

**PLANNING & NATURAL SYSTEMS**

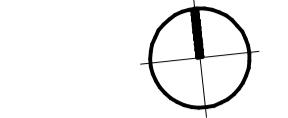
**ATTACHMENT A**

**DA-538/2017 - RESIDENTIAL FLAT BUILDING -  
1 PEEL STREET, TUNCURRY**

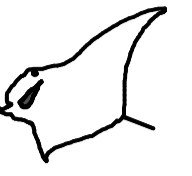
**DEVELOPMENT CONTROL UNIT MEETING**

**14 DECEMBER 2017**

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# DA Plans



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- SHEET 9 - STREETSCAPES
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- SHEET 12 - SHADOW ANALYSIS PLANS
- SHEET 13 - BASIX COMMITMENTS



e	11-05-17	Issued for DA	DT
d	28-02-17	Issued to Consultants	DT
c	27-10-16	Pre-DA Plans	AI
b	16-7-16	Issued for review	PE
a	20-05-16	Initial Concept	AI
Issue	date	revision detail	drawn

Project:

Manta Ray

At: No.1 & 3 Taree St &  
 No. 1 Peel St, Tuncurry,  
 Being Lot 1 in DP 1196993,  
 Lot 1 in DP 652227 and  
 Lot 1 in DP 326289

For: Domestic Equity

Drawing No. A24711

Revision: Rev. E Page No.



Level 2, Suite 216 Macarthur Point  
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**SITE DATA**

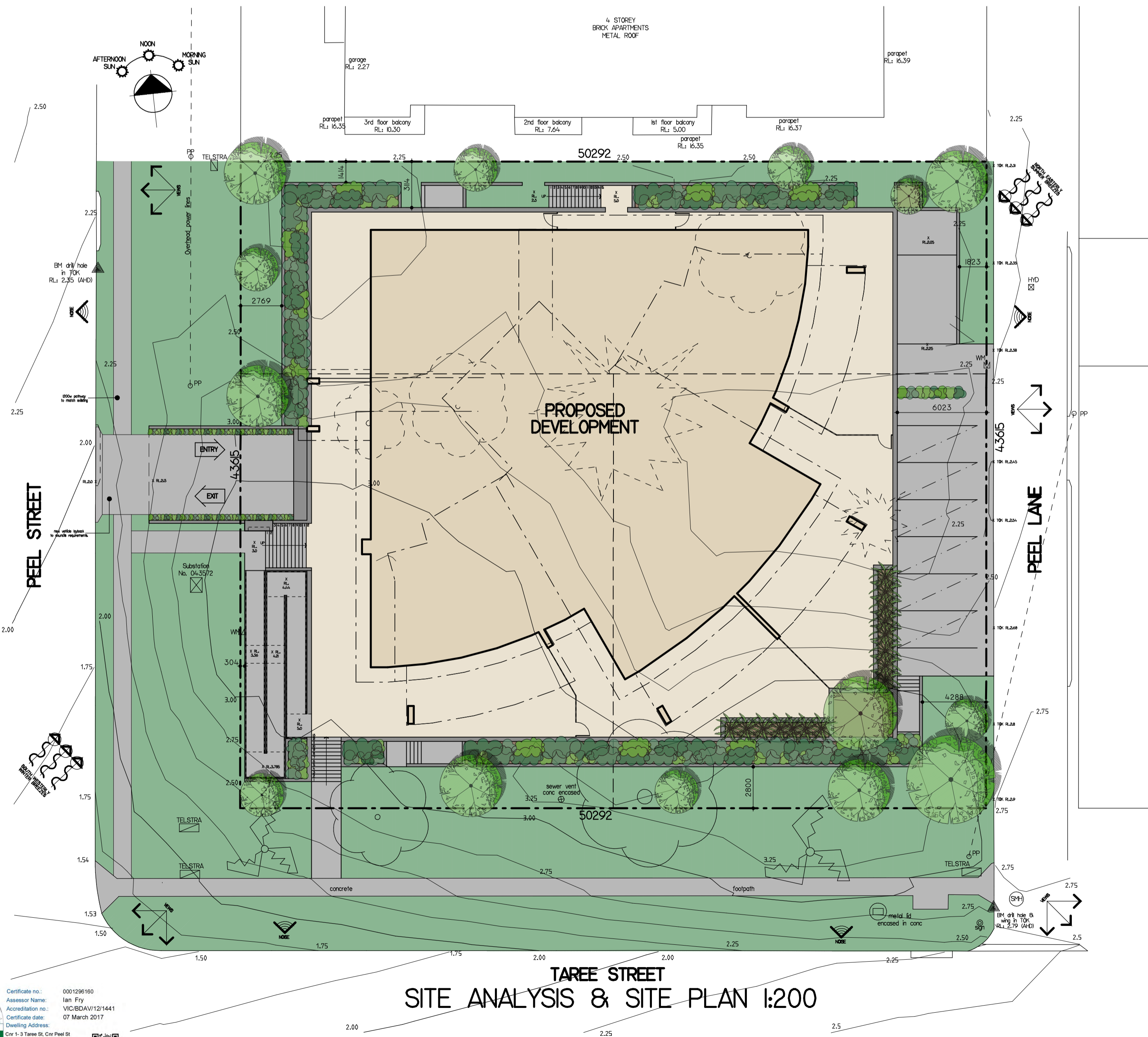
SITE AREA = 2193.4 SQM  
 CARPARKING REQUIRED  
 COMMERCIAL SPACES = 4 SPACES  
 RESIDENTIAL SPACES = 27 SPACES  
 - 7X 3 BEDROOM UNITS (11 SPACES)  
 - 11X 2 BEDROOM UNITS (14 SPACES)  
 - 2X 1 BEDROOM UNITS (2 SPACES)  
 VISITOR SPACES = 4 SPACES  
 TRAILER SPACES = 3 SPACES  
 TOTAL SPACES REQUIRED = 34  
 TOTAL SPACES PROVIDED = 44  
 FLOOR SPACE RATIO PERMISSIBLE = 1:1.1 OR 2412.7 SQM (INCLUSIVE OF EXTRA 10% ALLOWANCE)  
 PROVIDED = 1:1.81 OR 2580.1 SQM  
 LANDSCAPED AREA REQUIRED = 877.4 SQM OR 40%  
 PROVIDED = 461.8 SQM OR 21%  
 DEEP SOIL AREA REQUIRED = 438.7 SQM OR 20%  
 PROVIDED = 434.8 SQM OR 19.8%

**FLOOR AREAS**

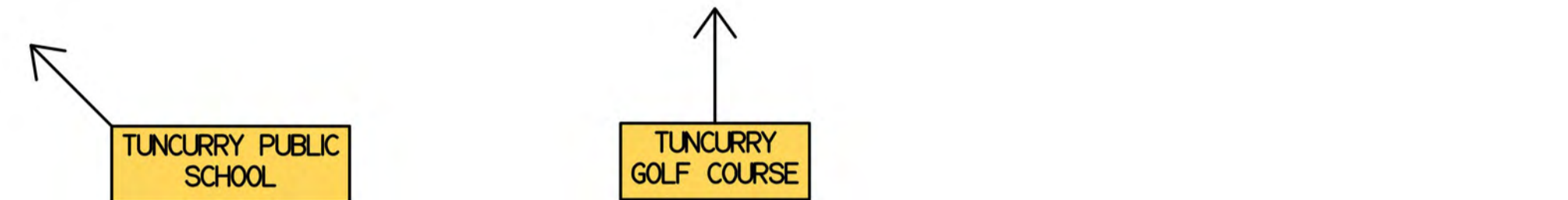
BASEMENT FLOOR AREA = 1432.8 SQM  
 GROUND FLOOR AREA = 1353.2 SQM  
 FIRST FLOOR AREA = 821.1 SQM  
 SECOND FLOOR AREA = 821.1 SQM  
 THIRD FLOOR AREA = 821.1 SQM  
 FOURTH FLOOR AREA = 597 SQM  
 TOTAL FLOOR AREA = 5846.3 SQM



PRE-DEVELOPMENT PLAN



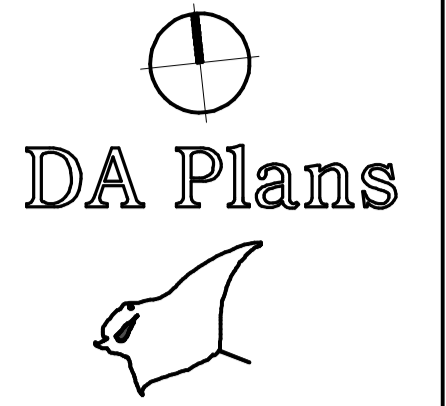
TAREE STREET  
 SITE ANALYSIS & SITE PLAN 1:200



**SITE LOCALITY KEY**

- 1. WALLIS LAKE
- 2. FORSTER-TUNCURRY BRIDGE
- 3. JOHN WRIGHT PARK
- 4. LONE PINE MEMORIAL PARK
- 5. TUNCURRY MEMORIAL HALL
- 6. VINCENT FAZIO PARK
- 7. MIRAGE APARTMENTS
- 8. SUNRISE LUXURY APARTMENTS
- 9. TUNCURRY WOOLWORTHS
- 10. AUSTRALIA POST TUNCURRY

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Issue	date	revision detail	drawn

Project: **Manta Ray**  
 At: **No.1 & 3 Taree St & No. 1 Peel St, Tuncurry, Being Lot 1 in DP 119693, Lot 1 in DP 652227 and Lot 1 in DP 326289**  
 For: **Domestic Equity**

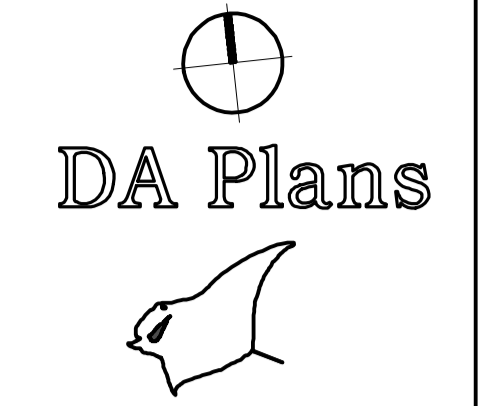
Drawing No. **A24711**  
 Revision: **Rev. E** Page No. **1 of 13**



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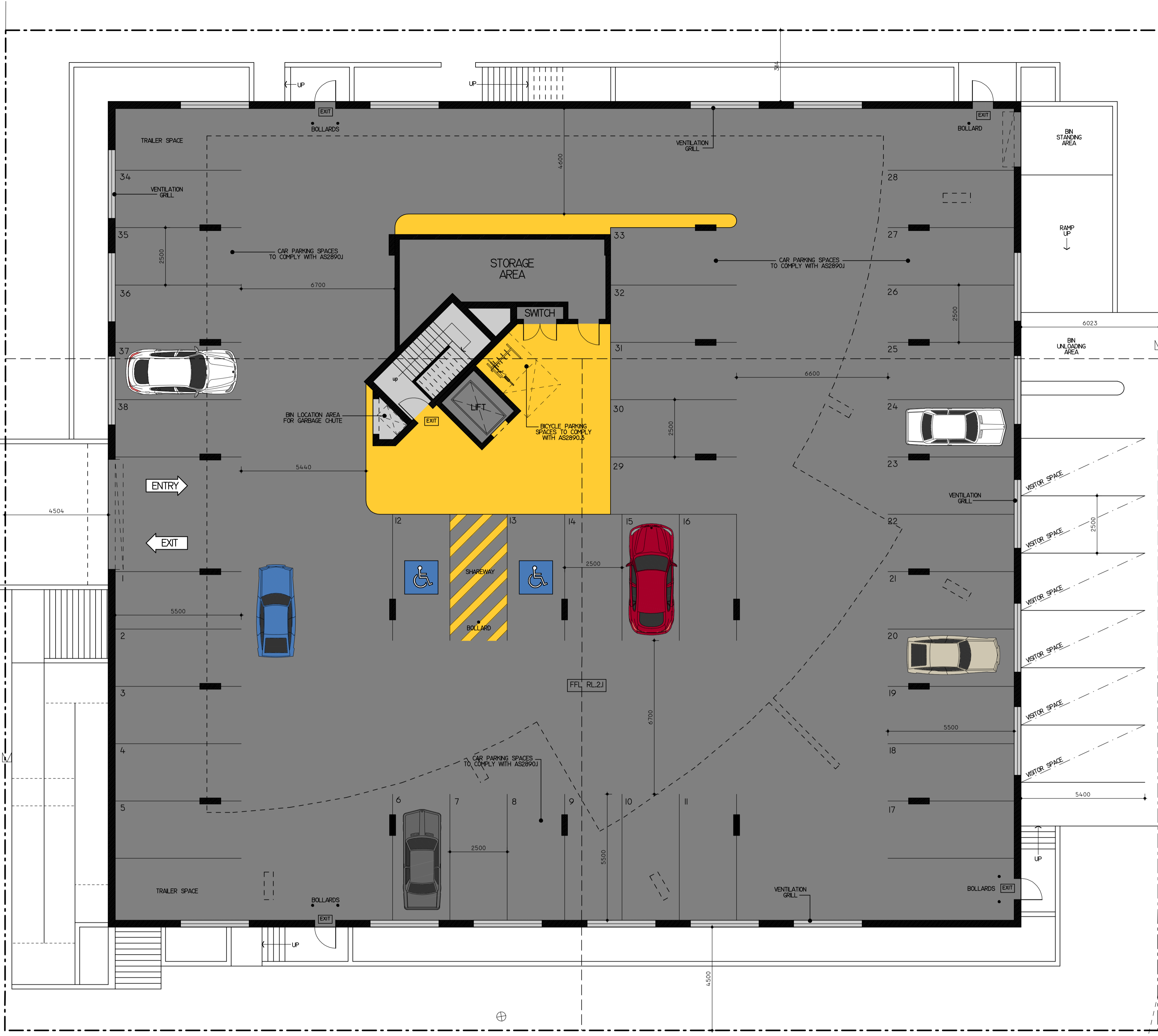


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PEEL STREET

PEEL LANE



BASEMENT FLOOR PLAN 1:100

TAREE STREET

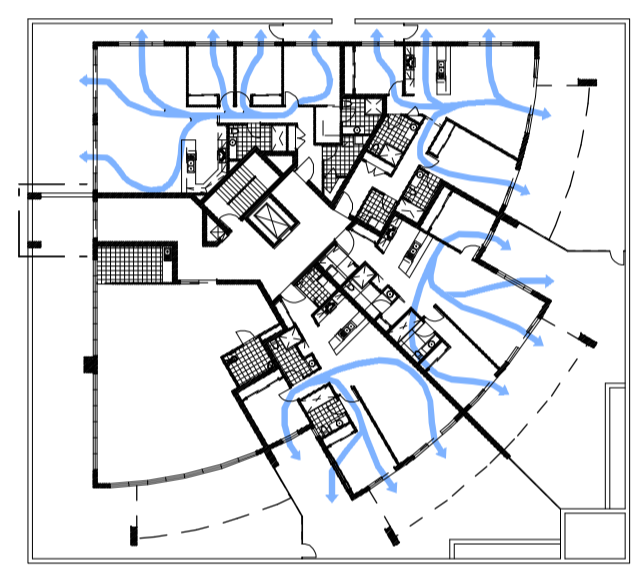
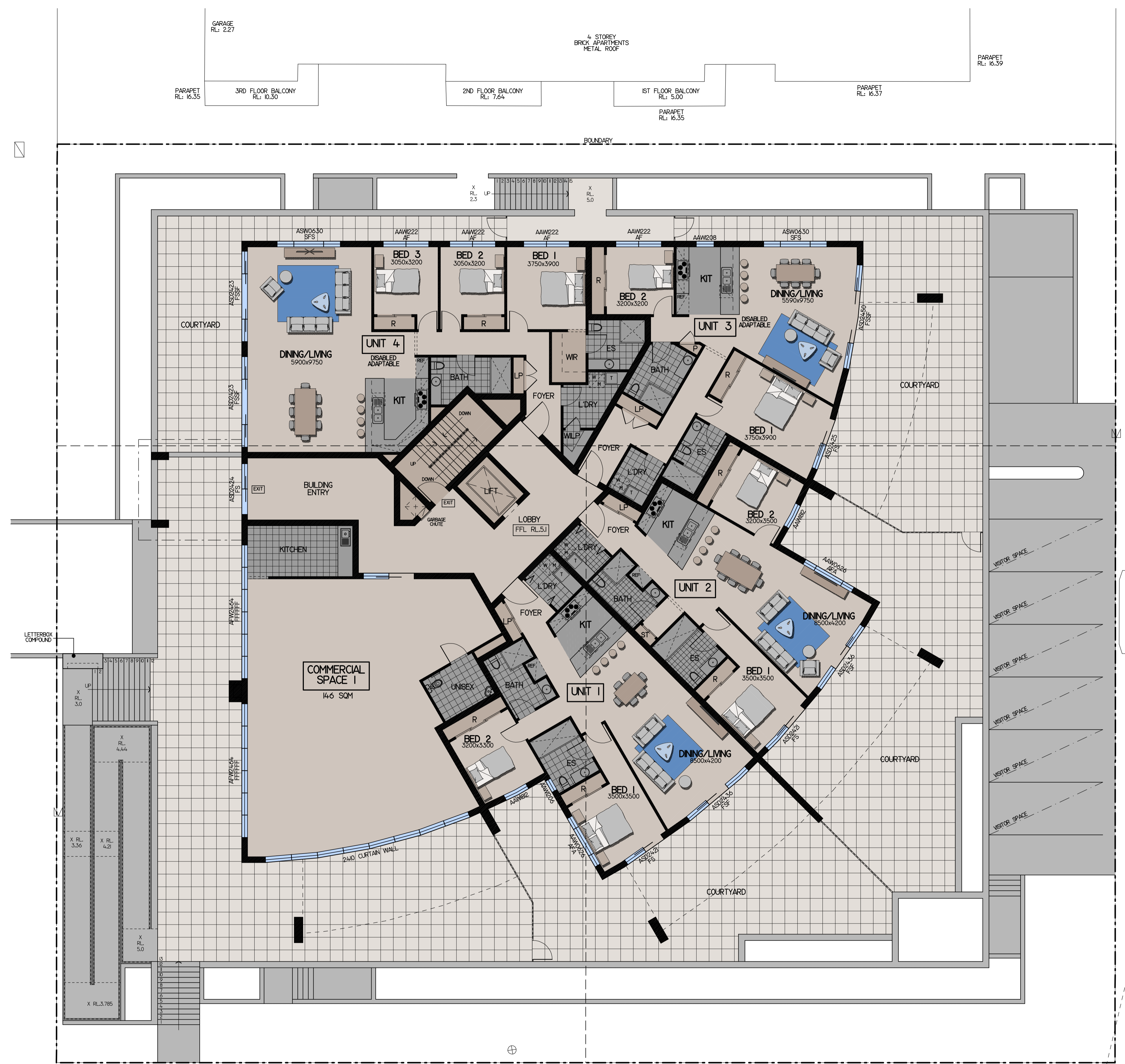
Certificate no: 0001298180  
 Assessor Name: Ian Fry  
 Accreditation no: VICBDAV1211441  
 Certificate date: 07 March 2017  
 Issuing Authority: Victorian Building Authority  
 Website: www.nwathouse.com.au

Issue	date	revision	drawn
e	11-05-17	Issued for DA	DT
d	28-02-17	Issued to Consultants	DT
c	27-10-16	Pre-DA Plans	AI
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a	20-05-16	Initial Concept	AI

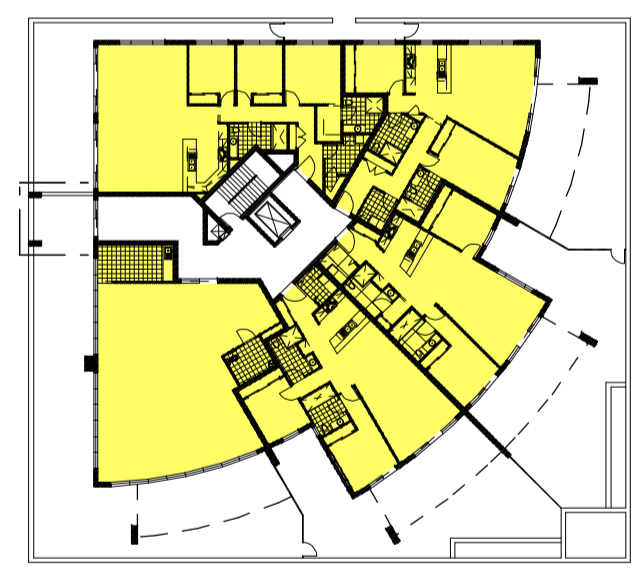
Project: **Manta Ray**  
 At: **No.1 & 3 Taree St & No. 1 Peel St, Tuncurry, Being Lot 1 in DP 119692, Lot 1 in DP 652227 and Lot 1 in DP 326289**  
 For: **Domestic Equity**  
 Drawing No. **A24711**  
 Revision: **Rev. E** Page No. **2 of 13**

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← - DENOTES CROSS VENTILATION AIRFLOW



■ - DENOTES AREA USED FOR FSR CALCULATION



- FLOOR AREA PLAN**
- - COMMERCIAL AREA = 146.3 SQM
  - - UNIT 1 FLOOR AREA = 107.6 SQM / COURTYARD AREA = 107.5 SQM
  - - UNIT 2 FLOOR AREA = 107.6 SQM / COURTYARD AREA = 123.3 SQM
  - - UNIT 3 FLOOR AREA = 117.1 SQM / COURTYARD AREA = 105.7 SQM
  - - UNIT 4 FLOOR AREA = 152.9 SQM / COURTYARD AREA = 60 SQM



# GROUND FLOOR PLAN 1:100

e	11-05-17	Issued for DA	DT
d	28-02-17	Issued to Consultants	DT
c	27-10-16	Pre-DA Plans	AI
b	16-7-16	Issued for review	PE
a	20-05-16	Initial Concept	AI
Issue	date	revision	drawn

Project: **Manta Ray**

At: **No.1 & 3 Taree St & No. 1 Peel St, Tuncurry, Being Lot 1 in DP 119693, Lot 1 in DP 652227 and Lot 1 in DP 326289**

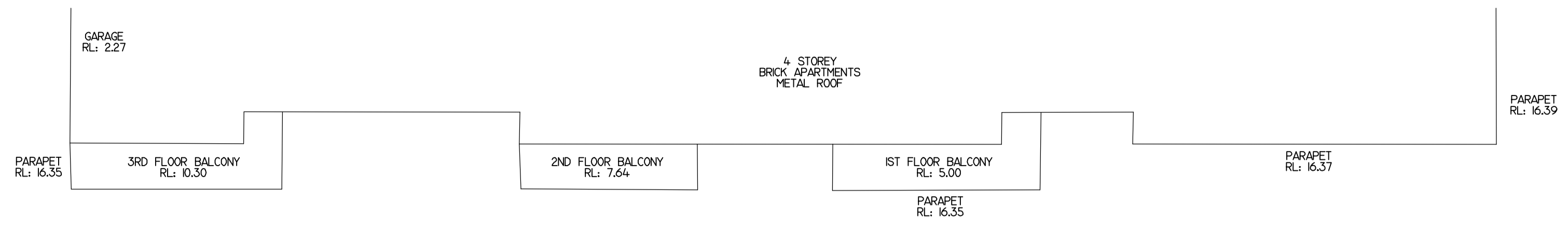
For: **Domestic Equity**

Drawing No. **A24711**

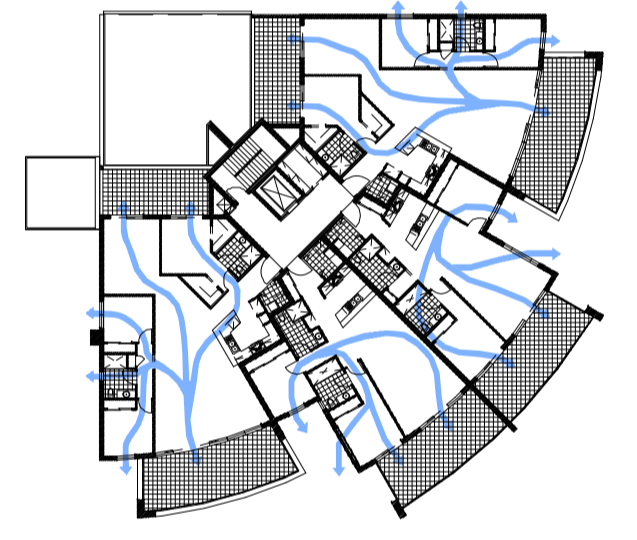
Revision: **Rev. E** Page No. **3 of 13**

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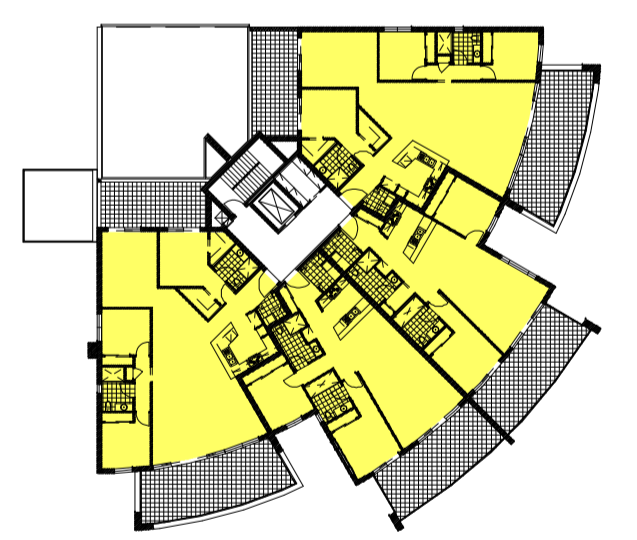
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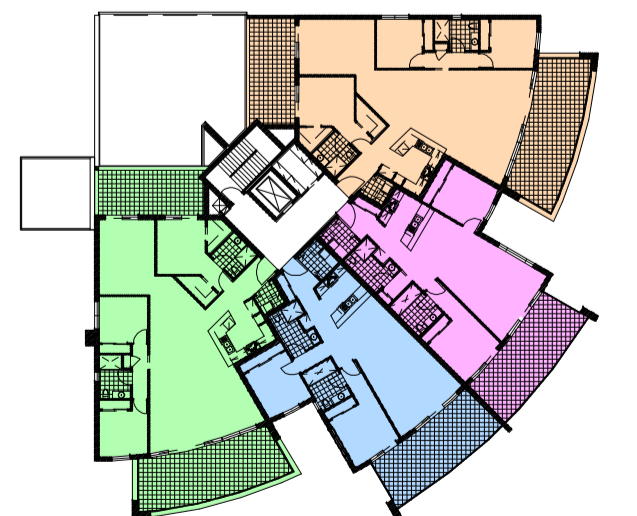
BOUNDARY



← - DENOTES CROSS VENTILATION AIRFLOW



■ - DENOTES AREA USED FOR FSR CALCULATION



FLOOR AREA PLAN

- - UNIT 5 FLOOR AREA = 157.7 SQM / BALCONY AREA = 64.4 SQM
- - UNIT 6 FLOOR AREA = 107.6 SQM / BALCONY AREA = 29.5 SQM
- - UNIT 7 FLOOR AREA = 107.6 SQM / BALCONY AREA = 29.5 SQM
- - UNIT 8 FLOOR AREA = 157.7 SQM / BALCONY AREA = 64.4 SQM

Certificate no.: 0001296190  
 Assessor Name: Ian Fry  
 Accreditation no.: VICSDA/121441  
 Certificate date: 07 March 2017  
 Drawing Address: 1/3 Taree Rd, Crows Nest NSW 1588  
 2428  
 www.nsw.gov.au



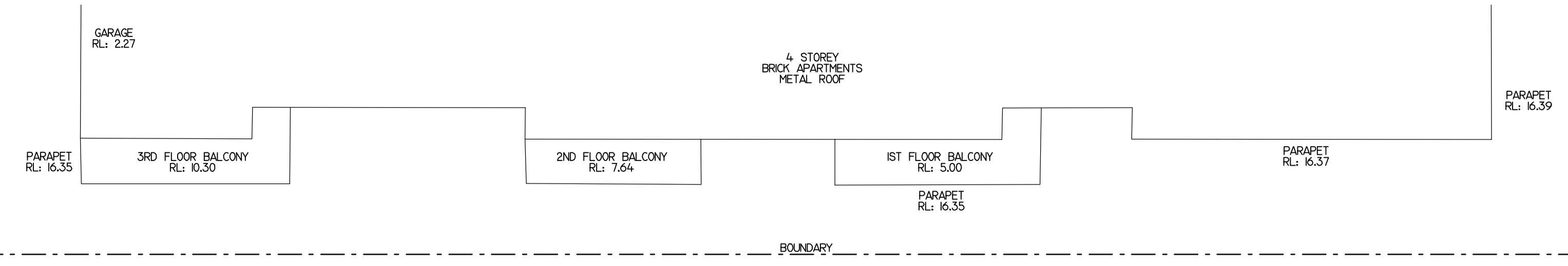
FIRST FLOOR PLAN 1:100

e	11-05-17	Issued for DA	DT
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Issue	date	revision detail	drawn

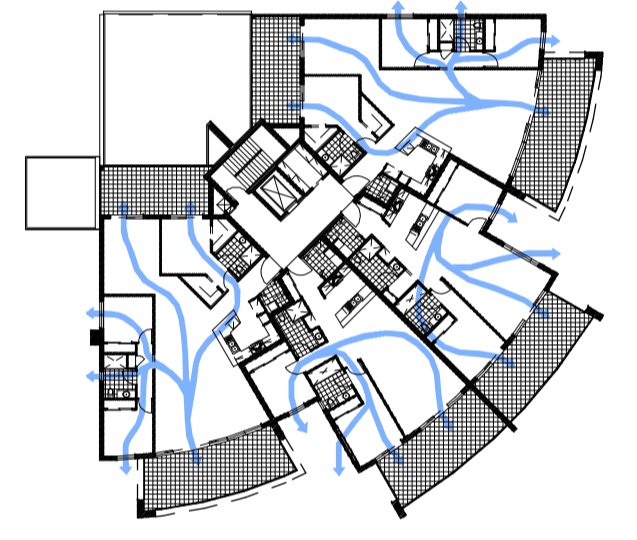
Project: **Manta Ray**  
 At: **No.1 & 3 Taree St & No. 1 Peel St, Turculla, Being Lot 1 in DP 119692, Lot 1 in DP 652227 and Lot 1 in DP 326289**  
 For: **Domestic Equity**  
 Drawing No. **A24711**  
 Revision: **Rev. E** Page No. **4 of 13**

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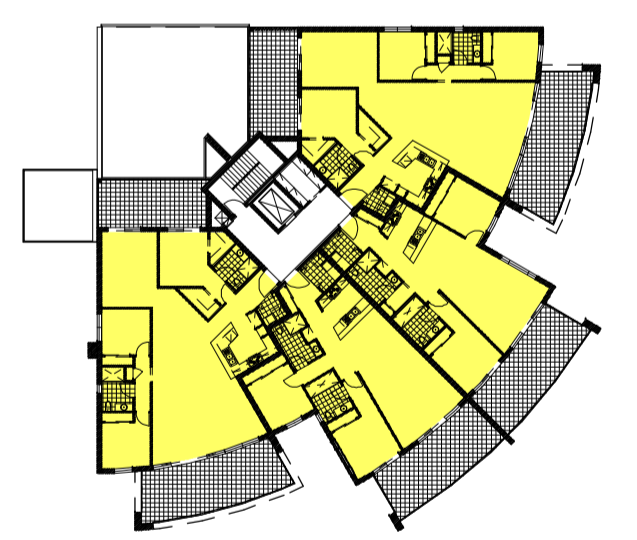
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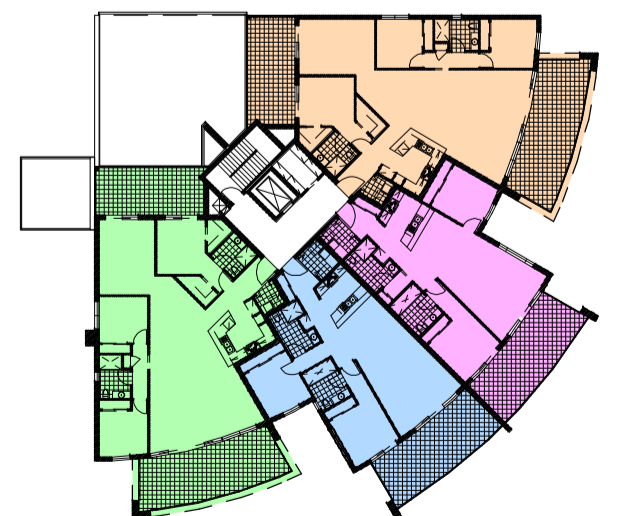
# SECOND FLOOR PLAN 1:100



← - DENOTES CROSS VENTILATION AIRFLOW



■ - DENOTES AREA USED FOR FSR CALCULATION



### FLOOR AREA PLAN

- - UNIT 9 FLOOR AREA = 157.7 SQM / BALCONY AREA = 64.4 SQM
- - UNIT 10 FLOOR AREA = 107.6 SQM / BALCONY AREA = 29.5 SQM
- - UNIT 11 FLOOR AREA = 107.6 SQM / BALCONY AREA = 29.5 SQM
- - UNIT 12 FLOOR AREA = 157.7 SQM / BALCONY AREA = 64.4 SQM

Certificate no.: 0001296180  
 Assessor Name: Ian Fry  
 Accreditation no.: VIC/SDA/121441  
 Certificate date: 07 March 2017  
 Div 1-3 Taree St, Cnr Peel St  
 Tuncurry, NSW  
 2429  
[www.nathans.gov.au](http://www.nathans.gov.au)

e	11-05-17	Issued for DA	DT
d	28-02-17	Issued to Consultants	DT
c	27-10-16	Pre-DA Plans	AI
b	16-7-16	Issued for review	PE
a	20-05-16	Initial Concept	AI
Issue	date	revision	drawn

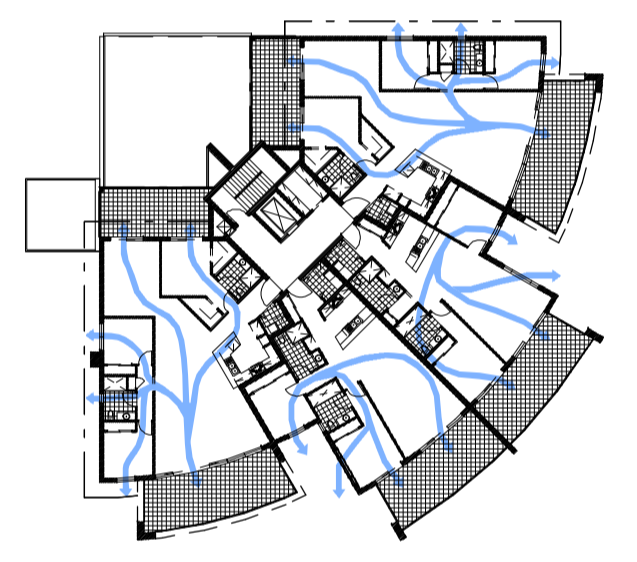
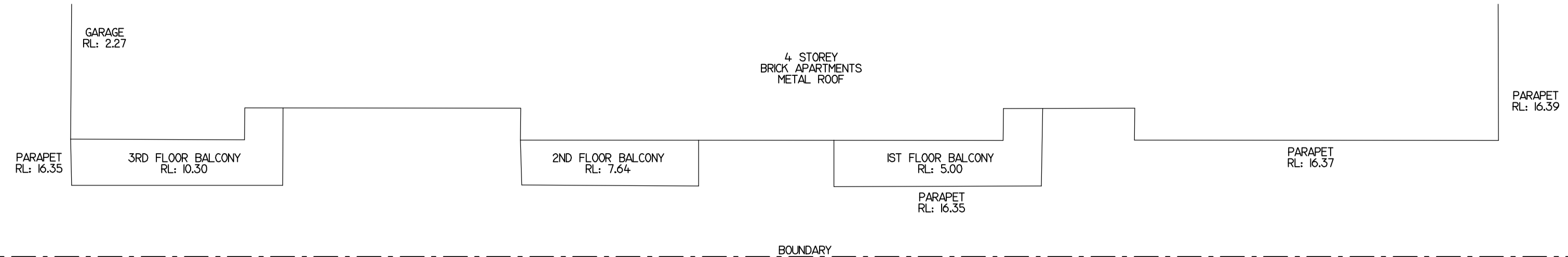
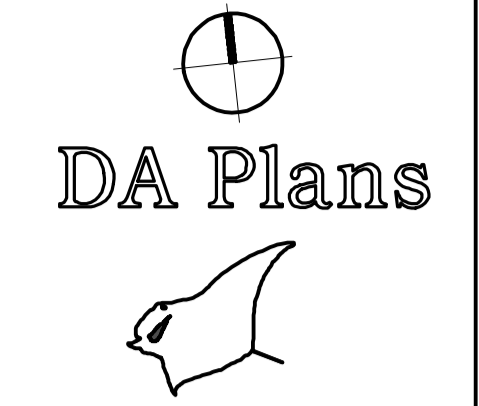
Project: **Manta Ray**  
 At: **No.1 & 3 Taree St & No. 1 Peel St, Tuncurry. Being Lot 1 in DP 119693, Lot 1 in DP 652227 and Lot 1 in DP 326289**  
 For: **Domestic Equity**

Drawing No.	A24711	
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Rev. E.		

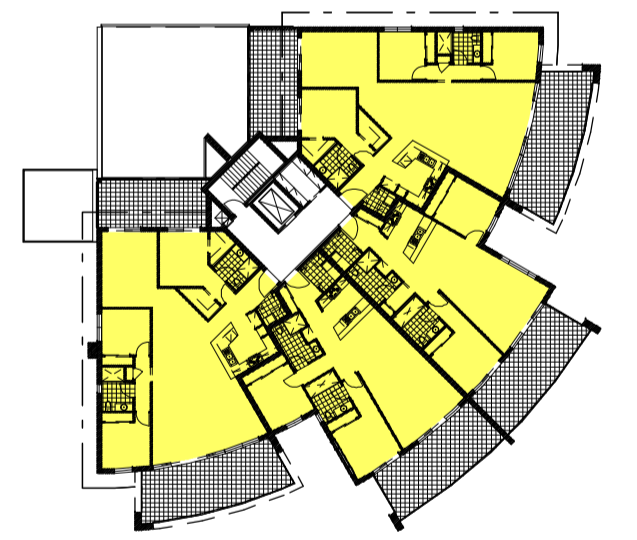


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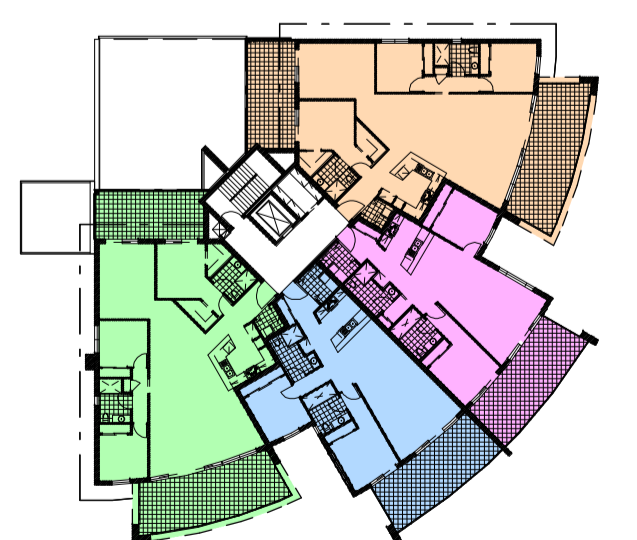
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← - DENOTES CROSS VENTILATION AIRFLOW



■ - DENOTES AREA USED FOR FSR CALCULATION



FLOOR AREA PLAN

- - UNIT 13 FLOOR AREA = 157.7 SQM / BALCONY AREA = 64.4 SQM
- - UNIT 14 FLOOR AREA = 107.6 SQM / BALCONY AREA = 29.5 SQM
- - UNIT 15 FLOOR AREA = 107.6 SQM / BALCONY AREA = 29.5 SQM
- - UNIT 16 FLOOR AREA = 157.7 SQM / BALCONY AREA = 64.4 SQM

Certificate no: 001296190  
 Assessor Name: Ian Fry  
 Accreditation no: VICBDAV1214441  
 Certificate date: 07 March 2017  
 Dwelling Address:  
 One 1-3 Taree St, One Peel St,  
 Tuncurry, NSW  
 2428  
[www.nhb.gov.au](http://www.nhb.gov.au)

# THIRD FLOOR PLAN 1:100

Issue	date	revision	detail	drawn
e	11-05-17	Issued for DA		DT
d	28-02-17	Issued to Consultants		DT
c	27-10-16	Pre-DA Plans		AI
b	16-7-16	Issued for review		PE
a	20-05-16	Initial Concept		AI

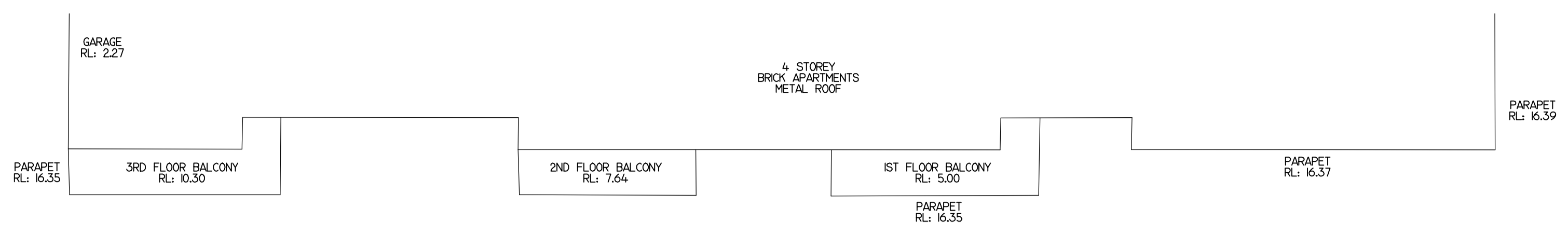
Project: **Manta Ray**  
 At: **No.1 & 3 Taree St & No. 1 Peel St, Tuncurry. Being Lot 1 in DP 119693, Lot 1 in DP 652227 and Lot 1 in DP 326289**  
 For: **Domestic Equity**

Drawing No.	A24711
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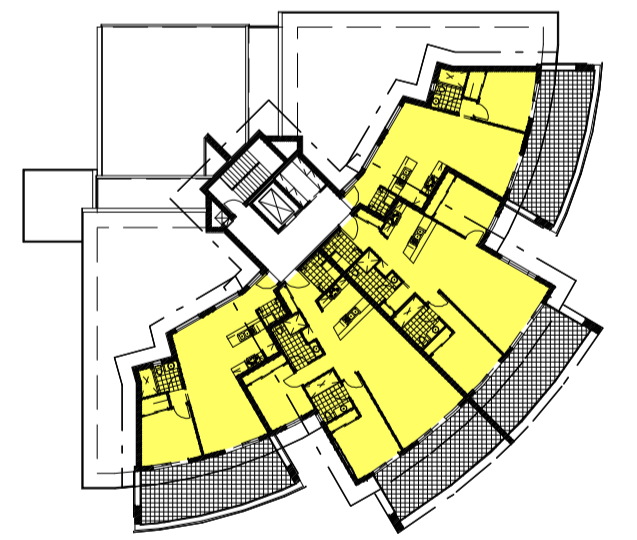
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BOUNDARY



← - DENOTES CROSS VENTILATION AIRFLOW



■ - DENOTES AREA USED FOR FSR CALCULATION



FLOOR AREA PLAN

- - UNIT 17 FLOOR AREA = 70.8 SQM / BALCONY AREA = 41.2 SQM
- - UNIT 18 FLOOR AREA = 107.6 SQM / BALCONY AREA = 29.5 SQM
- - UNIT 19 FLOOR AREA = 107.6 SQM / BALCONY AREA = 29.5 SQM
- - UNIT 20 FLOOR AREA = 70.8 SQM / BALCONY AREA = 41.2 SQM

Certificate no. 0001298180  
 Assessor Name: Ian Fry  
 Accreditation no. VIC-BDAV121441  
 Certificate date: 07 March 2017  
 Dwelling Address: One 1-3 Taree St, Our Peat St, Tunbury, NSW 2429  
[www.nathans.gov.au](http://www.nathans.gov.au)

# FOURTH FLOOR PLAN 1:100

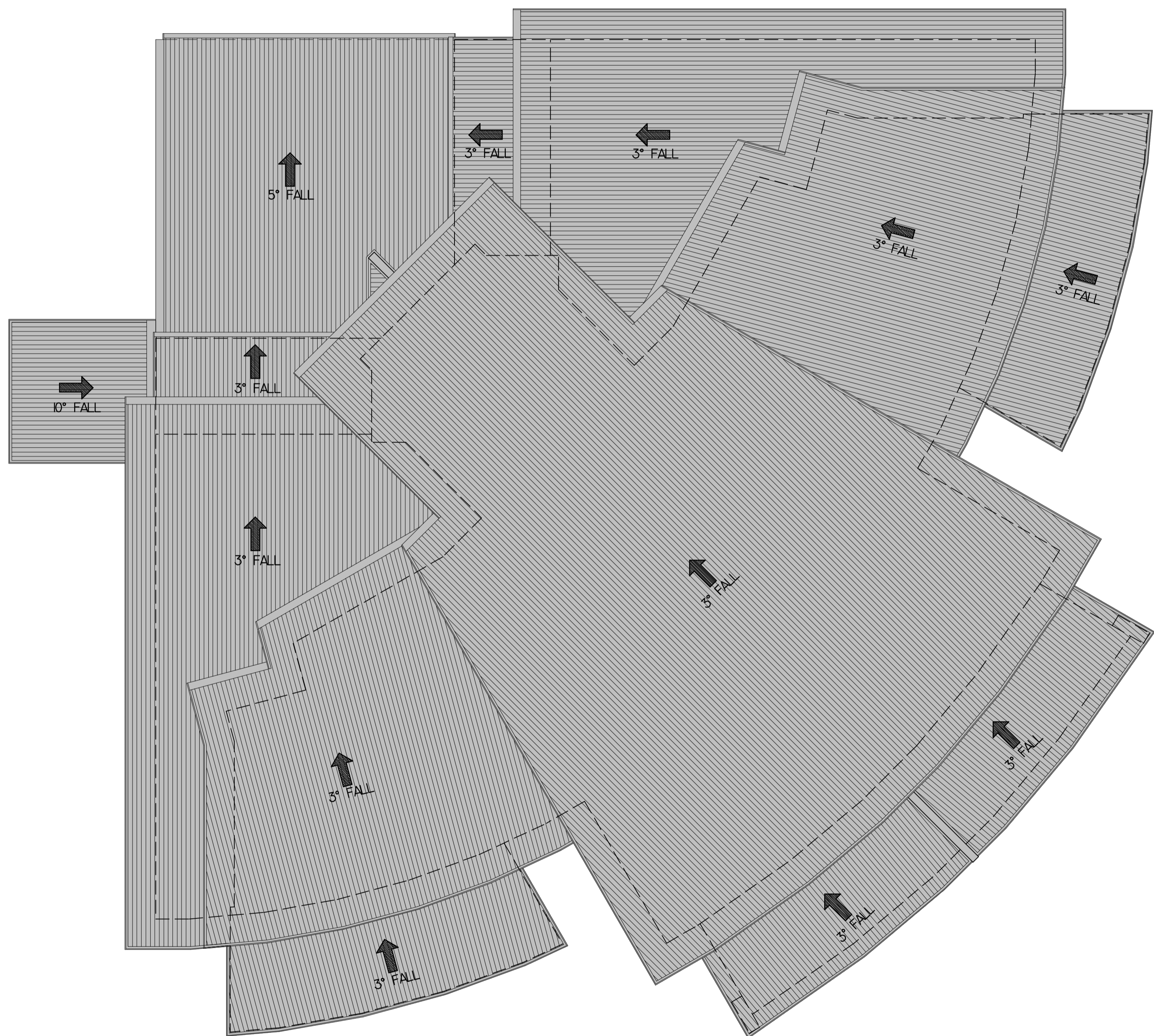
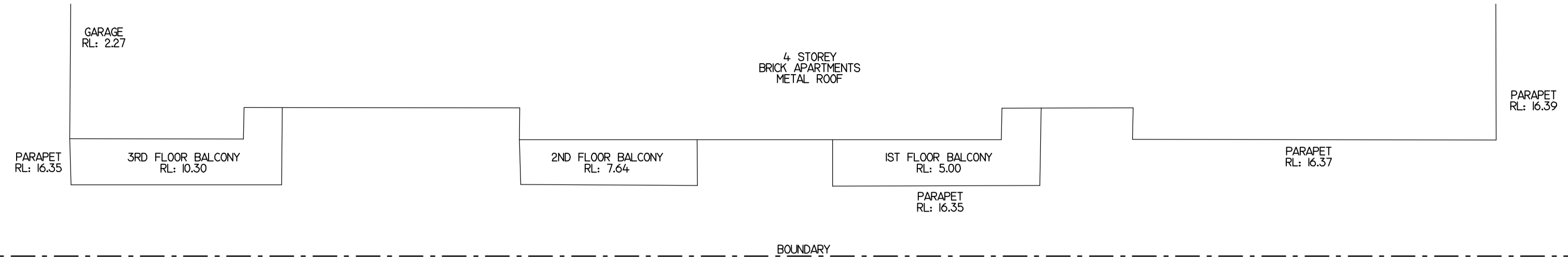
e	11-05-17	Issued for DA	DT
d	28-02-17	Issued to Consultants	DT
c	27-10-16	Pre-DA Plans	AI
b	16-7-16	Issued for review	PE
a	20-05-16	Initial Concept	AI
Issue	date	revision	drawn

Project: **Manta Ray**  
 At: **No.1 & 3 Taree St & No. 1 Peel St, Tunbury, Being Lot 1 in DP 119692, Lot 1 in DP 652227 and Lot 1 in DP 326289**  
 For: **Domestic Equity**

Drawing No.	A24711
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# ROOF PLAN 1:100

Issue	date	revision detail	drawn
e	11-05-17	Issued for DA	DT
d	28-02-17	Issued to Consultants	DT
c	27-10-16	Pre-DA Plans	AI
b	19-7-16	Issued for review	PF
a	20-05-16	Initial Concept	AI

Project: **Manta Ray**  
 At: **No.1 & 3 Taree St & No. 1 Peel St, Tuncurry. Being Lot 1 in DP 119693, Lot 1 in DP 652227 and Lot 1 in DP 326289**

For: **Domestic Equity**

Drawing No. **A24711**

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SOUTH ELEVATION 1:100



WEST ELEVATION 1:100

FINISHES SCHEDULE

- RENDERED & PAINTED FINISH AS SELECTED
- ALTERNATE RENDERED & PAINTED FINISH AS SELECTED
- ACCENT RENDERED & PAINTED FINISH AS SELECTED
- ALUCOBOND FINISH AS SELECTED
- CLADDING FINISH AS SELECTED
- ROOF SHEETING AS SELECTED

e	11-05-17	Issued for DA	DT
d	28-02-17	Issued to Consultants	DT
c	27-10-16	Pre-DA Plans	AI
b	19-7-16	Issued for review	PE
a	20-05-16	Initial Concept	AI
Issue	date	revision detail	drawn

Project: **Manta Ray**

At: **No.1 & 3 Taree St & No. 1 Peel St, Tuncurry, Being Lot 1 in DP 1196993, Lot 1 in DP 652227 and Lot 1 in DP 326289**

For: **Domestic Equity**

Drawing No. **A24711**

Revision: **Rev. E** Page No. **9 of 13**

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NORTH ELEVATION 1:100

- FINISHES SCHEDULE**
- RENDERED & PAINTED FINISH AS SELECTED
  - ALTERNATE RENDERED & PAINTED FINISH AS SELECTED
  - ACCENT RENDERED & PAINTED FINISH AS SELECTED
  - ALUCOBOND FINISH AS SELECTED
  - CLADDING FINISH AS SELECTED
  - ROOF SHEETING AS SELECTED



EAST ELEVATION 1:100



Issue	date	revision	detail	drawn
e	11-05-17	Issued for DA		DT
d	28-02-17	Issued to Consultants		AI
c	27-10-16	Pre-DA Plans		AI
b	16-7-16	Issued for review		PE
a	20-05-16	Initial Concept		AI

Project: **Manta Ray**

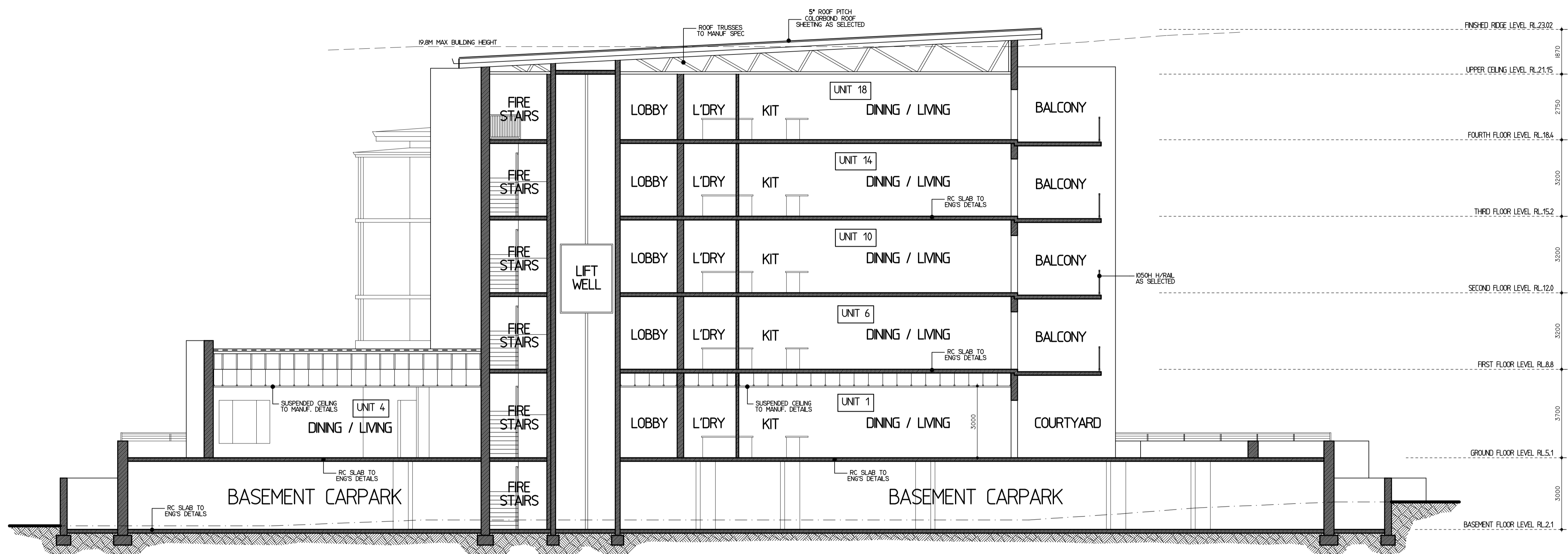
At: **No.1 & 3 Taree St & No. 1 Peel St, Tuncurry, Being Lot 1 in DP 119693, Lot 1 in DP 652227 and Lot 1 in DP 326289**

For: **Domestic Equity**

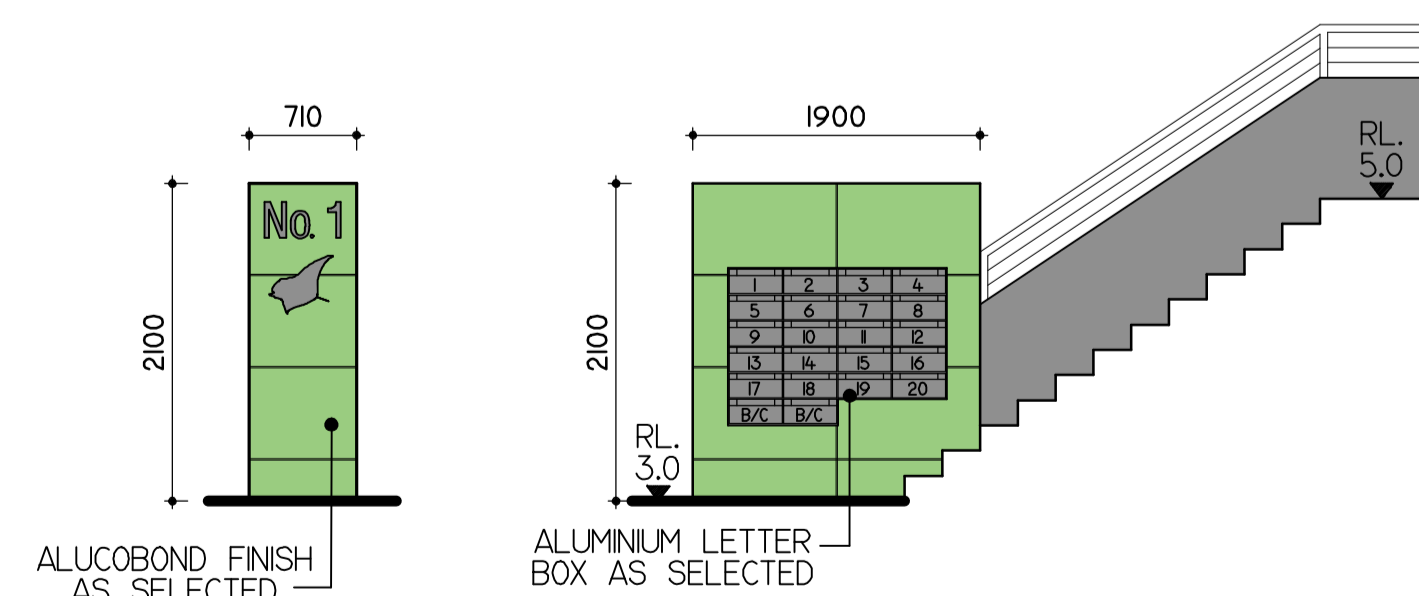
Drawing No. **A24711**

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SECTION A-A 1:100



LETTERBOX ELEVATIONS 1:50

Issue	date	revision detail	drawn
e	11-05-17	Issued for DA	DT
d	28-02-17	Issued to Consultants	DT
c	27-10-16	Pre-DA Plans	AI
b	16-7-16	Issued for review	PF
a	20-05-16	Initial Concept	AI

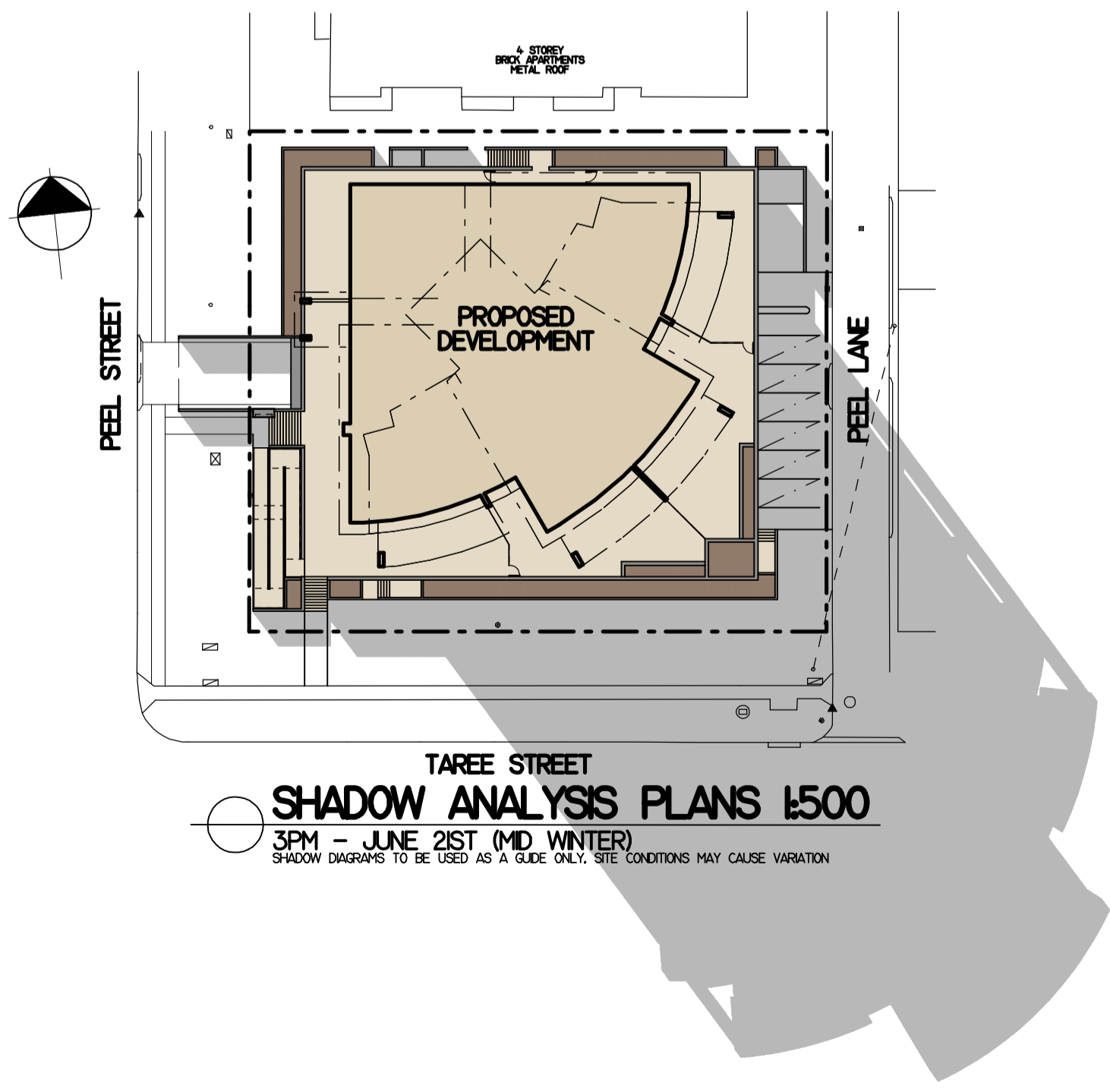
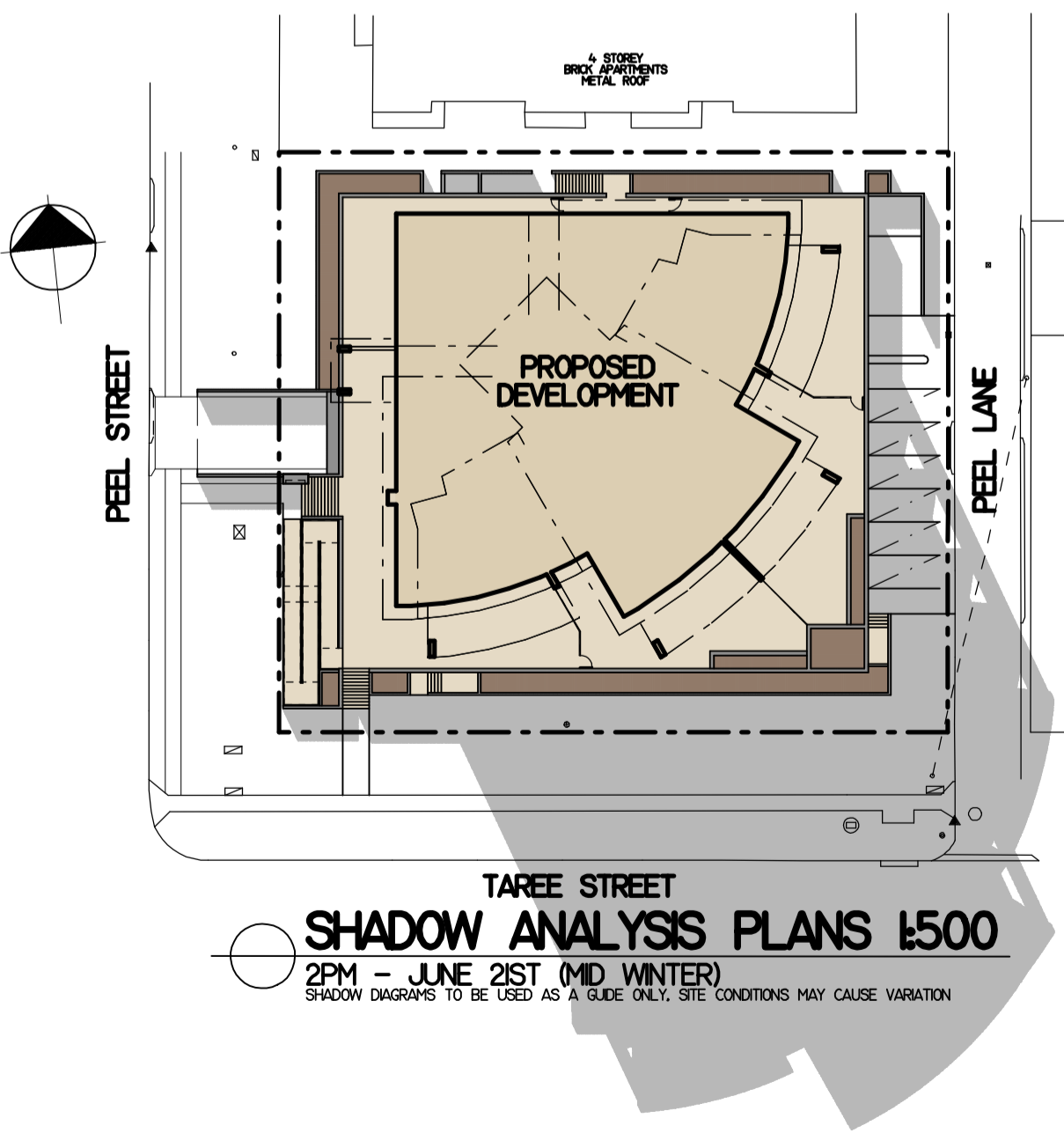
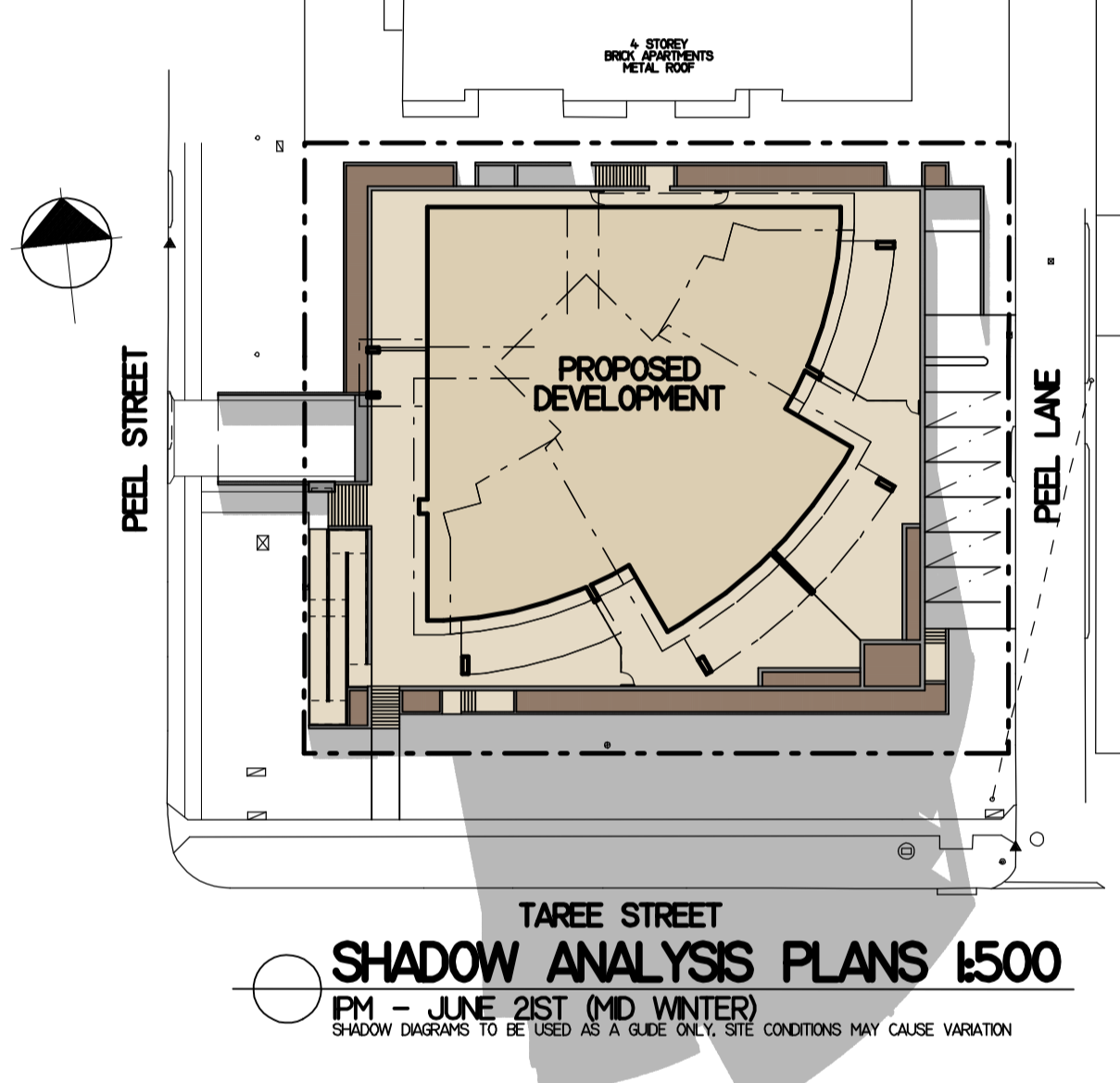
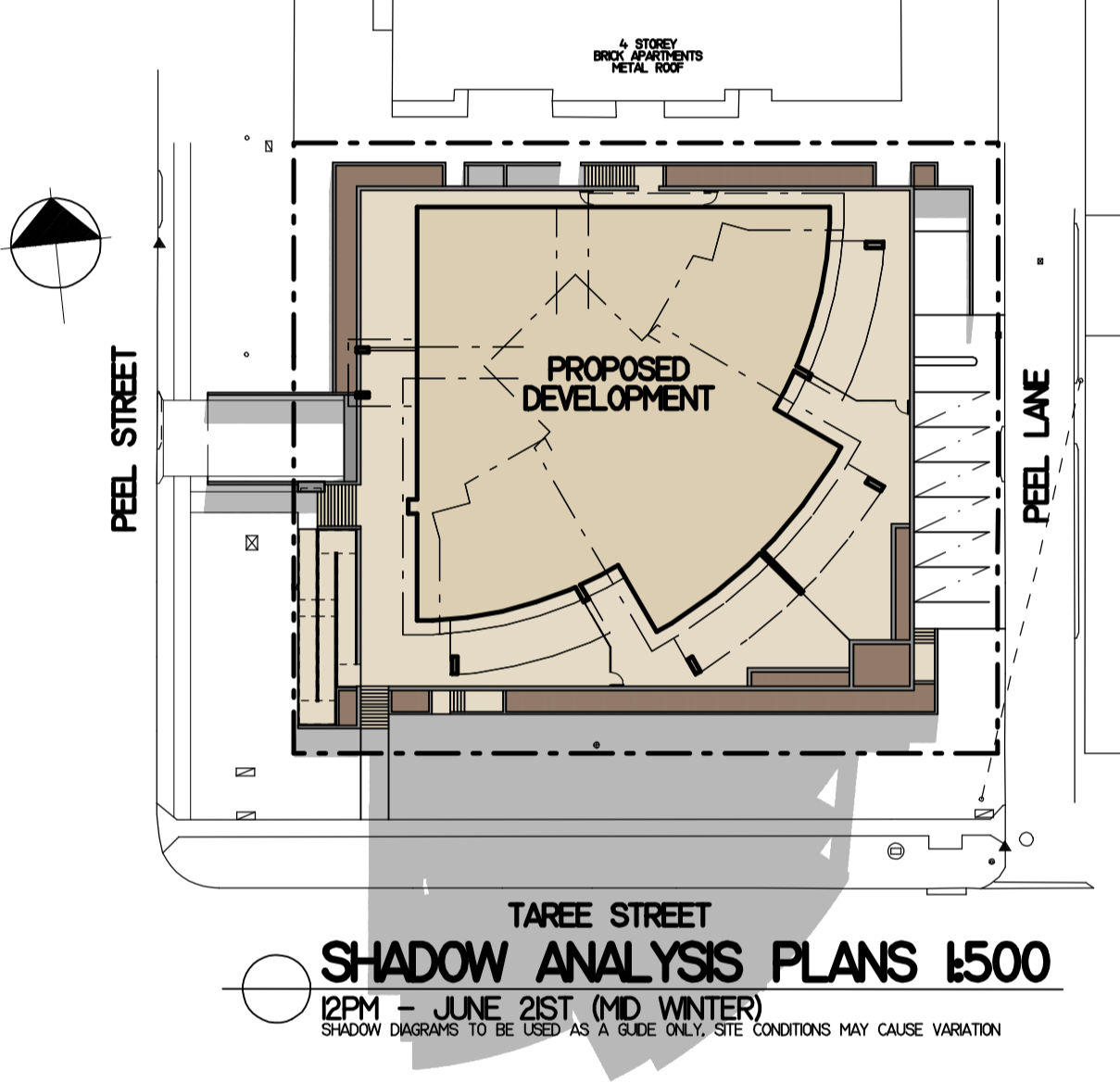
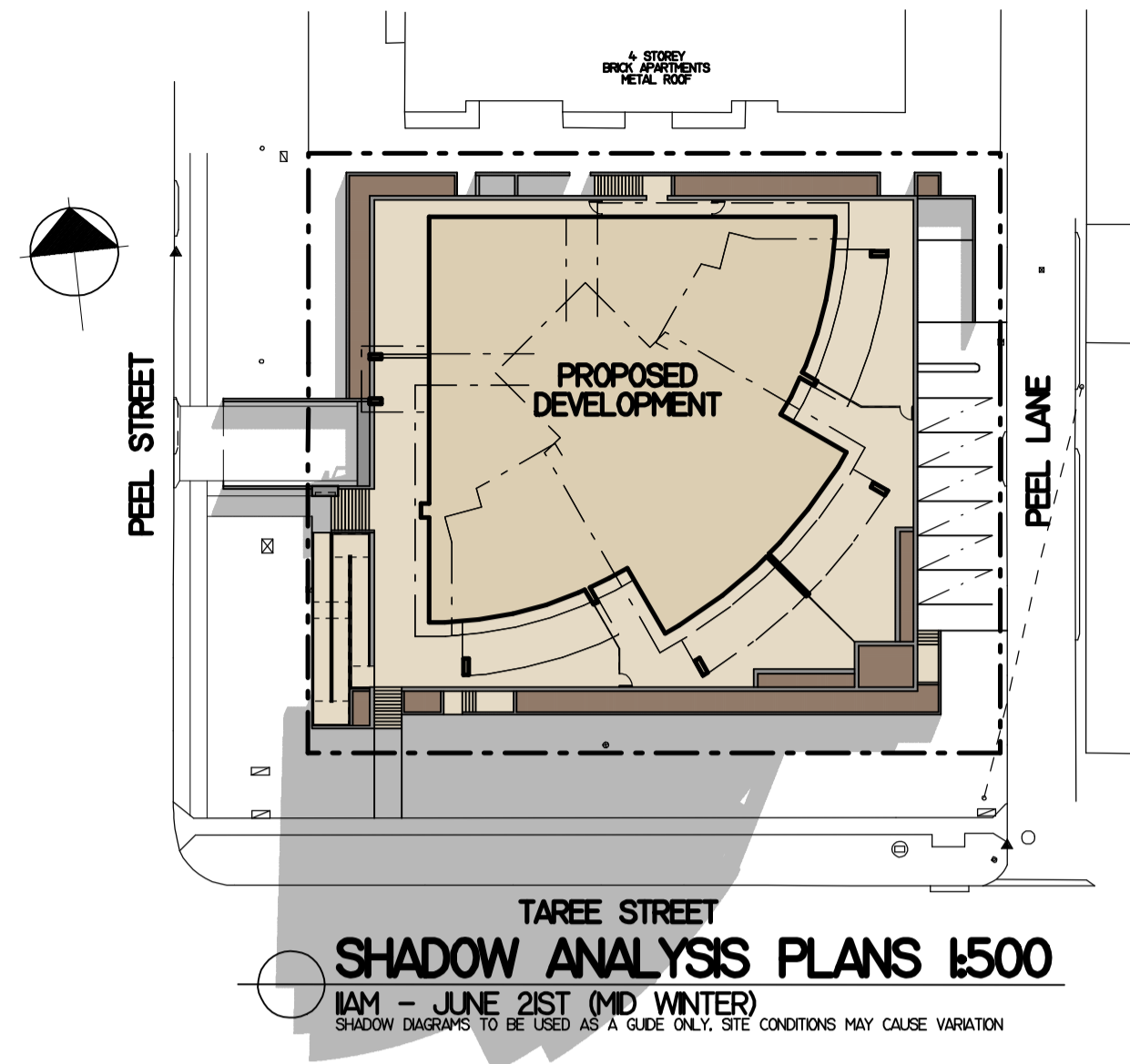
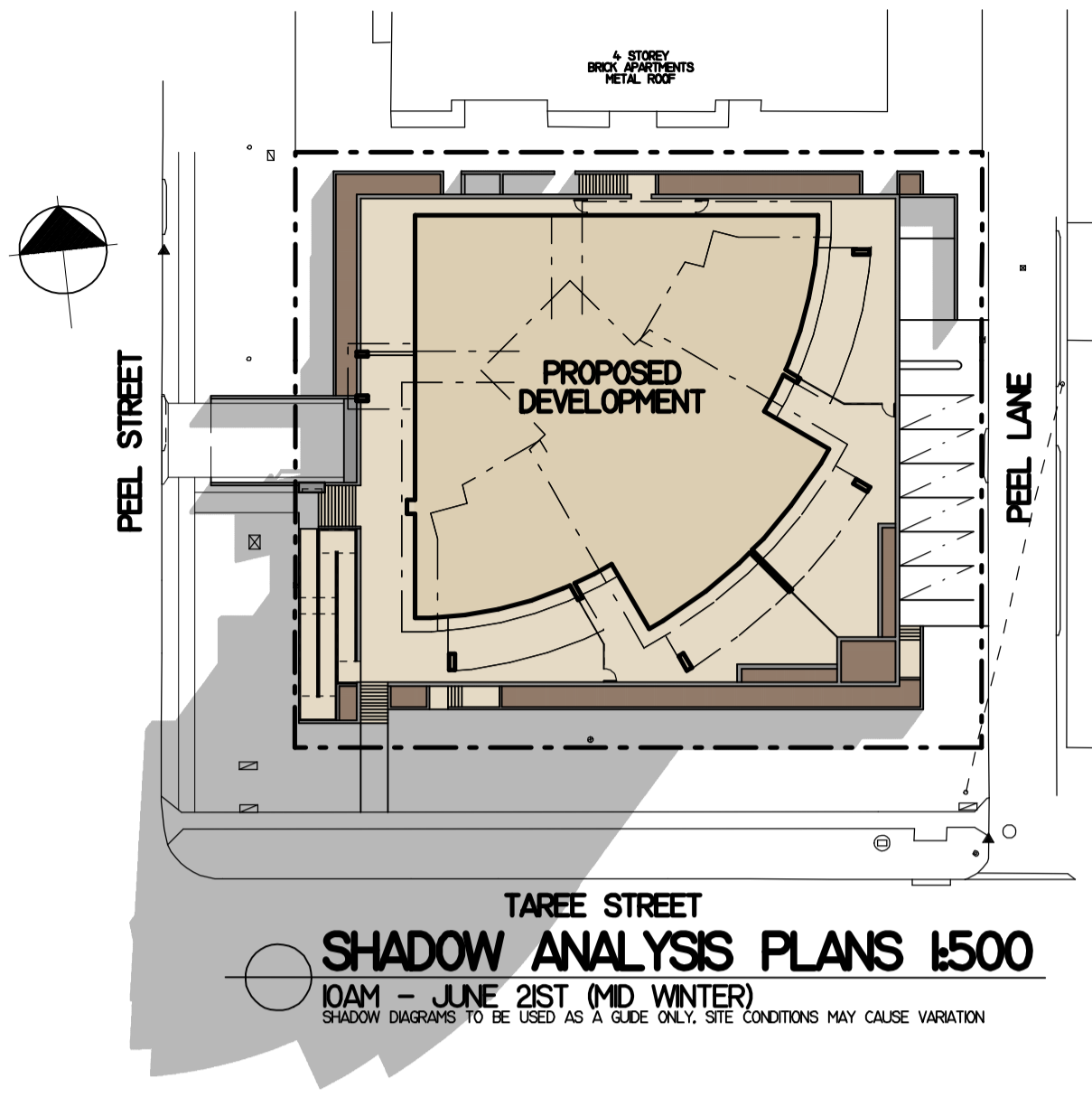
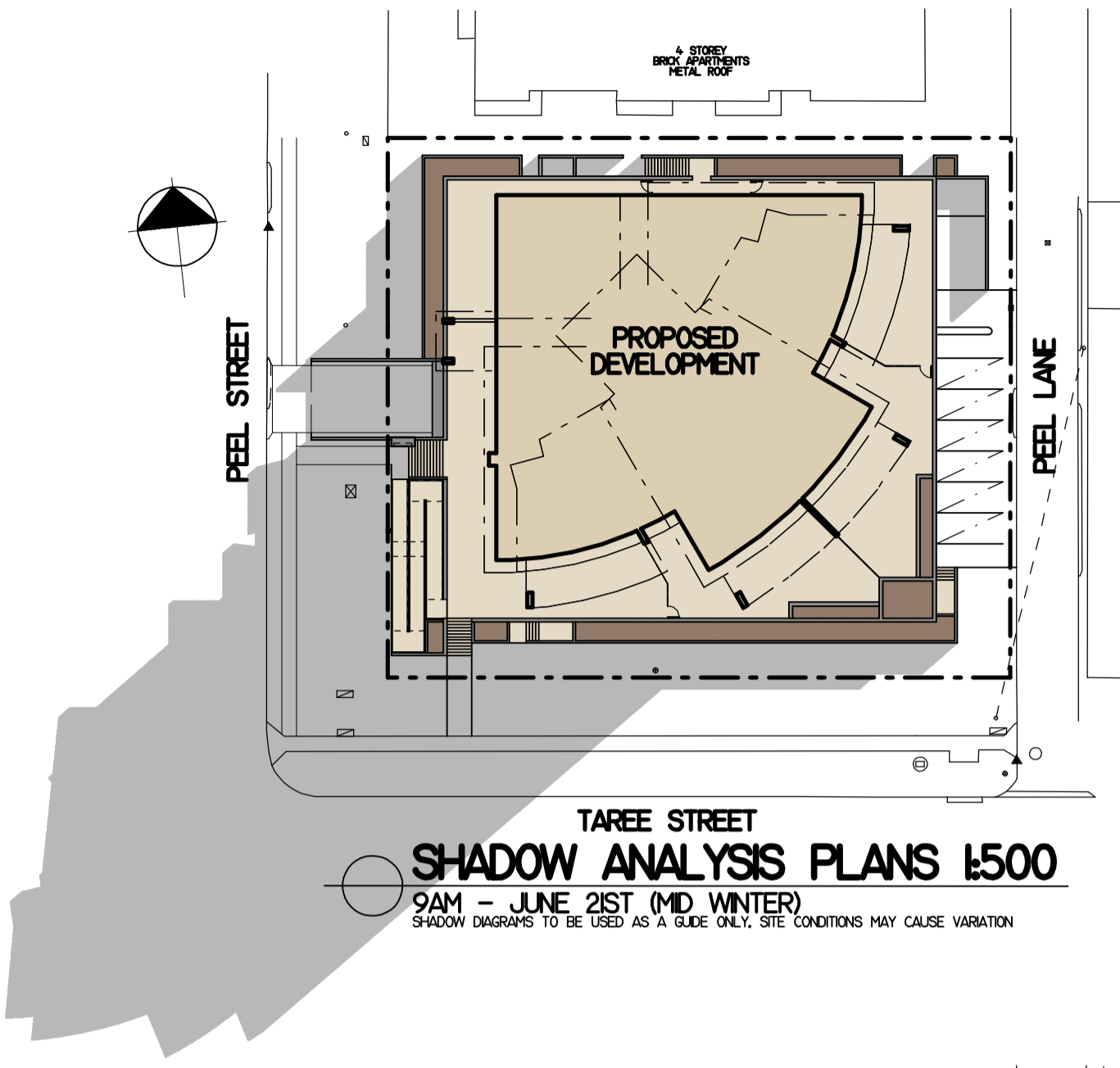
Project: Manta Ray  
 At: No.1 & 3 Taree St & No. 1 Peel St, Tuncurry, Being Lot 1 in DP 119692, Lot 1 in DP 652227 and Lot 1 in DP 326289  
 For: Domestic Equity

Drawing No. A24711

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e	11-05-17	Issued for DA	DT
d	28-02-17	Issued to Consultants	DT
c	27-10-16	Pre-DA Plans	AI
b	19-7-16	Issued for review	PE
a	20-05-16	Initial Concept	AI
Issue	date	revision	drawn

Project:  
**Manta Ray**

At:  
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Lot 1 in DP 652227 and  
Lot 1 in DP 326289

For:  
**Domestic Equity**

Drawing No. **A24711**

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