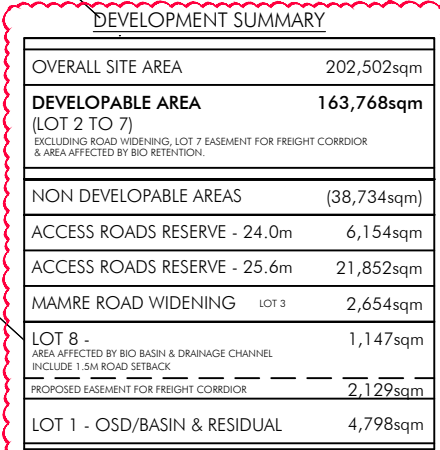




ProjectStrategy

Drawing Title:
**Stage 2 Estate Master Plan /
Benching Plan**

Author: WC/MZ Checker: MA Sheet Size: A1

Drawing Number:
11894 DA004

nettletontribe

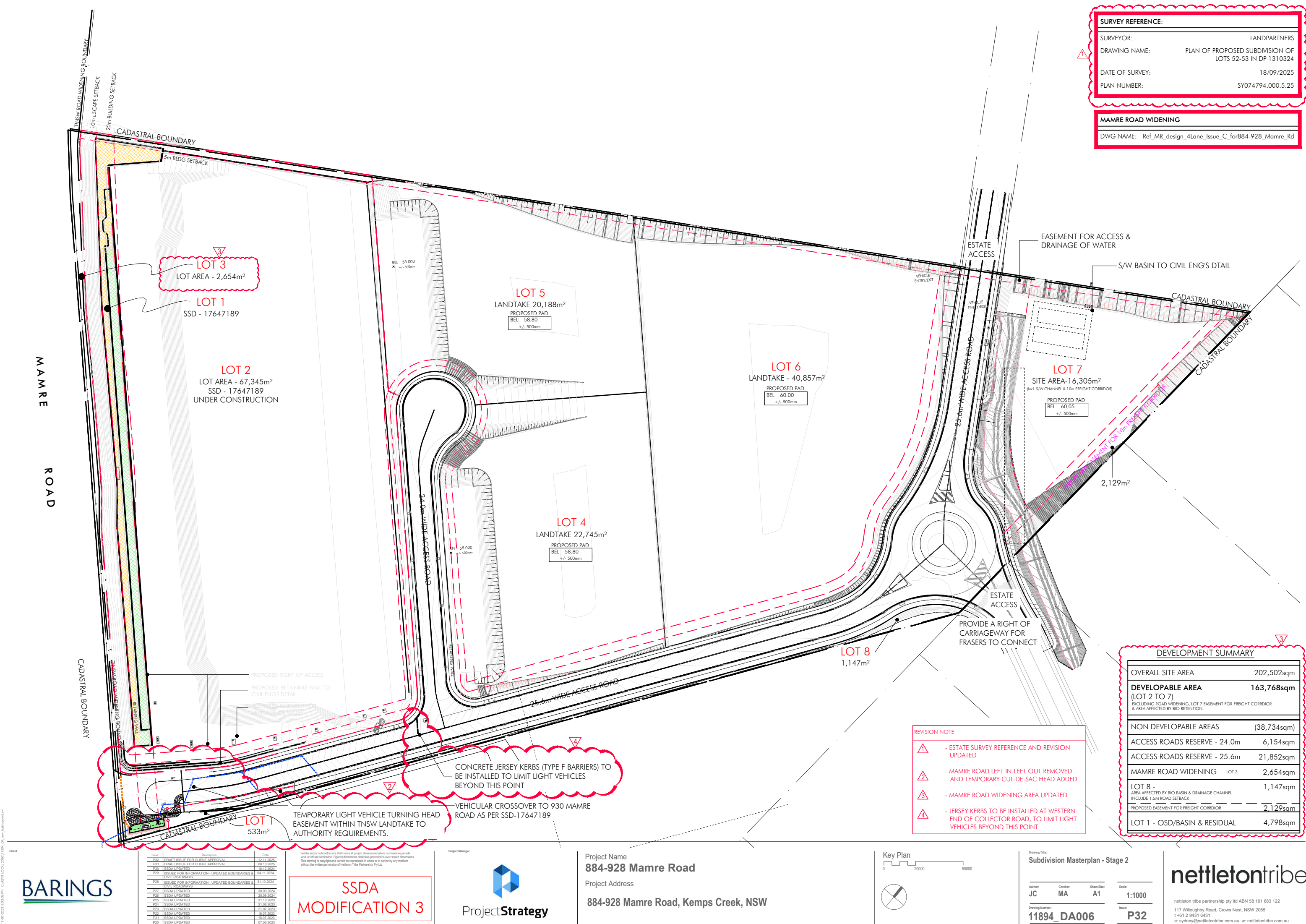
nettleton tribe partnership Pty ltd ABN 58 161 683 122

117 Willoughby Road, Crows Nest, NSW 2065

t +61 2 9431 6431
e: sydney@nettletontribe.com.au w: nettletontribe.com.au

SURVEY REFERENCE:	
SURVEYOR:	LANDPARTNERS
DRAWING NAME:	PLAN OF PROPOSED SUBDIVISION OF LOTS 52-53 IN DP 1310324
DATE OF SURVEY:	18/09/2025
PLAN NUMBER:	SY074794.000.5.25

MAMRE ROAD WIDENING	
DWG NAME:	Ref_MR_design_4Lane_Issue_C_for884-928_Mamre_Rd



DEVELOPMENT SUMMARY	
OVERALL SITE AREA	202,502sqm
DEVELOPABLE AREA (LOT 2 TO 7) EXCLUDING ROAD WIDENING, LOT 7 EASEMENT FOR FREIGHT CORRIDOR & AREA AFFECTED BY BIO RETENTION.	163,768sqm
NON DEVELOPABLE AREAS	(38,734sqm)
ACCESS ROADS RESERVE - 24.0m	6,154sqm
ACCESS ROADS RESERVE - 25.6m	21,852sqm
MAMRE ROAD WIDENING LOT 3	2,654sqm
LOT 8 - AREA AFFECTED BY BIO BASIN & DRAINAGE CHANNEL INCLUDE 1.5M ROAD SETBACK	1,147sqm
PROPOSED EASEMENT FOR FREIGHT CORRIDOR	2,129sqm
LOT 1 - OSD/BASIN & RESIDUAL	4,798sqm

REVISION NOTE	
1	- ESTATE SURVEY REFERENCE AND REVISION UPDATED
2	- MAMRE ROAD LEFT IN-LEFT OUT REMOVED AND TEMPORARY CUL-DE-SAC HEAD ADDED
3	- MAMRE ROAD WIDENING AREA UPDATED
4	- JERSEY KERBS TO BE INSTALLED AT WESTERN END OF COLLECTOR ROAD, TO LIMIT LIGHT VEHICLES BEYOND THIS POINT

Client

19/07/2025 10:53:38 PM C:\MSR\LOCAL\2025\11762_DA_000_Subsidiary.dwg

Project Manager

Project Name
884-928 Mamre Road
Project Address
884-928 Mamre Road, Kemps Creek, NSW

Barings

SSDA MODIFICATION 3

ProjectStrategy

Key Plan
0 20000 50000

nettletontribe

nettleton tribe partnership pty ltd ABN 58 161 683 122
117 Willoughby Road, Crows Nest, NSW 2065
t +61 2 9431 6431
e: sydney@nettletontribe.com.au w: nettletontribe.com.au

Rev	Description	Date
P02	DRAFT ISSUE FOR CLIENT APPROVAL	12/11/2025
P01	DRAFT ISSUE FOR CLIENT APPROVAL	08/10/2025
P00	SSDA UPDATED	18/12/2024
P09	ISSUED FOR INFORMATION - UPDATED BOUNDARIES & CIVIL ROADWAYS	01/11/2024
P08	ISSUED FOR INFORMATION - UPDATED BOUNDARIES & CIVIL ROADWAYS	31/10/2024
P07	SSDA UPDATED	01/09/2024
P06	SSDA UPDATED	31/08/2024
P05	SSDA UPDATED	31/08/2024
P04	SSDA UPDATED	21/08/2024
P03	SSDA UPDATED	21/07/2024
P02	SSDA UPDATED	18/07/2024
P01	SSDA UPDATED	18/07/2024
P00	SSDA UPDATED	07/06/2024

Drawing Title:
Subdivision Masterplan - Stage 2

Author: JC, Checker: MA, Sheet Size: A1, Scale: 1:1000, Issue: P32, Drawing Number: 11894_DA006