

CITY OF VINCENT
RECEIVED
03 Apr 2018

SITE AREA	551 m ²
ZONING	R80
GROUND FLOOR	132 m ²
LEVEL 01	200 m ²
LEVEL 02	184 m ²
TOTAL	516 m ²
PROVIDED OPEN SPACE = 252 m ²	

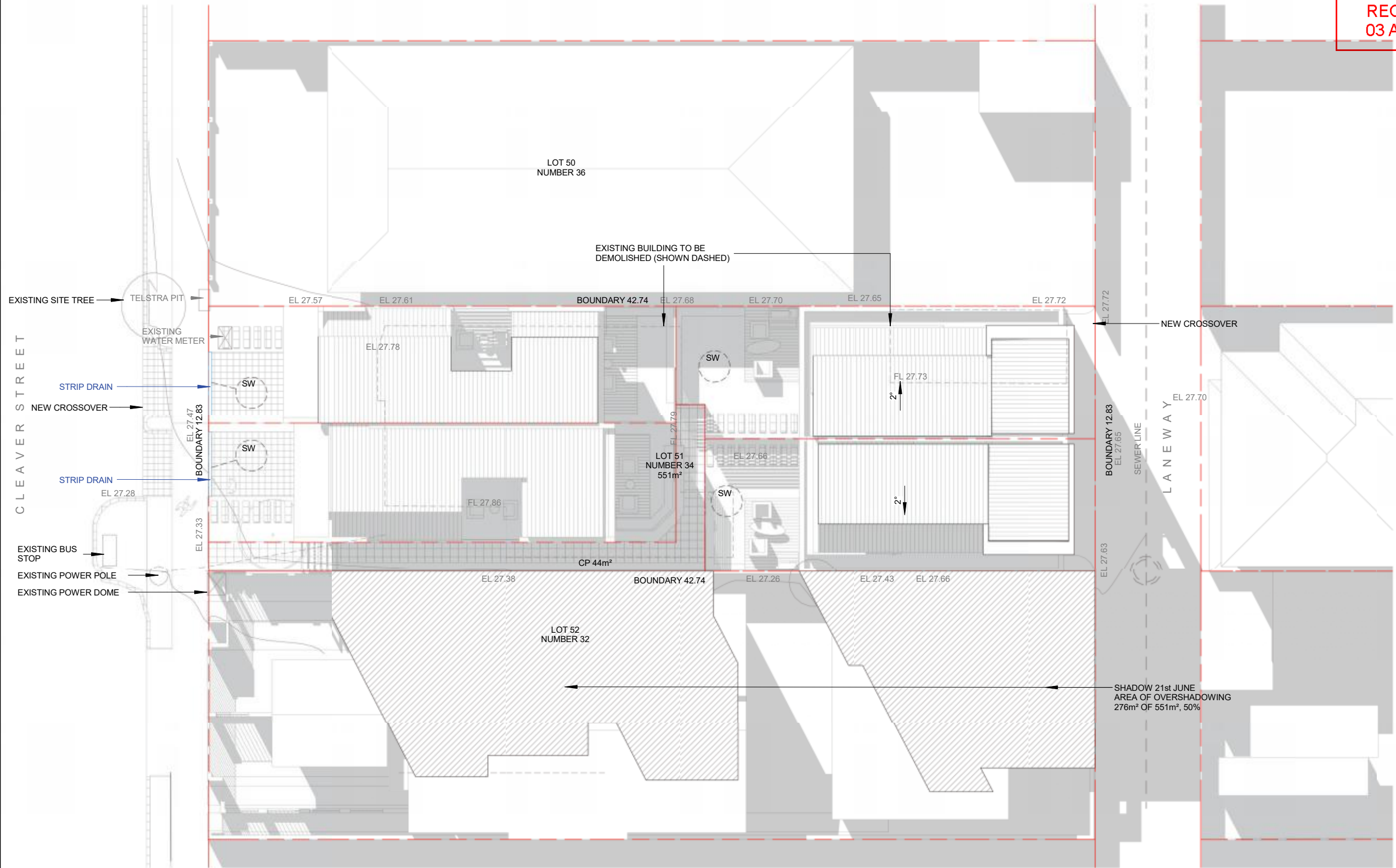
OVERSHADOWING	
ACTUAL OVERSHADOWING	
LOT 52	50%

OUTDOOR LIVING AREAS	
MINIMUM OUTDOOR LIVING = 16 m ² x 4	
PROVIDED OUTDOOR LIVING	
TOWNHOUSE 01	48 m ²
TOWNHOUSE 02	46 m ²
TOWNHOUSE 03	52 m ²
TOWNHOUSE 04	45 m ²

DEEP SOIL ZONE	
MINIMUM DEEP SOIL ZONE = 15%	
PROVIDED DEEP SOIL ZONE = 24%	

SOAKWELL CALCULATIONS	
ROOF AND UNCOVERED HARD SURFACE AREA	= 444m ²
AT 65m ² PER 1m ³	= 6.83m ³
SOAKWELLS REQUIRED 3 (1500x1500)	= 7.95m ³

TOWNHOUSE SCHEDULE		
Level	Type	Net Area
TOWNHOUSE 01		
GROUND FLOOR	3x2	Not Enclosed
LEVEL 01	3x2	47 m ²
LEVEL 02	3x2	57 m ²
TOTAL		136m ²
TOWNHOUSE 02		
GROUND FLOOR	3x2	34 m ²
LEVEL 01	3x2	55 m ²
LEVEL 02	3x2	35 m ²
TOTAL		122m ²
TOWNHOUSE 03		
GROUND FLOOR	3x2	33 m ²
LEVEL 01	3x2	46 m ²
LEVEL 02	3x2	58 m ²
TOTAL		136m ²
TOWNHOUSE 04		
GROUND FLOOR	3x2	34 m ²
LEVEL 01	3x2	55 m ²
LEVEL 02	3x2	35 m ²
TOTAL		121m ²
GRAND TOTAL		515m ²

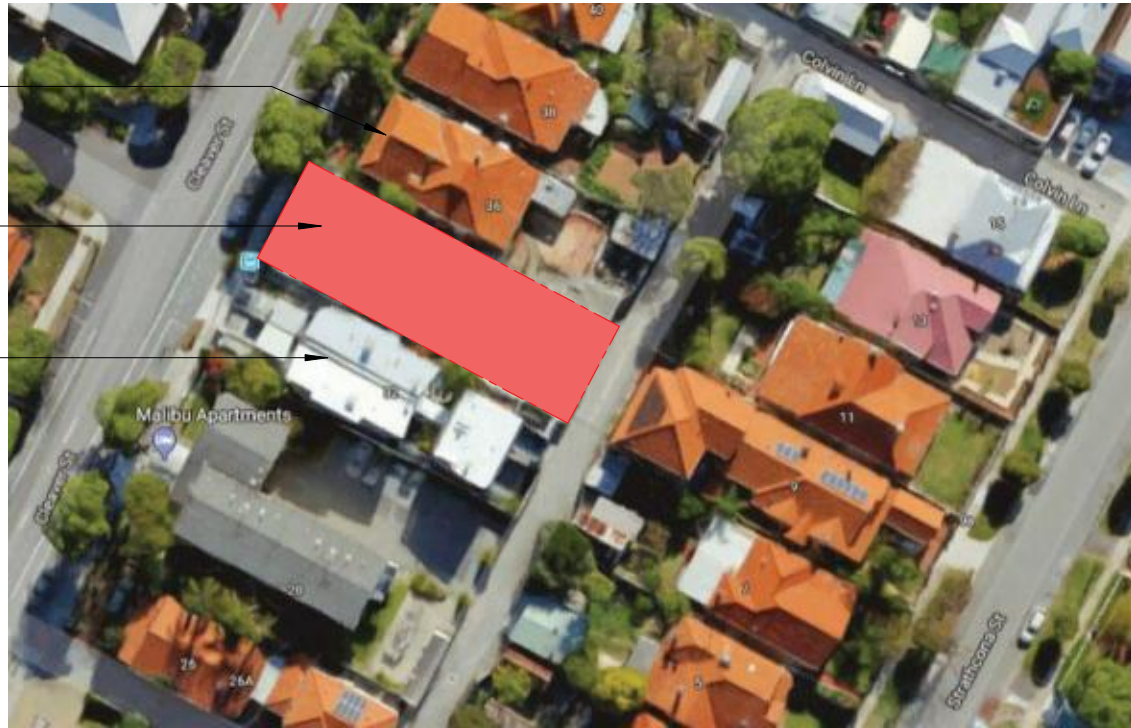


1 SITE PLAN
1 : 200

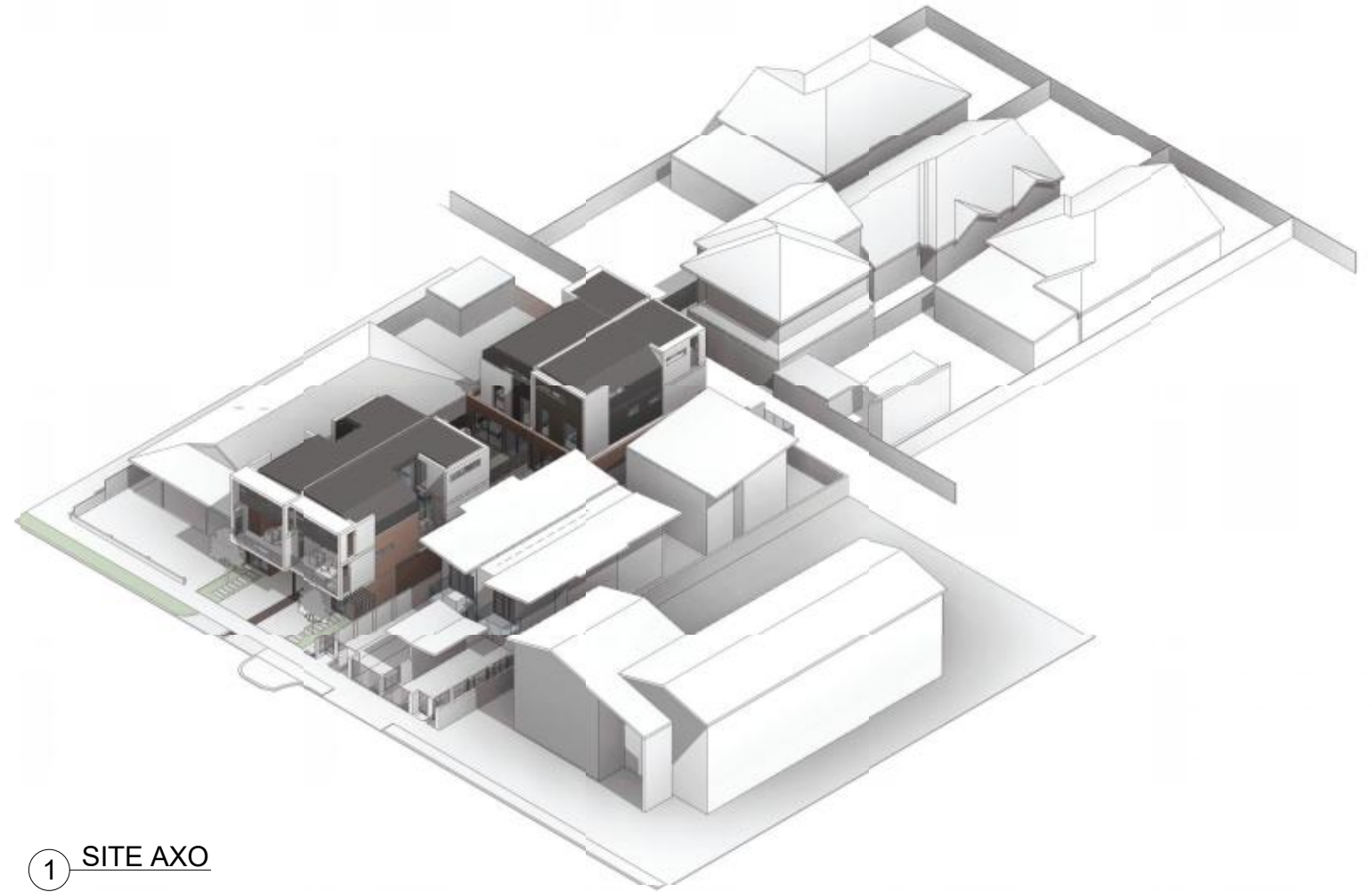
LOT 50
NUMBER 36

LOT 51
NUMBER 34
551m²

LOT 52
NUMBER 32



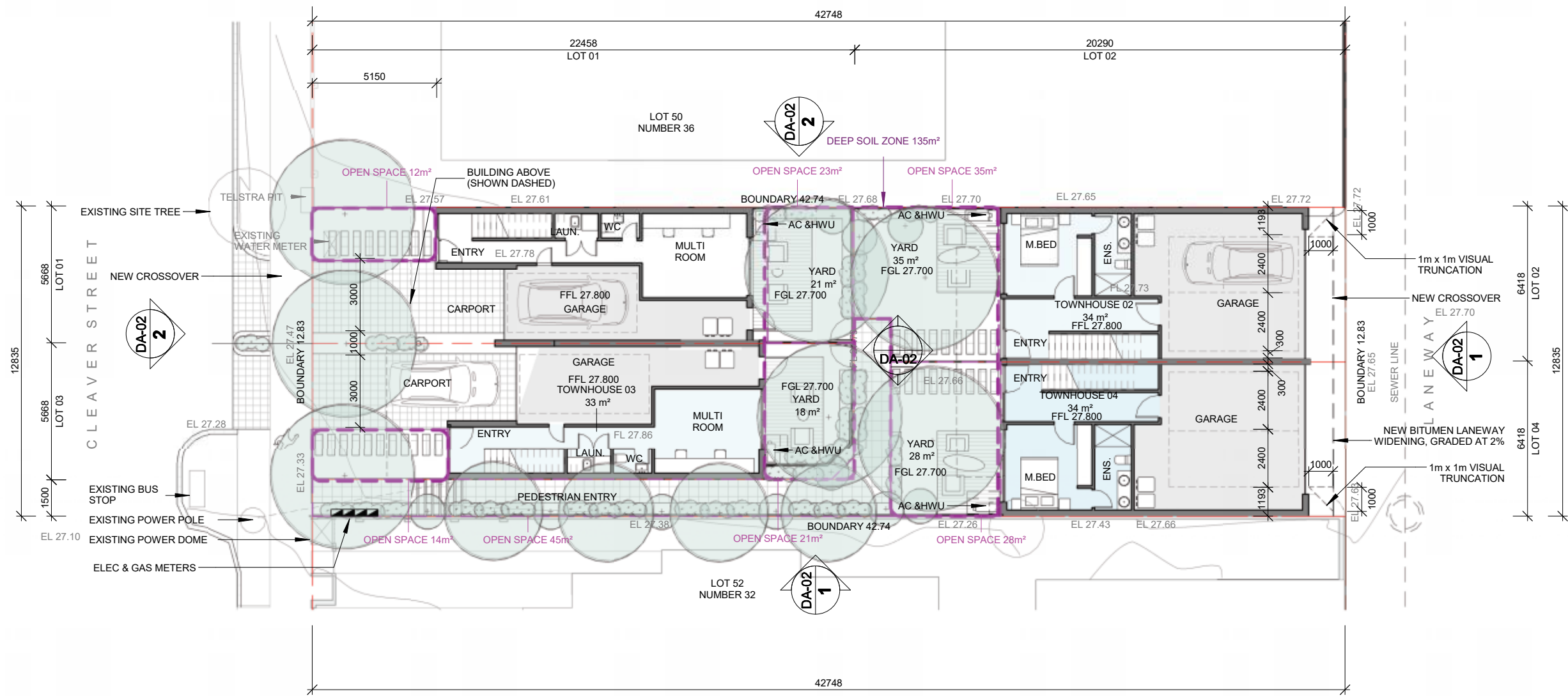
LOT 51
NUMBER 34
551m²



LEGEND

EL -EXISTING LEVEL
FFL -FINISHED FLOOR LEVEL
FGL -FINISHED GROUND LEVEL

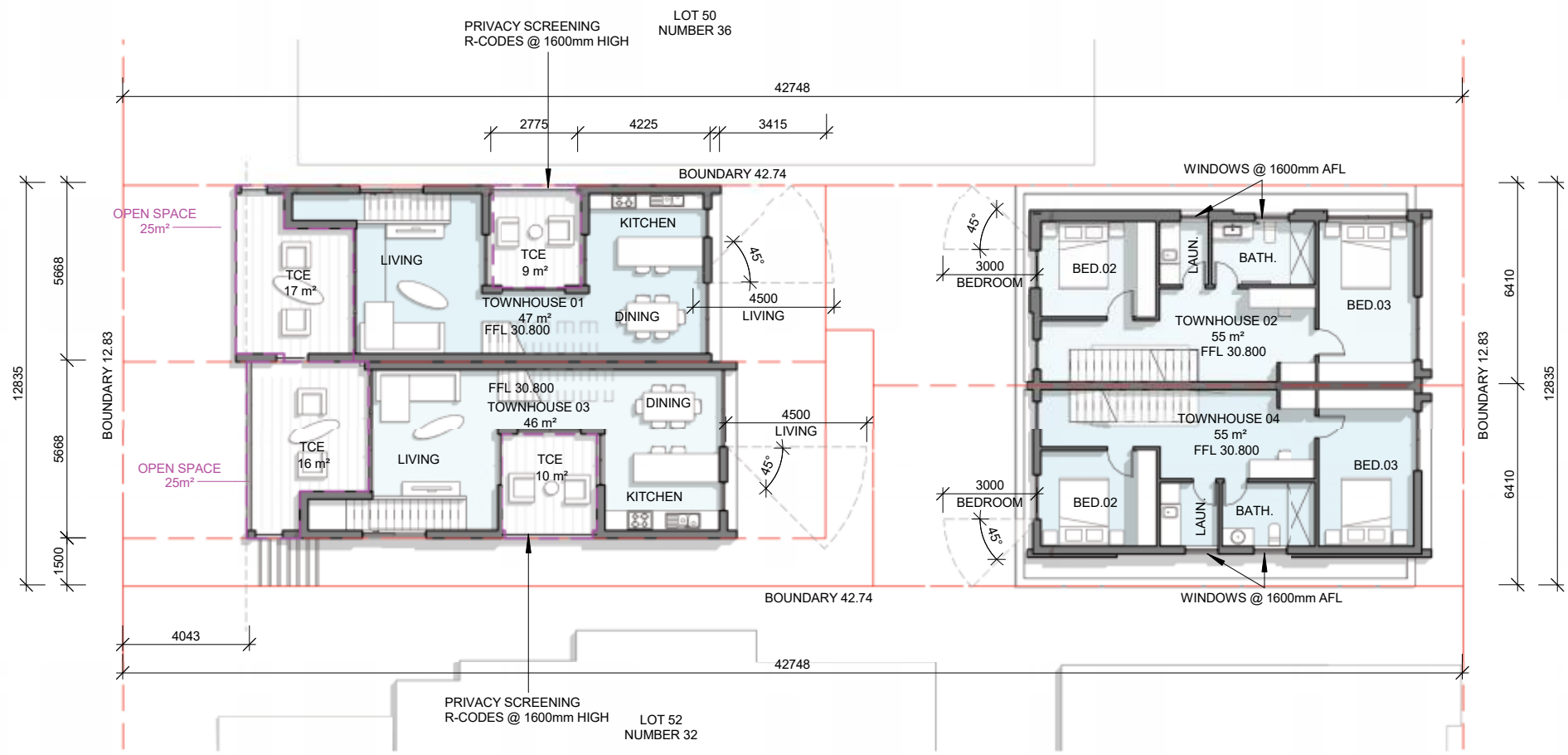
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2 GROUND FLOOR
1 : 200



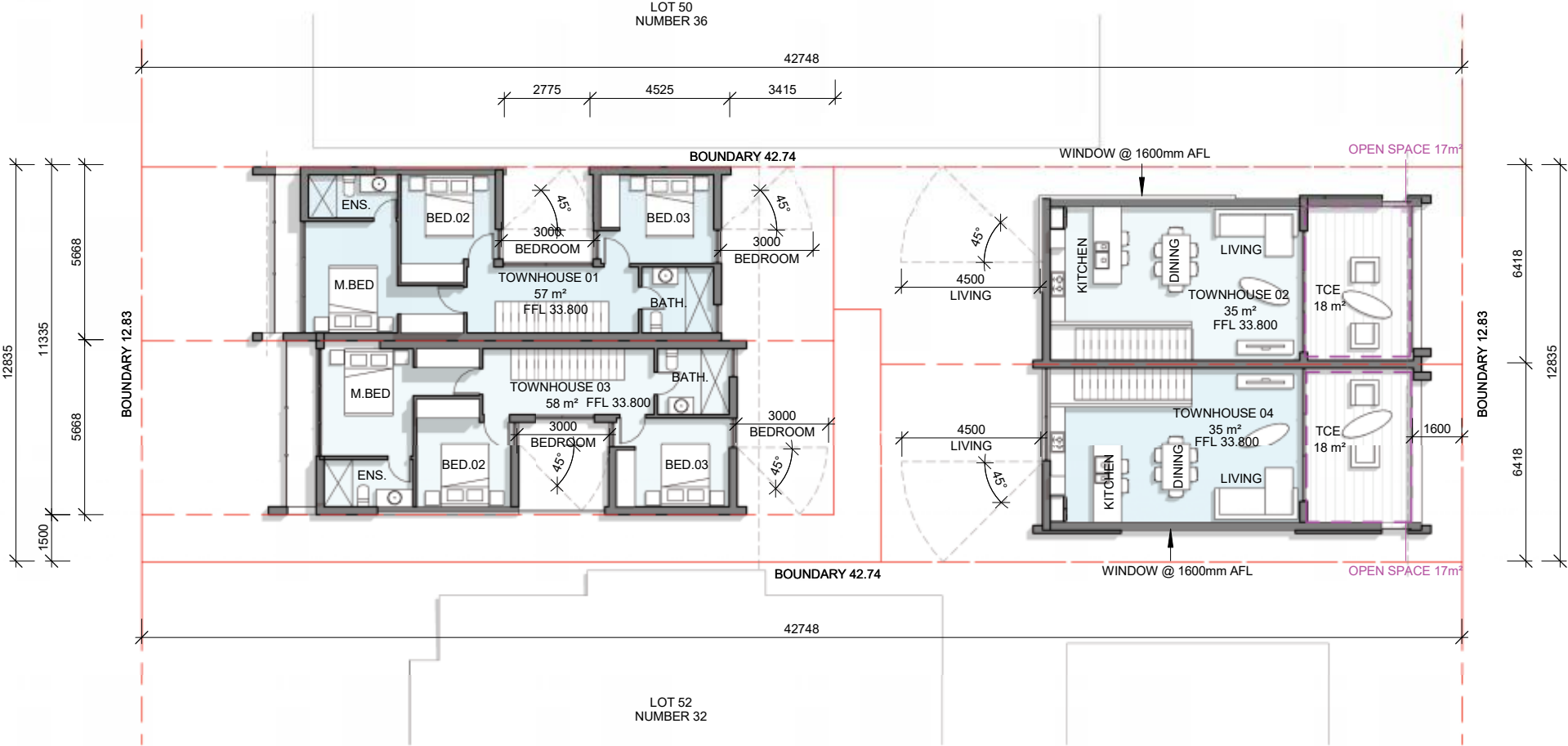
LEGEND
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1 LEVEL 01
1 : 200



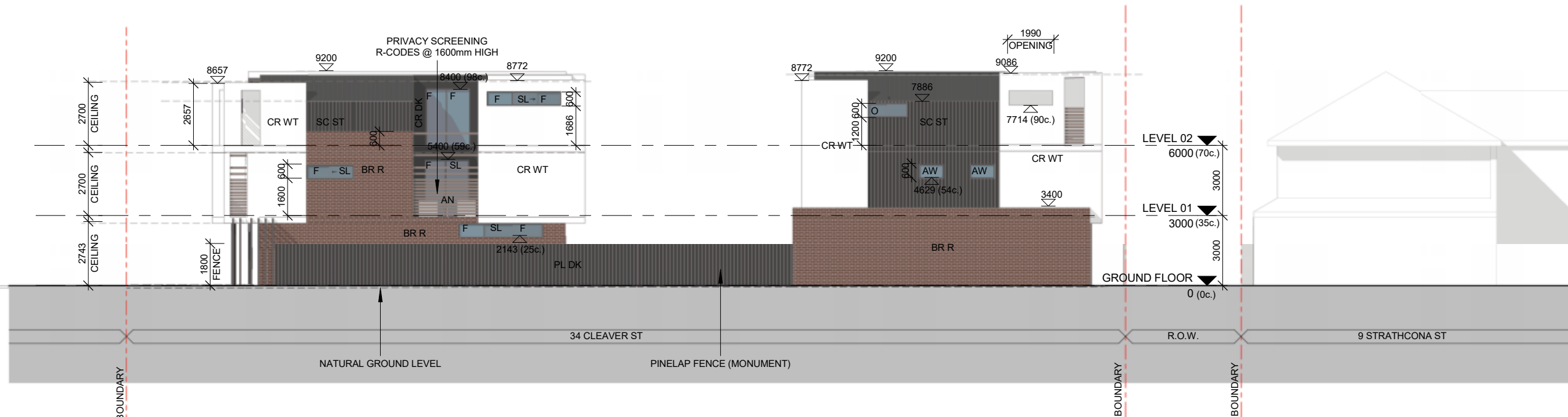
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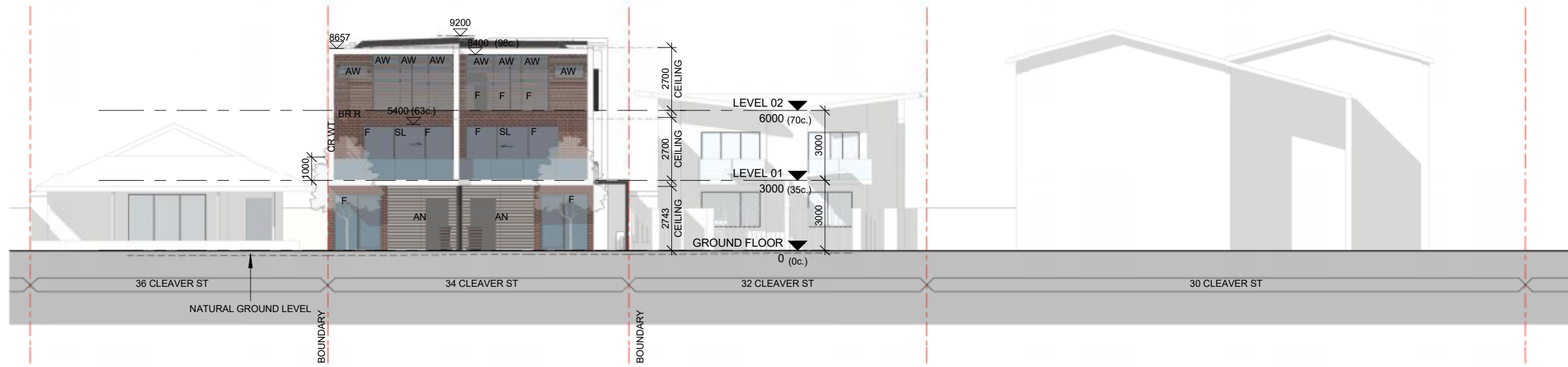
1 LEVEL 02
1 : 200



- ELEVATION LEGEND
- CR W - CEMENT RENDER, WHITE
CR DK - CEMENT RENDER, DARK (MONUMENT)
CR GR - CEMENT RENDER, GREY
BL TN - BLOCK, TAN
BL DK - BLOCK, DARK (CHARCOAL)
BR R - BRICK RED
PL DK - PINELAP, DARK (MONUMENT)
SC ST - SCYON STRIA
AN - ANODISED ALUM.
- AW - AWNING WINDOW
F - FIXED WINDOW
SL - SLIDING WINDOW/DOOR
GL - CLEAR GLASS
O - OBSCURE GLAZING
VJ - 'V' JOINT



1 SOUTH ELEVATION
1 : 200



2 WEST ELEVATION
1 : 200

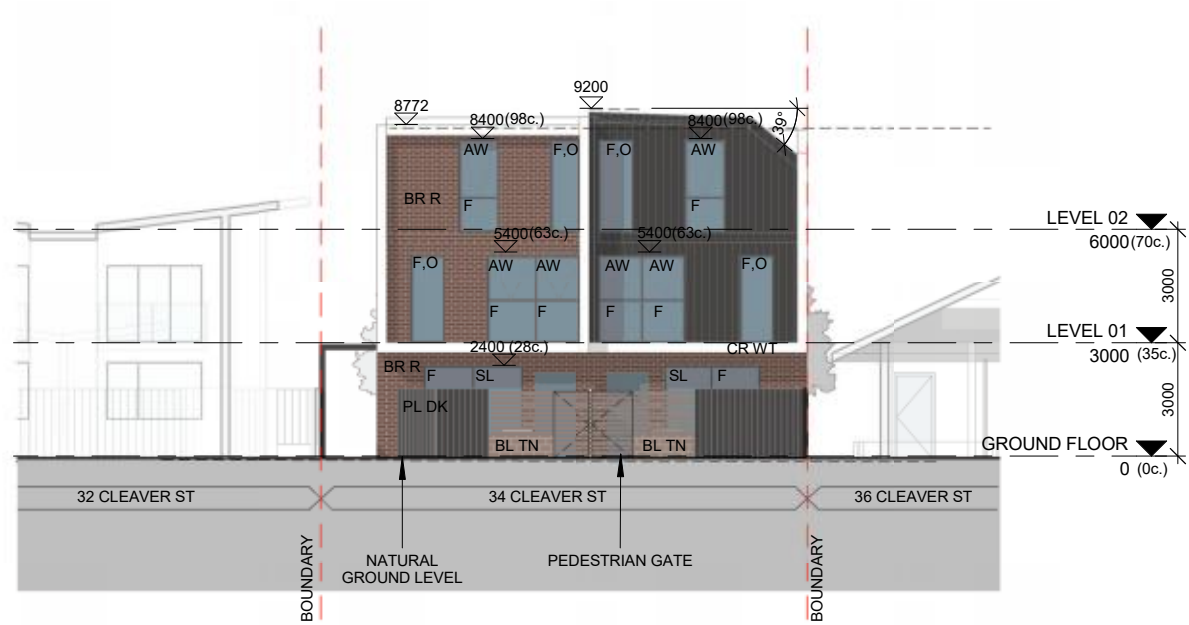
AW	-AWNING WINDOW
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1 INTERNAL ELEVATION 1
1 : 200



2 INTERNAL ELEVATION 2
1 : 200



Gin Gin Gem - *Grevillea*



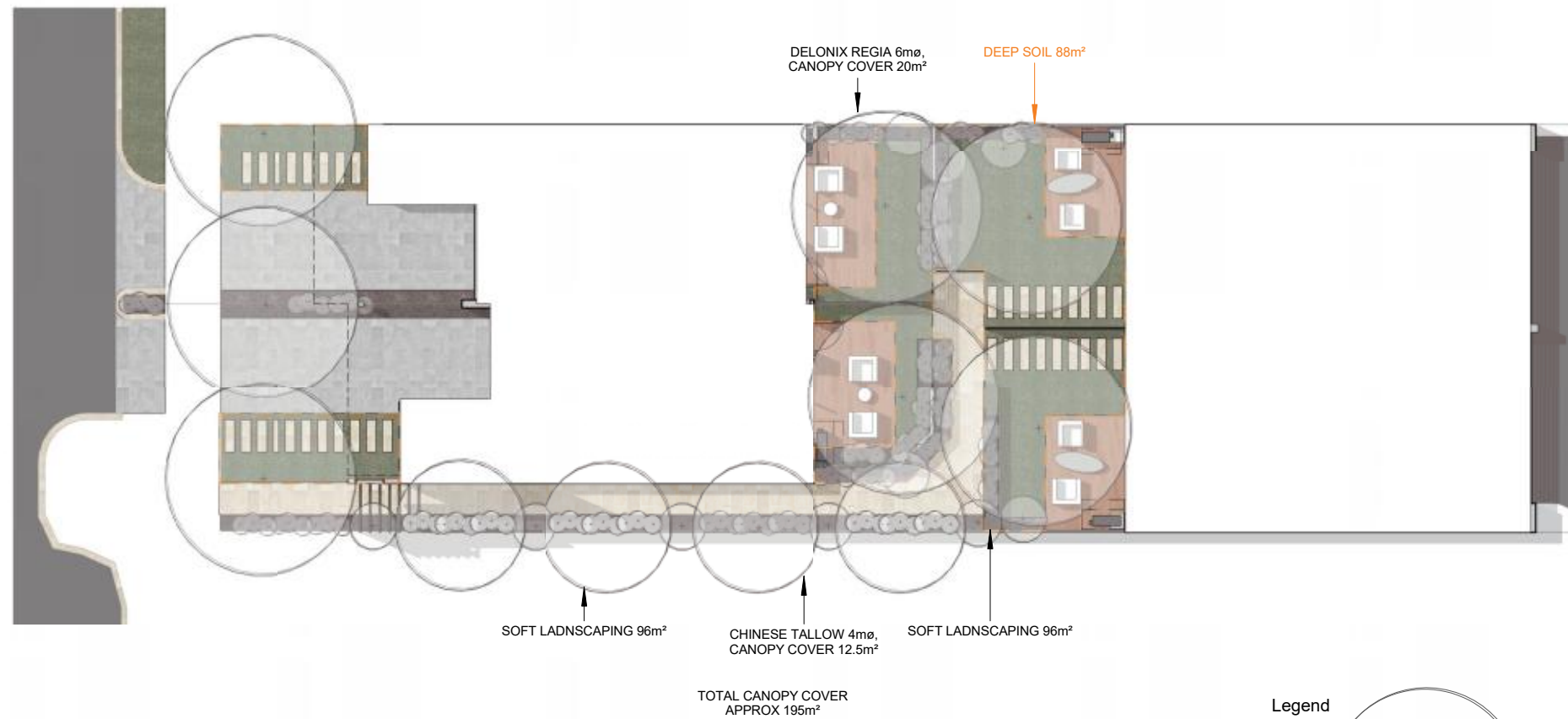
Limelight - *Acacia Cognata*



Japanese Maple - *Acer Palmatum*



Chinese Tallow - *Triadica Sebifera*



1 LANDSCAPE PLAN
1 : 200

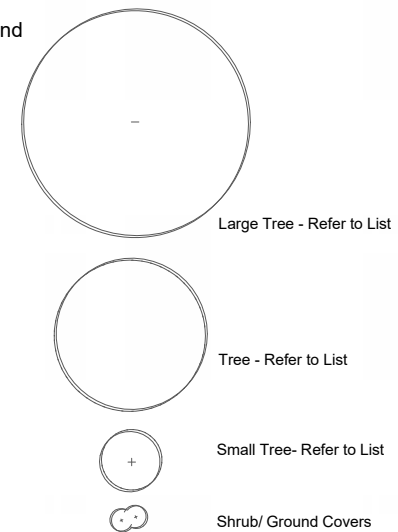


Random Pattern Reconstituted Limestone



Concrete Pavers "Graphite"

Legend



NOTE:
Size and type of trees to be determined in landscape plan as required by the Building Permit

Large Tree - 600mm Pot
Ponciana - *Delonix Regia*

Trees - 400mm Pot
Chinese Tallow - *Triadica Sebifera*

Small Tree - 200mm Pot
Japanese Maple - *Acer Palmatum*

Ground Covers - 100mm Pot
Street
Gin Gin Gem - *Grevillea* - Water Wise

Under Cover
Limelight - *Acacia Cognata* - Water Wise

