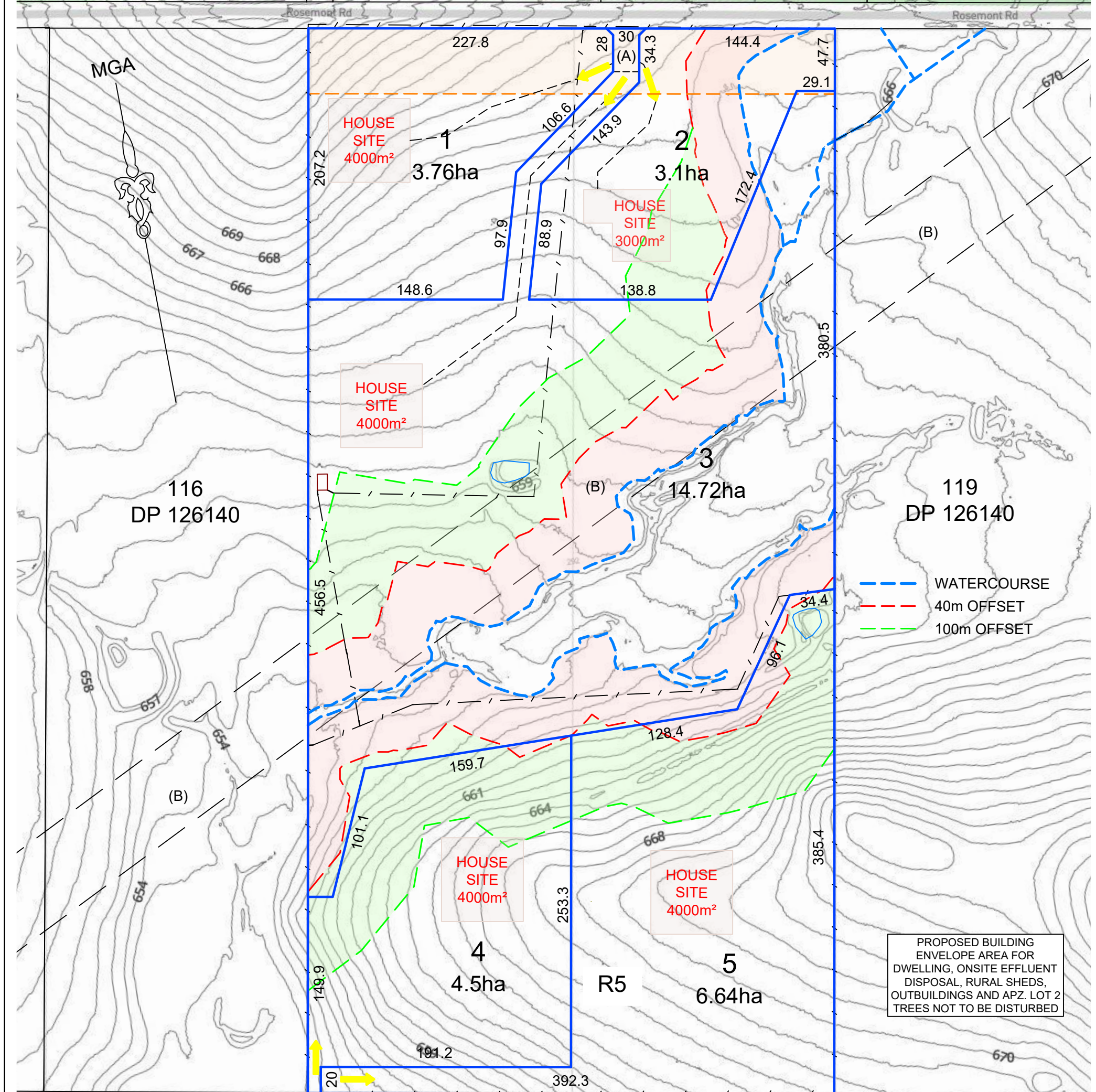
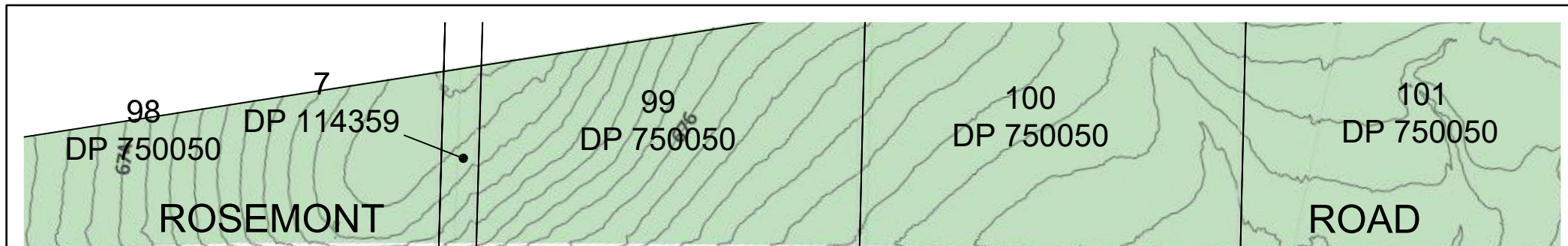


NOTE: DIMENSIONS AND AREAS ARE SUBJECT TO SURVEY

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ISSUE	AMENDMENT	DATE	LandTeam Australia Pty Ltd ABN 35 300 283 592 Goulburn Office 36 Montague Street Postal: PO Box 1040 GOULBURN NSW 2580 p: (02) 4821 1033 e: goulburn@landteam.com.au www.landteam.com.au
F	LOT 2 BUILDING ENVELOPE ADJUSTMENT	21/01/2022	
G	BOUNDARY ADJUSTMENT	07/03/2022	
H	BOUNDARY ADJUSTMENT	09/03/2022	
I	ZONE ADJUSTMENT - SHEET 5	16/03/2022	
J	EXTRA SHEETS ADDED	17/03/2022	

A3 SHEET	M. TAYLOR	DATE: 02/03/2021
PLAN OF PROPOSED SUBDIVISION AERIAL UNDERLAY LOTS 117 & 118 DP 126140, 292 ROSEMONT ROAD, BOXERS CREEK.		SURVEYED: N/A
SCALE: 1:3000	DATUM: N/A	CONTOUR INTERVAL: N/A
		DRAWN: SH
		CHECKED: JK
		ISSUE: J
		DRAWING No. 214480 B-DA01-01



- WATERCOURSE
- 40m OFFSET
- 100m OFFSET

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) 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



BARRETT'S LANE

SCALE 1:3000



NOTE: DIMENSIONS AND AREAS ARE SUBJECT TO SURVEY

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F	LOT 2 BUILDING ENVELOPE ADJUSTMENT	21/01/2022	
G	BOUNDARY ADJUSTMENT	07/03/2022	
H	BOUNDARY ADJUSTMENT	09/03/2022	
I	ZONE ADJUSTMENT - SHEET 5	16/03/2022	
J	EXTRA SHEETS ADDED	17/03/2022	

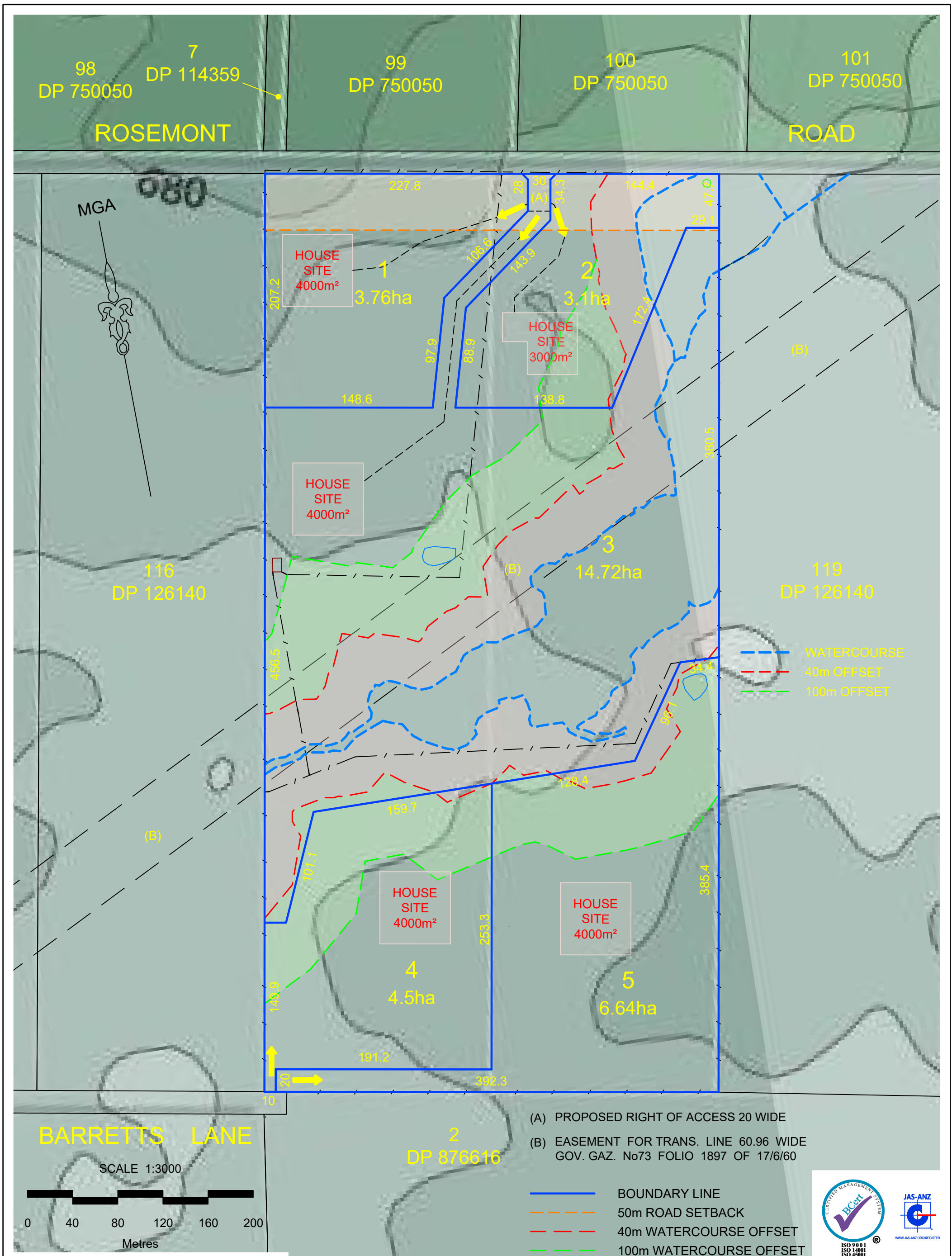
A3 SHEET

M. TAYLOR

PLAN OF PROPOSED SUBDIVISION
1m CONTOURS UNDERLAY
LOTS 117 & 118 DP 126140,
292 ROSEMONT ROAD, BOXERS CREEK.

SCALE 1:3000 DATUM N/A CONTOUR INTERVAL N/A

DATE: 02/03/2021
SURVEYED: N/A
DRAWN: SH
CHECKED: JK
DRAWING No. 214480 B-DA01-02



- (A) PROPOSED RIGHT OF ACCESS 20 WIDE
- (B) 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



BARRETTS LANE

SCALE 1:3000



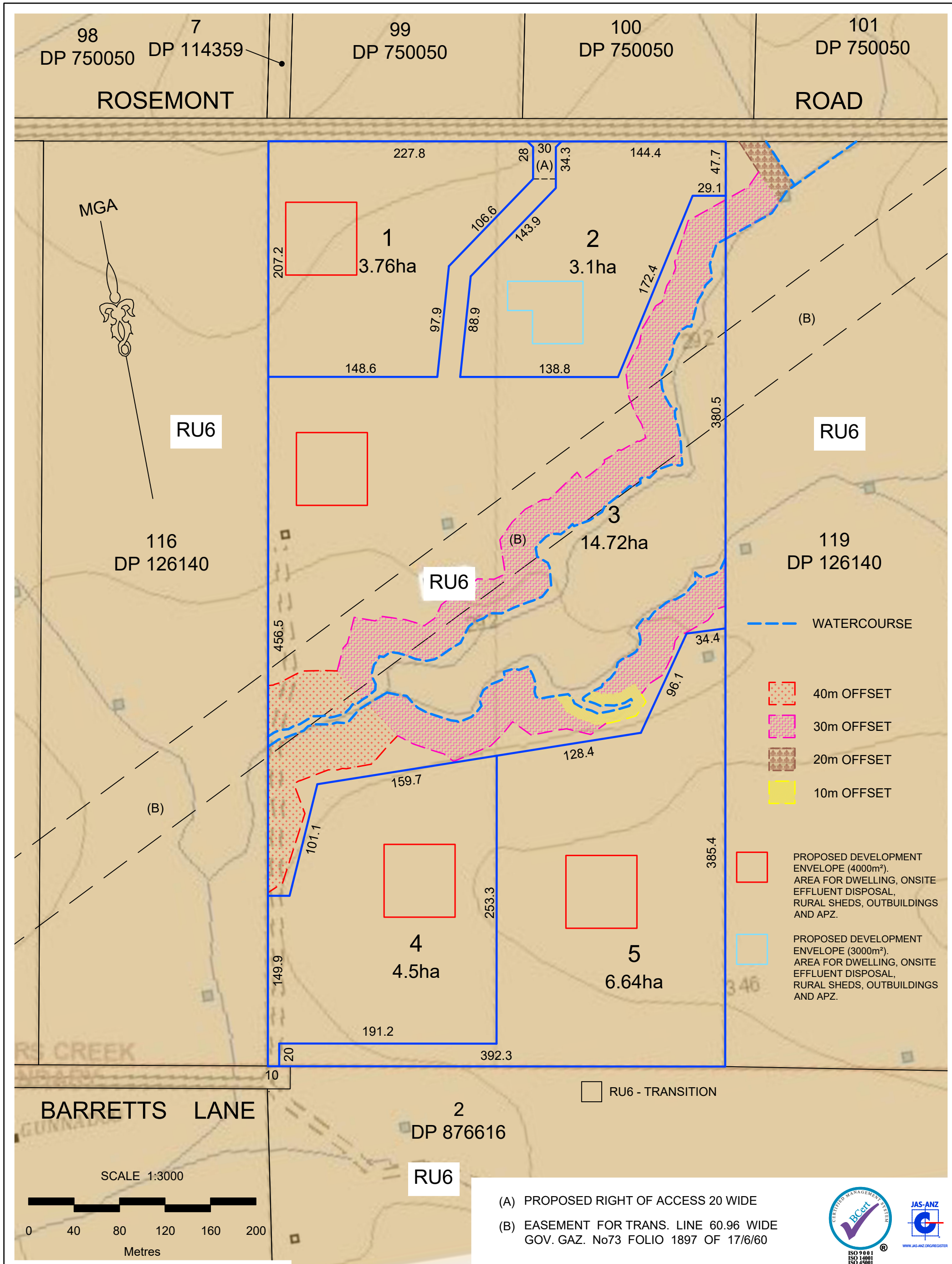
NOTE: DIMENSIONS AND AREAS ARE SUBJECT TO SURVEY

File Name: C:\Users\michaelk\AppData\Local\Temp\BricsCAD\bp_71214480-DA01-J Subdivision (Rosemont Road).dwg

ISSUE	AMENDMENT	DATE	LandTeam Australia Pty Ltd ABN 35 300 283 592 Goulburn Office 36 Montague Street Postal: PO Box 1040 GOULBURN NSW 2580 p: (02) 4821 1033 e: goulburn@landteam.com.au www.landteam.com.au
F	LOT 2 BUILDING ENVELOPE ADJUSTMENT	21/01/2022	
G	BOUNDARY ADJUSTMENT	07/03/2022	
H	BOUNDARY ADJUSTMENT	09/03/2022	
I	ZONE ADJUSTMENT - SHEET 5	16/03/2022	
J	EXTRA SHEETS ADDED	17/03/2022	



A3 SHEET	M. TAYLOR	DATE: 02/03/2021
PLAN OF PROPOSED SUBDIVISION 10m CONTOURS UNDERLAY LOTS 117 & 118 DP 126140, 292 ROSEMONT ROAD, BOXERS CREEK.		SURVEYED: N/A
SCALE 1:3000 DATUM N/A CONTOUR INTERVAL N/A		DRAWN: SH ISSUE J
		CHECKED: JK
		DRAWING No. 214480 B-DA01-03



NOTE: DIMENSIONS AND AREAS ARE SUBJECT TO SURVEY

ISSUE	AMENDMENT	DATE
F	LOT 2 BUILDING ENVELOPE ADJUSTMENT	21/01/2022
G	BOUNDARY ADJUSTMENT	07/03/2022
H	BOUNDARY ADJUSTMENT	09/03/2022
I	ZONE ADJUSTMENT - SHEET 5	16/03/2022
J	EXTRA SHEETS ADDED	17/03/2022

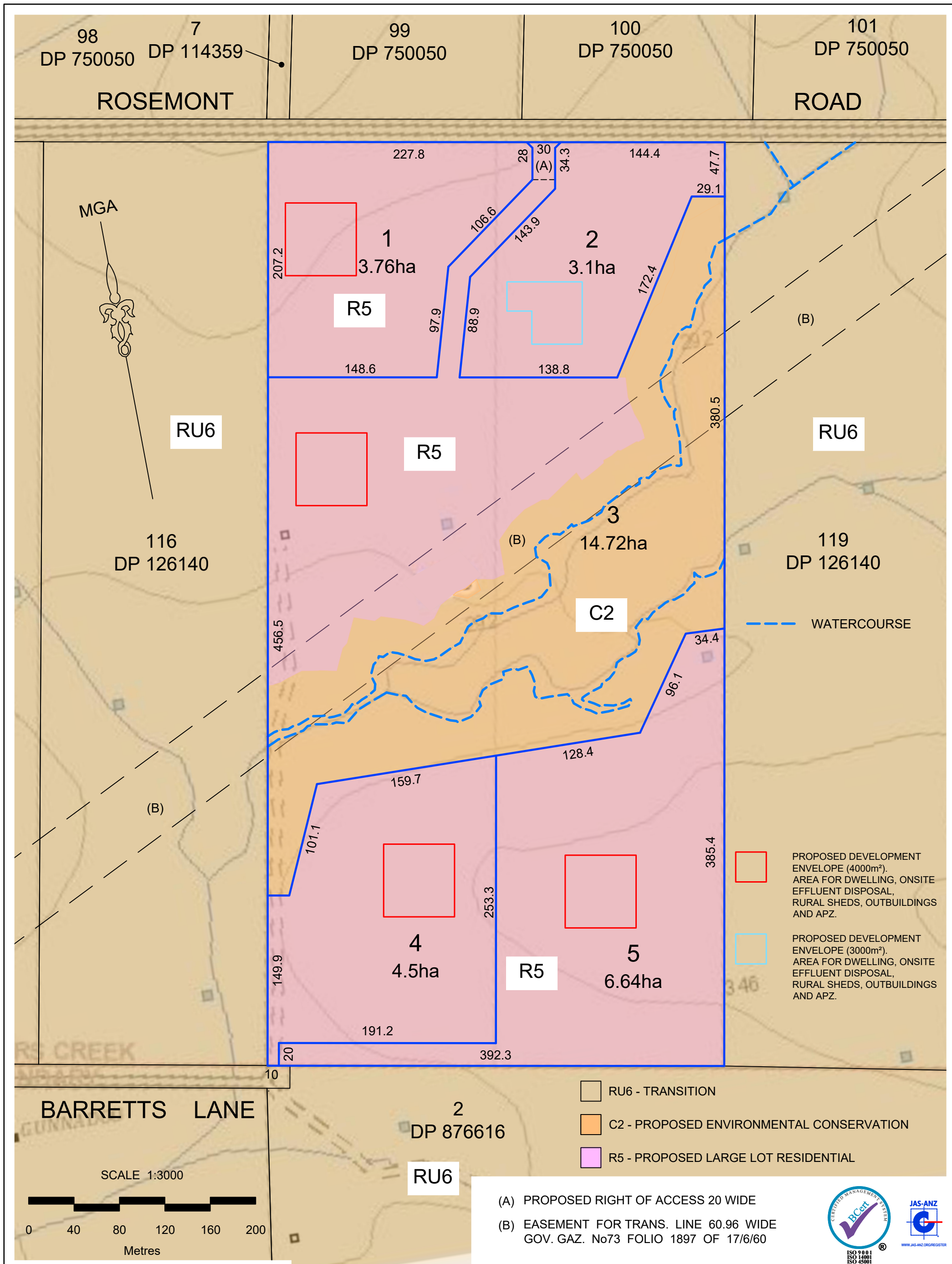
LandTeam Australia Pty Ltd
 ABN 35 300 283 592
 Goulburn Office
 36 Montague Street
 Postal: PO Box 1040
 GOULBURN NSW 2580
 p: (02) 4821 1033
 e: goulburn@landteam.com.au
 www.landteam.com.au



A3 SHEET
M. TAYLOR
 PLAN OF PROPOSED SUBDIVISION
CURRENT LAND ZONING PLAN
 LOTS 117 & 118 DP 126140,
 292 ROSEMONT ROAD, BOXERS CREEK.

DATE: 02/03/2021	
SURVEYED: N/A	
DRAWN: SH	ISSUE: J
CHECKED: JK	
DRAWING No. 214480 B-DA01-04	

SCALE: 1:3000 | DATUM: N/A | CONTOUR INTERVAL: N/A



NOTE: DIMENSIONS AND AREAS ARE SUBJECT TO SURVEY

ISSUE	AMENDMENT	DATE
F	LOT 2 BUILDING ENVELOPE ADJUSTMENT	21/01/2022
G	BOUNDARY ADJUSTMENT	07/03/2022
H	BOUNDARY ADJUSTMENT	09/03/2022
I	ZONE ADJUSTMENT - SHEET 5	16/03/2022
J	EXTRA SHEETS ADDED	17/03/2022

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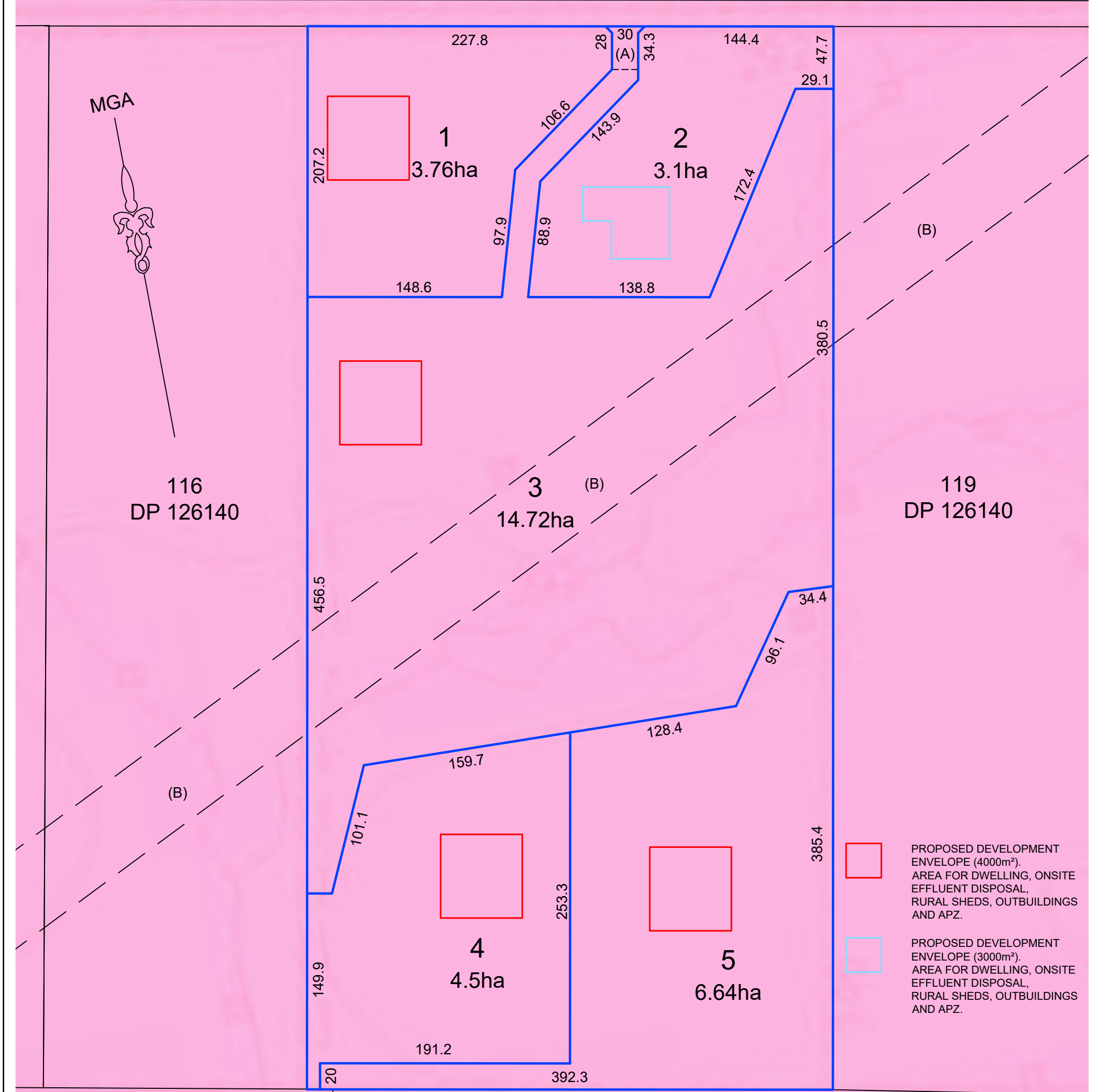
A3 SHEET
M.TAYLOR
 PLAN OF PROPOSED SUBDIVISION
PROPOSED LAND ZONING PLAN
 LOTS 117 & 118 DP 126140,
 292 ROSEMONT ROAD, BOXERS CREEK.

DATE:	02/03/2021
SURVEYED:	N/A
DRAWN:	SH
CHECKED:	JK
DRAWING No.	214480 B-DA01-05

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



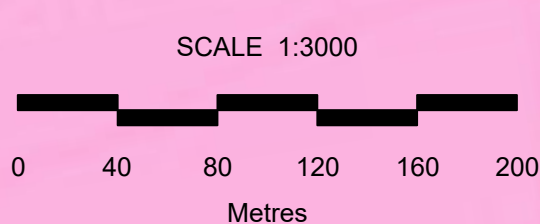
98 DP 750050 ROSEMONT	7 DP 114359	99 DP 750050	100 DP 750050	101 DP 750050 ROAD
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PROPOSED DEVELOPMENT ENVELOPE (4000m²). AREA FOR DWELLING, ONSITE EFFLUENT DISPOSAL, RURAL SHEDS, OUTBUILDINGS AND APZ.

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

BARRETTS LANE



20ha

(A) PROPOSED RIGHT OF ACCESS 20 WIDE

(B) 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	DATE
F	LOT 2 BUILDING ENVELOPE ADJUSTMENT	21/01/2022
G	BOUNDARY ADJUSTMENT	07/03/2022
H	BOUNDARY ADJUSTMENT	09/03/2022
I	ZONE ADJUSTMENT - SHEET 5	16/03/2022
J	EXTRA SHEETS ADDED	17/03/2022

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A3 SHEET

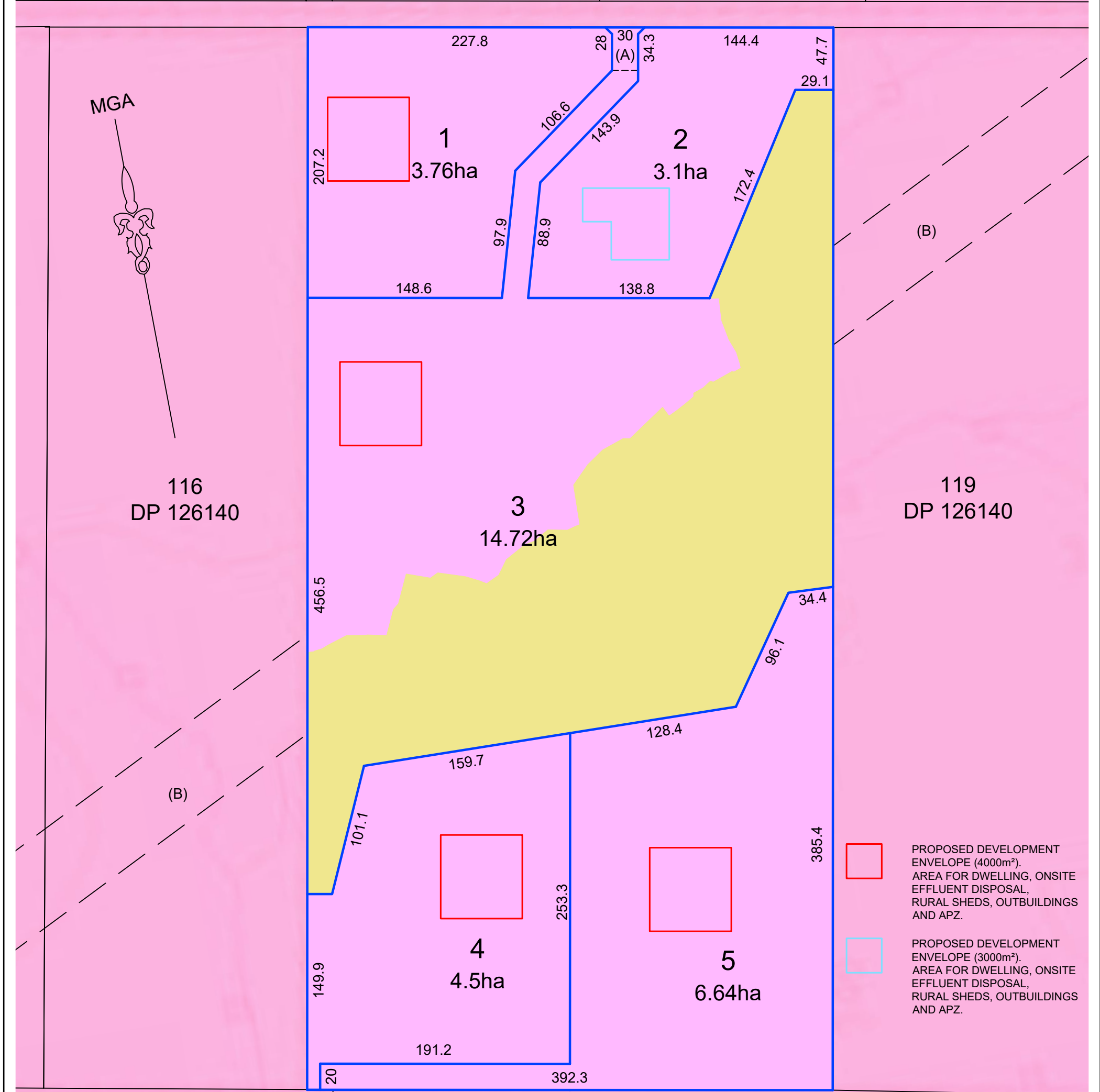
M. TAYLOR



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

SCALE 1:3000 DATUM N/A CONTOUR INTERVAL N/A

DATE: 02/03/2021	
SURVEYED: N/A	
DRAWN: SH	ISSUE: J
CHECKED: JK	
DRAWING No. 214480 B-DA01-06	

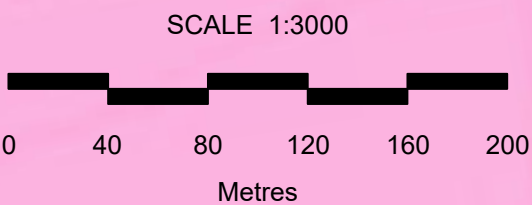
98 DP 750050 ROSEMONT	7 DP 114359	99 DP 750050	100 DP 750050	101 DP 750050 ROAD
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 PROPOSED DEVELOPMENT ENVELOPE (4000m²). AREA FOR DWELLING, ONSITE EFFLUENT DISPOSAL, RURAL SHEDS, OUTBUILDINGS AND APZ.
 PROPOSED DEVELOPMENT ENVELOPE (3000m²). AREA FOR DWELLING, ONSITE EFFLUENT DISPOSAL, RURAL SHEDS, OUTBUILDINGS AND APZ.

BARRETT'S LANE

2
DP 876616



 100ha
  20ha
  Min 2ha

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



NOTE: DIMENSIONS AND AREAS ARE SUBJECT TO SURVEY

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ISSUE	AMENDMENT	DATE	LandTeam Australia Pty Ltd
F	LOT 2 BUILDING ENVELOPE ADJUSTMENT	21/01/2022	ABN 35 300 283 592 Goulburn Office 36 Montague Street Postal: PO Box 1040 GOULBURN NSW 2580
G	BOUNDARY ADJUSTMENT	07/03/2022	p: (02) 4821 1033 e: goulburn@landteam.com.au
H	BOUNDARY ADJUSTMENT	09/03/2022	www.landteam.com.au
I	ZONE ADJUSTMENT - SHEET 5	16/03/2022	
J	EXTRA SHEETS ADDED	17/03/2022	

A3 SHEET	M.TAYLOR	DATE: 02/03/2021
PLAN OF PROPOSED SUBDIVISION PROPOSED LOT SIZES PLAN LOTS 117 & 118 DP 126140, 292 ROSEMONT ROAD, BOXERS CREEK.		SURVEYED: N/A DRAWN: SH CHECKED: JK DRAWING No. 214480 B-DA01-07
SCALE: 1:3000	DATUM: N/A	CONTOUR INTERVAL: N/A

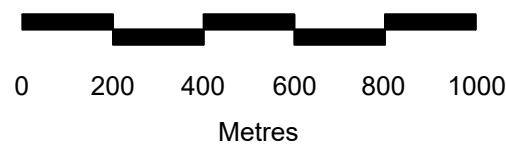


NOTE: DIMENSIONS AND AREAS ARE SUBJECT TO SURVEY

File Name: C:\Users\michaelk\AppData\Local\Temp\BricsCAD\bp_71214480-DA01- J Subdivision (Rosemont Road).dwg



ISSUE	AMENDMENT	DATE
F	LOT 2 BUILDING AREA ADJUSTMENT	21/01/2022
G	BOUNDARY ADJUSTMENTS	07/03/2022
H	BOUNDARY ADJUSTMENTS	09/03/2022
I	ZONE ADJUSTMENT - SHEET 5	16/03/2022
J	EXTRA SHEETS ADDED	17/03/2022



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 www.landteam.com.au



A3 SHEET	M. TAYLOR
GOULBURN MULWAREE COUNCIL	
PLAN OF PROPOSED SUBDIVISION LOCATION PLAN	
LOTS 117 & 118 DP 126140, 292 ROSEMONT ROAD, BOXERS CREEK.	
DATUM	N/A
CONTOUR INTERVAL	N/A

DATE:	02/02/2021
SURVEYED:	N/A
DRAWN:	SH
CHECKED:	JK
DRAWING No.	214480 A-DA01-08
ISSUE	J