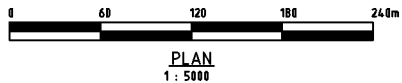


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SCALE



PLANNING PROPOSAL - PART LOT 90 DP 750401
BEING PART 168 SHIRALEE ROAD, ORANGE
REZONE LAND FROM R2 LOW DENSITY RESIDENTIAL TO R1 GENERAL
RESIDENTIAL AND CHANGE MINIMUM LOT SIZE FOR RESIDENTIAL SUBDIVISION

FIGURE 1 - LOCATION

DATE: 22.11.2023

REFERENCE:

15061PP

SHEET:

1 OF 7



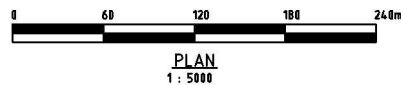
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REZONE LAND FROM R2 LOW DENSITY RESIDENTIAL TO R1 GENERAL
RESIDENTIAL AND CHANGE MINIMUM LOT SIZE FOR RESIDENTIAL SUBDIVISION

FIGURE 1 - LOCATION

DATE: 22.11.2023

REFERENCE:

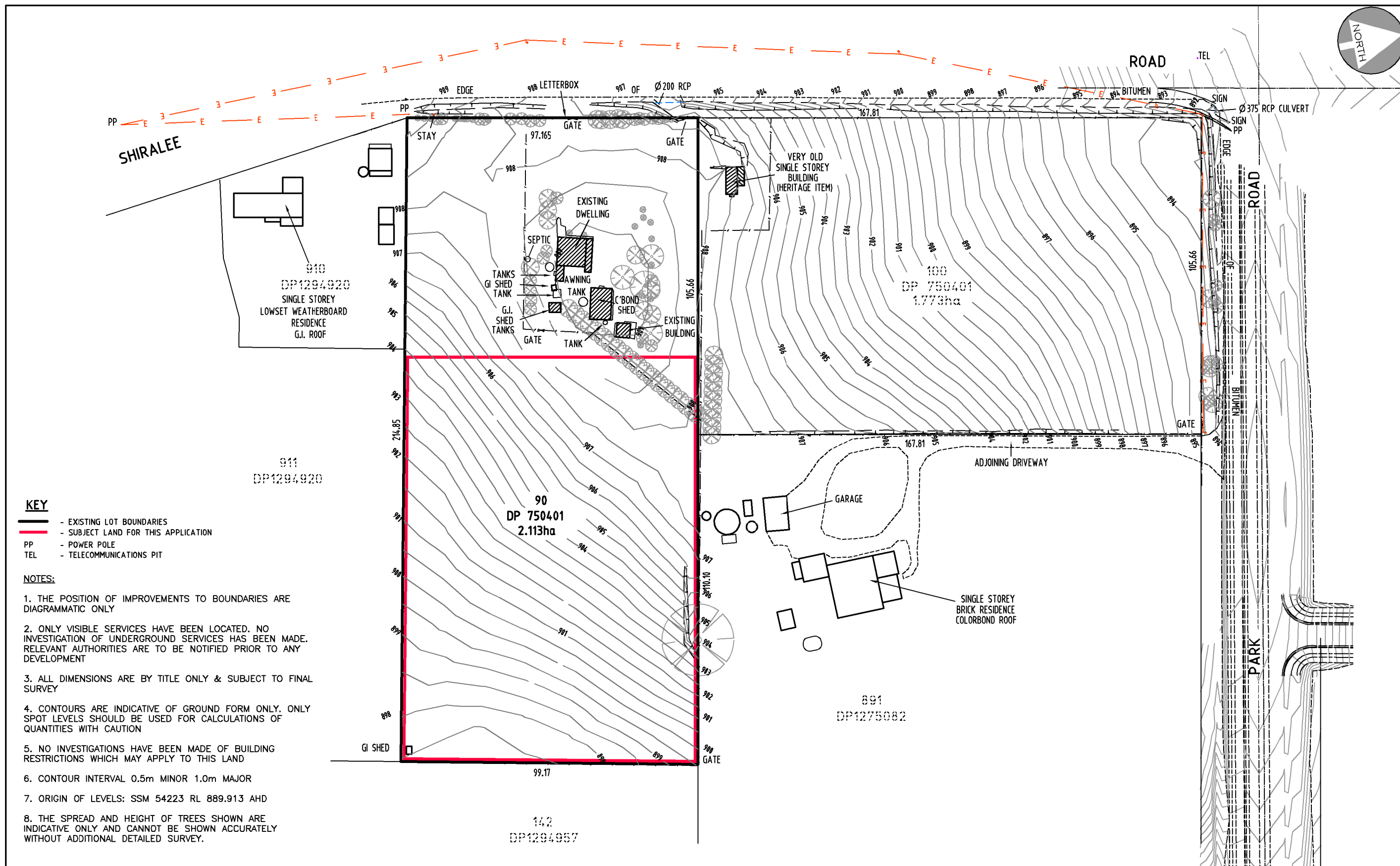
15061PP

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1 OF 7



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KEY

- EXISTING LOT BOUNDARIES
- SUBJECT LAND FOR THIS APPLICATION
- PP - POWER POLE
- TEL - TELECOMMUNICATIONS PIT

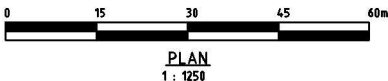
NOTES:

1. THE POSITION OF IMPROVEMENTS TO BOUNDARIES ARE DIAGRAMMATIC ONLY
2. ONLY VISIBLE SERVICES HAVE BEEN LOCATED. NO INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN MADE. RELEVANT AUTHORITIES ARE TO BE NOTIFIED PRIOR TO ANY DEVELOPMENT
3. ALL DIMENSIONS ARE BY TITLE ONLY & SUBJECT TO FINAL SURVEY
4. CONTOURS ARE INDICATIVE OF GROUND FORM ONLY. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION
5. NO INVESTIGATIONS HAVE BEEN MADE OF BUILDING RESTRICTIONS WHICH MAY APPLY TO THIS LAND
6. CONTOUR INTERVAL 0.5m MINOR 1.0m MAJOR
7. ORIGIN OF LEVELS: SSM 54223 RL 889.913 AHD
8. THE SPREAD AND HEIGHT OF TREES SHOWN ARE INDICATIVE ONLY AND CANNOT BE SHOWN ACCURATELY WITHOUT ADDITIONAL DETAILED SURVEY.

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BEING PART 168 SHIRALEE ROAD, ORANGE
REZONE LAND FROM R2 LOW DENSITY RESIDENTIAL TO R1 GENERAL
RESIDENTIAL AND CHANGE MINIMUM LOT SIZE FOR RESIDENTIAL SUBDIVISION

FIGURE 2 - EXISTING BOUNDARIES & SITE DETAIL

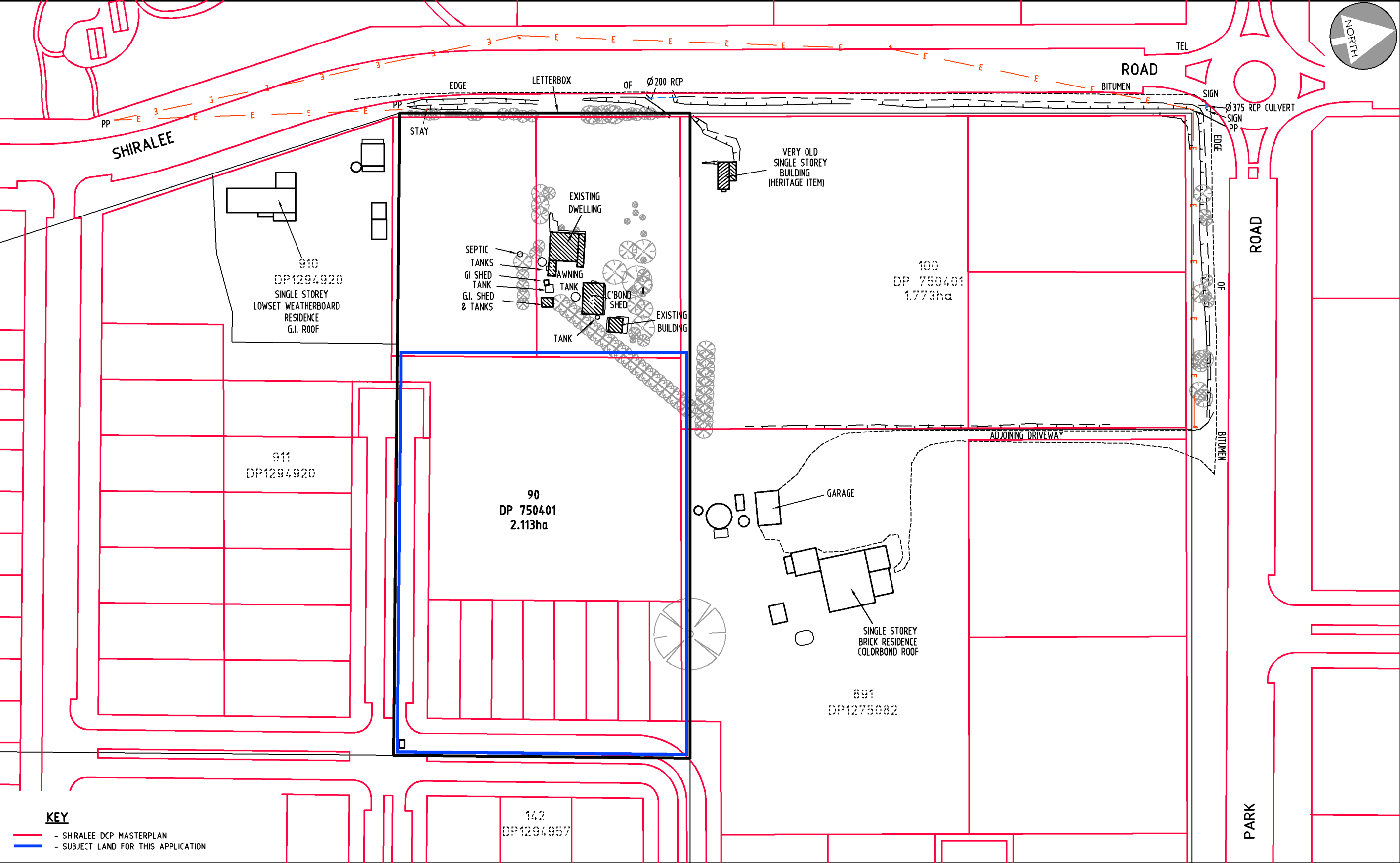
DATE: 22.11.2023



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IMPORTANT NOTES		SCALE		PLANNING PROPOSAL - PART LOT 90 DP 750401 BEING PART 168 SHIRALEE ROAD, ORANGE REZONE LAND FROM R2 LOW DENSITY RESIDENTIAL TO R1 GENERAL RESIDENTIAL AND CHANGE MINIMUM LOT SIZE FOR RESIDENTIAL SUBDIVISION			 PETER BASHA	
<ul style="list-style-type: none">● THIS PLAN HAS BEEN PREPARED FOR DEVELOPMENT APPLICATION PURPOSES ONLY● ALL DIMENSIONS AND AREAS SHOWN ARE SUBJECT TO SURVEY● DO NOT RELY ON THIS PLAN FOR THE LOCATION & TYPE OF EASEMENTS THAT MAY AFFECT THE LAND. THESE SHOULD BE ASCERTAINED BY SURVEY SEARCH AND/OR FIELD SURVEY.● FUTURE EASEMENTS MAY BE REQUIRED FOR SERVICING OR OTHER REASONS, & AS SUCH ARE SUBJECT TO FINAL SURVEY AND/OR ENGINEERING DESIGN.● THE LOCATION OF BUILDINGS IS INDICATIVE ONLY AND TRUE POSITION IN RELATION TO BOUNDARIES IS SUBJECT TO SURVEY				FIGURE 3 - SHIRALEE DCP MASTERPLAN LAYOUT			PLANNING & DEVELOPMENT Phone : 6361 2955 Fax: 6360 4700 P.O. BOX 1827 ORANGE, NSW 2800	
				DATE: 22.11.2023	REFERENCE: 15061PP	SHEET: 3 OF 7		

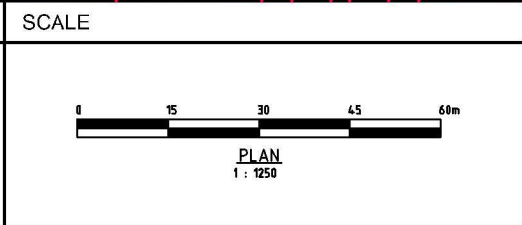


KEY

- SHIRALEE DCP MASTERPLAN
- SUBJECT LAND FOR THIS APPLICATION

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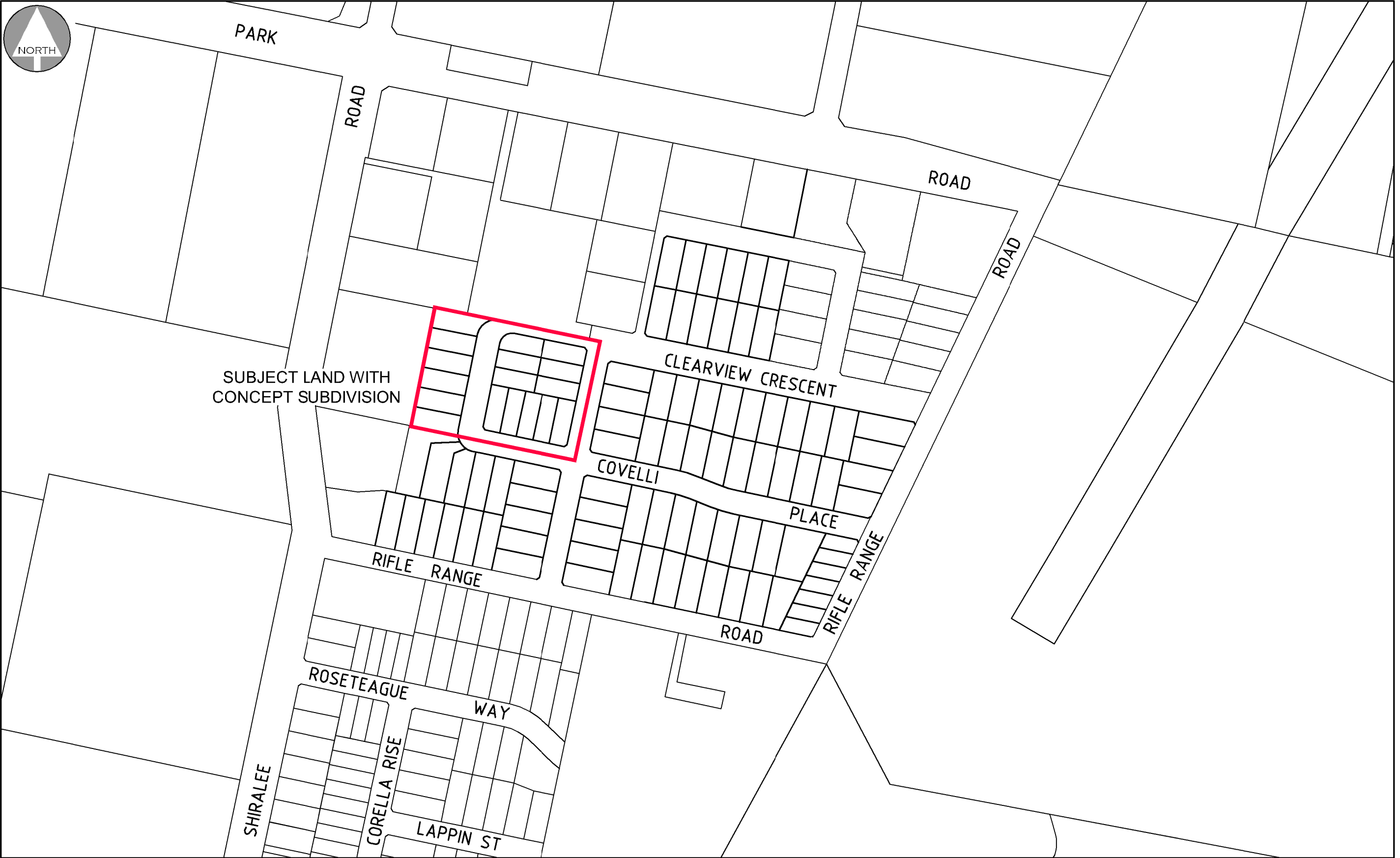
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FIGURE 3 - SHIRALEE DCP MASTERPLAN LAYOUT

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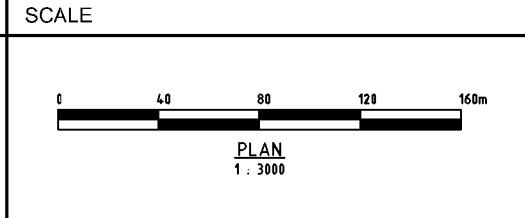
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FIGURE 5 - SURROUNDING DEVELOPMENT PATTERN

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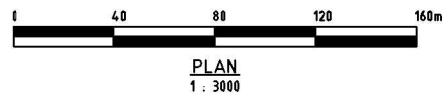
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FIGURE 5 - SURROUNDING DEVELOPMENT PATTERN

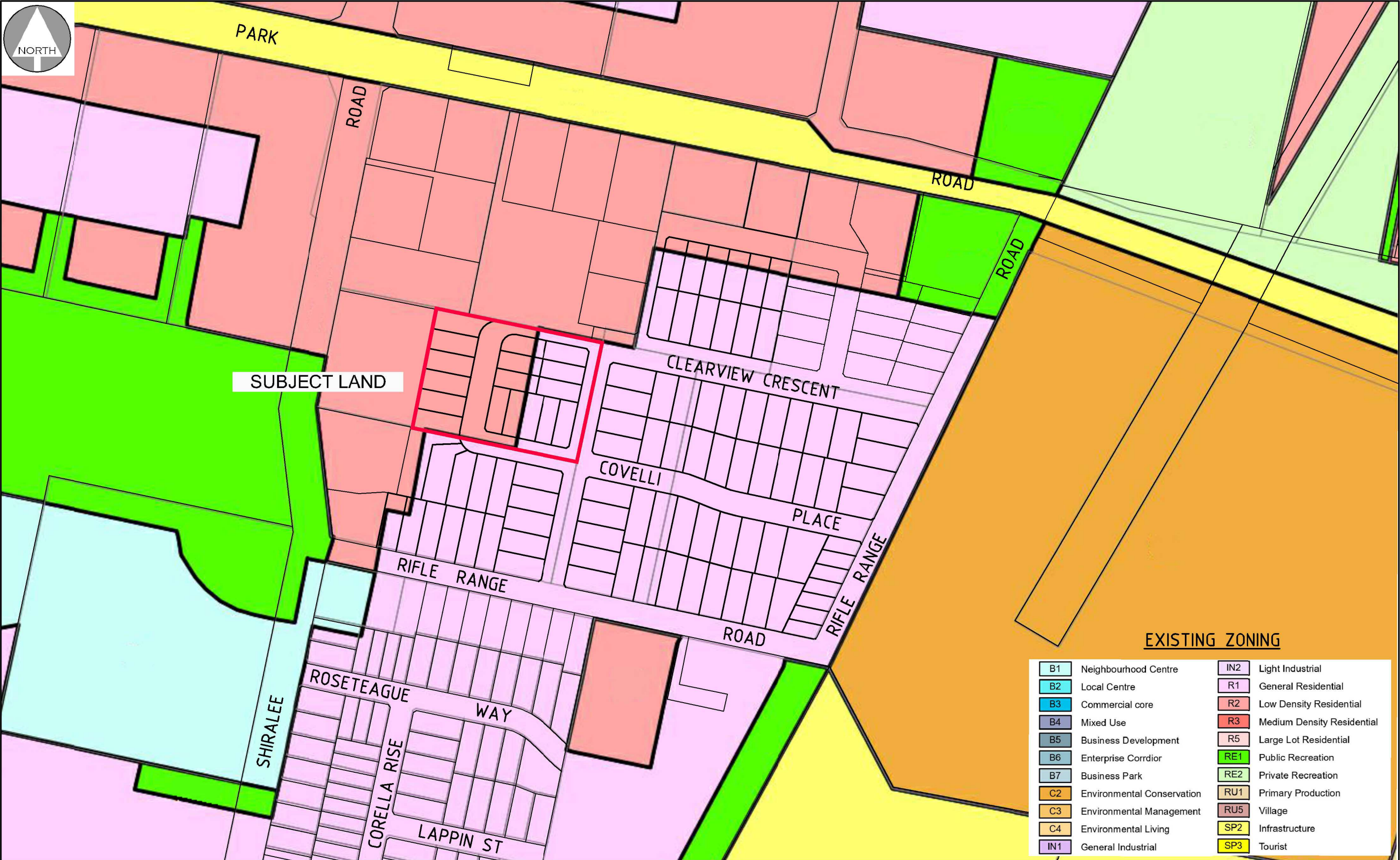
DATE: 22.11.2023

REFERENCE: 15061PP

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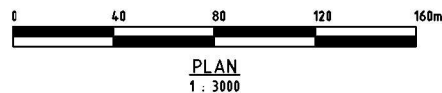
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FIGURE 6 - SURROUNDING DEVELOPMENT PATTERN WITH EXISTING ZONES

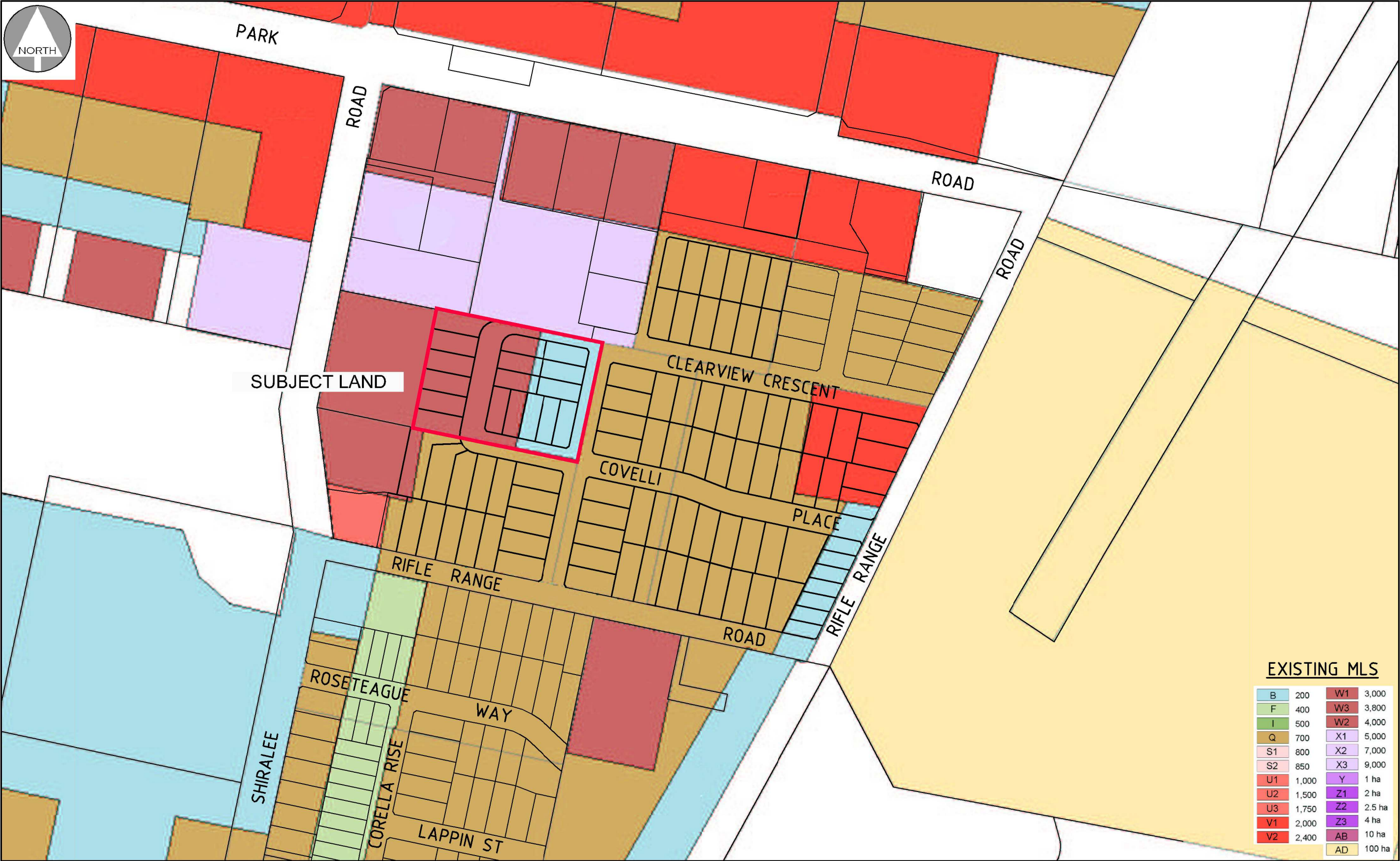
DATE: 22.11.2023

REFERENCE: 15061PP

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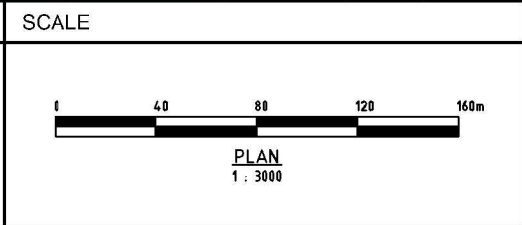
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FIGURE 7 - SURROUNDING DEVELOPMENT PATTERN WITH EXISTING MLS

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