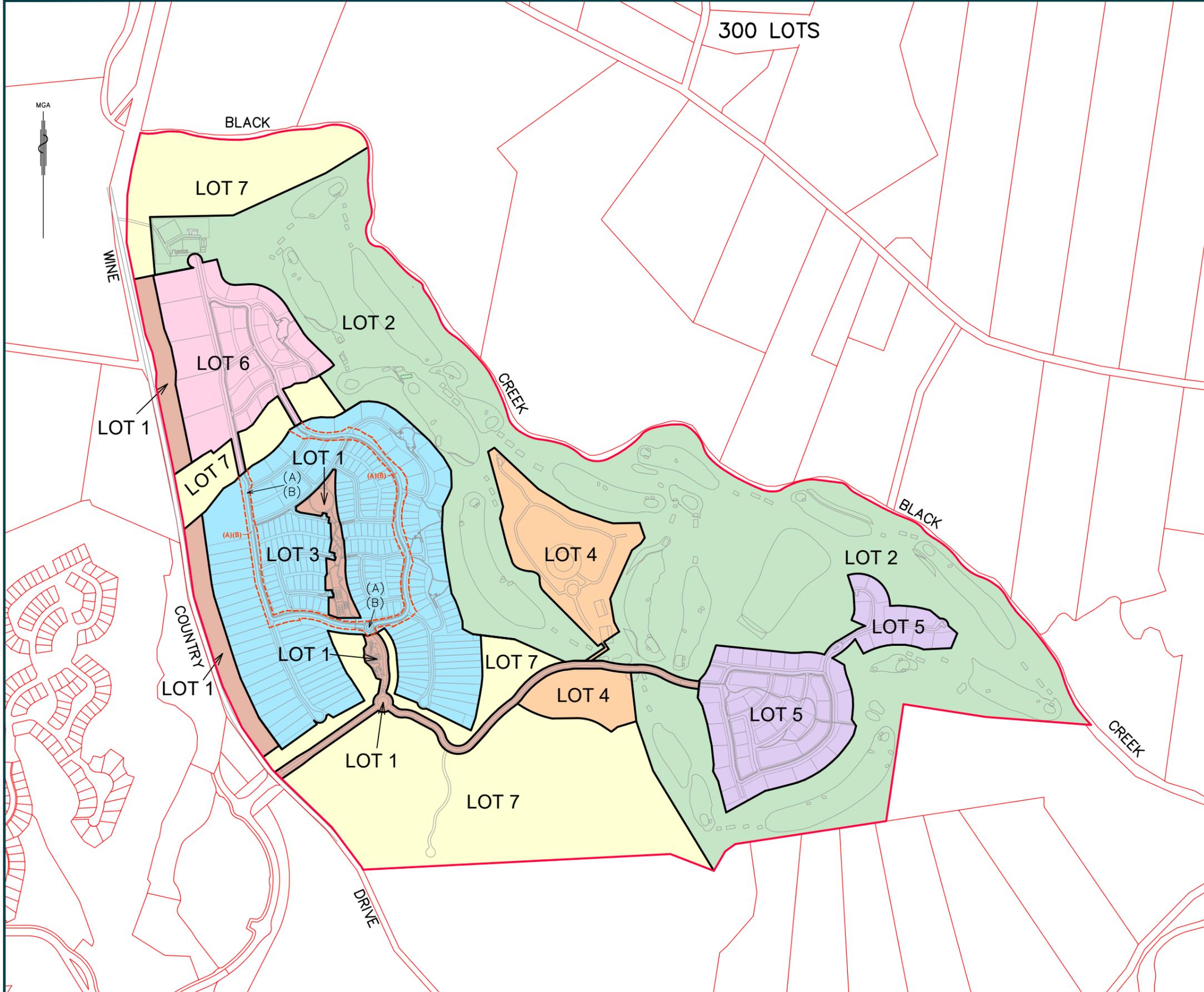


300 LOTS



**IMPORTANT NOTES**

1. THE BOUNDARIES SHOWN ON THIS PLAN HAVE BEEN COMPILED FROM SURVEY PLANS ON PUBLIC RECORD, INCLUDING DP 869651, DP1187663 & DP 1233030.
2. THE ADJOINING BOUNDARIES, INCLUDING BLACK CREEK BOUNDARY AS SHOWN ON THIS PLAN ARE BASED ON INFORMATION DERIVED FROM NSW SPATIAL SERVICES- DIGITAL CADASTRAL DATABASE (DCDB). NO FIELD SURVEY HAS BEEN UNDERTAKEN TO DETERMINE THE ACCURACY OF THE BOUNDARIES AS SHOWN.
3. THIS PLAN MUST REMAIN UNALTERED AS ISSUED BY MONTEATH & POWYS. ALTERING ANY PART OF THIS PLAN DESTROYS THE INTEGRITY OF THE PLAN. ANY REVISIONS REQUESTED MUST BE ISSUED BY MONTEATH & POWYS.
4. 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 INFORMATION**

1. THE SURVEY IS ON GROUND CO-ORDINATES.  
 -THE ORIGIN OF CO-ORDINATES IS SSM 12630  
 MGA CO-ORDINATES  
 E 343029.170 N 6378331.914  
 (GDA 2020) (ZONE 56)  
 -SOURCE OF CO-ORDINATES: SCIMS  
 -DATE 16/11/2022.
2. MGA AND ISG CO-ORDINATE SYSTEMS ARE BASED ON A MATHEMATICAL EARTH MODEL AND SUBJECT TO VARIABLE SCALE FACTORS. DISTANCES CALCULATED FROM CO-ORDINATES MAY VARY SIGNIFICANTLY FROM GROUND MEASUREMENTS. IF FURTHER CLARIFICATION IS REQUIRED CONTACT MONTEATH AND POWYS.

(A) - EASEMENT FOR ACCESS 20 WIDE  
 (B) - EASEMENT FOR SERVICES 20 WIDE

- DENOTES LOT 1 - COMMUNITY ASSOCIATION PROPERTY
- DENOTES LOT 2 - GOLF COURSE & RECREATION
- DENOTES LOT 3 - WESTERN RESIDENTIAL
- DENOTES LOT 4 - TOURISM
- DENOTES LOT 5 - EASTERN RESIDENTIAL
- DENOTES LOT 6 - NORTHERN RESIDENTIAL
- DENOTES LOT 7 - RESIDUE



REVISIONS	No	REVISION	SVY	DFT	CHK	DATE
	16	ADD EXTRA PIECE OF LOT 1 INTO THE MIDDLE OF LOT 3	M&P	MAK	DCW	07/03/24
	15	CHANGES TO LOT BOUNDARIES FOR LOTS 1, 4 & 7	M&P	MAK	DCW	29/02/24
	14	ADDED THE SURVEYED CREEK BOUNDARY LINE	M&P	CK	RJM	07/08/23
	13	CADASTRAL UPDATED, AMENDMENTS MADE TO LOT 5 & LOT 4 BOUNDARIES AND EASEMENTS	M&P	CK	RJM	04/08/23
	12	CHANGES MADE TO LOT 4, LOT 2 BOUNDARIES AND THE ROAD BOUNDARY	M&P	CK	RJM	01/07/23
	No	REVISION				

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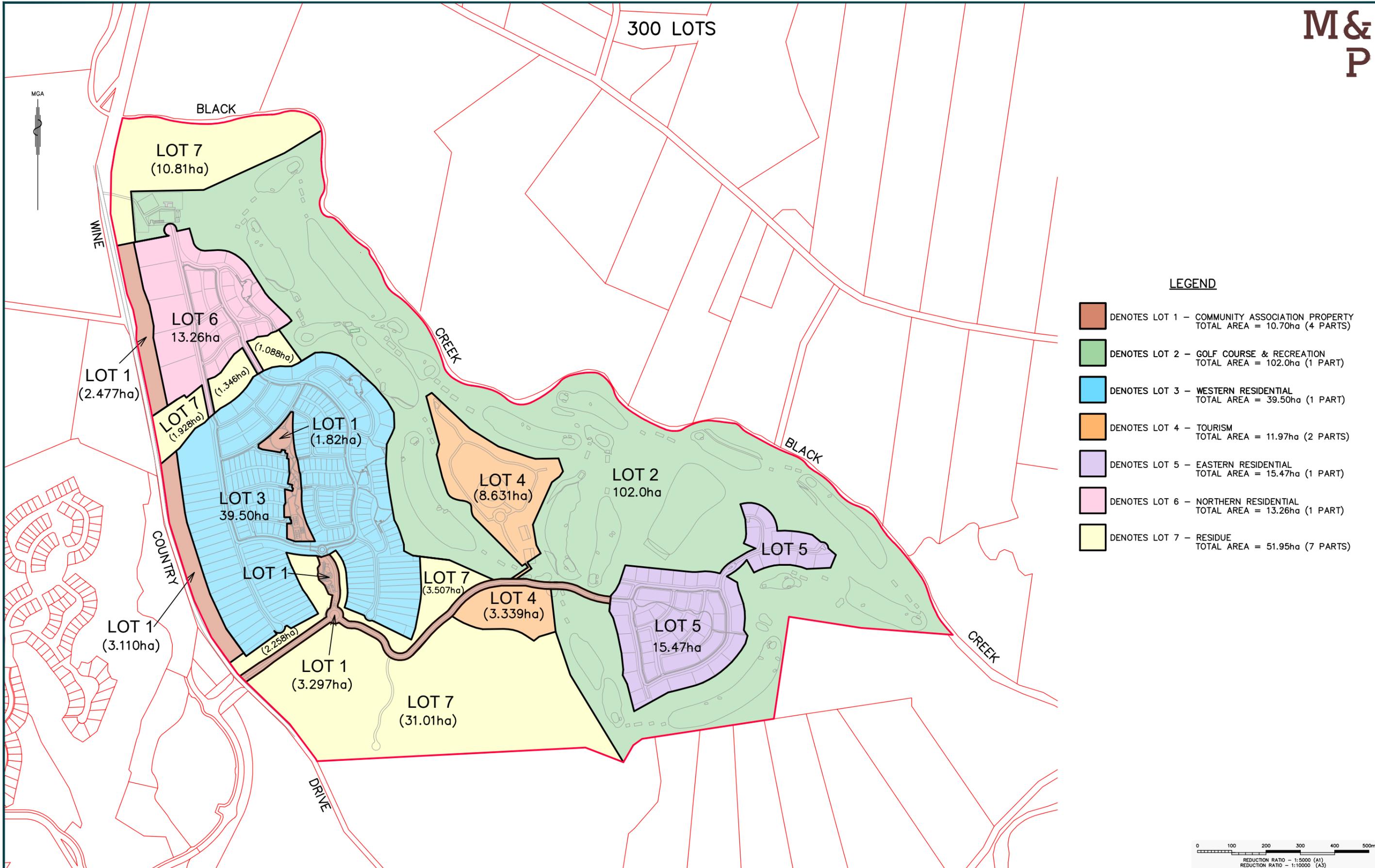
PLANNING PROJECT MANAGEMENT SURVEYING 3D SPATIAL

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 P (02) 4926 1388

NEWCASTLE SYDNEY GUNNEDAH MUSWELLBROOK

Surveyed M&P	Drafted MAK	Checked RJM
REGISTERED SURVEYOR		
Original Size		
DO NOT SCALE		

Client <b>CAPITAL CORPORATION</b>	Sheet No. <b>1/1</b>
Title <b>CONCEPT COMMUNITY TITLE SUBDIVISION OF LOT 11 DP 1187663, LOT 1 DP 1233030 &amp; LOTS 2 - 4 DP 869651 WINE COUNTRY DRIVE, ROTHBURY</b>	Revision <b>16</b>
CAD File: 210393B_16	Ref No: 21/0393
Date: 18/11/2022	



No	REVISION	SVY	DFT	CHK	DATE
3	ADD EXTRA PIECE OF LOT 1 INTO THE MIDDLE OF LOT 3	M&P	MAK	DCW	07/03/24
2	AMENDMENTS TO LOTS 1, 2, 4 & 7	M&P	MAK	DCW	01/03/24
1	ISSUE TO CLIENT	M&P	MAK	DCW	19/02/24

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NEWCASTLE SYDNEY GUNNEDAH MUSWELLBROOK

Surveyed M&P	Drafted MAK	Checked DCW
REGISTERED SURVEYOR		
Original Size		
DO NOT SCALE		

Client <b>CAPITAL CORPORATION</b>	Sheet No. <b>1/1</b>
Title NET DEVELOPMENT AREA PLAN OF LOT 11 DP 1187663, LOT 1 DP 1233030 & LOTS 2 - 4 DP 869651 WINE COUNTRY DRIVE, ROTHBURY	Revision <b>3</b>
CAD File: 210393P_03	Date: 19/02/2024

