

1:2000

AREA ANALYSIS Area SQ'S Name 149.00 m² Proposed Residence 45.42 m² 13.20 m² 1.42 Proposed Alfresco 4.55 m² 0.49 Proposed Portico



S	PRO
3	SITE
)	PLA
2	PLA

SITE ANALYSIS		
PROJECT ADDRESS: SITE AREA: BUILDING CLASSIFICATION: PLANNING ZONE: PLANNING OVERLAY:	- LOT 17 WANWIN ROAD, DARTMOOR - 104,436m ² - CLASS 1a - FARMING ZONE (FZ) - ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)	

- BUILDING COVERAGE = 212.17m² SITE COVERAGE:

= 0.20% SITE COVERAGE – PERMEABLE AREA = 104,223.83m² = 99.80% SITE COVERAGE

- GARDEN AREA = 103,988.71m²

= 99.57% SITE COVERAGE

HEIGHT: - MAX. 5.75m

SETBACKS: - NORTH= 40.00m - SOUTH = 286.37m - EAST = 249.72m

-WEST = 40.00m- REFER TO WEST ELEVATION FRONTAGE:

WANWIN ROAD PROPOSED RESIDENCE **WANWIN ROAD** SUBJECT SITE HIGHLIGHTED RED FOR CLARITY

<u>LOCALITY P</u>LAN

1:5000

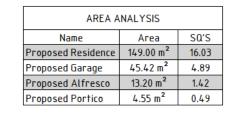
24-131

- REGISTRATION No. DP-AD32963 NPD & AGD FEBUARY 2025 REVISION:

LOT 17 WANWIN ROAD, DARTMOOR 115 FAIRY STREET, WARRNAMBOOL

- REGISTRATION No. DP-AD32963

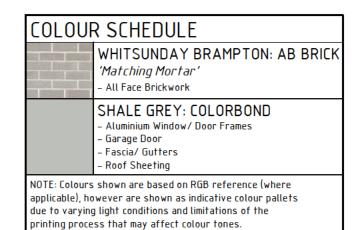




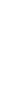
LEGEND







Refer to manufacturers specifications/ samples for exact colour match.



Garage

Panel Lift Do

Kitchen

Family Carpet

Alfresco

Bedroom 2

Redroom 3

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FLOOR PLAN

ROOF LINES SHOWN

DASHED FOR CLARITY

Bedroom

Rúmpus

 \triangle

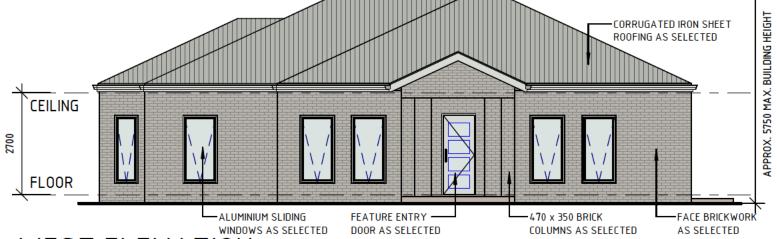
470 x 350 BRICK COLUMNS AS SELECTED Portico

WIR

Entry

Fire Place

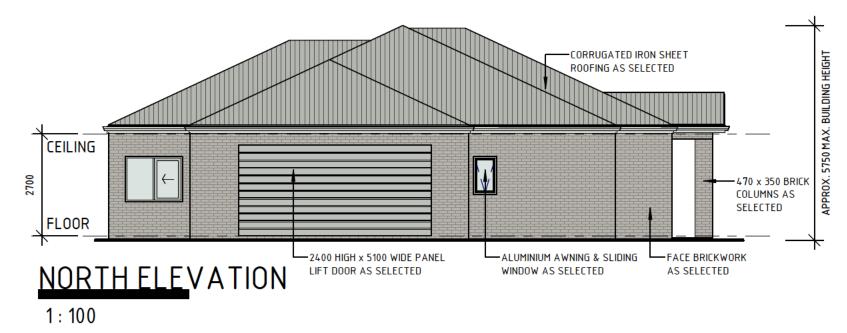
Dining



WEST ELEV ATION

1:100







SOUTH ELEVATION



COLOUR SCHEDULE

WHITSUNDAY BRAMPTON: AB BRICK

'Matching Mortar' - All Face Brickwork

SHALE GREY: COLORBOND

- Aluminium Window/ Door Frames
- Garage Door
- Fascia/ Gutters
- Roof Sheeting

NOTE: Colours shown are based on RGB reference (where applicable), however are shown as indicative colour pallets due to varying light conditions and limitations of the printing process that may affect colour tones.

Refer to manufacturers specifications/ samples for exact colour match.