

# OLIVE ESTATE HILL STREET BLOCK HEARING | ATTACHMENT A

ADDITIONAL GRAPHIC ATTACHMENT

VISUAL SIMULATIONS AND SETBACKS FROM ADJOINING NEIGHBOURS



# CONTENTS

## VISUAL SIMULATIONS

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### Viewpoint Details:

Date of Photographs : 17th March 2021  
Taken by : Liz Gavin (nee Kidson)  
Camera : Canon 400ESO Representing 50mm lens  
Panoramic stitched using Photoshop CS6  
Viewing distance : 500mm from sheet

### Visual Simulation Descriptions:

VISUAL SIMULATION A - application before the Commissioners at the time of the hearing.

VISUAL SIMULATION B - relates to adjusted application. Please refer architectural set (Graphic Attachment B) for levels.

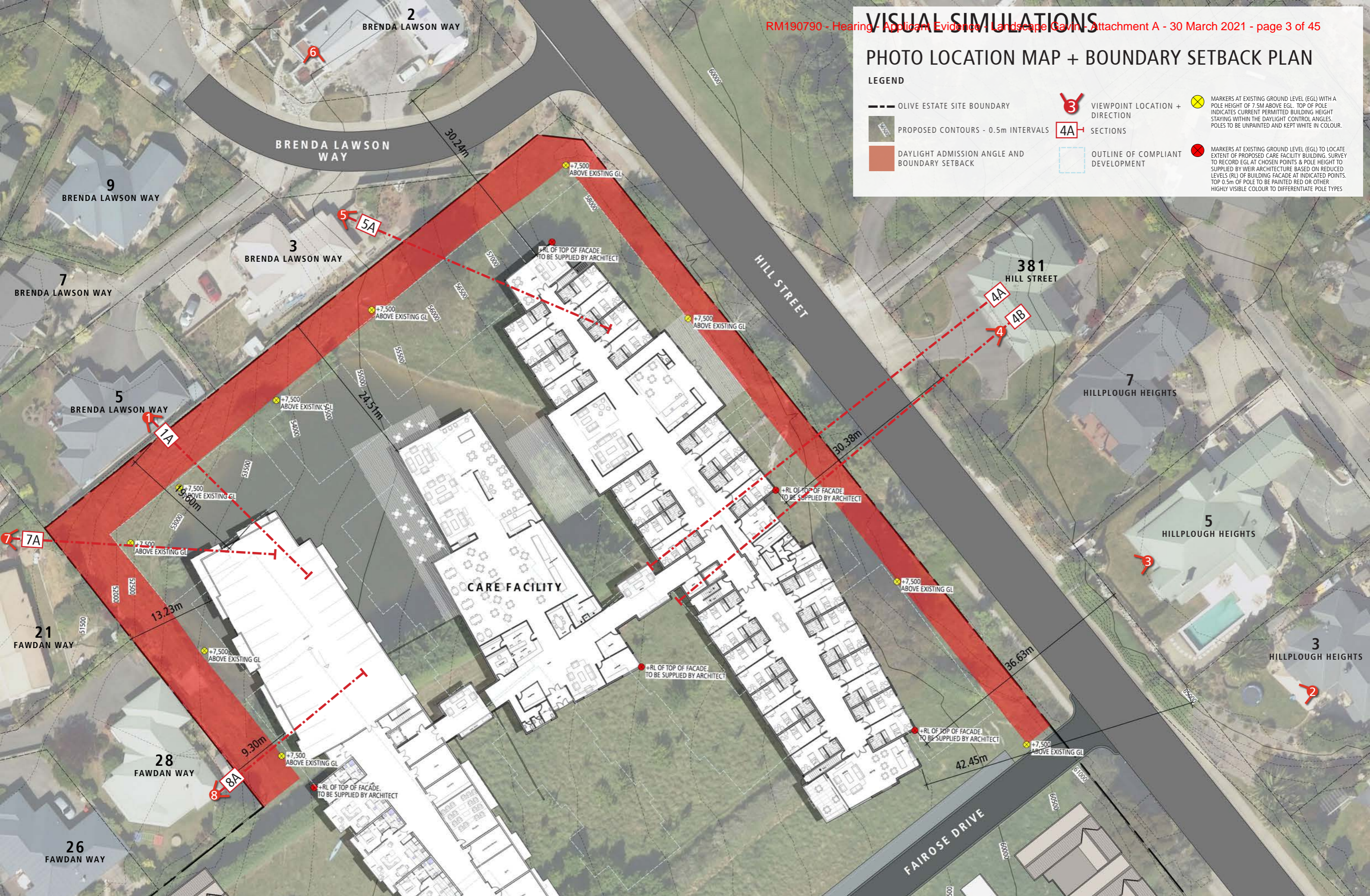
VISUAL SIMULATION C - is an example of a complying building that could occur within the daylight angles and setbacks; and permitted heights of the TRMP.

# VISUAL SIMULATIONS

## PHOTO LOCATION MAP + BOUNDARY SETBACK PLAN

### LEGEND

- OLIVE ESTATE SITE BOUNDARY
- PROPOSED CONTOURS - 0.5m INTERVALS
- DAYLIGHT ADMISSION ANGLE AND BOUNDARY SETBACK
- VIEWPOINT LOCATION + DIRECTION
- SECTIONS
- OUTLINE OF COMPLIANT DEVELOPMENT
- MARKERS AT EXISTING GROUND LEVEL (EGL) WITH A POLE HEIGHT OF 7.5M ABOVE EGL. TOP OF POLE INDICATES CURRENT PERMITTED BUILDING HEIGHT STAYING WITHIN THE DAYLIGHT CONTROL ANGLES. POLES TO BE UNPAINTED AND KEPT WHITE IN COLOUR.
- MARKERS AT EXISTING GROUND LEVEL (EGL) TO LOCATE EXTENT OF PROPOSED CARE FACILITY BUILDING. SURVEY TO RECORD EGL AT CHOSEN POINTS & POLE HEIGHT TO SUPPLY BY WEIR ARCHITECTURE BASED ON REDUCED LEVELS (RL) OF BUILDING FACADE AT INDICATED POINTS. TOP 0.5m OF POLE TO BE PAINTED RED OR OTHER HIGHLY VISIBLE COLOUR TO DIFFERENTIATE POLE TYPES

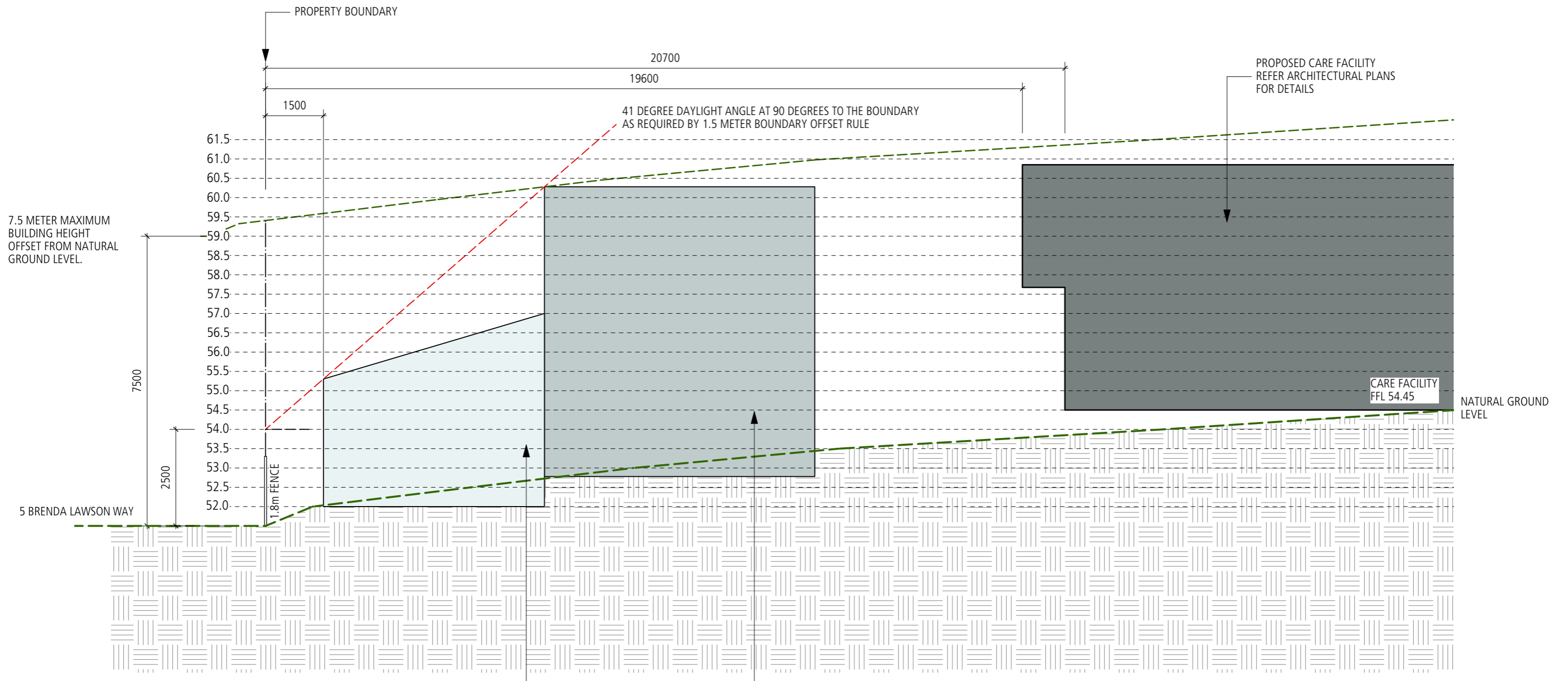












5 BRENDA LAWSON WAY - 1:100 @ A3

POSITION OF POSSIBLE COMPLIANT BUILDING NOT ILLUSTRATED IN PHOTO VISUALISATIONS BUT ALLOWABLE UNDER TRMP.

POSITION OF POSSIBLE COMPLIANT BUILDING AS ILLUSTRATED IN PHOTO VISUALISATIONS.

TRMP RULE 17.1.3.1 REQUIRES THAT SPECIFIC OFFSETS FROM BOUNDARIES ARE USED WITHIN THE DESIGN OF ANY RESIDENTIAL DEVELOPMENT. THE OFFSETS INCLUDE;

1. (q) Buildings are set back at least 4.5 meters from road boundaries
2. (r) Buildings are set back at least 1.5 meters from the internal boundaries on one side, and,
3. (r) and at least 3 meters from all other internal boundaries (side and rear).

OLIVE ESTATE HAVE BOUNDARIES ON HILL STREET AND FAIROSE DRIVE, 4.5 METER SETBACKS HAVE BEEN APPLIED TO BOTH BOUNDARIES.

A 1.5 METER SETBACK HAS BEEN APPLIED TO THE BRENDA LAWSON WAY BOUNDARY.

A 3.0 METER SETBACK HAS BEEN APPLIED TO THE FAWDAN WAY BOUNDARY.

































Note: Backdrop is indicative only due to intervening vegetation (see existing view)

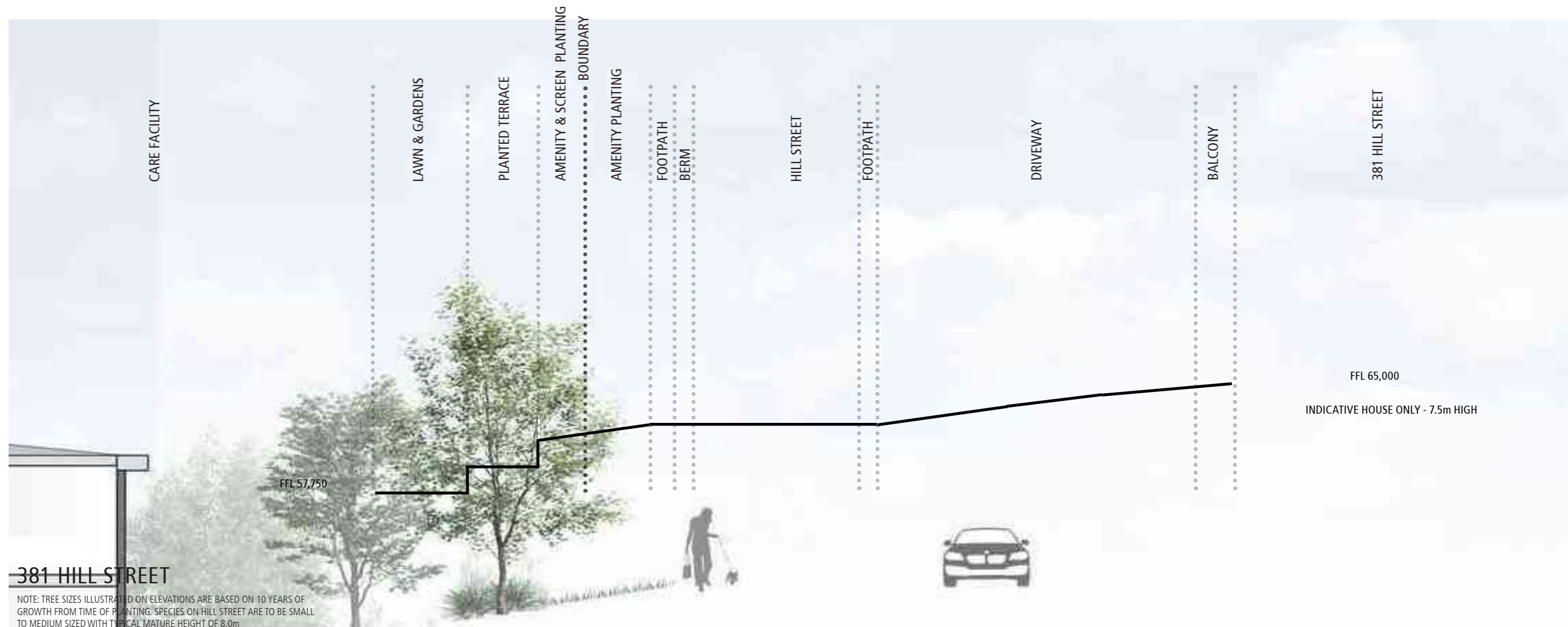


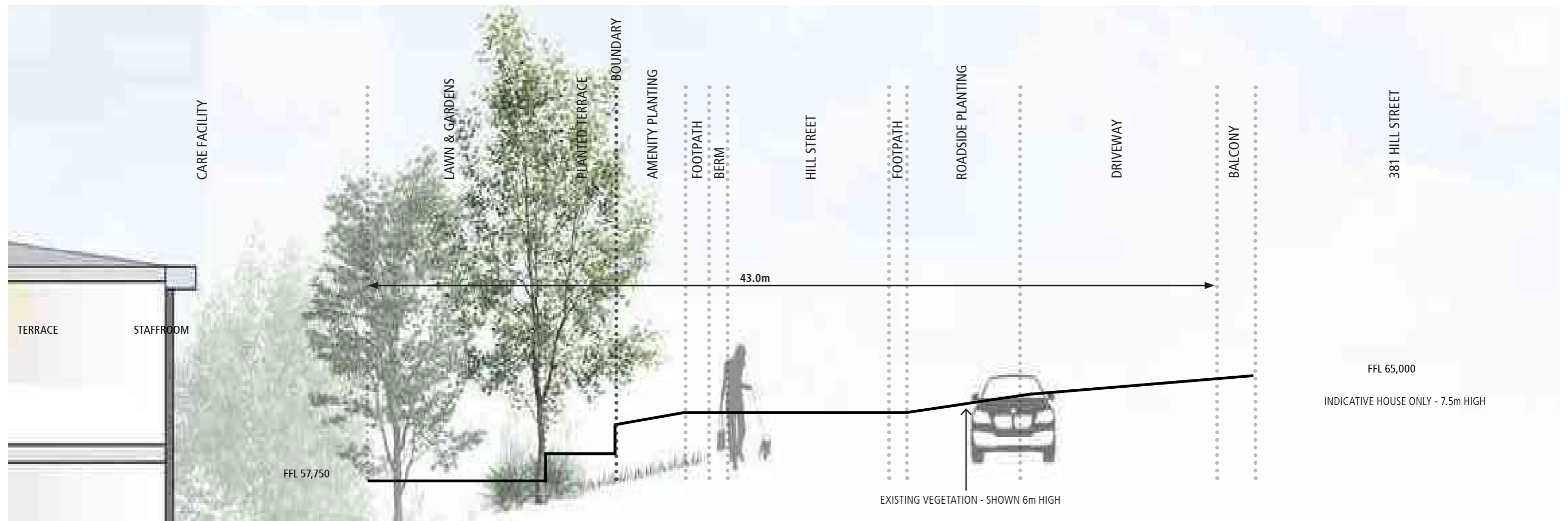
Note: Backdrop is indicative only due to intervening vegetation (see existing view)



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### 381 HILL STREET

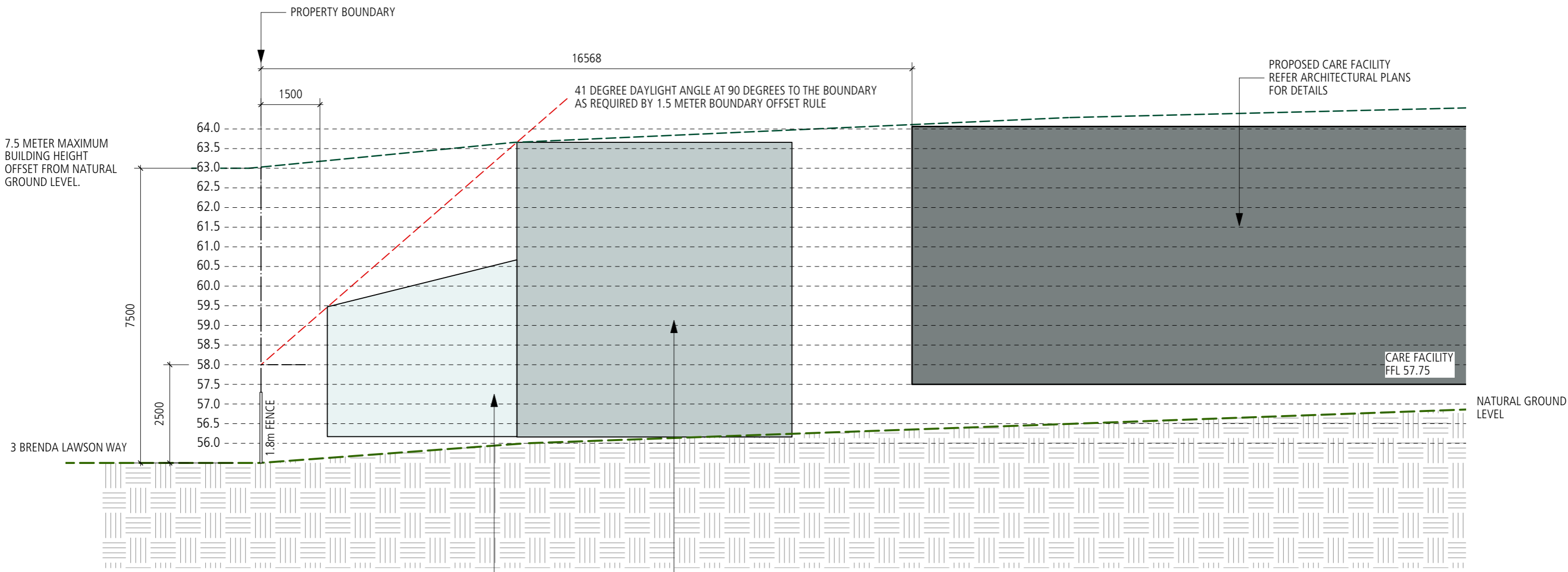
NOTE: TREE SIZES ILLUSTRATED ON ELEVATIONS ARE BASED ON 10 YEARS OF GROWTH FROM TIME OF PLANTING. SPECIES ON HILL STREET ARE TO BE SMALL TO MEDIUM SIZED WITH TYPICAL MATURE HEIGHT OF 8.0m











7.5 METER MAXIMUM BUILDING HEIGHT OFFSET FROM NATURAL GROUND LEVEL.

3 BRENDA LAWSON WAY

NATURAL GROUND LEVEL

3 BRENDA LAWSON WAY - 1:100 @ A3

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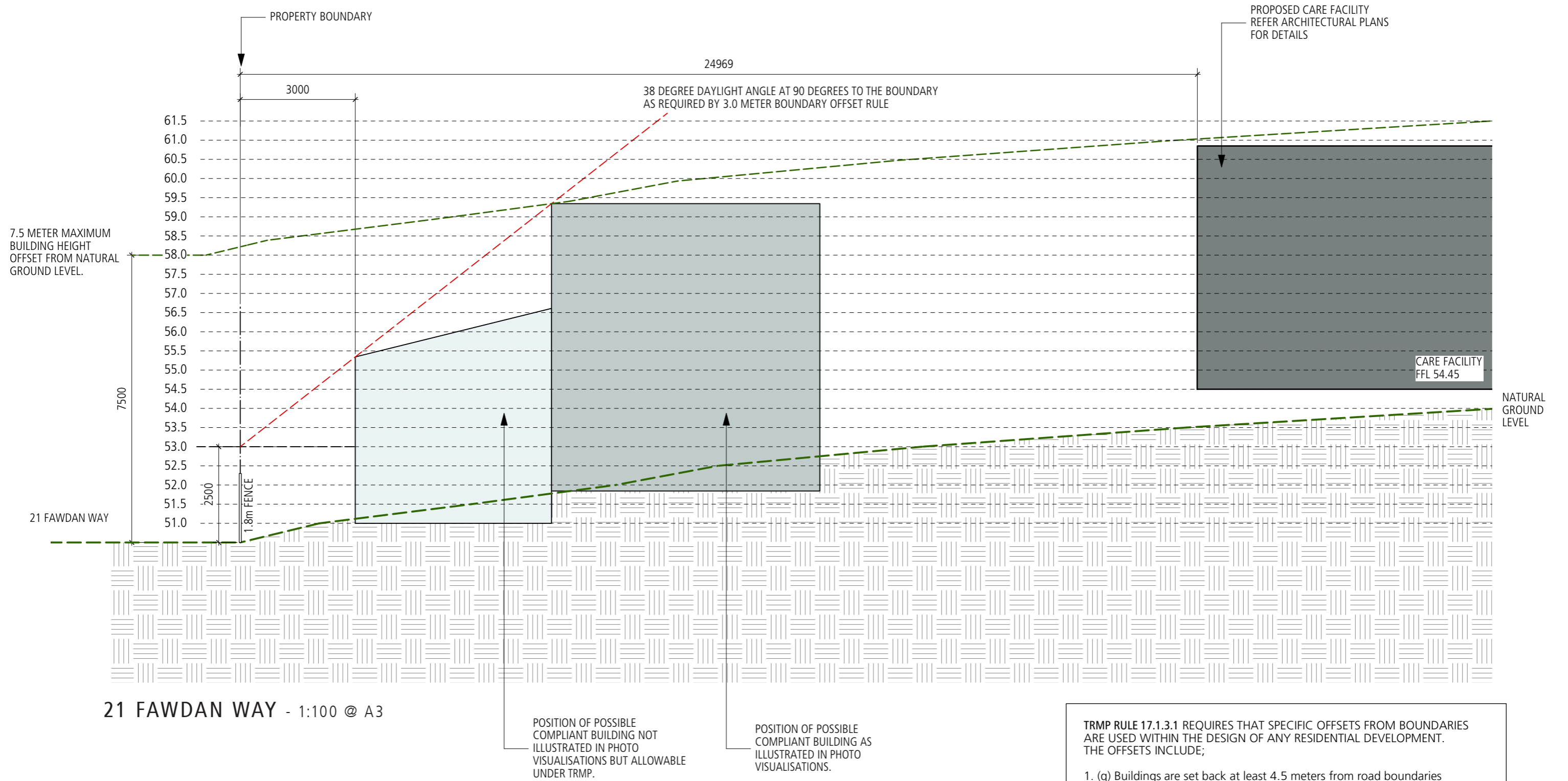












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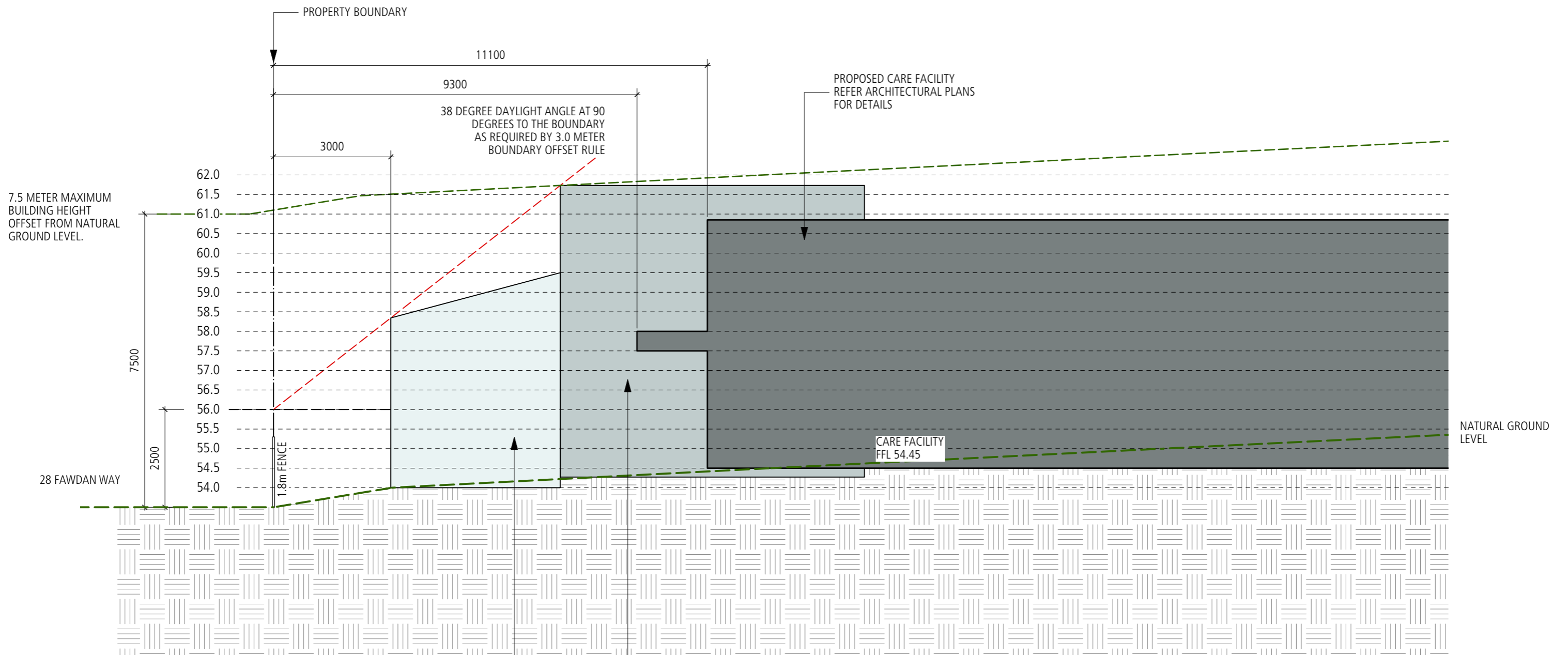












28 FAWDAN WAY - 1:100 @ A3

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PROPOSED CARE FACILITY REFER ARCHITECTURAL PLANS FOR DETAILS

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