GF PROPOSED PLAN VS ENDORSED PLAN

SCALE 1:200 @ A1

BLUE COLOUR DENOTES SHOWN FOR NEW PROPOSAL

Notes

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- LOCATION OF ALL HARDWARE, FIXTURES AND FITTINGS TO BE CONFIRMED WITH ARCHITECT PRIOR TO WORKS COMMENCING.

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ABN: 29 469 352 797

Project: 99 Morack Road, Vermont South

Drawing:

Date	Rev	Description
02.02.2022	A	amendment

Project Number: 21-073

Drawing Number:

Date: 16-02-2022 | Scale:

Drawn: Dai | Checked: AL/JW

Amendment: A

FF PROPOSED PLAN VS ENDORSED PLAN

SCALE 1:200 @ A1

BLUE COLOUR DENOTES SHOWN FOR NEW PROPOSAL

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Drawing:

Date	Rev	Description
02.02.2022	A	amendment

Project Number: 21-073

Drawing Number:

Date: 16-02-2022 | Scale:

Amendment: A

Drawn: Dai | Checked: AL/JW

SITE PLAN
SCALE 1:200 @ A1

AREA SCHEDULE

Total Site Area:	8095	m²
Total Building Footprint:	2985.5 m²	(36.9%)
Total Impervious Area:	4355.9 m²	(53.8%)
Total Permeable Area:	3739.1 m²	(46.2%)
Total Garden Area:	3860.0 m²	(47.7%)

Unit 1			Unit 2		
Site Area:	534.0	m²	Site Area:	448.2	m²
Ground Floor Area:	181.8	m²	Ground Floor Area:	184.1	m²
First Floor Area:	109.8	m²	First Floor Area:	103.7	m²
Total Floor Area:	291.6	m²	Total Floor Area:	287.8	m²
Porch Area:	20.7	m²	Porch Area:	8.5	m²
SPOS	147.1	m²	SPOS	36.6	m²
POS	305.6	m²	POS	209.8	m²
Storage:	10	m³	Storage:	6	m³
Total Bedroom	4		Total Bedroom	4	
Car Space	2		Car Space	2	

Unit 3			Unit 4		
Site Area:	475.5	m²	Site Area:	499.7	m²
Ground Floor Area:	204.1	m²	Ground Floor Area:	204.1	m²
First Floor Area:	112.3	m²	First Floor Area:	112.3	m²
Total Floor Area:	316.4	m²	Total Floor Area:	313.7	m²
Porch Area:	6.6	m²	Porch Area:	6.6	m²
SPOS	36.3	m²	SPOS	36.3	m²
POS	237.9	m²	POS	262.2	m²
Storage:	12	m³	Storage:	12	m³
Total Bedroom	4		Total Bedroom	5	
Car Space	2		Car Space	2	

Unit 5			Unit 6		
Site Area:	362.4	m²	Site Area:	306.8	m²
Ground Floor Area:	146.0	m²	Ground Floor Area:	146.0	m²
First Floor Area:	90.8	m²	First Floor Area:	90.8	m²
Total Floor Area:	236.8	m²	Total Floor Area:	236.8	m²
Porch Area:	4.3	m²	Porch Area:	4.3	m²
SPOS	74.0	m²	SPOS	69.9	m²
POS	183.4	m²	POS	131.8	m²
Storage:	6	m³	Storage:	6	m³
Total Bedroom	4		Total Bedroom	4	
Car Space	2		Car Space	2	

Unit 7			Unit 8&9		
Site Area:	310.6	m²	Site Area:	310.2	m²
Ground Floor Area:	146.7	m²	Ground Floor Area:	146.0	m²
First Floor Area:	90.8	m²	First Floor Area:	90.8	m²
Total Floor Area:	237.5	m²	Total Floor Area:	236.8	m²
Porch Area:	4.3	m²	Porch Area:	4.3	m²
SPOS	70.5	m²	SPOS	68.4	m²
POS	134.0	m²	POS	126.2	m²
Storage:	6	m³	Storage:	6	m³
Total Bedroom	4		Total Bedroom	4	
Car Space	2		Car Space	2	

Unit 10			Unit 11		
Site Area:	356.7	m²	Site Area:	305.0	m²
Ground Floor Area:	152.5	m²	Ground Floor Area:	145.8	m²
First Floor Area:	79.3	m²	First Floor Area:	79.3	m²
Total Floor Area:	231.8	m²	Total Floor Area:	225.1	m²
Porch Area:	4.0	m²	Porch Area:	5.8	m²
SPOS	98.4	m²	SPOS	73.2	m²
POS	173.4	m²	POS	127.4	m²
Storage:	6	m³	Storage:	6	m³
Total Bedroom	4		Total Bedroom	4	
Car Space	2		Car Space	2	

Unit 12			Unit 13		
Site Area:	371.3	m²	Site Area:	550.1	m²
Ground Floor Area:	142	m²	Ground Floor Area:	180.0	m²
First Floor Area:	82	m²	First Floor Area:	96.5	m²
Total Floor Area:	224	m²	Total Floor Area:	276.5	m²
Porch Area:	2.8	m²	Porch Area:	5.7	m²
SPOS	114.0	m²	SPOS	255.7	m²
POS	185.8	m²	POS	329.2	m²
Storage:	6	m³	Storage:	7	m³
Total Bedroom	4		Total Bedroom	4	
Car Space	2		Car Space	2	

Unit 14			Unit 15&16		
Site Area:	310.7	m²	Site Area:	308.4	m²
Ground Floor Area:	140.8	m²	Ground Floor Area:	140.8	m²
First Floor Area:	78.2	m²	First Floor Area:	78.2	m²
Total Floor Area:	219.0	m²	Total Floor Area:	219.0	m²
Porch Area:	3.3	m²	Porch Area:	3.3	m²
SPOS	79.6	m²	SPOS	76.8	m²
POS	142.0	m²	POS	139.7	m²
Storage:	6	m³	Storage:	6	m³
Total Bedroom	4		Total Bedroom	4	
Car Space	2		Car Space	2	

Unit 17			Unit 18		
Site Area:	314.0	m²	Site Area:	471.5	m²
Ground Floor Area:	140.8	m²	Ground Floor Area:	186.8	m²
First Floor Area:	78.2	m²	First Floor Area:	102.2	m²
Total Floor Area:	219.0	m²	Total Floor Area:	289.0	m²
Porch Area:	3.3	m²	Porch Area:	4.5	m²
SPOS	79.6	m²	Total SPOS	156.0	m²
POS	145.2	m²	POS	242.6	m²
Storage:	6	m³	Storage:	6	m³
Total Bedroom	4		Total Bedroom	4	
Car Space	2		Car Space	2	

LEGEND

- TREE 8 — ORANGE TEXT DENOTES LATEST TREE NO. BLUE TEXT DENOTES TREE NO. SHOWN ON PLANS ENDORSED DATED 11/05/2021
- DENOTES TREE PROTECTION ZONE SHOWN ON PLANS ENDORSED DATED 11/05/2021
- DENOTES TREE PROTECTION ZONE & STRUCTURE ROOT ZONE
- DENOTES AREA OF STRUCTURE ENCROACH INTO THE TREE PROTECTION ZONE
- TREE 7 (Tr105) — RED TEXT DENOTES LATEST TREE NO. BLUE TEXT DENOTES TREE NO. SHOWN ON PLANS ENDORSED DATED 11/05/2021
- DENOTES TREES TO BE REMOVED
- 6M³ — DENOTES 6 CUBIC METRES OF STORAGE SHED
- CL — DENOTES SELECTED CLOTHESLINE LOCATION
- RWT — DENOTES SELECTED 3000 LITERS SLIMLINE RAINWATER TANK
- 240L 240L 80L — DENOTES BINS FOR EACH UNIT

WSUD REQUIREMENTS:

1. THE PROPOSED DEVELOPMENT WILL SATISFY BEST PRACTICE ENVIRONMENTAL MANAGEMENT GUIDELINES (BPEMG) OBJECTIVES WITH THE PROVISION OF RAINWATER HARVESTING AND FILTRATION. 3,000L RAINWATER TANKS WILL BE PROVIDED FOR EACH DWELLING, WITH CONNECTION TO ALL TOILETS, LAUNDRY AND IRRIGATION. IN ADDITION, A SPELBASIN (OR EQUIVALENT TO SATISFY DRAINAGE ENGINEERING DESIGN REQUIREMENTS) WILL BE INSTALLED TO TREAT DRIVEWAY AND ROADWAY RUNOFF (APPROX. 1300SQM). REFER TO ESD REPORT PREPARED BY LID CONSULTING FOR FURTHER DETAIL.
2. THESE PLANS ARE TO BE READ IN CONJUNCTION WITH ESD REPORT PREPARED BY LID CONSULTING, AND ANY INITIATIVES CONTAINED WITHIN ARE TO BE CONSTRUCTED TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.

Notes

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Project: 99 Morack Road, Vermont South

Drawing: SITE PLAN

Date	Rev	Description
02.02.2022	A	amendment

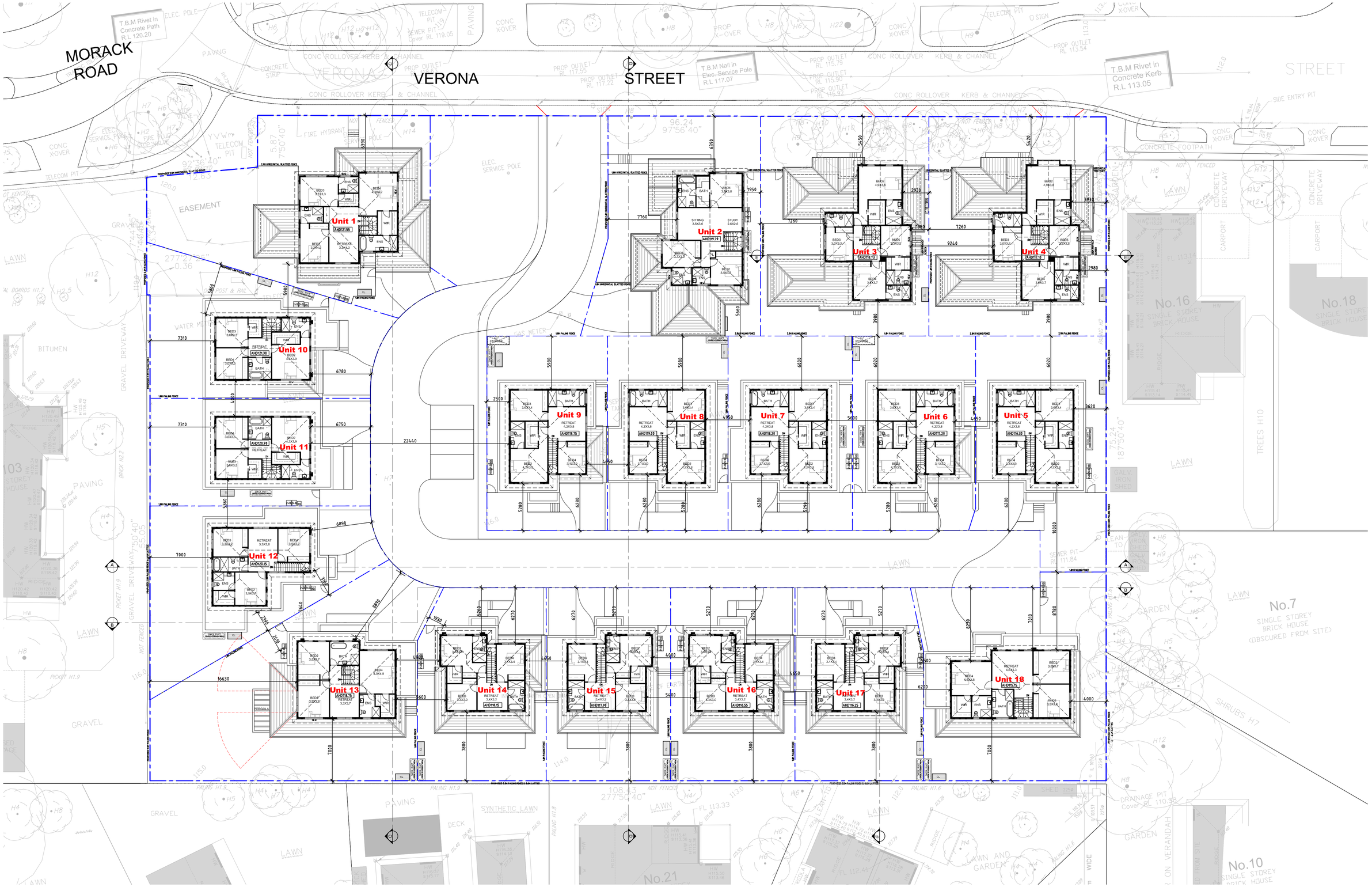
Project Number: 21-073

Drawing Number: TP06

Date: 16-02-2022 | Scale: 1:200

Drawn: Dai | Checked: AL/JW

Amendment: A



FIRST FLOOR PLAN

SCALE 1:200 @ A1

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Project: 99 Morack Road, Vermont South

Drawing: FIRST FLOOR PLAN

Date	Rev	Description
02.02.2022	A	amendment

Project Number: 21-073

Drawing Number: TP07

Date: 16-02-2022 | Scale: 1:200

Drawn: Dai | Checked: AL/JW

Amendment: A

ROOF PLAN
SCALE 1:200 @ A1

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ABN: 29 469 352 797

Project: 99 Morack Road, Vermont South

Drawing: ROOF PLAN

Date	Rev	Description
02.02.2022	A	amendment

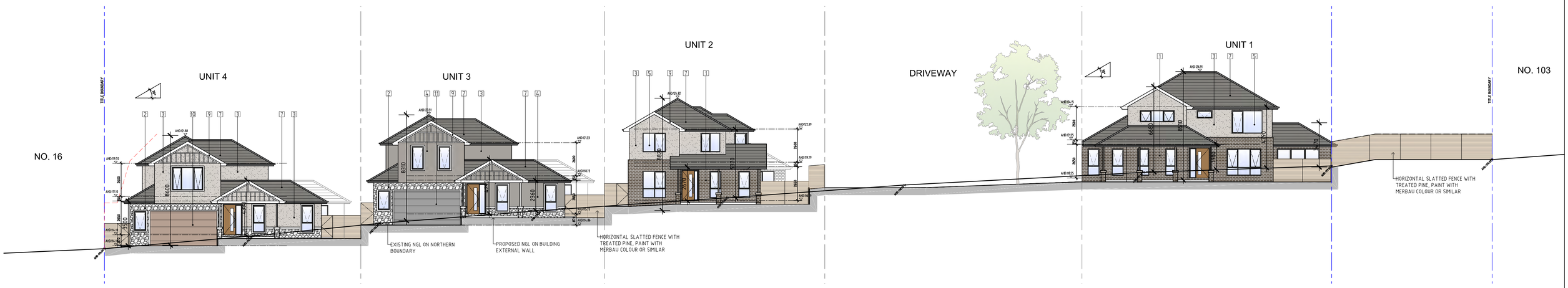
Project Number: 21-073

Drawing Number: TP08

Date: 16-02-2022 | Scale: 1:200

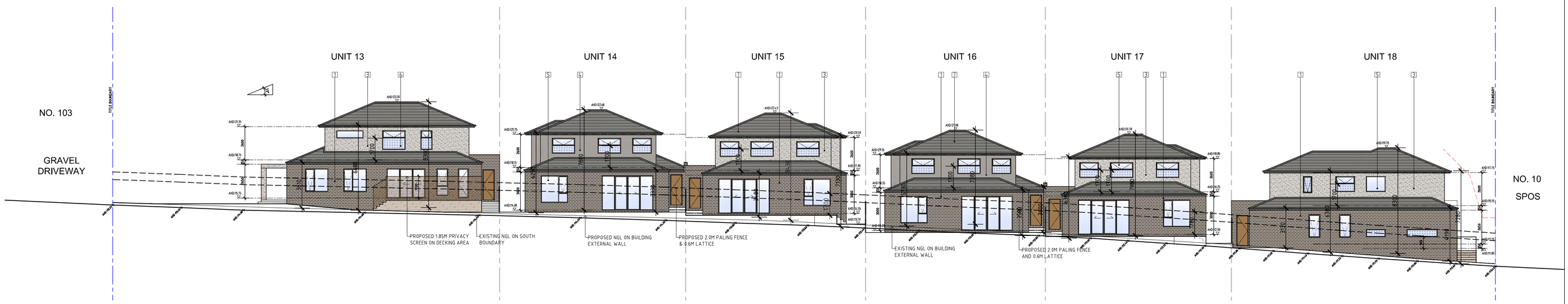
Drawn: Dai | Checked: AL/JW

Amendment: A



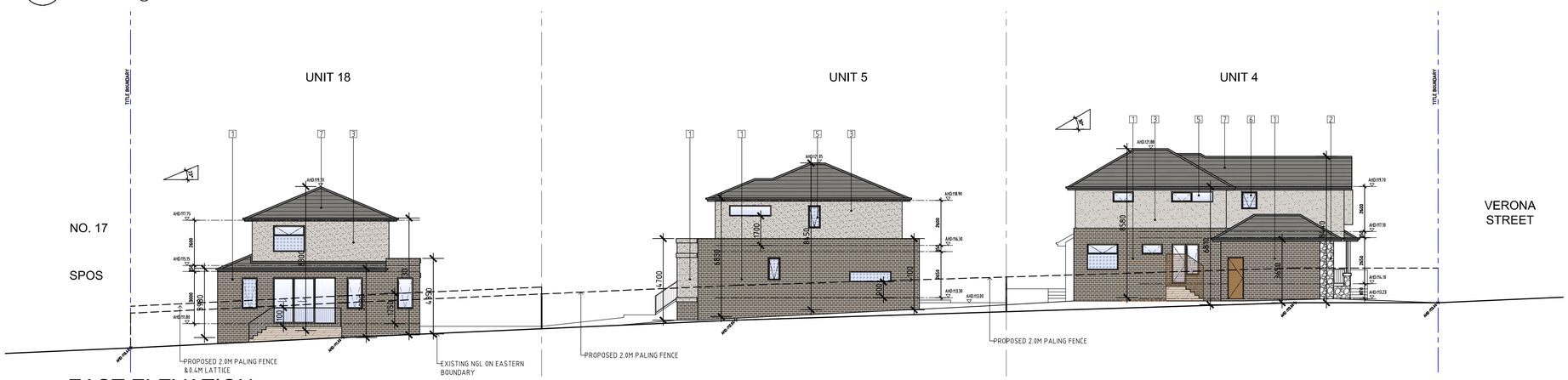
NORTH ELEVATION (VERONA STREET)

SCALE 1:150 @ A1



SOUTH ELEVATION

SCALE 1:150 @ A1



EAST ELEVATION

SCALE 1:150 @ A1

MATERIAL SCHEDULE:

TAG	MATERICALS
M1	SELECTED FACED BRICK – PGH DRY PRESSED ARCHITECTURAL 'MONASH GREY' OR SIMILAR
M2	SELECTED STONE CLADDING – 'PALISADES ANCIENT VILLA' LEDGESTONE OR SIMILAR
M3	SELECTED LIGHT COLOR RENDER FINISHES DULUX 'DREYFUS' OR SIMILAR
M4	SELECTED DARK COLOR RENDER FINISHES DULUX 'BUSHLAND GREY' OR SIMILAR
M5	CLEAR GLAZING
M6	OBSCURE GLAZING
M7	SELECTED ROOF TILES
M8	SELECTED EXTERNAL WALL MOLDINGS WITH RENDER FINISH
M9	SELECTED LIGHT COLOR DULUX 'VIVID WHITE' OR SIMILAR FOR TRIM, WINDOW FRAME & PLATE
M10	SELECTED SECTIONAL TIMBER LOOKING PANEL LIFT GARAGE DOOR
M11	SELECTED SECTIONAL GRAY COLOR PANEL LIFT GARAGE DOOR

NOTE: DOUBLE GLAZE FOR ALL HABITABLE ROOM WINDOWS.

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Project: 99 Morack Road, Vermont South

Drawing: ELEVATIONS

Date	Rev	Description
02.02.2022	A	amendment

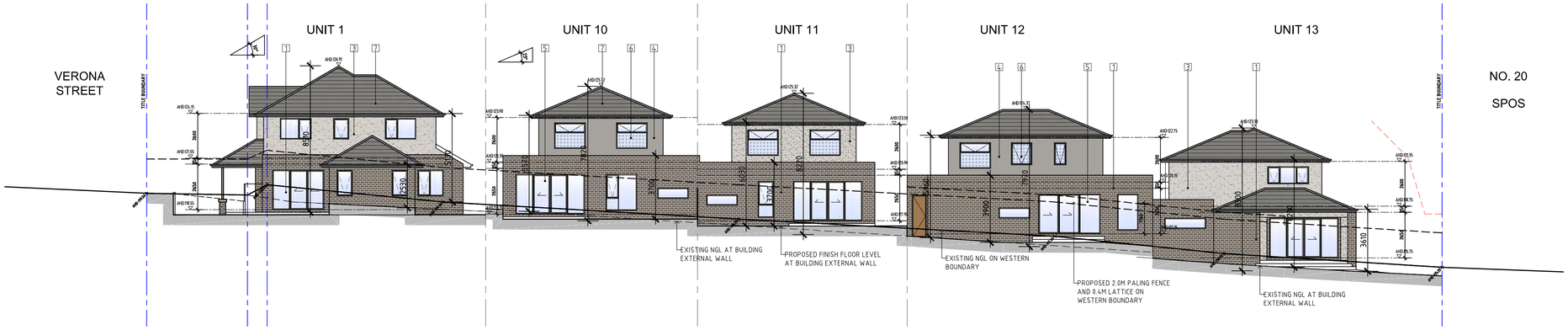
Project Number: 21-073

Drawing Number: TP09

Date: 16-02-2022 | Scale: 1:100

Drawn: Dai | Checked: AL/JW

Amendment: A



WEST ELEVATION

SCALE 1:150 @ A1

MATERIAL SCHEDULE:

TAG	MATERICALS
M1	SELECTED FACED BRICK – PGH DRY PRESSED ARCHITECTURAL 'MONASH GREY' OR SIMILAR
M2	SELECTED STONE CLADDING – 'PALISADES ANCIENT VILLA' LEDGESTONE OR SIMILAR
M3	SELECTED LIGHT COLOR RENDER FINISHES DULUX 'DREYFUS' OR SIMILAR
M4	SELECTED DARK COLOR RENDER FINISHES DULUX 'BUSHLAND GREY' OR SIMILAR
M5	CLEAR GLAZING
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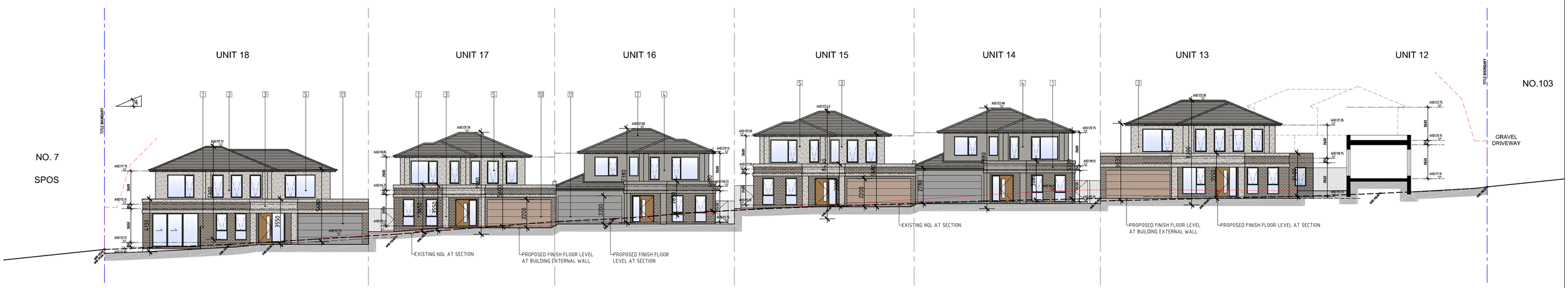
M7	SELECTED ROOF TILES
M8	SELECTED EXTERNAL WALL MOLDINGS WITH RENDER FINISH
M9	SELECTED LIGHT COLOR DULUX 'VIVID WHITE' OR SIMILAR FOR TRIM, WINDOW FRAME & PLATE
M10	SELECTED SECTIONAL TIMBER LOOKING PANEL LIFT GARAGE DOOR
M11	SELECTED SECTIONAL GRAY COLOR PANEL LIFT GARAGE DOOR

NOTE: DOUBLE GLAZE FOR ALL HABITABLE ROOM WINDOWS.

SECTION A-A

SCALE 1:150 @ A1



SECTION B-B

SCALE 1:150 @ A1

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Project: 99 Morack Road, Vermont South

Drawing: ELEVATIONS

Date	Rev	Description
02.02.2022	A	amendment

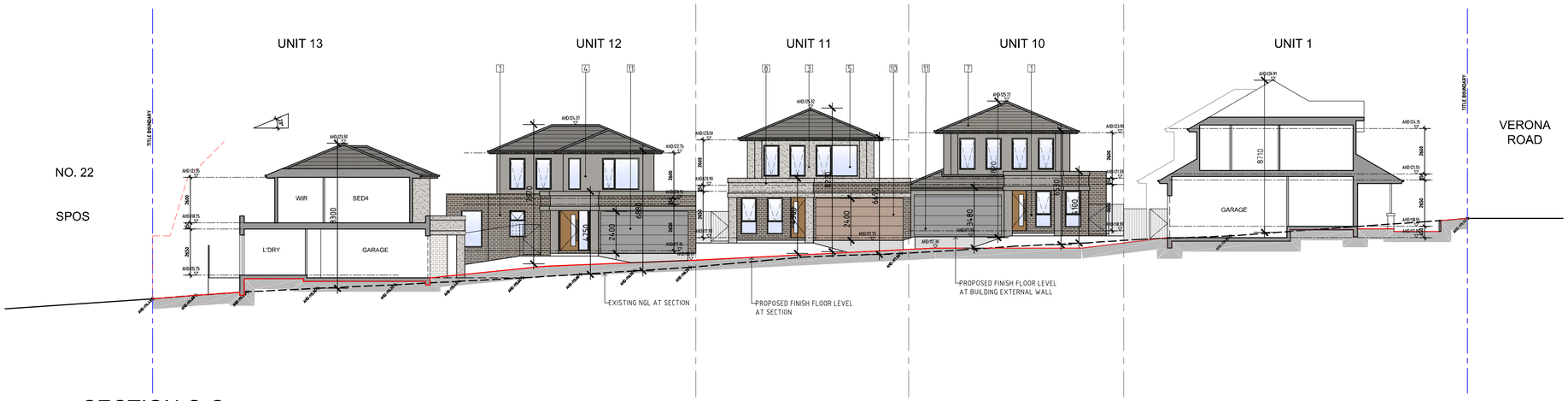
Project Number: 21-073

Drawing Number: TP10

Date: 16-02-2022 | Scale: 1:100

Drawn: Dai | Checked: AL/JW

Amendment: A

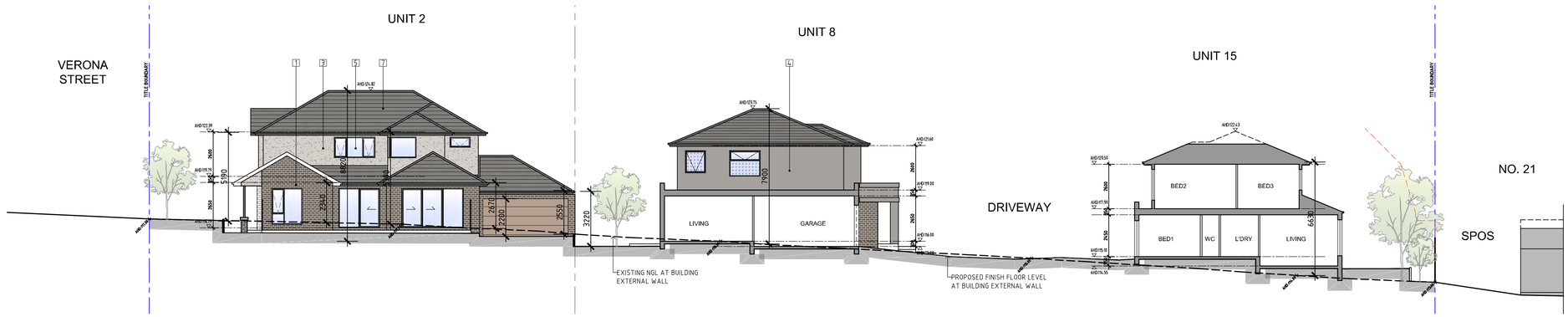


SECTION C-C
SCALE 1:150 @ A1

MATERIAL SCHEDULE:

TAG	MATERICALS
M1	SELECTED FACED BRICK – PGH DRY PRESSED ARCHITECTURAL 'MONASH GREY' OR SIMILAR
M2	SELECTED STONE CLADDING – 'PALISADES ANCIENT VILLA' LEDGESTONE OR SIMILAR
M3	SELECTED LIGHT COLOR RENDER FINISHES DULUX 'DREYFUS' OR SIMILAR
M4	SELECTED DARK COLOR RENDER FINISHES DULUX 'BUSHLAND GREY' OR SIMILAR
M5	CLEAR GLAZING
M6	OBSCURE GLAZING
M7	SELECTED ROOF TILES
M8	SELECTED EXTERNAL WALL MOLDINGS WITH RENDER FINISH
M9	SELECTED LIGHT COLOR DULUX 'VIVID WHITE' OR SIMILAR FOR TRIM, WINDOW FRAME & PLATE
M10	SELECTED SECTIONAL TIMBER LOOKING PANEL LIFT GARAGE DOOR
M11	SELECTED SECTIONAL GRAY COLOR PANEL LIFT GARAGE DOOR

NOTE: DOUBLE GLAZE FOR ALL HABITABLE ROOM WINDOWS.



SECTION D-D
SCALE 1:150 @ A1

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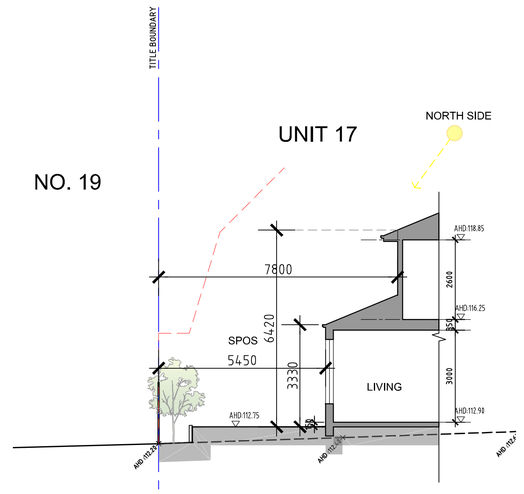

SECTION F-F
SCALE 1:100 @ A1

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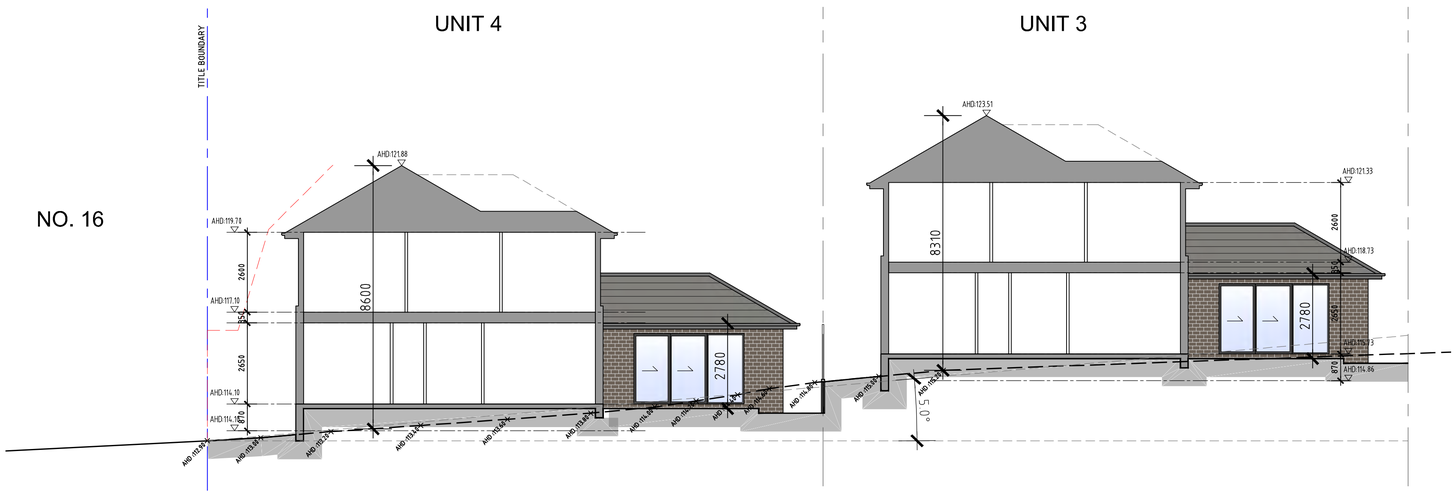
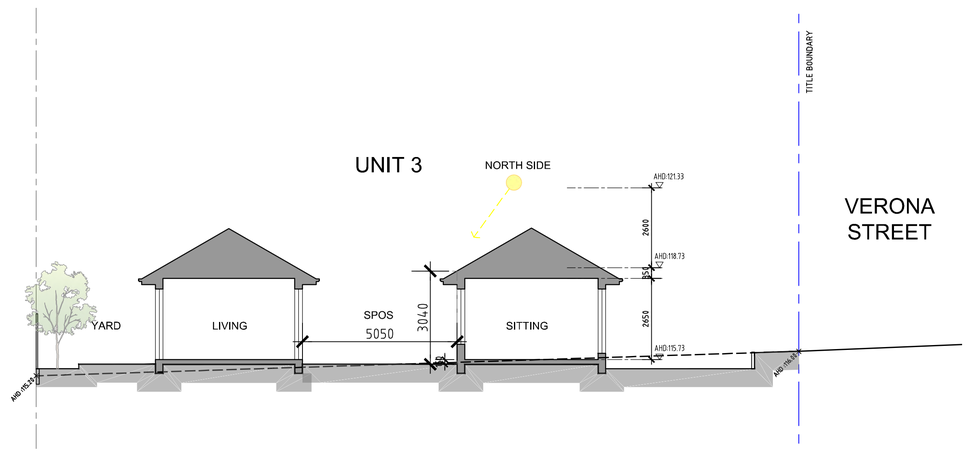


SECTION E-E
SCALE 1:100 @ A1



SECTION G-G
SCALE 1:100 @ A1

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ABN: 29 469 352 797

Project: 99 Morack Road, Vermont South

Drawing: SECTIONS

Date	Rev	Description
02.02.2022	A	amendment

Project Number: 21-073

Drawing Number: TP11

Date: 16-02-2022 | Scale: 1:100

Drawn: Dai | Checked: AL/JW

Amendment: A

1

SELECTED FACED BRICK PGH DRY PRESSED ARCHITECTURAL 'MONASH GREY' OR SIMILAR

2

SELECTED STONE CLADDING 'PALISADES ANCIENT VILLA' LEDGESTONE OR SIMILAR

3

SELECTED LIGHT COLOR RENDER FINISHES DULUX 'DREYFUS' OR SIMILAR

4

SELECTED DARK COLOR RENDER FINISHES DULUX 'BUSHLAND GREY' OR SIMILAR

5

CLEAR GLAZING

6

OBSCURE GLAZING

7

SELECTED ROOF TILES

8

SELECTED EXTERNAL WALL MOLDINGS WITH RENDER FINISH

9

TRIM AND WINDOW FRAME - SELECTED LIGHT COLOR DULUX 'VIVID WHITE' OR SIMILAR

10

SELECTED SECTIONAL TIMBER LOOKING PANEL LIFT GARAGE DOOR

11

SELECTED SECTIONAL GRAY COLOR PANEL LIFT GARAGE DOOR

MATERIAL SCHEDULE

Notes

- DO NOT SCALE FROM DRAWINGS.
- SITE & FLOOR LEVELS TO BE CONFIRMED ON SITE BY BUILDER PRIOR TO COMMENCEMENT OF ANY WORKS. ANY ERRORS, DISCREPANCIES OR OMMISSIONS IN THE DRAWINGS, NOTATIONS OR DIMENSIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION PRIOR TO WORKS COMMENCING.
- ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS, STRUCTURAL, MECHANICAL, ELECTRICAL, HYDRAULIC, LANDSCAPE ARCHITECTURAL DRAWINGS.
- LOCATION OF ALL HARDWARE, FIXTURES AND FITTINGS TO BE CONFIRMED WITH ARCHITECT PRIOR TO WORKS COMMENCING.

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Project: 99 Morack Road, Vermont South

Drawing: MATERIAL SCHEDULE

Date	Rev	Description
02.02.2022	A	amendment

Project Number: 21-073

Drawing Number: TP12

Date: 16-02-2022 | Scale: 1:100

Drawn: Dai | Checked: AL/JW

Amendment: A

SHADOW DIAGRAM SEP 22 9AM

SCALE 1:200 @ A1

green line indicates shadow cast by proposed boundary fence

red line indicates shadow cast by proposed dwelling

no additional shadow inposed by proposed dwelling

Notes

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Project: 99 Morack Road, Vermont South

Drawing: SHADOWS

Date	Rev	Description
02.02.2022	A	amendment

Project Number: 21-073

Drawing Number: TP13

Date: 16-02-2022 | Scale: 1:200

Drawn: Dai | Checked: AL/JW

Amendment: A

SHADOW DIAGRAM SEP 22 12PM

SCALE 1:200 @ A1

no additional shadow inposed by proposed dwelling

green line indicates shadow cast by proposed boundary fence

red line indicates shadow cast by proposed dwelling

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Project: 99 Morack Road, Vermont South

Drawing: SHADOWS

Date	Rev	Description
02.02.2022	A	amendment

Project Number: 21-073

Drawing Number: TP14

Date: 16-02-2022 | Scale: 1:200

Drawn: Dai | Checked: AL/JW

Amendment: A

SHADOW DIAGRAM SEP 22 3PM

SCALE 1:200 @ A1

green line indicates shadow cast by proposed boundary fence

red line indicates shadow cast by proposed dwelling

red hatches indicate additional shadow imposed by proposed dwelling

Notes

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Project: 99 Morack Road, Vermont South

Drawing: SHADOWS

Date	Rev	Description
02.02.2022	A	amendment

Project Number: 21-073

Drawing Number: TP15

Date: 16-02-2022 | Scale: 1:200

Drawn: Dai | Checked: AL/JW

Amendment: A