

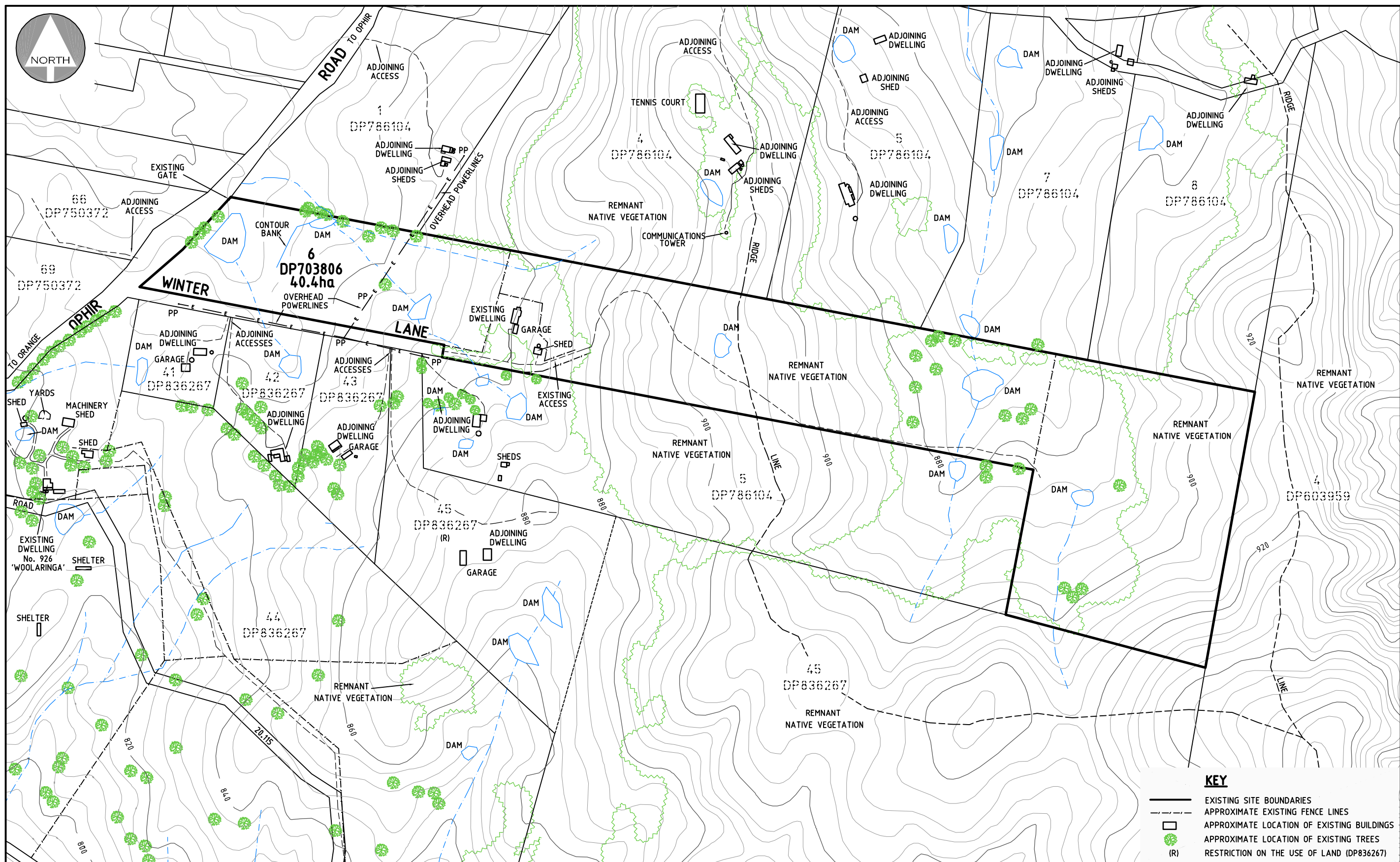
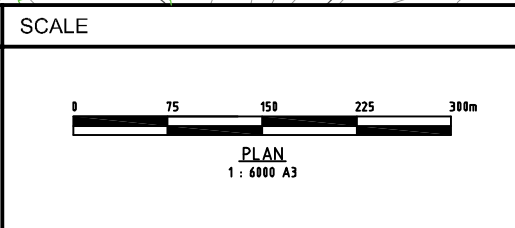


| | | | | | | | | |
|---|--|---|--|---|---------------------|----------------|--|--|
| IMPORTANT NOTES | | SCALE | | PLANNING PROPOSAL- REZONING OF 51 WINTER LANE SUMMER HILL CREEK (LOT 6 DP 703806) FROM RU1 PRIMARY PRODUCTION TO R5 LARGE LOT RESIDENTIAL | | |  | |
| <ul style="list-style-type: none">● THIS PLAN HAS BEEN PREPARED FOR DEVELOPMENT APPLICATION PURPOSES ONLY● ALL DIMENSIONS AND AREAS SHOWN ARE SUBJECT TO SURVEY● DO NOT RELY ON THIS PLAN FOR THE LOCATION & TYPE OF EASEMENTS THAT MAY AFFECT THE LAND. THESE SHOULD BE ASCERTAINED BY SURVEY SEARCH AND/OR FIELD SURVEY.● FUTURE EASEMENTS MAY BE REQUIRED FOR SERVICING OR OTHER REASONS, & AS SUCH ARE SUBJECT TO FINAL SURVEY AND/OR ENGINEERING DESIGN.● THE LOCATION OF BUILDINGS IS INDICATIVE ONLY AND TRUE POSITION IN RELATION TO BOUNDARIES IS SUBJECT TO SURVEY● DO NOT RELY ON THIS PLAN FOR CONTRACTUAL PURPOSES. | |  PLAN 1 : 25000 | | FIGURE 1 - LOCATION | | | <div>PLANNING & DEVELOPMENT</div> <div>Phone : 6361 2955 Fax: 6360 4700</div> <div>P.O. BOX 1827 ORANGE, NSW 2800</div> | |
| | | | | DATE: 25.04.2022 | REFERENCE: 21079SUB | SHEET: 1 OF 11 | | |



IMPORTANT NOTES

- THIS PLAN HAS BEEN PREPARED FOR DEVELOPMENT APPLICATION PURPOSES ONLY
- ALL DIMENSIONS AND AREAS SHOWN ARE SUBJECT TO SURVEY
- DO NOT RELY ON THIS PLAN FOR THE LOCATION & TYPE OF EASEMENTS THAT MAY AFFECT THE LAND. THESE SHOULD BE ASCERTAINED BY SURVEY SEARCH AND/OR FIELD SURVEY.
- FUTURE EASEMENTS MAY BE REQUIRED FOR SERVICING OR OTHER REASONS, & AS SUCH ARE SUBJECT TO FINAL SURVEY AND/OR ENGINEERING DESIGN.
- THE LOCATION OF BUILDINGS IS INDICATIVE ONLY AND TRUE POSITION IN RELATION TO BOUNDARIES IS SUBJECT TO SURVEY
- DO NOT RELY ON THIS PLAN FOR CONTRACTUAL PURPOSES.



**PLANNING PROPOSAL- REZONING OF 51 WINTER LANE
SUMMER HILL CREEK (LOT 6 DP 703806) FROM RU1 PRIMARY
PRODUCTION TO R5 LARGE LOT RESIDENTIAL**

FIGURE 2 - EXISTING BOUNDARIES & SITE DETAIL

DATE: 25.04.2022 REFERENCE: 21079SUB SHEET: 2 OF 11

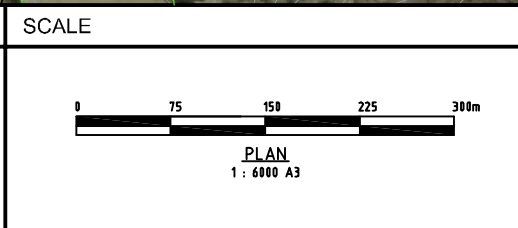
PETER BASHA

PLANNING & DEVELOPMENT
Phone : 6361 2955 Fax: 6360 4700
P.O. BOX 1827 ORANGE, NSW 2800



IMPORTANT NOTES

- THIS PLAN HAS BEEN PREPARED FOR DEVELOPMENT APPLICATION PURPOSES ONLY
- ALL DIMENSIONS AND AREAS SHOWN ARE SUBJECT TO SURVEY
- DO NOT RELY ON THIS PLAN FOR THE LOCATION & TYPE OF EASEMENTS THAT MAY AFFECT THE LAND. THESE SHOULD BE ASCERTAINED BY SURVEY SEARCH AND/OR FIELD SURVEY.
- FUTURE EASEMENTS MAY BE REQUIRED FOR SERVICING OR OTHER REASONS, & AS SUCH ARE SUBJECT TO FINAL SURVEY AND/OR ENGINEERING DESIGN.
- THE LOCATION OF BUILDINGS IS INDICATIVE ONLY AND TRUE POSITION IN RELATION TO BOUNDARIES IS SUBJECT TO SURVEY
- DO NOT RELY ON THIS PLAN FOR CONTRACTUAL PURPOSES.



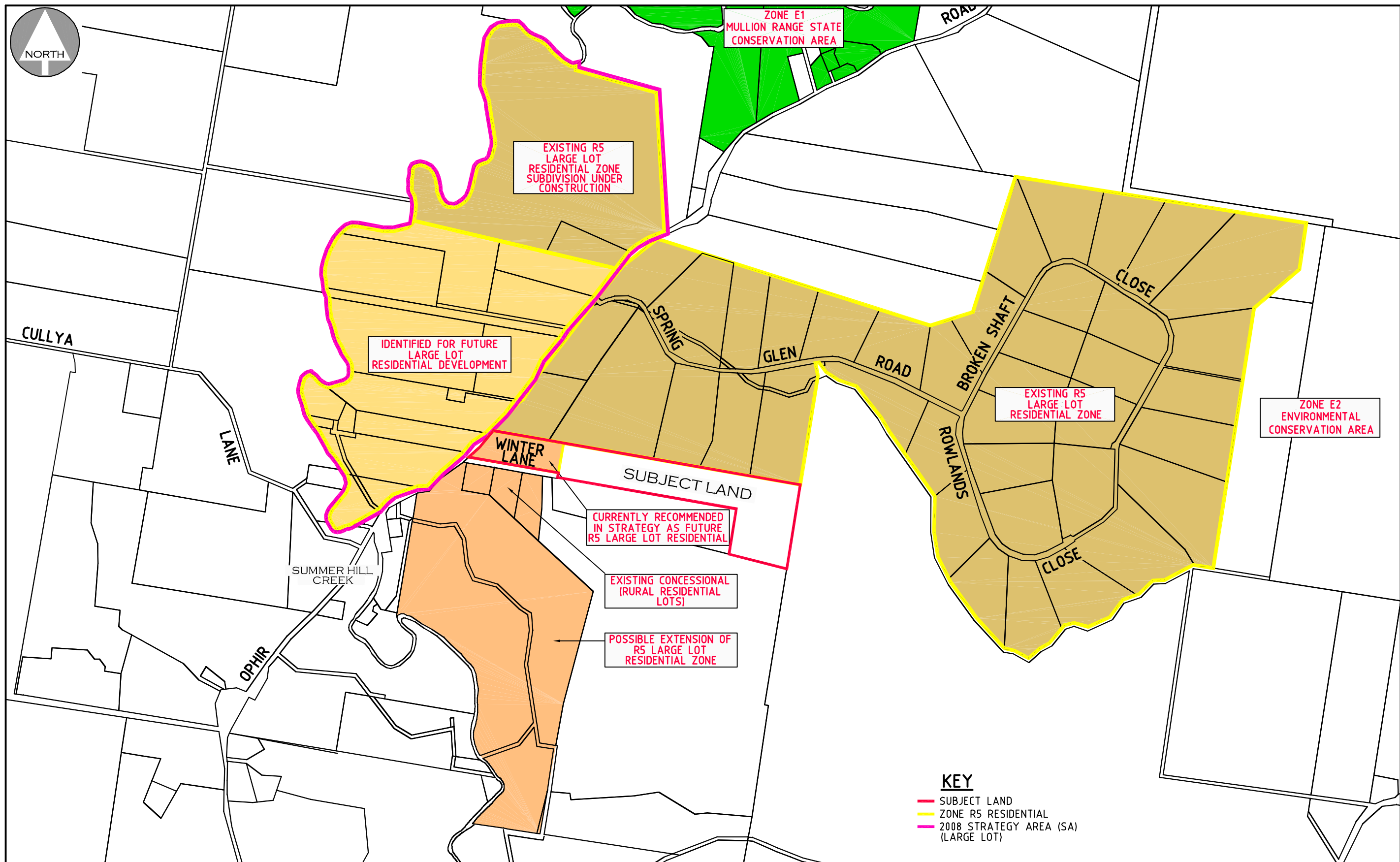
**PLANNING PROPOSAL- REZONING OF 51 WINTER LANE
SUMMER HILL CREEK (LOT 6 DP 703806) FROM RU1 PRIMARY
PRODUCTION TO R5 LARGE LOT RESIDENTIAL**

FIGURE 2 - EXISTING BOUNDARIES & SITE DETAIL

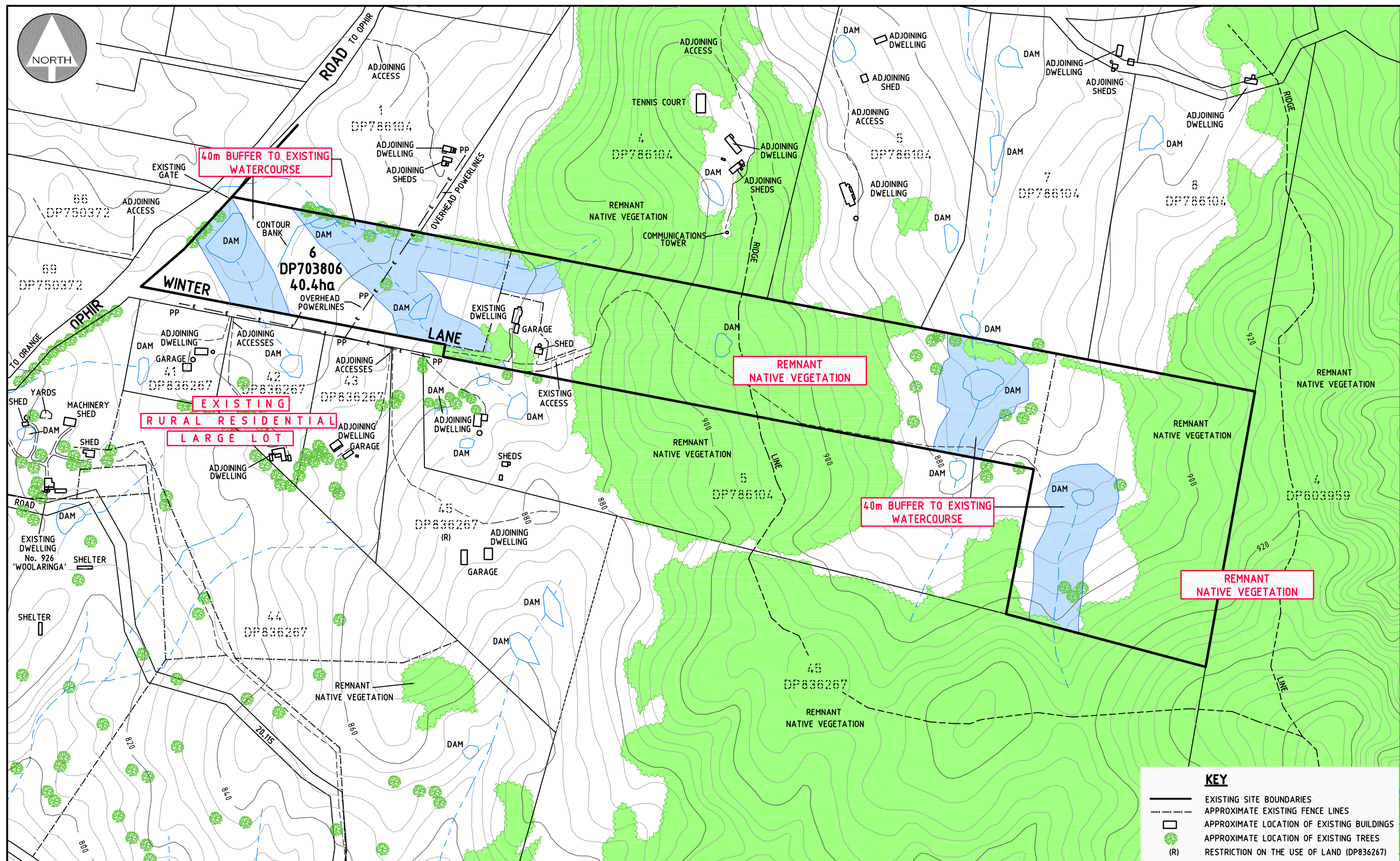
| | | |
|------------------|---------------------|----------------|
| DATE: 25.04.2022 | REFERENCE: 21079SUB | SHEET: 2 OF 11 |
|------------------|---------------------|----------------|

PETER BASHA

PLANNING & DEVELOPMENT
Phone : 6361 2955 Fax: 6360 4700
P.O. BOX 1827 ORANGE, NSW 2800



| | | | |
|--|---|--|---|
| IMPORTANT NOTES <ul style="list-style-type: none">THIS PLAN HAS BEEN PREPARED FOR DEVELOPMENT APPLICATION PURPOSES ONLYALL DIMENSIONS AND AREAS SHOWN ARE SUBJECT TO SURVEYDO NOT RELY ON THIS PLAN FOR THE LOCATION & TYPE OF EASEMENTS THAT MAY AFFECT THE LAND. THESE SHOULD BE ASCERTAINED BY SURVEY SEARCH AND/OR FIELD SURVEY.FUTURE EASEMENTS MAY BE REQUIRED FOR SERVICING OR OTHER REASONS, & AS SUCH ARE SUBJECT TO FINAL SURVEY AND/OR ENGINEERING DESIGN.THE LOCATION OF BUILDINGS IS INDICATIVE ONLY AND TRUE POSITION IN RELATION TO BOUNDARIES IS SUBJECT TO SURVEYDO NOT RELY ON THIS PLAN FOR CONTRACTUAL PURPOSES. | SCALE PLAN 1 : 20000 A3 | PLANNING PROPOSAL- REZONING OF 51 WINTER LANE SUMMER HILL CREEK (LOT 6 DP 703806) FROM RU1 PRIMARY PRODUCTION TO R5 LARGE LOT RESIDENTIAL FIGURE 3 - SURROUNDING DEVELOPMENT PATTERN DATE: 25.04.2022 REFERENCE: 21079SUB SHEET: 3 OF 11 | PETER BASHA PLANNING & DEVELOPMENT Phone : 6361 2955 Fax: 6360 4700 P.O. BOX 1827 ORANGE, NSW 2800 |
|--|---|--|---|

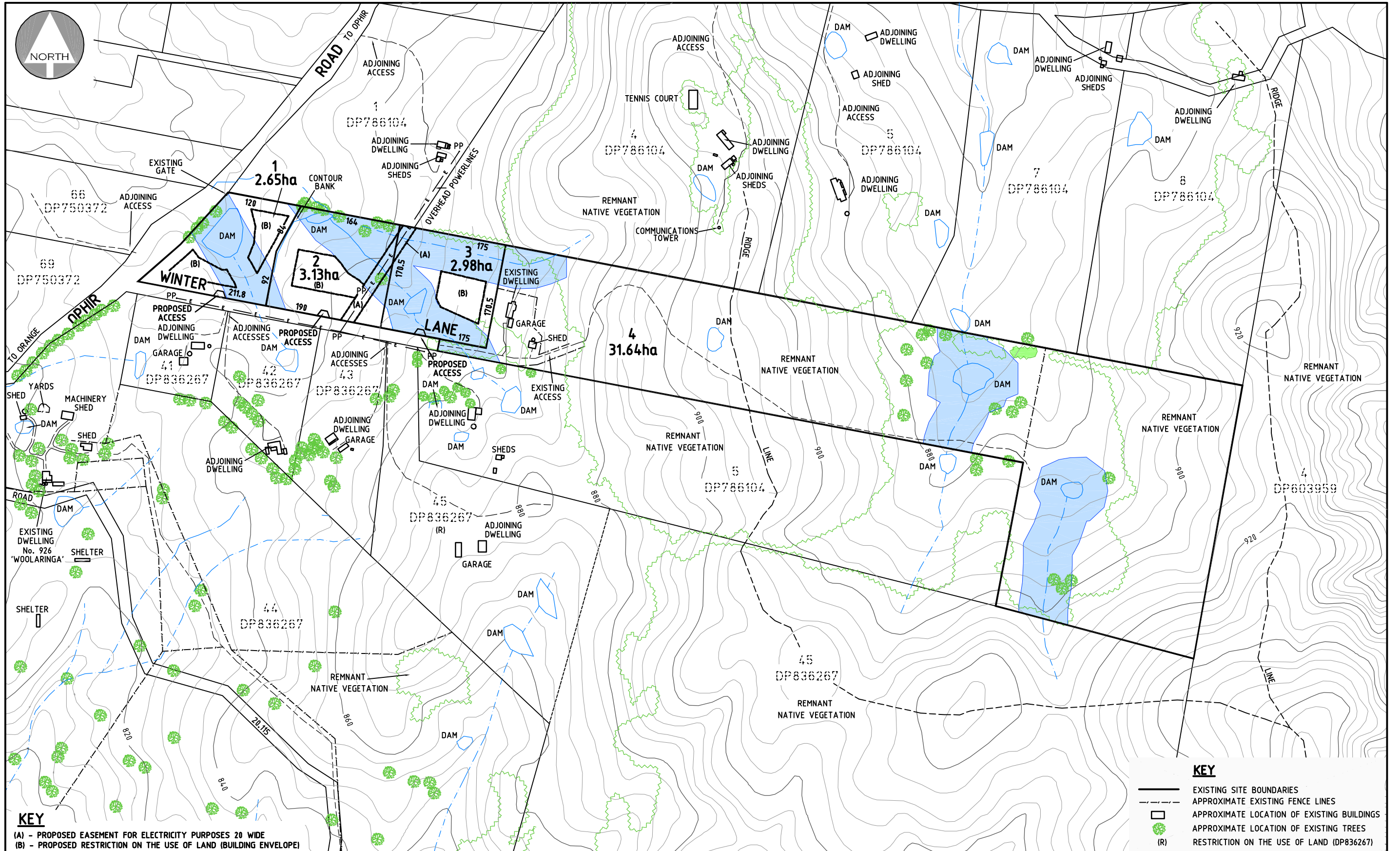


| KEY | |
|-----|--|
| | EXISTING SITE BOUNDARIES |
| | APPROXIMATE EXISTING FENCE LINES |
| | APPROXIMATE LOCATION OF EXISTING BUILDINGS |
| | APPROXIMATE LOCATION OF EXISTING TREES |
| | RESTRICTION ON THE USE OF LAND (DP836267) |

| IMPORTANT NOTES | | SCALE | | PLANNING PROPOSAL- REZONING OF 51 WINTER LANE SUMMER HILL CREEK (LOT 6 DP 703806) FROM RU1 PRIMARY PRODUCTION TO R5 LARGE LOT RESIDENTIAL | |
|---|--|-------------------------|--|---|---------------------|
| <ul style="list-style-type: none">THIS PLAN HAS BEEN PREPARED FOR DEVELOPMENT APPLICATION PURPOSES ONLYALL DIMENSIONS AND AREAS SHOWN ARE SUBJECT TO SURVEYDO NOT RELY ON THIS PLAN FOR THE LOCATION & TYPE OF EASEMENTS THAT MAY AFFECT THE LAND. THESE SHOULD BE ASCERTAINED BY SURVEY SEARCH AND/OR FIELD SURVEY.FUTURE EASEMENTS MAY BE REQUIRED FOR SERVICING OR OTHER REASONS, & AS SUCH ARE SUBJECT TO FINAL SURVEY AND/OR ENGINEERING DESIGN.THE LOCATION OF BUILDINGS IS INDICATIVE ONLY AND TRUE POSITION IN RELATION TO BOUNDARIES IS SUBJECT TO SURVEYDO NOT RELY ON THIS PLAN FOR CONTRACTUAL PURPOSES. | | PLAN 1 : 6000 A3 | | FIGURE 4 - SITE CONSTRAINTS | |
| | | | | DATE: 25.04.2022 | REFERENCE: 21079SUB |
| | | | | SHEET: 4 OF 11 | |

PETER BASHA

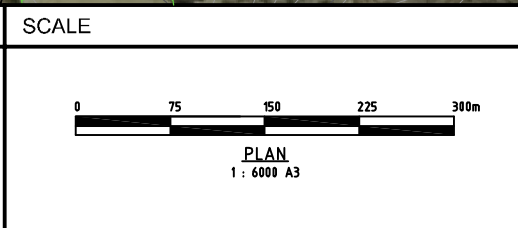
PLANNING & DEVELOPMENT
Phone : 6361 2955 Fax: 6360 4700
P.O. BOX 1827 ORANGE, NSW 2800





IMPORTANT NOTES

- THIS PLAN HAS BEEN PREPARED FOR DEVELOPMENT APPLICATION PURPOSES ONLY
- ALL DIMENSIONS AND AREAS SHOWN ARE SUBJECT TO SURVEY
- DO NOT RELY ON THIS PLAN FOR THE LOCATION & TYPE OF EASEMENTS THAT MAY AFFECT THE LAND. THESE SHOULD BE ASCERTAINED BY SURVEY SEARCH AND/OR FIELD SURVEY.
- FUTURE EASEMENTS MAY BE REQUIRED FOR SERVICING OR OTHER REASONS, & AS SUCH ARE SUBJECT TO FINAL SURVEY AND/OR ENGINEERING DESIGN.
- THE LOCATION OF BUILDINGS IS INDICATIVE ONLY AND TRUE POSITION IN RELATION TO BOUNDARIES IS SUBJECT TO SURVEY
- DO NOT RELY ON THIS PLAN FOR CONTRACTUAL PURPOSES.



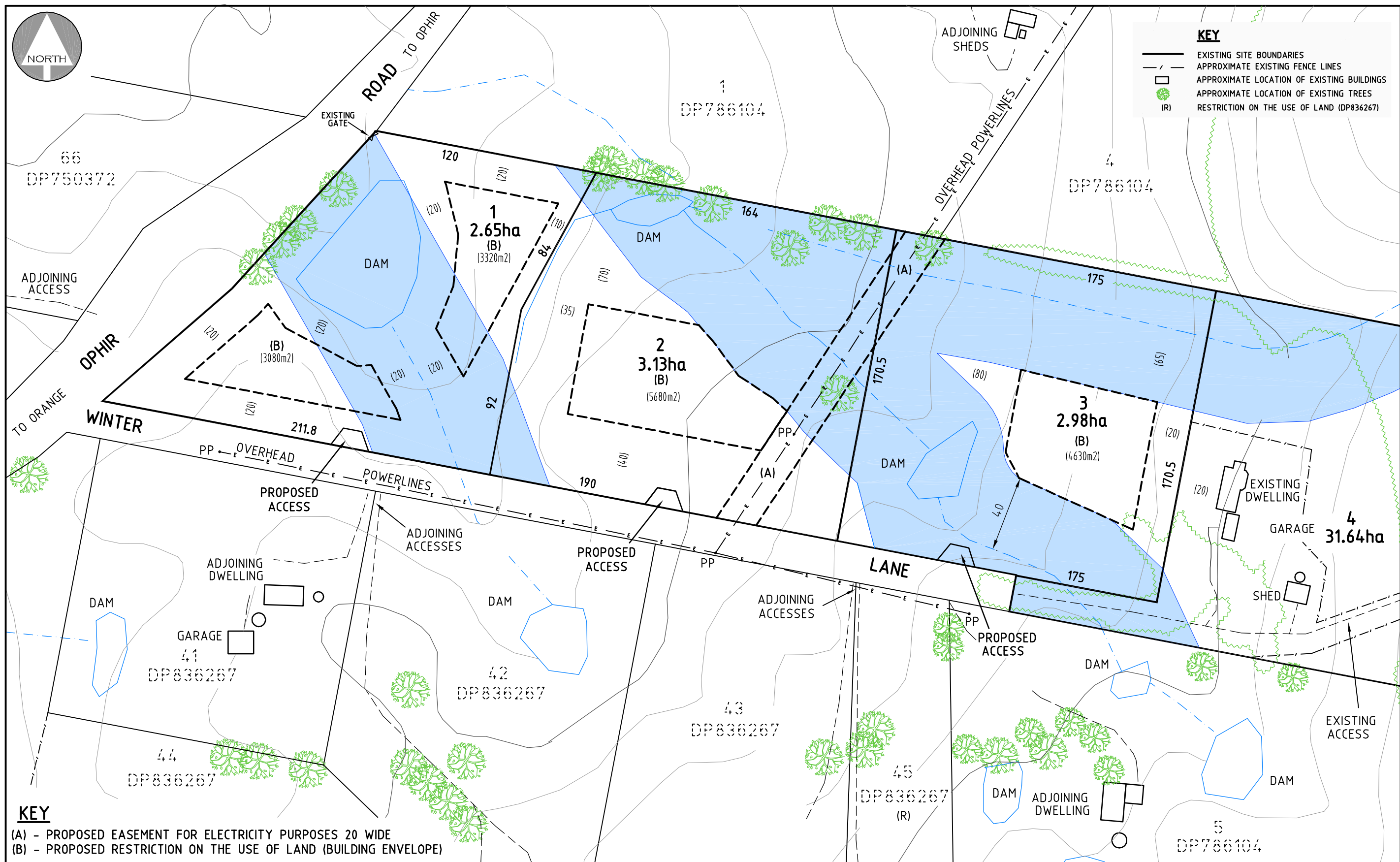
**PLANNING PROPOSAL- REZONING OF 51 WINTER LANE
SUMMER HILL CREEK (LOT 6 DP 703806) FROM RU1 PRIMARY
PRODUCTION TO R5 LARGE LOT RESIDENTIAL**

FIGURE 5 - SUBDIVISION CONCEPT OVERALL

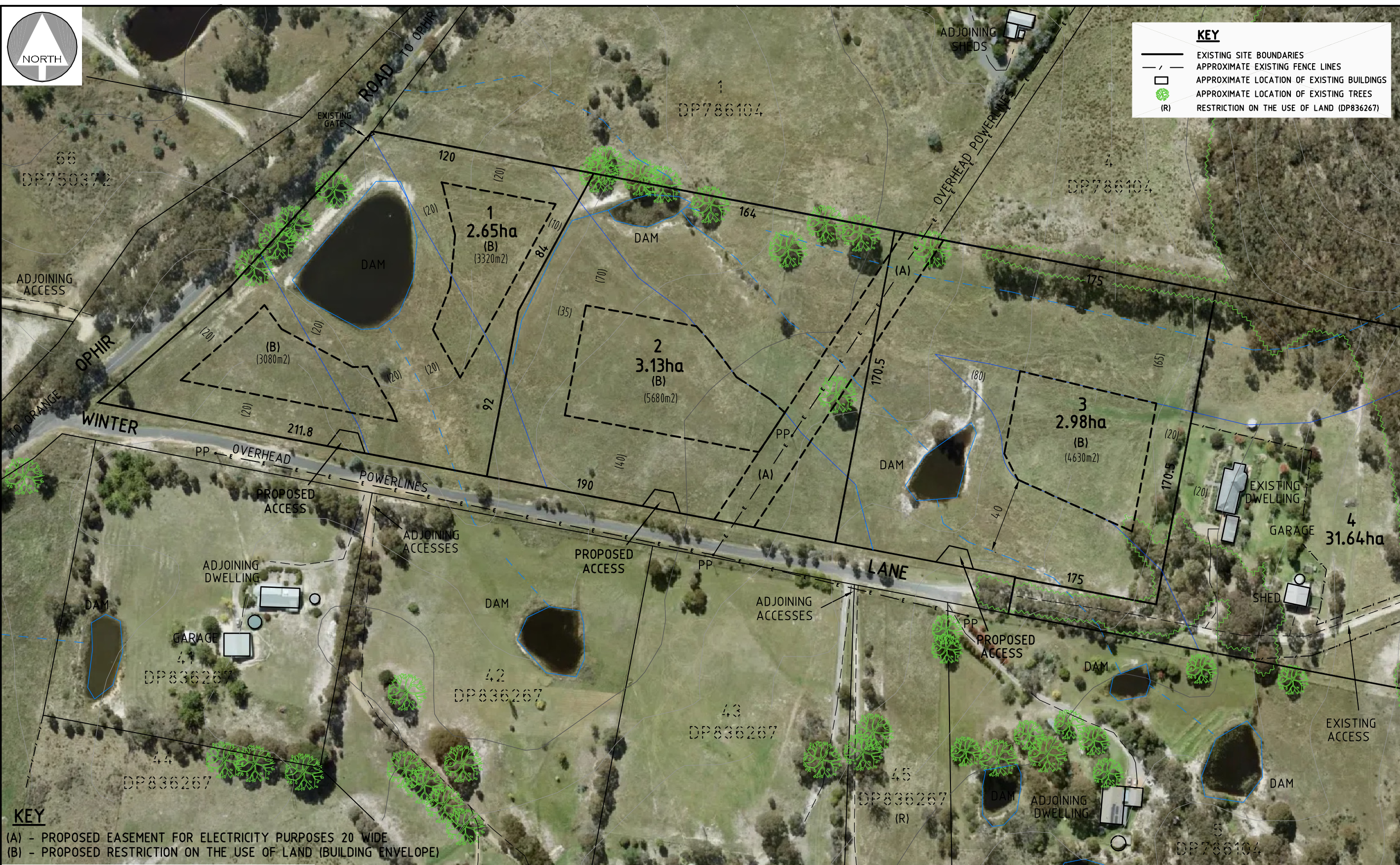
| | | |
|------------------|---------------------|----------------|
| DATE: 25.04.2022 | REFERENCE: 21079SUB | SHEET: 5 OF 11 |
|------------------|---------------------|----------------|

PETER BASHA

PLANNING & DEVELOPMENT
Phone : 6361 2955 Fax: 6360 4700
P.O. BOX 1827 ORANGE, NSW 2800



| | | | |
|--|--|---|--|
| <p>IMPORTANT NOTES</p> <ul style="list-style-type: none"> THIS PLAN HAS BEEN PREPARED FOR DEVELOPMENT APPLICATION PURPOSES ONLY ALL DIMENSIONS AND AREAS SHOWN ARE SUBJECT TO SURVEY DO NOT RELY ON THIS PLAN FOR THE LOCATION & TYPE OF EASEMENTS THAT MAY AFFECT THE LAND. THESE SHOULD BE ASCERTAINED BY SURVEY SEARCH AND/OR FIELD SURVEY. FUTURE EASEMENTS MAY BE REQUIRED FOR SERVICING OR OTHER REASONS, & AS SUCH ARE SUBJECT TO FINAL SURVEY AND/OR ENGINEERING DESIGN. THE LOCATION OF BUILDINGS IS INDICATIVE ONLY AND TRUE POSITION IN RELATION TO BOUNDARIES IS SUBJECT TO SURVEY DO NOT RELY ON THIS PLAN FOR CONTRACTUAL PURPOSES. | <p>SCALE</p> <p>0 25 50 75 100m</p> <p>PLAN 1 : 2000 A3</p> | <p>PLANNING PROPOSAL - REZONING OF 51 WINTER LANE SUMMER HILL CREEK (LOT 6 DP 703806) FROM RU1 PRIMARY PRODUCTION TO R5 LARGE LOT RESIDENTIAL</p> <p>FIGURE 6 - SUBDIVISION CONCEPT DETAIL</p> <p>DATE: 25.04.2022 REFERENCE: 21079SUB SHEET: 6 OF 11</p> | <p>PETER BASHA</p> <p>PLANNING & DEVELOPMENT Phone : 6361 2955 Fax: 6360 4700 P.O. BOX 1827 ORANGE, NSW 2800</p> |
|--|--|---|--|



- THIS PLAN HAS BEEN PREPARED FOR DEVELOPMENT APPLICATION PURPOSES ONLY
- ALL DIMENSIONS AND AREAS SHOWN ARE SUBJECT TO SURVEY
- DO NOT RELY ON THIS PLAN FOR THE LOCATION & TYPE OF EASEMENTS THAT MAY AFFECT THE LAND. THESE SHOULD BE ASCERTAINED BY SURVEY SEARCH AND/OR FIELD SURVEY.
- FUTURE EASEMENTS MAY BE REQUIRED FOR SERVICING OR OTHER REASONS, & AS SUCH ARE SUBJECT TO FINAL SURVEY AND/OR ENGINEERING DESIGN.
- THE LOCATION OF BUILDINGS IS INDICATIVE ONLY AND TRUE POSITION IN RELATION TO BOUNDARIES IS SUBJECT TO SURVEY
- DO NOT RELY ON THIS PLAN FOR CONTRACTUAL PURPOSES.

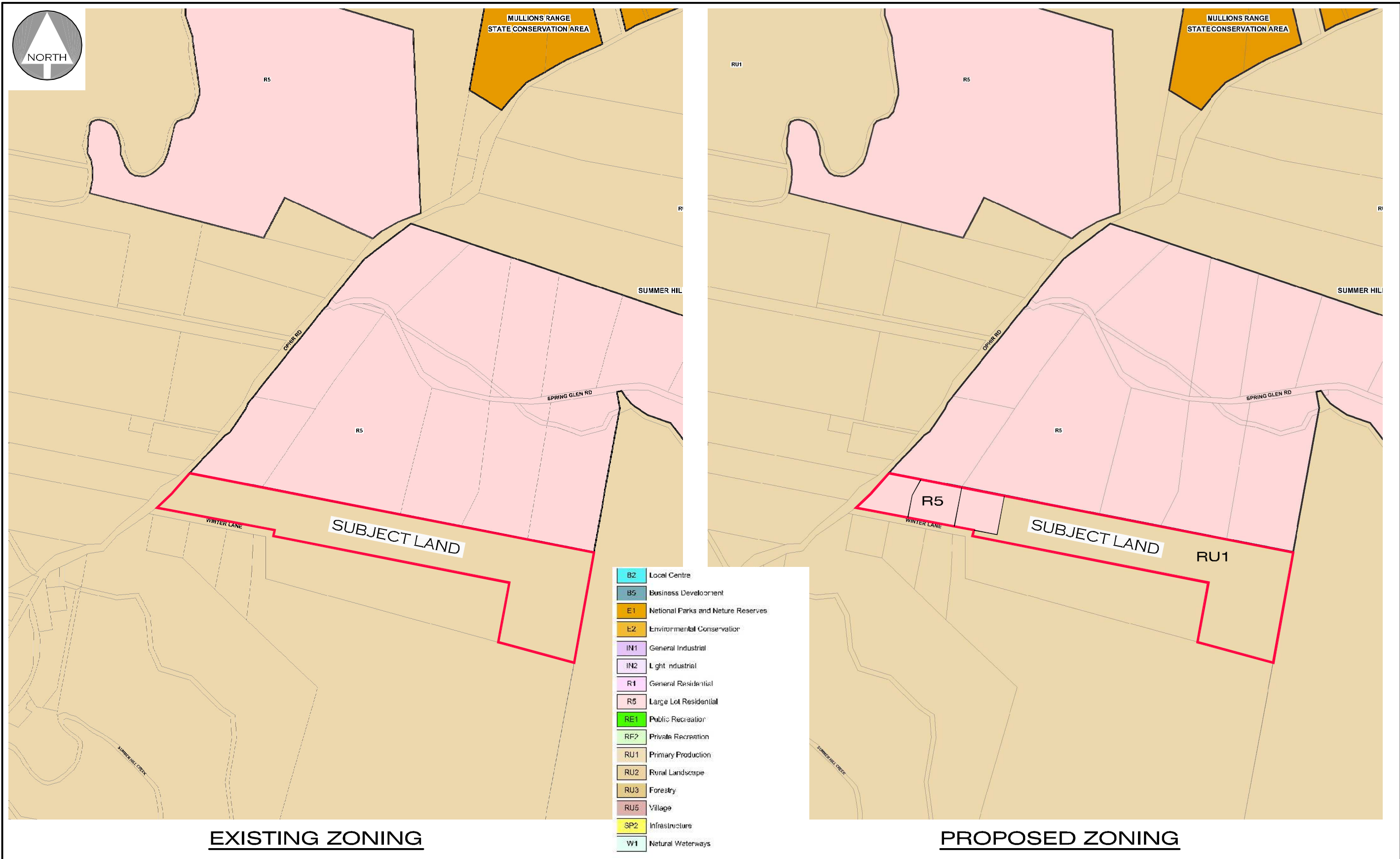
0 25 50 75 100



PLAN
1 : 2000 A3

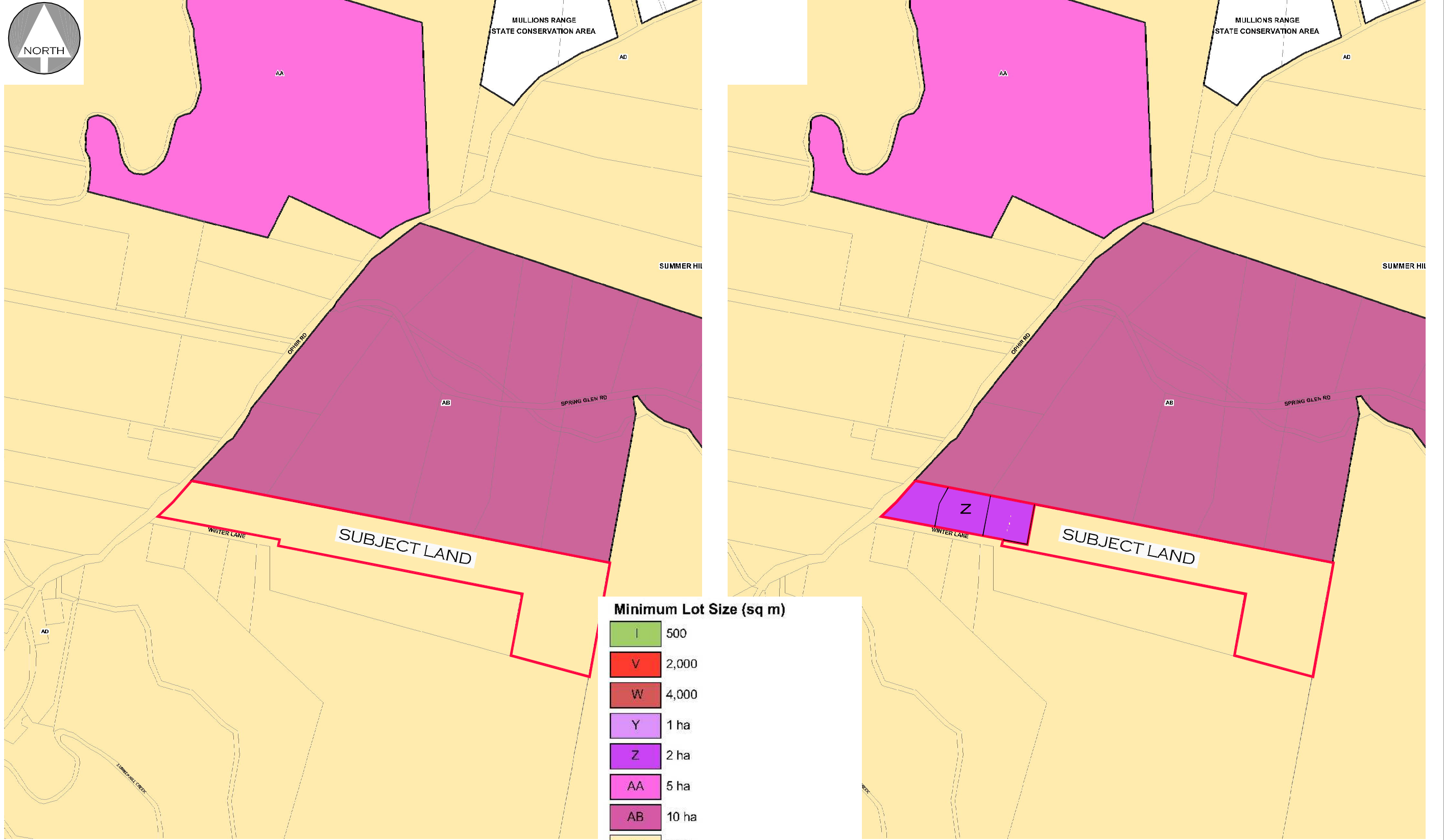
FIGURE 6 - SUBDIVISION CONCEPT DETAIL

SHEET: 6 OF 11

PLANNING & DEVELOPMENT
Phone : 6361 2955 Fax: 6360 4700
P.O. BOX 1827 ORANGE, NSW 2800



| | | | | | | | |
|---|--|--|--|---|---------------------|----------------|---|
| IMPORTANT NOTES | | SCALE | | PLANNING PROPOSAL- REZONING OF 51 WINTER LANE SUMMER HILL CREEK (LOT 6 DP 703806) FROM RU1 PRIMARY PRODUCTION TO R5 LARGE LOT RESIDENTIAL | | |  PETER BASHA |
| <ul style="list-style-type: none">● THIS PLAN HAS BEEN PREPARED FOR DEVELOPMENT APPLICATION PURPOSES ONLY● ALL DIMENSIONS AND AREAS SHOWN ARE SUBJECT TO SURVEY● DO NOT RELY ON THIS PLAN FOR THE LOCATION & TYPE OF EASEMENTS THAT MAY AFFECT THE LAND. THESE SHOULD BE ASCERTAINED BY SURVEY SEARCH AND/OR FIELD SURVEY.● FUTURE EASEMENTS MAY BE REQUIRED FOR SERVICING OR OTHER REASONS, & AS SUCH ARE SUBJECT TO FINAL SURVEY AND/OR ENGINEERING DESIGN.● THE LOCATION OF BUILDINGS IS INDICATIVE ONLY AND TRUE POSITION IN RELATION TO BOUNDARIES IS SUBJECT TO SURVEY● DO NOT RELY ON THIS PLAN FOR CONTRACTUAL PURPOSES. | |  PLAN 1 : 15000 A3 | | | | | |
| | | | | DATE: 25.04.2022 | REFERENCE: 21079SUB | SHEET: 7 OF 11 | |
| PLANNING & DEVELOPMENT Phone : 6361 2955 Fax: 6360 4700 P.O. BOX 1827 ORANGE, NSW 2800 | | | | | | | |



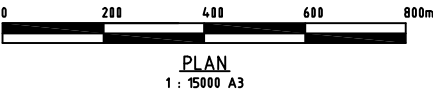
EXISTING MINIMUM LOT SIZE

PROPOSED MINIMUM LOT SIZE

IMPORTANT NOTES

- THIS PLAN HAS BEEN PREPARED FOR DEVELOPMENT APPLICATION PURPOSES ONLY
- ALL DIMENSIONS AND AREAS SHOWN ARE SUBJECT TO SURVEY
- DO NOT RELY ON THIS PLAN FOR THE LOCATION & TYPE OF EASEMENTS THAT MAY AFFECT THE LAND. THESE SHOULD BE ASCERTAINED BY SURVEY SEARCH AND/OR FIELD SURVEY.
- FUTURE EASEMENTS MAY BE REQUIRED FOR SERVICING OR OTHER REASONS, & AS SUCH ARE SUBJECT TO FINAL SURVEY AND/OR ENGINEERING DESIGN.
- THE LOCATION OF BUILDINGS IS INDICATIVE ONLY AND TRUE POSITION IN RELATION TO BOUNDARIES IS SUBJECT TO SURVEY
- DO NOT RELY ON THIS PLAN FOR CONTRACTUAL PURPOSES.

SCALE



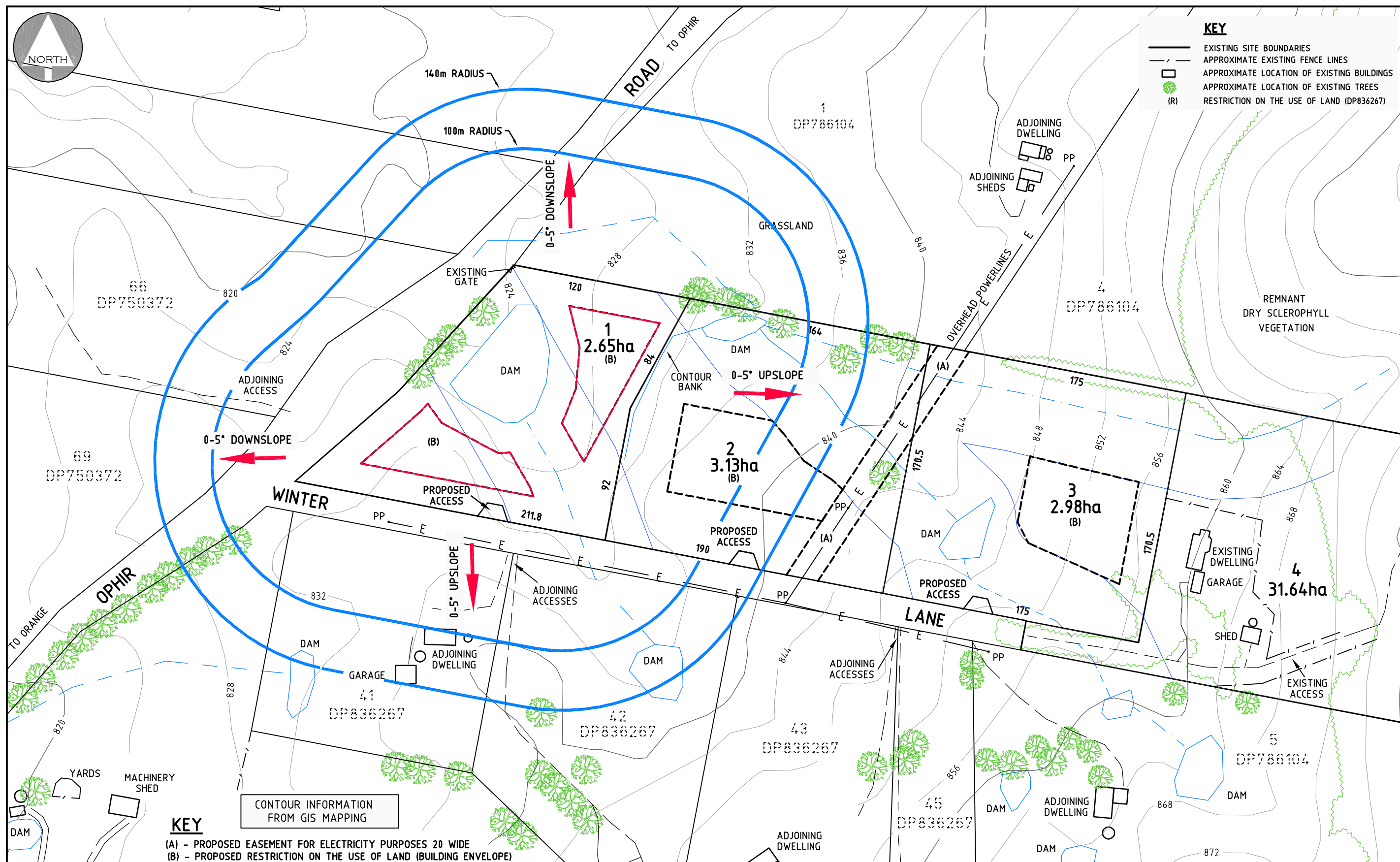
PLANNING PROPOSAL- REZONING OF 51 WINTER LANE
SUMMER HILL CREEK (LOT 6 DP 703806) FROM RU1 PRIMARY
PRODUCTION TO R5 LARGE LOT RESIDENTIAL

FIGURE 8 - EXISTNG & PROPOSED MINIMUM LOT SIZE

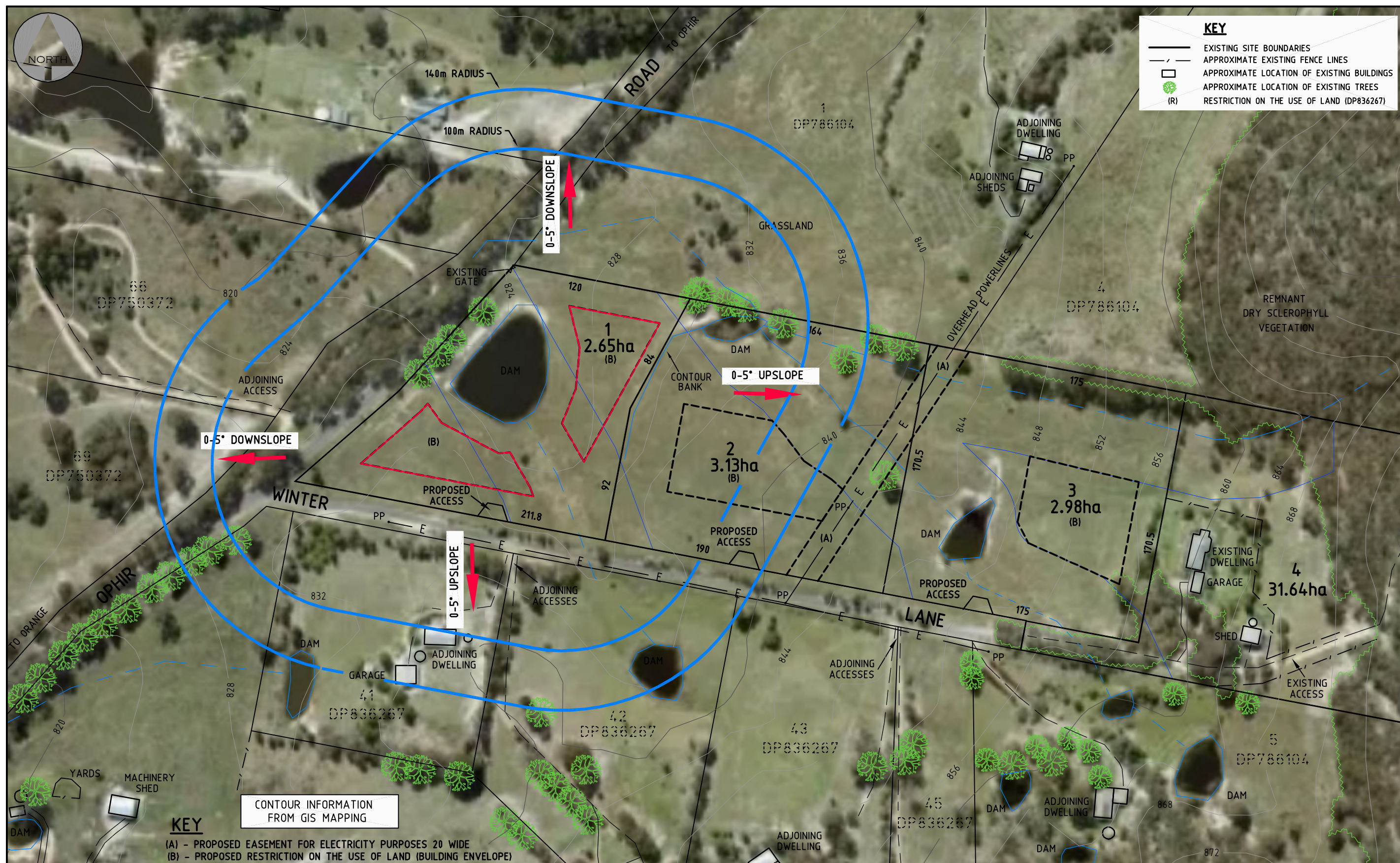
DATE: 25.04.2022 REFERENCE: 21079SUB SHEET: 8 OF 11

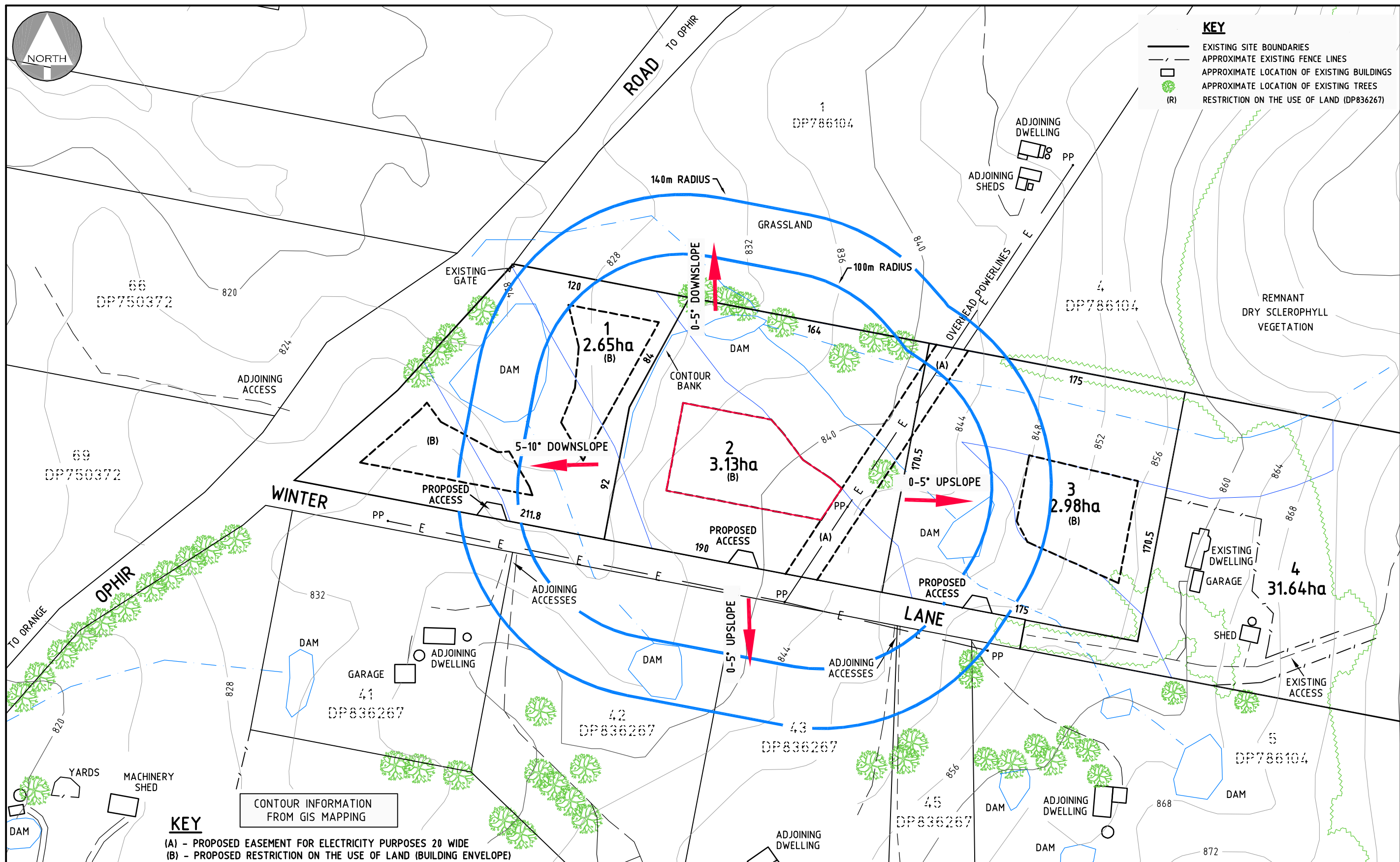
PETER BASHA

PLANNING & DEVELOPMENT
Phone : 6361 2955 Fax: 6360 4700
P.O. BOX 1827 ORANGE, NSW 2800

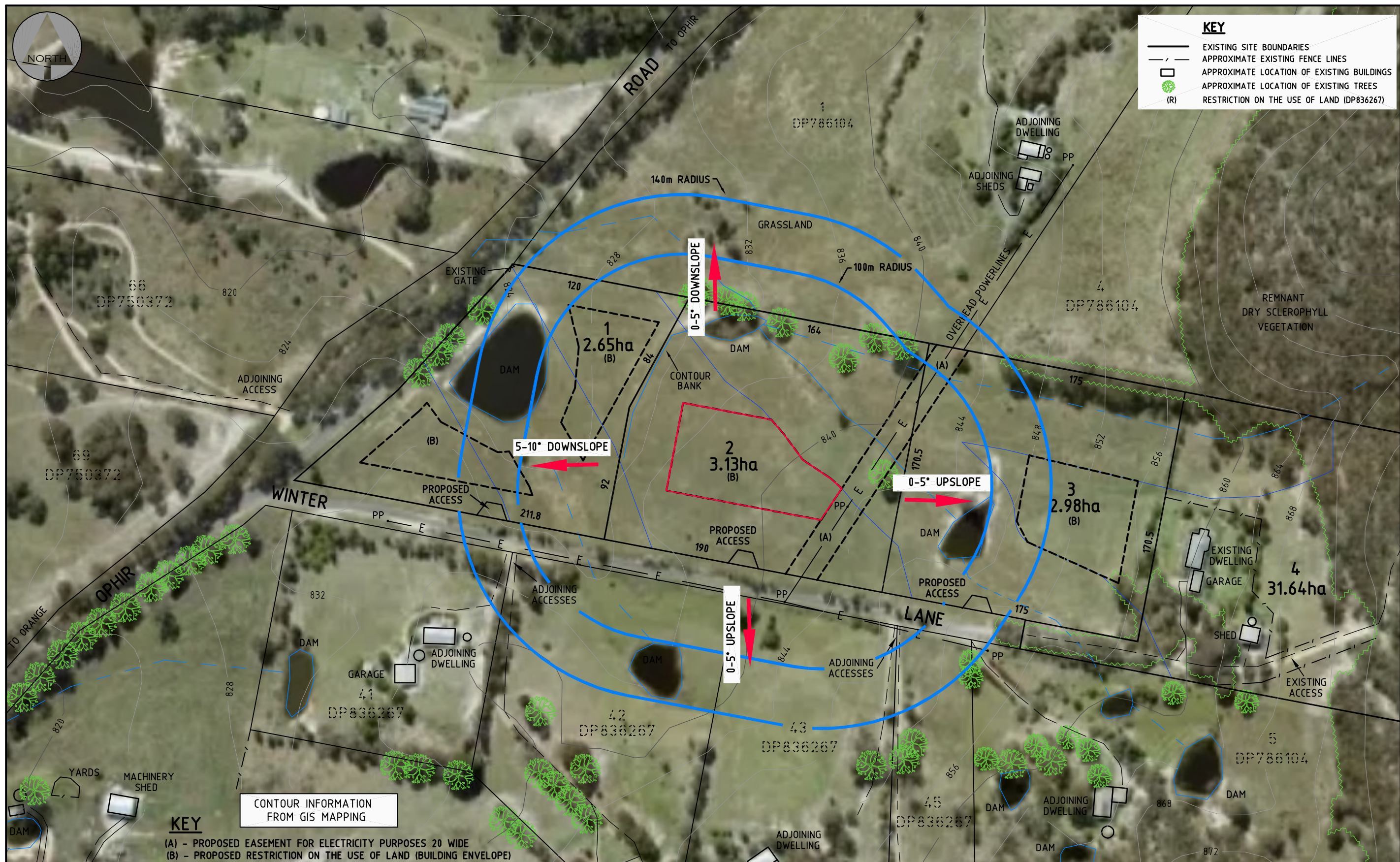


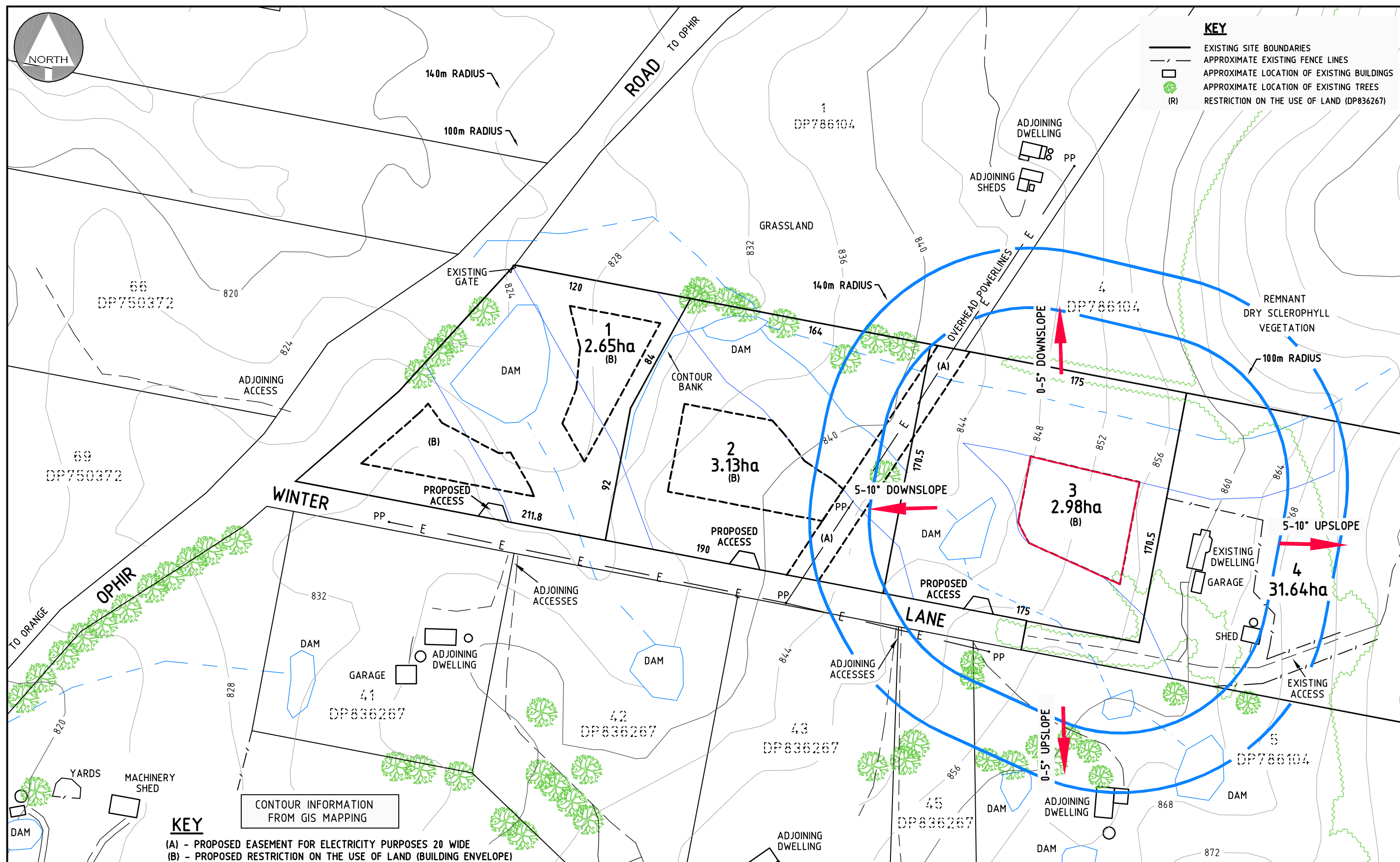
| | | | |
|--|--|---|---|
| <p>IMPORTANT NOTES</p> <ul style="list-style-type: none"> THIS PLAN HAS BEEN PREPARED FOR DEVELOPMENT APPLICATION PURPOSES ONLY ALL DIMENSIONS AND AREAS SHOWN ARE SUBJECT TO SURVEY DO NOT RELY ON THIS PLAN FOR THE LOCATION & TYPE OF EASEMENTS THAT MAY AFFECT THE LAND. THESE SHOULD BE ASCERTAINED BY SURVEY SEARCH AND/OR FIELD SURVEY. FUTURE EASEMENTS MAY BE REQUIRED FOR SERVICING OR OTHER REASONS, & AS SUCH ARE SUBJECT TO FINAL SURVEY AND/OR ENGINEERING DESIGN. THE LOCATION OF BUILDINGS IS INDICATIVE ONLY AND TRUE POSITION IN RELATION TO BOUNDARIES IS SUBJECT TO SURVEY DO NOT RELY ON THIS PLAN FOR CONTRACTUAL PURPOSES. | <p>SCALE</p> <p>0 30 60 90 120m</p> <p>PLAN 1 : 2500 A3</p> | <p>PLANNING PROPOSAL- REZONING OF 51 WINTER LANE SUMMER HILL CREEK (LOT 6 DP 703806) FROM RU1 PRIMARY PRODUCTION TO R5 LARGE LOT RESIDENTIAL</p> <p>FIGURE 9 - SLOPE & VEGETATION ANALYSIS LOT 1</p> <p>DATE: 25.04.2022 REFERENCE: 21079SUB SHEET: 9 OF 11</p> | <p>PETER BASHA</p> <p>PLANNING & DEVELOPMENT</p> <p>Phone : 6361 2955 Fax: 6360 4700 P.O. BOX 1827 ORANGE, NSW 2800</p> |
|--|--|---|---|

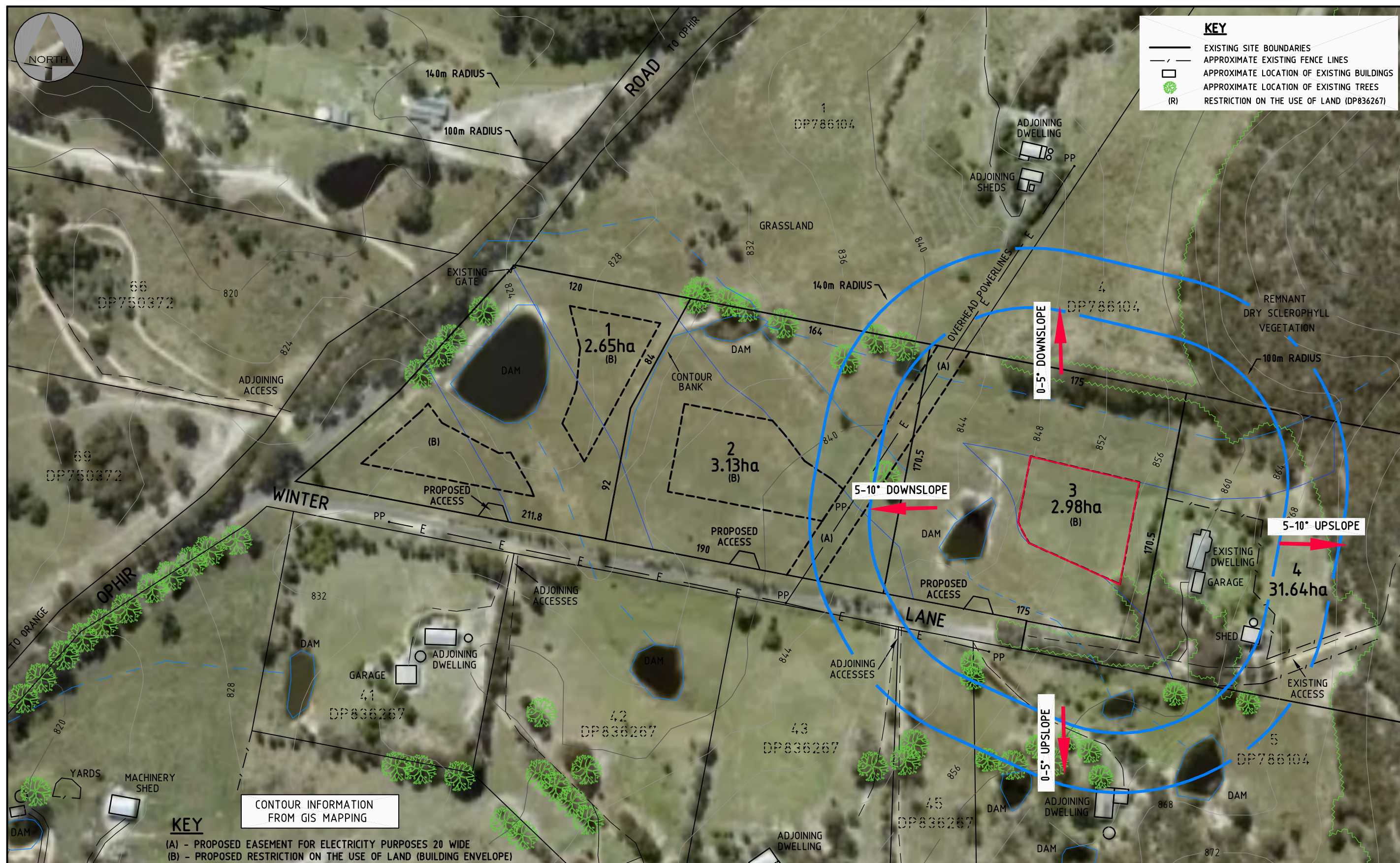




| | | | |
|--|--|---|--|
| <p>IMPORTANT NOTES</p> <ul style="list-style-type: none"> THIS PLAN HAS BEEN PREPARED FOR DEVELOPMENT APPLICATION PURPOSES ONLY ALL DIMENSIONS AND AREAS SHOWN ARE SUBJECT TO SURVEY DO NOT RELY ON THIS PLAN FOR THE LOCATION & TYPE OF EASEMENTS THAT MAY AFFECT THE LAND. THESE SHOULD BE ASCERTAINED BY SURVEY SEARCH AND/OR FIELD SURVEY. FUTURE EASEMENTS MAY BE REQUIRED FOR SERVICING OR OTHER REASONS, & AS SUCH ARE SUBJECT TO FINAL SURVEY AND/OR ENGINEERING DESIGN. THE LOCATION OF BUILDINGS IS INDICATIVE ONLY AND TRUE POSITION IN RELATION TO BOUNDARIES IS SUBJECT TO SURVEY DO NOT RELY ON THIS PLAN FOR CONTRACTUAL PURPOSES. | <p>SCALE</p> <p>PLAN 1: 2500 A3</p> | <p>PLANNING PROPOSAL- REZONING OF 51 WINTER LANE SUMMER HILL CREEK (LOT 6 DP 703806) FROM RU1 PRIMARY PRODUCTION TO R5 LARGE LOT RESIDENTIAL</p> <p>FIGURE 10 - SLOPE & VEGETATION ANALYSIS LOT 2</p> <p>DATE: 25.04.2022 REFERENCE: 21079SUB SHEET: 10 OF 11</p> | <p>PETER BASHA</p> <p>PLANNING & DEVELOPMENT Phone : 6361 2955 Fax: 6360 4700 P.O. BOX 1827 ORANGE, NSW 2800</p> |
|--|--|---|--|







| | | | |
|--|--|---|---|
| <p>IMPORTANT NOTES</p> <ul style="list-style-type: none"> THIS PLAN HAS BEEN PREPARED FOR DEVELOPMENT APPLICATION PURPOSES ONLY ALL DIMENSIONS AND AREAS SHOWN ARE SUBJECT TO SURVEY DO NOT RELY ON THIS PLAN FOR THE LOCATION & TYPE OF EASEMENTS THAT MAY AFFECT THE LAND. THESE SHOULD BE ASCERTAINED BY SURVEY SEARCH AND/OR FIELD SURVEY. FUTURE EASEMENTS MAY BE REQUIRED FOR SERVICING OR OTHER REASONS, & AS SUCH ARE SUBJECT TO FINAL SURVEY AND/OR ENGINEERING DESIGN. THE LOCATION OF BUILDINGS IS INDICATIVE ONLY AND TRUE POSITION IN RELATION TO BOUNDARIES IS SUBJECT TO SURVEY DO NOT RELY ON THIS PLAN FOR CONTRACTUAL PURPOSES. | <p>SCALE</p> <p>0 30 60 90 120m</p> <p>PLAN 1 : 2500 A3</p> | <p>PLANNING PROPOSAL- REZONING OF 51 WINTER LANE SUMMER HILL CREEK (LOT 6 DP 703806) FROM RU1 PRIMARY PRODUCTION TO R5 LARGE LOT RESIDENTIAL</p> <p>FIGURE 11 - SLOPE & VEGETATION ANALYSIS LOT 3</p> <p>DATE: 25.04.2022 REFERENCE: 21079SUB SHEET: 11 OF 11</p> | <p>PETER BASHA</p> <p>PLANNING & DEVELOPMENT Phone : 6361 2955 Fax: 6360 4700 P.O. BOX 1827 ORANGE, NSW 2800</p> |
|--|--|---|---|