

SITE PLANNING CONTROLS SUMMARY  
Zone = R1 General residential

Max building height = 8.5m DEVELOPMENT COMPLIES

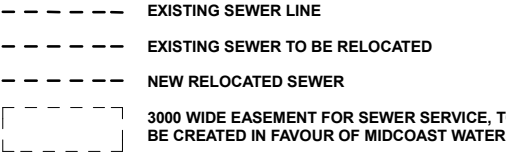
Floor Space Ratio = 0.6  
Site area = 923 m<sup>2</sup>  
maximum built Gross Floor Area < 923 m<sup>2</sup> x 0.6  
< 609 m<sup>2</sup> DEVELOPMENT COMPLIES

Front setbacks - corner block  
Commerce Street = 5m, or align with neighbouring buildings  
CONCESSION SOUGHT: See SoEE for details  
Cornwall Lane = 3m, with concession for 2m  
CONCESSION SOUGHT: See SoEE for details

Side and rear setbacks  
single storey = 900mm DEVELOPMENT COMPLIES  
two storey = 1600mm DEVELOPMENT COMPLIES

Heritage Listing - NONE

Aboriginal Cultural Heritage - NONE



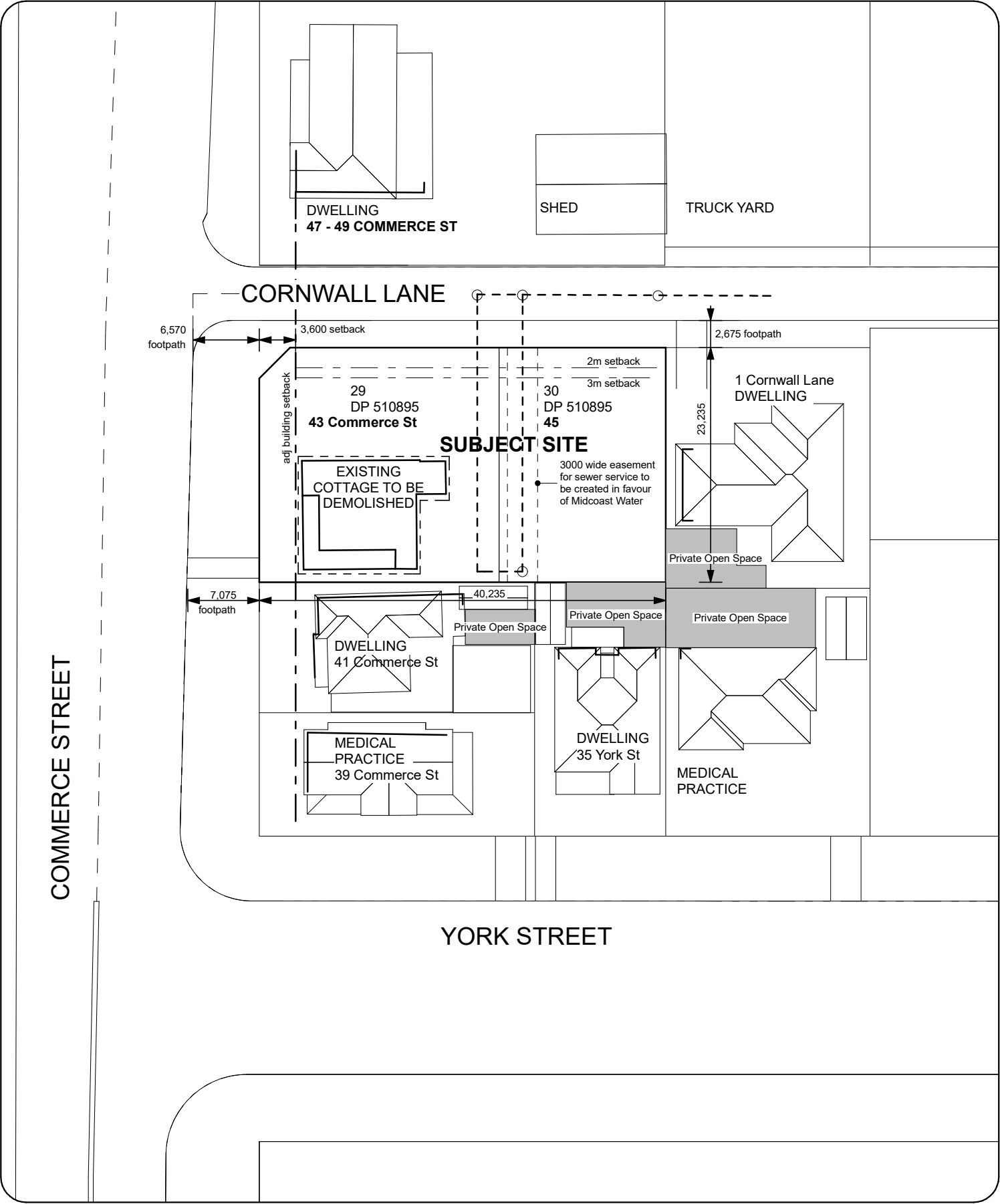
ACCESS FOR PEOPLE WITH A DISABILITY  
All works to be in compliance with Part D.3 of NCC 2016, AS 1428.1 and AS 1428.6.  
A continuously accessible path of travel will be created from footpath and parking area to all entry doors, all to be walkways of gradient less than 1 in 20, and minimum 1000 wide, bounded by 65mm high kerbs or walls greater than 450mm high.  
A continuously accessible path of travel will be provided to and within all areas Ground and First Floor (with exemptions as listed below) Minimum 1000 wide with turning and passing spaces and door clearances to AS 1428.1. A Part 16 compliance Lift, together with an accessible staircase to 1428.1 shall be provided for access between floors. The following rooms/spaces shall be exempted from continuously acceible path of travel in accordance with Clause XYZ of PART D of NCC 2016:  
Surgery 1  
Surgery 2  
Xray Room  
Isolation Ward  
O2 generator plant room  
Server cupboard  
Other service spaces as approved by Certifier in accordance with the NCC 2016

Entry doors shall have threshold ramps 35 high and 280 long. All accessible doorways shall all to AS1428.

ALL PROPOSED REVISIONS TO THE EXISTING DEVELOPMENT APPROVAL ARE INDICATED IN COLOUR.

EXISTING APPROVED CONSTRUCTION IS INDICATED IN BLACK AND WHITE

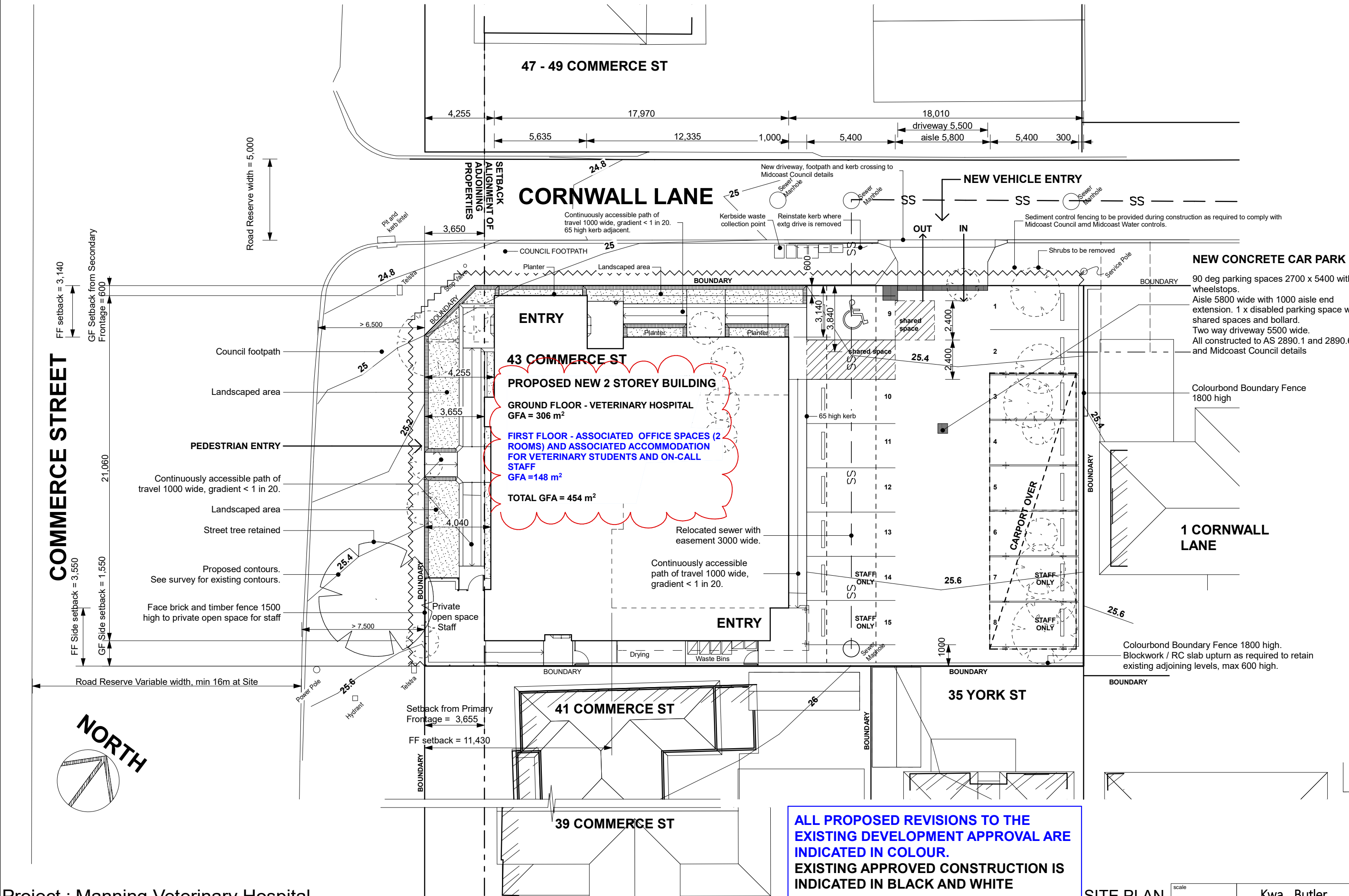
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COMMERCE STREET

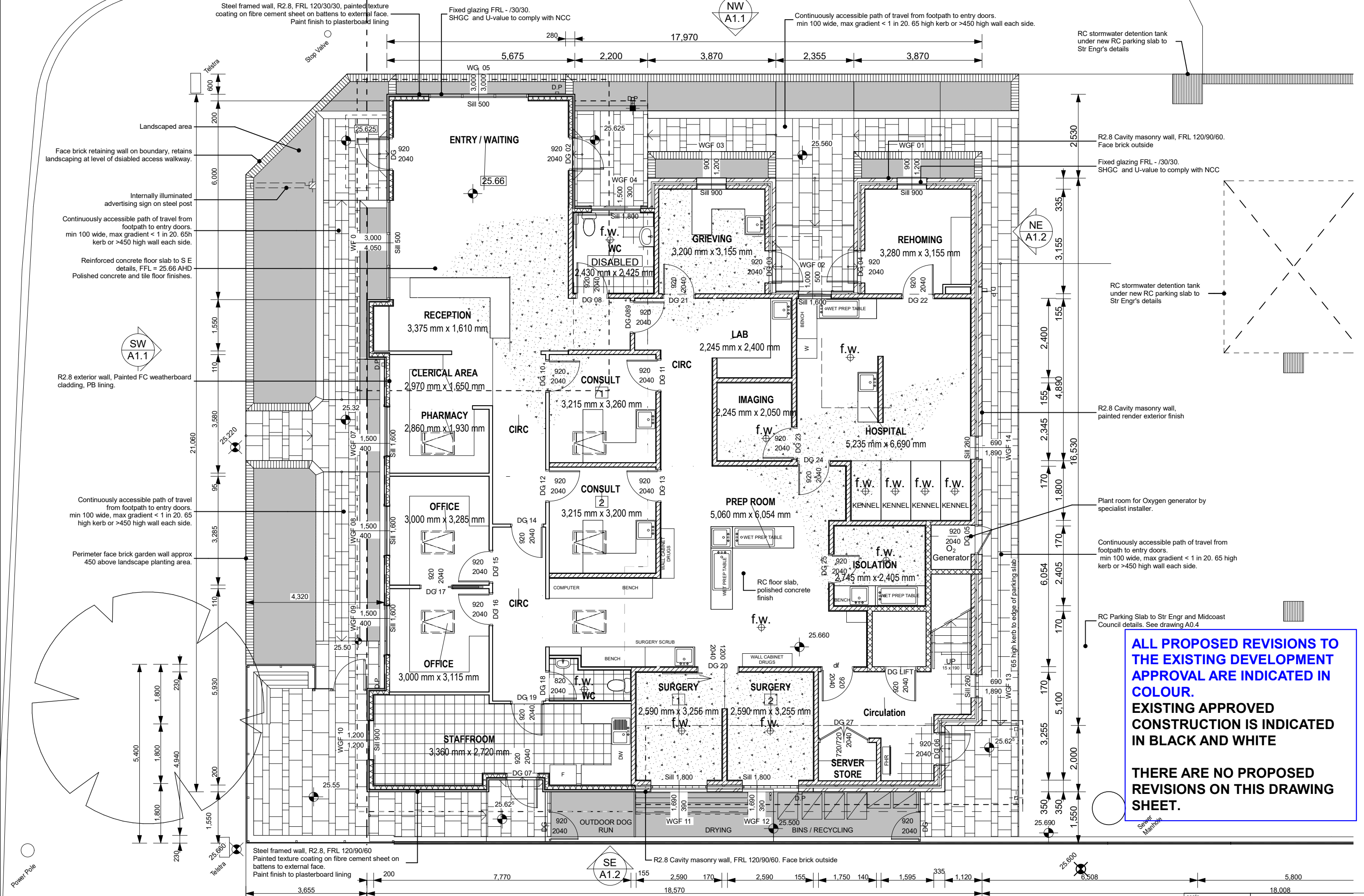
YORK STREET

BLOCK PLAN



Project : Manning Veterinary Hospital  
Address : 43 Commerce Street Taree NSW

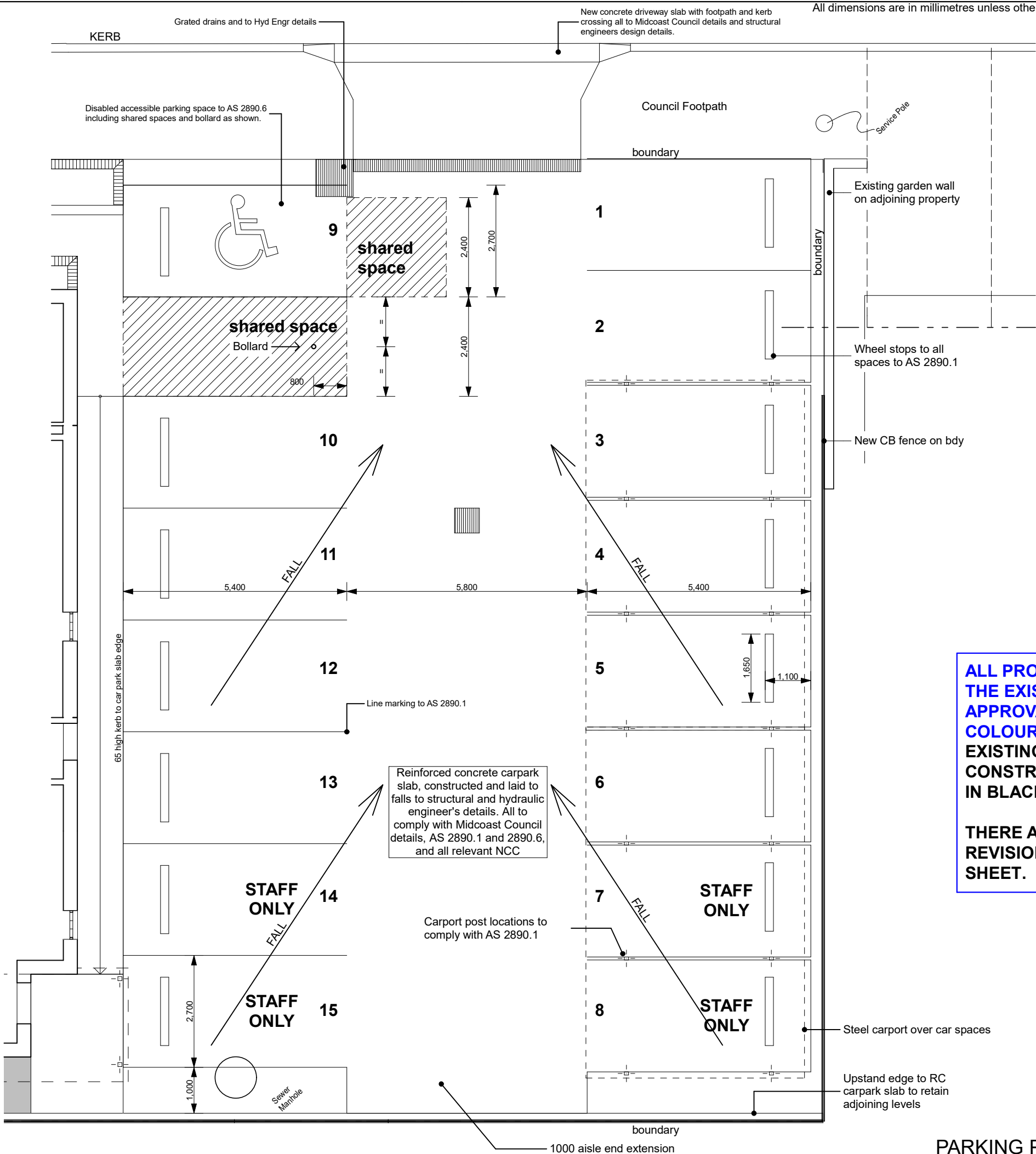
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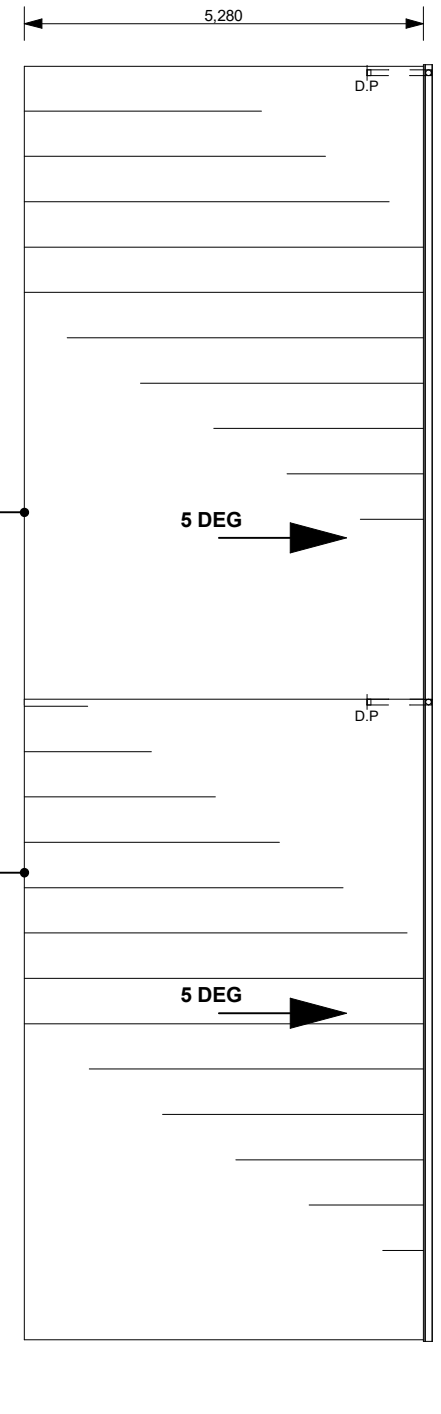
# GROUND FLOOR

GROUND FLOOR PLAN		scale	1:100	Kwa Butler DESIGNS (0418) 452 081 (02) 6553 4790 robvbutler@gmail.com	
Project No:	301	Sheet No:			A0.3
Issued for: REVISED DEVELOPMENT APPLICATION		Date Issued: 05/03/2024			Prepared by: ROBERT BUTLER



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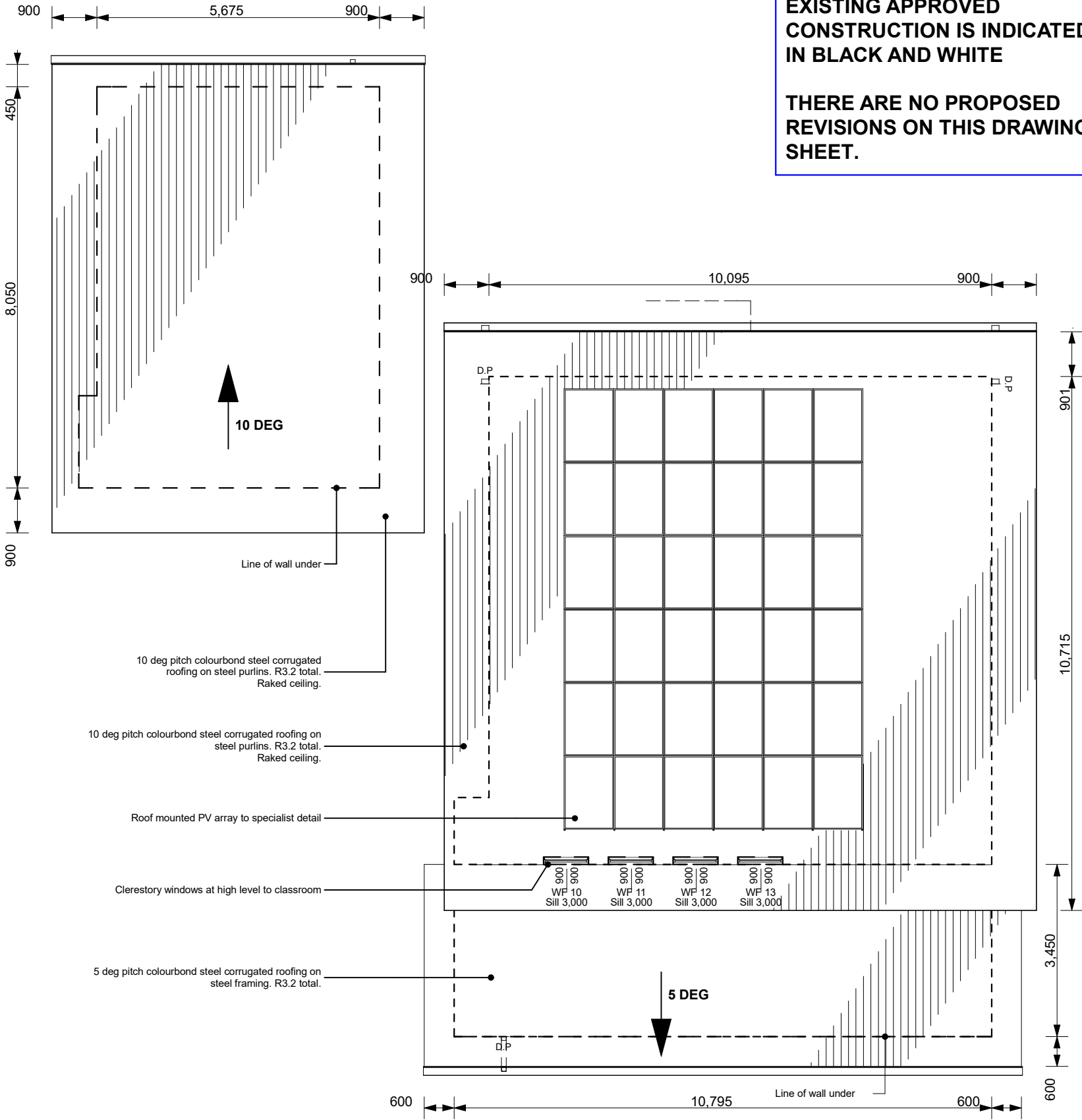
scale  
1:100

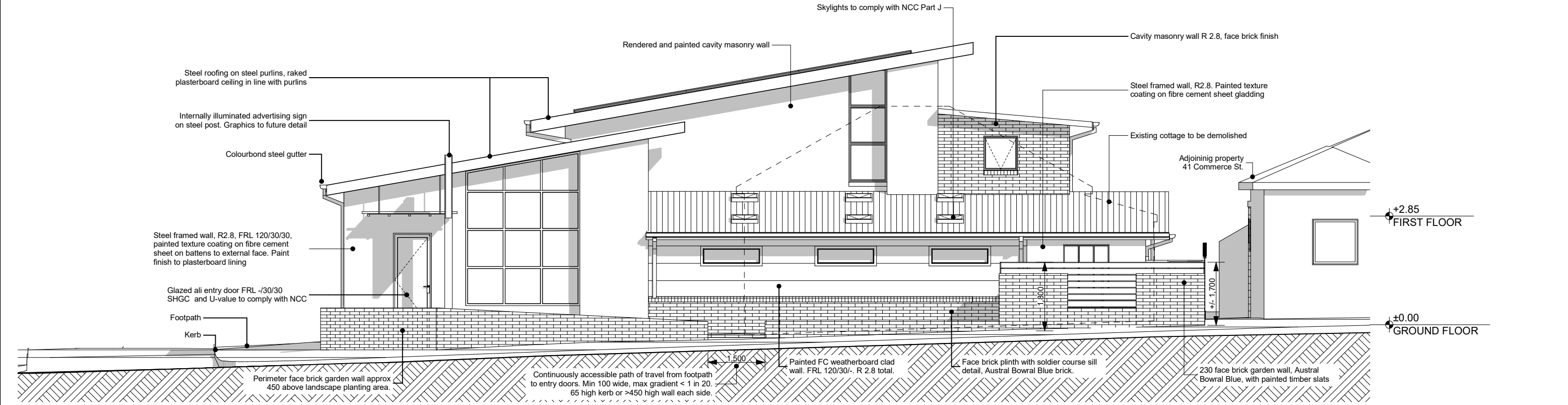
**Kwa Butler**  
**DESIGNS**  
418) 452 081 (02) 6553 4790  
robvbutler@gmail.com

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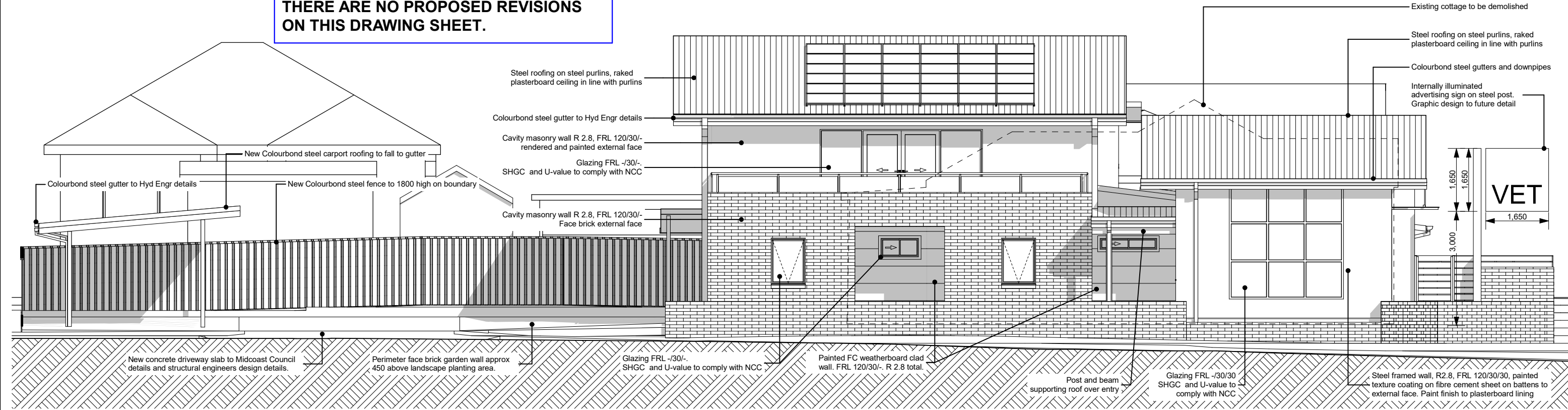


S WEST ELEVATION - TO COMMERCE STREET

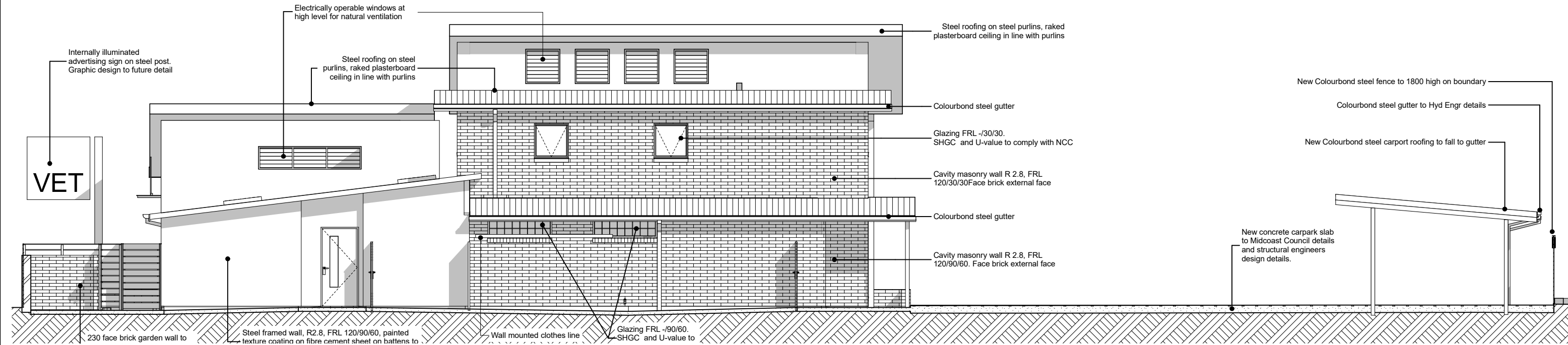
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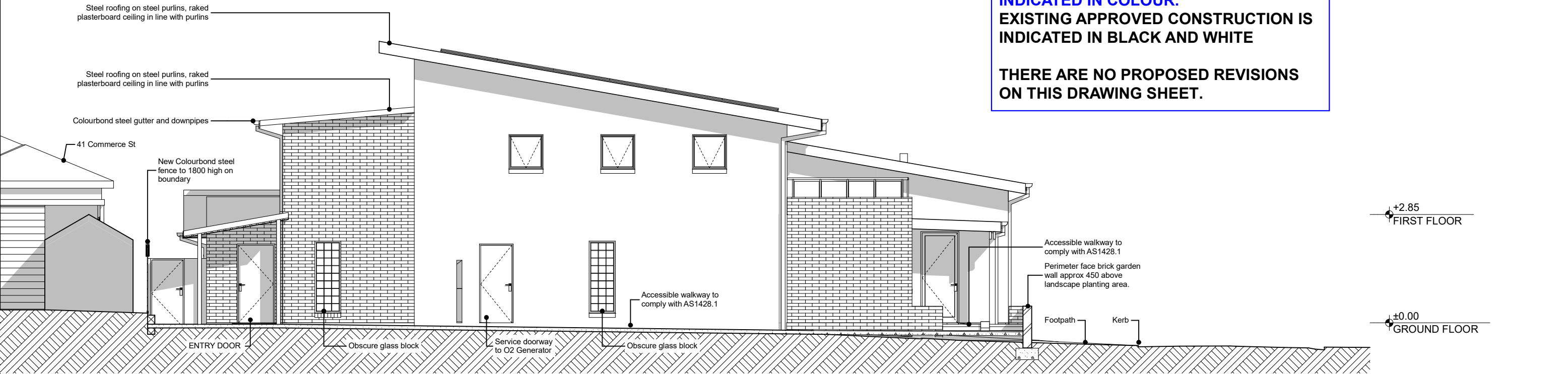
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N WEST ELEVATION



S EAST ELEVATION

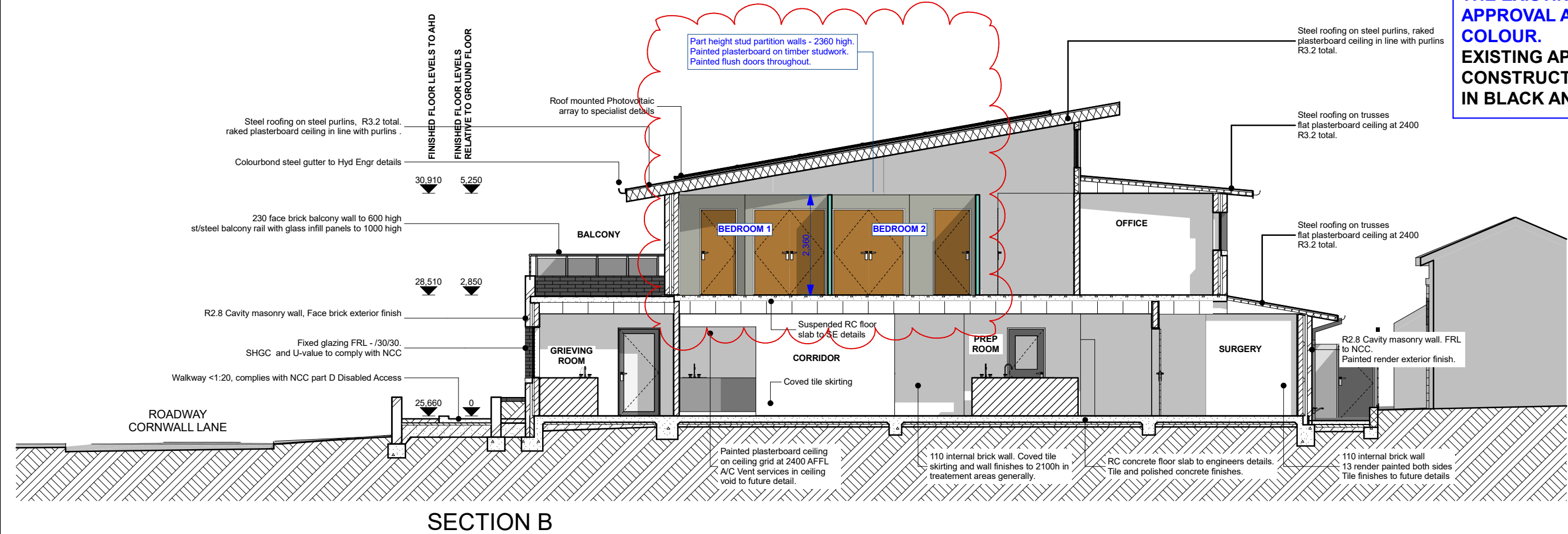
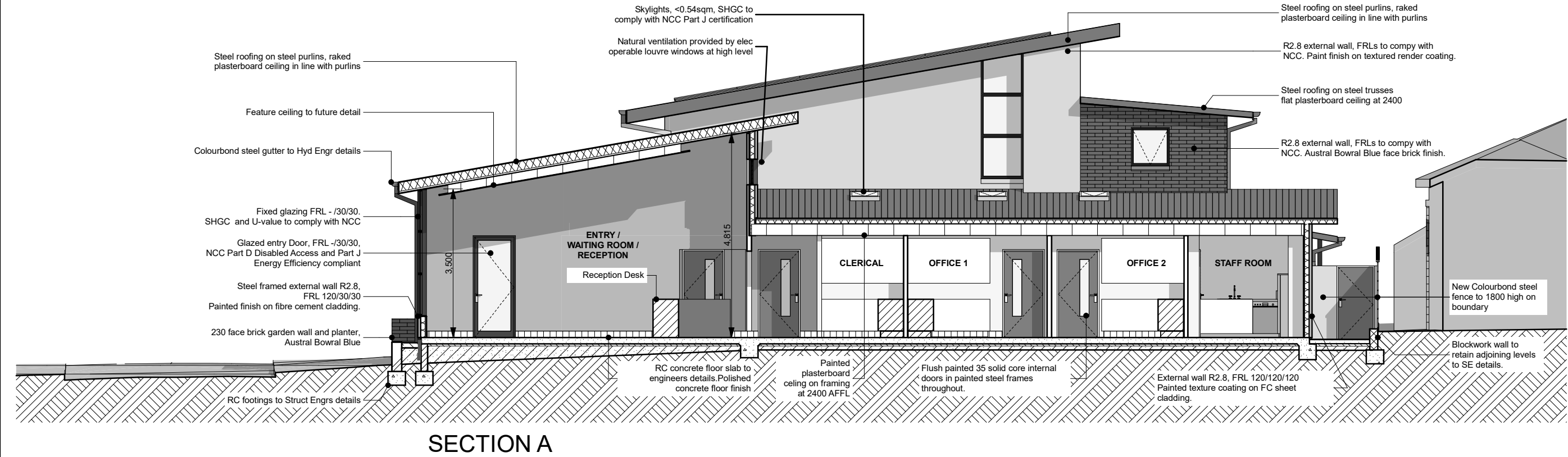


N EAST ELEVATION - TO CAR PARK

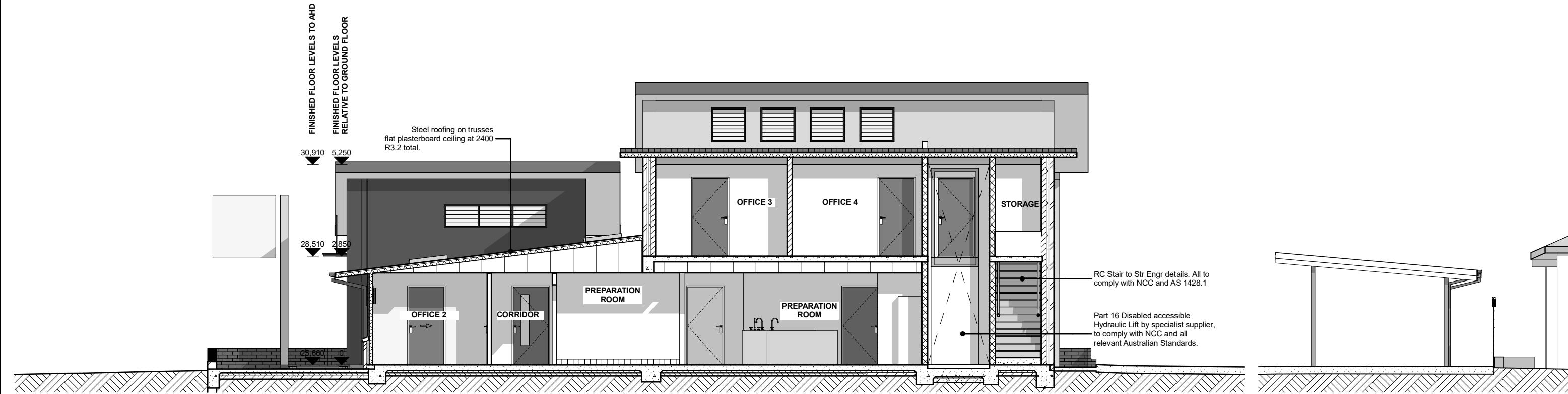
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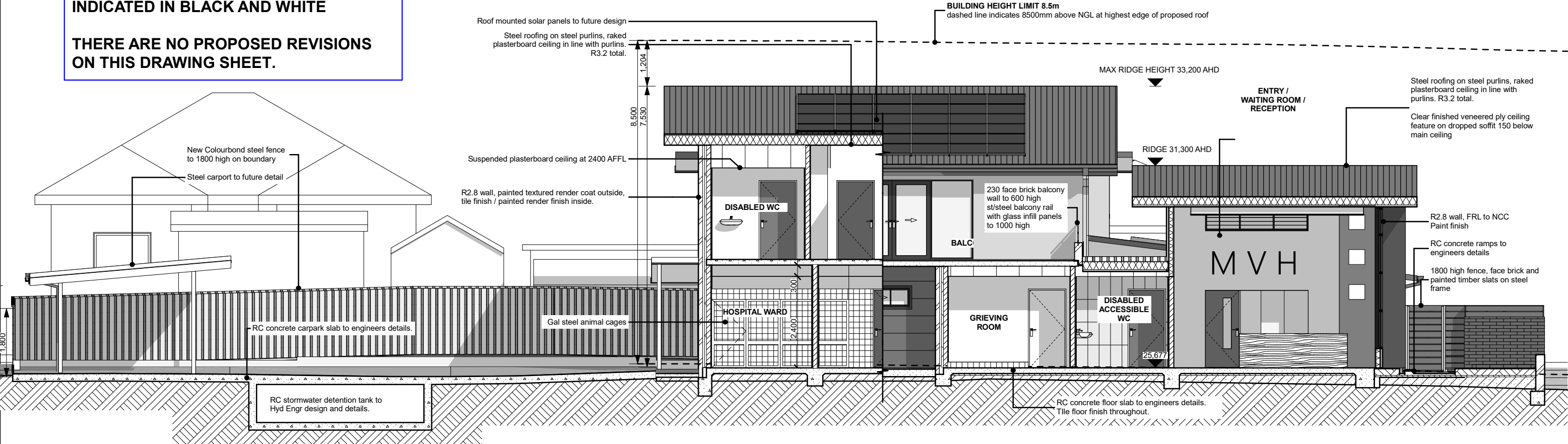


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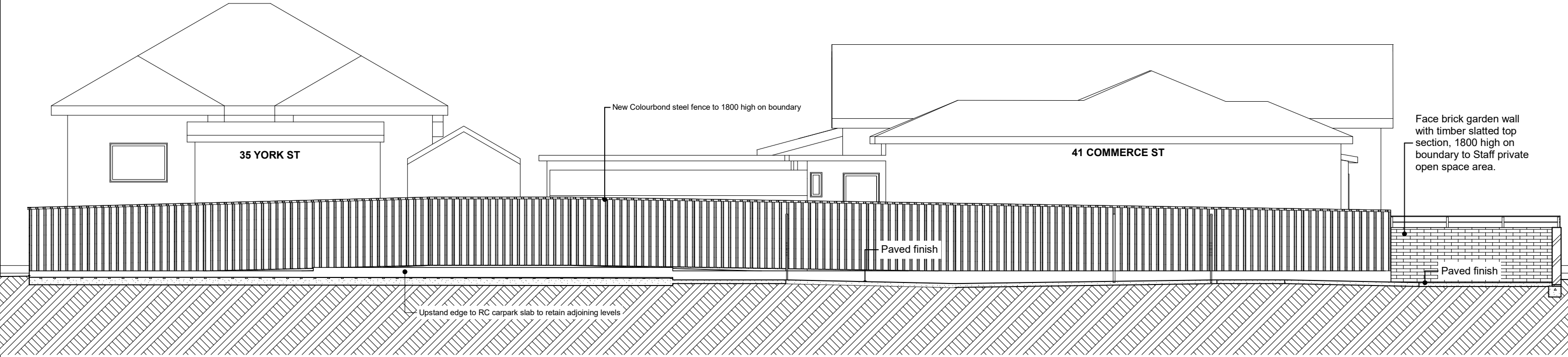


SECTION D

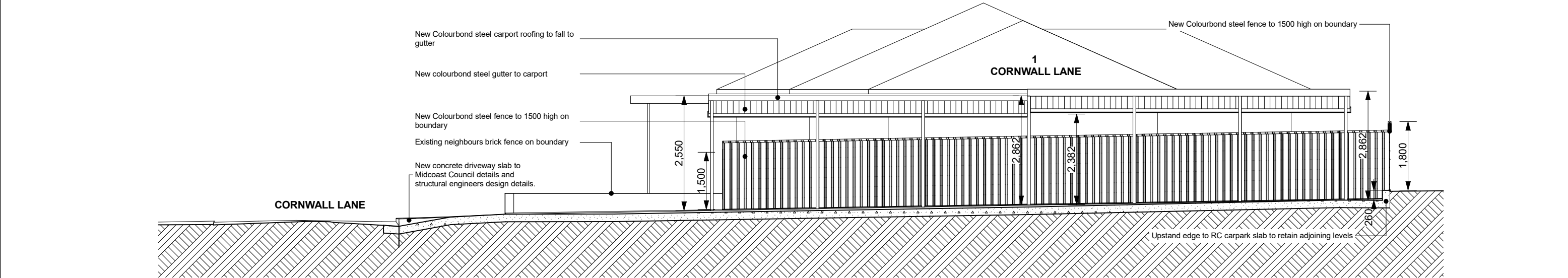
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SECTION C



SECTION E



SECTION F

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VIEW FROM CORNER OF COMMERCE STREET AND CORNWALL LANE

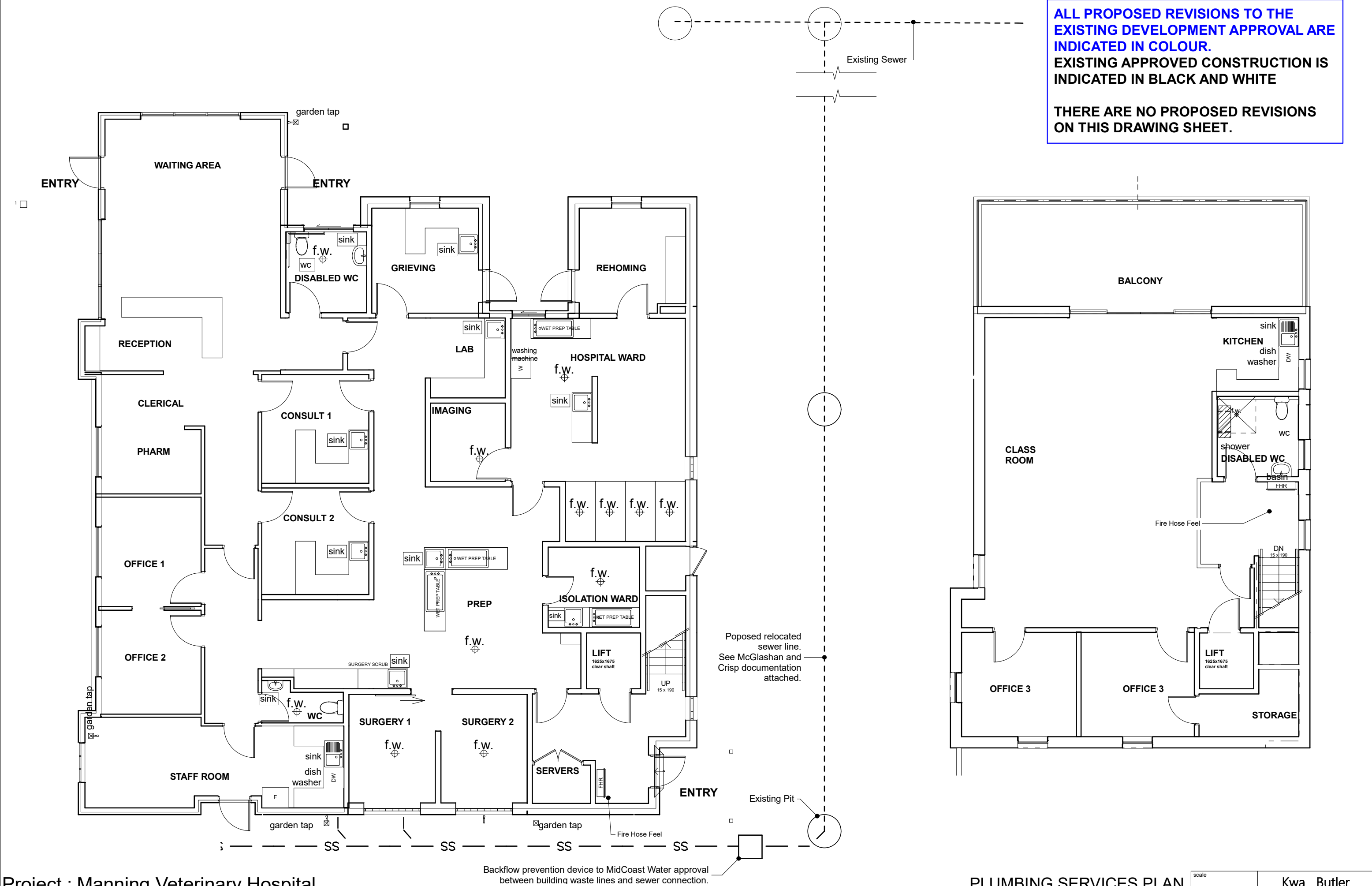


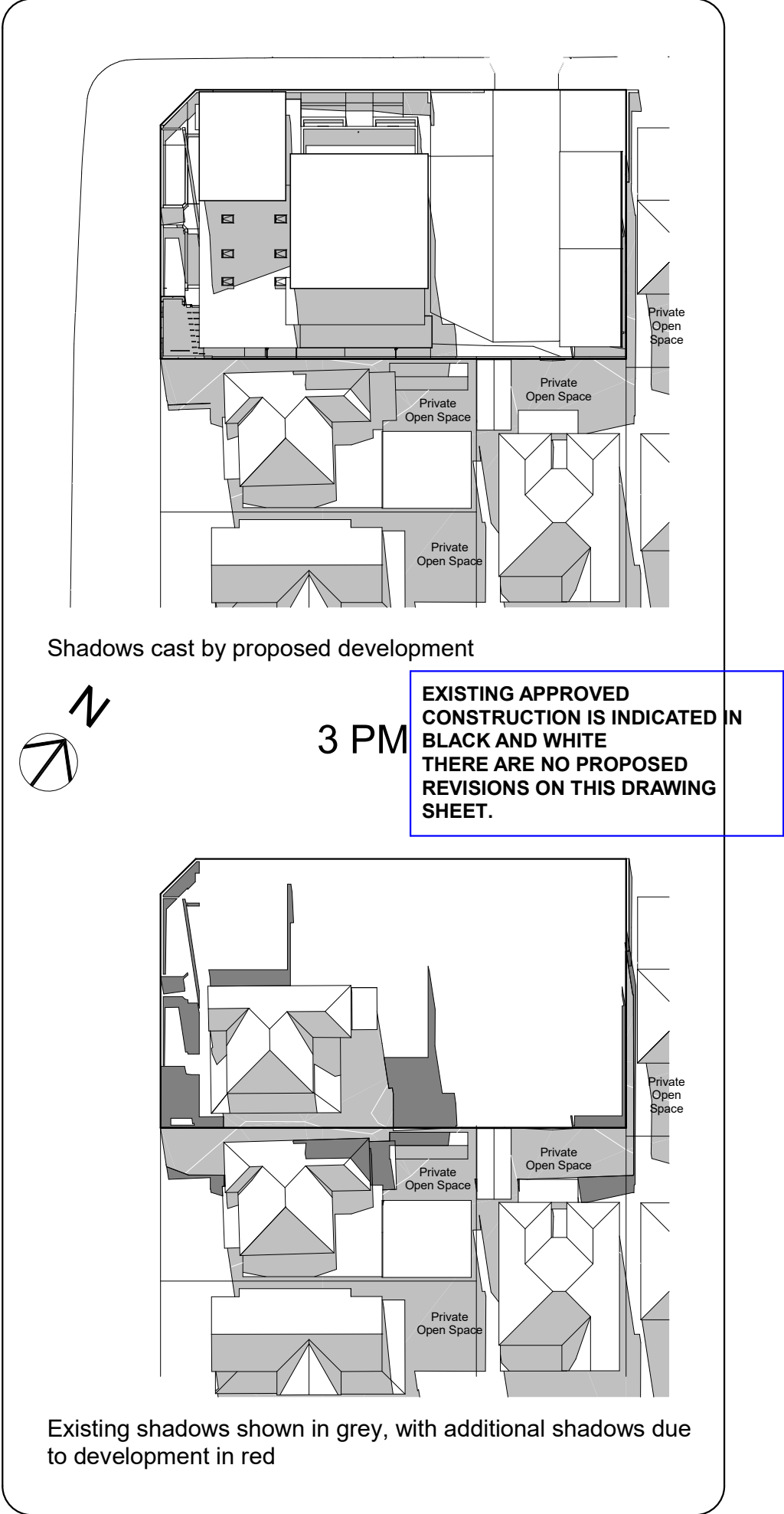
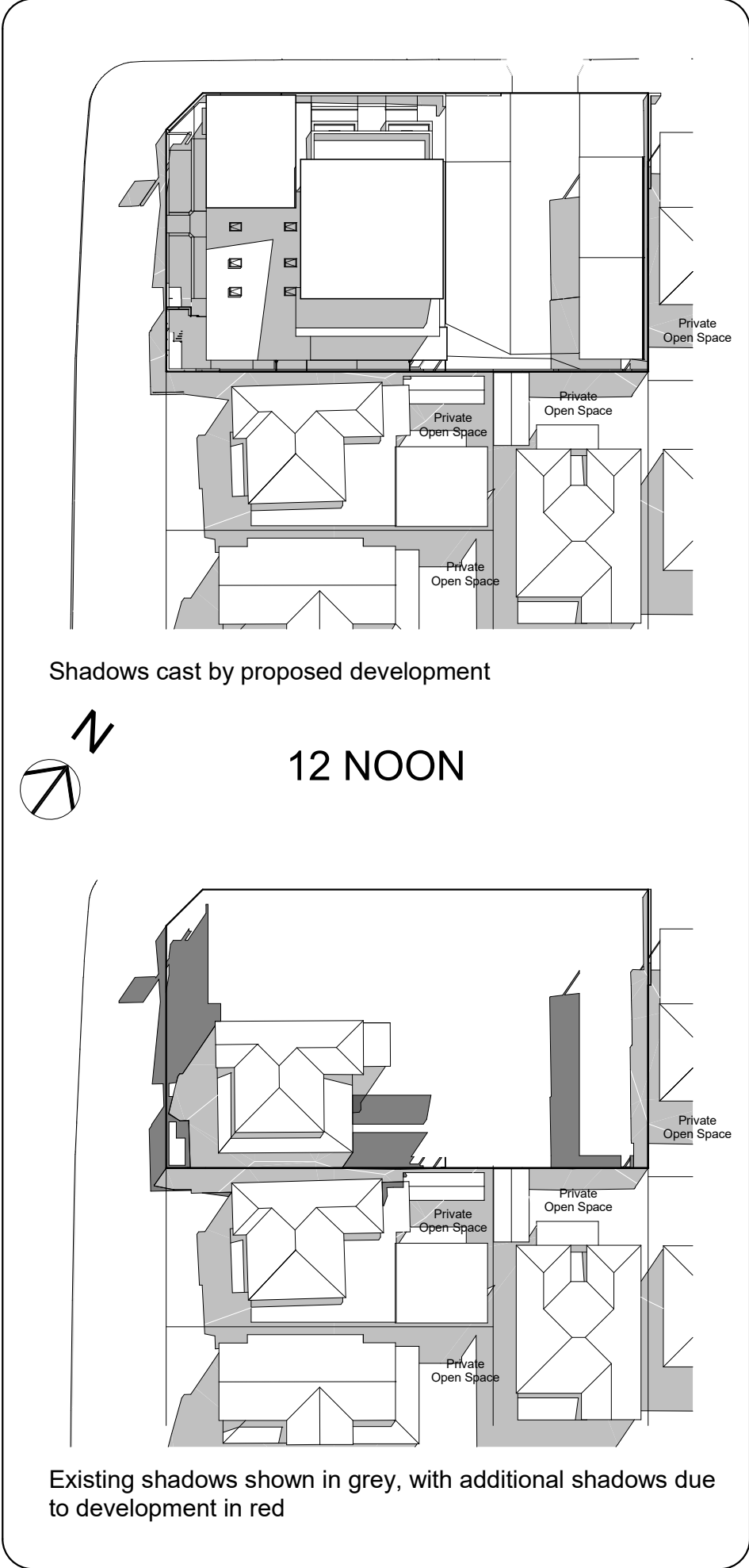
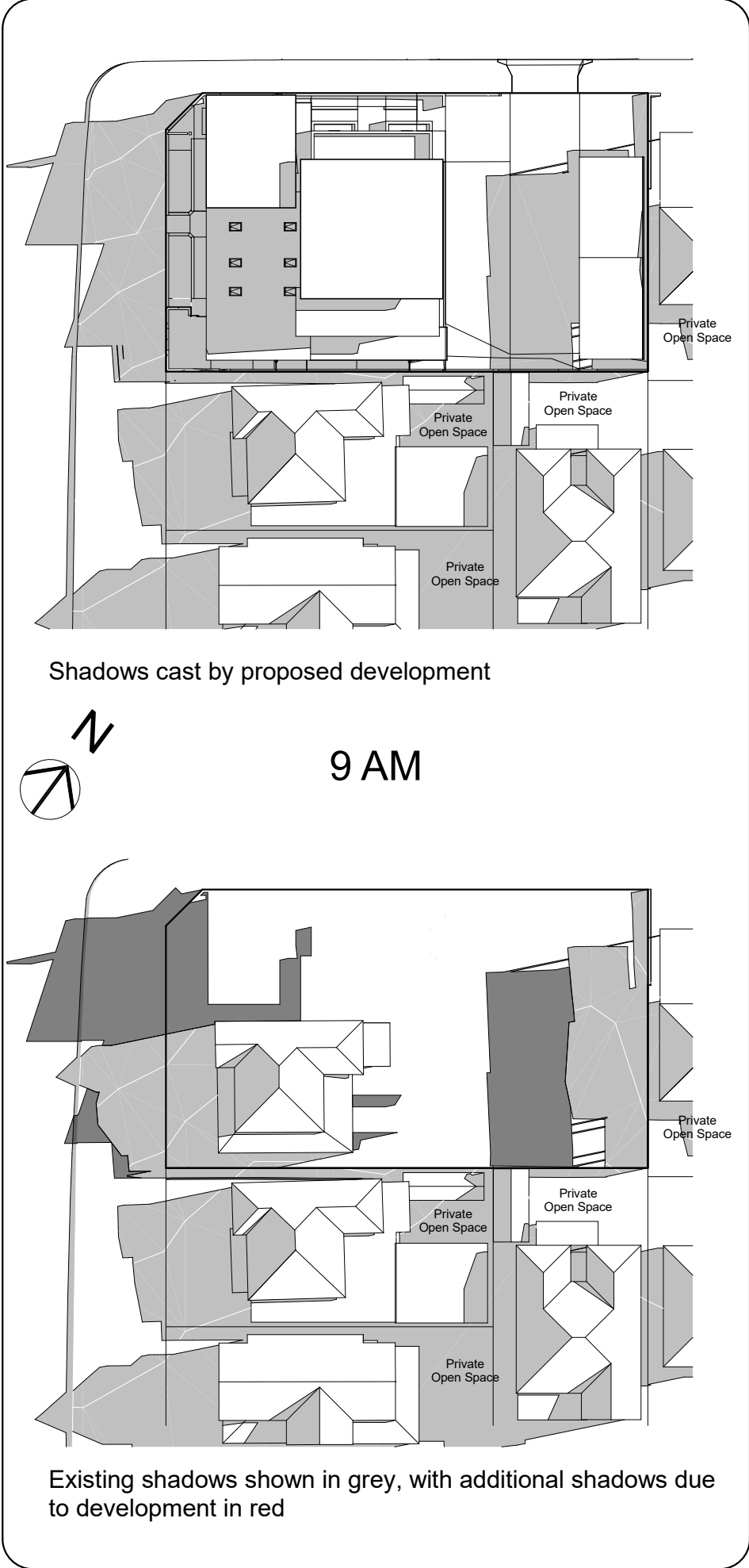
VIEW FROM CORNWALL LANE

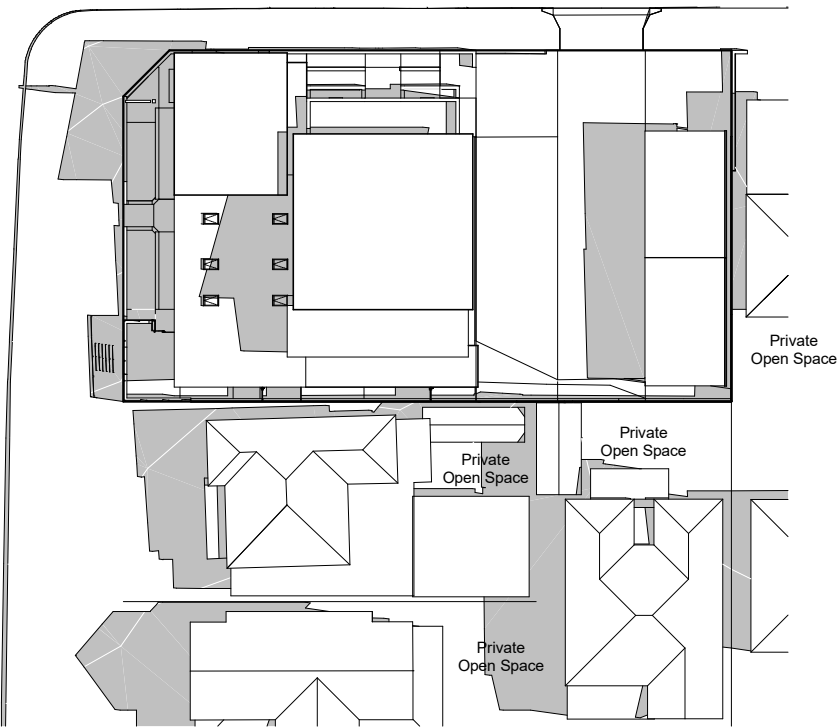
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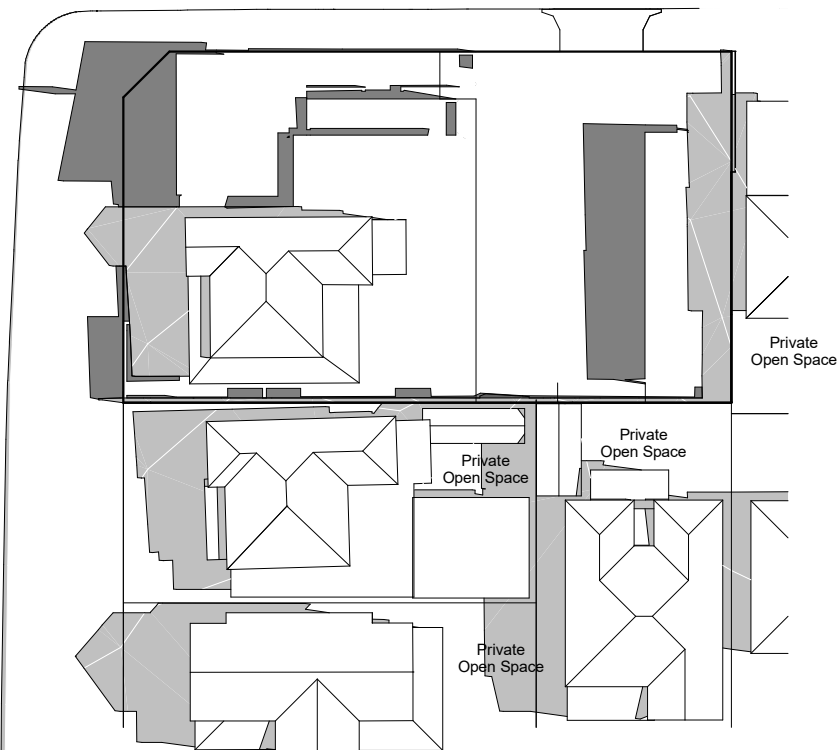




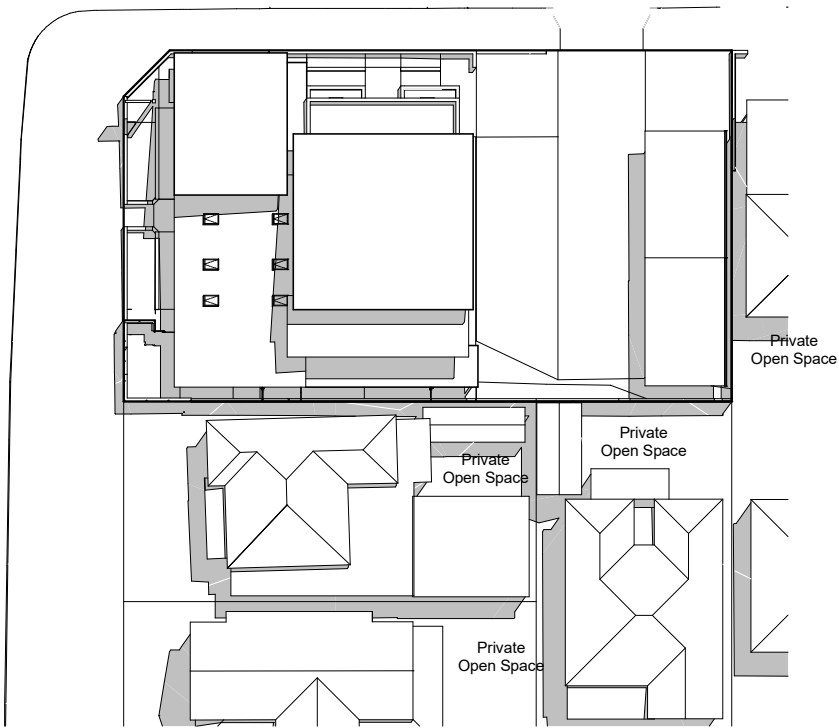


Shadows cast by proposed development

9 AM

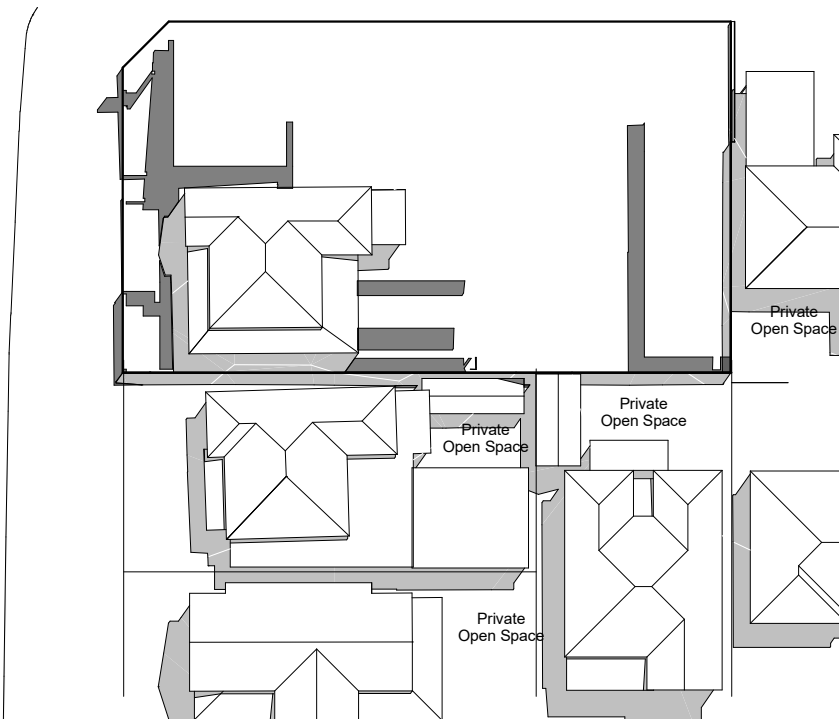


Existing shadows shown in grey, with additional shadows due to development in red

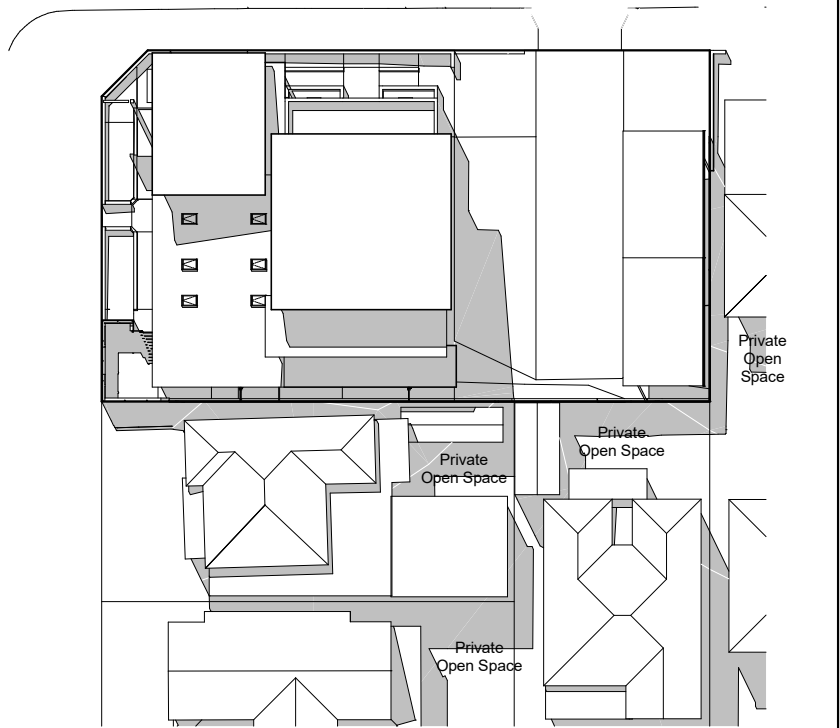


Shadows cast by proposed development

12 NOON



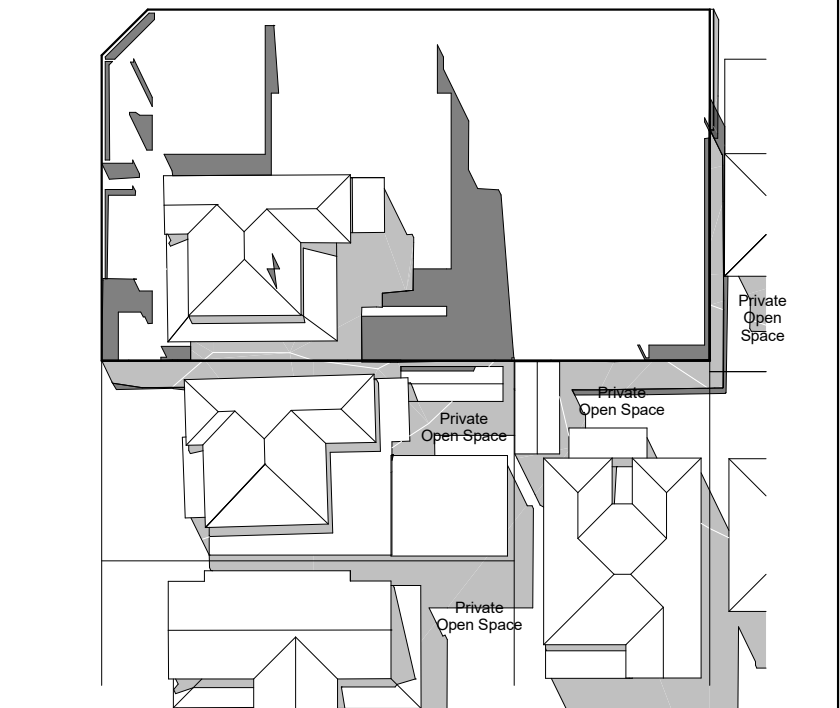
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Shadows cast by proposed development

3 PM

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