



SITE LOCATION

SCALE 1:1.25

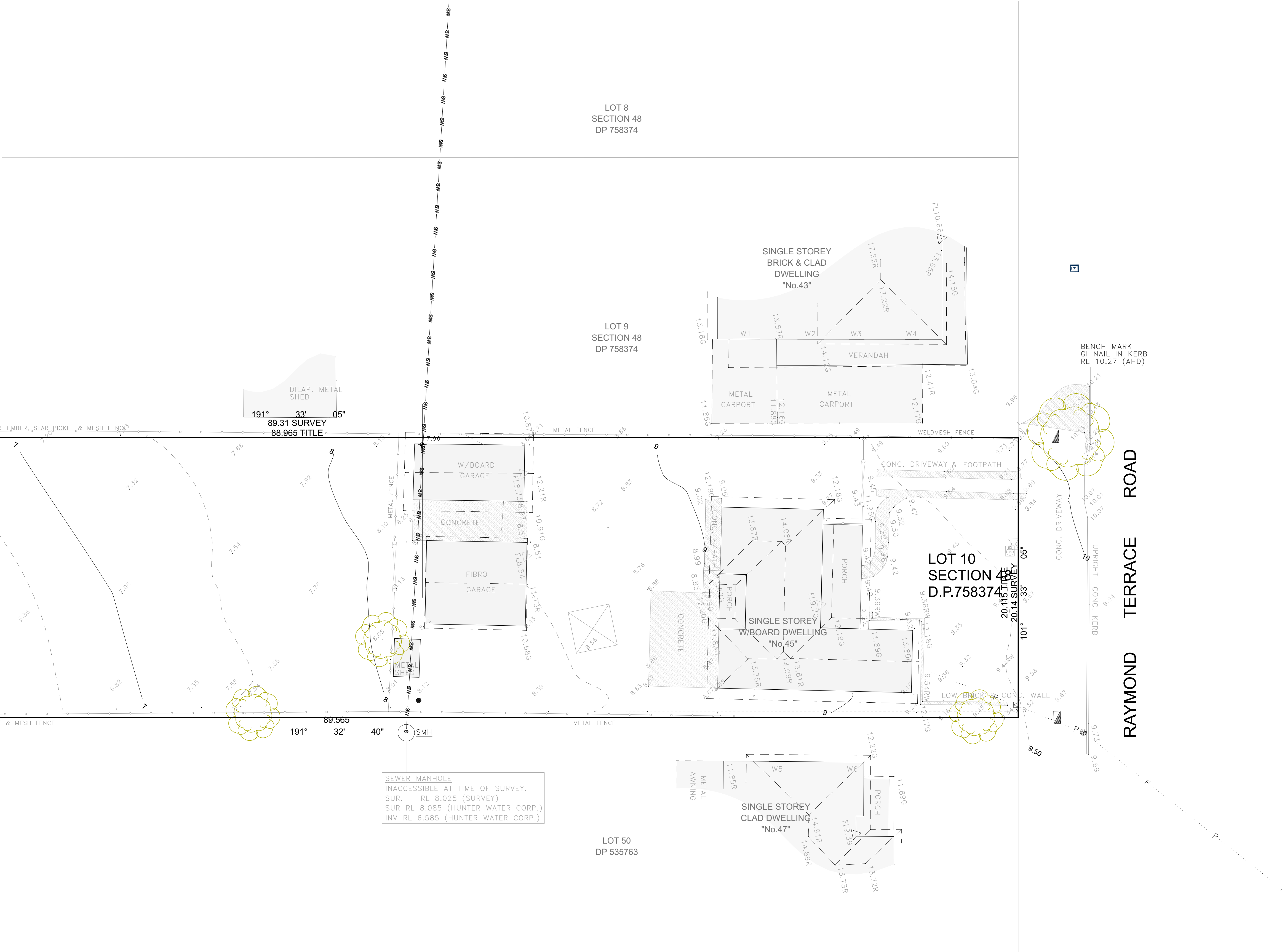
GREAT NORTHERN RAILWAY

LANE

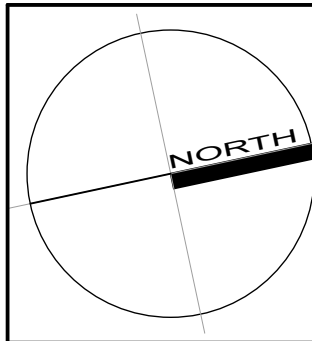
LOT 1024
DP 1207344

SITE ANALYSIS

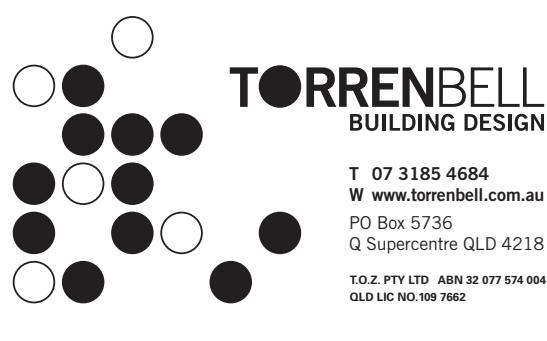
SCALE 1:150



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Rev / Transmittal Set Name	Date
AMENDMENT:	



CLIENT: CROESE - RAYMOND TERRACE RD	DRAWING TITLE: SITE ANALYSIS & LOCALITY
PROJECT: PROPOSED NEW MULTI-RES LOT 10 SECTION 48 D.P.758274 No. 45 RAYMOND TERRACE ROAD EAST MAITLAND, NSW 2323	DATE: 19/09/25
	SCALE: 1:100
	DRAWING No: 2085A - A1.01
	ISSUE: F

Certificate No. #HR-4Y3R0I-01

Scan QR code or follow website link for rating details.

Assessor name: Ross Grims

Accreditation No.: HERA 10004

Property Address: Unit 01, 45 RAYMOND TERRACE ROAD, EAST MAITLAND, NSW, 2323

http://www.hero-software.com.au/pdf/HR-4Y3R0I-01

Certificate No. #HR-83F3BU-01

Scan QR code or follow website link for rating details.

Assessor name: Ross Grims

Accreditation No.: HERA 10004

Property Address: Unit 02, 45 RAYMOND TERRACE ROAD, EAST MAITLAND, NSW, 2323

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Certificate No. #HR-CJVDHC-01

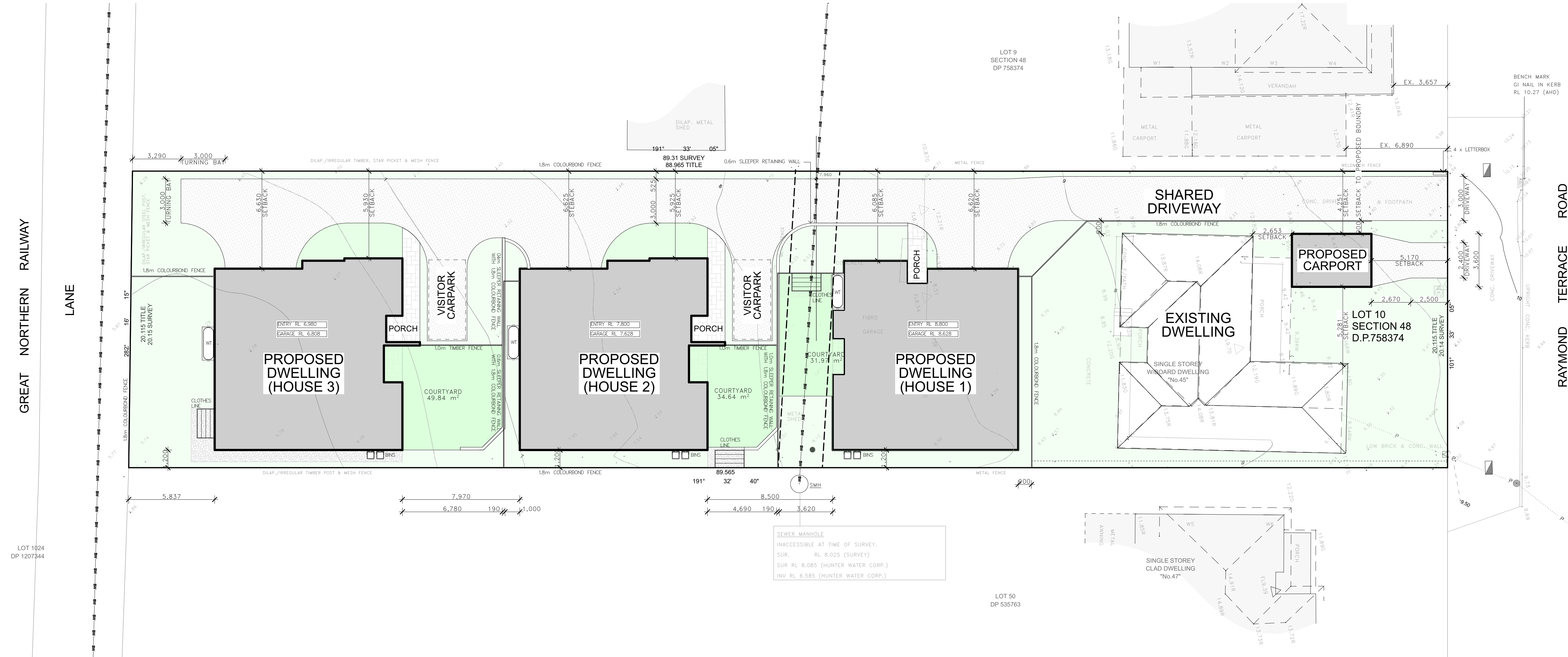
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Assessor name: Ross Grims

Accreditation No.: HERA 10004

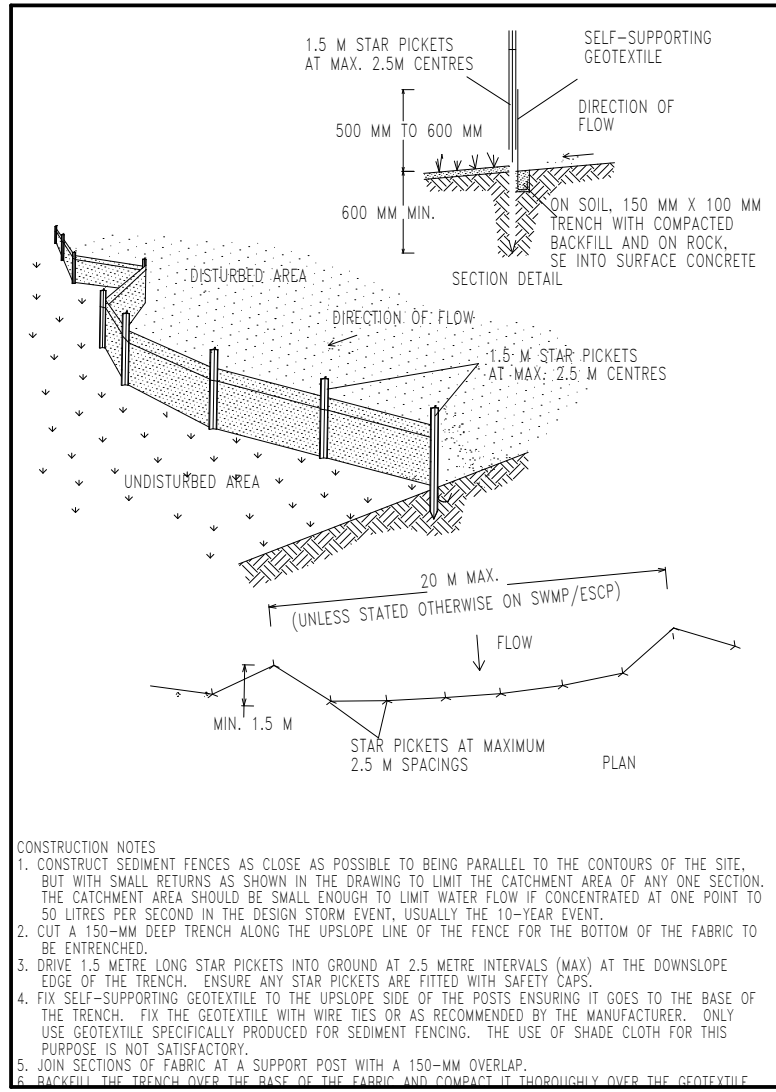
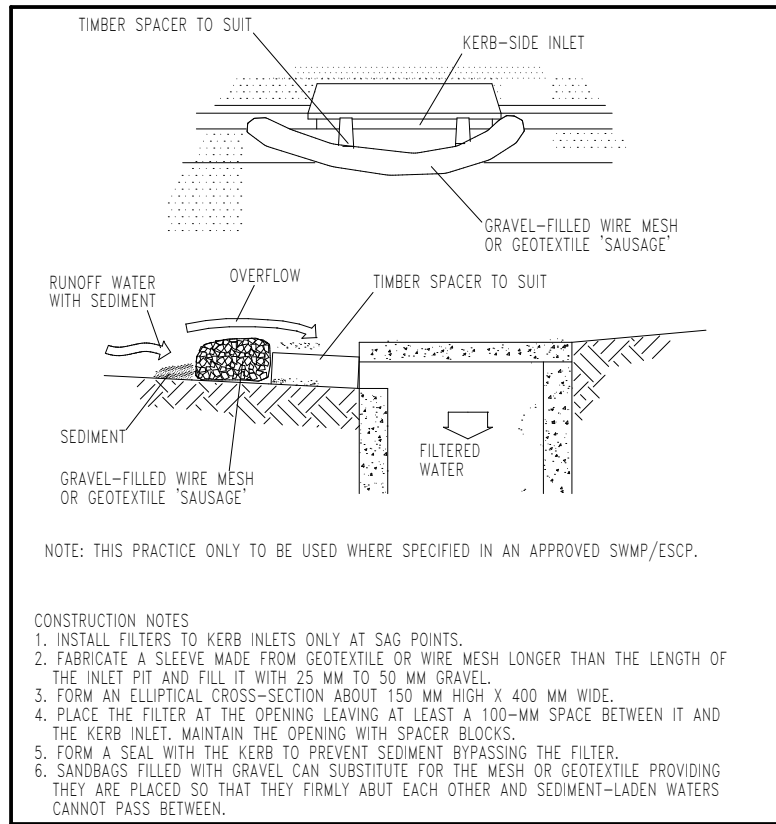
Property Address: Unit 03, 45 RAYMOND TERRACE ROAD, EAST MAITLAND, NSW, 2323

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SITE AREA (LOT 10)	1,801.60m ²
HOUSE 1	
G.F.A	152.39m ²
PATIO/PORCH	6.8m ²
HOUSE 2	
G.F.A	156.54m ²
PATIO/PORCH	13.88m ²
HOUSE 3	
G.F.A	156.54m ²
PATIO/PORCH	13.88m ²
TOTAL GFA	465.47m ²
F.S.R	0.25 : 1
BUILDING FOOTPRINT	493.02m ² /27%
TOTAL DRIVEWAY	382.47m ² /21%
L/SCAPE COVERAGE TOTAL	723.43m ² /40%
MAX. BUILDING HEIGHT	5.2m
CARPARKING	
GARAGED	6 SPACES
PROPOSED CARPORT	1 SPACE
OUTDOOR VISITOR	2 SPACES
TOTAL	9 SPACES

LEGEND:	
	DENOTES STRAW BALE OR GEOTEXTILE SEDIMENT TRAP. REFER TO DETAIL SD6-12
	DENOTES SEDIMENT FENCE. REFER TO DETAIL SD6-8
	DENOTES TEMPORARY CONSTRUCTION EXIT. REFER TO DETAIL SD6-14

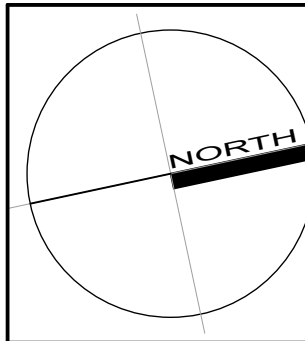


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F	FOR APPROVAL	19/9/2025
E	FOR APPROVAL	5/8/2025
D	DRAFT SET FOR REVIEW	31/7/2025
C	DRAFT SET FOR REVIEW	7/7/2025
B	DRAFT SET FOR REVIEW	26/6/2025
A	DRAFT SET FOR REVIEW	18/6/2025
Rev	Transmittal Set Name	Date
AMENDMENT:		

TORRENBELL
BUILDING DESIGN

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W www.torrenbell.com.au
PO Box 5756
10 Supercentra QLD 4218

T.O.Z. PTY LTD ABN 35 077 534 006
QLD LIC NO 109 7682

CLIENT:
CROESE - RAYMOND TERRACE RD

PROJECT:
**PROPOSED NEW MULTI-RES
LOT 10 SECTION 48 D.P.758274
No. 45 RAYMOND TERRACE ROAD
EAST MAITLAND, NSW 2323**

DRAWING TITLE:
PROPOSED SITE LAYOUT

DATE:
19/09/25

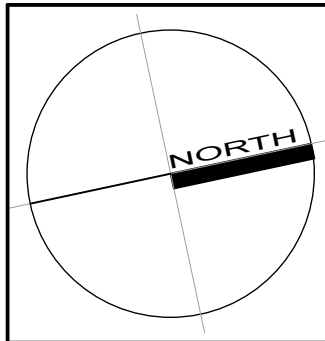
SCALE:
1:100

DRAWING No:
2085A - A1.02

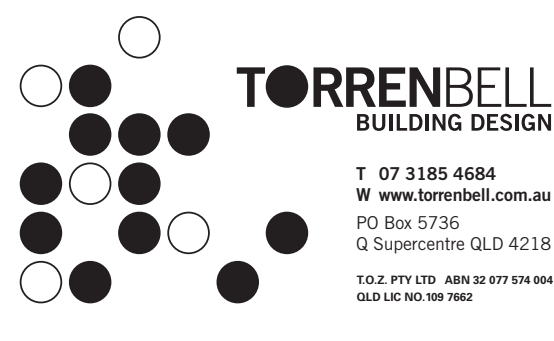
ISSUE:
F

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Rev	Transmittal Set Name	Date
AMENDMENT:		



CLIENT:
CROESE - RAYMOND TERRACE RD

PROJECT:
**PROPOSED NEW MULTI-RES
LOT 10 SECTION 48 D.P.758274
No. 45 RAYMOND TERRACE ROAD
EAST MAITLAND, NSW 2323**

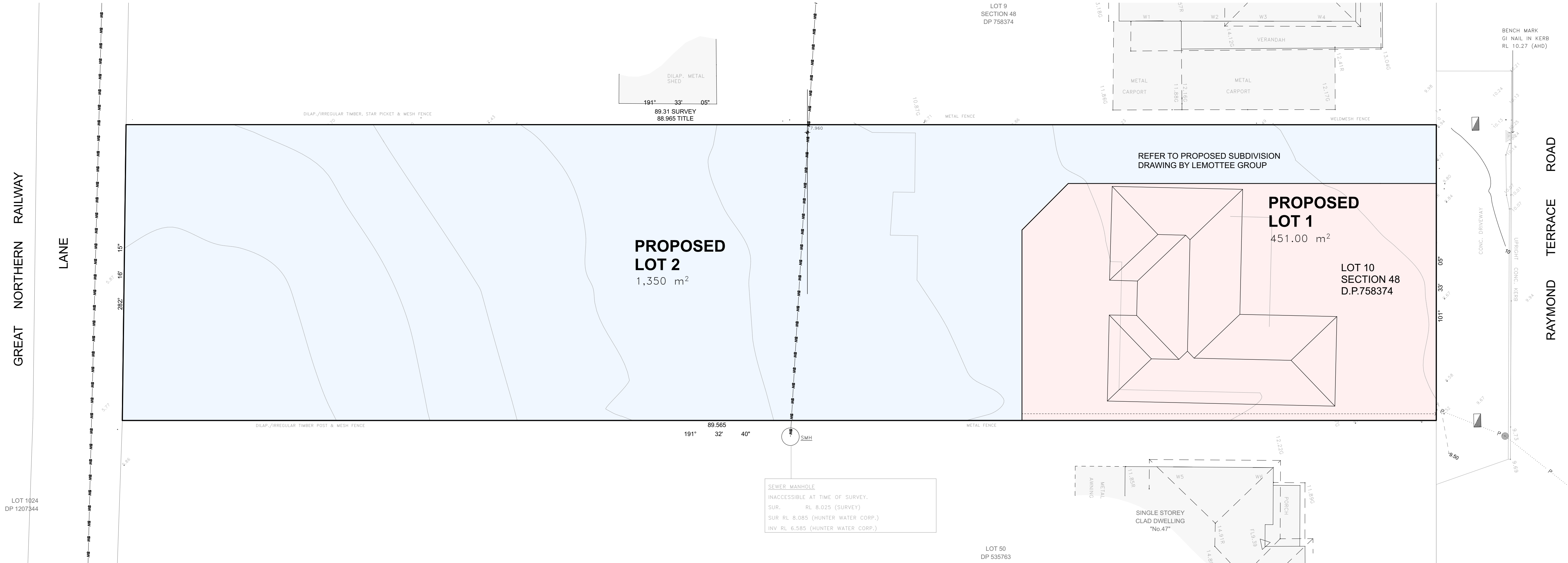
DRAWING TITLE:
PROPOSED SUBDIVISION PLAN

DATE: **19/09/25**

SCALE: **1:150 @ A1**

DRAWING No: **2085A - A1.03**

ISSUE: **E**





Certificate No. #HR-4Y3R0I-01

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Assessor name
HERA 10004

Accreditation No.
HERA 10004

Property Address
Unit 01, 45 RAYMOND
TERRACE ROAD, EAST
MAITLAND, NSW, 2323



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HERA 10004

Accreditation No.
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MAITLAND, NSW, 2323



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TERRACE ROAD, EAST
MAITLAND, NSW, 2323

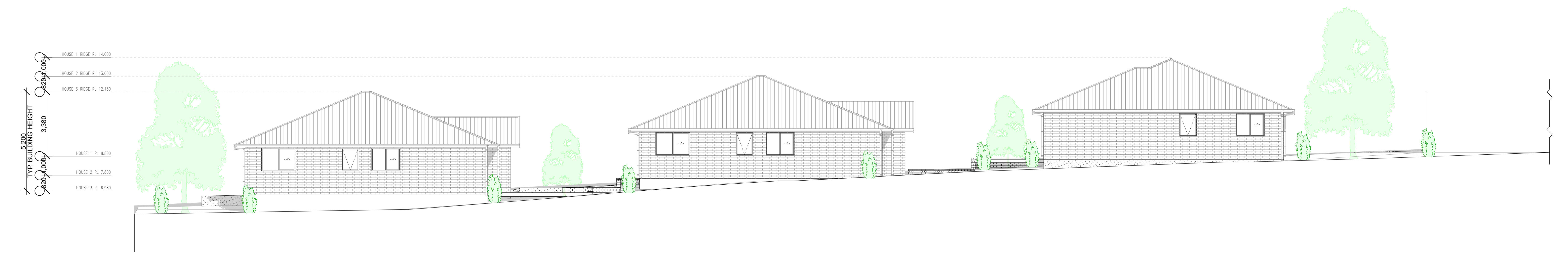


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OVERALL DRIVEWAY ELEVATION - WEST

SCALE 1:100



OVERALL BACK ELEVATION - EAST

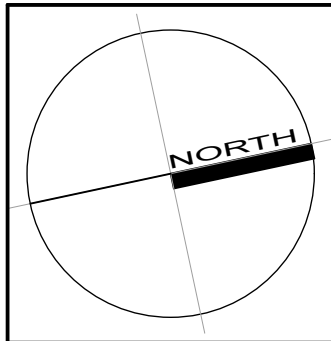
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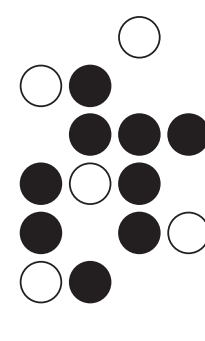
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Rev		Transmittal Set Name	Date
AMENDMENT:			



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BUILDING DESIGN

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Q Supercentre QLD 4218

T.O.Z. PTY LTD ABN 92 077 538 006
QLD LIC NO 109 7982

CLIENT:
CROESE - RAYMOND TERRACE RD

PROJECT:
PROPOSED NEW MULTI-RES
LOT 10 SECTION 48 D.P.758274
No. 45 RAYMOND TERRACE ROAD
EAST MAITLAND, NSW 2323

DRAWING TITLE:
ELEVATIONS OVERALL

DATE:
19/09/25

SCALE:
1:100 @ A1

DRAWING No:
2085A - A1.06

ISSUE:
E