



31st October, 2019

Mr B Meredith
L & R Projects Pty Ltd
BARGO NSW

Dear Barry

Re: Lot 2 DP 270325 Tylers Road, BARGO – Proposed Large Lot Residential Subdivision Our Ref: 201601

Further to your enquiry regarding geotechnical and wastewater aspects of the proposed subdivision of the above property, I can advise you as follows:

- The land is relatively flat and poses no significant geotechnical issues for the construction of standard residential dwellings and associated infrastructure;
- We have assessed the area available for development for each proposed lot as follows after applying a 3.0 metre buffer from the boundary – see attached Plan.

Lot No	Area (m2)	Area after buffer applied (m2)
202	4009	3080
204	4407	3100
205	4754	3450
206	4725	3890
207	4032	3100

Assuming that residential development and associated infrastructure will take up to 1000 m2 for each proposed lot, over 2000 m2 will be available (on each lot) for the disposal of household wastewater. This also assumes that each residence will be comprised of 5 bedrooms. Given that the maximum amount of land required for surface spray irrigation is 1500 m2, there is more than enough area available for household wastewater on each lot.

Please note that the above assessment assumes that there are no constraints due to past construction or other activities on the property.

Should you have any further questions, please call on 0408 677709.

Yours sincerely,

A handwritten signature in black ink, reading "Mart Rampe". The signature is fluid and cursive, with the first name "Mart" and the last name "Rampe" clearly distinguishable.

Mart Rampe BSc (Applied Geology), MAusIMM, MAIG, MEIANZ

Principal

BARGO SPORTS FIELD
& TROTTING FACILITY

- NOTES:
- 1. THIS PLAN SHOULD NOT BE USED AS A SALE PLAN
 - 2. THE POSITION OF ALL FEATURES SHOWN IS APPROXIMATE ONLY
 - 3. NO SURVEY HAS BEEN MADE TO MARK OR DEFINE THE BOUNDARIES
 - 4. ALL DIMENSIONS AND AREAS ARE BY TITLE AND SUBJECT TO FINAL SURVEY
 - 5. CONTOURS ARE ARE GENERAL INDICATION OF LANDFORM ONLY
 - 6. CONTOUR INTERVAL IS 0.5m

LOT 3
DP 270325
WARATAH HIGHLANDS
RETIREMENT VILLAGE

LOT 2
DP 270325
9.414ha (TOTAL)

6.817ha.(NATIVE VEGETATION)

203
4029m²
EXISTING B/V RESIDENCE

202
4009m²

TYLERS

LOT 1
DP 270325

ROAD

SILICA ROAD

TYLERS

ROAD

Area available for Building Envelope
and Wastewater Disposal

SCHEDULE OF AMENDMENTS

AMEND No.	AMENDMENT DETAIL	EDITION	DATE ISSUED
1	ORIGINAL ISSUE	A	07-05-2008

LOCATION AND SITE DEVELOPMENT PLAN

CAD DRAWING N° 6838-WITH ZONE BOUNDARY.DWG

REIN WARRY AND CO.

CONSULTING
SURVEYORS

3/67 MENANGLE ST
PICTON NSW 2571
PH: (02) 46773144
reinwarry@bigpond.com

PLAN SHOWING PART OF LOT 2
DP 270325 TO BE REZONED FROM
SP1 TO R5 LARGE LOT RESIDENTIAL

DESIGN: DRW

FILE N°

DRAWN: DRW

6838

SHEET 2 OF 2

PP2019

SHIRE OF WOLLONDILLY

LOC: BARGO

RED.RATIO 1:800

"A1"

DATE: 3/9/2019