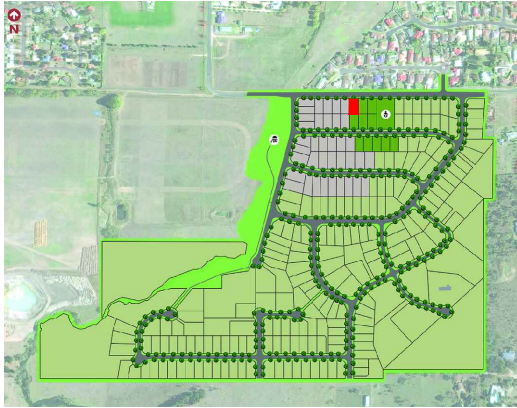


# LOT 201 COOKES ROAD, ARMIDALE



**COOKES  
HILL**  
ARMIDALE

## MASTER PLAN

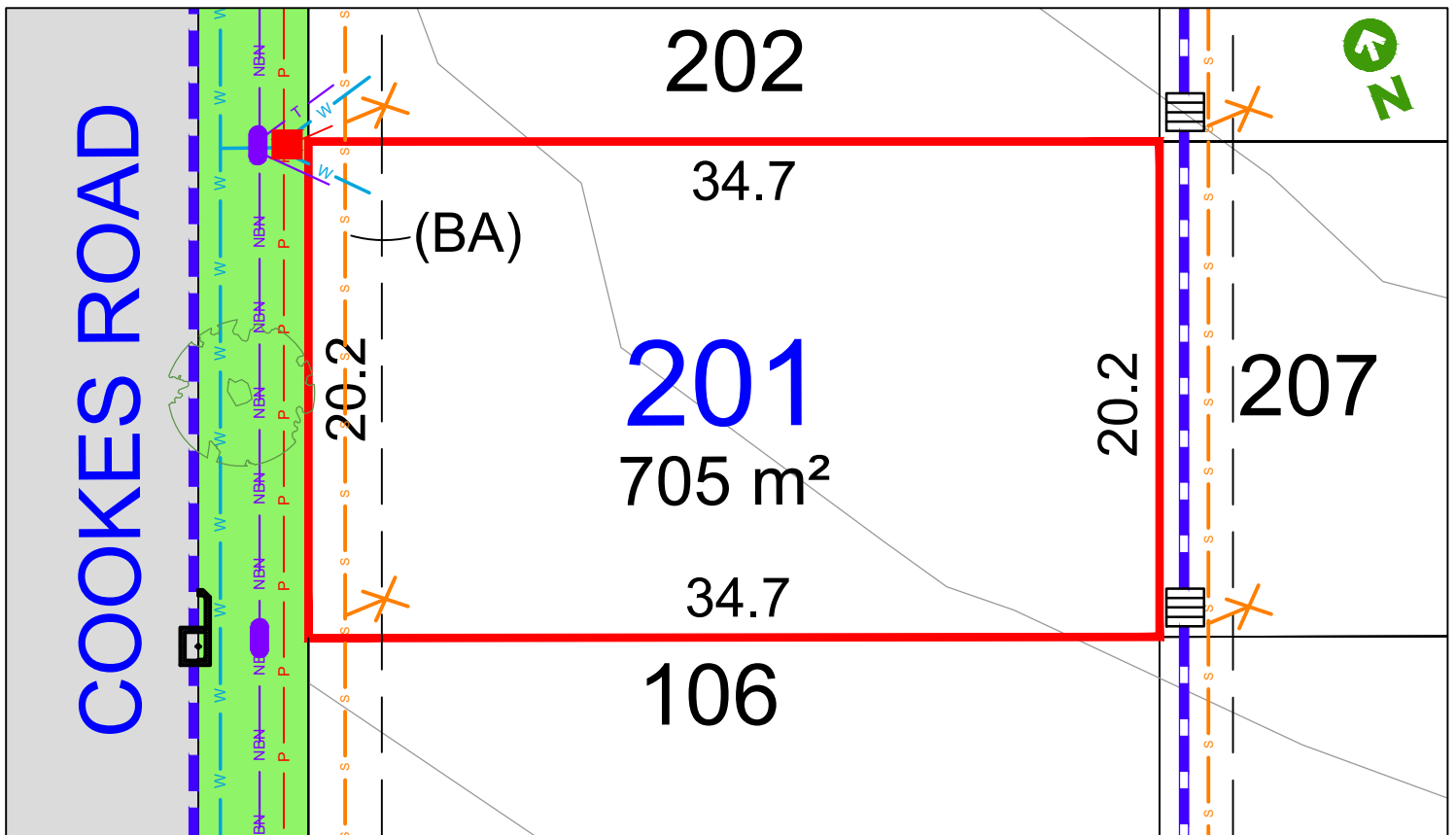
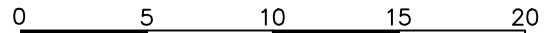


## STAGE PLAN



## PRELIMINARY SITE ANALYSIS PLAN

SCALE 1:300 @ A4



### LEGEND:

- |  |                       |  |                    |
|--|-----------------------|--|--------------------|
|  | TELSTRA /NBN PIT      |  | STORMWATER PIPE    |
|  | HYDRANT               |  | SEWER JUNCTION     |
|  | STOP VALVE            |  | SEWER MAIN         |
|  | SEWER MANHOLE         |  | WATER MAIN         |
|  | LIGHT POLE            |  | TELSTRA /NBN       |
|  | KERB INLET PIT        |  | UNDER GROUND POWER |
|  | STORMWATER PIT        |  |                    |
|  | ELECTRICITY PILLAR    |  |                    |
|  | ELECTRICAL SUBSTATION |  |                    |
|  | STREET TREES          |  |                    |

Anticipated Site Classification - H1 Class  
(to be confirmed at completion of construction)

(BA) - EASEMENT TO DRAINAGE OF SEWER 3 WIDE  
(BB) - EASEMENT FOR DRAINAGE OF WATER 3 WIDE

GENERAL RESTRICTIONS ON THE USE OF LAND EFFECTS ALL LOTS  
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REVISION/S: HD45 STAGE 2 MARKETING r1

DATE: 28TH OCTOBER 2021

BY: HIGH DEFINITION DESIGN PTY LTD

# LOT 202 COOKES ROAD, ARMIDALE



**COOKES  
HILL**  
ARMIDALE

## MASTER PLAN

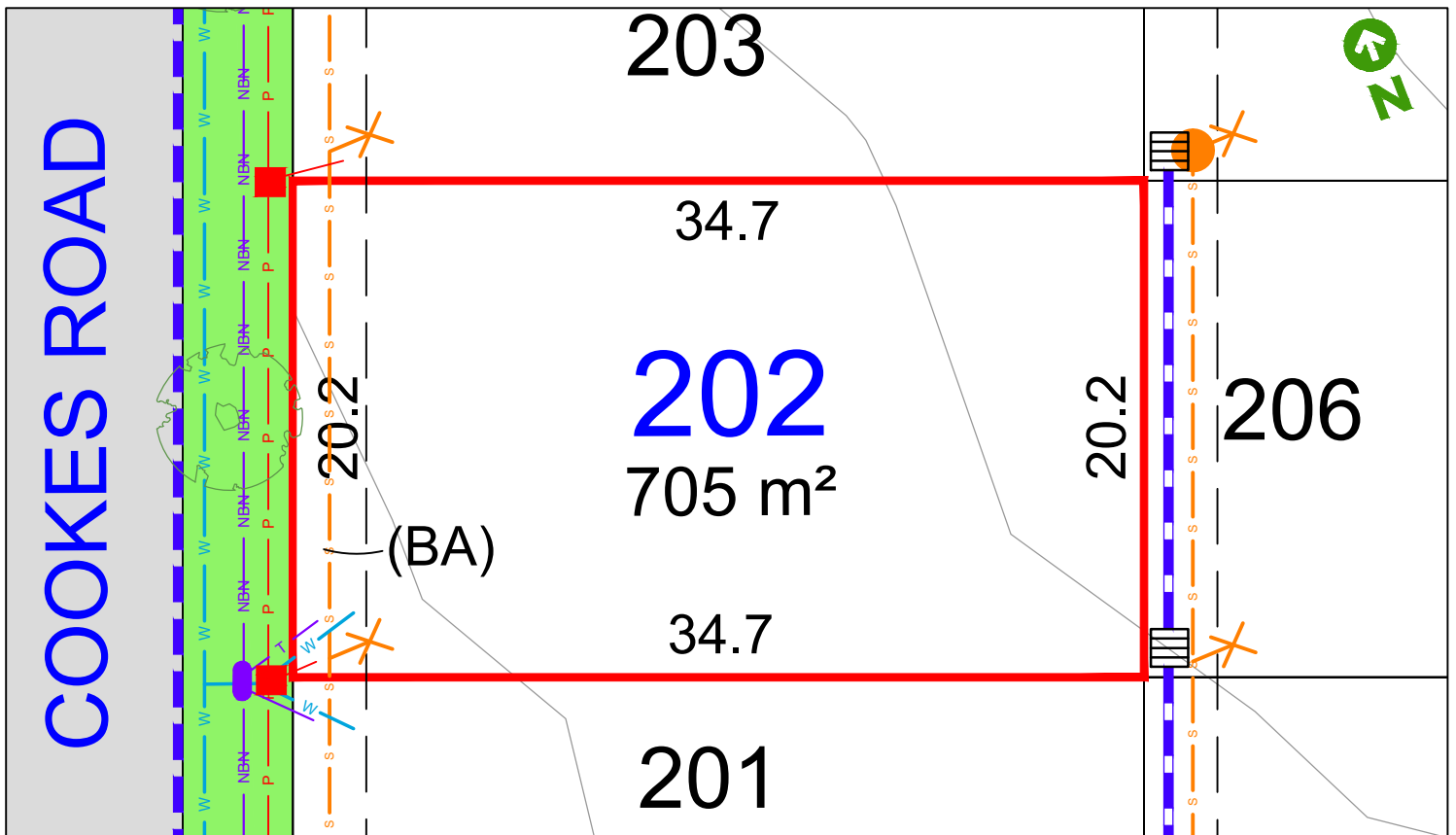
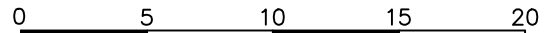


## STAGE PLAN



## PRELIMINARY SITE ANALYSIS PLAN

SCALE 1:300 @ A4



### LEGEND:

- |  |                       |  |                    |
|--|-----------------------|--|--------------------|
|  | TELSTRA /NBN PIT      |  | STORMWATER PIPE    |
|  | HYDRANT               |  | SEWER JUNCTION     |
|  | STOP VALVE            |  | SEWER MAIN         |
|  | SEWER MANHOLE         |  | WATER MAIN         |
|  | LIGHT POLE            |  | TELSTRA /NBN       |
|  | KERB INLET PIT        |  | UNDER GROUND POWER |
|  | STORMWATER PIT        |  |                    |
|  | ELECTRICITY PILLAR    |  |                    |
|  | ELECTRICAL SUBSTATION |  |                    |
|  | STREET TREES          |  |                    |

Anticipated Site Classification - H1 Class  
(to be confirmed at completion of construction)

(BA) - EASEMENT TO DRAINAGE OF SEWER 3 WIDE  
(BB) - EASEMENT FOR DRAINAGE OF WATER 3 WIDE

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DATE: 28TH OCTOBER 2021

BY: HIGH DEFINITION DESIGN PTY LTD

# LOT 203 COOKES ROAD, ARMIDALE



**COOKES  
HILL**  
ARMIDALE

## MASTER PLAN

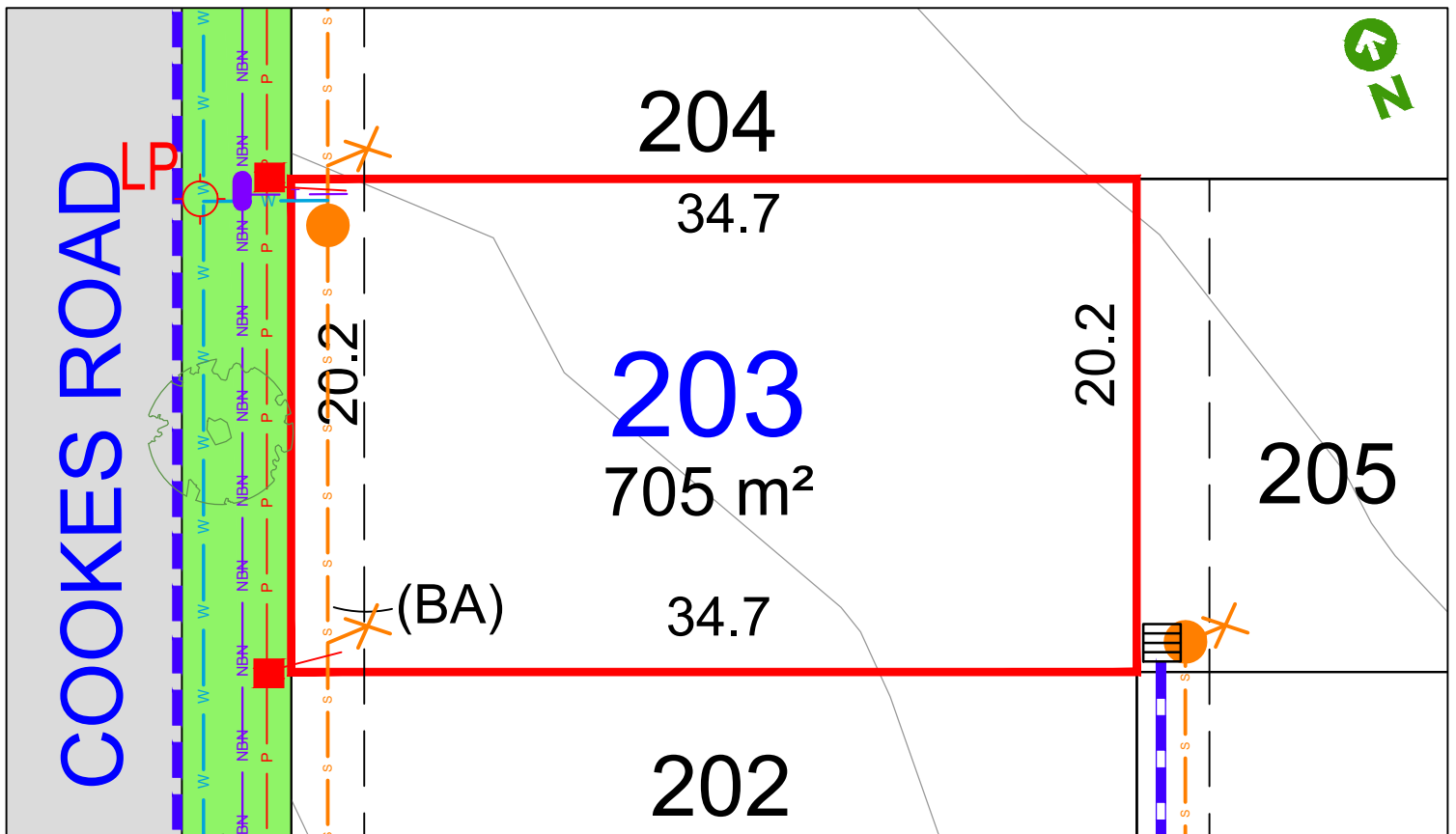
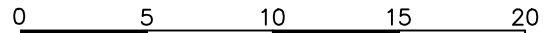


## STAGE PLAN



## PRELIMINARY SITE ANALYSIS PLAN

SCALE 1:300 @ A4



### LEGEND:

- |  |                       |  |                    |
|--|-----------------------|--|--------------------|
|  | TELSTRA /NBN PIT      |  | STORMWATER PIPE    |
|  | HYDRANT               |  | SEWER JUNCTION     |
|  | STOP VALVE            |  | SEWER MAIN         |
|  | SEWER MANHOLE         |  | WATER MAIN         |
|  | LIGHT POLE            |  | TELSTRA /NBN       |
|  | KERB INLET PIT        |  | UNDER GROUND POWER |
|  | STORMWATER PIT        |  |                    |
|  | ELECTRICITY PILLAR    |  |                    |
|  | ELECTRICAL SUBSTATION |  |                    |
|  | STREET TREES          |  |                    |

Anticipated Site Classification - H1 Class  
(to be confirmed at completion of construction)

(BA) - EASEMENT TO DRAINAGE OF SEWER 3 WIDE  
(BB) - EASEMENT FOR DRAINAGE OF WATER 3 WIDE

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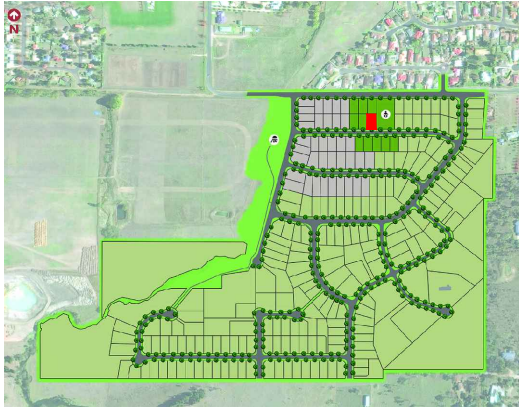
BY: HIGH DEFINITION DESIGN PTY LTD

# LOT 205 BUSHEL STREET, ARMIDALE



**COOKES  
HILL**  
ARMIDALE

## MASTER PLAN

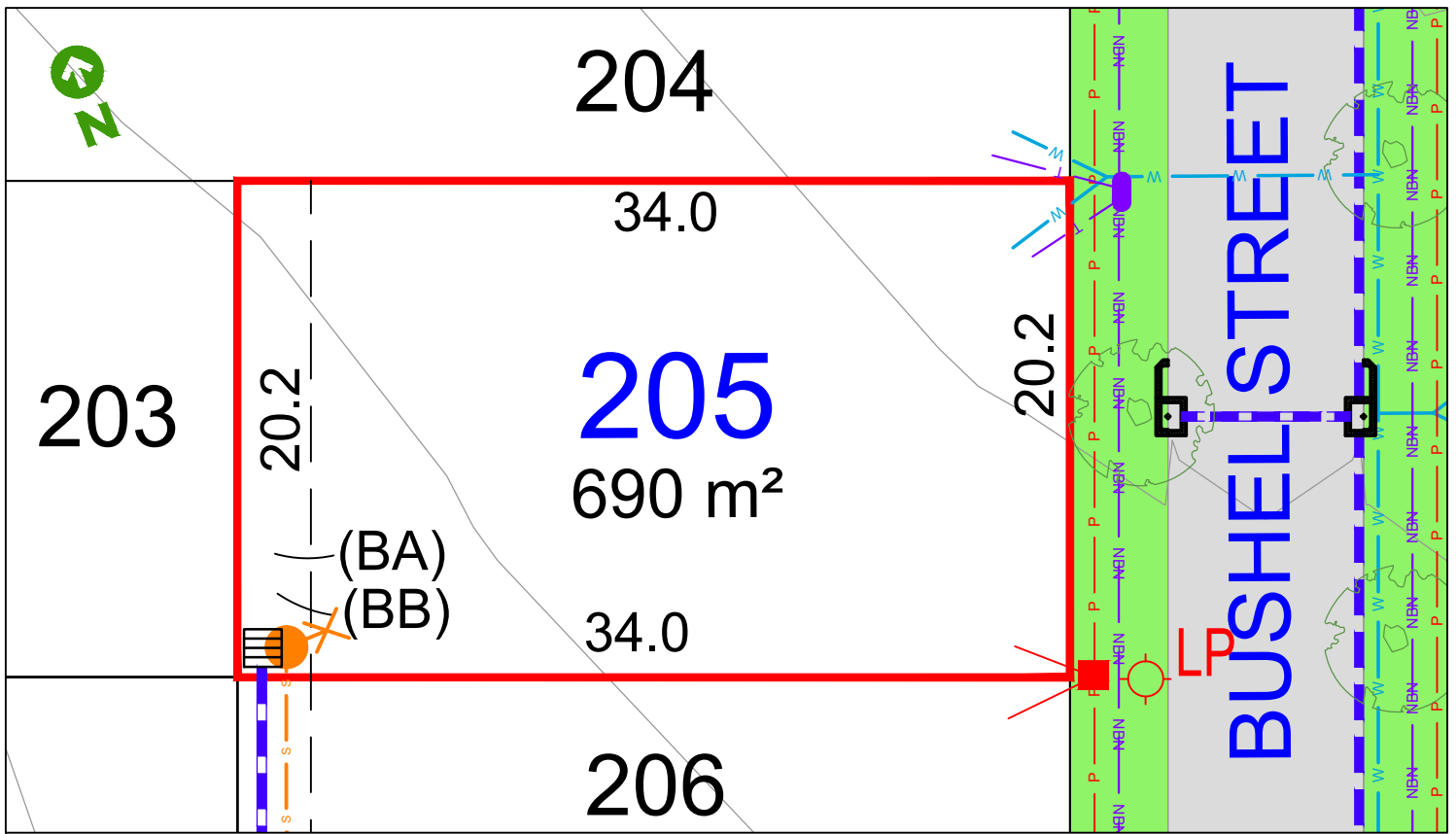
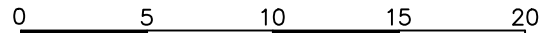


## STAGE PLAN



## PRELIMINARY SITE ANALYSIS PLAN

SCALE 1:300 @ A4



### LEGEND:

- TELSTRA /NBN PIT
- HYDRANT
- STOP VALVE
- SEWER MANHOLE
- LIGHT POLE
- KERB INLET PIT
- STORMWATER PIT
- ELECTRICITY PILLAR
- ELECTRICAL SUBSTATION
- STREET TREES
- STORMWATER PIPE
- SEWER JUNCTION
- SEWER MAIN
- WATER MAIN
- TELSTRA /NBN
- UNDER GROUND POWER

Anticipated Site Classification - H1 Class  
(to be confirmed at completion of construction)

(BA) - EASEMENT TO DRAINAGE OF SEWER 3 WIDE  
(BB) - EASEMENT FOR DRAINAGE OF WATER 3 WIDE

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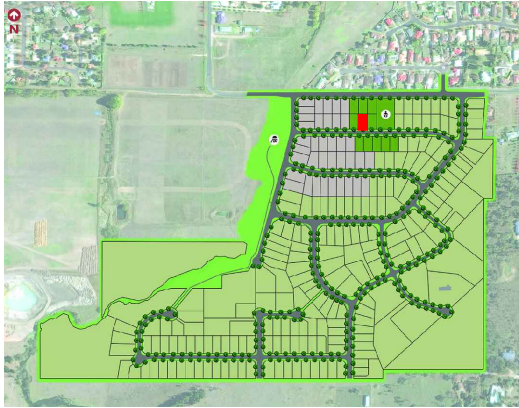


# LOT 206 BUSHEL STREET, ARMIDALE



**COOKES  
HILL**  
ARMIDALE

## MASTER PLAN

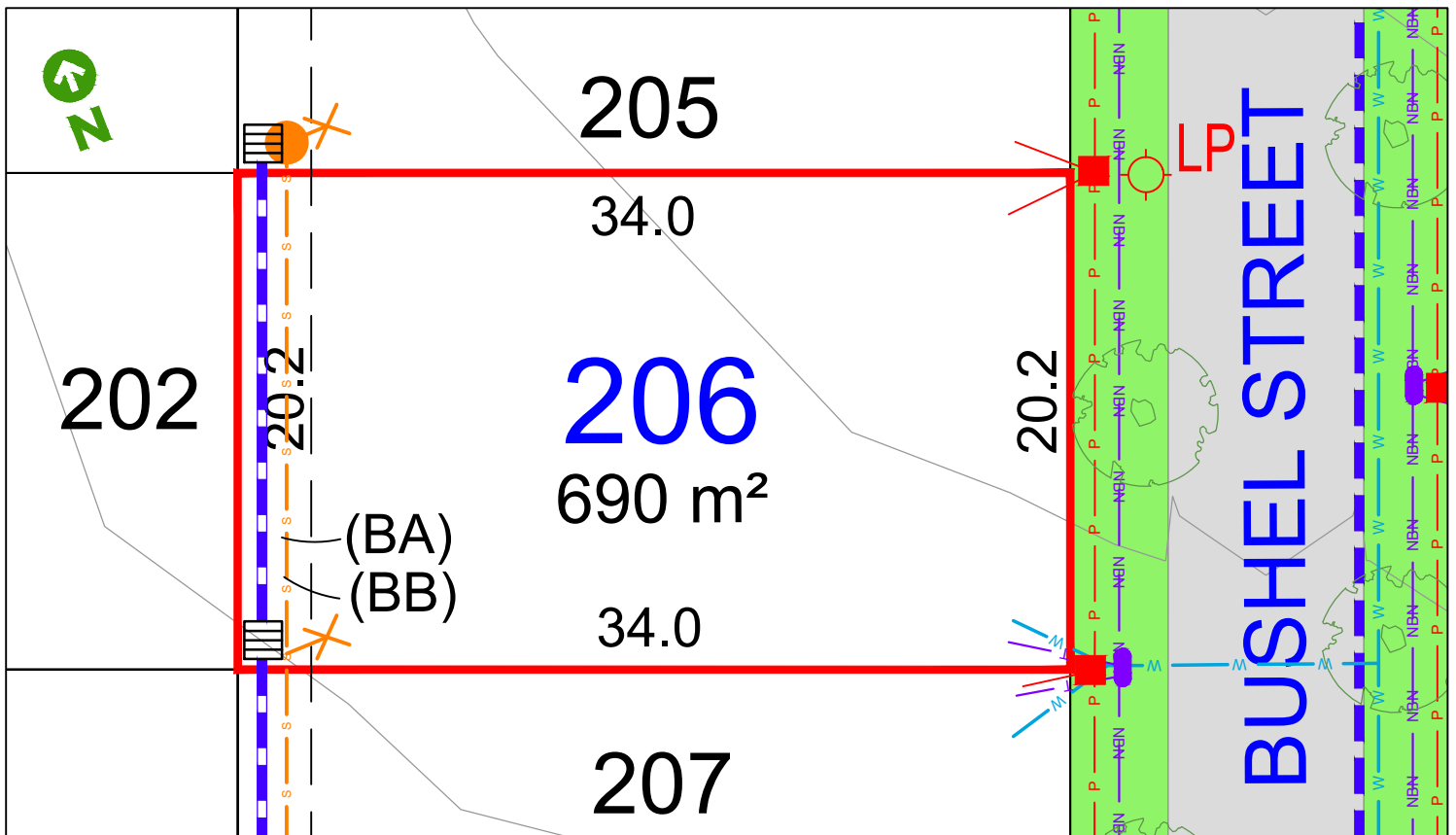
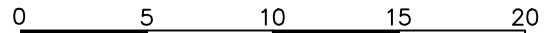


## STAGE PLAN



## PRELIMINARY SITE ANALYSIS PLAN

SCALE 1:300 @ A4



### LEGEND:

- |  |                       |  |                    |
|--|-----------------------|--|--------------------|
|  | TELSTRA /NBN PIT      |  | STORMWATER PIPE    |
|  | HYDRANT               |  | SEWER JUNCTION     |
|  | STOP VALVE            |  | SEWER MAIN         |
|  | SEWER MANHOLE         |  | WATER MAIN         |
|  | LIGHT POLE            |  | TELSTRA /NBN       |
|  | KERB INLET PIT        |  | UNDER GROUND POWER |
|  | STORMWATER PIT        |  |                    |
|  | ELECTRICITY PILLAR    |  |                    |
|  | ELECTRICAL SUBSTATION |  |                    |
|  | STREET TREES          |  |                    |
- Anticipated Site Classification - H1 Class  
(to be confirmed at completion of construction)
- (BA) - EASEMENT TO DRAINAGE OF SEWER 3 WIDE  
(BB) - EASEMENT FOR DRAINAGE OF WATER 3 WIDE

### DISCLAIMER/ NOTES:

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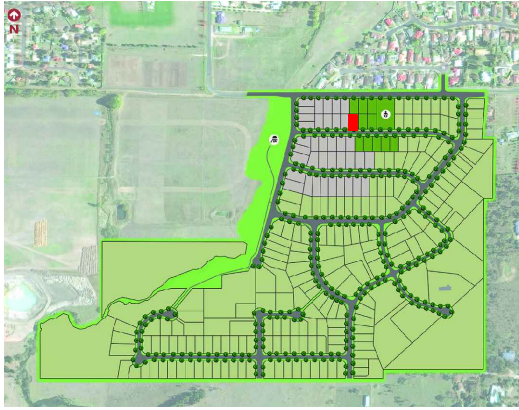
GENERAL RESTRICTIONS ON THE USE OF LAND EFFECTS ALL LOTS  
ALL AREAS, DIMENSIONS & EASEMENTS ARE SUBJECT TO FINAL SURVEY

# LOT 207 BUSHEL STREET, ARMIDALE



**COOKES  
HILL**  
ARMIDALE

## MASTER PLAN

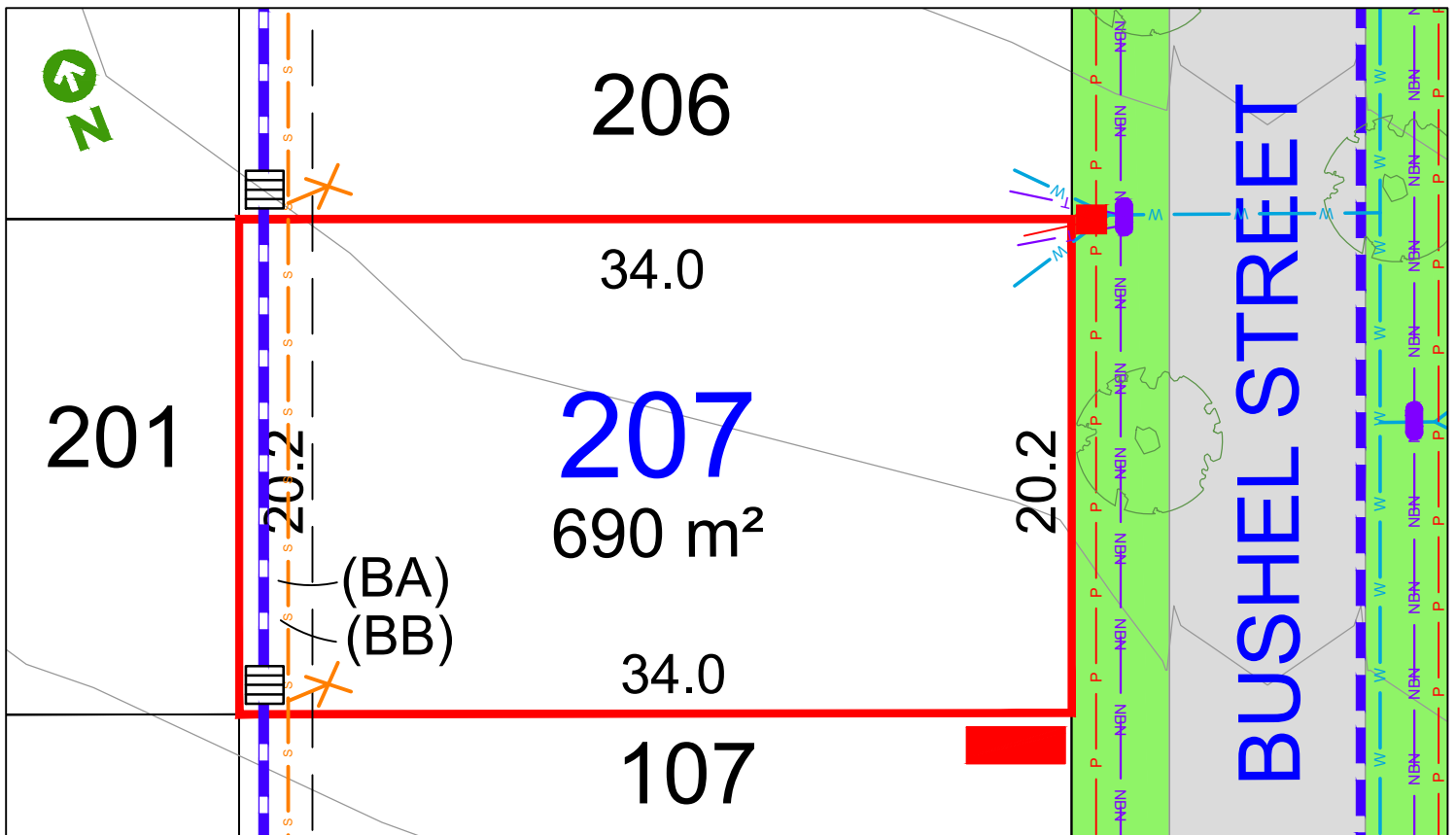
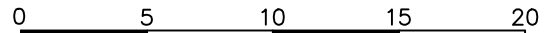


## STAGE PLAN



## PRELIMINARY SITE ANALYSIS PLAN

SCALE 1:300 @ A4



### LEGEND:

- |  |                       |  |                    |
|--|-----------------------|--|--------------------|
|  | TELSTRA /NBN PIT      |  | STORMWATER PIPE    |
|  | HYDRANT               |  | SEWER JUNCTION     |
|  | STOP VALVE            |  | SEWER MAIN         |
|  | SEWER MANHOLE         |  | WATER MAIN         |
|  | LIGHT POLE            |  | TELSTRA /NBN       |
|  | KERB INLET PIT        |  | UNDER GROUND POWER |
|  | STORMWATER PIT        |  |                    |
|  | ELECTRICITY PILLAR    |  |                    |
|  | ELECTRICAL SUBSTATION |  |                    |
|  | STREET TREES          |  |                    |
- Anticipated Site Classification - H1 Class  
(to be confirmed at completion of construction)
- (BA) - EASEMENT TO DRAINAGE OF SEWER 3 WIDE  
(BB) - EASEMENT FOR DRAINAGE OF WATER 3 WIDE

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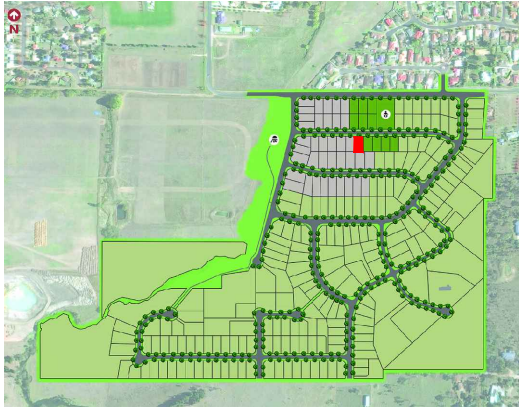
BY: HIGH DEFINITION DESIGN PTY LTD

# LOT 208 BUSHEL STREET, ARMIDALE



**COOKES  
HILL**  
ARMIDALE

## MASTER PLAN

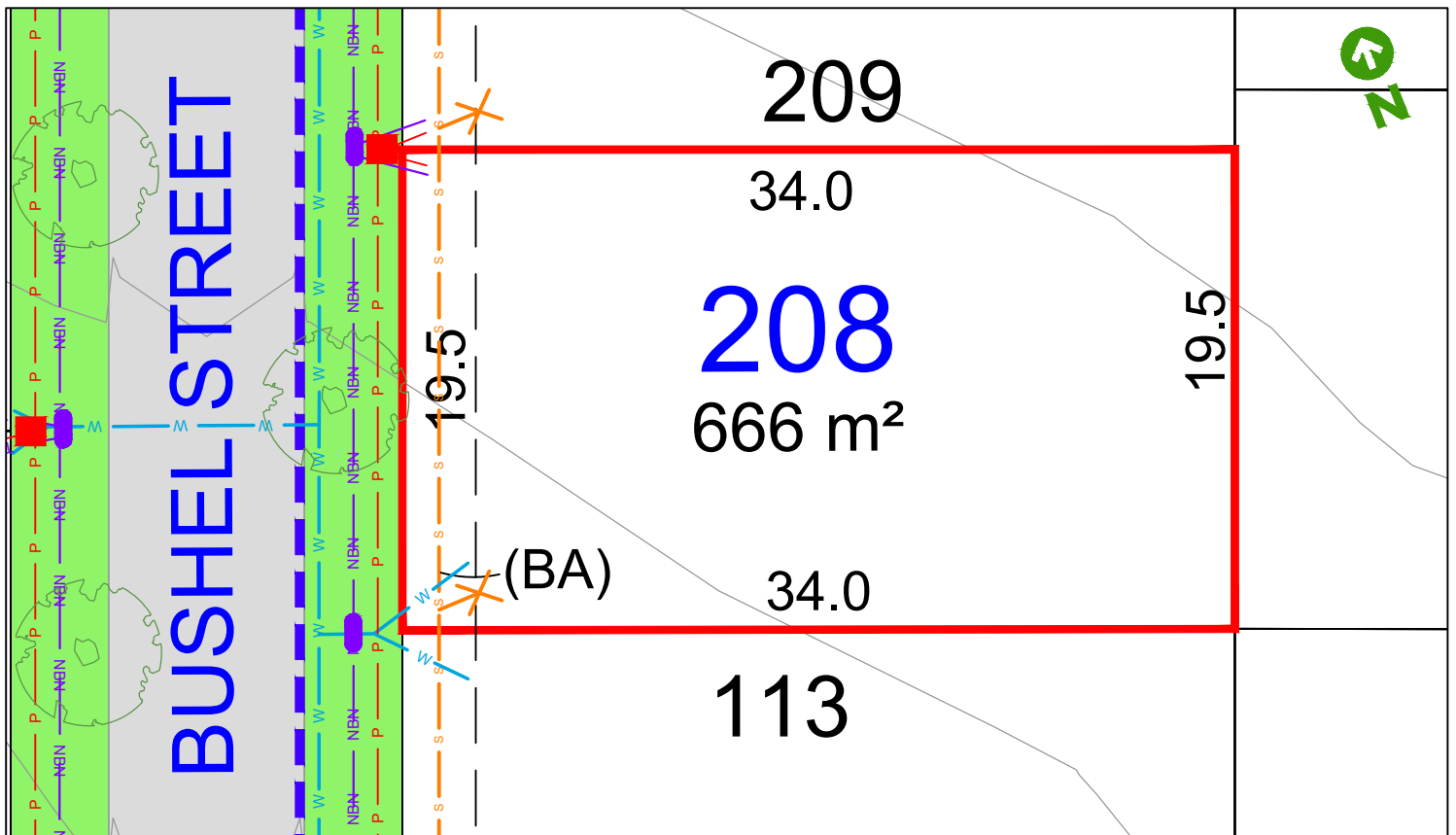
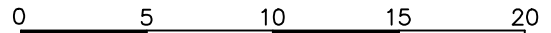


## STAGE PLAN



## PRELIMINARY SITE ANALYSIS PLAN

SCALE 1:300 @ A4



### LEGEND:

- |  |                       |  |                    |
|--|-----------------------|--|--------------------|
|  | TELSTRA /NBN PIT      |  | STORMWATER PIPE    |
|  | HYDRANT               |  | SEWER JUNCTION     |
|  | STOP VALVE            |  | SEWER MAIN         |
|  | SEWER MANHOLE         |  | WATER MAIN         |
|  | LIGHT POLE            |  | TELSTRA /NBN       |
|  | KERB INLET PIT        |  | UNDER GROUND POWER |
|  | STORMWATER PIT        |  |                    |
|  | ELECTRICITY PILLAR    |  |                    |
|  | ELECTRICAL SUBSTATION |  |                    |
|  | STREET TREES          |  |                    |

Anticipated Site Classification - H1 Class  
(to be confirmed at completion of construction)

- (BA) - EASEMENT TO DRAINAGE OF SEWER 3 WIDE  
(BB) - EASEMENT FOR DRAINAGE OF WATER 3 WIDE

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BY: HIGH DEFINITION DESIGN PTY LTD

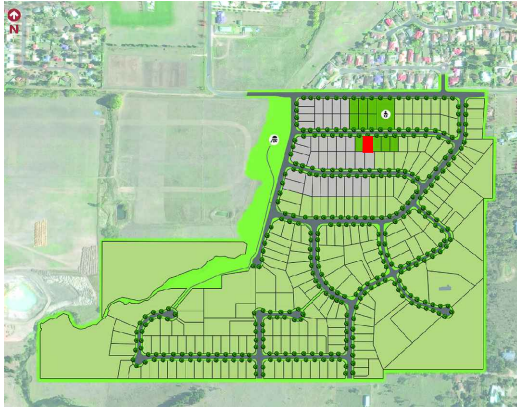


# LOT 209 BUSHEL STREET, ARMIDALE



**COOKES  
HILL**  
ARMIDALE

## MASTER PLAN

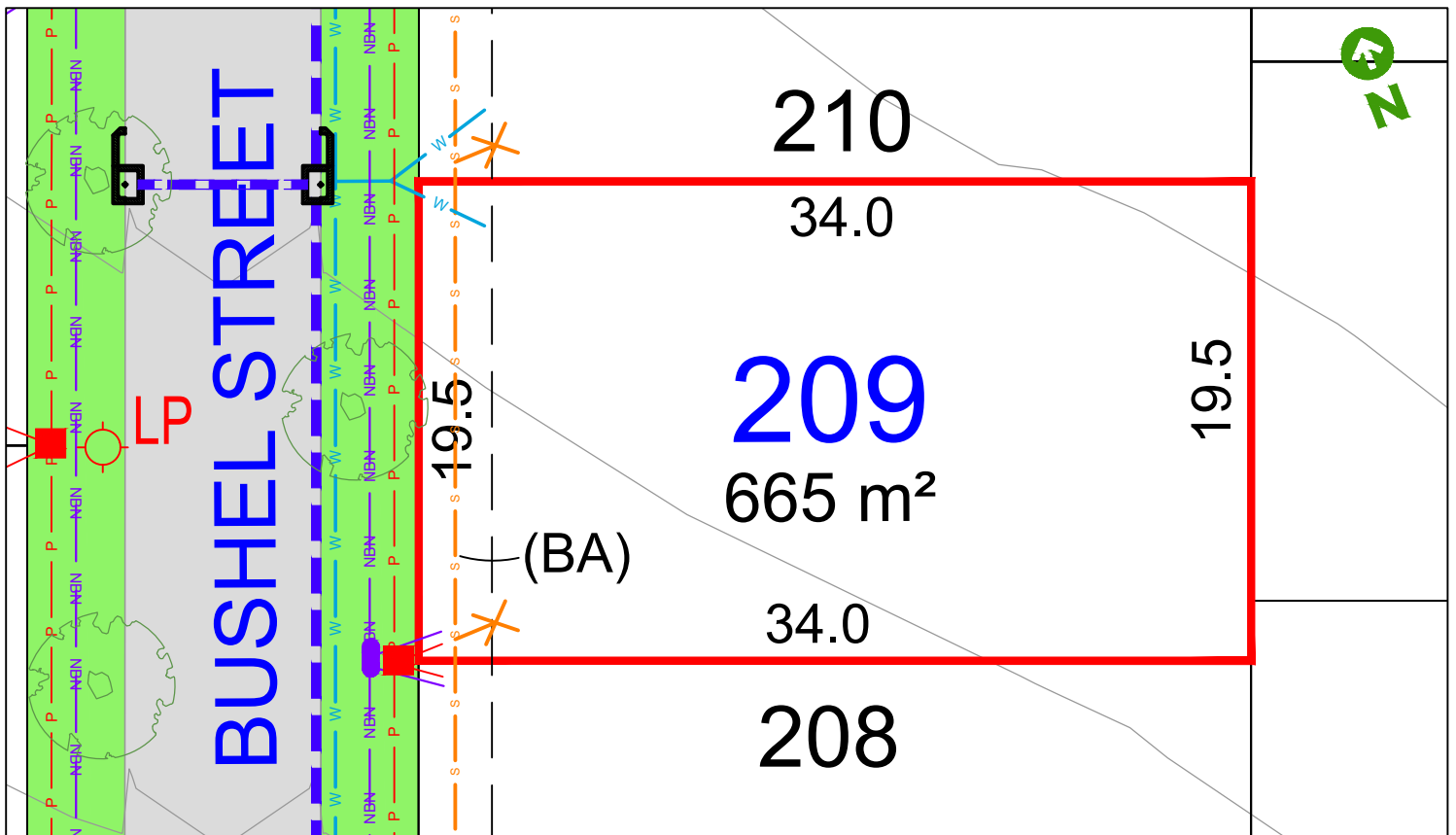
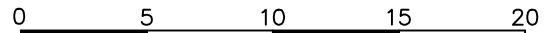


## STAGE PLAN



## PRELIMINARY SITE ANALYSIS PLAN

SCALE 1:300 @ A4



### LEGEND:

- |  |                       |  |                    |
|--|-----------------------|--|--------------------|
|  | TELSTRA /NBN PIT      |  | STORMWATER PIPE    |
|  | HYDRANT               |  | SEWER JUNCTION     |
|  | STOP VALVE            |  | SEWER MAIN         |
|  | SEWER MANHOLE         |  | WATER MAIN         |
|  | LIGHT POLE            |  | TELSTRA /NBN       |
|  | KERB INLET PIT        |  | UNDER GROUND POWER |
|  | STORMWATER PIT        |  |                    |
|  | ELECTRICITY PILLAR    |  |                    |
|  | ELECTRICAL SUBSTATION |  |                    |
|  | STREET TREES          |  |                    |

Anticipated Site Classification - H1 Class  
(to be confirmed at completion of construction)

- (BA) - EASEMENT TO DRAINAGE OF SEWER 3 WIDE  
(BB) - EASEMENT FOR DRAINAGE OF WATER 3 WIDE

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REVISIONS: HD45 STAGE 2 MARKETING r1

DATE: 28TH OCTOBER 2021

BY: HIGH DEFINITION DESIGN PTY LTD



# LOT 210 BUSHEL STREET, ARMIDALE



**COOKES  
HILL**  
ARMIDALE

## MASTER PLAN

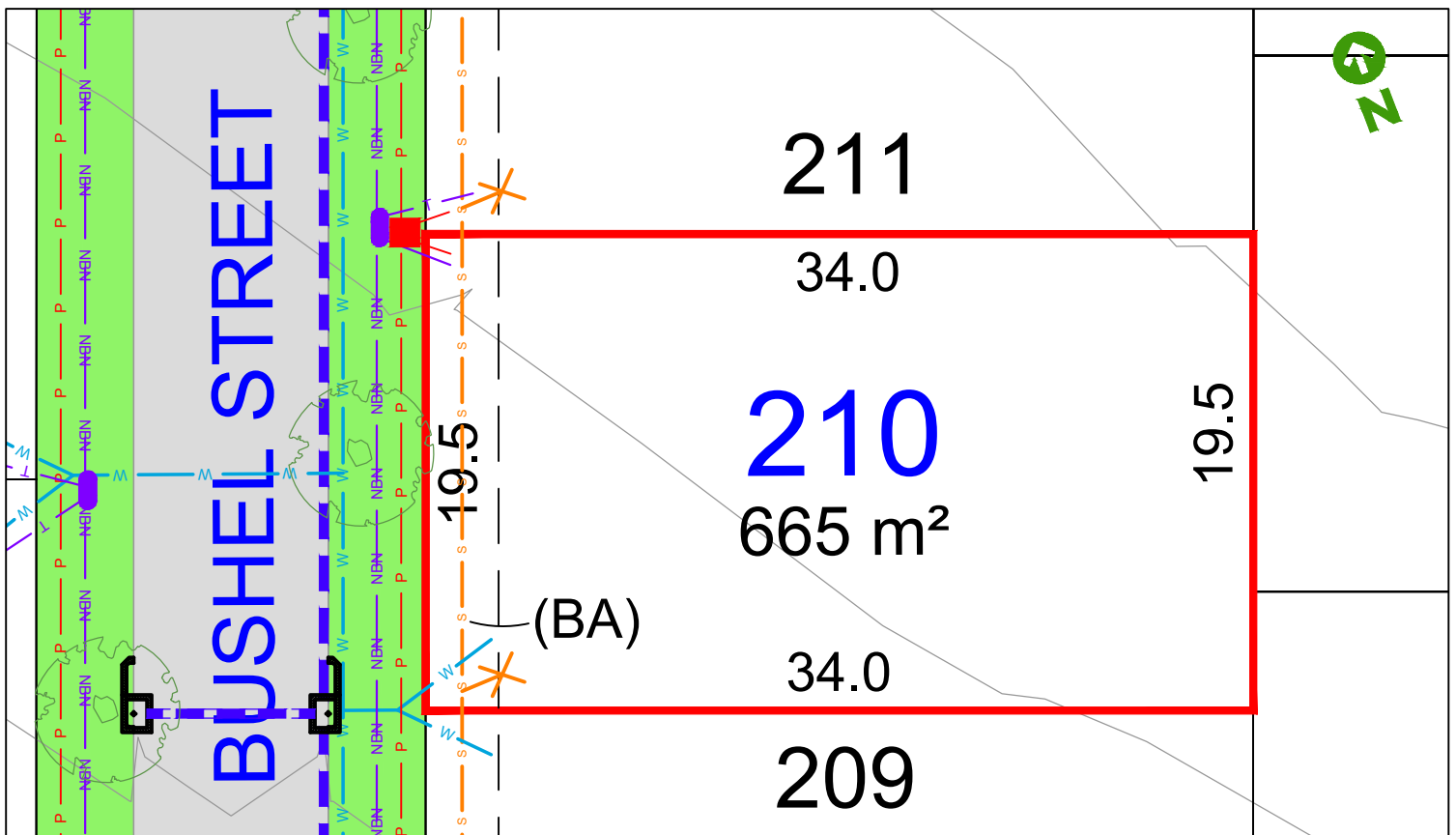
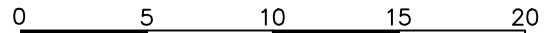


## STAGE PLAN



## PRELIMINARY SITE ANALYSIS PLAN

SCALE 1:300 @ A4



### LEGEND:

- |  |                       |  |                    |
|--|-----------------------|--|--------------------|
|  | TELSTRA /NBN PIT      |  | STORMWATER PIPE    |
|  | HYDRANT               |  | SEWER JUNCTION     |
|  | STOP VALVE            |  | SEWER MAIN         |
|  | SEWER MANHOLE         |  | WATER MAIN         |
|  | LIGHT POLE            |  | TELSTRA /NBN       |
|  | KERB INLET PIT        |  | UNDER GROUND POWER |
|  | STORMWATER PIT        |  |                    |
|  | ELECTRICITY PILLAR    |  |                    |
|  | ELECTRICAL SUBSTATION |  |                    |
|  | STREET TREES          |  |                    |

Anticipated Site Classification - H1 Class  
(to be confirmed at completion of construction)

- (BA) - EASEMENT TO DRAINAGE OF SEWER 3 WIDE  
(BB) - EASEMENT FOR DRAINAGE OF WATER 3 WIDE

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DATE: 28TH OCTOBER 2021

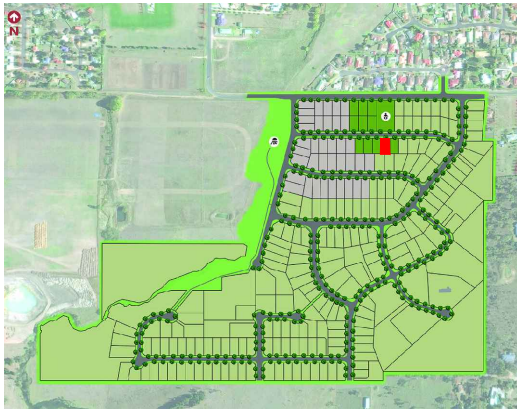
BY: HIGH DEFINITION DESIGN PTY LTD

# LOT 211 BUSHEL STREET, ARMIDALE



**COOKES HILL**  
ARMIDALE

## MASTER PLAN

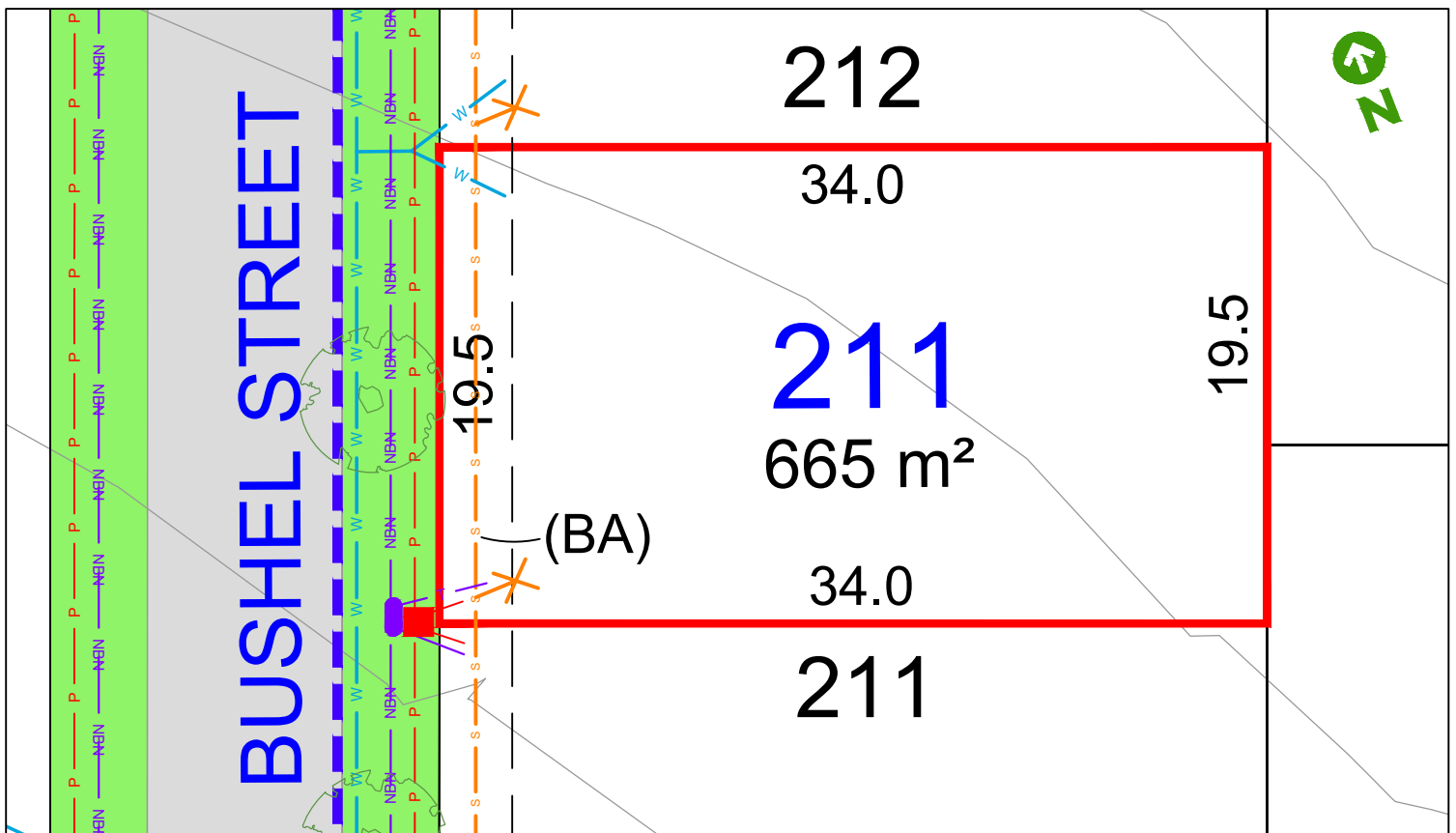
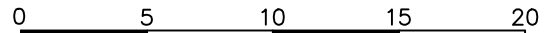


## STAGE PLAN



## PRELIMINARY SITE ANALYSIS PLAN

SCALE 1:300 @ A4



### LEGEND:

- TELSTRA /NBN PIT
- HYDRANT
- STOP VALVE
- SEWER MANHOLE
- LIGHT POLE
- KERB INLET PIT
- STORMWATER PIT
- ELECTRICITY PILLAR
- ELECTRICAL SUBSTATION
- STREET TREES
- STORMWATER PIPE
- SEWER JUNCTION
- SEWER MAIN
- WATER MAIN
- TELSTRA /NBN
- UNDER GROUND POWER

Anticipated Site Classification - H1 Class  
(to be confirmed at completion of construction)

- (BA) - EASEMENT TO DRAINAGE OF SEWER 3 WIDE
- (BB) - EASEMENT FOR DRAINAGE OF WATER 3 WIDE

GENERAL RESTRICTIONS ON THE USE OF LAND EFFECTS ALL LOTS  
ALL AREAS, DIMENSIONS & EASEMENTS ARE SUBJECT TO FINAL SURVEY

### DISCLAIMER/ NOTES:

1. Contours are based on finished design levels and are subject to construction and Council certification and therefore should not be considered as final or as-built.
2. Location of utility services including but not limited to power, water, sewer, communications and gas are subject to construction and Supply Authority certification and therefore should not be considered as final or as-built.
3. Survey information such as boundary dimensions and areas, easements etc are subject to Final Survey. Purchasers should refer to the Deposited Plan and 88B Instrument contained in the Contract for Sale of Land for further detailed information.
4. Bushfire and Geotechnical classification are provided for convenience. Purchasers should refer to referenced detail specialist reports.
5. This Preliminary Site Analysis Plan has been collated from various sources of design information and is provided for convenience to assist Purchasers in obtaining quotations/tenders for dwelling construction.
6. This document does not form part of the Contract of Sale of the Land.

REVISION/S: HD45 STAGE 2 MARKETING r1

DATE: 28TH OCTOBER 2021

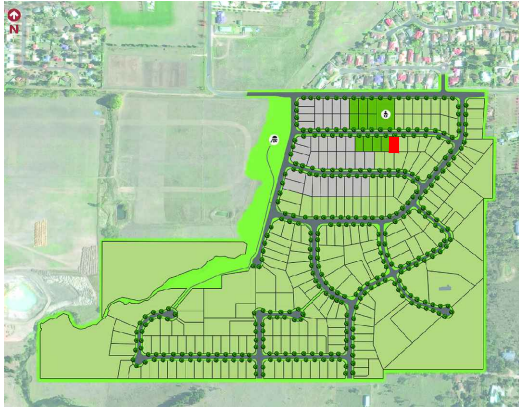
BY: HIGH DEFINITION DESIGN PTY LTD

# LOT 212 BUSHEL STREET, ARMIDALE



**COOKES HILL**  
ARMIDALE

## MASTER PLAN

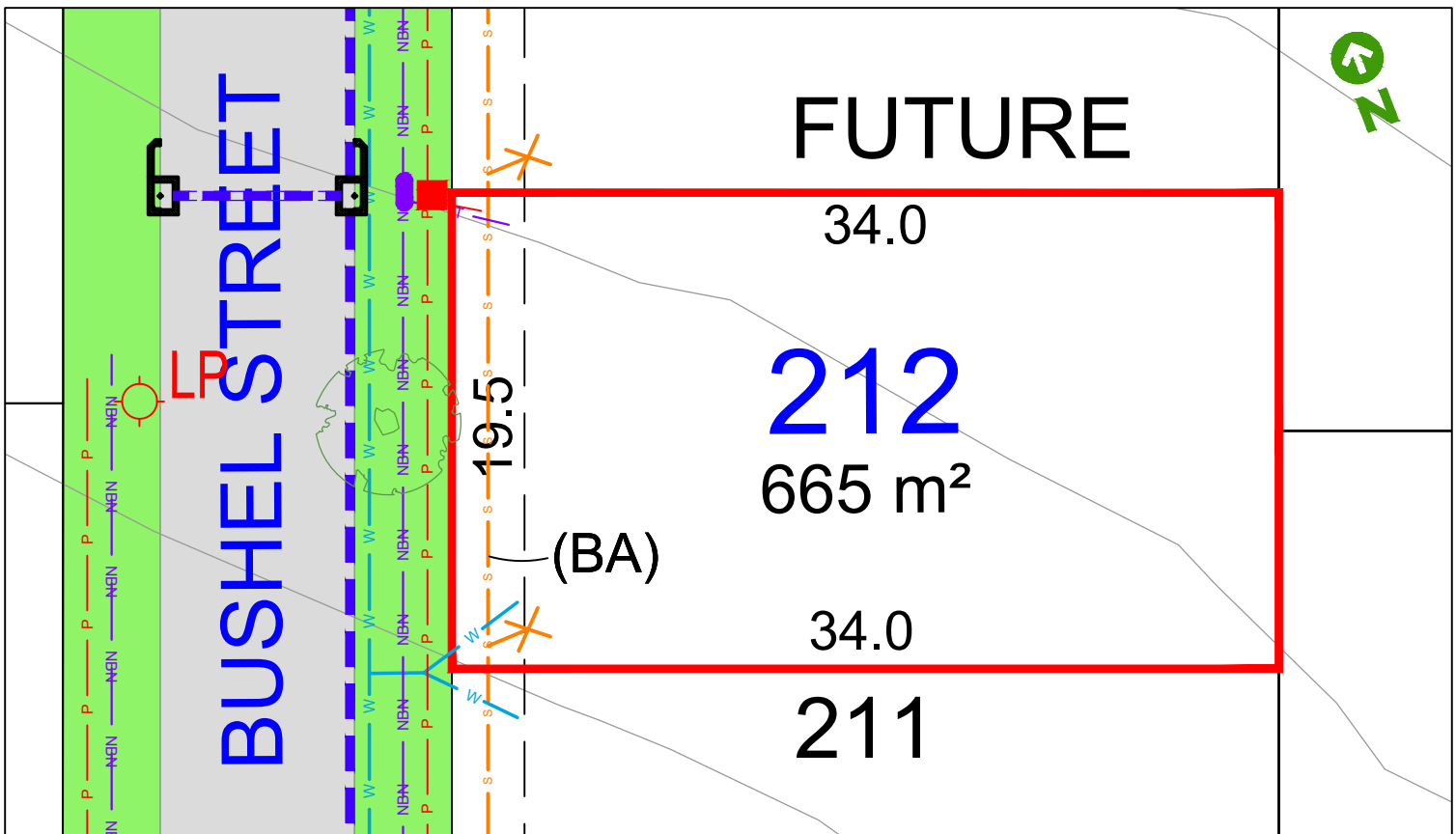
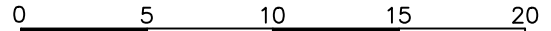


## STAGE PLAN



## PRELIMINARY SITE ANALYSIS PLAN

SCALE 1:300 @ A4



### LEGEND:

- |  |                       |  |                    |
|--|-----------------------|--|--------------------|
|  | TELSTRA /NBN PIT      |  | STORMWATER PIPE    |
|  | HYDRANT               |  | SEWER JUNCTION     |
|  | STOP VALVE            |  | SEWER MAIN         |
|  | SEWER MANHOLE         |  | WATER MAIN         |
|  | LIGHT POLE            |  | TELSTRA /NBN       |
|  | KERB INLET PIT        |  | UNDER GROUND POWER |
|  | STORMWATER PIT        |  |                    |
|  | ELECTRICITY PILLAR    |  |                    |
|  | ELECTRICAL SUBSTATION |  |                    |
|  | STREET TREES          |  |                    |

Anticipated Site Classification - H1 Class  
(to be confirmed at completion of construction)

- (BA) - EASEMENT TO DRAINAGE OF SEWER 3 WIDE  
(BB) - EASEMENT FOR DRAINAGE OF WATER 3 WIDE

GENERAL RESTRICTIONS ON THE USE OF LAND EFFECTS ALL LOTS  
ALL AREAS, DIMENSIONS & EASEMENTS ARE SUBJECT TO FINAL SURVEY

### DISCLAIMER/ NOTES:

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