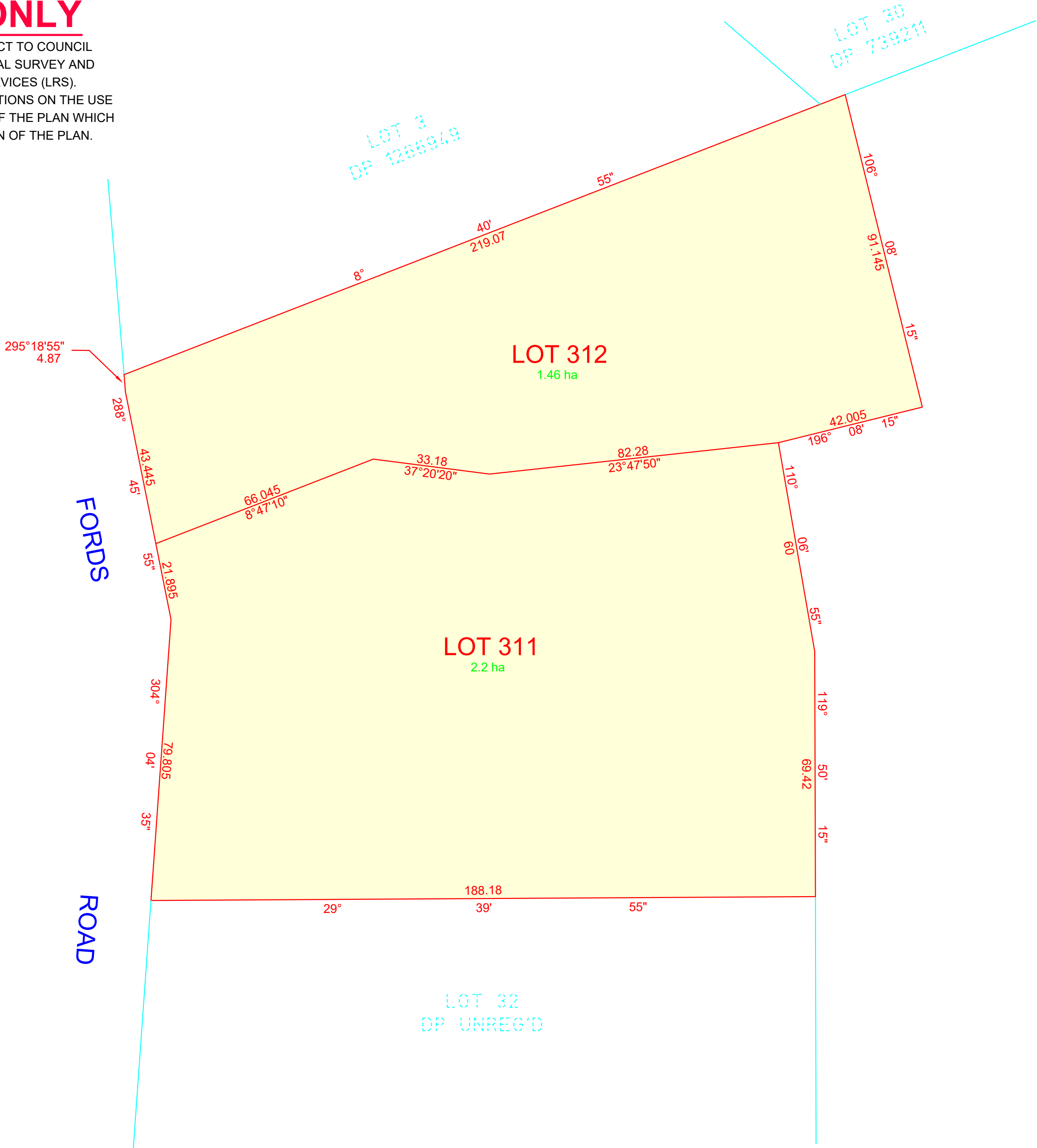
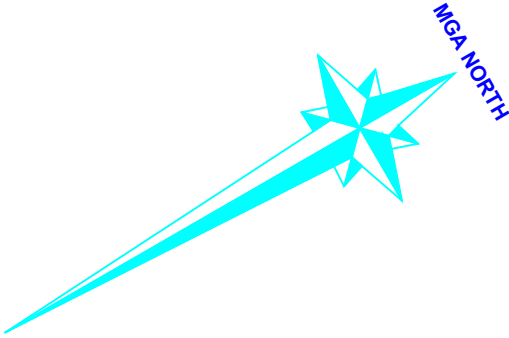




# PRELIMINARY ONLY

THIS PLAN IS PRELIMINARY ONLY AND IS SUBJECT TO COUNCIL APPROVAL, FINAL DESIGN, CONSTRUCTION, FINAL SURVEY AND REGISTRATION AT NSW LAND REGISTRY SERVICES (LRS). EASEMENTS, POSITIVE COVENANTS AND RESTRICTIONS ON THE USE OF LAND MAY BE CREATED UPON REGISTRATION OF THE PLAN WHICH ARE NOT SHOWN IN THIS PRELIMINARY VERSION OF THE PLAN.



LOT 149  
DP 1228420

LOT 32  
DP UNREG'D



SCALE 1:1000 @ A2

Version 3.1 (18 August 2021)

**BUILDING PLAN ASSESSMENT**

**Clear of Hunter Water Assets**

Reference No: 34691

☒ Water not available for connection  
☒ Sewer not available for connection

**Only valid for 34691**

Development Assessment (Section 50) application has been submitted and is being reviewed by Hunter Water. A Hydraulic Design Assessment application is required if development is larger than 2 units or commercial/industrial.

**Date Processed:** 06 October 2021  
**Applicant:** Le Mottee Group - Kate Wheeler  
**Property Location:** 29 FORDS RD, CLARENCE TOWN NSW 2321

**PLEASE TAKE INTO CONSIDERATION**

1. This plan may be colour coded and black & white copies may not fully disclose the information marked.

2. This plan has been prepared for the exclusive use of the client named herein. No responsibility is taken for any loss incurred by any third party resulting from unauthorized use of this plan.

3. This subdivision layout should not be used for financial planning prior to council approval.

4. The lot yield on this plan may change to reflect council requirements.

5. This plan is to accompany an application to Dungog Council and should not be used for any other purpose.

6. Easement(s) & Restriction(s) on the plan may be created and/or modified during the final subdivision plan.

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NOTES - GENERAL

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NOTES - PROPOSED SUBDIVISION PLAN

1. Boundaries have not been verified by survey. Any boundary shown on this plan is for information only and is subject to council approval.

2. This subdivision layout is a concept only and is subject to council approval.

3. This subdivision layout should not be used for financial planning prior to council approval.

4. The lot yield on this plan may change to reflect council requirements.

5. This plan is to accompany an application to Dungog Council and should not be used for any other purpose.

6. Easement(s) & Restriction(s) on the plan may be created and/or modified during the final subdivision plan.

CAUTIONS:

7. All dimensions are subject to the registration of the final plan of subdivision with the office of Land & Property Information.



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

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Technical Details:  
Azimuth - MGA  
Origin - N/A  
Easting - N/A  
Northing - N/A

Datum - N/A  
Origin - N/A  
R.L. - N/A  
Contour Int. - N/A

Surveyed  
Drafted  
CW 7/09/2021  
Checked  
CW 8/09/2021

Title  
Client  
Site  
Locality  
CLARENCE TOWN

**SITE PLAN  
PROPOSED SUBDIVISION  
GREENHALGH  
LOT 3 DP 614789 - No.29 FORDS ROAD  
LGA DUNGOG**

Our Ref:  
**6701 PS-V6**  
Original Size  
**A2**  
Sheet No.  
**1 of 2**