

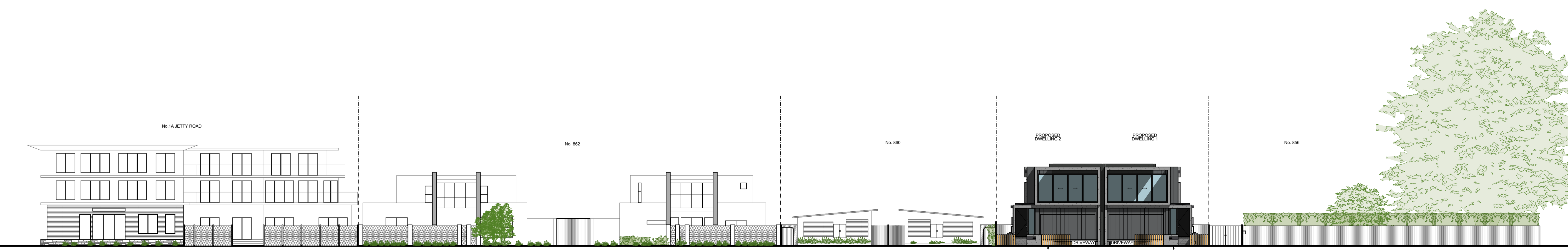
PROPOSED RESIDENTIAL DEVELOPMENT AT 858 POINT NEPEAN ROAD ROSEBUD



DRAWING SCHEDULE	
DWG	TITLE
TP101	NEIGHBOURHOOD CONTEXT PLAN
TP102	SITE ANALYSIS PLAN
TP103	SITE CONTEXT PLAN
TP104	NEIGHBOURHOOD CHARACTER
TP201	GROUND FLOOR PLAN
TP202	FIRST FLOOR PLAN
TP301	ELEVATIONS
TP401	SITE AMENITIES PLAN
TP402	SHADOW DIAGRAMS
TP403	OVERLOOKING PLAN
TP404	BALCONY DETAIL
TP501	LANDSCAPE PLAN

- SUBJECT SITE
- COMMERCIAL/SHOPS
- RECREATION RESERVE
- OTHER DEVELOPMENTS
- SCHOOL
- MEDICAL

NEIGHBOURHOOD CONTEXT PLAN NTS



STREET ELEVATION
POINT NEPEAN ROAD

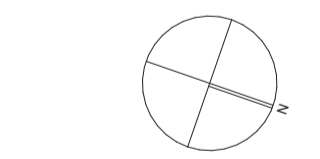
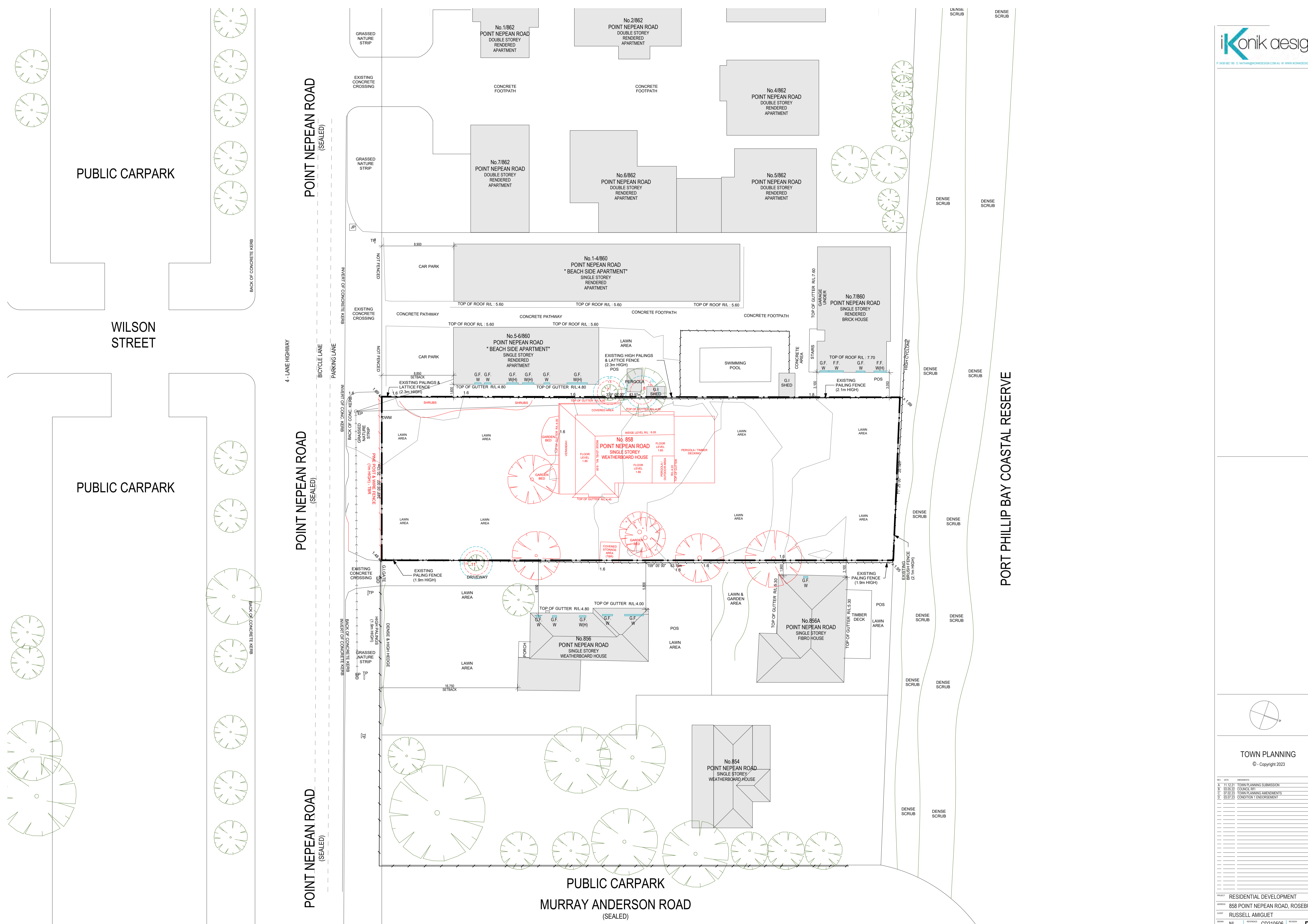
TOWN PLANNING

© - Copyright 2023

REV	DATE	DESCRIPTION
1	11.12.21	TOWN PLANNING SUBMISSION
2	03.05.22	COUNCIL RPT
3	07.02.23	TOWN PLANNING AMENDMENTS
4	03.07.23	CONDITION 1 ENDORSEMENT

PROJECT: RESIDENTIAL DEVELOPMENT	
ADDRESS: 858 POINT NEPEAN ROAD, ROSEBUD	
CLIENT:	RUSSELL AMIGUET
DRAWN:	NL
REVISION:	CD210506
DATE:	08.05.23
SHEET NO:	A1
DWG:	TP101
DATE:	08.05.23

SITE ANALYSIS PLAN SCALE 1:200

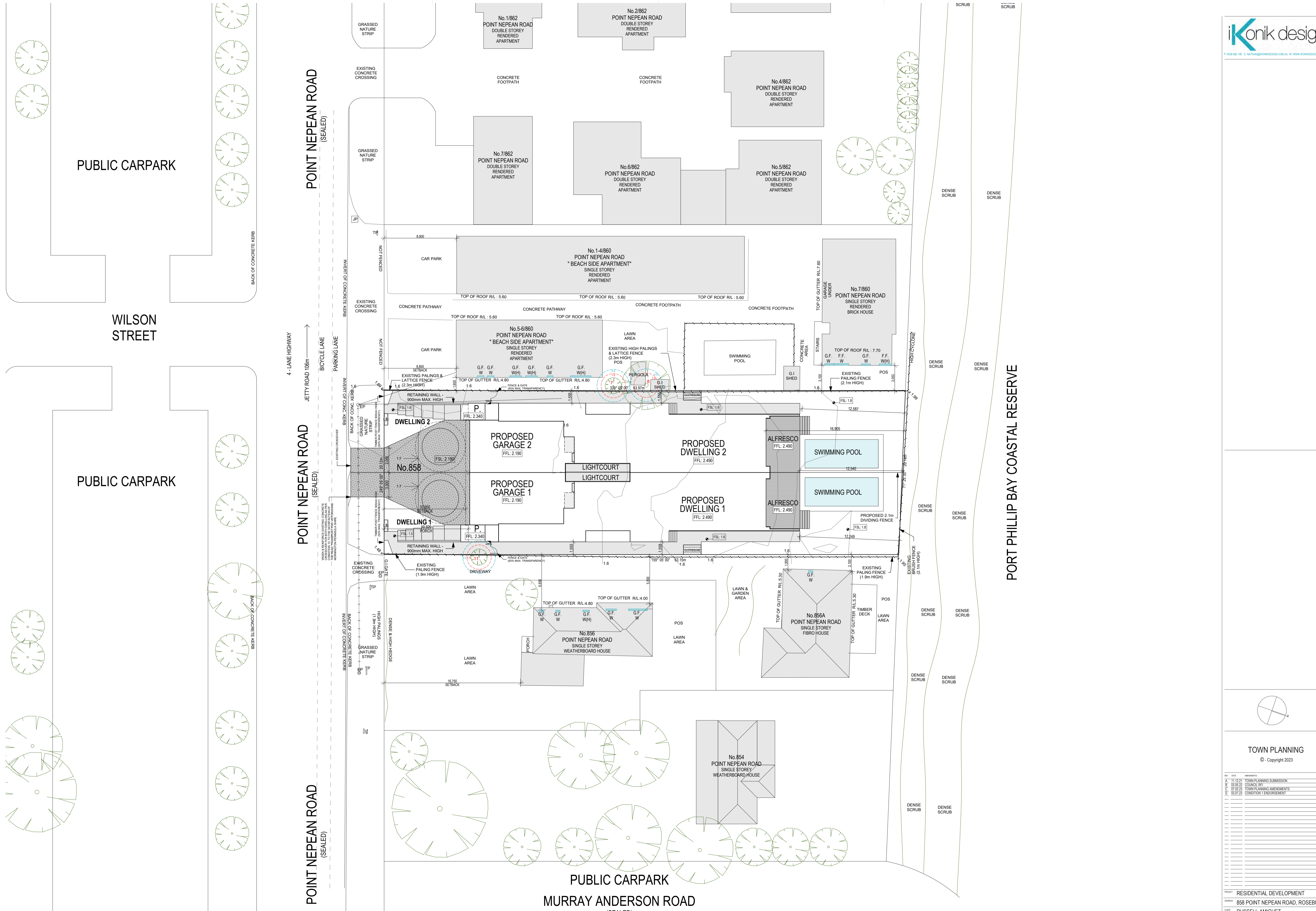


TOWN PLANNING
 © - Copyright 2023

REV	DATE	DESCRIPTION
1	11.12.21	TOWN PLANNING SUBMISSION
2	03.05.22	COUNCIL RPT
3	07.02.23	TOWN PLANNING AMENDMENTS
4	03.07.23	CONDITION 1 ENDORSEMENT

PROJECT: RESIDENTIAL DEVELOPMENT			
ADDRESS: 858 POINT NEPEAN ROAD, ROSEBUD			
CLIENT: RUSSELL AMIGUET			
DRAWN: NL	REVISION: CD210506	REVISION: D	
SHEET NO: A1	SHEET: TP102	DATE: 08.05.23	LAST REVISION: 08.05.23

SITE CONTEXT PLAN SCALE 1:200



DEVELOPMENT SUMMARY												
LOT	LOT AREA	FOOTPRINT	IMPERMEABLE SURFACES	IMPERMEABLE TOTAL	PERMEABLE SURFACES	PERMEABLE %	GARDEN AREA SQM	GARDEN AREA %	SITE COVERAGE	POS	SPOS	BEDS
No.	637.55	311.30	150.00	461.30	170.25	28%	255.53	40%	45%	233.45	154.38	4
Lot 1	641.48	311.30	150.00	461.30	180.15	28%	269.79	42%	49%	257.37	168.45	4
TOTAL	1279.03	622.60	300.00	922.60	350.40	28%	525.32	42%	49%	500.83	332.83	8

TOWN PLANNING
© - Copyright 2023

NO. DATE REVISIONS

1	11.12.21	TOWN PLANNING SUBMISSION
2	03.05.22	COUNCIL RPT
3	07.02.23	TOWN PLANNING AMENDMENTS
4	03.07.23	CONDITION 1 ENDORSEMENT

PROJECT: RESIDENTIAL DEVELOPMENT
 ADDRESS: 858 POINT NEPEAN ROAD, ROSEBUD
 CLIENT: RUSSELL AMIGUET

DATE: 08.05.23



BANKSIA POINT APARTMENTS -
866 POINT NEPEAN ROAD



864 POINT NEPEAN ROAD



860 POINT NEPEAN ROAD

ADJOINING CHARACTER



OPPOSITE SITE



701 POINT NEPEAN ROAD



701A POINT NEPEAN ROAD

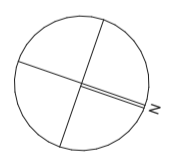


55 JETTY ROAD



2 PENGANA ROAD

LOCAL DESIGN INSPIRATION

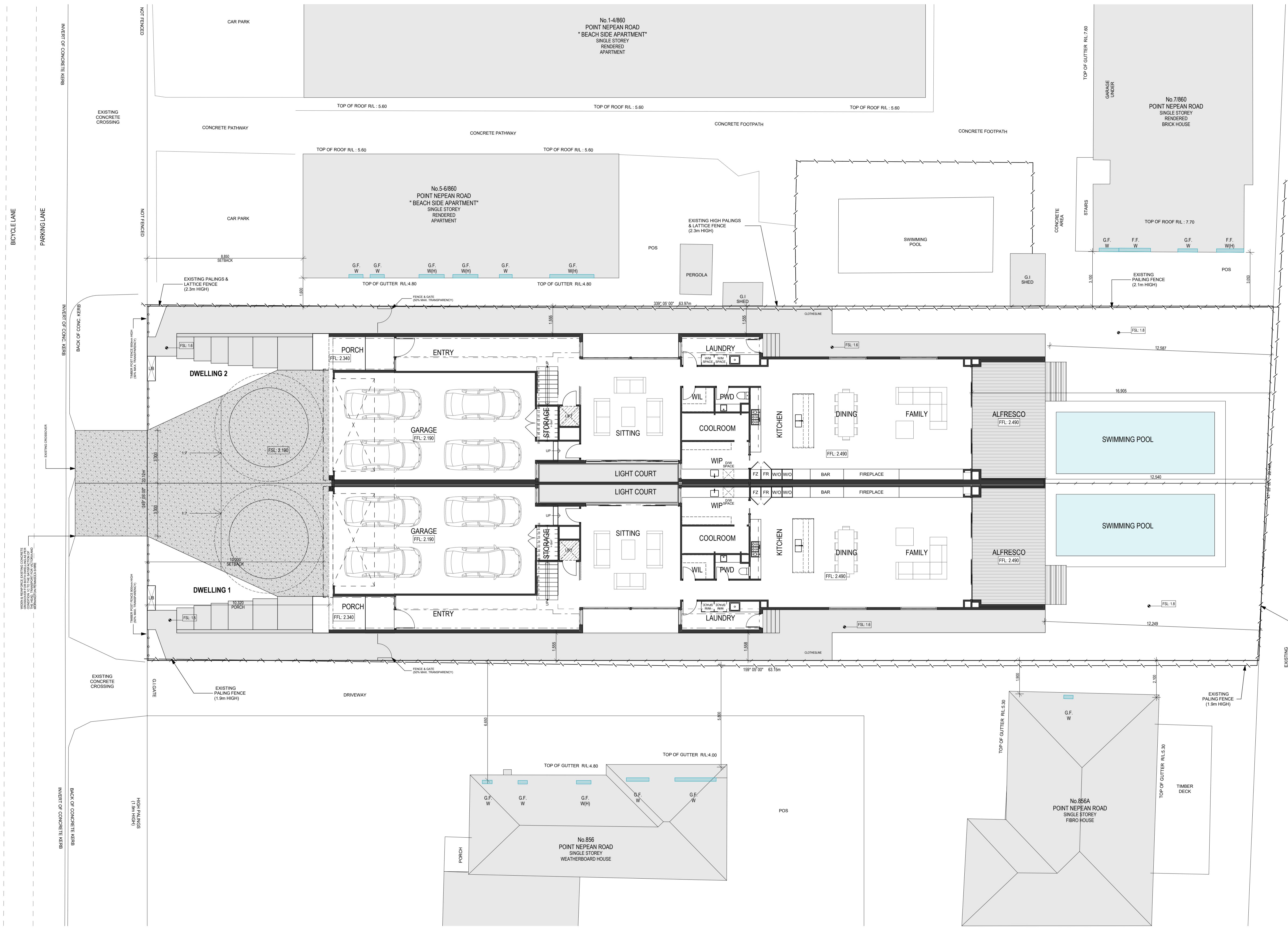


TOWN PLANNING
© - Copyright 2023

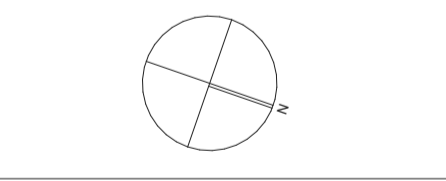
REV.	DATE	DESCRIPTION
1	11.12.21	TOWN PLANNING SUBMISSION
2	03.05.22	COUNCIL RPT
3	27.02.23	TOWN PLANNING AMENDMENTS
4	03.07.23	CONDITION 1 ENDORSEMENT

PROJECT:	RESIDENTIAL DEVELOPMENT
ADDRESS:	858 POINT NEPEAN ROAD, ROSEBUD
CLIENT:	RUSSELL AMIGUET
DRAWN:	NL
REVISION:	CD210506
DATE:	08.05.23
SCALE:	TP104
LAST PRINTED:	08.05.23

GROUND FLOOR PLAN SCALE 1:100



FLOOR AREAS										
No.	GROUND FLOOR	FIRST FLOOR	GARAGE	PORCH	GROUND DECK	BALCONY FRONT	BALCONY REAR	BUILDING FOOTPRINT	TOTAL	
Dwelling 1	192.78	224.85	77.33	9.34	31.85	28.11	30.29	311.30	992.55	
Dwelling 2	192.78	224.85	77.33	9.34	31.85	28.11	30.29	311.30	992.55	

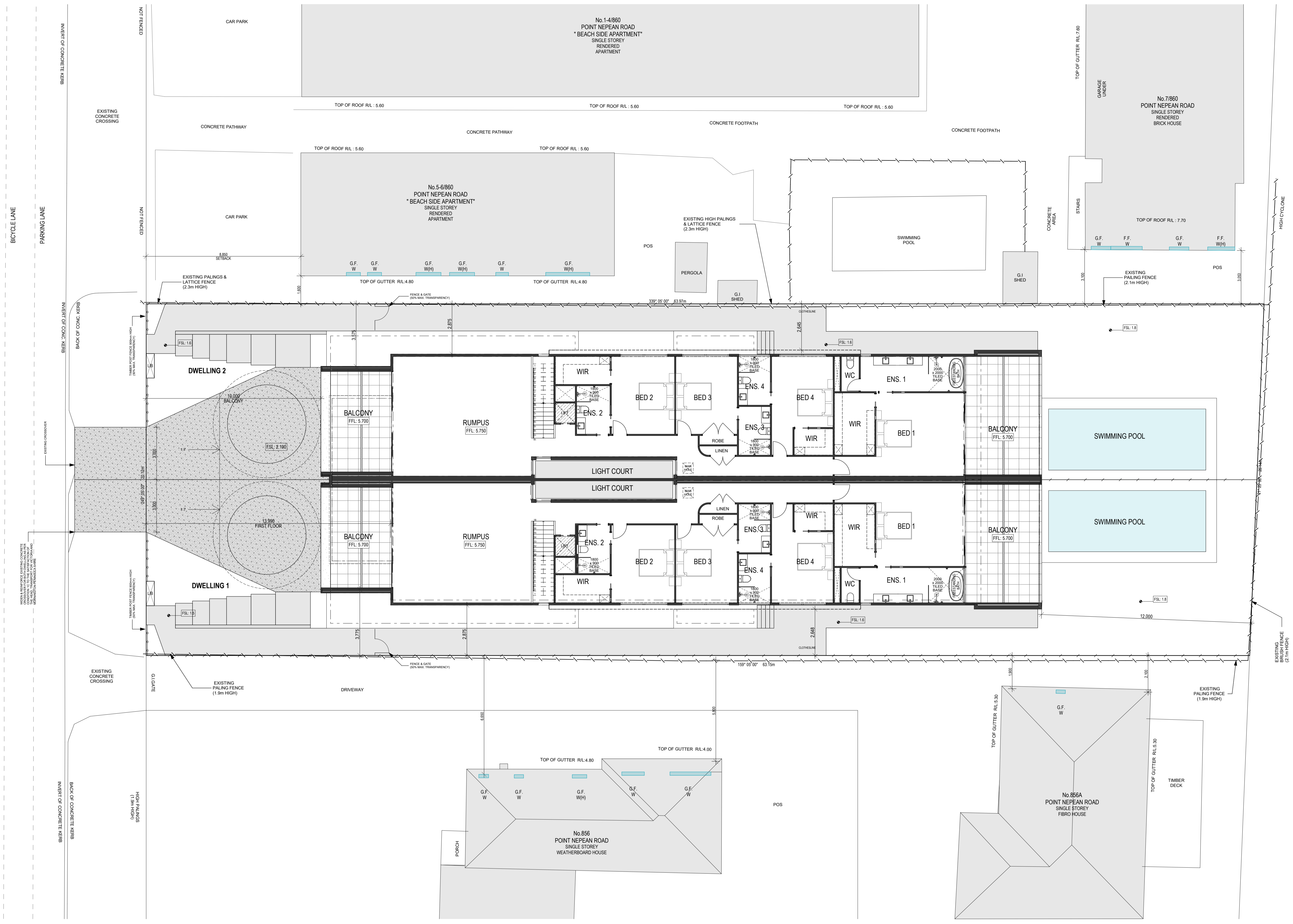


TOWN PLANNING
 © Copyright 2023

NO.	DATE	DESCRIPTION
1	11.12.21	TOWN PLANNING SUBMISSION
2	03.05.22	COUNCIL RPT
3	07.02.23	TOWN PLANNING AMENDMENTS
4	03.07.23	CONDITION 1 ENDORSEMENT

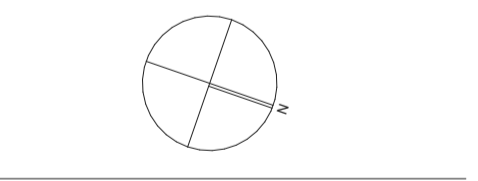
PROJECT			
RESIDENTIAL DEVELOPMENT			
858 POINT NEPEAN ROAD, ROSEBUD			
CLIENT			
RUSSELL AMIGUET			
NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			
32			
33			
34			
35			
36			
37			
38			
39			
40			
41			
42			
43			
44			
45			
46			
47			
48			
49			
50			
51			
52			
53			
54			
55			
56			
57			
58			
59			
60			
61			
62			
63			
64			
65			
66			
67			
68			
69			
70			
71			
72			
73			
74			
75			
76			
77			
78			
79			
80			
81			
82			
83			
84			
85			
86			
87			
88			
89			
90			
91			
92			
93			
94			
95			
96			
97			
98			
99			
100			

FIRST FLOOR PLAN SCALE 1:100



FLOOR AREAS

No.	GROUND FLOOR	FIRST FLOOR	GARAGE	PORCH	GROUND DECK	BALCONY FRONT	BALCONY REAR	BUILDING FOOTPRINT	TOTAL
Dwelling 1	192.78	224.85	77.33	9.34	31.85	28.11	30.29	311.30	592.55
Dwelling 2	192.78	224.85	77.33	9.34	31.85	28.11	30.29	311.30	592.55



TOWN PLANNING
© - Copyright 2023

PROJECT: RESIDENTIAL DEVELOPMENT
ADDRESS: 858 POINT NEPEAN ROAD, ROSEBUD
CLIENT: RUSSELL AMIGUET

NO. DATE REVISIONS

1	11.12.21	TOWN PLANNING SUBMISSION
2	03.05.22	COUNCIL RP
3	07.02.23	TOWN PLANNING AMENDMENTS
4	03.07.23	CONDITION 1 ENDORSEMENT

PROJECT: RESIDENTIAL DEVELOPMENT
ADDRESS: 858 POINT NEPEAN ROAD, ROSEBUD
CLIENT: RUSSELL AMIGUET

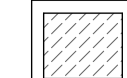
NO.	DATE	REVISIONS
1	11.12.21	TOWN PLANNING SUBMISSION
2	03.05.22	COUNCIL RP
3	07.02.23	TOWN PLANNING AMENDMENTS
4	03.07.23	CONDITION 1 ENDORSEMENT

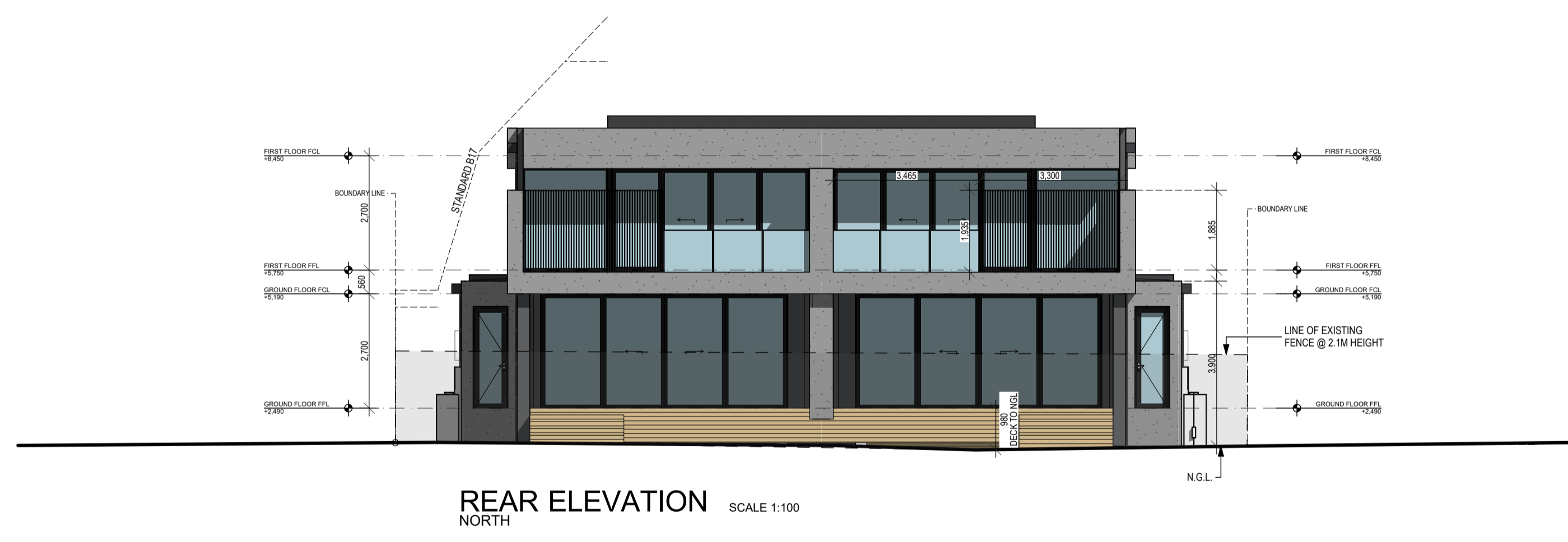
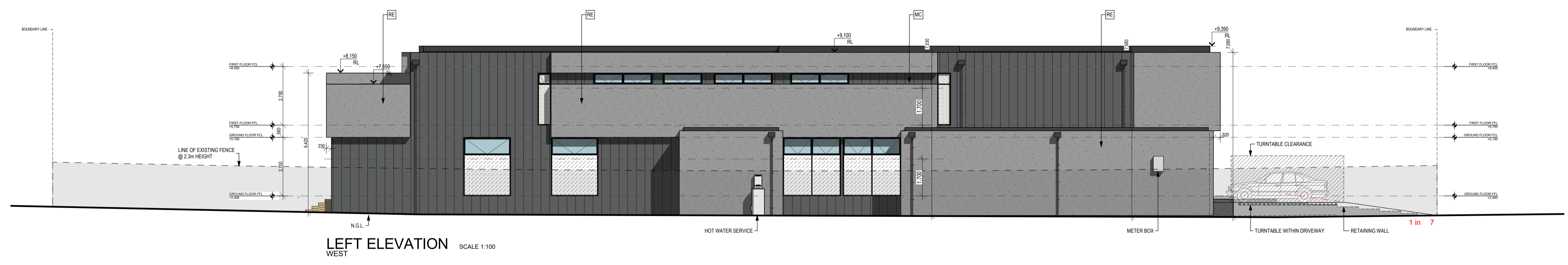
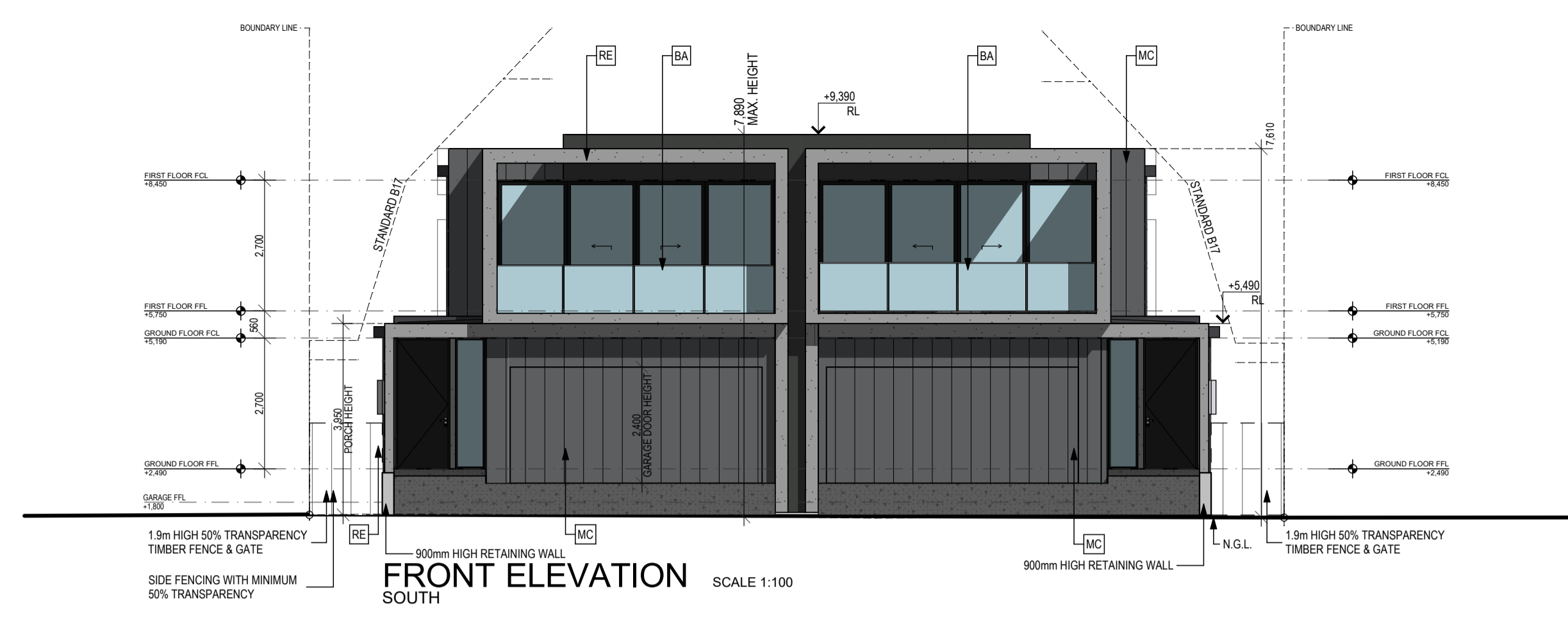
NO. DATE REVISIONS



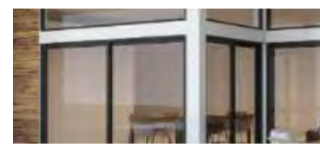
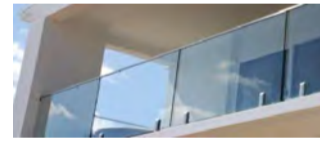

NO.	DATE	REVISIONS
1	11.12.21	TOWN PLANNING SUBMISSION
2	03.05.22	COUNCIL RP
3	07.02.23	TOWN PLANNING AMENDMENTS
4	03.07.23	CONDITION 1 ENDORSEMENT

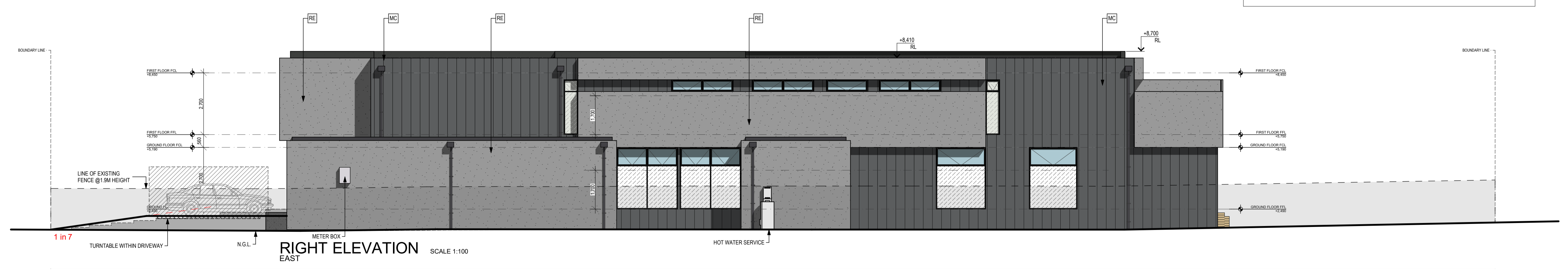
NO. DATE REVISIONS

NO.	DATE	REVISIONS
1	11.12.21	TOWN PLANNING SUBMISSION
2	03.05.22	COUNCIL RP
3	07.02.23	TOWN PLANNING AMENDMENTS
4	03.07.23	CONDITION 1 ENDORSEMENT

 DENOTES OBSCURE GLAZING WITH 25% TRANSPARENCY MAXIMUM
 OPENABLE BEDROOM WINDOWS WITH A SILL LEVEL LOWER THAN 1.7m FROM FFL OR THE OUTSIDE SURFACE BELOW IS 2m OR GREATER THE OPENING MUST BE RESTRICTED SO THAT A 125mm SPHERE CANNOT PASS THROUGH



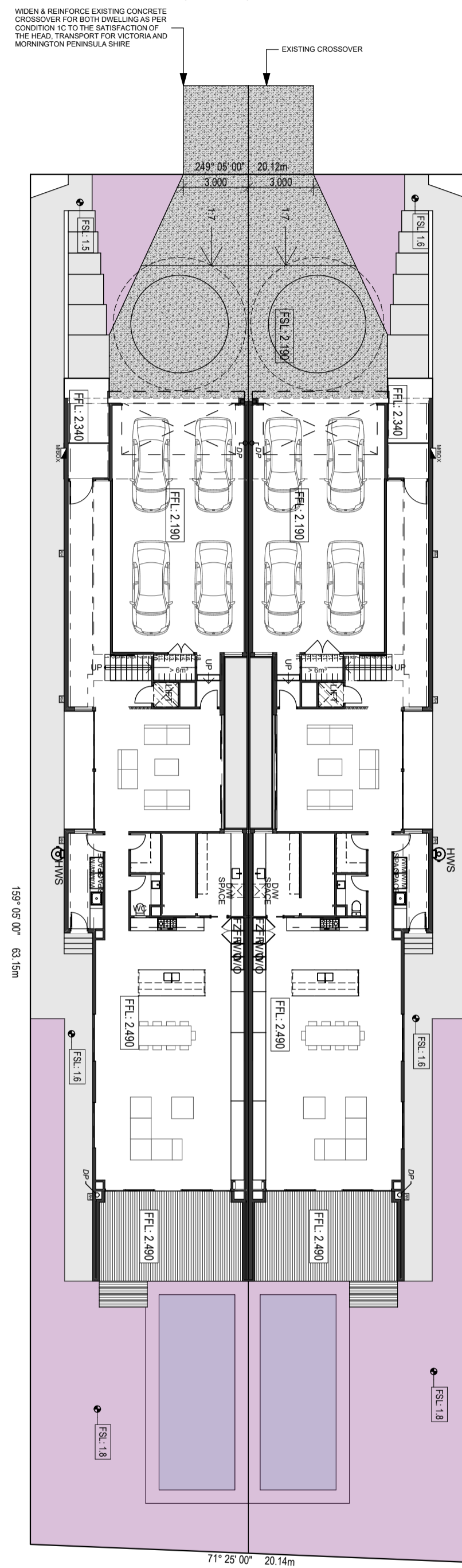
EXTERIOR FINISHES		VARIANT	SAMPLE
CODE	MATERIAL		
RE	RENDER	POLISHED CONCRETE (OR DULUX "TIMELESS GREY" LRV-30)	
MC	METAL CLADDING	BLACK	
W	WINDOW FRAMES	BLACK	
BA	BALUSTRADE	GLASS	
R	COLORBOND ROOF	NIGHT SKY	



LEGEND

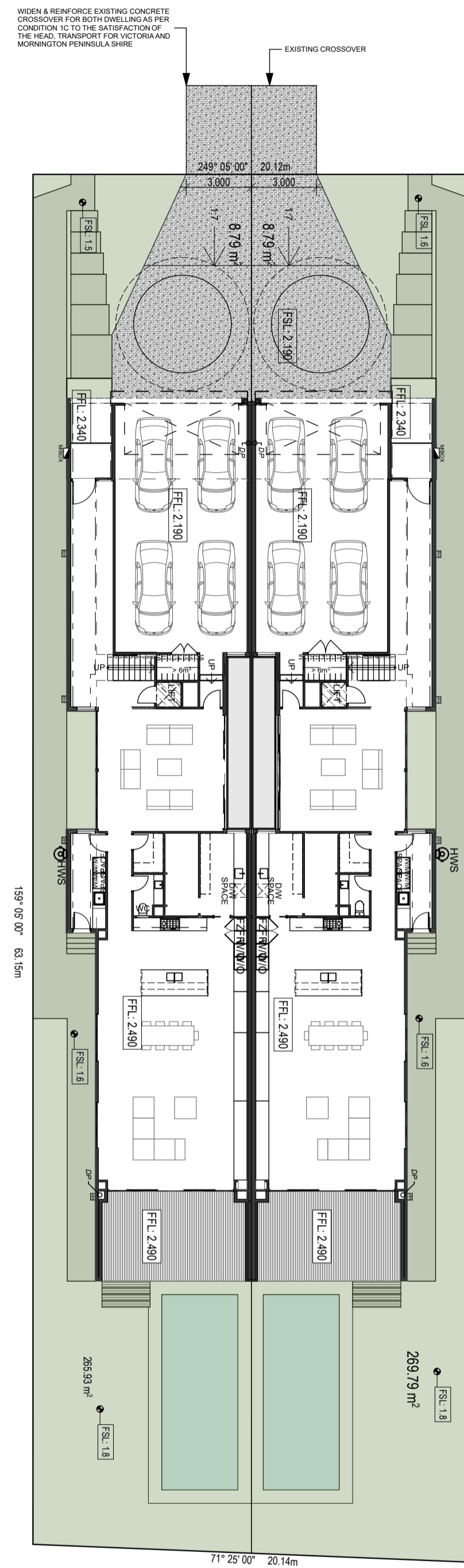
- PERMEABLE SURFACE
- GARDEN AREA
- PRIVATE OPEN SPACE
- SECLUDED PRIVATE OPEN SPACE
- CONCRETE AREA

POINT NEPEAN ROAD
(SEALED)



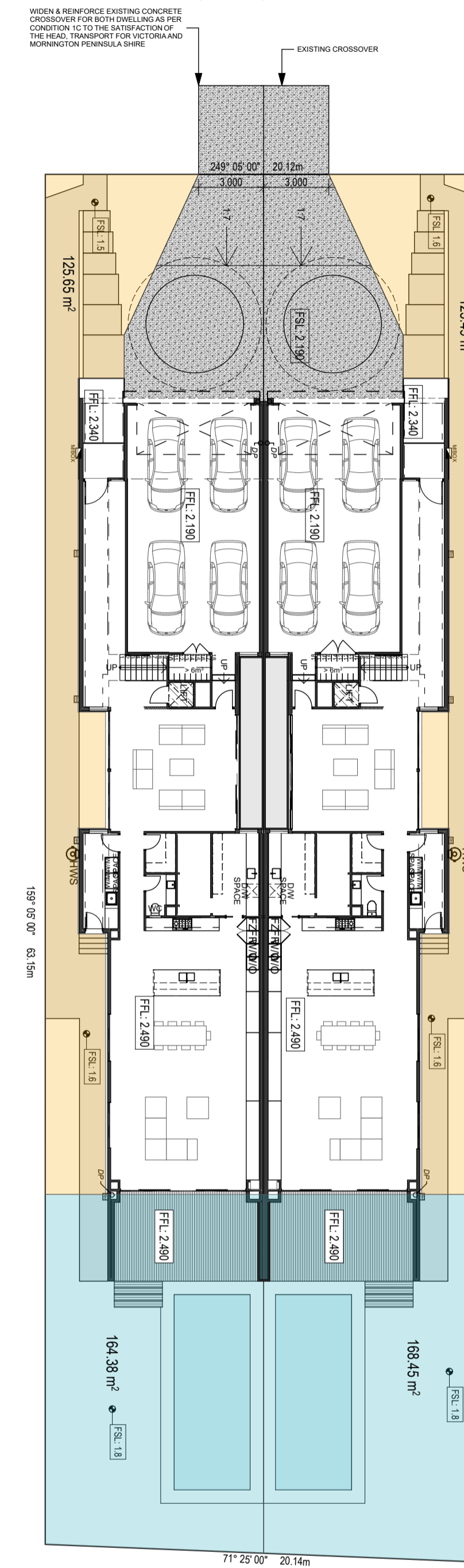
PERMIABILITY

POINT NEPEAN ROAD
(SEALED)

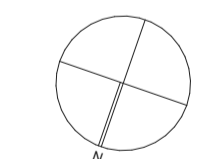


GARDEN AREA

POINT NEPEAN ROAD
(SEALED)



PRIVATE OPEN SPACE



TOWN PLANNING

© - Copyright 2023

REV	DATE	DESCRIPTION
1	11.12.21	TOWN PLANNING SUBMISSION
2	03.05.22	COUNCIL RPT
3	07.02.23	TOWN PLANNING AMENDMENTS
4	03.07.23	CONDITION 1 ENDORSEMENT

PROJECT: RESIDENTIAL DEVELOPMENT
ADDRESS: 858 POINT NEPEAN ROAD, ROSEBUD

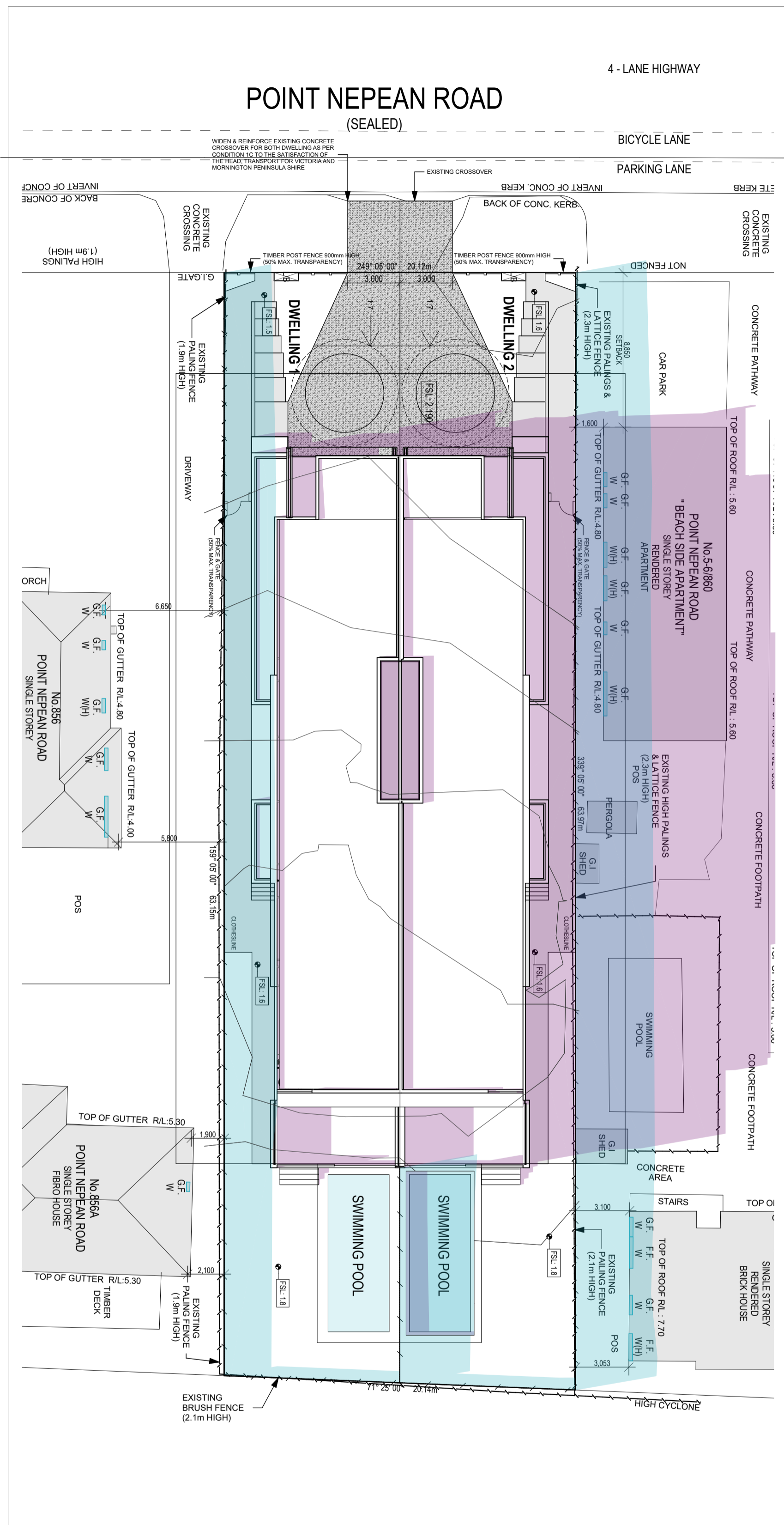
CLIENT: RUSSELL AMIGUET
DRAWN: NL
REVISION: CD210506
REVISION: D

SHEET NO: A1
SHEET: TP401
DATE: 08.05.23

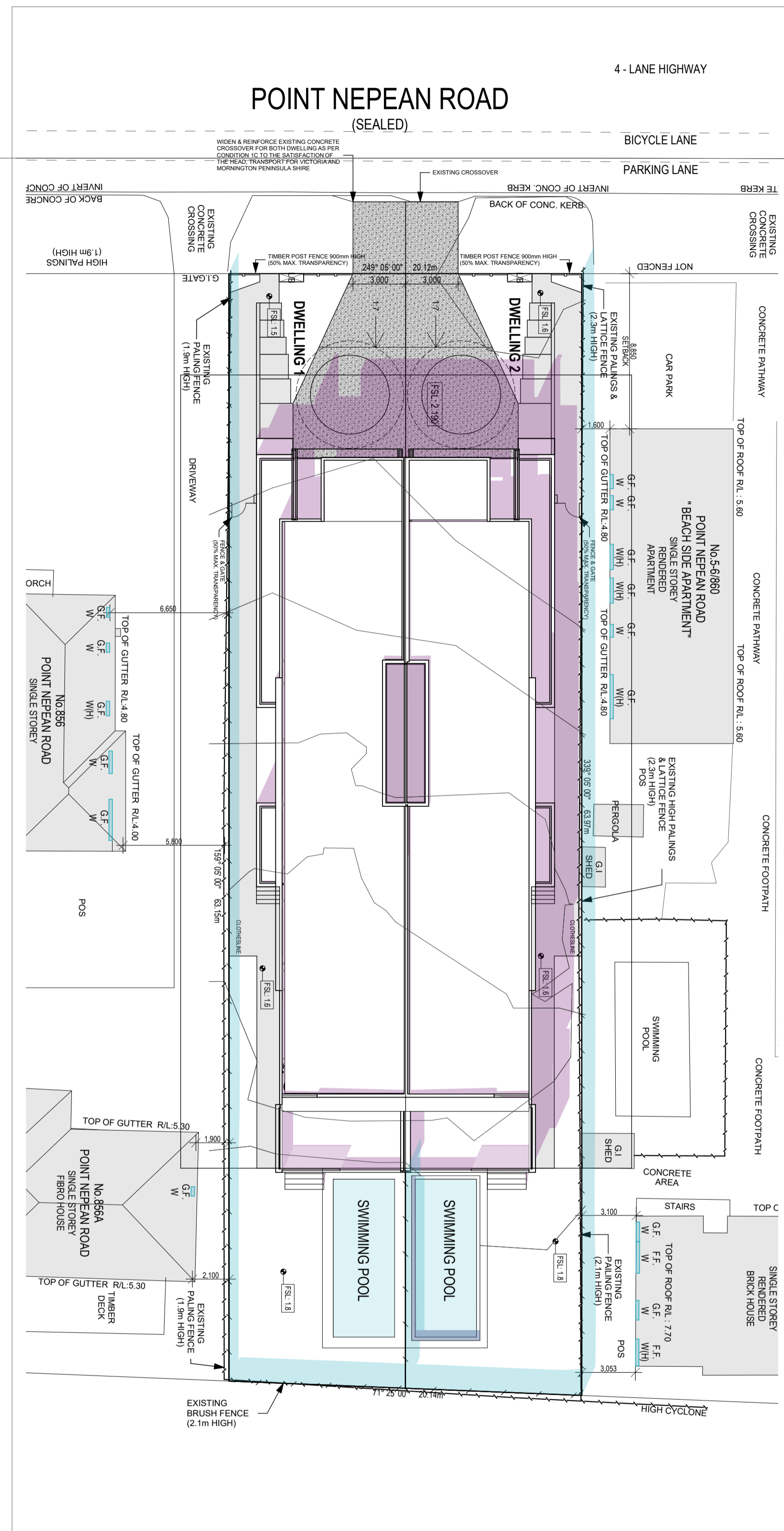
DEVELOPMENT SUMMARY												
LOT	LOT AREA	LOT FOOTPRINT	IMPERMEABLE SURFACES	IMPERMEABLE TOTAL	PERMEABLE SURFACES	PERMEABLE %	GARDEN AREA SQM	GARDEN AREA %	SITE COVERAGE	POS	SPOS	BEDS
Lot 1	637.55	311.30	150.00	461.30	178.25	28%	255.53	40%	45%	293.45	154.38	4
Lot 2	641.48	311.30	150.00	461.30	180.15	28%	269.79	42%	49%	297.37	168.45	4
TOTAL	1279.03	622.60	300.00	922.60	358.40	28%	525.32	42%	49%	590.83	322.83	8

LEGEND

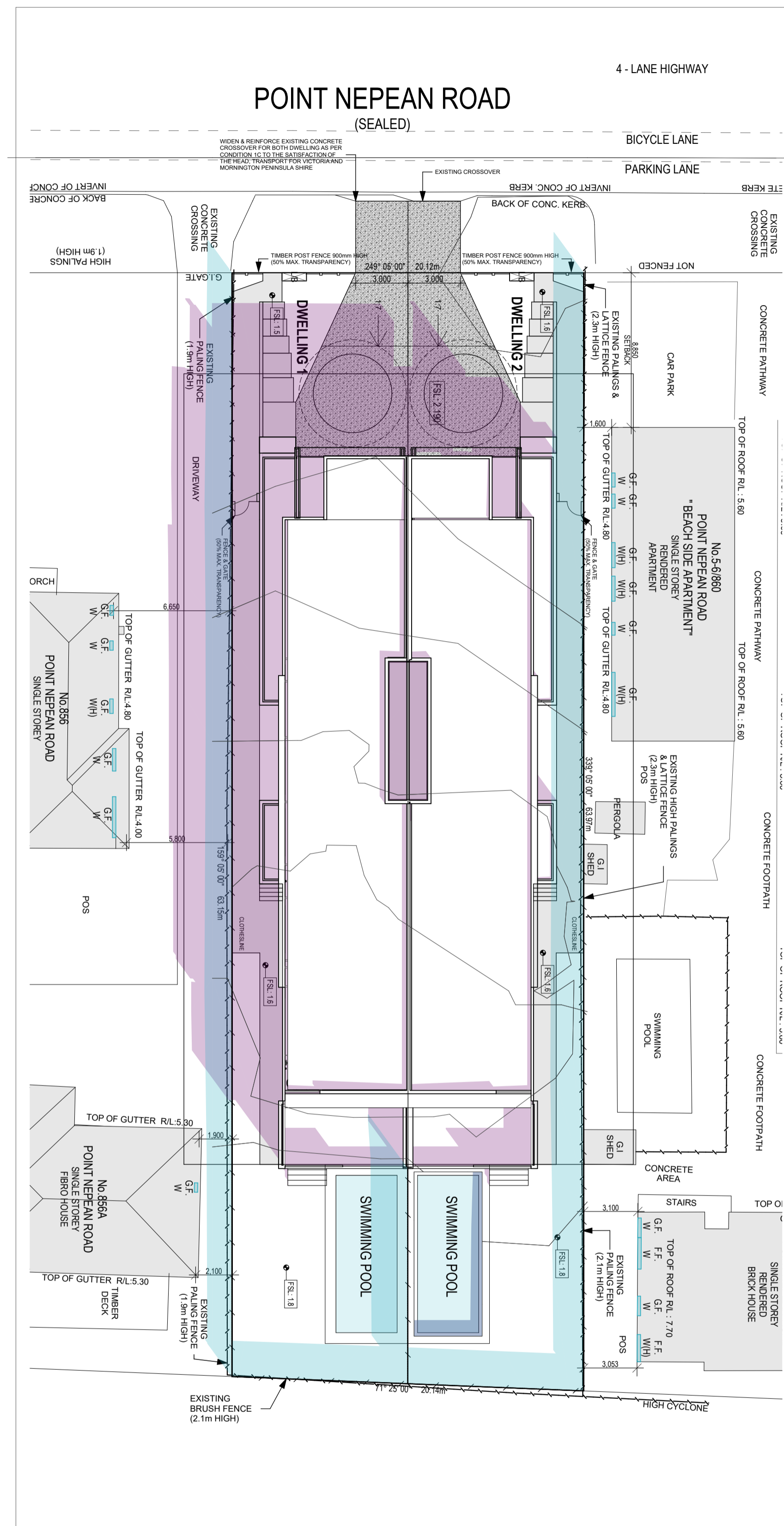
- EXISTING/PROPOSED FENCE SHADOWS
- PROPOSED BUILDING SHADOWS



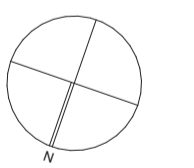
9am SHADOWS



12pm SHADOWS



3pm SHADOWS



TOWN PLANNING

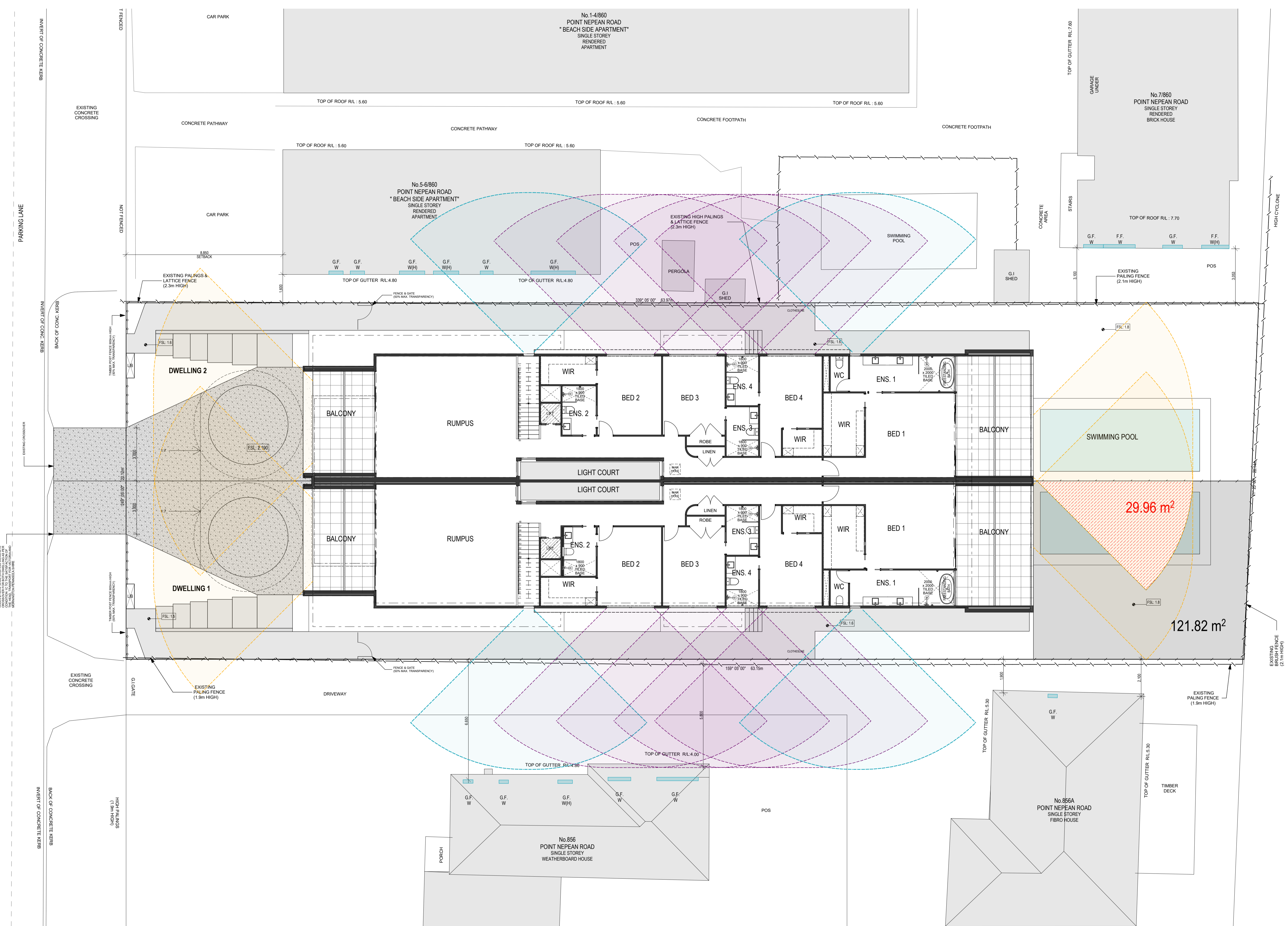
© - Copyright 2023

REV	DATE	REVISIONS
1	11.12.21	TOWN PLANNING SUBMISSION
2	03.05.22	COUNCIL RPT
3	07.02.23	TOWN PLANNING AMENDMENTS
4	03.07.23	CONDITION 1 ENDORSEMENT

PROJECT: RESIDENTIAL DEVELOPMENT			
ADDRESS: 858 POINT NEPEAN ROAD, ROSEBUD			
CLIENT: RUSSELL AMIGUET			
DRAWN: NL	REVISION: CD210506	REVISION: D	
SHEET NO: A1	DRAWING: TP402	DATE: 08.05.23	

LEGEND

- OVERLOOKING THAT COMPLIES WITH STANDARD R22
- LOVERLOOKING WITH SILL ABOVE 1700mm
- OBSCURE GLAZING APPLIED UP TO 1700mm MINIMUM



OVERLOOKING PLAN SCALE 1:100

TOWN PLANNING
© - Copyright 2023

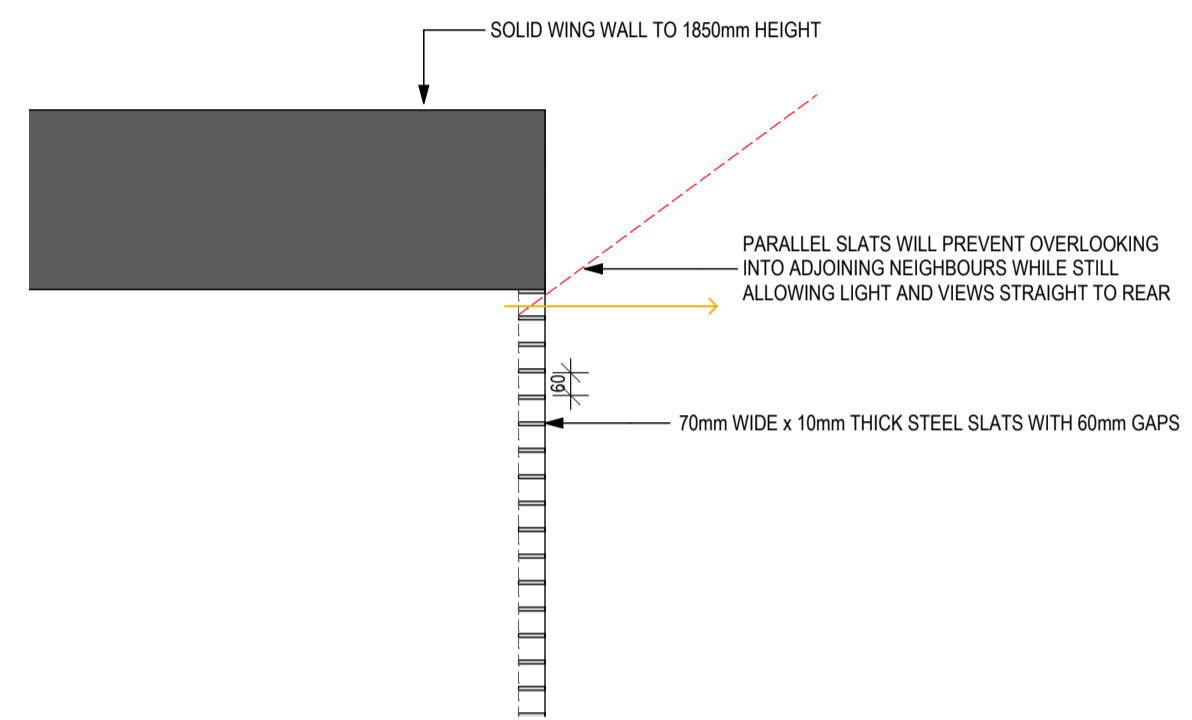
DATE	DESCRIPTION
11.12.21	TOWN PLANNING SUBMISSION
03.05.22	COUNCIL RPT
07.02.23	TOWN PLANNING AMENDMENTS
03.07.23	CONDITION 1 ENDORSEMENT

PROJECT
RESIDENTIAL DEVELOPMENT
858 POINT NEPEAN ROAD, ROSEBUD

CLIENT
RUSSELL AMIGUET

DATE	REVISION	BY
NL	CD210506	D

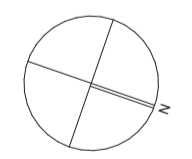
SHEET NO. A1 **OF NO.** TP403 **DATE** 08.05.23



BALCONY BALUSTRADE
- FLOOR PLAN DETAIL SCALE 1:20



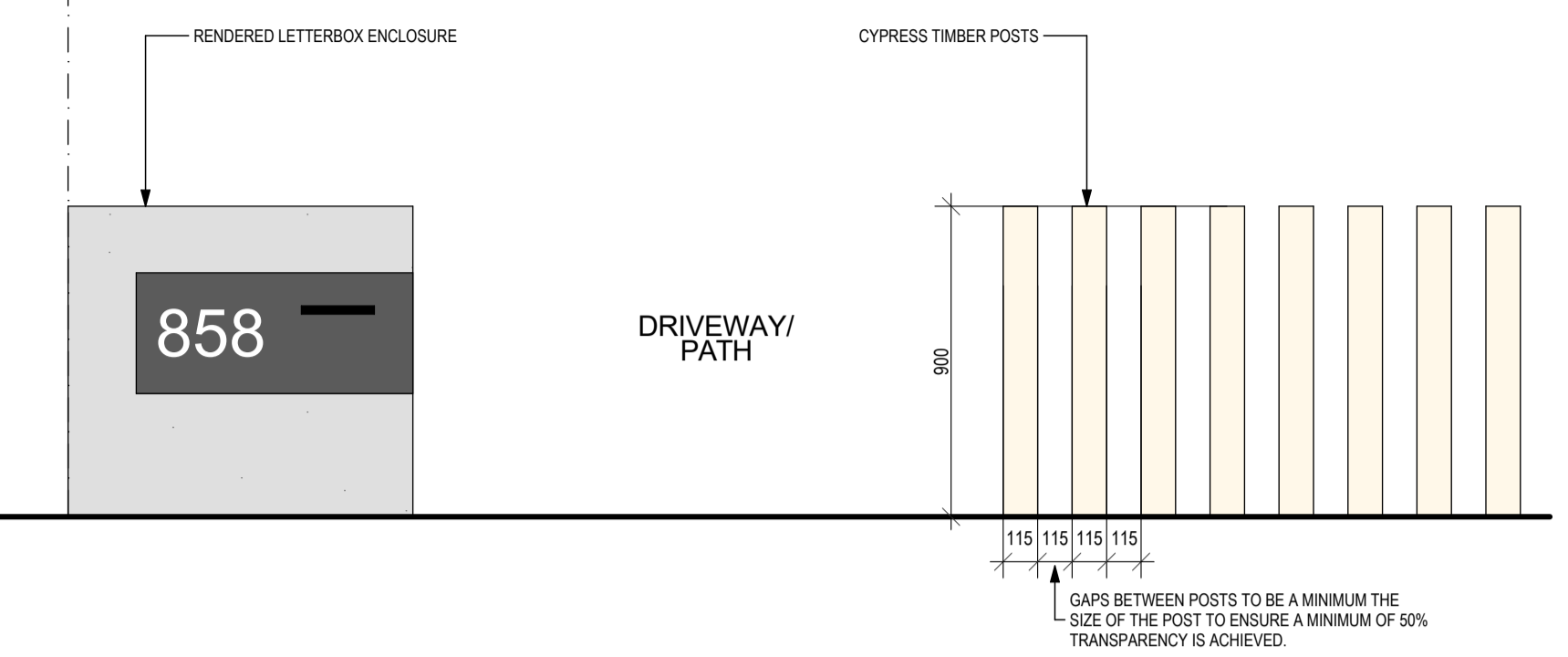
BALCONY BALUSTRADE
- ELEVATION DETAIL SCALE 1:50



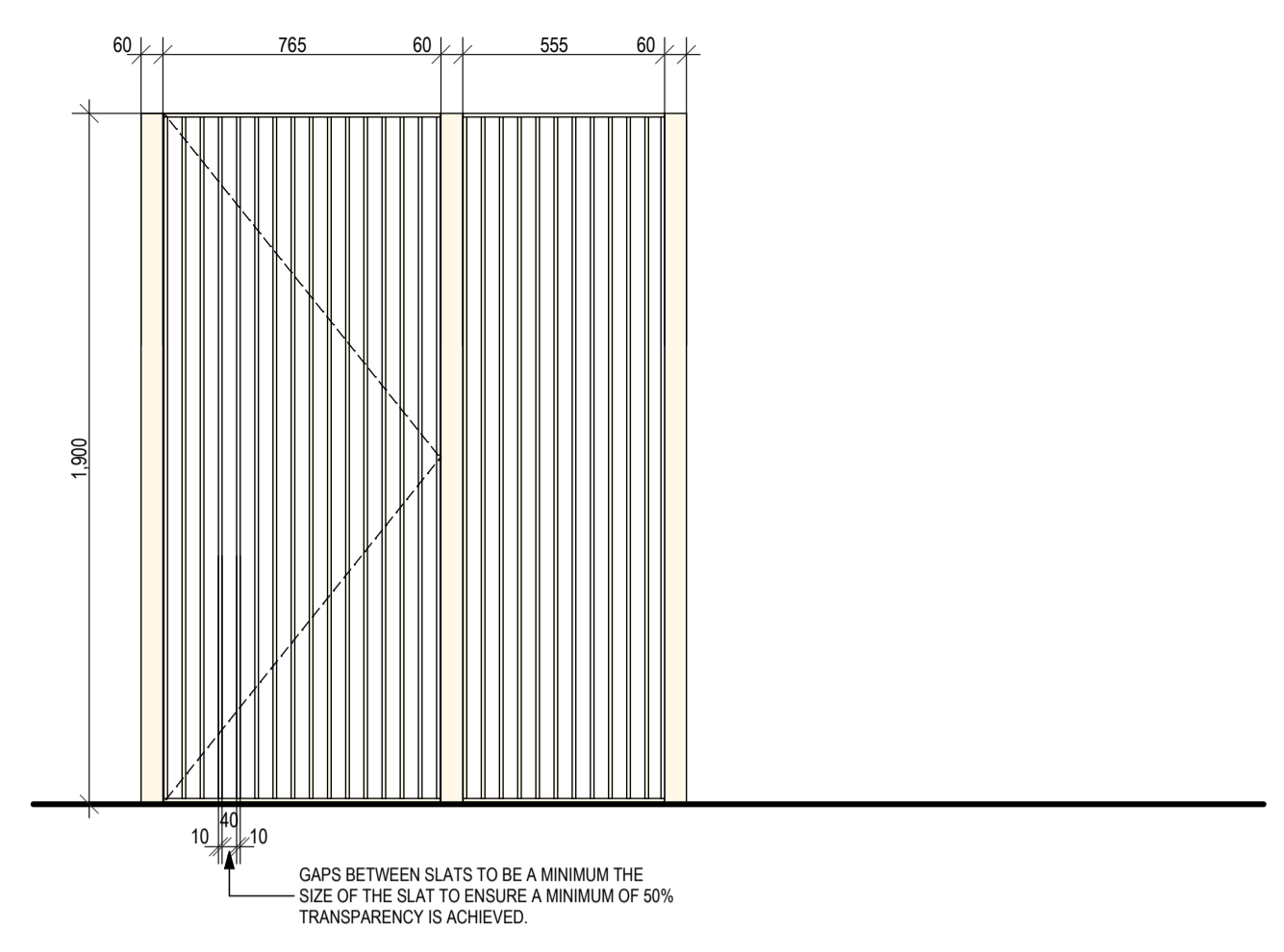
TOWN PLANNING
© - Copyright 2023

REV	DATE	DESCRIPTION
A	11.12.21	TOWN PLANNING SUBMISSION
B	03.05.22	COUNCIL RPT
C	07.02.23	TOWN PLANNING AMENDMENTS
D	03.07.23	CONDITION 1 ENDORSEMENT

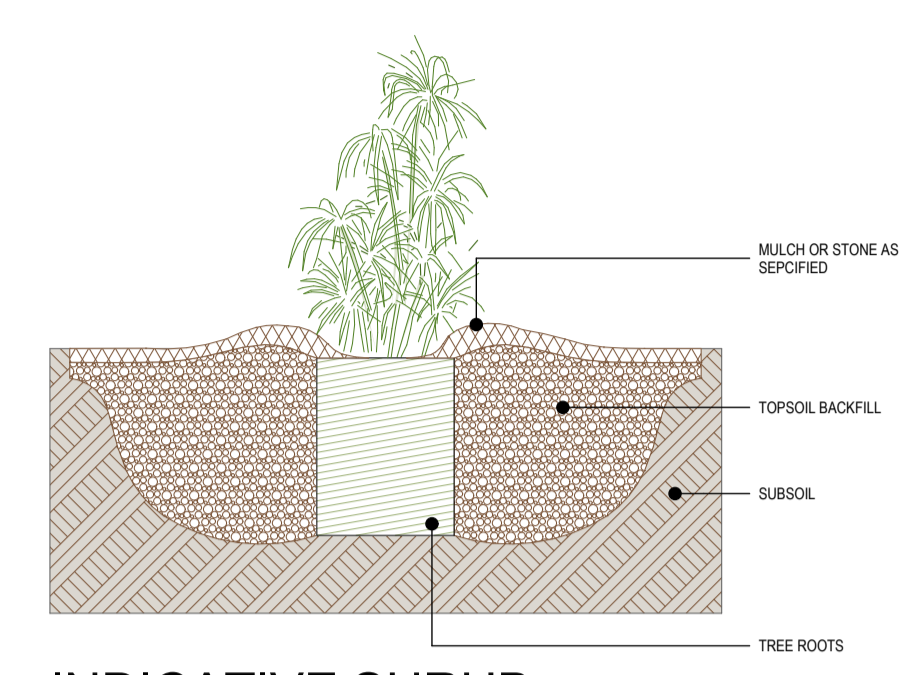
PROJECT: RESIDENTIAL DEVELOPMENT			
ADDRESS: 858 POINT NEPEAN ROAD, ROSEBUD			
CLIENT: RUSSELL AMIGUET			
DRAWN: NL	REVISION: CD210506	DATE: 08.05.23	SCALE: D
SHEET NO: A1	SHEET: TP404	DATE: 08.05.23	LAST PRINTED: 08.05.23 10:48 AM



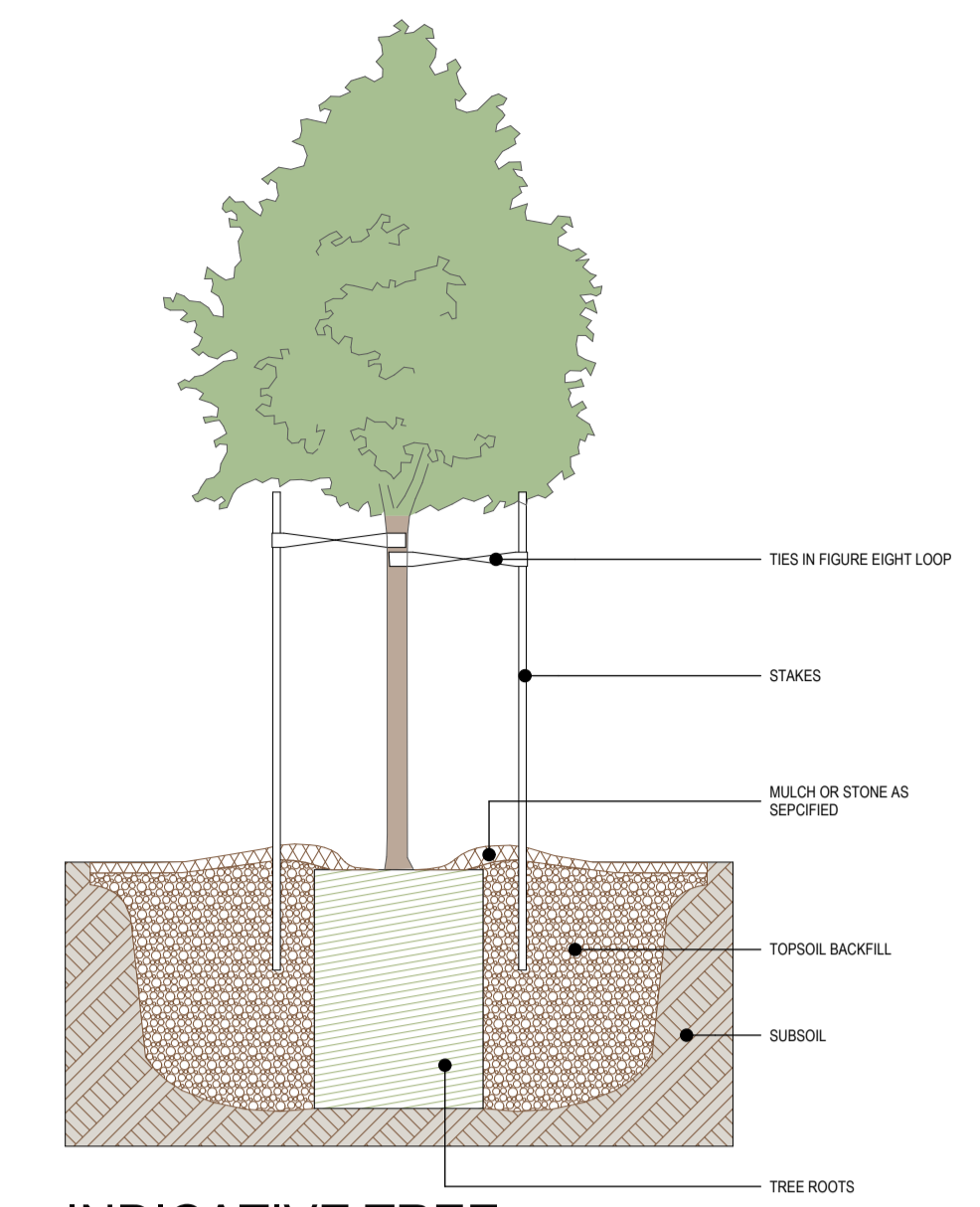
FRONT FENCE DETAIL SCALE 1:20



SIDE & GATE FENCE DETAIL SCALE 1:20



INDICATIVE SHRUB PLANTING DETAIL NTS



INDICATIVE TREE PLANTING DETAIL NTS



POINT NEPEAN ROAD (SEALED)

LANDSCAPE PLAN SCALE 1:100

PLANTING SCHEDULE

GRASSES/GROUND COVERS	
	BOTANICAL NAME: Poa polytrichoides (Pp) COMMON NAME: Coast Tussock - Grass MATURE SIZE: 2.0m x 2.0m QTY: 32 INDIGENOUS: YES POT SIZE: 200mm
	BOTANICAL NAME: Dianella brevicaulis (Db) COMMON NAME: Small-flower Sax-silly MATURE SIZE: 0.5m x 0.5m QTY: 8 INDIGENOUS: YES POT SIZE: 200mm
SHRUBS	
	BOTANICAL NAME: Cornus alba (Ca) COMMON NAME: White cornus MATURE SIZE: 1.5m x 1.5 m QTY: 16 INDIGENOUS: YES POT SIZE: 200mm
	BOTANICAL NAME: Rhamnoides canaliculata (Rc) COMMON NAME: Sausberry Saltbush MATURE SIZE: 2.0m x 2.0m QTY: 2 INDIGENOUS: YES POT SIZE: 200mm
TREES	
	BOTANICAL NAME: Allocasuarina verticillata COMMON NAME: Drooping Sheoak MATURE SIZE: 10.0m x 5.0m QTY: 2 INDIGENOUS: YES POT SIZE: 250mm
	BOTANICAL NAME: Leptospermum laevigatum COMMON NAME: Coast Tea-tree MATURE SIZE: 5.0m x 3.0m QTY: 4 INDIGENOUS: YES POT SIZE: 250mm

SURFACES LEGEND

	GARDEN MULCH
	LAWN
	CONCRETE
	DRIVEWAY

TOWN PLANNING
© Copyright 2023

RESIDENTIAL DEVELOPMENT
858 POINT NEPEAN ROAD, ROSEBUD
RUSSELL AMIGUET

PROJECT: CD210506
DRAWN: NL
CHECKED: TP501
DATE: 08.05.23