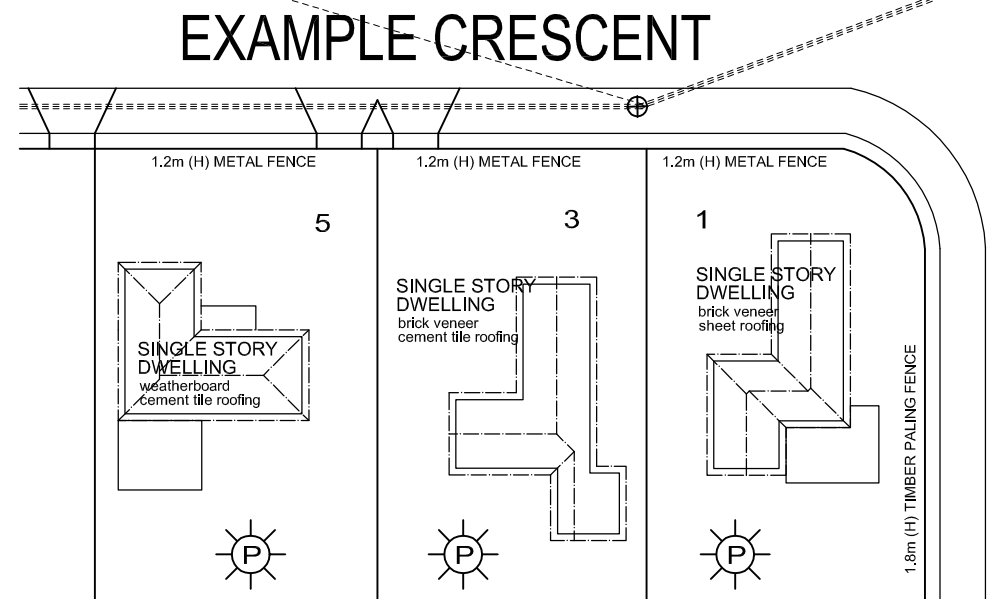
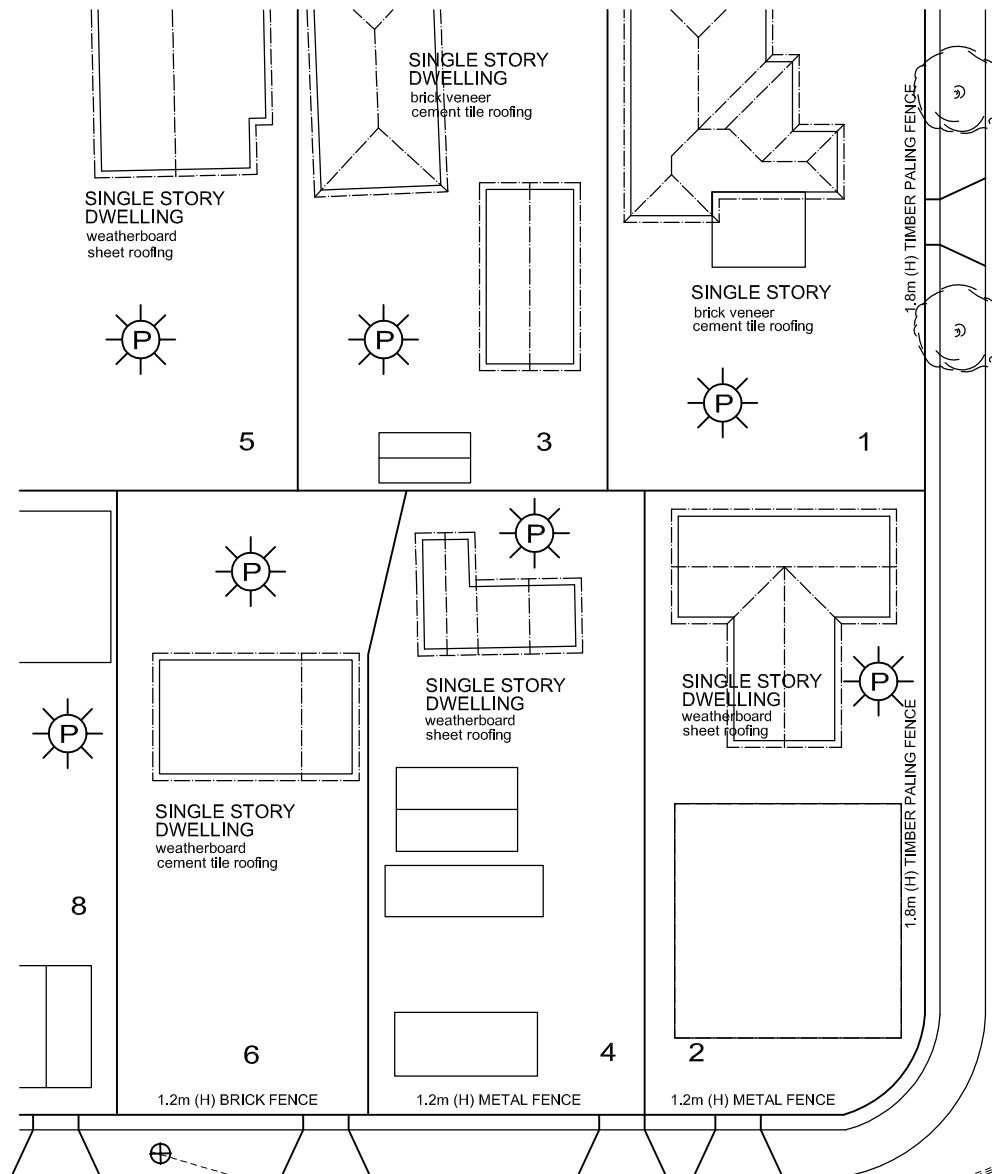
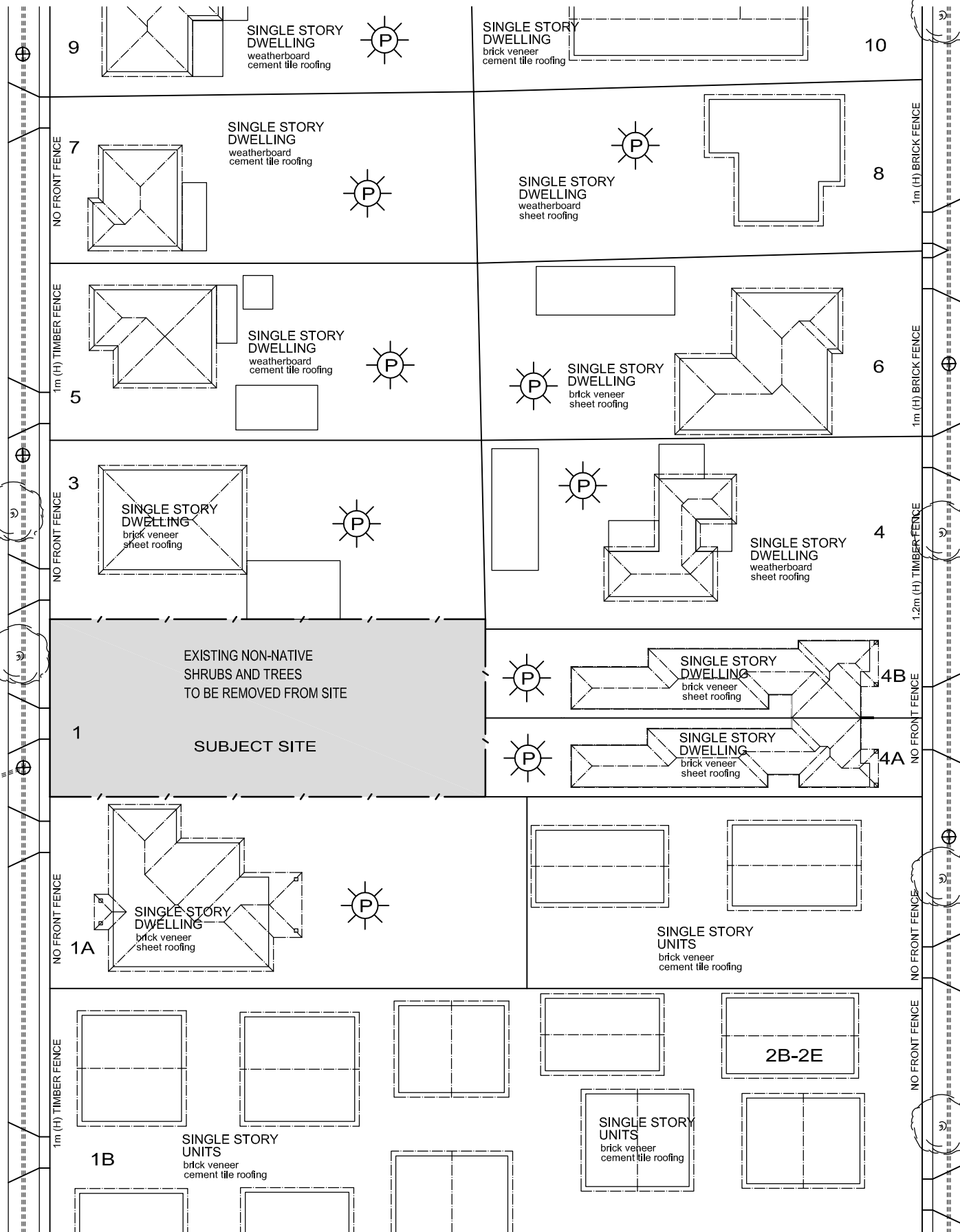




EXAMPLE STREET



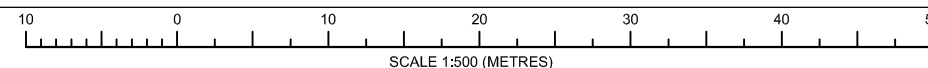
EXAMPLE ROAD

LEGEND:

- TREE ON NATURE STRIP
- LOCATION OF CROSSOVER
- PRIVATE OPEN SPACE
- POWER POLE
- OVERHEAD POWER LINES
- BUS STOP

DEVELOPMENT PLAN EXAMPLE:
PROPOSED UNIT DEVELOPMENT

NOTE:
THIS PLAN IS FOR ILLUSTRATION PURPOSES
ONLY AND IS NOT INDICATIVE OF COUNCIL
APPROVAL. FURTHER INFORMATION MAY BE
REQUIRED BY COUNCIL AS PART OF THE
PLANNING PERMIT APPLICATION PROCESS



REV #	DESCRIPTION	DRG.
00	ISSUED FOR PLANNING	-

FOR PLANNING



DRAWN:
DATE:
CHECKED:
SHEET No: 1 OF 6

DO NOT SCALE
A3 SIZE SHEET

DEVELOPMENT PLAN

PROJECT: 2 UNIT DEVELOPMENT
ADDRESS: LOT 2, EXAMPLE STREET
CLIENT:

SCALE 1:500
DRG.NO. TA-001
REV. 00

DEVELOPMENT SUMMARY

STREET SETBACK:
UNIT 1 SET BACK IS THE AVERAGE OF
LOT 1 & LOT 3 = 5.650m

SITE AREA = 715m2
TOTAL SITE COVERAGE: 295.25m2 41%

SITE AREA UNIT 1:	303m2
BUILDING AREA UNIT 1:	136.95m2
PROPOSED SITE COVERAGE UNIT 1:	45%
SITE AREA UNIT 2:	412m2
BUILDING AREA UNIT 2:	158.30m2
PROPOSED SITE COVERAGE UNIT 2:	38%

PAVING COVERAGE:
UNIT 1 = 23.90m2 UNIT 2 = 130.60m2

PERMEABILITY
TOTAL SITE PERMEABILITY: 257.20m2 35.97%

SITE AREA UNIT 1:	303m2
PERMEABILITY AREA UNIT 1:	142.15m2
PERMEABLE SITE COVERAGE UNIT 1:	47%
SITE AREA UNIT 2:	412m2
PERMEABILITY AREA UNIT 2:	123.10m2
PERMEABLE SITE COVERAGE UNIT 2:	30%

GARDEN AREA

TOTAL SITE AREA: 715m2
ABOVE 650m2 REQUIRES 35%
715 x 35 / 100 = 250.25m2 REQUIRED
TOTAL SITE GARDEN AREA = 257.20m2
35.97% COMPLIES

PRIVATE OPEN SPACE

UNIT 1:	POS: 92.40m2
PRIVATE OPEN SPACE UNIT 1:	SPOS: 45.50m2
UNIT 2:	POS: 85.50m2
PRIVATE OPEN SPACE UNIT 2:	SPOS: 37.50m2

SECLUDED PRIVATE OPEN SPACE AREAS
WITH A MINIMUM OF 3m WIDTH >25m2

LEGEND

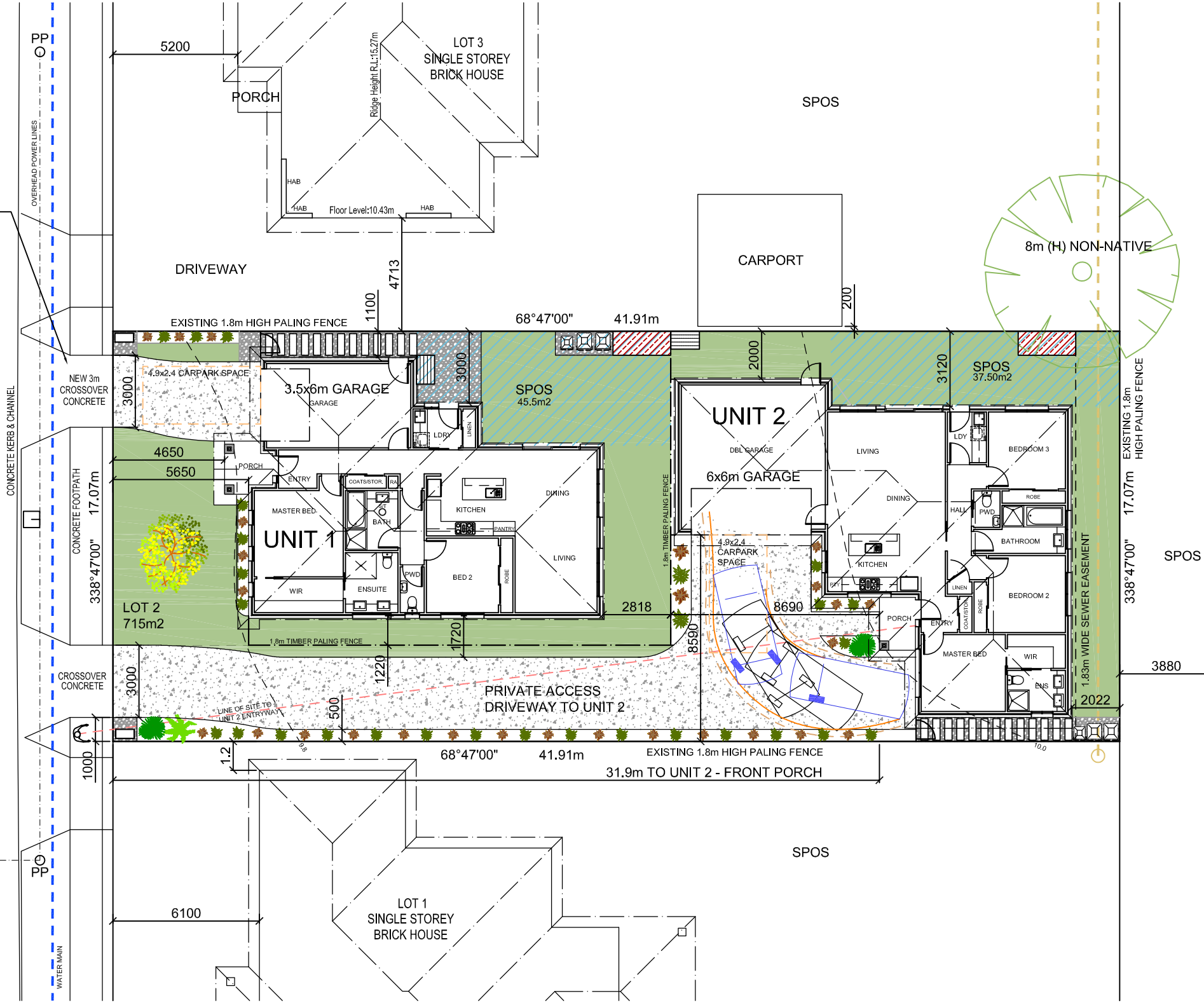
	LETTER BOX 0.9m HIGH
	RUBBISH BINS
	CLOTHES LINE
	CONCRETE PAVEMENT
	6m3 STORAGE LOCKER (1.2d x 2.4w x 2.4h)
	POROUS PAVERS WITH PEBBLES WALKWAYS
	GRASSED AREA
	CANOPY TREE
	SHRUBS & GRASSES
NOTE: REFER TO ACCOMPANYING LANDSCAPING PLAN FOR FURTHER DETAILS	

SERVICES

	O/HEAD POWER LINES
	WATER MAIN
	SEWER MAIN

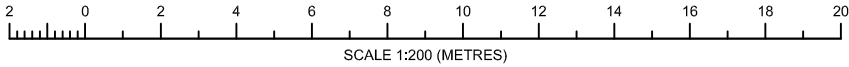
NOTE: NEW CROSSOVER
TO BE INSTALLED SUBJECT
TO PLANNING AND OTHER
COUNCIL APPROVALS

EXAMPLE STREET



DEVELOPMENT PLAN EXAMPLE:
PROPOSED UNIT DEVELOPMENT

NOTE:
THIS PLAN IS FOR ILLUSTRATION PURPOSES
ONLY AND IS NOT INDICATIVE OF COUNCIL
APPROVAL. FURTHER INFORMATION MAY BE
REQUIRED BY COUNCIL AS PART OF THE
PLANNING PERMIT APPLICATION PROCESS



REV #	DESCRIPTION	DRG.
00	ISSUED FOR PLANNING	-

FOR PLANNING



DRAWN:
DATE:
CHECKED:
SHEET No: 2 OF 6
DO NOT SCALE A3 SIZE SHEET

SITE PLAN

PROJECT: 2 UNIT DEVELOPMENT
ADDRESS: LOT 2, EXAMPLE STREET
CLIENT:

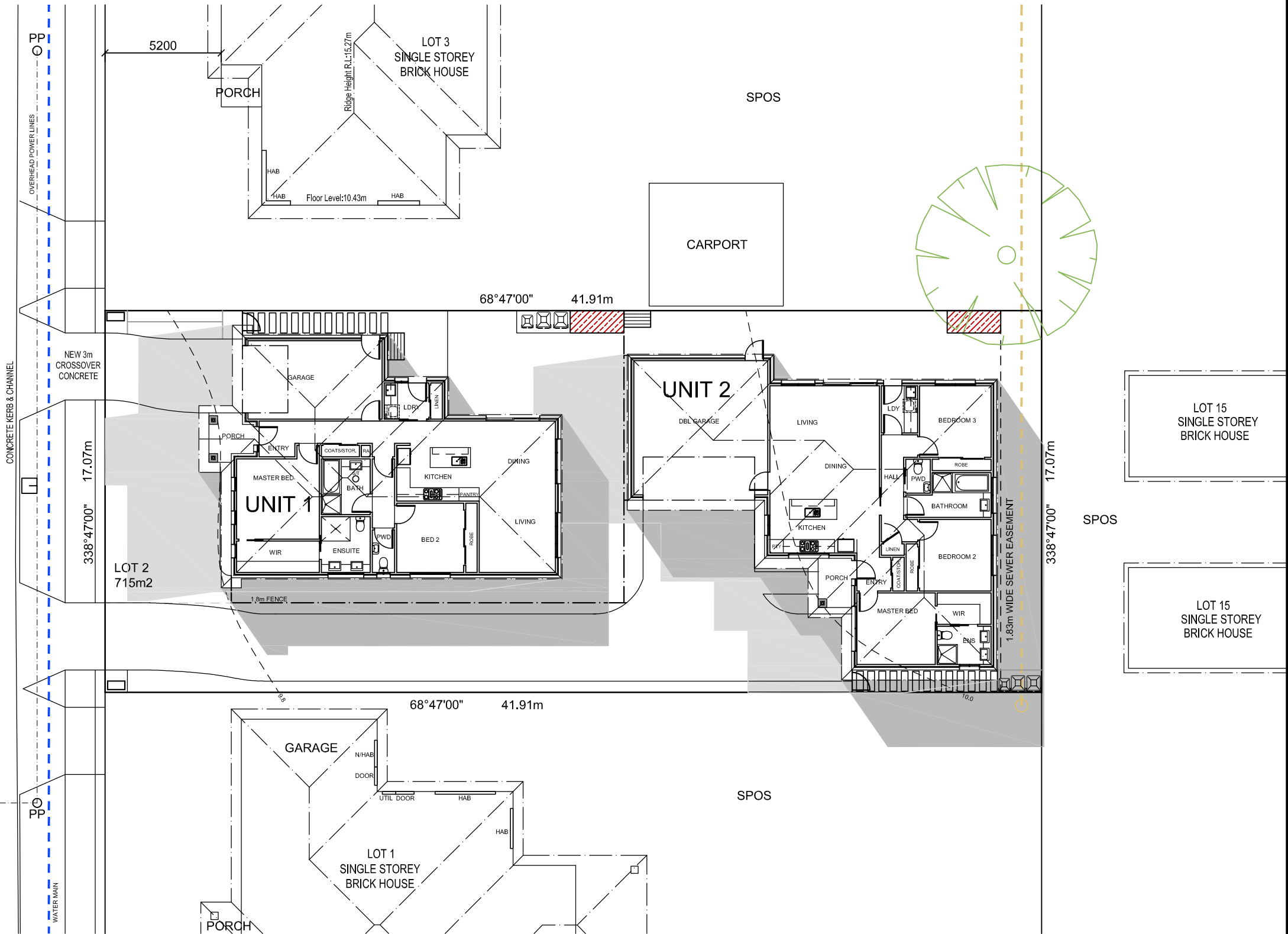
SCALE 1:200	DRG.NO. TA-002	REV. 00
----------------	-------------------	------------

OVERSHADOWING

THE DWELLING OVERSHADOWS NEIGHBOURING PROPERTIES AT 9am & 3pm ON 22nd OF SEP.

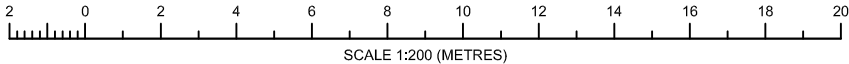
9am 3pm

EXAMPLE STREET



DEVELOPMENT PLAN EXAMPLE:
PROPOSED UNIT DEVELOPMENT

NOTE:
THIS PLAN IS FOR ILLUSTRATION PURPOSES ONLY AND IS NOT INDICATIVE OF COUNCIL APPROVAL. FURTHER INFORMATION MAY BE REQUIRED BY COUNCIL AS PART OF THE PLANNING PERMIT APPLICATION PROCESS



00	ISSUED FOR PLANNING	-
REV #	DESCRIPTION	DRG.

FOR PLANNING



DRAWN:
DATE:
CHECKED:
SHEET No: 3 OF 6

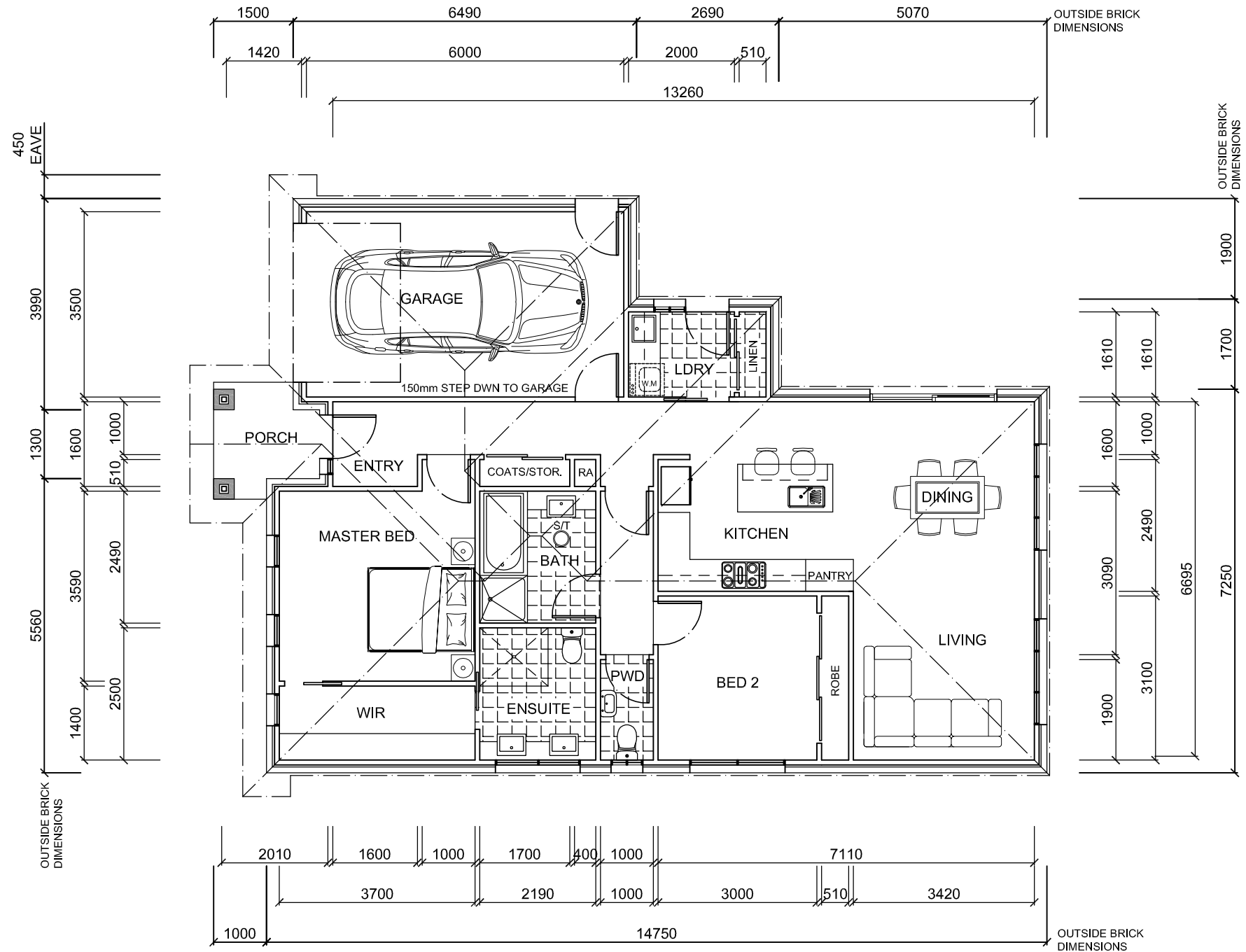
DO NOT SCALE
A3 SIZE SHEET

OVERSHADOW PLAN

PROJECT: 2 UNIT DEVELOPMENT
ADDRESS: LOT 2, EXAMPLE STREET
CLIENT:

SCALE 1:200
DRG.NO. TA-003
REV. 00

AREA ANALYSIS - UNIT 1	
LIVING AREA	109.40m2
FRONT PORCH	3.55m2
GARAGE AREA	24.00m2
TOTAL AREA	136.95m2
TOTAL SQ	14.74sq
TYPICAL CONSTRUCTION	
FRAME:	90mm THICKNESS
CLADDING:	BRICK VENEER (240mm TOTAL)
EAVES:	450mm U.N.O
DOORS:	2040x820 U.N.O



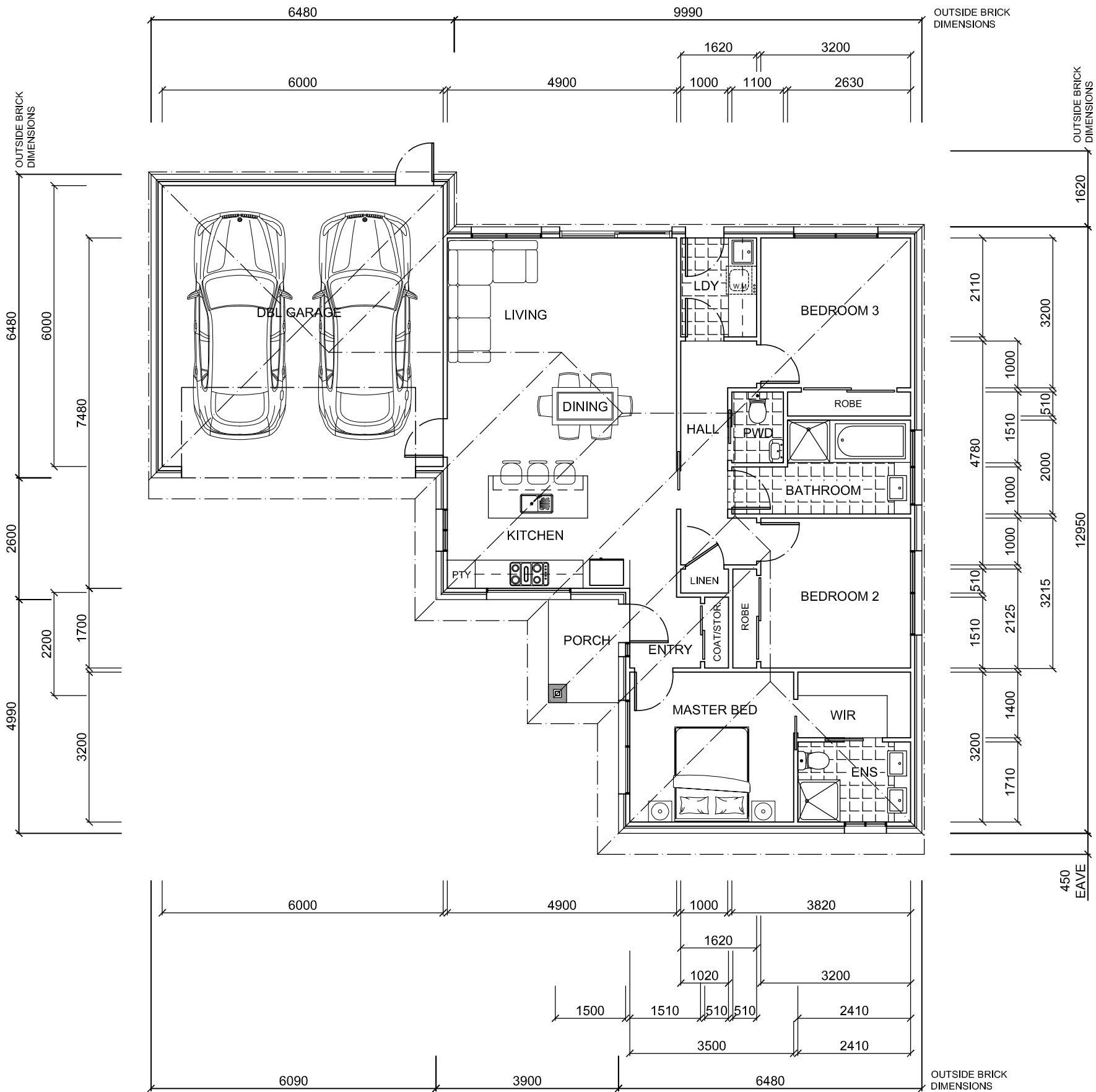
DEVELOPMENT PLAN EXAMPLE:
PROPOSED UNIT DEVELOPMENT

NOTE:
THIS PLAN IS FOR ILLUSTRATION PURPOSES ONLY AND IS NOT INDICATIVE OF COUNCIL APPROVAL. FURTHER INFORMATION MAY BE REQUIRED BY COUNCIL AS PART OF THE PLANNING PERMIT APPLICATION PROCESS

2000 0 2000 4000 6000 8000 10000		
SCALE 1:100		
00	ISSUED FOR PLANNING	-
REV #	DESCRIPTION	DRG.

FOR PLANNING		UNIT 1 - FLOOR PLAN		
	DRAWN:	PROJECT: 2 UNIT DEVELOPMENT		
	DATE:	ADDRESS: LOT 2, EXAMPLE STREET		
	CHECKED:	CLIENT:		
	SHEET No: 4 OF 6			
DO NOT SCALE A3 SIZE SHEET		SCALE 1:100	DRG.NO. TA-004	REV. 00

AREA ANALYSIS - UNIT 2	
LIVING AREA	114.20m2
FRONT PORCH	3.40m2
GARAGE AREA	40.70m2
TOTAL AREA	158.30m2
TOTAL SQ	17.03sq
TYPICAL CONSTRUCTION	
FRAME:	90mm THICKNESS
CLADDING:	BRICK VENEER (240mm TOTAL)
EAVES:	450mm U.N.O
DOORS:	2040x820 U.N.O



DEVELOPMENT PLAN EXAMPLE:
PROPOSED UNIT DEVELOPMENT

NOTE:
THIS PLAN IS FOR ILLUSTRATION PURPOSES ONLY AND IS NOT INDICATIVE OF COUNCIL APPROVAL. FURTHER INFORMATION MAY BE REQUIRED BY COUNCIL AS PART OF THE PLANNING PERMIT APPLICATION PROCESS

2000 0 2000 4000 6000 8000 10000		
SCALE 1:100		
00	ISSUED FOR PLANNING	-
REV #	DESCRIPTION	DRG.



FOR PLANNING

DRAWN:
DATE:
CHECKED:
SHEET No: 5 OF 6

DO NOT SCALE
A3 SIZE SHEET

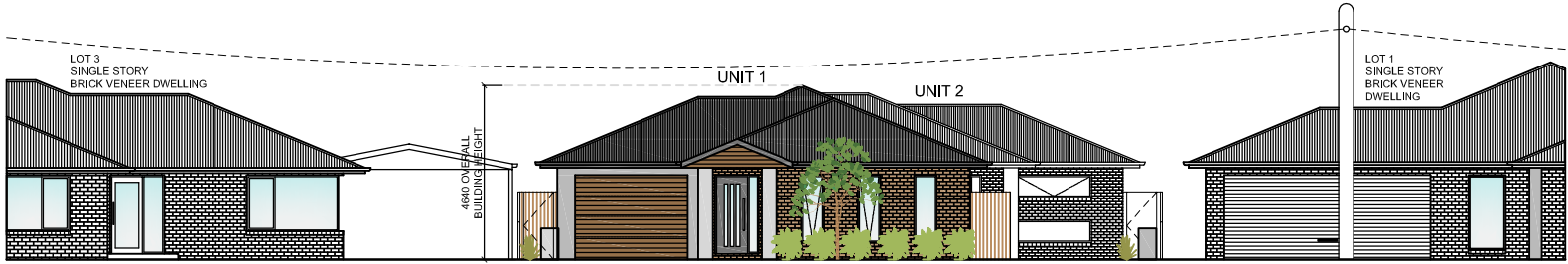
UNIT 2 - FLOOR PLAN

PROJECT: 2 UNIT DEVELOPMENT
ADDRESS: LOT 2, EXAMPLE STREET
CLIENT:

SCALE 1:100

DRG.NO.
TA-005

REV.
00



EXAMPLE STREET VIEW
WEST ELEVATION

MATERIALS & COLOUR SCHEDULE



SHEET ROOF COLOUR: DARK GREY
- SHEET ROOFING
- ALUMINIUM WINDOWS
- FASCIA, GUTTERS & DOWNPIPES
- STORAGE SHED

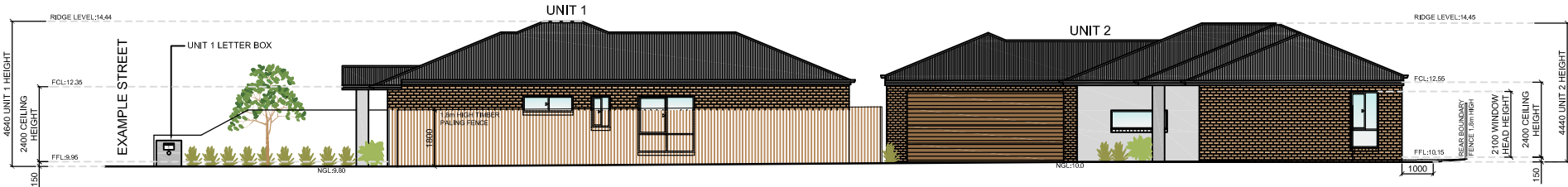
TIMBER LOOK PANEL LIFT DOORS
TO GARAGE

BRICKS COLOUR:

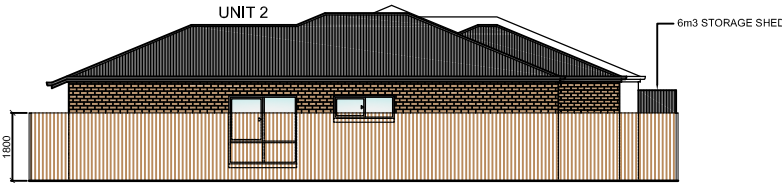
RENDERED BRICKWORK
COLOUR: LIGHT GREY

RENDERED BRICKWORK
COLOUR: MEDIUM GREY

NOTE: ALL COLOURS AND MATERIALS TO BE SIMILAR TO PICTURED
TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY



SOUTH ELEVATION - INTERNAL ESTATE VIEW



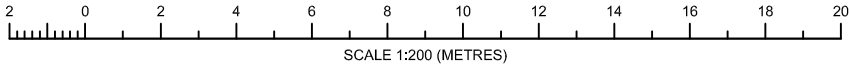
EAST ELEVATION - REAR ESTATE VIEW



NORTH ELEVATION

DEVELOPMENT PLAN EXAMPLE:
PROPOSED UNIT DEVELOPMENT

NOTE:
THIS PLAN IS FOR ILLUSTRATION PURPOSES
ONLY AND IS NOT INDICATIVE OF COUNCIL
APPROVAL. FURTHER INFORMATION MAY BE
REQUIRED BY COUNCIL AS PART OF THE
PLANNING PERMIT APPLICATION PROCESS



00	ISSUED FOR PLANNING	-
REV #	DESCRIPTION	DRG.

FOR PLANNING

DRAWN:
DATE:
CHECKED:
SHEET No: 6 OF 6

DO NOT SCALE
A3 SIZE SHEET

ESTATE ELEVATIONS

PROJECT: 2 UNIT DEVELOPMENT
ADDRESS: LOT 2, EXAMPLE STREET
CLIENT:

SCALE 1:200
DRG.NO. TA-006
REV. 00