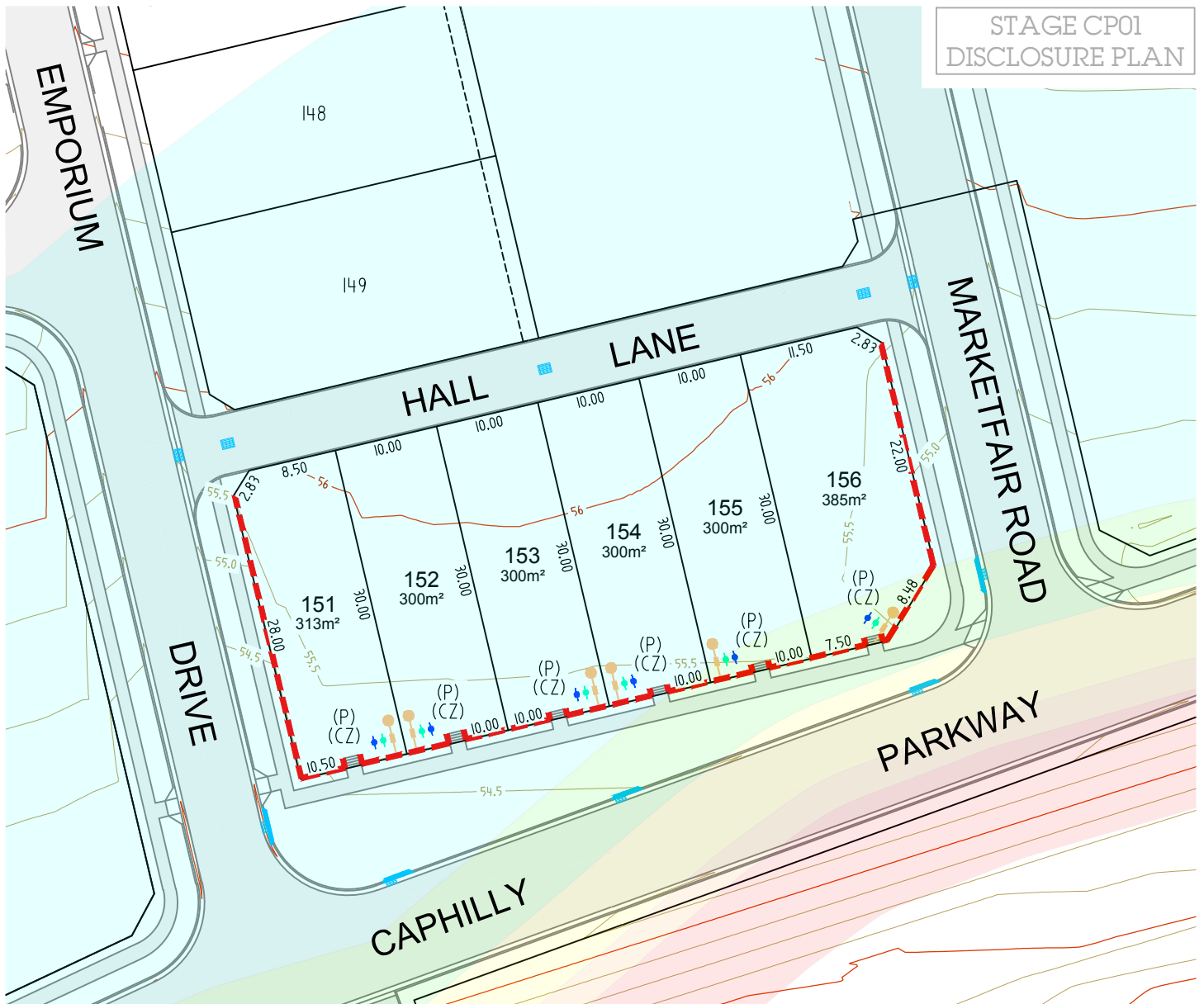


Disclosure plans disclaimer

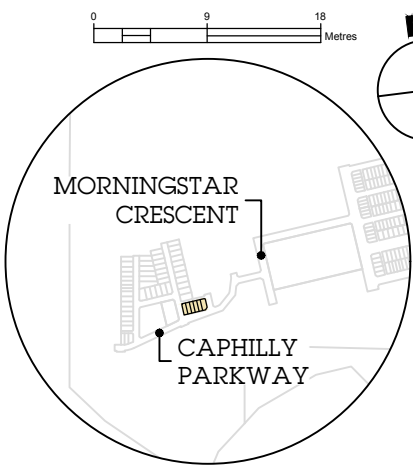
- This plan and the information and diagrams accompanying it (“Information”) have been prepared for marketing purposes only.
- All descriptions, dimensions, depictions and other details in this plan may not be to scale.
- The Information may vary from the actual dimensions, layout and characteristics 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 CP01
DISCLOSURE PLAN



- NOTES:**
- CONTOURS SHOWN ARE PROPOSED FINISHED SURFACE LEVELS TO THE AUSTRALIAN HEIGHT DATUM (AHD) AT 0.5m INTERVALS.
 - 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:

3.1. URBAN ONE LOT TYPE:	NOT ON THIS SHEET
3.2. COTTAGE LOT TYPE:	LOTS 151-156
3.3. SMALL TRADITIONAL LOT TYPE:	NOT ON THIS SHEET
3.4. TRADITIONAL LOT TYPE:	NOT ON THIS SHEET
3.5. LARGE TRADITIONAL LOT TYPE:	NOT ON THIS SHEET
3.6. COUNTRY LOT TYPE:	NOT ON THIS SHEET
3.7. MULTI-DWELLING LOT TYPE:	NOT ON THIS SHEET
 - 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.
 - A 1M ARTICULATION ZONE CAN BE PROVIDED WITHIN FRONT SETBACK.
 - 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.
 - COTTAGE LOT FENCING & MAILBOX IS INSTALLED BY HUNTLEE AS PER HUNTLEE DESIGN.



- LEGEND**
- (DI) EASEMENT FOR DRAINAGE OF WATER (15m WIDE)
 - (P) PRIMARY FRONTAGE
 - (CZ) CHARACTER ZONE
 - NO VEHICULAR ACCESS
 - STORMWATER PITS
 - WATER METER (DRINKING)
 - WATER METER (RECYCLED)
 - SEWER PIT
 - PROPOSED RETAINING WALL
 - ELECTRICAL AND NBN
 - HOUSE SERVICE
 - STREET LIGHT

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
✓	✓	✓	✓	✓

