

PROPOSED 3 GROUPED DWELLINGS

DEVELOPMENT APPROVAL APPLICATION

ADDRESS: 168 PLANET STREET, CARLISLE

LOCAL AUTHORITY: TOWN OF VICTORIA PARK

LOCAL PLANNING SCHEME ZONING: RESIDENTIAL R30



DRAWING SCHEDULE

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LOT 1 EXISTING DWELLING STORE AND FENCE SIGHTLINE ELEVATIONS

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		PAGE: A0.1	A	12/03/25	ISSUED FOR DA	DRAWINGS ARE FOR DEVELOPMENT APPROVAL ONLY, NOT FOR BUILDING APPROVAL OR CONSTRUCTION PURPOSES.
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DEVELOPMENT APPROVAL



LOT 557

842m²

SERVICE INFORMATION

AREA ESTABLISHED
SEWERAGE YES DEPTH 0.71
WATER TBC PRELAID BTC
ELECTRICAL YES U/G
TELECOM YES
GAS YES
DRAFTED SSW SURVEYOR MR

SERVICE LEGEND

SURVEY

- DATUM
- PF PEG FOUND
- PG PEG GONE

SEWERAGE

- SEW SEWER MANHOLE
- IO INSPECTION OPENING
- IS INSPECTION SHAFT

WATER

- M WATER METER
- H HYDRANT
- F FLUSH POINT
- V STOP VALVE

ELECTRICAL

- PD POWER DOME/PILLAR
- P POWER POLE
- L LAMP POST
- C CONSUMER POLE
- A STAY WIRE ANCHOR

STORMWATER

- SM STORMWATER MANHOLE
- G GRATE
- SEP SIDE ENTRY PIT

GAS

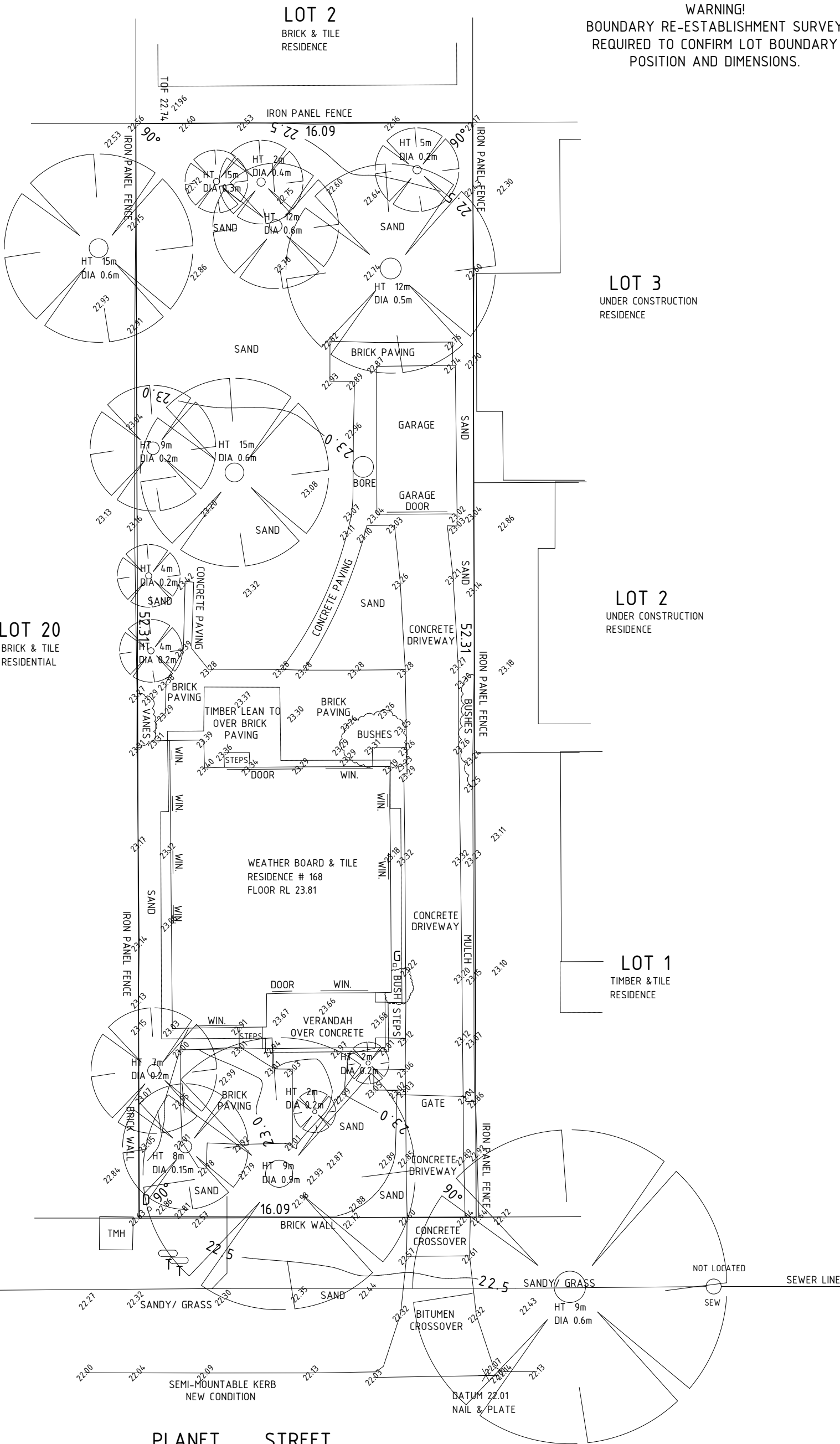
- G GAS METER
- S SERVICE VALVE

TELECOM

- CP COMMUNICATION PIT
- TMH TELSTRA MANHOLE

SEWER CONNECTION POSITION

APPROXIMATE ONLY
SEW INV. 19.49
UP. 2.50
DEPTH. 0.71



WARNING!
BOUNDARY RE-ESTABLISHMENT SURVEY
REQUIRED TO CONFIRM LOT BOUNDARY
POSITION AND DIMENSIONS.

LOT 3
UNDER CONSTRUCTION
RESIDENCE

LOT 2
UNDER CONSTRUCTION
RESIDENCE

LOT 1
TIMBER & TILE
RESIDENCE

CONTOUR SURVEY PLAN

SCALE:1:200@A3

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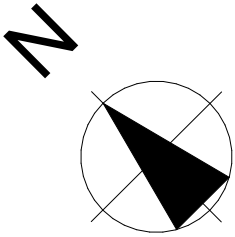
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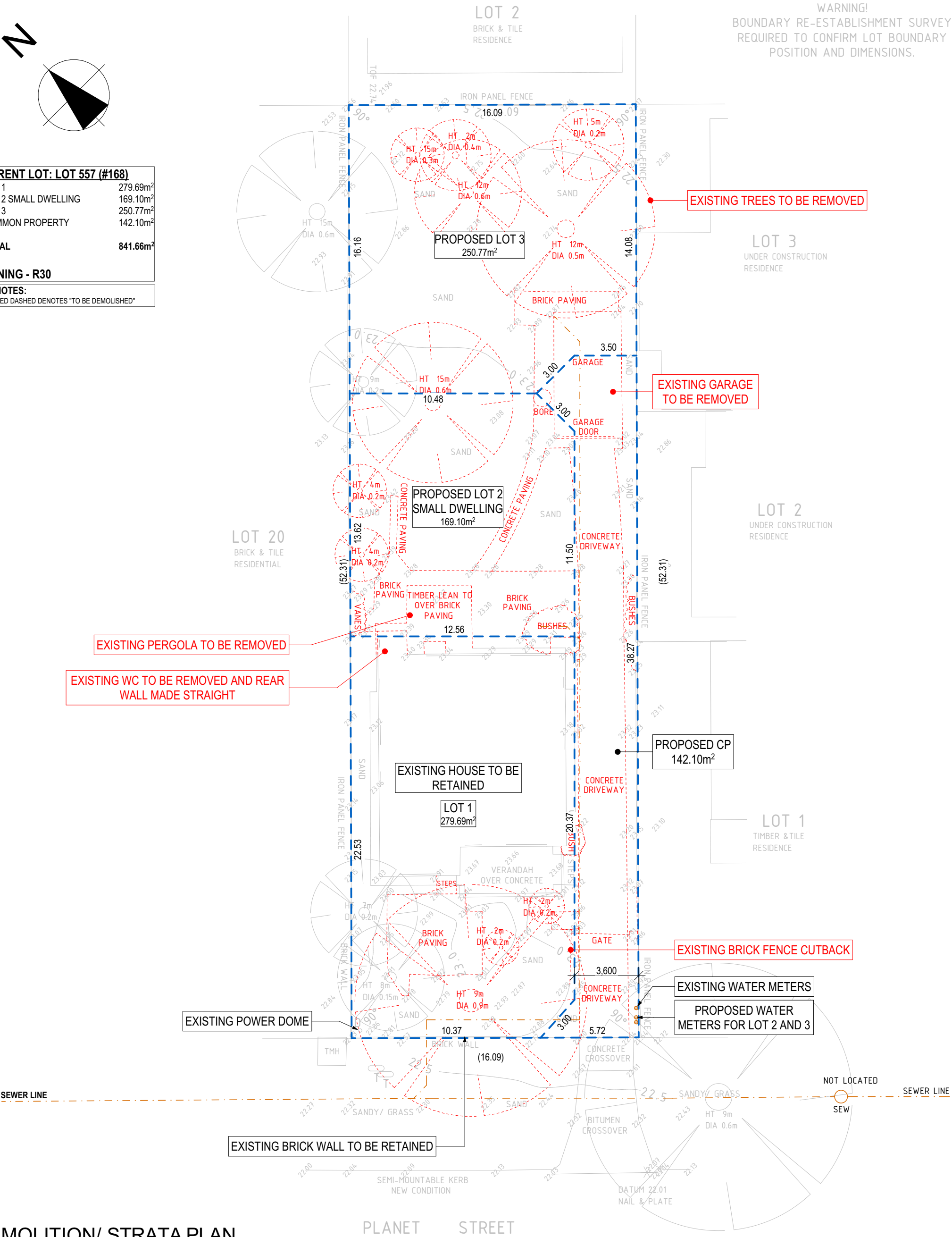
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DEVELOPMENT APPROVAL



PARENT LOT: LOT 557 (#168)	
LOT 1	279.69m ²
LOT 2 SMALL DWELLING	169.10m ²
LOT 3	250.77m ²
COMMON PROPERTY	142.10m ²
TOTAL	841.66m²
ZONING - R30	
NOTES:	
. RED DASHED DENOTES "TO BE DEMOLISHED"	

WARNING!
BOUNDARY RE-ESTABLISHMENT SURVEY
REQUIRED TO CONFIRM LOT BOUNDARY
POSITION AND DIMENSIONS.



DEMOLITION/ STRATA PLAN
SCALE:1:200@A3

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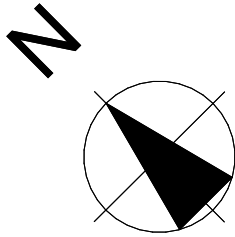
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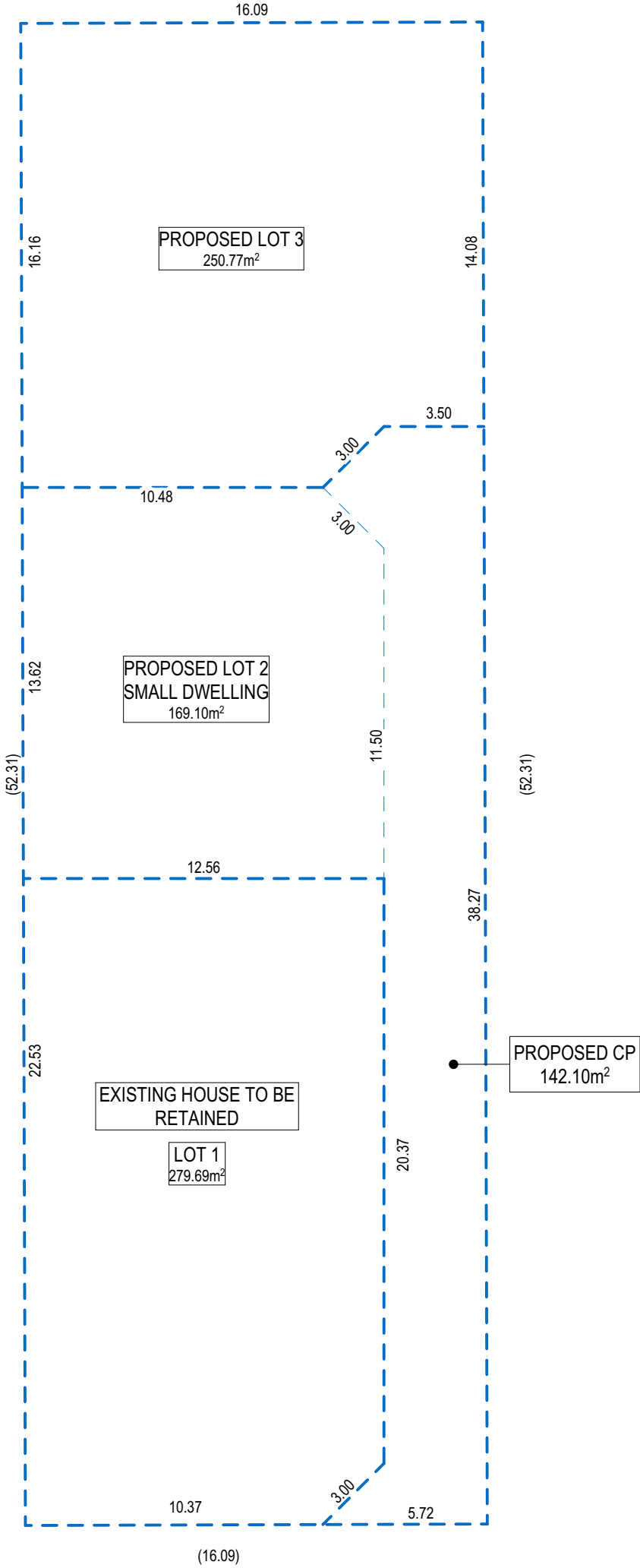
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LOT 1	279.69m ²
LOT 2 SMALL DWELLING	169.10m ²
LOT 3	250.77m ²
COMMON PROPERTY	142.10m ²
TOTAL	841.66m ²
ZONING - R30	



PROPOSED LOT LAYOUT

SCALE:1:200@A3

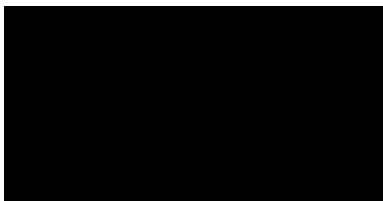
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DEVELOPMENT APPROVAL

PROPOSED LOT AREAS - R30
PARENT LOT AREA - 842m2
LOT 1 - 279.69m2
LOT 2 SMALL DWELLING - 169.10m2
LOT 3 - 250.77m2
COMMON PROPERTY - 142.10m2

AREAS - LOT 3	
	AREA (m2)
HOUSE AREA	118.43
GARAGE & STORE	36.62
ALFRESCO	9.68
PORCH	1.29
	166.02 m²

LOT 3 SITE COVERAGE
LOT 3 - 250.77m2
COVERAGE - 155.05m2 (61.8%)

LOT 3 OUTDOOR LIVING AREA
PRIMARY GARDEN = 34.82m2
SECONDARY GARDEN = 9.27m2
COVERED AREA = 9.68m2

AREAS - LOT 2	
	AREA (m2)
HOUSE AREA	73.46
GARAGE	24.65
STORE	5.18
VERANDAH	3.97
	107.26 m²

LOT 2 SITE COVERAGE
LOT 2 - 169.10m2
COVERAGE - 103.29m2 (61%)

LOT 2 OUTDOOR LIVING AREA
PRIMARY GARDEN = 23.20m2
SECONDARY GARDEN = 10.02m2
COVERED AREA = 6.60m2

LOT 1 SITE COVERAGE
LOT 1 - 279.69m2
COVERAGE - 121.71m2 (43.5%)

PROPOSED SITE PLAN

SCALE:1:200@A3

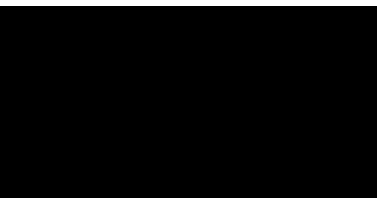
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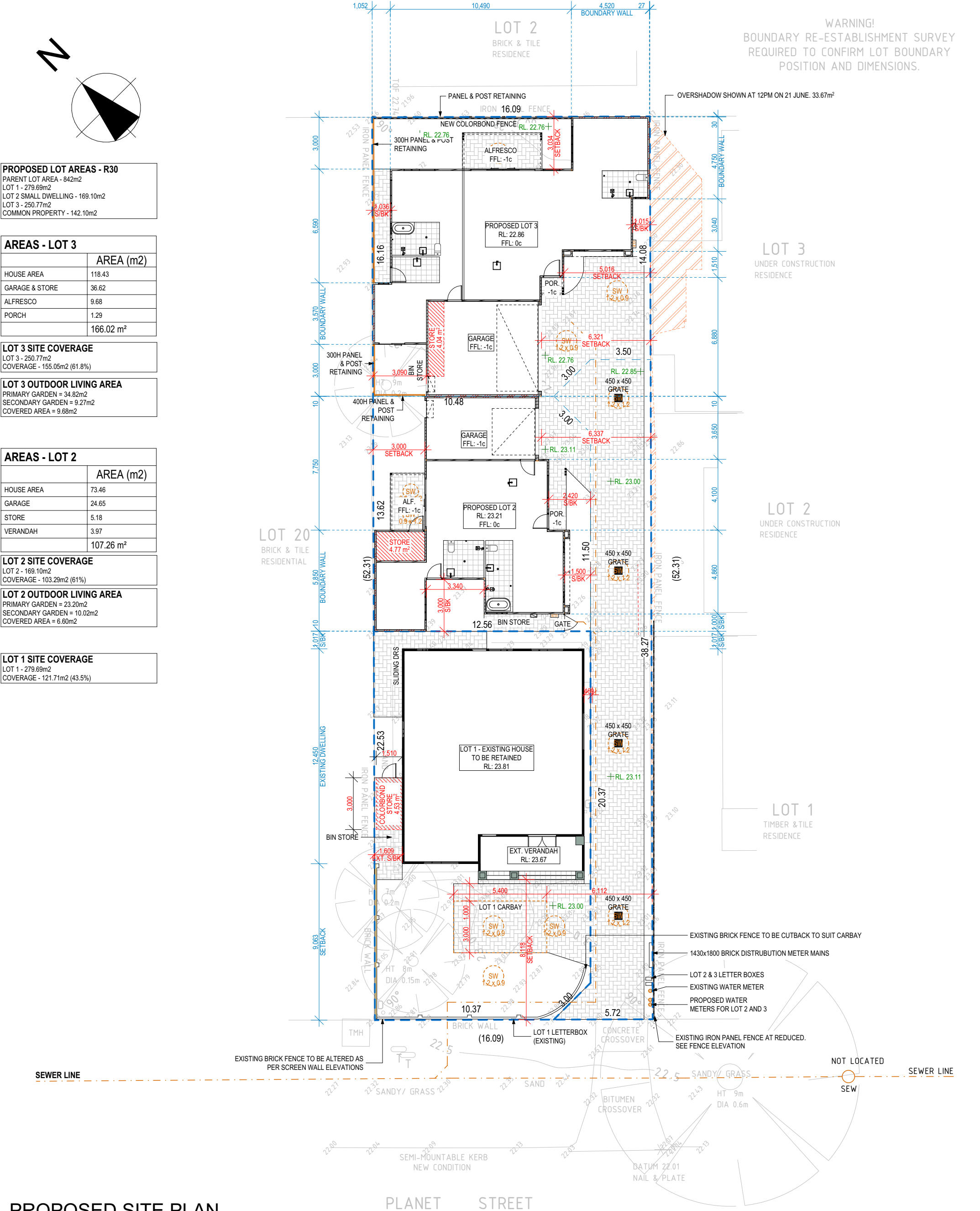
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DEVELOPMENT APPROVAL



LOT 1 SOFT LANDSCAPING
SOFT LANDSCAPING = 82.77m2
OVERALL % TOTAL = 29.35%
REQUIRED % = 15%

LOT 2 SOFT LANDSCAPING
SOFT LANDSCAPING = 39.09m2
OVERALL % TOTAL = 23.11%
REQUIRED % = 15%

LOT 3 SOFT LANDSCAPING
SOFT LANDSCAPING = 40.73m2
OVERALL % TOTAL = 16.24%
REQUIRED % = 15%

SOFT LANDSCAPING
TOTAL SOFT LANDSCAPING AREA = 190.31m2
TOTAL SITE AREA = 842m2
TOTAL SOFT LANDSCAPING RATIO = 22.6%

LANDSCAPE LEGEND

-  GRASS RETICULATED
-  MULCH RETICULATED
100MM DEPTH
-  CONCRETE PAVING
-  VARIOUS PLANTS
-  TREE - 2-6M CANOPY

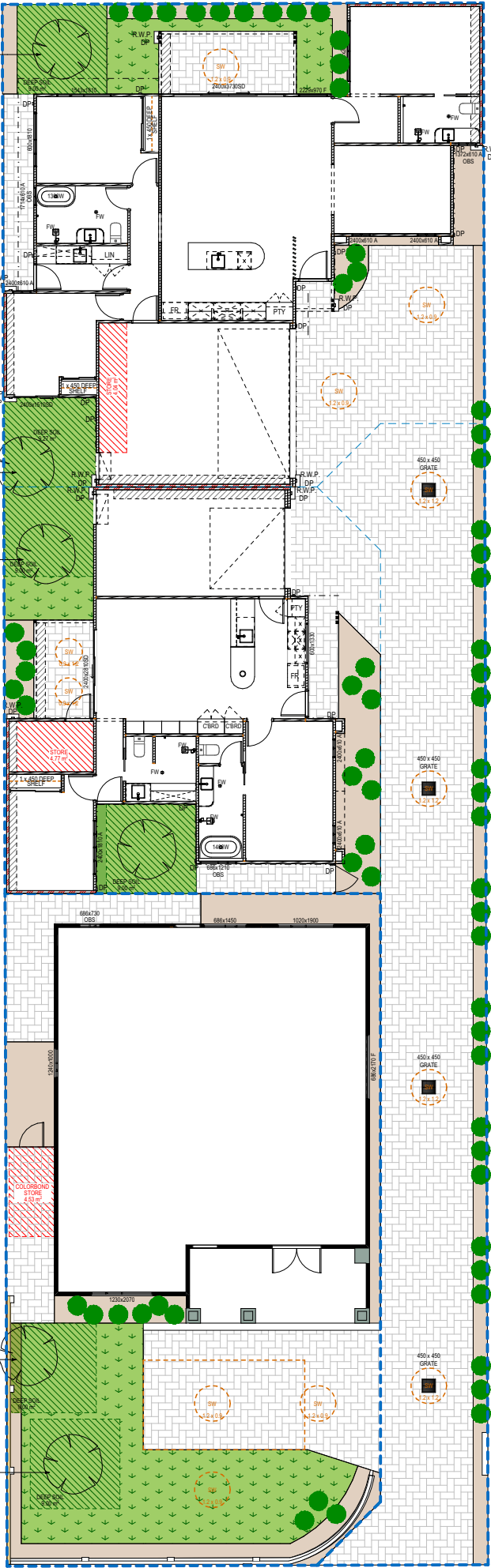
TREE TO COUNCIL REQUIREMENTS -
2-6m CANOPY, 9SQM DEEP SOIL

EXISTING TREE TO BE RETAINED AND
PRUNDED

TREE TO COUNCIL REQUIREMENTS -
2-6m CANOPY, 9SQM DEEP SOIL

EXISTING TREE TO BE RETAINED AND
PRUNDED

EXISTING TREE TO BE RETAINED AND
PRUNDED



AREAS - LOT 1	
	AREA (m2)
HOUSE AREA	121.71
VERANDAH	15.05
	136.76 m²

ROOF - LOT 1	
SURFACE [m2 ON THE RAKE]	161.12
ROOF AREA[m2 ON THE FLAT]	152.57

LOT 1 STORMWATER CALC.
ROOF AREA: 161.12m2
VOLUME: 161.12m2 X 0.0125 = 2.01m3
SIZE: 3 x 1200x900
CAPACITY = 3.06m3

AREAS - LOT 2	
	AREA (m2)
HOUSE AREA	73.46
GARAGE	24.65
STORE	5.18
VERANDAH	3.97
	107.26 m²

ROOF - LOT 2	
SURFACE [m2 ON THE RAKE]	122.12
ROOF AREA[m2 ON THE FLAT]	116.86

LOT 2 STORMWATER CALC.
ROOF AREA: 122.12m2
VOLUME: 122.12m2 X 0.0125 = 1.52m3
SIZE: 2 x 900x1200
CAPACITY = 1.52m3

AREAS - LOT 3	
	AREA (m2)
HOUSE AREA	118.43
GARAGE & STORE	36.62
ALFRESCO	9.68
PORCH	1.29
	166.02 m²

ROOF - LOT 3	
SURFACE [m2 ON THE RAKE]	179.98
ROOF AREA[m2 ON THE FLAT]	173.57

LOT 3 STORMWATER CALC.
ROOF AREA: 179.98m2
VOLUME: 179.98m2 X 0.0125 = 2.24m3
SIZE: 3 x 1200x900
CAPACITY = 3.06m3

CP STORMWATER CALC.
ROOF AREA: 138.71m2
VOLUME: 138.71m2 X 0.0125 = 1.73m3
SIZE: 4 x 1200x1200
CAPCITY = 5.44m3

LANDSCAPE & STORMWATER PLAN

SCALE:1:200@A3

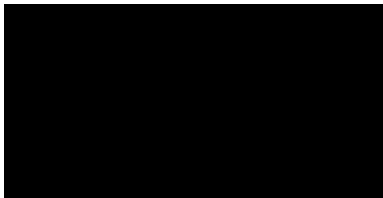
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PLAN
SCALE: 1:200@A3
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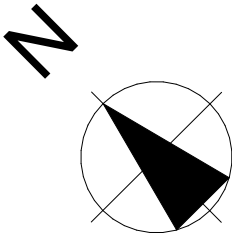
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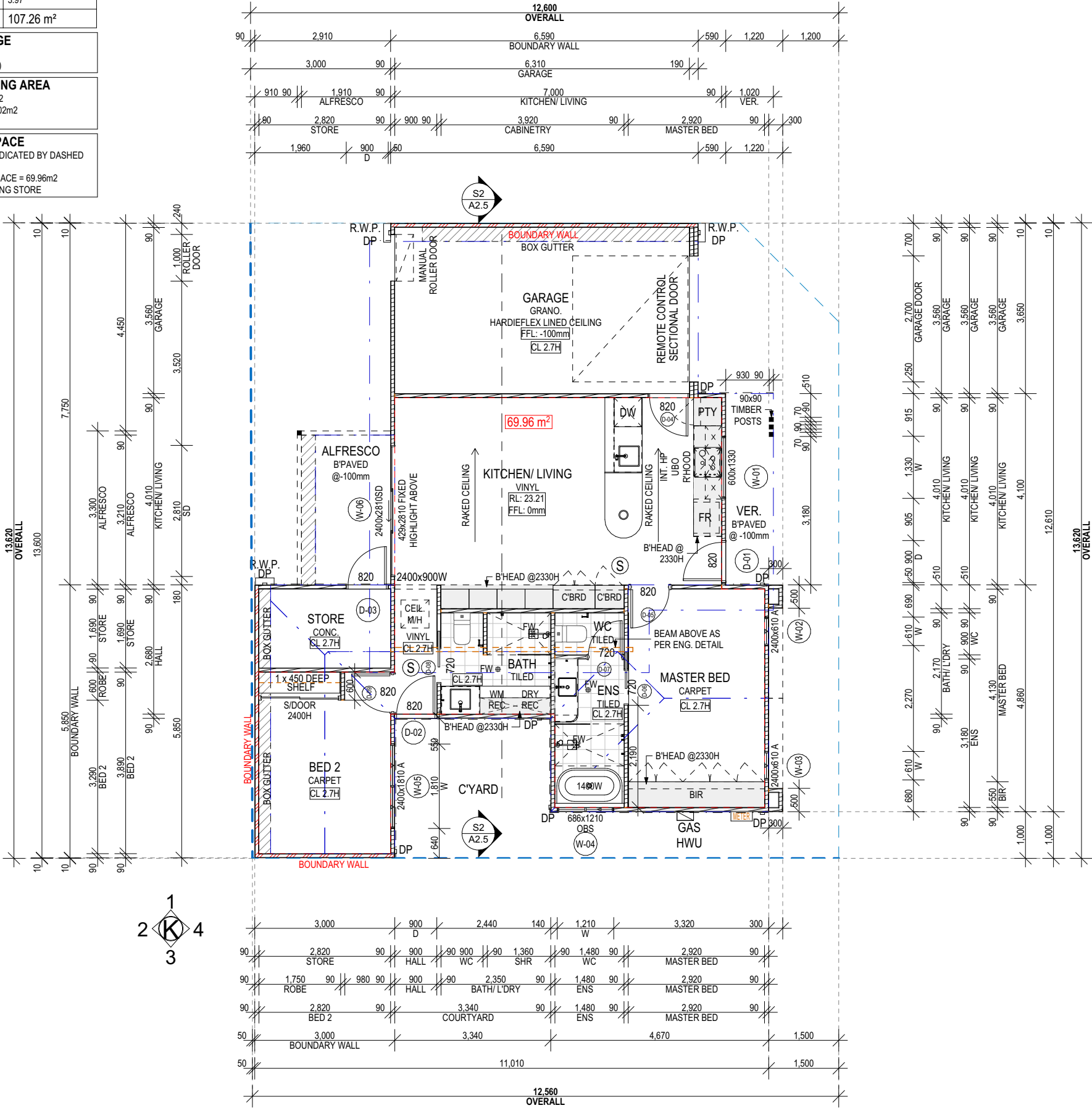
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AREAS - LOT 2	
	AREA (m2)
HOUSE AREA	73.46
GARAGE	24.65
STORE	5.18
VERANDAH	3.97
	107.26 m²
LOT 2 SITE COVERAGE	
LOT 2 - 169.10m2	
COVERAGE - 103.29m2 (61%)	
LOT 2 OUTDOOR LIVING AREA	
PRIMARY GARDEN = 23.20m2	
SECONDARY GARDEN = 10.02m2	
COVERED AREA = 6.60m2	
INTERNAL FLOOR SPACE	
INTERNAL FLOOR SPACE INDICATED BY DASHED RED LINE	
TOTAL INTERNAL FLOOR SPACE = 69.96m2	
FLOOR TOTAL NOT INCLUDING STORE	



LOT 2 PROPOSED FLOOR PLAN
SCALE:1:100 @A3

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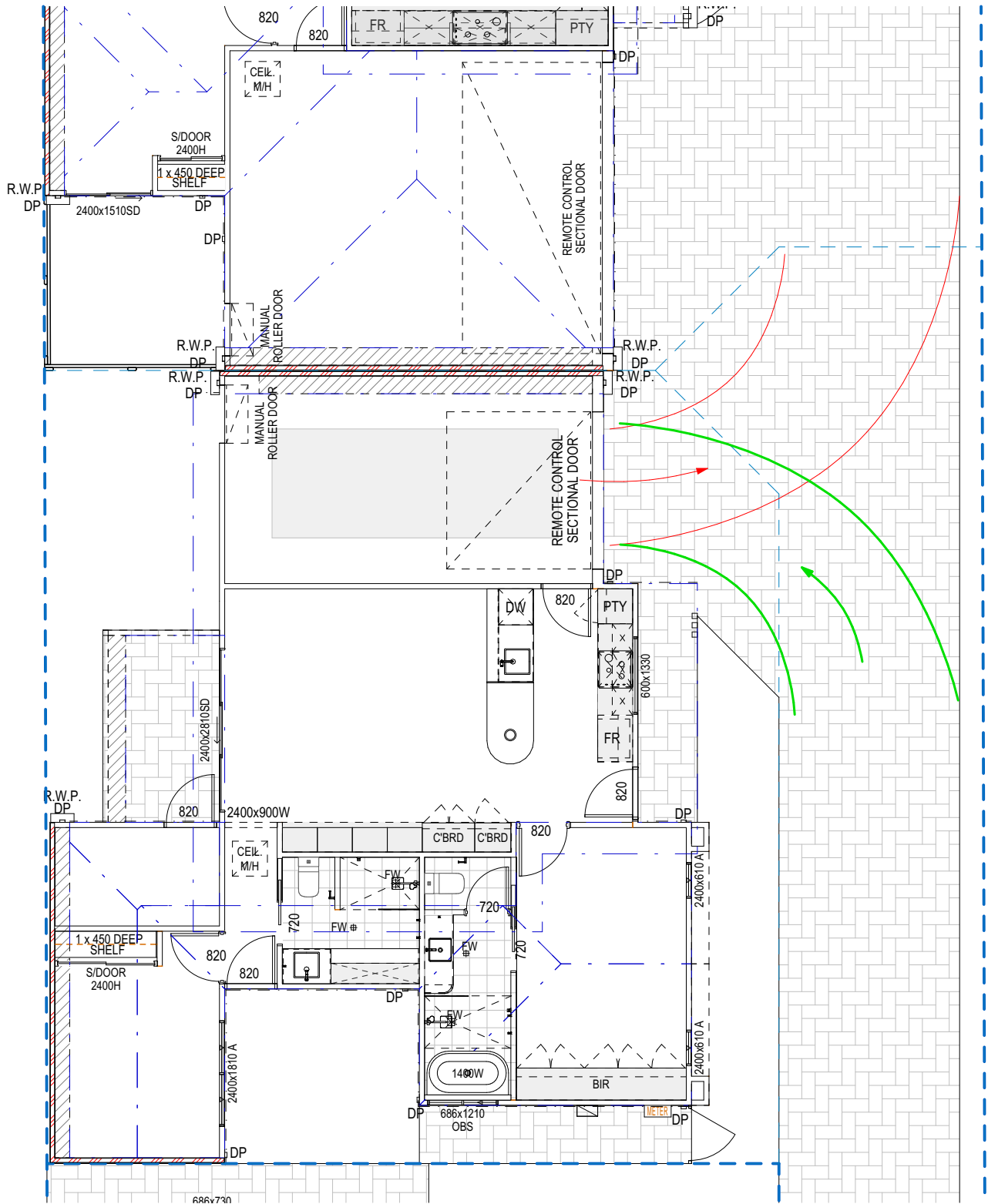
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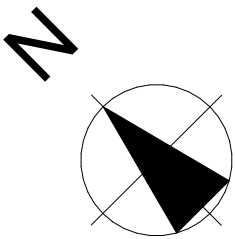
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LOT 2 VEHICLE MANOEUVRING
SCALE:1:100 @A3

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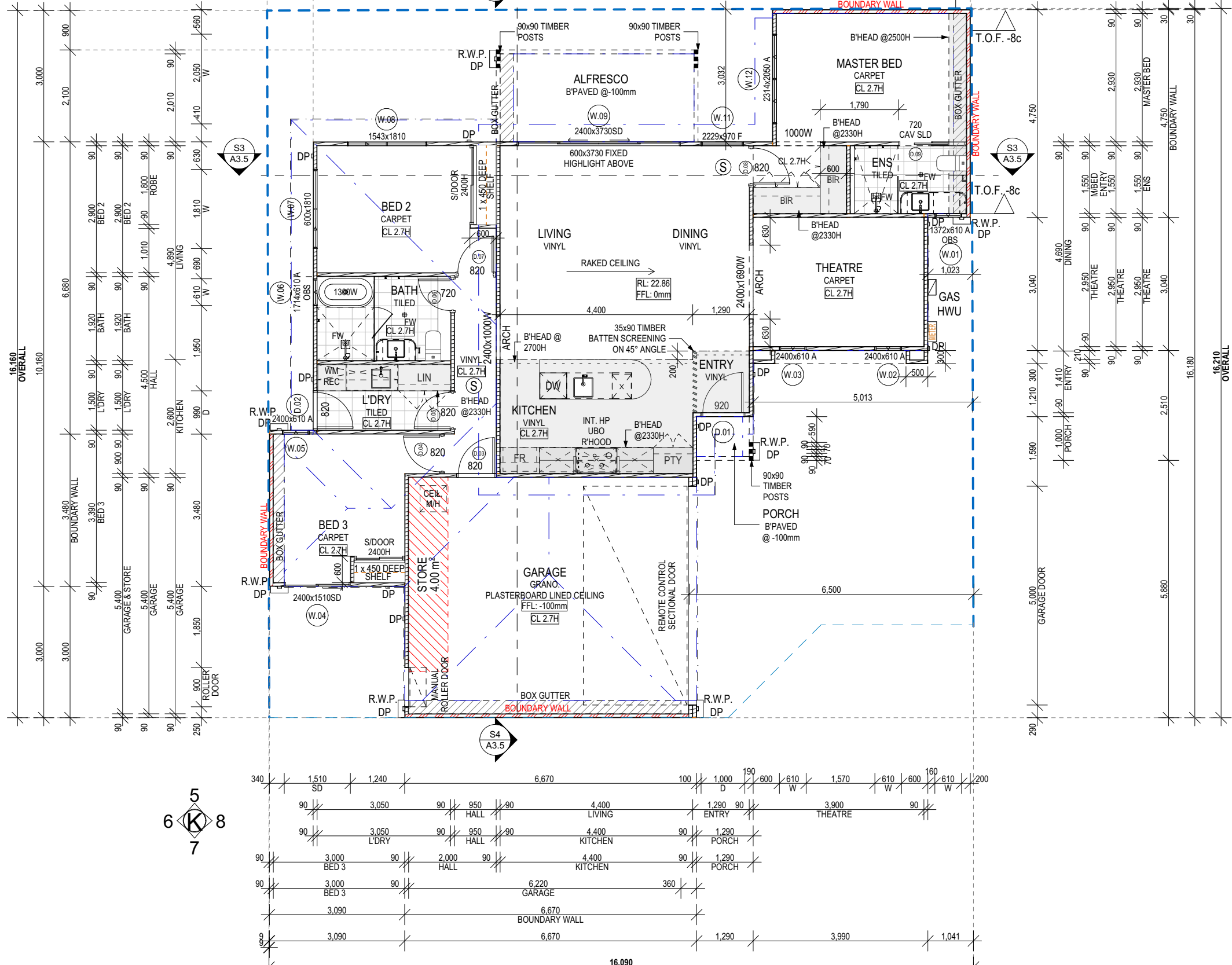
DEVELOPMENT APPROVAL



AREAS - LOT 3	
	AREA (m2)
HOUSE AREA	118.43
GARAGE & STORE	36.62
ALFRESCO	9.68
PORCH	1.29
166.02 m ²	

LOT 3 SITE COVERAGE	
LOT 3 - 250.77m ²	
COVERAGE - 155.05m ² (61.8%)	

LOT 3 OUTDOOR LIVING AREA	
PRIMARY GARDEN = 34.82m ²	
SECONDARY GARDEN = 9.27m ²	
COVERED AREA = 9.68m ²	



LOT 3 PROPOSED FLOOR PLAN
SCALE:1:100@A3

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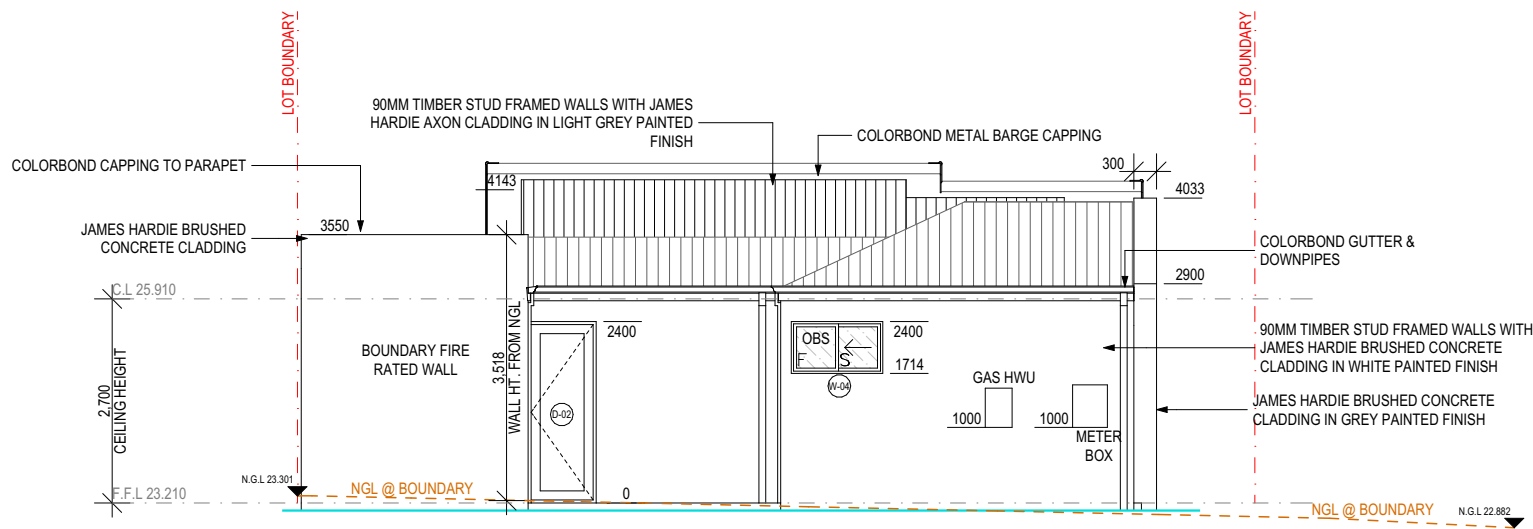
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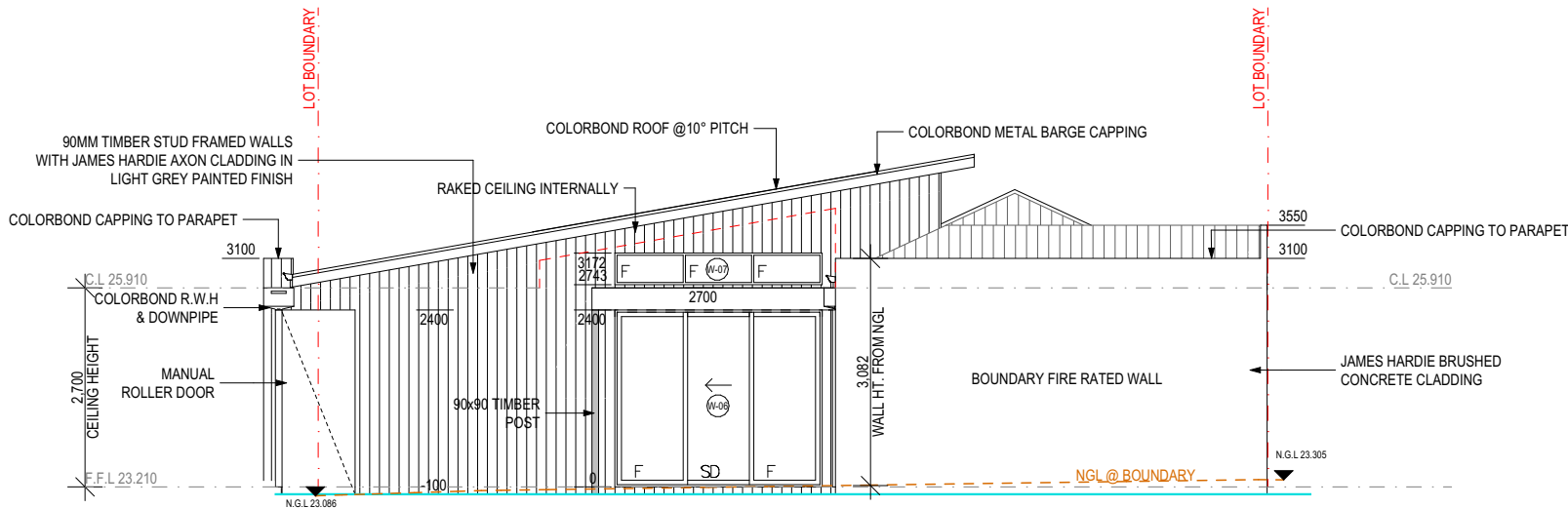
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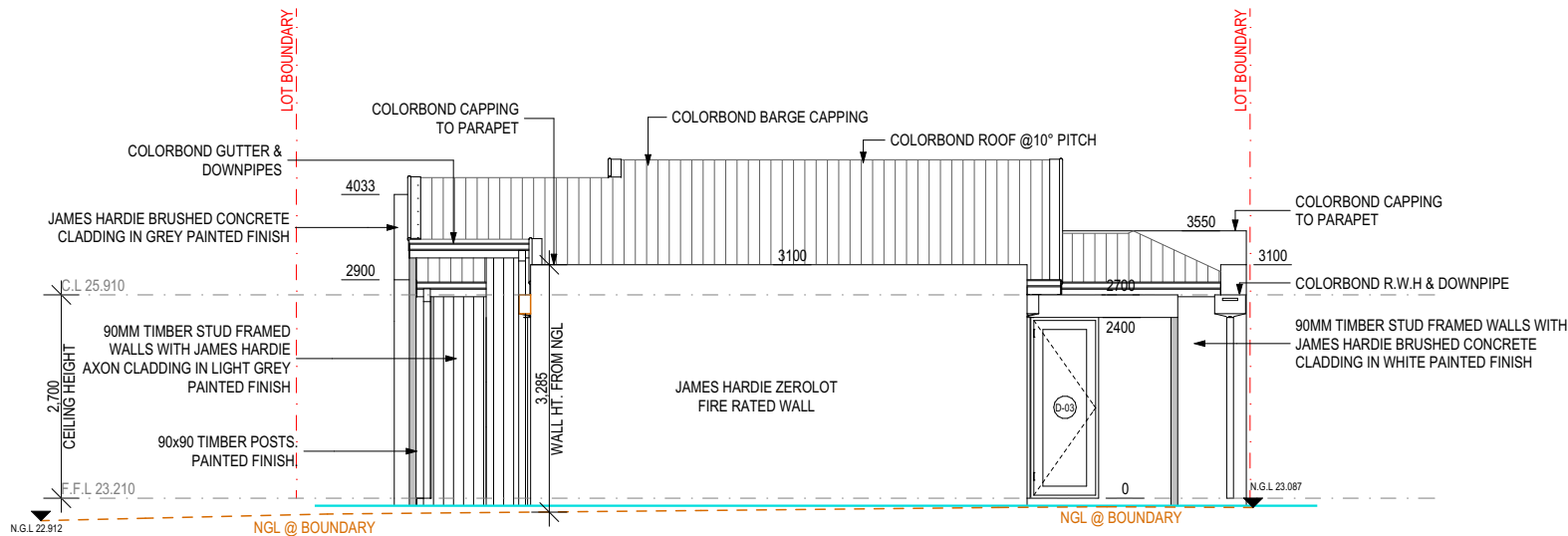
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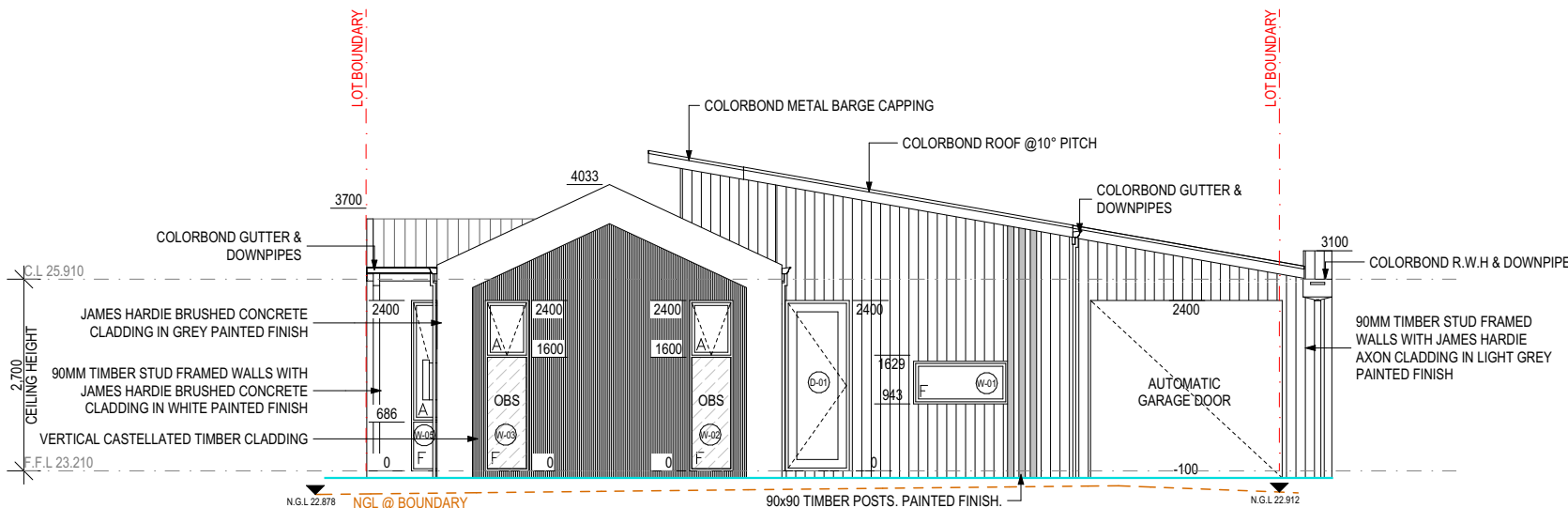
ELEVATION 1
SCALE:1:100 @A3



ELEVATION 2
SCALE:1:100 @A3



ELEVATION 3
SCALE:1:100 @A3



ELEVATION 4
SCALE:1:100 @A3

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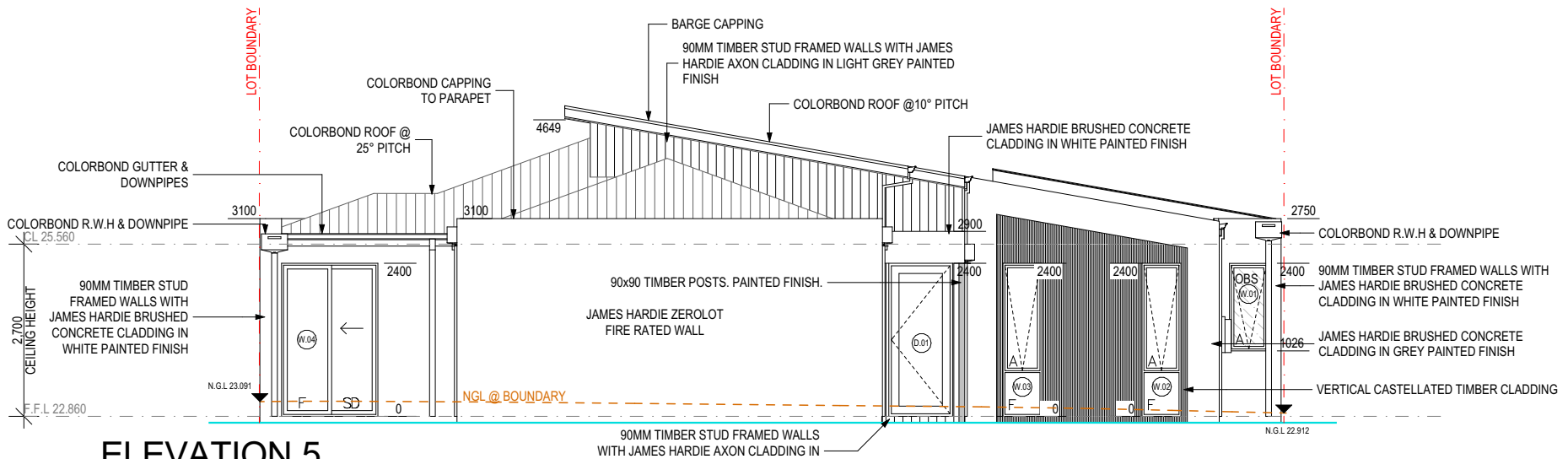
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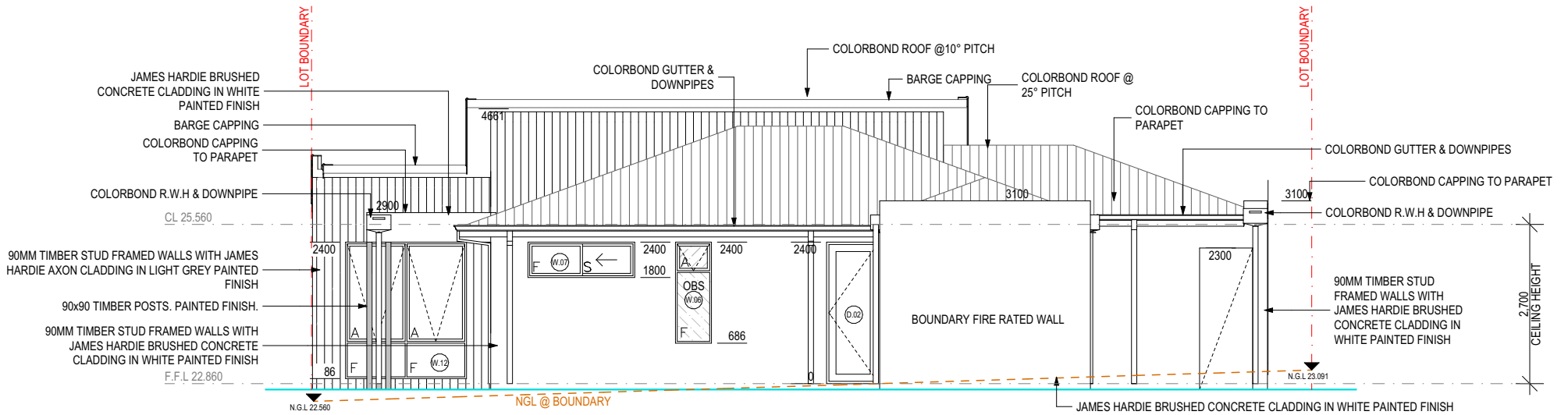
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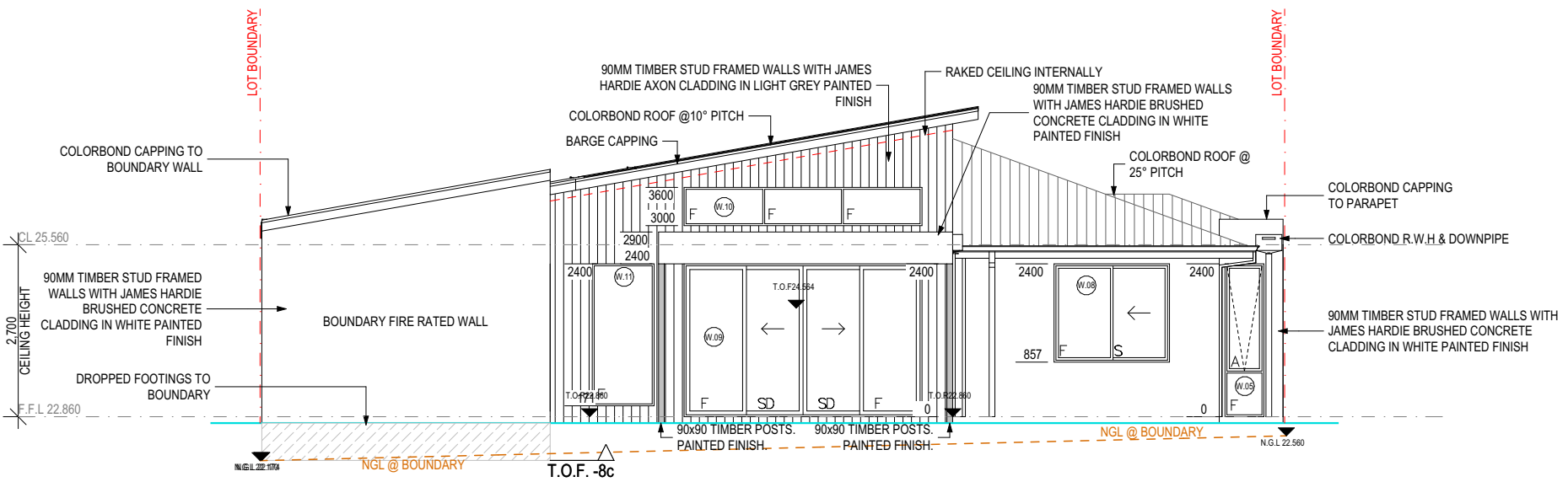
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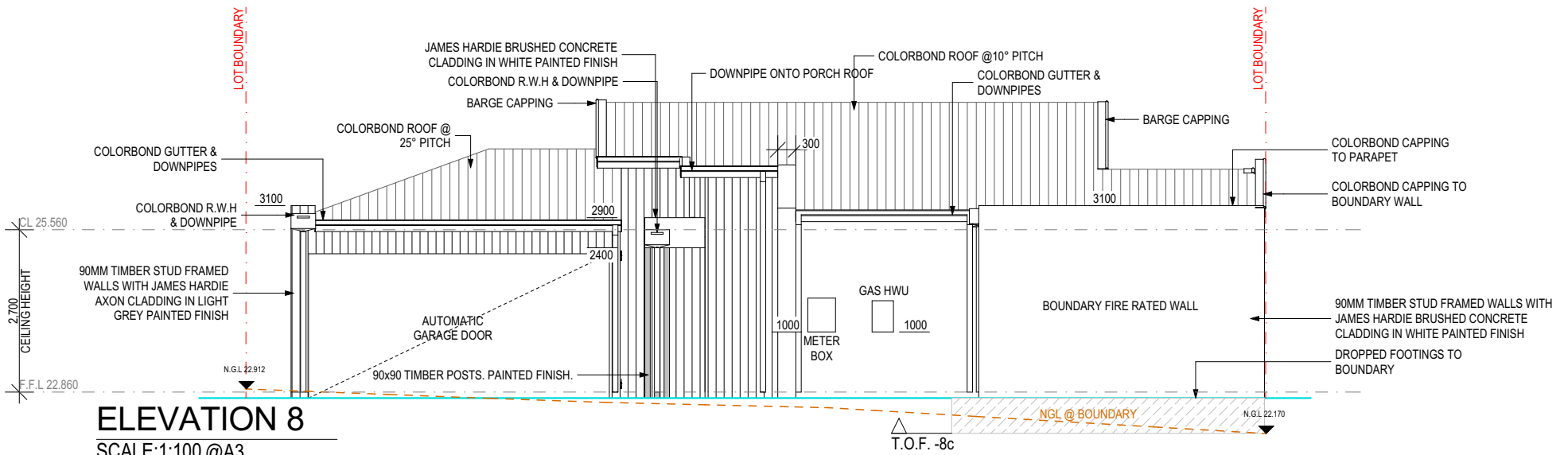
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SCALE:1:100 @A3



ELEVATION 6
SCALE:1:100 @A3



ELEVATION 7
SCALE:1:100 @A3



ELEVATION 8
SCALE:1:100 @A3

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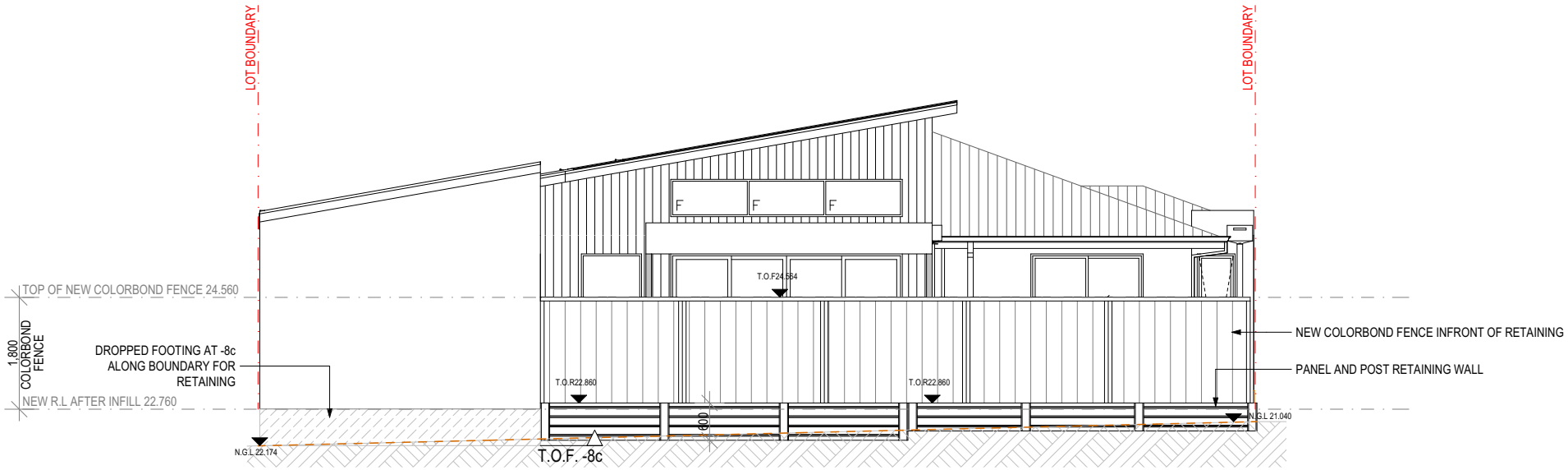
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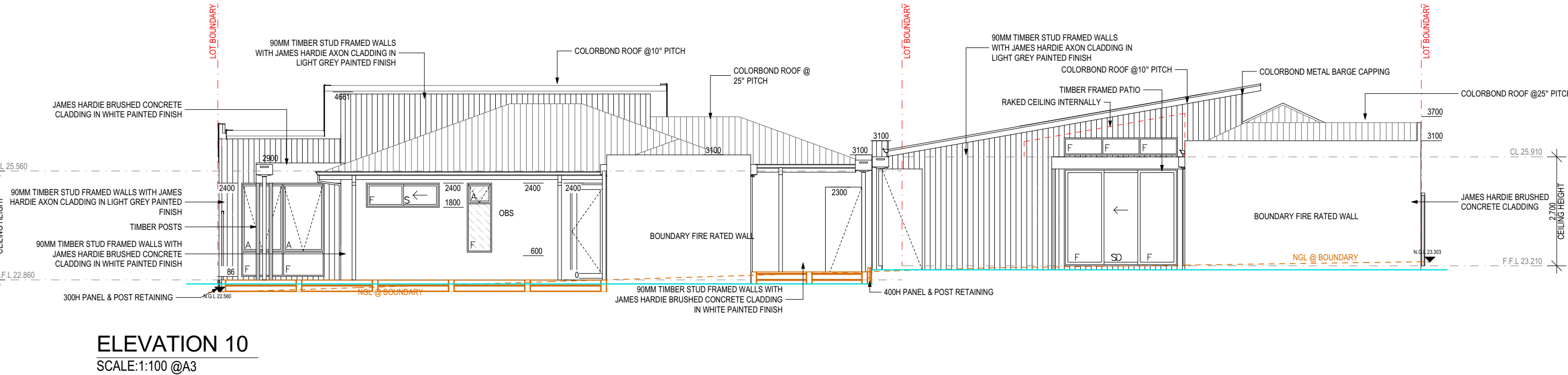
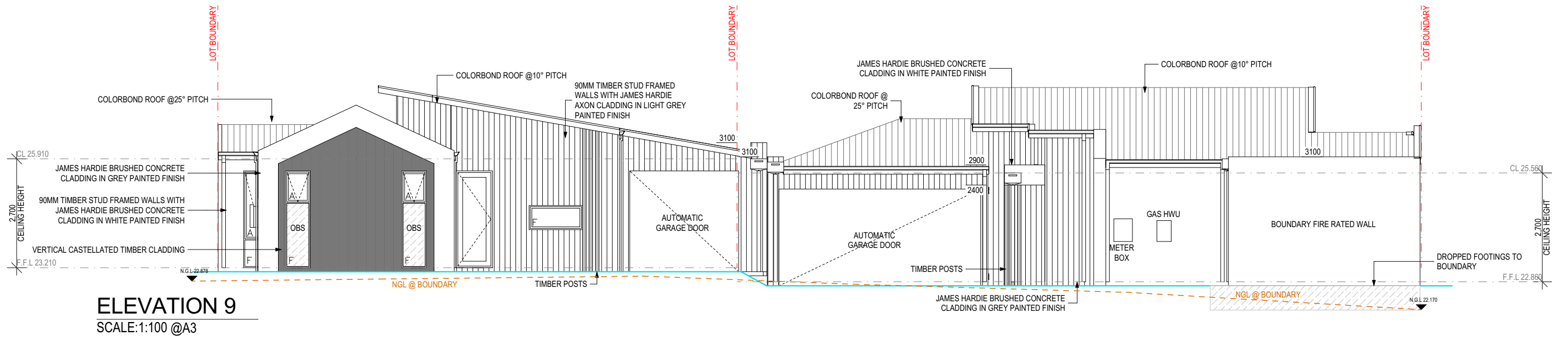
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LOT 3 NORTH EAST RETAINING
SCALE:1:100 @A3

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		PAGE: A2.6 DRAWING: ELEVATIONS - LOT 3 RETAINING SCALE: 1:100 @A3 DRAWN: FW CHECKED: ZW DATE: 25/06/2025	A	12/03/25	ISSUED FOR DA	DRAWINGS ARE FOR DEVELOPMENT APPROVAL ONLY, NOT FOR BUILDING APPROVAL OR CONSTRUCTION PURPOSES.
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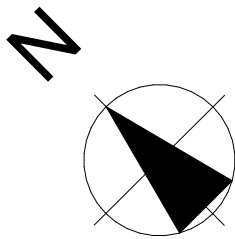
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		PAGE: A2.7 DRAWING: ELEVATIONS - LOT 2 & 3 SCALE: 1:100 @A3 DRAWN: FW CHECKED: ZW DATE: 25/06/2025	A	12/03/25	ISSUED FOR DA	DRAWINGS ARE FOR DEVELOPMENT APPROVAL ONLY, NOT FOR BUILDING APPROVAL OR CONSTRUCTION PURPOSES. DESIGN OF DWELLING IS SUBJECT TO CHANGE THROUGH APPROVAL PROCESS. COPYRIGHT OF DESIGNS SHOWN HEREIN IS RETAINED BY THIS OFFICE. WRITTEN AUTHORITY IS REQUIRED FOR ANY REPRODUCTION.
			B	17/03/25	SUBMISSION RFI	
			C	19/06/25	RFI UPDATE	
			D	25/06/25	LOT SIZE/ DESIGN	

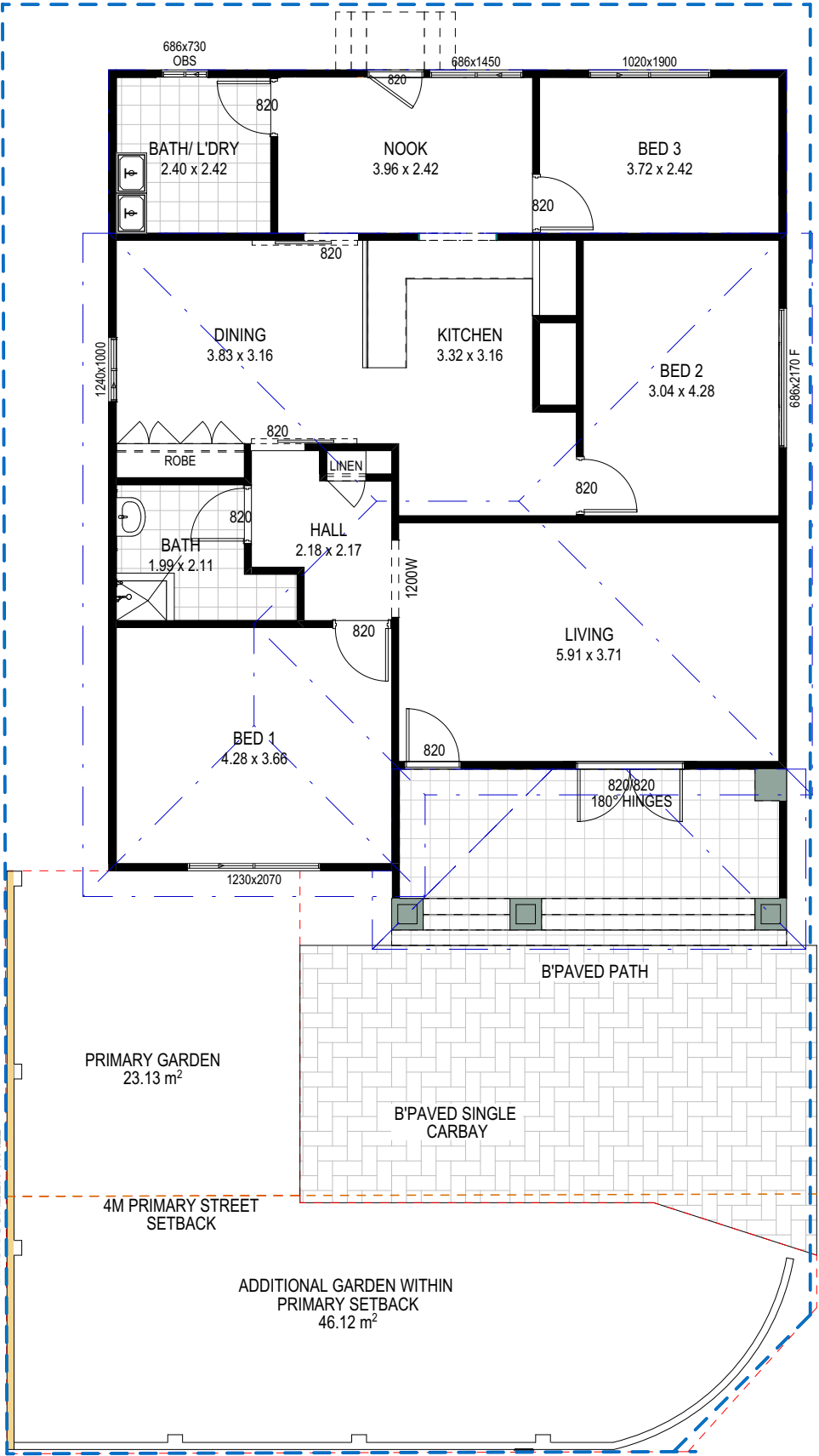
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DEVELOPMENT APPROVAL



AREAS - LOT 1	
	AREA (m2)
HOUSE AREA	121.71
VERANDAH	15.05
	136.76 m²

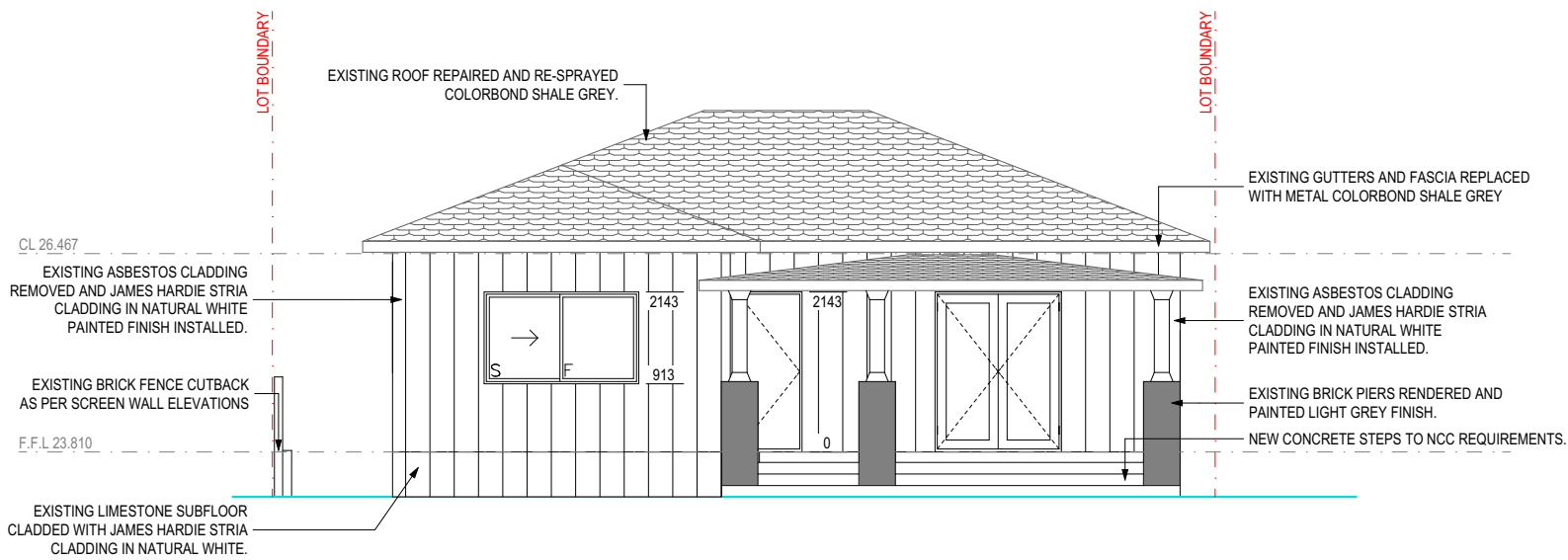
LOT 1 SITE COVERAGE	
LOT 1 - 279.69m2	
COVERAGE - 121.71m2 (43.5%)	
LOT 1 OUTDOOR LIVING AREA	
PRIMARY GARDEN = 41.38m2	



LOT 1 EXISTING FLOOR PLAN
SCALE:1:100 @A3

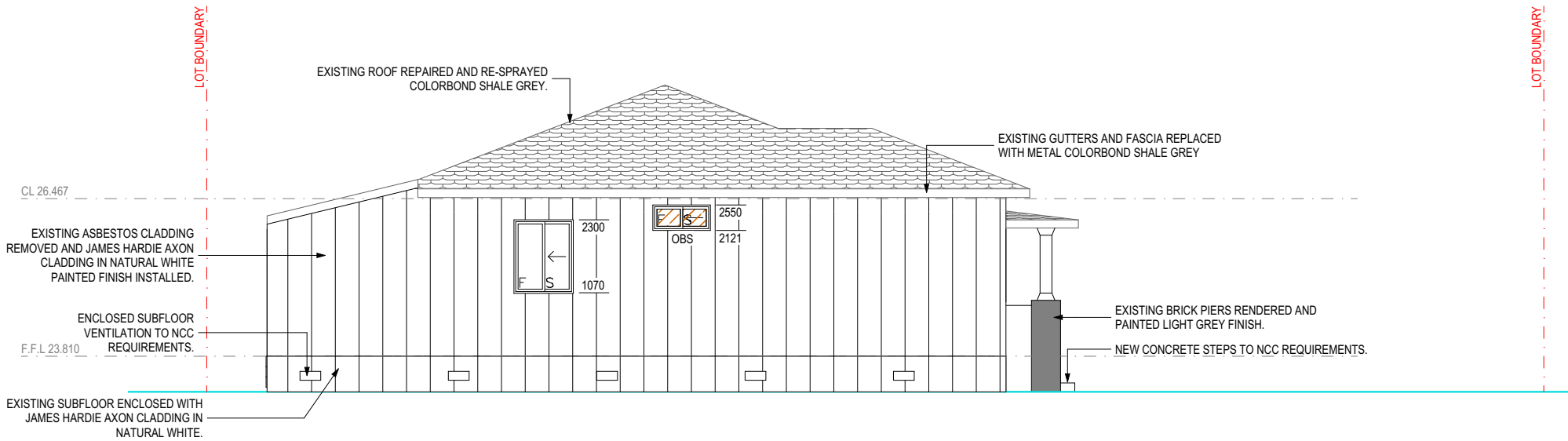
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		PAGE: A3.1 DRAWING: LOT 1 EXISTING FLOOR PLAN SCALE: 1:100@A3 DRAWN: FW CHECKED: ZW DATE: 25/06/2025	A	12/03/25	ISSUED FOR DA	DRAWINGS ARE FOR DEVELOPMENT APPROVAL ONLY, NOT FOR BUILDING APPROVAL OR CONSTRUCTION PURPOSES. DESIGN OF DWELLING IS SUBJECT TO CHANGE THROUGH APPROVAL PROCESS. COPYRIGHT OF DESIGNS SHOWN HEREIN IS RETAINED BY THIS OFFICE. WRITTEN AUTHORITY IS REQUIRED FOR ANY REPRODUCTION.
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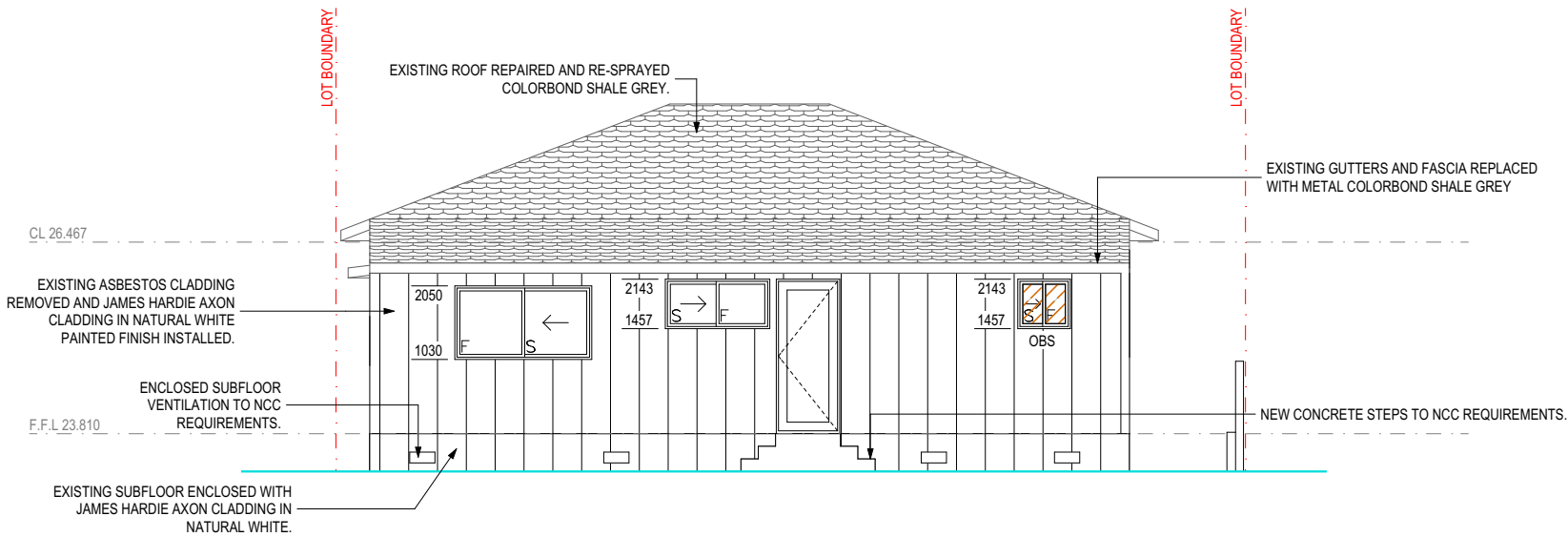
ELEVATION 11

SCALE:1:100 @A3



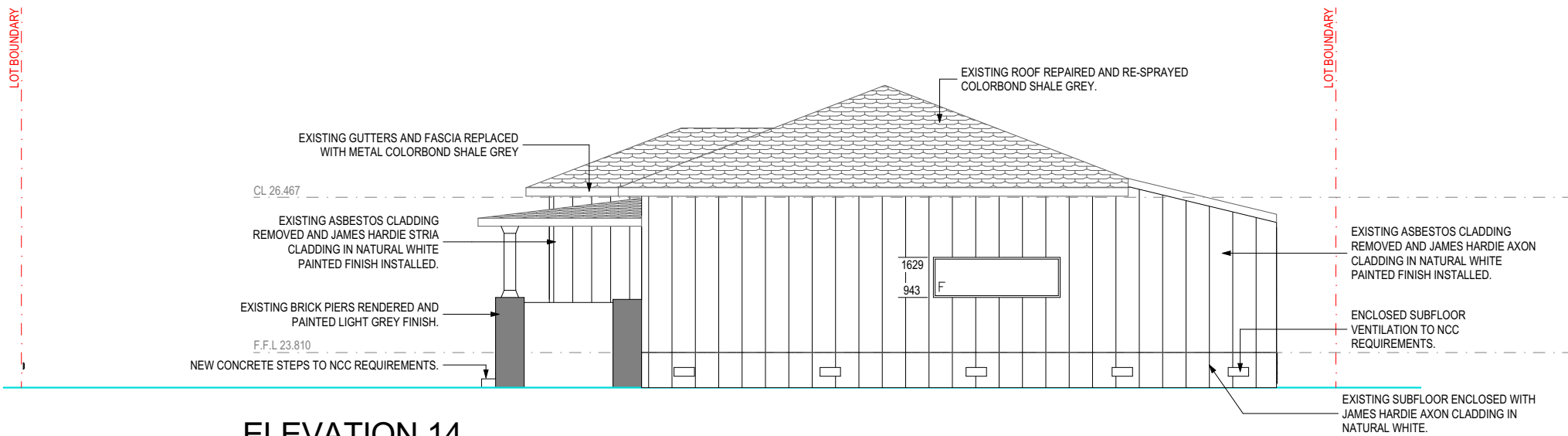
ELEVATION 12

SCALE:1:100 @A3



ELEVATION 13

SCALE:1:100 @A3



ELEVATION 14

SCALE:1:100 @A3

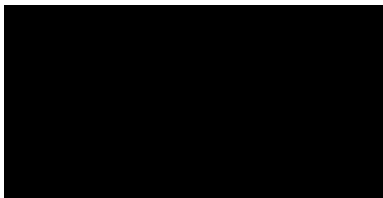
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DRAWING DETAILS

PAGE: A3.2
DRAWING: EXISTING DWELLING ELEVATIONS - LOT 1
SCALE: 1:100 @A3
DRAWN: FW
CHECKED: ZW
DATE: 25/06/2025

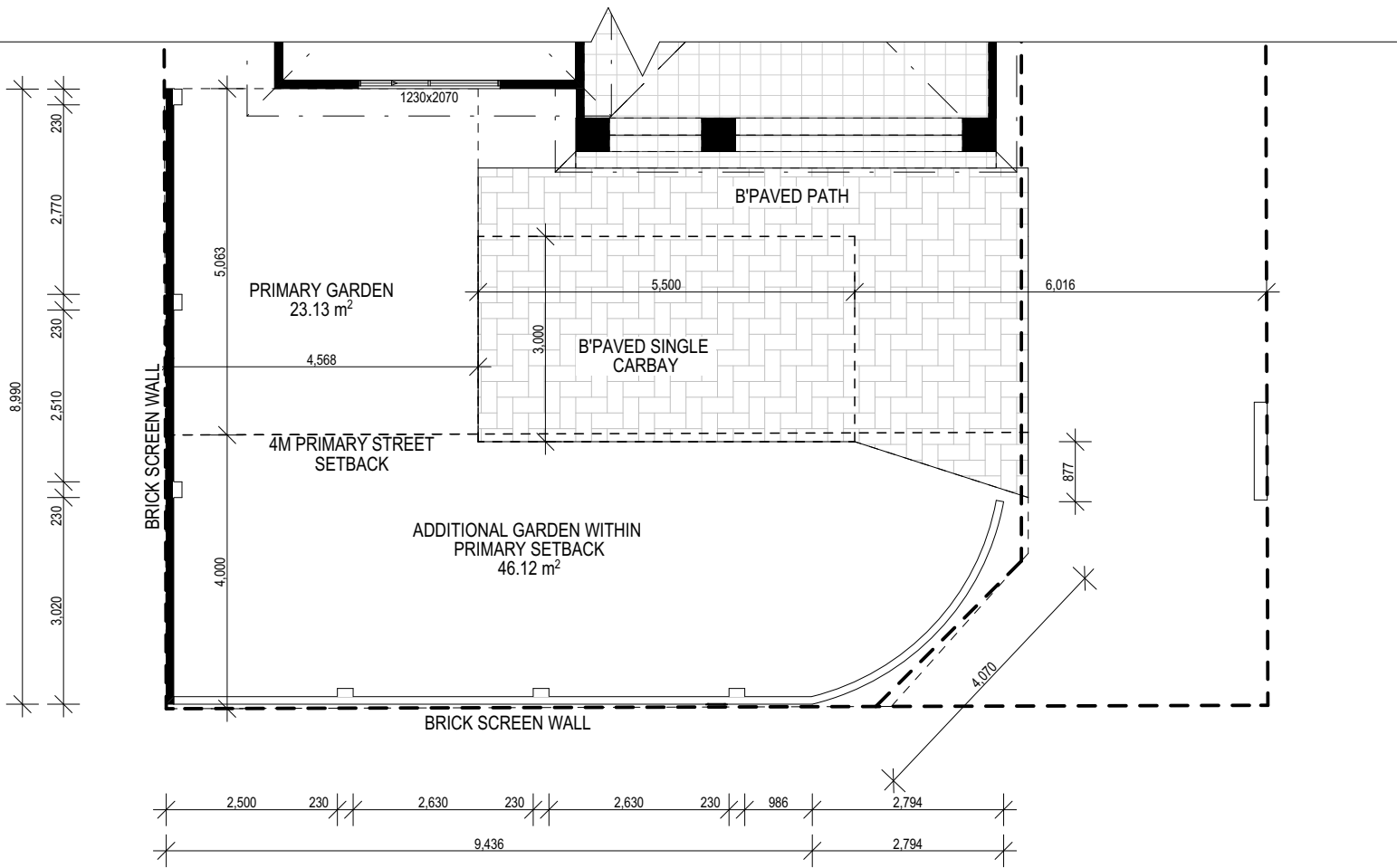
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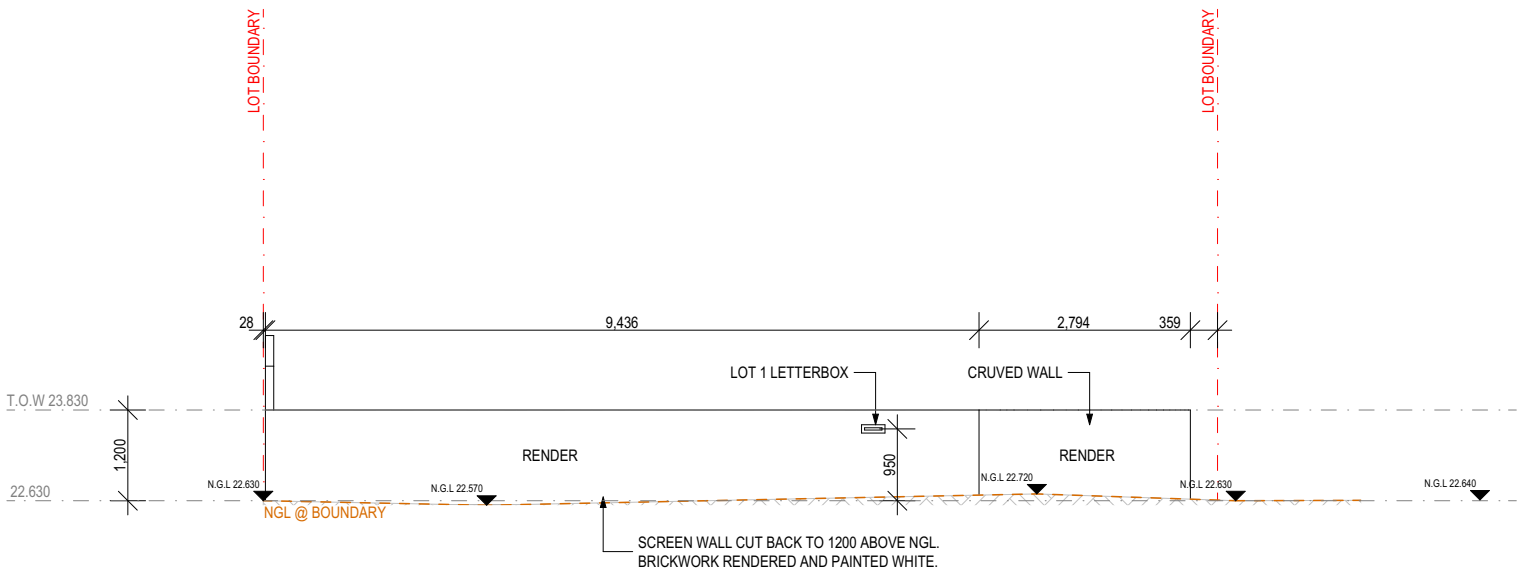
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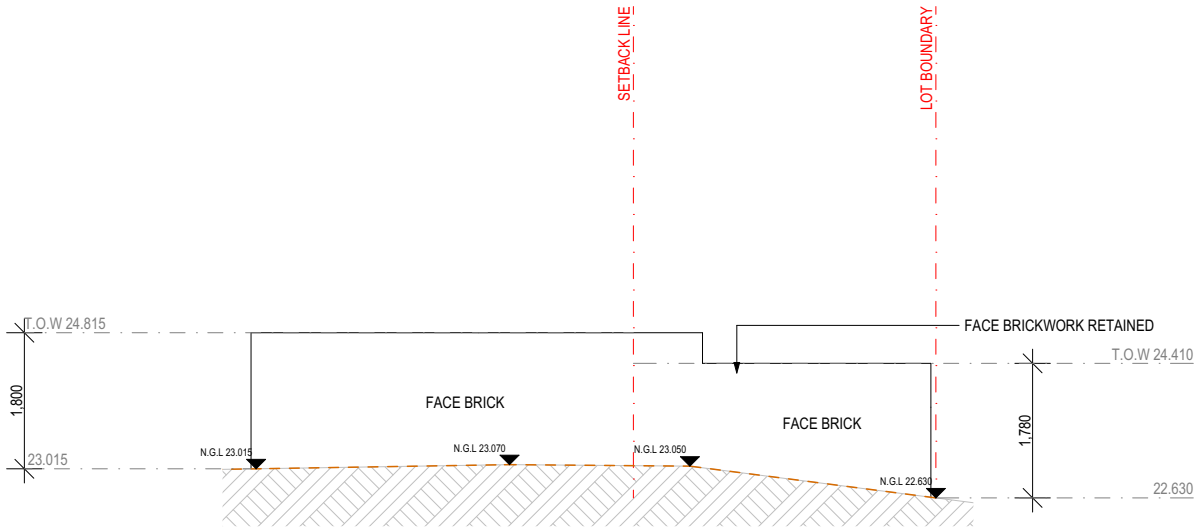
DEVELOPMENT APPROVAL



LOT 1 SCREEN WALL
SCALE:1:100@A3



SCREEN WALL ELEVATION 1
SCALE:1:100@A3



SCREEN WALL ELEVATION 2
SCALE:1:100@A3

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DRAWING DETAILS

PAGE: A3.3
DRAWING: EXISTING DWELLING SCREEN WALL
SCALE: 1:100 @A3
DRAWN: FW
CHECKED: ZW
DATE: 25/06/2025

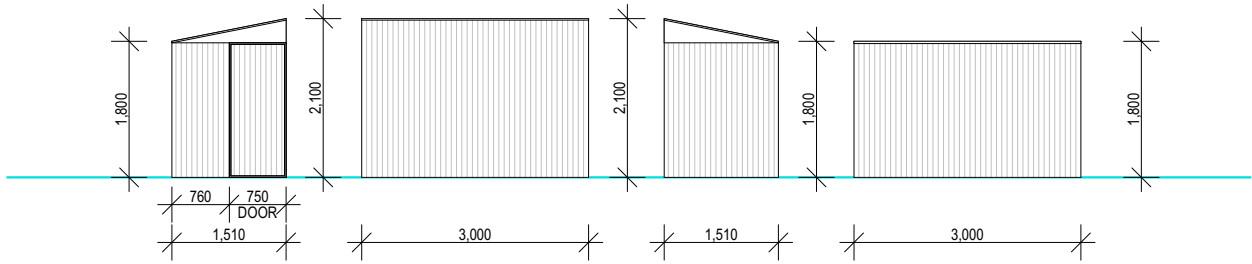
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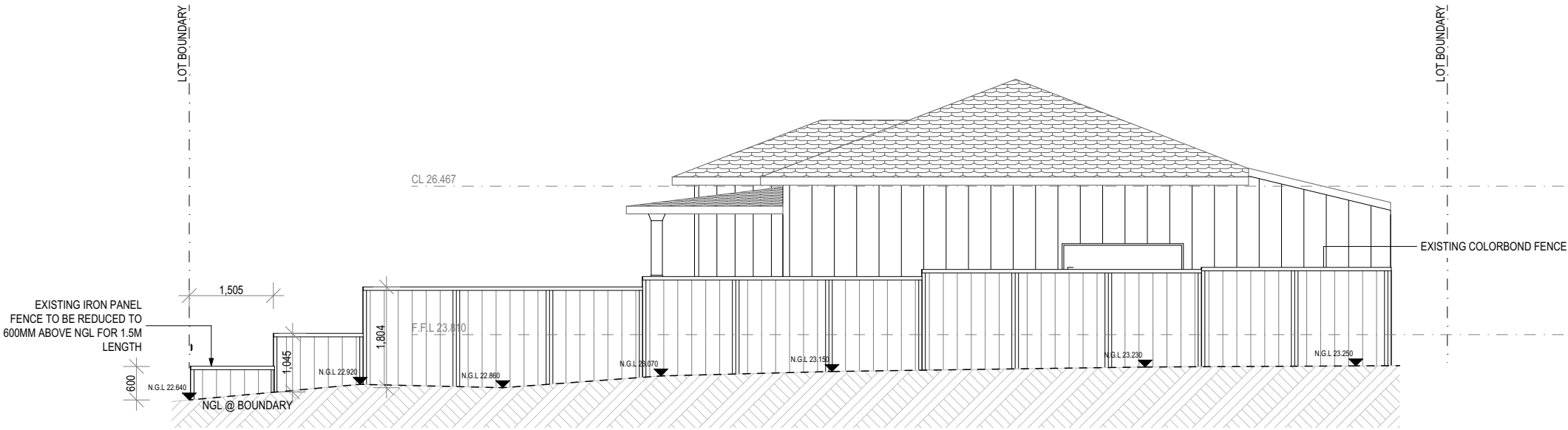
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COLORBOND SHED

SCALE:1:100 @A3



FENCE SIGHTLINES

SCALE:1:100 @A3

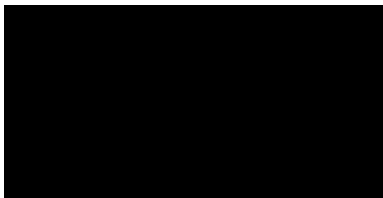
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PROJECT DETAILS



DRAWING DETAILS

PAGE: A3.4
DRAWING: EXISTING DWELLING STORE
ELEVATIONS
SCALE: 1:100 @A3
DRAWN: FW
CHECKED: ZW
DATE: 25/06/2025

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