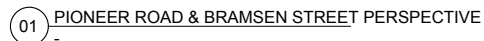
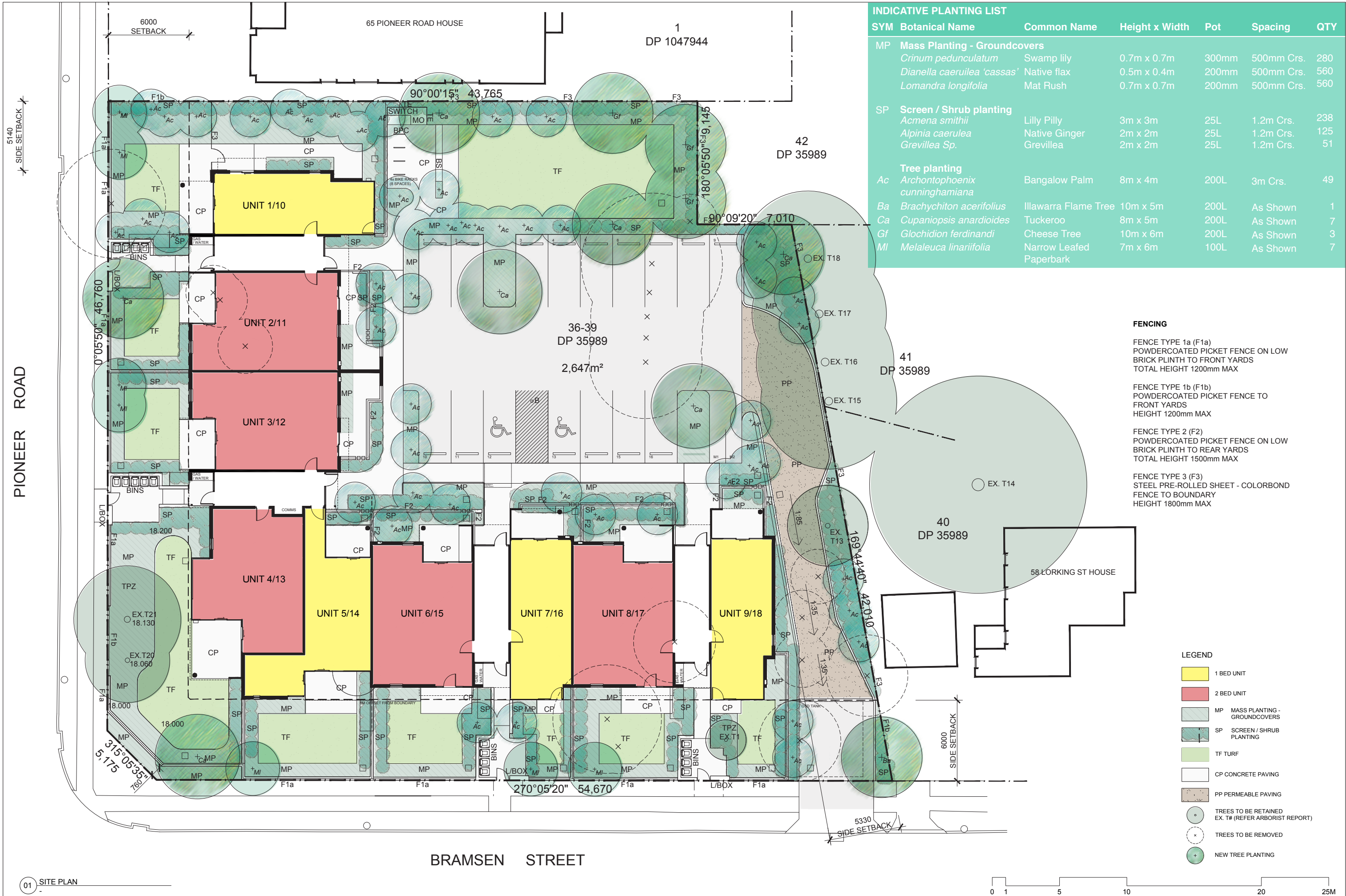


67 - 69 PIONEER ROAD
28 - 30 BRAMSEN STREET
BELLAMBI NSW 2518







01 WEST STREETScape ELEVATION - PIONEER ROAD



02 SOUTH STREETScape ELEVATION - BRAMSEN STREET

PROPOSED DEVELOPMENT DATA - NEW HOUSING DEVELOPMENT		
SITE AREA	2,647m ²	
TITLE DESCRIPTION	LOTS 36, 37, 38, 39 IN DP 35989	
PROPOSED DWELLING NUMBERS	18 DWELLINGS - 8 X 1 BEDROOM AND 10 X 2 BEDROOM	
	REQUIREMENT	PROPOSED
SETBACKS		
FRONT STREET SETBACK	6M	6M
SECONDARY STREET SETBACK	3M	6M
SIDE AND REAR SETBACK	MIN 0.8 X CEILING HEIGHT 4.904M FROM NORTHERN BOUNDARY 4.704M FROM EASTERN BOUNDARY	4.640M FROM NORTHERN BOUNDARY 5.330M FROM EASTERN BOUNDARY
HEIGHT	9.0M	7.625M
FLOOR SPACE RATIO	0.5:1	0.492:1 (INCL LOBBY STAIRS)
PARKING	2 ACCESSIBLE SPACES 14 TOTAL PARKING SPACES	2 ACCESSIBLE SPACES 16 TOTAL PARKING SPACES

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LEGEND

USE FIGURED DIMENSIONS IN PREFERENCE TO SCALING
CHECK ALL DIMENSIONS ON SITE

200MM

300MM ON ORIGINAL

REVISION

REV	DATE	COMMENT
1	24.01.22	REF

ARCHITECT
MCINTOSH & PHELPS
13/02/1401

McINTOSH&PHELPS
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ABN: 78 612 191 689
Nominated Architect
William Phelps ARN 6675
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CLIENT
NSW Planning & Environment
NEW LAND AND HOUSING CORPORATION
12 GURDY ST, PARRAMATTA NSW 2150

NORTH

PROJECT
67 - 69 PIONEER ROAD
28 - 30 BRAMSEN STREET
BELLAMBI NSW 2518
DRAWING TITLE
NOTIFICATION -
DEVELOPMENT DATA

SCALE @ A1
1:100

SCALE @ A3
1:200

CONTRACT NUMBER
0000000

APPROVED TO ISSUE

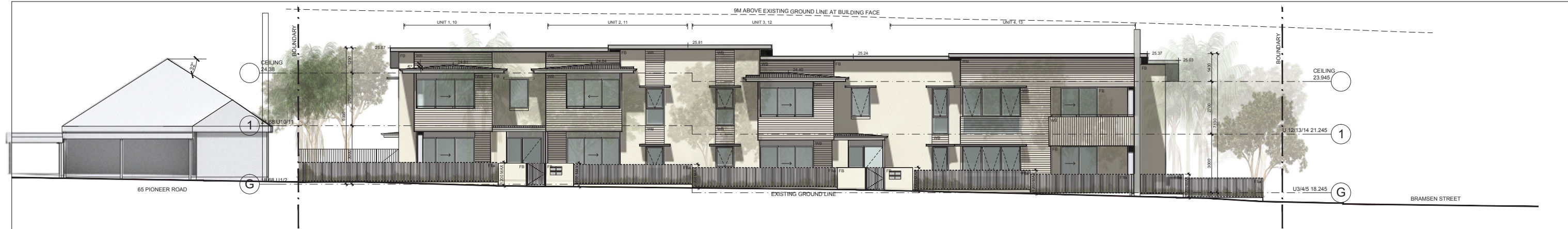
WILLIAM PHELPS ARN 6675

SHEET NO

NP03

ISSUE

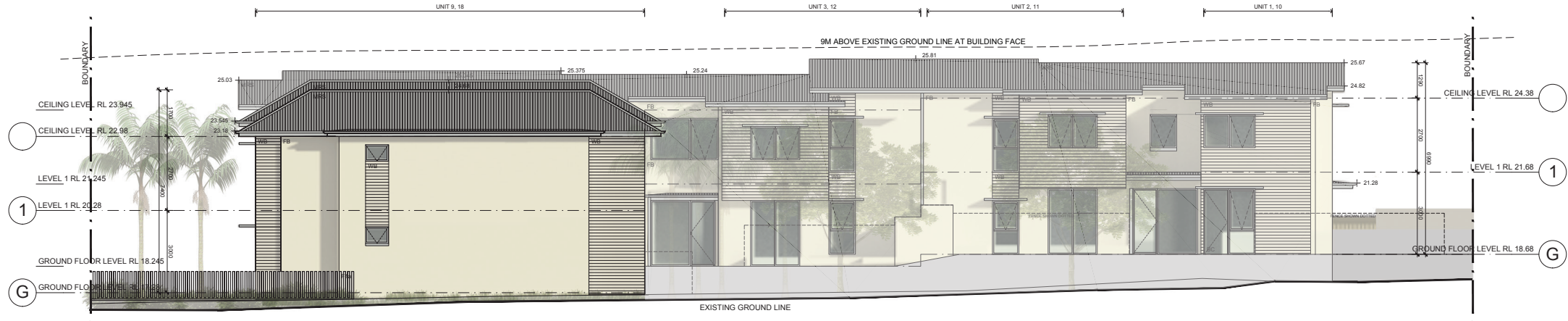
1



01 WEST ELEVATION (PIONEER ROAD)
UNITS 1-4, 10-13



02 SOUTH ELEVATION (BRAMSEN STREET)
UNITS 4-9, 13-18



03 EAST ELEVATION
UNITS 1-3, 9, 10-12, 18



04 NORTH ELEVATION
UNITS 1, 6-9, 10, 15-18

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LEGEND

USE HOURED DIMENSIONS IN PREFERENCE TO SCALING
CHECK ALL DIMENSIONS ON SITE

200MM

300MM ON ORIGINAL

REVISION			ARCHITECT	CLIENT
ISS	DATE	COMMENT		
1	24.01.22	REF	McINTOSH & PHELPS 13/02/21 1401	NEW LAND AND HOUSING CORPORATION 12 GURDY ST. PARRAMATTA NSW 2150

McINTOSH&PHELPS
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info@mcintoshandphelps.com.au
ABN: 78 812 181 689
Notified Architect
William Phelps ARN 6675
www.mcintoshandphelps.com.au

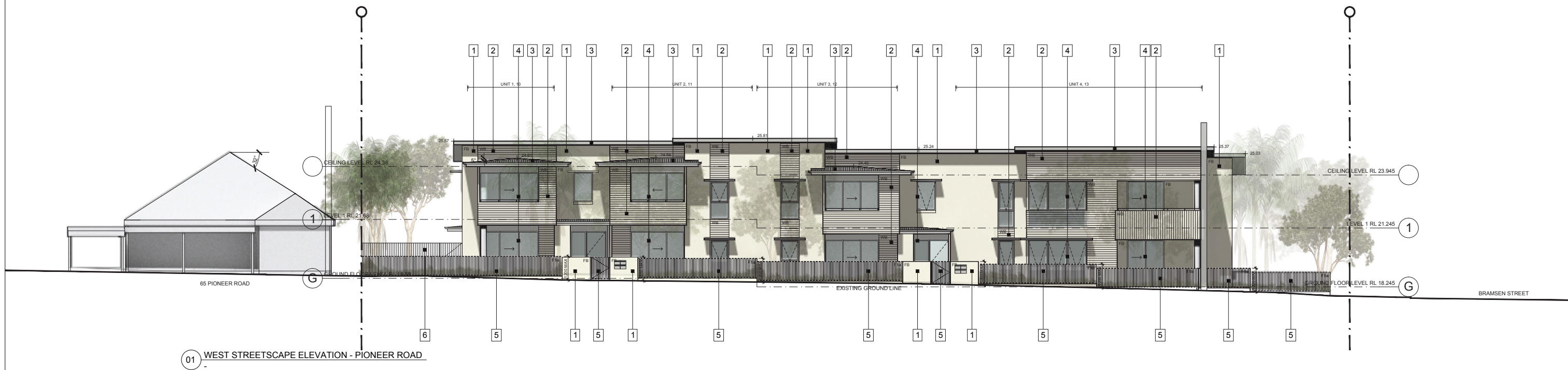
NSW Planning & Environment
NEW LAND AND HOUSING CORPORATION
12 GURDY ST. PARRAMATTA NSW 2150

NORTH

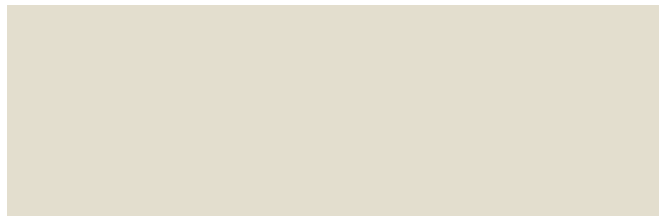
PROJECT
67 - 69 PIONEER ROAD
28 - 30 BRAMSEN STREET
BELLAMBI NSW 2518
DRAWING TITLE
NOTIFICATION -
ELEVATIONS

SCALE @ A1
1:100
SCALE @ A3
1:200
DRAWN
VERIFIED
WP/GM
APPROVED TO ISSUE
WILLIAM PHELPS ARN 6675

CONTRACT NUMBER
0000000
SHEET NO
NP04
ISSUE
1



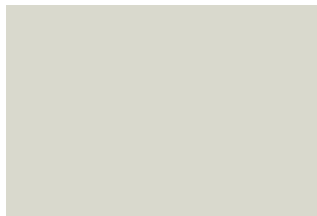
1 FB
Face brick
PGH Coastal Hamptons Crevole



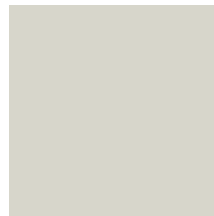
2 WB
James Hardie Scyon weatherboard cladding
Low sheen acrylic paint
Dulux China White



3 MRS, RWG, SH
Corrugated metal roof sheeting
Rainwater goods
Sunhoods
Colorbond Shale Grey



4 ALUM
Windows and sliding doors
Powdercoat
Dulux Off White Satin



5 F1a, F1b, F2
Metal picket fence
Colorbond
Surfmist



6 F3
Boundary fence
Colorbond
Monument

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LEGEND

USE FIGURED DIMENSIONS IN PREFERENCE TO SCALING
CHECK ALL DIMENSIONS ON SITE

200MM

300MM ON ORIGINAL

REVISION		
ISS	DATE	COMMENT
1	09.02.22	REF

ARCHITECT

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13/02/21 1401

McINTOSH&PHELPS

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02 9638 1100

02 9638 1100

02 9638 1100

NORTH

PROJECT
67 - 69 PIONEER ROAD
28 - 30 BRAMSEN STREET
BELLAMBI NSW 2518

DRAWING TITLE
NOTIFICATION -
SCHEDULE OF FINISHES

SCALE @ A1

1:100

SCALE @ A3

1:200

CONTRACT NUMBER

0000000

SHEET NO

NP05

ISSUE

1

VERIFIED

WP/GM

APPROVED TO ISSUE

WILLIAM PHELPS ARN 6675

WILLIAM PHELPS ARN 6675

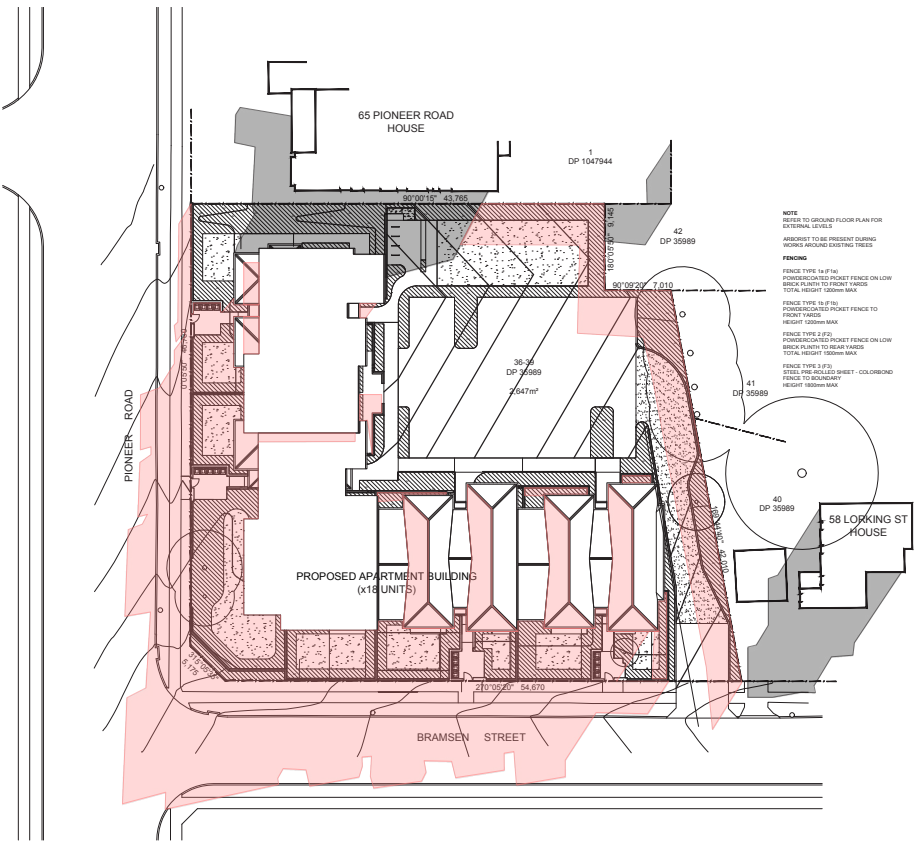
WILLIAM PHELPS ARN 6675

WILLIAM PHELPS ARN 6675

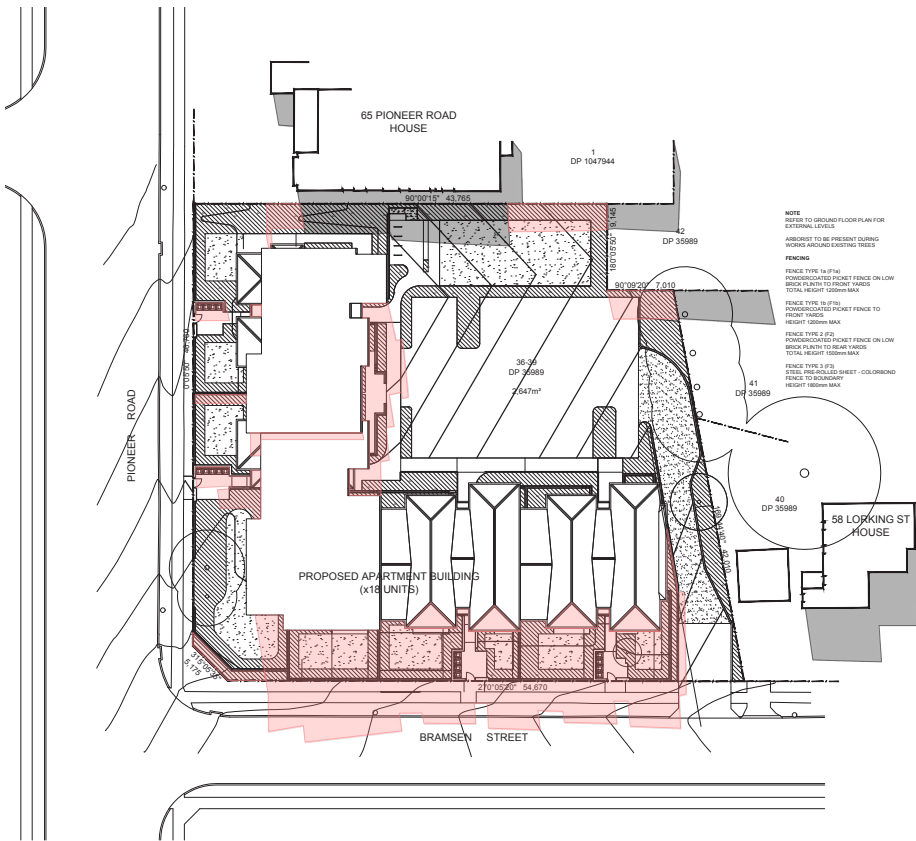
LEGEND

GREY AREA INDICATES EXISTING SHADOWS CAST BY NEIGHBOURING PROPERTIES

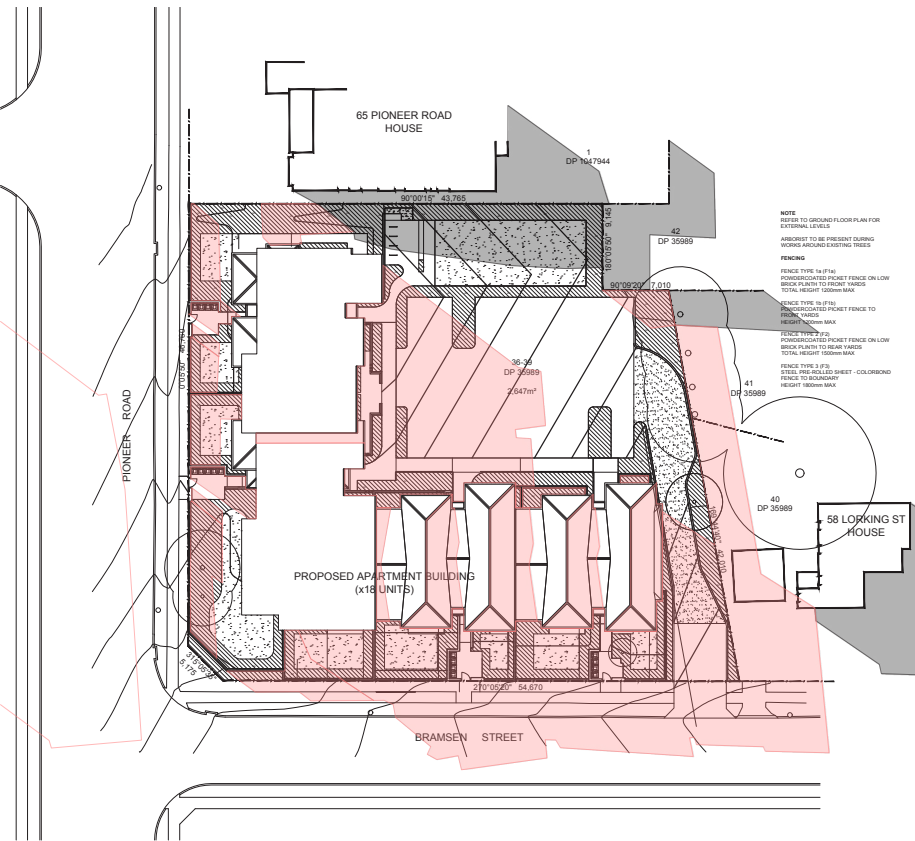
PINK AREA INDICATES SHADOWS CAST BY PROPOSED DEVELOPMENT



01 JUNE 21 9AM SHADOW DIAGRAM
1:800 @A3



02 JUNE 21 12PM SHADOW DIAGRAM
1:800 @A3



03 JUNE 21 3PM SHADOW DIAGRAM
1:800 @A3