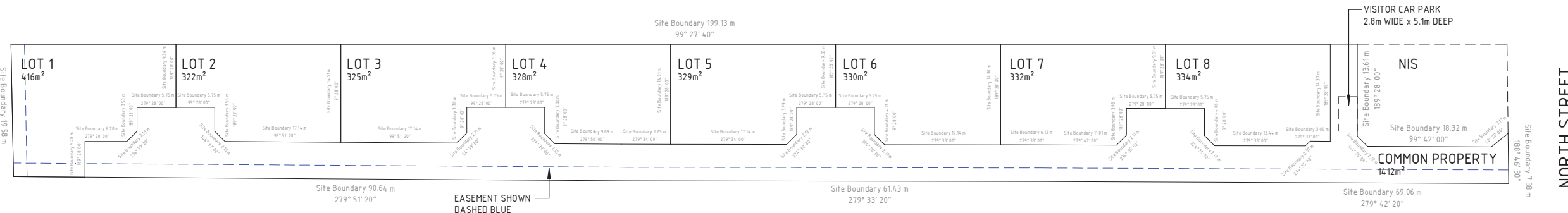


SITE PLAN

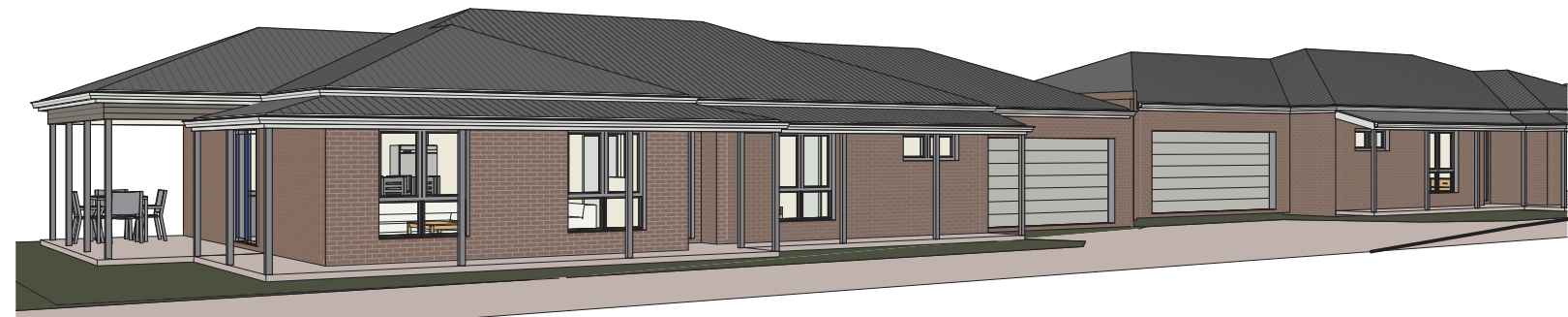
1: 500



SUBDIVISION PLAN

1: 500

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 m ²	1.98



PERSPECTIVE A

INDICATIVE DWELLING LAYOUT AND TYPE ONLY



PERSPECTIVE B

1/11 NORTH STREET, KOROIIT

HEIGHTS (MAX) - RESIDENCE = 4.87m
BUILDING MASS - BUILDING COVERAGE AREA = 187.37m²
SETBACKS - NORTH= 1.23m
 - SOUTH = 8.01m
 - EAST = On Boundary
 - WEST = 3.72m
S.P.O.S. - MIN. 75m²
SITE COVERAGE - TOTAL SITE AREA = 374.63m²
 - 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 - REFER TO SOUTH ELEVATION

2/11 NORTH STREET, KOROIIT

HEIGHTS (MAX) - RESIDENCE = 4.87m
BUILDING MASS - BUILDING COVERAGE AREA = 187.37m²
SETBACKS - NORTH= 1.23m
 - SOUTH = 2.89m
 - EAST = On Boundary
 - WEST = On Boundary
S.P.O.S. - MIN. 43m²
SITE COVERAGE - TOTAL SITE AREA = 322m²
 - BUILDING FOOTPRINT = 231.29m²
 = 71.83% SITE COVERAGE
 - IMPERMEABLE AREAS = 231.29m²
 = 71.83% SITE COVERAGE
 - GARDEN AREAS = 87.26m²
 = 27.10% SITE COVERAGE
FRONTAGE - REFER TO SOUTH ELEVATION

3/11 NORTH STREET, KOROIIT

HEIGHTS (MAX) - RESIDENCE = 4.87m
BUILDING MASS - BUILDING COVERAGE AREA = 187.37m²
SETBACKS - NORTH= 1.23m
 - SOUTH = 2.98m
 - EAST = On Boundary
 - WEST = 1.01m
S.P.O.S. - MIN. 43m²
SITE COVERAGE - TOTAL SITE AREA = 325m²
 - BUILDING FOOTPRINT = 231.29m²
 = 71.17% SITE COVERAGE
 - IMPERMEABLE AREAS = 231.29m²
 = 71.17% SITE COVERAGE
 - GARDEN AREAS = 89.64m²
 = 27.58% SITE COVERAGE
FRONTAGE - REFER TO SOUTH ELEVATION

4/11 NORTH STREET, KOROIIT

HEIGHTS (MAX) - RESIDENCE = 4.87m
BUILDING MASS - BUILDING COVERAGE AREA = 187.37m²
SETBACKS - NORTH= 1.23m
 - SOUTH = 3.21m
 - EAST = 1.01m
 - WEST = On Boundary
S.P.O.S. - MIN. 43m²
SITE COVERAGE - TOTAL SITE AREA = 328m²
 - BUILDING FOOTPRINT = 231.29m²
 = 70.51% SITE COVERAGE
 - IMPERMEABLE AREAS = 231.29m²
 = 70.51% SITE COVERAGE
 - GARDEN AREAS = 93.43m²
 = 28.48% SITE COVERAGE
FRONTAGE - REFER TO SOUTH ELEVATION

5/11 NORTH STREET, KOROIIT

HEIGHTS (MAX) - RESIDENCE = 4.87m
BUILDING MASS - BUILDING COVERAGE AREA = 187.37m²
SETBACKS - NORTH= 1.23m
 - SOUTH = 3.23m
 - EAST = On Boundary
 - WEST = 1.01m
S.P.O.S. - MIN. 43m²
SITE COVERAGE - TOTAL SITE AREA = 329m²
 - BUILDING FOOTPRINT = 231.29m²
 = 70.30% SITE COVERAGE
 - IMPERMEABLE AREAS = 231.29m²
 = 70.30% SITE COVERAGE
 - GARDEN AREAS = 94.31m²
 = 28.67% SITE COVERAGE
FRONTAGE - REFER TO SOUTH ELEVATION

6/11 NORTH STREET, KOROIIT

HEIGHTS (MAX) - RESIDENCE = 4.87m
BUILDING MASS - BUILDING COVERAGE AREA = 187.37m²
SETBACKS - NORTH= 1.23m
 - SOUTH = 3.29m
 - EAST = 1.01m
 - WEST = On Boundary
S.P.O.S. - MIN. 43m²
SITE COVERAGE - TOTAL SITE AREA = 330m²
 - BUILDING FOOTPRINT = 231.29m²
 = 70.08% SITE COVERAGE
 - IMPERMEABLE AREAS = 231.29m²
 = 70.08% SITE COVERAGE
 - GARDEN AREAS = 95.45m²
 = 28.92% SITE COVERAGE
FRONTAGE - REFER TO SOUTH ELEVATION

7/11 NORTH STREET, KOROIIT

HEIGHTS (MAX) - RESIDENCE = 4.87m
BUILDING MASS - BUILDING COVERAGE AREA = 187.37m²
SETBACKS - NORTH= 1.23m
 - SOUTH = 3.30m
 - EAST = On Boundary
 - WEST = 1.01m
S.P.O.S. - MIN. 43m²
SITE COVERAGE - TOTAL SITE AREA = 332m²
 - BUILDING FOOTPRINT = 231.29m²
 = 69.67% SITE COVERAGE
 - IMPERMEABLE AREAS = 231.29m²
 = 69.67% SITE COVERAGE
 - GARDEN AREAS = 96.09m²
 = 28.94% SITE COVERAGE
FRONTAGE - REFER TO SOUTH ELEVATION

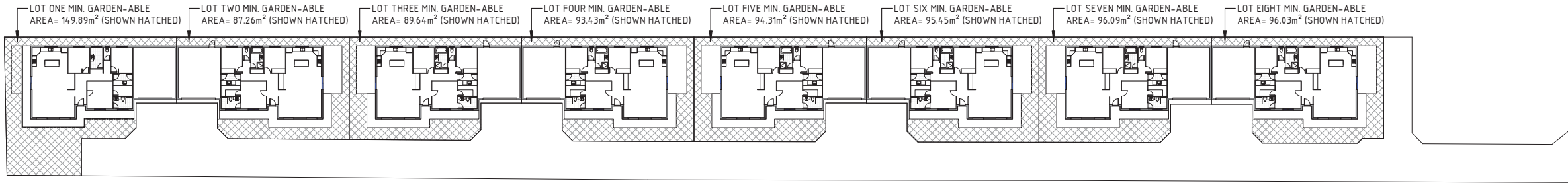
8/11 NORTH STREET, KOROIIT

HEIGHTS (MAX) - RESIDENCE = 4.87m
BUILDING MASS - BUILDING COVERAGE AREA = 187.37m²
SETBACKS - NORTH= 1.23m
 - SOUTH = 3.47m
 - EAST = 1.01m
 - WEST = On Boundary
S.P.O.S. - MIN. 43m²
SITE COVERAGE - 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
FRONTAGE - REFER TO SOUTH ELEVATION



LOCALITY PLAN

1: 500



GARDEN-ABLE AREA PLAN

1: 500

INDICATIVE DWELLING LAYOUT ONLY

11 NORTH STREET, KOROI

3/11 NORTH STREET, KOROIIT

HEIGHTS (MAX) - RESIDENCE = 4.87m

BUILDING MASS - BUILDING COVERAGE AREA = 187.37m²

SETBACKS

- NORTH = 1.23m
- SOUTH = 2.98m
- EAST = On Boundary
- WEST = 1.01m
- MIN. 4.3m²

S.P.O.S.

SITE COVERAGE

- TOTAL SITE AREA = 325m²
- BUILDING FOOTPRINT = 231.29m²
- = 71.17% SITE COVERAGE
- IMPERMEABLE AREAS = 231.29m²
- = 71.17% SITE COVERAGE
- GARDEN AREAS = 89.64m²
- = 27.58% SITE COVERAGE

FRONTAGE - REFER TO SOUTH ELEVATION

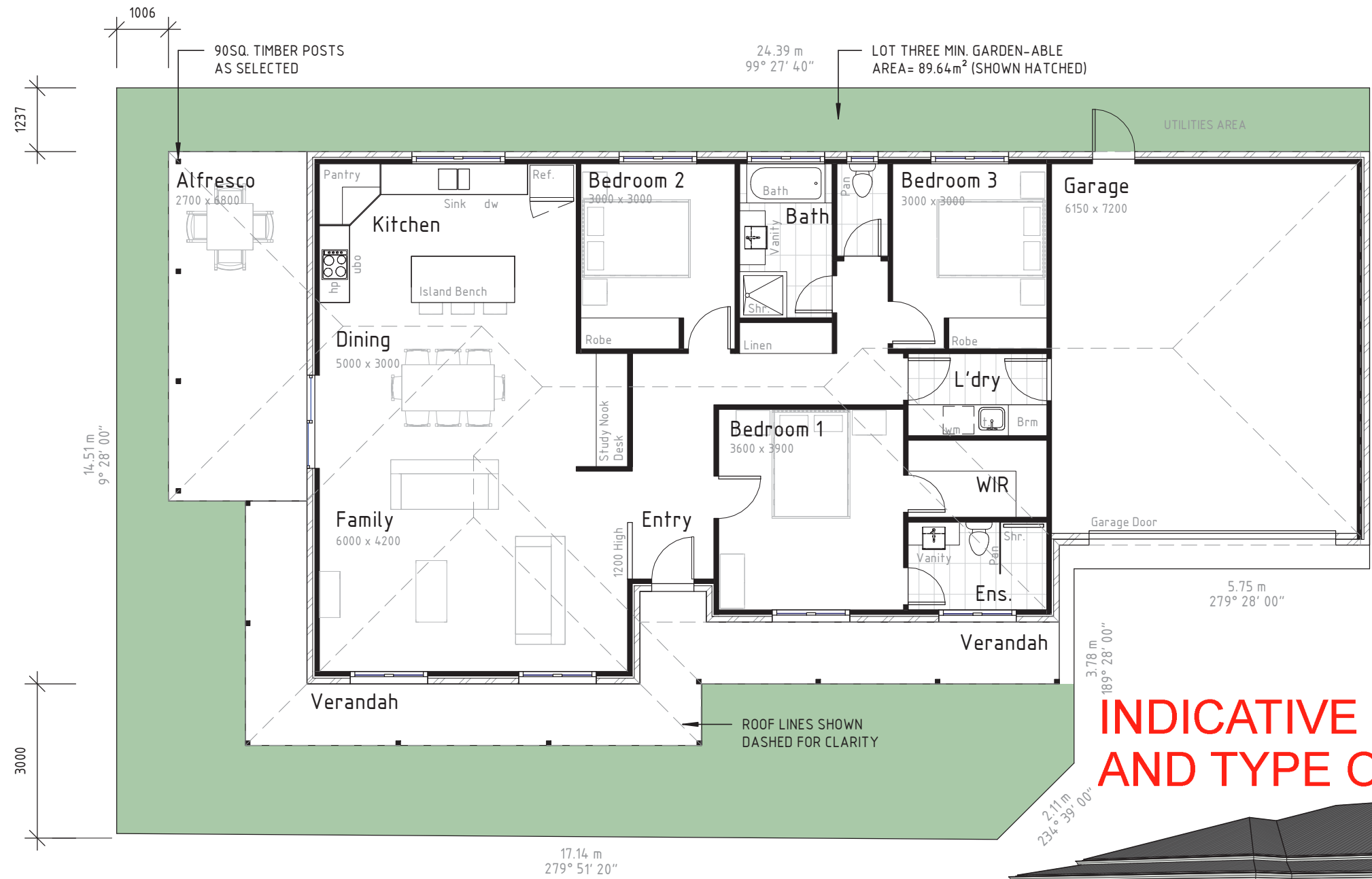
AREA ANALYSIS

Name	Area	SQ'S
Residence	139.63 m ²	15.02
Garage	47.76 m ²	5.14
Verandah	25.53 m ²	2.75
Alfresco	18.36 m ²	1.98

LEGEND:

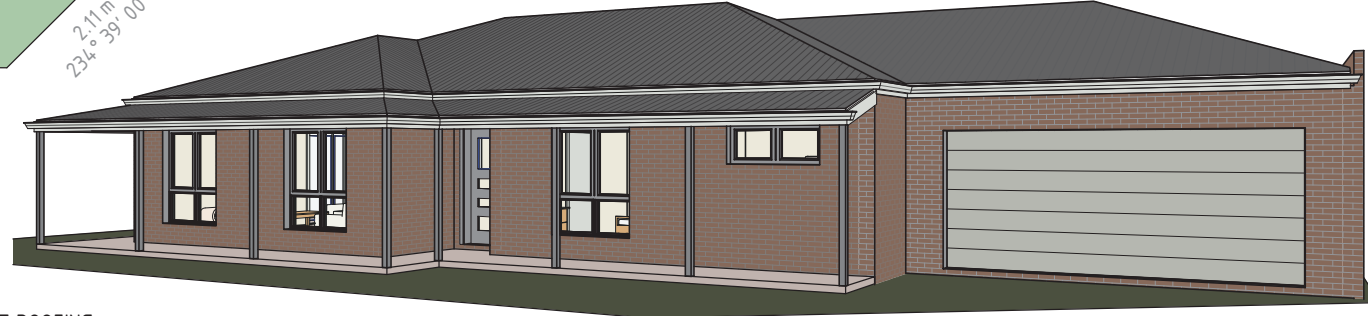
- 240MM BRICK VENEER WALLS
- 90MM STUD WALLS
- 110/230MM WIDE BRICK WALLS

INDICATIVE DWELLING LAYOUT AND TYPE ONLY

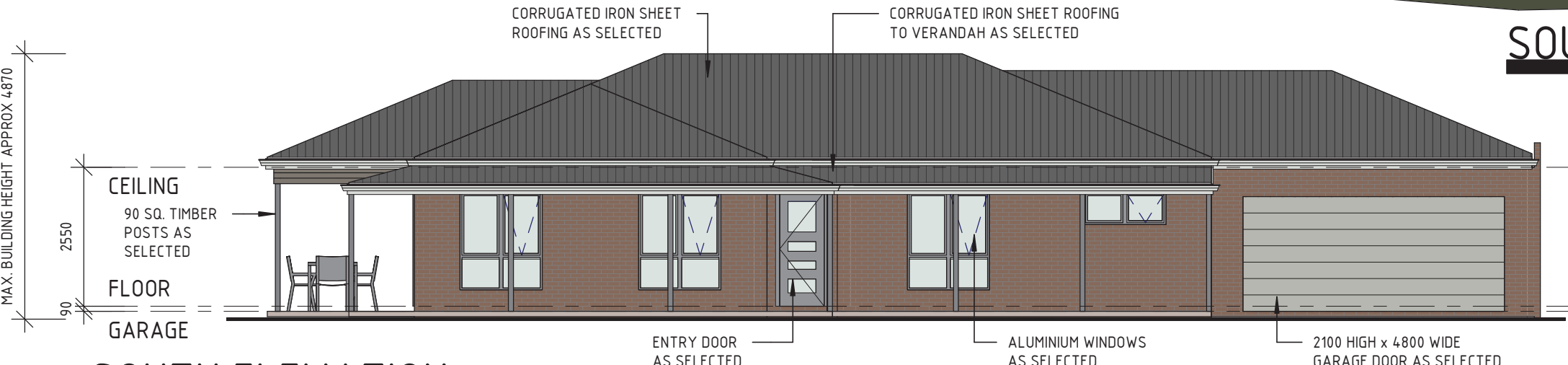


FLOOR PLAN (TYPICAL A) COMMON PROPERTY

1:100



SOUTHEAST PERSPECTIVE



SOUTH ELEVATION



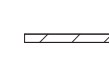
1:100

8/11 NORTH STREET, KOROIIT

HEIGHTS (MAX) - RESIDENCE = 4.87m
BUILDING MASS - BUILDING COVERAGE AREA = 187.37m²
SETBACKS
 - NORTH = 1.23m
 - SOUTH = 3.47m
 - EAST = 1.01m
 - WEST = 0n Boundary
S.P.O.S. - MIN. 4.3m²
SITE COVERAGE
 - 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
FRONTAGE - 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 m ²	1.98

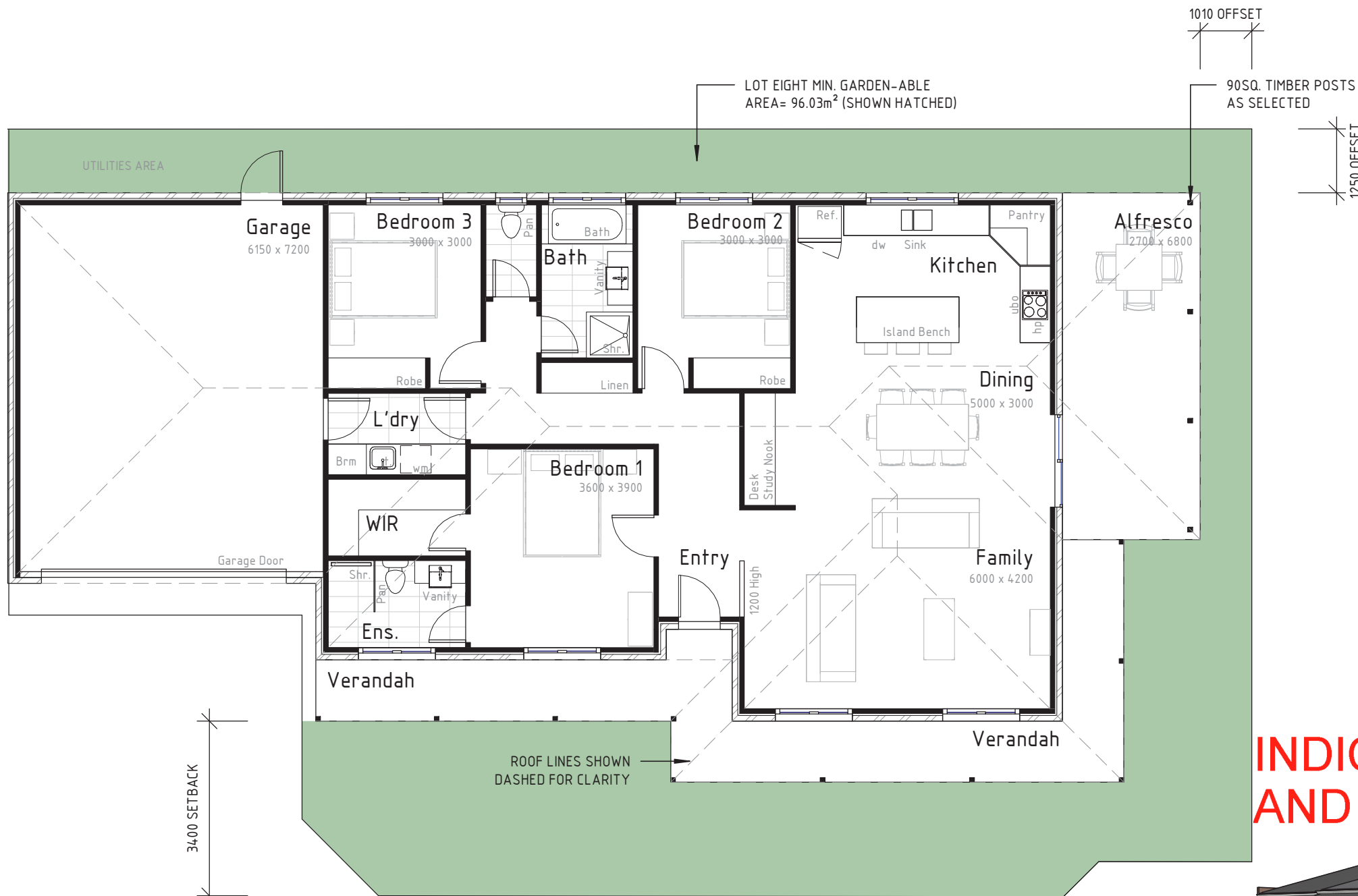
LEGEND:

-  240MM BRICK VENEER WALLS
-  90MM STUD WALLS
-  110/230MM WIDE BRICK WALLS

INDICATIVE DWELLING LAYOUT AND TYPE ONLY



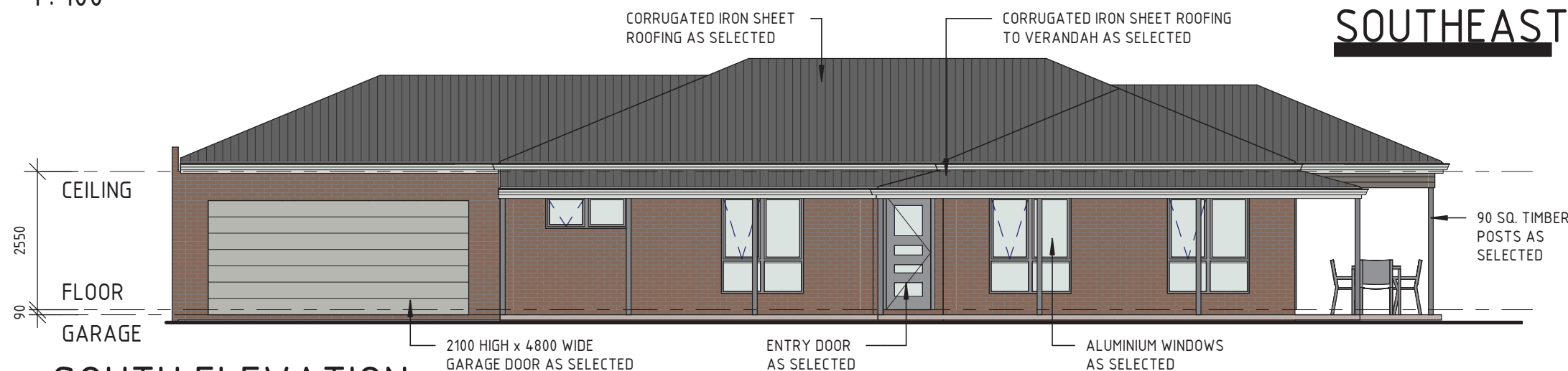
SOUTHEAST PERSPECTIVE



FLOOR PLAN (TYPICAL B)

1:100

COMMON PROPERTY



SOUTH ELEVATION

1:100