

Submission Opposing the Application by EPYC Pty Ltd
for Consent by the State of New South Wales
to a Project of State Significance,
Application ID – SSD 13_6277,
By Richard David Graham, a Party with Standing

ATTACHMENTS ANNEXUE
PART 1 of 2

Attachments Annexure

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**Higher Resolution digital files are available
for all images shown in this document upon request.**

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My New Home Site – Architectural Draws

1. ELEVATIONS
2. BASEMENT & GROUND FLOOR PLAN
3. UPPER FLOOR PLAN
4. SECTION C – C
5. SECTION B – B
6. SECTION A – A
7. LOCALITY SITE PLAN

NOTE: FIGURED DIMENSIONS TO TAKE PRECEDENCE DO NOT SCALE FROM DRAWINGS ALL WORK TO COMPLY WITH RELEVANT AUSTRALIAN STANDARDS AND THE BCA ALL DIMENSIONS SHOULD BE VERIFIED BEFORE COMMENCING CONSTRUCTION OR FABRICATION ON OR OFF SITE.		
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PROPOSED EAST ELEVATION 1:100



PROPOSED NORTH ELEVATION 1:100

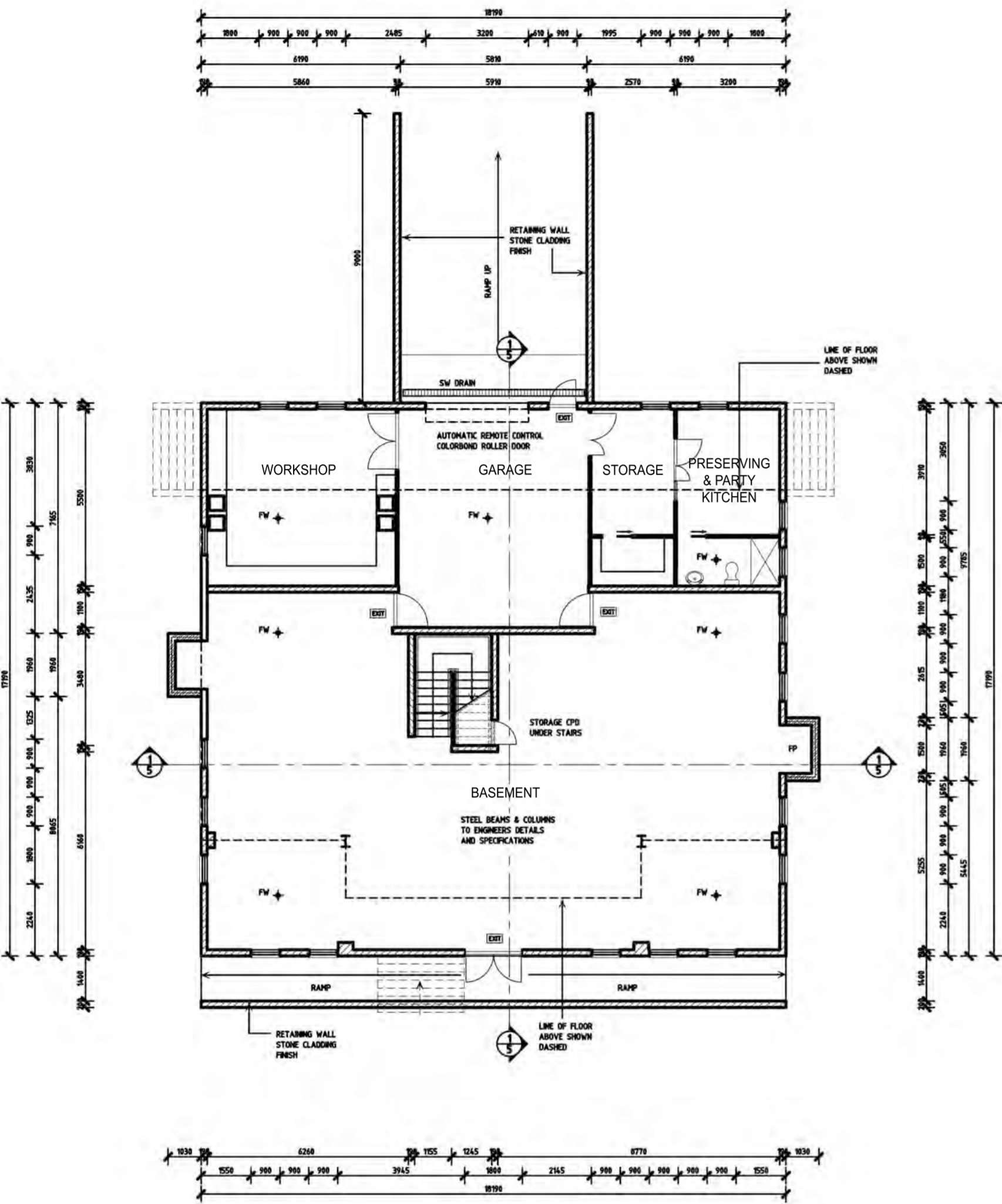


PROPOSED WEST ELEVATION 1:100

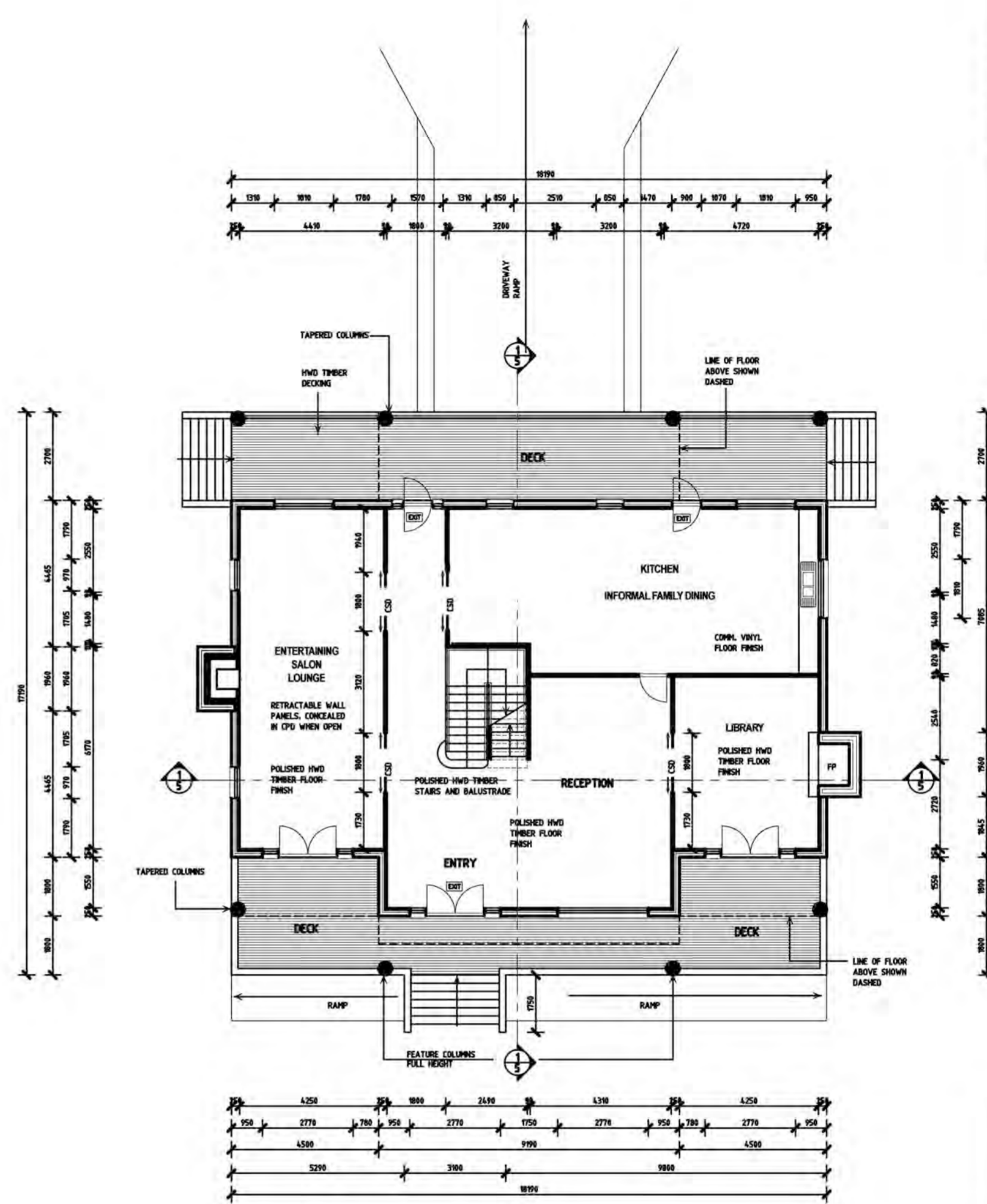


PROPOSED SOUTH ELEVATION 1:100

BDA Building Designers Association of New South Wales Inc. ACT & Region Branch.		
CLIENT LANDTASIA - R. GRAHAM 867 BUTMAROO RD		
PROJECT LOT 11 DP 1130078 MULLOON via Bungendore NSW		
DRAWING NAME ELEVATIONS		
DRAWN BY APPROVED SCALE	MC 1:100	CHECKED DATE DATE
		MC 7.07 7.07
PROJECT NO.	PAGE	ISSUE
07-23	1	A



1 BASEMENT FLOOR PLAN
SCALE - 1:100



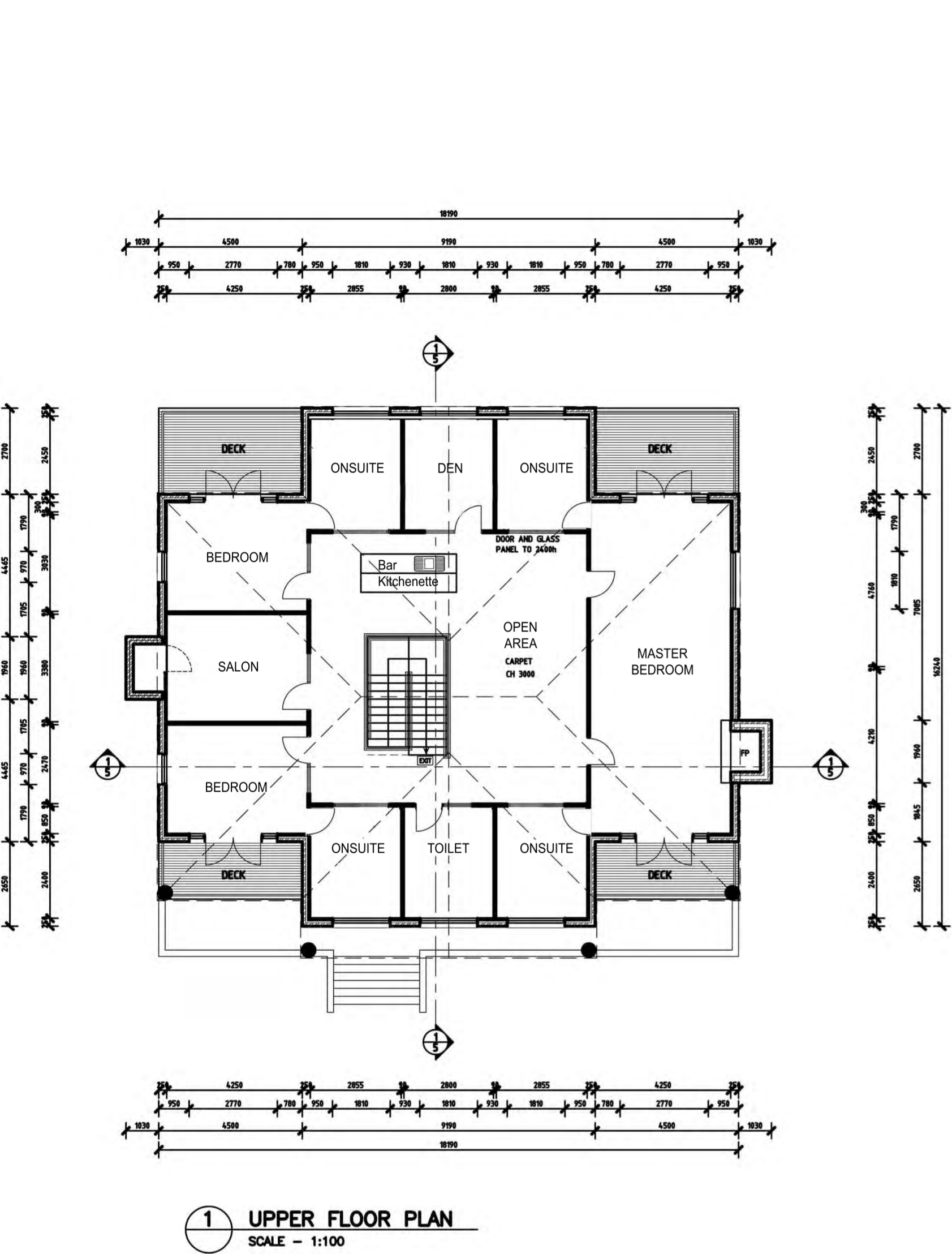
2 GROUND FLOOR PLAN
SCALE - 1:100

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of New South Wales Inc.
ACT & Region Branch.

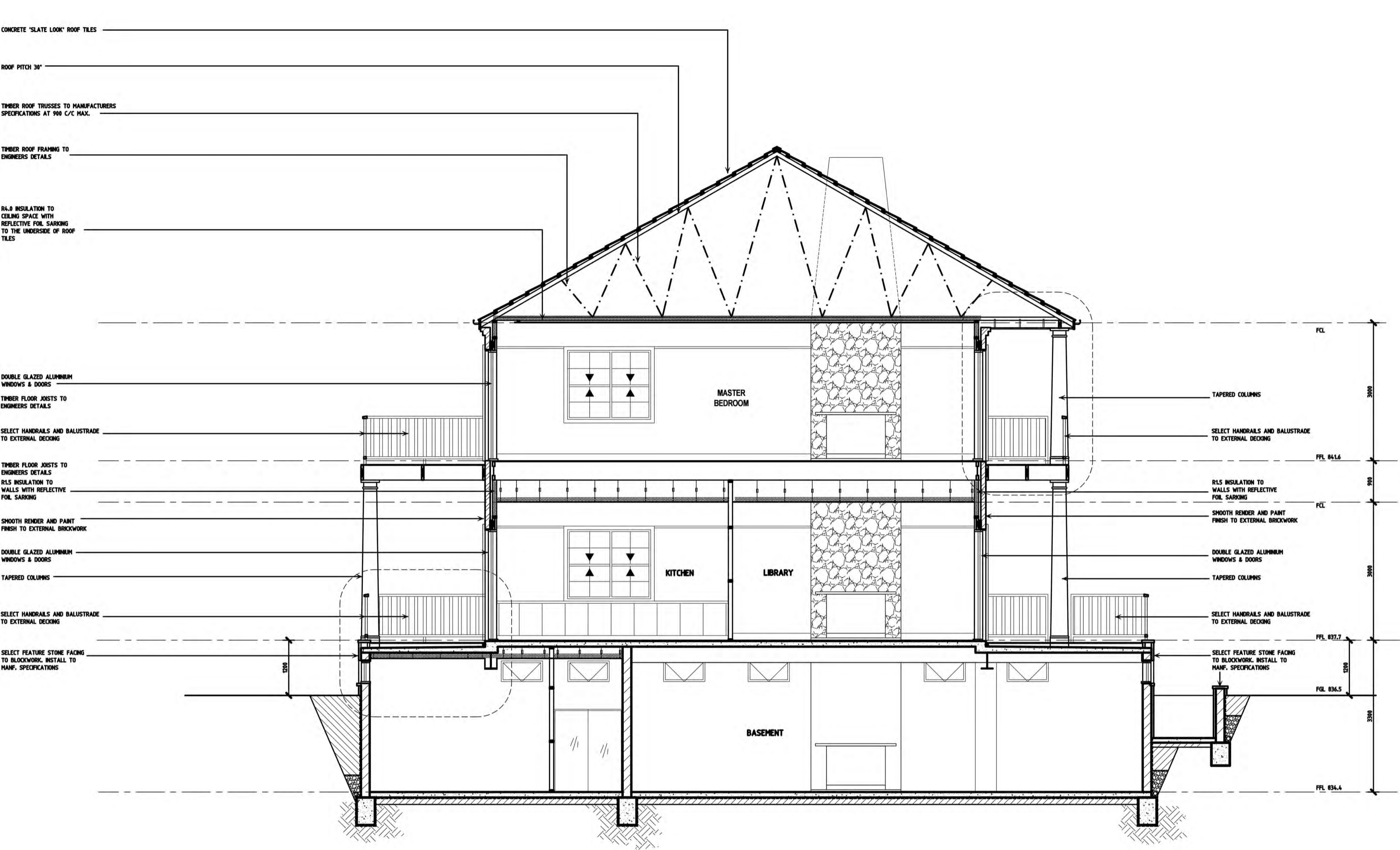
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PROJECT NO. 07-23	PAGE 2	ISSUE A



1 UPPER FLOOR PLAN
SCALE - 1:100

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CLIENT LANDTASIA - R. GRAHAM 867 BUTMAROO RD		
PROJECT LOT 11 DP 1130078 MULLOON via Bungendore NSW		
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1 SECTION C-C—
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NOTE: FIGURED DIMENSIONS TO TAKE PRECEDENCE
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ON OR OFF SITE.

AMENDMENTS

NO. | ITEM | DATE | DRAWN

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CLIENT
LANDTASIA - R. GRAHAM
867 BUTMAROO RD

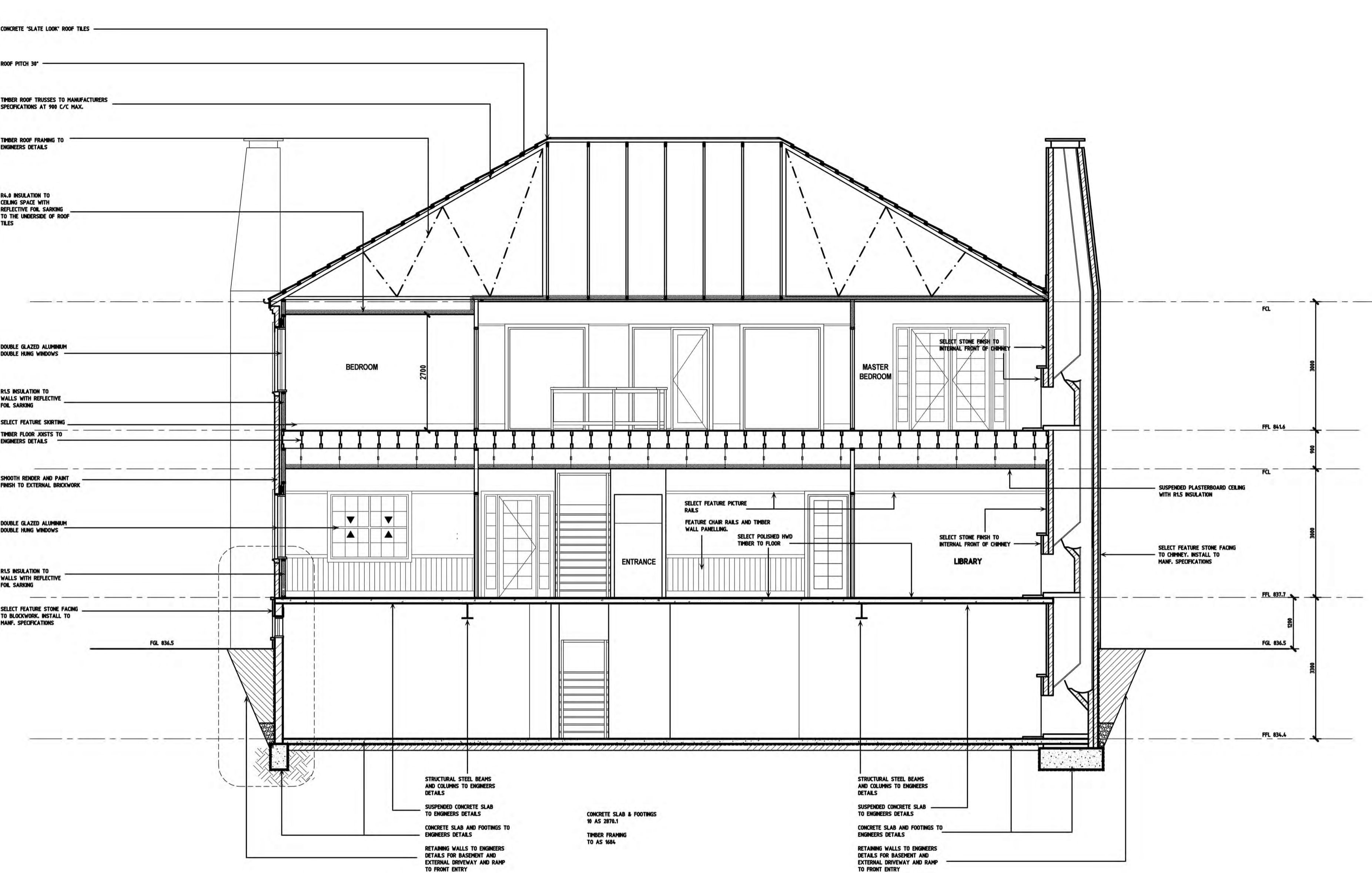
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MULLOON via Bungendore NSW

DRAWING NAME
SECTION C - C
ELEVATION

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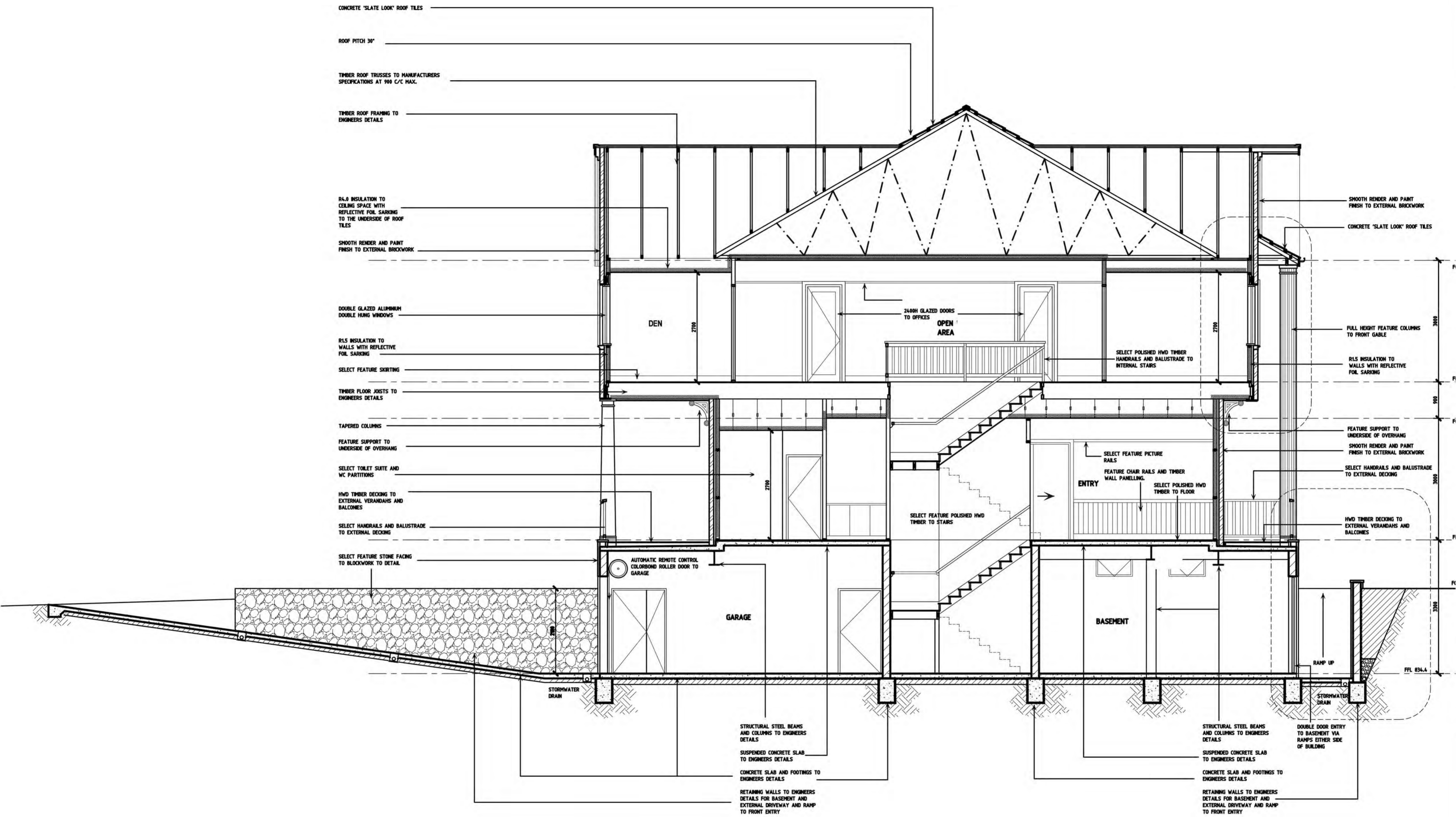
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CLIENT LANDTASIA - R. GRAHAM 867 BUTMAROO RD		
PROJECT LOT 11 DP 1130078 MULLOON via Bungendore NSW		
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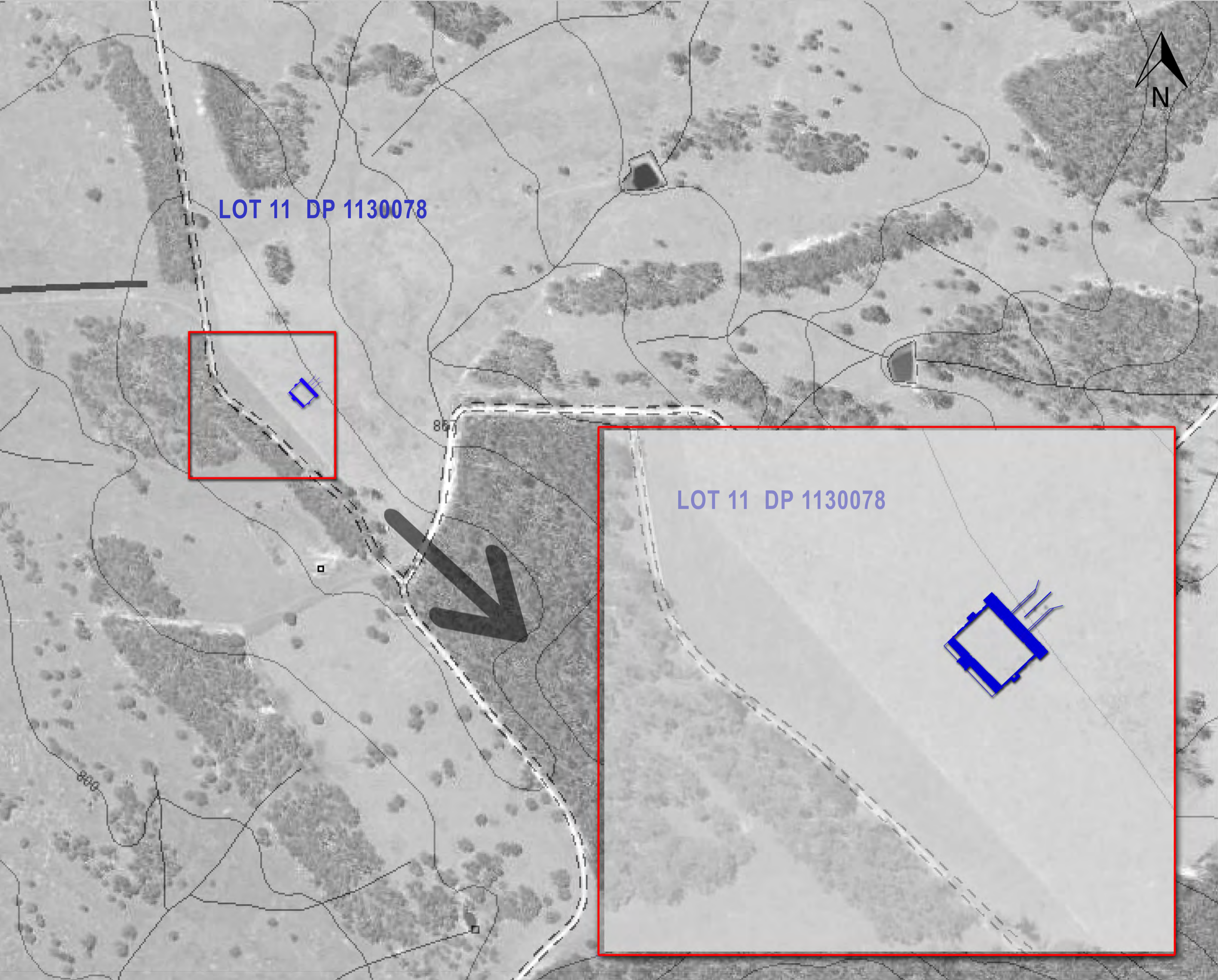
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1 SECTION A-A -
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CLIENT LANDTASIA - R. GRAHAM 867 BUTMAROO RD		
PROJECT LOT 11 DP 1130078 MULLOON via Bungendore NSW		
DRAWING NAME SECTION A - A		
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CLIENT LANDTASIA - R. GRAHAM 867 BUTMAROO RD		
PROJECT LOT 11 DP 1130078 MULLOON via Bungendore NSW		
DRAWING NAME LOCALITY PLAN SITE PLAN		
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PROJECT NO. 07-23	PAGE 7	ISSUE A

Visualisation – Landtasia New Home Site - Lot 11 DP 1130078



Figure 1: New Home - Current Vista



Figure 2: New Home – Day Vista with Proposed Development

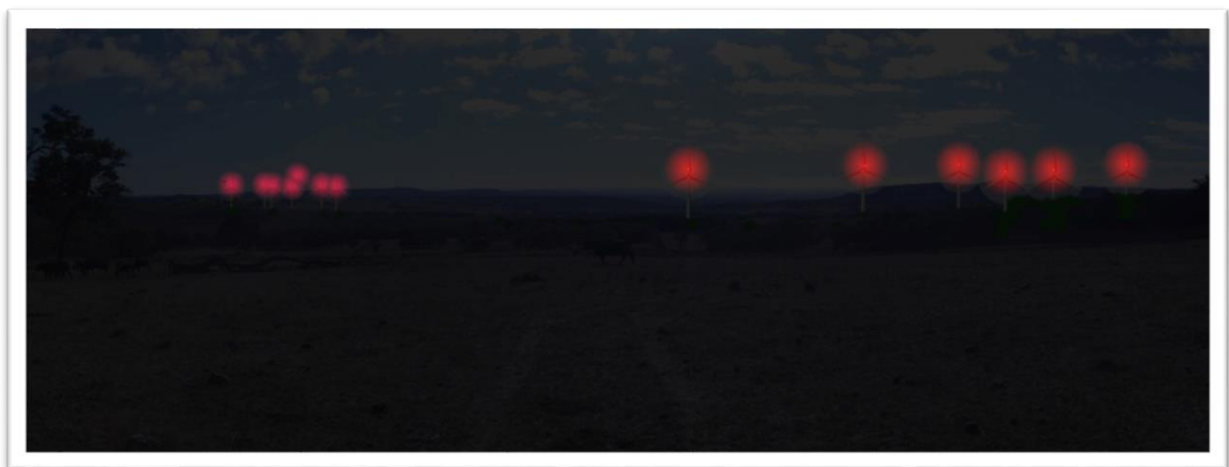


Figure 3: New Home - Evening Vista with Proposed Development

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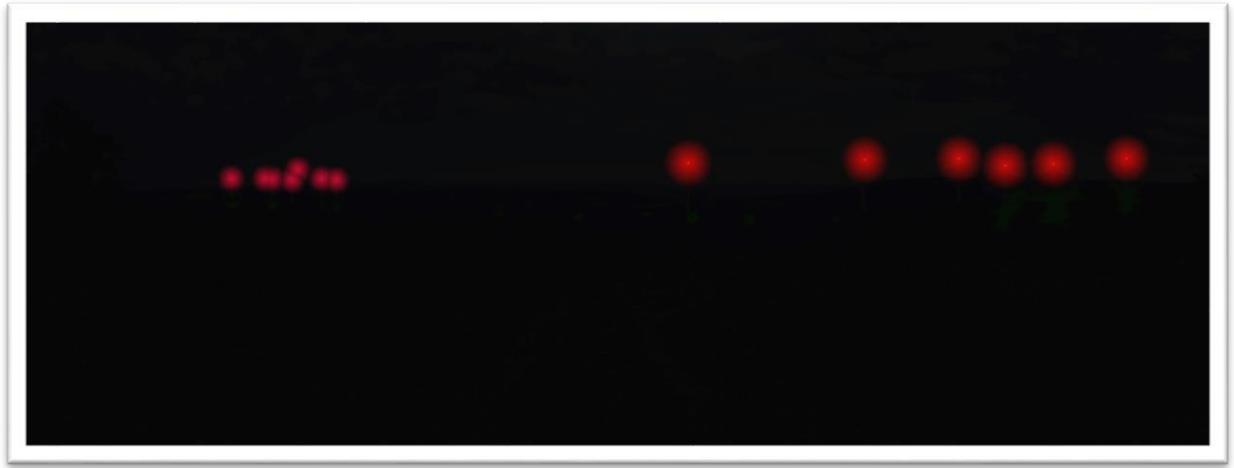


Figure 4: New Home - Night Vista with Proposed Development

Visualisation – Landtasia Northern Homestead – Lot 75 DP 754894

The recent fire has killed vegetation around the Northern Homestead. Some vegetation is clearly dead and is in the process of being removed for safety. This is called **Scenario 1**.

However, after removing that vegetation, there remains damaged trees whose roots may have been burnt too, and may no longer be viable or safe. The fate of that vegetation will not become clear until springtime. This is called **Scenario 2**

Scenario 1



Figure 5: Northern Homestead – Day Vista before dead vegetation is removed.



Figure 6: Northern Homestead - Simulated Day Vista after dead vegetation is removed.

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Figure 7: Northern Homestead - Simulated Day Vista with Proposed Development

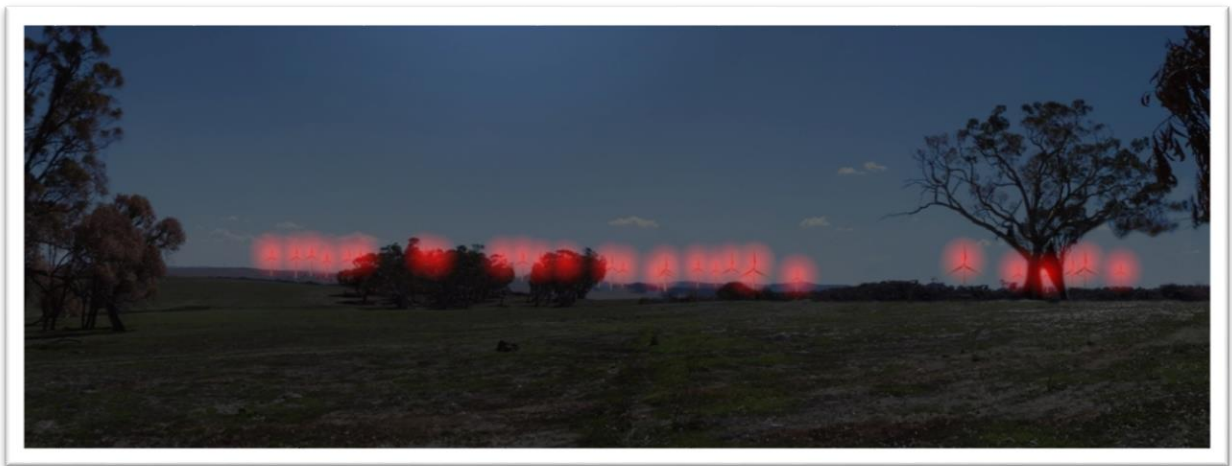


Figure 8: Northern Homestead - Simulated Evening Vista with Proposed Development

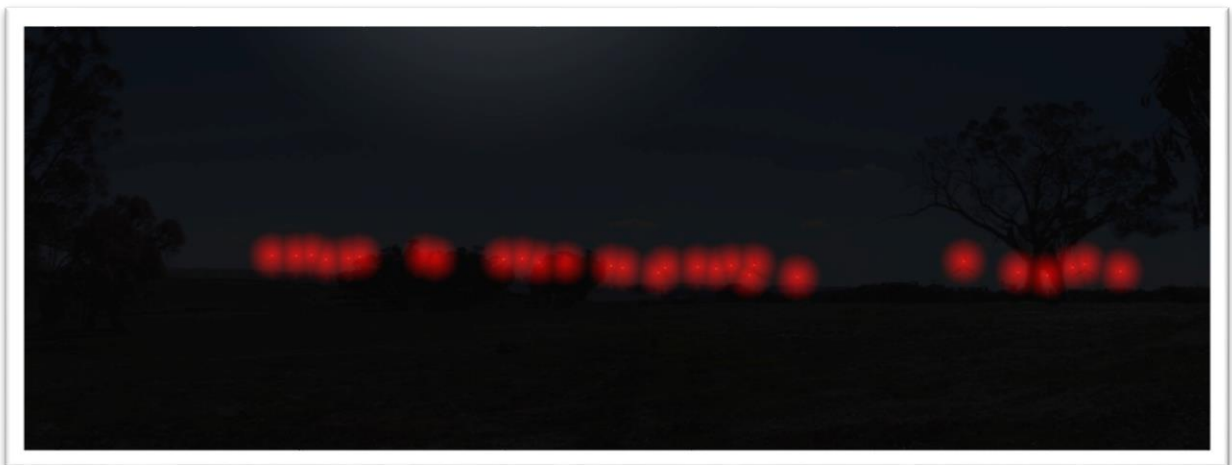


Figure 9: Northern Homestead - Simulated Night Vista with Proposed Development

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Scenario 2



Figure 10: Northern Homestead – Day Vista before dead vegetation is removed.



Figure 11: Northern Homestead - Simulated Day Vista after maximum dead vegetation is removed.



Figure 12: Northern Homestead - Simulated Day Vista with Proposed Development

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Figure 13: Northern Homestead - Simulated Evening Vista with Proposed Development

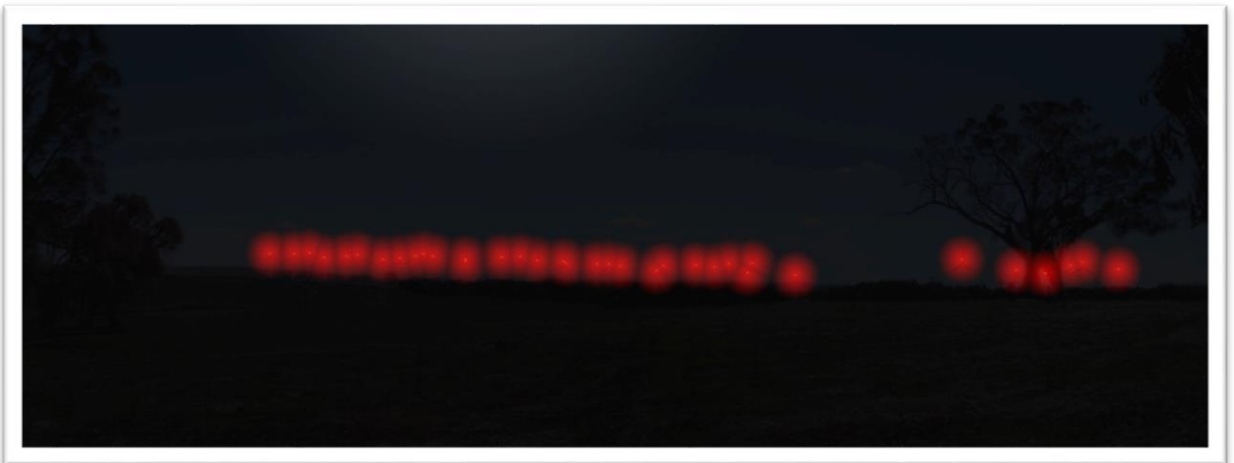


Figure 14: Northern Homestead - Simulated Night Vista with Proposed Development

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Visualisation – Landtasia Cottage Homestead – Lot 75 DP 754894



Figure 15: Looking South-eastward from Lot 75 DP 754894. Yellow arrows point to 70Mtr tips of TransGrid towers.

Turbines 120Mtrs higher still with High Impact on Landtasia's Ready-to-go Dwelling Entitled Lots and existing homes.

Shadow Maps by Season

I commissioned seasonal shadow maps, which are set out below.

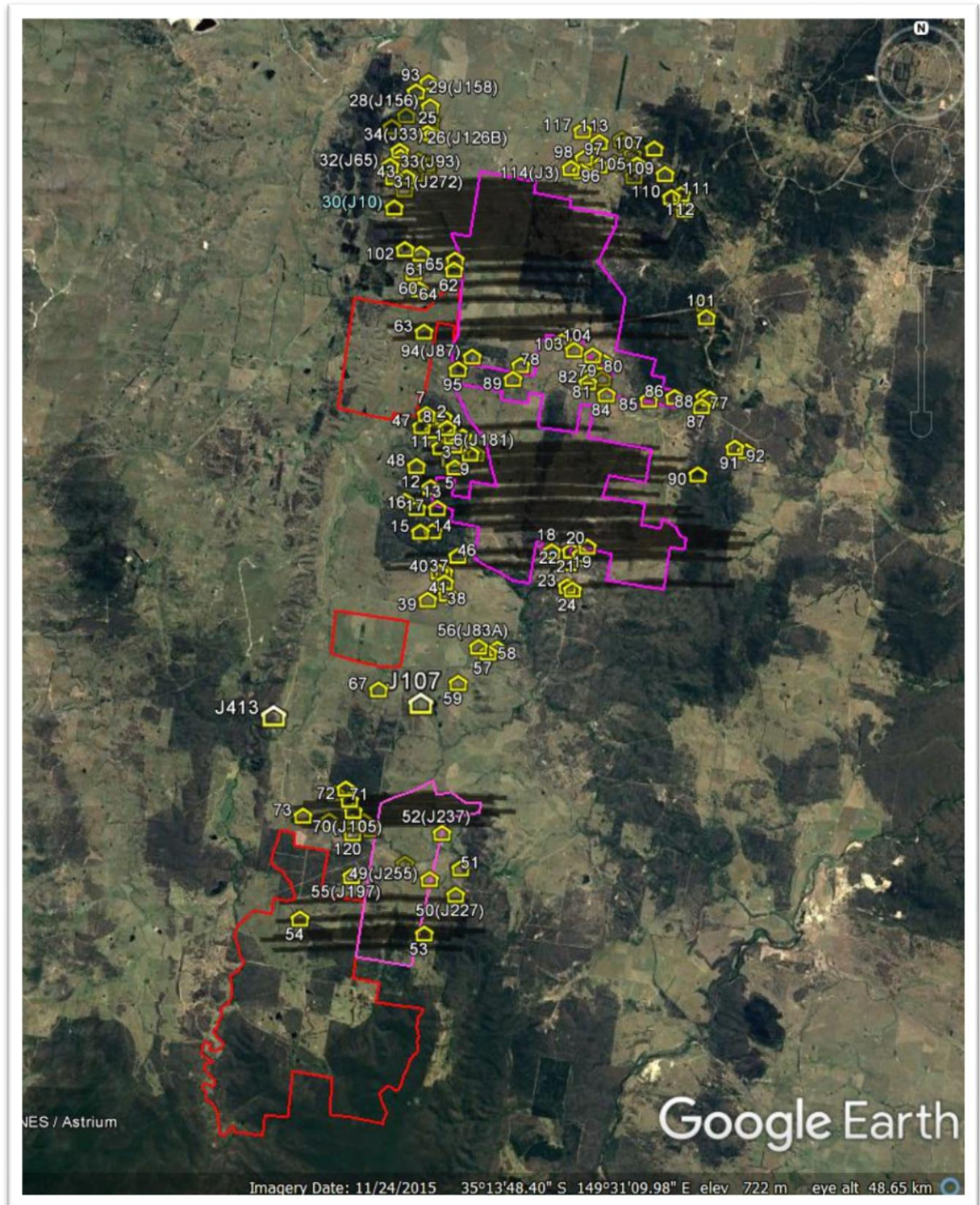


Figure 16: Spring Shadows from Proposed Development

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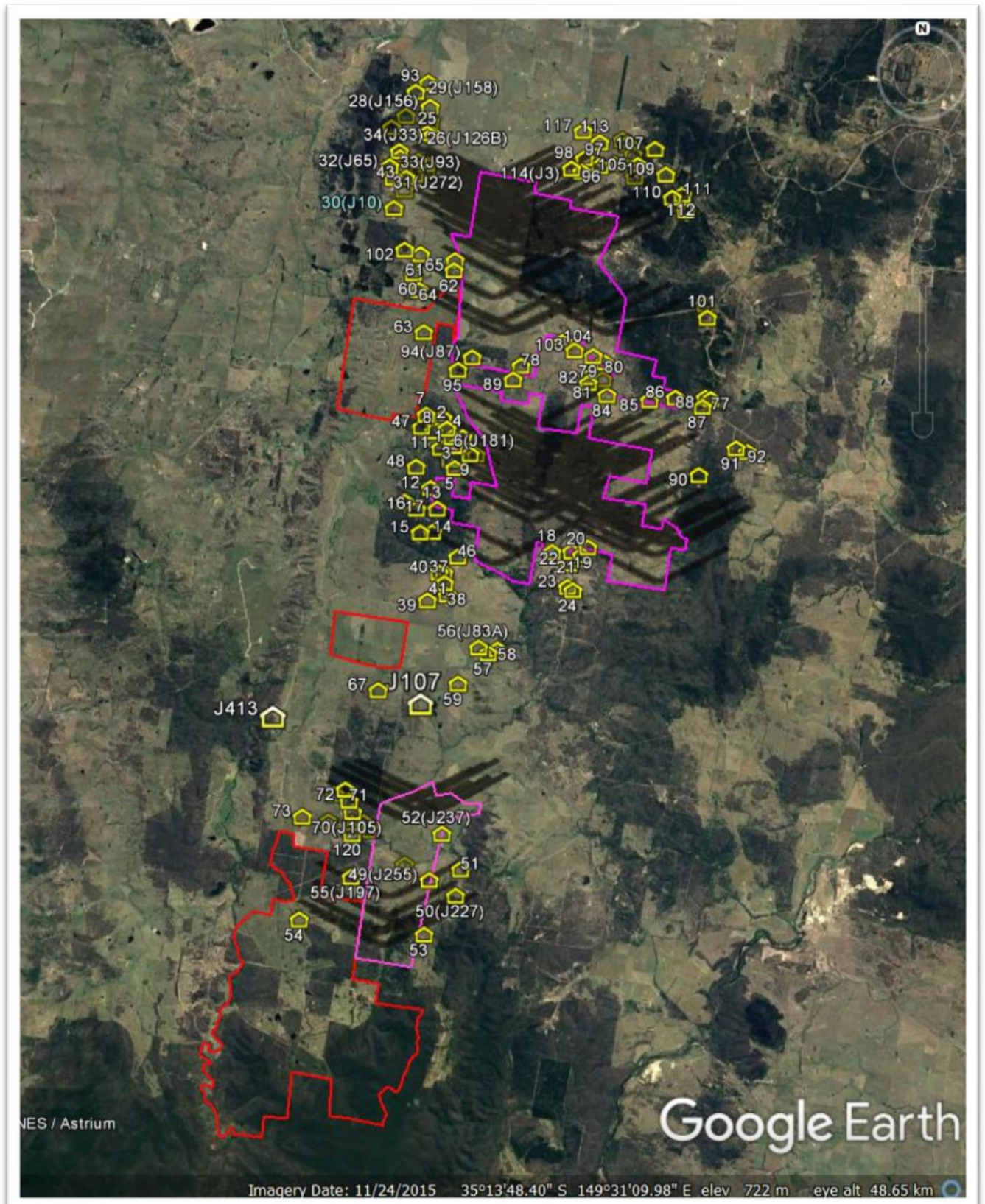


Figure 17: Summer Shadows from Proposed Development

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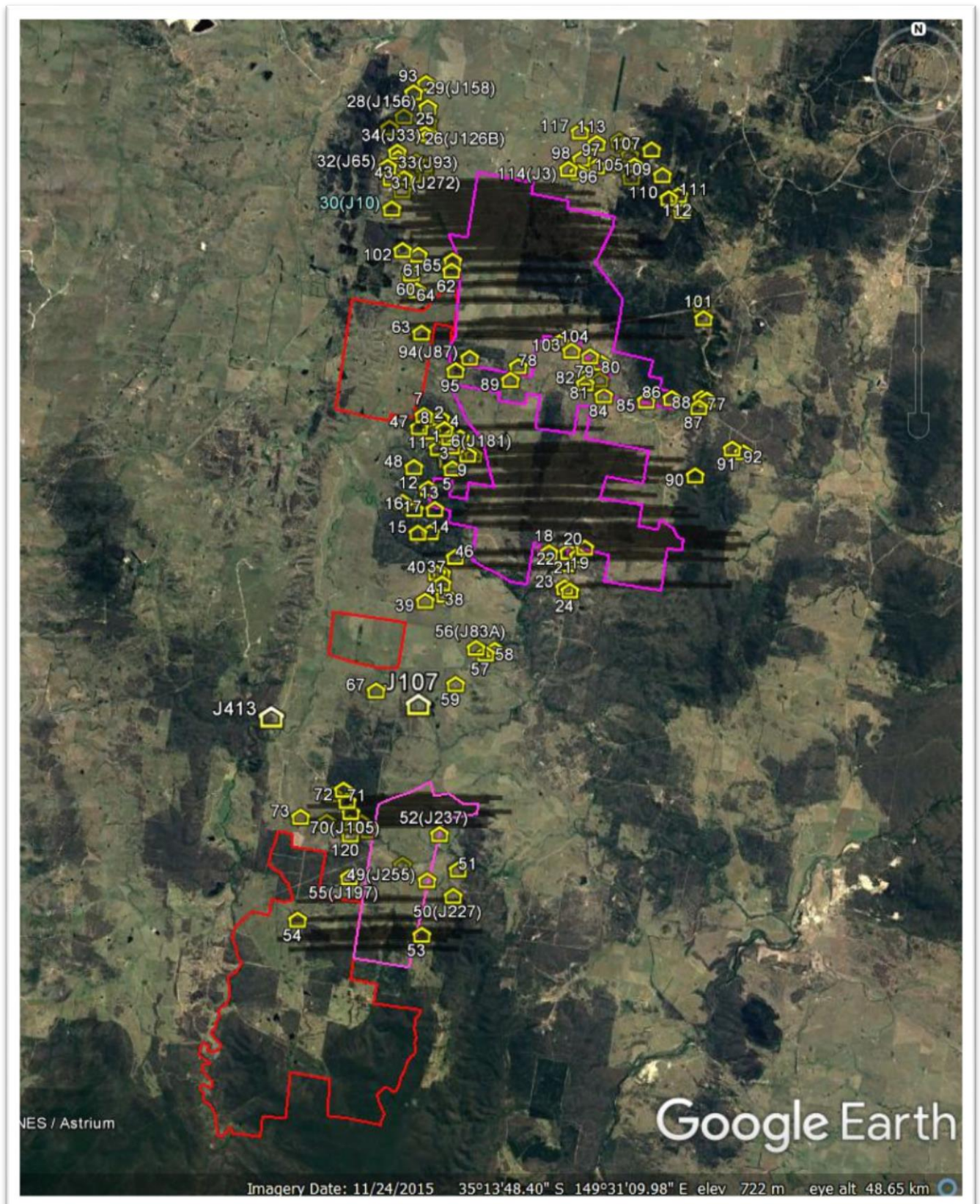


Figure 18: Autumn Shadows from Proposed Development

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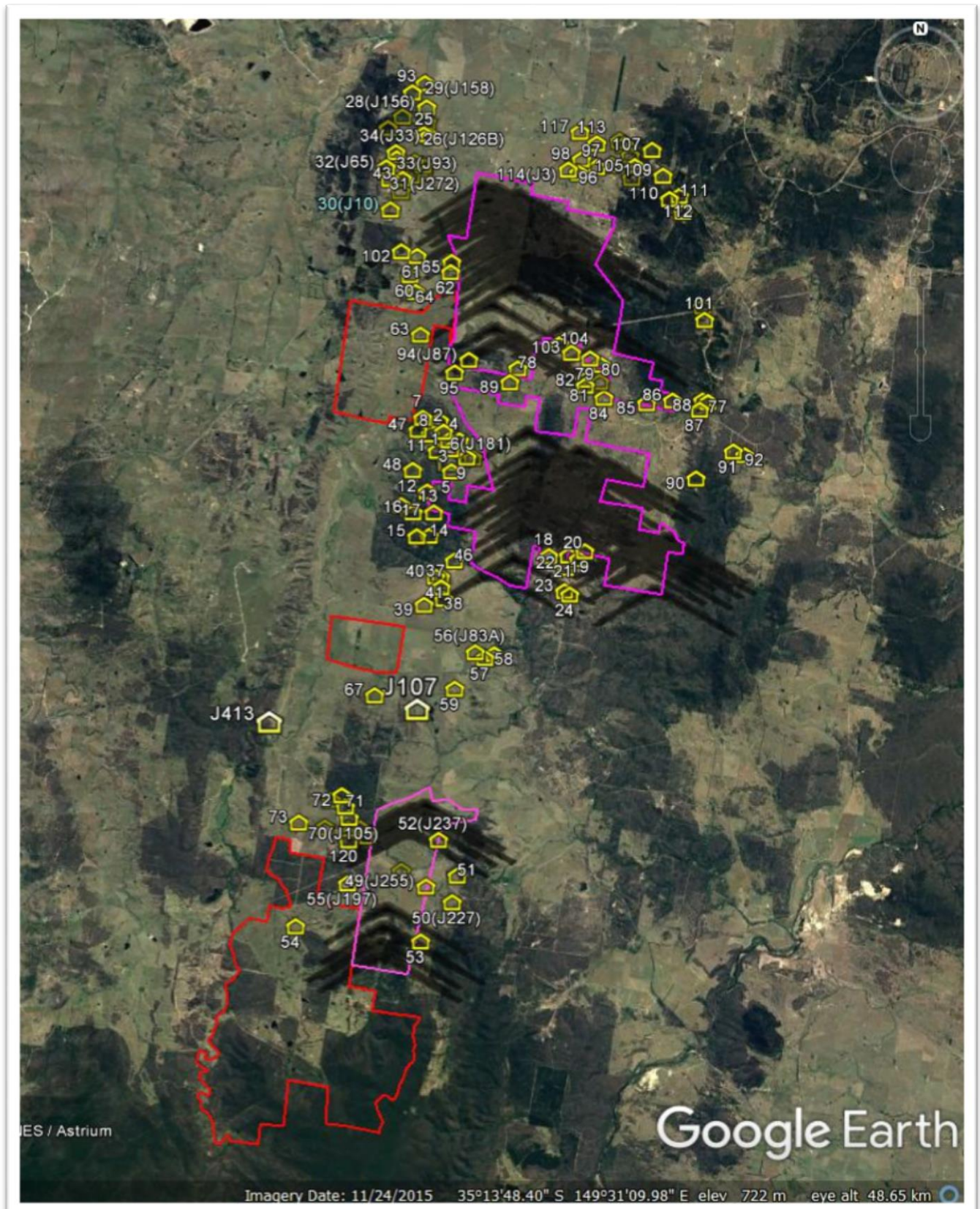


Figure 19: Winter Shadows from Proposed Development

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Relationship MAPS

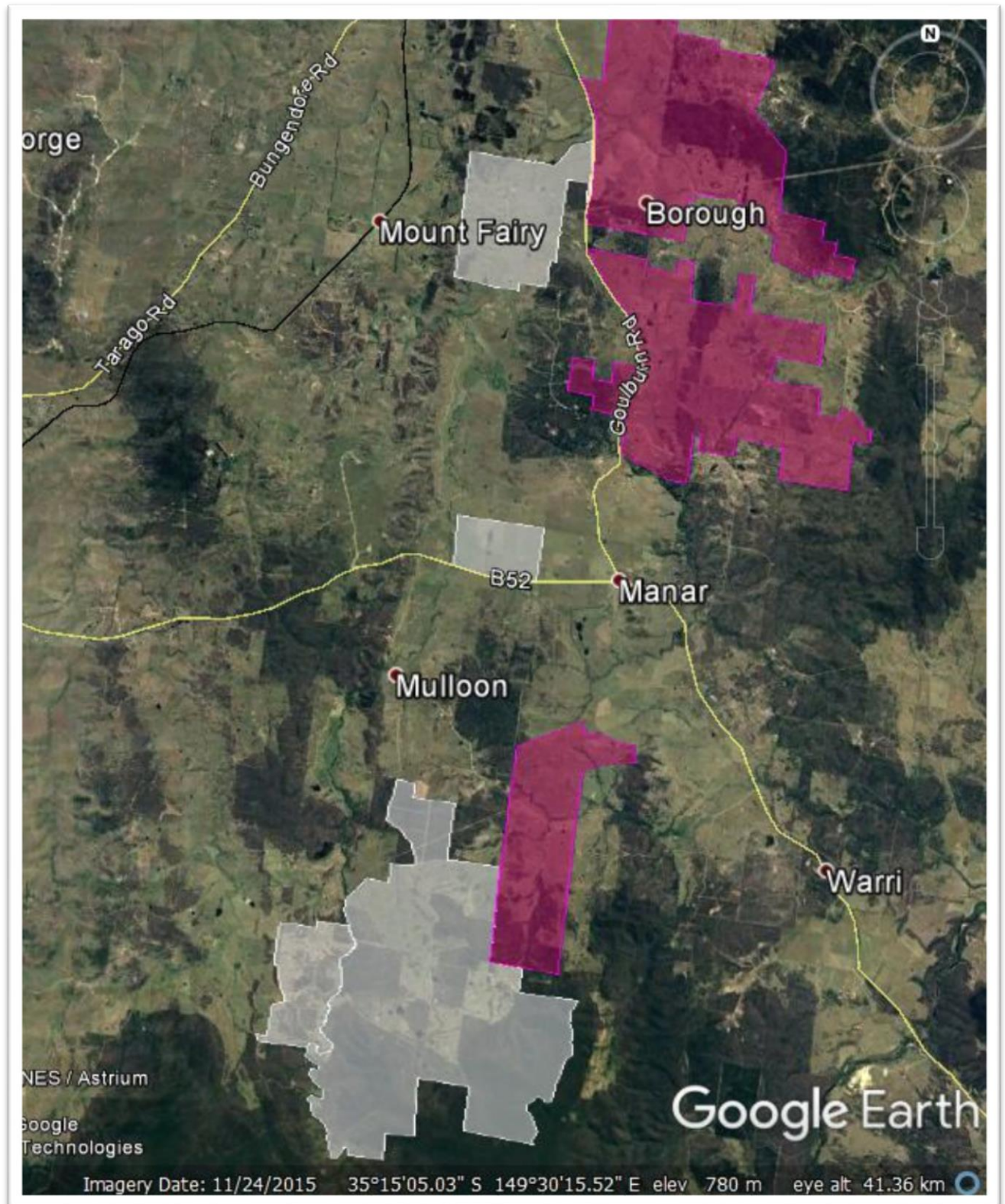


Figure 20: Topographical Relationship of Landtasia and Proposed Development

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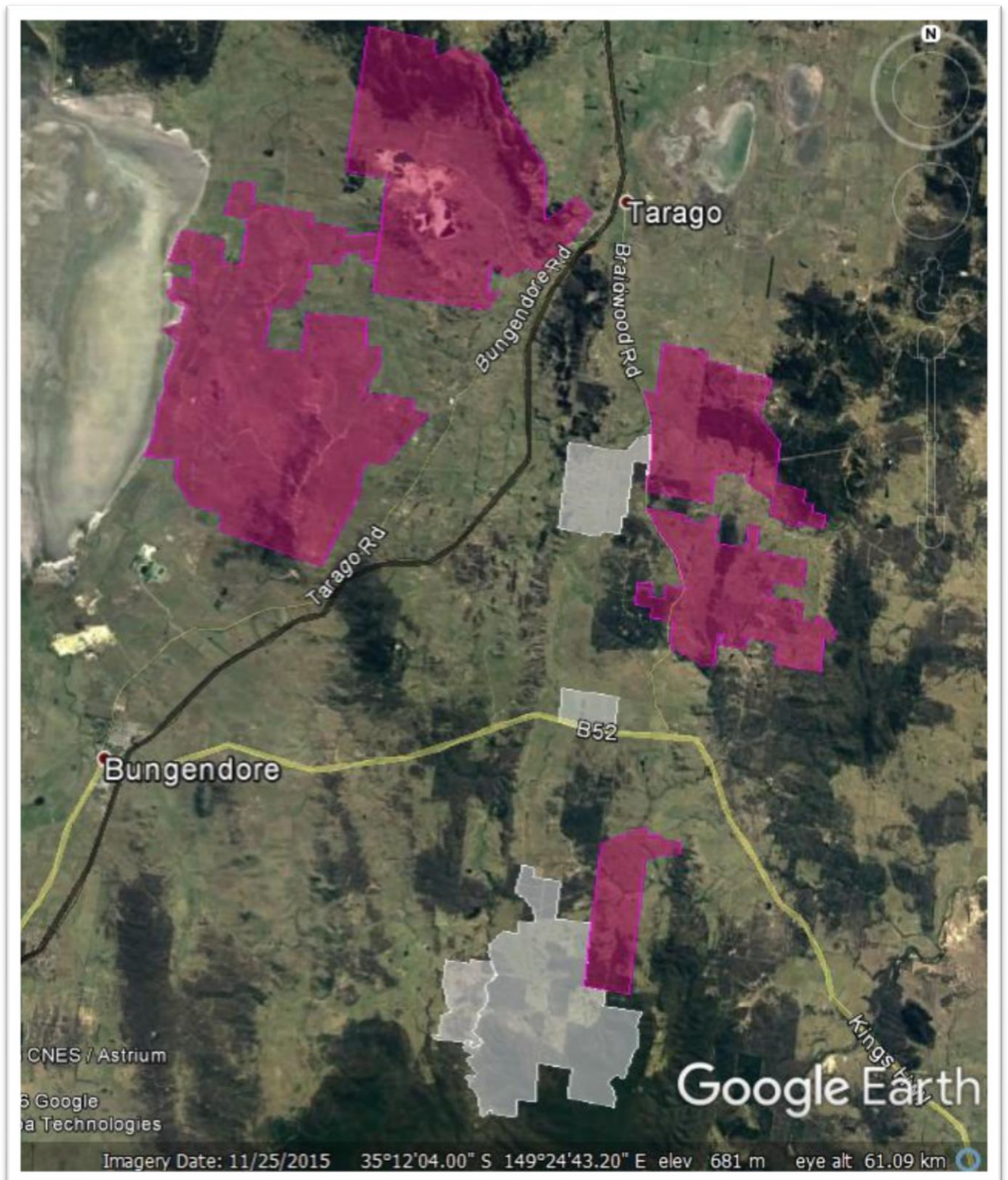


Figure 21: Topographical Relationship of Landtasia and Turbine Complexes and Proposed Development

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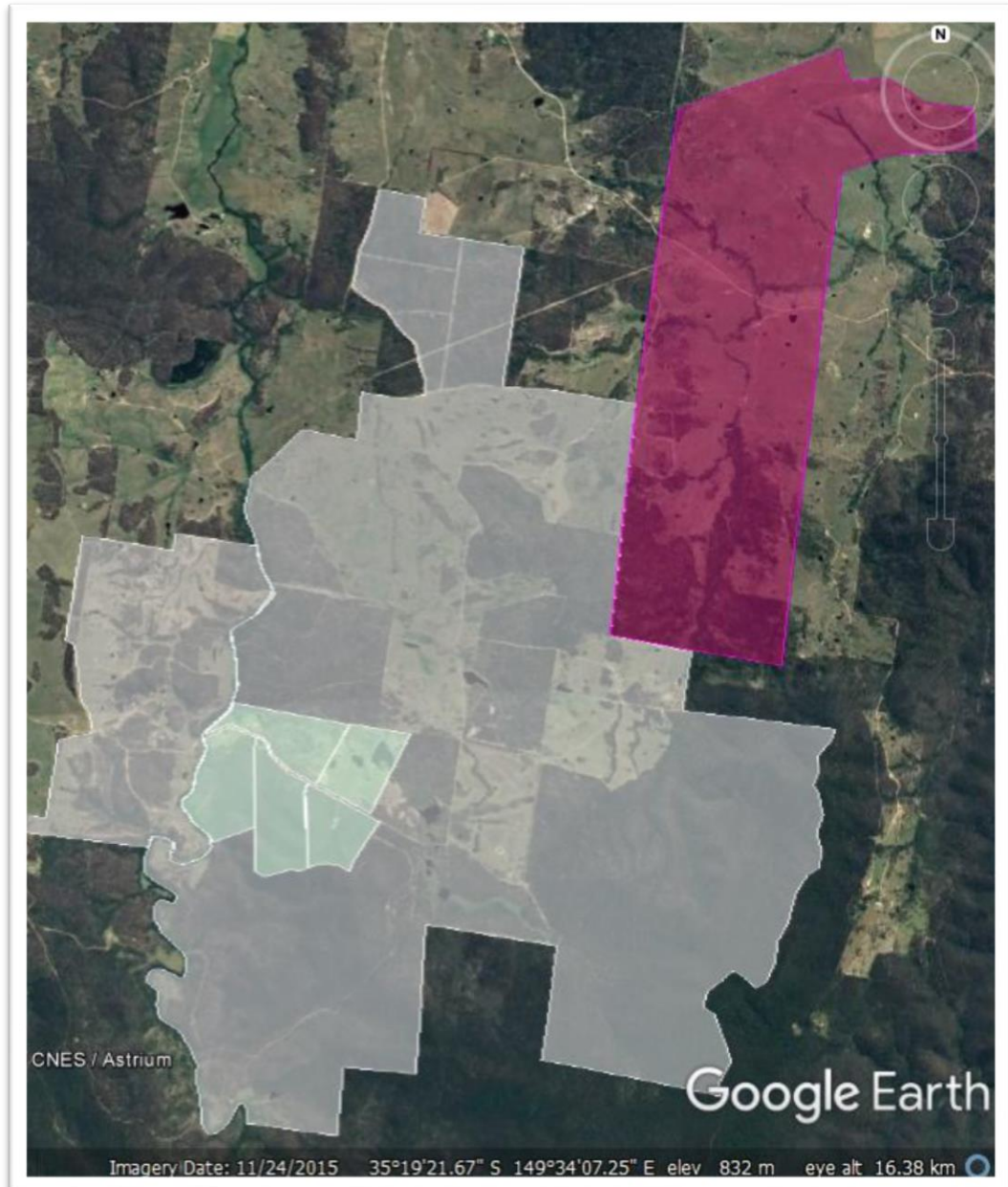


Figure 23: Three High Elevation Ready-to-go Dwelling Entitlements with High Pollution Impact from Proposed Development

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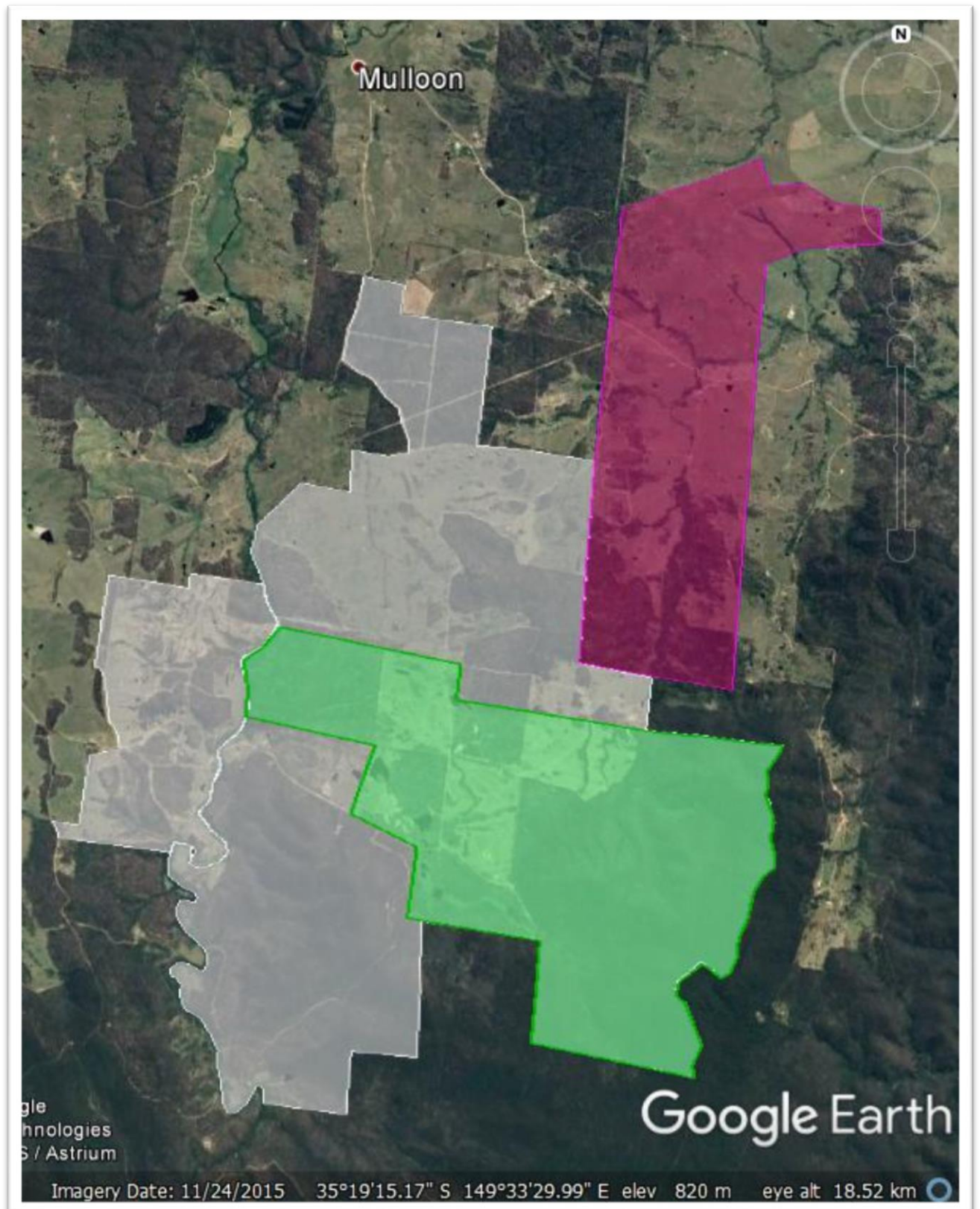


Figure 24: Landtasia's Ecotourism Precinct (green)

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