



GROUND FLOOR / SITE PLAN

SCALE 1:100 @ A1

HOUSE AREAS

UNIT	GROUND FLOOR	UPPER FLOOR	PORCH	BALCONY	TOTAL
UNIT 1	123.39m ²	107.73m ²	4.36m ²	12.24m ²	247.72m²
UNIT 2	114.19m ²	110.66m ²	15.28m ²	11.96m ²	252.09m²
UNIT 3	112.04m ²	106.47m ²	2.81m ²	5.88m ²	227.20m²
UNIT 4	111.72m ²	106.78m ²	2.81m ²	5.88m ²	227.19m²
UNIT 5	112.98m ²	108.06m ²	2.81m ²	5.88m ²	229.73m²

OPEN SPACE CALCULATIONS

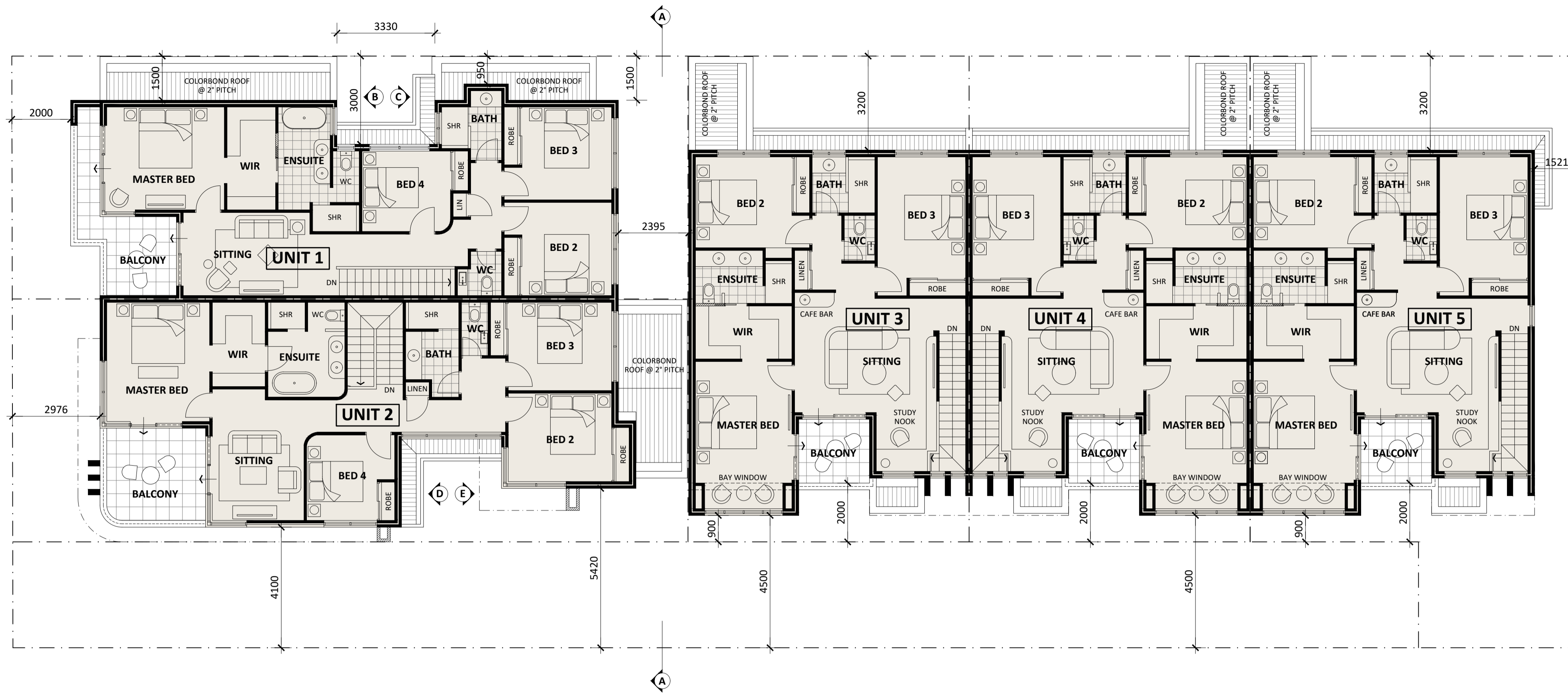
ZONING	R60
LOT 1	SITE AREA MIN. 189.91m ² SITE AREA AVG. 224.34m ² SITE COVER PERMITTED 70% / 157.04m ² SITE COVER AREA 123.39m ² SITE COVERAGE 55.00%
LOT 2	SITE AREA MIN. 189.78m ² SITE AREA AVG. 224.21m ² SITE COVER PERMITTED 70% / 156.95m ² SITE COVER AREA 114.19m ² SITE COVERAGE 50.93%
LOT 3	SITE AREA MIN. 157.93m ² SITE AREA AVG. 192.36m ² SITE COVER PERMITTED 70% / 134.65m ² SITE COVER AREA 112.04m ² SITE COVERAGE 58.24%
LOT 4	SITE AREA MIN. 157.93m ² SITE AREA AVG. 192.36m ² SITE COVER PERMITTED 70% / 134.65m ² SITE COVER AREA 111.72m ² SITE COVERAGE 58.08%
LOT 5	SITE AREA MIN. 204.90m ² SITE AREA AVG. 239.33m ² SITE COVER PERMITTED 70% / 167.53m ² SITE COVER AREA 112.98m ² SITE COVERAGE 47.21%
LOT 6 - COMMON PROPERTY	SITE AREA 172.13m ² SITE AREA SHARED 34.43m ²

STORMWATER DRAINAGE CALCULATIONS

ROOF AREAS	636m ²
UNCOVERED PAVING	285m ²
TOTAL IMPERVIOUS AREA	921m²
SOAKWELL VOLUME REQUIRED	11.512m ³
ACTUAL SOAKWELL VOLUME	12.297m ³

NOTE:
FALL PAVEMENTS INTO GARDEN BEDS WHERE POSSIBLE.
SOAKWELLS TO BE INTER-CONNECTED WHERE POSSIBLE.

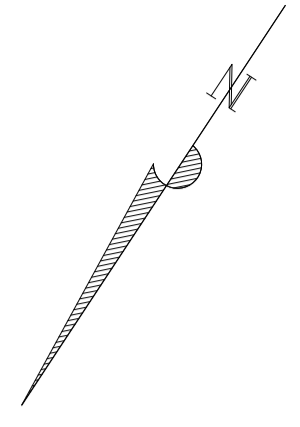
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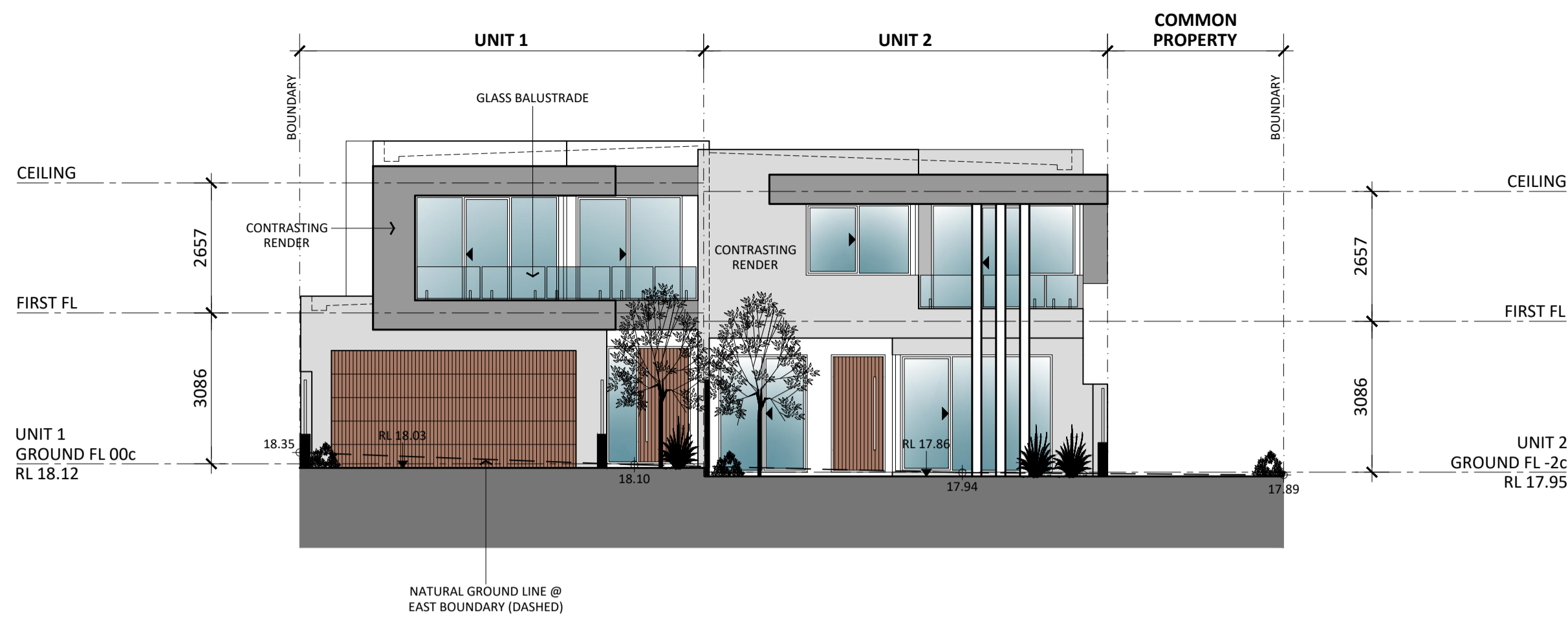


FIRST FLOOR PLAN
SCALE 1:100 @ A1

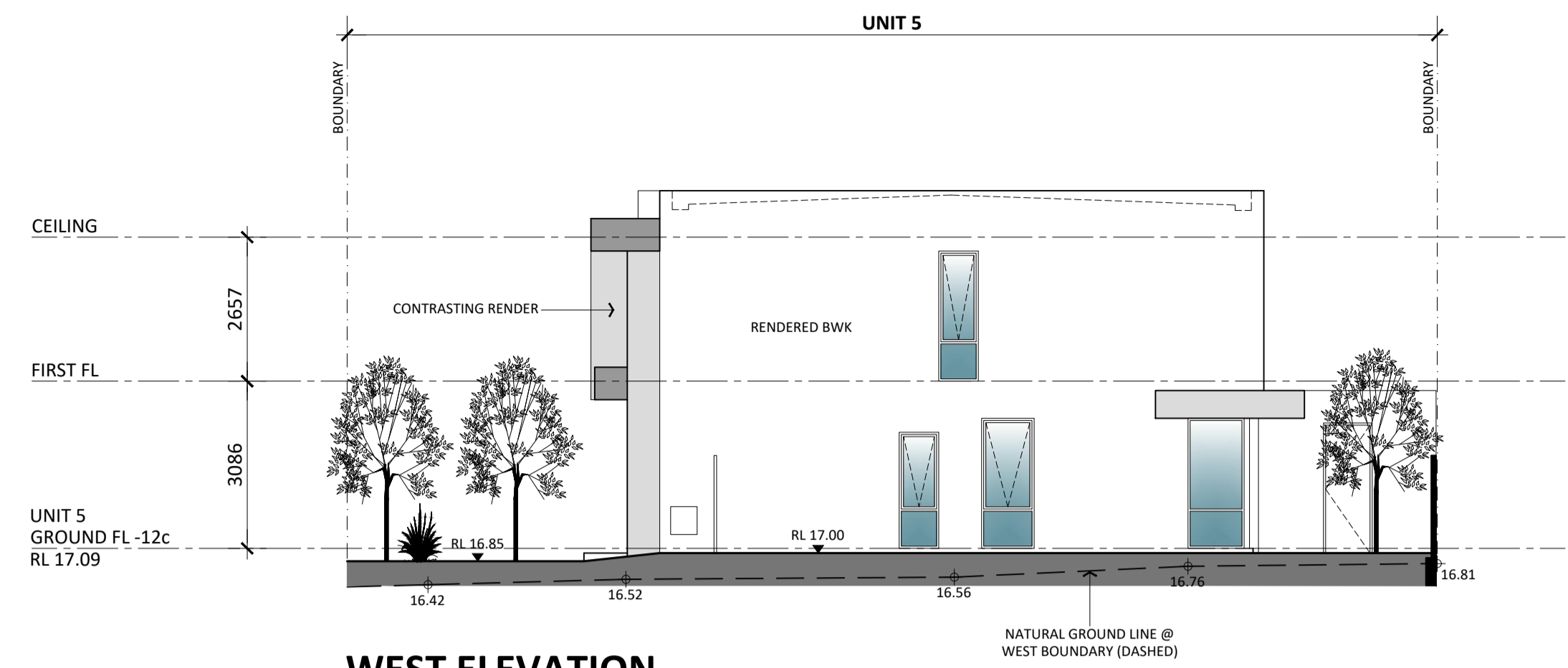


ROOF PLAN
SCALE 1:100 @ A1

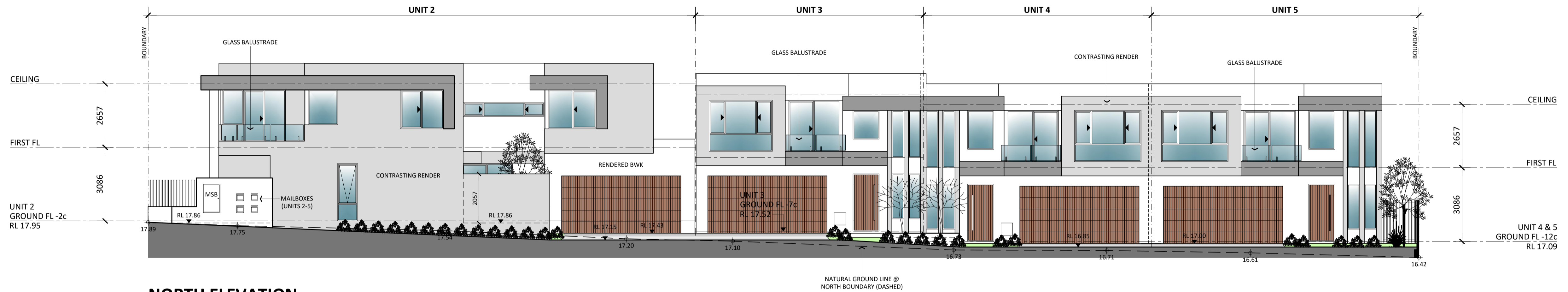




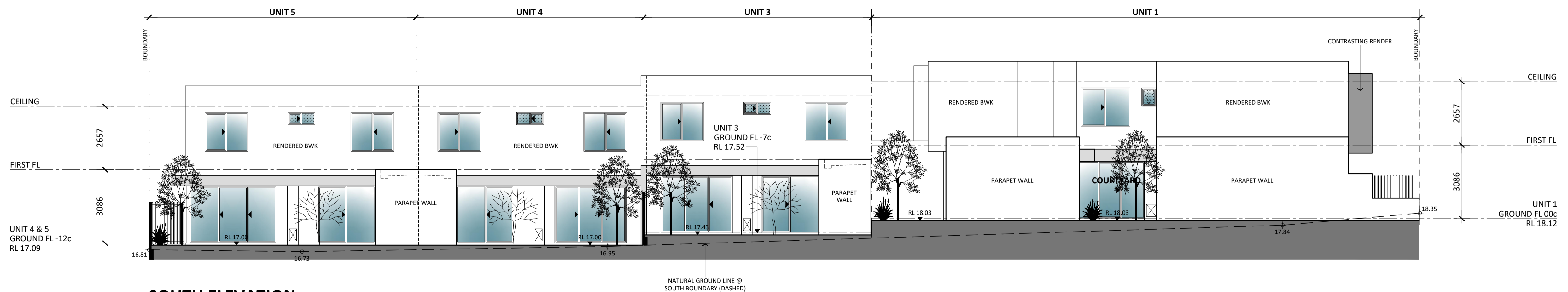
EAST ELEVATION (ALNESS STREET)
SCALE 1:100



WEST ELEVATION
SCALE 1:100

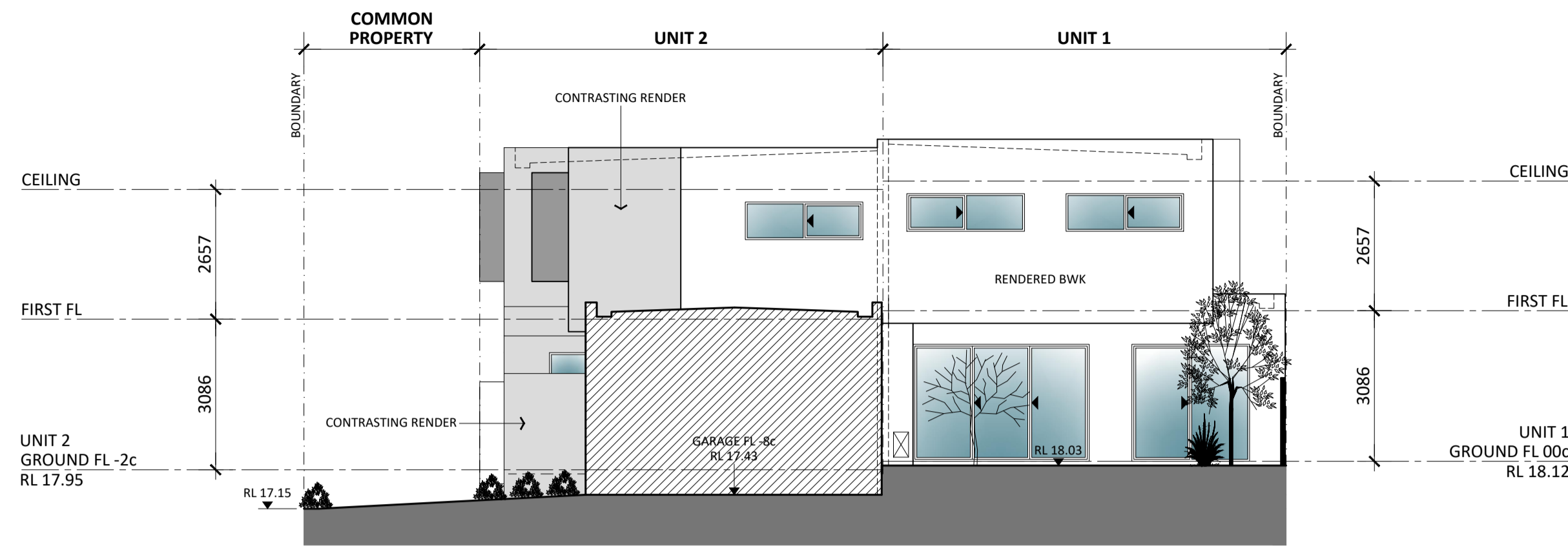


NORTH ELEVATION
SCALE 1:100



SOUTH ELEVATION
SCALE 1:100



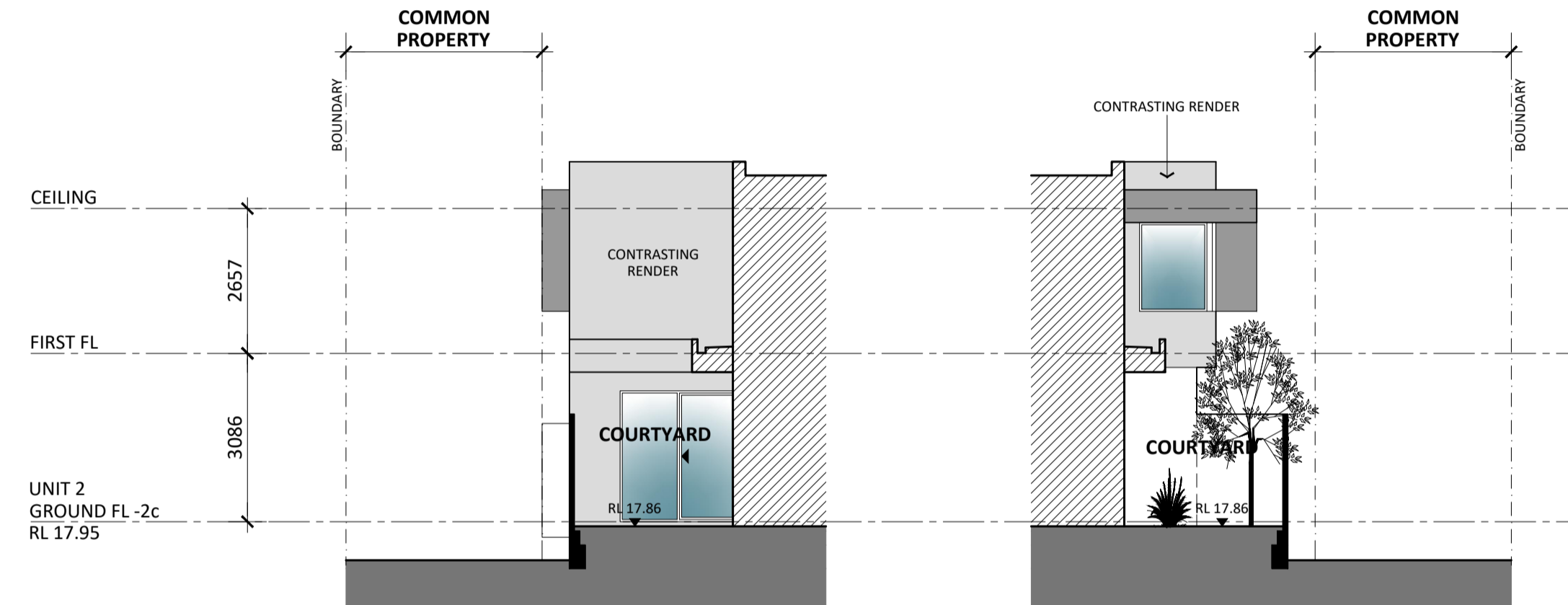


ELEVATION AA
SCALE 1:100



ELEVATION B
SCALE 1:100

ELEVATION C
SCALE 1:100



ELEVATION D
SCALE 1:100

ELEVATION E
SCALE 1:100



ALNESS STREET FENCE ELEVATION
SCALE 1:100