

LEGEND

- SUBJECT DEVELOPMENT LOTS
- - - PROPOSED RESIDENTIAL DEVELOPMENT
- - - PROPOSED EXTENT OF CLEARING
- EXISTING BOUNDARY
- LGA BOUNDARY
- 1 EXISTING ADJACENT LOT NUMBER AND TITLE
- 1 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.

DETAIL PLAN
SCALE 1:3000



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

location: 464 CESSNOCK ROAD,
GILLIESTON HEIGHTS

council: MAITLAND

dwg ref: 240289(1)-DA-003

client:



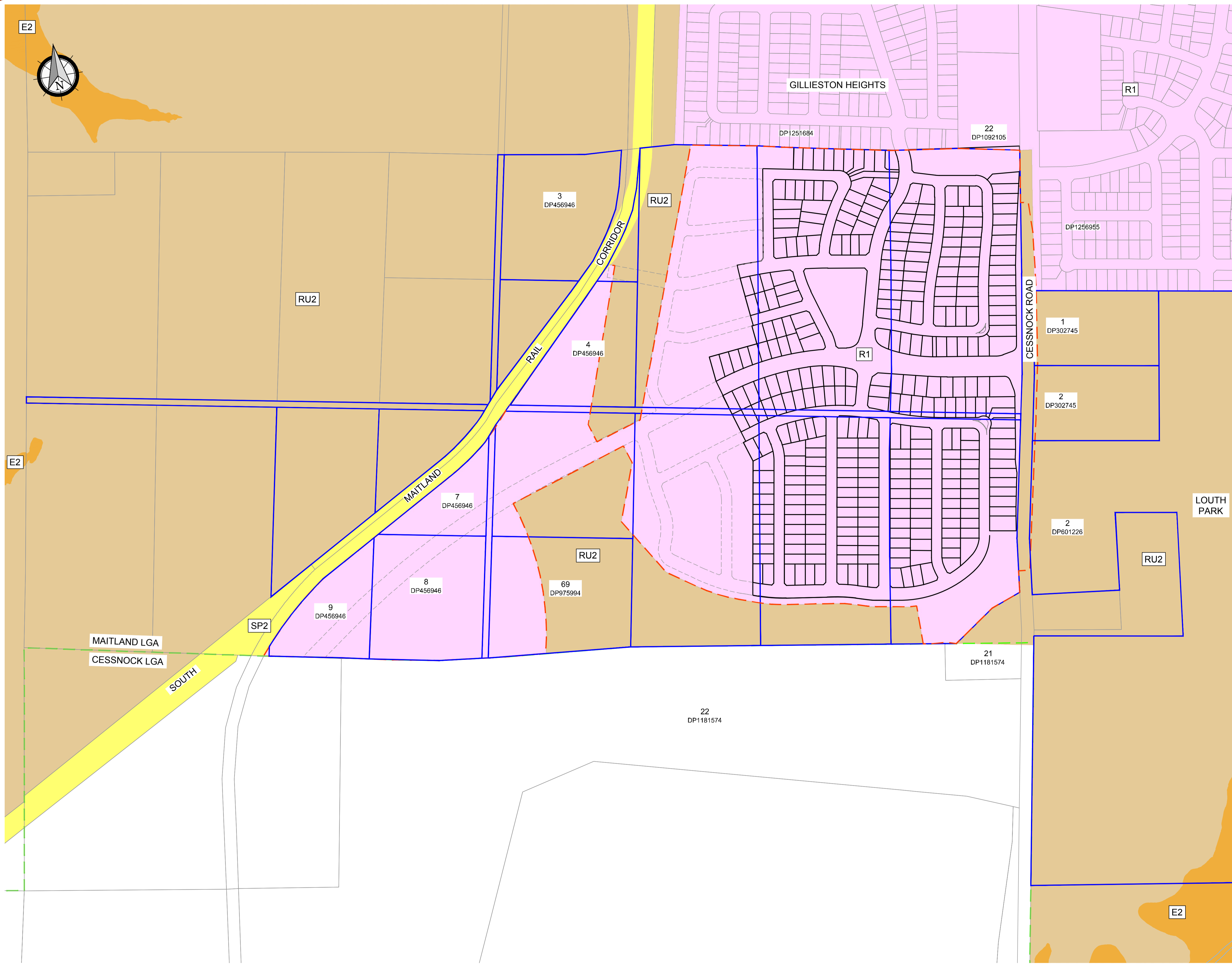
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ver.	date	comment	drawn	pm	level information	scale (A1 original size)	notes
B	17.02.22	CLIENT COMMENT	IB	RK	DATUM: N/A CONTOUR INTERVAL: N/A	A1 1:3000 0 60 120 150m A3 1:6000	

SHEET PLAN-(3) OF 15

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LEGEND

- SUBJECT DEVELOPMENT LOTS
- DCP DEVELOPMENT PATTERN
- EXISTING BOUNDARY
- PROPOSED BOUNDARY
- LGA BOUNDARY
- PROPOSED EXTENT OF CLEARING
- R1** GENERAL RESIDENTIAL
- RU2** RURAL LANDSCAPE
- E2** ENVIRONMENTAL CONSERVATION
- SP2** INFRASTRUCTURE

DETAIL PLAN
SCALE 1:3000



working beyond expectations

drawing title:
LEP ZONING

location: 464 CESSNOCK ROAD, GILLIESTON HEIGHTS

council: MAITLAND

dwg ref: 240289(1)-DA-004

client:

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B	17.02.22	CLIENT COMMENT	IB	RK	DATUM: N/A CONTOUR INTERVAL: N/A	A1 1:3000 A3 1:6000	

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

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LEGEND

- PROPOSED RESIDENTIAL DEVELOPMENT
- EXISTING BOUNDARY
- PROPOSED BOUNDARY
- LGA BOUNDARY
- STAGE BOUNDARY
- 2 STAGE NUMBER
- STORMWATER BASIN
- PROPOSED RESIDENTIAL
- PROPOSED RESIDENTIAL LOT
- PROPOSED COUNCIL DEDICATED RESERVE

LOT SCHEDULE

STAGE	RESIDENTIAL LOTS	PUBLIC RESERVE LOTS
STAGE 1	29	0
STAGE 2	28	2
STAGE 3	25	1
STAGE 4	36	0
STAGE 5	19	0
STAGE 6	26	0
STAGE 7	22	0
STAGE 8	22	0
STAGE 9	10	0
STAGE 10	21	2
STAGE 11	10	0
STAGE 12	15	1
STAGE 13	13	0
STAGE 14	11	0
STAGE 15	16	0
STAGE 16	20	0
STAGE 17	19	1
TOTAL LOTS	342	7
RESIDUE LOTS	3	

DETAIL PLAN
SCALE 1:3000



drawing title:
OVERALL STAGE MASTER PLAN

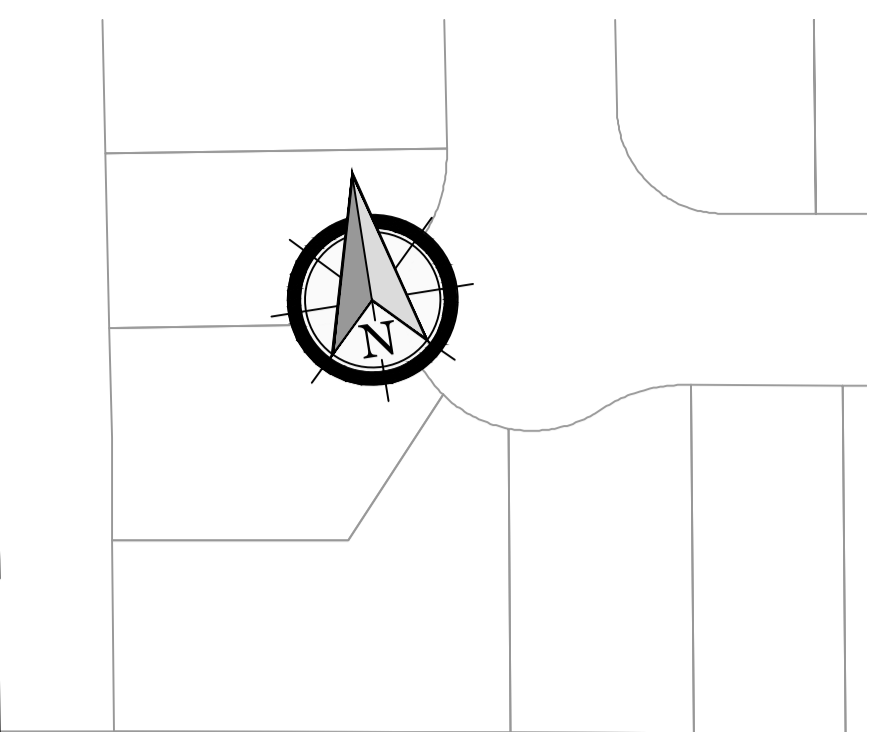
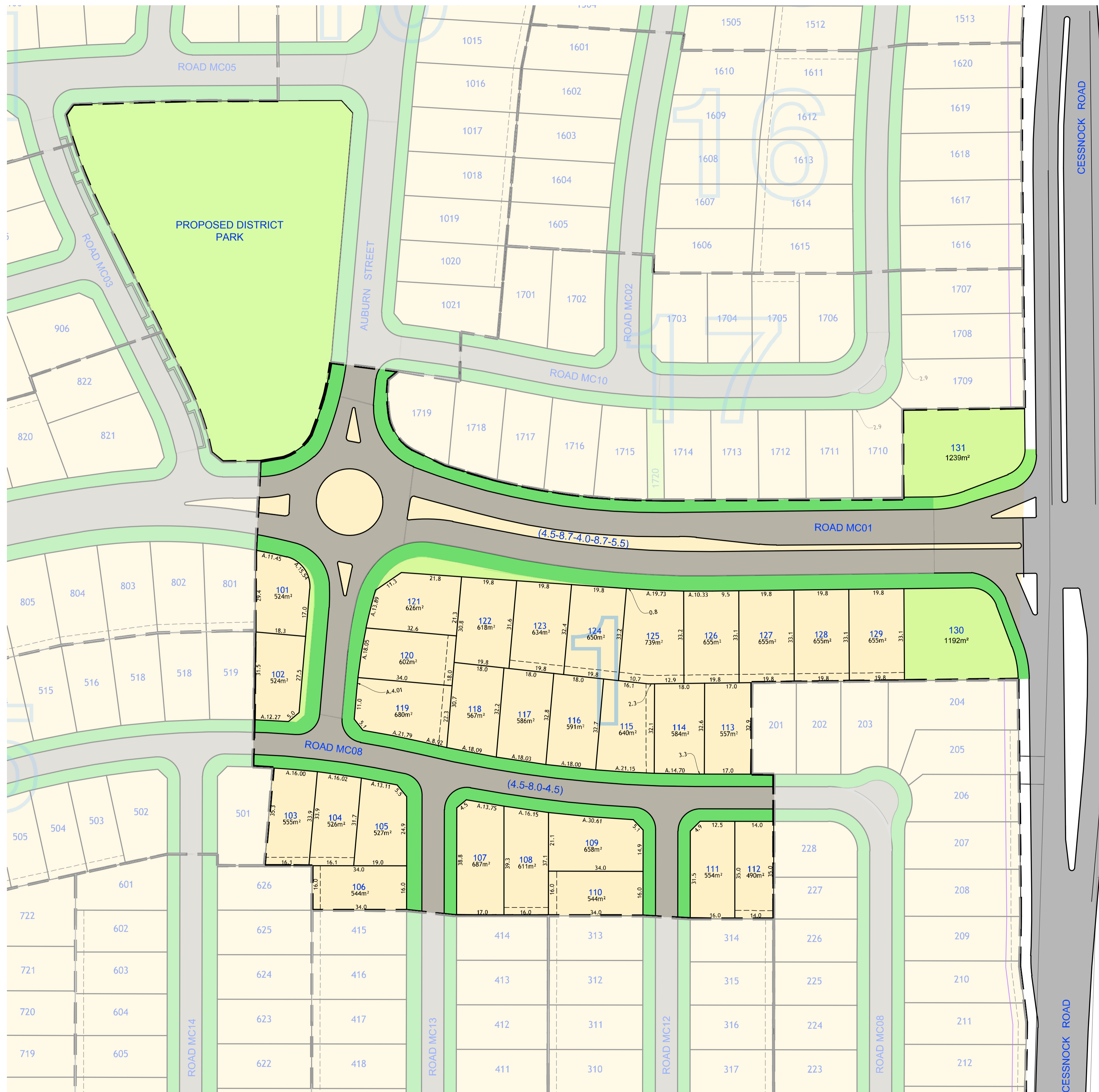
location: 464 CESSNOCK ROAD, GILLIESTON HEIGHTS
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LEGEND		
STAGE	RESIDENTIAL LOTS	PUBLIC RESERVE LOTS
STAGE 1	29	2

EASEMENT TO DRAIN WATER
 5m LANDSCAPE BUFFER

DETAIL PLAN
SCALE 1:750



drawing title:
DETAIL SHEET OF STAGES 1

location: 464 CESSNOCK ROAD, GILLISTON HEIGHTS

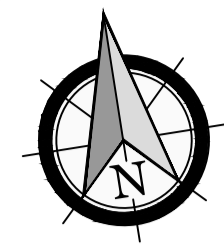
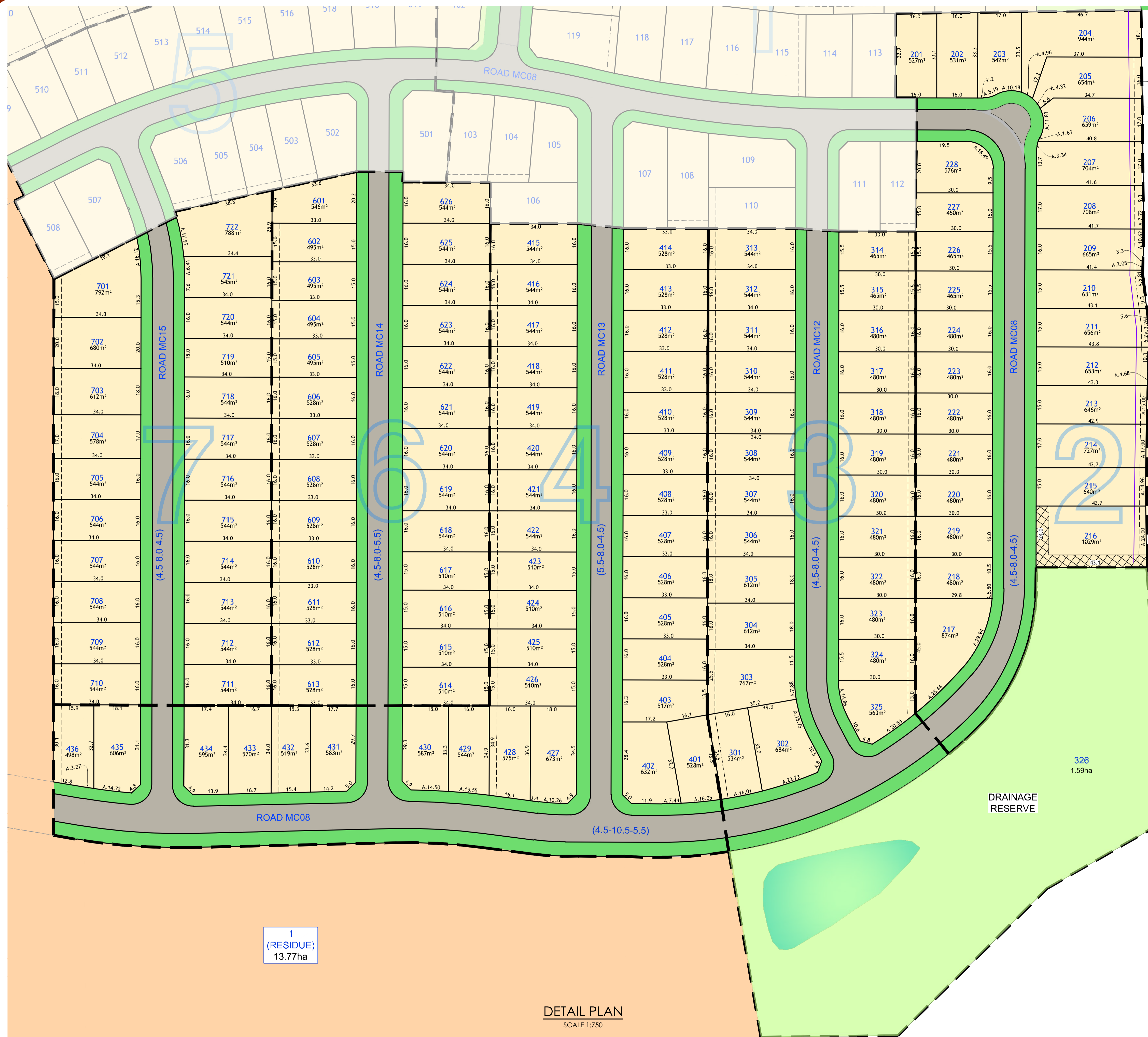
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B	17.02.22	CLIENT COMMENT	IB	RK	DATUM: N/A CONTOUR INTERVAL: N/A	A1 0 15.0 30.0 37.5m A3 1:750 1:1500	



LEGEND		
STAGE	RESIDENTIAL LOTS	PUBLIC RESERVE LOTS
STAGE 2	28	0
STAGE 3	25	1
STAGE 4	36	0
STAGE 6	26	0
STAGE 7	22	0

- EASEMENT TO DRAIN WATER
5m LANDSCAPE BUFFER
- POSITIVE COVENANT APZ (5 WIDE)

DETAIL PLAN
SCALE 1:750



drawing title:

DETAIL SHEET OF STAGES 2, 3, 4, 6 & 7

location: 464 CESSNOCK ROAD, GILLISTON HEIGHTS

council: MAITLAND

dwg ref: 240289(1)-DA-008

client:



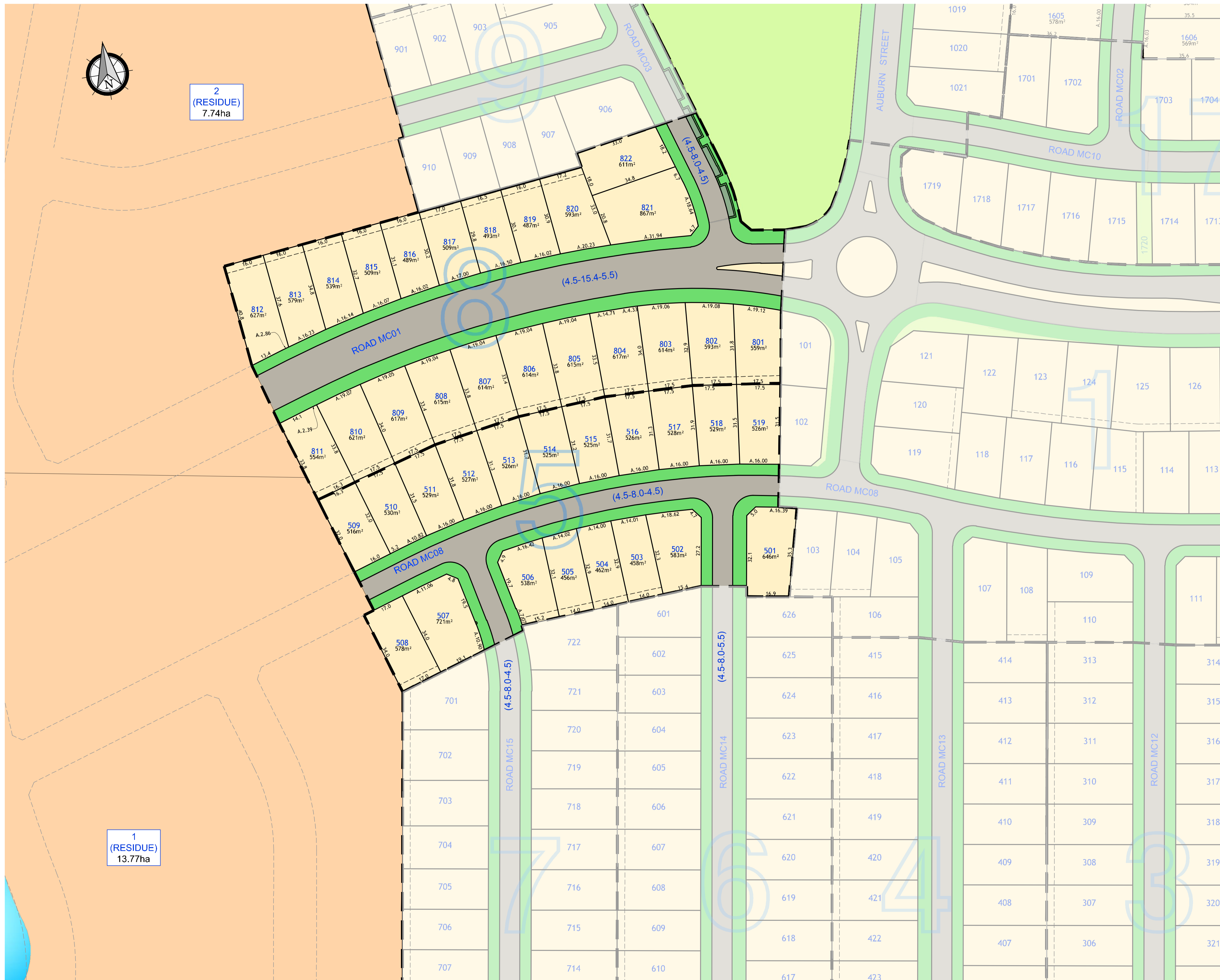
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SHEET PLAN-(8) OF 15

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

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LEGEND		
STAGE	RESIDENTIAL LOTS	PUBLIC RESERVE LOTS
STAGE 5	19	0
STAGE 8	22	0

RESIDUE LOT BOUNDARY
 EASEMENT TO DRAIN WATER
 5m LANDSCAPE BUFFER

DETAIL PLAN
SCALE 1:750



drawing title:

DETAIL SHEET OF STAGES 5 & 8

location: 464 CESSNOCK ROAD, GILLIESTON HEIGHTS

council: MAITLAND

dwg ref: 240289(1)-DA-009

client:



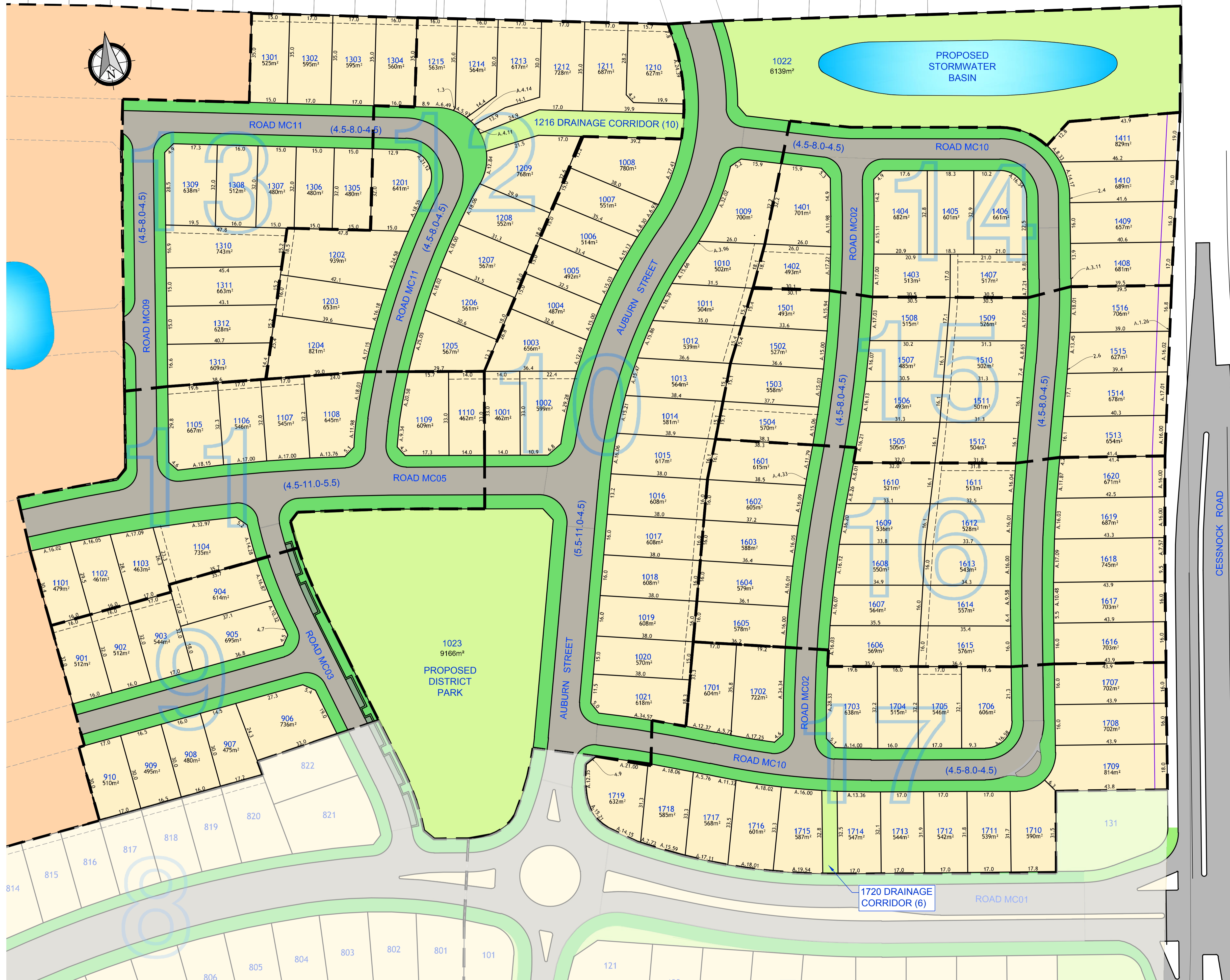
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ver.	date	comment	drawn	pm	level information	scale (A1 original size)	notes
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SHEET PLAN-(9) OF 15

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



LEGEND		
STAGE	RESIDENTIAL LOTS	PUBLIC RESERVE LOTS
STAGE 9	10	0
STAGE 10	21	2
STAGE 11	10	0
STAGE 12	15	1
STAGE 13	13	0
STAGE 14	11	0
STAGE 15	16	0
STAGE 16	20	0
STAGE 17	19	1

--- EASEMENT TO DRAIN WATER
 --- 5m LANDSCAPE BUFFER

DETAIL PLAN
 SCALE 1:750



drawing title:
 DETAIL SHEET OF
 STAGES 9, 10, 11, 12,
 13, 14, 15, 16 & 17

location: 464 CESSNOCK ROAD,
 GILLISTON HEIGHTS

council: MAITLAND

dwg ref: 240289(1)-DA-010

client:



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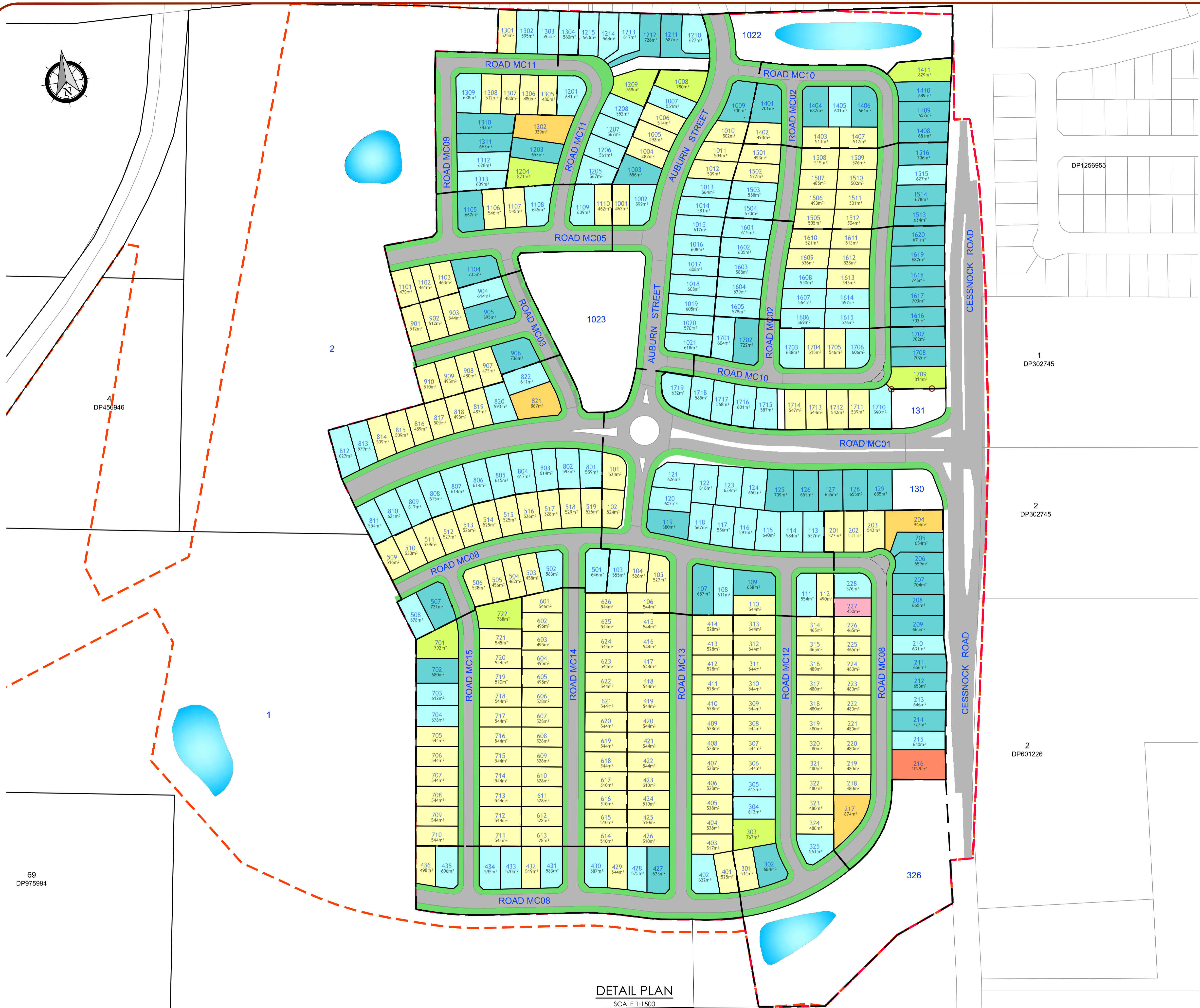
SHEET PLAN-(10) OF 15



LEGEND

RESIDENTIAL LOT AREA SUMMARY

	<450m ²	0	
	450m ²	1	0.29%
	451-549m ²	181	52.92%
	550-649m ²	99	28.94%
	650-749m ²	48	14.03%
	750-849m ²	8	2.34%
	850-949m ²	4	1.17%
	>950m ²	1	0.29%
	PUBLIC RESERVE LOT 7		
	3 RESIDUE LOTS		



DETAIL PLAN
SCALE 1:1500



working beyond expectations

drawing title:
LOT DIVERSITY PLAN

location: 464 CESSNOCK ROAD, GILLISTON HEIGHTS
council: MAITLAND
dwg ref: 240289(1)-DA-012
client:

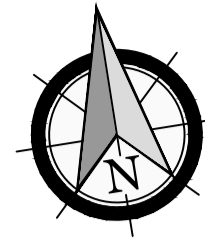


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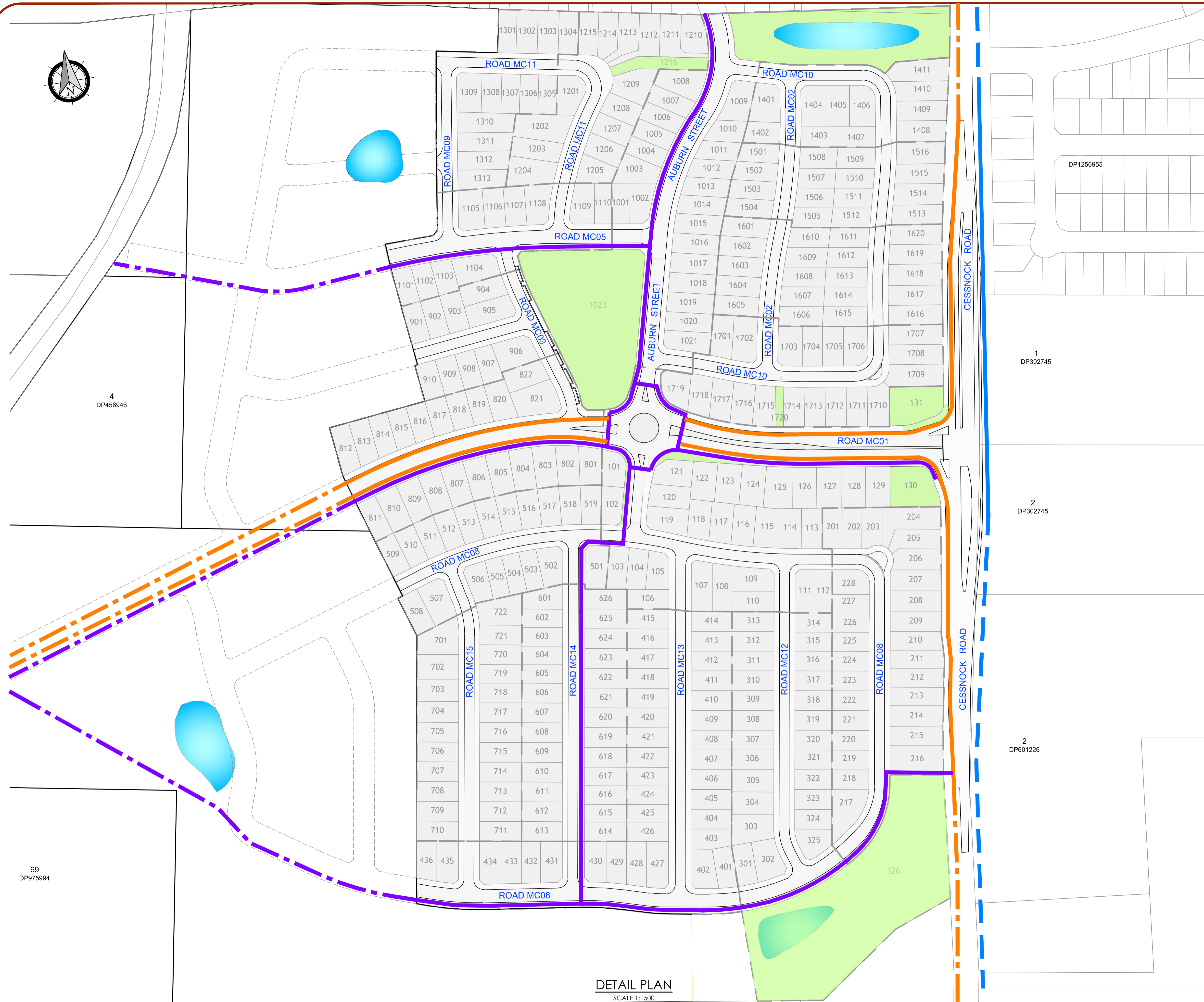
- project management
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LEGEND

- SITE CADASTRAL BOUNDARY
- PROPOSED EXTENT OF CLEARING
- ADJACENT BOUNDARY
- PROPOSED 3.0m WIDE CYCLEWAY
- PROPOSED 2.5m WIDE SHARED PATH
- PROPOSED 1.7m WIDE CYCLEWAY (ON-ROAD)
- FUTURE 3.0m WIDE CYCLEWAY
- FUTURE 2.5m WIDE SHARED PATH
- FUTURE 1.7m WIDE CYCLEWAY (ON-ROAD)



DETAIL PLAN
SCALE 1:1500



drawing title:
**MOBILITY PLAN
(PATHWAYS, CYCLEWAYS
SHARED PATHS)**

location: 464 CESSNOCK ROAD,
GILLIESTON HEIGHTS

council: MAITLAND

dwg ref: 240289(1)-DA-013

client:

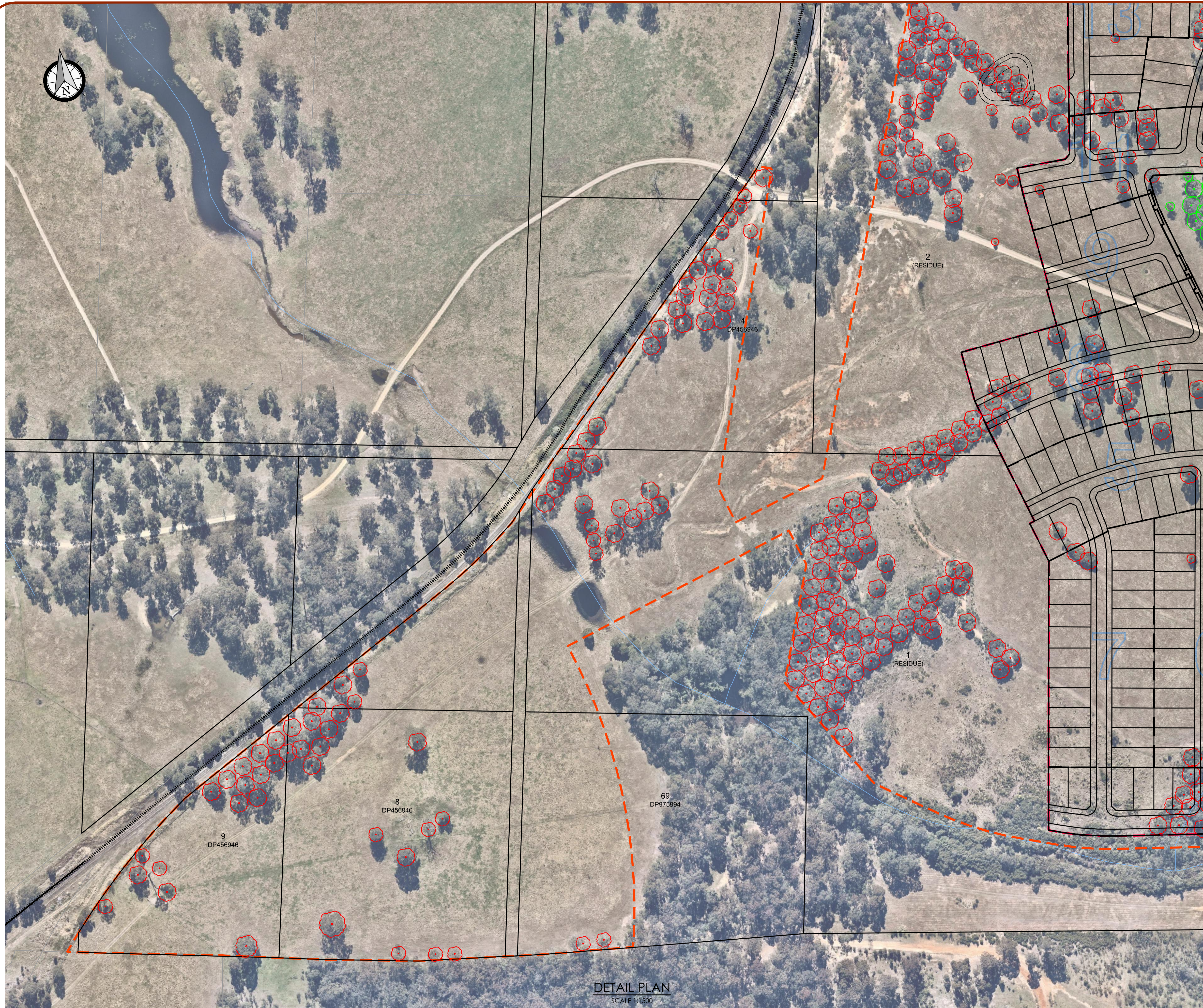



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LEGEND

- SITE CADASTRAL BOUNDARY
- PROPOSED DEVELOPMENT APPLICATION
- PROPOSED EXTENT OF CLEARING
- ADJACENT BOUNDARY
- TREES TO BE RETAINED
- TREES TO BE REMOVED

ADJOINS SHEET 014

Plotted By: John Baker Plot Date: 17/02/22 6:22:29PM Cod File: \\PFSERVER\ADW-DATA\240289(1)\DWG\PLANNING\DA\240289(1)-DA-015.DWG
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DETAIL PLAN
SCALE 1:1500

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SHEET PLAN-(15) OF 15



drawing title:
**VEGETATION
REMOVAL/RETENTION
PLAN**

location: 464 CESSNOCK ROAD,
GILLIESTON HEIGHTS

council: MAITLAND

dwg ref: 240289(1)-DA-015

client:



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