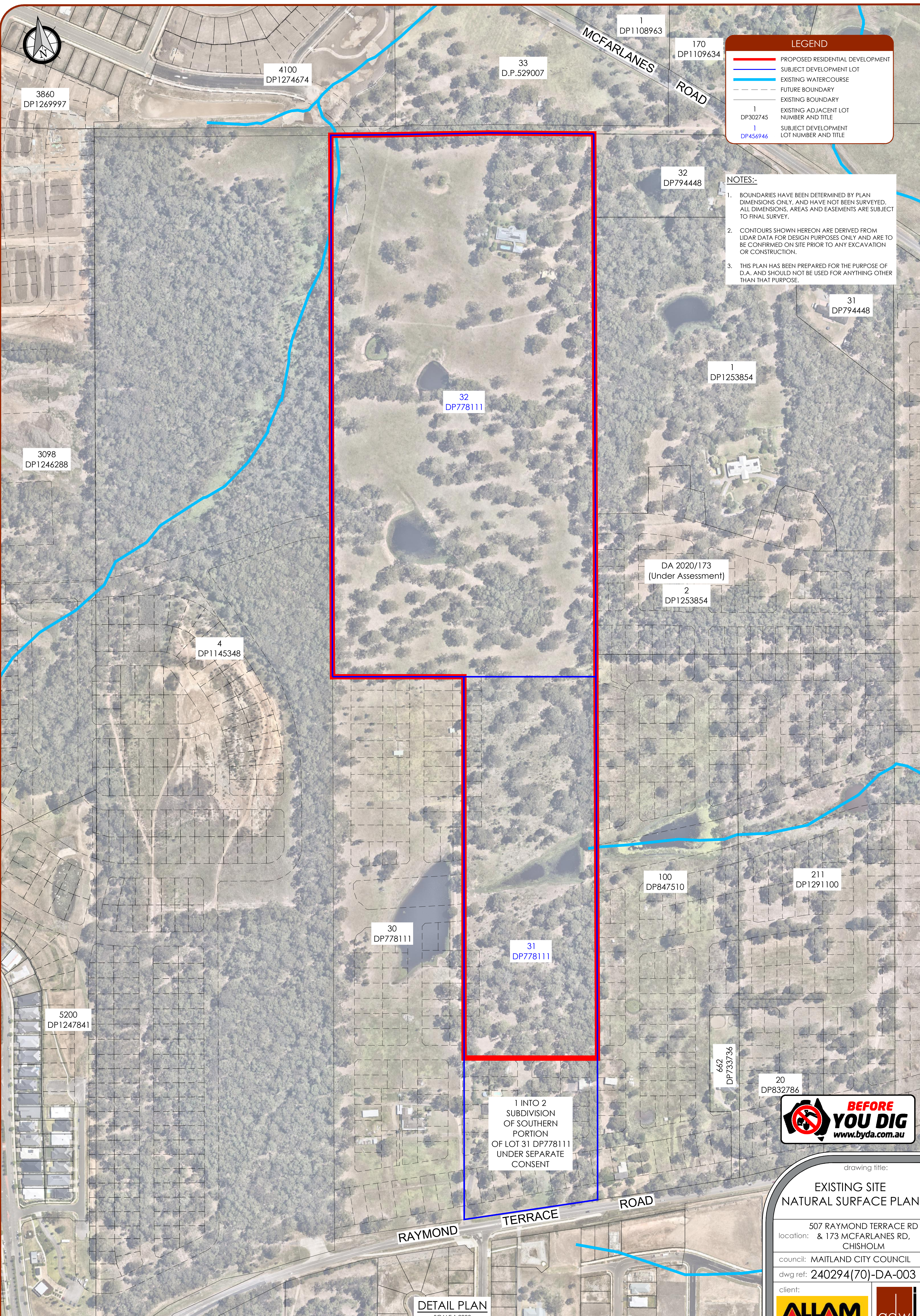


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**LEGEND**

- PROPOSED RESIDENTIAL DEVELOPMENT
- SUBJECT DEVELOPMENT LOT
- EXISTING WATERCOURSE
- FUTURE BOUNDARY
- EXISTING BOUNDARY
- 1 DP302745 EXISTING ADJACENT LOT NUMBER AND TITLE
- 1 DP456946 SUBJECT DEVELOPMENT LOT NUMBER AND TITLE

**NOTES:-**

1. BOUNDARIES HAVE BEEN DETERMINED BY PLAN DIMENSIONS ONLY, AND HAVE NOT BEEN SURVEYED. ALL DIMENSIONS, AREAS AND EASEMENTS ARE SUBJECT TO FINAL SURVEY.
2. CONTOURS SHOWN HEREON ARE DERIVED FROM LIDAR DATA FOR DESIGN PURPOSES ONLY AND ARE TO BE CONFIRMED ON SITE PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
3. THIS PLAN HAS BEEN PREPARED FOR THE PURPOSE OF D.A. AND SHOULD NOT BE USED FOR ANYTHING OTHER THAN THAT PURPOSE.

1 INTO 2 SUBDIVISION OF SOUTHERN PORTION OF LOT 31 DP778111 UNDER SEPARATE CONSENT



**DETAIL PLAN**  
SCALE 1:2000

SHEET 3 OF 13

drawing title:  
**EXISTING SITE NATURAL SURFACE PLAN**

507 RAYMOND TERRACE RD  
 location: & 173 MCFARLANES RD,  
 CHISHOLM  
 council: MAITLAND CITY COUNCIL  
 dwg ref: 240294(70)-DA-003

client:

central coast office ph: (02) 4305 4300  
 hunter office ph: (02) 4978 5100  
 sydney office ph: (02) 8046 7411  
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ver.	date	comment	drawn	pm	co-ordinate information	level information	scale (A1 original size)	notes
A	20.04.2023	INITIAL ISSUE	LS	CMO	CO-ORDINATE SYSTEM: MGA56 GDA94	DATUM: AHD CONTOUR INTERVAL: 2m	A1 1:2000 0 50 100m A3 1:4000	

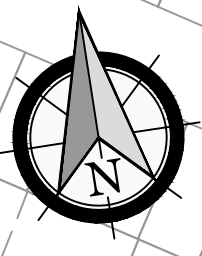
working beyond expectations

• urban design  
 • visualisation  
 • development feasibility  
 • surveying  
 • town planning  
 • social impact  
 • superintendency  
 • infrastructure  
 • civil engineering  
 • project management

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240294(70)-DA-006  
 Plotted By: Leah Swain Plot Date: 24/04/23 12:30:27PM Cad File: N:\240294\240294(70)\DWG\PLANNING\DA\240294(70)-DA-006.DWG  
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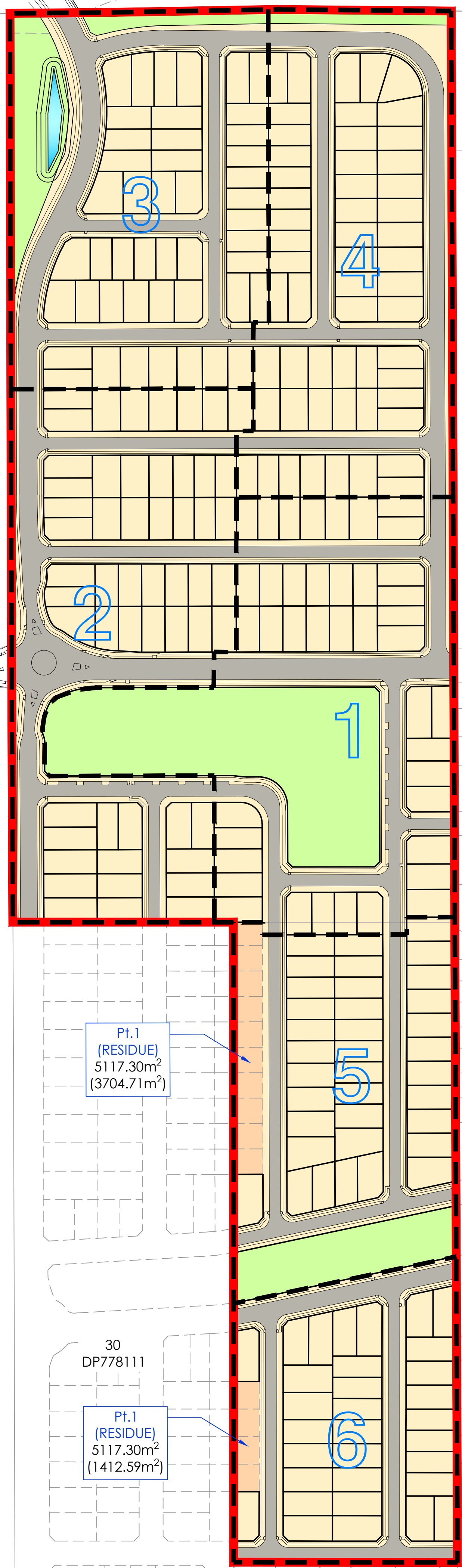


**LEGEND**

- PROPOSED RESIDENTIAL DEVELOPMENT
- STAGE BOUNDARY
- PROPOSED BOUNDARY
- FUTURE BOUNDARY
- EXISTING BOUNDARY
- 2 STAGE NUMBER
- STORMWATER BASIN
- PROPOSED RESIDENTIAL
- PROPOSED RESIDUE LOT
- PROPOSED COUNCIL DEDICATED RESERVE
- PROPOSED ROAD

**LOT SCHEDULE**

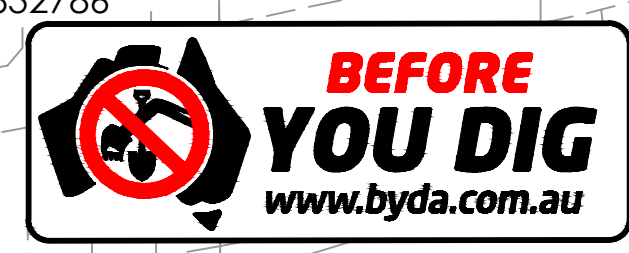
STAGE	RESIDENTIAL LOTS	PUBLIC RESERVE LOTS
STAGE 1	41	1
STAGE 2	54	0
STAGE 3	46	1
STAGE 4	55	0
STAGE 5	36	1
STAGE 6	32	0
<b>TOTAL LOTS</b>	<b>264</b>	<b>3</b>
<b>RESIDUE LOTS</b>	<b>1</b>	



Pt.1 (RESIDUE)  
5117.30m<sup>2</sup>  
(3704.71m<sup>2</sup>)

Pt.1 (RESIDUE)  
5117.30m<sup>2</sup>  
(1412.59m<sup>2</sup>)

1 INTO 2  
SUBDIVISION  
OF SOUTHERN  
PORTION  
OF LOT 31 DP778111  
UNDER SEPARATE  
CONSENT



**DETAIL PLAN**  
SCALE 1:2000

SHEET 6 OF 13

drawing title:  
**OVERALL STAGE MASTER PLAN**

507 RAYMOND TERRACE RD  
location: & 173 MCFARLANES RD,  
CHISHOLM

council: MAITLAND CITY COUNCIL

dwg ref: 240294(70)-DA-006

client:

**ALLAM** PROPERTY GROUP **adw** johnson

central coast office ph: (02) 4305 4300  
hunter office ph: (02) 4978 5100  
sydney office ph: (02) 8046 7411

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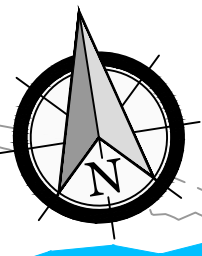
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240294(70)-DA-010

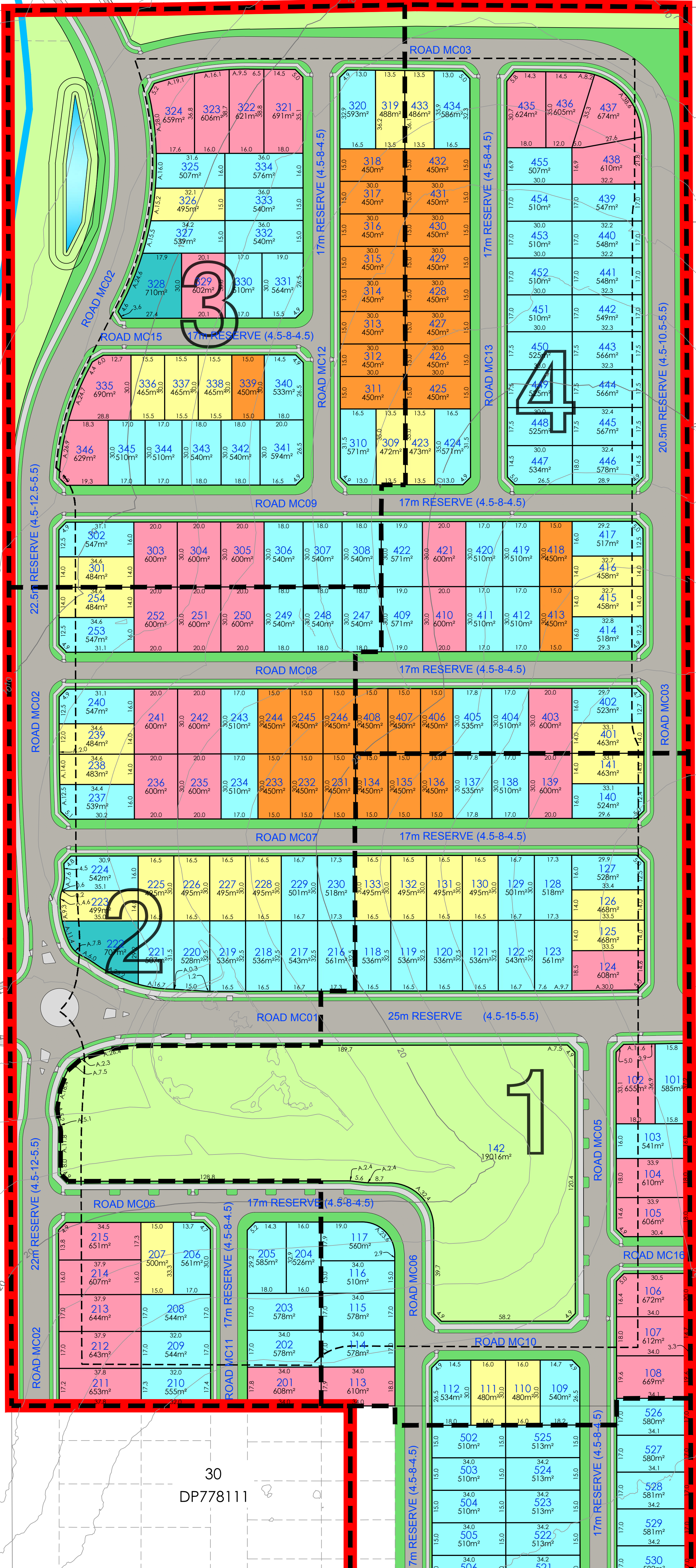


4100  
DP1274674

33  
D.P.529007

**LEGEND**

- SITE BOUNDARY
- - - PROPOSED STAGE BOUNDARY
- PROPOSED BOUNDARY
- - - FUTURE BOUNDARY
- EXISTING CADASTRE (DCDB)
- EXISTING WATERCOURSE
- - - BAL 29



32  
DP794448

STAGE 1 LOT SIZES		
3	450m <sup>2</sup>	7.3%
9	450-499m <sup>2</sup>	22.0%
20	500-599m <sup>2</sup>	48.7%
9	600-699m <sup>2</sup>	22.0%
41		
STAGE 2 LOT SIZES		
6	450m <sup>2</sup>	11.1%
9	450-499m <sup>2</sup>	16.7%
25	500-599m <sup>2</sup>	46.3%
13	600-699m <sup>2</sup>	24.1%
1	>700m <sup>2</sup>	1.8%
54		
STAGE 3 LOT SIZES		
9	450m <sup>2</sup>	19.6%
7	450-499m <sup>2</sup>	15.2%
19	500-599m <sup>2</sup>	41.3%
10	600-699m <sup>2</sup>	21.7%
1	>700m <sup>2</sup>	2.2%
46		
STAGE 4 LOT SIZES		
13	450m <sup>2</sup>	23.6%
5	450-499m <sup>2</sup>	9.1%
30	500-599m <sup>2</sup>	54.6%
7	600-699m <sup>2</sup>	12.7%
55		

4 DP1145348

1 DP1253854

DA 2020/173 (Under Assessment)

2 DP1253854



**LOT MIX PLAN 1**

507 RAYMOND TERRACE RD  
location: & 173 MCFARLANES RD,  
CHISHOLM  
council: MAITLAND CITY COUNCIL  
dwg ref: 240294(70)-DA-010

client:  



central coast office ph: (02) 4305 4300  
 hunter office ph: (02) 4978 5100  
 sydney office ph: (02) 8046 7411  
[www.adwjohnson.com.au](http://www.adwjohnson.com.au)

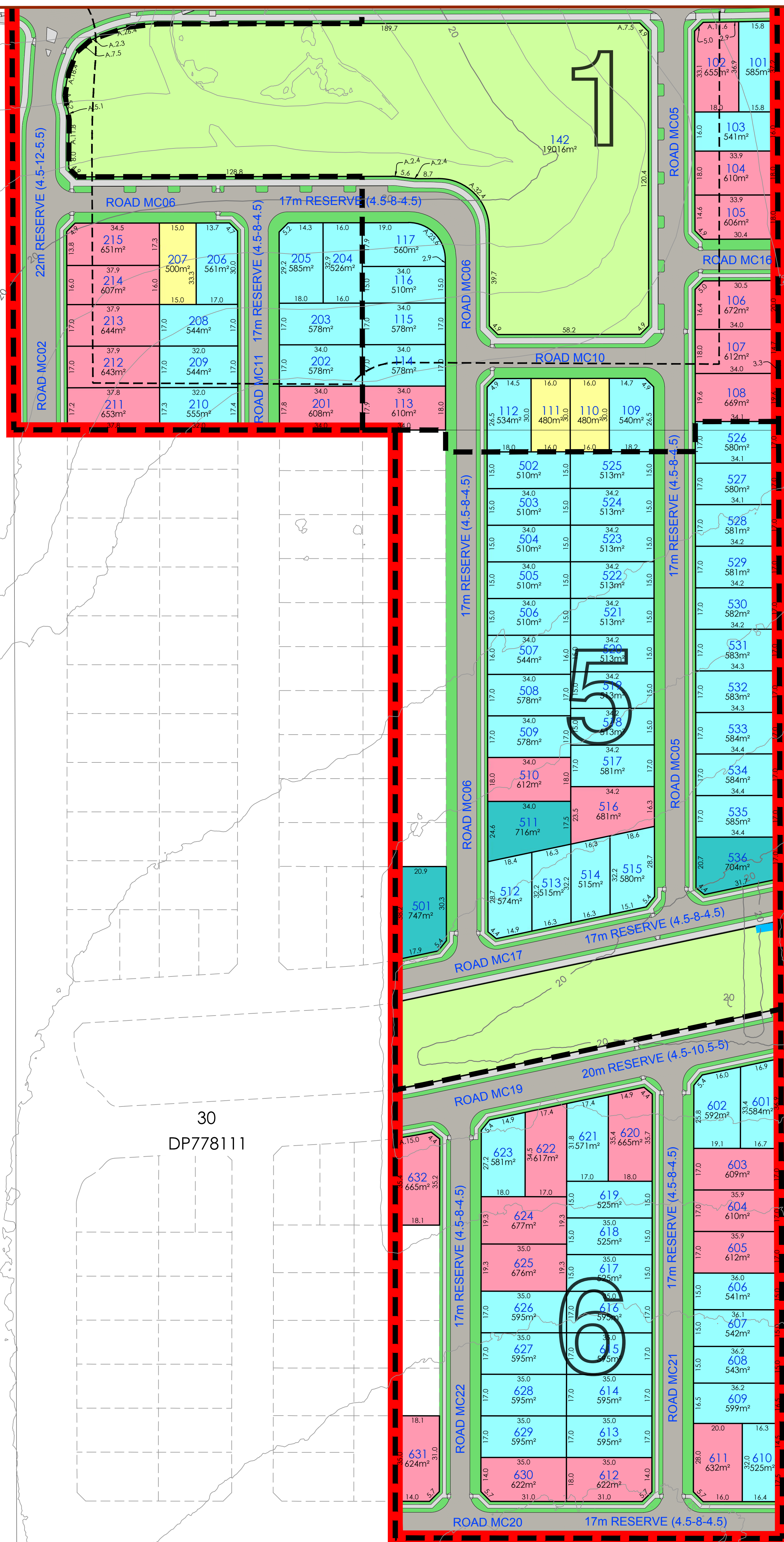
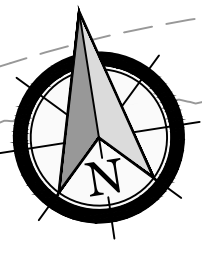
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ver.	date	comment	drawn	pm	co-ordinate information	level information	scale (A1 original size)	notes
A	20.04.2023	INITIAL ISSUE	LS	CMO	CO-ORDINATE SYSTEM: MGA56 GDA94	DATUM: AHD CONTOUR INTERVAL: 2m	A1 0 25 50m A3 1:1000 1:2000	

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**LEGEND**

- SITE BOUNDARY
- PROPOSED STAGE BOUNDARY
- PROPOSED BOUNDARY
- FUTURE BOUNDARY
- EXISTING CADASTRE (DCDB)
- EXISTING WATERCOURSE
- BAL 29

**STAGE 5 LOT SIZES**

31	500-599m <sup>2</sup>	86.1%
2	600-699m <sup>2</sup>	5.6%
3	>700m <sup>2</sup>	8.3%
36		

**STAGE 6 LOT SIZES**

20	500-599m <sup>2</sup>	62.5%
12	600-699m <sup>2</sup>	37.5%
32		

**TOTAL LOT SIZES (ALL STAGES)**

31	450m <sup>2</sup>	11.7%
30	450-499m <sup>2</sup>	11.4%
145	500-599m <sup>2</sup>	54.9%
53	600-699m <sup>2</sup>	20.1%
5	>700m <sup>2</sup>	1.9%
264		

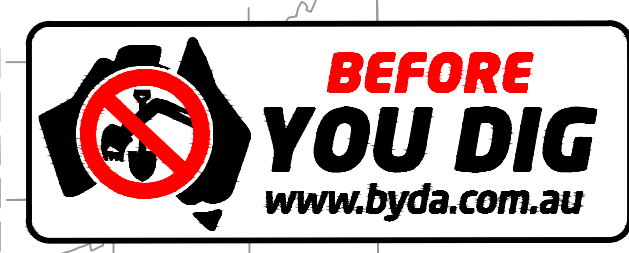
DA 2020/173 (Under Assessment) 2 DP1253854

4 DP1145348

30 DP778111

100 DP847510

662 DP733736



drawing title:  
**LOT MIX PLAN 2**

507 RAYMOND TERRACE RD  
location: & 173 MCFARLANES RD,  
CHISHOLM  
council: MAITLAND CITY COUNCIL  
dwg ref: 240294(70)-DA-011

client:

SHEET 11 OF 13

central coast office ph: (02) 4305 4300  
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A	20.04.2023	INITIAL ISSUE	LS	CMO	CO-ORDINATE SYSTEM: MGA56 GDA94	DATUM: AHD CONTOUR INTERVAL: 2m	A1 1:1000 0 25 50m A3 1:2000	