



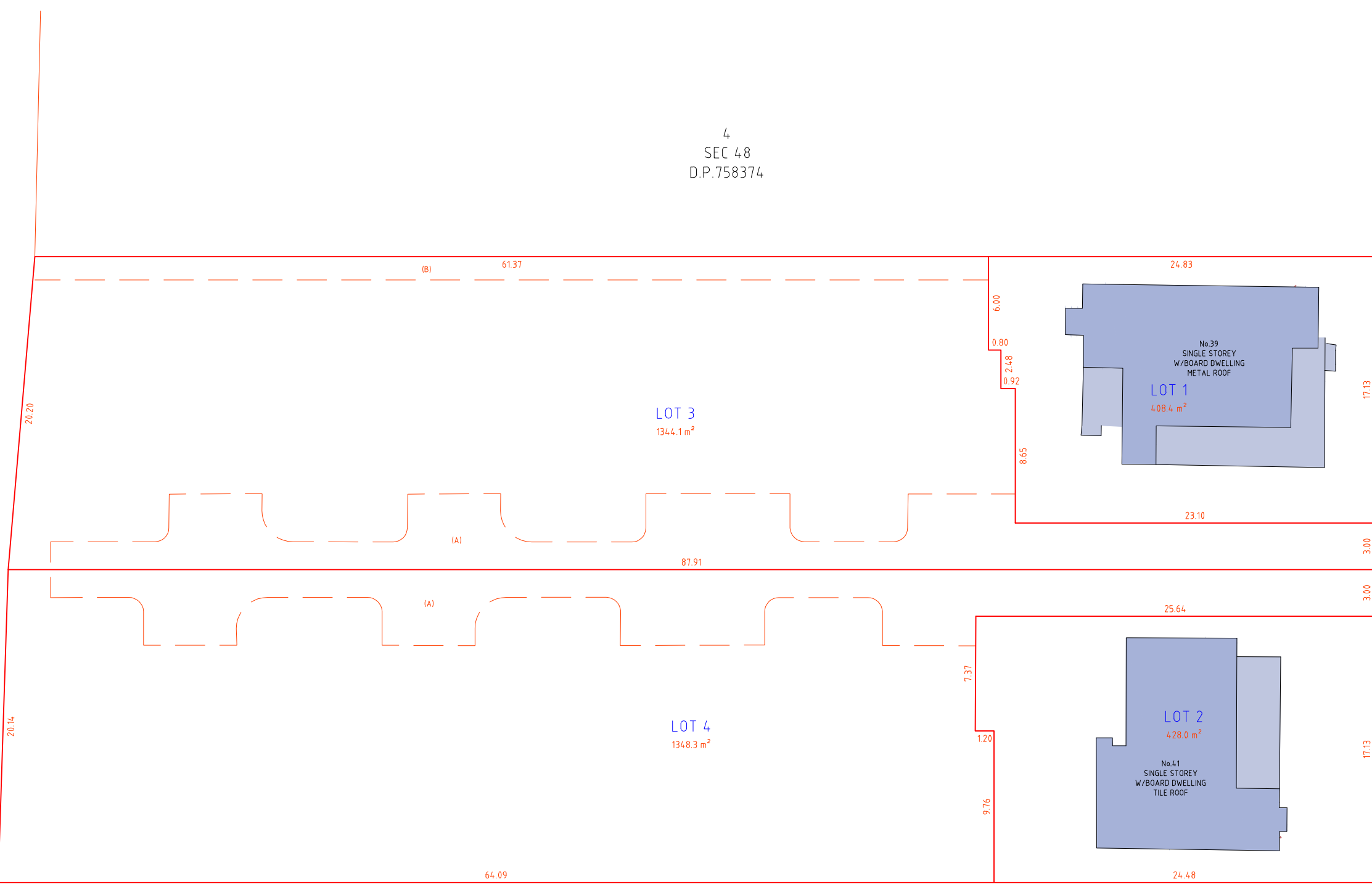
4
SEC 48
D.P.758374

LANE

ROAD

TERRACE

RAYMOND

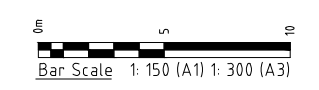


NOTES:

1. FEATURES SHOWN TO SCALE ACCURACY.
2. THIS PLAN IS SUITABLE FOR DETAILED PLANNING AND DESIGN AT THE SCALE/S STATED. THE PLAN MAY NOT BE SUITABLE FOR ANY OTHER PURPOSE OR FOR USE AT ANY OTHER SCALE/S.
7. THE BOUNDARIES SHOWN ARE APPROXIMATE ONLY. THE BOUNDARIES SHOWN HAVE BEEN COMPILED FROM THE RELEVANT DEPOSITED PLANS. FURTHER SURVEY WILL BE REQUIRED IF CONSTRUCTION IS TO TAKE PLACE ON OR ADJACENT TO THE BOUNDARIES.
8. 9 DURING THE COURSE OF THIS SURVEY NO INVESTIGATION HAS BEEN UNDERTAKEN TO DETERMINE THE EXISTENCE OF ANY POSSIBLE SUBTERRANEAN ENCROACHMENTS.

(A) PROPOSED RIGHT OF WAY VARIABLE WIDTH
(B) PROPOSED EASEMENT FOR SERVICES 1.5 WIDE

9
SEC 48
D.P.758374



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de Witt Consulting
planning ■ surveying ■ project management

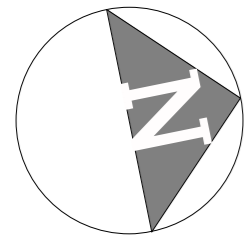
HUNTER REGION
7 Canberra Street Charlestown
PO Box 850 Charlestown NSW 2290
P 02 4942 5441 F 02 4942 5301
E admin@dewittconsulting.com.au

WESTERN REGION
87 Herbert Street Gulgong
PO Box 232 Gulgong NSW 2852
P 02 6374 2911 F 02 6374 2922
ABN 23 104 067 405

TITLE	PROPOSED SUBDIVISION	
	LOT 7 & 8 SECTION 48 D.P.758374	

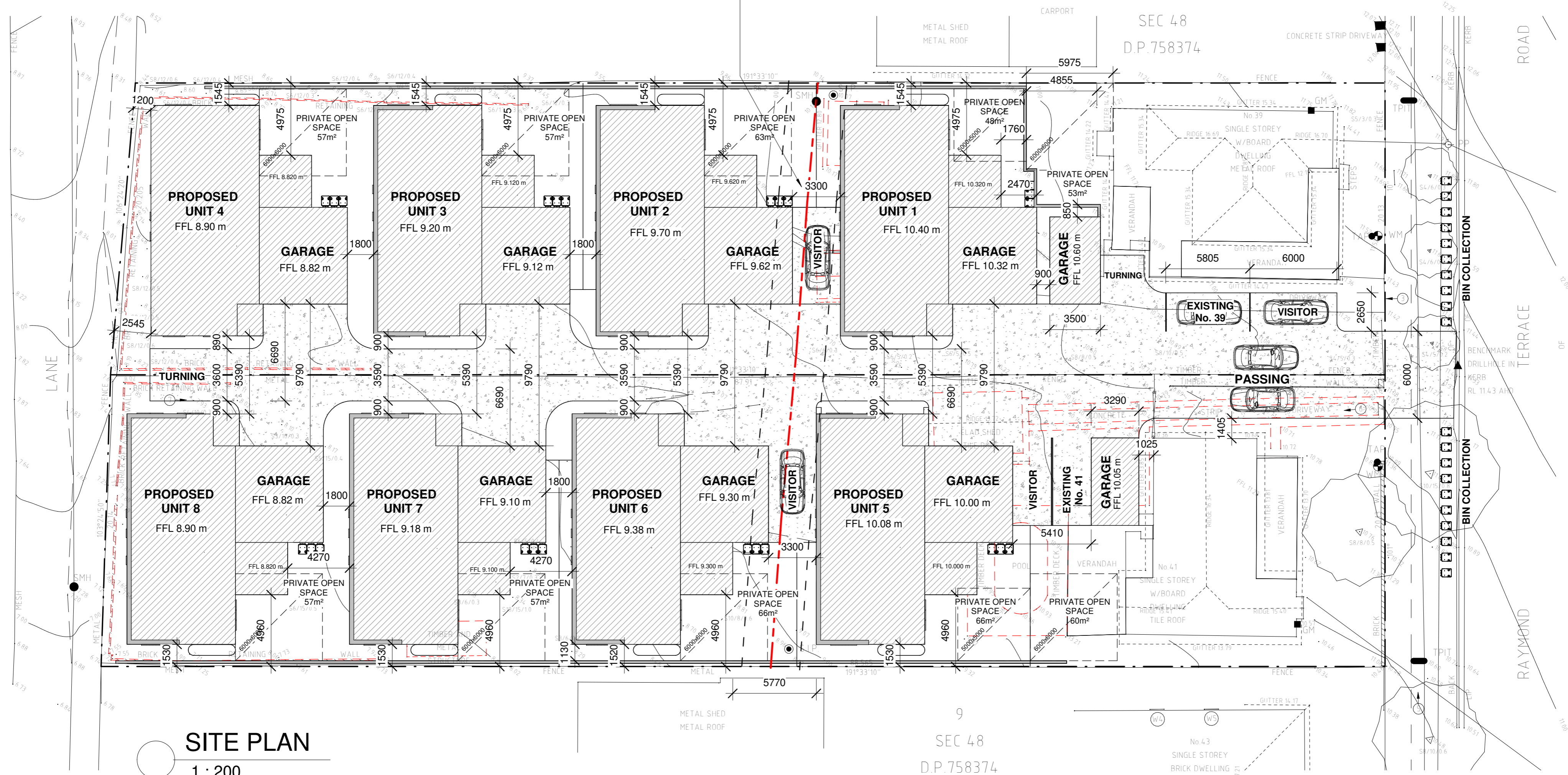
H		
G		
F		
E		
D		
C		
B		
A	07.02.23	INITIAL ISSUE
Rev	Date	Amendment

JOB ADDRESS:	39-41 RAYMOND TERRACE ROAD, EAST MAITLAND	
CLIENT:	REECE THOMPSON & TPN NOMINEES PTY LTD	
SCALE:	A1 1:150	A3 1:300
SURVEY DATE:	28.02.22	
PLAN DATE:	07.02.23	
DATUM:	AHD	
CAD REF:	12679-MF-220222	
REVISION	A	JOB REF: 12679
ORIGIN OF LEVELS	DRAWN CJ	SHEET No 1/1
	SURVEYOR AB	
	CHECKED DL	
	APPROVED DL	
DRAWING REF: 12679-PROPOSED SUBDIVISION-07.02.23		



REFER TO HUNTER
WATER DOCUMENTS FOR
ACCURATE LOCATION OF
EXISTING SEWER PIPE

SITE DETAILS	
ZONING	R1
SITE AREA	TOTAL SITE: 3,530m ²
GROSS UNIT FLOOR AREAS	EXIST 39 - 125m ² EXIST 41 - 116m ² NEW - 115m ² (TYP.) - TOTAL 920m ² TOTAL - 1,161m²
FSR	0.33:1 (DOESN'T INCLUDE GARAGES, PATIOS OR VERANDAHS)
UNIT FOOTPRINT AREAS	EXIST 39 - 175m ² EXIST 41 - 175m ² NEW - 173m ² (TYP.) - TOTAL 1,384m ² TOTAL - 1,734m²
DRIVEWAYS, PATHS, PAVING AREA	735m ² TOTAL - 2,469m²
SITE COVERAGE PERCENTAGE	70 BUILT INCLUDING DRIVEWAY, ETC. 30% UNBUILT
CONDITIONED FLOOR AREA	84m ² (TYP.)
UNCONDITIONED FLOOR AREA	18m ² (TYP.)
ROOF AREA	220m ² (TYP.)



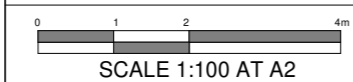
SITE PLAN

1 : 200

EMAIL: AGCAD@BIGPOND.NET.AU
WEBSITE: www.agcad.com.au

SUITE 7, 470 HIGH ST
MAITLAND, NSW, 2320

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ISSUE	DESCRIPTION	BY:	DATE:
4	DA PLANS ISSUED	ZTM	20.9.23
3	ISSUED FOR CHECKING	ZTM	19.9.23
2	ISSUED FOR CLIENT COMMENT	ZTM	2.3.23
1	ISSUED FOR CLIENTS REVIEW	ZTM	27.1.23

CLIENT:
HENRY PETHERS AND LP PROPERTY HOLDINGS

ADDRESS:
**LOTS 7&8, D.P.758374, 39/41 RAYMOND
TERRACE ROAD, EAST MAITLAND**

DRAWN: ZTM
CHECKED: AJG
DATE: 20.9.23
ISSUE: **4**

SHEET NAME
SITE PLAN

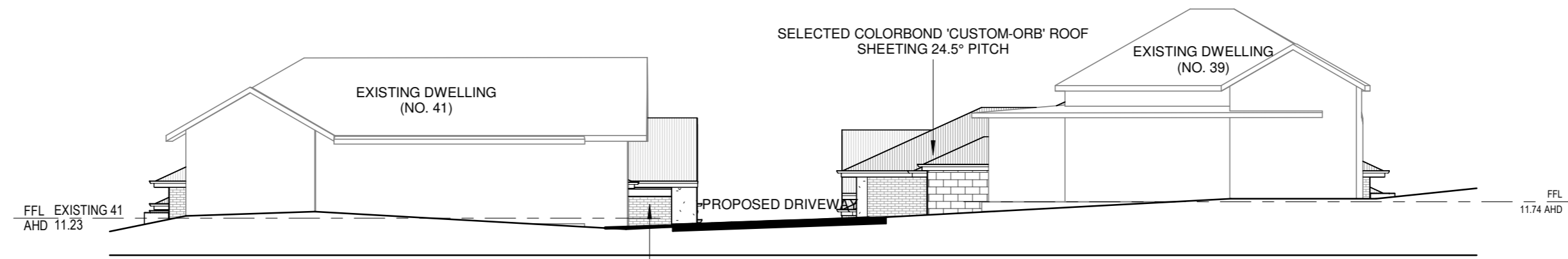
JOB NUMBER
23-005

SCALE :
1:200 @ A2

SHEET

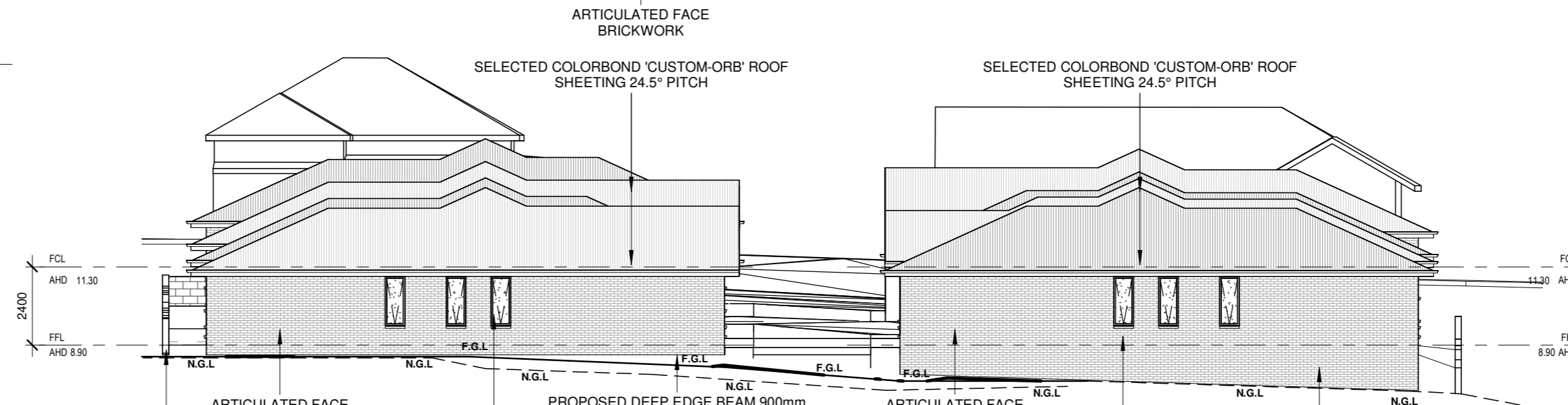
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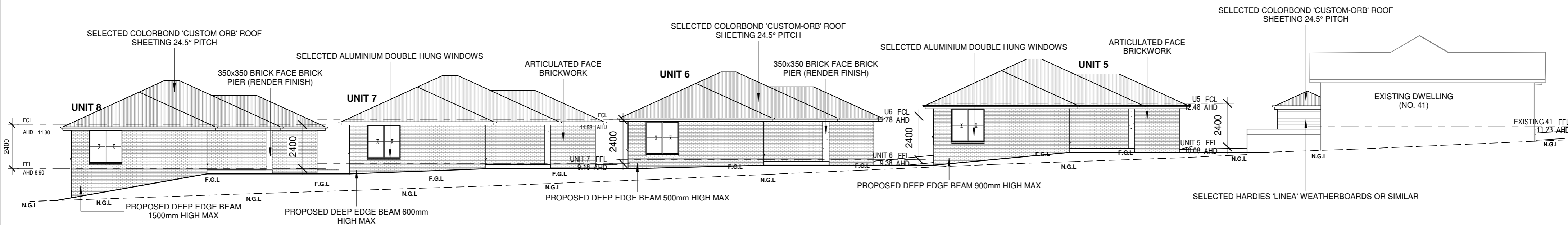
NORTH ELEVATION (FRONT)

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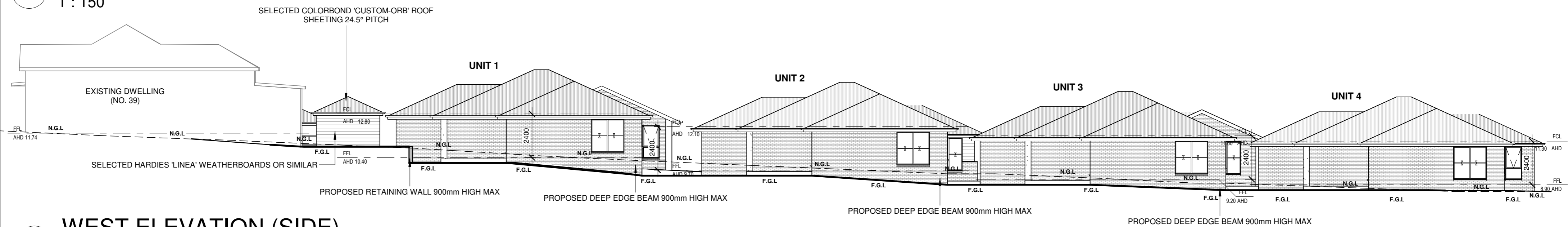
SOUTH ELEVATION (REAR)

1 : 150



EAST ELEVATION (SIDE)

1 : 150

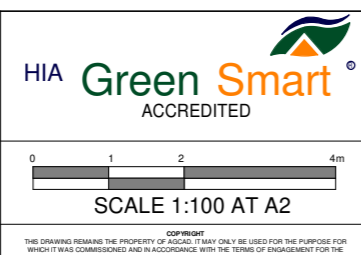


WEST ELEVATION (SIDE)

1 : 150



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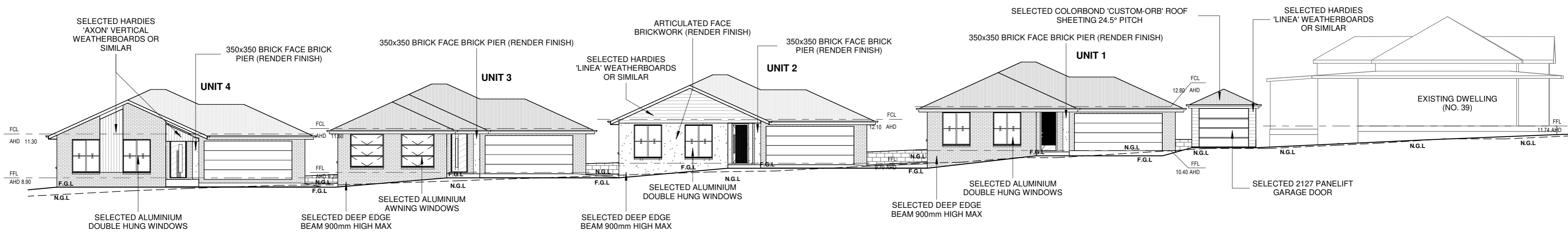
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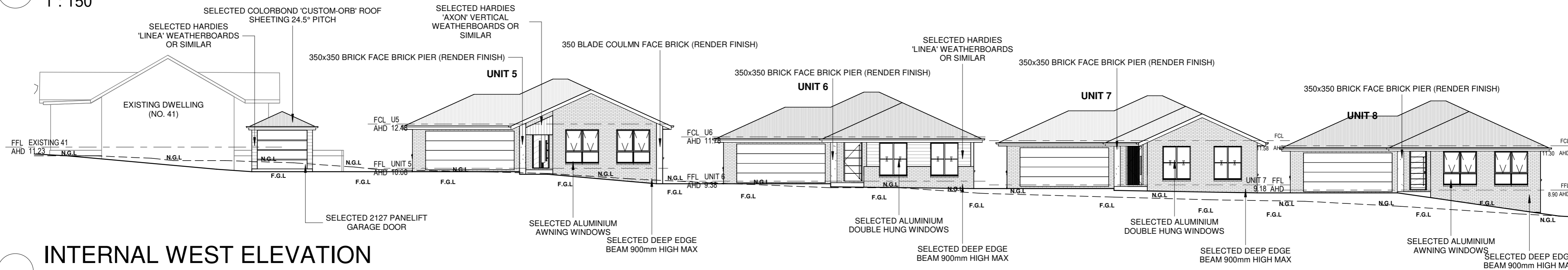
SHEET NAME
SITE ELEVATIONS - SH1
JOB NUMBER
23-005
SCALE :
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SHEET
S10
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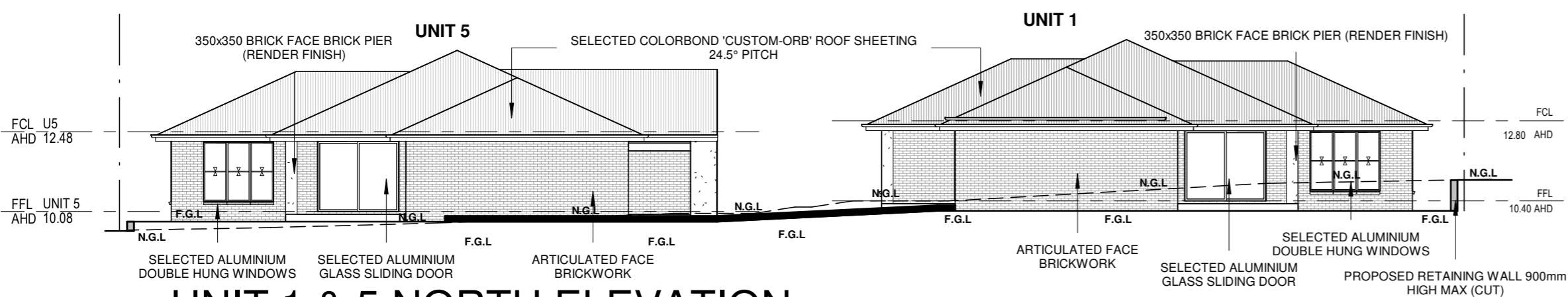
INTERNAL EAST ELEVATION

1 : 150



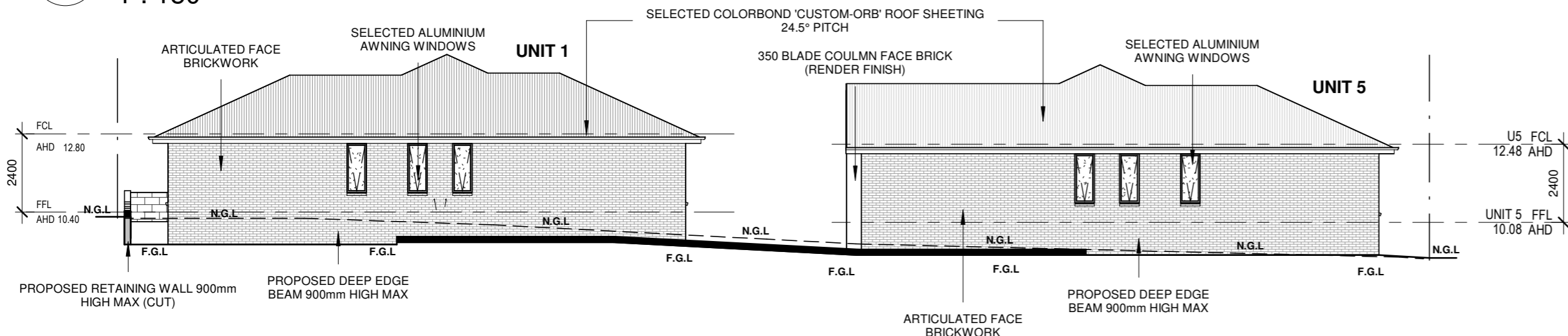
INTERNAL WEST ELEVATION

1 : 150



UNIT 1 & 5 NORTH ELEVATION

1 : 150



UNIT 1 & 5 SOUTH ELEVATION

1 : 150

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SCALE 1:100 AT A2

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LOTS 7&8, D.P.758374, 39/41 RAYMOND TERRACE ROAD, EAST MAITLAND

DRAWN: ZTM
CHECKED: AJG
DATE: 20.9.23
ISSUE: **4**

SHEET NAME
SITE ELEVATIONS - SH2

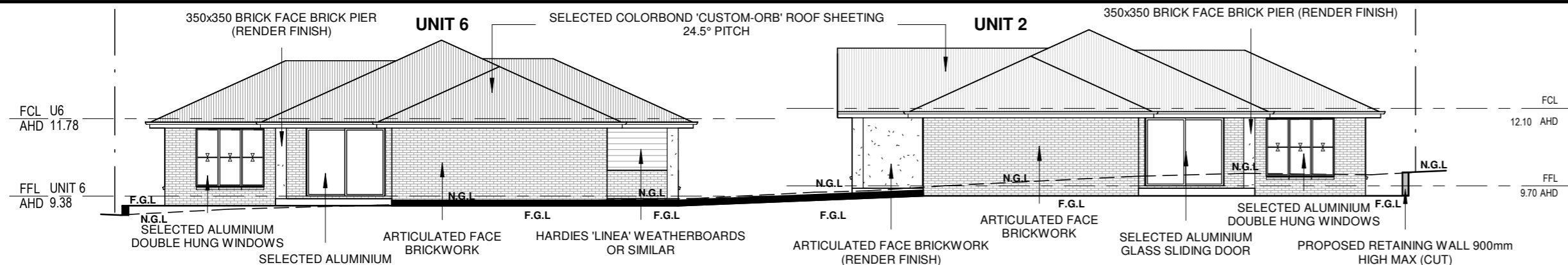
JOB NUMBER
23-005

SCALE :
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SHEET

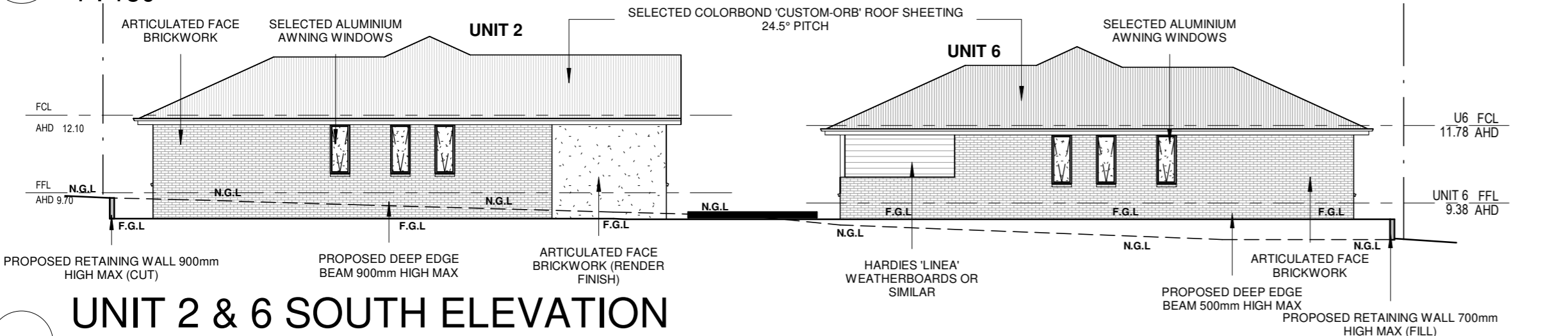
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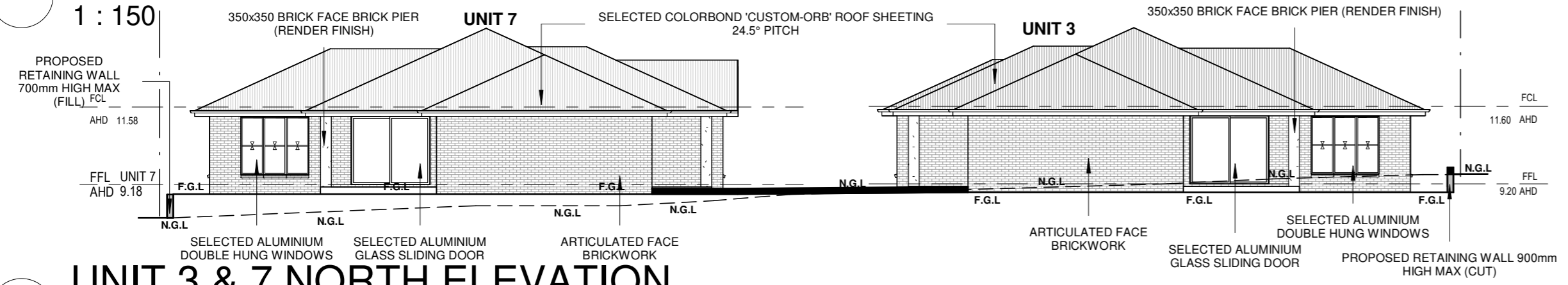
UNIT 2 & 6 NORTH ELEVATION

1 : 150



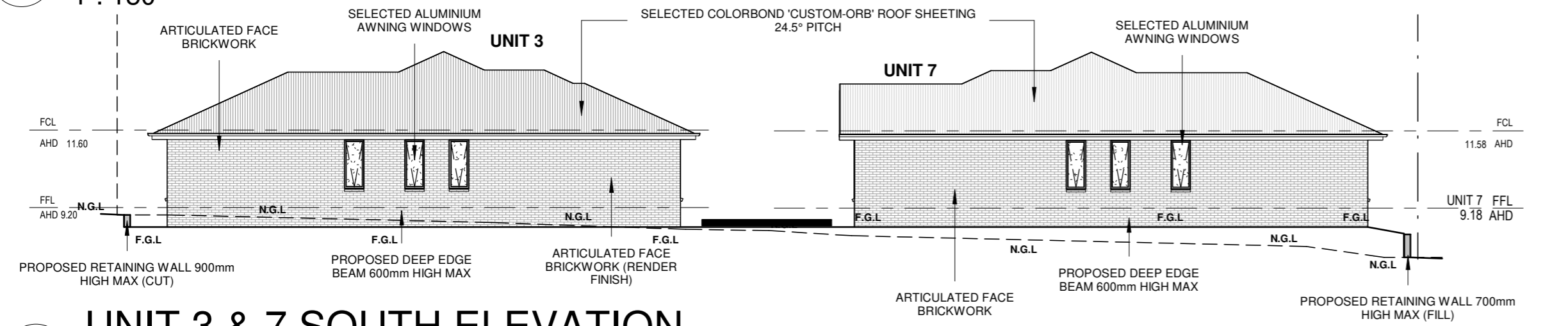
UNIT 2 & 6 SOUTH ELEVATION

1 : 150



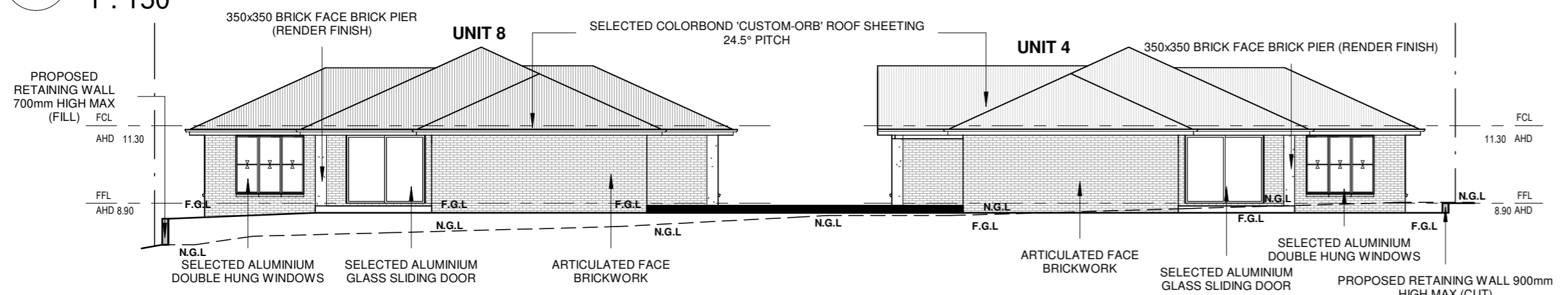
UNIT 3 & 7 NORTH ELEVATION

1 : 150



UNIT 3 & 7 SOUTH ELEVATION

1 : 150

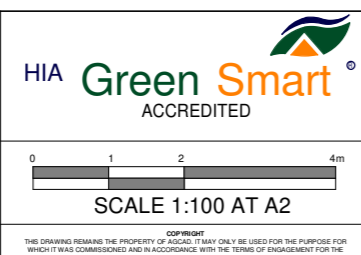


UNIT 4 & 8 NORTH ELEVATION

1 : 150



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 ADDRESS:
LOTS 7&8, D.P.758374, 39/41 RAYMOND TERRACE ROAD, EAST MAITLAND

DRAWN: ZTM
 CHECKED: AJG
 DATE: 20.9.23
 ISSUE: 4

SHEET NAME
SITE ELEVATIONS - SH3
 JOB NUMBER
23-005
 SCALE :
1:150 @ A2

SHEET
S12
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