NORTH

ROWAN AVENUE

LOT 31
DP 789274

LOT 32
DP 789274

BOUNDARY 70.41m 8° 46' 10"

+3.300 +3.400 +3.600 +3.800 +4.000 +4.200 +4.400 +4.600 +4.800 +5.000 +5.200 +5.400 +5.600 +5.800 +6.000 +6.200 +6.400 +6.600

BOUNDARY 20.115m 278° 46' 10"

NEW REINF. CONC. DRIVEWAY

2.700

1.400

4.940

COVERED
WALKWAY

COVERED
WALKWAY

COVERED
WALKWAY

4.250

1.500

3.350

4.250

1.500

3.350

4.250

1.500

3.350

PORCH

PORCH

PORCH

UNIT 4
(PLATINUM)

UNIT 2
(GOLD)

UNIT 3
(PLATINUM)

NEW PHOTOVOLTAIC SYSTEM
TO EXIST. DWELLING.
MIN. 7.0kW WITH BATTERY STORAGE

FFL 4,325

UNIT 1

**EXISTING
3 BEDRM
DWELLING**

NEW 2 BEDROOM DWELLING
UNIVERSAL LIVING GOLD

NEW 2 BEDROOM DWELLING
UNIVERSAL LIVING PLATINUM

NEW 2 BEDROOM DWELLING
UNIVERSAL LIVING PLATINUM

2.500

3.500

2.500

3.500

2.500

3.500

UNIT 2

UNIT 3

UNIT 4

FFL 5,100

FFL 5,600

FFL 6,100

7.555

190

2.900

2.900

2.900

2.900

COVERED PARKING AREA

VISITOR

LAWN PAVERS TO VISITOR PARK

1.500

5.400

925

LOT 4
DP 6763

NEW
CLOTHES
LINE

PATIO

PATIO

PATIO

8.225

8.825

SITE AREA
1,416.40 m²

9.211

1.516

WATER TANK

1.516

WATER TANK

1.516

WATER TANK

BOUNDARY 70.41m 188° 46' 10"

+3.400 +3.400 +3.600 +3.800 +4.000 +4.200 +4.400 +4.600 +4.800 +5.000 +5.200 +5.400 +5.600 +5.800 +6.000 +6.200 +6.400 +6.600 +6.800 +7.000

LOT 5
DP 6763

MARSH LANE

BOUNDARY 20.115m 98° 46' 10"

+6.400 +6.600 +6.800

2.500 2.600 2.600 3.850 5.390

SITE PLAN   1:200

REFER TO EARTHWORKS PLAN FOR CUT AND FILL DETAILS
REFER TO CONCEPT LANDSCAPING PLAN FOR FENCE LAYOUT AND CONCEPT LANDSCAPING
REFER TO CONCEPT PLUMBING LAYOUT FOR CONCEPT SEWER AND STORMWATER LAYOUT

SCHEDULE OF AREAS

site area	1416.40m²
existing unit 1 floor area	105.90m²
unit 2 floor area	102.38m²
unit 3 floor area	102.38m²
unit 4 floor area	102.38m²
total floor area	413.04m²
F.S.R.	0.29 : 1.0
open landscape area	495m²

SITE PLAN

Site Address
**No. 20
Rowan Ave.
Uralla**

Job Title
HOUSING FOR SENIORS
MOYCH ABORIGINAL
CORPORATION, URALLA

Layout ID
A-03

Revision

Date of Issue: 20/02/2025