



The site plan for Lot 116, located at the intersection of Martingale Terrace and a road to the north, shows a rectangular lot with a width of 50.00m and a depth of 50.00m. The lot area is 2265.6m², with 1275m² excluding an easement. A central easement, 15m wide, runs north-south, containing a 'BATTER 1 (TYP.)' with a 4:1 slope. The easement is flanked by 2m wide areas. The northern boundary features a 'GRASS LINED SWALE' with a 5m wide section and a 3.45m wide section. The southern boundary is adjacent to Martingale Terrace, with a 41.85m wide section and a 3.77m wide section. The plan also shows various utility lines, including power poles, and a scale bar indicating 0, 10, and 20m.

	Lot Boundary		Stormwater Pipe		Potable Water		Sewer Stop Valve
	Proposed Countour		No Access Zone		Potable Water Hydrant		Utility Connections
	Batter		Easement for drainage of 5.0m wide		Potable Water Stop Valve		
	Verge		Easement for drainage of 15.0m wide		Recycled Water		Light Pole
	Footpath		Electrical		Recycled Water Hydrant		Electrical Pillar
	Pram Ramp		High Voltage		Recycled Water Stop Valve		NBN Pit
	3.0m Wide Driveway		Low Voltage		Sewer		Sewer Boundary Kit and Collection Tank
	Retaining Wall		NBN/NBN Capping		Sewer Flushing Point		Proposed Tree
	Stormwater Pit						

1. Celestino gives notice that this is a preliminary plan of the property for promotional purposes only and is subject to completion of a final survey, requirements of government authorities, conditions of approvals, utility requirements, registration with LPI etc. This plan is only indicative and may change. Purchasers or interested parties should not rely on this plan for any property transaction and should undertake their own enquiries as to its correctness. To the extent permitted by law, Celestino disclaims any liability for any direct, indirect or consequential loss or damage which may result from any party acting on or relying on this plan. Refer to the deposited plan and associated 88b instrument for all easement and restriction details. 2. All utility services locations and landscaping shown are indicative only and may change subject to further detailed design. 3. Utility property connections are not drawn to scale. 4. Driveways shown indicatively. Driveways not to be constructed by Celestino. Shown for information only. 5. Driveways and laybacks to be provided by future lot owner. Locations to be determined with home design in accordance with the existing surrounding civil infrastructure and services and subject to council approval. On corner lots, driveways can also be considered on secondary street frontage. 6. Swales depicted on lot is protected by easement and to remain functional at all times. Swale may not be amended by future lot owner.