



- REVISIONS:
- A. 2016-01-13. Patio length updated for Type 1A, Type 1A-SA, SP4, Type 2, SP2, SP1, Type 3D, Type 4A, SP6 house types as per client request. SO
  - B. 2016-04-19. Footprints for house types SP1 updated. Layout amended. Plots 288 & 296 changed from SP7 to SP7A and plots 289 & 297 changed from SP7(n) to SP7B at clients request. AJA/DW
  - C. 2016-05-04. Footprints for house types Type 3D, SP2 & SP6 amended and affected surrounding areas updated. Footpath in front of plot 289 widened and retractable bollards indicated. Plots 250-262 positions and parking areas adjusted. Plots 255-257 handed. 2m wide footpath added in front of plots 242-249. All as per Client's request. PVA

LEGEND			
<b>SITE BOUNDARIES</b>			
	APPLICATION BOUNDARY		
<b>EXISTING VEGETATION</b>			
	EXISTING TREE TO BE RETAINED WITH MAINTENANCE CANOPY DEC		EXISTING SPA
	EXISTING VEGETATION TO BE REMOVED		
<b>EXTERNAL BOUNDARY TREATMENTS</b>			
	1800mm HIGH SCREEN WALL WITH 100mm METAL STRIP TO TOP AND BOTTOM		600mm HIGH SCREEN WALL WITH 100mm METAL STRIP TO TOP AND BOTTOM
	1800mm HIGH CLOSE BOARD TIMBER FENCE		900mm HIGH METAL STRIP FENCING
	100mm HIGH TIE-BACK MATCHBOARD ACCESS GATE		1800mm HIGH PLOT DIVISION PANEL FENCE
	100mm HIGH TIE-BACK MATCHBOARD ACCESS GATE		RETRACTABLE METAL ROLLAD
<b>NUMBERING</b>			
12	PLOT NUMBERS	G12	GARAGE NUMBERS
P12	PARKING NUMBERS	V	VEHICLE PARKING
(b)	PLOT HANDING	C	CASUAL PARKING
<b>MICROCLIMATES</b>			
	DRIVEWAY		GARAGE ACCESS
			PERSONNEL ACCESS
	AFFORDABLE HOUSING - INTERMEDIATE		AFFORDABLE HOUSING - RENTED
	BN HURSTANDING WITH 1.5M TURNING SPACE		BN HURSTANDING
	ROTARY DRIVE		CYCLE BAY
	WATER BUTT		COMPOST BIN
<b>GROUND SURFACING</b>			
	MARSHALLS RETIKON BLOCK PAVING COLOUR: SPINNA		SHINGLE STRIP
	TARMAC		PAVING SLABS
	BN SLAB		LOOSE STONE GRID SYSTEM
			150mm x 60mm MARSHALLS SAND BLUFF PAVING SLABS
<b>LANDSCAPING</b>			
	PROPOSED NEW TREE WITH TO SPINNA LAYOUT DRAWING FOR EXACT SPECIES		PROPOSED SHRUB & HEDGEROW WITH TO SPINNA LAYOUT DRAWING FOR EXACT SPECIES
	PROPOSED BULBUS PLANTING WITH TO SPINNA LAYOUT DRAWING FOR EXACT SPECIES		PROPOSED GRASS PLANTING WITH TO SPINNA LAYOUT DRAWING FOR EXACT SPECIES

ACCOMMODATION SCHEDULE					
<b>OPEN MARKET</b>					
Name	Stories	Bedrooms	sqft		
TYPE 1A	2 Storey	3 Bed house	10231 <sup>sqft</sup>	1	
TYPE 1A-SA (side access)	2 Storey	3 Bed house	10381 <sup>sqft</sup>	2	
SP4	2 Storey	4 Bed house	12061 <sup>sqft</sup>	3	
TYPE 2	2 Storey	4 Bed house	12191 <sup>sqft</sup>	1	
SP7A	2.5 Storey	4 Bed House	13941 <sup>sqft</sup>	2	
SP7B	2.5 Storey	4 Bed House	13941 <sup>sqft</sup>	2	
SP2	3 Storey	4 Bed house	154021 <sup>sqft</sup>	2	
SP1-V1	2.5 Storey	4 Bed house	17231 <sup>sqft</sup>	4	
SP1-V2	2.5 Storey	4 Bed house	17231 <sup>sqft</sup>	5	
SP1-V3	2.5 Storey	4 Bed house	17041 <sup>sqft</sup>	1	
TYPE 3D	2.5 Storey	5 Bed house	19421 <sup>sqft</sup>	7	
TYPE 4A	2.5 Storey	5 Bed house	22291 <sup>sqft</sup>	9	
SP6	3 Storey	5 Bed house	26711 <sup>sqft</sup>	3	
<b>TOTAL</b>				<b>42</b>	
<b>AFFORDABLE HOUSING UNITS - RENTED</b>					
Name	Stories	Bedrooms	sqft		
AF2	2 Storey	2 Bed house	7821 <sup>sqft</sup>	10	
AF3	2 Storey	3 Bed house	9101 <sup>sqft</sup>	1	
AF3-SA (side access)	2 Storey	3 Bed house	9241 <sup>sqft</sup>	2	
S461	2 Storey	4 Bed house	11661 <sup>sqft</sup>	1	
S461-SA (side access)	2 Storey	4 Bed house	11661 <sup>sqft</sup>	1	
<b>TOTAL</b>				<b>16</b>	
<b>AFFORDABLE HOUSING UNITS - INTERMEDIATE</b>					
Name	Stories	Bedrooms	sqft		
AF2	2 Storey	2 Bed house	7821 <sup>sqft</sup>	2	
AF3-SA (side access)	2 Storey	3 Bed house	9241 <sup>sqft</sup>	1	
<b>TOTAL</b>				<b>3</b>	
<b>TOTAL AFFORDABLE UNITS</b>				<b>19</b>	

