

APPROVED DEVELOPMENT PLAN
PLANNING AND ENVIRONMENT ACT 1987
WELLINGTON PLANNING SCHEME
Clause 43.04 Schedule 1

DP NAME: DPO1 Development Plan - 28 Redbank Road, Stratford

DATE: 28 July 2025
SIGNED: Caragh Button
OFFICER TITLE: Strategic Planner

(12 pages)

PROJECT

17 x townhouse development

CLIENT

flanagan constructions

LOCATION

28 redbank road, stratford

DATE

october 2024

JOB No.

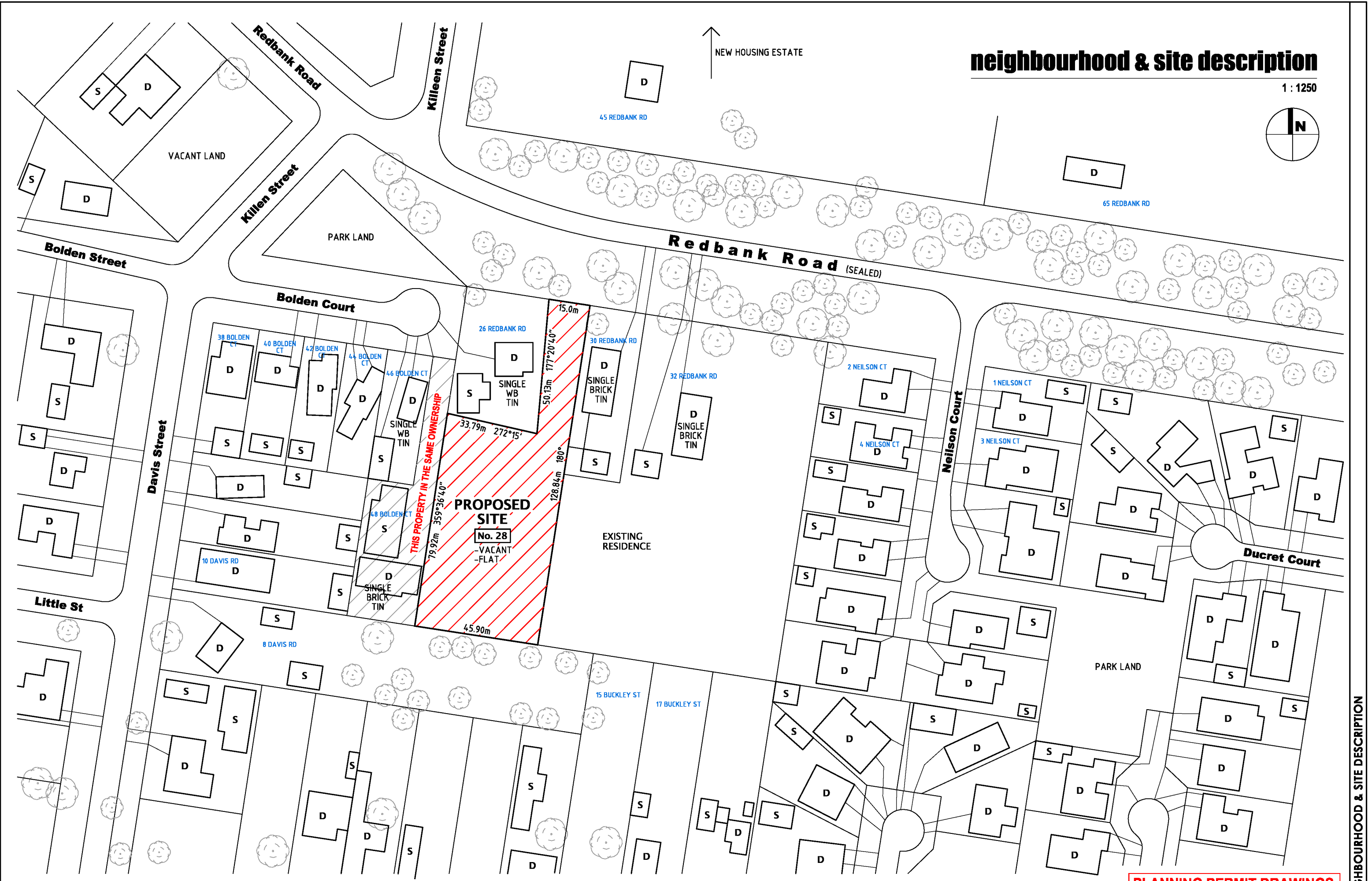
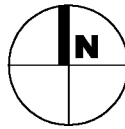
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drawing	
1	neighbourhood & site description
2	design response, part 1
3	design response, part 2
4	landscape plan, part 1
5	landscape plan, part 1
6	street elevation
7	3 bed plan & elevations
8	2 bed plan & elevations
9	1 bed plan & elevations
10	1 bed plan & elevations
11	part site plan

PLANNING PERMIT DRAWINGS
DATE - 25/02/2025

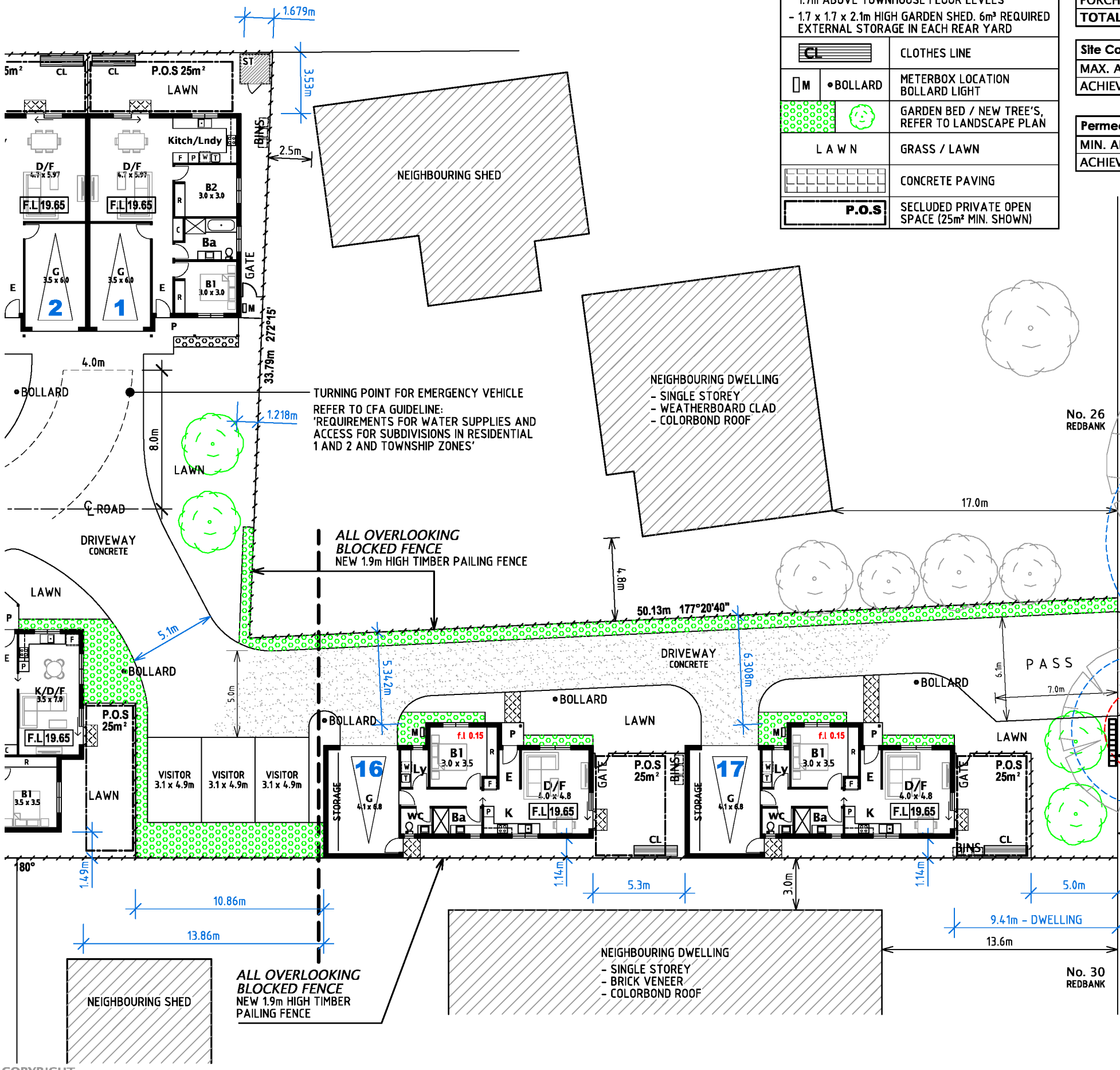
neighbourhood & site description

1 : 1250



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- NEIGHBOURHOOD & SITE DESCRIPTION



Notes	
- TOWNHOUSE FLOOR LEVELS TO BE A MINIMUM 150mm ABOVE FINISHED GROUND LEVEL	
- ALL OVERLOOKING SITUATIONS AT GROUND LEVEL ARE SCREENED OUT BY FENCING. FENCES TO BE RAISED WITH SCREENS (IF REQUIRED), 1.7m ABOVE TOWNHOUSE FLOOR LEVELS	
- 1.7 x 1.7 x 2.1m HIGH GARDEN SHED. 6m³ REQUIRED EXTERNAL STORAGE IN EACH REAR YARD	
	CLOTHES LINE
	METERBOX LOCATION BOLLARD LIGHT
	GARDEN BED / NEW TREE'S, REFER TO LANDSCAPE PLAN
	GRASS / LAWN
	CONCRETE PAVING
	SECLUDED PRIVATE OPEN SPACE (25m² MIN. SHOWN)

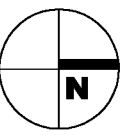
Areas	Units 3 - 8		Units 1 - 2 Units 9 - 14		Unit 15		Units 16, 17	
	m²	sq	m²	sq	m²	sq	m²	sq
LIVING	115.8	12.43	84.1	9.03	77.3	8.30	65.6	7.04
GARAGE	22.6	2.43	22.8	2.45	27.0	2.90	28.4	3.05
PORCH	4.0	0.43	6.3	0.67	2.0	0.21	1.7	0.18
TOTAL	142.20	15.29	113.20	12.15	106.3	11.41	95.7	10.27

Site Coverage Objective	
MAX. ALLOWED	60% - 2608.8 m²
ACHIEVED	47.4% - 2060.0 m²

Site Area 4348 m²

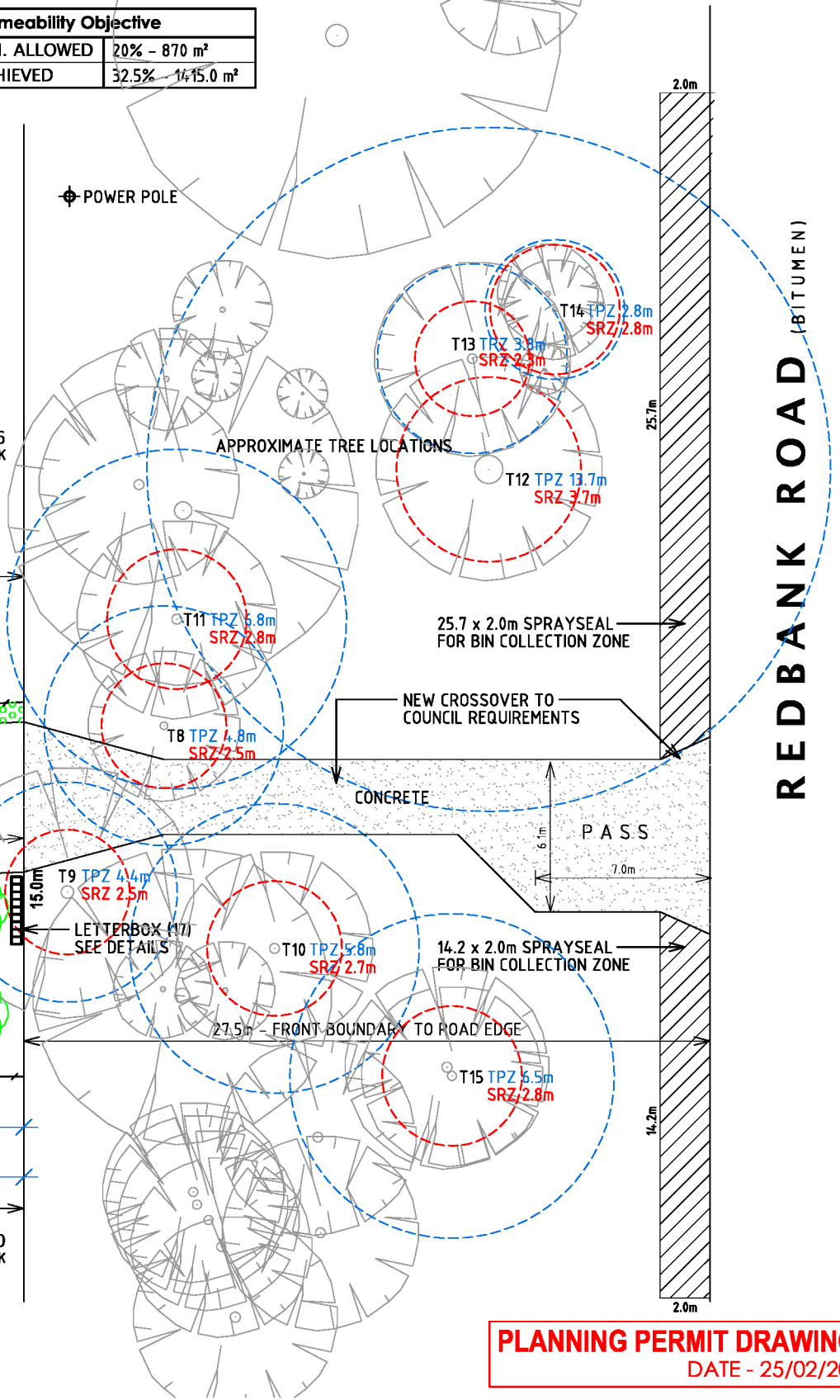
Permeability Objective	
MIN. ALLOWED	20% - 870 m²
ACHIEVED	32.5% - 1415.0 m²

Notes	
17 DWELLINGS	
1 BEDROOM - 3	
2 BEDROOM - 8	
3 BEDROOM - 6	
3 x VISITOR CAR SPACES	
SINGLE GARAGE: 3.5 x 6.0m	



design response

1 : 250



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MF MATTHEW FRANKE
BUILDING DESIGN & DRAFTING

DP - AD 22

project
17 UNIT DEVELOPMENT

address
28 REDBANK ROAD
STRATFORD

client
[REDACTED]

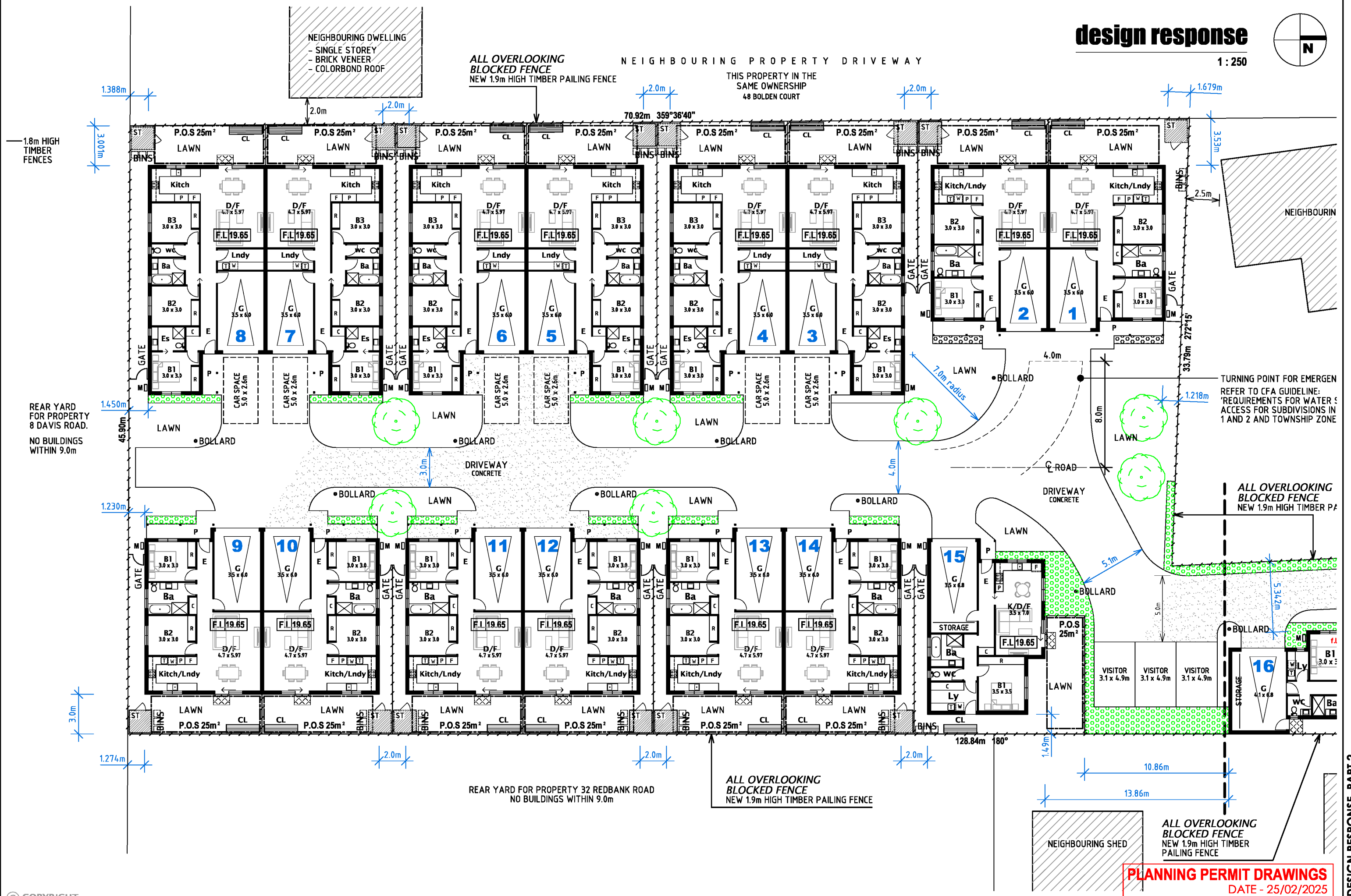
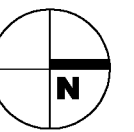
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1 : 250

job no.
202430

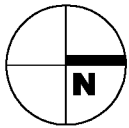
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02

- DESIGN RESPONSE, PART 1

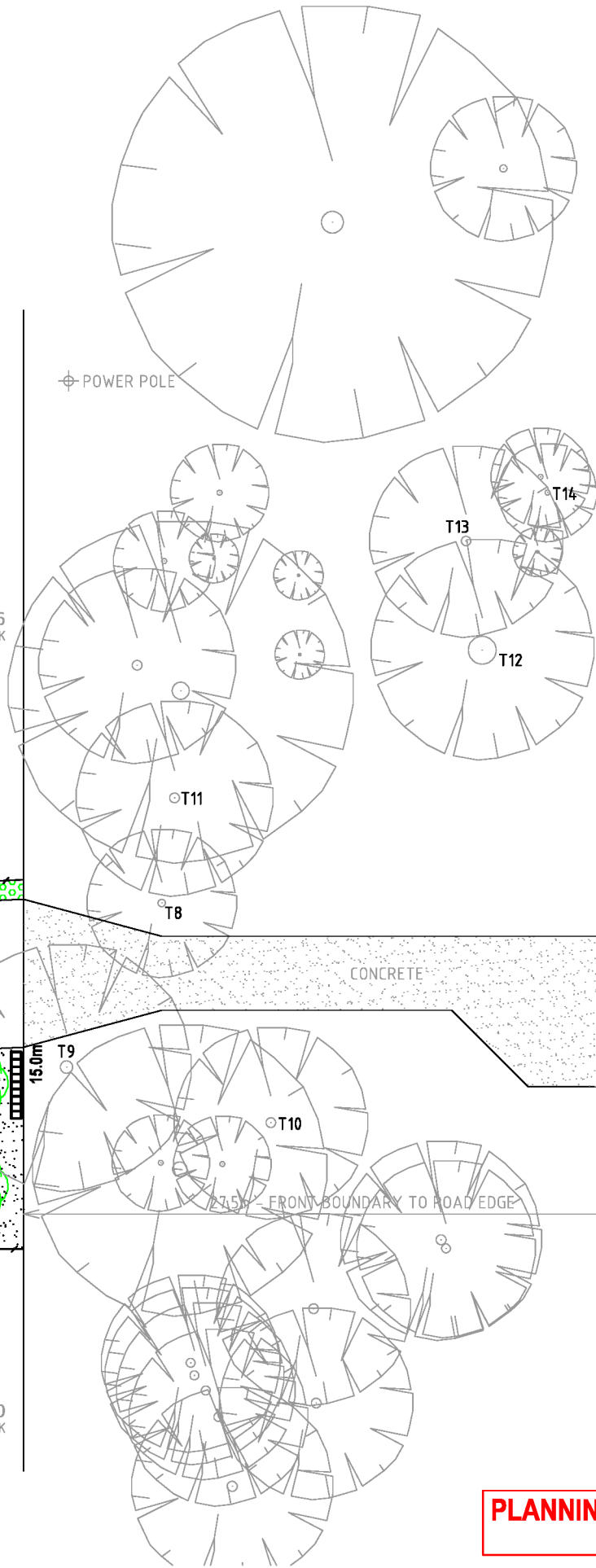
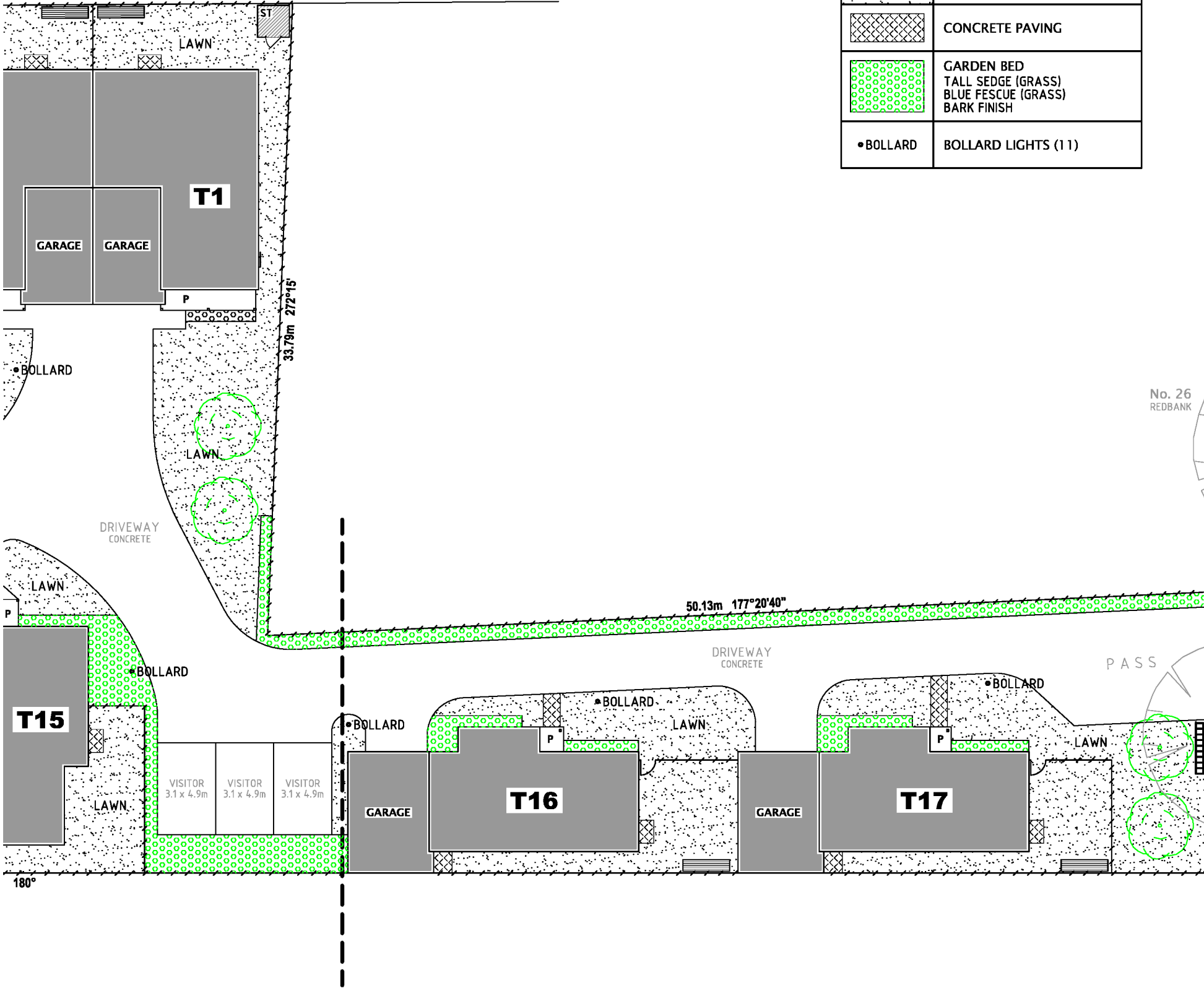


landcape plan

1 : 250



Legend	
	TREE (9) MAGNOLIA LITTLE GEM (MAGNOLIA GRADIFLORA) MATURE SIZE 4.0m
	LAWN / GRASS
	CONCRETE PAVING
	GARDEN BED TALL SEDGE (GRASS) BLUE FESCUE (GRASS) BARK FINISH
	BOLLARD LIGHTS (11)



REDBANK ROAD (BITUMEN)

PLANNING PERMIT DRAWINGS
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address
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STRATFORD

client
[REDACTED]

date
14.10.24

scale
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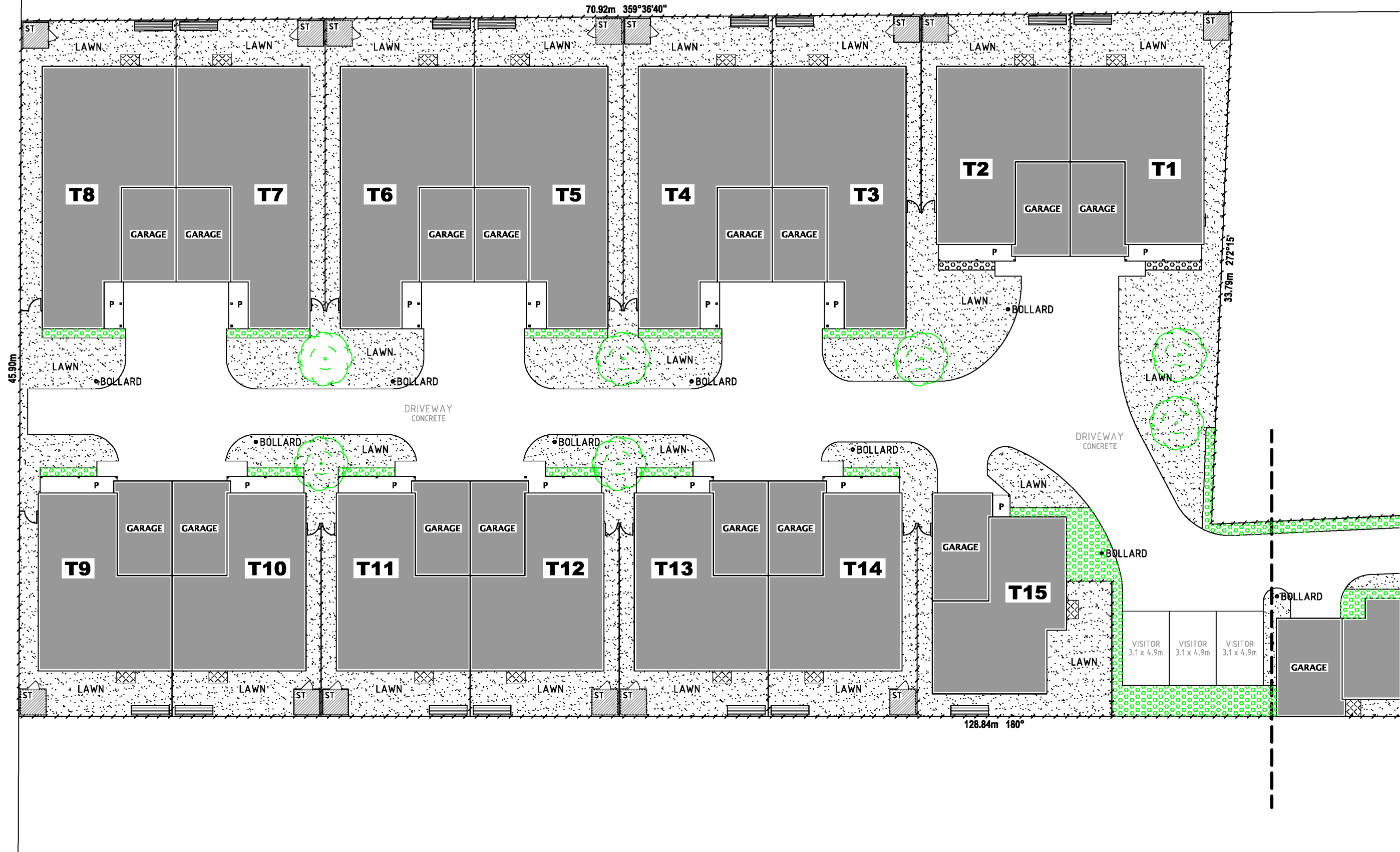
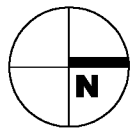
job no.
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dwg no.
04

- LANDSCAPE PLAN, PART 1

landscape plan

1 : 250



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BUILDING DESIGN & DRAFTING

DP - AD 2

project
17 UNIT DEVELOPMENT

address
28 REDBANK ROAD
STRATFORD

client
[REDACTED]

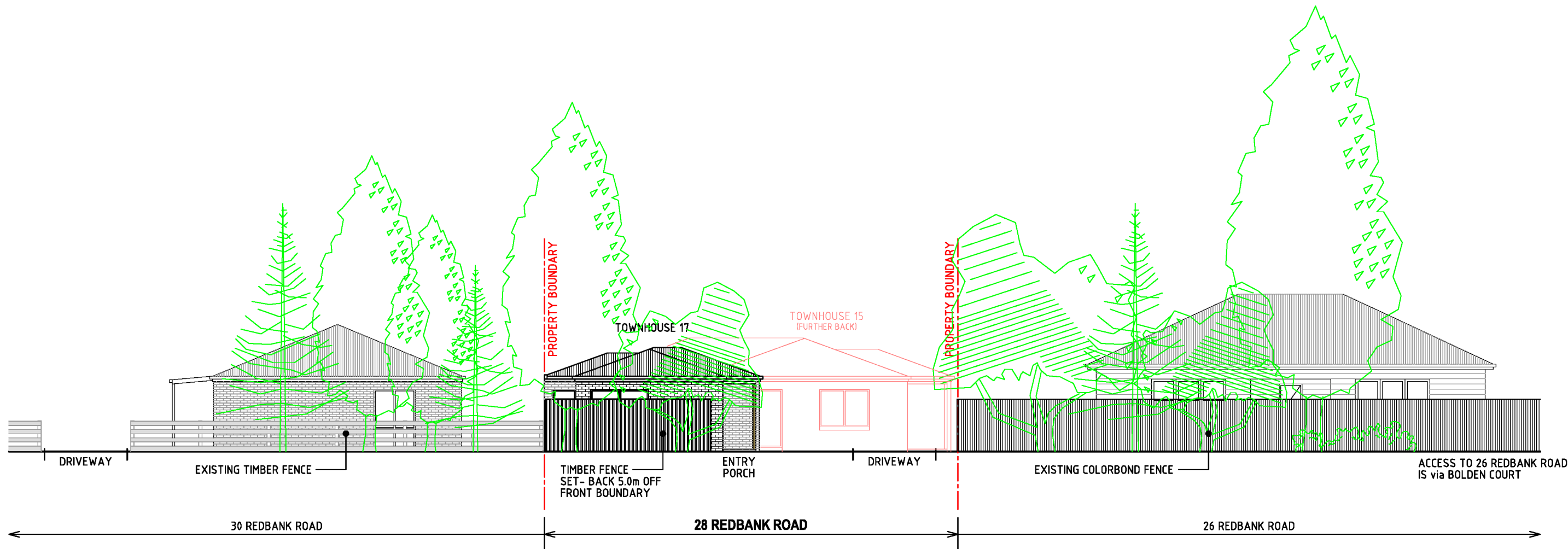
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202430

dwg no.
05

- LANDSCAPE PLAN, PART 2



street elevation - redbank road

- TREES SHOWN ARE APPROXIMATE ONLY -

1 : 150

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DP - AD 2

project
17 UNIT DEVELOPMENT

address
28 REDBANK ROAD
STRATFORD

client
[REDACTED]

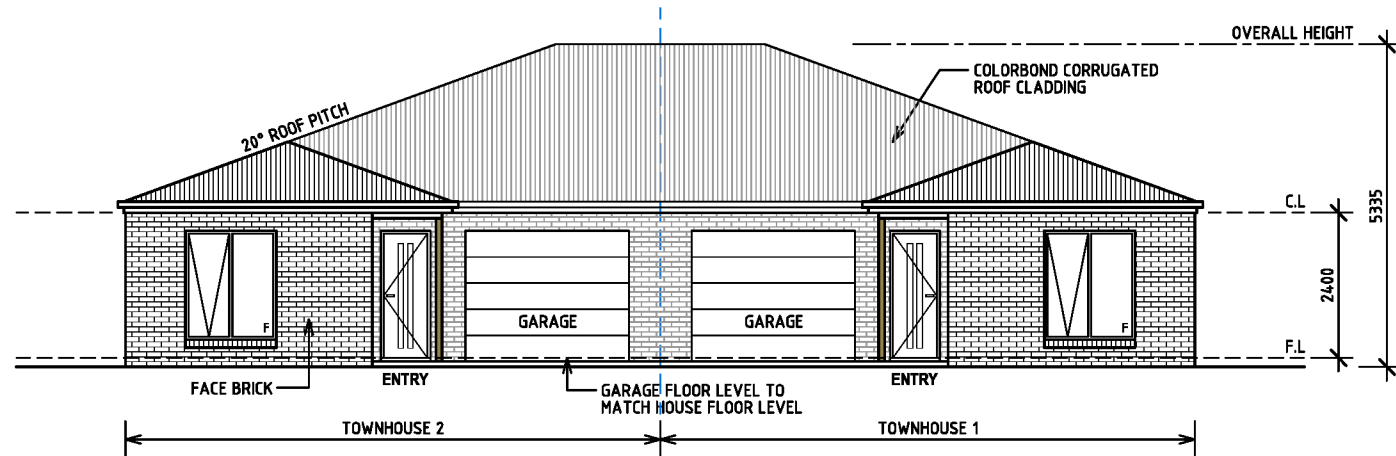
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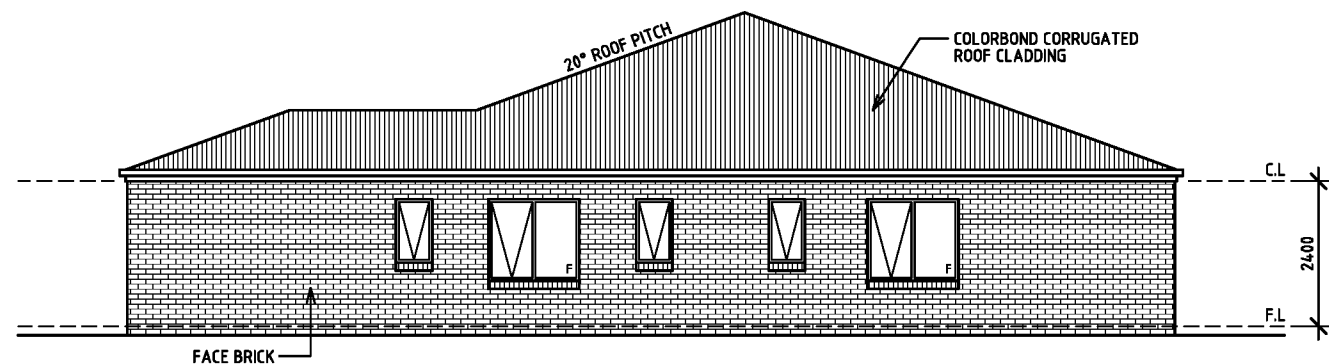
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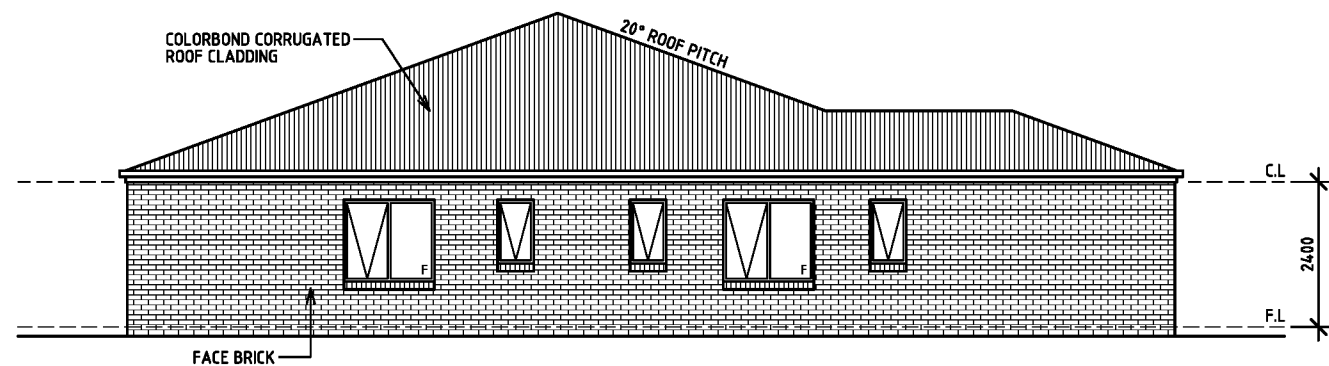
- STREET ELEVATIONS



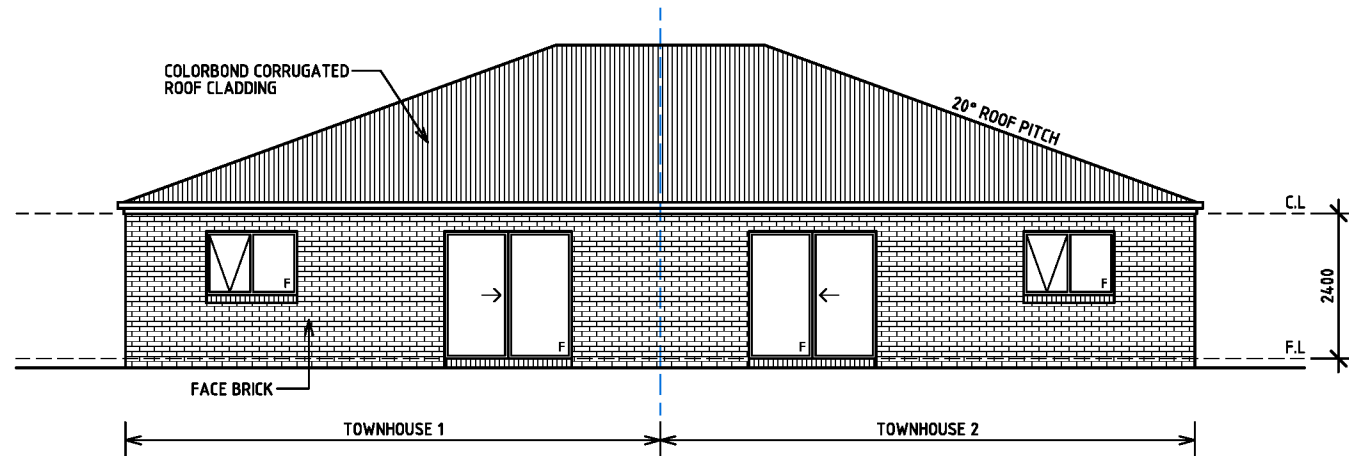
townhouse elevation
FRONT VIEW 1 : 125



townhouse elevation
SIDE VIEW 1 : 125



townhouse elevation
SIDE VIEW 1 : 125



townhouse elevation
REAR VIEW 1 : 125

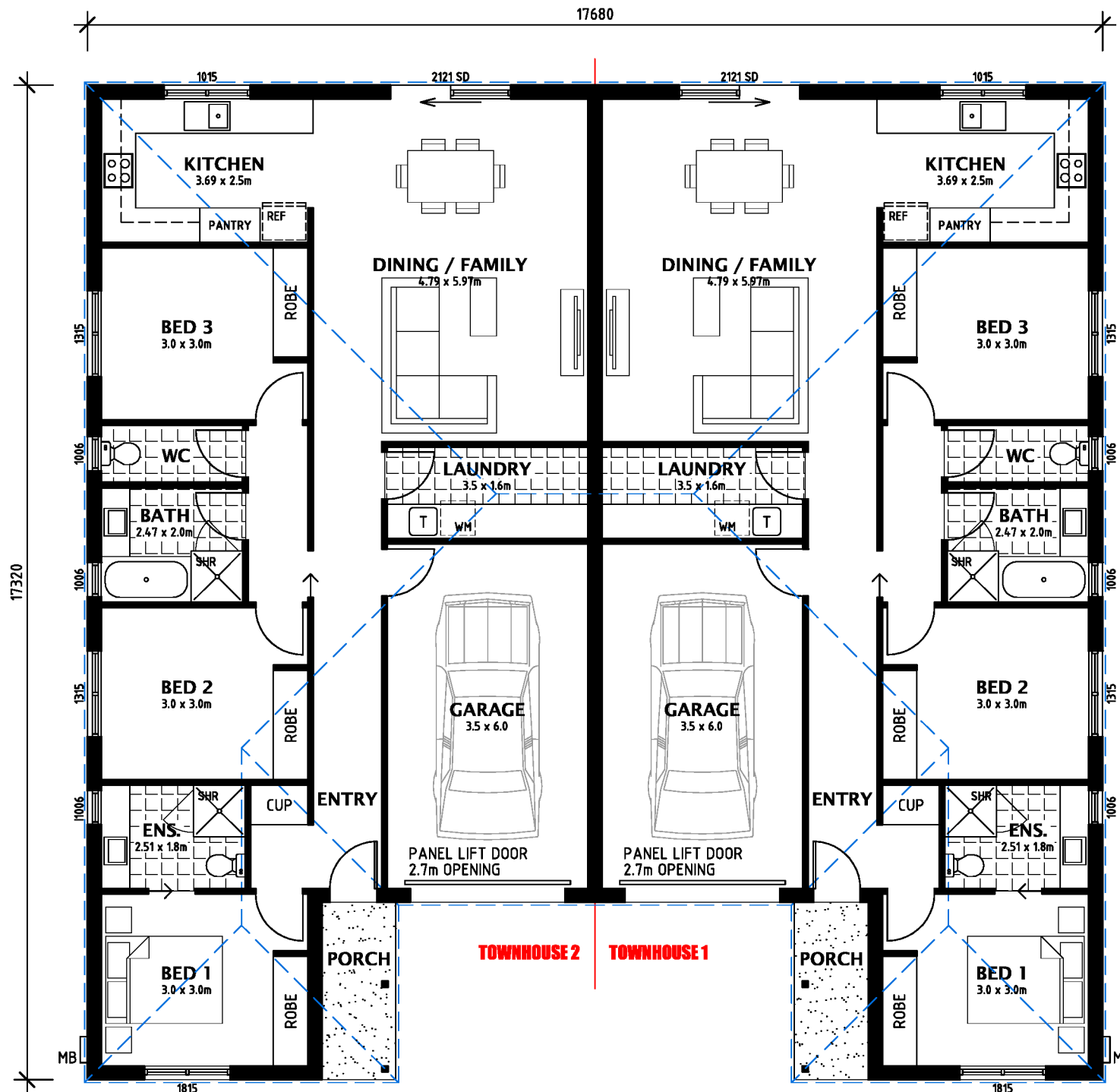
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ROOF	COLORBOND WOODLAND GREY
GUTTER	COLORBOND WOODLAND GREY
FASCIA	COLORBOND WOODLAND GREY

ITEM	COLOUR
BRICK	PALE RED
POSTS	PAINTED WOODLAND GREY
WINDOW FRAME	COLORBOND WOODLAND GREY

ITEM	COLOUR
ENTRY DOOR	COLORBOND SURFMIST
GARAGE DOOR	COLORBOND WOODLAND GREY

external colours

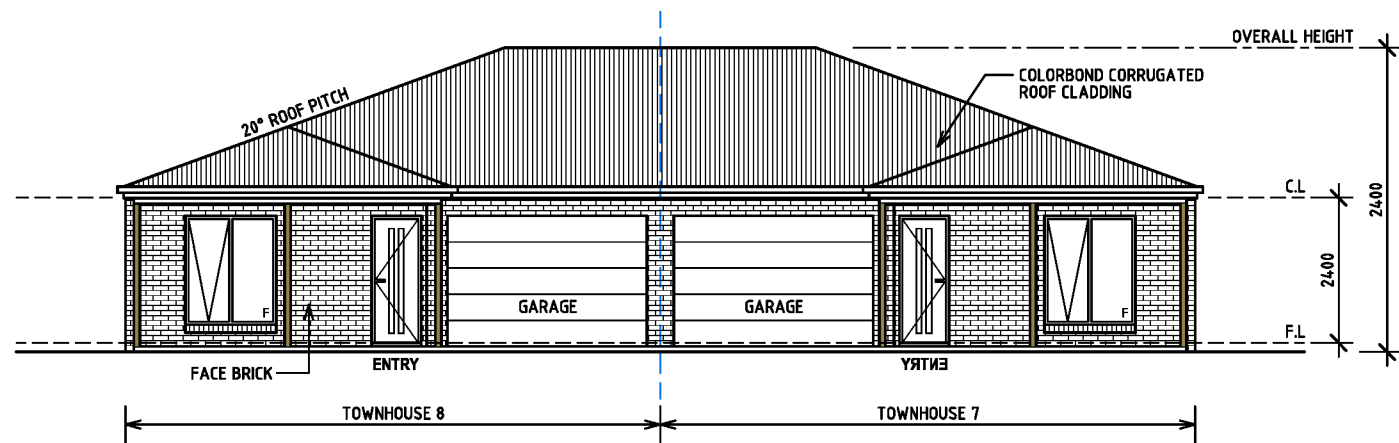
T3, T4, T5, T6, T7, T8



Area	m ²	sq
Living	115.8	12.43
Garage	22.6	2.43
Porch	4.0	0.43
TOTAL	142.2	15.29

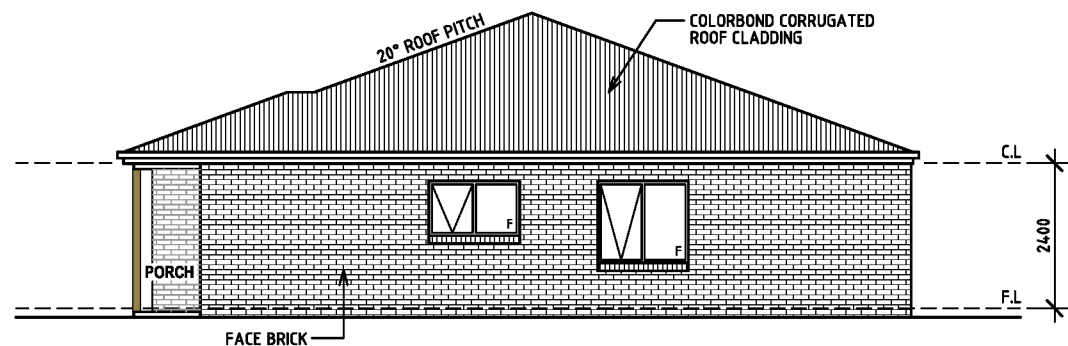
floor plan
1 : 100

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DATE - 25/02/2025



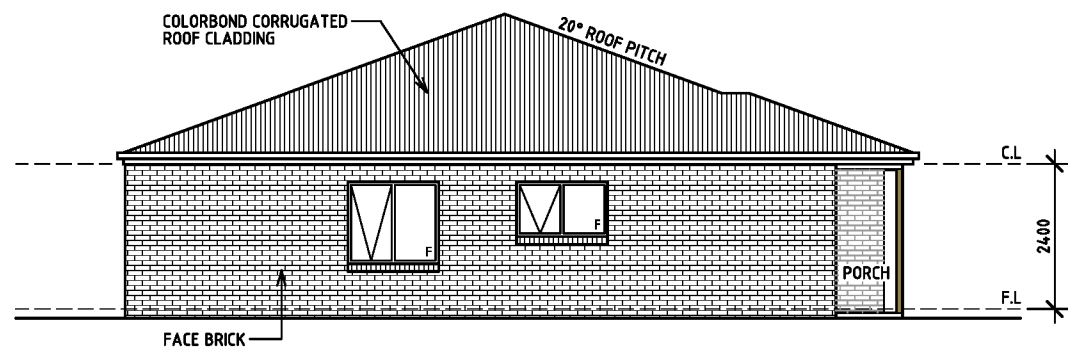
townhouse elevation

FRONT VIEW 1 : 125



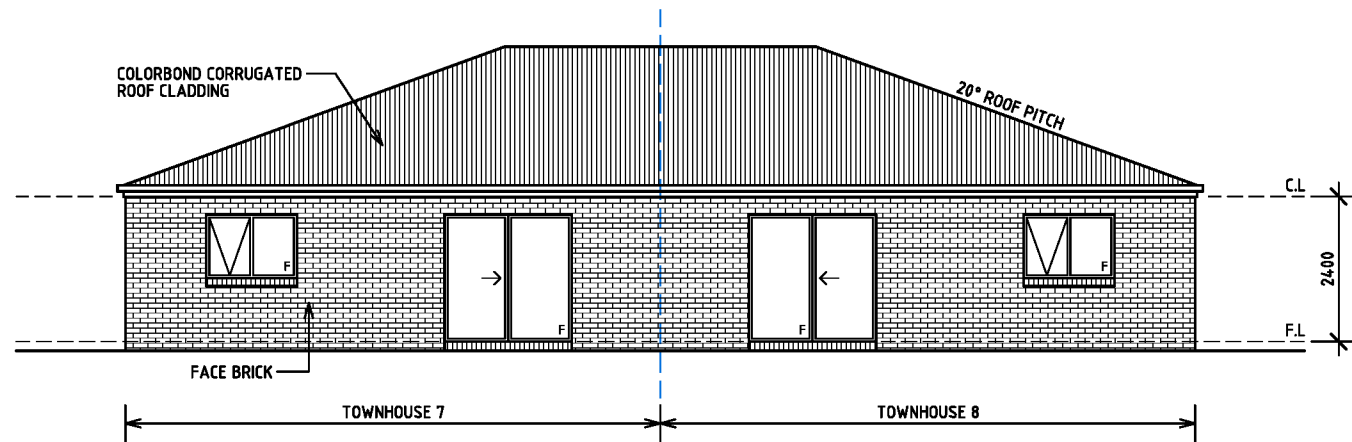
townhouse elevation

SIDE VIEW 1 : 125



townhouse elevation

SIDE VIEW 1 : 125



townhouse elevation

REAR VIEW 1 : 125

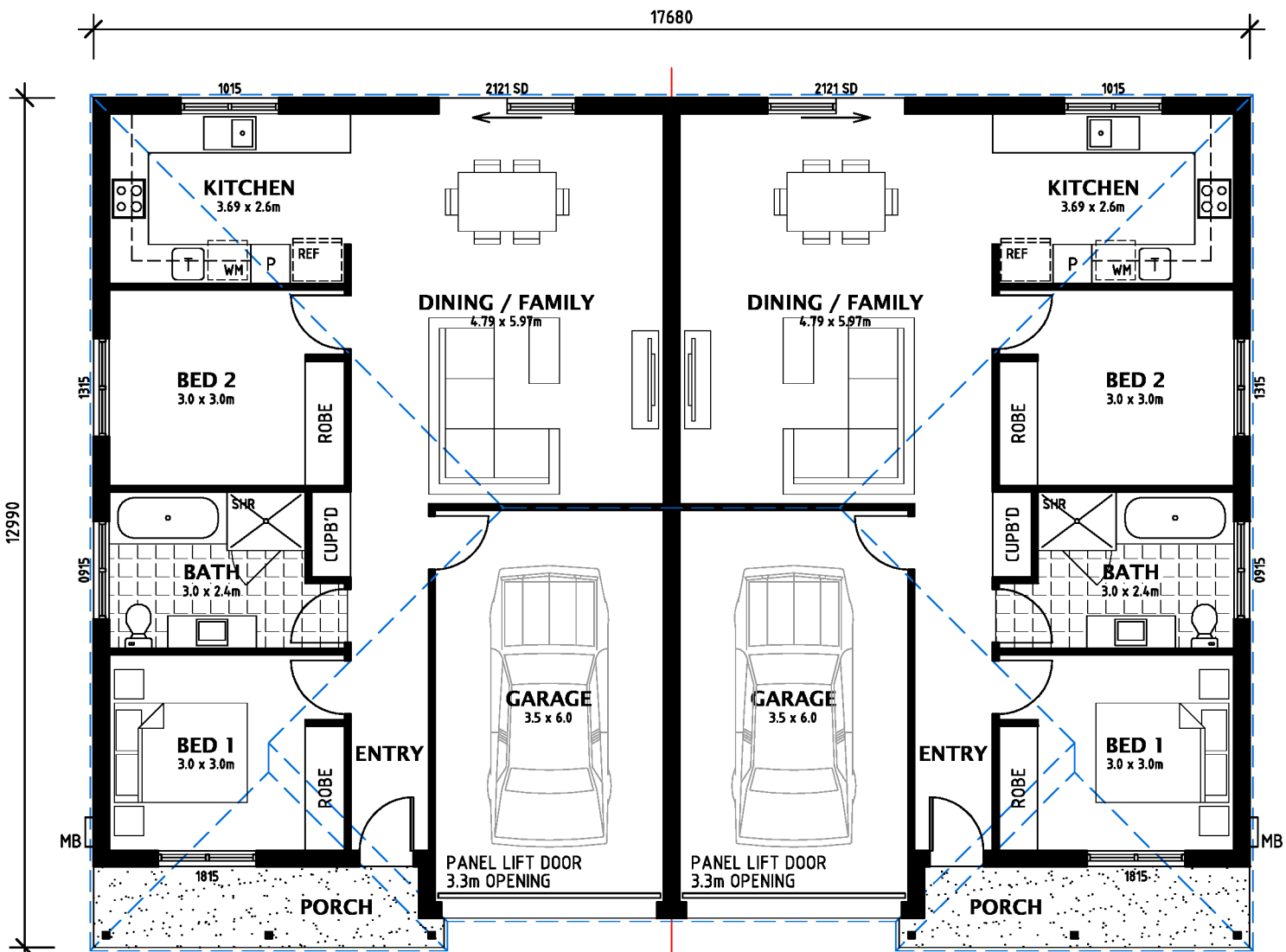
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GUTTER	COLORBOND WOODLAND GREY
FASCIA	COLORBOND WOODLAND GREY

ITEM	COLOUR
BRICK	PALE RED
POSTS	PAINTED WOODLAND GREY
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ITEM	COLOUR
ENTRY DOOR	COLORBOND SURFMIST
GARAGE DOOR	COLORBOND WOODLAND GREY

T1, T2, T9, T10, T11, T12, T13, T14

external colours



floor plan

1 : 100

Area	m ²	sq
Living	84.1	9.03
Garage	22.8	2.45
Porch	6.3	0.67
TOTAL	113.2	12.15

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BUILDING DESIGN & DRAFTING

DP - AD 22

project
17 UNIT DEVELOPMENT

address
28 REDBANK ROAD
STRATFORD

client
[REDACTED]

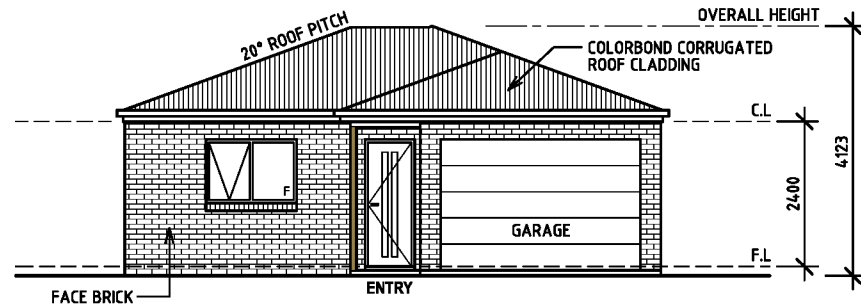
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1 : 125

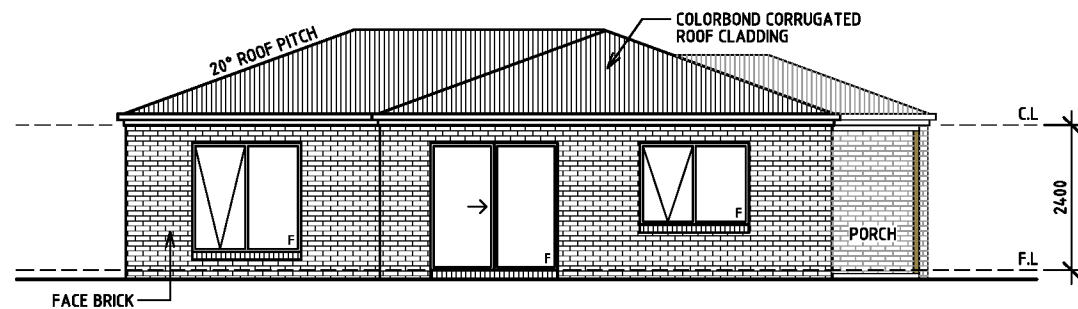
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202430

dwg no.
08

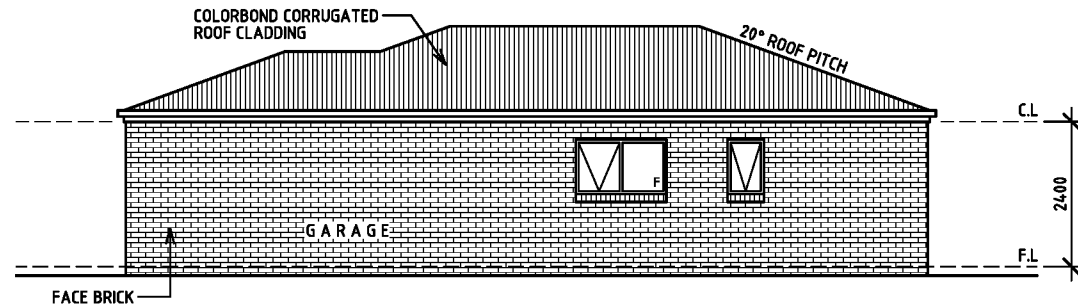
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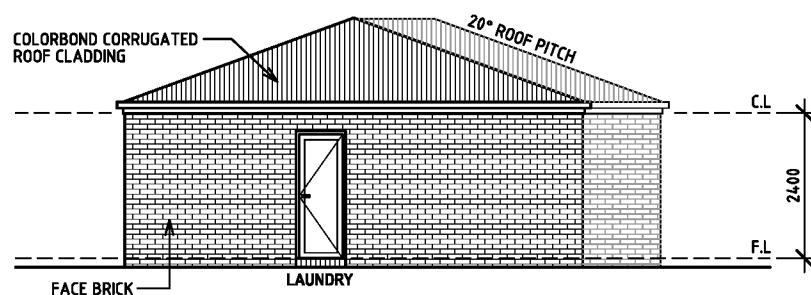
townhouse elevation
FRONT VIEW 1 : 125



townhouse elevation
SIDE VIEW 1 : 125



townhouse elevation
SIDE VIEW 1 : 125



townhouse elevation
REAR VIEW 1 : 125

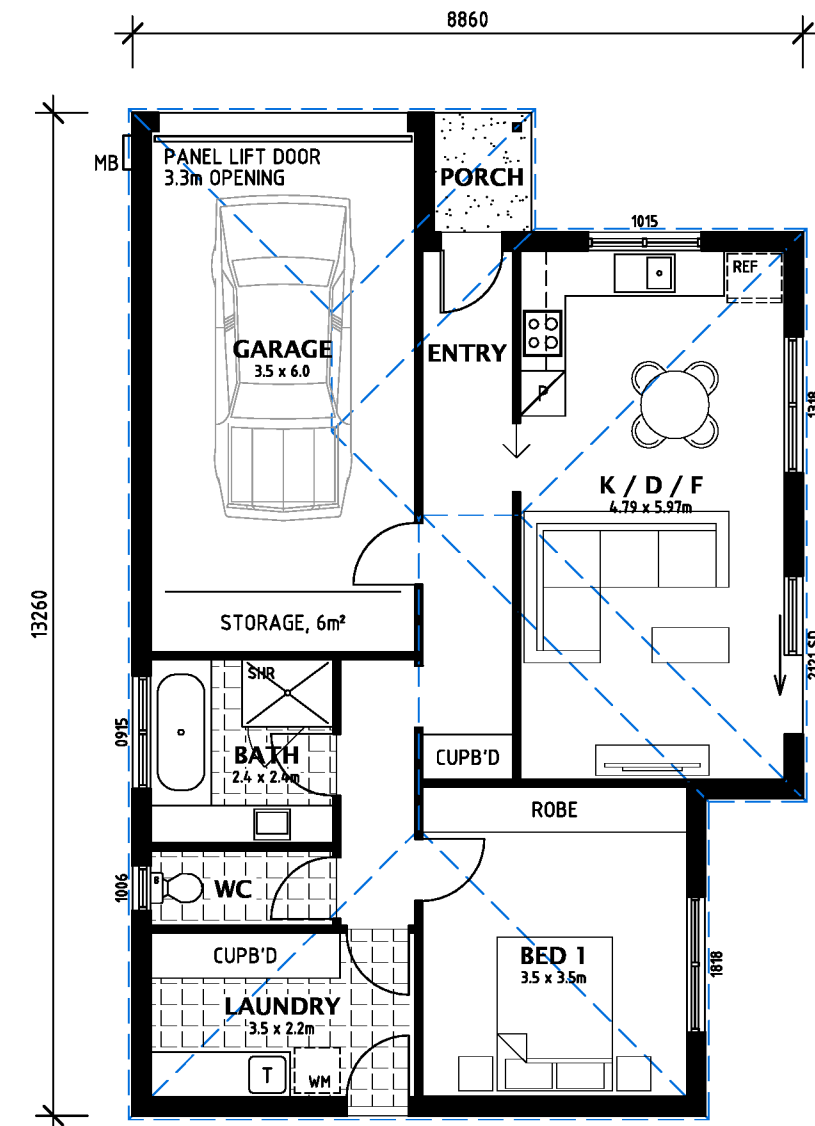
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ITEM	COLOUR
BRICK	PALE RED
POSTS	PAINTED WOODLAND GREY
WINDOW FRAME	COLORBOND WOODLAND GREY

ITEM	COLOUR
ENTRY DOOR	COLORBOND SURFMIST
GARAGE DOOR	COLORBOND WOODLAND GREY

external colours

T15



Area	m ²	sq
Living	77.3	8.30
Garage	27.0	2.90
Porch	2.0	0.21
TOTAL	106.3	11.41

floor plan
1 : 100

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DP - AD 223

project
17 UNIT DEVELOPMENT

address
28 REDBANK ROAD
STRATFORD

client
[REDACTED]

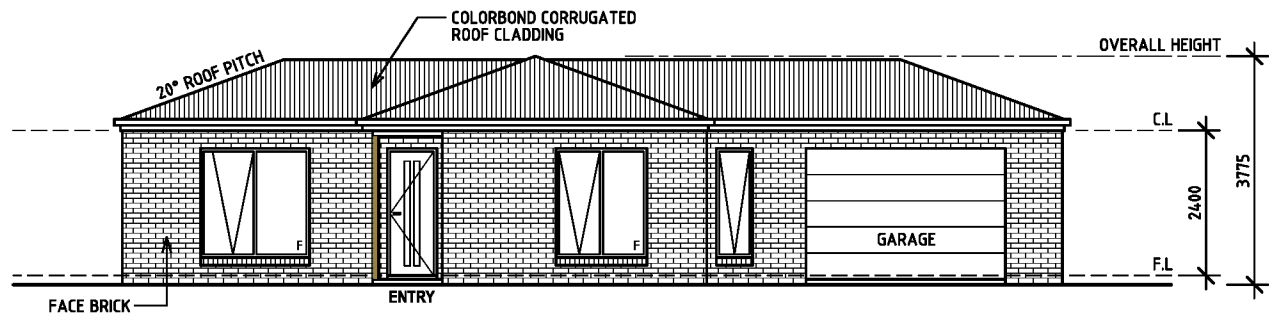
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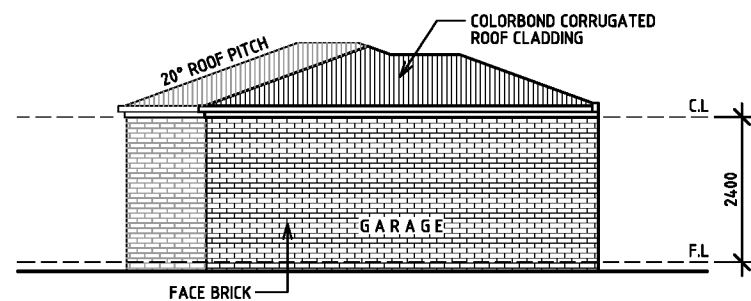
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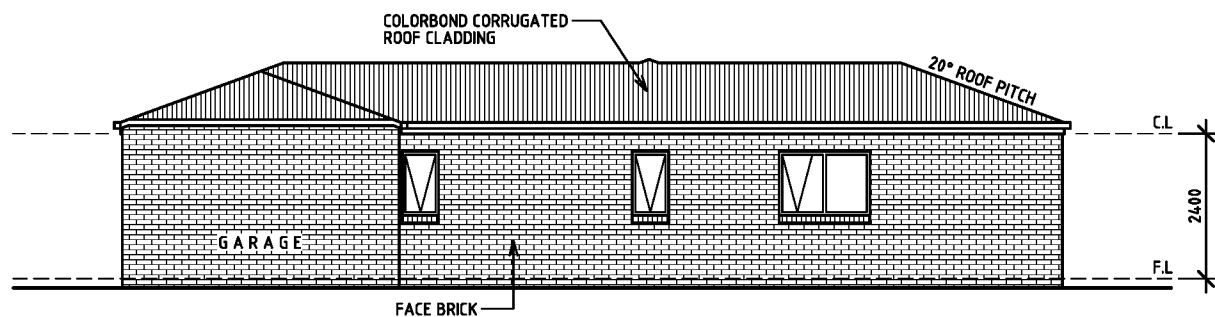
- 1 BEDROOM PLAN / ELEVATIONS



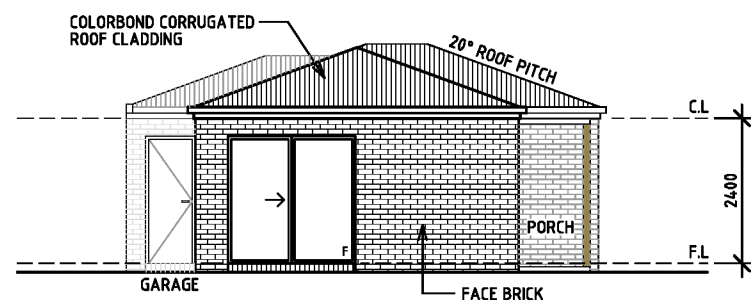
townhouse elevation
FRONT VIEW 1 : 125



townhouse elevation
SIDE VIEW 1 : 125



townhouse elevation
REAR VIEW 1 : 125



townhouse elevation
SIDE VIEW 1 : 125

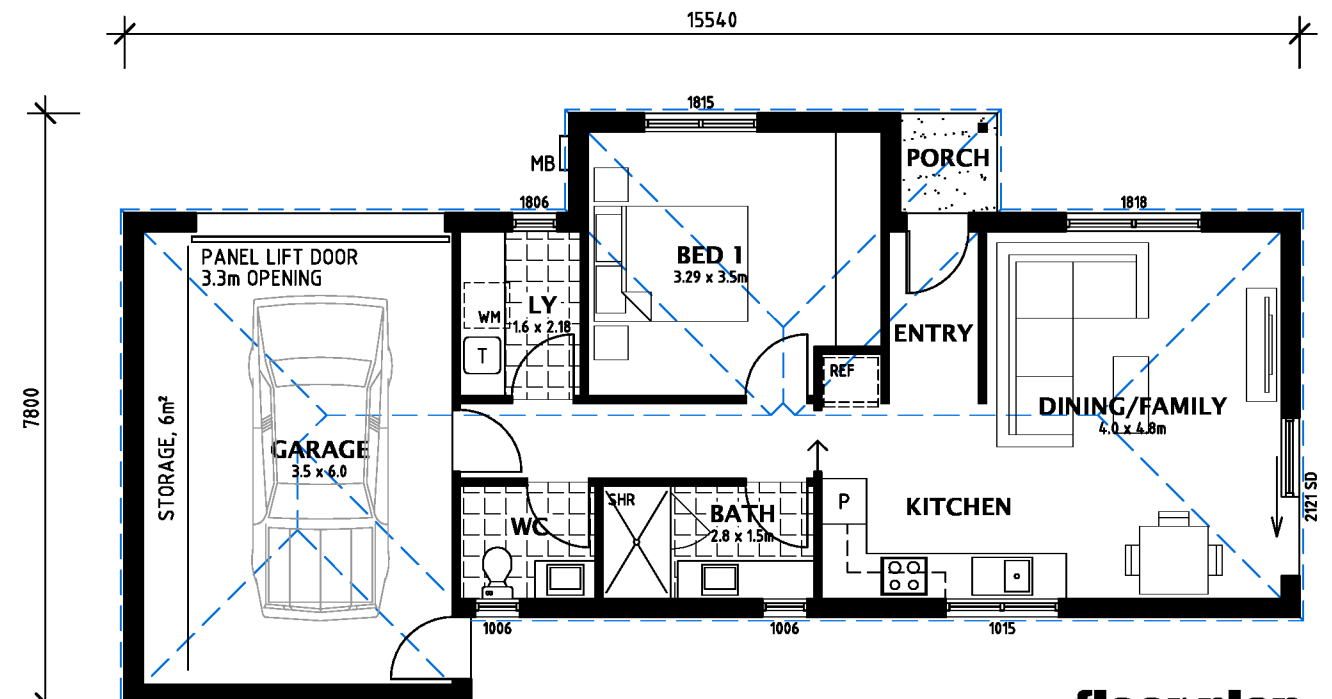
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GUTTER	COLORBOND WOODLAND GREY
FASCIA	COLORBOND WOODLAND GREY

ITEM	COLOUR
BRICK	PALE RED
POSTS	PAINTED WOODLAND GREY
WINDOW FRAME	COLORBOND WOODLAND GREY

ITEM	COLOUR
ENTRY DOOR	COLORBOND SURFMIST
GARAGE DOOR	COLORBOND WOODLAND GREY

external colours

T16, T17



Area	m ²	sq
Living	65.6	7.04
Garage	28.4	3.05
Porch	1.7	0.18
TOTAL	95.7	10.27

floor plan
1 : 100

PLANNING PERMIT DRAWINGS
DATE - 25/02/2025

- 1 BEDROOM PLAN / ELEVATIONS

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STRATFORD

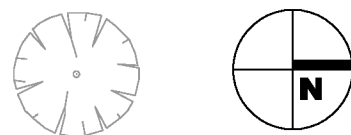
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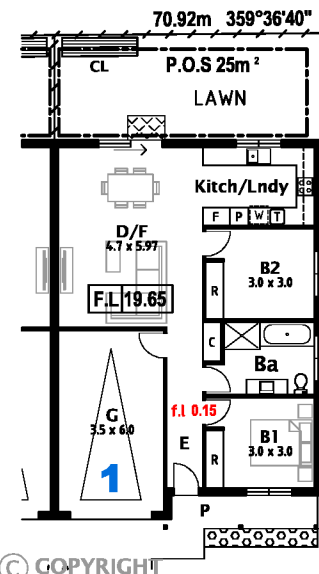
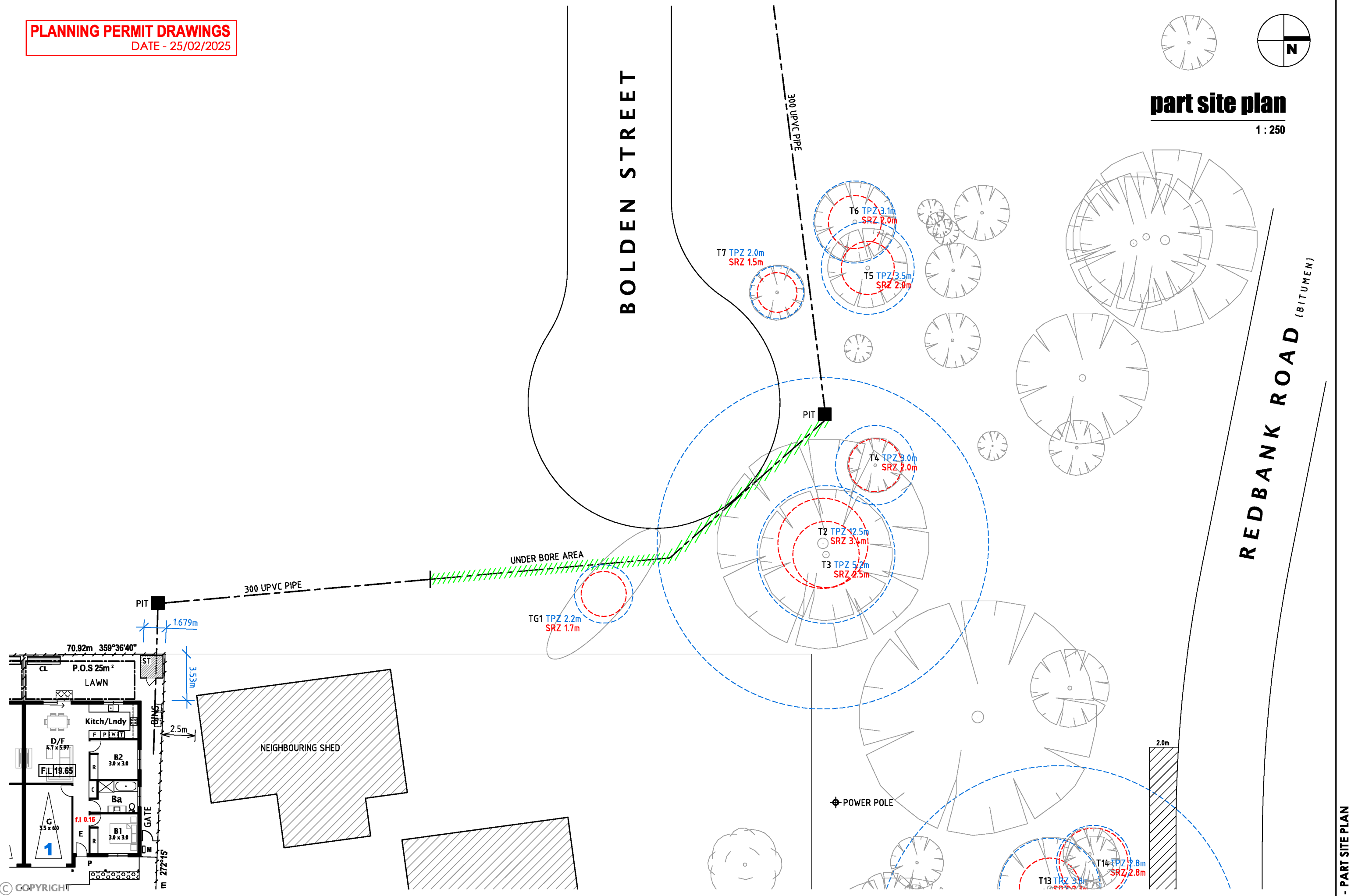
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10



part site plan

1 : 250



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BUILDING DESIGN & DRAFTING

DP - AD 22

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STRATFORD

client
-

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14.10.24

scale
1 : 250

job no.
202430

dwg no.
11

- PART SITE PLAN