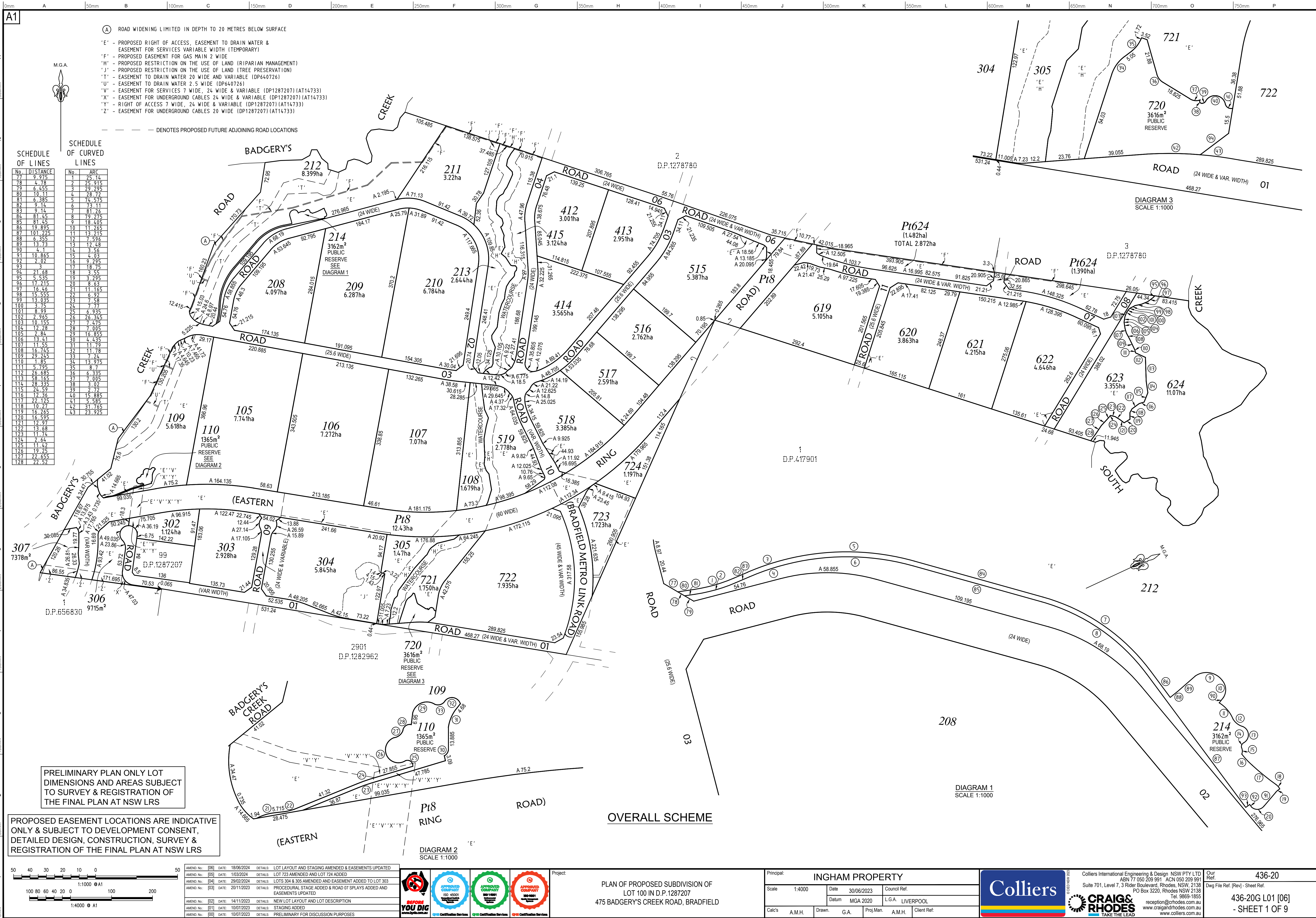
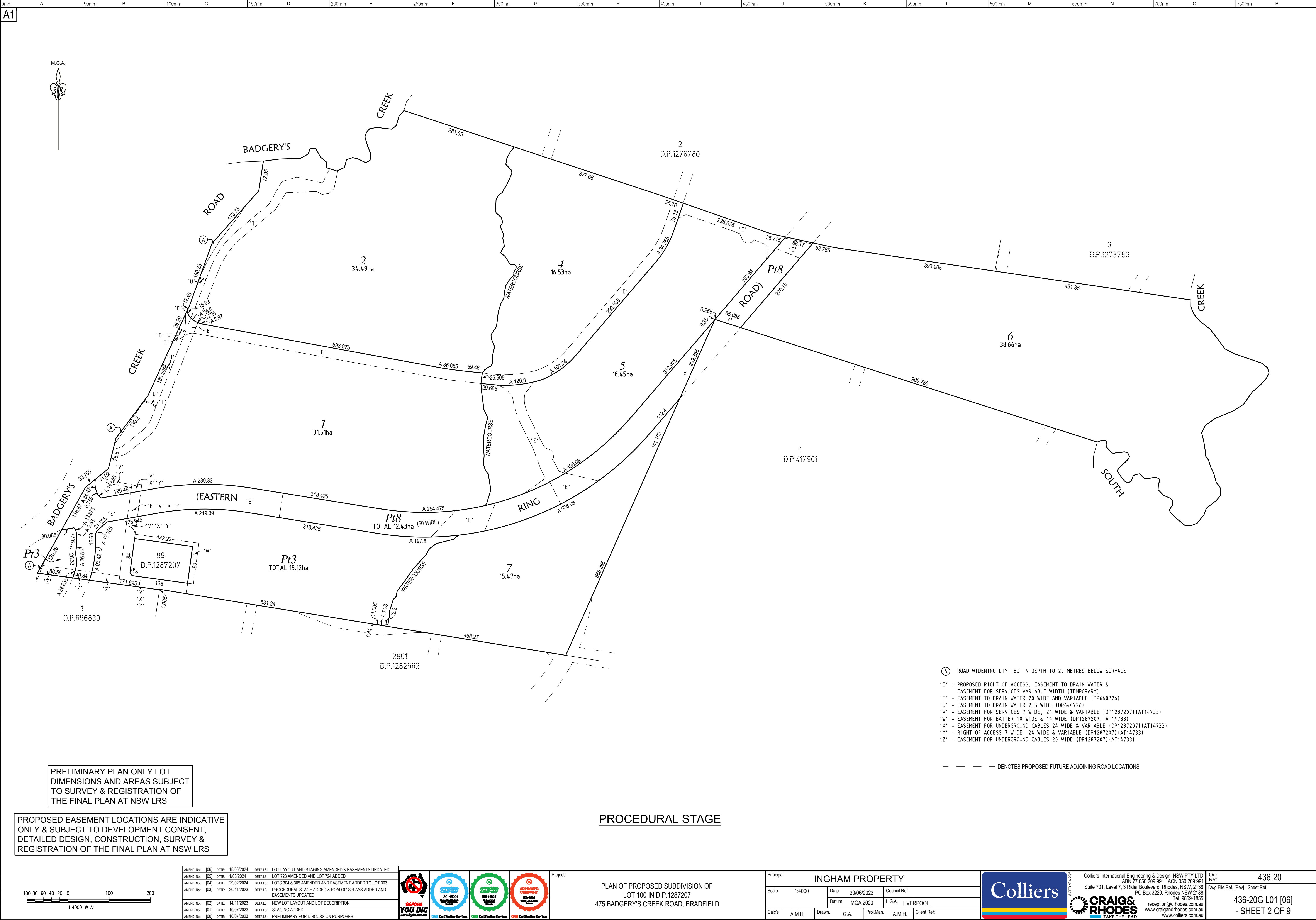






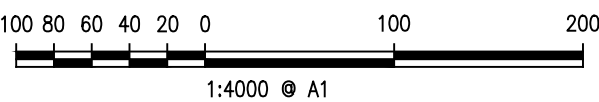
PRELIMINARY PLAN ONLY LOT
DIMENSIONS AND AREAS SUBJECT
TO SURVEY & REGISTRATION OF
THE FINAL PLAN AT NSW LRS

PROPOSED EASEMENT LOCATIONS ARE INDICATIVE
ONLY & SUBJECT TO DEVELOPMENT CONSENT,
DETAILED DESIGN, CONSTRUCTION, SURVEY &
REGISTRATION OF THE FINAL PLAN AT NSW LRS

PROCEDURAL STAGE

- (A) ROAD WIDENING LIMITED IN DEPTH TO 20 METRES BELOW SURFACE
- 'E' - PROPOSED RIGHT OF ACCESS, EASEMENT TO DRAIN WATER & EASEMENT FOR SERVICES VARIABLE WIDTH (TEMPORARY)
 - 'T' - EASEMENT TO DRAIN WATER 20 WIDE AND VARIABLE (DP640726)
 - 'U' - EASEMENT TO DRAIN WATER 2.5 WIDE (DP640726)
 - 'V' - EASEMENT FOR SERVICES 7 WIDE, 24 WIDE & VARIABLE (DP1287207) (AT14733)
 - 'W' - EASEMENT FOR BATTER 10 WIDE & 14 WIDE (DP1287207) (AT14733)
 - 'X' - EASEMENT FOR UNDERGROUND CABLES 24 WIDE & VARIABLE (DP1287207) (AT14733)
 - 'Y' - RIGHT OF ACCESS 7 WIDE, 24 WIDE & VARIABLE (DP1287207) (AT14733)
 - 'Z' - EASEMENT FOR UNDERGROUND CABLES 20 WIDE (DP1287207) (AT14733)

--- DENOTES PROPOSED FUTURE ADJOINING ROAD LOCATIONS



AMEND No.	[06]	DATE:	18/06/2024	DETAILS:	LOT LAYOUT AND STAGING AMENDED & EASEMENTS UPDATED
AMEND No.	[05]	DATE:	1/03/2024	DETAILS:	LOT 723 AMENDED AND LOT 724 ADDED
AMEND No.	[04]	DATE:	28/02/2024	DETAILS:	LOTS 304 & 305 AMENDED AND EASEMENT ADDED TO LOT 303
AMEND No.	[03]	DATE:	20/11/2023	DETAILS:	PROCEDURAL STAGE ADDED & ROAD 07 SPLAYS ADDED AND EASEMENTS UPDATED
AMEND No.	[02]	DATE:	14/11/2023	DETAILS:	NEW LOT LAYOUT AND LOT DESCRIPTION
AMEND No.	[01]	DATE:	10/07/2023	DETAILS:	STAGING ADDED
AMEND No.	[00]	DATE:	10/07/2023	DETAILS:	PRELIMINARY FOR DISCUSSION PURPOSES

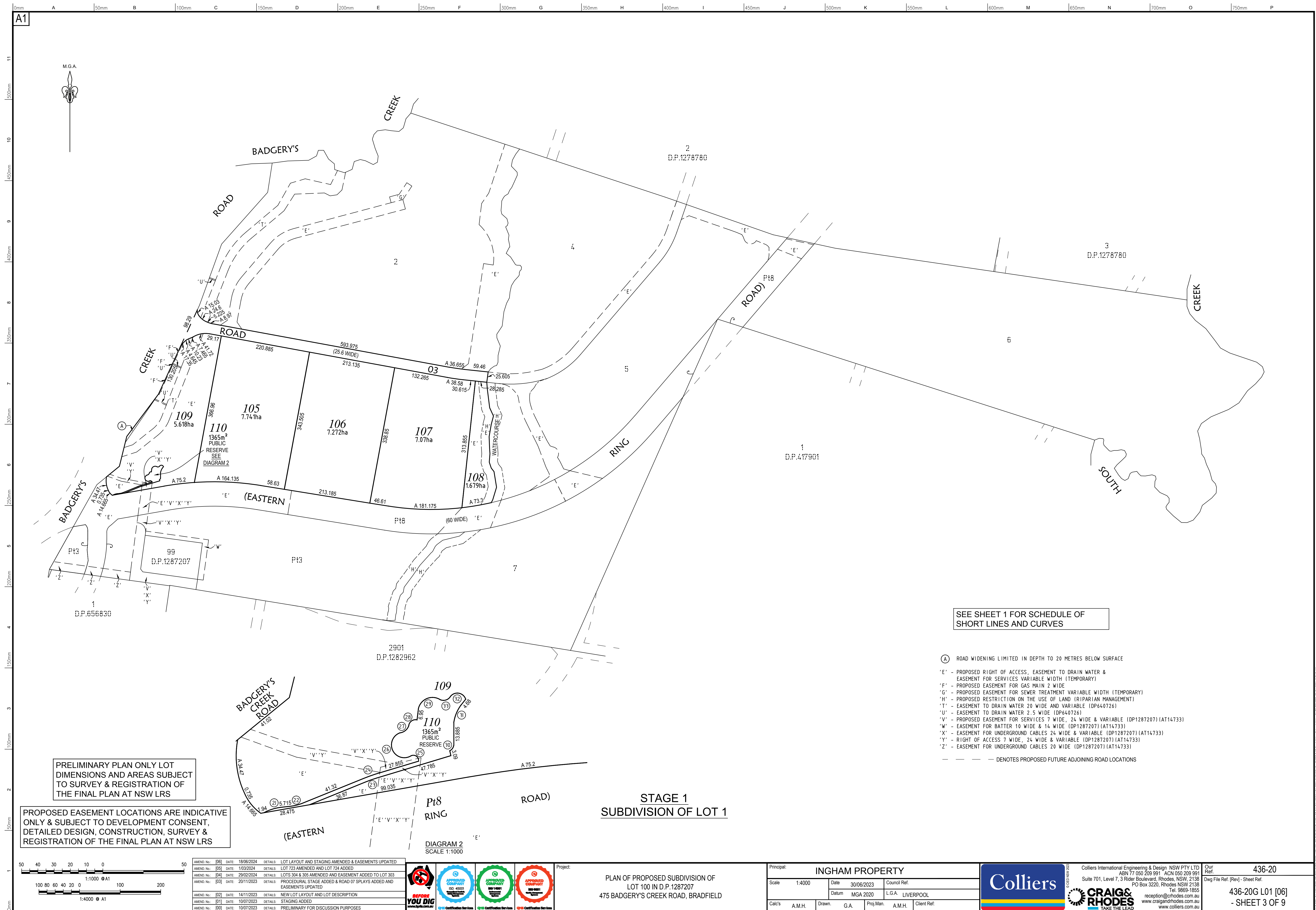


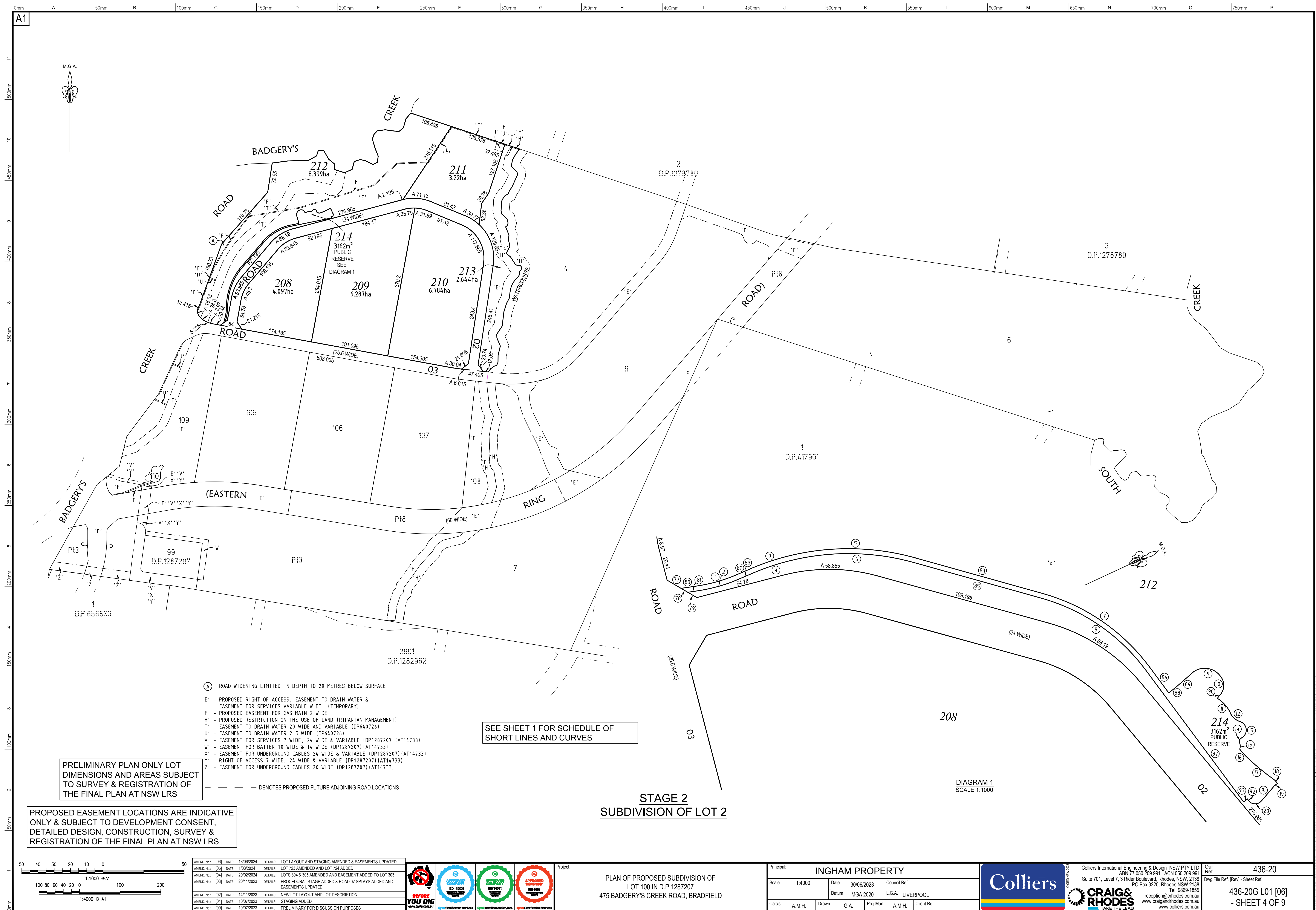
Project:
PLAN OF PROPOSED SUBDIVISION OF
LOT 100 IN D.P.1287207
475 BADGERY'S CREEK ROAD, BRADFELD

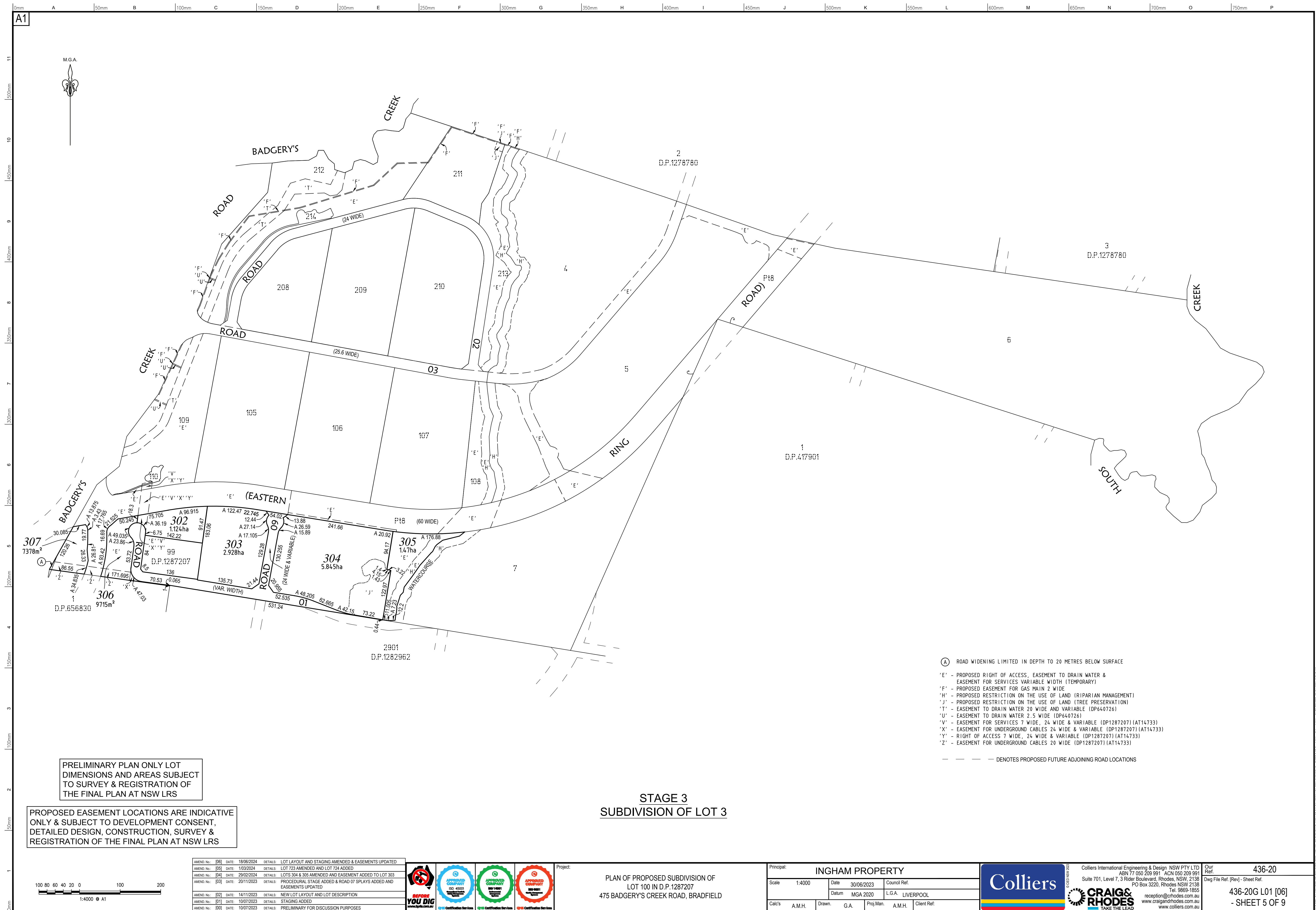
Principal:	INGHAM PROPERTY			
Scale:	1:4000	Date:	30/06/2023	Council Ref:
Datum:	MGA 2020	L.G.A.:	LIVERPOOL	
Cal's:	A.M.H.	Drawn:	G.A.	Proj.Man: A.M.H. Client Ref:

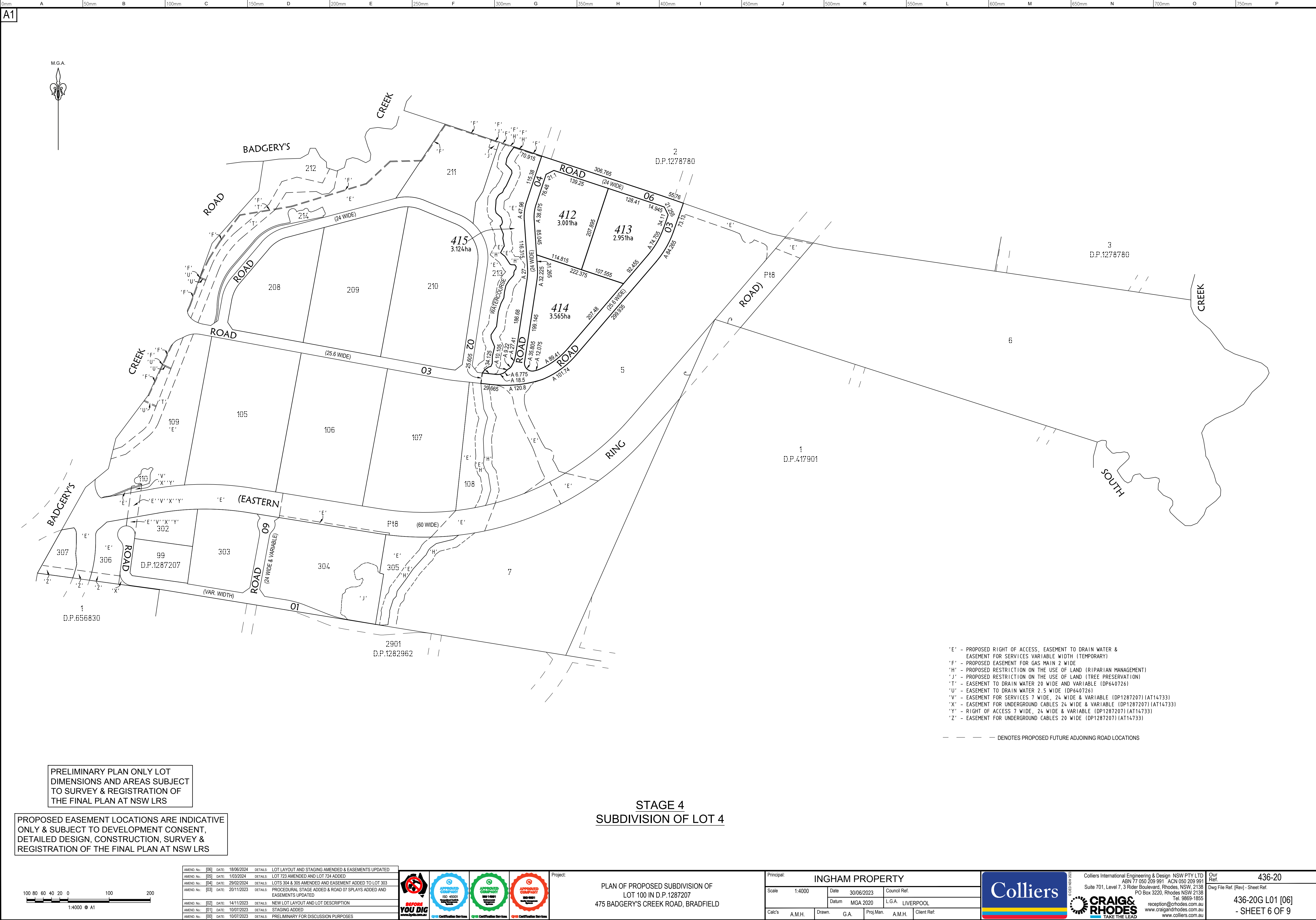
Colliers International Engineering & Design NSW PTY LTD
Suite 701, Level 7, 3 Rider Boulevard, Rhodes, NSW, 2138
PO Box 3220, Rhodes NSW 2138
Tel: 9869-1655
reception@rhodes.com.au
www.craigandrhodes.com.au
www.colliers.com.au

Our Ref. 436-20
Dwg File Ref. (Rev) - Sheet Ref.
436-20G L01 [06]
- SHEET 2 OF 9









- 'E' - PROPOSED RIGHT OF ACCESS, EASEMENT TO DRAIN WATER & EASEMENT FOR SERVICES VARIABLE WIDTH (TEMPORARY)
- 'F' - PROPOSED EASEMENT FOR GAS MAIN 2 WIDE
- 'H' - PROPOSED RESTRICTION ON THE USE OF LAND (RIPARIAN MANAGEMENT)
- 'J' - PROPOSED RESTRICTION ON THE USE OF LAND (TREE PRESERVATION)
- 'T' - EASEMENT TO DRAIN WATER 20 WIDE AND VARIABLE (DP640726)
- 'U' - EASEMENT TO DRAIN WATER 2.5 WIDE (DP640726)
- 'V' - EASEMENT FOR SERVICES 7 WIDE, 24 WIDE & VARIABLE (DP1287207) (AT14733)
- 'X' - EASEMENT FOR UNDERGROUND CABLES 24 WIDE & VARIABLE (DP1287207) (AT14733)
- 'Y' - RIGHT OF ACCESS 7 WIDE, 24 WIDE & VARIABLE (DP1287207) (AT14733)
- 'Z' - EASEMENT FOR UNDERGROUND CABLES 20 WIDE (DP1287207) (AT14733)

--- DENOTES PROPOSED FUTURE ADJOINING ROAD LOCATIONS

PRELIMINARY PLAN ONLY LOT DIMENSIONS AND AREAS SUBJECT TO SURVEY & REGISTRATION OF THE FINAL PLAN AT NSW LRS

PROPOSED EASEMENT LOCATIONS ARE INDICATIVE ONLY & SUBJECT TO DEVELOPMENT CONSENT, DETAILED DESIGN, CONSTRUCTION, SURVEY & REGISTRATION OF THE FINAL PLAN AT NSW LRS

STAGE 4
SUBDIVISION OF LOT 4

AMEND No.	[06]	DATE:	18/06/2024	DETAILS:	LOT LAYOUT AND STAGING AMENDED & EASEMENTS UPDATED
AMEND No.	[05]	DATE:	1/03/2024	DETAILS:	LOT 723 AMENDED AND LOT 724 ADDED
AMEND No.	[04]	DATE:	29/02/2024	DETAILS:	LOTS 304 & 305 AMENDED AND EASEMENT ADDED TO LOT 303
AMEND No.	[03]	DATE:	20/11/2023	DETAILS:	PROCEDURAL STAGE ADDED & ROAD 07 SPLAYS ADDED AND EASEMENTS UPDATED
AMEND No.	[02]	DATE:	14/11/2023	DETAILS:	NEW LOT LAYOUT AND LOT DESCRIPTION
AMEND No.	[01]	DATE:	10/07/2023	DETAILS:	STAGING ADDED
AMEND No.	[00]	DATE:	10/07/2023	DETAILS:	PRELIMINARY FOR DISCUSSION PURPOSES



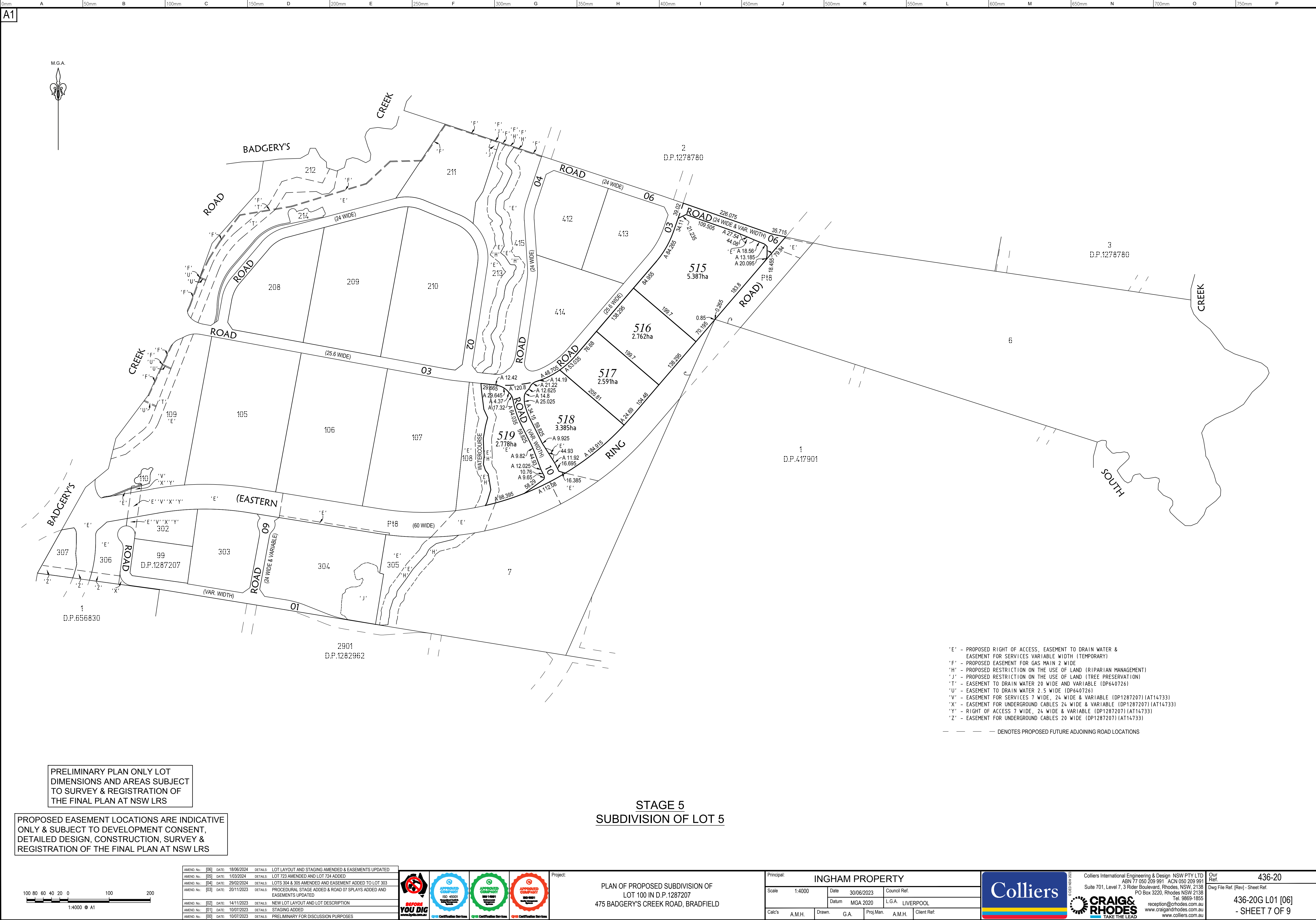
Project:
PLAN OF PROPOSED SUBDIVISION OF
LOT 100 IN D.P.1287207
475 BADGERY'S CREEK ROAD, BRADFIELD

Principal:	INGHAM PROPERTY			
Scale:	1:4000	Date:	30/06/2023	Council Ref:
		Datum:	MGA 2020	L.G.A.: LIVERPOOL
Cal's:	A.M.H.	Drawn:	G.A.	Proj.Man: A.M.H. Client Ref:

Colliers International Engineering & Design NSW PTY LTD
ABN 77 050 209 991 ACN 050 209 991
Suite 701, Level 7, 3 Rider Boulevard, Rhodes, NSW, 2138
PO Box 3220, Rhodes NSW 2138
Tel: 9869-1655
reception@craigandrhodes.com.au
www.craigandrhodes.com.au
www.colliers.com.au

Our Ref:	436-20
Dwg File Ref (Rev) - Sheet Ref:	
	436-20G L01 [06] - SHEET 6 OF 9

CAD REF: C:\AUGUST\PROJECTS\2024\436-20\SUBDIVISION\PLAN\LOT 100\SUBDIVISION\436-20G L01 [06] - SHEET 6 OF 9 - A.M.H. - DATE PRINTED: 20/06/2024 10:51 AM



- 'E' - PROPOSED RIGHT OF ACCESS, EASEMENT TO DRAIN WATER & EASEMENT FOR SERVICES VARIABLE WIDTH (TEMPORARY)
 - 'F' - PROPOSED EASEMENT FOR GAS MAIN 2 WIDE
 - 'H' - PROPOSED RESTRICTION ON THE USE OF LAND (RIPARIAN MANAGEMENT)
 - 'J' - PROPOSED RESTRICTION ON THE USE OF LAND (TREE PRESERVATION)
 - 'T' - EASEMENT TO DRAIN WATER 20 WIDE AND VARIABLE (DP640726)
 - 'U' - EASEMENT TO DRAIN WATER 2.5 WIDE (DP640726)
 - 'V' - EASEMENT FOR SERVICES 7 WIDE, 24 WIDE & VARIABLE (DP1287207) (AT14733)
 - 'X' - EASEMENT FOR UNDERGROUND CABLES 24 WIDE & VARIABLE (DP1287207) (AT14733)
 - 'Y' - RIGHT OF ACCESS 7 WIDE, 24 WIDE & VARIABLE (DP1287207) (AT14733)
 - 'Z' - EASEMENT FOR UNDERGROUND CABLES 20 WIDE (DP1287207) (AT14733)
- DENOTES PROPOSED FUTURE ADJOINING ROAD LOCATIONS

PRELIMINARY PLAN ONLY LOT DIMENSIONS AND AREAS SUBJECT TO SURVEY & REGISTRATION OF THE FINAL PLAN AT NSW LRS

PROPOSED EASEMENT LOCATIONS ARE INDICATIVE ONLY & SUBJECT TO DEVELOPMENT CONSENT, DETAILED DESIGN, CONSTRUCTION, SURVEY & REGISTRATION OF THE FINAL PLAN AT NSW LRS

STAGE 5
SUBDIVISION OF LOT 5

AMEND No.	[06]	DATE:	18/06/2024	DETAILS:	LOT LAYOUT AND STAGING AMENDED & EASEMENTS UPDATED
AMEND No.	[05]	DATE:	1/03/2024	DETAILS:	LOT 723 AMENDED AND LOT 724 ADDED
AMEND No.	[04]	DATE:	29/02/2024	DETAILS:	LOTS 304 & 305 AMENDED AND EASEMENT ADDED TO LOT 303
AMEND No.	[03]	DATE:	20/11/2023	DETAILS:	PROCEDURAL STAGE ADDED & ROAD 07 SPLAYS ADDED AND EASEMENTS UPDATED
AMEND No.	[02]	DATE:	14/11/2023	DETAILS:	NEW LOT LAYOUT AND LOT DESCRIPTION
AMEND No.	[01]	DATE:	10/07/2023	DETAILS:	STAGING ADDED
AMEND No.	[00]	DATE:	10/07/2023	DETAILS:	PRELIMINARY FOR DISCUSSION PURPOSES

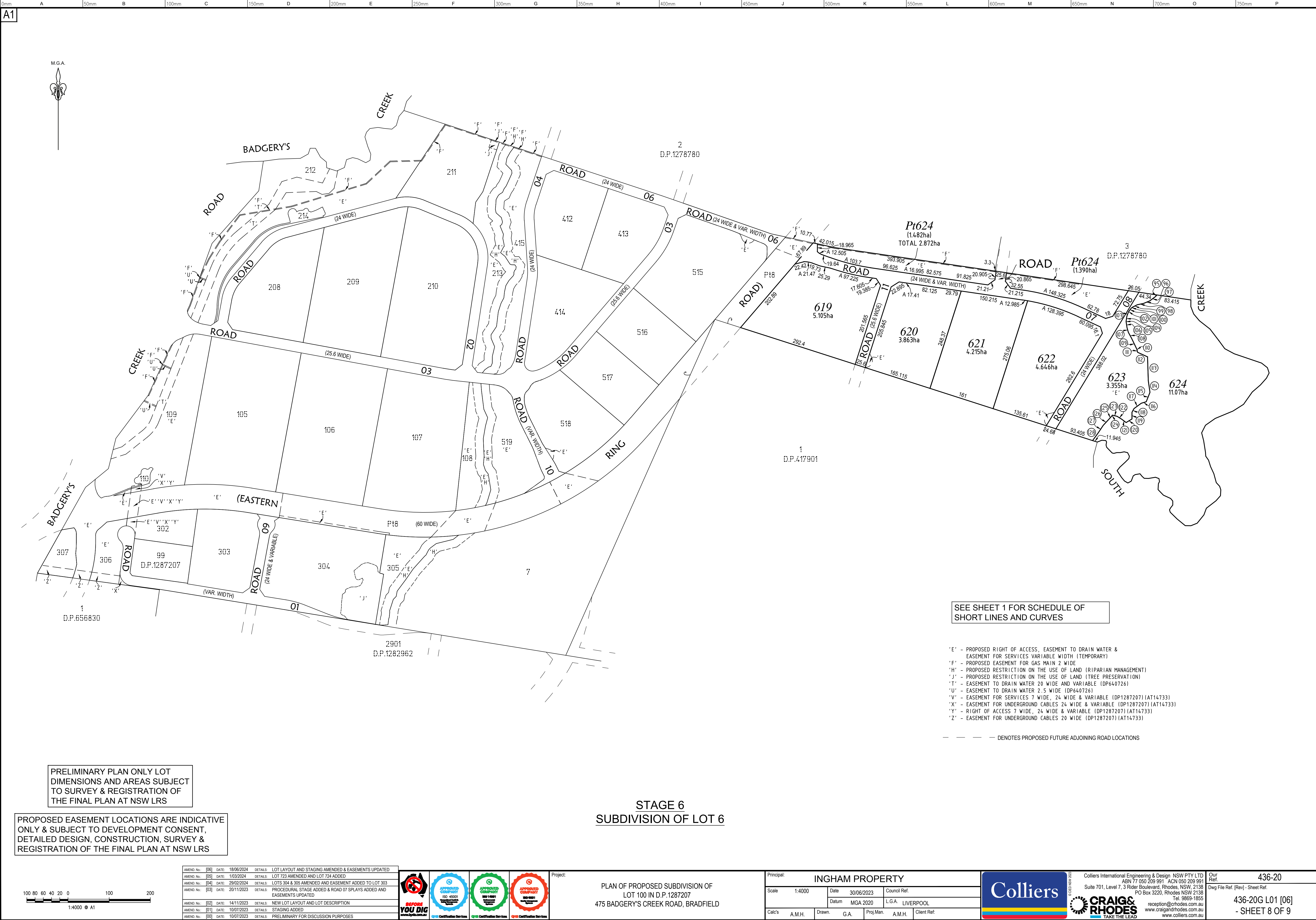


Project:
PLAN OF PROPOSED SUBDIVISION OF
LOT 100 IN D.P.1287207
475 BADGERY'S CREEK ROAD, BRADFIELD

Principal:	INGHAM PROPERTY			
Scale:	1:4000	Date:	30/06/2023	Council Ref:
Datum:	MGA 2020	L.G.A.:	LIVERPOOL	
Calc's:	A.M.H.	Drawn:	G.A.	Proj.Man: A.M.H. Client Ref:

Colliers International Engineering & Design NSW PTY LTD
ABN 77 050 209 991 ACN 050 209 991
Suite 701, Level 7, 3 Rider Boulevard, Rhodes, NSW, 2138
PO Box 3220, Rhodes NSW 2138
Tel. 9869-1655
reception@rhodes.com.au
www.craigandrhodes.com.au
www.colliers.com.au

Our Ref. 436-20
Dwg File Ref (Rev) - Sheet Ref.
436-20G L01 [06]
- SHEET 7 OF 9



SEE SHEET 1 FOR SCHEDULE OF
SHORT LINES AND CURVES

- 'E' - PROPOSED RIGHT OF ACCESS, EASEMENT TO DRAIN WATER & EASEMENT FOR SERVICES VARIABLE WIDTH (TEMPORARY)
- 'F' - PROPOSED EASEMENT FOR GAS MAIN 2 WIDE
- 'H' - PROPOSED RESTRICTION ON THE USE OF LAND (RIPARIAN MANAGEMENT)
- 'J' - PROPOSED RESTRICTION ON THE USE OF LAND (TREE PRESERVATION)
- 'T' - EASEMENT TO DRAIN WATER 20 WIDE AND VARIABLE (DP640726)
- 'U' - EASEMENT TO DRAIN WATER 2.5 WIDE (DP640726)
- 'V' - EASEMENT FOR SERVICES 7 WIDE, 24 WIDE & VARIABLE (DP1287207) (AT14733)
- 'X' - EASEMENT FOR UNDERGROUND CABLES 24 WIDE & VARIABLE (DP1287207) (AT14733)
- 'Y' - RIGHT OF ACCESS 7 WIDE, 24 WIDE & VARIABLE (DP1287207) (AT14733)
- 'Z' - EASEMENT FOR UNDERGROUND CABLES 20 WIDE (DP1287207) (AT14733)

— — — — — DENOTES PROPOSED FUTURE ADJOINING ROAD LOCATIONS

PRELIMINARY PLAN ONLY LOT
DIMENSIONS AND AREAS SUBJECT
TO SURVEY & REGISTRATION OF
THE FINAL PLAN AT NSW LRS

PROPOSED EASEMENT LOCATIONS ARE INDICATIVE
ONLY & SUBJECT TO DEVELOPMENT CONSENT,
DETAILED DESIGN, CONSTRUCTION, SURVEY &
REGISTRATION OF THE FINAL PLAN AT NSW LRS

STAGE 6
SUBDIVISION OF LOT 6

AMEND No.	[06]	DATE	18/06/2024	DETAILS	LOT LAYOUT AND STAGING AMENDED & EASEMENTS UPDATED
AMEND No.	[05]	DATE	1/03/2024	DETAILS	LOT 723 AMENDED AND LOT 724 ADDED
AMEND No.	[04]	DATE	29/02/2024	DETAILS	LOTS 304 & 305 AMENDED AND EASEMENT ADDED TO LOT 303
AMEND No.	[03]	DATE	20/11/2023	DETAILS	PROCEDURAL STAGE ADDED & ROAD 07 SPLAYS ADDED AND EASEMENTS UPDATED
AMEND No.	[02]	DATE	14/11/2023	DETAILS	NEW LOT LAYOUT AND LOT DESCRIPTION
AMEND No.	[01]	DATE	10/07/2023	DETAILS	STAGING ADDED
AMEND No.	[00]	DATE	10/07/2023	DETAILS	PRELIMINARY FOR DISCUSSION PURPOSES



Project:

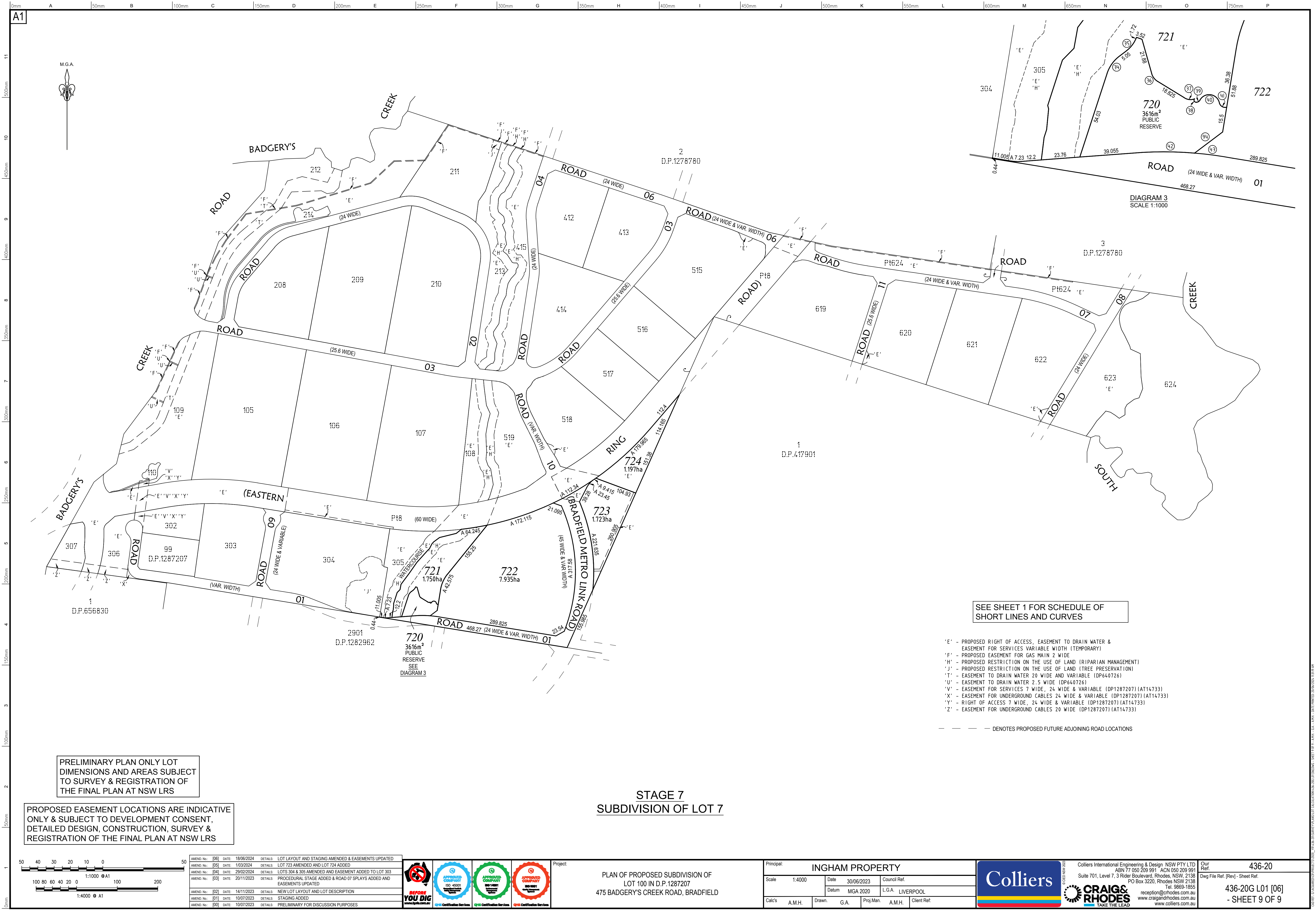
PLAN OF PROPOSED SUBDIVISION OF
LOT 100 IN D.P.1287207
475 BADGERY'S CREEK ROAD, BRADFIELD

Principal:	INGHAM PROPERTY			
Scale	1:4000	Date	30/06/2023	Council Ref.
Datum	MGA 2020	L.G.A.	LIVERPOOL	
Calc's	A.M.H.	Drawn	G.A.	Proj.Man: A.M.H. Client Ref:



© CEN NEW 2023
Colliers International Engineering & Design NSW PTY LTD
ABN 77 050 209 991 ACN 050 209 991
Suite 701, Level 7, 3 Rider Boulevard, Rhodes, NSW, 2138
PO Box 3220, Rhodes NSW 2138
Tel. 9869-1655
reception@rhodes.com.au
www.craigandrhodes.com.au
www.colliers.com.au

Our Ref. 436-20
Dwg File Ref (Rev) - Sheet Ref.
436-20G L01 [06]
- SHEET 8 OF 9



SEE SHEET 1 FOR SCHEDULE OF
SHORT LINES AND CURVES

- 'E' - PROPOSED RIGHT OF ACCESS, EASEMENT TO DRAIN WATER & EASEMENT FOR SERVICES VARIABLE WIDTH (TEMPORARY)
- 'F' - PROPOSED EASEMENT FOR GAS MAIN 2 WIDE
- 'H' - PROPOSED RESTRICTION ON THE USE OF LAND (RIPARIAN MANAGEMENT)
- 'J' - PROPOSED RESTRICTION ON THE USE OF LAND (TREE PRESERVATION)
- 'T' - EASEMENT TO DRAIN WATER 20 WIDE AND VARIABLE (DP640726)
- 'U' - EASEMENT TO DRAIN WATER 2.5 WIDE (DP640726)
- 'V' - EASEMENT FOR SERVICES 7 WIDE, 24 WIDE & VARIABLE (DP1287207) (AT14733)
- 'X' - EASEMENT FOR UNDERGROUND CABLES 24 WIDE & VARIABLE (DP1287207) (AT14733)
- 'Y' - RIGHT OF ACCESS 7 WIDE, 24 WIDE & VARIABLE (DP1287207) (AT14733)
- 'Z' - EASEMENT FOR UNDERGROUND CABLES 20 WIDE (DP1287207) (AT14733)

— — — — — DENOTES PROPOSED FUTURE ADJOINING ROAD LOCATIONS

PRELIMINARY PLAN ONLY LOT
DIMENSIONS AND AREAS SUBJECT
TO SURVEY & REGISTRATION OF
THE FINAL PLAN AT NSW LRS

PROPOSED EASEMENT LOCATIONS ARE INDICATIVE
ONLY & SUBJECT TO DEVELOPMENT CONSENT,
DETAILED DESIGN, CONSTRUCTION, SURVEY &
REGISTRATION OF THE FINAL PLAN AT NSW LRS

STAGE 7
SUBDIVISION OF LOT 7

AMEND No.	[06]	DATE:	18/06/2024	DETAILS:	LOT LAYOUT AND STAGING AMENDED & EASEMENTS UPDATED
AMEND No.	[05]	DATE:	1/03/2024	DETAILS:	LOT 723 AMENDED AND LOT 724 ADDED
AMEND No.	[04]	DATE:	29/02/2024	DETAILS:	LOTS 304 & 305 AMENDED AND EASEMENT ADDED TO LOT 303
AMEND No.	[03]	DATE:	20/11/2023	DETAILS:	PROCEDURAL STAGE ADDED & ROAD 07 SPLAYS ADDED AND EASEMENTS UPDATED
AMEND No.	[02]	DATE:	14/11/2023	DETAILS:	NEW LOT LAYOUT AND LOT DESCRIPTION
AMEND No.	[01]	DATE:	10/07/2023	DETAILS:	STAGING ADDED
AMEND No.	[00]	DATE:	10/07/2023	DETAILS:	PRELIMINARY FOR DISCUSSION PURPOSES



Project:
PLAN OF PROPOSED SUBDIVISION OF
LOT 100 IN D.P.1287207
475 BADGERY'S CREEK ROAD, BRADFIELD

Principal:	INGHAM PROPERTY			
Scale:	1:4000	Date:	30/06/2023	Council Ref:
Datum:	MGA 2020	L.G.A.:	LIVERPOOL	
Cal's:	A.M.H.	Drawn:	G.A.	Proj.Man: A.M.H. Client Ref:

Colliers International Engineering & Design NSW PTY LTD
Suite 701, Level 7, 3 Rider Boulevard, Rhodes, NSW, 2138
PO Box 3220, Rhodes NSW 2138
Tel: 9869-1655
reception@rhodes.com.au
www.craigandrhodes.com.au
www.colliers.com.au

Our Ref. 436-20
Dwg File Ref (Rev) - Sheet Ref.
436-20G L01 [06]
- SHEET 9 OF 9