

# KEITH AVENUE



**LEGEND:**

- Existing tree/shrub:
- Tree/shrub to be removed:
- Proposed fence:
- Existing fence:
- Proposed lot boundary:

**DEVELOPMENT SUMMARY:**

Site Area:	698m <sup>2</sup>
Proposed density:	1 per 348m <sup>2</sup>
Lot 1: Area-	348m <sup>2</sup>
Ground floor area (inc. garage & porch)	194m <sup>2</sup>
Upper floor area-	116m <sup>2</sup>
Private open space	58m <sup>2</sup>
Secluded private open space-	119m <sup>2</sup>
Lot 2: Area-	348m <sup>2</sup>
Ground floor area (inc. garage & porch)	194m <sup>2</sup>
Upper floor area-	116m <sup>2</sup>
Private open space-	56m <sup>2</sup>
Secluded private open space-	121m <sup>2</sup>
Site Coverage (buildings):	388m <sup>2</sup> = 55.7%
Impervious Surfaces:	
Buildings-	388m <sup>2</sup>
Driveways & paving-	55m <sup>2</sup>
Total impervious-	443m <sup>2</sup> = 63.6%
Permeable area:	253m <sup>2</sup> = 36.4%
Garden area:	247m <sup>2</sup> = 35%

**NOTES:**

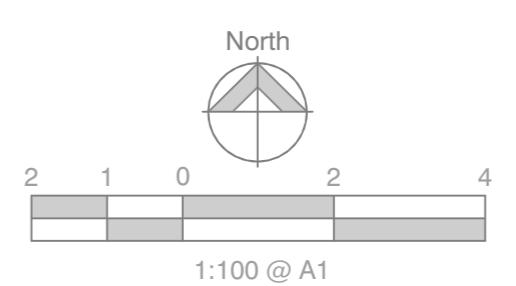
- This plan is to be read in conjunction with the Plan of Survey (20770F1), The Upper Floor Plan (20770F3), the Building Elevations (20770F4), the Shadow Diagrams (20770F5), the Proposed Subdivision (20770F6) and the Landscape Plan (20770L01). It has been prepared as part of a town planning submission.
- Car Parking & Access-**  
 Lot 1- The proposed dwelling has four bedrooms and an attached double garage.  
 Access- A proposed concrete crossover will provide access off Keith Avenue. The existing crossover will be reinstated as naturestrip.  
 Lot 2- The proposed dwelling has four bedrooms and an attached double garage.  
 Access- A proposed concrete crossover will provide access off Keith Avenue. The existing crossover will be reinstated as naturestrip.
- Overlooking-**  
 The proposed dwellings have been designed to overlook their own internal open space or streets. Trellis & obscure glazing is proposed to prevent overlooking as required. Screening vegetation will be used to soften fences and further prevent overlooking where considered necessary (See Landscape Plan).
- Shadows-**  
 Refer to the Shadow Diagrams (20770F5) for solar access to both lots.
- Daylight to habitable windows-**  
 Adequate daylight is available to all existing and proposed habitable windows with 1m clear to the sky achieved for all.
- Spot levels and contours shown are to the Australian Height Datum.

02		Prepared as per council RP 360/2017 dated 20/07/17	AD/ML	LB	12/05/2017	X	Work in Progress
01		Prepared for planning purposes	AD/ML	LB	12/05/2017		Work in Progress
Version	Description	Drafted	Checked	Issue Date			

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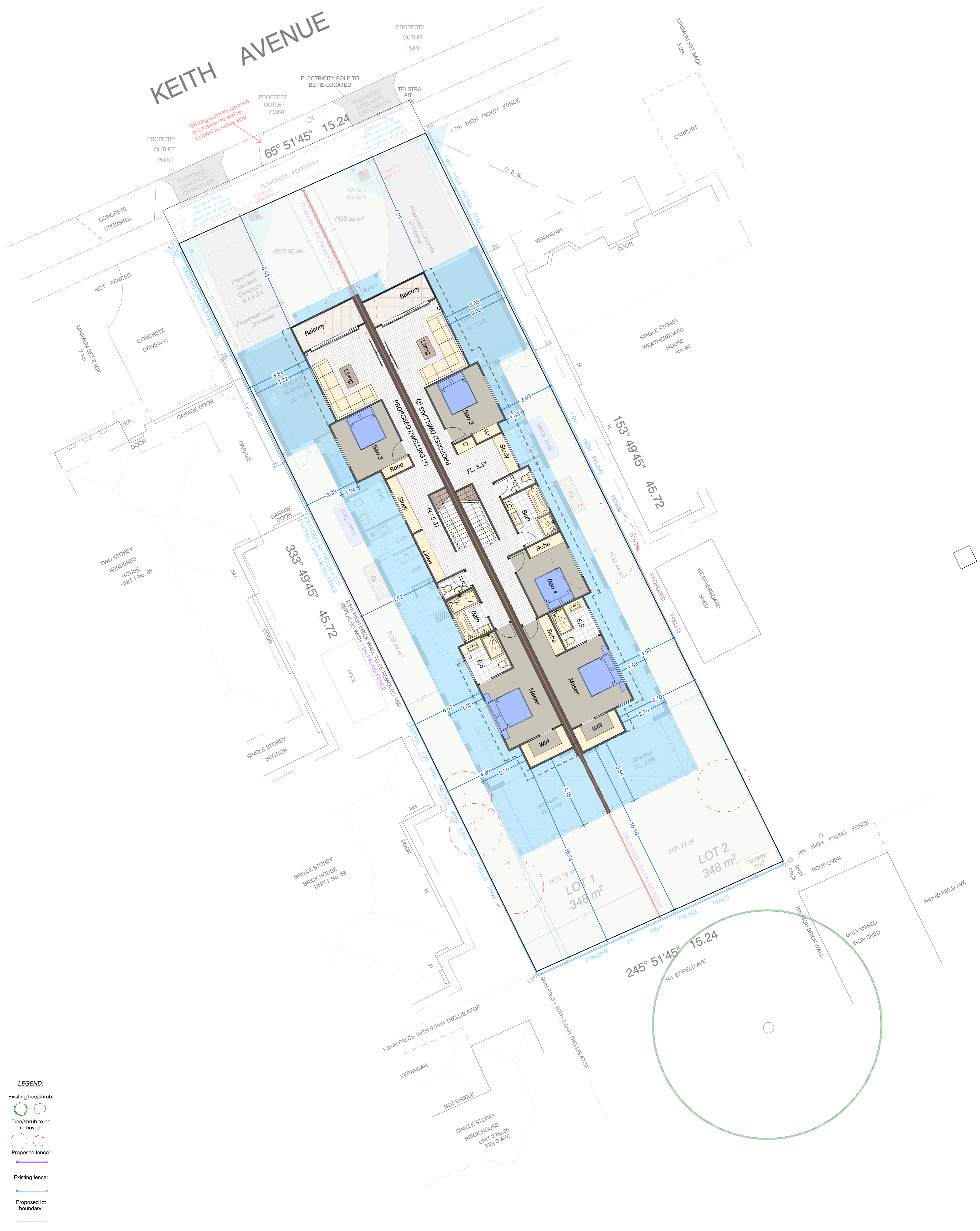


**SITE LAYOUT**  
**PROPOSED DEVELOPMENT**  
 58 Keith Avenue, Edithvale  
 City of Kingston

20770 P2  
 Version 02

**SUBJECT TO APPROVAL**

# KEITH AVENUE



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Millar & Merrigan authorize the use of this drawing only for the purpose described by the status stamp shown below. This drawing should be read in conjunction with all relevant contracts, specifications, reports & drawings.  
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Version	Description	Drafted	Checked	Issue Date
02	Prepared as per council REF1 KP-360/2017 dated 20/06/17	TPBL/CP	SS	Mar. 2018
01	Prepared for planning purposes	AO/TPB	LB	12/05/2017

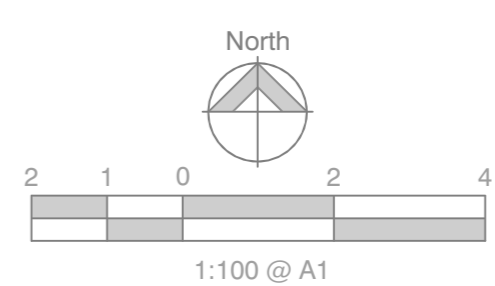
**DRAFT**

## Millar | Merrigan

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**UPPER FLOOR PLAN**  
PROPOSED DEVELOPMENT  
58 Keith Avenue, Edithvale  
City of Kingston  
20770 P3  
Version 02

**SUBJECT TO APPROVAL**