

PROPOSED BUILDING ENVELOPE AREA FOR DWELLING, ONSITE EFFLUENT DISPOSAL, RURAL SHEDS, OUTBUILDINGS AND APZ. LOT 2 TREES NOT TO BE DISTURBED

- (A) PROPOSED RIGHT OF ACCESS 20 WIDE
- (B) PROPOSED EASEMENT FOR OVERHEAD POWERLINES 20 WIDE
- (C) EASEMENT FOR TRANS. LINE 60.96 WIDE
GOV. GAZ. No73 FOLIO 1897 OF 17/6/60

- BOUNDARY LINE
- - - - - 50m ROAD SETBACK
- - - - - 40m WATERCOURSE OFFSET
- - - - - 100m WATERCOURSE OFFSET

NOTE: DIMENSIONS AND AREAS ARE SUBJECT TO SURVEY

ISSUE	AMENDMENT	DRAWN	DATE
J	EXTRA SHEET ADDED	SH	17/03/2022
K	BOUNDARY ADJUSTMENT	SH	07/08/2023
L	LAND ZONING ADJUSTMENT	SH	01/09/2023
M	BOUNDARY ADJUSTMENT	SH	20/09/2022
N	BOUNDARY ADJUSTMENT	SH	09/10/2023
O	NEW TEMPLATE	SH	17/10/2022
P	LOT 2 HOUSE SITE ADJUSTED	FO	5/09/2024
Q	C2 MLS CHANGE	SH	29/10/2024



KMJ Surveying Pty Limited
ABN: 21 664 063 370

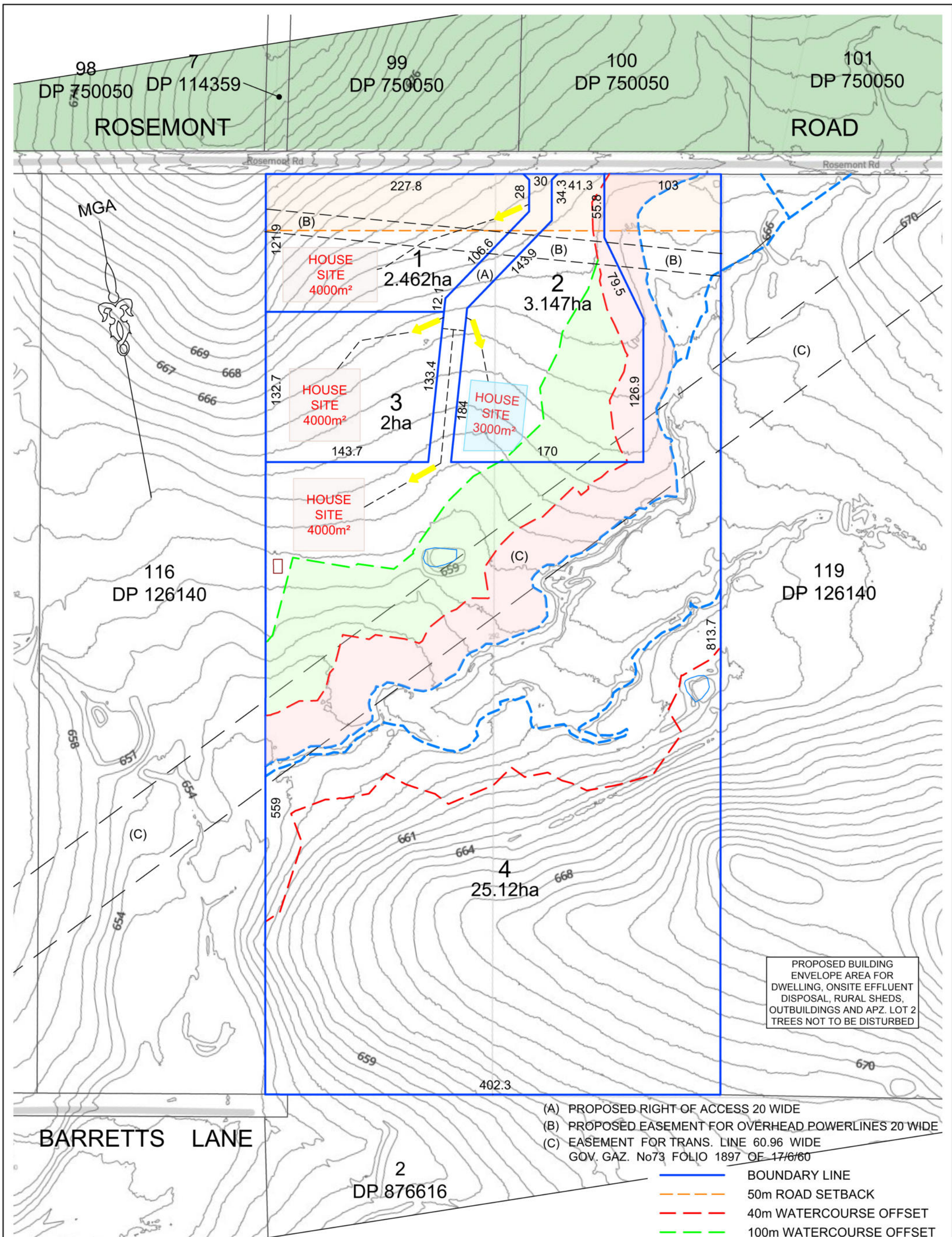
36 Montague Street
GOULBURN NSW 2580
p: (02) 4821 1033
e: admin@kmjsurveying.com.au
w: www.kmjsurveying.com.au

M. TAYLOR

PLAN OF PROPOSED SUBDIVISION
AERIAL UNDERLAY
LOTS 117 & 118 DP 126140,
292 ROSEMONT ROAD, BOXERS CREEK.

LGA: GOULBURN MULWAREE

SURVEYED:	N/A
DRAWN:	SH
CHECKED:	JK
SURVEY DATE:	02/03/2021
DRAWING DATE:	5/09/2024
SCALE:	1:3000 (A3 SHEET)
DRAWING No:	214480-DA01-01
ISSUE	Q



PROPOSED BUILDING ENVELOPE AREA FOR DWELLING, ONSITE EFFLUENT DISPOSAL, RURAL SHEDS, OUTBUILDINGS AND APZ. LOT 2 TREES NOT TO BE DISTURBED

- (A) PROPOSED RIGHT OF ACCESS 20 WIDE
 - (B) PROPOSED EASEMENT FOR OVERHEAD POWERLINES 20 WIDE
 - (C) EASEMENT FOR TRANS. LINE 60.96 WIDE
GOV. GAZ. No73 FOLIO 1897 OF 17/6/60
- BOUNDARY LINE
 - - - - - 50m ROAD SETBACK
 - - - - - 40m WATERCOURSE OFFSET
 - - - - - 100m WATERCOURSE OFFSET

NOTE: DIMENSIONS AND AREAS ARE SUBJECT TO SURVEY

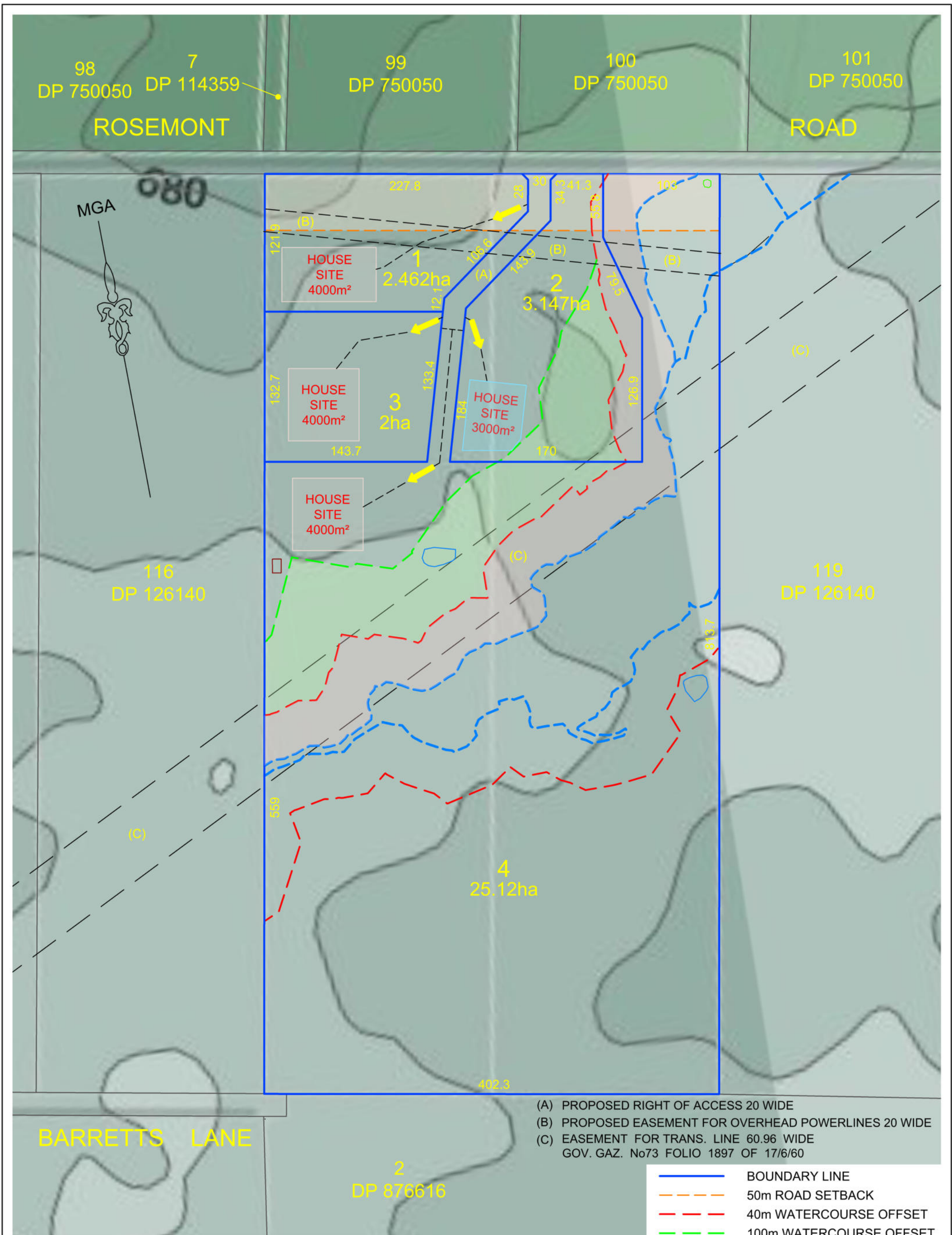
ISSUE	AMENDMENT	DRAWN	DATE
J	EXTRA SHEET ADDED	SH	17/03/2022
K	BOUNDARY ADJUSTMENT	SH	07/08/2023
L	LAND ZONING ADJUSTMENT	SH	01/09/2023
M	BOUNDARY ADJUSTMENT	SH	20/09/2022
N	BOUNDARY ADJUSTMENT	SH	09/10/2023
O	NEW TEMPLATE	SH	17/10/2022
P	LOT 2 HOUSE SITE ADJUSTED	FO	5/09/2024
Q	C2 MLS CHANGE	SH	29/10/2024



KMJ Surveying Pty Limited
 ABN: 21 664 063 370
 36 Montague Street
 GOULBURN NSW 2580
 p: (02) 4821 1033
 e: admin@kmjsurveying.com.au
 w: www.kmjsurveying.com.au

M. TAYLOR
 PLAN OF PROPOSED SUBDIVISION
1m CONTOURS UNDERLAY
 LOTS 117 & 118 DP 126140,
 292 ROSEMONT ROAD, BOXERS CREEK.
 LGA: GOULBURN MULWAREE

SURVEYED:	N/A
DRAWN:	SH
CHECKED:	JK
SURVEY DATE:	02/03/2021
DRAWING DATE:	5/09/2024
SCALE:	1:3000 (A3 SHEET)
DRAWING No:	214480-DA01-02
ISSUE	Q



NOTE: DIMENSIONS AND AREAS ARE SUBJECT TO SURVEY

ISSUE	AMENDMENT	DRAWN	DATE
J	EXTRA SHEET ADDED	SH	17/03/2022
K	BOUNDARY ADJUSTMENT	SH	07/08/2023
L	LAND ZONING ADJUSTMENT	SH	01/09/2023
M	BOUNDARY ADJUSTMENT	SH	20/09/2022
N	BOUNDARY ADJUSTMENT	SH	09/10/2023
O	NEW TEMPLATE	SH	17/10/2022
P	LOT 2 HOUSE SITE ADJUSTED	FO	5/09/2024
Q	C2 MLS CHANGE	SH	29/10/2024



KMJ Surveying Pty Limited
 ABN: 21 664 063 370

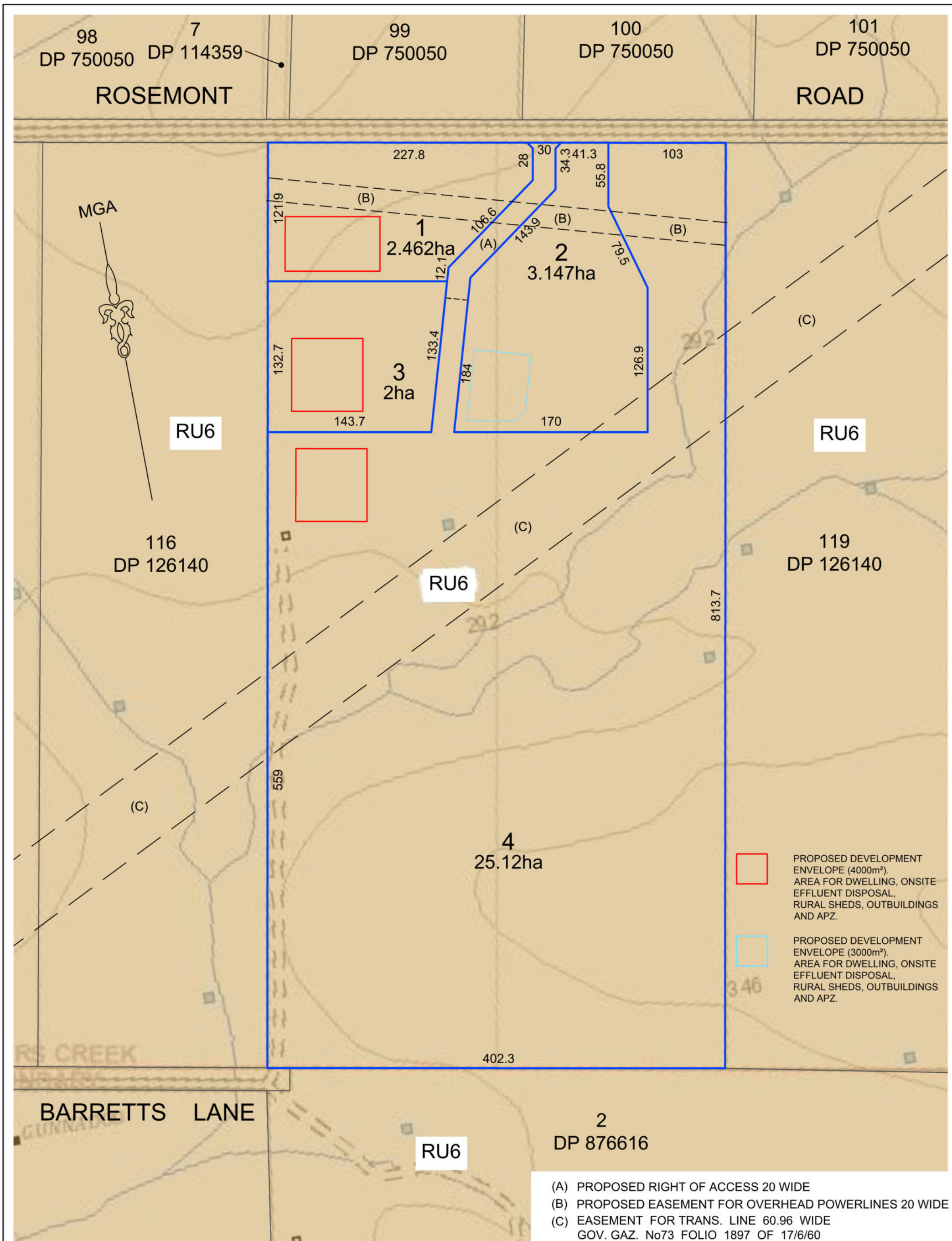
36 Montague Street
 GOULBURN NSW 2580
 p: (02) 4821 1033
 e: admin@kmjsurveying.com.au
 w: www.kmjsurveying.com.au

M. TAYLOR

PLAN OF PROPOSED SUBDIVISION
10m CONTOURS UNDERLAY
 LOTS 117 & 118 DP 126140,
 292 ROSEMONT ROAD, BOXERS CREEK.

LGA: GOULBURN MULWAREE

SURVEYED:	N/A
DRAWN:	SH
CHECKED:	JK
SURVEY DATE:	02/03/2021
DRAWING DATE:	5/09/2024
SCALE:	1:3000 (A3 SHEET)
DRAWING No:	214480-DA01-03
ISSUE	Q



NOTE: DIMENSIONS AND AREAS ARE SUBJECT TO SURVEY

ISSUE	AMENDMENT	DRAWN	DATE
J	EXTRA SHEET ADDED	SH	17/03/2022
K	BOUNDARY ADJUSTMENT	SH	07/08/2023
L	LAND ZONING ADJUSTMENT	SH	01/09/2023
M	BOUNDARY ADJUSTMENT	SH	20/09/2022
N	BOUNDARY ADJUSTMENT	SH	09/10/2023
O	NEW TEMPLATE	SH	17/10/2022
P	LOT 2 HOUSE SITE ADJUSTED	FO	5/09/2024
Q	C2 MLS CHANGE	SH	29/10/2024

KMJ Surveying Pty Limited
 ABN: 21 664 063 370

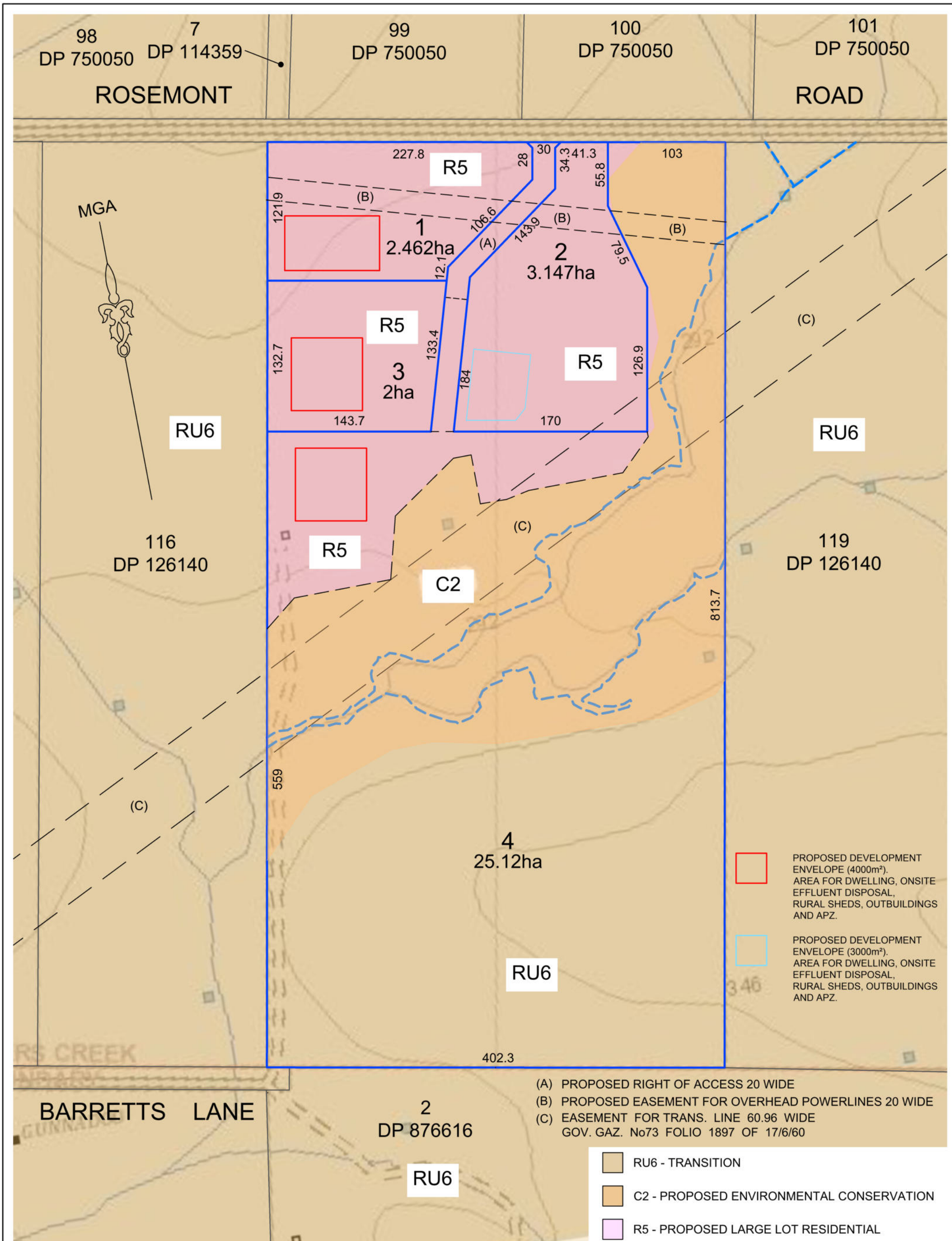
36 Montague Street
 GOULBURN NSW 2580
 p: (02) 4821 1033
 e: admin@kmjsurveying.com.au
 w: www.kmjsurveying.com.au

M. TAYLOR

PLAN OF PROPOSED SUBDIVISION
CURRENT LAND ZONING PLAN
 LOTS 117 & 118 DP 126140,
 292 ROSEMONT ROAD, BOXERS CREEK.

LGA: GOULBURN MULWAREE

SURVEYED:	N/A
DRAWN:	SH
CHECKED:	JK
SURVEY DATE:	02/03/2021
DRAWING DATE:	5/09/2024
SCALE:	1:3000 (A3 SHEET)
DRAWING No:	214480-DA01-04
ISSUE	Q



NOTE: DIMENSIONS AND AREAS ARE SUBJECT TO SURVEY

ISSUE	AMENDMENT	DRAWN	DATE
J	EXTRA SHEET ADDED	SH	17/03/2022
K	BOUNDARY ADJUSTMENT	SH	07/08/2023
L	LAND ZONING ADJUSTMENT	SH	01/09/2023
M	BOUNDARY ADJUSTMENT	SH	20/09/2022
N	BOUNDARY ADJUSTMENT	SH	09/10/2023
O	NEW TEMPLATE	SH	17/10/2022
P	LOT 2 HOUSE SITE ADJUSTED	FO	5/09/2024
Q	C2 MLS CHANGE	SH	29/10/2024

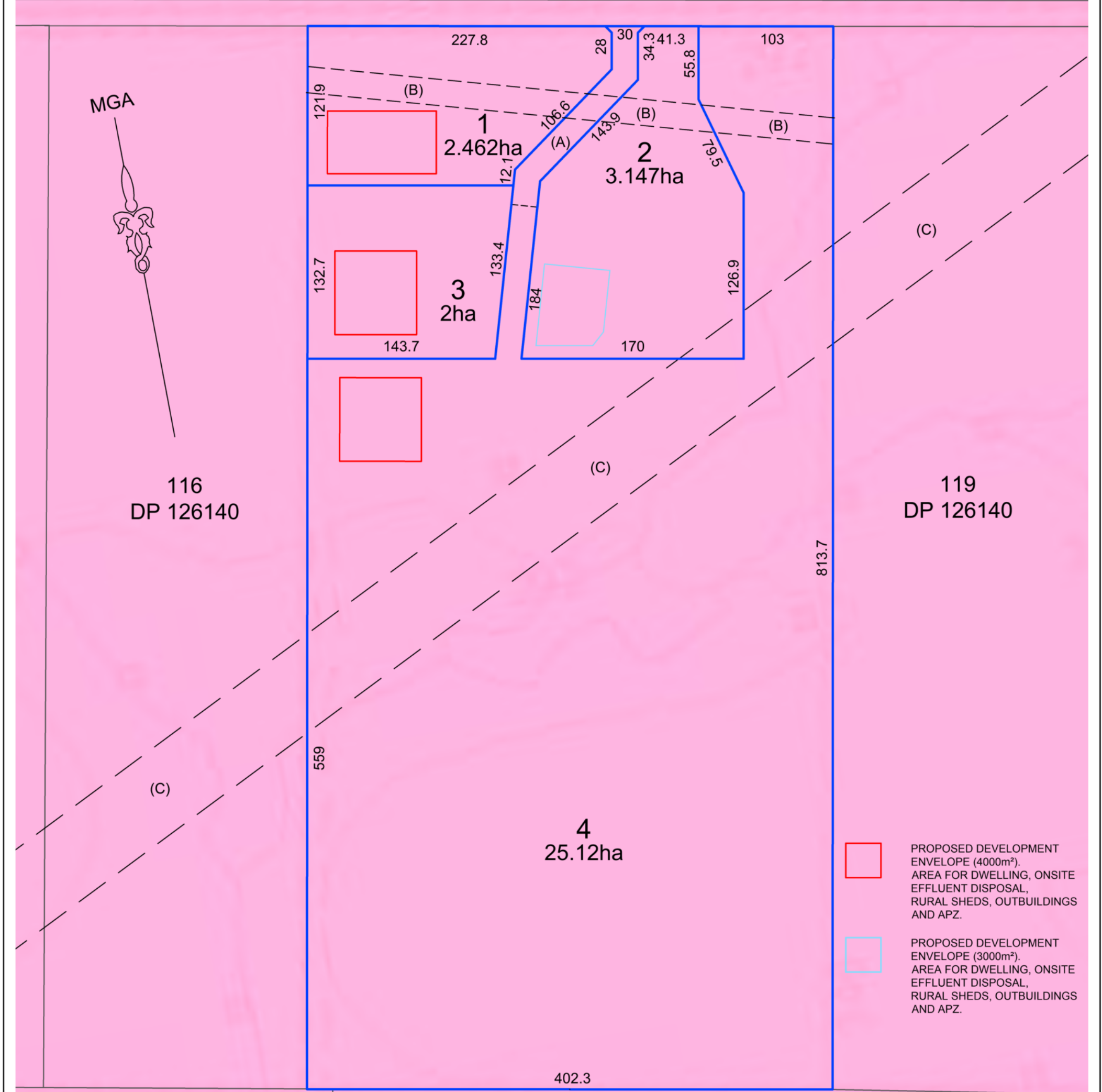


KMJ Surveying Pty Limited
 ABN: 21 664 063 370
 36 Montague Street
 GOULBURN NSW 2580
 p: (02) 4821 1033
 e: admin@kmjsurveying.com.au
 w: www.kmjsurveying.com.au

M. TAYLOR
 PLAN OF PROPOSED SUBDIVISION
PROPOSED LAND ZONING PLAN
 LOTS 117 & 118 DP 126140,
 292 ROSEMONT ROAD, BOXERS CREEK.
 LGA: GOULBURN MULWAREE

SURVEYED:	N/A
DRAWN:	SH
CHECKED:	JK
SURVEY DATE:	02/03/2021
DRAWING DATE:	5/09/2024
SCALE:	1:3000 (A3 SHEET)
DRAWING No:	214480-DA01-05
ISSUE	Q

98 DP 750050 ROSEMONT	7 DP 114359	99 DP 750050	100 DP 750050	101 DP 750050 ROAD
-----------------------------	----------------	-----------------	------------------	--------------------------



- PROPOSED DEVELOPMENT ENVELOPE (4000m²). AREA FOR DWELLING, ONSITE EFFLUENT DISPOSAL, RURAL SHEDS, OUTBUILDINGS AND APZ.
- PROPOSED DEVELOPMENT ENVELOPE (3000m²). AREA FOR DWELLING, ONSITE EFFLUENT DISPOSAL, RURAL SHEDS, OUTBUILDINGS AND APZ.

BARRETTS LANE

2
DP 876616

20ha

- (A) PROPOSED RIGHT OF ACCESS 20 WIDE
- (B) PROPOSED EASEMENT FOR OVERHEAD POWERLINES 20 WIDE
- (C) EASEMENT FOR TRANS. LINE 60.96 WIDE
GOV. GAZ. No73 FOLIO 1897 OF 17/6/60

NOTE: DIMENSIONS AND AREAS ARE SUBJECT TO SURVEY. Hutchings\KMJ surveying\KMJ Surveying - Documents\Surveyors\Jobs - Completed\214480 Taylor\4. Planning\DWG\Rosemont Road-Barretts Lane\214480-DA01- Q Subdivision (Rosemont Road) 4 LOTS.dwg

ISSUE	AMENDMENT	DRAWN	DATE
J	EXTRA SHEET ADDED	SH	17/03/2022
K	BOUNDARY ADJUSTMENT	SH	07/08/2023
L	LAND ZONING ADJUSTMENT	SH	01/09/2023
M	BOUNDARY ADJUSTMENT	SH	20/09/2022
N	BOUNDARY ADJUSTMENT	SH	09/10/2023
O	NEW TEMPLATE	SH	17/10/2022
P	LOT 2 HOUSE SITE ADJUSTED	FO	5/09/2024
Q	C2 MLS CHANGE	SH	29/10/2024



KMJ Surveying Pty Limited
ABN: 21 664 063 370
36 Montague Street
GOULBURN NSW 2580
p: (02) 4821 1033
e: admin@kmjsurveying.com.au
w: www.kmjsurveying.com.au

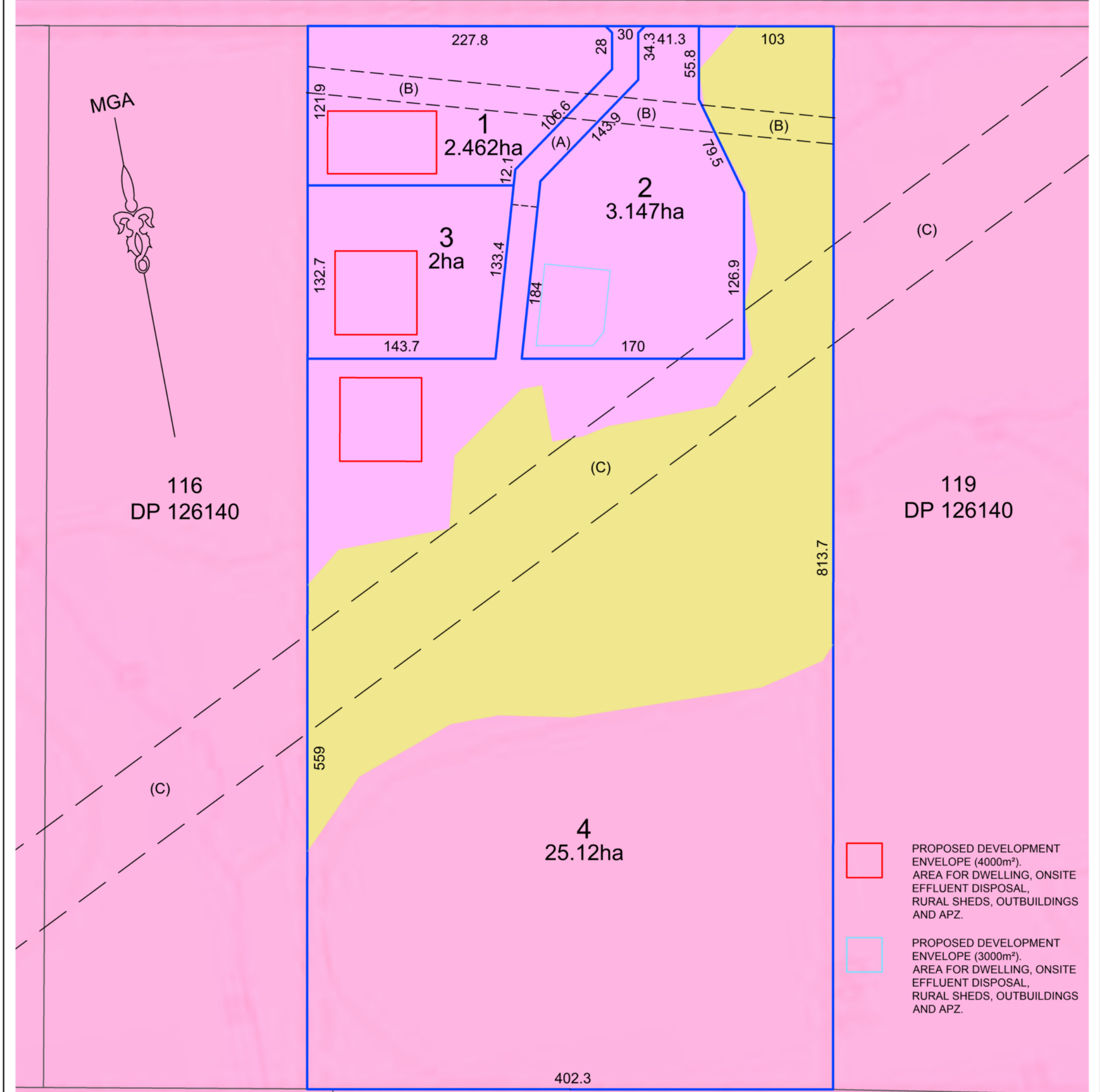
M. TAYLOR

PLAN OF PROPOSED SUBDIVISION
CURRENT LOT SIZES PLAN
LOTS 117 & 118 DP 126140,
292 ROSEMONT ROAD, BOXERS CREEK.

LGA: GOULBURN MULWAREE

SURVEYED:	N/A
DRAWN:	SH
CHECKED:	JK
SURVEY DATE:	02/03/2021
DRAWING DATE:	5/09/2024
SCALE:	1:3000 (A3 SHEET)
DRAWING No:	214480-DA01-06
ISSUE	Q

98 DP 750050 ROSEMONT	7 DP 114359	99 DP 750050	100 DP 750050	101 DP 750050 ROAD
-----------------------------	----------------	-----------------	------------------	--------------------------



- PROPOSED DEVELOPMENT ENVELOPE (4000m²). AREA FOR DWELLING, ONSITE EFFLUENT DISPOSAL, RURAL SHEDS, OUTBUILDINGS AND APZ.
- PROPOSED DEVELOPMENT ENVELOPE (3000m²). AREA FOR DWELLING, ONSITE EFFLUENT DISPOSAL, RURAL SHEDS, OUTBUILDINGS AND APZ.

BARRETTS LANE

2
DP 876616

0ha Min 2ha 20ha

- (A) PROPOSED RIGHT OF ACCESS 20 WIDE
- (B) PROPOSED EASEMENT FOR OVERHEAD POWERLINES 20 WIDE
- (C) EASEMENT FOR TRANS. LINE 60.96 WIDE
GOV. GAZ. No73 FOLIO 1897 OF 17/6/60

NOTE: DIMENSIONS AND AREAS ARE SUBJECT TO SURVEY

ISSUE	AMENDMENT	DRAWN	DATE
J	EXTRA SHEET ADDED	SH	17/03/2022
K	BOUNDARY ADJUSTMENT	SH	07/08/2023
L	LAND ZONING ADJUSTMENT	SH	01/09/2023
M	BOUNDARY ADJUSTMENT	SH	20/09/2022
N	BOUNDARY ADJUSTMENT	SH	09/10/2023
O	NEW TEMPLATE	SH	17/10/2022
P	LOT 2 HOUSE SITE ADJUSTED	FO	5/09/2024
Q	C2 MLS CHANGE	SH	29/10/2024

KMJ Surveying Pty Limited
ABN: 21 664 063 370

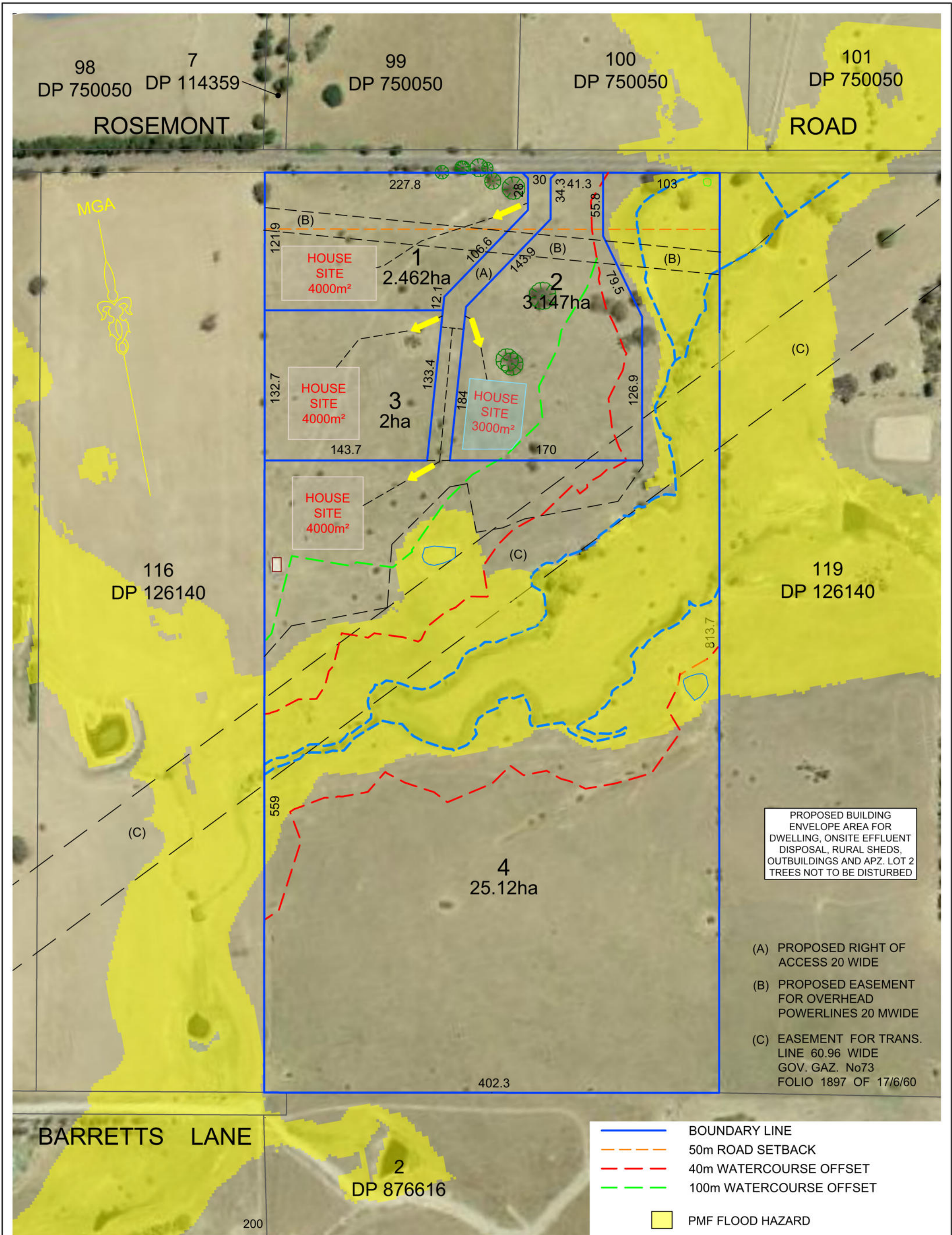
36 Montague Street
GOULBURN NSW 2580
p: (02) 4821 1033
e: admin@kmjsurveying.com.au
w: www.kmjsurveying.com.au

M. TAYLOR

**PLAN OF PROPOSED SUBDIVISION
PROPOSED LOT SIZES PLAN**
LOTS 117 & 118 DP 126140,
292 ROSEMONT ROAD, BOXERS CREEK.

LGA: GOULBURN MULWAREE

SURVEYED:	N/A
DRAWN:	SH
CHECKED:	JK
SURVEY DATE:	02/03/2021
DRAWING DATE:	5/09/2024
SCALE:	1:3000 (A3 SHEET)
DRAWING No:	214480-DA01-07
ISSUE	Q



PROPOSED BUILDING ENVELOPE AREA FOR DWELLING, ONSITE EFFLUENT DISPOSAL, RURAL SHEDS, OUTBUILDINGS AND APZ. LOT 2 TREES NOT TO BE DISTURBED

- (A) PROPOSED RIGHT OF ACCESS 20 WIDE
- (B) PROPOSED EASEMENT FOR OVERHEAD POWERLINES 20 MWIDE
- (C) EASEMENT FOR TRANS. LINE 60.96 WIDE GOV. GAZ. No73 FOLIO 1897 OF 17/6/60

- BOUNDARY LINE
- - - 50m ROAD SETBACK
- - - 40m WATERCOURSE OFFSET
- - - 100m WATERCOURSE OFFSET
- PMF FLOOD HAZARD

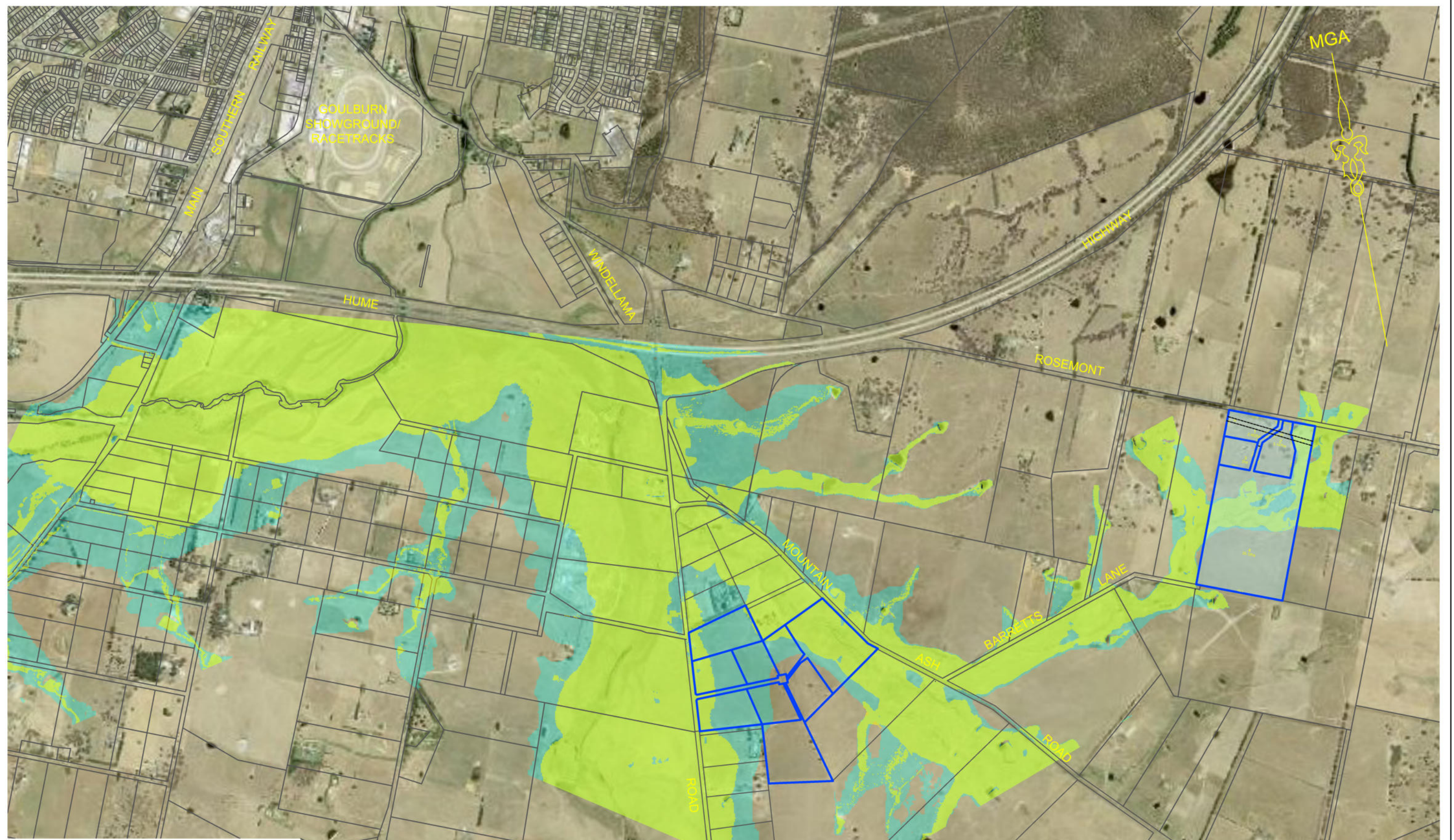
NOTE: DIMENSIONS AND AREAS ARE SUBJECT TO SURVEY

ISSUE	AMENDMENT	DRAWN	DATE
J	EXTRA SHEET ADDED	SH	17/03/2022
K	BOUNDARY ADJUSTMENT	SH	07/08/2023
L	LAND ZONING ADJUSTMENT	SH	01/09/2023
M	BOUNDARY ADJUSTMENT	SH	20/09/2022
N	BOUNDARY ADJUSTMENT	SH	09/10/2023
O	NEW TEMPLATE	SH	17/10/2022
P	LOT 2 HOUSE SITE ADJUSTED	FO	5/09/2024
Q	C2 MLS CHANGE	SH	29/10/2024

KMJ Surveying Pty Limited
 ABN: 21 664 063 370

36 Montague Street
 GOULBURN NSW 2580
 p: (02) 4821 1033
 e: admin@kmjsurveying.com.au
 w: www.kmjsurveying.com.au

M. TAYLOR		SURVEYED:	N/A
		DRAWN:	SH
		CHECKED:	JK
PLAN OF PROPOSED SUBDIVISION FLOOD ZONES LOTS 117 & 118 DP 126140, 292 ROSEMONT ROAD, BOXERS CREEK.		SURVEY DATE:	02/03/2021
		DRAWING DATE:	5/09/2024
		SCALE:	1:3000 (A3 SHEET)
		DRAWING No:	214480-DA01-08
LGA: GOULBURN MULWAREE		ISSUE	Q



NOTE: DIMENSIONS AND AREAS ARE SUBJECT TO SURVEY

File Name: C:\Users\ShaneHutchings\KMJ surveying\KMJ Surveying - Documents\Surveyors\Jobs - Completed\214480 Taylor4 Planning\DWG\Rosemont Road-Barretts Lane\214480-DA01- Q Subdivision (Rosemont Road) 4 LOTS.dwg

ISSUE	AMENDMENT	DRAWN	DATE
J	EXTRA SHEET ADDED	SH	17/03/2022
K	BOUNDARY ADJUSTMENT	SH	07/08/2023
L	LAND ZONING ADJUSTMENT	SH	01/09/2023
M	BOUNDARY ADJUSTMENT	SH	20/09/2022
N	BOUNDARY ADJUSTMENT	SH	09/10/2023
O	NEW TEMPLATE	SH	17/10/2022
P	LOT 2 HOUSE SITE ADJUSTED	FO	5/09/2024
Q	C2 MLS CHANGE	SH	29/10/2024



KMJ Surveying Pty Limited
ABN: 21 664 063 370

36 Montague Street
GOULBURN NSW 2580
p: (02) 4821 1033
e: admin@kmjsurveying.com.au
w: www.kmjsurveying.com.au

M. TAYLOR

PLAN OF PROPOSED SUBDIVISION
LOCATION PLAN
LOTS 117 & 118 DP 126140,
292 ROSEMONT ROAD, BOXERS CREEK.

LGA: GOULBURN MULWAREE

HORIZONTAL DATUM:	MGA2020	SURVEYED:	N/A
ORIGIN OF COORDINATES:	N/A	DRAWN:	SH
VERTICAL DATUM:	N/A	CHECKED:	JK
ORIGIN OF LEVELS:	N/A	SURVEY DATE:	02/03/2021
REDUCED LEVEL (RL):	N/A	DRAWING DATE:	5/09/2024
CONTOUR INTERVAL:	N/A	SCALE:	1:1,000 (A3 SHEET)
DRAWING No:	214480-DA01- 09		ISSUE
			Q