RESIDENTIAL SUBDIVISION LOTS (AREA)

LOT TYPE (AREA)	STAGE 1	STAGE 2	STAGE 3	STAGE 4	STAGE 5	STAGE 6	TOTAL %	TOTAL NO. LOTS
225m² - 249m²	1	6	2	-	-	2	3.4%	11
250m² - 299m²	18	2	32	14	-	9	22.9%	75
300m² - 369m²	43	-	19	22	9	16	33.3%	109
370m² - 449m²	25	-	10	6	13	25	24.2%	79
450m² - 599m²	14	1	8	4	18	7	15.9%	52
≥600m²	-	-	-	-	1	-	0.3%	1
TOTAL LOTS	**101**	**9**	**71**	**46**	**41**	**59**	100.0%	327

STAGE 1
STAGE 2
STAGE 3
STAGE 4
STAGE 5
STAGE 6
DISPLAY VILLAGE
AINWRIGHT DRIVE
BENSLEY ROAD
KEMP ROAD
IILL DRIVE
SHETLAND STREET
ACADIAN HILLS CRESCENT
HOROUGHBRED DRIVE
THE
NORTHERN
ROAD
OLIVE HILL
THOROUGHBRED
EAST WEST ROAD (24.9 WIDE)
EAST WEST ROAD (26 WIDE & VAR.)
No.1
No.2
No.3
No.4
No.5
No.6
No.7
No.8
No.9
No.10
No.11
No.12
No.13
No.903
LANE 2
(7 WIDE)
(14.4 WIDE)
(15.5 WIDE)
(15.5 WIDE & VAR.)
(16.7 WIDE & VAR.)
(20.6 WIDE)
(12.5 WIDE & VAR.)
1000
1001
1002

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BASE DRAWING - LOT MIX 09-09-2019

SUBJECT LOT	LOT 501 DP 1231858
LOCALITY	OXLEY RIDGE
PROJECT NUMBER	317022
DRAWING FILE	317022_21C_TP05-TP06_Lot 501 S4.55 Layout.dwg
DATE	09/09/2019
SHEET	TP05 OF TP06
DRAWING SCALE	1:1000 @ A1

RESIDENTIAL SUBDIVISION LOTS (AREA)

LOT TYPE (AREA)	STAGE 1	STAGE 2	STAGE 3	STAGE 4	STAGE 5	STAGE 6	TOTAL %	TOTAL NO. LOTS
225m² - 249m²	1	6	2	-	-	2	3.4%	11
250m² - 299m²	18	2	32	14	-	9	22.9%	75
300m² - 369m²	43	-	19	22	9	16	33.3%	109
370m² - 449m²	25	-	10	6	13	25	24.2%	79
450m² - 599m²	14	1	8	4	18	7	15.9%	52
≥600m²	-	-	-	-	1	-	0.3%	1
TOTAL LOTS	**101**	**9**	**71**	**46**	**41**	**59**	100.0%	327

STAGE 5
STAGE 6
STAGE 4
STAGE 3
STAGE 1
STAGE 2
DISPLAY VILLAGE
DRIVE
WAINWRIGHT
BENSLEY
KEMP ROAD
ROAD
HILL
SHETLAND STREET
ACADIAN HILLS CRESCENT
THOROUGHBRED
No.9
No.10
No.11
No.7
No.6
No.12
No.13
No.1
No.2
No.3
No.4
No.5
No.8
No.903
LANE 2
OLIVE HILL
EAST WEST ROAD
(16.7 WIDE & VAR.)
(15.5 WIDE)
(15.5 WIDE & VAR.)
(14.4 WIDE)
(12.5 WIDE) No12
(20.6 WIDE)
(7 WIDE)
(12.5 WIDE & VAR.)
(24.9 WIDE)
(26 WIDE & VAR.)
1000
1001
1002
THE NORTHERN ROAD

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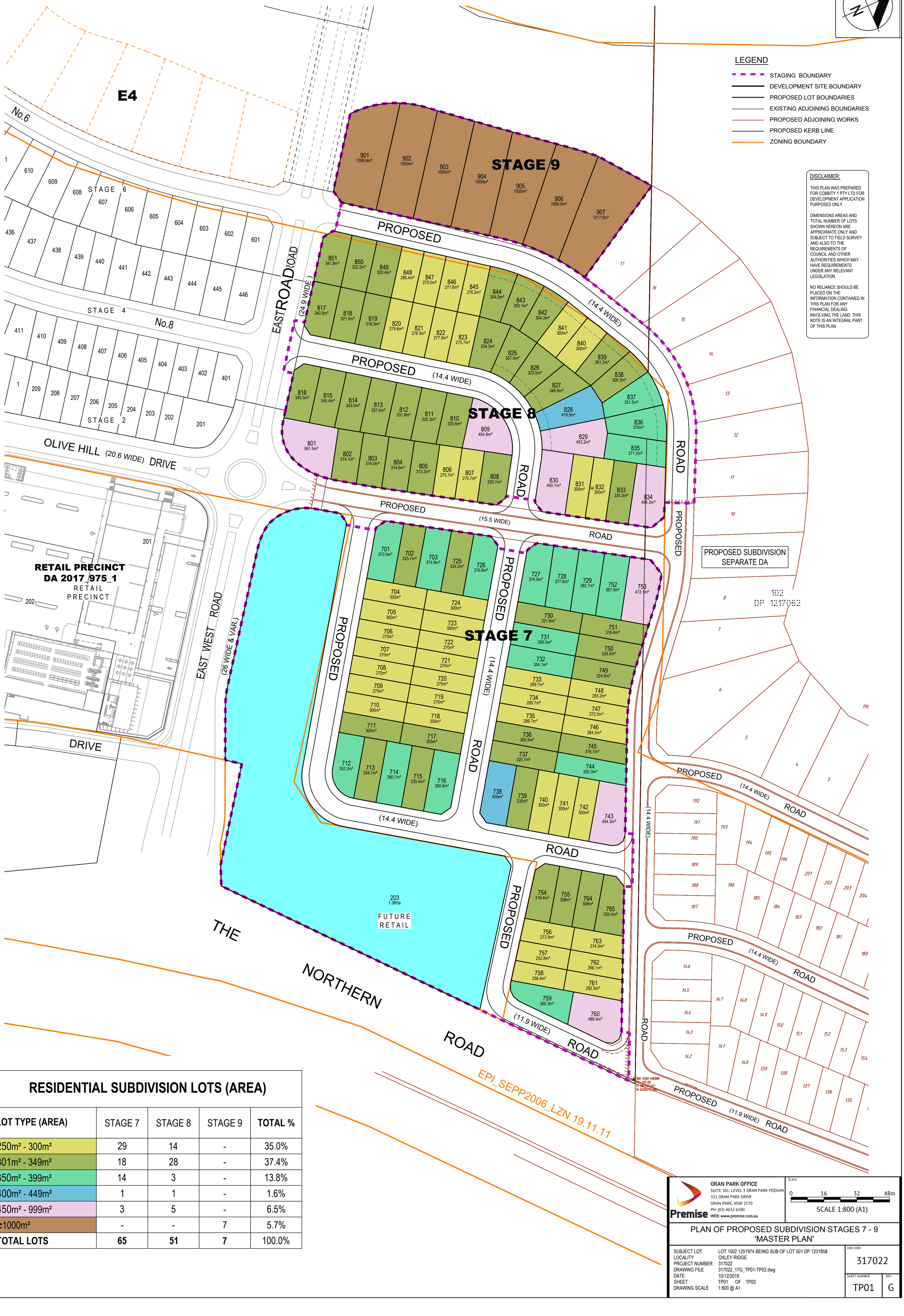
BASE DRAWING - STAGINGS 09-09-2019

SUBJECT LOT	LOT 501 DP 1231858
LOCALITY	OXLEY RIDGE
PROJECT NUMBER	317022
DRAWING FILE	317022_21C_TP05-TP06_Lot 501 S4.55 Layout.dwg
DATE	09/09/2019
SHEET	TP06 OF TP06
DRAWING SCALE	1:1000 @ A1



RESIDENTIAL SUBDIVISION LOTS (AREA)

LOT TYPE (AREA)	STAGE 7	STAGE 8	STAGE 9	TOTAL %
250m² - 300m²	29	14	-	35.0%
301m² - 349m²	18	28	-	37.4%
350m² - 399m²	14	3	-	13.8%
400m² - 449m²	1	1	-	1.6%
450m² - 999m²	3	5	-	6.5%
≥1000m²	-	-	7	5.7%
TOTAL LOTS	**65**	**51**	**7**	100.0%

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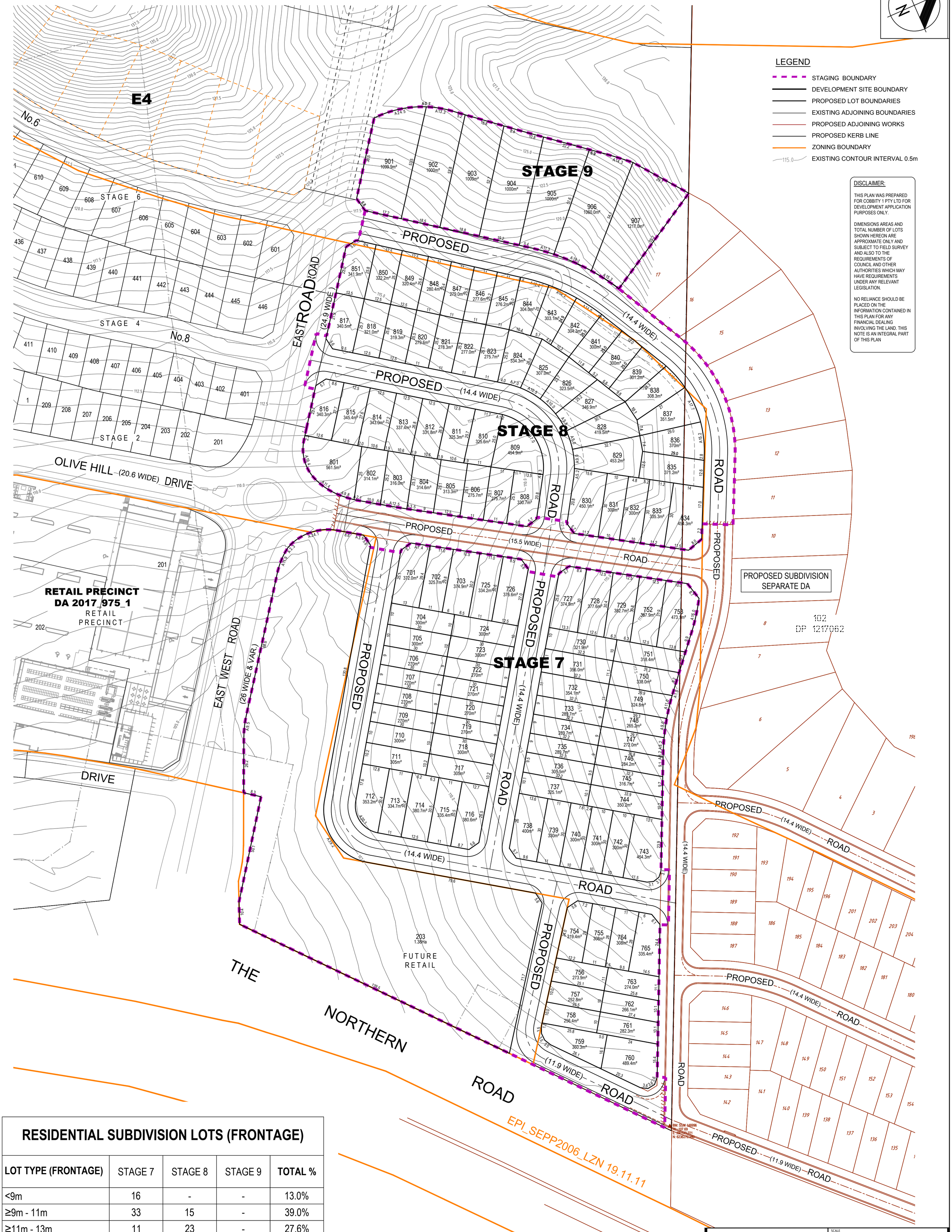
SCALE 0 16 32 48m
SCALE 1:800 (A1)

PLAN OF PROPOSED SUBDIVISION STAGES 7 - 9
'MASTER PLAN'

SUBJECT LOT	LOT 1002 1251974 BEING SUB OF LOT 501 DP 1231858
LOCALITY	OXLEY RIDGE
PROJECT NUMBER	317022
DRAWING FILE	317022_17G_TP01-TP02.dwg
DATE	10/12/2019
SHEET	TP01 OF TP02
DRAWING SCALE	1:800 @ A1

JOB CODE 317022
SHEET NUMBER TP01
REV G

FILE NAME: 317022_17G_TP01-TP02.DWG



RESIDENTIAL SUBDIVISION LOTS (FRONTAGE)

LOT TYPE (FRONTAGE)	STAGE 7	STAGE 8	STAGE 9	TOTAL %
<9m	16	-	-	13.0%
≥9m - 11m	33	15	-	39.0%
≥11m - 13m	11	23	-	27.6%
≥13m - 15m	2	7	-	7.3%
≥15m	3	6	-	7.3%
≥1000m²	-	-	7	5.7%
TOTAL LOTS	**65**	**51**	**7**	100.0%

DRAFT

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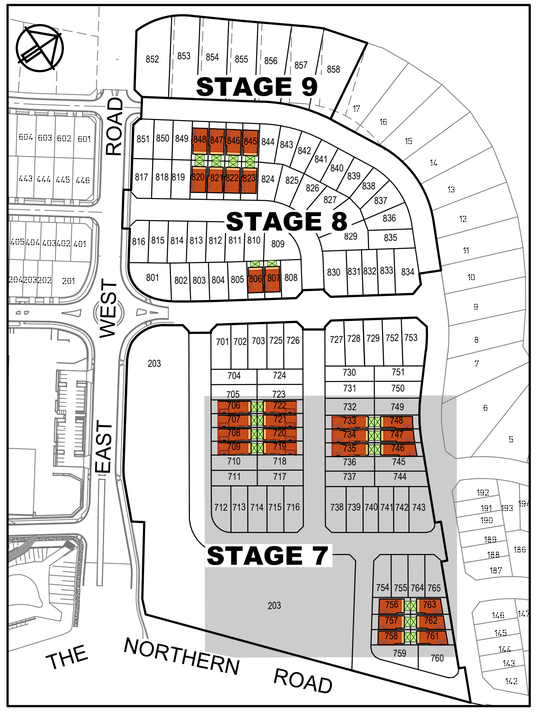
SCALE 0 16 32 48m
SCALE 1:800 (A1)

PLAN OF PROPOSED SUBDIVISION STAGES 7 - 9
'LOT LAYOUT PLAN'

SUBJECT LOT	LOT 1002 1251974 BEING SUB OF LOT 501 DP 1231858
LOCALITY	OXLEY RIDGE
PROJECT NUMBER	317022
DRAWING FILE	317022_17G_TP01-TP02.dwg
DATE	10/12/2019
SHEET	TP02 OF TP02
DRAWING SCALE	1:800 @ A1

JOB CODE 317022
SHEET NUMBER TP02
REV G

FILE NAME: 317022_17G_TP01-TP02.DWG



SITE LOCALITY

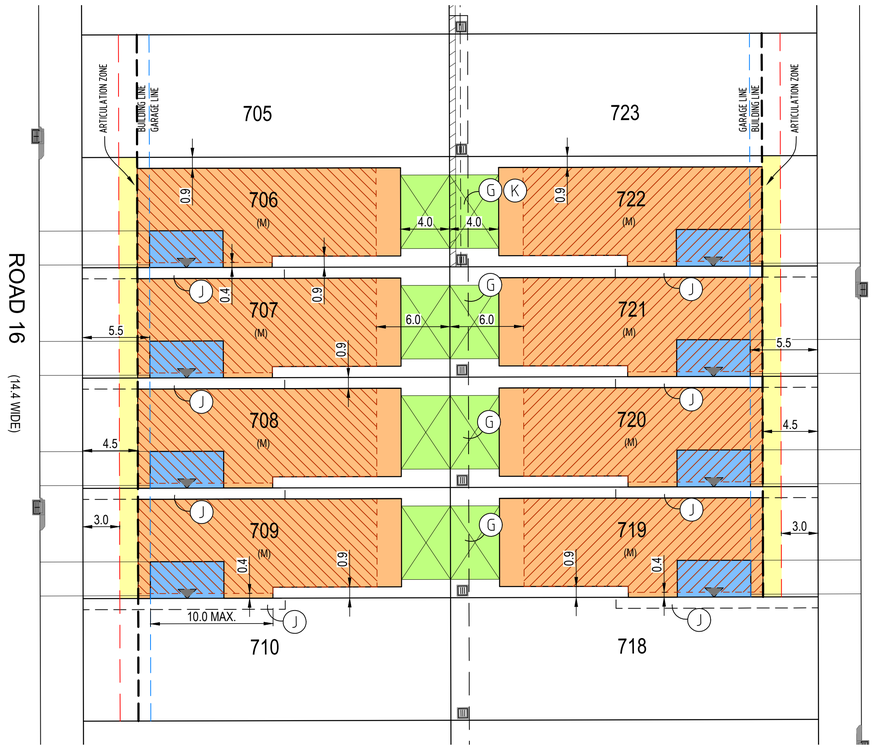
0 40 80 120m

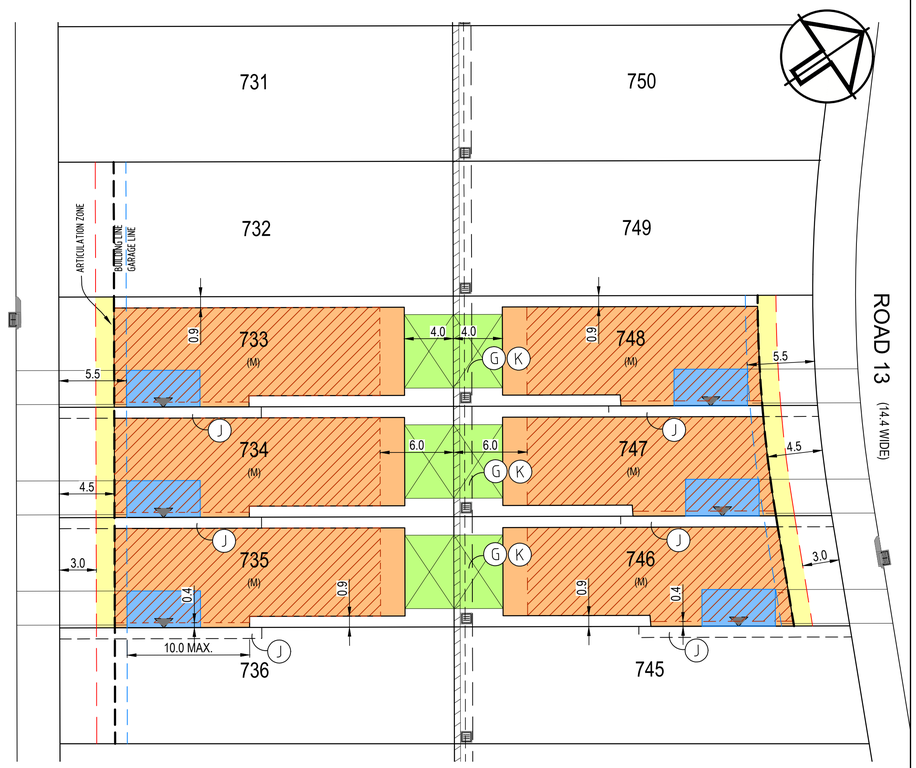
SCALE 1:2000 (A1)

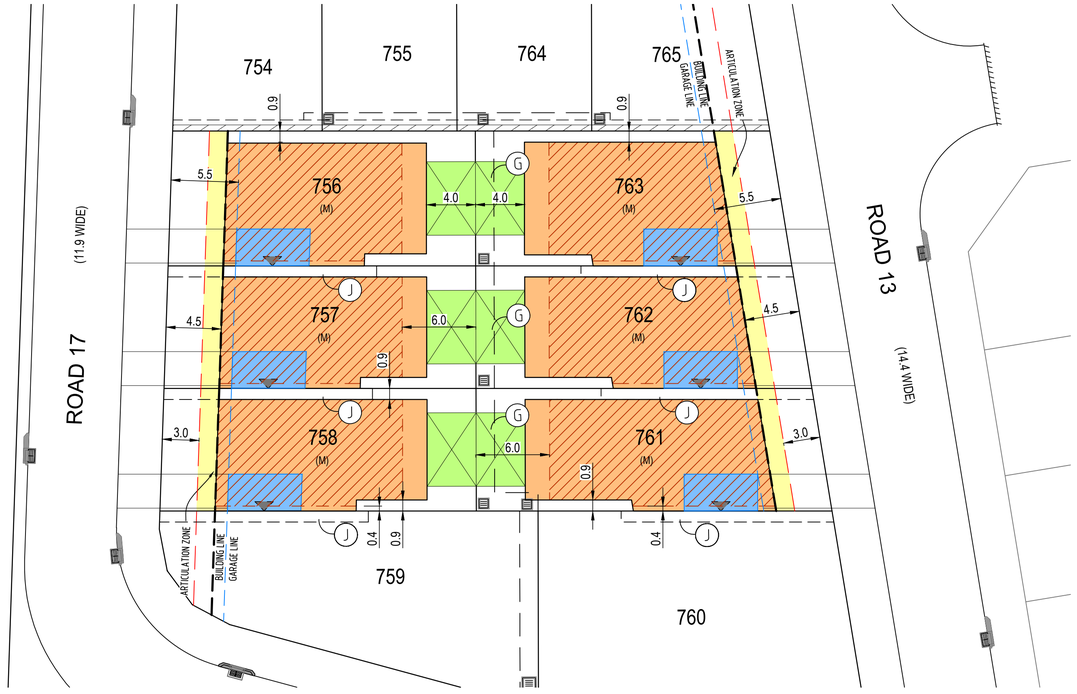
KEY:

- MINIMUM BUILDING SETBACK
- ARTICULATION ZONES
- MINIMUM GARAGE SETBACK
- ZERO LOT BOUNDARY
- PRIMARY BUILDING
- PREFERRED 2 STOREY LOCATION
- PREFERRED GARAGE LOCATION
- HIGH SIDE FENCING
- PRINCIPAL PRIVATE OPEN SPACE
- (G) EASEMENT TO DRAIN WATER 1.5 WIDE
- (J) EASEMENT FOR SUPPORT AND MAINTENANCE 0.9 WIDE
- (K) EASEMENT FOR SUPPORT 0.9 WIDE
- PROPOSED RETAINING WALL
- 15 LOT NUMBERS

(G) EASEMENT TO DRAIN WATER 1.5 WIDE
(J) EASEMENT FOR SUPPORT & MAINTENANCE 0.9 WIDE
(K) EASEMENT FOR SUPPORT & MAINTENANCE 0.9 WIDE
(M) POSITIVE COVENANT (BUILDING ENVELOPE)







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PRELIMINARY - NOT FOR CONSTRUCTION

DATE	REV	DESCRIPTION	REC	APP
16/12/2019	A	ISSUED FOR DA APPROVAL	PS	WRS

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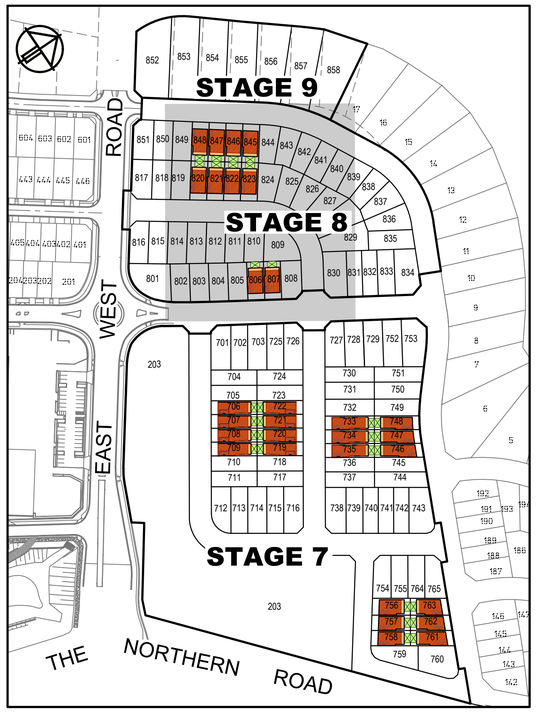
ORAN PARK, NSW 2570
PH: (02) 4632 6500
WEB: www.premise.com.au

DESIGNED: P. SITHIRAJVONGSA
CHECKED: W.R. SAUNDERS
PROJECT MANAGER: W.R. SAUNDERS
REGISTERED SURVEYOR

SCALE: 0 5 10 15m
SCALE 1:250 (A1)
ORIGINAL SHEET SIZE A1

CLIENT: COBBITY 1 PTY LTD
PROJECT: PLAN OF PROPOSED SUBDIVISION LOT 1002 DP 1251974
LOCATION: OXLEY RIDGE COBBITTY STAGE 7-9
SHEET TITLE: BUILDING ENVELOPE PLAN (BEP) - SHEET 1 OF 2

JOB CODE: 317022
SHEET NUMBER: TP01
REV: A



SITE LOCALITY

0 40 80 120m

SCALE 1:2000 (A1)

KEY:

- MINIMUM BUILDING SETBACK
- ARTICULATION ZONES
- MINIMUM GARAGE SETBACK
- ZERO LOT BOUNDARY
- PRIMARY BUILDING
- PREFERRED 2 STOREY LOCATION
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(K) EASEMENT FOR SUPPORT & MAINTENANCE 0.9 WIDE
(M) POSITIVE COVENANT (BUILDING ENVELOPE)

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DATE	REV	DESCRIPTION	REC	APP
16/12/2019	A	ISSUED FOR DA APPROVAL	PS	WRS

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DESIGNED P. SITHIRAJVONGSA
CHECKED W.R. SAUNDERS
PROJECT MANAGER W.R. SAUNDERS
REGISTERED SURVEYOR

SCALE 0 5 10 15m
SCALE 1:250 (A1)
ORIGINAL SHEET SIZE A1

CLIENT COBBITY 1 PTY LTD
PROJECT PLAN OF PROPOSED SUBDIVISION LOT 1002 DP 1251974
LOCATION OXLEY RIDGE COBBITTY STAGE 7-9
SHEET TITLE BUILDING ENVELOPE PLAN (BEP) - SHEET 2 OF 2

JOB CODE 317022
SHEET NUMBER TP02
REV A

DATE PLOTTED: 20 December 2019 9:45 AM BY: - KAILIN ZHOU

XREFs: DataExtract_20160624_m; XR - STAGING PLAN; LONGBUSH MASTERPLAN; LONGBUSH MASTERPLAN RES) Sc4.5S; X-NP-DA-BASE; X-RTL-ARCH

CAD File: N:\Parramatta\Projects\802\FY17\020_Denbigh-Residential Subdivision\Drawings\Build\Sketch\80217020-SK037 - NDA PLAN_Nthn Prec.dwg

NORTH

ROAD 6
ROAD 11
ROAD 8
ROAD 13
ROAD 15
OLIVE HILL DRIVE
ROAD 3
ROAD 5
ROAD 4
ROAD 903
EAST WEST ROAD
ROAD 16
ROAD 17
NEIGHBOURHOOD CENTRE
DETENTION/BIO-RETENTION BASIN B4
RETAIL
THE NORTHERN ROAD

STAGE 7
NET DEVELOPABLE AREA - 3.58 Ha

STAGE 8
NET DEVELOPABLE AREA - 2.28 Ha

STAGE 9
NET DEVELOPABLE AREA - 0.74 Ha

0 20 40 60 80 100m
SCALE 1:1000 @A1

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Web: www.cardno.com.au

COBBITTY 1 PTY LTD
OXLEY RIDGE
NORTHERN PRECINCT STAGE 7 - 9
NET DEVELOPABLE AREA PLAN

Datum	Date	Scale	Size
A.H.D	DEC'19	1:1000	A1

Drawing Number	Revision
80217020-SK037	1