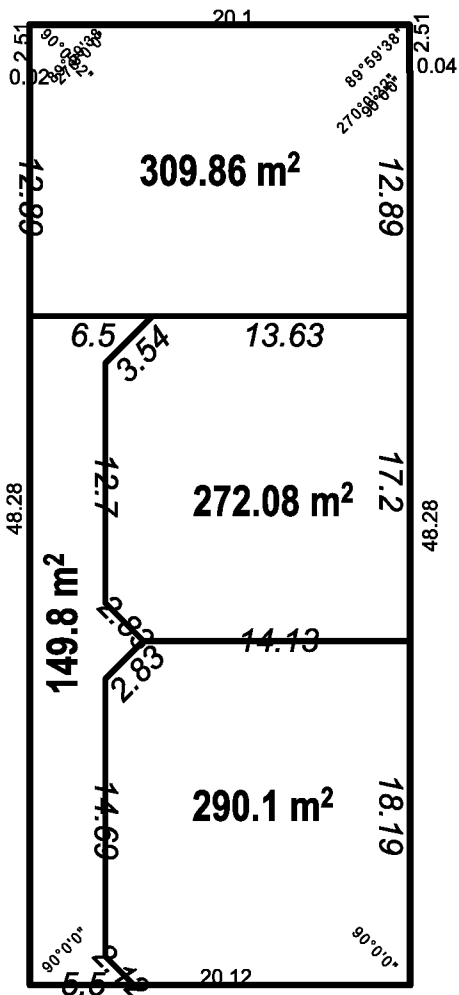
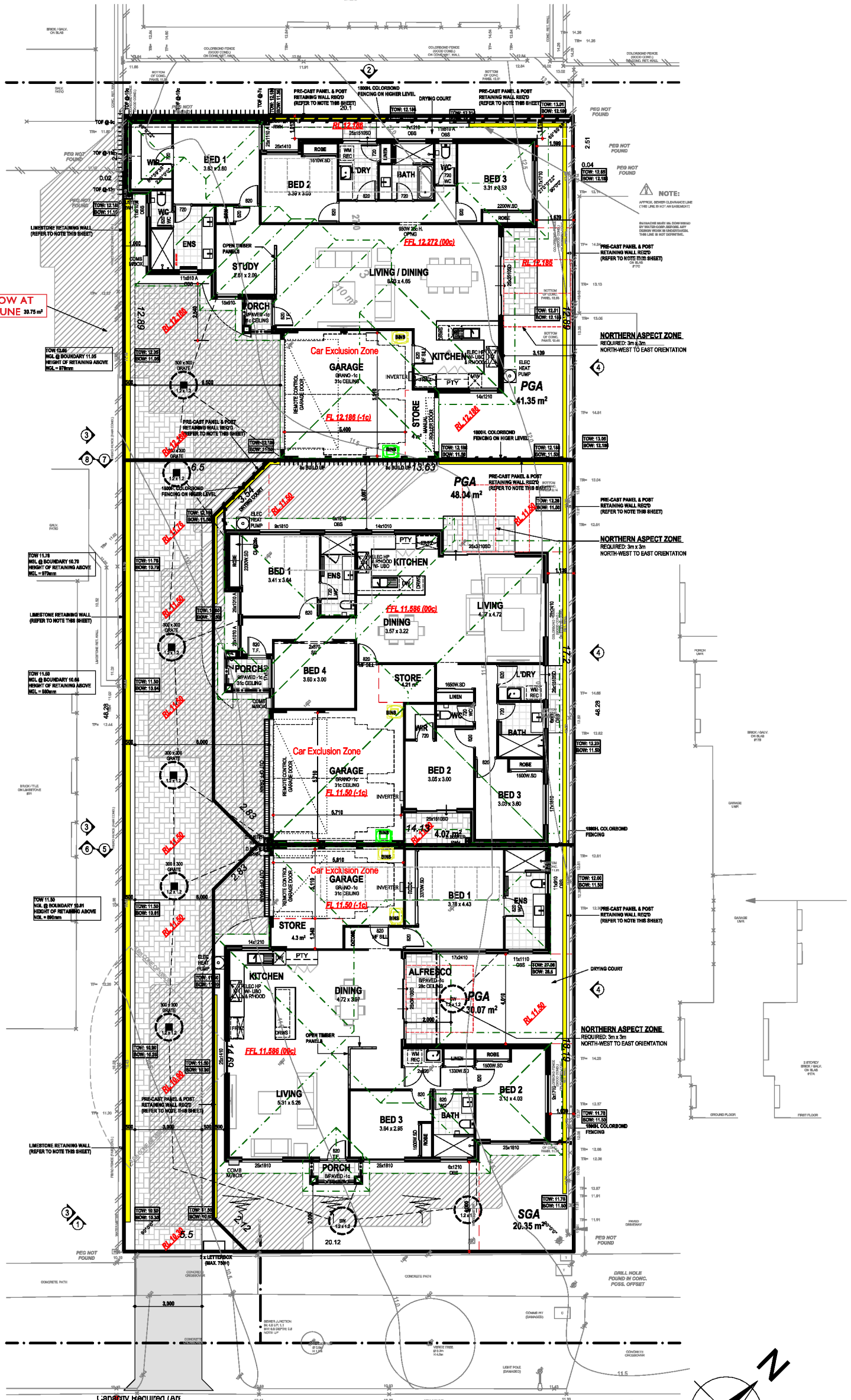


SITE PLAN 1:200



STRATA LAYOUT 1:400

SUN SHADOW AT NOON 21 JUNE 18.75 m²



Soak Well Type	No.	Capacity
SW 1200x1200	9	12.2 m³
Total Capacity		12.2 m³
Roof Area GF		608.9 m²
Paved Area		191.7 m²
Total Area		800.6 m²
Capacity Required (Area x 0.0150)		12.0 m³
Extra Capacity Provided		0.2 m³

RETAINING CONTRACTOR NOTE:
 - GROUND LINE TO GROUNDLINE LEVELS INDICATED ONLY FOR SHIRE ASSESSMENT.
 - FOR QUOTING PURPOSES ENSURE BOTTOM OF RETAINING IS EMBEDDED SUFFICIENTLY AS REQ.
 - REFER TO NEIGHBOURS EXISTING LEVELS AND / OR NEW NOMINATED PAVING / LANDSCAPING LEVELS TO CALCULATE EXTENT OF RETAINING HEIGHT INCL. MIN EMBEDMENTS REQUIRED.

SUN SHADOW AT NOON 21 JUNE

2c FACE BRICK - 1/3RD BOND

NOTE:
DRAWING SUBJECT TO LOCAL AUTHORITY APPROVAL

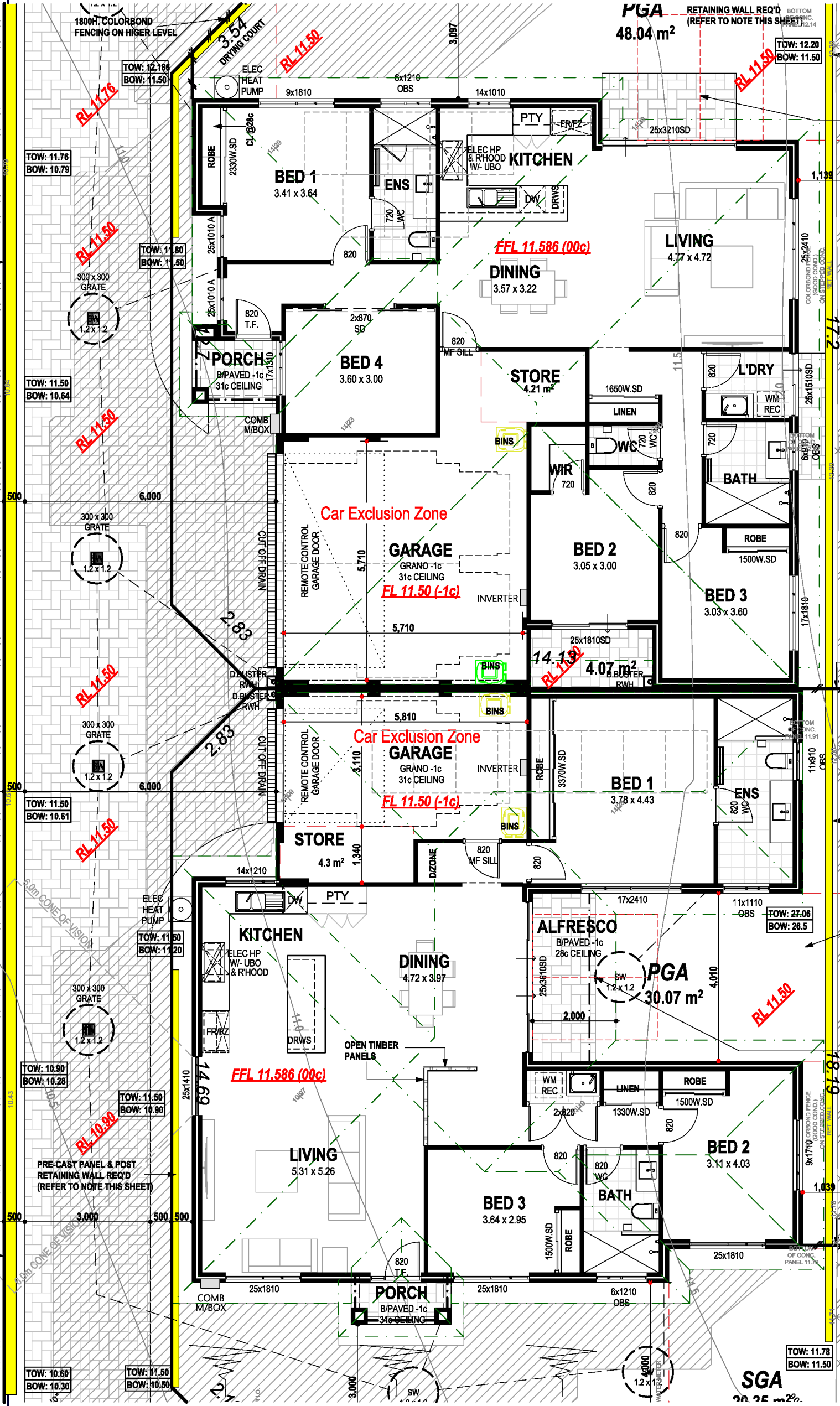
ZONING R30
TOTAL SITE AREA 1022 m²

PROPOSED DEVELOPMENT FOR

LOT 112 #19 LEICHARDT STREET
ST JAMES

DA	CSO	07.12.2025
SHIRE LETTER	CSO	14.04.2026

FLOOR PLAN 1:100



PROPOSED RESIDENCE - U2

FLOOR PLAN	ROOF
A: 134.24 m ²	A: 198.69 m ²
P: 64.06 m	P: 60.74 m
GARAGE / STORE	
A: 42.76 m ²	
PORTICO	
A: 3.23 m ²	
TOTAL AREA	
A: 180.23 m ²	
EXCLUSIVE LOT AREA	272.00 m²
CPA	50.00 m²
TOTAL SITE AREA	322.00 m²
BUILDING AREA	177.00 m²
OPEN SPACE	45.03 %

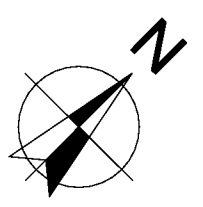
PROPOSED RESIDENCE - U1

FLOOR PLAN	ROOF
A: 144.55 m ²	A: 200.1 m ²
P: 70.76 m	P: 70.89 m
GARAGE / STORE	
A: 25.02 m ²	
PORTICO	
A: 2.39 m ²	
ALFRESCO	
A: 30.07 m ²	
TOTAL AREA	
A: 177.97 m ²	
EXCLUSIVE LOT AREA	290.00 m²
CPA	50.00 m²
TOTAL SITE AREA	340.00 m²
BUILDING AREA	175.59 m²
OPEN SPACE	48.36 %

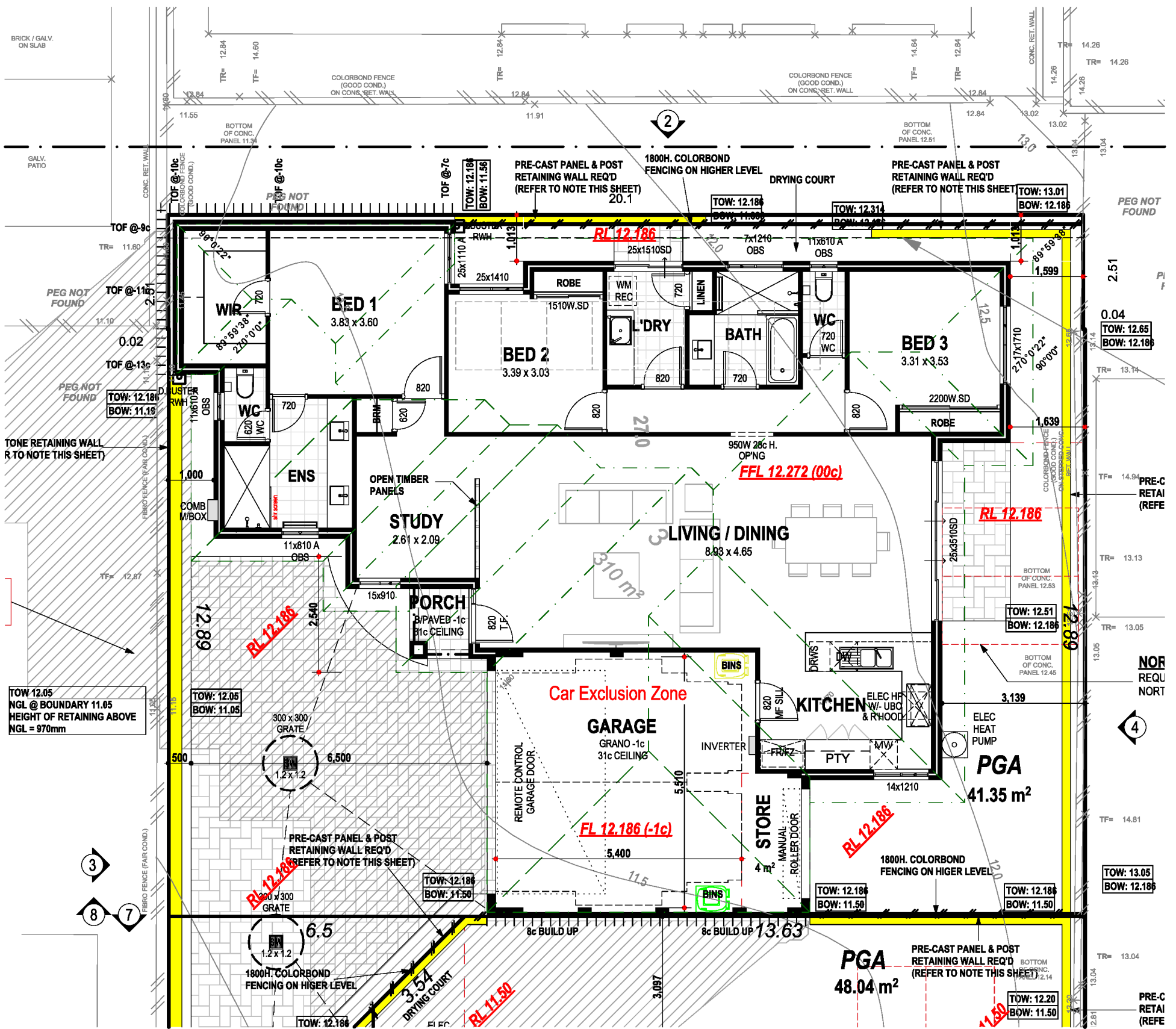
PROPOSED DEVELOPMENT FOR

LOT 112 #19 LEICHARDT STREET
ST JAMES

DA	CSO	07.12.2025
SHIRE LETTER	CSO	14.04.2026



FLOOR PLAN 1:100



PROPOSED RESIDENCE - U3

FLOOR PLAN	ROOF
A: 150.76 m ²	A: 210.09 m ²
P: 62.64 m	P: 68.24 m
GARAGE / STORE	
A: 37.90 m ²	
PORTICO	
A: 2.00 m ²	
TOTAL AREA	
A: 190.67 m ²	

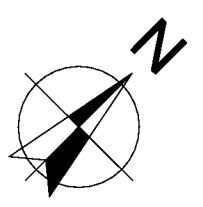
EXCLUSIVE LOT AREA	310.00 m²
CPA	50.00 m²
TOTAL SITE AREA	360.00 m²
BUILDING AREA	188.66 m²
OPEN SPACE	47.59 %

PROPOSED DEVELOPMENT FOR

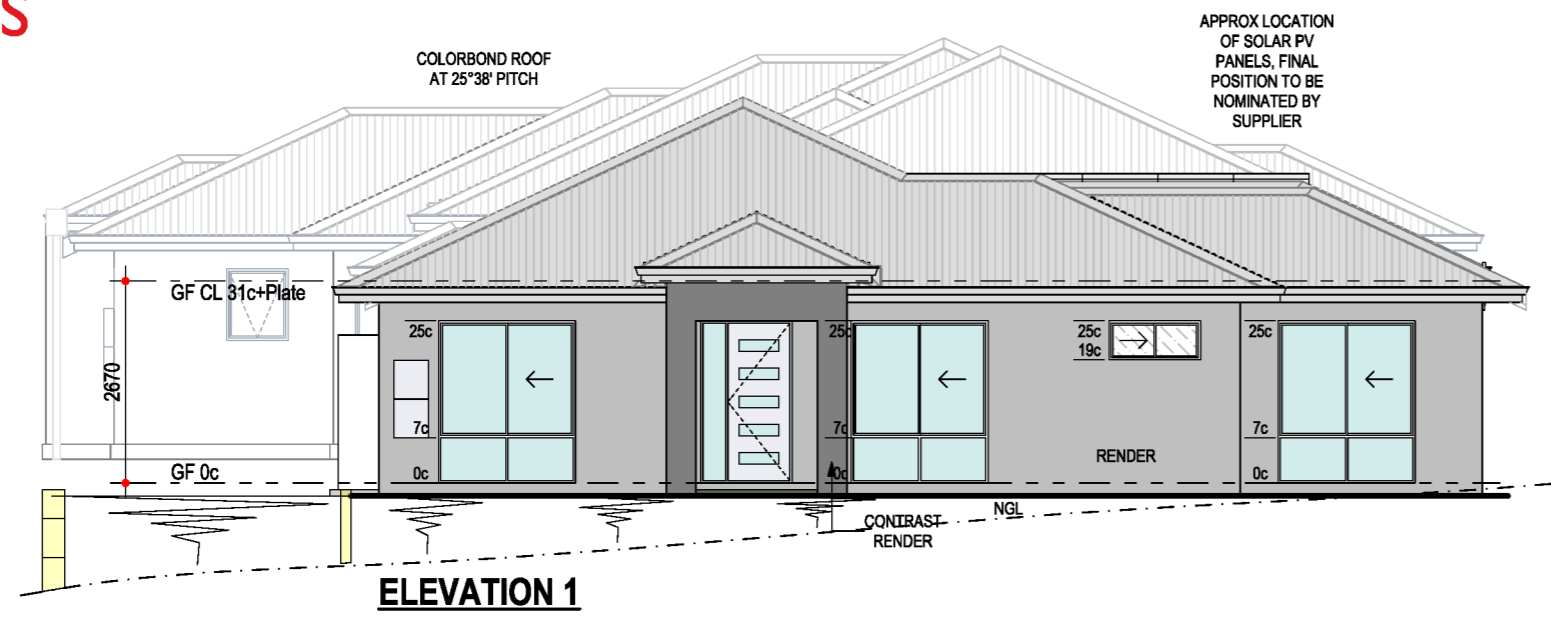


LOT 112 #19 LEICHARDT STREET
ST JAMES

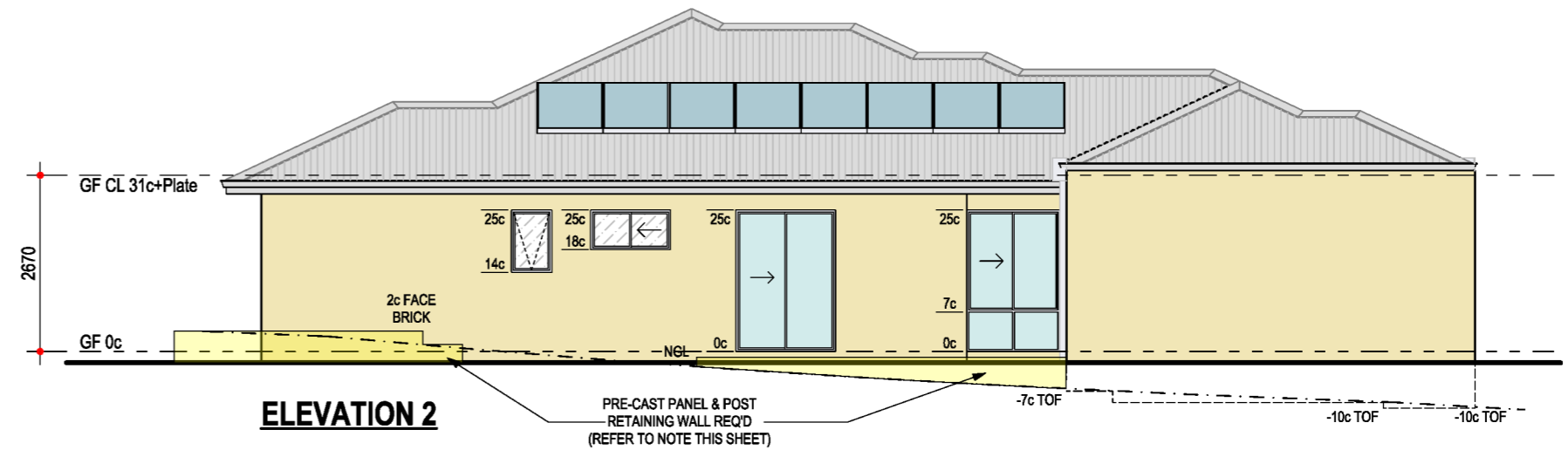
DA	CSO	07.12.2025
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ELEVATIONS
A2 1:100



ELEVATION 1



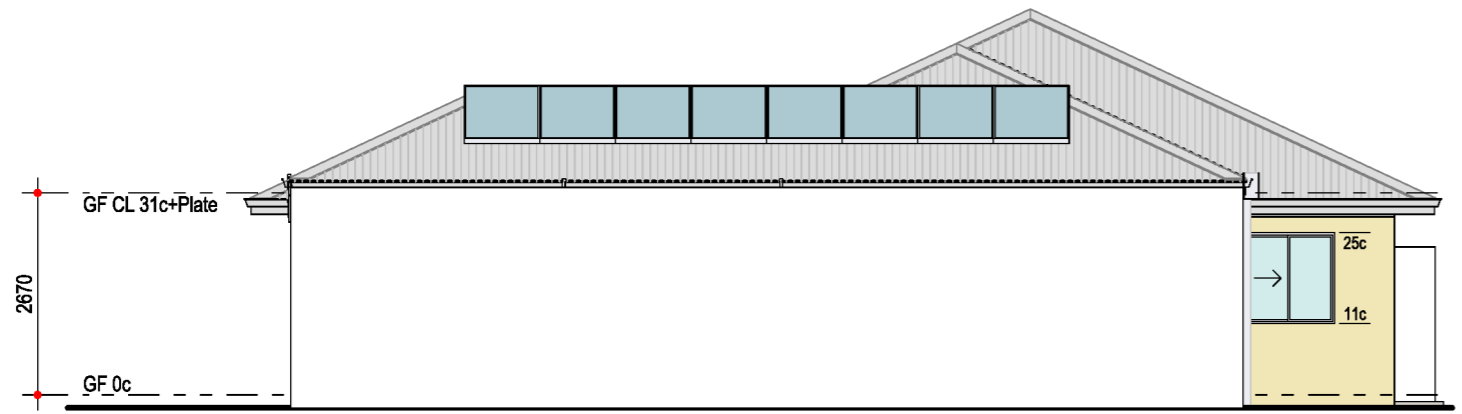
ELEVATION 2



ELEVATION 4



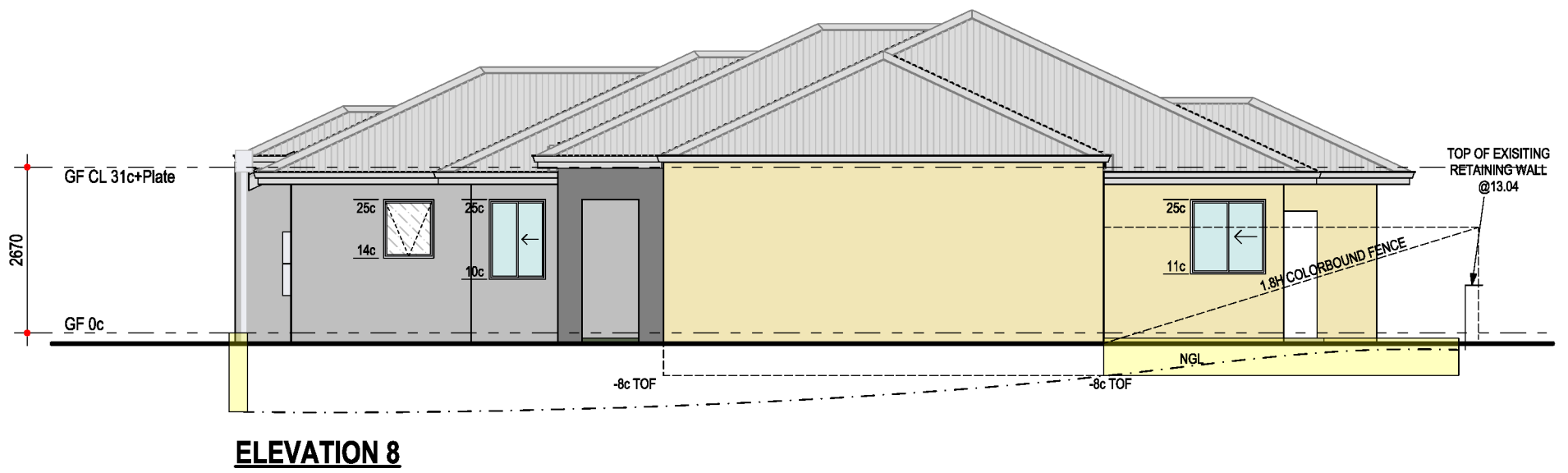
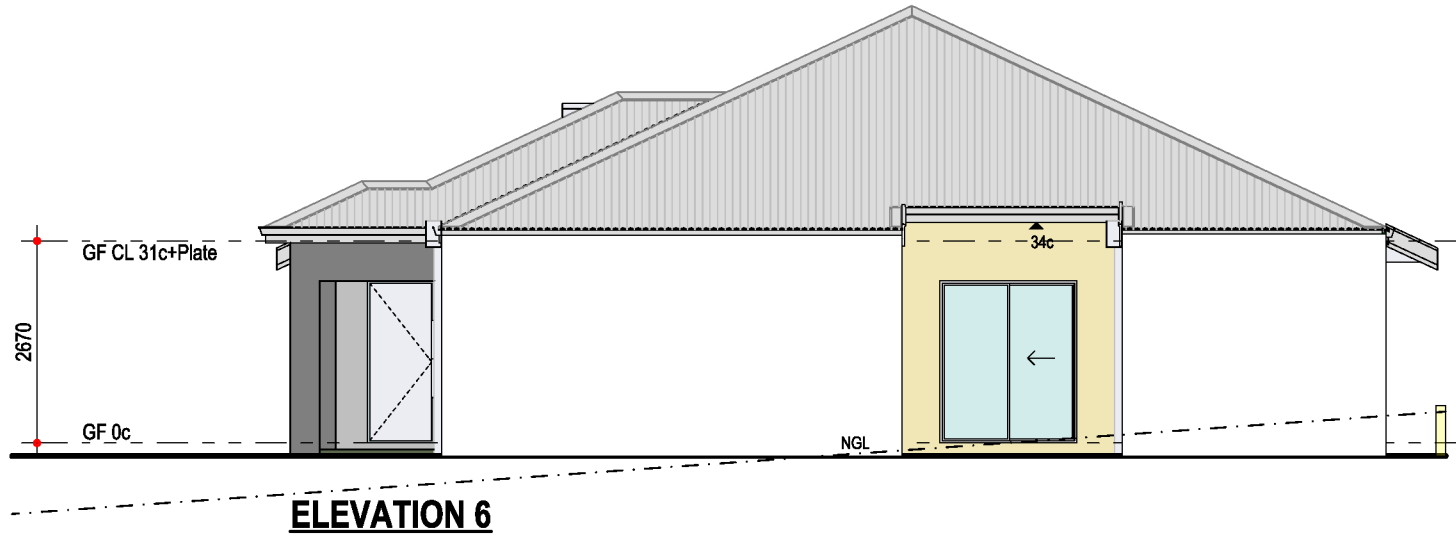
ELEVATION 3



ELEVATION 5

<p>PROPOSED DEVELOPMENT FOR [REDACTED]</p> <p>LOT 112 #19 LEICHARDT STREET ST JAMES</p>	DA	CSO	07.12.2025
	SHIRE LETTER	CSO	14.04.2026

ELEVATIONS 1:100






PROPOSED DEVELOPMENT FOR



LOT 112 #19 LEICHARDT STREET
ST JAMES

DA	CSO	07.12.2025
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LANDSCAPE PLAN

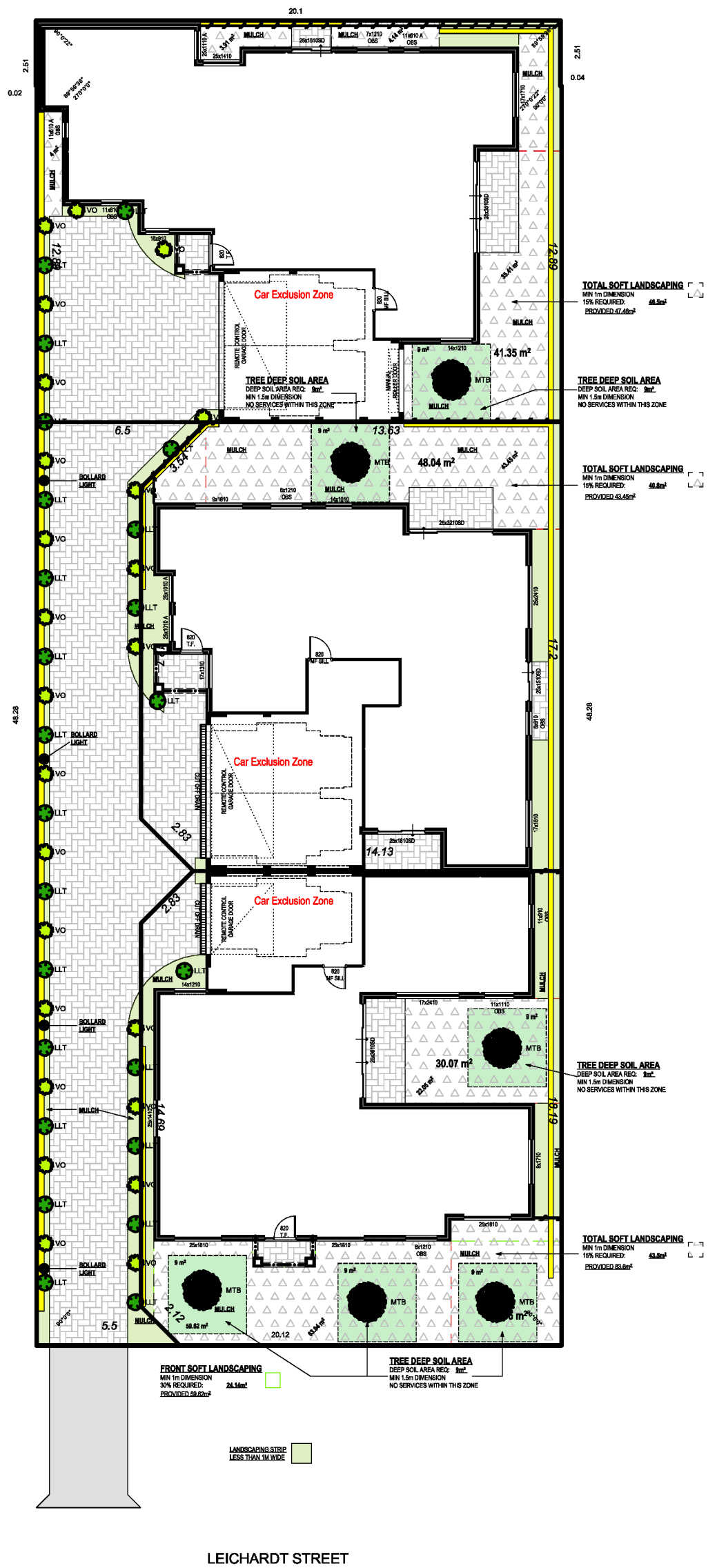
LANDSCAPING LEGEND / PLANT SCHEDULE		
SYMBOL	PLANT NAME	SIZE
	Viburnum Odoratissimum	5 Litre
	Lomandra Lime Tuff	5 Litre
	Magnolia Teddy Bear	90 Litre

LANDSCAPING NOTE:
 ALL LANDSCAPING ILLUSTRATED
 INDICATIVE ONLY
 ALL LANDSCAPING BY CLIENT
 AFTER HANDOVER

RETICULATION NOTE:
 GARDENS TO BE IRRIGATED BY
 AUTOMATIC RETICULATION SYSTEM
 WITH DRIP LINES AND DRIPPERS.
 ALL RETICULATION TO COMPLY
 WITH WATER GUIDELINES

LANDSCAPING NOTE:
 ALL SPECIFIED PLANTS SUBJECT TO
 AVAILABILITY
 ALL NOMINATED SPACING, SIZES AND
 HEIGHTS ARE APPROXIMATE ONLY AND
 SUBJECT TO ADJUSTMENT ON SITE

LANDSCAPING NOTE:
 LOW PLANTING TO BE UTILISED TO
 MAINTAIN LINE OF SITE IN
 DRIVEWAYS & VISUAL TRUNCATIONS



PROPOSED DEVELOPMENT FOR



LOT 112 #19 LEICHARDT STREET
 ST JAMES

DA	CSO	07.12.2025
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4. Lot 3 Boundary Wall Variation

As highlighted in the initial assessment, the Grouped Dwelling proposed on Lot 3 is outside the limitations of Clause 3.4.6 with regard to boundary wall height as follows:

- 3.8m to the south-west boundary; and
- 3.6m to the north-west boundary.

The relevant Design Principle states as follows:

P3.4.4 Buildings are built up to lot boundaries where this:

- makes more effective use of space for primary garden areas and/or private open space;*
- maintains adequate solar access to major openings and private open space of adjoining properties; and*
- contributes positively to the prevailing or future development context and streetscape as outlined in the local planning framework.*

South-West Boundary - No. 10B Burlington Street – Within Deemed-to-Comply Limitations

It is noted the south-west boundary wall of Lot 3 abuts two boundaries. The development at No. 10B Burlington Street has excavated adjacent to the boundary of the subject site and incorporates retaining. The top of this retaining wall at No. 10B is 11.60 which is the Natural Ground Level in accordance with the definition. The plans have been updated to show the correct natural ground level along this portion of the boundary. The footings of the proposed dwelling are required to be dropped to match the bottom of the existing retaining wall so as to not surcharge load on to the side of the existing retaining wall. However, when the boundary wall adjacent to No. 10B is measured from the top of the existing retaining wall (natural ground level) the height is under 3.5m and therefore not a variation to the Deemed-to-Comply standard in relation to this lot boundary.

boundary wall and development in general would make effective uses of the site and is in keeping with the scale of development intended under the local planning framework.

5. Site Works

The fill and retaining along the south-western boundary has been reduced in height such that it does not exceed 1m above the natural ground level at the boundary. It is noted some portions of retaining require greater embedment as the levels within the adjacent site fall lower than the natural ground level at the boundary. However, when measured from the levels at the boundary the wall does not exceed 1m in height in accordance with C3.5.2.

It is noted a portion of the front setback area would incorporate fill and retaining 500mm above the natural ground level contrary to C3.5.1. However, it is considered the proposal meets the relevant Design Principles listed below.

P3.5.1 Development that considers and responds to the natural features of the site and requires minimal excavation/fill.

P3.5.2 Where excavation/fill is necessary, all finished levels respect the natural ground level at the lot boundary of the site and as viewed from the street.

P3.5.3 Retaining walls that result in land which can be effectively used for the benefit of residents, do not detrimentally affect the amenity of adjoining properties in the opinion of the decision-maker, and are designed, engineered and landscaped having due regard to the provisions of element 3.10 Visual privacy

As acknowledged in the initial assessment, the site has significant crossfall of approximately 2m and site works incorporating retaining are required to accommodate development.

The finished floor level of the dwellings themselves are set at a level in keeping with the average natural ground level. The 4-point average below the corners of each dwelling are as follows:

Strata Lot	Average NGL below each building footprint	Proposed FFL	Difference
1	$(NW\ 12.0 + NE\ 11.0 + SE\ 10.5 + SW\ 11.70) / 4 = 11.325$	11.586	+0.261m
2	$(NW\ 12.0 + NE\ 11.0 + SE\ 11.0 + SW\ 12.0) / 4 = 11.5$	11.586	+0.086m
3	$(NW\ 12.5 + NE\ 11.6 + SE\ 11.5 + SW\ 12.0) / 4 = 11.9$	12.272	+0.372m

Given this, it is considered the site works and retaining required to accommodate the dwellings respects the natural ground level of the site through achieving a balance of cut and fill. This would maintain the natural visual impression of the site when viewed from the street and surrounding lots.

The retaining adjacent to the south-western neighbour does not exceed 1m in accordance with the Deemed-to-Comply standards and is therefore considered to not have an unreasonable impact on the amenities of the affected occupants. It is also considered the development is in

keeping with development expectations permitted under the applicable planning framework. Furthermore, the development incorporates a driveway adjacent to No. 21 and the overall visual and overshadowing impact is far less than if the dwellings were adjacent to this boundary. In the context of the site and surrounds which are characterised by sloping topography it is considered the extent of fill and retaining is not excessive.

