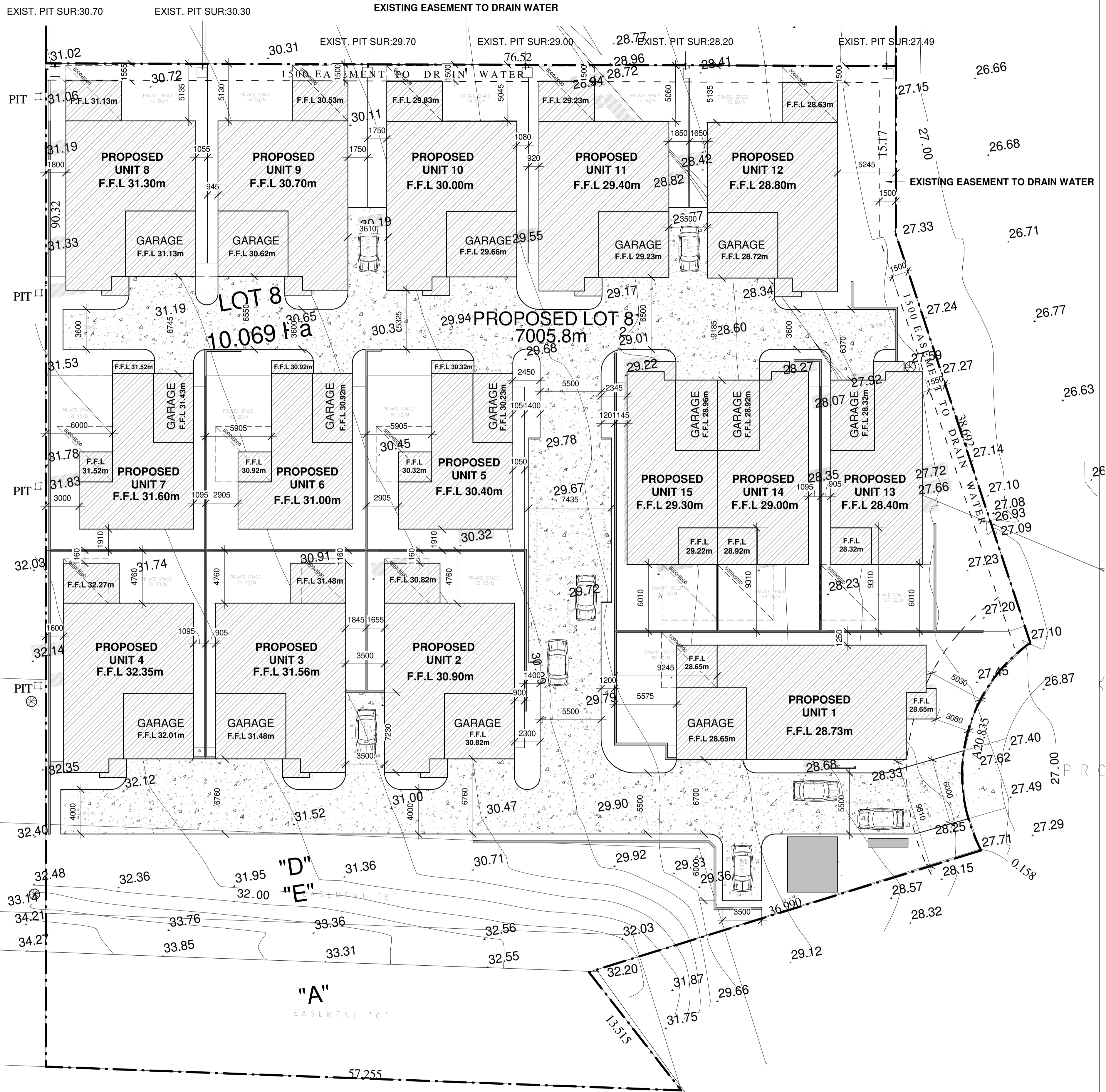
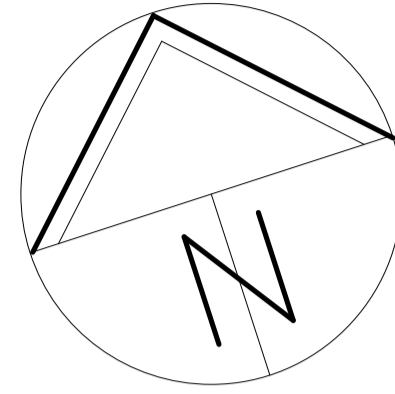


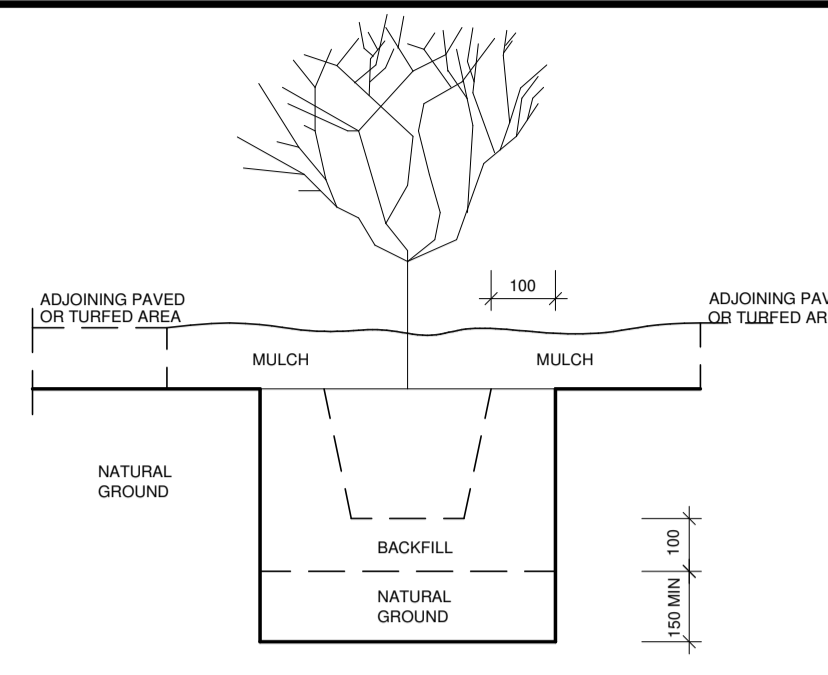
SITE DETAILS	
ZONING	R2
SITE AREA	TOTAL SITE: 7,005.8m ²
GROSS UNIT FLOOR AREAS	UNIT 1 - 166.4m ² UNIT 2 - 131.5m ² UNIT 3 - 131.5m ² UNIT 4 - 131.5m ² UNIT 5 - 92.7m ² UNIT 6 - 92.7m ² UNIT 7 - 92.7m ² UNIT 8 - 131.5m ² UNIT 9 - 131.5m ² UNIT 10 - 131.5m ² UNIT 11 - 131.5m ² UNIT 12 - 131.5m ² UNIT 13 - 103.1m ² UNIT 14 - 103.1m ² UNIT 15 - 103.1m ² TOTAL - 1,805.8m ²
FSR	0.25:1 (DOESN'T INCLUDE GARAGES, PATIOS OR VERANDAHS)
UNIT FOOTPRINT AREAS	UNIT 1 - 228m ² UNIT 2 - 189.5m ² UNIT 3 - 189.5m ² UNIT 4 - 189.5m ² UNIT 5 - 127.6m ² UNIT 6 - 127.6m ² UNIT 7 - 127.6m ² UNIT 8 - 189.5m ² UNIT 9 - 189.5m ² UNIT 10 - 189.5m ² UNIT 11 - 189.5m ² UNIT 12 - 189.5m ² UNIT 13 - 143.5m ² UNIT 14 - 143.5m ² UNIT 15 - 143.5m ² TOTAL - 2,557.3m ²
DRIVEWAYS, PATHS, PAVING AREA	1,245m ²
SITE COVERAGE PERCENTAGE	54% BUILT INCLUDING DRIVEWAY, ETC. 46% UNBUILT
CONDITIONED FLOOR AREA	UNIT 1 - 116m ² UNIT 2 - 83m ² UNIT 3 - 83m ² UNIT 4 - 83m ² UNIT 5 - 65m ² UNIT 6 - 65m ² UNIT 7 - 65m ² UNIT 8 - 83m ² UNIT 9 - 83m ² UNIT 10 - 83m ² UNIT 11 - 83m ² UNIT 12 - 83m ² UNIT 13 - 68m ² UNIT 14 - 68m ² UNIT 15 - 68m ² TOTAL - 1,179m ²
UNCONDITIONED FLOOR AREA	UNIT 1 - 18m ² UNIT 2 - 19m ² UNIT 3 - 19m ² UNIT 4 - 19m ² UNIT 5 - 10m ² UNIT 6 - 10m ² UNIT 7 - 10m ² UNIT 8 - 19m ² UNIT 9 - 19m ² UNIT 10 - 19m ² UNIT 11 - 19m ² UNIT 12 - 19m ² UNIT 13 - 14m ² UNIT 14 - 14m ² UNIT 15 - 14m ² TOTAL - 242m ²
ROOF AREA	UNIT 1 - 284m ² UNIT 2 - 240m ² UNIT 3 - 240m ² UNIT 4 - 240m ² UNIT 5 - 166m ² UNIT 6 - 166m ² UNIT 7 - 166m ² UNIT 8 - 240m ² UNIT 9 - 240m ² UNIT 10 - 240m ² UNIT 11 - 240m ² UNIT 12 - 240m ² UNIT 13 - 179m ² UNIT 14 - 179m ² UNIT 15 - 179m ² TOTAL - 3,240m ²



SITE PLAN
1 : 200

ISSUE	DESCRIPTION	BY:	DATE:
4	ISSUED FOR COUNCIL LODGEMENT	ZTM	20.3.22
3	ISSUED FOR CHECKING	ZTM	3.2.22
2	REVISED PLAN ISSUED	ZTM	13.1.22
1	ISSUED TO CLIENT FOR COMMENT	ZTM	17.12.21

PLANTING DETAIL



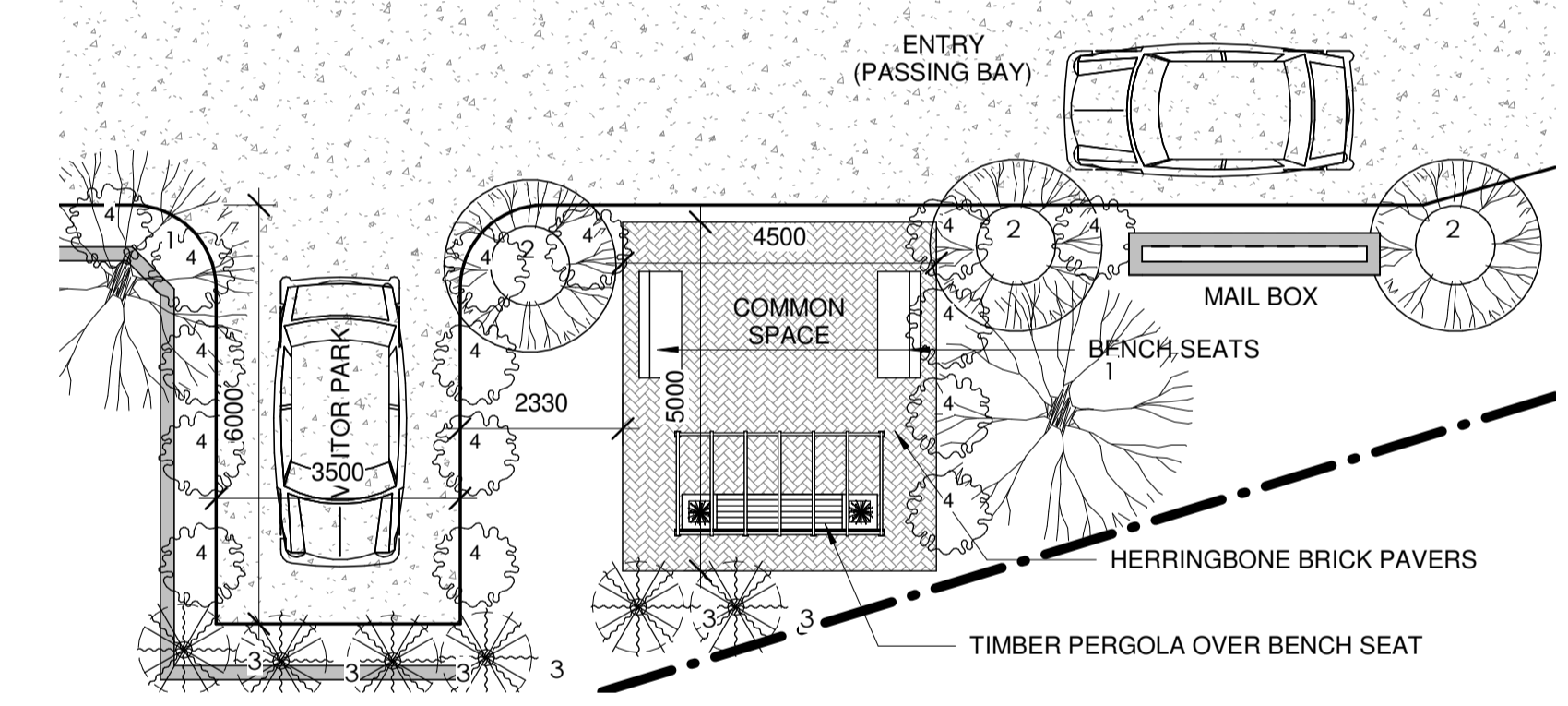
LANDSCAPE NOTES

- ALL TREE AND SHRUB AREAS TO BE CULTIVATED TO 225MM MIN. AND PROVIDE BLENDED SOIL MIX. ONE HANDFUL OF GYPSUM PER SQUARE METER TO BE APPLIED UNDER SOIL.
- ON COMPLETION OF PLANTING, ALL TREES AND SHRUBS TO BE MULCHED WITH 75MM THICK PINE BARK. LIGHTLY ROLL AND WATER WELL.
- ALL PLANTS TO BE WATERED BEFORE AND AFTER PLANTING.
- ALL TREES AND SHRUBS TO BE ADVANCED SIZE. STAKE AND TIE ALL TREES USING MIN. 2 STAKES PER TREE AND TIE WITH HESSIAN OR SIMILAR.
- LAWN AREAS - CLEAR AREA OF ALL BUILDING MATERIALS LAY ASH OR SIMILAR 75MM THICK OVER THIS LAY 75MM MIN. THICK SANDY LOAM AND GRADE LEVEL. LAY BUFFALO TURF. BUTT ALL ROLLS AND MAKE SURE NO TWO JOINTS ALIGN. LIGHTLY ROLL AND WATER WELL.
- ALL EXISTING TREES TO BE REMOVED.
- ON COMPLETION APPLY A WEEDING AGENT TO GARDEN BEDS & TURFED AREAS.

PLANTING SCHEDULE

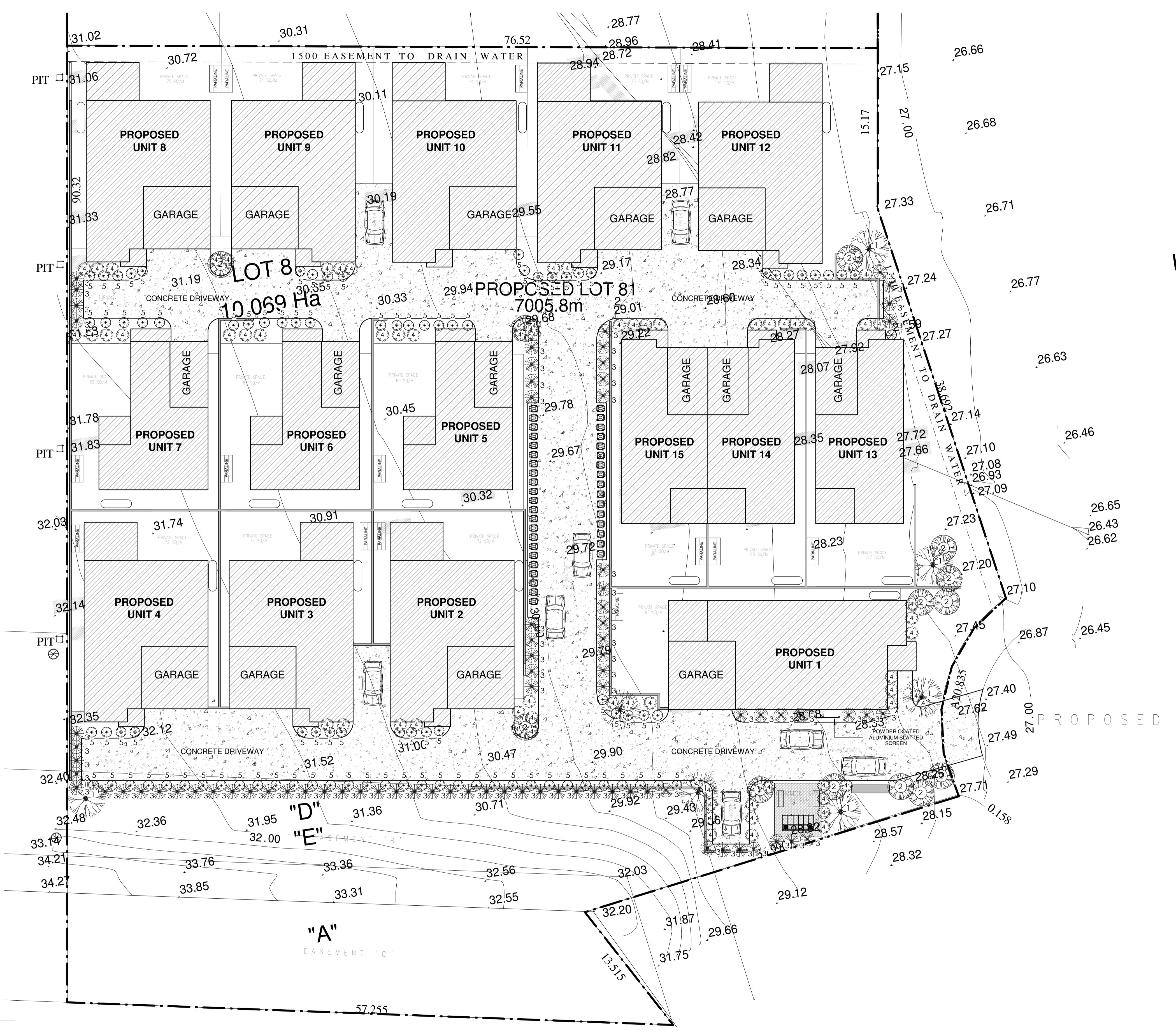
SPECIES (HAM - HEIGHT AT MATURITY)	POT SIZE	NO.
MAGNOLIA	3.5m - 4.5m	7
LITTLE GEM	250	7
WESTRINGIA FRUTICOSA	1.5m - 2.5m	13
COASTAL ROSEMARY	200mm	13
MURRAYA PANICULATA	2m	81
ORANGE JASMINE	200mm	81
GARDENIA 'TRUE LOVE'	1m	71
GARDENIA	200mm	71
DIANELLA CAERULEA	0.5m	92
BREEZE	100mm	92

PROVIDE RED COLOURED PINEBARK MULCHING TO PLANTED AREAS OR EQUIVALENT



COMMON AREA PLAN

1 : 100



LANDSCAPE PLAN

1 : 200

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SCALE 1:100 AT A1

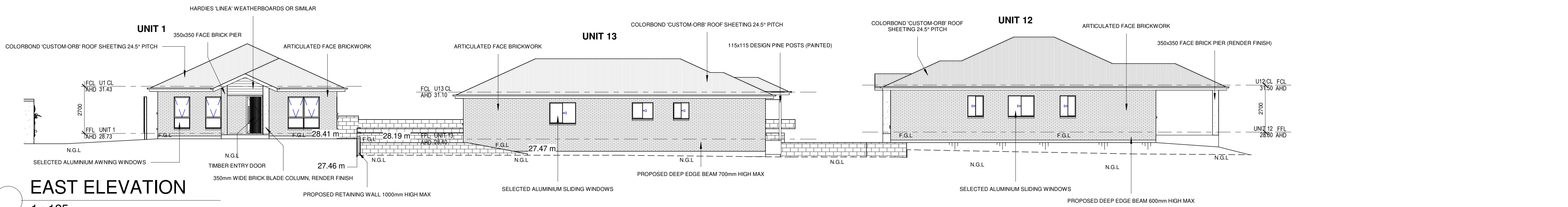
ISSUE	DESCRIPTION	BY:	DATE:
4	ISSUED FOR COUNCIL LODGEMENT	ZTM	20.3.22
3	ISSUED FOR CHECKING	ZTM	3.2.22
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1	ISSUED TO CLIENT FOR COMMENT	ZTM	17.12.21

CLIENT: THOMAS PAUL
 ADDRESS: LOT 2, D.P. 1279252, TOURMALINE DRIVE, ABERGLASSLYN

DRAWN: ZTM
 CHECKED: AJG
 DATE: 20.3.22
 ISSUE: 4

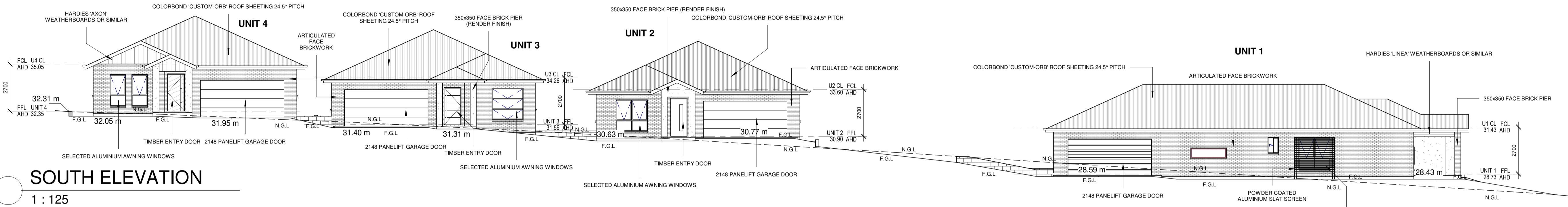
SHEET NAME: LANDSCAPE PLAN
 JOB NUMBER: 21-093
 SCALE: 1:200, @ A1
 1:100

SHEET: S05



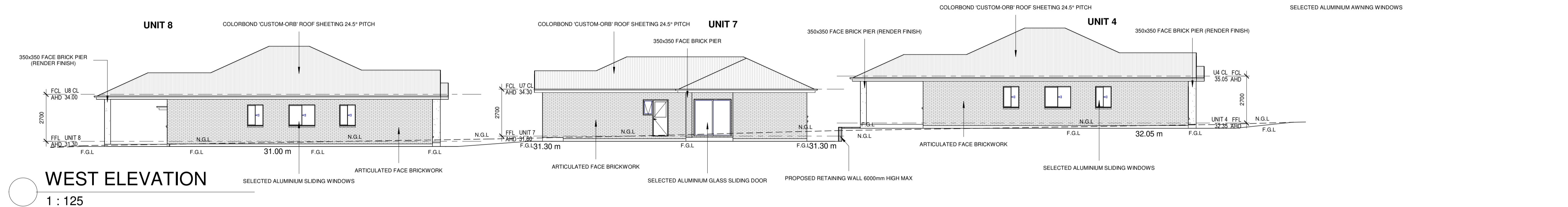
EAST ELEVATION

1 : 125



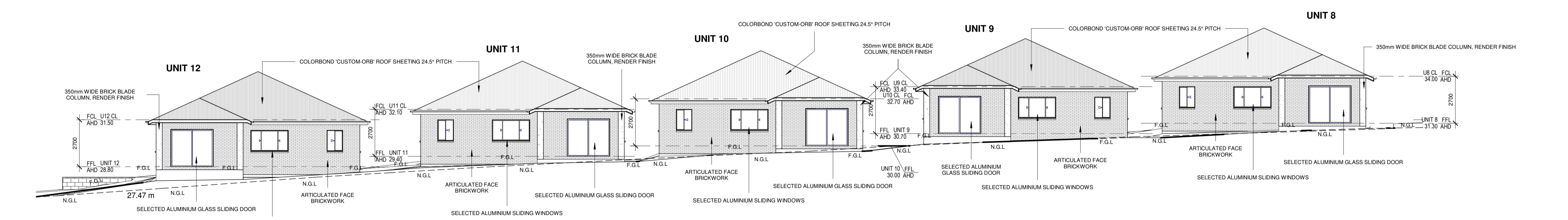
SOUTH ELEVATION

1 : 125



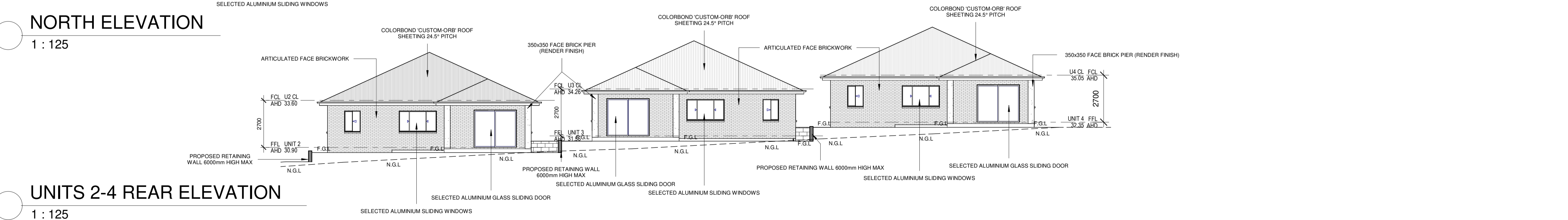
WEST ELEVATION

1 : 125



NORTH ELEVATION


1 : 125



UNITS 2-4 REAR ELEVATION

1 : 125


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 SCALE 1:100 AT A1

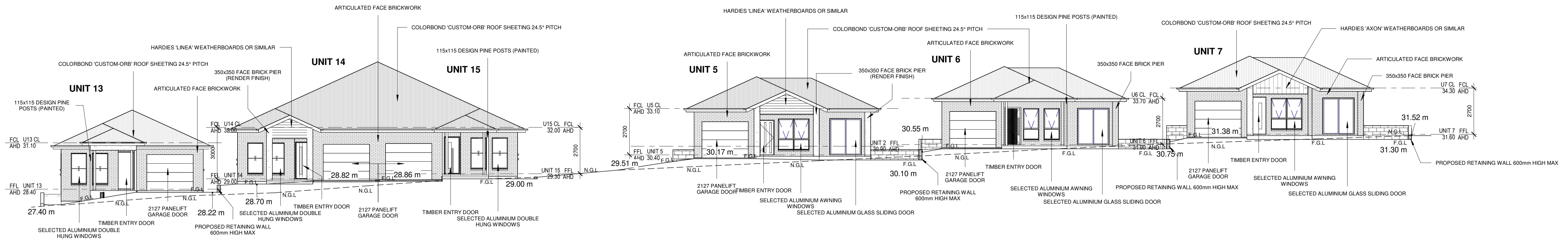
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3	ISSUED FOR CHECKING	ZTM	3.2.22
2	REVISED PLAN ISSUED	ZTM	13.1.22
1	ISSUED TO CLIENT FOR COMMENT	ZTM	17.12.21
ISSUE	DESCRIPTION	BY:	DATE:

CLIENT:
THOMAS PAUL
 ADDRESS:
**LOT 2, D.P. 1279252, TOURMALINE DRIVE,
 ABERGLASSLYN**

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 DATE: 20.3.22
 ISSUE: **4**

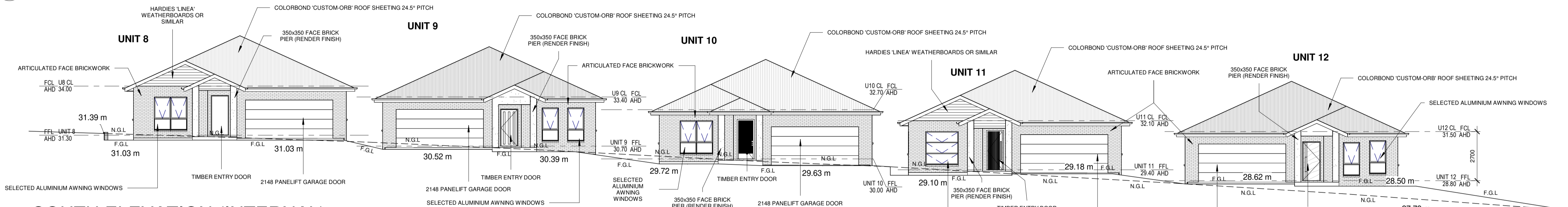
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SITE ELEVATIONS - SH1
 JOB NUMBER
21-093
 SCALE:
1:125 @ A1

SHEET
S09



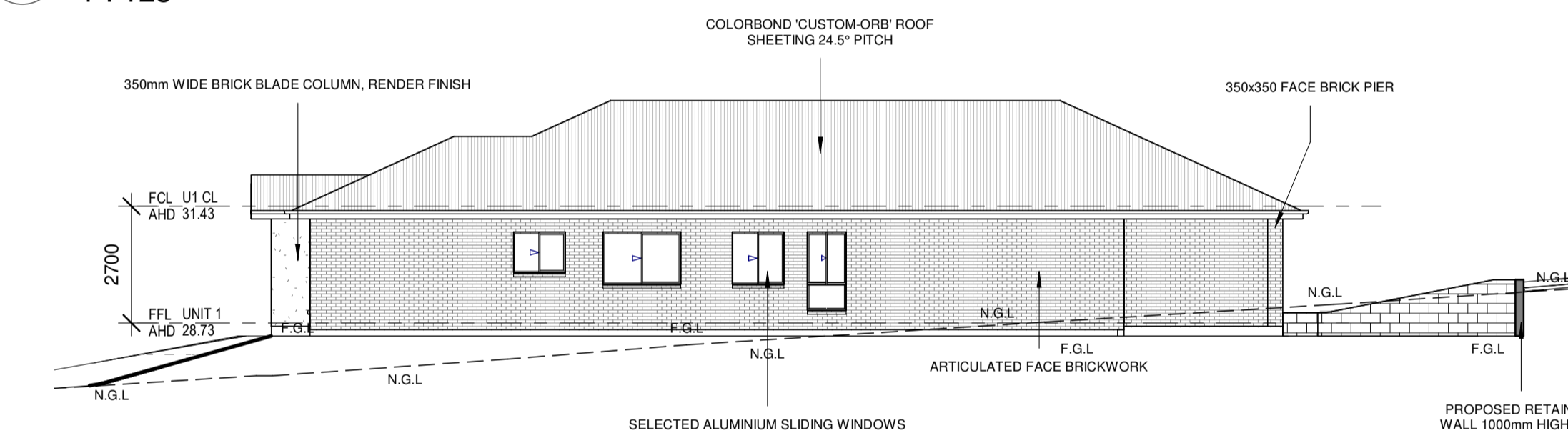
NORTH ELEVATION (INTERNAL)

1 : 125



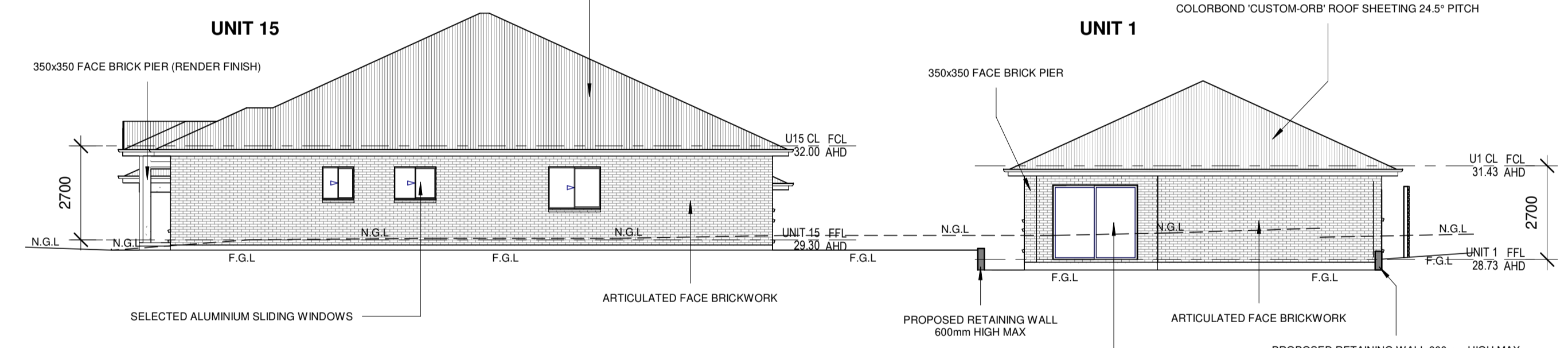
SOUTH ELEVATION (INTERNAL)

1 : 125



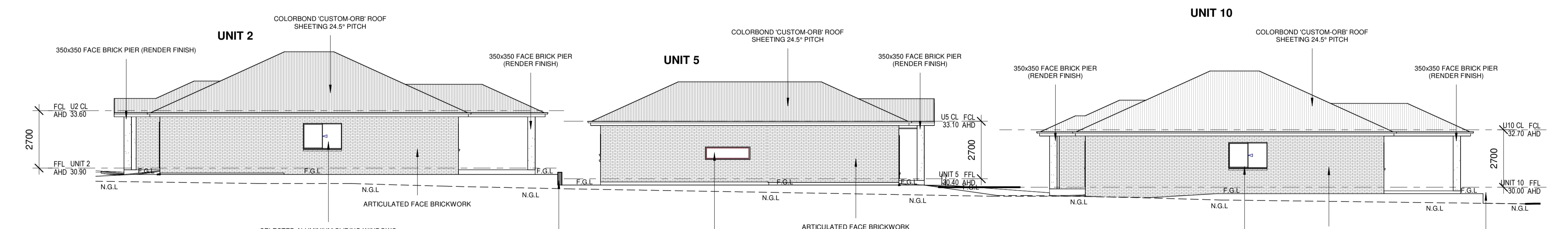
UNIT 1 NORTH ELEVATION (SIDE)

1 : 125



UNIT 1/15 WEST ELEVATION


1 : 125



UNIT 2,5,10 EAST ELEVATION (SIDE)

1 : 125


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 SCALE 1:100 AT A1

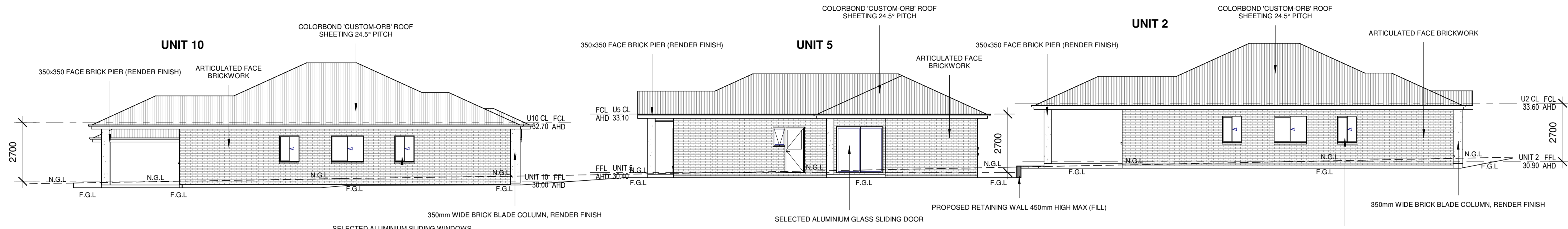
ISSUE	DESCRIPTION	BY:	DATE:
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 ADDRESS: **LOT 2, D.P. 1279252, TOURMALINE DRIVE, ABERGLASSLYN**

DRAWN: ZTM
 CHECKED: AJG
 DATE: 20.3.22
 ISSUE: **4**

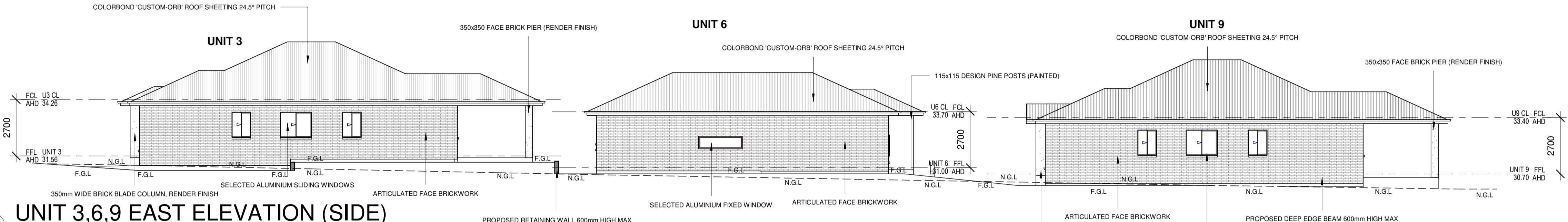
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 JOB NUMBER: **21-093**
 SCALE: **1:125 @ A1**

SHEET: **S10**
 20/03/2022 11:40:51 AM



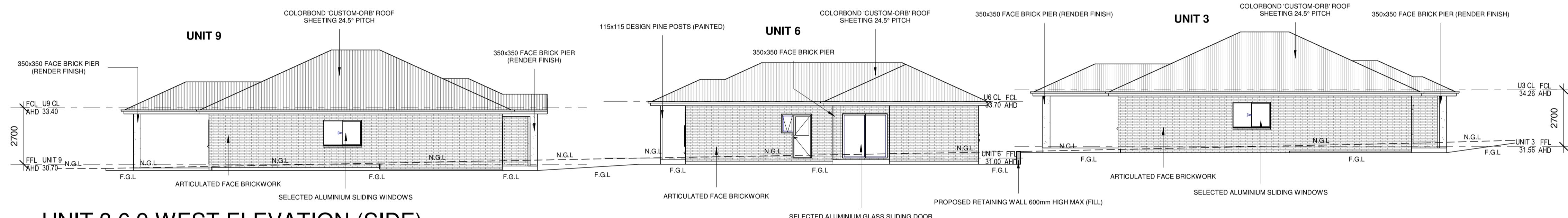
UNIT 2,5,10 WEST ELEVATION (SIDE)

1 : 125



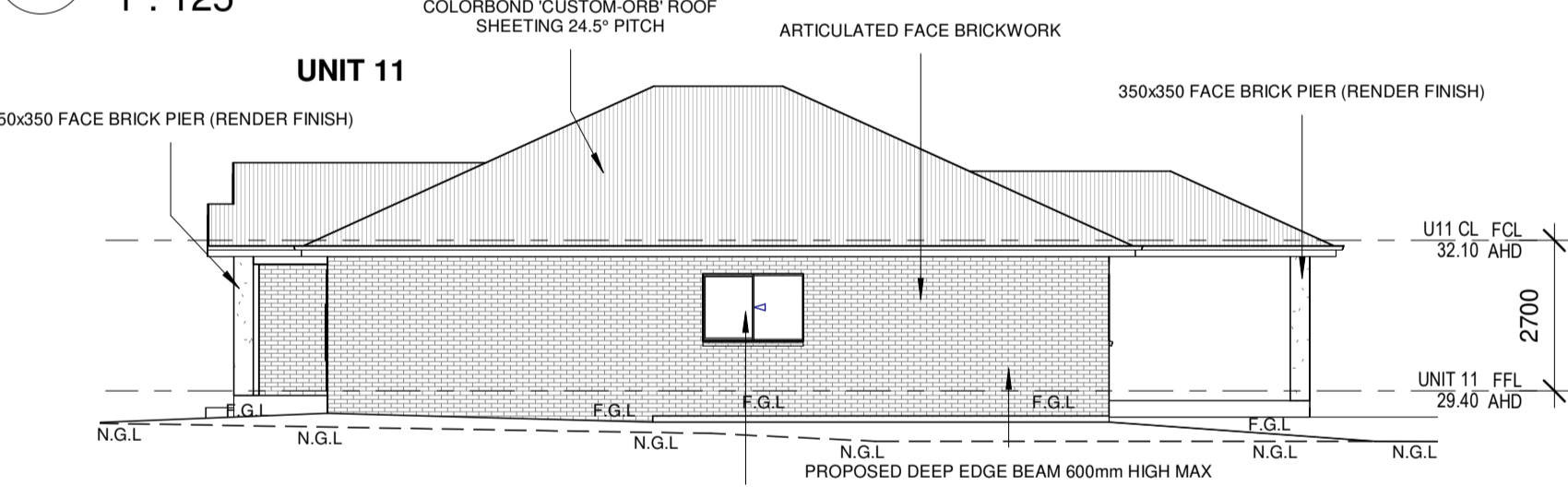
UNIT 3,6,9 EAST ELEVATION (SIDE)

1 : 125



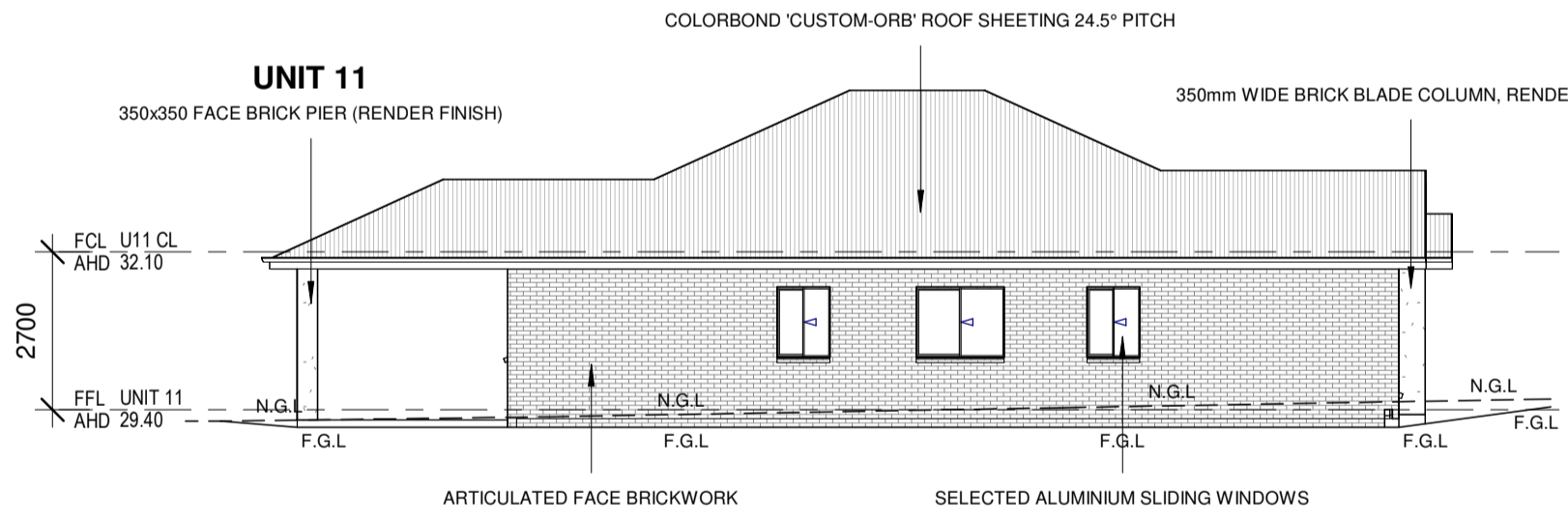
UNIT 3,6,9 WEST ELEVATION (SIDE)

1 : 125



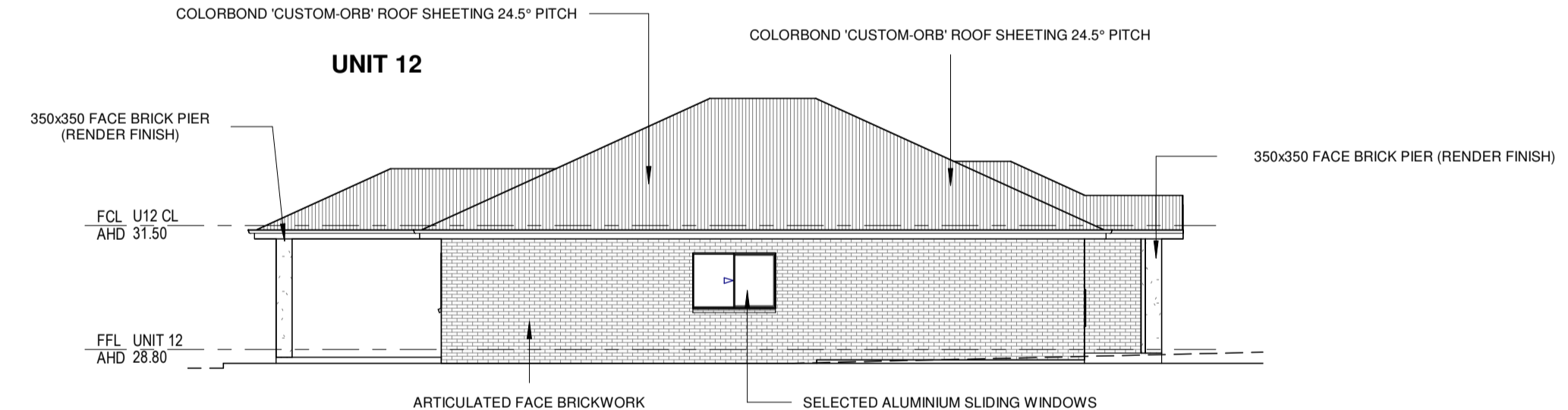
UNIT 11 EAST ELEVATION (SIDE)

1 : 125



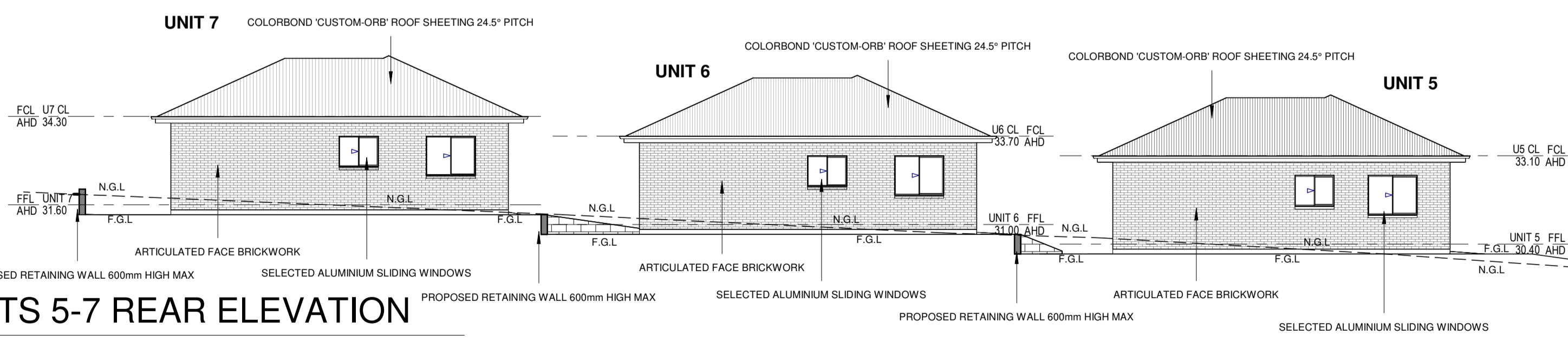
UNIT 11 WEST ELEVATION (SIDE)

1 : 125



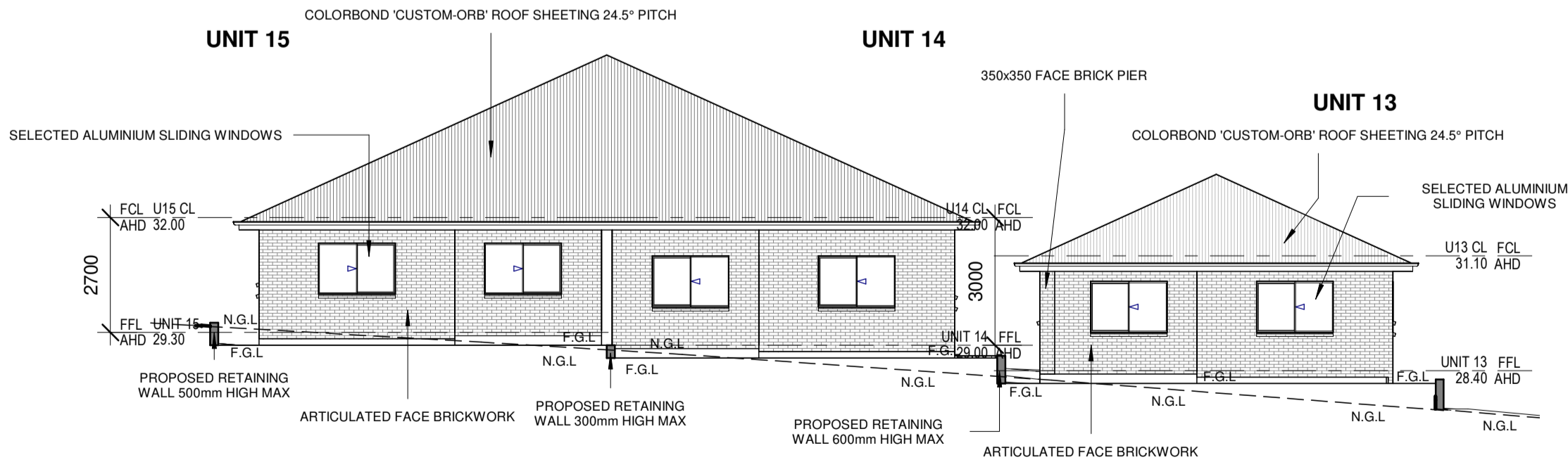
UNIT 12 WEST ELEVATION (SIDE)

1 : 125



UNITS 5-7 REAR ELEVATION

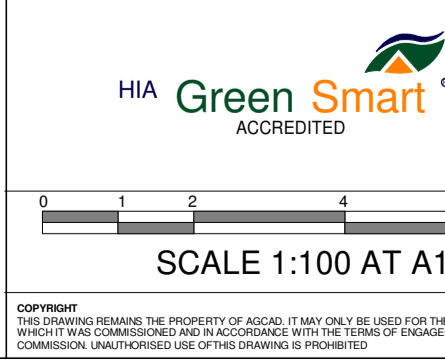
1 : 125



UNITS 13,14,15 REAR ELEVATION

1 : 125


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 SCALE 1:100 AT A1

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CLIENT:
THOMAS PAUL
 ADDRESS:
**LOT 2, D.P. 1279252 , TOURMALINE DRIVE ,
 ABERGLASSLYN**

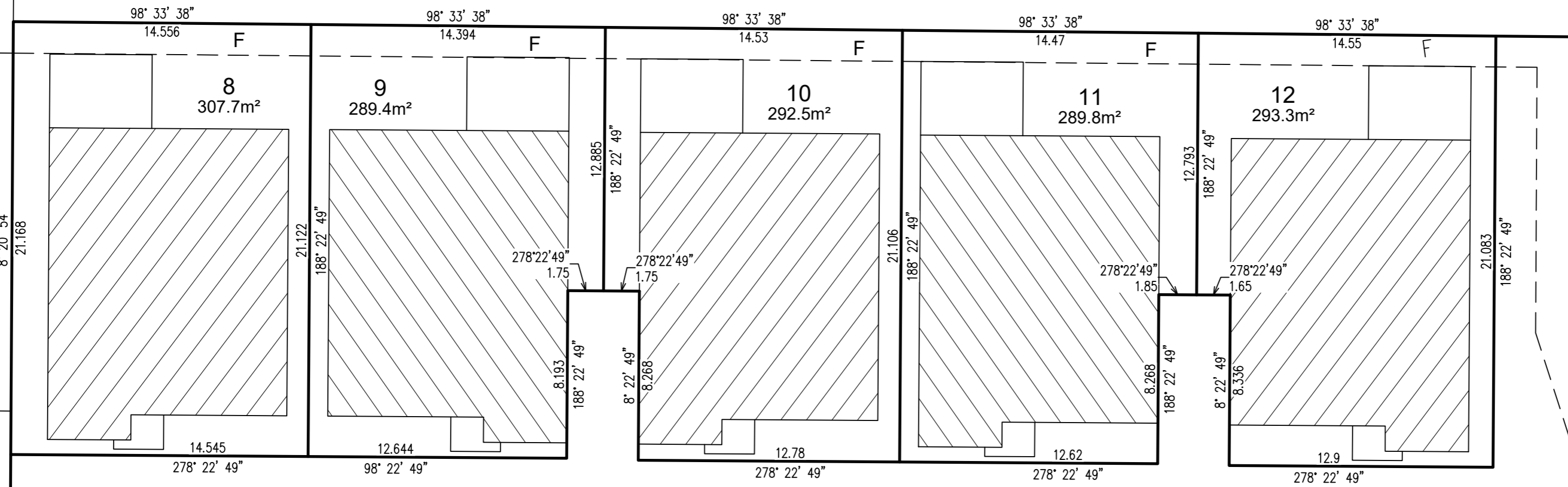
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 CHECKED: AJG
 DATE: 20.3.22
 ISSUE: **4**

SHEET NAME
SITE ELEVATIONS - SH3
 JOB NUMBER
21-093
 SCALE :
1:125 @ A1

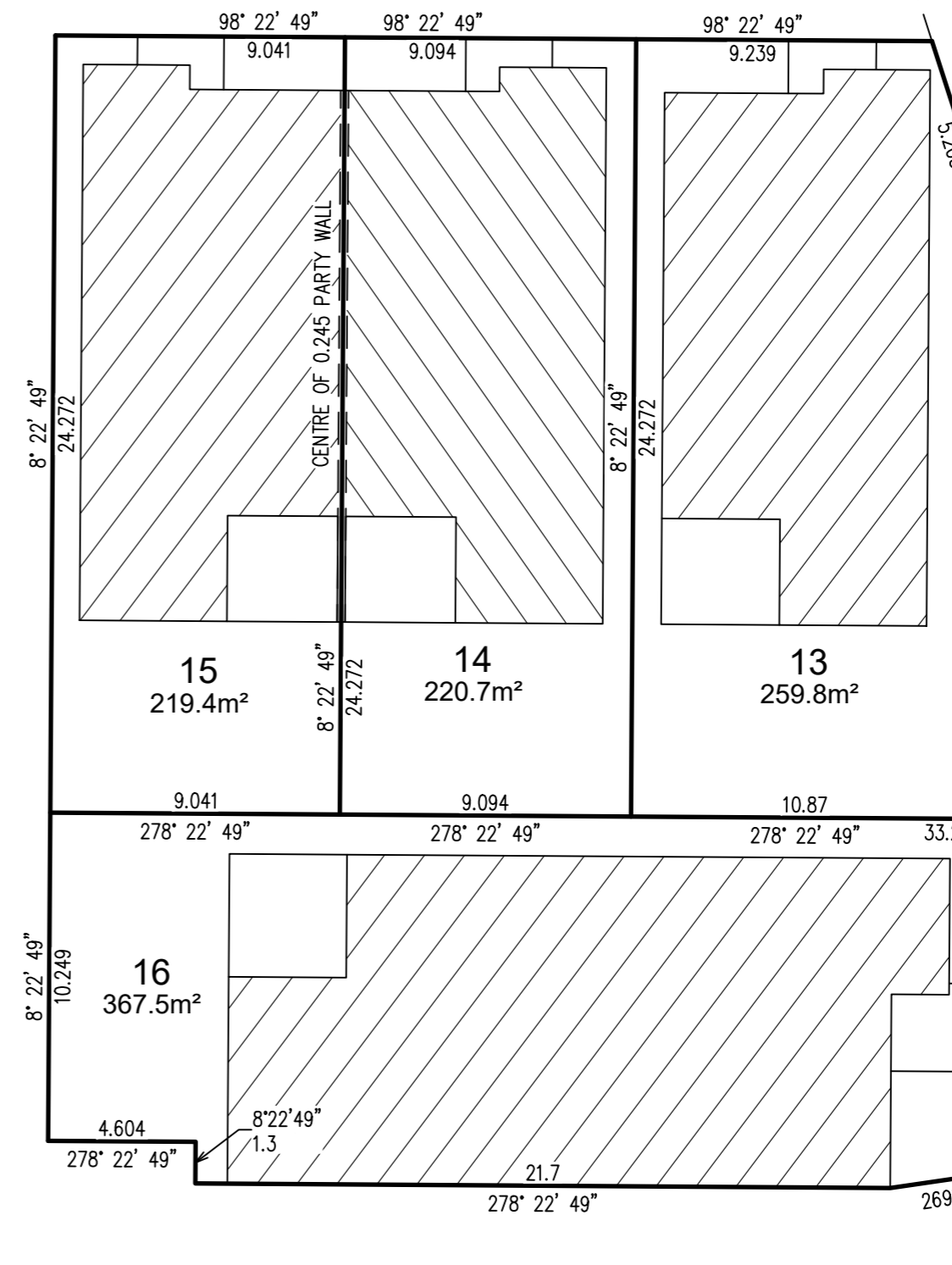
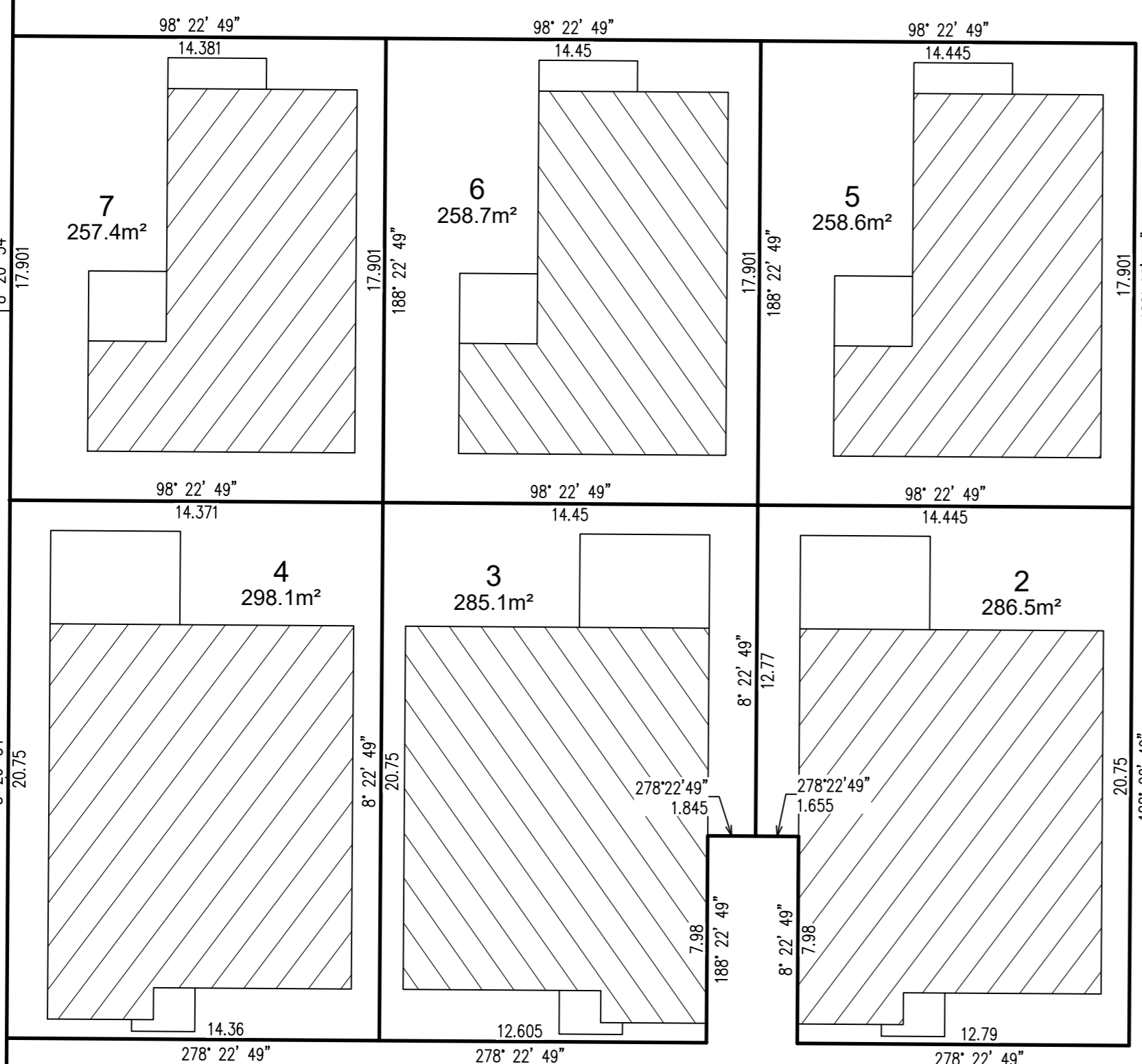
SHEET
S11

DETAIL PLAN

DP 1279252



COMMUNITY PROPERTY



COMMUNITY PROPERTY

4
DP 1252599

5
DP 1252599

6
DP 1252599

7
DP 1252599

12
DP 1258061

118
DP 1270654

TOURMALINE
DRIVE

A~RIGHT OF CARRIAGEWAY VARIABLE WIDTH (DP 608852)
 D~RESTRICTION ON THE USE OF LAND 8 WIDE (DP 1197857)
 E~POSITIVE COVENANT 8 WIDE (DP 1197857)
 F~EASEMENT FOR DRAINAGE OF WATER 1.5 & 2 WIDE (DP 1268120)
 G~EASEMENT FOR DRAINAGE OF WATER 1.5 (1270654)

Surveyor: GREGORY JOHN SMITH
 Metiri Consultants Pty Ltd ACN 633 598 875
 Date of Survey:
 Surveyors Ref: 220101 DRAFT

DRAFT PLAN OF
 SUBDIVISION OF LOT 2 DP 1279252

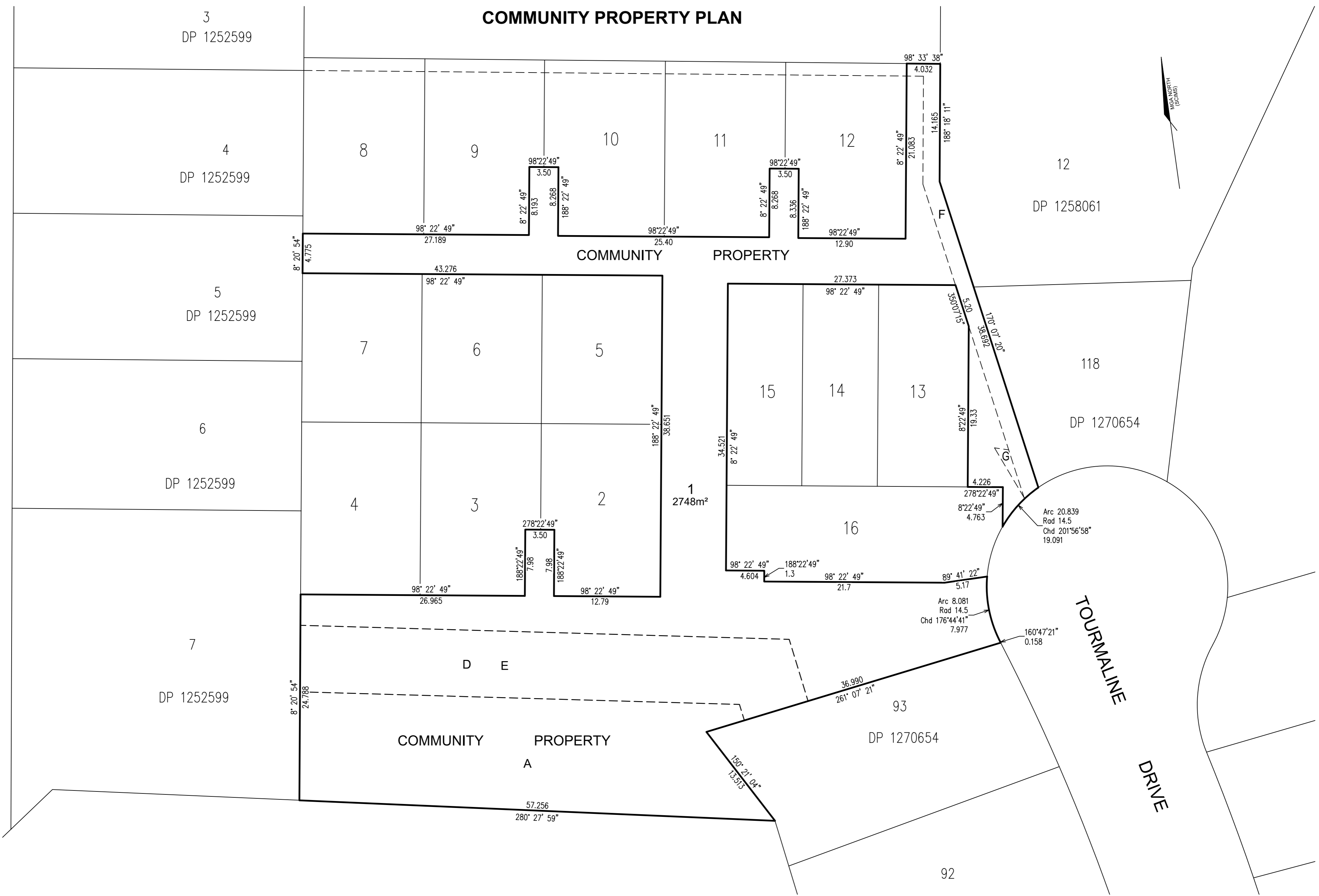
LGA: MAITLAND
 Locality: RUTHERFORD
 Subdivision No:
 LENGTHS ARE IN METERS. REDUCTION RATIO 1:200

IMPORTANT NOTE:
 • All dimensions, areas, lot numbers easements & number of lots are subject to the to the final survey & linen plan and should be considered as conceptual only.
 • Easements & building envelopes may be amended, added or omitted as may be required by council or utility providers and the final engineering design and construction works

COMMUNITY PROPERTY PLAN

ROAD

ABERGLASSLYN



A~RIGHT OF CARRIAGEWAY VARIABLE WIDTH (DP 608852)
 D~RESTRICTION ON THE USE OF LAND 8 WIDE (DP 1197857)
 E~POSITIVE COVENANT 8 WIDE (DP 1197857)
 F~EASEMENT FOR DRAINAGE OF WATER 1.5 & 2 WIDE (DP 1268120)
 G~EASEMENT FOR DRAINAGE OF WATER 1.5 (1270654)

Surveyor: GREGORY JOHN SMITH
 Metiri Consultants Pty Ltd ACN 633 598 875
 Date of Survey:
 Surveyors Ref: 220101 DRAFT

**DRAFT PLAN OF
 SUBDIVISION OF LOT 2 DP 1279252**

LGA: MAITLAND
 Locality: RUTHERFORD
 Subdivision No:
 LENGTHS ARE IN METERS. REDUCTION RATIO 1:300

IMPORTANT NOTE:

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