

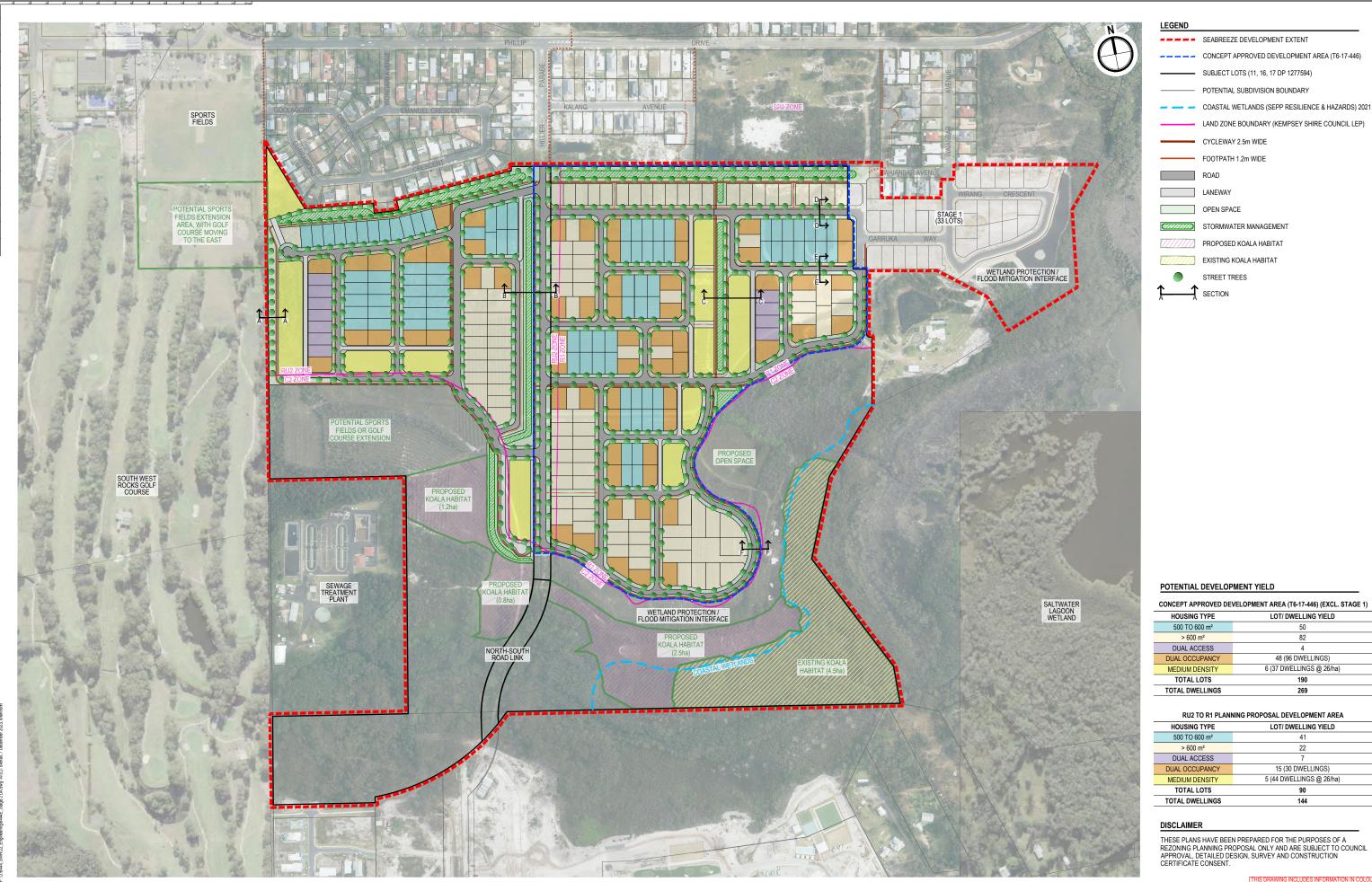
## **DRAWING INDEX**

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LOT 11, 16, 17 DP1277594

SEABREEZE RESIDENTIAL SUBDIVISION

SOUTH WEST ROCKS, NSW



CONCEPT APPROVED DEVELOPMENT AREA (T6-17-446) (EXCL. STAGE 1)

CONCEPT APPROVED DE	VELOPINENT AREA (10-17-440) (EXCL. STAGE 1)
HOUSING TYPE	LOT/ DWELLING YIELD
500 TO 600 m <sup>2</sup> 50	
> 600 m <sup>2</sup>	82
DUAL ACCESS	4
DUAL OCCUPANCY	48 (96 DWELLINGS)
MEDIUM DENSITY	6 (37 DWELLINGS @ 26/ha)
TOTAL LOTS	190
TOTAL DWELLINGS	269

#### RU2 TO R1 PLANNING PROPOSAL DEVELOPMENT AREA

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HOUSING TYPE	LOT/ DWELLING YIELD	
500 TO 600 m <sup>2</sup>	41	
> 600 m²	22	
DUAL ACCESS	7	
DUAL OCCUPANCY	15 (30 DWELLINGS)	
MEDIUM DENSITY	5 (44 DWELLINGS @ 26/ha)	
TOTAL LOTS	90	
TOTAL DWELLINGS	144	

THESE PLANS HAVE BEEN PREPARED FOR THE PURPOSES OF A REZONING PLANNING PROPOSAL ONLY AND ARE SUBJECT TO COUNCIL APPROVAL, DETAILED DESIGN, SURVEY AND CONSTRUCTION CERTIFICATE CONSENT.

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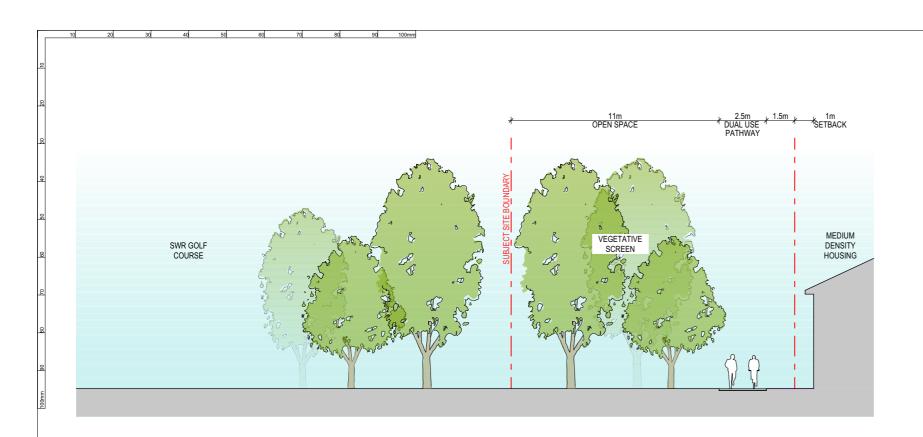
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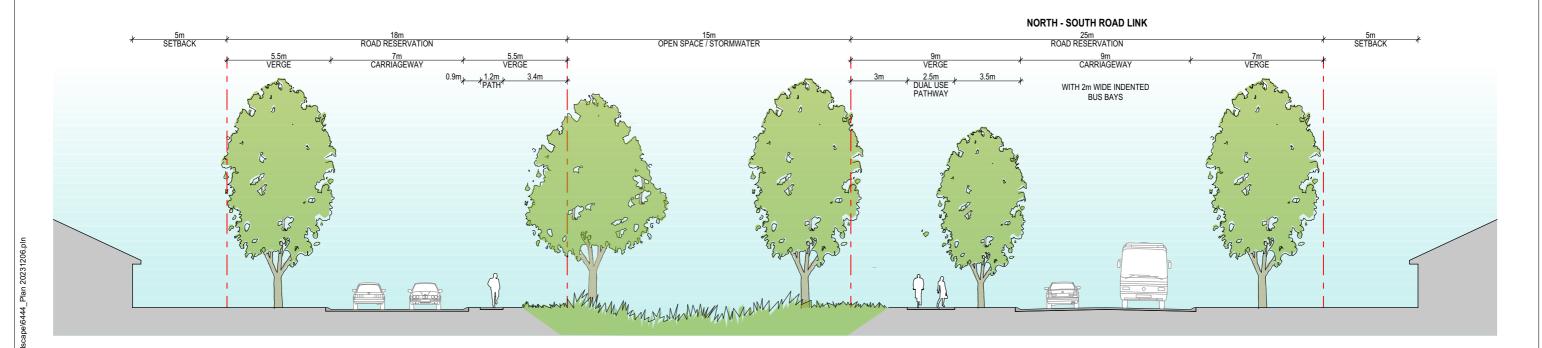
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## **TYPICAL SECTION A**



**TYPICAL SECTION B** 



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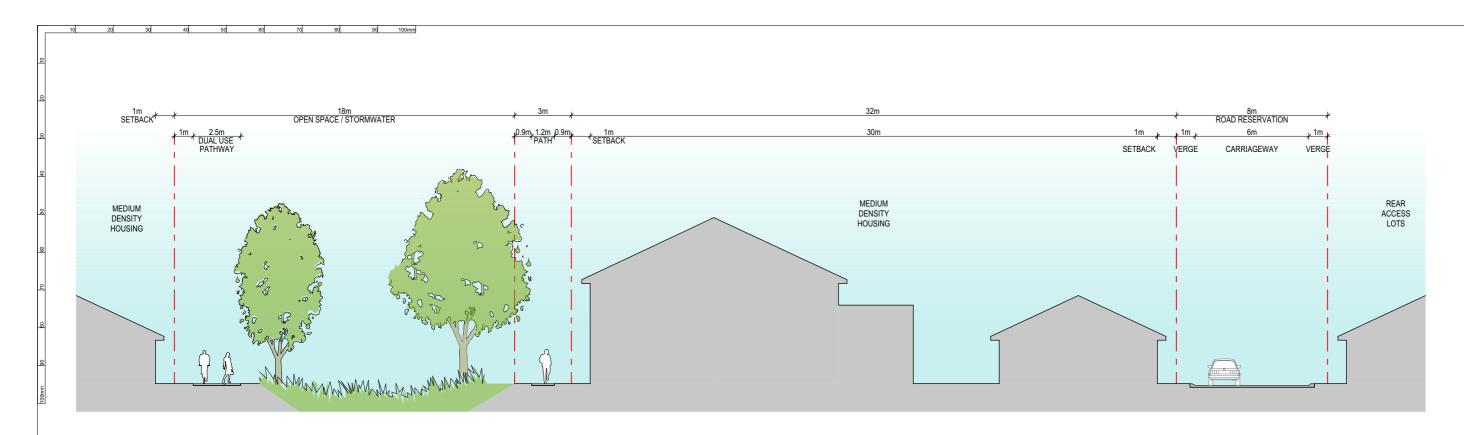
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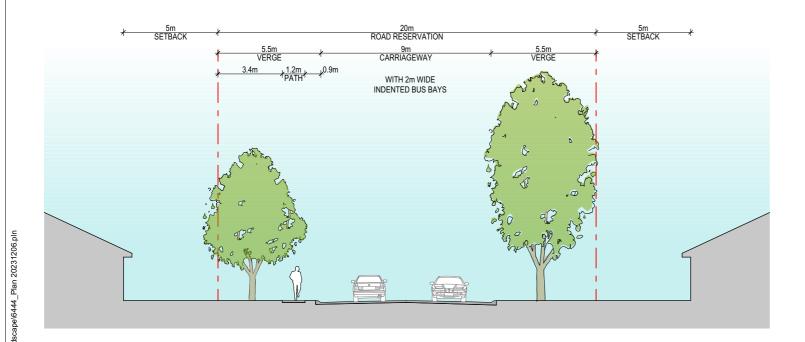
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### TYPICAL SECTION C



TYPICAL SECTION D

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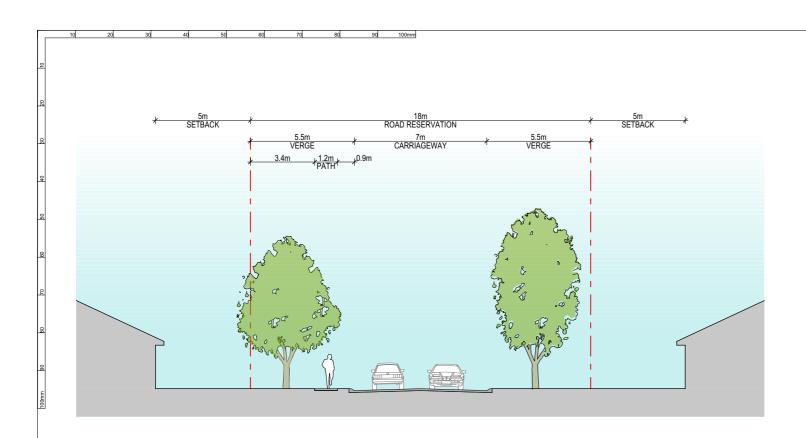
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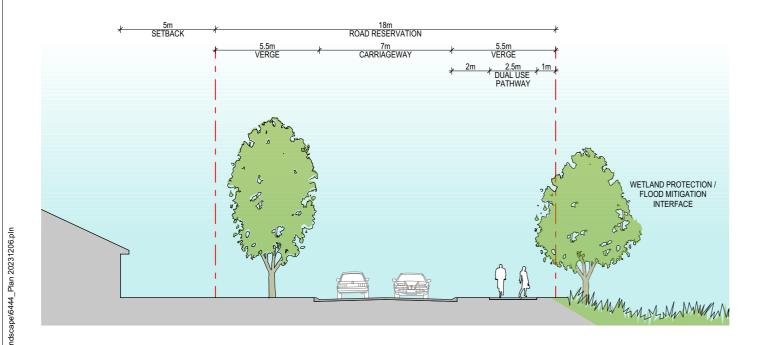
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## **TYPICAL SECTION E**



**TYPICAL SECTION F** 

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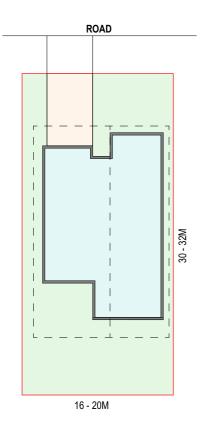
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## **HOUSING TYPE 1: TRADITIONAL HOUSING** HOUSING TYPE: DETACHED LOW DENSITY



#### TRADITIONAL LOT

500 - 650m<sup>2</sup>

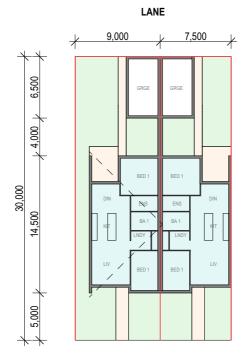
AVERAGE LOT SIZE - 600m<sup>2</sup>

APPROXIMATE DWELLING DENSITY (not including streets): 15 DWELLING / Ha



DETACHED TRADITIONAL HOUSING EXAMPLE

## **HOUSING TYPE 2 : COTTAGE HOUSING** HOUSING TYPE: AFFORDABLE MEDIUM DENSITY



#### COTTAGE HOUSE

DESCRIPTION: 2 BED, SINGLE GARAGE AREA: 87m<sup>2</sup> (not including garage)

MAXIMUM SITE AREA: 270m<sup>2</sup>

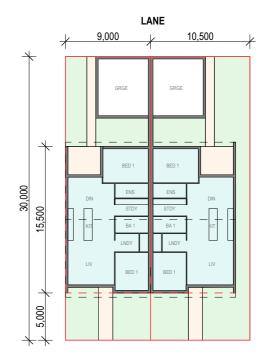
APPROXIMATE DWELLING DENSITY (not including streets & open space): 34 DWELLING / Ha

NOTE: This housing can only be located adjacent to open space areas with rear lane access to garages



**COTTAGE EXAMPLE** 

## **HOUSING TYPE 3: VILLA HOUSING** HOUSING TYPE: AFFORDABLE MEDIUM DENSITY



#### VILLA HOUSE

DESCRIPTION: 2 BED & STUDY, DOUBLE GARAGE AREA: 113m² (not including garage)

MAXIMUM SITE AREA: 315m<sup>2</sup>

APPROXIMATE DWELLING DENSITY (not including streets or open space): 29 DWELLING / Ha

NOTE: This housing can only be located adjacent to open space areas with rear lane access to garages



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**VILLA EXAMPLE** 

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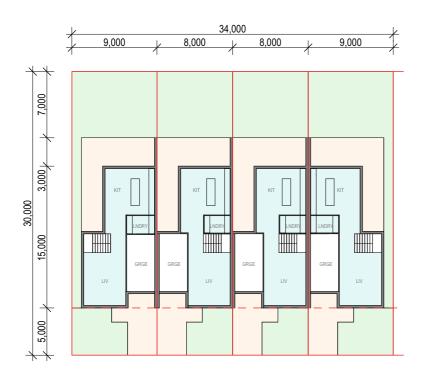
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## **HOUSING TYPE 4: TERRACE HOUSING - STREET ACCESS HOUSING TYPE: MEDIUM DENSITY**



#### **TERRACE HOUSING - STREET ACCESS**

DESCRIPTION: 2 STOREY, 3 BED & SINGLE GARAGE AREA: 125m<sup>2</sup> (not including garage)

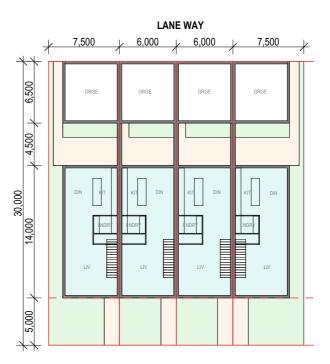
MAXIMUM SITE AREA: 270m<sup>2</sup>

APPROXIMATE DWELLING DENSITY (not inclduing streets or open space): 34 DWELLING / Ha



TERRACE HOUSING - STREET ACCESS EXAMPLE

## **HOUSING TYPE 5 : TERRACE HOUSING - LANE ACCESS HOUSING TYPE: MEDIUM DENSITY**



#### **TERRACE HOUSING - LANE ACCESS**

DESCRIPTION: 2 STOREY, 2 BED & SINGLE GARAGE AREA: 130m<sup>2</sup> (not including garage)

MAXIMUM SITE AREA: 225m<sup>2</sup>

APPROXIMATE DWELLING DENSITY (not including streets or open space): 42 DWELLING / Ha

NOTE: This housing can only be located adjacent to open space areas with rear lane access to garages



**TERRACE HOUSING - LANE ACCESS EXAMPLE** 



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LOT 11, 16, 17 DP 1277594 SEABREEZE RESIDENTIAL SUBDIVISION		

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#### **DUPLEX - 2 STOREY**

DESCRIPTION: 3 BED, BATH, ENSUITE & DOUBLE GARAGE AREA: 134m² (not including garage)



**DUPLEX - 2 STOREY EXAMPLE** 

# HOUSING TYPE 6: DUPLEX HOUSING - FOR CORNER LOTS HOUSING TYPE: MEDIUM DENSITY



#### **DUPLEX 1 CORNER SITE - 1 STOREY**

DESCRIPTION: 2 BED, STUDY & SINGLE GARAGE AREA: 83.75m² (not including garage)

#### **DUPLEX 2 CORNER SITE - 1 STOREY**

DESCRIPTION: 3 BED & DOUBLE GARAGE AREA: 126m<sup>2</sup> (not including garage)



**DUPLEX - 1 STOREY EXAMPLE** 

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