



LEGEND

TREE CANOPY
(APPROXIMATE)

- TREE
- R.L AT BASE OF TREE
- PALM TREE
- CLOTHES LINE
- POWER POLE
- TELSTRA PIT
- TELSTRA CABLE MARKER
- LETTER BOX
- SIGN POST
- FLOOR LEVEL
- BENCH MARK
- GATE
- OVERHEAD POWER LINE
- 19.75 G GUTTER HEIGHT
- 21.90 R RIDGE HEIGHT
- FENCE
- KERB OUTLET
- WINDOW

NOTES - GENERAL

- This plan may be colour coded and black & white copies may not fully disclose the information hereon.
- 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 - BOUNDARY

- Bearings, distances & areas of subject land are by Title and/or Deed only. No boundary investigation has been carried out in the determination of the shown boundary dimensions.
- Do not scale off this plan. Relationship of improvements to boundaries is diagrammatic only. Where offsets are critical they should be confirmed by further boundary survey.
- There are known discrepancies in the boundaries in the vicinity of the subject land and it is strongly recommended that a plan of re-definition be prepared and registered at NSW Land Registry Services (LRS) prior to any detailed design work or construction occurring. Boundary dimensions shown here on are based on preliminary survey only.

NOTES - TOPOGRAPHICAL

- 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.
- The accuracy of this data may not be suitable for building construction and therefore survey marks should be placed prior to any construction commencing.
- 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.
- 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.

BUILDING PLAN ASSESSMENT
Reference No: 147663
Clear of Hunter Water Assets
Only valid for 147663
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: 13 February 2025
Applicant: Le Mottee Group - Liam Davis
Property Location: LOT 40 DP 247705 39 RUSSELL ST CLARENCE TOWN NSW 2321
PLEASE TAKE INTO CONSIDERATION
This is not a compliance certificate. This stamp indicates that Hunter Water has undertaken an initial assessment of the proposed development to identify possible impacts to our infrastructure. Conditions of Hunter Water assessments apply. For information on Hunter Water assessments, please visit www.hunterwater.nsw.gov.au
1300 657 657, Version 3.3 (22 December 2021)

NOTES - PROPOSED SUBDIVISION PLAN

- This subdivision layout is a concept only and is subject to council approval.
- This subdivision layout should not be used for financial planning prior to council approval.
- Easement(s) & Restriction(s) on the Use of Land & Positive Covenant(s) may be created on the final subdivision plan.
- Services and Stormwater to be disconnected from garage and redirected or abandoned where necessary.

Technical Details:

Azimuth - **MAGNETIC**
Origin -
Easting -
Northing -

Datum - **AHD**
Origin - **SSM 144204**
R.L. - **14.033 (AHD)**
Contour Int. - **0.5 METRE**

Surveyed
JN 14/01/25
Drafted
PG 20/01/25
Checked
AJM 20/01/25

Title
Client
Site
Locality

PROPOSED SUBDIVISION

KURT GALLAGHER
LOT 40 DP 247705 - No.39 RUSSELL STREET
CLARENCE TOWN LGA DUNGOG

Our Ref:

9595 PS-V1
Original Size **A3** Sheet No. **1 of 1**



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