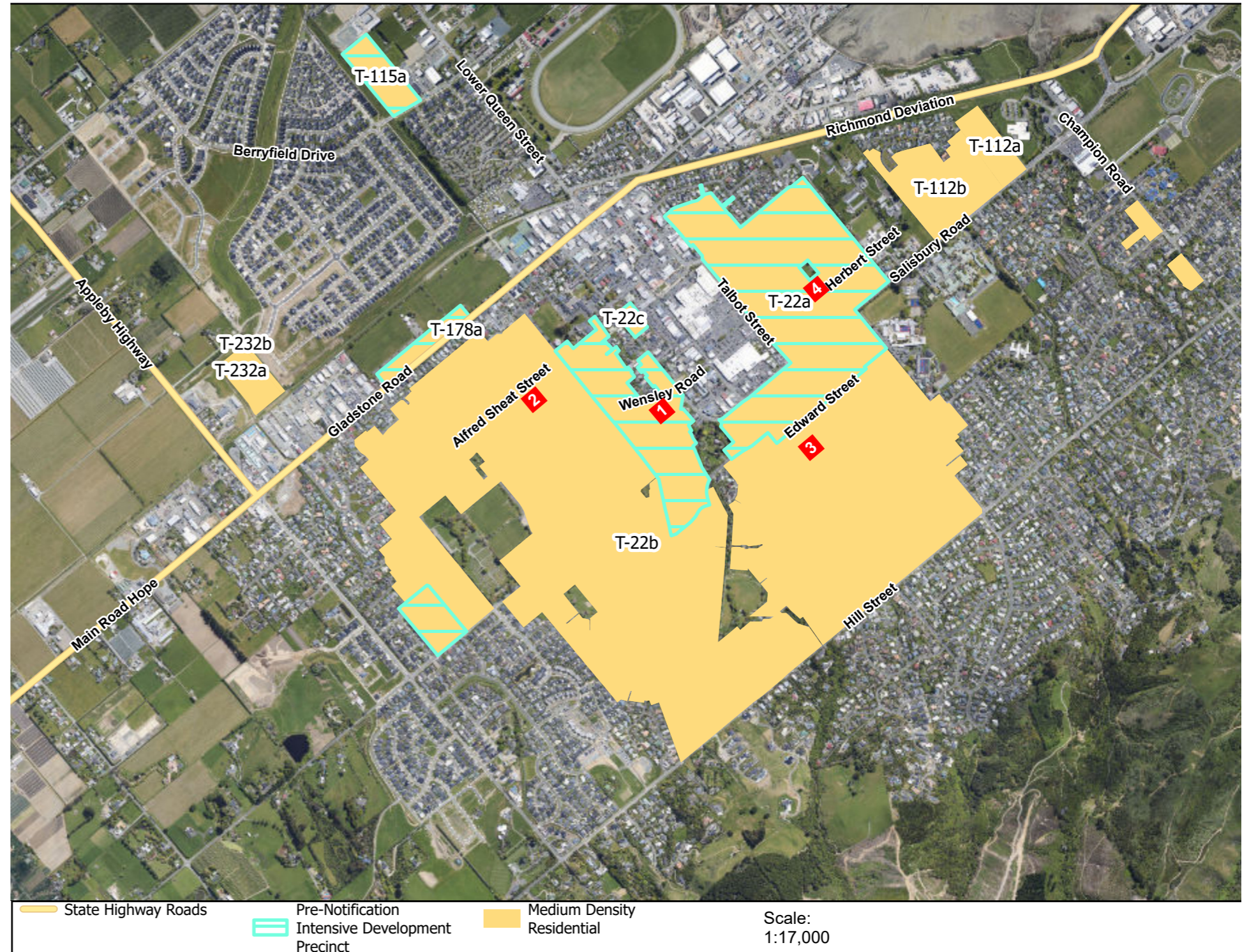


TDC INTENSIFICATION STUDY

RICHMOND, 7020

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A0.02	KEY PLANNING REGULATIONS	
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A1.04	SITE PLAN - OPTION 2	
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Project Details
TDC INTENSIFICATION

Job Number

2569

Status
GUIDELINE STUDY

Date

20/05/2026

Drawing
COVER SHEET

Scale

Drawing ID
A0.01

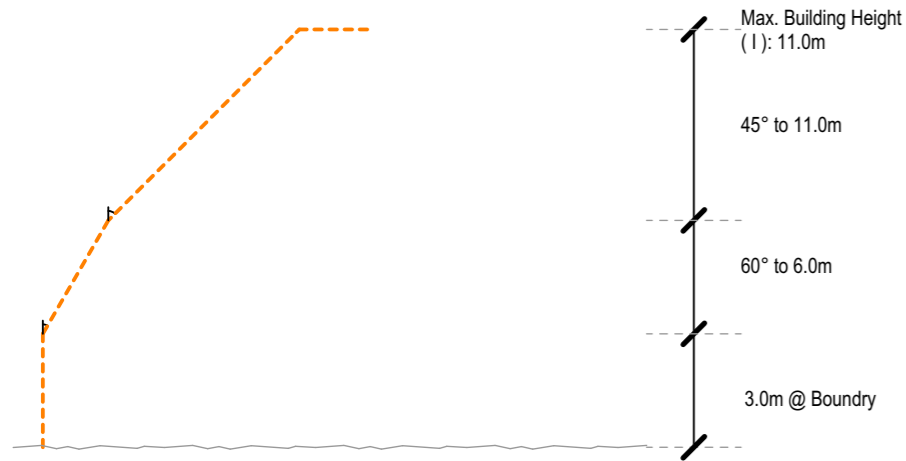
@ A3

DO NOT SCALE PRINT IN COLOUR

Rev

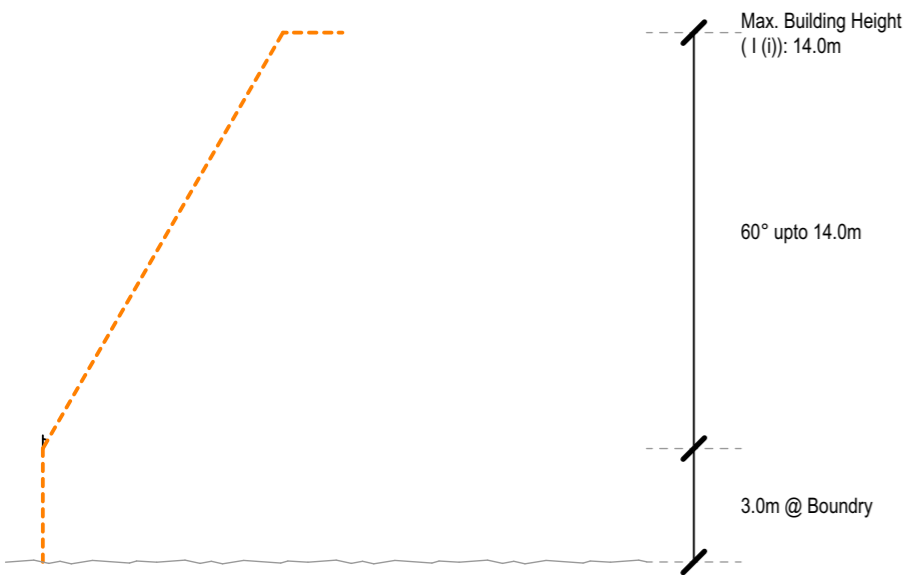
Planning Zone: Medium Density Residential

Max. Coverage Allowed: 70%
 Max. Building Coverage Allowed: 60%
 Max. Building Height: 11.0m
 Min. Density: 30 dwellings per hectare

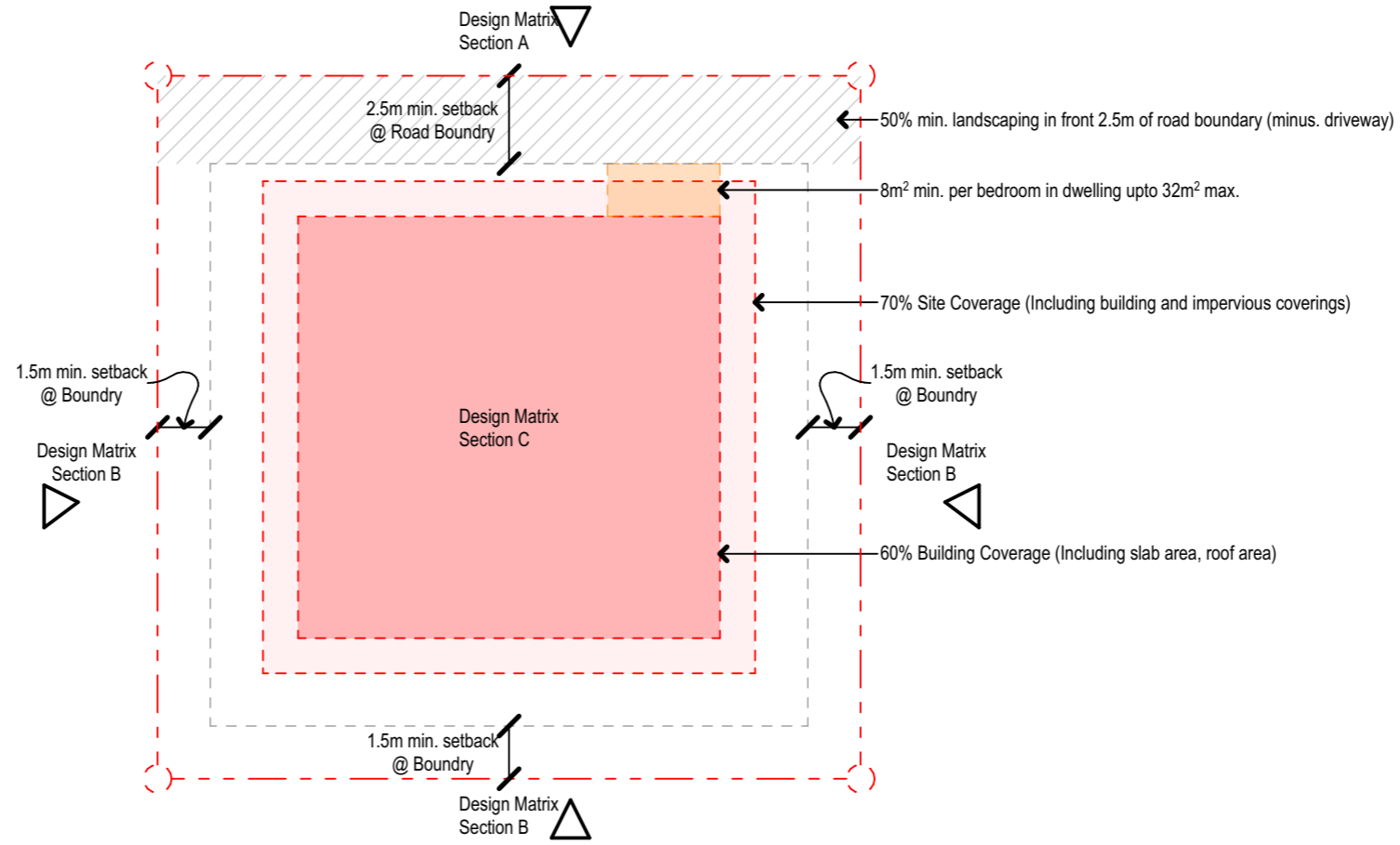


Planning Zone: Medium Density Residential-Intensive Precinct

Max. Coverage Allowed: 70%
 Max. Building Coverage Allowed: 60%
 Max. Building Height: 14.0m
 Min. Density: 40 dwellings per hectare



Key Restricted Discretionary Activities



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Project Details
TDC INTENSIFICATION

Job Number

Status
GUIDELINE STUDY

2569 Date

Drawing
KEY PLANNING REGULATIONS

Scale

Drawing ID
A0.02

@ A3 DO NOT SCALE PRINT IN COLOUR



Planning Rules:

Planning Zone:	Medium Density Residential-Intensive Precinct
Max. Coverage Allowed:	70%
Max. Building Coverage Allowed:	60%
Max. Building Height:	14.0m
Min. Outdoor Space:	8.0m ²
Min. Density:	40 dwellings per hectare
Dwellings Req.:	5

Site Area - Wensley Road

Site Area:	1,023.94
------------	----------

Site Coverage

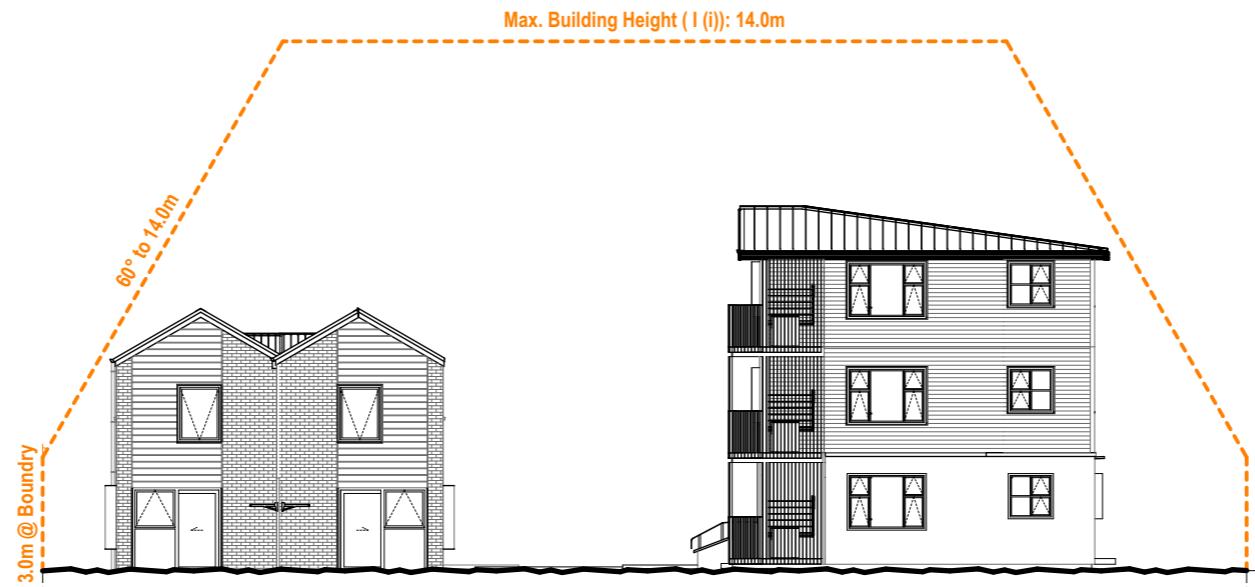
Coverage Name:	Area
3x Storey Building Area:	188.47
Driveway / Carparking	219.80
Unit 1	41.97
Unit 2	42.07
	492.31 m²

Site Coverage %	48.08%
-----------------	--------

Building Area - Wensley Road

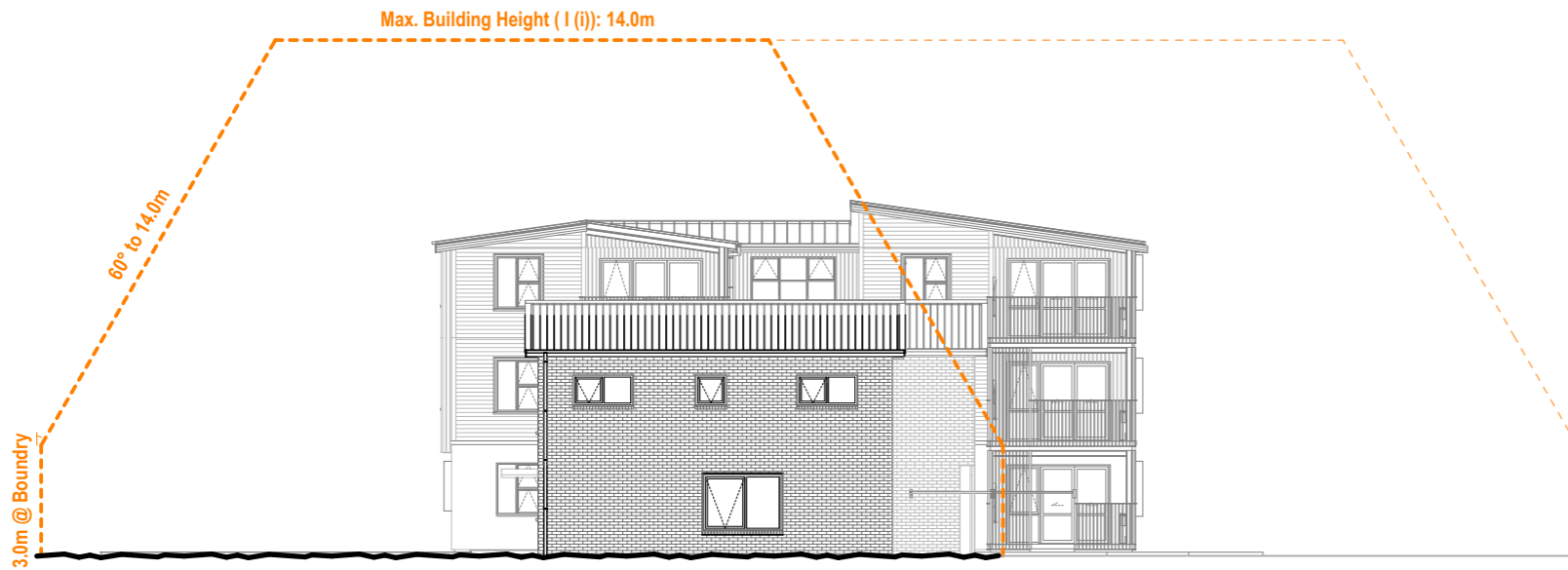
3x Storey Building Area:	188.47
Unit 1	41.97
Unit 2	42.07
	272.51 m²

Building Coverage %	26.61%
---------------------	--------



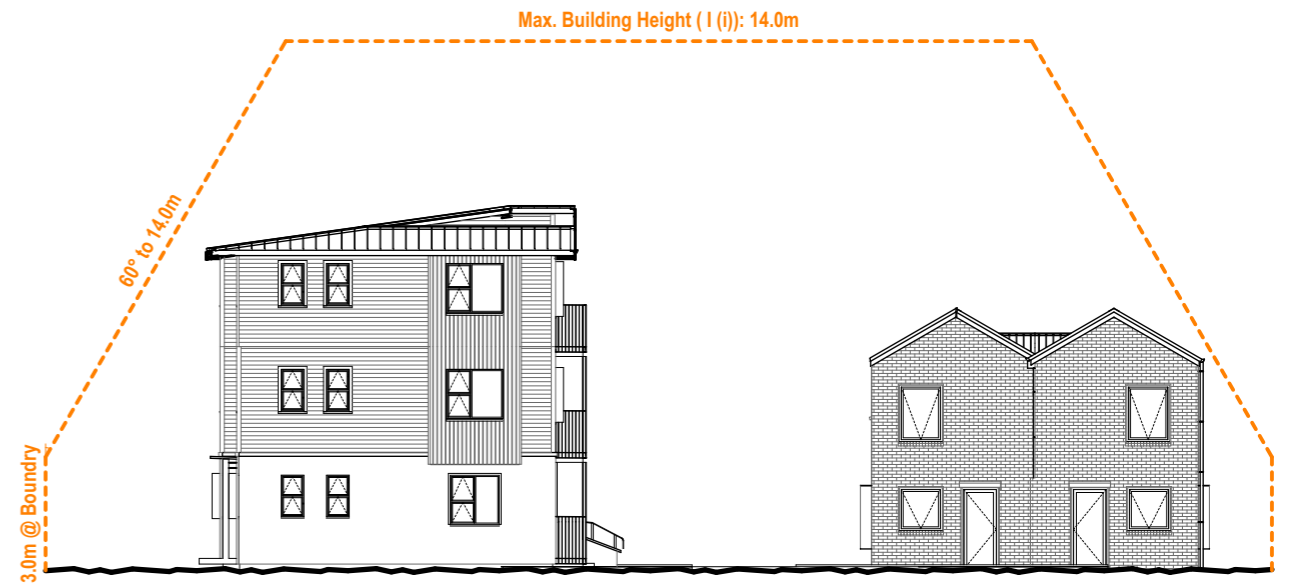
1
A1.01, A1.04

SE.1 Site Elevation
1:200



2
A1.01, A1.04

SE.2 Site Elevation
1:200



3
A1.01, A1.04

SE.3 Site Elevation
1:200







Planning Rules:

Planning Zone:	Medium Density Residential-Intensive Precinct
Max. Coverage Allowed:	70%
Max. Building Coverage Allowed:	60%
Max. Building Height:	14.0m
Min. Outdoor Space:	8.0m ²
Min. Density:	40 dwellings per hectare
Dwellings Req.:	5

Site Area - Wensley Road

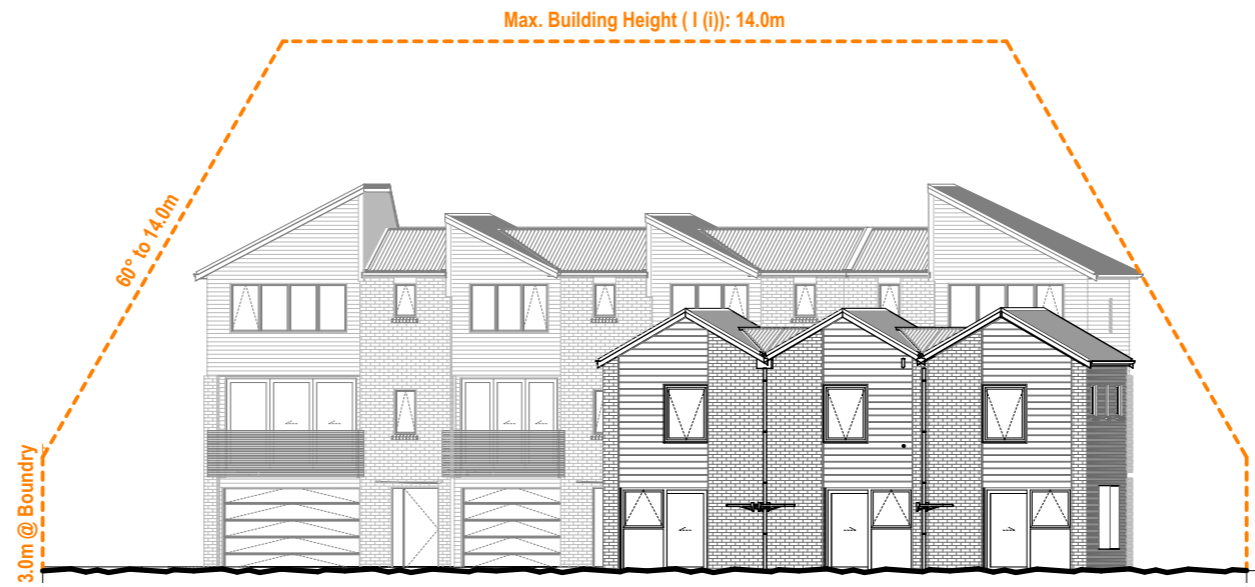
Site Area:	1,023.94
------------	----------

Site Coverage

Coverage Name:	Area
Driveway / Carparking	240.66
Unit 1	40.53
Unit 2	39.61
Unit 3	40.31
Unit 4	60.27
Unit 5	50.87
Unit 6	50.87
Unit 7	60.27
Total	583.39 m²
Site Coverage %	56.97%

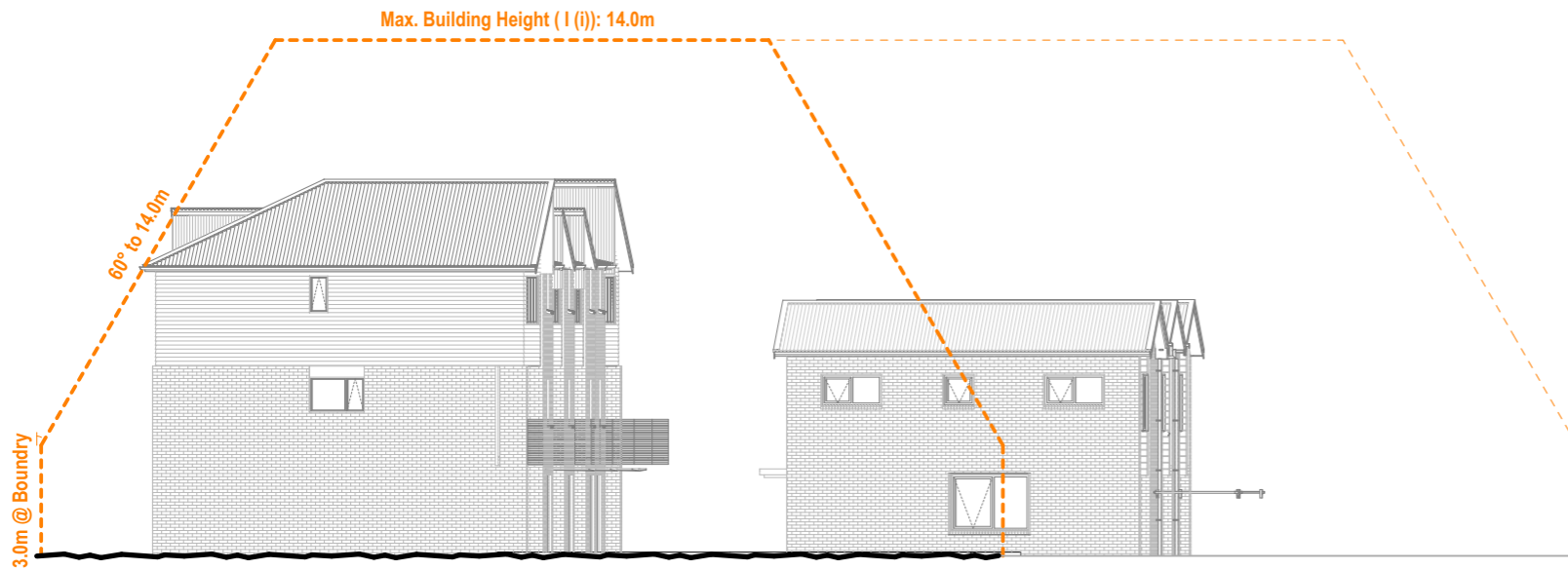
Building Area - Wensley Road

Unit 1	40.53
Unit 2	39.61
Unit 3	40.31
Unit 4	60.27
Unit 5	50.87
Unit 6	50.87
Unit 7	60.27
Total	342.73 m²
Building Coverage %	33.47%



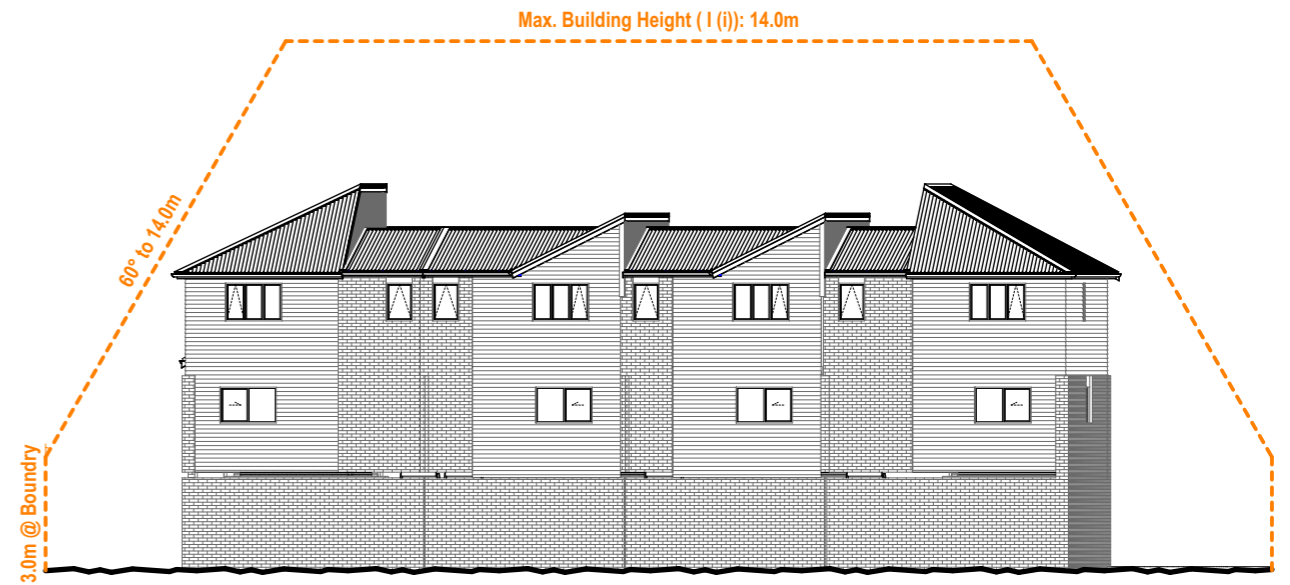
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A1.01, A1.04

SE.1 Site Elevation
1:200



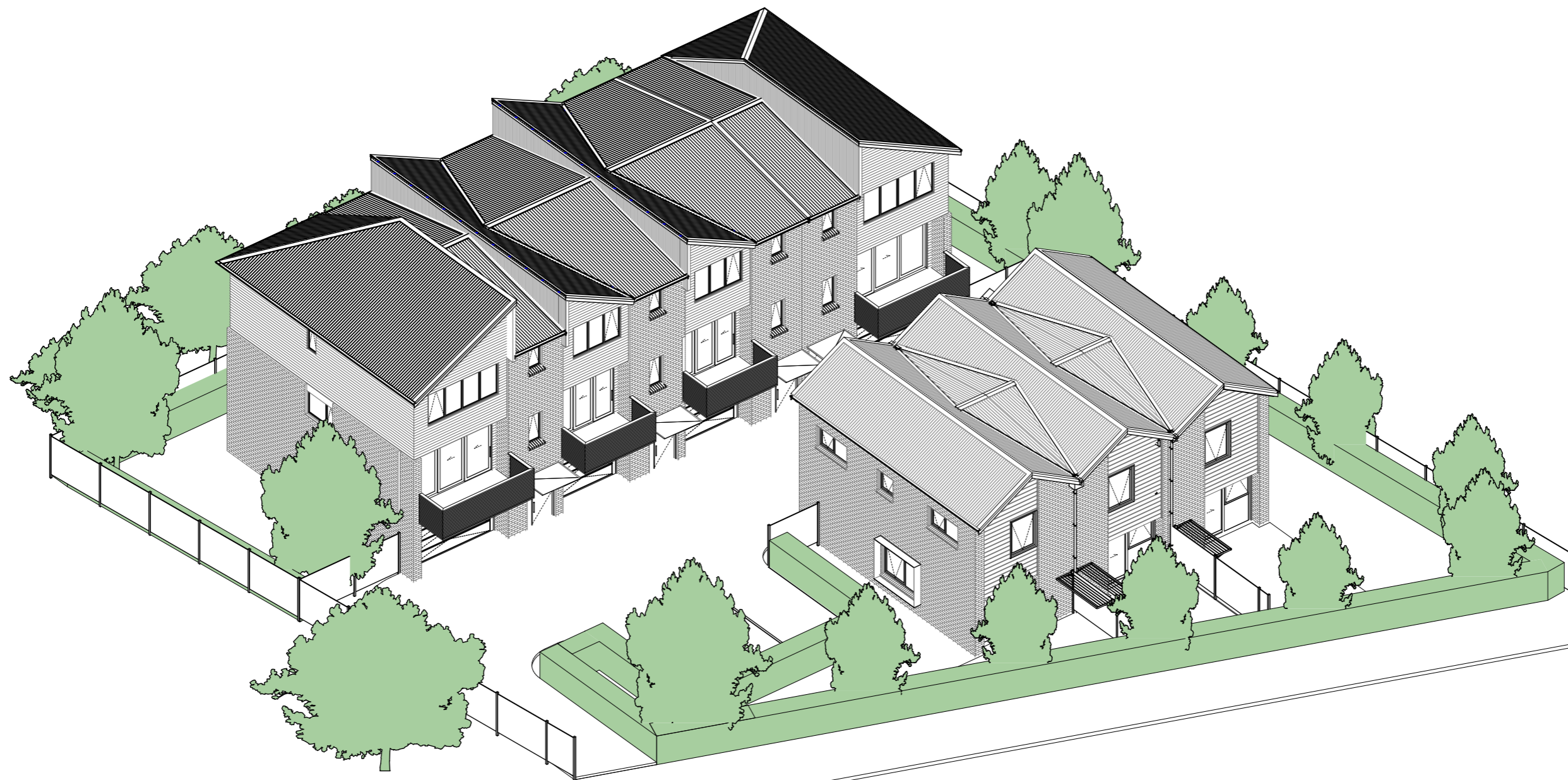
2
A1.01, A1.04

SE.2 Site Elevation
1:200



3
A1.01, A1.04

SE.3 Site Elevation
1:200





Planning Rules:

Planning Zone:	Medium Density Residential
Max. Coverage Allowed:	70%
Max. Building Coverage Allowed:	60%
Max. Building Height:	11.0m
Min. Outdoor Space:	8.0m ²
Min. Density:	30 dwellings per hectare
Dwellings Req.:	3

Site Area - Alfred Sheat Street

Site Area:	685.42
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Site Coverage

Coverage Name:	Area
Driveway / Carparking	229.07
Unit 1	40.50
Unit 2	39.63
Unit 3	40.50
Unit 4	40.50
Unit 5	40.50
	430.70 m²

Site Coverage %	68.98%
-----------------	--------

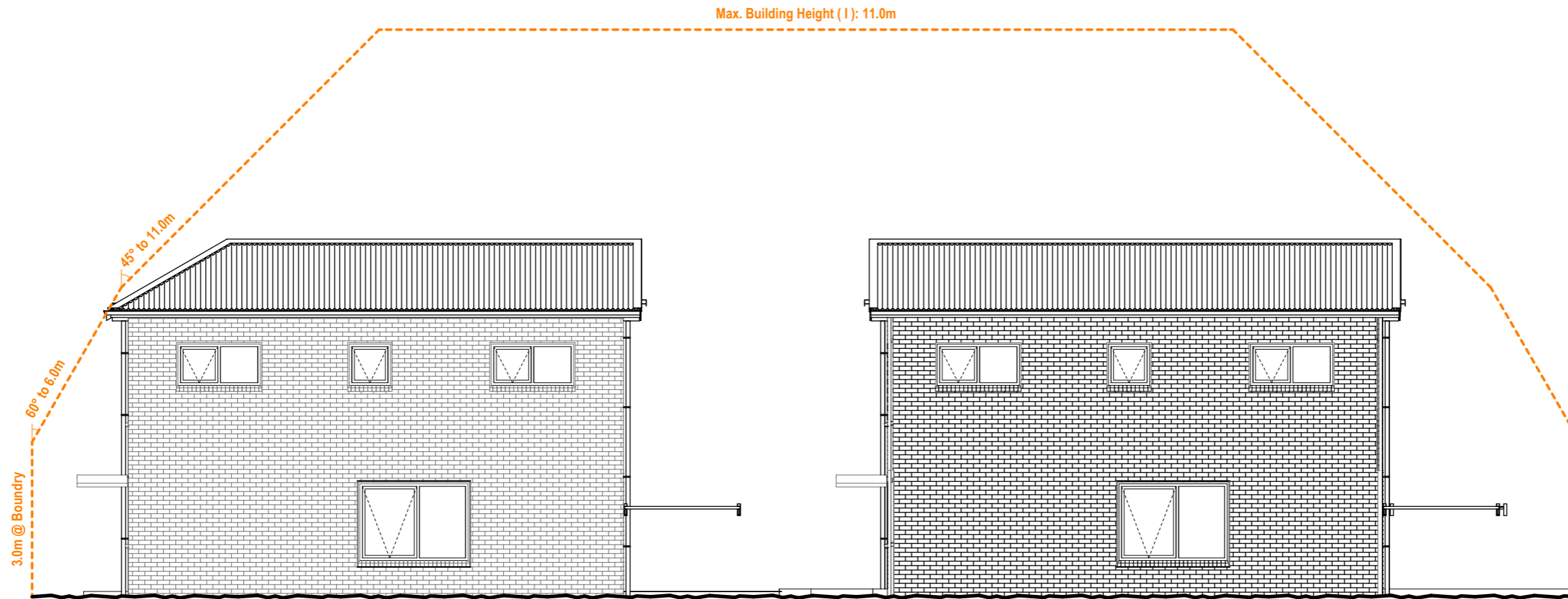
Building Area - Alfred Sheat Street

Unit 1	40.50
Unit 2	39.63
Unit 3	40.50
Unit 4	40.50
Unit 5	40.50
	201.63 m²

Building Coverage %	38.88%
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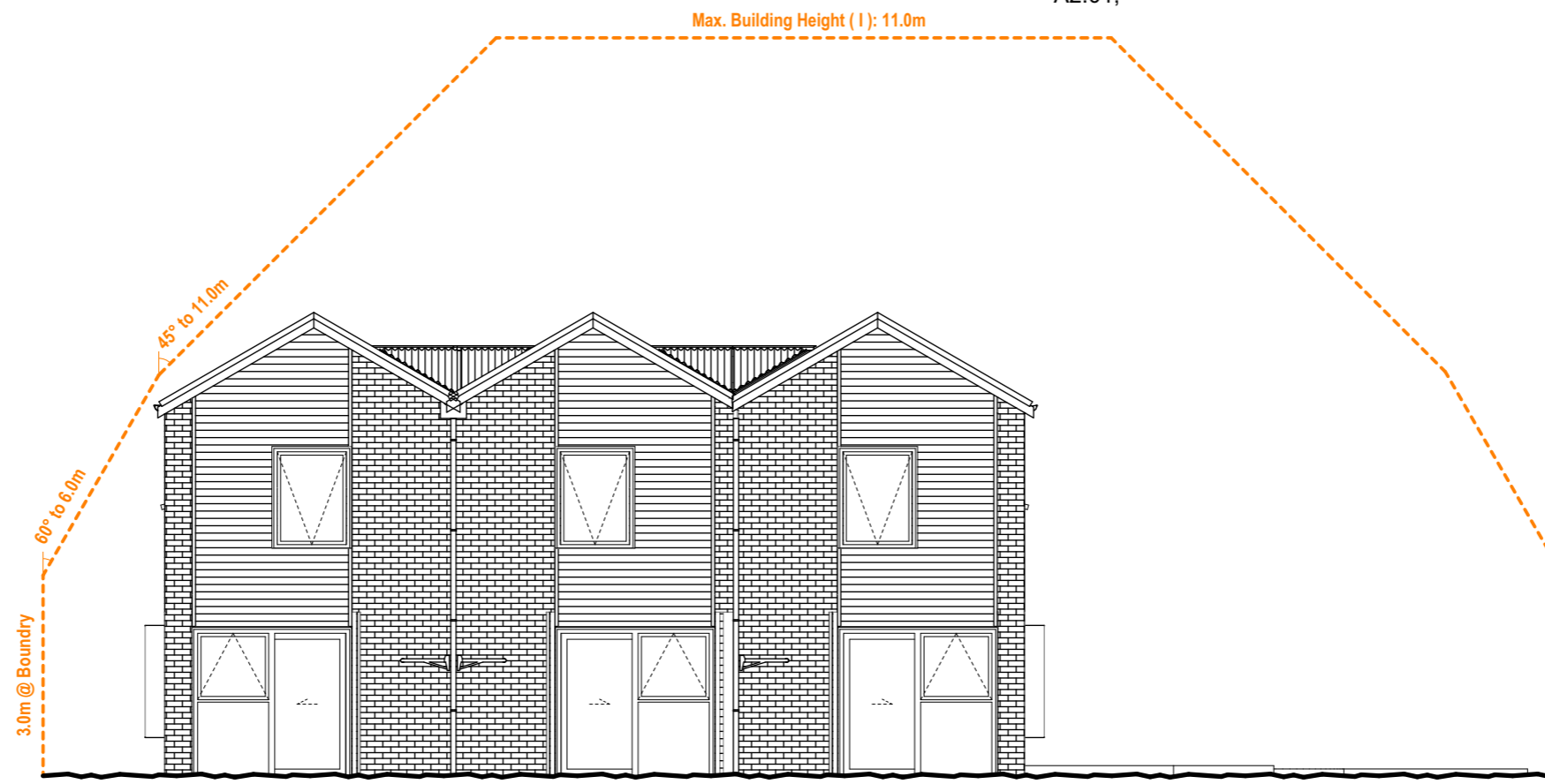
1 Site Plan - Option 1
1:200





1
A2.01,

SE.1 Site Elevation
1:100



2
A2.01,

SE.2 Site Elevation
1:100





1
A2.01,

SE.3 Site Elevation
1:100







Planning Rules:

Planning Zone:	Medium Density Residential
Max. Coverage Allowed:	70%
Max. Building Coverage Allowed:	60%
Max. Building Height:	11.0m
Min. Outdoor Space:	8.0m ²
Min. Density:	30 dwellings per hectare
Dwellings Req.:	4

Site Area - Edward Street

Site Area:	1,216.07
------------	----------

Site Coverage

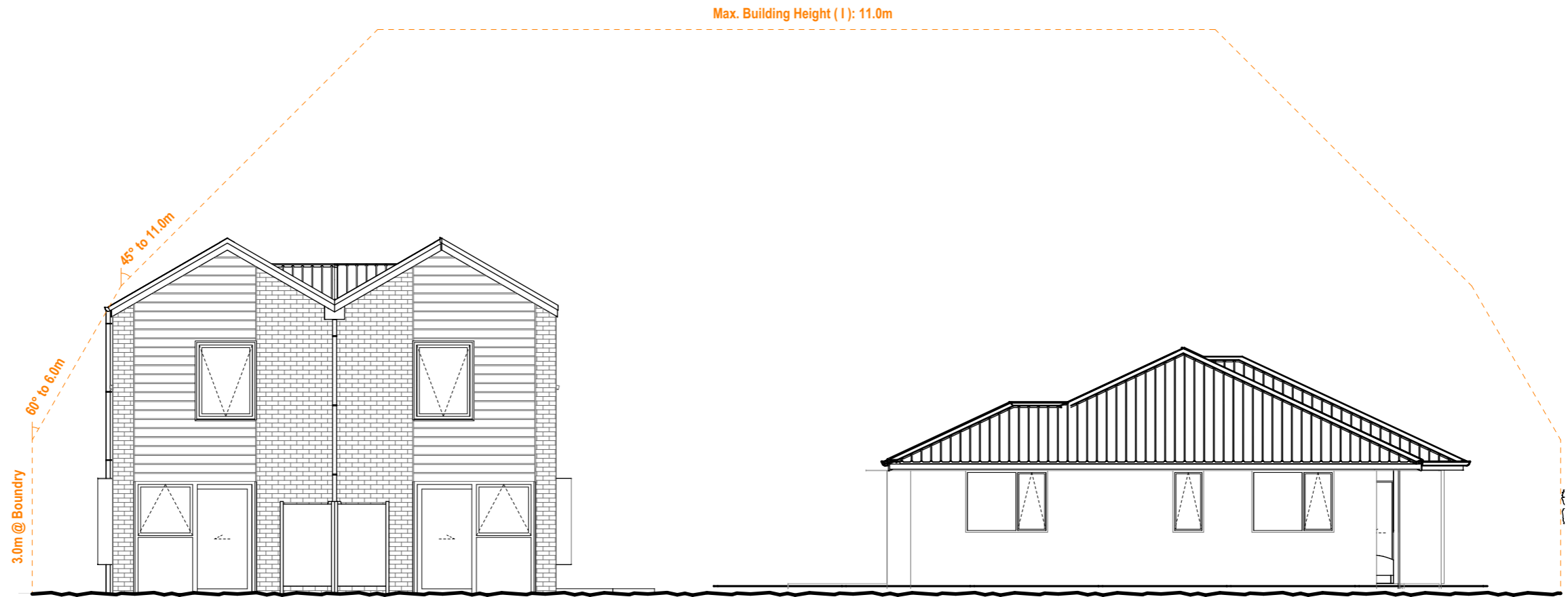
Coverage Name:	Area
Driveway / Carparking	430.83
Unit 1	40.50
Unit 2	40.50
Unit 3	40.50
Unit 4	40.50
Unit 5	85.27
Unit 6	85.27
Total	763.37 m²
Site Coverage %	62.24%

Building Area - Edward Street

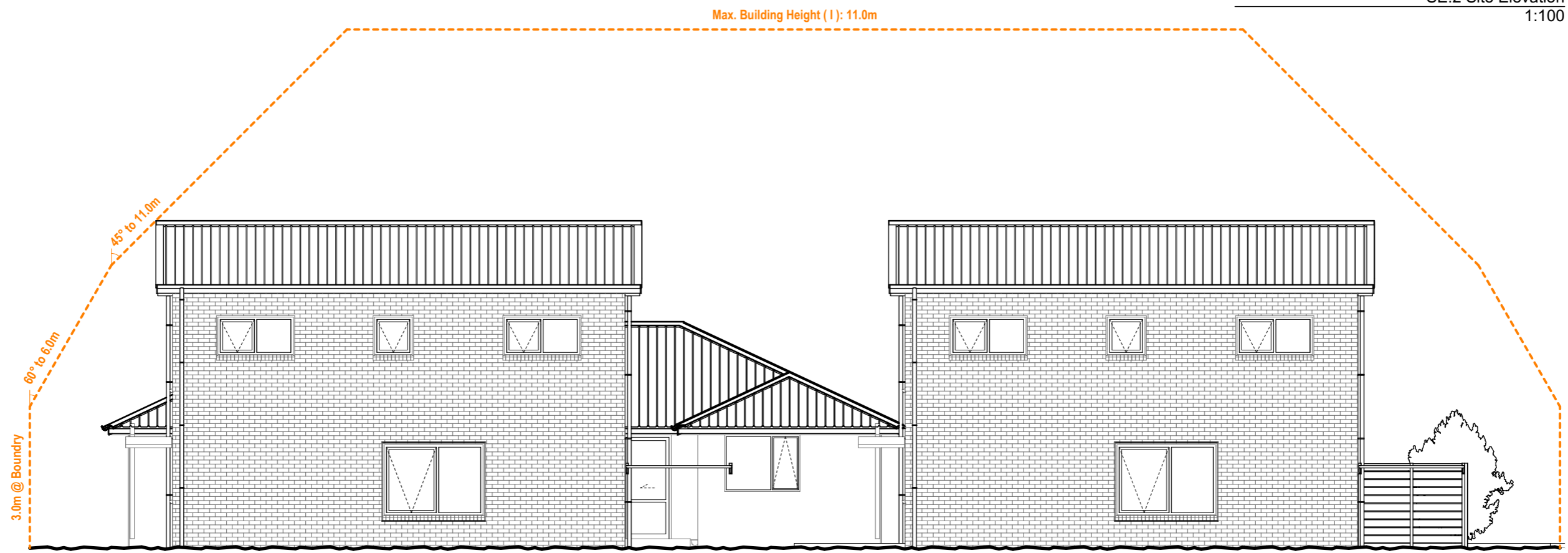
Unit 1	40.50
Unit 2	40.50
Unit 3	40.50
Unit 4	40.50
Unit 5	85.27
Unit 6	85.27
Total	332.54 m²
Building Coverage %	27.34%

1 Site Plan - Option 1
1:200



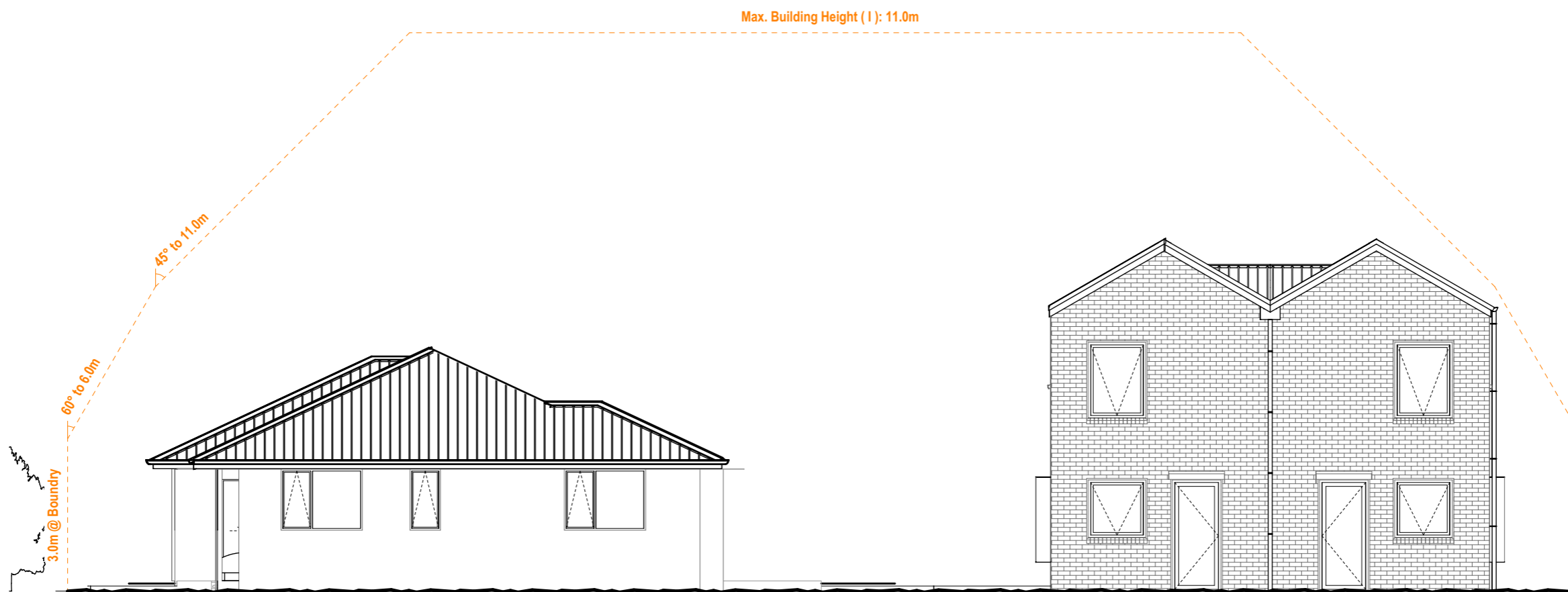


SE.2 Site Elevation
1:100



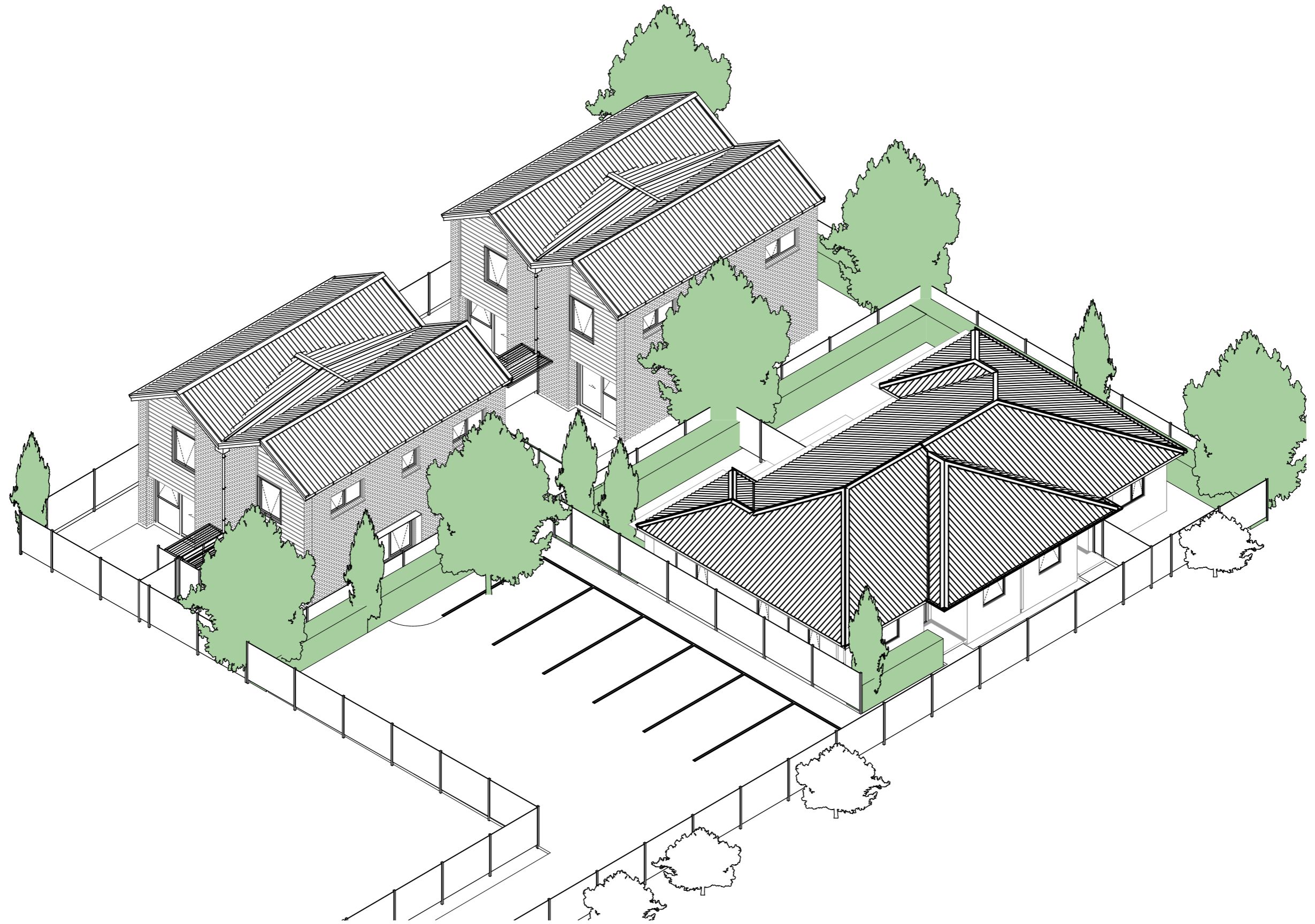
SE.2 Site Elevation
1:100





SE.2 Site Elevation
1:100







Planning Rules:

Planning Zone:	Medium Density Residential
Max. Coverage Allowed:	70%
Max. Building Coverage Allowed:	60%
Max. Building Height:	11.0m
Min. Outdoor Space:	8.0m²
Min. Density:	30 dwellings per hectare
Dwellings Req.:	4

Site Area - Edward Street

Site Area:	1,216.07
------------	----------

Site Coverage

Coverage Name:	Area
Driveway / Carparking	414.45
Unit 1	41.88
Unit 2	41.88
Unit 3	41.88
Unit 4	40.98
Unit 5	40.49
Unit 6	40.49
Unit 7	40.49
Unit 8	41.88
Total	744.42 m²

Site Coverage %	60.26%
-----------------	--------

Building Area - Edward Street

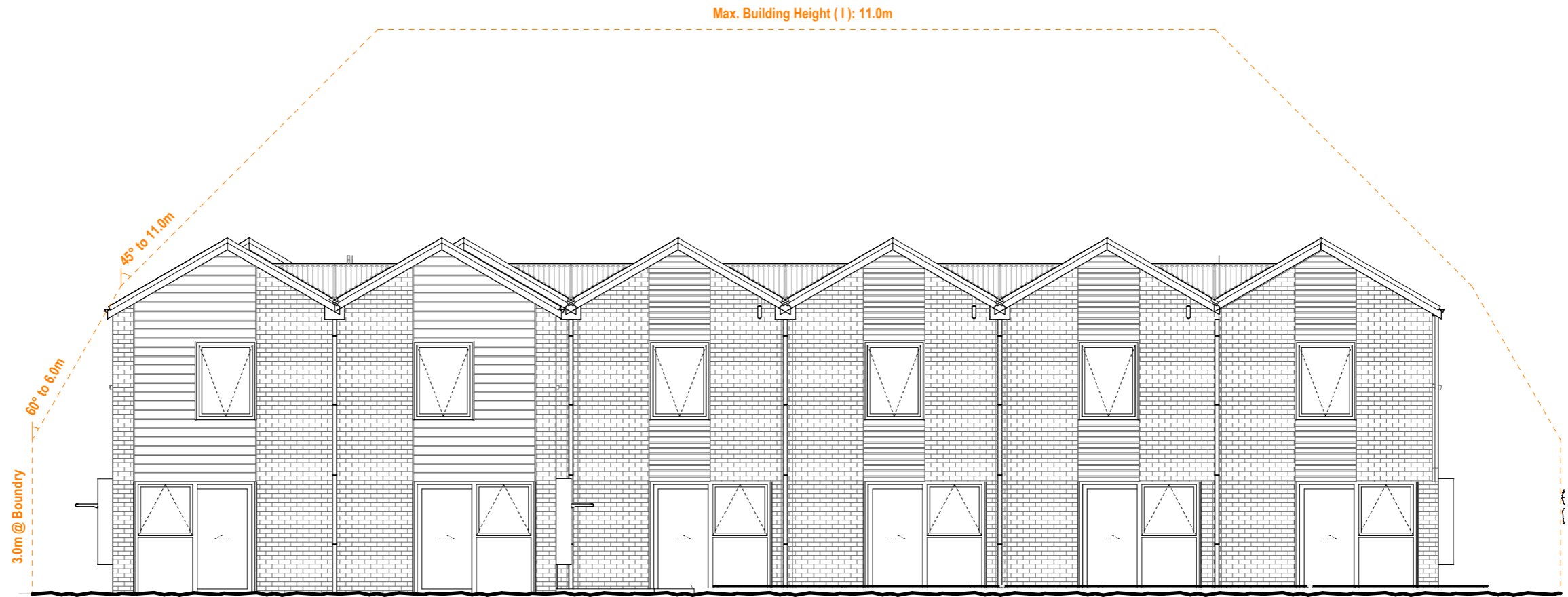
Unit 1	41.88
Unit 2	41.88
Unit 3	41.88
Unit 4	40.98
Unit 5	40.49
Unit 6	40.49
Unit 7	40.49
Unit 8	41.88

Total	329.97 m²
--------------	------------------

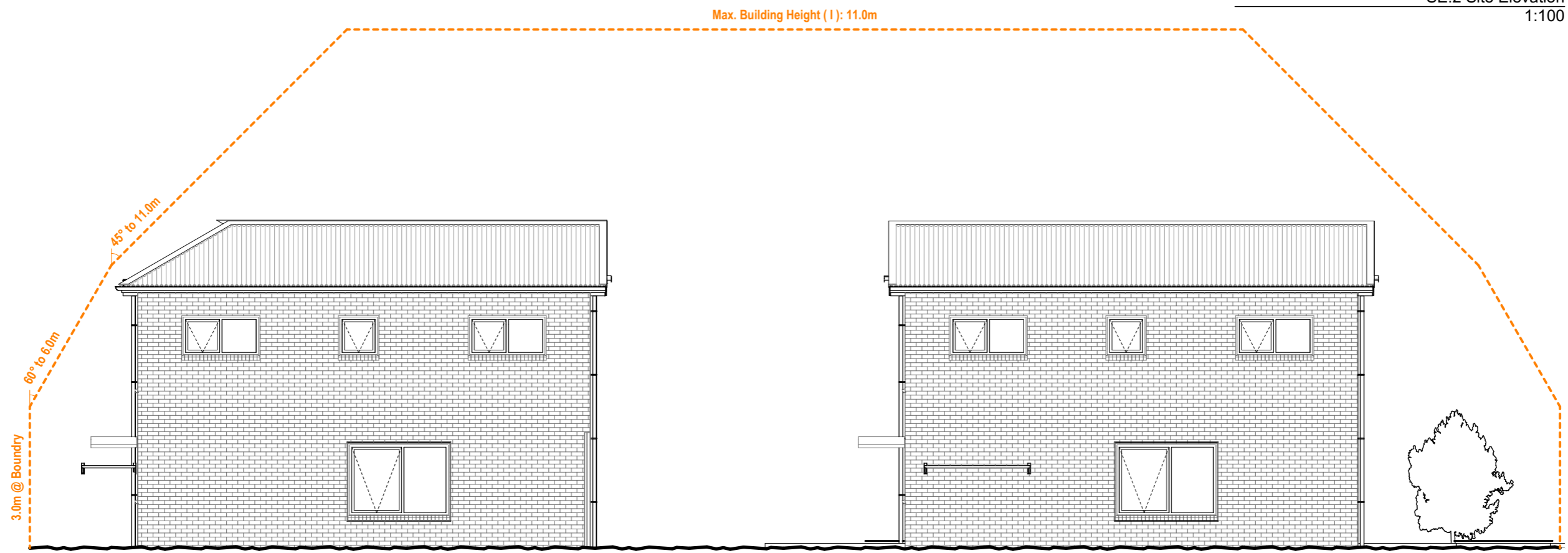
Building Coverage %	27.13%
---------------------	--------

1 Site Plan - Option 2
1:200



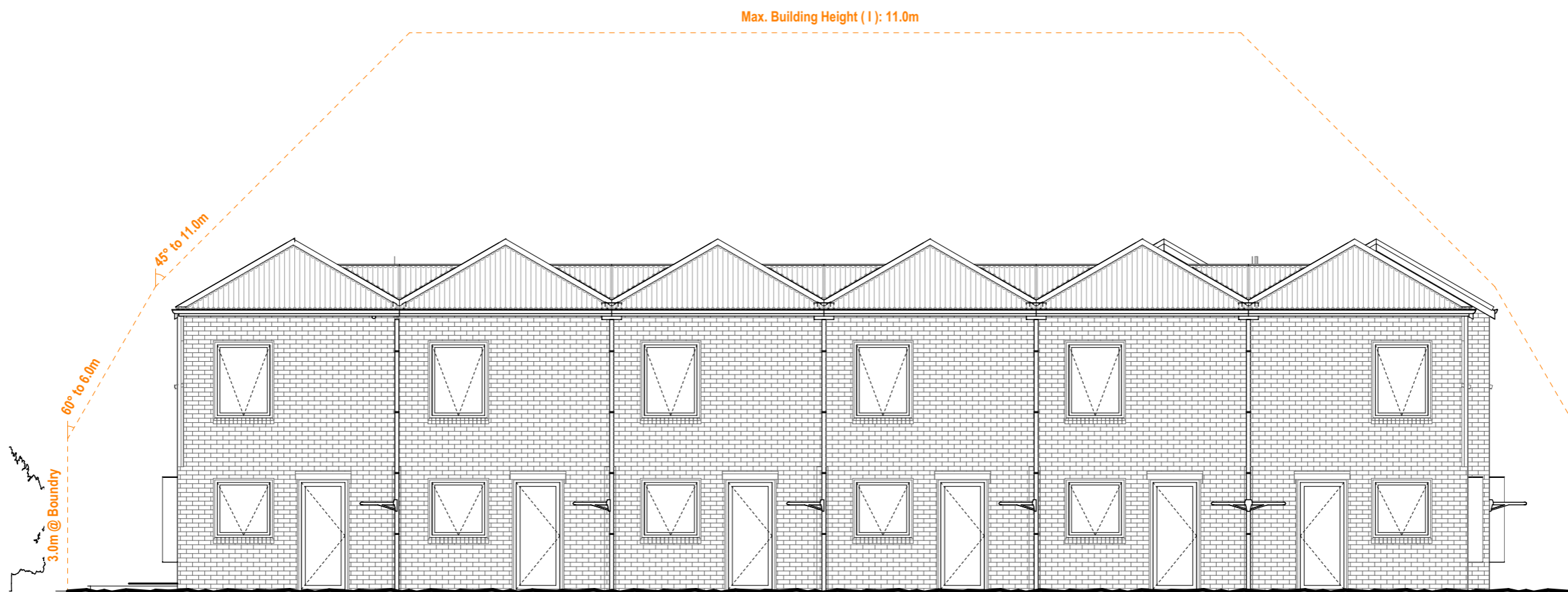


SE.2 Site Elevation
1:100



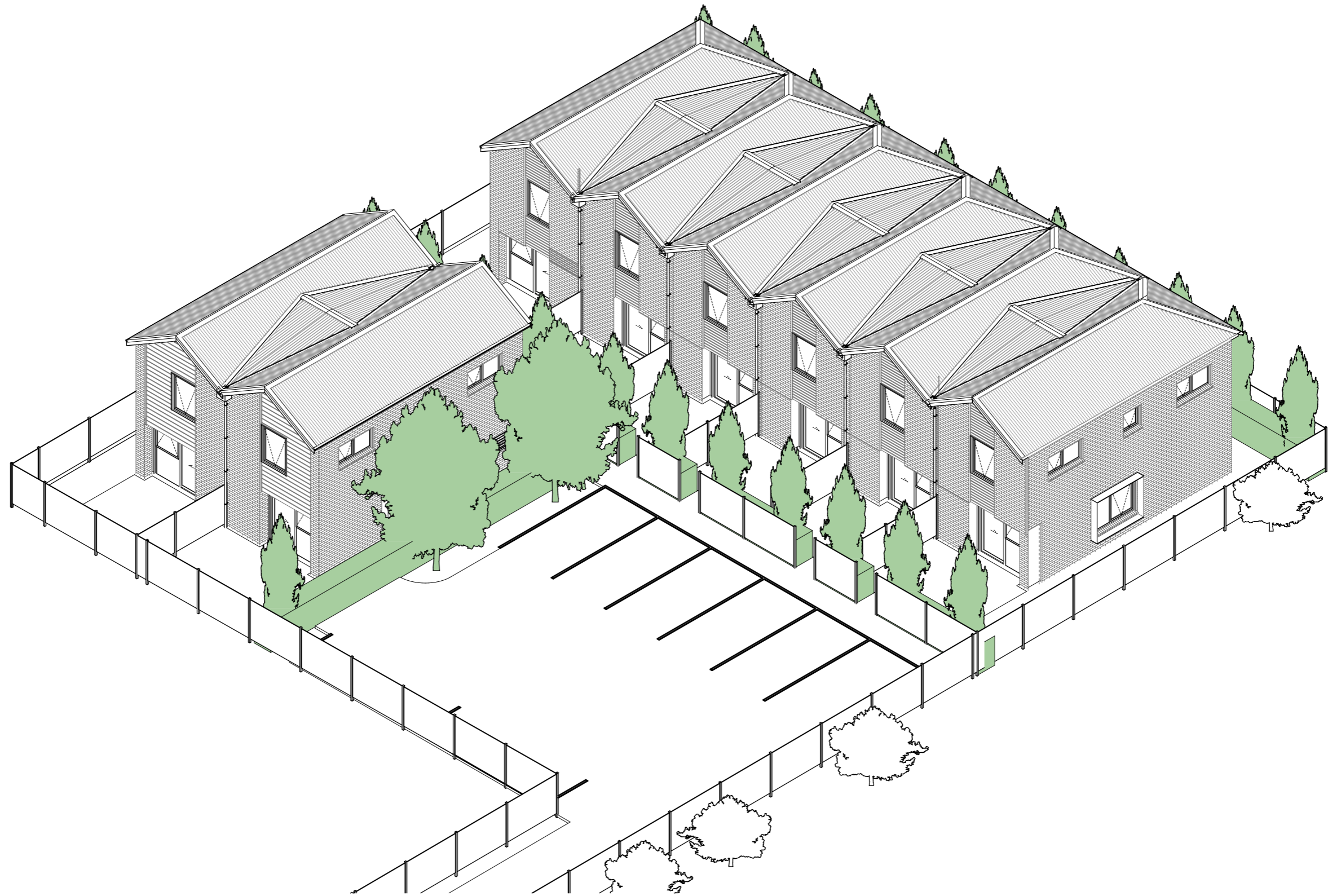
SE.2 Site Elevation
1:100





SE.2 Site Elevation
1:100







Planning Rules:

Planning Zone:	Medium Density Residential-Intensive Precinct
Max. Coverage Allowed:	70%
Max. Building Coverage Allowed:	60%
Max. Building Height:	14.0m
Min. Outdoor Space:	8.0m ²
Min. Density:	40 dwellings per hectare
Dwellings Req.:	5

Site Area - Herbet Street

Site Area:	1,043.55
------------	----------

Site Coverage - Herbet Street

Coverage Name:	Area
Driveway / Carparking	280.13
Unit 1	40.21
Unit 2	39.45
Unit 3	40.21
Unit 4	70.23
Unit 5	70.23
Total	540.46 m²

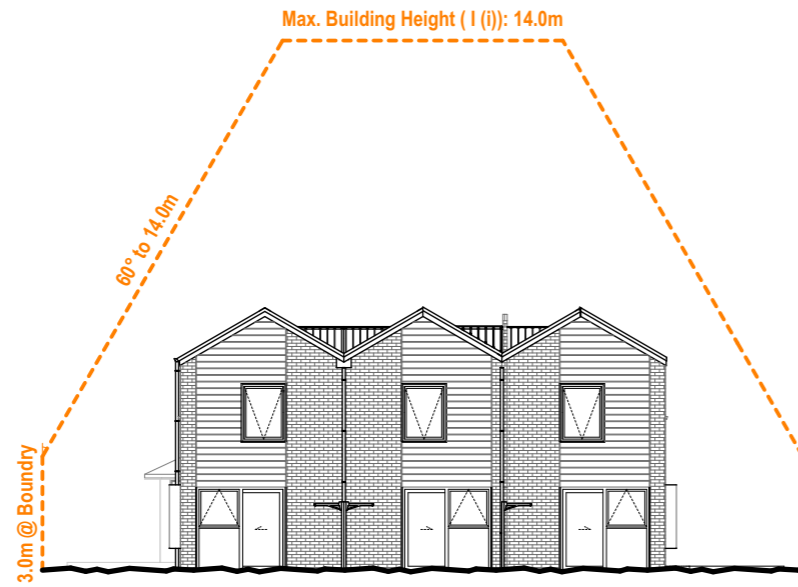
Site Coverage %	51.79%
-----------------	--------

Building Area - Herbet Street

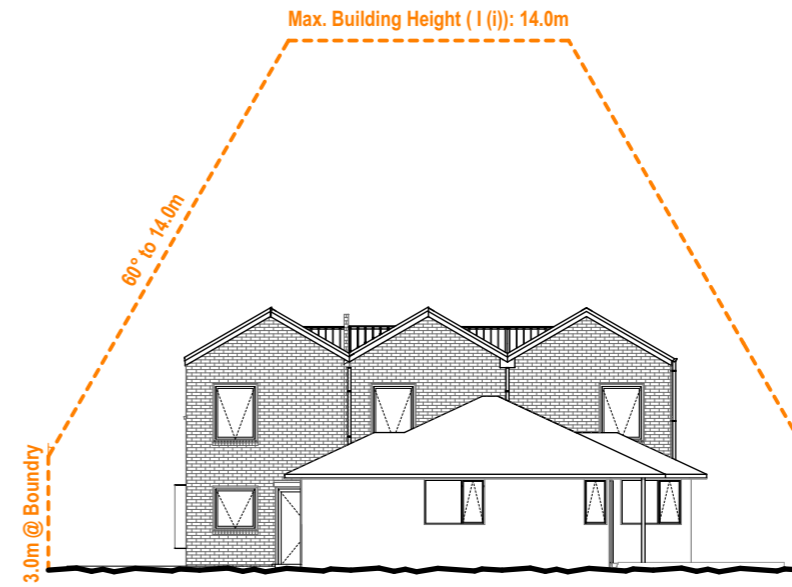
Unit 1	40.21
Unit 2	39.45
Unit 3	40.21
Unit 4	70.23
Unit 5	70.23
Total	260.33 m²

Building Coverage %	24.94%
---------------------	--------

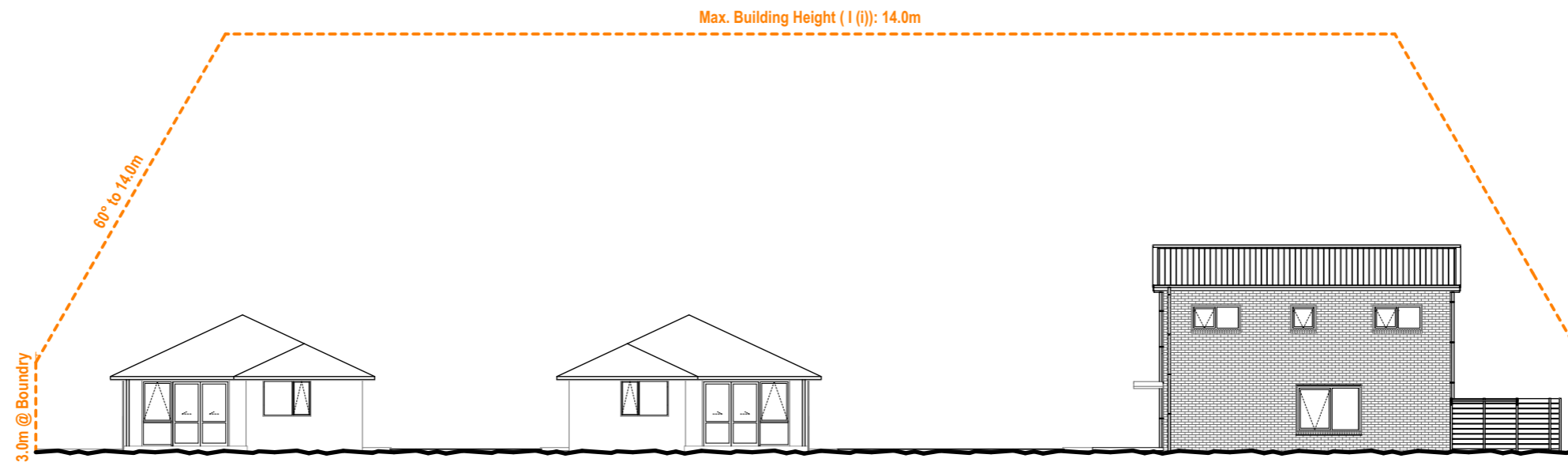




SE.1 Site Elevation
1:200

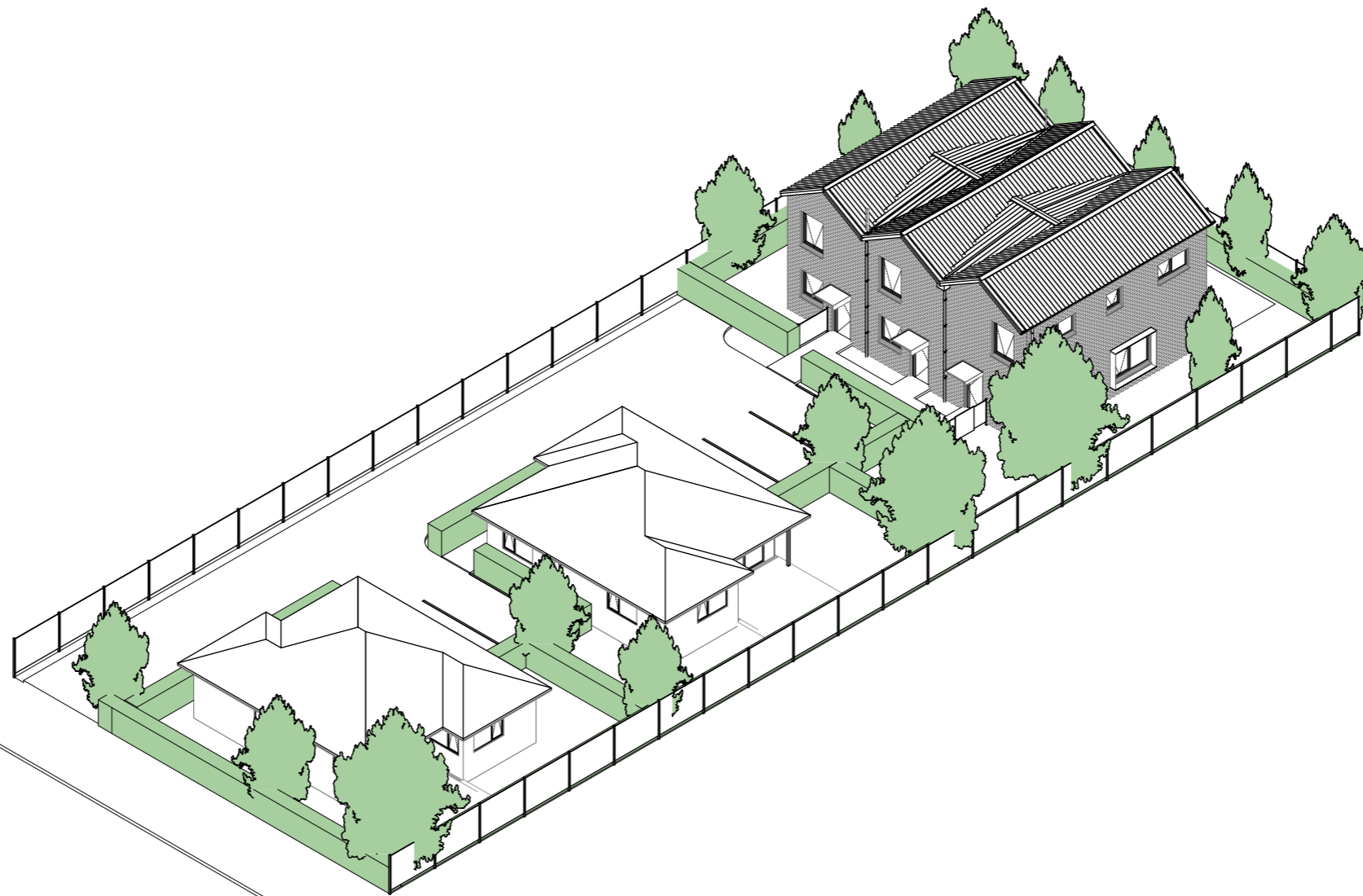


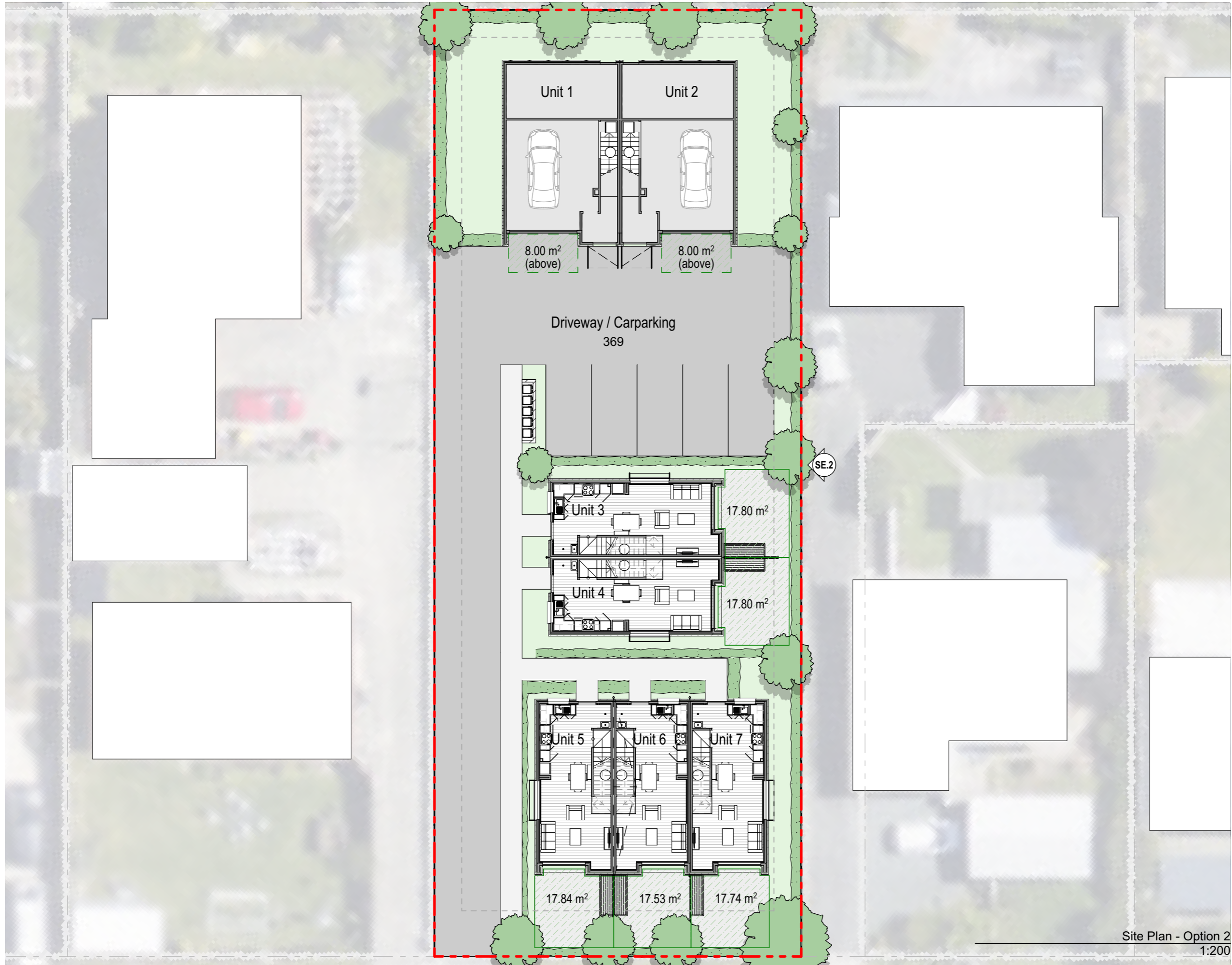
SE.3 Site Elevation
1:200



SE.2 Site Elevation
1:200







Planning Rules:

Planning Zone:	Medium Density Residential-Intensive Precinct
Max. Coverage Allowed:	70%
Max. Building Coverage Allowed:	60%
Max. Building Height:	14.0m
Min. Outdoor Space:	8.0m²
Min. Density:	40 dwellings per hectare
Dwellings Req.:	5

Site Area - Herbet Street

Site Area:	1,043.55
------------	----------

Site Coverage

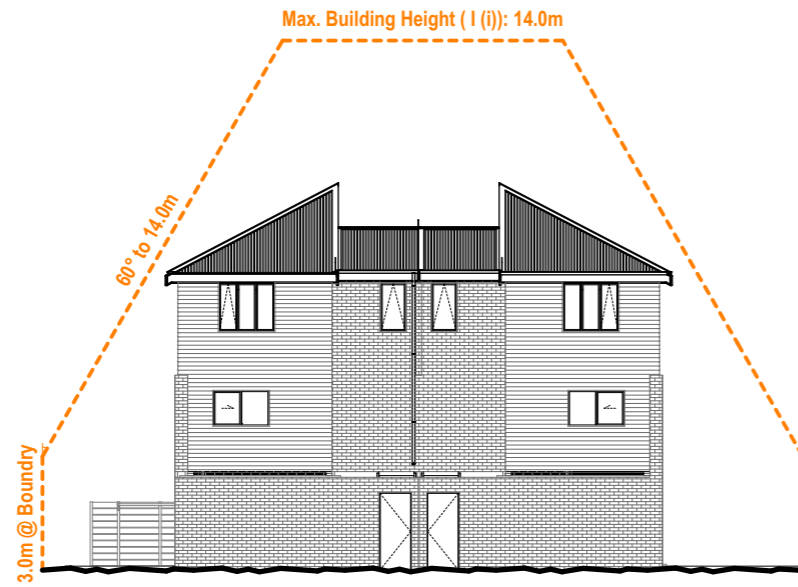
Coverage Name:	Area
Driveway / Carparking	240.66
Unit 1	40.53
Unit 2	39.61
Unit 3	40.31
Unit 4	60.27
Unit 5	50.87
Unit 6	50.87
Unit 7	60.27
Total	583.39 m²
Site Coverage %	55.90%

Building Area - Herbet Street

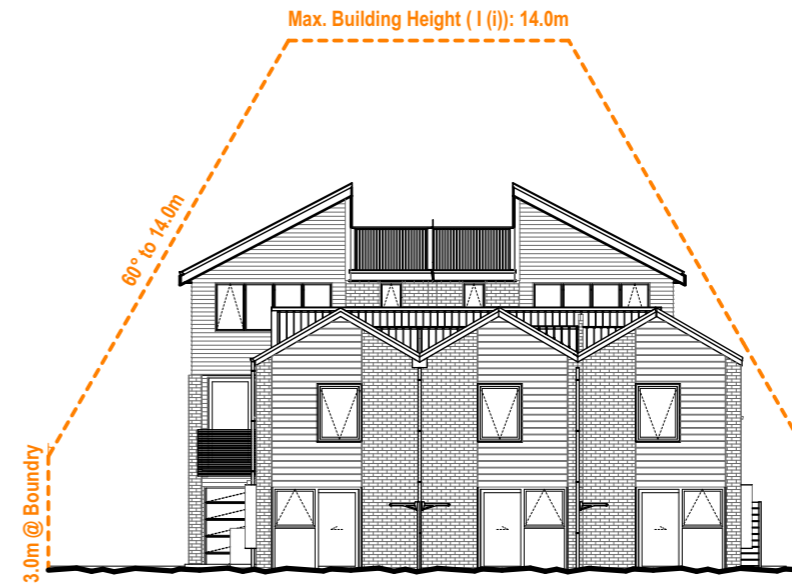
Unit 1	66.47
Unit 2	65.76
Unit 3	40.50
Unit 4	40.50
Unit 5	40.50
Unit 6	39.15
Unit 7	40.50
Total	333.38 m²
Building Coverage %	31.94%

Site Plan - Option 2
1:200

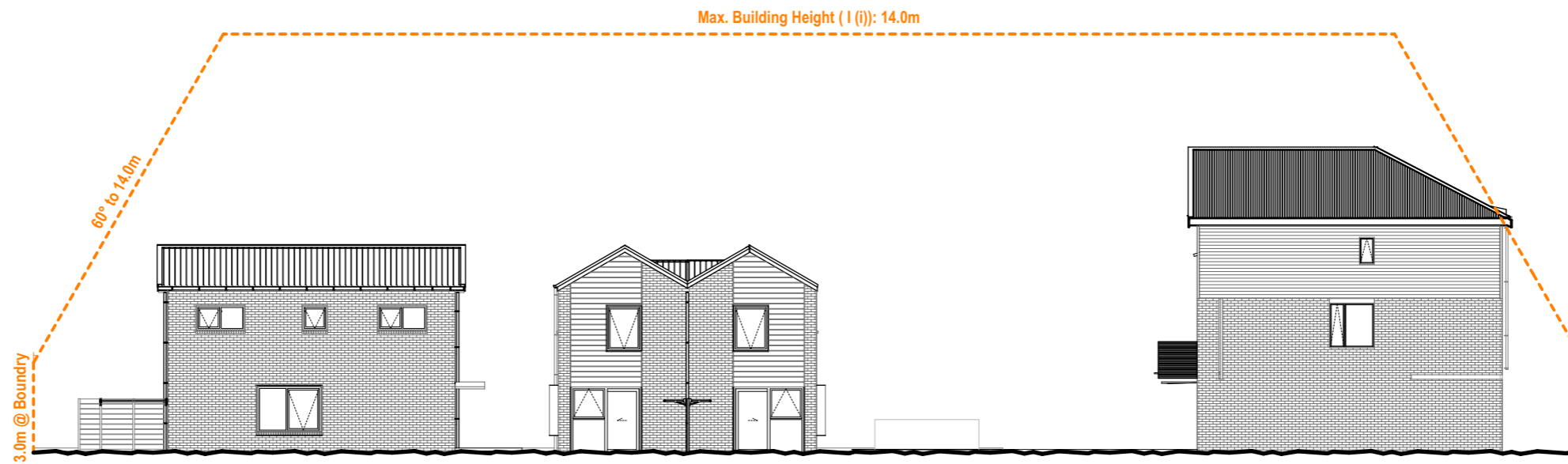




SE.1 Site Elevation
1:200



SE.3 Site Elevation
1:200



SE.2 Site Elevation
1:200



