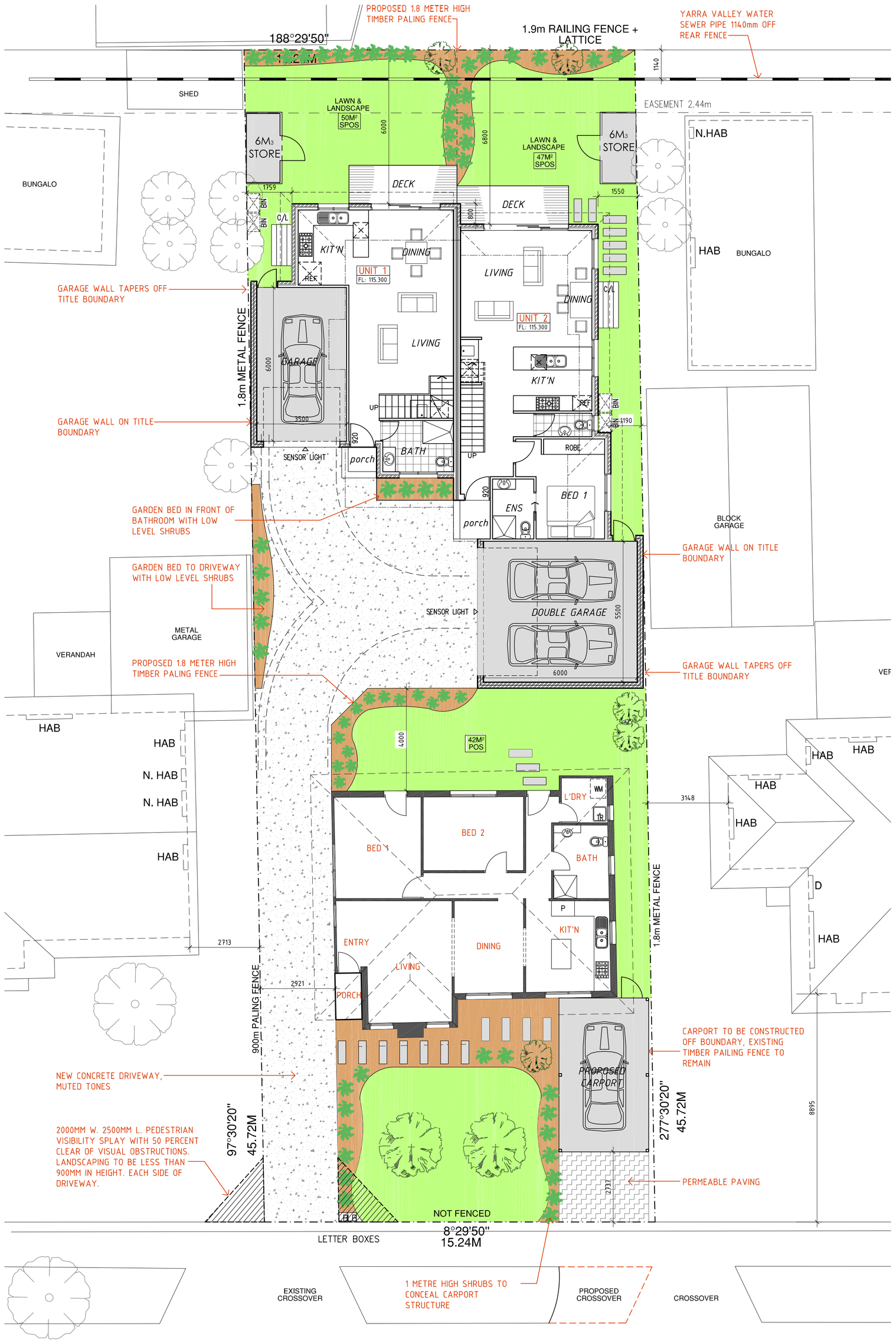
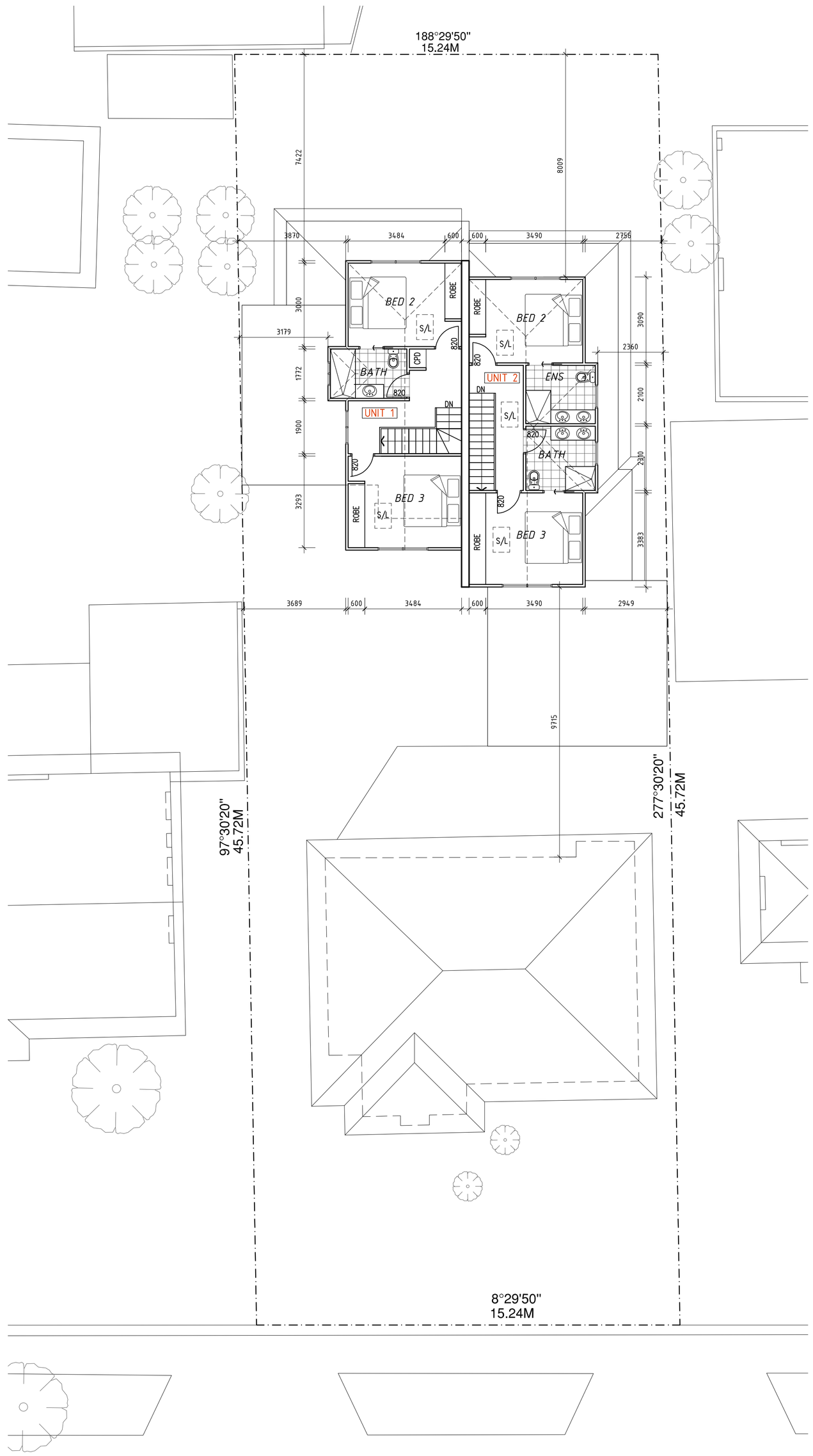
PROPOSED GROUND FLOOR



PROPOSED FIRST FLOOR



DEVELOPMENT SUMMARY

SITE ANALYSIS:

SITE AREA:	696.6M²

PROPOSED UNIT 1 ANALYSIS:

PROPOSED DWELLING GF AREA:	52.3M²
PROPOSED DWELLING FF AREA:	46.1M²
PROPOSED PORCH AREA:	1.6M²
PROPOSED GARAGE AREA:	24.35M²
TOTAL DWELLING AREA:	124.4M²/13.38SQ
SPOS AREA:	50M²

PROPOSED UNIT 2 ANALYSIS:

PROPOSED DWELLING GF AREA:	66.4M²
PROPOSED DWELLING FF AREA:	50.4M²
PROPOSED PORCH AREA:	2.2M²
PROPOSED GARAGE AREA:	37.6M²
TOTAL DWELLING AREA:	156.65M²/16.85SQ
SPOS AREA:	47M²

EXISTING DWELLING ANALYSIS:

EXISTING DWELLING GF AREA:	96.65M²
PROPSOED CARPORT AREA:	21.0M²
TOTAL AREA:	117.65M²

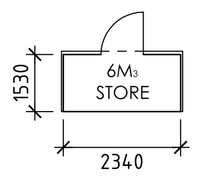
SITE COVERAGE/GARDEN AREA:

SITE COVERAGE	302.35M² / 43.4%
PERMEABILITY AREA:	37.6%
GARDEN AREA:	257.81M² / 37%

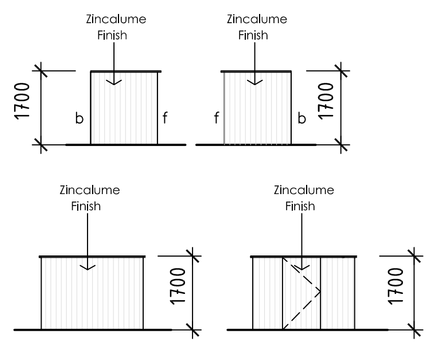
LEGEND

- EXISTING WALL
- WALL/STRUCTURE TO BE DEMOLISHED
- EXISTING TREE
- PROPOSED TREE
- PROPOSED SHRUB
- C/L — PROPOSED CLOTHESLINE
- TITLE BOUNDARY
- EXISTING BOUNDARY FENCE
- FL: AHD-77.200 — FLOOR LEVEL
- REF — PROVISION FOR REFRIGERATOR
- WM — PROVISION FOR WASHING MACHINE
- WATER METER
- BIN — PROPOSED BIN AREA

STORAGE SHED PLAN (TYPICAL):



STORAGE SHED ELEVATIONS (TYPICAL):



TYPE OF SHED (TYPICAL) - OR SIMILAR
SPANBILT - GARDEN KEEPER SHED (1 X SINGLE 875 DOOR)

DIMENSIONS -
COMPACT S/D (w2340 X d1530 X h1700 / roof w2440 X d1610)
VOLUMNE : 6m3 FINISH : ZINCALUME

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 be altered without written consent from our office.

Rev:	Date:	Issue:

RFI SUBMISSION

Drawing Title: PROPOSED FLOOR PLANS
Date: 15th Apr 2020 Council: Hume
Scale: 1:100 @ A1 Job No: 145

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Project Address: Broadmeadows 3047

Drawing: TP03