



NOTIONAL SITE LAYOUT, 95 BINGLEY CRES, FRASER

1:200

#### PREVAILING WIND

PREVAILING HOT SUMMER AND COLD WINTER WINDS FROM NW SUMMER EVENING BREEZES FROM SE IN EVENINGS.

#### ORIENTATION

SEEK TO HAVE BOTH OF THE DWELLING'S LIVING SPACES ORIENTED BETWEEN 20° EAST AND 30° WEST. WORKS WELL FOR THESE LAYOUTS.

#### SETBACKS

SETBACKS ON SITE TO BE IN ACCORDANCE WITH THE RZ1 DEVELOPMENT CODE.

#### EASEMENTS

EASEMENTS TAKEN FROM: ACTMAPI WEB-SITE

#### TREES

MOST OF THE LARGE TREES ARE ON TERRITORY LAND. THE TREE ON THE SOUTHERN BOUNDARY—BUILDING TO ENCROACH MAXIMUM 10% INTO THE TPZ.

#### EXISTING RESIDENTIAL CHARACTER

THE EXISTING AND SURROUNDING STREETS ARE OVERWHELMINGLY CHARACTERISED BY A MIXTURE OF SINGLE AND TWO STOREY DWELLINGS. GREAT VIEWS TO THE NORTH AND ACROSS TO THE PARK OFF FOSKETT STREET.

#### SLOPE

THE HIGH POINT OF THE SITE IS ON THE SOUTH EAST BOUNDARY. THE SITE IS RELATIVELY FLAT WHERE THE DWELLINGS ARE PROPOSED TO BE LOCATED.

#### COURTYARD WALLS

CONSIDER COURTYARD WALL TO BINGLEY CRESCENT TO PROVIDE PRIVACY TO THE NORTH FACING PRIVATE OPEN SPACES.

#### QUANTITATIVE INFORMATION

SITE AREA	1082M2
RES A (2 BED)	101.5M2
GARAGE	26.3M2
RES B (4 BED)	181.4M2
GARAGE	51.9M2
PLOT RATIO	33.3%
(ALLOWABLE = 50%)	



SITE, AERIAL VIEW



SITE, CURRENT CONDITION