

PROJECT

17 x townhouse development

CLIENT

flanagan constructions

LOCATION

28 redbank road, stratford

DATE

october 2024

JOB No.

2 0 2 4 3 0

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

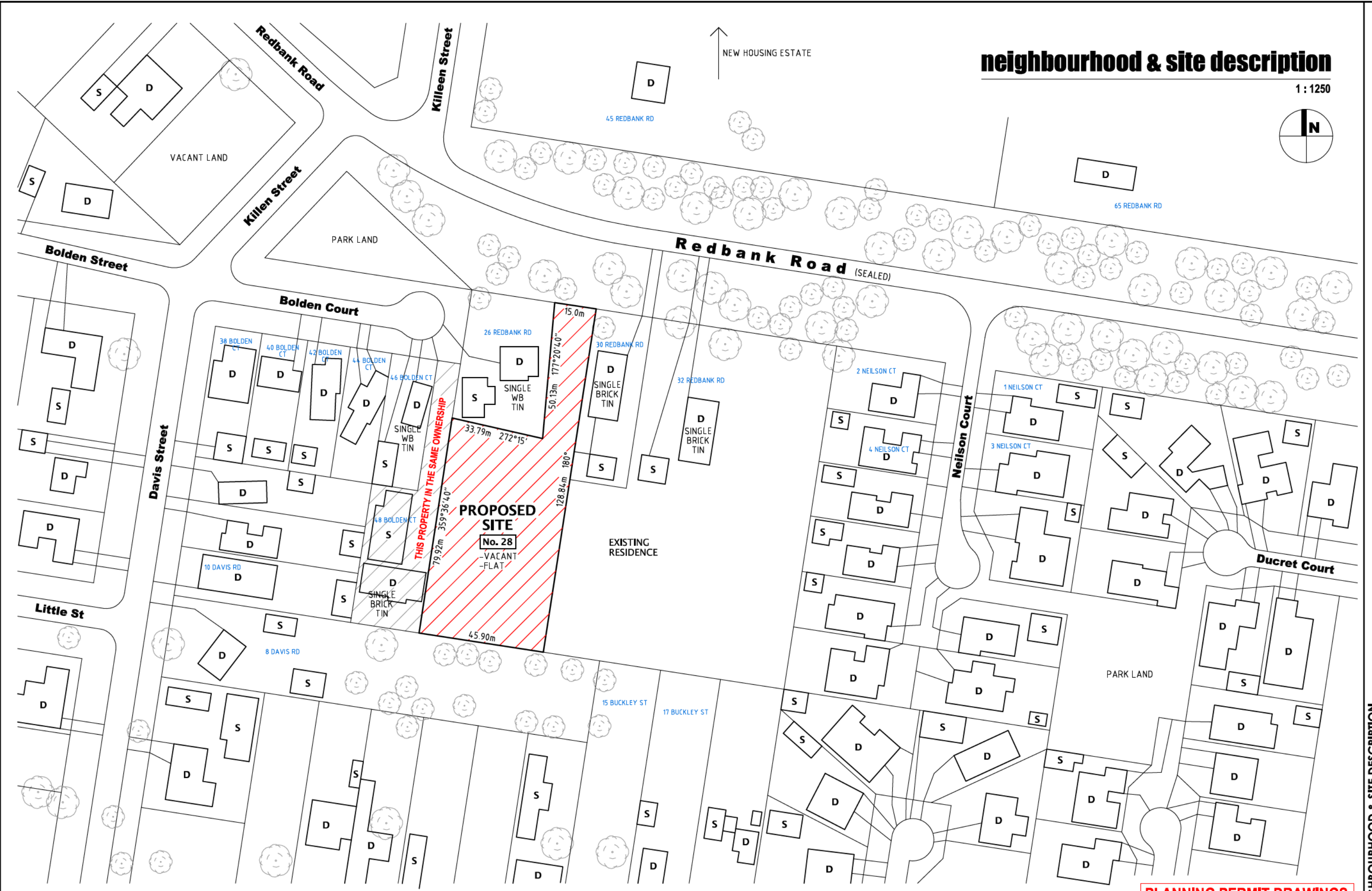
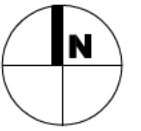
PLANNING PERMIT DRAWINGS

DATE - 25/02/2025

MF **MATTHEW FRANKE**
BUILDING DESIGN &
DRAFTING DP-AD 22394

neighbourhood & site description

1 : 1250



PLANNING PERMIT DRAWINGS
DATE - 25/02/2025

- 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

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

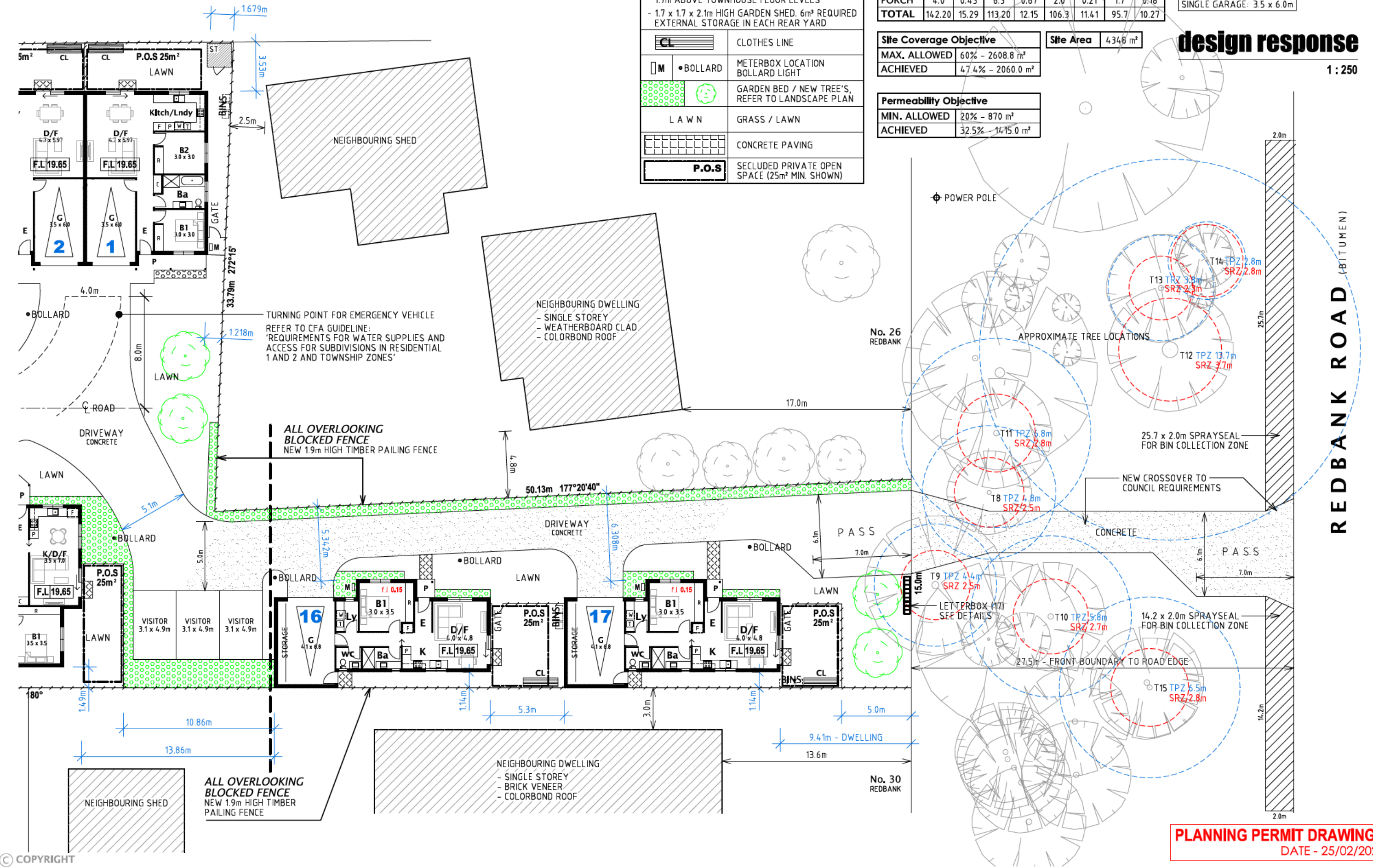
Site Coverage Objective	
MAX. ALLOWED	60% - 2608.8 m²
ACHIEVED	47.4% - 2060.0 m²

Site Area	4348 m²
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Permeability Objective	
MIN. ALLOWED	20% - 870 m²
ACHIEVED	32.5% - 1415.0 m²

design response

1 : 250



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MF MATTHEW FRANKE
BUILDING DESIGN & DRAFTING

DP - AD

project
17 UNIT DEVELOPMENT

address
28 REDBANK ROAD
STRATFORD

client
[Redacted]

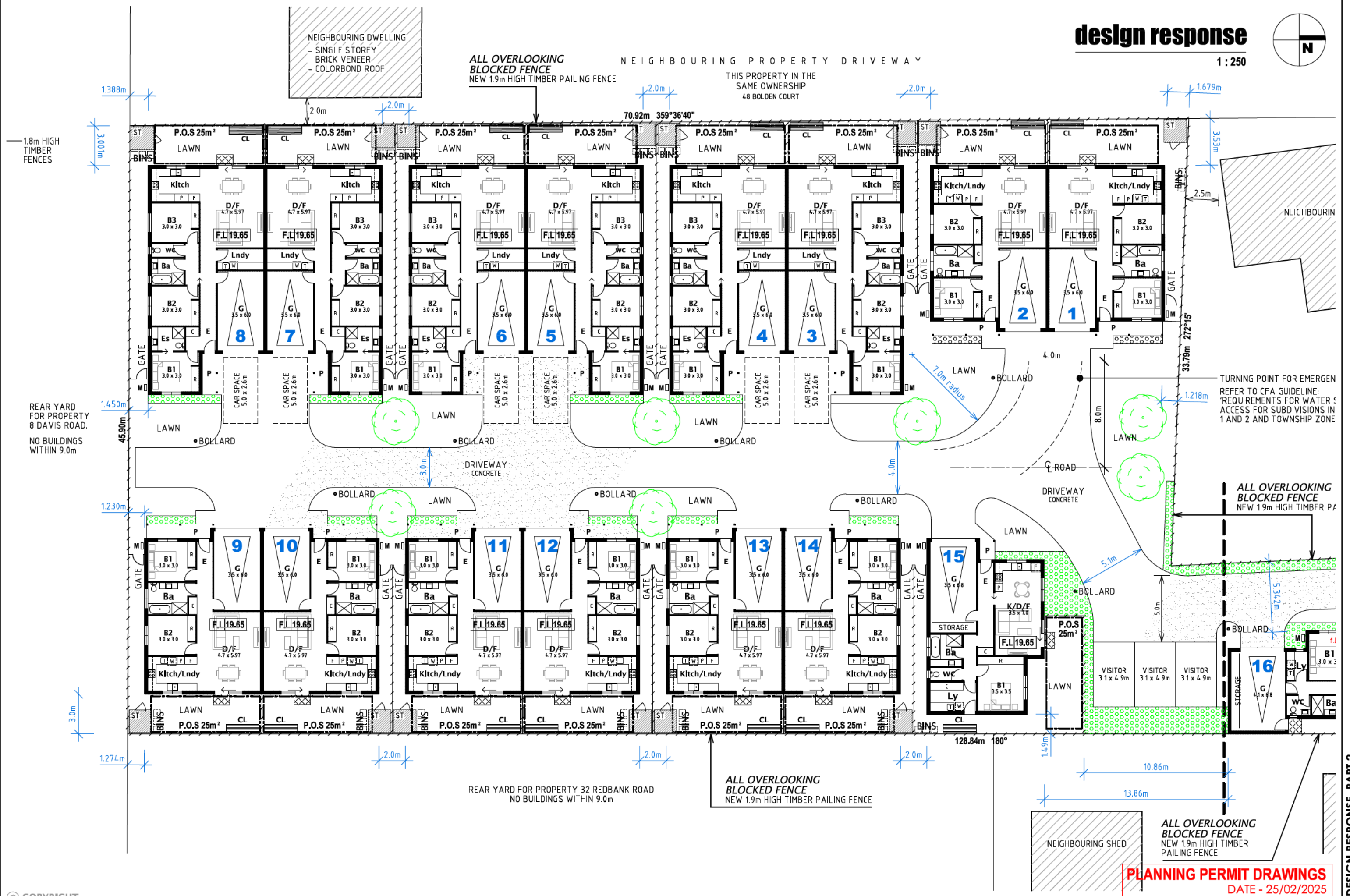
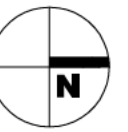
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scale
1 : 250

job no.
202430

dwg no.
02

- DESIGN RESPONSE, PART 1

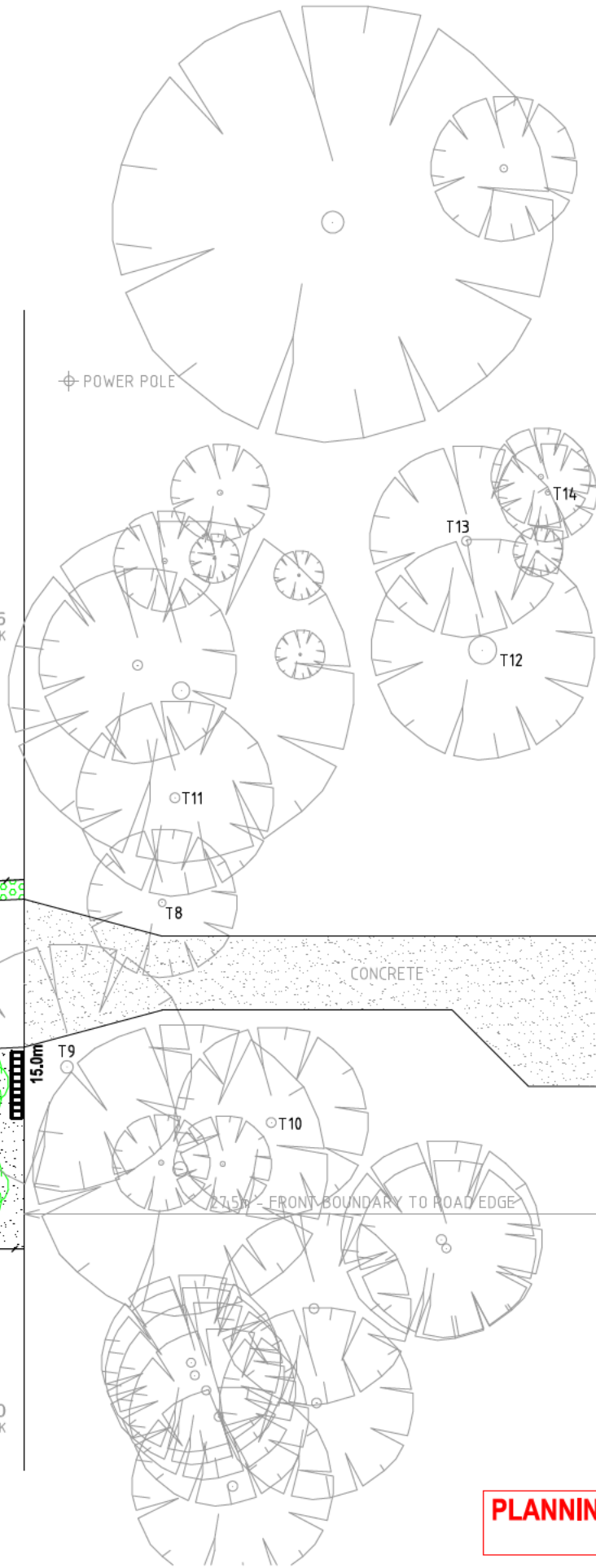
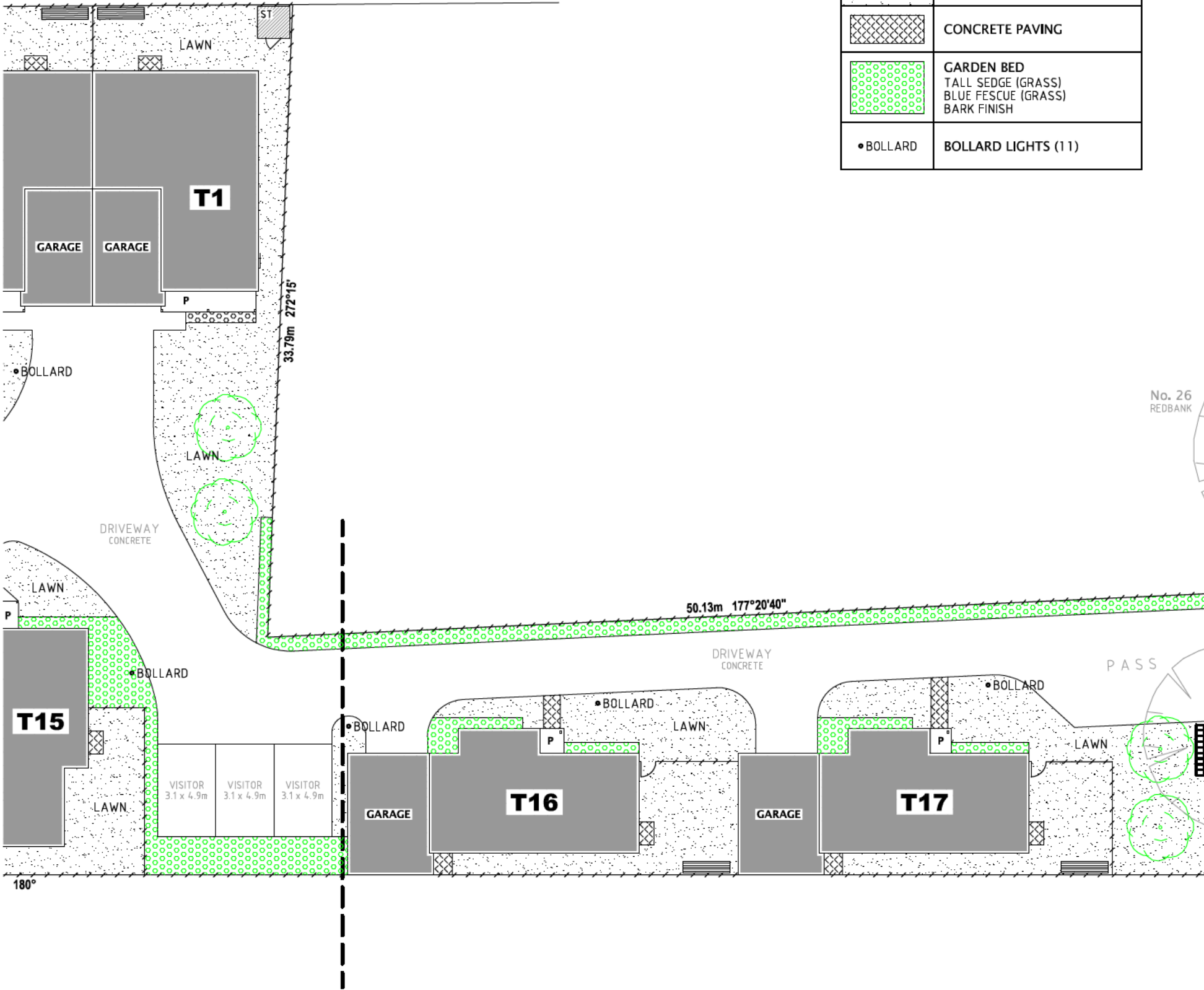


landcape plan

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)

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MF MATTHEW FRANKE
BUILDING DESIGN & DRAFTING

DP - AD 22

project
17 UNIT DEVELOPMENT

address
28 REDBANK ROAD
STRATFORD

client

date
14.10.24

scale
1 : 250

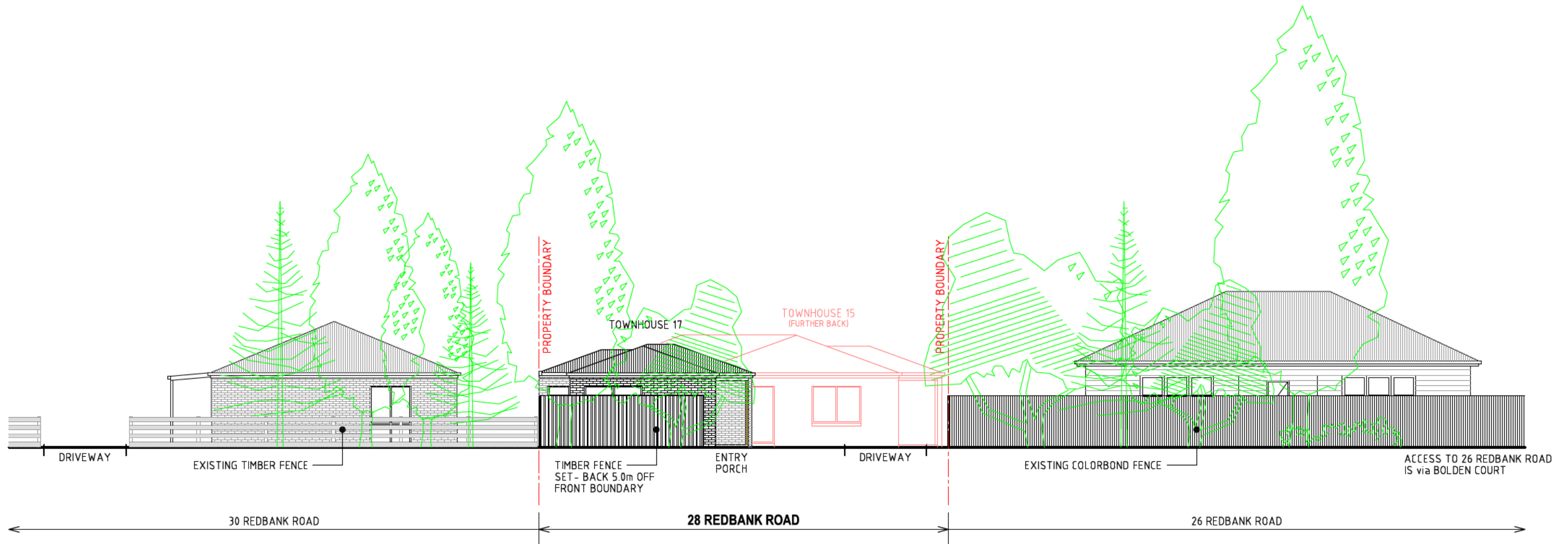
job no.
202430

dwg no.
04

- LANDSCAPE PLAN, PART 1



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DATE - 25/02/2025



street elevation - redbank road

- TREES SHOWN ARE APPROXIMATE ONLY -

1 : 150

PLANNING PERMIT DRAWINGS
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- STREET ELEVATIONS

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DP - AD 2

project
17 UNIT DEVELOPMENT

address
28 REDBANK ROAD
STRATFORD

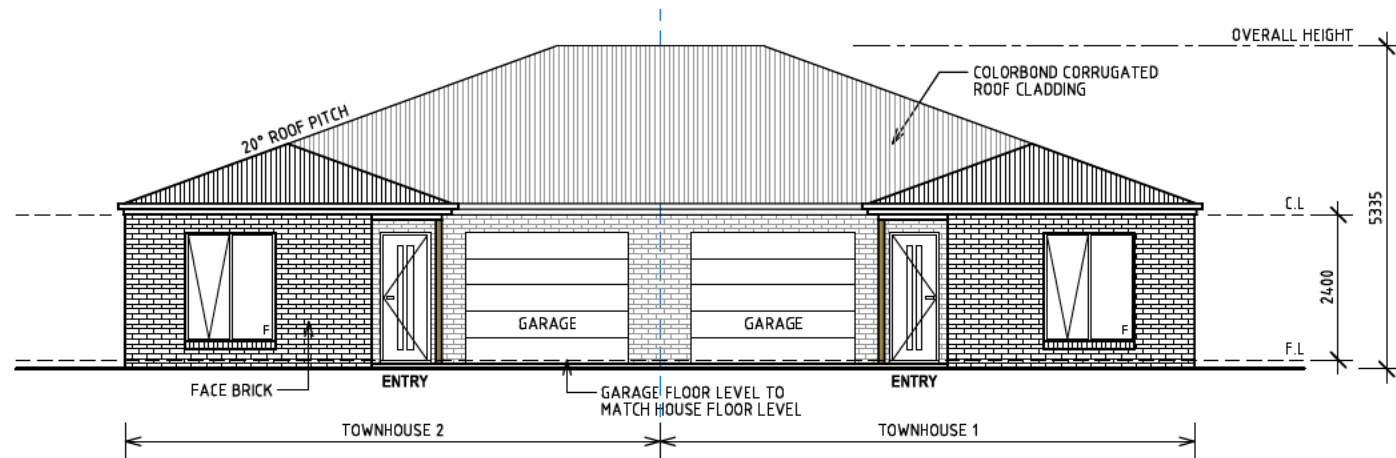
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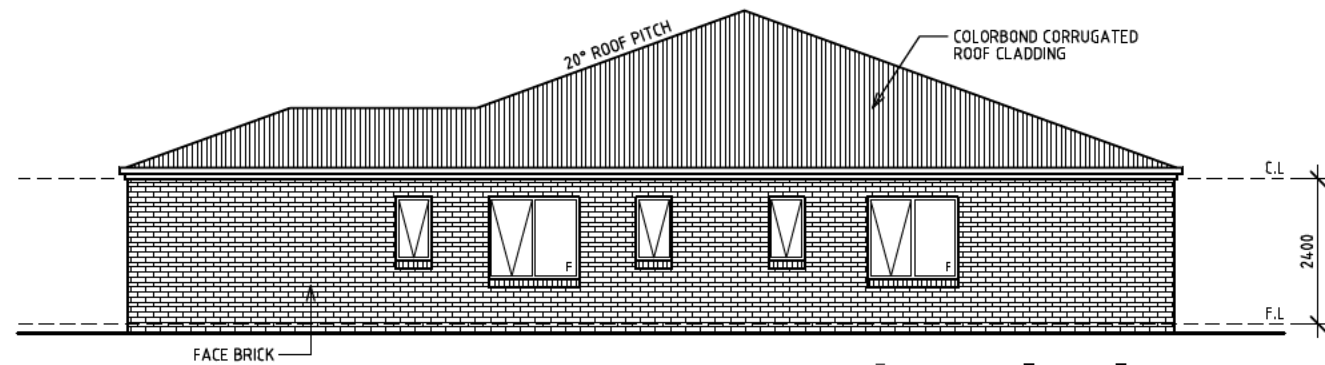
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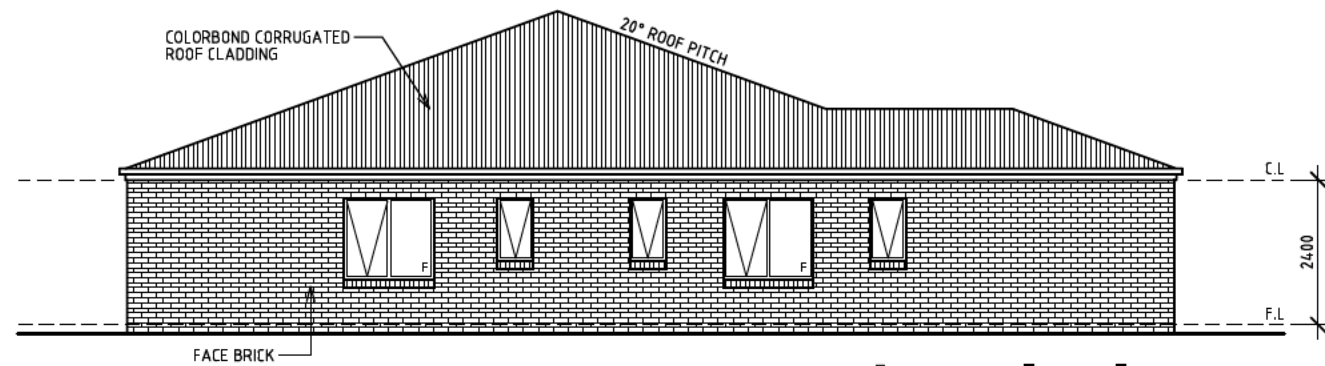
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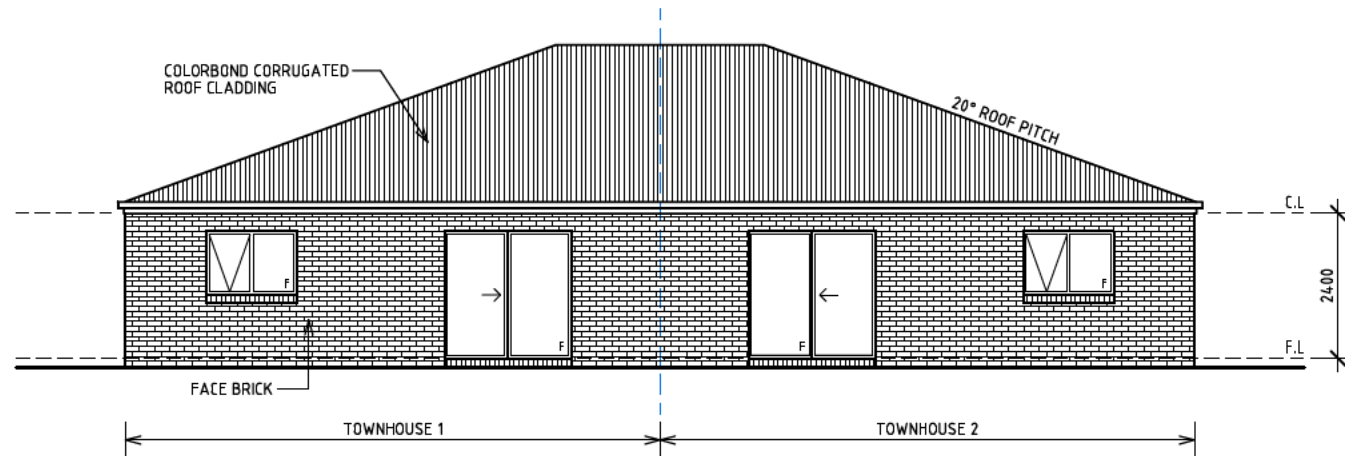
townhouse elevation
FRONT VIEW 1: 125



townhouse elevation
SIDE VIEW 1: 125



townhouse elevation
SIDE VIEW 1: 125



townhouse elevation
REAR VIEW 1: 125

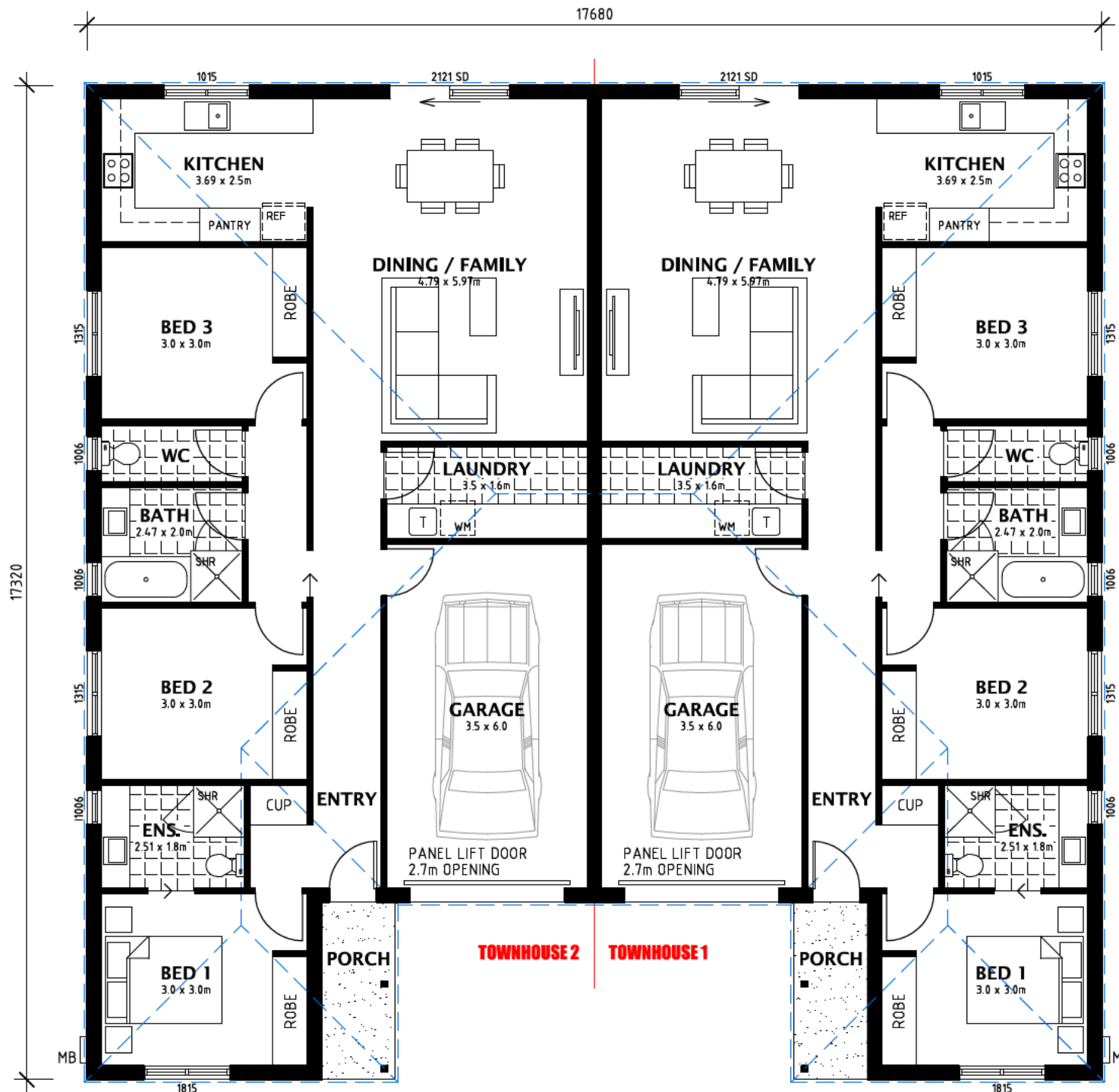
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ROOF	COLORBOND WOODLAND GREY
GUTTER	COLORBOND WOODLAND GREY
FASCIA	COLORBOND WOODLAND GREY

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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- 3 BEDROOM PLAN / ELEVATIONS

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STRATFORD

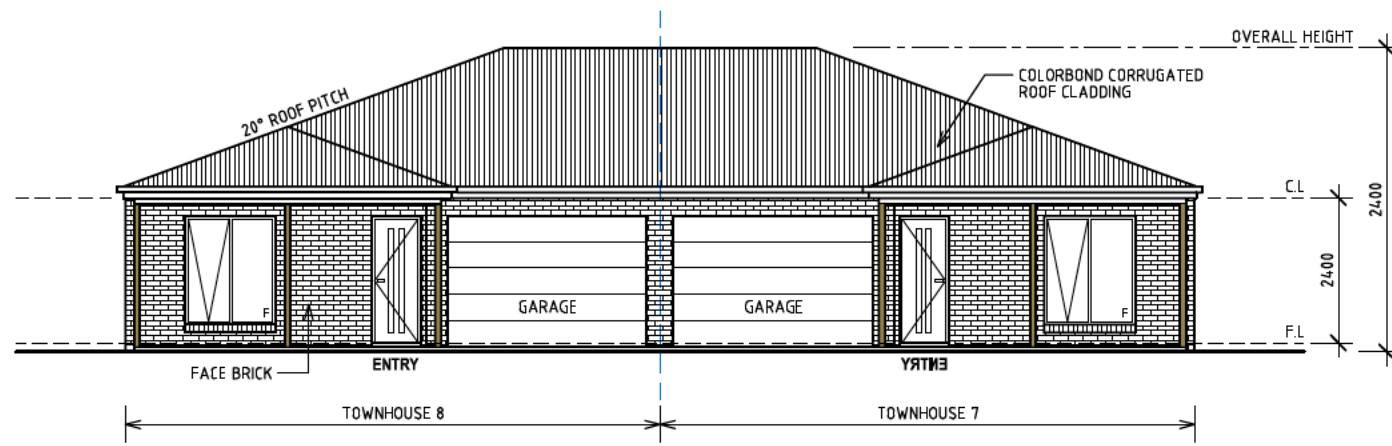
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scale
1: 100
1: 125

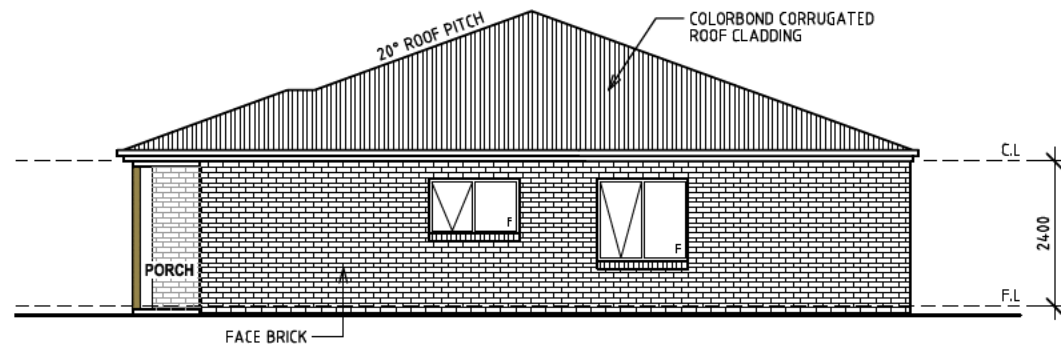
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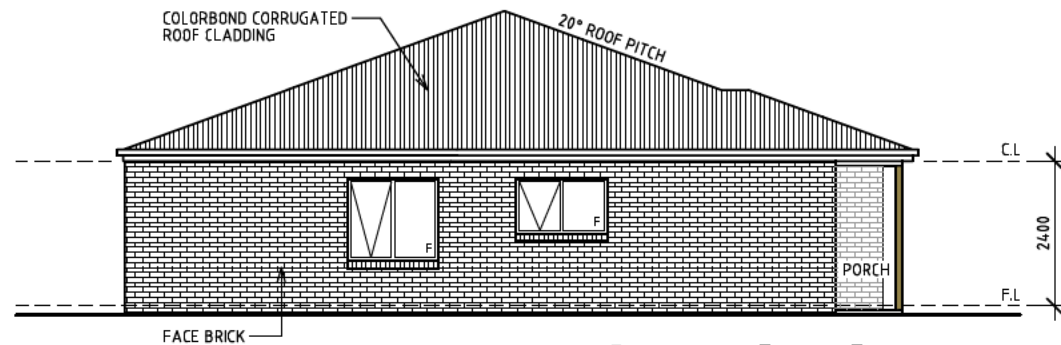
townhouse elevation

FRONT VIEW 1: 125



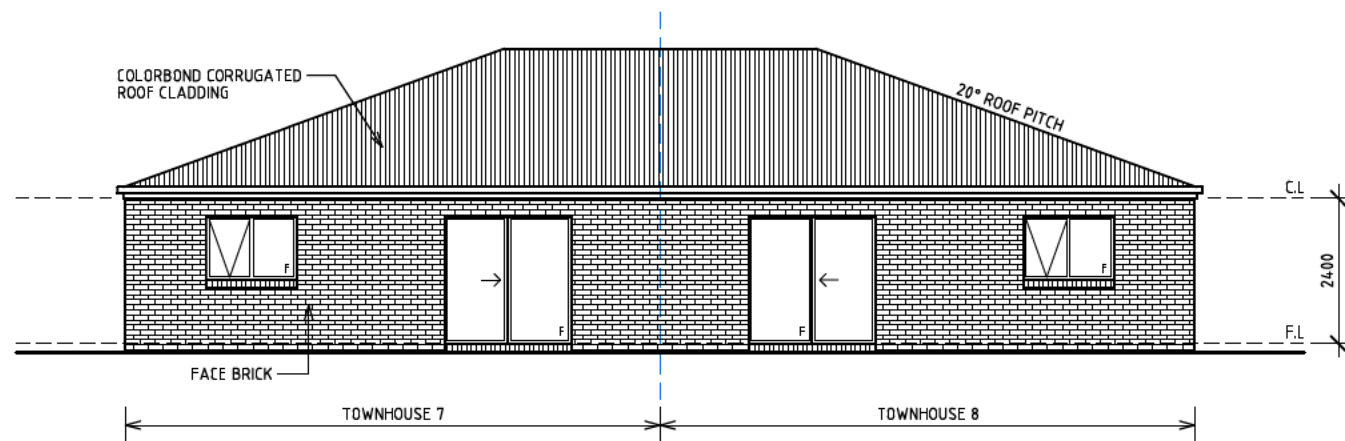
townhouse elevation

SIDE VIEW 1: 125



townhouse elevation

SIDE VIEW 1: 125



townhouse elevation

REAR VIEW 1: 125

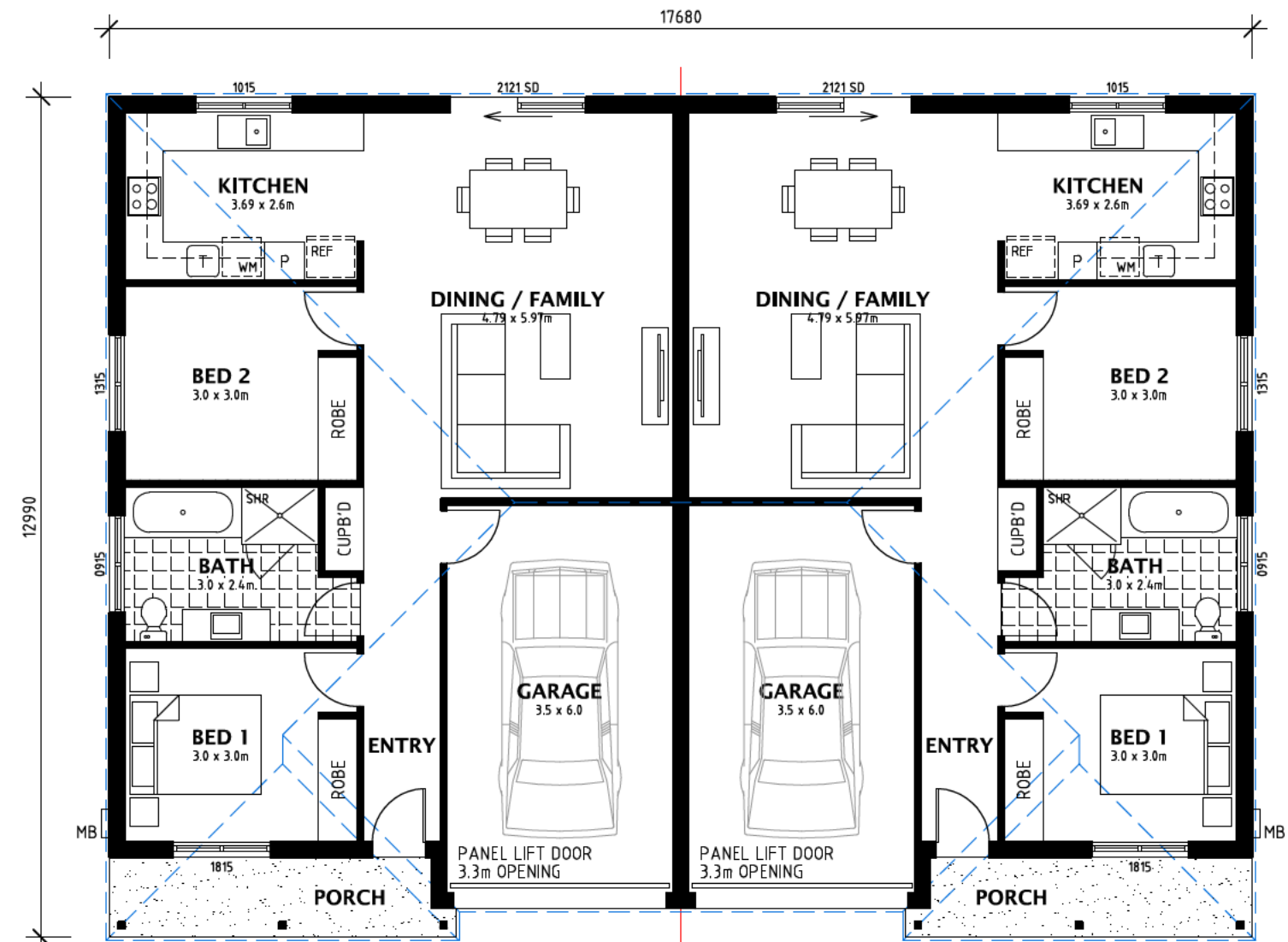
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ITEM	COLOUR
ENTRY DOOR	COLORBOND SURFMIST
GARAGE DOOR	COLORBOND WOODLAND GREY

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

external colours



TOWNHOUSE 2 TOWNHOUSE 1

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

floor plan

1: 100

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- 2 BEDROOM PLAN / ELEVATIONS

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STRATFORD

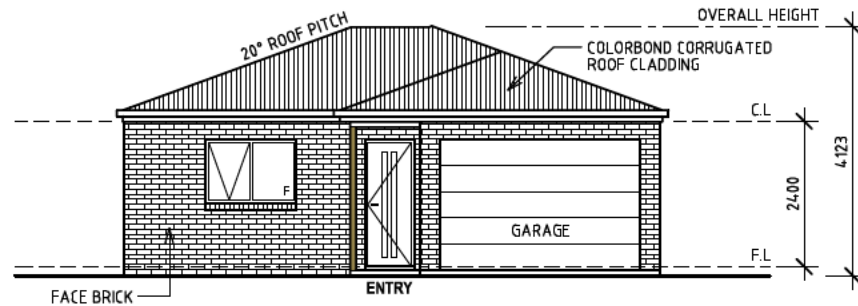
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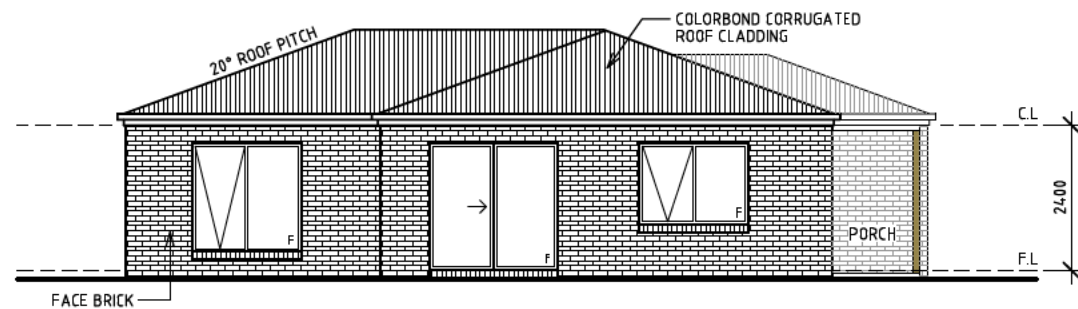
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1: 125

job no.
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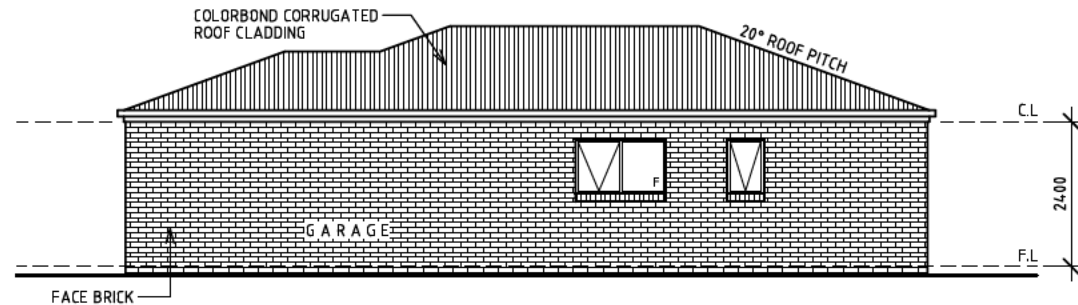
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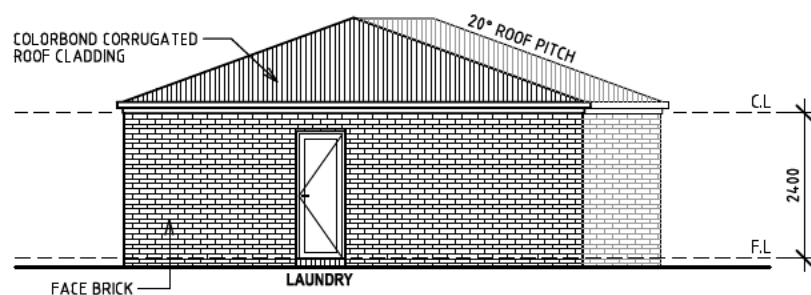
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FRONT VIEW 1 : 125



townhouse elevation
SIDE VIEW 1 : 125



townhouse elevation
SIDE VIEW 1 : 125



townhouse elevation
REAR VIEW 1 : 125

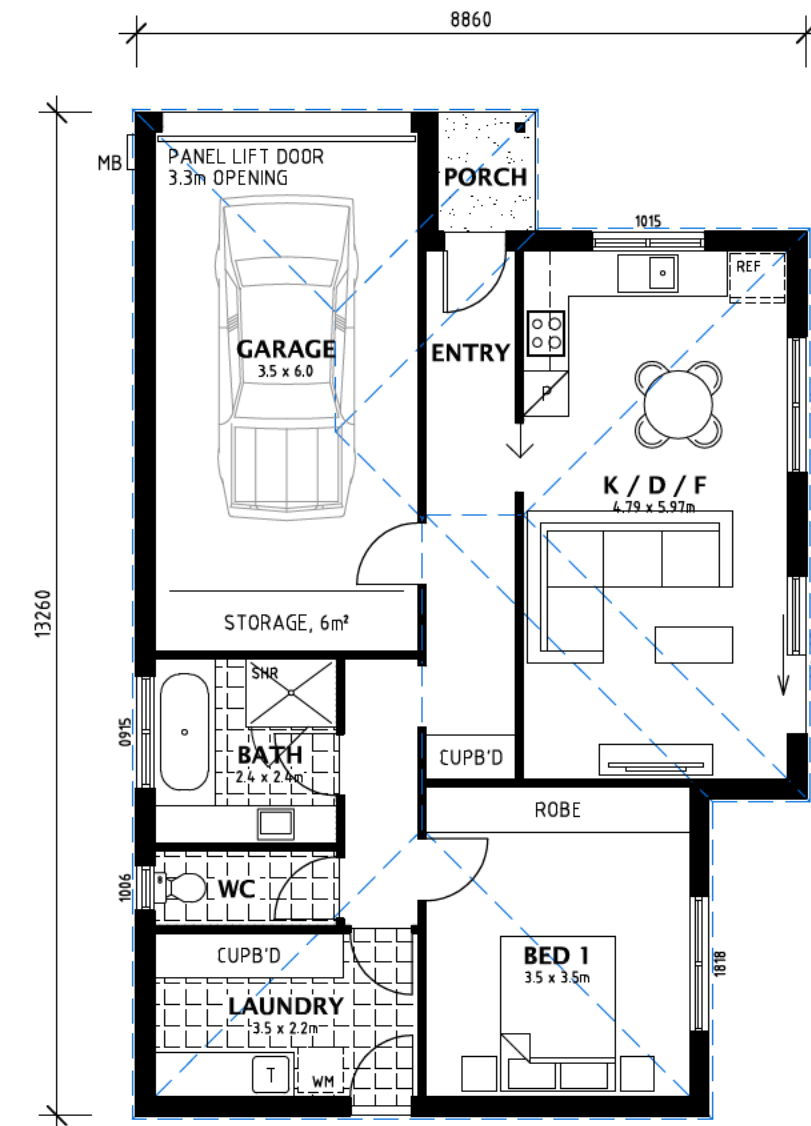
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external colours

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

PLANNING PERMIT DRAWINGS
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- 1 BEDROOM PLAN / ELEVATIONS

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DP - AD 2

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17 UNIT DEVELOPMENT

address
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STRATFORD

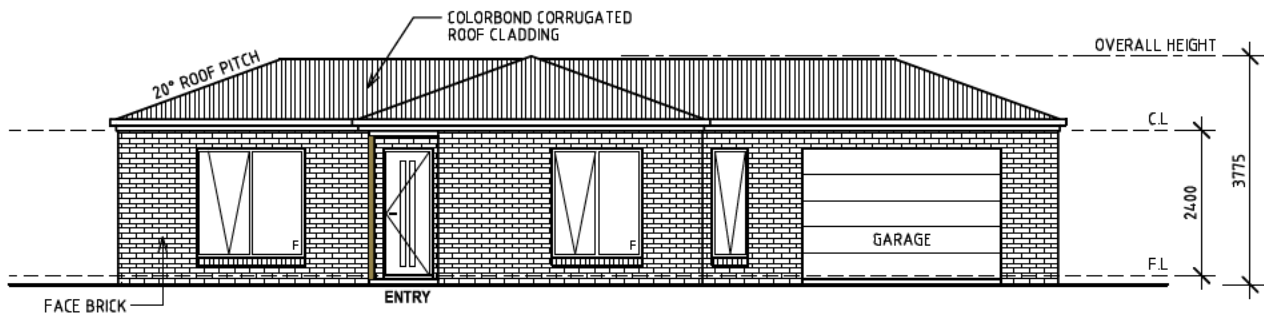
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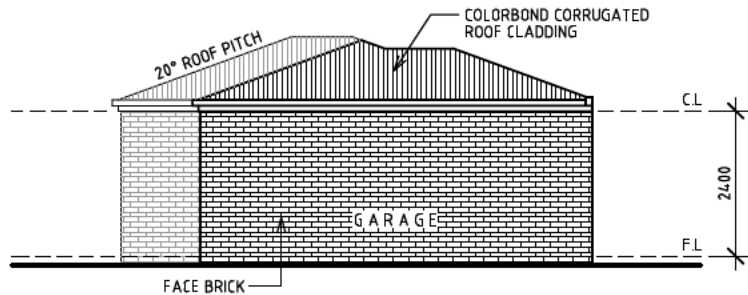
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job no.
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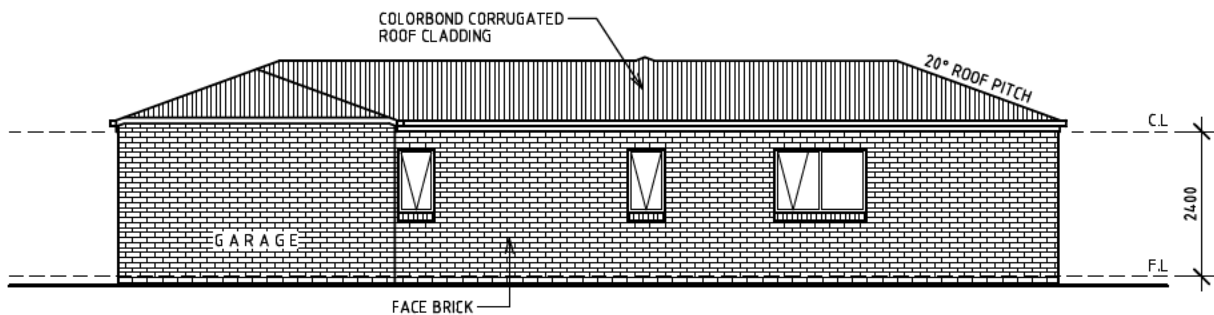
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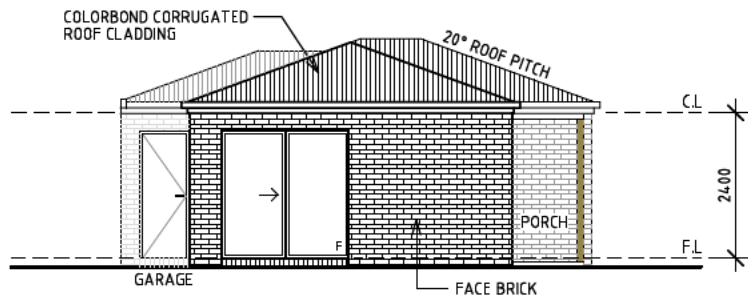
townhouse elevation
FRONT VIEW 1 : 125



townhouse elevation
SIDE VIEW 1 : 125



townhouse elevation
REAR VIEW 1 : 125



townhouse elevation
SIDE VIEW 1 : 125

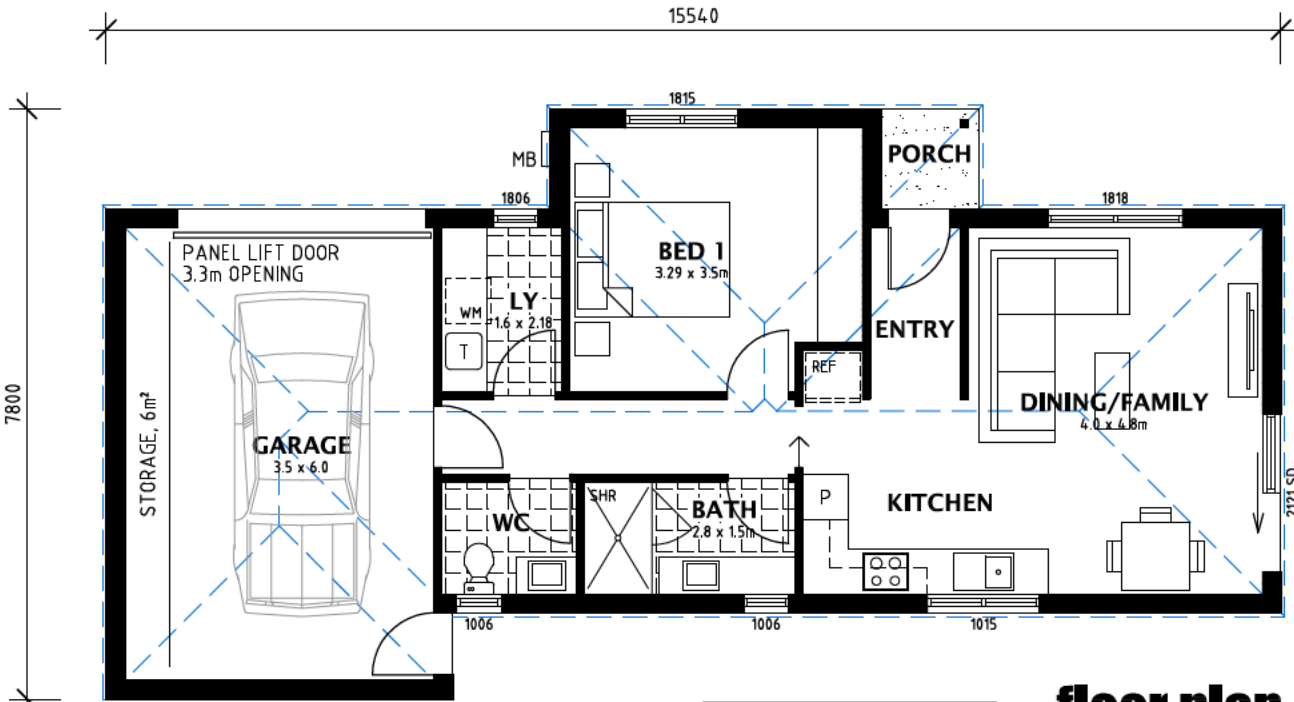
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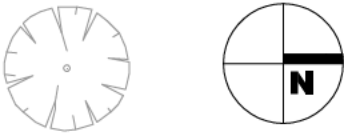
T16, T17



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

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part site plan

1 : 250

