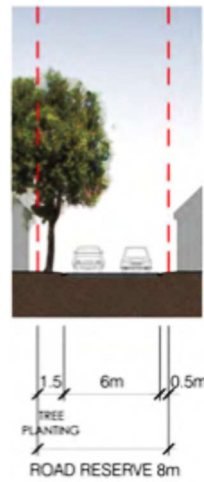
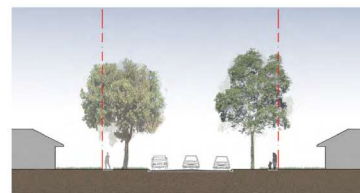


LANEWAY
TYPICAL DETAIL
N.T.S.



LANEWAY
TYPICAL SECTION
N.T.S.



ROAD RESERVE 19.0m TYP.



LOCAL STREET 2

KEY

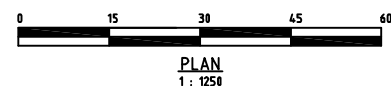
PROPOSED SUBDIVISION LAYOUT

- (A) PROPOSED RIGHT OF ACCESS 6 WIDE BURDENS LOTS 6 AND 7 TO BE RELEASED UPON CREATION OF LOTS IN STAGE 2 OF PROPOSED SUBDIVISION
- (C) PROPOSED RESTRICTION AS TO USER S88B OF THE CONVEYANCING ACT BUILDING ENVELOPE
- (D) PROPOSED RESTRICTION AS TO USER S88B OF THE CONVEYANCING ACT NO DWELLING IN THE AREA SO BURDENED SHALL BE GREATER THAN SINGLE STOREY

IMPORTANT NOTES

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- ALL DIMENSIONS AND AREAS SHOWN ARE SUBJECT TO SURVEY
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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

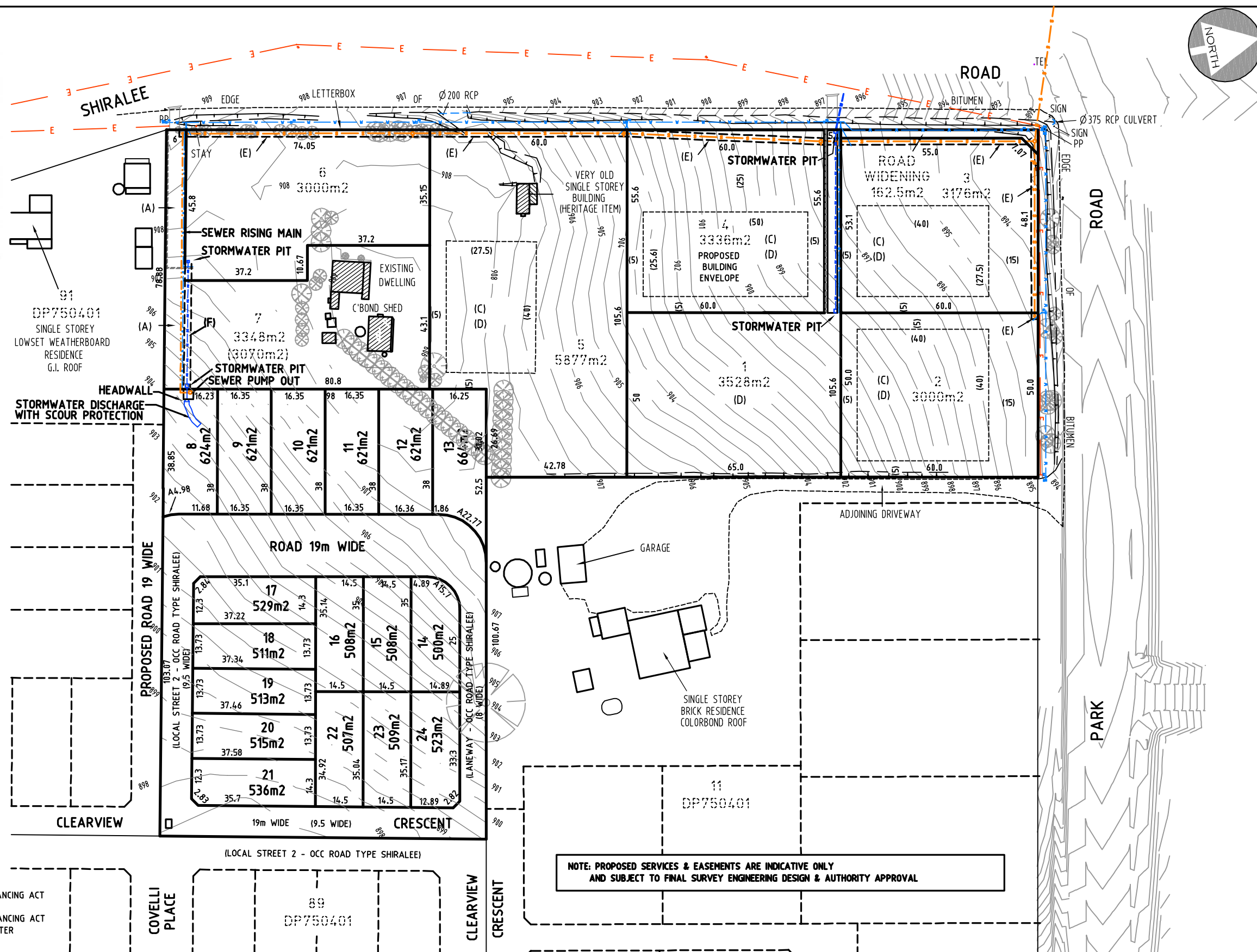
FIGURE 1 - SUBDIVISION CONCEPT

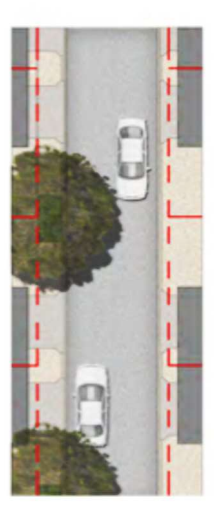
DATE: 22.11.2023

REFERENCE: 15061PP

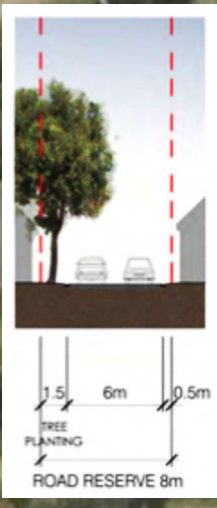
SHEET: 1 OF 4

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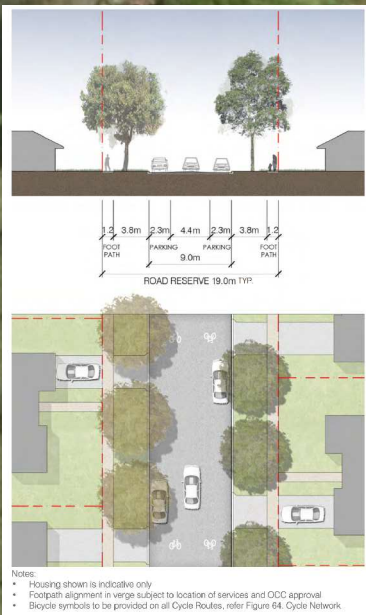




LANEWAY
TYPICAL DETAIL
N.T.S.



LANEWAY
TYPICAL SECTION
N.T.S.



LOCAL STREET 2

KEY

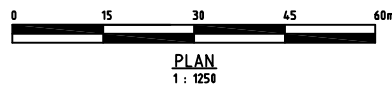
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NOTE: PROPOSED SERVICES & EASEMENTS ARE INDICATIVE ONLY
AND SUBJECT TO FINAL SURVEY ENGINEERING DESIGN & AUTHORITY APPROVAL

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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 1 - SUBDIVISION CONCEPT

DATE: 22.11.2023

REFERENCE:

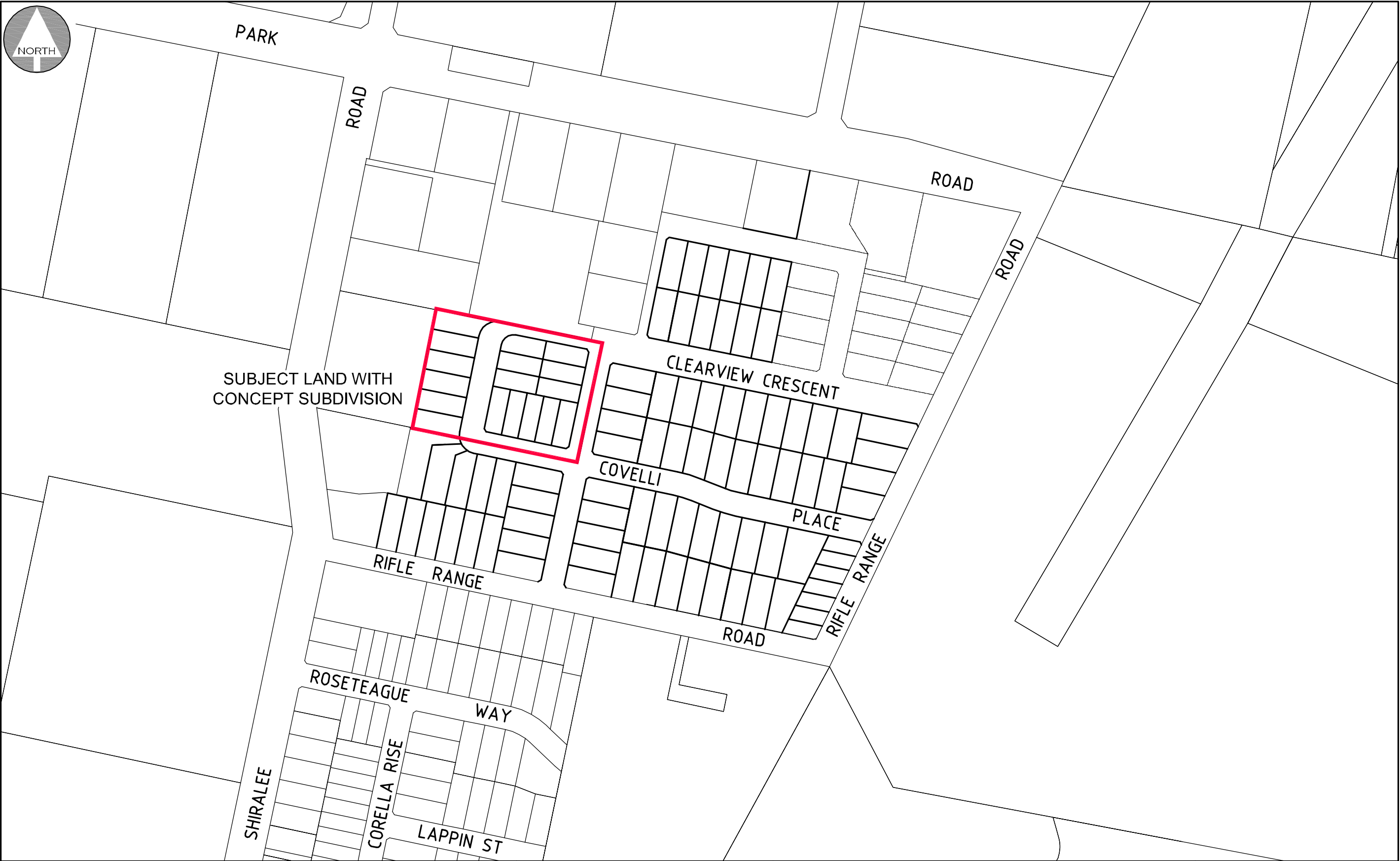
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SHEET:

1 OF 4

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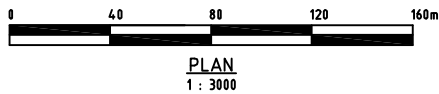
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RESIDENTIAL AND CHANGE MINIMUM LOT SIZE FOR RESIDENTIAL SUBDIVISION

FIGURE 2 - SUBDIVISION CONCEPT IN RELATION TO SURROUNDING DEVELOPMENT PATTERN

DATE: 22.11.2023

REFERENCE: 15061PP

SHEET: 2 OF 4

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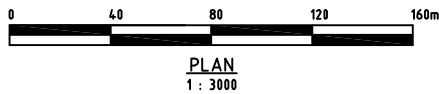
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FIGURE 2 - SUBDIVISION CONCEPT IN RELATION TO SURROUNDING DEVELOPMENT PATTERN

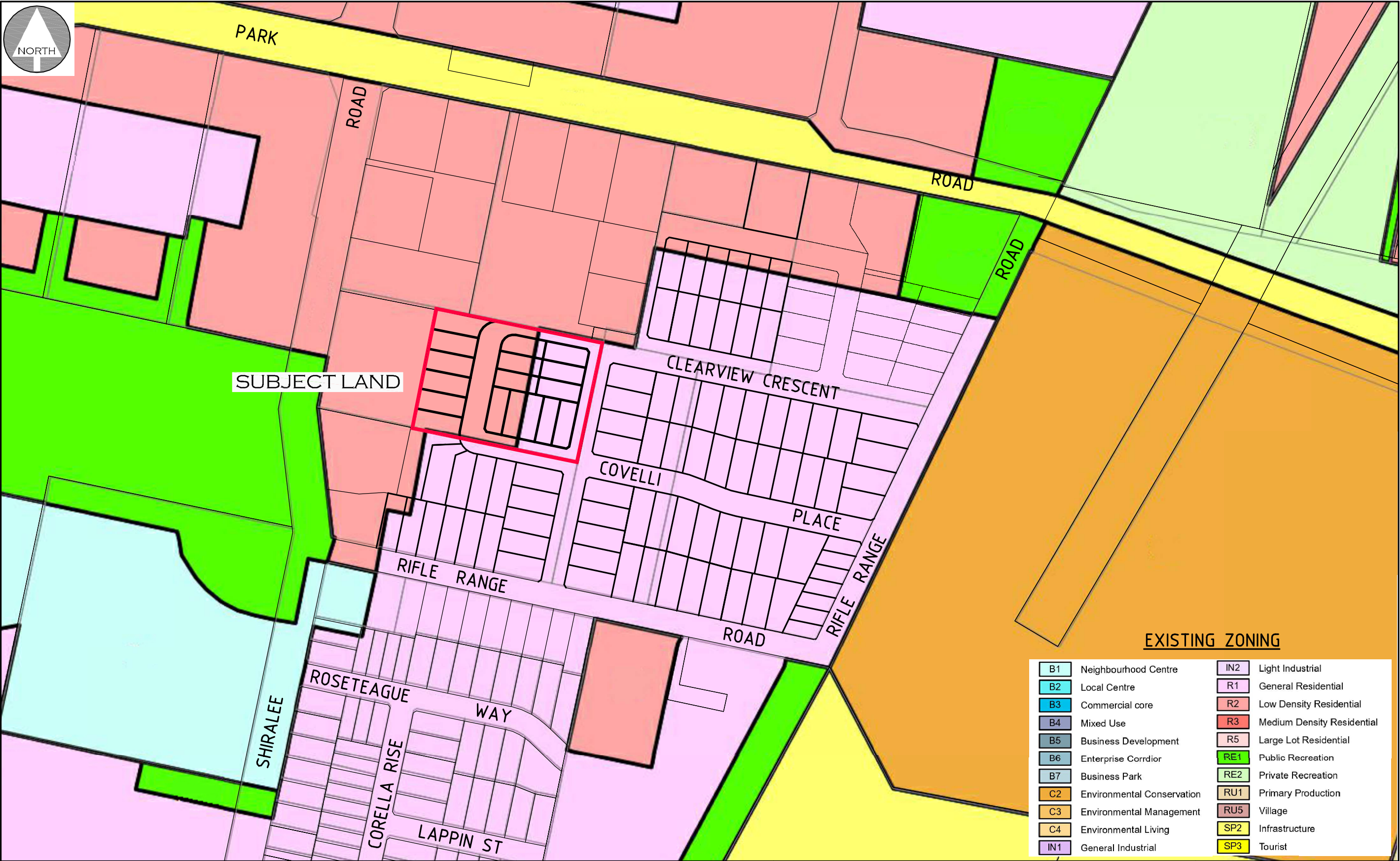
DATE: 22.11.2023

REFERENCE: 15061PP

SHEET: 2 OF 4

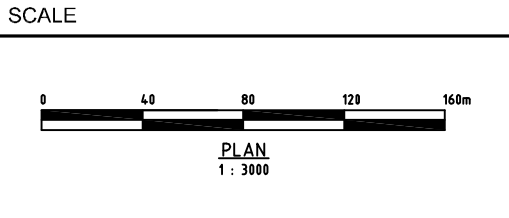
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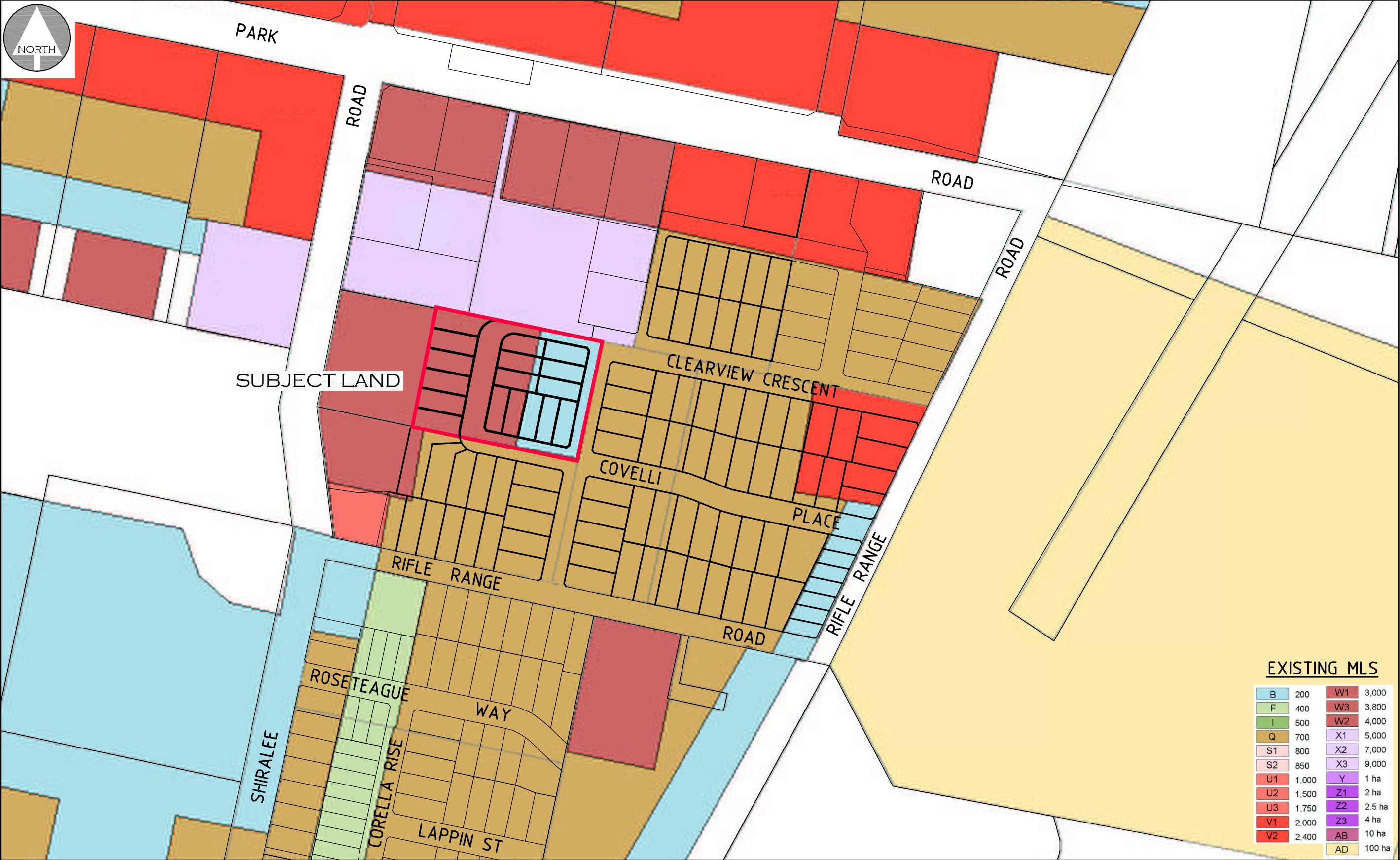
PLANNING PROPOSAL - PART LOT 90 DP 750401
BEING PART 168 SHIRALEE ROAD, ORANGE
REZONE LAND FROM R2 LOW DENSITY RESIDENTIAL TO R1 GENERAL
RESIDENTIAL AND CHANGE MINIMUM LOT SIZE FOR RESIDENTIAL SUBDIVISION

FIGURE 3 - SUBDIVISION CONCEPT IN RELATION TO SURROUNDING DEVELOPMENT PATTERN WITH EXISTING ZONES

DATE: 22.11.2023	REFERENCE: 15061PP	SHEET: 3 OF 4
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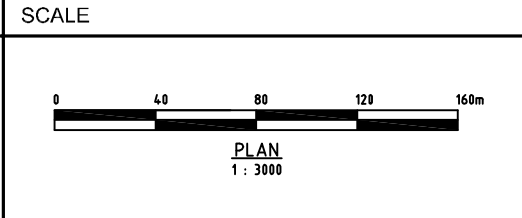
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EXISTING MLS			
B	200	W1	3,000
F	400	W3	3,800
I	500	W2	4,000
Q	700	X1	5,000
S1	800	X2	7,000
S2	850	X3	9,000
U1	1,000	Y	1 ha
U2	1,500	Z1	2 ha
U3	1,750	Z2	2.5 ha
V1	2,000	Z3	4 ha
V2	2,400	AB	10 ha
		AD	100 ha

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FIGURE 4 - SUBDIVISION CONCEPT IN RELATION TO SURROUNDING DEVELOPMENT PATTERN WITH EXISTING MLS

DATE:	22.11.2023	REFERENCE:	15061PP	SHEET:	4 OF 4
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