

LOCAL AUTHORITY
 TOOWOOMBA RC

LAND AREA 768 m²
 Proposed New Project for

LEGEND

	DRIVEWAY/FOOTPATH
	PRIVATE OPEN SPACE AREA
	LANDSCAPING/PLANTING
	1800 HIGH PRIVACY FENCING
	1200 HIGH PRIVACY FENCING
	CARPARK
	CLOTHES LINE
	GARBAGE BIN/S
	5000 LITRE SLIMLINE RAINWATER TANK

ZONING OF SITE = NEIGHBOURHOOD RESIDENTIAL
 ALLOWABLE = 1 UNIT PER 350m² OF SITE AREA
 SITE AREA = 768m² = 2 UNITS
 MIN. OPEN SPACE AREA = 768 x 30% = 230m²

AREA OF SITE	768m ²	
LESS FLOOR AREA 2 DWELLINGS	312m ²	=41% OF TOTAL LAND AREA
= AVAIL OPEN LAND AREA	456m ²	=59% OF TOTAL LAND AREA
LESS DRIVEWAY/FOOTPATH AREA	110m ²	
= PERMEABLE LAND AREA	346m ²	=76% OF AVAIL OPEN LAND AREA

ROOFWATER TO DISCHARGE TO BALAROO DRIVE KERB
 SEWERAGE TO DISCHARGE TO COUNCIL SEWER
 DRIVEWAYS, LANDSCAPING & STORMWATER TO SEPARATE DETAIL

CAR PARKING

REQUIRED:
 2 SPACES PER DWELLING (1 UNDERCOVER)

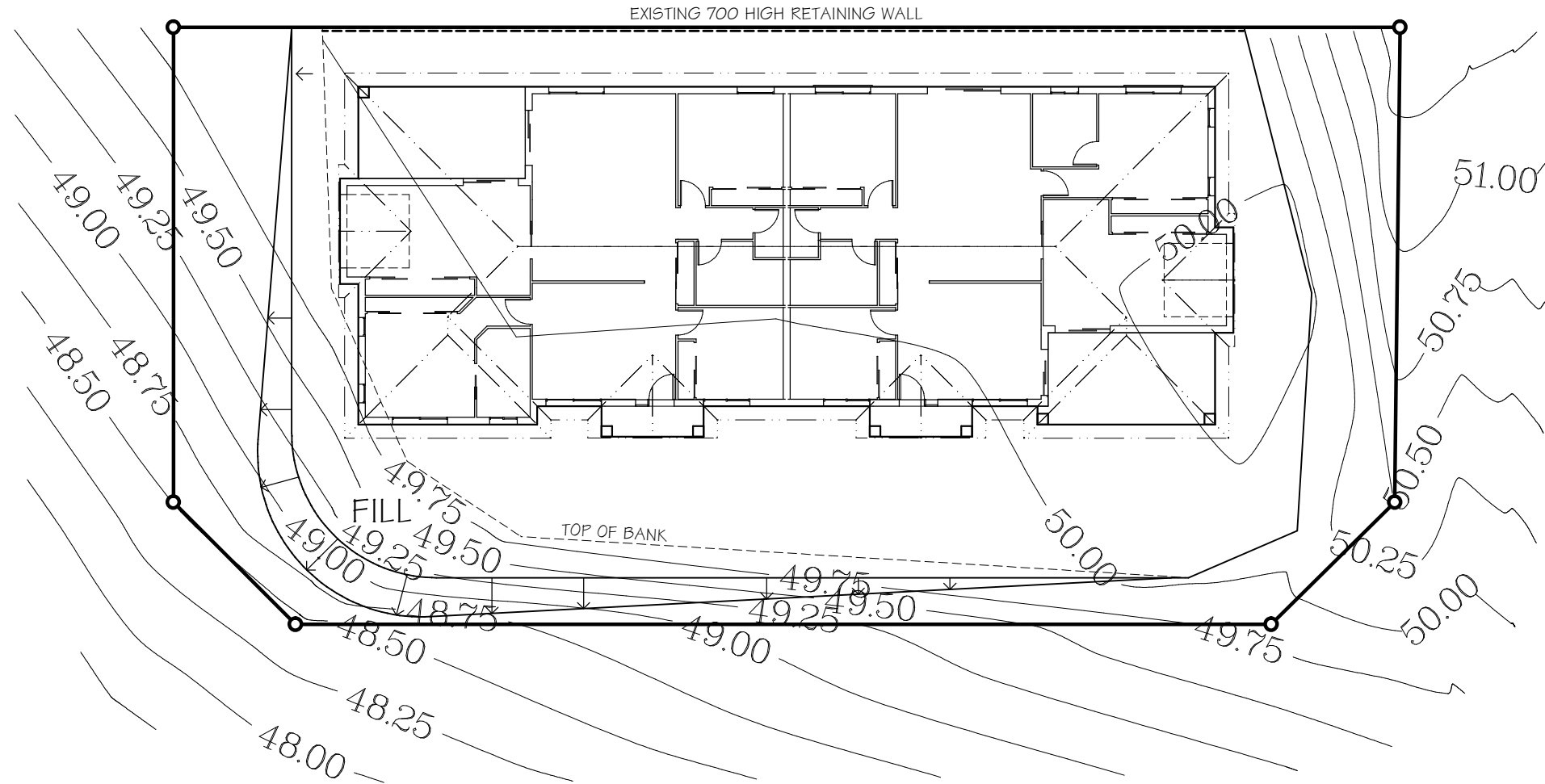
PROVIDED:

UNDERCOVER	4
OPEN	0
VISITOR	0
TOTAL PROVIDED	4

MIN. SIZE OF EACH PARK = 5700 x 2500

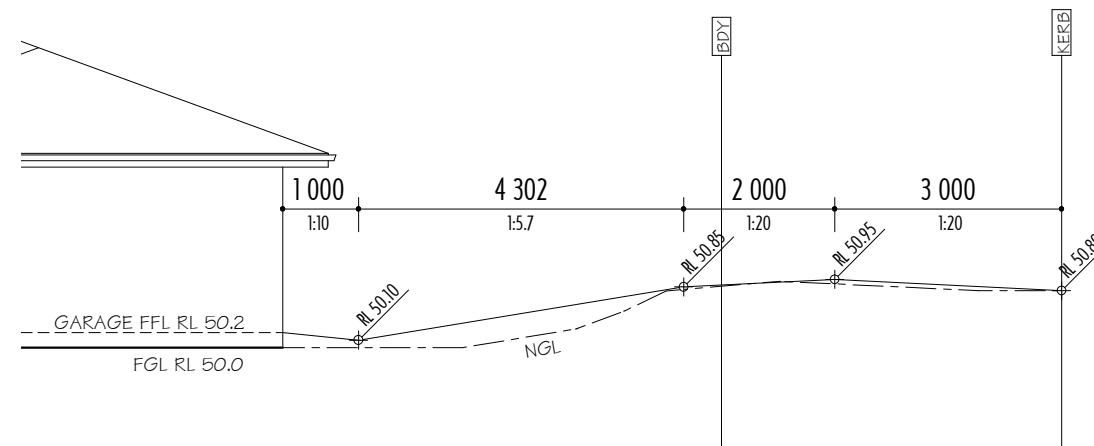
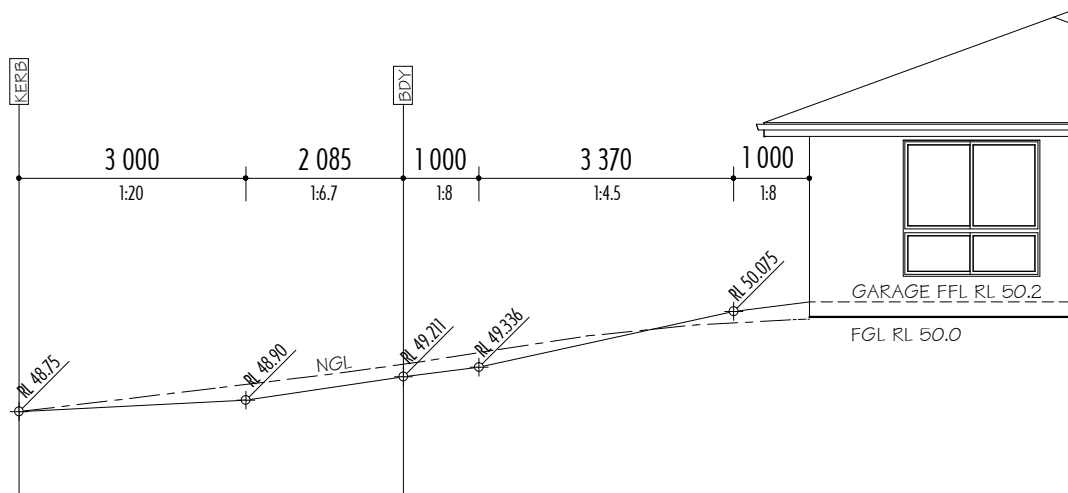
ISSUE: D
 DATE: 21/10/2010
 JOB No: 9079 PAGE
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SITE PLAN
 SCALE 1:200 on A3 paper



DRIVEWAY LONG SECTIONS
 CENTRE LINE OF PROPOSED DRIVEWAYS

Proposed New Project for

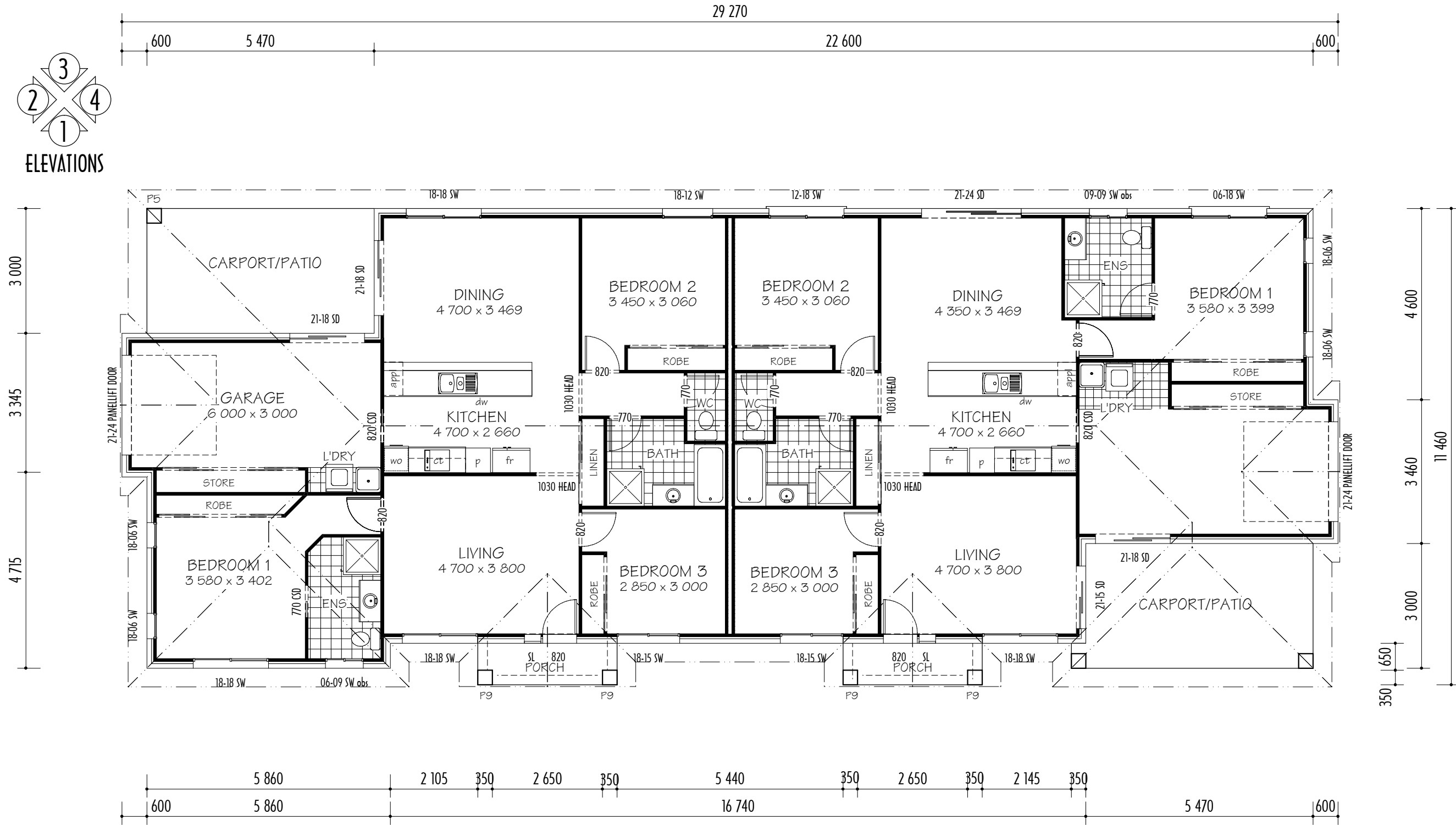


ISSUE: D
 DATE: 21/10/2010

JOB No: 9079 PAGE
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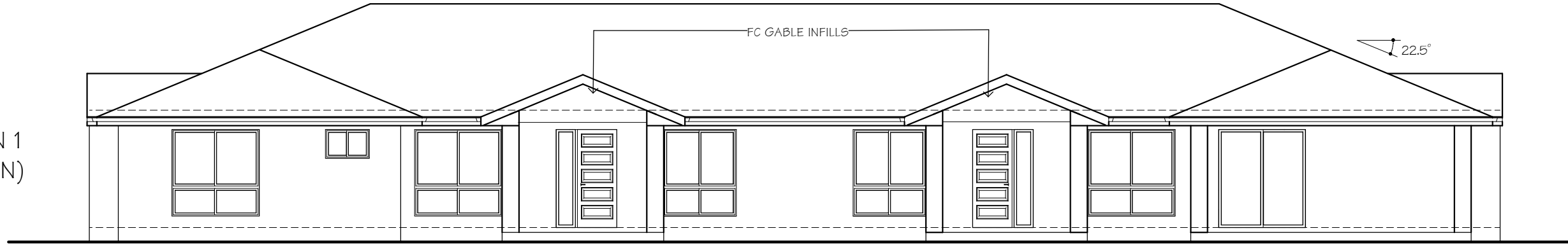
SITE WORKS

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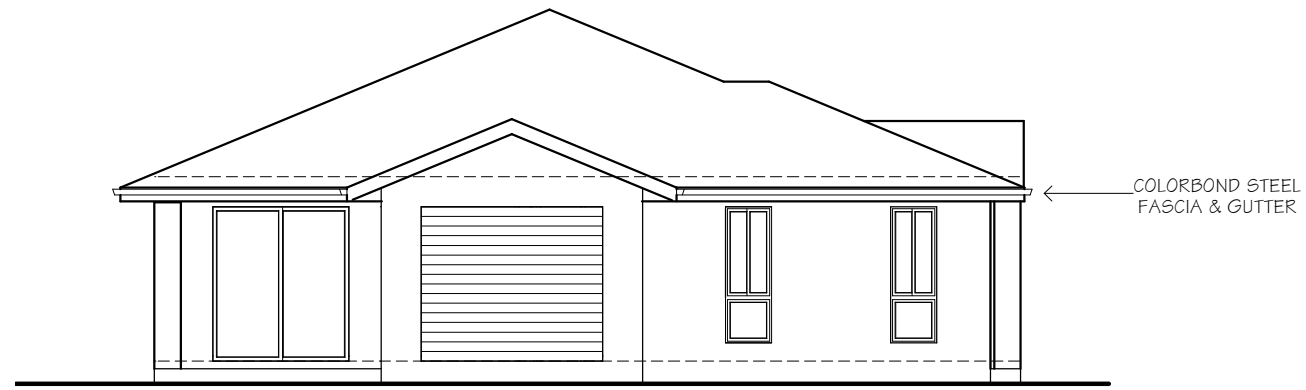


ENCLOSED AREA	271.7 m ²
PORCH AREA	39.8 m ²
TOTAL AREA	311.5 m²
FIN CEIL HEIGHT 2400(n)	
SHEET METAL ROOF @ 22.5° PITCH	
Proposed New Project for	

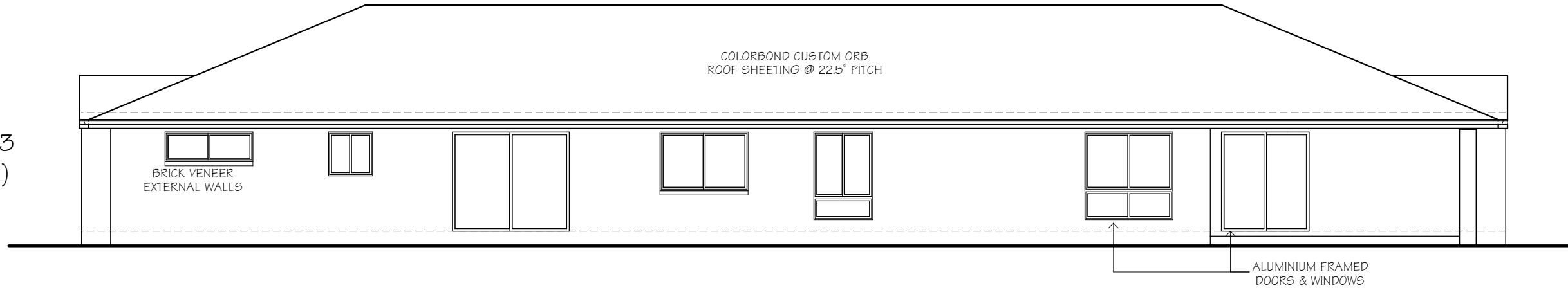
ELEVATION 1
(SOUTHERN)



ELEVATION 2
(WESTERN)

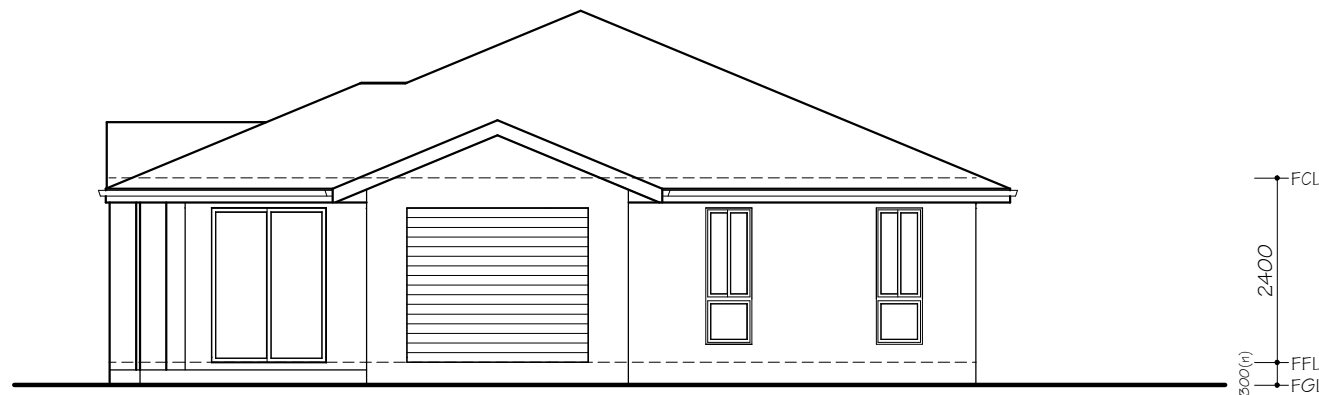


ELEVATION 3
(NORTHERN)



Proposed New Project for

ELEVATION 4
(EASTERN)



ISSUE: D
 DATE: 21/10/2010
 JOB No: 9079 PAGE
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ELEVATIONS
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