

PROJECT: PROPOSED 8 MULTIPLE DWELLINGS
 NO.81 HOLMAN ST, ALFRED COVE
 CLIENT: CEDAR PROPERTY GROUP

BROADVIEW DESIGN
 A.C.N. 111 187 805
 SUITE 5, 16 KEARNS CRESCENT, ARDROSS 6153
 Ph: 9316 0752 Fax: 9316 8153

DO NOT SCALE FROM THIS DRAWING - This drawing is for reading purposes only and shall be read with all other drawings and specifications

© COPYRIGHT
 This drawing is subject to Copyright and must not be retained, copied or used without prior written authority from "BROADVIEW DESIGN"

DRAWING:	SITE PLAN			DATE:	SEPT '16	JOB REF:	
REVISIONS:	ISSUE FOR DA	COUNCIL REF		SCALE:	1:100 (A1)	DWG:	A01

DEVELOPMENT SUMMARY

R40 MULTIPLE DWELLINGS
SITE AREA 1012m²

PLOT RATIO

PLOT RATIO AREA (1012x0.6) = 607m² ALLOWABLE
PLOT RATIO SHOWN = 607m²

SITE OPEN SPACE

OPEN SPACE 45% OF 1000m²
450m² REQUIRED - 487m² SHOWN

LANDSCAPING

4.0M PRIMARY STREET SETBACK HARD SURFACE
50% MAXIMUM OF 80.48m²
40.24m² MAXIMUM - 54m² SHOWN

BUILDING HEIGHTS

TOP OF WALLS
6.0M MAX ALLOWED
TOP OF PITCHED ROOFS
9.0 MAX. ALLOWED

CARPARKING RC 7.3.3

4 x SMALL UNITS @ 0.75 BAYS PER DWELLING
3 CARBAYS REQUIRED
4 x MEDIUM UNITS @ 1 BAYS PER DWELLING
4 CARBAYS REQUIRED
11 COVERED CARBAYS SHOWN

VISITOR PARKING @ 0.25 BAYS PER DWELLING
2 CARBAYS REQUIRED
2 ON-SITE CARBAYS SHOWN

BICYCLE PARKING @ 1 PER 3 DWELLINGS
3 REQUIRED - 3 SHOWN
VISITOR BICYCLE PARKING @ 1 PER 10 DWELLINGS
1 REQUIRED - 1 SHOWN

AREAS:

Unit 3	80.3m ²
Balcony	10.4m ²
Unit 4	77.8m ²
Balcony	11.0m ²
Stairs	11.0m ²
TOTAL	190.5m²

AREAS:

Unit 7	80.6m ²
Balcony	10.6m ²
Unit 8	80.6m ²
Balcony	10.6m ²
Stairs	9.5m ²
TOTAL	191.9m²

AREAS:

Unit 1	70.5m ²
Ver.	10.4m ²
Unit 2	71.0m ²
Ver.	11.0m ²
C/yard	10.3m ²
Stores	8.9m ²
C/Carbays	54.0m ²
Bins	10.3m ²
TOTAL	246.4m²

AREAS:

Unit 5	72.6m ²
Store	4.2m ²
C/yard	35.1m ²
Unit 6	72.6m ²
C/yard	21.5m ²
Stores	26.0m ²
Carport	97.0m ²
TOTAL	329.0m²

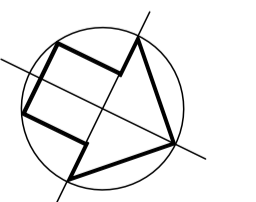
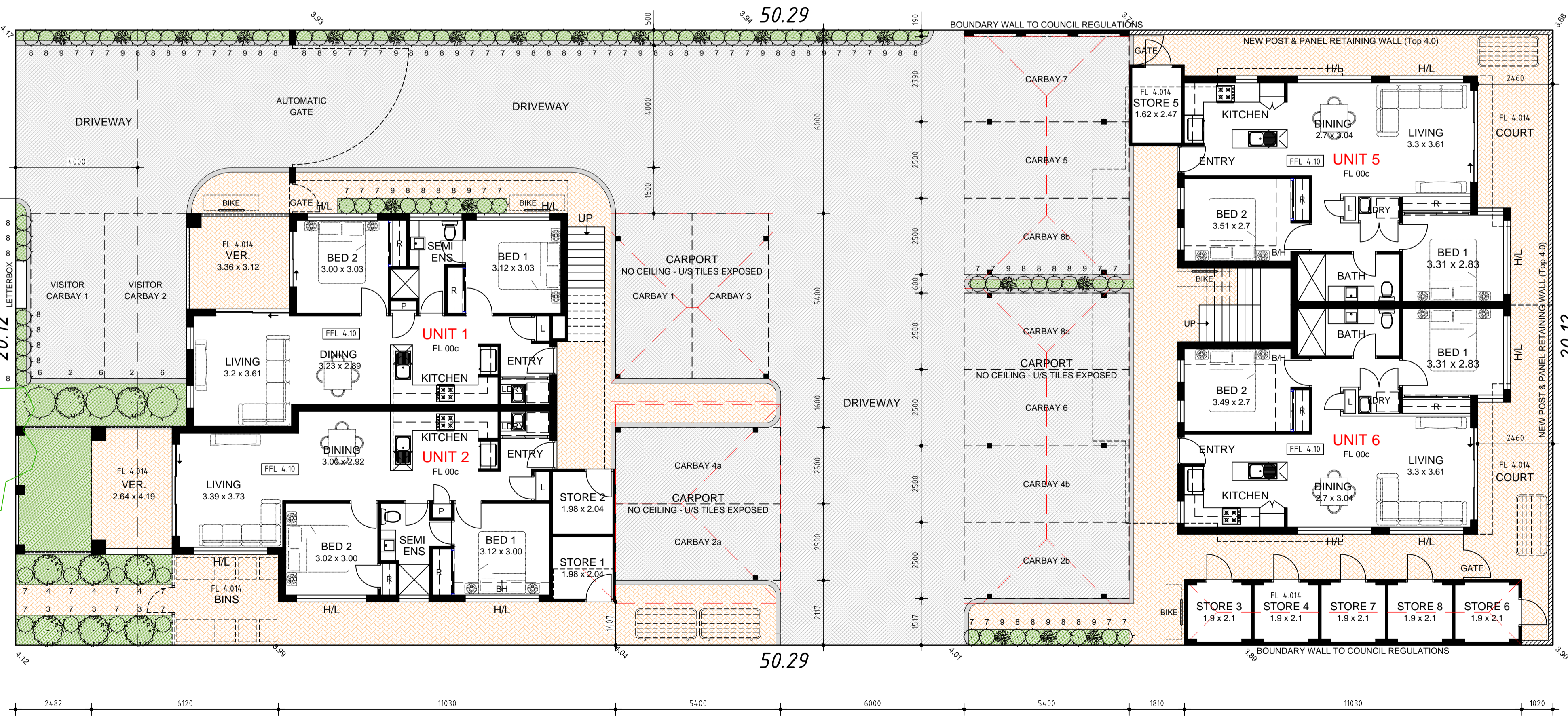
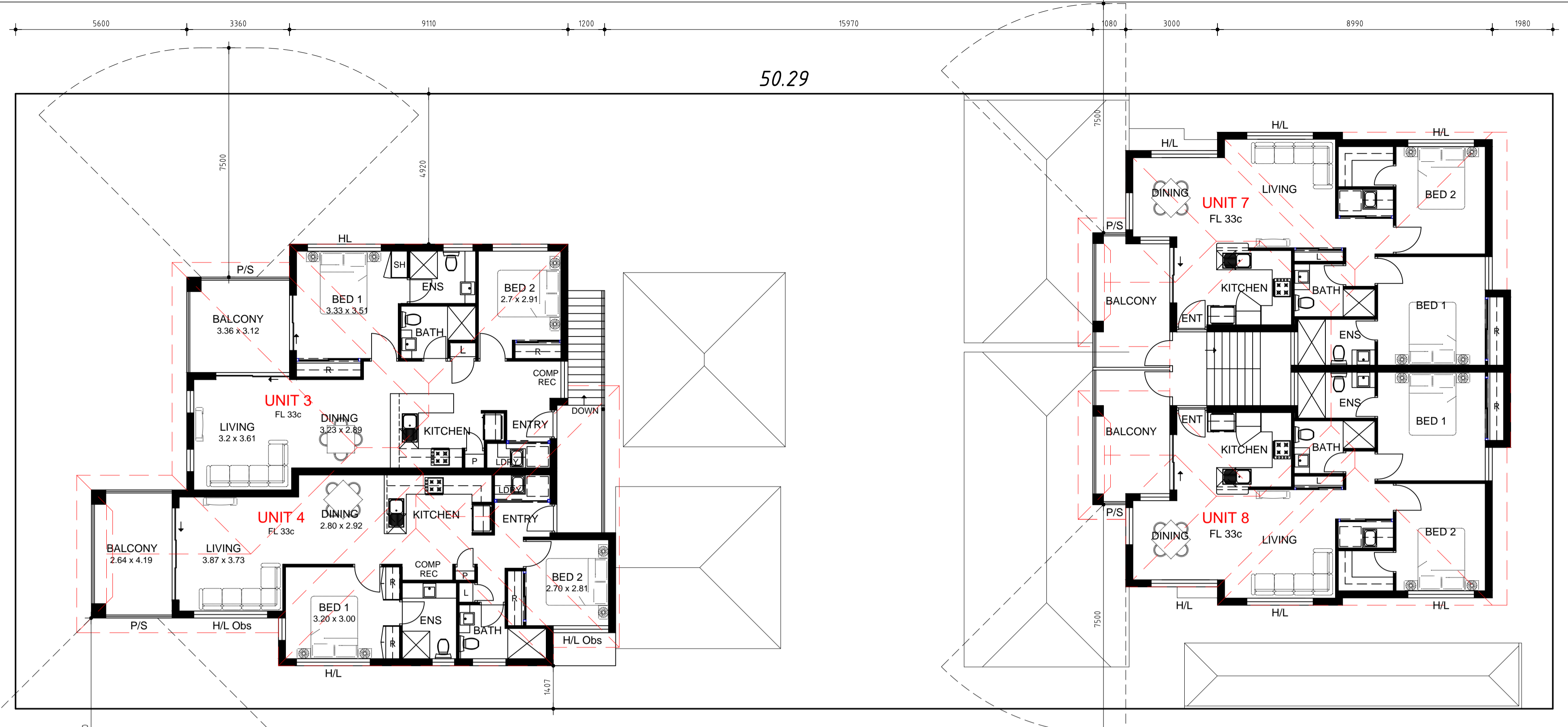
PLANTING SCHEDULE

CODE	BOTANICAL NAME	QTY.	SIZE (ht x spread)
SHRUBS			
1	Templetonia Retusa 'Cockies Tongue'	-	1-2m
2	Westringia Fruticosa 'Native Rosemary'	2	1-2m
3	Callistemon 'Little John'	3	1m x 1m
4	Melaleuca Armitaris 'Green Globe'	3	1m x 1m
5	Grevillea 'Gin Gin Gem'	-	spreads to 2m
6	Myoporum parvifolium Purple leaf form	3	spreads to 2m
7	Pteronia occidentalis 'Native Iris'	42	0.4m x 0.4m
8	Conostylis candicans	38	0.4m x 0.4m
9	Juniperus scopulorum 'Blue Arrow'	18	1.5-2m x 0.3m

NOTE:
- All shrubs to have a minimum pot size of 200mm.
- All trees to have a minimum 45L bag size.
- All planting areas to have a minimum 75mm organic mulch with top level with adjoining.
- All planting areas to have automatic trickle irrigation.

FIRST FLOOR PLAN

GROUND FLOOR PLAN



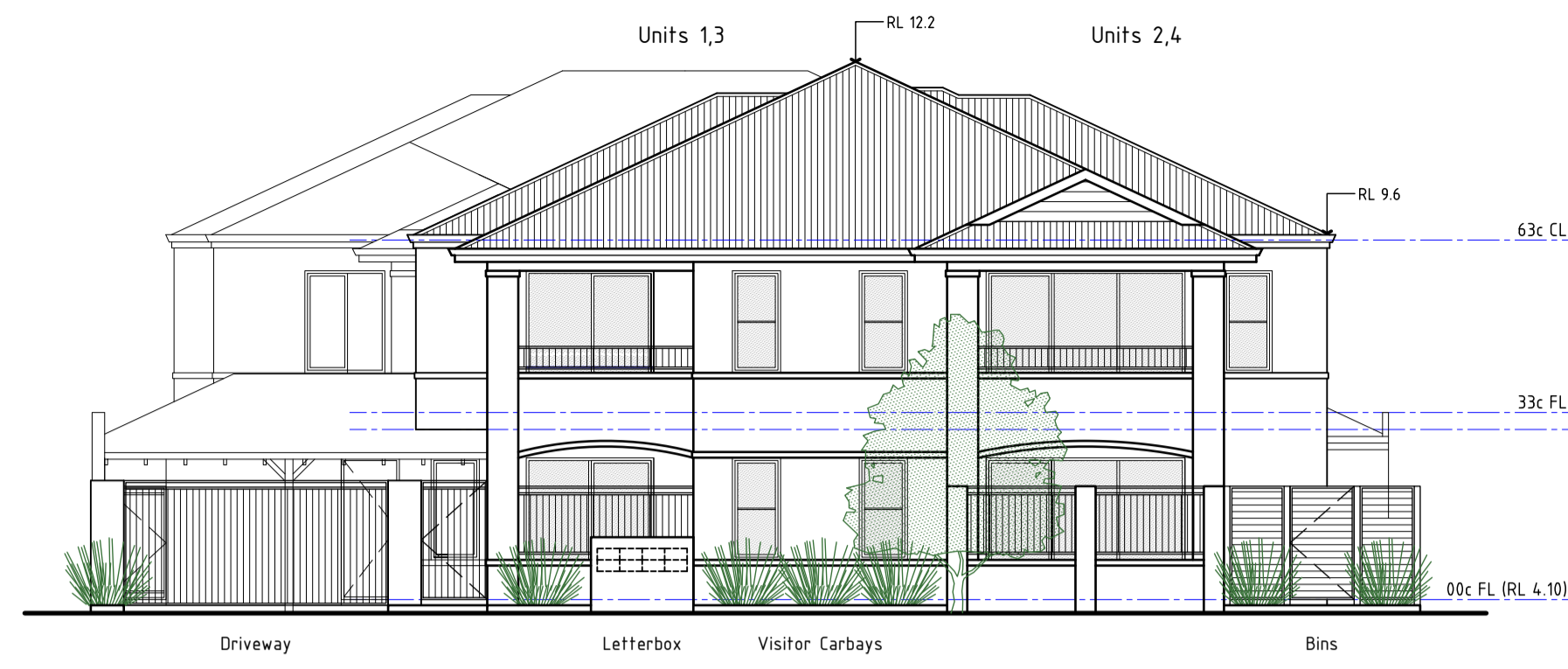
PROJECT: PROPOSED 8 MULTIPLE DWELLINGS
NO.81 HOLMAN ST, ALFRED COVE
CLIENT: CEDAR PROPERTY GROUP

BROADVIEW DESIGN
A.C.N. 111 187 805
SUITE 5, 16 KEARNS CRESCENT, ADDRESS 6153
Ph: 9316 0752 Fax: 9316 8153

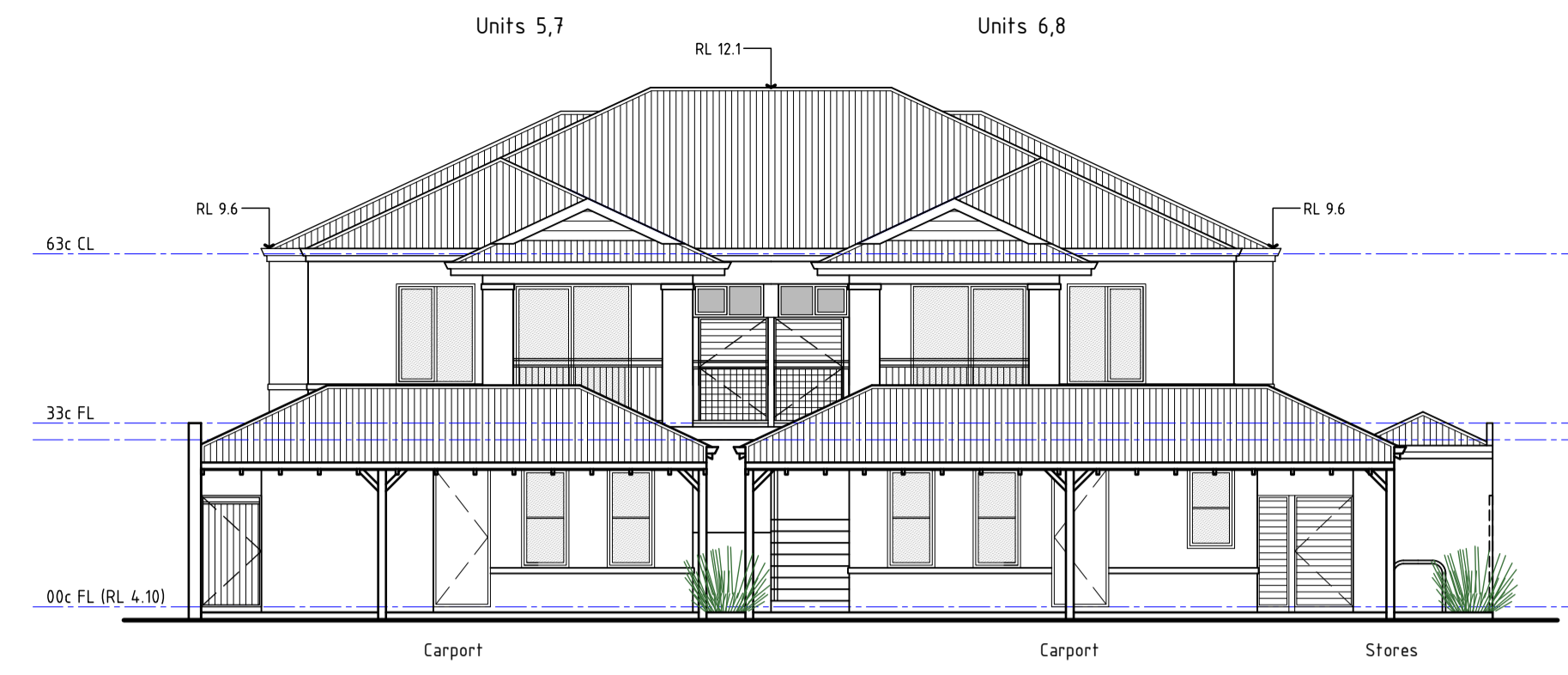
DO NOT SCALE FROM THIS DRAWING - This drawing is for reading purposes only and shall not be used without prior written authority from "BROADVIEW DESIGN"

DRAWING:	FLOOR PLANS	DATE:	SEPT '16	JOB REF:	
REVISIONS:	ISSUE FOR DA	COUNCIL REF	CARBAYS MAR 2017	SCALE:	1:100 (A1)
				DWG:	A02

C:\USERS\SPINE\DOCUMENTS\BROADVIEW\MULTIPLE DWELLINGS\HOLMAN ST, ALFRED COVE\HOLMAN ST, ALFRED COVE_BA_16.DWG

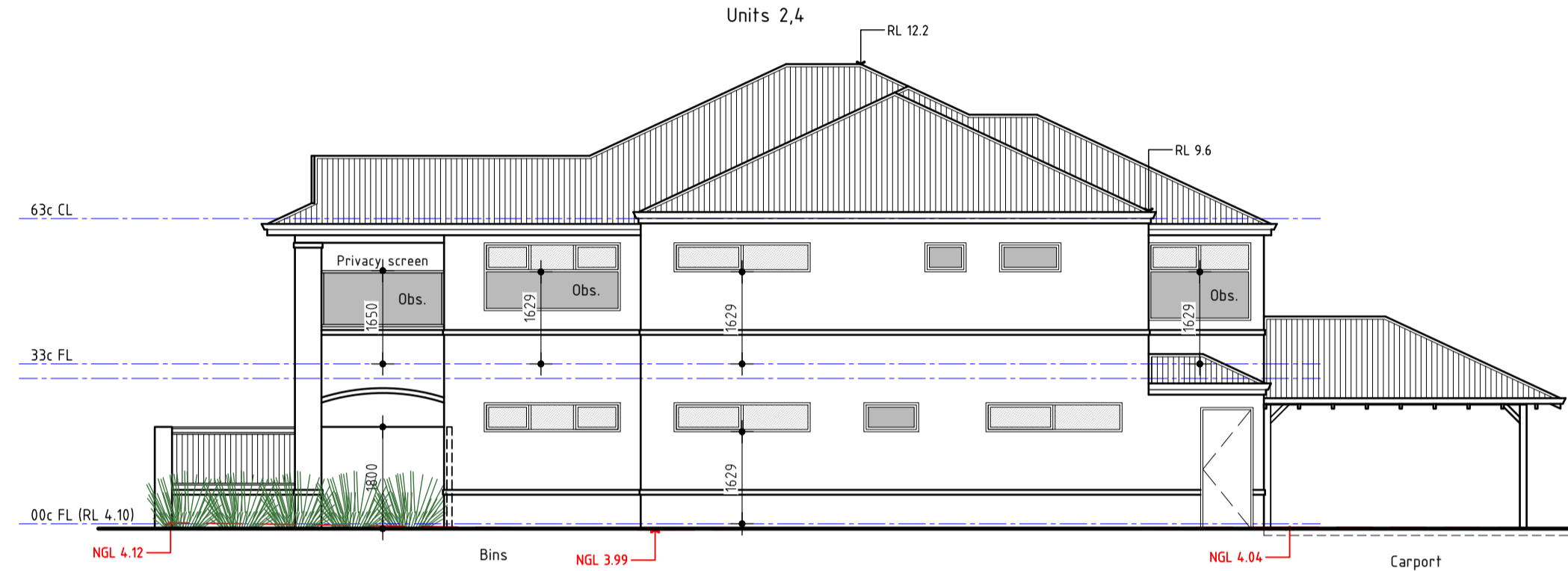


FRONT ELEVATION 1

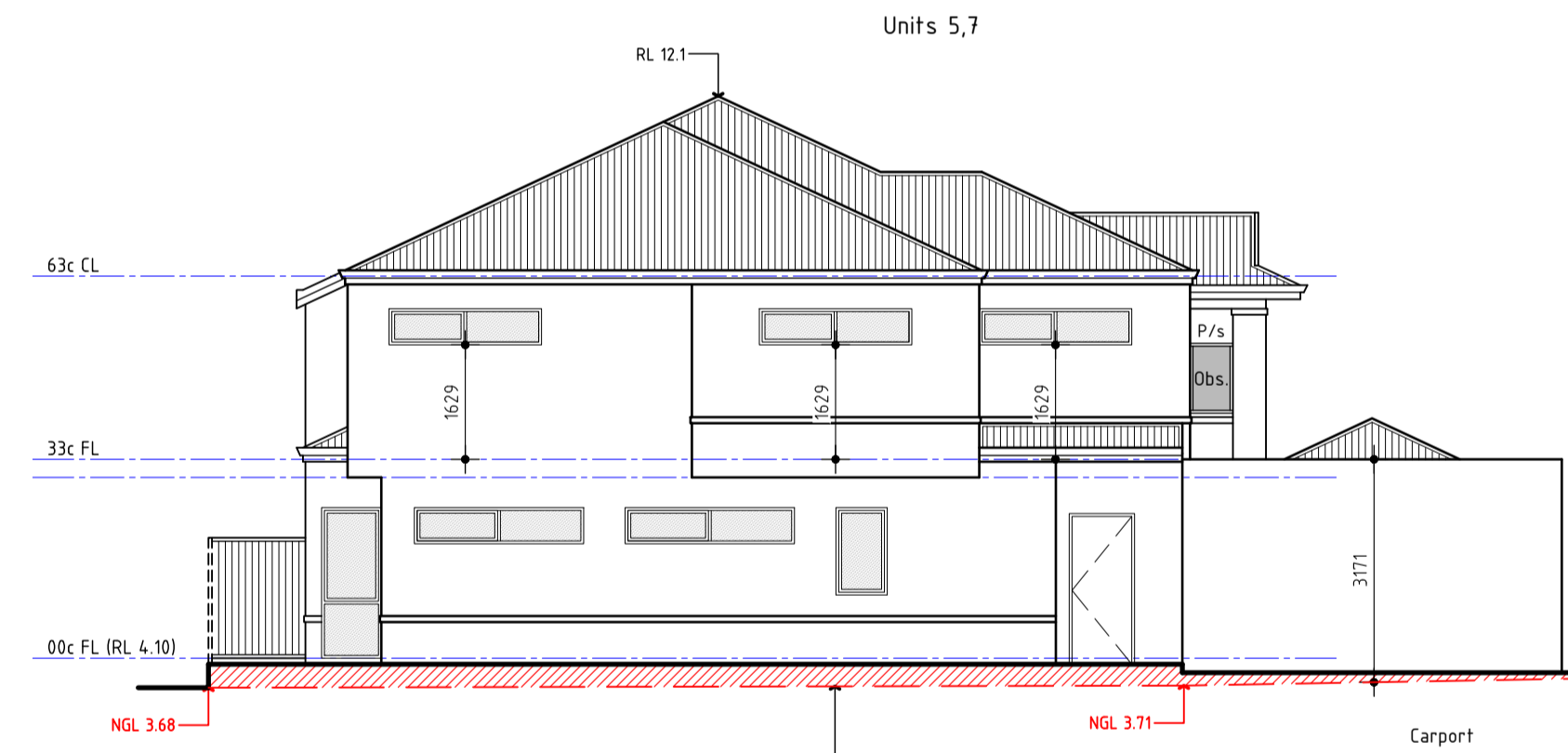
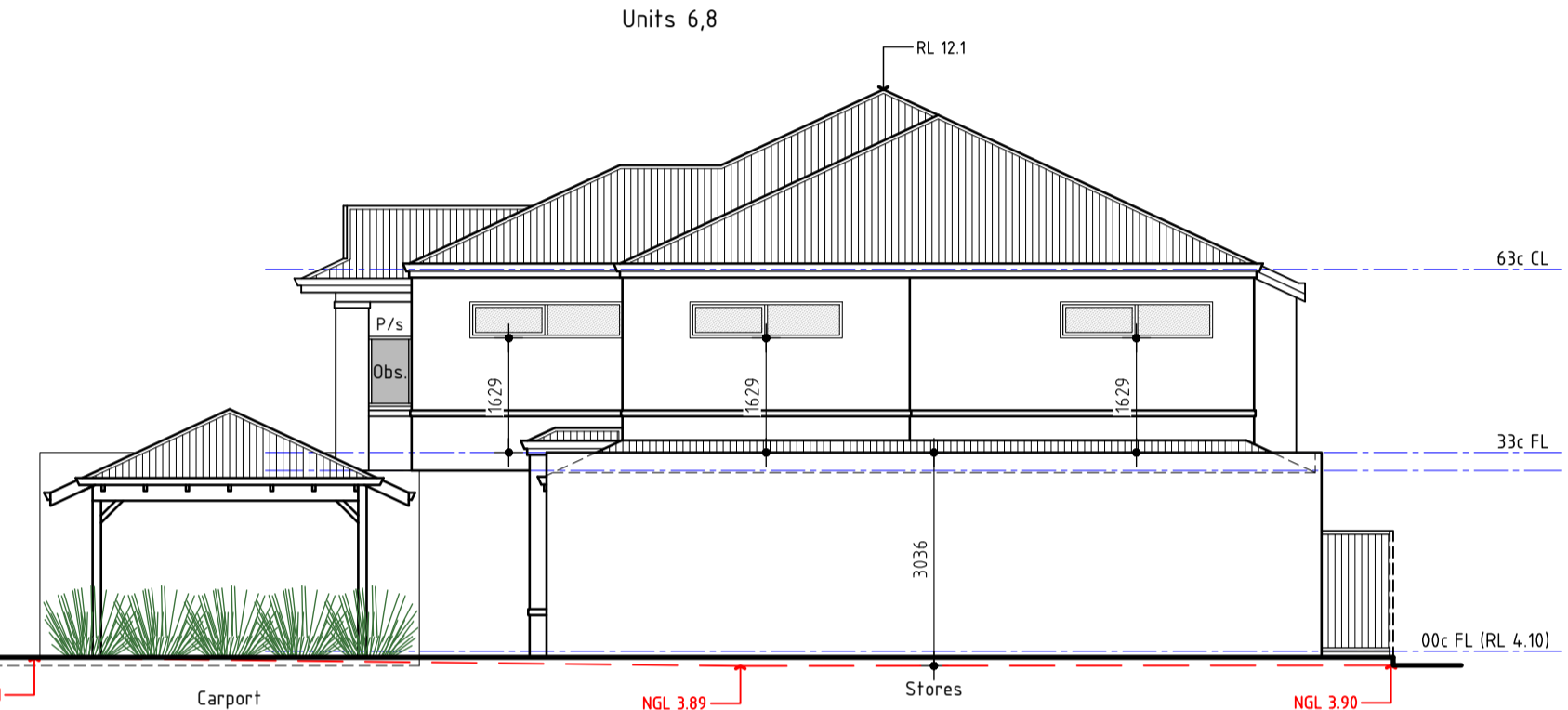


FRONT ELEVATION 5

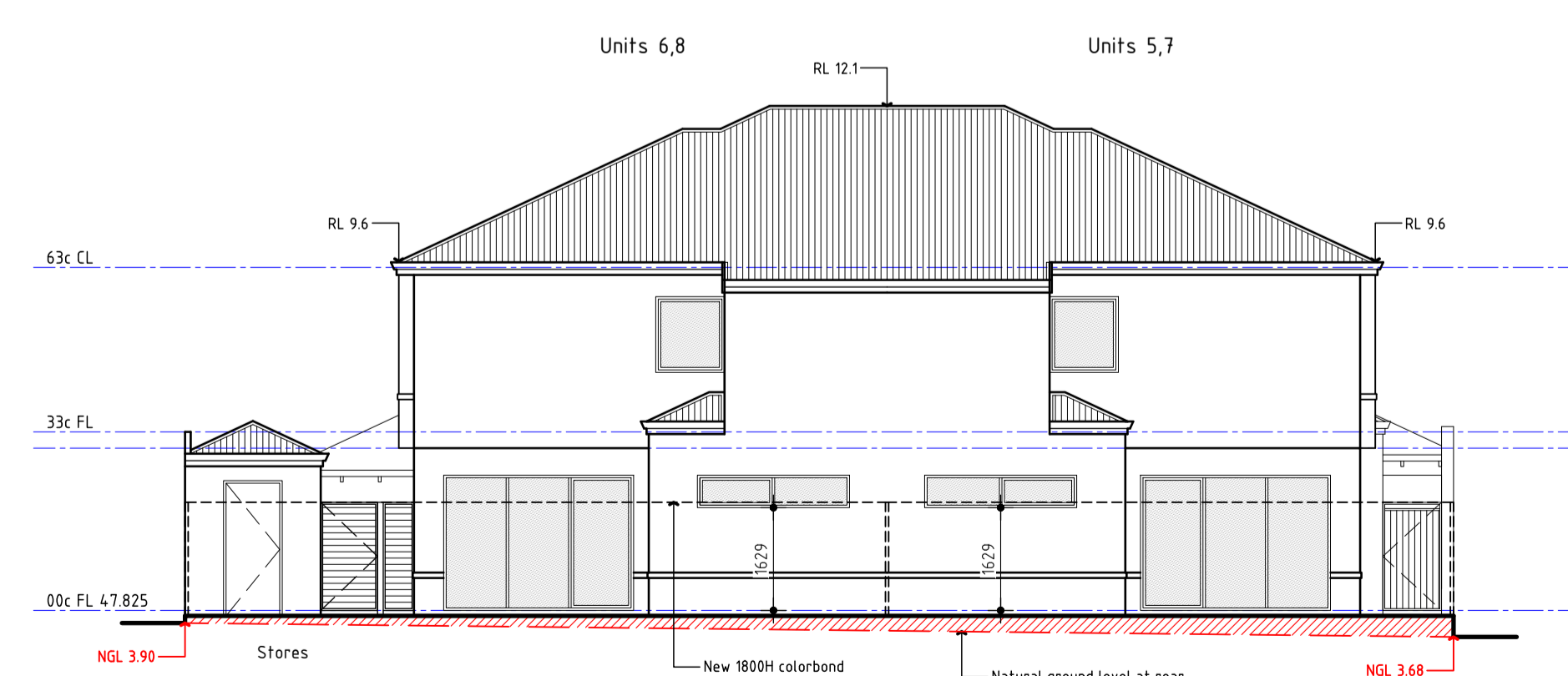
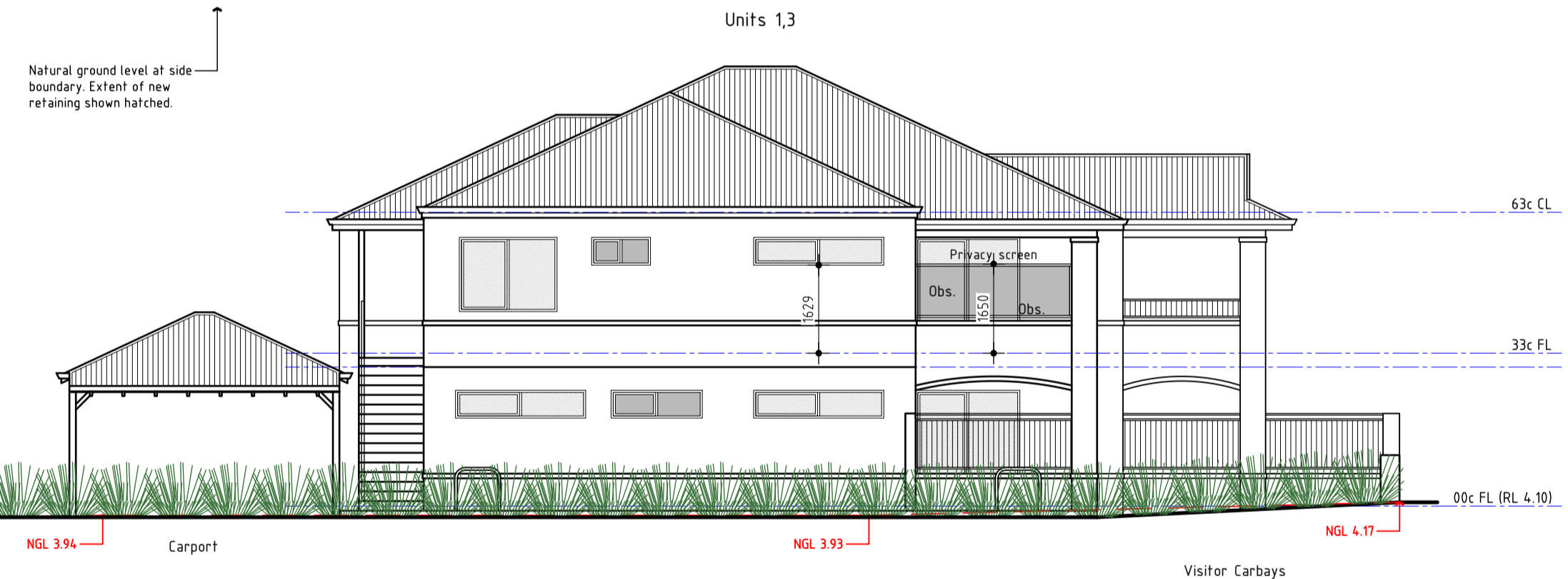
FINISHES & COLOUR SCHEDULE	
WALLS	Rendered brickwork painted in Off White
CLADDING	Horizontal plank cladding in Off White
ROOFS	Colorbond roof in Grey
WINDOWS	P/coated alum in Anotec Dark Grey
BALUSTRADE	P/coated alum in Anotec Dark Grey
STORES	Render brickwork, roofing, gutter & fascia to match units.
FRONT SCREEN WALLS	Rendered brick piers & infills painted in Off White w/ p/coated alum infills in Anotec Dark Grey



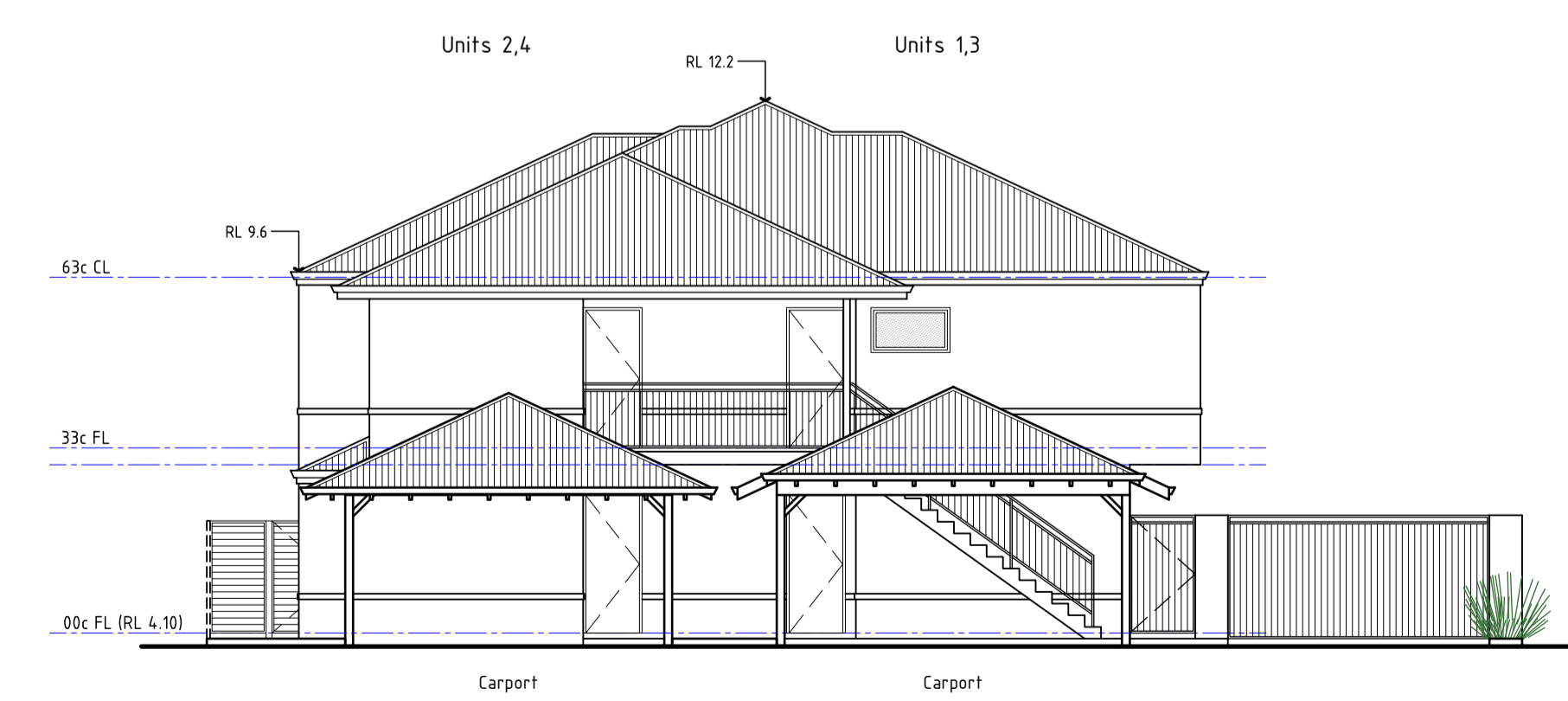
SIDE ELEVATION 2



SIDE ELEVATION 4



REAR ELEVATION 3



REAR ELEVATION 6