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FOR LODGEMENT

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
А	19.02.24	For Lodgement	CT	IIP
в	17.12.24	Council RFI	CT	IIP

LEGEND

	Subject Site SixMap Cadastre	[]	C2 Zone (Lake Macquarie LEP 2014) Proposed Winding Creek Riparian Corridor
	Context Buildings		Winding Creek
[] 	Potential Future Road Widening (DCP) Potential Land Resumption Subject to confirmation with TfNSW*		Winding Creek Bottom of Bank Winding Creek Top of Bank 30m Vegetated Riparian Zone
Proposed	Subdivision Boundary	Existing S	ite Element to be Retained
	Proposed Stage 1 Subdivision Boundary Proposed Stage 2 Subdivision Boundary Future Development Lots (Subject to Future Subdivision DA)		Existing Threatened Vegetation on Site to be Retained Existing Nest Tree to be Retained Tree Protection Zone for Nest Tree
////////	Lots to be Retained by TAHE	•	Reassessed AHIMS Sites
Lot xx Lot xx Lot xx	Stage 1 Subdivision Lot Identification Numbers Stage 2 Subdivision Lot Identification Numbers Future Subdivision Lot Identification Numbers	0	Tree Protection Zone for Culturally Modified Trees
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.

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A-1.6 /B				ncept DA nent Plan
JOB NO.	DWG NO.	ISSUE	DATE	DRAWN BY
2210945	A-1.6	в	17.12.24	CT

PROJECT





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Lot xx Lot xx Lot xx	Stage 1 Subdivision Lot Identification Numbers Stage 2 Subdivision Lot Identification Numbers Future Subdivision Lot Identification Numbers	0	Tree Protection Zone for Culturally Modified Trees
Planning Controls (DCP)		Proposed	Basement Envelope
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JOB NO.	DWG NO.	ISSUE	DATE	DRAWN BY
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LEGEND

	Subject Site SixMap Cadastre		C2 Zone (Lake Macquarie LEP 2014) Proposed Winding Creek Riparian Corridor
	Context Buildings		Winding Creek
	Potential Future Road Widening (DCP) Potential Land Resumption Subject to confirmation with TfNSW*		Winding Creek Bottom of Bank Winding Creek Top of Bank 30m Vegetated Riparian Zone
Proposed	Subdivision Boundary	Existing S	ite Element to be Retained
Lot xx Lot xx	Proposed Stage 1 Subdivision Beundary Proposed Stage 2 Subdivision Beundary Future Development Lots (Subect for Hurts Subdivision Dub Lots to be Retained by TAHE Stage 1 Subdivision Lot Identification Numbers Stage 2 Subdivision Lot Identification Numbers Future Subdivision Lot Identification Numbers		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
Planning	Controls (DCP)	Proposed	Basement Envelope
	DCP Maximum Basement Footprint	[]	Maximum Basement Footprint

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	2000 @ A3	50	1)	100
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A-1.8 /B	B			ncept DA Lot 1 East
JOB NO. 2210945	DWG NO. A-1.8	ISSUE B	DATE 17.12.24	DRAWN BY CT

PROJECT





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					LEGEND
	Subject Site SixMap Cad		[uarie LEP 2014) Vinding Creek rridor
	Context Bui	ildings		Winding Cr Winding Cr Bottom of E Winding Cr Top of Bank 30m Veget Riparian Zo	eek Bank eek K ated
Proposed Subdivision Boundary		Existin	g Site Element	to be Retained	

Proposed Subdivision Boundary Proposed Stage 1 Subdivision Boundary Subdivision Boundary Subdivision Boundary Subdivision Boundary Subdivision Boundary Lots to be Retained by T Lot xx Stage 1 Lot xx Identifie Lot xx Future Lot xx Future

Planning	Proposed	
Lot xx	Future Subdivision Lot Identification Numbers	
Lot xx	Stage 2 Subdivision Lot Identification Numbers	
Lot xx	Stage 1 Subdivision Lot Identification Numbers	0
//////////////////////////////////////	Lots to be Retained by TAHE	
[]	Future Development Lots (Subject to Future Subdivision DA)	0
L]	Proposed Stage 2 Subdivision Boundary	

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

osed Basement Envelope

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_____ Maximum Basement Footprint
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1:2000 @ A3 10 20 DRAWING A-1.9 Glendale Concept DA /B Basement Plan - Lot 3 West DATE JOB NO. ISSUE DWG NO. DRAWN BY A-1.9 17.12.24 CT 2210945 в

PROJECT





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					LEGEND
	Subject Site SixMap Cad		[uarie LEP 2014) Vinding Creek rridor
	Context Bui	ildings		Winding Cr Winding Cr Bottom of E Winding Cr Top of Bank 30m Veget Riparian Zo	eek Bank eek K ated
Proposed	Subdivision	Boundary	Existin	g Site Element	to be Retained
	Proposed Si Subdivision Proposed Si	Boundary tage 2		Existing Thr on Site to b Existing Net	st Tree

[]	Proposed Stage 2 Subdivision Boundary		Existing Nest Tree to be Retained
[]	Future Development Lots (Subject to Future Subdivision DA)	0	Tree Protection Zone for Nest Tree
1111111	Lots to be Retained by TAHE		Reassessed AHIMS Sites
Lot xx	Stage 1 Subdivision Lot Identification Numbers	0	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

100 DRAWING		50		
Concept DA East & Lot 2			Basement	4-1.10 B
DRAWN BY CT	DATE 17.12.24	ISSUE B	DWG NO. A-1.10	IOB NO. 2210945
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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*	0	Existing Trees on Site
Proposed	Subdivision Boundary	Existing S	ite 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
11111111	Lots to be Retained by TAHE	0	Tree Protection Zone for Nest Tree
Lot xx	Stage 1 Subdivision Lot Identification Numbers	0	50m Buffer for Nest Tree
Lot xx	Stage 2 Subdivision Lot Identification Numbers		Reassessed AHIMS Sites
Lot xx	Future Subdivision Lot Identification Numbers	0	Tree Protection Zone for Culturally Modified Trees
Planning	Controls (DCP & ADG)	Proposed	Land Use Envelope
Planning	Controls (DCP & ADG) DCP Street Setback	Proposed	Land Use Envelope Commercial Premise (Max 2 Storey)
Planning		Proposed	Commercial Premise
Planning	DCP Street Setback	Proposed	Commercial Premise (Max 2 Storey) Commercial Premise
	DCP Street Setback	Proposed	Commercial Premise (Max 2 Storey) Commercial Premise (Max 4 Storey) Residential Flat Building
	DCP Street Setback DCP Side Setback DCP Upper Level Setback DCP Setback to	Proposed	Commercial Premise (Max 2 Storey) Commercial Premise (Max 4 Storey) Residential Flat Building (Max 2 Storey) Residential Flat Building
	DCP Street Setback DCP Side Setback DCP Upper Level Setback DCP Setback to Residential Zone	Proposed	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
	DCP Street Setback DCP Side Setback DCP Upper Level Setback DCP Setback to Residential Zone ADC Building Separation Bushfire Asset	Proposed 	Commercial Premise (Max 2 Storey) (Max 2 Storey) Residential Premise (Max 4 Storey) Residential Flat Building (Max 4 Storey) Residential Flat Building (Max 6 Storey) Residential Flat Building (Max 6 Storey)
	DCP Street Setback DCP Side Setback DCP Upper Level Setback DCP Setback to Residential Zone ADC Building Separation Bushfire Asset Protection Zone	Proposed Control of the second secon	Commercial Premise (Marx 2 Storey) Commercial Internise Commercial Internise Commercial Residential Flat Building (Max 2 Storey) Residential Flat Building (Max 6 Storey) Residential Flat Building (Max 8 Storey) Mixed Use Building (Max 2 Store
	DCP Street Setback DCP Side Setback DCP Upper Level Setback DCP Setback to Residential Zone ADG Building Separation Bushfire Asset Protection Zone Infrastructure		Commercial Premise (Max 2 Storey) Commercial Premise Commercial Premise Residential Flat Building (Max 2 Storey) Residential Flat Building (Max 6 Storey) Residential Flat Building (Max 8 Storey) Mixed Use Building (Max 2 Stor Mixed Use Building (Max 4 Stor
	DCP Street Setback DCP Side Setback DCP Upper Level Setback DCP Setback to Residential Zone ADC Building Separation Bushfire Asset Protection Zone Infrastructure Future Kerbs		Commercial Premise (Max 2 Storey) Commercial Premise (Nexid Sharey) te building Max 2 Storey) Pesidential Flat Building (Max 4 Storey) Residential Flat Building (Max 5 Storey) Mixed Use Building (Max 2 Stor Mixed Use Building (Max 4 Stor Mixed Use Building (Max 6 Stor
	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		Commercial Premise (Max 2 Storey) Commercial Premise (Nexid Sharey) te building Max 2 Storey) Pesidential Flat Building (Max 4 Storey) Residential Flat Building (Max 5 Storey) Mixed Use Building (Max 2 Stor Mixed Use Building (Max 4 Stor Mixed Use Building (Max 6 Stor
	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		Commercial Premise (Max 2 Storey) Commercial Inemise Commercial Residential Flat Building (Max 2 Storey) Residential Flat Building (Max 6 Storey) Residential Flat Building (Max 6 Storey) Mixed Use Building (Max 4 Stor Mixed Use Building (Max 6 Stor Mixed Use Building (Max 6 Stor Mixed Use Building Max 6 Stor Mixed Use Building Housing
	DCP Street Setback DCP Side Setback DCP Upper Level Setback DCP Setback to Residential Zone ADC Building Separation Bushfire Asset Protection Zone Future Kerbs Proposed Regional Cycle Path Proposed Through Site Link Proposed Local Park		Commercial Premise (Max 2 Storey) Commercial Premise (Max 4 Storey) Residential Flat Building Residential Flat Building (Max 6 Storey) Residential Flat Building (Max 6 Storey) Mixed Use Building (Max 2 Stor Mixed Use Building (Max 4 Stor Mixed Use Building (Max 6 Stor Mixed Use Building (Max 8 Stor Multi-Dwelling Housing (Max 4 Storey)
	DCP Street Setback DCP Side Setback DCP Upper Level Setback DCP Setback to Residential Zone ADC Building Separation Bushfire Asset Protection Zone Future Kerbs Proposed Regional Cycle Path Proposed Through Site Link Proposed Local Park Proposed Connection to the		Commercial Premise (Max 2 Storey) Commercial Premise (Max 4 Storey) Residential Flat Building Max 6 Storey) Residential Flat Building (Max 6 Storey) Residential Flat Building (Max 6 Storey) Mixed Use Building (Max 2 Store Mixed Use Building (Max 4 Store Mixed Use Building (Max 6 Store Mixed Use Building (Max 8 Store Mixed Use Building (Max 8 Store Multi-Dwelling Housing (Max 4 Storey) Commercial on Ground Level

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A-1.1 /B				oncept DA elope Plan
JOB NO.	DWG NO.	ISSUE	DATE	DRAWN BY
2210945	A-1.1	В	17.12.24	CT
				PROJECT

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



Ethos Urban Pty Ltd. ABN 13 615 087 931 ACN 615 087 93 173-185 Sussex Street Sydney NSW 2000 t +61 2 9956 6962 www.ethosurban.com



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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	11	Winding Creek Top of Bank
[]	Potential Future Road Widening (DCP)		30m Vegetated Riparian Zone
	Potential Land Resumption Subject to confirmation with TfNSW*	0	Existing Trees on Site
Proposed	Subdivision Boundary	Existing S	ite 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	0	Tree Protection Zone for Nest Tree
Lot xx	Stage 1 Subdivision Lot Identification Numbers	0	50m Buffer for Nest Tree
Lot xx	Stage 2 Subdivision Lot Identification Numbers		Reassessed AHIMS Sites
Lot xx	Future Subdivision Lot	0	Tree Protection Zone for
LOUXX	Identification Numbers	\odot	Culturally Modified Trees
	Identification Numbers Controls (DCP & ADG)	Proposed	Culturally Modified Trees Land Use Envelope
Planning		Proposed	-
Planning	Controls (DCP & ADG)	Proposed	Land Use Envelope
Planning	Controls (DCP & ADG) DCP Street Setback	Proposed	Land Use Envelope Commercial Premise (Max 2 Storey) Commercial Premise (Max 4 Storey) Residential Flat Building (Max 2 Storey)
Planning	Controls (DCP & ADG) DCP Street Setback DCP Side Setback	Proposed	Land Use Envelope Commercial Premise (Max 2 Storey) Commercial Premise (Max 4 Storey) Residential Flat Building
Planning	Controls (DCP & ADG) DCP Street Setback DCP Side Setback DCP Upper Level Setback DCP Setback to	Proposed	Land Use Envelope Commercial Premise (Max 2 Storey) Commercial Premise (Max 4 Storey) Residential Flat Building (Max 2 Storey) Residential Flat Building
Planning	Controls (DCP & ADG) DCP Street Setback DCP Side Setback DCP Upper Level Setback DCP Setback to Residential Zone	Proposed	Land Use Envelope Commercial Premise (Max 2 Storey) Commercial Premise (Max 4 Storey) Residential Flat Building (Max 4 Storey) Residential Flat Building (Max 4 Storey) Residential Flat Building
Planning	Controls (DCP & ADC) DCP Street Setback DCP Side Setback DCP Upper Level Setback DCP Setback DCP Setback DCP Setback ADC Building Separation Bushfire Asset	Proposed	Land Use Envelope 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 6 Storey)
Planning	Controls (DCP & ADC) DCP Street Setback DCP Side Setback DCP Upper Level Setback DCP Setback to Residential Zone ADC Building Separation Bushfire Asset Protection Zone	Proposed	Land Use Envelope Commercial Premise (Max 2 Storey) Residential Flat Building (Max 4 Storey) Residential Flat Building (Max 4 Storey) Residential Flat Building (Max 6 Storey) Residential Flat Building (Max 8 Storey)
Planning	Controls (DCP & ADG) DCP Street Setback DCP Side Setback DCP Upper Level Setback DCP Setback to Residential Zone ADG Building Separation Bushfire Asset Protection Zone Infrastructure		Land Use Envelope 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)
Planning	Controls (DCP & ADG) DCP Street Setback DCP Side Setback DCP Upper Level Setback DCP Setback to Residential Zone ADG Building Separation Bushfire Asset Protection Zone Infrastructure Future Kerbs		Land Use Envelope Commercial Premise (Max 2 Storey) Commercial Premise (Max 4 Storey) Residential Flat Building (Max 5 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)
Planning	Controls (DCP & ADG) 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		Land Use Envelope Commercial Premise (Max 2 Storey) Commercial Premise (Max 4 Storey) Residential Flat Building (Max 4 Storey) Residential Flat Building (Max 6 Storey) Mixed Use Building (Max 2 Storey Mixed Use Building (Max 4 Storey Mixed Use Building (Max 6 Storey
Planning	Controls (DCP & ADG) 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		Land Use Envelope Commercial Premise (Max 2 Storey) Commercial Premise (Max 4 Storey) Residential Flat Building (Max 4 Storey) Residential Flat Building (Max 6 Storey) Mixed Use Building (Max 2 Storey) Mixed Use Building (Max 4 Storey) Mixed Use Building (Max 8 Storey) Multi-Dwelling Housing
Planning	Controls (DCP & ADG) 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		Land Use Envelope Commercial Premise (Max 2 Storey) Max 4 Storey Building (Max 2 Storey) Residential Flat Building (Max 4 Storey) Residential Flat Building (Max 6 Storey) Mixed Use Building (Max 2 Storey Mixed Use Building (Max 4 Storey Mixed Use Building (Max 8 Storey Mixed Use Building (Max 8 Storey Mixed Use Building (Max 8 Storey Mixed Use Building Housing (Max 4 Storey)

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Lot xx	Future Subdivision Lot Identification Numbers	0	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 Side Setback DCP Upper Level Setback		Commercial Premise (Max 4 Storey) Residential Flat Building (Max 2 Storey)
			(Max 4 Storey) Residential Flat Building
 	DCP Upper Level Setback DCP Setback to		(Max 4 Storey) Residential Flat Building (Max 2 Storey) Residential Flat Building
	DCP Upper Level Setback DCP Setback to Residential Zone		(Max 4 Storey) Residential Flat Building (Max 2 Storey) Residential Flat Building (Max 4 Storey) Residential Flat Building
	DCP Upper Level Setback DCP Setback to Residential Zone ADG Building Separation Bushfire Asset		(Max 4 Storey) Residential Flat Building (Max 2 Storey) Residential Flat Building (Max 4 Storey) Residential Flat Building (Max 6 Storey) Residential Flat Building
	DCP Upper Level Setback DCP Setback to Residential Zone ADG Building Separation Bushfire Asset Protection Zone		(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)
	DCP Upper Level Setback DCP Setback to Residential Zone ADC Building Separation Bushfire Asset Protection Zone Infrastructure		(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)
	DCP Upper Level Setback DCP Setback to Residential Zone ADC Building Separation Bushfire Asset Protection Zone Infrastructure Future Kerbs		(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
	DCP Upper Level Setback DCP Setback to Residential Zone ADG Building Separation Bushfire Asset Protection Zone Infrastructure Future Kerbs Proposed Regional Cycle Path		(Max 4 Storey) Residential Flat Building (Max 2 Storey) Residential Flat Building (Max 4 Storey) 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)
	DCP Upper Level Setback DCP Setback to Residential Zone ADG Building Separation Bushfire Asset Protection Zone Infrastructure Future Kerbs Proposed Regional Cycle Path Proposed Through Site Link		(Max 4 Storey) Residential Flat Building (Max 2 Storey) Residential Flat Building (Max 6 Storey) Max 6 Storey) Residential Flat Building (Max 8 Storey) Mixed Use Building (Max 4 Storey) Mixed Use Building (Max 4 Storey Mixed Use Building (Max 5 Store) Mixed Use Building (Max 5 Store) Mixed Use Building (Max 8 Store) Mixed Use Building (Max 8 Store) Mixed Use Building (Max 8 Store) Mixed Use Building Housing
	DCP Upper Level Setback DCP Setback to Residential Zone ADG Building Separation Bushfire Asset Protection Zone Infrastructure Future Kerbs Proposed Regional Cycle Path Proposed Through Site Link Proposed Local Park		(Max 4 Storey) Residential Flat Building (Max 2 Storey) Residential Flat Building Residential Flat Building (Max 4 Storey) Building (Max 8 Storey) Mixed Use Building (Max 4 Storey Mixed Use Building (Max 6 Storey Mixed Use Building (Max 8 Storey Mixed Use Building (Max 8 Storey Multi-Dwelling Housing (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.



PROJECT

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



Ethos Urban Pby Ltd. AEN 13 G5 087 931 ACN G5 087 931 173-B85 Sussex Street Sydney NSW 2000 t+62 9956 6962 www.ethosuban.com



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А	19.02.24	For Lodgement	CT	IIP
в	17.12.24	Council RFI	CT	IIP

LEGEND

::_	Subject Site SixMap Cadastre	[]]]	C2 Zone (Lake Macquarie LEP 2014) Proposed Winding Creek
			Riparian Corridor
	Context Buildings		Winding Creek
	Existing Kerbs	L]	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*	0	Existing Trees on Site
proposed	Subdivision Boundary	Existing S	ite 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	0	Tree Protection Zone for Nest Tree
Lot xx	Stage 1 Subdivision Lot Identification Numbers	0	Buffer for Nest Tree
Lot xx	Stage 2 Subdivision Lot Identification Numbers		Reassessed AHIMS Sites
Lot xx	Future Subdivision Lot Identification Numbers	0	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 Store
]	Future Kerbs		Mixed Use Building (Max 4 Store
	Proposed Regional Cycle Path		Mixed Use Building (Max 6 Store
	Proposed Through Site Link		Mixed Use Building (Max 8 Store
	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)



PROJECT





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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
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	Potential Land Resumption Subject to confirmation with TfNSW*	0	Existing Trees on Site
Proposed	Subdivision Boundary	Existing S	ite Element to be Retained
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[]	Future Development Lots (Subject to Future Subdivision DA)		Retention of existing Nest Tree
WWW.	Lots to be Retained by TAHE	0	Tree Protection Zone for Nest Tree
Lot xx	Stage 1 Subdivision Lot Identification Numbers	0	Buffer for Nest Tree
Lot xx	Stage 2 Subdivision Lot Identification Numbers		Reassessed AHIMS Sites
Lot xx	Future Subdivision Lot Identification Numbers	0	Tree Protection Zone for Culturally Modified Trees
		Proposed	
	Identification Numbers	O Proposed	Culturally Modified Trees
	Identification Numbers Controls (DCP & ADG)	O Proposed	Culturally Modified Trees Land Use Envelope Commercial Premise (Max 2 Storey) Commercial Premise (Max 4 Storey)
	Identification Numbers Controls (DCP & ADG) DCP Street Setback DCP Side Setback DCP Upper Level Setback	Proposed	Culturally Modified Trees Land Use Envelope Commercial Premise (Max 2 Storey) Commercial Premise
Planning	Identification Numbers Controls (DCP & ADG) DCP Street Setback DCP Side Setback	Proposed	Culturally Modified Trees Land Use Envelope Commercial Premise (Max 2 Storey) Commercial Premise (Max 4 Storey) Residential Flat Building
Planning	Identification Numbers Controls (DCP & ADG) DCP Street Setback DCP Side Setback DCP Upper Level Setback DCP Setback to	Proposed	Culturally Modified Trees Land Use Envelope Commercial Premise (Max 2 Storey) Commercial Premise (Max 4 Storey) Residential Flat Building (Max 2 Storey) Residential Flat Building
Planning	Identification Numbers Controls (DCP & ADG) DCP Street Setback DCP Side Setback DCP Upper Level Setback DCP Upper Level Setback Residential Zone	Proposed	Culturally Modified Trees Land Use Envelope Commercial Premise (Max 2 Storey) Commercial Premise (Max 4 Storey) (Max 2 Storey) Residential Flat Building (Max 4 Storey) Residential Flat Building
Planning	Identification Numbers Controls (DCP & ADG) DCP Street Setback DCP Side Setback DCP Upper Level Setback DCP Setback to Residential Zone ADG Building Separation Bushfire Asset	Proposed Proposed	Culturally Modified Trees Land Use Envelope Commercial Premise (Max 2 Storey) Commercial Premise (Max 4 Storey) Residential Flat Building (Max 6 Storey) Residential Flat Building (Max 6 Storey) Residential Flat Building
Planning	Identification Numbers Controls (DCP & ADC) DCP Street Setback DCP Upper Level Setback DCP Upper Level Setback DCP Staback to Residential Zone ADC Building Separation Bushfire Asset Protection Zone	Proposed Proposed	Culturally Modified Trees Land Use Envelope Commercial Premise (Max2 Storey) Commercial Premise Commercial Premise Residential Flat Building (Max 2 Storey) Residential Flat Building (Max 6 Storey) Residential Flat Building (Max 6 Storey)
Planning	Identification Numbers Controls (DCP & ADG) DCP Street Setback DCP Upper Level Setback DCP Upper Level Setback DCP Stetback to Residential Zone ADG Building Separation Bushfire Asset Protection Zone Infrastructure		Culturally Modified Trees Land Use Envelope Commercial Premise (Max2 Storey) Commercial Premise Commercial Premise Commercial Premise Residential Flat Building (Max 2 Storey) Residential Flat Building (Max 6 Storey) Residential Flat Building (Max 8 Storey) Mixed Use Building (Max 2 Storey)
Planning	Identification Numbers Controls (DCP & ADG) DCP Street Setback DCP Upper Level Setback DCP Upper Level Setback DCP Stetback to Residential Zone ADG Building Separation Bushfire Asset Protection Zone Infrastructure Future Kerbs		Culturally Modified Trees Land Use Envelope 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 6 Storey) Mixed Use Building (Max 2 Storey) Mixed Use Building (Max 4 Storey)
Planning	Identification Numbers Controls (DCP & ADG) DCP Street Setback DCP Upper Level Setback DCP Street Setback DCP Street Level Setback DCP Street Level Setback DCP Street Level Setback ADG Building Separation Bushfire Asset Protection Zone Future Kerbs Proposed Regional Cycle Path		Culturally Modified Trees Land Use Envelope Commercial Premise (Max 2 Storey) Residential Flat Building Residential Flat Building (Max 4 Storey) Residential Flat Building (Max 6 Storey) Residential Flat Building (Max 6 Storey) Mixed Use Building (Max 2 Storey) Mixed Use Building (Max 4 Storey) Mixed Use Building (Max 6 Storey)
Planning	Identification Numbers Controls (DCP & ADG) DCP Street Setback DCP Upper Level Setback DCP Street Setback DCP Street Level Setback DCP Street Level Setback ADC Building Separation Bushfire Asset Protection Zone Infrastructure Future Kerbs Proposed Regional Cycle Path Proposed Through Site Link		Culturally Modified Trees Land Use Envelope 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 6 Storey) Mixed Use Building (Max 4 Store) Mixed Use Building (Max 4 Store) Mixed Use Building (Max 8 Store)
Planning	Identification Numbers Controls (DCP & ADG) DCP Street Setback DCP Upper Level Setback DCP Street Level Setback DCP Statback to Residential Zone ADG Building Separation Bushfire Asset Protection Zone Infrastructure Future Kerbs Proposed Regional Cycle Path Proposed Through Site Link Proposed Local Park		Culturally Modified Trees Land Use Envelope Commercial Premise (Max 2 Storey) Commercial Premise (Max 4 Storey) Residential Flat Building Residential Flat Building (Max 2 Storey) Residential Flat Building (Max 6 Storey) Mixed Use Building (Max 4 Storey Mixed Use Building (Max 6 Storey Mixed Use Building (Max 8 Storey Mixed Use Building (Max 8 Storey Multi-Dwelling Housing (Max 6 Storey)

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JOB NO.	DWG NO.	ISSUE	DATE	DRAWN BY
2210945	A-1.5	В	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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KEY PLAN





DRAWING

Glendale Concept DA Envelope Section 01 & 02

DATE 17.12.24

DWG NO.

A-2.1

ISSUE в

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PROJECT

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



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	14.09.23 23.10.23 12.12.23 16.02.24 19.02.24	14.0923 Co-ordination Issue 1 23.1023 Co-ordination Issue 2 12.1223 Final Draft 160.224 Final Draft 19.0224 For Lodgement	14.0923 Co-ordination Issue1 EC 23.023 Co-ordination Issue2 EC 12.1223 Final Draft EC 16.0224 Final Draft CT 19.0224 For Lodgement CT

KEY PLAN



LEGEND



subdivision and assoicated work) at 65 Glendale Road, Glendale



RESIDENTIAL AREA

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KEY PLAN



LEGEND

DRAWING

Glendale Concept DA Envelope Section 05 & 06

JOB NO. DWG NO. 2210945 A-2.3

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