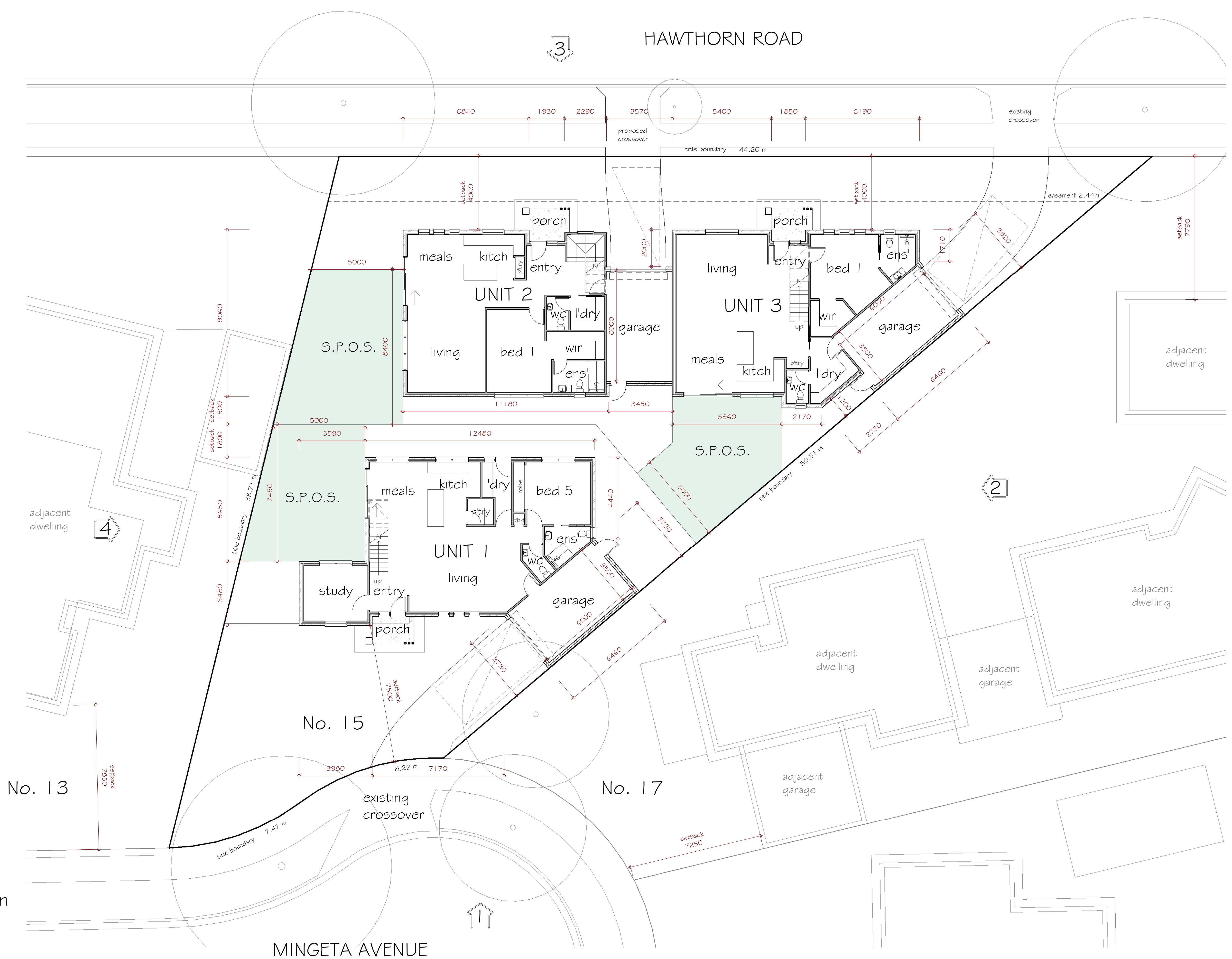


AREA SCHEDULE		
Unit 1		
Ground Floor Area	110 m ²	
Upper Floor Area	104 m ²	
Total Floor Area	214 m ²	(23.0 sqs)
Garage	24 m ²	
Porch	4 m ²	
S.P.O.S. (min. 5m width)	44 m ²	
P.O.S.	60 m ²	
Front Yard	116 m ²	
Total P.O.S.	220 m ²	
Unit 2		
Ground Floor Area	100 m ²	
Upper Floor Area	90 m ²	
Total Floor Area	190 m ²	(20.4 sqs)
Garage	24 m ²	
Porch	4 m ²	
S.P.O.S. (min. 5m width)	51 m ²	
P.O.S.	40 m ²	
Front Yard	59 m ²	
Total P.O.S.	150 m ²	
Unit 3		
Ground Floor Area	100 m ²	
Upper Floor Area	91 m ²	
Total Floor Area	191 m ²	(20.5 sqs)
Garage	24 m ²	
Porch	4 m ²	
S.P.O.S. (min. 5m width)	41 m ²	
P.O.S.	9 m ²	
Front Yard	66 m ²	
Total P.O.S.	116 m ²	
Site		
Total	978 m ²	
Driveways	74 m ²	7.6%
Building Coverage	392 m ²	40.0%
Total Impervious	... m ²	...%
Total Garden Space	... m ²	...%

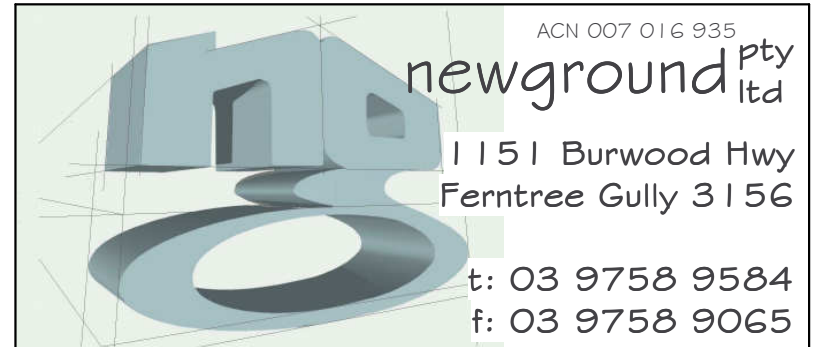


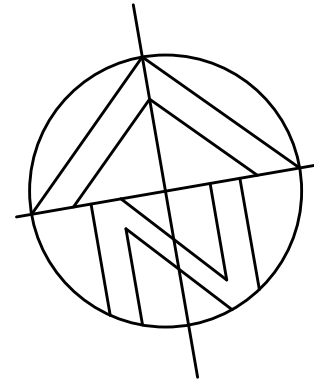
proposed unit development
at 15 Mingeta Avenue, Blackburn South
for B Kurniawan

PRELIMINARY ISSUE

project / sheet #: 23-088 p01
scale: 1 : 100@ A1
project date: 24/07/23
date printed: 29/08/23
drawn by: N Gray SI

all dimensions, levels &
components indicated on
this drawing to be checked
& verified on site prior to
commencement of work





3

HAWTHORN ROAD

2

4

1

MINGETA AVENUE

AREA SCHEDULE		
Unit 1		
Ground Floor Area	110 m ²	
Upper Floor Area	104 m ²	
Total Floor Area	214 m ²	
	(23.0 sqs)	
Garage	24 m ²	
Porch	4 m ²	
S.P.O.S. (min. 5m width)	44 m ²	
P.O.S.	60 m ²	
Front Yard	116 m ²	
Total P.O.S.	220 m ²	
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P.O.S.	9 m ²	
Front Yard	66 m ²	
Total P.O.S.	116 m ²	
Site		
Total	978 m ²	
Driveways	74 m ²	7.6%
Building Coverage	392 m ²	40.0%
Total Impervious	... m ²	...%
Total Garden Space	... m ²	...%

proposed upper floor plan
scale 1 : 100

PRELIMINARY ISSUE

proposed unit development
at 15 Mingeta Avenue, Blackburn South
for B Kurniawan

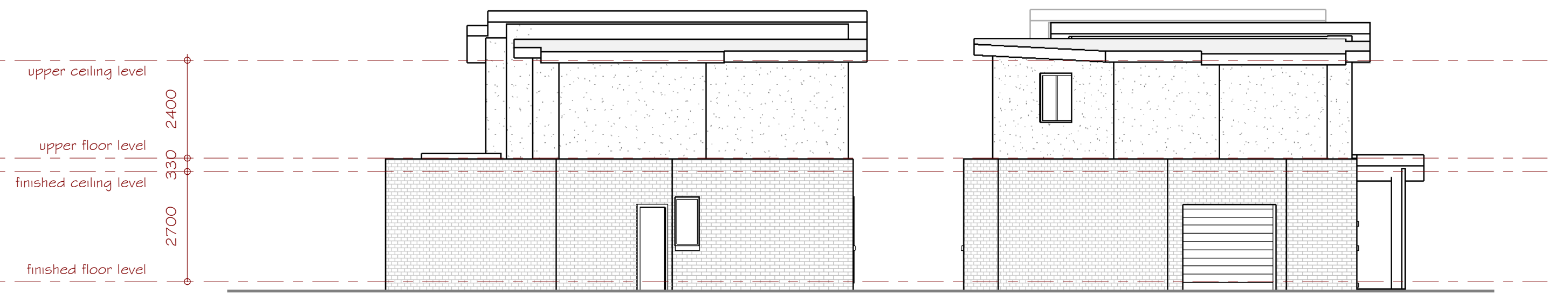
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project date: 24/07/23
date printed: 29/08/23
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south elevation (1)
scale 1 : 100



east elevation (2)
scale 1 : 100



north elevation (3)
scale 1 : 100



west elevation (4)
scale 1 : 100



Mingeta Ave view



Hawthorn Rd view

proposed unit development
at 15 Mingeta Avenue, Blackburn South
for B Kurniawan

PRELIMINARY ISSUE

project / sheet #: 23-088 p03
scale: 1 : 100@ A1
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newground^{pty} ltd
1151 Burwood Hwy
Ferntree Gully 3156
t: 03 9758 9584
f: 03 9758 9065



No. 1



No. 2



No. 3



No. 4



No. 5



No. 6



No. 7



No. 8



No. 9



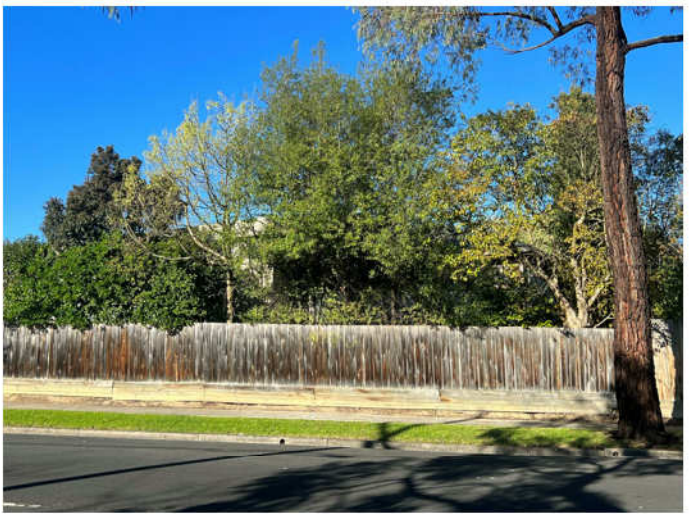
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No. 11



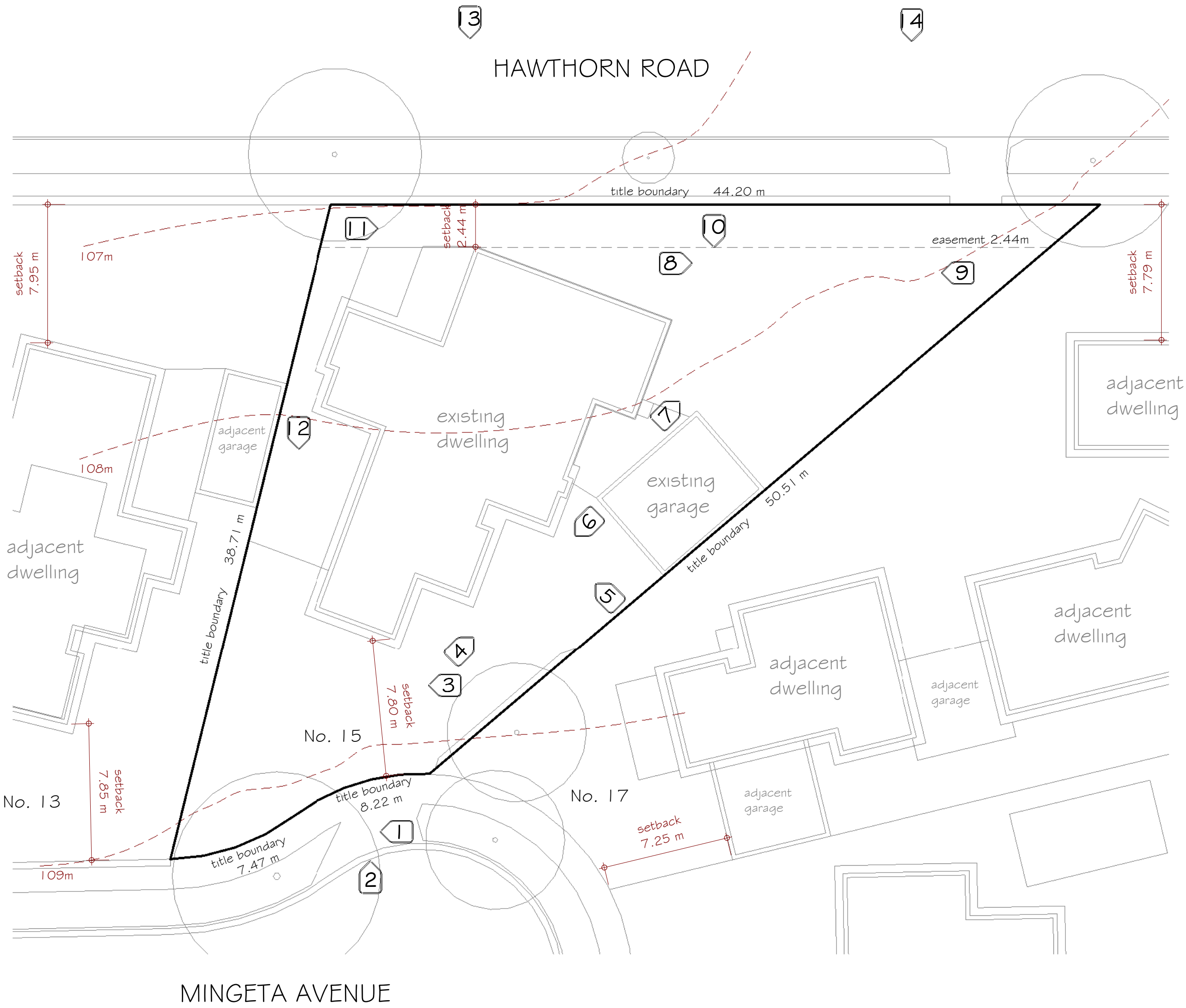
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No. 13



No. 14



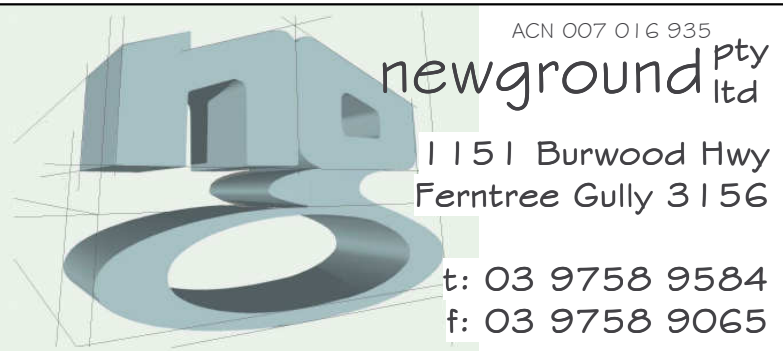
site description
scale 1 : 200

proposed unit development
at 15 Mingeta Avenue, Blackburn South
for B Kurniawan

PRELIMINARY ISSUE

project / sheet #: 23-088 p07
scale: As indicated@ A1
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12:14:26
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MINGETA AVE
No. 9



PAMELA CRT
No. 2



PAMELA CRT
No. 1



CLAUDE CRT
No. 2



CLAUDE CRT
No. 1



No. 11



HAWTHORN RD
No. 12



No. 13



MINGETA AVE
No. 9 (rear)



No. 15
(subject site)



HAWTHORN RD
No. 16



No. 17



MINGETA AVE
No. 13 (rear)



No. 18



MINGETA AVE
No. 15 (rear)



No. 16



HAWTHORN RD
No. 20



No. 14



No. 12



No. 10



HAWTHORN RD
No. 22



neighbourhood description
scale 1 : 500

proposed unit development
at 15 Mingeta Avenue, Blackburn South
for B Kurniawan

PRELIMINARY ISSUE

project / sheet #: 23-088 p08
scale: As indicated @ A1
project date: 24/07/23
date printed: 29/08/23
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commencement of work

