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PROPOSED DEVELOPMENT

50 SIMPSON STREET, ARDROSS

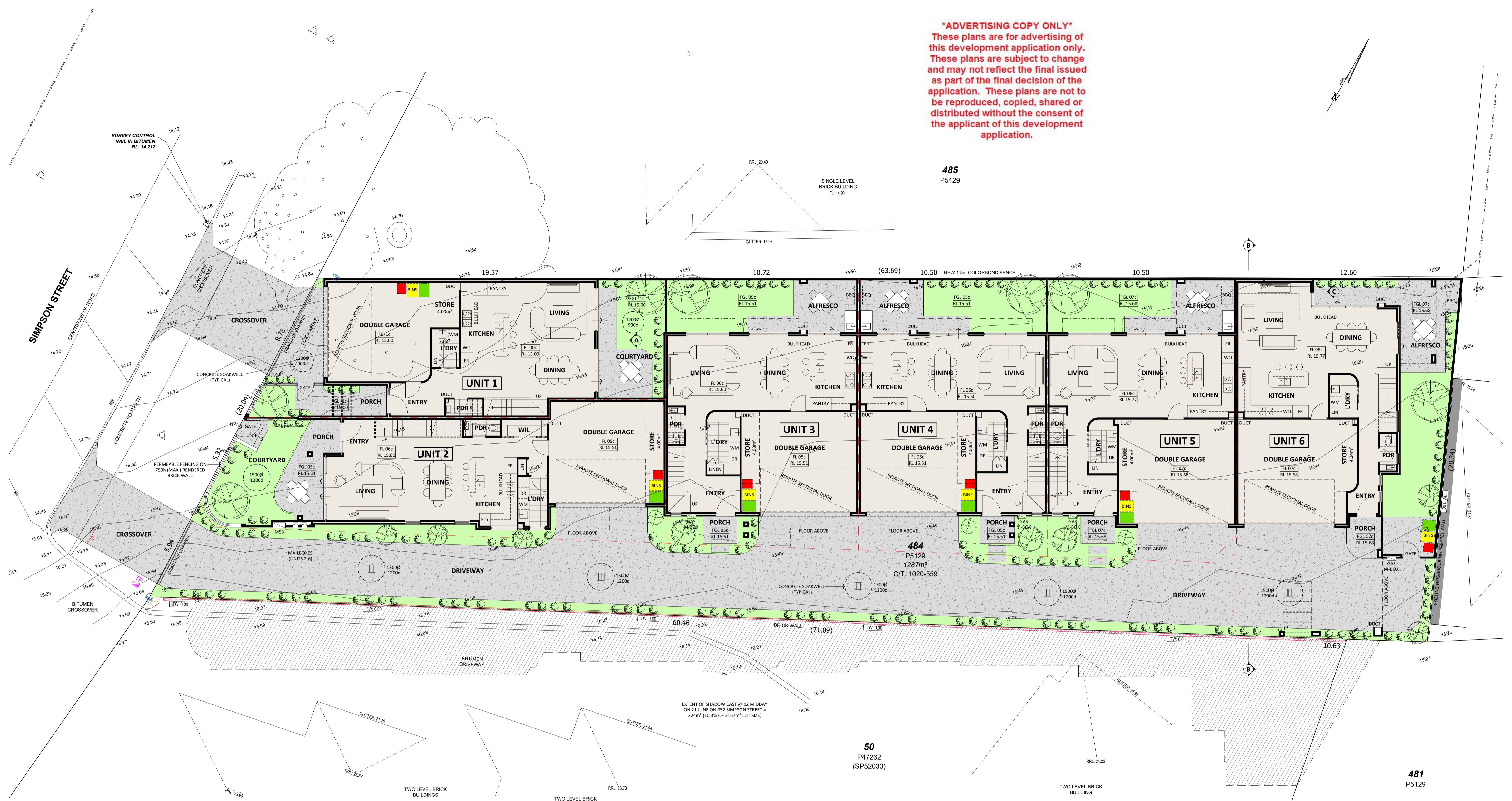


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GROUND FLOOR / SITE PLAN

SCALE 1:100 @ A1

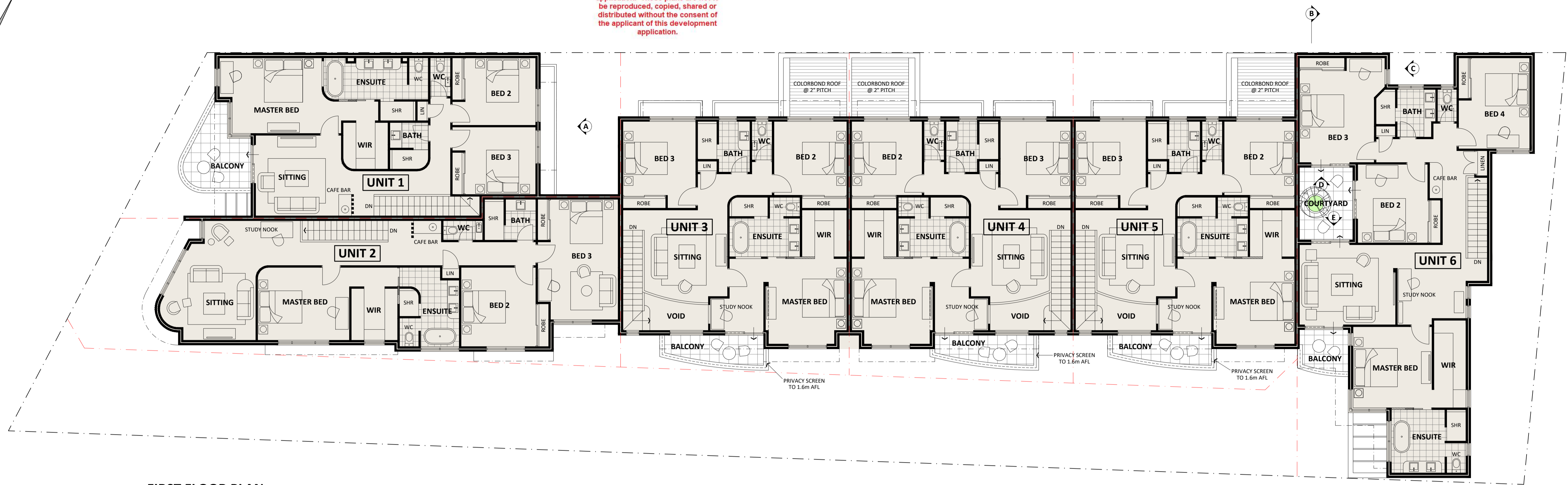
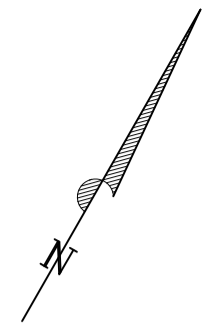
HOUSE AREAS			
UNIT 1	GROUND FLOOR 109.36m ²	UNIT 4	GROUND FLOOR 107.62m ²
UPPER FLOOR 108.22m ²	PORCH 3.01m ²	UPPER FLOOR 109.90m ²	PORCH 2.89m ²
BALCONY 10.41m ²	TOTAL 231.00m²	BALCONY 7.15m ²	TOTAL 227.56m²
UNIT 2	GROUND FLOOR 113.20m ²	UNIT 5	GROUND FLOOR 111.94m ²
UPPER FLOOR 130.18m ²	PORCH 2.94m ²	UPPER FLOOR 110.19m ²	PORCH 2.85m ²
BALCONY ---m ²	TOTAL 246.32m²	BALCONY 7.15m ²	TOTAL 232.13m²
UNIT 3	GROUND FLOOR 109.88m ²	UNIT 6	GROUND FLOOR 115.71m ²
UPPER FLOOR 112.15m ²	PORCH 2.85m ²	UPPER FLOOR 147.04m ²	PORCH 4.08m ²
BALCONY 7.15m ²	TOTAL 232.03m²	BALCONY 4.82m ²	COURTYARD (FF) 8.89m ²
		TOTAL 280.54m²	

OPEN SPACE CALCULATIONS			
ZONING	R50		
LOT 1	SITE AREA MIN. 160.00m ²	LOT 4	SITE AREA MIN. 160.71m ²
SITE AREA AVG. 199.97m ²	SITE COVER PERMITTED 65% / 129.98m ²	SITE AREA AVG. 200.68m ²	SITE COVER PERMITTED 65% / 130.44m ²
SITE COVER AREA 109.36m ²	SITE COVERAGE 54.69%	SITE COVER AREA 107.62m ²	SITE COVERAGE 53.63%
LOT 2	SITE AREA MIN. 169.07m ²	LOT 5	SITE AREA MIN. 163.49m ²
SITE AREA AVG. 209.04m ²	SITE COVER PERMITTED 65% / 135.88m ²	SITE AREA AVG. 203.46m ²	SITE COVER PERMITTED 65% / 132.25m ²
SITE COVER AREA 113.20m ²	SITE COVERAGE 54.15%	SITE COVER AREA 111.94m ²	SITE COVERAGE 55.02%
LOT 3	SITE AREA MIN. 160.06m ²	LOT 6	SITE AREA MIN. 233.09m ²
SITE AREA AVG. 200.03m ²	SITE COVER PERMITTED 65% / 130.02m ²	SITE AREA AVG. 273.06m ²	SITE COVER PERMITTED 65% / 177.49m ²
SITE COVER AREA 109.88m ²	SITE COVERAGE 54.93%	SITE COVER AREA 115.71m ²	SITE COVERAGE 42.37%
		LOT 7 - COMMON PROPERTY	SITE AREA 239.85m ²
			SITE AREA SHARED 39.97m ²

STORMWATER DRAINAGE CALCULATIONS	
ROOF AREAS	831m ²
UNCOVERED PAVING	327m ²
TOTAL IMPERVIOUS AREA	1158m²
SOAKWELL VOLUME REQUIRED	14.475m ³
ACTUAL SOAKWELL VOLUME	14.762m ³
NOTE: FALL PAVEMENTS INTO GARDEN BEDS WHERE POSSIBLE. SOAKWELLS TO BE INTER-CONNECTED WHERE POSSIBLE.	

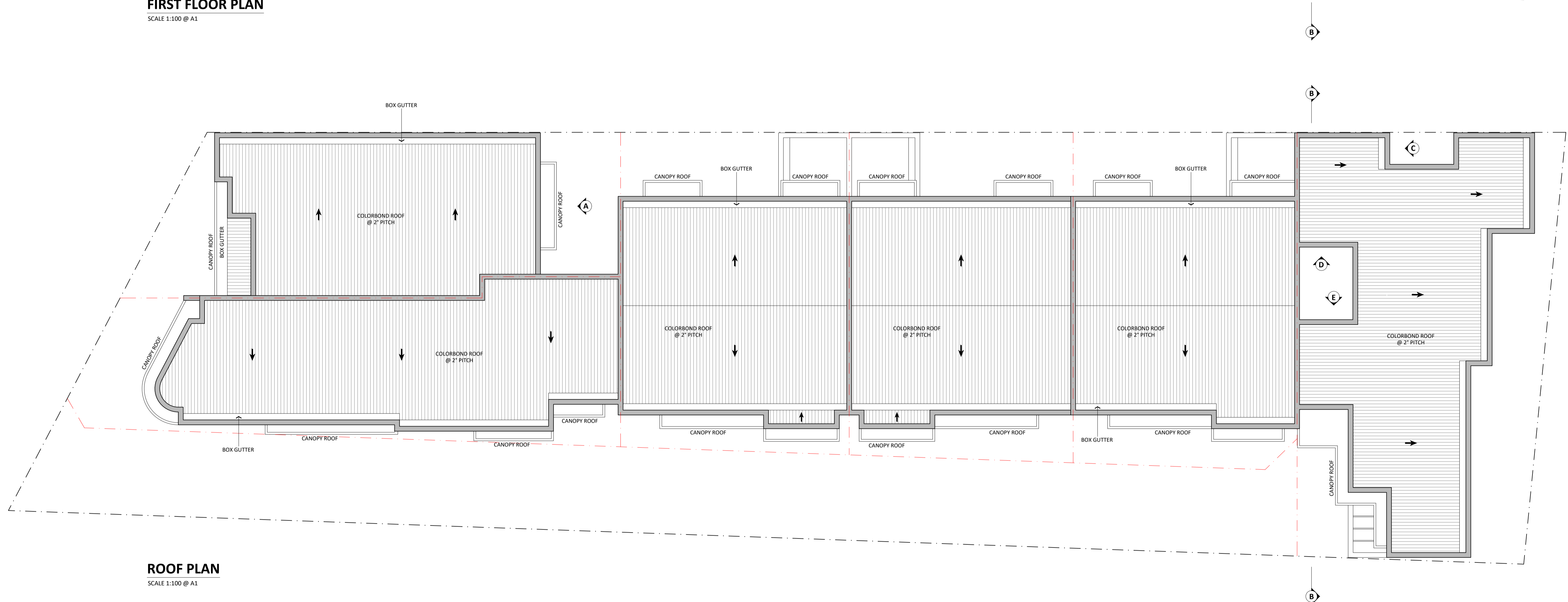
PROPOSED 6 UNIT DEVELOPMENT
 50 SIMPSON STREET, ARDROSS
 30 MARCH 2026

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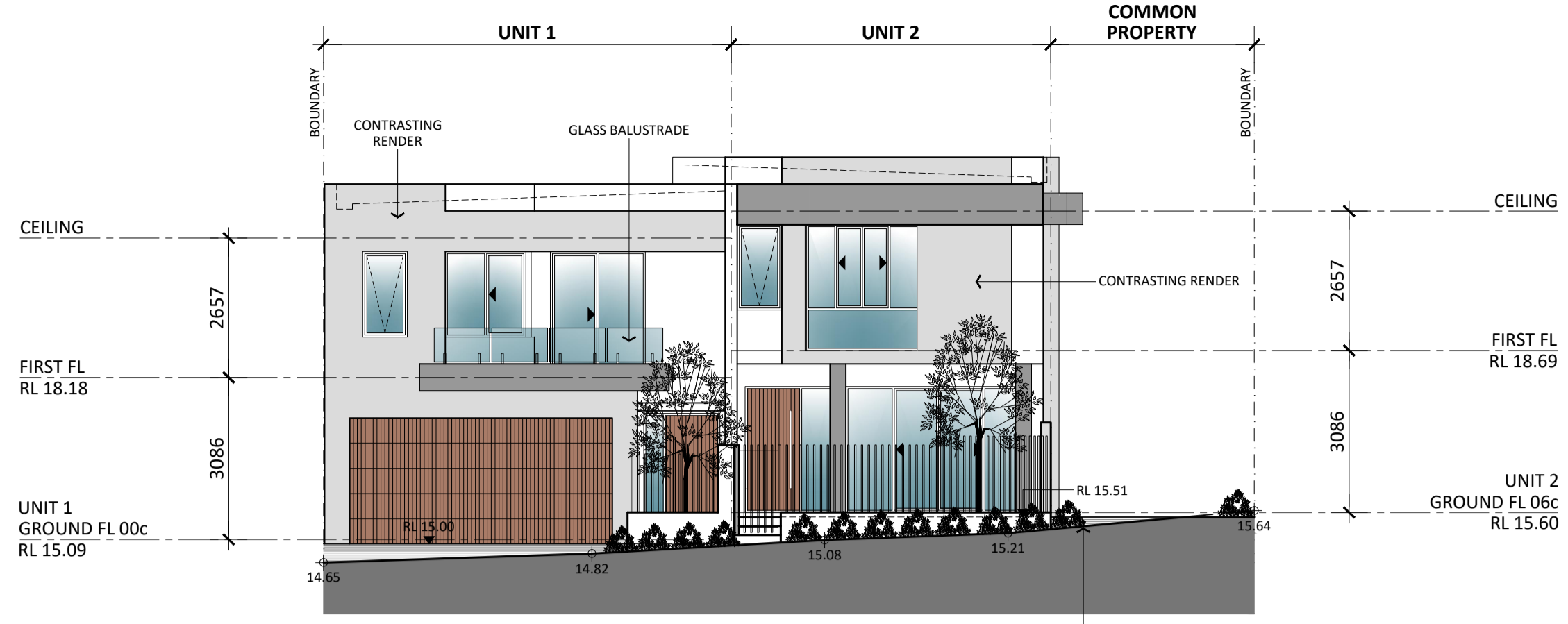
FIRST FLOOR PLAN

SCALE 1:100 @ A1

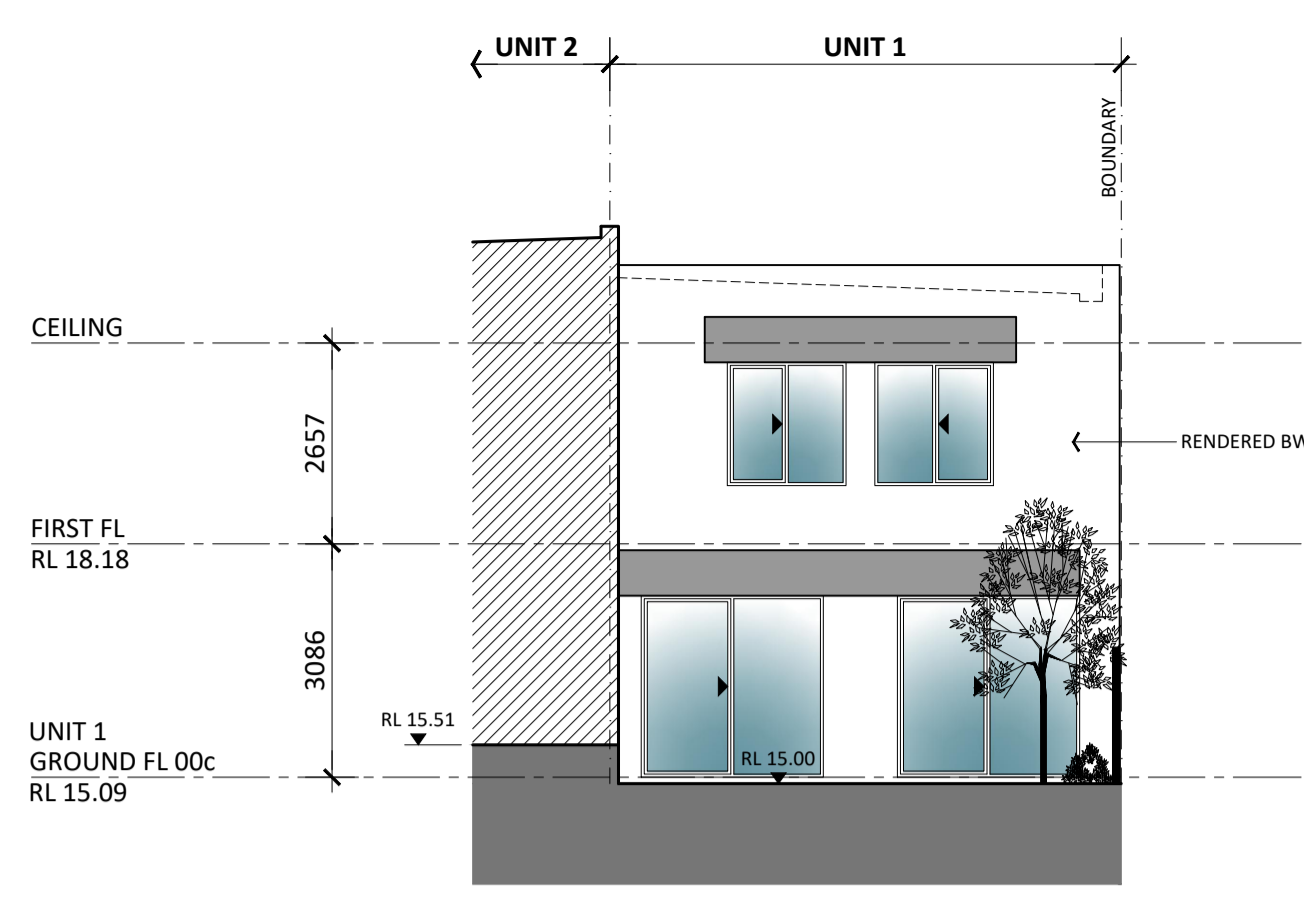


ROOF PLAN

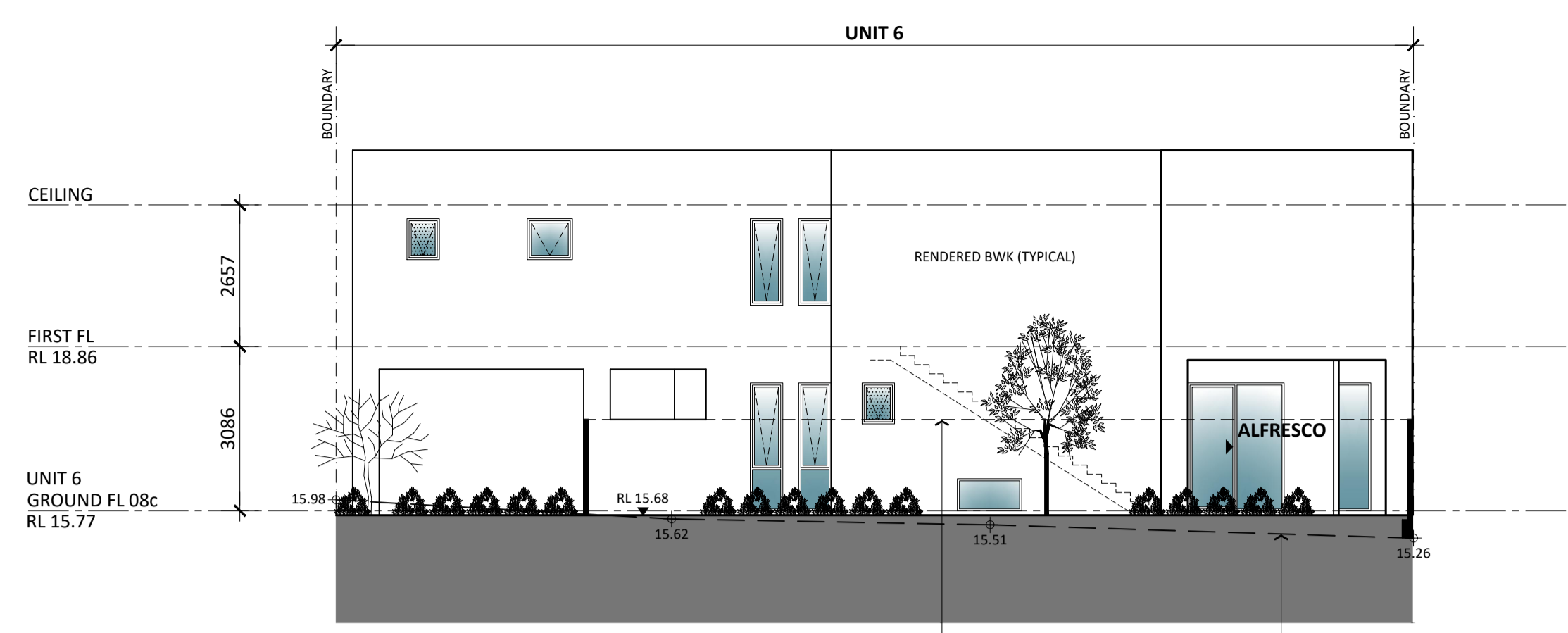
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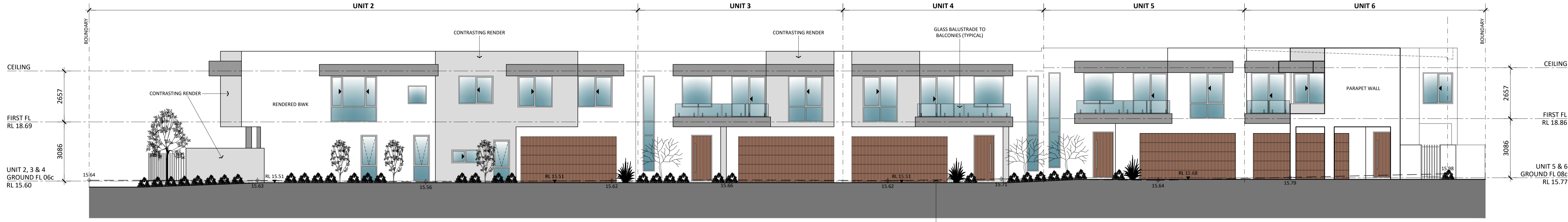
WEST ELEVATION (SIMPSON STREET)
SCALE 1:100



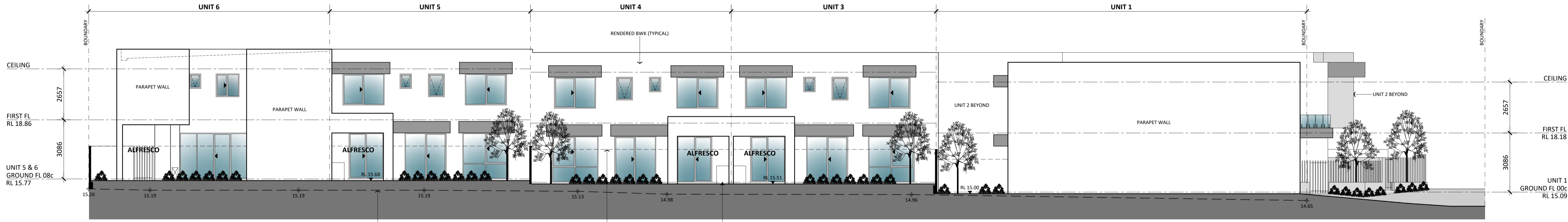
ELEVATION A
SCALE 1:100



EAST ELEVATION
SCALE 1:100

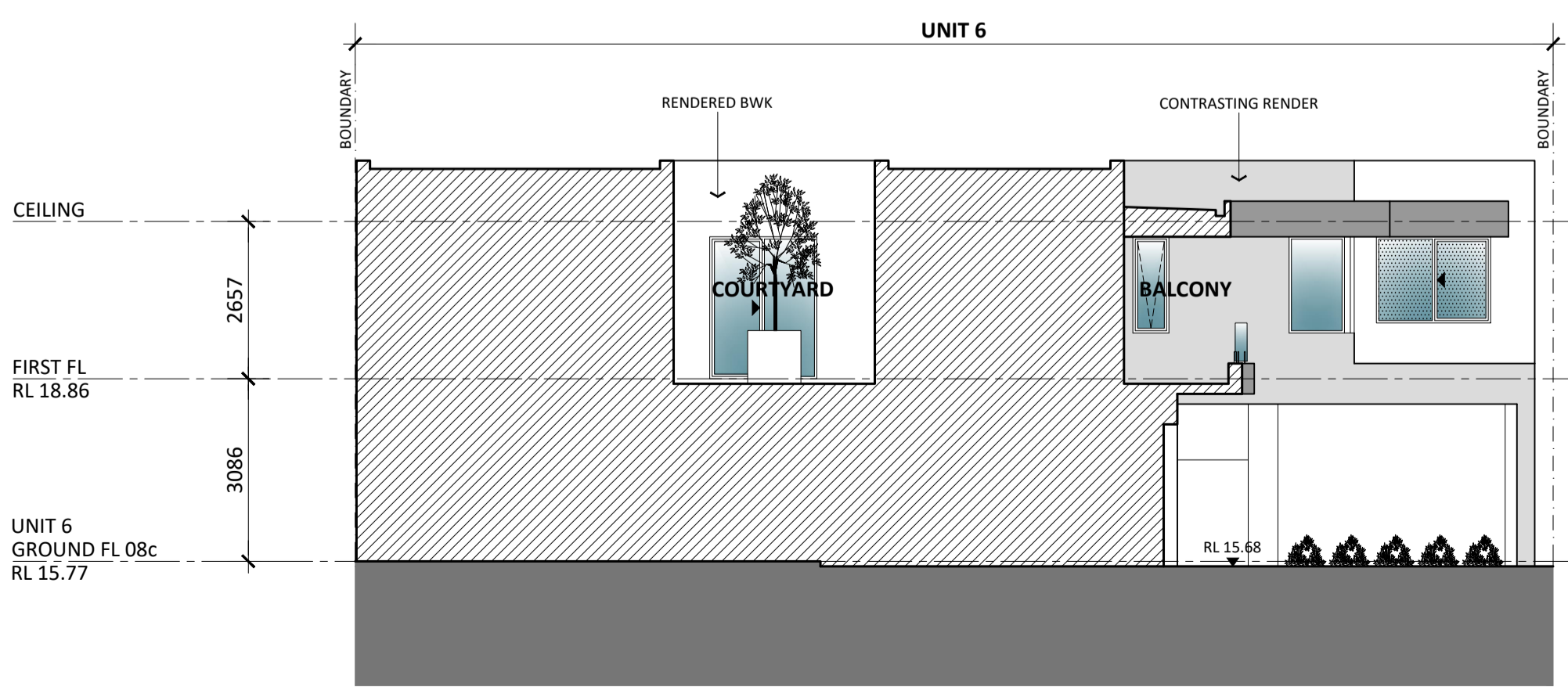


SOUTH ELEVATION
SCALE 1:100

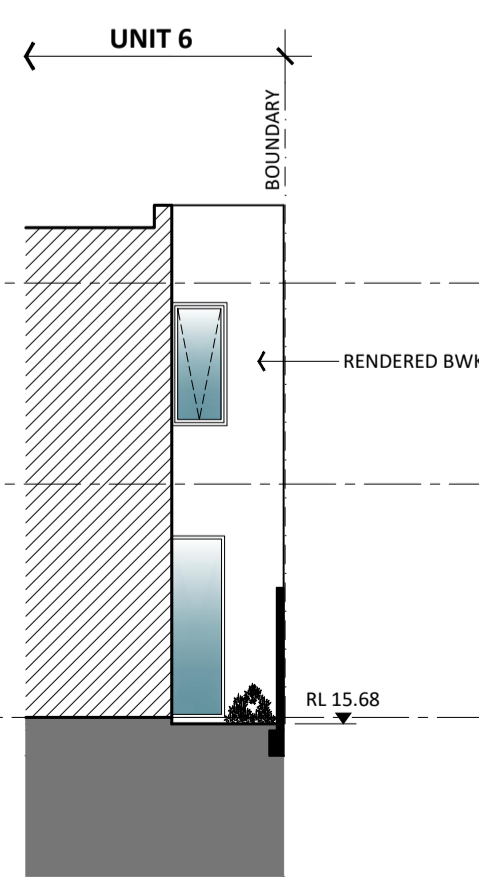


NORTH ELEVATION
SCALE 1:100

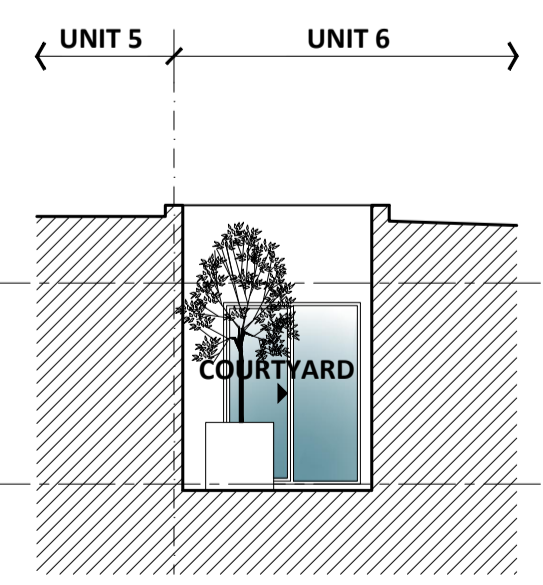
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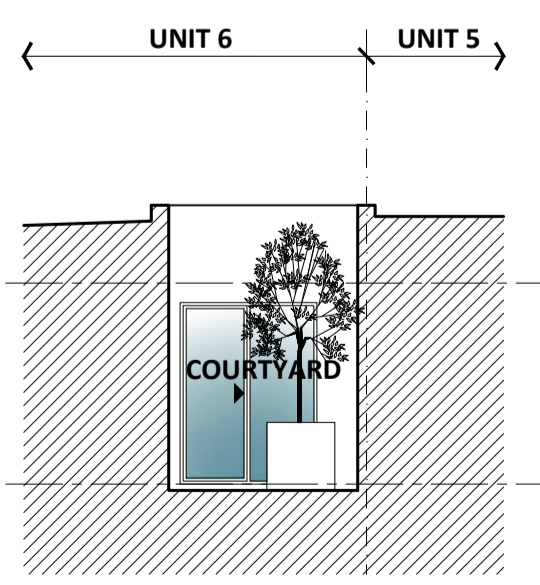
ELEVATION BB
SCALE 1:100



ELEVATION C
SCALE 1:100



ELEVATION D
SCALE 1:100



ELEVATION E
SCALE 1:100

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