



1 PERSPECTIVE VIEW A



2 PERSPECTIVE VIEW B

SHEET LIST				
Sheet No.	Sheet Name	Issue Date	Revision	Revision Date
TP01	Perspective Views	31 May, 2022		
TP02	Neighbourhood & Site Description	31 May, 2022		
TP03	Design Response	31 May, 2022		
TP04	Existing/Demolition Plan	31 May, 2022		
TP05	Garden Area Plan	31 May, 2022		
TP06	Floor Plan	31 May, 2022		
TP07	Floor Plan	31 May, 2022		
TP08	Elevations	31 May, 2022		
TP09	Shadow Diagrams	31 May, 2022		
TP10	Shadow Diagrams	31 May, 2022		
TP11	Shadow Diagrams	31 May, 2022		
TP12	Landscape Plan	31 May, 2022		



View A



View B



View C



View D



View E



View F



View G

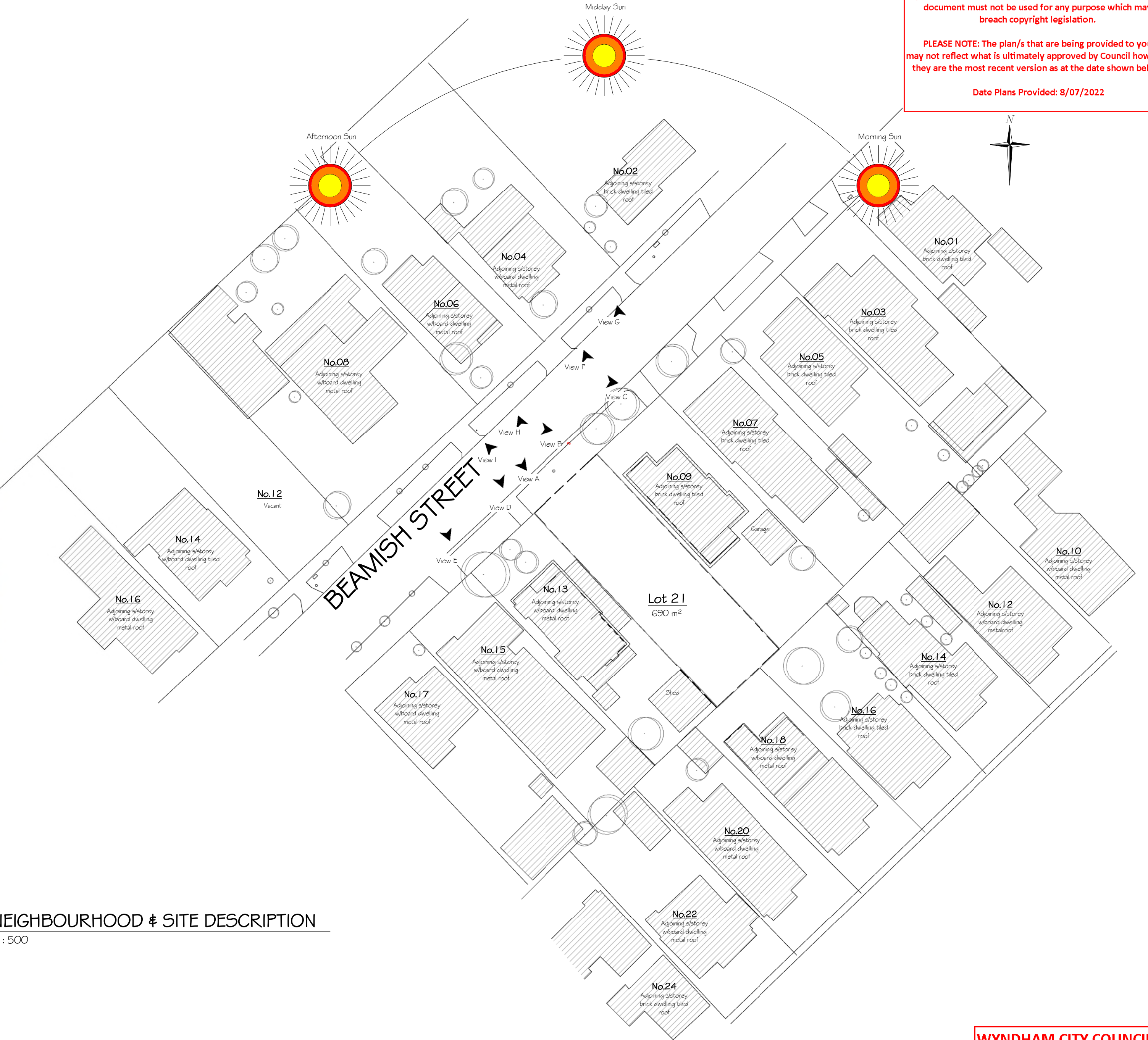


View H



View I

1 NEIGHBOURHOOD & SITE DESCRIPTION 1 : 500



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SHEET SIZE: A2
SHEET NO: TP02
JOB NO: 21631
Plan: 2 of 12

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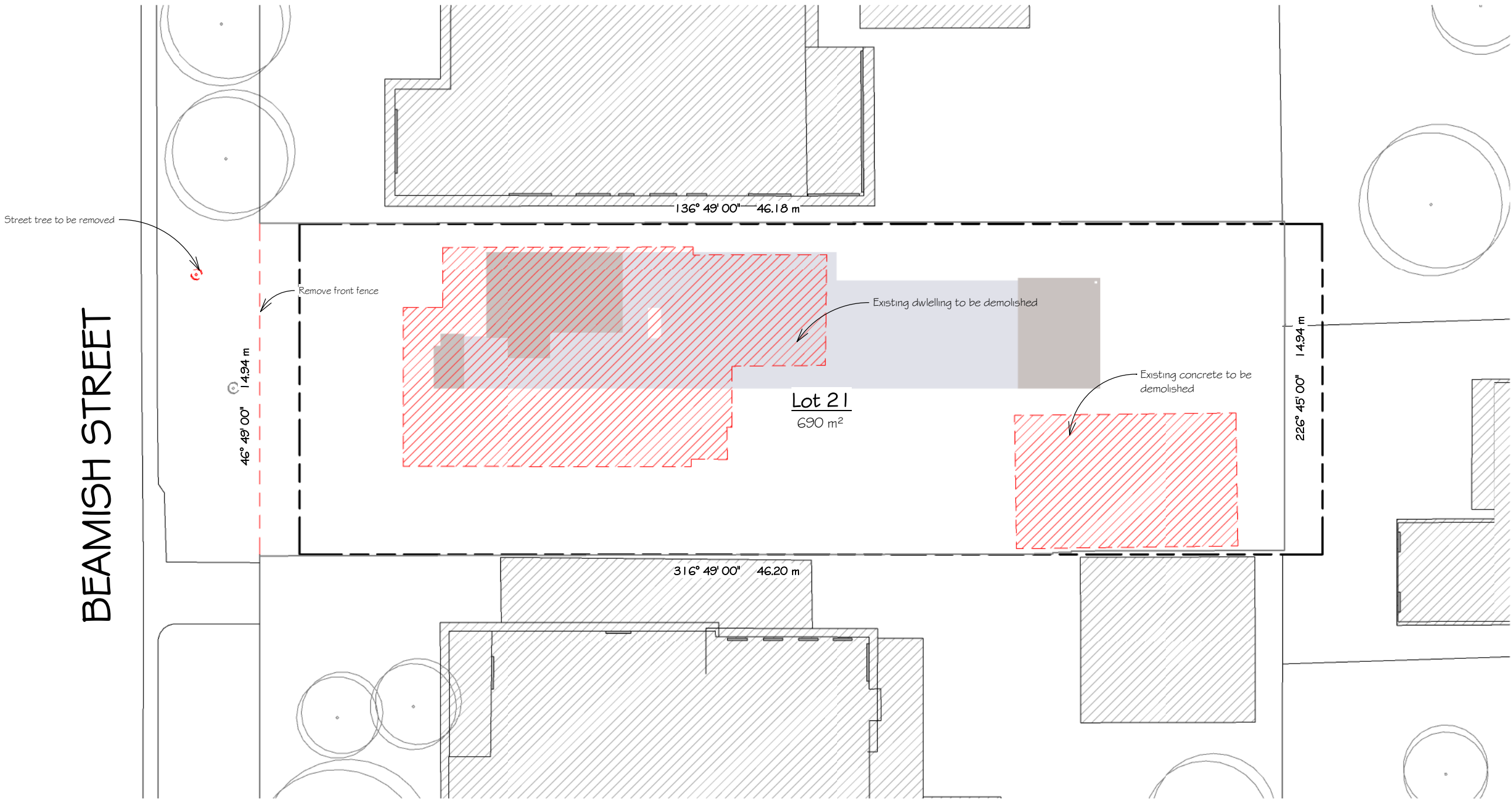
DRAWN: AR
CHECKED: Ted Lord
Building Practitioners Board
Reg No DP - AD1195

PROPOSED: Unit Development
ISSUE DATE: 31 May, 2022
ISSUE STATUS: Concept only - Not for Construction

FOR: LS Planning Pty Ltd
AT: No. 11 (Lot 21) Beamish Street, Werribee, 3030



1 DESIGN RESPONSE
1 : 500



1 EXISTING/DEMO PLAN
1 : 200

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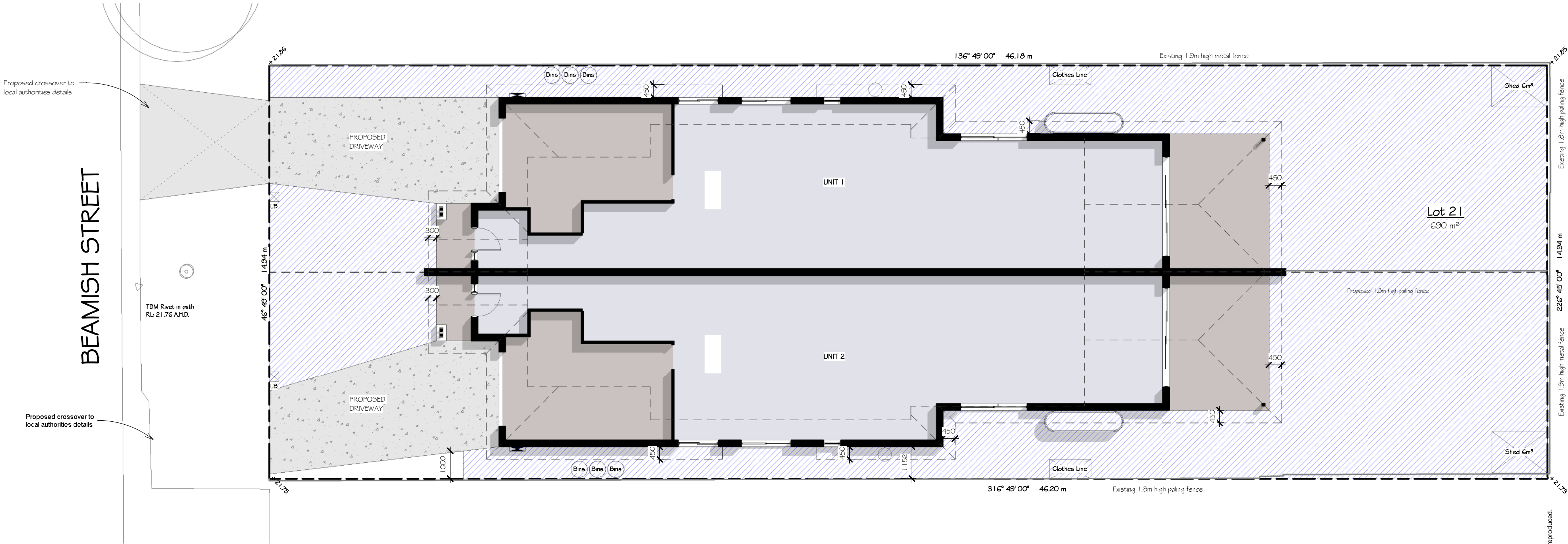
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Plan: 5 of 12

GARDEN AREAS:	
Garden area req:	35%
Site area:	690.00m ²
Garden area:	293.59m ²
Garden area %:	42.55%



1 GARDEN AREA PLAN
1 : 100



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DRAWN	AR
CHECKED	Ted Lord
Building Practitioners Board Reg No DP - AD1195	

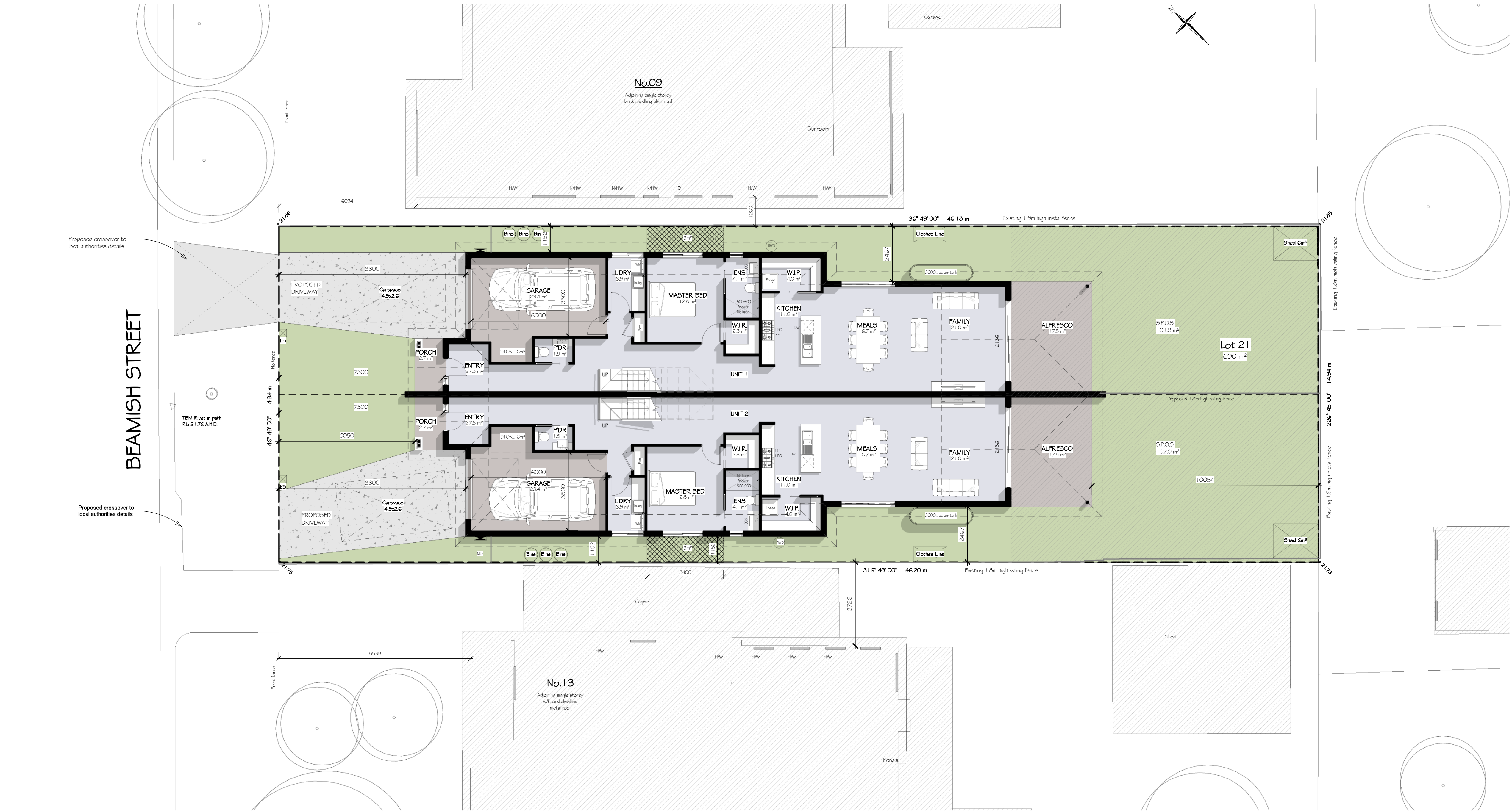
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FOR: LS Planning Pty Ltd
AT: No. 11 (Lot 21) Beamish Street, Werribee, 3030

SHEET SIZE: A2	SHEET NO: TP05
JOB NO: 21631	REVISION:

SITE AREAS:	
Site area:	690.00m ²
Building area:	300.20m ²
Coverage:	43.51%
Permeability:	45.80%

GARDEN AREAS:	
Garden area ratio:	35%
Site area:	690.00m ²
Garden area:	311.80m ²
Garden area %:	45.19%



1 FLOOR PLAN
1:100

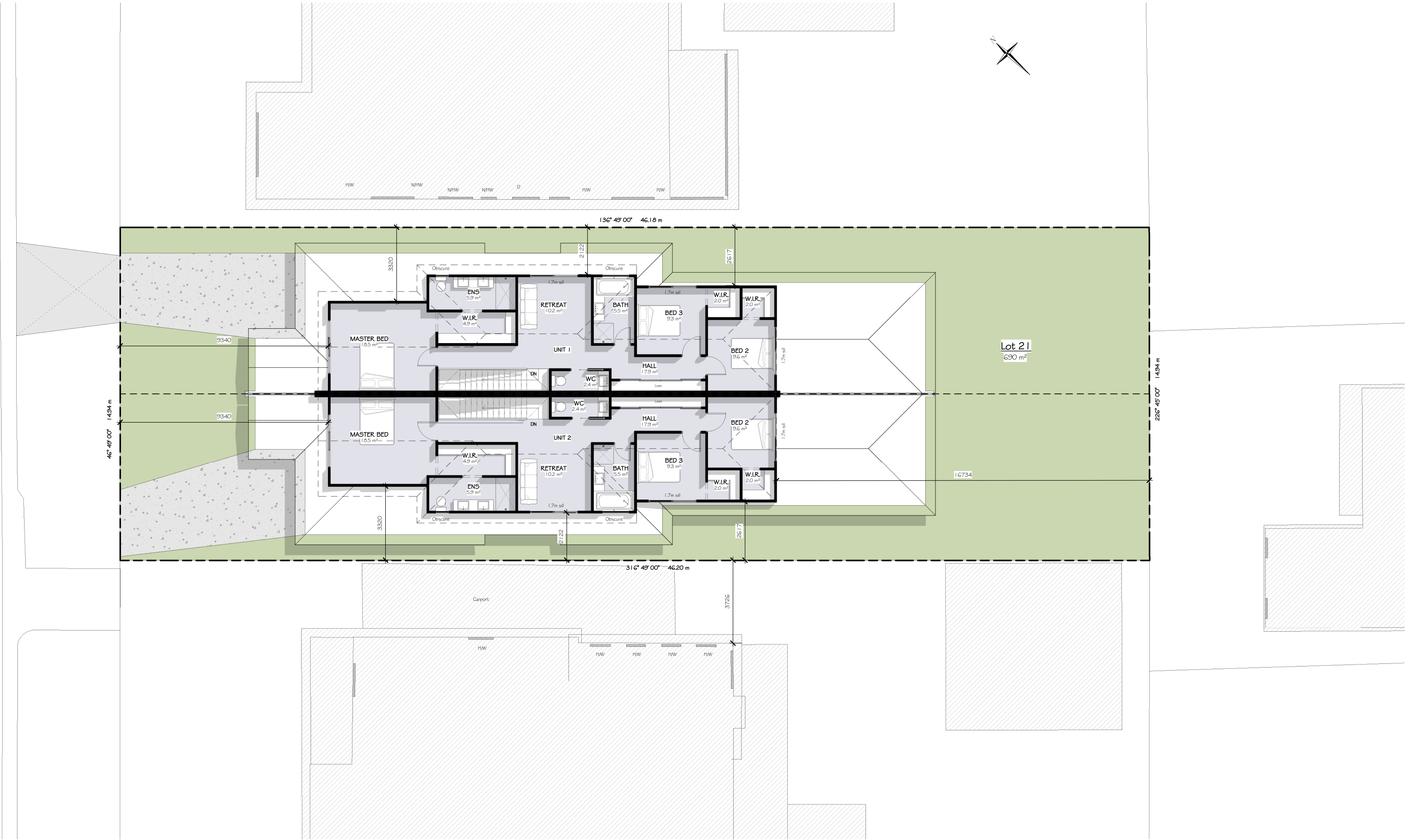
AREA SCHEDULE (Unit 1)		
Name	Area	Squares
GROUND	119.2 m ²	12.8
FRST	99.3 m ²	10.7
PORCH	2.9 m ²	0.3
ALFRESCO	18.1 m ²	1.9
GARAGE	25.5 m ²	2.8
Grand total	265.3 m ²	28.6

AREA SCHEDULE (Unit 2)		
Name	Area	Squares
GROUND	119.6 m ²	12.8
FRST	99.3 m ²	10.7
PORCH	3.2 m ²	0.3
ALFRESCO	17.6 m ²	1.9
GARAGE	25.5 m ²	2.8
Grand total	265.4 m ²	28.6

S.P.O.S. SCHEDULE (Unit 1)		
Name	Area	Squares
S.P.O.S.	83.9 m ²	9.0
P.O.S. (front)	17.1 m ²	1.8
P.O.S. (rear)	36.7 m ²	4.2
P.O.S. (front)	9.6 m ²	1.0
Grand total	149.3 m ²	16.1

S.P.O.S. SCHEDULE (Unit 2)		
Name	Area	Squares
S.P.O.S.	83.9 m ²	9.0
P.O.S. (front)	20.4 m ²	2.2
P.O.S. (rear)	36.7 m ²	4.2
P.O.S. (front)	5.5 m ²	0.6
Grand total	146.5 m ²	16.0

BEAMISH STREET



1 FIRST FLOOR PLAN
1 : 100

AREA SCHEDULE (Unit 1)		
Name	Area	Squares
GROUND	119.2 m ²	12.8
FIRST	99.3 m ²	10.7
PORCH	2.9 m ²	0.3
ALFRESCO	18.1 m ²	1.9
GARAGE	25.8 m ²	2.8
Grand total	265.3 m ²	28.6

AREA SCHEDULE (Unit 2)		
Name	Area	Squares
GROUND	119.6 m ²	12.9
FIRST	99.3 m ²	10.7
PORCH	3.2 m ²	0.3
ALFRESCO	17.6 m ²	1.9
GARAGE	25.8 m ²	2.8
Grand total	265.4 m ²	28.6

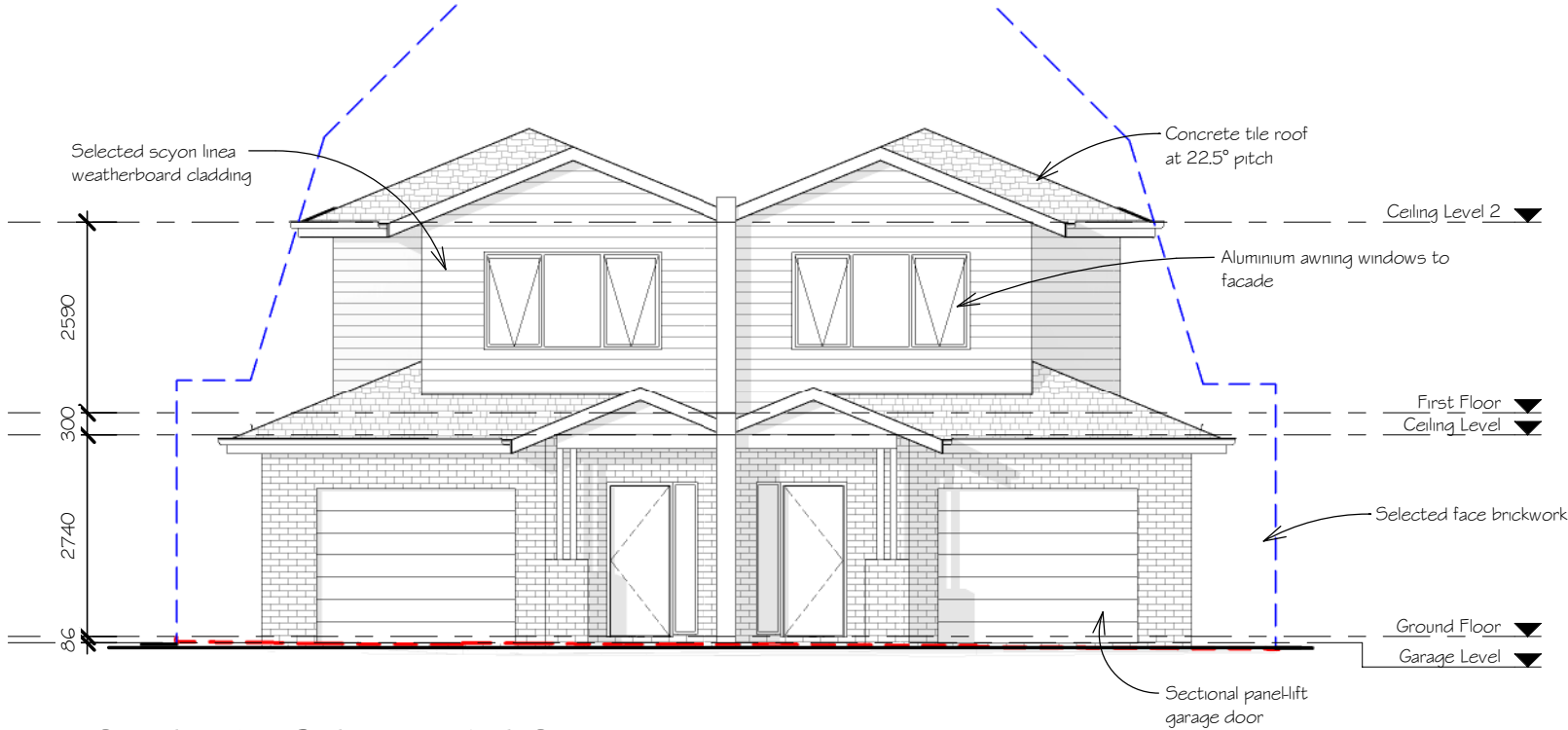
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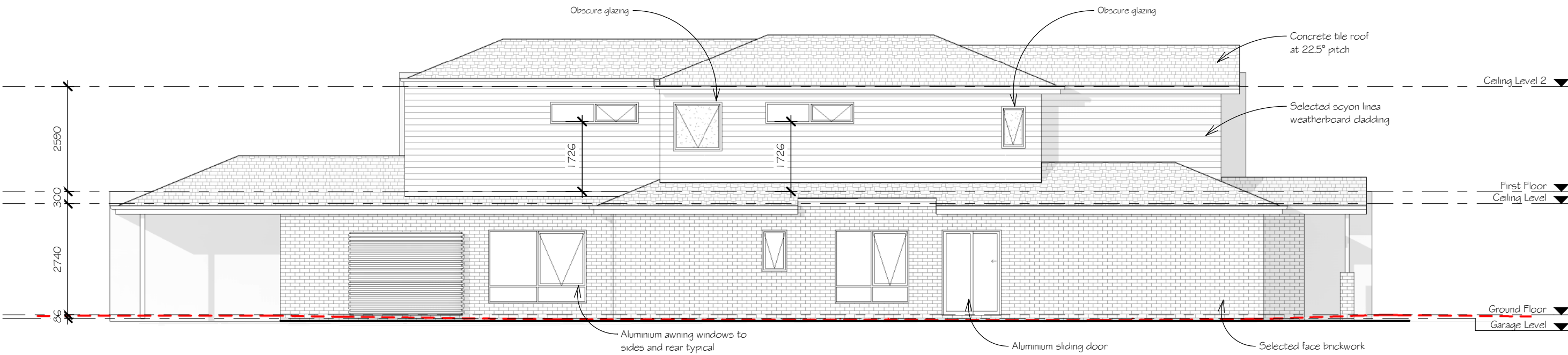
Plan: 8 of 12



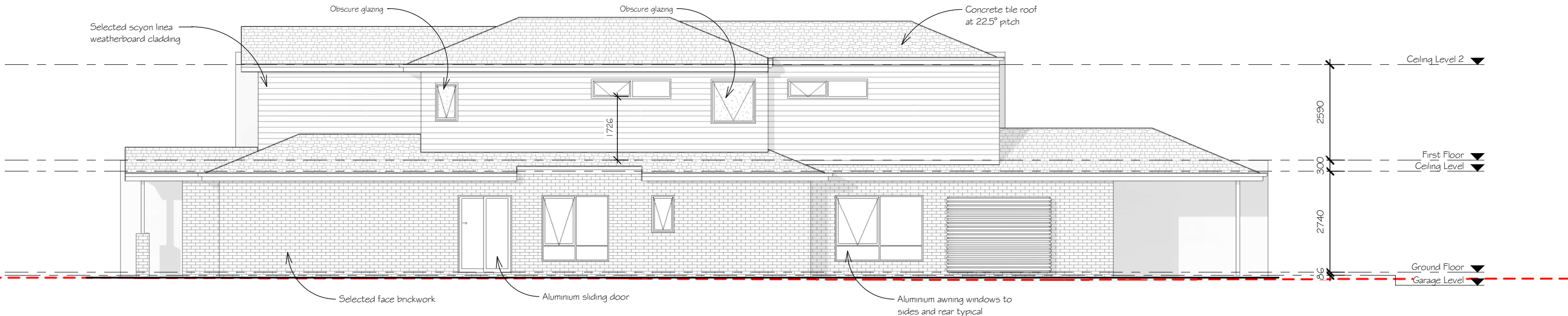
1 NORTH-WEST ELEVATION
1 : 100



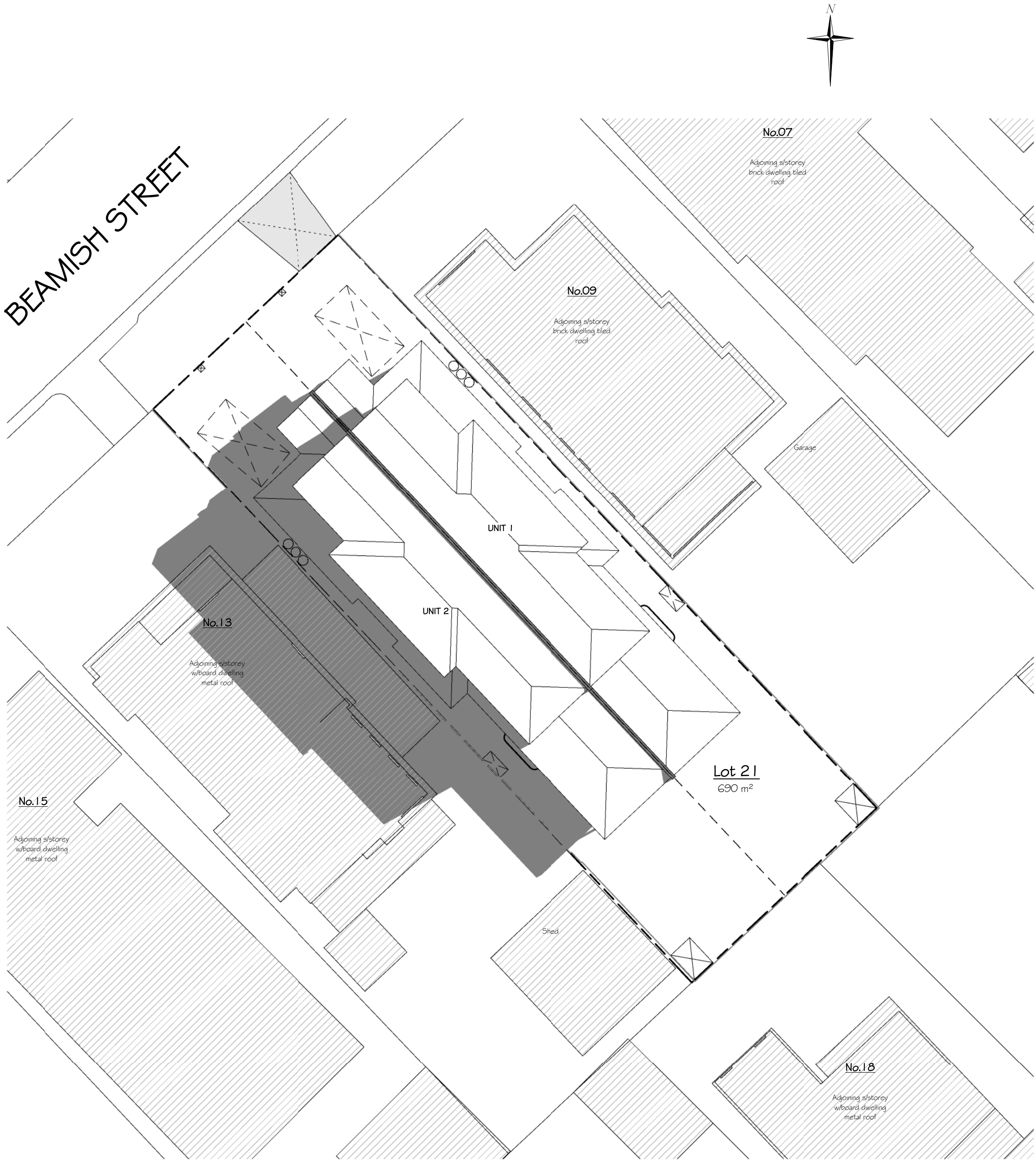
3 SOUTH-EAST ELEVATION
1 : 100



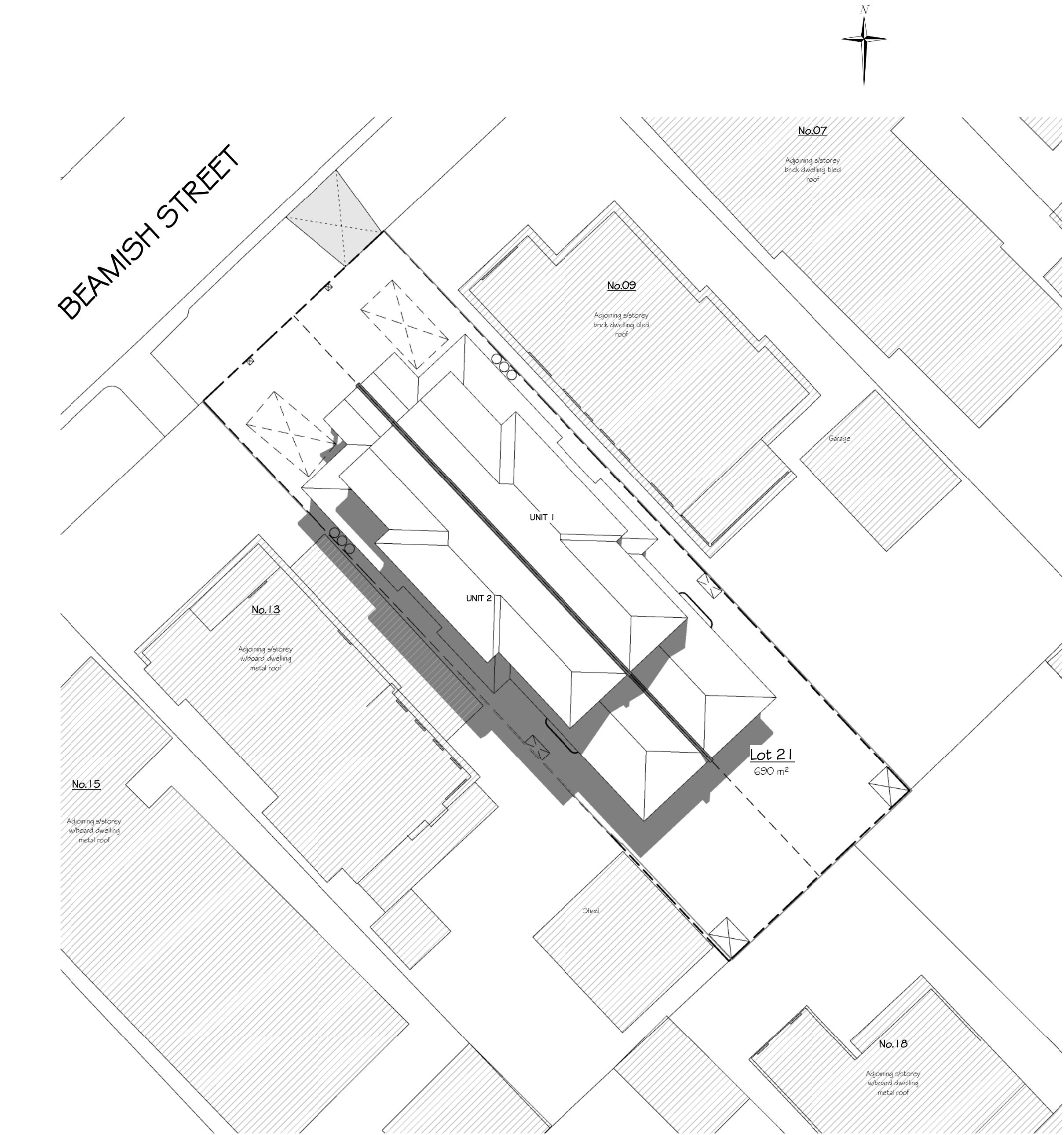
2 NORTH-EAST ELEVATION
1 : 100



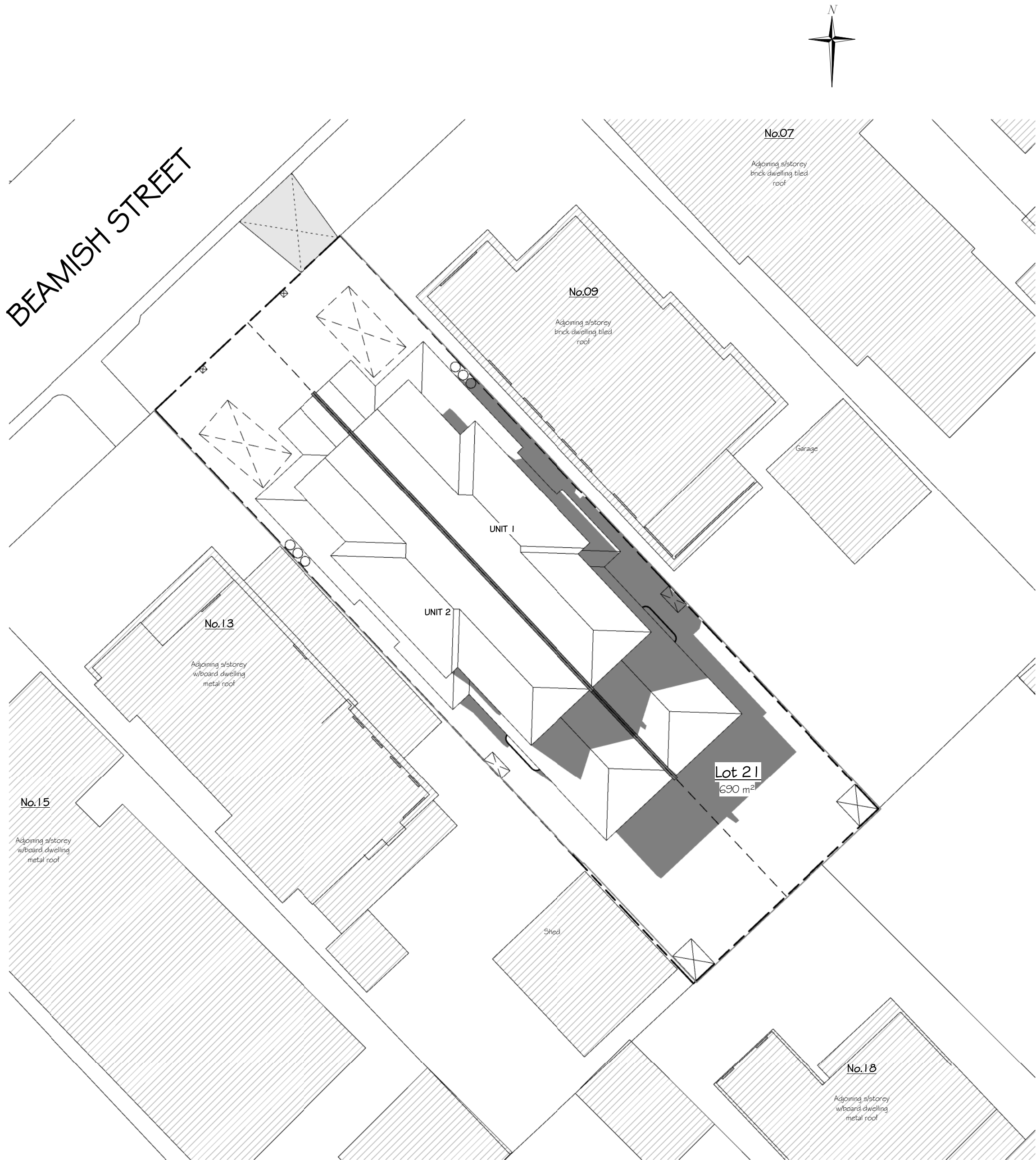
4 SOUTH-WEST ELEVATION
1 : 100



1 SHADOW DIAGRAM ON 22nd OF SEPT @ 9am
1 : 200



1 SHADOW DIAGRAM ON 22nd OF SEPT @ 12pm
1 : 200



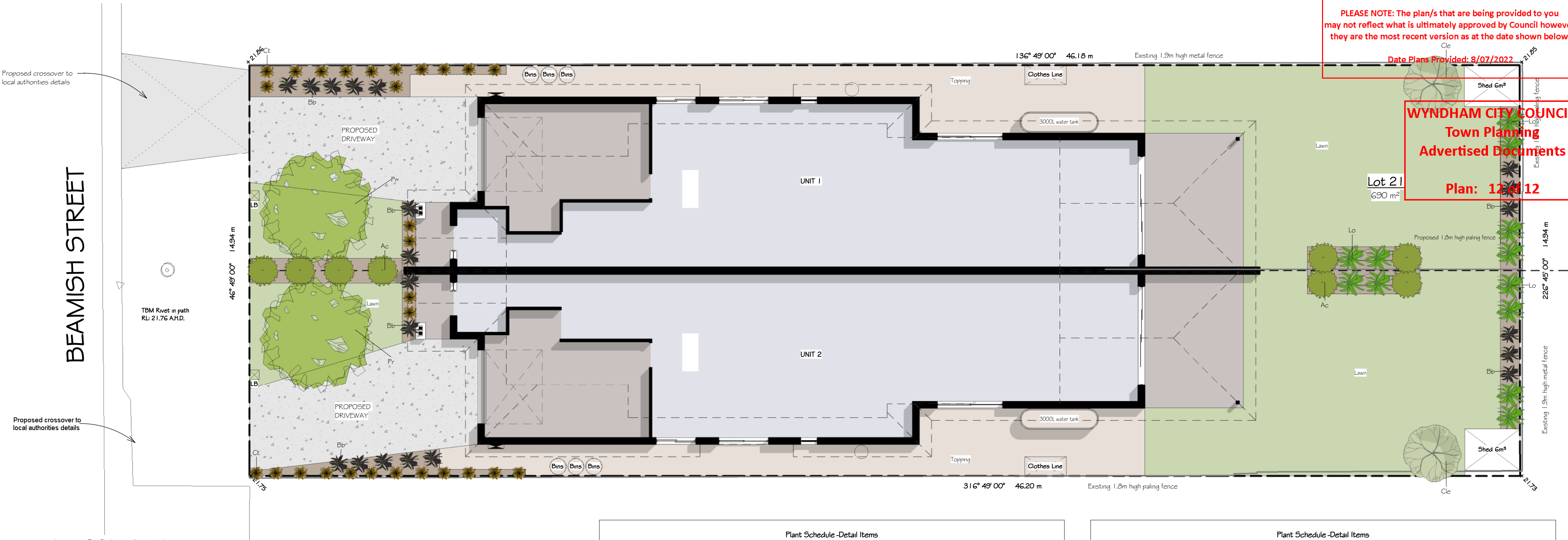
1 SHADOW DIAGRAM ON 22nd OF SEPT @3pm
1 : 200

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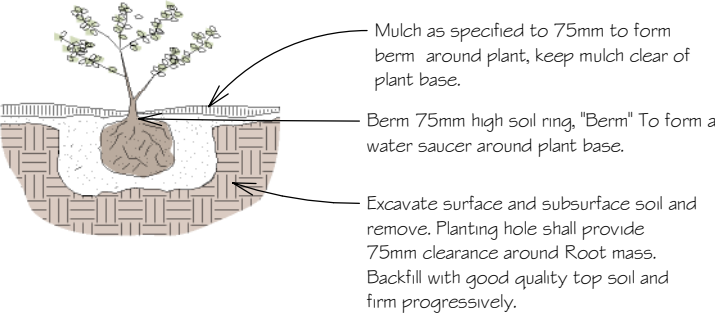
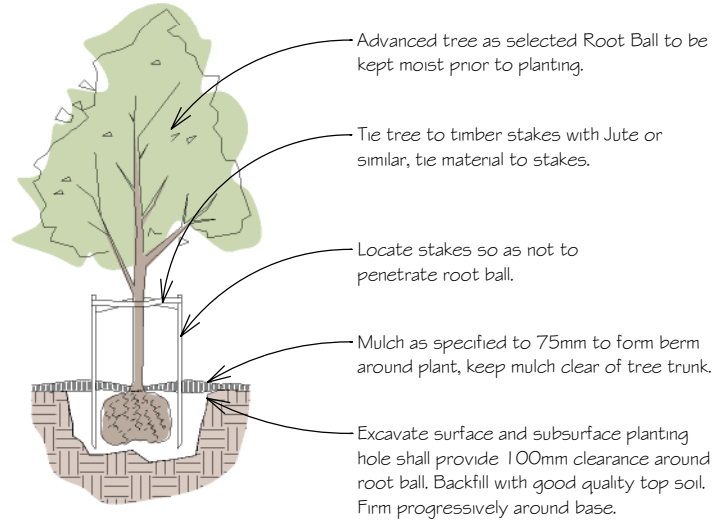
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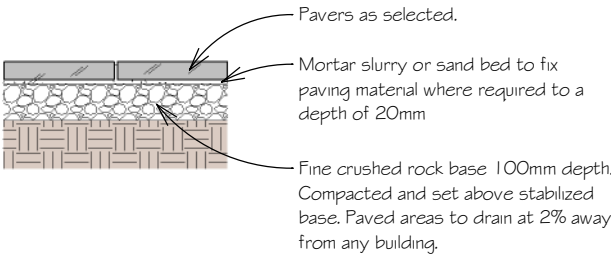
1 LANDSCAPE PLAN

1 : 100



LANDSCAPE NOTES

SERVICES: 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.
PLANTS AND PLANTING: 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 figure8 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 1sqm 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.



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

Plant Schedule-Detail Items						
Keynote	Type	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	
Bb	Phormium 'Bronze baby'	Bronze Baby	750	750	20	

Legend

- Concreted area
- Barked garden bed
- Topping
- Lawn - *Pennisetum clandestinum* Kikuyu or *Dichondra repens* Kidney Weed