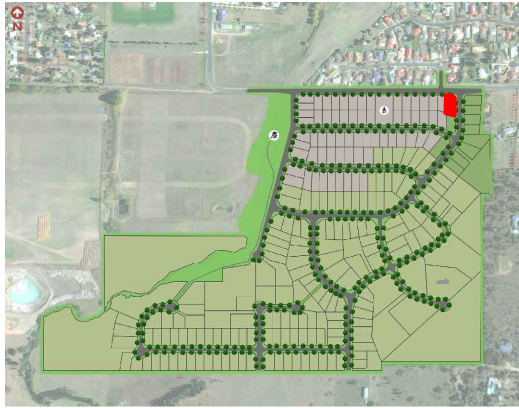


LOT 401 COOKES ROAD, ARMIDALE

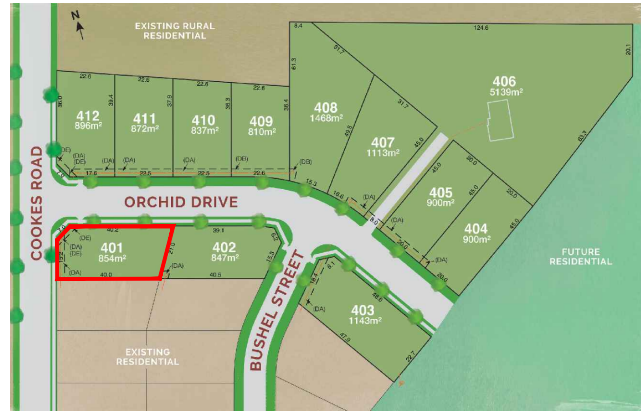


**COOKES
HILL**
ARMIDALE

MASTER PLAN

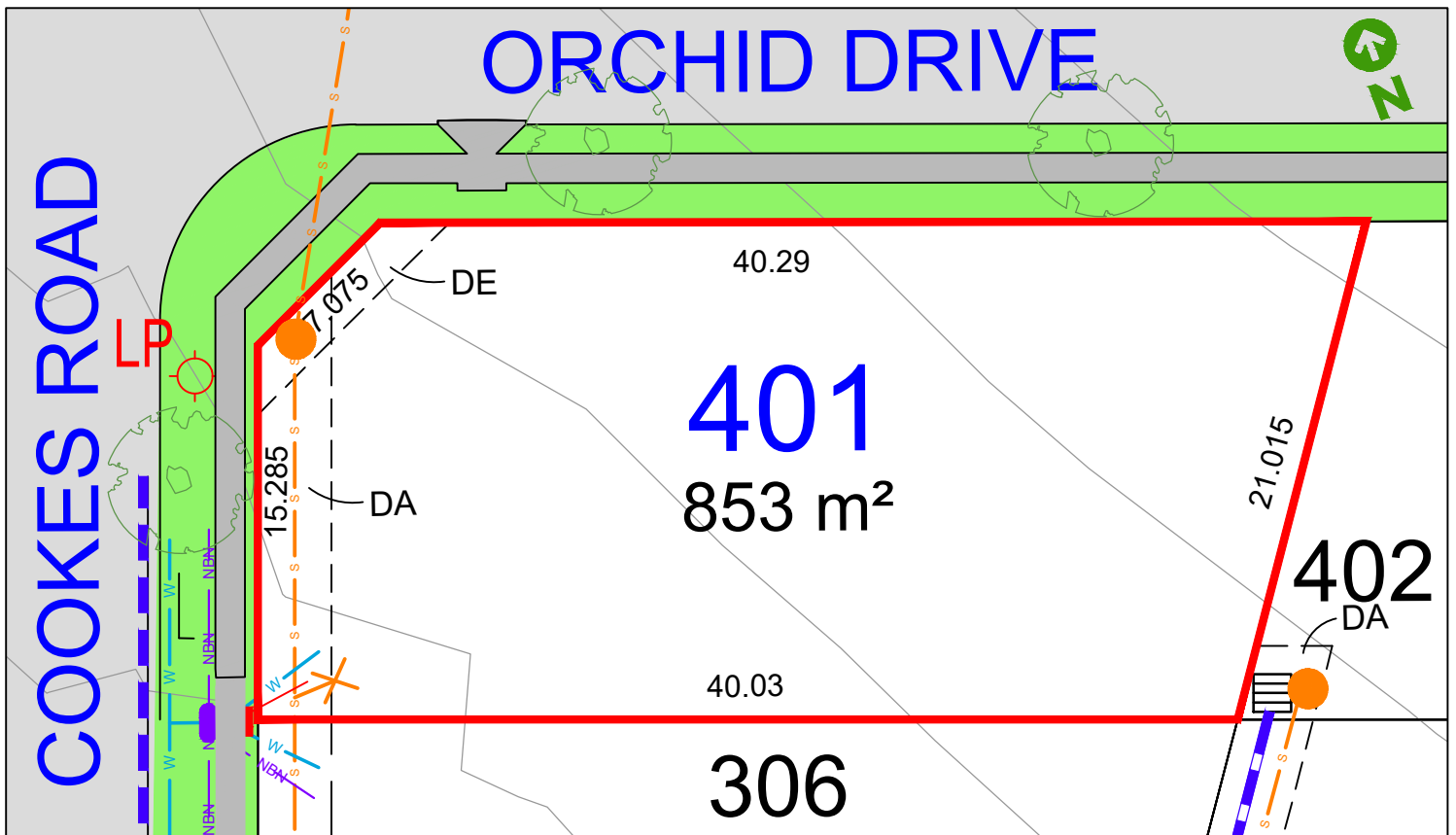
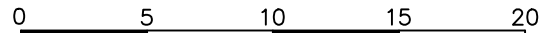


STAGE PLAN



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)

(DA) - EASEMENT TO DRAINAGE OF SEWER 3 WIDE
(DB) - EASEMENT FOR DRAINAGE OF WATER VARIABLE WIDTH
(DE) - EASEMENT FOR SIGNAGE 2 WIDE

GENERAL RESTRICTIONS ON THE USE OF LAND EFFECTS ALL LOTS
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REVISIONS/ HD45 STAGE 4 MARKETING r1

DATE: 7th MARCH 2022

BY: HIGH DEFINITION DESIGN PTY LTD

LOT 402 COOKES ROAD, ARMIDALE



**COOKES
HILL**
ARMIDALE

MASTER PLAN

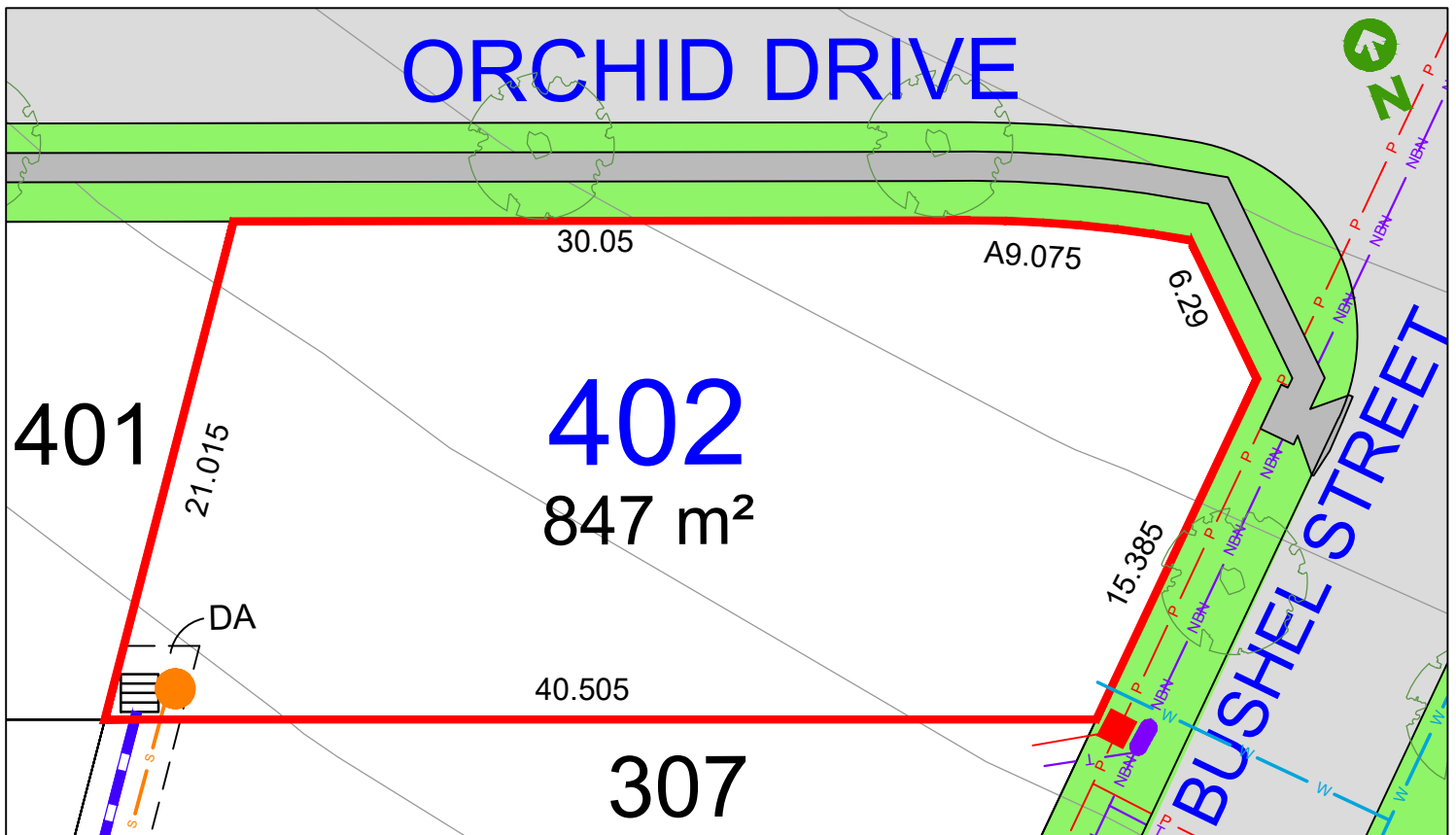
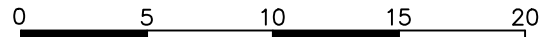


STAGE PLAN



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)

(DA) - EASEMENT TO DRAINAGE OF SEWER 3 WIDE
(DB) - EASEMENT FOR DRAINAGE OF WATER VARIABLE WIDTH
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LOT 403 COOKES ROAD, ARMIDALE



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ARMIDALE

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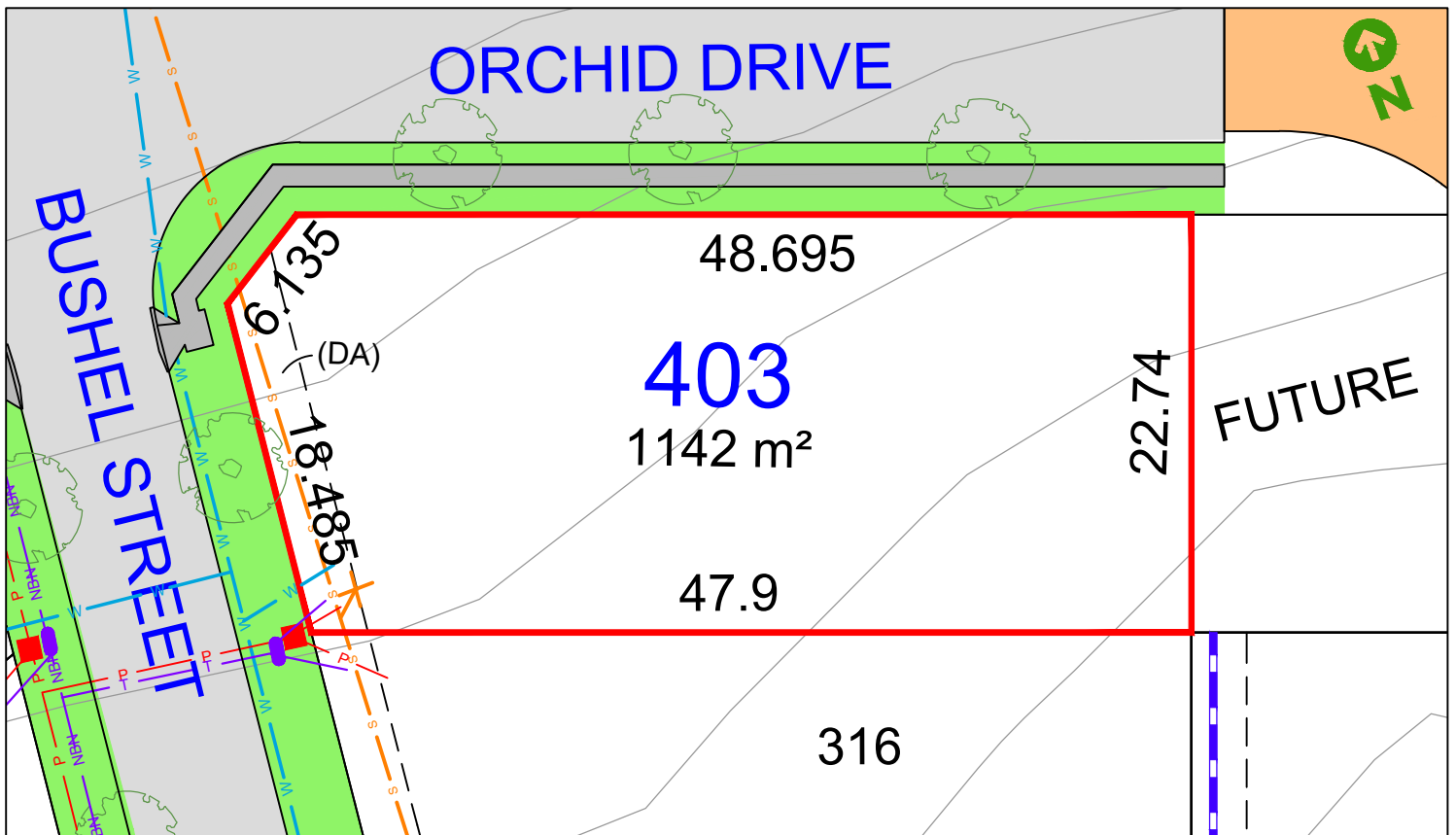
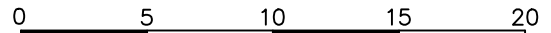


STAGE PLAN



PRELIMINARY SITE ANALYSIS PLAN

SCALE 1:400 @ 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)

- (DA) - EASEMENT TO DRAINAGE OF SEWER 3 WIDE
(DB) - EASEMENT FOR DRAINAGE OF WATER VARIABLE WIDTH
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LOT 404 COOKES ROAD, ARMIDALE



**COOKES
HILL**
ARMIDALE

MASTER PLAN

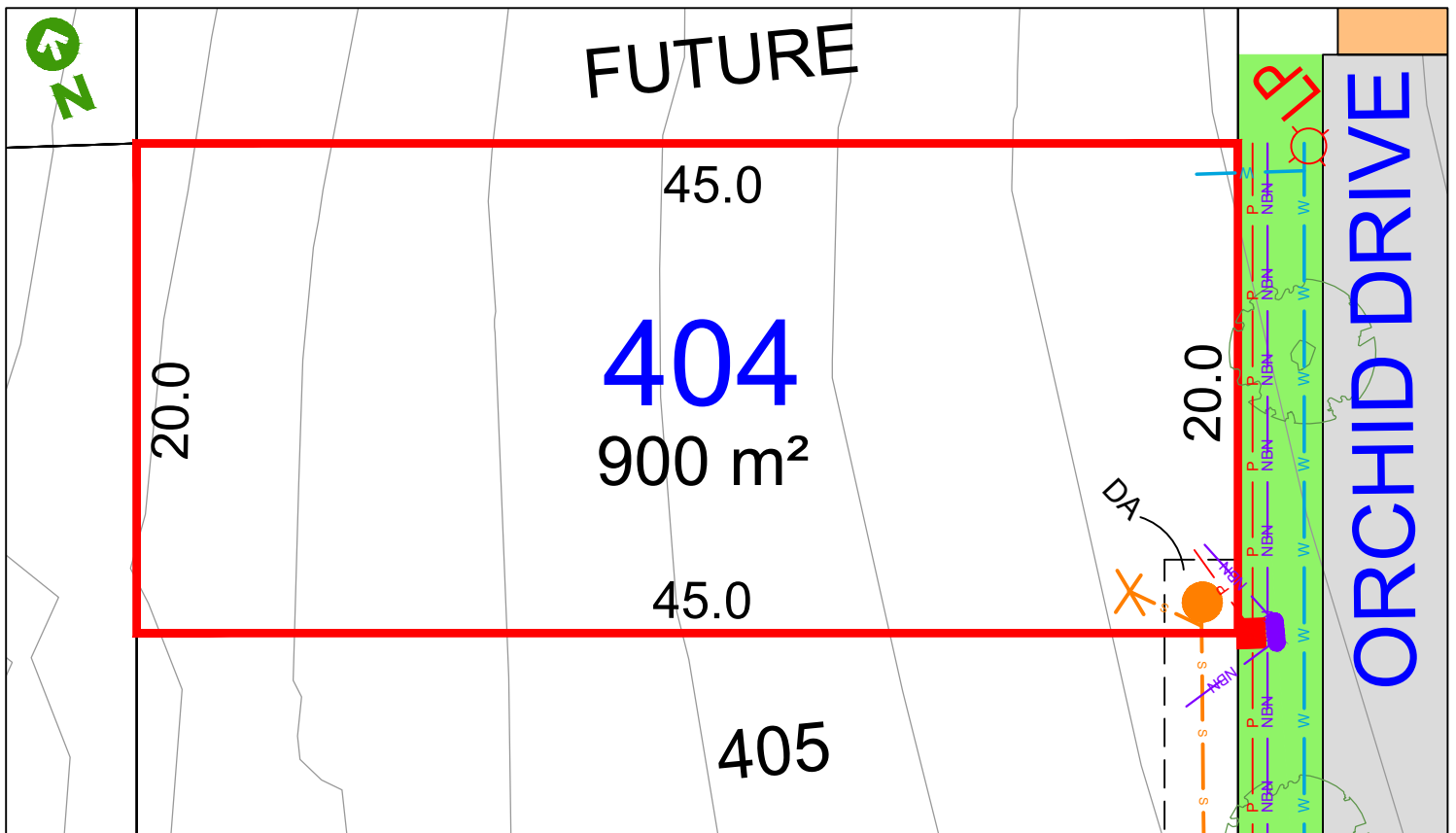
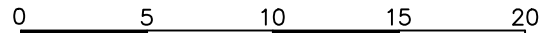


STAGE PLAN



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)

- (DA) - EASEMENT TO DRAINAGE OF SEWER 3 WIDE
- (DB) - EASEMENT FOR DRAINAGE OF WATER VARIABLE WIDTH
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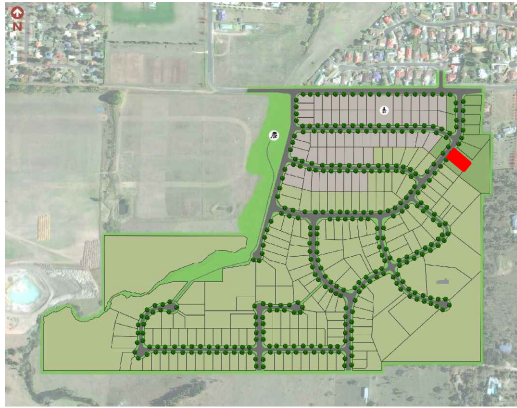
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LOT 405 COOKES ROAD, ARMIDALE



**COOKES
HILL**
ARMIDALE

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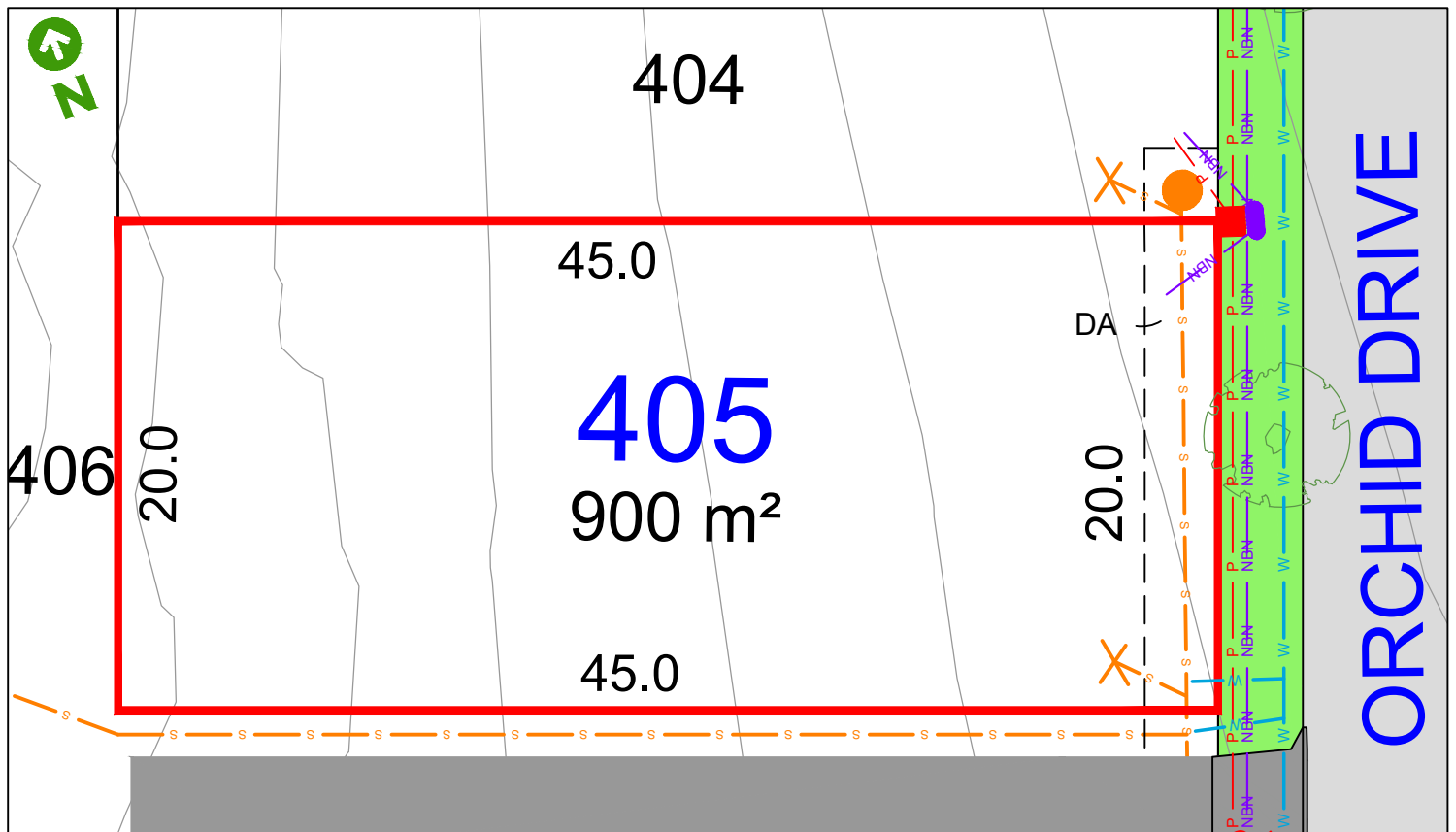
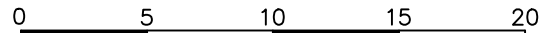


STAGE PLAN



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)

(DA) - EASEMENT TO DRAINAGE OF SEWER 3 WIDE
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DATE: 7th MARCH 2022

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LOT 406 COOKES ROAD, ARMIDALE



**COOKES
HILL**
ARMIDALE

MASTER PLAN

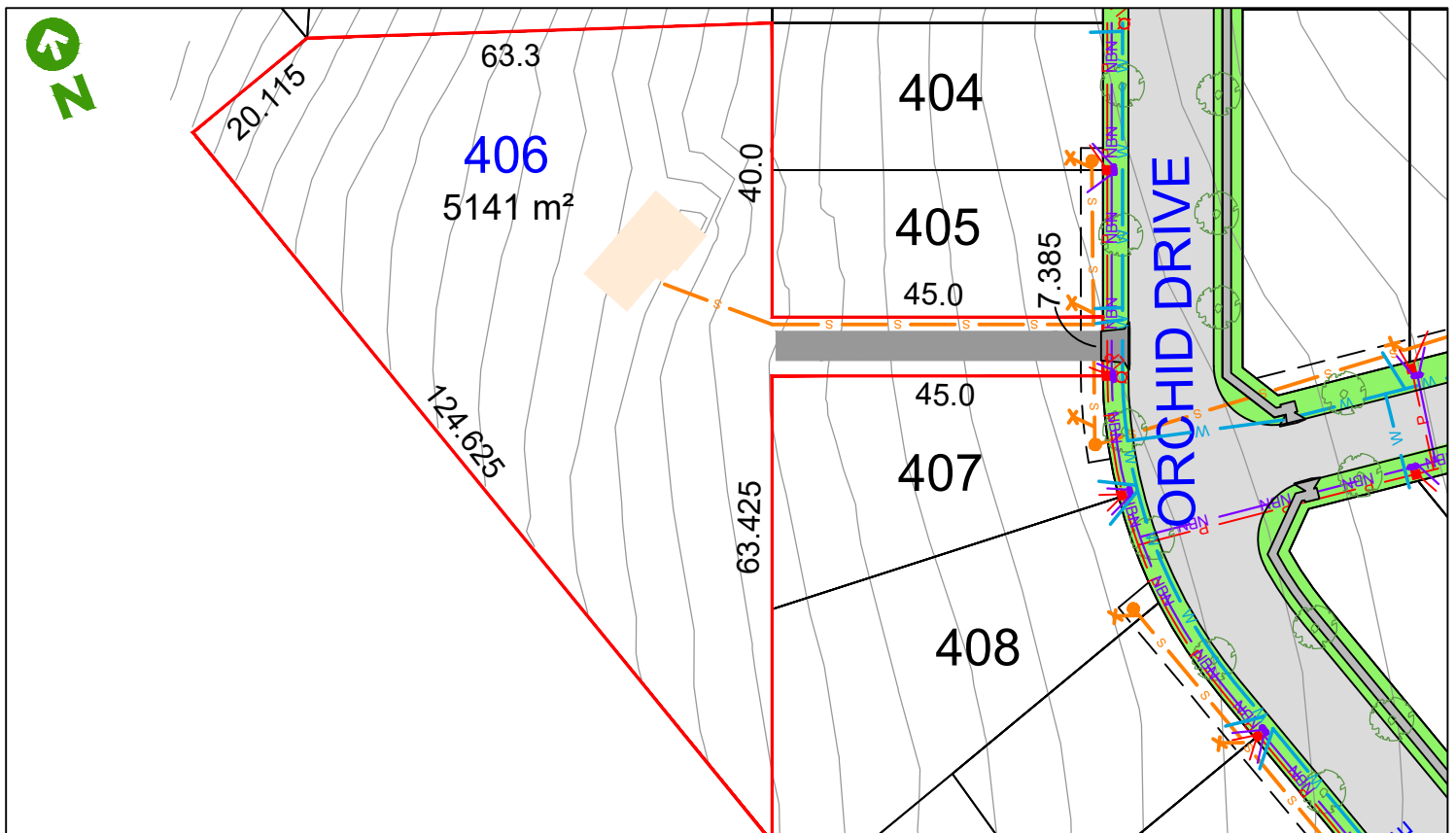
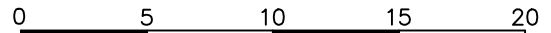


STAGE PLAN



PRELIMINARY SITE ANALYSIS PLAN

SCALE 1:1000 @ 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)

- (DA) - EASEMENT TO DRAINAGE OF SEWER 3 WIDE
- (DB) - EASEMENT FOR DRAINAGE OF WATER VARIABLE WIDTH
- (DE) - EASEMENT FOR SIGNAGE 2 WIDE

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LOT 407 COOKES ROAD, ARMIDALE

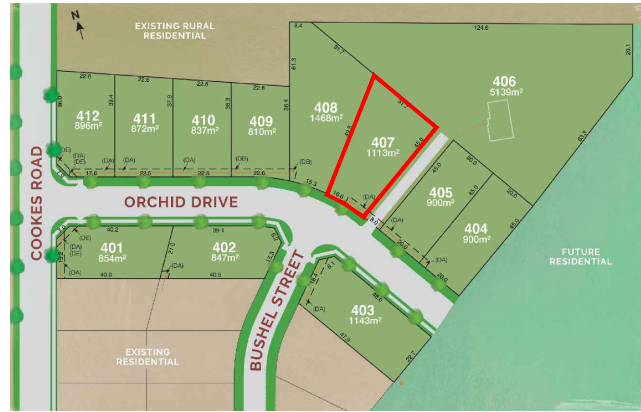


**COOKES
HILL**
ARMIDALE

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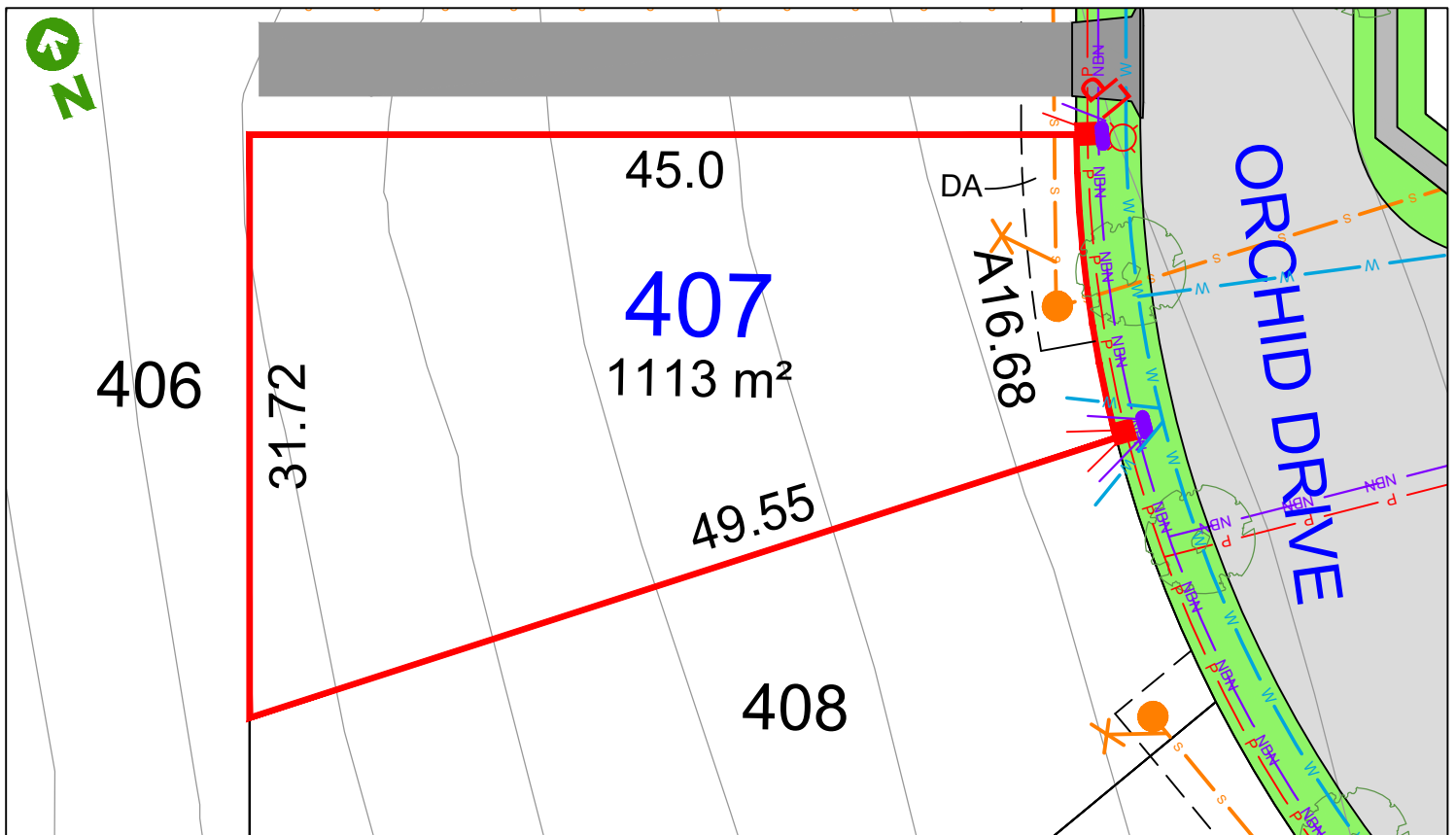
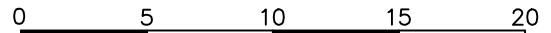


STAGE PLAN



PRELIMINARY SITE ANALYSIS PLAN

SCALE 1:400 @ 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)

- (DA) - EASEMENT TO DRAINAGE OF SEWER 3 WIDE
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LOT 408 COOKES ROAD, ARMIDALE



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ARMIDALE

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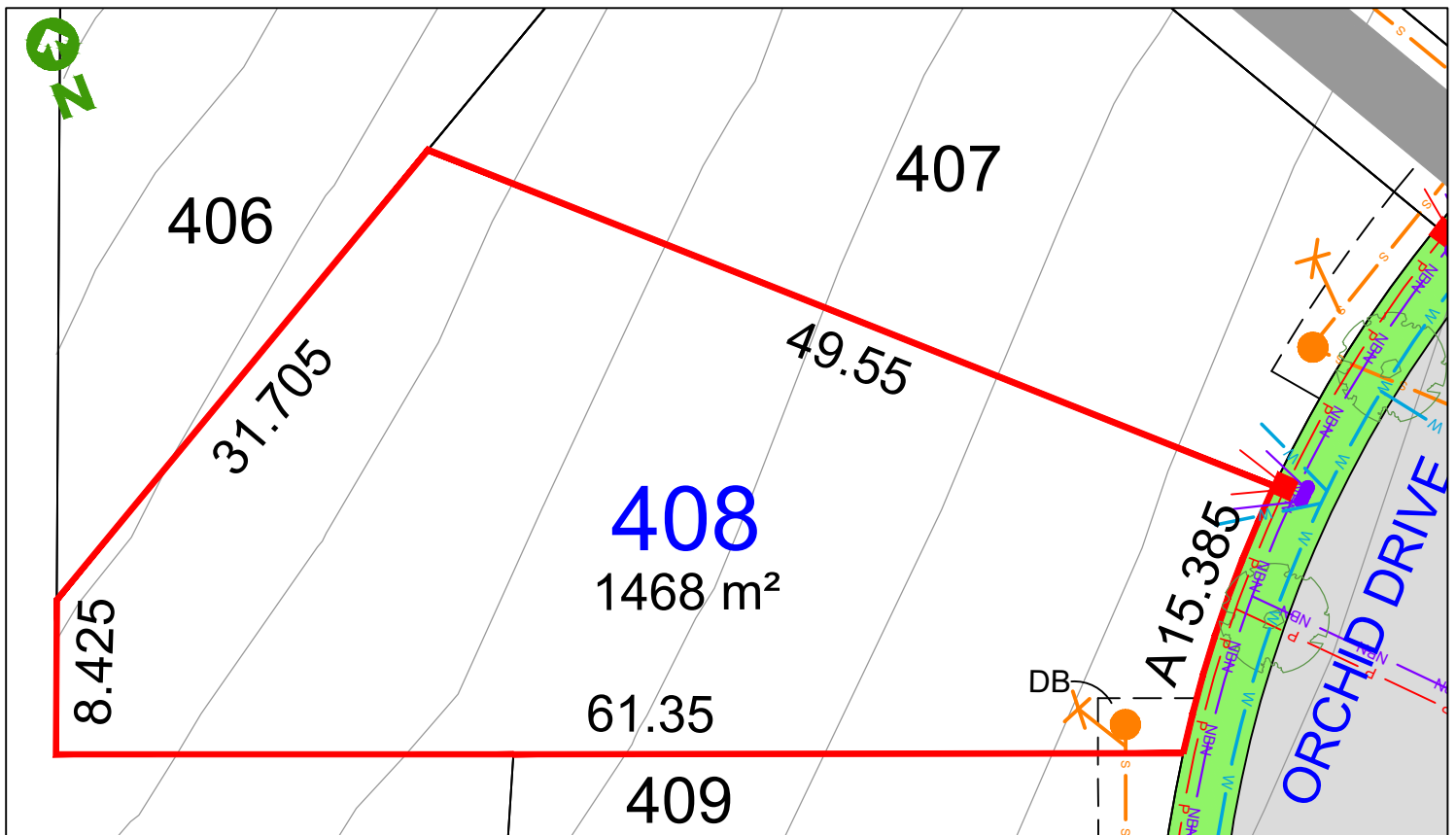
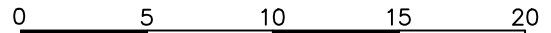


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PRELIMINARY SITE ANALYSIS PLAN

SCALE 1:400 @ A4



LEGEND:

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	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)

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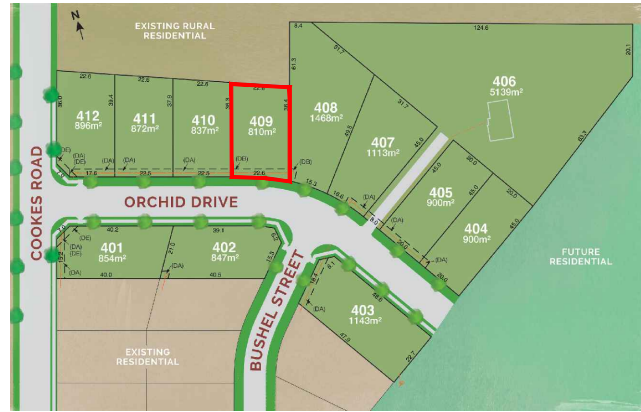


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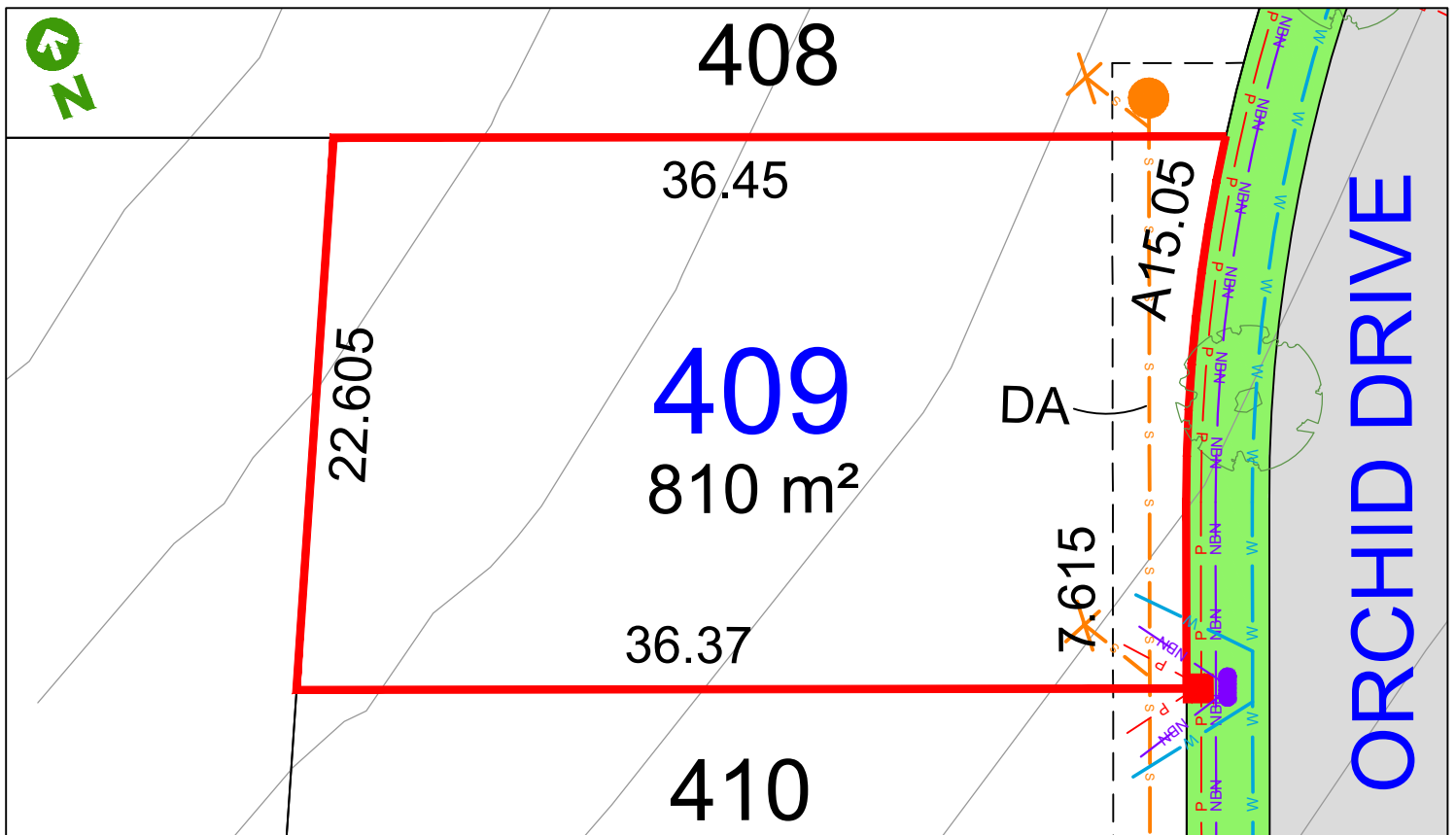
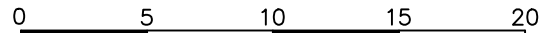


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PRELIMINARY SITE ANALYSIS PLAN

SCALE 1:400 @ A4



LEGEND:

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	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)

(DA) - EASEMENT TO DRAINAGE OF SEWER 3 WIDE
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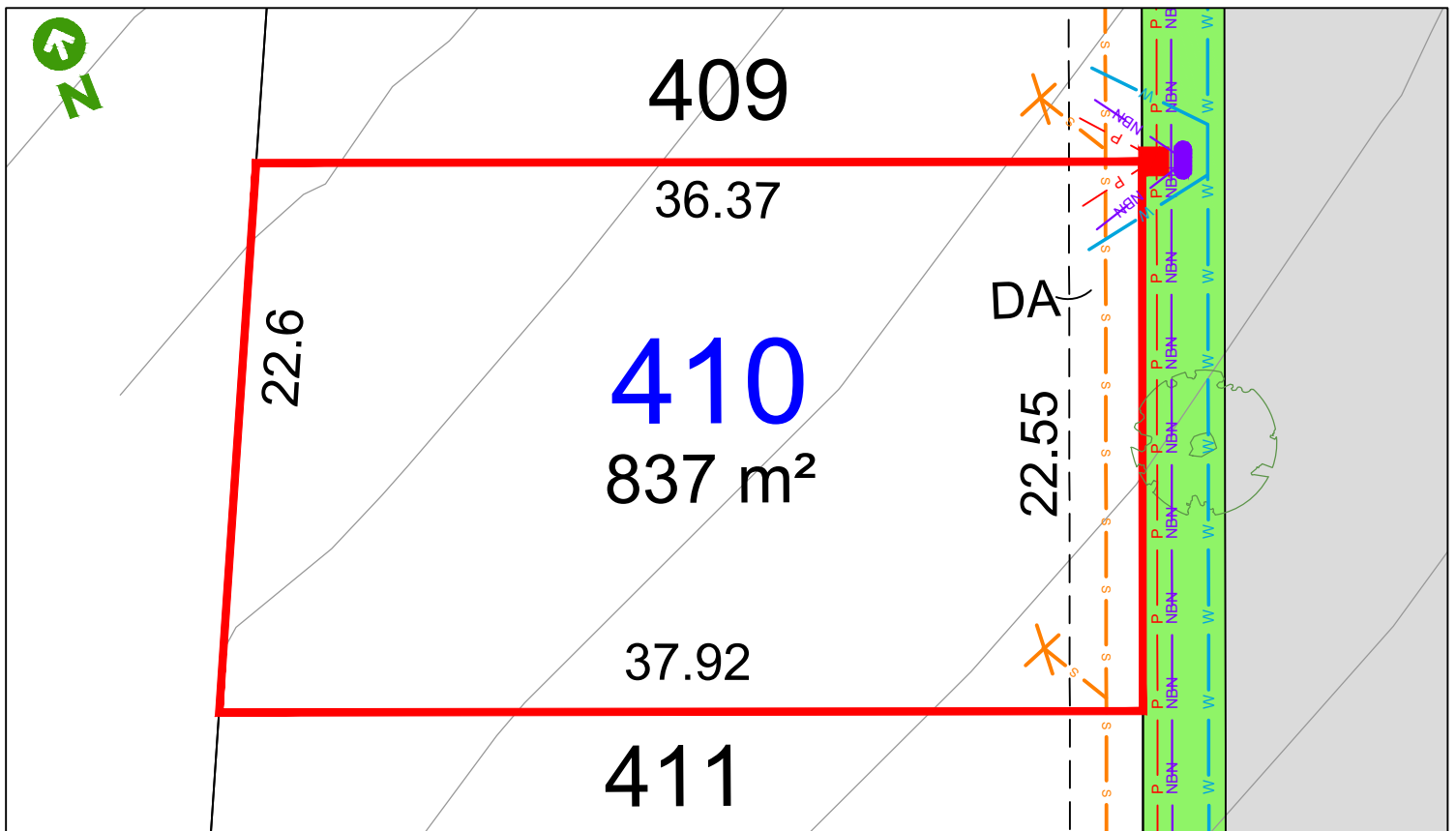
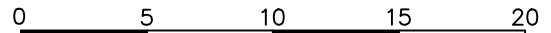


STAGE PLAN



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SCALE 1:400 @ 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)

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DATE: 7th MARCH 2022

BY: HIGH DEFINITION DESIGN PTY LTD

LOT 411 COOKES ROAD, ARMIDALE



**COOKES
HILL**
ARMIDALE

MASTER PLAN

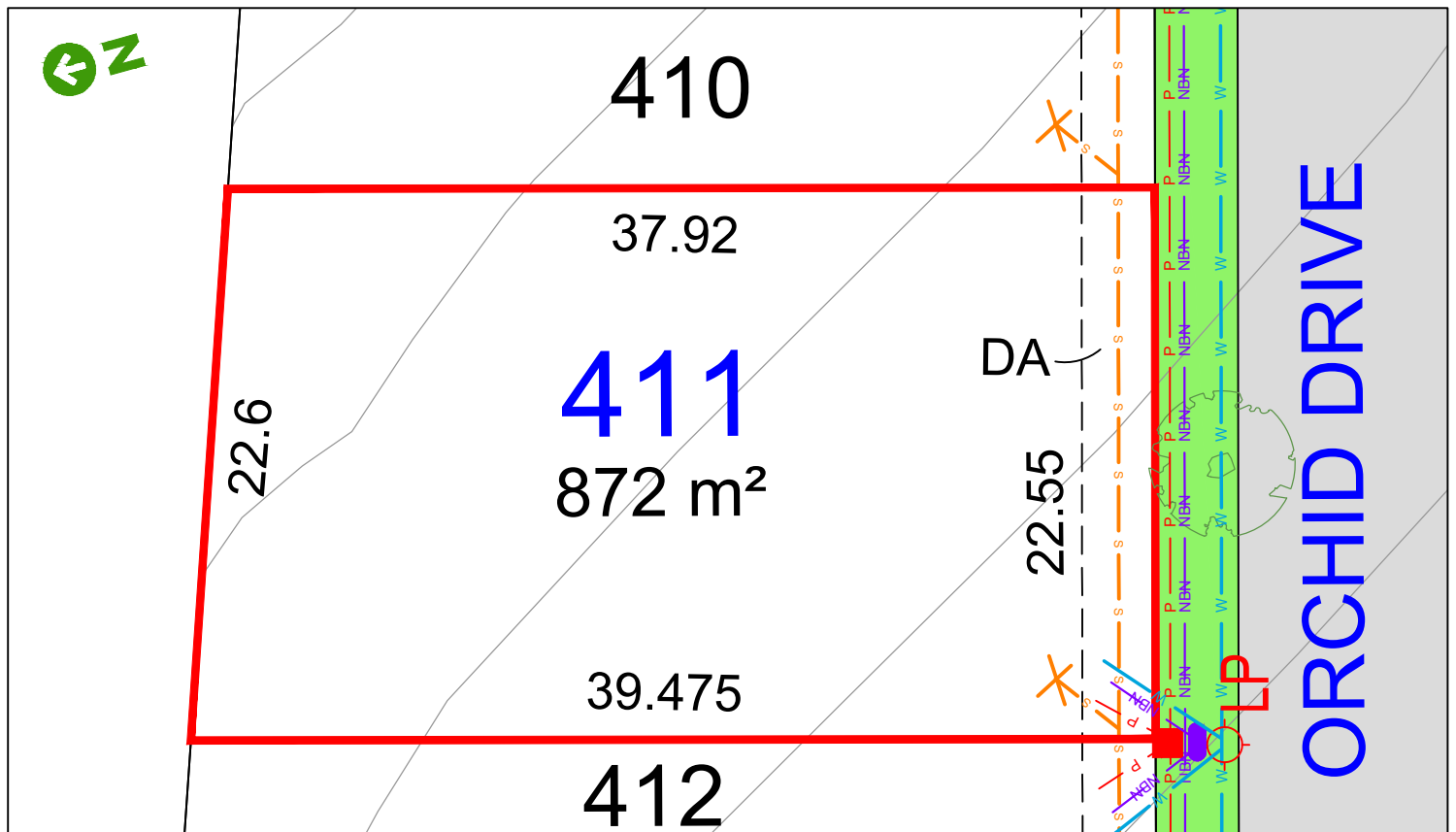
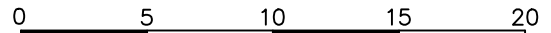


STAGE PLAN



PRELIMINARY SITE ANALYSIS PLAN

SCALE 1:400 @ 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)

- (DA) - EASEMENT TO DRAINAGE OF SEWER 3 WIDE
(DB) - EASEMENT FOR DRAINAGE OF WATER VARIABLE WIDTH
(DE) - EASEMENT FOR SIGNAGE 2 WIDE

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

DISCLAIMER/ NOTES:

- 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.
- 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.
- 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.
- Bushfire and Geotechnical classification are provided for convenience. Purchasers should refer to referenced detail specialist reports.
- 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.
- This document does not form part of the Contract of Sale of the Land.

REVISIONS/ HD45 STAGE 4 MARKETING r1

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LOT 412 COOKES ROAD, ARMIDALE



**COOKES
HILL**
ARMIDALE

MASTER PLAN

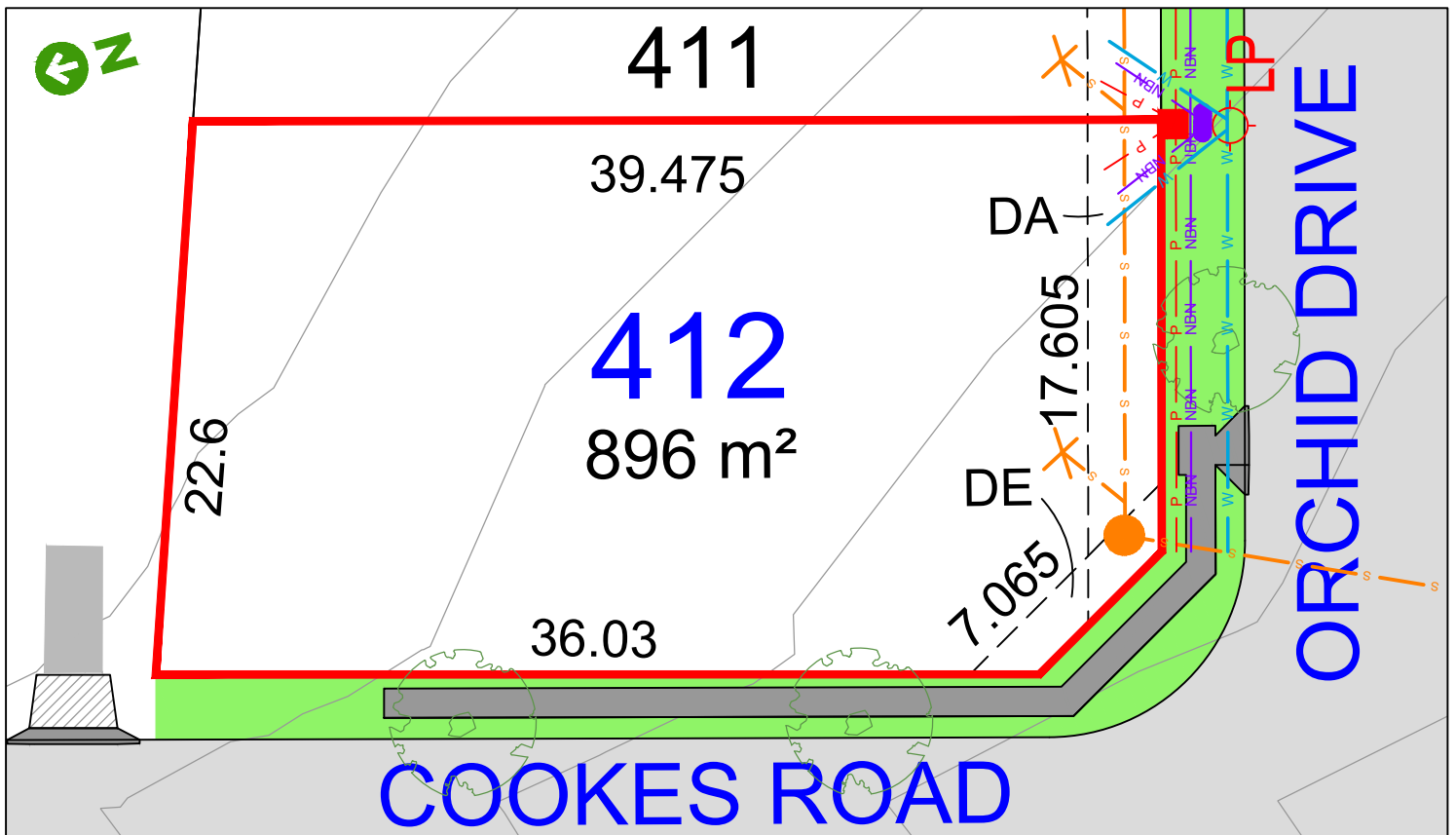
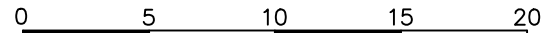


STAGE PLAN



PRELIMINARY SITE ANALYSIS PLAN

SCALE 1:400 @ A4



LEGEND:

- | | | | |
|--|-----------------------|--|--------------------|
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