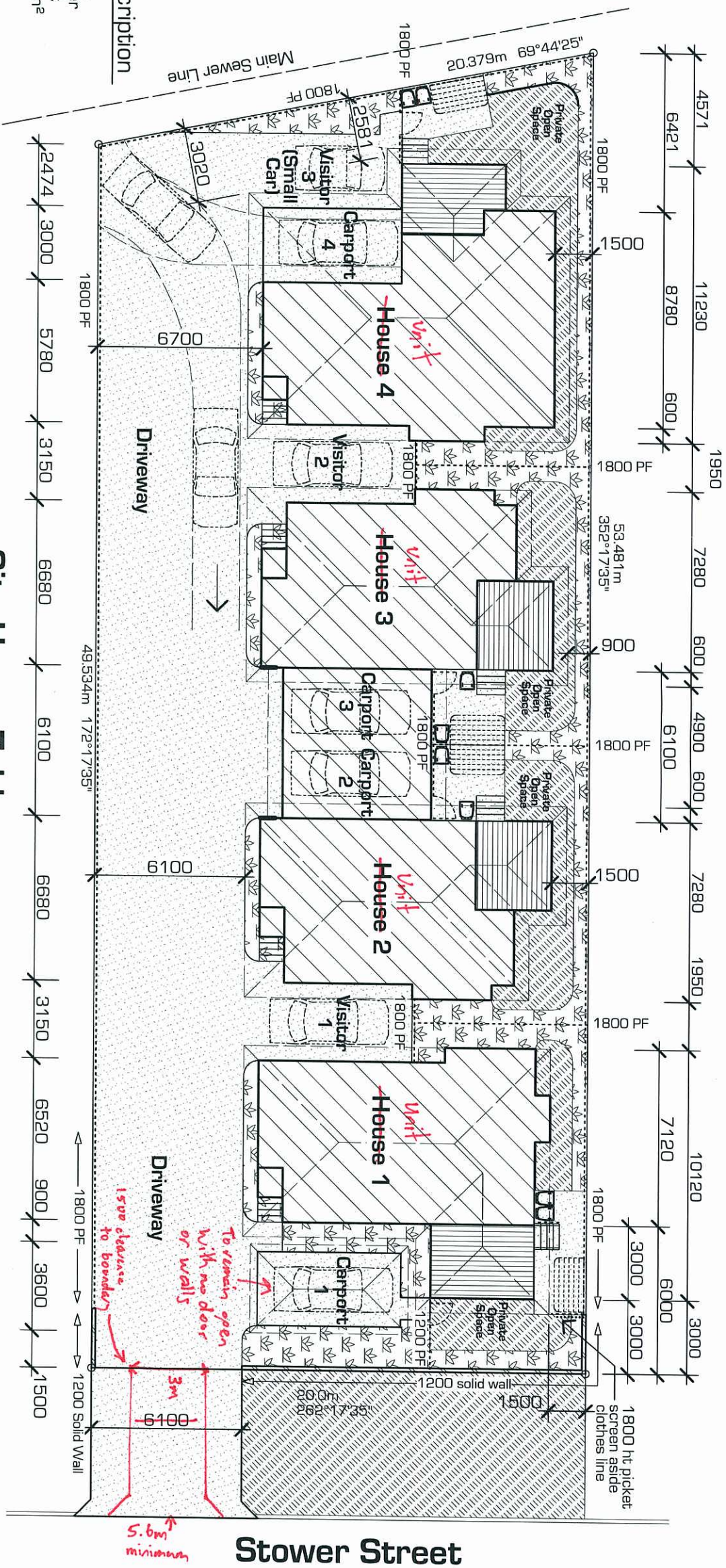


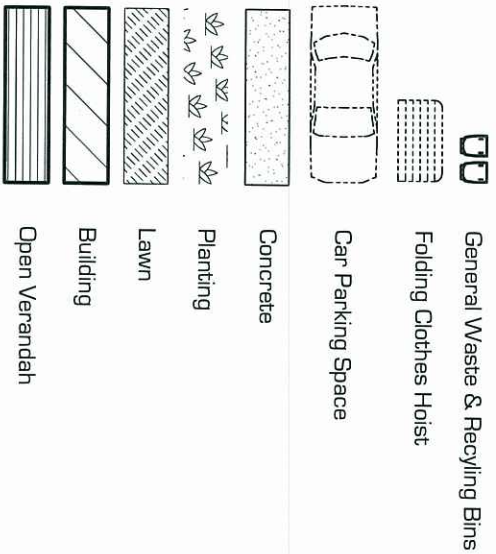


Property Description	Value
1. Property Address	123 Main Street, Anytown, USA
2. Property Type	Single-Family Residential
3. Lot Area (sq. ft.)	5,000
4. Building Area (sq. ft.)	2,500
5. Year Built	2015
6. Number of Bedrooms	3
7. Number of Bathrooms	2
8. Estimated Market Value	\$350,000
9. Estimated Rental Income (Monthly)	\$2,000
10. Estimated Annual Tax	\$4,000

Lot_ on RP _____
Parish of Blackwater
County of Humboldt
Site Area = 1030 m²



Site Legend



Site Usage Table

Zone	Common	House 1	House 2	House 3	House 4	TOTAL	%
Habitatable Area	-	74.15 m²	61.99 m²	61.99 m²	83.4 m²	281.53 m²	27.3%
	-	18.48 m²	18.3 m²	18.3 m²	16.77 m²	71.85 m²	7.0%
	-	13.80 m²	12.3 m²	12.3 m²	12.03 m²	50.43 m²	4.9%
	-	8.98 m²	9.07 m²	9.07 m²	8.73 m²	35.85 m²	3.5%
	-	19.8 m²	20.38 m²	19.47 m²	30.9 m²	90.55 m²	8.8%
Lawn	-	17.98 m²	13.97 m²	14.88 m²	18.93 m²	115.15 m²	11.2%
Garden Bed	49.39 m²	-	-	-	-	384.81 m²	37.4%
Driveway	384.41 m²	-	-	-	-	-	-
TOTAL	434.20 m²	153.19 m²	136.01 m²	136.01 m²	170.76 m²	1030.17 m²	100%
%	42.1%	14.9%	13.2%	13.2%	16.6%	100%	

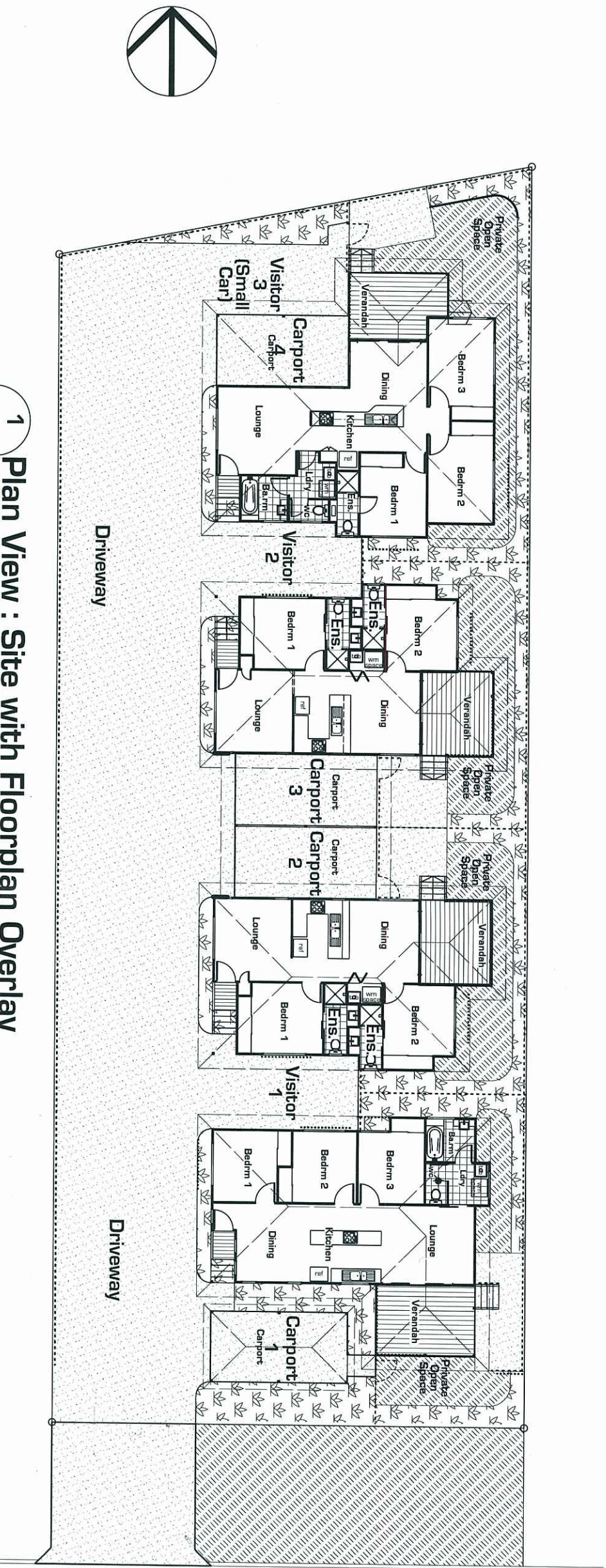
1 Plan View : Site Layout

Scale 1:200

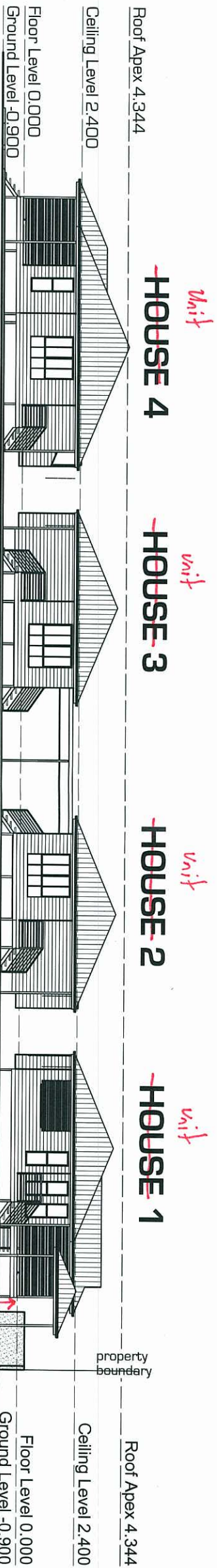
rev	date	description
1	29.11.11	Preliminary Issue
2	29.02.12	Interim Issue
3	06.03.12	Issue for DA

client	S. Hurley
project	Proposed 4 House Development
address	24 Stower Street Blackwater
title	Site Plan

scale	as shown	dwg no.	SD.02
date	12.09.11		
orig size	A3	sheet of	2 of 12
		rev	3



1 Plan View : Site with Floorplan Overlay
Scale 1:200



2 Elevation : WEST [1:200]
Scale 1:200

PLANS AND DOCUMENTS
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APPROVAL dated 19/4/12

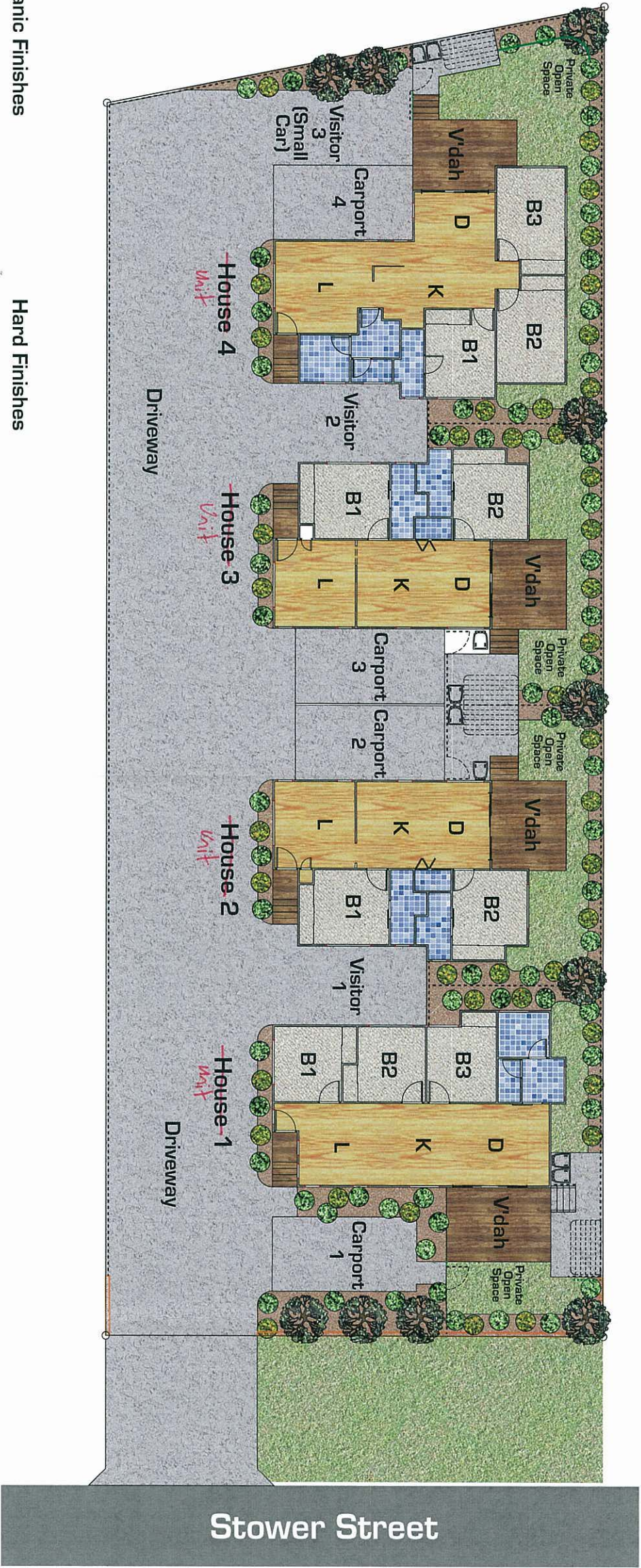
AMENDED IN RED
5 APR 2012
By: Matt Toon (name)
of the ULDA

rev	date	description
1	28.11.11	Preliminary Issue
2	29.02.12	Interim Issue
3	06.03.12	Issue for DA

client: S. Hurley
project: Proposed 4 House Development
address: 24 Stower Street
Blackwater

title: Site Plan & Floor Plans

scale	as shown	dwg no.	rev.
date	12.09.11	SD.03	
orig size	A3	sheet 3 of 12	rev. 3



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Soft / Organic Finishes

- Lawn
- Garden Bed : improved soil with mulching and ground cover
- Shade trees to 4 m
- Screening Shrubs to 1 - 2 m

Hard Finishes

- Concrete driveway with feature surfacing
- External Flooring : Timber deck
- Internal Flooring : Timber
- Internal Flooring : Carpet
- Internal Flooring : Wet Areas

Landscaping Schema Notes

- Planting schema to adhere to Water Wise principals and constitute plants tolerant of local conditions. Final plant species to be selected by Nurseryman with local knowledge.
- Water to be supplied to garden beds via low-loss sub-surface irrigation system to minimise evaporation and maximise absorption by vegetation.
- Where possible, use recycled organic matter and sustainable landscaping materials obtained from local sources

Landscaping Schema Objective

- provide an attractive elevation presented to the street
- partially screen the buildings from the street in a manner that provides occupant privacy but still allow observation of the driveways, entrances and footpaths in the interest of security.
- provide shade to front alignment, rear alignment and side alignments adjacent to Private outdoor areas.
- privacy by using screening shrubs to be located along dividing fences between adjacent houses, both on the same allotment and adjoining allotment.
- private open space using a combination of hard surfaces, soft surfaces and planted areas.

General Vegetation and Planting Specification

- Garden beds to be improved and top dressed with mulch. Hardy ground covers tolerant of local conditions to be planted generally.
- Screening shrubs to be hardy and tolerant of local conditions. Shrubs to be placed as to create a vegetation privacy screen between Houses on the site and houses on adjacent allotments.
- Lawn to be dry condition tolerant and suited to local climate. Species to be advised by Horticulturalist or Turf Expert.

rev/date	description
1 29.11.11	Preliminary Issue
2 29.02.12	Interim Issue
3 06.03.12	Issue for DA

client **S. Hurley**

project **Proposed 4 House Unit Development**

address **24 Stower Street Blackwater**

title **Landscaping Schema**

scale	as shown
date	12.09.11
orig size	A3
sheet	4
of	12
rev.	SD.04
	3

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Unit

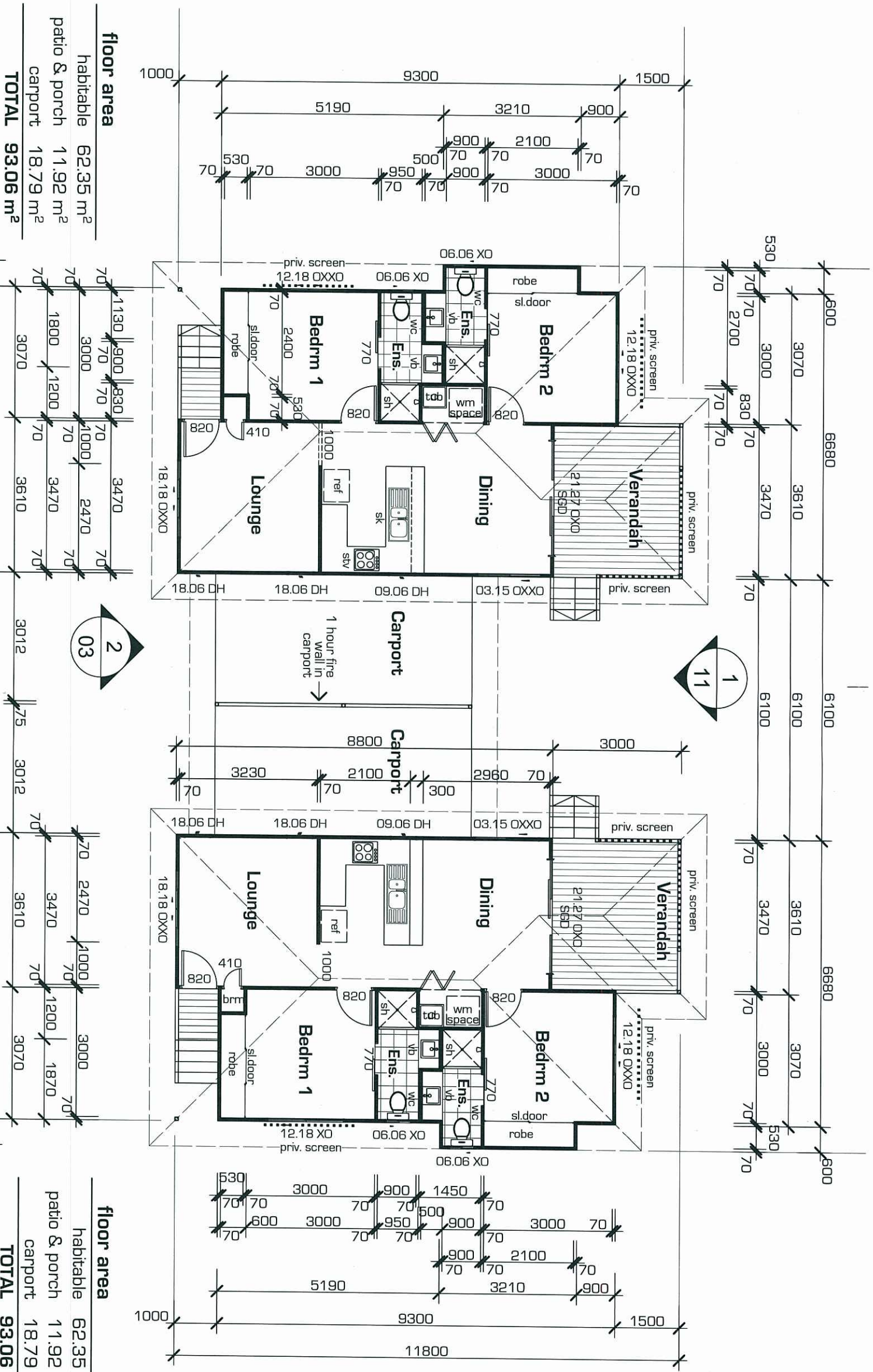
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To remain open
no door or



scale		as shown			
date		12.09.11		dwg no.	
orig size		A3		sheet 6 of 12	
				rev. 3	
				SD.06	

Task Order	Task Name
1	29.11.11 Preliminary Issue
2	29.02.12 Interim Issue
3	06.03.12 Issue for DA



floor area	
habitable	62.35 m ²
patio & porch	11.92 m ²
carport	18.79 m ²
TOTAL	93.06 m²

floor area	
habitable	62.35 m ²
patio & porch	11.92 m ²
carport	18.79 m ²
TOTAL	93.06 m²

1 Plan View : Houses 2 & 3

Scale 1:100

rev	date	description
1	28.11.11	Preliminary Issue
2	29.02.12	Interim Issue
3	06.03.12	Issue for DA

client S. Hurley

project Proposed 4 House Development

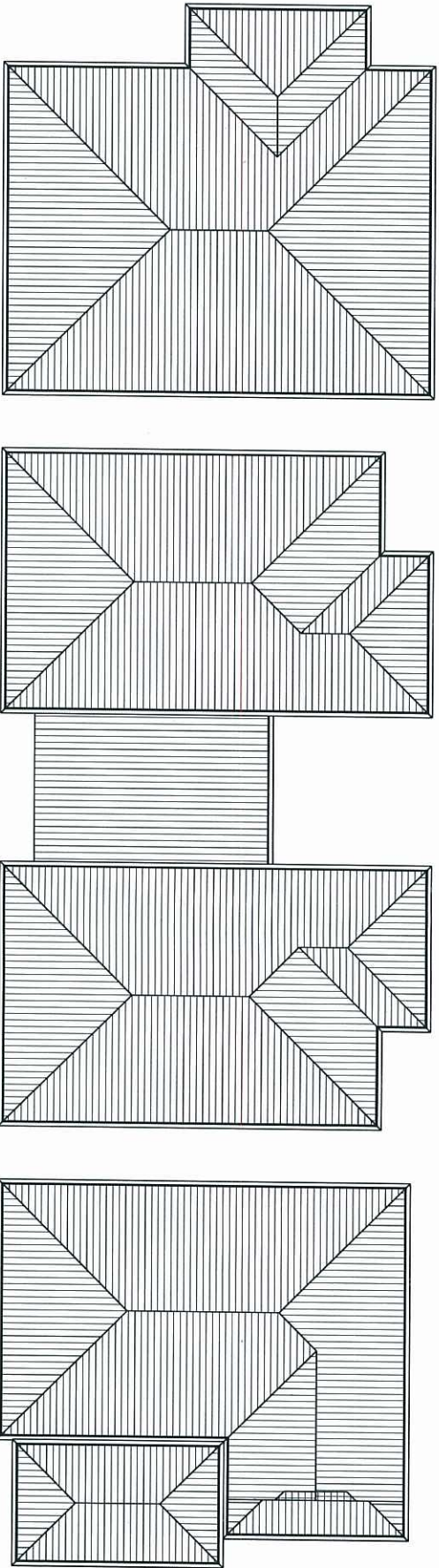
address 24 Stower Street Blackwater

title Floor Plan - Houses 2 & 3

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date	12.09.11
dwg no.	SD.07
orig size	A3
sheet	7 of 12
rev.	3

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1 Plan View : Roof

Scale 1:200

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By: Matt Toon (name)
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APPROVAL dated 19/4/12

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1	28.11.11	Preliminary Issue
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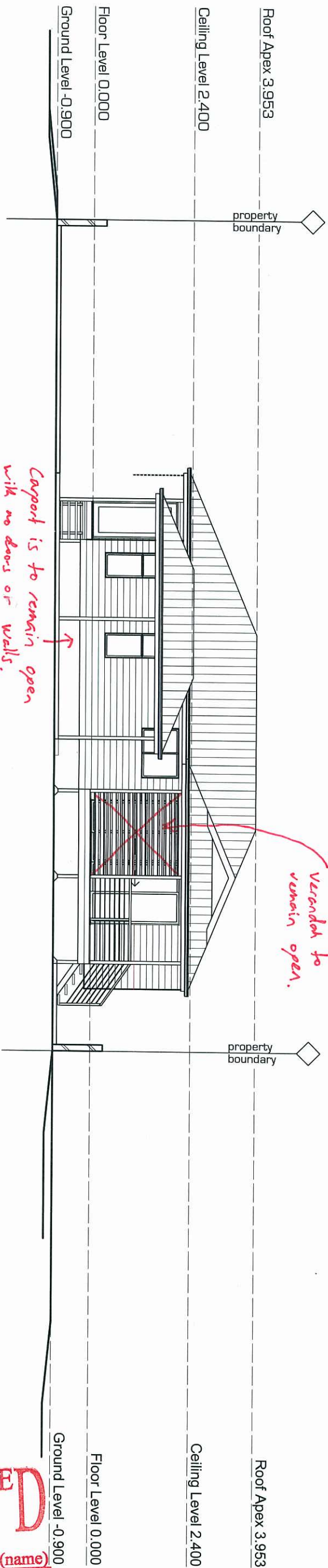
client: S. Hurley

project: **Proposed 4 House**
Development

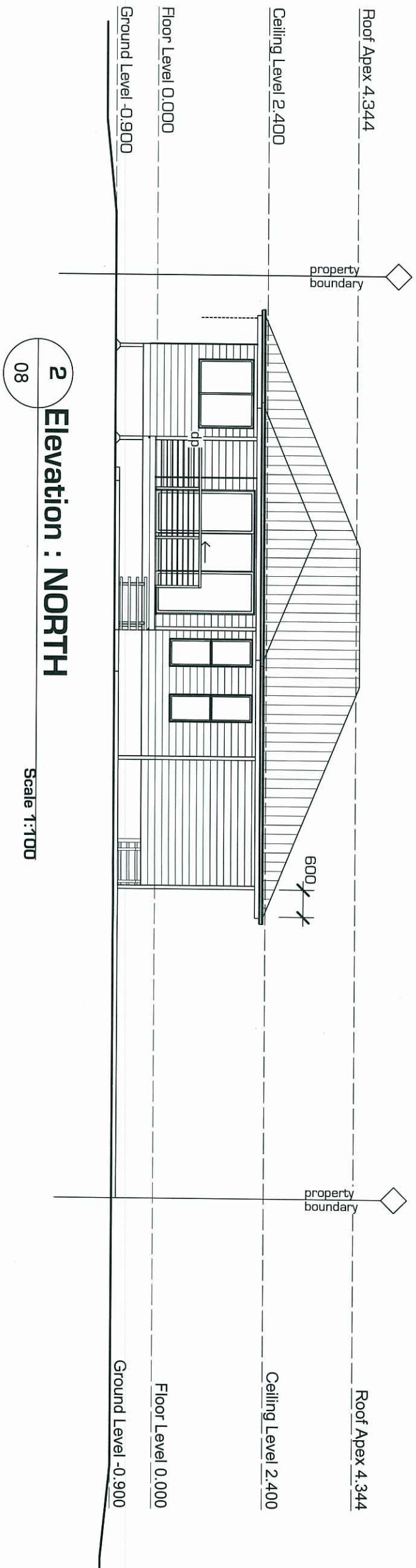
address: 24 Stower Street
Blackwater

title: Roof Plan

scale	as shown	dwg no.	rev.
date	12.09.11	SD.09	
orig size	A3	sheet 9 of 12	3



1 Elevation : SOUTH (Stower Street)
06 Scale 1:100



2 Elevation : NORTH
08 Scale 1:100

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APPROVAL dated 19/4/12
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5 APR 2012
By: Matt Toon (name)
of the ULDA

rev/date	description
1 28.11.11	Preliminary Issue
2 28.02.12	Interim Issue
3 06.03.12	Issue for DA

client **S. Hurley** *Unit*

project **Proposed 4 House Development**

address **24 Stower Street Blackwater**

title **Elevations NORTH & SOUTH**

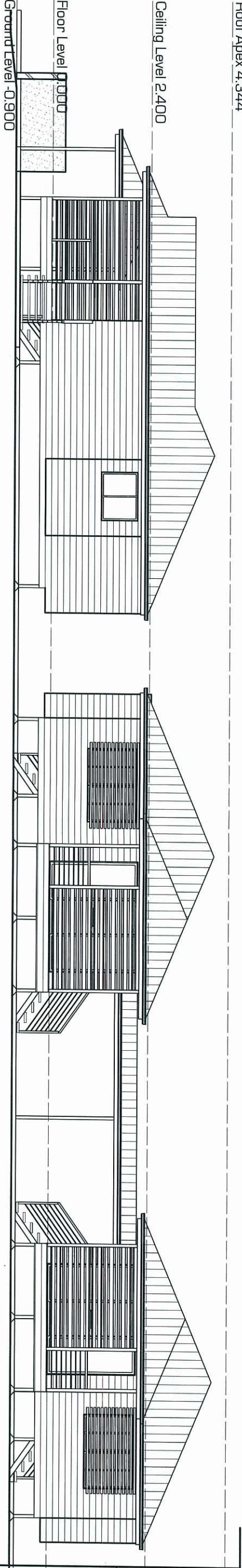
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date	12.09.11		SD.10
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Roof Apex 4.344

~~HOUSE 1~~ *Unit*

~~HOUSE 2~~ *Unit*

~~HOUSE 3~~ *Unit*

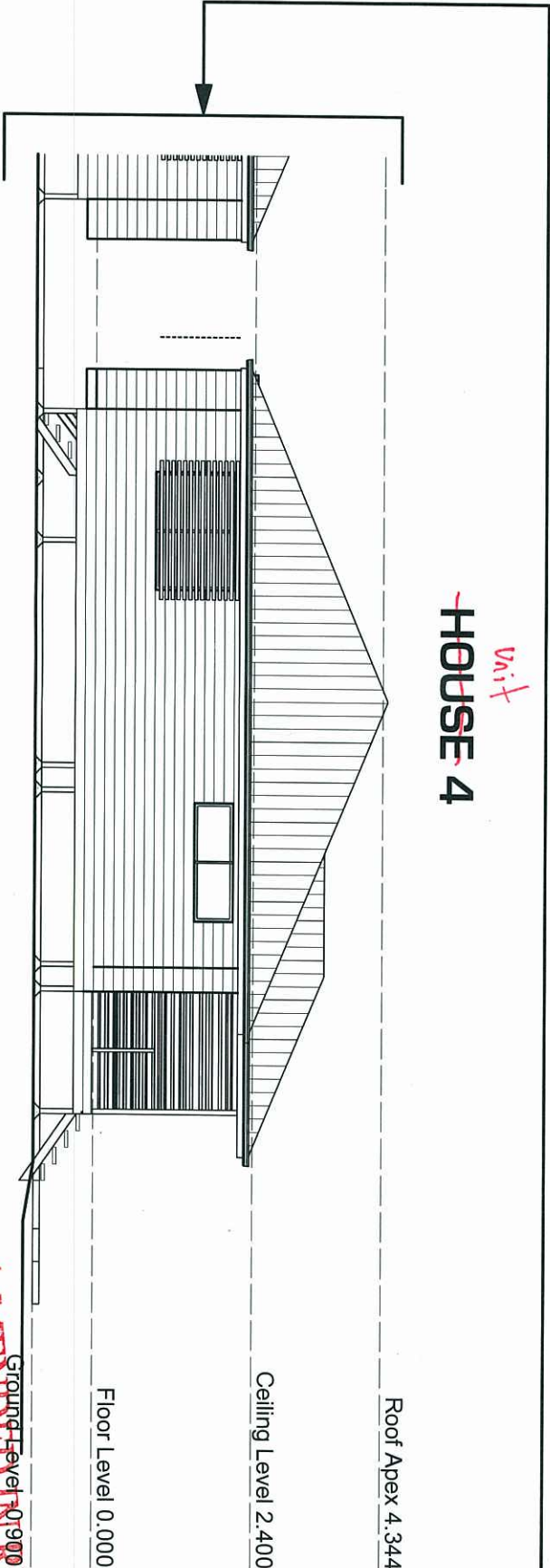


1
07

Elevation : EAST

Scale 1:100

~~HOUSE 4~~ *Unit*



2
07

Elevation : EAST

Scale 1:100

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rev	date	description
1	29.11.11	Preliminary Issue
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client S. Hurley

Unit

project Proposed 4 House Development

address 24 Stower Street Blackwater

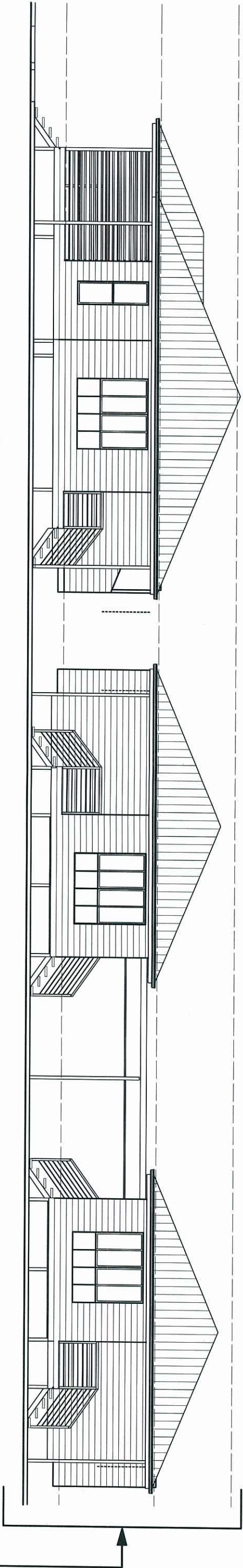
title Elevation EAST

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date	12.09.11	SD.11	
orig size	A3	sheet 11 of 12	3

~~HOUSE 4~~ ^{unit}

~~HOUSE 3~~ ^{unit}

~~HOUSE 2~~ ^{unit}

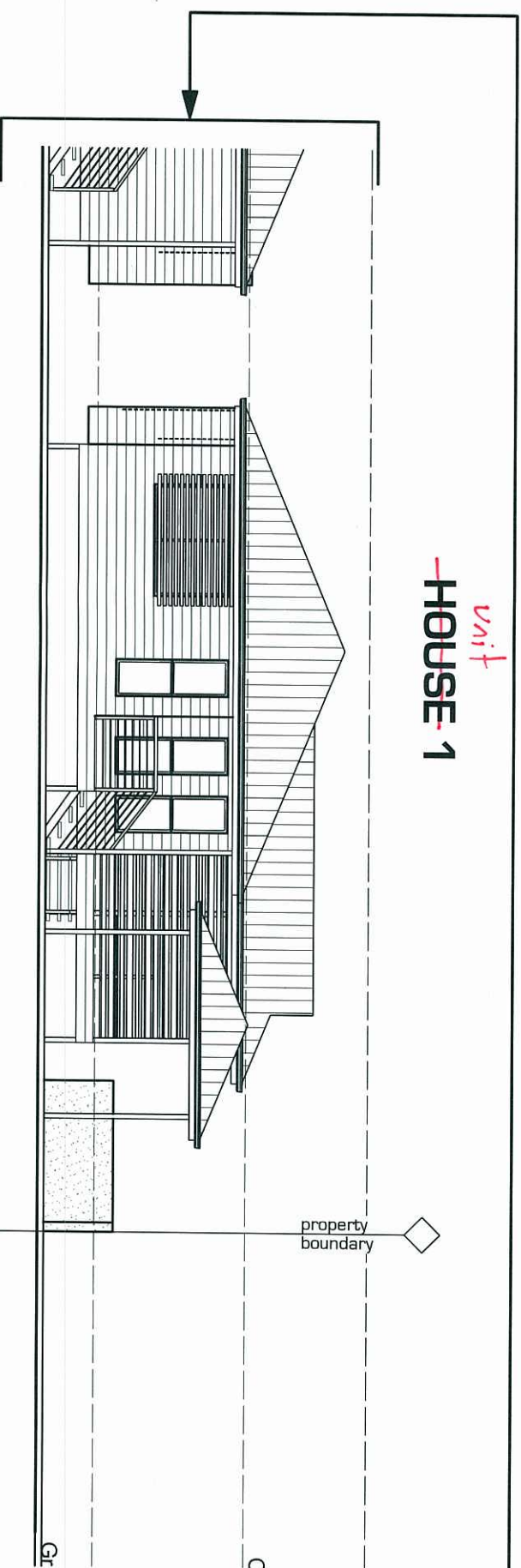


1
07

Elevation : WEST

Scale 1:100

~~HOUSE 1~~ ^{unit}



2
07

Elevation : WEST

Scale 1:100

rev	date	description
1	28.11.11	Preliminary Issue
2	29.02.12	Interim Issue
3	06.03.12	Issue for DA

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client S. Hurley

project ~~Proposed 4 House~~ ^{unit}
Development

address 24 Stower Street
Blackwater

title Elevations WEST

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5 **APR 2012**

By: Matt Toon (name)
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scale	as shown	dwg no.	rev.
date	12.09.11		SD.12
orig size	A3	sheet 12 of 12	rev. 3