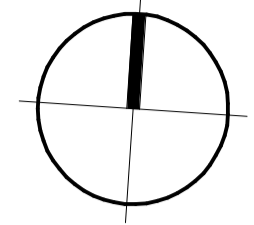
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DESIGN GROUP  
SYDNEY

level 2 suite 216 macarthur point  
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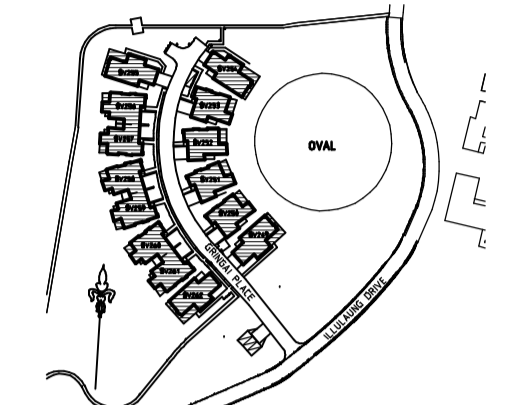


**MASTER SITE PLAN 1:1500**

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# OVAL-DA



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drawing N°:  
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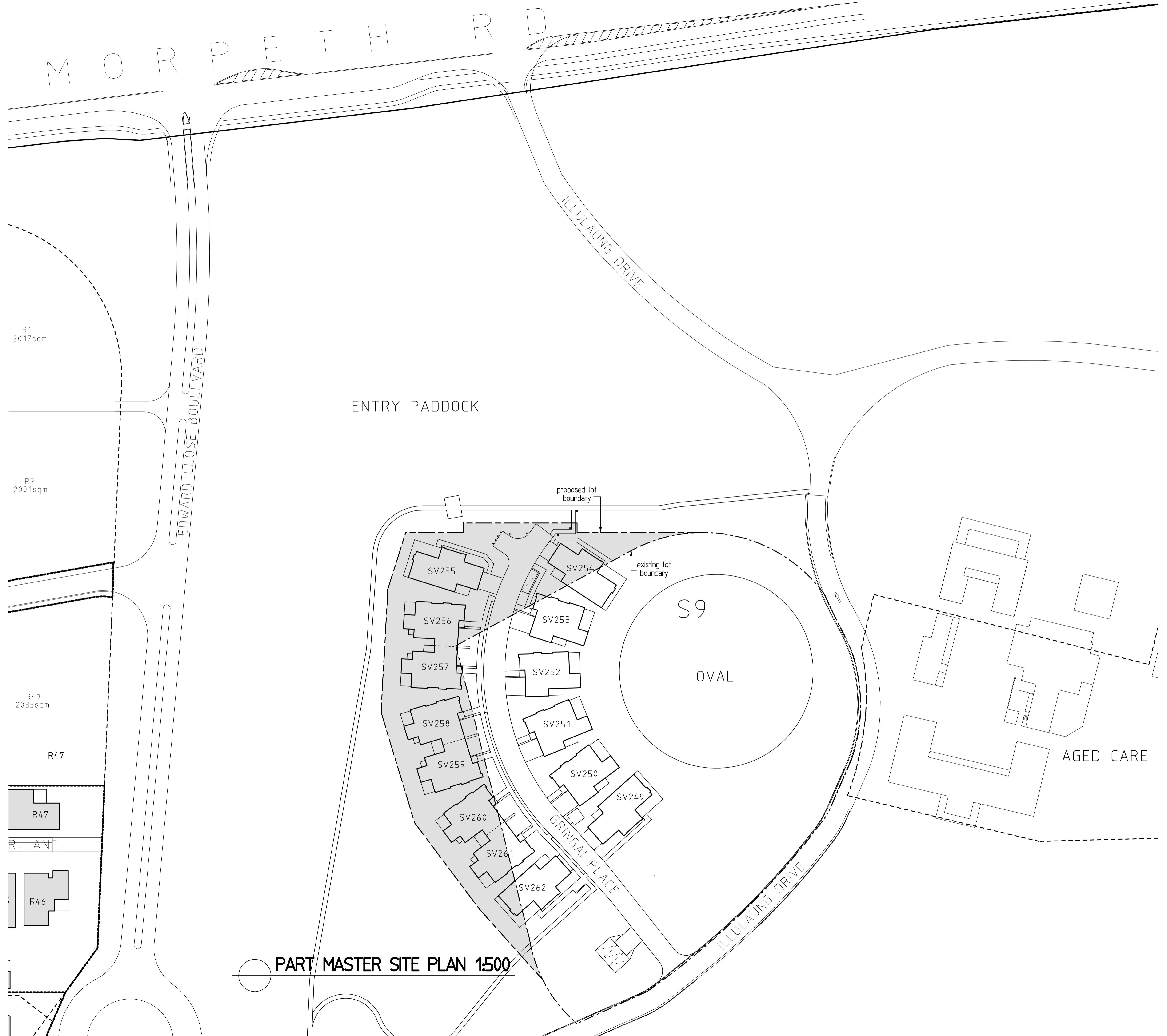
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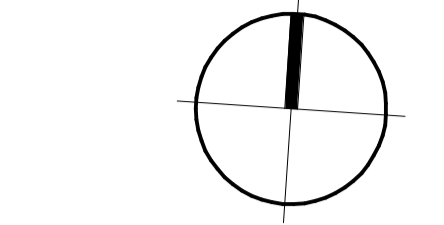
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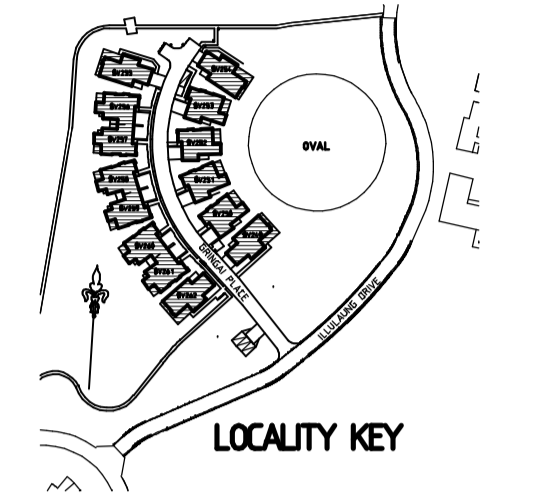
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**PART MASTER SITE PLAN 1500**



# OVAL-DA



LOCALITY KEY



OVERALL SITE PLAN 1:300

**BASIC NOTES:** (BASIC CERTIFICATE NUMBER: 977118M.03)

**HOT WATER:**  
THE APPLICANT MUST INSTALL THE FOLLOWING HOT WATER SYSTEM IN THE DEVELOPMENT:  
GAS INSTANTANEOUS - 6 STARS.

**ACTIVE COOLING:**  
THE APPLICANT MUST INSTALL THE FOLLOWING COOLING SYSTEMS IN THE DEVELOPMENT, OR SYSTEMS WITH A HIGHER ENERGY RATING:  
LIVING AREAS: 3 PHASE AIRCONDITIONING:  
ENERGY RATING: EER 3.0 - 3.5.  
BEDROOMS: 3 PHASE AIRCONDITIONING:  
ENERGY RATING: EER 3.0 - 3.5.

**ACTIVE HEATING:**  
THE APPLICANT MUST INSTALL THE FOLLOWING HEATING SYSTEMS IN THE DEVELOPMENT, OR SYSTEMS WITH A HIGHER ENERGY RATING:  
LIVING AREAS: 3 PHASE AIRCONDITIONING:  
ENERGY RATING: EER 3.5 - 4.0.  
BEDROOMS: 3 PHASE AIRCONDITIONING:  
ENERGY RATING: EER 3.5 - 4.0.

**VENTILATION:**  
THE APPLICANT MUST INSTALL THE FOLLOWING EXHAUST SYSTEMS IN THE DEVELOPMENT:  
BATHROOMS: INDIVIDUAL FAN, DUCTED TO FACADE OR ROOF.  
OPERATION CONTROL: MANUAL SWITCH ON/OFF.  
KITCHEN: INDIVIDUAL FAN, NOT DUCTED.  
OPERATION CONTROL: MANUAL SWITCH ON/OFF.  
LAUNDRY: INDIVIDUAL FAN, DUCTED TO FACADE OR ROOF.  
OPERATION CONTROL: MANUAL SWITCH ON/OFF.

**COLLECTION OF RAINWATER & STORMWATER:**  
THE APPLICANT MUST INSTALL A RAINWATER TANK ON THE SITE. THE RAINWATER TANK MUST MEET, AND BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ALL APPLICABLE REGULATORY AUTHORITIES.

**RAINWATER TANK:**  
THE APPLICANT MUST CONFIGURE THE RAINWATER TANK TO COLLECT RUNOFF FROM AT LEAST 50 SQM OF THE ROOF AREA OF THE DWELLING.

THE APPLICANT MUST CONNECT THE RAINWATER TANK TO ALL THE TOILETS IN THE DEVELOPMENT, SO THAT RAINWATER CAN BE USED FOR TOILET FLUSHING.

THE APPLICANT MUST CONNECT THE RAINWATER TANK TO THE COLD WATER TAP THAT SUPPLIES EACH CLOTHES WASHING MACHINE IN THE DEVELOPMENT, SO THAT RAINWATER CAN BE USED FOR CLOTHES WASHING.

THE APPLICANT MUST CONNECT THE RAINWATER TANK TO AT LEAST ONE OUTDOOR TAP IN THE DEVELOPMENT SO THAT RAINWATER CAN BE USED TO IRRIGATE VEGETATED AREAS OF THE SITE.

THE RAINWATER TANK MUST HAVE A CAPACITY OF AT LEAST 2000 LITRES.

**SHOWERHEADS:**  
THE APPLICANT MUST INSTALL SHOWERHEADS WITH A MINIMUM RATING OF 3 STAR (9.5 BUT <9L/MIN) IN ALL SHOWERS IN THE DEVELOPMENT.

**TOILETS:**  
THE APPLICANT MUST INSTALL A TOILET FLUSHING SYSTEM WITH A MINIMUM RATING OF 4 STAR IN EACH TOILET IN THE DEVELOPMENT.

**TAP FITTINGS:**  
THE APPLICANT MUST INSTALL TAPS WITH A MINIMUM FLOW RATE OF 4 STAR IN THE KITCHEN IN THE DEVELOPMENT.

THE APPLICANT MUST INSTALL BATHROOM TAPS (OTHER THAN SHOWERHEADS) WITH A MINIMUM FLOW RATE OF 4 STAR IN EACH BATHROOM IN THE DEVELOPMENT.

**NATURAL LIGHTING:**  
THE APPLICANT MUST INSTALL A WINDOW AND/OR SKYLIGHT IN THE FOLLOWING ROOMS IN THE DEVELOPMENT FOR NATURAL LIGHTING.

VILLA NO.	NO. OF BATHROOMS AND/OR TOILETS	MAIN KITCHEN
251	1	YES
252	1	YES
255	1	NO
256	1	YES
262	1	YES
REMAINING	1	NO

**ARTIFICIAL LIGHTING:**  
THE APPLICANT MUST INSURE THAT THE 'PRIMARY TYPE OF ARTIFICIAL LIGHTING' IS FLUORESCENT OR LED LIGHTING IN THE FOLLOWING ROOMS:

VILLA NO.	BR/S	L/D	K	B/T	L	H
251	3-(D)	1-(D)	Y-(D)	Y-(D)	Y-(D)	Y-(D)
252	3-(D)	1-(D)	Y-(D)	Y-(D)	Y-(D)	Y-(D)
255	2	2	Y	Y	Y	Y
256	3-(D)	1-(D)	Y-(D)	Y-(D)	Y-(D)	Y-(D)
262	3-(D)	2-(D)	Y-(D)	Y-(D)	Y-(D)	Y-(D)
REMAINING	2-(D)	2-(D)	Y-(D)	Y-(D)	Y-(D)	Y-(D)

AS WELL AS THESE ROOMS THE APPLICANT MUST ALSO INSURE THAT THE PRINCIPLES APPLY TO ANYWHERE THE WORD 'DEDICATED' APPEARS. FITTINGS FOR THESE LIGHTS MUST ONLY BE CAPABLE OF ACCEPTING FLUORESCENT OR LED LAMPS.

**OTHER:**  
THE APPLICANT MUST INSTALL A GAS COOKTOP & ELECTRIC OVEN IN THE KITCHEN OF THE DWELLING.

THE APPLICANT MUST INSTALL A FIXED OUTDOOR CLOTHES DRYING LINE AS PART OF THE DEVELOPMENT.

THE APPLICANT MUST ENSURE THAT THE FRIDGE SPACE IN THE DEVELOPMENT IS 'WELL VENTILATED'.

**ALTERNATIVE ENERGY:**  
PHOTOVOLTAIC SYSTEM (MIN RATED ELECTRICAL OUTPUT IN PEAK 1kW)  
VILLA'S 251 & 252: 15kW SYSTEM. LOCATION OF PANELS TO BE DETERMINED ON SITE BY BUILDER.

**INSULATION (COMMON TO MOST VILLA'S):**  
R2.0 WALL INSULATION (INCLUDING INTERNAL GARAGE WALLS)  
R3.0 CEILING INSULATION (EXCLUDING GARAGE)  
FOIL INSULATION

VILLA 251 ADDITIONAL TREATMENT:  
INCREASE CEILING INSULATION TO R3.5 (EXCLUDING GARAGE)

VILLA 252 ADDITIONAL TREATMENT:  
INCREASE CEILING INSULATION TO R4.0 (EXCLUDING GARAGE)  
LOW E GLAZING TO DINING ROOM SLIDING DOOR

VILLA 254 ADDITIONAL TREATMENT:  
INCREASE CEILING INSULATION TO R5.0 (EXCLUDING GARAGE)

VILLA 256 ADDITIONAL TREATMENT:  
INCREASE CEILING INSULATION TO R4.0 (EXCLUDING GARAGE)

VILLA 259 ADDITIONAL TREATMENT:  
R2.0 WALL INSULATION ADDED TO INTERNAL WALLS OF LAUNDRY

VILLA 261 ADDITIONAL TREATMENT:  
INCREASE CEILING INSULATION TO R4.0 (EXCLUDING GARAGE)

VILLA 262 ADDITIONAL TREATMENT:  
LOW E GLAZING TO BEDS 1, 2 & 3

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MORPETH**

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PTY LTD**

drawing N°:  
**A13553-OVAL DA**

revision: <b>F</b>	sheet: <b>3</b>
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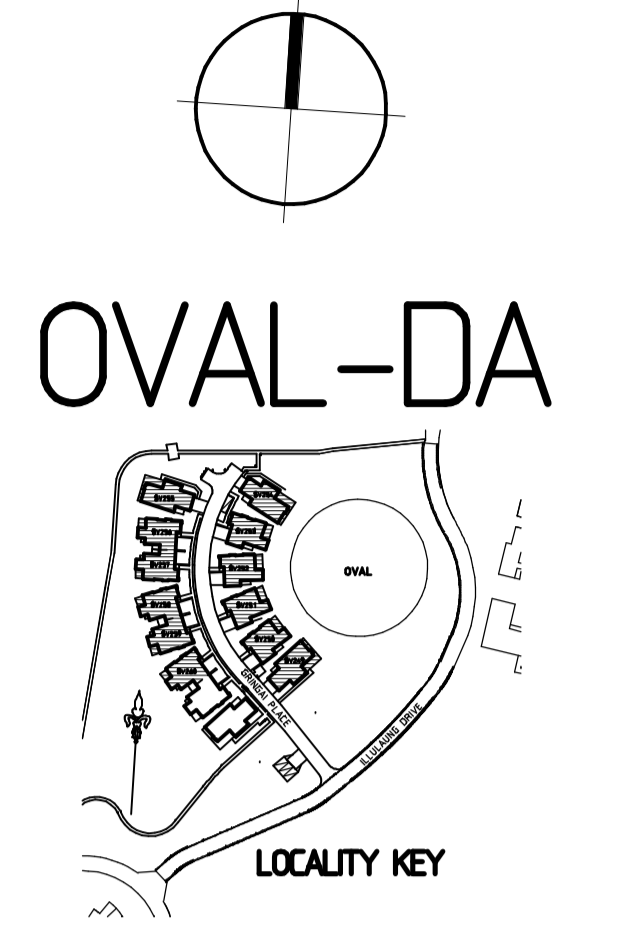


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OVAL  
refer to landscape plans  
for oval treatment

○ PART SITE PLAN 1:200

- NOTES:
- REFER TO CIVIL PLANS FOR STORMWATER CONCEPT DETAILS, DRIVEWAY GRADES & LONG SECTIONS. FULL DETAILS AT C.C. STAGE.
  - ALL EXTERNAL LIGHTING TO PROVIDE AT LEAST 10 LUX AT GROUND LEVEL. REFER TO LANDSCAPE PLANS FOR LOCATIONS
  - ALL WALKWAYS, RAMPS, LANDINGS & HANDRAILS TO BE IN ACCORDANCE WITH AS1428-1 2001. FULL DETAILS AT C-C STAGE
  - ALL EXTERNAL PAVED AREAS MUST HAVE SLIP-RESISTANT SURFACES IN ACCORDANCE WITH AS4586 & HB197
  - REFER TO AS1428-4 1992 FOR TACTILE GROUND SURFACE INDICATOR LOCATIONS AND DETAILS
  - REFER TO LANDSCAPE PLANS FOR DESIGN DETAILS. FULL DETAILS AT C.C. STAGE.
  - REFER TO ACCESS ASSESSMENT REPORT FOR ACCESS DETAILS AND COMPLIANCE
  - REFER TO 1:100 FLOOR PLANS FOR INTERNAL DWELLING CONFIGURATION, WINDOW LOCATIONS & ROOM SIZES. FULL DETAILS AT C.C. STAGE.
  - FINAL SETBACKS, ROOM SIZES, FLOOR AREA & SITE DATA TO BE VERIFIED AT C.C. STAGE.
  - ALL DWELLINGS WITH INTERNAL BATHROOMS & L'DRYS TO BE PROVIDED WITH MECHANICAL VENTILATION. FULL DETAILS AT C.C. STAGE.
  - MIN 300MM FROM FFL OF DWELLINGS TO FGL UNLESS NOTED OTHERWISE.
  - THESE PLANS ARE TO BE READ IN CONJUNCTION WITH BASIX CERTIFICATES
  - LETTERBOX COMPOUNDS LOCATED AT EACH UNIT. FULL DETAILS AT CC STAGE.

- SITE NOTES:
- All ground lines are to be verified on-site by the builder.
  - All external lighting to provide at least 10 lux at ground level refer to landscape plans for lighting locations.
  - Refer to structural engineers drawings for all retaining wall details.
  - All external paved areas must have slip-resistant surface in accordance with AS4586 & HB197.
  - Sewer to highway water requirements.
  - Stormwater to hydraulic eng's details in accordance with councils requirements.
  - See landscape architects drawings for all landscaping details.
  - Refer to C&L drawings for driveway grades & locations of stormwater pits.
  - Refer to AS1428.4 1992 for tactile ground surface indicator locations and details.
  - Final building locations to be verified on site by a registered surveyor.
  - External hydrant system to comply with AS1974.
- denotes approx location of proposed bins. final location and number of bins to be verified on site by builder.
  - denotes approx location of proposed rainwater tank to satisfy basix requirements. final location to be verified on site by builder.
  - denotes approx location of AC unit to satisfy basix requirements. final location to be verified on site by builder.
  - denotes approx location of clothes drying line. final location to be verified on site by builder.
  - denotes approx location of hot water unit to satisfy basix requirements. final location to be verified on site by builder.
  - denotes proposed drainage pit

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for:  
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PTY LTD**

drawing N°:  
**A13553-OVAL DA**

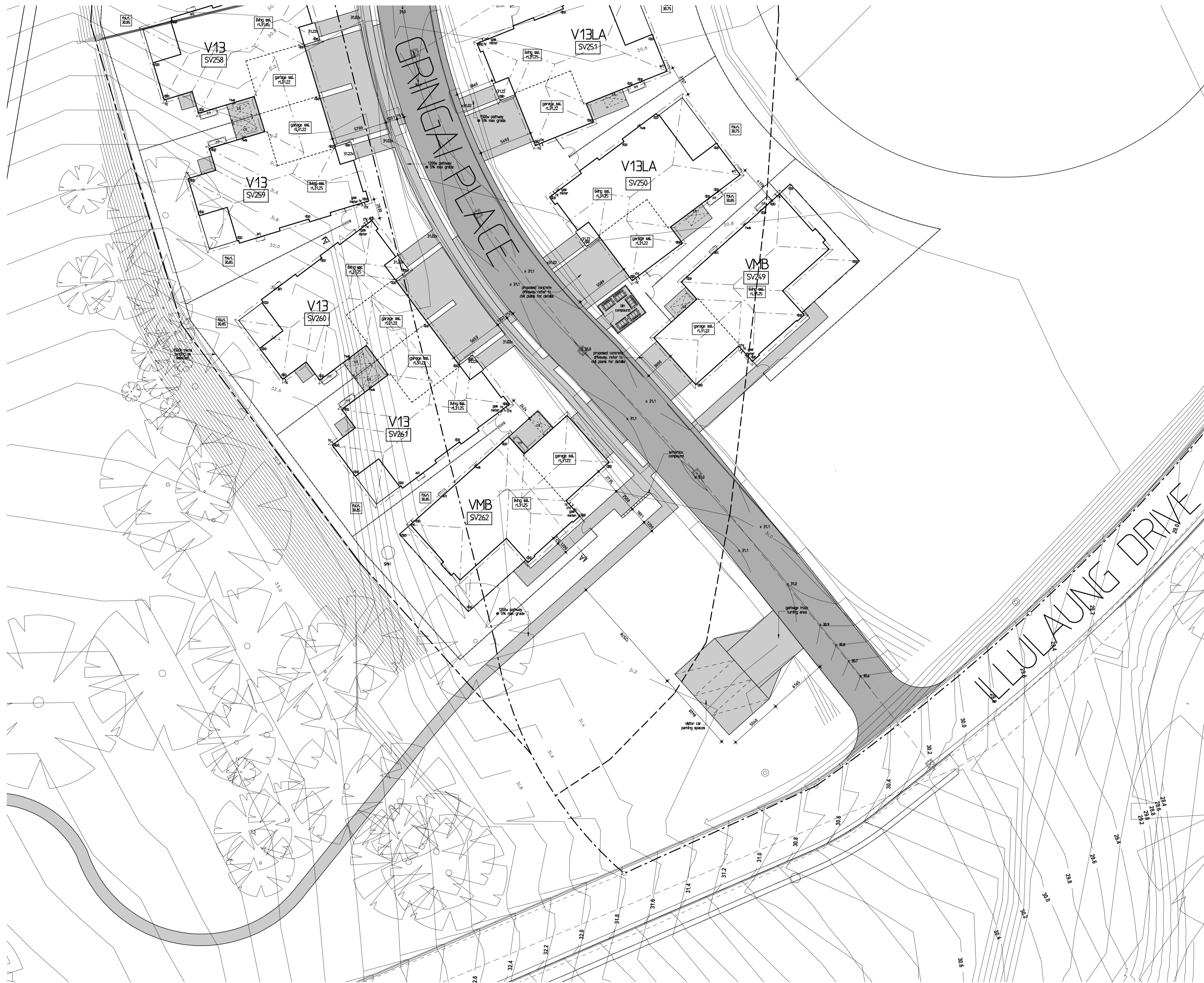
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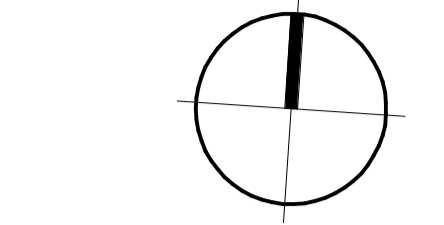
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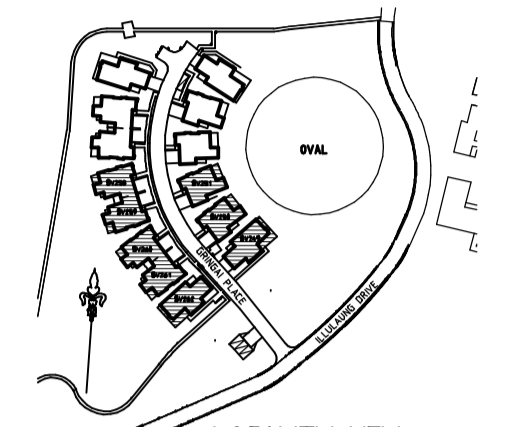
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- denotes approx location of clothes drying line. final location to be verified on site by builder.
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F	5

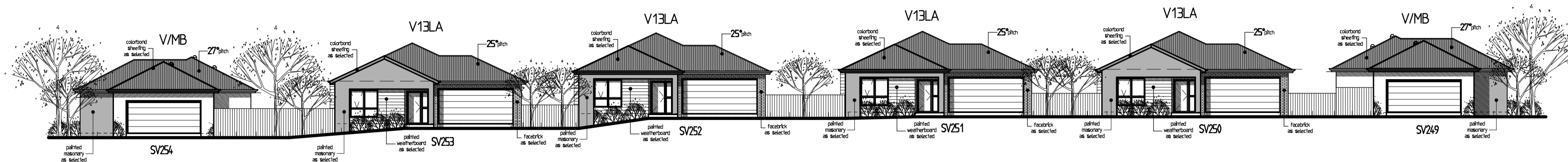


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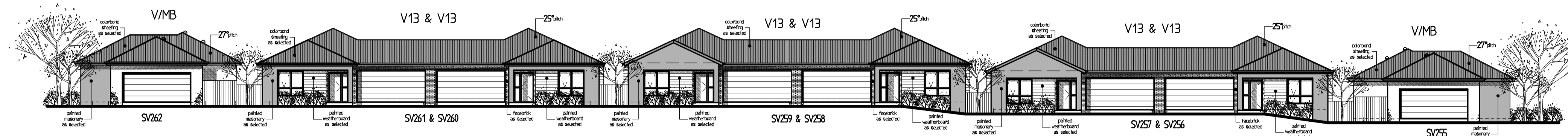
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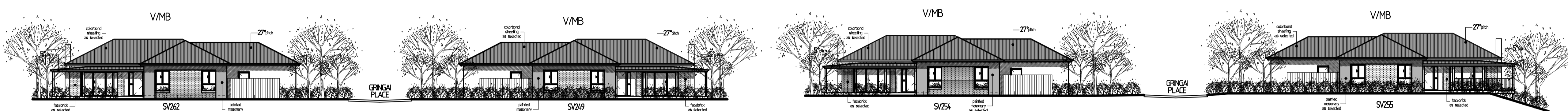
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WEST ELEVATION TO GRINGAI PLACE 1:200

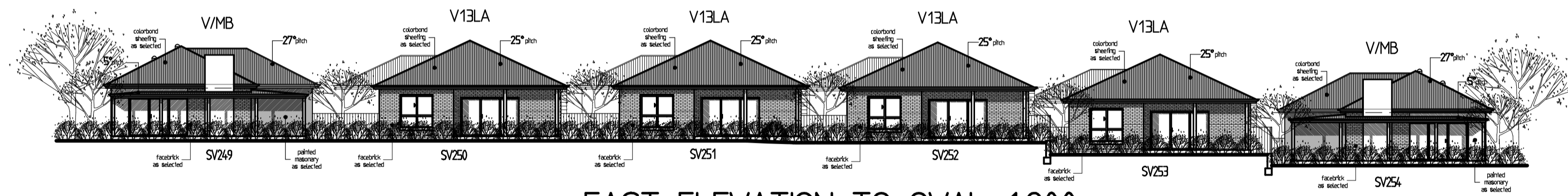


EAST ELEVATION TO GRINGAI PLACE 1:200

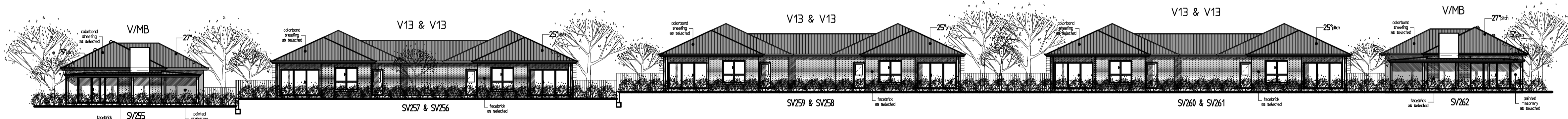


SOUTH ELEVATION TO ILLULAUNG DRIVE 1:200

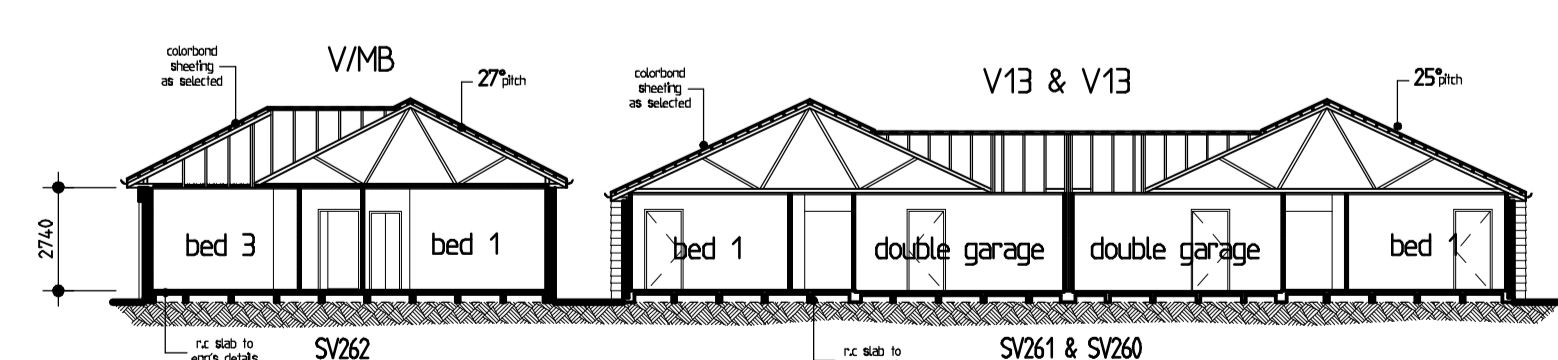
NORTH ELEVATION TO INTERPRETATION WALK 1:200



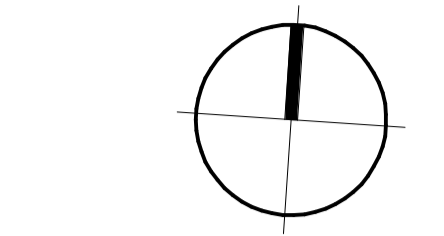
EAST ELEVATION TO OVAL 1:200



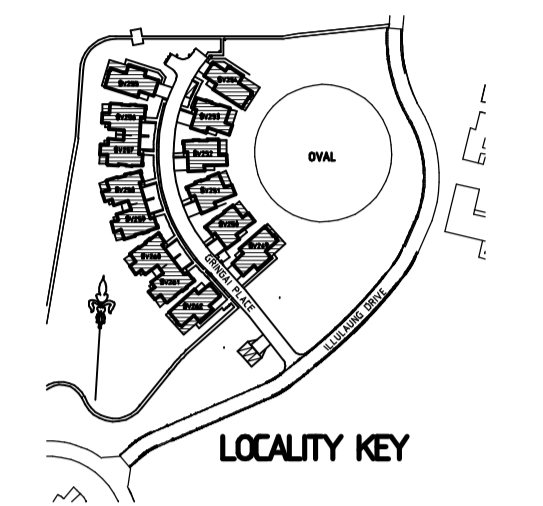
WEST ELEVATION TO INTERPRETATION WALK 1:200



CROSS SECTION A-A 1:200



OVAL-DA



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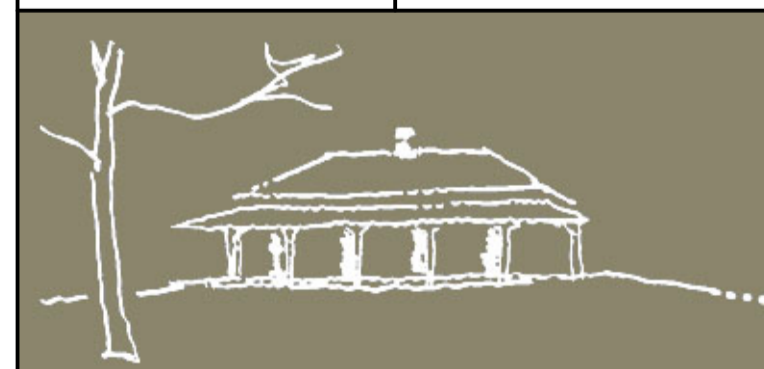
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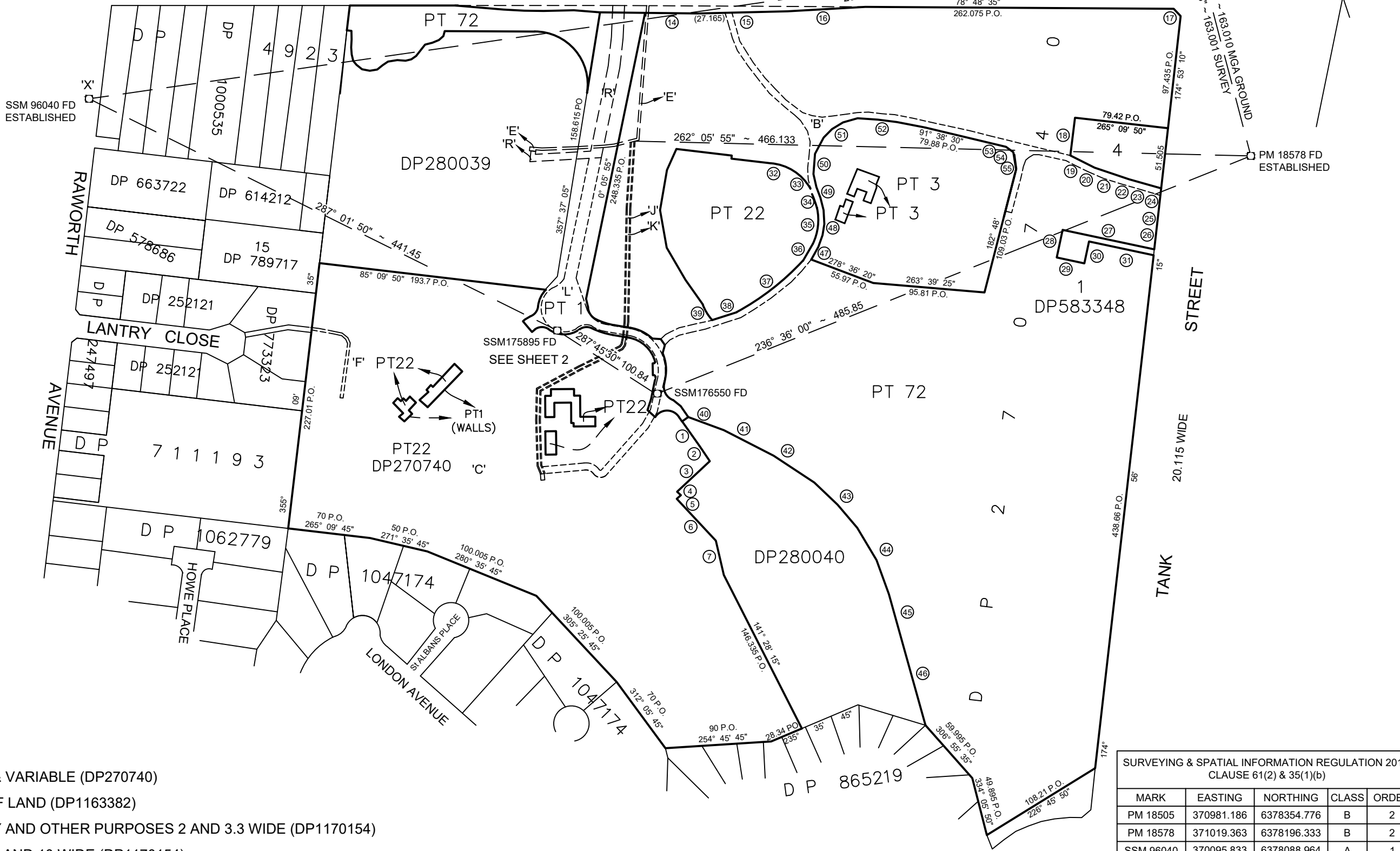


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SCHEDULE OF SHORT LINES & CURVED BOUNDARIES				
No.	BEARING	DISTANCE	ARC	RADIUS
1	312°55'25"	25.135		
2	314°31'20"	16.075	16.08	494.15
3	35°26'36"	38.81		
4	305°26'35"	3.29		
5	35°26'35"	3.54		
6	305°26'35"	49.61		
7	335°22'50"	29.875		
14	78°27'05"	40.82		
15	76°39'15"	81.78		
16	76°27'45"	66.125		
17	126°50'50"	6.685		
18	175°16'40"	32.625		
19	105°18'20"	10.43		
20	103°44'20"	8.26		
21	101°22'15"	6.89		
22	99°04'10"	6.89		
23	96°36'15"	20.695		
24	95°03'10"	28.950		
25	174°53'10"	15.38		
26	174°56'15"	36.295		
27	270°26'30"	79.615		
28	180°26'50"	24		
29	90°26'50"	21		
30	0°26'50"	19		
31	90°26'30"	56.095		
32	98°37'	54.935	59.78	42.33
33	150°41'20"	4.93	4.93	62.76
34	149°08'15"	12.715	12.73	88.66
35	175°16'20"	30.6	31.165	47.09
36	198°46'10"	16.56		
37	220°38'15"	71.275	71.59	219.67
38	240°39'	21.76		
39	325°57'	27.295	27.855	40
40	97°41'25"	11.265		
41	100°16'05"	25.39		
42	286°03'50"	42.545	42.555	540.845
43	296°06'10"	66.96	67.2	227.46
44	313°29'25"	59.655	59.865	207.065
45	330°15'35"	78.68	78.705	912.71
46	152°57'15"	66.9	66.91	1103.3
47	18°46'10"	13.26		
48	355°23'35"	34.385	35.025	52.59
49	329°19'10"	13.47	13.485	83.16
50	349°35'45"	41.335	42.29	57.26
51	46°30'45"	41.13	42.29	48.255
52	84°23'	38.53	38.595	188.385
53	95°33'20"	9.205		
54	125°31'20"	9.235	9.725	8.77
55	160°44'	12.17		

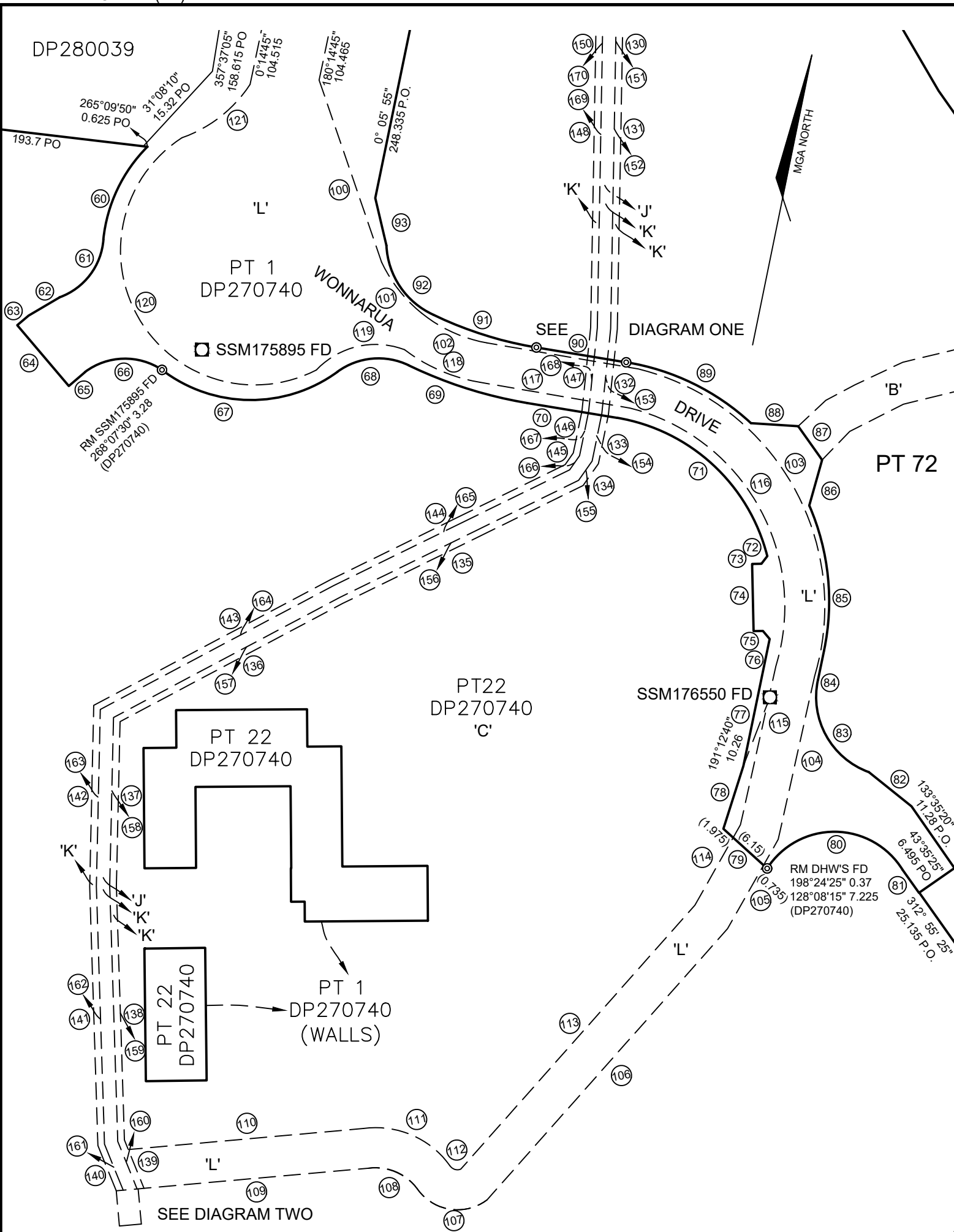


- 'B' RIGHT OF ACCESS 5.5 WIDE & VARIABLE (DP270740)
- 'C' RESTRICTION ON THE USE OF LAND (DP1163382)
- 'E' EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 2 AND 3.3 WIDE (DP1170154)
- 'R' RIGHT OF CARRIAGEWAY 4, 6 AND 10 WIDE (DP1170154)
- 'F' EASEMENT FOR DRAINAGE OF SEWAGE 2 WIDE (DP1170158)
- 'J' EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 2 AND 3.3 WIDE (DP1183563)
- 'K' RIGHT OF CARRIAGEWAY 4 WIDE (DP1183563)
- 'L' RIGHT OF CARRIAGEWAY VARIABLE WIDTH (DP1183563)

SURVEYING & SPATIAL INFORMATION REGULATION 2012: CLAUSE 61(2) & 35(1)(b)				
MARK	EASTING	NORTHING	CLASS	ORDER
PM 18505	370981.186	6378354.776	B	2
PM 18578	371019.363	6378196.333	B	2
SSM 96040	370095.833	6378088.964	A	1
SSM 175895	370517.7	6377959.6	U	U
SSM 176550	370613.8	6377928.9	U	U

SOURCE: M.G.A. CO-ORDINATES ADOPTED FROM SCIMS ON 21/9/2012. COMBINED SCALE FACTOR : 0.999805

Surveyor: BRENTON PETER HANCKEL DUGGAN MATHER SURVEYORS Date of Survey: - Surveyors Ref: 2020191 DP1 DRAFT	<b>PLAN OF SUBDIVISION OF LOTS 2 &amp; 7                  DP270740</b>	LGA: MAITLAND Locality: MORPETH Subdivision No: LENGTHS ARE IN METERS. REDUCTION RATIO 1: 2500	Registered	<b>DP DRAFT</b> <b>10/12/2020</b>
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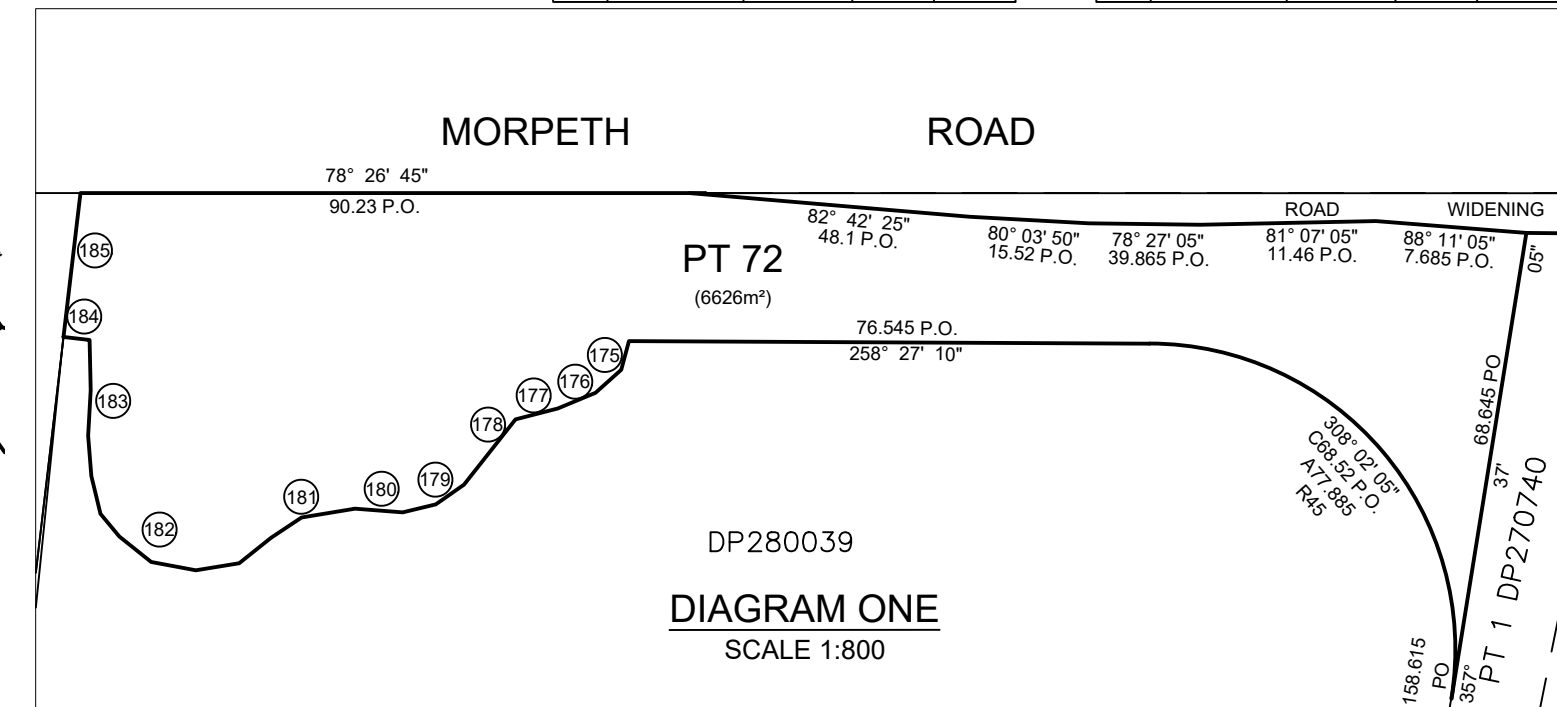


SCHEDULE OF SHORT LINES & CURVED BOUNDARIES

No.	BEARING	DISTANCE	ARC	RADIUS
60	13°47'30"	15.37	15.695	22.23
61	25°36'05"	10.895	11.485	10.27
62	47°53'50"	5.395	5.42	15.95
63	38°08'15"	2.23		
64	308°08'15"	11.95		
65	217°57'55"	3.215		
66	256°48'50"	11.54	12.475	9.2
67	259°02'15"	26.345	28.23	22.08
68	253°21'10"	10.715	11.255	10.42
69	276°03'55"	18.65	18.715	65.08
70	267°49'25"	13.65		
71	301°04'45"	30.6	32.41	27.92
72	25°45'20"	1.44	1.61	1
73	77°10'25"	1.4		
74	347°10'20"	10.08		
75	257°10'25"	1.4		
76	308°38'45"	1.565	1.795	1
77	0°07'15"	19.445		
78	6°02'05"	9.895	9.91	48
79	300°35'30"	8.855		
80	259°04'15"	20.315	24.09	12.12
81	313°01'40"	4.215		
82	117°15'30"	8.2	8.34	13.1
83	139°34'05"	15.8	17.2	12.15
84	180°07'15"	4.485		
85	162°37'35"	21.855	22.2	36.35
86	184°07'10"	7.11	7.69	5.65
87	133°06'25"	6.2		
88	82°05'40"	7.11	7.69	5.65
89	104°27'10"	20.805	21.1	36.35

90	87°49'25"	13.645		
91	96°02'50"	16.205	16.26	56.65
92	134°19'25"	12.56	13.2	12.15
93	155°06'05"	7.31	7.35	20.35
100	149°30'	28.845		
101	115°57'40"	19.91	20.695	21.6
102	88°12'	23.065		
103	138°38'	53.145	59.445	36.7
104	181°01'20"	25.03		
105	198°00'30"	15.405		
106	210°01'	54.36		
107	267°36'	10.62	11.87	7.3
108	281°04'	7.94	8.35	7.6
109	253°19'	33.76		
110	73°19'	35.435		
111	101°47'	14.09	14.805	13.6
112	96°07'	1.71		
113	30°01'	52.895		
114	18°00'30"	13.875		
115	1°01'20"	24.355		
116	319°00'40"	44.45	49.72	30.7
117	268°12'	22.86		
118	281°50'	12.34	12.465	25.7
119	245°26'	13.56	14.37	12.2
120	318°23'	40.245	61.325	20.1
121	40°23'	12.98	13.215	20.5
130	172°04'20"	57.5		
131	169°28'	96.225		
132	174°30'40"	13.16		
133	180°	7.255		
134	203°28'	3.99		
135	232°19'	40.145		
136	230°29'20"	37.805		

137	169°43'	24.7		
138	166°38'	38.065		
139	146°21'	7.83		
140	326°21'	7.325		
141	346°38'	38.89		
142	349°43'	27.15		
143	50°29'20"	40.215		
144	52°19'	39.18		
145	23°28'	2.13		
146	0°	6.27		
147	354°30'	12.75		
148	349°28'	96.145		
150	352°04'20"	56.295		
151	172°04'20"	57.2		
152	169°28'	96.205		
153	174°30'20"	13.055		
154	180°	7.01		
155	203°28'	3.525		
156	232°19'	39.905		
157	230°29'20"	38.405		
158	169°43'	25.31		
159	166°38'	38.27		
160	146°21'	7.7		
161	326°21'	7.45		
162	346°38'	38.685		
163	349°43'	26.535		
164	50°29'20"	39.61		
165	52°19'	39.42		
166	23°28'	2.595		
167	0°	6.515		
168	354°30'	12.85		
169	349°28'	96.165		
170	352°04'20"	56.6		



- 'B' RIGHT OF ACCESS 5.5 WIDE & VARIABLE (DP270740)
- 'C' RESTRICTION ON THE USE OF LAND (DP1163382)
- 'J' EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 2 AND 3.3 WIDE (DP1183563)
- 'K' RIGHT OF CARRIAGEWAY 4 WIDE (DP1183563)
- 'L' RIGHT OF CARRIAGEWAY VARIABLE WIDTH (DP1183563)

Surveyor: BRENTON PETER HANCKEL  
DUGGAN MATHER SURVEYORS  
Date of Survey: -  
Surveyors Ref: 2020191 DP1 DRAFT

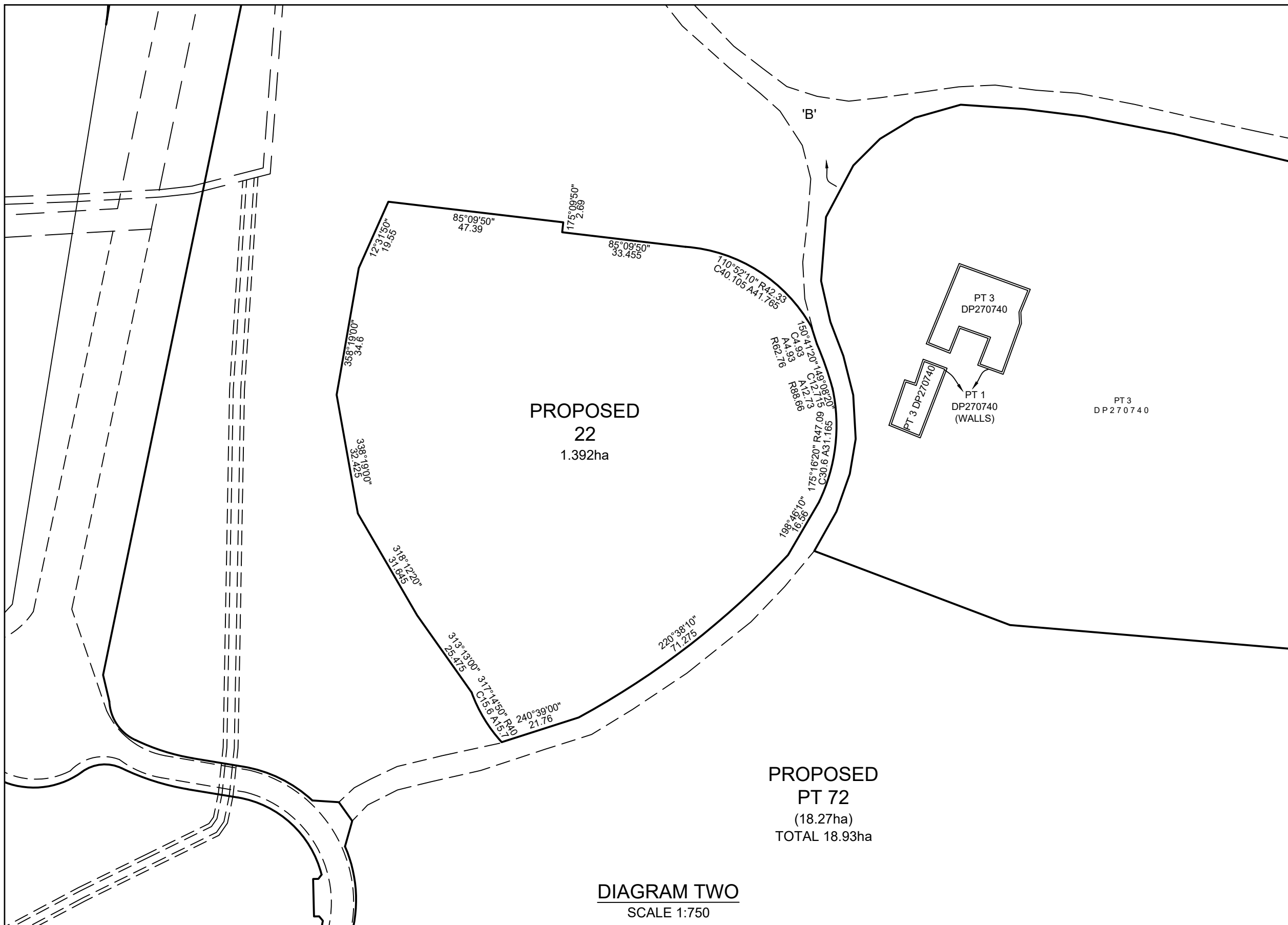
PLAN OF SUBDIVISION OF LOTS 2 & 7  
DP270740

LGA: MAITLAND  
Locality: MORPETH  
Subdivision No:  
LENGTHS ARE IN METERS. REDUCTION RATIO 1:500

Registered

DP DRAFT  
10/12/2020





**DIAGRAM TWO**  
SCALE 1:750

SCHEDULE OF SHORT LINES & CURVED BOUNDARIES				
No.	BEARING	DISTANCE	ARC	RADIUS
130	172°04'20"	57.5		
131	169°28'	96.225		
148	349°28'	96.145		
150	352°04'20"	56.295		
151	172°04'20"	57.2		
152	169°28'	96.205		
169	349°28'	96.165		
170	352°04'20"	56.6		
175	210°06'50"	11.305	12	10.1
176	244°09'20"	3.09		
177	225°20'40"	9.61	9.785	14.9
178	206°32'	7.17		
179	234°27'20"	13.205	13.74	14.1
180	262°22'30"	4.21		
181	239°19'10"	15.59	16.015	19.9
182	282°07'30"	27.56	34.715	15.1
183	347°59'30"	19.225		
184	258°27'10"	3.845		
185	355°09'35"	21.575		

- 'E' EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 2 AND 3.3 WIDE (DP1170154)
- 'R' RIGHT OF CARRIAGEWAY 4, 6 AND 10 WIDE (DP1170154)
- 'J' EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 2 AND 3.3 WIDE (DP1183563)
- 'K' RIGHT OF CARRIAGEWAY 4 WIDE (DP1183563)
- 'L' RIGHT OF CARRIAGEWAY VARIABLE WIDTH (DP1183563)

Surveyor: BRENTON PETER HANCKEL  
DUGGAN MATHER SURVEYORS  
Date of Survey: -  
Surveyors Ref: 2020191 DP1 DRAFT

PLAN OF SUBDIVISION OF LOTS 2 & 7  
DP270740

LGA: MAITLAND  
Locality: MORPETH  
Subdivision No:  
LENGTHS ARE IN METERS. REDUCTION RATIO 1: 750

Registered

**DP DRAFT**  
**10/12/2020**