

SITE ANALYSIS PLAN - SCALE 1:500

The site is located on King Street, an unformed road, therefore vehicular access to the site is from Oxley Drive via a shared driveway with the adjoining residence at lot 63 King Street, the driveway then splits in two with a gravel driveway to the north providing access to the subject site.

The site is average in size (7,822.27m²) for a property zoned R5 Large Lot Residential and currently supports typical vegetation and trees for a site located on the eastern slopes of Mount Gibraltar within the Mount Gibraltar Precinct.



It is unlikely that the site has been subject to any contaminating activity. It is likely that the site was used for timber production in the early days of settlement in the area.

D.P. 507288

The site is encumbered and benefited by a drainage easement that runs through the block as indicated on the site plans and on the site plan & title search

The site currently adjoins a street boundary to the front, King Street (unformed road) the nearest publically used road is Oxley Drive that provides vehicular access to the site.

There is single occupancy residence on the site to the south (lot 63) of the subject block, there is no other adjoining properties. The land to the north is Mount Gibraltar reserve.



It is proposed to remove several trees as a part of this proposal, however these have been carefully selected in consultation with an environmental consultant to minimise and adverse impact on the site.

As per the report prepared by Woodlands Environmental Consulting the sympathetic nature of the design will result in a minor loss of Mt Gibraltar habitat in the locality, but it is unlikely to have a significant impact on threatened species, population and ecological communities and their habitats.

LOT 62
D.P. 789382
7,822.27 M²

LOT 63
D.P. 789382

The site enjoys views across the valley to Chinaman's creek to the east and the town ship of Mittagong and beyond to the north east.

The site has been identified as having significant vegetation and fauna, however during the earliest stages of the design process Greg Hunt of Woodlands Environmental Management was engaged to first provide preliminary advice to assist in forming our design strategy and secondly was consulted as we developed the design for his ongoing feedback until we came up with a solution that was acceptable with respect to the environmental issues associated with this site and the clients brief.

The site falls away moderately from King Street to the east and is currently vacant. North is to the left of the property when viewed from King Street as shown on the attached plans.

The site is presently vacant; this use will obviously change as a result of the proposal to accommodate a single occupancy residential dwelling, a detached studio (class 1a) and a garage (class 10) as outlined in the Classification of Buildings in the Building Code of Australia and indicated on the plans and documents accompanying this application.

The site is effected by several constraints at a local government level through to a State and even Federal all as outlined in the environmental report. However through consultation with 'Woodlands Environmental Consulting' this proposal will include locking up the majority of the site in perpetuity for ongoing conservation reasons. (see environmental report)
This will ensure that future development will be restricted to conservation of the site and ensure ongoing environmental protection, providing a substantial offset for the environment against the proposed development.

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NOT FOR CONSTRUCTION

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PROJECT: PROPOSED NEW SINGLE OCCUPANCY
RESIDENTIAL DWELLING & GARAGE/STUDIO
DRAWING: SITE ANALYSIS

FOR: MR. G & MRS. S. HASLINGER

AT: LOT 62 KING STREET, MITTAGONG 2575



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SHEET NO	AMENDMENT
B	DA/G