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RESOURCE ISSUE



FIGURE & GROUND

TWIN RIVERS, SHOTOVER COUNTRY

3D Perspective.

Drawing Sheet	A0.2
Scale	@A1
File	25.1094
Date	12/12/2025
Drawn	PS
Revision	B

Figure & Ground
Level 1, 4 Walker Street
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RESOURCE ISSUE

TONI'S TERRACE

STONE WALLS TERRACE

STALKER ROAD

SITE BENCHMARK
OIT II DP 479975
R.L. 338.59m

1m SETBACK

4.5M SETBACK

25m POWER LINE SETBACK

BUS SHELTER

TRANSFORMER

TELECOM PIT

BLOCK A
BLOCK B
BLOCK C
BLOCK D
BLOCK E
BLOCK F
BLOCK G

LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8
LOT 9 LOT 10 LOT 11 LOT 12 LOT 13 LOT 14 LOT 15 LOT 16 LOT 17 LOT 18 LOT 19 LOT 20
LOT 21 LOT 22 LOT 23 LOT 24 LOT 25 LOT 26 LOT 27 LOT 28 LOT 29 LOT 30 LOT 31 LOT 32 LOT 33 LOT 34 LOT 35 LOT 36 LOT 37 LOT 38 LOT 39 LOT 40 LOT 41 LOT 42

P O Q N KL DQ DR

RELOCATE KERB RAMP TO BEYOND VEHICLE CROSSING

ENTRY AT 90° TO KERB CROSSING AND CENTER LINE

CONNECT TO EXISTING PATH

STREET LAMP

SITE INFORMATION

LEGAL DESCRIPTION:
LOT: 3 - DP: 479753

ADDRESS:
TWIN RIVERS, SHOTOVER COUNTRY

WIND ZONE: HIGH

EARTHQUAKE ZONE: 3

CORROSION ZONE: B

SHOTOVER COUNTRY SPECIAL ZONE

SITE STANDARD

ZONE: 2a - MEDIUM DENSITY LIVING

HIGH VOLTAGE TRANSMISSION LINE SETBACK 25M

ROAD BOUNDARY SETBACK 4.5M

INTERNAL BOUNDARY SETBACK 1M

OUTDOOR LIVING SPACE: 20M² - 3M MIN DIMENSION

EARTHWORKS PER SITE 200M² MAX - 400M² AREA

CUT HEIGHT 2.4M MAX
FILL HEIGHT 2M MAX

RESIDENTIAL DENSITY 33.3 UNITS PER HECTARE

FENCE HEIGHT WITHIN ROAD BOUNDARY SETBACK 1.2M MAX

ZONE STANDARD

BUILDING HEIGHT 10M MAX

BUILDING COVERAGE 60% MAX

ROOF COLOURS: BROWNS, GREENS, GREYS AND BLUE GREYS

SITE COVERAGE			
LOT		FOOTPRINT	SITE COVERAGE
LOT 1	186m2	57.24m2	30.77%
LOT 2	98m2	56.90m2	58.06%
LOT 3	97m2	56.90m2	58.65%
LOT 4	97m2	56.90m2	58.65%
LOT 5	97m2	56.90m2	58.65%
LOT 6	96m2	56.90m2	59.27%
LOT 7	96m2	56.90m2	59.27%
LOT 8	123m2	57.24m2	46.54%
LOT 9	88m2	47.46m2	53.93%
LOT 10	63m2	47.13m2	74.81%
LOT 11	75m2	39.72m2	52.96%
LOT 12	75m2	39.72m2	52.96%
LOT 13	75m2	47.13m2	62.84%
LOT 14	93m2	47.46m2	51.03%
LOT 15	91m2	47.46m2	52.15%
LOT 16	74m2	47.13m2	63.69%
LOT 17	74m2	39.72m2	53.67%
LOT 18	75m2	39.72m2	52.96%
LOT 19	76m2	47.13m2	62.01%
LOT 20	91m2	47.46m2	52.15%
LOT 21	141m2	52.24m2	37.05%
LOT 22	118m2	51.97m2	44.04%
LOT 23	118m2	51.97m2	44.04%
LOT 24	118m2	51.97m2	44.04%
LOT 25	140m2	52.08m2	37.20%
LOT 26	140m2	52.08m2	37.20%
LOT 27	118m2	51.97m2	44.04%
LOT 28	118m2	51.97m2	44.04%
LOT 29	118m2	51.97m2	44.04%
LOT 30	136m2	52.24m2	38.41%
LOT 31	97m2	40.58m2	41.83%
LOT 32	73m2	46.77m2	64.07%
LOT 33	73m2	47.13m2	64.56%
LOT 34	73m2	47.13m2	64.56%
LOT 35	73m2	47.13m2	64.56%
LOT 36	90m2	47.46m2	52.73%
LOT 37	90m2	47.46m2	52.73%
LOT 38	72m2	47.13m2	65.46%
LOT 39	72m2	47.13m2	65.46%
LOT 40	72m2	47.13m2	65.46%
LOT 41	68m2	39.84m2	58.89%
LOT 42	96m2	40.20m2	41.88%

P - BIKES	26.05m²
O - BIKES	26.50m²
N - RUBBISH BINS	21.04m²
Q - RUBBISH BINS	16.50m²
DR / DQ - RUBBISH BINS	9.45m²
KL - RUBBISH BINS	7.02m²
SITE AREA	7825m²

FIGURE & GROUND

TWIN RIVERS, SHOTOVER COUNTRY

Site Plan.

Drawing Sheet	A0.6
Scale	1:200 @A1
File	25.1094
Date	12/12/2025
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Revision	B

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RESOURCE ISSUE



LOT 1					
	UNIT	GROUND	LEVEL 1	STUDIO	TOTAL
1	GROSS	53.31 m²	46.86 m²		100.17m²
	NET	29.06 m²	42.69 m²	18.49 m²	90.24m²
2	GROSS	53.29 m²	46.84 m²		100.13m²
	NET	29.06 m²	42.69 m²	18.49 m²	90.24m²
3	GROSS	53.29 m²	46.84 m²		100.13m²
	NET	29.06 m²	42.69 m²	18.49 m²	90.24m²
4	GROSS	53.29 m²	46.84 m²		100.13m²
	NET	29.06 m²	42.69 m²	18.49 m²	90.24m²
5	GROSS	53.29 m²	46.84 m²		100.13m²
	NET	29.06 m²	42.69 m²	18.49 m²	90.24m²
6	GROSS	53.29 m²	46.84 m²		100.13m²
	NET	29.06 m²	42.69 m²	18.49 m²	90.24m²
7	GROSS	53.29 m²	46.84 m²		100.13m²
	NET	29.06 m²	42.69 m²	18.49 m²	90.24m²
8	GROSS	53.31 m²	46.86 m²		100.17m²
	NET	29.06 m²	42.69 m²	18.49 m²	90.24m²

LOT 2				
	UNIT	GROUND	LEVEL 1	TOTAL
9	GROSS	44.81 m²	46.81 m²	91.62m²
	NET	40.16 m²	42.69 m²	82.85m²
10	GROSS	44.70 m²	46.79 m²	91.49m²
	NET	40.16 m²	42.69 m²	82.85m²
11	GROSS	35.04 m²	39.57 m²	74.61m²
	NET	30.63 m²	35.53 m²	66.16m²
12	GROSS	35.35 m²	39.57 m²	74.87m²
	NET	30.63 m²	35.53 m²	66.16m²
13	GROSS	44.70 m²	46.79 m²	91.49m²
	NET	40.16 m²	42.69 m²	82.85m²
14	GROSS	44.81 m²	46.81 m²	91.62m²
	NET	40.16 m²	42.69 m²	82.85m²
15	GROSS	44.81 m²	46.81 m²	91.62m²
	NET	40.16 m²	42.69 m²	82.85m²
16	GROSS	44.70 m²	46.79 m²	91.49m²
	NET	40.16 m²	42.69 m²	82.85m²
17	GROSS	35.03 m²	39.57 m²	74.61m²
	NET	30.63 m²	35.53 m²	66.16m²
18	GROSS	35.35 m²	39.57 m²	74.87m²
	NET	30.63 m²	35.53 m²	66.16m²
19	GROSS	44.70 m²	46.79 m²	91.49m²
	NET	40.16 m²	42.69 m²	82.85m²
20	GROSS	44.81 m²	46.81 m²	91.62m²
	NET	40.16 m²	42.69 m²	82.85m²

LOT 3					
	UNIT	GROUND	LEVEL 1	LEVEL 2	TOTAL
21	GROSS	36.46 m²	51.48 m²	51.80 m²	139.74m²
	NET	31.14 m²	46.61 m²	46.84m²	124.59m²
22	GROSS	36.53 m²	51.46 m²	51.78 m²	139.77m²
	NET	32.56m²	46.61 m²	46.84m²	126.01m²
23	GROSS	36.53 m²	51.46 m²	51.78 m²	139.77m²
	NET	32.56m²	46.61 m²	46.84m²	126.01m²
24	GROSS	36.53 m²	51.46 m²	51.78 m²	139.77m²
	NET	32.56m²	46.61 m²	46.84m²	126.01m²
25	GROSS	36.48 m²	51.35 m²	51.80 m²	139.63m²
	NET	32.56m²	46.61 m²	46.84m²	126.01m²
26	GROSS	36.48 m²	51.37 m²	51.80 m²	139.63m²
	NET	32.56m²	46.61 m²	46.84m²	126.01m²
27	GROSS	36.53 m²	51.46 m²	51.78 m²	139.77m²
	NET	32.56m²	46.61 m²	46.84m²	126.01m²
28	GROSS	36.53 m²	51.46 m²	51.78 m²	139.77m²
	NET	32.56m²	46.61 m²	46.84m²	126.01m²
29	GROSS	36.53 m²	51.47 m²	51.78 m²	139.77m²
	NET	32.56m²	46.61 m²	46.84m²	126.01m²
30	GROSS	36.46 m²	51.48 m²	51.80 m²	139.74m²
	NET	31.14 m²	46.61 m²	46.84m²	124.67m²

LOT 4				
	UNIT	GROUND	LEVEL 1	TOTAL
31	GROSS	35.25 m²	39.58 m²	74.83m²
	NET	30.63 m²	35.53 m²	66.16m²
32	GROSS	44.70 m²	46.79 m²	91.49m²
	NET	40.16 m²	42.69 m²	82.85m²
33	GROSS	44.70 m²	46.79 m²	91.49m²
	NET	40.16 m²	42.69 m²	82.85m²
34	GROSS	44.70 m²	46.79 m²	91.49m²
	NET	40.16 m²	42.69 m²	82.85m²
35	GROSS	44.70 m²	46.79 m²	91.49m²
	NET	40.16 m²	42.69 m²	82.85m²
36	GROSS	44.73 m²	46.81 m²	91.54m²
	NET	40.16 m²	42.69 m²	82.85m²
37	GROSS	44.73 m²	46.81 m²	91.54m²
	NET	40.16 m²	42.69 m²	82.85m²
38	GROSS	44.70 m²	46.79 m²	91.49m²
	NET	40.16 m²	42.69 m²	82.85m²
39	GROSS	44.70 m²	46.79 m²	91.49m²
	NET	40.16 m²	42.69 m²	82.85m²
40	GROSS	44.70 m²	46.79 m²	91.49m²
	NET	40.16 m²	42.69 m²	82.85m²
41	GROSS	35.16 m²	39.57 m²	74.73m²
	NET	30.63 m²	35.53 m²	66.16m²
42	GROSS	34.93 m²	39.28 m²	74.21m²
	NET	30.63 m²	35.53 m²	66.16m²

FIGURE & GROUND

TWIN RIVERS, SHOTOVER COUNTRY

Ground Floor Plan.

Drawing Sheet	A0.7
Scale	1:200 @A1
File	25.1094
Date	12/12/2025
Drawn	PS
Revision	B

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FIGURE & GROUND

TWIN RIVERS, SHOTOVER COUNTRY

First Floor Plan.

Drawing Sheet	A0.8
Scale	1:200 @A1
File	25.1094
Date	12/12/2025
Drawn	PS
Revision	B

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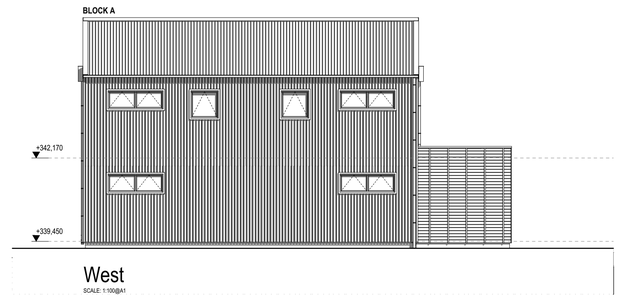
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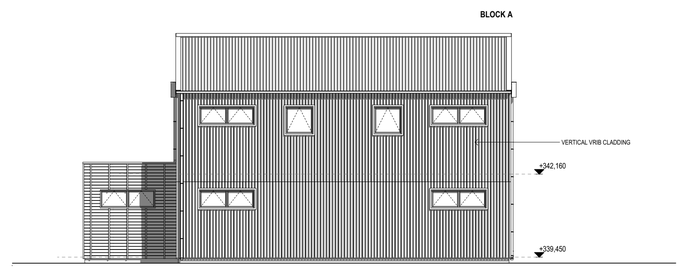
South
SCALE: 1:100@A1



West
SCALE: 1:100@A1



North
SCALE: 1:100@A1



East
SCALE: 1:100@A1

FIGURE & GROUND

TWIN RIVERS, SHOTOVER COUNTRY

Elevations - BLOCK A.

Drawing Sheet	A0.10
Scale	1:100 @A1
File	25.1094
Date	12/12/2025
Drawn	PS
Revision	B

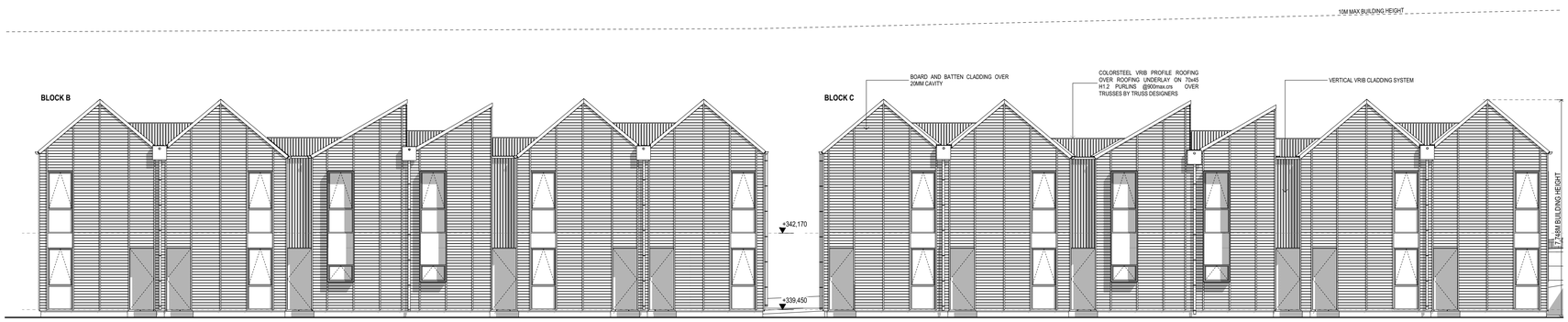
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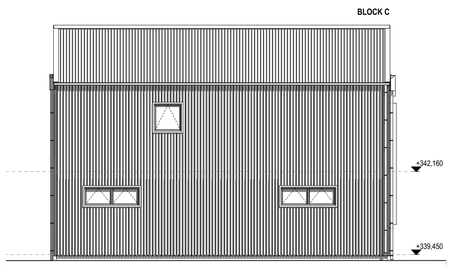
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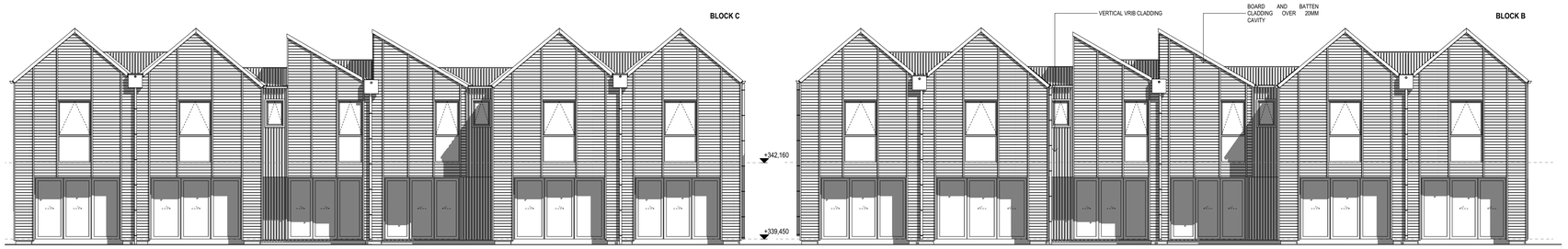




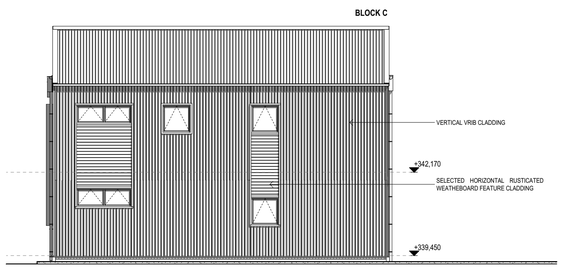
South
SCALE: 1:100@A1



West
SCALE: 1:100@A1



North
SCALE: 1:100@A1



East
SCALE: 1:100@A1

FIGURE & GROUND

TWIN RIVERS, SHOTOVER COUNTRY

Elevations - BLOCK B&C.

Drawing Sheet	A0.11
Scale	1:100 @A1
File	25.1094
Date	12/12/2025
Drawn	PS
Revision	B

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FIGURE & GROUND

TWIN RIVERS, SHOTOVER COUNTRY

3D Perspective.

Drawing Sheet	A0.12
Scale	1:200 @A1
File	25.1094
Date	12/12/2025
Drawn	PS
Revision	B

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