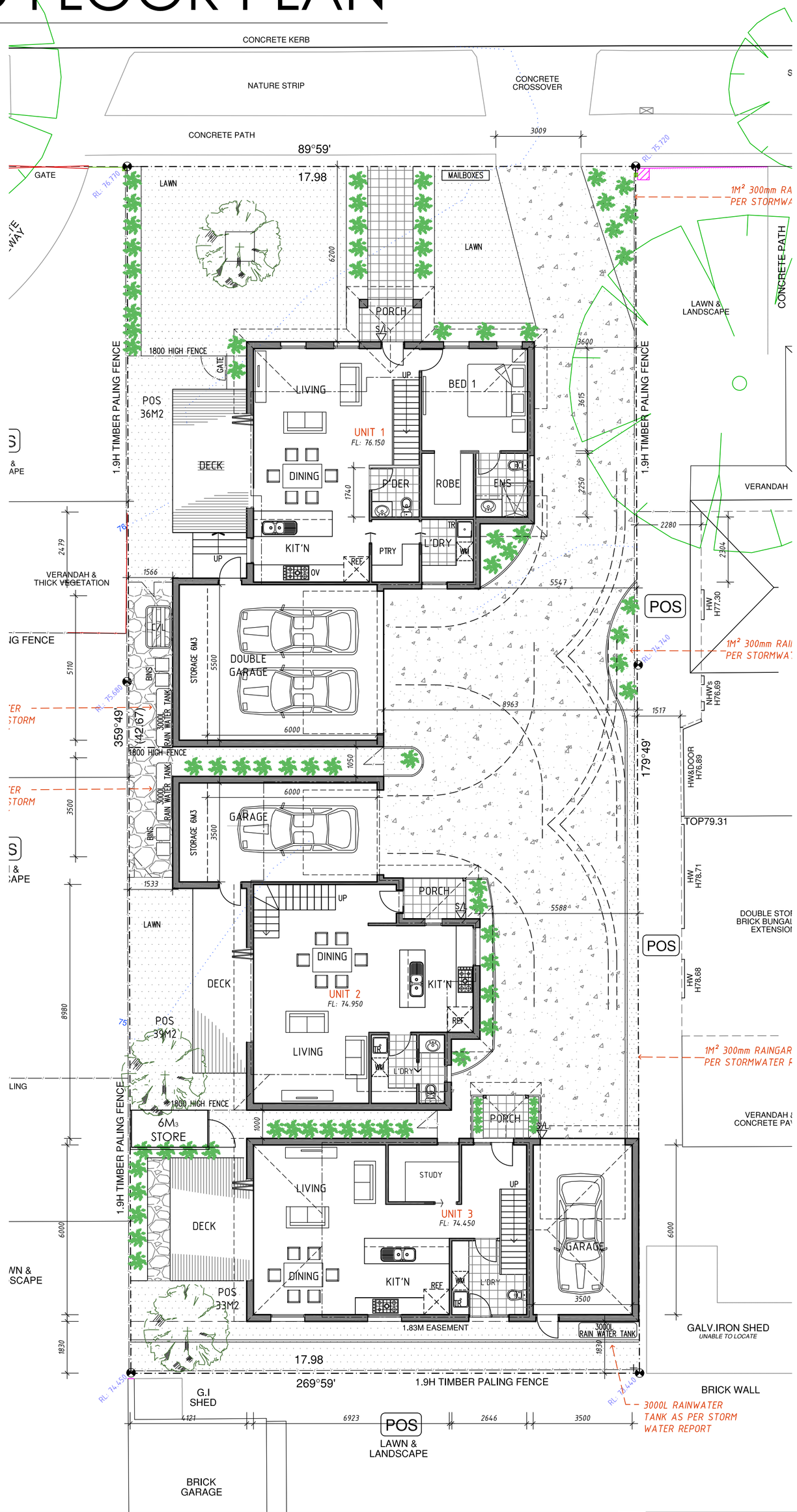
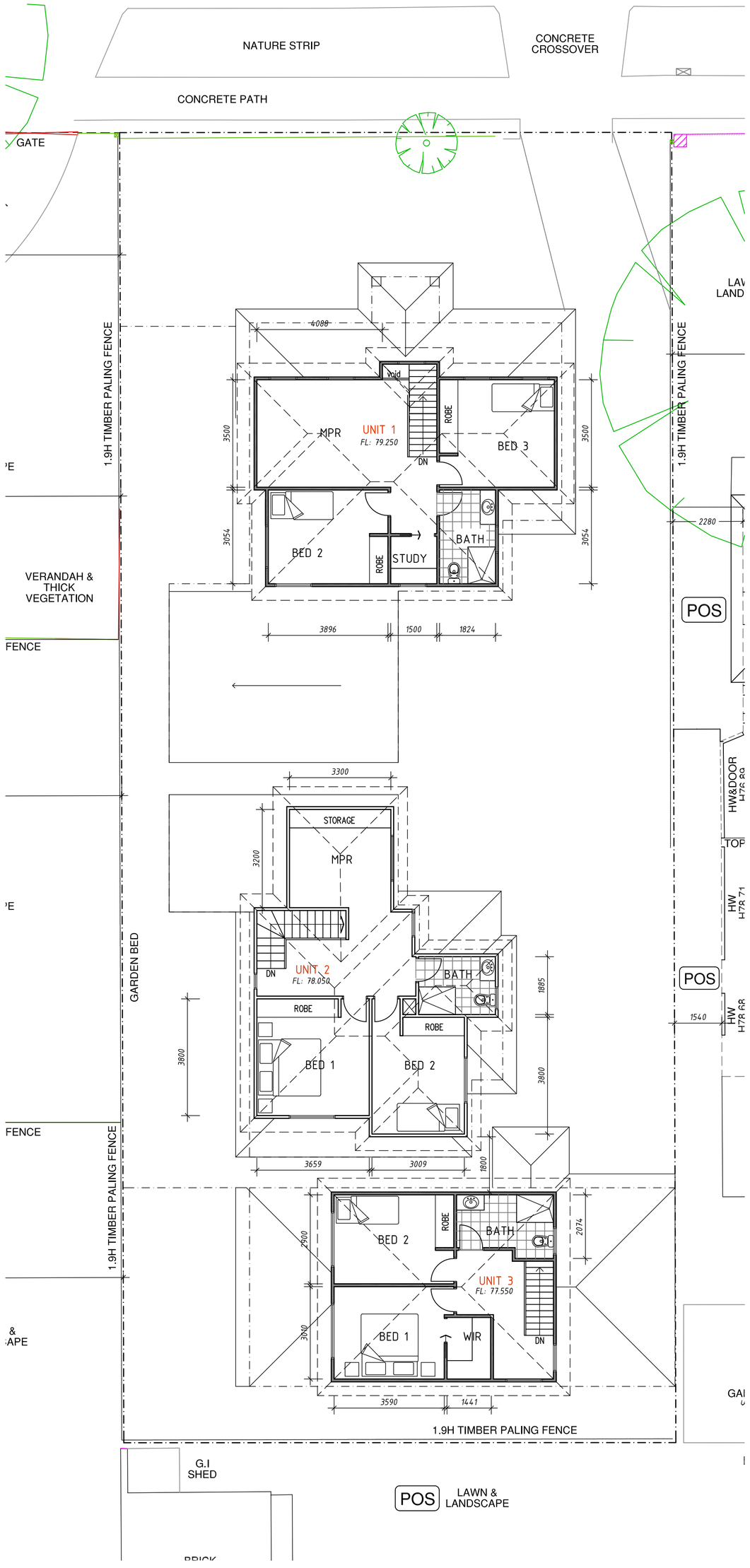
GROUND FLOOR PLAN





DEVELOPMENT SUMARY

SITE ANALYSIS:

SITE AREA:..... 767M2

PROPOSED UNIT 1 AREA ANALYSIS:

PROPOSED DWELLING GF AREA (incl garage)..... 127.0M2
PROPOSED PORCH AREA:..... 3M2
PROPOSED DWELLING FF AREA:..... 61M2
TOTAL AREA:..... 191.1M2 / 20.55SQ

PROPOSED UNIT 2 AREA ANALYSIS:

PROPOSED DWELLING GF AREA:..... 89.0M2
PROPOSED PORCH AREA:..... 3.1M2
PROPOSED DWELLING FF AREA:..... 63.0M2
TOTAL AREA:..... 155.1M2 / 16.69SQ

PROPOSED UNIT 3 AREA ANALYSIS:

PROPOSED DWELLING GF AREA:..... 89.0M2
PROPOSED PORCH AREA:..... 2.4M2
PROPOSED DWELLING FF AREA:..... 45.0M2
TOTAL AREA:..... 136.4M2 / 14.68SQ

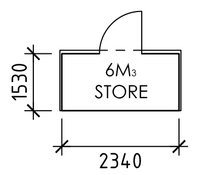
SITE COVERAGE:

SITE AREA:..... 767M2
TOTAL SITE COVERAGE:..... 305m2 (39.7%)

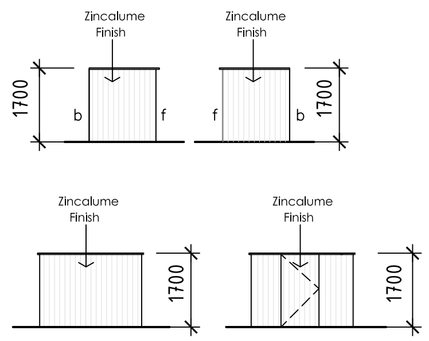
LEGEND

- EXISTING TREE
- PROPOSED TREE
- PROPOSED SHRUB
- C/L — PROPOSED CLOTHESLINE
- TITLE BOUNDARY
- EXISTING BOUNDARY FENCE
- REDUCED LEVEL
- FL: AHD-77.200 — FLOOR LEVEL
- PROVISION FOR REFRIGERATOR
- WM — PROVISION FOR WASHING MACHINE
- WATER METER
- 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

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 be altered without written consent from our office.

Rev:	Date:	Issue:

CONDITION 1 PLANS

Drawing Title: GROUND FLOOR PLAN
Date: 30th Oct 2019 Council: Banyule
Scale: 1:100 @ A1 Job No: 145

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Project Address: Macleod 3085

Drawing: TP03