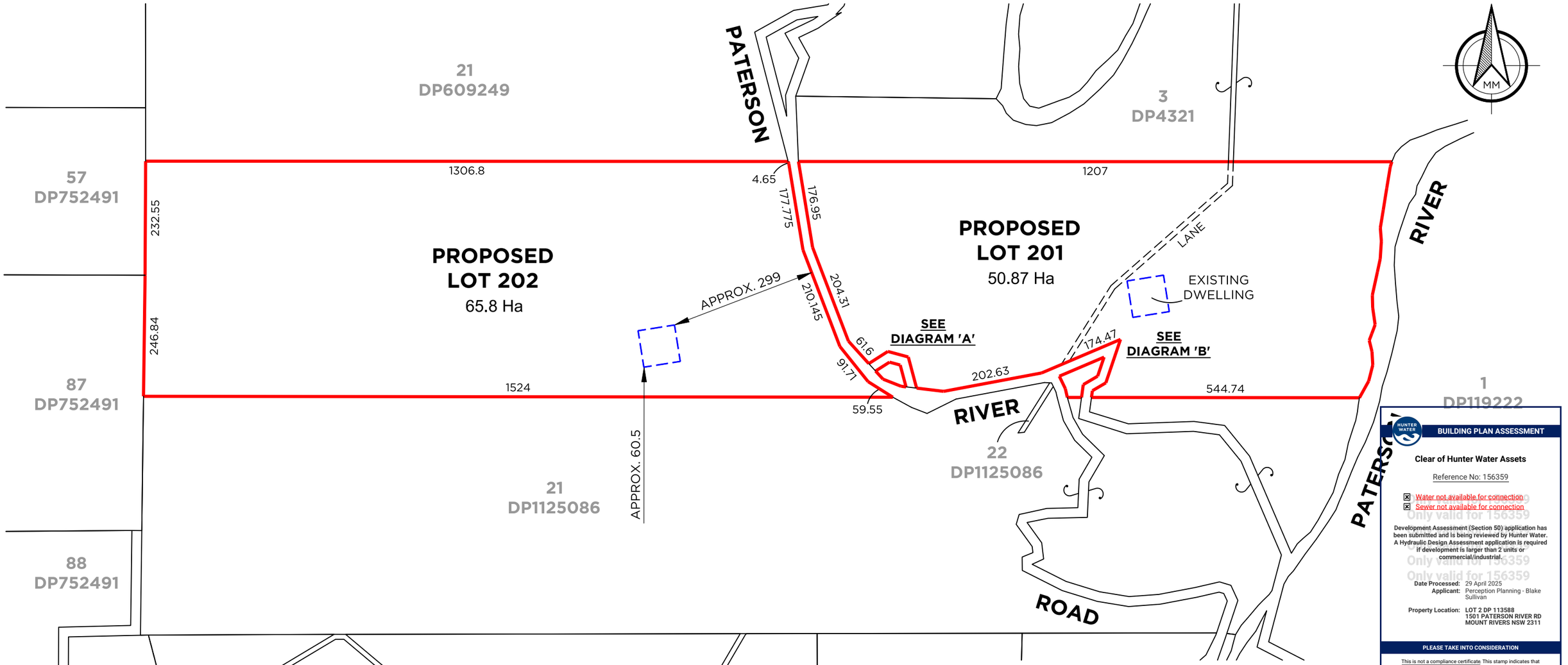

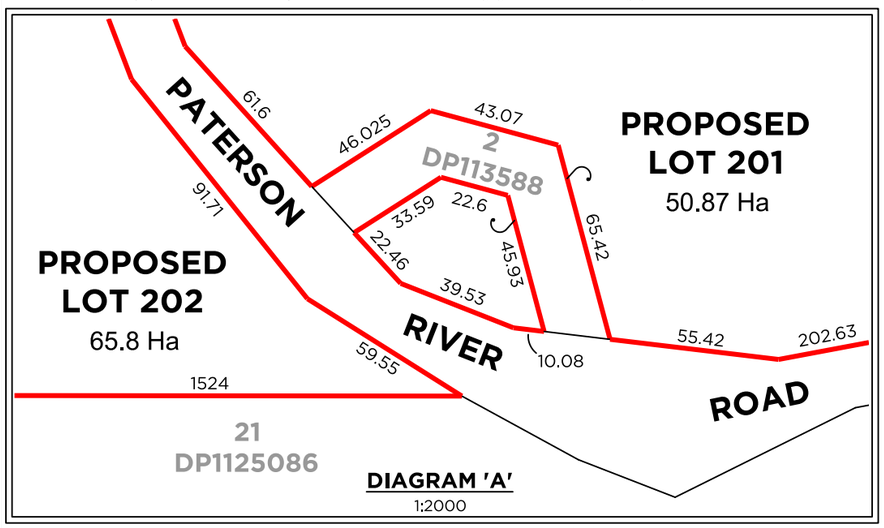

DIAGRAM 'A'
1:2000

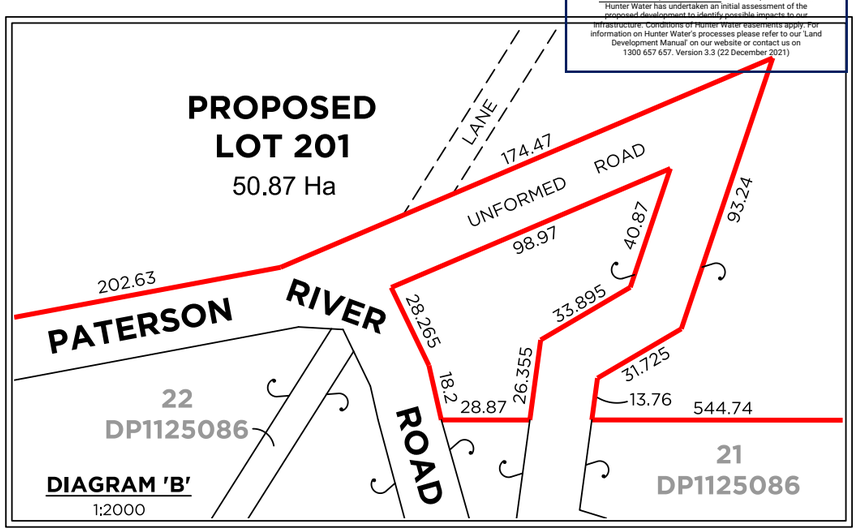

DIAGRAM 'B'
1:2000

NOTES:

1. FEATURES SHOWN TO SCALE ACCURACY.
2. THIS PLAN IS SUITABLE FOR DETAILED PLANNING AND DESIGN AT THE SCALE/S STATED. THE PLAN MAY NOT BE SUITABLE FOR ANY OTHER PURPOSE OR FOR USE AT ANY OTHER SCALE/S.
3. THE BOUNDARIES SHOWN ARE APPROXIMATE ONLY. THE BOUNDARIES SHOWN HAVE BEEN COMPILED FROM THE RELEVANT DEPOSITED PLANS.
4. ALL DIMENSIONS AND AREAS ARE SUBJECT TO FINAL SURVEY, COUNCIL APPROVAL AND REGISTRATION AT NSW LAND REGISTRY SERVICES.

LEGEND

- BOUNDARY LINE
- ADJACENT BOUNDARY
- INDICATIVE BUILDING ENVELOPE (75m x 75m)

BUILDING PLAN ASSESSMENT

Clear of Hunter Water Assets

Reference No: 156359

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

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.

Only valid for 156359
Only valid for 156359
Only valid for 156359

Date Processed: 29 April 2025
Applicant: Perception Planning - Blake Sullivan

Property Location: LOT 2 DP 113588
1501 PATERSON RIVER RD
MOUNT RIVERS NSW 2311

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 easements apply. For information on Hunter Water's processes please refer to our 'Land Development Manual' on our website or contact us on 1300 657 657. Version 3.3 (22 December 2021)

REV.	DATE	AMENDMENT(S)	SUR	DFT	CHK
A	13.03.25	ORIGINAL ISSUE	--	TC	TC
B	15.04.25	INDICATIVE BUILDING ENVELOPES ADDED	--	TC	TC

DELFS LASCELLES
CONSULTING SURVEYORS
260 MAITLAND ROAD,
MAYFIELD NSW 2304
ABN: 28 164 260 100
T: (02) 4964 4886
E: admin@delacs.com.au
delacs.com.au

PROPOSED SUBDIVISION OF LOT 20 DP1125086

SITE ADDRESS:
1420 PATERSON RIVER ROAD
MOUNT RIVERS

CLIENT:
ADAM & JODY TURNER

CAD REF: 25109_Subdivision Plan_Rev B

POSITION DATUM:	ASSUMED
ORIENTATION:	MAGNETIC
EASTING:	--
NORTHING:	--
CLASS:	-- PU: --
HEIGHT DATUM:	--
CLASS:	-- PU: --
RL:	-- DATE: --

SURVEYED	DRAFTED	CHECKED
--	TC	TC
SCALE	PAGE SIZE	DATE
1:8000	A3	13.03.25
SHEET	REV.	PROJECT No.
1	B	25109