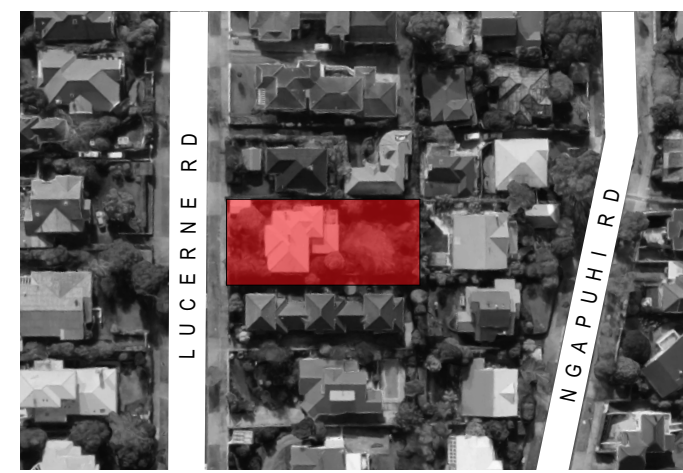




R E S O U R C E C O N S E N T

RC01	COVER
RC02	SITE PLAN
RC03	GROUND FLOOR & LEVEL 1
RC04	LEVEL 2
RC05	ELEVATIONS
RC06	MATERIAL PALLETE
RC07	HIRB SECTIONS
RC08	HIRB SECTIONS
RC09	HIRB 3D VIEWS
RC10	PERSPECTIVE



LOCATION PLAN N.T.S.

SITE INFORMATION

ADDRESS: 17 LUCERNE RD,
REMUERA.
ZONE: RESIDENTIAL MIXED
HOUSING URBAN ZONE.

UNITS

		GFA
TYPE A (3 BED):	LOTS 1-3	157m ²
TYPE B (3 BED):	LOTS 4-7	138m ²
TYPE C (3 BED):	LOT 8	154m ²

PLANNING

SITE AREA:	1012m ²	
MAX. COVERAGE:	455m ²	45%
PROPOSED:	453m ²	44.8%
MAX. IMPERVIOUS:	607m ²	60%
PROPOSED:	615m ²	60.8%
MIN. LANDSCAPE:	355m ²	35%
PROPOSED:	278m ²	27.5%
HARDCAPED PATHS/UNCOVERED DECKS:	109m ²	39.2%

REFER TO THE SEPARATE LANDSCAPE ARCHITECTS PLANS FOR LANDSCAPE INFORMATION INCLUDING BIN LOCATIONS, FENCES, PLANTING.

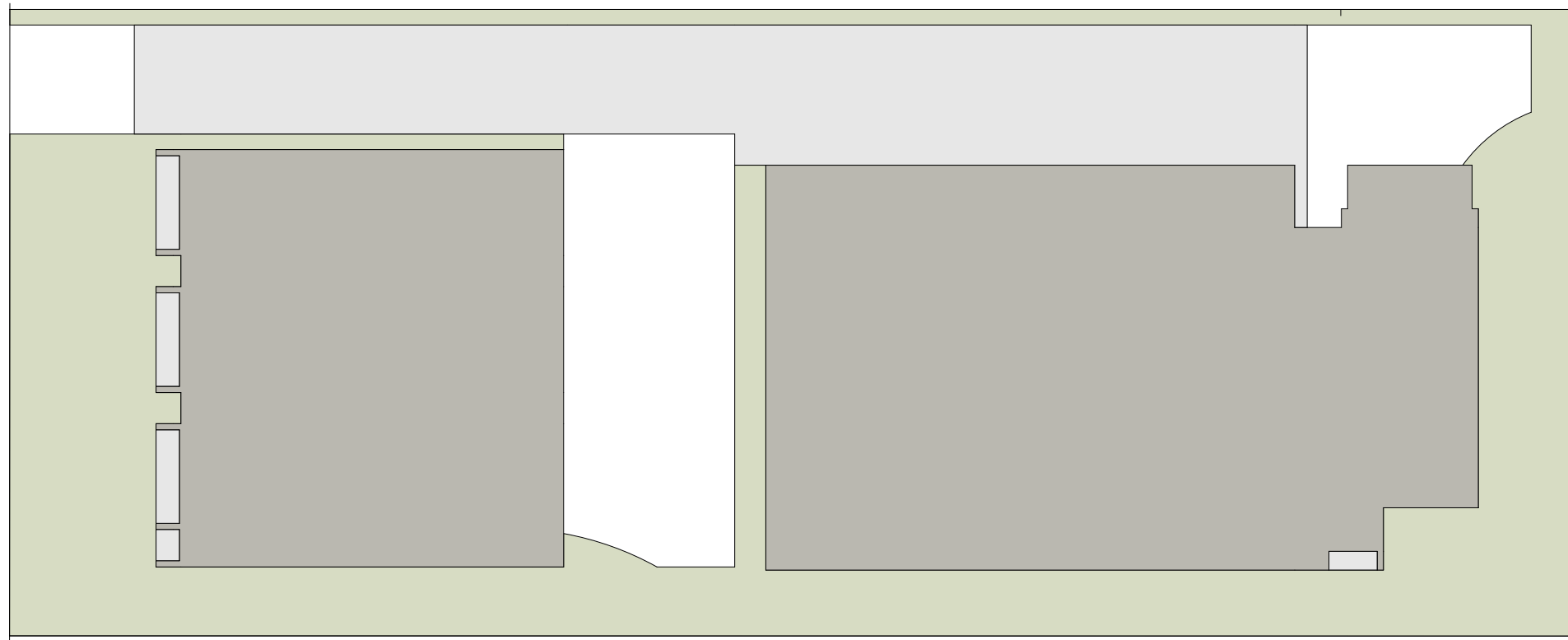
SURVEY BY OTHERS.

SITE PLAN

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DATE 15/10/19
DRAWN MU
PROJECT 1226
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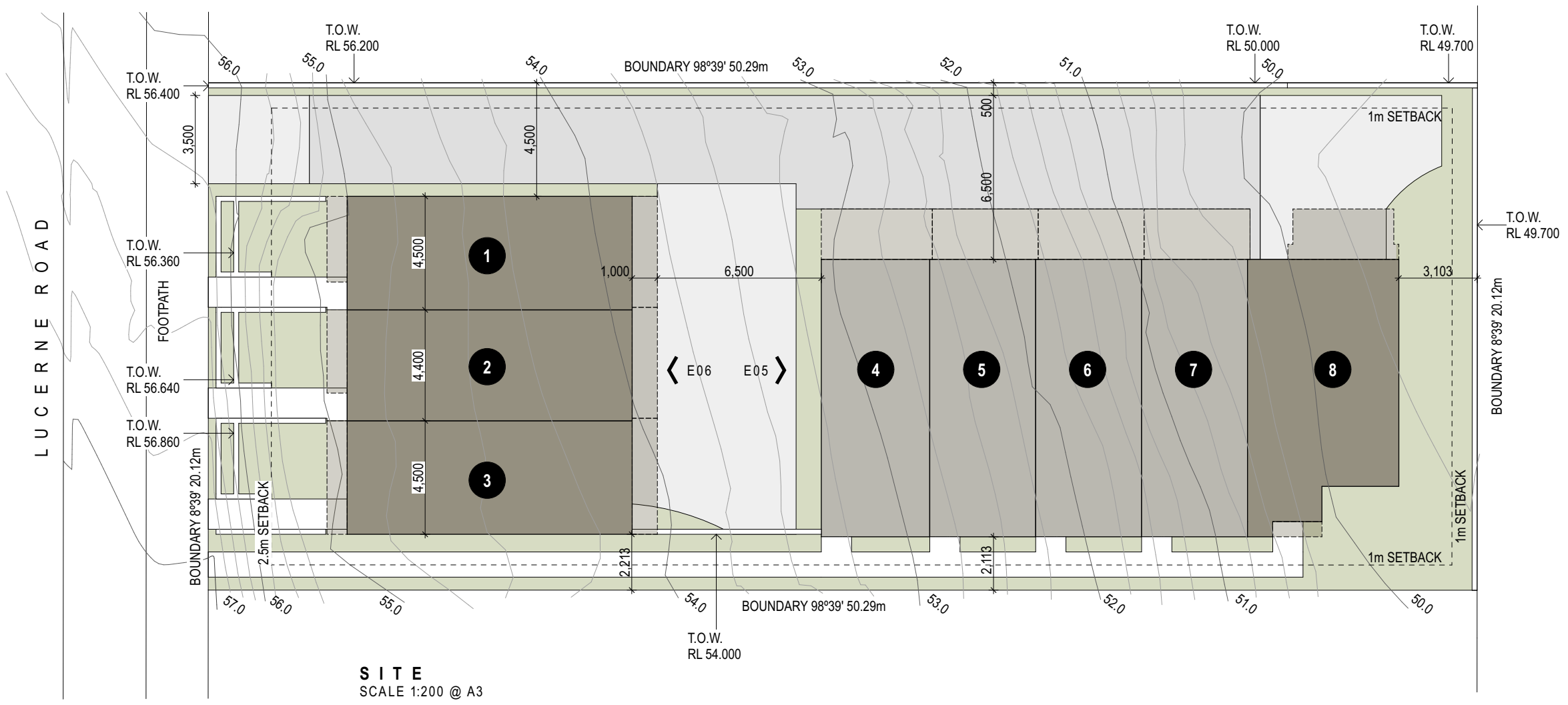
RC02

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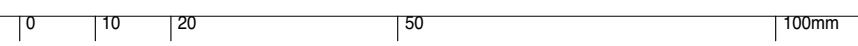


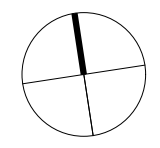
SITE AREAS

BUILDING COVERAGE
 IMPERVIOUS
 LANDSCAPING
 PERMEABLE



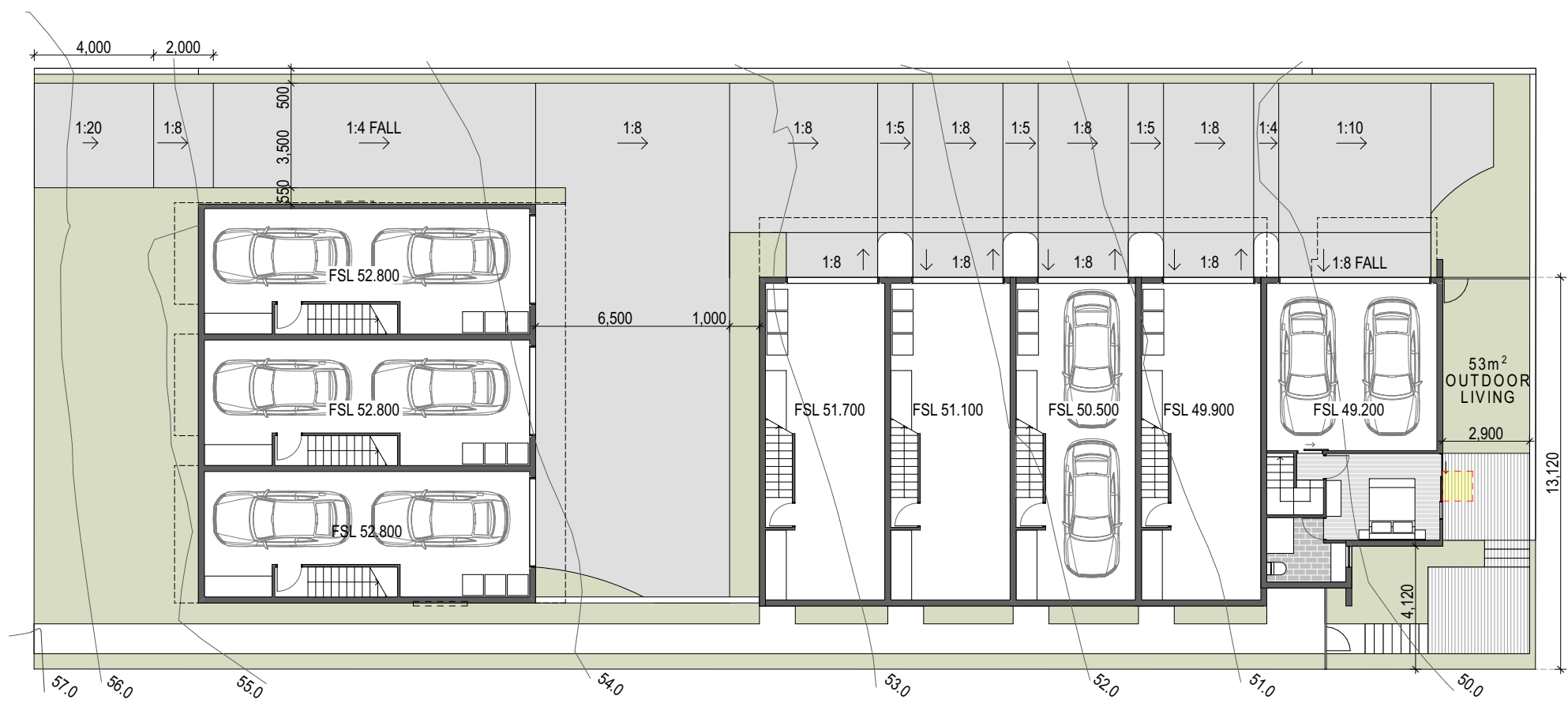
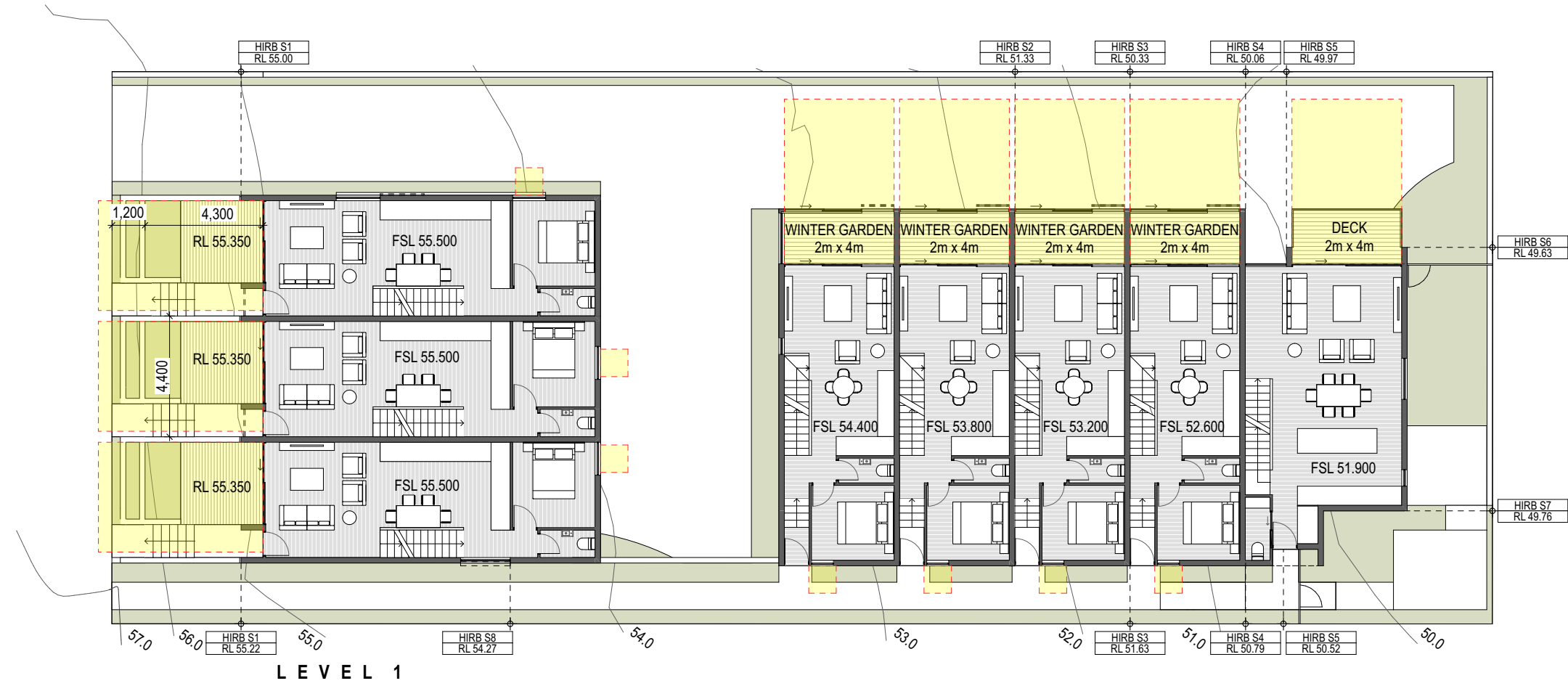
SITE
SCALE 1:200 @ A3





OUTLOOK KEY

- 6000 MAJOR OUTLOOK SPACE
- 4000
- 3000 PRINCIPAL BEDROOM OUTLOOK
- 1000 MINOR OUTLOOK SPACE



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GROUND FLOOR & LEVEL 1

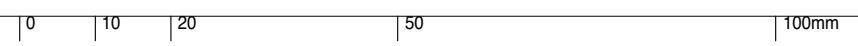
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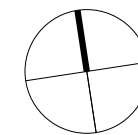
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RC03

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LEVEL 2
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OUTLOOK KEY

- MAJOR OUTLOOK SPACE
- PRINCIPAL BEDROOM OUTLOOK
- MINOR OUTLOOK SPACE

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LEVEL 2

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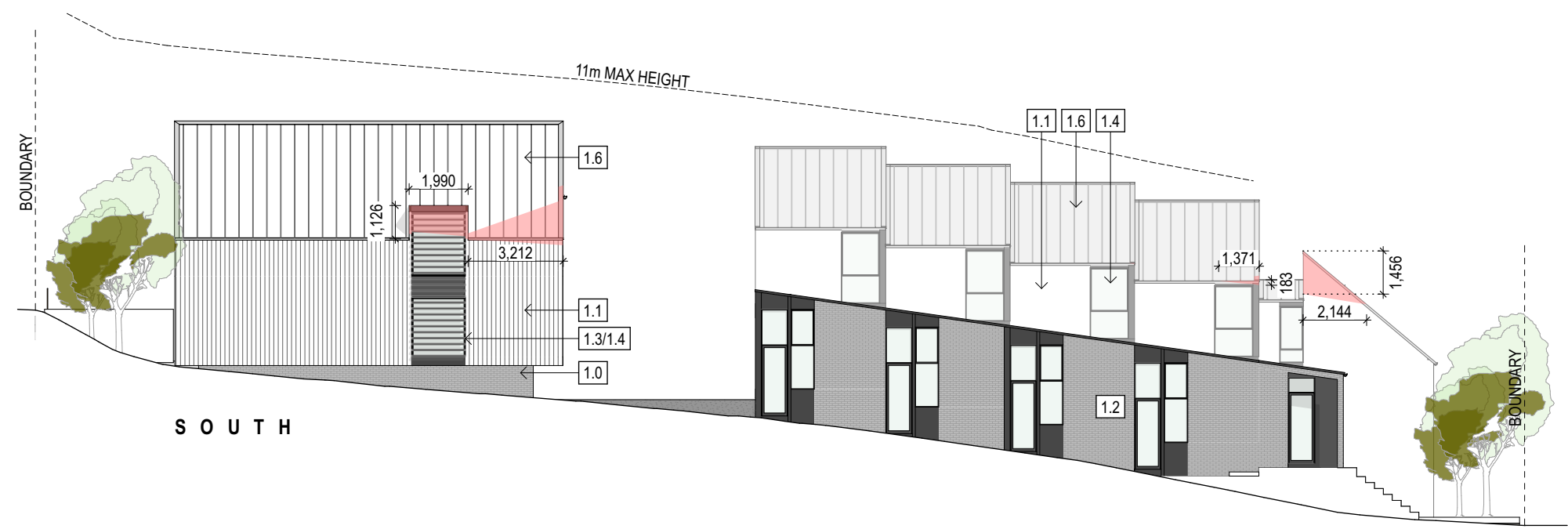




NORTH ELEVATION



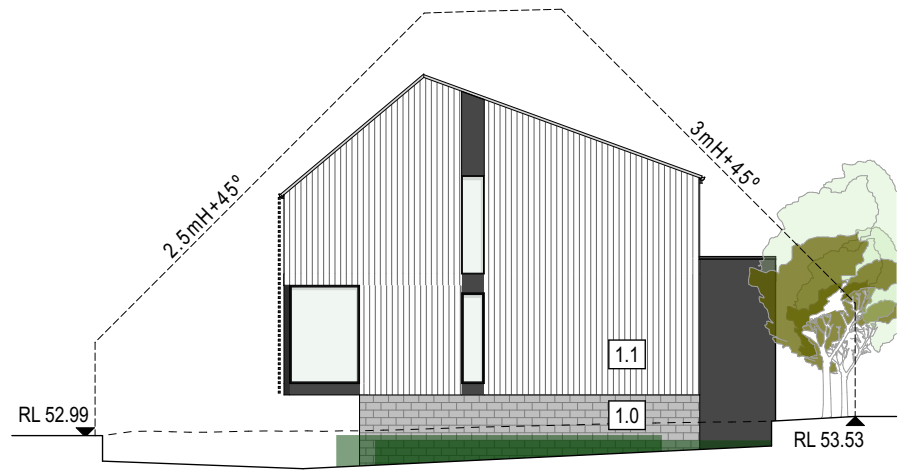
EAST



SOUTH



WEST / STREET



ELEV 5



ELEV 6

EXTERNAL FINISHES
LEGEND

- 1.0 CONCRETE BLOCK
FINISH: EXPOSED & PLASTER
- 1.1 PAINTED TIMBER CLADDING
- 1.2 BRICK VENEER
- 1.3 LOUVRES
- 1.4 ALUMINIUM WINDOWS/DOORS/
SKYLIGHTS
- 1.5 COLOURSTEEL GARAGE DOOR
- 1.6 METAL TRAYDECK ROOFING

HIRB INFRINGEMENTS

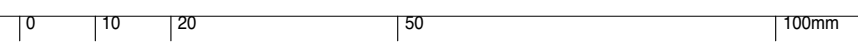
REFER TO THE SEPARATE LANDSCAPE ARCHITECTS PLANS FOR LANDSCAPE INFORMATION INCLUDING BIN LOCATIONS, FENCES, PLANTING.

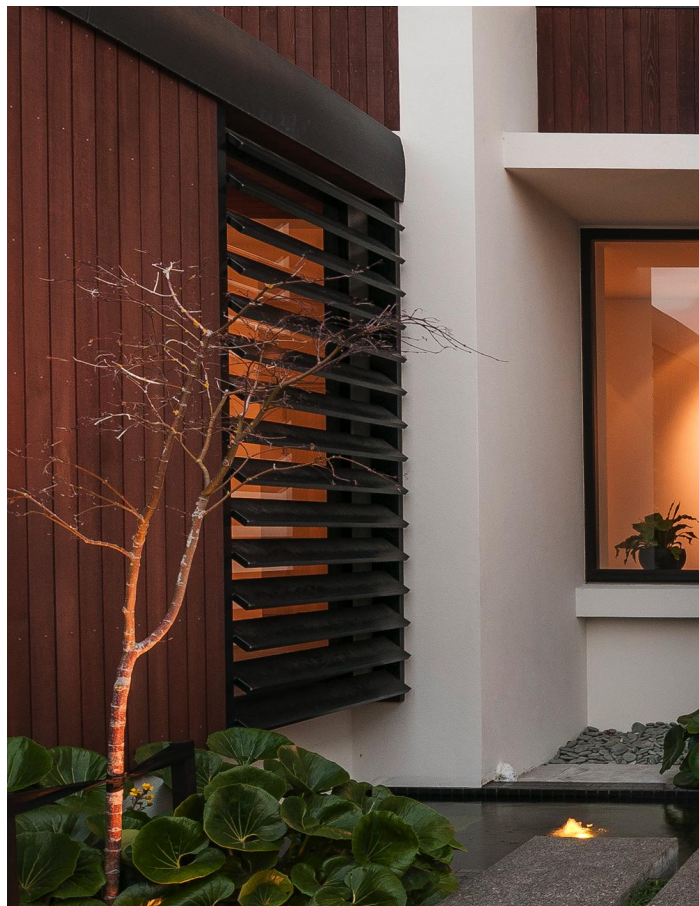
ELEVATIONS

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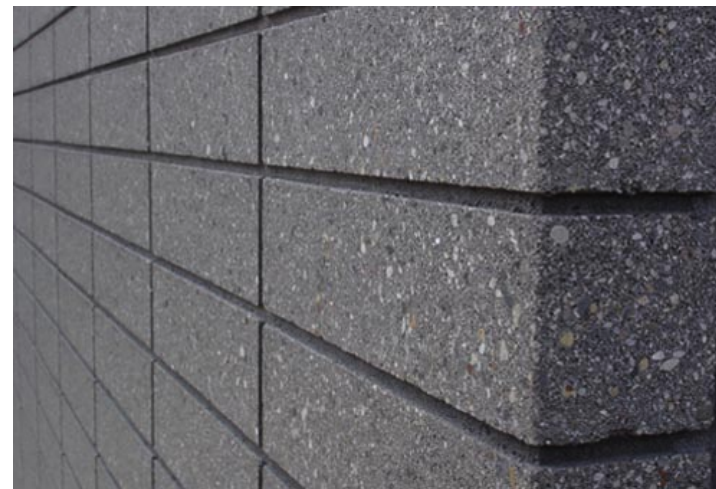




ALUMINIUM LOUVRES



PLASTER + NATURAL CONC FINISH



CONCRETE BLOCK WALL



VERTICAL TIMBER CLADDING



BRICK VENEER



TRAYDECK ROOFING



VERTICAL TIMBER CLADDING + BRICK VENEER



VERTICAL TIMBER CLADDING + PLASTER FINISH

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MATERIAL PALLETE

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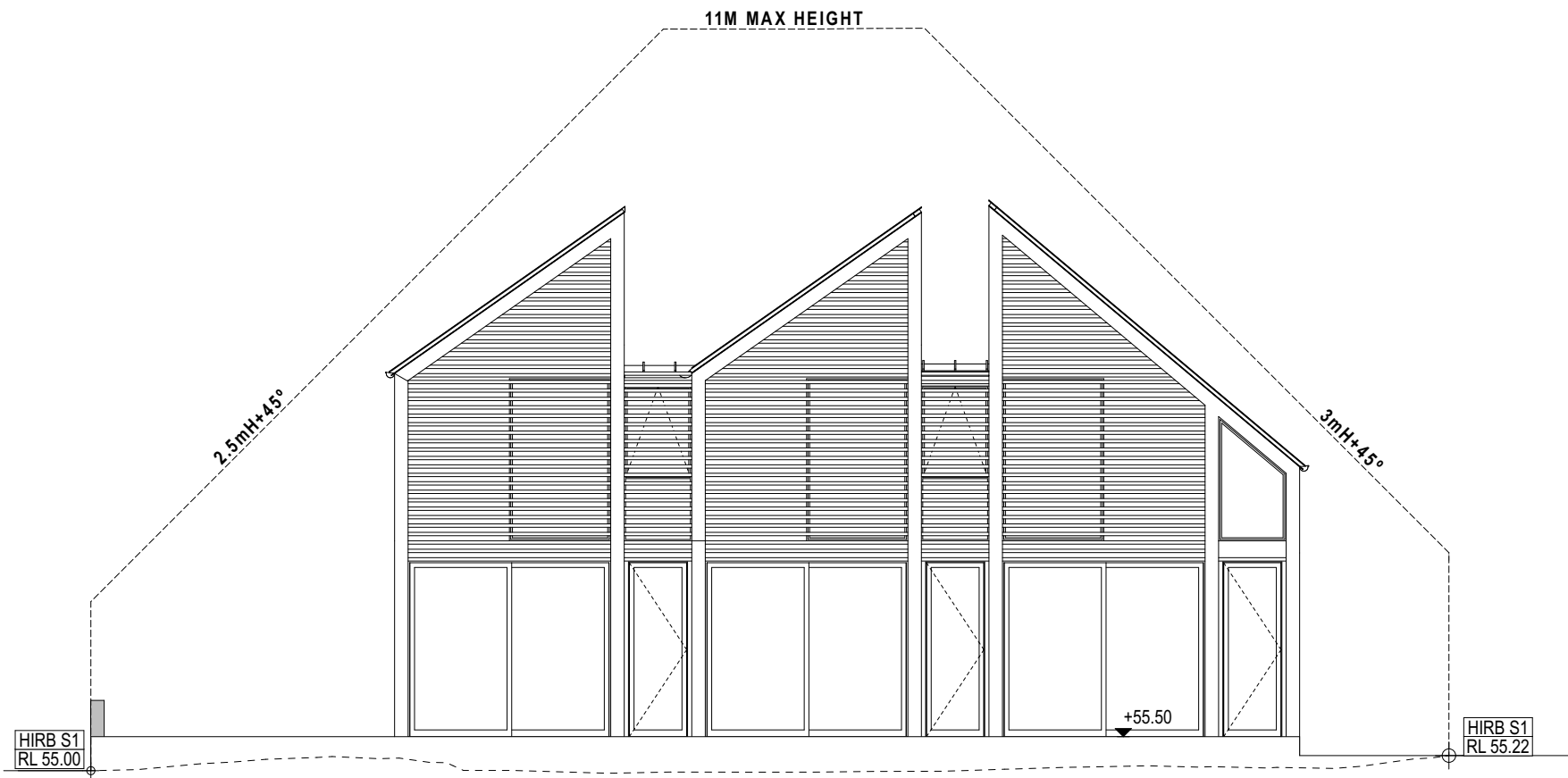
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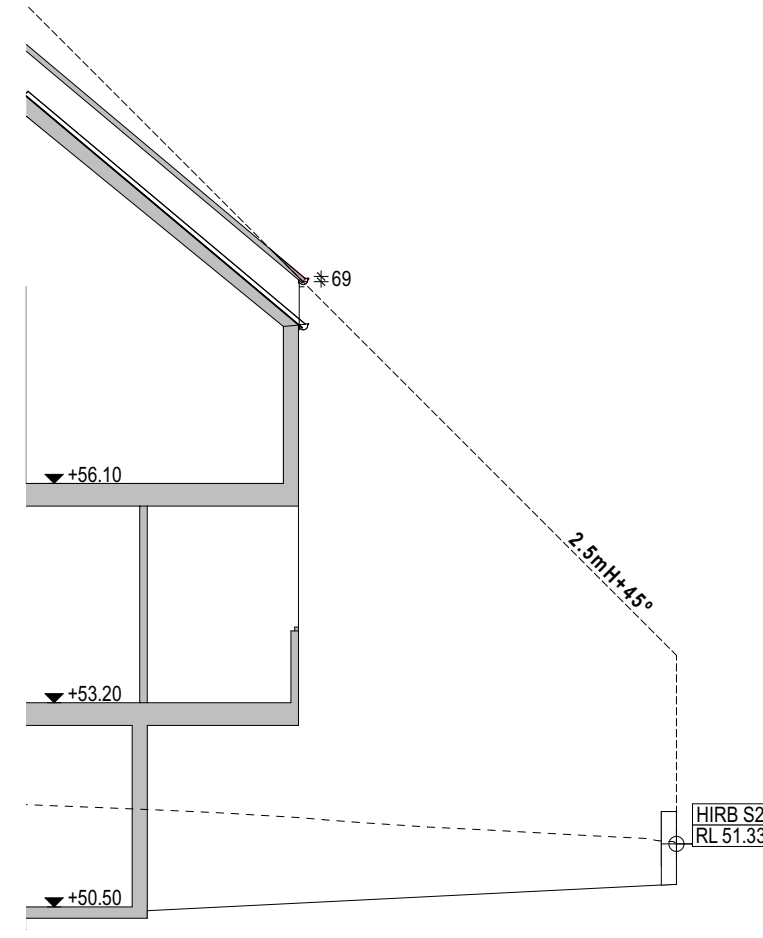
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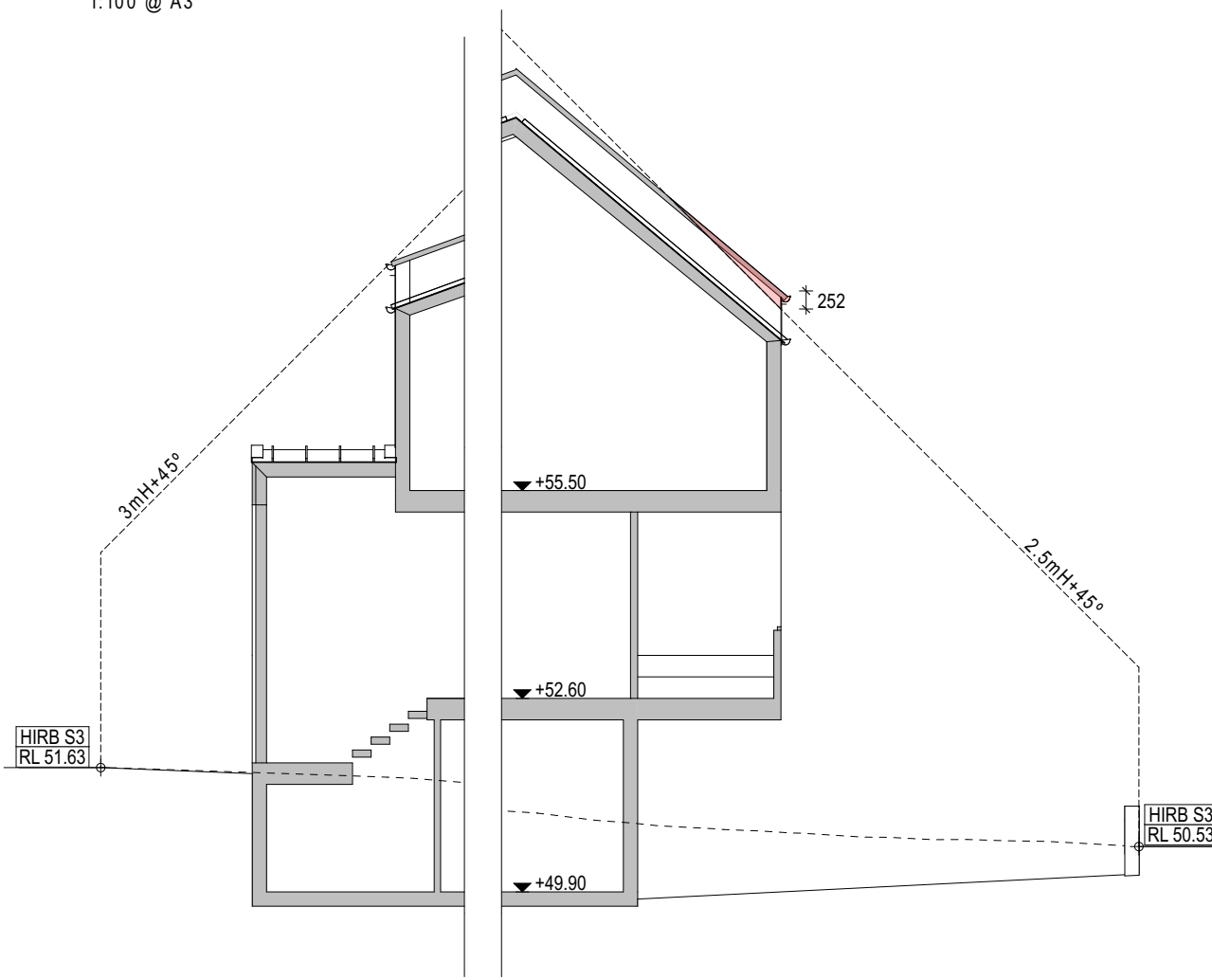




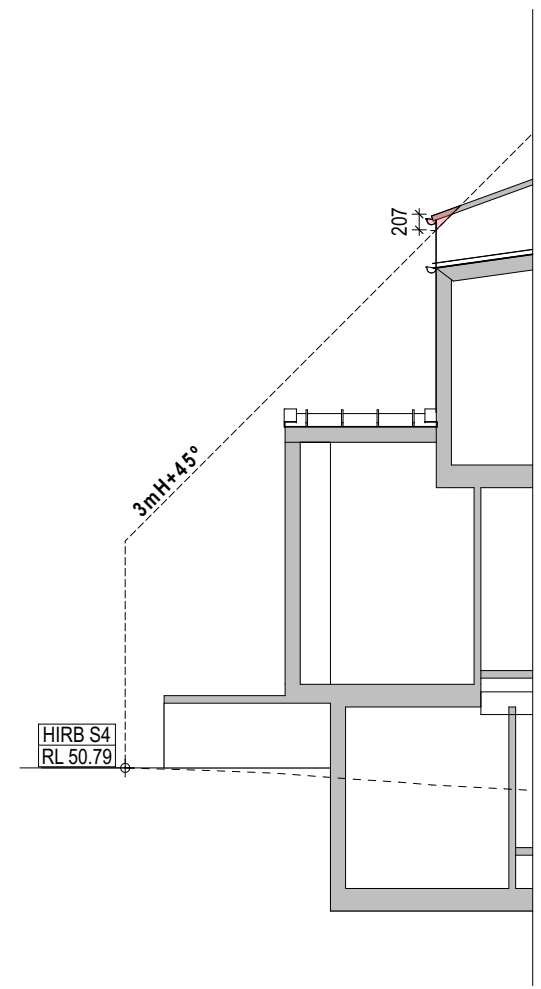
HIRB S 1
1:100 @ A3



HIRB S 2



HIRB S 3



HIRB S 4

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HIRB SECTIONS

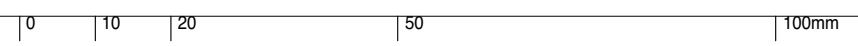
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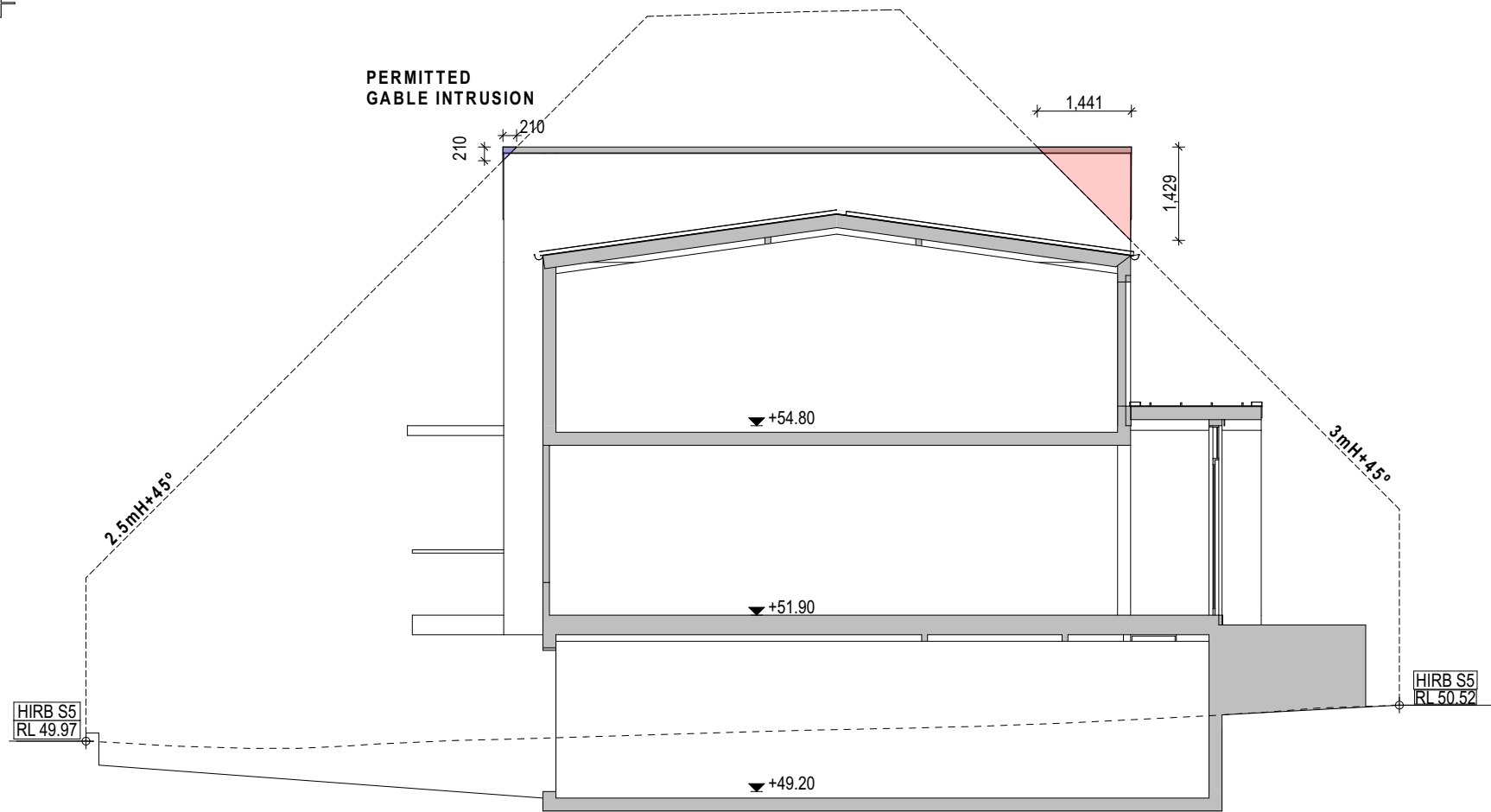
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DATE 15/10/19
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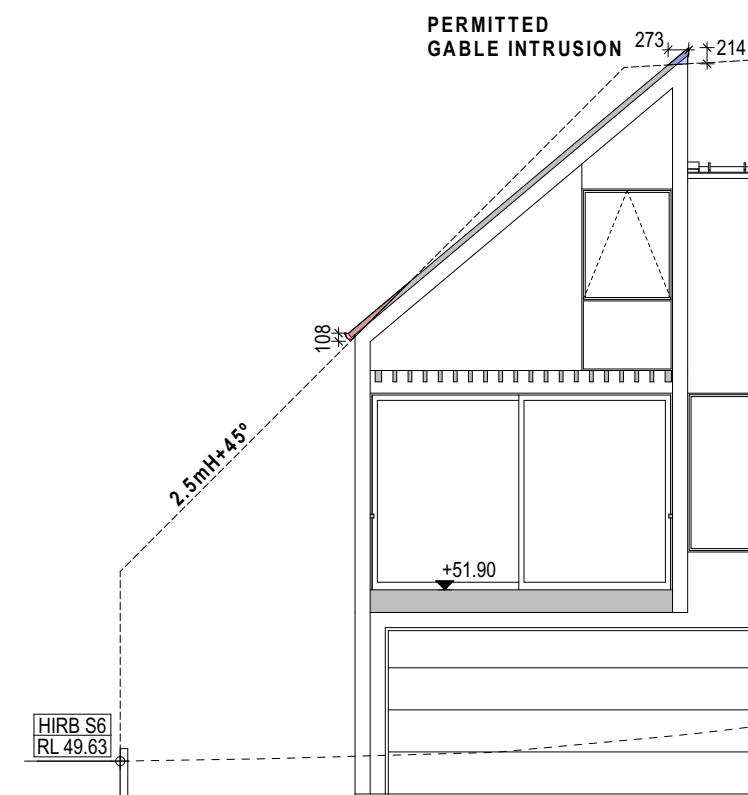
RC07

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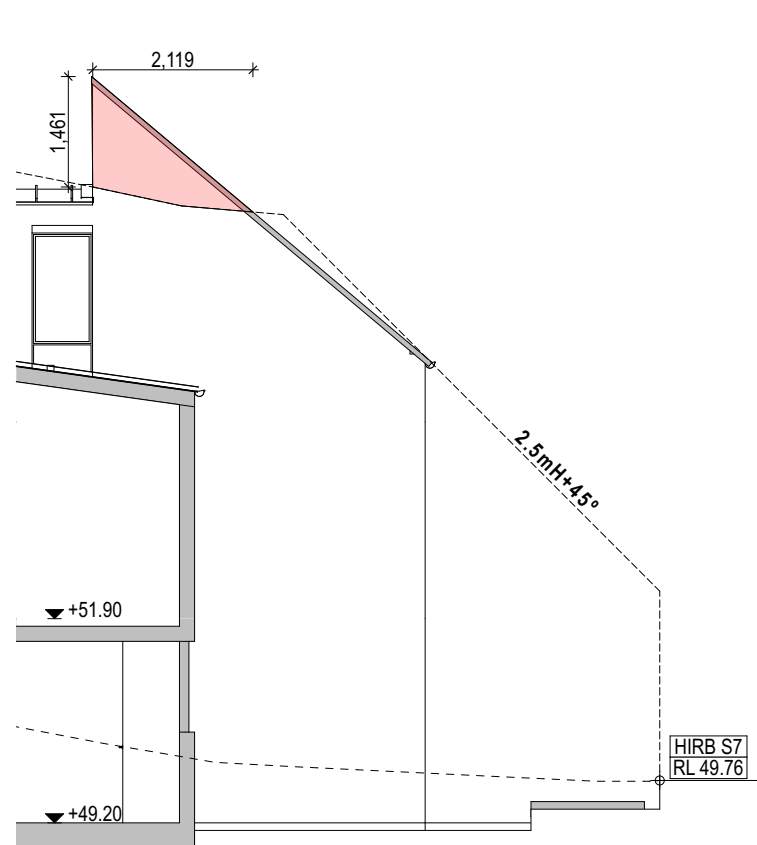




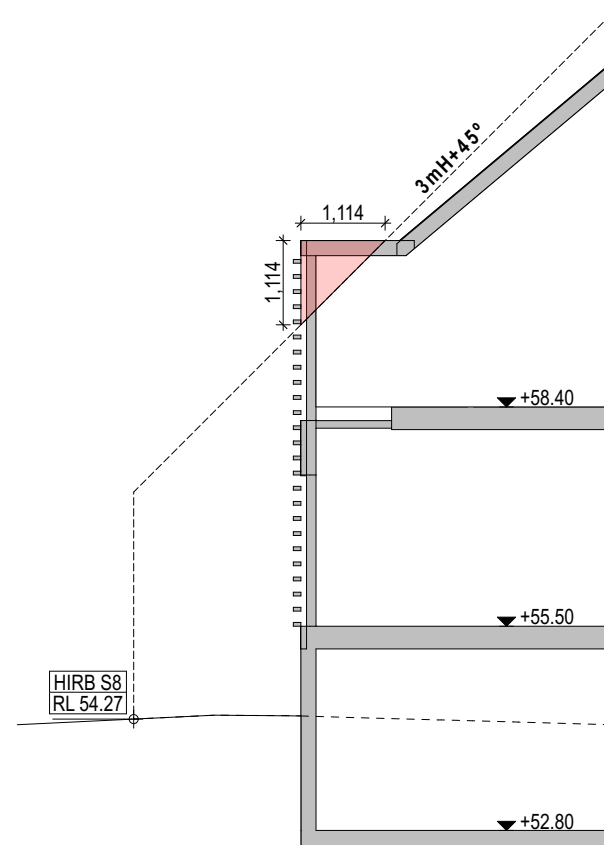
HIRB S 5
1:100 @ A3



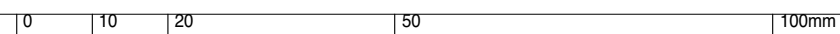
HIRB S 6



HIRB S 7



HIRB S 8



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HIRB SECTIONS

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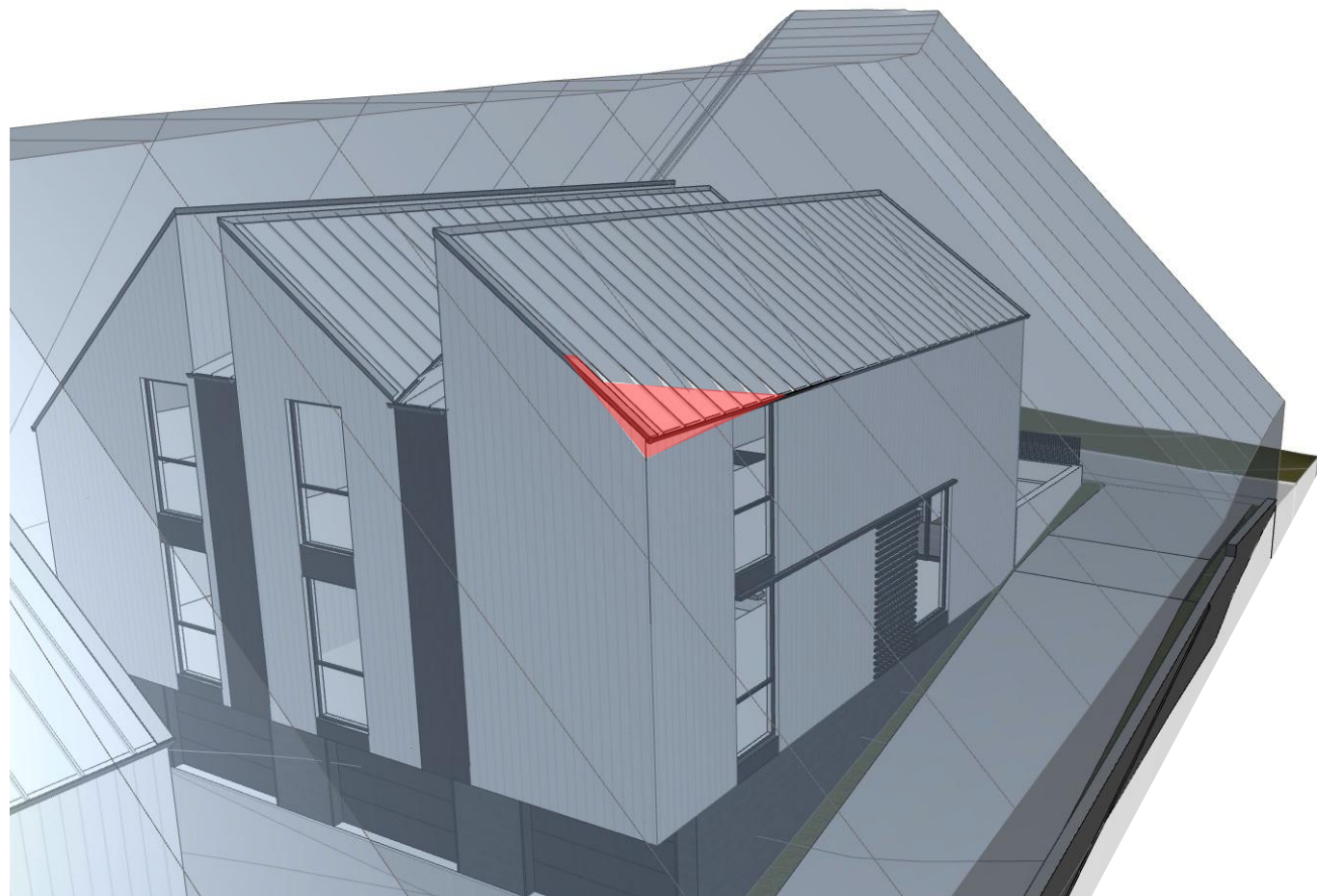
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DATE	15/10/19
DRAWN	MU
PROJECT	1226

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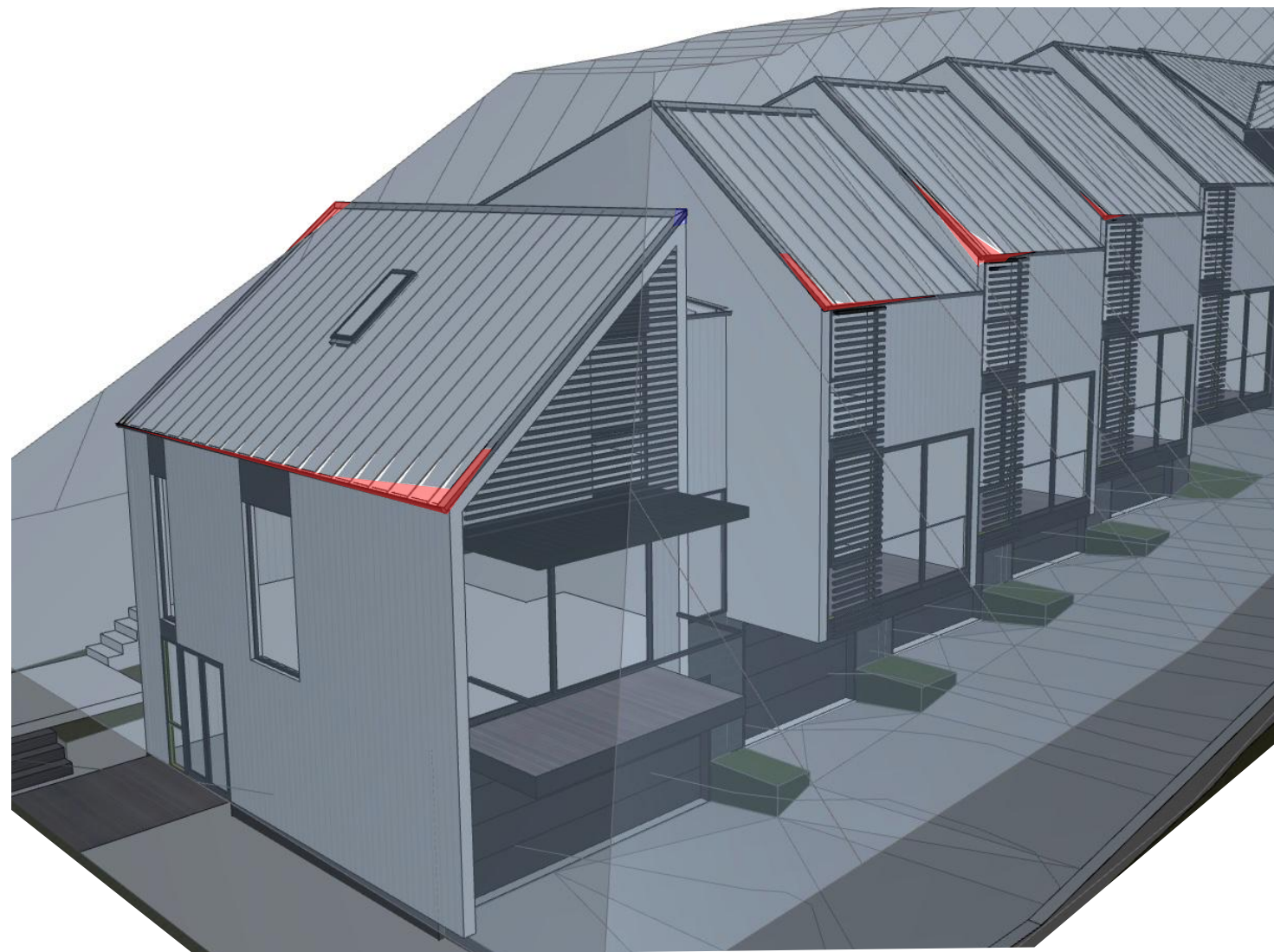
RC08

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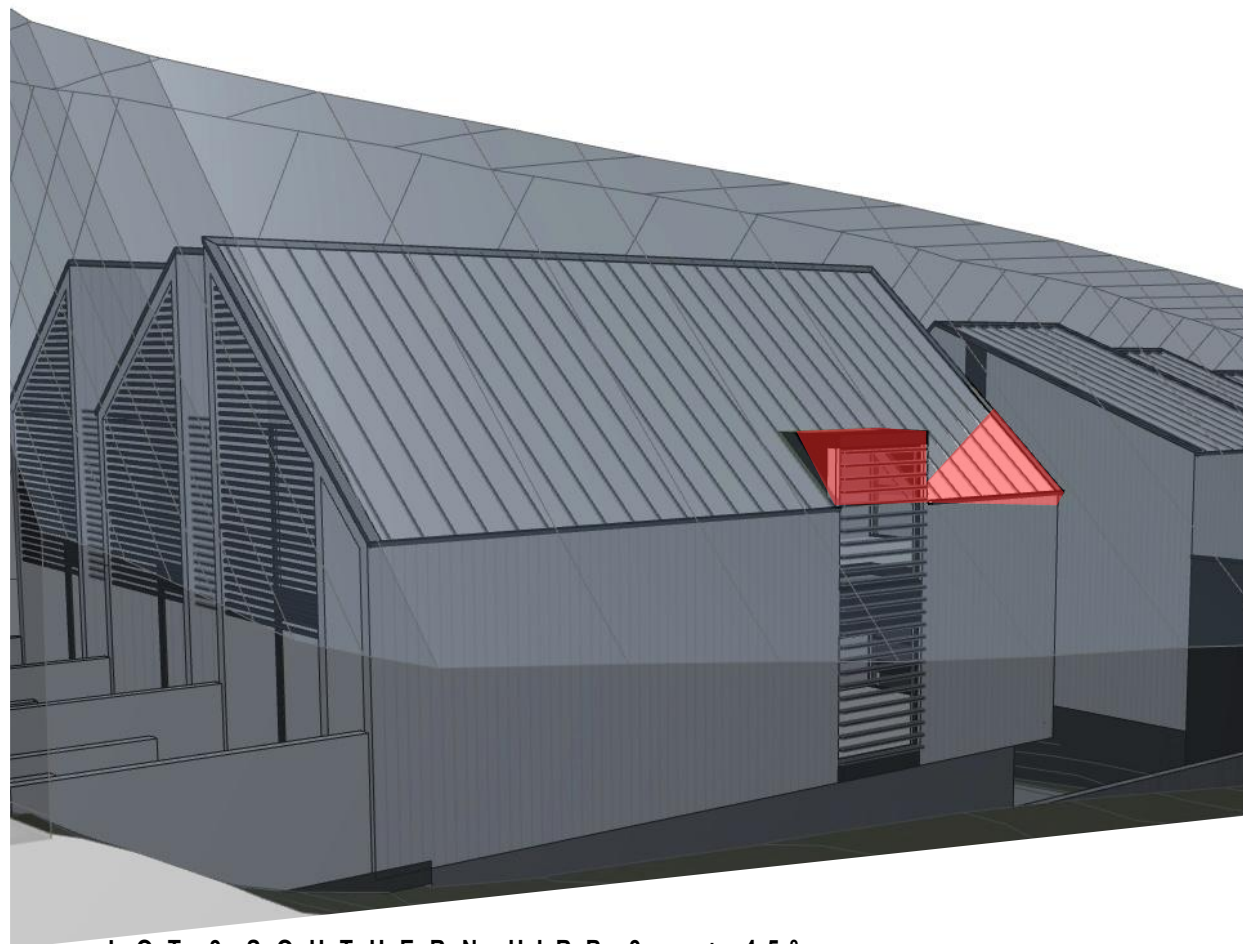




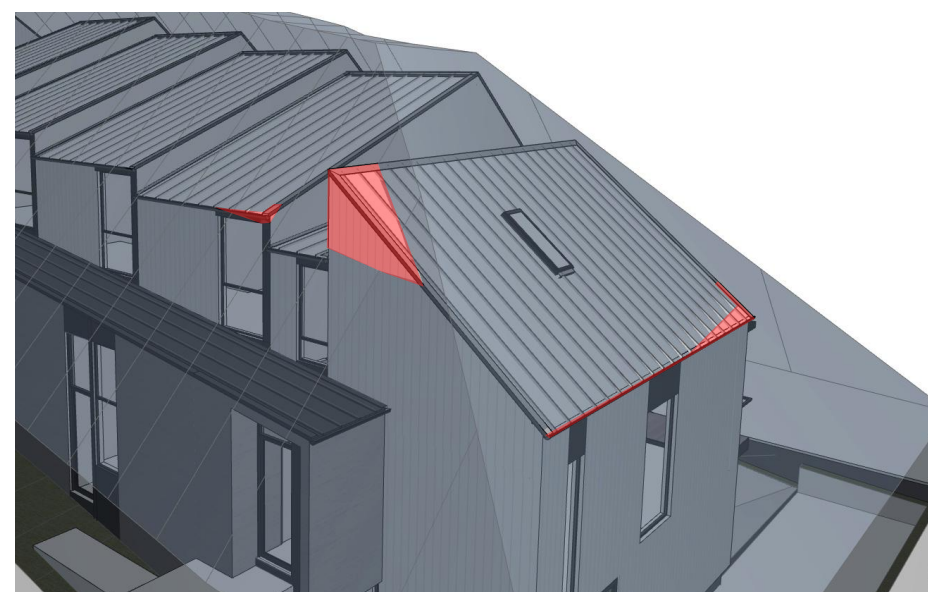
LOT 1 NORTHERN HIRB 2.5 m + 45°



LOT 8 NORTH / EASTERN HIRB 2.5 m + 45°



LOT 3 SOUTHERN HIRB 3 m + 45°



LOT 8 SOUTHERN HIRB 3 m + 45°

NOTE: NOT TO SCALE, FOR VISUAL PURPOSES ONLY. REFER TO RC07 & RC08 FOR EXTENT OF INFRINGEMENTS.

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HIRB 3D VIEWS

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RC09

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