



# 52 Golf Road, Oakleigh South

*Architecturals*

## OAKMONT

OAKLEIGH SOUTH

NO.12737

DATE: MARCH 2021

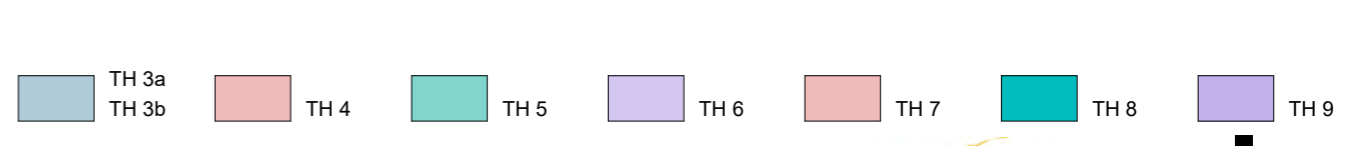
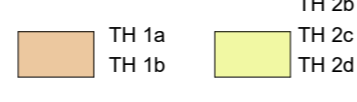
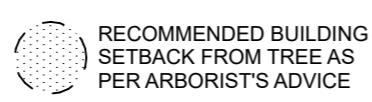
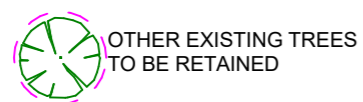
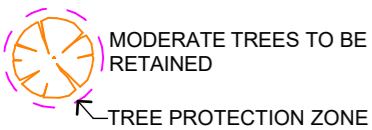






**NOTE:**  
REFER TO LANDSCAPE  
DRAWINGS FOR NEW TREE  
LOCATIONS AND LANDSCAPING  
DETAILS

**LEGEND**





**NOTE:**  
REFER TO LANDSCAPE  
DRAWINGS FOR NEW TREE  
LOCATIONS AND LANDSCAPING  
DETAILS

### LEGEND

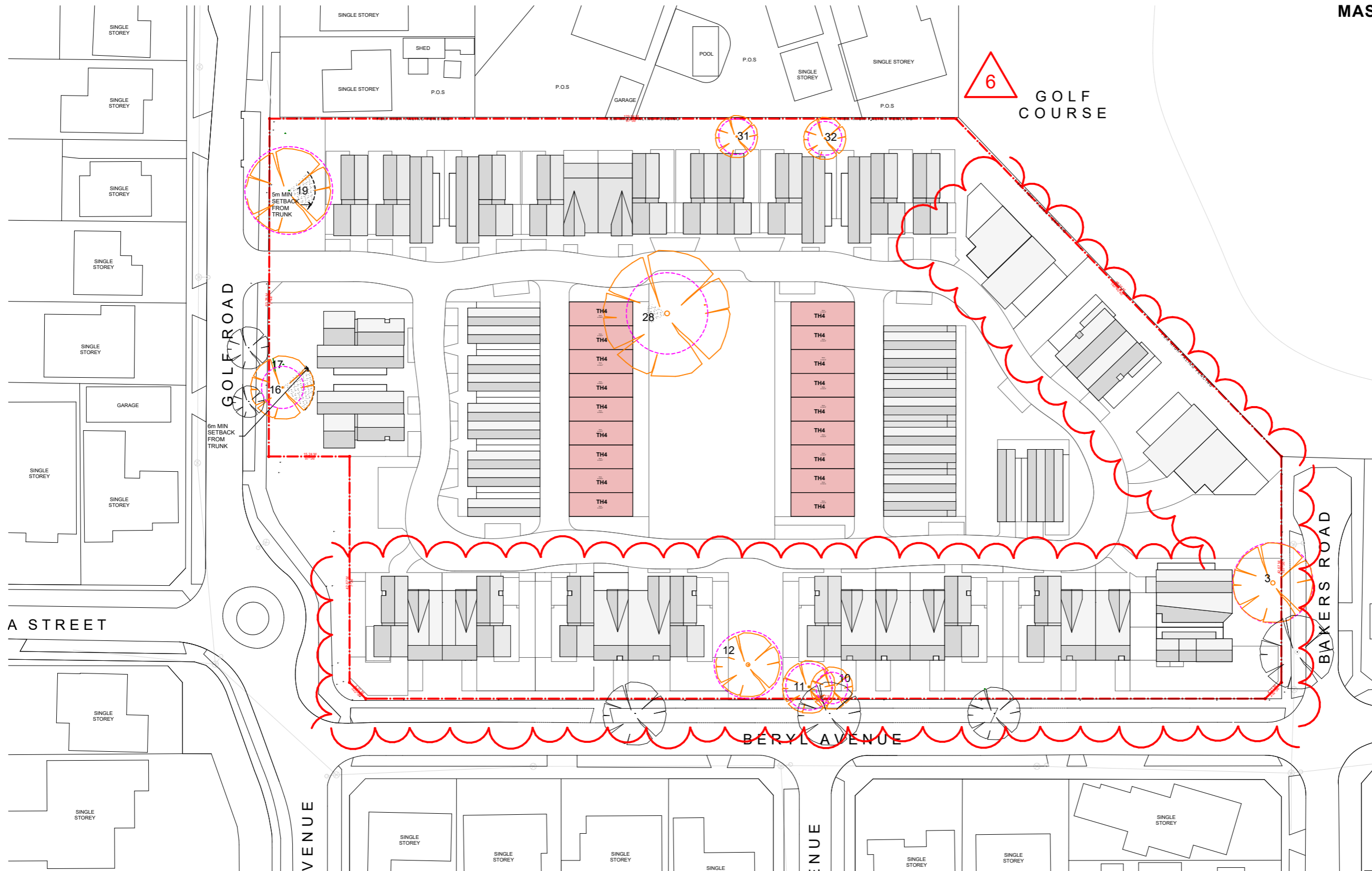
MODERATE TREES TO BE RETAINED  
 OTHER EXISTING TREES TO BE RETAINED  
 TREE PROTECTION ZONE

OTHER EXISTING TREES TO BE RETAINED

RECOMMENDED BUILDING SETBACK FROM TREE AS PER ARBORIST'S ADVICE

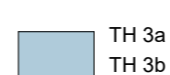
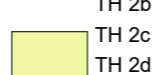
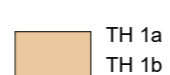
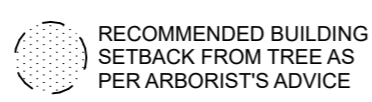
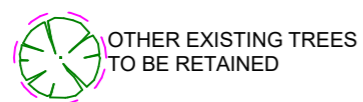
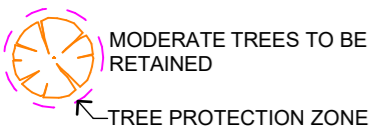
TH 1a	TH 1b	TH 2c	TH 2d	TH 3a	TH 3b	TH 4	TH 5	TH 6	TH 7	TH 8	TH 9
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**NOTE:**  
REFER TO LANDSCAPE  
DRAWINGS FOR NEW TREE  
LOCATIONS AND LANDSCAPING  
DETAILS

### LEGEND



TH 2a  
TH 2b

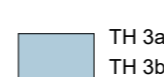
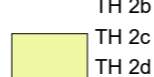
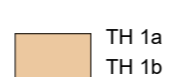
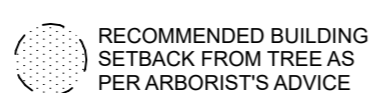
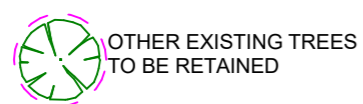
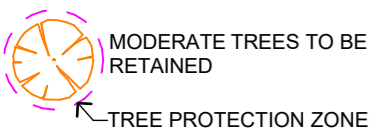


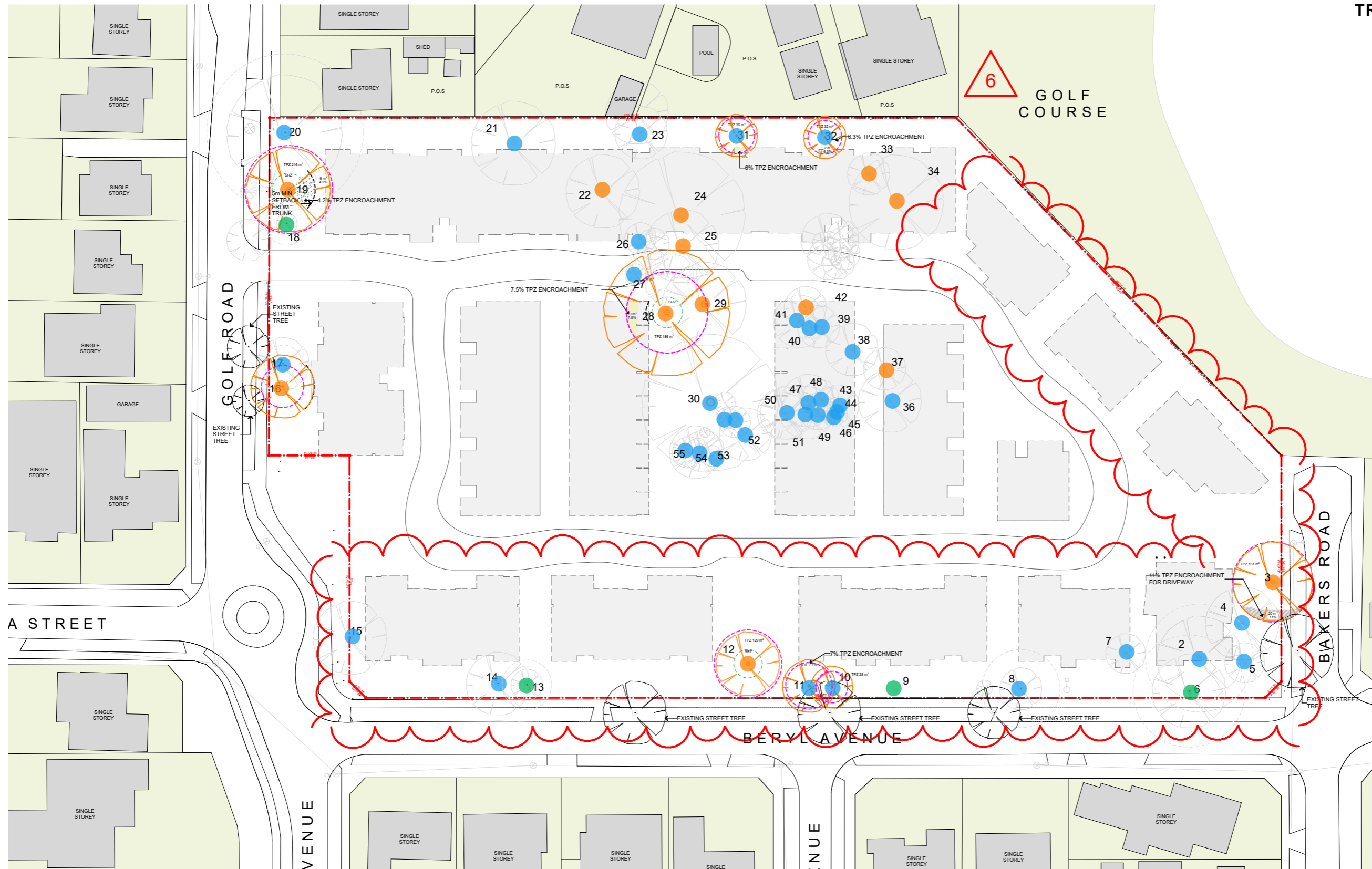




**NOTE:**  
REFER TO LANDSCAPE DRAWINGS FOR NEW TREE LOCATIONS AND LANDSCAPING DETAILS

### LEGEND









### LEGEND

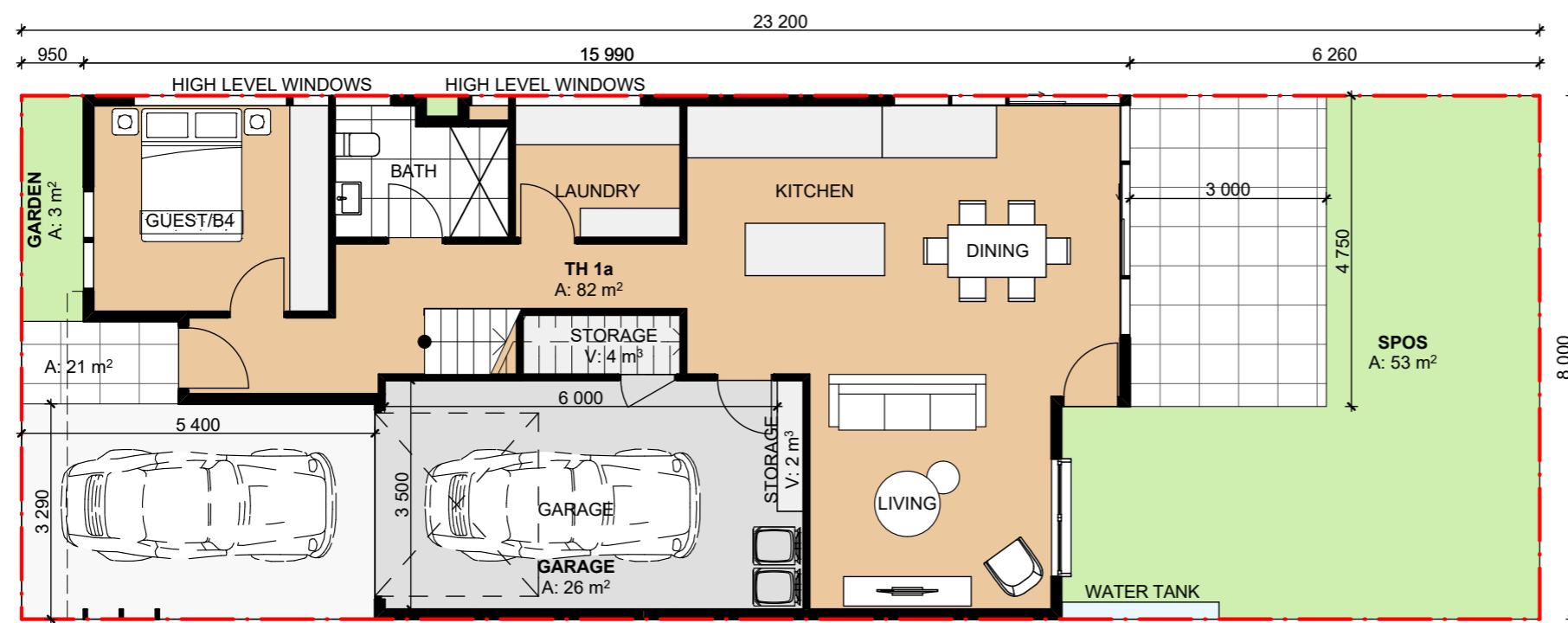
-  MODERATE TREES TO BE RETAINED
-  OTHER EXISTING TREES TO BE RETAINED
-  EXISTING TREES TO BE DEMOLISHED
-  PROPOSED DEVELOPMENT BUILDING FOOTPRINT
-  TREE PROTECTION ZONE

### RETENTION VALUE\*

-  HIGH
-  MODERATE
-  LOW
-  NONE
- \*REFER TO ARBORIST REPORT FOR FURTHER DETAIL



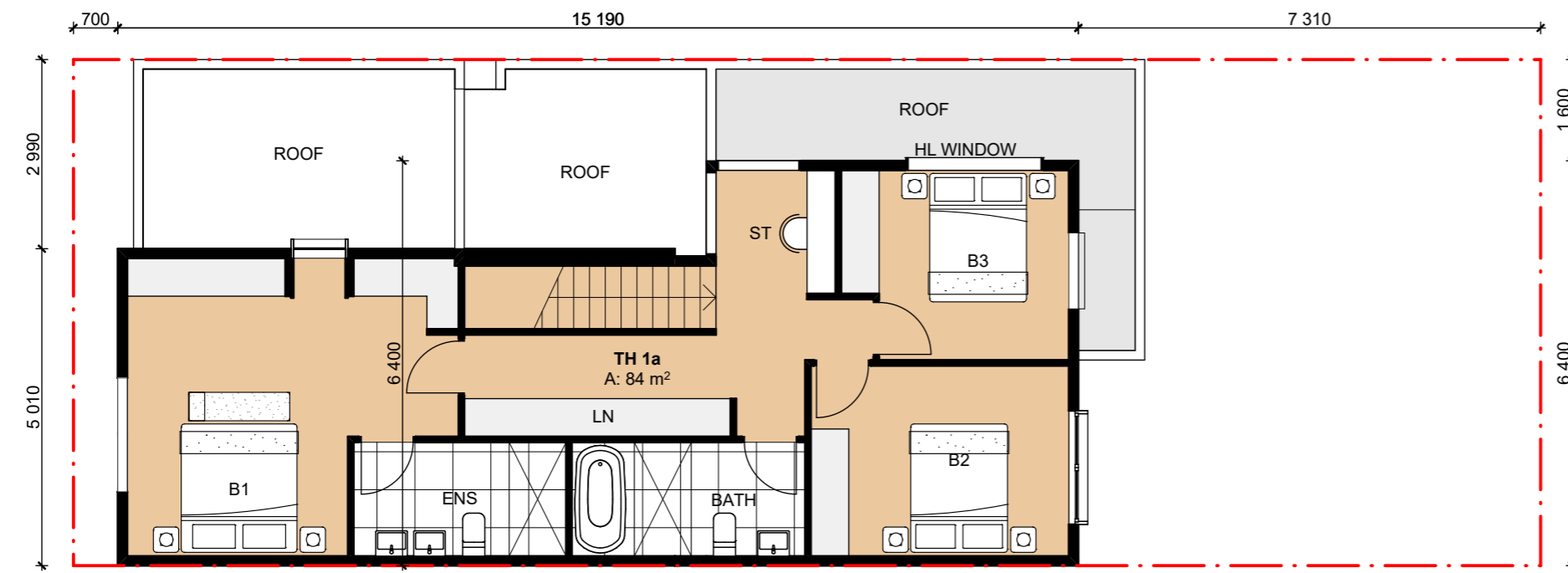




**TH1a GROUND FLOOR PLAN**

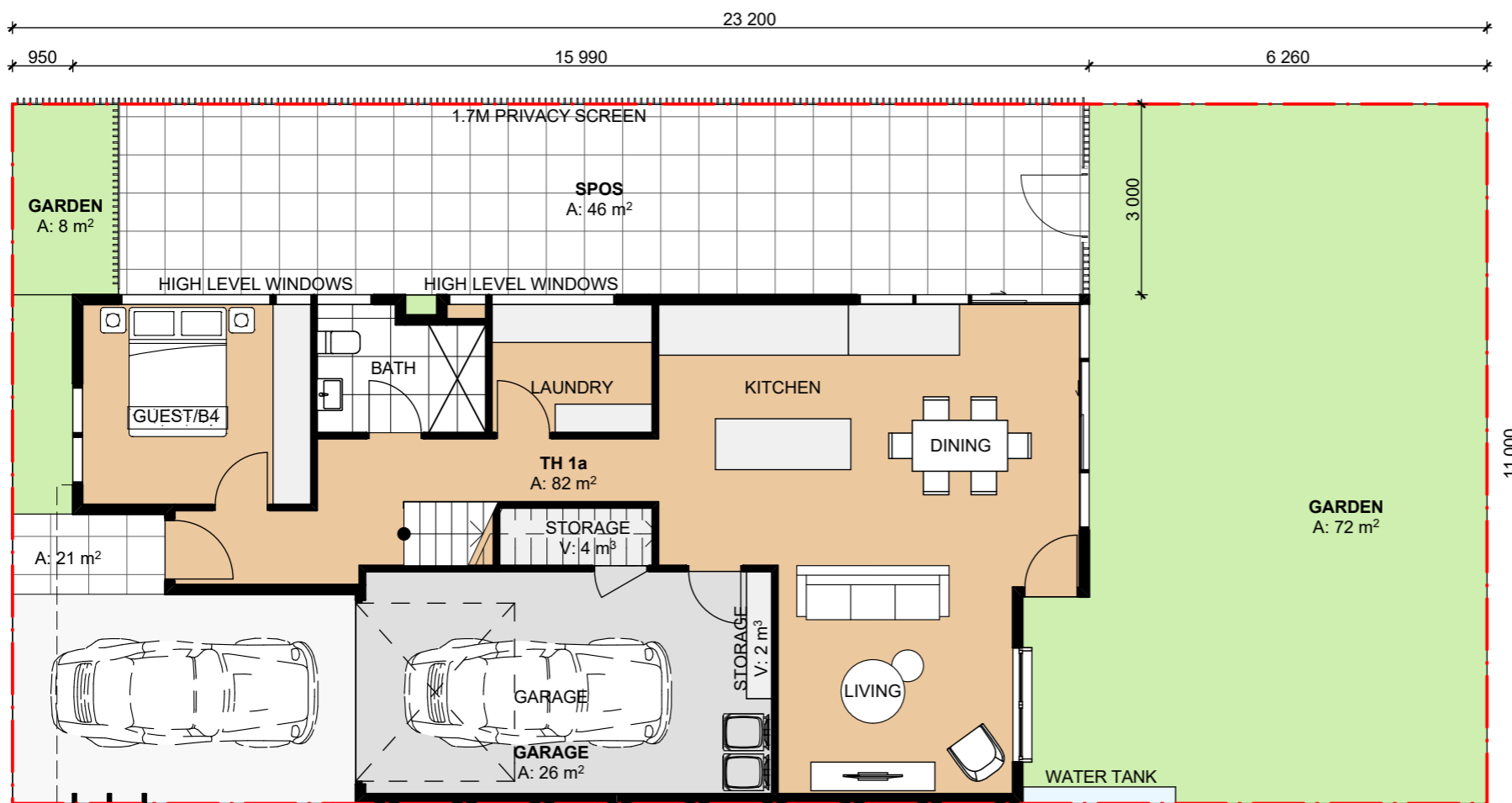
	NSA (NOT INC. GARAGE)	GFA
GROUND LEVEL 01	82m <sup>2</sup> 84m <sup>2</sup>	108m <sup>2</sup> 84m <sup>2</sup>
<b>TOTAL</b>	<b>166m<sup>2</sup></b>	<b>192m<sup>2</sup></b>

NOTE: LOT SIZES ARE INDICATIVE OF SMALLEST LOT SIZE FOR TOWNHOUSE TYPE



**TH1a 1ST FLOOR PLAN**

NOTE: REFER TO LANDSCAPE DRAWINGS FOR PROPOSED LANDSCAPING DETAILS



TH1a GROUND FLOOR PLAN

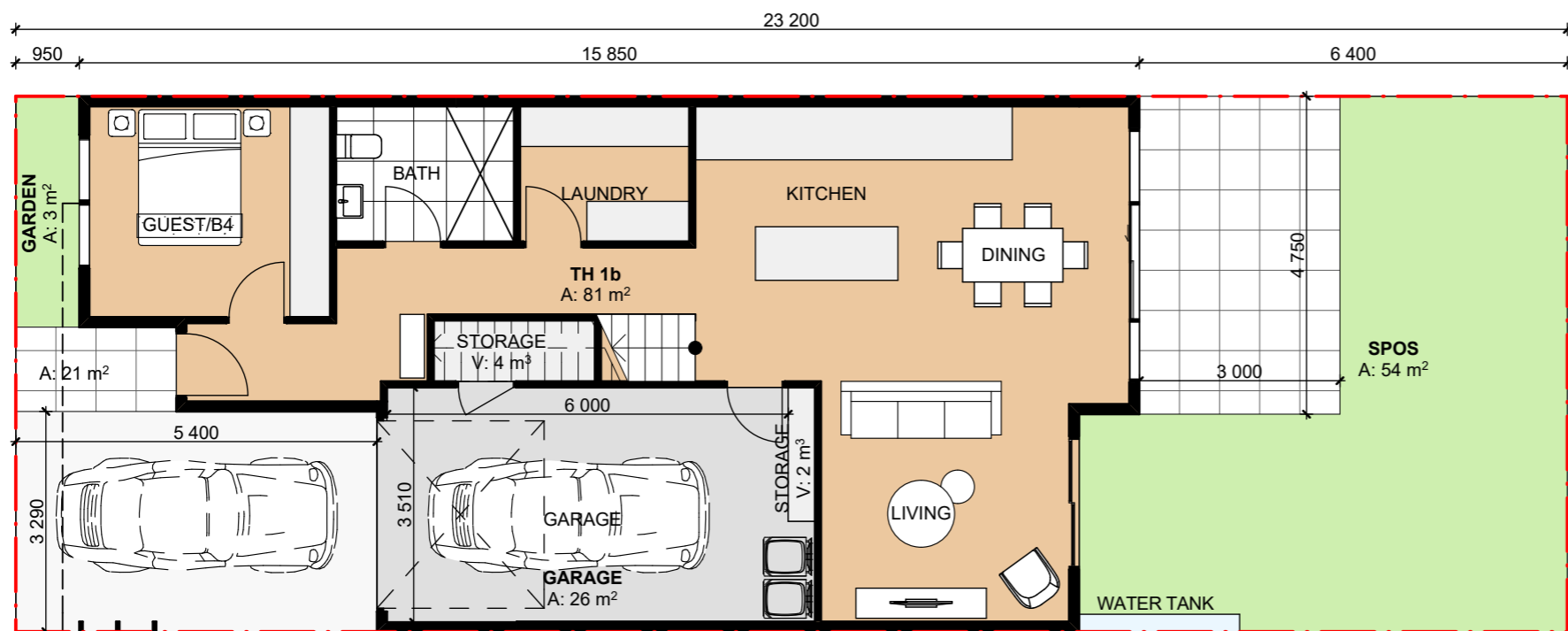


	NSA (NOT INC. GARAGE)	GFA
GROUND	82m <sup>2</sup>	108m <sup>2</sup>
LEVEL 01	84m <sup>2</sup>	84m <sup>2</sup>
<b>TOTAL</b>	<b>166m<sup>2</sup></b>	<b>192m<sup>2</sup></b>

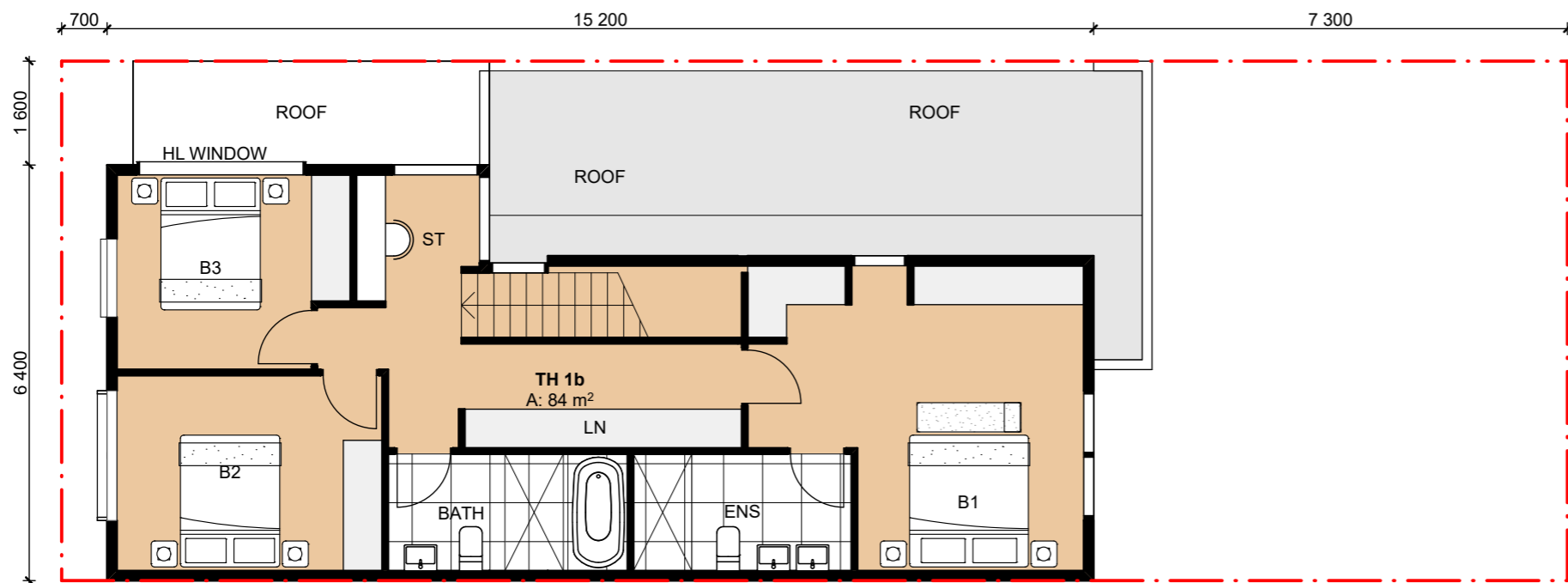
NOTE: LOT SIZES ARE INDICATIVE OF SMALLEST LOT SIZE FOR TOWNHOUSE TYPE L1 BUILT FORM SAME AS TH01 (4.04)

NOTE: REFER TO LANDSCAPE DRAWINGS FOR PROPOSED LANDSCAPING DETAILS





TH1b GROUND FLOOR PLAN



TH1b 1ST FLOOR PLAN

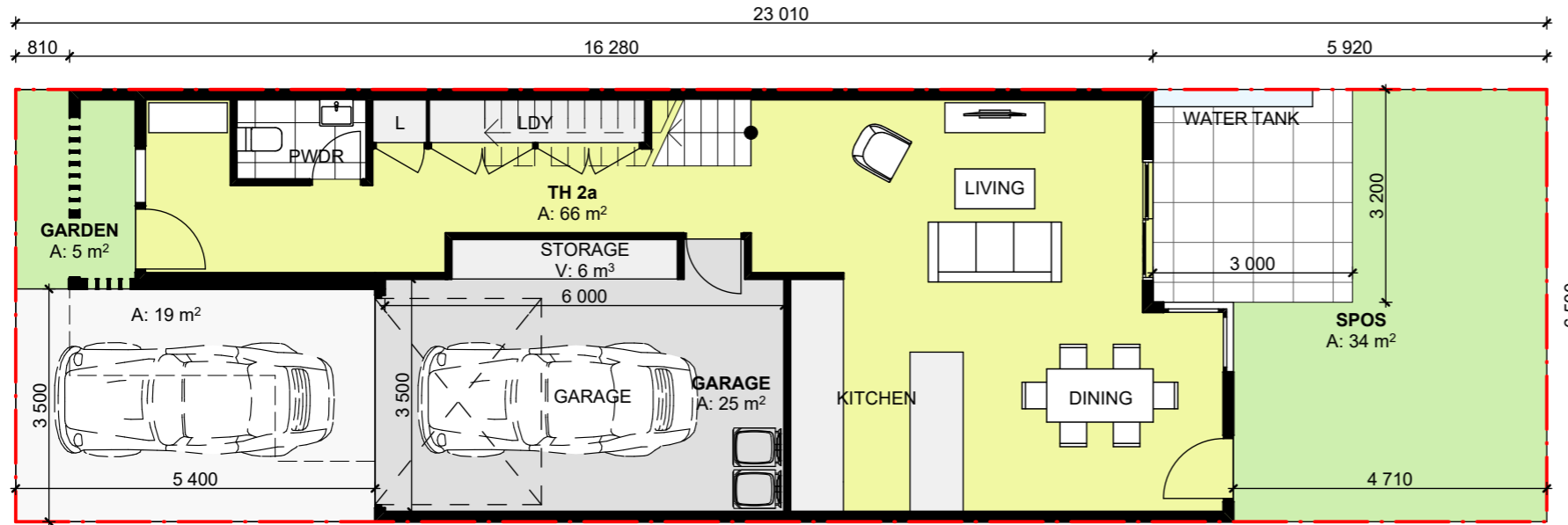
	NSA (NOT INC. GARAGE)	GFA
GROUND LEVEL 01	81m <sup>2</sup> 84m <sup>2</sup>	107m <sup>2</sup> 84m <sup>2</sup>
TOTAL	165m <sup>2</sup>	191m <sup>2</sup>

NOTE: LOT SIZES ARE INDICATIVE OF SMALLEST LOT SIZE FOR TOWNHOUSE TYPE

NOTE: REFER TO LANDSCAPE DRAWINGS FOR PROPOSED LANDSCAPING DETAILS

# 4.09

## TOWN HOUSE 2a PLANS

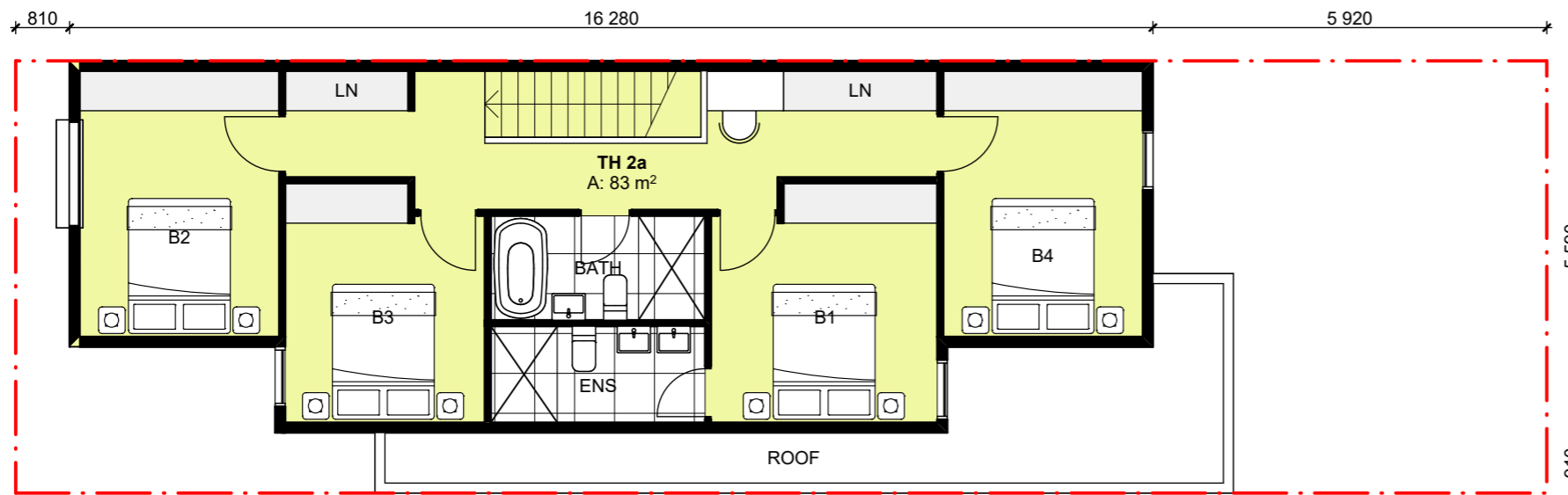


TH2a GROUND FLOOR PLAN



	NSA (NOT INC. GARAGE)	GFA
GROUND LEVEL 01	66m <sup>2</sup> 83m <sup>2</sup>	91m <sup>2</sup> 83m <sup>2</sup>
TOTAL	149m <sup>2</sup>	174m <sup>2</sup>

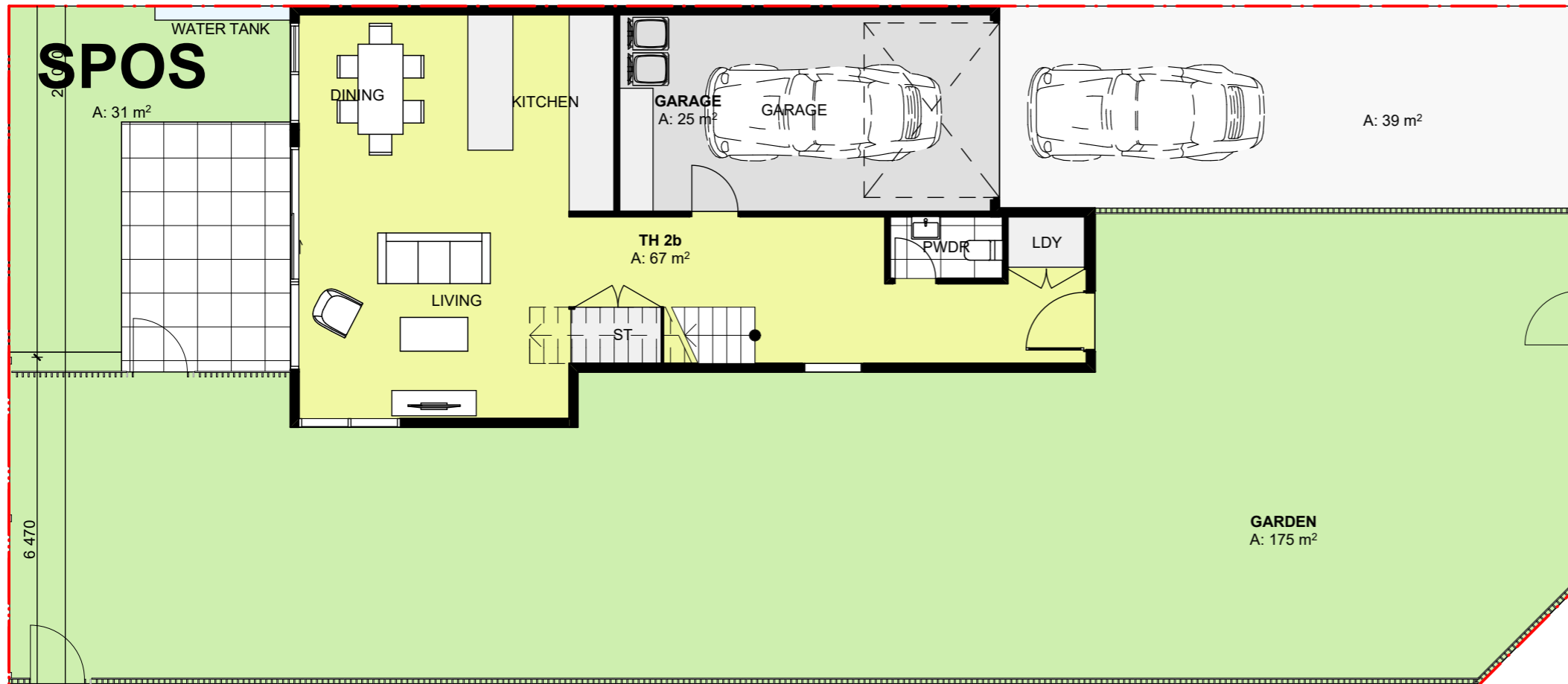
NOTE: LOT SIZES ARE INDICATIVE OF SMALLEST LOT SIZE FOR TOWNHOUSE TYPE



TH2a 1ST FLOOR PLAN

NOTE: REFER TO LANDSCAPE DRAWINGS FOR PROPOSED LANDSCAPING DETAILS



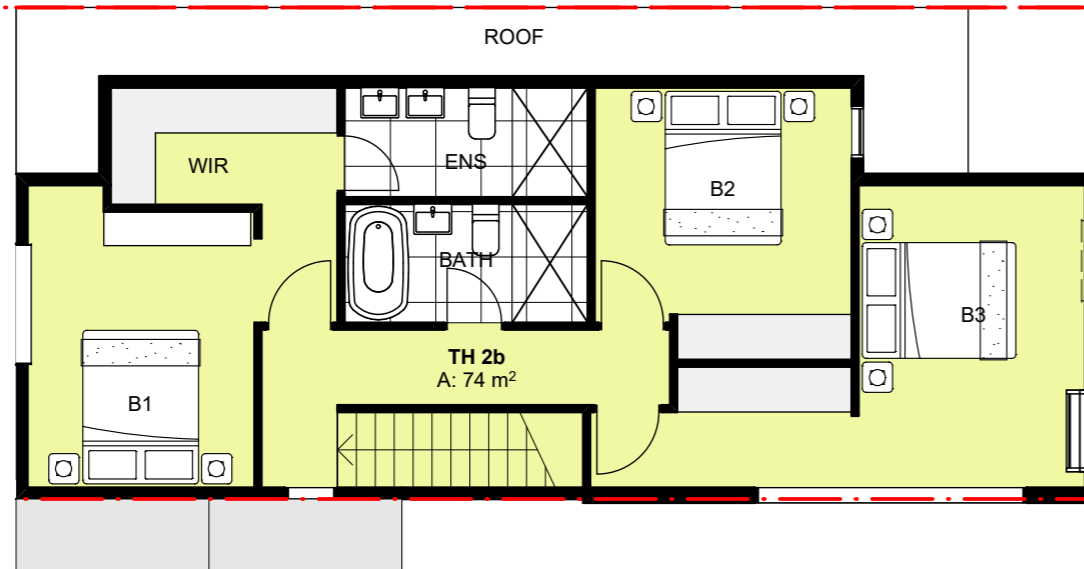


TH2b GROUND FLOOR PLAN



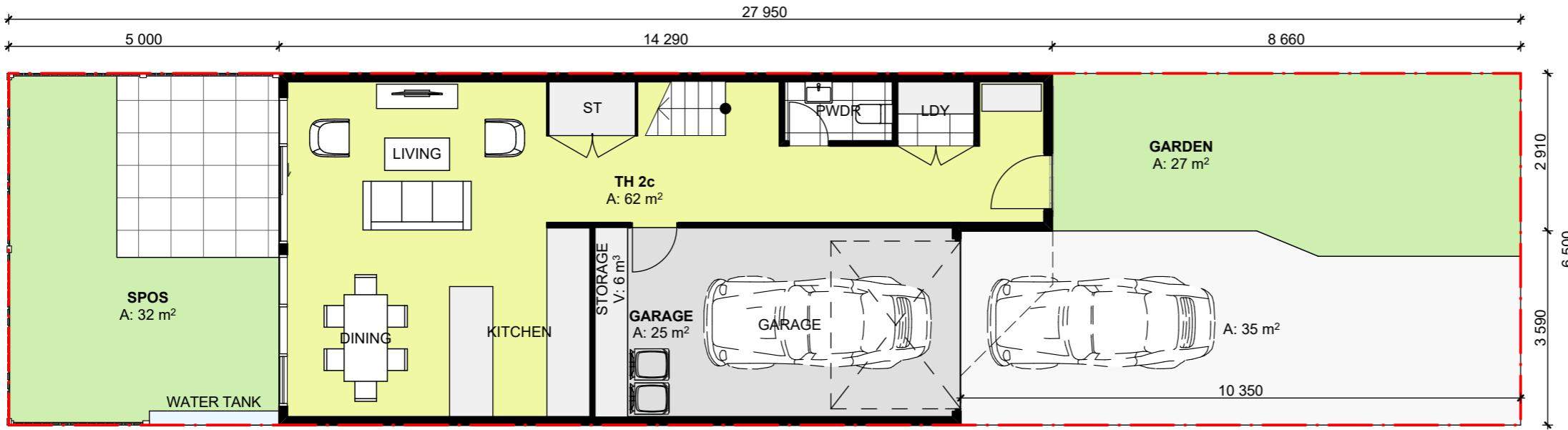
	NSA (NOT INC. GARAGE)	GFA
GROUND LEVEL 01	67m <sup>2</sup> 74m <sup>2</sup>	92m <sup>2</sup> 74m <sup>2</sup>
<b>TOTAL</b>	<b>141m<sup>2</sup></b>	<b>166m<sup>2</sup></b>

NOTE: LOT SIZES ARE INDICATIVE OF SMALLEST LOT SIZE FOR TOWNHOUSE TYPE



TH2b 1ST FLOOR PLAN

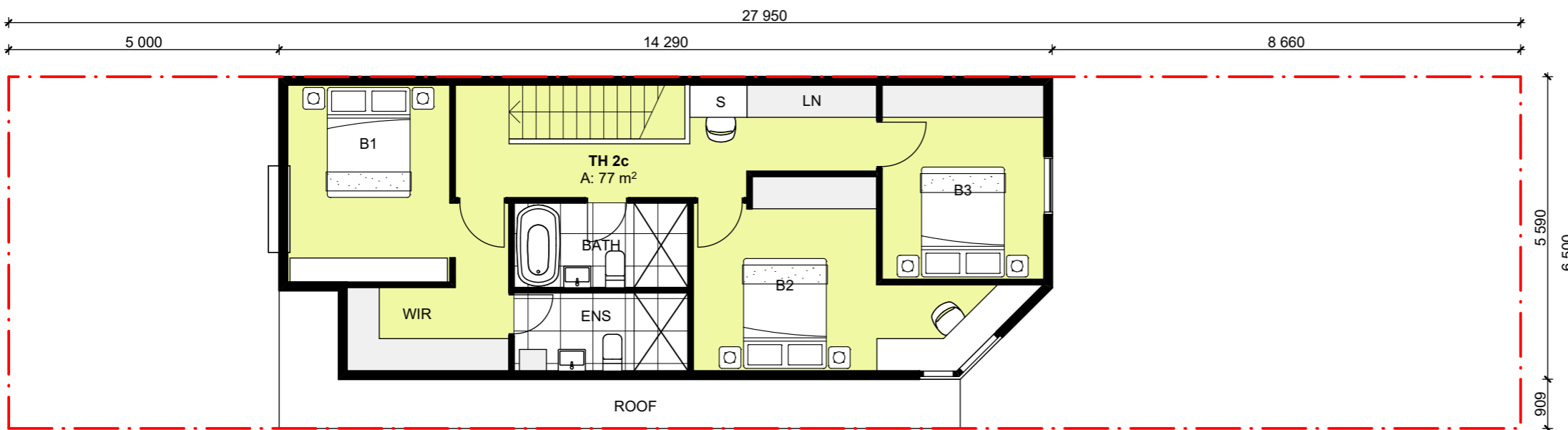
NOTE: REFER TO LANDSCAPE DRAWINGS FOR PROPOSED LANDSCAPING DETAILS



TH2c GROUND FLOOR PLAN

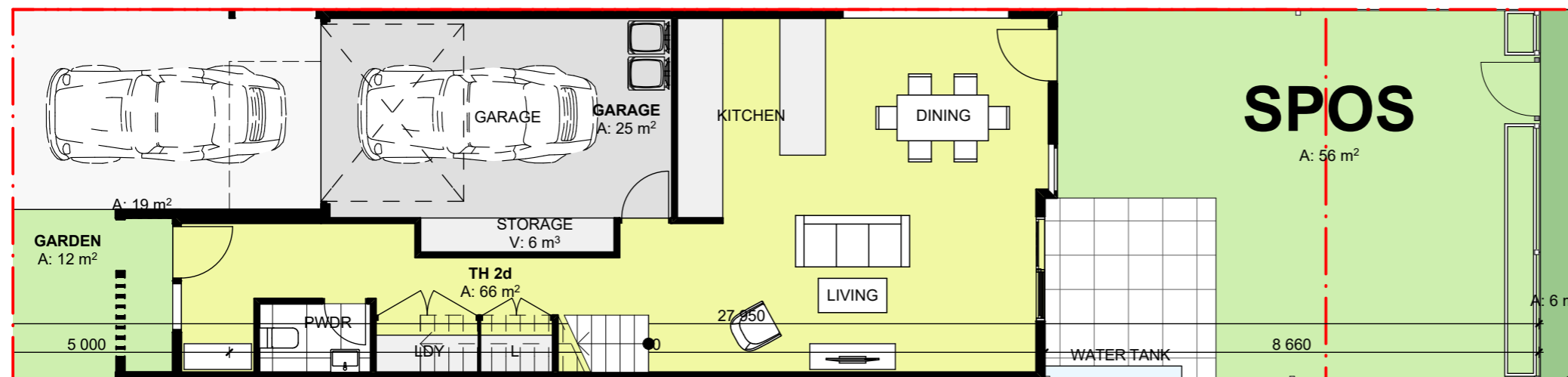
	NSA (NOT INC. GARAGE)	GFA
GROUND LEVEL 01	62m <sup>2</sup> 77m <sup>2</sup>	87m <sup>2</sup> 77m <sup>2</sup>
<b>TOTAL</b>	<b>139m<sup>2</sup></b>	<b>164m<sup>2</sup></b>

NOTE: LOT SIZES ARE INDICATIVE OF SMALLEST LOT SIZE FOR TOWNHOUSE TYPE



TH2c 1ST FLOOR PLAN

NOTE: REFER TO LANDSCAPE DRAWINGS FOR PROPOSED LANDSCAPING DETAILS

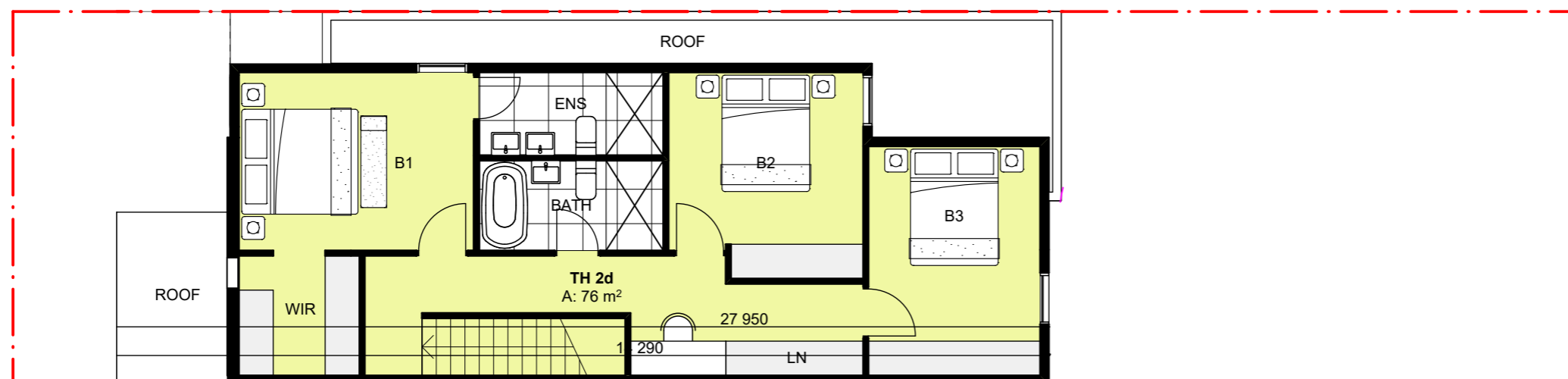


TH2d GROUND FLOOR PLAN



	NSA (NOT INC. GARAGE)	GFA
GROUND LEVEL 01	66m <sup>2</sup> 76m <sup>2</sup>	91m <sup>2</sup> 76m <sup>2</sup>
TOTAL	142m <sup>2</sup>	167m <sup>2</sup>

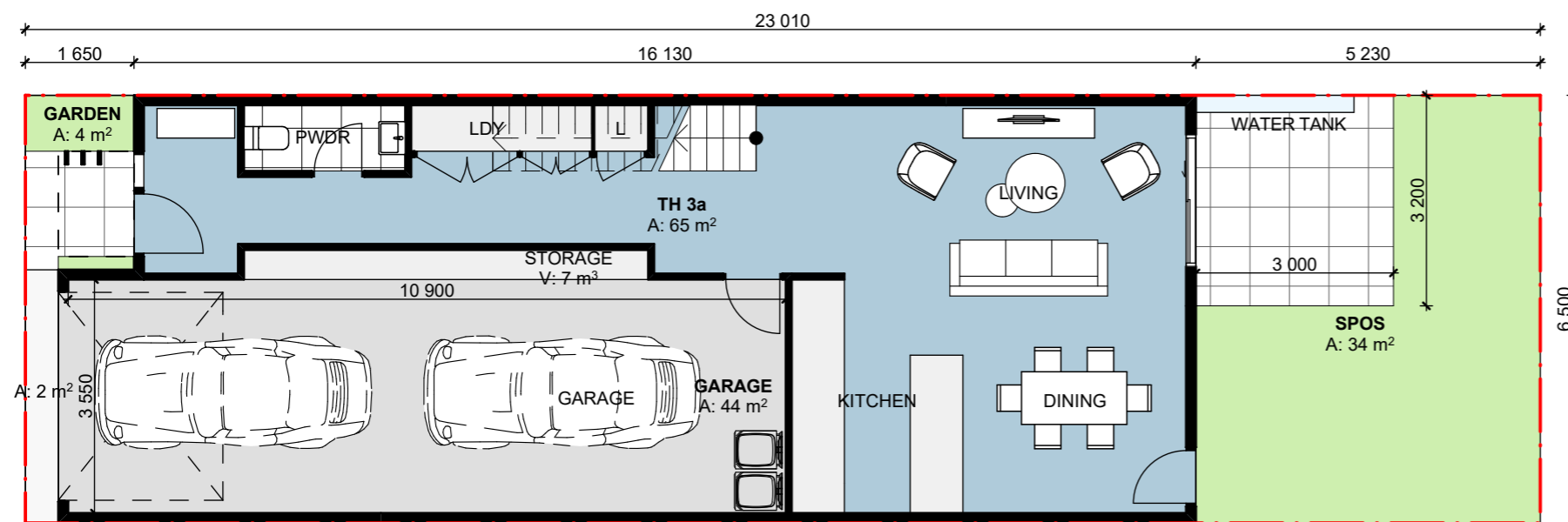
NOTE: LOT SIZES ARE INDICATIVE OF SMALLEST LOT SIZE FOR TOWNHOUSE TYPE



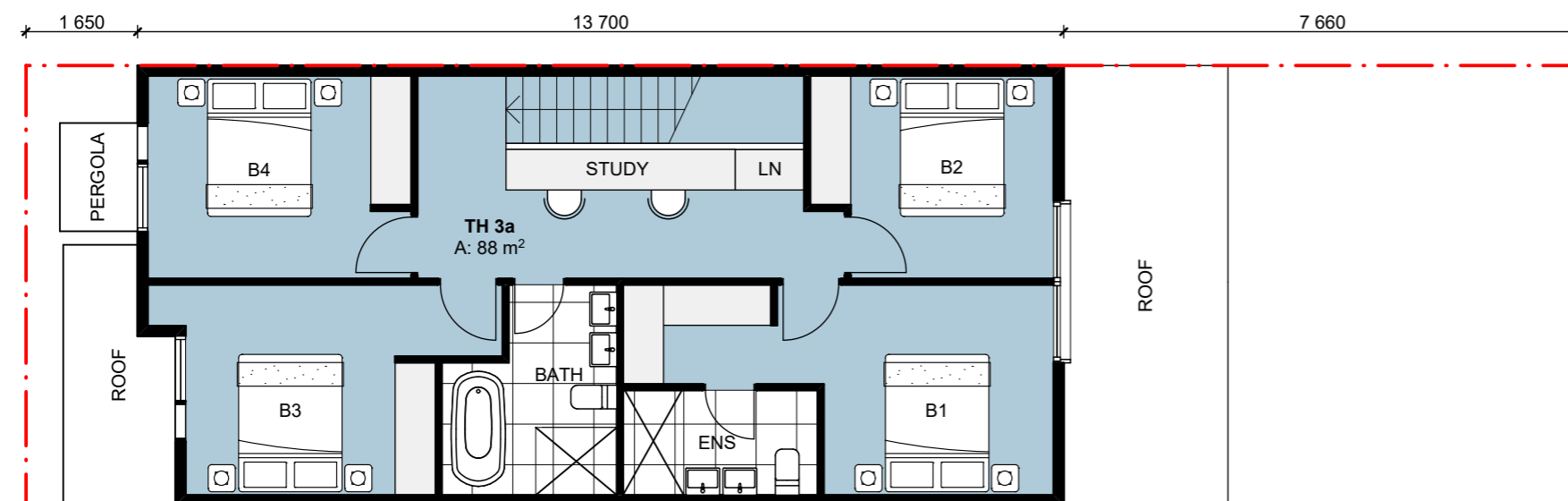
TH2d 1ST FLOOR PLAN

NOTE: REFER TO LANDSCAPE DRAWINGS FOR PROPOSED LANDSCAPING DETAILS





TH3a GROUND FLOOR PLAN

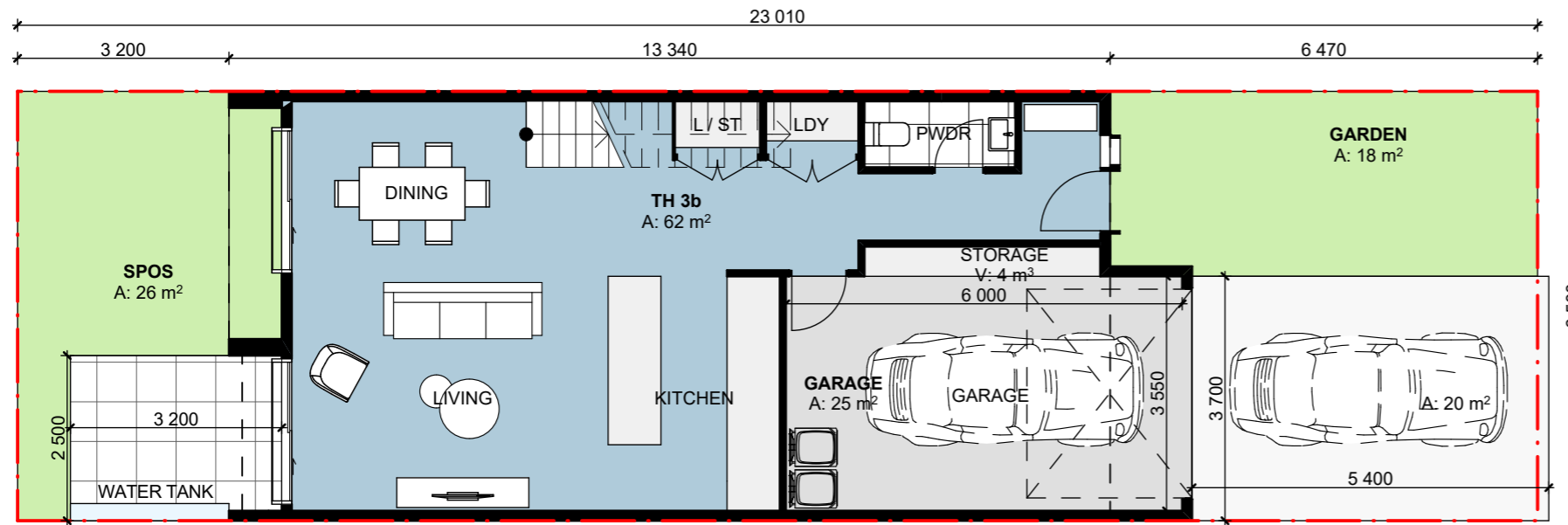


TH3a 1ST FLOOR PLAN

	NSA (NOT INC. GARAGE)	GFA
GROUND LEVEL 01	65m <sup>2</sup> 88m <sup>2</sup>	109m <sup>2</sup> 88m <sup>2</sup>
TOTAL	153m <sup>2</sup>	197m <sup>2</sup>

NOTE: LOT SIZES ARE INDICATIVE OF SMALLEST LOT SIZE FOR TOWNHOUSE TYPE

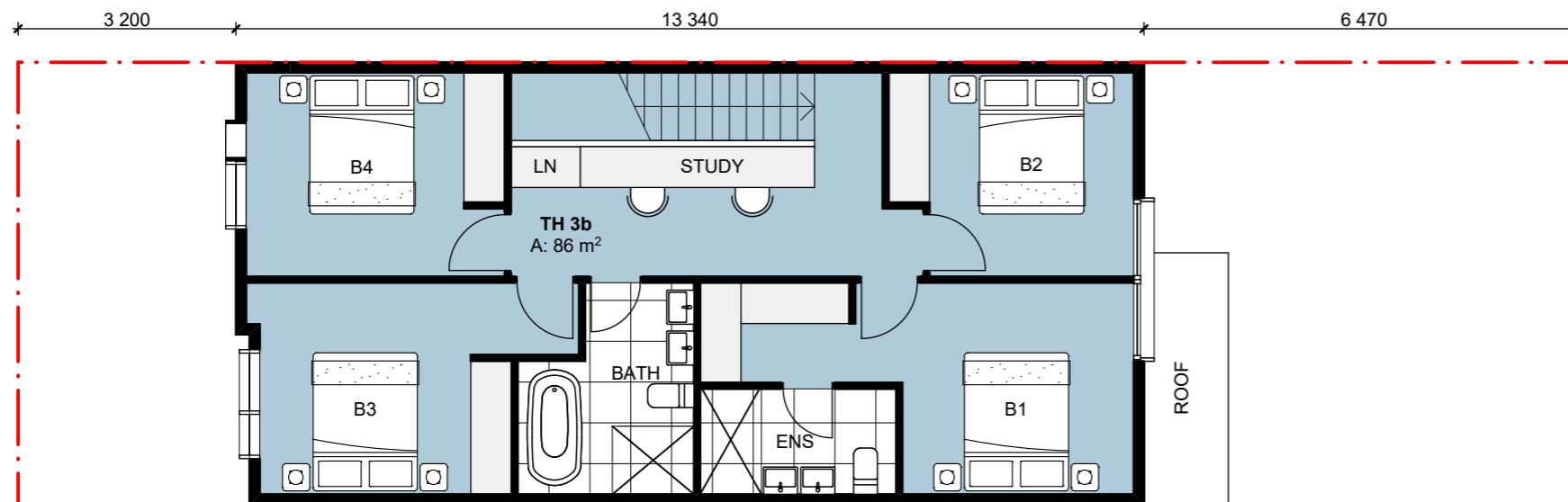
NOTE: REFER TO LANDSCAPE DRAWINGS FOR PROPOSED LANDSCAPING DETAILS



TH3b GROUND FLOOR PLAN

	NSA (NOT INC. GARAGE)	GFA
GROUND LEVEL 01	62m <sup>2</sup> 85m <sup>2</sup>	87m <sup>2</sup> 85m <sup>2</sup>
TOTAL	147m <sup>2</sup>	172m <sup>2</sup>

NOTE: LOT SIZES ARE INDICATIVE OF SMALLEST LOT SIZE FOR TOWNHOUSE TYPE

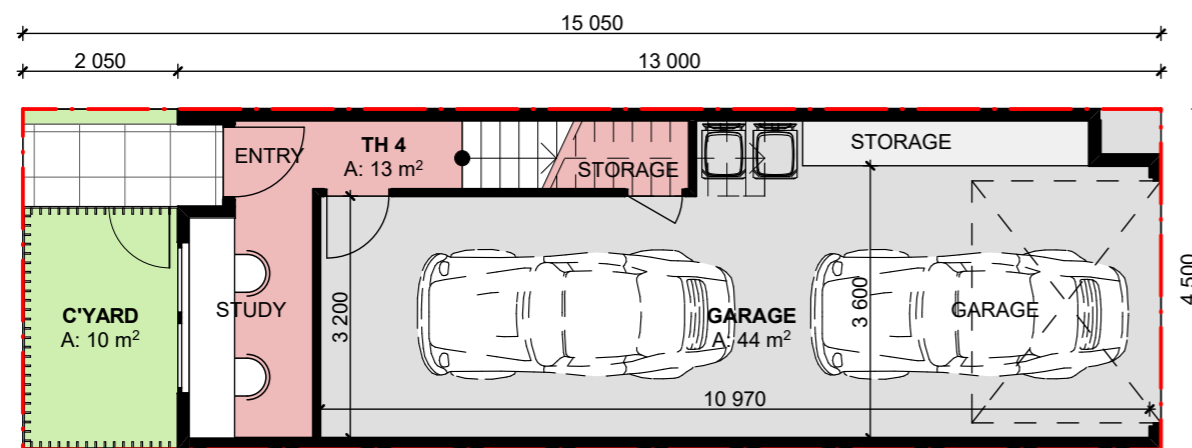


TH3b 1ST FLOOR PLAN

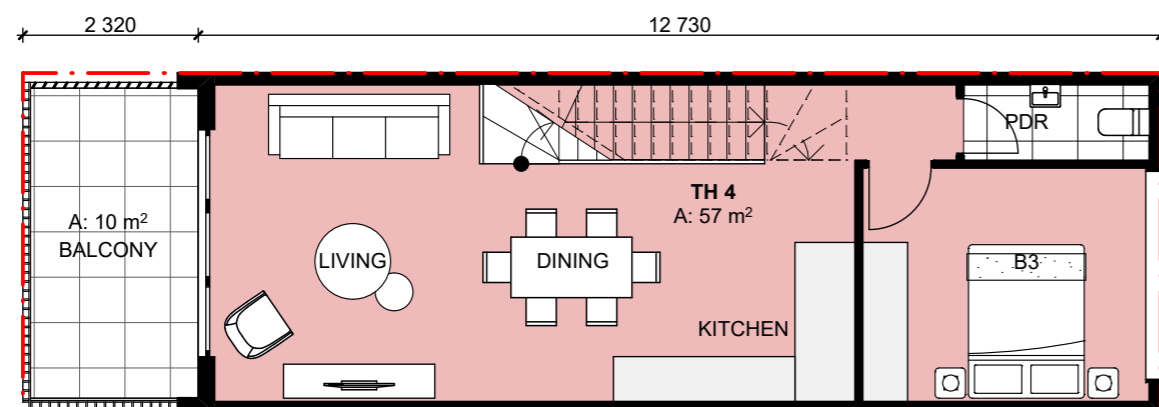
NOTE: REFER TO LANDSCAPE DRAWINGS FOR PROPOSED LANDSCAPING DETAILS

# 4.15

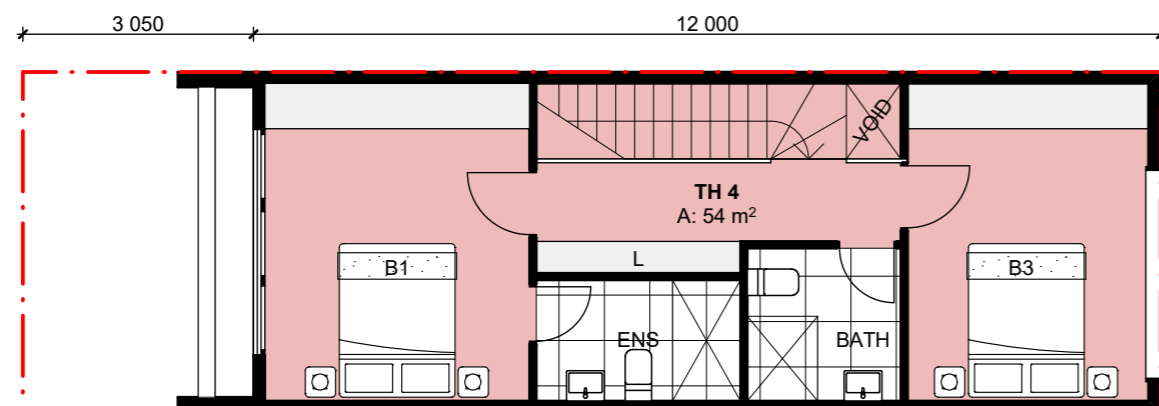
## TOWN HOUSE 4 PLANS



TH4 GROUND FLOOR PLAN



TH4 1ST FLOOR PLAN



TH4 2ND FLOOR PLAN

	NSA (NOT INC. GARAGE)	GFA
GROUND	13m <sup>2</sup>	57m <sup>2</sup>
LEVEL 01	57m <sup>2</sup>	67m <sup>2</sup>
LEVEL 02	54m <sup>2</sup>	54m <sup>2</sup>
TOTAL	124m <sup>2</sup>	178m <sup>2</sup>

NOTE: LOT SIZES ARE INDICATIVE OF SMALLEST LOT SIZE FOR TOWNHOUSE TYPE

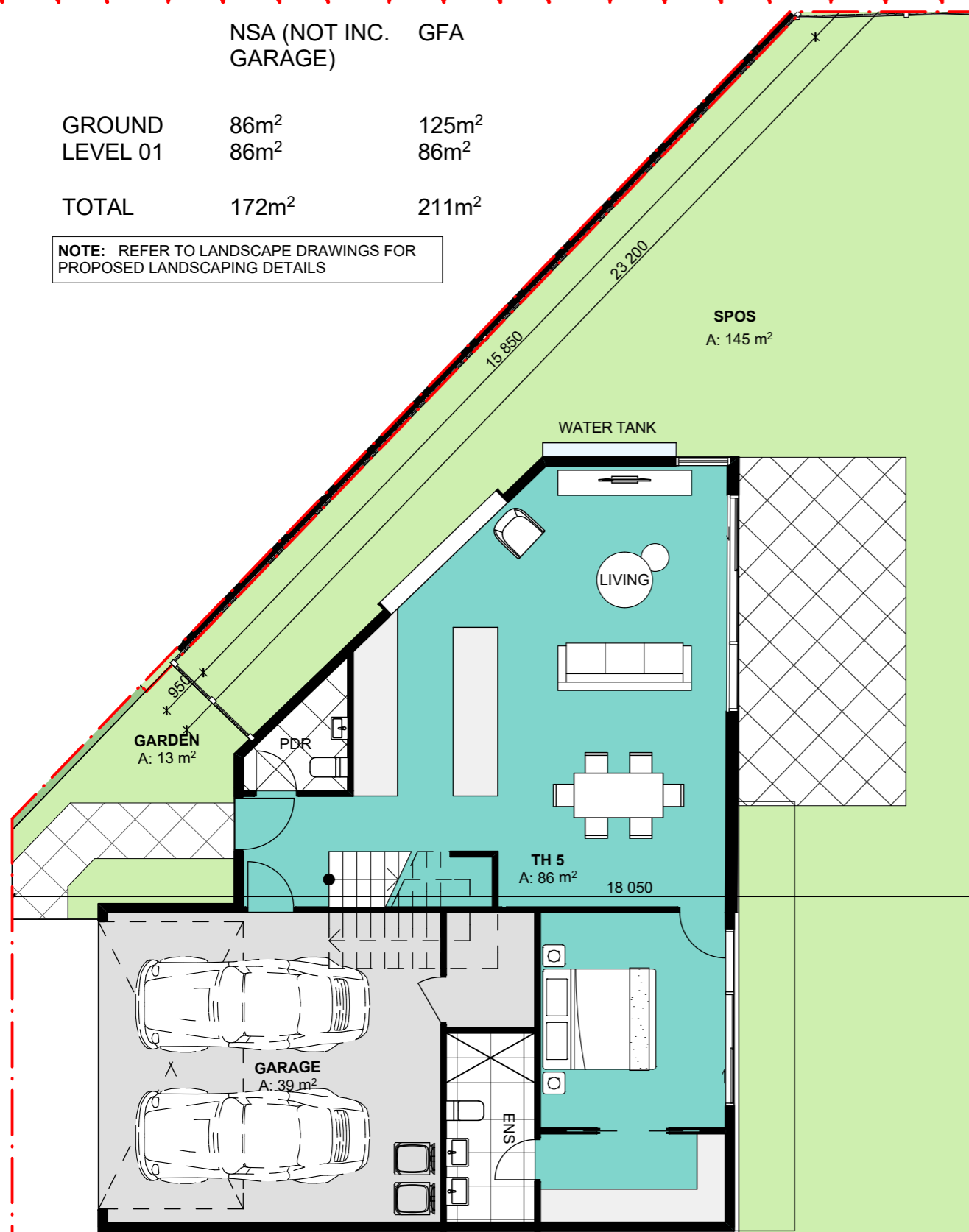
THIS TOWNHOUSE TYPE USES A CENTRAL RAINWATER STORAGE

NOTE: REFER TO LANDSCAPE DRAWINGS FOR PROPOSED LANDSCAPING DETAILS

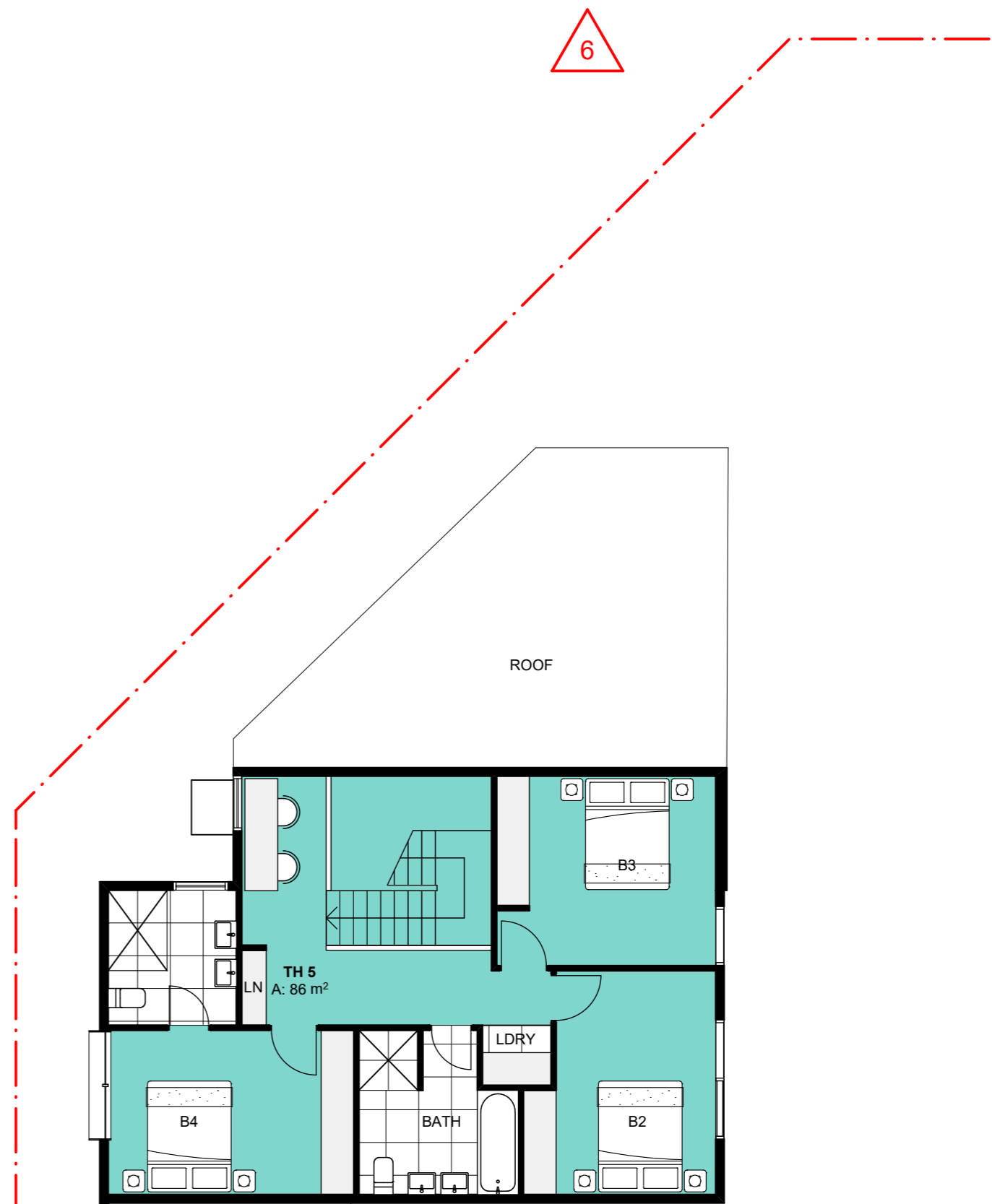


	NSA (NOT INC. GARAGE)	GFA
GROUND LEVEL 01	86m <sup>2</sup> 86m <sup>2</sup>	125m <sup>2</sup> 86m <sup>2</sup>
TOTAL	172m <sup>2</sup>	211m <sup>2</sup>

NOTE: REFER TO LANDSCAPE DRAWINGS FOR PROPOSED LANDSCAPING DETAILS



TH5 GROUND FLOOR PLAN

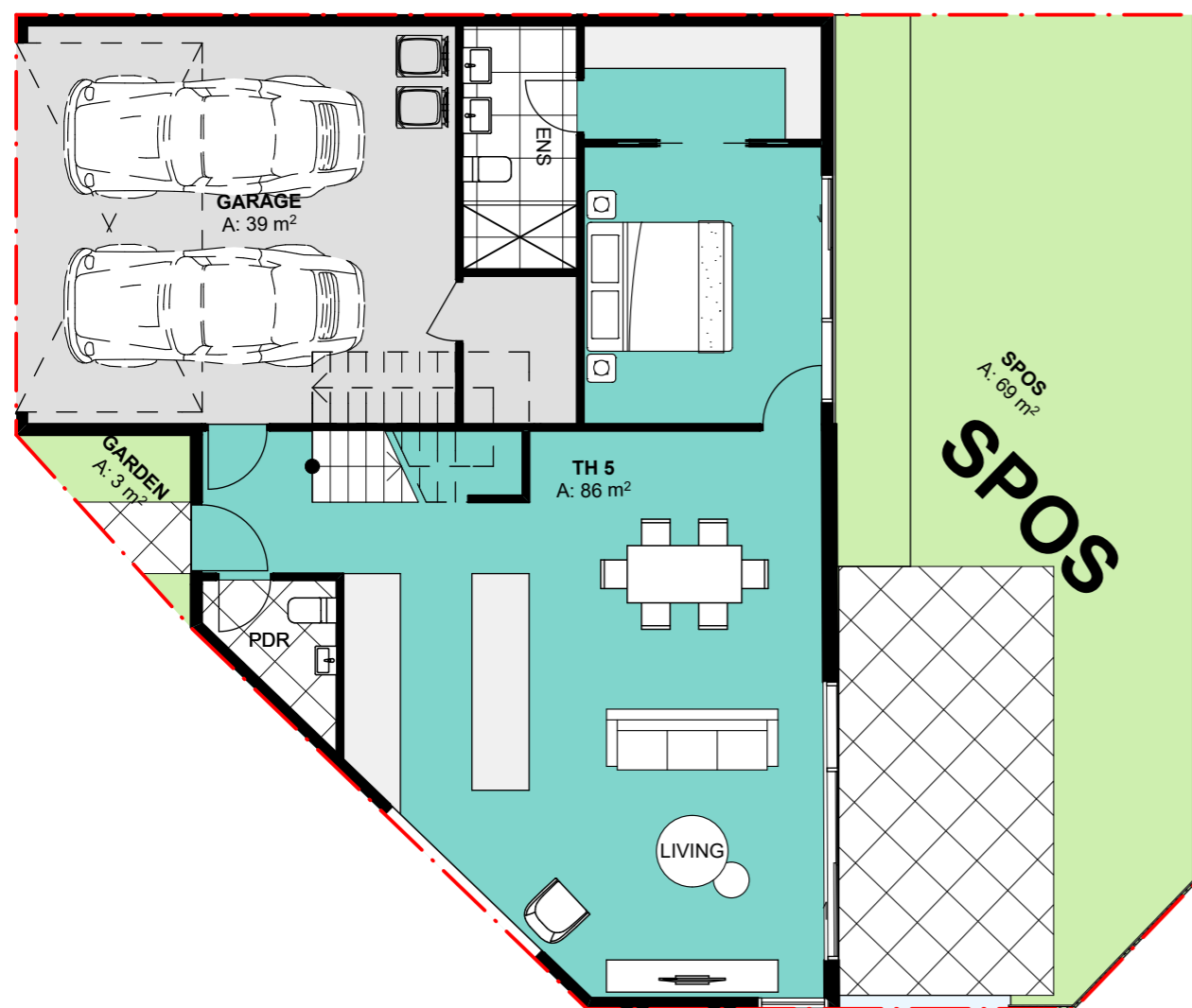


TH5 1ST FLOOR PLAN

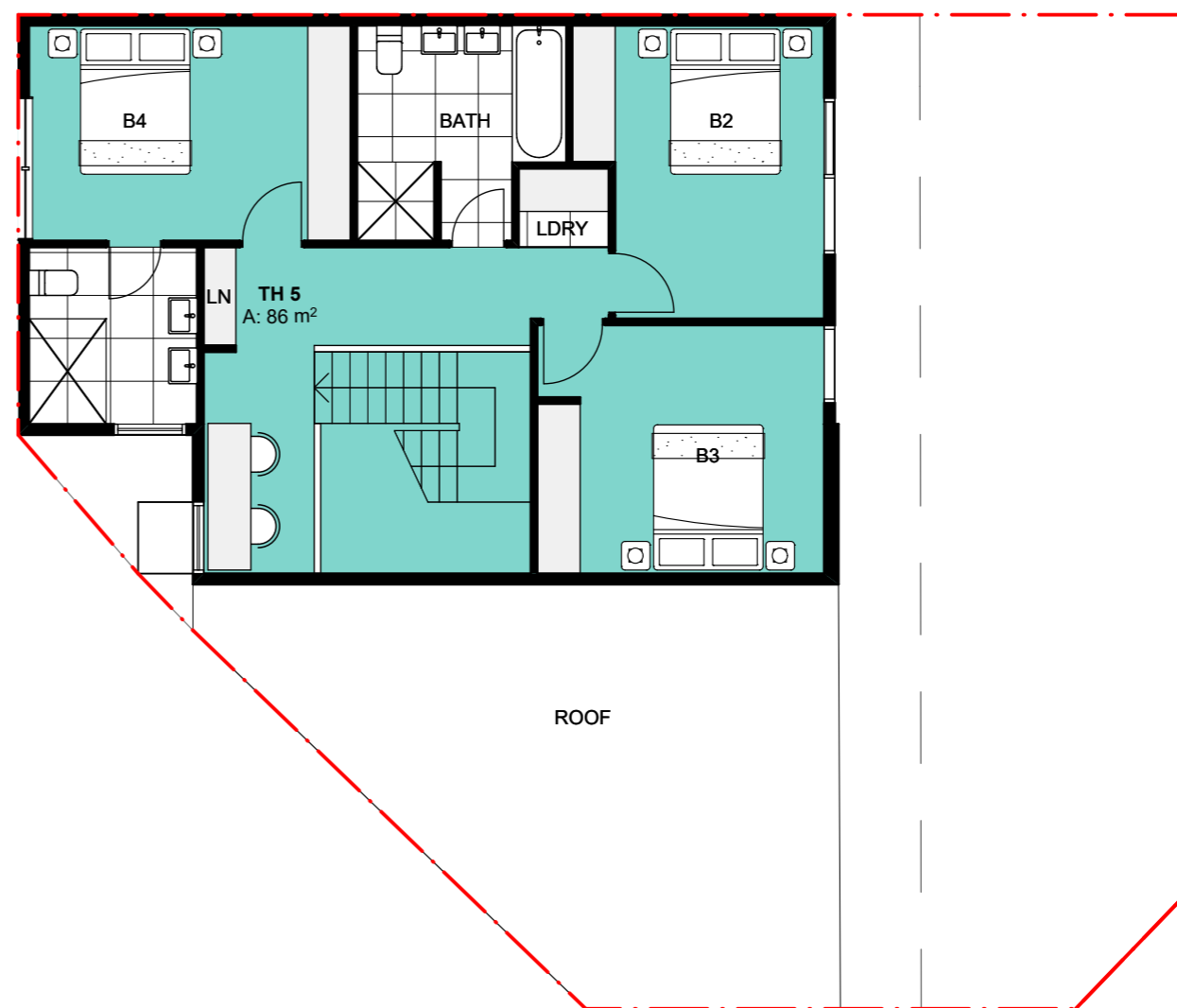


	NSA (NOT INC. GARAGE)	GFA
GROUND LEVEL 01	86m <sup>2</sup> 86m <sup>2</sup>	125m <sup>2</sup> 86m <sup>2</sup>
TOTAL	172m <sup>2</sup>	211m <sup>2</sup>

NOTE: LOT SIZES ARE INDICATIVE OF SMALLEST LOT SIZE FOR TOWNHOUSE TYPE

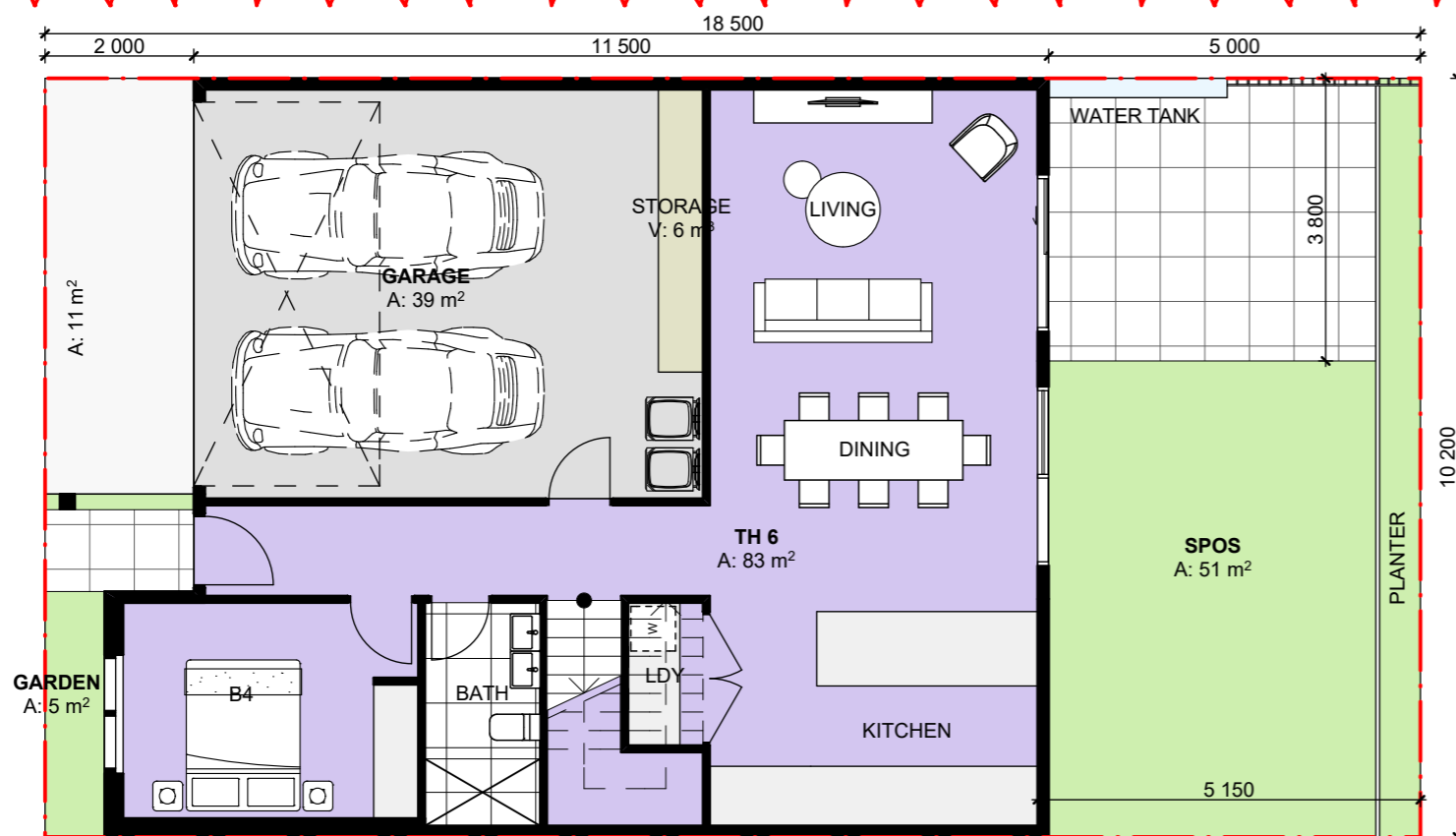


TH5 GROUND FLOOR PLAN



TH5 1ST FLOOR PLAN

NOTE: REFER TO LANDSCAPE DRAWINGS FOR PROPOSED LANDSCAPING DETAILS

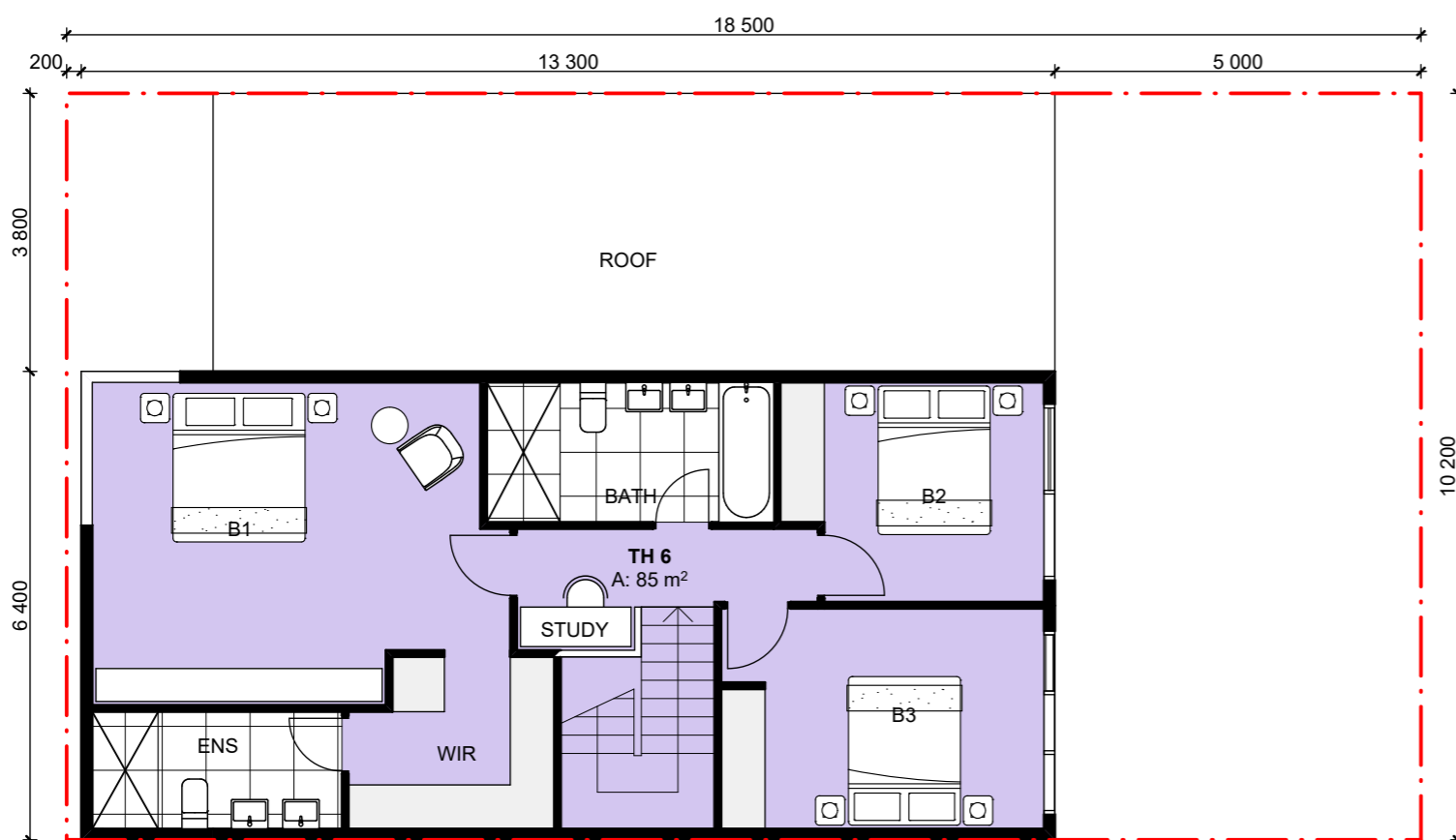


TH6 GROUND FLOOR PLAN

NSA (NOT INC. GARAGE)    GFA

GROUND LEVEL 01	83m <sup>2</sup> 85m <sup>2</sup>	122m <sup>2</sup> 85m <sup>2</sup>
TOTAL	168m <sup>2</sup>	207m <sup>2</sup>

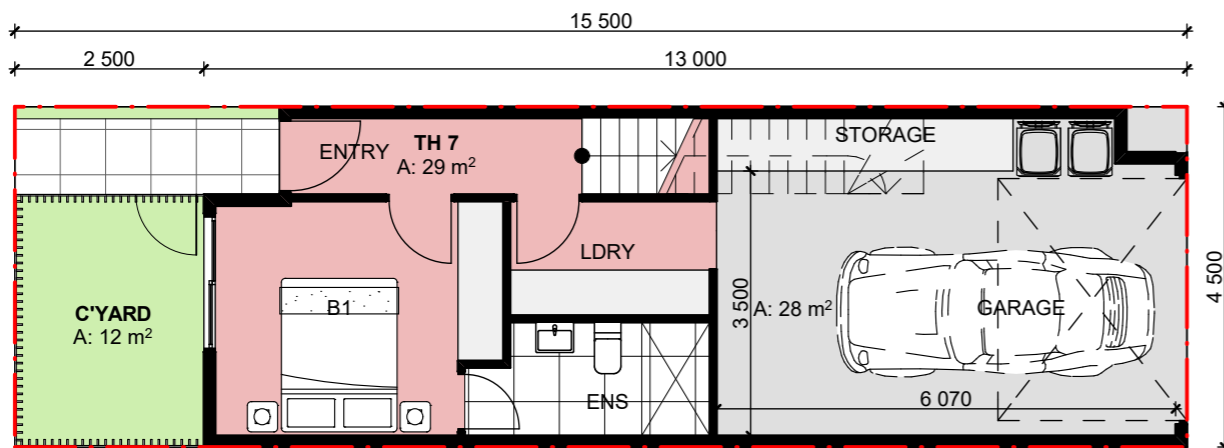
NOTE: LOT SIZES ARE INDICATIVE OF SMALLEST LOT SIZE FOR TOWNHOUSE TYPE



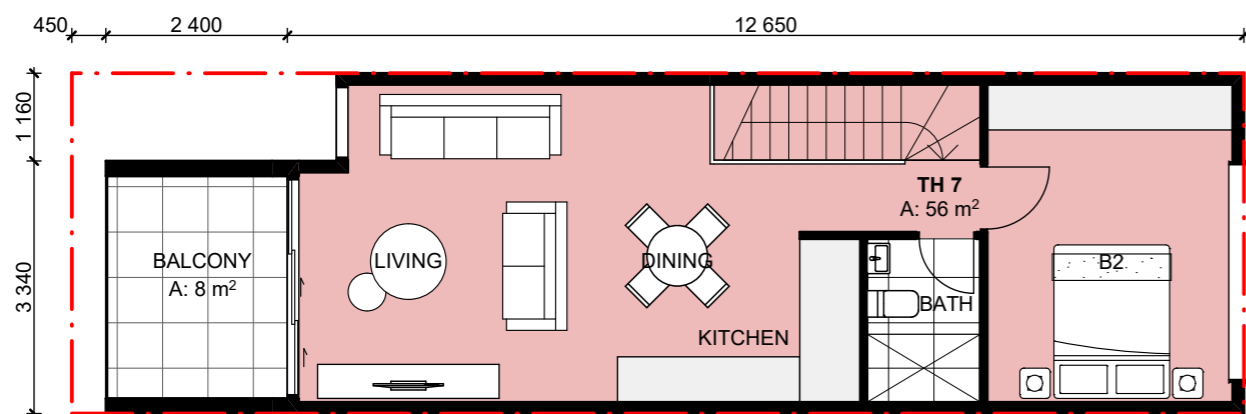
TH6 1ST FLOOR PLAN

NOTE: REFER TO LANDSCAPE DRAWINGS FOR PROPOSED LANDSCAPING DETAILS





TH7 GROUND FLOOR PLAN



	NSA (NOT INC. GARAGE)	GFA
GROUND LEVEL 01	29m <sup>2</sup> 56m <sup>2</sup>	57m <sup>2</sup> 64m <sup>2</sup>
<b>TOTAL</b>	<b>85m<sup>2</sup></b>	<b>121m<sup>2</sup></b>

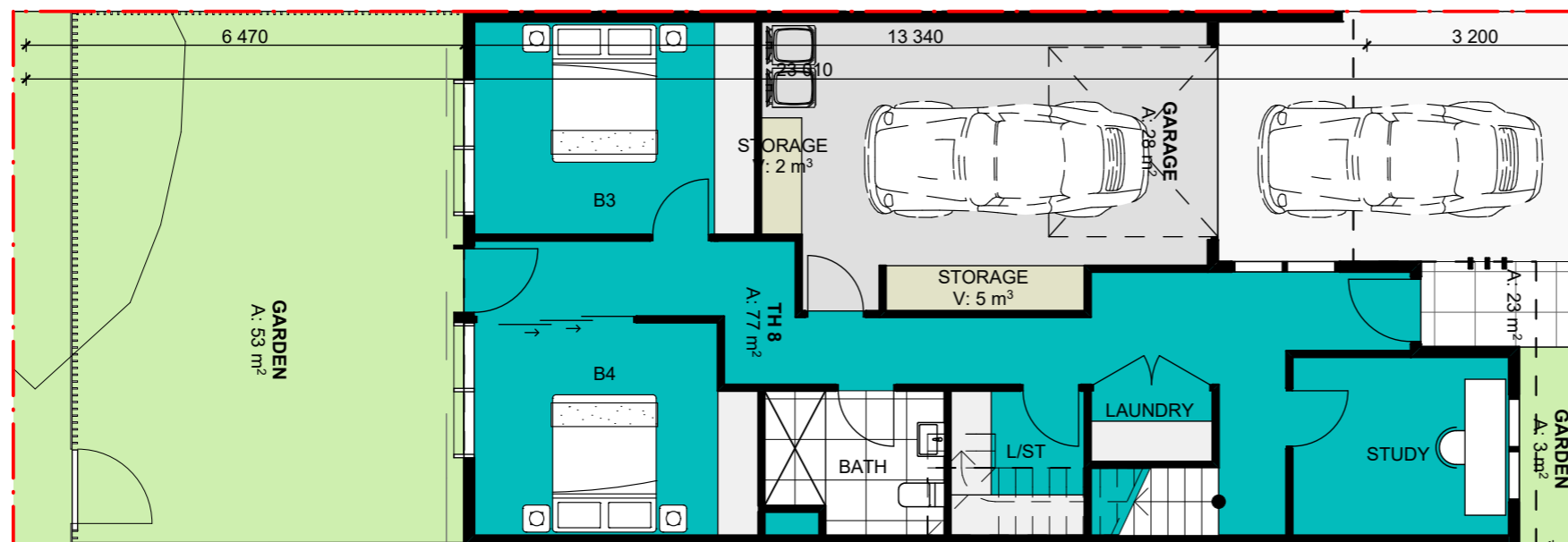
NOTE: LOT SIZES ARE INDICATIVE OF SMALLEST LOT SIZE FOR TOWNHOUSE TYPE

THIS TOWNHOUSE TYPE USES A CENTRAL RAINWATER STORAGE

NOTE: REFER TO LANDSCAPE DRAWINGS FOR PROPOSED LANDSCAPING DETAILS

# 4.20

## TOWN HOUSE 8 PLANS

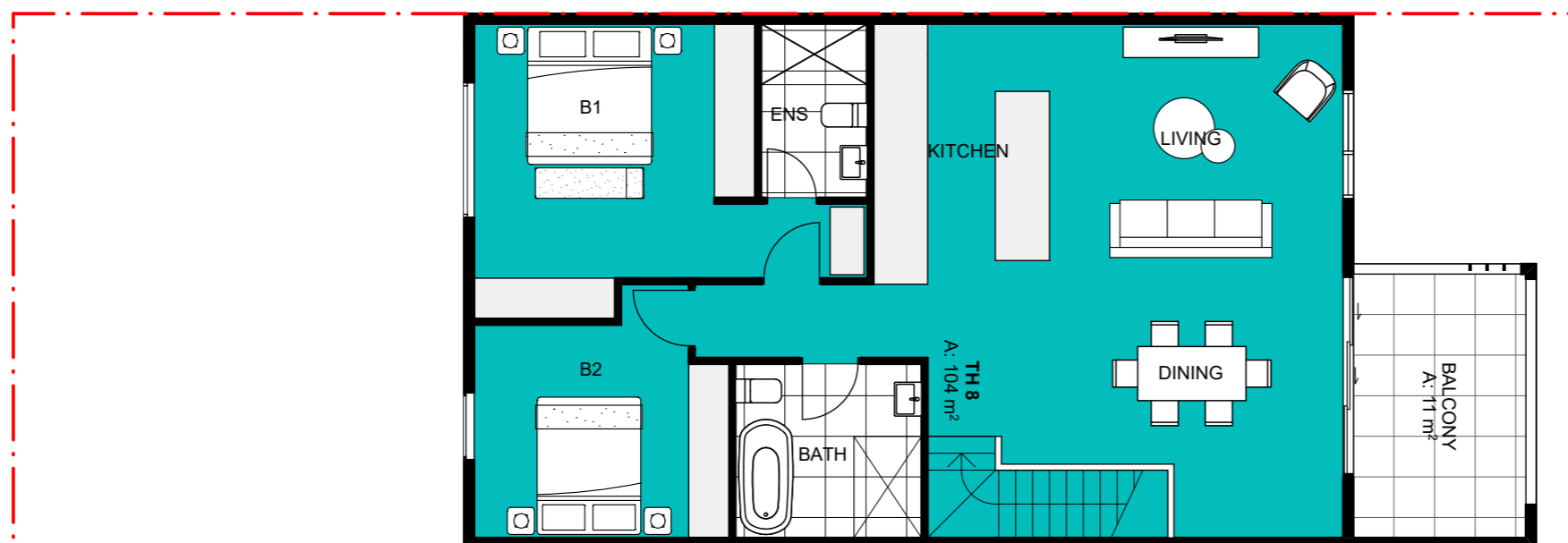


TH8 GROUND FLOOR PLAN



	NSA (NOT INC. GARAGE)	GFA
GROUND	77m <sup>2</sup>	105m <sup>2</sup>
LEVEL 01	104m <sup>2</sup>	104m <sup>2</sup>
<b>TOTAL</b>	<b>181m<sup>2</sup></b>	<b>209m<sup>2</sup></b>

NOTE: LOT SIZES ARE INDICATIVE OF SMALLEST LOT SIZE FOR TOWNHOUSE TYPE

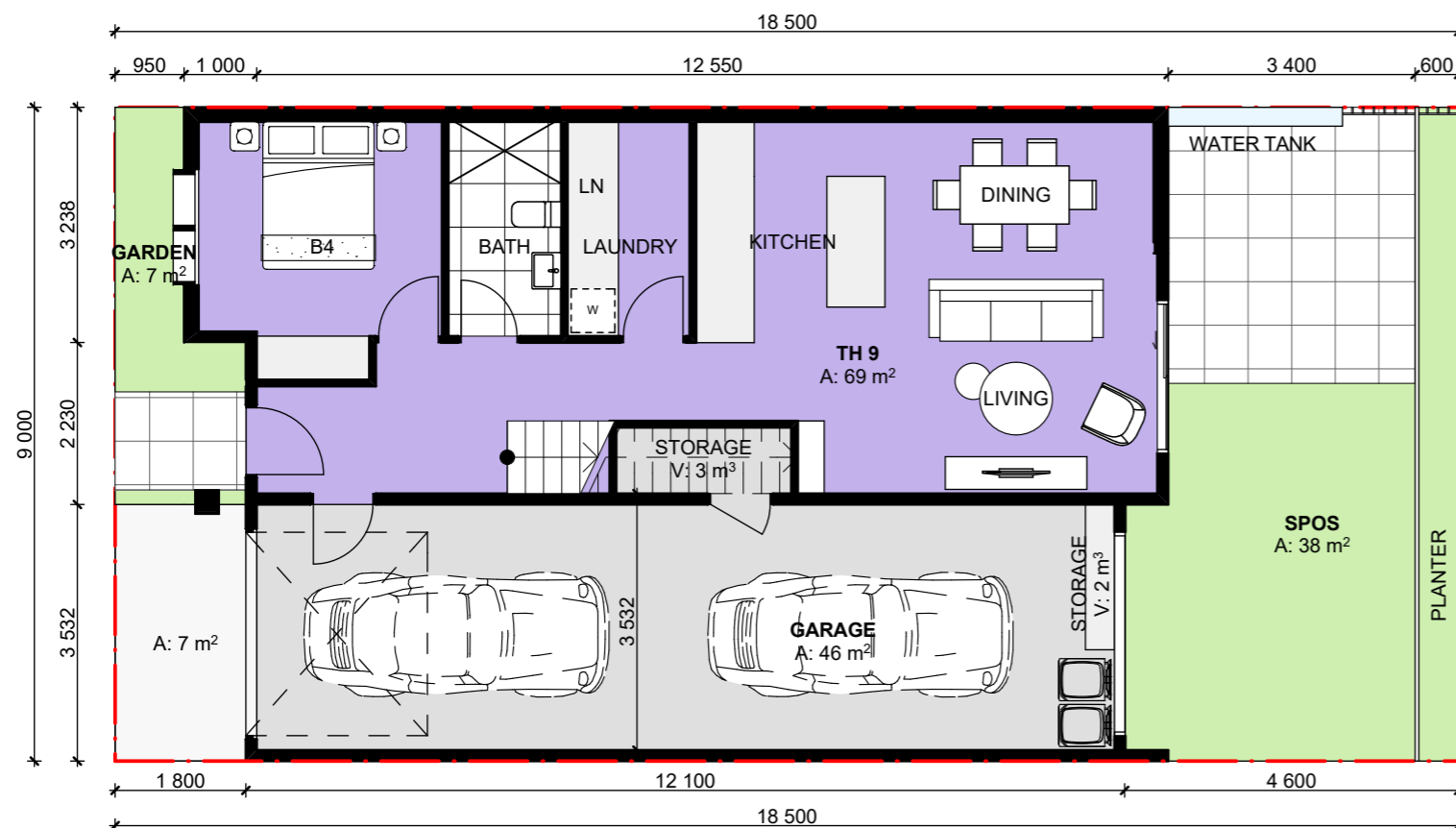


TH8 1ST FLOOR PLAN

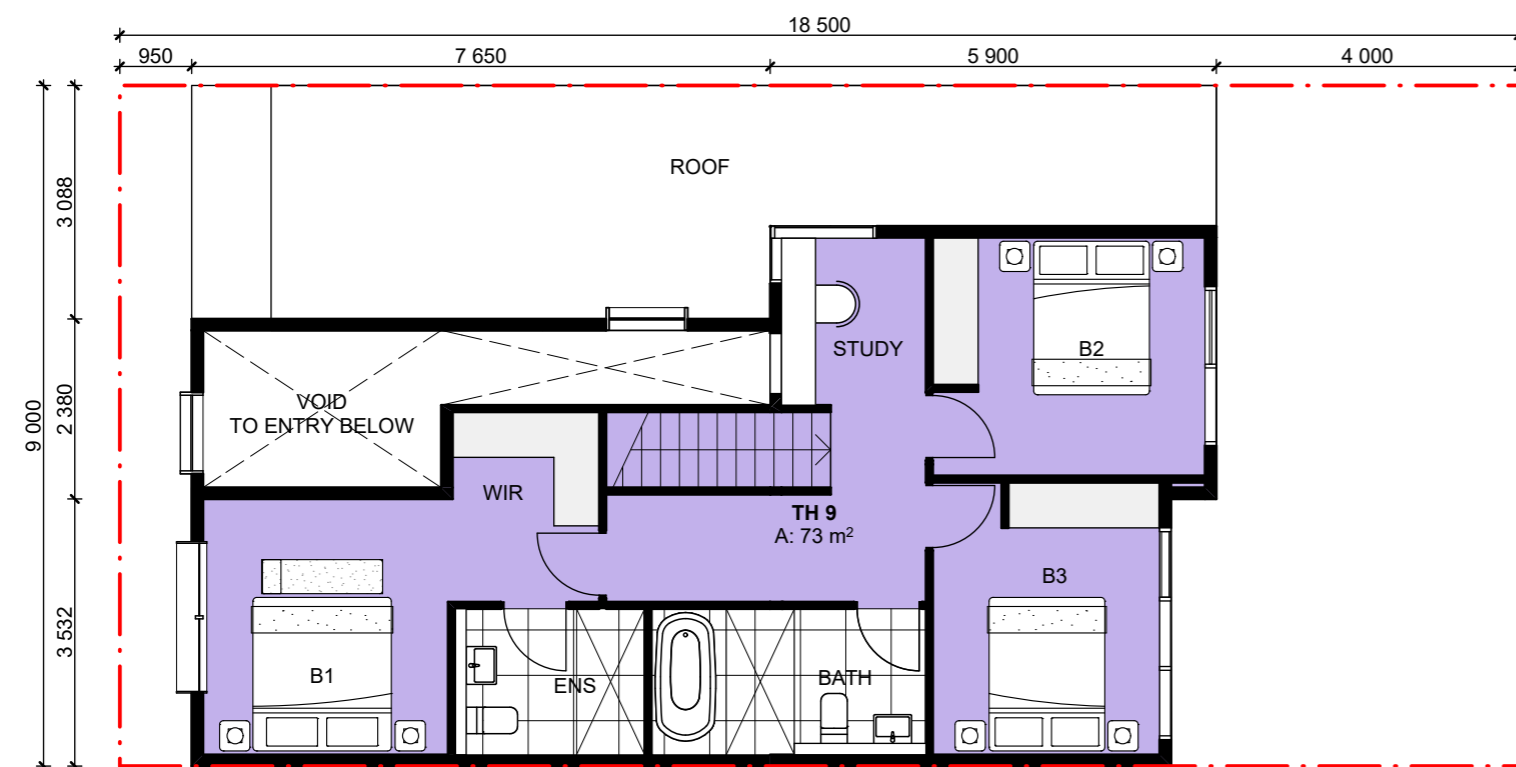
NOTE: REFER TO LANDSCAPE DRAWINGS FOR PROPOSED LANDSCAPING DETAILS

# 4.21

## TOWN HOUSE 9 PLANS



TH9 GROUND FLOOR PLAN



TH9 1ST FLOOR PLAN



	NSA (NOT INC. GARAGE)	GFA
GROUND	69m <sup>2</sup>	115m <sup>2</sup>
LEVEL 01	73m <sup>2</sup>	73m <sup>2</sup>
<b>TOTAL</b>	<b>142m<sup>2</sup></b>	<b>188m<sup>2</sup></b>

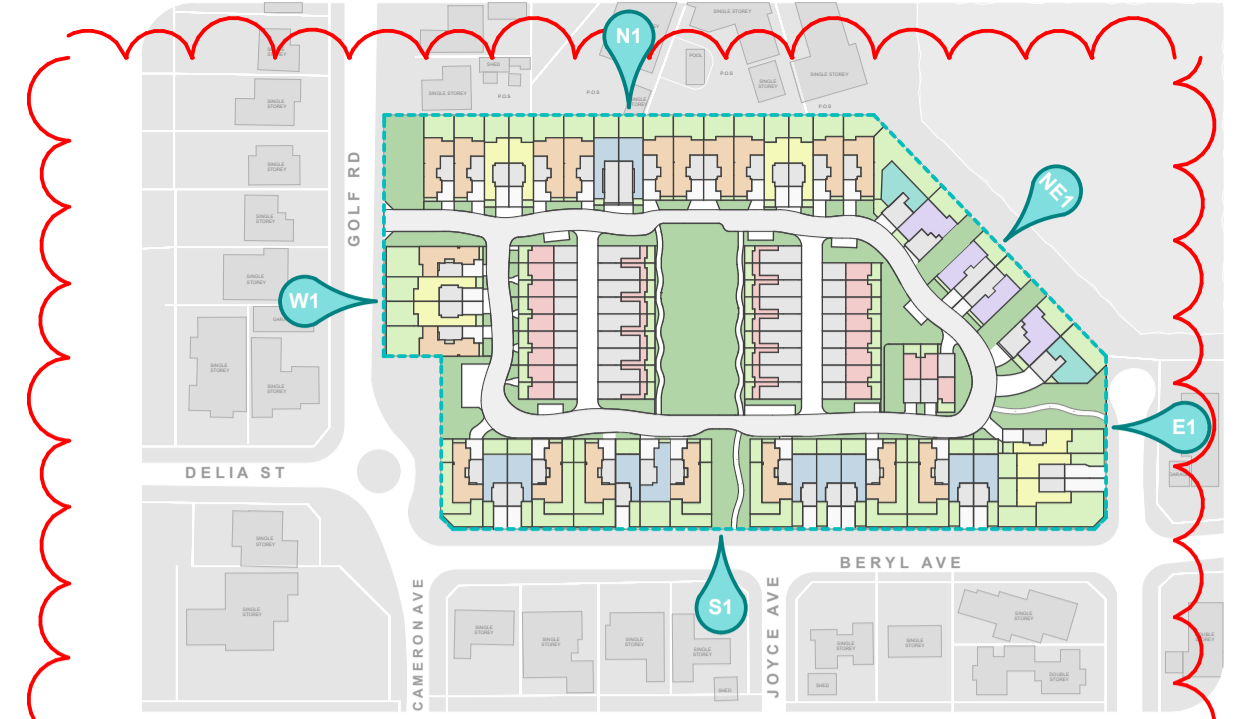
NOTE: LOT SIZES ARE INDICATIVE OF SMALLEST LOT SIZE FOR TOWNHOUSE TYPE

NOTE: REFER TO LANDSCAPE DRAWINGS FOR PROPOSED LANDSCAPING DETAILS

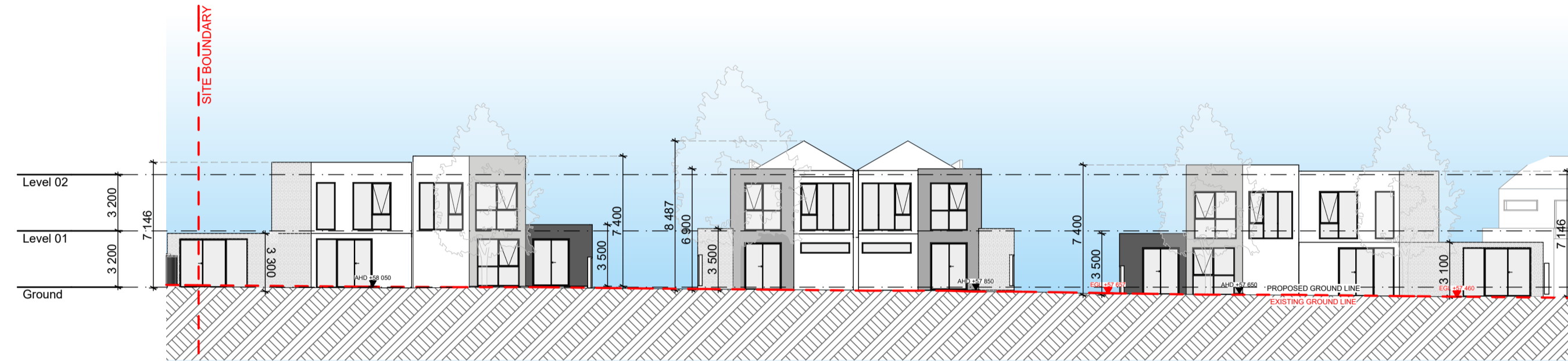




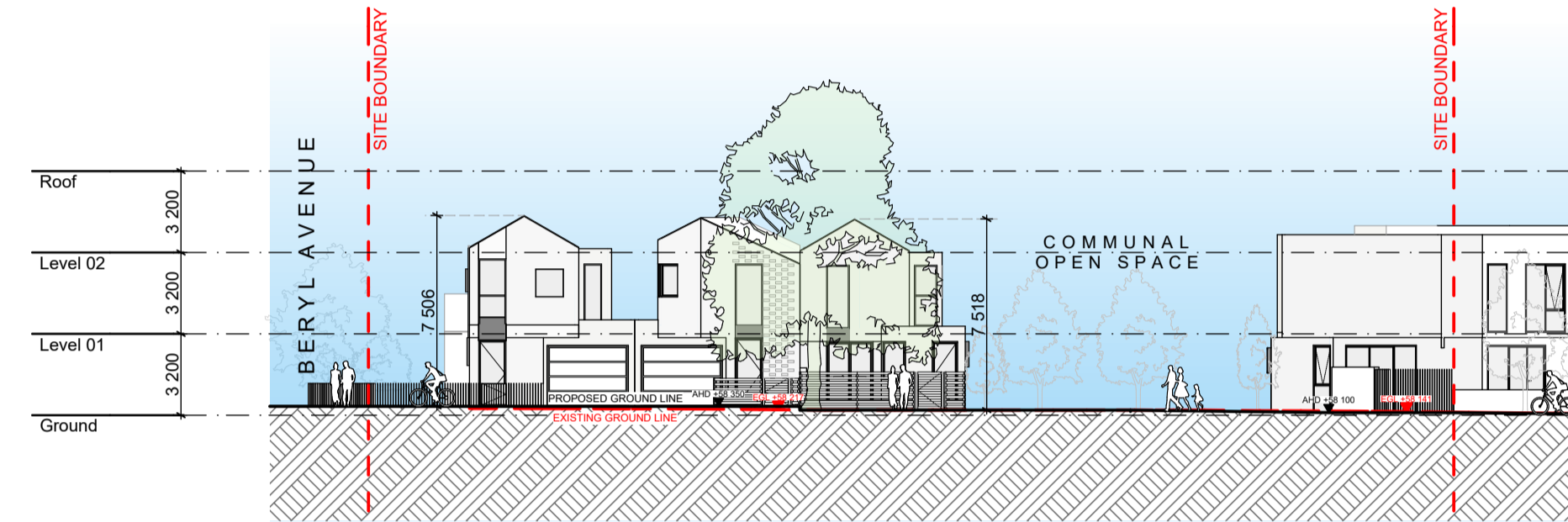
**N1 NORTH ELEVATION - NORTHERN BOUNDARY**  
SCALE: 1:250@A1



6



**NE1 NORTH ELEVATION - GOLF COURSE BOUNDARY**  
SCALE: 1:250@A1



**E1 EAST ELEVATION - BAKERS ROAD**  
SCALE: 1:250@A1



**S1 SOUTH ELEVATION - BERYL AVENUE**  
SCALE: 1:250@A1



**W1 WEST ELEVATION - GOLF ROAD**  
SCALE: 1:250@A1

**NOTE:**  
TREES & LANDSCAPING SHOWN  
ARE INDICATIVE ONLY.  
REFER TO LANDSCAPE DRAWINGS  
FOR TREE LOCATIONS AND  
LANDSCAPING DETAILS

DATE	REVISION	BY	CHK	NO.
04/06/2020	For Town Planning	AG	SW	-
03/2021	DP Issue - Revision 6	EC	SW	6

DATE	REVISION	BY	CHK	NO.

CONSULTANTS		
TOWN PLANNING	<input type="checkbox"/> #CONSULTANT 1-COMPANY NAME	T CONS. 1 PHONE
LANDSCAPE ARCHITECT	<input type="checkbox"/> #CONSULTANT 2-COMPANY NAME	T CONS. 2 PHONE
TRAFFIC ENGINEER	<input type="checkbox"/> #CONSULTANT 3-COMPANY NAME	T CONS. 3 PHONE
ESD & WASTE ENGINEER	<input type="checkbox"/> #CONSULTANT 4-COMPANY NAME	T CONS. 4 PHONE
CIVIL ENGINEER	<input type="checkbox"/> #CONSULTANT 5-COMPANY NAME	T CONS. 5 PHONE



PROJECT	DRAWING TITLE
52 Golf Road Oakleigh South	STREETSCAPE ELEVATIONS

SCALE	DATE	DATE	DATE	DATE
1:250, 1:2000 @A1	18/12/2018	03/2021		

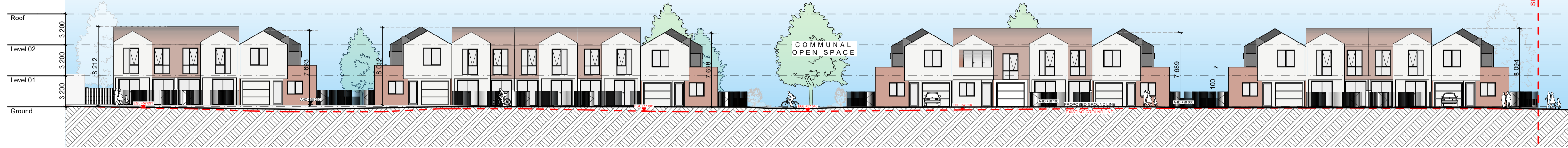
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JOB NO.	DRAWING NO.	REVISION
12737	4.22	6

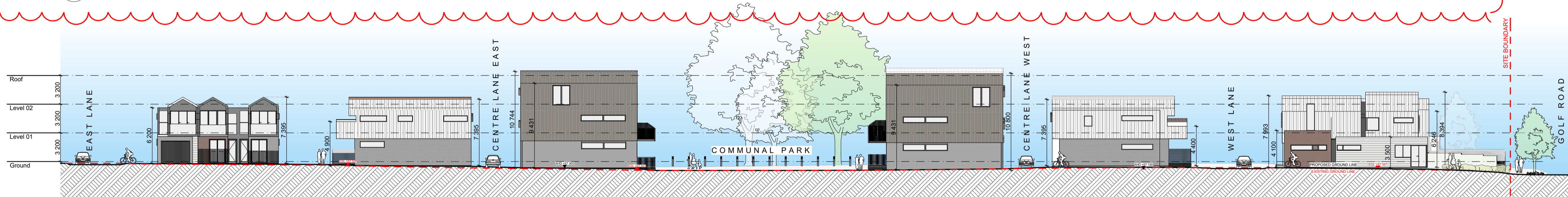




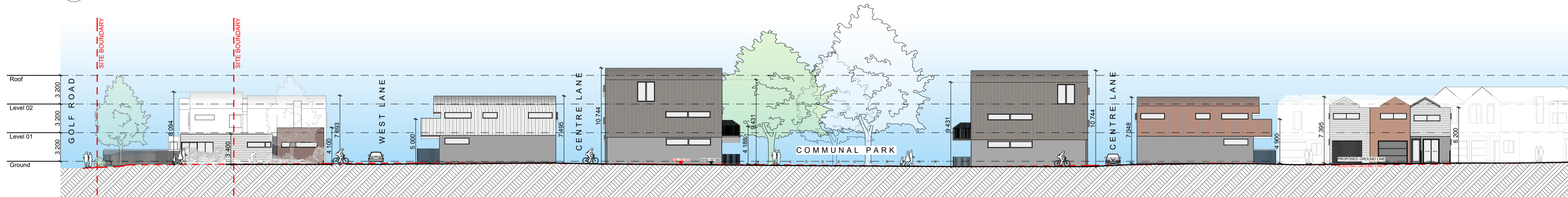
**S2** SOUTH INTERNAL ELEVATION - NORTH LANE  
SCALE: 1:250@A1



**N2** NORTH INTERNAL ELEVATION - SOUTH LANE  
SCALE: 1:250@A1



**N3** NORTH INTERNAL ELEVATION - NORTH LANE  
SCALE: 1:250@A1



**S3** SOUTH INTERNAL ELEVATION - SOUTH LANE  
SCALE: 1:250@A1

**NOTE:**  
TREES & LANDSCAPING SHOWN  
ARE INDICATIVE ONLY.  
REFER TO LANDSCAPE DRAWINGS  
FOR TREE LOCATIONS AND  
LANDSCAPING DETAILS

DATE	REVISION	BY	CHK	NO.
04/06/2020	For Town Planning	AG	SW	-
03/2021	DP Issue - Revision 6	EC	SW	6

DATE	REVISION	BY	CHK	NO.

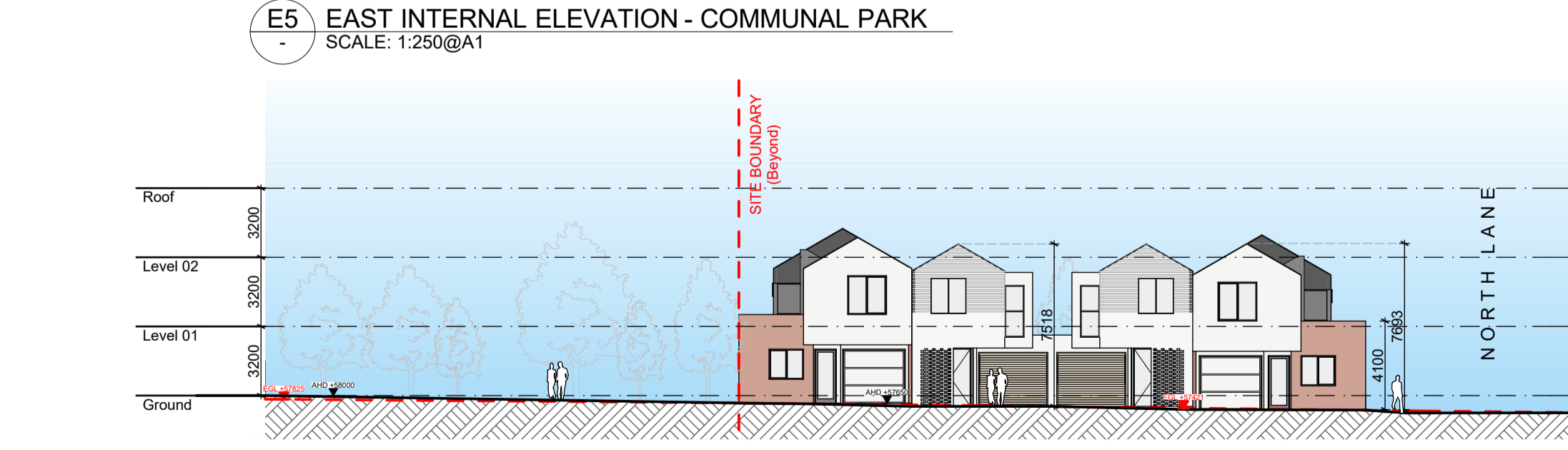
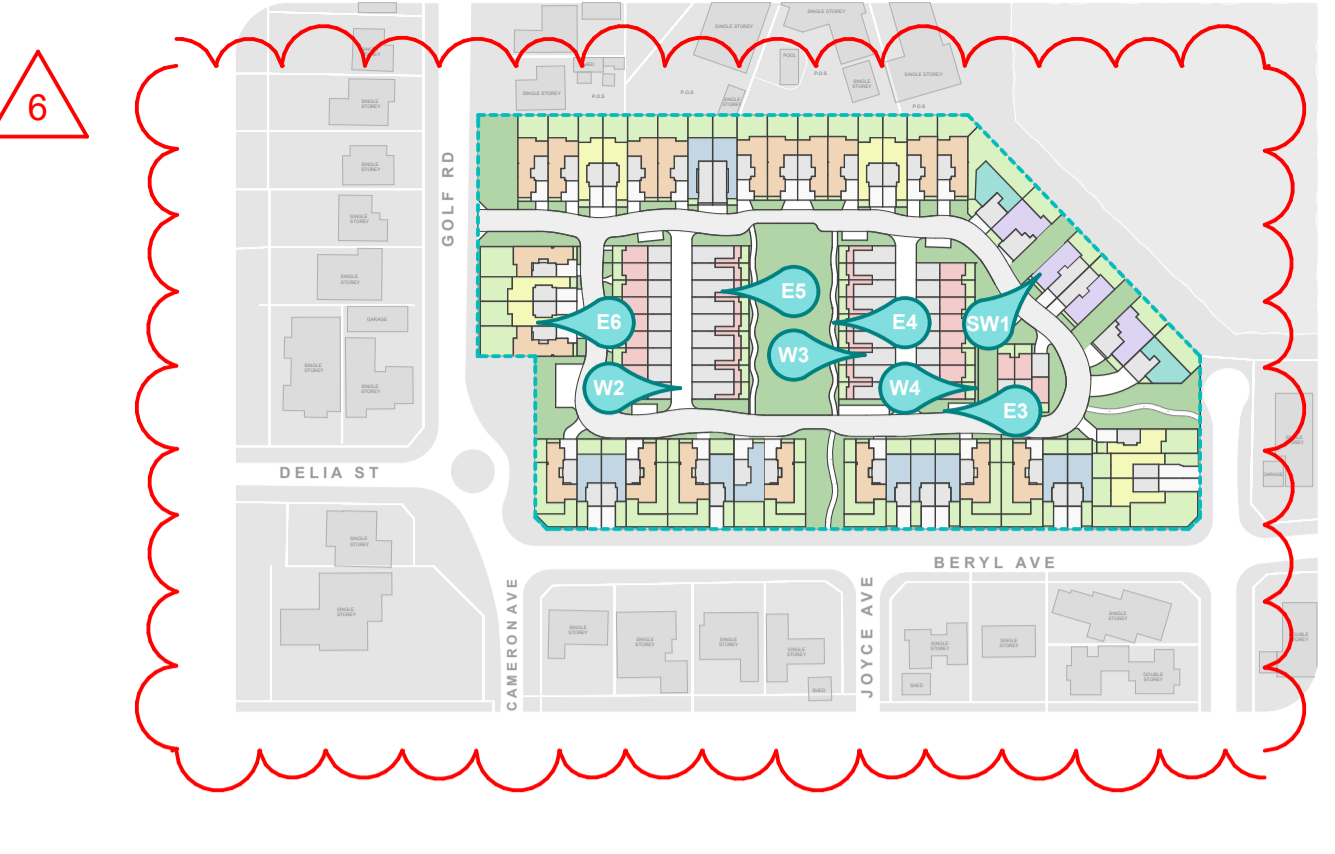
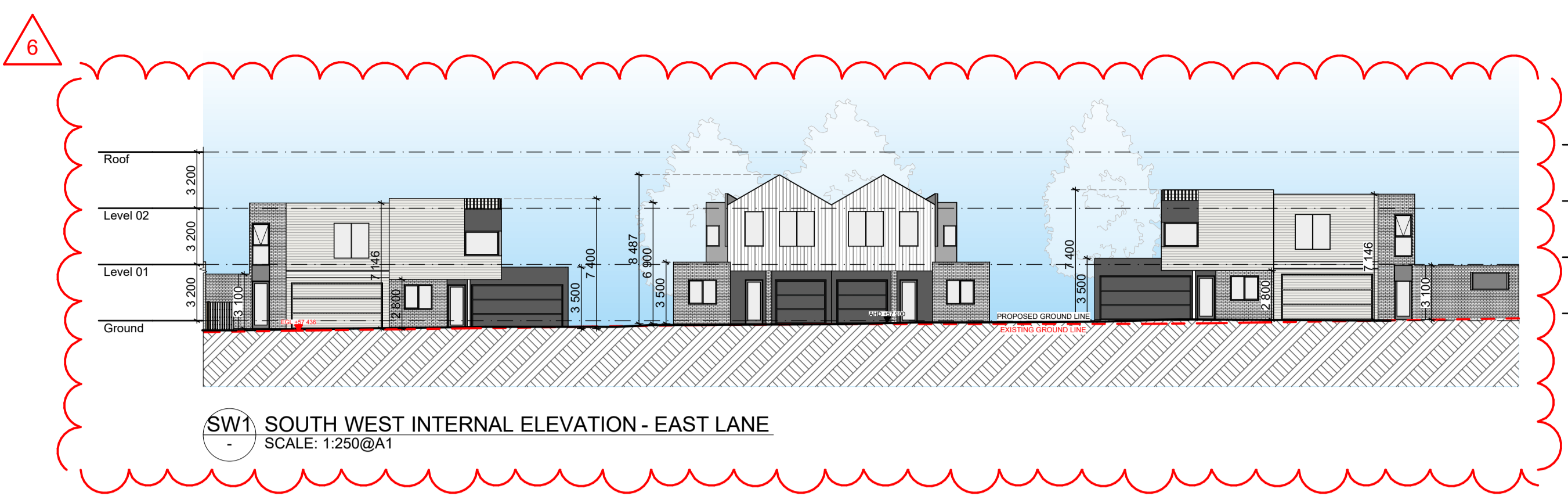
CONSULTANTS		
TOWN PLANNING	<input type="checkbox"/> #CONSULTANT 1-COMPANY NAME	T CONS. 1 PHONE
LANDSCAPE ARCHITECT	<input type="checkbox"/> #CONSULTANT 2-COMPANY NAME	T CONS. 2 PHONE
TRAFFIC ENGINEER	<input type="checkbox"/> #CONSULTANT 3-COMPANY NAME	T CONS. 3 PHONE
ESD & WASTE ENGINEER	<input type="checkbox"/> #CONSULTANT 4-COMPANY NAME	T CONS. 4 PHONE
CIVIL ENGINEER	<input type="checkbox"/> #CONSULTANT 5-COMPANY NAME	T CONS. 5 PHONE



PROJECT	DRAWING TITLE
52 Golf Road Oakleigh South	INTERNAL ELEVATIONS

SCALE	DATE	DATE	DATE	DATE
1:250, 1:2000 @A1	18/12/2018	03/2021	12/7/20	03/2021
	DRAWN	CHECKED	DRAWN	CHECKED
	ANG	AHW	ANG	AHW
	JOB NO.	DRAWING NO.	REVISION	
	12737	4.23	6	





**NOTE:**  
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DATE	REVISION	BY	CHK	NO.
04/06/2020	For Town Planning	AG	SW	-
03/2021	DP Issue - Revision 6	EC	SW	6

DATE	REVISION	BY	CHK	NO.

CONSULTANTS		
TOWN PLANNING	<input type="checkbox"/> #CONSULTANT 1-COMPANY NAME	T CONS. 1 PHONE
LANDSCAPE ARCHITECT	<input type="checkbox"/> #CONSULTANT 2-COMPANY NAME	T CONS. 2 PHONE
TRAFFIC ENGINEER	<input type="checkbox"/> #CONSULTANT 3-COMPANY NAME	T CONS. 3 PHONE
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CIVIL ENGINEER	<input type="checkbox"/> #CONSULTANT 5-COMPANY NAME	T CONS. 5 PHONE

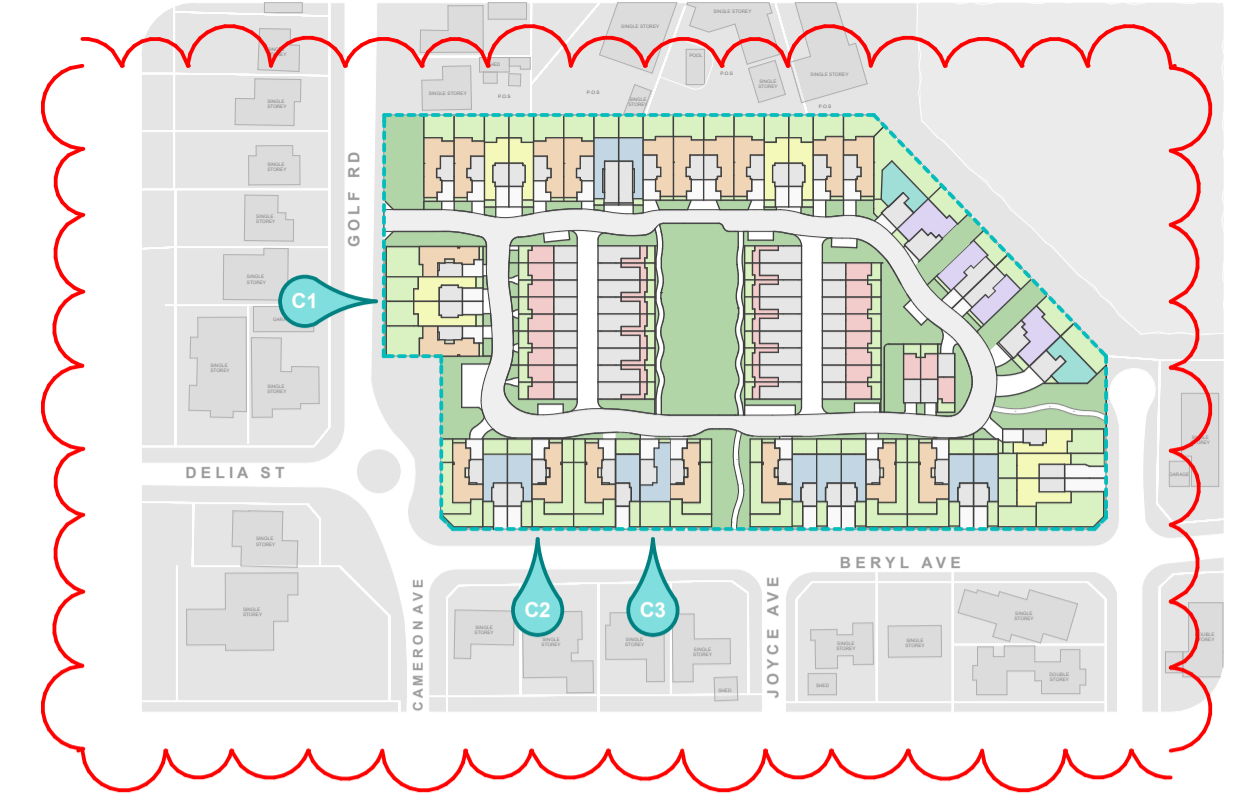


PROJECT	DRAWING TITLE
52 Golf Road Oakleigh South	INTERNAL ELEVATIONS

SCALE	DATE	DRAWN	JOB NO.	SCALE	PLOT DATE	CHECKED	DRAWING NO.	REVISION
1:250, 1:2000 @A1	18/12/2018	ANG	12737	1:250, 1:2000 @A1	03/2021	AHW	4.24	6



6



C1 WEST ELEVATION - GOLF ROAD  
SCALE: 1:100@A1

6



C2 SOUTH ELEVATION - BERYL AVENUE  
SCALE: 1:100@A1



C3 SOUTH ELEVATION - BERYL AVENUE  
SCALE: 1:100@A1

**NOTE:**  
TREES & LANDSCAPING SHOWN  
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REFER TO LANDSCAPE DRAWINGS  
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LANDSCAPING DETAILS

DATE	REVISION	BY	CHK	NO.
04/06/2020	For Town Planning	AG	SW	-
03/2021	DP Issue - Revision 6	EC	SW	6

DATE	REVISION	BY	CHK	NO.

CONSULTANTS		
TOWN PLANNING	<input type="checkbox"/> #CONSULTANT 1-COMPANY NAME	T CONS. 1 PHONE
LANDSCAPE ARCHITECT	<input type="checkbox"/> #CONSULTANT 2-COMPANY NAME	T CONS. 2 PHONE
TRAFFIC ENGINEER	<input type="checkbox"/> #CONSULTANT 3-COMPANY NAME	T CONS. 3 PHONE
ESD & WASTE ENGINEER	<input type="checkbox"/> #CONSULTANT 4-COMPANY NAME	T CONS. 4 PHONE
CIVIL ENGINEER	<input type="checkbox"/> #CONSULTANT 5-COMPANY NAME	T CONS. 5 PHONE

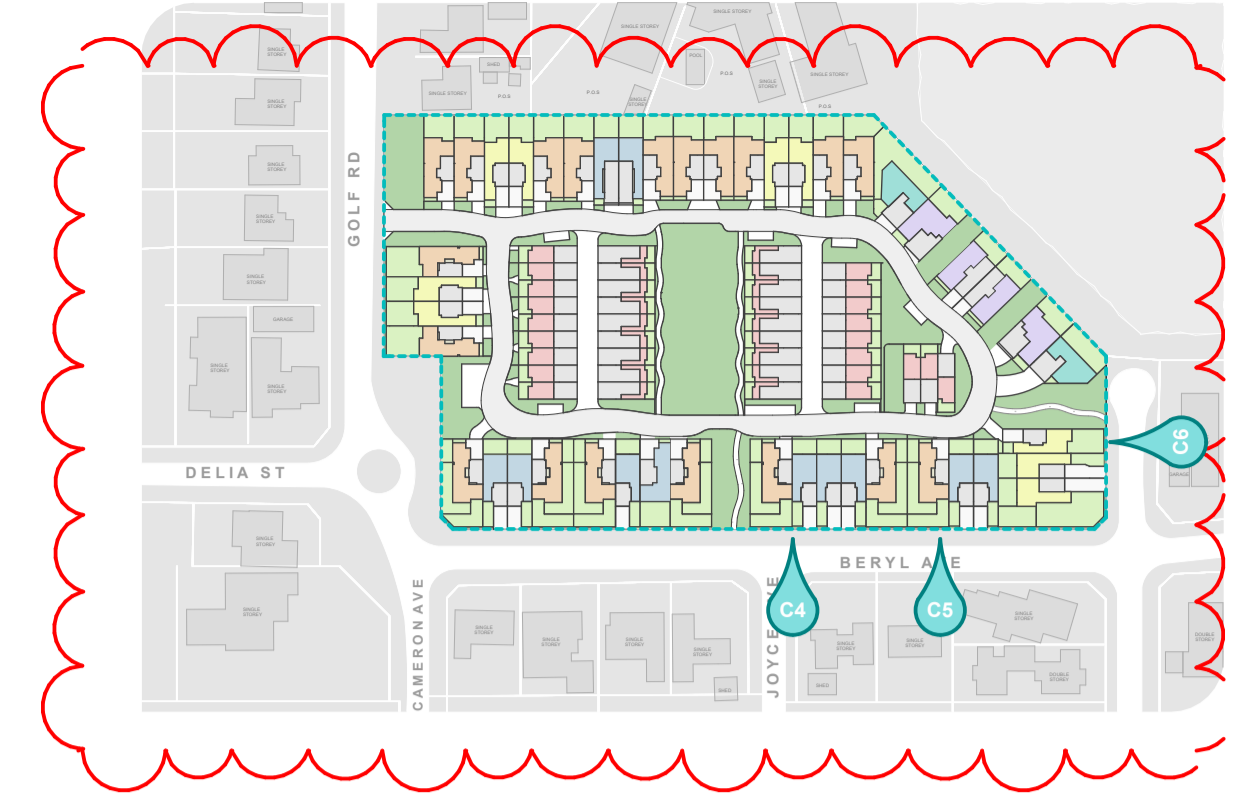


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PROJECT	DRAWING TITLE
52 Golf Road Oakleigh South	CLUSTER ELEVATION

SCALE	PLOT DATE
1:2000, 1:100 @A1	03/2021
DATE	CHECKED
18/12/2018	AHW
DRAWN	DRAWING NO.
ANG	12737
JOB NO.	REVISION
12737	6





C4 SOUTH ELEVATION - BERYL AVENUE  
SCALE: 1:100@A1



C5 SOUTH ELEVATION - BERYL AVENUE  
SCALE: 1:100@A1



C6 SOUTH ELEVATION - BAKERS ROAD  
SCALE: 1:100@A1

**NOTE:**  
TREES & LANDSCAPING SHOWN  
ARE INDICATIVE ONLY.  
REFER TO LANDSCAPE DRAWINGS  
FOR TREE LOCATIONS AND  
LANDSCAPING DETAILS

DATE	REVISION	BY	CHK	NO.	DATE	REVISION	BY	CHK	NO.
04/06/2020	For Town Planning	AG	SW	-					
03/2021	DP Issue - Revision 6	EC	SW	6					

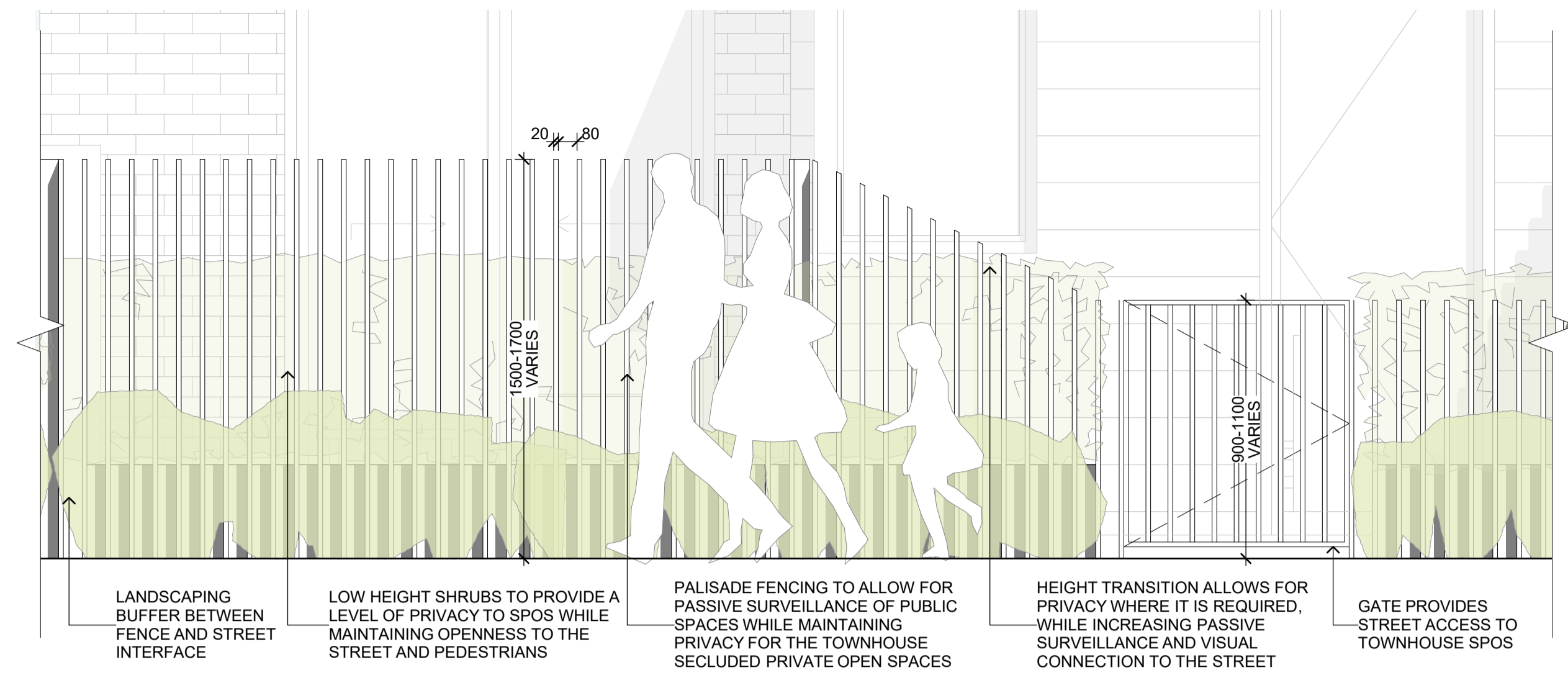
CONSULTANTS		
TOWN PLANNING	<input type="checkbox"/> #CONSULTANT 1-COMPANY NAME	T CONS. 1 PHONE
LANDSCAPE ARCHITECT	<input type="checkbox"/> #CONSULTANT 2-COMPANY NAME	T CONS. 2 PHONE
TRAFFIC ENGINEER	<input type="checkbox"/> #CONSULTANT 3-COMPANY NAME	T CONS. 3 PHONE
ESD & WASTE ENGINEER	<input type="checkbox"/> #CONSULTANT 4-COMPANY NAME	T CONS. 4 PHONE
CIVIL ENGINEER	<input type="checkbox"/> #CONSULTANT 5-COMPANY NAME	T CONS. 5 PHONE



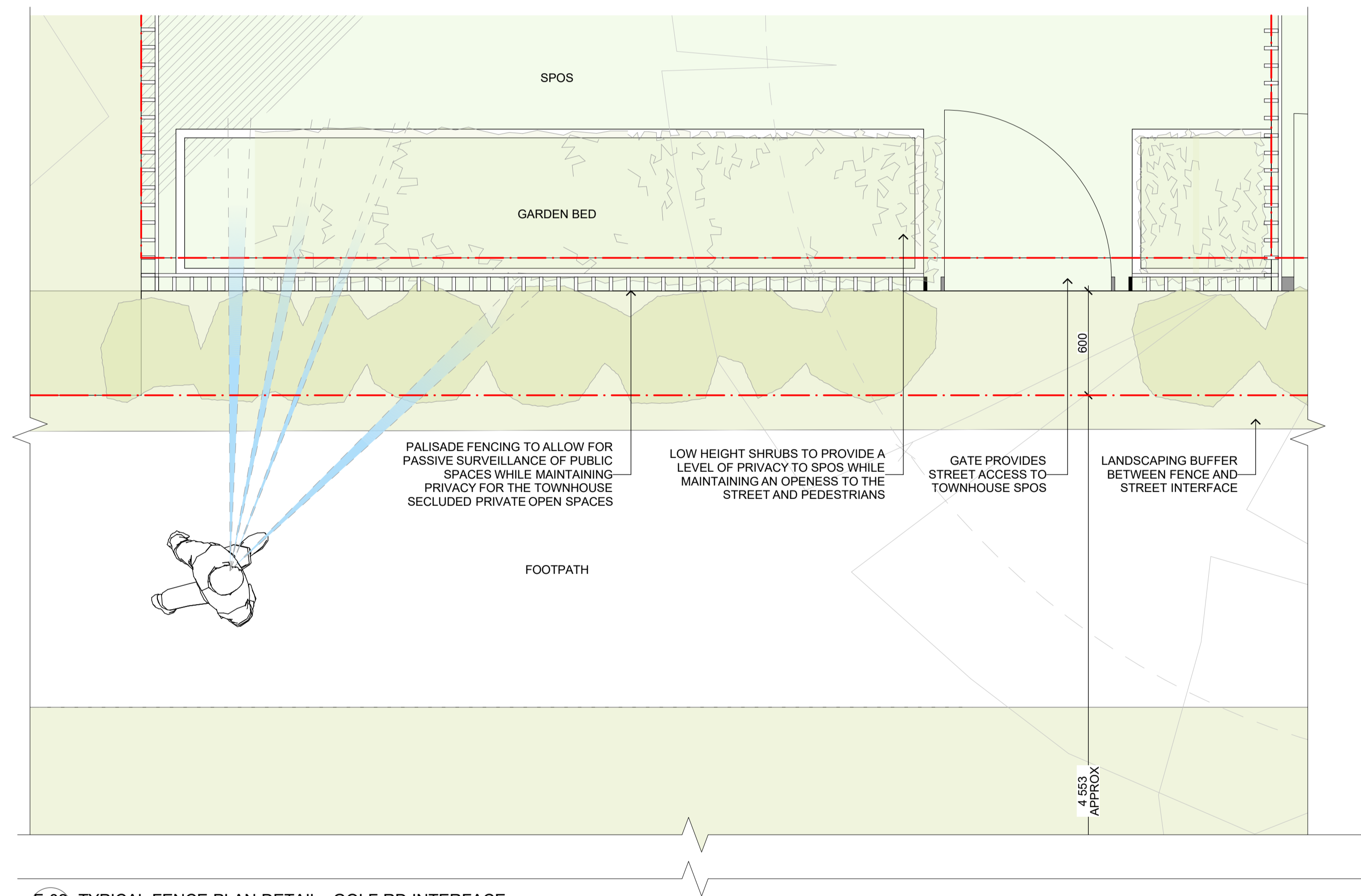
PROJECT <b>52 Golf Road Oakleigh South</b>	DRAWING TITLE <b>CLUSTER ELEVATION</b>
SCALE 1:2000, 1:100 @A1	
DATE 18/12/2018	PLOT DATE 03/2021
DRAWN ANG	CHECKED AHW
JOB NO. <b>12737</b>	DRAWING NO. <b>4.26</b>
	REVISION <b>6</b>

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F-01 TYPICAL FENCE ELEVATION DETAIL - GOLF RD INTERFACE  
SCALE: 1:20@A1



F-02 TYPICAL FENCE PLAN DETAIL - GOLF RD INTERFACE  
SCALE: 1:20@A1

**NOTE:**  
LANDSCAPING SHOWN INDICATIVE ONLY.  
REFER TO LANDSCAPE DRAWINGS FOR TREE LOCATIONS AND LANDSCAPING DETAILS

DATE	REVISION	BY	CHK	NO.
04/06/2020	For Town Planning	AG	SW	-
03/2021	DP Issue - Revision 6	EC	SW	6

DATE	REVISION	BY	CHK	NO.

CONSULTANTS		
TOWN PLANNING	<input type="checkbox"/> #CONSULTANT 1-COMPANY NAME	T CONS. 1 PHONE
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CIVIL ENGINEER	<input type="checkbox"/> #CONSULTANT 5-COMPANY NAME	T CONS. 5 PHONE



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PROJECT	DRAWING TITLE
52 Golf Road Oakleigh South	FENCE DETAILS
SCALE 1:20 @A1	DATE 18/12/2018
DATE 18/12/2018	PLOT DATE 03/2021
DRAWN ANG	CHECKED AHW
JOB NO. 12737	DRAWING NO. 4.27
	REVISION 6

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## 52 Golf Road, Oakleigh South DEVELOPMENT SCHEDULE

Job Number 12737  
File K:\CAD\Melbourne\12737\Administration\12 Schedules\12.6.01 Development Density  
Date March 2021

TOWNHOUSE TYPE	No. BEDS	GROUND m <sup>2</sup>	L01 m <sup>2</sup>	L02 m <sup>2</sup>	GARAGE m <sup>2</sup>	BALC m <sup>2</sup>	NSA m <sup>2</sup>	GFA m <sup>2</sup>	SPOS m <sup>2</sup> (MIN)	ALL POS m <sup>2</sup> (MIN)	DRIVEWAY m <sup>2</sup> (MIN)	CARS
TH 1a	4	82	84		26		166	192	53	102	21	2
TH 1b	4	81	84		26		165	191	54	57	21	2
TH 2a	4	66	83		25		149	174	34	37	19	2
TH 2b	4	67	74		25		141	166	31	45	39	2
TH 2c	3	62	77		25		139	164	32	140	38	2
TH 2d	3	66	76		25		142	167	56	68	19	2
TH 3a	4	65	88		44		153	197	34	38	2	2
TH 3b	4	62	85		25		147	172	26	44	20	2
TH 4	3	13	57	54	44	10	124	178		20	0	2
TH 5	4	86	72		40		158	198	103	113	0	2
TH 6	4	83	85		39		168	207	51	56	11	2
TH 7	2	29	56		28	8	85	121		20	0	1
TH 8	3	77	104		28		181	209	53	56	23	2
TH 9	4	69	73		46		142	188	38	45	7	2

No. OF TH	TOTAL NSA PER TYPE	GFA PER TYPE
9	1494	1728
10	1650	1910
6	894	1044
1	141	166
1	139	164
1	142	167
2	306	394
8	1176	1376
18	2232	3204
2	316	396
2	336	414
20	1700	2420
1	181	209
2	284	376

<b>TOTAL</b>	<b>83</b>	<b>10991</b>	<b>13968</b>
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<b>TOTAL SITE AREA (ha)</b>	<b>1.8257</b>
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<b>PROPOSED DEVELOPMENT DENSITY</b>	<b>45.46</b>
-------------------------------------	--------------

(DWELLINGS/ ha)

# OAKMONT

OAKLEIGH SOUTH

52 OAKLEIGH SOUTH, GOLF ROAD

NO.12737

DATE: MARCH 2021

REVISION: 6