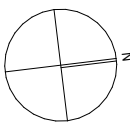




- ESD Notes:
- all rainwater tanks are to be connected to the toilets
 - taps to be supplied to all rainwater tanks for irrigation.
 - minimum average of 6.5 stars NATHERS rating to be achieved.
 - electrical switchboard to a minimum of 15 amp for any future electrical vehicle charging requirements to be provided in the garage of each dwelling.
 - all external lighting will be controlled by a motion detector.
 - maximum illumination power density of 4W/m2 in each dwelling.
 - use low VOC materials, paints, sealants & adhesives where possible and E1 or E0-grade engineered wood products.
 - recycle a minimum of 70% of construction waste and minimum 30% demolition waste be reused or recycled / diverted from landfill
 - all windows to be lockable in an open position



SITE LAYOUT & GROUND FLOOR PLAN

SCALE 1:100

AREA: DWELLING 1	AREA: DWELLING 2	AREA: DWELLING 3	SITE ANALYSIS
ground floor 87.72m² 9.44sq	ground floor 98.37m² 10.59sq	ground floor 99.53m² 10.71sq	site area 690.02m²
first floor 68.13m² 7.73sq	first floor 76.50m² 8.23sq	first floor 73.47m² 7.91sq	built up area 369.61m²
garage 24.84m² 2.67sq	garage 23.50m² 2.53sq	garage 23.26m² 2.50sq	site coverage 53.57%
porch 8.04m² 0.86sq	porch 3.17m² 0.34sq	porch 3.17m² 0.34sq	permeability 254.50m²
total 187.54m² 20.10sq	total 201.54m² 21.69sq	total 199.43m² 21.47sq	permeability 68.86%

- LEGEND
- EV electric vehicle infrastructure
- DGW double glazed windows
- existing tree to be retained
- existing tree to be removed

PROPOSED:
UNIT DEVELOPMENT
AT:
26 HISPANO DRIVE
KEILOR DOWNS VIC 3038

DATE:
2/02/2023
PROJECT NO:
83353
AMENDMENTS:

SCALE:
1:100 @ A1
SHEET:
A04



FIRST FLOOR PLAN
SCALE 1:100

- LEGEND**
- EV electric vehicle infrastructure
 - DGW double glazed windows
 - existing tree to be retained
 - existing tree to be removed

PROPOSED:
UNIT DEVELOPMENT
AT:
**26 HISPANO DRIVE
KEILOR DOWNS VIC 3038**

DATE:
2/02/2023
PROJECT NO:
83353

SCALE:
1:100 @ A1
SHEET:
A05

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