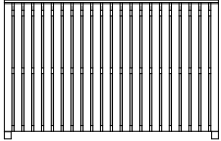
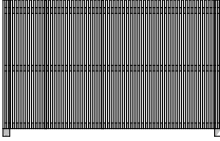


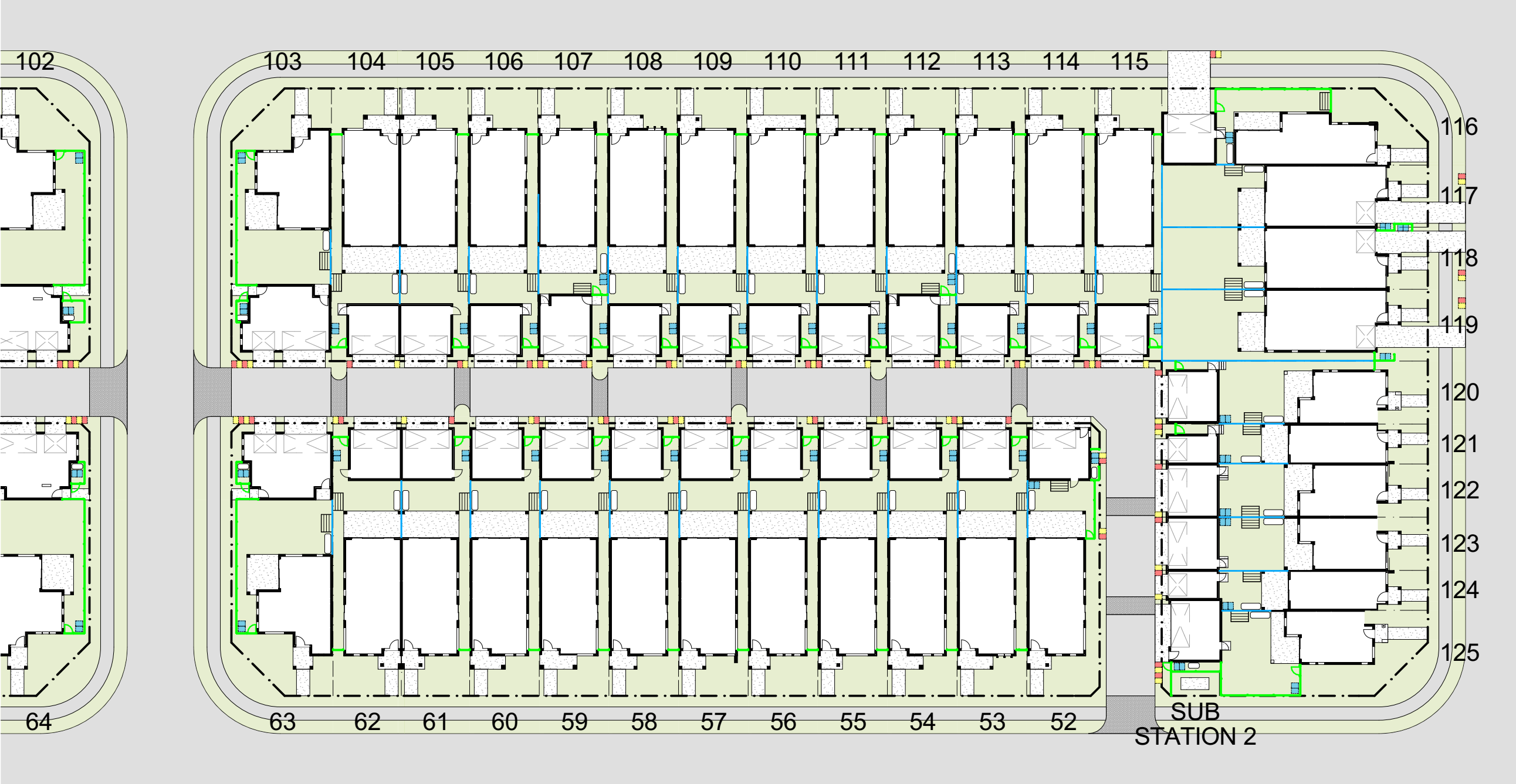
LEGEND

 GARBAGE BIN COLLECTION POINT
(GENERAL WASTE - RED/RECYCLING - YELLOW)

 GARBAGE BIN STORAGE LOCATION 1sq.m EACH

 **FENCE TYPE A**
1.8m HIGH GOOD NEIGHBOUR
FENCE WITH TOP CAPPING.

 **FENCE TYPE B**
1.8m HIGH TIMBER FENCE
WITH VERTICAL TIMBER
PALINGS FIXED ON EDGE
MIN. 50% OPENINGS

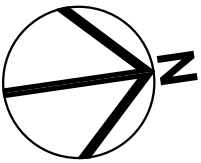


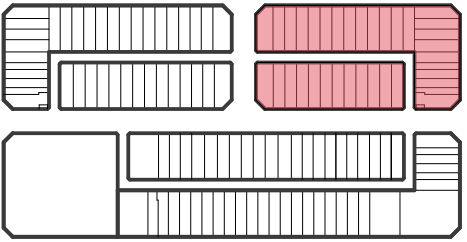
FENCING & REFUSE PLAN

EDMONDSON AVENUE, AUSTRAL
 **vantage**property

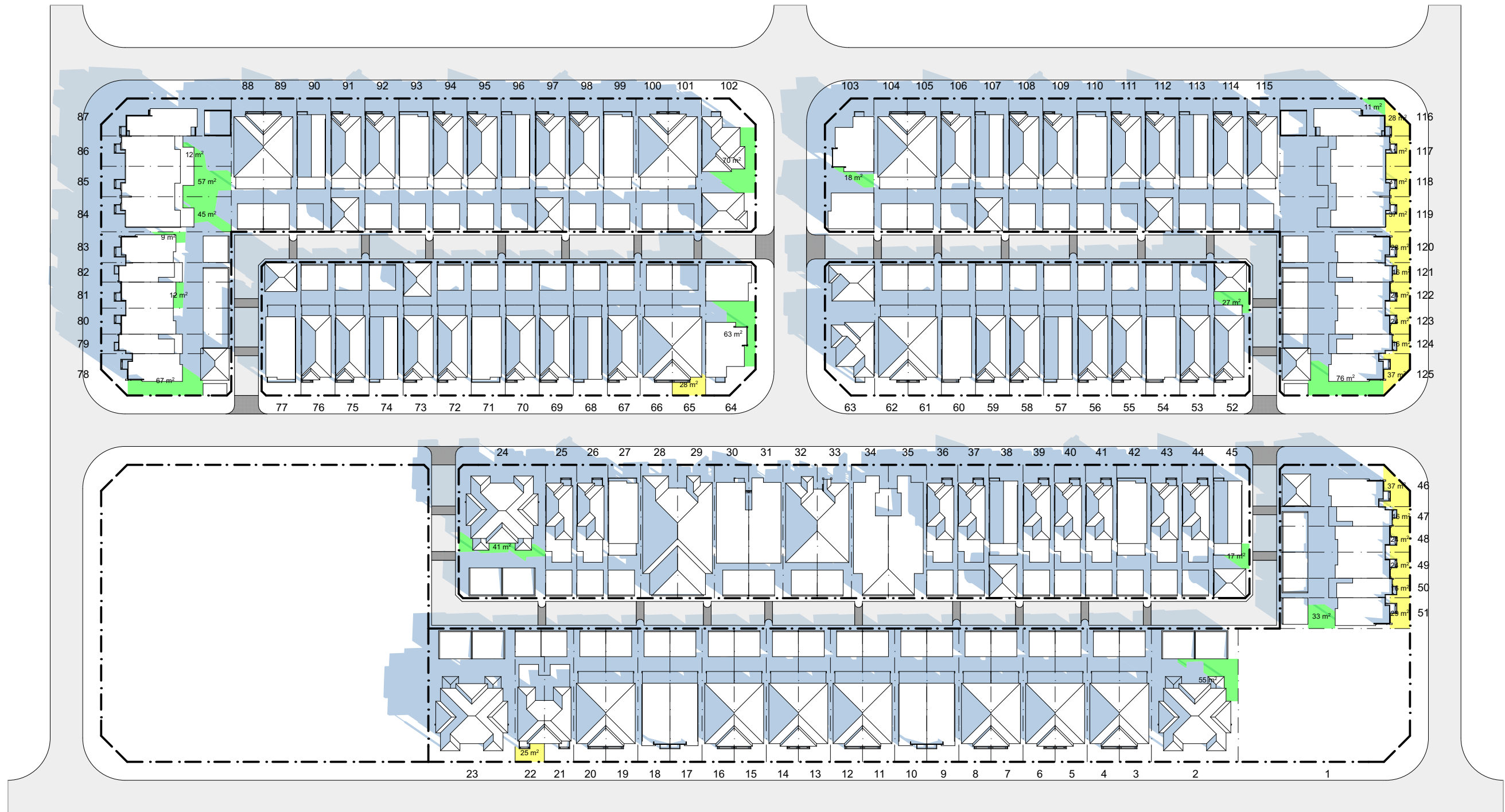
0 10 20 30 40 50m
 Scale 1:1000@A3

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KEY PLAN
 1:5000

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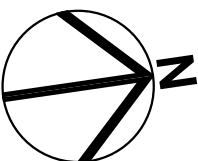


SUN SHADOW PLAN - 9AM

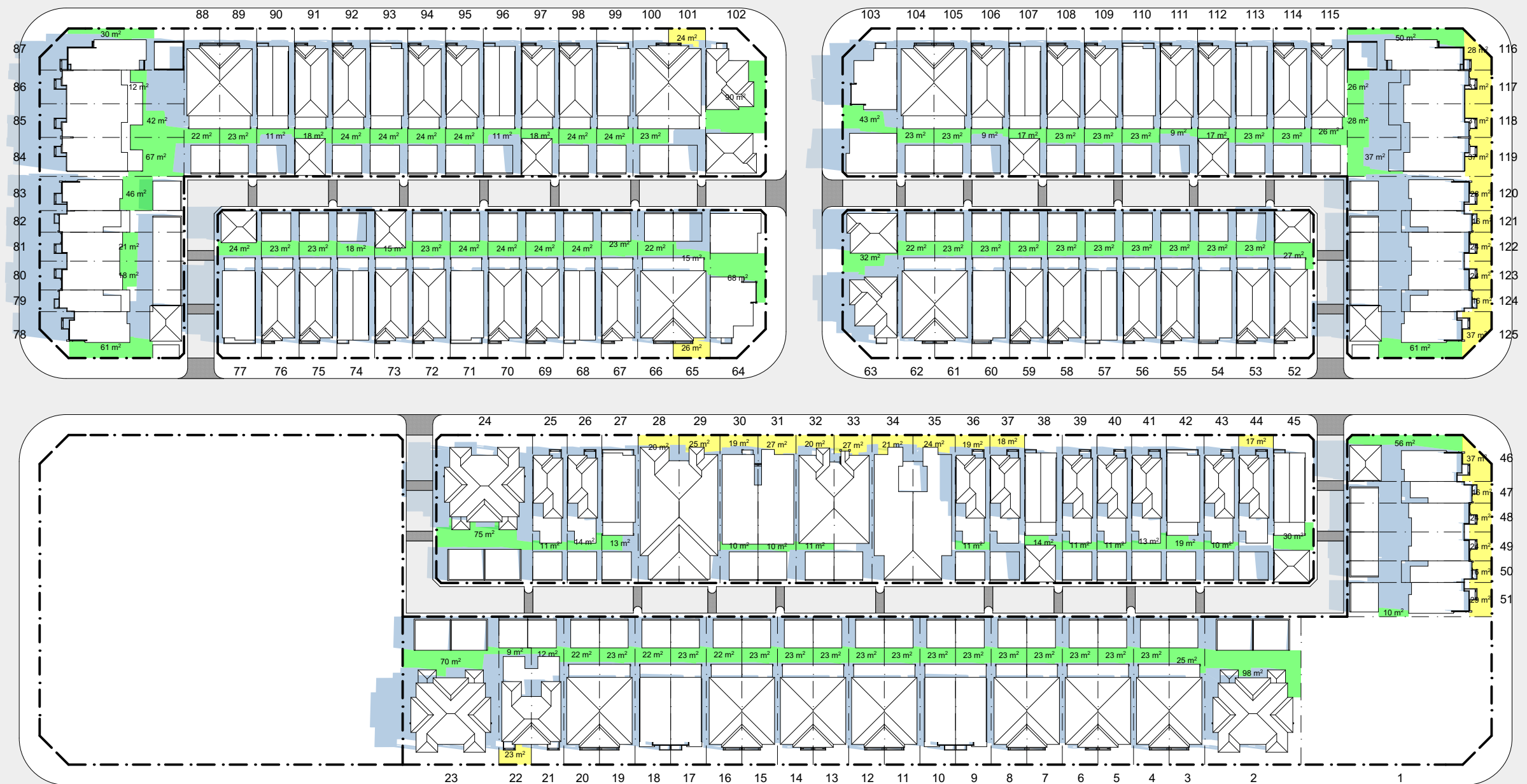
EDMONDSON AVENUE, AUSTRAL vantageproperty

0 10 20 30 40 50m
Scale 1:1000@A3

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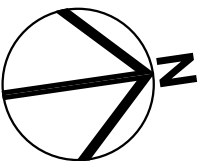
SUN SHADOW PLAN - 11AM

EDMONDSON AVENUE, AUSTRAL

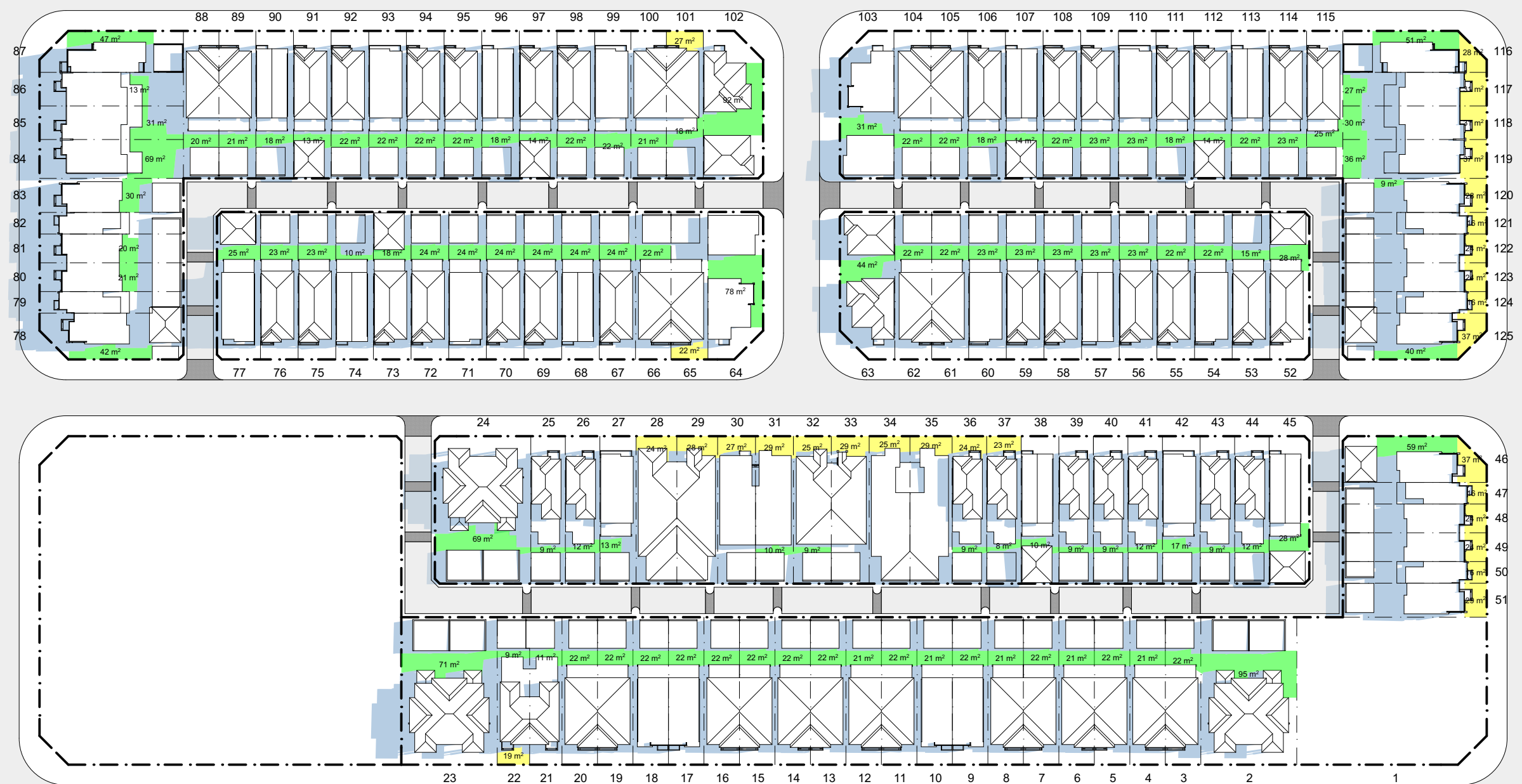


0 10 20 30 40 50m
Scale 1:1000@A3

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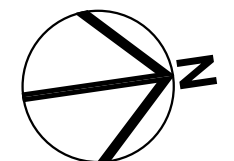


SUN SHADOW PLAN - 12PM

0 10 20 30 40 50m
Scale 1:1000@A3

EDMONDSON AVENUE, AUSTRAL

 **vantageproperty**

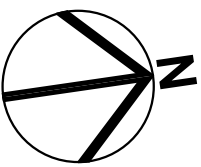


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SUN SHADOW PLAN - 1PM

EDMONDSON AVENUE, AUSTRAL

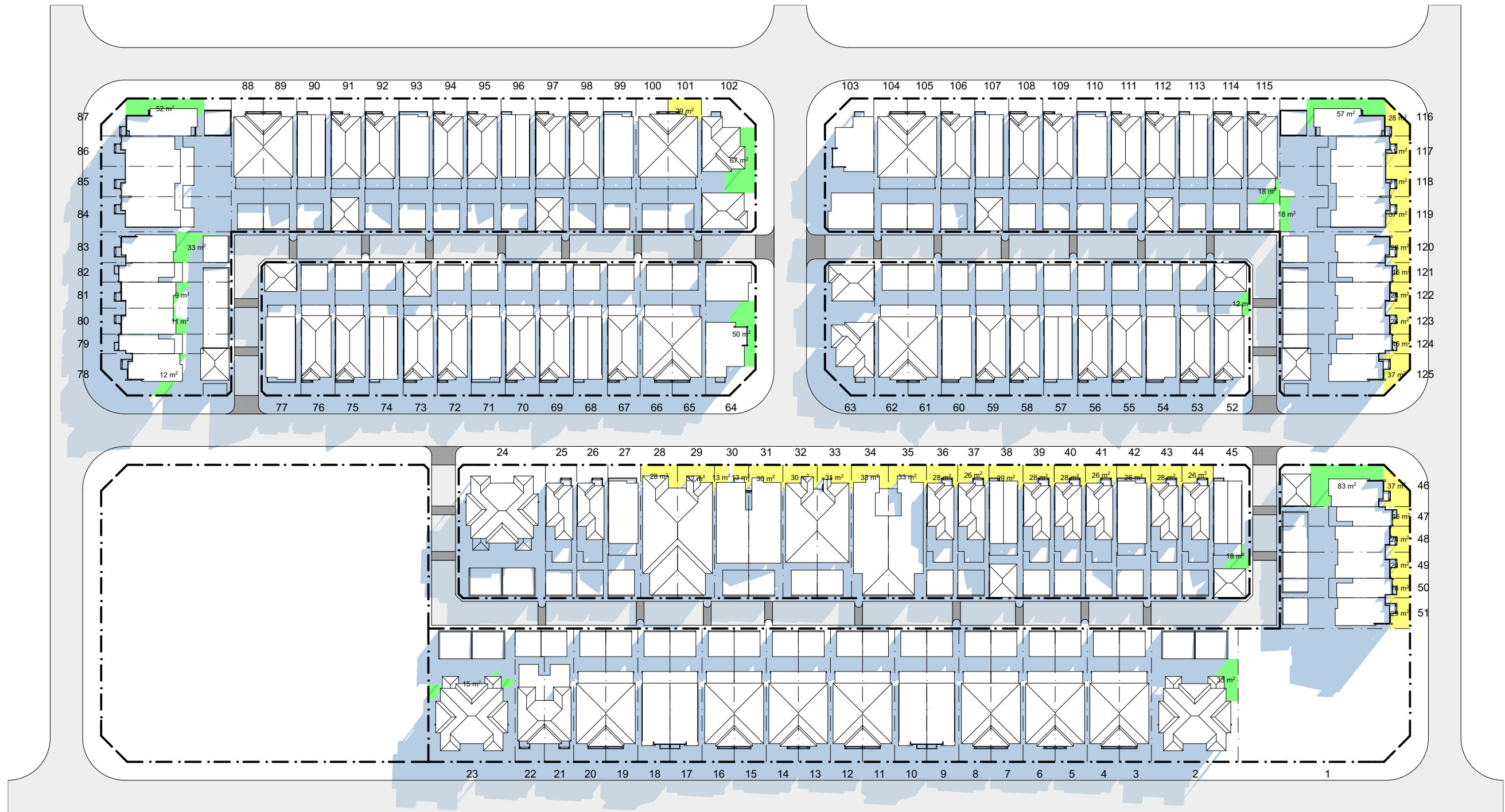


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Scale 1:1000@A3

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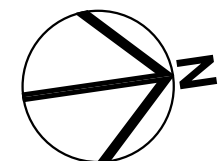


SUN SHADOW PLAN - 3PM

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0 10 20 30 40 50m
Scale 1:1000@A3

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LOT	9am	10am	11am	12pm	1pm	2pm	3pm	COMPLIES
1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
2	✓	✓	✓	✓	✓	✓	✓	✓
3	x	✓	✓	✓	✓	✓	x	✓
4	x	✓	✓	✓	✓	x	x	✓
5	x	✓	✓	✓	✓	✓	x	✓
6	x	✓	✓	✓	✓	x	x	✓
7	x	✓	✓	✓	✓	✓	x	✓
8	x	✓	✓	✓	✓	x	x	✓
9	x	✓	✓	✓	✓	✓	x	✓
10	x	✓	✓	✓	✓	x	x	✓
11	x	✓	✓	✓	✓	✓	x	✓
12	x	✓	✓	✓	✓	x	x	✓
13	x	✓	✓	✓	✓	✓	x	✓
14	x	✓	✓	✓	✓	x	x	✓
15	x	✓	✓	✓	✓	✓	x	✓
16	x	✓	✓	✓	✓	x	x	✓
17	x	✓	✓	✓	✓	✓	x	✓
18	x	✓	✓	✓	✓	x	x	✓
19	x	✓	✓	✓	✓	✓	x	✓
20	x	✓	✓	✓	✓	x	x	✓
21	x	✓	✓	✓	✓	x	x	✓
22	✓	✓	✓	✓	x	x	x	✓
23	x	✓	✓	✓	✓	✓	✓	✓
24	✓	✓	✓	✓	✓	x	x	✓
25	x	✓	✓	✓	x	x	x	✓
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27	x	x	✓	✓	✓	x	x	✓
28	x	✓	✓	✓	✓	✓	✓	✓
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30	x	x	✓	✓	✓	✓	✓	✓
31	x	✓	✓	✓	✓	✓	✓	✓
32	x	✓	✓	✓	✓	✓	✓	✓
33	x	✓	✓	✓	✓	✓	✓	✓
34	x	✓	✓	✓	✓	✓	✓	✓
35	x	x	✓	✓	✓	✓	✓	✓
36	x	x	✓	✓	✓	✓	✓	✓
37	x	x	✓	✓	✓	✓	✓	✓
38	x	x	✓	✓	✓	✓	x	✓
39	x	x	✓	✓	✓	✓	✓	✓
40	x	x	✓	✓	✓	✓	✓	✓
41	x	✓	✓	✓	x	x	x	✓
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57	x	✓	✓	✓	✓	x	x	✓
58	x	✓	✓	✓	✓	x	x	✓
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60	x	✓	✓	✓	✓	x	x	✓
61	x	✓	✓	✓	✓	x	x	✓
62	x	✓	✓	✓	✓	x	x	✓
63	x	✓	✓	✓	✓	✓	x	✓

LOT	9am	10am	11am	12pm	1pm	2pm	3pm	COMPLIES
64	✓	✓	✓	✓	✓	✓	✓	✓
65	✓	✓	✓	✓	x	x	x	✓
66	x	✓	✓	✓	✓	✓	x	✓
67	x	✓	✓	✓	✓	✓	x	✓
68	x	✓	✓	✓	✓	✓	x	✓
69	x	✓	✓	✓	✓	✓	x	✓
70	x	✓	✓	✓	✓	✓	x	✓
71	x	✓	✓	✓	✓	✓	x	✓
72	x	x	✓	✓	✓	x	x	✓
73	x	x	✓	✓	x	x	x	✓
74	x	x	✓	✓	x	x	x	✓
75	x	✓	✓	✓	✓	✓	x	✓
76	x	✓	✓	✓	✓	✓	x	✓
77	x	✓	✓	✓	✓	x	x	✓
78	✓	✓	✓	✓	✓	✓	✓	✓
79	x	x	x	x	x	x	x	✓
80	x	✓	✓	✓	✓	✓	✓	✓
81	✓	✓	✓	✓	✓	✓	✓	✓
82	x	x	x	x	x	✓	x	✓
83	✓	✓	✓	✓	✓	✓	✓	✓
84	✓	✓	✓	✓	✓	✓	x	✓
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86	✓	✓	✓	✓	✓	x	x	✓
87	x	✓	✓	✓	✓	✓	✓	✓
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92	x	✓	✓	✓	✓	x	x	✓
93	x	✓	✓	✓	✓	x	x	✓
94	x	✓	✓	✓	✓	x	x	✓
95	x	x	✓	✓	✓	x	x	✓
96	x	x	✓	✓	✓	x	x	✓
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100	x	✓	✓	✓	✓	x	x	✓
101	x	x	✓	✓	✓	✓	✓	✓
102	✓	✓	✓	✓	✓	✓	✓	✓
103	✓	✓	✓	✓	✓	x	x	✓
104	x	✓	✓	✓	✓	x	x	✓
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106	x	x	✓	✓	✓	x	x	✓
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110	x	✓	✓	✓	✓	x	x	✓
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113	x	✓	✓	✓	✓	x	x	✓
114	x	✓	✓	✓	✓	x	x	✓
115	x	✓	✓	✓	✓	✓	✓	✓
116	✓	✓	✓	✓	✓	✓	✓	✓
117	✓	✓	✓	✓	✓	✓	✓	✓
118	✓	✓	✓	✓	✓	✓	✓	✓
119	✓	✓	✓	✓	✓	✓	✓	✓
120	✓	✓	✓	✓	✓	✓	✓	✓
121	✓	✓	✓	✓	✓	✓	✓	✓
122	✓	✓	✓	✓	✓	✓	✓	✓
123	✓	✓	✓	✓	✓	✓	✓	✓
124	✓	✓	✓	✓	✓	✓	✓	✓
125	✓	✓	✓	✓	✓	✓	✓	✓

SOLAR ACCESS COMPLIANCE TABLE

EDMONDSON AVENUE, AUSTRAL



Solar Compliance

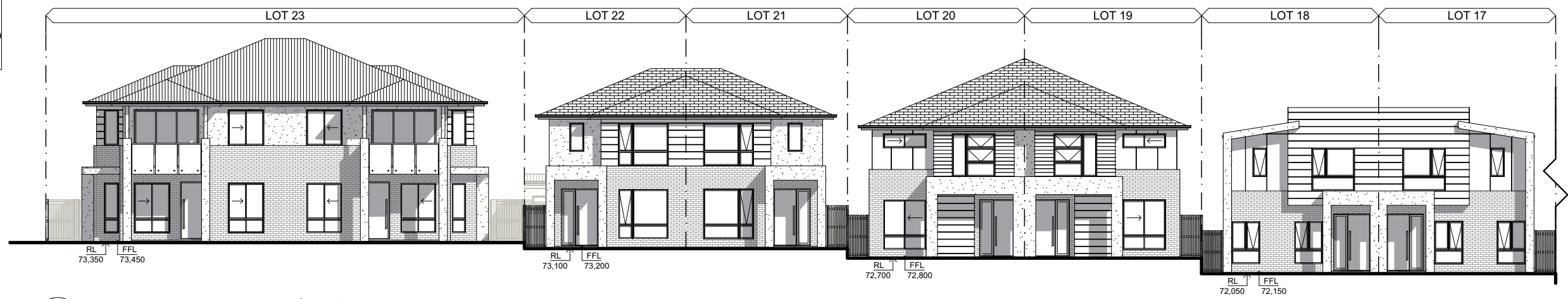
Required	70.0%	87
Provided	99.2%	123



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NOTE:
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DESIGN REQUIREMENTS.

- FACE
BRICKWORK
- BAGGED
BRICKWORK
- SCYON
AXON 400
- SCYON
AXON 133
- SCYON
STRIA 325
- SCYON
LINEA



ELEVATION 1
1:200

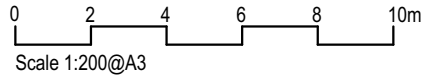


ELEVATION 1
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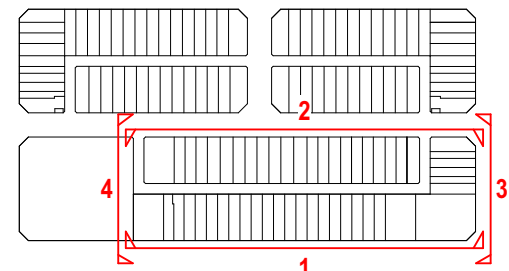


ELEVATION 1
1:200

ELEVATION 1

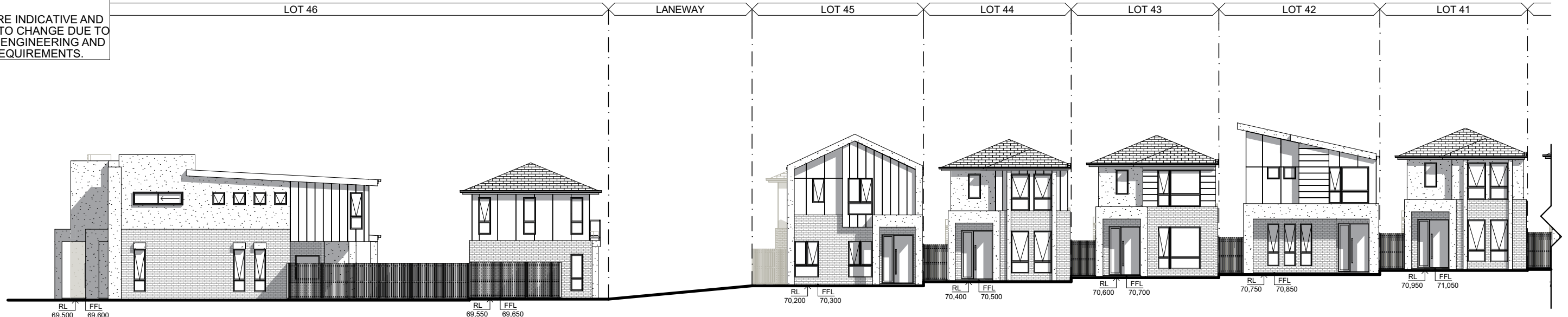


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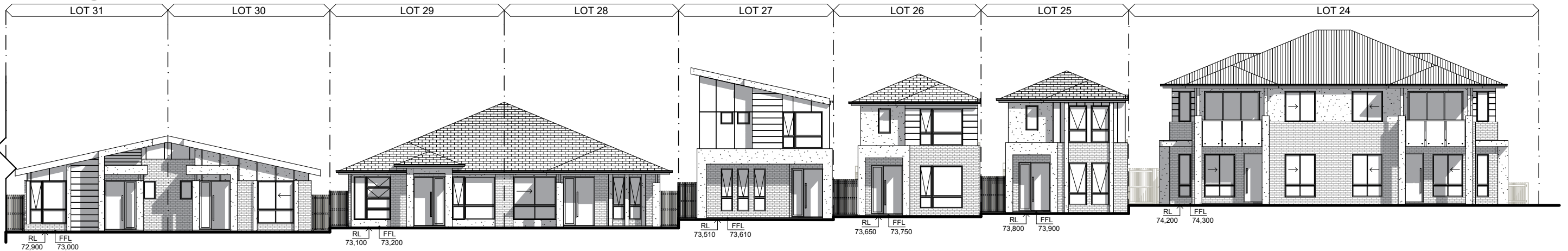


ELEVATION 2
1:200

- FACE BRICKWORK
- BAGGED BRICKWORK
- SCYON AXON 400
- SCYON AXON 133
- SCYON STRIA 325
- SCYON LINEA

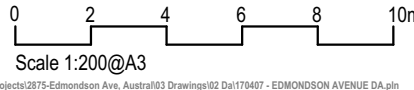


ELEVATION 2
1:200



ELEVATION 2
1:200

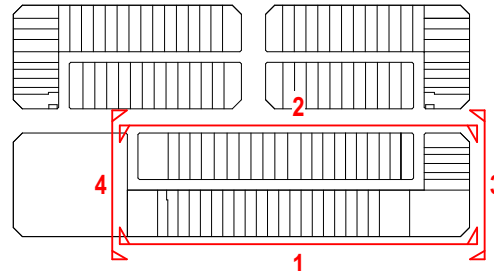
ELEVATION 2



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EDMONDSON AVENUE, AUSTRAL

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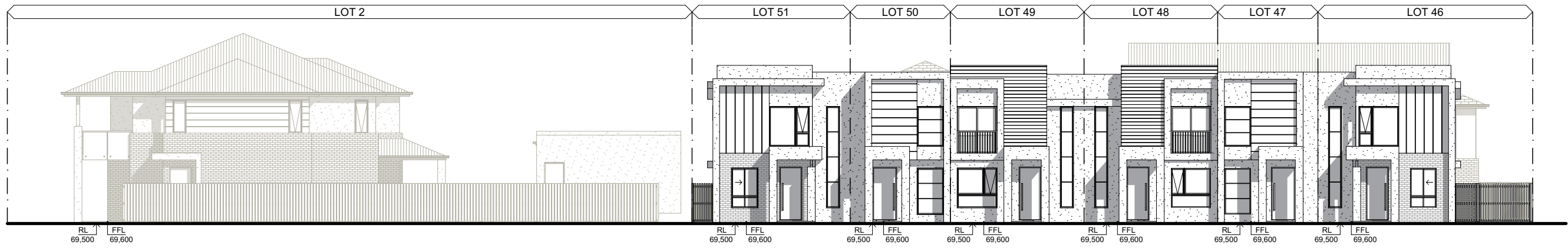
KEY PLAN
1:5000



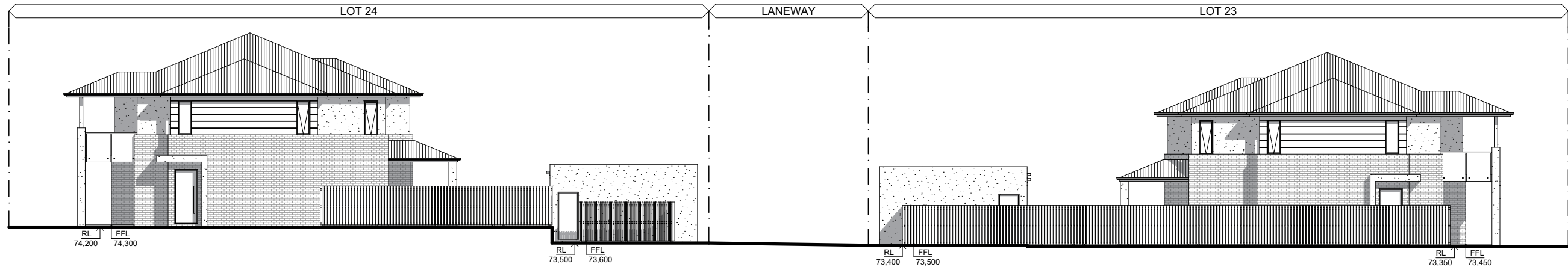
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- FACE
BRICKWORK
- BAGGED
BRICKWORK
- SCYON
AXON 400
- SCYON
AXON 133
- SCYON
STRIA 325
- SCYON
LINEA



ELEVATION 3
1:200



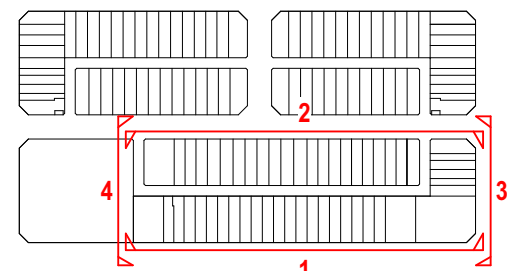
ELEVATION 4
1:200

ELEVATION 3-4

0 2 4 6 8 10m
Scale 1:200@A3

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EDMONDSON AVENUE, AUSTRAL
 **vantage**property



KEY PLAN
1:5000



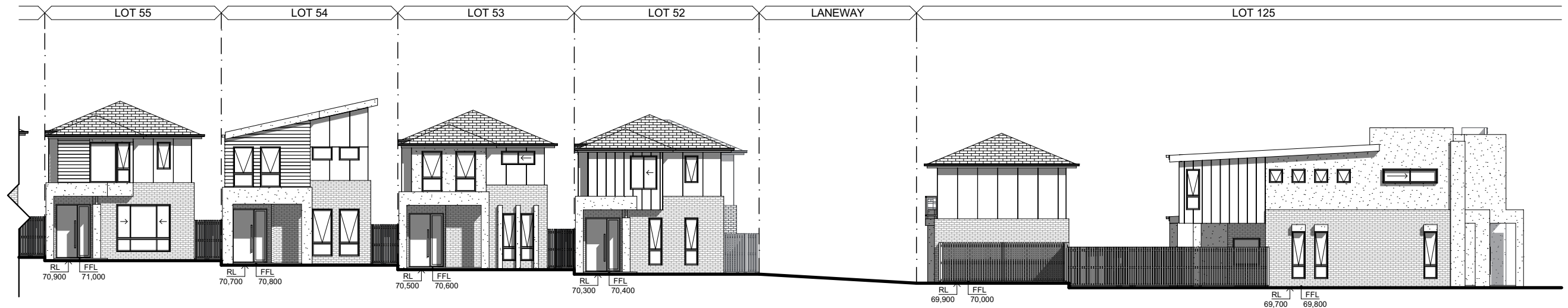
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- FACE
BRICKWORK
- BAGGED
BRICKWORK
- SCYON
AXON 400
- SCYON
AXON 133
- SCYON
STRIA 325
- SCYON
LINEA

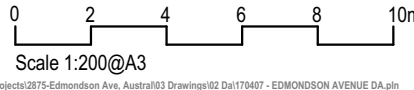


ELEVATION 5
1:200



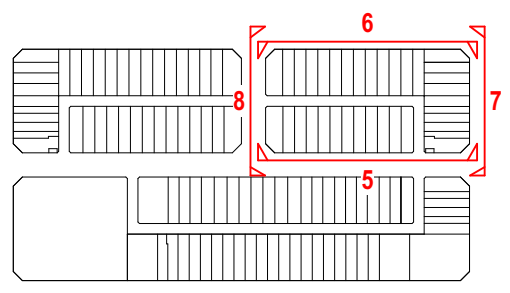
ELEVATION 5
1:200

ELEVATION 5



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KEY PLAN
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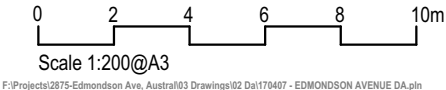


- FACE BRICKWORK
- BAGGED BRICKWORK
- SCYON AXON 400
- SCYON AXON 133
- SCYON STRIA 325
- SCYON LINEA



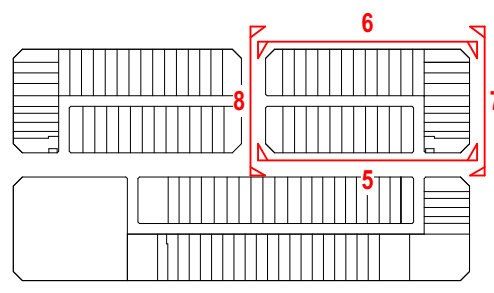
- FACE BRICKWORK
- BAGGED BRICKWORK
- SCYON AXON 400
- SCYON AXON 133
- SCYON STRIA 325
- SCYON LINEA

ELEVATION 6



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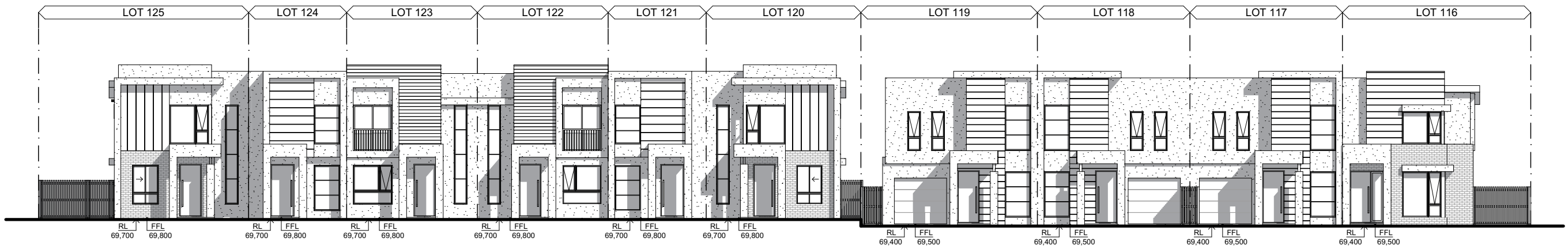
KEY PLAN
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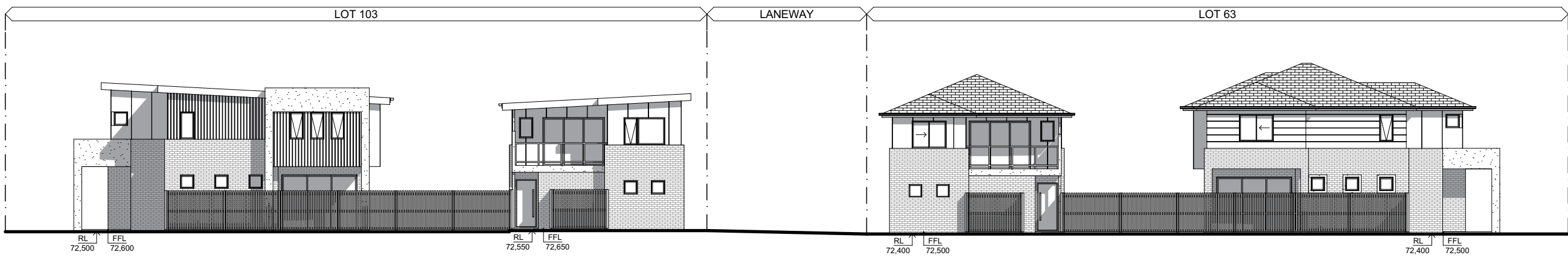
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- FACE
BRICKWORK
- BAGGED
BRICKWORK
- SCYON
AXON 400
- SCYON
AXON 133
- SCYON
STRIA 325
- SCYON
LINEA

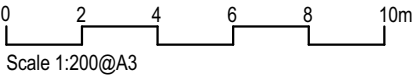


ELEVATION 7
1:200

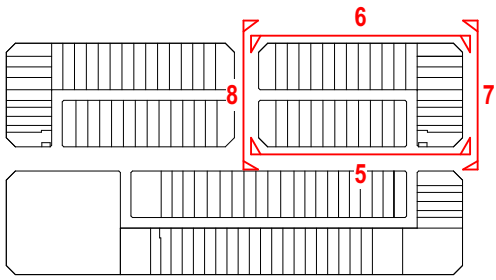


ELEVATION 8
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ELEVATION 7-8



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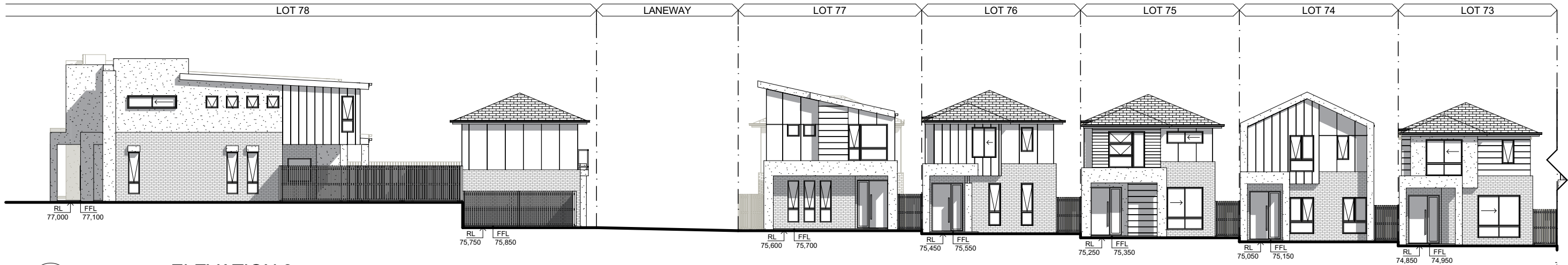


KEY PLAN
1:5000

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LEVELS ARE INDICATIVE AND
SUBJECT TO CHANGE DUE TO
FURTHER ENGINEERING AND
DESIGN REQUIREMENTS.

	FACE BRICKWORK		SCYON AXON 400		SCYON STRIA 325
	BAGGED BRICKWORK		SCYON AXON 133		SCYON LINEA

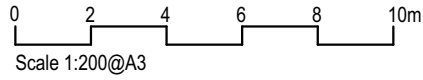


ELEVATION 9
1:200



ELEVATION 9
1:200

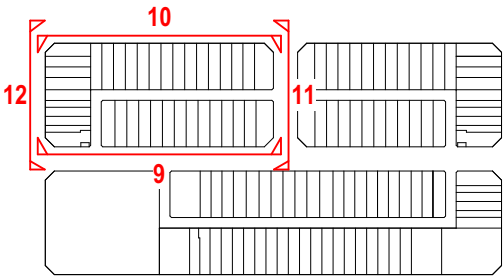
ELEVATION 9



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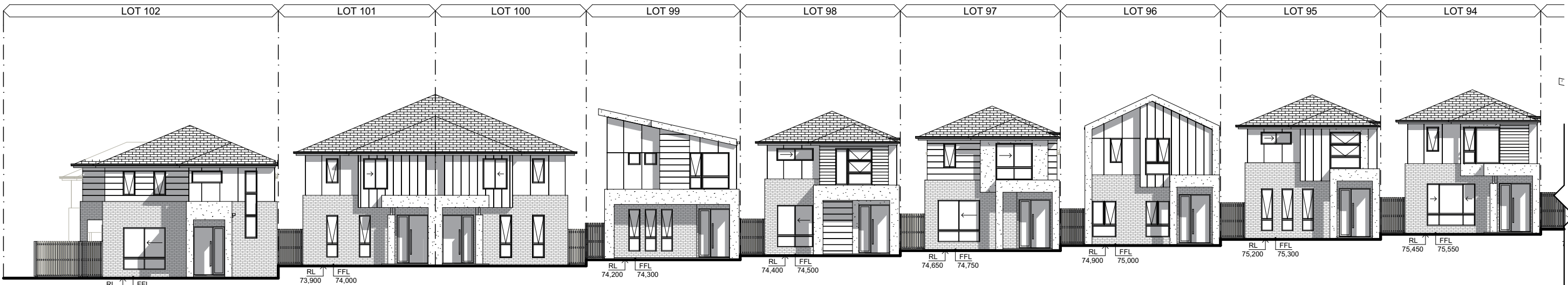
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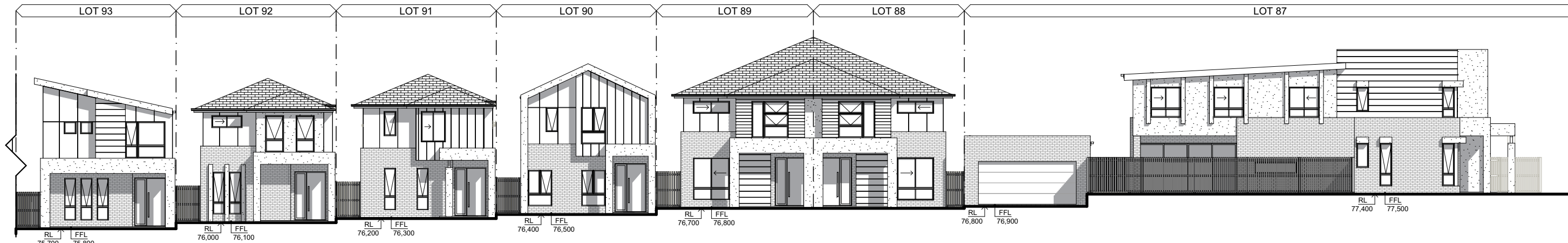
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	FACE BRICKWORK		SCYON AXON 400		SCYON STRIA 325
	BAGGED BRICKWORK		SCYON AXON 133		SCYON LINEA

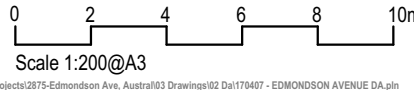


ELEVATION 10
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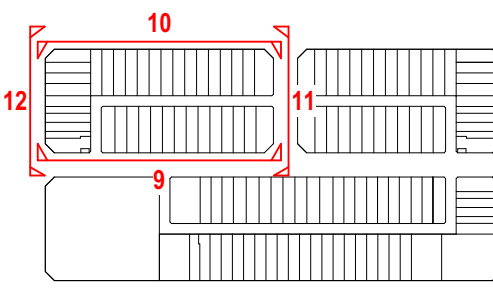
ELEVATION 10
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ELEVATION 10



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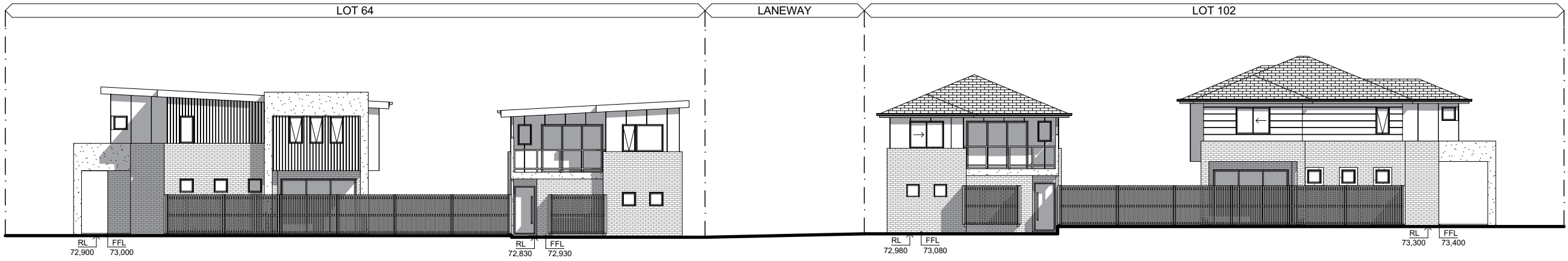
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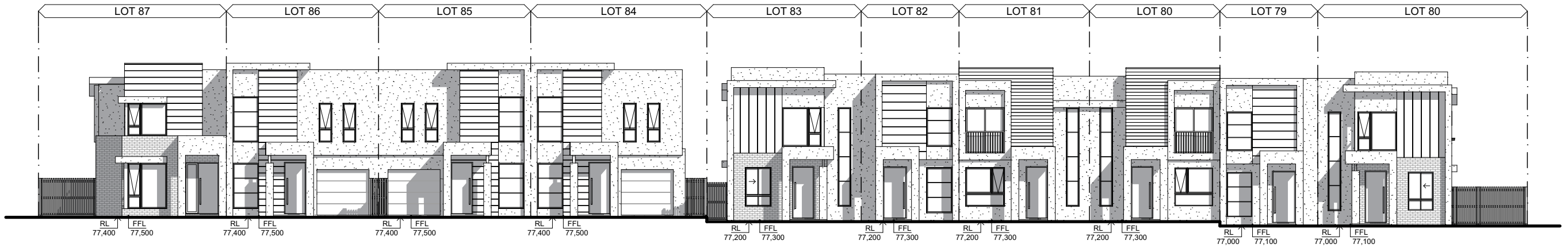
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- FACE
BRICKWORK
- BAGGED
BRICKWORK
- SCYON
AXON 400
- SCYON
AXON 133
- SCYON
STRIA 325
- SCYON
LINEA

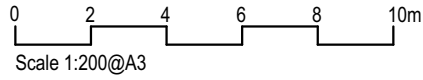


ELEVATION 11
1:200

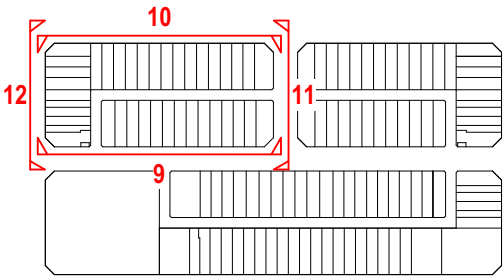


ELEVATION 12
1:200

ELEVATION 11-12



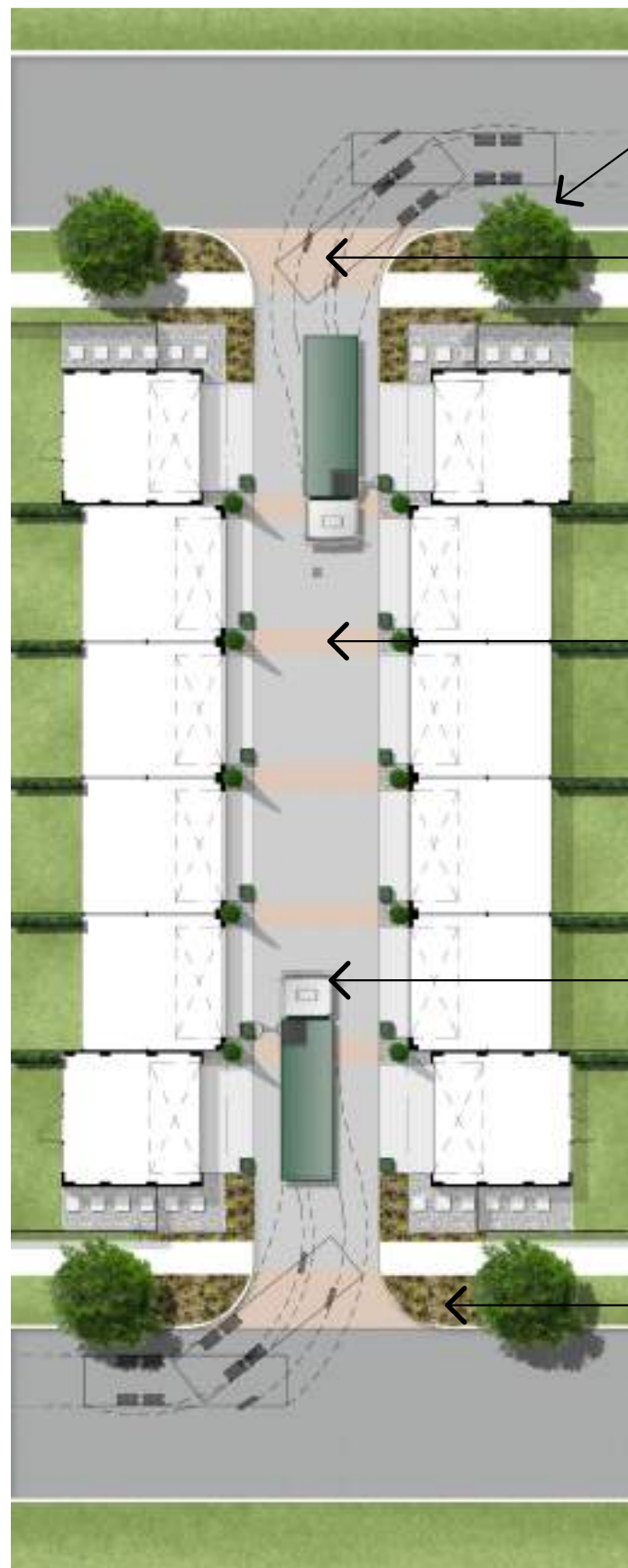
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Street trees set back from lane to ensure good visibility

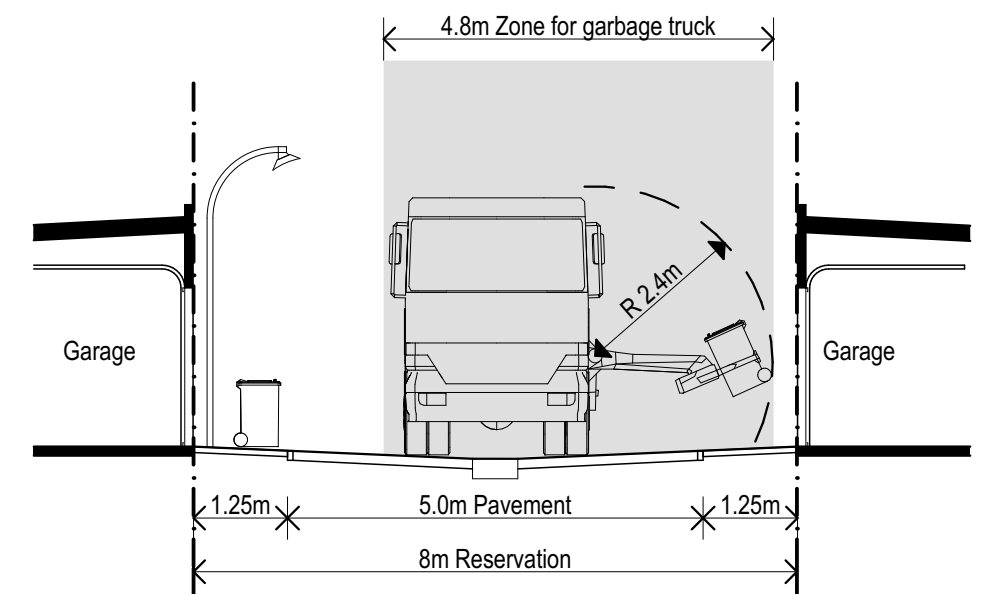
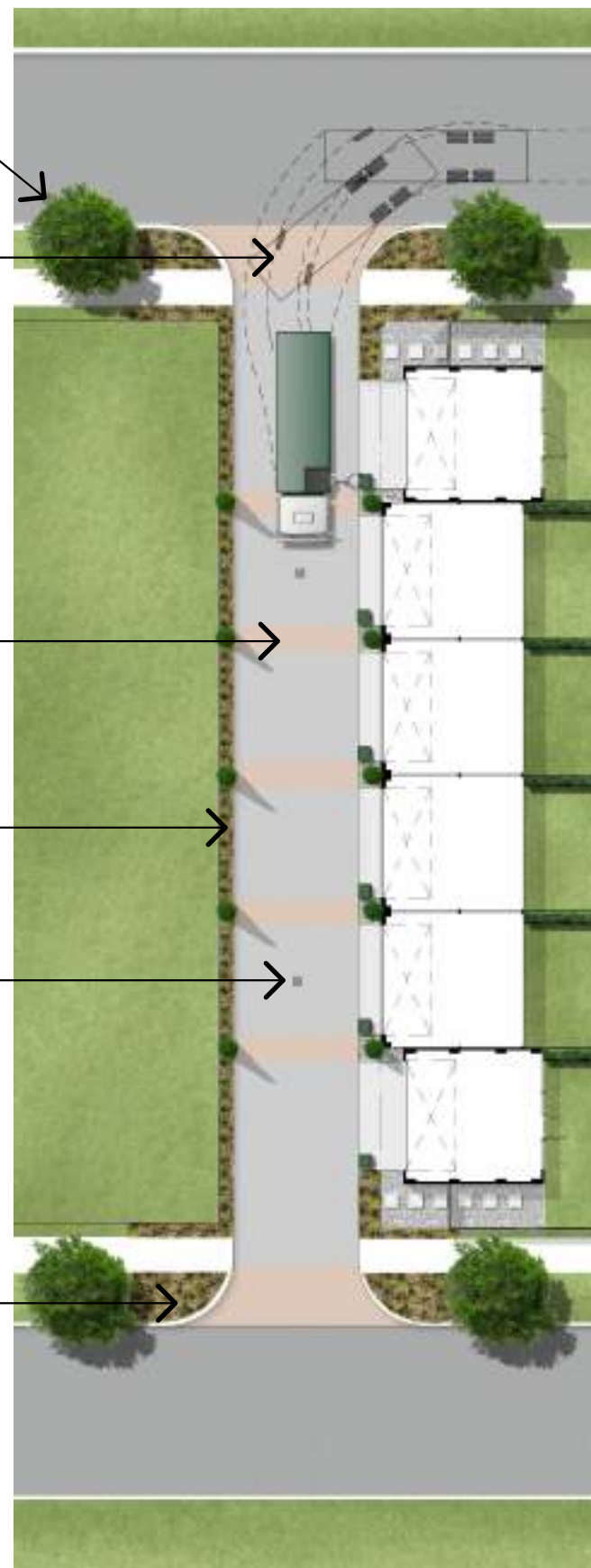
Threshold paving treatment

Contrast colour breaks up perceived length of lane and slows velocity

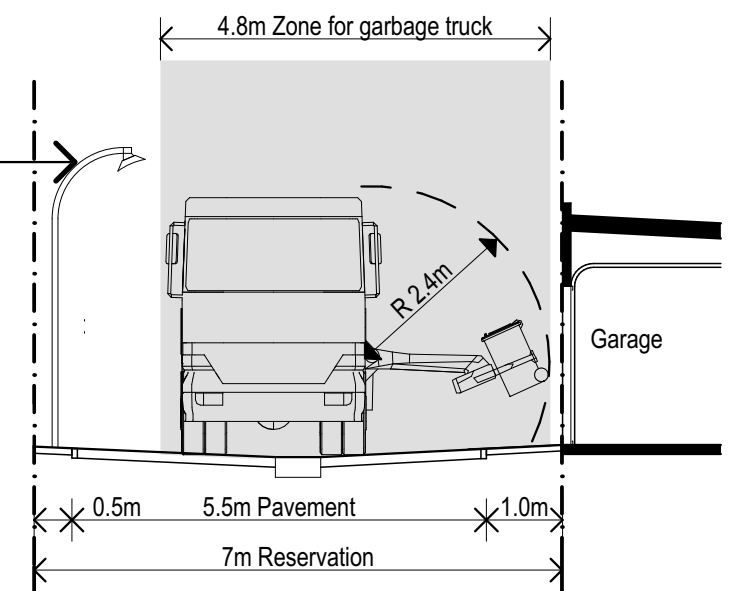
Planting with drought tolerant species such as grasses and thin feature trees

Centre drainage

Low growing drought tolerant planting provides an entry statement as well as ensuring good visibility for vehicles accessing the lane



Preferred location for light pole to avoid illuminating adjoining property



Double Loaded Lane REAR LANE DESIGN THEORY

Single Loaded Lane EDMONDSON AVENUE, AUSTRAL

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FREQUENTLY ASKED QUESTIONS

Should lanes be one-way only?
Most residents want to access their garage by the shortest route which means two-way movement is preferable with a minimum width of 5.5 metres.

How does the garbage truck serve both sides of a lane?
The truck has a pickup arm on one side only. It collects on one side and comes back in the other direction to collect the bins on the opposite side.

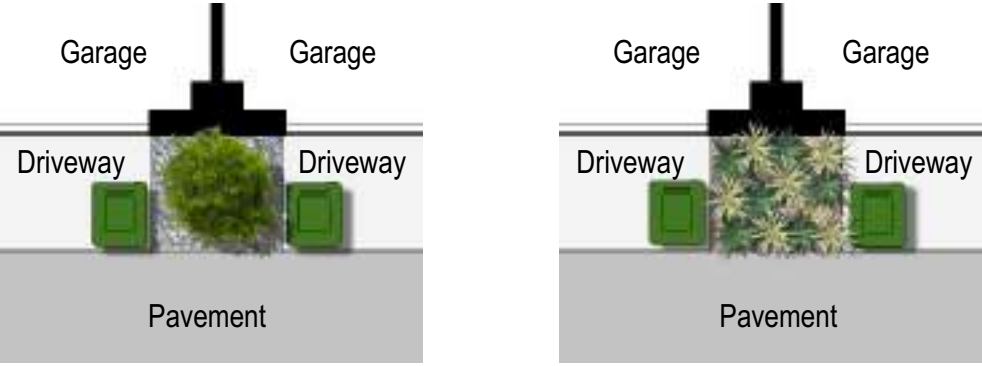
What happens if someone parks in the rear lane?
This is a very silly idea as the garbage truck is likely to damage a parked car and people are not likely to take that risk.

How do you discourage parking in the lane?
Restrict the pavement width to 5.5 metres which still allows for vehicles to pass but implies that parked cars would probably risk damage.

Can lanes be embellished?
They can but it is only a lane and should not be interpreted as a street in which also accommodates pedestrian traffic. Various landscape embellishments can be incorporated to define the entry and to break up the perceived length of the lane.

Who owns the lane and who looks after it?
The lane should be a public road owned by council as its principal purpose is for access and garbage removal. Any landscaping should be drought tolerant and located outside of the garbage truck zone. In essence species and finishes should be selected on low-maintenance criteria however the residents are likely to take some interest in looking after these assets.

Where should refuse bins be placed for collection?
Dedicated pads are unlikely to work as people are generally rather lazy about these things. The best and most convenient place to put a bin is directly outside the garage door but not on the pavement zone.



A. Tree and rock option B. Drought tolerant planting option

BREAKING UP THE GARAGE DOORS



Low growing drought tolerant planting provides an entry statement as ensuring well as good visibility for vehicles accessing the lane

Contrast colour breaks up perceived length of lane and slows velocity

Planting with drought tolerant species such as grasses and thin feature trees

REAR LANE DESIGN THEORY

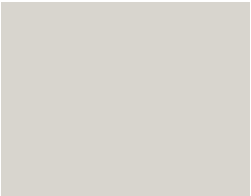
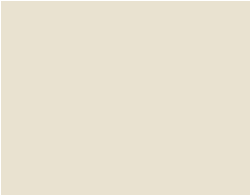
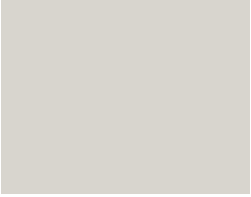
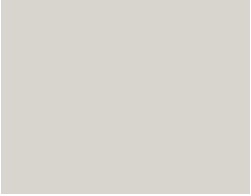
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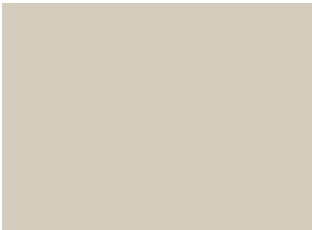
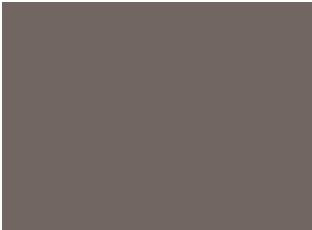
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EXTERIOR COLOUR SCHEDULE

COLOURS AND MATERIAL FINISHES ARE INDICATIVE ONLY

Colorbond Roof			
	Colorbond Basalt	Colorbond Surfmist	Colorbond Woodland Grey
Primary Colour			
	Taubmans Aspen Snow		
Garage Door, Fascia and Gutters			
	Colorbond Basalt	Colorbond Surfmist	Classic Cedar
Window & Door Powdercoating		Downpipes	Fencing
	Colorbond Woodland Grey		
		Colorbond Surfmist	Colorbond Basalt
Feature Cladding			
	Scyon Axon	Scyon Stria	Scyon Linea

FEATURE COLOURS

C1		Taubmans Taupe Stone
C2		Taubmans November Leaf
C3		Taubmans Forged Iron
C4		Taubmans Gravel

INDICATIVE COLOURS AND FINISHES

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