

MAJOR APPLICATION MP_08207 & MP_10_0219

1, 1A, 5A AVON ROAD AND 4, 8 BEECHWORTH ROAD, PYMBLE

PYMBLE, NSW



CONCEPT PLAN

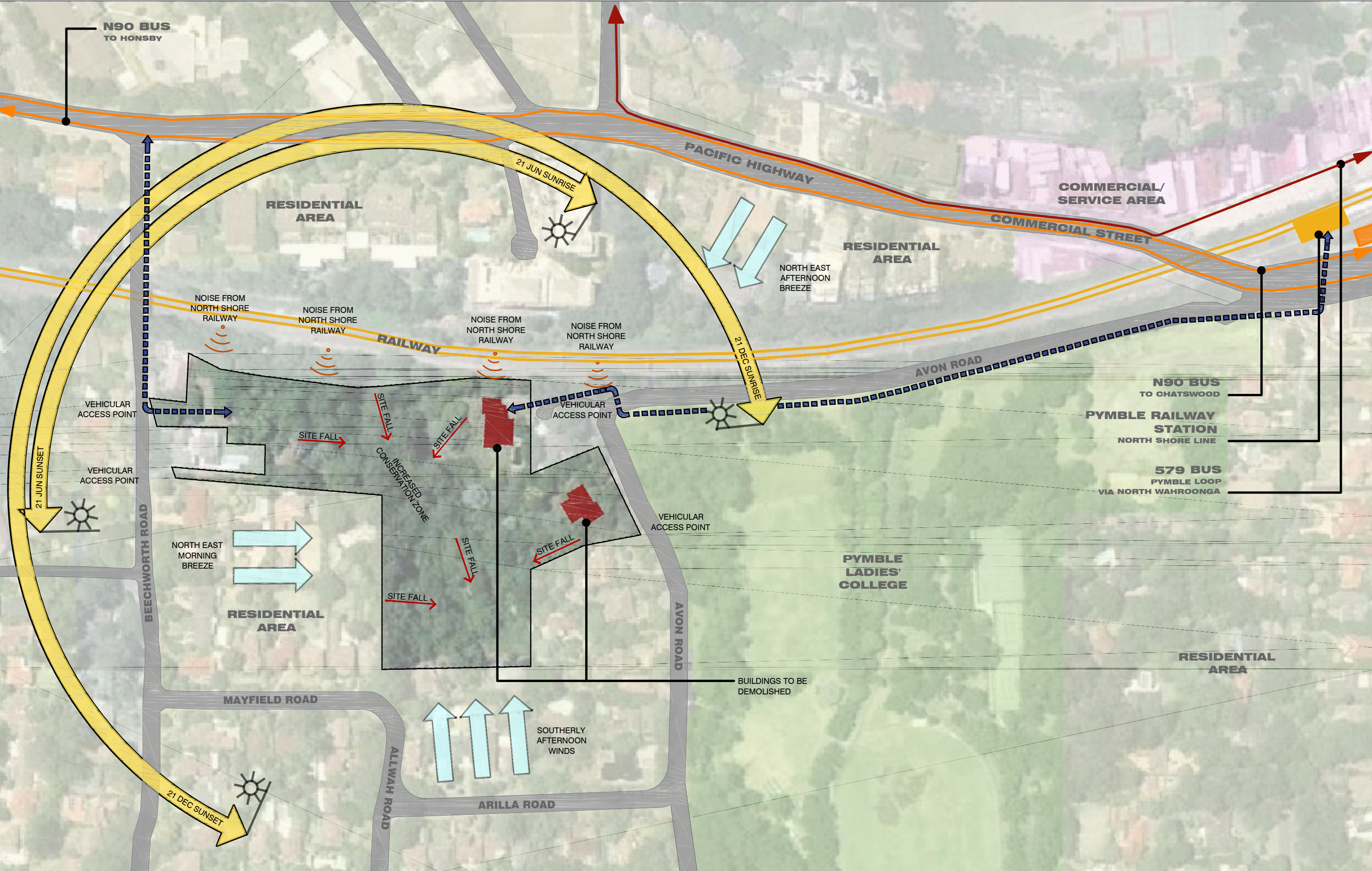
DRAWING LIST

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CLIENT			DRAWING TITLE	
JW Neale Pty Ltd (Receivers and Managers Appointed)			CONCEPT PLAN COVER PAGE	
PROJECT		SCALE	DATE	DRAWN
PROPOSED RESIDENTIAL DEVELOPMENT AVON ROAD, PYMBLE			01.11.2012	PS
JOB	DRAWING	CHECKED		REVISION
12009	MP 00.01	EM		C



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JW Neale Pty Ltd (Receivers and Managers Appointed)		CONCEPT PLAN SITE LOCATION								
PROJECT		SCALE	DATE	DRAWN			CHECKED			
PROPOSED RESIDENTIAL DEVELOPMENT AVON ROAD, PYMBLE		1:1000 @ A1 1:2000 @ A3	01.11.2012	PS	EM					
JOB		DRAWING		REVISION						
12009		MP 01.01		B						



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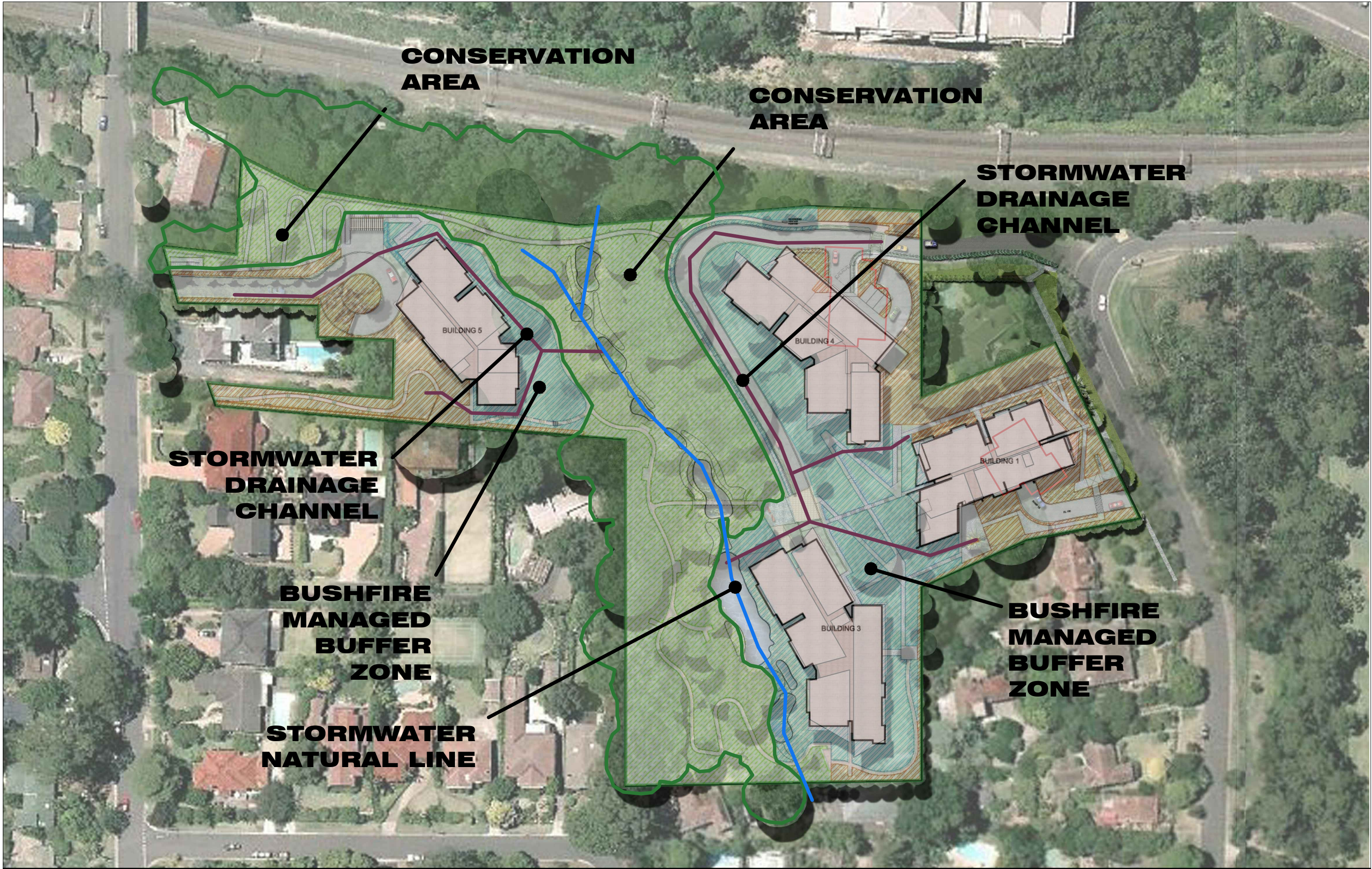
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CLIENT		DRAWING TITLE	
JW Neale Pty Ltd (Receivers and Managers Appointed)		CONCEPT PLAN SITE ANALYSIS	
PROJECT	SCALE	DATE	DRAWN
PROPOSED RESIDENTIAL DEVELOPMENT AVON ROAD, PYMBLE	1:1000 @ A1 1:2000 @ A3	01.11.2012	PS
	JOB	DRAWING	CHECKED
12009	MP 01.02	PS	EM
		REVISION	
		B	



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<div><div><div></div><div>MN TN</div></div></div>				
<div>CLIENT JW Neale Pty Ltd (Receivers and Managers Appointed)</div>				
<div>DRAWING TITLE CONCEPT PLAN SITE PLAN</div>				
PROJECT PROPOSED RESIDENTIAL DEVELOPMENT AVON ROAD, PYMBLE		SCALE 1:500 @ A1 1:1000 @ A3	DATE 01.11.2012	DRAWN PS
JOB 12009		DRAWING MP 01.03	CHECKED EM	
			REVISION B	



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<div>PROJECT</div> <div>PROPOSED RESIDENTIAL DEVELOPMENT AVON ROAD, PYMBLE</div>							<div>SCALE</div> <div>1:500 @ A1 1:1000@ A3</div>		<div>DATE</div> <div>01.11.2012</div>		<div>DRAWN</div> <div>PS</div>		<div>CHECKED</div> <div>EM</div>	
<div>JOB</div> <div>12009</div>							<div>DRAWING</div> <div>MP 01.04</div>		<div>REVISION</div> <div>B</div>					



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CLIENT
JW Neale Pty Ltd
(Receivers and Managers Appointed)

PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT
AVON ROAD, PYMBLE

DRAWING TITLE
CONCEPT PLAN
CURRENT PROPOSAL

SCALE 1:500 @ A1 1:1000 @ A3	DATE 01.11.2012	DRAWN PS	CHECKED EM
JOB 12009	DRAWING MP 01.05	REVISION B	



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CLIENT JW Neale Pty Ltd (Receivers and Managers Appointed)	DRAWING TITLE CONCEPT PLAN CURRENT & ORIGINAL PROPOSALS			
PROJECT PROPOSED RESIDENTIAL DEVELOPMENT AVON ROAD, PYMBLE	SCALE 1:500 @ A1 1:1000 @ A3	DATE 01.11.2012	DRAWN PS	CHECKED EM
	JOB 12009	DRAWING MP 01.06	REVISION B	



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PROJECT PROPOSED RESIDENTIAL DEVELOPMENT AVON ROAD, PYMBLE		SCALE 1:500 @ A1 1:1000 @ A3	DATE 01.11.2012	DRAWN PS			CHECKED EM					
JOB 12009		DRAWING MP 01.07		REVISION B								



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JW Neale Pty Ltd (Receivers and Managers Appointed)		CONCEPT PLAN 1943 WITH CURRENT PROPOSAL								
PROJECT		SCALE	DATE	DRAWN			CHECKED			
PROPOSED RESIDENTIAL DEVELOPMENT AVON ROAD, PYMBLE		1:500 @ A1 1:1000 @ A3	01.11.2012	PS	EM					
		JOB	DRAWING		REVISION					
		12009	MP 01.08		B					



Option 1.

Option 1 is based on a set of parameters that were determined by the information that was provided in the previous Part 3A Submission.

It was assumed that the Conservation Area was deemed to be accurate.

This Option addressed all of the issues raised in the Preferred Project Requirements April 9th 2011 relating to; proximity of buildings to neighbours, orientation of these buildings, bulk and height of buildings.

Generally heights were reduced to address the DOPI Preferred Project Requirements (April 9th 2011). Buildings A, B and C were inserted to replace Building 3 in the previous scheme.

This scheme produced approximately 310 apartments with a FSR of 1:1

Conclusion.

This Option was deemed inappropriate as it significantly encroached the REVISED Conservation Area (information was received from the Ecologist subsequent to this Option being presented).

There was also concerns regarding the FSR exceeding the target 0.9:1

This scheme was deemed as not suitable by the Developer and the Consultant Team.

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<div><div><div></div><div>MM</div><div>12</div></div></div>				
CLIENT			DRAWING TITLE	
JW Neale Pty Ltd (Receivers and Managers Appointed)			CONCEPT PLAN PREVIOUS OPTION 1	
PROJECT		SCALE	DATE	DRAWN
PROPOSED RESIDENTIAL DEVELOPMENT AVON ROAD, PYMBLE		1:500 @ A1 1:1000 @ A3	01.11.2012	PS
JOB	DRAWING	CHECKED	REVISION	
12009	MP 01.09	EM	B	



Option 2.

Option 2 was based on a set of REVISED parameters including information received from the Ecologist regarding the REVISED Conservation Area.

This Option also addressed all of the issues raised in the Preferred Project Requirements April 9th 2011 relating to; proximity of buildings to neighbours, orientation of these buildings, bulk and height of buildings.

Generally heights were reduced to address the DOPI Preferred Project Requirements (April 9th 2011). Buildings A and B were inserted to replace Building 3 in the previous scheme.

This scheme produced approximately 275 apartments with a FSR of 0.9:1

Conclusion.

This Option was deemed inappropriate, as it required a new Building 6 where there had previously been no building. It was deemed that the impact of Building 6 on the adjoining residential properties on Beechworth Road was unacceptable.

It was also concluded that the impact of Building 5 on the adjoining residence was also unacceptable.

There was also concern regarding the scale of Building 4 and its “length” on its western façade.

This scheme was deemed as not suitable by the Developer and the Consultant Team.

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CLIENT JW Neale Pty Ltd (Receivers and Managers Appointed)			DRAWING TITLE CONCEPT PLAN PREVIOUS OPTION 2	
PROJECT PROPOSED RESIDENTIAL DEVELOPMENT AVON ROAD, PYMBLE		SCALE 1:500 @ A1 1:1000 @ A3	DATE 01.11.2012	DRAWN PS
JOB 12009		DRAWING MP 01.10		CHECKED EM
				REVISION B



- LEGEND:
- RRL roof RL
 - GRL ground RL
 - SAG stories above ground
 - vehicle and pedestrian access
 - boundary
 - basement line
 - conservation zone

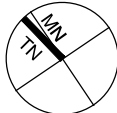
01 Overall Concept Plan
1:500

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PROJECT
PROPOSED RESIDENTIAL
DEVELOPMENT
AVON ROAD, PYMBLE

DRAWING TITLE
CONCEPT PLAN
OVERALL CONCEPT PLAN

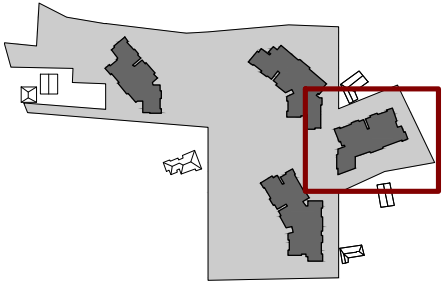
SCALE	DATE	DRAWN	CHECKED
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JOB	DRAWING	REVISION	
12009	MP 02.01	C	



LEGEND:

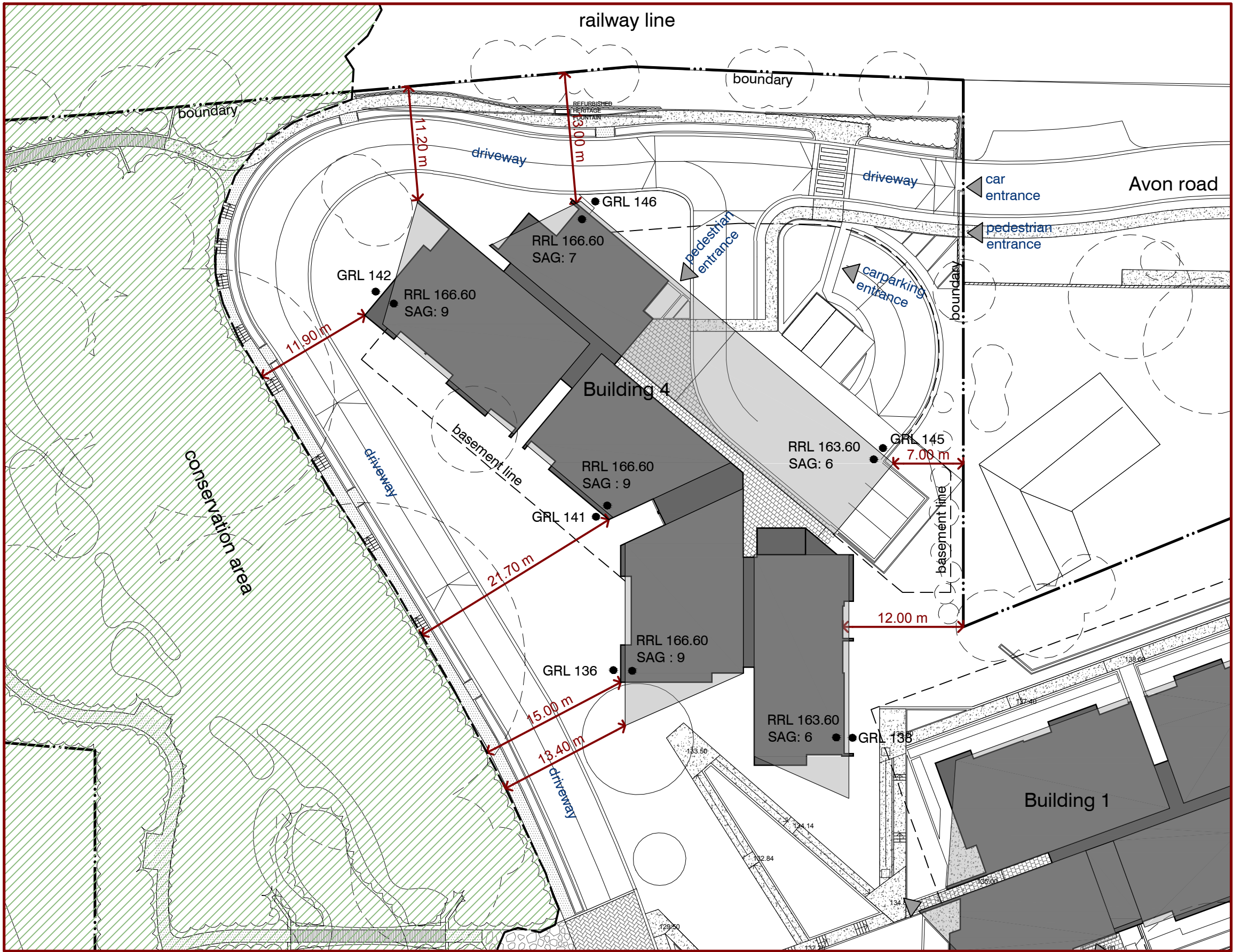
RRL roof RL
GRL ground RL
SAG stories above ground

◀ vehicle and pedestrian access
— boundary
- - - basement line
▨ conservation zone
↔ Dim dimension

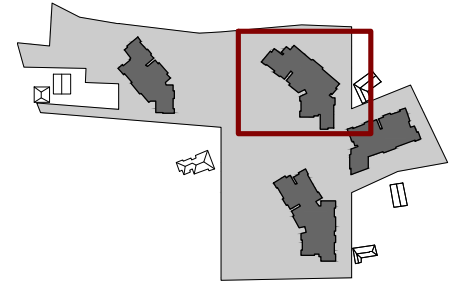


01 Building 1
1:200

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	B	10.12.12	GENERAL REVISION	PS			PROJECT PROPOSED RESIDENTIAL DEVELOPMENT AVON ROAD, PYMBLE	SCALE	DATE	DRAWN	CHECKED
	C	17.12.12	ADDITIONAL INFORMATION ADDED	PS				1:100 @ A1 1:200 @ A3	01.11.2012	PS	EM
	JOB 12009		DRAWING MP 02.02					REVISION C			



- LEGEND:
- RRL roof RL
 - GRL ground RL
 - SAG stories above ground
 - ◀ vehicle and pedestrian access
 - boundary
 - - - basement line
 - ▨ conservation zone
 - ◄ Dim ► dimension



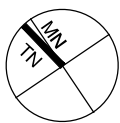
01 Building 4
1:200

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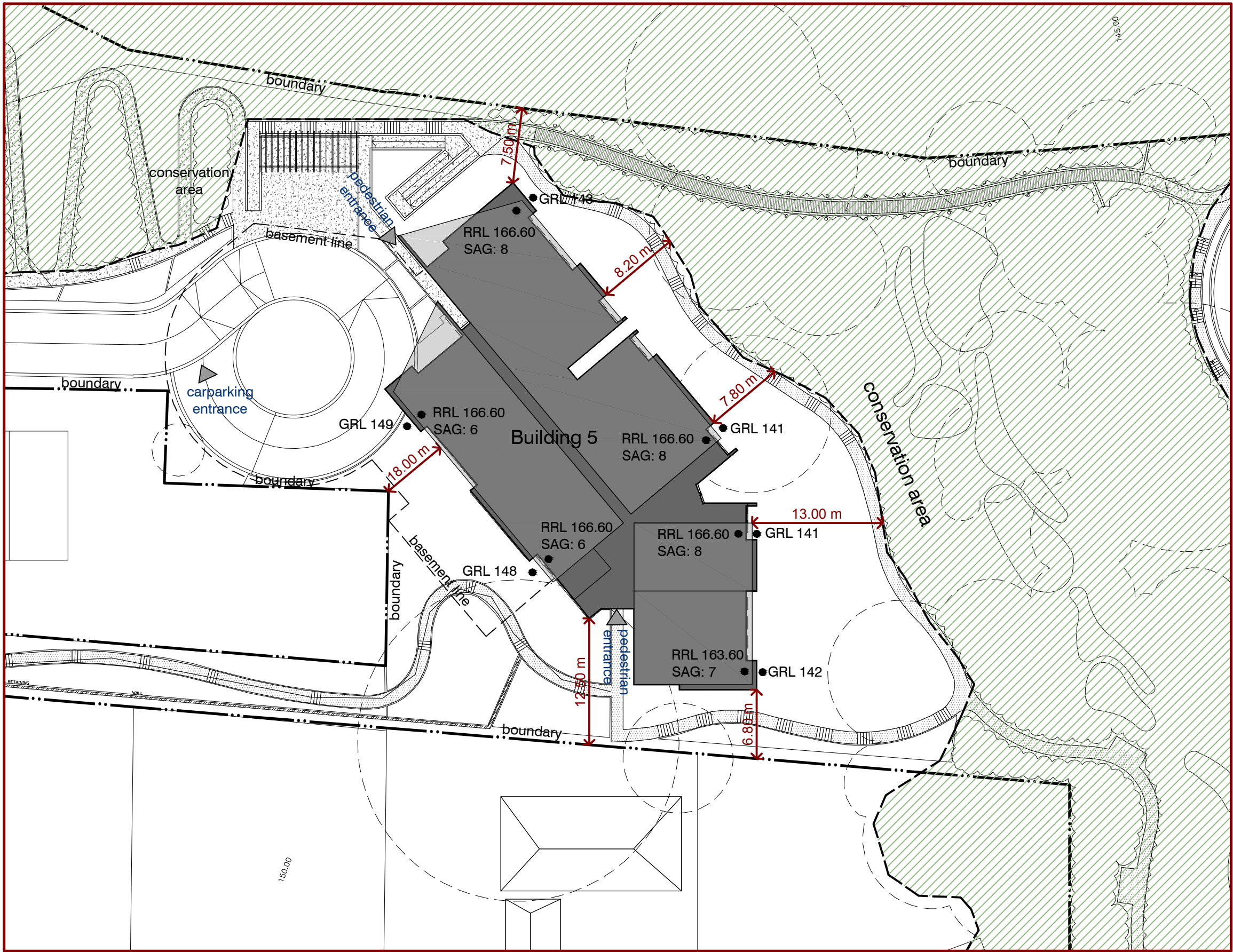


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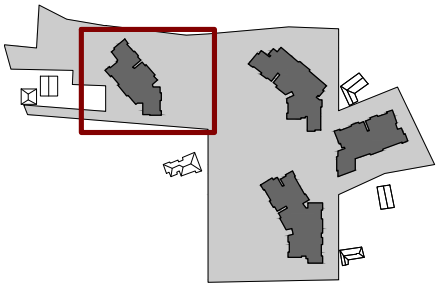
PROJECT
PROPOSED RESIDENTIAL
DEVELOPMENT
AVON ROAD, PYMBLE

DRAWING TITLE
CONCEPT PLAN
DETAILED CONCEPT PLAN BUILDING 4

SCALE	DATE	DRAWN	CHECKED
1:100 @ A1 1:200 @ A3	01.11.2012	PS	EM
JOB	DRAWING	REVISION	
12009	MP 02.04	B	



- LEGEND:
- RRL roof RL
 - GRL ground RL
 - SAG stories above ground
 - vehicle and pedestrian access
 - boundary
 - basement line
 - conservation zone
 - dimension



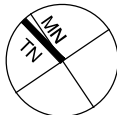
01 Building 5
1:200

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REVISION	DATE	DESCRIPTION	BY
A	30.11.12	SUBMISSION TO DOP	PS
B	10.12.12	GENERAL REVISION	PS
C	17.12.12	ADDITIONAL INFORMATION ADDED	PS

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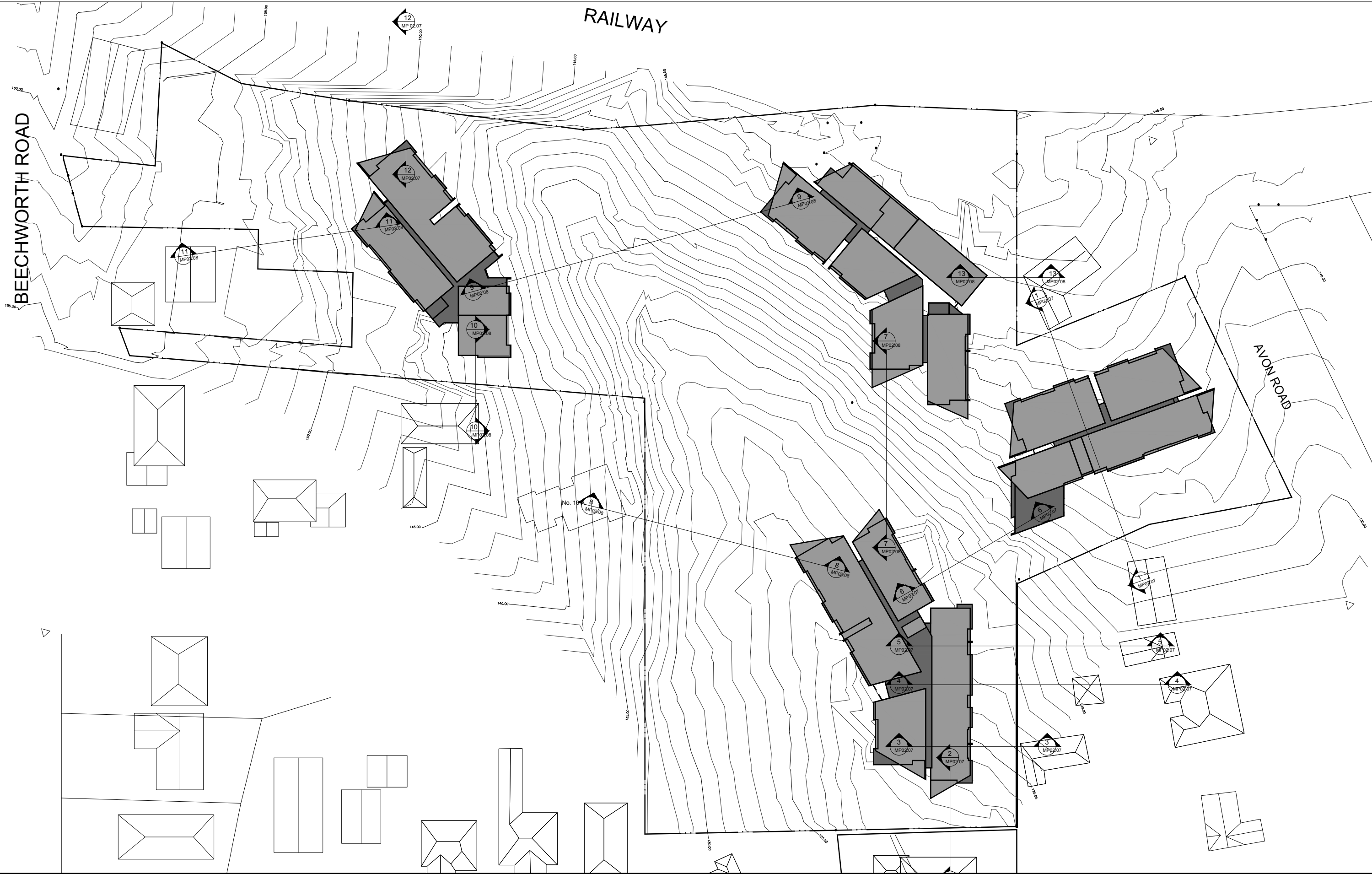


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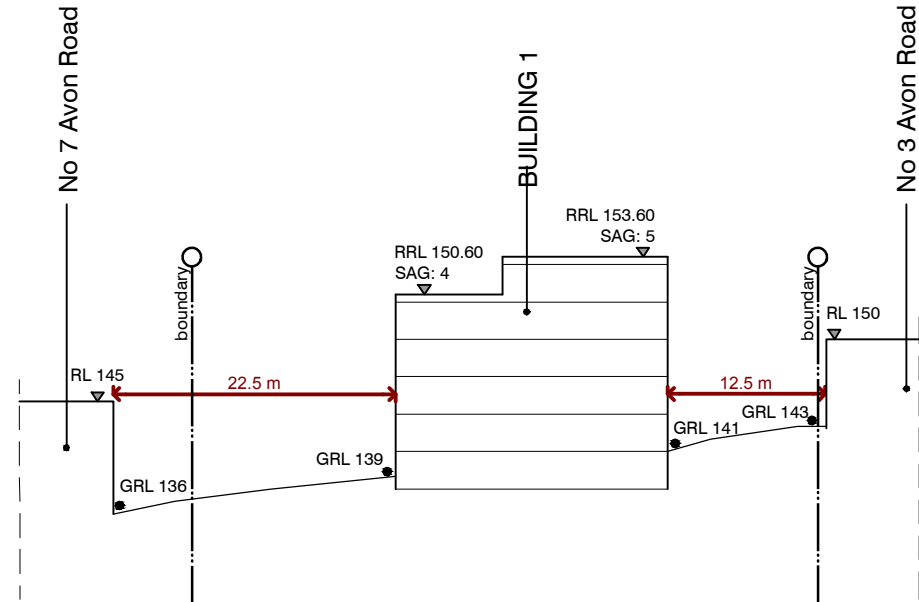
PROJECT
PROPOSED RESIDENTIAL
DEVELOPMENT
AVON ROAD, PYMBLE

DRAWING TITLE
CONCEPT PLAN
DETAILED CONCEPT PLAN BUILDING 5

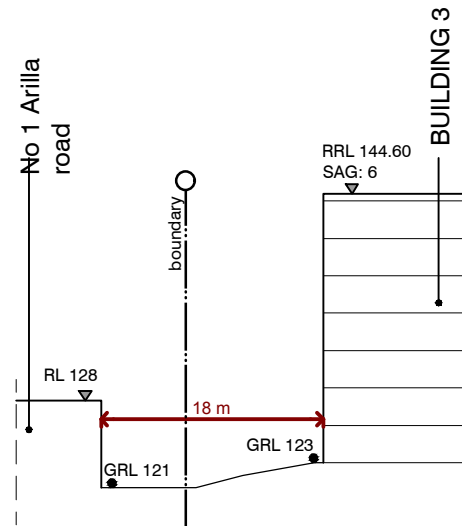
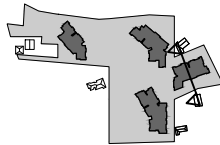
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JOB	DRAWING	REVISION	
12009	MP 02.05	C	



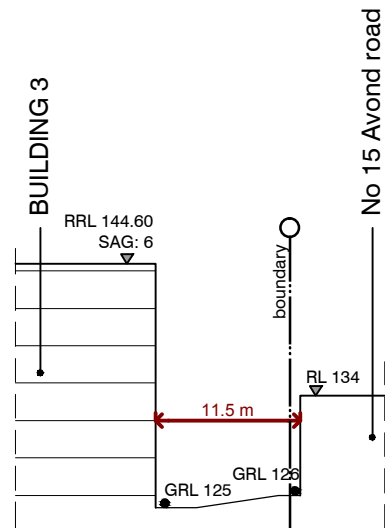
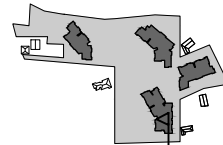
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	A		30.11.12	SUBMISSION TO DOP	PS
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<div>PROJECT</div> <div>PROPOSED RESIDENTIAL DEVELOPMENT AVON ROAD, PYMBLE</div>			<div>DRAWING TITLE</div> <div>BUILDING SEPARATION PLAN CONCEPT DESIGN</div>		
SCALE		DATE	DRAWN	CHECKED	
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JOB		DRAWING	REVISION		
12009		MP 02.06	A		



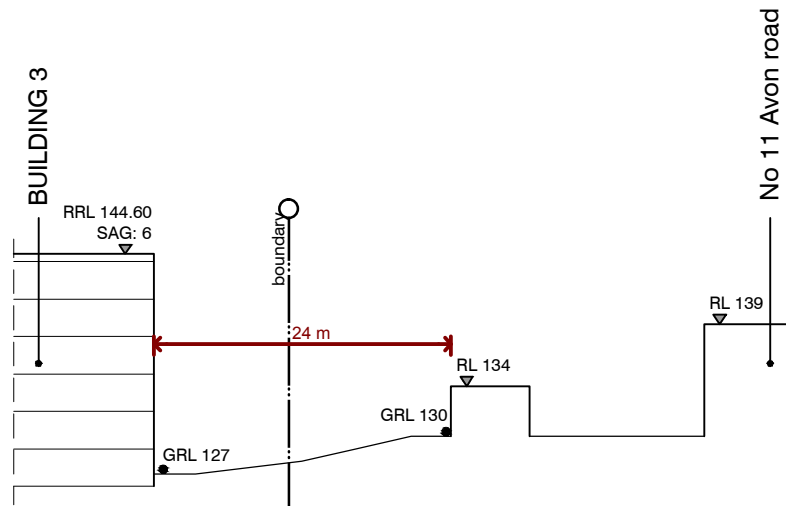
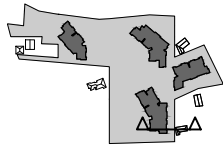
01 Section 1
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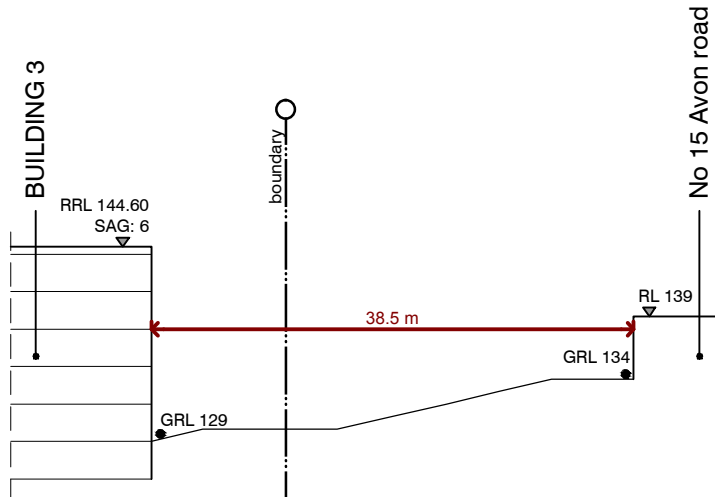
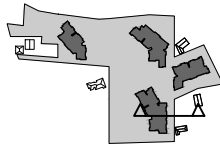
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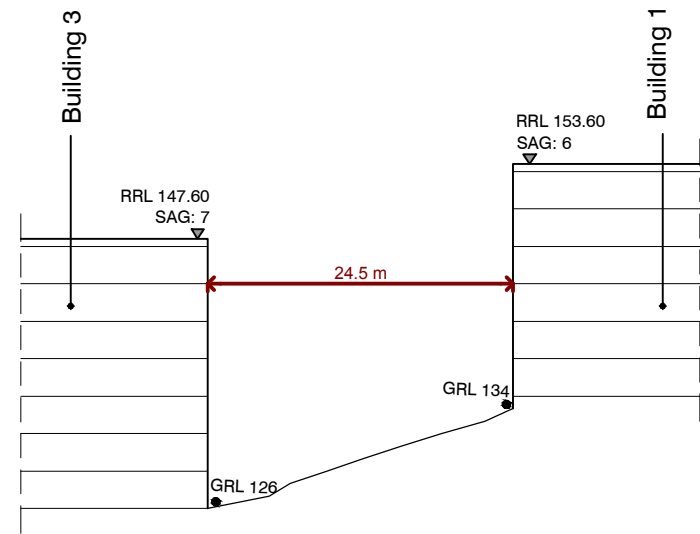
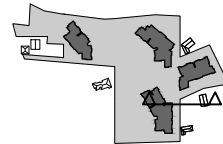
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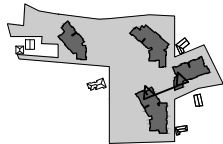
04 Section 4
1:300



05 Section 5
1:300



06 Section 6
1:300



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REVISION	DATE	DESCRIPTION	BY
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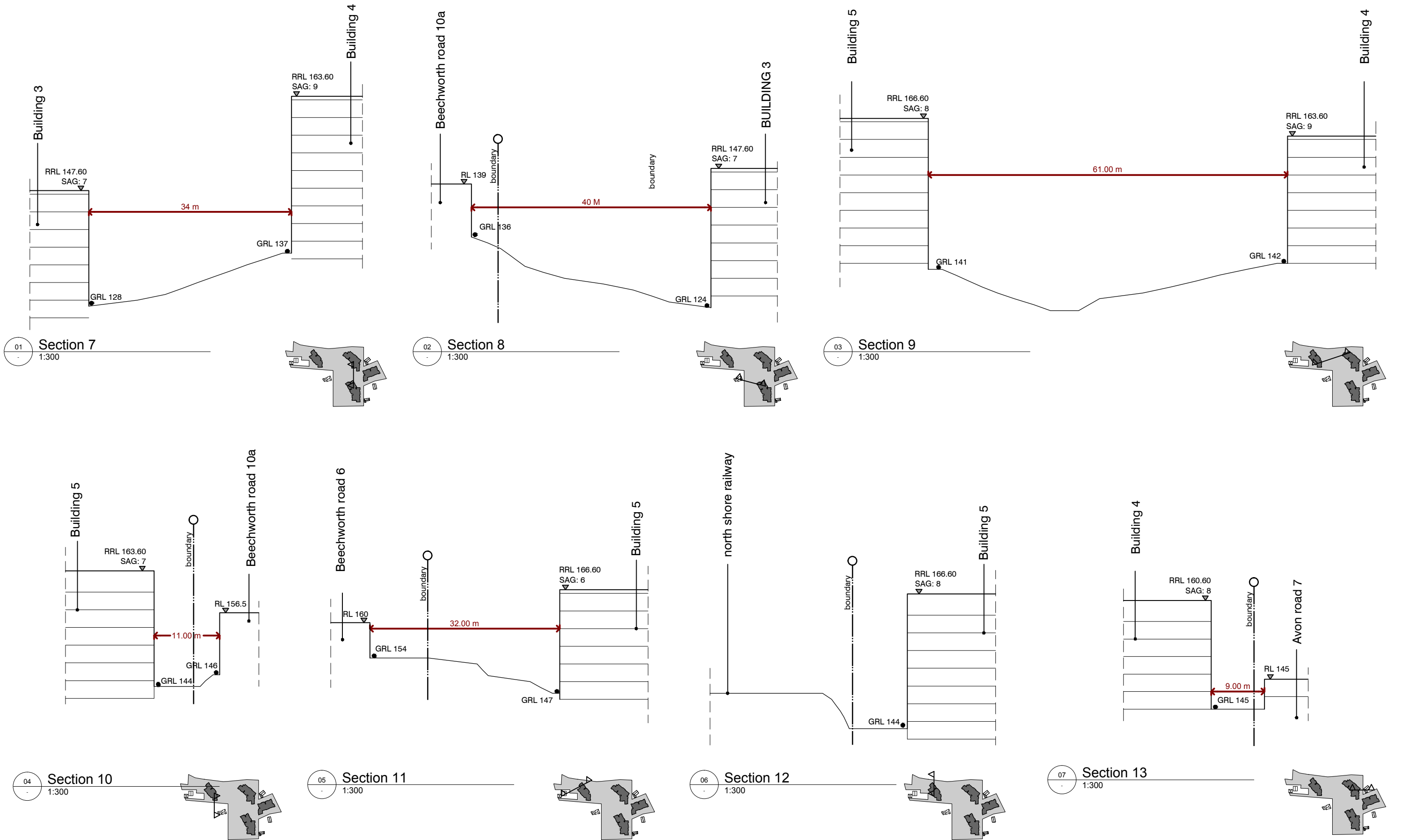
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PROJECT
**PROPOSED RESIDENTIAL
DEVELOPMENT
AVON ROAD, PYMBLE**

DRAWING TITLE
**BUILDING SEPERATION SECTION 1-6
CONCEPT DESIGN**

SCALE 1:150 @ A1 1:300 @ A3	DATE 01.11.2012	DRAWN PS	CHECKED EM
JOB 12009	DRAWING MP 02.07	REVISION A	



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	A	17.12.12	SUBMISSION TO DOP	PS				JW Neale Pty Ltd (Receivers and Managers Appointed)		BUILDING SEPARATION SECTIONS 7-13 CONCEPT DESIGN							
								PROJECT		SCALE		DATE		DRAWN		CHECKED	
								PROPOSED RESIDENTIAL DEVELOPMENT AVON ROAD, PYMBLE		1:150 @ A1 1:300 @ A3		01.11.2012		PS		EM	
								JOB		DRAWING		REVISION					
								12009		MP 02.08		A					