

- LEGEND:**
- Existing trees/shrub: (Symbol)
  - Tree to be removed: (Symbol)
  - Proposed fence: (Symbol)
  - Existing fence: (Symbol)
  - Proposed retaining wall: (Symbol)
  - Proposed lot boundary: (Symbol)
  - Proposed spot level: (Symbol)
  - Sightline Splay: (Symbol)
  - Obscure window: (Symbol)

- NOTES:**
- This plan is to be read in conjunction with the Plan of Survey (done by Barker Monahan dated 20.06.2018 & 9.10.2019), the Ground Floor Plans (28654P2 sheets 1-7), the Upper Level Floor Plans (28654P3 sheets 1-7), the Roof Plan (28654P4) the Building Elevations (28654P5 Sheets 1-10), the Shadow Diagrams (28654P6 sheets 1-3), the Proposed Subdivision Plan (28654P7) the Garden Area Plan (28654P8) and the Landscape Plan (28654L01 sheets 1-8). It has been prepared as part of a town planning submission.
  - Car Parking & Access:** Lots 1-16 & 18-27. The proposed double storey dwellings are a mixture of three - five bedrooms and have been provided with an attached double car garage along with ample driveway space available to park a car in front of the garage.
  - Lot 17 -** The proposed single storey dwellings is four bedrooms and has been provided with an attached double car garage.
  - Access -** A proposed bitumen road will provide access to the lots off Katoomba Drive.
  - Overlooking:** The proposed dwellings have been designed to overlook their own internal open space common driveway or streets. Trellis & obscure glazing is proposed to prevent overlooking as required. Screening vegetation will be used to soften fences and further prevent overlooking where considered necessary (See Landscape Plan).
  - Shadows:** Refer to the Shadow Diagrams (28654P6 sheets 1-3) for solar access to all lots.
  - Daylight to habitable windows:** Adequate daylight is available to all existing and proposed habitable windows with 1m clear to the sky achieved for all.
  - Trees -** Refer to the Arborist Report prepared by ArborReport Victoria dated 5 Nov 2022.
  - All habitable room windows to be double glazed.
  - The development shall commit to achieve a maximum illumination power density of 4w/sqm or less.
  - Gardens are to be water efficient.

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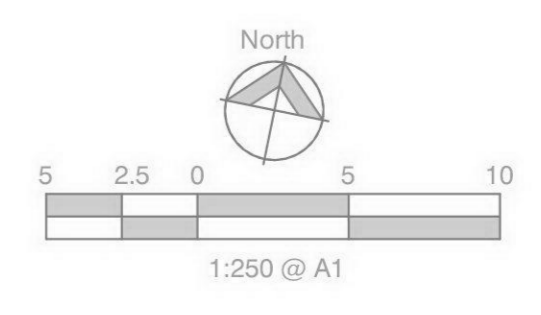
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**OVERALL SITE LAYOUT PLAN SHEET 1 OF 7**  
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28654 P2  
 Version 04



**LEGEND:**

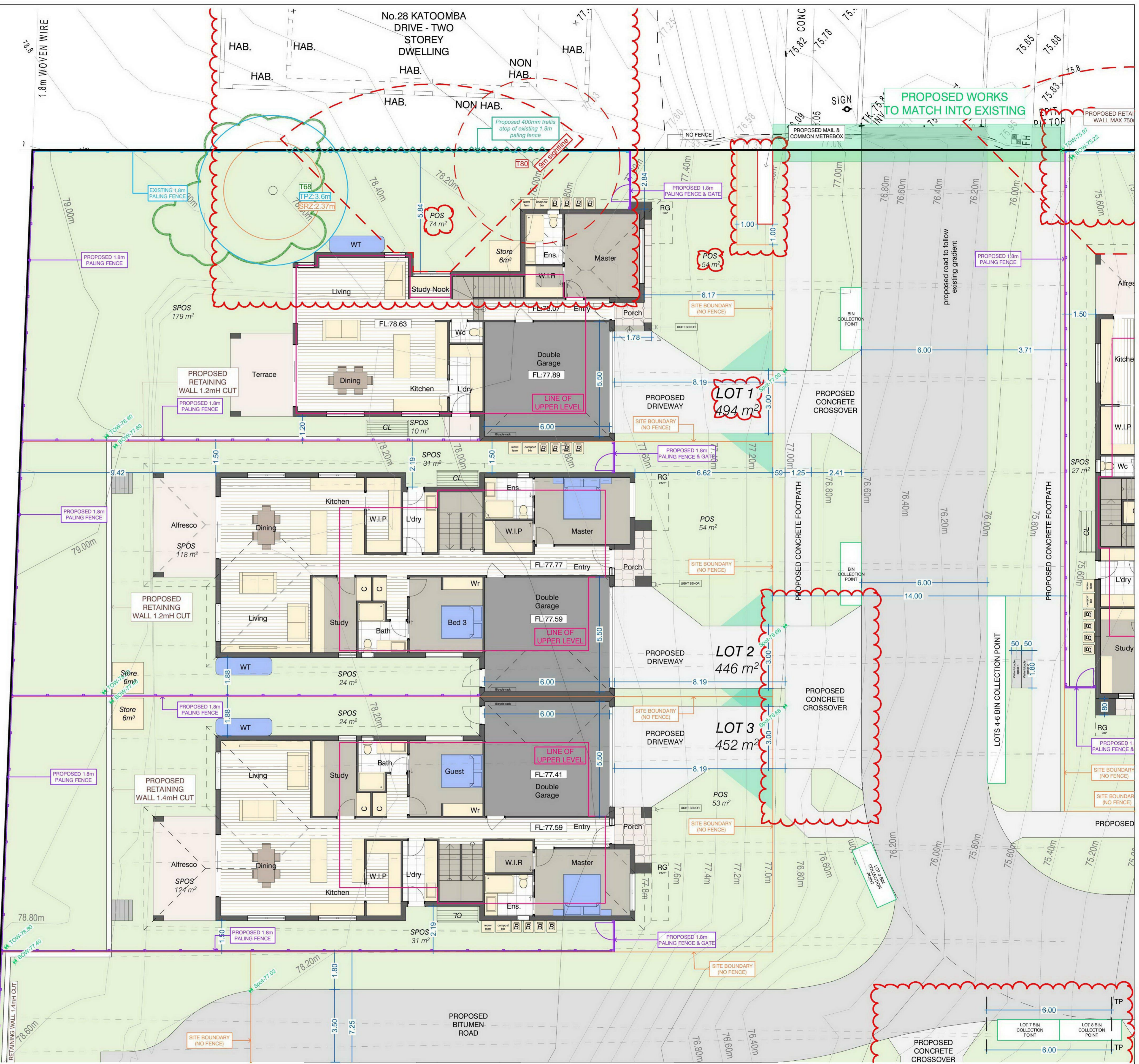
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**DEVELOPMENT SUMMARY:**

Site Area:	13239m <sup>2</sup>		
Proposed density:	1 per 490m <sup>2</sup>		
<b>Lot 1:</b> Area- Ground floor area (inc. garage & porch)- Upper level floor area: Private open space- Secluded private open space -	494m <sup>2</sup> 156m <sup>2</sup> 94m <sup>2</sup> 54m <sup>2</sup> 263m <sup>2</sup>	<b>Lot 15:</b> Area- Ground floor area (inc. garage & porch)- Upper level floor area: Private open space- Secluded private open space -	326m <sup>2</sup> 169m <sup>2</sup> 89m <sup>2</sup> 26m <sup>2</sup> 115m <sup>2</sup>
<b>Lot 2:</b> Area- Ground floor area (inc. garage & porch)- Upper level floor area: Private open space- Secluded private open space -	446m <sup>2</sup> 205m <sup>2</sup> 92m <sup>2</sup> 54m <sup>2</sup> 173m <sup>2</sup>	<b>Lot 16:</b> Area- Ground floor area (inc. garage & porch)- Upper level floor area: Private open space- Secluded private open space -	375m <sup>2</sup> 169m <sup>2</sup> 89m <sup>2</sup> 35m <sup>2</sup> 155m <sup>2</sup>
<b>Lot 3:</b> Area- Ground floor area (inc. garage & porch)- Upper level floor area: Private open space- Secluded private open space -	452m <sup>2</sup> 205m <sup>2</sup> 92m <sup>2</sup> 53m <sup>2</sup> 179m <sup>2</sup>	<b>Lot 17:</b> Area- Ground floor area (inc. garage & porch)- Upper level floor area: Private open space- Secluded private open space -	430m <sup>2</sup> 215m <sup>2</sup> 43m <sup>2</sup> 53m <sup>2</sup> 155m <sup>2</sup>
<b>Lot 4:</b> Area- Ground floor area (inc. garage & porch)- Upper level floor area: Private open space- Secluded private open space -	491m <sup>2</sup> 205m <sup>2</sup> 92m <sup>2</sup> 95m <sup>2</sup> 146m <sup>2</sup>	<b>Lot 18:</b> Area- Ground floor area (inc. garage & porch)- Upper level floor area: Private open space- Secluded private open space -	343m <sup>2</sup> 111m <sup>2</sup> 83m <sup>2</sup> 32m <sup>2</sup> 173m <sup>2</sup>
<b>Lot 5:</b> Area- Ground floor area (inc. garage & porch)- Upper level floor area: Private open space- Secluded private open space -	380m <sup>2</sup> 205m <sup>2</sup> 92m <sup>2</sup> 42m <sup>2</sup> 123m <sup>2</sup>	<b>Lot 19:</b> Area- Ground floor area (inc. garage & porch)- Upper level floor area: Private open space- Secluded private open space -	346m <sup>2</sup> 130m <sup>2</sup> 81m <sup>2</sup> 33m <sup>2</sup> 169m <sup>2</sup>
<b>Lot 6:</b> Area- Ground floor area (inc. garage & porch)- Upper level floor area: Private open space- Secluded private open space -	379m <sup>2</sup> 205m <sup>2</sup> 92m <sup>2</sup> 42m <sup>2</sup> 122m <sup>2</sup>	<b>Lot 20:</b> Area- Ground floor area (inc. garage & porch)- Upper level floor area: Private open space- Secluded private open space -	346m <sup>2</sup> 177m <sup>2</sup> 91m <sup>2</sup> 33m <sup>2</sup> 116m <sup>2</sup>
<b>Lot 7:</b> Area- Ground floor area (inc. garage & porch)- Upper level floor area: Private open space- Secluded private open space -	335m <sup>2</sup> 169m <sup>2</sup> 91m <sup>2</sup> 31m <sup>2</sup> 114m <sup>2</sup>	<b>Lot 21:</b> Area- Ground floor area (inc. garage & porch)- Upper level floor area: Private open space- Secluded private open space -	346m <sup>2</sup> 177m <sup>2</sup> 91m <sup>2</sup> 33m <sup>2</sup> 115m <sup>2</sup>
<b>Lot 8:</b> Area- Ground floor area (inc. garage & porch)- Upper level floor area: Private open space- Secluded private open space -	334m <sup>2</sup> 169m <sup>2</sup> 91m <sup>2</sup> 32m <sup>2</sup> 113m <sup>2</sup>	<b>Lot 22:</b> Area- Ground floor area (inc. garage & porch)- Upper level floor area: Private open space- Secluded private open space -	346m <sup>2</sup> 177m <sup>2</sup> 91m <sup>2</sup> 33m <sup>2</sup> 116m <sup>2</sup>
<b>Lot 9:</b> Area- Ground floor area (inc. garage & porch)- Upper level floor area: Private open space- Secluded private open space -	333m <sup>2</sup> 169m <sup>2</sup> 91m <sup>2</sup> 32m <sup>2</sup> 113m <sup>2</sup>	<b>Lot 23:</b> Area- Ground floor area (inc. garage & porch)- Upper level floor area: Private open space- Secluded private open space -	346m <sup>2</sup> 177m <sup>2</sup> 91m <sup>2</sup> 33m <sup>2</sup> 116m <sup>2</sup>
<b>Lot 10:</b> Area- Ground floor area (inc. garage & porch)- Upper level floor area: Private open space- Secluded private open space -	317m <sup>2</sup> 161m <sup>2</sup> 92m <sup>2</sup> 31m <sup>2</sup> 105m <sup>2</sup>	<b>Lot 24:</b> Area- Ground floor area (inc. garage & porch)- Upper level floor area: Private open space- Secluded private open space -	346m <sup>2</sup> 177m <sup>2</sup> 91m <sup>2</sup> 33m <sup>2</sup> 116m <sup>2</sup>
<b>Lot 11:</b> Area- Ground floor area (inc. garage & porch)- Upper level floor area: Private open space- Secluded private open space -	503m <sup>2</sup> 158m <sup>2</sup> 88m <sup>2</sup> 41m <sup>2</sup> 286m <sup>2</sup>	<b>Lot 25:</b> Area- Ground floor area (inc. garage & porch)- Upper level floor area: Private open space- Secluded private open space -	346m <sup>2</sup> 177m <sup>2</sup> 91m <sup>2</sup> 33m <sup>2</sup> 116m <sup>2</sup>
<b>Lot 12:</b> Area- Ground floor area (inc. garage & porch)- Upper level floor area: Private open space- Secluded private open space -	507m <sup>2</sup> 193m <sup>2</sup> 109m <sup>2</sup> 80m <sup>2</sup> 237m <sup>2</sup>	<b>Lot 26:</b> Area- Ground floor area (inc. garage & porch)- Upper level floor area: Private open space- Secluded private open space -	345m <sup>2</sup> 177m <sup>2</sup> 91m <sup>2</sup> 33m <sup>2</sup> 115m <sup>2</sup>
<b>Lot 13:</b> Area- Ground floor area (inc. garage & porch)- Upper level floor area: Private open space- Secluded private open space -	503m <sup>2</sup> 158m <sup>2</sup> 95m <sup>2</sup> 80m <sup>2</sup> 256m <sup>2</sup>	<b>Lot 27:</b> Area- Ground floor area (inc. garage & porch)- Upper level floor area: Private open space- Secluded private open space -	346m <sup>2</sup> 177m <sup>2</sup> 91m <sup>2</sup> 32m <sup>2</sup> 117m <sup>2</sup>
<b>Lot 14:</b> Area- Ground floor area (inc. garage & porch)- Upper level floor area: Private open space- Secluded private open space -	341m <sup>2</sup> 169m <sup>2</sup> 91m <sup>2</sup> 30m <sup>2</sup> 121m <sup>2</sup>	<b>Common Property:</b>	2837m <sup>2</sup>
		Site Coverage (buildings):	4737m <sup>2</sup> = 36%
		Impervious Surfaces:	
		Buildings-	4737m <sup>2</sup>
		Driveways & paving-	2474m <sup>2</sup>
		Total impervious-	7211m <sup>2</sup> = 54%
		Permeable area:	46%

77.08 8°04'



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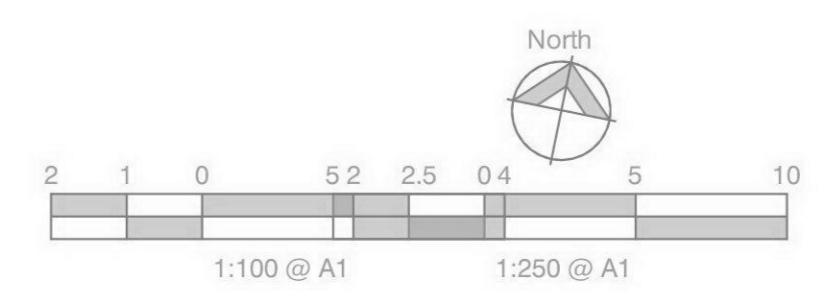
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**GROUND FLOOR PLAN SHEET 2 OF 7**  
 PROPOSED DEVELOPMENT  
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 MONASH CITY COUNCIL  
 28654 P2  
 Version 04



**LEGEND:**

- Existing tree/shrub:
- Tree to be removed:
- Proposed fence:
- Existing fence:
- Proposed retaining wall:
- Proposed lot boundary:
- Proposed spot level:
- Sightline Splay:
- Obscure window:

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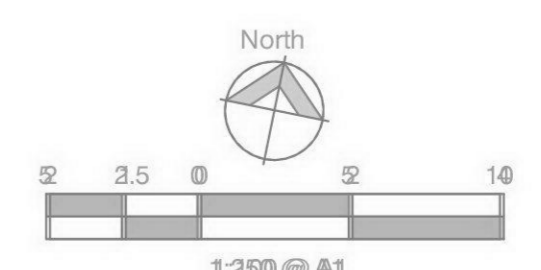
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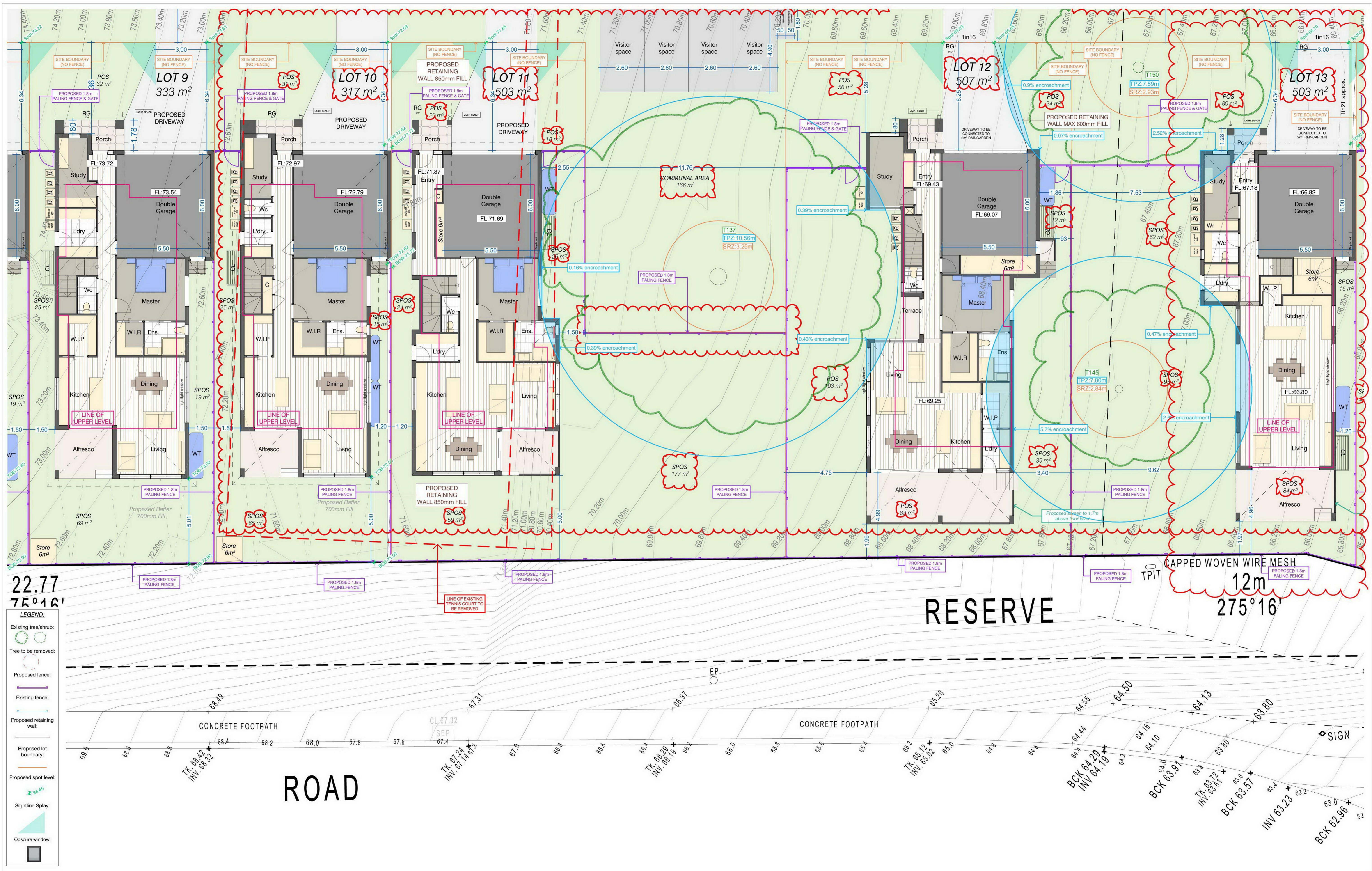


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22.77  
75°16'

**LEGEND:**

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- Tree to be removed:
- Proposed fence:
- Existing fence:
- Proposed retaining wall:
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- Proposed spot level:
- Sightline Splay:
- Obscure window:

ROAD

RESERVE

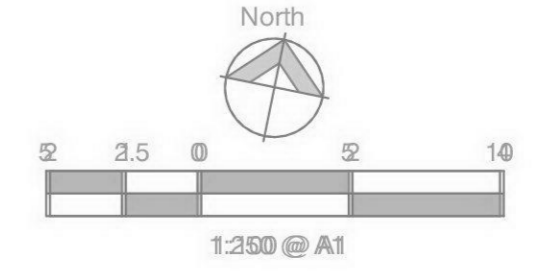
12m  
275°16'

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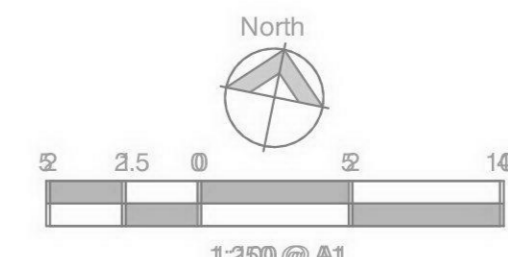
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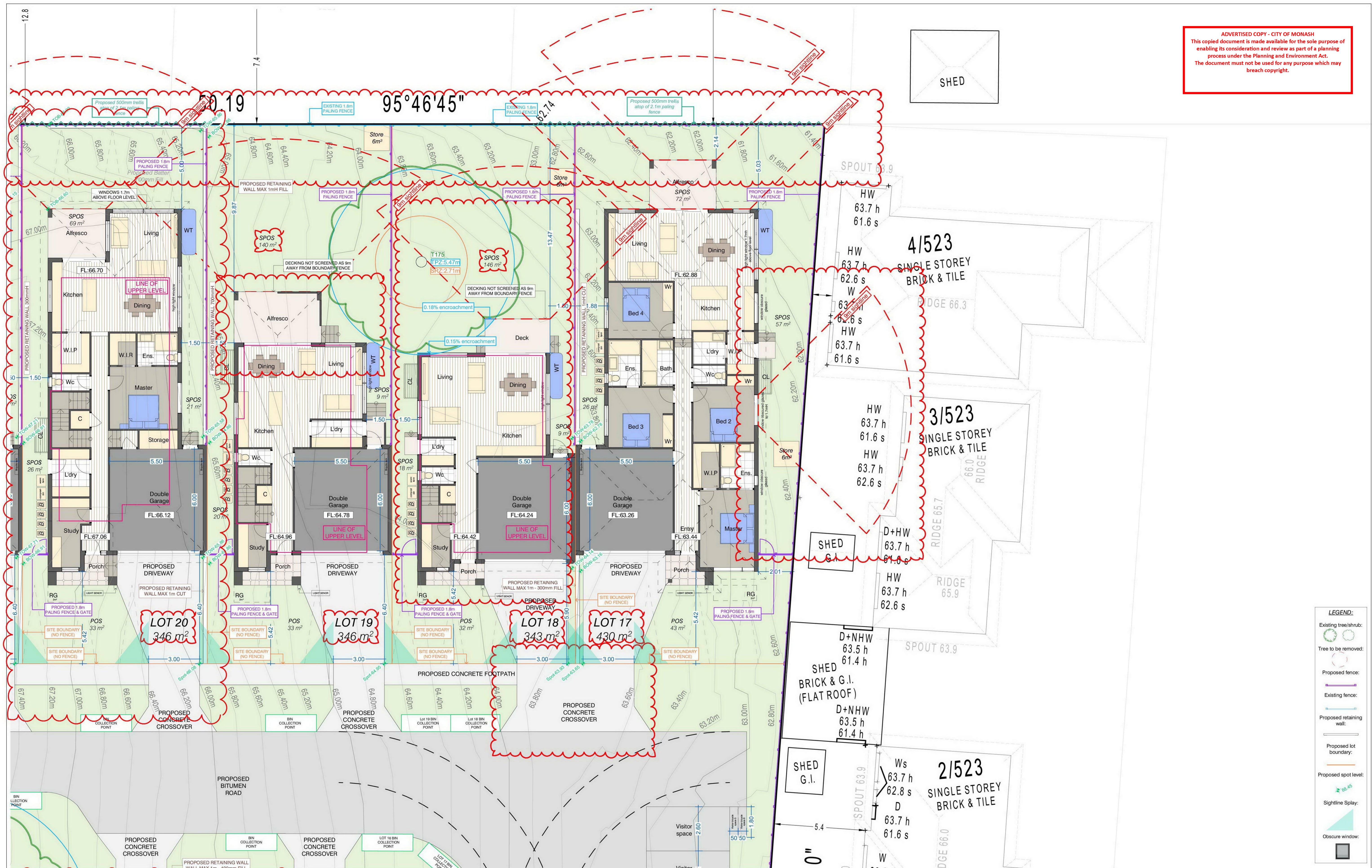


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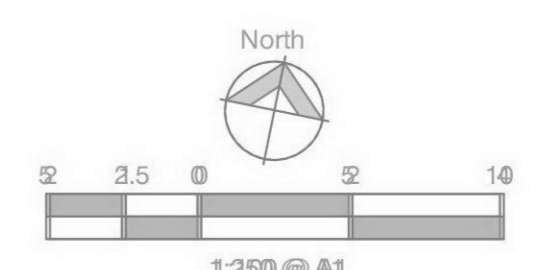
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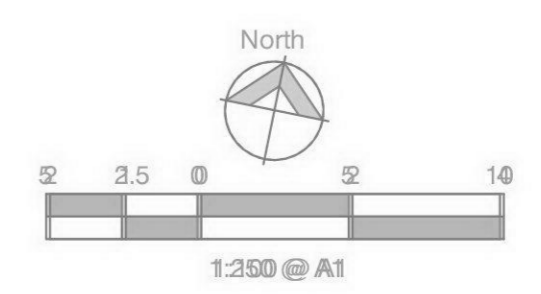
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