



C3.1.1 Site cover

Although all the units B & C are over the 65% site cover allowed. The development incorporates suitable open space for its context which:

- The overall site cover is compliant.
- Is consistent with existing developments in the area and provides the desired streetscape character.
- All habitable rooms have major openings or highlight windows that provide access to natural sunlight.
- The building bulk is consistent with an R40 zoned developments.
- Setbacks to the communal street allow for landscaped areas to create an attractive communal street appearance.
- A separate drying court is provided to each dwelling away from view of the outdoor living area and from communal areas.
- Provides opportunities for the residents to use space to the external of the building with all outdoor living areas being over the require 20m²

Overall, The design maximises landscaping and outdoor living areas that are useable and practical for future residents.

C3.1.1 Site Cover Calc.

Lot Area (L)	911m²
Common Area (C)	147.40m²
L + C =	763.60m²
Permitted Site Cover (65%)	496.34m²
Actual Site Cover:	495.35m² (64.87%)

Lot A Open Space Calc.

Lot Area:	187.22m²
Allowable Site Coverage 65%:	121.69m²
Actual Site Coverage:	119.85m² (64.01%)

Lot B & C Open Space Calc.

Lot Area:	182.57m²
Allowable Site Coverage 65%:	118.67m²
Actual Site Coverage:	128.14m² (70.18%)

Lot D Open Space Calc.

Lot Area:	210.61m²
Allowable Site Coverage 65%:	136.89m²
Actual Site Coverage:	119.22m² (56.60%)



Elevation 1
scale 1:100



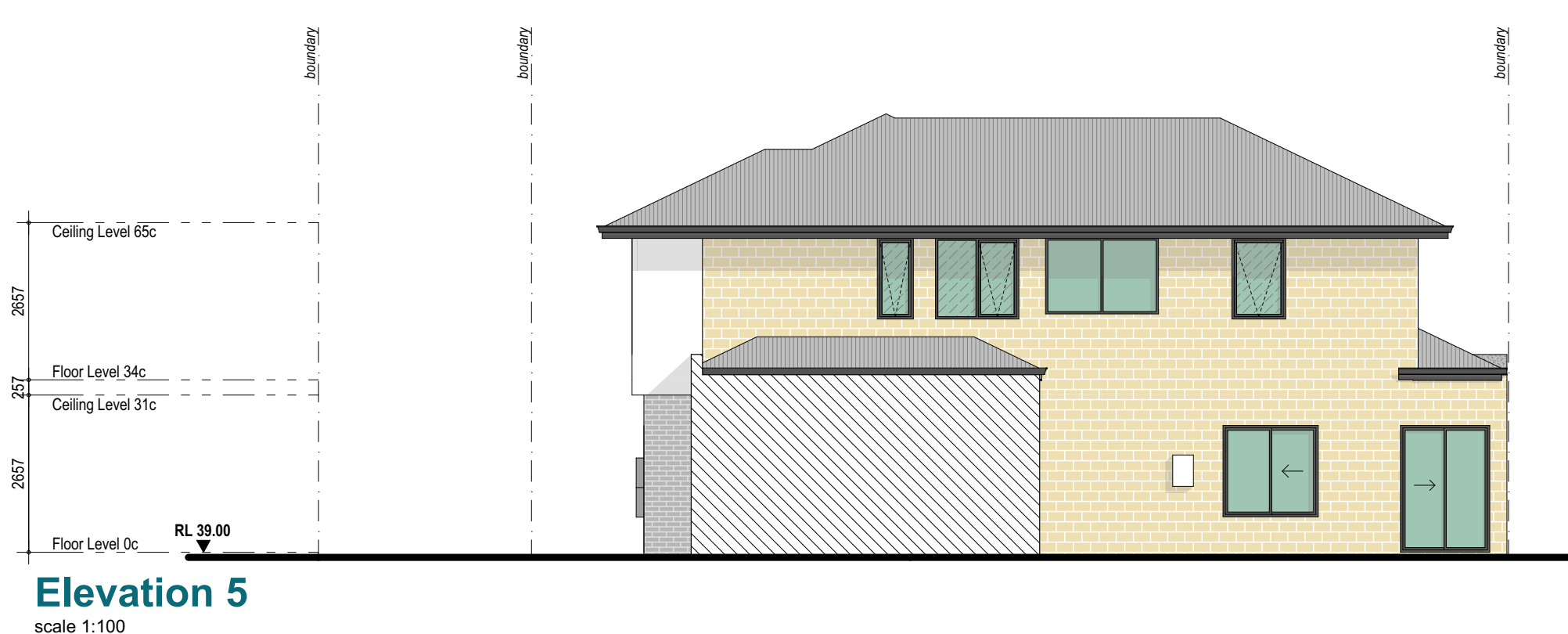
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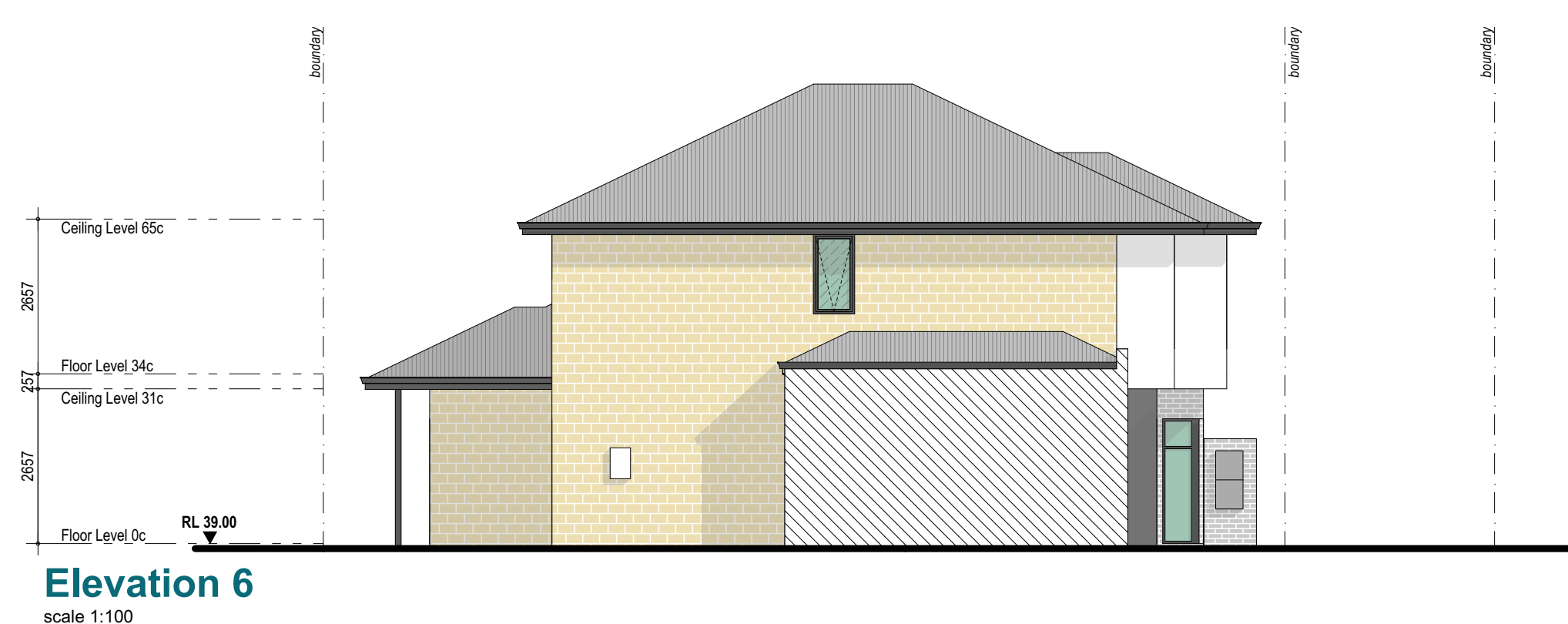
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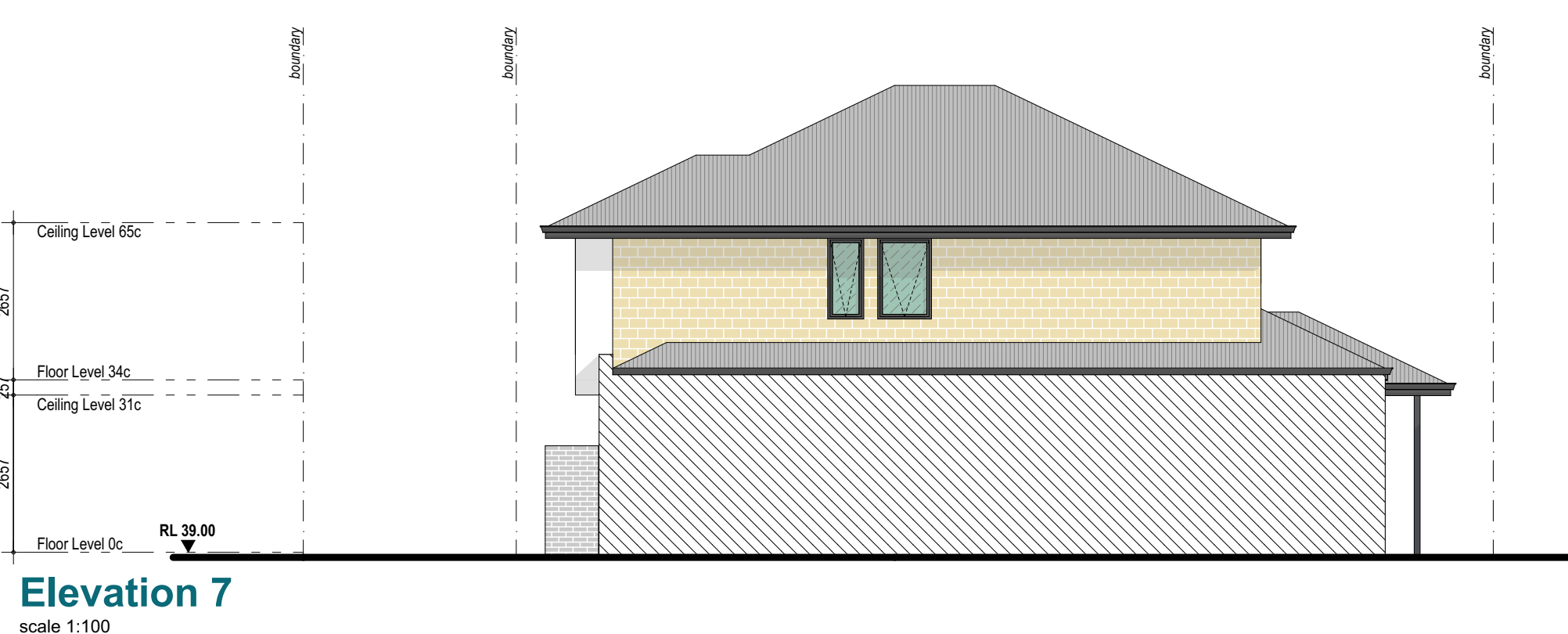
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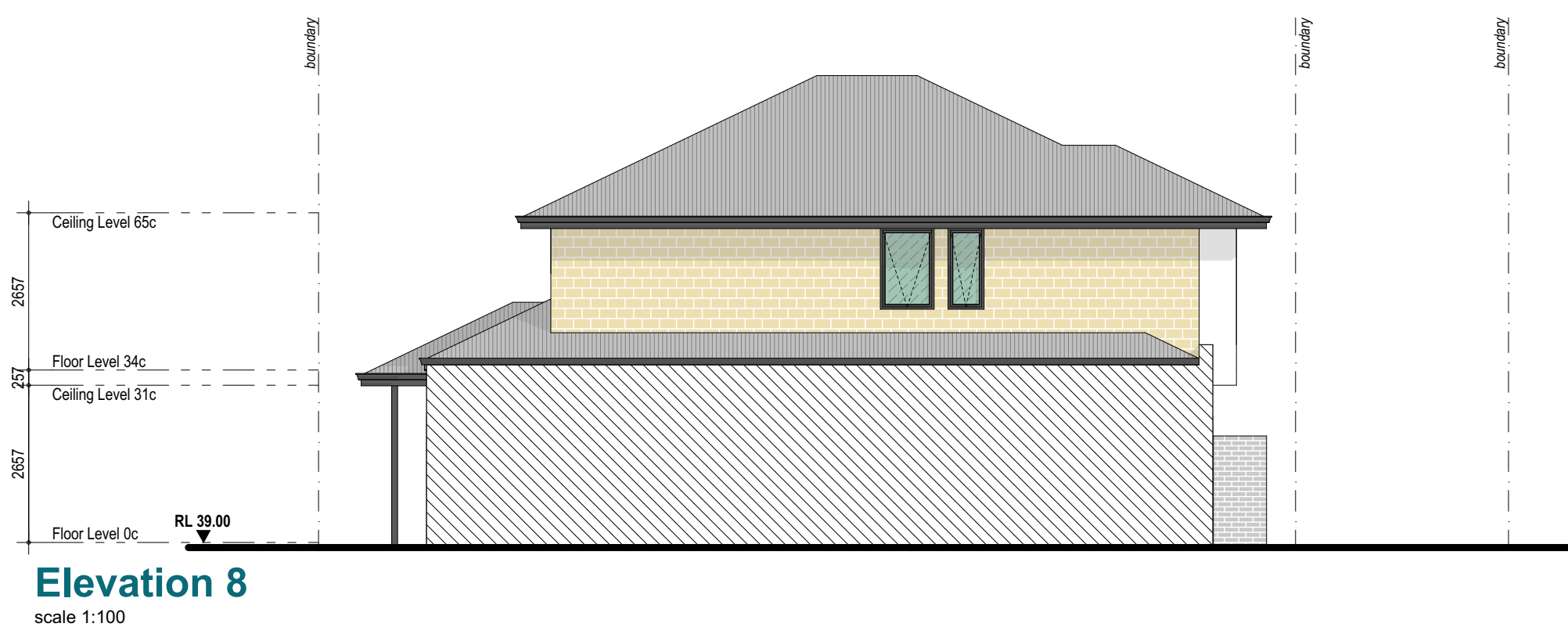
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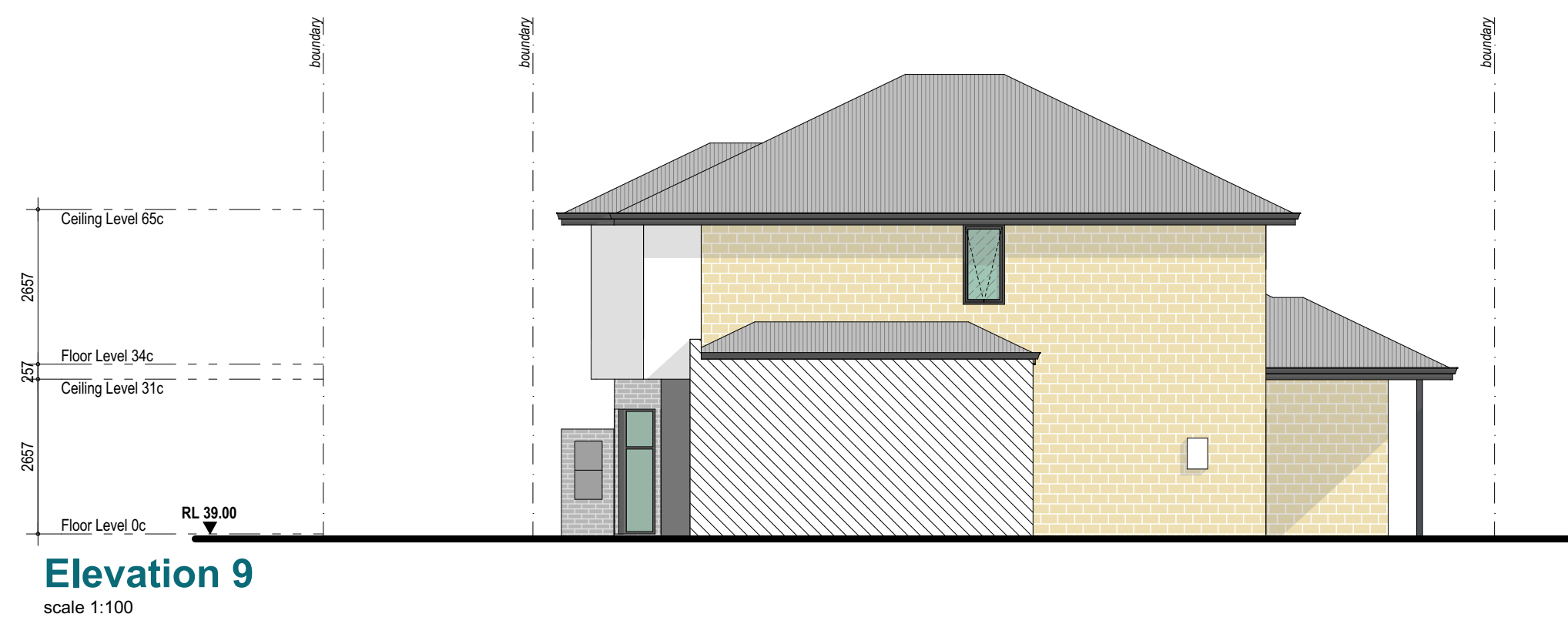
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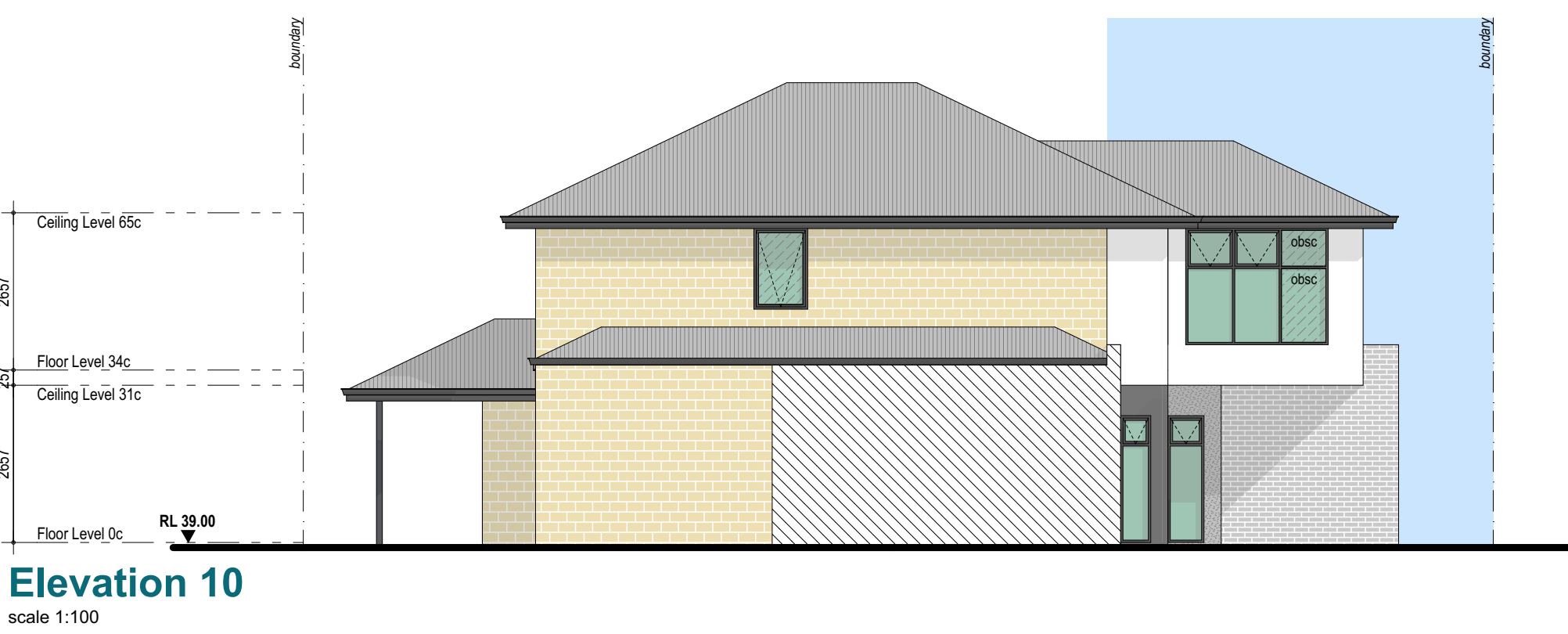
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Elevation 8
scale 1:100



Elevation 9
scale 1:100



Elevation 10
scale 1:100