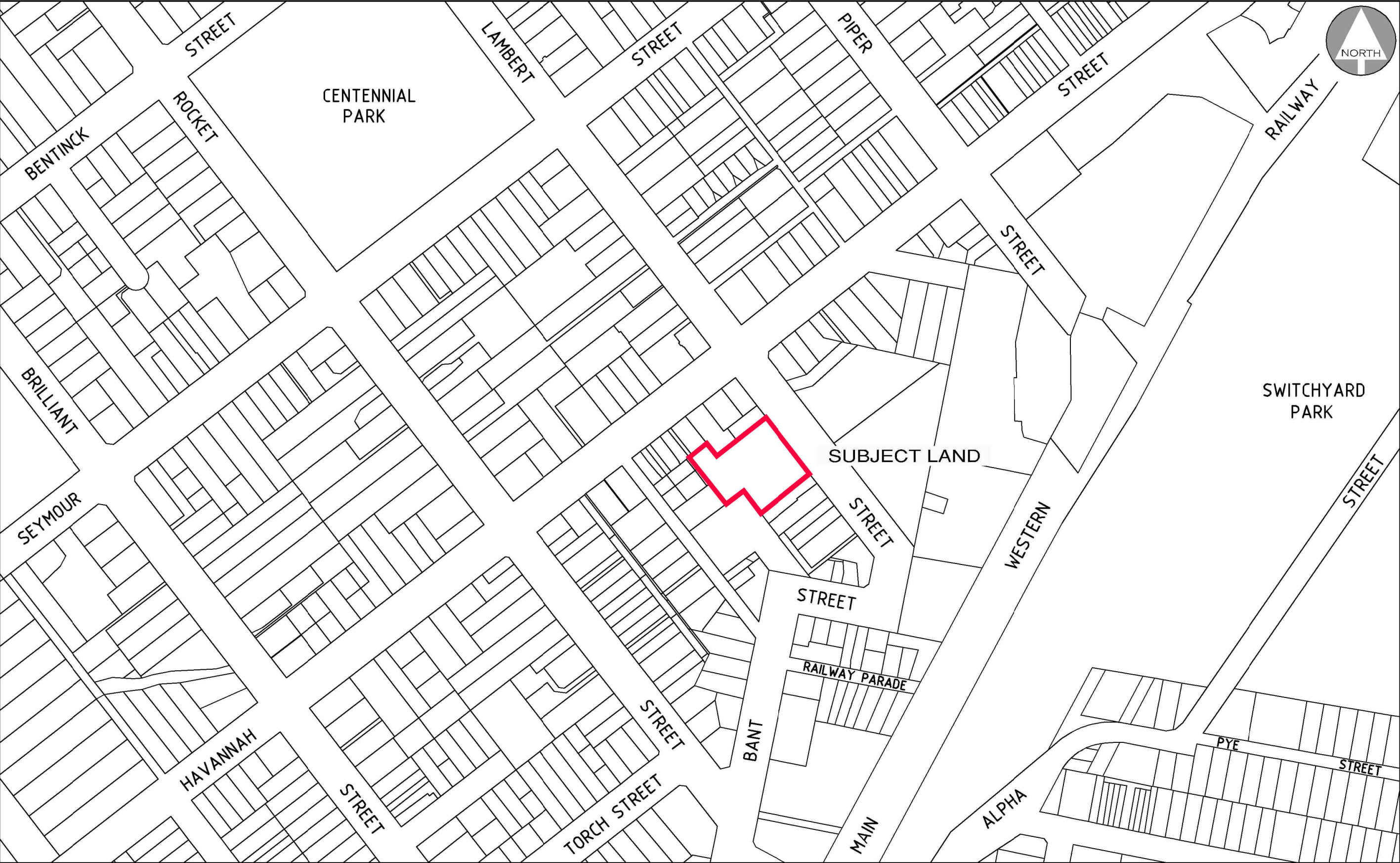
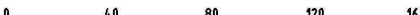
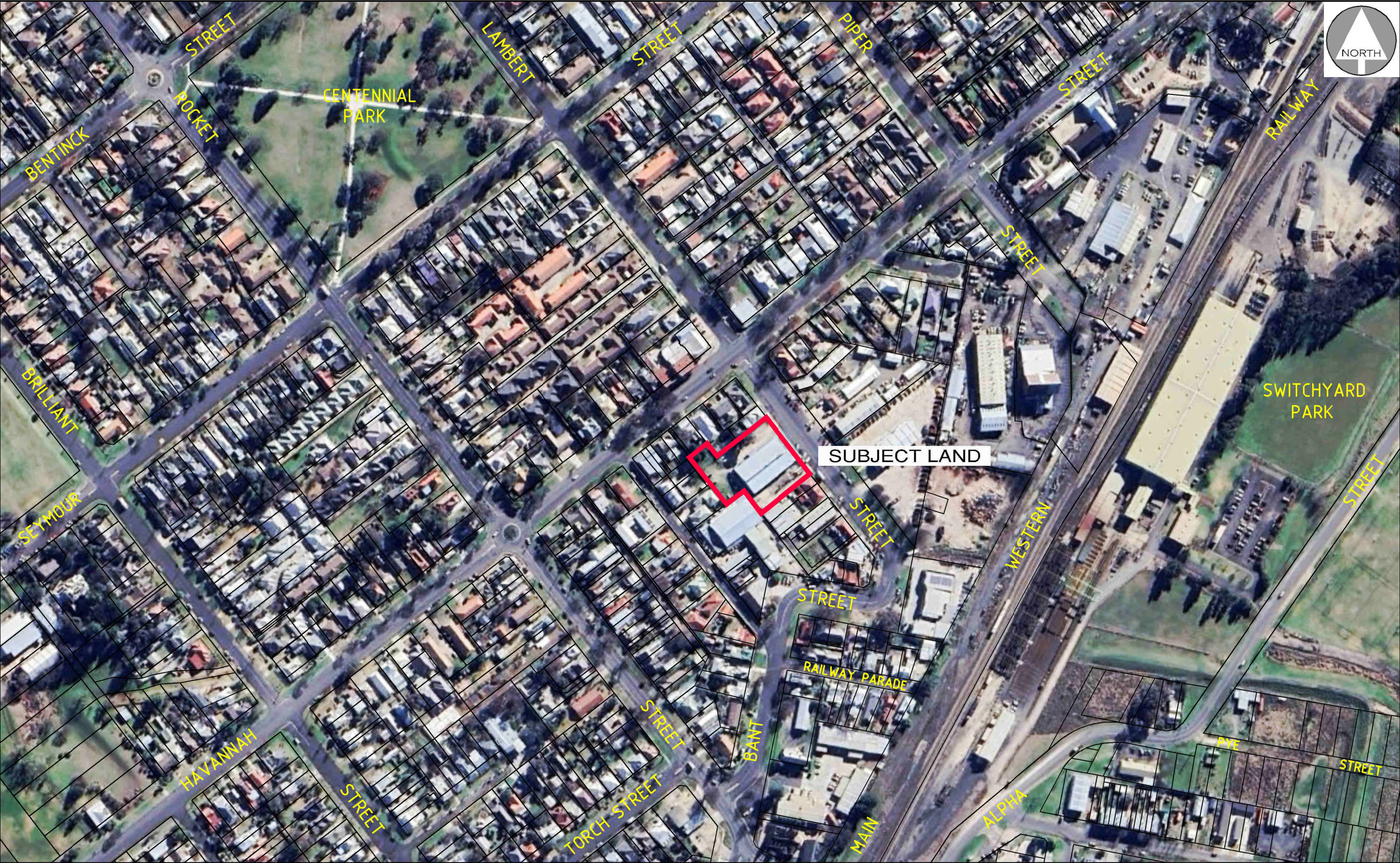




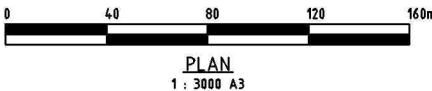
IMPORTANT NOTES		SCALE		PLANNING PROPOSAL REZONING OF LOT 12 DP 1066401 (18 LAMBERT STREET, BATHURST) FROM E4 GENERAL INDUSTRIAL TO R1 GENERAL RESIDENTIAL			 PETER BASHA	
● THIS PLAN HAS BEEN PREPARED FOR DEVELOPMENT APPLICATION PURPOSES ONLY ● ALL DIMENSIONS AND AREAS SHOWN ARE SUBJECT TO SURVEY ● DO 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 ● DO NOT RELY ON THIS PLAN FOR CONTRACTUAL PURPOSES.		 PLAN 1 : 3000 A3		FIGURE 1 - LOCATION			PLANNING & DEVELOPMENT Phone : 6361 2955 Fax: 6360 4700 P.O. BOX 1827 ORANGE, NSW 2800	
				DATE:	6.05.2026	REFERENCE:		



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SCALE



PLANNING PROPOSAL
REZONING OF LOT 12 DP 1066401 (18 LAMBERT STREET, BATHURST)
FROM E4 GENERAL INDUSTRIAL TO R1 GENERAL RESIDENTIAL

FIGURE 1 - LOCATION

DATE: 6.05.2026

REFERENCE: 24016-1

SHEET: 1 OF 2

PETER BASHA

PLANNING & DEVELOPMENT
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P.O. BOX 1827 ORANGE, NSW 2800

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PH: 02 6331 6803
P.O. Box 16 Bathurst N.S.W. 2795
email: office@vrsurveyors.com.au

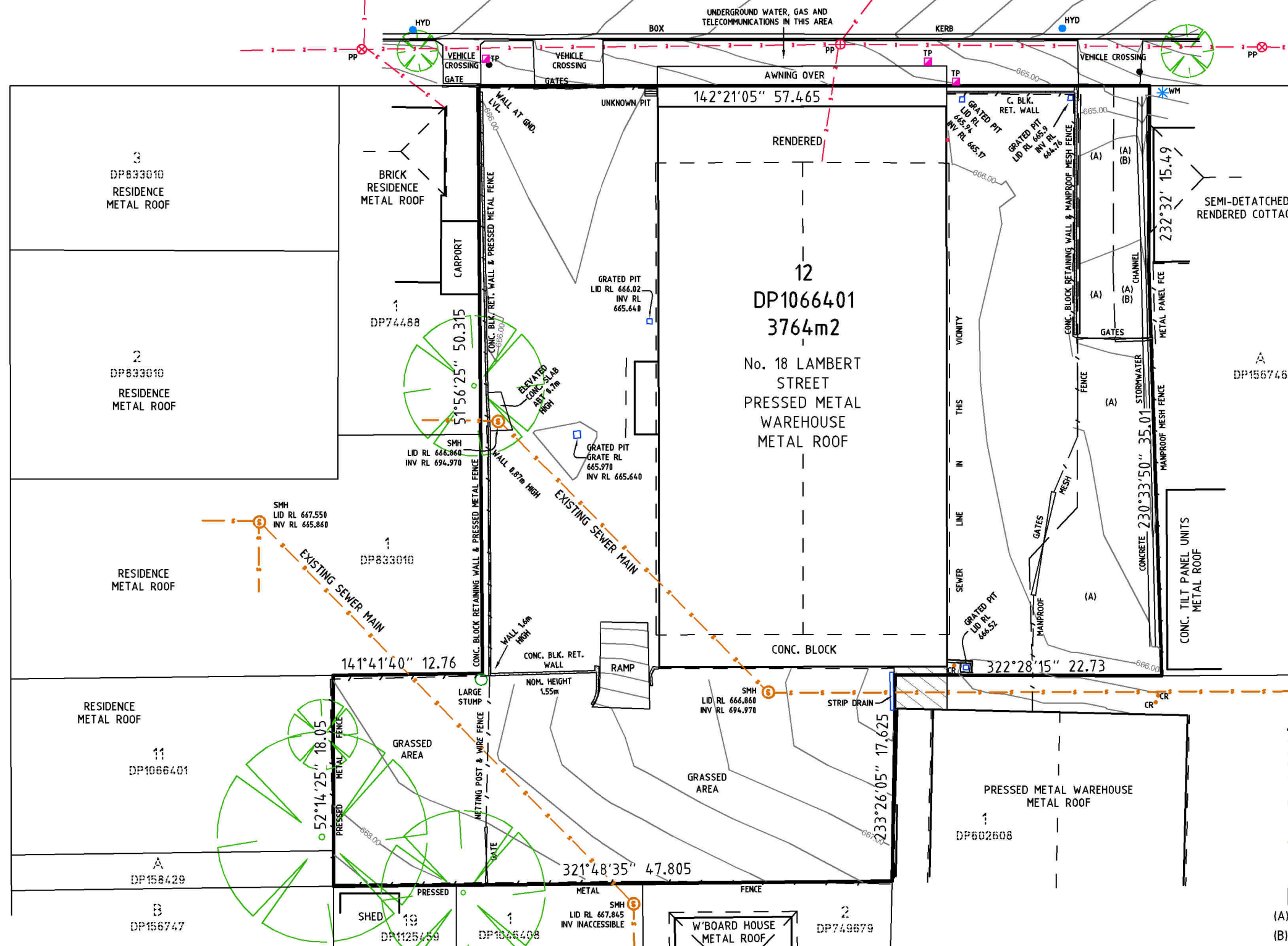
LAMBERT

STREET



STREET

HAVANNAH



IMPORTANT NOTES

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE SUPPLIED CAD FILE 2416DA 6.05.2026

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.

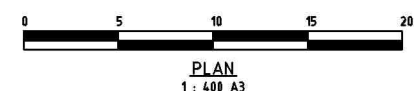
KEY

- SUBJECT LAND BOUNDARIES
- ADJOINING BOUNDARIES
- EASEMENT BOUNDARIES
- FENCE
- CENTRELINE OF BITUMEN
- TELECOMM. PIT (TP)
- OVERHEAD ELECTRICITY WITH POWER POLE (PP)
- HYDRANT (HYD) & WATER METER (WM)
- SEWER MANHOLE (SMH) & SEWER MAIN
- SEWER CAP RISER (CR)
- TREE SIZE IS INDICATIVE OF APPROX. SPREAD
- EXTENT OF BUILDING FOOTPRINT
- (A) RIGHT OF CARRIAGEWAY VARIABLE WIDTH (VIDE DP1050898)
- (B) RIGHT OF CARRIAGEWAY 3.05 WIDE (VIDE BK.14.06 No.208)

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SCALE



PLANNING PROPOSAL
REZONING OF LOT 12 DP 1066401 (18 LAMBERT STREET, BATHURST)
FROM E4 GENERAL INDUSTRIAL TO R1 GENERAL RESIDENTIAL

FIGURE 2 - EXISTING BOUNDARIES & SITE DETAIL

DATE: 6.05.2026

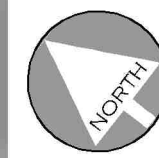
REFERENCE: 24016-1

SHEET: 2 OF 2

PETER BASHA

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				DATE: 6.05.2026 REFERENCE: 24016-1 SHEET: 2 OF 2			
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