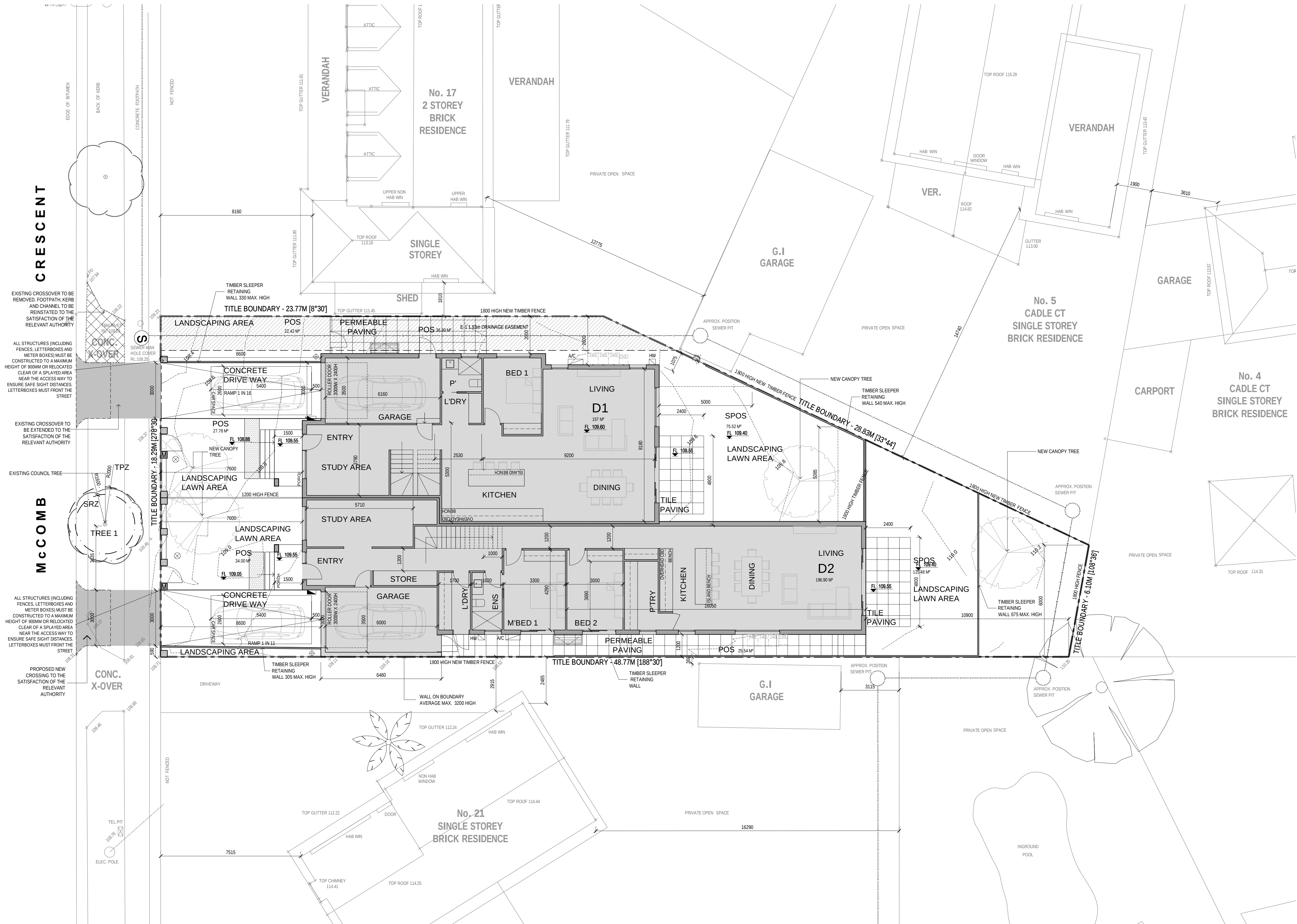




DEVELOPMENT SUMMARY

TOTAL SITE AREA	748.29 m ²
COVERAGE m ²	347.90 m ²
COVERAGE %	46.50 %
LANDSCAPING AREA m ²	342.16 m ²
PERMEABILITY %	45.72 %
GARDEN AREA	337.52 m ²
GARDEN AREA %	45.10 %

AREA ANALYSIS

UNITS NO.	GROUND FLOOR	FIRST FLOOR	TOTAL AREA	TOTAL POS AREA	TOTAL SPDS AREA
1	157.00 m ²	117.00 m ²	274.00 m ²	87.08 m ²	75.52 m ²
2	196.90 m ²	96.90 m ²	293.80 m ²	64.08 m ²	115.48 m ²

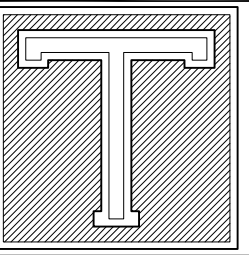
LEGEND

1.80 HIGH TIMBER PALING FENCE	1.80H (PALS)
PRIVATE OPEN SPACE	P.O.S.
SECLUDED PRIVATE OPEN SPACE	S.P.O.S.
NEIGHBOURING PROPERTY WINDOW	W
NEIGHBOURING PROPERTY HABITABLE WINDOW	HW
EXISTING EASEMENT	
EXISTING TREE	
EXISTING TREE TO BE REMOVED	
WATER TANK	WATER TANK 2000L
CLOTHES LINIE	
ELECTRICITY METER BOARD	
MAIL BOX	
AIR CON.	A/C
HOTWATER SYSTEM	HW
WATER METER	
GAS METER	

REFER TO APPROVED DRAINAGE PLACE FOR THE LOCATION, SIZE AND CONNECTION TO WATER TANKS.

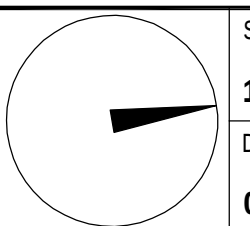
REV	DATE	DESCRIPTION	DRAWN
A	25.11.23	FOR COUNCIL SUBMISSION	AARON
B	05.07.24	RFI	YUK

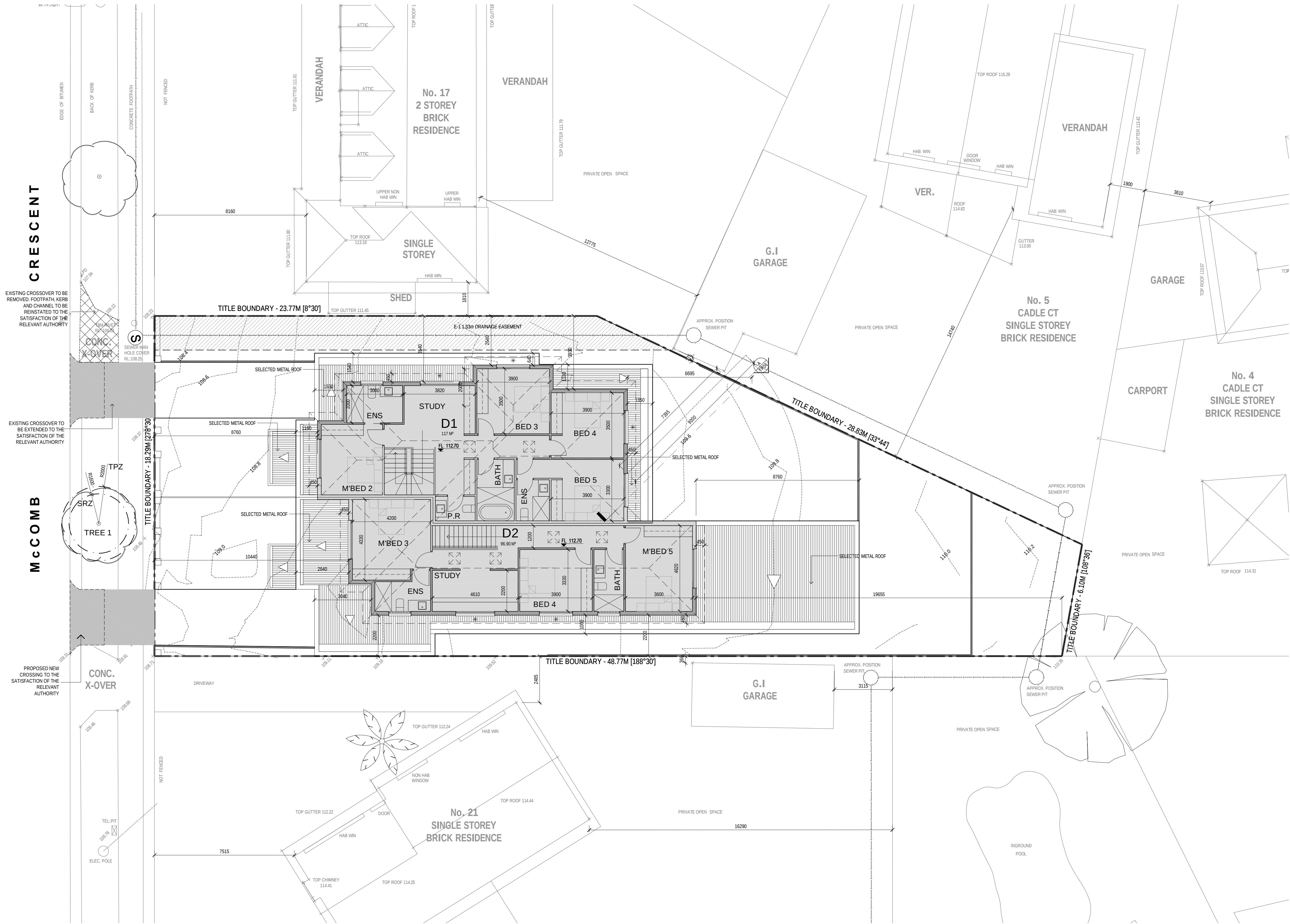
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PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT
AT 19 MCCOMB CRESCENT, BAYSWATER
DRAWING TILT
GROUND FLOOR PLAN

	SCALE:	PROJECT No.:	
	1:100 @A1	23-718	
	DATE:	REV:	PAGE:
	05-07-2024	B	TP-03



DEVELOPMENT SUMMARY

TOTAL SITE AREA	748.29 m ²
COVERAGE m ²	347.90 m ²
COVERAGE %	46.50 %
LANDSCAPING AREA m ²	342.16 m ²
PERMEABILITY %	45.72 %
GARDEN AREA	337.52 m ²
GARDEN AREA %	45.10 %

AREA ANALYSIS

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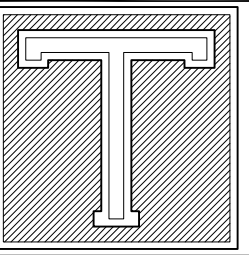
LEGEND

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EXISTING TREE TO BE REMOVED	
WATER TANK	WATER TANK 2000L
CLOTHES LINIE	
ELECTRICITY METER BOARD	
MAIL BOX	
AIR CON.	A/C
HOTWATER SYSTEM	HW
WATER METER	
GAS METER	

REFER TO APPROVED DRAINAGE PLACE FOR THE LOCATION, SIZE AND CONNECTION TO WATER TANKS.

REV	DATE	DESCRIPTION	DRAWN
A	25.11.23	FOR COUNCIL SUBMISSION	AARON
B	05.07.24	RFI	YUK

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PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT
AT 19 MCCOMB CRESCENT, BAYSWATER
DRAWING TILT
FIRST FLOOR PLAN

	SCALE:	PROJECT No.:	
	1:100 @A1	23-718	
	DATE:	REV:	PAGE:
	05-07-2024	B	TP-04

1 RENDER COLOR
DULUX
NATURAL WHITE
OR SIMINAL

2 RENDER COLOR
DULUX
LEICHCN
OR SIMINAL

3 MONIER ROOFING
BLABANA
BARRAMUNDI
OR SIMINAL

4 BRICK WALL
RHRBRICK
MACQUEE BLEND
OR SIMINAL

5 WINDOWS GUTTER
(GARAGE DOOR AND
DOWNPIPE
MONUMENT

6 OCS

7 OBSCURE
GLIZING

8 OCS

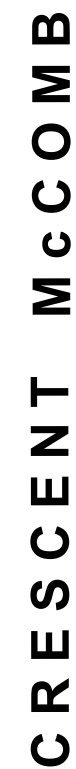
9 OCS

10 OCS

OBSCURE FINE MUST NOT BE USED FOR
SCREENING PURPOSES



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

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FIGURED DIMENSIONS TO TAKE PRECEDENCE TO SCALED DRAWINGS.
NOTE: PLANS ARE NOT TO BE SCALED.



PROPOSED RESIDENTIAL DEVELOPMENT AT 19 MCCOMB CRESCENT, BAYSWATER

DRAWING TILT

ELEVATIONS

SCALE: 1:100 @A1	PROJECT No.: 23-718	
DATE: 05-07-2024	REV: B	PAGE: TP-06