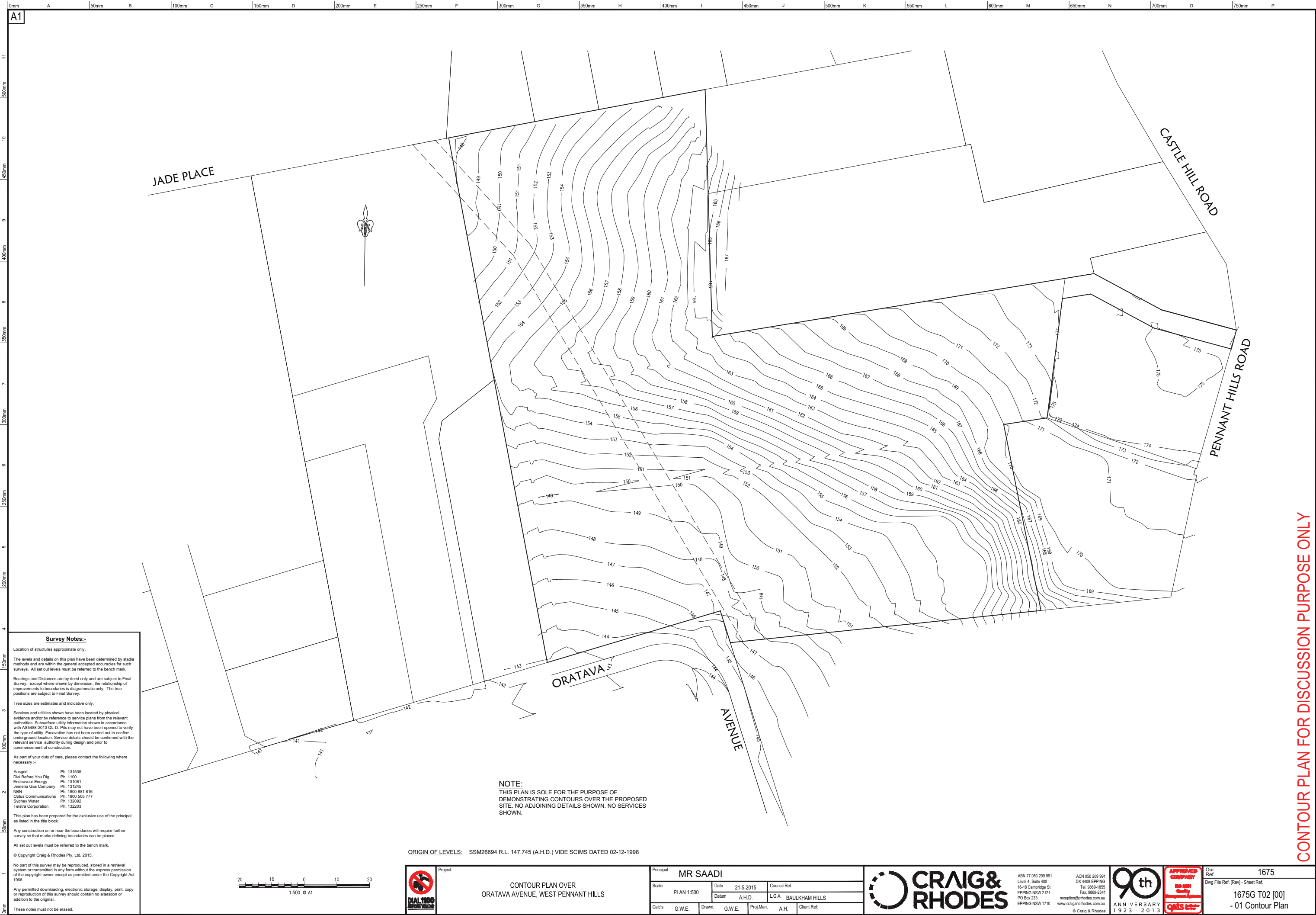


**PROPOSED
LAND REZONING & SUBDIVISION APPLICATION
39-55 ORATAVA AVE & PART 570 PENNANT HILLS RD, WEST PENNANT HILLS**



design cubicle
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CONTOUR PLAN FOR DISCUSSION PURPOSE ONLY



THE HILLS
SHIRE COUNCIL

The Hills Local Environmental Plan 2012

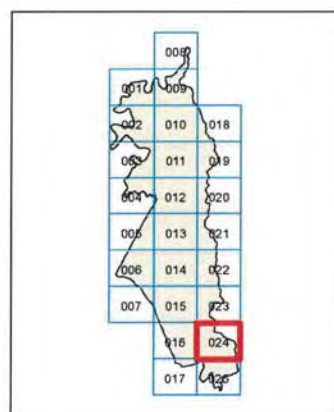
Land Zoning Map - Sheet LZN_024

Zone

B1	Neighbourhood Centre
B2	Local Centre
B4	Mixed Use
B5	Business Development
B6	Enterprise Corridor
B7	Business Park
E1	National Parks and Nature Reserves
E2	Environmental Conservation
E3	Environmental Management
E4	Environmental Living
IN1	General Industrial
IN2	Light Industrial
R1	General Residential
R2	Low Density Residential
R3	Medium Density Residential
R4	High Density Residential
RE1	Public Recreation
RE2	Private Recreation
RU1	Primary Production
RU2	Rural Landscape
RU3	Forestry
RU6	Transition
SP2	Infrastructure
SP3	Tourist
W2	Recreational Waterways
SRGC	SEPP (Sydney Region Growth Centres) 2006

Cadastral

Cadastral 12/03/2013 © THSC

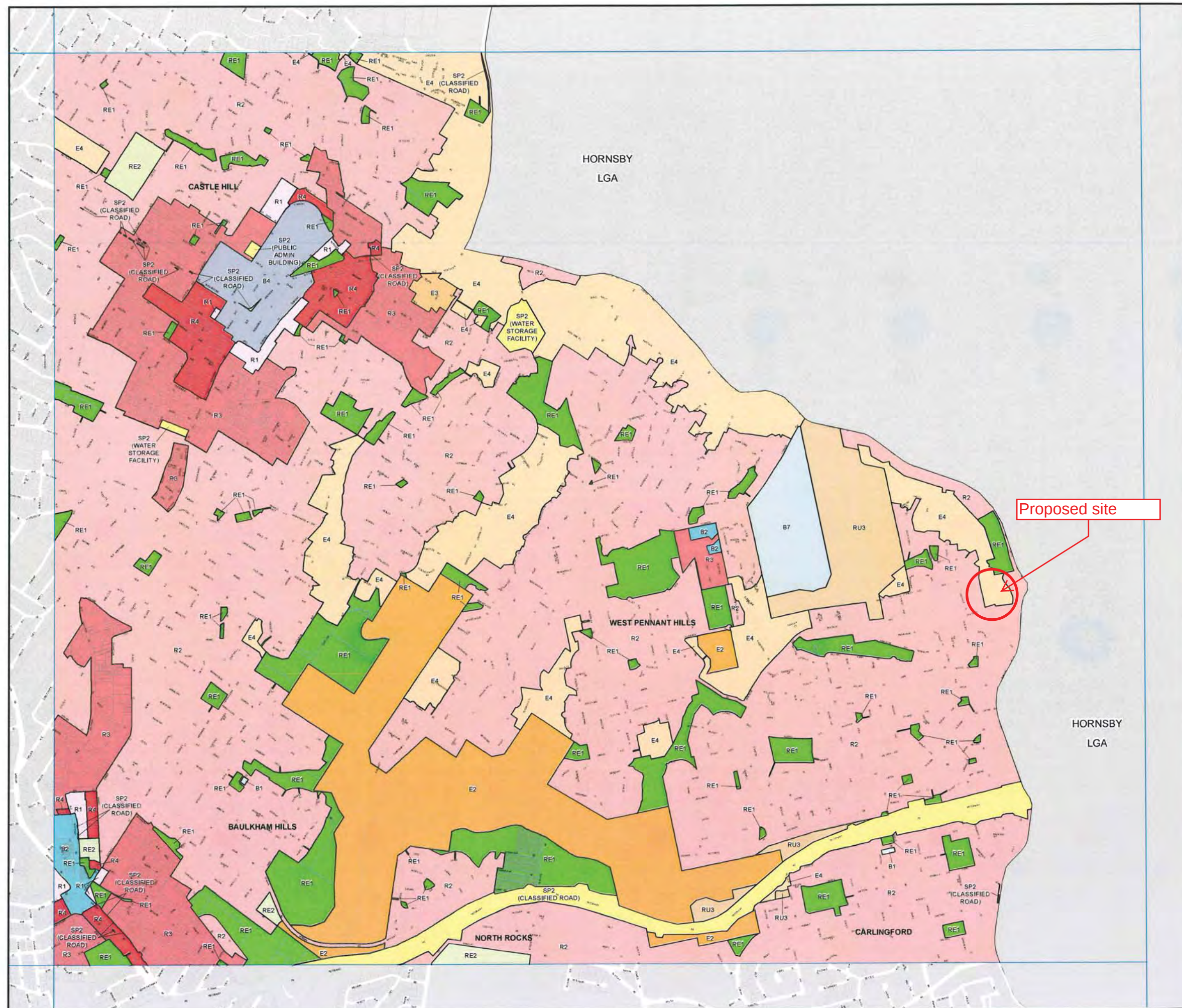


0 75 150 300 450 600
Metres

Scale: 1:20,000 @ A3

Projection GDA 94
MGA Zone 56

Map Identification Number:
0500_COM_LZN_024_020_20140121





THE HILLS
SHIRE COUNCIL

The Hills Local Environmental Plan 2012

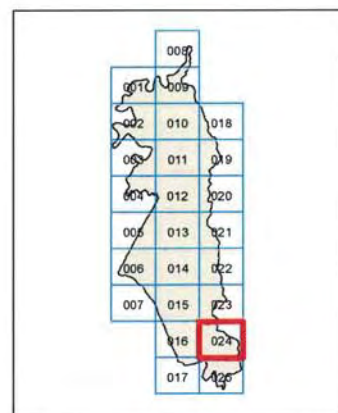
Lot Size Map Sheet LSZ_024

Minimum Lot Size (sq m)

B	230
G	450
M	600
Q	700
U1	1000
U2	1800
V	2000
W	4000
X1	6000
X2	8000
Z	2 ha
AB1	10 ha
AB2	40 ha

Cadastre

Cadastre 11/10/2012 © THSC

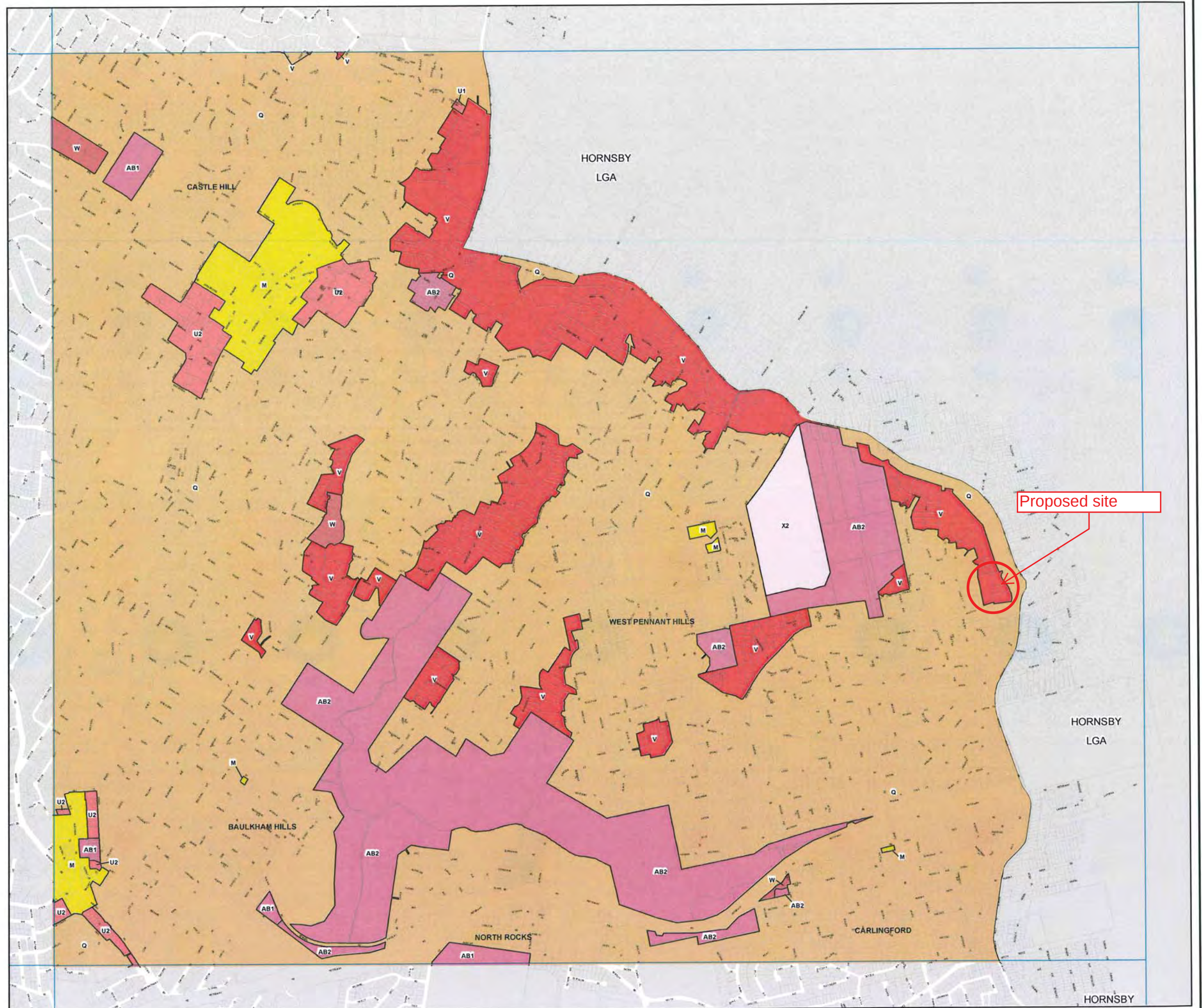


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Metres

Scale: 1:20,000 @ A3

Projection GDA 94
MGA Zone 56

Map Identification Number:
0500_COM_LSZ_024_020_20130123





THE HILLS
SHIRE COUNCIL

The Hills Local Environmental Plan 2012

Height of Buildings Map -
Sheet HOB_024

Maximum Building Height (m)

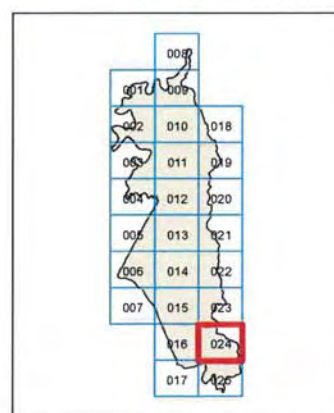
G	7.0
J	9.0
K	10.0
M	12.0
N	14.0
O1	15.0
O2	16.0
P	17.0
Q1	19.0
Q2	20.0
R1	21.0
R2	22.0
S	23.0
T1	25.0
T2	27.0
T3	28.0
U1	30.0
U2	33.0
V	36.0
X	45.0
Y	50.0
Z	57.0
AA	68.0

Heights shown on map in RL(m)

	108
	116
	Area A

Cadastre

Cadastre 12/03/2013 © THSC



0 75 150 300 450 600
Metres

Scale: 1:20,000 @ A3

Projection GDA 94
MGA Zone 56

Map Identification Number:
0500_COM_HOB_024_020_20131218





THE HILLS
SHIRE COUNCIL

The Hills Local Environmental Plan 2012

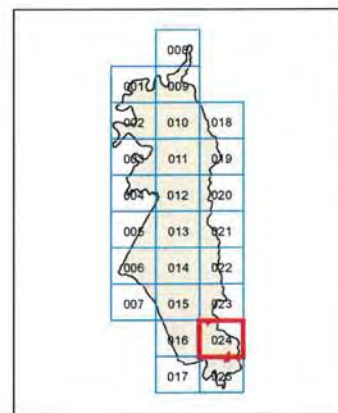
Heritage Map Sheet HER_024

Heritage

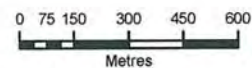
- Conservation Area-General
- Item-General
- Item-Archaeological

Cadastre

Cadastre 17/08/2011 © THSC

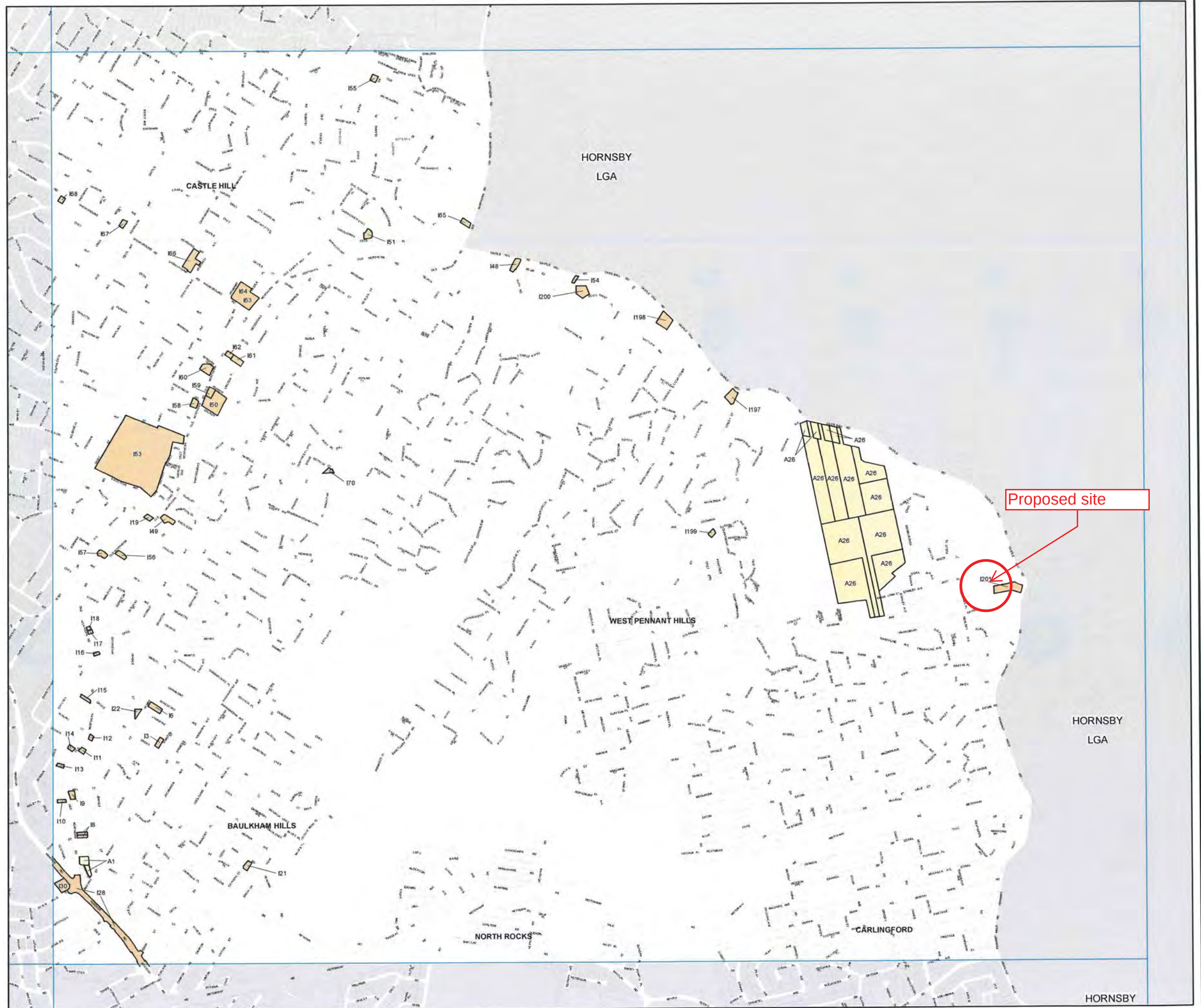


Projection GDA 94
MGA Zone 56



Scale: 1:20,000 @ A3

Map Identification Number:
0500_COM_HER_024_020_20120508





THE HILLS
SHIRE COUNCIL

The Hills Local Environmental Plan 2012

Foreshore Building Line Map
Landslide Risk Map
Urban Release Area Map
Key Sites Map

Sheet CL2_024

Foreshore Building Line

- Foreshore Area
- Foreshore Building Line

Landslide

- Landslide Risk

Urban Release Area

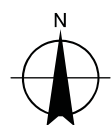
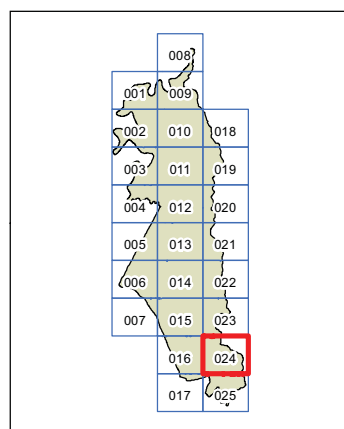
- Urban Release Area

Key Sites

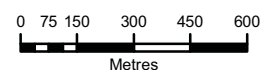
- Area A

Cadastral

- Cadastral 17/08/2011 © THSC

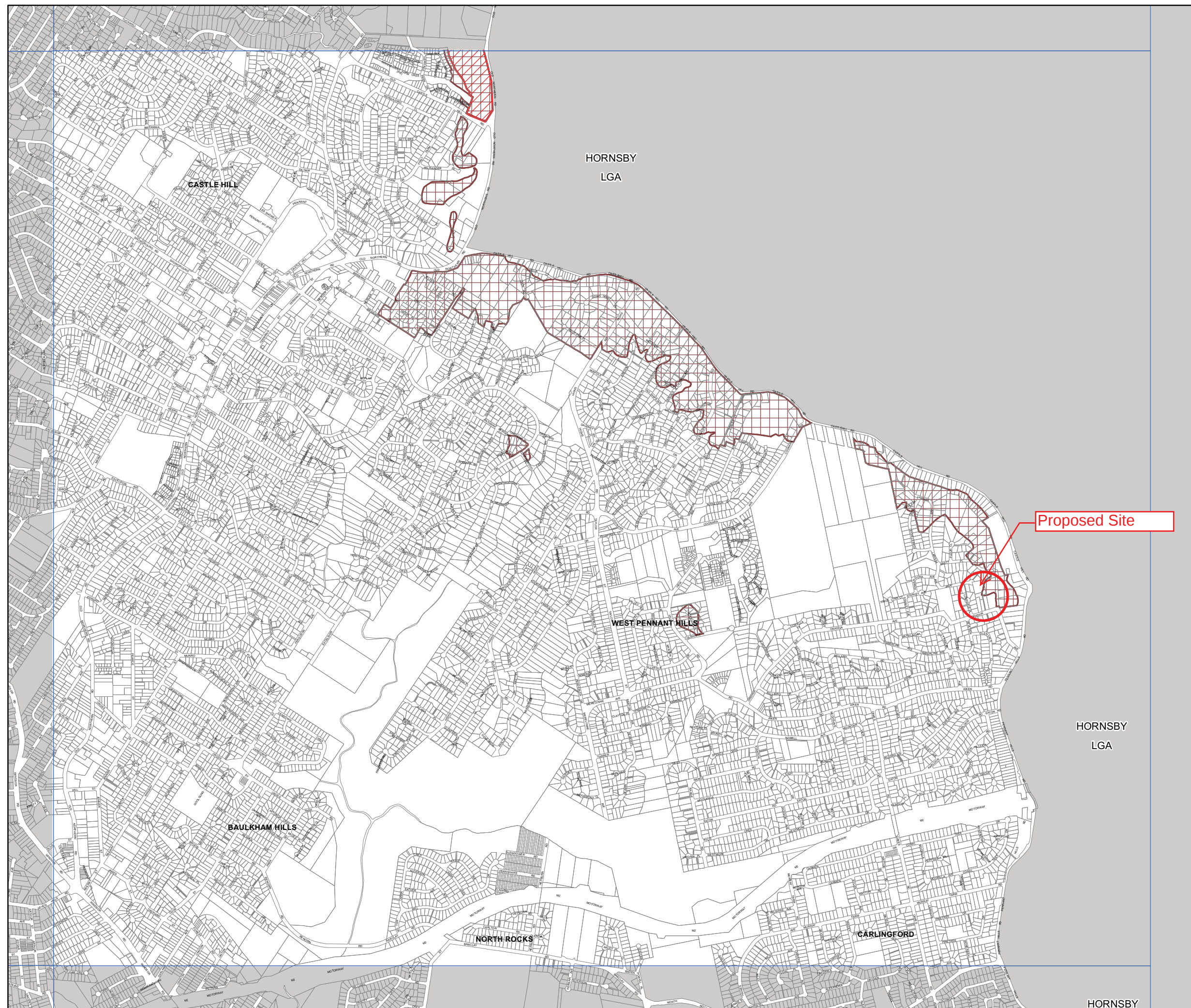


Projection GDA 94
MGA Zone 56



Scale: 1:20,000 @ A3

Map Identification Number:
0500_COM_CL2_024_020_20120518





View from Oratava Avenue to Londale PI



View from Oratava Avenue to Pennant Hills Rd



No 20 of Oratava Avenue



No 22 of Oratava Avenue



No 33-37 of Oratava Avenue



No 1 of Londale PI

design cubicle
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Proposed Site Analysis
150668 - 39-55 Oratava Ave & Path 570 Pennant Hills Rd, West Pennant Hills



Site Area	
Lot No	m2
Lot 01	717m2
Lot 02	717m2
Lot 03	761m2
Lot 04	761m2
Lot 05	761m2
Lot 06	787m2
Lot 07	788m2
Lot 08	725m2
Lot 09	719m2
Lot 10	719m2
Lot 11	719m2
Lot 12	719m2
Lot 13	719m2
Lot 14	719m2
Lot 15	718m2
Lot 16	764m2
Lot 17	764m2
Lot 18	764m2
Lot 19	763m2
Lot 20	762m2
Lot 21	762m2
Total Lots = 21	

EASEMENT TO DRAIN WATER 1.5 WIDE

5m WIDE PEDESTRIAN LINK

CASTLE HILL ROAD

PENNANT HILLS ROAD

ORATAVA

HORIZON ST

HORIZON AVE

HORIZON PL

HORIZON ST

A

B

B

C

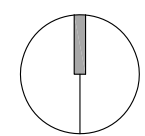
E

C

B

A

Gated Estate Entry



Note: Concept only- the final submitted plans for development approval may vary due to more detailed design, engineering and other considerations

55 Oratava Avenue, West Pennant Hills -
Proposed Subdivision Plan
Scale: 1: 750 (on A3) As of 3/11/15

Site Area	
Lot No	m2
Lot 01	717m2
Lot 02	717m2
Lot 03	761m2
Lot 04	761m2
Lot 05	761m2
Lot 06	787m2
Lot 07	788m2
Lot 08	725m2
Lot 09	719m2
Lot 10	719m2
Lot 11	719m2
Lot 12	719m2
Lot 13	719m2
Lot 14	719m2
Lot 15	718m2
Lot 16	764m2
Lot 17	764m2
Lot 18	764m2
Lot 19	763m2
Lot 20	762m2
Lot 21	762m2
Total Lots = 21	



Note: Concept only- the final submitted plans for development approval may vary due to more detailed design, engineering and other considerations

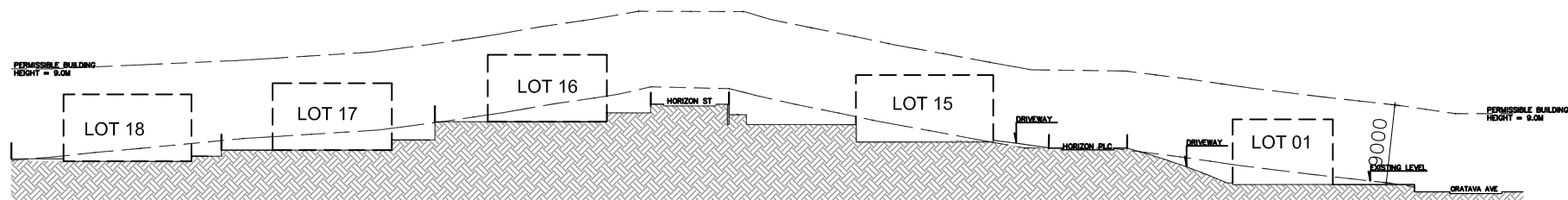
39-55 Oratava Avenue, West Pennant Hills -
Proposed Site Plan

Scale: 1: 750 (on A3) As of 3/11/15

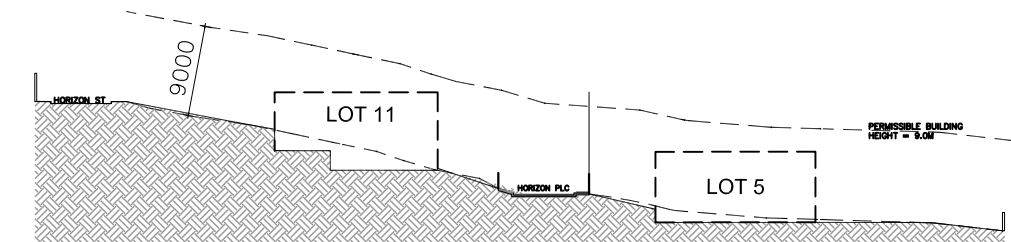


design cubicle
ARCHITECTURAL SOLUTIONS
ph: 02 9683 2778/ f: 02 9683 3242

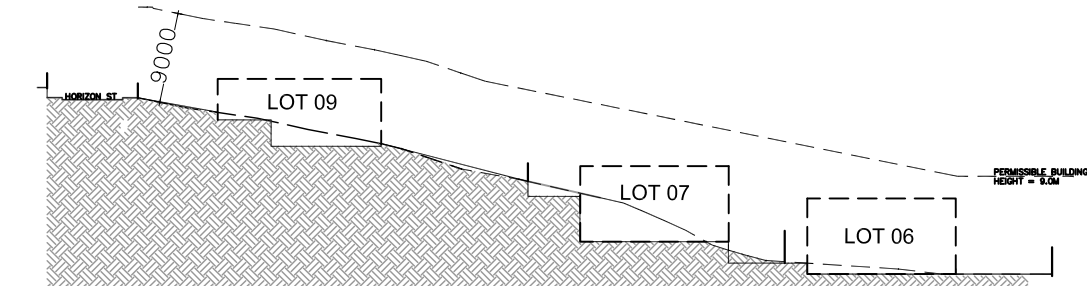




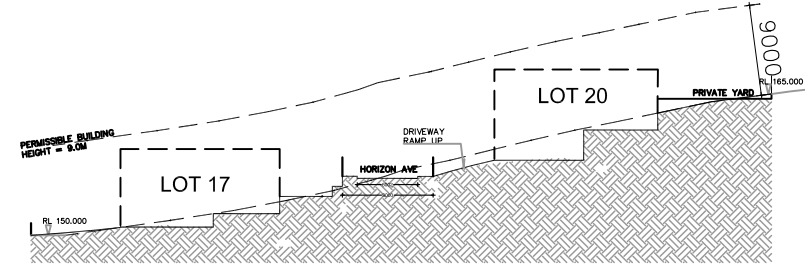
Section AA



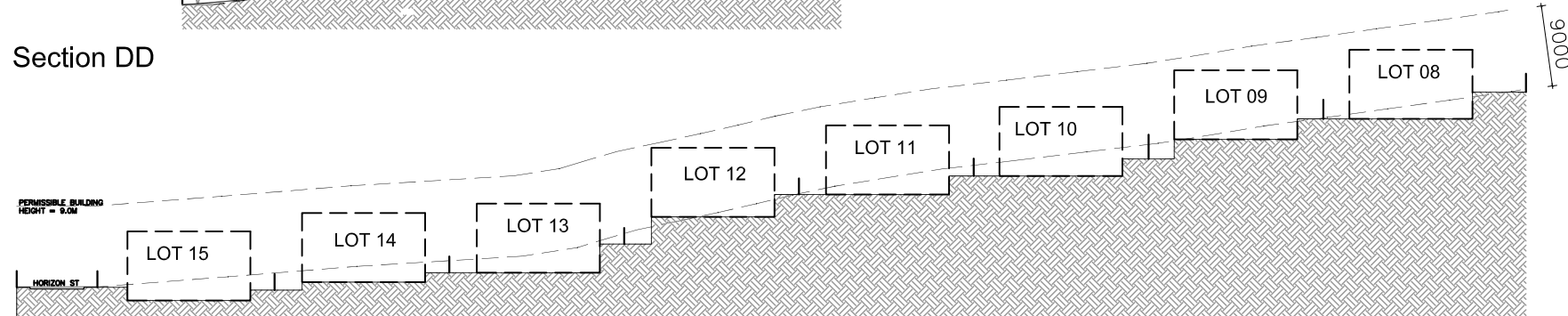
Section BB



Section CC



Section DD



Section EE



Keyplan
Scale 1:1500

DESIGN FACTS		
Site Area	20306m ²	
	The Hills LEP 2012 Planning proposal	
Lot Size	2000 sq.m.	min. 700 sq.m.
Perm. building height	max. 9.0m	max.9.0m
Total Lots	Approx. 10 Lots	21 Lots



Note: Concept only- the final submitted plans for development approval may vary due to more detailed design, engineering and other considerations

39-55 Oratava Ave & Path 570 Pennant Hills Road
West Pennant Hills
Proposed Site Layout Massing
Scale: NTS



Note: Concept only- the final submitted plans for development approval may vary due to more detailed design, engineering and other considerations

39-55 Oratava Ave & Path 570 Pennant Hills Road
West Pennant Hills
Proposed Site Layout Massing
Scale: NTS



design cubicle
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