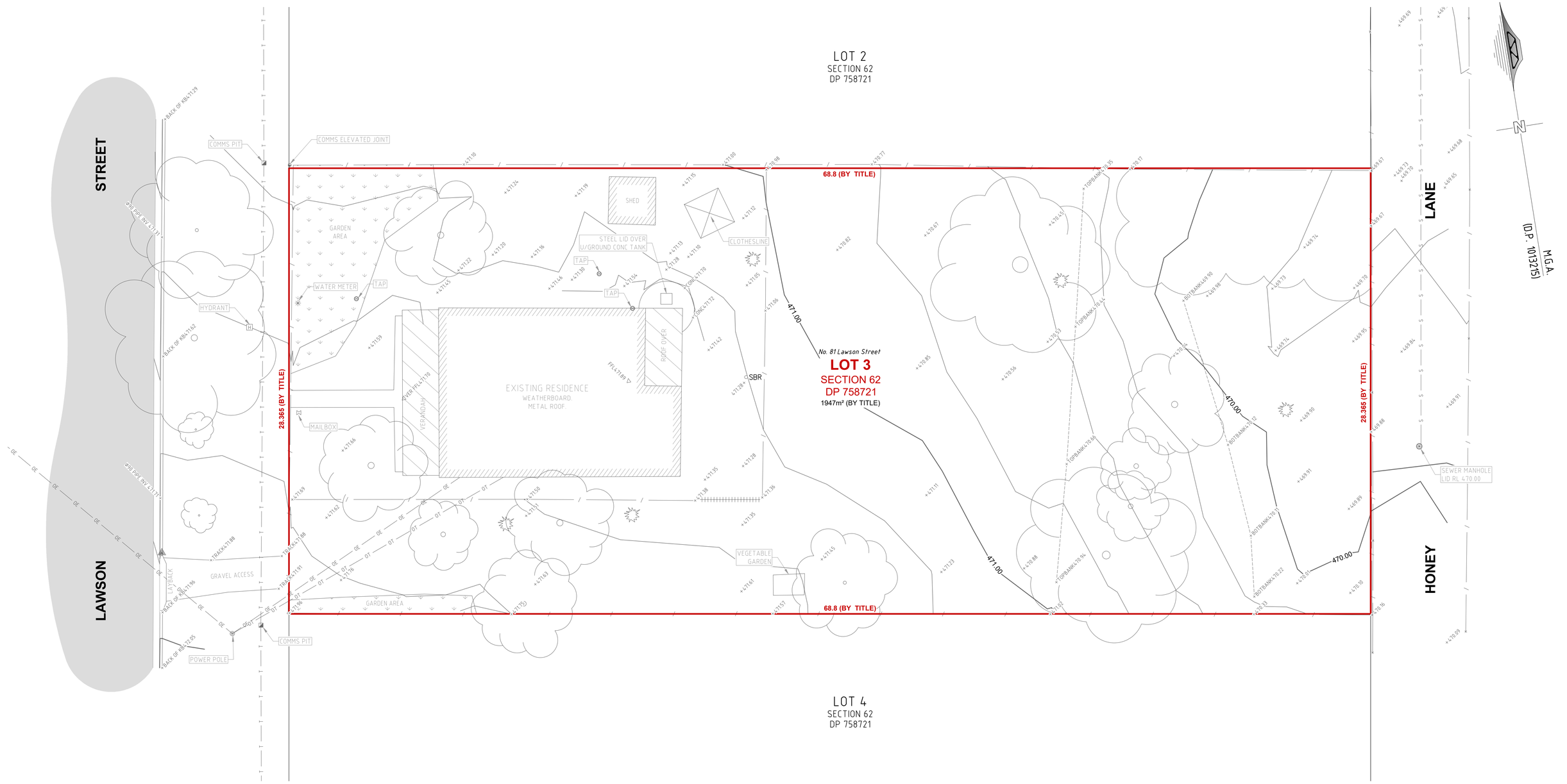

EXISTING SITE PLAN

REDUCTION RATIO 1:125 @ A1
1:250 @ A3

SCALE 1:125(A1)

0 2.5 5 7.5 10

0 2.5 5 7.5 10

SCALE 1:250(A3)

NOTES:

- THE BOUNDARY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM A COMBINATION OF THE TITLE PLAN P63.1009. IT HAS BEEN PLOTTED AS REQUIRED UNDER DIVISION 1, SECTION 9.(1) OF THE "SURVEYING AND SPATIAL INFORMATION REGULATION 2017". IT HAS NOT BEEN DETERMINED BY AN ACCURATE BOUNDARY SURVEY.
- A DETAIL & LEVEL SURVEY IS NOT A "LAND SURVEY" AS DEFINED BY THE SURVEYING AND SPATIAL INFORMATION ACT 2002. IF ANY CONSTRUCTION OR DESIGN WORK WHICH RELIES ON CRITICAL SETBACKS FROM THE STREET OR BOUNDARIES IS PLANNED, IT WOULD BE IMPERATIVE TO CARRY OUT FURTHER SURVEY WORK TO DETERMINE THE BOUNDARY DIMENSIONS.
- THE LOCATIONS AND DEPTHS OF UNDERGROUND SERVICES ARE NOT ASSURED BY BARNSON. SERVICE AUTHORITIES SHOULD BE CONSULTED BEFORE ANY EXCAVATION, DEMOLITION OR CONSTRUCTION COMMENCES.
- THERE MAY BE UNDERGROUND SERVICES THAT HAVE NOT BEEN SHOWN HEREON.
- BARNSON TAKES NO RESPONSIBILITY FOR LOSSES, DAMAGES OR INJURIES TO ANY PERSON OR ORGANISATION THAT MAY OCCUR DUE TO THE RELIANCE ON THIS PLAN FOR THE LOCATION OF UNDERGROUND SERVICES.

DATE OF SURVEY : 11th MARCH 2021
SURVEY BY : R. Boylan

DATUM : AUSTRALIAN HEIGHT DATUM (A.H.D.)
ORIGIN : PM 66561 RL 471.504m (S.C.I.M.S.)
MAJOR CONTOUR INTERVAL : 1 METRE
MINOR CONTOUR INTERVAL : 0.25 METRES

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KEY

- EXISTING SUBJECT CADASTRAL BOUNDARIES
- EXISTING FENCE LINE
- TOP / BOTTOM OF BANK – AS NOTED
- OE — EXISTING OVERHEAD ELECTRICITY CABLES
- OT — EXISTING OVERHEAD TELECOMMUNICATIONS CABLES
- T — EXISTING UNDERGROUND TELECOMMUNICATIONS CABLES

ISSUED TO CLIENT

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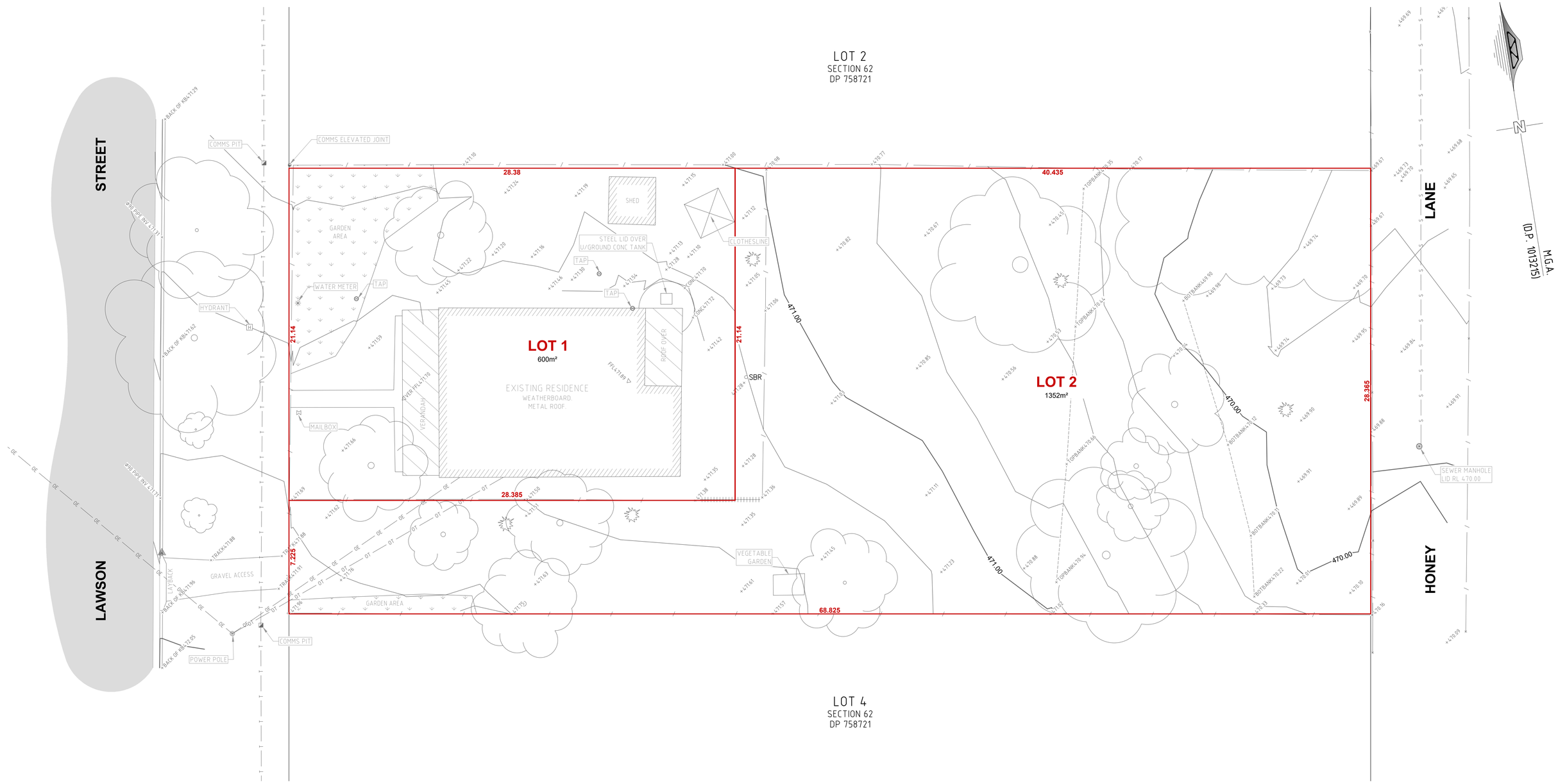
Client: Jetcharm Constructions
Project: PROPOSED SUBDIVISION OF LOT 3 IN SEC. 62 DP 758721 81 LAWSON STREET, MUDGEE NSW 2850
Drawing Title: EXISTING SITE PLAN

Rev	Date	Amendment
A	17-06-2022	ISSUED TO CLIENT

Survey RB Certification
Drawn JS
Check RB
Original Sheet Size = A1
Drawing Number 36090 - L10
Revision A



PROPOSED STAGE 1 SUBDIVISION PLAN

REDUCTION RATIO 1:125 @ A1
1:250 @ A3

SCALE 1:125(A1)

0 2.5 5 7.5 10

0 2.5 5 7.5 10

SCALE 1:250(A3)

KEY

- PROPOSED SUBJECT CADASTRAL BOUNDARIES
- EXISTING FENCE LINE
- TOP / BOTTOM OF BANK – AS NOTED
- EXISTING OVERHEAD ELECTRICITY CABLES
- EXISTING OVERHEAD TELECOMMUNICATIONS CABLES
- EXISTING UNDERGROUND TELECOMMUNICATIONS CABLES

NOTES:

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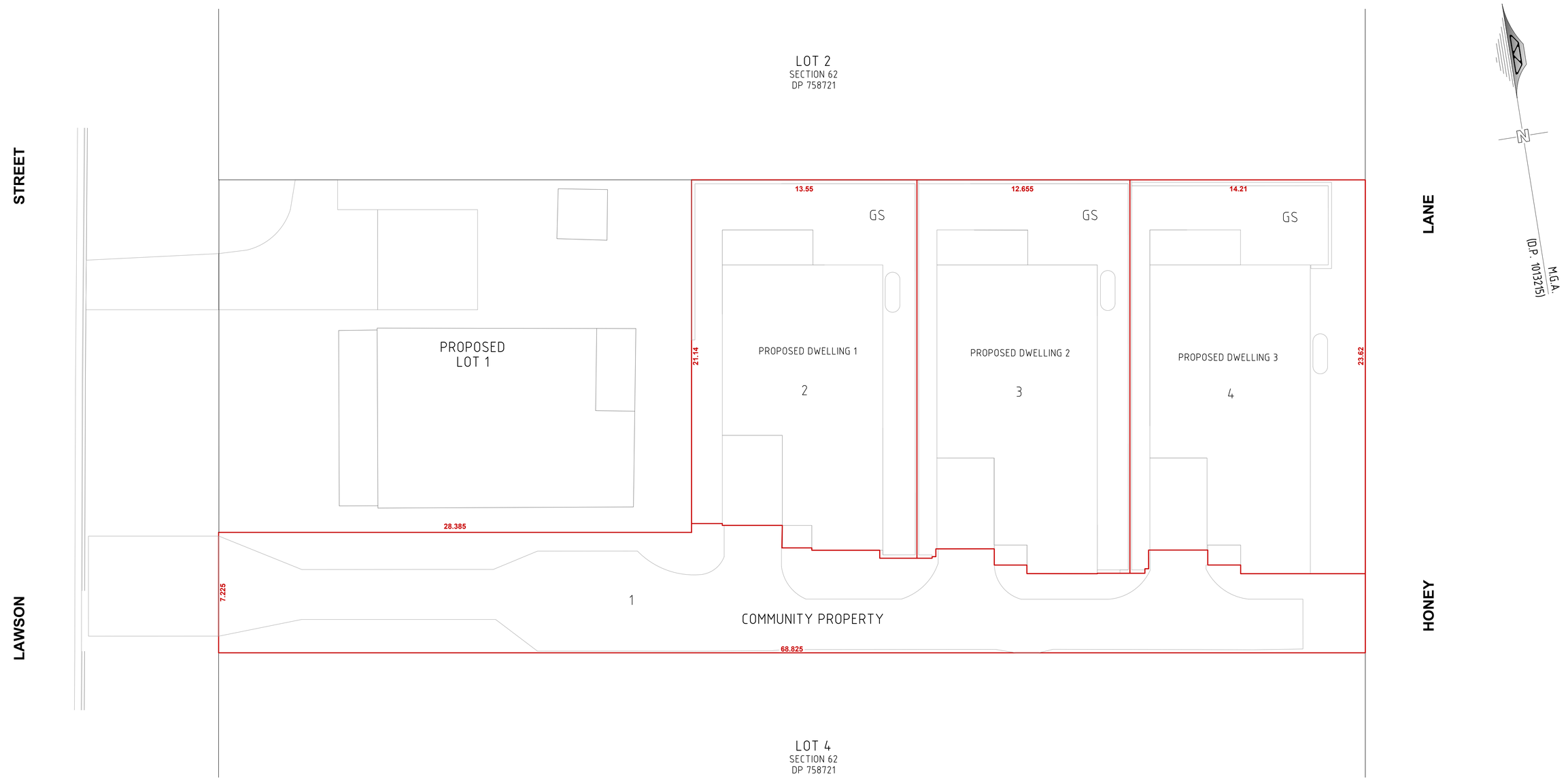
Client: Jetcharm Constructions
Project: PROPOSED SUBDIVISION OF LOT 3 IN SEC. 62 DP 758721
81 LAWSON STREET, MUDGEE NSW 2850
Drawing Title: PROPOSED STAGE 1 SUBDIVISION PLAN

Rev	Date	Amendment
A	17-06-2022	ISSUED TO CLIENT

Survey RB Certification
Drawn JS
Check RB
Original Sheet Size = A1
Drawing Number 36090 - L11
Revision A



NOTES:

- THIS PLAN WAS PREPARED BY BARNSON. THIS PLAN IS FOR THE USE OF MID-WESTERN REGIONAL COUNCIL AS PROPOSED SUBDIVISION PLAN TO ACCOMPANY DEVELOPMENT APPLICATION FOR THE PROPOSED SUBDIVISION OF LOT 3 IN SEC. 62 DP 758721 INTO 2 TORRENS TITLE LOTS AND THEN INTO LOTS & COMMUNITY PROPERTY. IN PARTICULAR, NO RELIANCE SHOULD BE PLACED ON THE INFORMATION ON THIS PLAN FOR ANY FINANCIAL DEALINGS INVOLVING THE LAND OTHER THAN AS TO ACCOMPANY DEVELOPMENT APPLICATION TO MID-WESTERN REGIONAL COUNCIL.
- THIS PLAN HAS NOT BEEN PREPARED FOR CONCEPT PURPOSES ONLY. THE DIMENSIONS AND THE FINAL AREAS OF THE LOTS SHOWN HERON MAY VARY AND ARE SUBJECT TO FIELD SURVEY AND ALSO TO THE REQUIREMENTS OF COUNCIL AND ANY OTHER AUTHORITY WHICH MAY HAVE REQUIREMENTS UNDER ANY RELEVANT LEGISLATION.THE REQUIREMENT FOR EASEMENTS HAS NOT BEEN INVESTIGATED AT THIS STAGE NO UNDERGROUND SERVICES, OVERHEAD SERVICES EASEMENTS, ENCUMBRANCES OR RESTRICTIONS AFFECTING, BENEFITING ON OR NEAR THE SUBJECT LAND HAVE BEEN SHOWN OR INVESTIGATED BY BARNSON.
- THIS PLAN IS NOT A PLAN OF AN APPROVED SUBDIVISION BY COUNCIL UNTIL A COUNCIL STAMP APPEARS ON THIS PLAN WITH THE STATEMENT THAT DA APPROVAL HAS BEEN GRANTED. PROPOSED LOTS 1 & 2 ARE NOT LOTS IN A REGISTERED DEPOSITED PLAN UNTIL A DEPOSITED PLAN IS PREPARED, APPROVED BY COUNCIL AND THEN REGISTERED AT NSW LAND REGISTRY SERVICES. BARNSON THEREFORE DISCLAIMS ANY LIABILITY FOR ANY LOSS OR DAMAGE WHATSOEVER OR HOWSOEVER INCURRED ARISING FROM ANY PARTY WHO USES OR RELIES UPON THIS PLAN FOR ANY OTHER PURPOSE.
- IF ANY CONSTRUCTION OR DESIGN WORK WHICH RELIES ON CRITICAL SETBACKS FROM THE STREET OR BOUNDARIES IS PLANNED, IT WOULD BE IMPERATIVE TO CARRY OUT FURTHER SURVEY WORK TO DETERMINE THE BOUNDARY DIMENSIONS.
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- THIS PLAN MAY BE SUBJECT TO ALTERATION FOR REASONS BEYOND THE CONTROL OF BARNSON.
- THIS NOTE IS AN INTEGRAL PART OF THIS PLAN.

PROPOSED STAGE 2
COMMUNITY TITLE SUBDIVISION
PLAN

REDUCTION RATIO 1:125 @ A1
1:250 @ A3

SCALE 1:125(A1)

0 2.5 5 7.5 10

0 2.5 5 7.5 10

SCALE 1:250(A3)

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Client: Jetcharm Constructions
Project: PROPOSED SUBDIVISION OF LOT 3 IN SEC. 62 DP 758721
81 LAWSON STREET, MUDGEE NSW 2850
Drawing Title: PROPOSED COMMUNITY TITLE SUBDIVISION PLAN OVER PROPOSED LOT 2

Rev	Date	Amendment
A	17-06-2022	ISSUED TO CLIENT

Survey RB
Drawn JS
Check RB
Original Sheet Size = A1

Certification

Drawing Number 36090 - L12

Revision A