

**BUILDING PLAN ASSESSMENT****Clear of Hunter Water Assets**

Reference No: 174879

- ☒ 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.

Date Processed: 02 October 2025
Applicant: C & R L ODGERS - Rebecca Odgers Odgers

Property Location: LOT 14 DP 1177675
95 LOMANDRA CRCT
PATERSON NSW 2421

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)

RAILWAY

COAST

NORTH

98.33

142.01

142

1.535 ha

(A)

BLOCK
RESIDENCE
No. 95

108.55

180°54'50"

66.2

METAL SHED
AWNING

(B)

79.54

72

141

(A)

7220m²PROPOSED
WALL 5.0

20

20

(C)

10m Build Line

(B)

5m Build Line

ELECTRICITY

10m Build Line

149.39

16.3

A 18.4

15

DRAIN

EDGE OF
BITUMEN

15

DP1177675

(A) -EXISTING RESTRICTION ON THE USE OF LAND (ACOUSTIC BUFFER ZONE)

(B) -EXISTING RESTRICTION ON USE OF LAND (BUILDING ENVELOPE)

(C) -PROPOSED RESTRICTION ON THE USE OF LAND (BUILDING ENVELOPE)

(E) -PROPOSED EASEMENT FOR ELECTRICITY 2 WIDE

**David Cant**
SURVEYORS

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PLAN OF PROPOSED SUBDIVISION OF LOT 14
DP1177675, 95 LOMANDRA CIRCUIT, PATERSON.

Client Council Approval

Ref. 25-123 Paterson
Date 2/06/2025
Scale 1:1000 (A4)
Rev: 1 - 18/06/2025