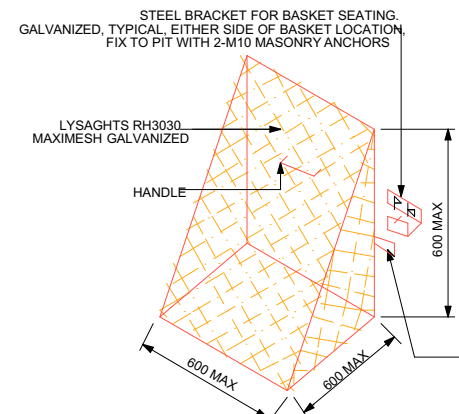
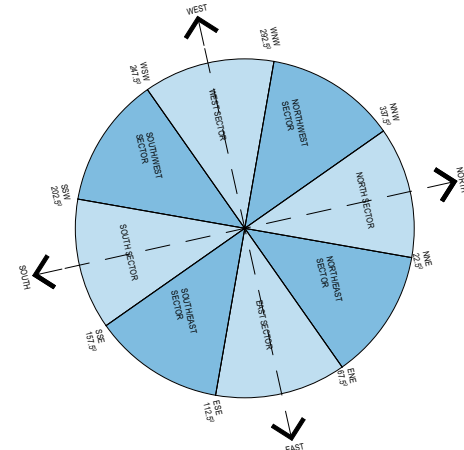
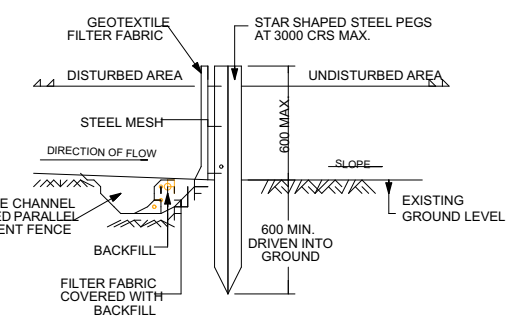


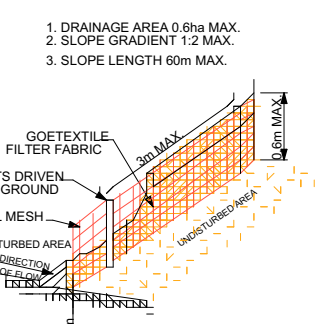
PROPOSED TOWNHOUSE
DEVELOPMENT
@ 30 MITCHELL ST ST MARYS
FOR MPVT PTY LTD
DEVELOPMENT APPLICATION



TRASH SCREEN DETAIL
N.T.S.

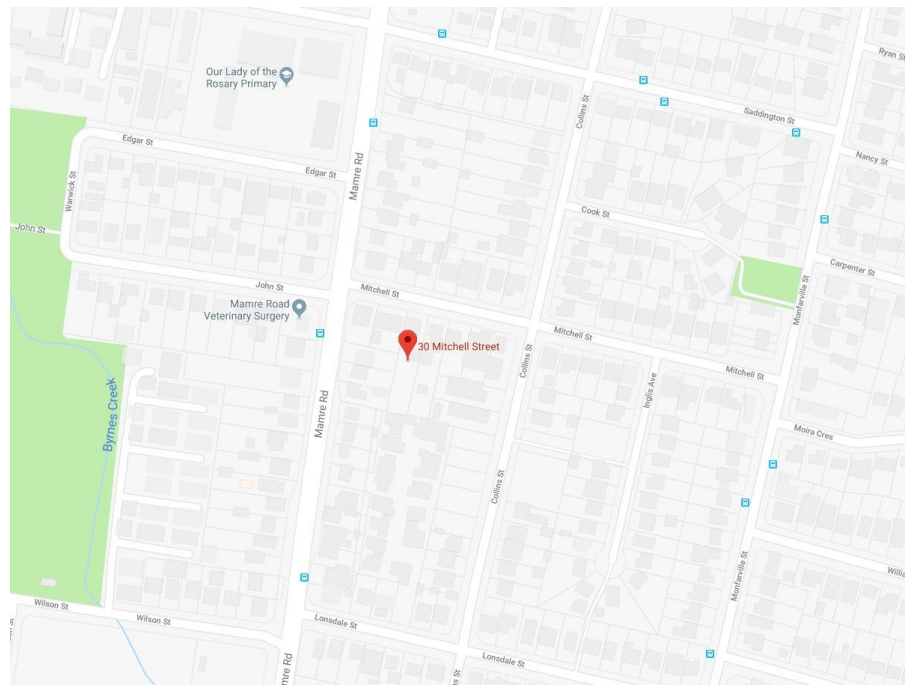


TYPICAL SEDIMENT FENCE SECTION
N.T.S.

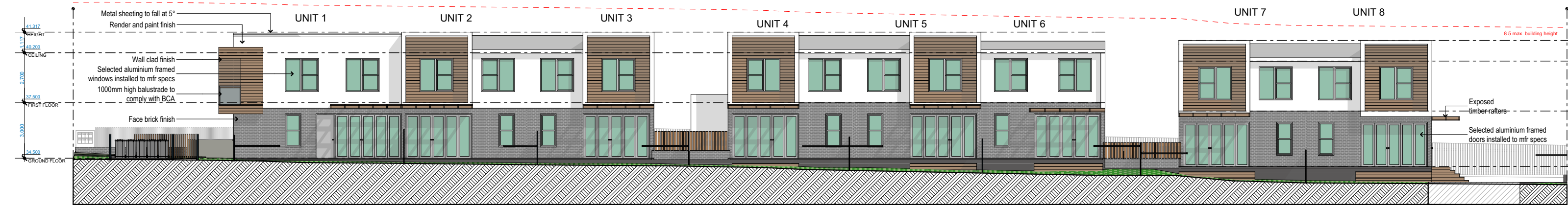


SEDIMENT FENCE
N.T.S.

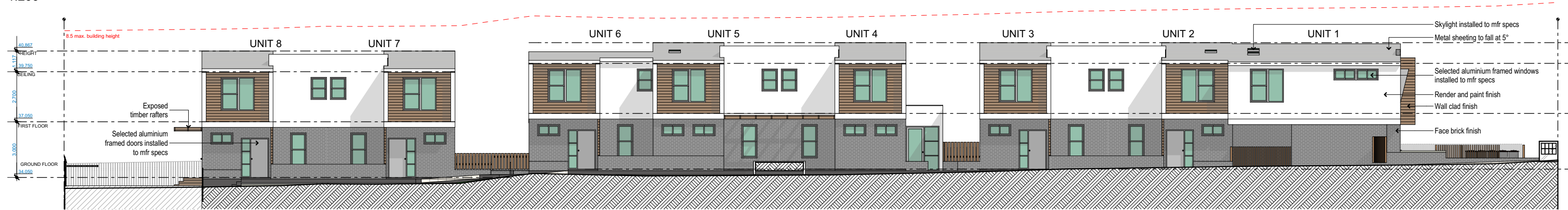
LOCATION MAP



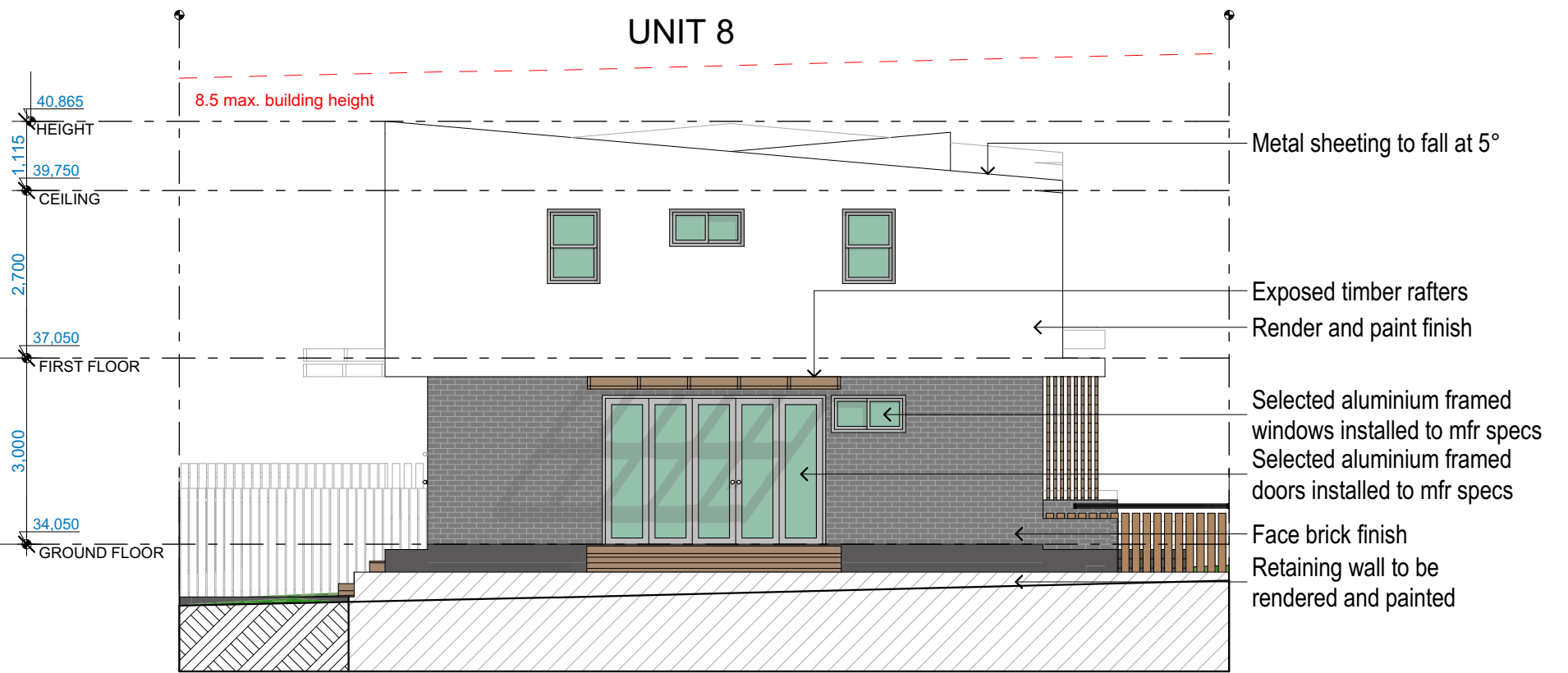
NORTH ELEVATION
1:100



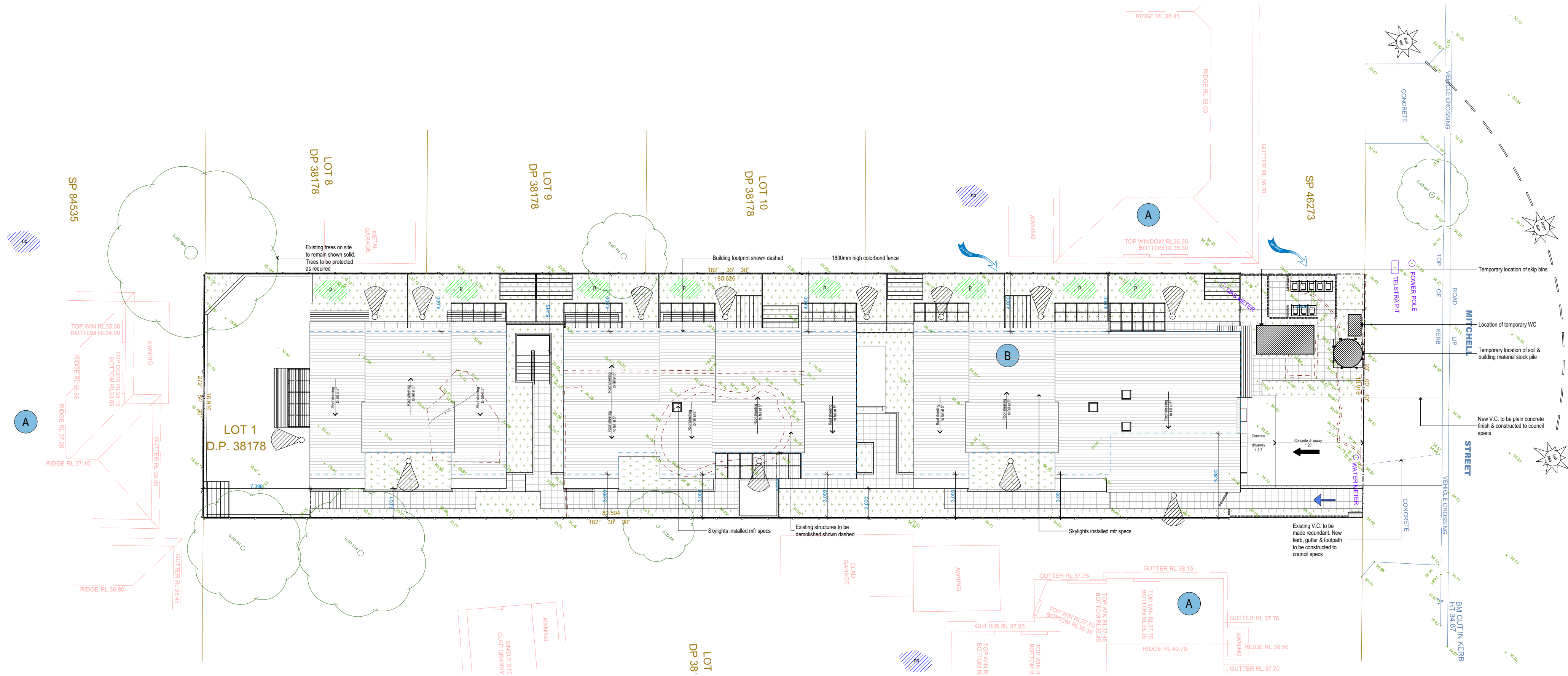
WEST ELEVATION
1:200



EAST ELEVATION
1:200



SOUTH ELEVATION
1:100



ROOF SITE/ANALYSIS PLAN
1:200

UNIT	NO OF BEDROOMS	GROSS GROUND FLOOR AREA	GROSS FIRST FLOOR AREA	TOTAL FLOOR AREA	POS
1	4	49.75	77.82	127.57	36.68
2	3	56.91	51.37	108.28	28.8
3	3	56.91	51.37	108.28	32.72
4	3	56.91	51.37	108.28	34.63
5	3	56.91	51.37	108.28	28
6	3	56.91	51.37	108.28	33.91
7	3	56.91	51.37	108.28	33.91
8	3	56.91	51.37	108.28	151.81

LEP/DCP- COMPLIANCE TABLE			
CONTROL	REQUIRED	PROPOSED	Compliance
Site Area (m ²) ¹ 3	400	1363.50	YES
Lot Width	15m	16.916	YES
Street Frontage Setback	Average of immediate neighbours/ 5.5m	8.6	YES
Side Setback	2m	3m	YES
Rear Setback	4m for single storey (6m for two storey building component)	7.3m	YES
Building Height	max 8.5m	7.9m	YES
Landscaping (40%)	545.4	545.71	YES
Private Open Space	min. 25m ² (4x5m)	28.8	YES
Solar Access	3 hours _Between 9am & 3pm 21 Jun	3 hours	YES
Parking	2 parking per 3+ br dwelling + 1 visitor per 5 dwellings	18	YES

SHEET SCHEDULE	
SHEET	TITLE
000	COVER PAGE
1	FLOOR PLANS & SECTIONS
2	ELEVATIONS & SHADOWS - JUN
3	MATERIALS AND FINISHES

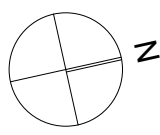
issue k:	
issue j:	
issue i:	
issue h:	
issue g:	Development Application
issue f:	Client Sketch
issue e:	PRE DA
issue d:	Client Sketch
issue c:	Client Sketch
issue b:	Client Sketch
issue a:	Feasibility
	03/06/2018
	25/06/2018
	17/04/2018
	13/04/2018
	06/04/2018
	23/03/2018
	19/12/2017



consultants:	
Survey by:	N/A
Landscape by:	N/A
Stormwater by:	N/A
SEE by:	N/A
Acoustics by:	N/A
Traffic Report by:	N/A
BASIX by:	N/A
Structurals by:	N/A

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All dimensions must be checked on-site prior to the commencement of any works. Any discrepancies are to be brought to the attention of DESIGNCORP ARCHITECTS PTY LTD

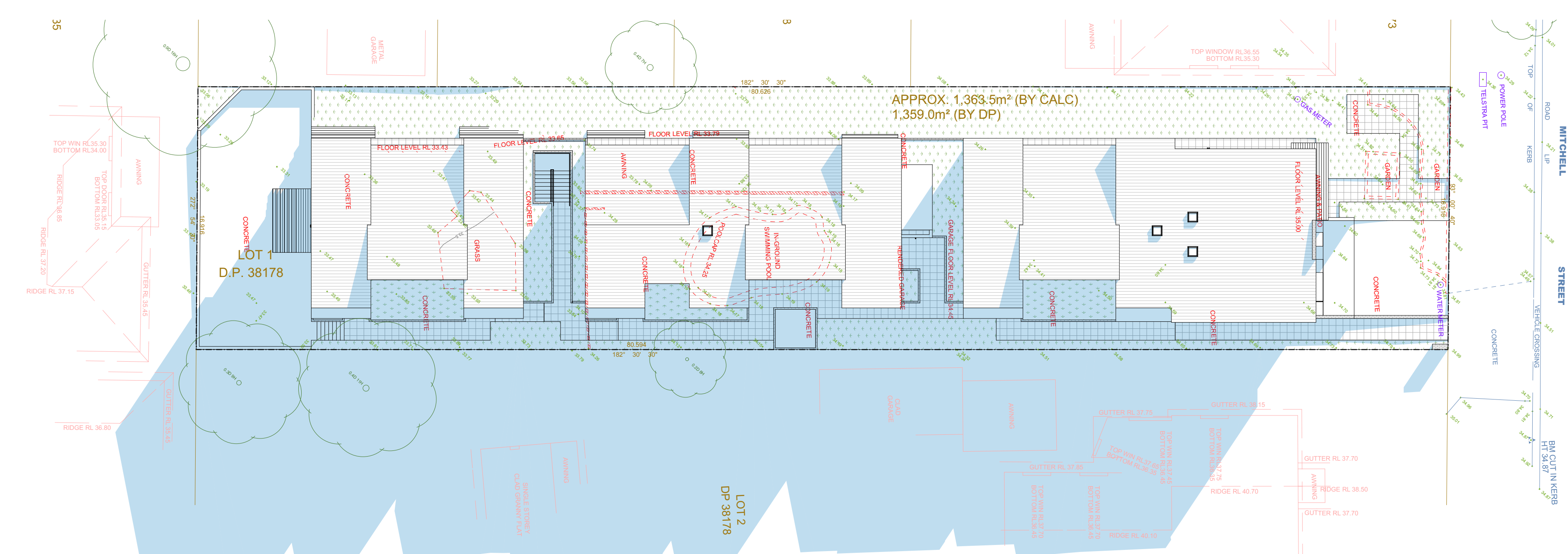
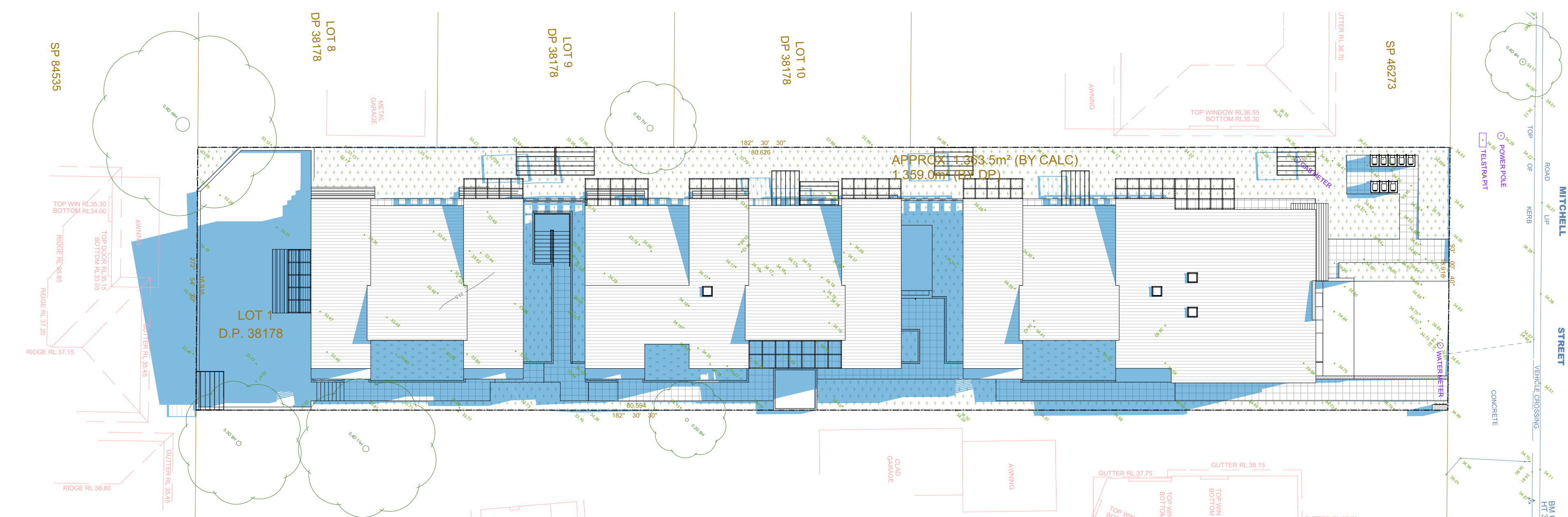
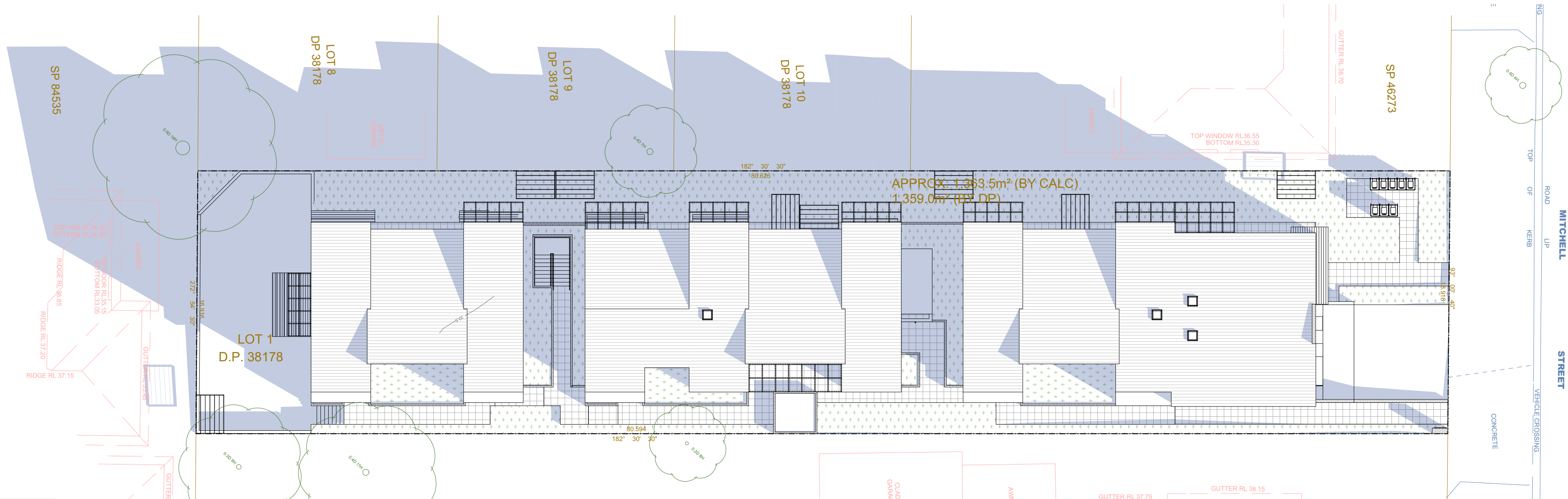


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nominated architect - joe el-sabbagh 8707



project:	PROPOSED TOWNHOUSE DEVELOPMENT @ 30 MITCHELL ST ST MARYS
client:	MPVT PTY LTD
drawn:	E.K.
checked:	J.E.
scale:	as shown
date:	AUG18
ref:	2017-235
Council:	PCC

G000



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