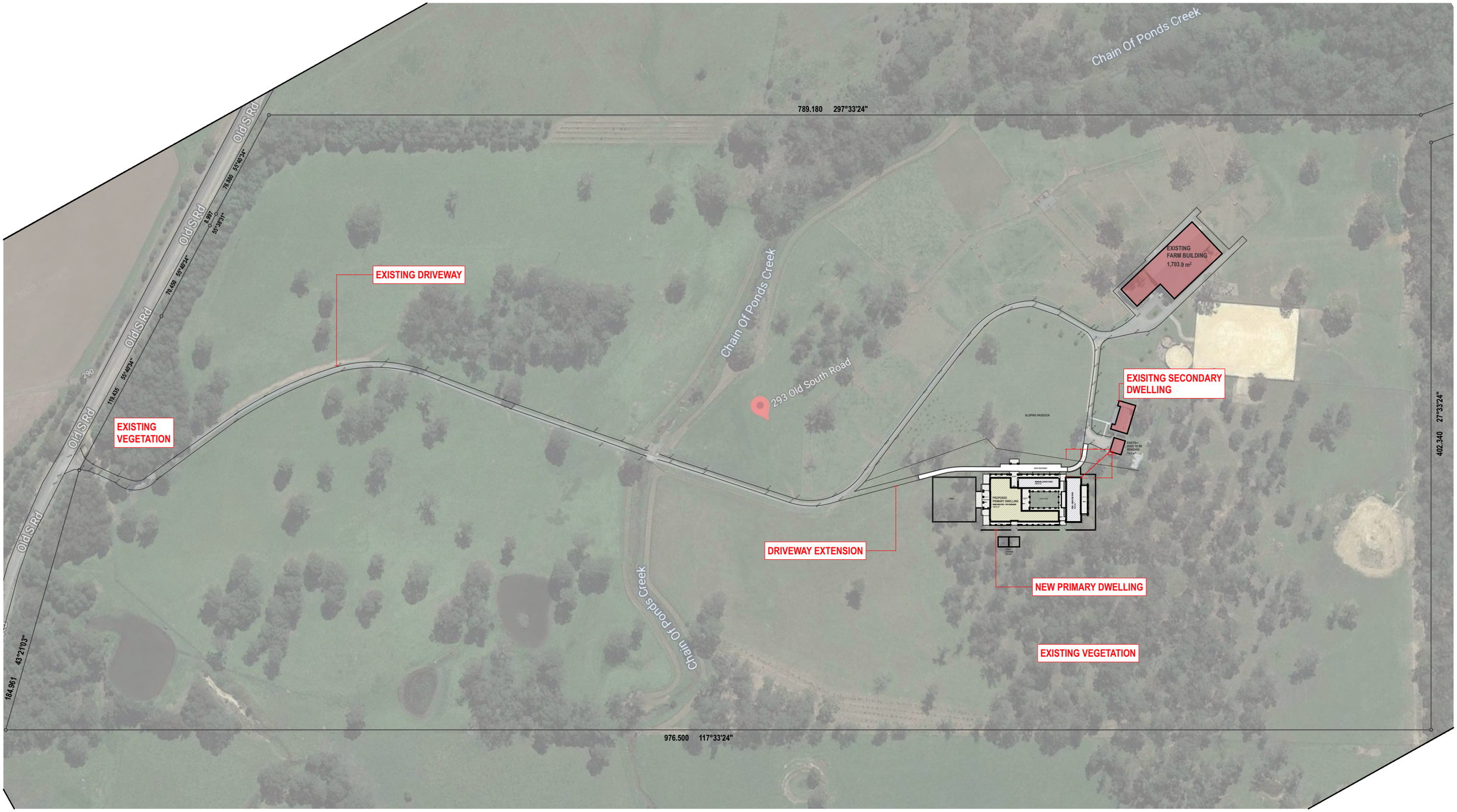

1 SITE PLAN
Scale 1:2500

A1 1:1250 0
A3 1:2500 25 50 75 100 125 250 375 500 M

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03	DESIGN PRESENTATION	09.04.20
02	DESIGN PRESENTATION	02.03.20
01	DESIGN PRESENTATION	13.02.20

rev	notes	date
..	..	..
..	..	..
B	DA SUBMISSION	13.5.21
A	DA SUBMISSION	3.12.20

NATHERS STAMP

5.3 NATIONWIDE HOUSE ENERGY RATING SCHEME 202.4 MJ/m² www.nathers.gov.au

ZQ35ZBHB1A 11 Sep 2020
Assessor Duncan Hope
Accreditation No. DMN/14/1658
Address 293 Old South Road MITTAGONG NSW 2575
https://www.frll.com.au/QRCodeLanding?PublicId=ZQ35ZBHB1A

H & H CHALAK
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client

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NEW RESIDENCE
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project
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OLD SOUTH RD
MITTAGONG
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DA DOCUMENTATION - NOT FOR CONSTRUCTION

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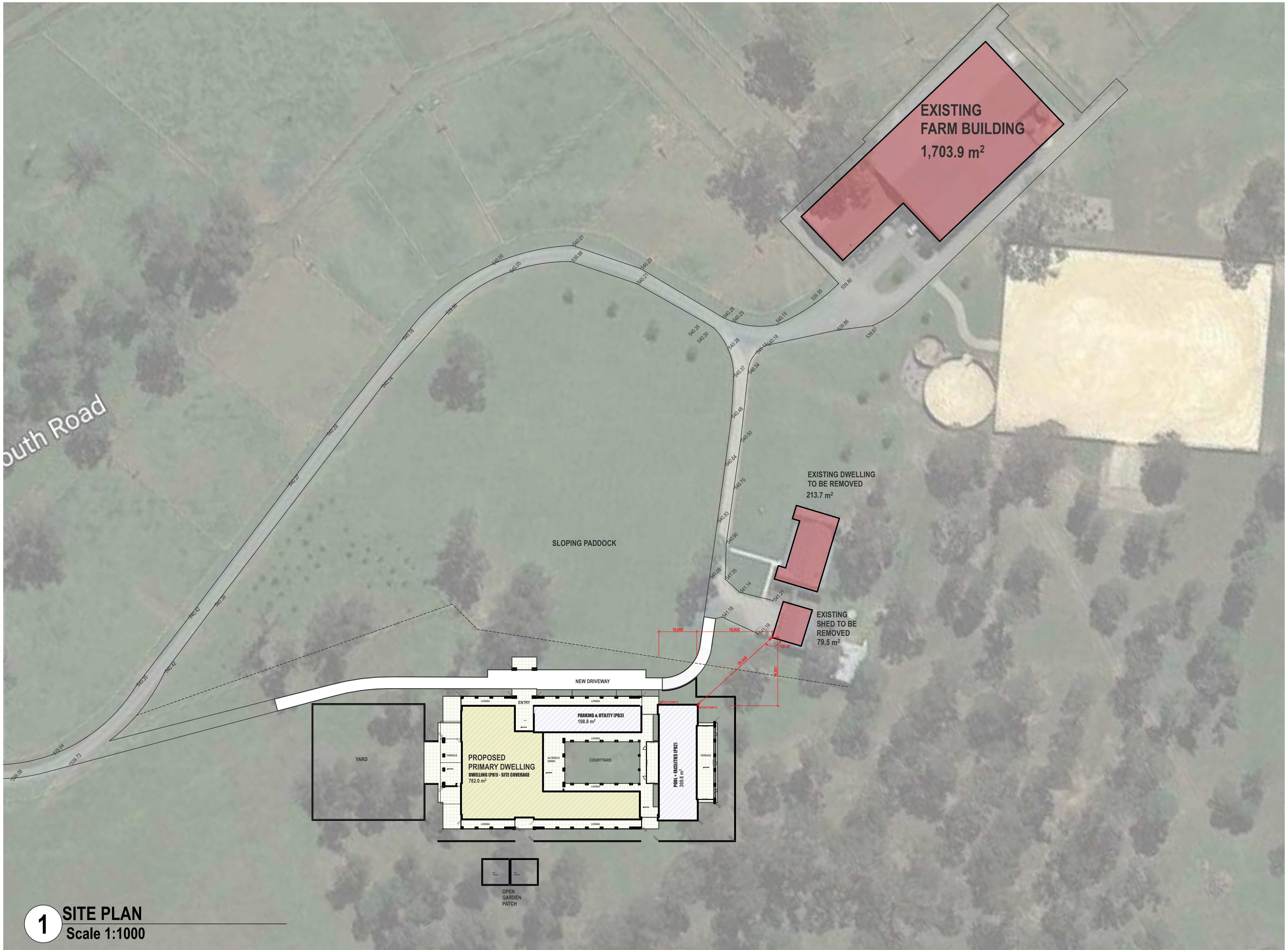
334A homer st earlwood nsw 2206 ph: 9573 1409 e-mail: info@voarc.com.au

SITE ANALYSIS PLAN
drawing
2001:DA101: B
project drawing no. issue
13/5/21



1 SITE PLAN
Scale 1:1000

DWELLING DESIGN CALCULATIONS

CONTROL	EXISTING	PROPOSED
1.0 SITE INFO		
Zoning	E3 Environmental Management	E3 Environmental Management
Lot/ DP	Lot 1 DP 129067	Lot 1 DP 129067
Site Area	401,300.00 m²	401,300.00 m²
Site Frontage	421.2 m	421.2 m
2.0 SITE REQUIREMENTS		
2.1 Site Coverage		
New - Primary Dwelling	0.0 m²	782.0 m²
New Dwell Parking & Utility	0.0 m²	198.8 m²
New Dwell Pool & Gym	0.0 m²	309.8 m²
Exist. Dwelling	213.7 m²	0.0 m²
Farm Buildings	1,783.4 m²	1,703.9 m²
2.2 FSR	**0.00 :1**	**0.01 :1**
2.3 Gross Floor Area		
New - Primary Dwelling		989.7 m²
Ground Floor		*744.4 m²*
First Floor		*245.3 m²*
New Utility .		170.7 m²
New Pool & Recreation		278.7 m²
Exist. Dwelling	213.7 m²	0.0 m²
Farm Buildings	1,783.4 m²	1,703.9 m²
Total	**1,997.1 m²**	**3,143.0 m²**
Other Areas		
Cov Outdoor Areas	0.0 m²	761.8 m²
Total	**0.0 m²**	**761.8 m²**
3.0 BUILDING FORM & ENVELOPE		
3.1 Building Heights		
Overall Dwelling Height	5.6 m	**MAX. 10.355** m
Wall Height	3 m	MAX. 7.2 m
4.0 LANDSCAPE AREA/ SITE COVERAGE		
4.1 Built/Utility Area		
Building Footprint	1,997.1 m²	3,756.3 m²
Driveway	5,367.4 m²	6,037.8 m²
Total	**7,364.5 m² 1.8% x Site Area**	**9,794.1 m² 2.4% x Site Area**
4.2 Open Space Area	**393,935.5 m² 98.2% x Site Area**	**391,505.9 m² 97.6% x Site Area**
4.3 Landscape Area (LA)		
4.3.1 LA > 2.5m		
L 01	174,054.5 m²	174,054.5 m²
L 02	219,881.0 m²	217,213.7 m²
L 03	0.0 m²	237.7 m²
Total	**393,935.5 m² 98% x Site Area**	**391,505.9 m² 98% x Site Area**
4.3.2 LA >2.5m- Front	**174,054.5 m² 99% m² x Total Front Yard**	**174,054.5 m² 99% x Total Front Yard**
4.3.3 LA>1.5m - Rear	**219,881.0 m² 56% x Total LA**	**217,451.4 m² 56% x Total LA**
4.3.4 Private Open Space (POS)	**219,881.0 m²**	**217,451.4 m²**
***4.3.5 Total LA* (Total Pervious Area)**	**393,935.5 m² 98.2% x Site Area**	**391,505.9 m² 97.6% x Site Area**
4.4 Impervious Area	**7,364.5 m² 1.8% x Site Area**	**9,794.1 m² 2.4% x Site Area**
Site Coverage	1,997.1 m²	2,994.5 m²
Paved Open Space	5,367.4 m²	6,799.6 m²
5.0 OFF STREET PARKING		
5.1 No. Spaces	2 Car Exist Garage	.+3 Car Garage

A1 1:500 0 10 20 30 40 50 100 150 200 M
A3 1:1000

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ZQ35ZBHB1A 11 Sep 2020

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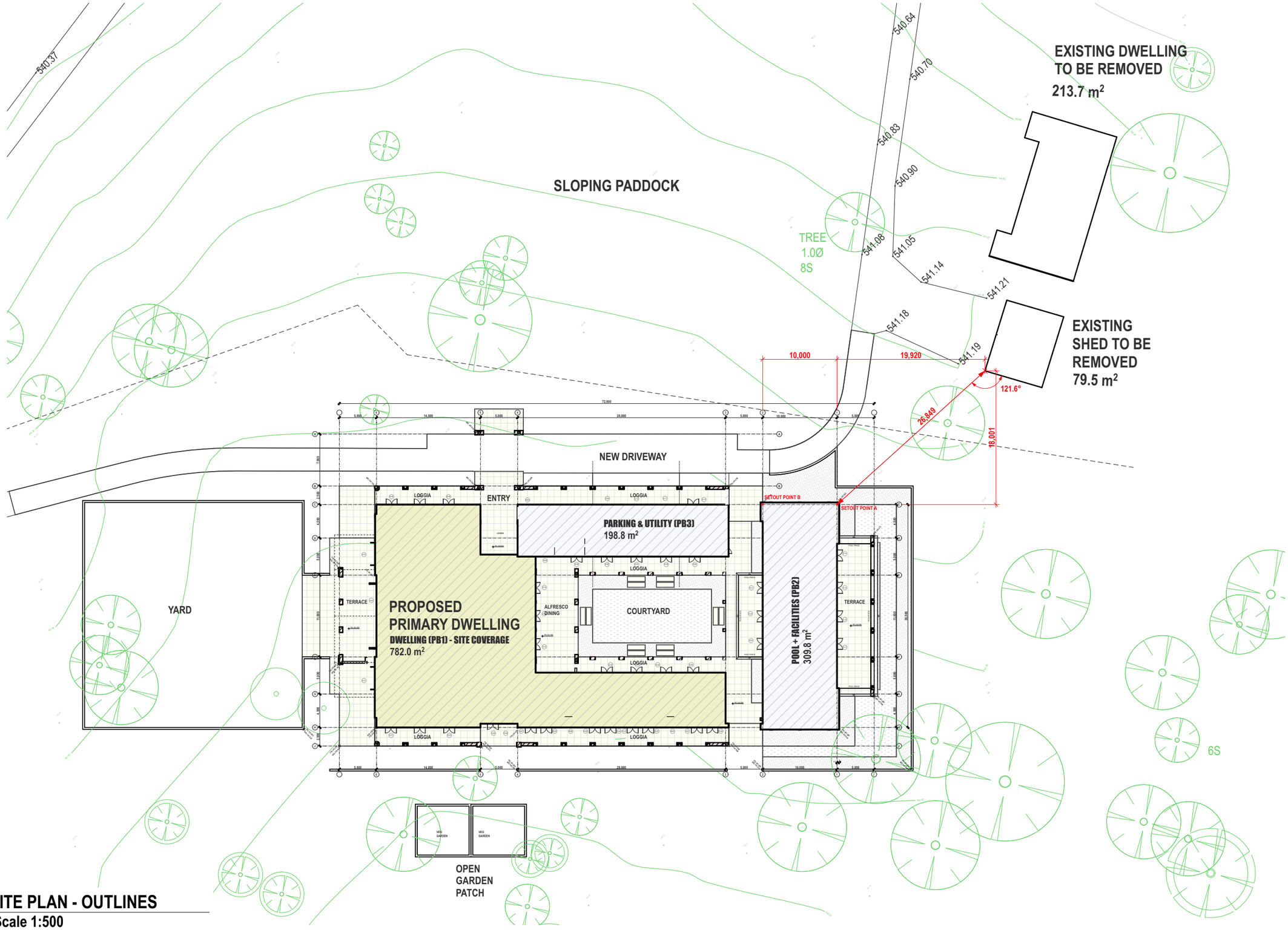
SITE PLAN
drawing

2001:DA102: B
project drawing no. issue
13/5/21



1 SITE PLAN - OUTLINES

Scale 1:500

A1 1:250 0 5 10 15 20 25 50 75 100 M
A3 1:500

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334A homer st earlwood nsw 2206 ph: 9573 1409 e-mail: info@voarc.com.au

SITE SETOUT PLAN
drawing
2001:DA103: B
project drawing no. issue
13/5/21

VIEWPOINT 1

THIS VIEWPOINT IS LOCATED FROM AN ELEVATED AREA AND SHOWS THE TOPOGRAPHY OF THE LAND, THAT THE PROPOSED DWELLING IS WELL SCREENED BY THE EXISTING VEGETATION AND NESTLED WITHIN THE NATURAL SETTING. THEREFORE, IT IS NOT LOCATED IN A PROMINENT AREA SUCH AS A RIDGELINE.

VIEWPOINT 2

THIS VIEWPOINT IS LOCATED FROM THE ROAD, A VIEW FROM A PUBLIC SPACE. THE IMAGE INDICATES THE ENTRY AREA IS HEAVILY SCREENED BY VEGETATION ALONG THE ROAD AND THE SMALL APERTURE OF THE OPENING THROUGH THE EXISTING GATES THAT ALLOW VIEW INTO THE SITE, INDICATED THE PROPOSED BUILDING IS LOCATED AWAY FROM THE VIEW.

VIEWPOINT 3

THIS VIEWPOINT IS LOCATED FROM A POINT SHOWING THE CLEARING OF THE LAND WITHIN THE SITE. THE PROPOSED DWELLING IS SCREENED BY THE EXISTING VEGETATION AND IS NOT LOCATES IN A PROMINENT CLEARED AREA.

VIEWPOINT 4

THE SIGNIFICANCE OF THIS LOCATION IS THE VIEW IS FROM THE CREEK, WHICH IS A SIGNIFICNET LAND FEATURE OF THE SITE. THE PROPOSED DWELLING IS SHOWN TO BE LOCATED BEHIND AND SCREENED BY THE EXISTING VEGETATION. THE PLAN SHOWS THE EXISTING VEGETATION IS HUGGING THE PROPOSAL AND IS LOCATED AT THE EDGE, SCREENED BY THE VEGETATED AREA AND DOES NOT DOMINATE THE LANDSCAPE.

VIEWPOINT 5

THE IMAGE IS TAKEN FROM THE ADJACENT DWELLING, THE SIGNIFICANCE OF THIS VIEW INDICATED THE PROPOSED DWELLING IS LOCATED BEHIND THE EXISTING VEGETATION AND WILL BE CONCEALED FROM VIEW. THE PROPOSAL IS NOT LOCATED IN A PROMINENT CLEARED AREA OR A RIDGELINE, RATHER IT RESPECTS THE NATURAL LANDSCAPE SETTING.

A1 1:250 0 5 10 15 20 25 50 75 100 M
A3 1:500

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VISUAL IMPACT STUDY
drawing
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13/5/21