

ALL AREAS AND DIMENSIONS ARE INDICATIVE ONLY

LOT LAYOUT IS SUBJECT TO CHANGE, PENDING DESIGN
DA & FURTHER ACQUISITIONS BY AUTHORITIES

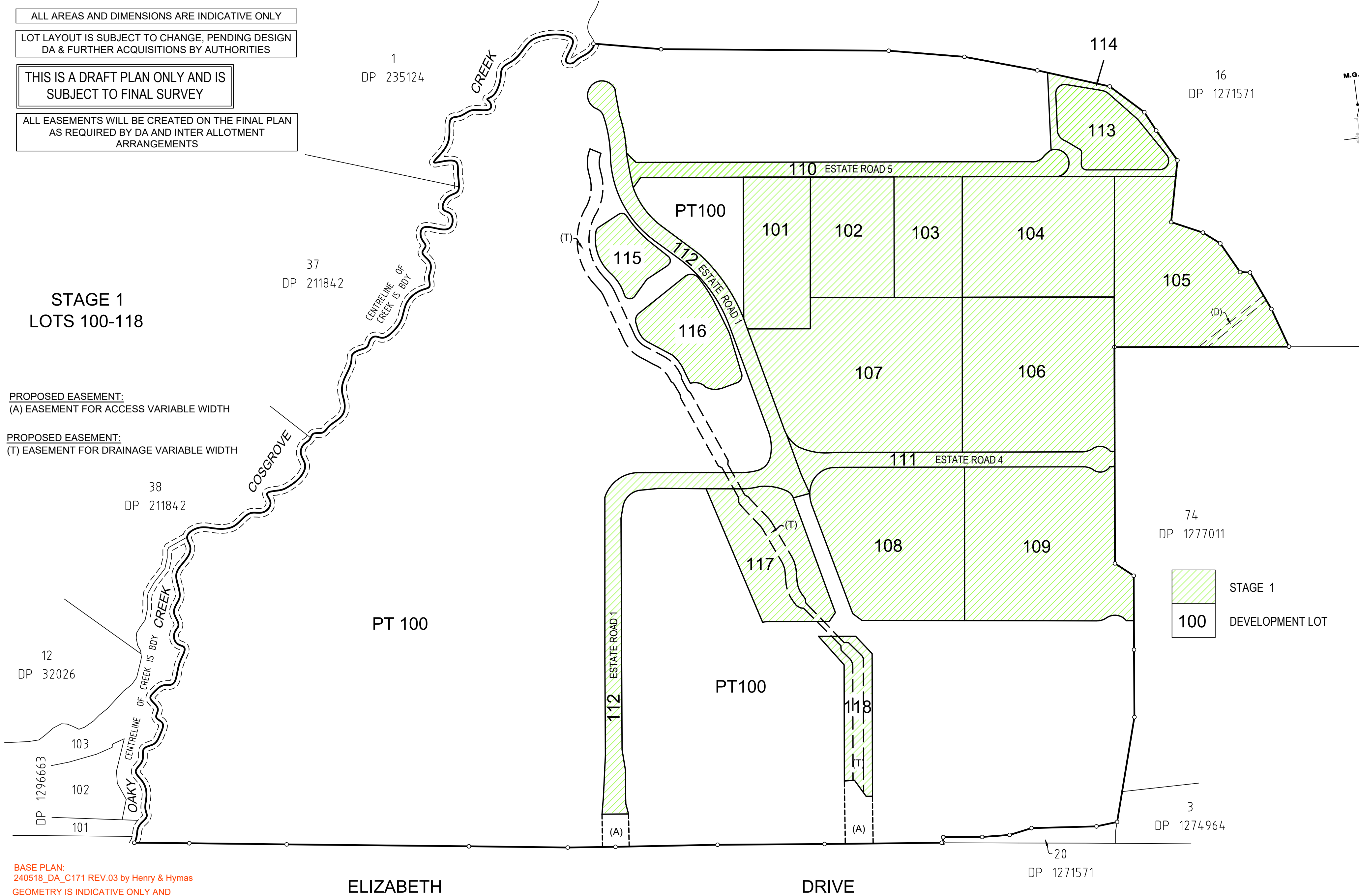
THIS IS A DRAFT PLAN ONLY AND IS
SUBJECT TO FINAL SURVEY

ALL EASEMENTS WILL BE CREATED ON THE FINAL PLAN
AS REQUIRED BY DA AND INTER ALLOTMENT
ARRANGEMENTS

STAGE 1
LOTS 100-118

PROPOSED EASEMENT:
(A) EASEMENT FOR ACCESS VARIABLE WIDTH

PROPOSED EASEMENT:
(T) EASEMENT FOR DRAINAGE VARIABLE WIDTH



BASE PLAN:
240518_DA_C171 REV.03 by Henry & Hymas

GEOMETRY IS INDICATIVE ONLY AND
SUBJECT TO DA, CC AND FINAL SURVEY

EASEMENTS (DP1323411) TO BE RELEASED NOT SHOWN

EXISTING EASEMENTS:

(D) EASEMENT FOR ELECTRICITY PURPOSES (AS820127, (DP 1286461)

POSITIVE COVENANT-ACCESS MAINTENANCE (WHOLE OF LOTS), (DP1306448

RESTRICTION ON THE USE OF LAND (WHOLE OF LOTS), (DP1306448

SURVEYOR Name: JACEK IDZIKOWSKI Date of Survey: DRAFT ONLY Surveyor's Reference: 50294 021DP 6 STG_2	PLAN OF PROPOSED SUBDIVISION OF LOT 1 IN DP 1306448 DP 1	LGA: PENRITH Locality : BADGERYS CREEK Reduction Ratio 1: 4000 Lengths are in metres.	Registered  LTS CONFIDENCE TOGETHER www.lts.com.au P 1300 587 000	DP DRAFT ISSUE : 30 - 04 - 2026 FOR INFORMATION 50294 021DP 6 STG_2
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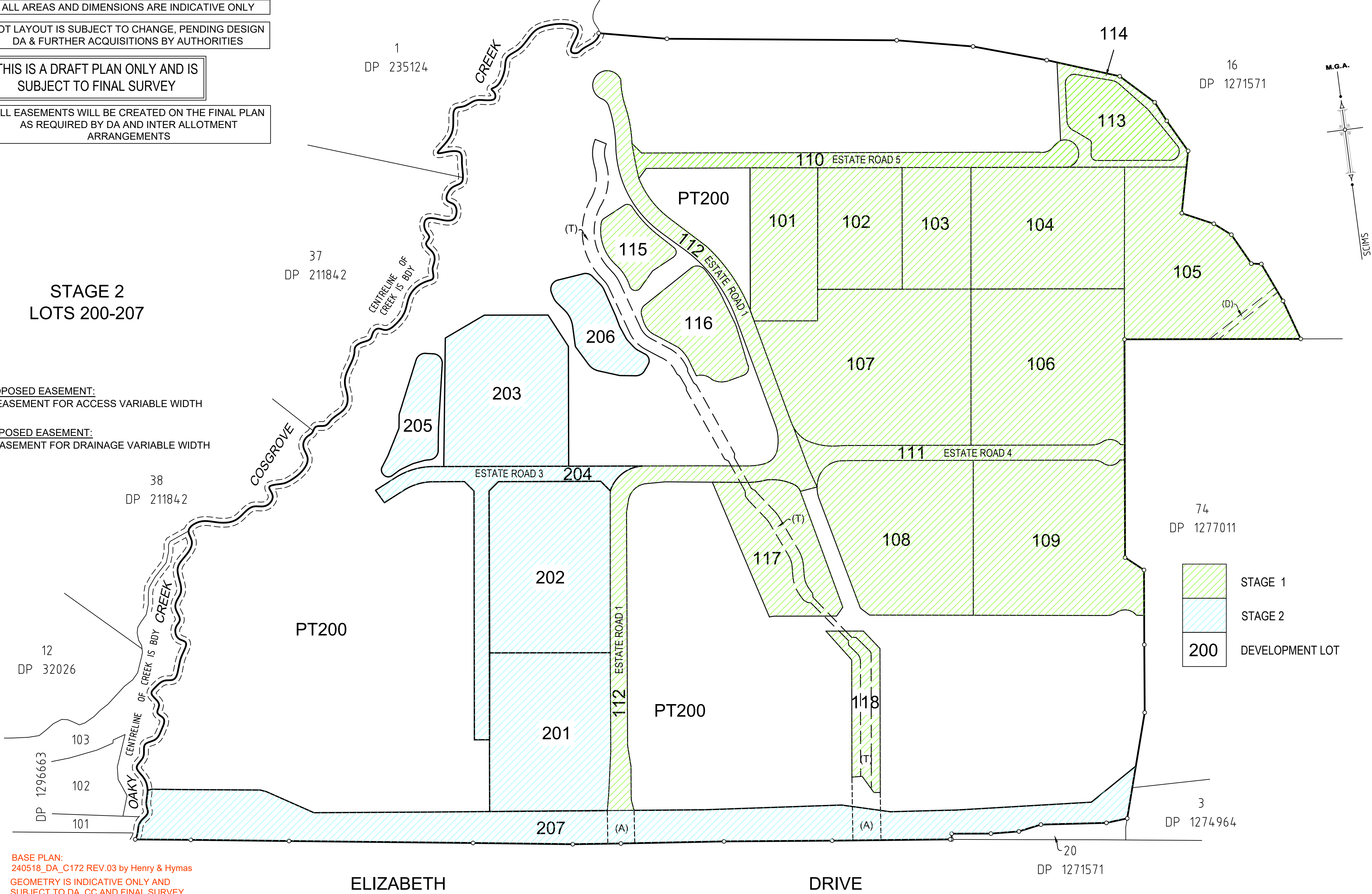
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STAGE 2
LOTS 200-207

PROPOSED EASEMENT:
(A) EASEMENT FOR ACCESS VARIABLE WIDTH

PROPOSED EASEMENT:
(T) EASEMENT FOR DRAINAGE VARIABLE WIDTH



BASE PLAN:
240518_DA_C172 REV.03 by Henry & Hymas

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(D) EASEMENT FOR ELECTRICITY PURPOSES (AS820127, (DP 1286461)

POSITIVE COVENANT-ACCESS MAINTENANCE (WHOLE OF LOTS), (DP1306448

RESTRICTION ON THE USE OF LAND (WHOLE OF LOTS), (DP1306448

SURVEYOR Name: JACEK IDZIKOWSKI Date of Survey: DRAFT ONLY Surveyor's Reference: 50294 021DP 6 STG_2	PLAN OF PROPOSED SUBDIVISION OF LOT 100 IN DP STAGE 1 DP 2	LGA: PENRITH Locality : BADGERYS CREEK Reduction Ratio 1: 4000 Lengths are in metres.	Registered  LTS CONFIDENCE TOGETHER www.lts.com.au P 1300 587 000	DP DRAFT ISSUE : 30 - 04 - 2026 FOR INFORMATION 50294 021DP 6 STG_2
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ARRANGEMENTS

STAGE 3
LOTS 300-310

PROPOSED EASEMENT:
(A) EASEMENT FOR ACCESS VARIABLE WIDTH

PROPOSED EASEMENT:
(T) EASEMENT FOR DRAINAGE VARIABLE WIDTH

38
DP 211842

12
DP 32026

DP 1296663

BASE PLAN:
240518_DA_C173 REV.03 by Henry & Hymas

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(D) EASEMENT FOR ELECTRICITY PURPOSES (AS820127, (DP 1286461)
POSITIVE COVENANT-ACCESS MAINTENANCE (WHOLE OF LOTS), (DP1306448
RESTRICTION ON THE USE OF LAND (WHOLE OF LOTS), (DP1306448

SURVEYOR
Name: JACEK IDZIKOWSKI
Date of Survey: DRAFT ONLY
Surveyor's Reference: 50294 021DP 6 STG_2

PLAN OF PROPOSED SUBDIVISION OF
LOT 200 IN DP STAGE 2
DP 3

LGA: PENRITH
Locality : BADGERYS CREEK
Reduction Ratio 1: 4000
Lengths are in metres.



DP **DRAFT**
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ARRANGEMENTS

STAGE 4
LOTS 400-406

PROPOSED EASEMENT:
(A) EASEMENT FOR ACCESS VARIABLE WIDTH

PROPOSED EASEMENT:
(T) EASEMENT FOR DRAINAGE VARIABLE WIDTH

38
DP 211842

12
DP 32026

DP 1296663

OAKY CENTRELINE OF CREEK IS BDY CREEK

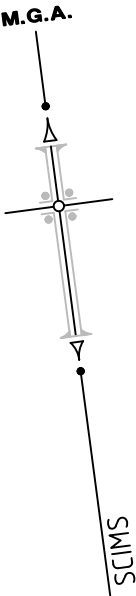
COSGROVE

1
DP 235124

37
DP 211842

CENTRELINE OF CREEK IS BDY

16
DP 1271571



74
DP 1277011

- STAGE 1
- STAGE 2
- STAGE 3
- STAGE 4
- 400

DEVELOPMENT LOT

3
DP 1274964

20
DP 1271571

BASE PLAN:
240518_DA_C174 REV.03 by Henry & Hymas
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POSITIVE COVENANT-ACCESS MAINTENANCE (WHOLE OF LOTS), (DP1306448
RESTRICTION ON THE USE OF LAND (WHOLE OF LOTS), (DP1306448

SURVEYOR
Name: JACEK IDZIKOWSKI
Date of Survey: DRAFT ONLY
Surveyor's Reference: 50294 021DP 6 STG_2

PLAN OF PROPOSED SUBDIVISION OF
LOT 300 IN DP STAGE 3
DP 4

LGA: PENRITH
Locality : BADGERYS CREEK
Reduction Ratio 1: 4000
Lengths are in metres.



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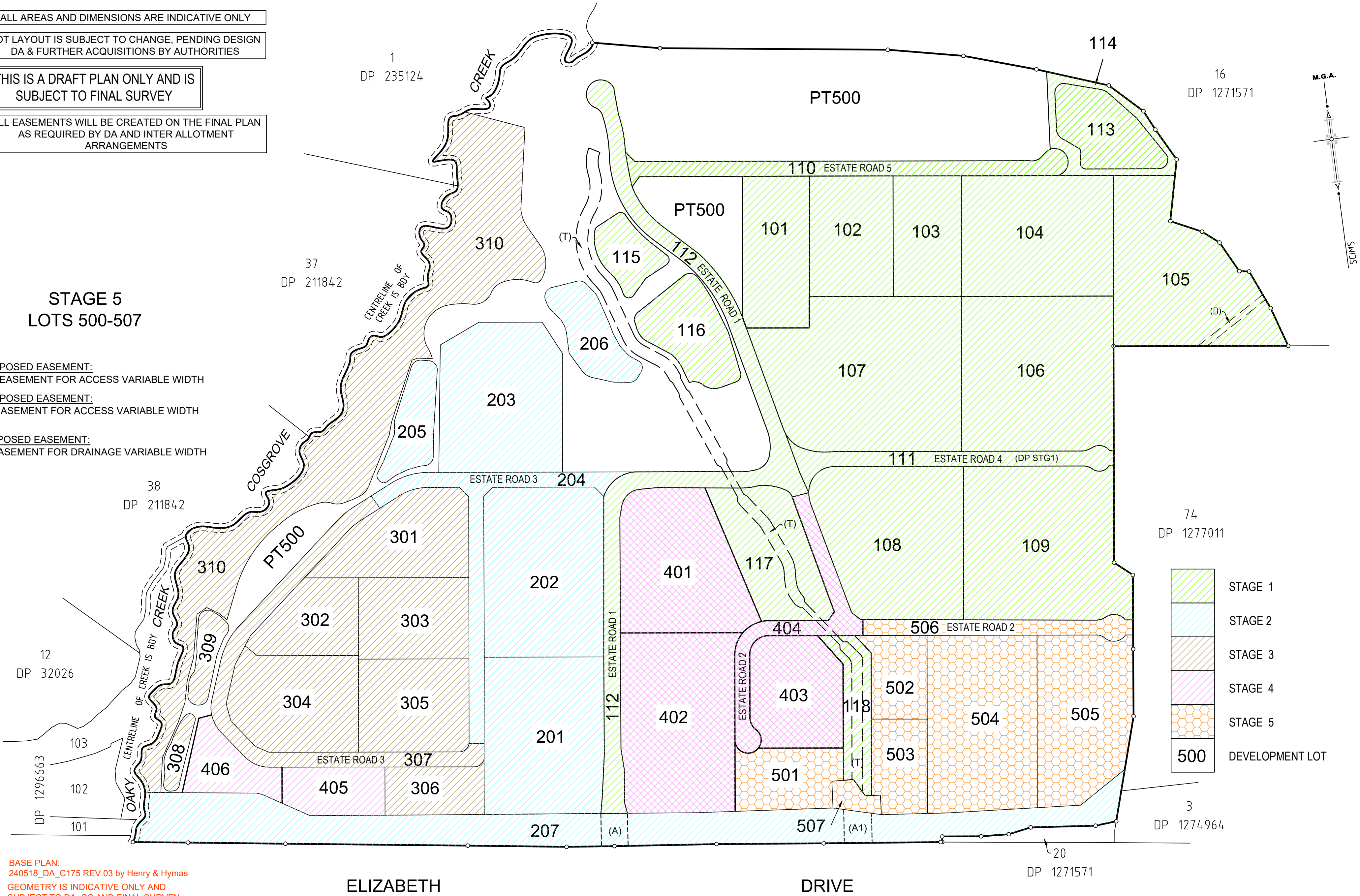
ALL EASEMENTS WILL BE CREATED ON THE FINAL PLAN
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ARRANGEMENTS

STAGE 5
LOTS 500-507

PROPOSED EASEMENT:
(A1) EASEMENT FOR ACCESS VARIABLE WIDTH

PROPOSED EASEMENT:
(A) EASEMENT FOR ACCESS VARIABLE WIDTH

PROPOSED EASEMENT:
(T) EASEMENT FOR DRAINAGE VARIABLE WIDTH



BASE PLAN:
240518_DA_C175 REV.03 by Henry & Hymas

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EASEMENTS (DP1323411) TO BE RELEASED NOT SHOWN

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(D) EASEMENT FOR ELECTRICITY PURPOSES (AS820127, (DP 1286461)

POSITIVE COVENANT-ACCESS MAINTENANCE (WHOLE OF LOTS), (DP1306448

RESTRICTION ON THE USE OF LAND (WHOLE OF LOTS), (DP1306448

SURVEYOR

Name: JACEK IDZIKOWSKI

Date of Survey: DRAFT ONLY

Surveyor's Reference: 50294 021DP 6 STG_2

PLAN OF PROPOSED SUBDIVISION OF
LOT 400 IN DP STAGE 4
DP 5

LGA: PENRITH

Locality : BADGERYS CREEK

Reduction Ratio 1: 4000

Lengths are in metres.

Registered

LTS

CONFIDENCE TOGETHER

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DP **DRAFT**

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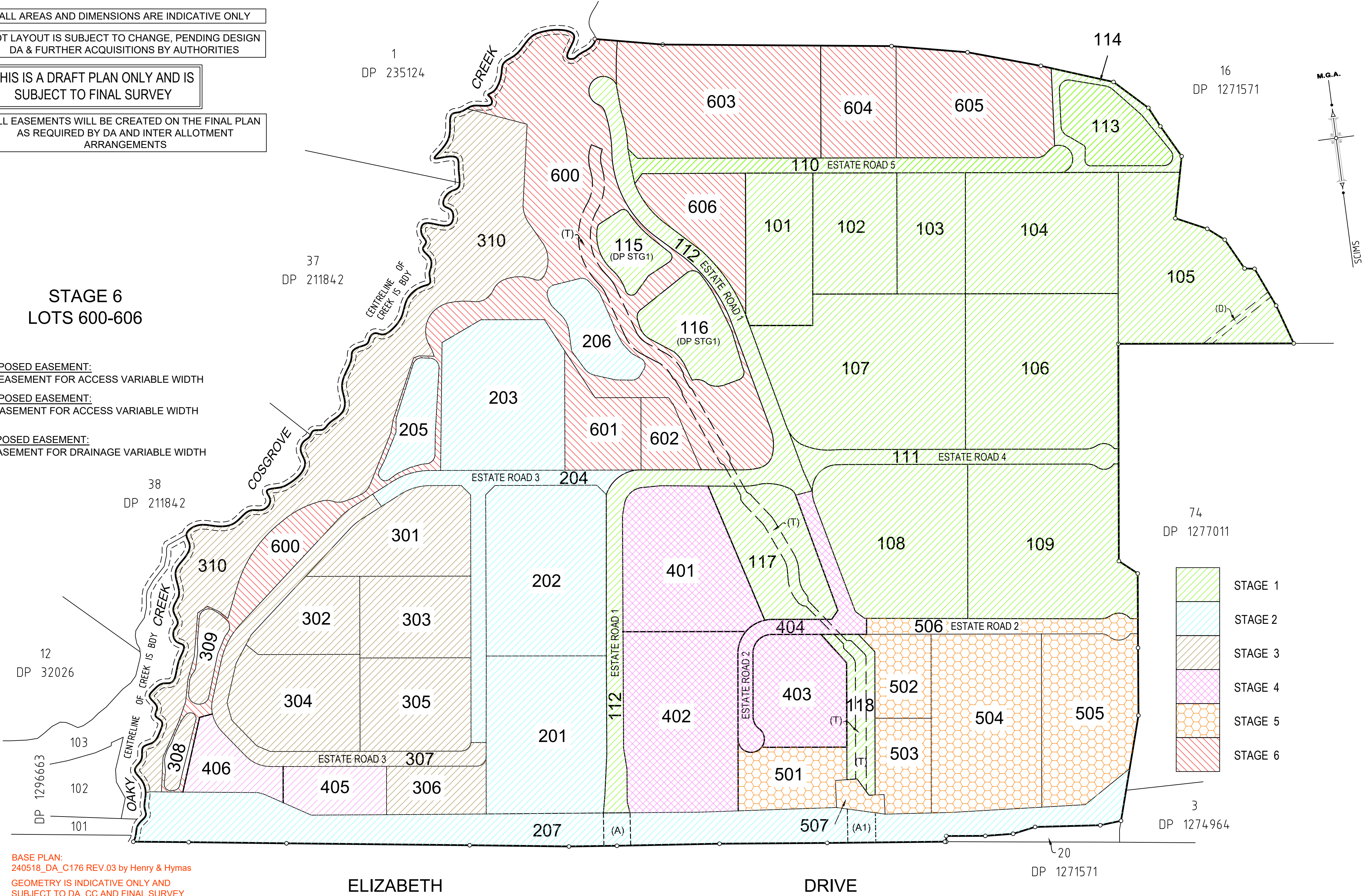
ALL EASEMENTS WILL BE CREATED ON THE FINAL PLAN
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ARRANGEMENTS

STAGE 6
LOTS 600-606

PROPOSED EASEMENT:
(A1) EASEMENT FOR ACCESS VARIABLE WIDTH

PROPOSED EASEMENT:
(A) EASEMENT FOR ACCESS VARIABLE WIDTH

PROPOSED EASEMENT:
(T) EASEMENT FOR DRAINAGE VARIABLE WIDTH



BASE PLAN:
240518_DA_C176 REV.03 by Henry & Hymas

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EASEMENTS (DP1323411) TO BE RELEASED NOT SHOWN

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POSITIVE COVENANT-ACCESS MAINTENANCE (WHOLE OF LOTS), (DP1306448

RESTRICTION ON THE USE OF LAND (WHOLE OF LOTS), (DP1306448

SURVEYOR Name: JACEK IDZIKOWSKI Date of Survey: DRAFT ONLY Surveyor's Reference: 50294 021DP 6 STG_2	PLAN OF PROPOSED SUBDIVISION OF LOT 500 IN DP STAGE 5 DP 6	LGA: PENRITH Locality : BADGERYS CREEK Reduction Ratio 1: 4000 Lengths are in metres.	Registered LTS CONFIDENCE TOGETHER www.ltsl.com.au P 1300 587 000	DP DRAFT ISSUE : 30 - 04 - 2026 FOR INFORMATION 50294 021DP 6 STG_2
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LOTS SCHEDULE FOR ALL STAGES

STAGE1		
LOTS CREATED	NOTES	AREA
100	RESIDUE (ha)	113.03
101	DEVELOPMENT LOT	26,230
102	DEVELOPMENT LOT	25,952
103	DEVELOPMENT LOT	21,210
104	DEVELOPMENT LOT	47,261
105	DEVELOPMENT LOT	50,336
106	DEVELOPMENT LOT	60,409
107	DEVELOPMENT LOT	73,214
108	DEVELOPMENT LOT	54,274
109	DEVELOPMENT LOT	61,626
110	ROAD	73,931
111	ROAD	
112	ROAD	
113	BASIN	16,459
114	LANDSCAPE	7,643
115	BASIN	11,452
116	BASIN	19,832
117	LANDSCAPE (PROP)	27,390
118	LANDSCAPE (PROP)	11,485

STAGE2		
LOTS CREATED	NOTES	AREA
200	RESIDUE (ha)	85.62
201	DEVELOPMENT LOT	47,484
202	DEVELOPMENT LOT	53,190
203	DEVELOPMENT LOT	45,398
204	ROAD	19,454
205	BASIN	13,337
206	BASIN	12,082
207	ROAD WIDENING	83,155

STAGE3		
LOTS CREATED	NOTES	AREA
300	RESIDUE (ha)	58.75
301	DEVELOPMENT LOT	27,124
302	DEVELOPMENT LOT	17,692
303	DEVELOPMENT LOT	23,141
304	DEVELOPMENT LOT	30,797
305	DEVELOPMENT LOT	26,373
306	DEVELOPMENT LOT	12,337
307	ROAD	21,783
308	BASIN	3,366
309	BASIN	5,394
310	LANDSCAPE (U.DIST.)	100,650

STAGE4		
LOTS CREATED	NOTES	AREA
400	RESIDUE (ha)	43.41
401	DEVELOPMENT LOT	42,383
402	DEVELOPMENT LOT	52,579
403	DEVELOPMENT LOT	25,352
404	ROAD	8,975
405	DEVELOPMENT LOT	12,416
406	DEVELOPMENT LOT	11,724

STAGE5		
LOTS CREATED	NOTES	AREA
500	RESIDUE (ha)	29.00
501	DEVELOPMENT LOT	16,223
502	DEVELOPMENT LOT	12,432
503	DEVELOPMENT LOT	13,208
504	DEVELOPMENT LOT	49,664
505	DEVELOPMENT LOT	38,635
506	ROAD	10,901
507	LANDSCAPE (PROP)	3,027

STAGE6		
LOTS CREATED	NOTES	AREA
600	OPEN SPACE (ha)	12.54
601	DEVELOPMENT LOT	15,991
602	DEVELOPMENT LOT	8,254
603	DEVELOPMENT LOT	57,946
604	DEVELOPMENT LOT	21,550
605	DEVELOPMENT LOT	40,759
606	DEVELOPMENT LOT	20,086

AREAS ARE INDICATIVE ONLY AND
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(U.DIST)-DENOTES UNDISTURBED
(PROP)-DENOTES PROPOSED
ALL AREAS IN SQUARE METRES EXCEPT WHERE NOTED