

DRAWING SCHEDULE

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TPA03	GROUND FLOOR PLAN (1:100)
TPA04	FIRST FLOOR PLAN (1:200)
TPA05	FIRST FLOOR PLAN (1:100)
TPA07	ELEVATIONS
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TPA18	RETAINING WALL DETAILS
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AREA ANALYSIS

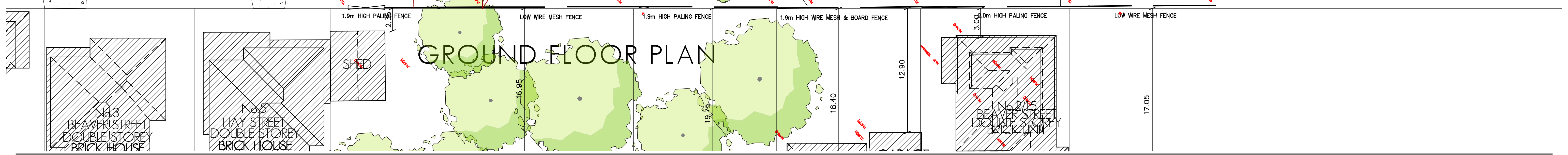
SITE AREA	2425.0 m ²
PROPOSED	7 No DWELLINGS, ie 1 No DWELLING PER 346.5m ² SITE AREA
DWELLING 1	
GROUND FLOOR	123.4 m ²
FIRST FLOOR	84.4 m ²
OVERALL	207.8 m ² 22.3 sq
PRIVATE OPEN SPACE	
COURTYARD	52.5 m ²
BALCONY	N/A m ²
OVERALL	52.5 m ²
DWELLING 2	
GROUND FLOOR	118.5 m ²
FIRST FLOOR	79.5 m ²
OVERALL	198.0 m ² 21.3 sq
PRIVATE OPEN SPACE	
COURTYARD	120.7 m ²
BALCONY	N/A m ²
OVERALL	120.7 m ²
DWELLING 3	
GROUND FLOOR	114.8 m ²
FIRST FLOOR	80.1 m ²
OVERALL	194.9 m ² 21.0 sq
PRIVATE OPEN SPACE	
COURTYARD	72.9 m ²
BALCONY	13.7 m ²
OVERALL	86.6 m ²
DWELLING 4	
GROUND FLOOR	121.5 m ²
FIRST FLOOR	69.2 m ²
OVERALL	190.7 m ² 20.5 sq
PRIVATE OPEN SPACE	
COURTYARD	32.8 m ²
BALCONY	13.3 m ²
OVERALL	46.1 m ²
DWELLING 5	
GROUND FLOOR	139.5 m ²
FIRST FLOOR	79.7 m ²
OVERALL	219.2 m ² 23.6 sq
PRIVATE OPEN SPACE	
COURTYARD	134.3 m ²
BALCONY	12.3 m ²
OVERALL	146.6 m ²
DWELLING 6	
GROUND FLOOR	128.5 m ²
FIRST FLOOR	79.2 m ²
OVERALL	207.7 m ² 22.4 sq
PRIVATE OPEN SPACE	
COURTYARD	153.4 m ²
BALCONY	12.3 m ²
OVERALL	165.7 m ²
DWELLING 7	
GROUND FLOOR	108.2 m ²
FIRST FLOOR	73.0 m ²
OVERALL	181.2 m ² 19.5 sq
PRIVATE OPEN SPACE	
COURTYARD	212.0 m ²
BALCONY	7.4 m ²
OVERALL	219.4 m ²
DWELLING 8	DELETED
OVERALL BUILDING AREA	1399.7m ² 150.7sq
BUILDING SITE COVERAGE	854.4m ² 35.2%
IMPERVIOUS PAVING AREA	161.3m ² 6.6%
PERMEABLE SITE AREA	
GARDEN AREA	1049.5m ² 43.2%

SUSTAINABLE MANAGEMENT
PLAN SUMMARY

(REFER REPORT PREPARED BY EFFICIENT ENERGY CHOICES
09/11/2022)

Energy Efficiency	Units
Material Fabric	Water Efficiency
Indoor Environment Quality	Construction & Building Waste Management
Urban Ecology	Transport







LEVEL 1 / 173 UPPER HEIDELBERG ROAD
IVANHOE 3079

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GROUND FLOOR PLAN

PLANNING APPLICATION FOR PROPOSED RESIDENTIAL DEVELOPMENT

35 HAY STREET, BOX HILL SOUTH

DRAWING TITLE:
GROUND FLOOR PLAN (1:100)

TPA03 - 3 OF 31
JOB No: 22-01

DATE: 18th JULY 2023
SCALE: 1:100

DRAWN BY: AKW
VCAT - WITHOUT PREJUDICE

ALL LEVELS ARE TO
AUSTRALIAN HEIGHT DATUM

