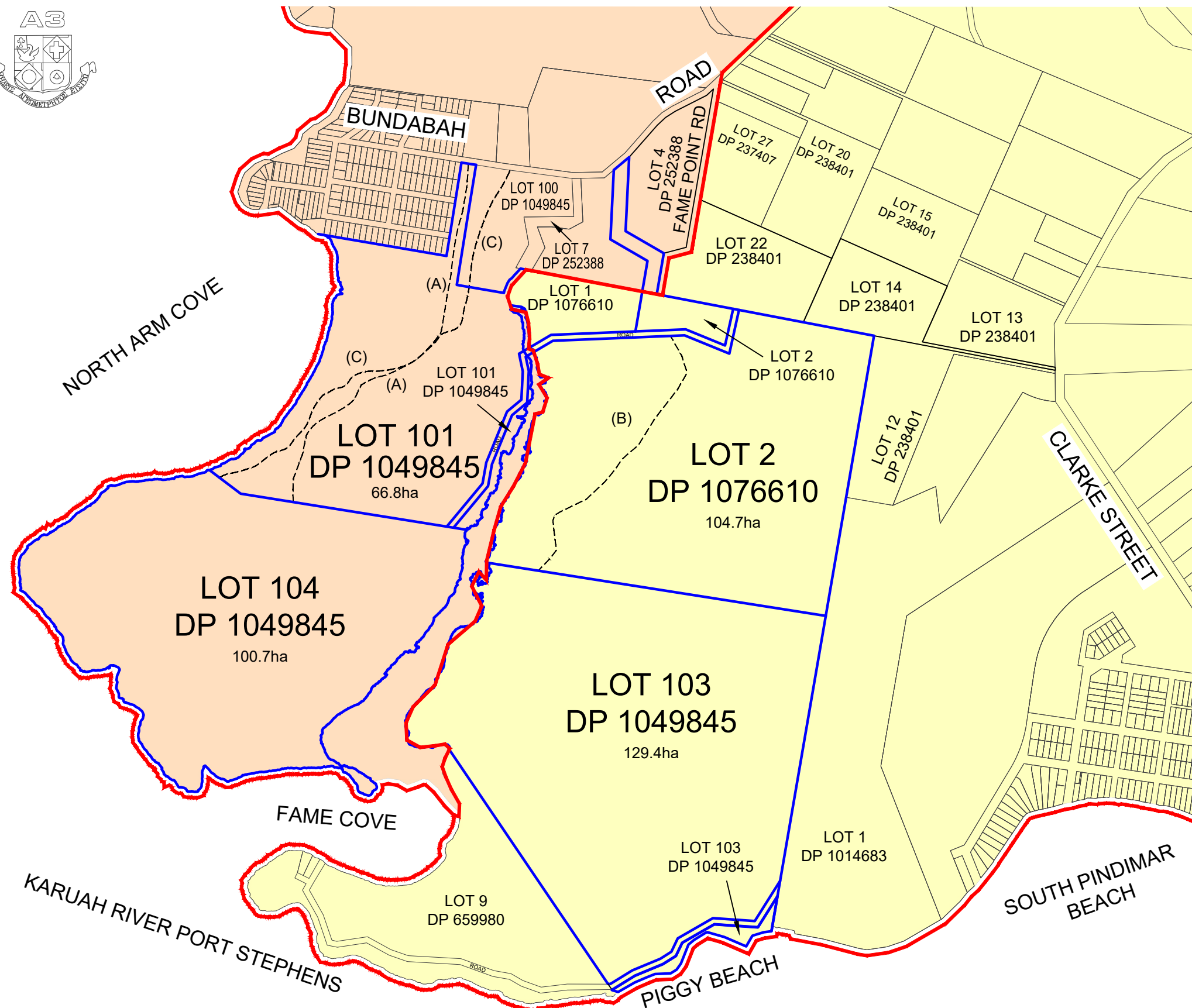




EXISTING LOT LAYOUT



NORTH

LEGEND

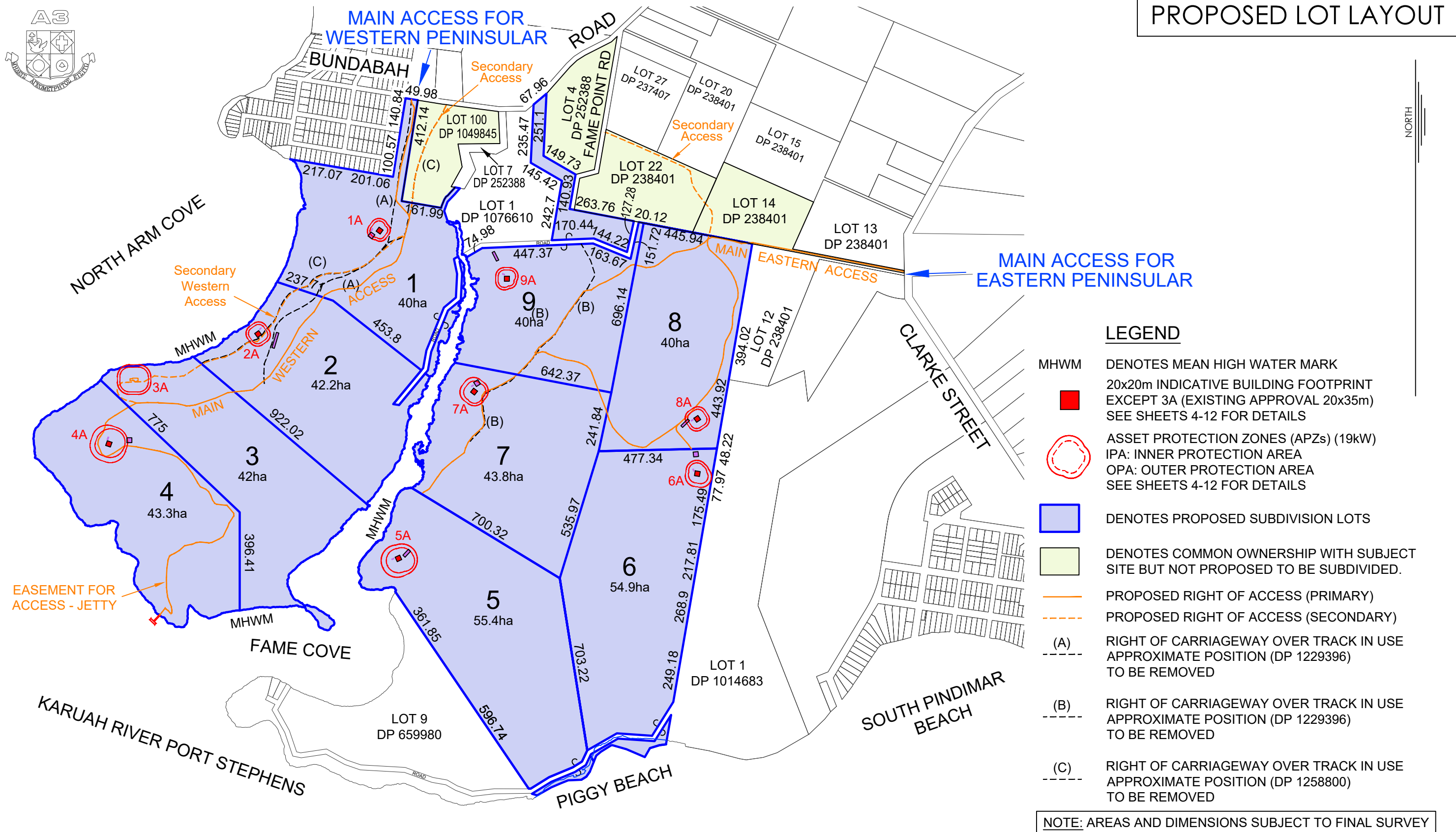
- (A) RIGHT OF CARRIAGEWAY OVER TRACK IN USE APPROXIMATE POSITION (DP 1229396) TO BE REMOVED
- (B) RIGHT OF CARRIAGEWAY OVER TRACK IN USE APPROXIMATE POSITION (DP 1229396) TO BE REMOVED
- (C) RIGHT OF CARRIAGEWAY OVER TRACK IN USE APPROXIMATE POSITION (DP 1258800) TO BE REMOVED
- DEONTOES SUBURB BOUNDARY
- DEONTOES SUBJECT LOTS WITHIN BUNDABAH
- DEONTOES SUBJECT LOTS WITHIN PINDIMAR

NOTE: AREAS AND DIMENSIONS SUBJECT TO FINAL SURVEY

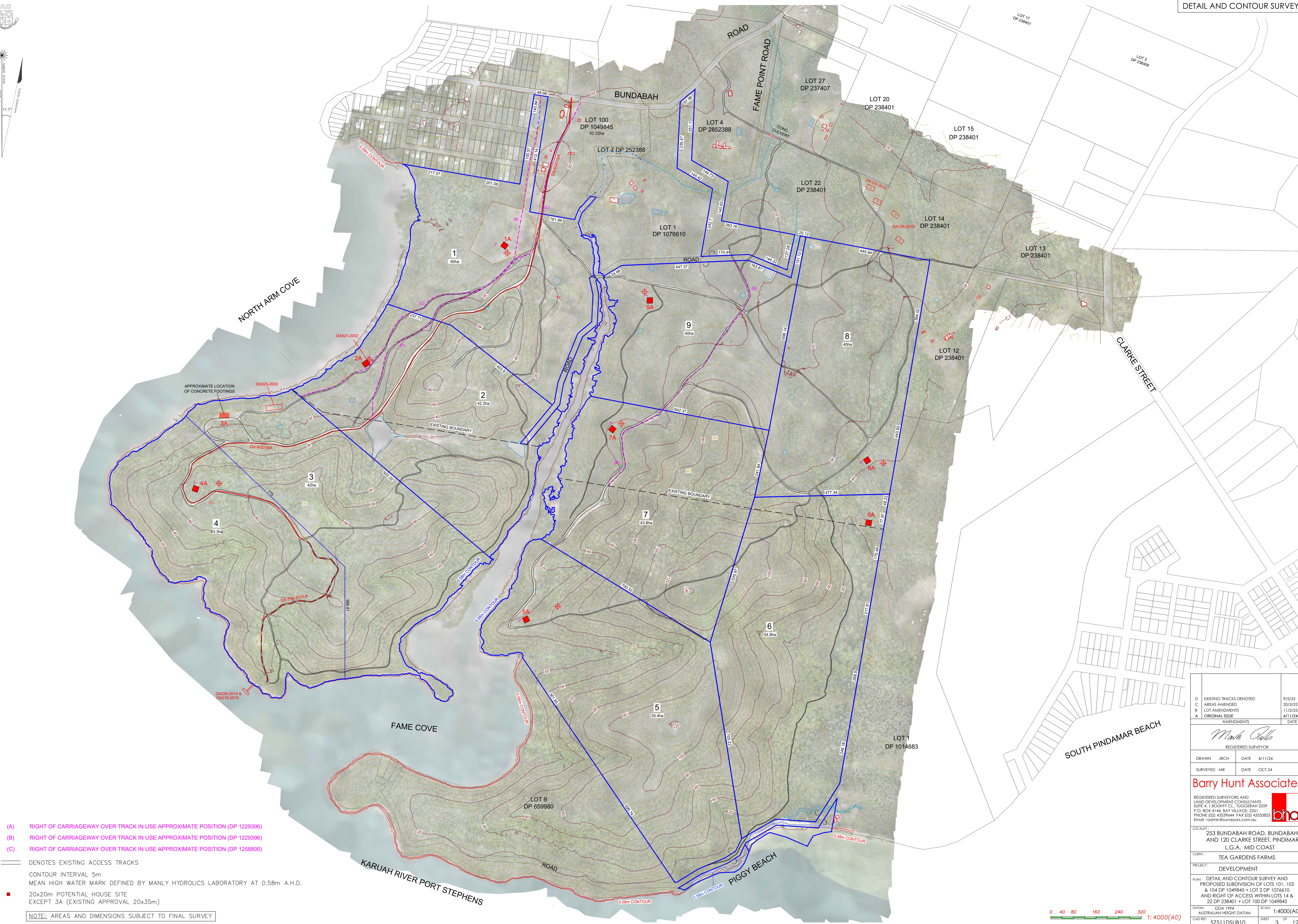
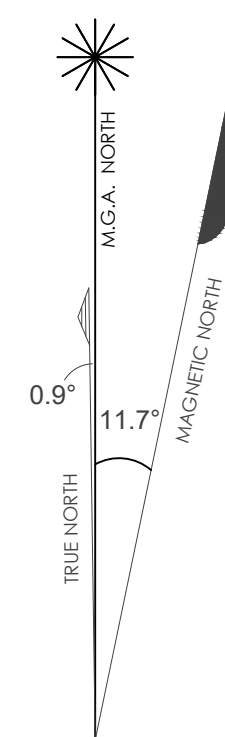
Mark Colls REGISTERED SURVEYOR		Barry Hunt Associates REGISTERED SURVEYORS AND LAND DEVELOPMENT CONSULTANTS SUITE 4, 1 BOUNTY CL., TUGGERAH 2259 P.O. BOX 4144, BAY VILLAGE. 2261 PHONE (02) 43539644 FAX (02) 43533855 Email ~admin@surveyors.com.au bha	LOCALITY : 253 BUNDABAH ROAD, BUNDABAH AND 120 CLARKE STREET, PINDIMAR L.G.A. MID COAST		PLAN : PROPOSED SUBDIVISION OF LOTS 101, 103 & 104 DP 1049845 + LOT 2 DP 1076610 AND RIGHT OF ACCESS WITHIN LOTS 14 & 22 DP 238401 + LOT 100 DP 1049845	
DRAWN JRCH	DATE 9/05/25		CLIENT : TEA GARDENS FARMS	DATUM GDA 1994 AUSTRALIAN HEIGHT DATUM		SCALE 1:15,000 (A3)
SURVEYED MR	DATE OCT 24		PROJECT : PROPOSED SUBDIVISION OF FOUR ALLOTMENTS INTO NINE LOTS	CAD REF: 57511 DSUB10		SHEET 1 OF 12



PROPOSED LOT LAYOUT



Mark Colls REGISTERED SURVEYOR		Barry Hunt Associates REGISTERED SURVEYORS AND LAND DEVELOPMENT CONSULTANTS SUITE 4, 1 BOUNTY CL., TUGGERAH 2259 P.O. BOX 4144, BAY VILLAGE. 2261 PHONE (02) 43539644 FAX (02) 43533855 Email ~admin@surveyors.com.au bha	LOCALITY : 253 BUNDABAH ROAD, BUNDABAH AND 120 CLARKE STREET, PINDIMAR L.G.A. MID COAST		PLAN : PROPOSED SUBDIVISION OF LOTS 101, 103 & 104 DP 1049845 + LOT 2 DP 1076610 AND RIGHT OF ACCESS WITHIN LOTS 14 & 22 DP 238401 + LOT 100 DP 1049845	
DRAWN JRCH	DATE 9/05/25		CLIENT : TEA GARDENS FARMS	DATUM GDA 1994 AUSTRALIAN HEIGHT DATUM		SCALE 1:15,000 (A3)
SURVEYED MR	DATE OCT 24		PROJECT : DEVELOPMENT	CAD REF: 57511 DSUB10		SHEET 2 OF 12





Mark Wells

REGISTERED SURVEYOR

DRAWN JRCH

DATE 9/05/25

SURVEYED MR

DATE OCT 24

Barry Hunt Associates

REGISTERED SURVEYORS AND
LAND DEVELOPMENT CONSULTANTS
SUITE 4, 1 BOUNTY CL., TUGGERAH 2259
P.O. BOX 4144, BAY VILLAGE. 2261
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Email ~admin@surveyors.com.au



LOCALITY :

253 BUNDABAH ROAD, BUNDABAH
AND 120 CLARKE STREET, PINDIMAR
L.G.A. MID COAST

CLIENT :

TEA GARDENS FARMS

PROJECT :

DEVELOPMENT

PLAN :

N: PROPOSED SUBDIVISION OF LOTS 101,
103 & 104 DP 1049845 + LOT 2 DP 1076610
AND
RIGHT OF ACCESS WITHIN LOTS 14 & 22 DP
238401 + LOT 100 DP 1049845

	DATUM
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GDA 1994
AUSTRALIAN HEIGHT DATUM

SCALE
1:1000 (A3)

	CAD REF:
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57511 DSUB10

SHEET 4 OF 12



REGISTERED SURVEYOR

DATE 9/05/25

DATE OCT 24

REGISTERED SURVEYORS AND
LAND DEVELOPMENT CONSULTANTS
SUITE 4, 1 BOUNTY CL., TUGGERAH 2259
P.O. BOX 4144, BAY VILLAGE. 2261
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253 BUNDABAH ROAD, BUNDABAH
AND 120 CLARKE STREET, PINDIMAR
L.G.A. MID COAST

TEA GARDENS FARMS

DEVELOPMENT

N: PROPOSED SUBDIVISION OF LOTS 101,
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238401 + LOT 100 DP 1049845

GDA 1994
AUSTRALIAN HEIGHT DATUM

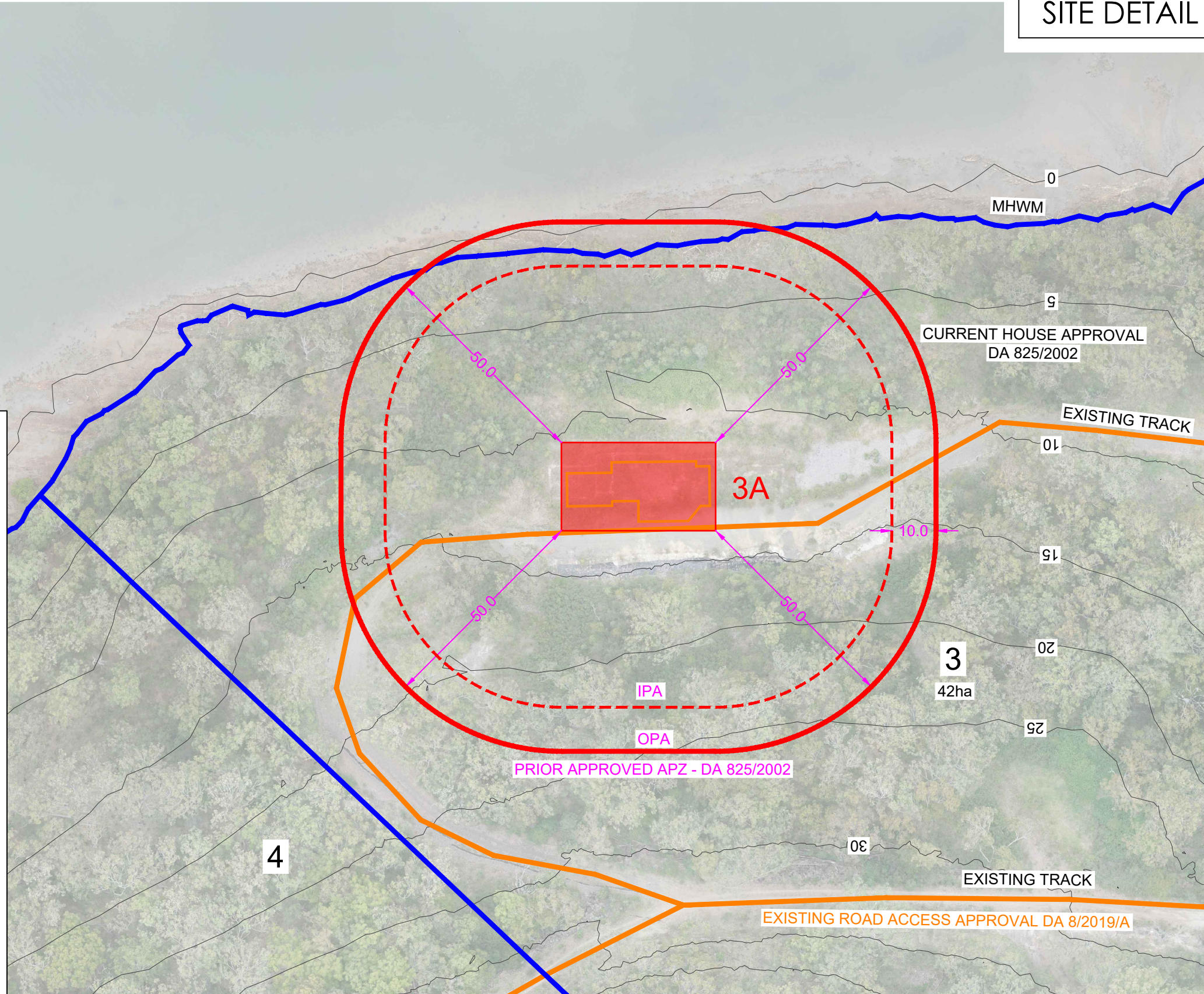
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1:1000 (A3)

5 OF 12



SITE DETAIL



LEGEND

- MHWM DENOTES MEAN HIGH WATER MARK
- 20x20m INDICATIVE BUILDING FOOTPRINT EXCEPT 3A (EXISTING APPROVAL 20x35m)
- EFFLUENT MANAGEMENT AREA (E.M.A.) (SURFACE SEMI-FIXED SPRAY IRRIGATION)
- INDICATIVE ON-SITE AERATED WASTEWATER WASTEWATER TREATMENT SYSTEM (AWTS)
- ASSET PROTECTION ZONES (APZs) (19kW)
IPA: INNER PROTECTION AREA
OPA: OUTER PROTECTION AREA
- SOIL BOREHOLE SAMPLE LOCATION
- PROPOSED RIGHT OF ACCESS (PRIMARY)
- PROPOSED RIGHT OF ACCESS (SECONDARY)
- (A) RIGHT OF CARRIAGEWAY OVER TRACK IN USE APPROXIMATE POSITION (DP 1229396) TO BE REMOVED
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- (C) RIGHT OF CARRIAGEWAY OVER TRACK IN USE APPROXIMATE POSITION (DP 1258800) TO BE REMOVED

NOTE: AREAS AND DIMENSIONS SUBJECT TO FINAL SURVEY

Mark Rolfs

REGISTERED SURVEYOR

DRAWN JRCH

DATE 9/05/25

SURVEYED MR

DATE OCT 24

Barry Hunt Associates

REGISTERED SURVEYORS AND
LAND DEVELOPMENT CONSULTANTS
SUITE 4, 1 BOUNTY CL., TUGGERAH 2259
P.O. BOX 4144, BAY VILLAGE, 2261
PHONE (02) 43539644 FAX (02) 43533855
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LOCALITY :

253 BUNDABAH ROAD, BUNDABAH
AND 120 CLARKE STREET, PINDIMAR
L.G.A. MID COAST

CLIENT :

TEA GARDENS FARMS

PROJECT :

DEVELOPMENT

PLAN :

PROPOSED SUBDIVISION OF LOTS 101,
103 & 104 DP 1049845 + LOT 2 DP 1076610
AND
RIGHT OF ACCESS WITHIN LOTS 14 & 22 DP
238401 + LOT 100 DP 1049845

DATUM

GDA 1994

AUSTRALIAN HEIGHT DATUM

CAD REF:

57511 DSUB10

SCALE

1:1000 (A3)

SHEET

6 OF 12

LEGEND

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NOTE: AREAS AND DIMENSIONS SUBJECT TO FINAL SURVEY

SITE DETAIL

43.3ha

4A

EXISTING ROAD ACCESS APPROVAL DA 8/2019/A

AWTS (UPGRADED PUMP REQ.)

BH4-A SANDY CLAY (MOD) D:1.100m

EXISTING ROAD ACCESS APPROVAL DA 8/2019/A

TO CURRENT JETTY ACCESS ROAD APPROVAL DA219/2016/A

TO CURRENT JETTY APPROVAL DA 228/2014 & 219/2016

EMA 4-A SURFACE SEMI-FIXED IRRIGATION (21m x 20m) A_{MIN}: 420m²

PROVIDE 'TYPE-C' TURNAROUND IN ACCORDANCE WITH 'PLANNING FOR BUSHFIRE 2019' OFF NORTH SIDE OF APPROVED DRIVEWAY WITH APPROVED APZ FOR LOT 4.

REGISTERED SURVEYOR

DATE OCT 24

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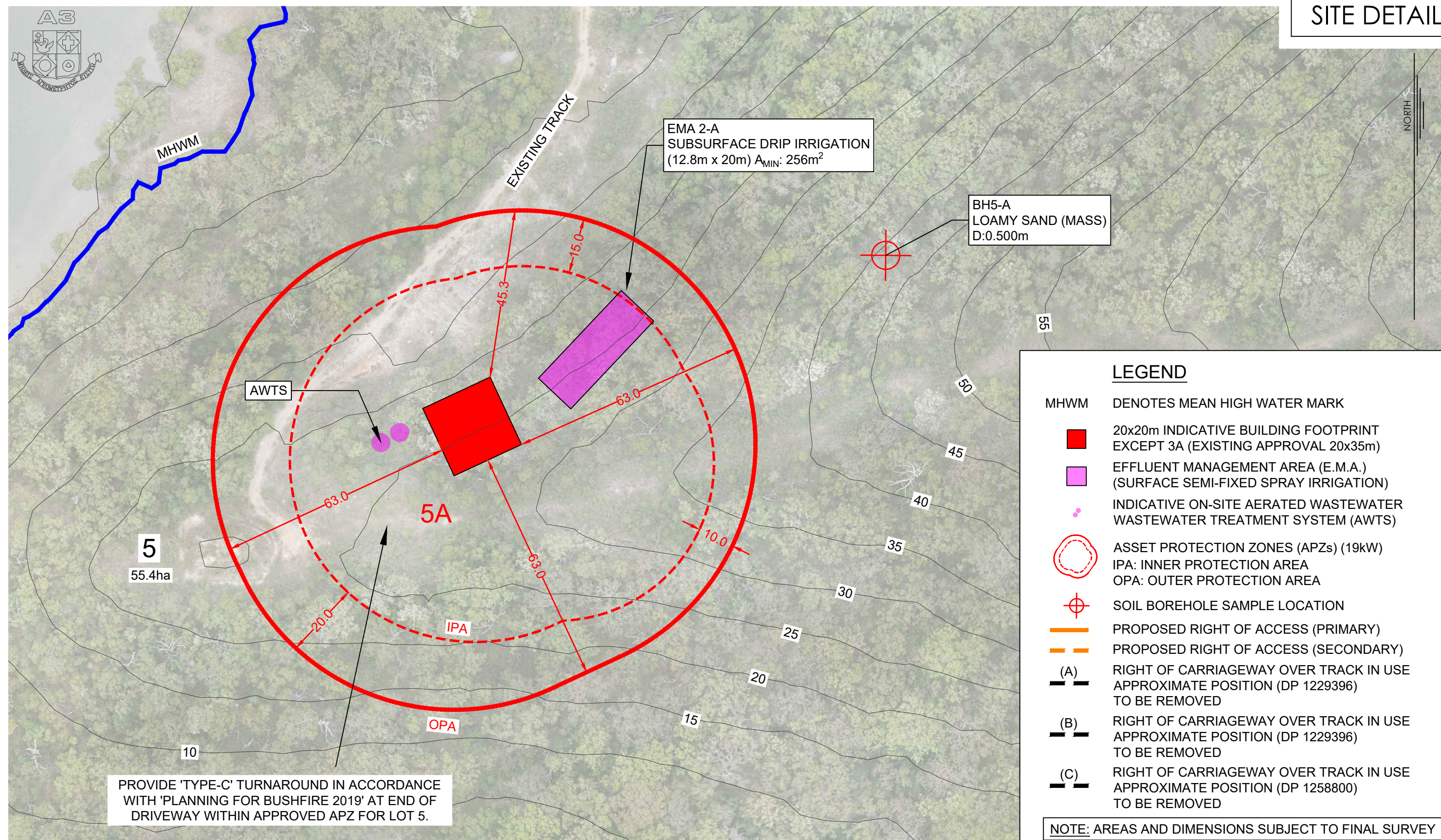


DEVELOPMENT

SHEET 7 OF 12



SITE DETAIL



Mark Colls

REGISTERED SURVEYOR

Barry Hunt Associates

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LOCALITY :

253 BUNDABAH ROAD, BUNDABAH
AND 120 CLARKE STREET, PINDIMAR
L.G.A. MID COAST

CLIENT :

TEA GARDENS FARMS

PROJECT :

DEVELOPMENT

PLAN :

PROPOSED SUBDIVISION OF LOTS 101,
103 & 104 DP 1049845 + LOT 2 DP 1076610
AND
RIGHT OF ACCESS WITHIN LOTS 14 & 22 DP
238401 + LOT 100 DP 1049845

DATUM

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AUSTRALIAN HEIGHT DATUM

CAD REF:

57511 DSUB10

SCALE

1:1000 (A3)

SHEET

8 OF 12

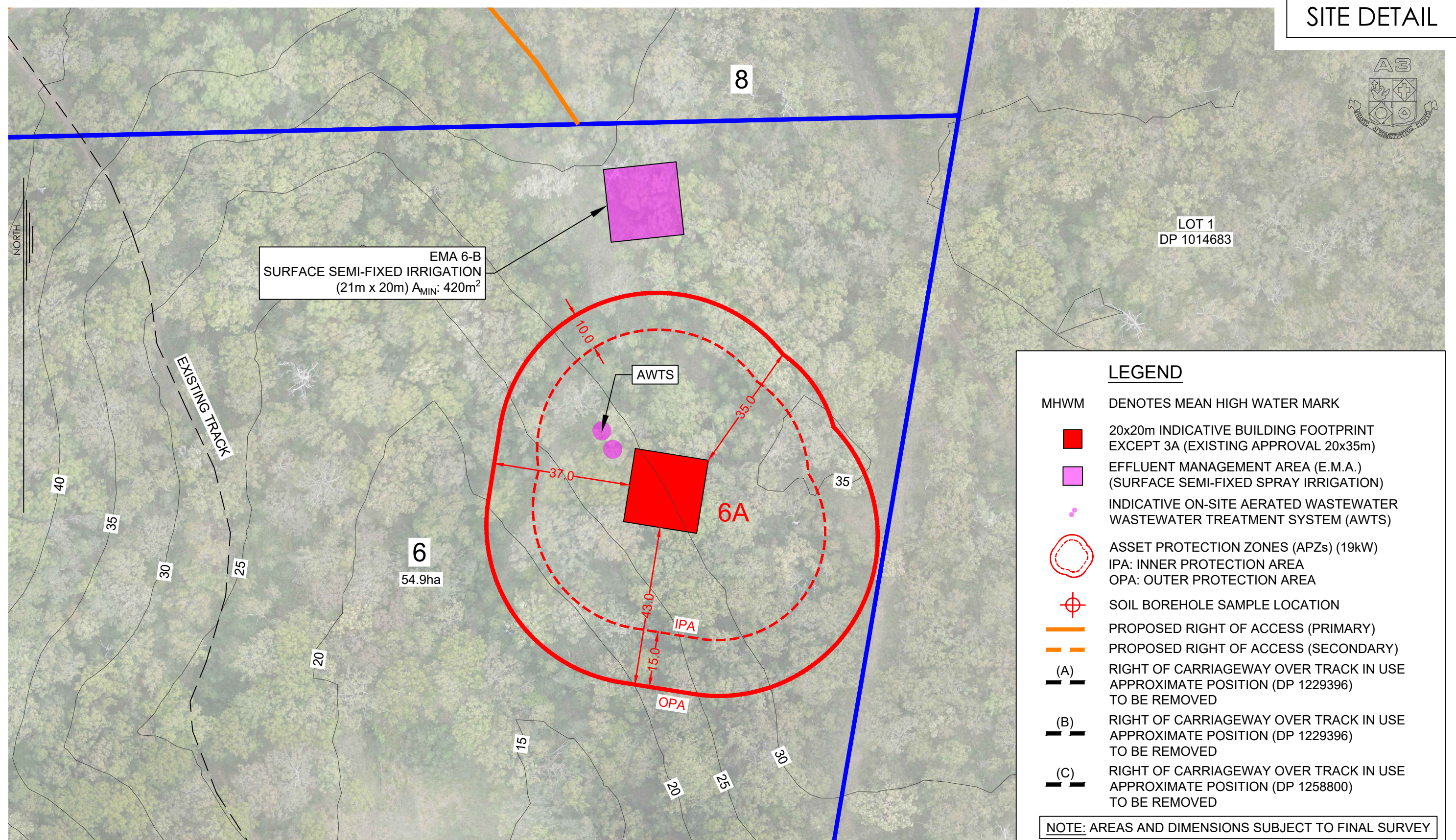
DRAWN JRCH

DATE 9/05/25

SURVEYED MR

DATE OCT 24

SITE DETAIL



Mark Rolfs

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SHEET

9 OF 12

DRAWN JRCH

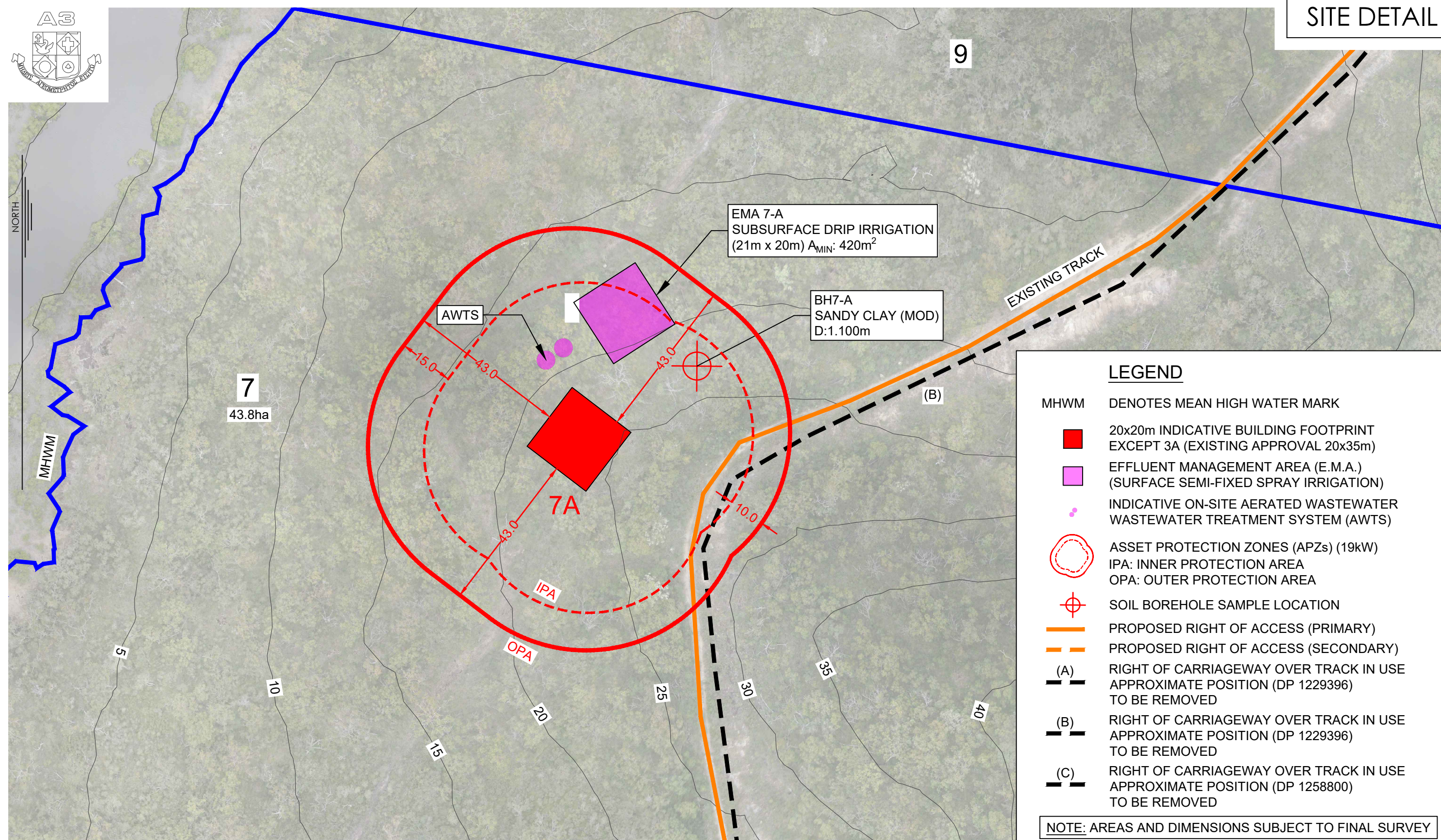
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SURVEYED MR

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SITE DETAIL



LEGEND

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INDICATIVE ON-SITE AERATED WASTEWATER WASTEWATER TREATMENT SYSTEM (AWTS)

ASSET PROTECTION ZONES (APZs) (19kW)
IPA: INNER PROTECTION AREA
OPA: OUTER PROTECTION AREA

SOIL BOREHOLE SAMPLE LOCATION

PROPOSED RIGHT OF ACCESS (PRIMARY)

PROPOSED RIGHT OF ACCESS (SECONDARY)

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NOTE: AREAS AND DIMENSIONS SUBJECT TO FINAL SURVEY

Mark Colls
REGISTERED SURVEYOR

Barry Hunt Associates

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SHEET 10 OF 12

DRAWN JRCH

DATE 9/05/25

SURVEYED MR

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LEGEND

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REGISTERED SURVEYOR

DATE OCT 24

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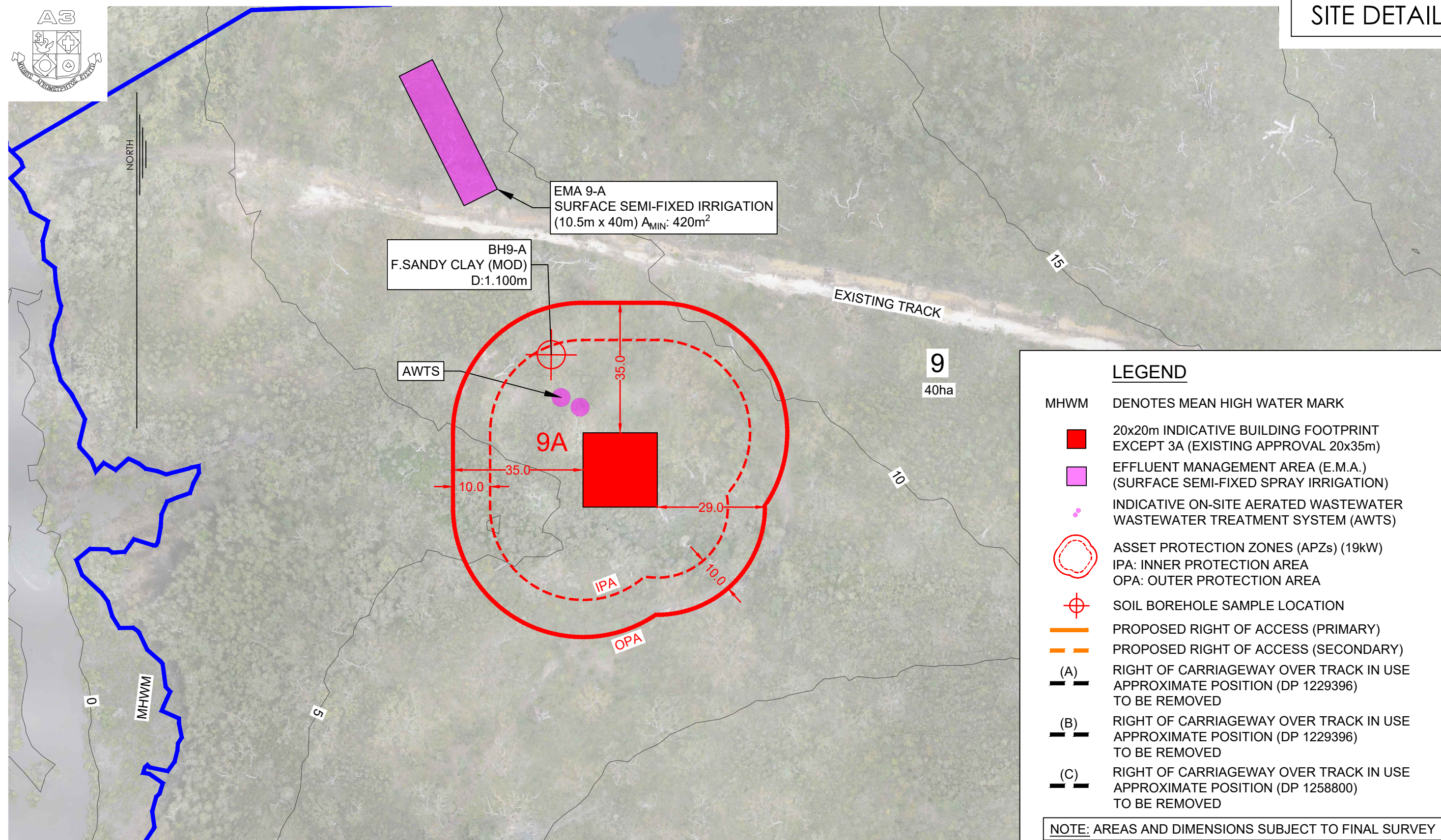


DEVELOPMENT

SHEET 11 OF 12



SITE DETAIL

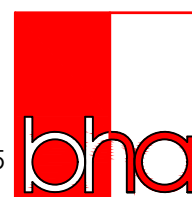


Mark Colls

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CAD REF:

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SHEET

12

OF

12

DRAWN JRCH

DATE 9/05/25

SURVEYED MR

DATE OCT 24