

## SITE DEVELOPMENT PLAN

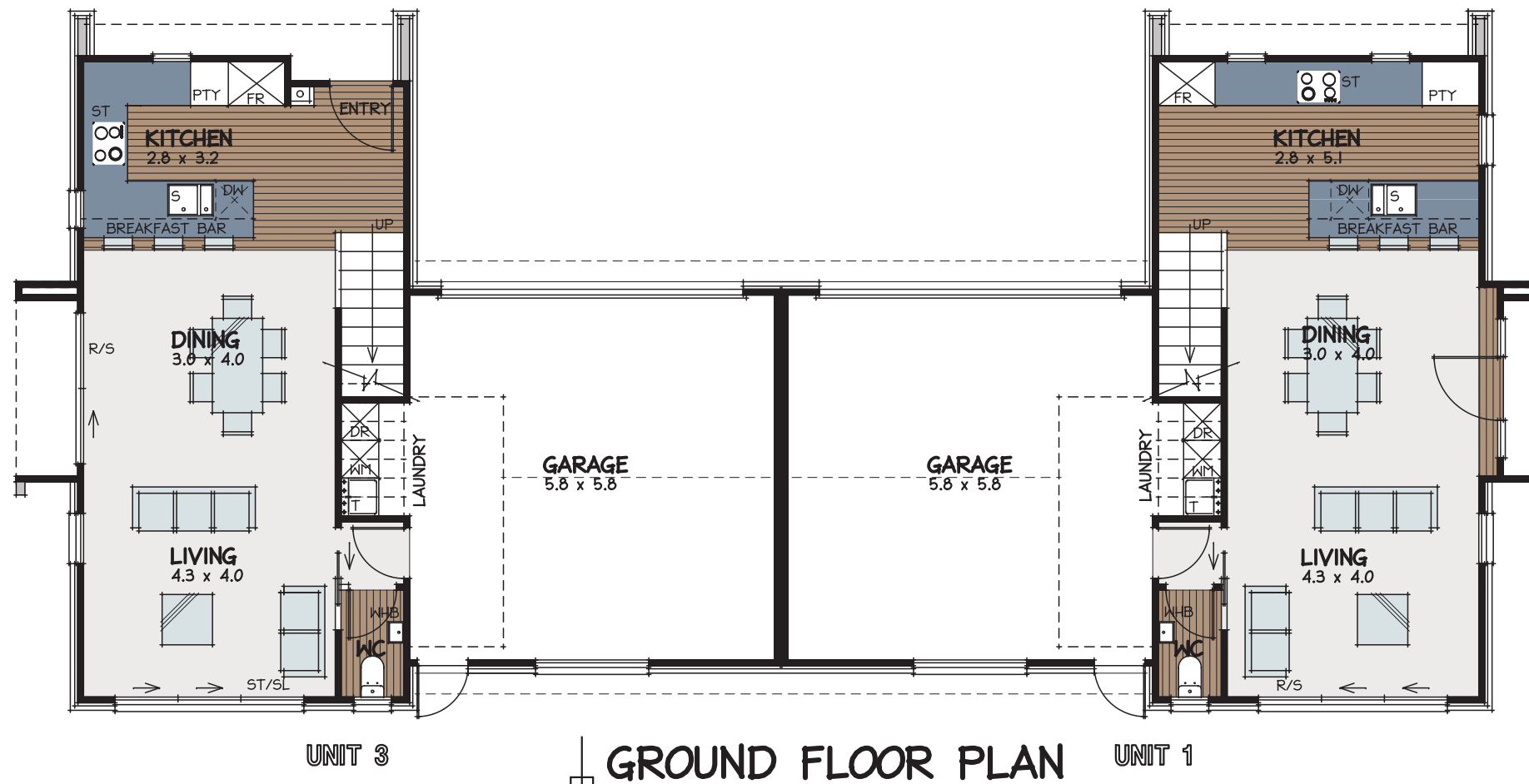
LEGAL DESCRIPTION:  
 LOTS 30 + 31  
 DPS 13809  
 AREA = 1580m<sup>2</sup>  
 SITE COVER = 591.4m<sup>2</sup> (41.5%)  
 SITE PERMEABILITY = 523.0m<sup>2</sup> (33.1%)

Issue:	Date:	Description:
SK3a	29/03/21	MARKETING + PRICING ISSUE
SK3	25/03/21	PRELIMINARY PLANS FOR CLIENT APPROVAL
SK2	11/03/21	BULK AND LOCATION

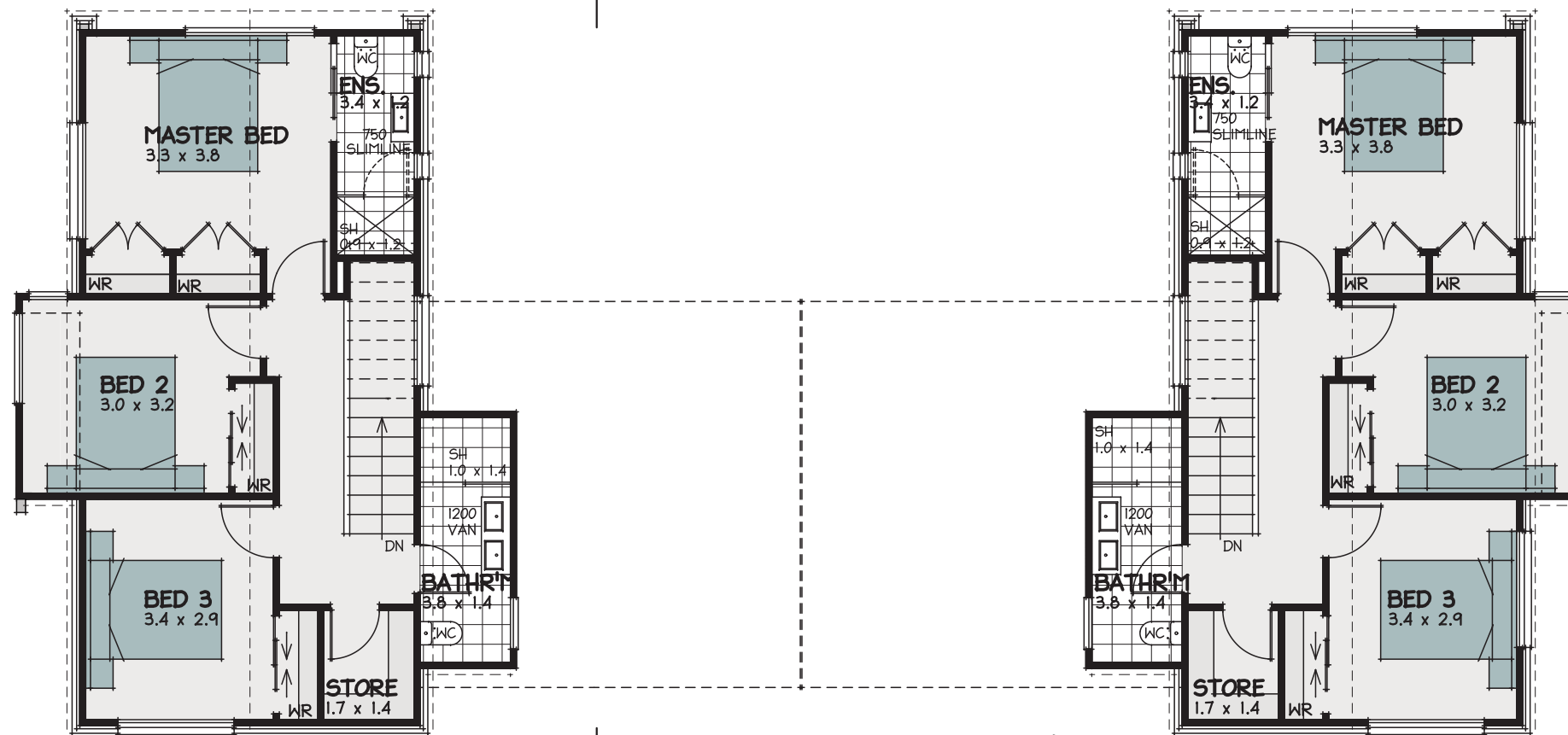
Job:	PROPOSED NEW DUPLEXES AT 17 + 19 GLEN LYNNE AVE, QUEENWOOD FOR CHT DEVELOPMENTS LTD
sheet:	<b>SITE PLAN</b>

scale:	(at A3) 1:200	Job no:	21_070
date:	18/02/2020	sheet no:	1 of 8
design:	DM	drawn:	DM

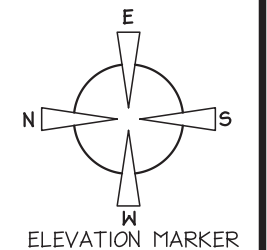
**NOTE:**  
 GROUND FLOOR STUD HEIGHT IS 2605  
 UNITS 2 + 4 ARE MIRRORED VERSIONS OF UNITS 1 + 3



**GROUND FLOOR PLAN**



**UPPER FLOOR PLAN**



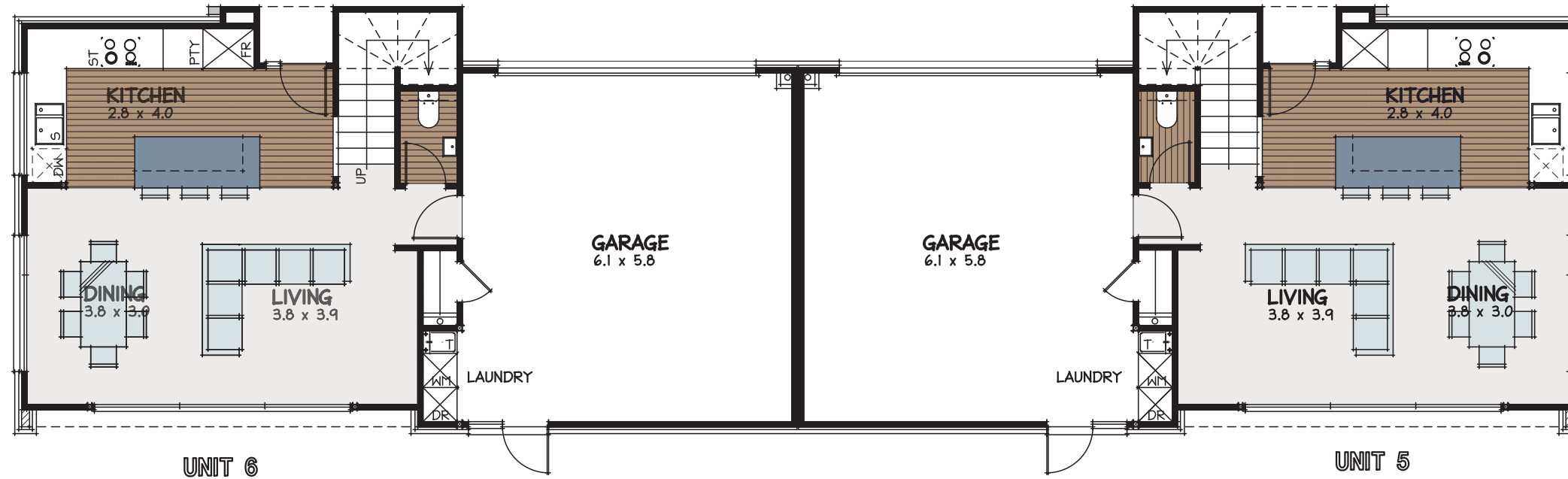
**FLOOR AREAS OVER TIMBER FRAME:**

UNIT	GROUND FLOOR	UPPER FLOOR	TOTAL
1	90.8	61.3	152.1
2	90.8	61.3	152.1
3	181.6	122.6	304.2
4	90.8	61.3	152.1
5	181.6	122.6	304.2
6	90.1	88.4	178.5
	90.1	88.4	178.5
<b>TOTAL</b>	<b>543.4</b>	<b>422.0</b>	<b>965.4</b>
<b>GRAND TOTAL</b>			<b>965.4</b>

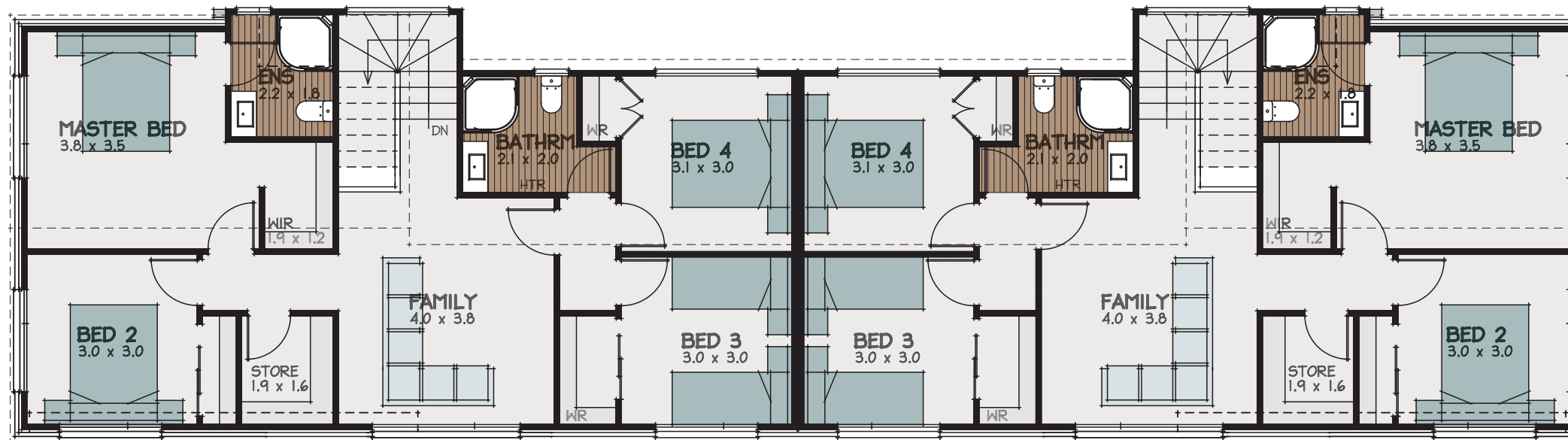
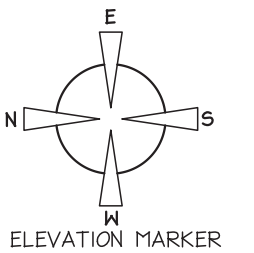
**FLOOR AREAS OVER BRICK VENEER:**

UNIT	GROUND FLOOR	UPPER FLOOR	TOTAL
1	94.6	63.8	158.4
2	94.6	63.8	158.4
3	189.2	127.6	316.8
4	94.6	63.8	158.4
5	189.2	127.6	316.8
6	93.0	92.3	185.3
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<b>TOTAL</b>	<b>564.4</b>	<b>439.8</b>	<b>1004.2</b>
<b>GRAND TOTAL</b>			<b>1004.2</b>

NOTE:  
GROUND FLOOR STUD HEIGHT IS 2605



GROUND FLOOR PLAN



UPPER FLOOR PLAN

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GRAND TOTAL			1004.2



COLORSTEEL RIB50 (OR SIMILAR) LONGRUN ROOFING

UNIT 1

UNIT 2

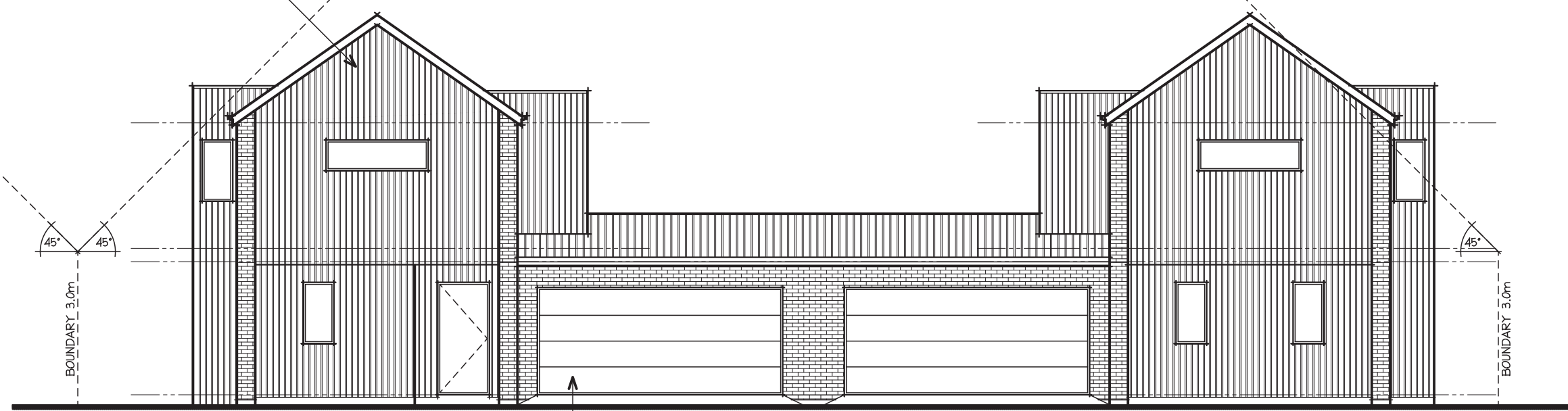
SELECTED 70 SERIES BRICK VENEER

### SOUTH ELEVATION

ROADSIDE ELEVATIONS

SELECTED ENTRY DOOR IN POWDER COATED ALUMINUM FRAME

COLORSTEEL RIB50 (OR SIMILAR) LONGRUN CLADDING



UNIT 4

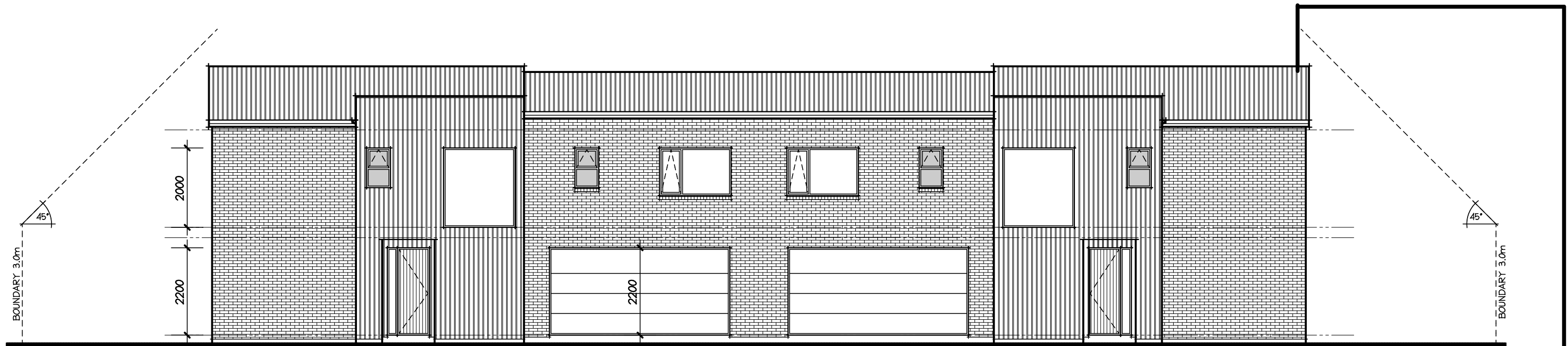
UNIT 2

SELECTED SECTIONAL COLORSTEEL GARATGE DOOR

### WEST ELEVATION 'A'

SK3a	29/03/21	MARKETING + PRICING ISSUE
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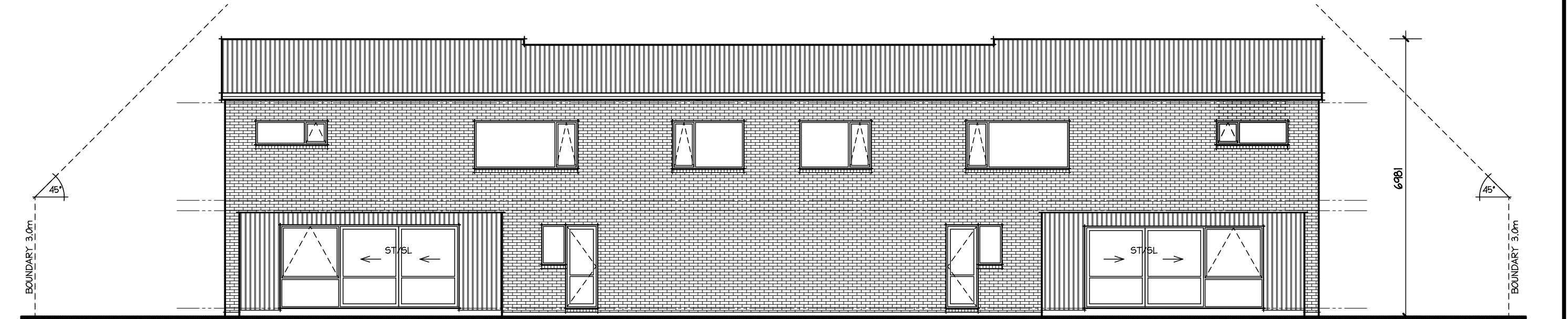
job:	PROPOSED NEW DUPLEXES AT 17 + 19 GLEN LYNNE AVE, QUEENWOOD FOR CHT DEVELOPMENTS LTD
sheet:	<b>ELEVATIONS</b>



UNIT 5

UNIT 6

SOUTH ELEVATION



UNIT 6

UNIT 5

NORTH ELEVATION



UNIT 5

UNIT 3

UNIT 1

WEST ELEVATION

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sheet:	<b>ELEVATIONS</b>

scale:	(at A3) 1:100	job no:	21_070
date:	18/02/2020	sheet no:	6 of 6
design:	DM	drawn:	DM