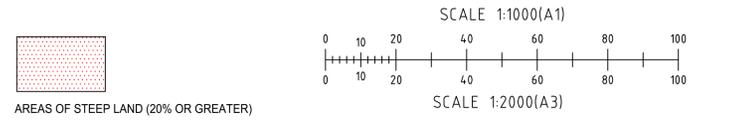




SUBJECT LAND BURDENED BY THE EXISTING RIGHT OF CARRIAGEWAY 3 WIDE (E) TO BE TRANSFERRED TO LOT 1 IN DP 1239161 BY SEPARATE BOUNDARY ADJUSTMENT



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REV.	DATE	BY	DESCRIPTION
H	02/07/2024	SRD	LOT 38 AMENDED, ADDITION SHEET ADDED
G	17/04/2024	SRD	FINAL LOT 43 DELETED, FOR ENGINEERING CONSULTANT
F	15/04/2024	SRD	LOT LAYOUT AMENDED FOR SINGLE BASIN
E	05/10/2023	SRD	BATTLE AXE HANDLES DIMENSIONED
D	22/06/2022	SRD	AMENDMENTS AFTER PRE LODGMENT ADVICE FROM COUNCIL
C	31/03/2021	SRD	NOTES CHANGED, EASEMENT NOTATIONS ADDED
B	29/03/2021	SRD	LOT SIZES AMENDED
A	3/03/2021	SRD	CONCEPT FOR CLIENT DISCUSSION

MAGNET FILE:
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AUTOCAD FILE:
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JOB REFERENCE:
20037



DATE OF SURVEY: BY OTHERS

LOCALITY: WALLERAWANG

SCALE: 1:1000 @ A1
1:2000 @ A3

SURVEYED BY:

LGA: LITHGOW CITY

CONTOUR INTERVAL: 1m

DRAWN BY: SRD

HORIZONTAL DATUM:

VERTICAL DATUM:

CHECKED BY:

ORIGIN OF COORDS:

ORIGIN OF LEVELS:

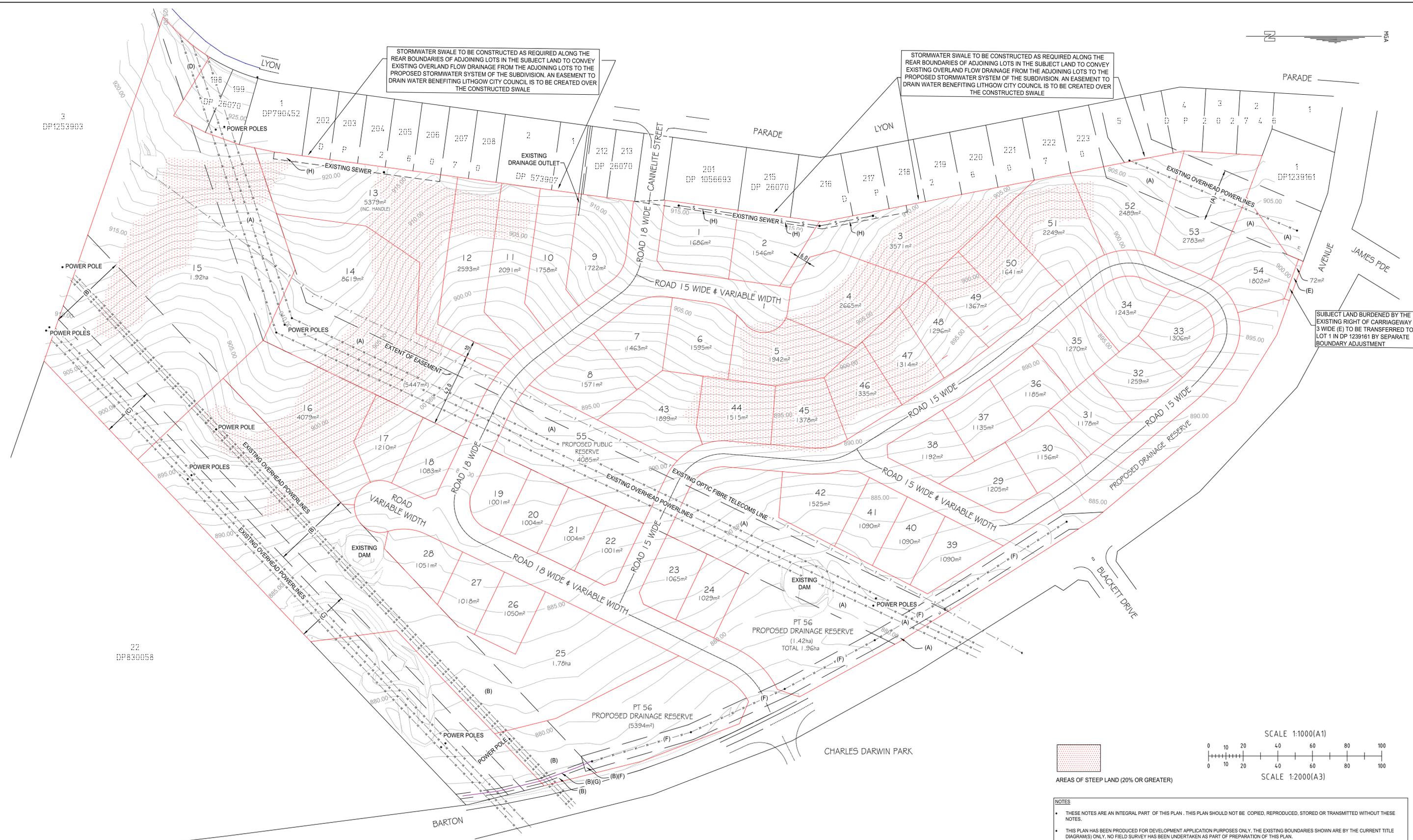
CLIENT: NELSON & WAYNE CLARK

PLAN SHOWING SUBDIVISION CONCEPT LAYOUT FOR
SUBDIVISION OF LOT 1 IN DP 1253903
(WITH AERIAL IMAGE)

DRAWING No: 20037-TP02_H

SHEET No: 1 OF 3

REVISION H

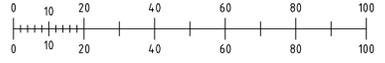


STORMWATER SWALE TO BE CONSTRUCTED AS REQUIRED ALONG THE REAR BOUNDARIES OF ADJOINING LOTS IN THE SUBJECT LAND TO CONVEY EXISTING OVERLAND FLOW DRAINAGE FROM THE ADJOINING LOTS TO THE PROPOSED STORMWATER SYSTEM OF THE SUBDIVISION. AN EASEMENT TO DRAIN WATER BENEFITING LITHGOW CITY COUNCIL IS TO BE CREATED OVER THE CONSTRUCTED SWALE

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SUBJECT LAND BURDENED BY THE EXISTING RIGHT OF CARRIAGEWAY 3 WIDE (E) TO BE TRANSFERRED TO LOT 1 IN DP 1239161 BY SEPARATE BOUNDARY ADJUSTMENT

SCALE 1:1000(A1)



AREAS OF STEEP LAND (20% OR GREATER)

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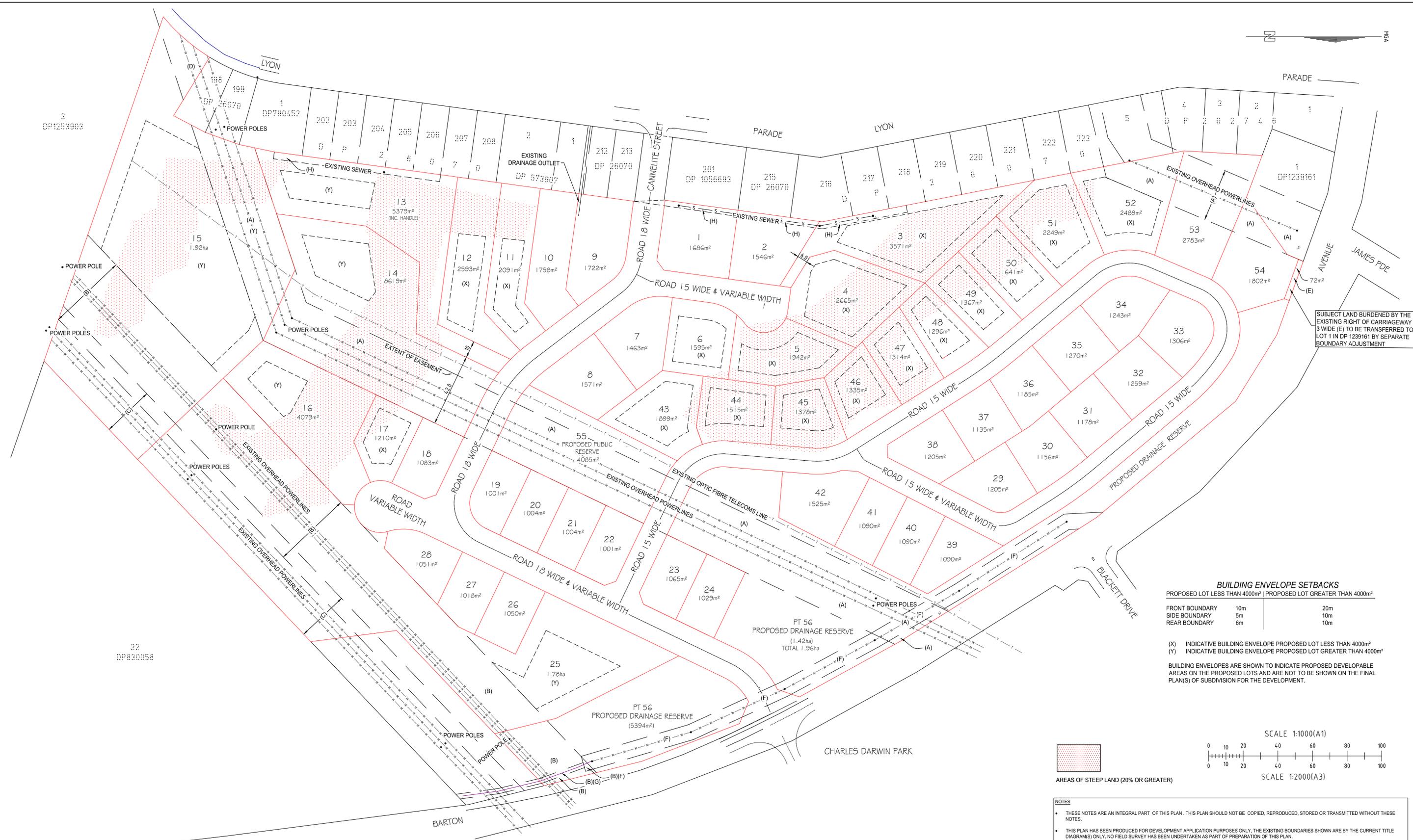
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ORIGIN OF COORDS:
CONTOUR INTERVAL: 1m
VERTICAL DATUM:
ORIGIN OF LEVELS:

CLIENT: NELSON & WAYNE CLARK
PLAN SHOWING SUBDIVISION CONCEPT LAYOUT FOR
SUBDIVISION OF LOT 1 IN DP 1253903
(WITHOUT AERIAL IMAGERY)
DRAWING No: 20037-TP02_H
SHEET No: 2 OF 3

A1
REVISION
H



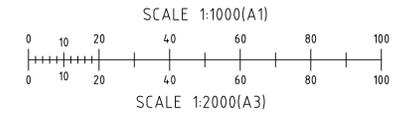
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BUILDING ENVELOPE SETBACKS
 PROPOSED LOT LESS THAN 4000m² | PROPOSED LOT GREATER THAN 4000m²

FRONT BOUNDARY	10m	20m
SIDE BOUNDARY	5m	10m
REAR BOUNDARY	6m	10m

(X) INDICATIVE BUILDING ENVELOPE PROPOSED LOT LESS THAN 4000m²
 (Y) INDICATIVE BUILDING ENVELOPE PROPOSED LOT GREATER THAN 4000m²

BUILDING ENVELOPES ARE SHOWN TO INDICATE PROPOSED DEVELOPABLE AREAS ON THE PROPOSED LOTS AND ARE NOT TO BE SHOWN ON THE FINAL PLAN(S) OF SUBDIVISION FOR THE DEVELOPMENT.



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Integrated Consulting
Planning | Bushfire | Surveying

PO BOX 9026 BATHURST WEST 2795
enquiries@integratedconsulting.com.au
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PLAN SHOWING INDICATIVE BUILDING ENVELOPES ON PROPOSED LOTS IN THE SUBDIVISION OF LOT 1 IN DP 1253903	
DRAWING No: 20037-TP02_H	REVISION H
SHEET No: 3 OF 3	