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TOWN PLANNING:00 GABBLE LOFT

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(by appointment)

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ryan@ryanladd.design

**Ryan
Ladd
Design.**



proposal:

ADDITIONS /
ALTERATIONS

address:

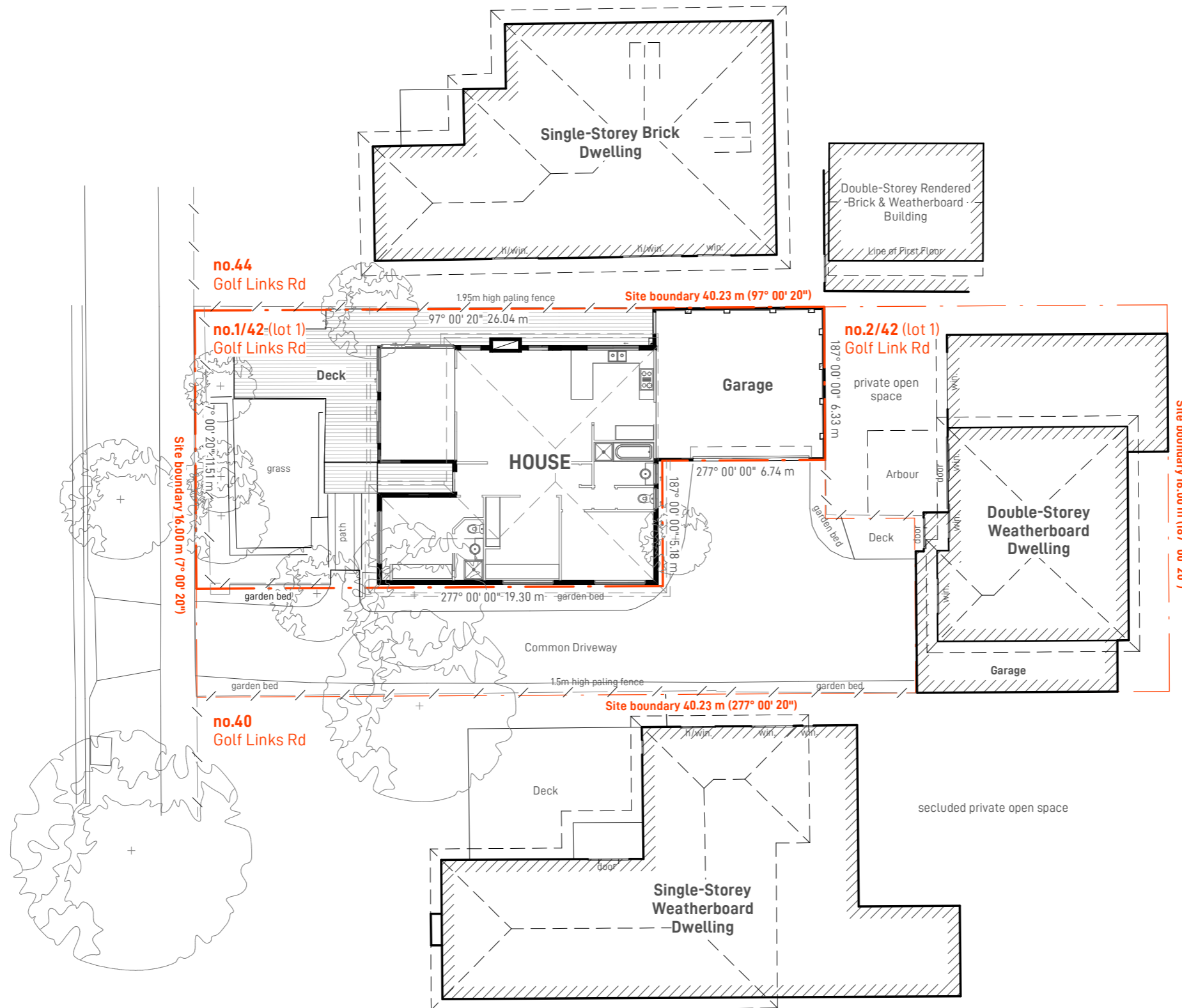
1/42 Golf Links Road
BARWON HEADS

for client(s):



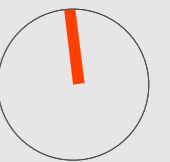
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Golf Links Road



Revision/Issue
00 Issued for Town Planning 27.03.26

North



Scale 1: 200 at A3

SITE existing

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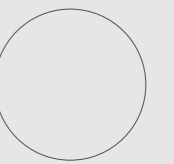
Tp.01

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Revision/Issue

00 Issued for Town Planning 27.03.26

North



Scale

SITE photos

Tp.02

Rev. 00

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1 | 40 Golf Links Road



2 | 42 Golf Links Road



4 | Side 1/42 Golf Links



5 | 2/42 Golf Links Road



3 | Rear 1/42 Golf Links



6 | 44 Golf Links Road

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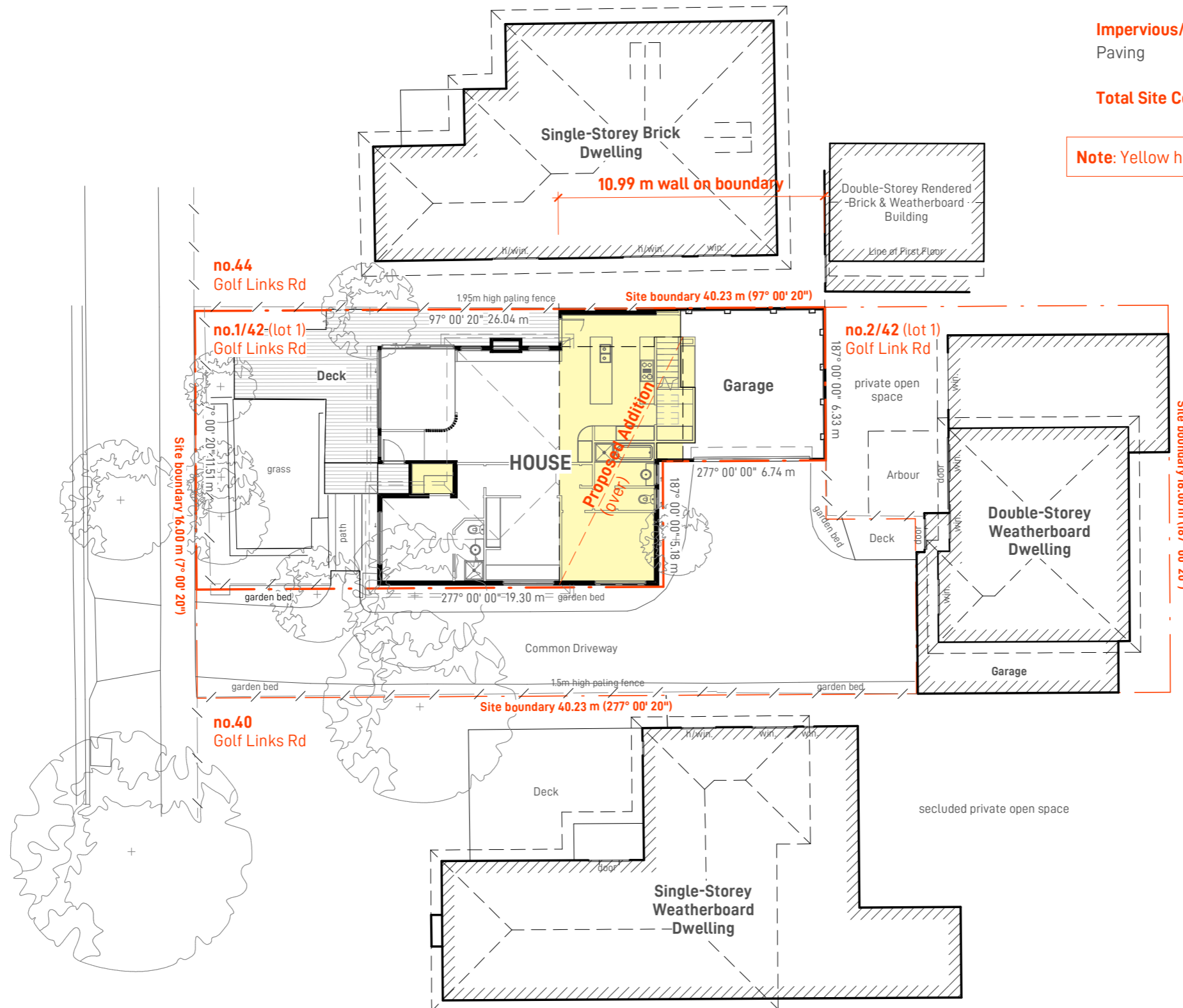
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Areas

Lot 1	264.85 m ²	
Total Site Coverage	264.85 m²	
Coverage		
Building Footprint	114.07 m ²	43.05%
Garage	44.75 m ²	16.89%
ground addition	6.45 m ²	2.43%
	165.27 m²	62.36%
Impervious/Hard Surfaces		
Paving	3.42 m ²	1.29%
	3.42 m²	1.29%
Total Site Coverage	168.68 m²	63.65%

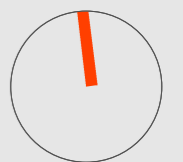
Note: Yellow hatching indicates proposed works.

Golf Links Road



Revision/Issue
00 Issued for Town Planning 27.03.26

North



Scale 1:200 at A3

SITE proposed

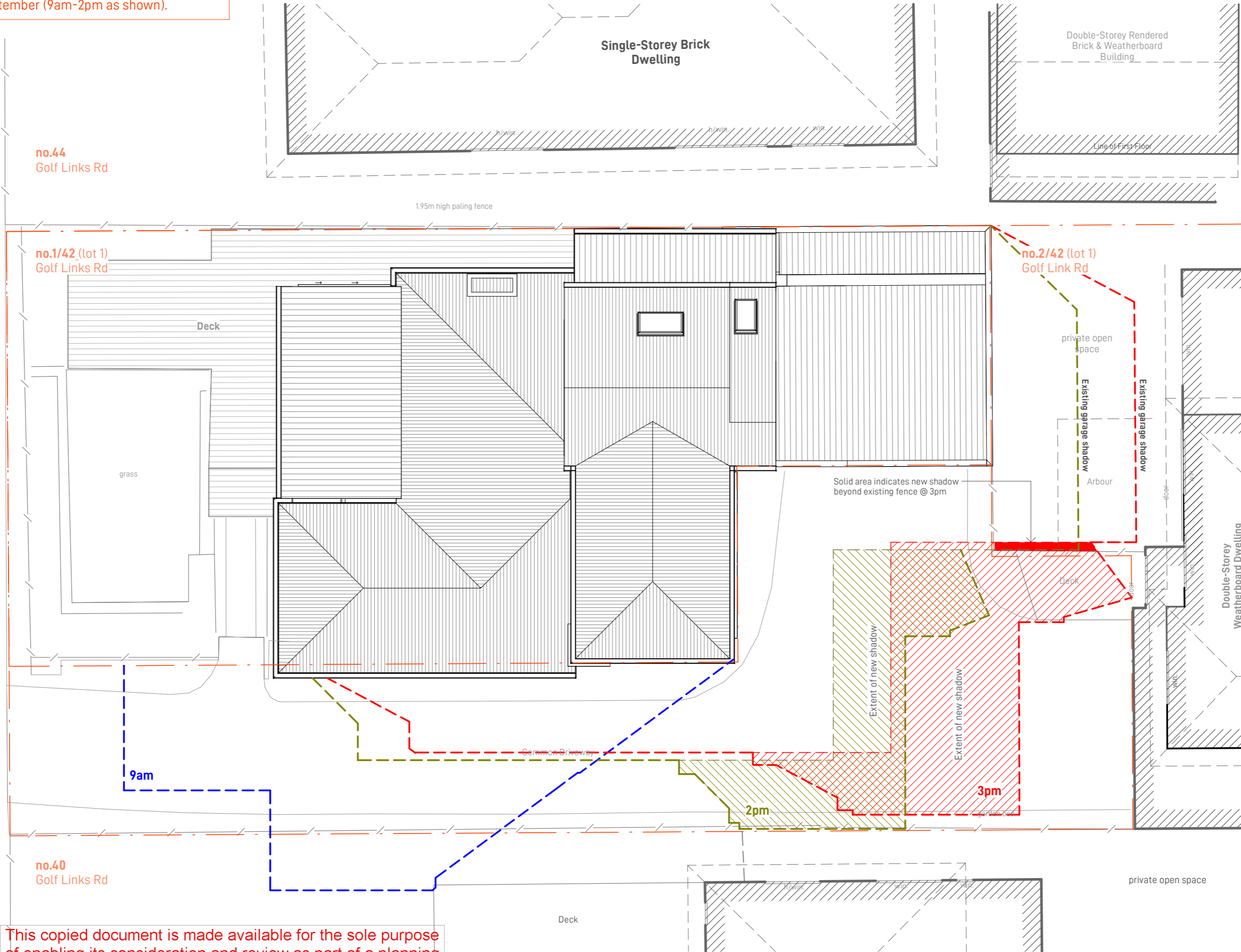
Tp.03

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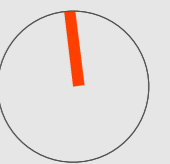
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Note: Overshadowing of private open space of 2/42 Golf Links Rd remains unchanged for minimum 5hrs between 9am and 3pm, 22nd of September (9am-2pm as shown).



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North



Scale 1:100 at A3

SITE shadows

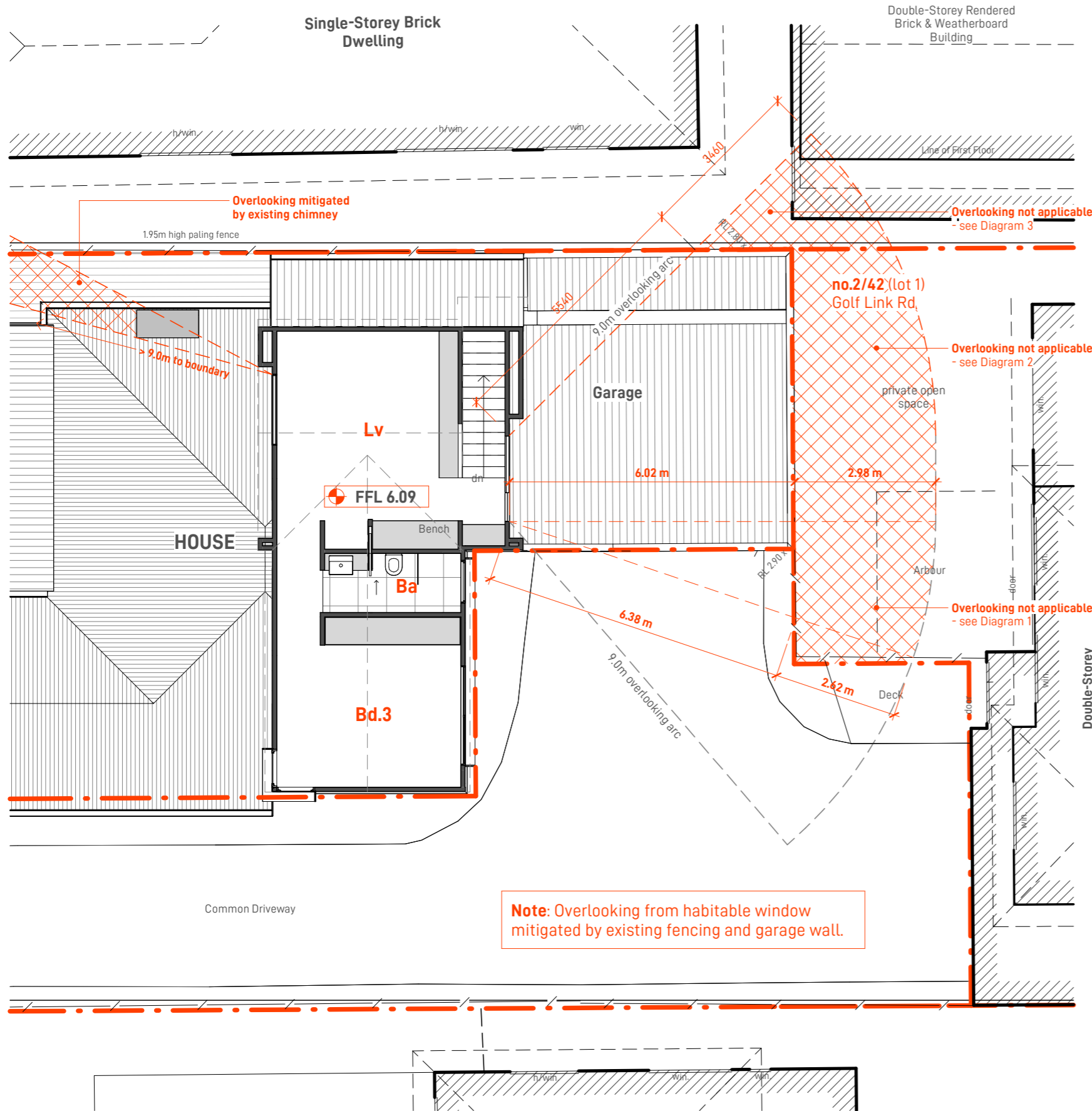
Tp.04

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OVERLOOKING plan

scale 1:100

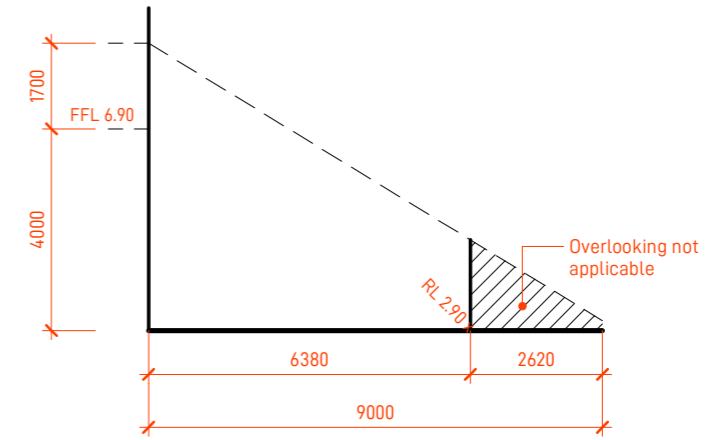


DIAGRAM 1

scale 1:150

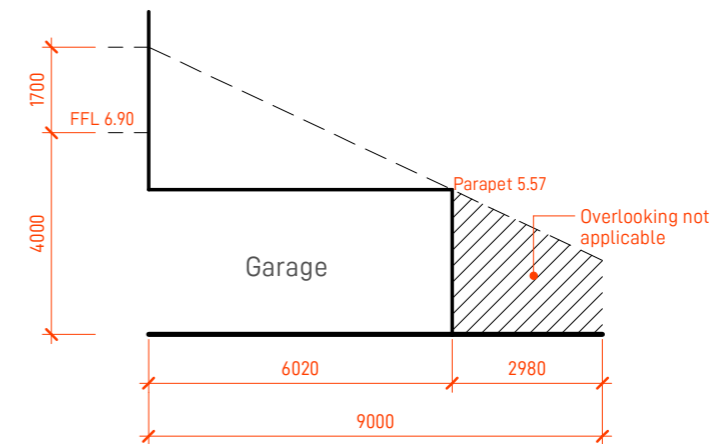


DIAGRAM 2

scale 1:150

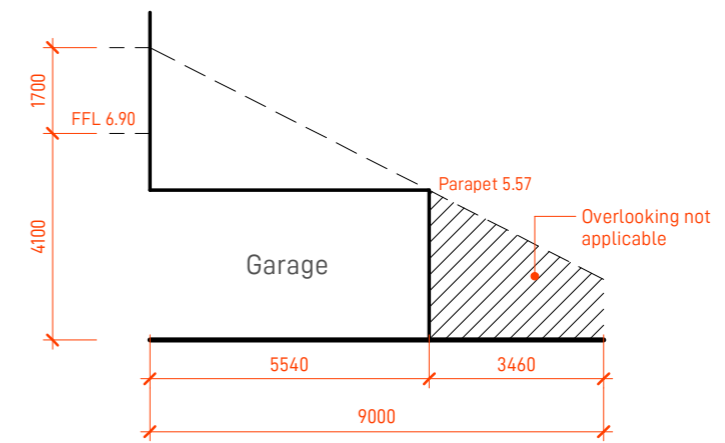
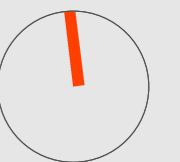


DIAGRAM 3

scale 1:150

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North



Scale As indicated at A3

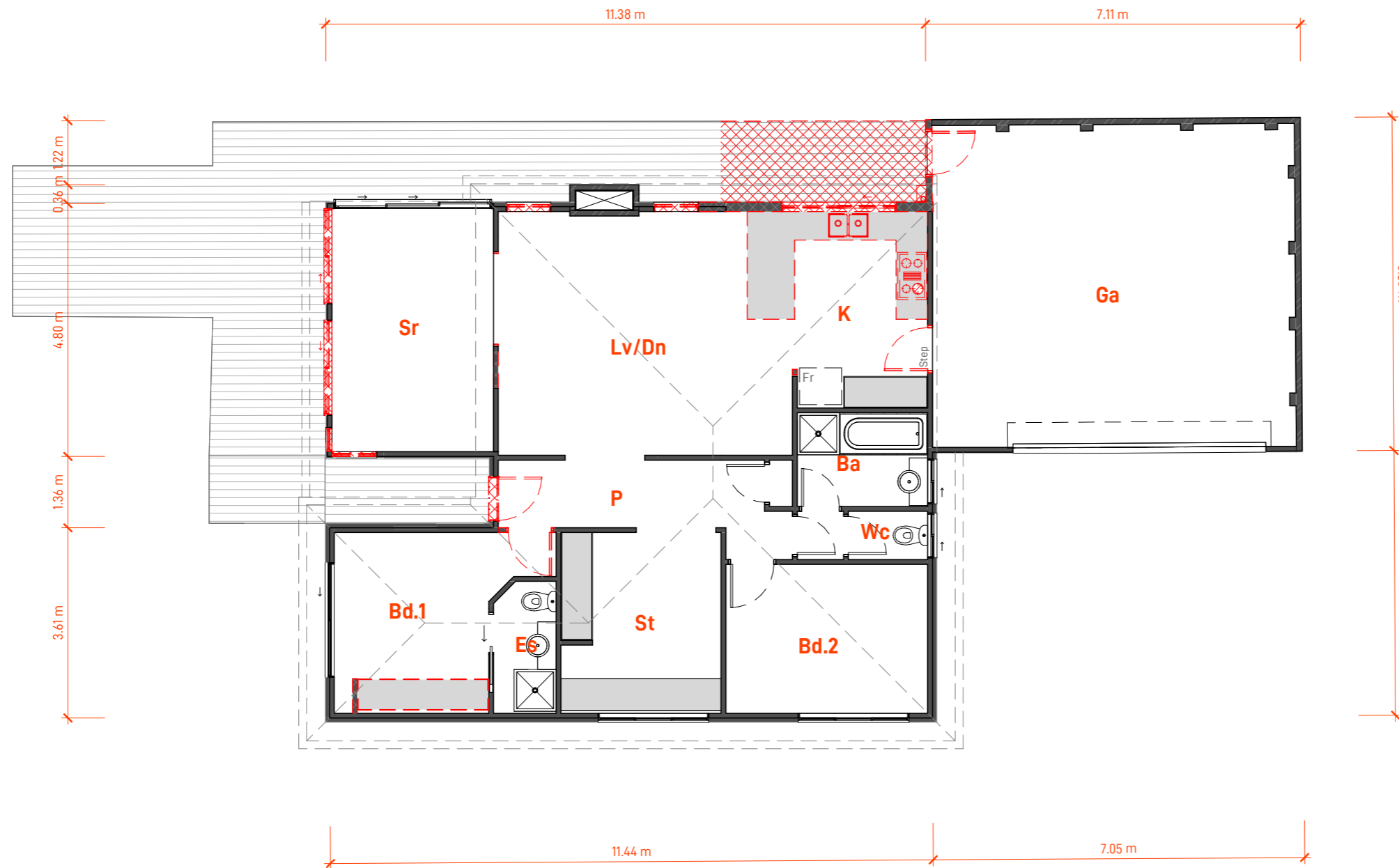
SITE overlooking

Tp.05

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LEGEND

- Ba bathroom
- Bd.# bedroom
- Dn dining
- Es ensuite
- Fr fridge
- Ga garage
- Lv Living
- K kitchen
- P passage
- St study
- Sr sun-room



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North



Scale 1:100 at A3

PLAN existing ground floor

Tp.06

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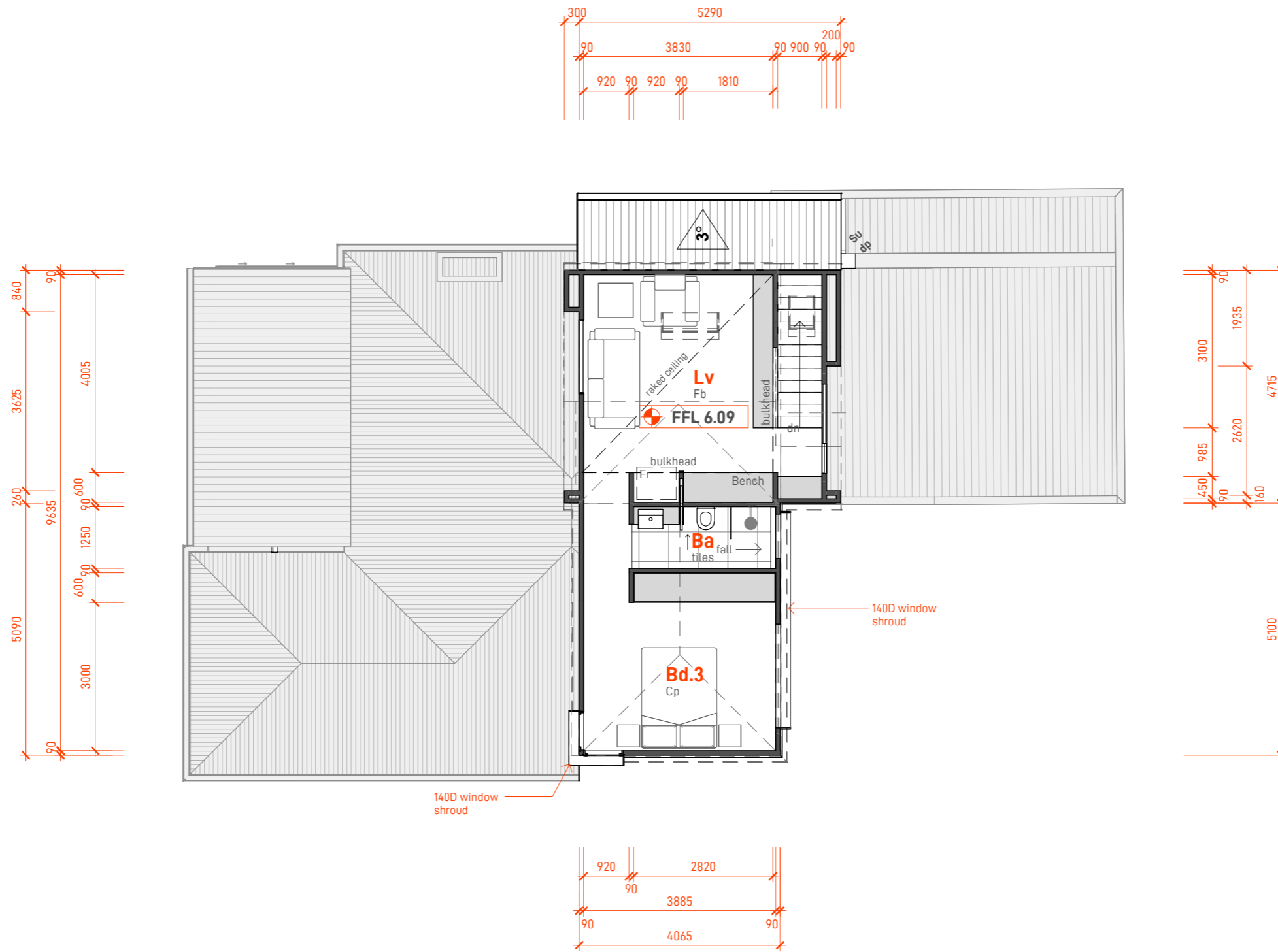
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LEGEND

- Ba bathroom
- Bd.# bedroom
- Lv Living



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Revision/Issue
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North



Scale 1:100 at A3

PLAN proposed level 1

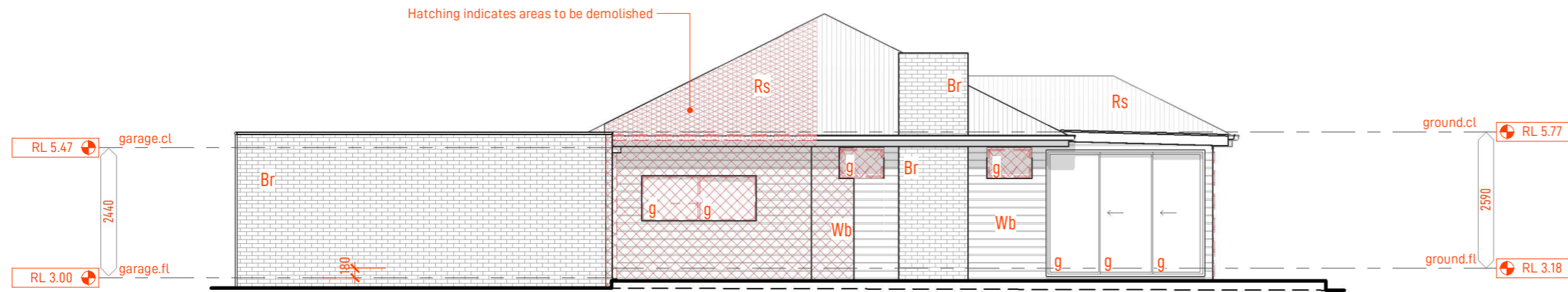
Tp.09

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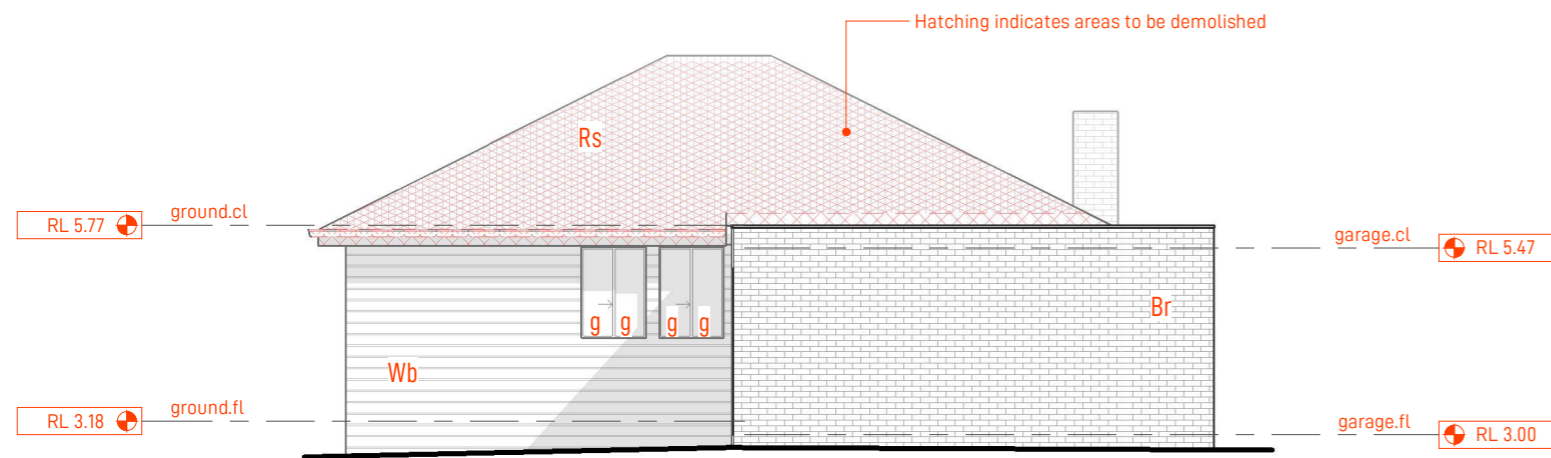
LEGEND

- g glazing
- Br bricks
- Rs corrugated roof sheeting
- Vtc vertical timber cladding
- Wb weatherboards



NORTH elevation

scale 1:100

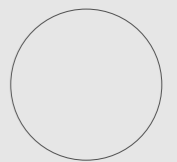


EAST elevation

scale 1:100

Revision/Issue	
00	Issued for Town Planning 27.03.26

North



Scale 1:100 at A3

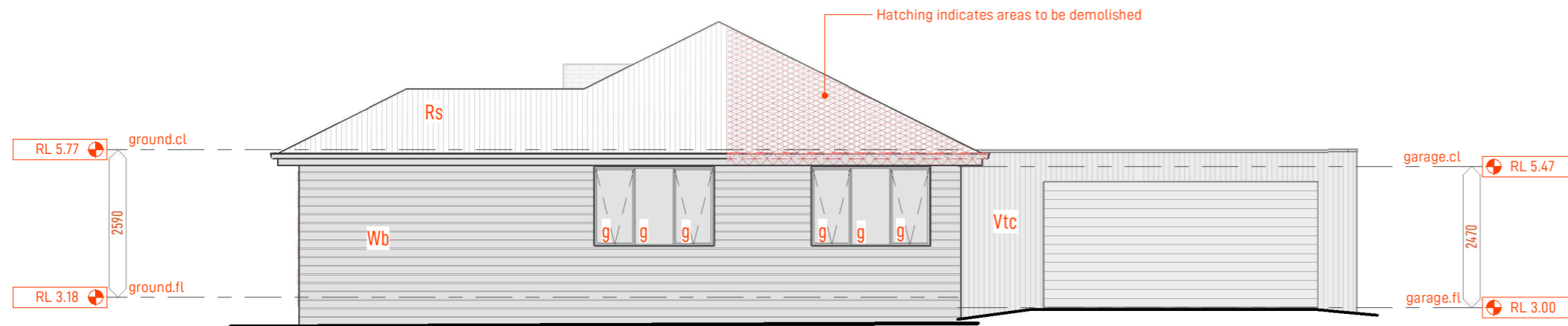
ELEVATIONS
existing (a)

Tp.10

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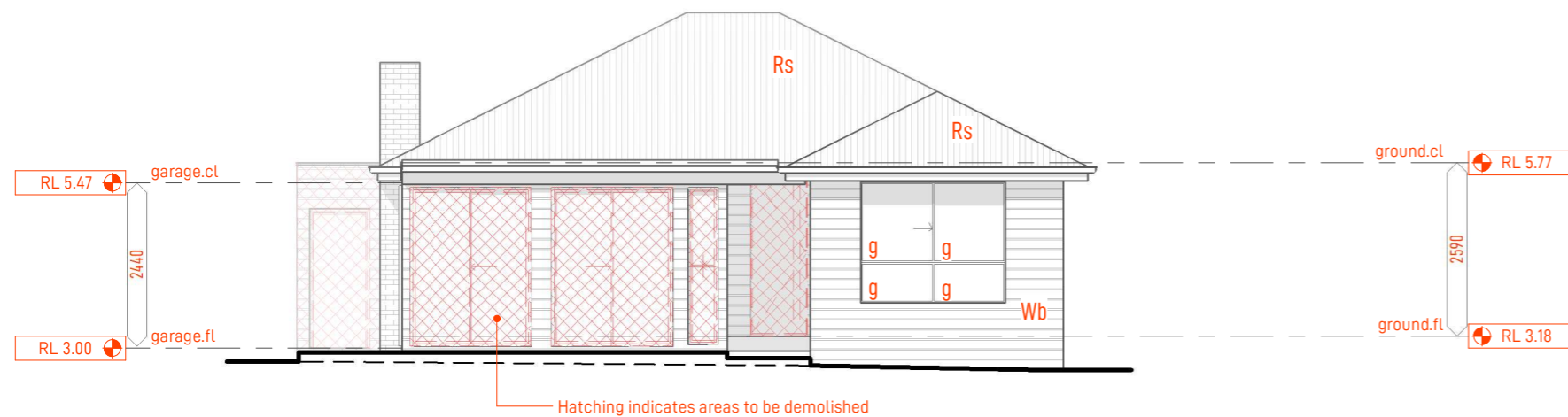
LEGEND

- g glazing
- Br bricks
- Rs corrugated roof sheeting
- Vtc vertical timber cladding
- Wb weatherboards



SOUTH elevation

scale 1:100

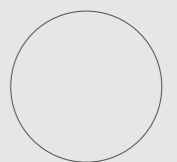


WEST elevation

scale 1:100

Revision/Issue	
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North



Scale 1:100 at A3

ELEVATIONS
existing (b)

Tp.11

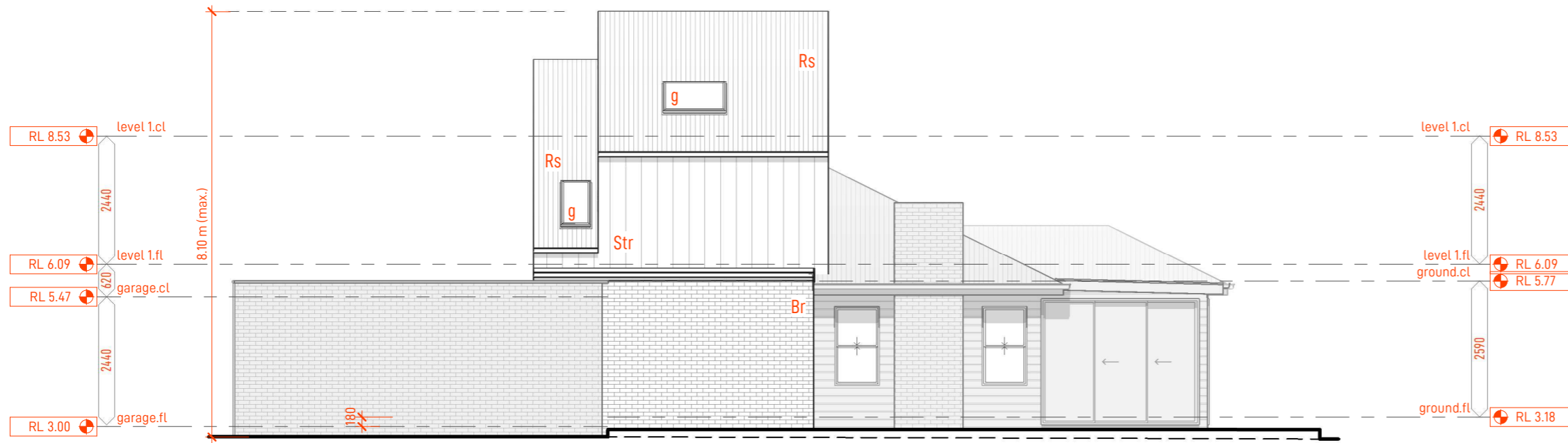
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LEGEND

- Ax Scyon Axon
- Br brick
- g glazing
- Rs corrugated roof sheeting
- Str Scyon Stria
- Wb weatherboards

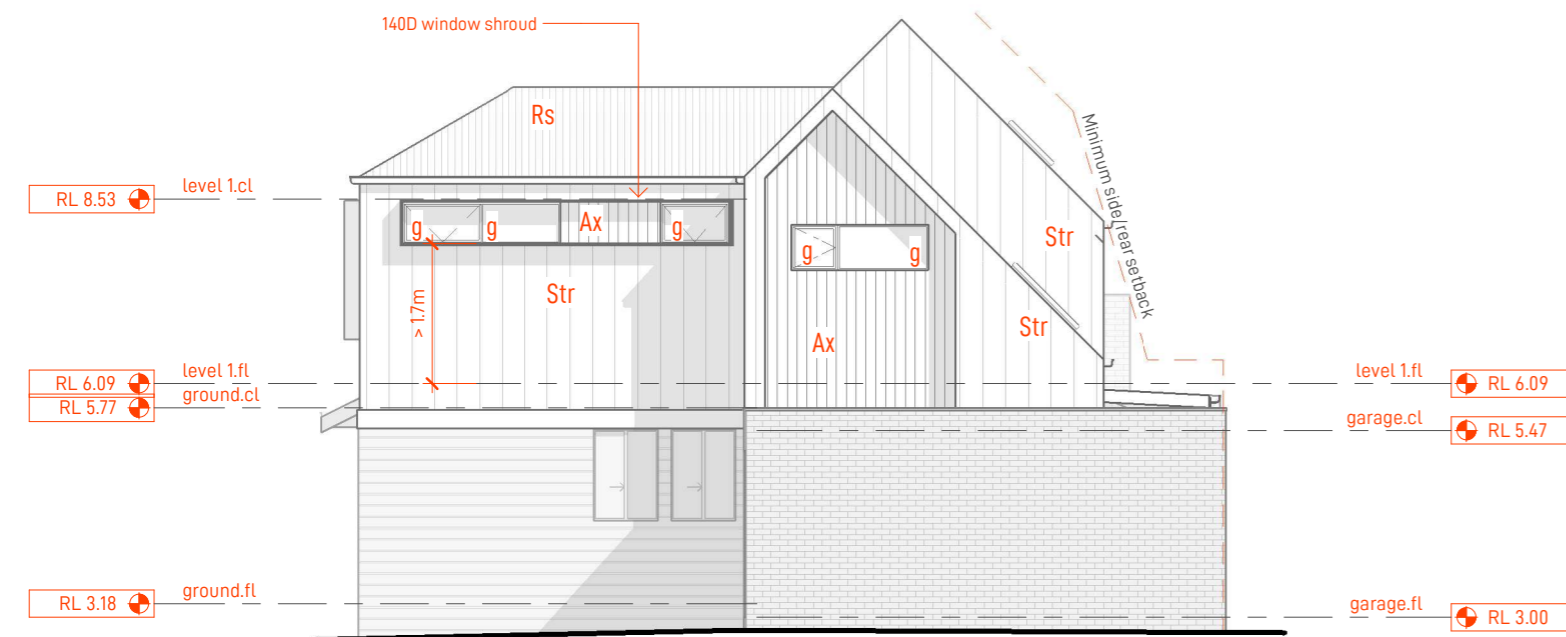


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NORTH elevation

scale 1:100

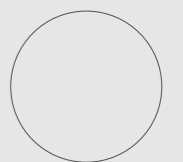


EAST elevation

scale 1:100

Revision/Issue
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North



Scale 1:100 at A3

ELEVATIONS
proposed (a)

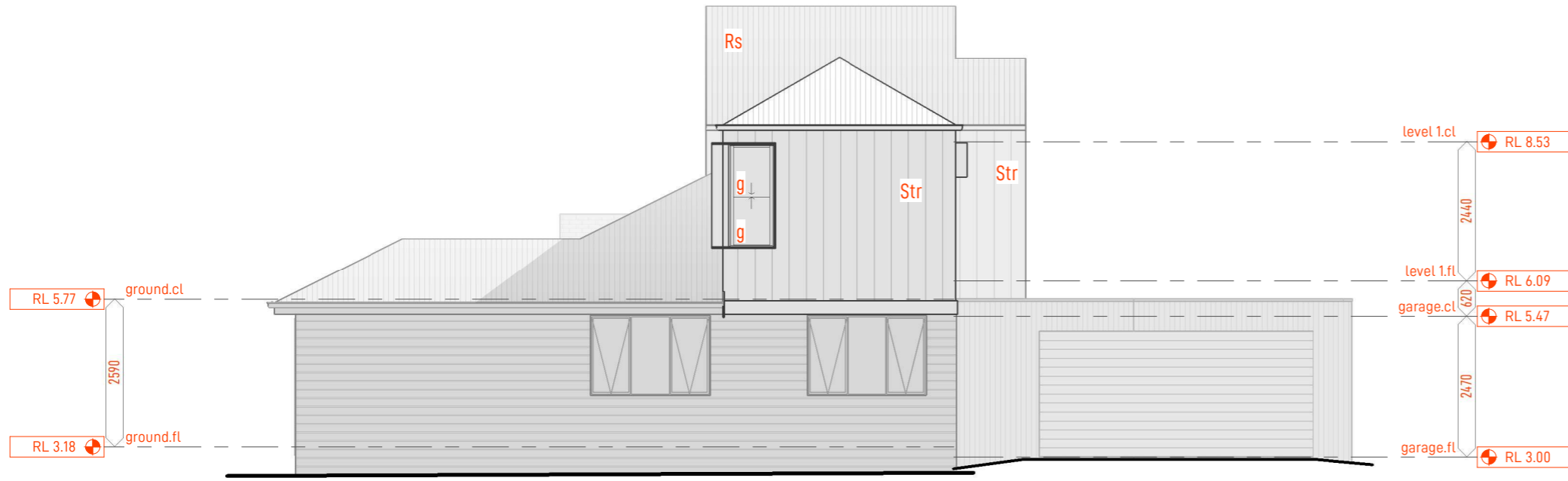
Tp.12

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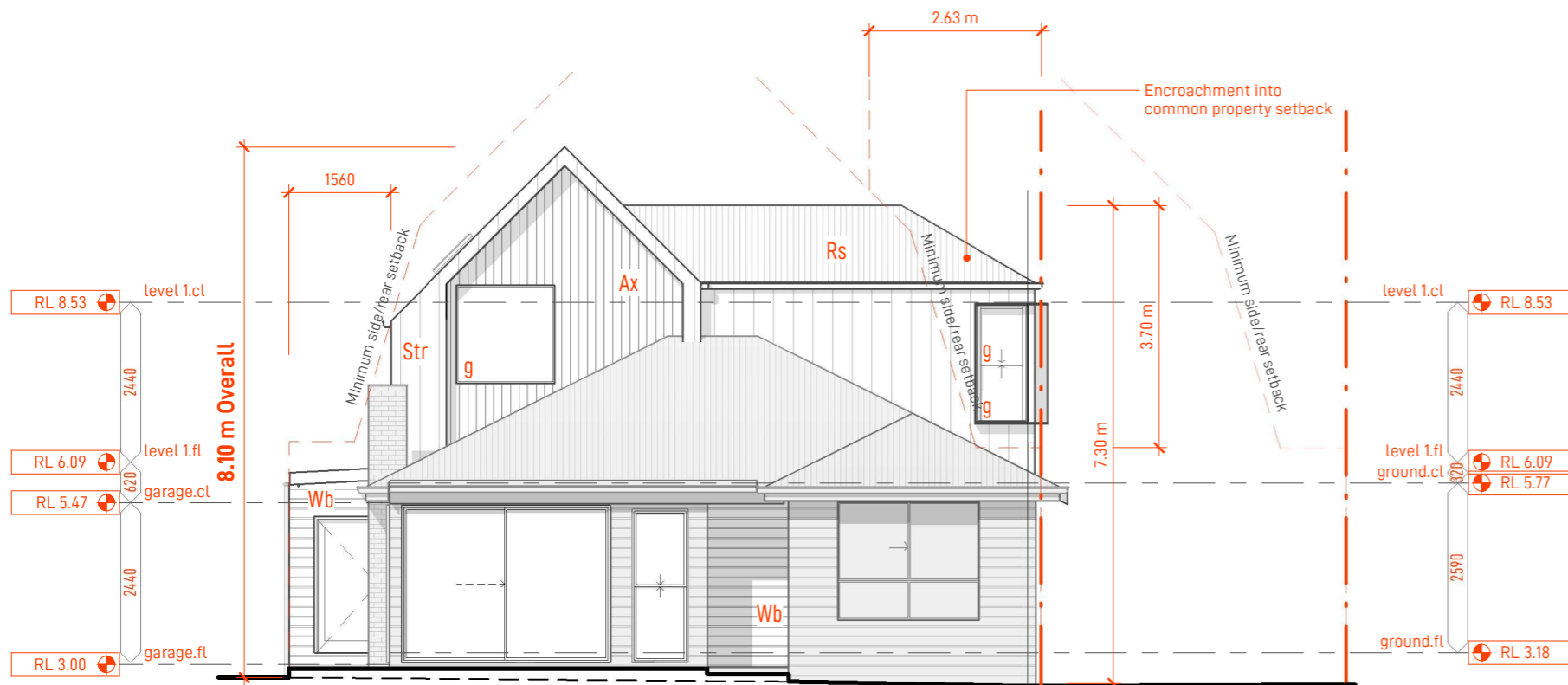
LEGEND

- Ax Scyon Axon
- Br brick
- g glazing
- Rs corrugated roof sheeting
- Str Scyon Stria
- Wb weatherboards



SOUTH elevation

scale 1:100



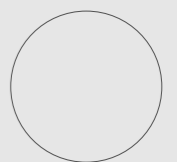
WEST elevation

scale 1:100

no.1/42 Common Golf Links rd Driveway | no.40 Golf Links rd

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North



Scale 1:100 at A3

ELEVATIONS proposed (b)

Tp.13

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