

CLIENT

OATRIN PTY LTD

PROJECT

SUBDIVISION & MEDIUM DENSITY  
RESIDENTIAL DEVELOPMENT  
86-92 OLD BAR ROAD, OLD BAR



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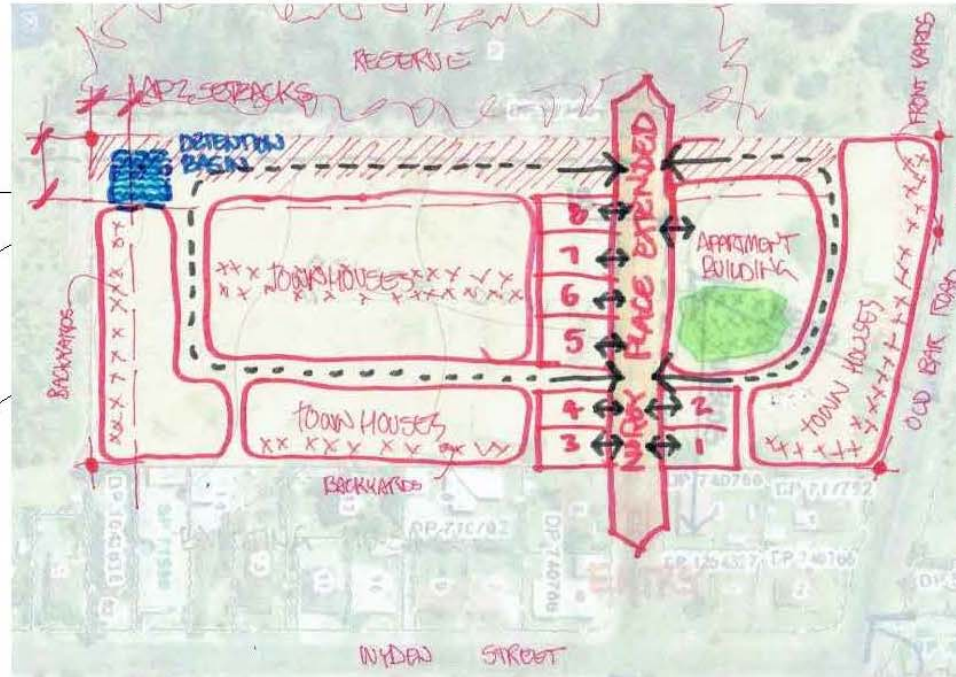


1. SITE FALLS APPROXIMATELY 8 METRES TO THE SOUTH-WEST WITH POTENTIAL GOOD VIEWS FROM A KNOLL TO THE NORTHEAST
2. DCP LAYOUT OF STREET PATTERN WITH CONTINUATION OF NOROY PLACE
3. RESULTS WITH MOST TOWNHOUSES FACING EAST AND WEST AND RECEIVING MIDDAY SUN IN BACKYARDS
5. SURROUNDING HOUSING IS LOW SCALE HOUSES AND DUPLEXES WITH BACKYARDS ON THE BOUNDARY.



STORMWATER  
DETENTION  
BASIN

SETBACK TO  
SOUTHERN BOUNDARY  
REQUIRED - FACADES  
TO BE BAL29

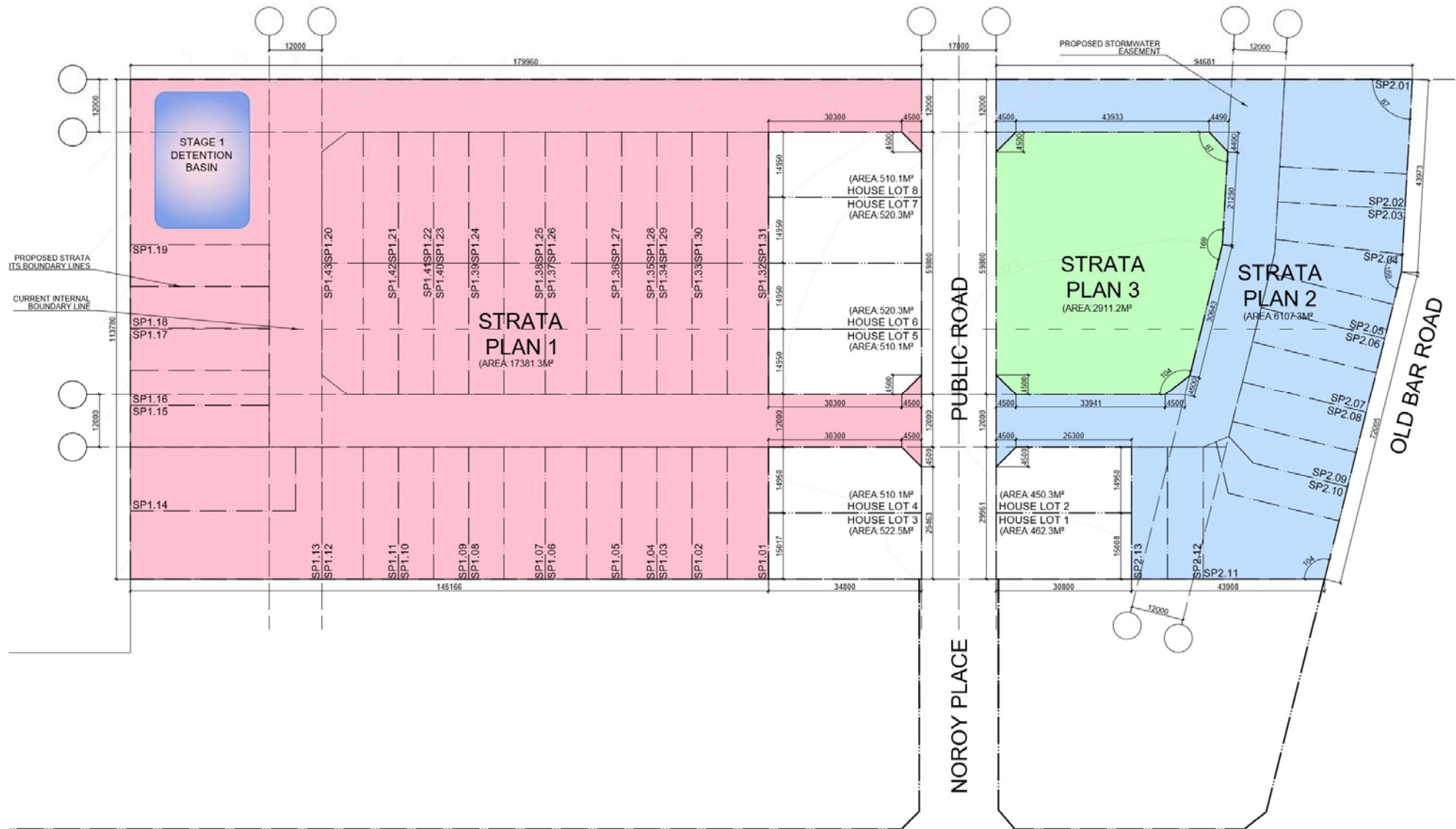


PROPOSAL INFORMATION					
RESIDENT TYPE	NUMBER	GFA	FSR	CAR PARKING	NOTE
HOUSE LOTS	8	4,012	0.6:1	16	(@0.6 FSR ON SITE AREAS)
TOWNHOUSE (STRATA PLAN 1)	43	7701	0.44:1	86	NET AREA 172m2 -261m2
TOWNHOUSE (STRATA PLAN 2)	13	2236	0.36:1	26	
APARTMENTS	24	2,223	0.76:1	39	NET AREA AVE 79m2
TOTALS	88	16,172			
FSR		0.50:1			
VISITOR PARKING	23 CARS				INCLUDE 3 IN RFB

STRATUM LOT	STRATUM AREA	SITE COVERAGE
PLAN 1	17381.3	56%
PLAN 2	6107.3	54%
PLAN 3	2911.2	40%

1. STUDIES OF HOUSING TYPOLOGY CONCLUDED A MIXTURE OF HOUSE TYPES WAS THE MOST APPROPRIATE
2. APARTMENTS WITH A COMUNAL GARDEN ARE BEST SITED ON THE FLATTEST PORTION OF THE SITE AND NEAR THE ENTRY.
3. TOWNHOUSES MOSTLY IN GROUPS OF 6 IN TWO SEPARATE STRATA TITLES.
4. STAND ALONE HOUSE LOTS OF 450m2 ON THE EXTENSION OF NOROY PLACE ALLOWS FREEHOLD TITLE.

# FUTURE RESERVE







A VIEW 01



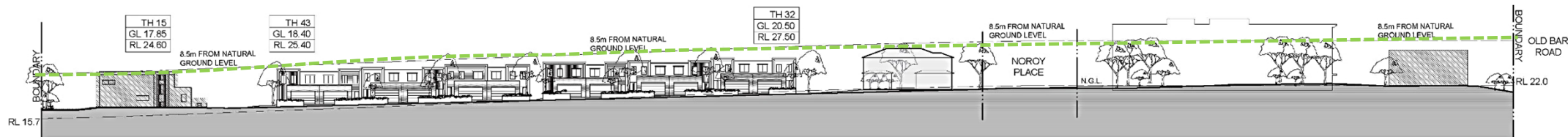
B VIEW 02









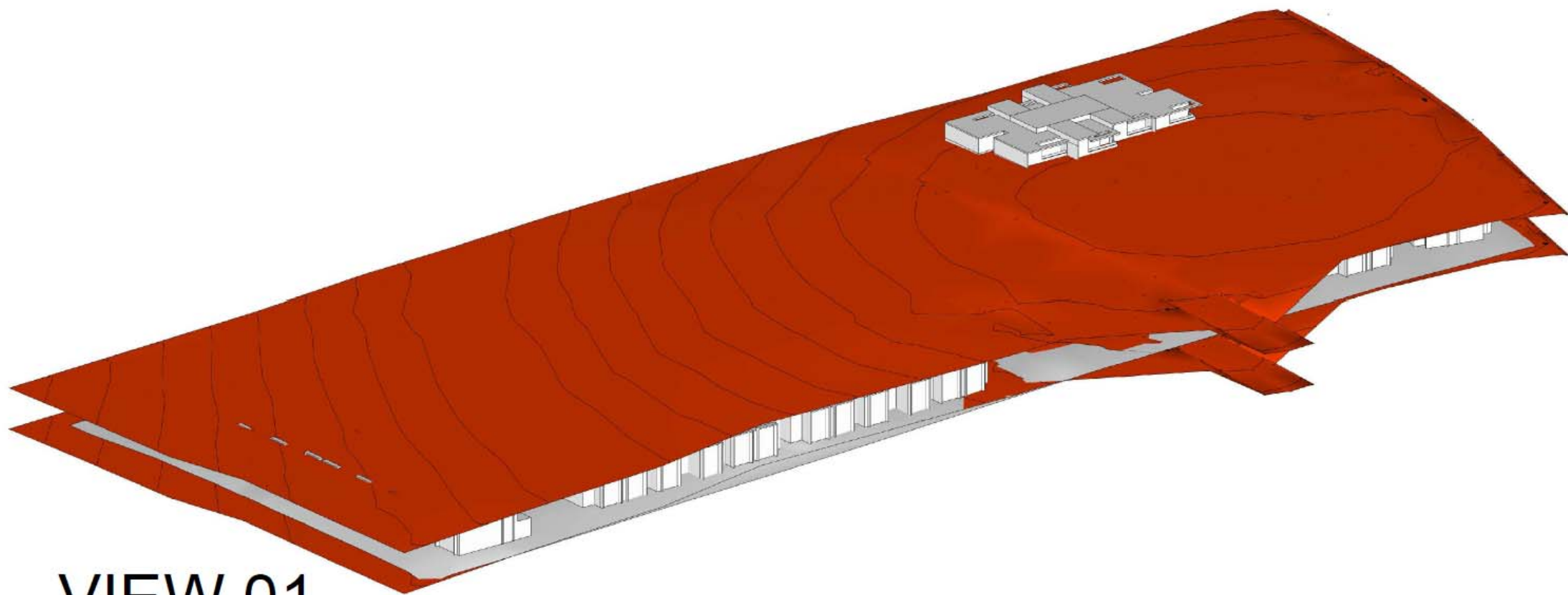


2 ELEVATION 2  
SCALE 1:500



3 ELEVATION 3  
SCALE 1:500





VIEW 01



21ST JUNE - 1500



21ST JUNE - 0900