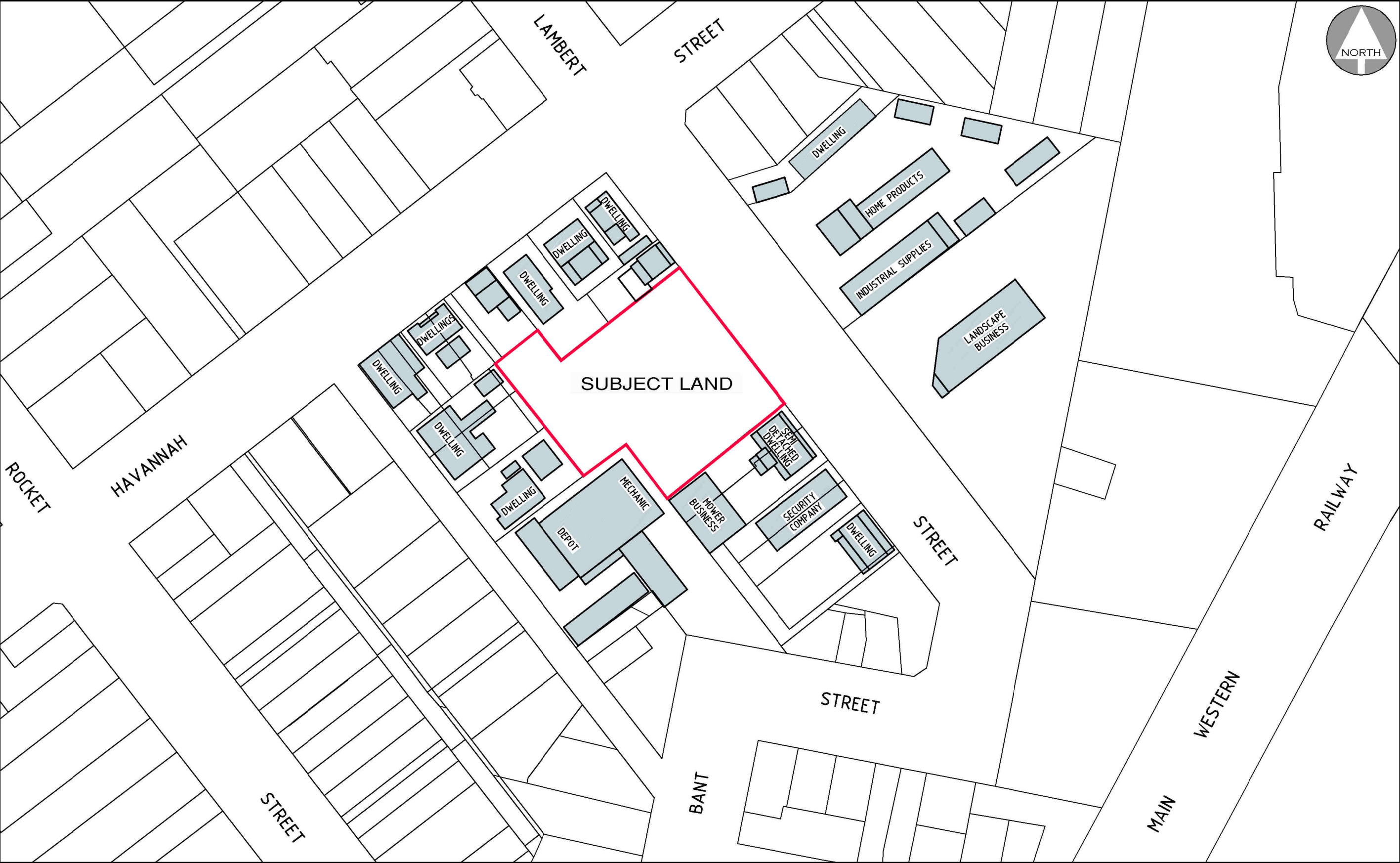
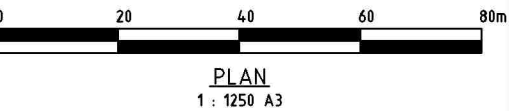




IMPORTANT NOTES

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SCALE



URBAN DESIGN ANALYSIS - POSSIBLE FUTURE
RESIDENTIAL DEVELOPMENT LOT 12 DP 1066401
(18 LAMBERT STREET, BATHURST)
FROM E4 GENERAL INDUSTRIAL TO R1 GENERAL RESIDENTIAL

FIGURE 1 - CONTEXT AND SETTING

DATE: 2.12.2025

REFERENCE: 24016-1

SHEET: 1 OF 8

PETER BASHA

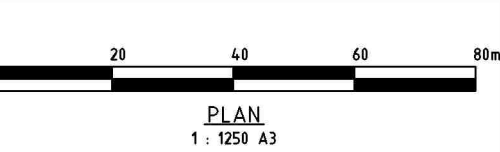
PLANNING & DEVELOPMENT
Phone : 6361 2955 Fax: 6360 4700
P.O. BOX 1827 ORANGE, NSW 2800



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URBAN DESIGN ANALYSIS - POSSIBLE FUTURE
RESIDENTIAL DEVELOPMENT LOT 12 DP 1066401
(18 LAMBERT STREET, BATHURST)
FROM E4 GENERAL INDUSTRIAL TO R1 GENERAL RESIDENTIAL

FIGURE 1 - CONTEXT AND SETTING

DATE: 2.12.2025

REFERENCE: 24016-1

SHEET: 1 OF 8

PETER BASHA

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Phone : 6361 2955 Fax: 6360 4700
P.O. BOX 1827 ORANGE, NSW 2800

IMPORTANT NOTES

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE SUPPLIED CAD FILE 24016DA 27.11.2025

ALL INFORMATION ON THIS PLAN INCLUDING SERVICES, BOUNDARIES, FEATURES AND HEIGHTS WAS CURRENT AT THE DATE OF SURVEY. THIS INFORMATION MAY HAVE CHANGED SINCE THIS DATE. VOERMAN & RATSEP ACCEPTS NO RESPONSIBILITY FOR ANYONE USING THIS PLAN WITHOUT CONFIRMING THAT ALL INFORMATION IS STILL CURRENT.

ONLY VISIBLE SERVICES HAVE BEEN LOCATED BY SURVEY.

INDEPENDENT INQUIRIES FOR UP TO DATE SERVICE LOCATIONS THROUGH THE RELEVANT AUTHORITIES MUST BE UNDERTAKEN PRIOR TO COMMENCEMENT OF ANY WORKS/EXCAVATION. EXACT SERVICE POSITIONS SHOULD BE ESTABLISHED BY APPROPRIATE MEANS. WE RECOMMEND PROFESSIONAL SERVICE LOCATORS.

NOT ALL SERVICE INFORMATION MAY BE SHOWN DUE TO UNAVAILABILITY OF SERVICE PLANS OR CURRENT INFORMATION.

AT THE DATE OF SURVEY A DBYD SEARCH REVEALED THAT SERVICES GAS, TELECOMMUNICATIONS & WATER EXISTED IN THIS AREA. AN UP TO DATE DBYD SEARCH MUST BE OBTAINED TO DETERMINE THE CURRENT STATUS OF ALL DBYD SERVICES.

THE BOUNDARIES SHOWN ON THIS PLAN ARE BASED ON OUR FIELD SURVEY. TO FORMALISE THESE DIMENSIONS WE WOULD RECOMMEND THE PREPARATION OF A REDEFINITION PLAN, SUITABLE FOR LODGEMENT AND REGISTRATION AT THE LAND REGISTRY SERVICES.

CONTOURS SHOWN DEPICT THE TOPOGRAPHY. CONTOURS DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT, EXCEPT AT SPOT LEVELS SHOWN.

ALL TREE DIMENSIONS HAVE BEEN ESTIMATED. IF ACCURATE DIMENSIONS ARE REQUIRED FOR DESIGN PURPOSES, FURTHER SURVEY SHOULD BE REQUESTED. SIZE OF PLOT IS AN INDICATION OF TREE SPREAD.

THIS PLAN MUST REMAIN UNALTERED AS ISSUED BY VOERMAN AND RATSEP. ALTERING ANY PART OF THIS PLAN DESTROYS THE INTEGRITY OF THE PLAN. ANY REVISIONS REQUESTED MUST BE ISSUED BY VOERMAN AND RATSEP.

VOERMAN & RATSEP THEREFORE DISCLAIMS ANY LIABILITY FOR ANY LOSS OR DAMAGE WHATSOEVER OR HOWSOEVER INCURRED ARISING FROM ANY PARTY WHO USES OR RELIES UPON THIS PLAN FOR ANY OTHER PURPOSE. THIS PLAN MAY BE SUBJECT TO ALTERATION FOR REASONS BEYOND THE CONTROL OF VOERMAN & RATSEP.

THESE NOTES ARE AN INTEGRAL PART OF THIS PLAN. REPRODUCTION OF THIS PLAN OR OF ANY PART OF THIS PLAN WITHOUT THESE NOTES BEING INCLUDED IN FULL WILL RENDER THE INFORMATION SHOWN ON SUCH REPRODUCTION INVALID AND NOT SUITABLE FOR USE.

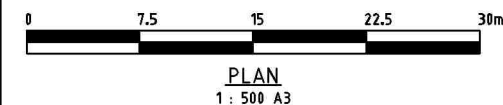
SURVEY BY:
VOERMAN & RATSEP SURVEYORS
116 RUSSELL STREET, BATHURST
PH: 02 6331 6803
P.O. Box 16 Bathurst N.S.W. 2795
email: office@vrsurveyors.com.au



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SCALE



URBAN DESIGN ANALYSIS - POSSIBLE FUTURE
RESIDENTIAL DEVELOPMENT LOT 12 DP 1066401
(18 LAMBERT STREET, BATHURST)
FROM E4 GENERAL INDUSTRIAL TO R1 GENERAL RESIDENTIAL

FIGURE 2 - CONCEPTUAL SITE PLAN

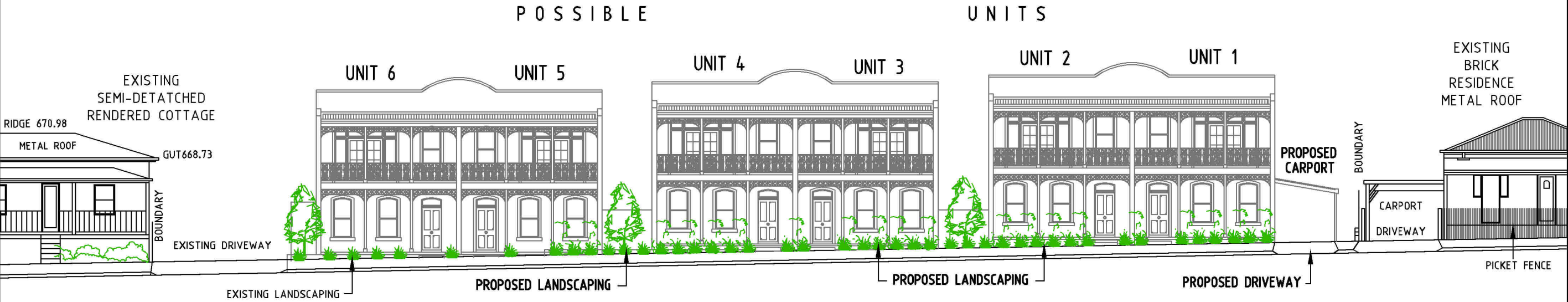
DATE: 2.12.2025

REFERENCE: 24016-3

SHEET: 2 OF 8

PETER BASHA

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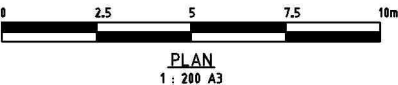
STREETSCAPE ELEVATION CONCEPT

SCALE 1 : 200 A3

IMPORTANT NOTES

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SCALE



URBAN DESIGN ANALYSIS - POSSIBLE FUTURE
RESIDENTIAL DEVELOPMENT LOT 12 DP 1066401
(18 LAMBERT STREET, BATHURST)
FROM E4 GENERAL INDUSTRIAL TO R1 GENERAL RESIDENTIAL

FIGURE 3 - STREETSCAPE ELEVATION

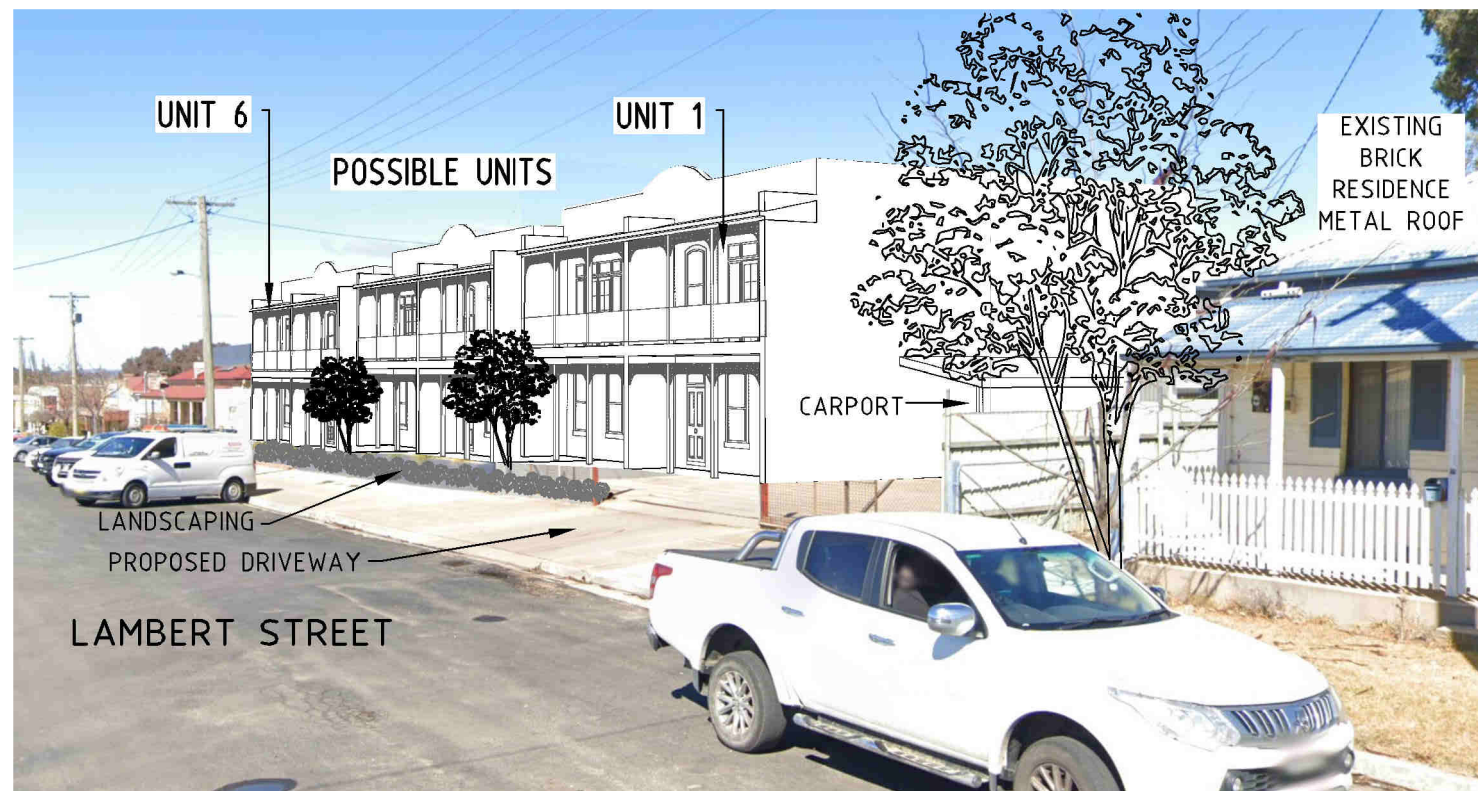
DATE: 2.12.2025

REFERENCE: 24016-3

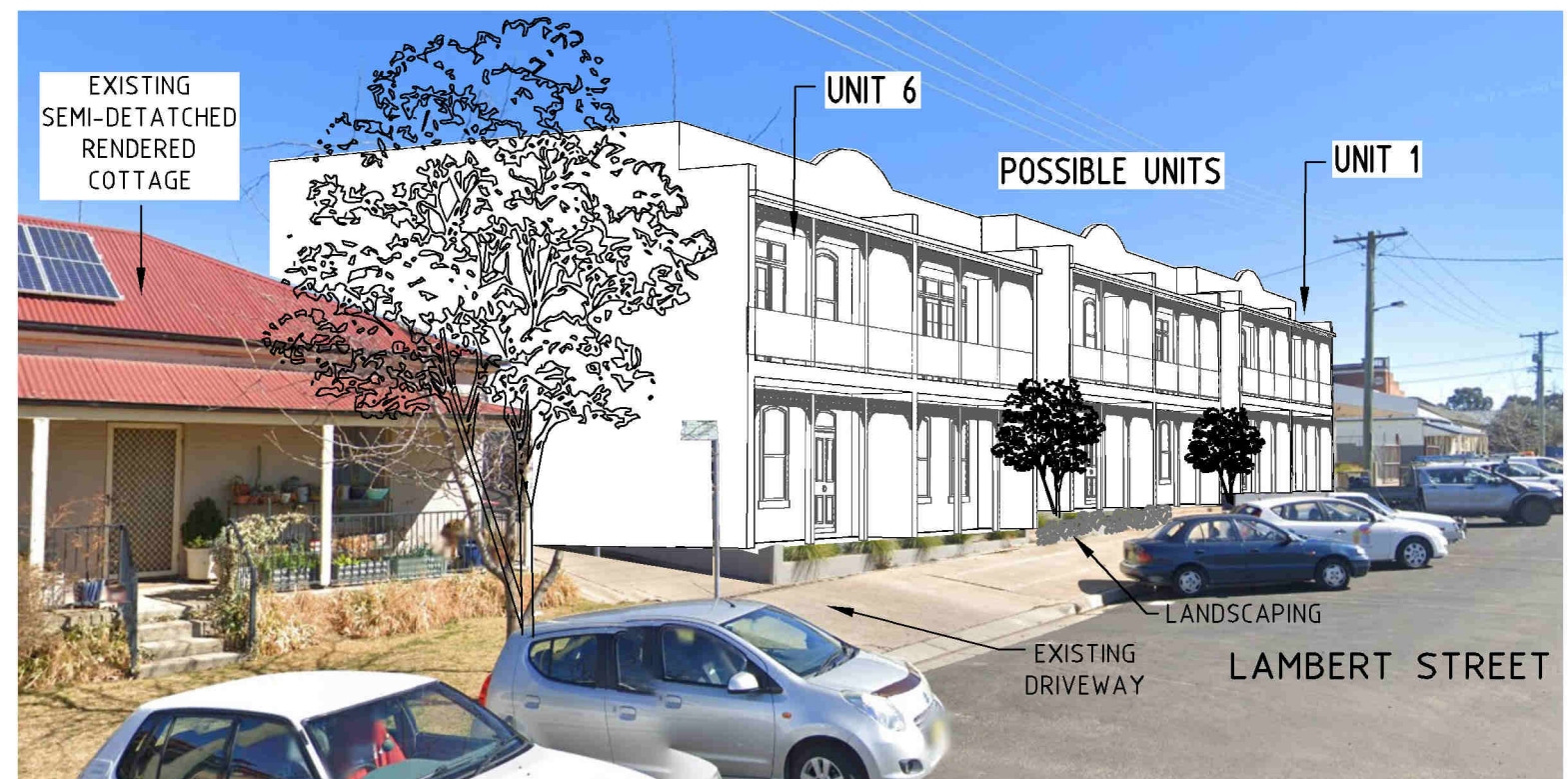
SHEET: 3 OF 8

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NORTHERN CONCEPTUAL PERSPECTIVE



SOUTHERN CONCEPTUAL PERSPECTIVE

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SCALE

NOT TO SCALE

URBAN DESIGN ANALYSIS - POSSIBLE FUTURE
RESIDENTIAL DEVELOPMENT LOT 12 DP 1066401
(18 LAMBERT STREET, BATHURST)
FROM E4 GENERAL INDUSTRIAL TO R1 GENERAL RESIDENTIAL

FIGURE 4 - STREETSCAPE PERSPECTIVES

DATE: 2.12.2025

REFERENCE: 24016-3

SHEET: 4 OF 8

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LAMBERT

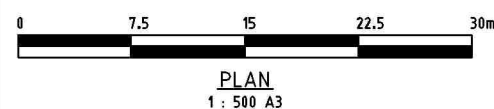
STREET



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SCALE



URBAN DESIGN ANALYSIS - POSSIBLE FUTURE
RESIDENTIAL DEVELOPMENT LOT 12 DP 1066401
(18 LAMBERT STREET, BATHURST)
FROM E4 GENERAL INDUSTRIAL TO R1 GENERAL RESIDENTIAL

FIGURE 5 - SHADOW ANALYSIS 9AM JUNE 21st

DATE: 2.12.2025

REFERENCE: 24016-3

SHEET:	5 OF 8
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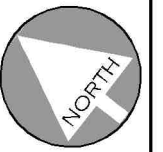
PETER BASHA

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SURVEY BY:
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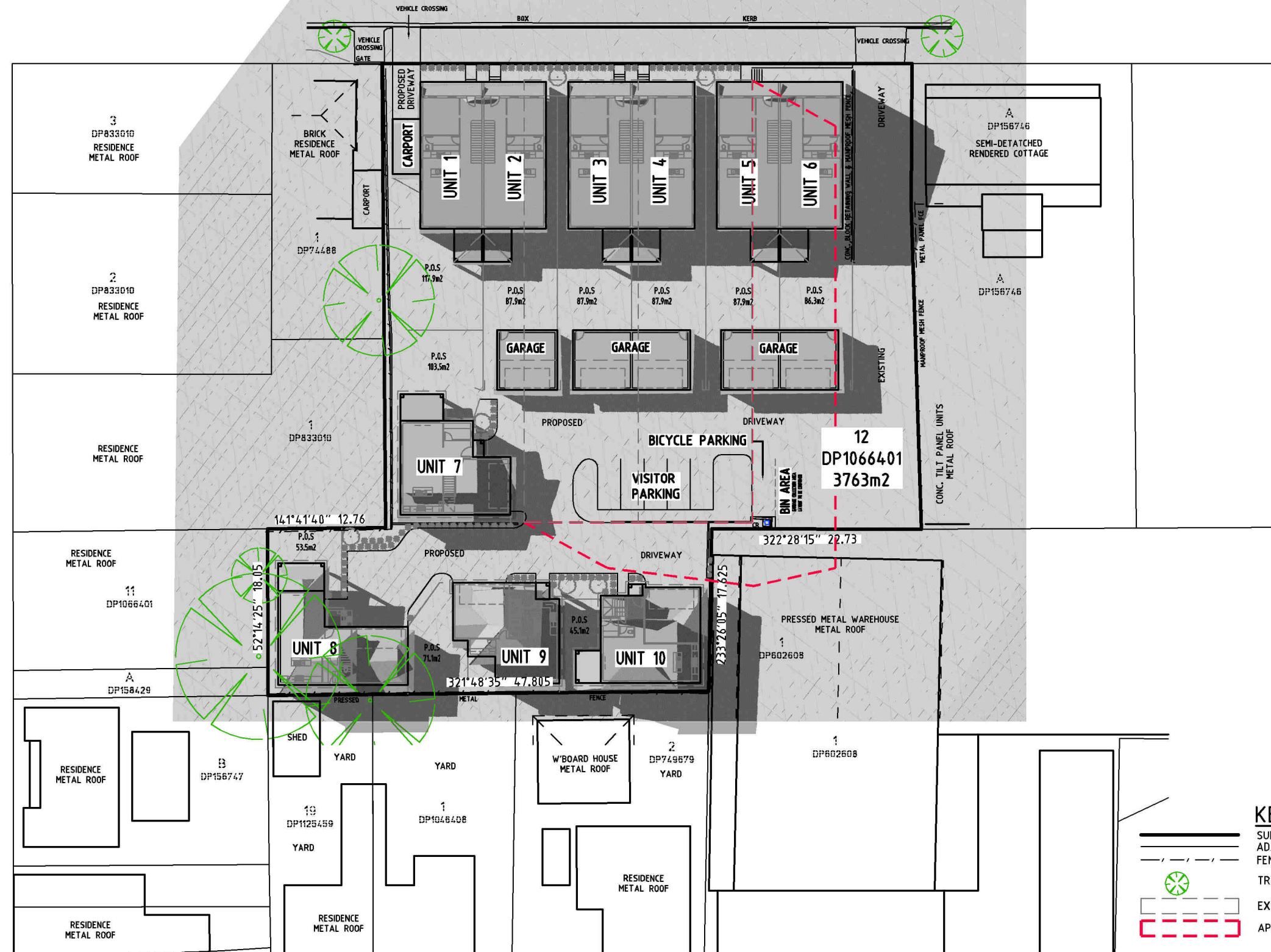
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STREET



STREET

HAVANNAH



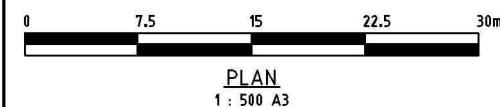
KEY

- SUBJECT LAND BOUNDARIES
- ADJOINING BOUNDARIES
- FENCE
- TREE SIZE IS INDICATIVE OF APPROX. SPREAD
- EXTENT OF EXISTING BUILDING FOOTPRINT
- APPROXIMATE EXISTING BUILDING SHADOW

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SCALE



URBAN DESIGN ANALYSIS - POSSIBLE FUTURE
RESIDENTIAL DEVELOPMENT LOT 12 DP 1066401
(18 LAMBERT STREET, BATHURST)
FROM E4 GENERAL INDUSTRIAL TO R1 GENERAL RESIDENTIAL
FIGURE 6 - SHADOW ANALYSIS 12 NOON JUNE 21st

DATE: 2.12.2025

REFERENCE: 24016-3

SHEET: 6 OF 8

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LAMBERT

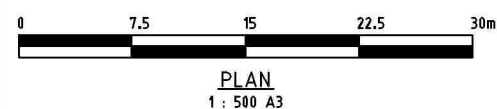
STREET



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SCALE



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RESIDENTIAL DEVELOPMENT LOT 12 DP 1066401
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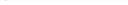
FIGURE 7 - SHADOW ANALYSIS 3PM JUNE 21st

DATE: 2.12.2025

REFERENCE:	24016-3
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SHEET:	7 OF 8
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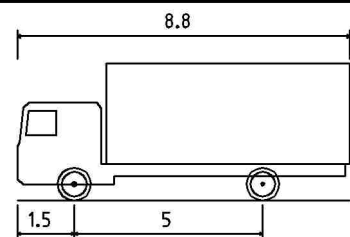
KEY

- | | |
|---|---|
|  | SUBJECT LAND BOUNDARIES |
|  | ADJOINING BOUNDARIES |
|  | FENCE |
|  | TREE SIZE IS INDICATIVE OF APPROX. SPREAD |
|  | EXTENT OF EXISTING BUILDING FOOTPRINT |
|  | APPROXIMATE EXISTING BUILDING SHADOW |

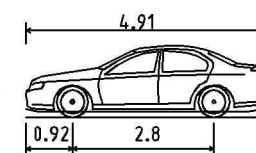


PETER BASHA

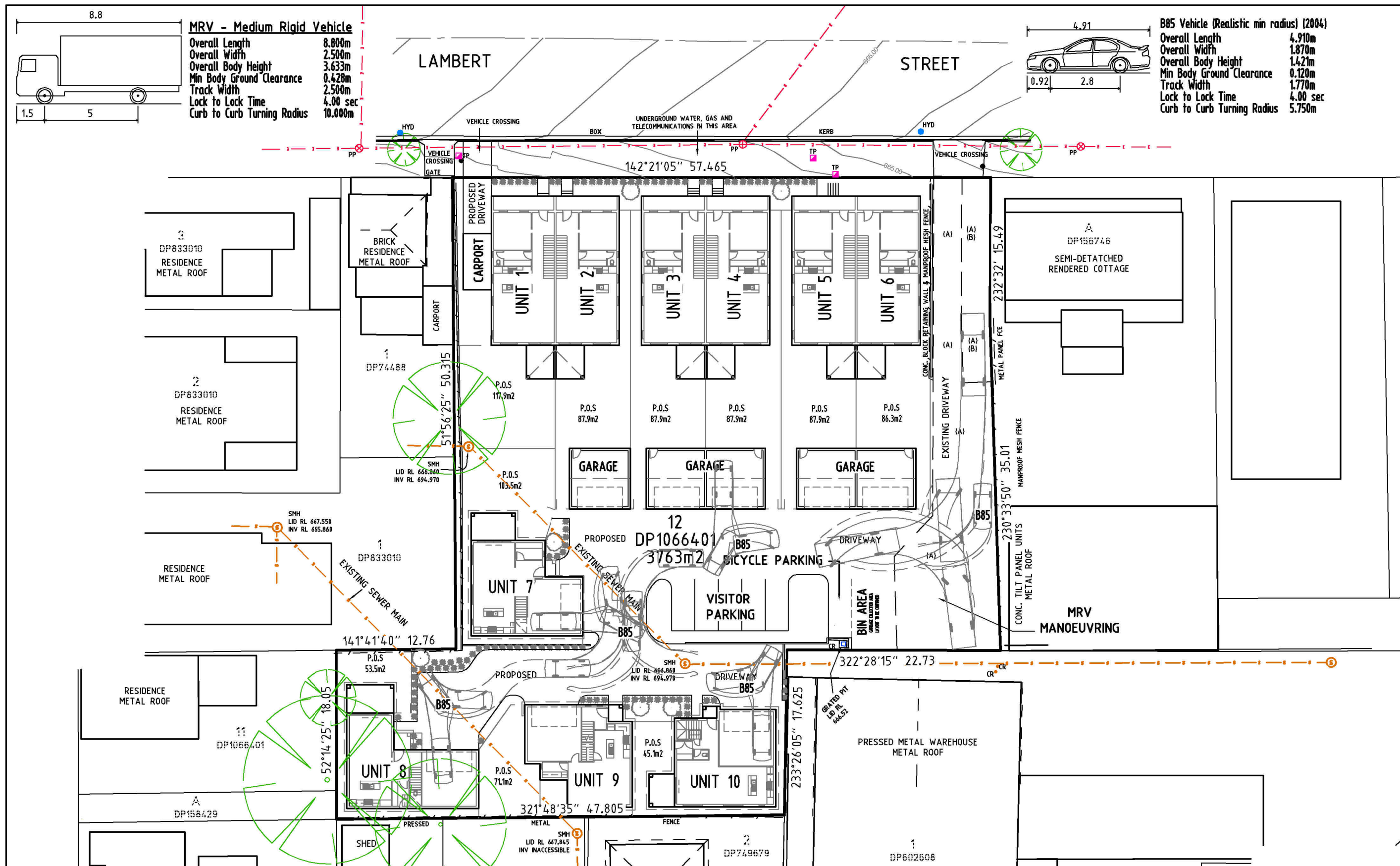
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MRV - Medium Rigid Vehicle
 Overall Length 8.800m
 Overall Width 2.500m
 Overall Body Height 3.633m
 Min Body Ground Clearance 0.428m
 Track Width 2.500m
 Lock to Lock Time 4.00 sec
 Curb to Curb Turning Radius 10.000m



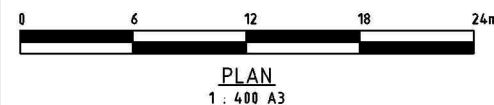
B85 Vehicle (Realistic min radius) (2004)
 Overall Length 4.910m
 Overall Width 1.870m
 Overall Body Height 1.421m
 Min Body Ground Clearance 0.120m
 Track Width 1.770m
 Lock to Lock Time 4.00 sec
 Curb to Curb Turning Radius 5.750m



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URBAN DESIGN ANALYSIS - POSSIBLE FUTURE
 RESIDENTIAL DEVELOPMENT LOT 12 DP 1066401
 (18 LAMBERT STREET, BATHURST)
 FROM E4 GENERAL INDUSTRIAL TO R1 GENERAL RESIDENTIAL
FIGURE 8- TURN PATHS FOR RESIDENTIAL CONCEPT

DATE: 2.12.2025

REFERENCE: 24016-3

SHEET: 8 OF 8

PETER BASHA

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 P.O. BOX 1827 ORANGE, NSW 2800