



FutureBuild
Construction · Property · Development

205 Byng Street, PO Box 8187 Orange NSW 2800
Phone 6361 1122 www.futurebuildcpd.com.au

Proposed Demolition and 3 Lot Subdivision

At : 2 Paling Street Orange

Client : AWR Industries

Title : Locality map

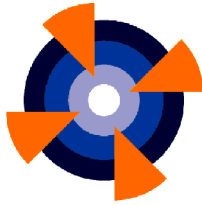
Job No. 21-005

Date : 01/10/2021

Scale : NTS

Dwg No : 1

Revision : D



M.P.F SURVEYING PTY LTD

ABN 92 109 448 372

Land and Engineering Surveyors
Town Planning Consultants

SKETCH

LOT 7 IN SEC 9 OF DP 2986
ORANGE

N.T.S.

15/256 ANSON STREET, ORANGE, N.S.W. 2800
P.O. BOX 495, ORANGE, N.S.W. 2800
PH: (02) 6360 1161 FAX: (02) 6360 3171
Email - admin@mpfsurveying.com.au
Web - www.mpfsurveying.com.au

MPFSURVEYING

OUR REF : 21072

IMPORTANT NOTES

THIS PLAN IS NOT TO BE COPIED WITHOUT THESE NOTES.

THIS PLAN IS PREPARED FOR FUTURE BUILD BY FIELD SURVEY FOR PLANNING PURPOSES ONLY AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.

SERVICES OTHER THAN THOSE SHOWN ON THIS PLAN MAY EXIST AND PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR POSSIBLE LOCATION OF FURTHER UNDERGROUND SERVICES AND DETAILED LOCATIONS OF ALL SERVICES.

THE CONTOURS DEPICT THE TOPOGRAPHY AND NOT THE EXACT LEVEL.

THE CONTOUR INTERVAL IS 0.2m.

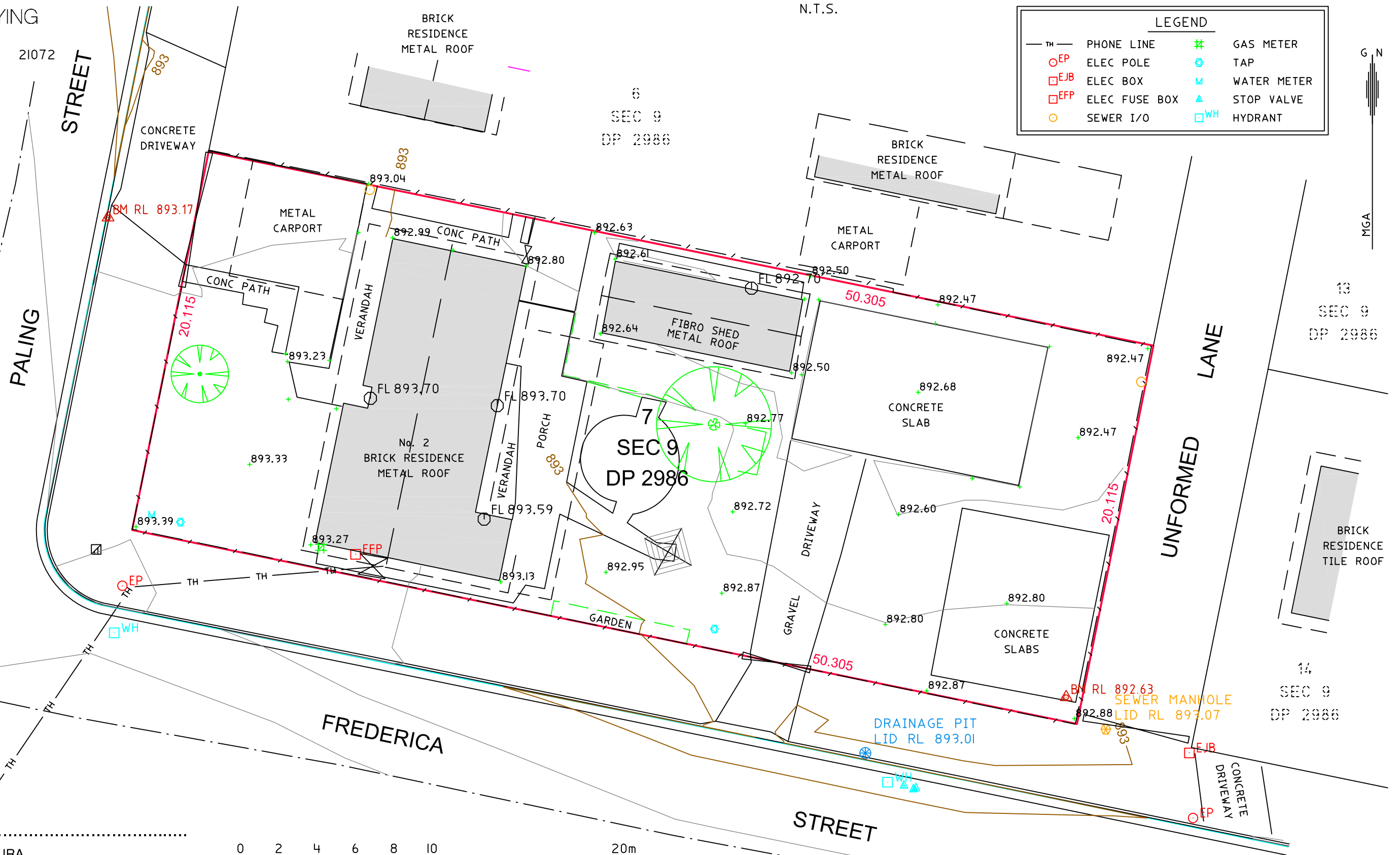
THE COORDINATE SYSTEM IS GDA2020 MGA55.

THE HEIGHT DATUM IS AHD (PM 8967).

DO NOT SCALE FROM THIS PLAN. RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY. WHERE DIMENSIONS OR OFFSETS ARE CRITICAL THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.

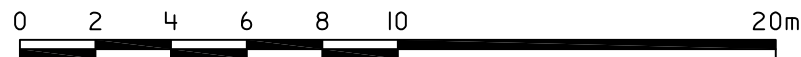
THESE NOTES ARE AN INTEGRAL PART OF THE PLAN.

LEGEND			
— TH —	PHONE LINE	⊕	GAS METER
○ EP	ELEC POLE	⊕	TAP
□ EJB	ELEC BOX	M	WATER METER
□ EFP	ELEC FUSE BOX	▲	STOP VALVE
○	SEWER I/O	□ WH	HYDRANT



JOSHUA S. VENTURA

SURVEYOR REGISTERED UNDER THE SURVEYING AND SPATIAL INFORMATION ACT, 2002.

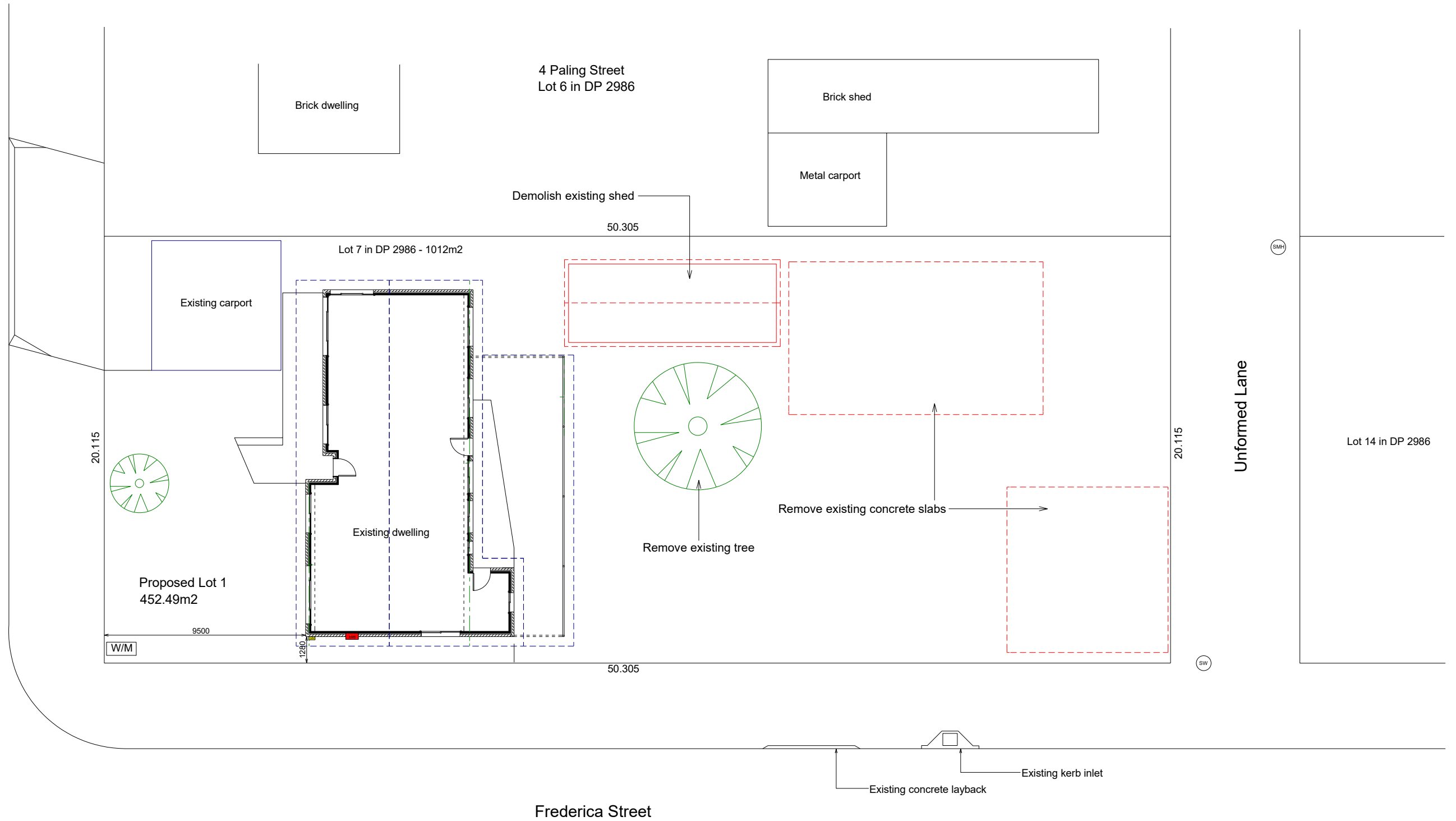


PLAN
1:200 at A3

PAGE 1 of 1 PAGES

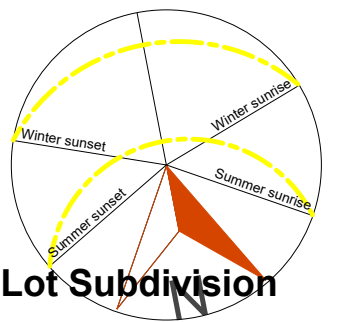
DATE : 23-7-21

Paling Street



Frederica Street

Unformed Lane



Proposed Demolition and 3 Lot Subdivision

At : 2 Paling Street Orange

Client : AWR Industries

Title : Existing site plan / demolition plan

Job No. 21-005

Date : 01/10/2021

Scale : 1 : 200

Dwg No : 4

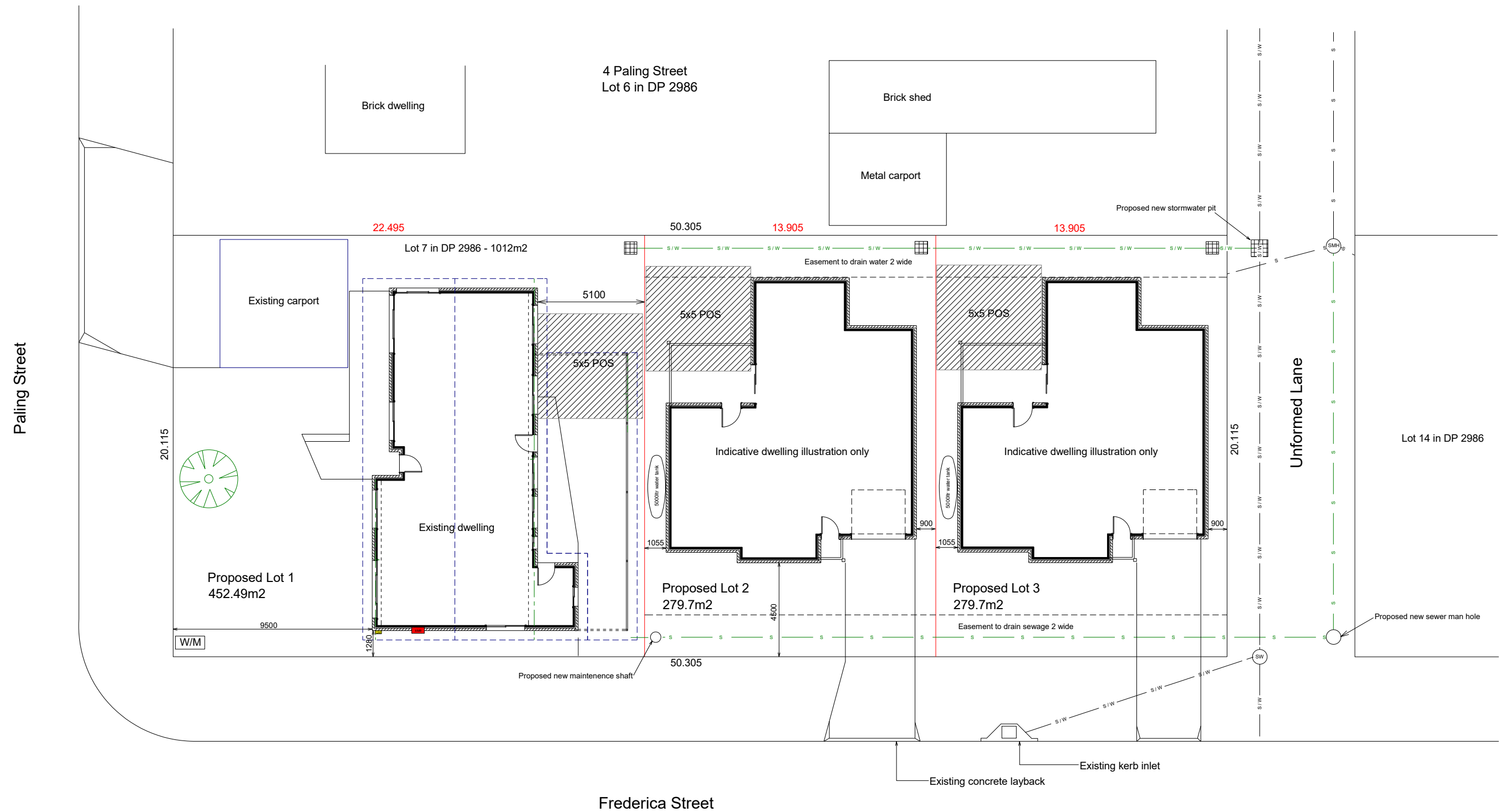
Revision : D



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Floor space ratio Lot 1

Total site area	452.49m2
Existing dwelling	127.52m2
Proposed site coverage	28%

Floor space ratio Lot 2

Total site area	279.7m2
Proposed dwelling	125.20m2
Proposed site coverage	45%

Floor space ratio Lot 3

Total site area	279.7m2
Proposed dwelling	125.20m2
Proposed site coverage	45%

Private open space ratio Lot 1

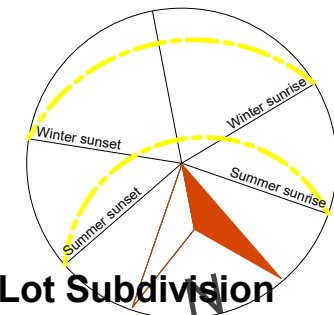
Gross floor area	127.52m2
Private open space	74.12m2
Proposed POS	58%

Private open space ratio Lot 2

Gross floor area	103.45m2
Private open space	58m2
Proposed POS	56%

Private open space ratio Lot 3

Gross floor area	103.45m2
Private open space	58m2
Proposed POS	56%



Proposed Demolition and 3 Lot Subdivision

At : 2 Paling Street Orange

Client : AWR Industries

Title : Proposed Site Plan

Job No. 21-005

Date : 01/10/2021

Scale : 1 : 200

Dwg No : 5

Revision : D