



LEGEND

- Site Boundary
- Existing Heritage Railway Tracks
- Proposed F3 motorway RTA Extension
- Existing Transgrid Easement
- Existing Energy Australia Easement
- Existing Dual Power Pole Position (Monteath, 2008)
- Proposed Electricity Transmission Lines (Monteath, 2008)
- Existing Creek Line
- Existing Lakes
- Creek Buffer Zone
- 100 years Flood Line (GHD, 2008)
- APZ (HSO, 2008)
- Existing Heritage Park / Open Space to be reserved (ERM, 2008)

Notes

- 1 Flooding and detention issues to be addressed on site
- 2 APZ and Creek Buffer restricting building footprint
- 3 F3 and Newcastle Link Road are barriers to physical movement and connectivity surrounding the sites and create noise impact
- 4 Existing heritage determines conservation area and view corridor requirements
- 5 Lack of pedestrian and cyclist access within the site
- 6 Existing Transgrid and Energy Australia Easement Zone creates physical and visual impacts to be addressed on site

Note:
All dimensions and areas are approximate only, and are subject to survey and Council approval.
The boundaries shown on this plan should not be used for final detailed engineers design.

AMENDMENTS

Level Datum	Date	22 JULY 2009
Origin	Surveyed	
Comp By.	KCH	
DWG Name.	24311CONSTRAINTS	
Local Authority	Newcastle/Lake Macquarie	
Job Reference	24311	
Scale		
1:5000@A0		

CLIENT

COAL & ALLIED
INDICATIVE SITE CONSTRAINTS
DRAINAGE & OPEN SPACE PLAN

PROJECT

PROPOSED
SUBDIVISION

Plan Reference
24311-12

CONICS

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