



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2022/134

LOCATION OF AFFECTED AREA

5-13 MAXWELL DR, 15 MAXWELL DR & 17
MAXWELL DR, BRIDGEWATER

DESCRIPTION OF DEVELOPMENT PROPOSAL

MULTIPLE DWELLINGS X 27

A COPY OF THE DEVELOPMENT APPLICATION MAY BE VIEWED AT www.brighton.tas.gov.au AND AT THE COUNCIL OFFICES, 1 TIVOLI ROAD, OLD BEACH, BETWEEN 8:15 A.M. AND 4:45 P.M., MONDAY TO FRIDAY OR VIA THE QR CODE BELOW. ANY PERSON MAY MAKE WRITTEN REPRESENTATIONS CONCERNING AN APPLICATION UNTIL 4:45 P.M. ON **19/06/2023**. ADDRESSED TO THE GENERAL MANAGER AT 1 TIVOLI ROAD, OLD BEACH, 7017 OR BY EMAIL AT development@brighton.tas.gov.au. REPRESENTATIONS SHOULD INCLUDE A DAYTIME TELEPHONE NUMBER TO ALLOW COUNCIL OFFICERS TO DISCUSS, IF NECESSARY, ANY MATTERS RAISED.

DAVID ALLINGHAM
ACTING General Manager



Brighton
going places

DEVELOPMENT APPLICATION

MULTIPLE UNITS

5-13;15;17 MAXWELL DR. BRIDGEWATER.

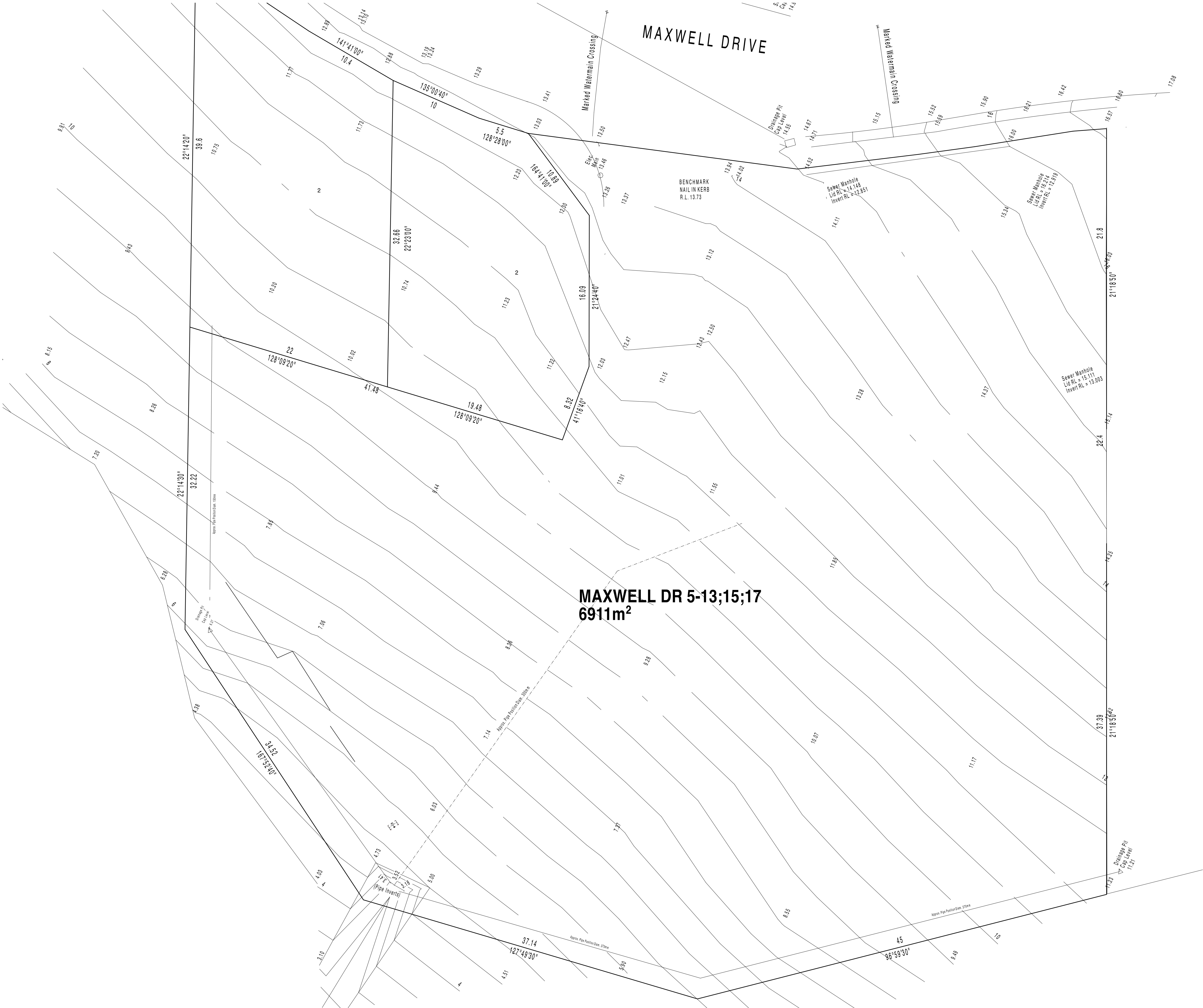
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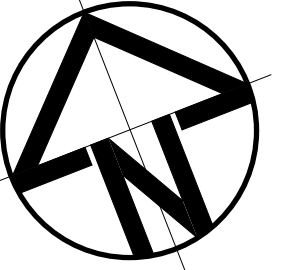
g r o u p

DA MAXWELL DR	
SHEET	TITLE
DA01	SITE CONTEXT PLAN
DA02	SITE PLAN GROUND FLOOR
DA03	SITE PLAN FIRST FLOOR
DA04	ROAD SECTIONS
DA05	UNIT 1-2 PLANS
DA06	UNIT 1-2 ELEVATIONS
DA07	UNIT 3-6 PLANS
DA08	UNIT 3-6 ELAVATIONS
DA09	UNIT 7-8 PLANS & ELEVATIONS
DA010	UNIT 9-10 PLANS
DA011	UNIT 9-10 ELEVATIONS
DA012	UNIT 11-13 PLANS
DA013	UNIT 11-13 ELEVATIONS
DA014	UNIT 14-15 PLANS
DA015	UNIT 16-18 PLANS
DA016	UNIT 14-18 ELEVATIONS
DA017	UNIT 19-20 PLANS
DA018	UNIT 19-20 ELEVATIONS
DA019	UNIT 21-25 GROUND FLOOR PLANS
DA020	UNIT 21-25 FIRST FLOOR PLANS
DA021	UNIT 21-25 ELEVATIONS
DA022	SHADOWS
DA023	SHADOW PERSPECTIVES
DA024	PERSPECTIVES
DA027	FINISHES SCHEDULE
DA028	PROPOSED STAGES

SITE CONTEXT PLAN



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Project North

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[illegible]

Client: CUZE PTY LTD

Address: 5-13;15;17 MAXWELL DR.

BRIDGEWATER, TAS, 7030

SITE CONTEXT PLAN

Project number 2020 04 20MXWL

Date APR 2020

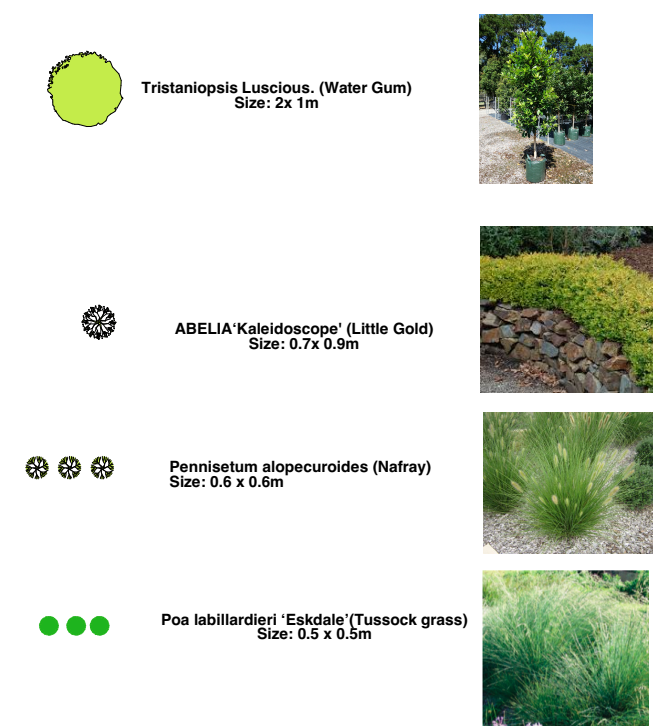
Drawn by EB

Checked by GB

DA01

Scale 1:200@A1

The site plan illustrates a residential development with 100 units, each with a detailed floor plan and area. The units are arranged in a grid-like pattern, with common areas and parking spaces interspersed. The plan includes various setbacks, areas, and dimensions for each unit and common area. The site is bounded by Maxwell Drive to the north and a watermain crossing to the east. The plan includes various setbacks, areas, and dimensions for each unit and common area.

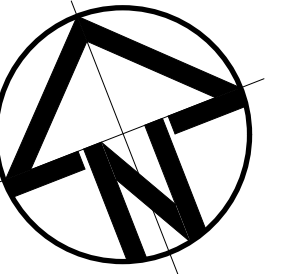


Scale 1:200, 1:50@A1

SITE PLAN FIRST FLOOR



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Client: CUZE PTY LTD

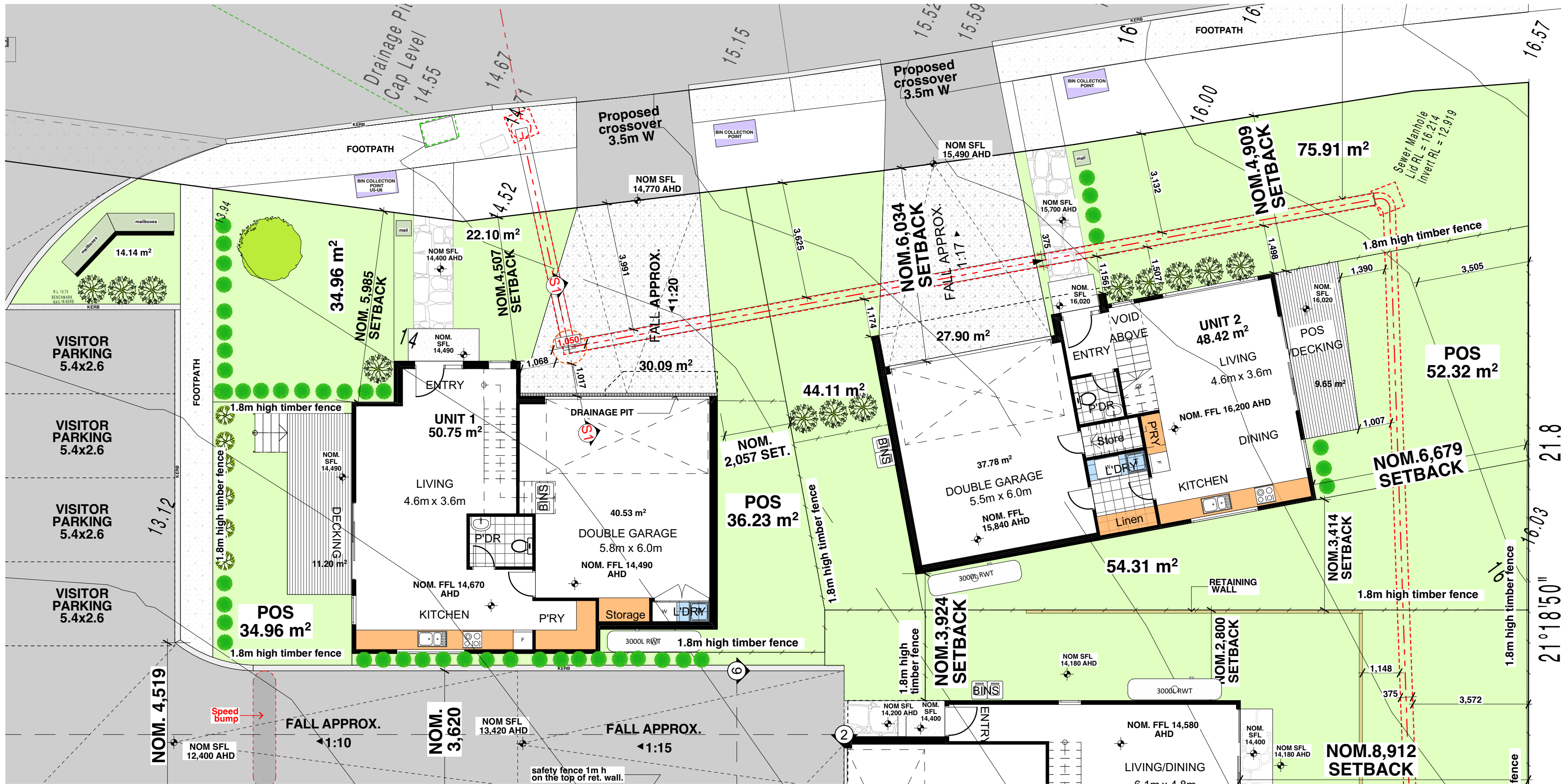
Address: 5-13;15;17 MAXWELL DR.

BRIDGEWATER, TAS, 7030

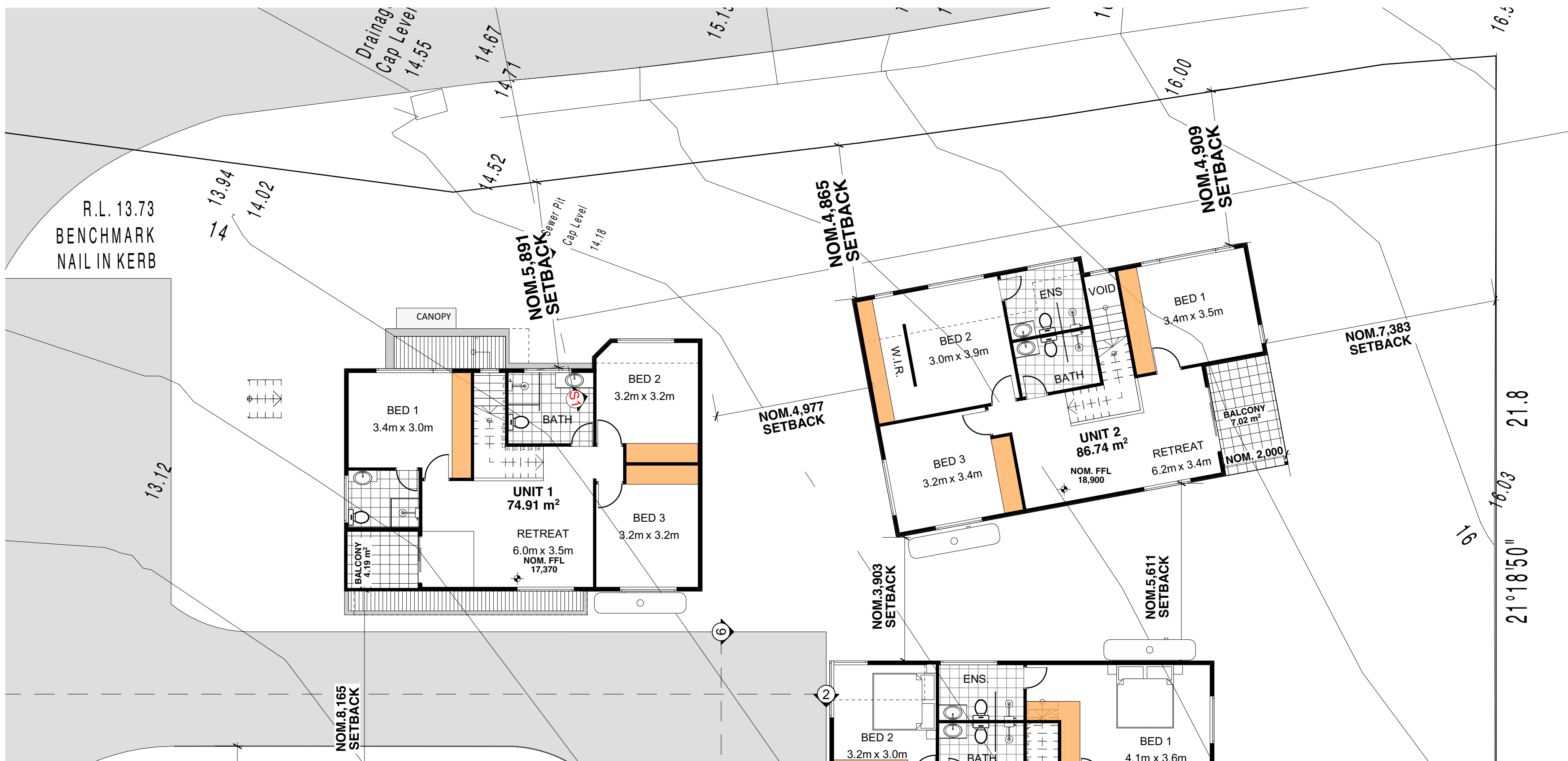
SITE PLAN FIRST FLOOR

Project number	2020_04_20MXWL
Date	APR 2020
Drawn by	EB
Checked by	GB
DA03	
Scale	1:200@A1

UNIT 1-2 PLANS



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

AREAS :

UNIT 1	
GROUND FLOOR	- 50.48 m ²
FIRST FLOOR	- 77.93 m ²
GARAGE	- 41.14 m ²
BALCONY	- 4.75 m ²
PORCH	- 1.2 m ²

TOTAL: 175.5 m²

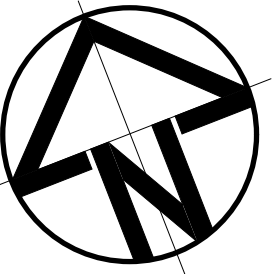
POS - 128.25 m²

UNIT 2

GROUND FLOOR	- 48.42 m ²
FIRST FLOOR	- 86.74 m ²
GARAGE	- 37.78 m ²
BALCONY	- 7.02 m ²
PORCH	- 2.0 m ²

TOTAL: 181.96 m²

POS - 226.65 m²



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UNIT 1-2 PLANS

Project number	2020_04_20MXWL
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Date APR 2020

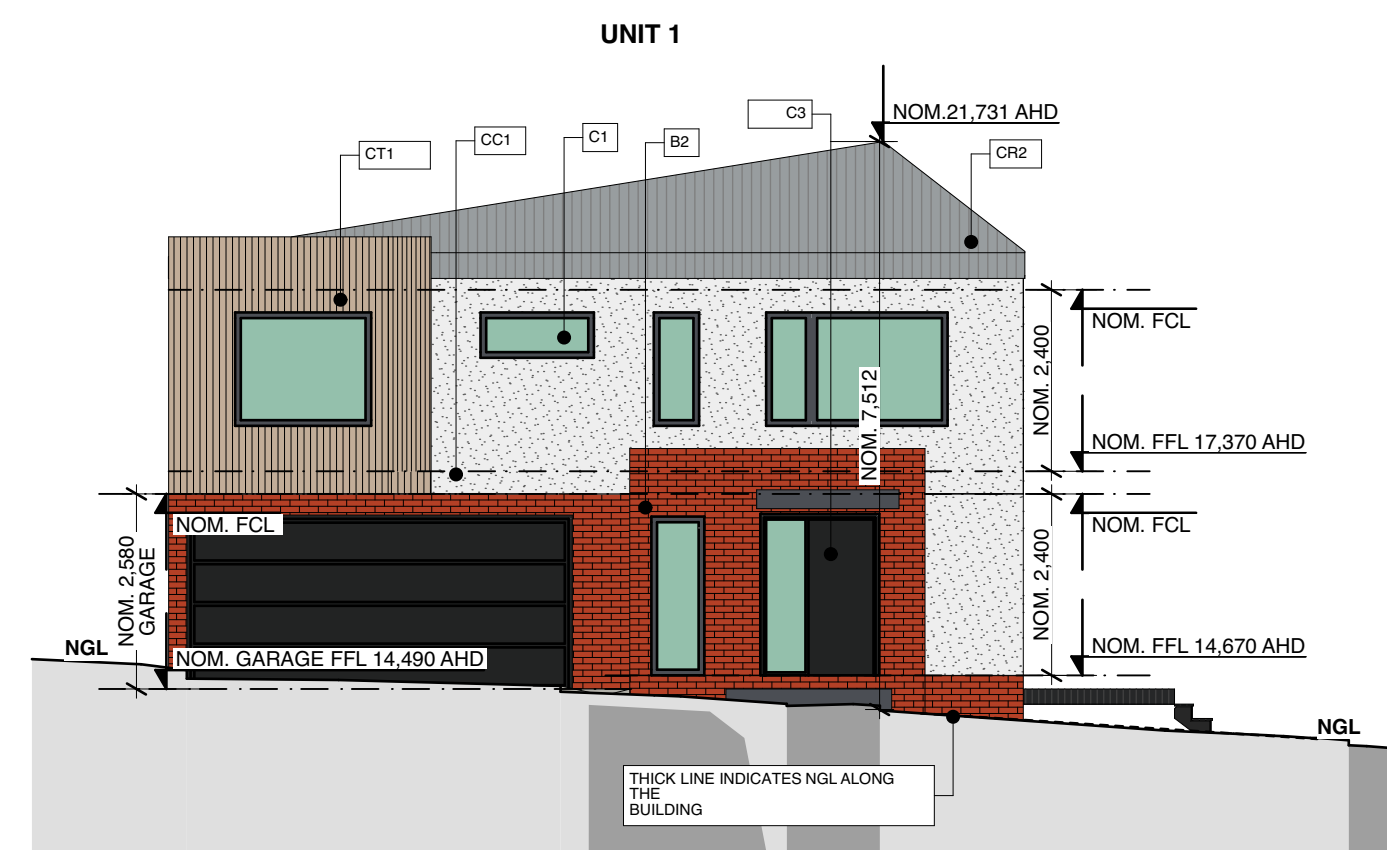
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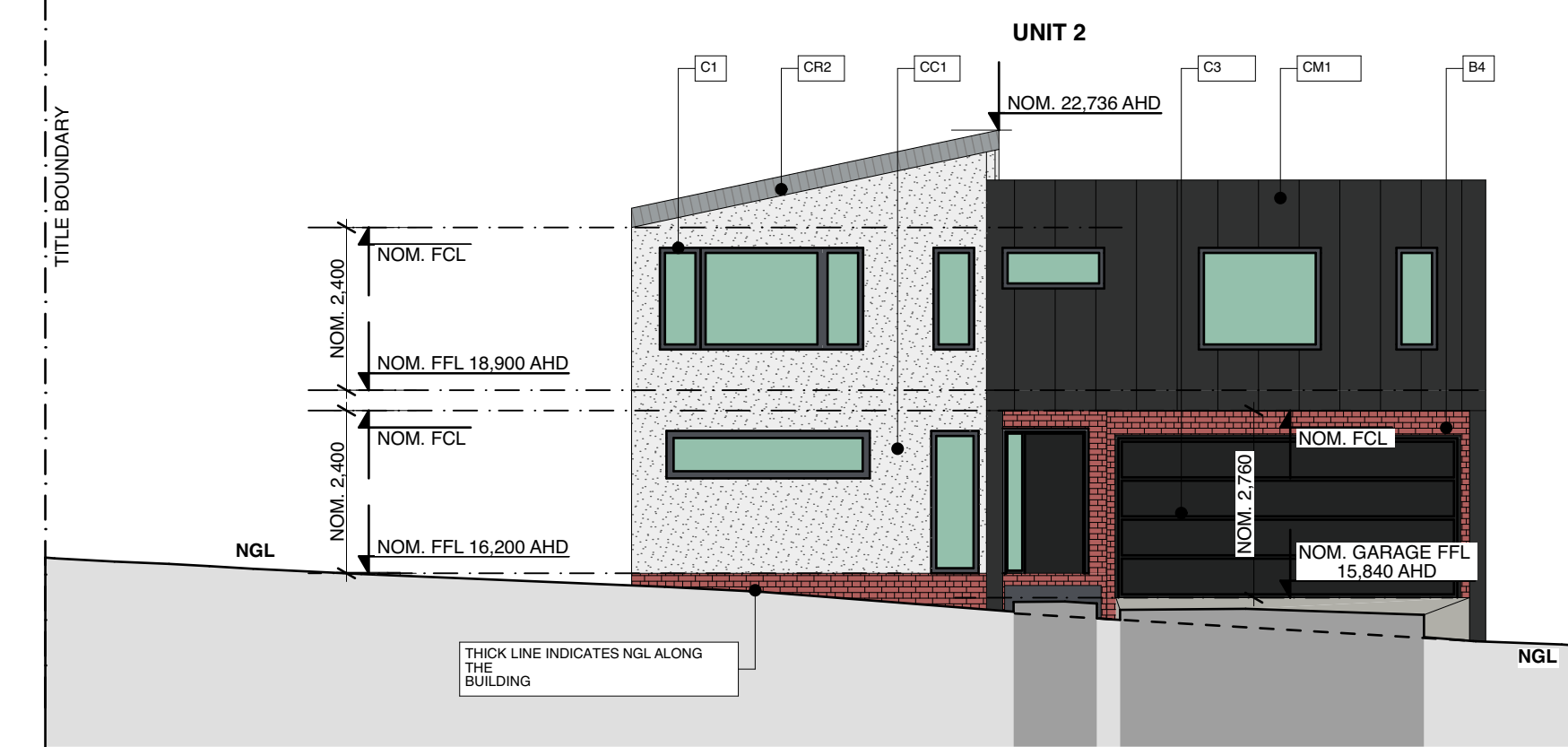
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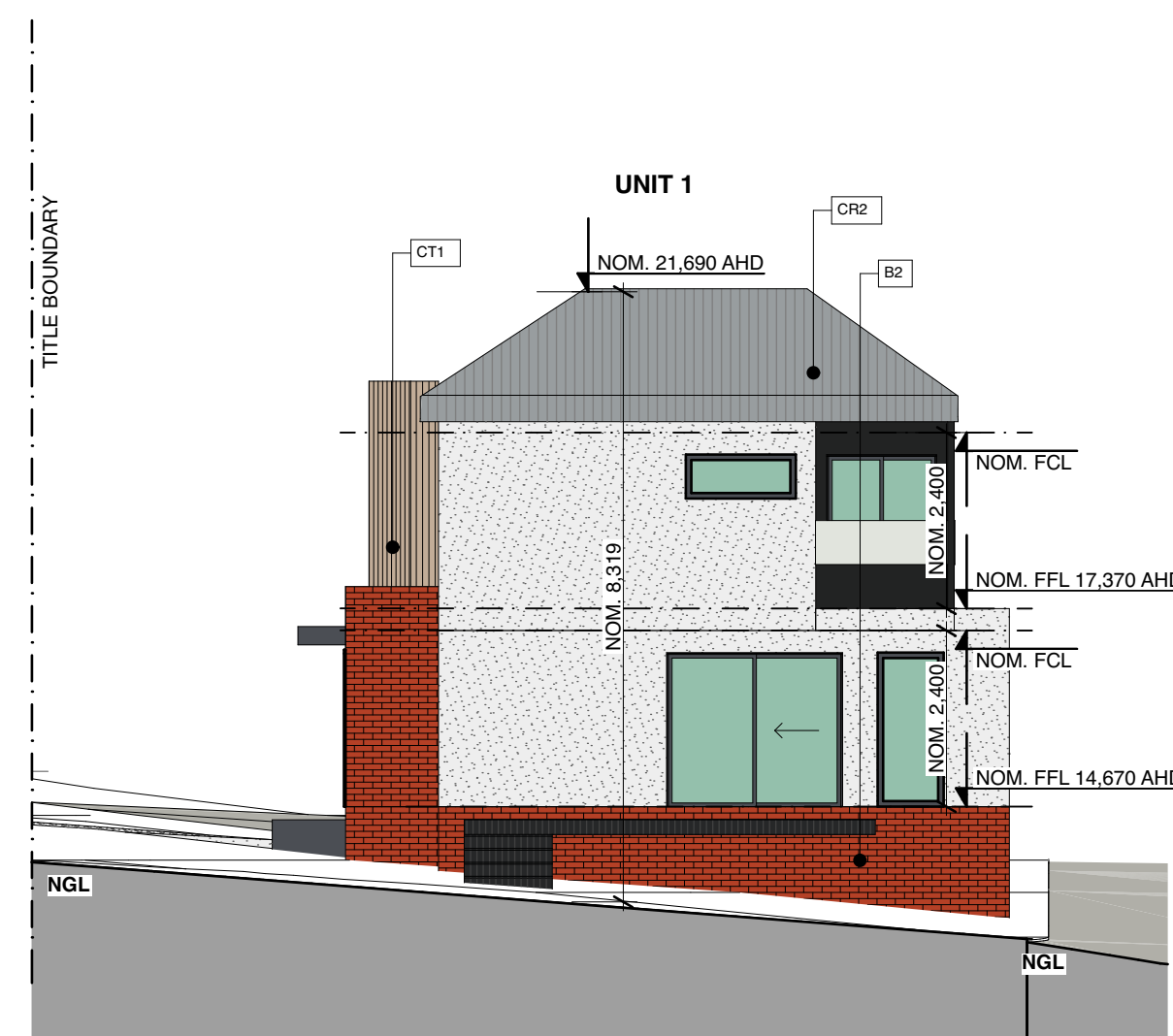
UNIT 1-2 ELEVATIONS



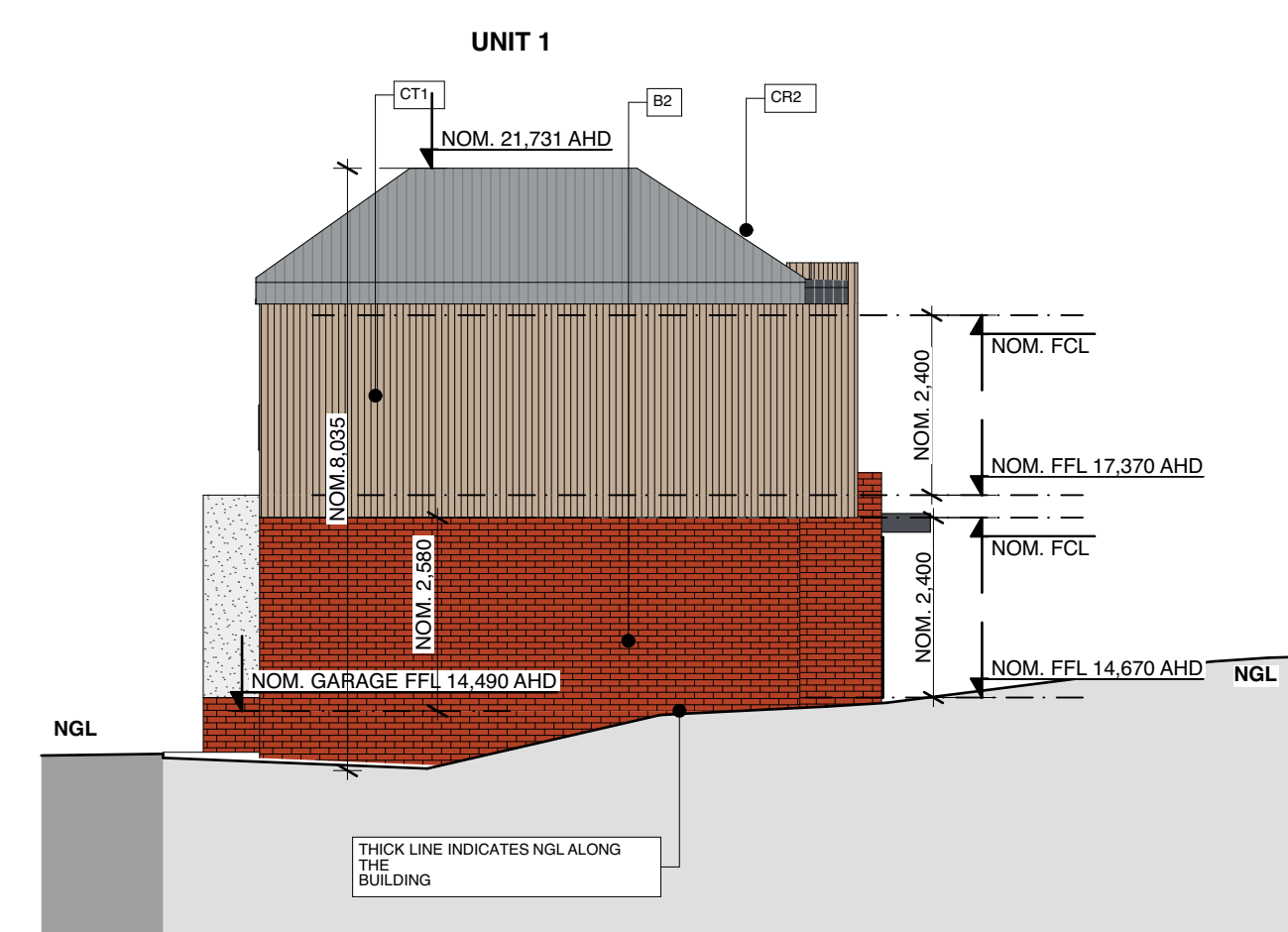
NORTH ELEVATION UNIT 1



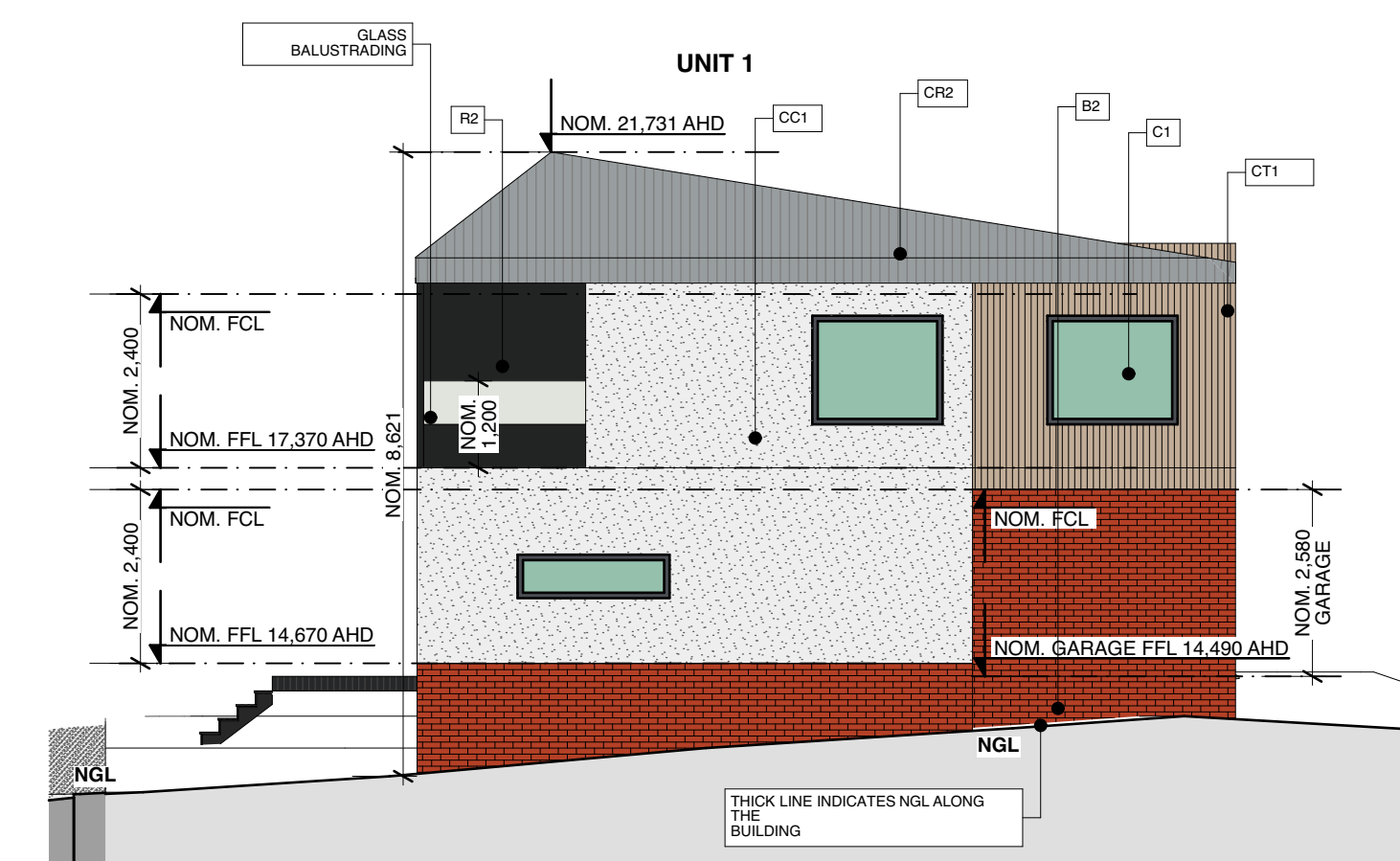
NORTH ELEVATION UNIT 2



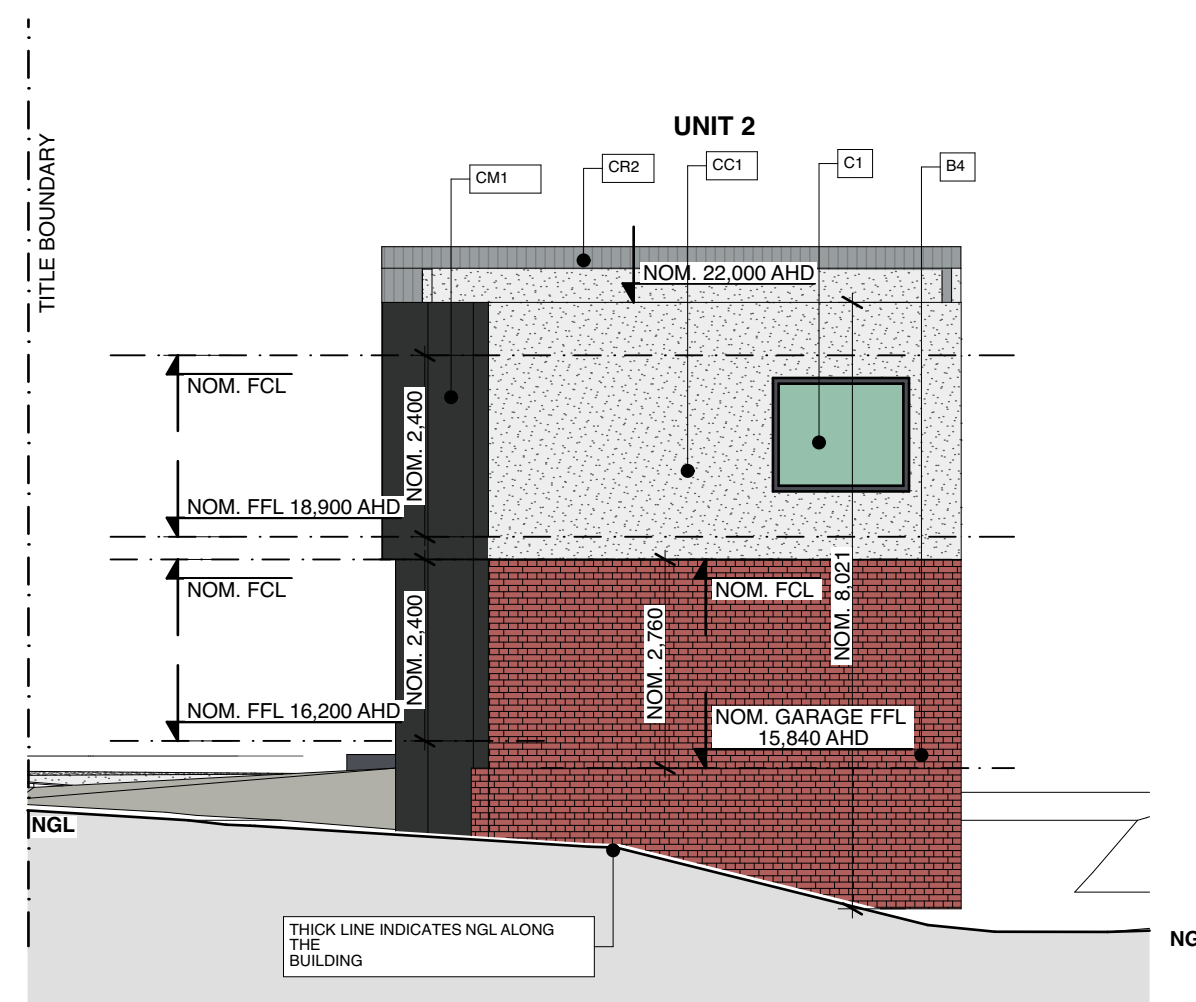
WEST ELEVATION UNIT 1



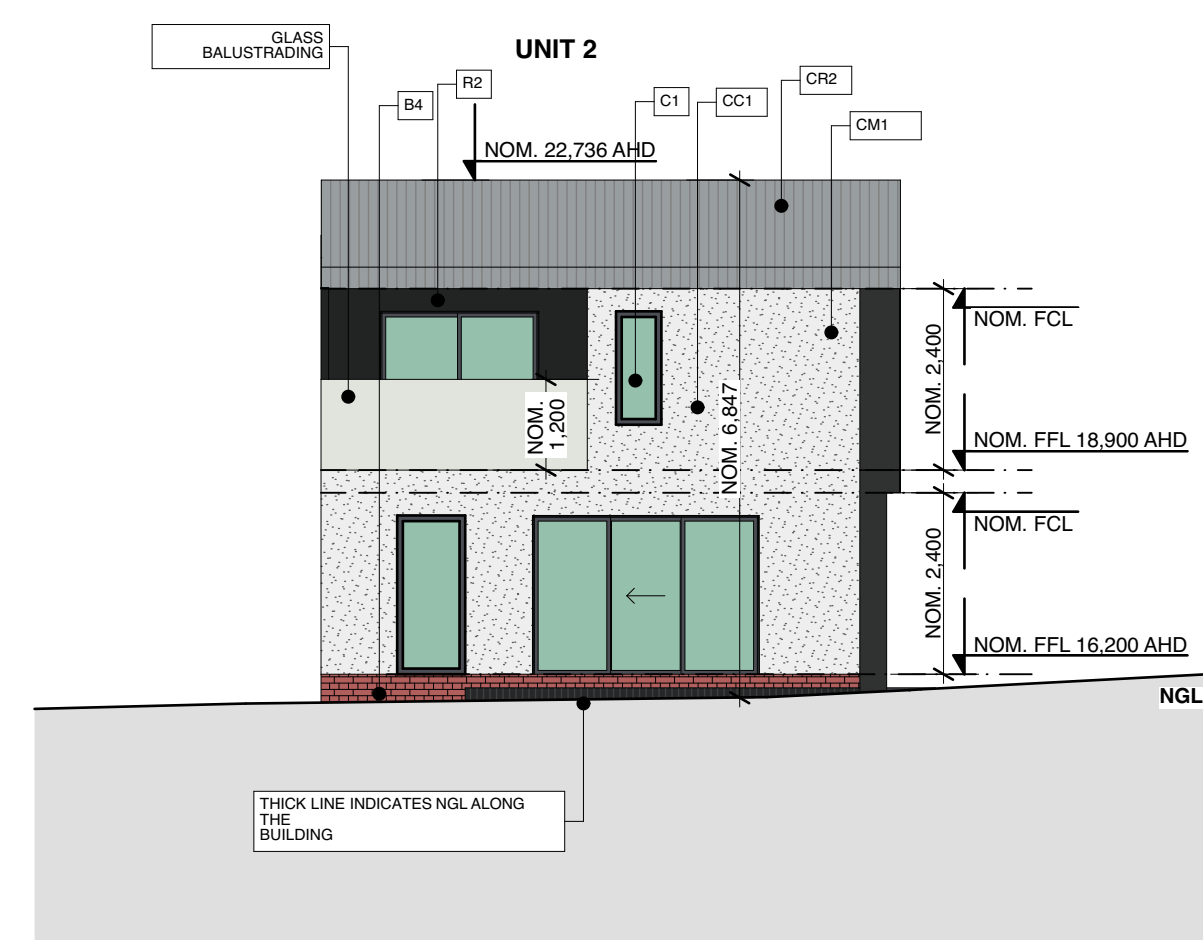
EAST ELEVATION UNIT 1



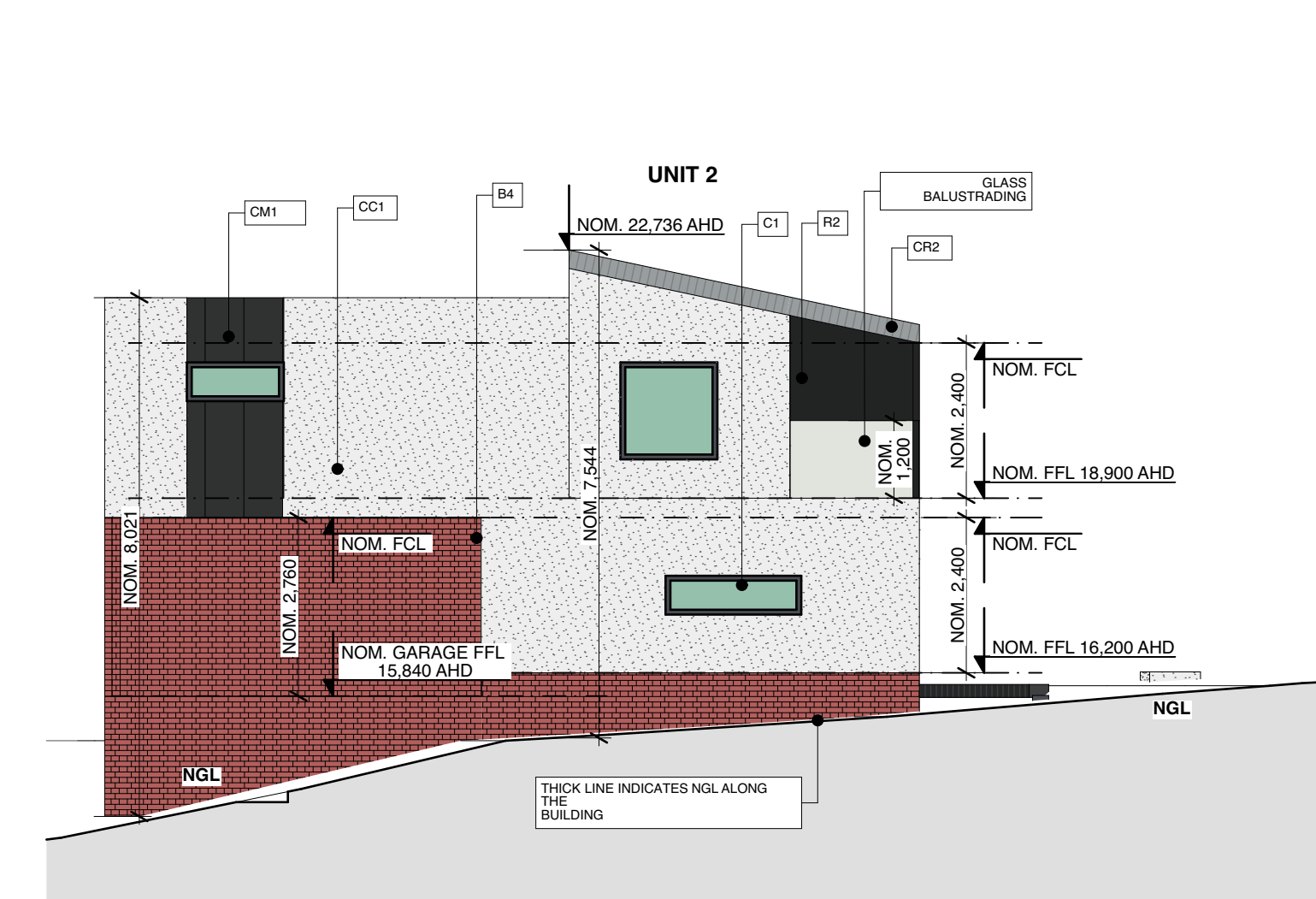
SOUTH ELEVATION UNIT 1



WEST ELEVATION UNIT 2



EAST ELEVATION UNIT 2



SOUTH ELEVATION UNIT 2

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[illegible]

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Address: 5-13;15;17 MAXWELL DR.

BRIDGEWATER, TAS, 7030

UNIT 1-2 ELEVATIONS

Project number	2020_04_20MXWL
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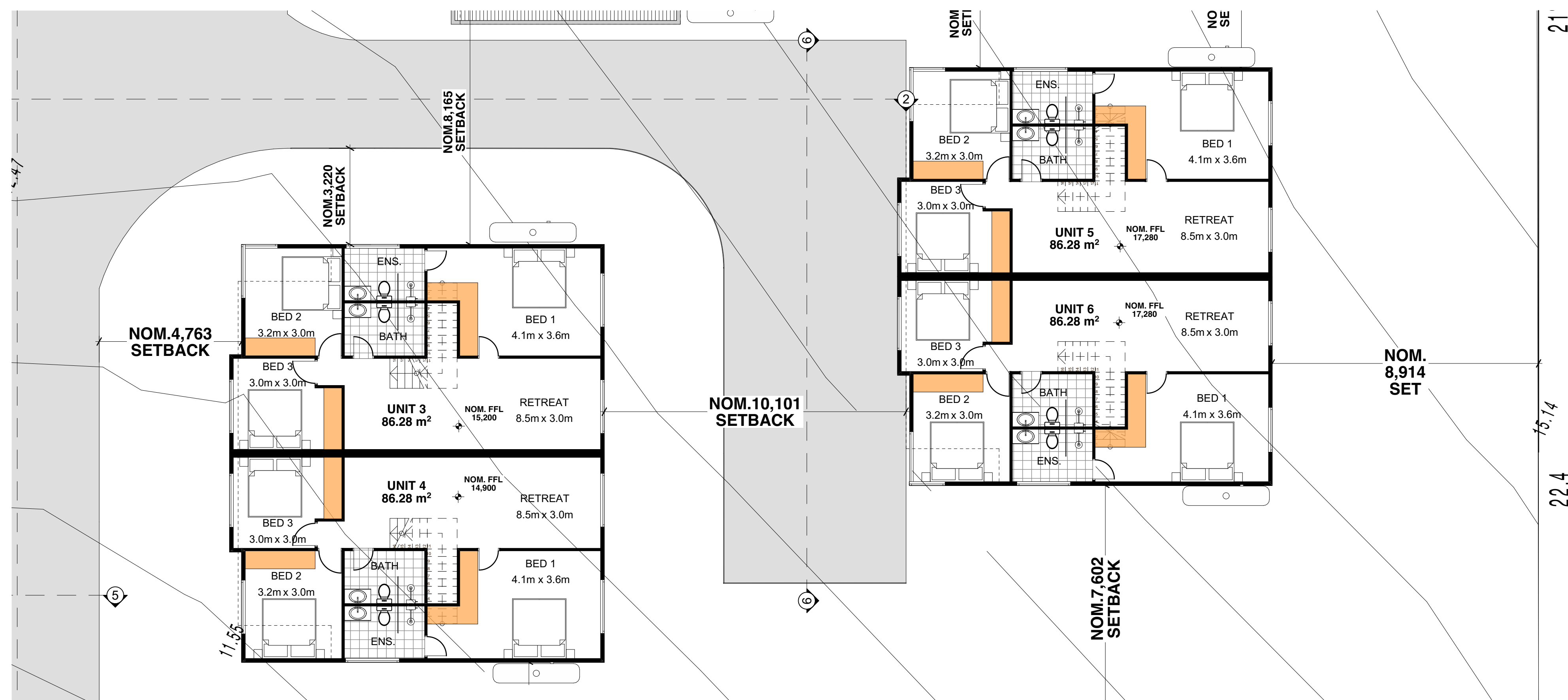
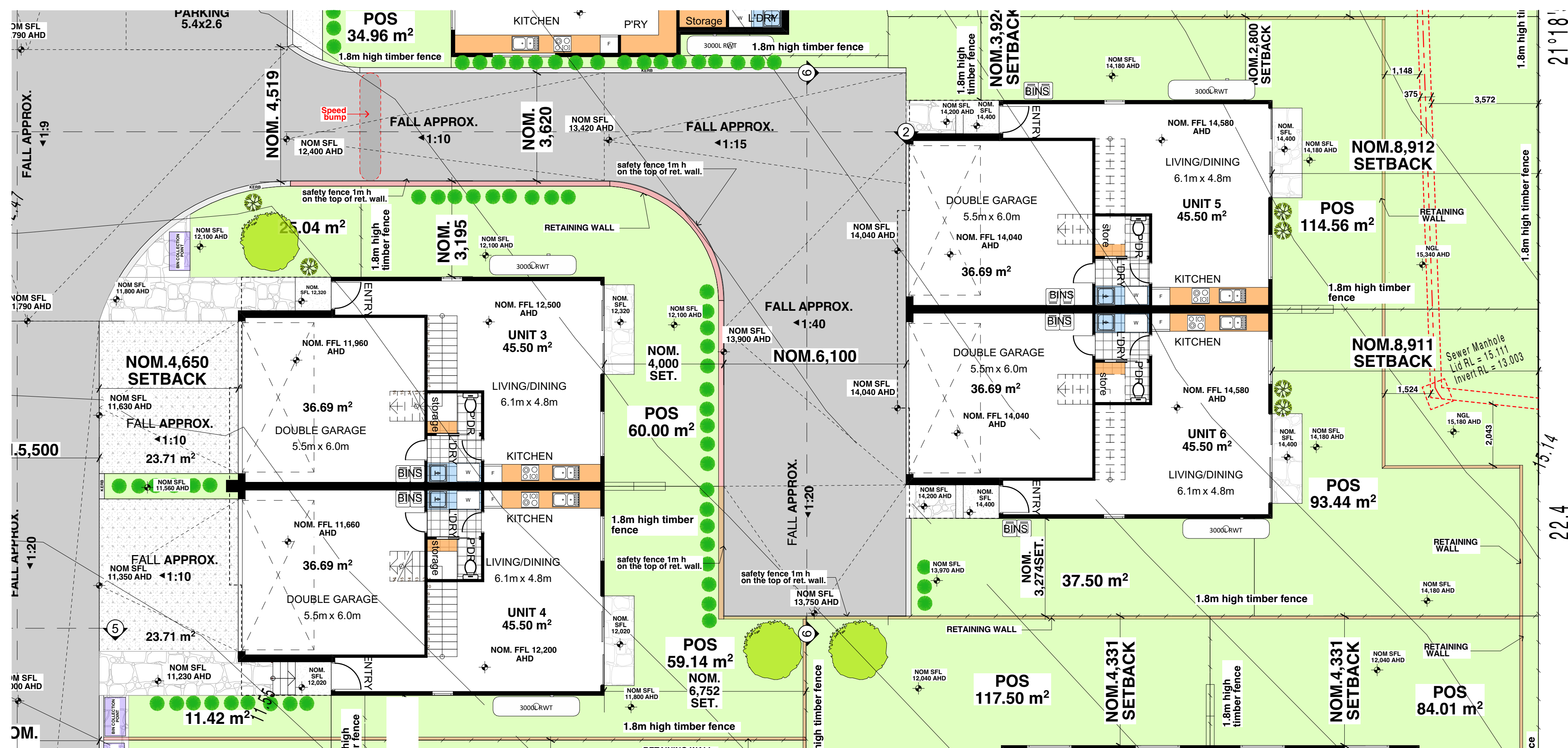
Date APR 2020

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DA06

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DA07	
Scale	1:100@A1

TITLE BOUNDARY



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Client: CUZE PTY LTD

Address: 5-13;15;17 MAXWELL DR.

BRIDGEWATER, TAS, 7030

Scale 1:100@A1

The site plan shows two units, Unit 7 and Unit 8, each with a living/dining area of 6.1m x 4.8m and a kitchen. Unit 7 has a double garage (5.5m x 6.0m) and a unit area of 45.50 m². Unit 8 also has a double garage (5.5m x 6.0m) and a unit area of 45.50 m². The plan includes setbacks of 4.648m and 5.618m, and areas of 11.57 m², 23.71 m², 36.38 m², 41.04 m², 62.83 m², and 71.36 m². It also shows a 1.8m high timber fence, a retaining wall, and a fall of approximately 1:20 and 1:8.

The floor plan shows two identical townhouse units, Unit 7 and Unit 8, stacked vertically. Each unit has a total area of 86.28 m² and a finished floor level (NOM. FFL) of 13,820.

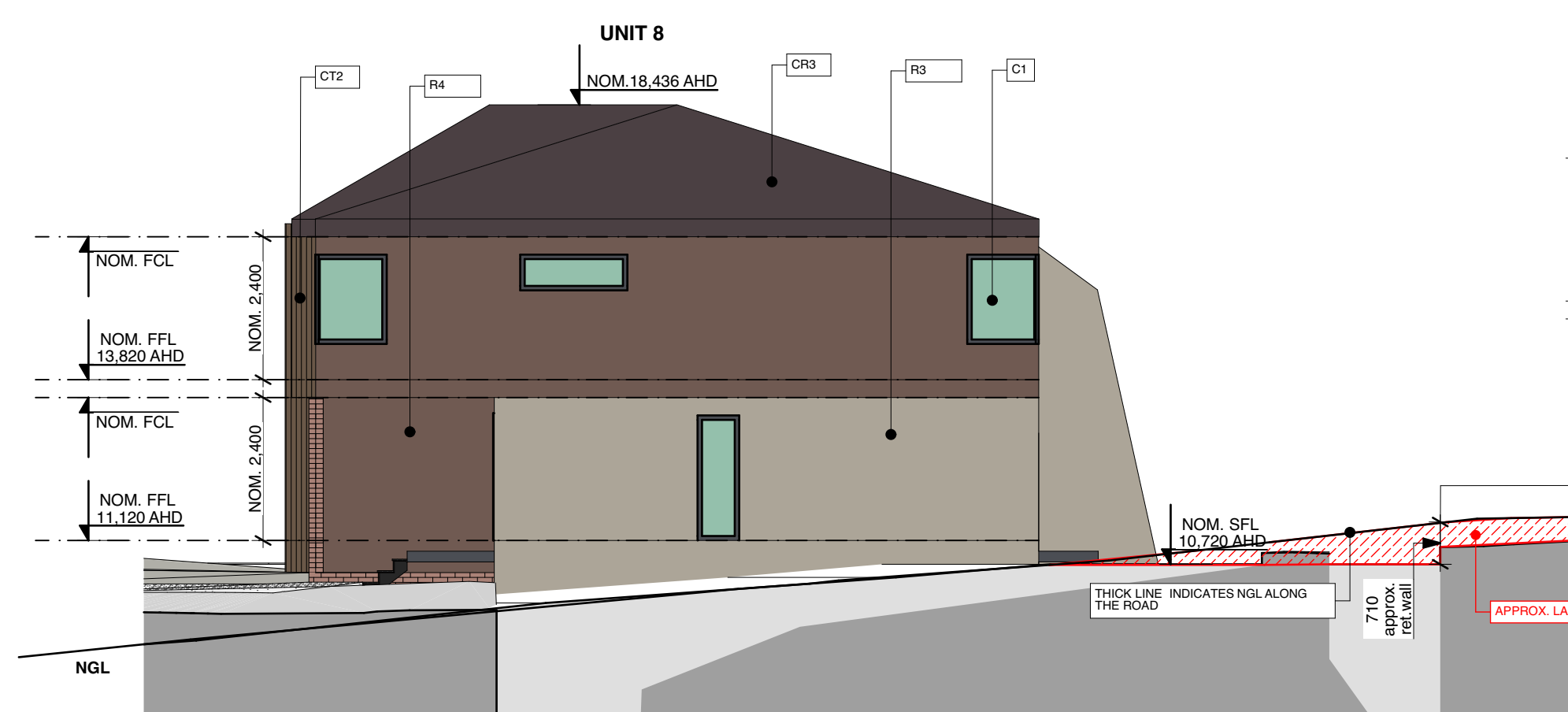
Unit 7 and Unit 8 Details:

- Unit 7:**
 - Bed 1:** 4.1m x 3.6m
 - Bed 2:** 3.2m x 3.0m
 - Bed 3:** 3.0m x 3.0m
 - Retreat:** 8.5m x 3.0m
 - Bath:** Shared with Unit 8
 - ENS. (Ensuite):** Shared with Unit 8
- Unit 8:**
 - Bed 1:** 4.1m x 3.6m
 - Bed 2:** 3.2m x 3.0m
 - Bed 3:** 3.0m x 3.0m
 - Retreat:** 8.5m x 3.0m
 - Bath:** Shared with Unit 7
 - ENS. (Ensuite):** Shared with Unit 7

Setbacks and Dimensions:

- NOM. 4,765 SETBACK:** Indicated on the left side of the plan.
- NOM. 4,763 SETBACK:** Indicated on the left side of the plan.
- NOM. 5,020 SETBACK:** Indicated at the top of the plan.
- NOM. 5,580 SETBACK:** Indicated at the bottom of the plan.
- NOM. 13,286 SETBACK:** Indicated on the right side of the plan.
- 1.85:** A dimension line indicating a width of 1.85 units.

Scale	1:100@A1
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Architectural elevation drawing of Unit 7, showing a cross-section of a building with a gabled roof. The drawing includes various elevation markers and labels:

- UNIT 7**: Label for the building unit.
- NOM. 18,436 AHD**: Nominal elevation at the peak of the roof.
- NOM. FCL**: Nominal Finished Ceiling Level.
- NOM. FFL 13,820 AHD**: Nominal Finished Floor Level.
- NOM. FFL 11,120 AHD**: Nominal Finished Floor Level.
- NOM. 2,400**: Elevation marker on the right side.
- NOM. SPL 12,040 AHD**: Nominal Spot Level.
- NOM. SPL 10,720 AHD**: Nominal Spot Level.
- APPROX. LAND CUT**: Indicated by a red line.
- THICK LINE INDICATES NSL ALONG THE BUILDING**: Note about the thick line.
- PARTY WALL**: Label for the wall on the left.
- 1,323 approx. ref. wall**: Label for the wall on the left.
- R3, R4, GRS, C1**: Labels for various structural elements.

Architectural elevation drawing of a two-unit residential building. The drawing shows two units, Unit 7 and Unit 8, each with a garage and a second-story window. The building is situated on a sloped lot. Key features include:

- Unit 7 with a garage door labeled "NOM. 2,940 GARAGE" and a second-story window labeled "NOM. 7,768".
- Unit 8 with a garage door labeled "NOM. 2,940 GARAGE" and a second-story window labeled "NOM. 7,768".
- A thick line indicating the NGL (Natural Ground Line) along the road.
- A blue hatched area indicating the approximate land fill.
- Dimensions are provided for various levels: NOM. FCL (Finished Ceiling Line), NOM. FFL 13,820 AHD (Finished Floor Line, Above Horizontal Datum), NOM. FFL 11,120 AHD (Finished Floor Line, Above Horizontal Datum), and NOM. FFL 10,580 GARAGE AHD (Finished Floor Line, Above Horizontal Datum, Garage).

Architectural elevation drawing of a two-story building facade. The drawing shows two units, UNIT 8 and UNIT 7, separated by a PARTY WALL. UNIT 8 has a height of NOM. 18,436 AHD and a width of NOM. 2,400. UNIT 7 has a height of NOM. 18,436 AHD and a width of NOM. 2,400. The drawing includes various level markers: NOM. FCL (Finished Ceiling Line), NOM. FFL 13,820 AHD (Finished Floor Line), NOM. FFL 11,120 AHD (Finished Floor Line), and NOM. SFL 16,720 AHD (Sill Floor Line). A THICK LINE INDICATES NGL (Natural Ground Line) ALONG THE BUILDING. A PARTY WALL is shown between the units. An APPROX. LAND CUT is indicated. A vertical dimension of 1,180 is shown on the right side, labeled 'approx. 1,180 rel. to NGL'.

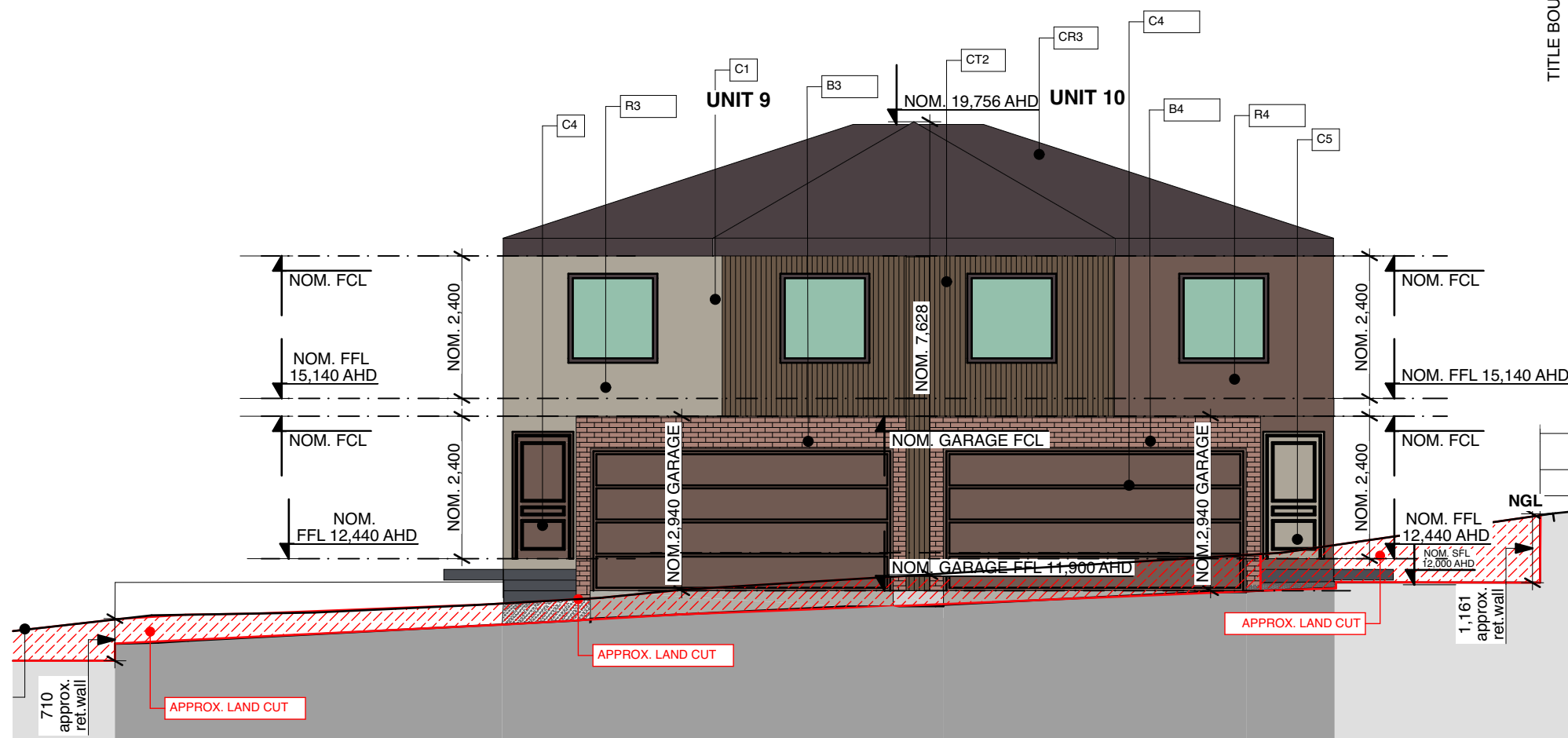
EAST ELEVATION UNIT 7-8

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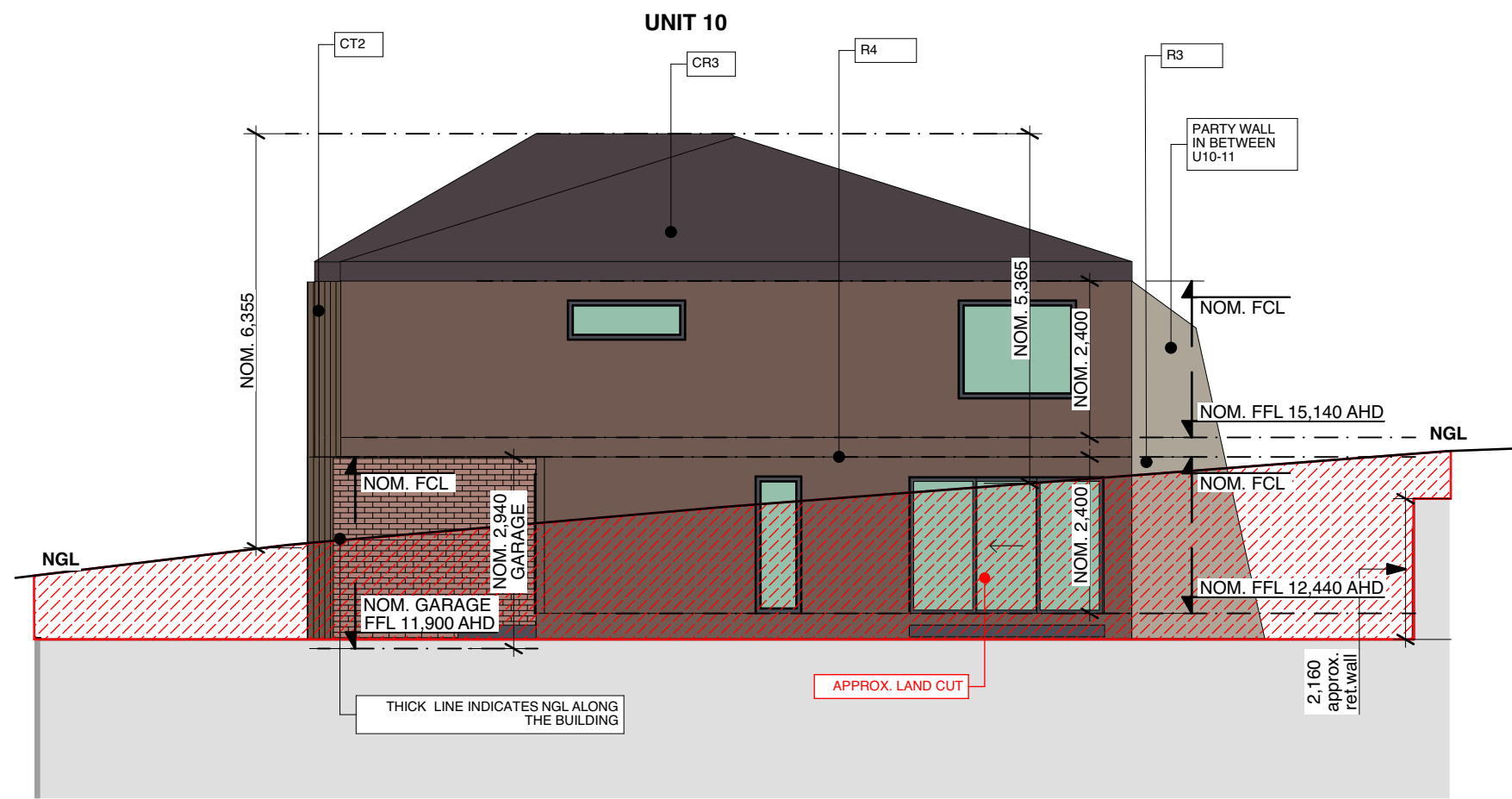
The site plan illustrates the layout of the proposed development, featuring two units, Unit 9 and Unit 10, each measuring 86.28 m². The plan is bounded by setbacks on three sides: a 7,602 mm setback on the top, a 13,286 mm setback on the left, and a 4,613 mm setback on the bottom. A 4,007 mm setback is indicated on the right side. The plan also shows a 14.25m dimension on the right side. The units are divided into rooms including bedrooms (BED 1, BED 2, BED 3), a retreat, a bathroom (BATH), and an ensuite (ENS). The plan also shows a central staircase and a common area. The setbacks are labeled as NOM. 7 602 SETBACK, NOM. 13,286 SETBACK, NOM. 4 613 SETBACK, and NOM. 4,007 SET.

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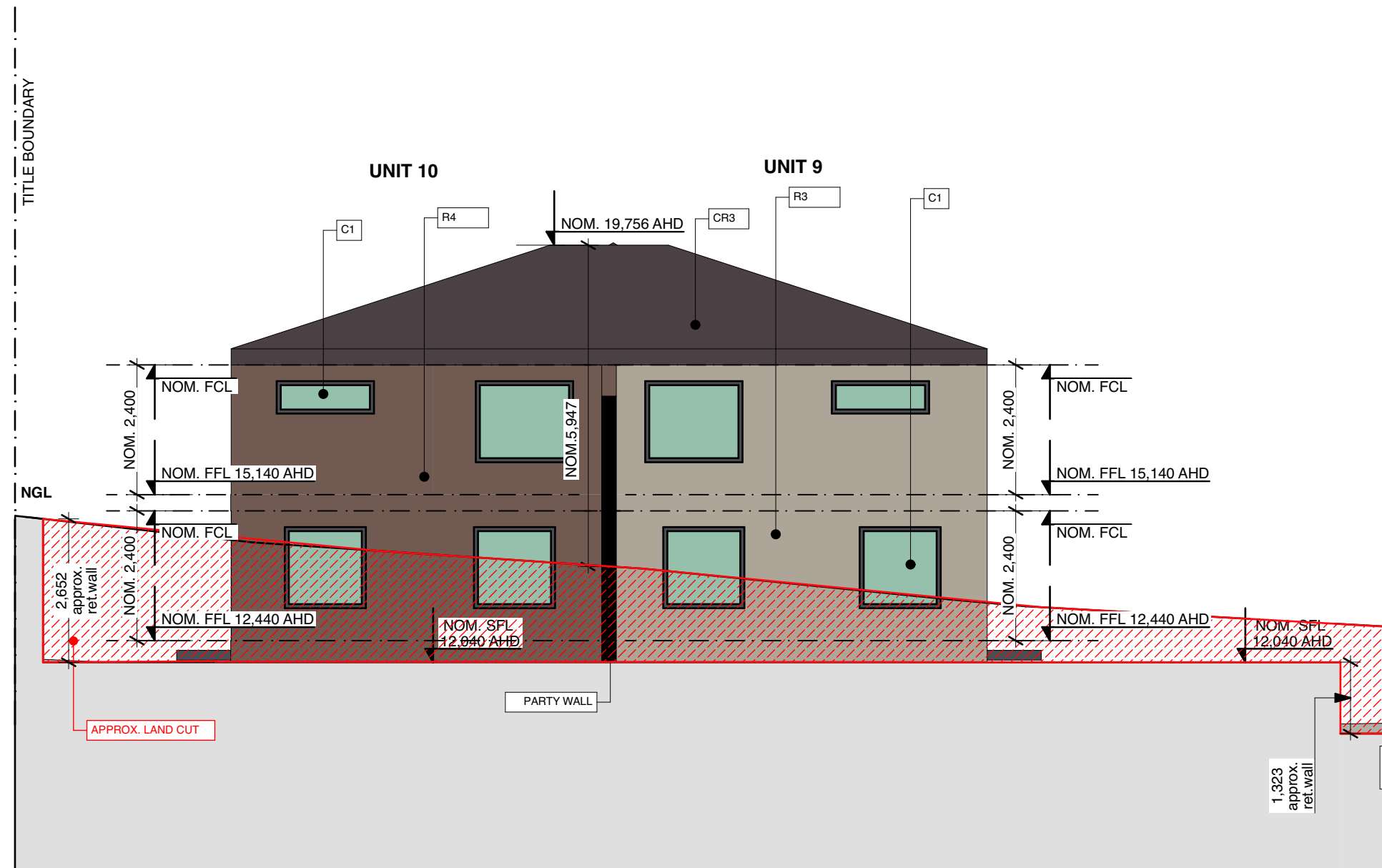
UNIT 9-10 ELEVATIONS



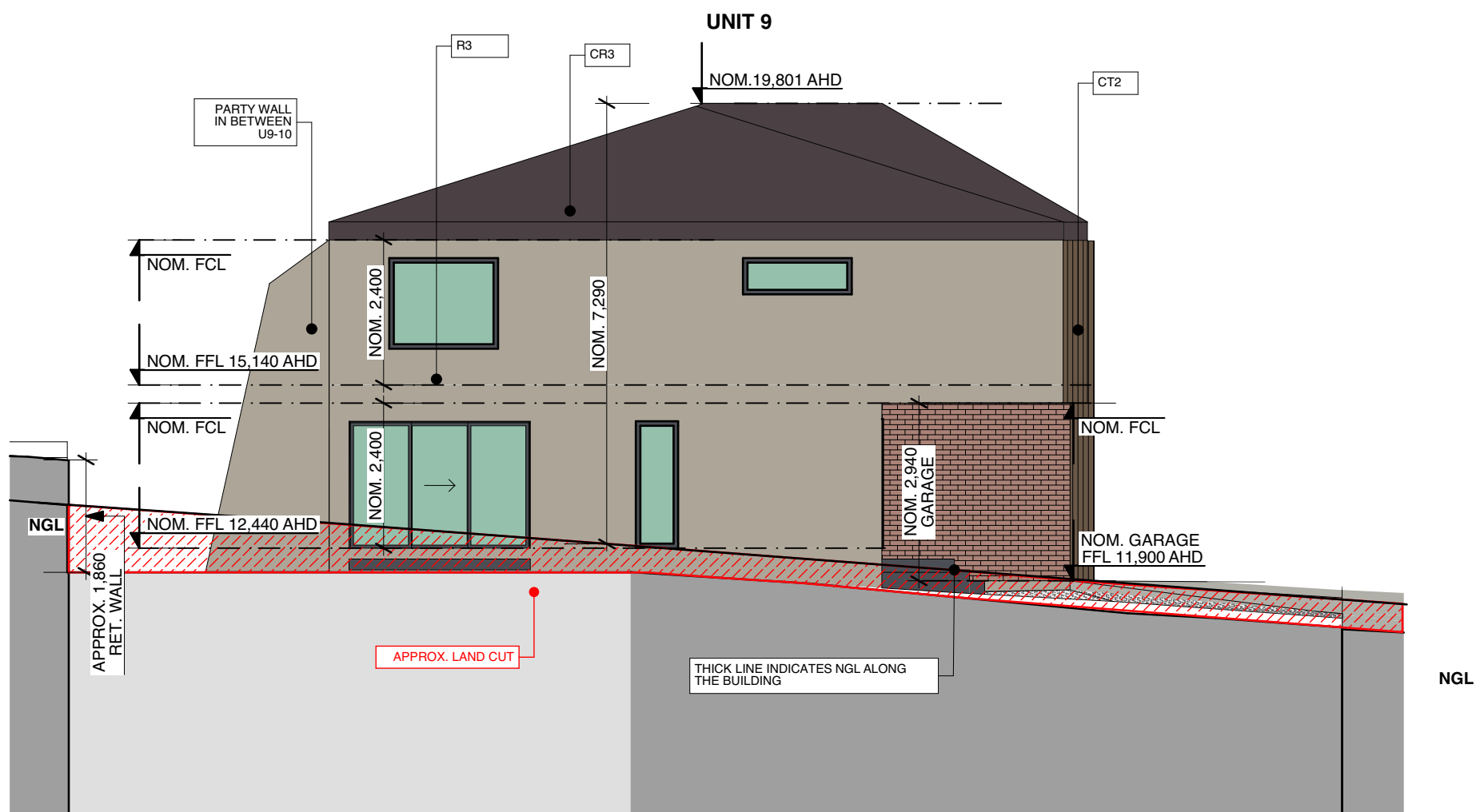
SOUTH ELEVATION UNIT 9-10



EAST ELEVATION UNIT 10



NORTH ELEVATION UNIT 9-10



WEST ELEVATION UNIT 9

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Client: CUZE PTY LTD

Address: 5-13;15;17 MAXWELL DR.

BRIDGEWATER, TAS, 7030

UNIT 9-10 ELEVATIONS

Project number	2020_04_20MXWL
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Date APR 2020

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DA011

Scale 1:100@A1

This detailed site plan illustrates a residential development with three units, a pool, and various setbacks and easements. The plan includes the following features:

- Unit 11:** 47.82 m², including a Loungue, Entry, Kitchen, Bath, and Bed 1 (3.7m x 3.0m).
- Unit 12:** 47.71 m², including a Living/Dining (6.1m x 4.8m), Kitchen, and Bed 1 (3.7m x 3.0m).
- Unit 13:** 46.54 m², including a Living/Dining (6.1m x 4.8m), Kitchen, and Bed 1 (3.7m x 3.0m).
- Pool Area:** 20.03 m², surrounded by a 1.8m high timber fence.
- Setbacks and Easements:** Various setbacks are indicated, including NOM 4,900 SETBACK, NOM 5,991 SETBACK, and NOM 5,611 SETBACK. Easements include a 1.8m high timber fence and a 1.2m high timber fence.
- Other Features:** The plan also shows a Drainage Pit, a 3000L RWT, and a 3000L RWT.

This detailed site plan illustrates a residential development with three units, a pool, and various setbacks and easements. The plan includes the following features:

- Unit 11:** 47.82 m², including a Loungue, Entry, Kitchen, Bath, and Bed 1 (3.7m x 3.0m).
- Unit 12:** 47.71 m², including a Living/Dining (6.1m x 4.8m), Kitchen, and Bed 1 (3.7m x 3.0m).
- Unit 13:** 46.54 m², including a Living/Dining (6.1m x 4.8m), Kitchen, and Bed 1 (3.7m x 3.0m).
- Pool Area:** 20.03 m², surrounded by a 1.8m high timber fence.
- Setbacks and Easements:** Various setbacks are indicated, including NOM 4,900 SETBACK, NOM 5,991 SETBACK, and NOM 5,611 SETBACK. Easements include a 1.8m high timber fence and a 1.2m high timber fence.
- Other Features:** The plan also shows a Drainage Pit, a 3000L RWT, and a 3000L RWT.

AREAS :

UNIT 11

GROUND FLOOR	- 47.82 m ²
FIRST FLOOR	- 75.40 m ²
GARAGE	- 40.06 m ²
BALCONY/POS	- 11.61 m ²
LOGGIA	- 4.42 m ²
TOTAL:	179.31 m²

POS - 118.64 m²

UNIT 12

GROUND FLOOR	- 47.71 m ²
FIRST FLOOR	- 78.48 m ²
GARAGE	- 36.50 m ²
PORCH	- 1.5 m ²
BALCONY/POS	- 10.55 m ²
LOGGIA	- 3.77 m ²
TOTAL:	178.51 m²

POS (INC. LOGGIA +BALCONY) -60 m²

UNIT 13

GROUND FLOOR	- 46.54 m ²
FIRST FLOOR	- 78.31 m ²
GARAGE	- 36.71 m ²
PORCH	- 3.35 m ²
BALCONY	- 10.68 m ²
LOGGIA	- 3.77 m ²

TOTAL: 179.3 m²

POS - 90.61 m²

[illegible][illegible]

Client: CUZE PTY LTD

Address: 5-13;15;17 MAXWELL DR.

BRIDGEWATER, TAS, 7030

UNIT 11-13 PLANS

Project number	2020 04 20MXWL
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Date	APR 2020
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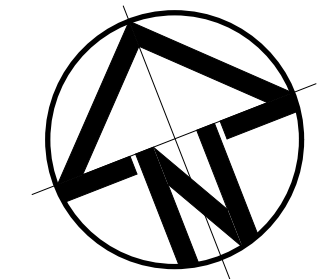
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DA012

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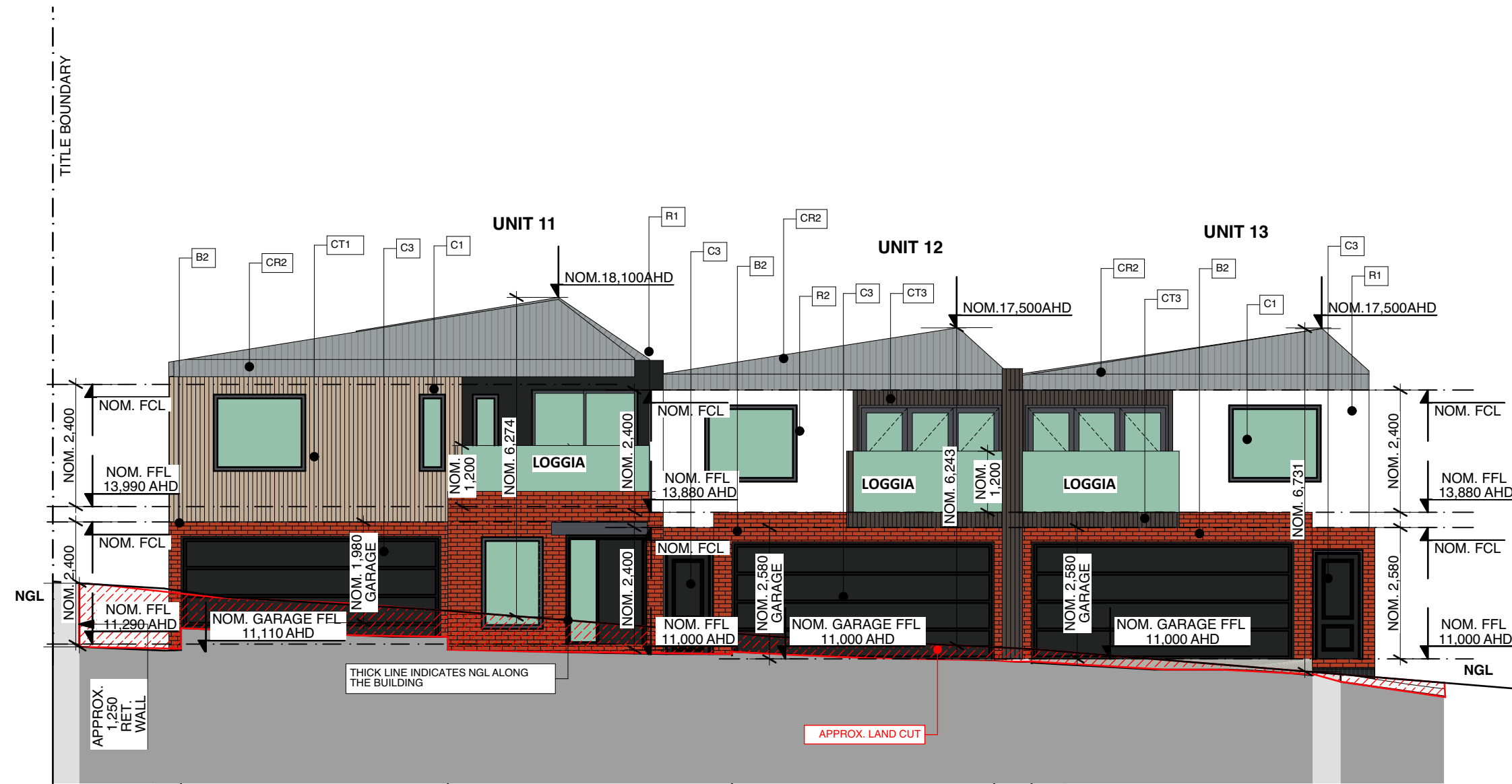
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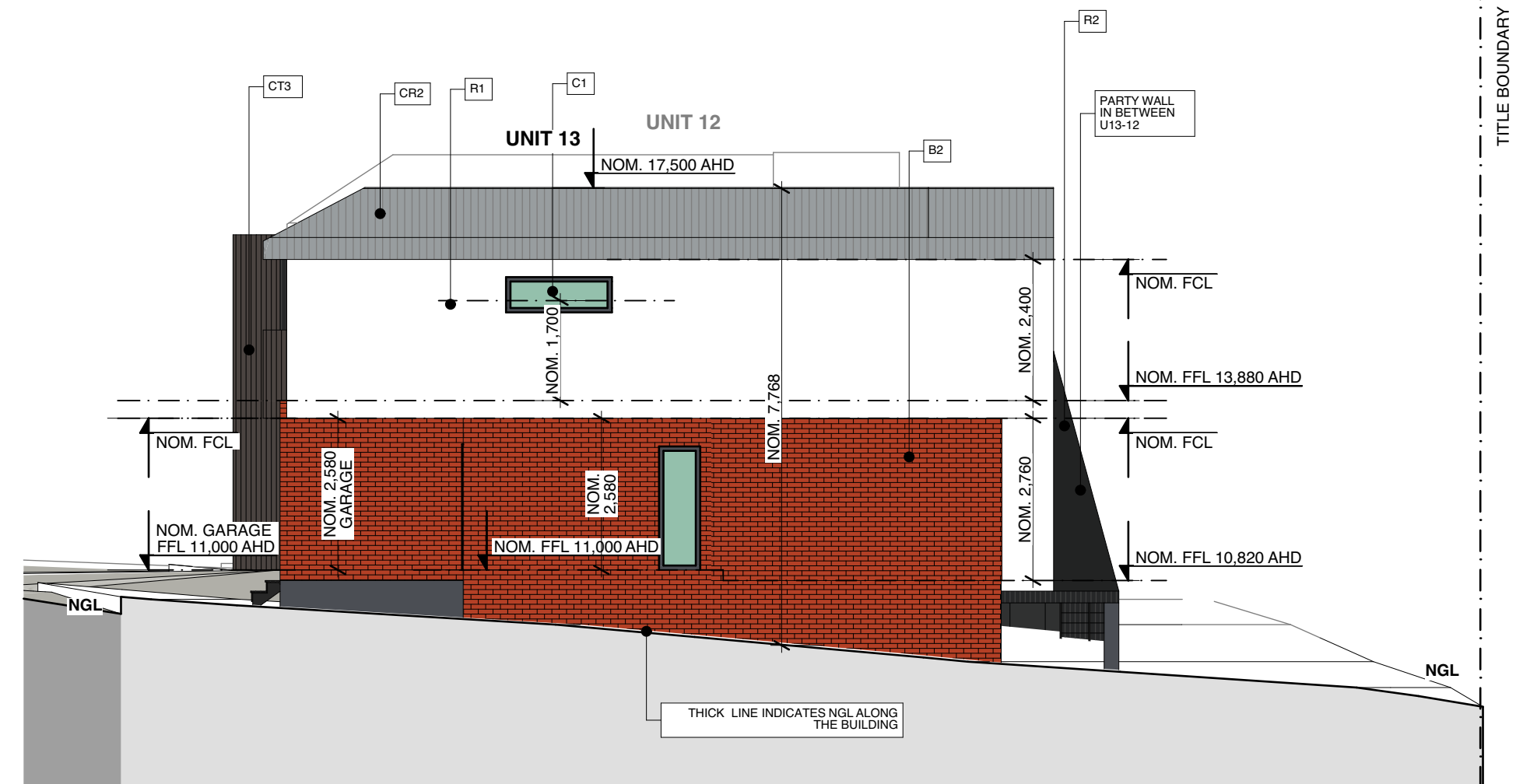
Project North

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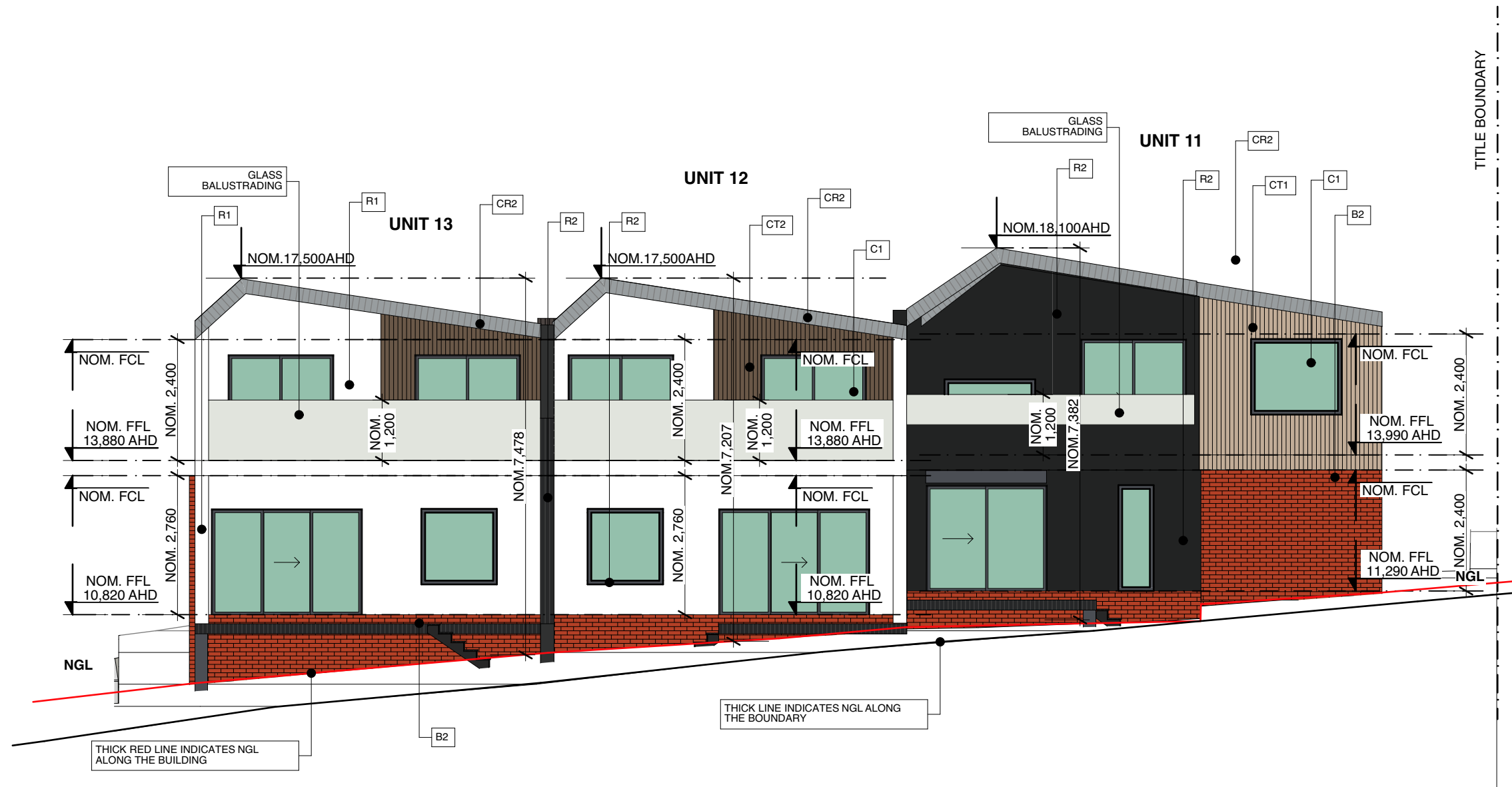
UNIT 11-13 ELEVATIONS



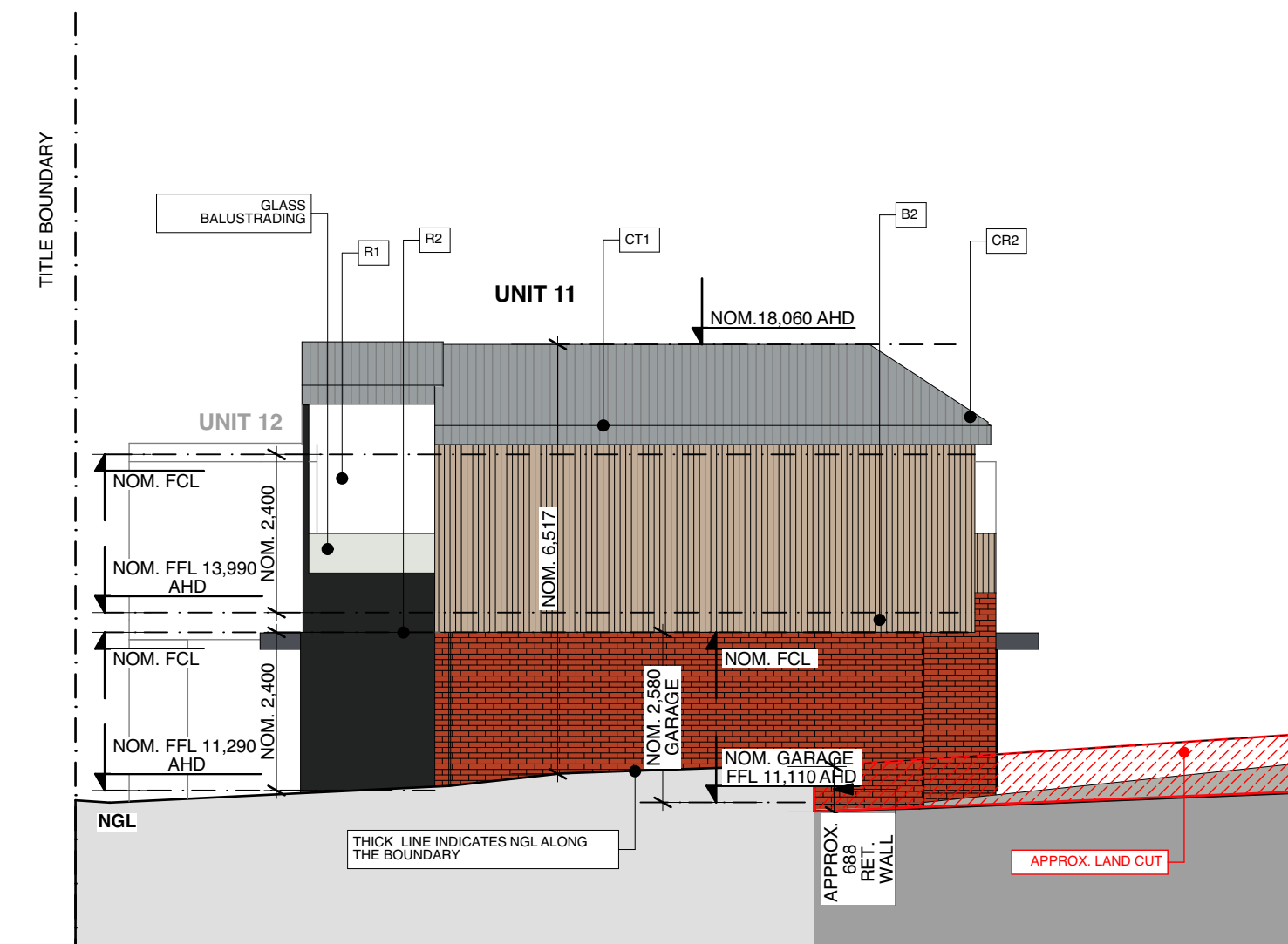
NORTH ELEVATION UNIT 11-13



WEST ELEVATION UNIT 13



SOUTH ELEVATION UNIT 11-13



EAST ELEVATION UNIT 11

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BRIDGEWATER, TAS, 7030

UNIT 11-13 ELEVATIONS

Project number	2020_04_20MXWL
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Date APR 2020

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DA013

Scale 1:100@A1

The floor plan shows two adjacent residential units, Unit 15 and Unit 14, separated by a central vertical corridor. Each unit has a symmetrical layout with bedrooms, a bathroom, a retreat, and a balcony.

Unit 15 (Left):

- Unit 15 78.24 m²** (NOM. FFL 11,860)
- BED 1:** 3.0m x 3.6m
- BED 2:** 3.0m x 3.2m
- BED 3:** 3.0m x 3.1m
- BATH:** 2.00m x 2.00m
- ENS:** 2.00m x 2.00m
- RETREAT:** 3.0m x 4.2m
- LOGGIA:** 3.77 m²
- BALCONY:** 10.68 m²

Unit 14 (Right):

- Unit 14 79.77 m²** (NOM. FFL 12,170)
- BED 1:** 3.0m x 3.6m
- BED 2:** 3.0m x 3.2m
- BED 3:** 3.2m x 3.1m
- BATH:** 2.00m x 2.00m
- ENS:** 2.00m x 2.00m
- RETREAT:** 3.2m x 4.2m
- LOGGIA:** 3.77 m²
- BALCONY:** 10.39 m²

Dimensions and Areas:

- Unit 15:** 78.24 m² (NOM. FFL 11,860)
- Unit 14:** 79.77 m² (NOM. FFL 12,170)
- BED 1:** 3.0m x 3.6m
- BED 2:** 3.0m x 3.2m
- BED 3:** 3.0m x 3.1m
- BATH:** 2.00m x 2.00m
- ENS:** 2.00m x 2.00m
- RETREAT:** 3.0m x 4.2m (Unit 15), 3.2m x 4.2m (Unit 14)
- LOGGIA:** 3.77 m²
- BALCONY:** 10.68 m² (Unit 15), 10.39 m² (Unit 14)

Setback Dimensions:

- NOM. 4,966 SETBACK** (Top Left)
- NOM. 4,566 SETBACK** (Top Center)
- NOM. 4,965 SETBACK** (Top Right)
- NOM. 4,565 SETBACK** (Top Far Right)
- NOM. 3,000 SETBACK** (Right Side)
- NOM. 3,682 SETBACK** (Bottom Right)
- NOM. 5,473 SETBACK** (Bottom Center)
- NOM. 7,177 SETBACK** (Bottom Left)
- NOM. 3,315 SET.** (Left Side)

Scale	1:100@A1
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The site plan illustrates a residential development with three units, each featuring a double garage, living/dining area, kitchen, and bedrooms. The units are surrounded by various setbacks and safety features.

Unit 16: 45.80 m² (NOM. FFL 9,060 AHD). Includes a double garage (5.5m x 6.0m), living/dining (6.1m x 3.9m), kitchen, and two bedrooms. Setbacks include 1.8m high timber fence and 1.9m high timber fence.

Unit 17: 47.00 m² (NOM. FFL 9,060 AHD). Includes a double garage (5.5m x 6.0m), living/dining (6.1m x 3.9m), kitchen, and two bedrooms. Setbacks include 1.8m high timber fence and 1.9m high timber fence.

Unit 18: 46.15 m² (NOM. FFL 9,060 AHD). Includes a double garage (5.5m x 6.0m), living/dining (6.1m x 3.9m), kitchen, and two bedrooms. Setbacks include 1.8m high timber fence and 1.9m high timber fence.

Other Features: The plan shows drainage pits, retaining walls, and various setbacks (e.g., 1.8m, 1.9m, 2.0m). The overall site area is 66.36 m². The plan also indicates the presence of a 1m high safety fence and handrail, and a 1.8m high timber fence.

[illegible][illegible]

<u>AREAS :</u>	
UNIT 16	UNIT 17
LOW GROUND FLOOR - 43.85 m ²	LOW GROUND FLOOR - 43.93 m ²
GROUND FLOOR - 45.80 m ²	GROUND FLOOR - 47.00 m ²
FIRST FLOOR - 78.21 m ²	FIRST FLOOR - 78.30 m ²
GARAGE - 36.96 m ²	GARAGE - 36.73 m ²
PORCH - 3.3 m ²	PORCH - 1.7 m ²
BALCONY/GF+FF - 23.75 m ²	BALCONY/GF+FF - 24.65 m ²
LOGGIA/FF - 3.77 m ²	LOGGIA/FF - 3.77 m ²
TOTAL: 235.64 m²	TOTAL: 236.08 m²

UNIT 16

LOW GROUND FLOOR	- 43.85 m ²
GROUND FLOOR	- 45.80 m ²
FIRST FLOOR	- 78.21 m ²
GARAGE	- 36.96 m ²
PORCH	- 3.3 m ²
BALCONY/GF+FF	- 23.75 m ²
LOGGIA/FF	- 3.77 m ²
TOTAL:	235.64 m²

UNIT 17

LOW GROUND FLOOR	- 43.93 m ²
GROUND FLOOR	- 47.00 m ²
FIRST FLOOR	- 78.30 m ²
GARAGE	- 36.73 m ²
PORCH	- 1.7 m ²
BALCONY/GF+FF	- 24.65 m ²
LOGGIA/FF	- 3.77 m ²
TOTAL:	236.08 m²

LOW GROUND FLOOR	- 44.41 m ²
GROUND FLOOR	- 46.15 m ²
FIRST FLOOR	- 79.12 m ²
GARAGE	- 37.03 m ²
PORCH	- 3.3 m ²
BALCONY/GF+FF	- 24.02 m ²
LOGGIA/FF	- 3.89 m ²
TOTAL:	237.92 m²

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idea
group

Client: CUZE PTY LTD

Address: 5-13;15;17 MAXWELL DR.

BRIDGEWATER, TAS, 7030

Project number	2020 04 20MXWL
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Date APR 2020

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Scale	1:100@A1
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Client: CUZE PTY LTD

Address: 5-13;15;17 MAXWELL DR.

BRIDGEWATER, TAS, 7030

Scale 1:100@A1

This detailed site plan illustrates the layout of three residential units (Unit 19, Unit 20, and Unit 21) and their associated setbacks and floor levels. The plan includes the following information:

- Unit 19:** Located at the bottom left, it includes a bedroom (BED 1), bathroom (ENS), and entry. The unit has a floor level of 8.490 AHD and a footprint of 33.11 m².
- Unit 20:** Located in the center, it includes a bedroom (BED 1), bathroom (ENS), and entry. The unit has a floor level of 8.450 AHD and a footprint of 32.16 m².
- Unit 21:** Located at the top right, it includes a bedroom (BED 1), bathroom (ENS), and entry. The unit has a floor level of 8.450 AHD and a footprint of 32.16 m².
- Setbacks:** Various setbacks are indicated around the units, including NOM 1.500 SETBACK, NOM 1.850 SETBACK, and NOM 4.253 SETBACK.
- Floor Levels:** The plan shows various floor levels, including NOM SFL 8.600 AHD, NOM SFL 8.490 AHD, and NOM SFL 8.450 AHD.
- Other Features:** The plan includes a drainage pit, a car space, a storage area, and a footpath. It also shows safety fences and retaining walls.

The site plan illustrates the layout of two residential units, Unit 19 and Unit 20, within a larger plot. The plot is bounded by a drainage pit cap level to the west and a road to the east. The setbacks for the units are as follows:

- Unit 20 (Top):**
 - NOM. 5,571 SETBACK (North)
 - NOM. 1,615 SETBACK (West)
 - NOM. 4,356 SETBACK (East)
- Unit 19 (Bottom):**
 - NOM. 4,968 SETBACK (West)
 - NOM. 4,127 SETBACK (East)
 - NOM. 9,132 SETBACK (South)

The dimensions of the units and their internal spaces are:

- Unit 20:** 57.75 m². Internal spaces include a Living area (3.2m x 7.0m), Dining area (2.8m x 4.6m), and a Kitchen area (2.8m x 4.6m).
- Unit 19:** 59.97 m². Internal spaces include a Living area (7.2m x 3.2m), Dining area (4.6m x 2.8m), and a Kitchen area (2.8m x 4.6m).

The setbacks are measured from the boundaries of the plot. The setbacks for Unit 20 are 5,571 m (North), 1,615 m (West), and 4,356 m (East). The setbacks for Unit 19 are 4,968 m (West), 4,127 m (East), and 9,132 m (South).

The image contains two architectural drawings. The top drawing is a 'PROPOSED ROOF PLAN' showing two units, UNIT 19 and UNIT 20, with their respective roof areas and setbacks. UNIT 19 has a roof area of 45.64 m² and a nominal finished floor (FFL) of 13.890 AHD. UNIT 20 has a roof area of 42.34 m² and a nominal finished floor (FFL) of 13.890 AHD. The plan includes setbacks of 1.500, 4.968, and 4.73, and a 10% slope indicated by a dashed line. The bottom drawing is a 'GROUND FLOOR OUTLINE' showing the same two units, UNIT 19 and UNIT 20, with their respective floor areas and setbacks. UNIT 19 has a floor area of 60.88 m² and a nominal finished floor (FFL) of 5.640 AHD. UNIT 20 has a floor area of 49.14 m² and a nominal finished floor (FFL) of 5.640 AHD. The plan includes setbacks of 1.492, 1.654, and 4.73, and a 10% slope indicated by a dashed line. The ground floor outline also shows a 'FOOTPATH' and a 'D.P.' (Down Pipe) location.

Scale	1:100@A1
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POS (INC.ROOFTOP) - 98.13 m²