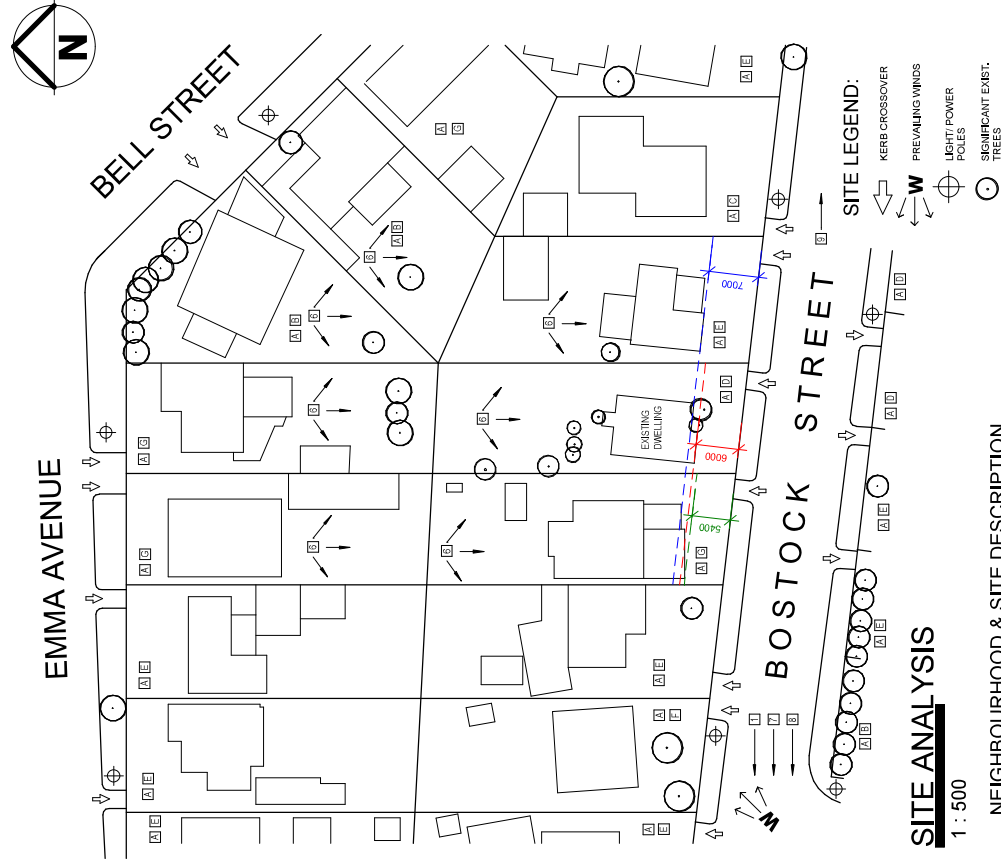




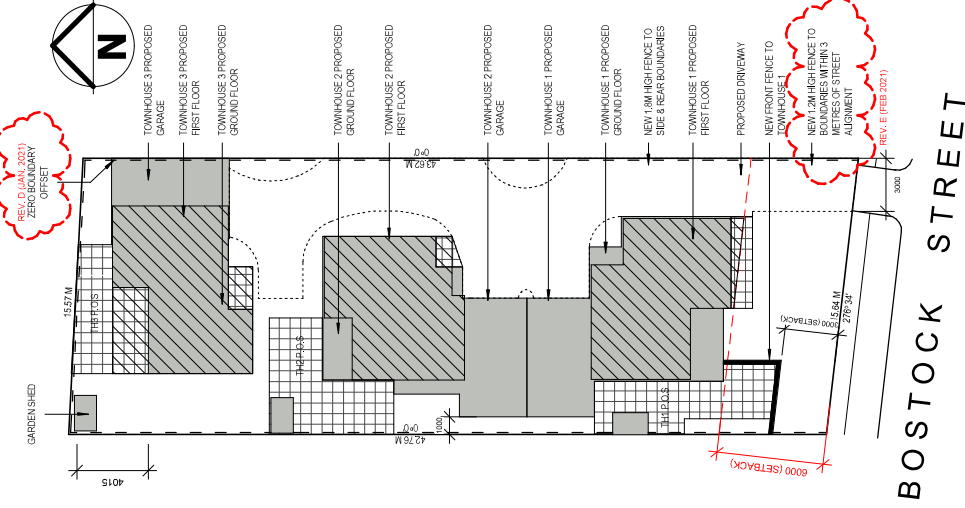
SITE ANALYSIS

1 : 500

NEIGHBOURHOOD & SITE DESCRIPTION

NEIGHBOURHOOD:

- PATTERN DEVELOPMENT IN THE NEIGHBOURHOOD IS PREDOMINANTLY RESIDENTIAL HOUSING AND UNIT DEVELOPMENTS
- A SINGLE STOREY CONCRETE BRICK VENEER RESIDENCE WITH CONCRETE ROOFING TILES
 - SINGLE DOUBLE STOREY BRICK VENEER RESIDENCE WITH CONCRETE ROOFING
 - SINGLE STOREY WEATHERBOARD RESIDENCE WITH IRON SHEET ROOFING
 - SINGLE DOUBLE STOREY CONCRETE OR FIBRE SHEET RESIDENCE WITH CONCRETE ROOFING TILES
 - SINGLE STOREY WEATHERBOARD RESIDENCE WITH CONCRETE ROOFING TILES
 - SINGLE STOREY CONCRETE OR FIBRE SHEET RESIDENCE WITH IRON SHEET ROOFING
 - NEAREST SCHOOL: WARRNAMBOOL EAST PRIMARY SCHOOL - 450 METRES
 - NEAREST PUBLIC OPEN SPACE: E. J. KING PARK - 700 METRES
 - NEAREST SHOPPING SERVICES: FLAXMAN STREET MALL - 400 METRES
 - NEAREST PUBLIC OPEN SPACE: E. J. KING PARK - 700 METRES
 - NEAREST PUBLIC OPEN SPACE: E. J. KING PARK - 700 METRES
 - NEAREST PUBLIC OPEN SPACE: E. J. KING PARK - 700 METRES
 - NO CONTAMINATED SOILS OR FILLED AREA EXIST AT PRESENT.



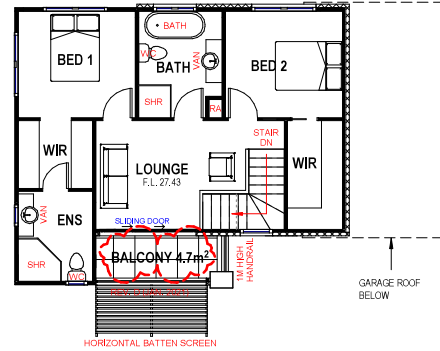
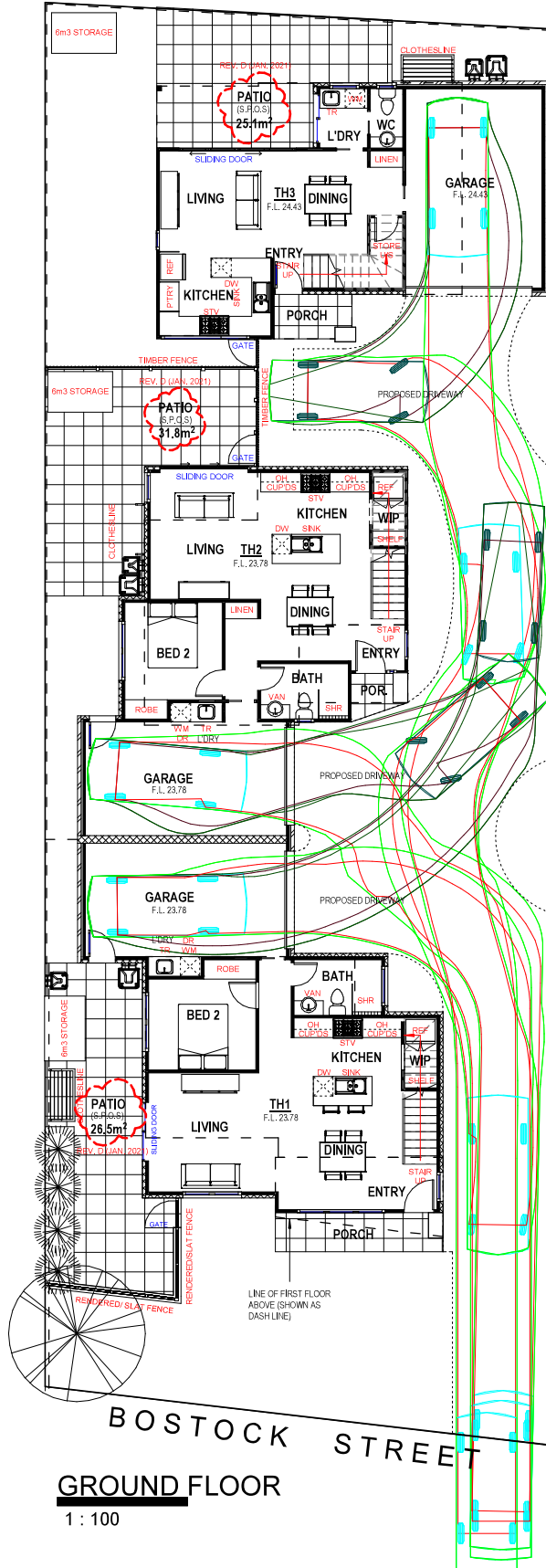
SITE PLAN

1 : 200

EXIST. SITE PLAN

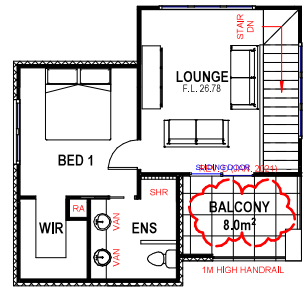
1 : 200





LEGEND:

- RENDERED 240MM BRICK VENEER WALLS
- 90MM STUD WALLS
- 90MM LINEA BOARD WALLS
- 190MM EXSULITE WALLS

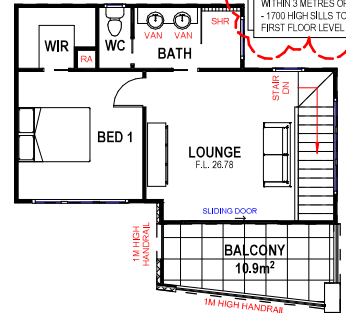


TOWN PLANNING REV. D JANUARY 2021

- IMPROVED SWEEP PATH ANALYSIS WITH NEW VEHICLE TRACKING SOFTWARE
- INCREASED WIDTH OF TOWNHOUSE 3 GARAGE BY 700mm.
- REDUCED WIDTH OF TOWNHOUSE 3 OVERALL BY 300mm.
- REDUCED WIDTH OF TOWNHOUSE 2 OVERALL BY 300mm.
- REDUCED WIDTH OF TOWNHOUSE 1 BATHROOM BY 300mm.
- REDUCED WIDTH OF TH1 & TH2 GARAGES, STORAGE MOVED FROM GARAGE TO EXTERNAL GARDEN SHEDS.
- RECONFIGURATION OF LAUNDRY, BED 2, HALLWAY & BATH.
- RECALCULATION OF GARDEN AREA, SITE COVERAGE, ETC. IN LINE WITH REVISIONS HIGHLIGHTED ABOVE.

TOWN PLANNING REV. E FEBRUARY 2021

- 1.2 METRE HIGH TIMBER PALING FENCE ALONG SIDE BOUNDARIES WITHIN 3 METRES OF STREET ALIGNMENT.
- 1700 HIGH SILLS TO NORTH-FACING HABITABLE ROOM WINDOWS ON FIRST FLOOR LEVEL OF TOWNHOUSE 3 TO PREVENT OVERLOOKING.



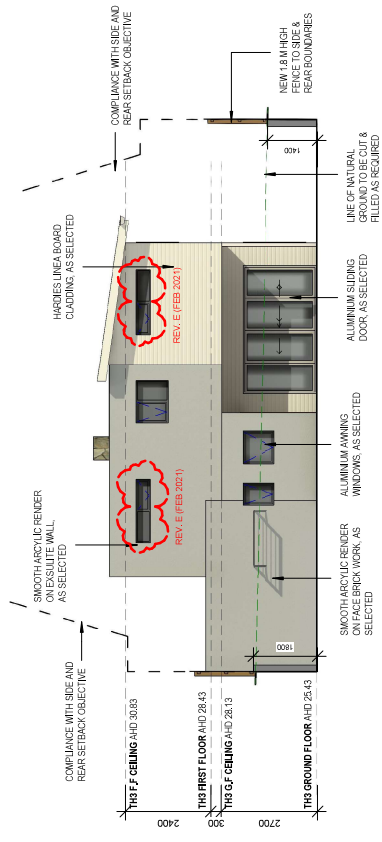
REV. E (FEB 2021)

NEW 1.2M HIGH FENCE TO SIDE BOUNDARIES WITHIN 3 METRES OF STREET ALIGNMENT (SHOWN DASHED FOR CLARITY)

REV. D (JAN 2021)

AREA ANALYSIS

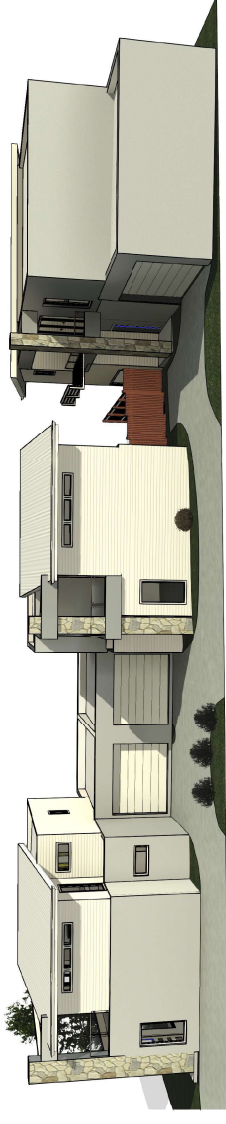
Name	Area	SQ'S
TH1 PROPOSED BALCONY	10.93 m ²	1.18
TH1 PROPOSED F.F	48.89 m ²	5.26
TH1 PROPOSED G.F	68.99 m ²	7.42
TH1 PROPOSED GARAGE	24.06 m ²	2.59
TH1 PROPOSED PORCH	6.20 m ²	0.67
TH2 PROPOSED BALCONY	11.31 m ²	1.22
TH2 PROPOSED F.F	44.77 m ²	4.82
TH2 PROPOSED G.F	64.30 m ²	6.92
TH2 PROPOSED GARAGE	24.39 m ²	2.62
TH2 PROPOSED PORCH	2.07 m ²	0.22
TH3 PROPOSED BALCONY	5.11 m ²	0.55
TH3 PROPOSED F.F	64.16 m ²	6.90
TH3 PROPOSED G.F	44.54 m ²	4.79
TH3 PROPOSED GARAGE	29.39 m ²	3.16
TH3 PROPOSED PORCH	3.29 m ²	0.35



NORTH ELEVATION

1 : 100

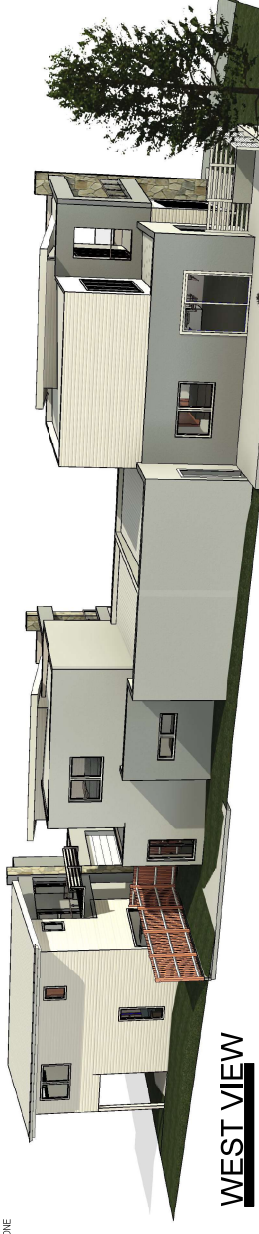
EAST VIEW



SOUTH ELEVATION

1 : 100

WEST VIEW



SOUTH VIEW

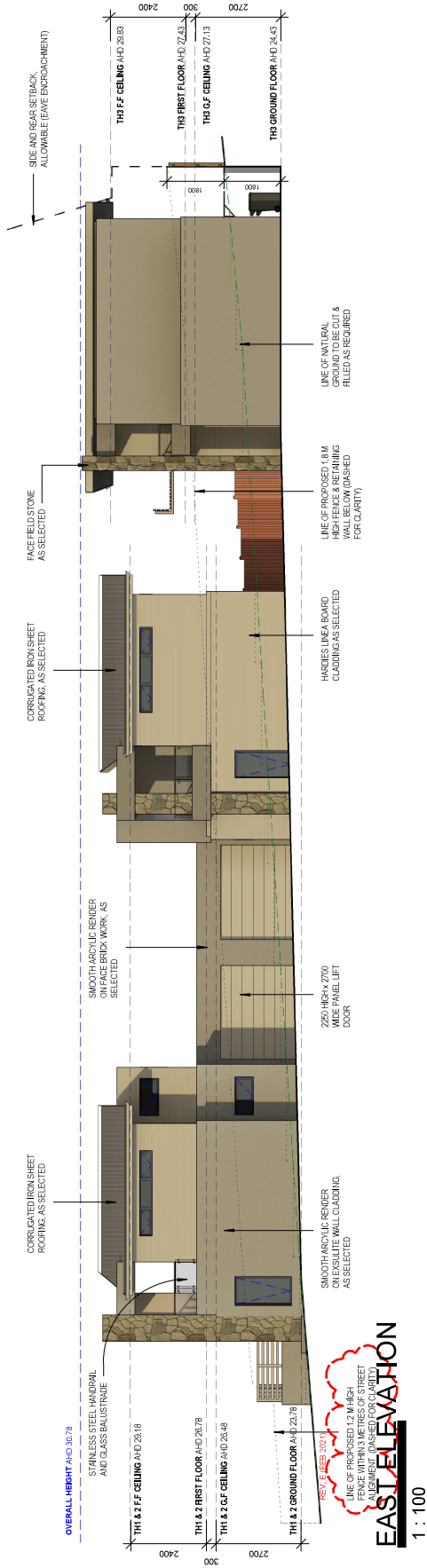


TH2 VIEW

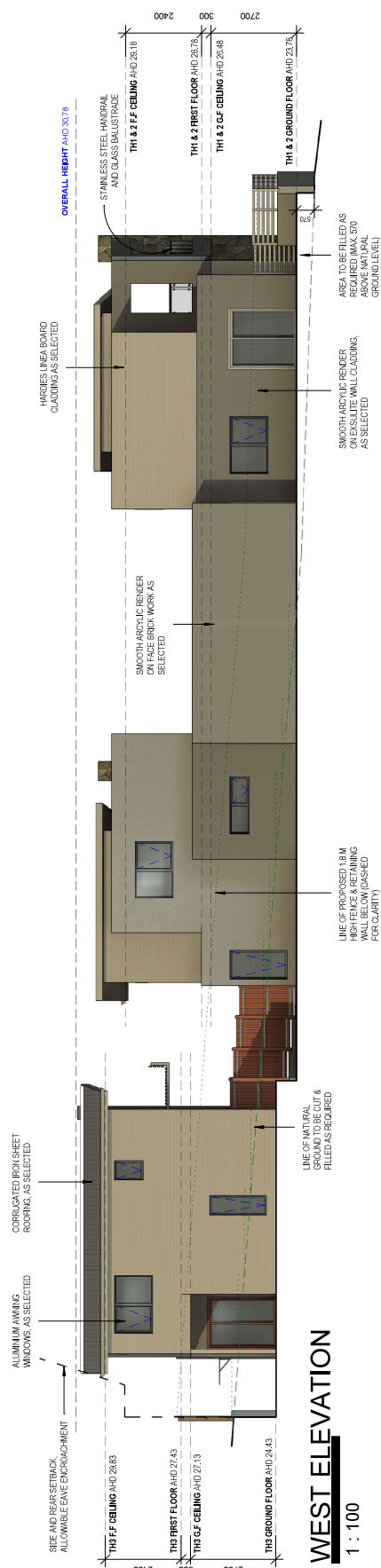


TH3 VIEW

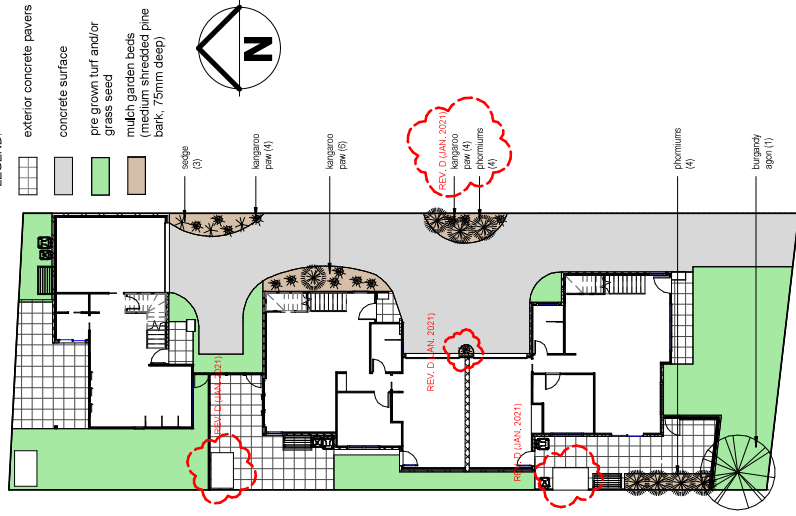
LINE OF MAX. BUILDING HEIGHT (10M) AHD 33.78



LINE OF MAX. BUILDING HEIGHT (10M) AHD 33.78



- LEGEND:
- exterior concrete pavers
 - concrete surface
 - pre grown turf and/or grass seed
 - mudch garden beds (medium shredded pine bark, 75mm deep)



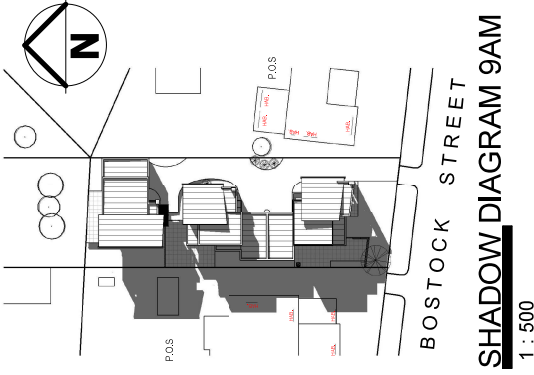
LANDSCAPE PLAN

1:200

PLANT SCHEDULE:			
KEY:	BOTANICAL (COMMON) NAME:	MATURE SIZE:	QUANTITY:
kangaroo paw	ANGLOZANTHUS BUSH-RANGER	0.5 x 0.5m	14
combination of phormiums	hybrid kangaroo paw	varying from 0.4 x 0.4m to 0.8 x 0.8m	8
	phormiums including: lime turf, purple fountain, surfer boy		
burgandy agon	agonis flexuosa nana	4.0 X 2.0m	1
sedg	Carex ssp.	0.8 X 0.6m	3

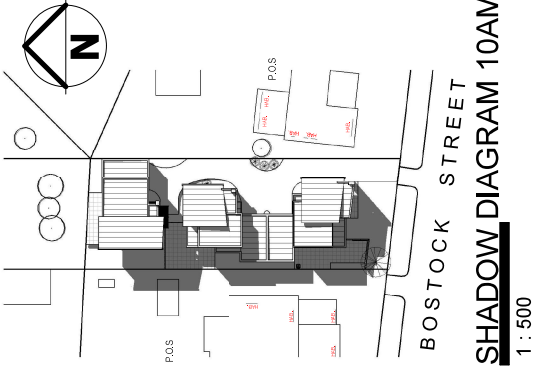
19-043 J. BROMLEY, 62 BOSTOCK STREET, WARRNAMBOOL

SHE: 3/6 FEBRUARY 2021 MID.E. A.L.A & J.B.B TOWN PLANNING REV. E A2 LANDSCAPE 23 BANYAN STREET, WARRNAMBOOL. T: 03 5562 6772 F: 03 5561 1977 Email: mark@merridesigns.com.au Registration No. DP-AD463



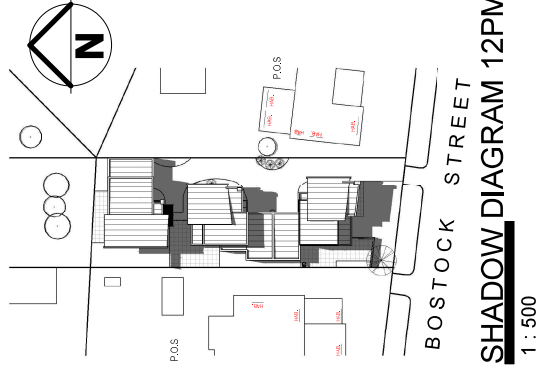
SHADOW DIAGRAM 9AM

1:500



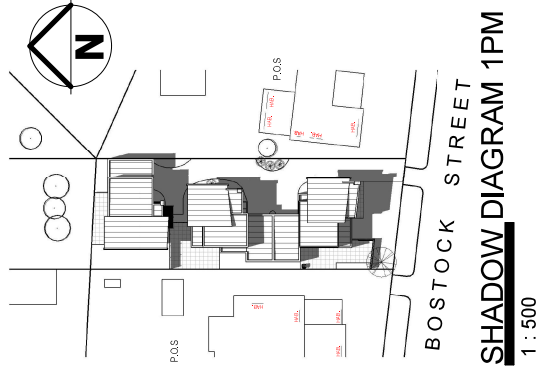
SHADOW DIAGRAM 10AM

1:500



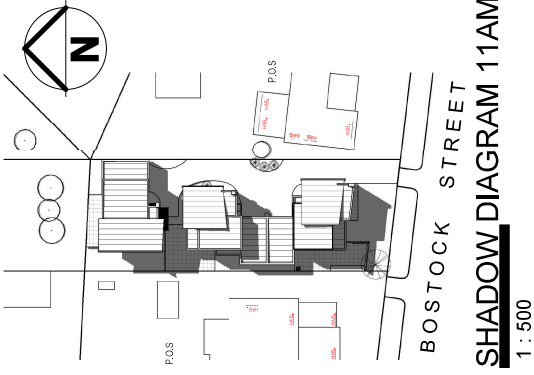
SHADOW DIAGRAM 12PM

1:500



SHADOW DIAGRAM 1PM

1:500



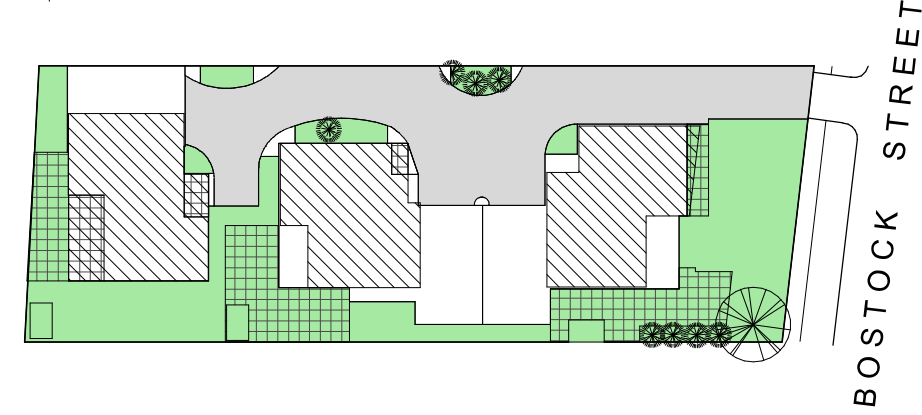
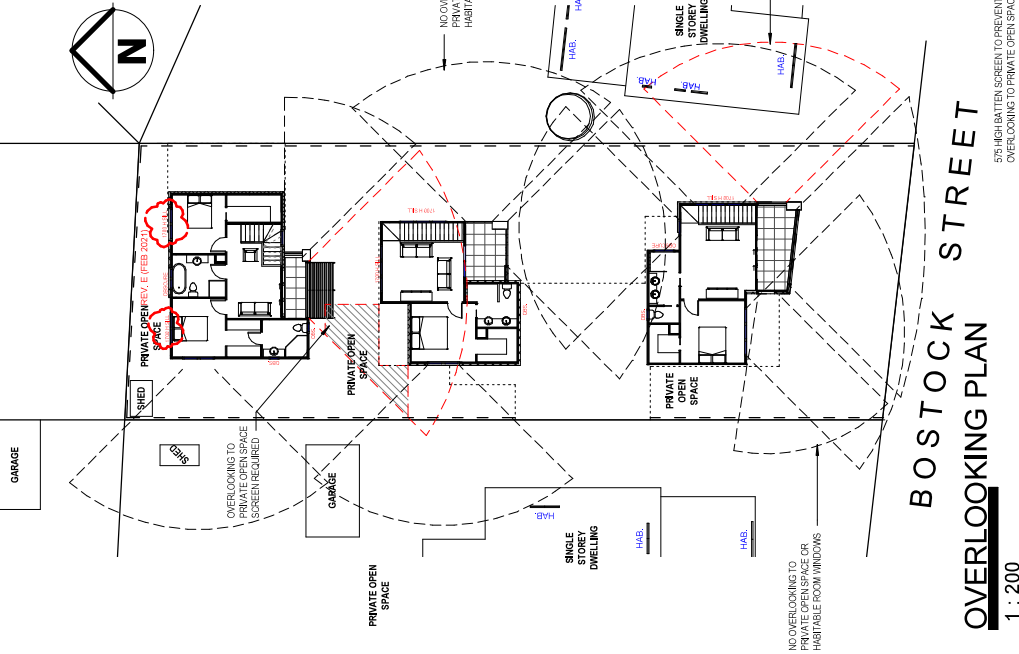
SHADOW DIAGRAM 11AM

1:500



SHADOW DIAGRAM 2PM

1:500



GARDEN AREA ANALYSIS:
AREA OF ALLOTMENT: 670.67 SQ.M.

	Area sq.m.	% of allotment
Residences & Garages (combined)	226.37	33.75%
Driveways & Routed Paving	107.57	15.90%
Areas less than 1 metre	5.00	0.75%
TOTAL	338.94	50.55%

REQUIRED GARDEN AREA (50%)
ALLOTMENT - HARD SURFACE AREA
= 670.67 m² - 338.94 m²
= 331.73 m²

35% GARDEN AREA COMPLIANCE
= 235.77 m²

SITE COVERAGE:
AREA OF ALLOTMENT: 670.67 SQ.M.

	Area sq.m.	% of allotment
Proposed Townhouses (including garages & drivs)	283.87	42.48%
TOTAL	283.87	42.48%

MAXIMUM SITE COVERAGE (60%)
50% SITE COVERAGE COMPLIANCE

IMPERMEABLE SURFACES:
AREA OF ALLOTMENT: 670.67 SQ.M.

	Area sq.m.	% of allotment
Dwellings & Garages	226.37	33.75%
Paved areas & Viaroads	87.14	12.99%
Driveway (sealed surface)	152.74	22.77%
TOTAL	466.25	69.51%

PERMEABLE SURFACES:
AREA OF ALLOTMENT: 670.67 SQ.M.

	Area sq.m.	% of allotment
Grassland Areas/Garden	161.87	24.14%
TOTAL	161.87	24.14%

MINIMUM PERMEABLE SURFACE (25%)
24% PERMEABLE COMPLIANCE

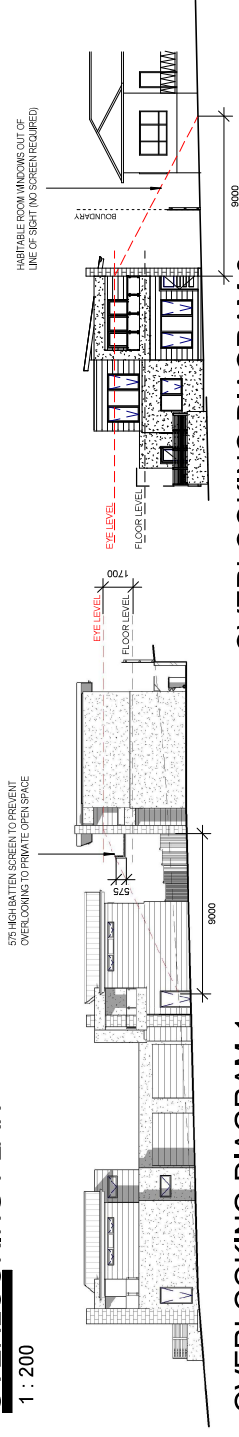
REV. DUAN, 2021

GARDEN AREA
1 : 200

LEGEND:

garden area

areas excluded from calculation



OVERLOOKING DIAGRAM 1
1 : 200



OVERLOOKING DIAGRAM 2
1 : 200