

# MAJOR APPLICATION MP\_08207 & MP\_10\_0219

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

### PYMBLE, NSW



## REVISED PPR CONCEPT PLAN

### DRAWING LIST

- MP 00.01 COVER PAGE
- MP 08.17 BUILDING ENVELOPMENT PLAN
- MP 08.18 TYPICAL FLOOR PLAN
- MP 10.00 SEPARATION PLAN
- MP 10.01 BUILDING SEPARATION SECTION 3A AVON ROAD
- MP 10.02 BUILDING SEPARATION SECTION 3B AVON ROAD
- MP 10.03 BUILDING SEPARATION SECTION 7 AVON ROAD
- MP 10.04 BUILDING SEPARATION SECTION 11 AVON ROAD
- MP 10.05 BUILDING SEPARATION SECTION 15 AVON ROAD
- MP 10.06 BUILDING SEPARATION SECTION 6 BEECHWORTH ROAD
- MP 10.07 BUILDING SEPARATION SECTION 10A BEECHWORTH ROAD
- MP 10.08 BUILDING SEPARATION SECTION 10B BEECHWORTH ROAD
- MP 10.09 BUILDING SEPARATION SECTION 1 ARILLA ROAD
- MP 10.10 BUILDING SEPARATION SECTION THROUGH RAILWAY
- MP 11.00 SHADOW SUMMARY
- MP 11.01 SHADOW DIAGRAM JUN 21 9 AM
- MP 11.02 SHADOW DIAGRAM JUN 21 10AM
- MP 11.03 SHADOW DIAGRAM JUN 21 11AM
- MP 11.04 SHADOW DIAGRAM JUN 21 12PM
- MP 11.05 SHADOW DIAGRAM JUN 21 1 PM
- MP 11.06 SHADOW DIAGRAM JUN 21 2 PM
- MP 11.07 SHADOW DIAGRAM JUN 21 3 PM
- MP 12.02 LOUVER DETAILS

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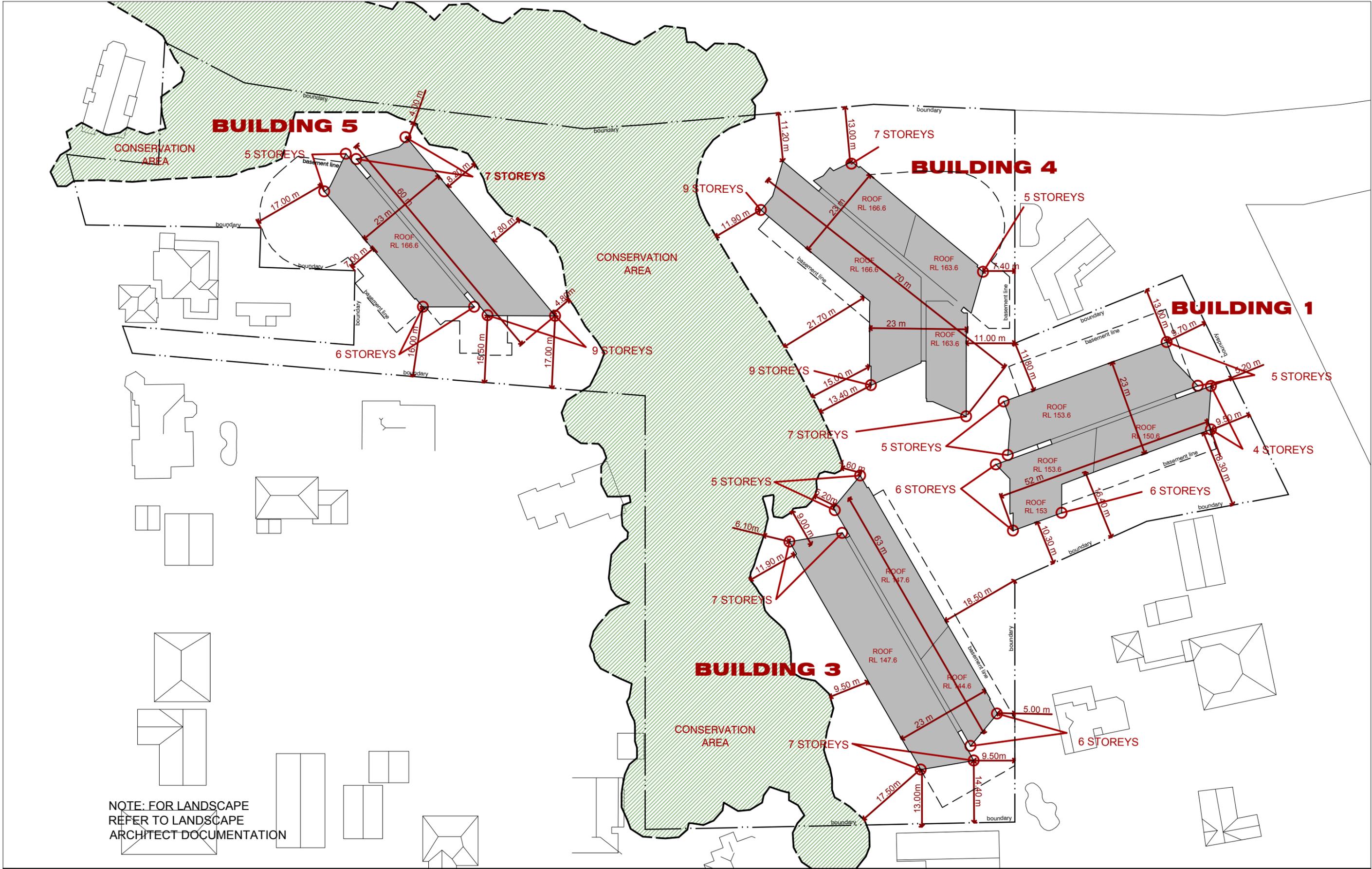
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PROJECT  
PROPOSED RESIDENTIAL  
DEVELOPMENT  
AVON ROAD, PYMBLE

DRAWING TITLE  
CONCEPT PLAN  
COVER PAGE

SCALE	DATE	DRAWN	CHECKED
	01.11.2012	PS	EM
JOB	DRAWING	REVISION	
12009	MP 00.01	A	



NOTE: FOR LANDSCAPE REFER TO LANDSCAPE ARCHITECT DOCUMENTATION

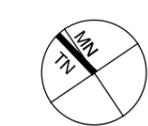
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REVISION	DATE	DESCRIPTION	BY
A	18.04.13	REVISED PPR REQUIREMENTS	PS

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PROJECT  
**PROPOSED RESIDENTIAL DEVELOPMENT**  
AVON ROAD, PYMBLE



DRAWING TITLE  
**INDICATIVE DESIGN**  
**BUILDING ENVELOPE PLAN**

SCALE  
1:400 @ A1  
1:800 @ A3

DATE  
01.11.2012

DRAWN  
PS

CHECKED  
EM

JOB  
12009

DRAWING  
MP 08.17

REVISION  
A

SCALE	DATE	DRAWN	CHECKED
1:400 @ A1 1:800 @ A3	01.11.2012	PS	EM
JOB 12009	DRAWING MP 08.17	REVISION A	



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REVISION	DATE	DESCRIPTION	BY
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AVON ROAD, PYMBLE

DRAWING TITLE  
INDICATIVE DESIGN  
TYPICAL FLOOR PLAN

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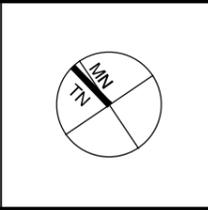


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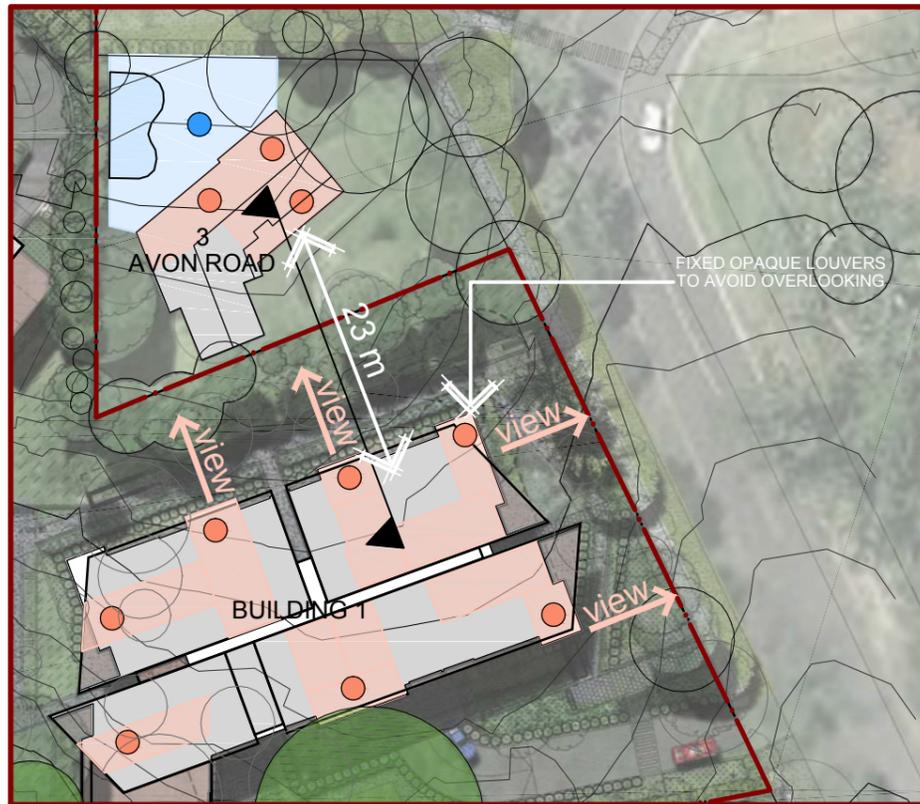
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**AVON ROAD, PYMBLE**

DRAWING TITLE			
<b>BUILDING SEPARATION PLAN</b>			
<b>CONCEPT DESIGN</b>			
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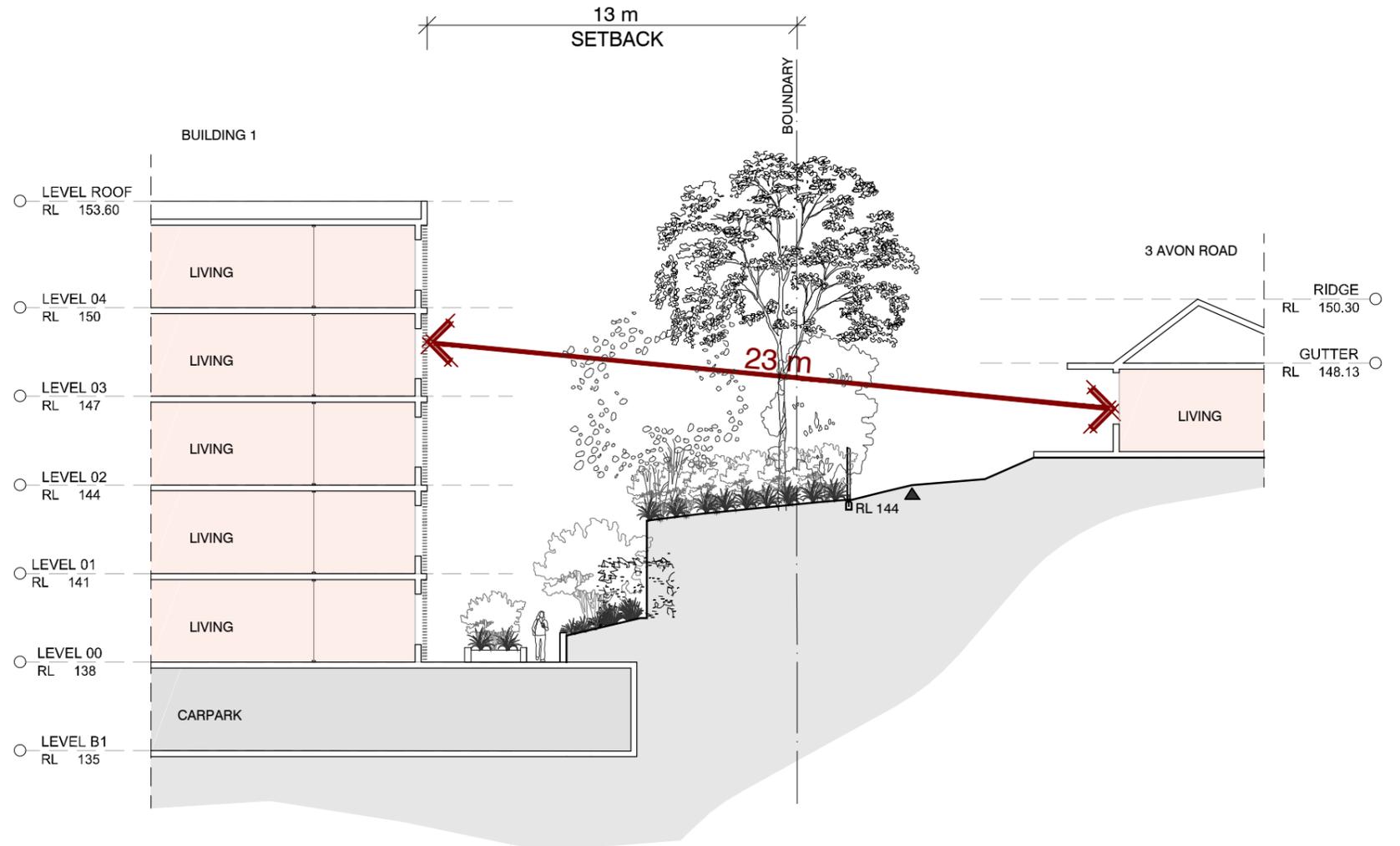


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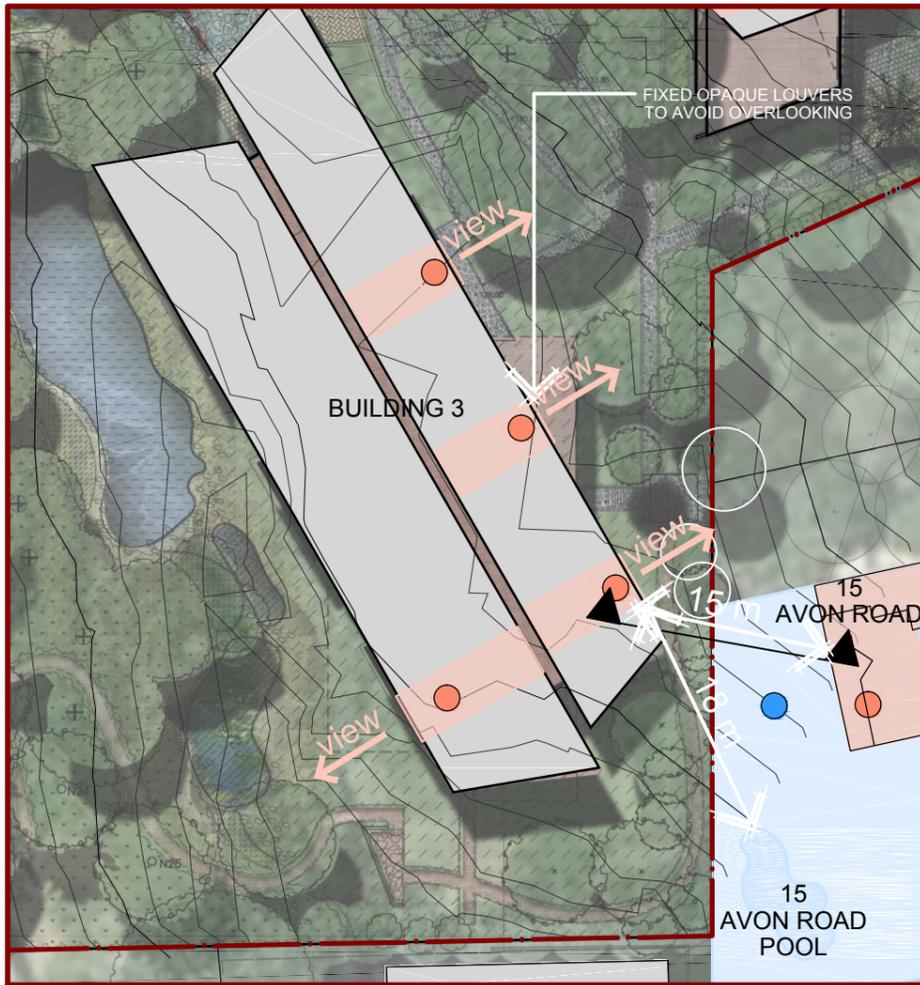
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AVON ROAD, PYMBLE

DRAWING TITLE  
**BUILDING SEPARATION SECTION**  
3A AVON ROAD

SCALE	DATE	DRAWN	CHECKED
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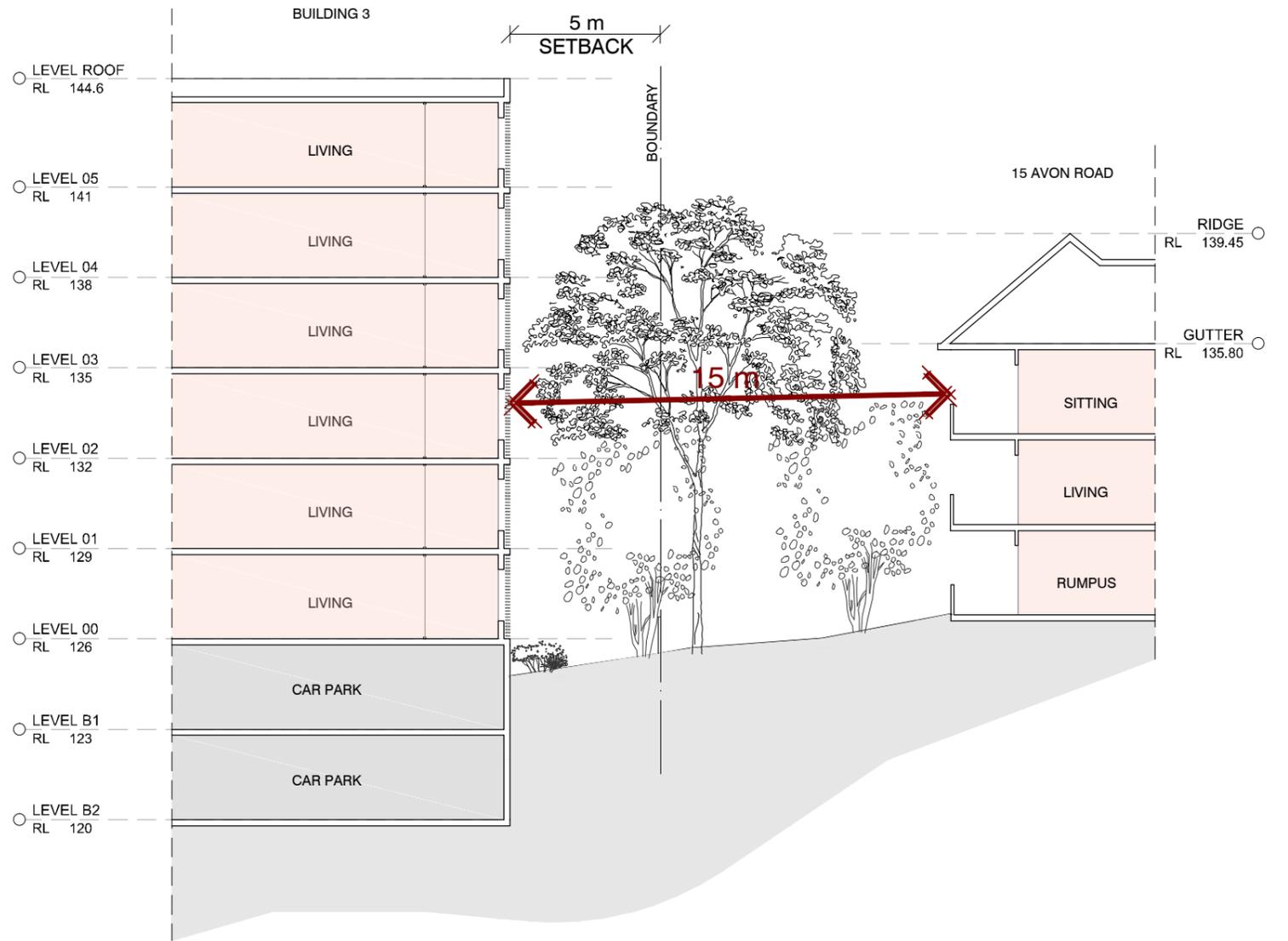


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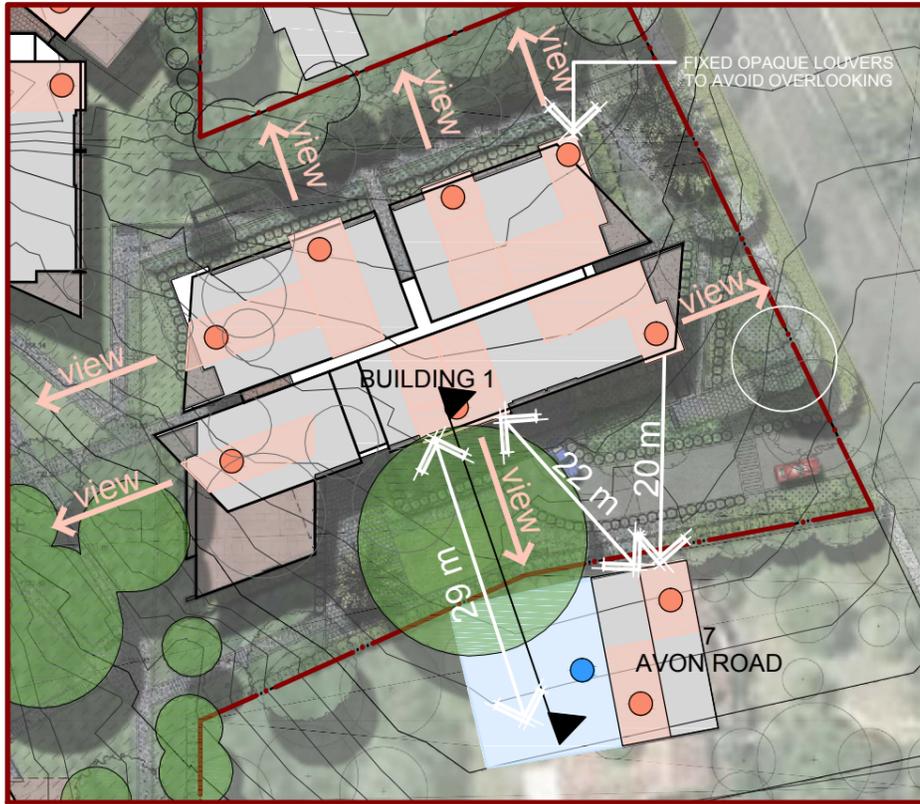
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AVON ROAD, PYMBLE

DRAWING TITLE  
BUILDING SEPARATION SECTION  
15 AVON ROAD

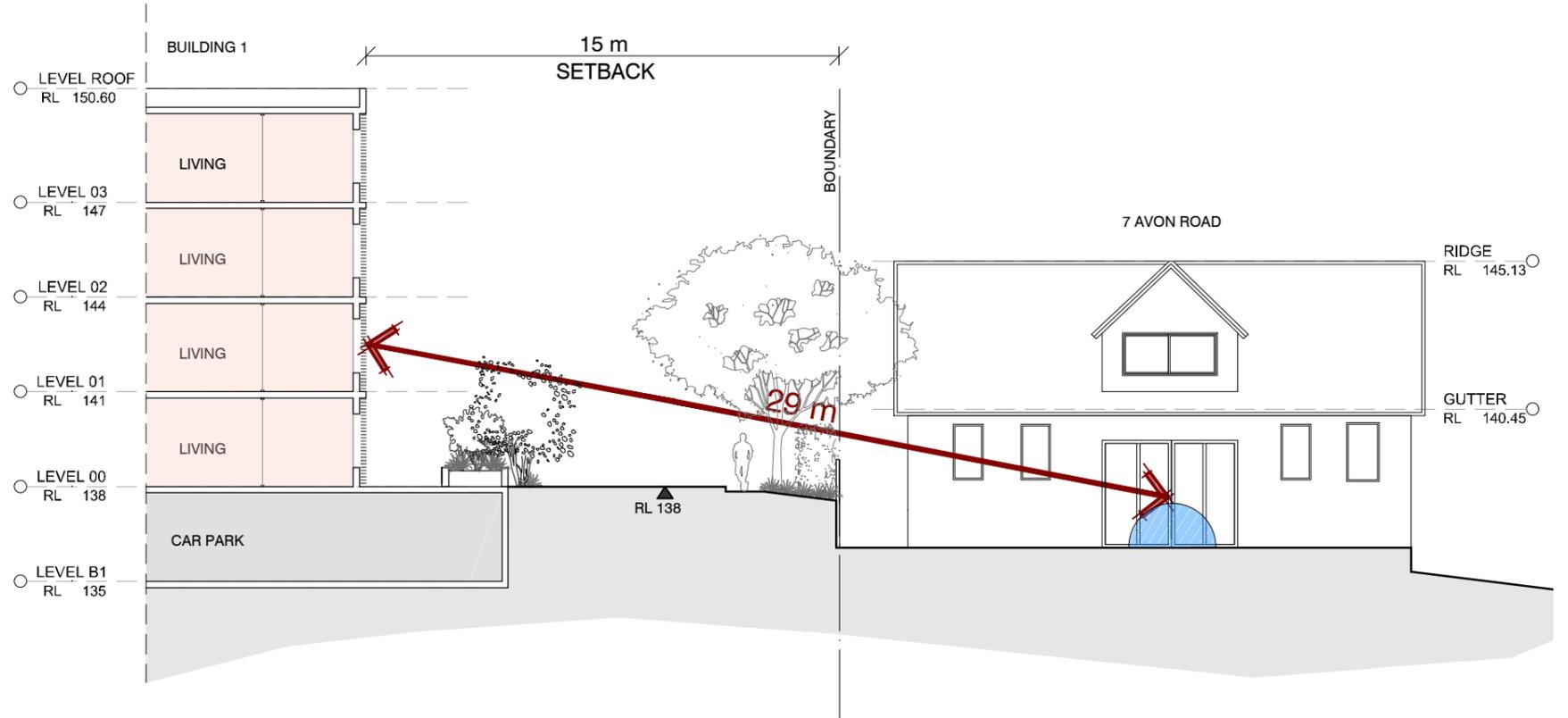
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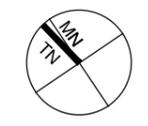
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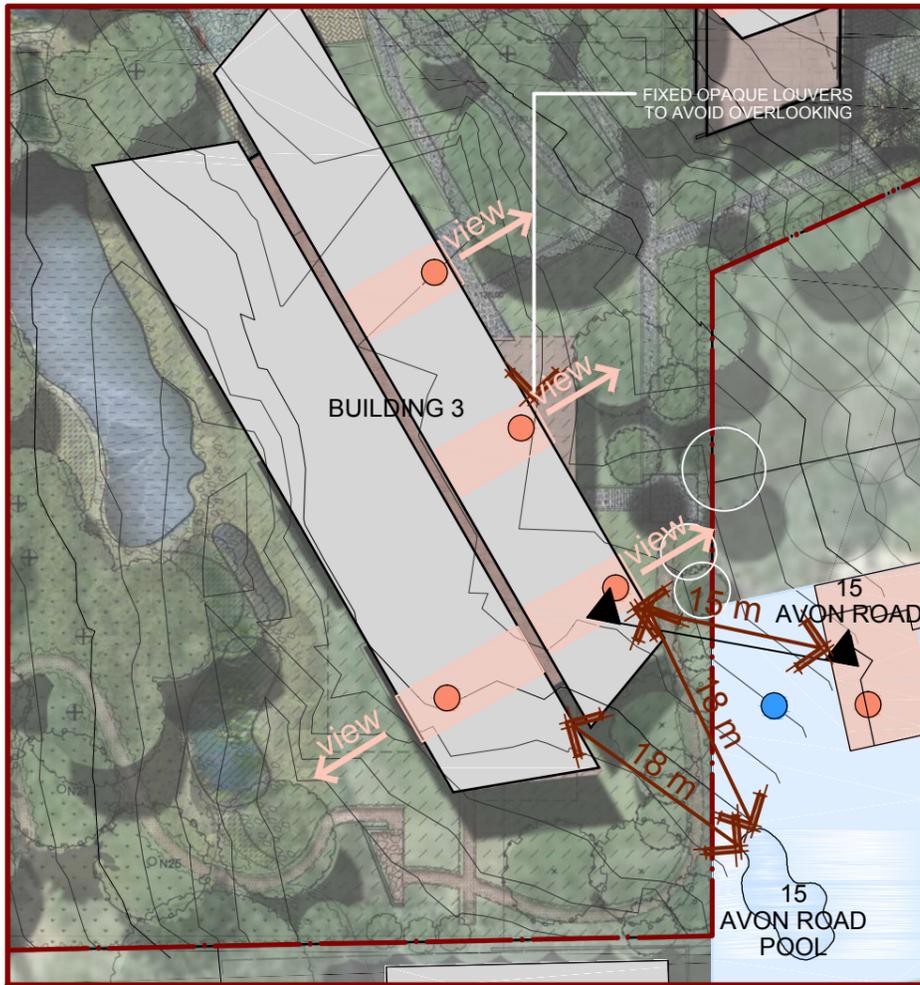
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**BUILDING SEPARATION SECTION**  
7 AVON ROAD

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JOB	DRAWING	REVISION	
12009	MP 10.03	A	



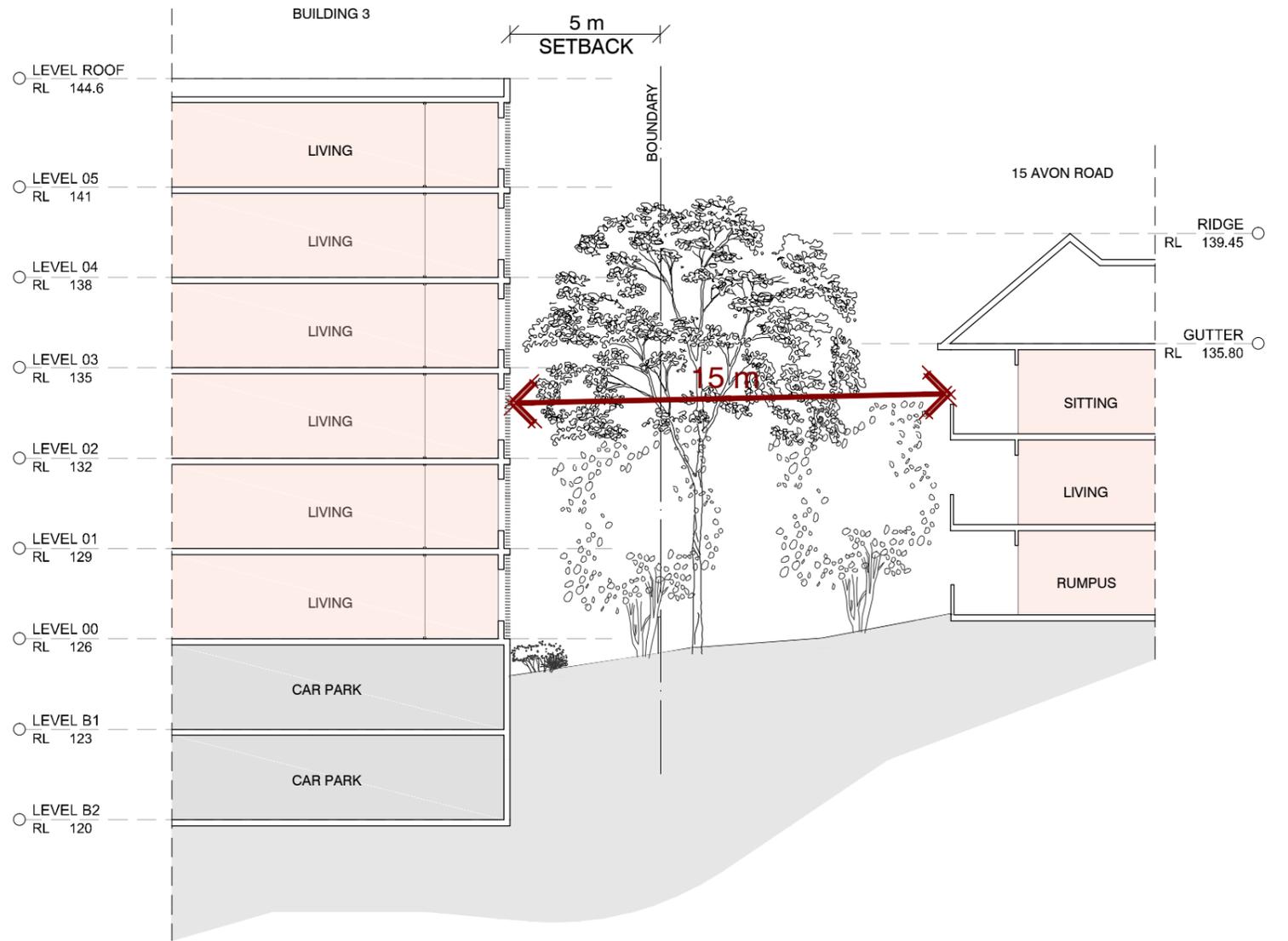


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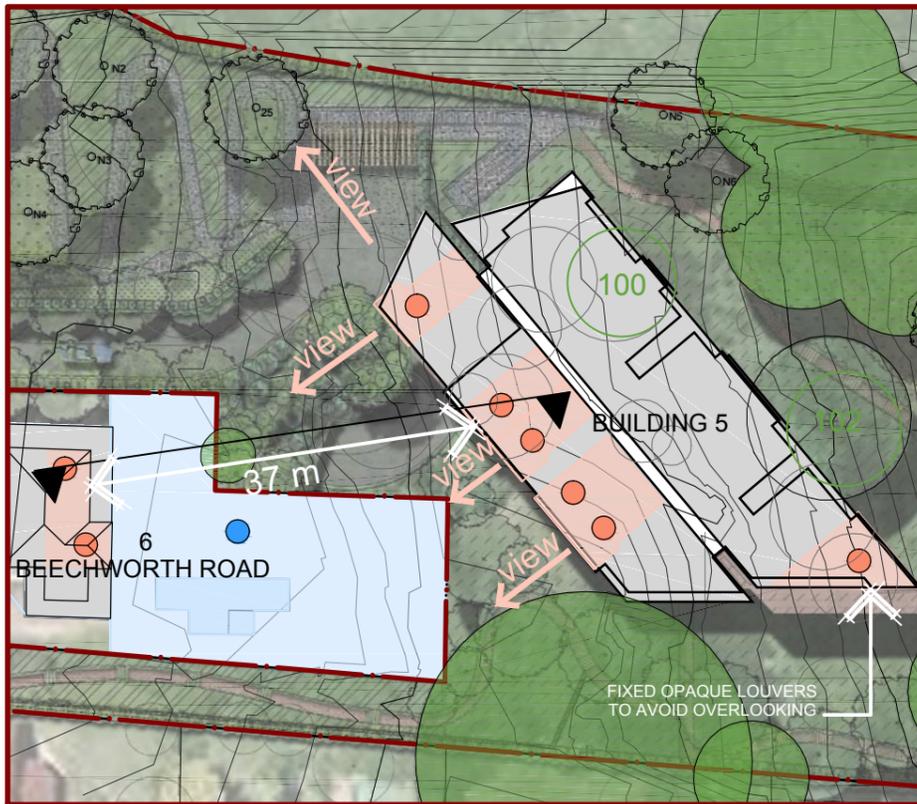
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AVON ROAD, PYMBLE

DRAWING TITLE  
BUILDING SEPARATION SECTION  
15 AVON ROAD

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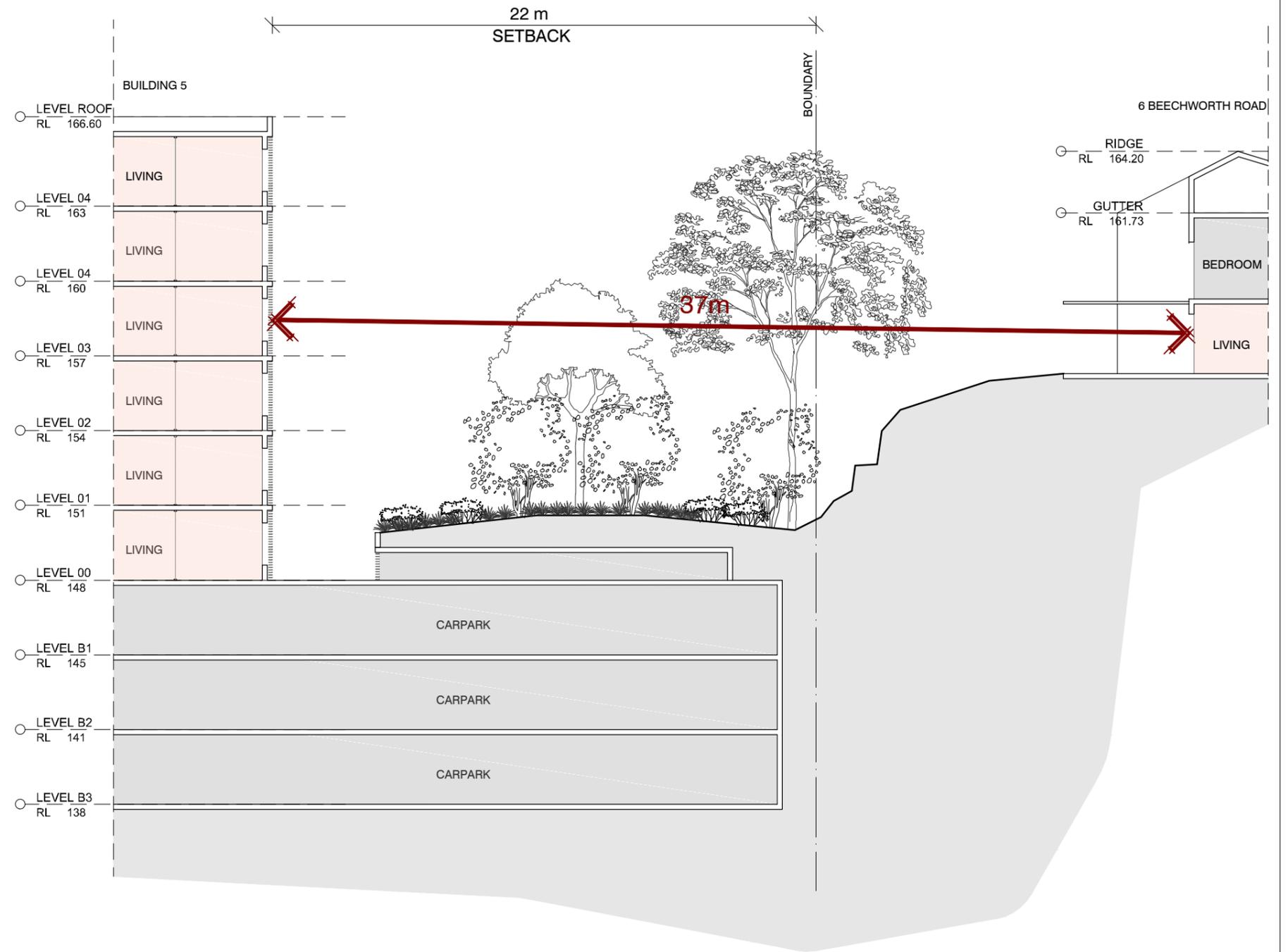


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AVON ROAD, PYMBLE

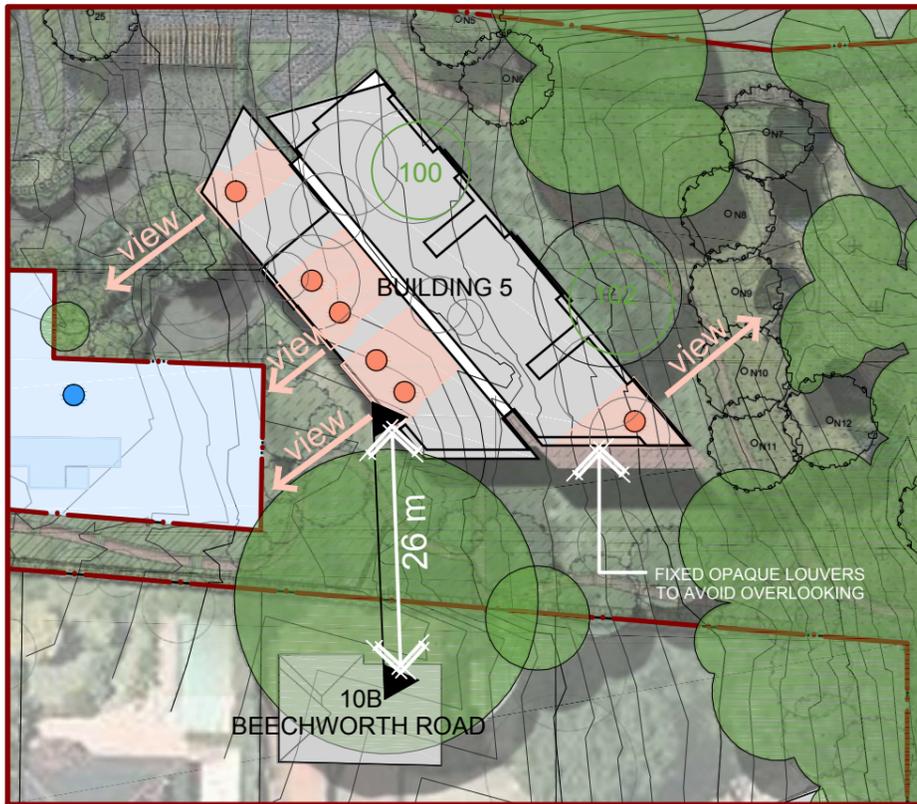
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**BUILDING SEPARATION SECTION**  
6 BEECHWORTH ROAD

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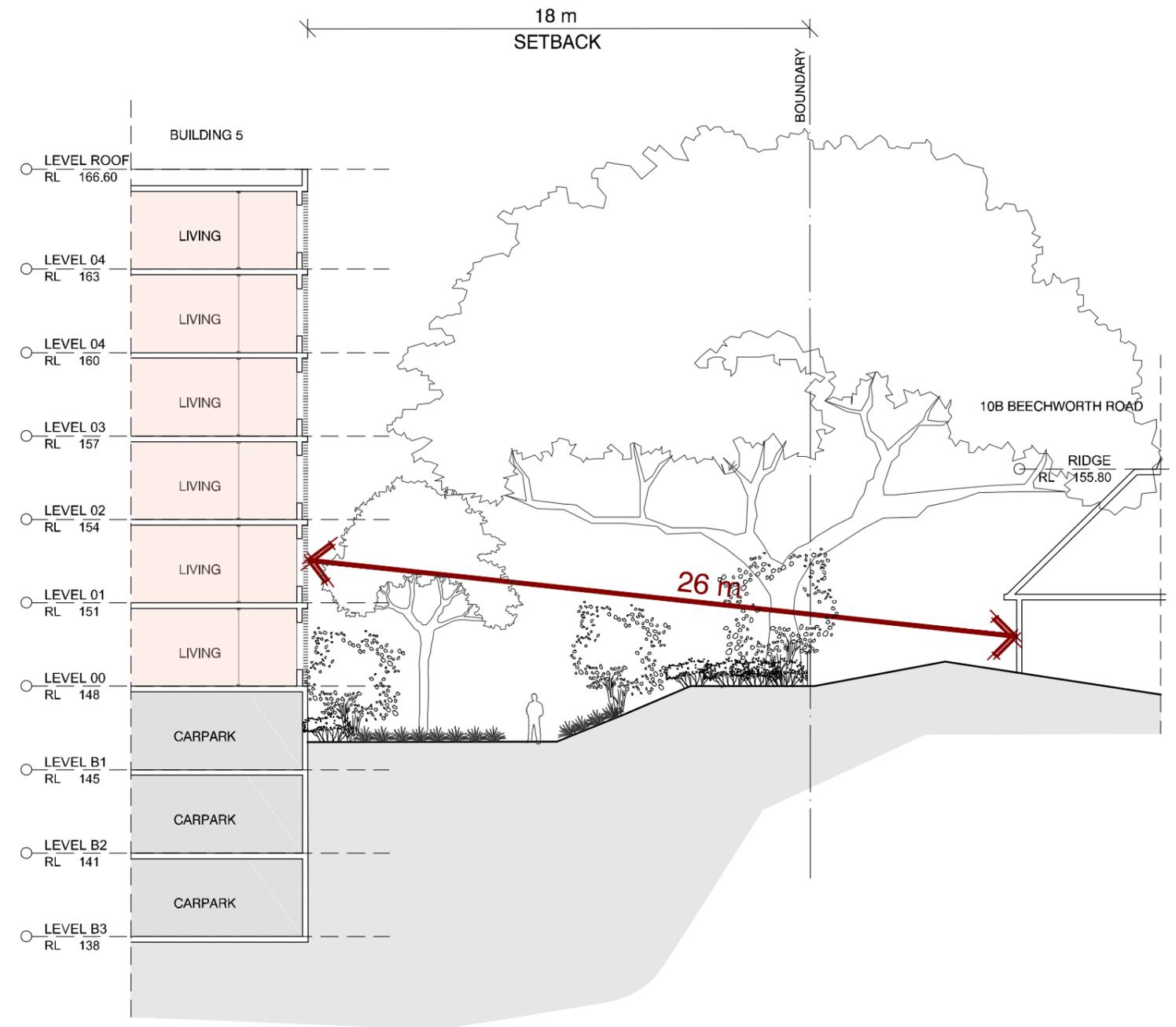
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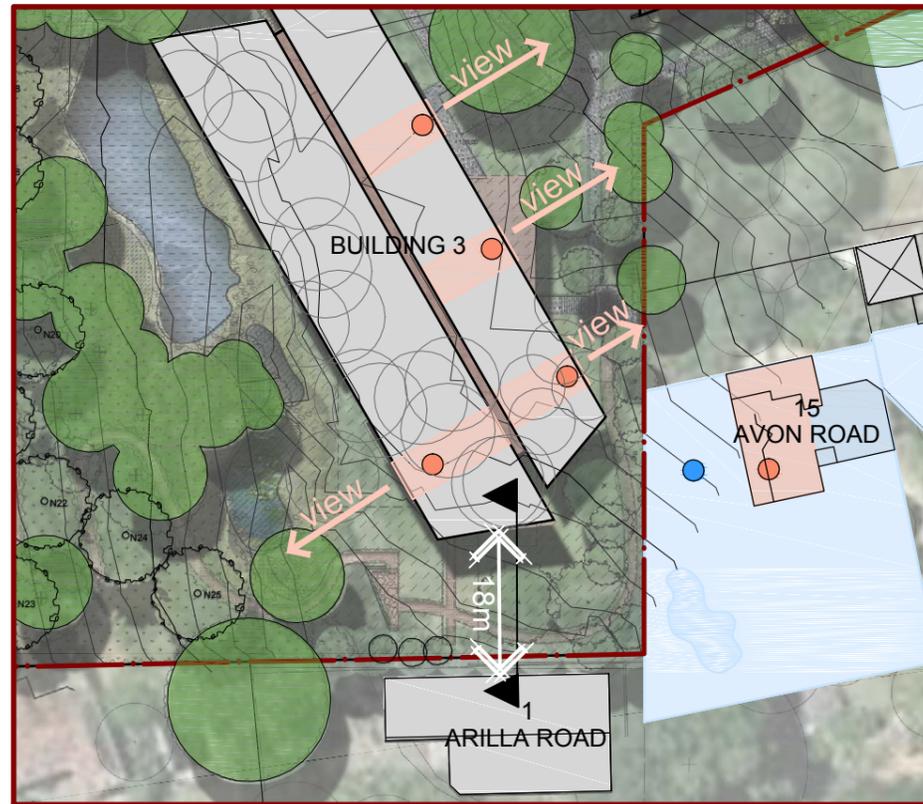
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DEVELOPMENT  
AVON ROAD, PYMBLE

DRAWING TITLE  
BUILDING SEPARATION SECTION  
10B BEECHWORTH ROAD

SCALE	DATE	DRAWN	CHECKED
1:100 @ A1 1:200 @ A3	01.11.2012	PS	EM
JOB	DRAWING	REVISION	
12009	MP 10.08	A	



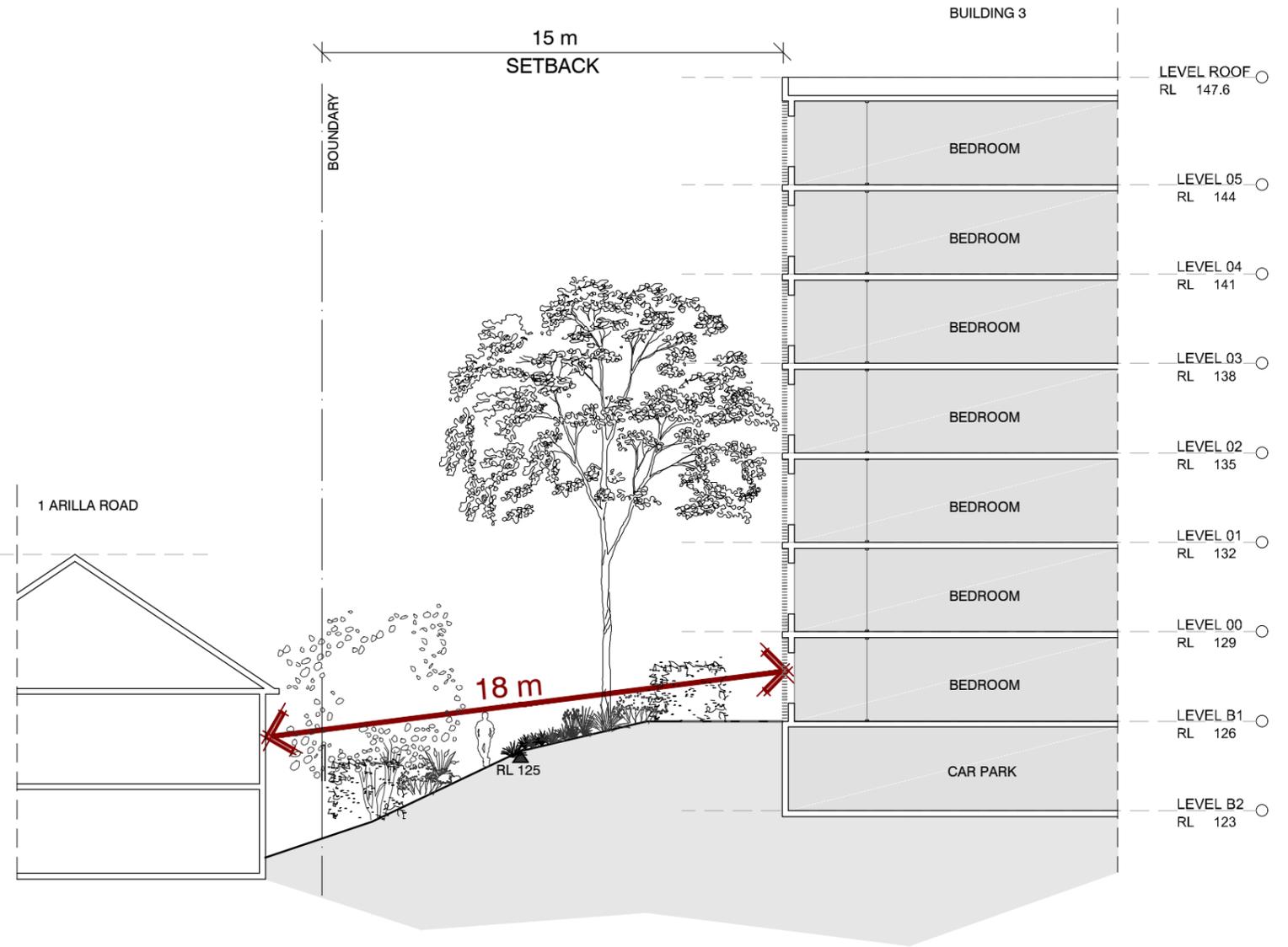
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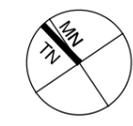


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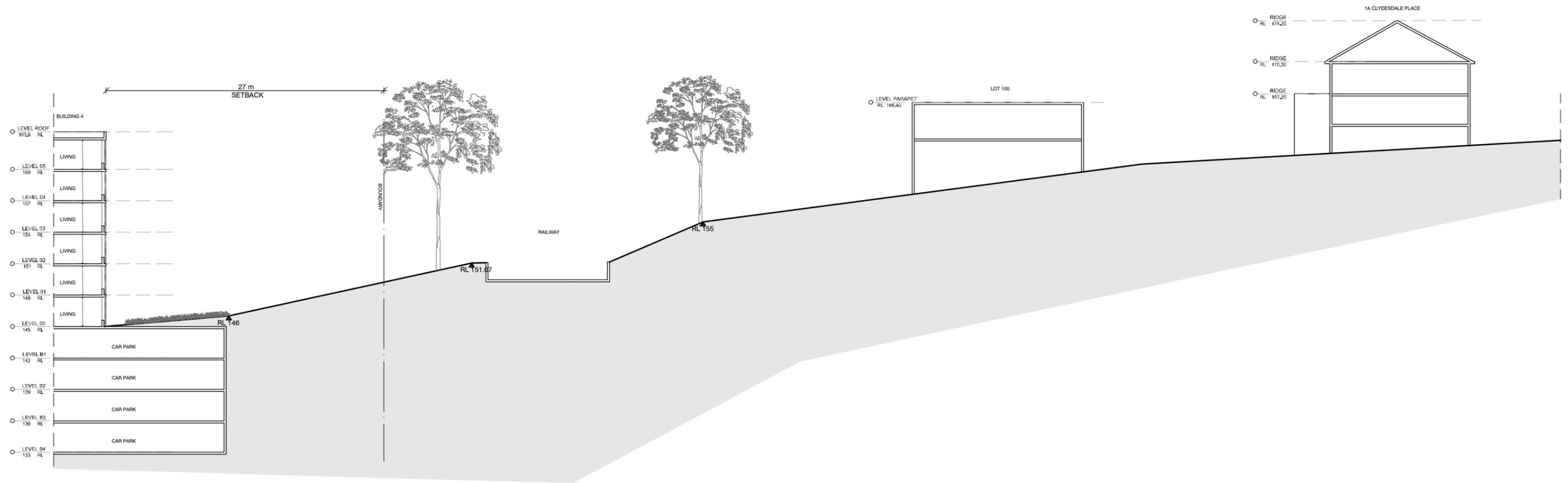
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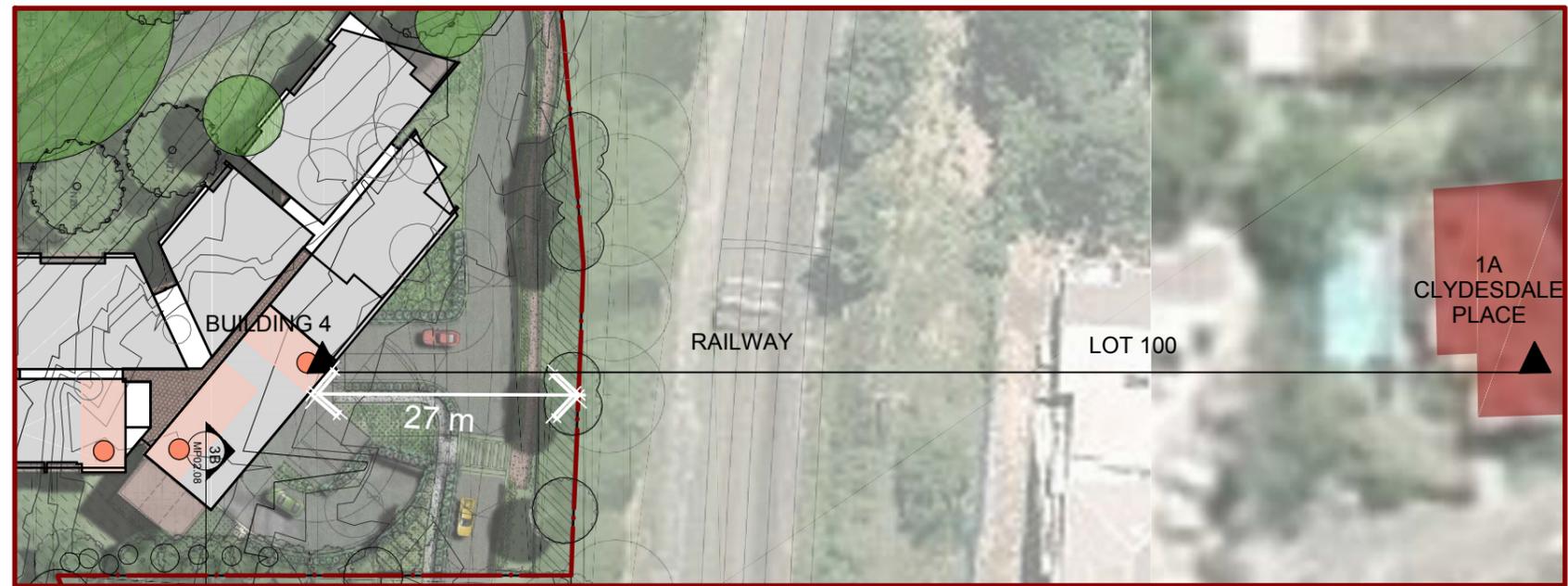
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<b>BUILDING SEPARATION SECTION</b>			
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SCALE	DATE	DRAWN	CHECKED
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12009	MP 10.09	A	



1 : 200 @ A3



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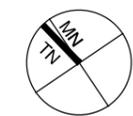
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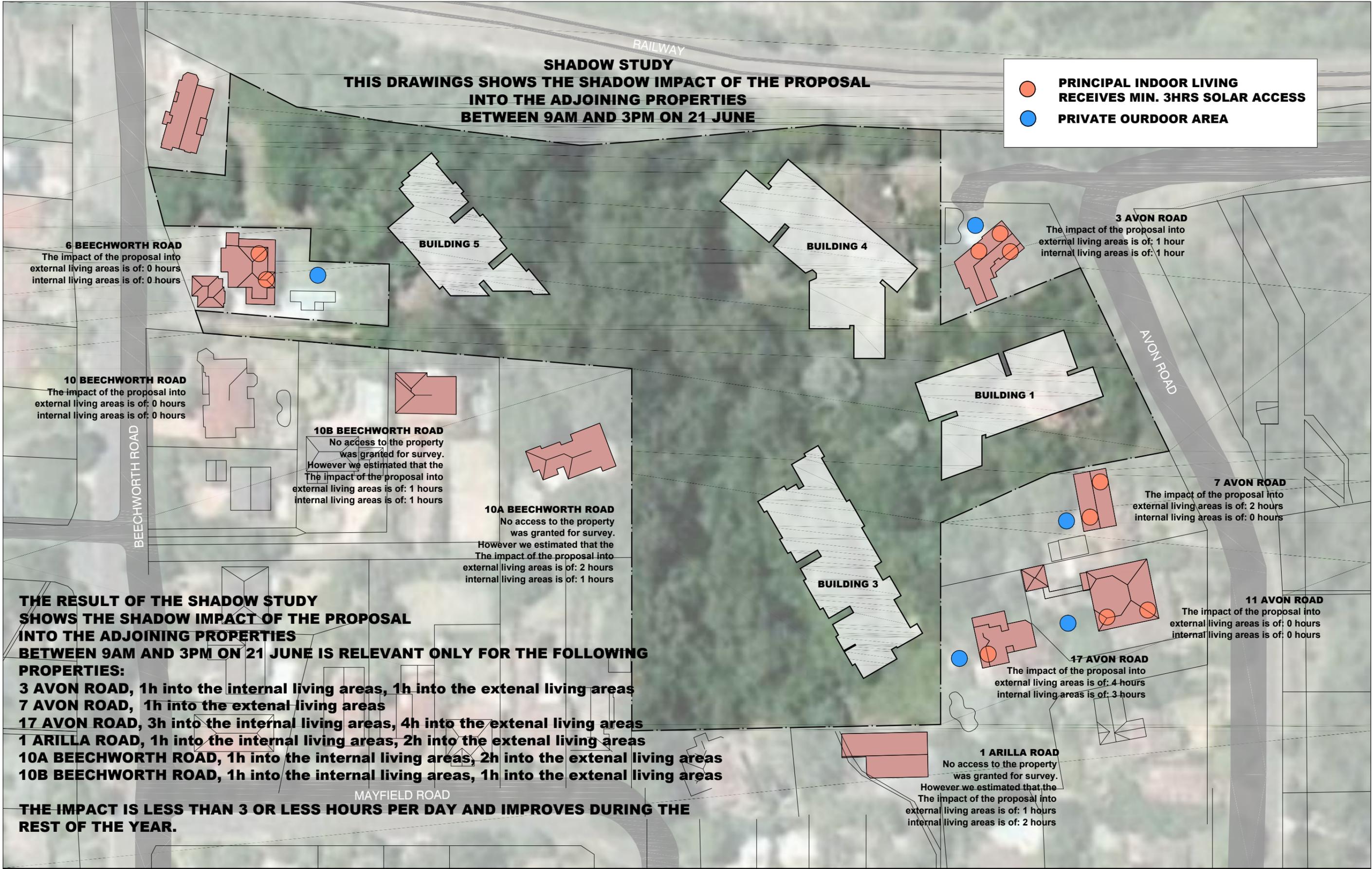
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DRAWING TITLE			
<b>BUILDING SEPARATION SECTION</b>			
<b>RAILWAY</b>			
SCALE	DATE	DRAWN	CHECKED
1:100 @ A1 1:200 @ A3	01.11.2012	PS	EM
JOB	DRAWING	REVISION	
12009	MP 10.10	A	



**THE RESULT OF THE SHADOW STUDY SHOWS THE SHADOW IMPACT OF THE PROPOSAL INTO THE ADJOINING PROPERTIES BETWEEN 9AM AND 3PM ON 21 JUNE IS RELEVANT ONLY FOR THE FOLLOWING PROPERTIES:**

- 3 AVON ROAD, 1h into the internal living areas, 1h into the external living areas**
- 7 AVON ROAD, 1h into the external living areas**
- 17 AVON ROAD, 3h into the internal living areas, 4h into the external living areas**
- 1 ARILLA ROAD, 1h into the internal living areas, 2h into the external living areas**
- 10A BEECHWORTH ROAD, 1h into the internal living areas, 2h into the external living areas**
- 10B BEECHWORTH ROAD, 1h into the internal living areas, 1h into the external living areas**

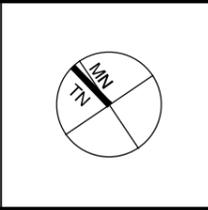
**THE IMPACT IS LESS THAN 3 OR LESS HOURS PER DAY AND IMPROVES DURING THE REST OF THE YEAR.**

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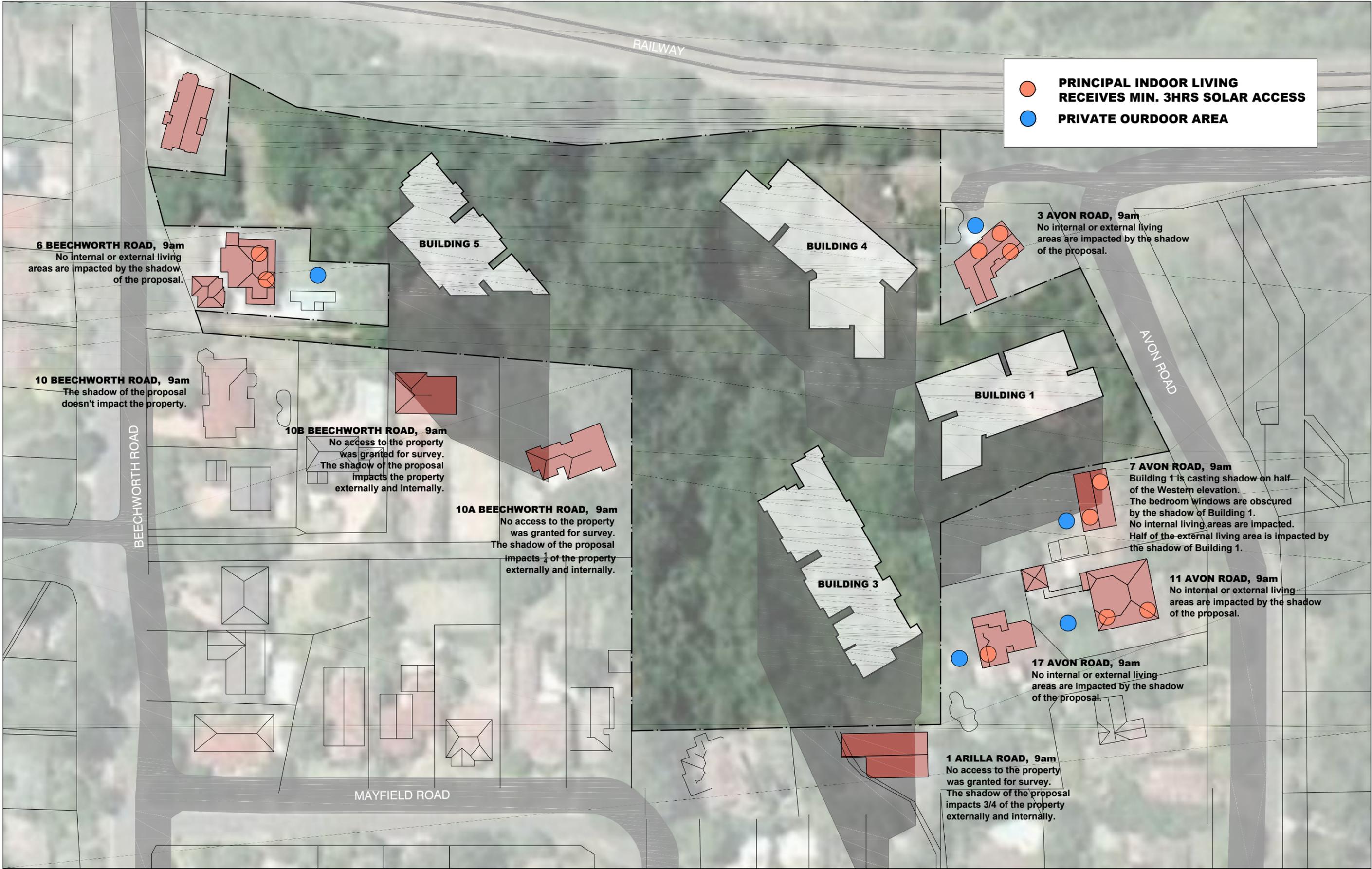
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CLIENT  
**JW Neale Pty Ltd**  
(Receivers and Managers Appointed)

PROJECT  
**PROPOSED RESIDENTIAL DEVELOPMENT**  
**AVON ROAD, PYMBLE**

DRAWING TITLE			
<b>CONCEPT PLAN</b>			
<b>SHADOW SUMMARY</b>			
SCALE NTS	DATE 01.11.2012	DRAWN PS	CHECKED EM
JOB 12009	DRAWING MP 11.00	REVISION A	

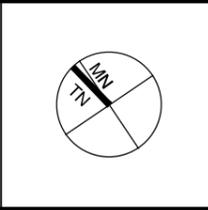


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REVISION	DATE	DESCRIPTION	BY
A	18.04.13	NEW DRAWING PPR REQUIREMENTS	PS



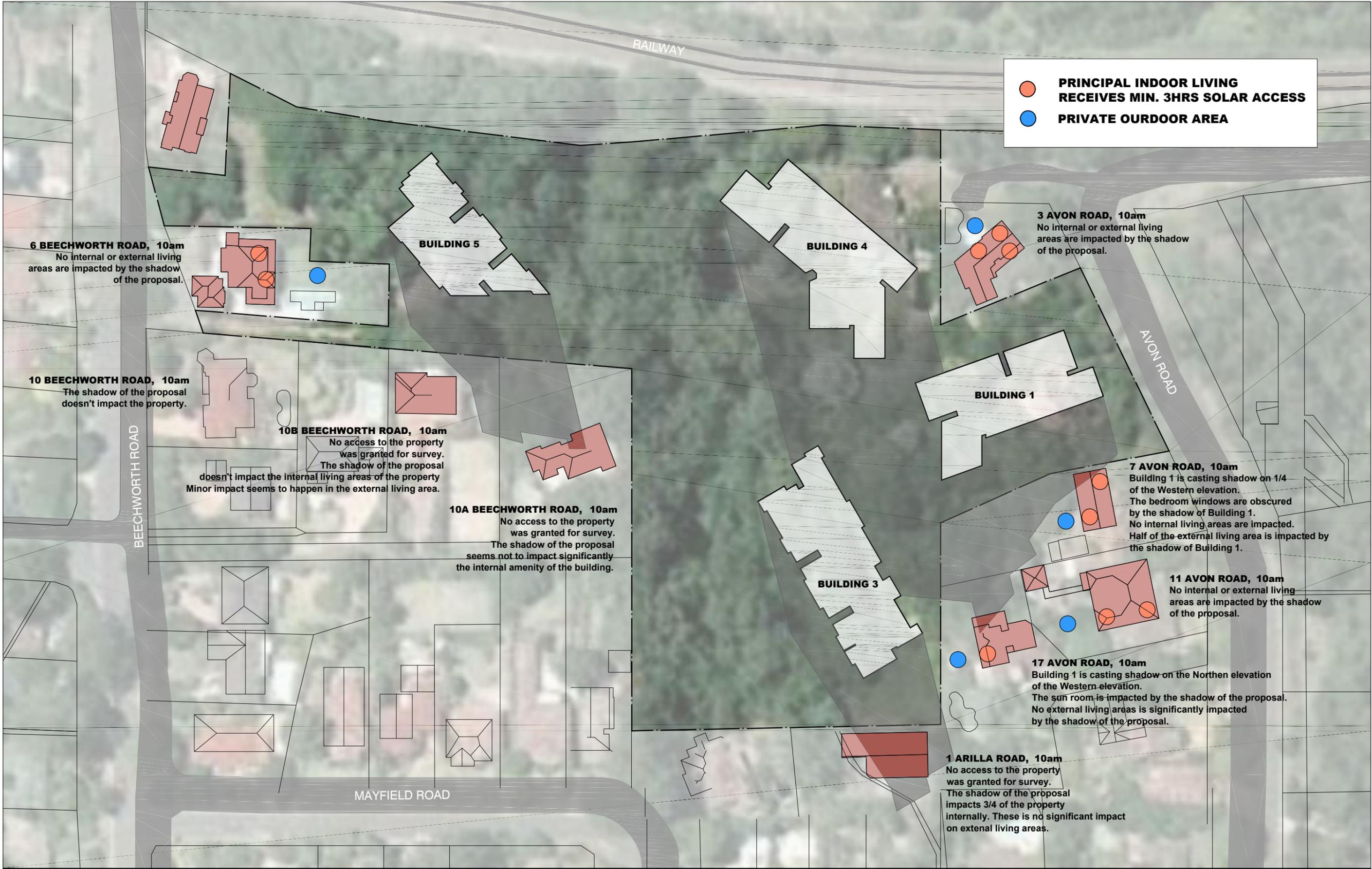
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AVON ROAD, PYMBLE

<b>DRAWING TITLE</b> CONCEPT PLAN SHADOW DIAGRAM JUN 21 9AM			
<b>SCALE</b> NTS	<b>DATE</b> 01.11.2012	<b>DRAWN</b> PS	<b>CHECKED</b> EM
<b>JOB</b> 12009	<b>DRAWING</b> MP 11.01	<b>REVISION</b> A	



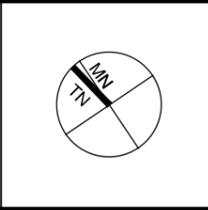
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REVISION	DATE	DESCRIPTION	BY
A	18.04.13	NEW DRAWING PPR REQUIREMENTS	PS



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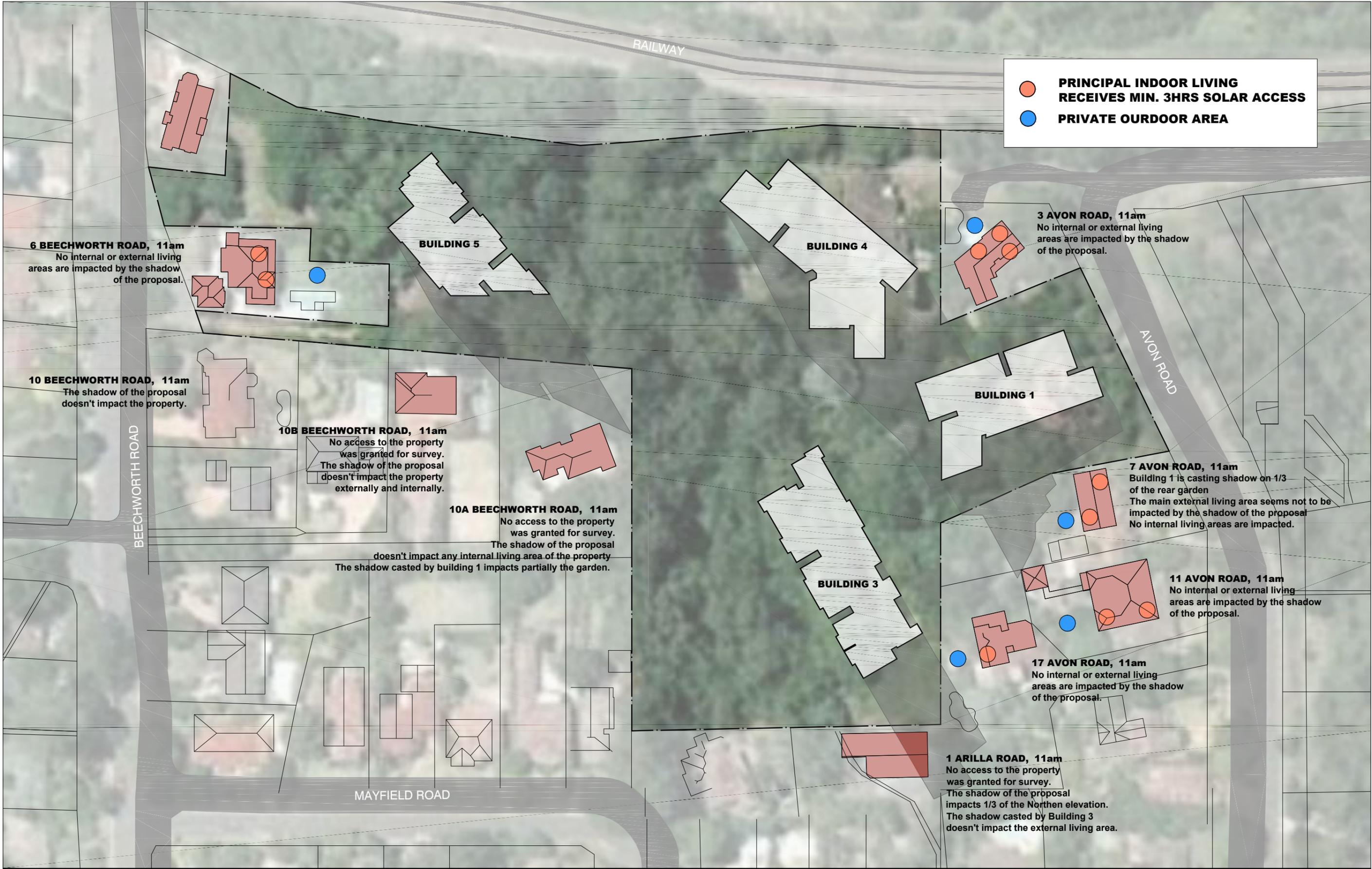
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 AVON ROAD, PYMBLE

<b>DRAWING TITLE</b>			
CONCEPT PLAN SHADOW DIAGRAM JUN 21 10 AM			
<b>SCALE</b>	<b>DATE</b>	<b>DRAWN</b>	<b>CHECKED</b>
NTS	01.11.2012	PS	EM
<b>JOB</b>	<b>DRAWING</b>	<b>REVISION</b>	
12009	MP 11.02	A	



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REVISION	DATE	DESCRIPTION	BY
A	18.04.13	NEW DRAWING PPR REQUIREMENTS	PS

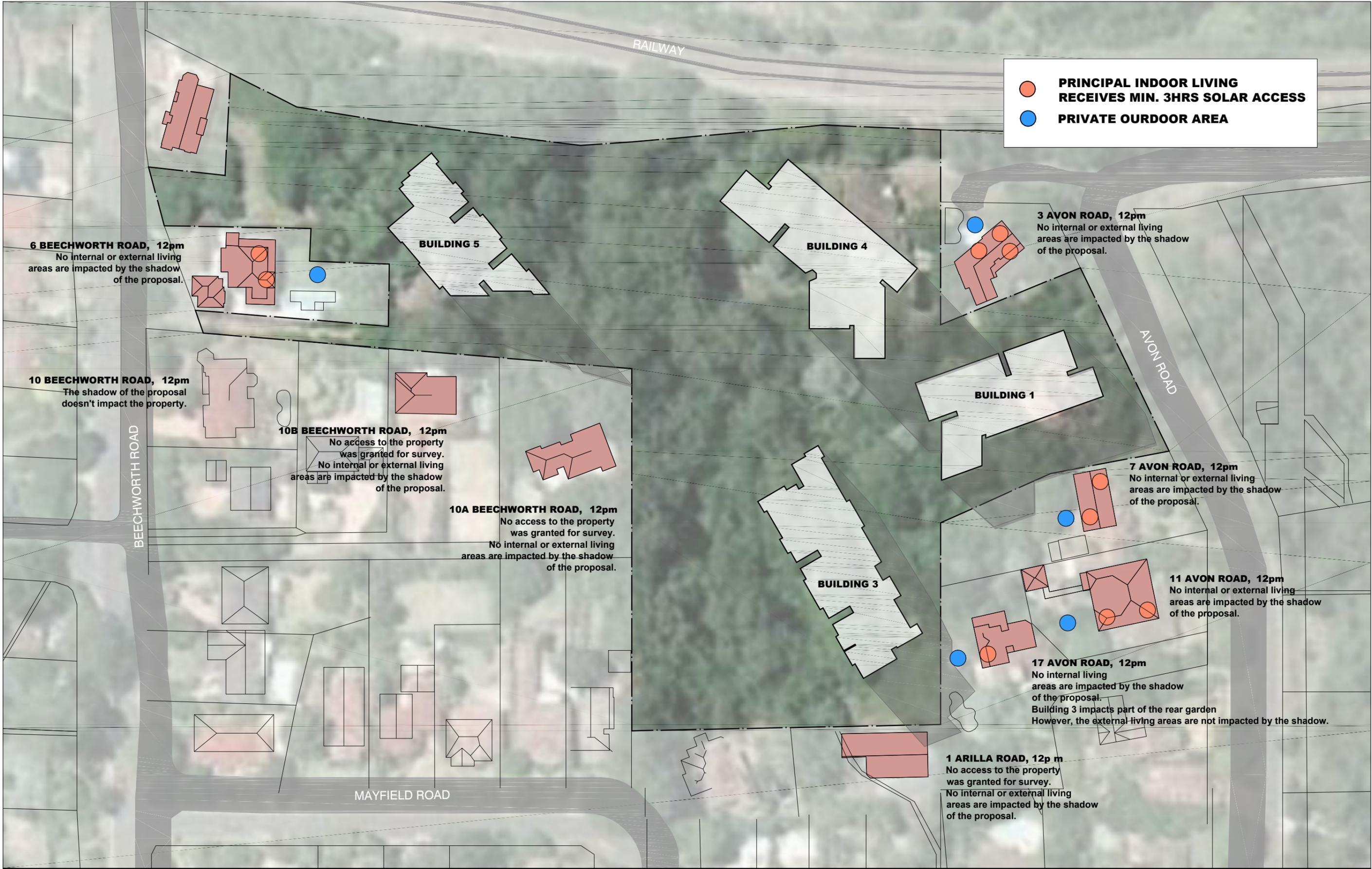
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AVON ROAD, PYMBLE

DRAWING TITLE			
CONCEPT PLAN SHADOW DIAGRAM JUN 21 11 AM			
SCALE NTS	DATE 01.11.2012	DRAWN PS	CHECKED EM
JOB 12009	DRAWING MP 11.03	REVISION A	

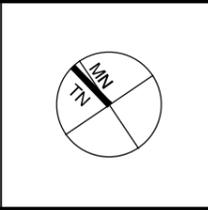


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REVISION	DATE	DESCRIPTION	BY
A	18.04.13	NEW DRAWING PPR REQUIREMENTS	PS



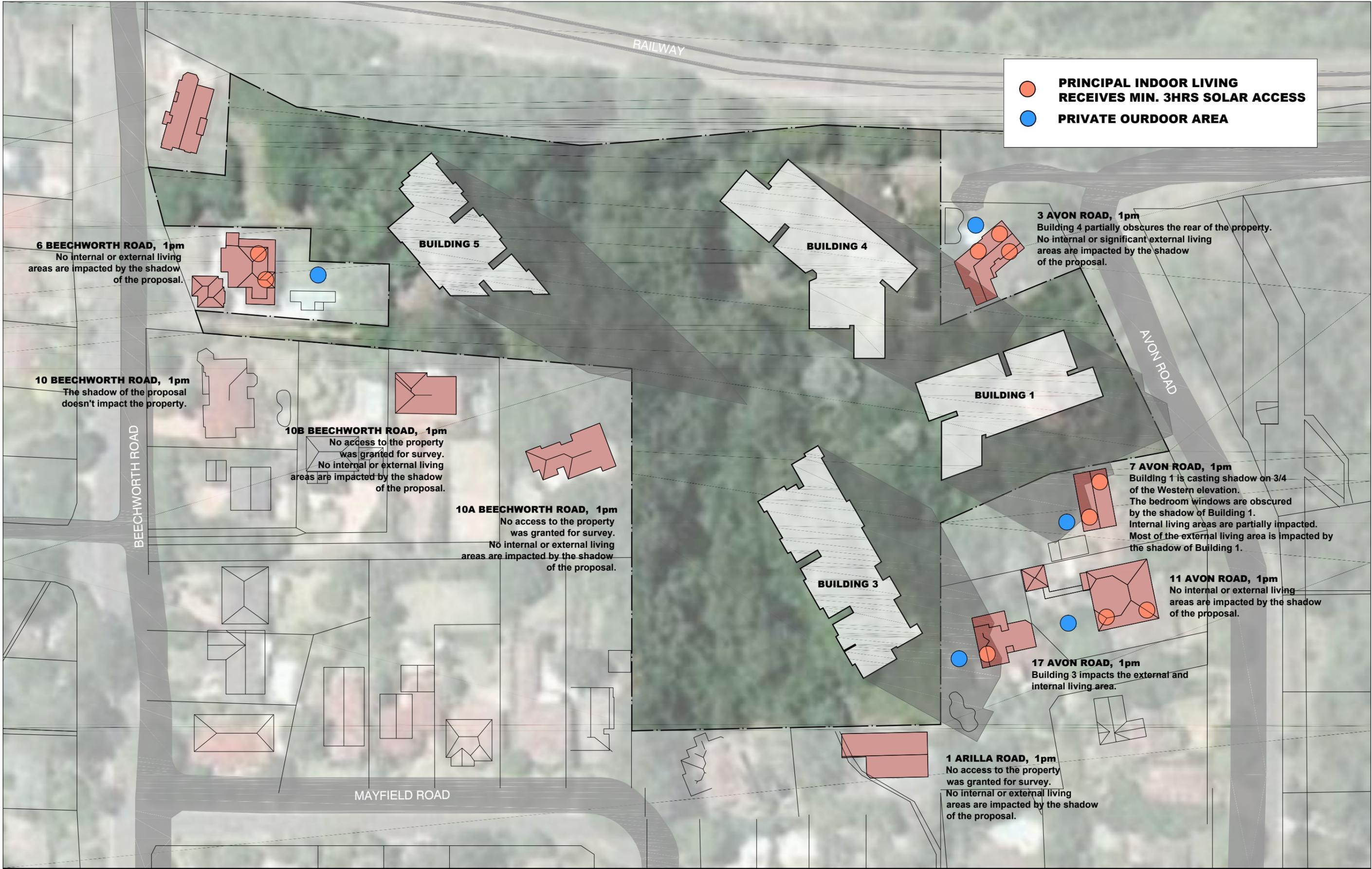
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**PROJECT**  
PROPOSED RESIDENTIAL DEVELOPMENT  
AVON ROAD, PYMBLE

<b>DRAWING TITLE</b> CONCEPT PLAN SHADOW DIAGRAM JUN 21 12 PM			
<b>SCALE</b> NTS	<b>DATE</b> 01.11.2012	<b>DRAWN</b> PS	<b>CHECKED</b> EM
<b>JOB</b> 12009	<b>DRAWING</b> MP 11.04	<b>REVISION</b> A	



● **PRINCIPAL INDOOR LIVING RECEIVES MIN. 3HRS SOLAR ACCESS**  
● **PRIVATE OUTDOOR AREA**

**6 BEECHWORTH ROAD, 1pm**  
No internal or external living areas are impacted by the shadow of the proposal.

**BUILDING 5**

**BUILDING 4**

**3 AVON ROAD, 1pm**  
Building 4 partially obscures the rear of the property. No internal or significant external living areas are impacted by the shadow of the proposal.

**10 BEECHWORTH ROAD, 1pm**  
The shadow of the proposal doesn't impact the property.

**10B BEECHWORTH ROAD, 1pm**  
No access to the property was granted for survey. No internal or external living areas are impacted by the shadow of the proposal.

**10A BEECHWORTH ROAD, 1pm**  
No access to the property was granted for survey. No internal or external living areas are impacted by the shadow of the proposal.

**BUILDING 1**

**7 AVON ROAD, 1pm**  
Building 1 is casting shadow on 3/4 of the Western elevation. The bedroom windows are obscured by the shadow of Building 1. Internal living areas are partially impacted. Most of the external living area is impacted by the shadow of Building 1.

**11 AVON ROAD, 1pm**  
No internal or external living areas are impacted by the shadow of the proposal.

**BUILDING 3**

**17 AVON ROAD, 1pm**  
Building 3 impacts the external and internal living area.

**1 ARILLA ROAD, 1pm**  
No access to the property was granted for survey. No internal or external living areas are impacted by the shadow of the proposal.

MAYFIELD ROAD

BEECHWORTH ROAD

RAILWAY

AVON ROAD

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REVISION	DATE	DESCRIPTION	BY
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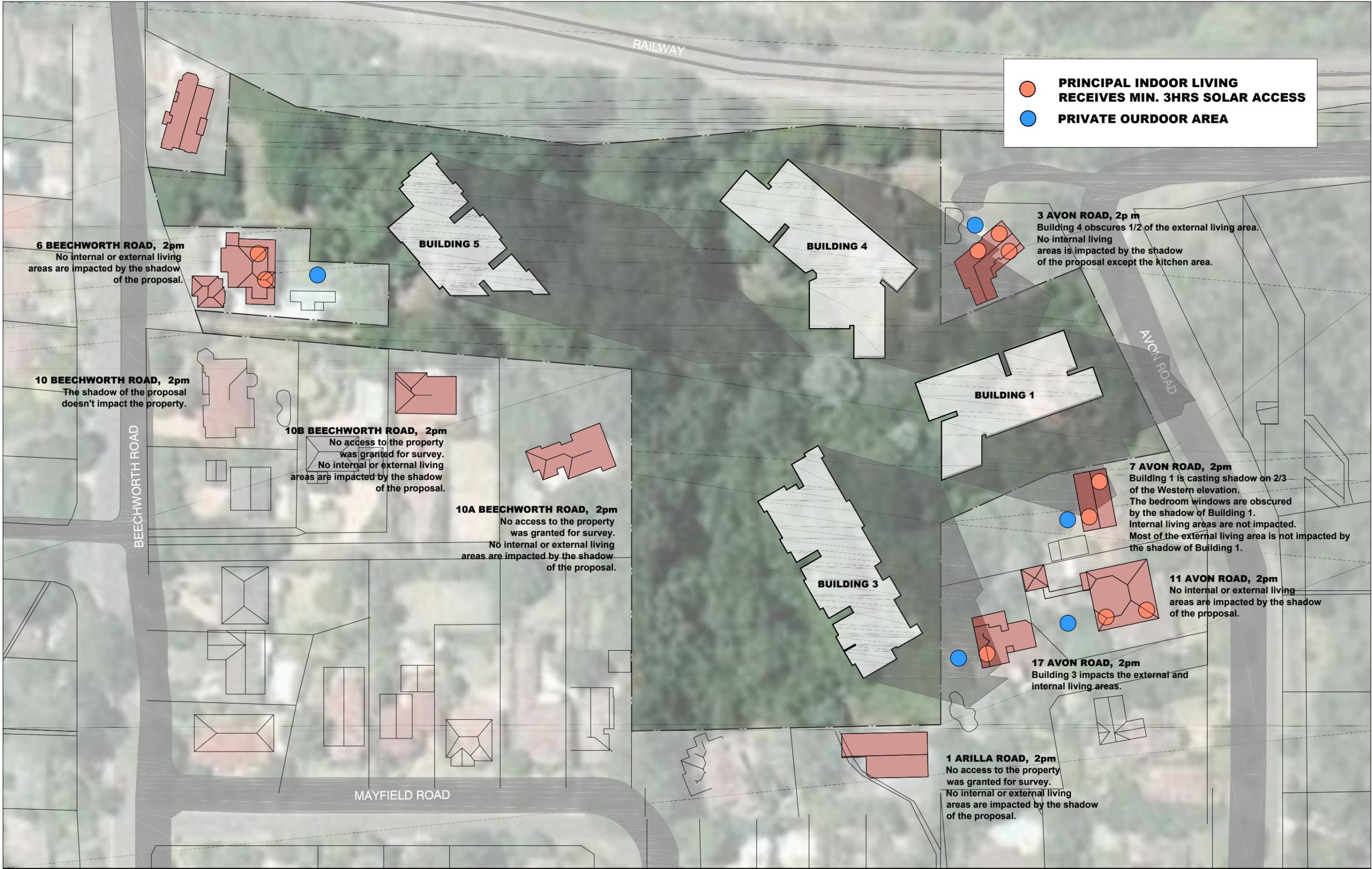
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AVON ROAD, PYMBLE

DRAWING TITLE			
<b>CONCEPT PLAN</b>			
<b>SHADOW DIAGRAM JUN 21 1 PM</b>			
SCALE	DATE	DRAWN	CHECKED
NTS	01.11.2012	PS	EM
JOB	DRAWING	REVISION	
12009	MP 11.05	A	



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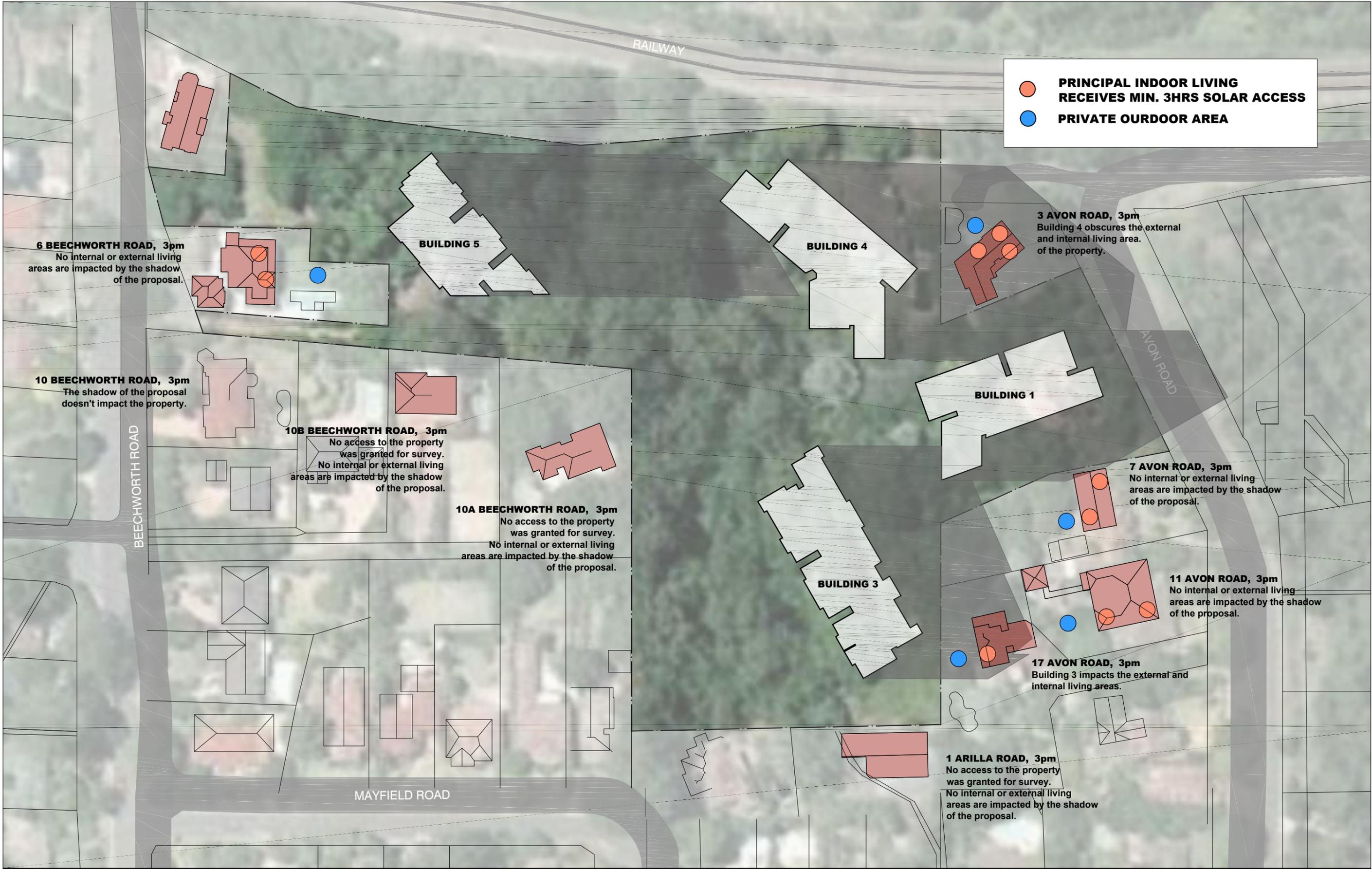
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**PROJECT**  
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AVON ROAD, PYMBLE

DRAWING TITLE			
CONCEPT PLAN SHADOW DIAGRAM JUN 21 2 PM			
SCALE NTS	DATE 01.11.2012	DRAWN PS	CHECKED EM
JOB 12009	DRAWING MP 11.06	REVISION A	



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A	18.04.13	NEW DRAWING PPR REQUIREMENTS	PS

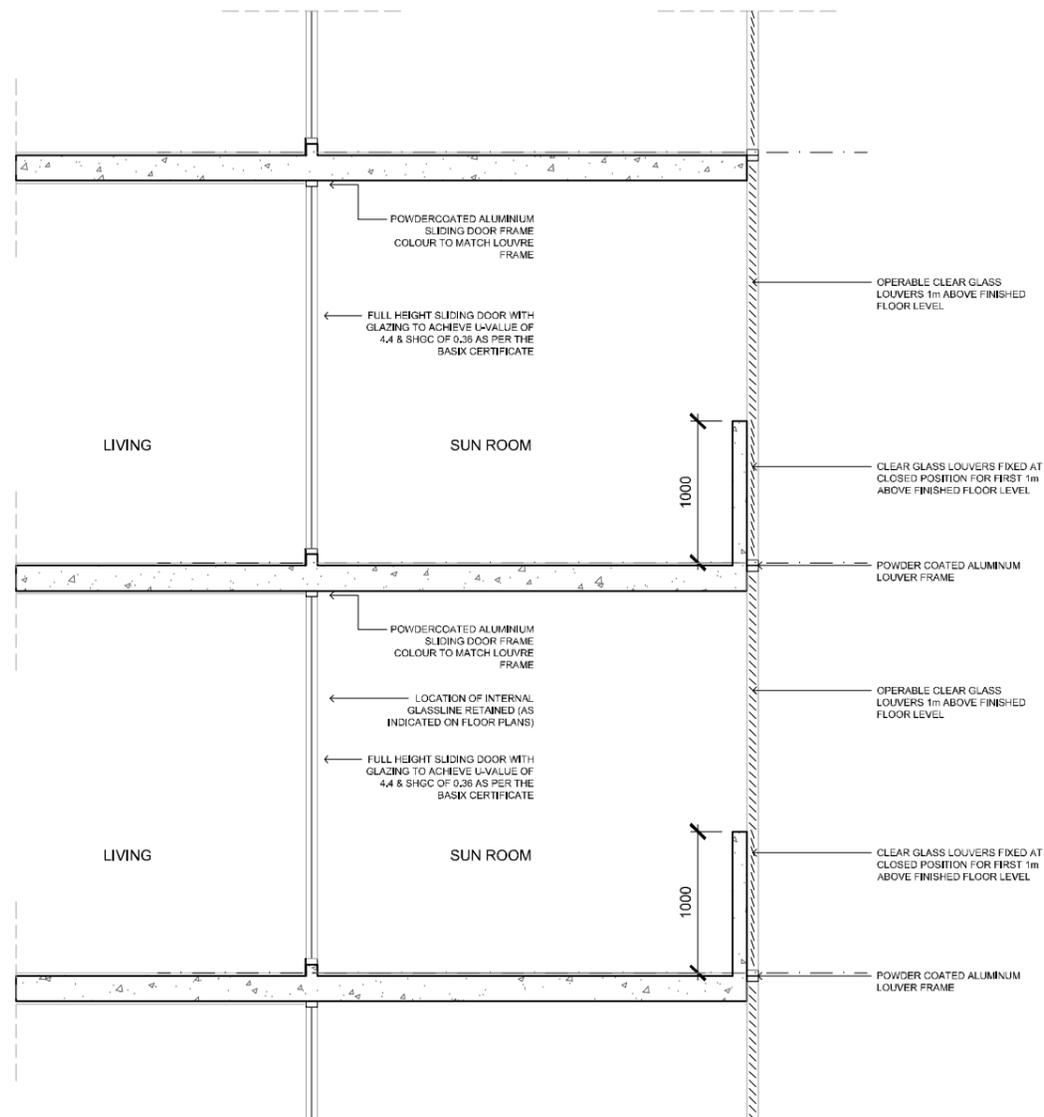
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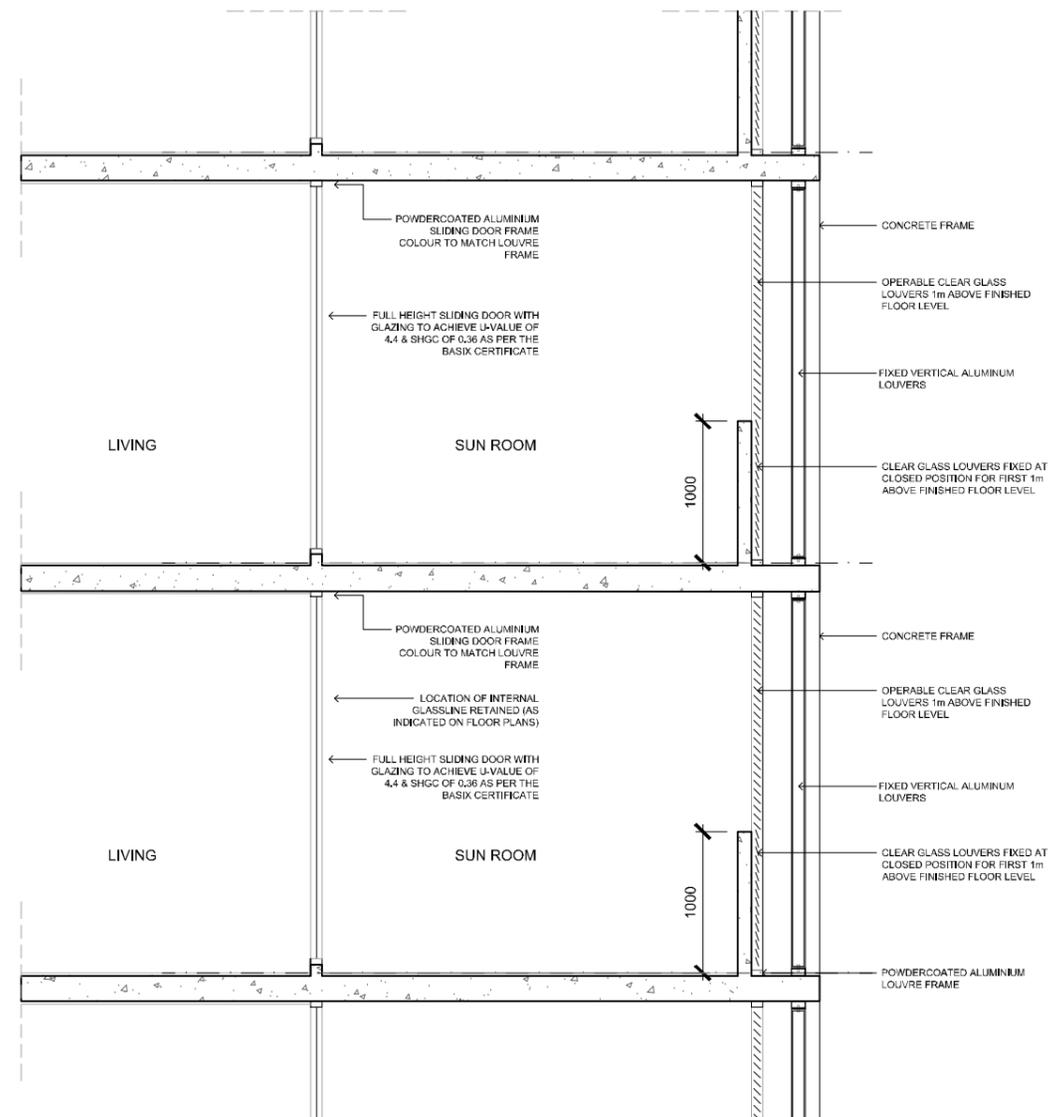
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PROJECT  
**PROPOSED RESIDENTIAL DEVELOPMENT**  
AVON ROAD, PYMBLE

DRAWING TITLE			
<b>CONCEPT PLAN</b>			
<b>SHADOW DIAGRAM JUN 21 3 PM</b>			
SCALE	DATE	DRAWN	CHECKED
NTS	01.11.2012	PS	EM
JOB	DRAWING	REVISION	
12009	MP 11.07	A	



TYPICAL LOUVER DETAIL



PRIVACY LOUVER DETAIL

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REVISION	DATE	DESCRIPTION	BY
A	22.04.13	NEW DRAWING PPR REQUIREMENT	PS

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PROJECT  
**PROPOSED RESIDENTIAL DEVELOPMENT**  
**AVON ROAD, PYMBLE**

DRAWING TITLE  
**LOUVER DETAIL**

SCALE	DATE	DRAWN	CHECKED
1:25 @ A1 1:50 @ A3	01.11.2012	PS	EM
JOB	DRAWING	REVISION	
12009	MP 12.02	A	