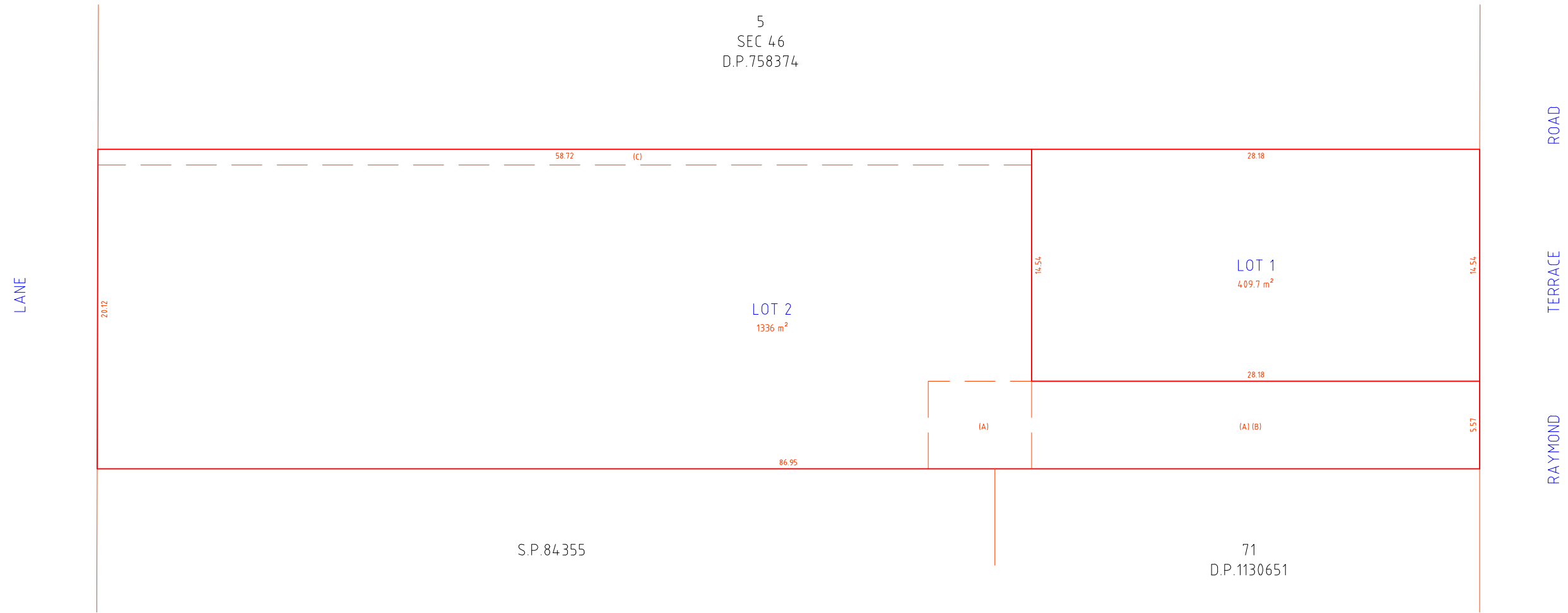


**PRELIMINARY ONLY**

- THIS PLAN IS PRELIMINARY ONLY AND IS SUBJECT TO COUNCIL APPROVAL, FINAL DESIGN AND FINAL SURVEY.
- ALL AREAS AND DIMENSIONS ARE APPROXIMATE ONLY.



**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.
3. 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.
4. DURING THE COURSE OF THIS SURVEY NO INVESTIGATION HAS BEEN UNDERTAKEN TO DETERMINE THE EXISTENCE OF ANY POSSIBLE SUBTERRANEAN ENCROACHMENTS.

- (A) EASEMENT FOR ACCESS 5.57 WIDE
- (B) EASEMENT FOR SERVICES 5.57 WIDE
- (C) EASEMENT TO DRAIN WATER 1 WIDE



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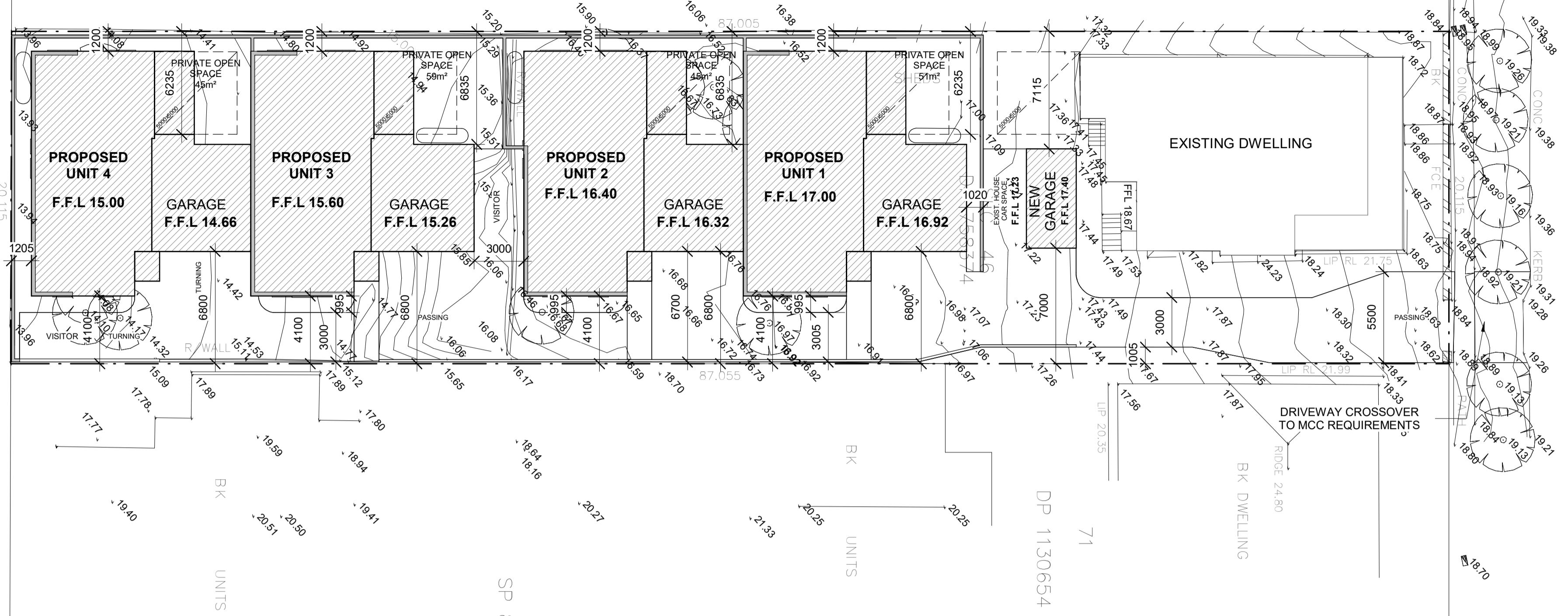
TITLE	PROPOSED SUBDIVISION	
	LOT 6 SECTION 46 D.P.758374	

H		
G		
F		
E		
D		
C		
B		
A	22.07.22	FIRST ISSUE
Rev	Date	Amendment

JOB ADDRESS:	15 RAYMOND TERRACE ROAD, EAST MAITLAND	
CLIENT:	TPN NOMINEES PTY LTD	
SCALE:	A1 1:150	A3 1:300
SURVEY DATE:	N/A	
PLAN DATE:	22.07.22	
DATUM:	N/A	
CAD REF:	12699-CF-220721	
ORIGIN OF LEVELS	N/A	
DRAWN	BT	
SURVEYOR	CP	
CHECKED	CP	
APPROVED	CP	
REVISION	<b>A</b>	JOB REF: <b>12699</b>
		SHEET No <b>1/1</b>
DRAWING REF: 12699-PROPOSED SUBDIVISION-22.07.22		

SITE DETAILS	
ZONING	R1
SITE AREA	TOTAL SITE: 1,781m <sup>2</sup>
GROSS UNIT FLOOR AREAS	UNIT 1 - 106m <sup>2</sup> UNIT 2 - 106m <sup>2</sup> UNIT 3 - 106m <sup>2</sup> UNIT 4 - 106m <sup>2</sup> TOTAL - 424m <sup>2</sup>
FSR	0.24-1 (DOESNT INCLUDE GARAGES, PATIOS OR VERANDAHs)
UNIT FOOTPRINT AREAS	UNIT 1 - 162.7m <sup>2</sup> UNIT 2 - 162.7m <sup>2</sup> UNIT 3 - 162.7m <sup>2</sup> UNIT 4 - 162.7m <sup>2</sup> EXIST - 209.1m <sup>2</sup> TOTAL - 860m <sup>2</sup>
DRIVEWAYS, PATHS, PAVING AREA	449.2m <sup>2</sup> TOTAL - 1,309.2m <sup>2</sup>
SITE COVERAGE PERCENTAGE	75% BUILT INCLUDING DRIVEWAY, ETC. 25% UNBUILT
CONDITIONED FLOOR AREA	UNIT 1 - 77.3m <sup>2</sup> UNIT 2 - 77.3m <sup>2</sup> UNIT 3 - 77.3m <sup>2</sup> UNIT 4 - 77.3m <sup>2</sup>
UNCONDITIONED FLOOR AREA	UNIT 1 - 16.5m <sup>2</sup> UNIT 2 - 16.5m <sup>2</sup> UNIT 3 - 16.5m <sup>2</sup> UNIT 4 - 16.5m <sup>2</sup>
ROOF AREA	UNIT 1 - 208m <sup>2</sup> UNIT 2 - 208m <sup>2</sup> UNIT 3 - 208m <sup>2</sup> UNIT 4 - 208m <sup>2</sup>

LANE



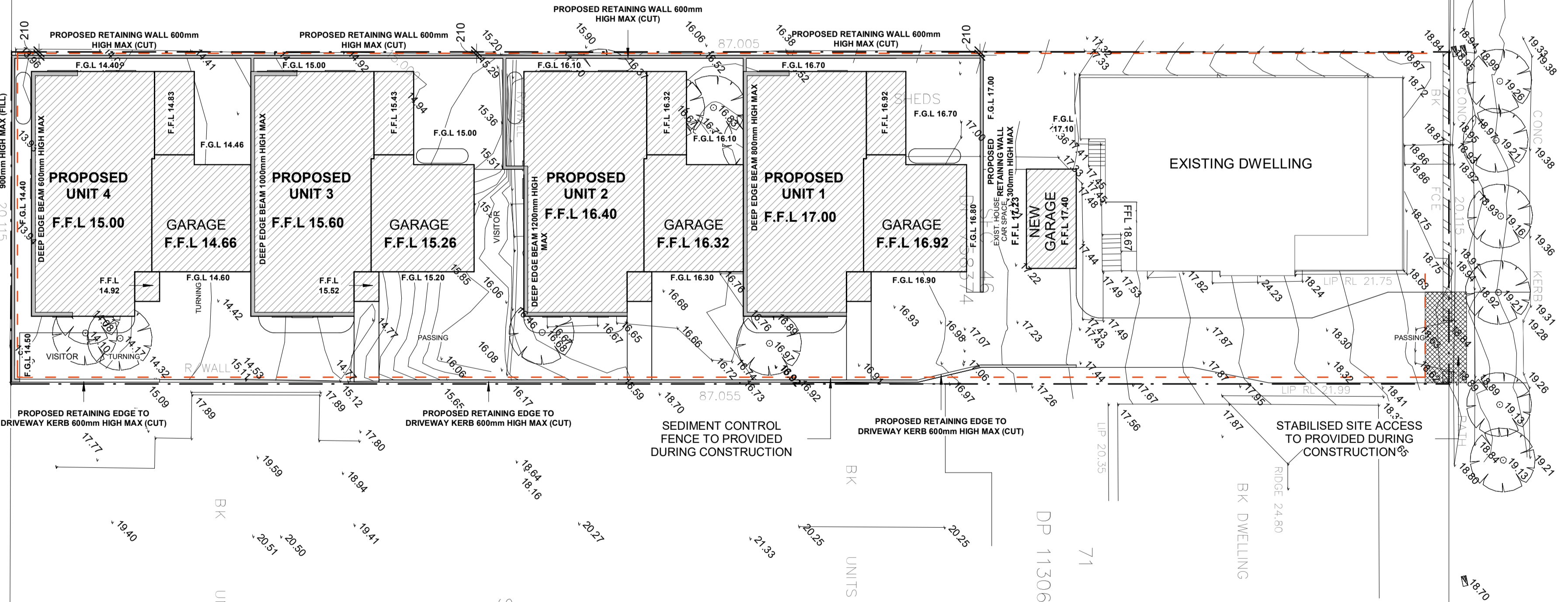
RAYMOND TERRACE ROAD

SEDIMENTATION CONTROL NOTES	
- SITE WORKS ARE NOT TO START UNTIL THE EROSION AND SEDIMENTATION CONTROL MEASURES ARE INSTALLED AND FUNCTIONAL.	- ROOF DOWNPIPES TO BE CONNECTED TO STREET KERB OR OTHER STORMWATER DISPOSAL SYSTEM ON COMPLETION OF ROOF AND GUTTERING
- ENTRY AND DEPARTURE OF VEHICLES IS TO BE CONFINED TO THE NOMINATED EXISTING VEHICLE ACCESS OR STABILISED SITE ACCESS.	- ALL SEDIMENTATION CONTROLS ARE TO BE CHECKED DAILY (AT MINIMUM WEEKLY) AND AFTER ALL RAIN EVENTS. ALL STRUCTURES TO BE CLEANED ON REACHING 50% STORAGE CAPACITY TO ENSURE THEY ARE MAINTAINED IN FULL FUNCTIONAL CONDITION
- TOPSOIL IS TO STRIPPED FROM BUILDING SITE AND STOCKPILED FOR LATER USE IN LANDSCAPING THE SITE. TOPSOIL IS TO BE RESPIREAD AND ALL DISTURBED AREAS REHABILITATED (TURFED) WITHIN 20 WORKING DAYS OF COMPLETION OF WORKS.	<b>LEGEND</b>
- THE FOOTPATH, OTHER THAN STABILISED SITE ACCESS IS NOT TO BE DISTURBED, INCLUDING STOCKPILING OF MATERIALS. WHERE ESSENTIAL WORKS (eg DRAINAGE) ARE REQUIRED, THE FOOTPATH IS TO BE REHABILITATED (TURFED) AS SOON AS POSSIBLE.	SEDIMENT FENCING
- WASTE BINS ARE TO BE PROVIDED FOR BUILDING WASTE OR WASTE ENCLOSURE MINIMUM 1800*1800*1200mm HIGH CONSTRUCTED USING STAR PICKETS AND 1200mm HIGH WEED CONTROL MAT. ARRANGEMENTS ARE TO BE MADE FOR REGULAR COLLECTION AND DISPOSAL OR RECYCLING OF CONSTRUCTION WASTE.	STABILISED SITE ACCESS

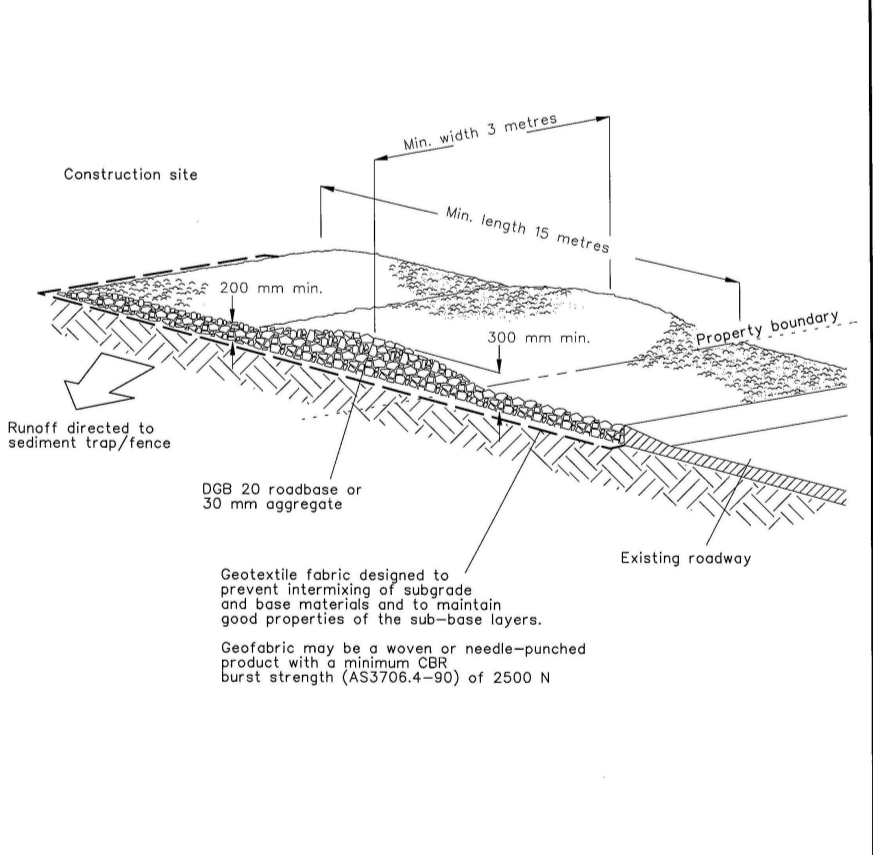
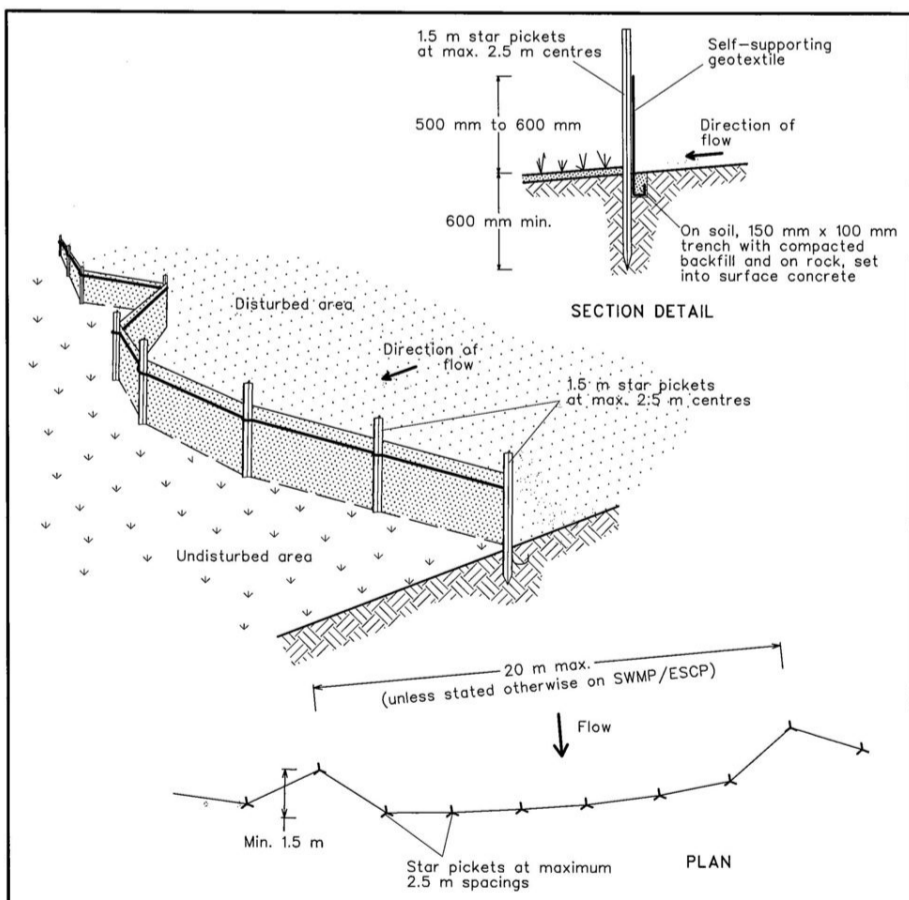
SITE PLAN

1 : 200

LANE



RAYMOND TERRACE ROAD



- Construction Notes**
- Construct sediment fences as close as possible to the contours of the site, but with small returns as shown in the drawing to limit the catchment area of any one section. The catchment area should be small enough to limit water flow if concentrated at one point to 50 litres per second in the design storm event, usually the 10-year event.
  - Cut a 150-mm deep trench along the upslope line of the fence for the bottom of the fabric to be entrenched.
  - Drive 1.5 metres long star pickets into ground at 2.5 metre intervals (max) at the downslope edge of the trench. Ensure any star pickets are fitted with safety caps.
  - Fix self-supporting geotextile to the upslope side of the posts ensuring it goes to the base of the trench. Fix the geotextile with wire ties or as recommended by the manufacturer. Only use geotextile specifically produced for sediment fencing. The use of shade cloth for this purpose is not satisfactory.
  - Join sections of fabric at a support post with a 150-mm overlap.
  - Backfill the trench over the base of the fabric and compact it thoroughly over the geotextile.

- Construction Notes**
- Strip the topsoil, level the site and compact the subgrade.
  - Cover the area with needle-punched geotextile.
  - Construct a 200-mm thick pad over the geotextile using road base or 30-mm aggregate.
  - Ensure the structure is at least 15 metres long or to building alignment and at least 3 metres wide.
  - Where a sediment fence joins onto the stabilised access, construct a hump in the stabilised access to divert water to the sediment fence

SEDIMENT FENCE SD 6-8

STABILISED SITE ACCESS SD 6-14

BULK EARTHWORKS

1 : 200

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HIA Green Smart ACCREDITED

SCALE 1:100 AT A1

11/07/2022 8:25:51 AM

CLIENT: TPM NOMINEES

ADDRESS: LOT 6, D.P7538374, 15 RAYMOND TERRACE RD, EAST MAITLAND

DATE: 24.5.22

ISSUE: 1

DRAWN: ZTM

CHECKED: AJG

DATE: 24.5.22

ISSUE: 1

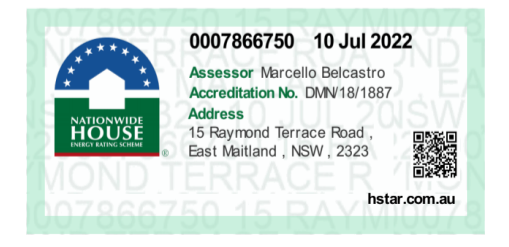
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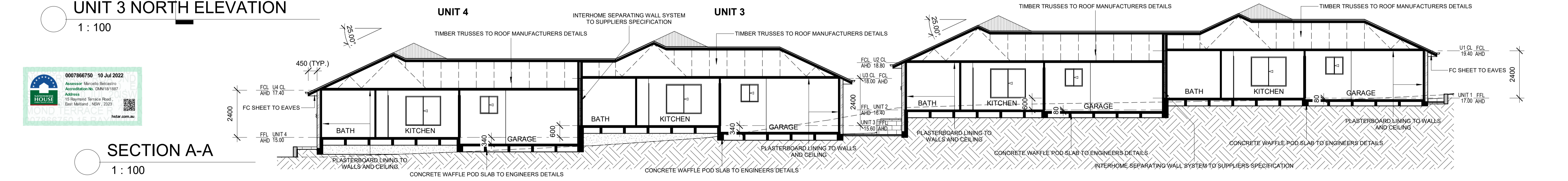
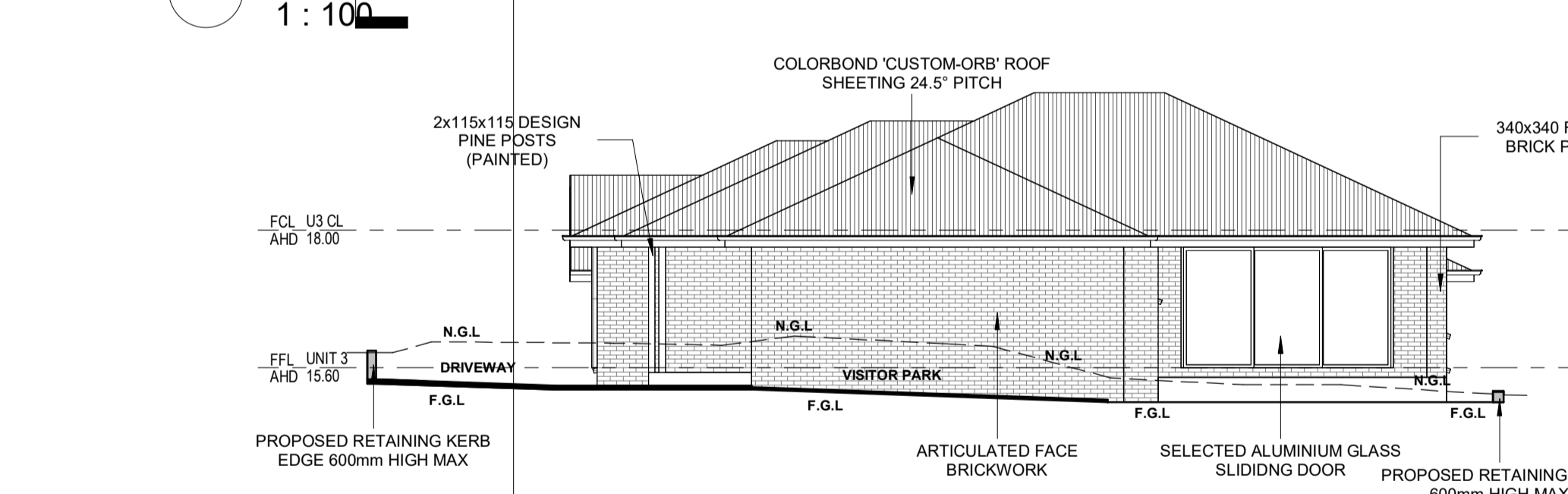
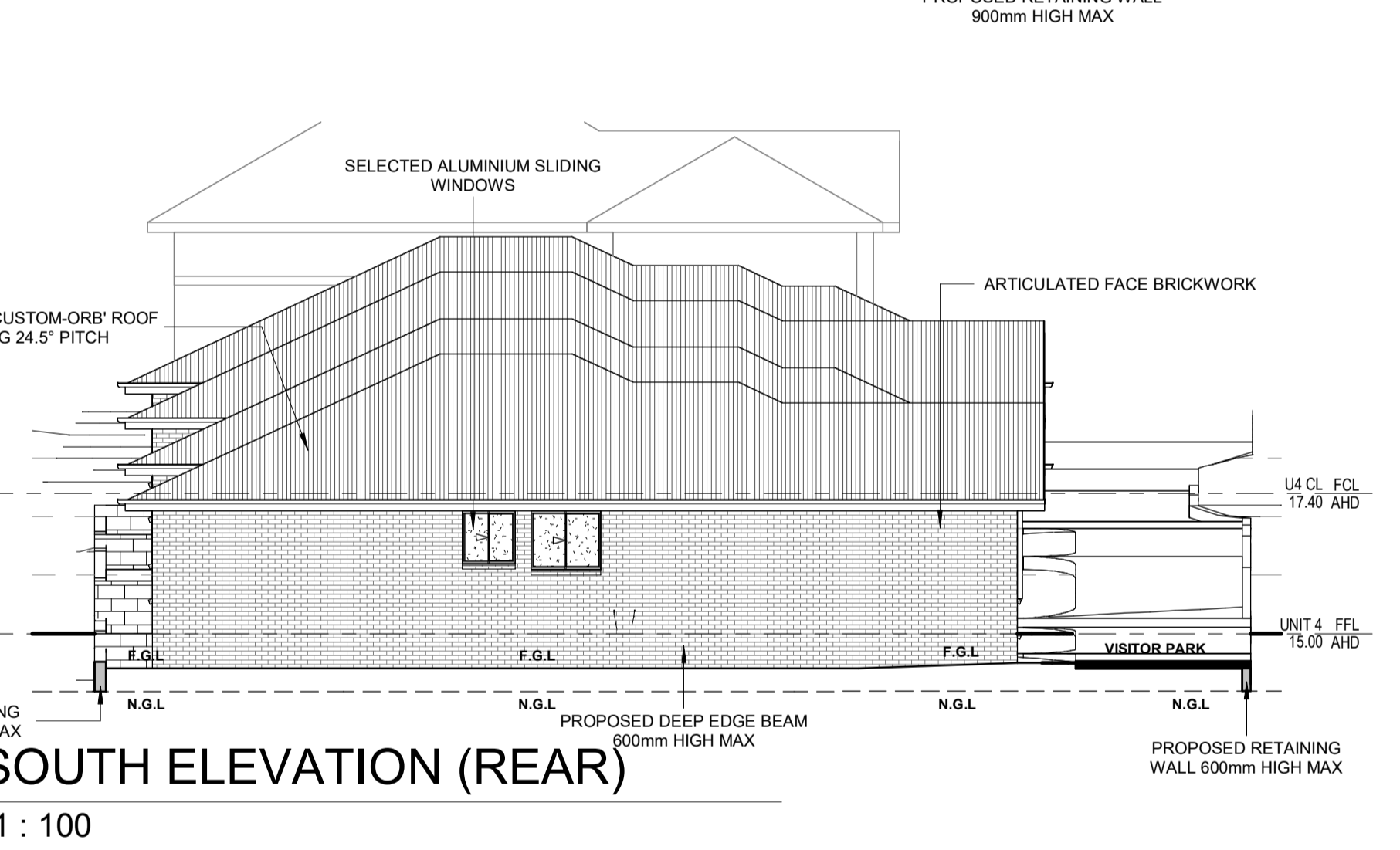
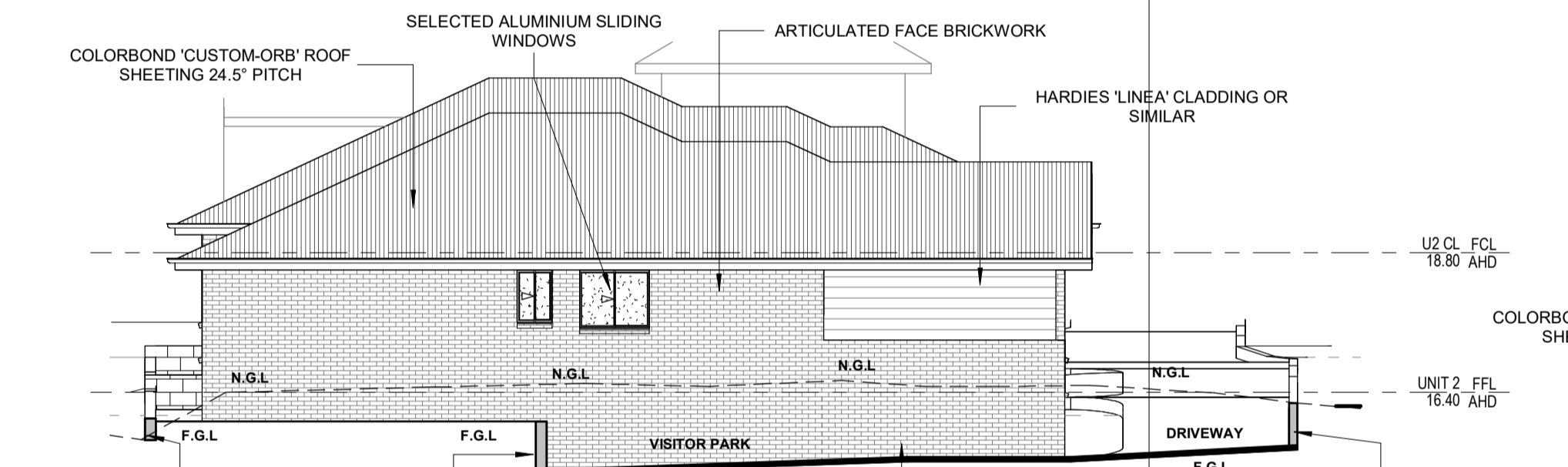
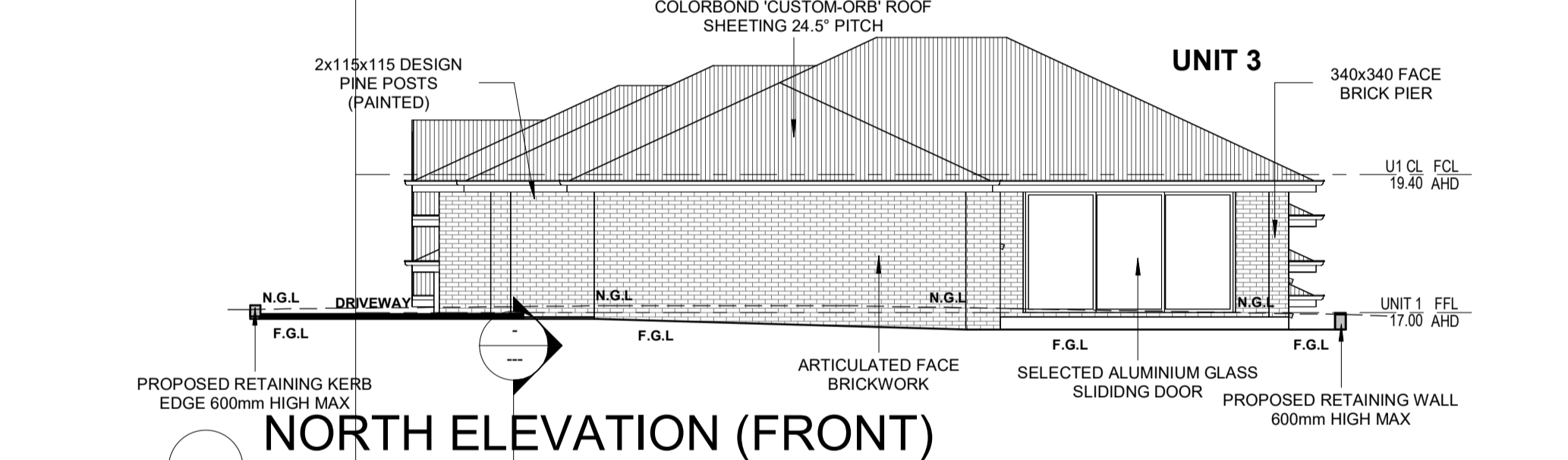
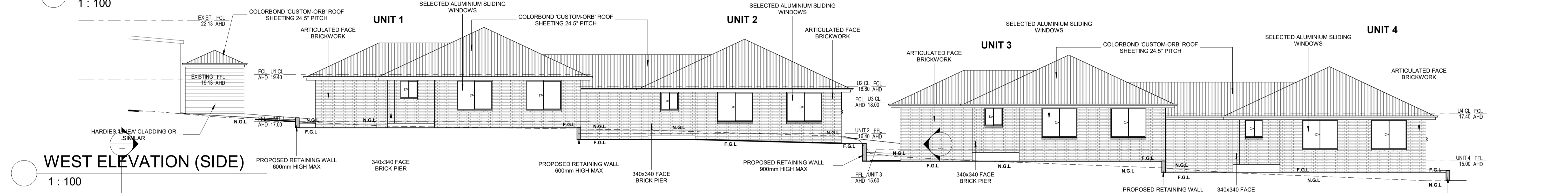
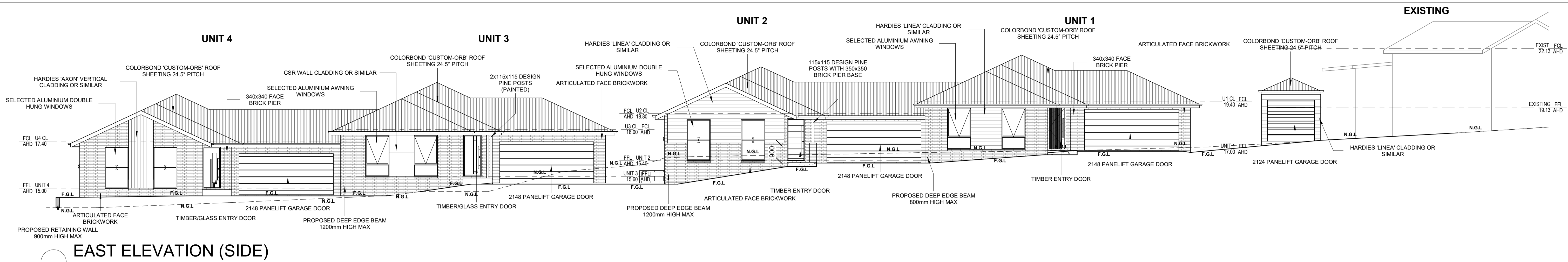
JOB NUMBER: 22-009

SCALE: 1:200 @ A1

SHEET: S02

11/07/2022 8:25:51 AM





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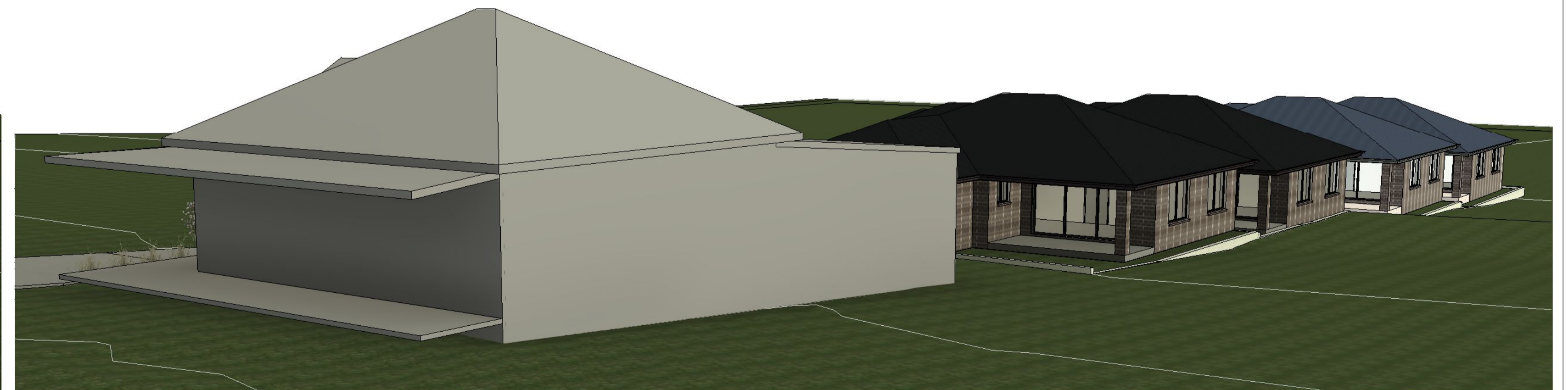
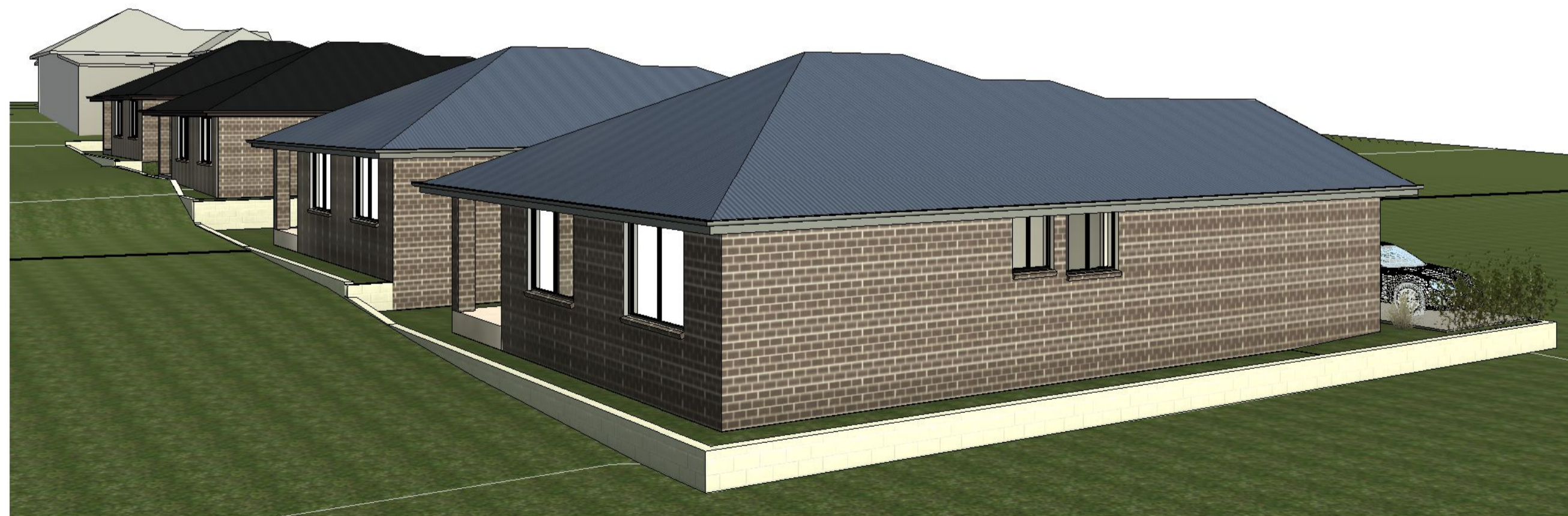
HIA Green Smart ACCREDITED  
 SCALE 1:100 AT A1  
 1 ISSUE  
 PLANS ISSUED FOR CHECKING  
 DESCRIPTION  
 ZTM 24.5.22  
 BY: DATE:

CLIENT: TPM NOMINEES  
 ADDRESS: LOT 6, D.P7538374, 15 RAYMOND TERRACE RD, EAST MAITLAND

DRAWN: AS  
 CHECKED: AJG  
 DATE: 24.5.22  
 ISSUE: 1

SHEET NAME: ELEVATIONS - SH1  
 JOB NUMBER: 22-009  
 SCALE: Approver A1

SHEET: S05  
 11/07/2022 8:26:00 AM



ISSUE	DESCRIPTION	BY	DATE
1	PLANS ISSUED FOR CHECKING	ZTM	24.5.22