

2.8m WIDE x 5.1m DEEP Site Boundary 199.13 m 99° 27′ 40″ **LOT 1** LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8 NIS STREET 328m² 334m² NORTH COMMON PROPERTY 14 12 m² EASEMENT SHOWN DASHED BLUE

SUBDIVISION PLAN

1:500

AREA ANALYSIS			
Name	Агеа	SQ'S	
Prop. Residence	139.99 m ²	15.06	
Prop. Garage	47.38 m ²	5.10	
Prop. Verandah	25.49 m ²	2.74	
Prop. Alfresco	18.36 m ²	1.98	





PERSPECTIVE A

1/11 NORTH STREET, KOROIT

HEIGHTS (MAX) BUILDING MASS SETBACKS

- RESIDENCE = 4.87m - BUILDING COVERAGE AREA = 187.37n

– NORTH= 1.23m - SOUTH = 8.01m

- EAST = On Boundary

S.P.O.S.

- WEST = 3.72m - MIN. 75m² - TOTAL SITE AREA = 374.63m² SITE COVERAGE

5/11 NORTH STREET, KOROIT

RESIDENCE = 4.87m

- EAST = On Boundary - WEST = 1.01m

- MIN. 43m² - TOTAL SITE AREA = 329m²

- GARDEN AREAS = 94 31m²

SOUTH = 3.23m

- BUILDING FOOTPRINT = 231.29m² = 61.74% SITE COVERAGE

- IMPERMEABLE AREAS = 231.29m² = 61.74% SITE COVERAGE

- GARDEN AREAS = 149.89m² = 40.01% SITE COVERAGE

FRONTAGE

BUILDING MASS

S.P.O.S. SITE COVERAGE

FRONTAGE

- REFER TO SOUTH ELEVATION

- BUILDING COVERAGE AREA = 187.37n

- BUILDING FOOTPRINT = 231.29m² = 70.30% SITE COVERAGE

= 70.30% SITE COVERAGE

- IMPERMEABLE AREAS = 231.29m²

= 28.67% SITE COVERAGE - REFER TO SOUTH ELEVATION

2/11 NORTH STREET, KOROIT

RESIDENCE = 4.87m

BUILDING MASS SETBACKS

FRONTAGE

BUILDING MASS

SETBACKS

- BUILDING COVERAGE AREA = 187.37r

NORTH= 1.23m

SOUTH = 2.89m

S.P.O.S. SITE COVERAGE

- SOUTH = 2.89m - EAST = 1.01m - WEST = On Boundary - MIN. 43m² - TOTAL SITE AREA = 322m² - BUILDING FOOTPRINT = 231.29m² = 71.83% SITE COVERAGE

IMPERMEABLE AREAS = 231.29m

= 71.83% SITE COVERAGE - GARDEN AREAS = 87.26m²

= 27.10% SITE COVERAGE - REFER TO SOUTH ELEVATION

6/11 NORTH STREET, KOROIT

- RESIDENCE = 4.87m

NORTH= 1.23m

SOUTH = 3.29m

- EAST = 1.01m

S.P.O.S. SITE COVERAGE

HEIGHTS (MAX)

BUILDING MASS

SETBACKS

- SOUTH = 2.98m - EAST = On Boundary - WEST = 1.01m - MIN. 43m² - TOTAL SITE AREA = 325m² - BUILDING FOOTPRINT = 231.29m² = 71.17% SITE COVERAGE - IMPERMEABLE AREAS = 231.29m

3/11 NORTH STREET, KOROIT

- RESIDENCE = 4.87m

NORTH= 1.23m

SOUTH = 2.98m

= 71.17% SITE COVERAGE - GARDEN AREAS = 89.64m²

- BUILDING COVERAGE AREA = 187.37m

= 27.58% SITE COVERAGE - REFER TO SOUTH ELEVATION FRONTAGE

RESIDENCE = 4.87m

- SOUTH = 3.30m

- WEST = On Boundary - MIN. 43m² - TOTAL SITE AREA = 330m² S.P.O.S. SITE COVERAGE

- BUILDING FOOTPRINT = 231.29m² = 70.08% SITE COVERAGE

- BUILDING COVERAGE AREA = 187.37m

- IMPERMEABLE AREAS = 231.29m² = 70.08% SITE COVERAGE - GARDEN AREAS = 95.45m²

= 28.92% SITE COVERAGE - REFER TO SOUTH ELEVATION FRONTAGE

7/11 NORTH STREET, KOROIT

BUILDING MASS

- BUILDING COVERAGE AREA = 187.37m

- EAST = On Boundary - WEST = 1.01m

S.P.O.S. SITE COVERAGE

- MIN. 43m² - TOTAL SITE AREA = 332m² - BUILDING FOOTPRINT = 231.29m² = 69.67% SITE COVERAGE - IMPERMEABLE AREAS = 231.29m²

- GARDEN AREAS = 96.09m² = 28.94% SITE COVERAGE - REFER TO SOUTH ELEVATION FRONTAGE

8/11 NORTH STREET, KOROIT

4/11 NORTH STREET, KOROIT

- RESIDENCE = 4.87m

- EAST = 1.01m - WEST = On Boundary

- MIN. 43m² - TOTAL SITE AREA = 328m²

 BUILDING FOOTPRINT = 231.29m² = 70.51% SITE COVERAGE

- IMPERMEABLE AREAS = 231.29m

= 70.51% SITE COVERAGE - GARDEN AREAS = 93.43m²

= 28.48% SITE COVERAGE - REFER TO SOUTH ELEVATION

NORTH= 1.23m

SOUTH = 3.21m

- BUILDING COVERAGE AREA = 187.37m

HEIGHTS (MAX) BUILDING MASS

FRONTAGE

HEIGHTS (MAX)

BUILDING MASS

SITE COVERAGE

SETBACKS

S.P.O.S.

- RESIDENCE = 4.87m - BUILDING COVERAGE AREA = 187.37m²

SETBACKS

- NORTH= 1.23m - SOUTH = 3.47m - EAST = 1.01m - WEST = On Boundary

S.P.O.S. SITE COVERAGE

- MIN. 43m² - TOTAL SITE AREA = 334m² - BUILDING FOOTPRINT = 231.29m²

= 69.25% SITE COVERAGE - IMPERMEABLE AREAS = 231.29m² = 69.25% SITE COVERAGE - GARDEN AREAS = 96.03m²

= 28.75% SITE COVERAGE - REFER TO SOUTH ELEVATION FRONTAGE

INDICATIVE DWELLING LAYOUT AND TYPE ONLY

-VISITOR CAR PARK

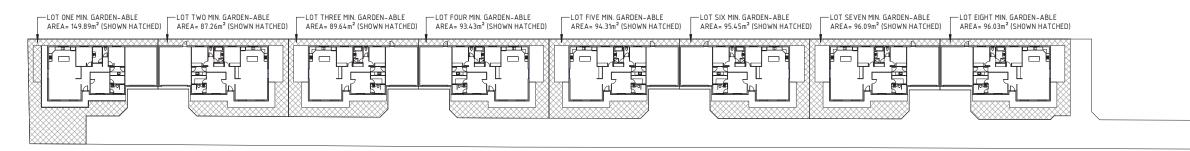


PERSPECTIVE B



LOCALITY PLAN

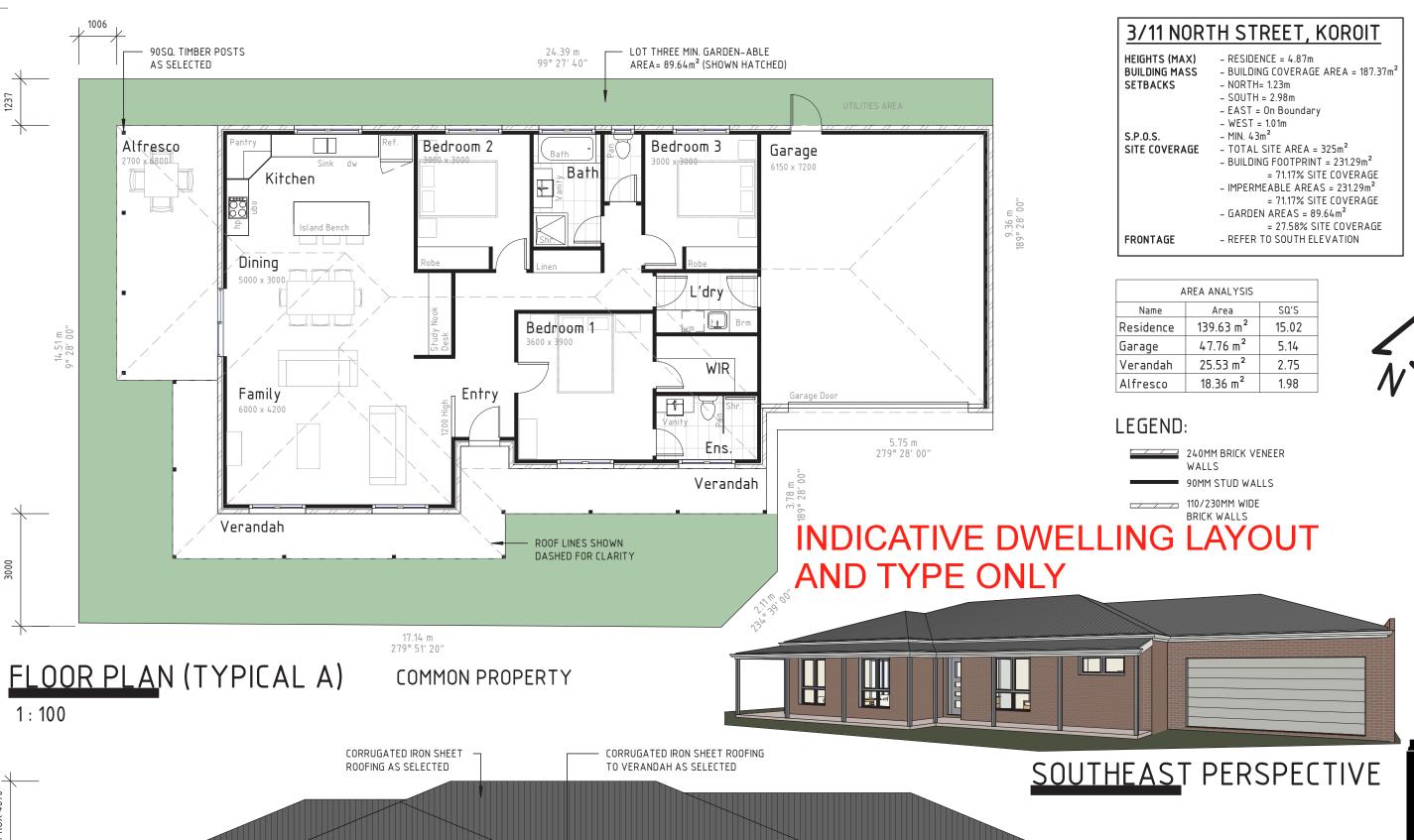
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GARDEN-ABLE AREA PLAN

INDICATIVE DWELLING LAYOUT ONLY

1:500





1:100

SHEET No.

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NPD & AGD MARCH 2016 REVISION: B (AUGUST 2021)

STREET, KOROIT NORTH



NPD & AGD MARCH 2016 REVISION: B (AUGUST 2021)

STREET, KOROIT NORTH



- RESIDENCE = 4.87m - BUILDING COVERAGE AREA = 187.37m²

BUILDING MASS - NORTH= 1.23m - SOUTH = 3.47m -EAST = 1.01m

8/11 NORTH STREET, KOROIT

- WEST = On Boundary - MIN. 43m²

S.P.O.S. SITE COVERAGE - TOTAL SITE AREA = 334m²

HEIGHTS (MAX)

SETBACKS

FRONTAGE

1010 OFFSET

Alfresco

90SQ. TIMBER POSTS

1250 OFFSET

AS SELECTED

- BUILDING FOOTPRINT = 231.29m² = 69.25% SITE COVERAGE

- IMPERMEABLE AREAS = $231.29m^2$ = 69.25% SITE COVERAGE

- GARDEN AREAS = $96.03m^2$ = 28.75% SITE COVERAGE

- REFER TO SOUTH ELEVATION

AREA ANALYSIS			
Name	Area	SQ'S	
Prop. Residence	139.99 m ²	15.06	
Prop. Garage	47.38 m ²	5.10	
Prop. Verandah	25.49 m ²	2.74	
Prop. Alfresco	18.36 m²	1.98	



LEGEND:

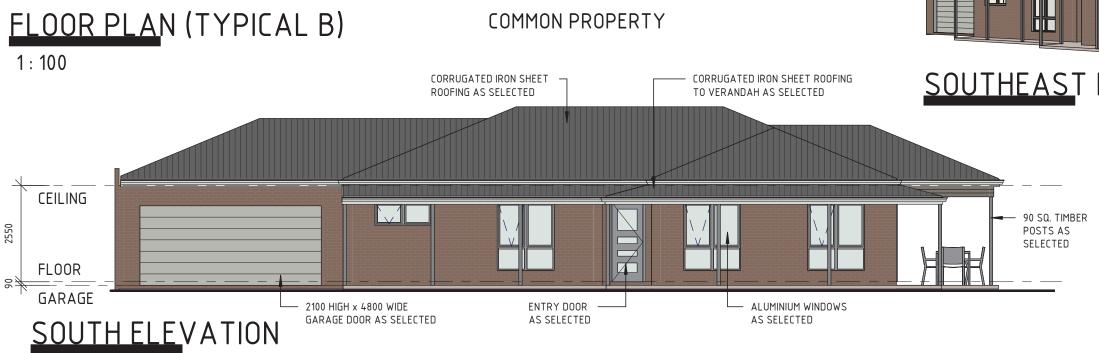
 □ 240MM BRICK VENEER WALLS 90MM STUD WALLS

110/230MM WIDE BRICK WALLS

INDICATIVE DWELLING LAYOUT AND TYPE ONLY



SOUTHEAST PERSPECTIVE



LOT EIGHT MIN. GARDEN-ABLE

Bedroom 2

Entry

Bedroom 3

L'dry

WÍR

Ens.

Verandah

Bath

Bedroom 1

ROOF LINES SHOWN DASHED FOR CLARITY

Garage

6150 x 7200

AREA = 96.03m² (SHOWN HATCHED)

Kitchen

Dining 5000 x 3000

Family

Verandah

6000 x 4200

Island Bench