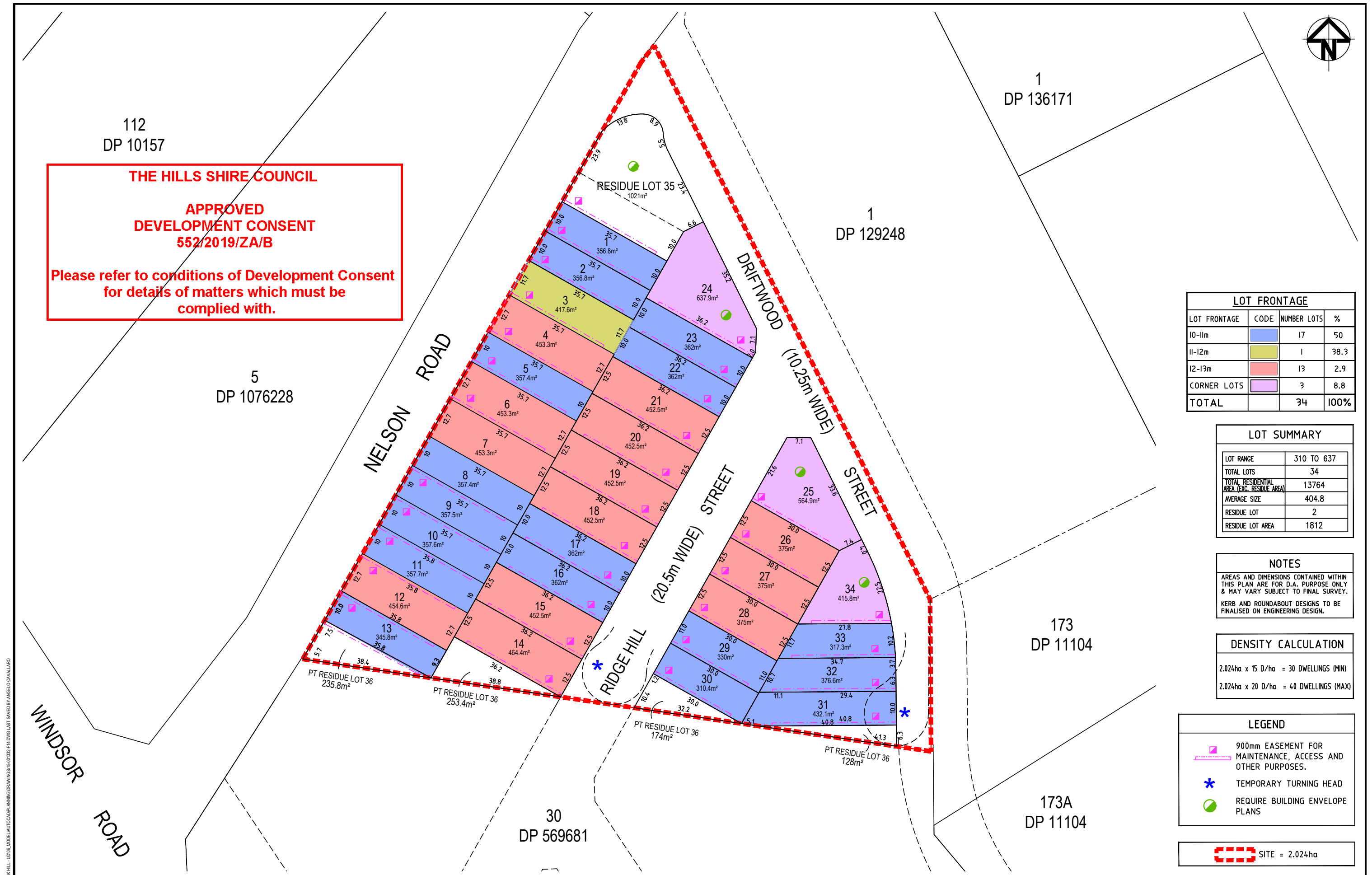


THE HILLS SHIRE COUNCIL
APPROVED
DEVELOPMENT CONSENT
552/2019/ZA/B

Please refer to conditions of Development Consent
for details of matters which must be
complied with.



| LOT FRONTAGE | | | |
|--------------|---------------------------------------|-------------|-------------|
| LOT FRONTAGE | CODE | NUMBER LOTS | % |
| 10-11m | ■ | 17 | 50 |
| 11-12m | ■ | 1 | 38.3 |
| 12-13m | ■ | 13 | 2.9 |
| CORNER LOTS | ■ | 3 | 8.8 |
| TOTAL | | 34 | 100% |

| LOT SUMMARY | |
|--|------------|
| LOT RANGE | 310 TO 637 |
| TOTAL LOTS | 34 |
| TOTAL RESIDENTIAL AREA (EXC. RESIDUE AREA) | 13764 |
| AVERAGE SIZE | 404.8 |
| RESIDUE LOT | 2 |
| RESIDUE LOT AREA | 1812 |

NOTES

AREAS AND DIMENSIONS CONTAINED WITHIN THIS PLAN ARE FOR D.A. PURPOSE ONLY & MAY VARY SUBJECT TO FINAL SURVEY.

KERB AND ROUNDABOUT DESIGNS TO BE FINALISED ON ENGINEERING DESIGN.

DENSITY CALCULATION

2.024ha x 15 D/ha = 30 DWELLINGS (MIN)

2.024ha x 20 D/ha = 40 DWELLINGS (MAX)

LEGEND

- 900mm EASEMENT FOR MAINTENANCE, ACCESS AND OTHER PURPOSES.
- * TEMPORARY TURNING HEAD
- REQUIRE BUILDING ENVELOPE PLANS

 SITE = 2.024ha

| FIRST ISSUE | DESIGN | DRAWN | CHECK | APPD. | DATE | AMENDMENT DETAILS |
|-------------|--------|-------|-------|-------|------------|-------------------|
| 1 | PL | AC | PL | PL | 24/08/2018 | |
| 2 | PL | PW | PL | PL | 31/08/2018 | FOR CLIENT REVIEW |
| 3 | PL | PW | PL | PL | 05/09/2018 | FOR CLIENT REVIEW |
| 4 | PL | PW | PL | PL | 21/09/2018 | FOR CLIENT REVIEW |
| 5 | PL | AC | PL | PL | 19/08/2019 | REVISION |

DEVELOPMENT APPLICATION

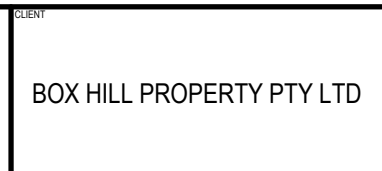
AUTHORISED FOR ISSUE:
BY: PETER LEE SIGN: *P. Lee*
Business Unit Manager - Planning
DATE: 19/08/2019

SCALE

0 5 10 15 20 25 30 35 40
SCALE 1:500 (A1) SCALE 1:1000 (A3)

CLIENT

BOX HILL PROPERTY PTY LTD



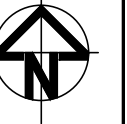
PROJECT

THE HILLS SHIRE COUNCIL
3 NELSON ROAD
BOX HILL

DRAWING TITLE

PROPOSED SUBDIVISION OF
LOT 20 IN DP 238667
LAYOUT PLAN

| PROJECT No. | DRAWING No. | STAGE | REVISION |
|---------------|-------------|-------|----------|
| 18-001332-F14 | 01 OF 02 | | 5 |



1
DP 136171

112
DP 10157

THE HILLS SHIRE COUNCIL
APPROVED
DEVELOPMENT CONSENT
552/2019/ZA/B
Please refer to conditions of Development Consent
for details of matters which must be
complied with.

1
DP 129248

5
DP 1076228

NELSON ROAD

DRIFTWOOD STREET (10.25m WIDE)

RIDGE HILL STREET (20.5m WIDE)

STREET

173
DP 11104

173A
DP 11104

30
DP 569681

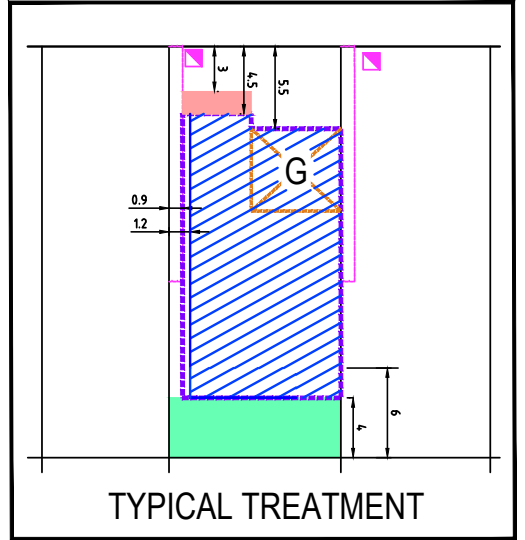
WINDSOR ROAD

PT RESIDUE LOT 36

PT RESIDUE LOT 36

PT RESIDUE LOT 36

PT RESIDUE LOT 36



LEGEND

- 900mm EASEMENT FOR MAINTENANCE, ACCESS AND OTHER PURPOSES.
- ARTICULATION ZONE
- GROUND FLOOR
- UPPER FLOOR
- PRIVATE OPEN SPACE (MIN. 16m²)
- TEMPORARY TURNING HEAD
- GARAGE (6 x 5.8m)
- DENOTES ELECTRICAL SUBSTATION SITE

SITE = 2.024ha

| FIRST ISSUE | DESIGN | DRAWN | CHECK | APPD. | DATE | AMENDMENT DETAILS |
|-------------|--------|-------|-------|-------|------------|-------------------|
| 1 | PL | AC | PL | PL | 24/08/2018 | |
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| 4 | PL | PW | PL | PL | 21/09/2018 | FOR CLIENT REVIEW |
| 5 | PL | AC | PL | PL | 19/08/2019 | REVISION |

| STATUS | SCALE | CLIENT | PROJECT | DRAWING TITLE |
|-------------------------|--|---------------------------|--|--|
| DEVELOPMENT APPLICATION | 0 5 10 15 20 25 30 35 40 SCALE 1:500 (A1) SCALE 1:1000 (A3) | BOX HILL PROPERTY PTY LTD | THE HILLS SHIRE COUNCIL 3 NELSON ROAD BOX HILL | PROPOSED SUBDIVISION OF LOT 20 IN DP 238667 BUILDING ENVELOPE PLAN |

AUTHORISED FOR ISSUE:
BY: PETER LEE SIGN: *P. Lee*
Business Unit Manager - Planning
DATE: 19/08/2019

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DISCLAIMER
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PROJECT NO. DRAWING NO. STAGE REVISION
18-001332-F14 02 OF 02 5

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