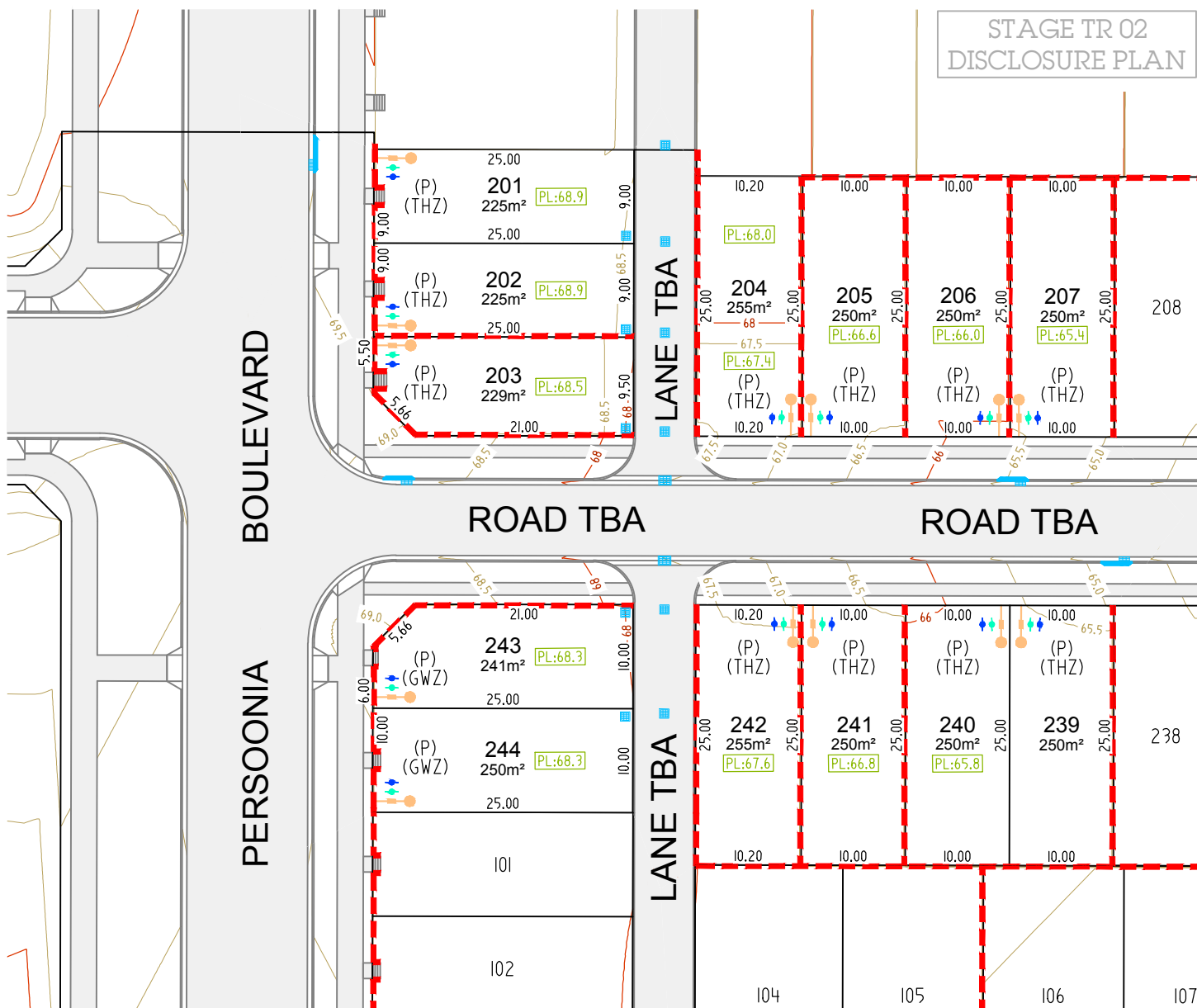


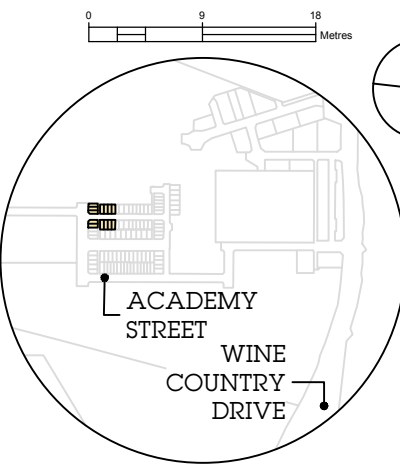
Disclosure plans disclaimer

- 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, promises or otherwise as to the accuracy, reliability, currency or completeness of the Information or that it is representative of the Katherine’s Landing Project whether in whole or in part, once completed.
- Prospective purchasers should satisfy themselves as to the accuracy, reliability, currency or completeness of the Information by inspection or otherwise prior to relying on the Information, and where necessary seek independent advice.
- The vendor excludes, to the extent permitted by law, all liability for loss or damage arising from any reliance placed on the Information.

STAGE TR 02
DISCLOSURE PLAN



- NOTES:**
- CONTOURS SHOWN ARE PROPOSED FINISHED SURFACE LEVELS TO THE AUSTRALIAN HEIGHT DATUM (AHD) AT 0.5m INTERVALS.
 - PROPOSED PAD LEVELS SUPPLIED BY NORTHROP ENGINEERING DATED 05/08/2022.
 - LEVELS AND SERVICE LOCATIONS SHOULD NOT BE RELIED UPON FOR DESIGN PURPOSES AND SHOULD BE CONFIRMED PRIOR TO HOUSE DESIGN.
 - LOT TYPES ARE AS FOLLOWS:
 - 4.1. URBAN ONE LOT TYPE: LOTS 201-207, 239-244
 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.
 - ELECTRICAL, NBN, GAS SERVICE AND ROAD STORMWATER PIT LOCATIONS NOT SHOWN AS SUBJECT TO A DETAILED DESIGN.



- LEGEND**
- (D1) EASEMENT FOR DRAINAGE OF WATER (1.5m WIDE)
 - (P) PRIMARY FRONTAGE
 - (UHZ) URBAN HOUSING ZONE
 - (GWZ) GREEN WAY ZONE
 - (THZ) TOWN HOUSE ZONE
 - PL:66.8 PROPOSED PAD LEVEL
 - NO VEHICULAR ACCESS
 - STORMWATER PITS
 - WATER METER (DRINKING)
 - WATER METER (RECYCLED)
 - SEWER PIT
 - PROPOSED RETAINING WALL

BUSHFIRE RATINGS (BAL)

12.5	19	29	40	FZ
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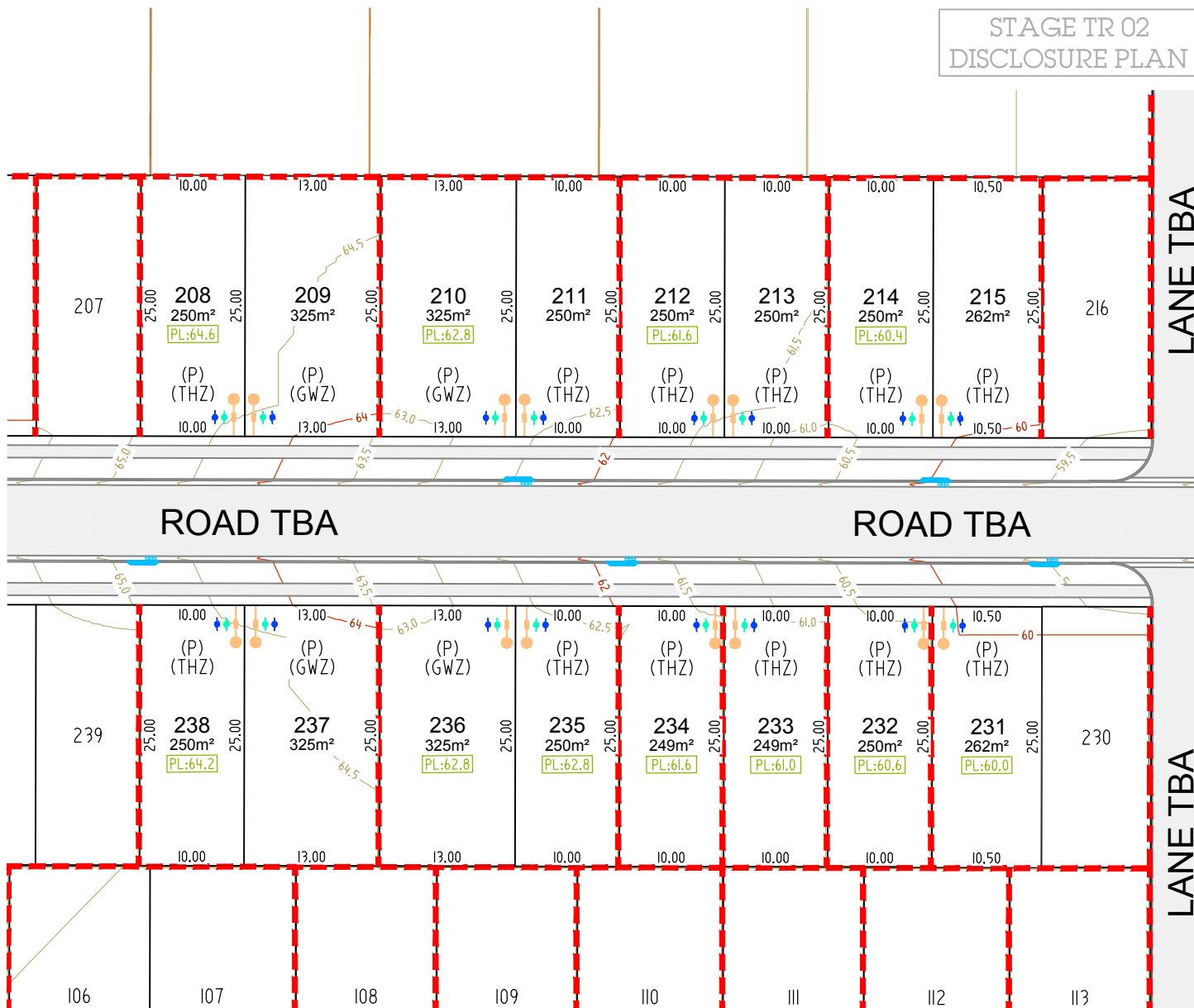
ALL DIMENSIONS AND AREAS ARE SUBJECT TO SURVEY. THE PARTICULARS ON THIS BROCHURE ARE SUPPLIED FOR INFORMATION ONLY AND SHOULD NOT BE TAKEN AS A REPRESENTATION IN ANY RESPECT ON THE PART OF THE VENDOR OR ITS AGENT.

SITE MAP

SD	DM	MM	BC	PD
✓	✓	✓	✓	✓



STAGE TR 02
DISCLOSURE PLAN



- NOTES:**
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 3. LEVELS AND SERVICE LOCATIONS SHOULD NOT BE RELIED UPON FOR DESIGN PURPOSES AND SHOULD BE CONFIRMED PRIOR TO HOUSE DESIGN.
 4. LOT TYPES ARE AS FOLLOWS:
 - 4.1. URBAN ONE LOT TYPE: LOTS 208-215, 231-238
 REFER TO THE CESSNOCK DEVELOPMENT CONTROL PLAN (DCP) AND DESIGN GUIDELINES FOR FULL DETAILS OF BUILDING SETBACK REQUIREMENTS RELATING TO EACH LOT TYPE
 5. PLEASE REFER TO THE DCP AND/OR DESIGN GUIDELINES FOR SETBACK, SITE COVERAGE AND OTHER BUILDING CONTROLS.
 6. 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.
 7. ELECTRICAL, NBN, GAS SERVICE AND ROAD STORMWATER PIT LOCATIONS NOT SHOWN AS SUBJECT TO A DETAILED DESIGN.

0 9 18 Metres

LEGEND

- (D1) EASEMENT FOR DRAINAGE OF WATER (1.5m WIDE)
- (P) PRIMARY FRONTAGE
- (UHZ) URBAN HOUSING ZONE
- (GWZ) GREEN WAY ZONE
- (THZ) TOWN HOUSE ZONE
- PL:66.8 PROPOSED PAD LEVEL
- NO VEHICULAR ACCESS
- STORMWATER PITS
- WATER METER (DRINKING)
- WATER METER (RECYCLED)
- SEWER PIT
- PROPOSED RETAINING WALL

ACADEMY STREET
WINE COUNTRY DRIVE

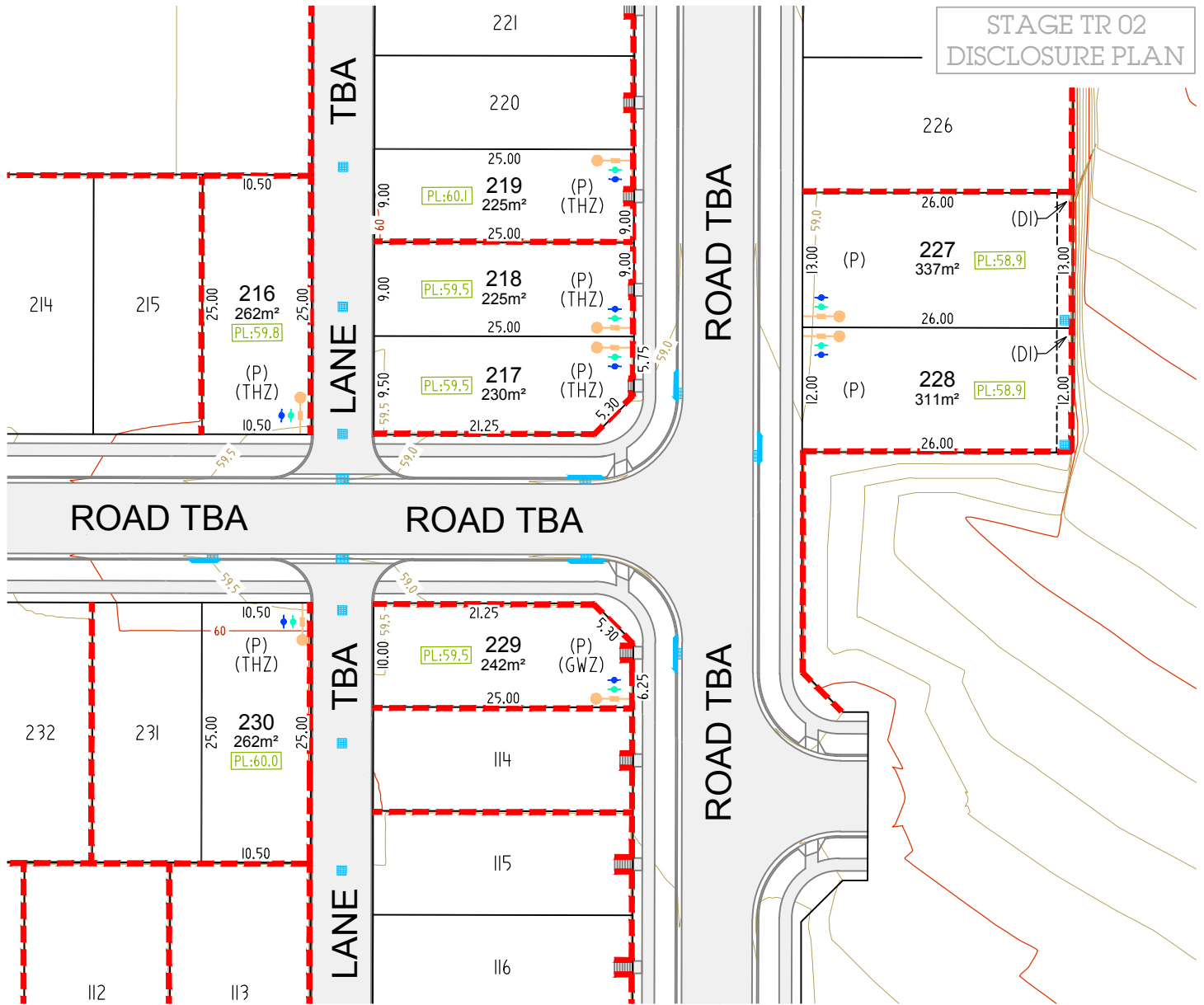
SITE MAP

SD	DM	MM	BC	PD
✓	✓	✓	✓	✓

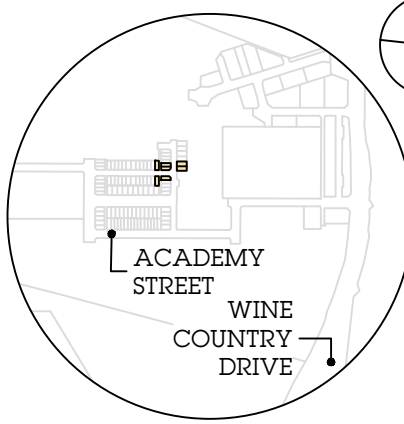
BUSHFIRE RATINGS (BAL)

12.5	19	29	40	FZ
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STAGE TR 02
DISCLOSURE PLAN



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 - LEVELS AND SERVICE LOCATIONS SHOULD NOT BE RELIED UPON FOR DESIGN PURPOSES AND SHOULD BE CONFIRMED PRIOR TO HOUSE DESIGN.
 - LOT TYPES ARE AS FOLLOWS:
 - 4.1. URBAN ONE LOT TYPE: LOTS 216-219, 227-230
 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.
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SITE MAP

SD	DM	MM	BC	PD
✓	✓	✓	✓	✓

LEGEND

- (DI) EASEMENT FOR DRAINAGE OF WATER (15m WIDE)
- (P) PRIMARY FRONTAGE
- (UHZ) URBAN HOUSING ZONE
- (GWZ) GREEN WAY ZONE
- (THZ) TOWN HOUSE ZONE
- PL:66.8 PROPOSED PAD LEVEL
- NO VEHICULAR ACCESS
- STORMWATER PITS
- WATER METER (DRINKING)
- WATER METER (RECYCLED)
- SEWER PIT
- PROPOSED RETAINING WALL

BUSHFIRE RATINGS (BAL)

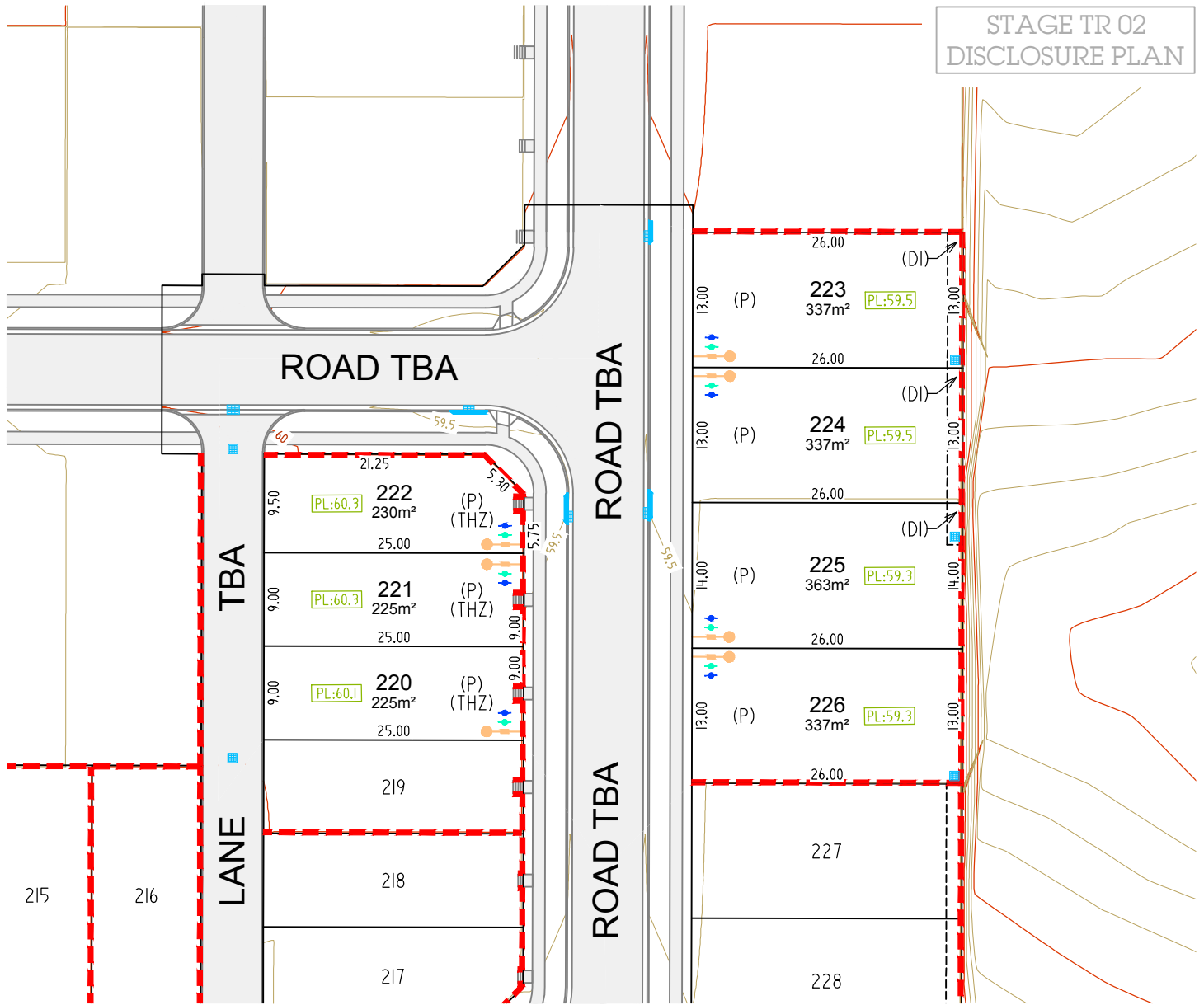
12.5	19	29	40	FZ
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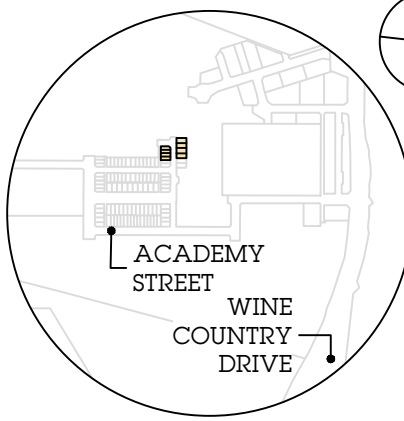
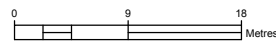
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STAGE TR 02
DISCLOSURE PLAN



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 4. LOT TYPES ARE AS FOLLOWS:
 - 4.1. URBAN ONE LOT TYPE: LOTS 220-226
 REFER TO THE CESSNOCK DEVELOPMENT CONTROL PLAN (DCP) AND DESIGN GUIDELINES FOR FULL DETAILS OF BUILDING SETBACK REQUIREMENTS RELATING TO EACH LOT TYPE
 5. PLEASE REFER TO THE DCP AND/OR DESIGN GUIDELINES FOR SETBACK, SITE COVERAGE AND OTHER BUILDING CONTROLS.
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SITE MAP

LEGEND

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- (UHZ) URBAN HOUSING ZONE
- (GWZ) GREEN WAY ZONE
- (THZ) TOWN HOUSE ZONE
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- NO VEHICULAR ACCESS
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- WATER METER (DRINKING)
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- SEWER PIT
- PROPOSED RETAINING WALL

BUSHFIRE RATINGS (BAL)

12.5	19	29	40	FZ
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SD	DM	MM	BC	PD
✓	✓	✓	✓	✓



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