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5. Tree spread diameters shown are diagrammatic only & may not be symmetrical. Tree heights are estimated. If any of these elements are critical to design, a further survey should be requested for accurate location.



SCALE 1:600 @ A3



4/199 ADELAIDE STREET
PO BOX 363
RAYMOND TERRACE, 2324
P: 4987 1748
reception@lemottee.com
ABN 38 136 535 156

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Technical Details:
Azimuth - MGA
Origin - PM 18412
Easting -
Northing -

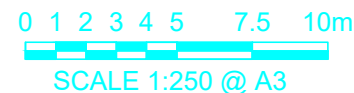
Datum - AHD
Origin - PM 18411
R.L. - 8.684 (AHD)
Contour Int. - 0.5 METRE

Surveyed MB - 28/11/19
Drafted
PDM - 29/11/19
Checked
AJM - 4/12/19

Title
Client
Site
Locality MAITLAND

PLAN OF PROPOSED SUBDIVISION
EXISTING SITE PLAN
PW PROJECTS PTY LTD
No.50 BONAR STREET
LGA MAITLAND

Our Ref:
7680 PS-V1
Original Size A3
Sheet No. 1 of 6



LEGEND

- Tree canopy symbols, power pole, telstra pit, sewer manhole, water meter, hydrant, tap, letter box, floor level, bench mark, overhead power line, gutter height, ridge height, top of batter, toe of batter, flood planning level, gas line, sewer main.

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MGA NORTH



HIGHWAY

ENGLAND

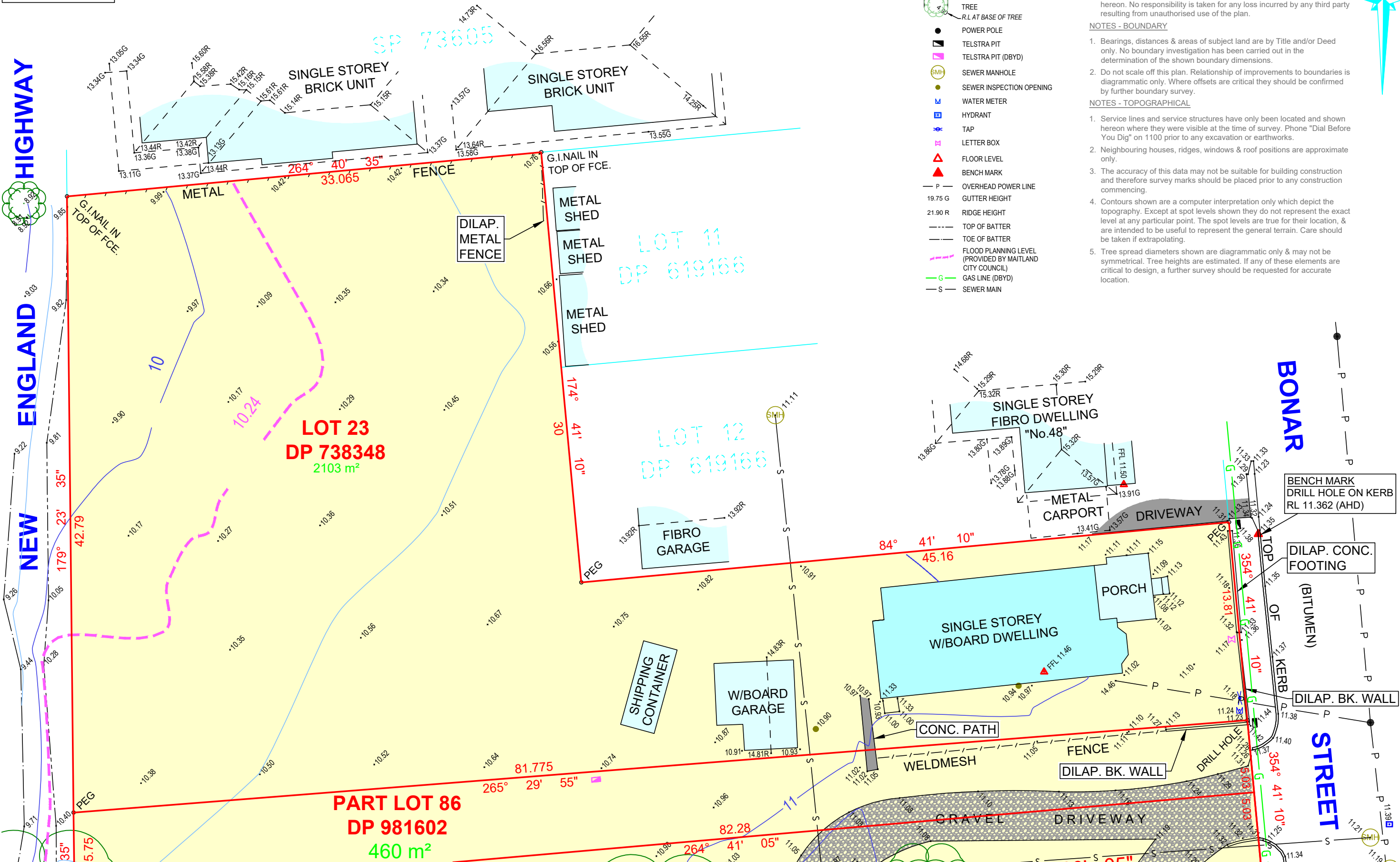
NEW

BONAR

STREET

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LOT 23 DP 738348 2103 m²

LOT 11 DP 619166

LOT 12 DP 619166

PART LOT 86 DP 981602 460 m²

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Surveyed MB - 28/11/19 Drafted PDM - 29/11/19 Checked AJM - 4/12/19

Title Client Site Locality

PLAN OF PROPOSED SUBDIVISION EXISTING SITE PLAN PW PROJECTS PTY LTD No.50 BONAR STREET LGA MAITLAND

Our Ref. 7680 PS-V1 Original Size A3 Sheet No. 2 of 6



SURVEYING | CIVIL ENGINEERING | TOWN PLANNING | PROJECT MANAGEMENT STRATA CERTIFICATION | ECOLOGY | BUSHFIRE ASSESSMENT



LEGEND

TREE CANOPY (APPROXIMATE)



TREE
R.L. AT BASE OF TREE

● POWER POLE

▣ TELSTRA PIT

▣ HYDRANT

⊗ TAP

△ FLOOR LEVEL

— P — OVERHEAD POWER LINE

19.75 G GUTTER HEIGHT

21.90 R RIDGE HEIGHT

--- TOP OF BATTER

--- TOE OF BATTER

--- FLOOD PLANNING LEVEL (PROVIDED BY MAITLAND CITY COUNCIL)

— G — GAS LINE (DBYD)

NOTES - GENERAL

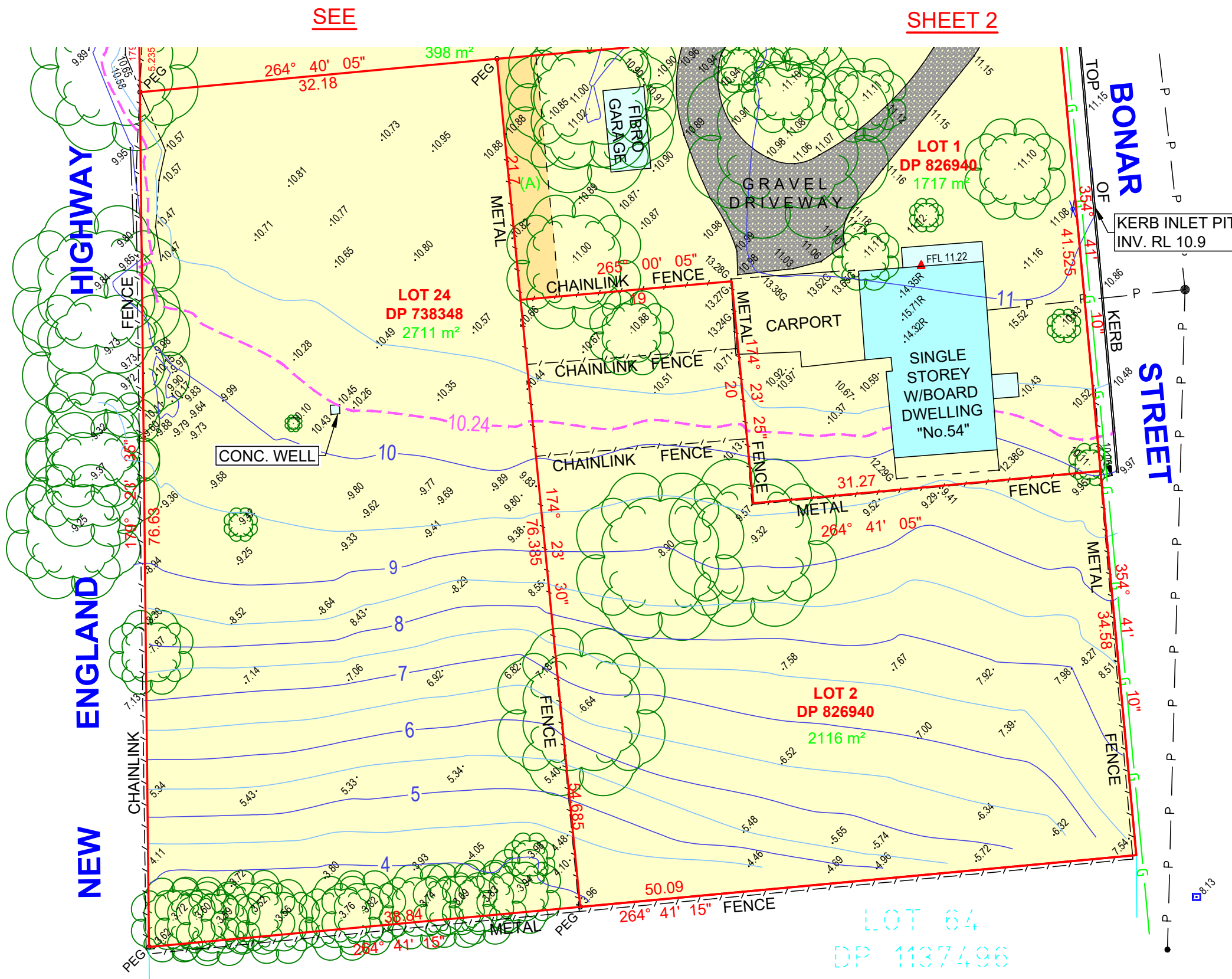
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KERB INLET PIT
INV. RL 10.9

(A) RIGHT OF CARRIAGEWAY 3.5 WIDE (I 247949) (TO BE RELEASED)



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R.L. - 8.684 (AHD)
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Surveyed MB - 28/11/19
Drafted PDM - 29/11/19
Checked AJM - 4/12/19

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Client
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Locality

PLAN OF PROPOSED SUBDIVISION
EXISTING SITE PLAN
PW PROJECTS PTY LTD
No.50 BONAR STREET
LGA MAITLAND

Our Ref.
7680 PS-V1
Original Size A3
Sheet No. 3 of 6

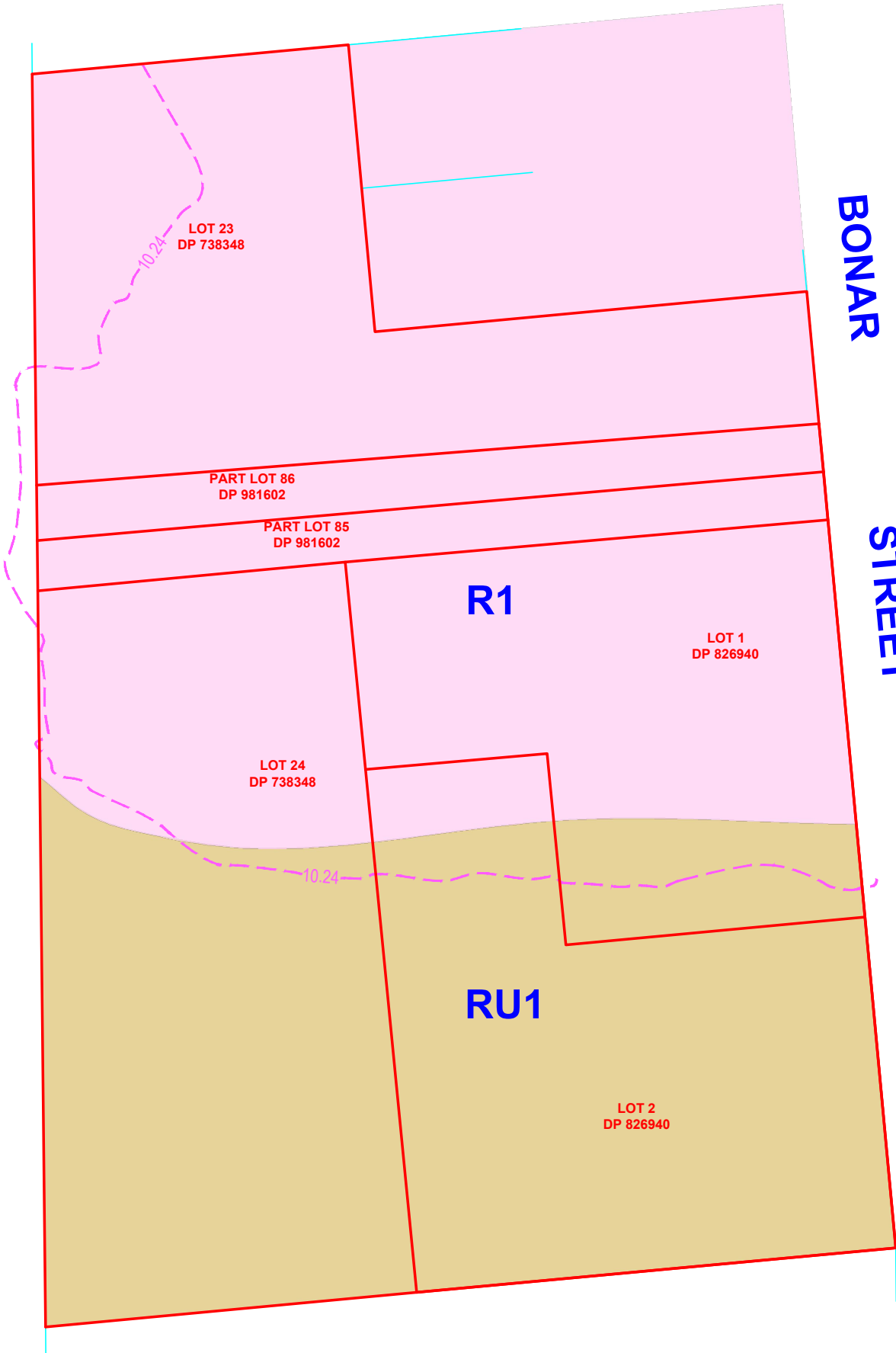


NEW ENGLAND HIGHWAY

BONAR STREET

LEGEND

- FPL R.L 10.24
- GENERAL RESIDENTIAL
- PRIMARY PRODUCTION



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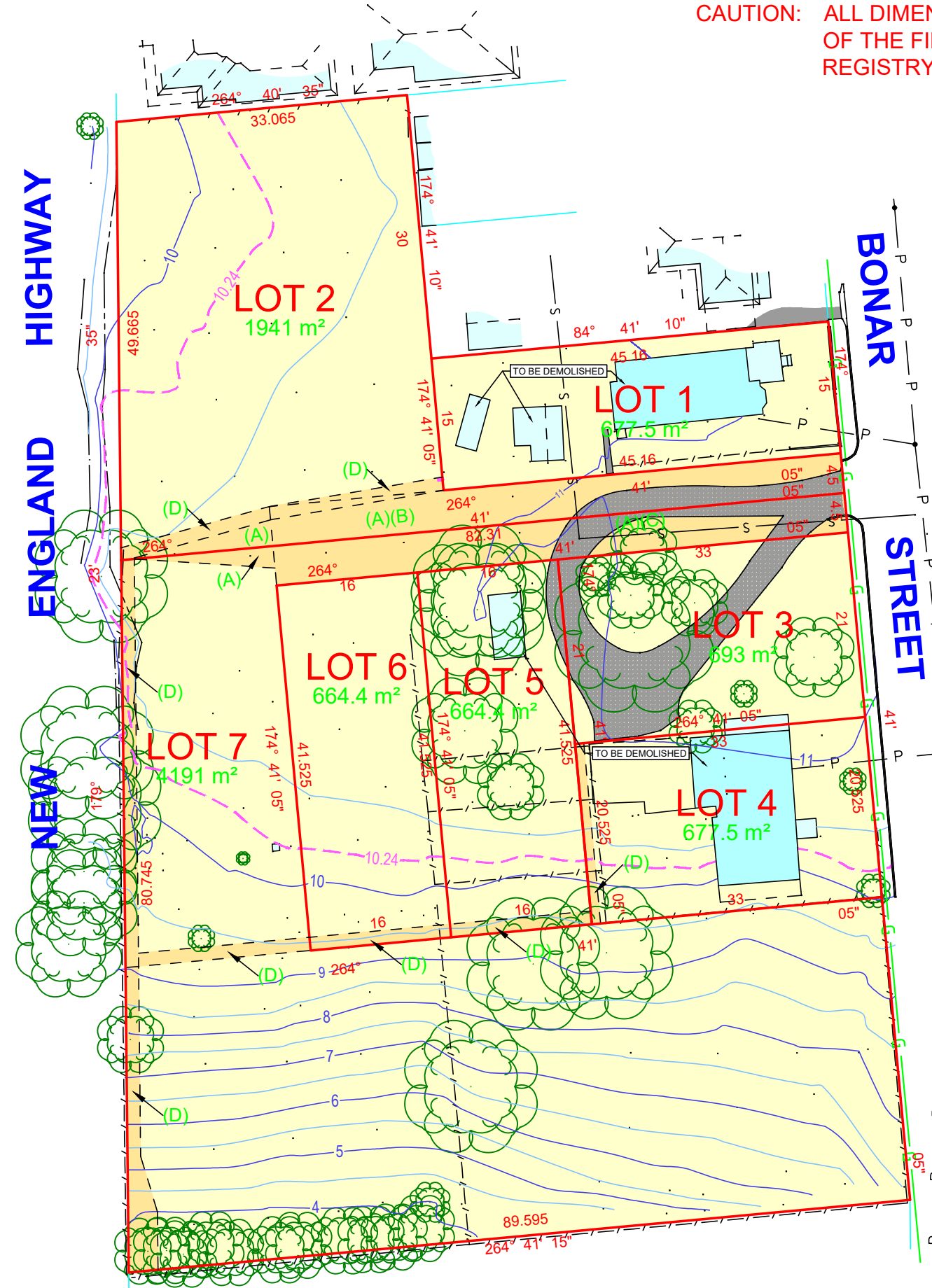
Title
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Site
Locality

PLAN OF PROPOSED SUBDIVISION
FPL & ZONE BOUNDARY
PW PROJECTS PTY LTD
No.50 BONAR STREET
LGA **MAITLAND**

Our Ref:
7680 PS-V1
Original Size **A3**
Sheet No. **4 of 6**



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- 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 is a concept only and is subject to council approval.
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4. The lot yield on this plan may change to reflect council requirements.
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- (A) PROPOSED RIGHT OF ACCESS 4.5 WIDE & VARIABLE
(B) PROPOSED EASEMENT TO DRAIN WATER 4.5 WIDE
(C) PROPOSED EASEMENT FOR SERVICES 4.5 WIDE
(D) PROPOSED EASEMENT TO DRAIN WATER 1 WIDE, 1.5 WIDE & VARIABLE



SCALE 1:600 @ A3



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Surveyed MB - 28/11/19 Drafted GWR - 23/12/21 Checked GWR - 23/12/21

Title Client Site Locality

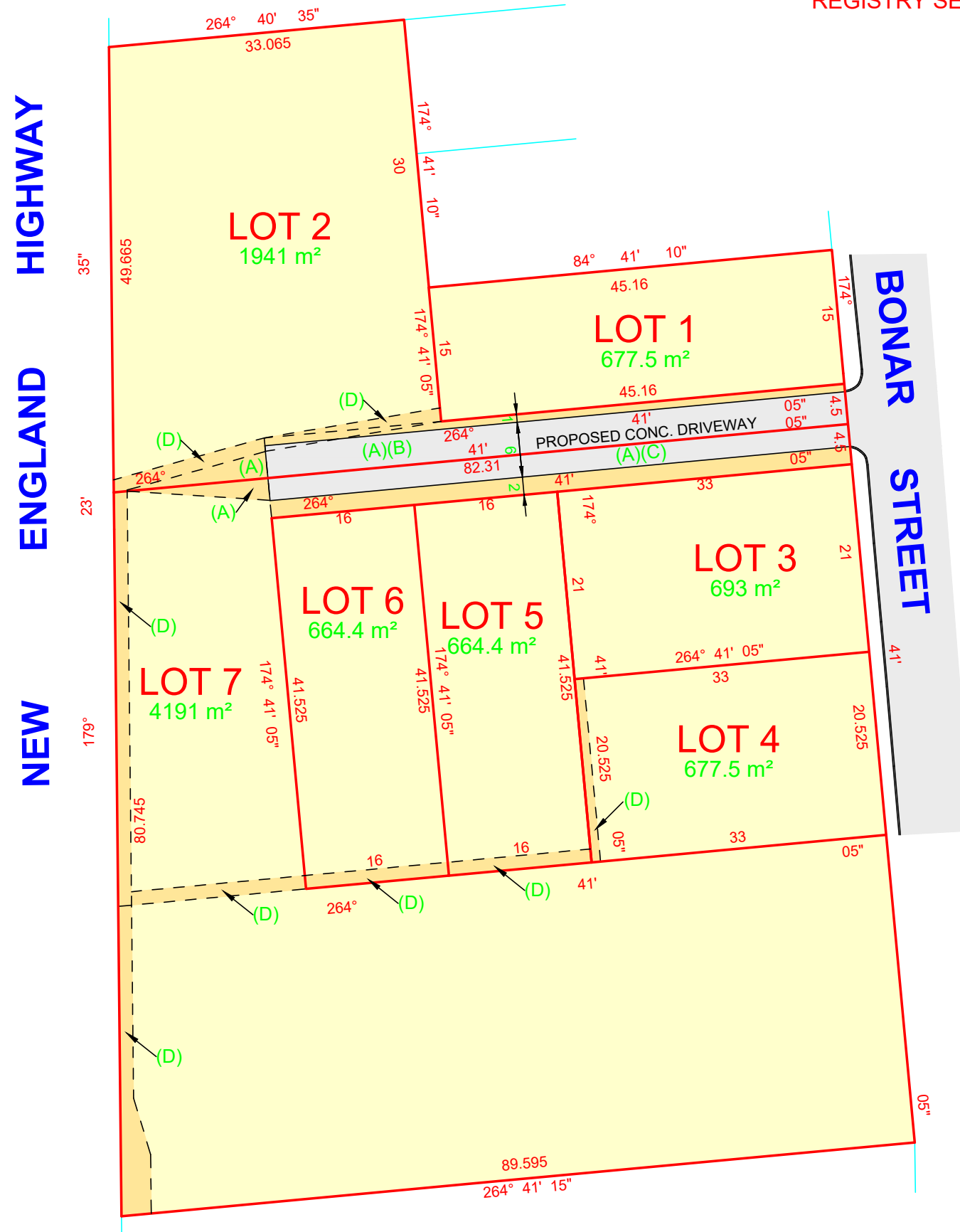
PLAN OF PROPOSED SUBDIVISION PROPOSED LOT LAYOUT WITH EXISTING DETAIL PW PROJECTS PTY LTD No.50 BONAR STREET MAITLAND LGA MAITLAND

Our Ref:

7680 PS-V1 Original Size A3 Sheet No. 5 of 6



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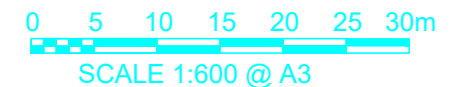
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PROPOSED LOT LAYOUT
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No.50 BONAR STREET
LGA **MAITLAND**

Our Ref:
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Sheet No. **6 of 6**