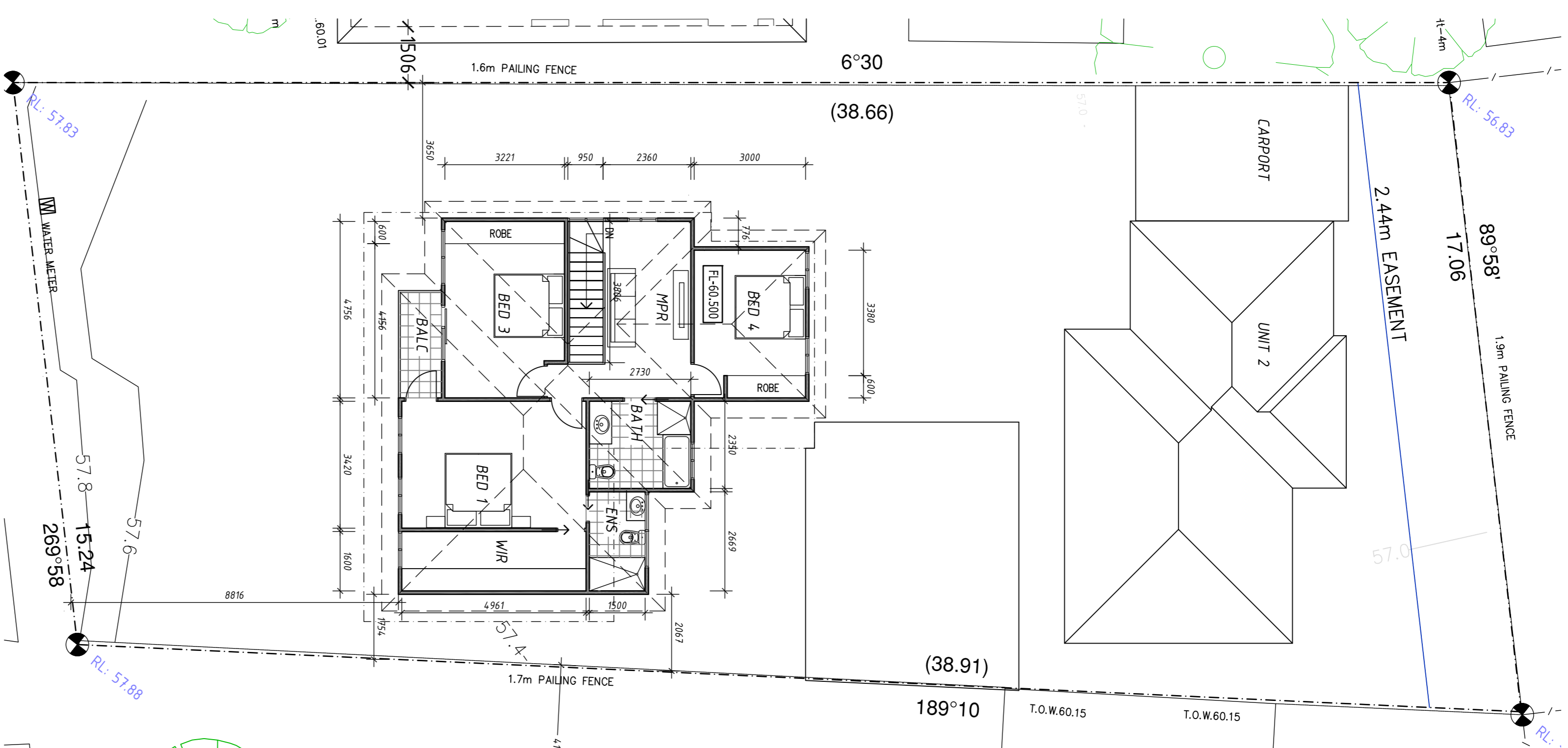
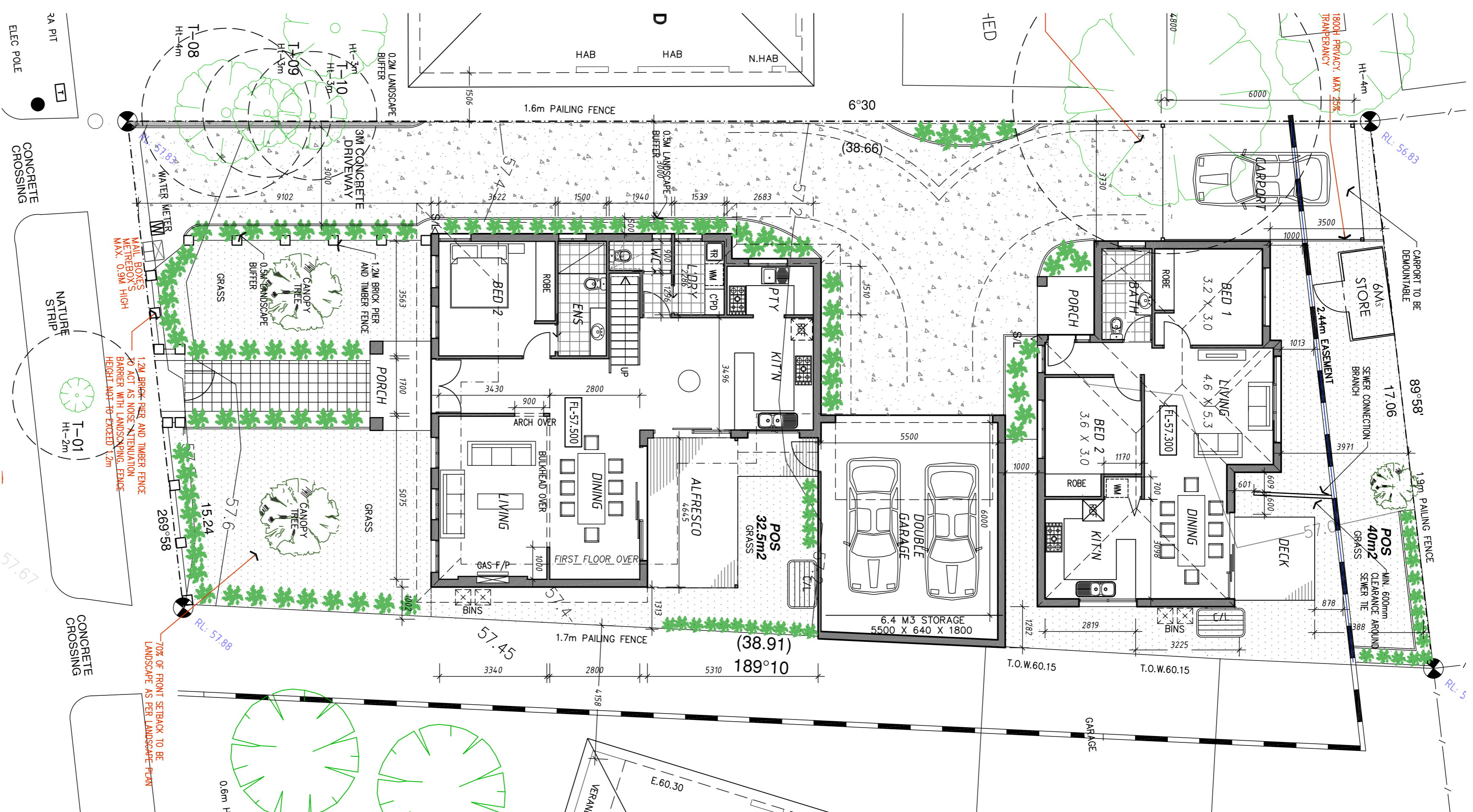


# GROUND FLOOR PLAN



## DEVELOPMENT SUMMARY

SITE ANALYSIS:  
SITE AREA..... 420M<sup>2</sup>

### PROPOSED UNIT AREA ANALYSIS:

UNIT 1:  
PROPOSED DWELLING GF AREA (INC GARAGE)..... 147.43M<sup>2</sup>  
PROPOSED DWELLING FF AREA..... 84.39M<sup>2</sup>  
TOTAL AREA..... 231.82M<sup>2</sup> (24.9%)

UNIT 2:  
PROPOSED DWELLING GF AREA..... 74.0M<sup>2</sup>  
TOTAL AREA..... 74.0M<sup>2</sup> (7.9%)

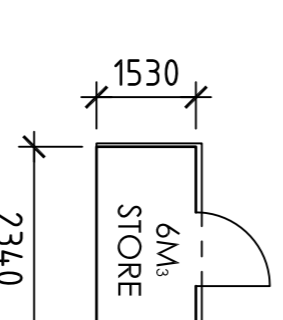
### SITE COVERAGE:

SITE AREA..... 420M<sup>2</sup>  
TOTAL SITE COVERAGE (including driveway)..... 39M<sup>2</sup> (9.2%)  
TOTAL PERMEABILITY..... 38%

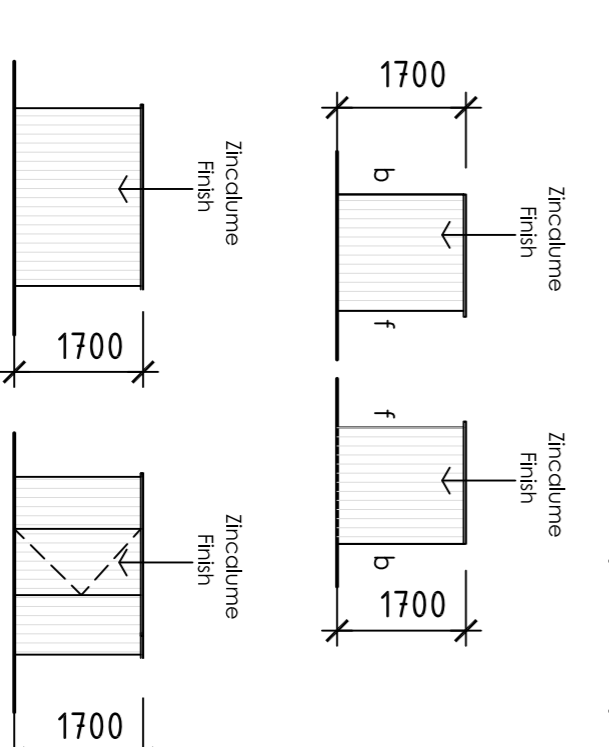
### LEGEND

	EXISTING TREE
	PROPOSED TREE
	PROPOSED SHRUB
	PROPOSED CLOTHESLINE
	TITLE BOUNDARY
	EXISTING BOUNDARY FENCE
	REDUCED LEVEL
	FLOOR LEVEL
	PROVISION FOR REFRIGERATOR
	PROVISION FOR WASHING MACHINE
	WATER METER
	PROPOSED BIN AREA

### STORAGE SHED PLAN (TYPICAL):



### STORAGE SHED ELEVATIONS (TYPICAL):



TYPE OF SHED (TYPICAL) - OR SIMILAR  
SPANBLIT - GARDEN KEEPER SHED (1 X SINGLE B75 DOOR)  
DIMENSIONS -  
COMPACT STD (W2440 X D1530 X H1710 / roof W2440 X D1610)  
VOLUME - 9m<sup>3</sup> FINISH - ZINCALUME

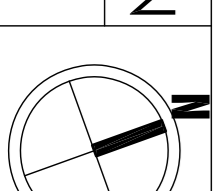
ALL LEVELS TO AHD

**Town Planning General Notes:**  
This drawing has been released for Town Planning purposes only, this drawing is not to be used for construction. Unless stamped by council this drawing is in preliminary format and isn't appropriate for building purposes. This drawing is to be read in conjunction with Clause 55 report and any other associated documents submitted for town planning approval. This drawing is not to be altered without written consent from our office.

Rev:	Date:	Issue:

## CONDITION 1 PLANS

Drawing Title: **GROUND FLOOR PLAN**  
Date: 8th Nov 2017  
Scale: 1:100 @ A1



Project Address: **Dandenong 3175**  
Drawing: **TP03**  
Council: Greater Dandenong  
Job No.: 145  
metro building designers  
Glenn Nielsen  
e: [metro@metrobdd.com.au](mailto:metro@metrobdd.com.au)  
w: [www.metrobdd.com.au](http://www.metrobdd.com.au)  
m: 0411 840 192