



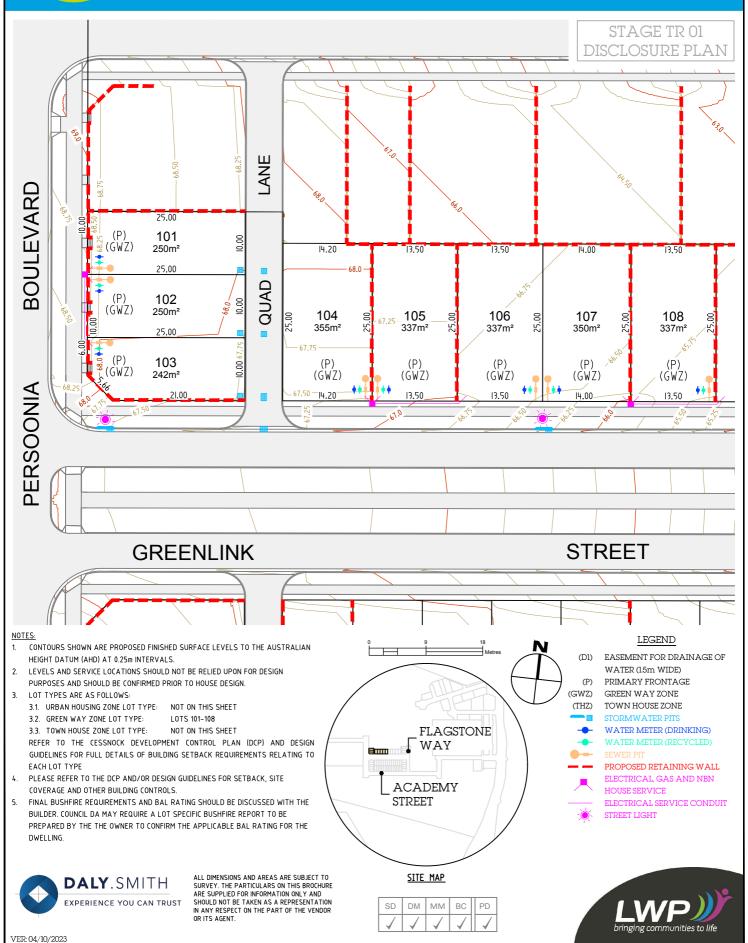
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- This plan and the information and diagrams accompanying it ("Information") have been prepared for marketing purposes only.
- All descriptions, dimensions, depictions and other details in this plan may not be to scale.
- The Information may vary from the actual dimensions, layout and characteristics of the lot as completed or registered.
- The vendor reserves the right, without notice, to vary or amend any or all of the Information.
- The vendor, its associates and agents make no representations, warranties,

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- The vendor excludes, to the extent permitted by law, all liability for loss or damage arising from any reliance placed on the Information.

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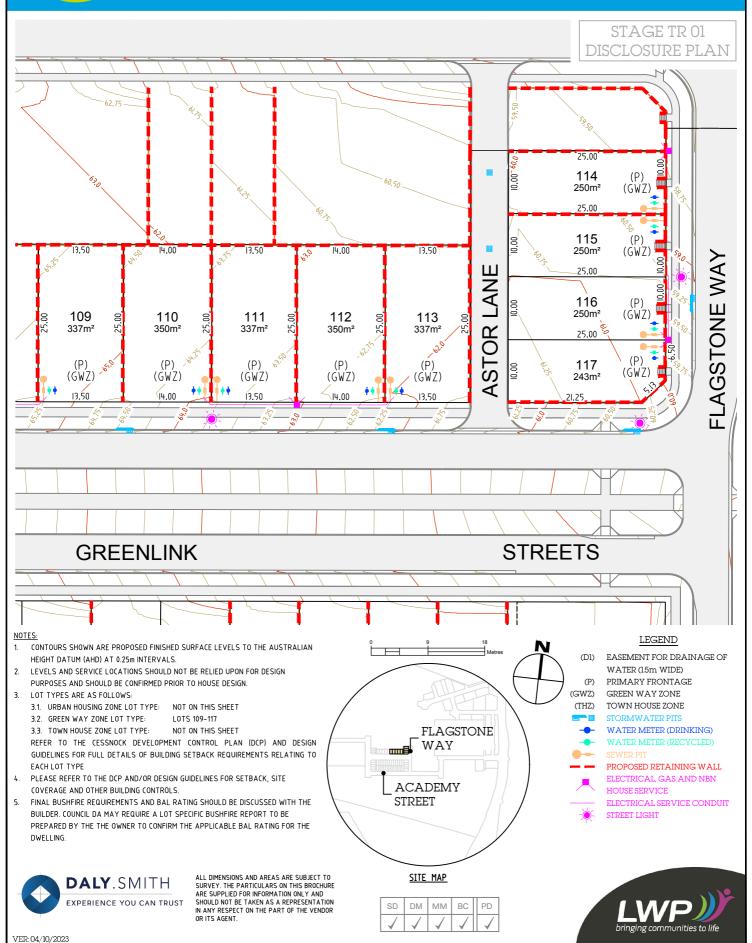
Hantlee Huntlee Town Centre



2010 ISTG TRI DISCLOSURE PLANS (6) dwg Plot Date 4/10/2023 21111 PM Sheet 1 of 4

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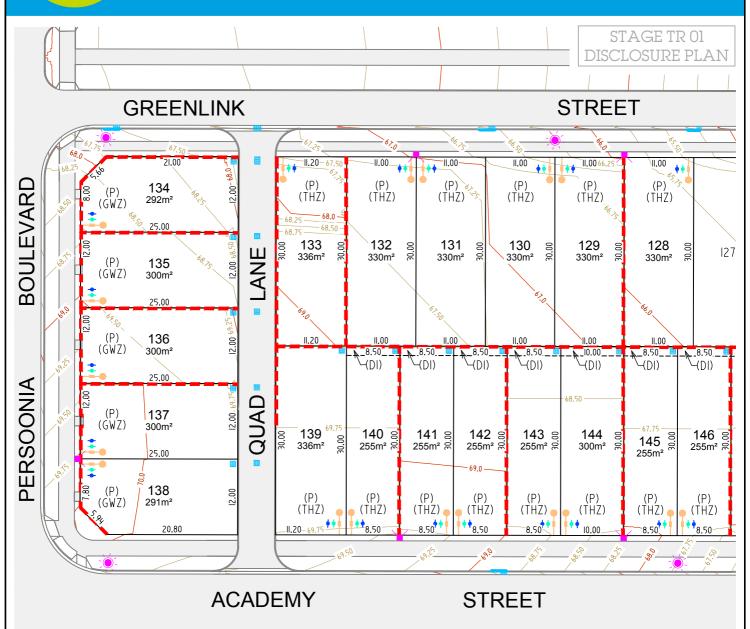
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2010 ISTG TRI DISCLOSURE PLANS (6) dwg Piot Date 4/10/2023 21201 PM Sheet 2 of 4



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NOTES.

- CONTOURS SHOWN ARE PROPOSED FINISHED SURFACE LEVELS TO THE AUSTRALIAN HEIGHT DATUM (AHD) AT 0.25m INTERVALS.
- LEVELS AND SERVICE LOCATIONS SHOULD NOT BE RELIED UPON FOR DESIGN PURPOSES AND SHOULD BE CONFIRMED PRIOR TO HOUSE DESIGN.
- 3 LOT TYPES ARE AS FOLLOWS:
 - 3.1. URBAN HOUSING ZONE LOT TYPE: NOT ON THIS SHEET
 - 3.2. GREEN WAY ZONE LOT TYPE: LOTS 134-138
 - 3.3. TOWN HOUSE ZONE LOT TYPE: LOTS 128-133, 139-146

REFER TO THE CESSNOCK DEVELOPMENT CONTROL PLAN (DCP) AND DESIGN GUIDELINES FOR FULL DETAILS OF BUILDING SETBACK REQUIREMENTS RELATING TO EACH LOT TYPE

- PLEASE REFER TO THE DCP AND/OR DESIGN GUIDELINES FOR SETBACK, SITE COVERAGE AND OTHER BUILDING CONTROLS.
- FINAL BUSHFIRE REQUIREMENTS AND BAL RATING SHOULD BE DISCUSSED WITH THE BUILDER. COUNCIL DA MAY REQUIRE A LOT SPECIFIC BUSHFIRE REPORT TO BE PREPARED BY THE THE OWNER TO CONFIRM THE APPLICABLE BAL RATING FOR THE DWELLING.

DALY. SMITH

EXPERIENCE YOU CAN TRUST

ALL DIMENSIONS AND AREAS ARE SUBJECT TO SURVEY. THE PARTICULARS ON THIS BROCHURE ARE SUPPLIED FOR INFORMATION ONLY AND SHOULD NOT BE TAKEN AS A REPRESENTATION IN ANY RESPECT ON THE PART OF THE VENDOR OR ITS AGENT.

LEGEND

EASEMENT FOR DRAINAGE OF WATER (15m WIDE) PRIMARY FRONTAGE GREEN WAY ZONE TOWN HOUSE ZONE

STORMWATER PITS

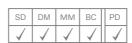
WATER METER (DRINKING)
WATER METER (RECYCLED)

SEWER PIT

PROPOSED RETAINING WALL ELECTRICAL, GAS AND NBN HOUSE SERVICE

ELECTRICAL SERVICE CONDUIT
STREET LIGHT







VER: 04/10/2023



Hantlee Huntlee Town Centre

STAGE TR 01 DISCLOSURE PLAN STREET **GREENLINK** II.00 63.50 II.00 11,00 11.00 11.00 11.00 25,00 118 2.5((THZ) (THZ) (THZ) (THZ) (THZ) (THZ) (THZ) (ĠW7) 337m² (DI) 25.00 127 125 126 124 123 122 121 330m² 330m² 330m² 330m² 330m² 330m² 330m² 119 250m² (GWZ) (DI) 25.00 (DI) 120 (P) 11.00 11.00 11,00 11.00 11.00 11.00 |**-**₩-°. 8.50 <u>8.50</u> 8.50 8.50 (DI) 8.50 8.50 _10.00_ 312m² (GWZ) 10.00 (DI) (DI) (DI) (DI) 25.00 155 (GMZ) さ 250m² 2<u>5.00</u> **147** s 150 g 152 g **153** 8 154 **AGSTON** 146 148 149 151 ຂ່ 255m² ຂ 255m² 등 255m² ≳ 255m² 등 300m² 300m² 255m² 255m² 156 (P) (GWZ) (P) 350m² (THZ) (TH7) (THZ) (TH7) (TH7) (TH7) (TH7) (THZ) 8.50 8.50 8.50 8.50 10.00 **ACADEMY** STREET LEGEND CONTOURS SHOWN ARE PROPOSED FINISHED SURFACE LEVELS TO THE AUSTRALIAN EASEMENT FOR DRAINAGE OF (D1) HEIGHT DATUM (AHD) AT 0.25m INTERVALS. WATER (1.5m WIDE) LEVELS AND SERVICE LOCATIONS SHOULD NOT BE RELIED UPON FOR DESIGN PRIMARY FRONTAGE PURPOSES AND SHOULD BE CONFIRMED PRIOR TO HOUSE DESIGN. (GWZ) GREEN WAY ZONE LOT TYPES ARE AS FOLLOWS: (THZ) TOWN HOUSE ZONE 3.1 URBAN HOUSING ZONE LOT TYPE: NOT ON THIS SHEET 3.2. GREEN WAY ZONE LOT TYPE: LOTS 118-120, 155-156 STORMWATER PITS LOTS 121-127, 147-154 WATER METER (DRINKING) 3.3. TOWN HOUSE ZONE LOT TYPE: **FLAGSTONE** REFER TO THE CESSNOCK DEVELOPMENT CONTROL PLAN (DCP) AND DESIGN WATER METER (RECYCLED) WAY GUIDELINES FOR FULL DETAILS OF BUILDING SETBACK REQUIREMENTS RELATING TO FACHIOT TYPE PROPOSED RETAINING WALL PLEASE REFER TO THE DCP AND/OR DESIGN GUIDELINES FOR SETBACK, SITE ELECTRICAL, GAS AND NBN **ACADEMY** COVERAGE AND OTHER BUILDING CONTROLS. HOUSE SERVICE FINAL BUSHFIRE REQUIREMENTS AND BAL RATING SHOULD BE DISCUSSED WITH THE STREET ELECTRICAL SERVICE CONDUIT BUILDER. COUNCIL DA MAY REQUIRE A LOT SPECIFIC BUSHFIRE REPORT TO BE STREET LIGHT PREPARED BY THE THE OWNER TO CONFIRM THE APPLICABLE BALL RATING FOR THE DWFI LING



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SD DM MM BC PD

