

**1 South (Vernal Ave) View**  
Scale: 1:100



**3 South East View (From Vernal Ave)**  
Scale: 1:150



|   |   |          |            |                      |
|---|---|----------|------------|----------------------|
| ISSUE   | DATE  | REVISION |            |                      |
| PROJECT   | Proposed Two New Dwellings  |          |            | PROJECT #<br>2503-P2 |
| CLIENT  |  |          |            | DATE #<br>SCALE @ A3 |
| DWG   | 3D View   |          |            | DATE<br>TT           |
|  |   |          | CHKD<br>TT | REVISION             |
|  |   |          |            |                      |






**1 North East (Rear) View**  
Scale: 1:150



**2 North (Rear) View**  
Scale: 1:150



|         |   |          |          |                               |
|---------|---|----------|----------|-------------------------------|
| ISSUE   | DATE  | REVISION |          |                               |
| PROJECT | Proposed Two New Dwellings  |          |          | PROJECT #<br>2503-P2          |
| CLIENT  |  |          |          | DATE #<br>SCALE @ A3<br>1:100 |
| DWG     | 3D View   |          |          | DWG #<br>A04                  |
|         | CHKD  | TT       | REVISION |                               |






**North West View**  
Scale: 1:150



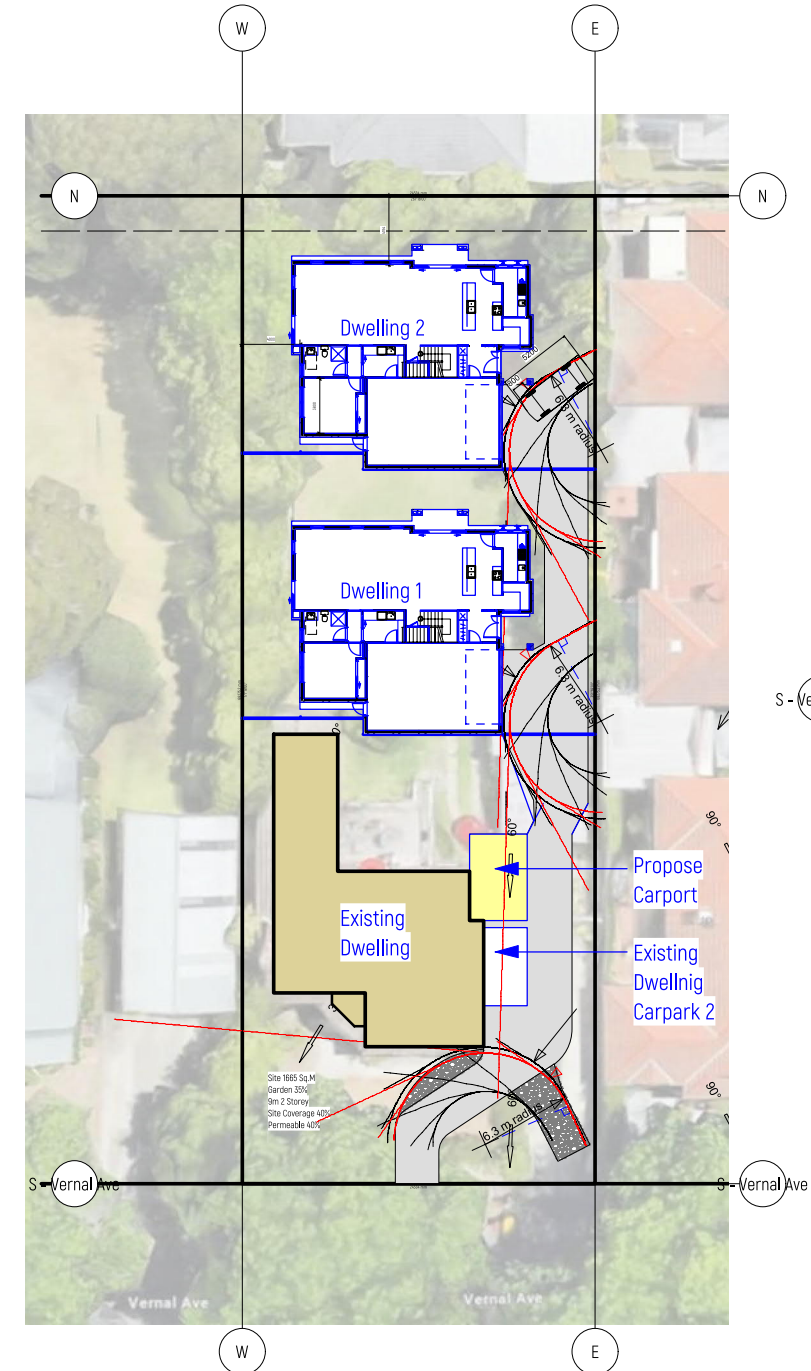
**South West (Vernal Ave) View**  
Scale: 1:150



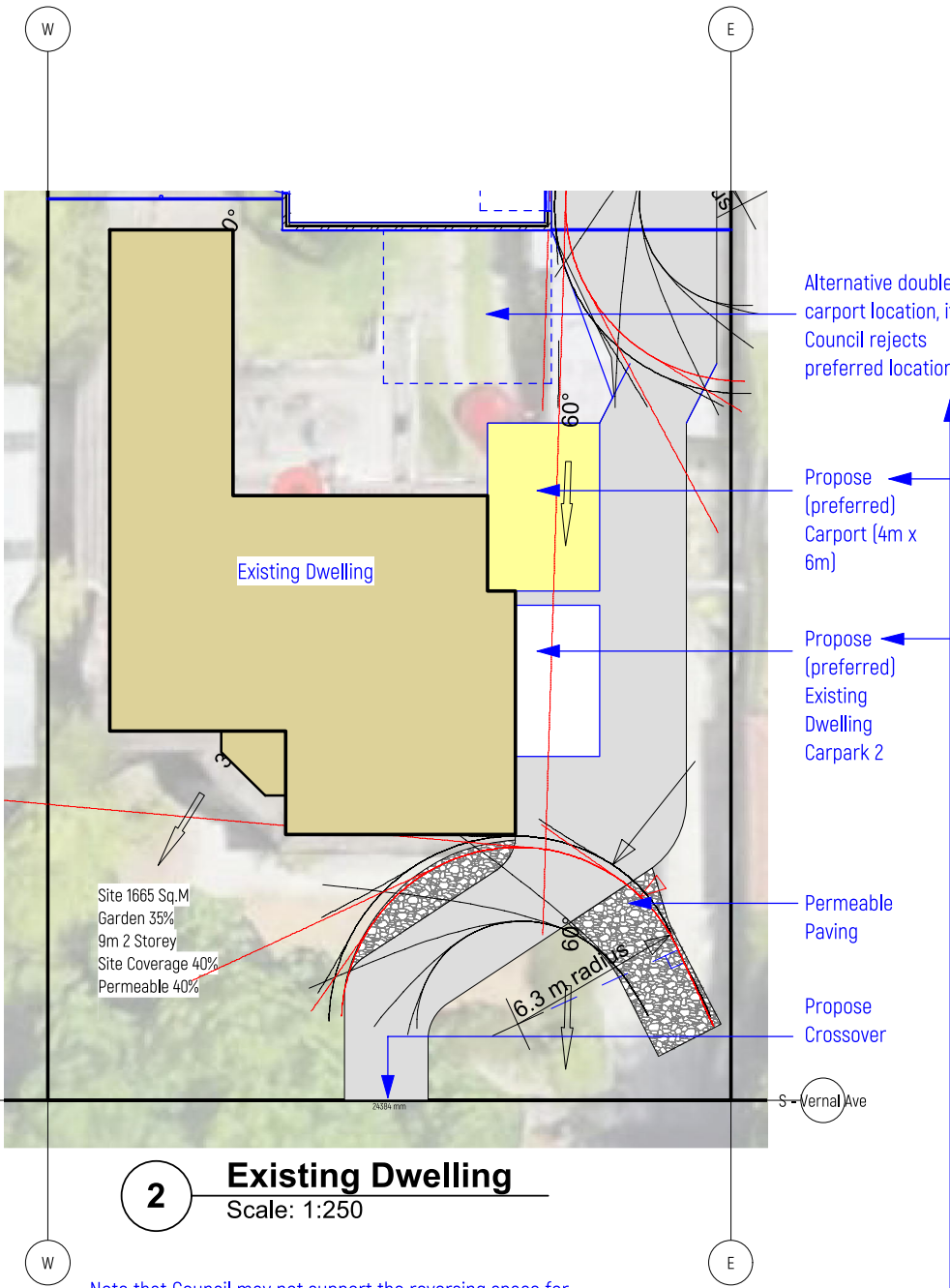
|         |   |          |            |                               |
|---------|---|----------|------------|-------------------------------|
| ISSUE   | DATE  | REVISION |            |                               |
| PROJECT | Proposed Two New Dwellings  |          |            | PROJECT #<br>2503-P2          |
| CLIENT  |  |          |            | DATE #<br>SCALE @ A3<br>1:100 |
| DWG     | 3D View   |          |            | DWG #<br>A05                  |
|         |   |          | CHKD<br>TT | REVISION                      |

Area Calculation:

|                         |                       |
|-------------------------|-----------------------|
| Total site area :       | 1665 Sq.m             |
| Existing Home Coverage: | 195 Sq.M              |
| Propose Carpark:        | 24 Sq.M               |
| Dwelling 1 Coverage:    | 216 Sq.M              |
| Dwelling 2 Coverage:    | 216 Sq.M              |
| Total:                  | 651 Sq.M              |
| Total Coverage:         | 39.1% - [40% Allowed] |
| Concrete Driveway:      | 261 Sq.M - 15.6%      |
| Premeable:              | [Min 40%]             |



1 Overall Site Plan  
Scale: 1:500



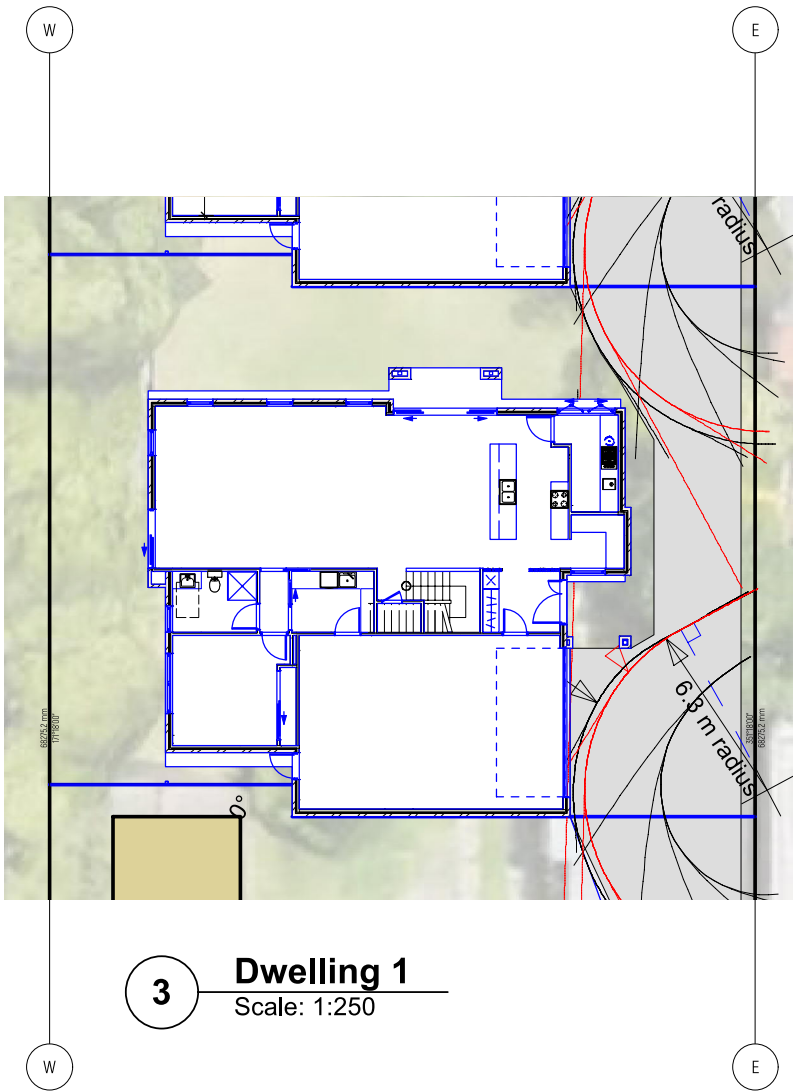
2 Existing Dwelling  
Scale: 1:250

Note that Council may not support the reversing space for Unit 1 being located in the front yard. They are likely to prefer it at the rear, allowing for more landscaping at the front and keeping the vehicle crossover in its existing location.

This can be discussed with Council through a pre-application meeting, which costs approximately \$350.

The benefit of locating the car park as currently designed is that it allows for a larger backyard for Unit 1. If Council supports this arrangement during the pre-application meeting, it would be reasonable to proceed.

Otherwise, it is best to place the car parking in the alternative location.



3 Dwelling 1  
Scale: 1:250

The car reversing area is tight on the east ('E') side. Council will always request a traffic engineer's design to confirm compliance. If the engineer determines that more car reversing space is required, the house can be shifted towards the west ('W') side boundary.

Dwellings 2 and 3 are currently designed to be identical. However, moving the house west would bring it closer to the large trees on that side, so arborist justification will be needed to support this adjustment.

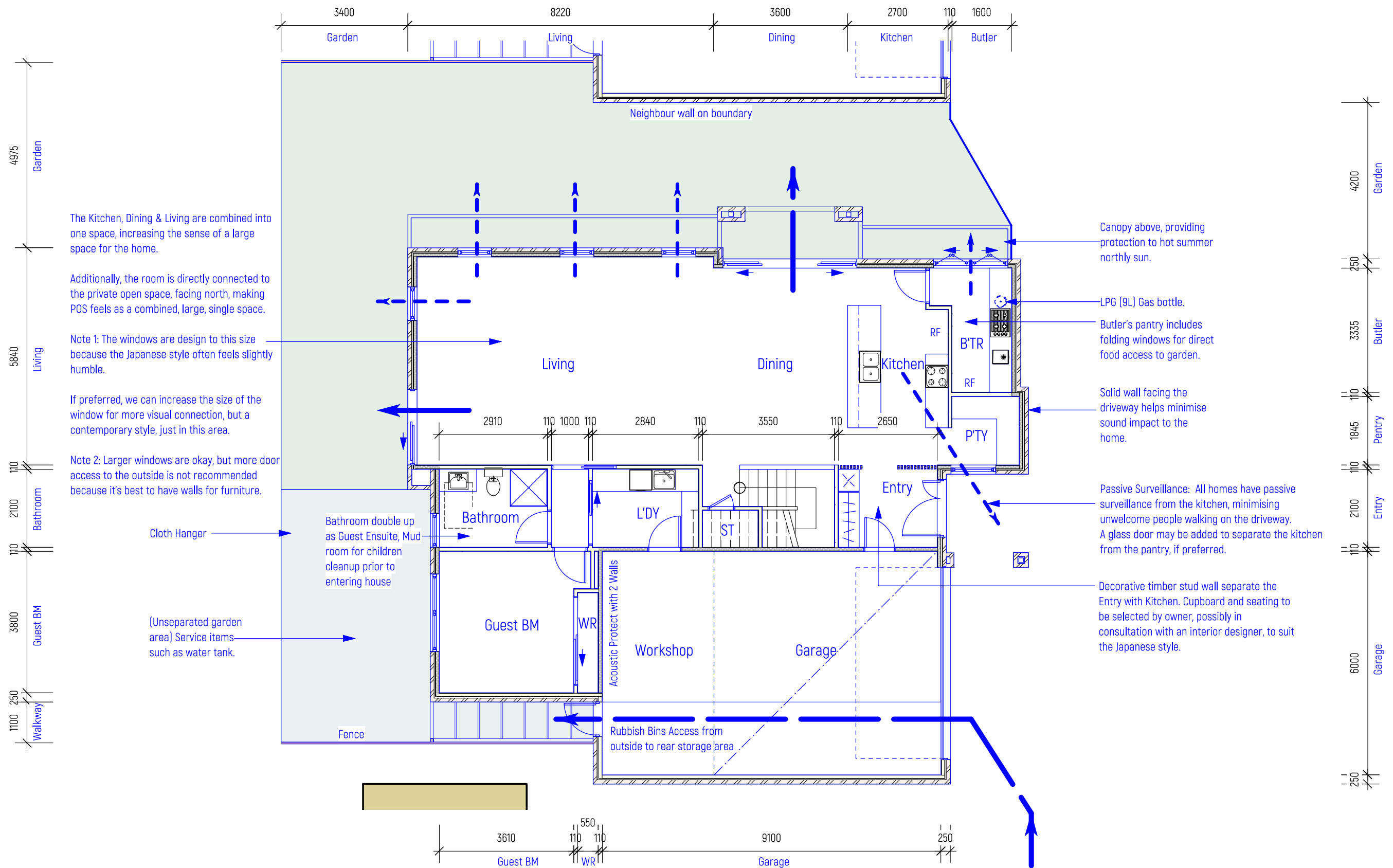
Tree removal is required on the east side. An arborist report will be obtained to support the removal of these trees.

At this stage, the dwellings appear reasonable based on aerial imagery and the general expectation that a residential site should allow development up to 40% site coverage, as permitted under the planning scheme—provided it aligns with relevant overlays, such as vegetation protection.

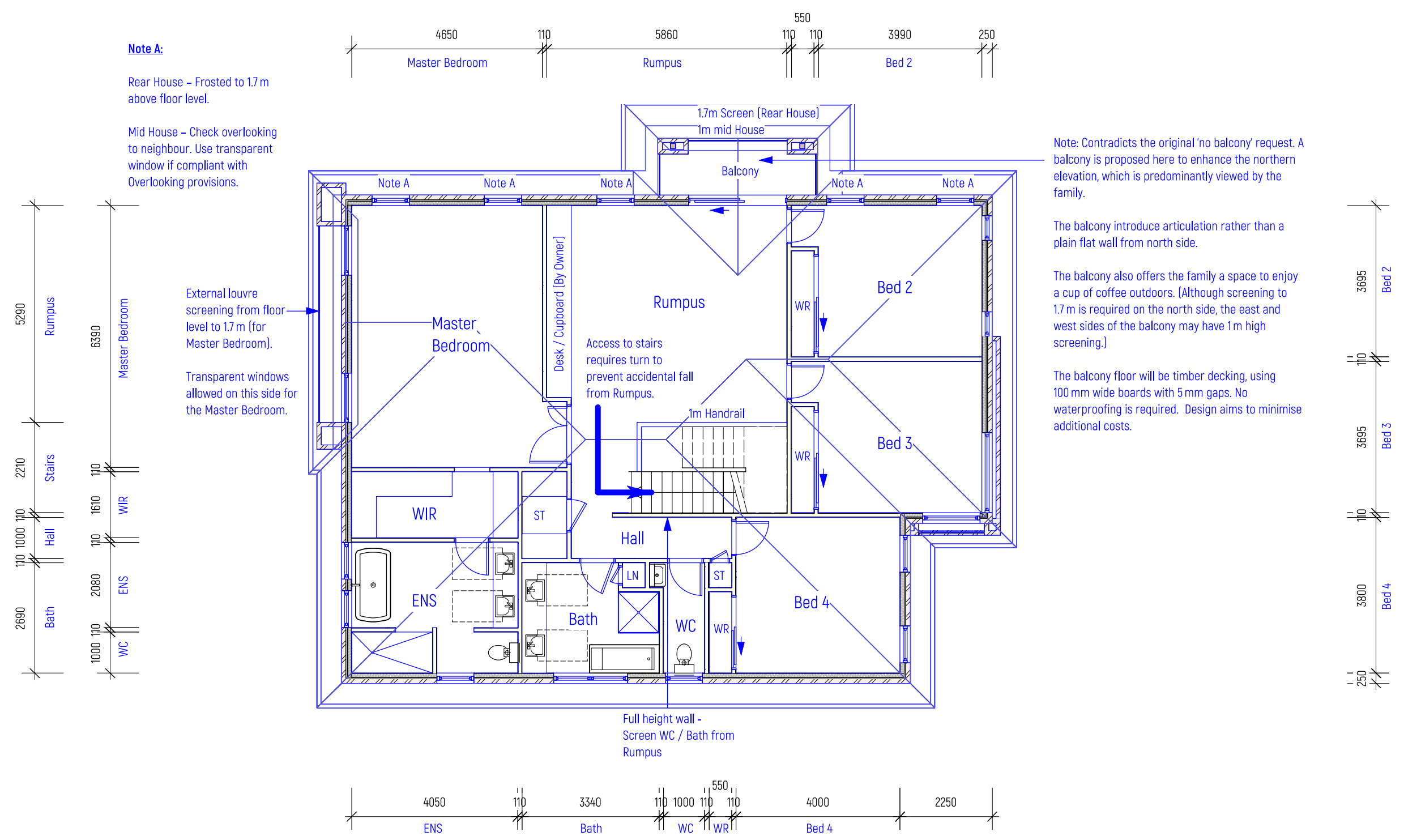
Council may raise concerns regarding the balance between development and overlay requirements. If so, we will assess the impact on the trees by arborist, and Dwelling 3 may need to be reduced in size on the west side to address arborist and planning concerns.



|                           |                            |          |           |
|---------------------------|----------------------------|----------|-----------|
| ISSUE                     | DATE                       | REVISION | PROJECT # |
| PROJECT                   | Proposed Two New Dwellings |          | 2503-P2   |
| CLIENT                    | DATE #                     | Date     | DWG #     |
| DWG                       | SCALE @ A3                 | AS NOTED | A06       |
| Site Plan & Neighbourhood |                            | TT       | REVISION  |





|                           |                            |          |           |
|---------------------------|----------------------------|----------|-----------|
| ISSUE                     | DATE                       | REVISION | PROJECT # |
| PROJECT                   | Proposed Two New Dwellings |          | 2503-P2   |
| CLIENT                    | DATE #                     | Date     | DWG #     |
| DWG                       | SCALE @ A3                 | 1:200    | A10       |
| Propose Ground Floor Plan |                            | TT       | REVISION  |



|   |   |  |          |            |           |          |
|---|---|--|----------|------------|-----------|----------|
| ISSUE   | DATE  |  | REVISION |            |           |          |
| PROJECT   | Proposed Two New Dwellings  |  |          |            | PROJECT # | 2503-P2  |
| CLIENT  |  |  |          | DATE #     | Date      | DWG #    |
|   |   |  |          | SCALE @ A3 | 1:200     | A11      |
| DWG   | Propose First Floor Plan  |  |          | DRAWN      | TT        |          |
|   |   |  |          | CHKD       | TT        | REVISION |
|  |   |  |          |            |           |          |