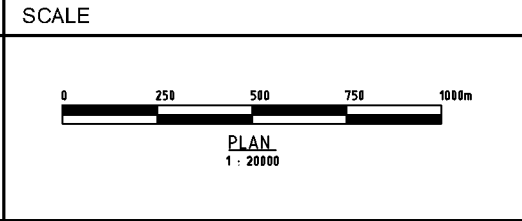


IMPORTANT NOTES

- 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 11 STRATHNOOK LANE
CLIFTON GROVE FROM RU1 PRIMARY PRODUCTION
TO R5 LARGE LOT RESIDENTIAL**

FIGURE 1 - LOCATION

DATE: 24.07.2025	REFERENCE: 23022RZ	SHEET: 1 OF 6
------------------	--------------------	---------------

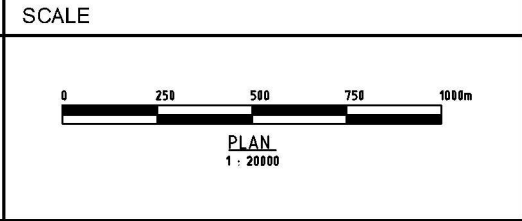
PETER BASHA

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.



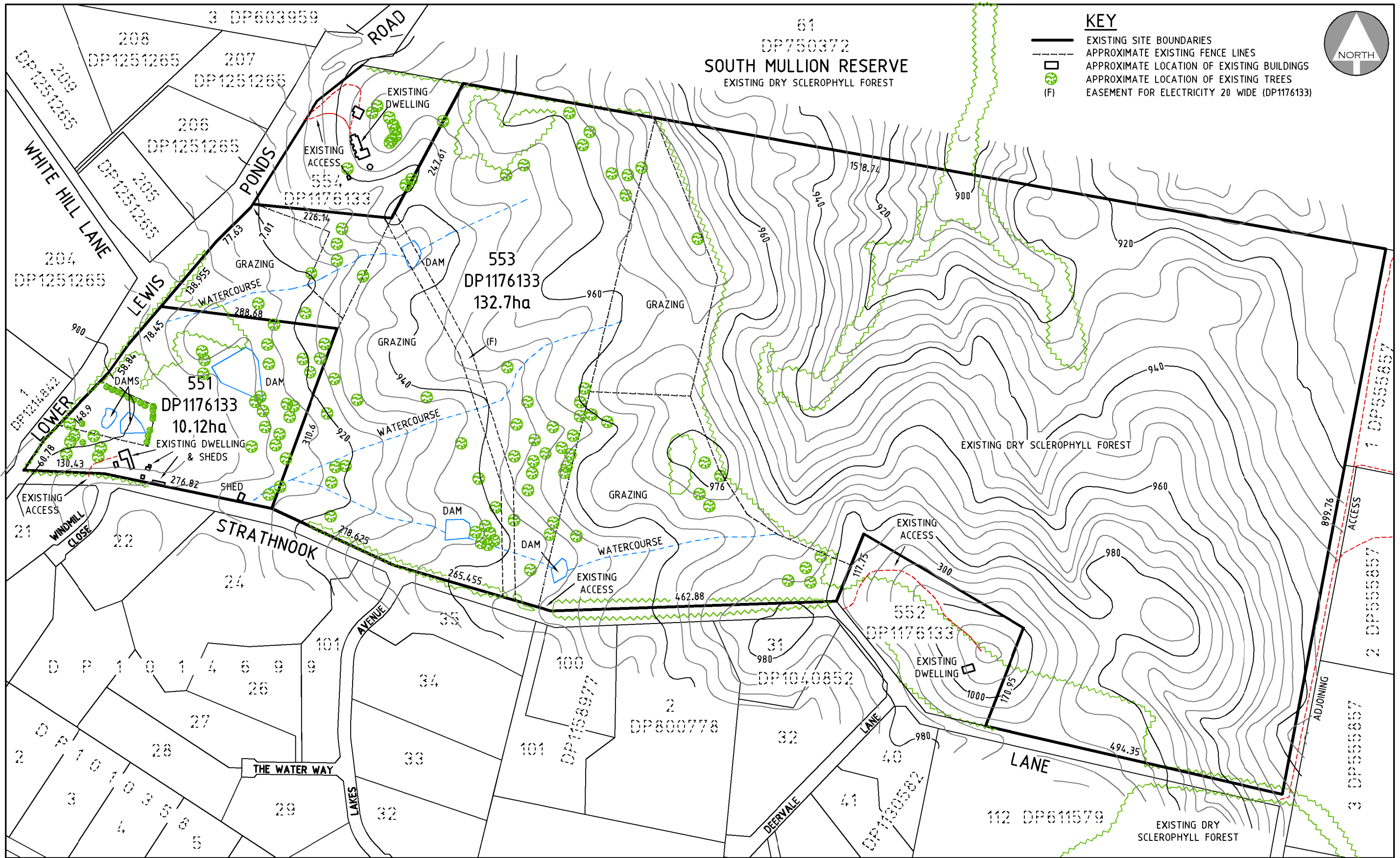
**PLANNING PROPOSAL REZONING OF 11 STRATHNOOK LANE
CLIFTON GROVE FROM RU1 PRIMARY PRODUCTION
TO R5 LARGE LOT RESIDENTIAL**



FIGURE 1 - LOCATION

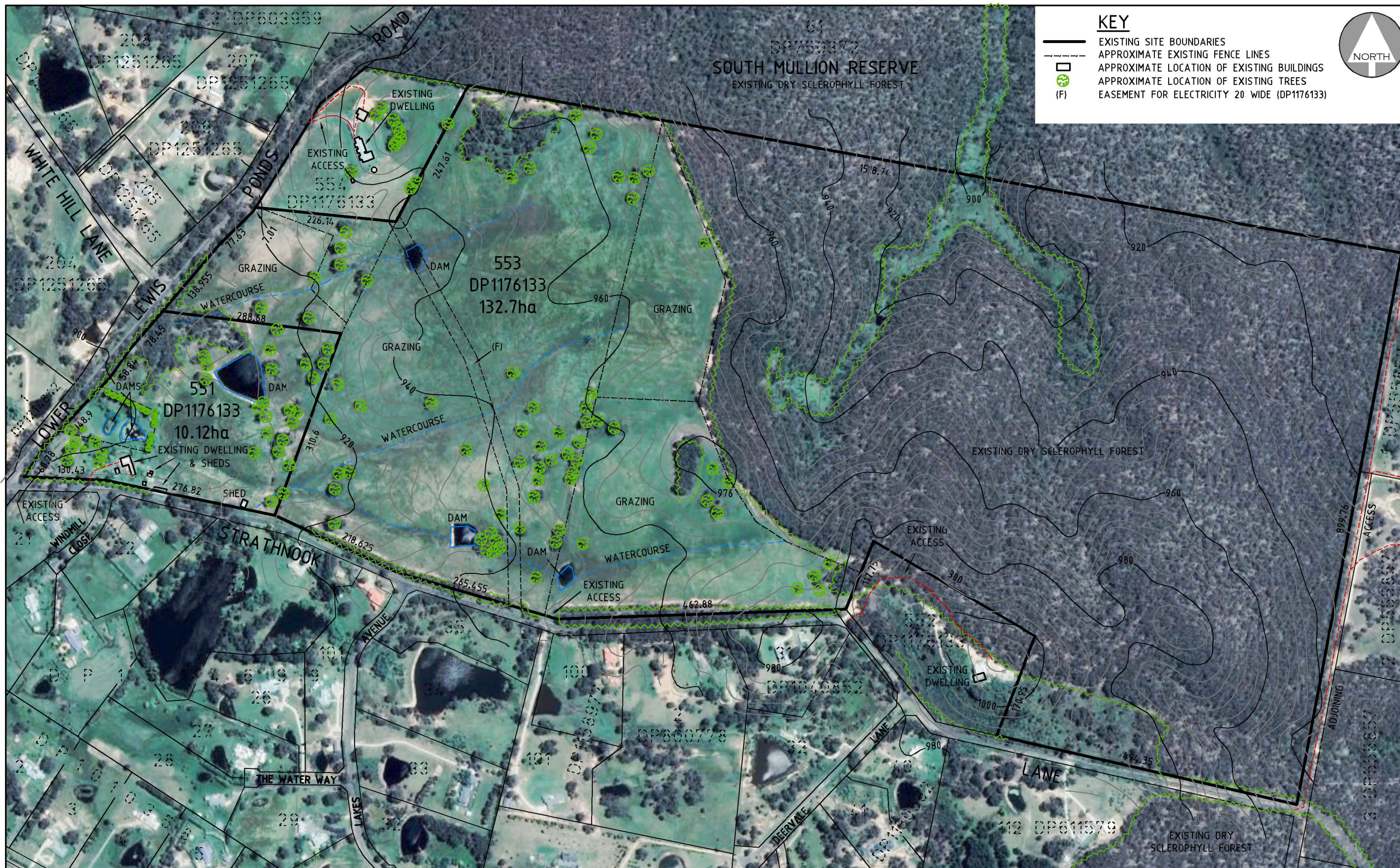
DATE: 24.07.2025	REFERENCE: 23022RZ	SHEET: 1 OF 6
------------------	--------------------	---------------

PETER BASHA

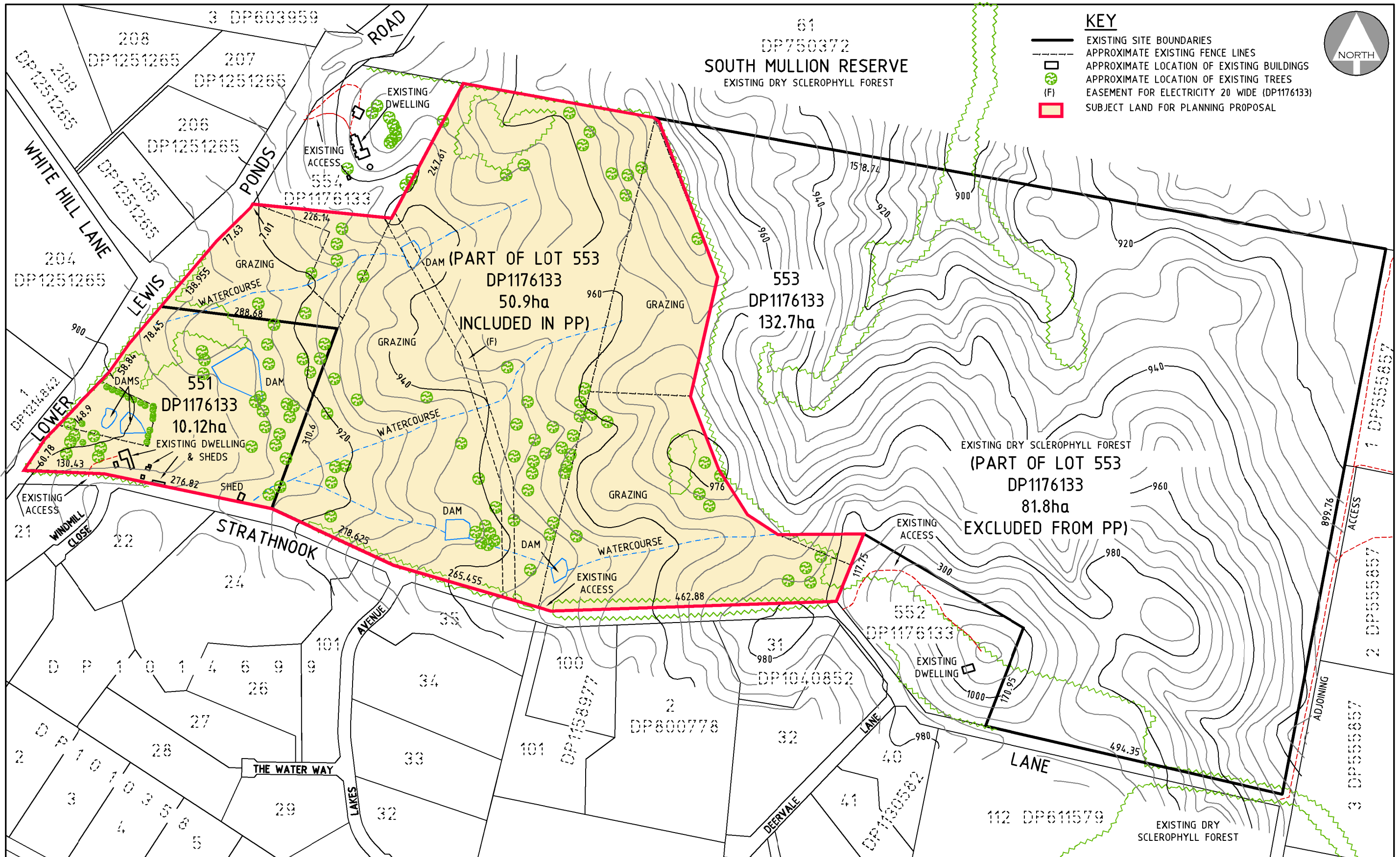
PLANNING & DEVELOPMENT
Phone : 6361 2955 Fax: 6360 4700
P.O. BOX 1827 ORANGE, NSW 2800






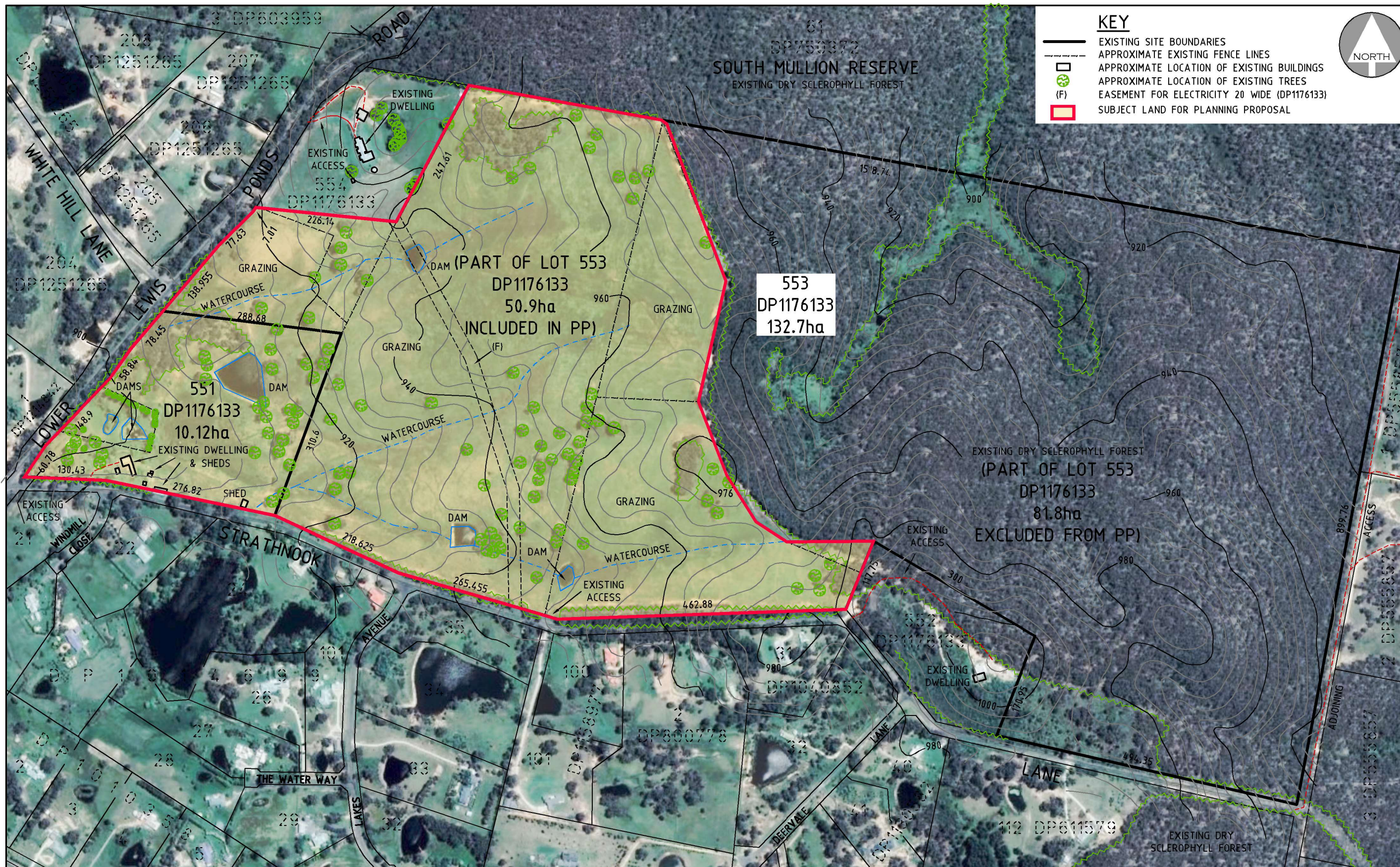
IMPORTANT NOTES		SCALE		PLANNING PROPOSAL REZONING OF 11 STRATHNOOK LANE CLIFTON GROVE FROM RU1 PRIMARY PRODUCTION TO R5 LARGE LOT RESIDENTIAL			<div> PETER BASHA</div>	
<ul style="list-style-type: none">● THIS PLAN HAS BEEN PREPARED FOR DEVELOPMENT APPLICATION PURPOSES ONLY● ALL DIMENSIONS AND AREAS 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.		<div> PLAN 1 : 6000 A3</div>						
				DATE:	24.07.2025	REFERENCE:	23022RZ	SHEET:
<div>PLANNING & DEVELOPMENT Phone : 6361 2955 Fax: 6360 4700 P.O. BOX 1827 ORANGE, NSW 2800</div>								



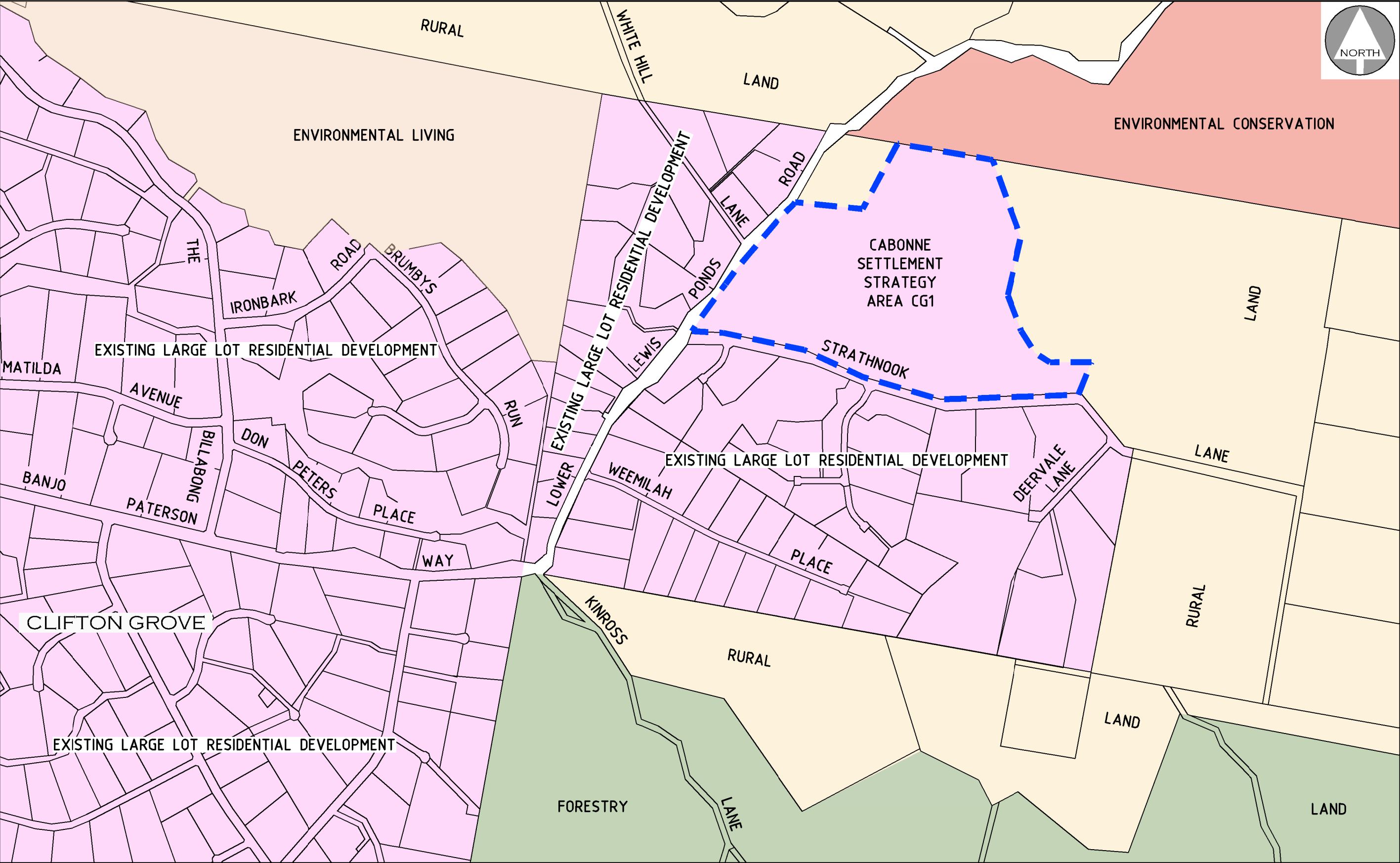
IMPORTANT NOTES <ul style="list-style-type: none">THIS PLAN HAS BEEN PREPARED FOR DEVELOPMENT APPLICATION PURPOSES ONLYALL DIMENSIONS AND AREAS SHOWN ARE SUBJECT TO SURVEYDO NOT RELY ON THIS PLAN FOR THE LOCATION & TYPE OF EASEMENTS THAT MAY AFFECT THE LAND. THESE SHOULD BE ASCERTAINED BY SURVEY SEARCH 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 : 6000 A3	PLANNING PROPOSAL REZONING OF 11 STRATHNOOK LANE CLIFTON GROVE FROM RU1 PRIMARY PRODUCTION TO R5 LARGE LOT RESIDENTIAL FIGURE 2 - EXISTING BOUNDARIES & SITE DETAIL DATE: 24.07.2025 REFERENCE: 23022RZ SHEET: 2 OF 6	 PETER BASHA PLANNING & DEVELOPMENT Phone : 6361 2955 Fax: 6360 4700 P.O. BOX 1827 ORANGE, NSW 2800
--	--	---	--



IMPORTANT NOTES		SCALE		PLANNING PROPOSAL REZONING OF 11 STRATHNOOK LANE CLIFTON GROVE 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.		 <p>PLAN 1 : 6000 A3</p>		FIGURE 3 - SUBJECT SITE FOR PLANNING PROPOSAL			 <p>PLANNING & DEVELOPMENT Phone : 6361 2955 Fax: 6360 4700 P.O. BOX 1827 ORANGE, NSW 2800</p>	
				DATE: 24.07.2025	REFERENCE: 23022RZ	SHEET: 3 OF 6		

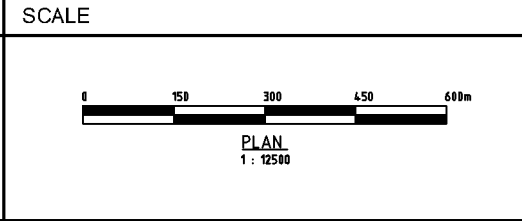


IMPORTANT NOTES <ul style="list-style-type: none">THIS PLAN HAS BEEN PREPARED FOR DEVELOPMENT APPLICATION PURPOSES ONLYALL DIMENSIONS AND AREAS SHOWN ARE SUBJECT TO SURVEYDO NOT RELY ON THIS PLAN FOR THE LOCATION & TYPE OF EASEMENTS THAT MAY AFFECT THE LAND. THESE SHOULD BE ASCERTAINED BY SURVEY SEARCH 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 : 6000 A3	PLANNING PROPOSAL REZONING OF 11 STRATHNOOK LANE CLIFTON GROVE FROM RU1 PRIMARY PRODUCTION TO R5 LARGE LOT RESIDENTIAL FIGURE 3 - SUBJECT SITE FOR PLANNING PROPOSAL DATE: 24.07.2025 REFERENCE: 23022RZ SHEET: 3 OF 6	 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.



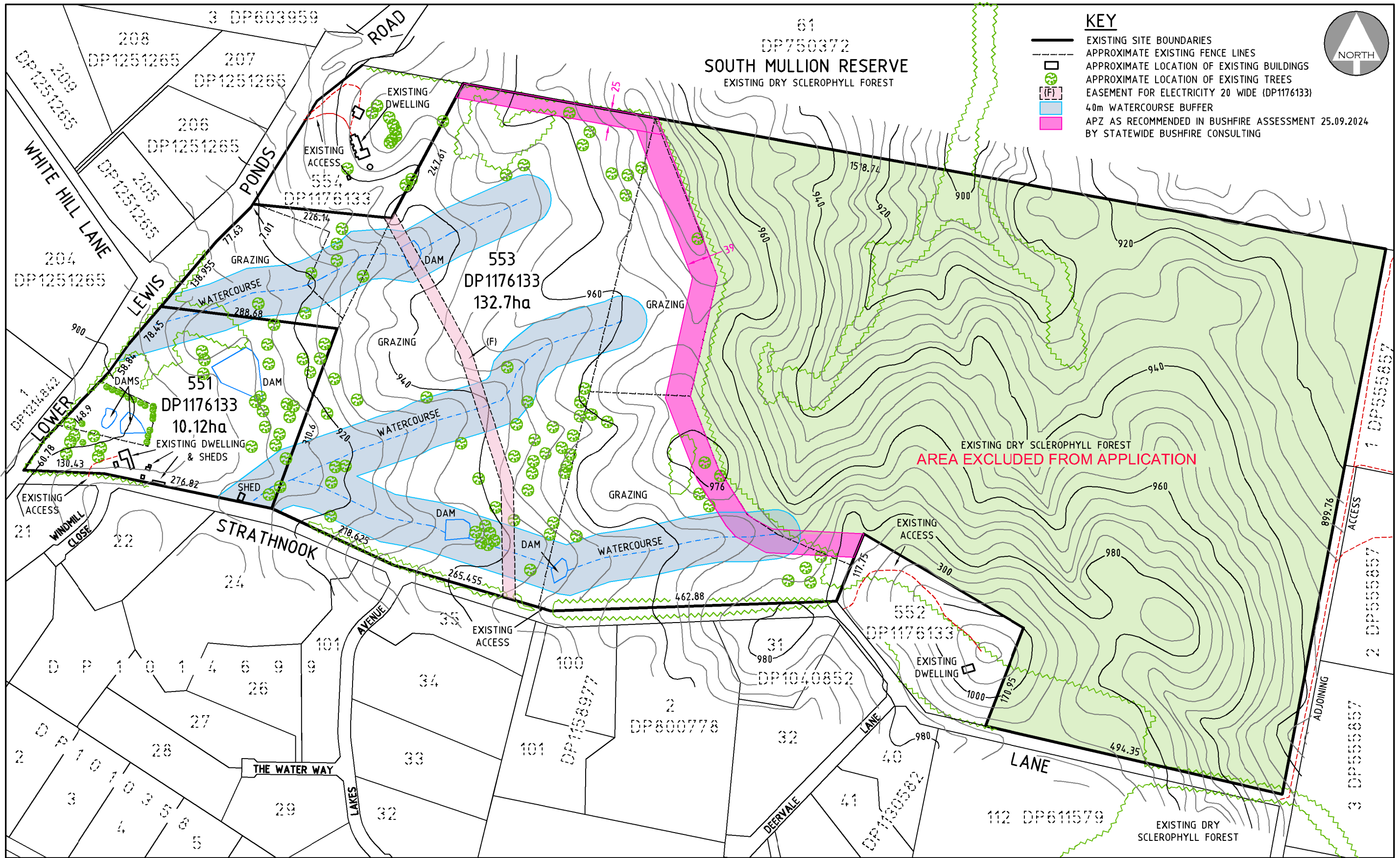
**PLANNING PROPOSAL REZONING OF 11 STRATHNOOK LANE
CLIFTON GROVE FROM RU1 PRIMARY PRODUCTION
TO R5 LARGE LOT RESIDENTIAL**



FIGURE 4 - SURROUNDING DEVELOPMENT PATTERN

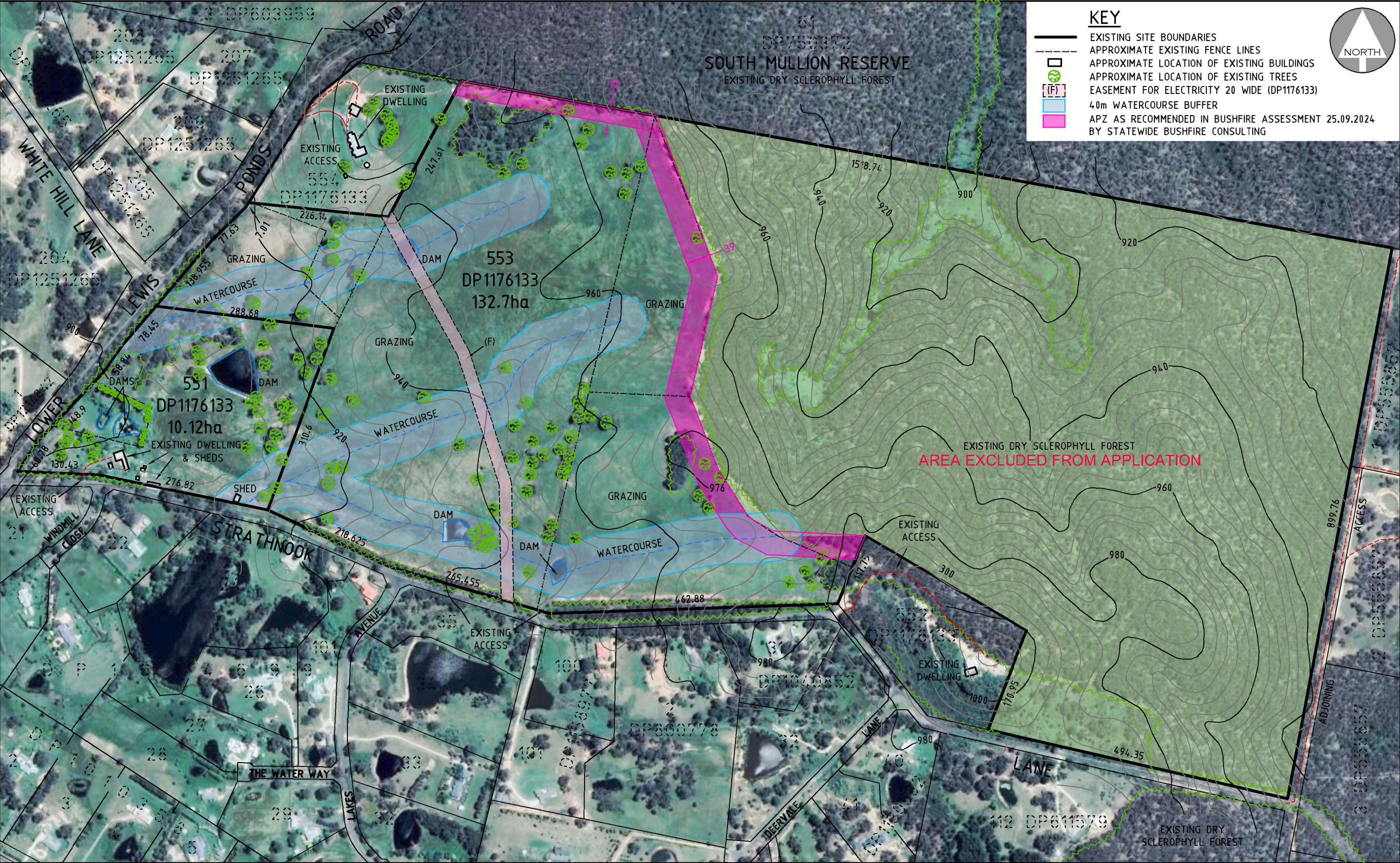
DATE: 24.07.2025 REFERENCE: 23022RZ SHEET: 4 OF 6




PETER BASHA

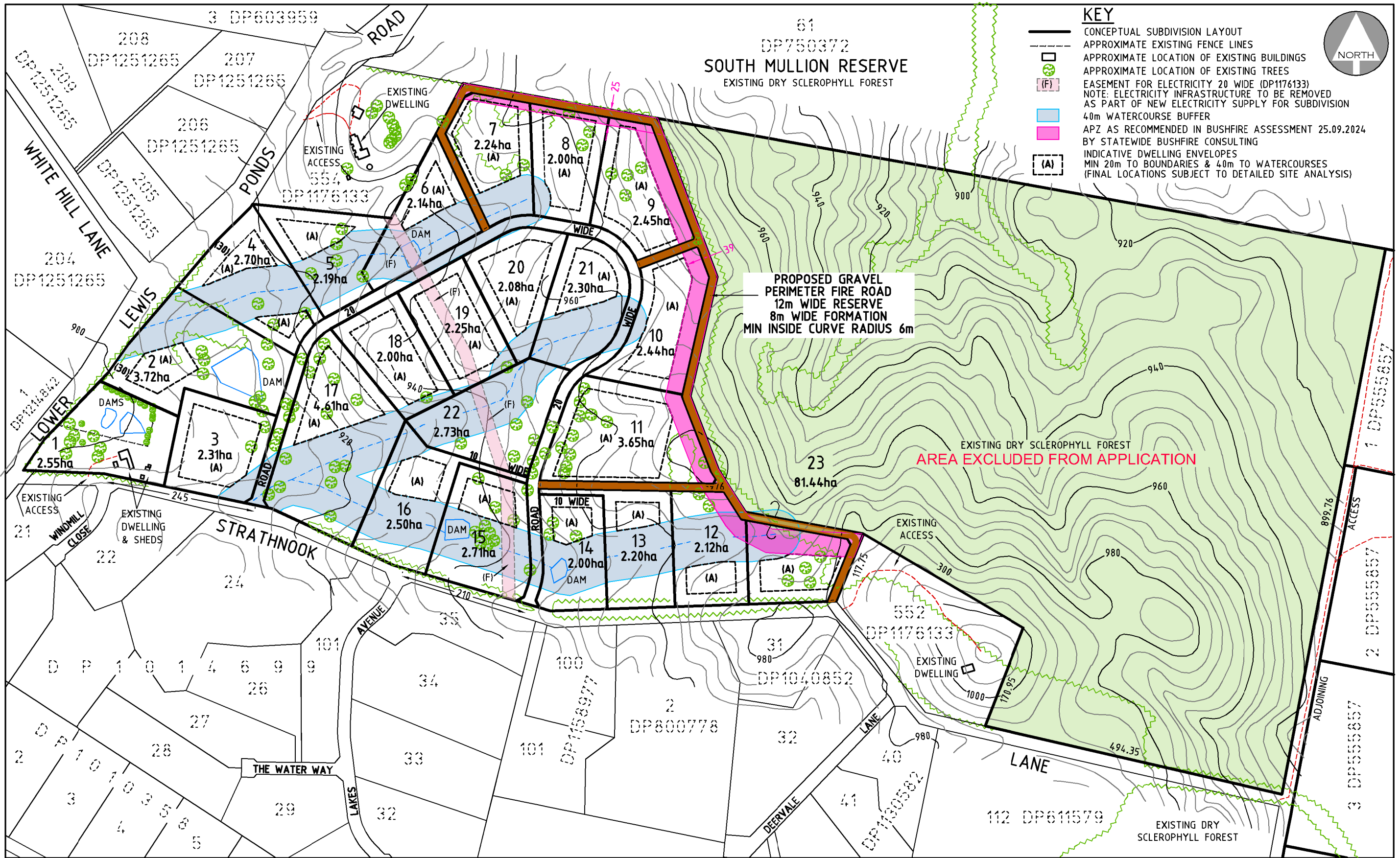
PLANNING & DEVELOPMENT
Phone : 6361 2955 Fax: 6360 4700
P.O. BOX 1827 ORANGE, NSW 2800



IMPORTANT NOTES		SCALE		PLANNING PROPOSAL REZONING OF 11 STRATHNOOK LANE CLIFTON GROVE 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.									
				FIGURE 5 - SITE CONSTRAINTS					
		DATE: 24.07.2025		REFERENCE: 23022RZ		SHEET: 5 OF 6		PLANNING & DEVELOPMENT Phone : 6361 2955 Fax: 6360 4700 P.O. BOX 1827 ORANGE, NSW 2800	



IMPORTANT NOTES		SCALE		PLANNING PROPOSAL REZONING OF 11 STRATHNOOK LANE CLIFTON GROVE 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.		 <p>PLAN 1 : 6000 A3</p>		FIGURE 5 - SITE CONSTRAINTS			 <p>PETER BASHA</p> <p>PLANNING & DEVELOPMENT Phone : 6361 2955 Fax: 6360 4700 P.O. BOX 1827 ORANGE, NSW 2800</p>	
				DATE: 24.07.2025 REFERENCE: 23022RZ SHEET: 5 OF 6				



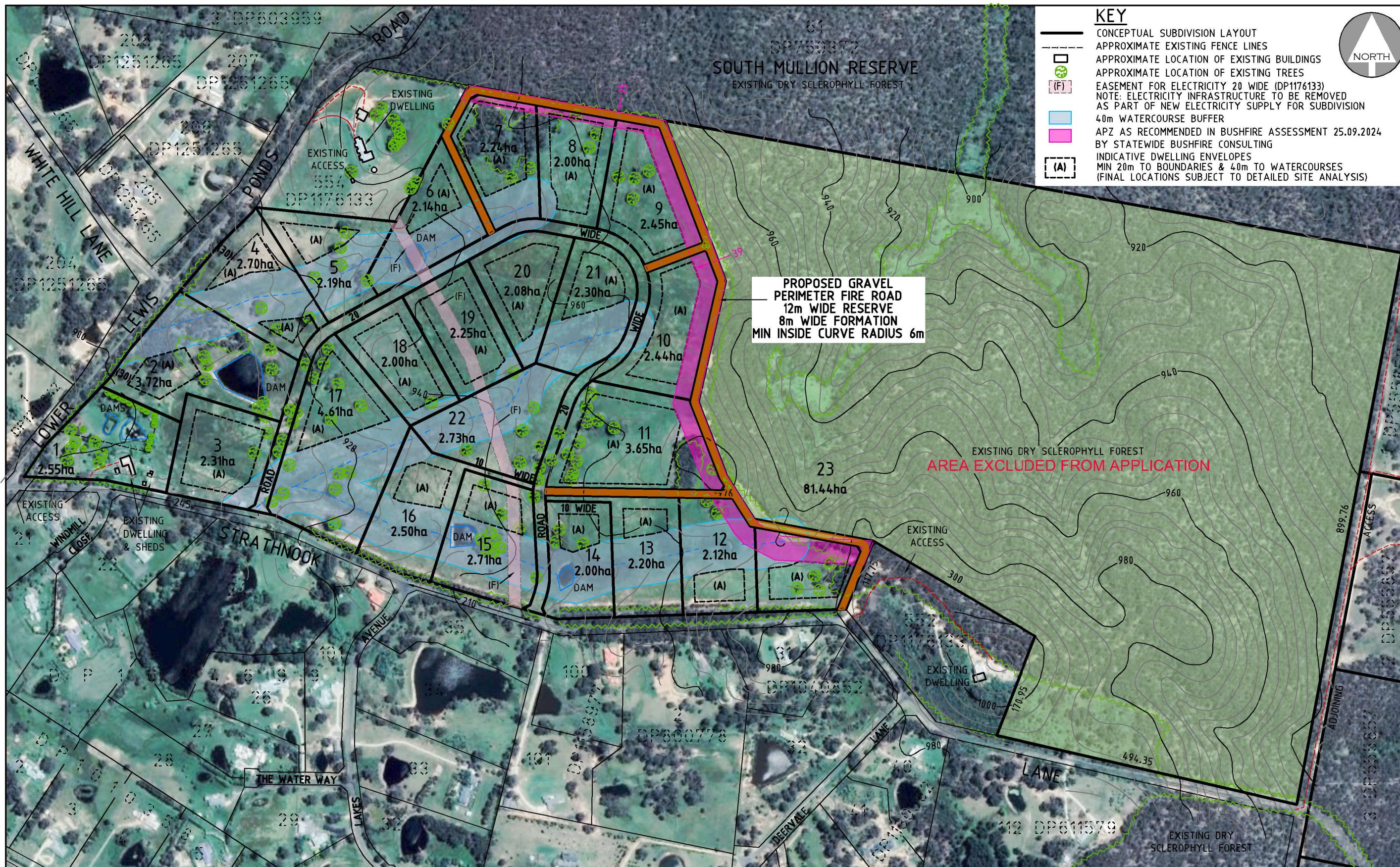
KEY

- CONCEPTUAL SUBDIVISION LAYOUT
- APPROXIMATE EXISTING FENCE LINES
- APPROXIMATE LOCATION OF EXISTING BUILDINGS
- APPROXIMATE LOCATION OF EXISTING TREES
- EASEMENT FOR ELECTRICITY 20 WIDE (DP1176133)
NOTE: ELECTRICITY INFRASTRUCTURE TO BE REMOVED AS PART OF NEW ELECTRICITY SUPPLY FOR SUBDIVISION
- 40m WATERCOURSE BUFFER
- APZ AS RECOMMENDED IN BUSHFIRE ASSESSMENT 25.09.2024 BY STATEWIDE BUSHFIRE CONSULTING
- INDICATIVE DWELLING ENVELOPES
MIN 20m TO BOUNDARIES & 40m TO WATERCOURSES
(FINAL LOCATIONS SUBJECT TO DETAILED SITE ANALYSIS)

PROPOSED GRAVEL PERIMETER FIRE ROAD
12m WIDE RESERVE
8m WIDE FORMATION
MIN INSIDE CURVE RADIUS 6m

EXISTING DRY SCLEROPHYLL FOREST
AREA EXCLUDED FROM APPLICATION

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 : 6000 A3	PLANNING PROPOSAL REZONING OF 11 STRATHNOOK LANE CLIFTON GROVE FROM RU1 PRIMARY PRODUCTION TO R5 LARGE LOT RESIDENTIAL FIGURE 6 - POTENTIAL LARGE LOT RESIDENTIAL DEVELOPMENT CONCEPT DATE: 24.07.2025 REFERENCE: 23022RZ SHEET: 6 OF 6	 PETER BASHA PLANNING & DEVELOPMENT Phone : 6361 2955 Fax: 6360 4700 P.O. BOX 1827 ORANGE, NSW 2800
--	---	---	---



KEY

CONCEPTUAL SUBDIVISION LAYOUT

APPROXIMATE EXISTING FENCE LINES

APPROXIMATE LOCATION OF EXISTING BUILDINGS

APPROXIMATE LOCATION OF EXISTING TREES

EASEMENT FOR ELECTRICITY 20 WIDE (DP1176133)

NOTE: ELECTRICITY INFRASTRUCTURE TO BE REMOVED AS PART OF NEW ELECTRICITY SUPPLY FOR SUBDIVISION

40m WATERCOURSE BUFFER

APZ AS RECOMMENDED IN BUSHFIRE ASSESSMENT 25.09.2024 BY STATEWIDE BUSHFIRE CONSULTING

INDICATIVE DWELLING ENVELOPES

MIN 20m TO BOUNDARIES & 40m TO WATERCOURSES (FINAL LOCATIONS SUBJECT TO DETAILED SITE ANALYSIS)

NORTH

<div>IMPORTANT NOTES</div> <div><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.</div>	<div>SCALE</div> <div><div></div><div>075150225300m</div><div>PLAN</div><div>1 : 6000 A3</div></div>	<div>PLANNING PROPOSAL REZONING OF 11 STRATHNOOK LANE CLIFTON GROVE FROM RU1 PRIMARY PRODUCTION TO R5 LARGE LOT RESIDENTIAL</div> <div>FIGURE 6 - POTENTIAL LARGE LOT RESIDENTIAL DEVELOPMENT CONCEPT</div> <div><div>DATE: 24.07.2025</div><div>REFERENCE: 23022RZ</div><div>SHEET: 6 OF 6</div></div>	<div><div></div><div>PETER BASHA</div></div> <div>PLANNING & DEVELOPMENT</div> <div>Phone : 6361 2955 Fax: 6360 4700</div> <div>P.O. BOX 1827 ORANGE, NSW 2800</div>
---	--	---	--