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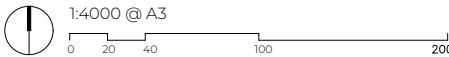
ISSUE				
ISSUE	DATE	REVISION	REVISION BY	APPROVED BY
P1	14.09.23	Coordination Issue 1	CT	IIP
P2	23.10.23	Coordination Issue 2	CT	IIP
P3	11.12.23	Final Draft	CT	IIP
A	19.02.24	For Lodgement	CT	IIP
B	17.12.24	Council RFI	CT	IIP

LEGEND

Subject Site	C2 Zone (Lake Macquarie LEP 2014)
SixMap Cadastre	Proposed Winding Creek Riparian Corridor
Context Buildings	Winding Creek
Potential Future Road Widening (DCP)	Winding Creek Bottom of Bank
Potential Land Resumption Subject to confirmation with TfNSW*	Winding Creek Top of Bank
Proposed Subdivision Boundary	30m Vegetated Riparian Zone
Proposed Stage 1 Subdivision Boundary	Existing Threatened Vegetation on Site to be Retained
Proposed Stage 2 Subdivision Boundary	Existing Nest Tree to be Retained
Future Development Lots (Subject to Future Subdivision DA)	Tree Protection Zone for Nest Tree
Lots to be Retained by TAHE	Reassessed AHIMS Sites
Lot xx Stage 1 Subdivision Lot Identification Numbers	Tree Protection Zone for Culturally Modified Trees
Lot xx Stage 2 Subdivision Lot Identification Numbers	
Lot xx Future Subdivision Lot Identification Numbers	
Planning Controls (DCP)	Proposed Basement Envelope
DCP Maximum Basement Footprint	Maximum Basement Footprint

NOTES

\* Area identified for potential future land resumption along Main Road has been provided by Northrop and is indicative only. Actual size and location of land to be acquired for the purpose of road widening is subject to future detail design by Transport for New South Wales.



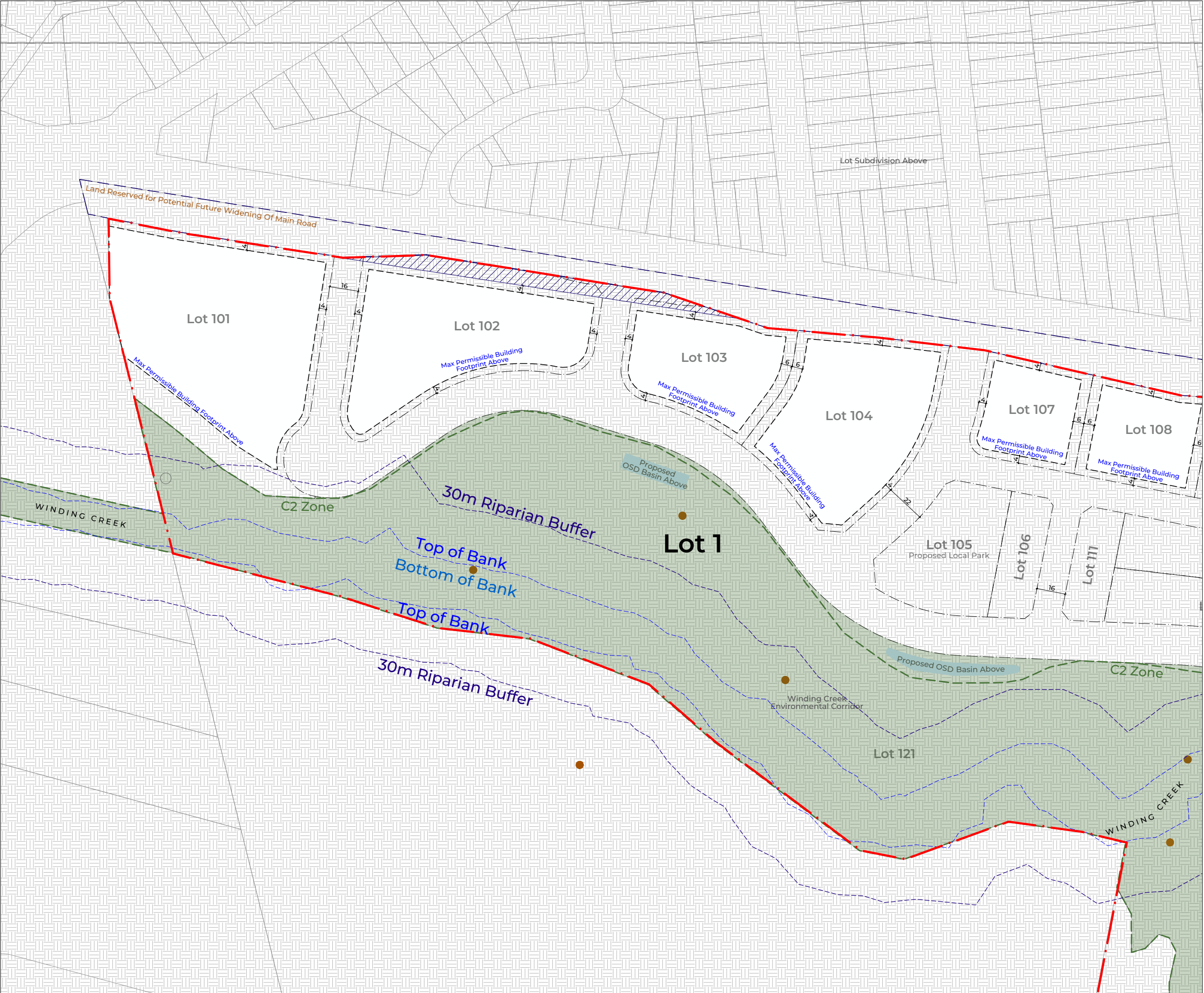
DRAWING

A-1.6 /B Glendale Concept DA Overall Basement Plan

JOB NO.	DWG NO.	ISSUE	DATE	DRAWN BY
2210945	A-1.6	B	17.12.24	CT

PROJECT

Concept DA and First Stage of Development (being subdivision and associated work) at 65 Glendale Drive, Glendale



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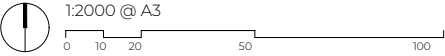
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LEGEND

Subject Site	C2 Zone (Lake Macquarie LEP 2014)
SixMap Cadastre	Proposed Winding Creek Riparian Corridor
Context Buildings	Winding Creek
Potential Future Road Widening (DCP)	Winding Creek Bottom of Bank
Potential Land Resumption Subject to confirmation with TfNSW*	Winding Creek Top of Bank
30m Vegetated Riparian Zone	
<b>Proposed Subdivision Boundary</b>	<b>Existing Site Element to be Retained</b>
Proposed Stage 1 Subdivision Boundary	Existing Threatened Vegetation on Site to be Retained
Proposed Stage 2 Subdivision Boundary	Existing Nest Tree to be Retained
Future Development Lots (Subject to Future Subdivision DA)	Tree Protection Zone for Nest Tree
Lots to be Retained by TAHE	Reassessed AHIMS Sites
<b>Lot xx</b>	Tree Protection Zone for Culturally Modified Trees
Stage 1 Subdivision Lot Identification Numbers	
Stage 2 Subdivision Lot Identification Numbers	
Future Subdivision Lot Identification Numbers	
<b>Planning Controls (DCP)</b>	<b>Proposed Basement Envelope</b>
DCP Maximum Basement Footprint	Maximum Basement Footprint

NOTES

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DRAWING

A-1.7 /B      Glendale Concept DA  
Basement Plan - Lot 1 West

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2210945	A-1.7	B	17.12.24	CT

PROJECT

Concept DA and First Stage of Development (being subdivision and associated work) at 65 Glendale Drive, Glendale

## ISSUE

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## LEGEND

**Legend**

**Proposed Subdivision Boundary**

- Proposed Stage 1 Subdivision Boundary
- Proposed Stage 2 Subdivision Boundary
- Future Development Lots (Subject to Future Subdivision DA)
- Lots to be Retained by TAHE
- Stage 1 Subdivision Lot Identification Numbers
- Stage 2 Subdivision Lot Identification Numbers
- Future Subdivision Lot Identification Numbers

**Planning Controls (DCP)**

- DCP Maximum Basement Footprint

**Proposed Basement Envelope**

- Maximum Basement Footprint

**Other Elements**

- Subject Site
- SixMap Cadastre
- Context Buildings
- Potential Future Road Widening (DCP)
- Potential Land Resumption Subject to confirmation with TNSW
- C2 Zone (Lake Macquarie LEP 2014)
- Proposed Winding Creek Riparian Corridor
- Winding Creek
- Winding Creek Bottom of Bank
- Winding Creek Top of Bank
- 30m Vegetated Riparian Zone
- Existing Threatened Vegetation on Site to be Retained
- Existing Nest Tree to be Retained
- Tree Protection Zone for Nest Tree
- Reassessed AHIMS Sites
- Tree Protection Zone for Culturally Modified Trees

## NOTES

Area identified for potential future land resumption along Main Road has been provided by Northrop and is indicative only. Actual size and location of land to be acquired for the purpose of road widening is subject to future detail design by Transport for New South Wales.



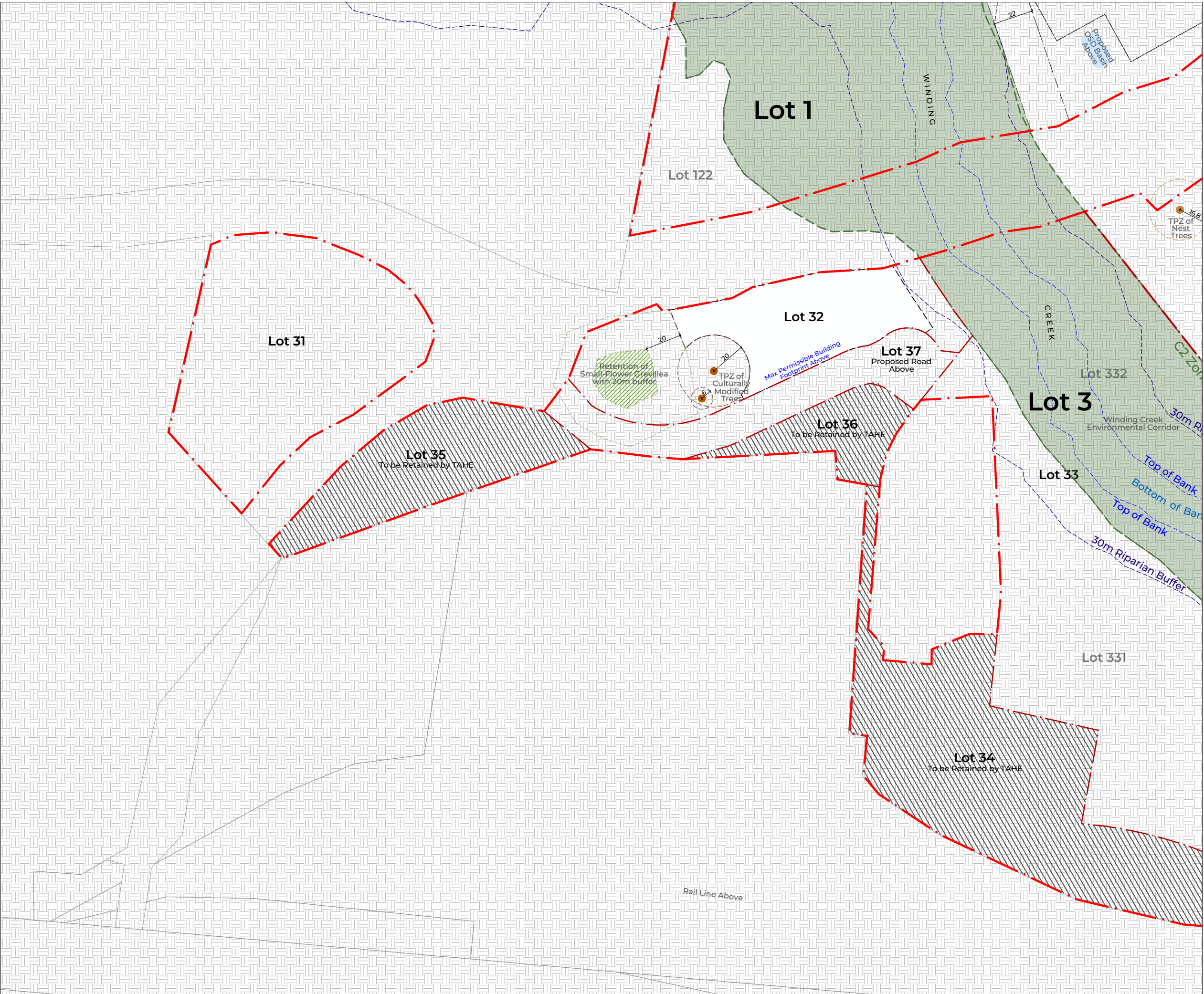
## DRAWING

A-1.8 Glendale Concept DA  
/B Basement Plan - Lot 1 East

JOB NO.	DWG NO.	ISSUE	DATE	DRAWN BY
2210945	A-1.8	B	17.12.24	CT

## PROJECT

Concept DA and First Stage of Development (being subdivision and associated work) at 65 Glendale Drive, Glendale



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LEGEND

- Subject Site

SixMap Cadastre

Context Buildings
- Proposed Stage 1 Subdivision Boundary
- Proposed Stage 2 Subdivision Boundary
- Future Development Lots (Subject to Future Subdivision DA)
- Lots to be Retained by TAHE
- Lot xx

Stage 1 Subdivision Lot Identification Numbers
- Lot xx

Stage 2 Subdivision Lot Identification Numbers
- Lot xx

Future Subdivision Lot Identification Numbers
- Planning Controls (DCP)
- DCP Maximum Basement Footprint

C2 Zone (Lake Macquarie LEP 2014)Proposed Winding Creek Riparian CorridorWinding CreekWinding Creek Bottom of BankWinding Creek Top of Bank30m Vegetated Riparian ZoneExisting Threatened Vegetation on Site to be RetainedExisting Nest Tree to be RetainedTree Protection Zone for Nest TreeReassessed AHIMS SitesTree Protection Zone for Culturally Modified TreesProposed Basement EnvelopeMaximum Basement Footprint

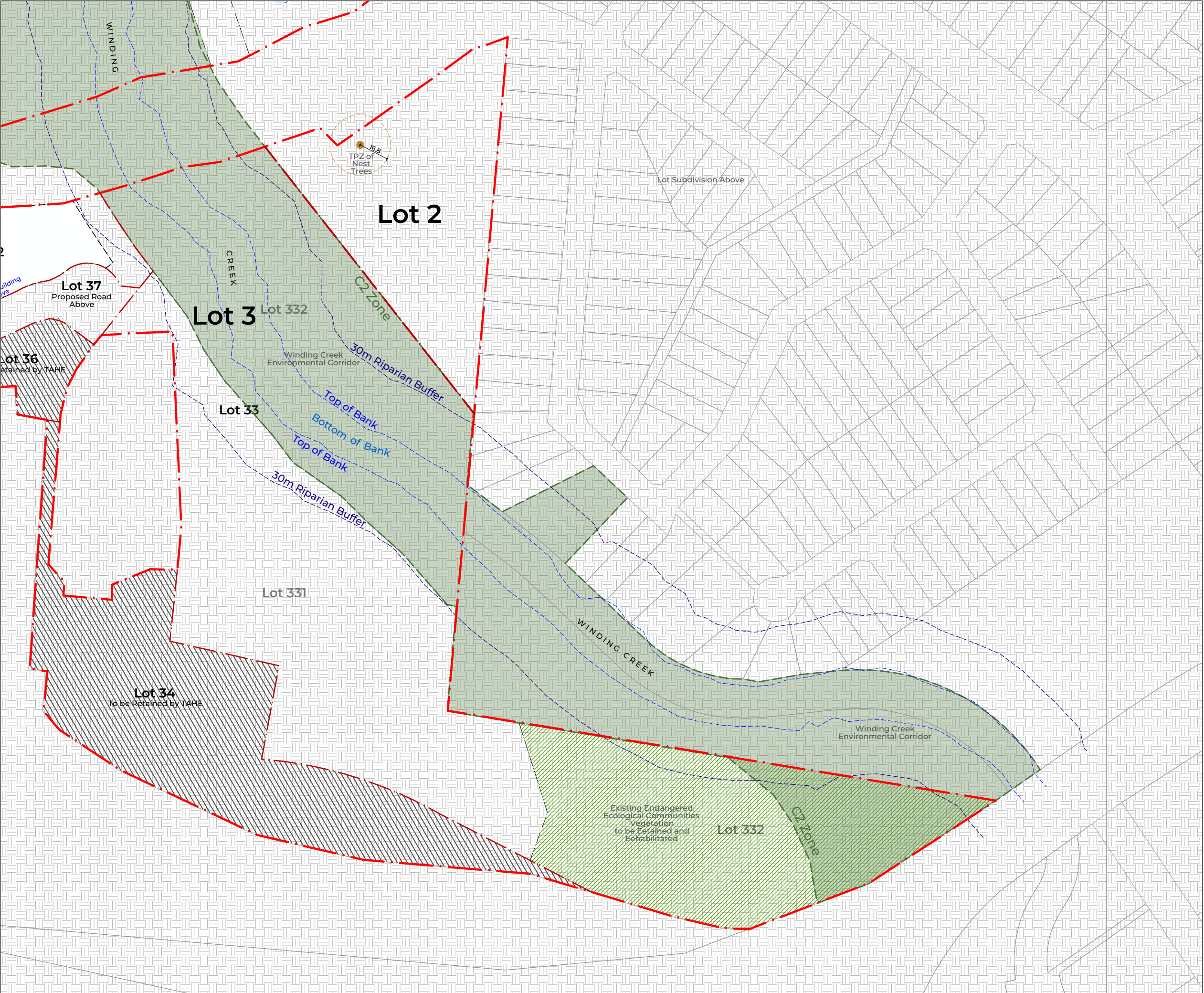
DRAWING

A-1.9 /B      Glendale Concept DA  
Basement Plan - Lot 3 West

JOB NO.	DWG NO.	ISSUE	DATE	DRAWN BY
2210945	A-1.9	B	17.12.24	CT

PROJECT

Concept DA and First Stage of Development (being subdivision and associated work) at 65 Glendale Drive, Glendale



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LEGEND

Subject Site

SixMap Cadastre

Context Buildings

Proposed Stage 1 Subdivision Boundary

Proposed Stage 2 Subdivision Boundary

Future Development Lots (Subject to Future Subdivision DA)

Lots to be Retained by TAHE

Lot xx

Stage 1 Subdivision Lot Identification Numbers

Lot xx

Stage 2 Subdivision Lot Identification Numbers

Lot xx

Future Subdivision Lot Identification Numbers

DCP Maximum Basement Footprint

C2 Zone (Lake Macquarie LEP 2014)

Proposed Winding Creek Riparian Corridor

Winding Creek

Winding Creek Bottom of Bank

Winding Creek Top of Bank

30m Vegetated Riparian Zone

Existing Threatened Vegetation on Site to be Retained

Existing Nest Tree to be Retained

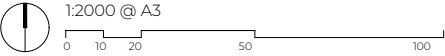
Tree Protection Zone for Nest Tree

Reassessed AHIMS Sites

Tree Protection Zone for Culturally Modified Trees

Proposed Basement Envelope

Maximum Basement Footprint



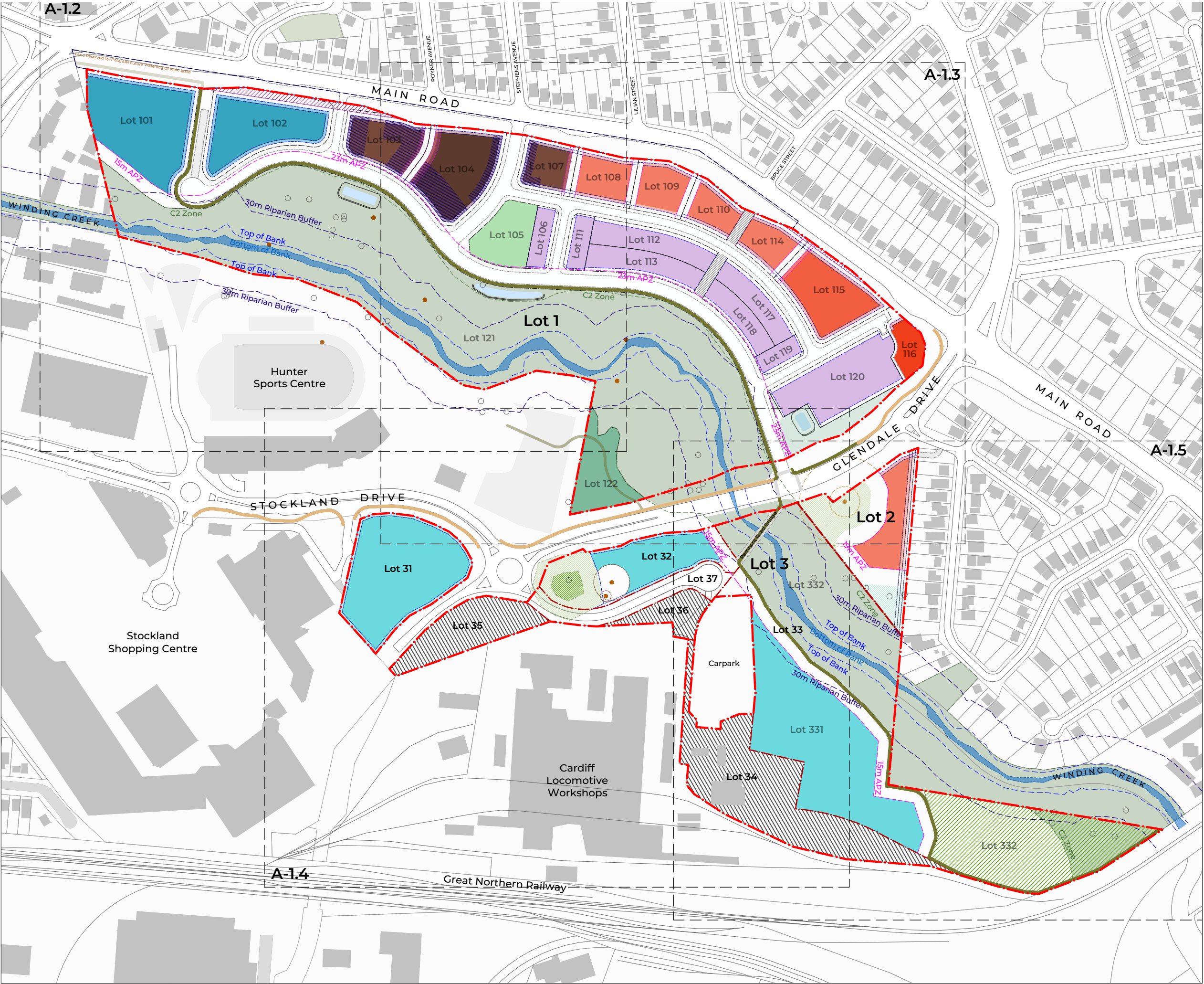
DRAWING

A-1.10 Glendale Concept DA  
/B Basement Plan - Lot 3 East & Lot 2

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Concept DA and First Stage of Development (being subdivision and associated work) at 65 Glendale Drive, Glendale



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LEGEND

- Subject Site

SixMap Cadastre

Context Buildings

Existing Kerbs

Existing Cycle Path / Shared Space

Potential Future Road Widening (DCP)

Potential Land Resumption Subject to confirmation with TNSW\*

Proposed Subdivision Boundary

Proposed Stage 1 Subdivision Boundary

Proposed Stage 2 Subdivision Boundary

Future Development Lots (Subject to Future Subdivision DA)

Lots to be Retained by TAHE

Lot xx

Stage 1 Subdivision Lot Identification Numbers

Lot xx

Stage 2 Subdivision Lot Identification Numbers

Lot xx

Future Subdivision Lot Identification Numbers

DCP Street Setback

DCP Side Setback

DCP Upper Level Setback

DCP Setback to Residential Zone

ADG Building Separation

Bushfire Asset Protection Zone

Proposed Regional Cycle Path

Proposed Through Site Link

Proposed Local Park

Proposed Open Space

Proposed Connection to the Hunter Sports Centre

Potential Future Cycle Path / Shared Space

C2 Zone (Lake Macquarie LEP 2014)

Proposed Winding Creek Riparian Corridor

Winding Creek

Winding Creek Bottom of Bank

Winding Creek Top of Bank

30m Vegetated Riparian Zone

Existing Trees on Site

Existing Site Element to be Retained

Existing Vegetation on Site to be Retained

Re-establishment of Native Vegetation

Retention of existing Nest Tree

Tree Protection Zone for Nest Tree

50m Buffer for Nest Tree

Reassessed AHIMS Sites

Tree Protection Zone for Culturally Modified Trees

Commercial Premise (Max 2 Storey)

Commercial Premise (Max 4 Storey)

Residential Flat Building (Max 4 Storey)

Residential Flat Building (Max 6 Storey)

Residential Flat Building (Max 8 Storey)

Mixed Use Building (Max 2 Storey)

Mixed Use Building (Max 4 Storey)

Mixed Use Building (Max 6 Storey)

Mixed Use Building (Max 8 Storey)

Multi-Dwelling Housing (Max 2 Storey)

Commercial on Ground Level

Permissible Use (Max 2 Storey)

Permissible Use (Max 4 Storey)

NOTES

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DRAWING

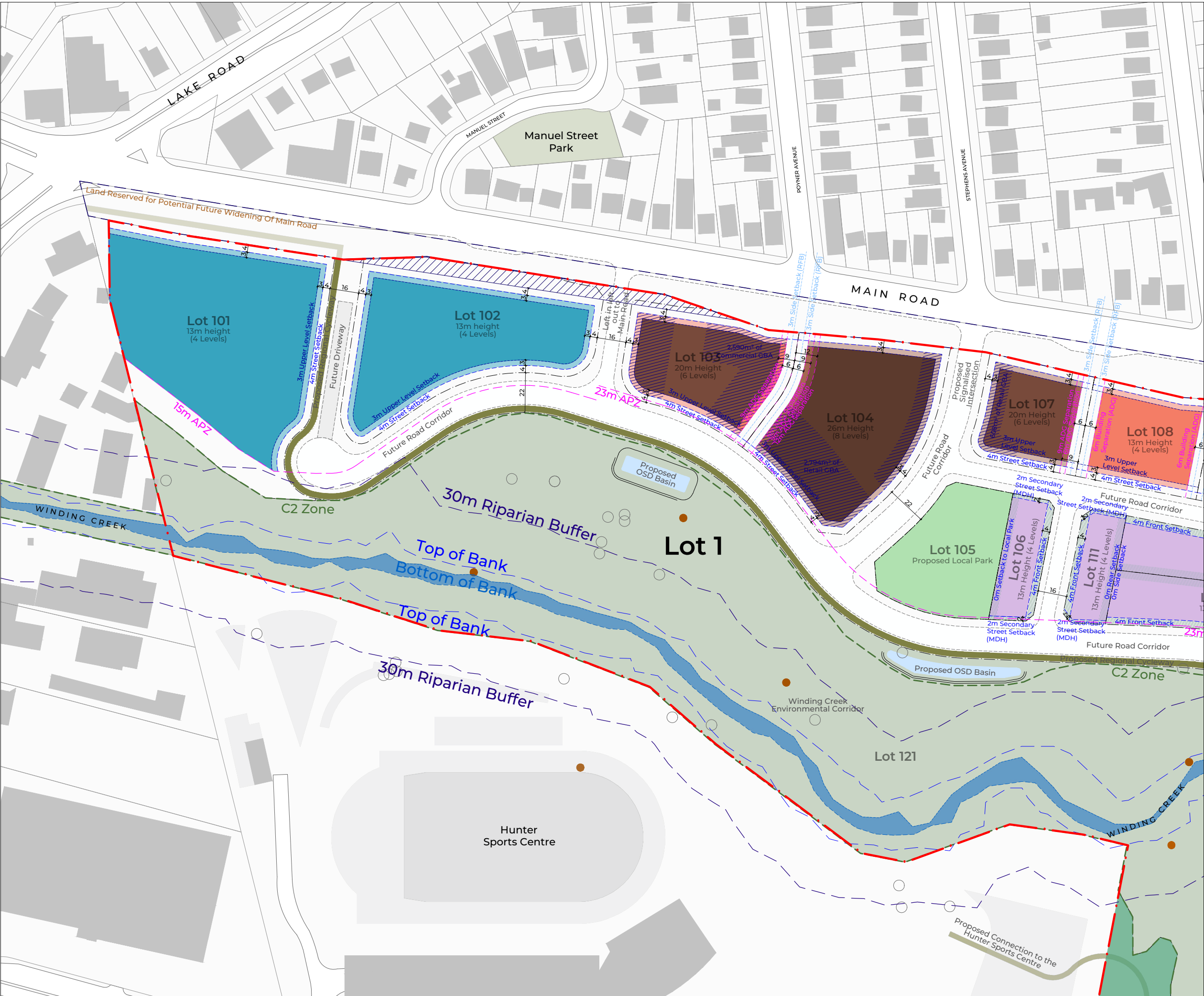
A-1.1  
/B

Glendale Concept DA  
Overall Envelope Plan

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PROJECT

Concept DA and First Stage of Development (being subdivision and associated work) at 65 Glendale Drive, Glendale



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LEGEND

- Subject Site

SixMap Cadastre

Context Buildings

Existing Kerbs

Existing Cycle Path / Shared Space

Potential Future Road Widening (DCP)

Potential Land Resumption Subject to confirmation with TfNSW\*

Proposed Stage 1 Subdivision Boundary

Proposed Stage 2 Subdivision Boundary

Future Development Lots (Subject to Future Subdivision DA)

Lots to be Retained by TAHE

Lot xx Stage 1 Subdivision Lot Identification Numbers

Lot xx Stage 2 Subdivision Lot Identification Numbers

Future Subdivision Lot Identification Numbers

DCP Street Setback

DCP Side Setback

DCP Upper Level Setback

DCP Setback to Residential Zone

ADG Building Separation

Bushfire Asset Protection Zone

Future Kerbs

Proposed Regional Cycle Path

Proposed Through Site Link

Proposed Local Park

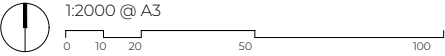
Proposed Open Space

Proposed Connection to the Hunter Sports Centre

Potential Future Cycle Path / Shared Space
- C2 Zone (Lake Macquarie LEP 2014)
- Proposed Winding Creek Riparian Corridor
- Winding Creek
- Winding Creek Bottom of Bank
- Winding Creek Top of Bank
- 30m Vegetated Riparian Zone
- Existing Trees on Site
- Existing Vegetation on Site to be Retained
- Re-establishment of Native Vegetation
- Retention of existing Nest Tree
- Tree Protection Zone for Nest Tree
- 50m Buffer for Nest Tree
- Reassessed AHIMS Sites
- Tree Protection Zone for Culturally Modified Trees
- Commercial Premise (Max 2 Storey)
- Commercial Premise (Max 4 Storey)
- Residential Flat Building (Max 2 Storey)
- Residential Flat Building (Max 4 Storey)
- Residential Flat Building (Max 6 Storey)
- Residential Flat Building (Max 8 Storey)
- Mixed Use Building (Max 2 Storey)
- Mixed Use Building (Max 4 Storey)
- Mixed Use Building (Max 6 Storey)
- Mixed Use Building (Max 8 Storey)
- Multi-Dwelling Housing (Max 4 Storey)
- Commercial on Ground Level
- Permissible Use (Max 2 Storey)
- Permissible Use (Max 4 Storey)

NOTES

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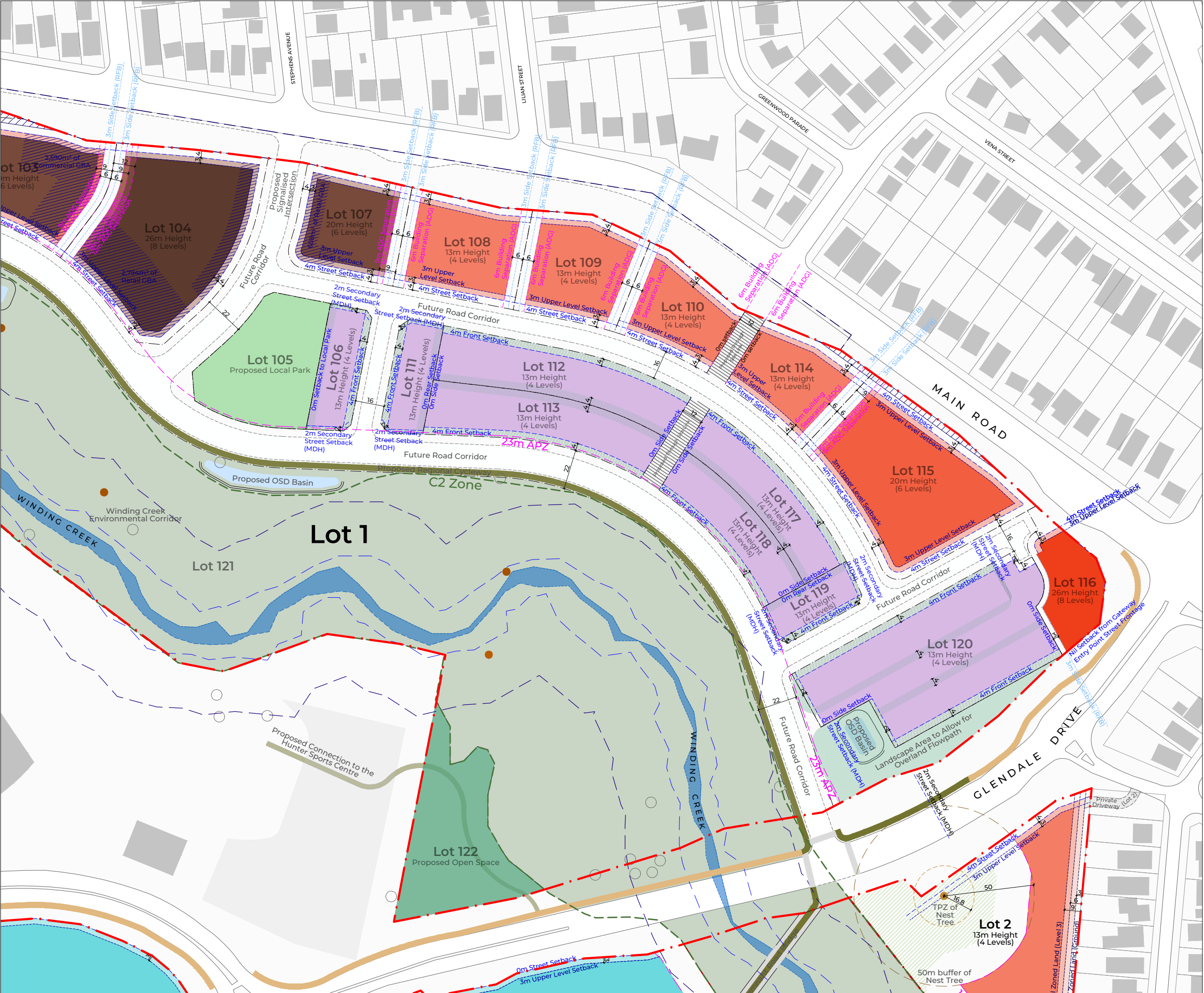
DRAWING

A-1.2 /B Glendale Concept DA Envelope Plan - Lot 1 West

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Concept DA and First Stage of Development (being subdivision and associated work) at 65 Glendale Drive, Glendale



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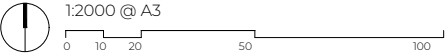
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LEGEND

Subject Site	C2 Zone (Lake Macquarie LEP 2014)
SixMap Cadastre	Proposed Winding Creek Riparian Corridor
Context Buildings	Winding Creek
Existing Kerbs	Winding Creek Bottom of Bank
Existing Cycle Path / Shared Space	Winding Creek Top of Bank
Potential Future Road Widening (DCP)	30m Vegetated Riparian Zone
Potential Land Resumption Subject to confirmation with TfNSW*	Existing Trees on Site
Proposed Subdivision Boundary	Existing Site Element to be Retained
Proposed Stage 1 Subdivision Boundary	Existing Vegetation on Site to be Retained
Proposed Stage 2 Subdivision Boundary	Re-establishment of Native Vegetation
Future Development Lots (Subject to Future Subdivision DA)	Retention of existing Nest Tree
Lots to be Retained by TAHE	Tree Protection Zone for Nest Tree
Lot xx Stage 1 Subdivision Lot Identification Numbers	Buffer for Nest Tree
Lot xx Stage 2 Subdivision Lot Identification Numbers	Reassessed AHIMS Sites
Lot xx Future Subdivision Lot Identification Numbers	Tree Protection Zone for Culturally Modified Trees
Planning Controls (DCP & ADG)	Proposed Land Use Envelope
DCP Street Setback	Commercial Premise (Max 2 Storey)
DCP Side Setback	Commercial Premise (Max 4 Storey)
DCP Upper Level Setback	Residential Flat Building (Max 2 Storey)
DCP Setback to Residential Zone	Residential Flat Building (Max 4 Storey)
ADG Building Separation	Residential Flat Building (Max 6 Storey)
Bushfire Asset Protection Zone	Residential Flat Building (Max 8 Storey)
Proposed Infrastructure	Mixed Use Building (Max 2 Storey)
Future Kerbs	Mixed Use Building (Max 4 Storey)
Proposed Regional Cycle Path	Mixed Use Building (Max 6 Storey)
Proposed Through Site Link	Mixed Use Building (Max 8 Storey)
Proposed Local Park	Multi-Dwelling Housing (Max 4 Storey)
Proposed Landscape Area	Commercial on Ground Level
Proposed Connection to the Hunter Sports Centre	Permissible Use (Max 2 Storey)
Potential Future Cycle Path / Shared Space	Permissible Use (Max 4 Storey)

NOTES

\* Area identified for potential future land resumption along Main Road has been provided by Northrop and is indicative only. Actual size and location of land to be acquired for the purpose of road widening is subject to future detail design by Transport for New South Wales.



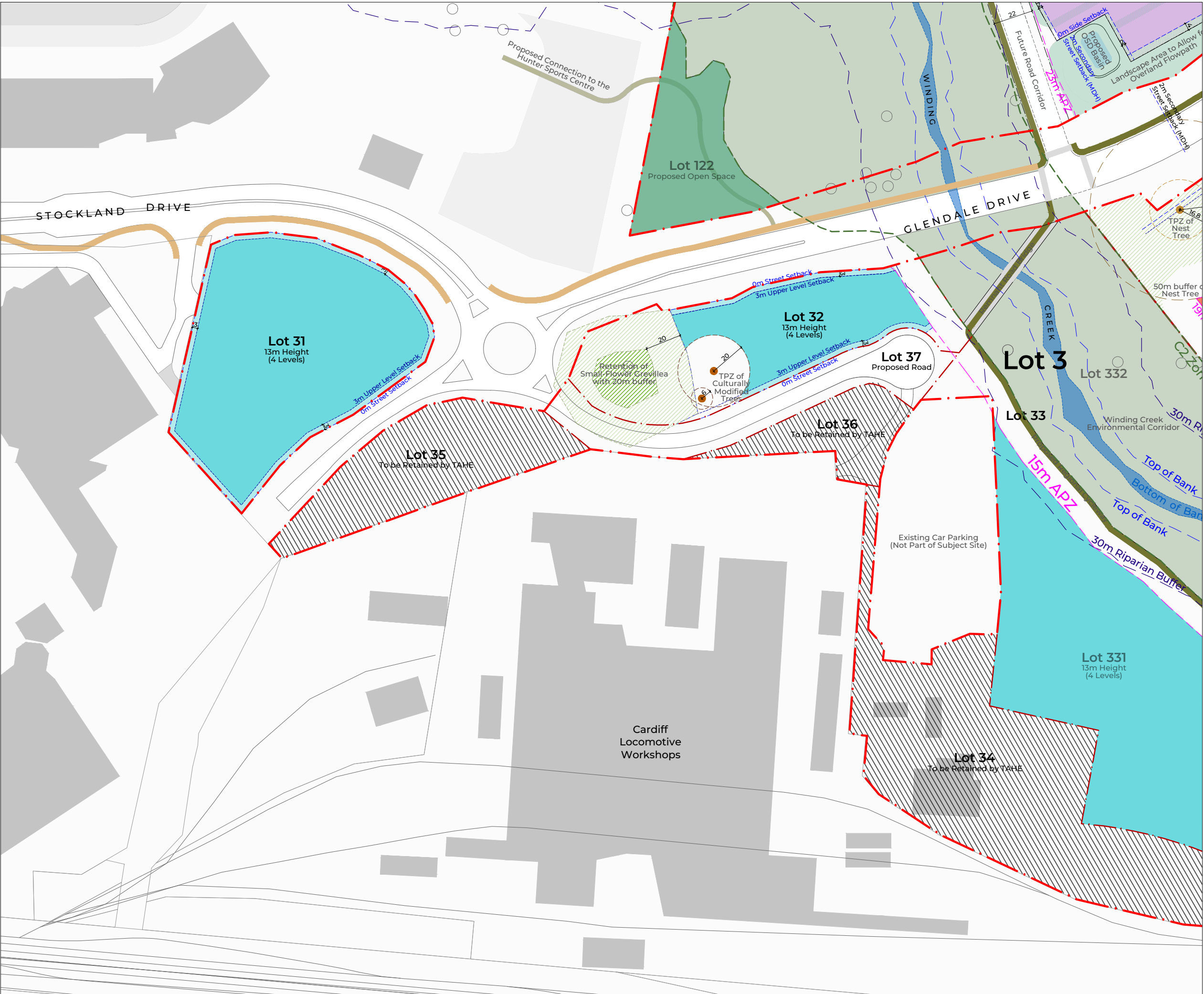
DRAWING

A-1.3 Glendale Concept DA Envelope Plan - Lot 1 East /B

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Concept DA and First Stage of Development (being subdivision and associated work) at 65 Glendale Drive, Glendale



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Subject Site	C2 Zone (Lake Macquarie LEP 2014)
SixMap Cadastre	Proposed Winding Creek Riparian Corridor
Context Buildings	Winding Creek
Existing Kerbs	Winding Creek Bottom of Bank
Existing Cycle Path / Shared Space	Winding Creek Top of Bank
Potential Future Road Widening (DCP)	30m Vegetated Riparian Zone
Potential Land Resumption Subject to confirmation with TfNSW*	Existing Trees on Site
Proposed Subdivision Boundary	Existing Site Element to be Retained
Proposed Stage 1 Subdivision Boundary	Existing Vegetation on Site to be Retained
Proposed Stage 2 Subdivision Boundary	Re-establishment of Native Vegetation
Future Development Lots (Subject to Future Subdivision DA)	Retention of existing Nest Tree
Lots to be Retained by TAHE	Tree Protection Zone for Nest Tree
Lot xx Stage 1 Subdivision Lot Identification Numbers	Buffer for Nest Tree
Lot xx Stage 2 Subdivision Lot Identification Numbers	Reassessed AHIMS Sites
Lot xx Future Subdivision Lot Identification Numbers	Tree Protection Zone for Culturally Modified Trees
Planning Controls (DCP & ADG)	Proposed Land Use Envelope
DCP Street Setback	Commercial Premise (Max 2 Storey)
DCP Side Setback	Commercial Premise (Max 4 Storey)
DCP Upper Level Setback	Residential Flat Building (Max 2 Storey)
DCP Setback to Residential Zone	Residential Flat Building (Max 4 Storey)
ADG Building Separation	Residential Flat Building (Max 6 Storey)
Bushfire Asset Protection Zone	Residential Flat Building (Max 8 Storey)
Proposed Infrastructure	Mixed Use Building (Max 2 Storey)
Future Kerbs	Mixed Use Building (Max 4 Storey)
Proposed Regional Cycle Path	Mixed Use Building (Max 6 Storey)
Proposed Through Site Link	Mixed Use Building (Max 8 Storey)
Proposed Local Park	Multi-Dwelling Housing (Max 4 Storey)
Proposed Landscape Area	Commercial on Ground Level
Proposed Connection to the Hunter Sports Centre	Permissible Use (Max 2 Storey)
Potential Future Cycle Path / Shared Space	Permissible Use (Max 4 Storey)



DRAWING

A-1.4 /B Glendale Concept DA Envelope Plan - Lot 3 West

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## LEGEND

	Subject Site		C2 Zone (Lake Macquarie LEP 2014)
	SixMap Cadastre		Proposed Winding Creek Riparian Corridor
	Context Buildings		Winding Creek
	Existing Kerbs		Winding Creek Bottom of Bank
	Existing Cycle Path / Shared Space		Winding Creek Top of Bank
	Potential Future Road Widening (DCP)		30m Vegetated Riparian Zone
	Potential Land Resumption Subject to confirmation with TfNSW*		Existing Trees on Site
	<b>Proposed Subdivision Boundary</b>		<b>Existing Site Element to be Retained</b>
	Proposed Stage 1 Subdivision Boundary		Existing Vegetation on Site to be Retained
	Proposed Stage 2 Subdivision Boundary		Re-establishment of Native Vegetation
	Future Development Lots (Subject to Future Subdivision)		Retention of existing Nest Tree
	Lots to be Retained by TAHE		Tree Protection Zone for Nest Tree
	Lot xx		Buffer for Nest Tree
	Lot xx		Reassessed AHIMS Sites
	Lot xx		Tree Protection Zone for Culturally Modified Trees
	<b>Planning Controls (DCP &amp; ADG)</b>		<b>Proposed Land Use Envelope</b>
	DCP Street Setback		Commercial Premise (Max 2 Storey)
	DCP Side Setback		Commercial Premise (Max 4 Storey)
	DCP Upper Level Setback		Residential Flat Building (Max 2 Storey)
	DCP Setback to Residential Zone		Residential Flat Building (Max 4 Storey)
	ADG Building Separation		Residential Flat Building (Max 4 Storey)
	Bushfire Asset Protection Zone		Residential Flat Building (Max 8 Storey)
	<b>Proposed Infrastructure</b>		Mixed Use Building (Max 2 Storey)
	Future Kerbs		Mixed Use Building (Max 4 Storey)
	Proposed Regional Cycle Path		Mixed Use Building (Max 6 Storey)
	Proposed Through Site Link		Mixed Use Building (Max 8 Storey)
	Proposed Local Park		Multi-Dwelling Housing (Max 4 Storey)
	Proposed Landscape Area		Commercial on Ground Level
	Proposed Connection to the Hunter Sports Centre		Permissible Use (Max 2 Storey)
	Potential Future Cycle Path / Shared Space		Permissible Use (Max 4 Storey)



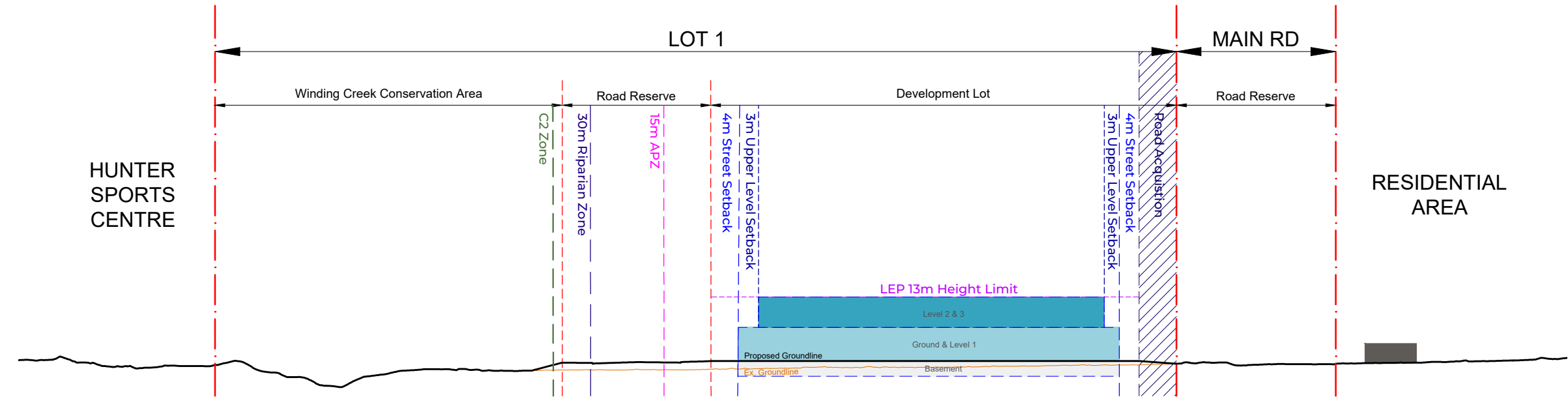
## DRAWING

A-1.5 Glendale Concept DA  
/B Envelope Plan - Lot 3 East & Lot 2

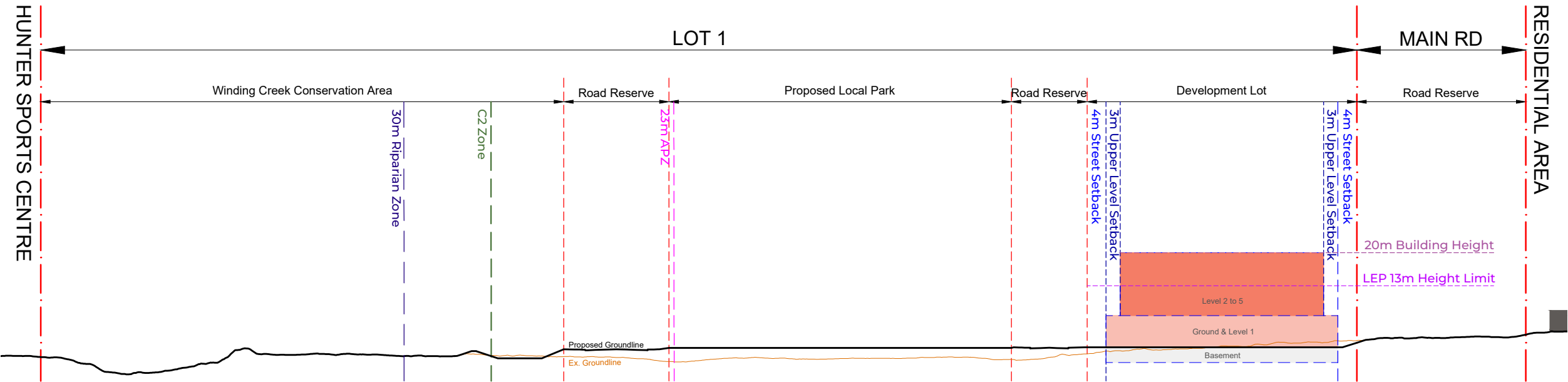
JOB NO.	DWG NO.	ISSUE	DATE	DRAWN BY
2210945	A-1.5	B	17.12.24	CT

## PROJECT

Concept DA and First Stage of Development (being subdivision and associated work) at 65 Glendale Drive, Glendale



Section 01  
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0 5 10 25 50



Section 02  
1:1000 @ A3  
0 5 10 25 50

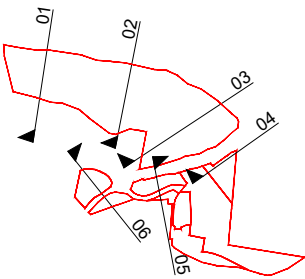
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FOR LODGEMENT

ISSUE				
ISSUE	DATE	REVISION	REVISION BY	APPROVED BY
P1	14.09.23	Co-ordination Issue 1	EC	CT/IIP
P2	23.10.23	Co-ordination Issue 2	EC	CT/IIP
P3	12.12.23	Final Draft	EC	CT/IIP
P4	16.02.24	Final Draft	CT	IIP
A	19.02.24	For Lodgement	CT	IIP
B	17.12.24	Council RFI	EH	CT/IIP

KEY PLAN



LEGEND

DRAWING

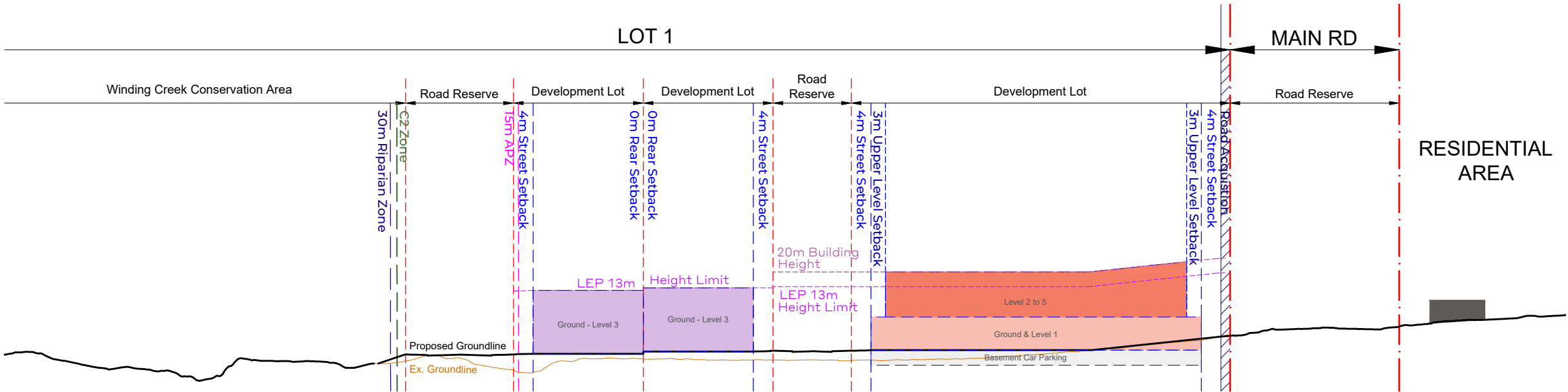
A-2.1  
/B

Glendale Concept DA  
Envelope Section 01 & 02

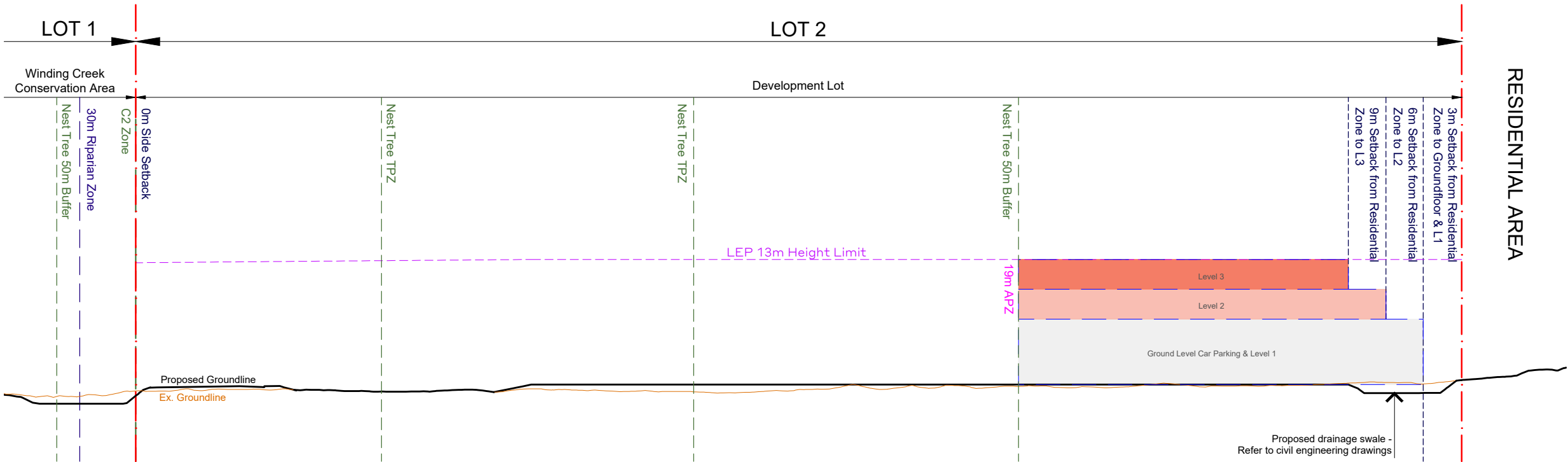
JOB NO.	DWG NO.	ISSUE	DATE	DRAWN BY
2210945	A-2.1	B	17.12.24	EH

PROJECT

Concept DA and First  
Stage of Development (being  
subdivision and associated work) at  
65 Glendale Road, Glendale



Section 03



Section 04



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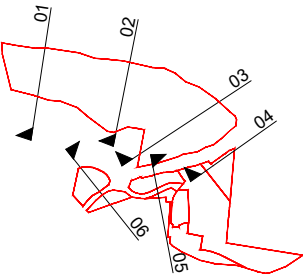
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P4	16.02.24	Final Draft	CT	IIP
A	19.02.24	For Lodgement	CT	IIP
B	17.12.24	Council RFI	EH	CT/IIP

KEY PLAN



LEGEND

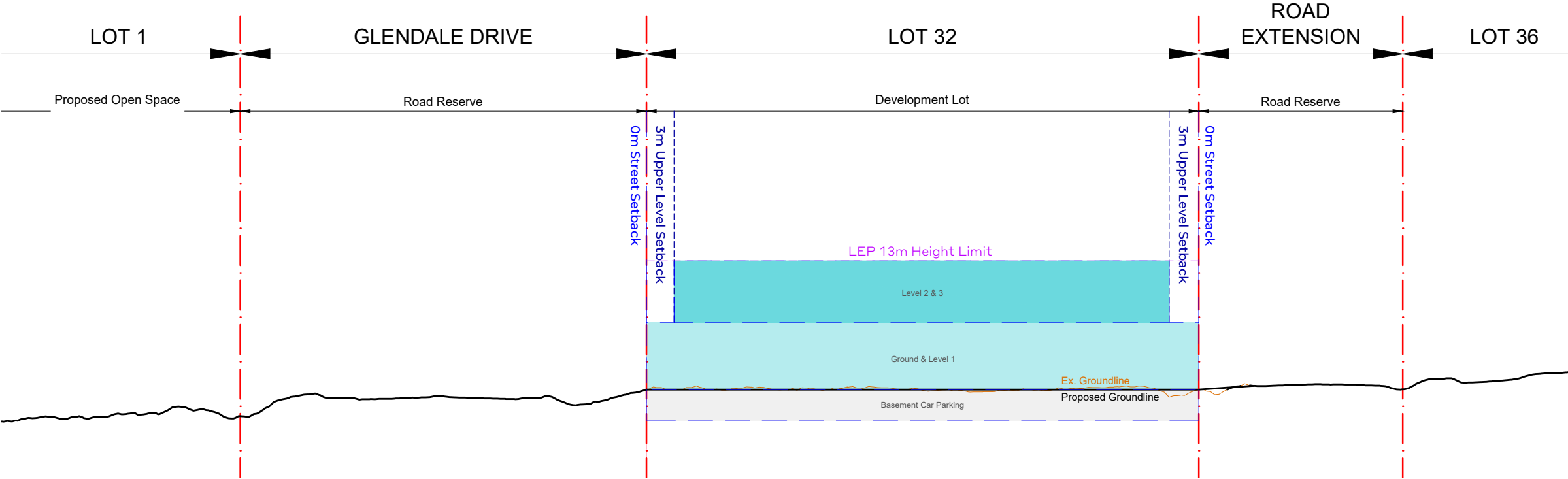
DRAWING

A-2.2 Glendale Concept DA  
/B Envelope Section 03 & 04

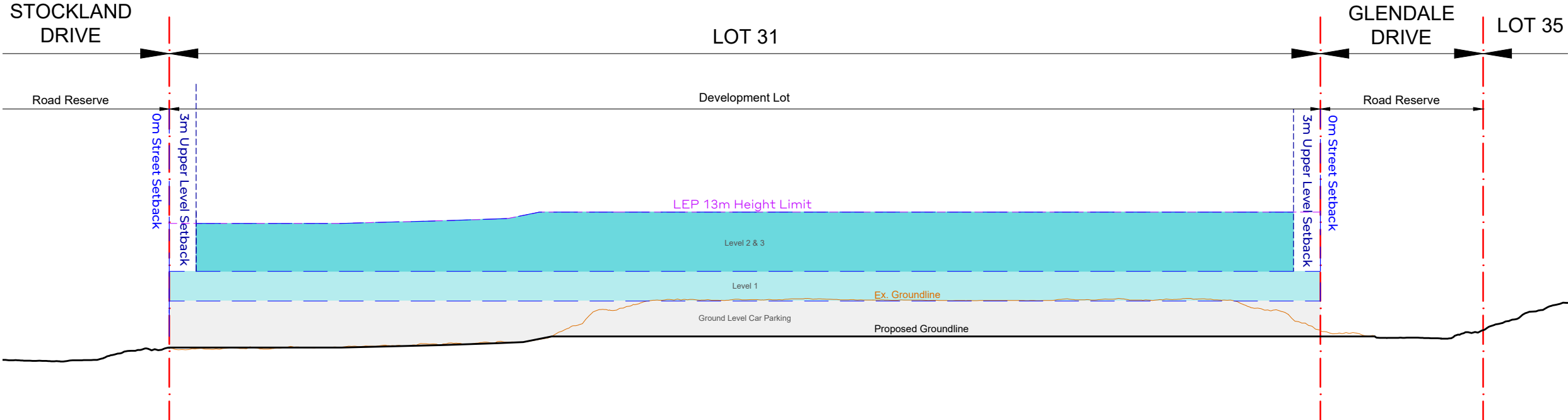
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2210945	A-2.2	B	17.12.24	EH

PROJECT

Concept DA and First  
Stage of Development (being  
subdivision and associated work) at  
65 Glendale Road, Glendale



Section 05  
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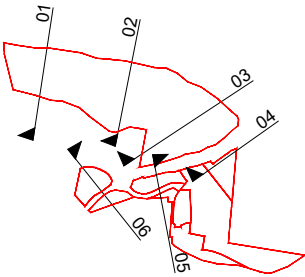
Section 06  
1:500 @ A3  
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P3	12.12.23	Final Draft	EC	CT/IIP
P4	16.02.24	Final Draft	CT	IIP
A	19.02.24	For Lodgement	CT	IIP
B	17.12.24	Council RFI	EH	CT/IIP

KEY PLAN



LEGEND

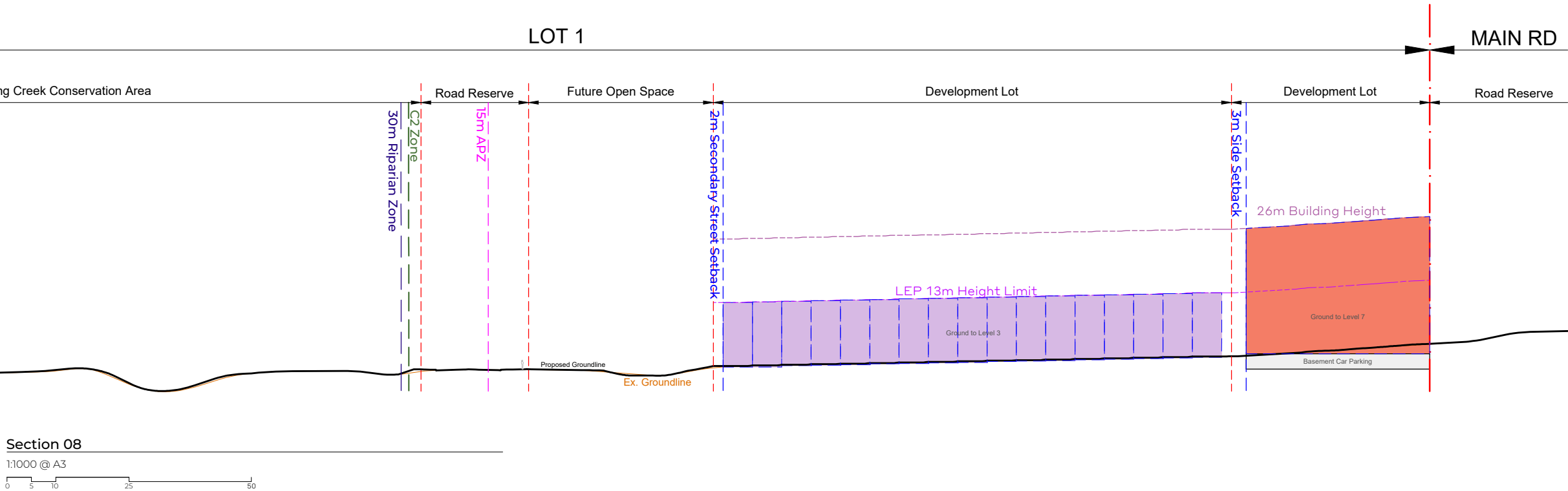
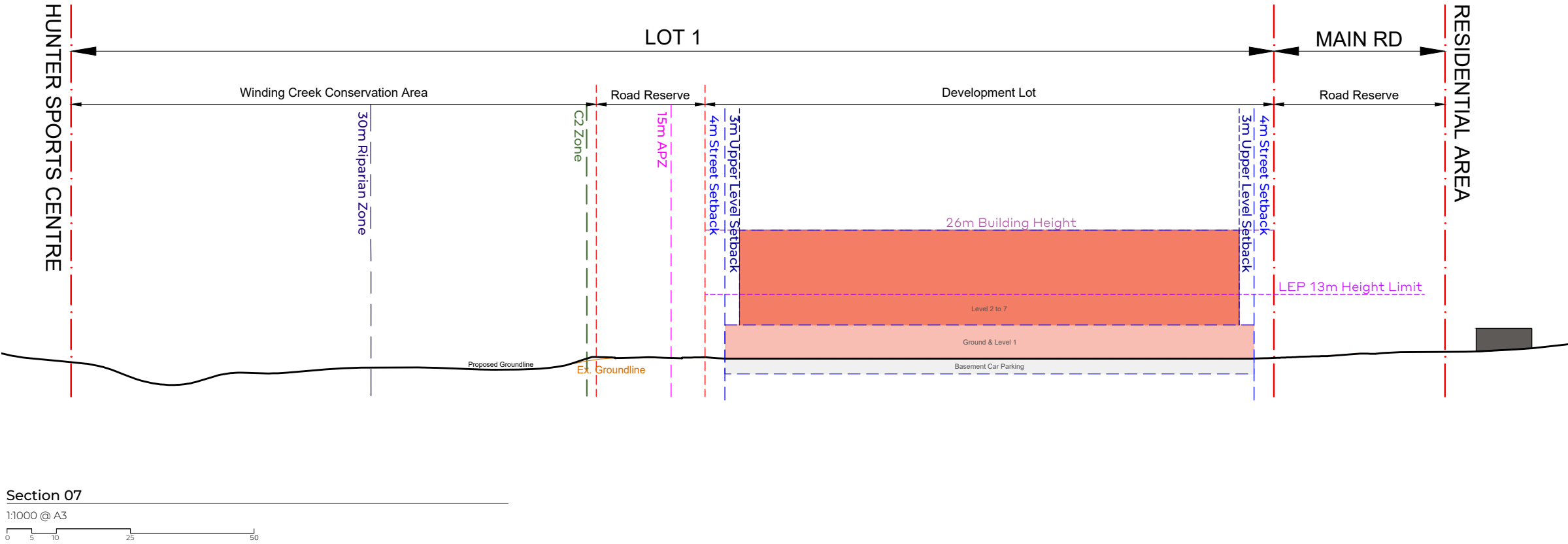
DRAWING

A-2.3  
/B  
Glendale Concept DA  
Envelope Section 05 & 06

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PROJECT

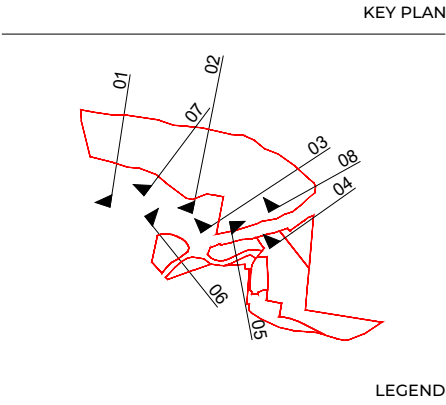
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Stage of Development (being  
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**DRAWING**

**A-2.4** **Glendale Concept DA**  
**/B** **Envelope Section 05 & 06**

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**PROJECT**

**Concept DA and First**  
**Stage of Development (being**  
**subdivision and associated work) at**  
**65 Glendale Road, Glendale**