

DEVELOPMENT SUMMARY

STREET SETBACK:
 UNIT 1 SET BACK IS THE AVERAGE OF
 LOT 1 & LOT 3 = 5.650m

SITE AREA = 715m²
 TOTAL SITE COVERAGE: 295.29m² 41%

SITE AREA UNIT 1:	3039m ²
BUILDING AREA UNIT 1:	136.95m ²
PROPOSED SITE COVERAGE UNIT 1:	45%
SITE AREA UNIT 2:	412m ²
BUILDING AREA UNIT 2:	158.30m ²
PROPOSED SITE COVERAGE UNIT 2:	38%
PAVING COVERAGE:	
UNIT 1 = 25.59m ²	
UNIT 2 = 192.60m ²	

PERMEABILITY
 TOTAL SITE PERMEABILITY: 297.20m² 39.97%

SITE AREA UNIT 1:	3039m ²
PERMEABILITY AREA UNIT 1:	142.15m ²
PERMEABLE SITE COVERAGE UNIT 1:	47%
SITE AREA UNIT 2:	412m ²
PERMEABILITY AREA UNIT 2:	123.10m ²
PERMEABLE SITE COVERAGE UNIT 2:	30%

GARDEN AREA
 TOTAL SITE AREA: 715m²
 ABOVE 65m² REQUIRES 55%
 715 x .55 / 100 = 250.25m² REQUIRED
 TOTAL SITE GARDEN AREA = 257.20m²
 35.97% COMPLEES

PRIVATE OPEN SPACE

UNIT 1:	POS: 92.40m ²
PRIVATE OPEN SPACE UNIT 1:	SPOS: 45.50m ²
UNIT 2:	POS: 85.59m ²
PRIVATE OPEN SPACE UNIT 2:	SPOS: 37.25m ²

SECLUDED PRIVATE OPEN SPACE AREAS
 WITH A MINIMUM OF 3m WIDTH >25m²

LEGEND

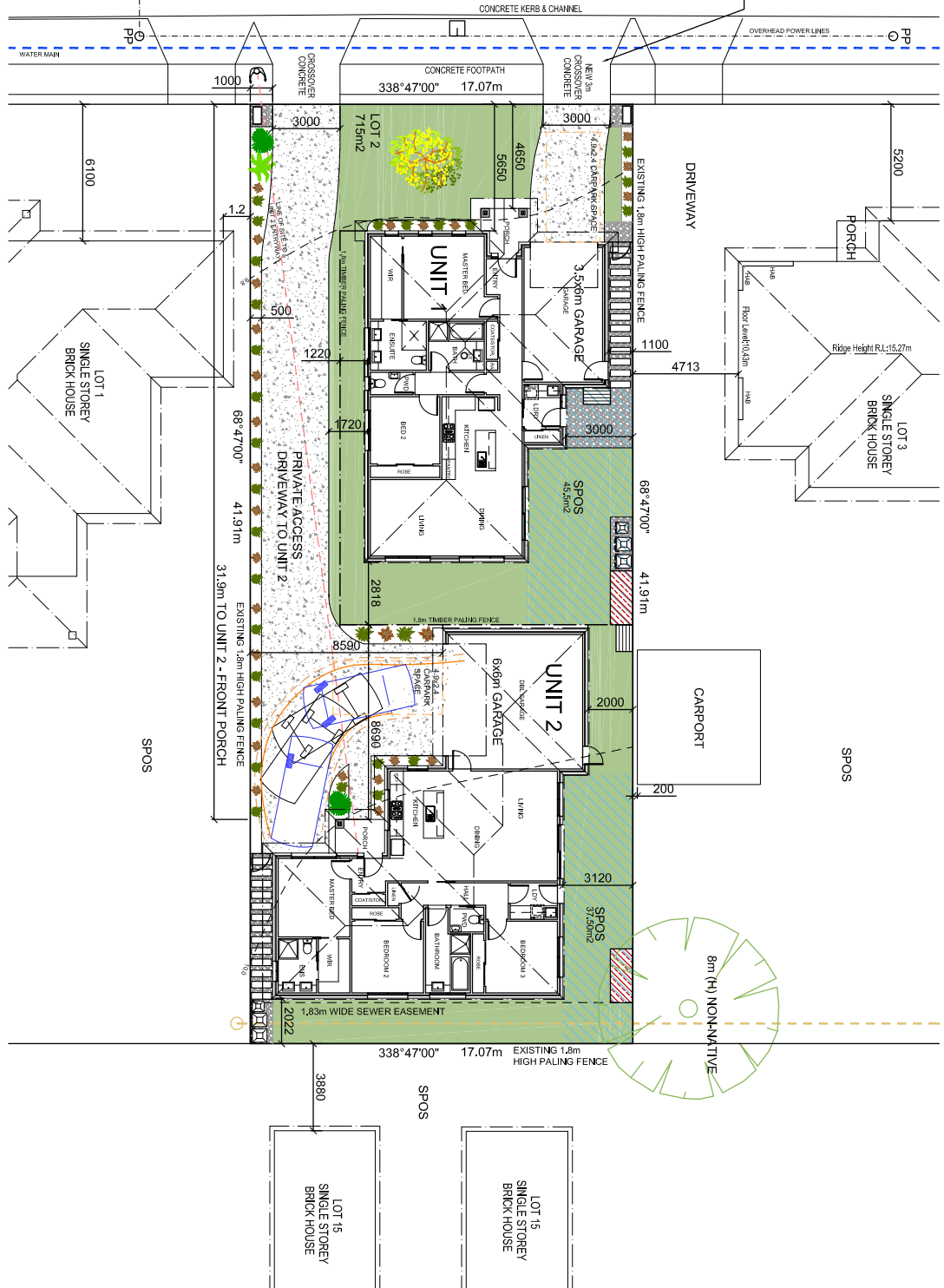
	LETTER BOX 0.9m HIGH
	RUBBISH BINS
	CLOTHES LINE
	CONCRETE PAVEMENT
	6m STORAGE LOCKER (1.2m x 2.4m x 2.4m)
	POROUS PAVERS WITH PEBBLES WALKWAYS
	GRASSSED AREA
	CANDOPY TREE
	SHRUBS & GRASSES

NOTE: REFER TO ACCOMPANYING LANDSCAPING PLAN FOR FURTHER DETAILS.

SERVICES

	OHEAD POWER LINES
	WATER MAIN
	SEWER MAIN

EXAMPLE STREET



DEVELOPMENT PLAN EXAMPLE:
 PROPOSED UNIT DEVELOPMENT

NOTE:
 THIS PLAN IS FOR ILLUSTRATION PURPOSES
 ONLY AND IS NOT INDICATIVE OF COUNCIL
 APPROVAL. FURTHER INFORMATION MAY BE
 REQUIRED BY COUNCIL AS PART OF THE
 PLANNING PERMIT APPLICATION PROCESS

SCALE 1:200 (METRES)	0 2 4 6 8 10 12 14 16 18 20
REV #	DESCRIPTION
00	ISSUED FOR PLANNING
	DRG.

FOR PLANNING

SITE PLAN

PROJECT: 2 UNIT DEVELOPMENT
 ADDRESS: LOT 2, EXAMPLE STREET
 CLIENT:

SCALE 1:200

PREP. NO. TA-002

REV. 00