

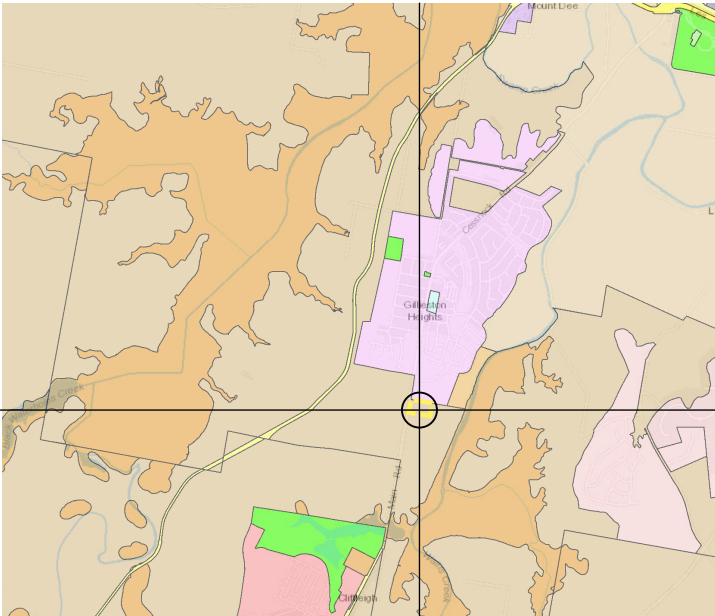


Mavid Gillieston MHG

457 - 463 Cessnock Road
Gillieston Heights, NSW

Development Application

COUNCIL MAPS



PRELIMINARY SUMMARY

LEP

Land Zoning: RU 2: Rural Landscaping

Acid Sulfate Soils: Class 5

FSR: N/A

Height Limit: N/A

Bushfire: N/A

1. Objectives of zone

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To maintain the rural landscape character of the land.
- To provide for a range of compatible land uses, including extensive agriculture.
- To provide for a range of non-agricultural uses where infrastructure is adequate to support the uses and conflict between different land uses is minimised.

2 . Permitted without consent

Extensive agriculture; Home occupations; Intensive plant agriculture

3. Permitted with consent

Agriculture; Airstrips; Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cellar door premises; Cemeteries; Community facilities; Crematoria; Dual occupancies; Dwelling houses; Eco-tourist facilities; Educational establishments; Environmental facilities; Environmental protection works; Farm buildings; Farm stay accommodation; Flood mitigation works; Forestry; Helipads; Home-based child care; Home businesses; Home industries; Information and education facilities; Jetties; Landscaping material supplies; Markets; Open cut mining; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (outdoor); Roads; Roadside stalls; Rural industries; Rural supplies; Signage; Turf farming; Veterinary hospitals; Water supply systems

4. Prohibited

Intensive livestock agriculture; Livestock processing industries; Any other development not specified in item 2 or 3

Zoning: RU2 + R1
Site Information
Lots 1& 2 DP302745 and Lot 1116 DP1256955
Total site area: 49,320m2
Dwelling sites: 125

Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021

Control notes:
Minimum site size: 130m2
Proposed site sizes: 152m2 - 240m2
Maximum site cover: Manufactured home floor area is no more than 65% of the dwelling site area.
Minimum Building Setback: Manufactured home must not be located- a) within 1m of a road reserve, or
b) within 2 metres of the boundary of the manufactured home estate.

Car parking:
Residents Parking: Minimum 1 covered space each site
Total residents parking = Minimum 125 spaces

Visitor Parking:
First 105 sites = 20 required
Over 140 sites (1 space per 7 sites) = Nil
Total visitor car parking provided = 20 spaces

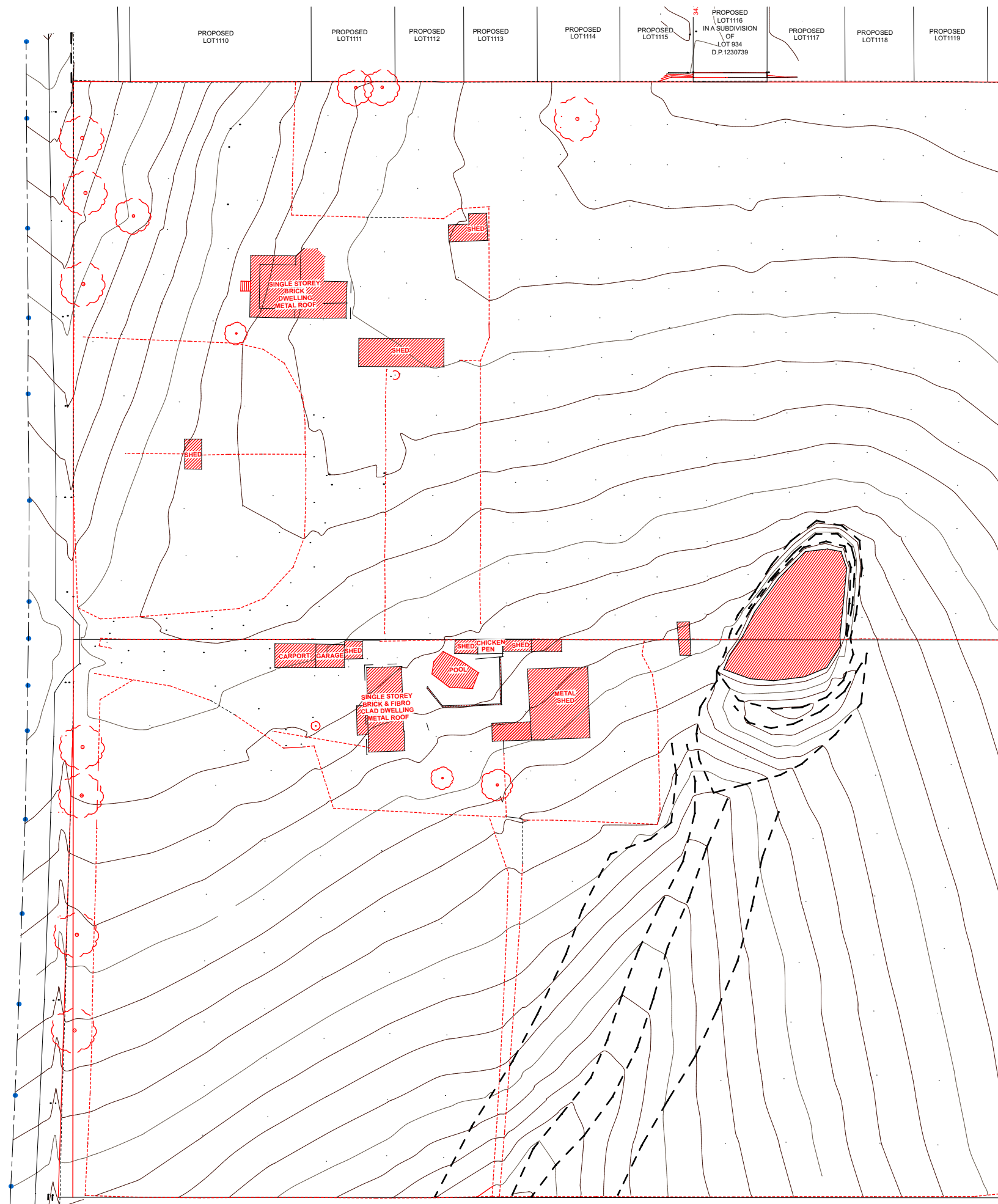
Community Amenity provision:
6,644m2 - 13.4% of site

General Project Information

Community + Landscape Space:
Individual lots
Min landscaped area: Approx 30m2 per site
125 sites x 30m2 = 3,750m2

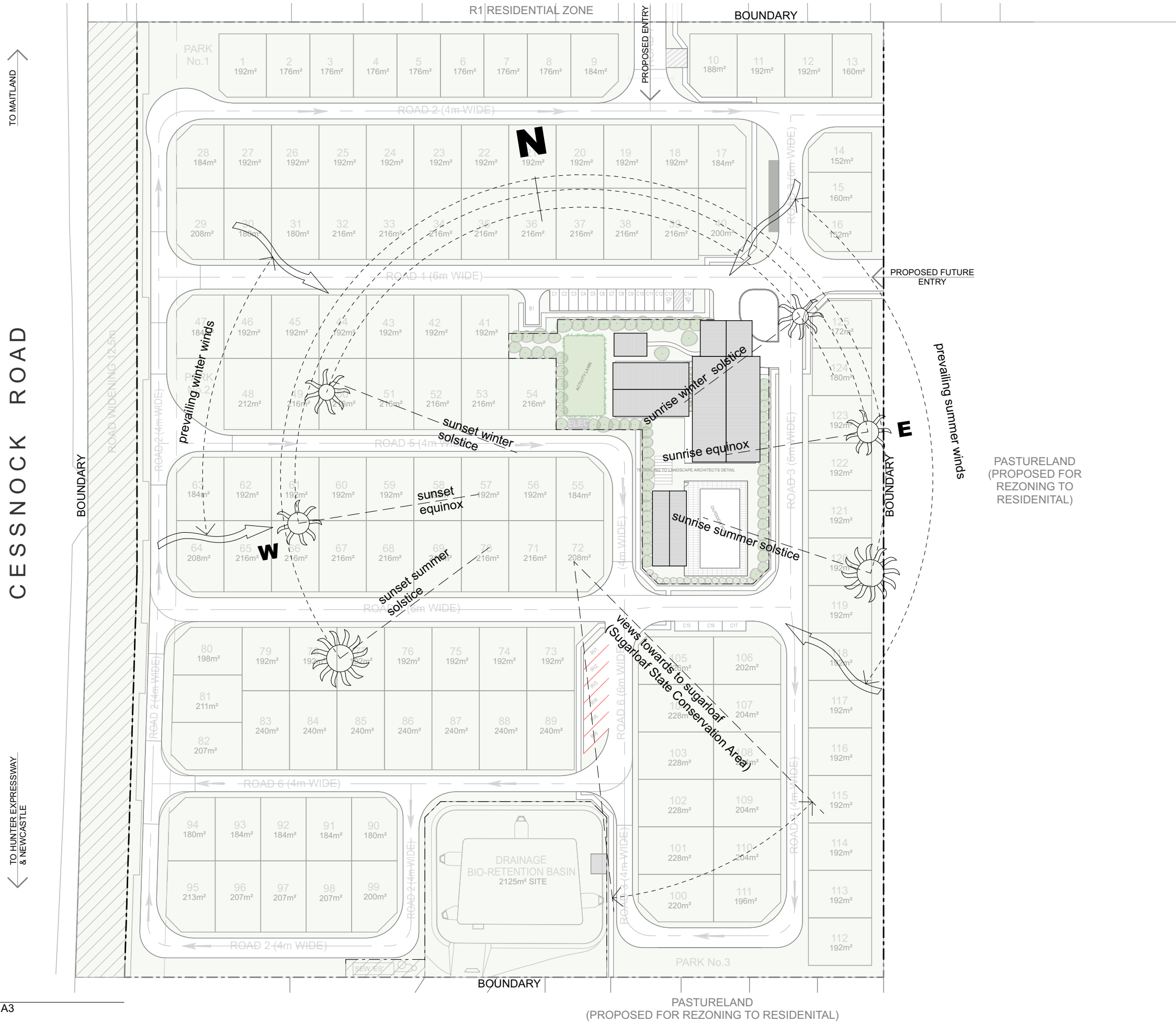
Overall site:
Verge: Approx 2,445m2
Boundary setback planting: Approx 2,990m2
Community area mass planting: Approx 1,400 m2
Basin Planting (turf & mass planting to basin floor): Approx 2,125m2

Total landscaping estimated on site: 12,710m2 (Approx 25.7%)



**EXISTING SITE / DEMOLITION PLAN
NOTE:**

RED LINE INDICATES EXISTING
STRUCTURES / VEGETATION TO BE
DEMOLISHED AND REMOVED FROM
SITE

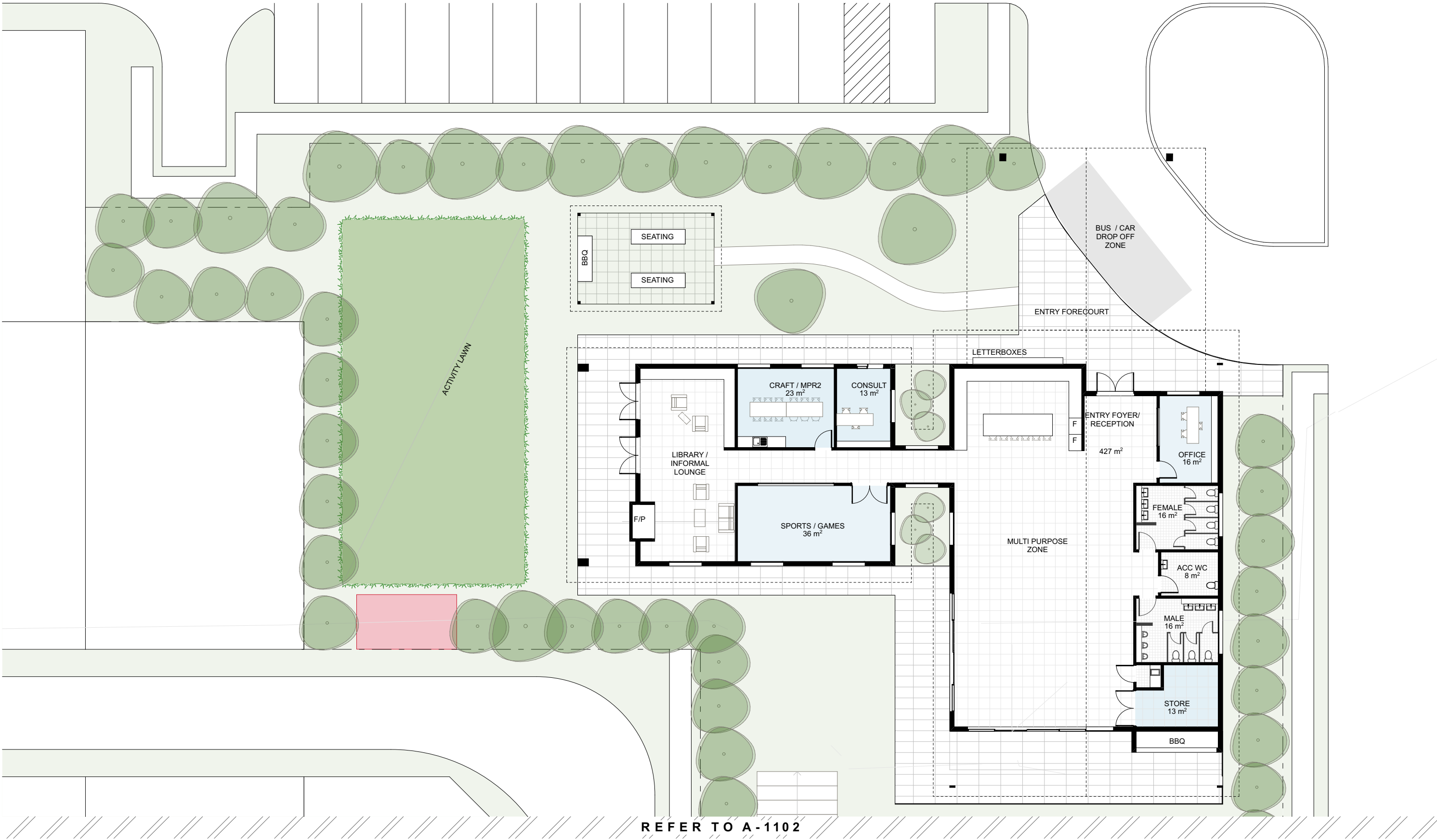


Site Plan
SCALE 1:1000 @ A3



- COMMUNAL FACILITIES AREA - 3229m²
- RECREATIONAL VEHICLE AREA - 303m²
- PARK SPACE
AREA 01 - 332m²
AREA 02 - 156m²
AREA 03 - 353m²
- OPEN SPACE AREA - 2310m²
- TOTAL OPEN SPACE AREA - 6644m²

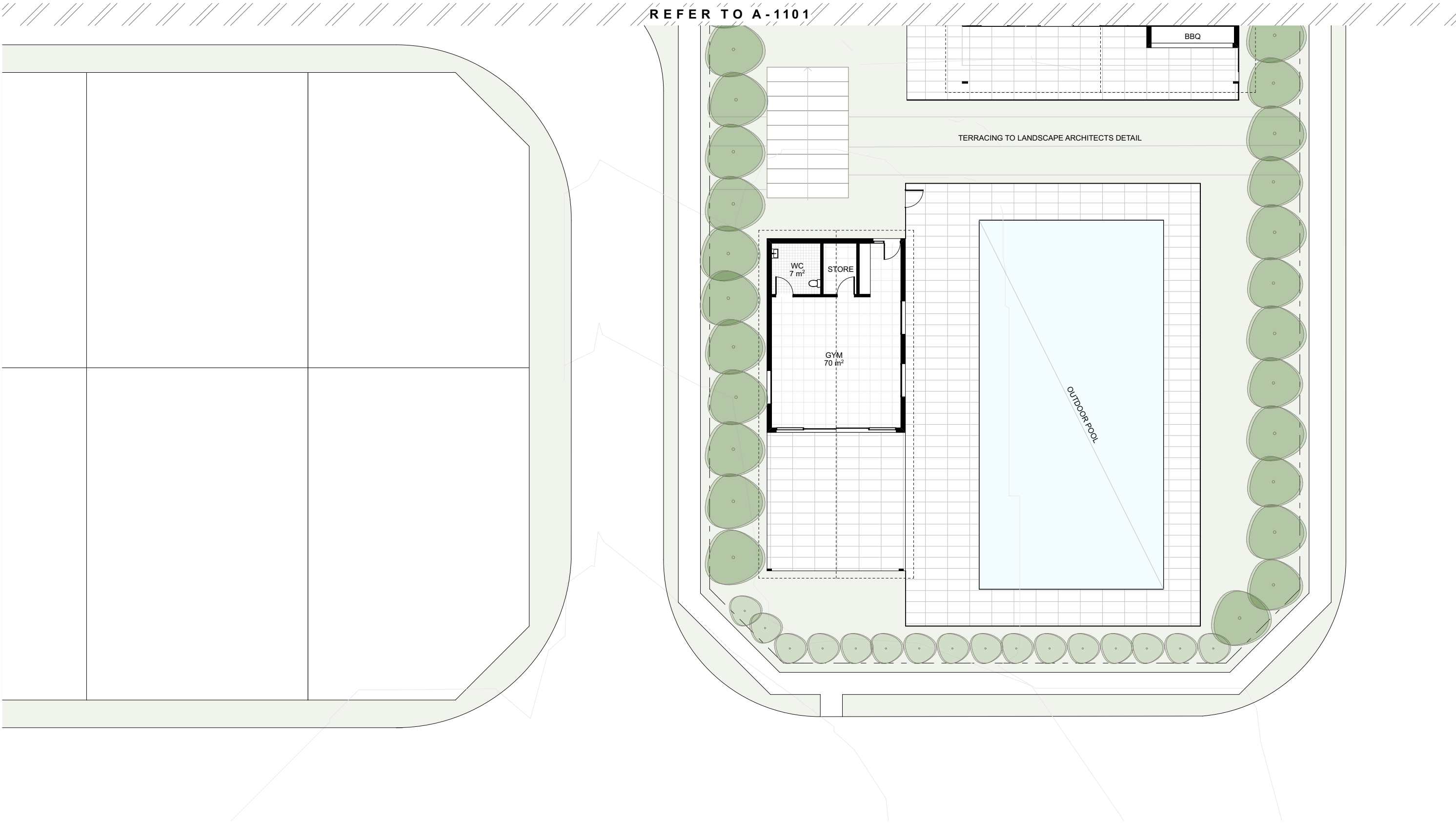




Ground Floor Plan A
SCALE 1:200 @ A3

Development Application



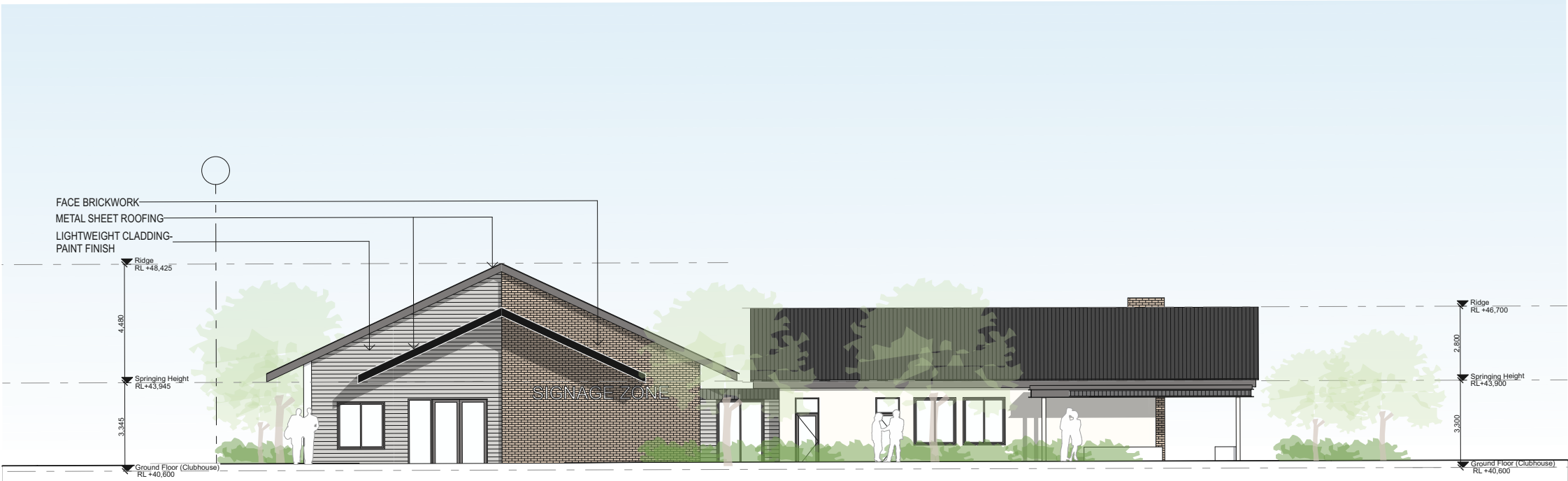


Ground Floor Plan B
SCALE 1:200 @ A3

Development Application



East Elevation (Clubhouse)
SCALE 1:200 @ A3



North Elevation (Clubhouse)
SCALE 1:200 @ A3

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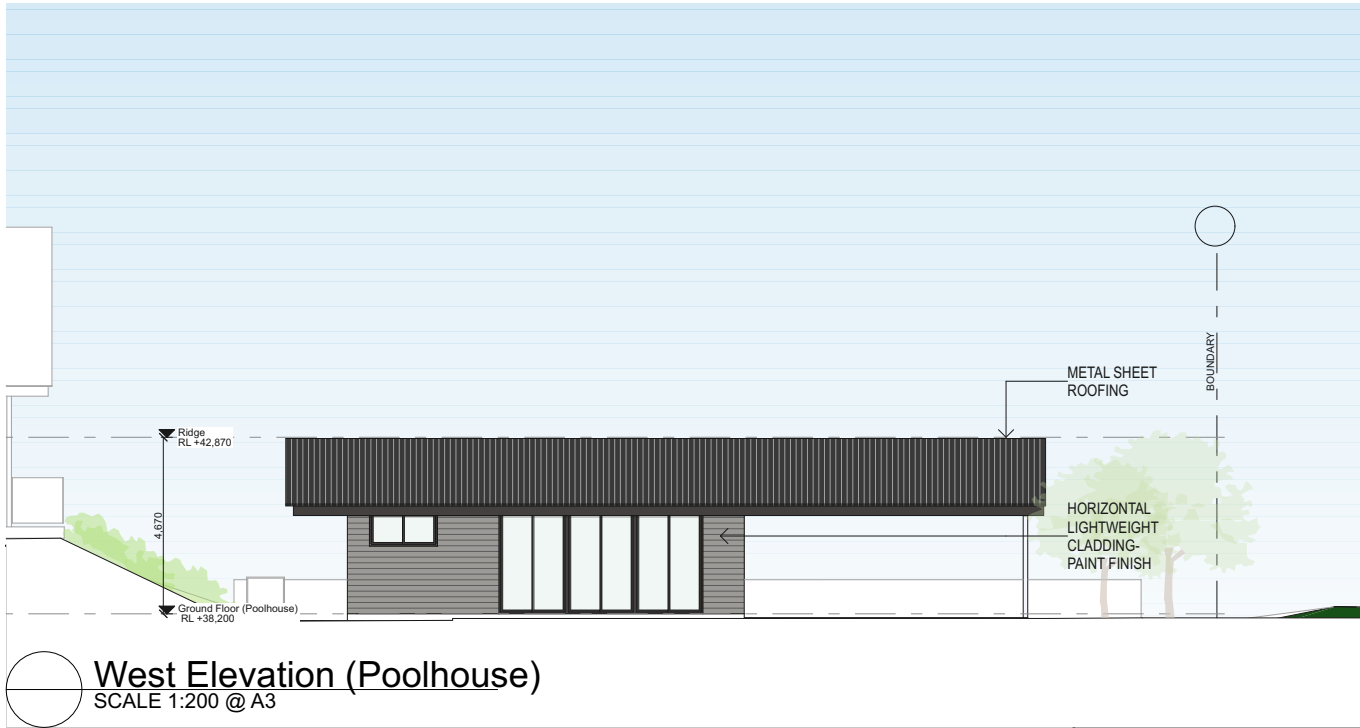
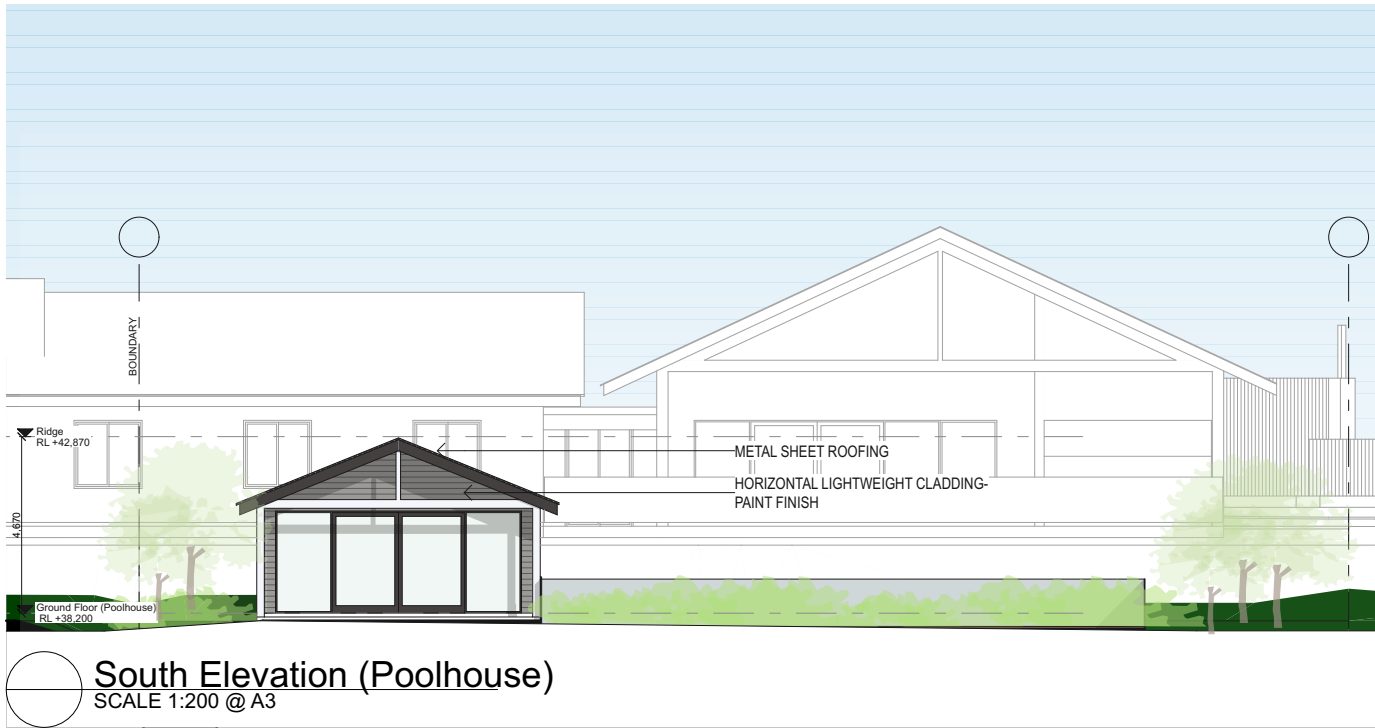
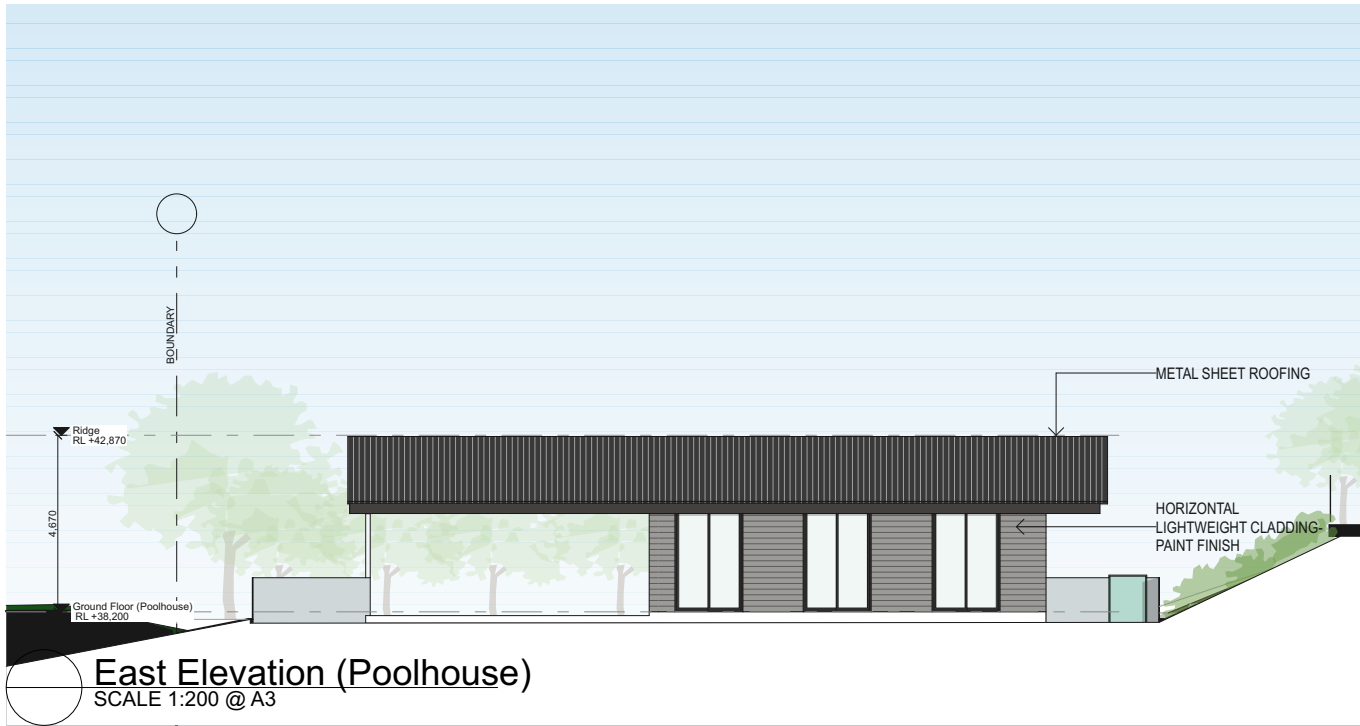
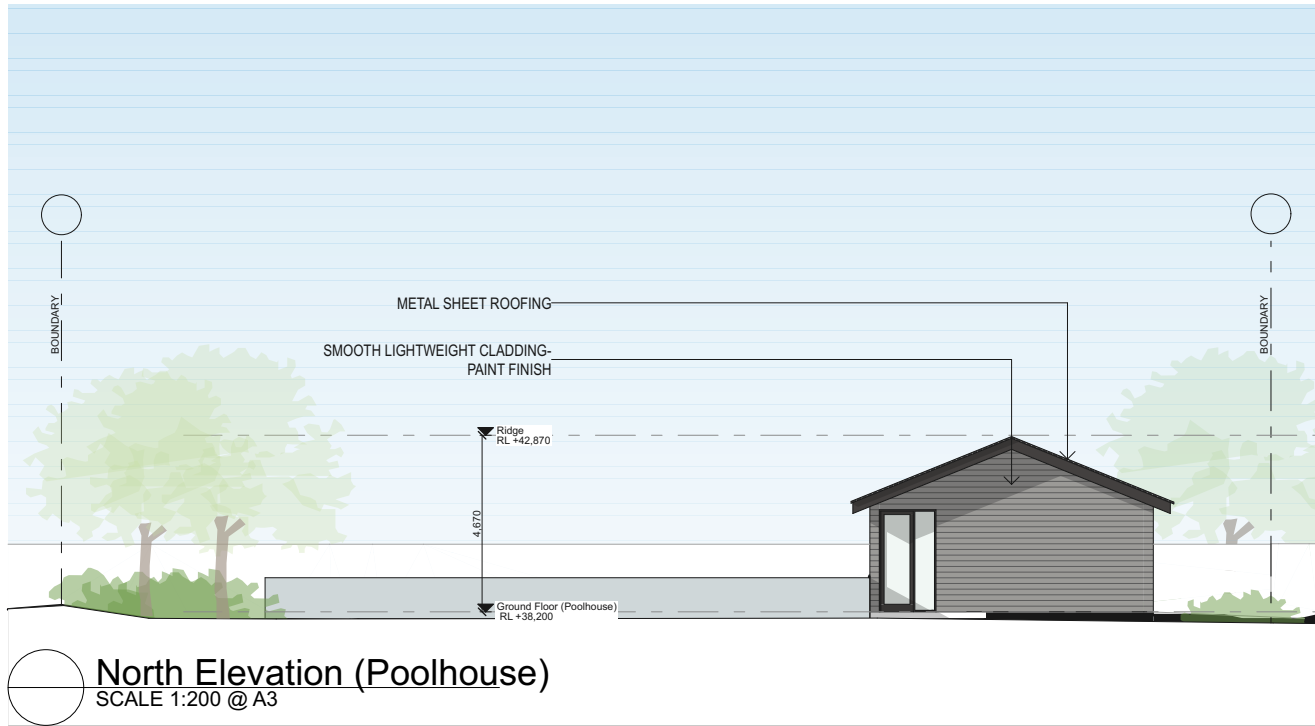
East Elevation (Clubhouse)
SCALE 1:200 @ A3

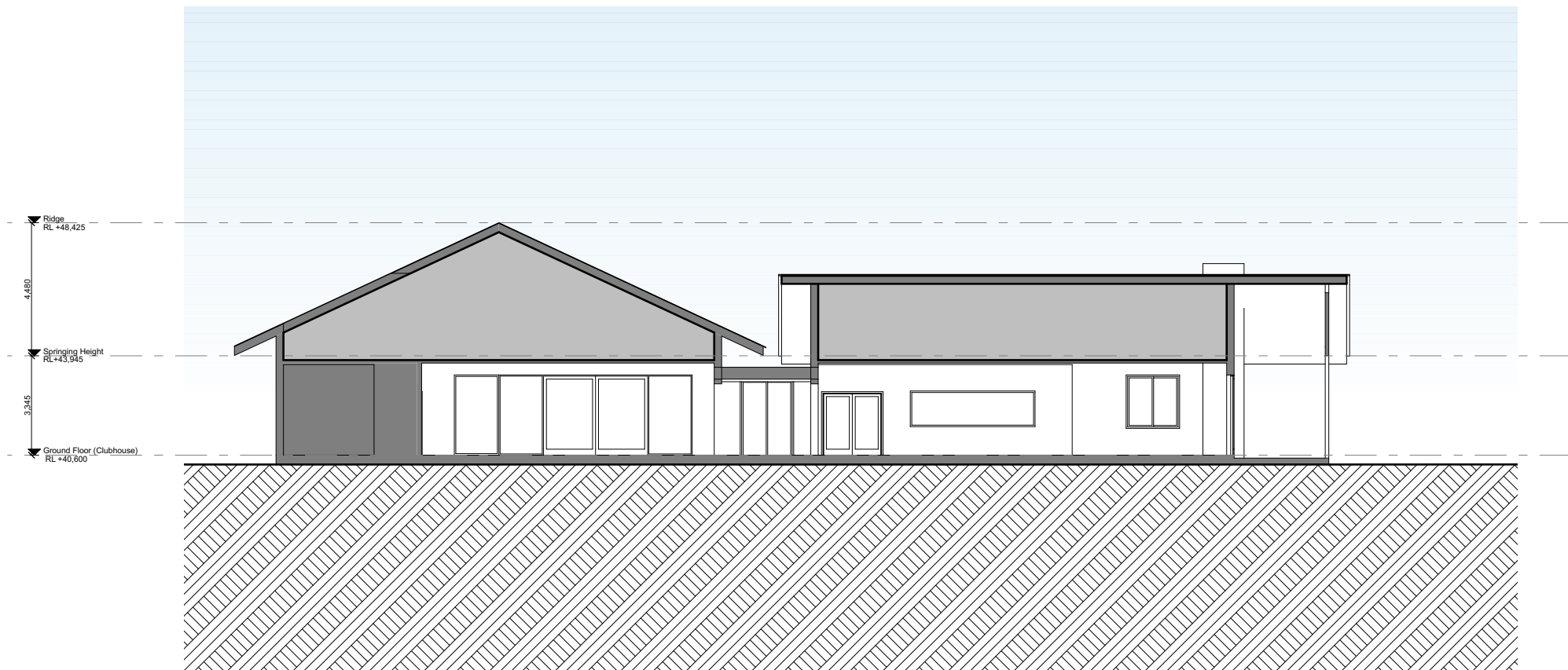


South Elevation (Clubhouse)
SCALE 1:200 @ A3

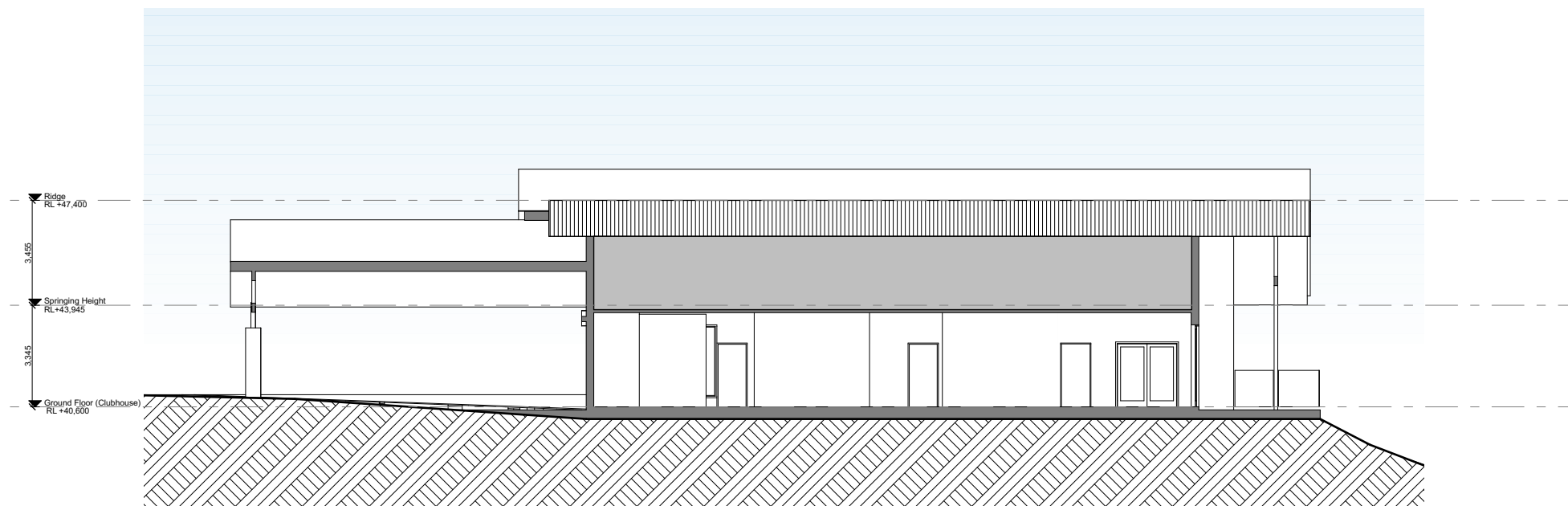
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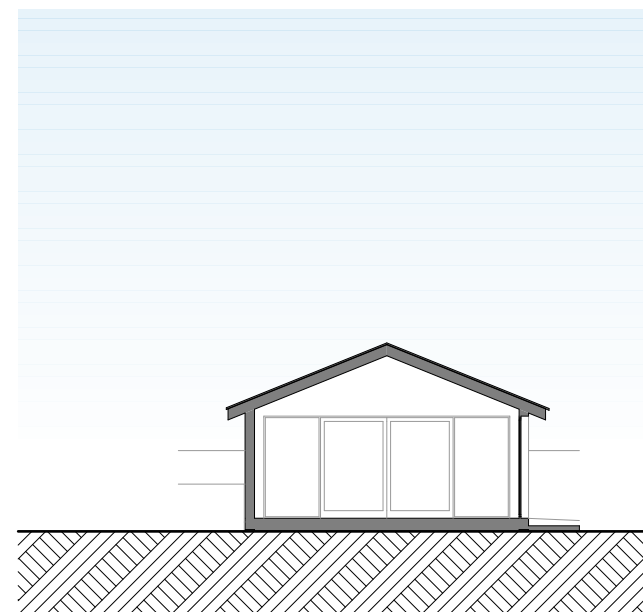




Section A
SCALE 1:200 @ A3

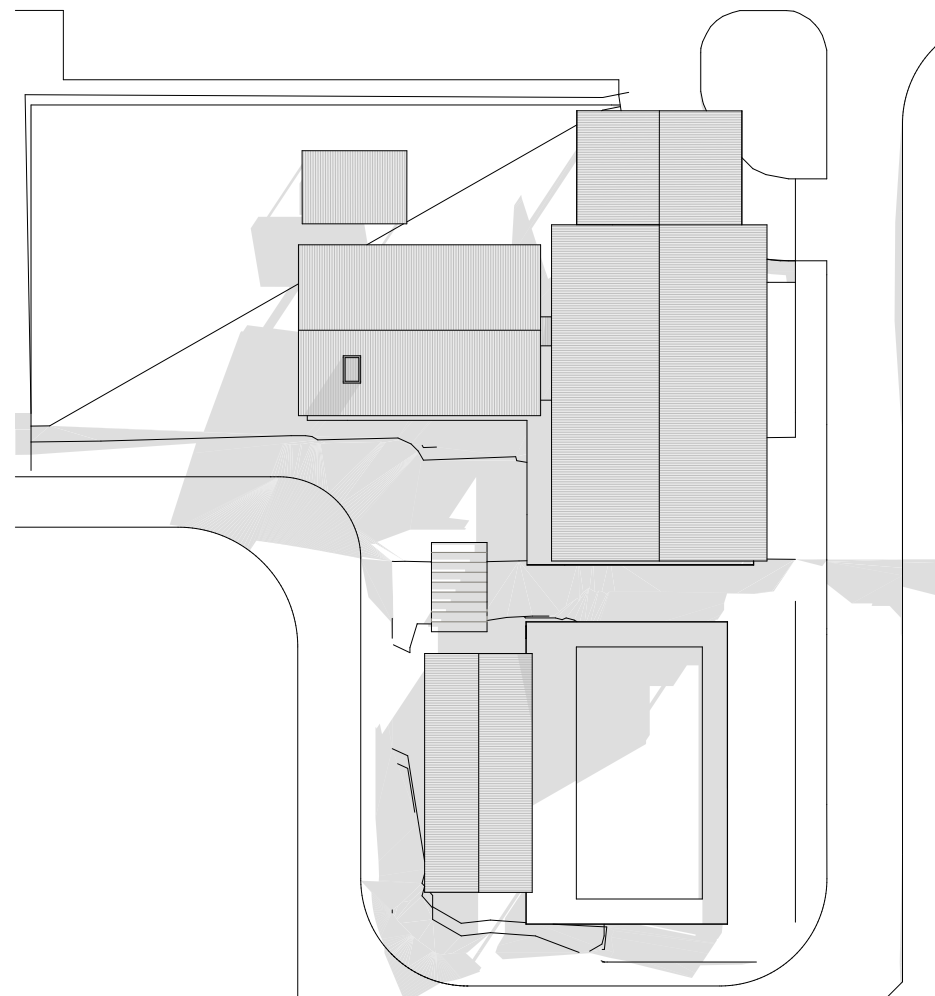


Section B
SCALE 1:200 @ A3

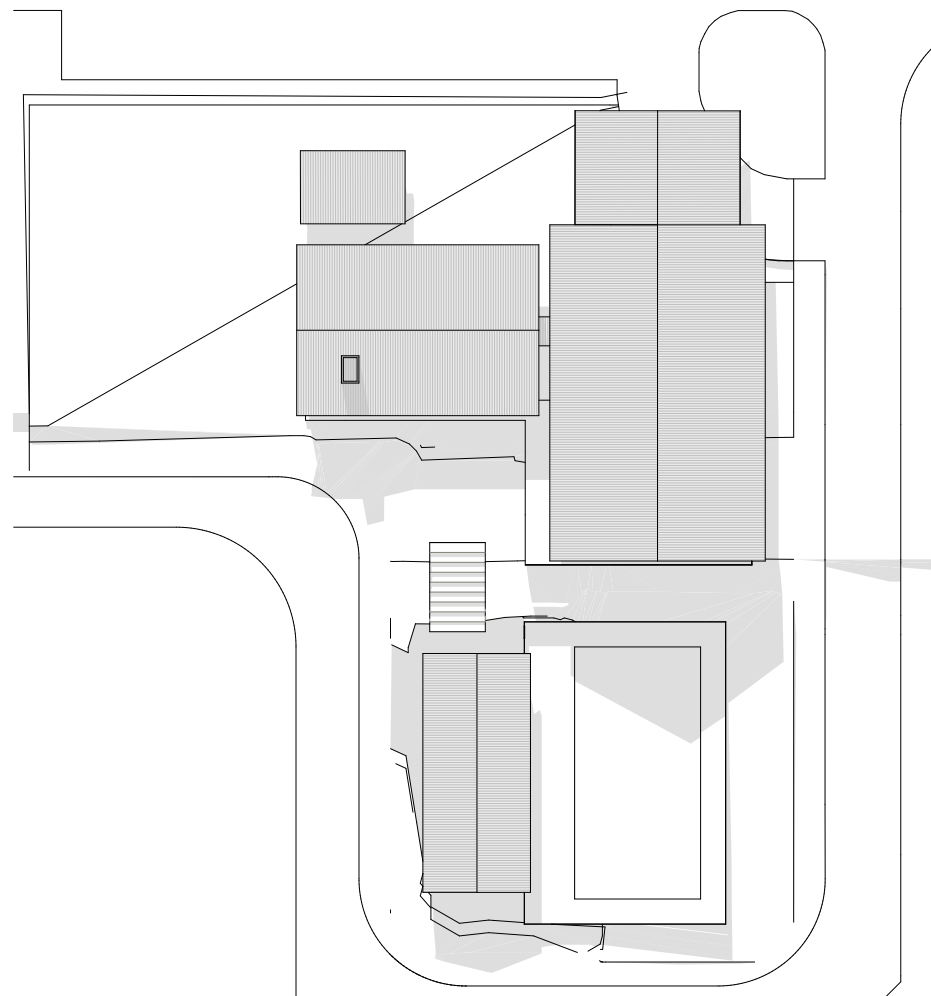


Section C
SCALE 1:200 @ A3

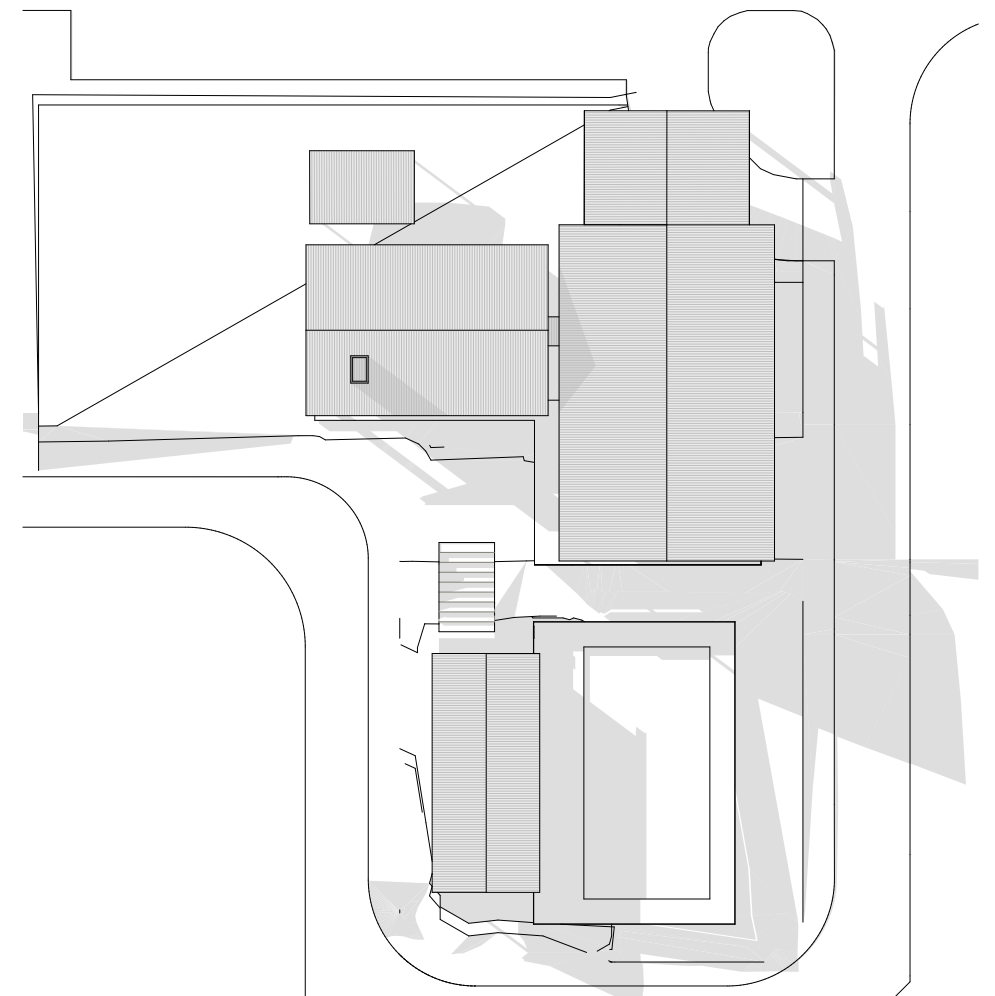




9am 21st JUNE



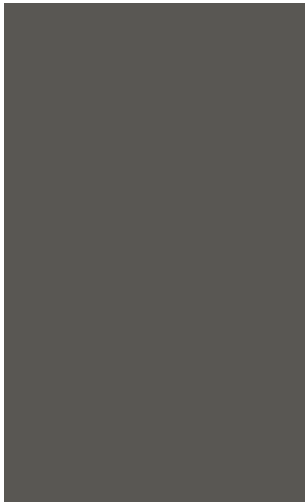
12pm 21st JUNE



3pm 21st JUNE

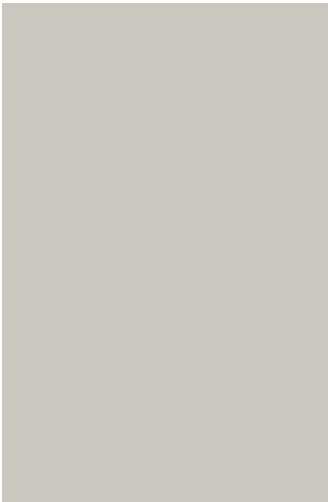
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**1. HORIZONTAL
LIGHTWEIGHT CLADDING-**

WARM MID GREY PAINT
FINISH



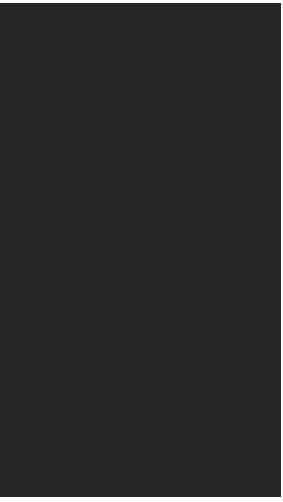
**2. SMOOTH LIGHTWEIGHT
CLADDING-**

WARM LIGHT GREY PAINT
FINISH



3. FACE BRICKWORK-

WARM MID BEIGE BRICK
WORK



**4. METAL SHEET
ROOFING & TRIM-**

DARK BLACK/GREY
POWDERCOAT