

BAL 12.5

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BAL 12.5 NOTES

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Nilumbik
 The Green Weigh Scale
 This Plan is the endorsed plan referred
 to in Planning Permit No.
367/2023/03P
 Plan: 1 of 10
 Date: 10/02/2025
 Signature for the Responsible Authority
THIS IS NOT A BUILDING APPROVAL

TREE	TPZ	DBH	HEIGHT	CONDITION	PROTECTION	REMARKS
1	12.0m	150mm	10m	Good	100%	TPZ TREE 1
2	12.0m	150mm	10m	Good	100%	TPZ TREE 2
3	12.0m	150mm	10m	Good	100%	TPZ TREE 3
4	12.0m	150mm	10m	Good	100%	TPZ TREE 4
5	12.0m	150mm	10m	Good	100%	TPZ TREE 5
6	12.0m	150mm	10m	Good	100%	TPZ TREE 6
7	12.0m	150mm	10m	Good	100%	TPZ TREE 7
8	12.0m	150mm	10m	Good	100%	TPZ TREE 8
9	12.0m	150mm	10m	Good	100%	TPZ TREE 9
10	12.0m	150mm	10m	Good	100%	TPZ TREE 10
11	12.0m	150mm	10m	Good	100%	TPZ TREE 11
12	12.0m	150mm	10m	Good	100%	TPZ TREE 12
13	12.0m	150mm	10m	Good	100%	TPZ TREE 13
14	12.0m	150mm	10m	Good	100%	TPZ TREE 14
15	12.0m	150mm	10m	Good	100%	TPZ TREE 15
16	12.0m	150mm	10m	Good	100%	TPZ TREE 16
17	12.0m	150mm	10m	Good	100%	TPZ TREE 17
18	12.0m	150mm	10m	Good	100%	TPZ TREE 18
19	12.0m	150mm	10m	Good	100%	TPZ TREE 19
20	12.0m	150mm	10m	Good	100%	TPZ TREE 20
21	12.0m	150mm	10m	Good	100%	TPZ TREE 21
22	12.0m	150mm	10m	Good	100%	TPZ TREE 22
23	12.0m	150mm	10m	Good	100%	TPZ TREE 23
24	12.0m	150mm	10m	Good	100%	TPZ TREE 24



LEGEND

	Existing Tree To Be Retained
	Existing Tree To Be Removed
	TPZ - Tree Protection Zone
	SRZ - Structure Roof Zone
	Tree Number (As Per Ancients Report)
	5 Tier Shelving Unit (The material, and Internal Storage)
	Clothes Line (Retainable)
	2000L Water Tank (Connected To All Tanks)
	1.8m High Timber Paling Fence
	Concreted Area (One Way or Footpath)
	Mail Box
	Bins (x 3)
	Private Open Space (One Backward Area)
	Timber Retaining Wall
	Roof Line or Above Floor Outline
	Outline Of Excavated Cut
	Filled Area
	Finish Floor Level
	Spot Level (By Land Surveyor)
	Ridge Level (By Land Surveyor)
	Contour Line (By Land Surveyor)

SITE ANALYSIS

Site Area	= 2058.0 sqm
Site Coverage	= 34.8 %
Permeability	= 51.8 %
Garden Area	= 50.3 %


RESIDENCE 1

Ground Floor	= 188.5 sqm (20.3 Sq)
First Floor	= 170.5 sqm (18.3 Sq)
Garage 1	= 40.0 sqm (4.3 Sq)
Garage 2	= 75.0 sqm (8.0 Sq)
Alfresco	= 23.0 sqm (2.4 Sq)
Porch	= 9.0 sqm (0.76 Sq)
Total	= 506.0 sqm (54.4 Sq)

RESIDENCE 2

Ground Floor	= 251.7 sqm (27.0 Sq)
Garage	= 37.8 sqm (4.0 Sq)
Verandah	= 15.0 sqm (1.6 Sq)
Alfresco	= 35.8 sqm (3.8 Sq)
Total	= 340.1 sqm (36.6 Sq)

PROJECT	PROPOSED TWO RESIDENCE
ADDRESS	35 ROSE AVENUE, HURSTBRIDGE
CLIENT	MITCH KING & ALEX BURFORD
DATE	OCT 22
SCALE	A1 - 1:200 A2 - 1:400
DRAWN	T.J.T.
JOB NO	146922
SITE PLAN	A01



Bel-Air Design Group
 Design Group

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 Figures, dimensions, table references to scale readings, All levels & dimensions are to be verified prior to commencement on site.
DO NOT SCALE THE DRAWING!

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