

PERSPECTIVE VIEW A



PERSPECTIVE VIEW B

SHEET LIST								
Sheet No. Sheet Name Issue Date Revision Revision D								
TPO I	Persepctive Views	31 May, 2022						
TPO2	Neighbourhood & Site Description	31 May, 2022						
TPO3	Design Response	31 May, 2022						
TPO4	Existing/Demolition Plan	31 May, 2022						
TPO5	Garden Area Plan	31 May, 2022						
TP06	Floor Plan	31 May, 2022						
TP07	Floor Plan	31 May, 2022						
TP08	Elevations	31 May, 2022						
TPO9	Shadow Diagrams	31 May, 2022						
TPIO	Shadow Diagrams	31 May, 2022						
TPII	Shadow Diagrams	31 May, 2022						
TP12	Landscape Plan	31 May, 2022						

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Ph: 9743 3861 Fax: 9743 3489 email: plans@draftcomps.com.au

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CHECKED	Ted Lord		
Building Practitioners Board Reg No DP - AD1195			

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	PROPOSED: Unit Development	١(.
$\frac{1}{1}$	ISSUE DATE: 31 May, 2022]
	ISSUE STATUS: Concept only - Not for Construction] [*

OR: LS Planning Pty Ltd	A2
T: No. 11 (Lot 21) Beamish Street, Werribee, 3030	JOB NO: 21631

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SHEET NO:
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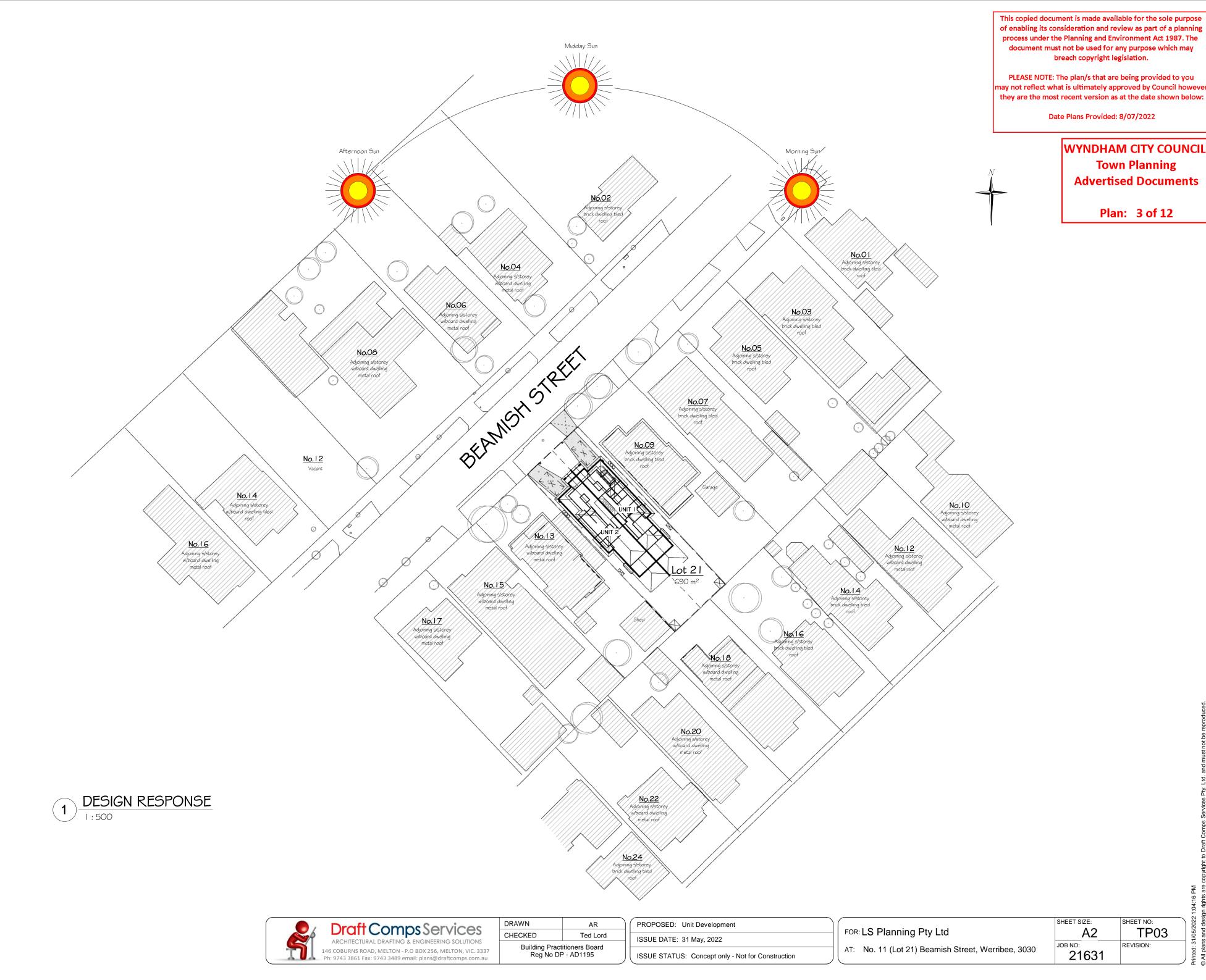
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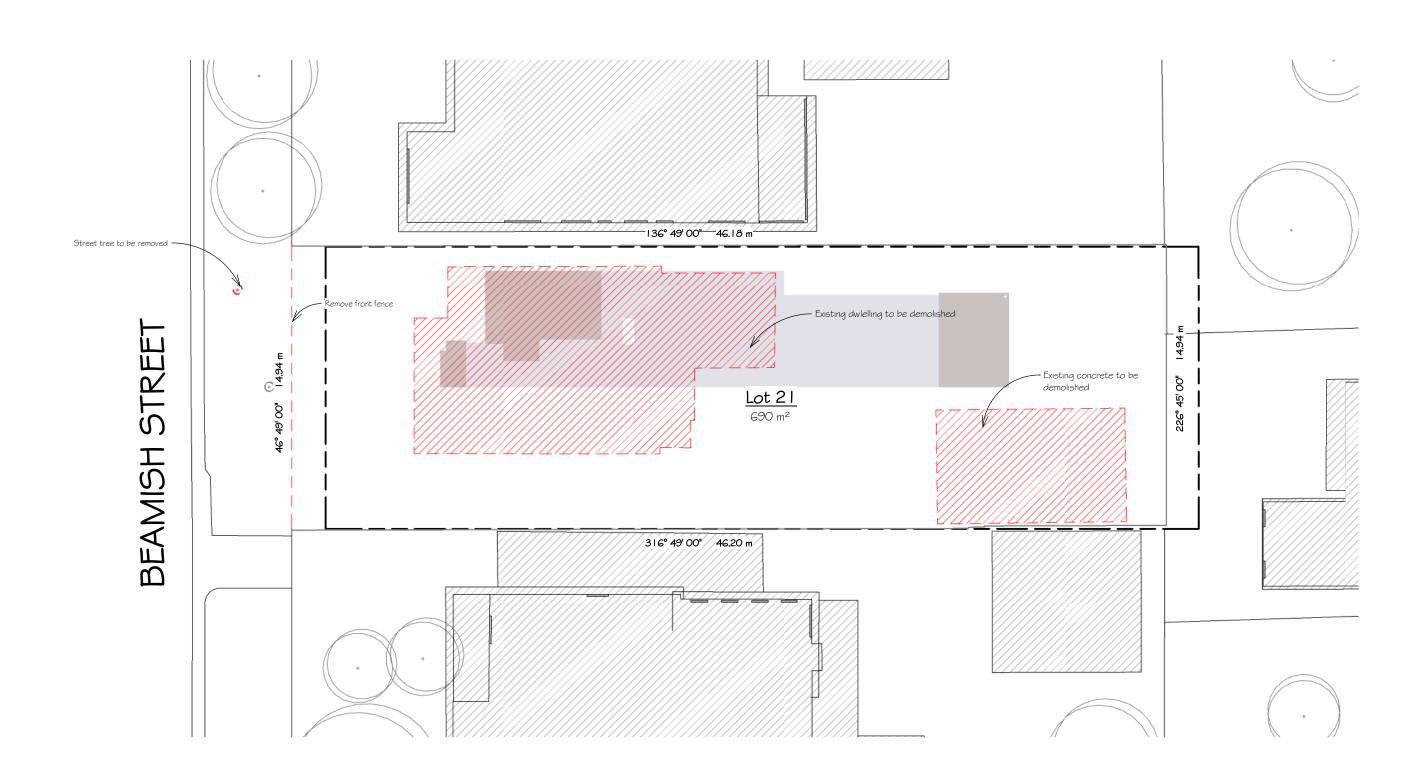
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1 EXISTING/DEMO PLAN

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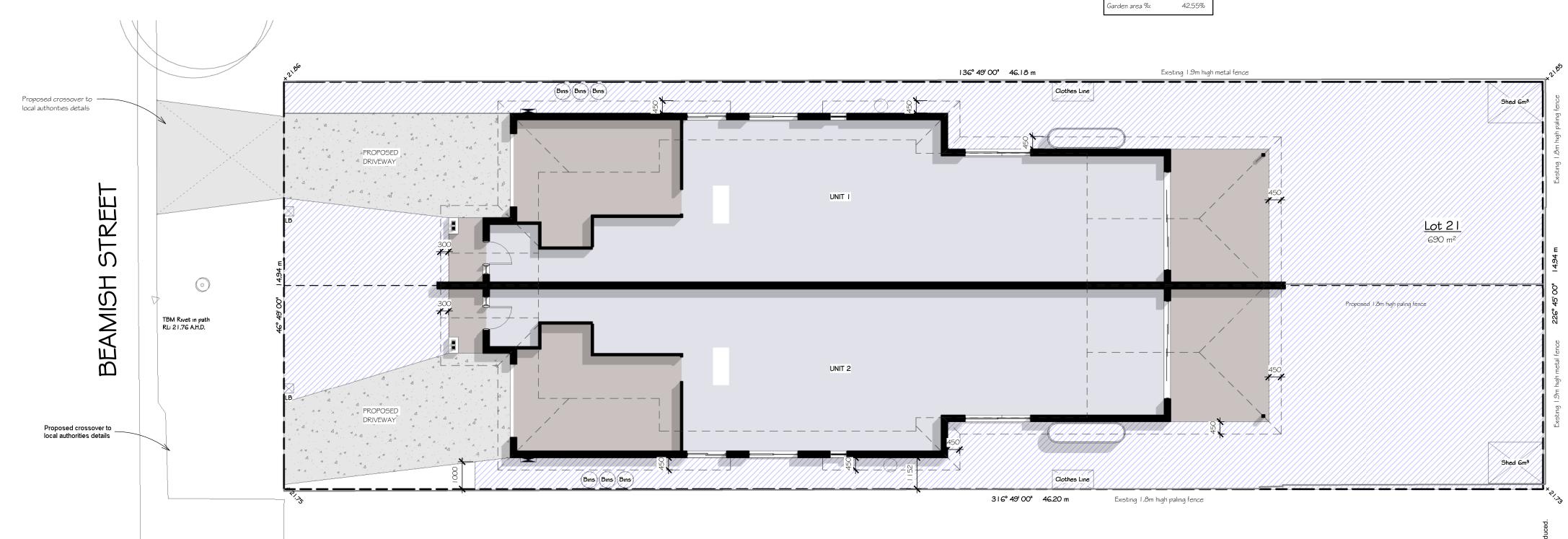
 GARDEN AREAS:

 Garden area req:
 35%

 Site area:
 690,00m²

 Garden area:
 293,59m²

 Garden area %:
 42,55%



GARDEN AREA PLAN

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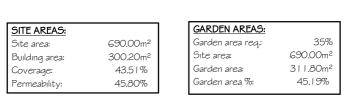
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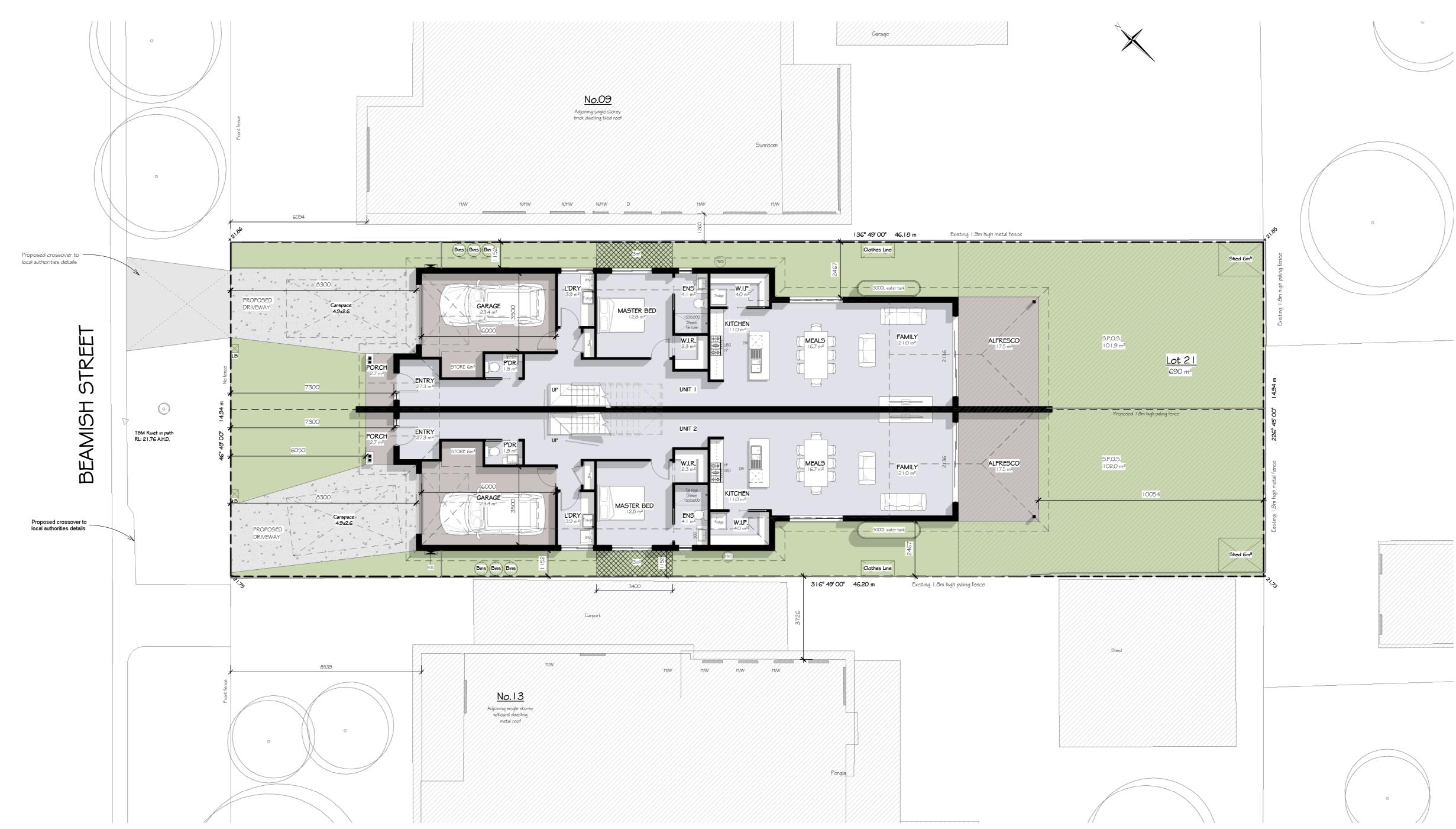
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1 FLOOR PLAN

AREA SCHEDULE (Unit 1)			AREA SCHEDULE (Unit 2)			
Name	Area	Squares	Name	Area	Squares	
GROUND	119.2 m²	12.8	GROUND	119.6 m²	12.9	
FIRST	99.3 m²	10.7	FIRST	99.3 m²	10.7	
PORCH	2.9 m²	0.3	PORCH	3.2 m ²	0.3	
ALFRESCO	18.1 m²	1.9	ALFRESCO	17.6 m²	1.9	
GARAGE	25.8 m²	2.8	GARAGE	25.8 m²	2.8	
Grand total	265.3 m ²	286	Grand total	265.4 m ²	286	

IEDULE (Unit 1)		S.P.O.S. SCHEDULE (Unit 2)			
Area	Squares	Name	Area	Squares	
83.9 m²	9.0	S.P.O.S.	83.9 m²	9.0	
17.1 m²	1.8	P.O.S. (front)	20.4 m²	2.2	
38.7 m²	4.2	P.O.S. (rear)	38.7 m²	4.2	
9.6 m²	1.0	P.O.S. (front)	5.5 m²	0.6	
149.3 m²	16.1	Grand total	148.5 m²	16.0	
	Area 83.9 m ² 17.1 m ² 38.7 m ² 9.6 m ²	Area Squares 83.9 m² 9.0 17.1 m² 1.8 38.7 m² 4.2 9.6 m² 1.0	Area Squares Name 83.9 m² 9.0 S.P.O.S. 17.1 m² 1.8 P.O.S. (front) 38.7 m² 4.2 P.O.S. (rear) 9.6 m² 1.0 P.O.S. (front)	Area Squares Name Area 83.9 m² 9.0 SP.O.S. 83.9 m² 17.1 m² 1.8 P.O.S. (front) 20.4 m² 38.7 m² 4.2 P.O.S. (rear) 38.7 m² 9.6 m² 1.0 P.O.S. (front) 5.5 m²	

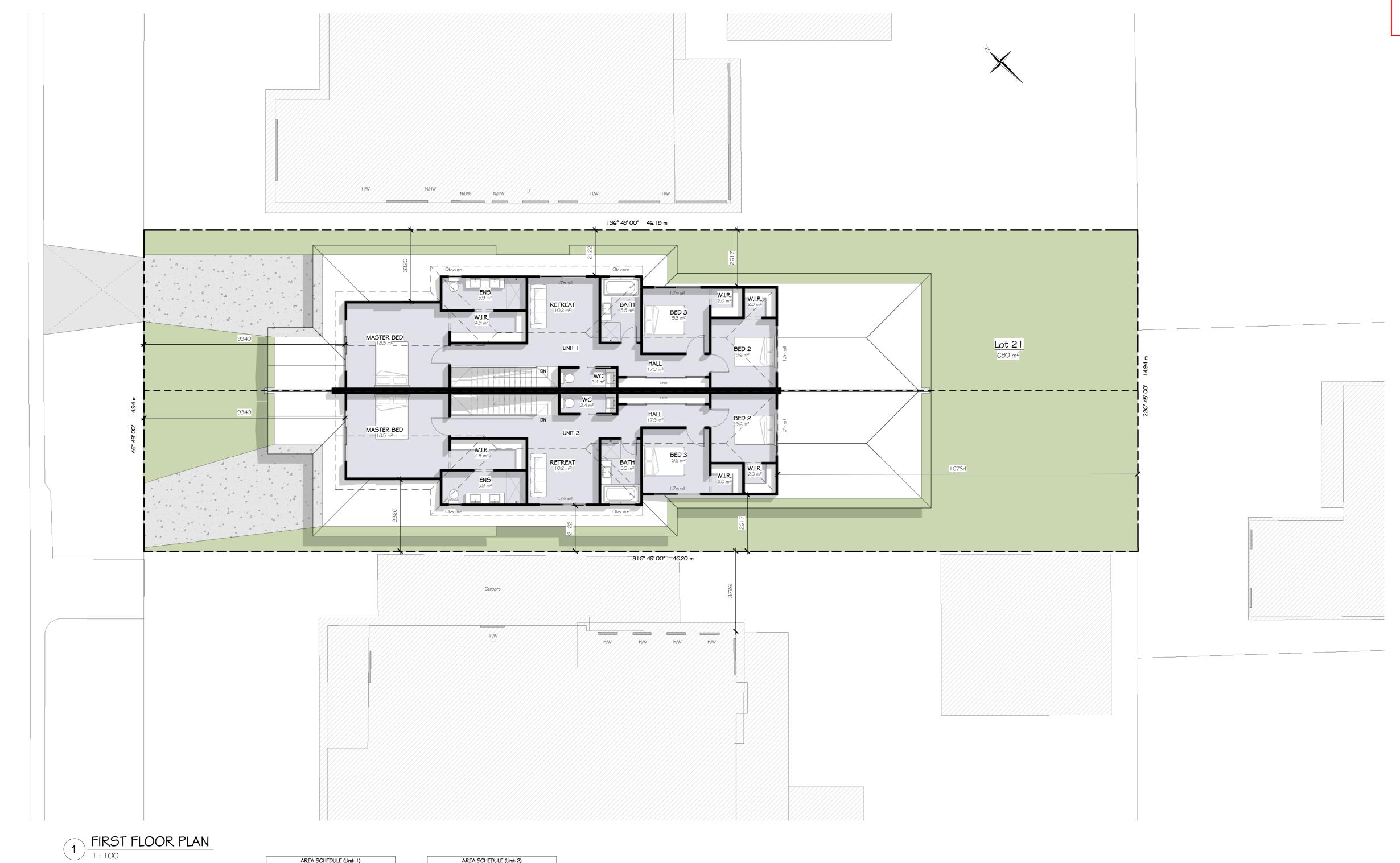
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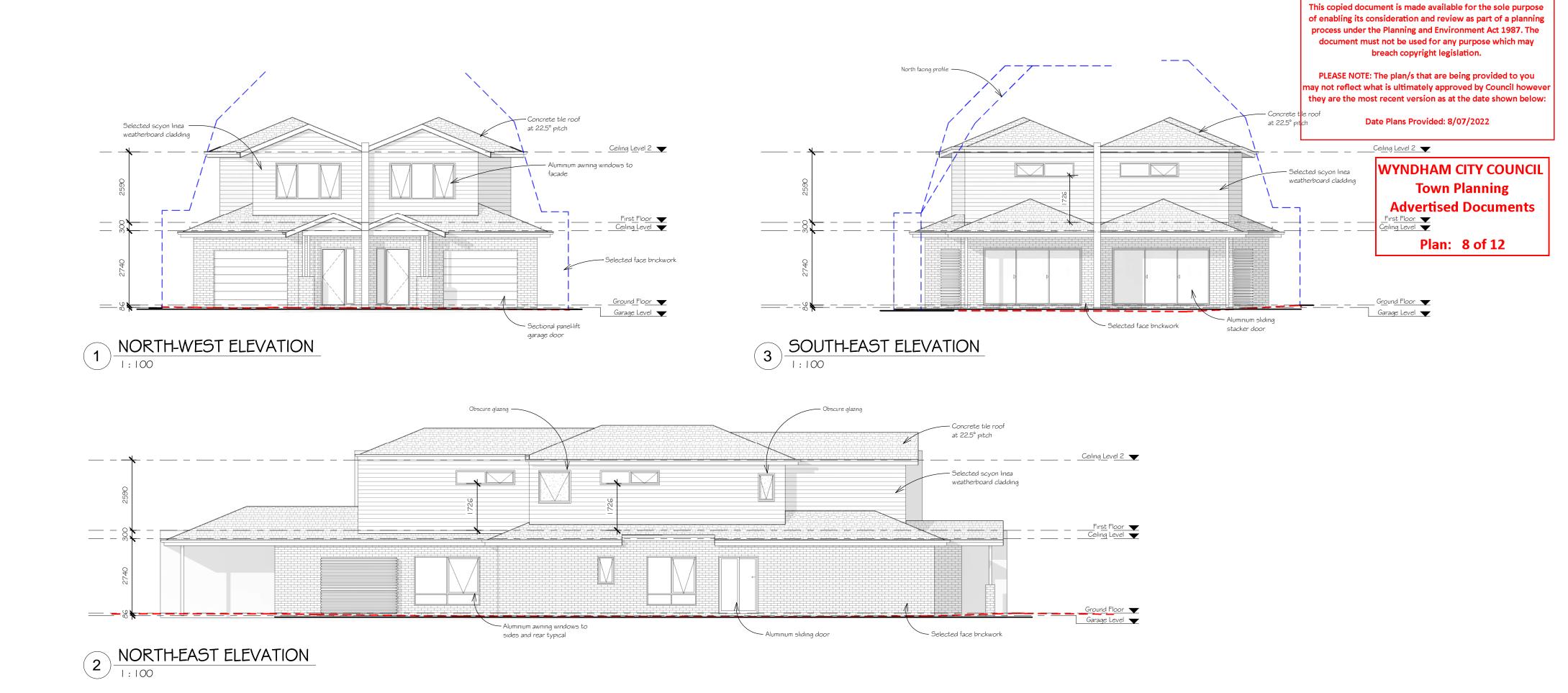
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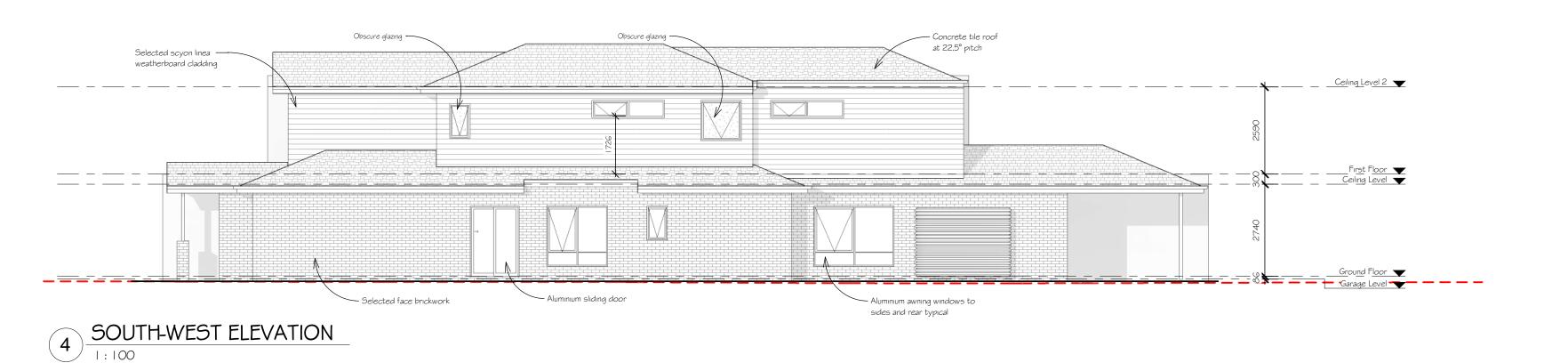
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BEAMISH STREET

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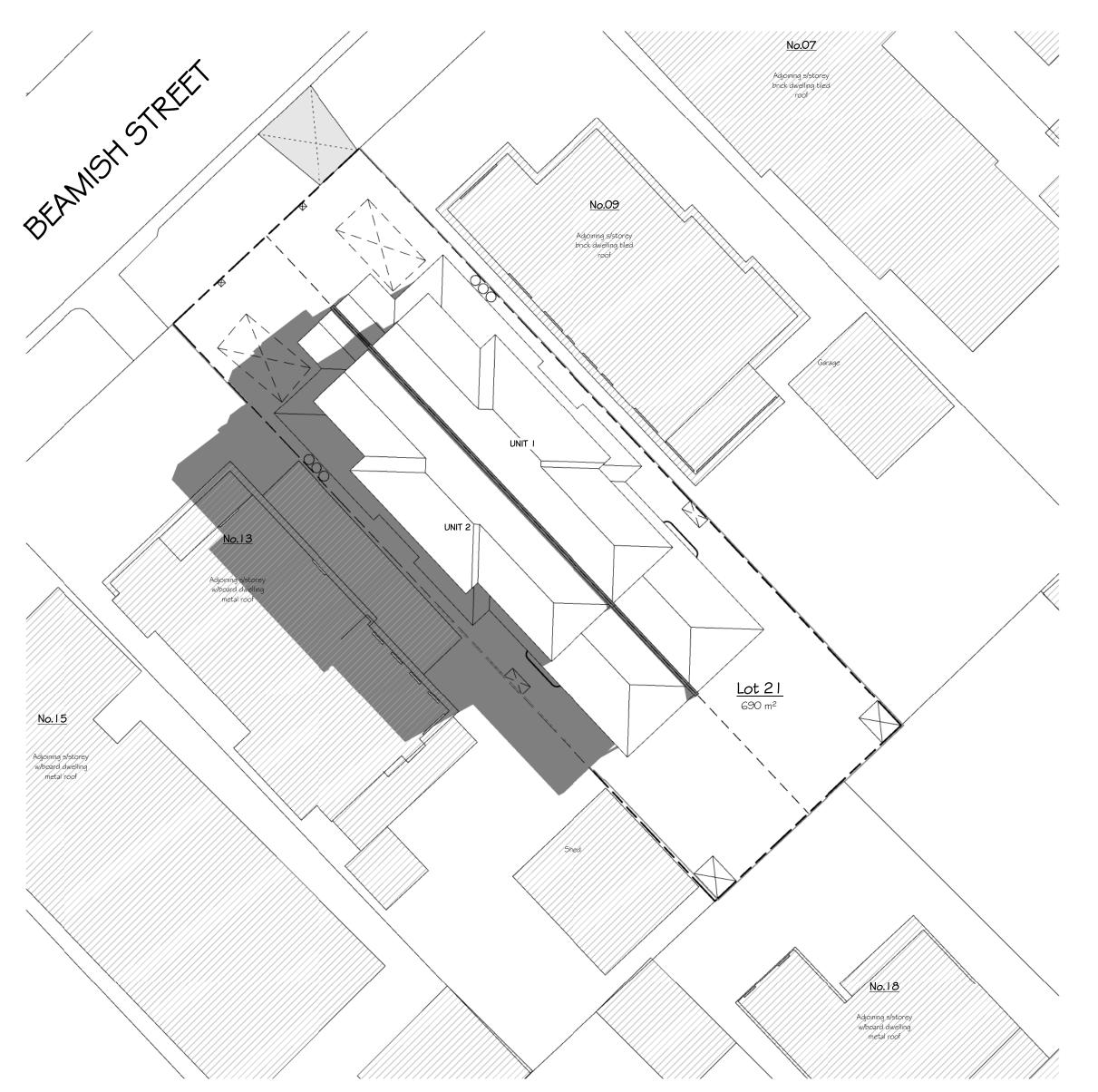
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3HADOW DIAGRAM ON 22nd OF SEPT @ 9am

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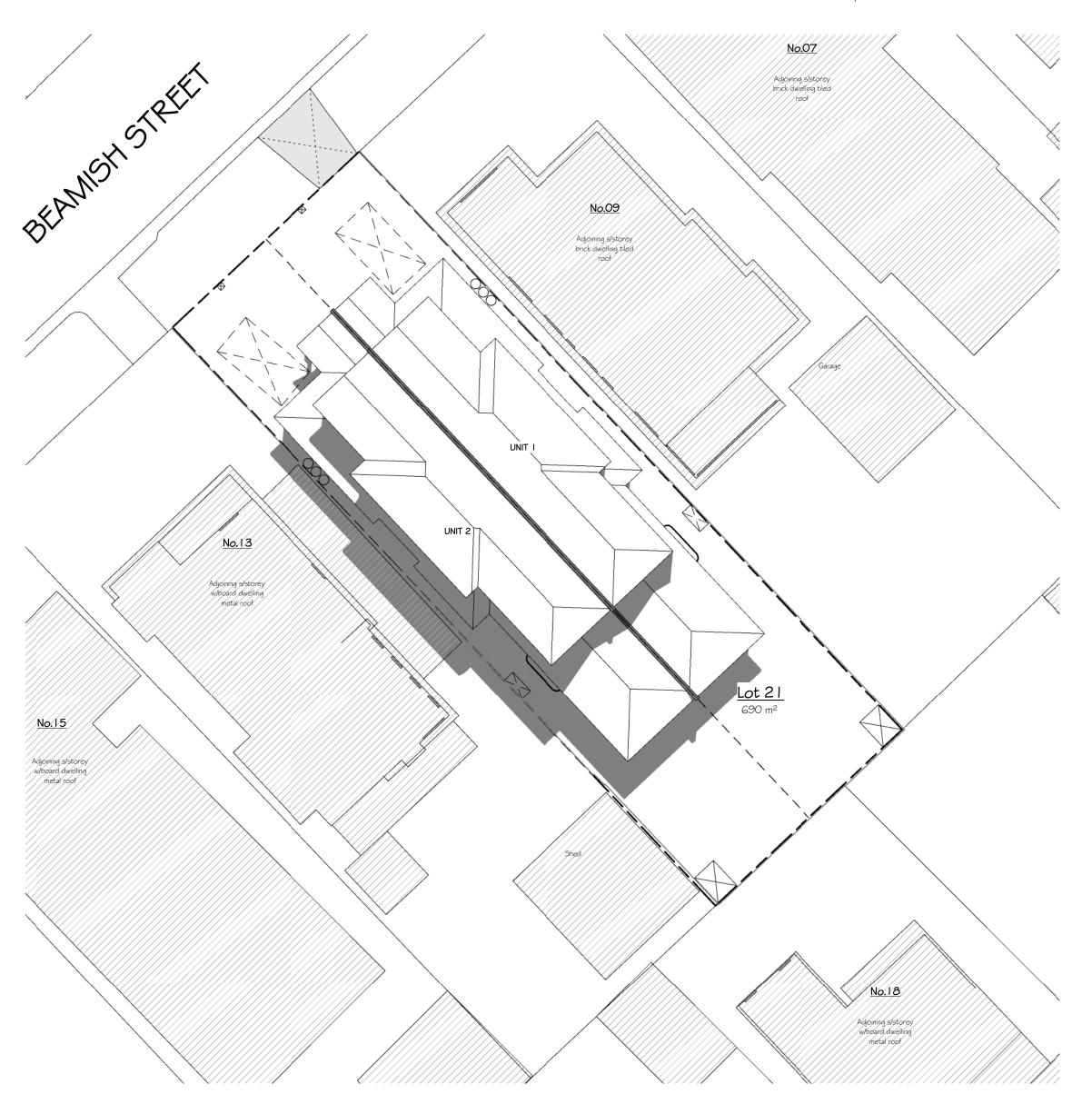
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SHADOW DIAGRAM ON 22nd OF SEPT @ 12pm

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No.07 No.09 UNIT 2 No.13 Adjoining s/storey w/board dwelling metal roof Adjoining s/storey w/board dwelling metal roof No.18

SHADOW DIAGRAM ON 22nd OF SEPT @3pm

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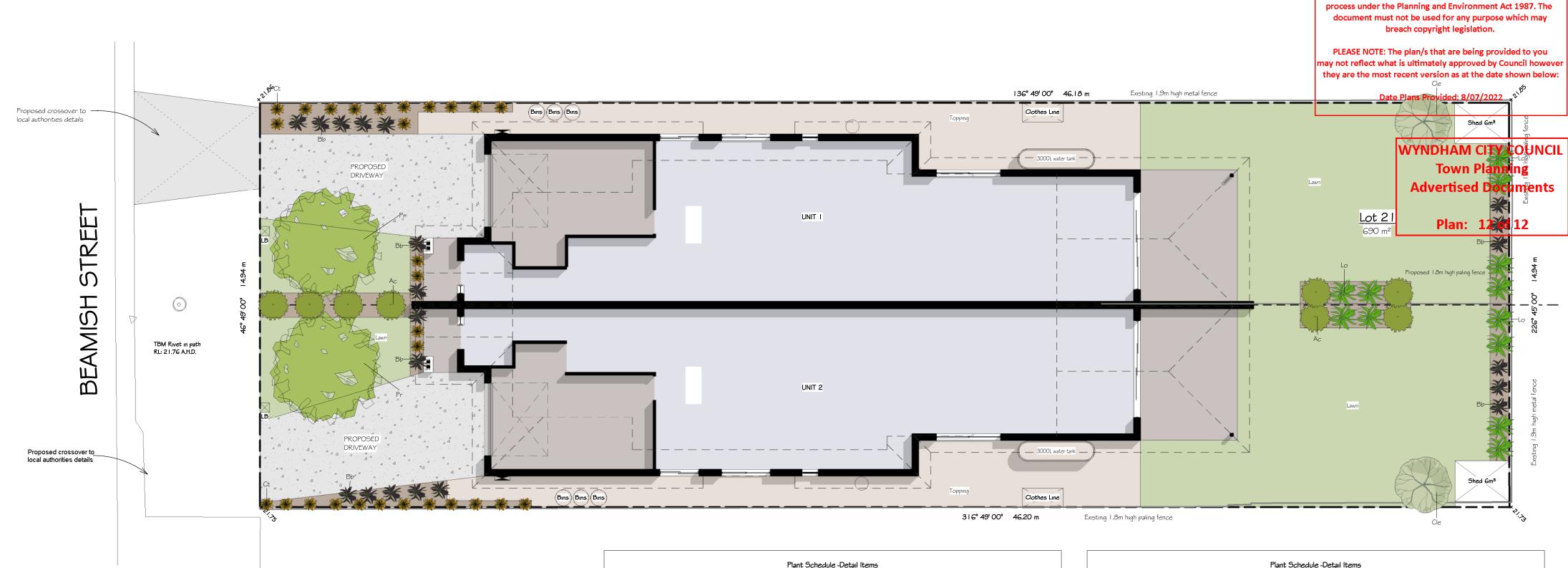
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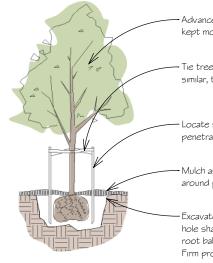
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– Advanced tree as selected Root Ball to be kept moist prior to planting.

·Tie tree to timber stakes with Jute or similar, tie material to stakes.

- Locate stakes so as not to penetrate root ball.

 Mulch as specified to 75mm to form berm around plant, keep mulch clear of tree trunk.

— Excavate surface and subsurface planting hole shall provide 100mm clearance around root ball. Backfill with good quality top soil. Firm progressively around base.

remove. Planting hole shall provide 75mm clearance around Root mass.

Backfill with good quality top soil and

firm progressively.

Mulch as specified to 75mm to form berm around plant, keep mulch clear of plant base.

Berm 75mm high soil ring, "Berm" To form a water saucer around plant base.

Excavate surface and subsurface soil and

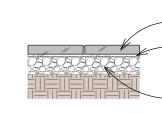
LANDSCAPE NOTES

<u>SERVICES</u>. The contractor shall verify the location and depth of all services prior to commencing on site. The contractor shall be liable for any damage to services during landscape works.

<u>PLANTS AND PLANTING</u> - All plants are to be healthy, disease-free specimens. Over-excavate all plant holes by at least twice the volume. Trees are to be staked outside their rootball with 3 hardwood stakes and secured with a figure 8 loop of rubber or jute webbing.

All plants are to be watered before and after planting and during establishment period. All trees planted within lawn areas are to have a Isa, in circular ring of mulch as specified.

MAINTENANCE - All garden and lawn areas are to be maintained to a high standards, including lawn mowing, pruning, fertilising, watering, and weeding. Garden beds and lawn areas are to be regularly watered during the establishment period and dry spells. SUBSTITUTIONS. Every effort has been made to specify plants and recommended pot sizes that are available from a local specialist indigenous nursery. However, if a plant is unavailable in the nominated size, the next smallest size is to be used. If a plant is not available at all, contact the Landscape Architect for a suitable substitute plant.



- Pavers as selected.

- Mortar slurry or sand bed to fix paving material where required to a depth of 20mm

Fine crushed rock base 100mm depth.
 Compacted and set above stabilized
 base. Paved areas to drain at 2% away
 from any building.

Plant Schedule -Detail Items						
Keynote	Туре	Common Name	Mature Height	Mature Width	Count	Type Image
TREES						
Cle	Citrus limon 'Eureka'	Dwarf Eureka lemon	3000	2000	2	TELEVISION (MATERIAL AND ADMINISTRATION OF ADMIN
Pr	Prunus cerasifera	Purple Leaf Plum	5000	4000	2	
SHRUBS						
Ac	Acacia cognata 'Limelight'	Limelight Wattle	1000	1000	8	

Plant Schedule -Detail Items						
Keynote	Туре	Common Name	Mature Height	Mature Width	Count	Type Image
GRASSY \$	TUSSOK PLANTS	·	·			
Ct	Carex testacea	Orange sedge	500	500	28	
Lo	Lomandra longifolia	Spiny-headed Mat-rush	1000	1000	12	
ВЬ	Phormium 'Bronze baby'	Bronze Baby	750	750	20	

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<u>Legend</u>

Concreted area

Barked garden bed

Lawn - *Pennisetum clandestinum* Kikuyu or *Dichondra repens* Kidney Weed Printed: 31/05/2022 1:04:34 PM © All plans and design rights are copyright to Draft C