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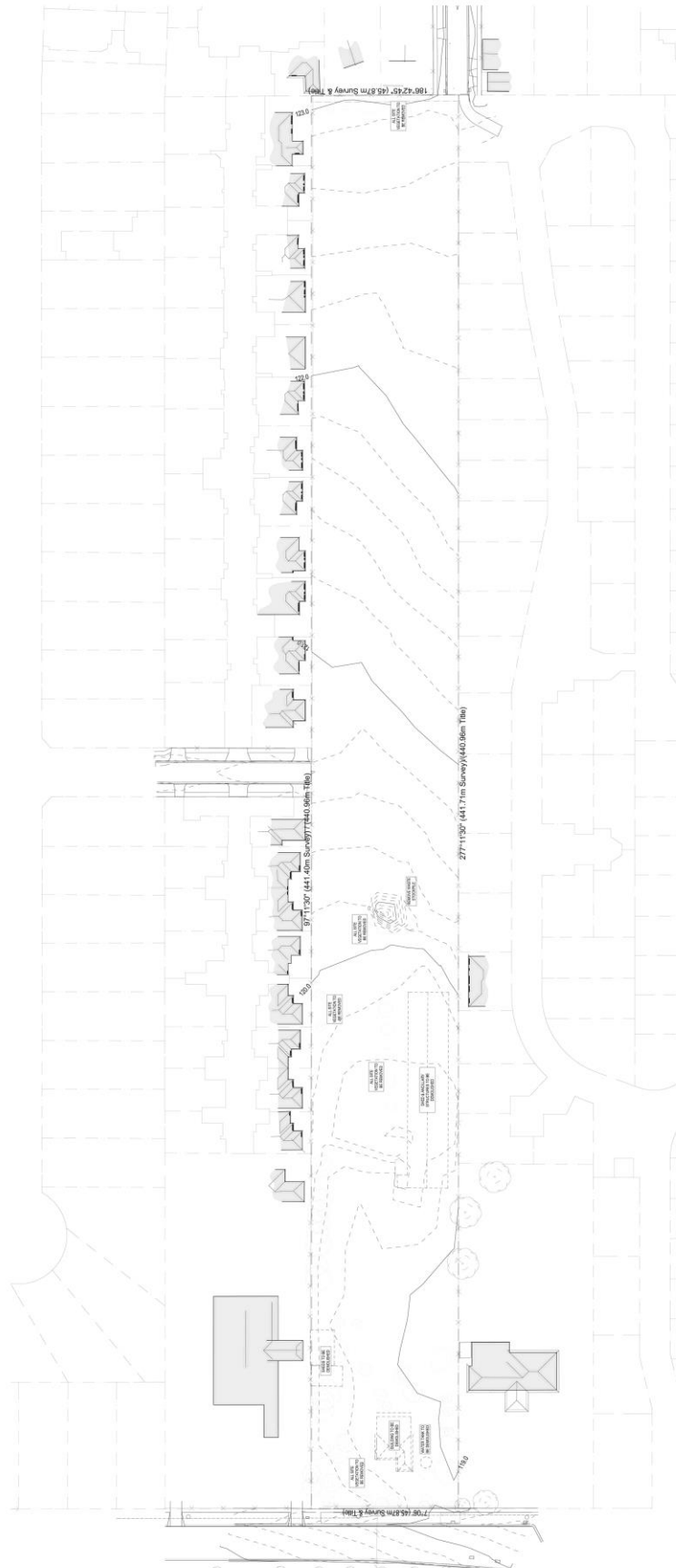


**KEY**

<span style="color: orange;">█</span>	HOUSING ZONES
<span style="color: green;">█</span>	LANDSCAPED ZONES
<span style="color: grey;">█</span>	EASEMENT

CLIENT: 44 Coburns Road  
 PROJECT: 44 COBURNS ROAD  
 DRAWING: SITE RESPONSE PLAN  
 DATE: 16 AUGUST 2017  
 DRAWN BY: MICHAEL SELLUTO  
 CHECKED BY: MICHAEL SELLUTO  
 APPROVED BY: MICHAEL SELLUTO  
 MICHAEL SELLUTO & ASSOCIATES

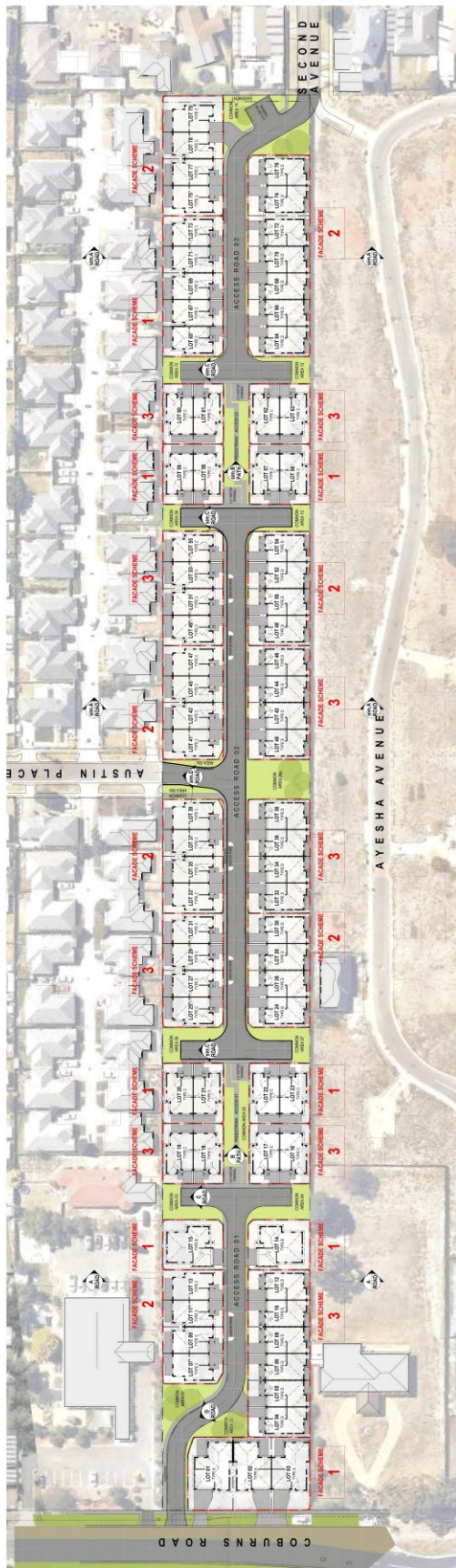
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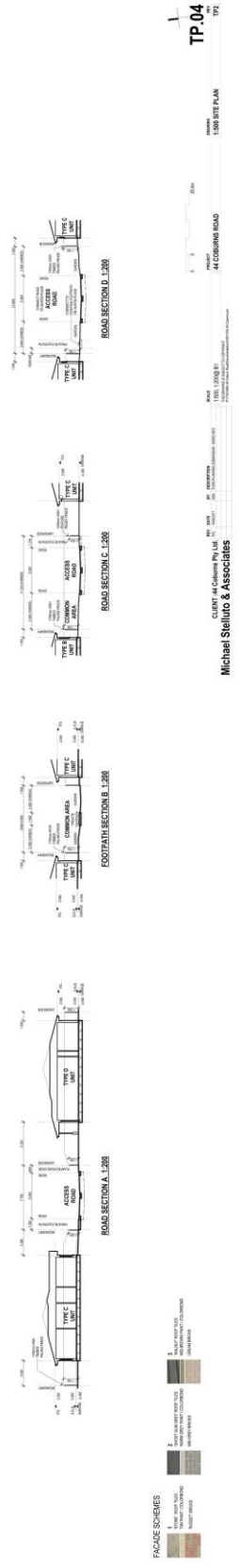
TP.03  
EXISTING & DEVELOPMENT PLAN  
CLIENT: 44 Coburns Road  
PROJECT: 44 COBURNS ROAD  
DRAWN: [Name]  
CHECKED: [Name]  
DATE: [Date]  
MICHAEL SELLITO & ASSOCIATES



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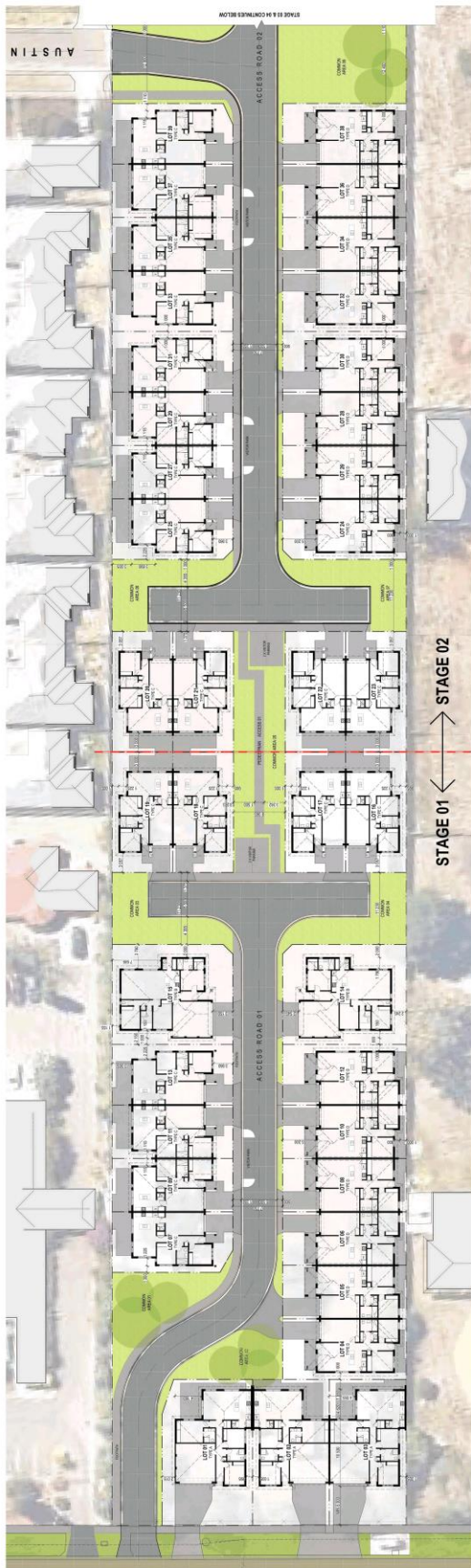


NOTE: ROAD CONSTRUCTION LEVELS DETAIL SHOWN.



TP.04  
 CLIENT: 44 Coburns P/L  
 44 COBURNS ROAD  
 Michael Stelluto & Associates





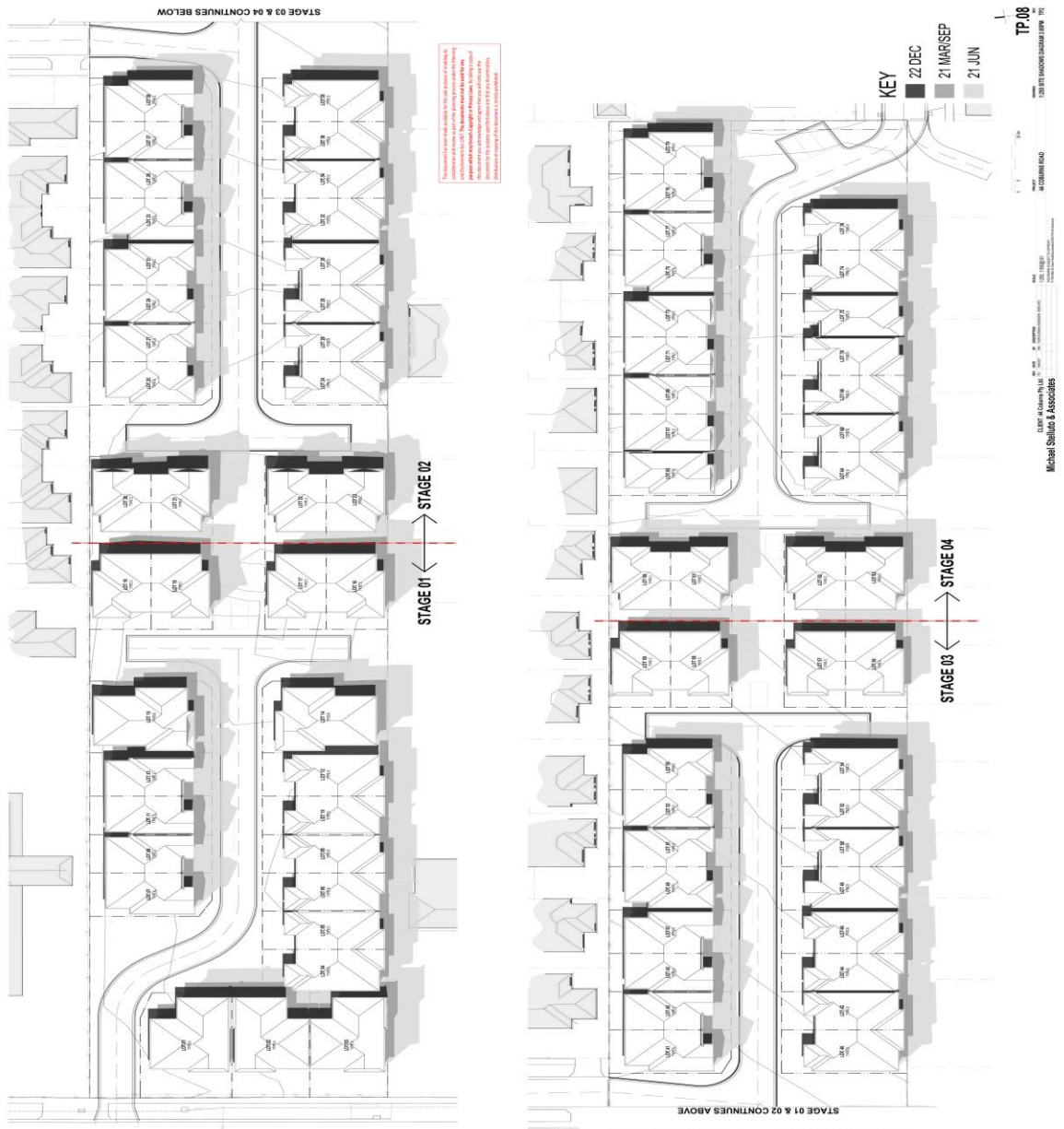
TP.05  
CLIENT: 44 Coburns P/L  
PROJECT: 44 COBURNS ROAD  
DRAWN: [Name]  
DATE: [Date]  
SCALE: 1:500  
PROJECT NO: [Number]  
Michael Sestito & Associates

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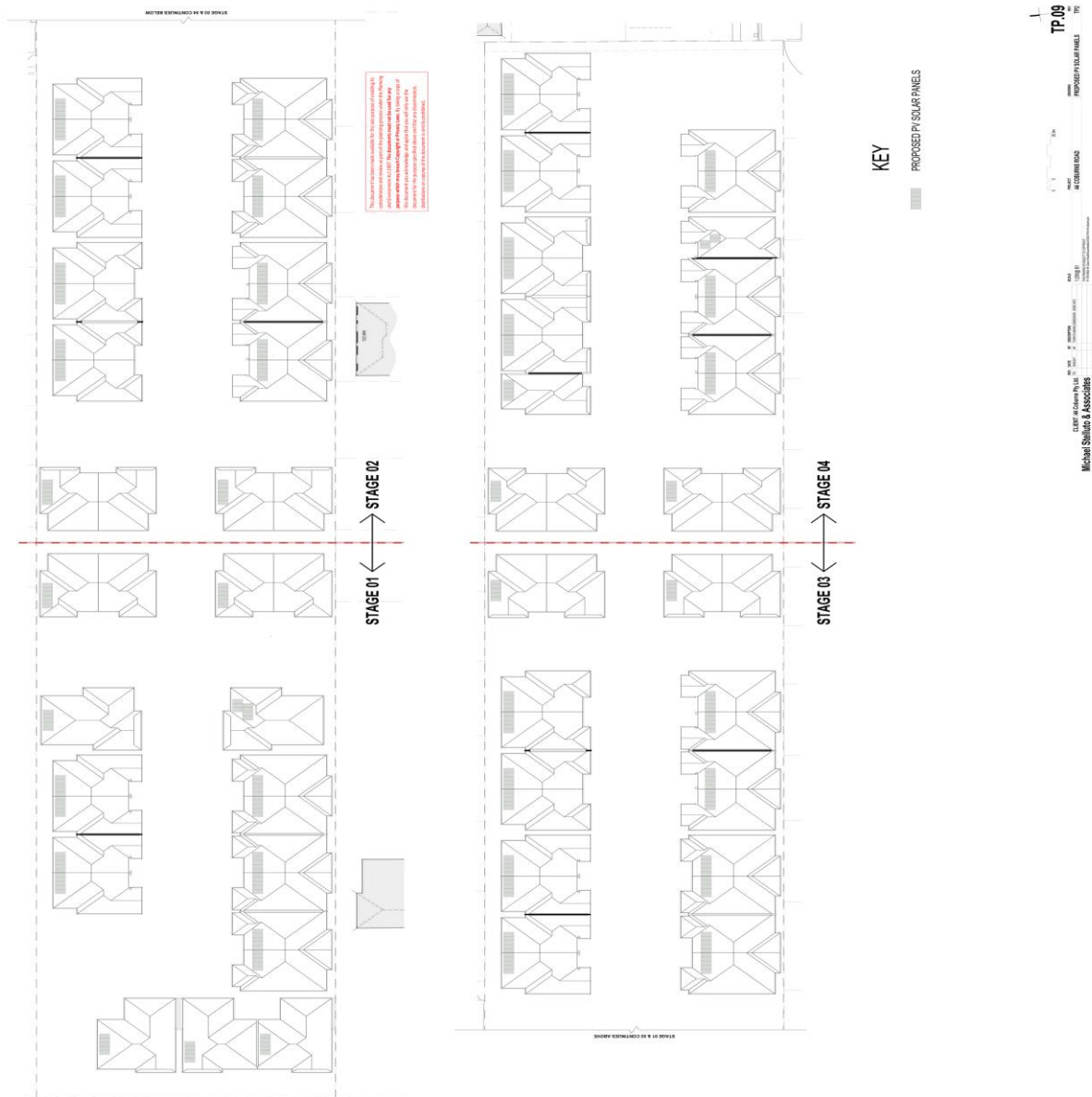


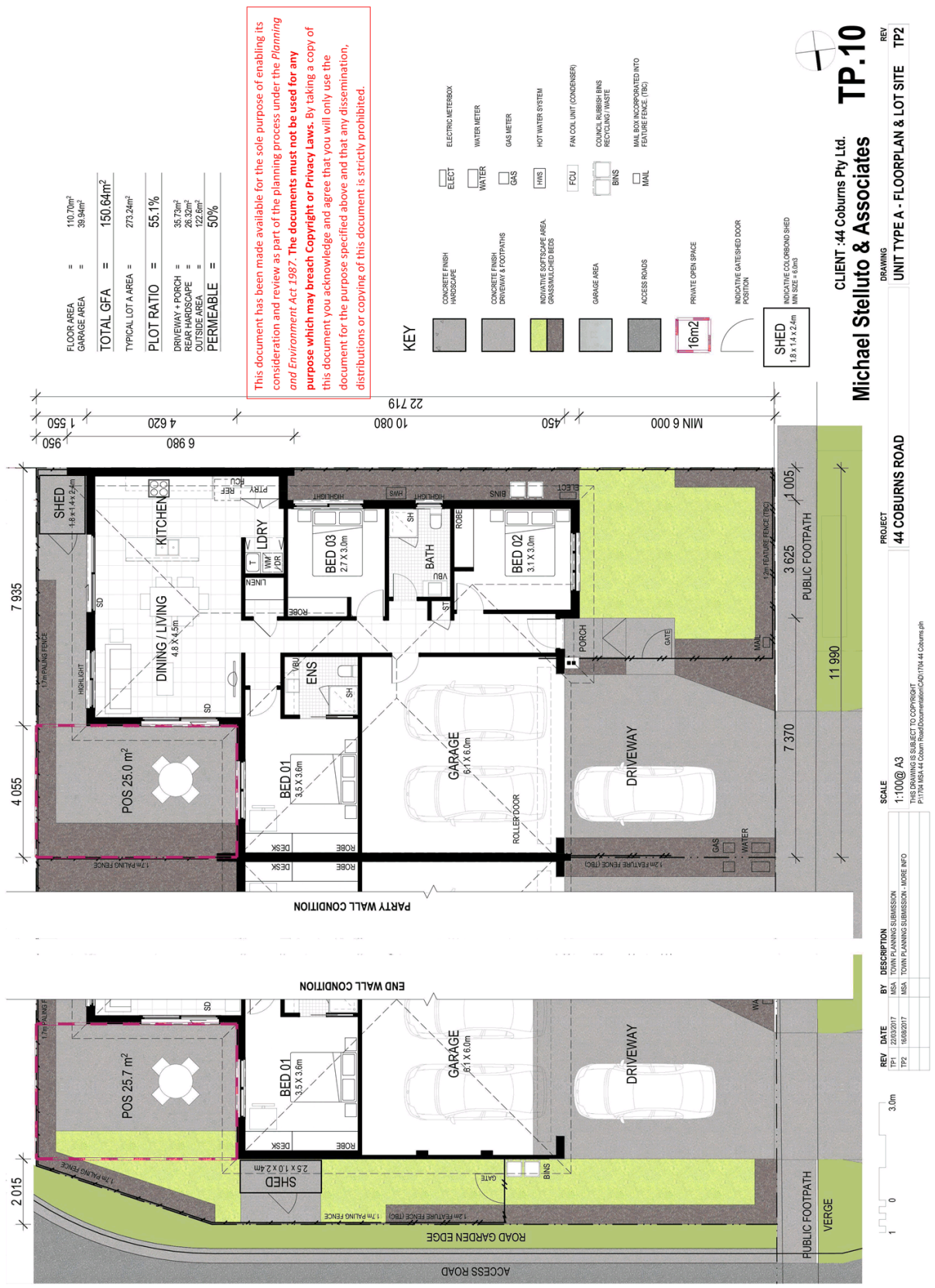












**TP.10**

CLIENT: 44 Coburns Pty Ltd.  
**Michael Stelluto & Associates**

DRAWING  
 UNIT TYPE A - FLOORPLAN & LOT SITE

REV TP2

PROJECT  
 44 COBURNS ROAD

SCALE  
 1:100 @ A3

BY DESCRIPTION  
 MSA: TOWN PLANNING SUBMISSION  
 TP1: 20/08/2017  
 MSA: TOWN PLANNING SUBMISSION - MORE INFO  
 TP2: 16/08/2017

REV DATE  
 3.0m

1 0



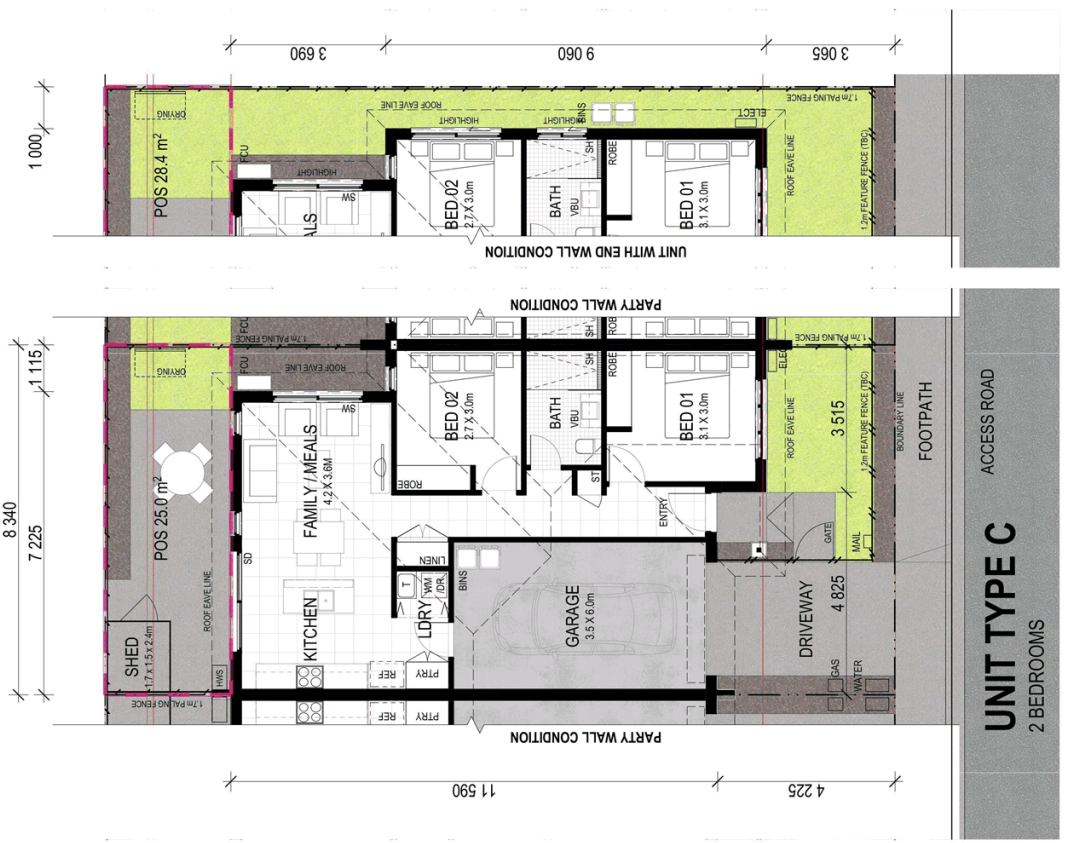


FLOOR AREA	=	72.58m <sup>2</sup>
GARAGE AREA	=	23.85m <sup>2</sup>
<b>TOTAL GFA</b>	<b>=</b>	<b>96.43</b>
TYPICAL LOT C-AREA	=	156.52m <sup>2</sup>
<b>PLOT RATIO</b>	<b>=</b>	<b>61%</b>
DRIVEWAY + PORCH	=	15.43m <sup>2</sup>
REAR HARDSCAPE	=	17.96m <sup>2</sup>
OUTSIDE AREA	=	60.48m <sup>2</sup>
<b>PERMEABLE</b>	<b>=</b>	<b>44%</b>

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**KEY**

- CONCRETE FINISH HARDSCAPE
- CONCRETE FINISH DRIVEWAY & FOOTPATHS
- INDICATIVE SOFTSCAPE AREA GRASS/MULCHED BEDS
- GARAGE AREA
- ACCESS ROADS
- PRIVATE OPEN SPACE
- 16m<sup>2</sup>
- INDICATIVE GATED/SHED DOOR POSITION
- SHED 1.8 x 1.4 x 2.4m INDICATIVE COLOURED SHED (MIN SIZE - 15.0m)
- ELECTRIC METERBOX
- WATER METER
- GAS METER
- HWS
- FAN COIL UNIT (CONDENSER)
- COOKING BINS HWS RECYCLING WASTE
- MAILBOX INCORPORATED INTO FEATURE FENCE (IF)
- INDICATIVE GATED/SHED DOOR POSITION

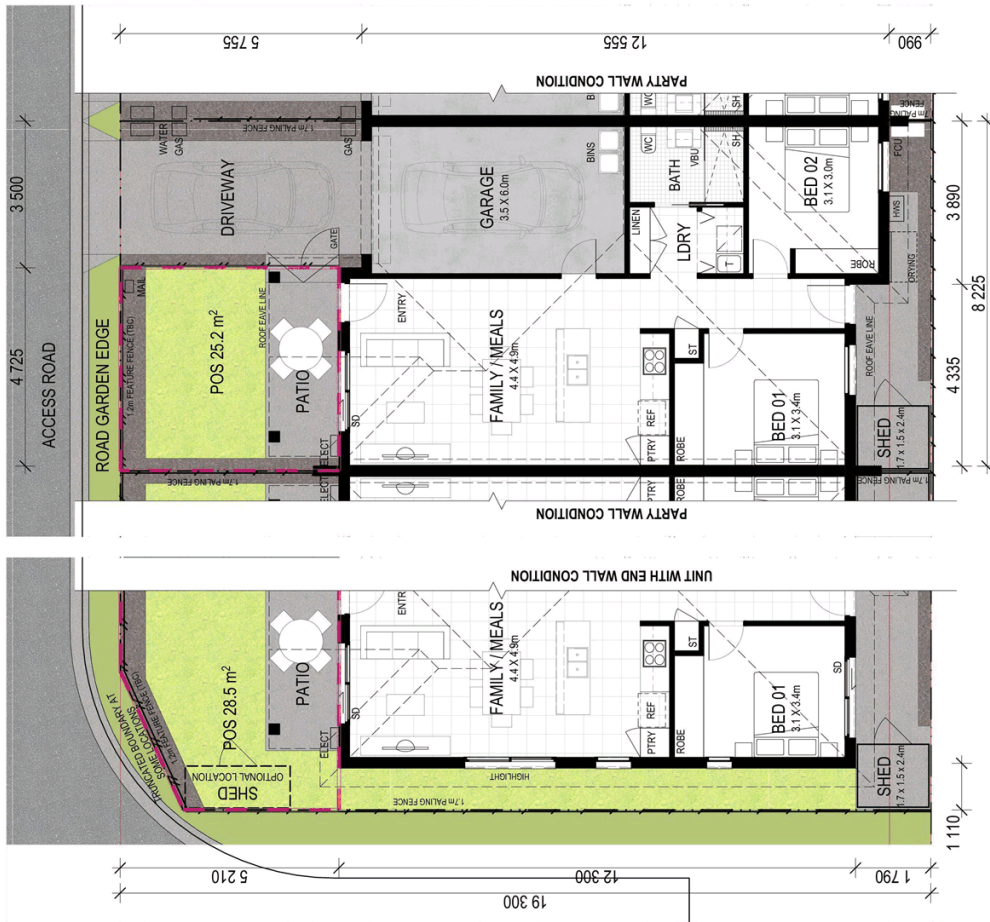


CLIENT: 44 Coburns Pty Ltd.  
**Michael Stelluto & Associates**  
**TP.12**  
 DRAWING: UNIT TYPE C - FLOORPLAN & LOT SITE  
 PROJECT: 44 COBURNS ROAD  
 SCALE: 1:100@A3  
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REV	DATE	BY	DESCRIPTION
1	16/08/2017	ISA	TOWN PLANNING SUBMISSION
2	16/08/2017	ISA	TOWN PLANNING SUBMISSION - MORE INFO

FLOOR AREA	=	79.88m <sup>2</sup>
GARAGE AREA	=	23.90m <sup>2</sup>
<b>TOTAL GFA</b>	<b>=</b>	<b>103.79m<sup>2</sup></b>
TYPICAL LOT D AREA	=	160.96m <sup>2</sup>
<b>PLOT RATIO</b>	<b>=</b>	<b>64%</b>
DRIVEWAY + PORCH	=	24.07m <sup>2</sup>
REAR HARDSCAPE	=	8.86m <sup>2</sup>
OUTSIDE AREA	=	57.17m <sup>2</sup>
<b>PERMEABLE</b>	<b>=</b>	<b>42%</b>

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**KEY**

- CONCRETE FINISH HARDSCAPE
- CONCRETE FINISH DRIVEWAY & FOOTPATHS
- INDICATIVE SOFTSCAPE AREA GRASS/MULCHED BEDS
- GARAGE AREA
- ACCESS ROADS
- PRIVATE OPEN SPACE
- INDICATIVE GATED/SHED DOOR POSITION
- SHED 1.8 x 1.4 x 2.4m (MIN SIZE - 1.5m)
- ELECTRIC METERBOX
- WATER METER
- GAS METER
- HWS
- FAN COOL UNIT (CONDENSER)
- CONCRETE BINS
- RECYCLING WASTE
- MALLOWS INCORPORATED INTO FOOTPATH FACE (10%)
- ELECT
- WATER
- GAS
- HWS
- FCU
- BINS
- MAIL
- INDICATIVE COLOR/SHED MIN SIZE - 1.5m

CLIENT: 44 Coburns Pty Ltd.  
**TP.13**  
 Michael Stelluto & Associates

**UNIT TYPE D**  
 2 BEDROOMS

REV	DATE	BY	DESCRIPTION
P1	20/02/2017	MSA	TOWN PLANNING SUBMISSION
P2	08/02/2017	MSA	TOWN PLANNING SUBMISSION - MORE INFO

SCALE	1:100 @ A3
PROJECT	44 COBURNS ROAD
DRAWING	UNIT TYPE D - FLOORPLAN & LOT SITE
REV	TP2

**FRONT ELEVATION (PARTY WALL)**

**FRONT ELEVATION**

**REAR ELEVATION (PARTY WALL)**

**REAR ELEVATION**

**RIGHT ELEVATION**  
**UNIT TYPE A**  
**3 BEDROOMS**

**CLIENT :44 Coburns Pty Ltd.**  
**Michael Stelluto & Associates**  
**TP.20**

**PROJECT** 44 COBURNS ROAD  
**DRAWING** UNIT TYPE A - ELEVATIONS  
**REV** TP2

**SCALE** 1:100@A3  
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**BY DESCRIPTION**  
P11: TOWN PLANNING SUBMISSION  
P12: TOWN PLANNING SUBMISSION - HOME INFO

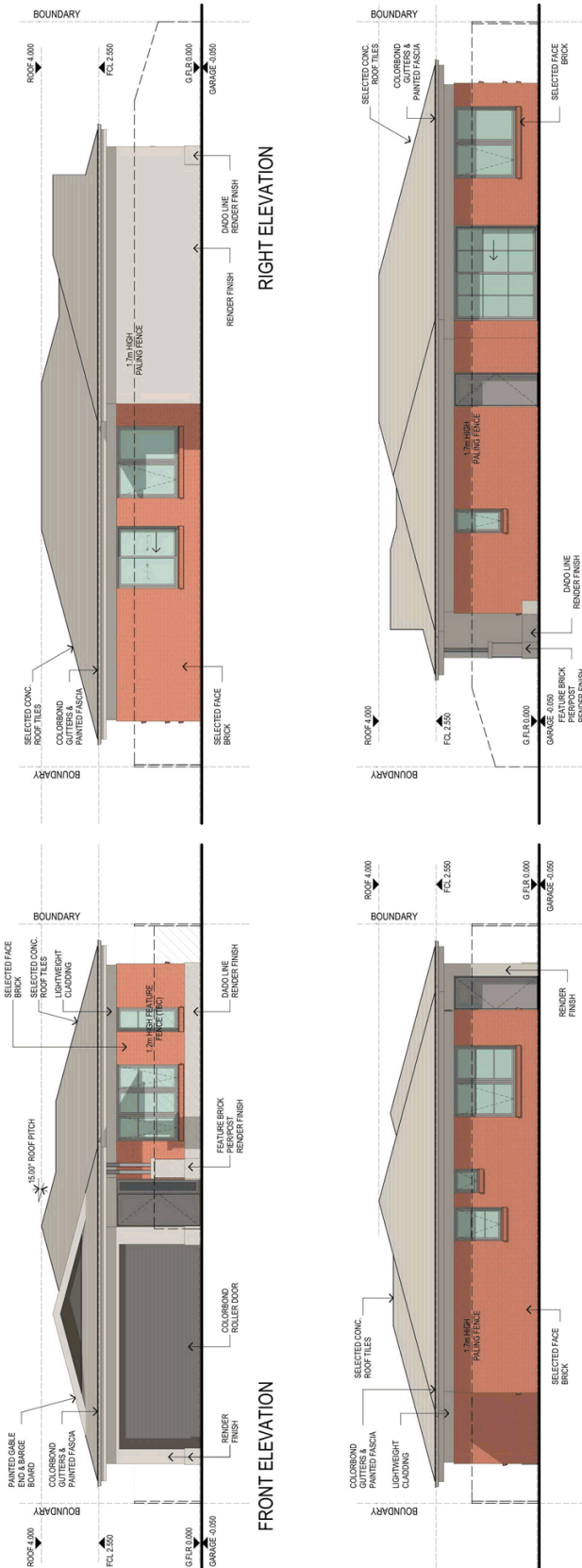
**REV DATE**  
P11: 20/08/2017  
P12: 08/08/2017

**DESCRIPTION**  
STONE ROOF TILES  
TAN PAINT / COLOREBOND  
RUSSET BRICKS

**FAÇADE 1**

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**UNIT TYPE B**  
3 BEDROOMS

CLIENT: 44 Coburns Pty Ltd. **TP.21**

**Michael Stelluto & Associates**

DRAWING: UNIT TYPE B - ELEVATIONS

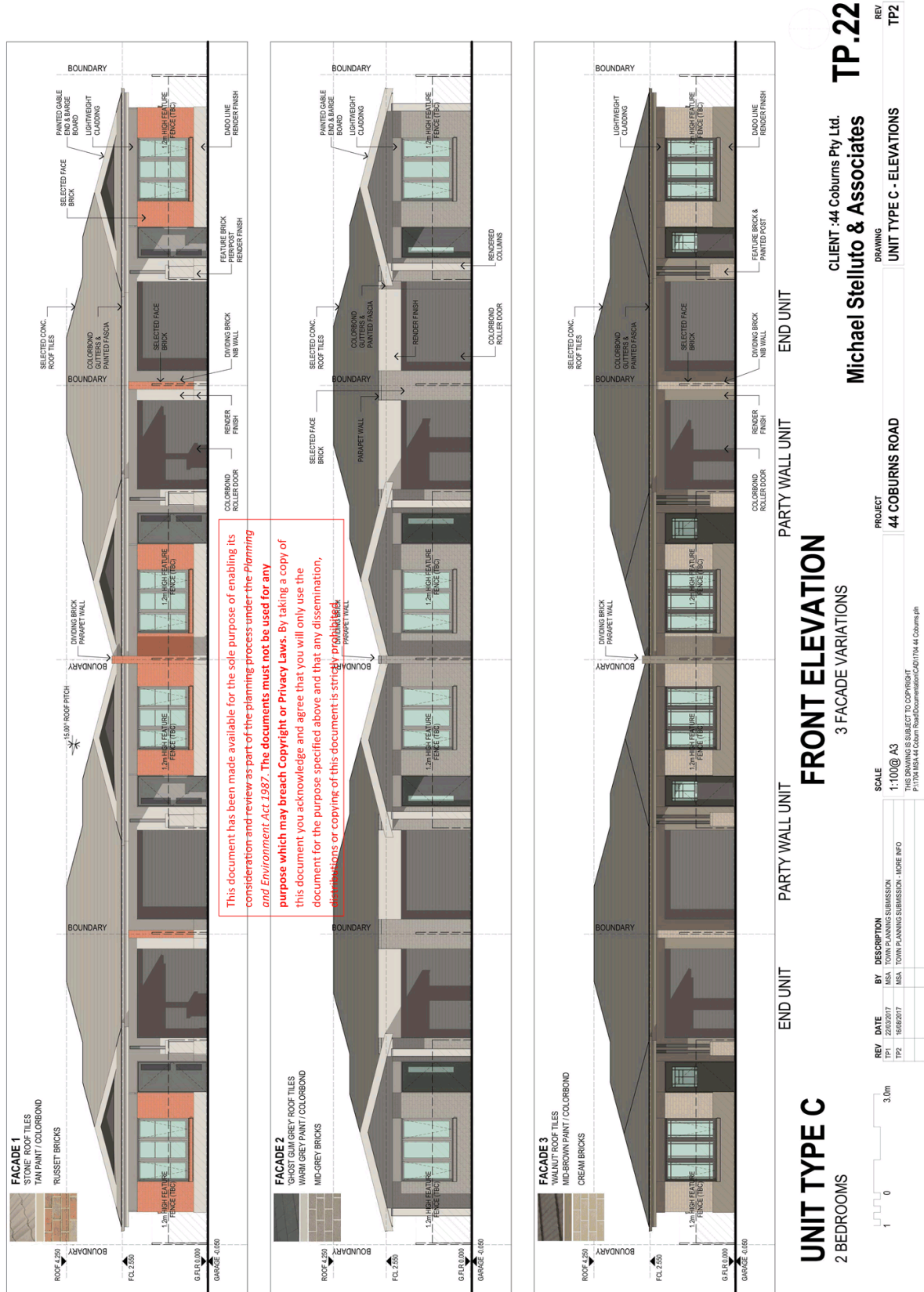
PROJECT: 44 COBURNS ROAD

SCALE: 1:100@A3

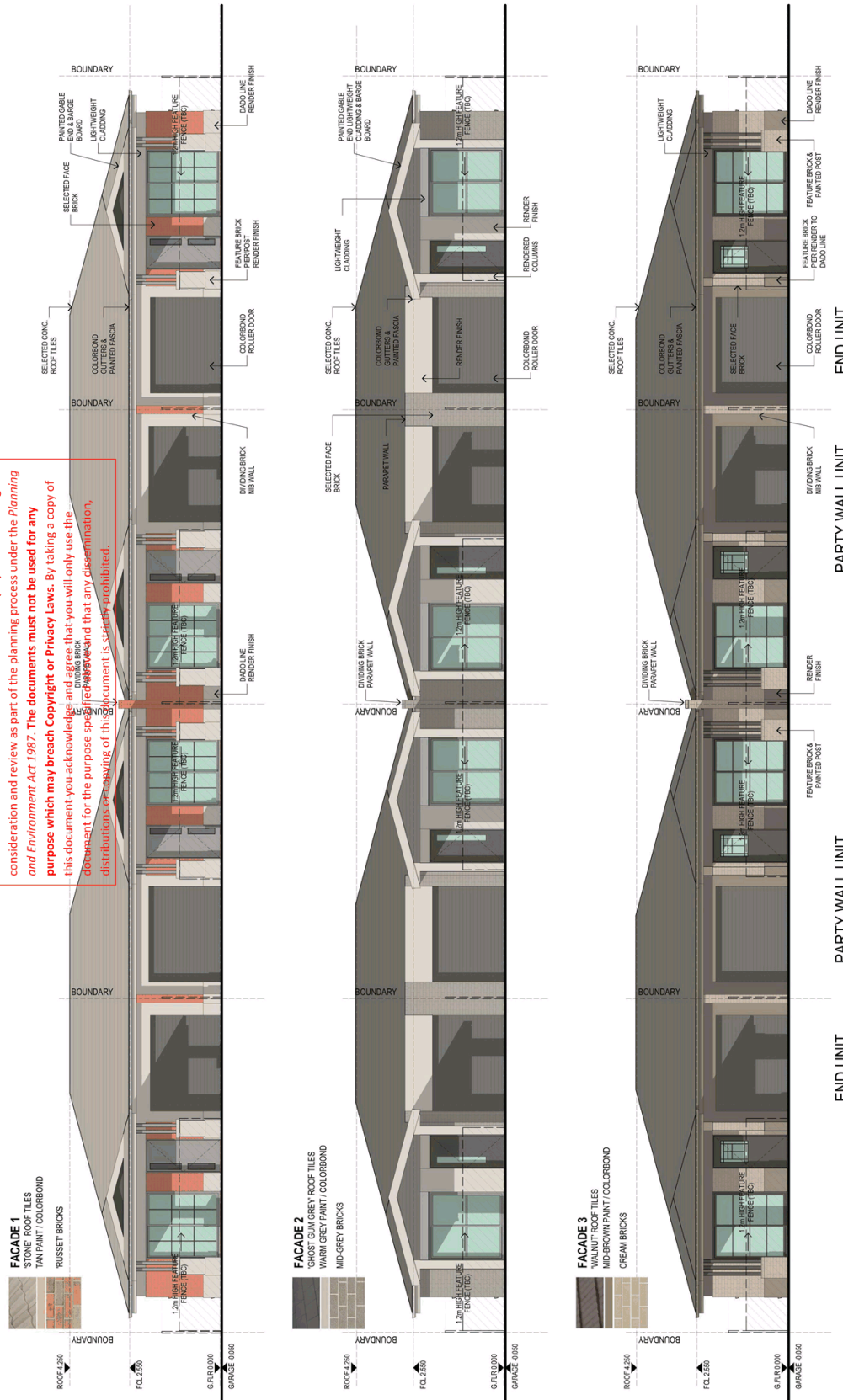
REV: TP2

REV	DATE	BY	DESCRIPTION
TP1	20/02/2017	MSA	TOWN PLANNING SUBMISSION
TP2	16/08/2017	MSA	TOWN PLANNING SUBMISSION - HDRE INFO

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**UNIT TYPE D**  
2 BEDROOMS

**FRONT ELEVATION**  
3 FACADE VARIATIONS

END UNIT    PARTY WALL UNIT    PARTY WALL UNIT    PARTY WALL UNIT    END UNIT

REV	DATE	BY	DESCRIPTION
TP1	20/08/2017	MSA	TOWN PLANNING SUBMISSION
TP2	16/08/2017	MSA	TOWN PLANNING SUBMISSION - HDRE INFO

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PROJECT: 44 COBURNS ROAD

DRAWING: UNIT TYPE D - ELEVATIONS

CLIENT: 44 Coburns Pty Ltd.  
**Michael Stelluto & Associates**  
TP.23

REV: TP2