



DRAWING LIST

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PROJECT NO:

1816

Block 14 Section 6
12 SOMERS CRES, FORREST

TRAN

AMENDMENTS			
Revised	By	Date	Description

Checked: TT
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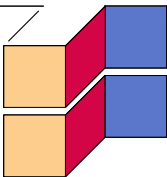
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COVER PAGE

DA00

T TARCHITECTURE
35 KENNEDY STREET KINGSTON ACT
Tel: 6226311 Fax: 6226312
A.B.N. 72 087 549 835 A.C.N. 087 549 835



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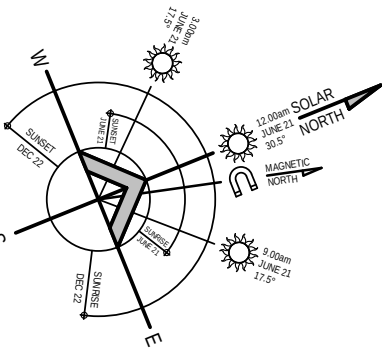
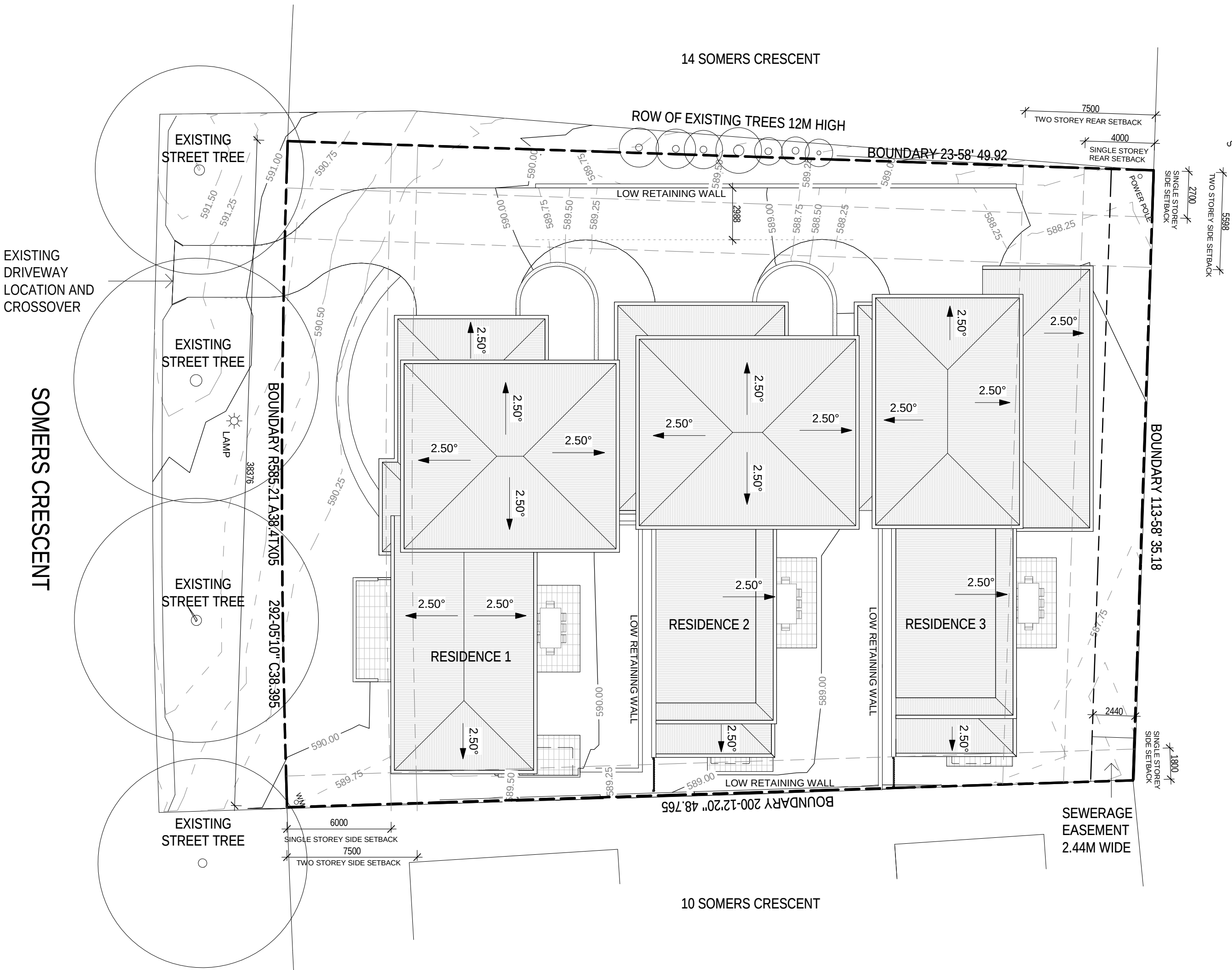
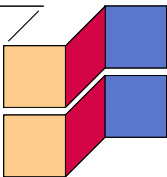
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SITE PLAN

DA01

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AREA SCHEDULE	
Name	Area
RESIDENCE 1 GARAGE	41.91 m²
RESIDENCE 1 GF	145.46 m²
RESIDENCE 1 UF	83.22 m²
RESIDENCE 2 GARAGE	42.14 m²
RESIDENCE 2 GF	158.57 m²
RESIDENCE 2 UF	84.60 m²
RESIDENCE 3 GARAGE	41.60 m²
RESIDENCE 3 GF	174.08 m²
RESIDENCE 3 UF	63.38 m²
	834.96 m²

AREA

MAXIMUM ALLOWABLE PLOT RATIO OF 0.4 AS PER
DEAKIN/FOREST RESIDENTIAL AREA PRECINCT CODE
(1821m² x 0.4) = 728.4m²

PROPOSED TOTAL AREA = 709.32m²

PROPOSED SOFT PLANTING = 725m²
(APPROX. 41% OF TOTAL SITE AREA)

HEIGHT AND SETBACK CALCULATIONS

BUILDING HEIGHT RELATIVE TO NGL (REFER DA10)
RES 1 = 6070MM
RES 2 = 5906MM
RES 3 = 5264MM

2 STOREY SIDE SETBACK CALCULATIONS;
FRONT BOUNDARY 38.376M
38.376 - 23M = 15.376M
15.376 /3 = 5.125
5.125 x 0.5 = 2.563M

6070/2 = 3035
3035 + 2563 = 5598MM



NO.14 SOMERS CRES



NO.12 SOMERS CRESCENT



NO.10 SOMERS CRES



12 SOMERS CRESCENT FROM STREET



12 SOMERS CRESCENT FROM STREET



12 SOMERS CRES. REAR OF HOUSE



12 SOMERS CRES. REAR OF HOUSE



VIEW TOWARDS STATE CIR.



VIEW TOWARDS 10 SOMERS CRES.

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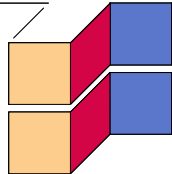
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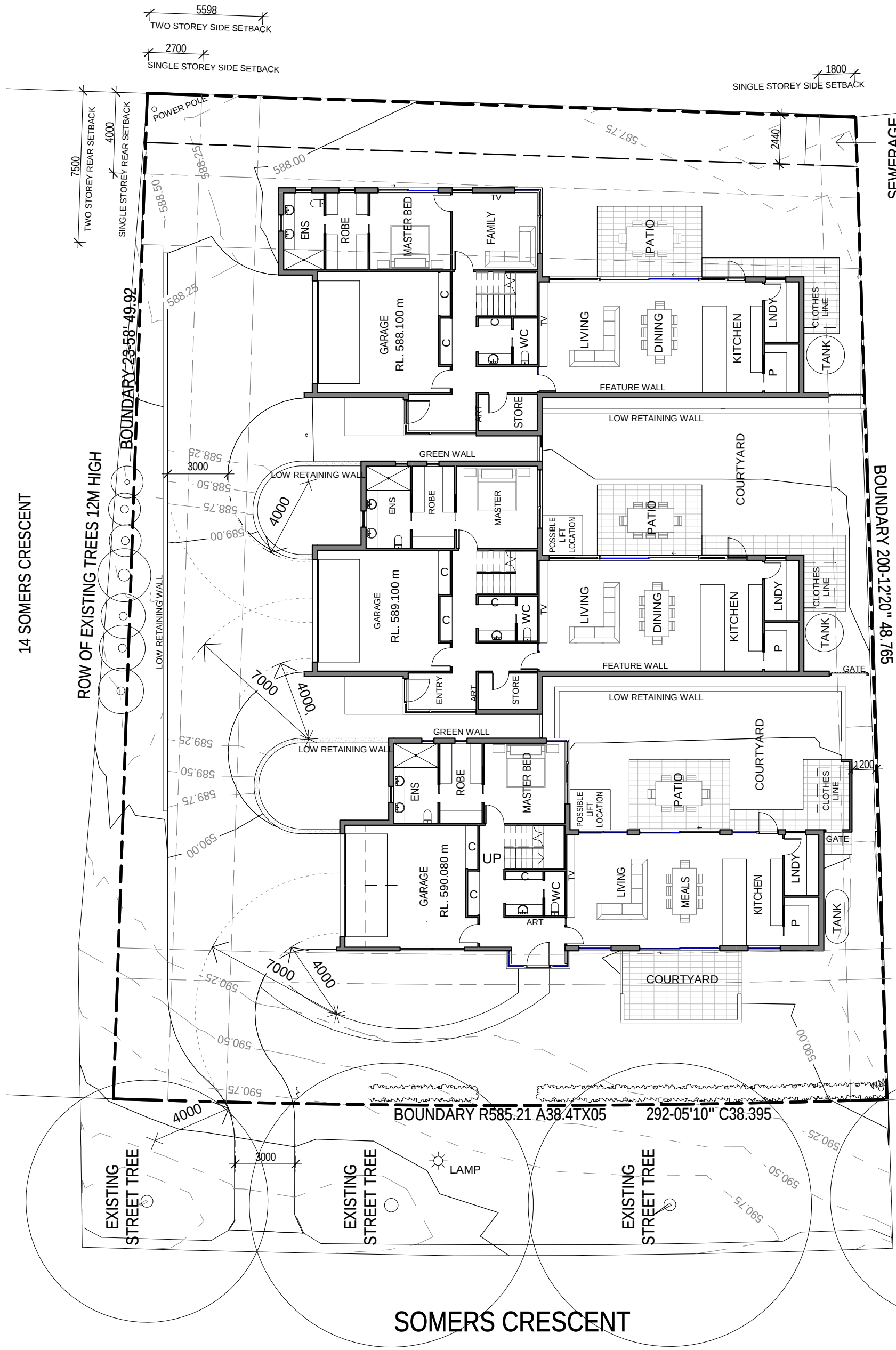
LOCATION CONTEXT

DA02

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SITE CONTEXT PLAN
SCALE: 1:200



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1:100

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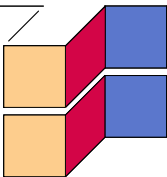
RES 1 - FLOORPLANS

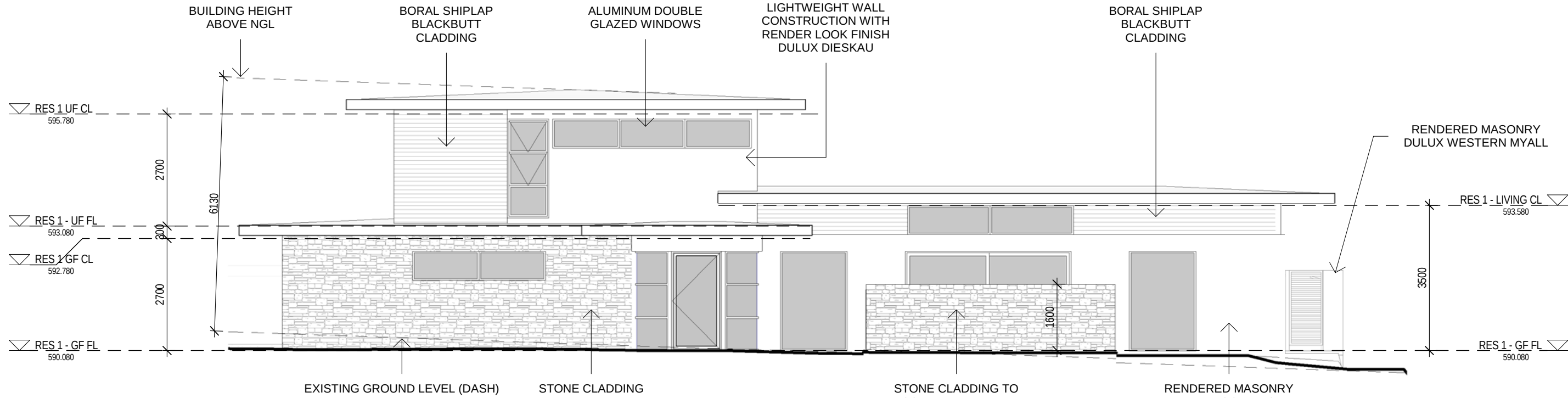
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T ARCHITECTURE

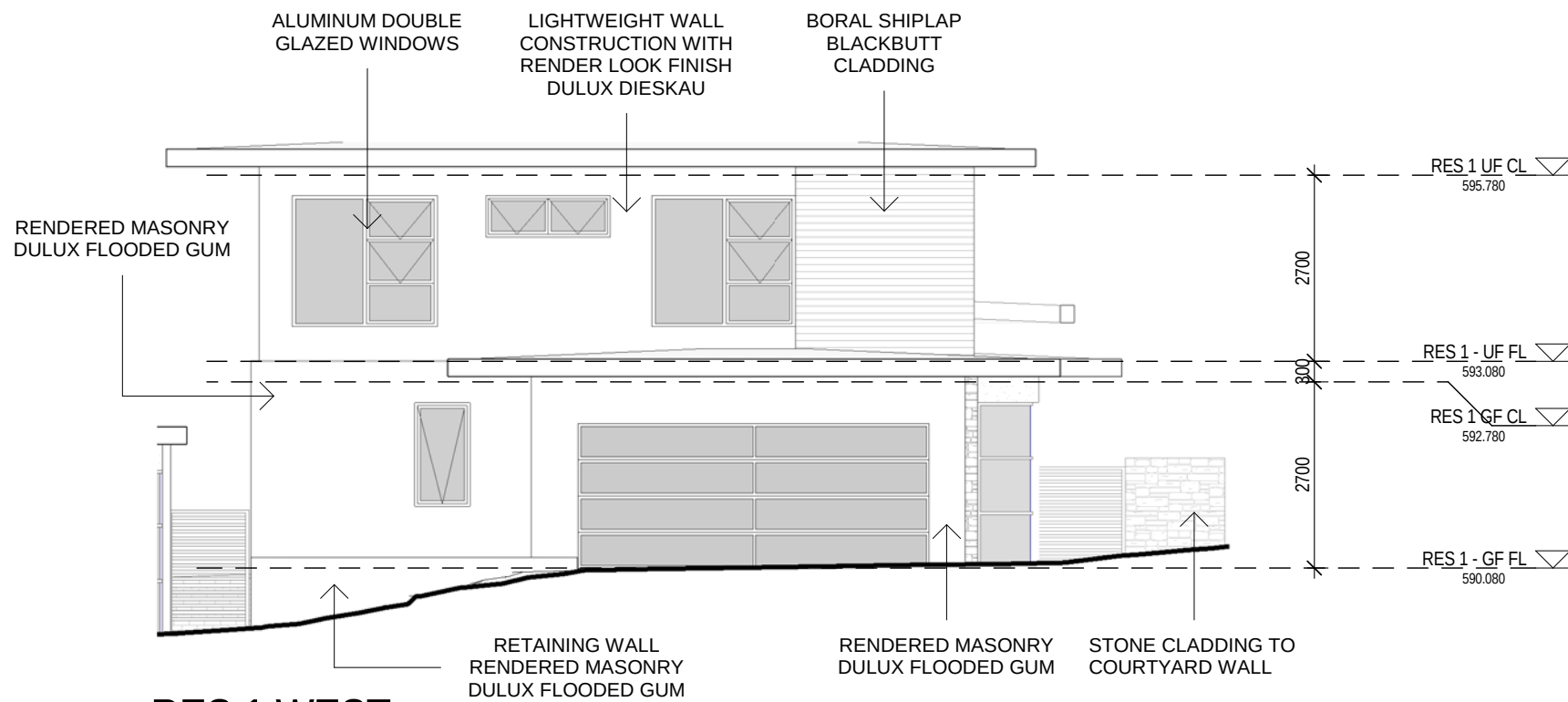
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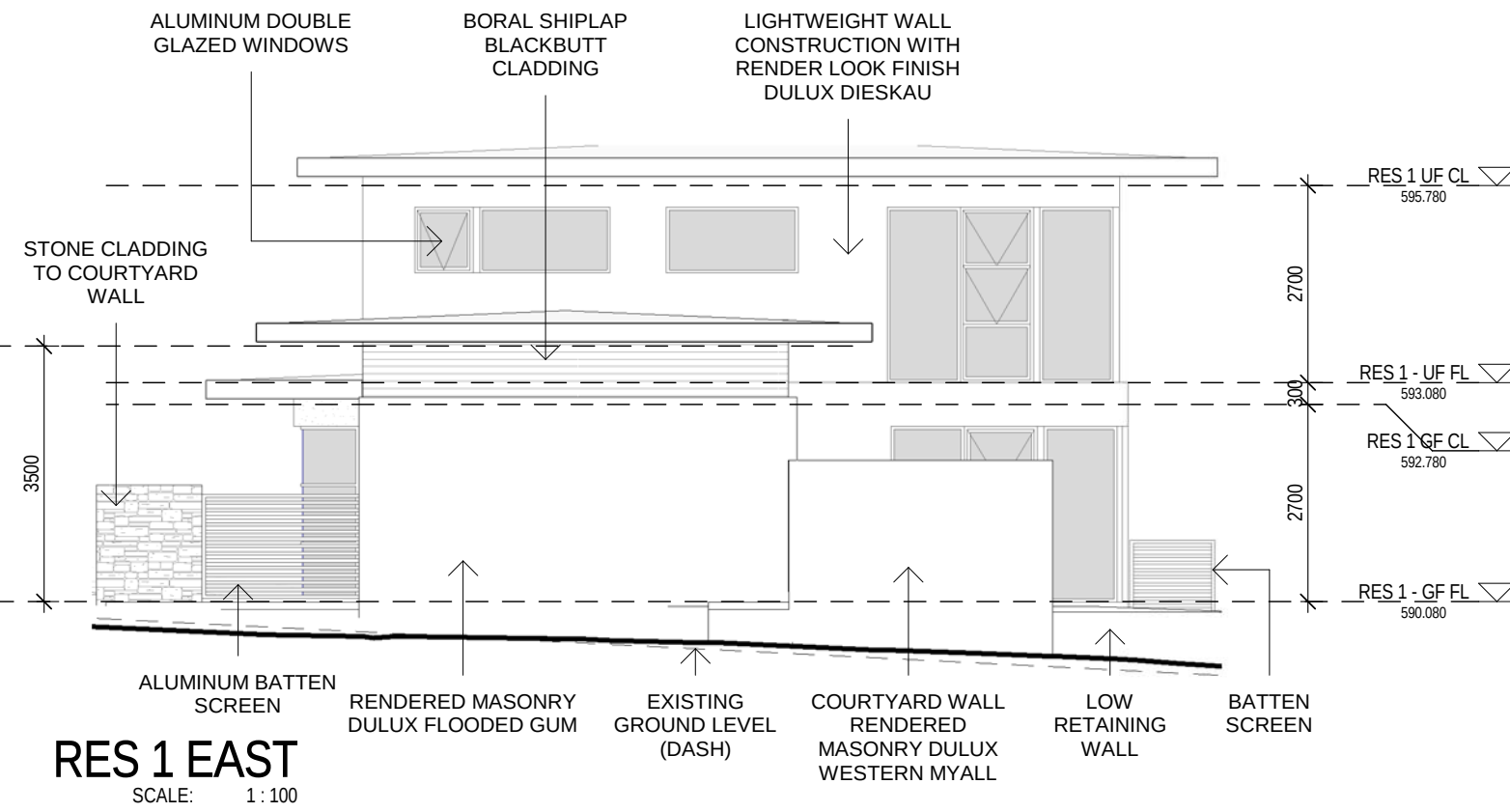




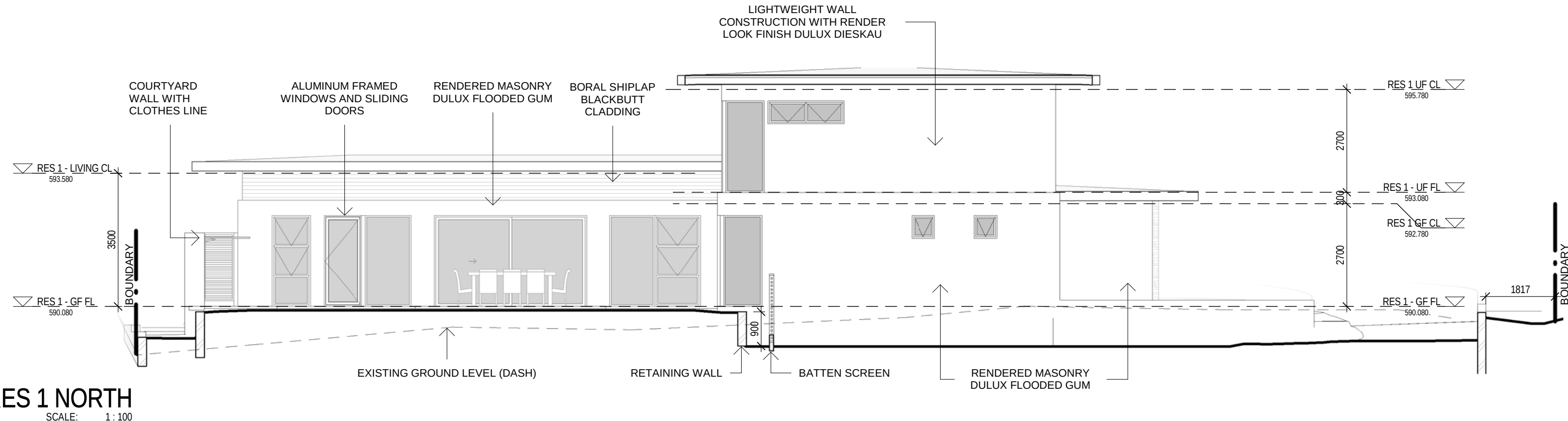
RES 1 SOUTH
SCALE: 1:100



RES 1 WEST
SCALE: 1:100



RES 1 EAST
SCALE: 1:100



RES 1 NORTH
SCALE: 1:100



DULUX DIESKAU



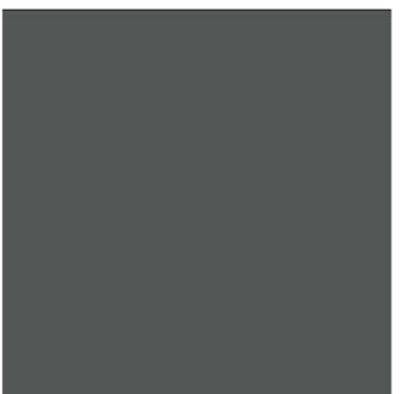
BORAL SHIPLAP BLACKBUTT CLADDING



STONE CLADDING



DULUX FLOODED GUM



DULUX WESTERN MYALL

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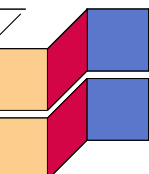
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RES 1 - ELEVATIONS

DA05

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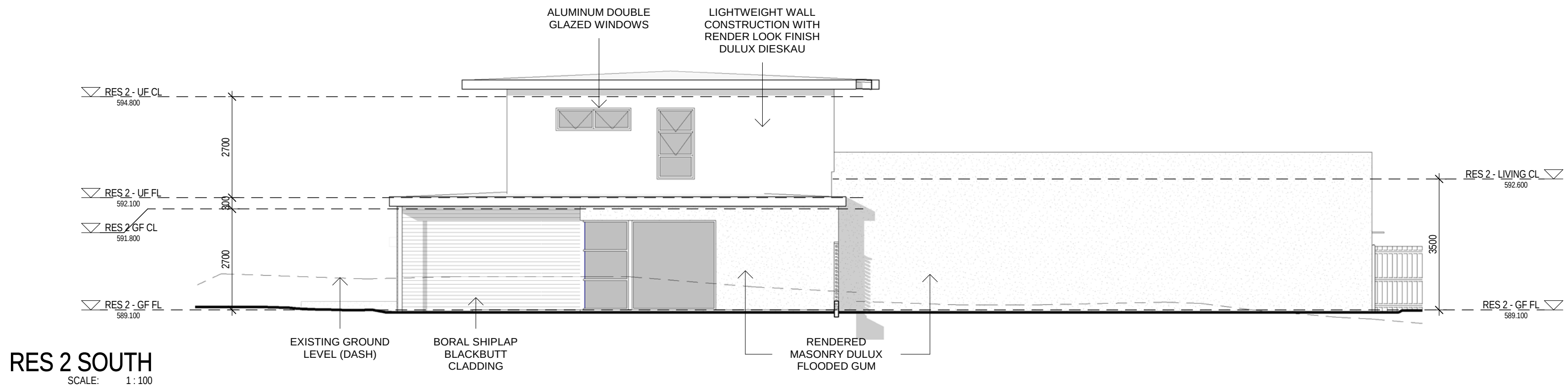
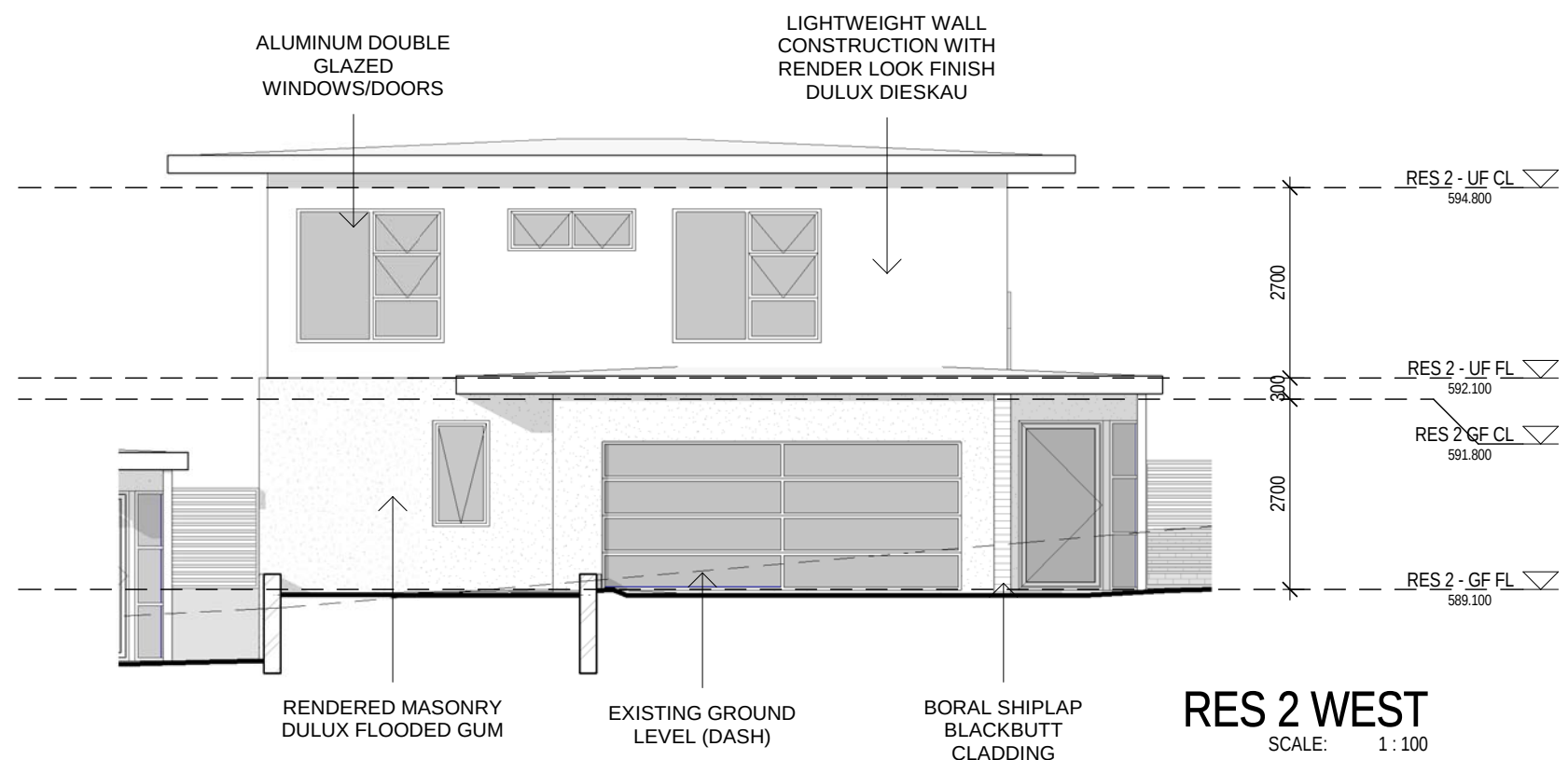
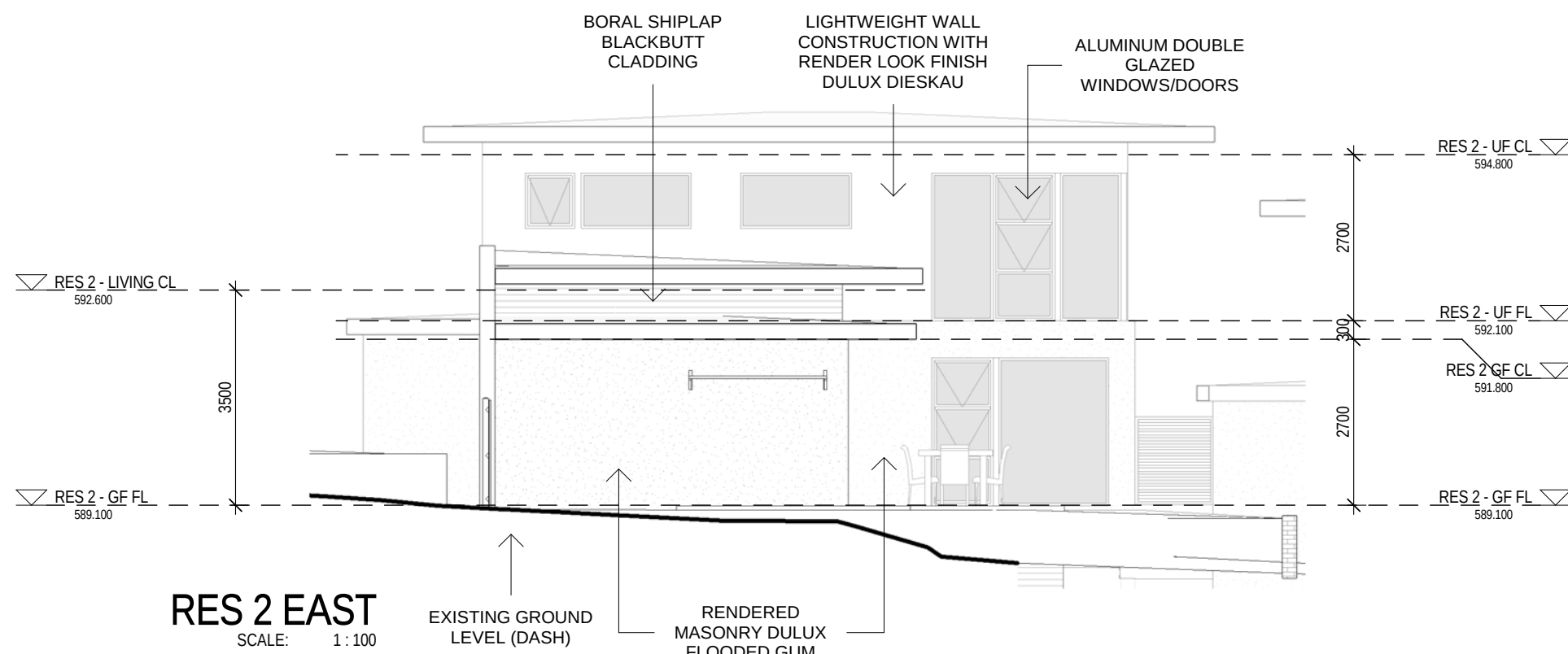
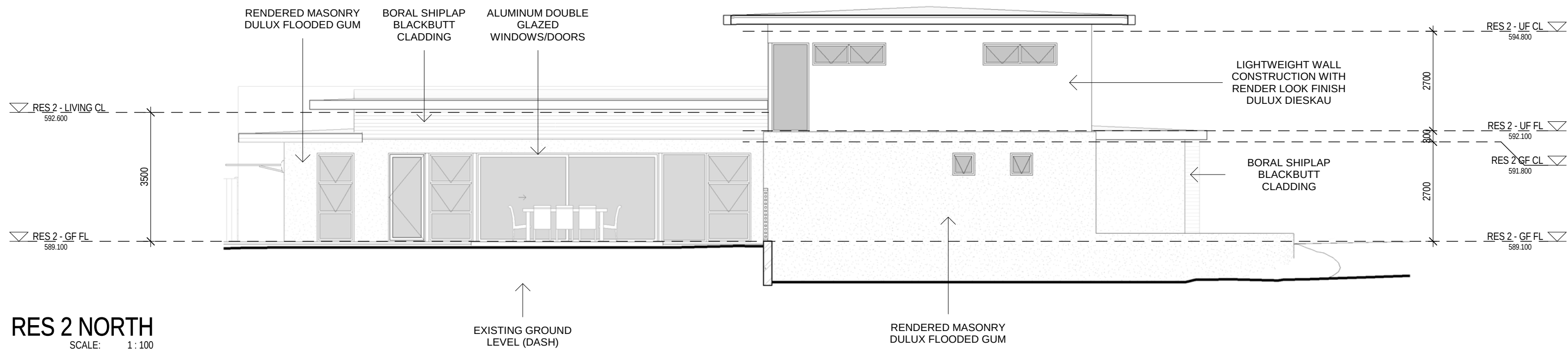
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SCALE
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DA06



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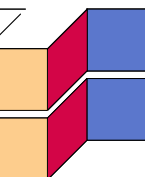
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RES 2 - ELEVATIONS

DA07

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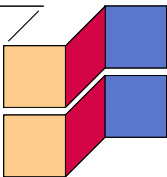
SCALE
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RES 3 - FLOORPLANS

DA08

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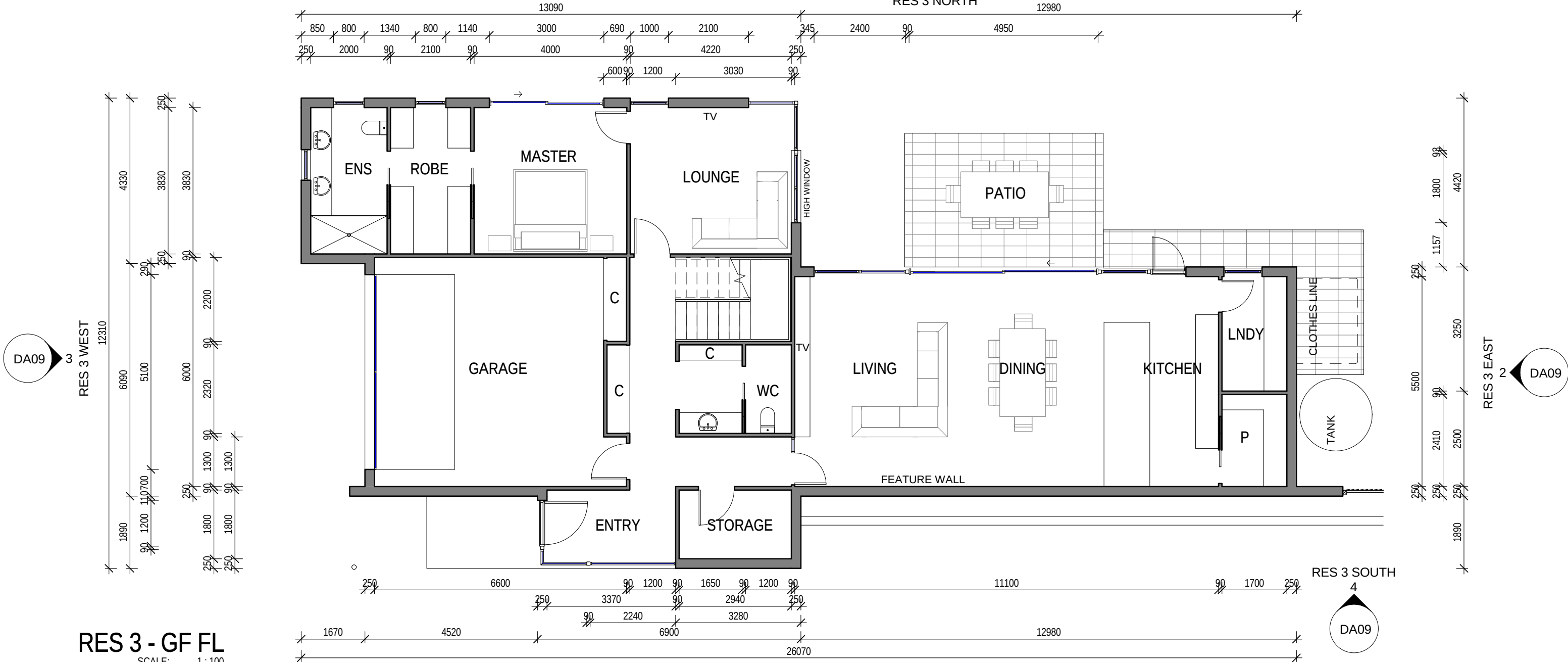
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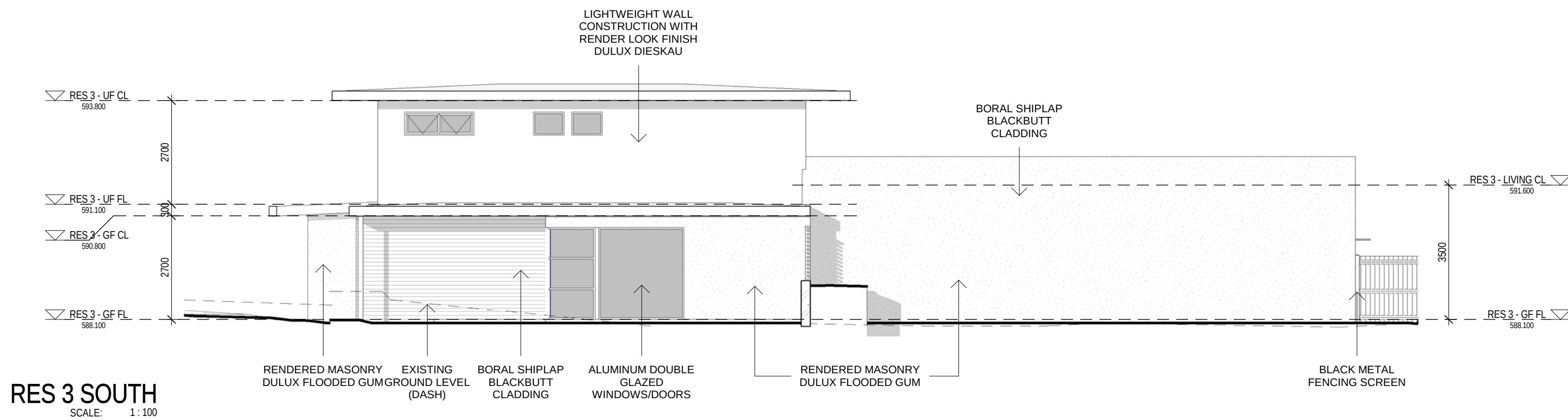
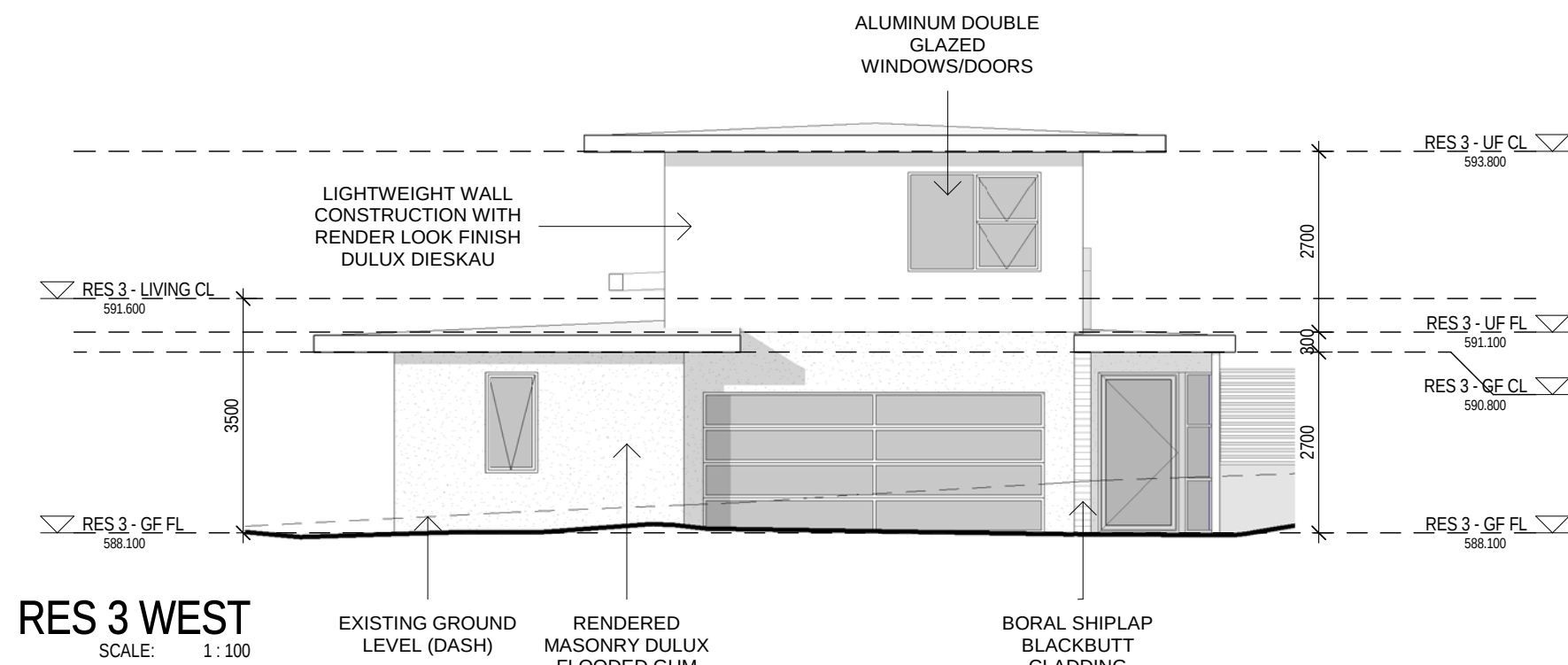
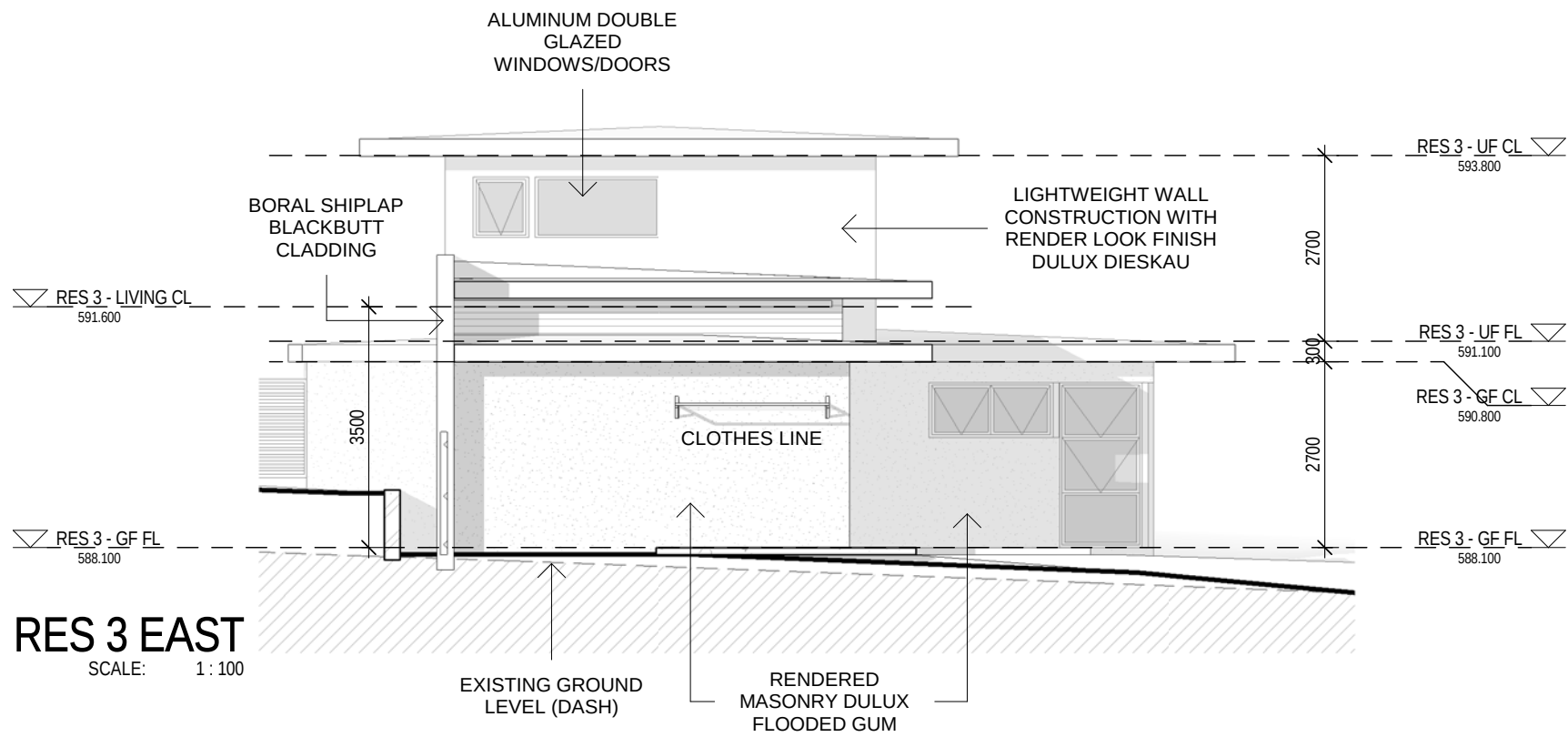
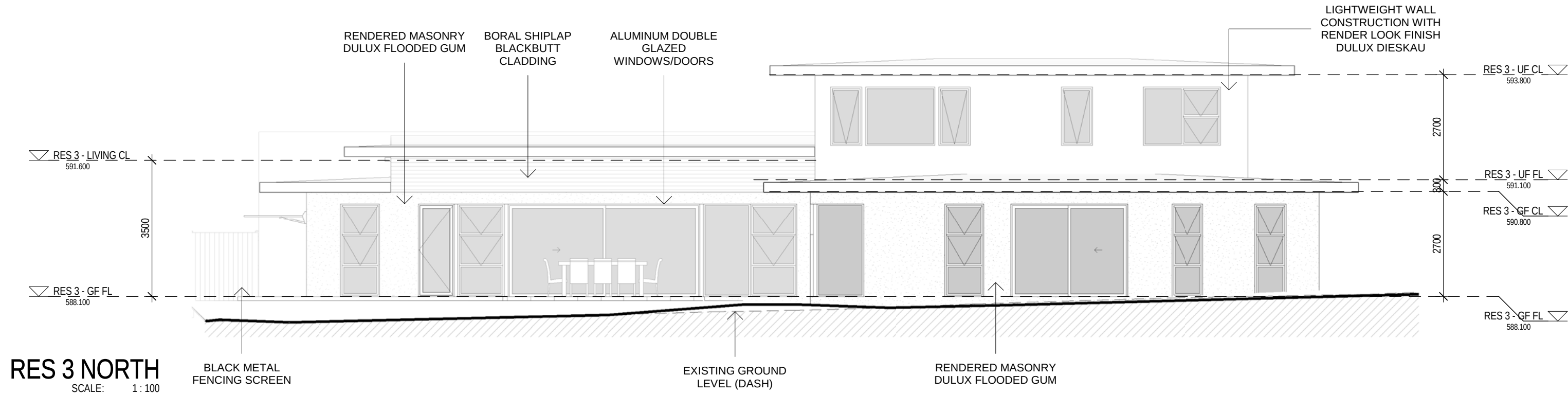


RES 3 - UF FL
SCALE: 1:100



RES 3 - GF FL
SCALE: 1:100





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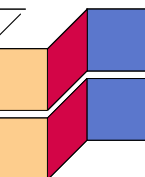
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RES 3 - ELEVATIONS

DA09

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DA11

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