

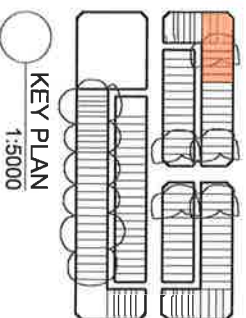


UPPER FLOOR PLAN LOTS 84-92

EDMONDSON AVENUE, AUSTRAL



Scale 1:200 @ A3



92 93 94 95 96 97 98 99 100 101

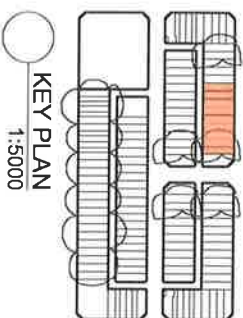


- LEGEND**
- SECLUDED PRIVATE OPEN SPACE (MIN. AREA 15m² - MIN DIM. 3m)
 - LANDSCAPING POTENTIAL
 - INDICATIVE WATER TANK LOCATION
 - INDICATIVE CLOTHESLINE LOCATION
 - INDICATIVE MAIL BOX LOCATION
- GENERAL NOTES**
- 2400mm WIDE DOOR
 - SINGLE GARAGE
 - DOUBLE GARAGE - 4800mm WIDE DOOR

GROUND FLOOR PLAN LOTS 93-101

EDMONDSON AVENUE, AUSTRAL

vantage property

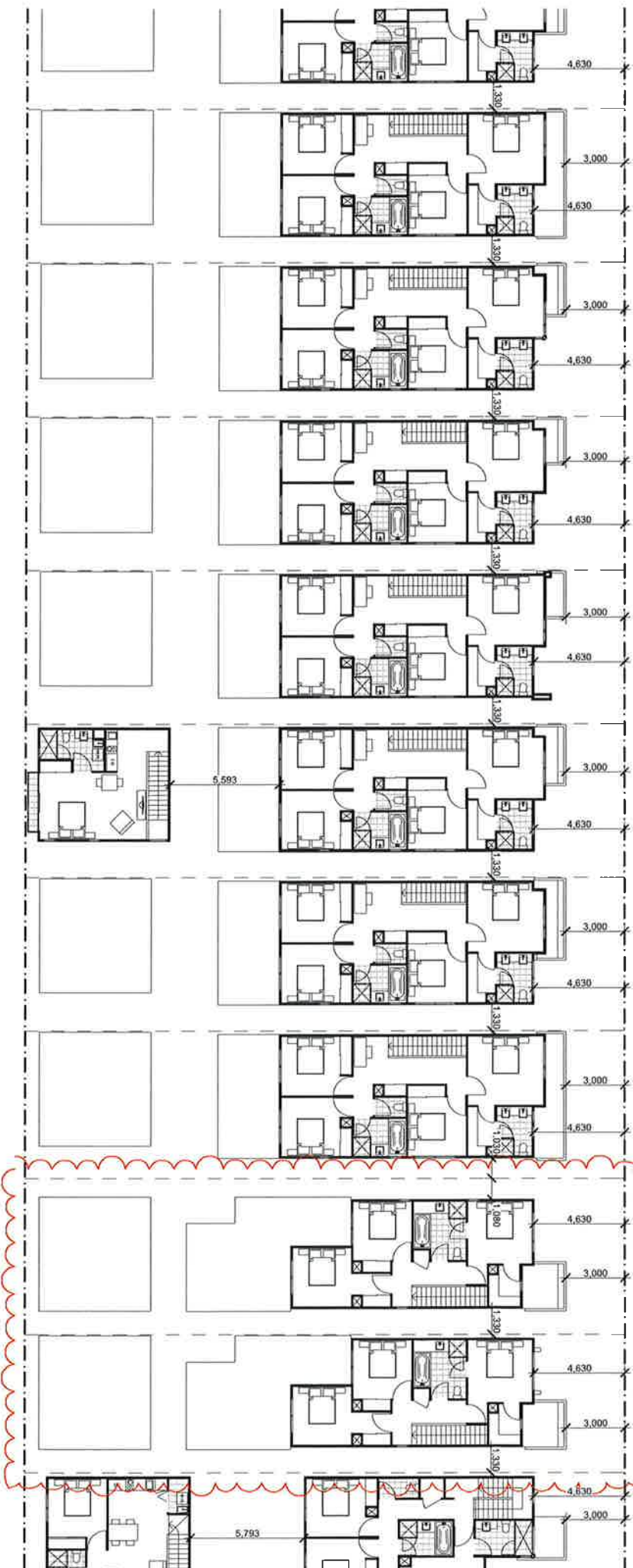


KEY PLAN
1:5000

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101

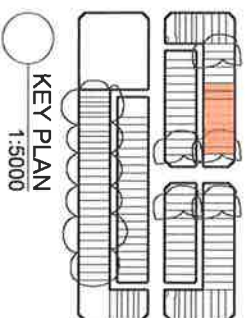


UPPER FLOOR PLAN LOTS 93-101

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GENERAL NOTES

SINGLE GARAGE - 2400mm WIDE DOOR
DOUBLE GARAGE - 4800mm WIDE DOOR

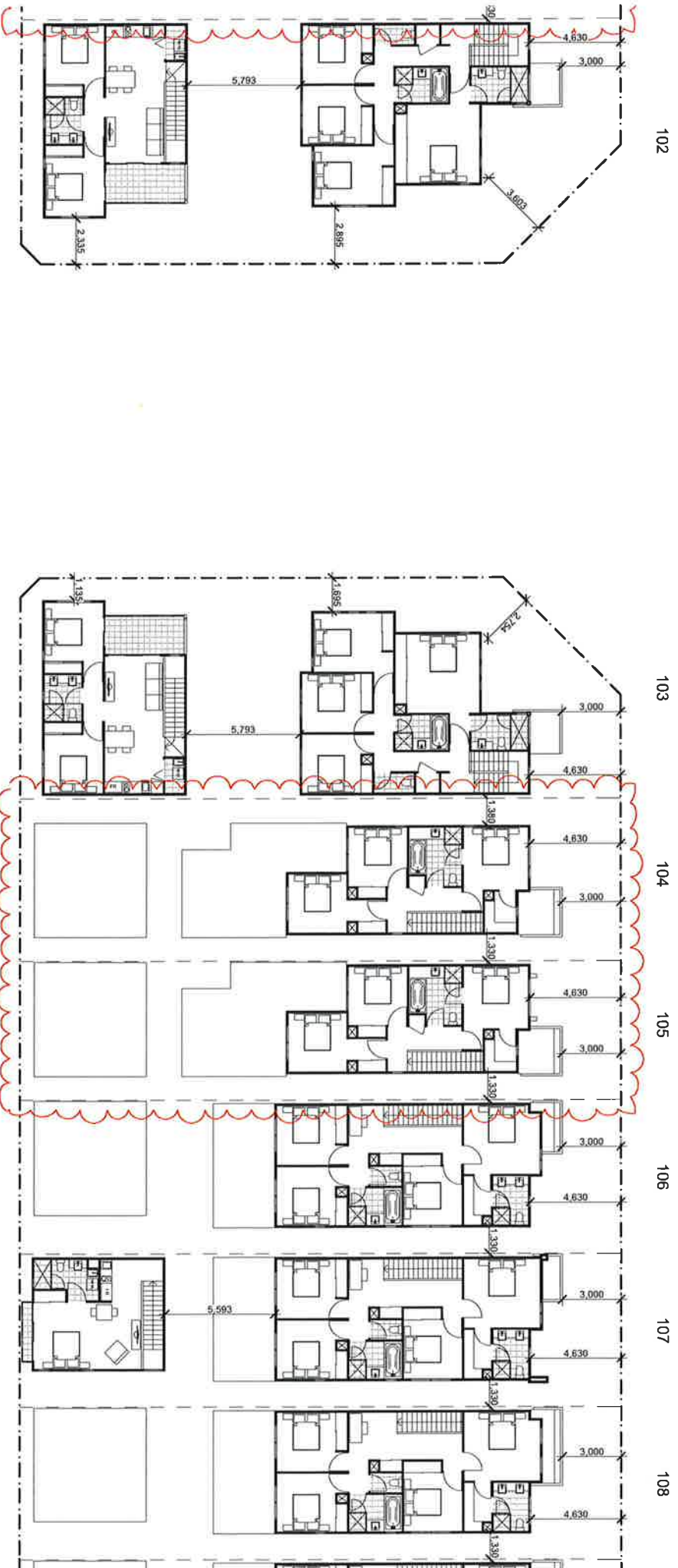
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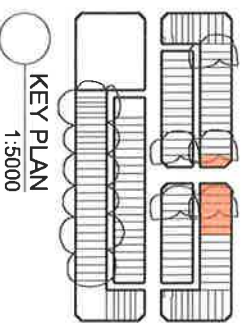


UPPER FLOOR PLAN LOTS 102-108

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Scale 1:200@A3



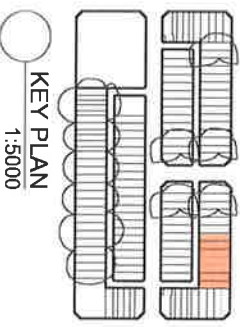
- LEGEND**
- SECLUDED PRIVATE OPEN SPACE (MIN. AREA 16m² - MIN DIM. 3m)
 - LANDSCAPING POTENTIAL
 - INDICATIVE WATER TANK LOCATION
 - INDICATIVE CLOTHESLINE LOCATION
 - INDICATIVE MAIL BOX LOCATION

- GENERAL NOTES**
- SINGLE GARAGE - 2400mm WIDE DOOR
 - DOUBLE GARAGE - 4800mm WIDE DOOR

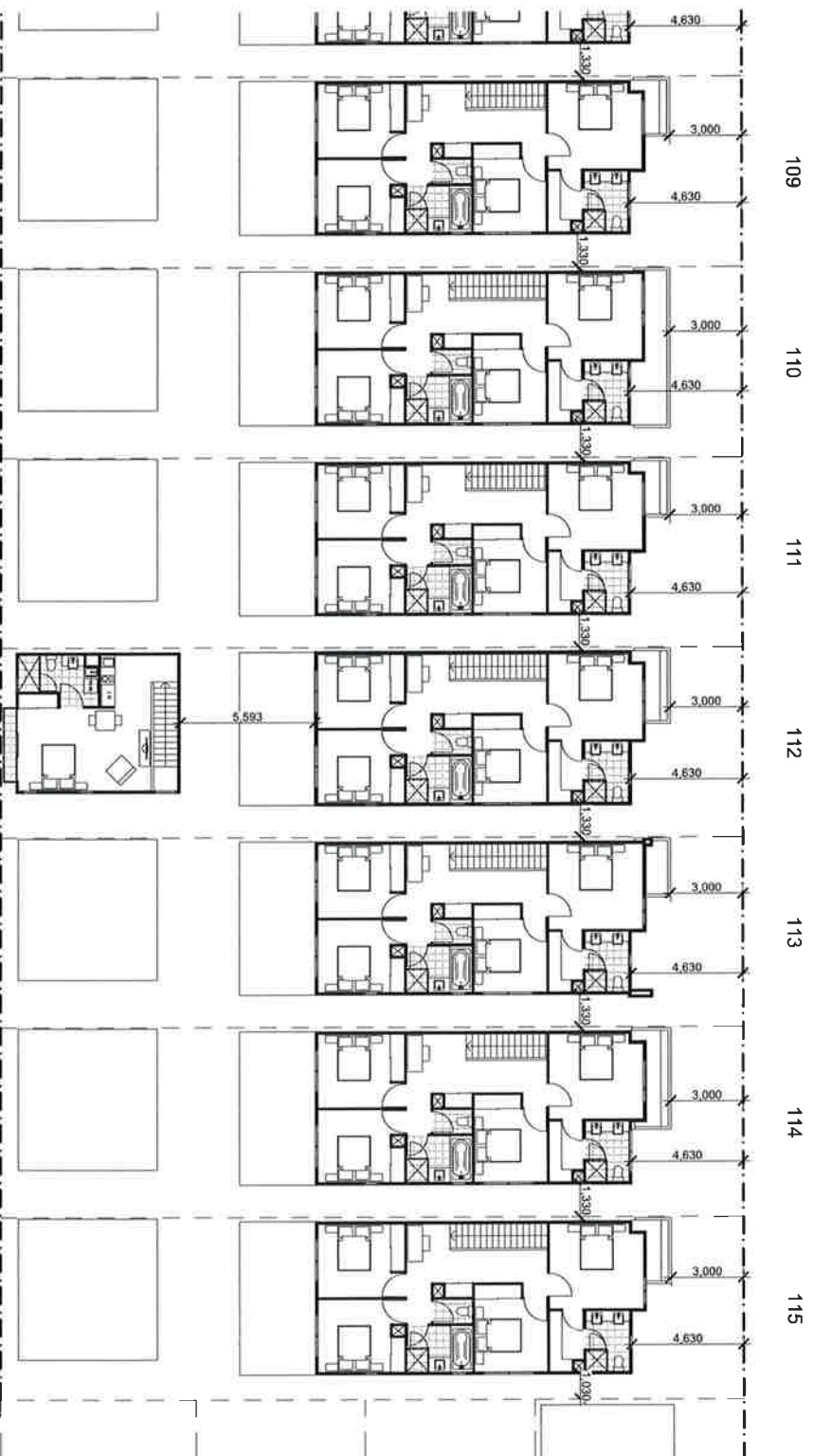
GROUND FLOOR PLAN LOTS 109-115

EDMONDSON AVENUE, AUSTRAL

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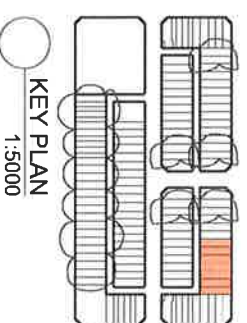


KEY PLAN
1:5000



UPPER FLOOR PLAN LOTS 109-115

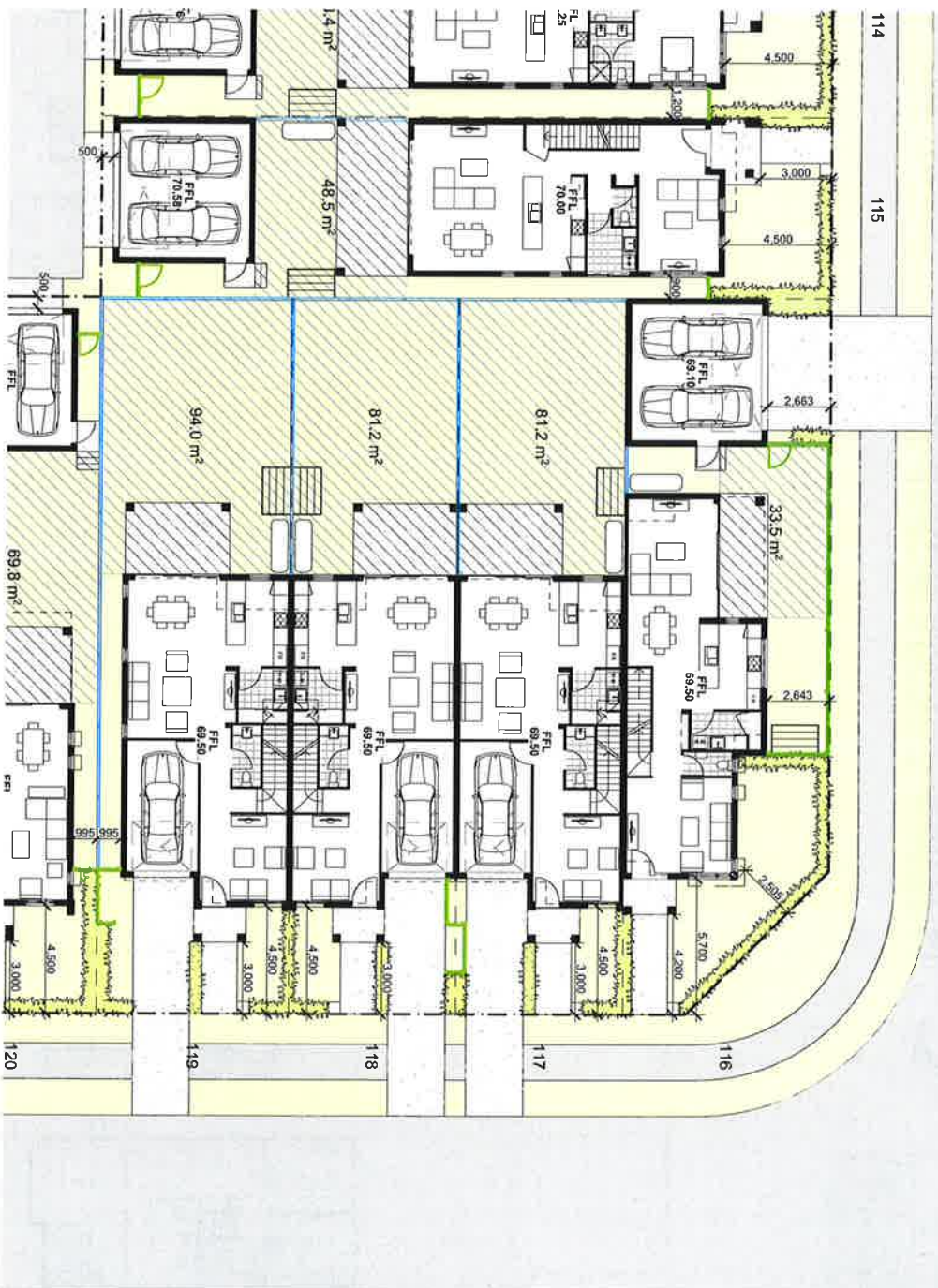
EDMONDSON AVENUE, AUSTRAL



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

- LEGEND**
- SECLUDED PRIVATE OPEN SPACE (MIN. AREA 15m², MIN DIM. 3m)
 - LANDSCAPING POTENTIAL
 - INDICATIVE WATER TANK LOCATION
 - INDICATIVE CLOTHESLINE LOCATION
 - INDICATIVE MAIL BOX LOCATION

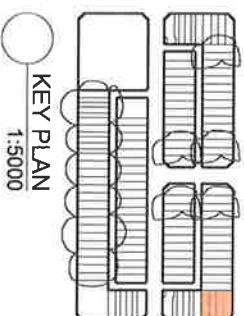
- GENERAL NOTES**
- SINGLE GARAGE - 2400mm WIDE DOOR
 - DOUBLE GARAGE - 4800mm WIDE DOOR



GROUND FLOOR PLAN LOTS 116-119

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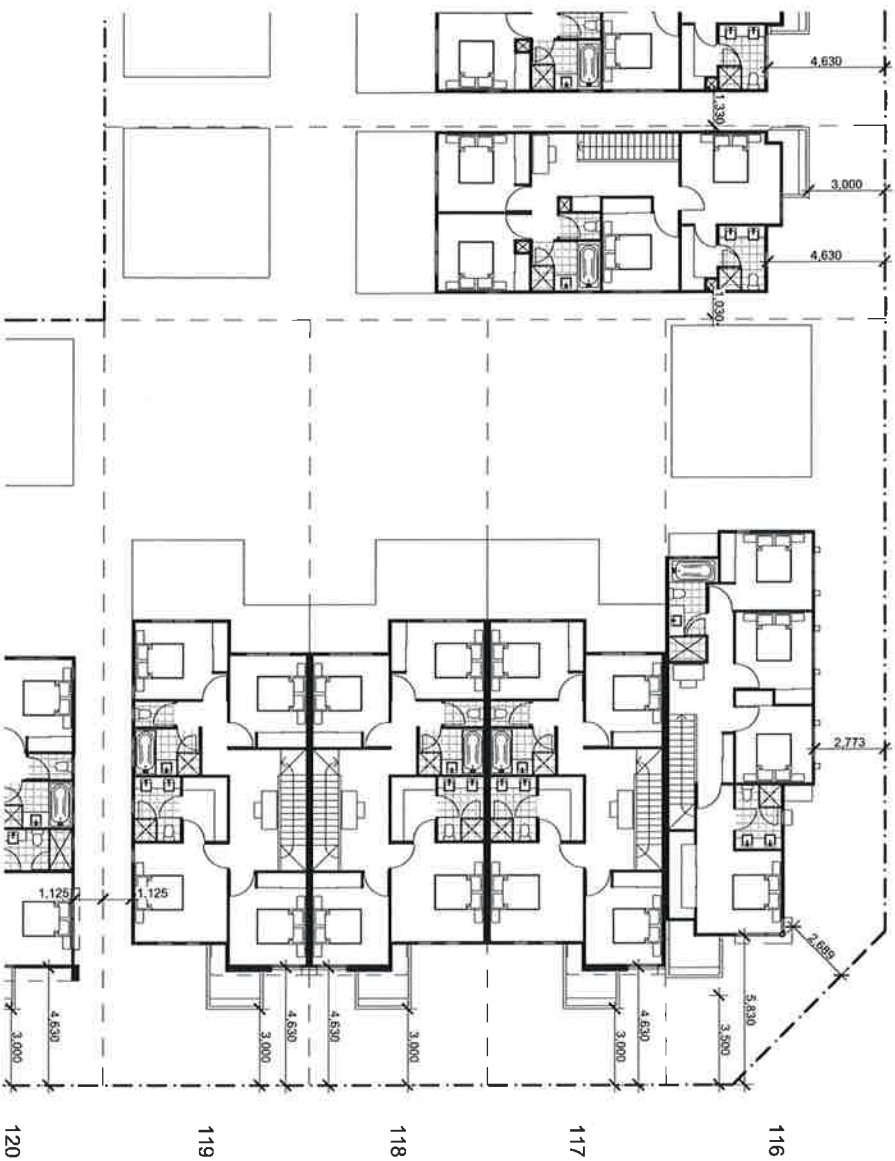


Scale 1:200@A3

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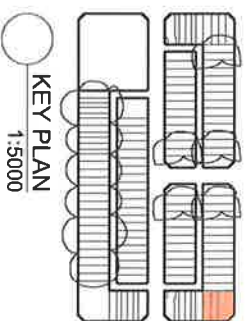
115



EDMONDSON AVENUE, AUSTRAL



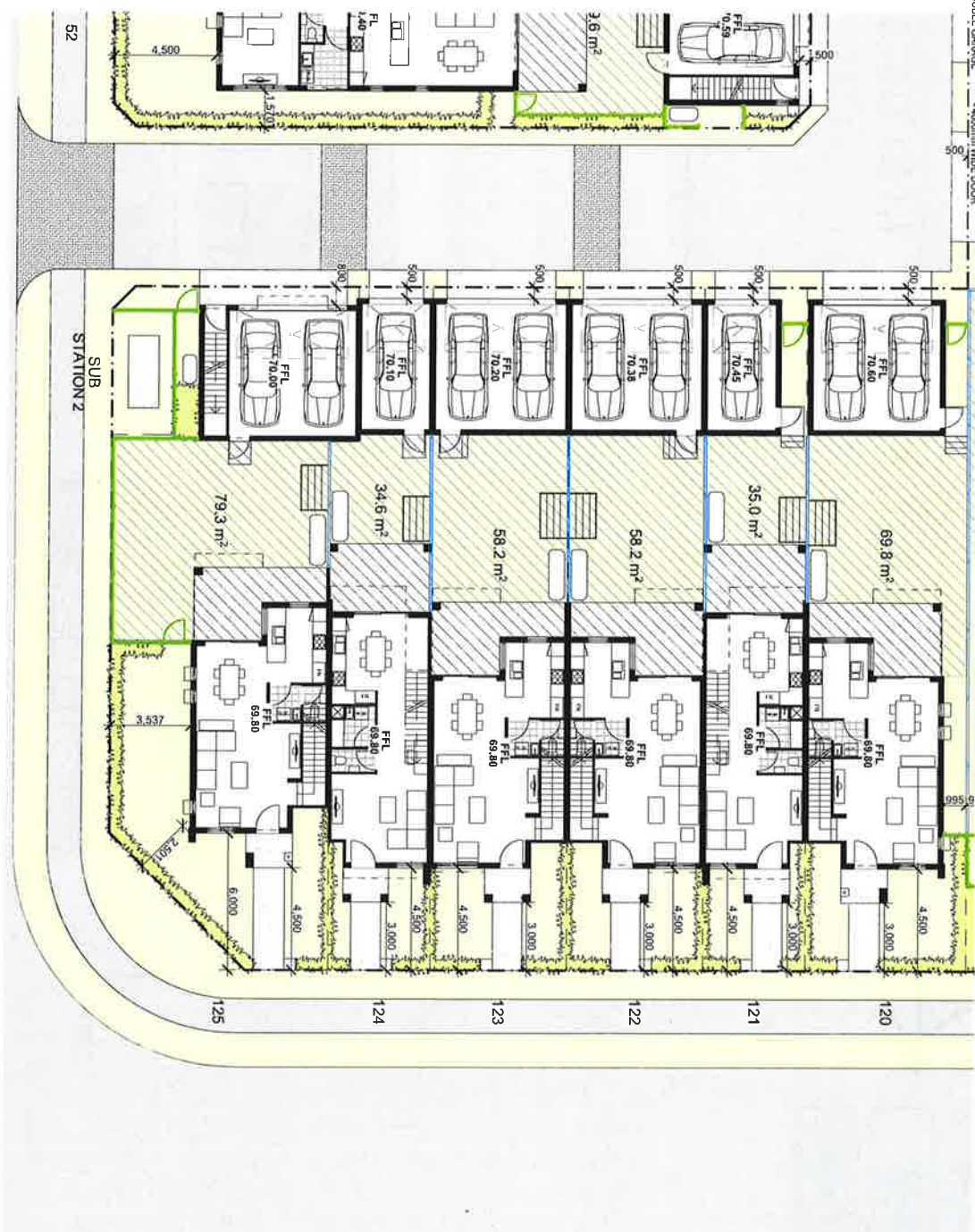
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- LEGEND**
- SECRETED PRIVATE OPEN SPACE
 - LANDSCAPING POTENTIAL
 - INDICATIVE WATER TANK LOCATION
 - INDICATIVE CLOTHESLINE LOCATION
 - INDICATIVE MAIL BOX LOCATION

GENERAL NOTES

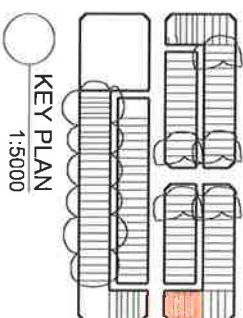
SINGLE GARAGE - 2400mm WIDE DOOR
DOUBLE GARAGE - 4800mm WIDE DOOR



Scale 1:200@A3

GROUND FLOOR PLAN LOTS 120-125

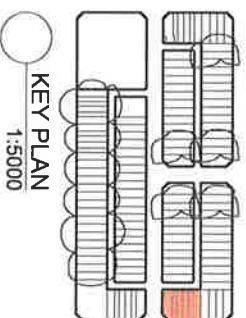
EDMONDSON AVENUE, AUSTRAL



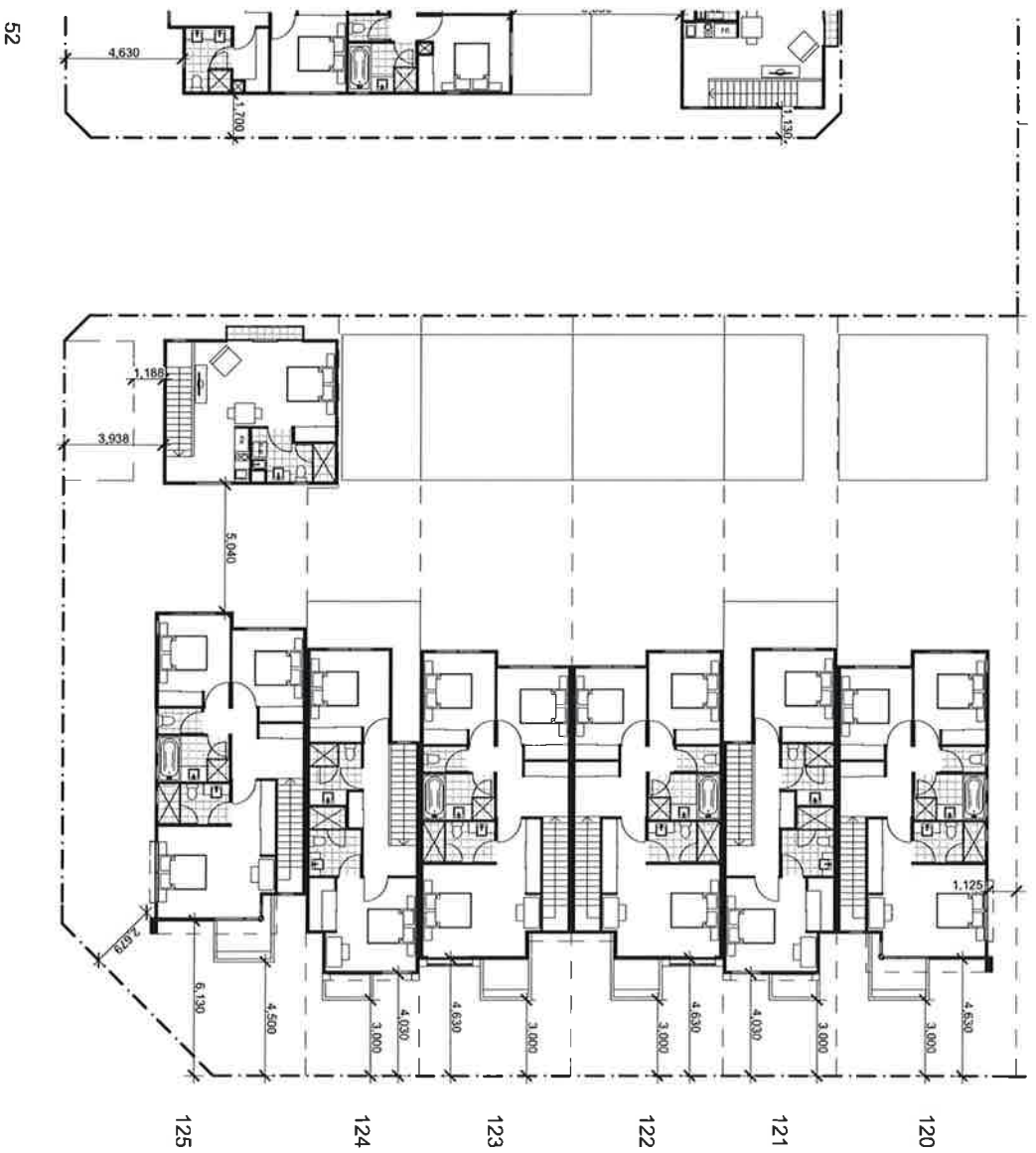
Scale 1:200@A3

0 2 4 6 8 10cm

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LEGEND

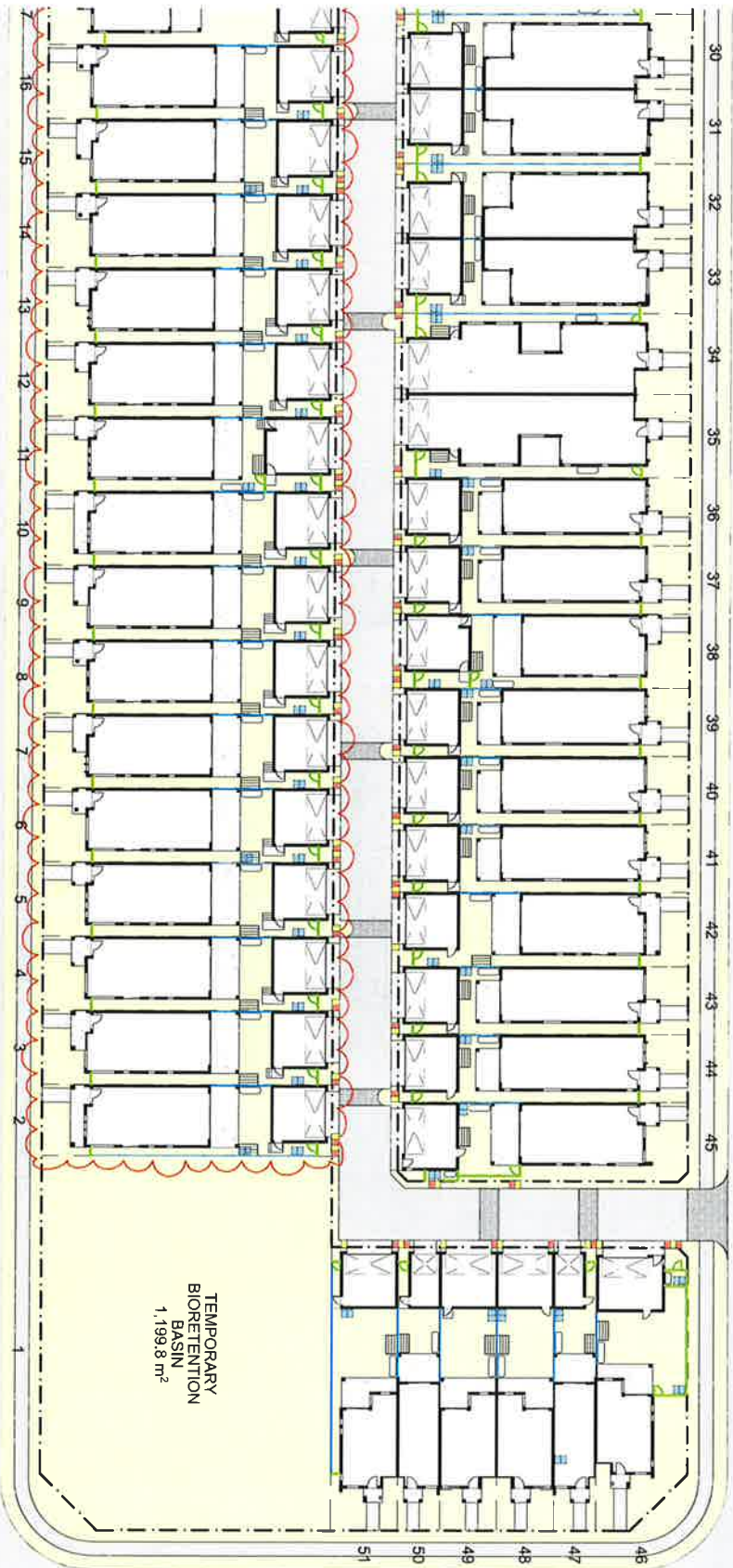
- GARBAGE BIN COLLECTION POINT
(GENERAL WASTE - RED/RECYCLING - YELLOW)
- GARBAGE BIN STORAGE LOCATION 1sqm EACH



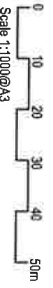
FENCE TYPE A
1.8m HIGH SOLID NEIGHBOUR
FENCE WITH TOP CAPPING.



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



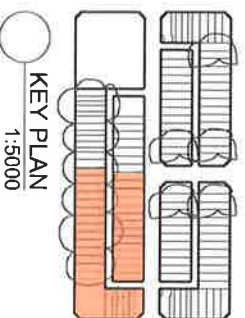
FENCING & REFUSE PLAN



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KEY PLAN
1:5000

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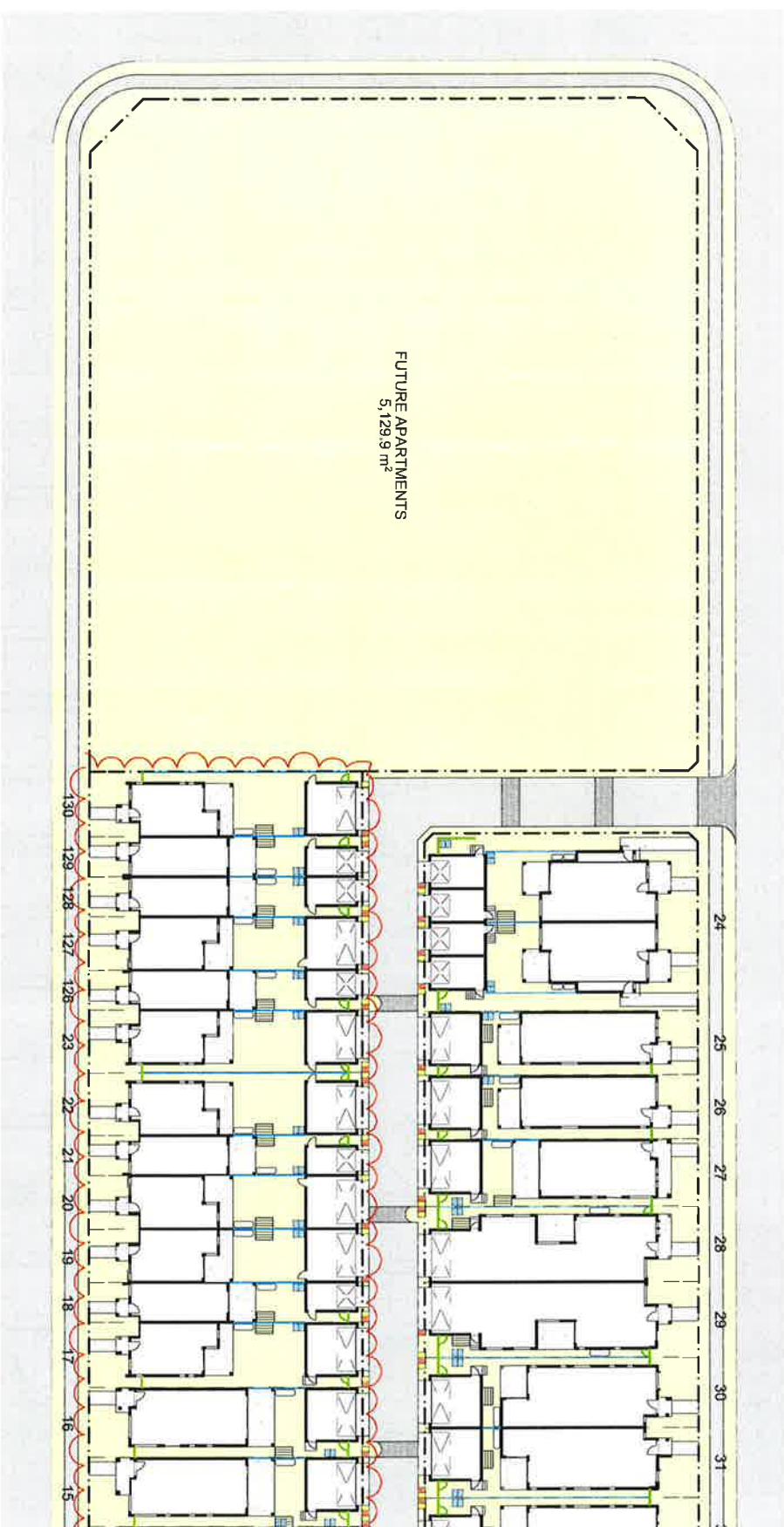
- LEGEND**
- GARAGE BIN COLLECTION POINT
(GENERAL WASTE - RED/RECYCLING - YELLOW)
 - GARAGE BIN STORAGE LOCATION 1sqm EACH



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

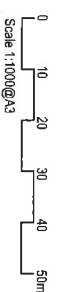


FENCE TYPE B
1.8m HIGH TIMBER FENCE
WITH VERTICAL TIMBER
PALINGS FIXED ON EDGE
MIN 50% OPENINGS



FUTURE APARTMENTS
5,129.9 m²

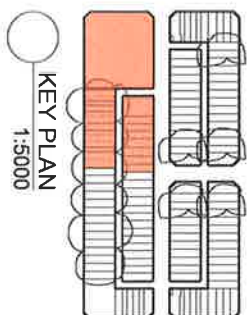
FENCING & REFUSE PLAN



EDMONDSON AVENUE, AUSTRAL



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LEGEND

GARBAGE BIN COLLECTION POINT
(GENERAL WASTE - REDRECYCLING - YELLOW)

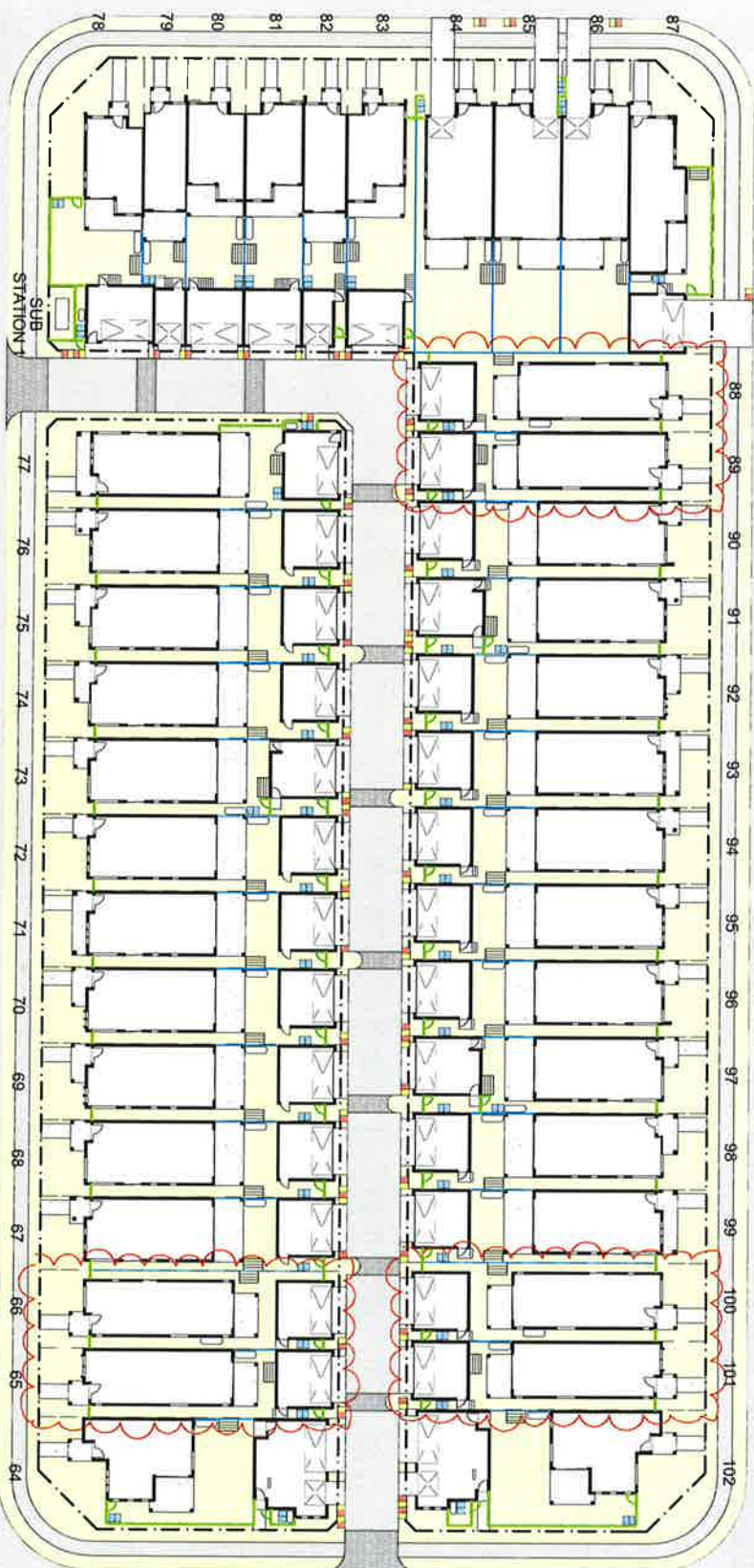
GARBAGE BIN STORAGE LOCATION (blue EACH)



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



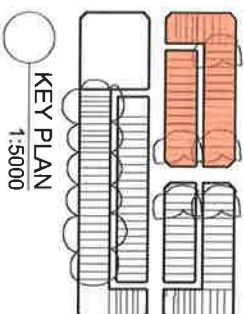
FENCING & REFUSE PLAN

Scale 1:1000@A3

0 10 20 30 40 50m

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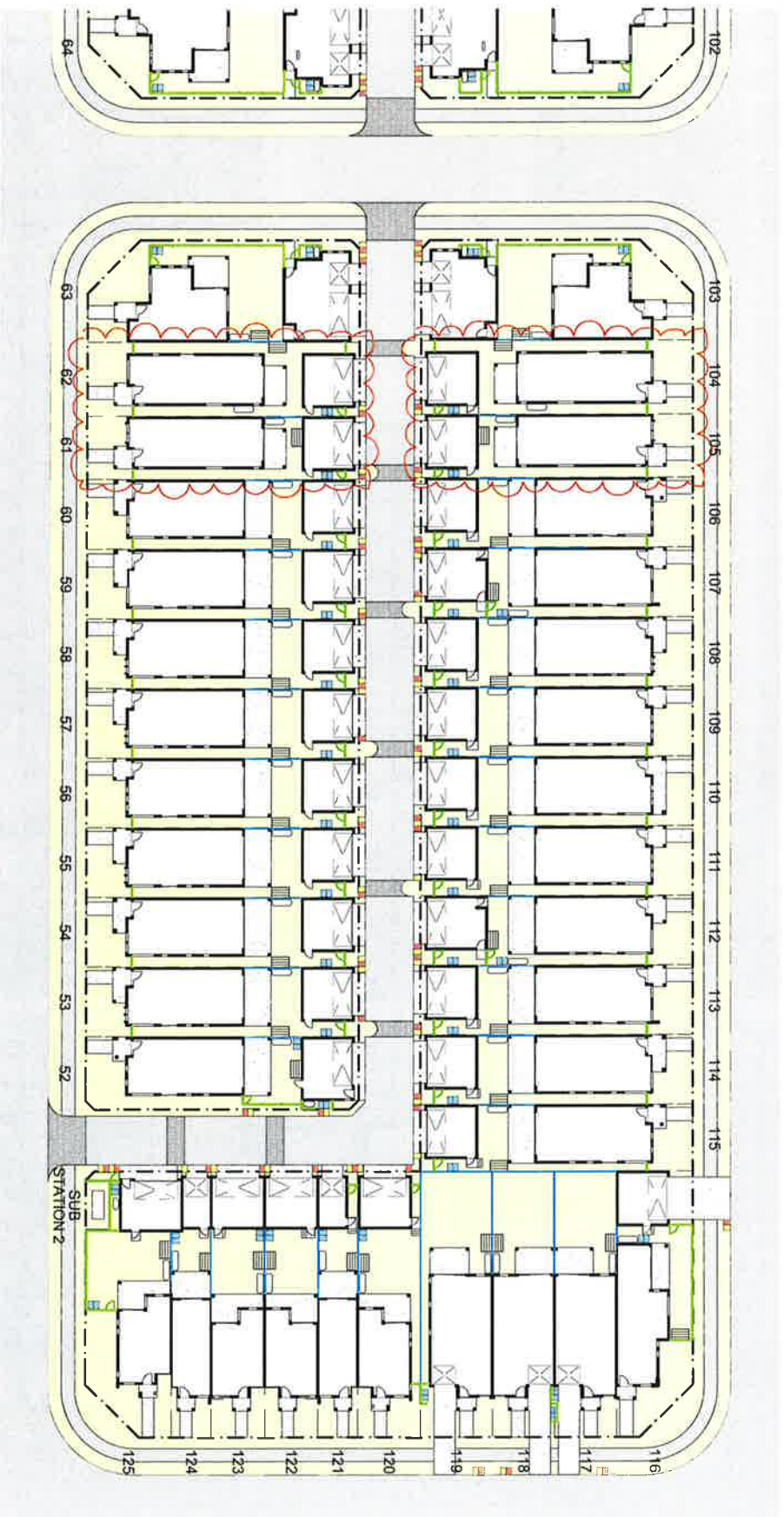
- LEGEND**
- GARBAGE BIN COLLECTION POINT
(GENERAL WASTE - RED/RECYCLING - YELLOW)
 - GARBAGE BIN STORAGE LOCATION 1sqm EACH



FENCE TYPE A
1.8m HIGH SOLID NEIGHBOUR
FENCE WITH TOP CAPPING.



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



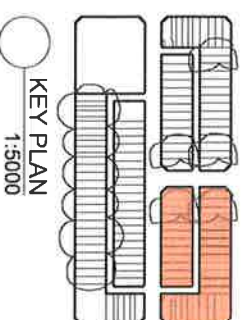
FENCING & REFUSE PLAN

Scale 1:1000@A3

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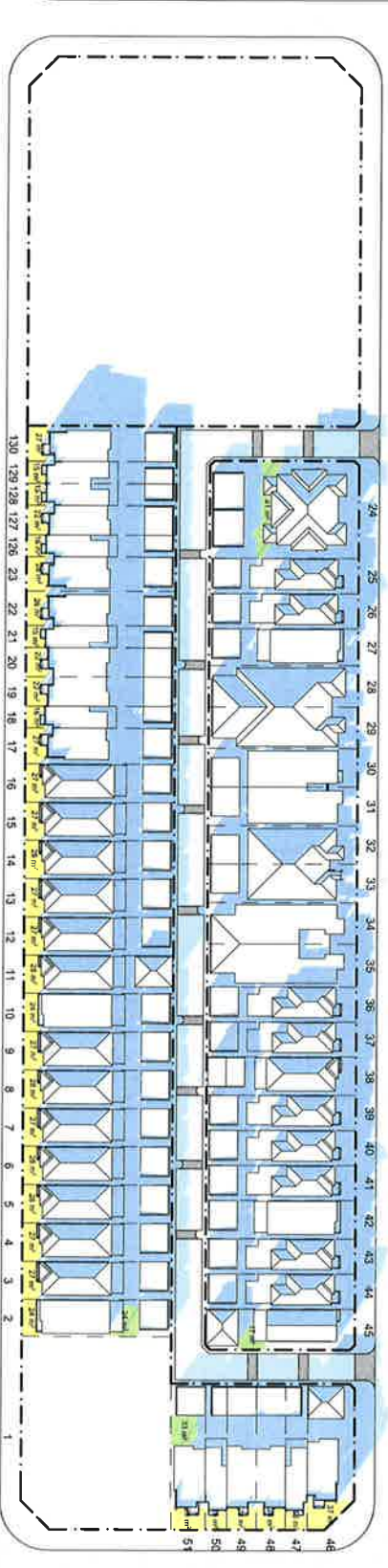
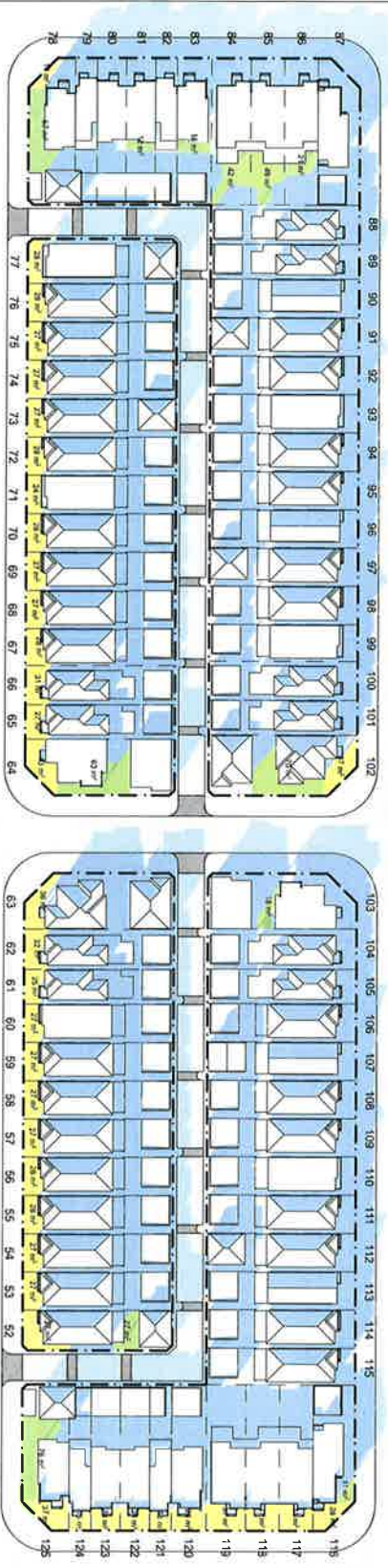


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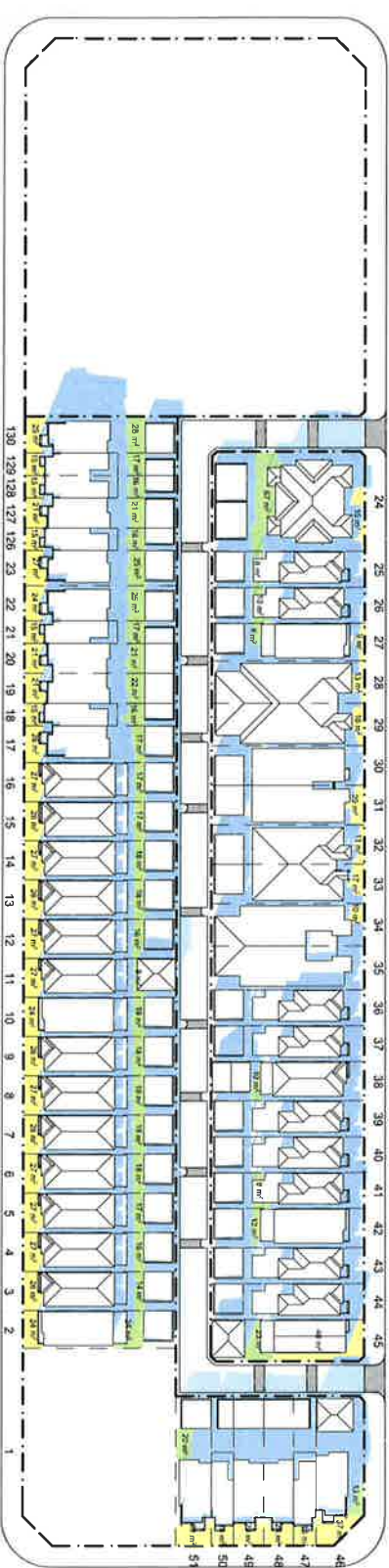
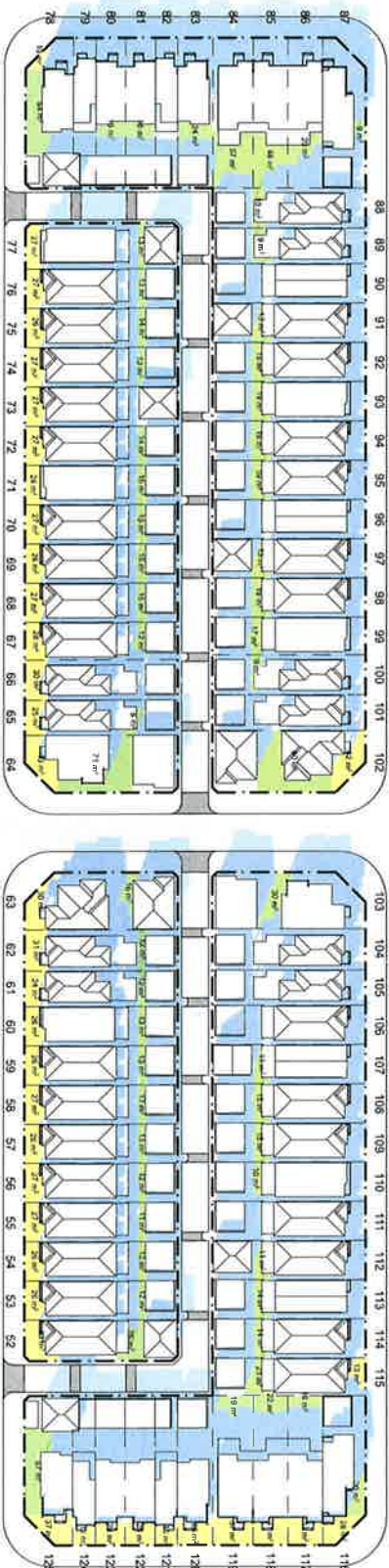


SUN SHADOW PLAN - 9AM

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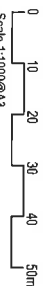


SUN SHADOW PLAN - 10AM

EDMONDSON AVENUE, AUSTRAL



vantage property

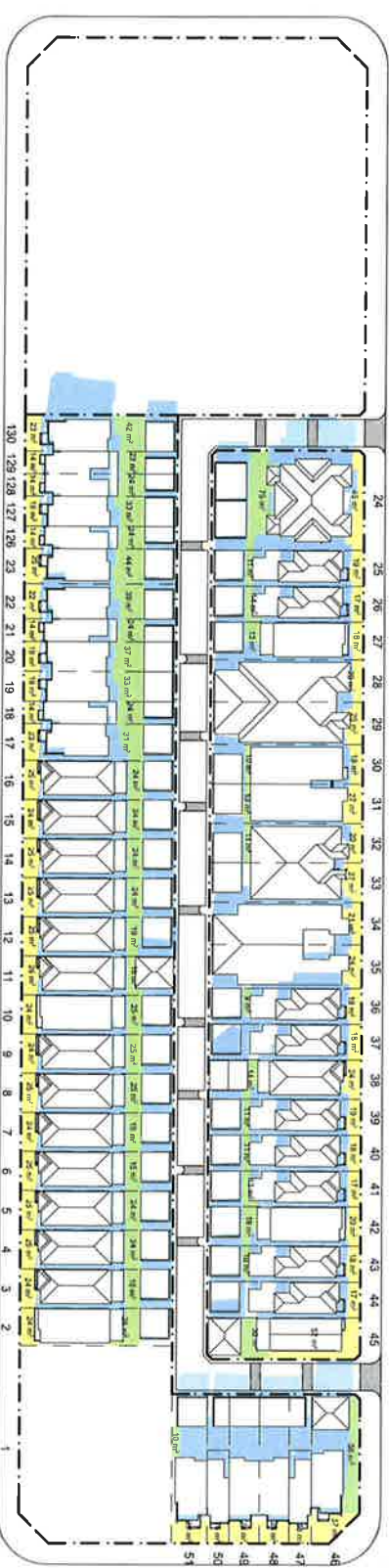
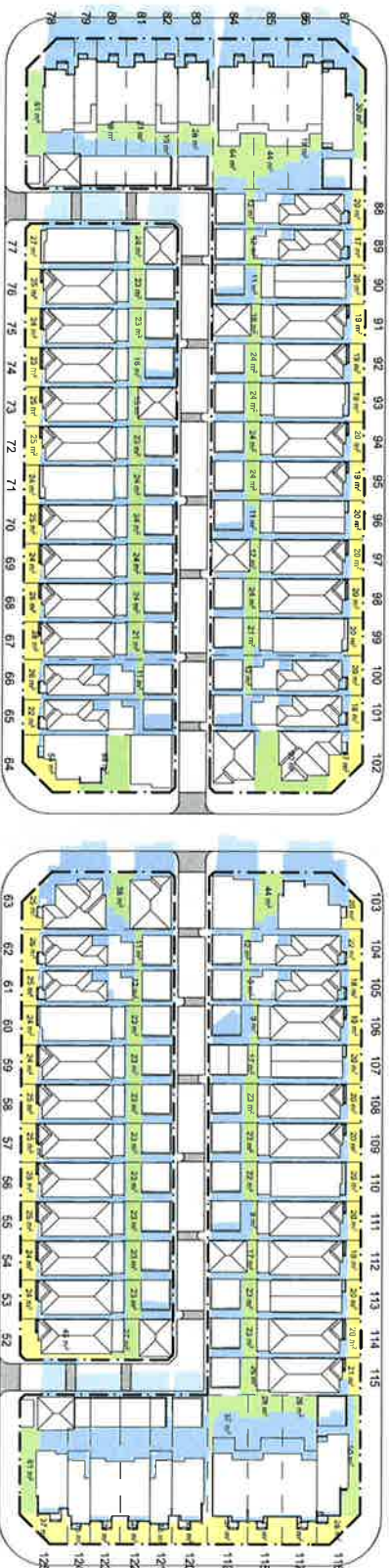


Scale 1:1000@A3



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SUN SHADOW PLAN - 11AM

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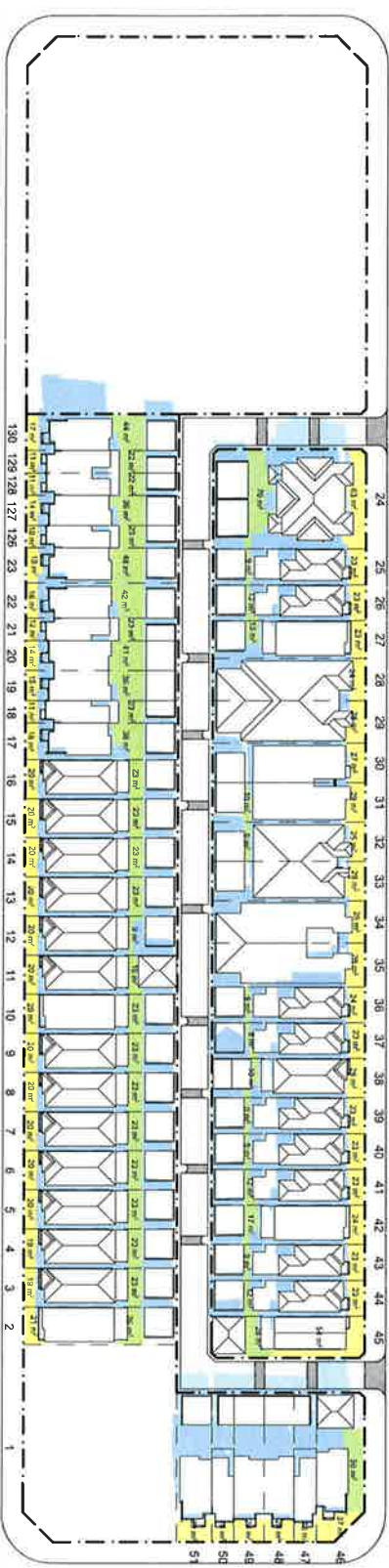
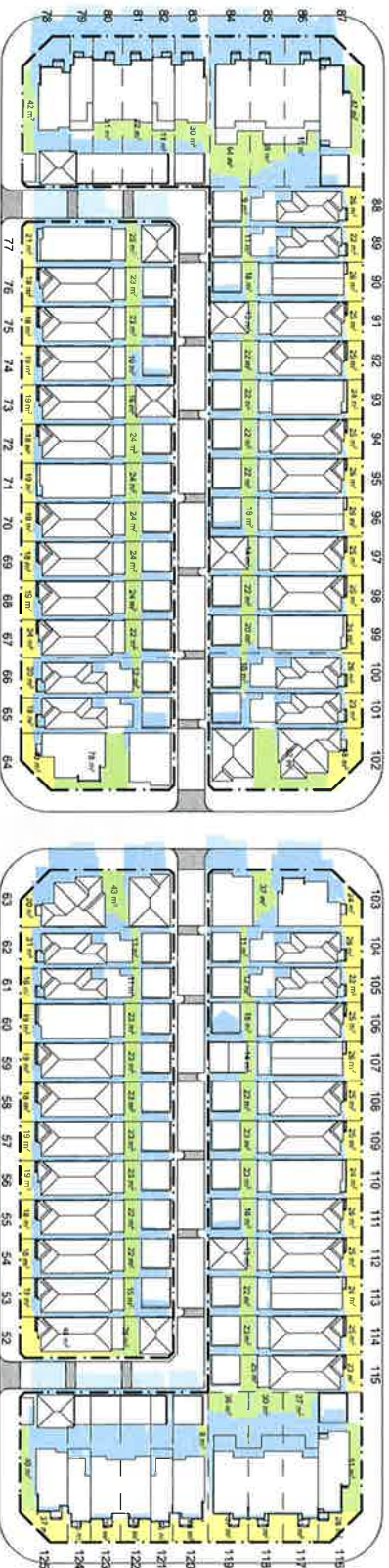
Scale 1:1000 @ A3

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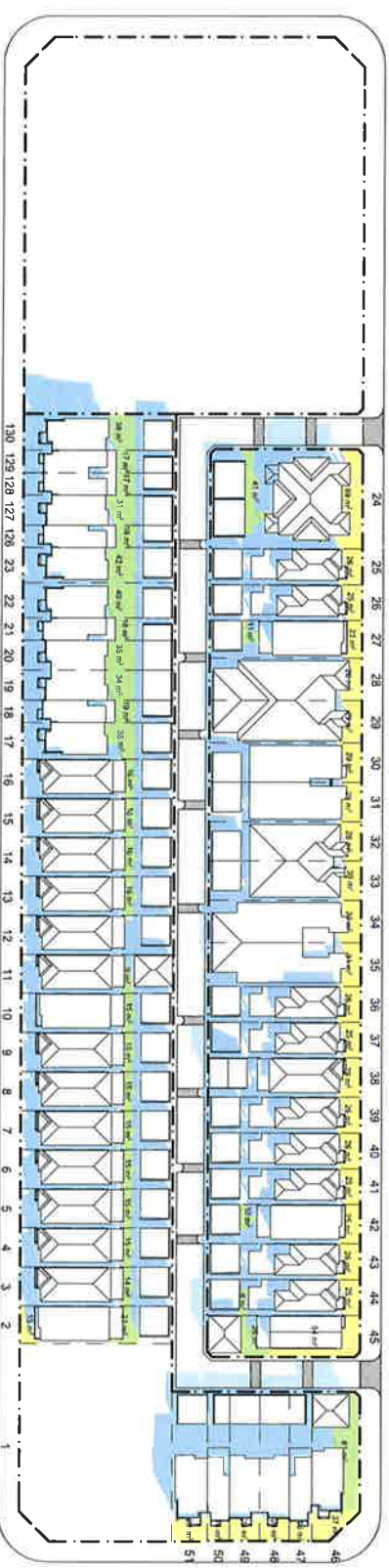
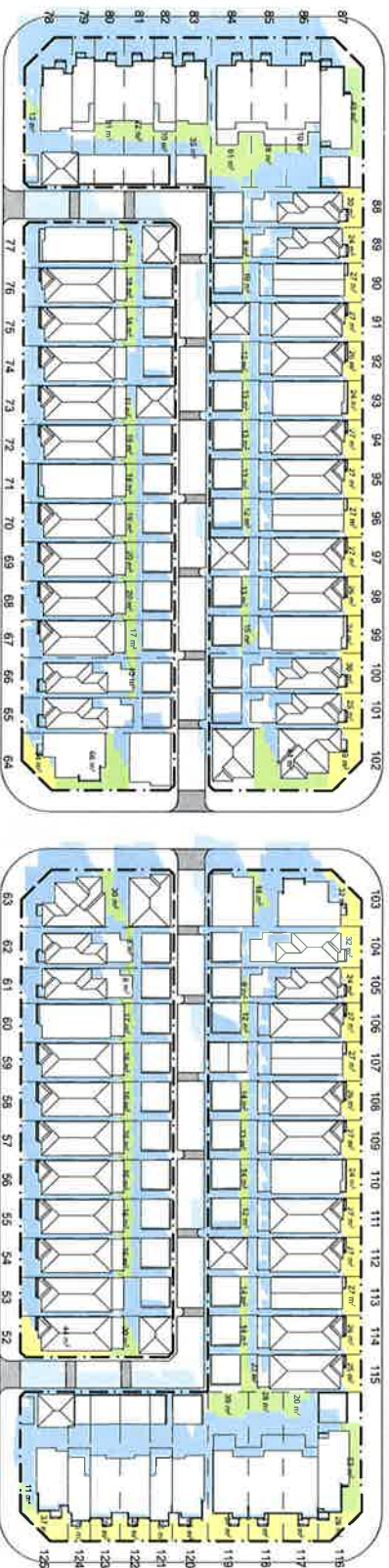


SUN SHADOW PLAN - 12PM

EDMONDSON AVENUE, AUSTRAL



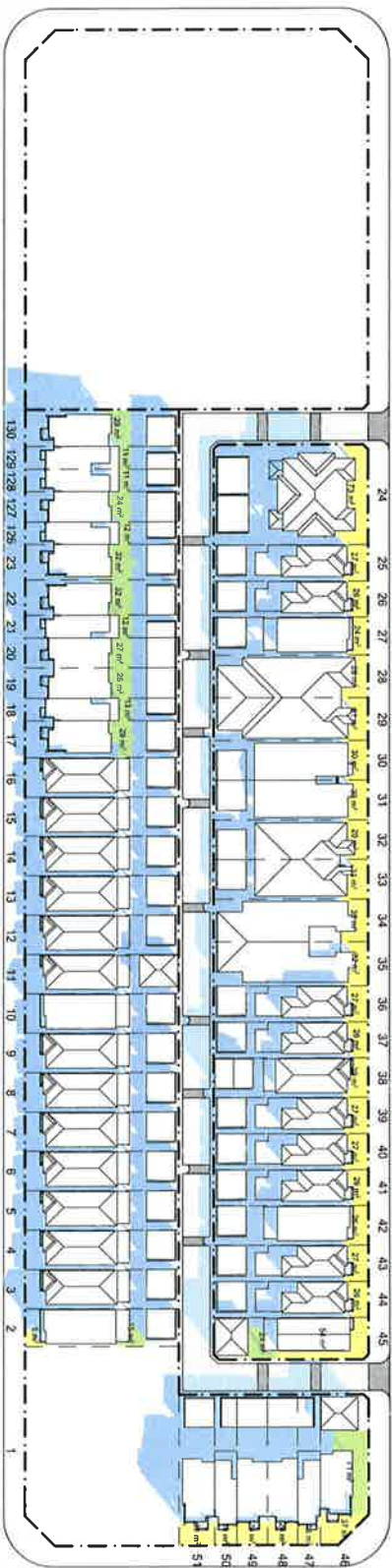
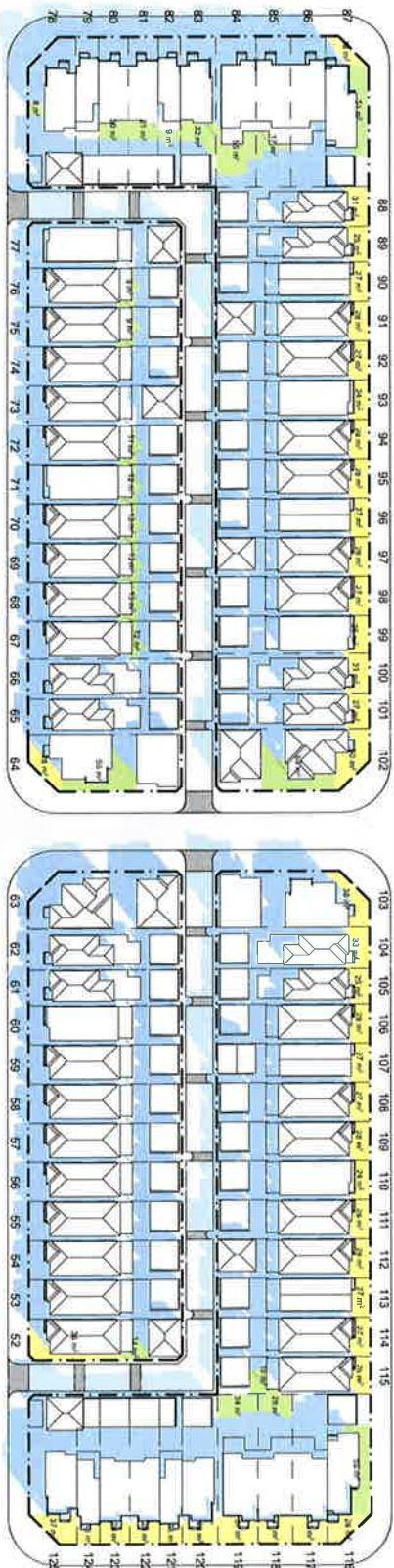
Scale 1:1000@A3



SUN SHADOW PLAN - 1PM

EDMONDSON AVENUE, AUSTRAL





SUN SHADOW PLAN - 2PM

EDMONDSON AVENUE, AUSTRAL

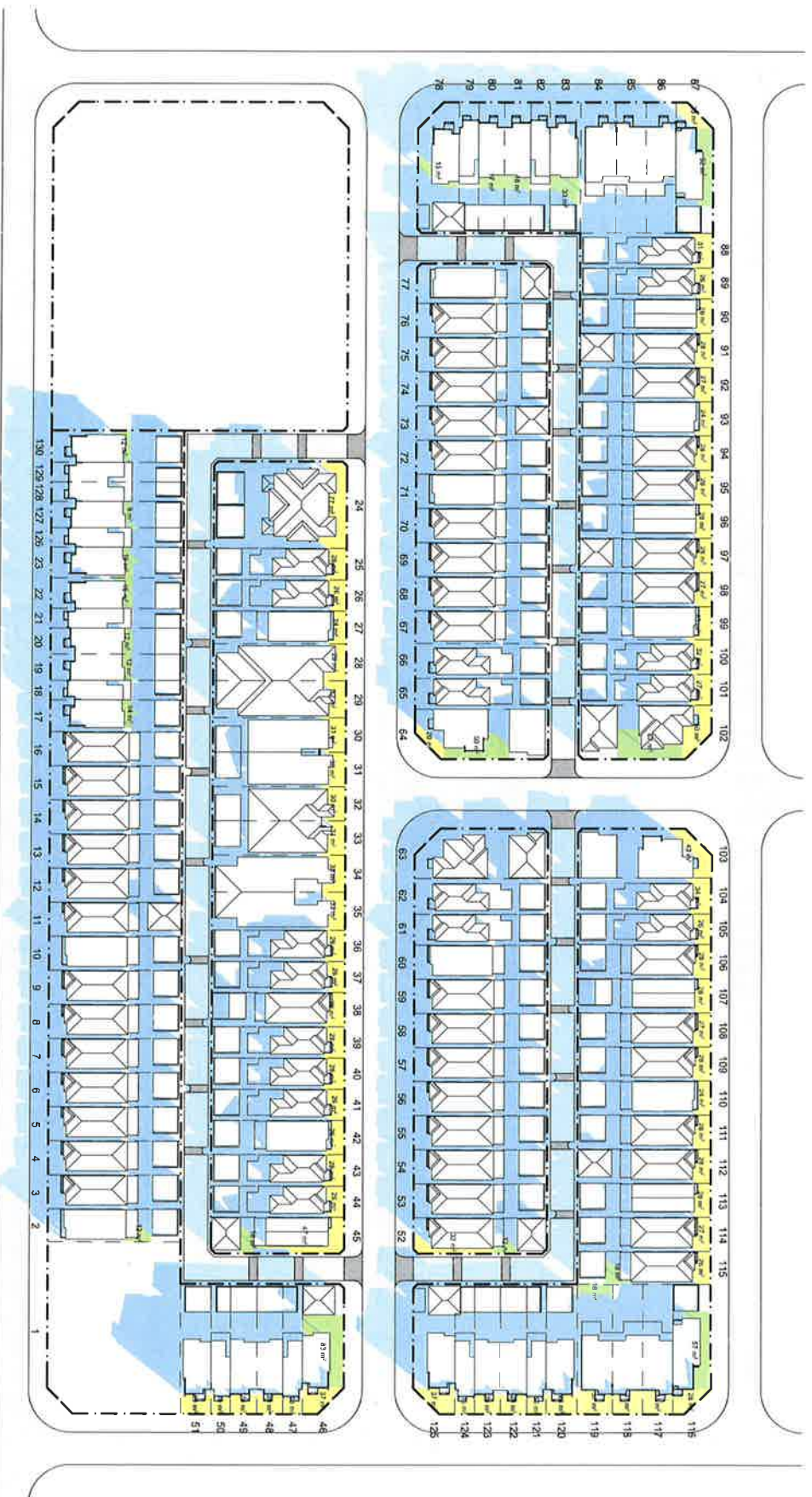


0 10 20 30 40 50m
Scale 1:1000@A3



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SUN SHADOW PLAN - 3PM

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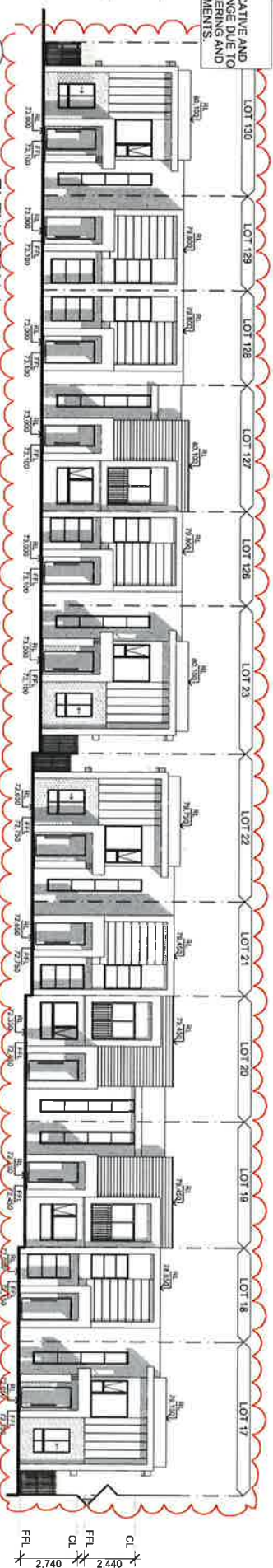
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Scale 1:1000@A3



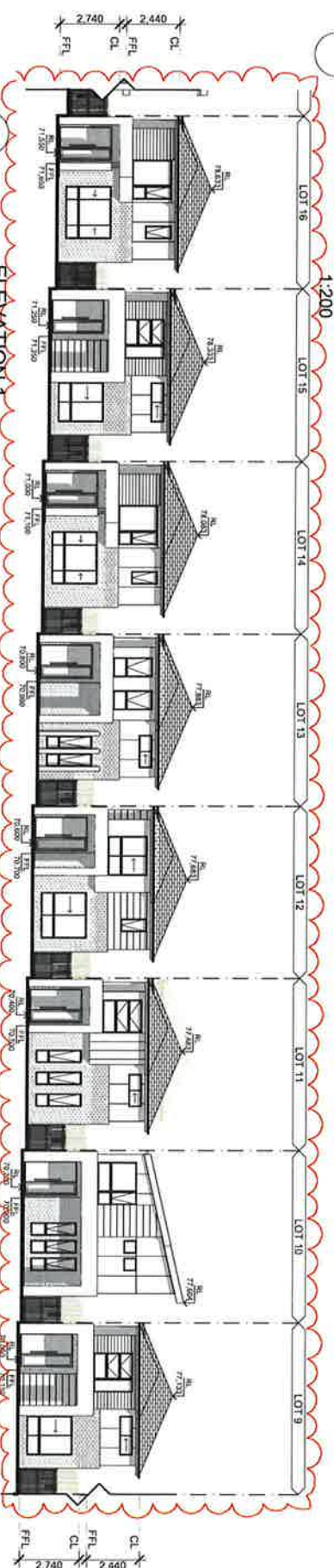
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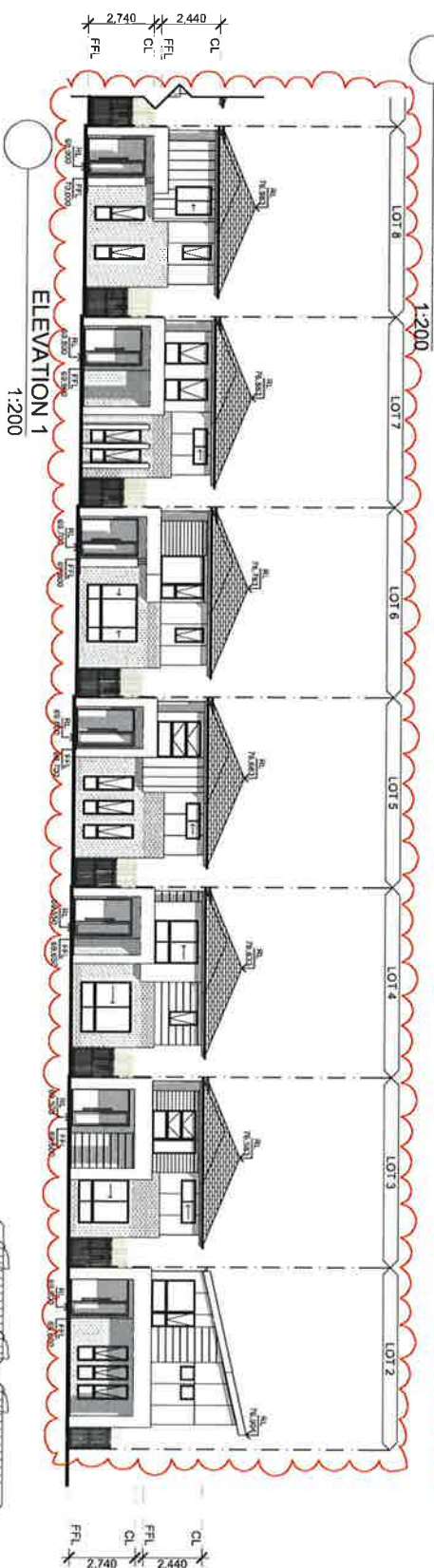
ELEVATION 1

1:200



ELEVATION 1

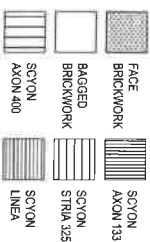
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1:200

1:20C

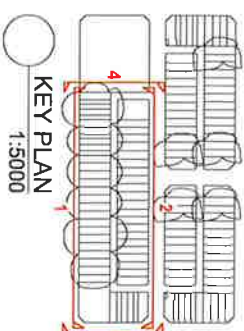
ELEVATION 1



EDMONDSON AVENUE, AUSTRALIA



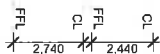
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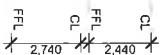
KEY PLAN

1:5000

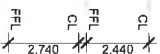
LOT 41



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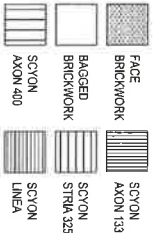


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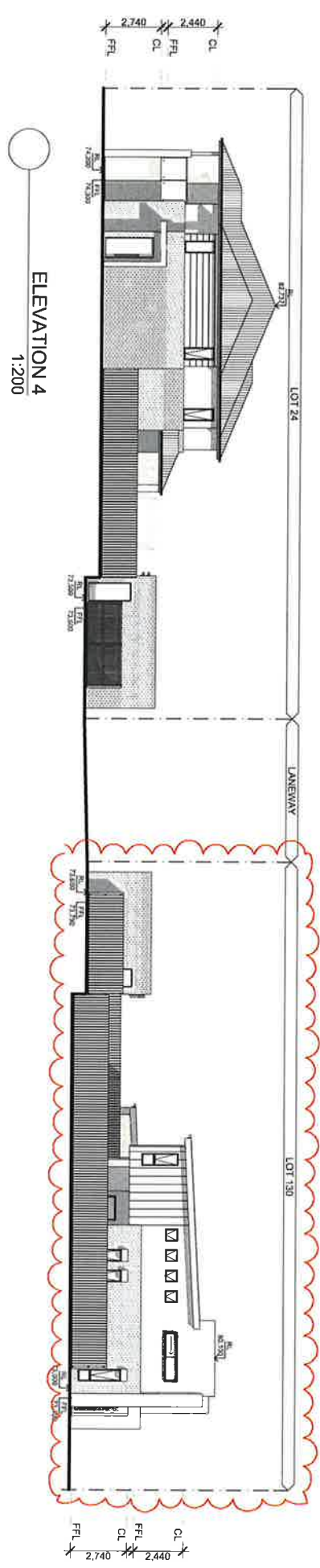


1:20C

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

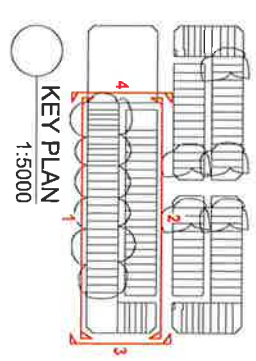


ELEVATION 3-4

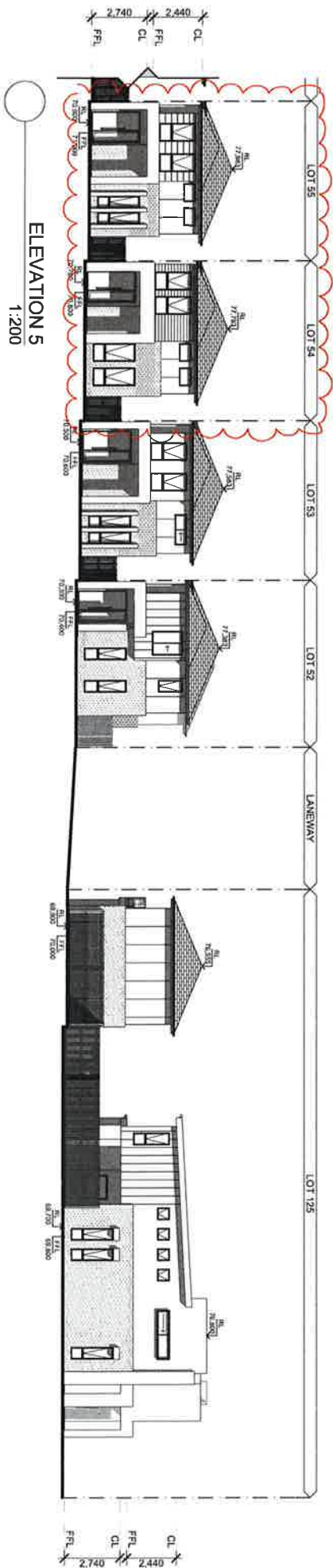
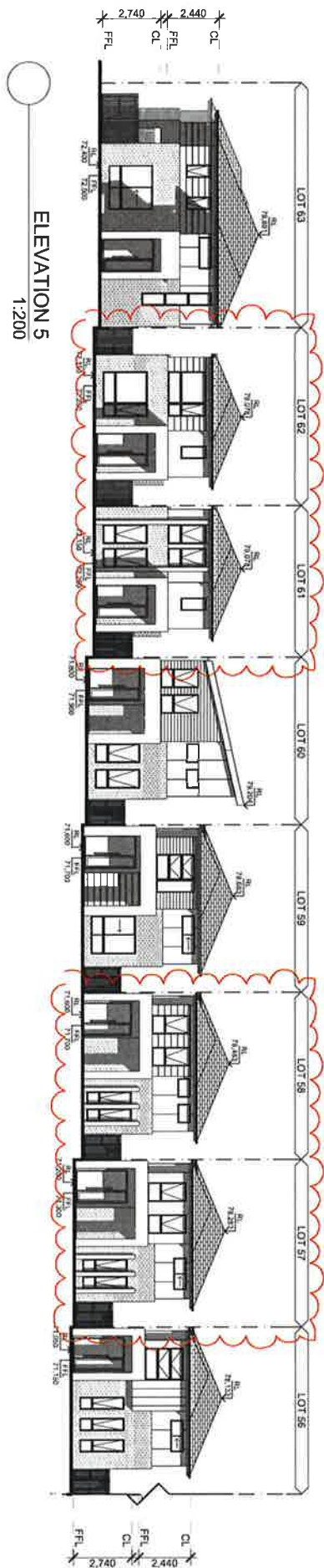


- FACE BRICKWORK
- BAGGED BRICKWORK
- SCYON AXON 400
- SCYON AXON 133
- SCYON STRIA 325
- SCYON LINEA

EDMONDSON AVENUE, AUSTRAL

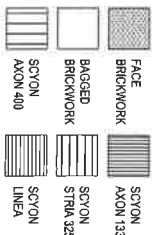


NOTE:
LEVELS ARE INDICATIVE AND
SUBJECT TO CHANGES DUE TO
SURVEILLANCE AND
DESIGN REQUIREMENTS.

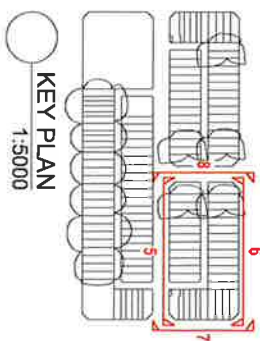


ELEVATION 5

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



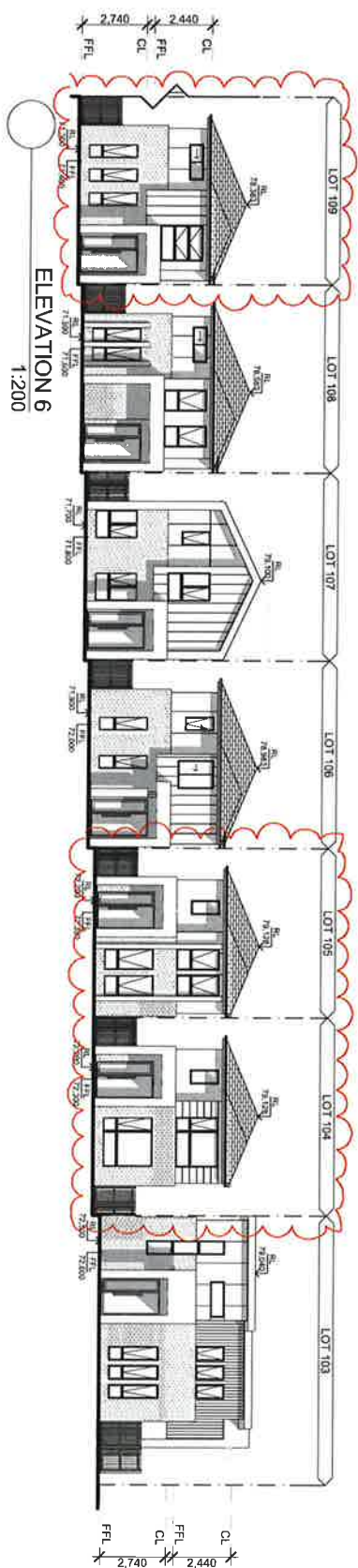
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SUBJECT TO CHANGE DUE TO
FURTHER ENGINEERING AND
DESIGN REQUIREMENTS.

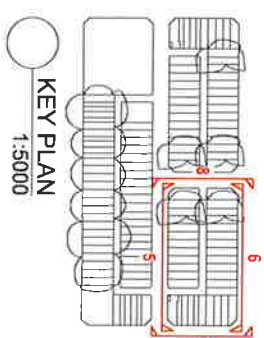


ELEVATION 6



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

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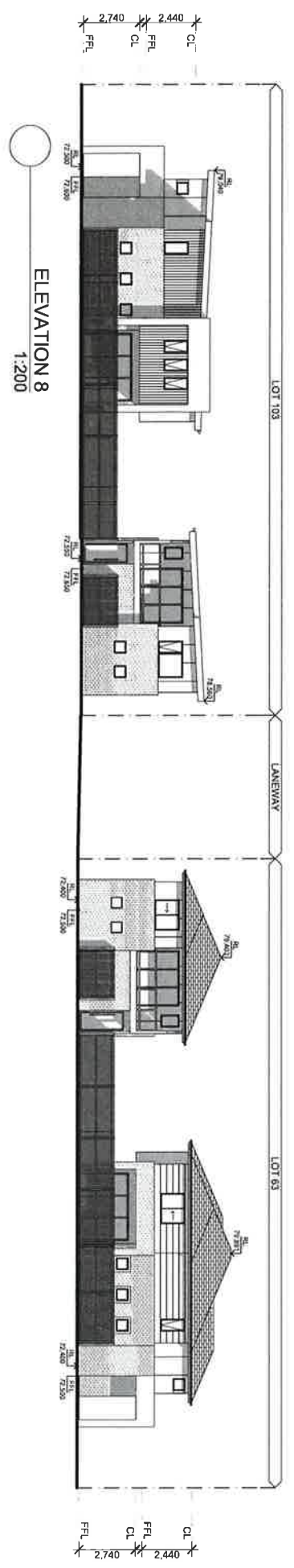


- FACE BRICKWORK
- BAGGED BRICKWORK
- SCYON AXON 133
- SCYON STRIA 325
- SCYON AXON 400
- SCYON LINEA



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

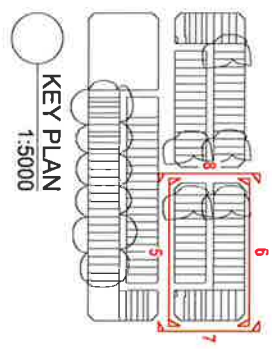


ELEVATION 7-8



- FACE BRICKWORK
- BAGGED BRICKWORK
- SCYON AXON 400
- SCYON AXON 193
- SCYON STRA 325
- SCYON LINEA

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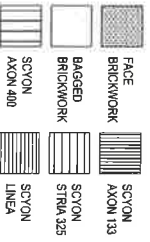
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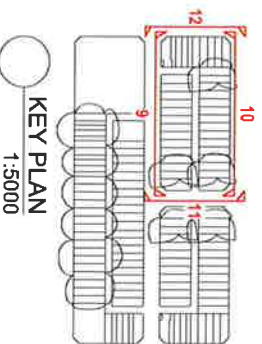


ELEVATION 9

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



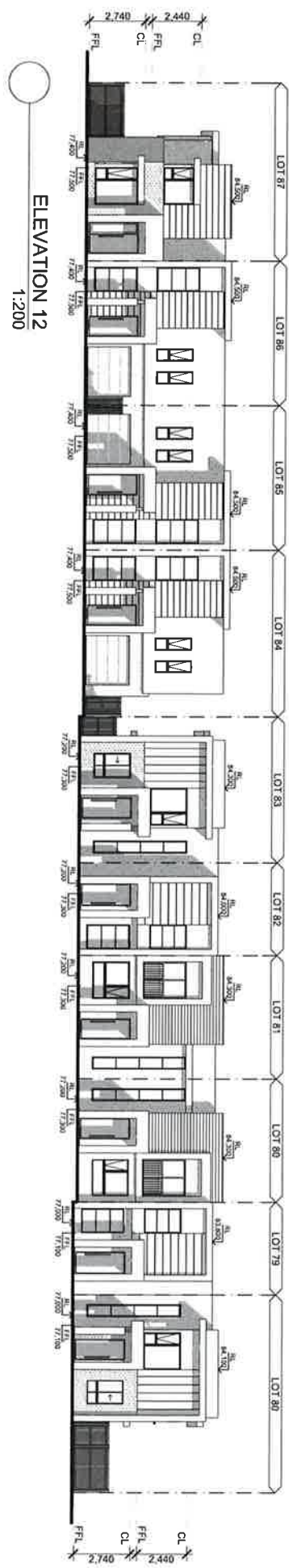
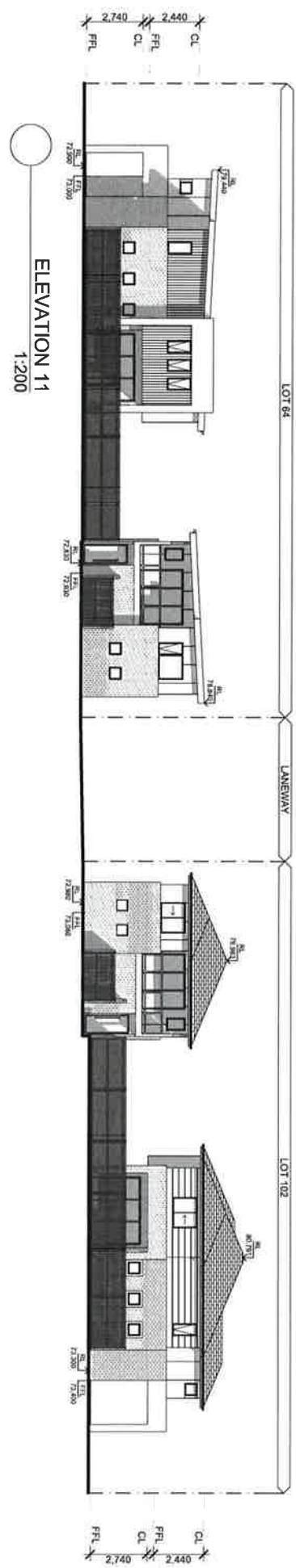
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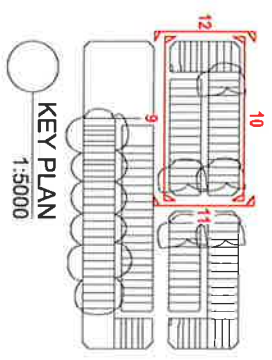
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ELEVATION 11-12
Scale 1:200@A3

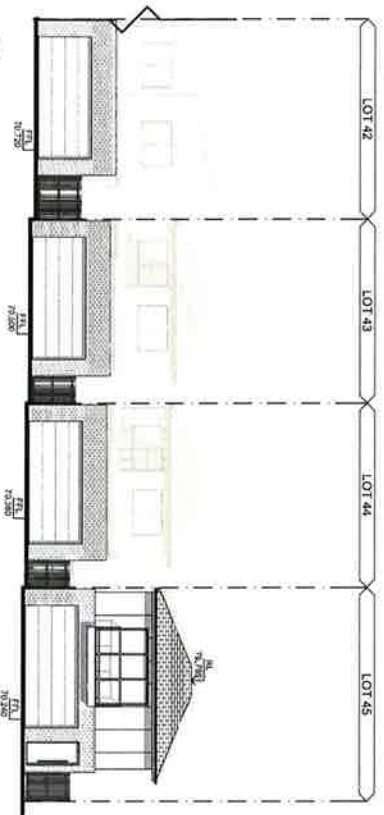
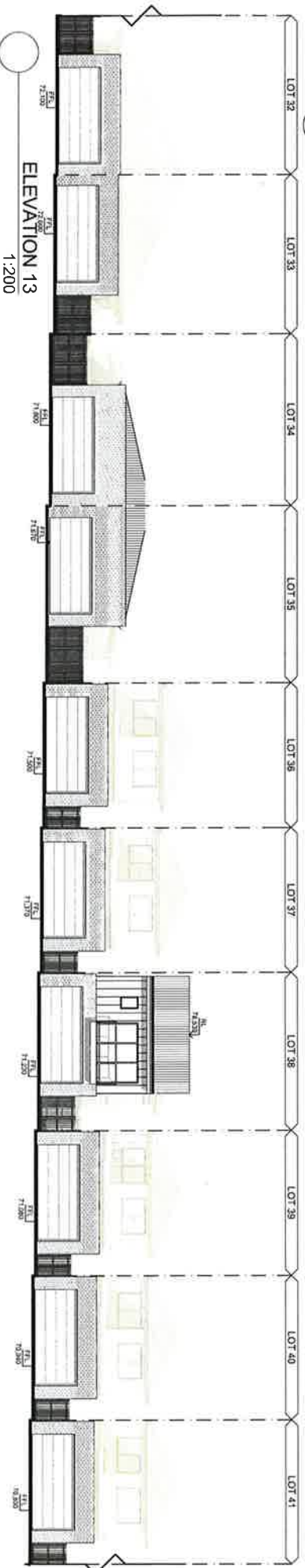
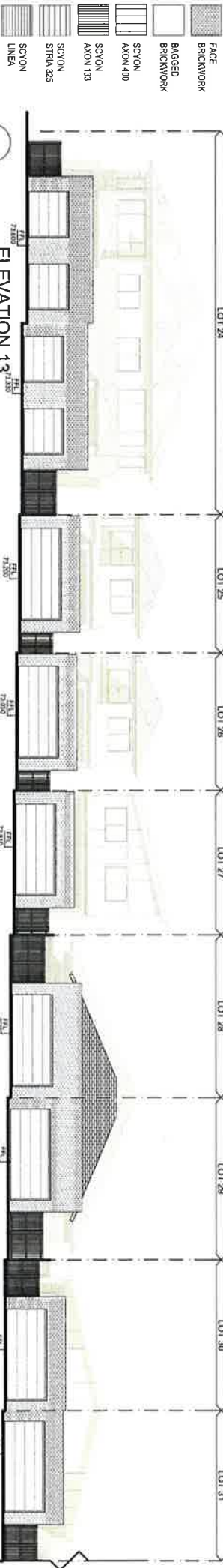
- FACE BRICKWORK
- BACKED BRICKWORK
- SCYON BRICKWORK
- SCYON AACN 400
- SCYON AACN 133
- SCYON STRA 325
- SCYON LINEA

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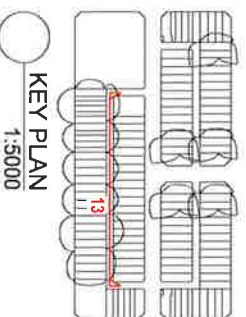


ELEVATION 13

1:200



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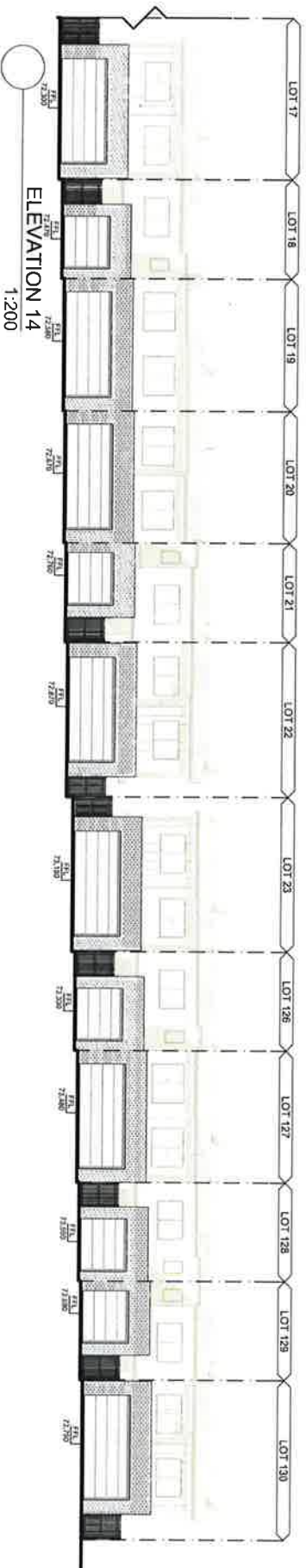
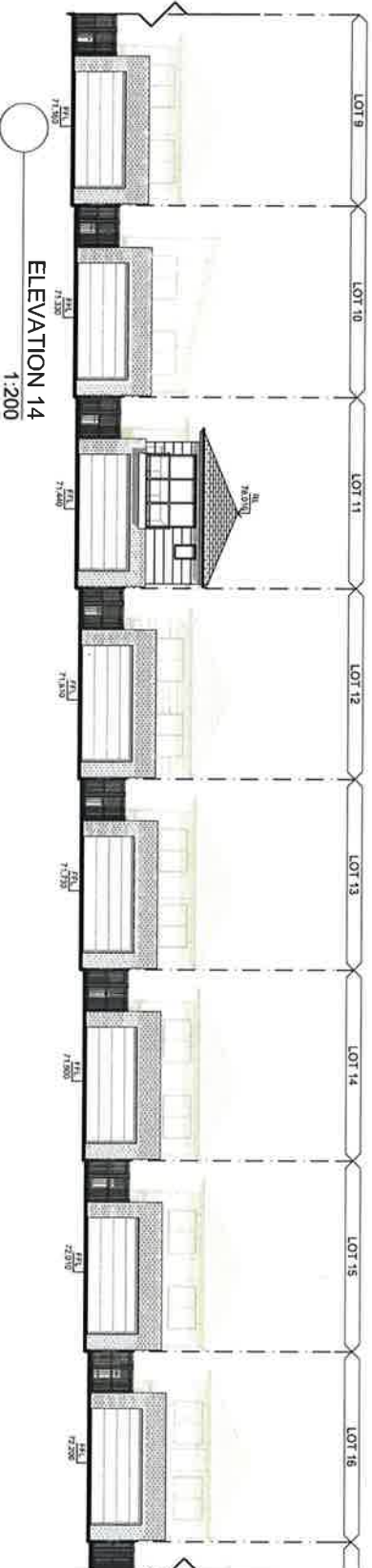
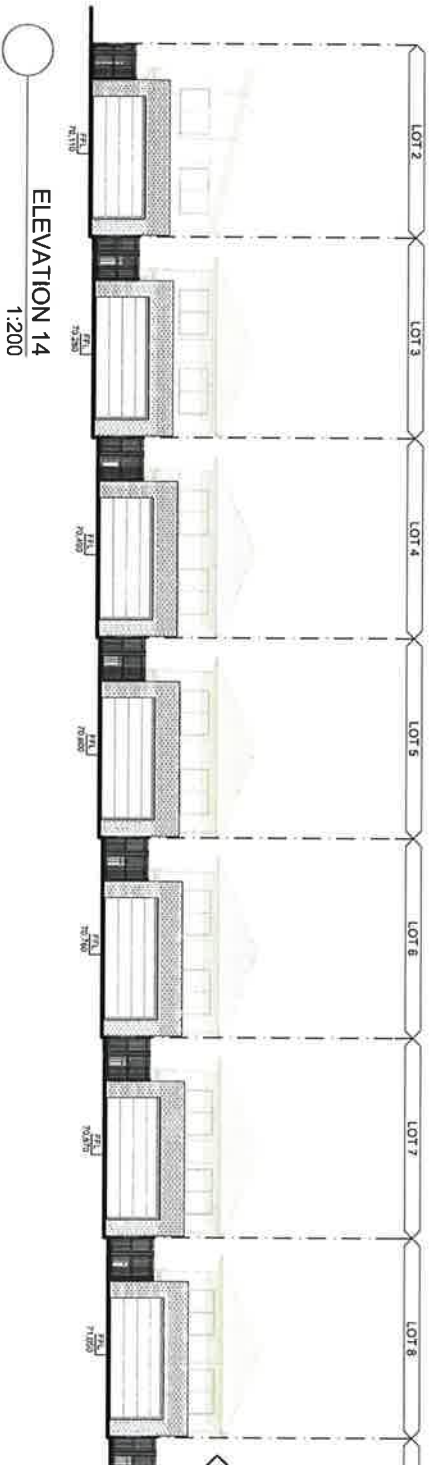


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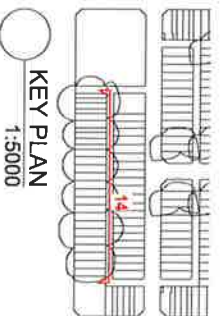
- FACE
BRICKWORK
- BAGGED
BRICKWORK
- SCYON
AXON 400
- SCYON
AXON 133
- SCYON
STRIP 125
- SCYON
LINEA



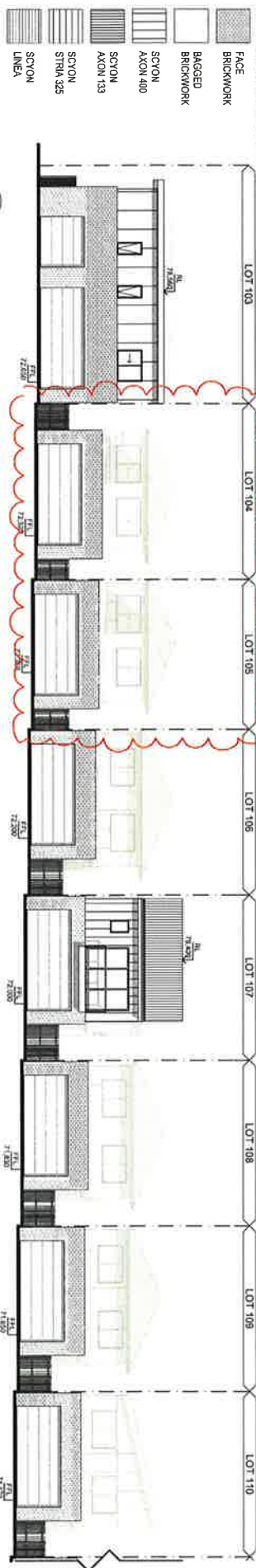
ELEVATION 14

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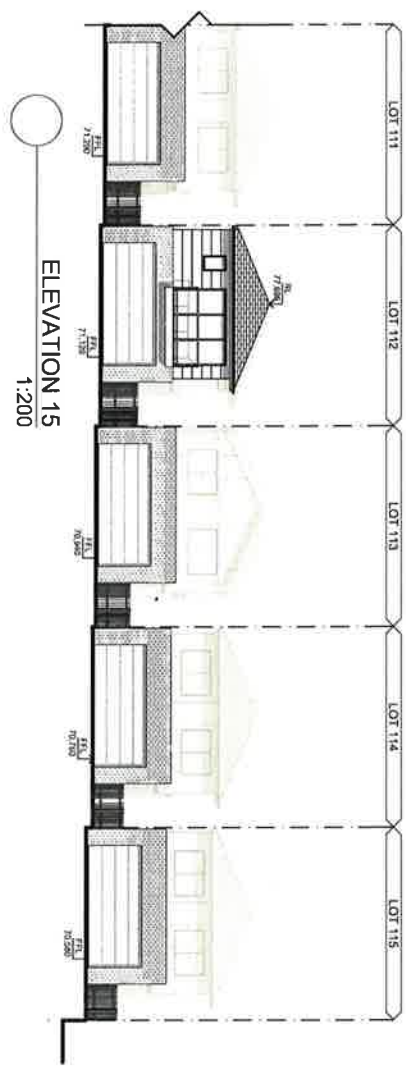
vantage property



NOTE:
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SUBJECT TO CHANGE DUE TO
SUBMITTAL REQUIREMENTS AND
DESIGN REQUIREMENTS.



ELEVATION 15
1:200

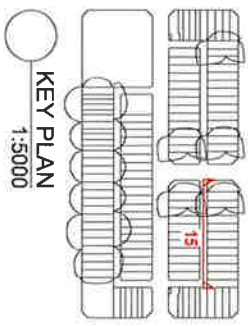


ELEVATION 15
1:200



ELEVATION 15

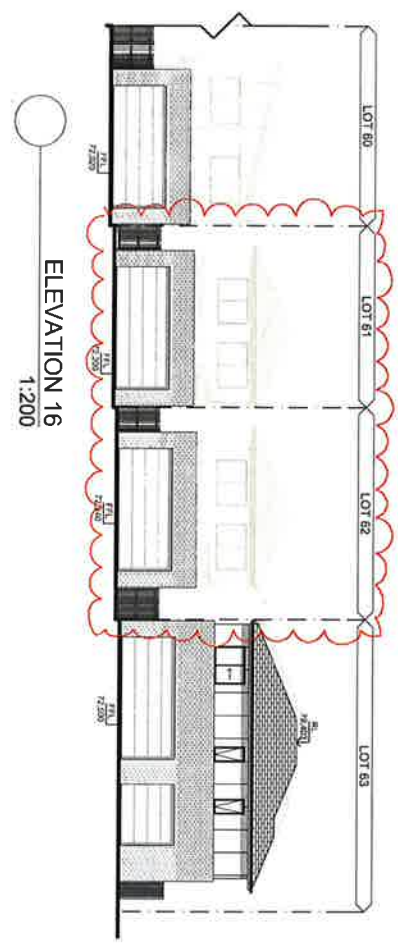
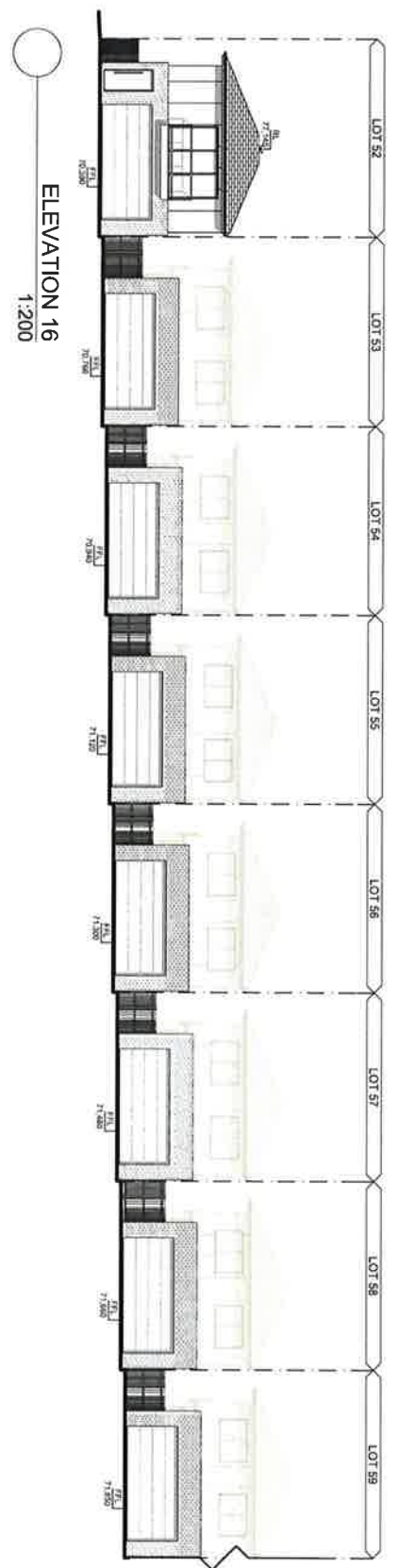
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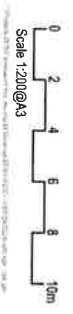
KEY PLAN
1:5000

NOTE:
LEVELS ARE INDICATIVE AND
SUBJECT TO CHANGE DUE TO
SURVEYING ENGINEERING AND
DESIGN REQUIREMENTS.

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



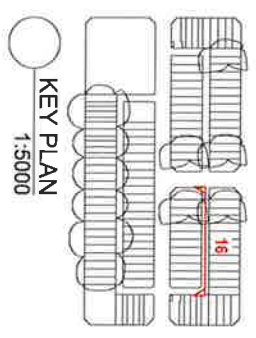
ELEVATION 16



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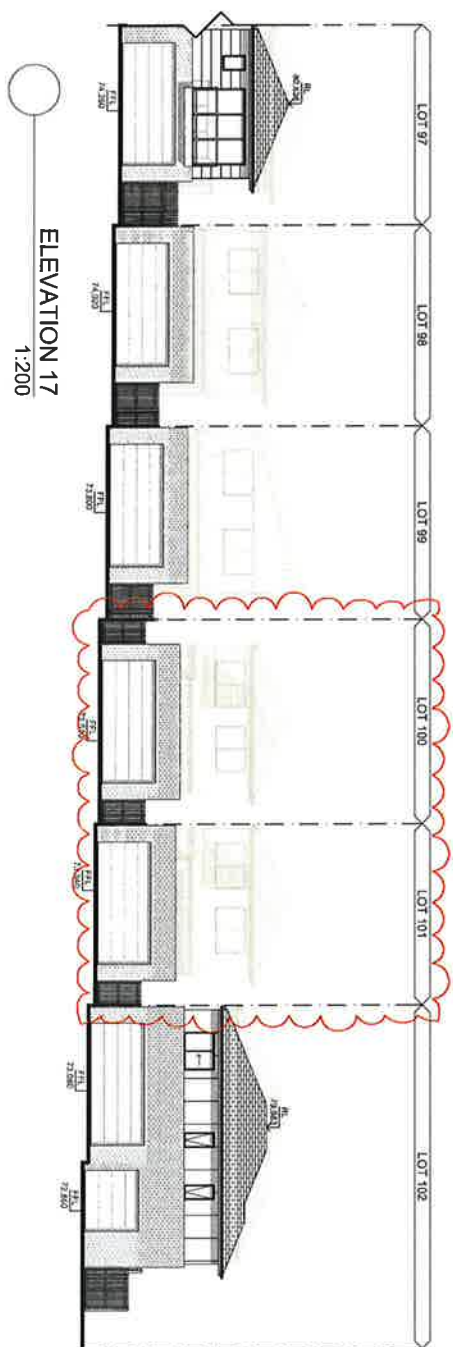
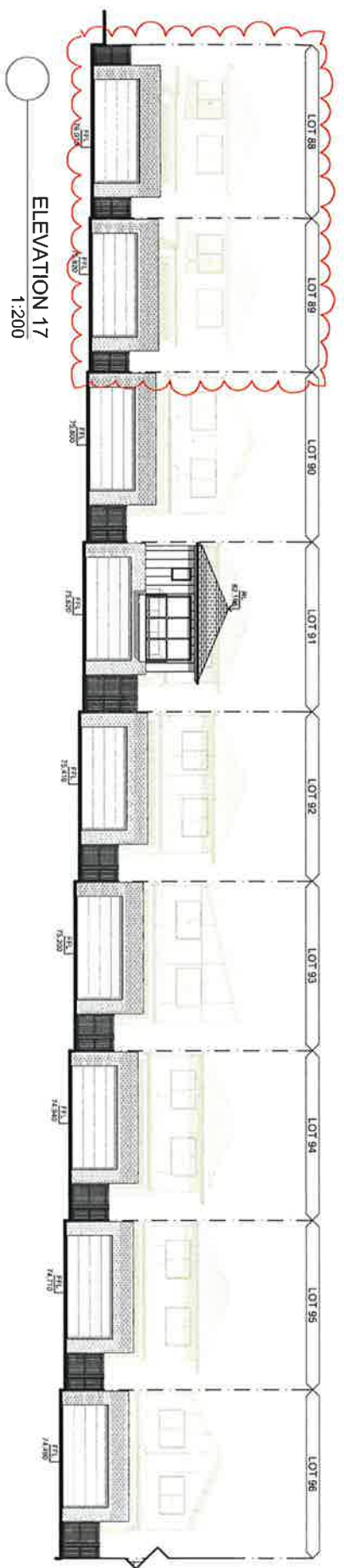
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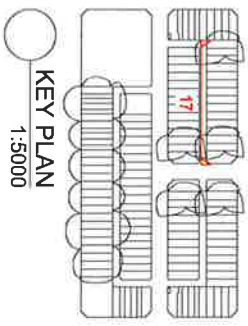
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- BAGGED BRICKWORK
- SCYON BRICKWORK
- SCYON ACON 400
- SCYON ACON 133
- SCYON STRA 325
- SCYON LINEA



ELEVATION 17



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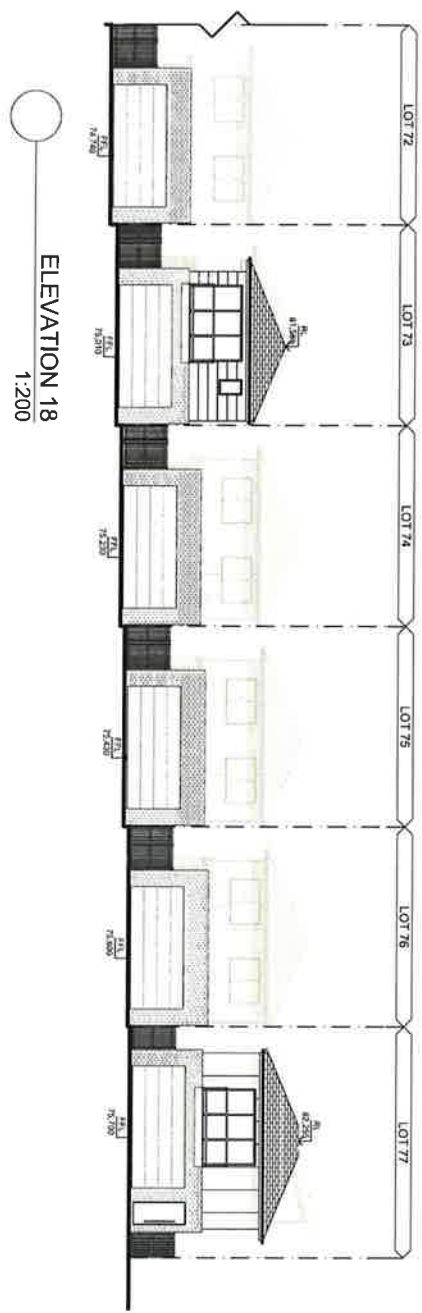
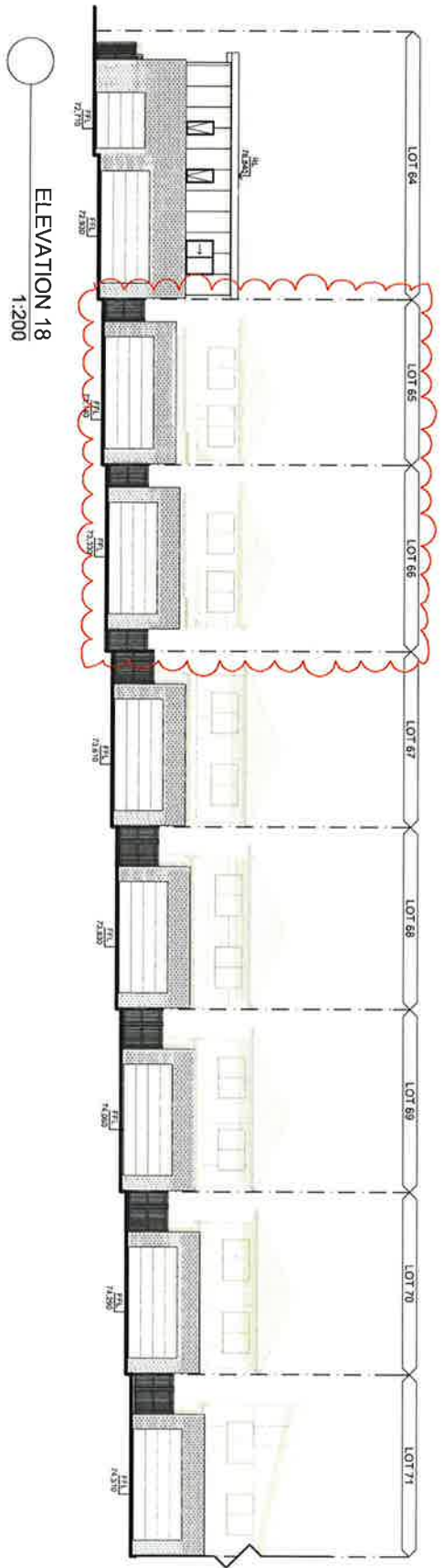


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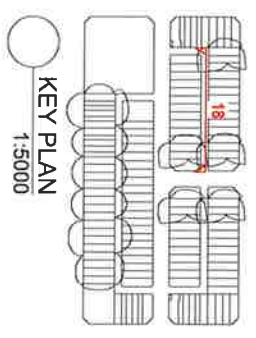
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- BAGGED BRICKWORK
- SCYON A400
- SCYON A400 133
- SCYON STRA 325
- SCYON LINEA



ELEVATION 18

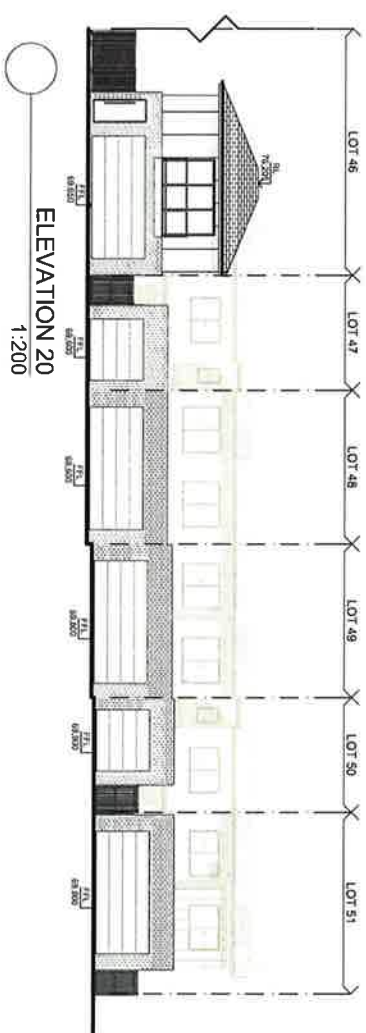
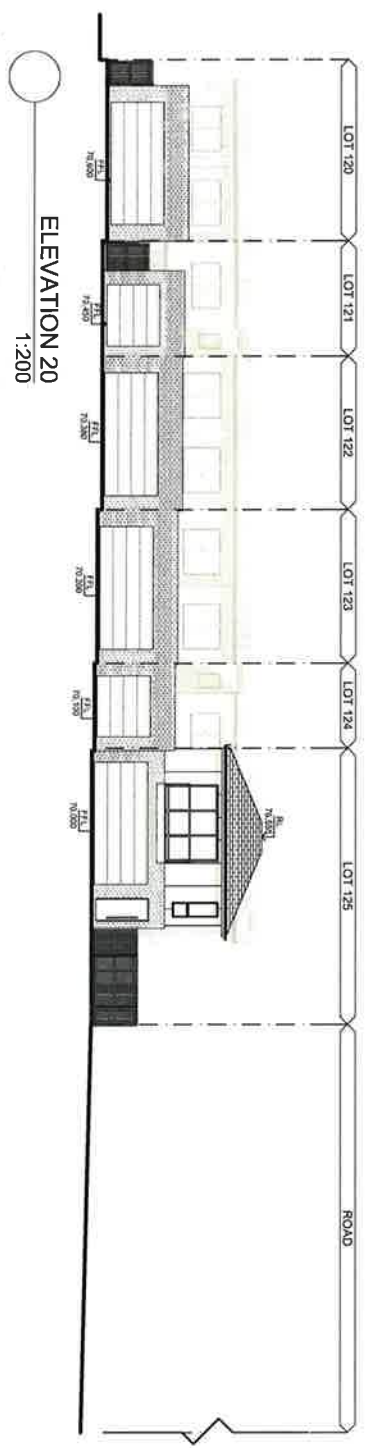
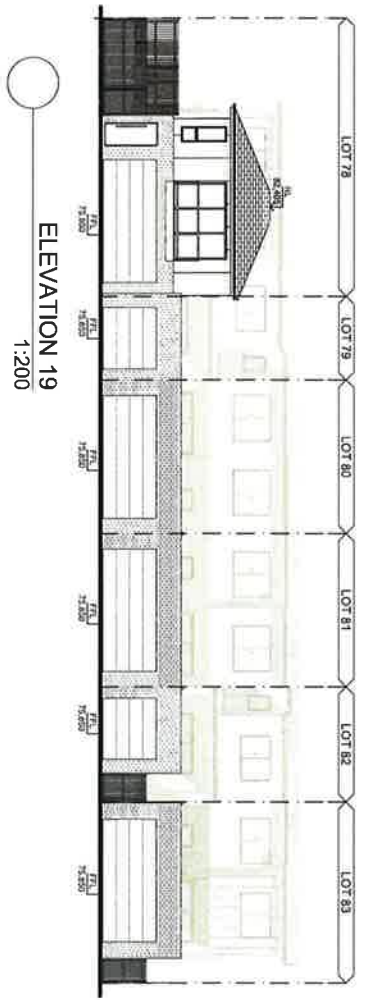


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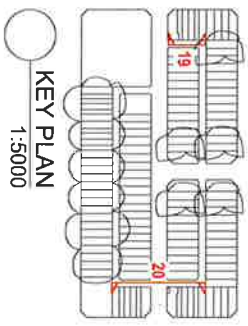
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- BAGGED BRICKWORK
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- SCYON A40N 133
- SCYON STRA 325
- SCYON LINEA

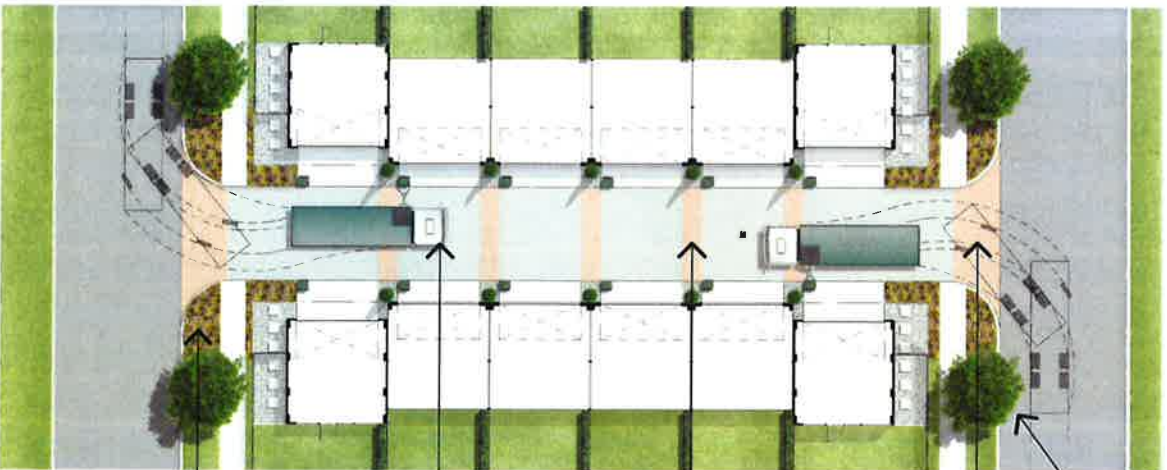


ELEVATION 19-20



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Street trees set back from lane to ensure good visibility

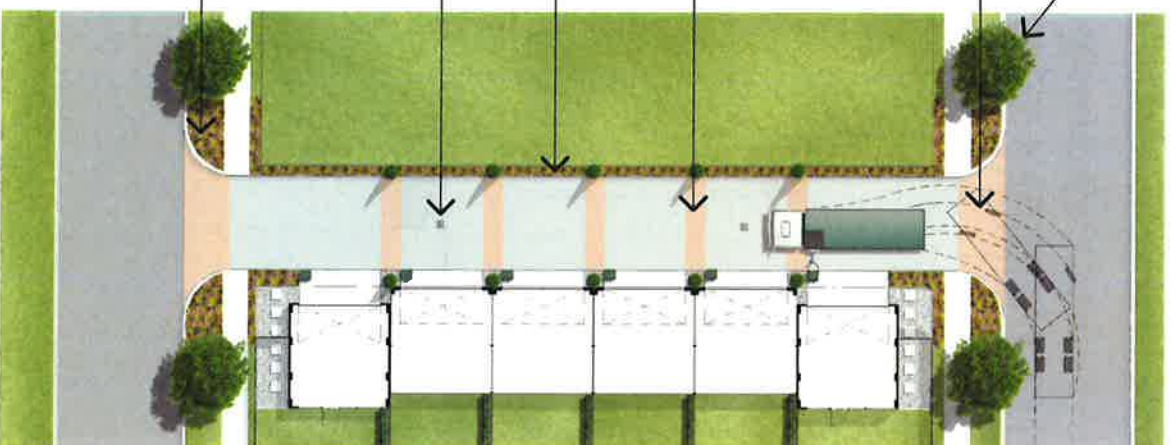
Threshold paving treatment

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

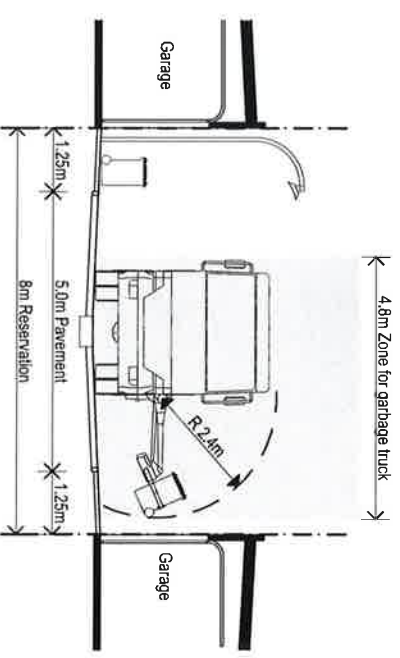
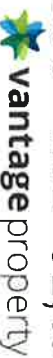


Double Loaded Lane

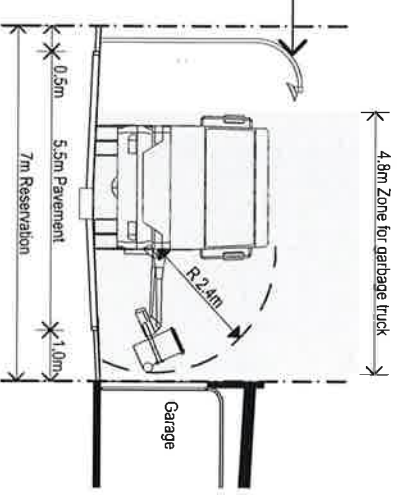
REAR LANE DESIGN THEORY

Single Loaded Lane

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Preferred location for light pole to avoid illuminating adjoining property



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.

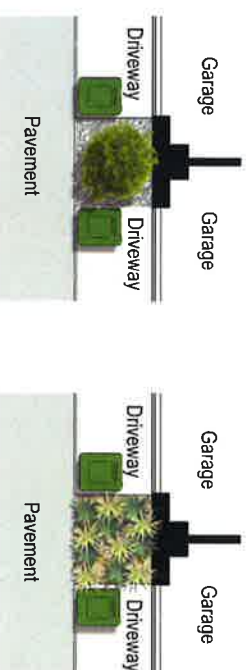
Who owns the lane and who looks after it?

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.

REAR LANE DESIGN THEORY



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

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EXTERIOR COLOUR SCHEDULE

COLOURS AND MATERIAL FINISHES ARE INDICATIVE ONLY

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