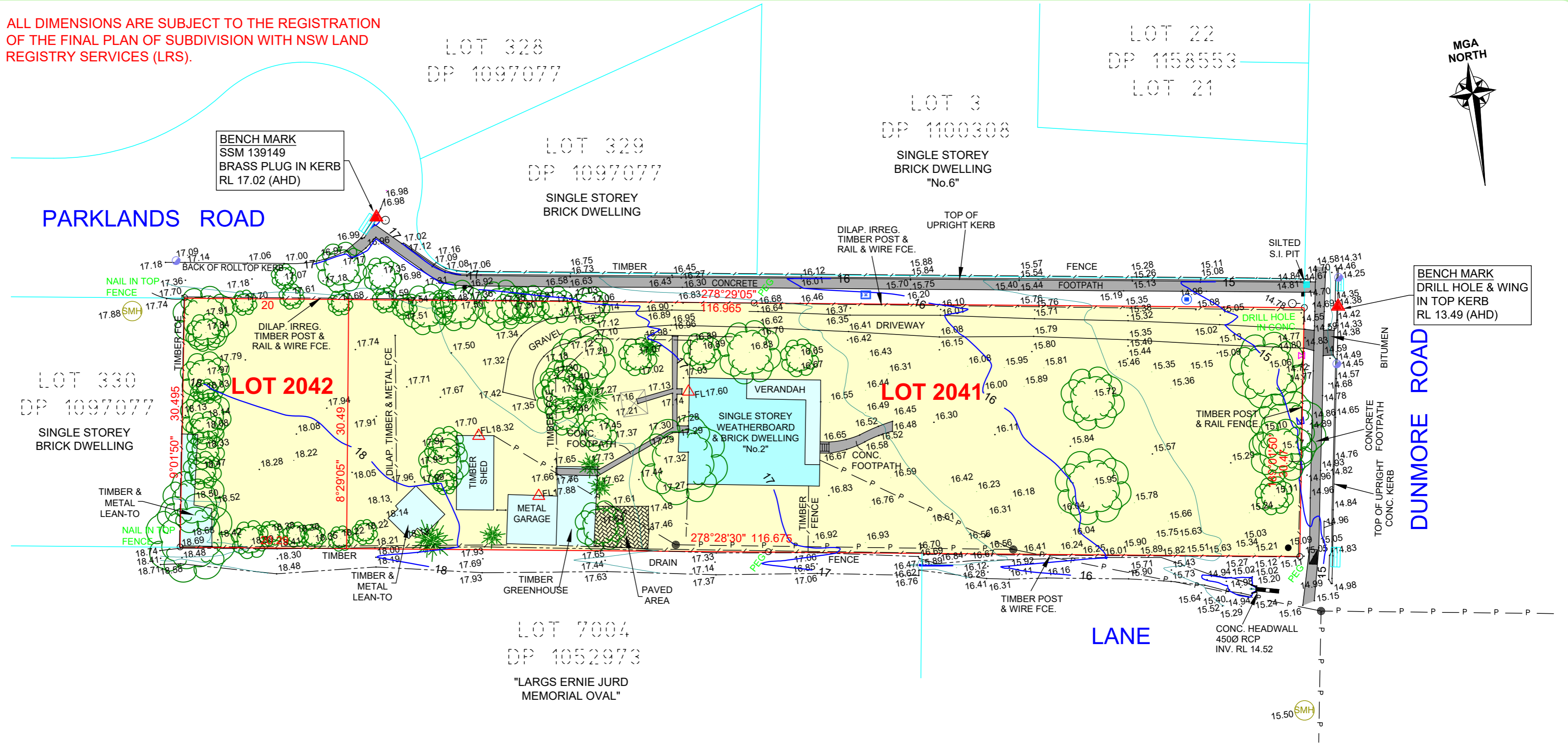




CAUTION: ALL DIMENSIONS ARE SUBJECT TO THE REGISTRATION OF THE FINAL PLAN OF SUBDIVISION WITH NSW LAND REGISTRY SERVICES (LRS).

LEGEND

- Tree canopy symbols: TREE, PALM TREE, CLOTHES LINE, POWER POLE, TELSTRA PIT, SEWER MANHOLE, SEWER INSPECTION OPENING, STORMWATER PIT, GULLY PIT, WATER METER, HYDRANT, STOP VALVE, LETTER BOX, LIGHT POLE, SIGN POST, STEEL POST, LINTEL, FLOOR LEVEL, BENCH MARK, HEAD WALL, OVERHEAD POWER LINE, BOUNDARY MARK, TOP OF BATTER, FENCE, KERB OUTLET



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NOTES - GENERAL

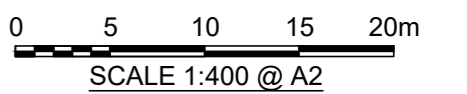
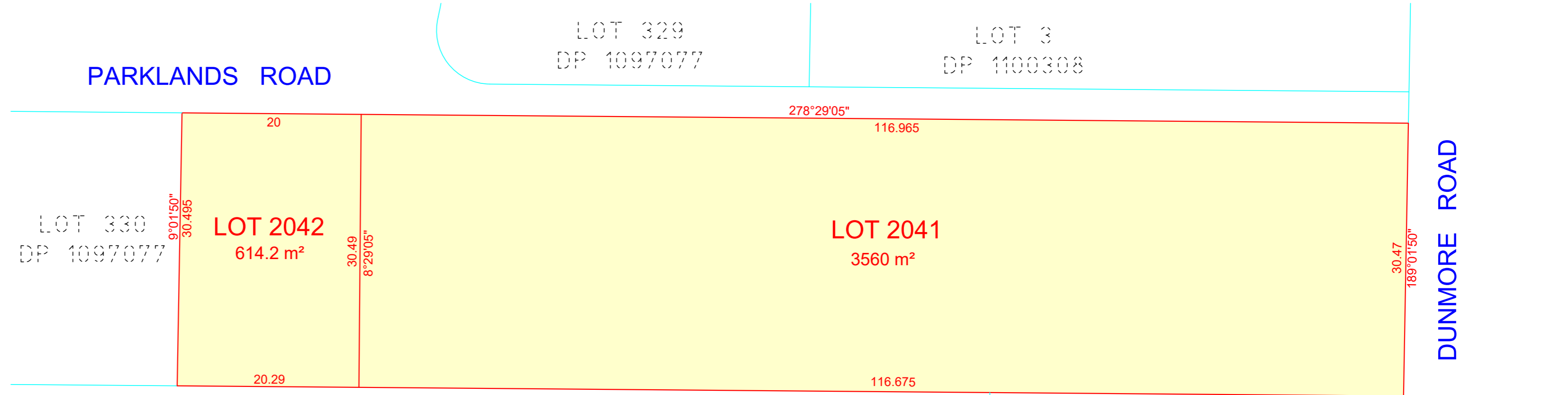
- 1. This plan may be colour coded and black & white copies may not fully disclose the information hereon.
2. This plan has been prepared for the exclusive use of the client named hereon. No responsibility is taken for any loss incurred by any third party resulting from unauthorised use of the plan.

NOTES - PROPOSED SUBDIVISION PLAN

- 1. Boundaries have not been verified by survey. All dimensions and areas are subject to final survey, council approval & registration of the final plan of subdivision with NSW Land Registry Services (LRS).
2. This subdivision layout should not be used for financial planning prior to council approval.
3. Easement(s) & Restriction(s) on the Use of Land & Positive Covenant(s) shown as "Proposed" on this plan are subject to final survey, council approval & registration of the final plan of subdivision with NSW Land Registry Services (LRS).
4. Easement(s) & Restriction(s) on the Use of Land & Positive Covenant(s) may be created on the final subdivision plan.

NOTES - TOPOGRAPHICAL

- 1. Service lines and service structures have only been located and shown hereon where they were visible at the time of survey. Contact "Before You Dig" at www.byda.com.au prior to any excavation or earthworks.
2. The accuracy of this data may not be suitable for building construction and therefore survey marks should be placed prior to any construction commencing.
3. Contours shown are a computer interpretation only which depict the topography. Except at spot levels shown they do not represent the exact level at any particular point. The spot levels are true for their location, & are intended to be useful to represent the general terrain. Care should be taken if extrapolating.
4. Tree spread diameters shown are diagrammatic only & may not be symmetrical. If any of these elements are critical to design, a further survey should be requested for accurate location.



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Technical Details: Azimuth - MGA Origin - PM 18523 Easting - 369 084.250 Northing - 6 381 191.693

Datum - AHD Origin - PM 18523 R.L. - 14.438 (AHD) Contour Int. - 0.5 METRE

Surveyed MB 11/03/24 Drafted PG 13/03/24 Checked AJM 13/03/24

Title Client Site Locality VALLEY HOMES Lot 204 DP 1081531 - No. 3 DUNMORE ROAD LGA MAITLAND LARGS

PROPOSED SUBDIVISION VALLEY HOMES Lot 204 DP 1081531 - No. 3 DUNMORE ROAD LGA MAITLAND

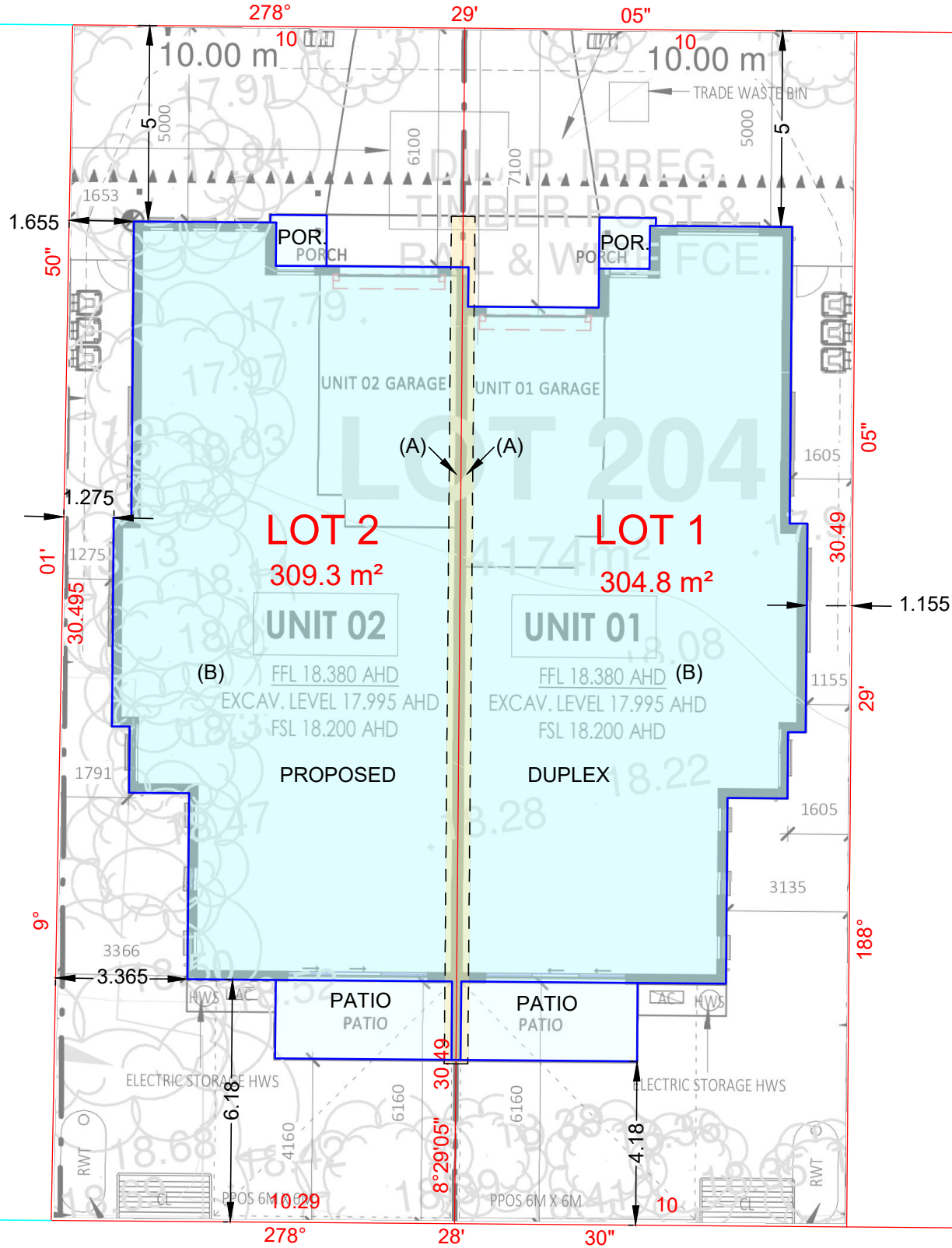
Our Ref: 9296 PS1-V2 Original Size Sheet No. A2 1 of 1



CAUTION: ALL DIMENSIONS ARE SUBJECT TO THE REGISTRATION OF THE FINAL PLAN OF SUBDIVISION WITH NSW LAND REGISTRY SERVICES (LRS).



PARKLANDS ROAD



LOT 330
DP 1097077

**PROPOSED
LOT 2041**

LOT 7004
DP 1052973

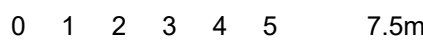
NOTES - GENERAL

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- (A) PROPOSED EASEMENT FOR SUPPORT 0.3 WIDE
- (B) PROPOSED EASEMENT TO DRAIN ROOF WATER (ENTIRE LOT)



SCALE 1:150 @ A3



SURVEYING | CIVIL ENGINEERING | TOWN PLANNING | PROJECT MANAGEMENT
STRATA CERTIFICATION | ECOLOGY | BUSHFIRE ASSESSMENT
4/199 ADELAIDE STREET PO BOX 363
RAYMOND TERRACE, 2324
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Technical Details:
Azimuth - MGA
Origin -
Easting -
Northing -
Datum -
Origin -
R.L. -
Contour Int. -

Surveyed
Surveyor

Drafted
CW 25/03/24

Checked
CW 25/03/24

Title

Client

Site

Locality

PROPOSED SUBDIVISION

VALLEY HOMES
Lot 2042 DP 1081531 - No.2 DUNMORE ROAD
LGA MAITLAND

Our Ref:
9296 PS2-V2
Sheet No.
1 of 1
Original Size
A3

SITE COVERAGE - UNIT 01 & 02		
HARDSTAND	364.69 m ²	59%
PERMEABLE	249.10 m ²	41%
SITE AREA	613.79 m ²	

LEGEND - KEYNOTES (REFER SPECIFICATIONS)

AC	AIR CONDITIONING AS SPECIFIED
CL	CLOTHES LINE AS SELECTED
HWS	HOT WATER SYSTEM
RWT	RAINWATER TANK

PRIVATE OPEN SPACE(40m2 REQ/UNIT)	
POS UNIT 01	77.05 m ²
POS UNIT 02	75.87 m ²
TOTAL POS	152.92 m ²

LEGEND

	TREE CANOPY
	TREE
	R.L. AT BASE OF TREE
	CLOTHES LINE
	POWER POLE
	TELSTRA PIT
	TELSTRA POST
	LARGE TELSTRA PIT
	SEWER MANHOLE
	SEWER MAINTENANCE SHAFT
	SEWER INSPECTION OPENING
	SEWER FLUSHING POINT
	SEPTIC TANK
	STORMWATER PIT
	GULLY PIT
	WATER METER
	HYDRANT
	TAP
	STOP VALVE
	ELECTRICAL CABLE BOX
	LETTER BOX
	LIGHT POLE
	SIGN POST
	FLAG POLE
	LINTEL
	STATION / BENCH MARK
	FLOOR LEVEL
	BENCH MARK
	HEAD WALL
	GATE
	OVERHEAD POWER LINE
	GAS MAIN
	19.75 G GUTTER HEIGHT
	21.90 R RIDGE HEIGHT
	21.90 F FENCE HEIGHT
	21.90 RW RETAINING WALL HEIGHT
	BOUNDARY PEG
	PHOTO No. & DIRECTION
	NBN DISTRIBUTION HUB
	TOP OF BATTER
	TOE OF BATTER
	FENCE
	GAS VALVE
	BOLLARDS
	KERB OUTLET
	WINDOW

Certificate No. 0009267820

Scan QR code or follow website link for rating details.

Assessor name Leanne Chadban

Accreditation No. DMN/17/1819

Property Address 2 Dunmore Road, Largs NSW, 2320

hstar.com.au/QR/Generate?r=akrvvpXzP

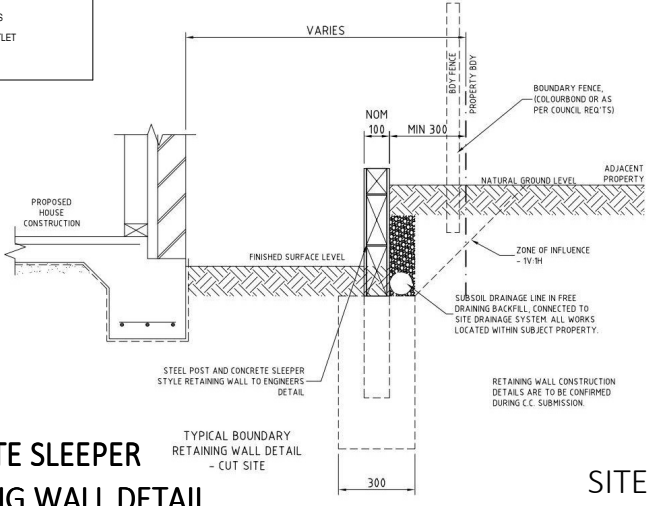
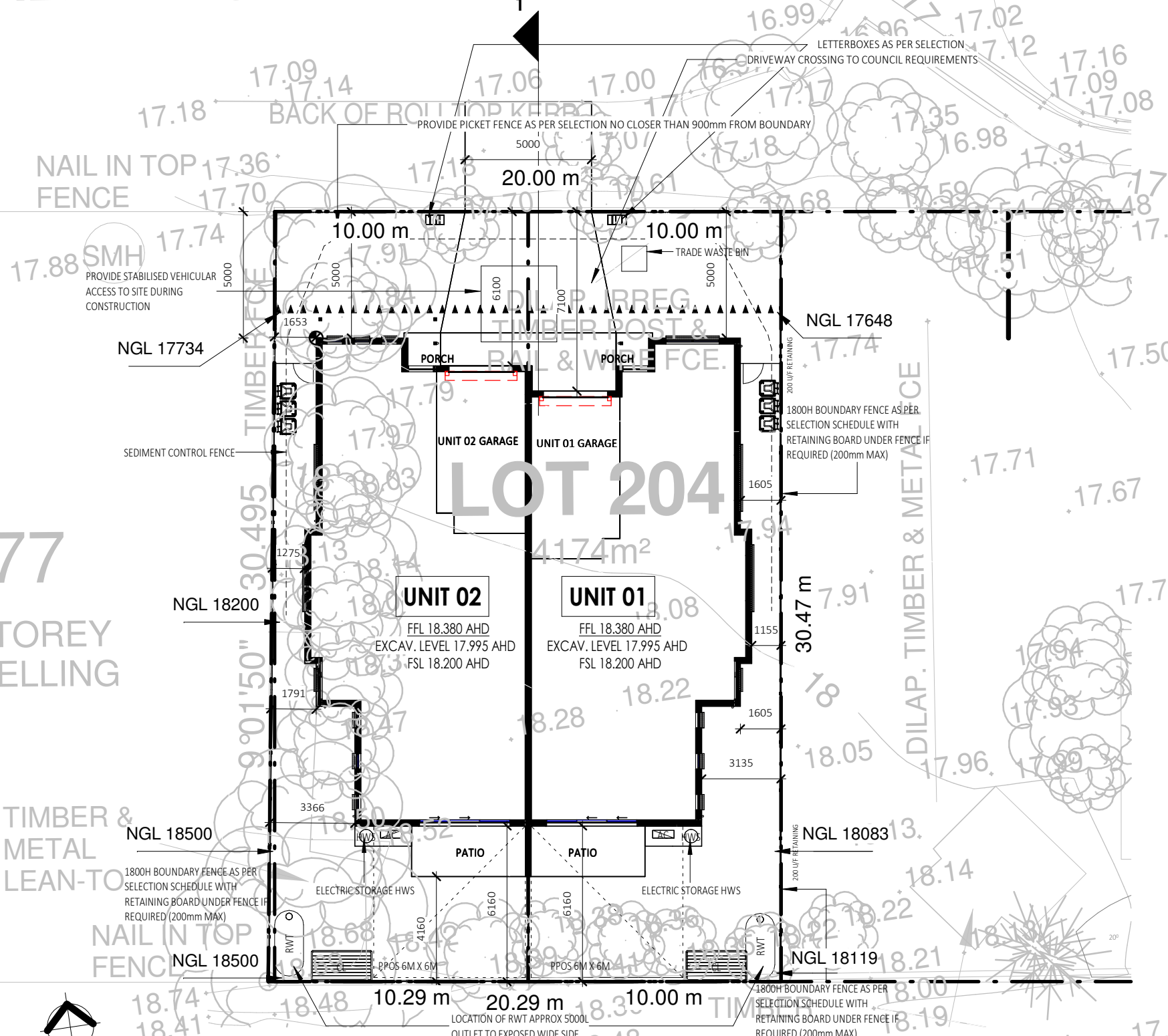
BENCH MARK
SSM 139149
BRASS PLUG IN KERB
RL 17.02 (AHD)

PARKLANDS ROAD

LOT 330
DP 1097077

LOT 204
4174m²

SINGLE STOREY
WOODICK DWELLING



SITE PLAN
1 : 200



REFER TO TENDER

TORRENS TITLE SUBDIVISION



MAMBARE PTY LTD T/A VALLEY HOMES
A.C.N. 000 939 980
www.valleyhomes.com.au
457 HIGH STREET, MAITLAND. 2320
PHONE:(02)49341400
BUILDERS LIC. No. 5117

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No.	Date	Description	Drm
1	12.02.24	ISSUED FOR DA APPLICATION	GR
2	18.03.24	ISSUED FOR DA APPLICATION	GR
3	03.04.24	ISSUED FOR DA APPLICATION	GR

FOR:
LARGS PROPERTY GROUP

AT:
LOT 204 DP 1081531
DUNMORE ROAD
LARGS
NSW 2320

Sheet Title
SITE SETOUT PLAN (BULK EARTHWORKS)

Date	16.08.23		
Drawn by	JH	Checked	
Checked by Owner	Date	Signed by Builder	
Scale	As indicated	@ A3	
Design	CUSTOM	Rev	3
Drawing No.	23013	Sheets	AA11.0.1

Certificate No. 0009267820
 Scan QR code or follow website link for rating details.
Assessor name Leanne Chadban
Accreditation No. DMN/17/1819
Property Address 2 Dunmore Road, Largs NSW, 2320
 hstar.com.au/QR/Generate?p=aKrvwpXzP




VALLEY HOMES
 SINCE 1971
 MAMBARE PTY LTD T/A VALLEY HOMES
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3	03.04.24	ISSUED FOR DA APPLICATION	GR

FOR:
LARGS PROPERTY GROUP

AT:
 LOT 204 DP 1081531
 DUNMORE ROAD
 LARGS
 NSW 2320

Sheet Title
 ELEVATIONS - UNIT 02 & 01

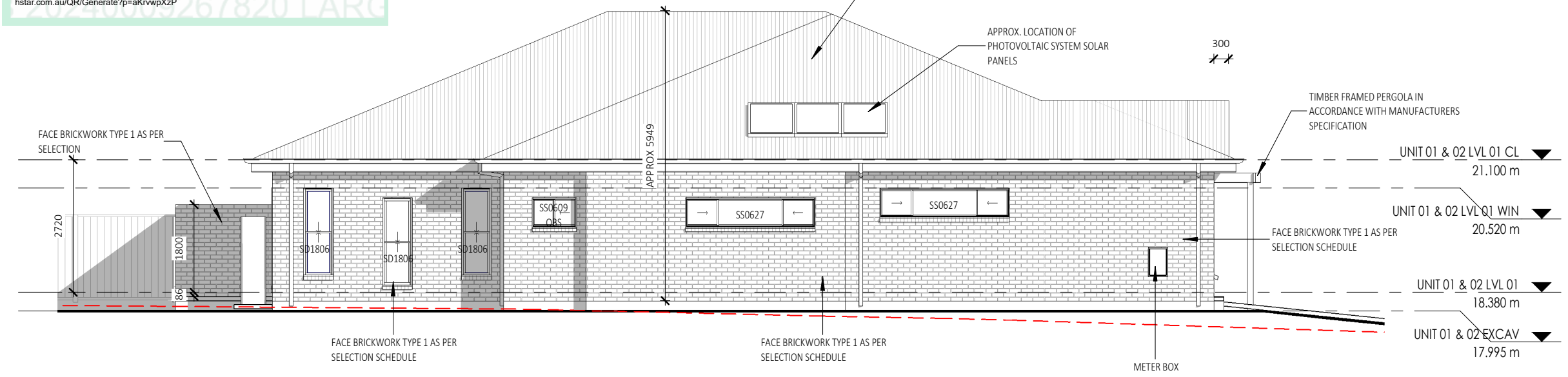
Date
 16.08.23

Drawn by GR Checked
 Checked by Owner Date Signed by Builder

Scale
 1 : 100 @ A3

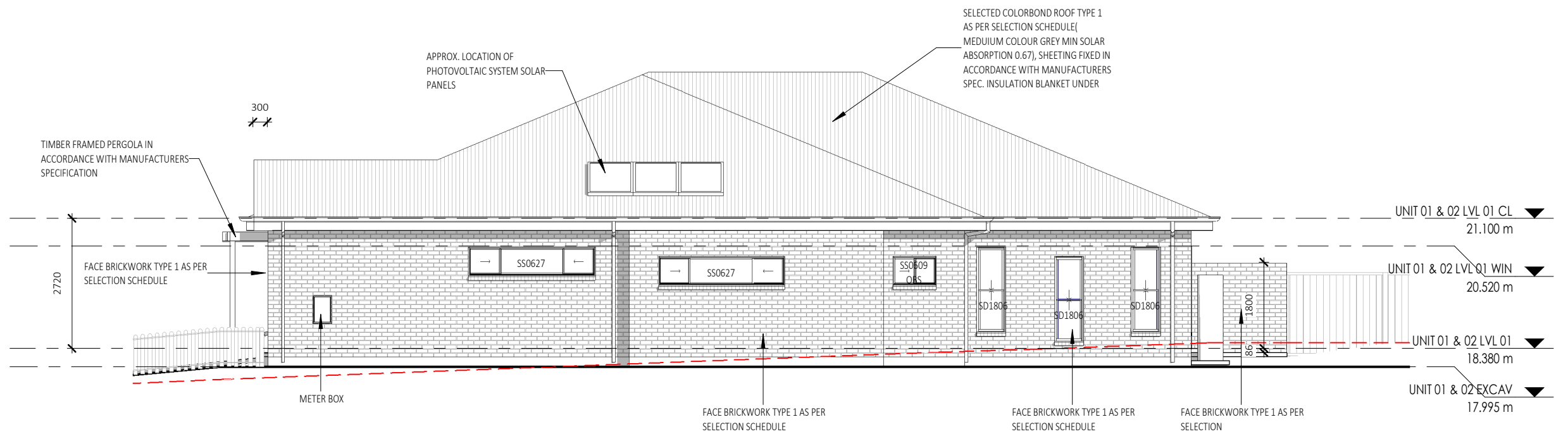
Design CUSTOM Rev 3

Drawing No. 23013 Sheet AA30.0.5



SIDE ELEVATION - UNIT 01
 1 : 100

LEGEND - KEYNOTES (REFER SPECIFICATIONS)



SIDE ELEVATION - UNIT 02
 1 : 100

REFER TO TENDER

TORRENS TITLE SUBDIVISION