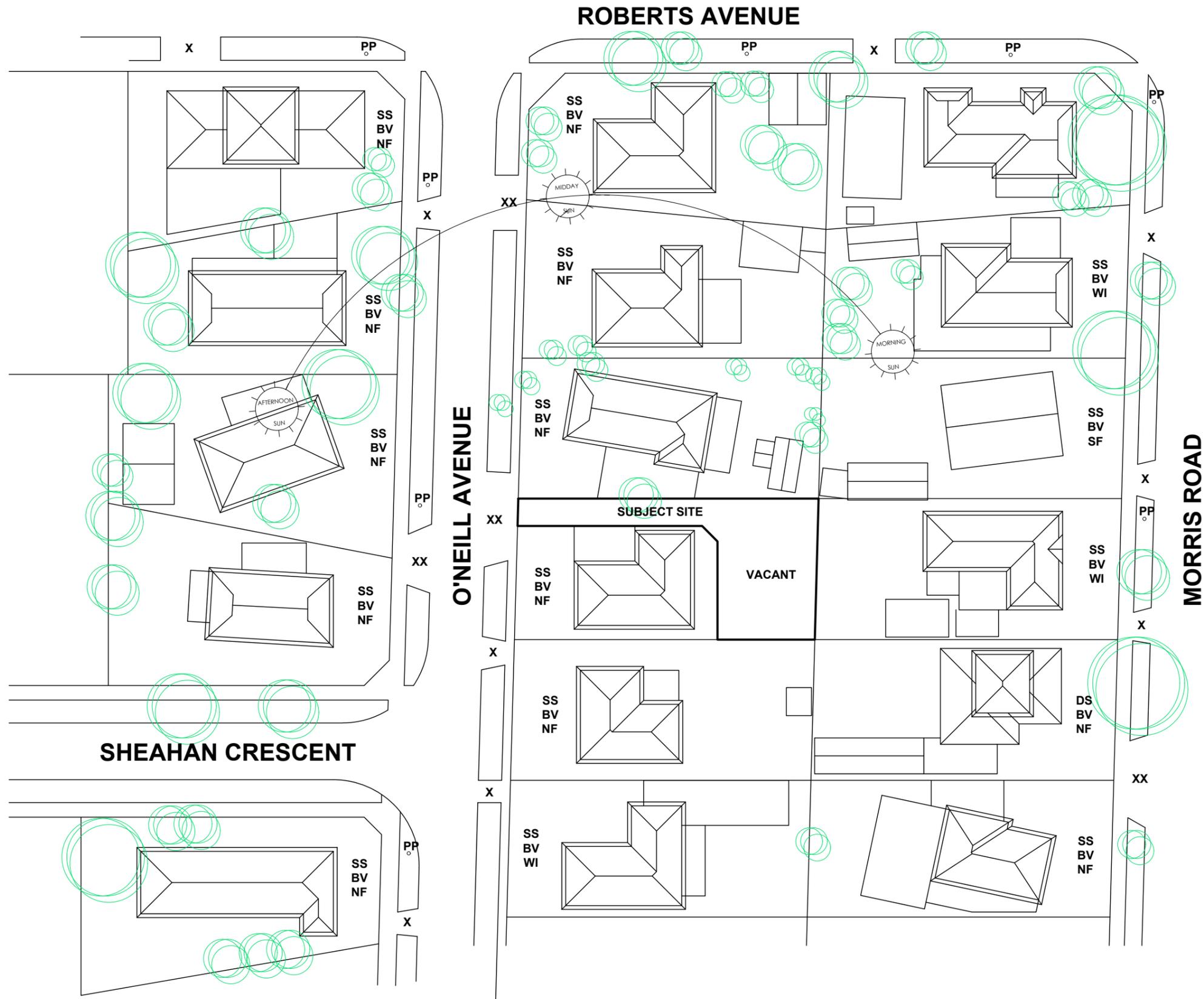


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PLEASE NOTE: The plan/s that are being provided to you may not reflect what is ultimately approved by Council however they are the most recent version as at the date shown below:

Date Plans Provided: 23/08/2022

- X: SINGLE CROSSOVER
- XX: DOUBLE CROSSOVER
- PP: POWER POLE
- SS: SINGLE STORY DWELLING
- DS: DOUBLE STORY DWELLING
- BV: BRICK VENEER DWELLING
- NF: NO FRONT FENCE
- WI: 1500 WROUGHT IRON OPEN FENCE
- SF: 1800 BLUESTONE FENCE



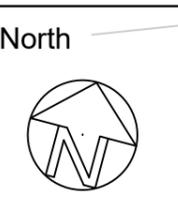
SITE ANALYSIS

Revisions :

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D.P N° : 1411
 m : 0412 803 653
 tony@tmcbuildingdesign.com.au



Project Details
 Site Address : N°7 O'Neill Avenue,
 Hoppers Crossing
 Client : Khalid

Job No :
 Date : 07/04/2022
 Drawn : CM

WYNDHAM CITY COUNCIL
Proposed Townhouse
Advertised Documents
 Sheet 1 of 6
 Scale : 1:500 @A3

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Date Plans Provided: 23/08/2022

1. BUS STOP ON MORRIS ROAD-250m
2. HOPPERS CROSSING SECONDARY COLLEGE-850m
3. O'NEILL AVENUE PLAYGROUND RESERVE
4. HOPPERS CROSSING TRAIN STATION & LOCAL SHOPPING CENTRE WITH MEDICAL CLINIC



DESIGN RESPONSE

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					<p>Site Address : N°7 O'Neill Avenue, Hoppers Crossing</p> <p>Client : Khalid</p>	<p>Job No :</p> <p>Date : 07/04/2022</p> <p>Drawn : CM</p>	<p>Revision :</p> <p>Sheet 2 of 6</p> <p>Scale : 1:500 @A3</p> <p>Plan: 2 of 6</p>	

WYNDHAM CITY COUNCIL
Town Planning
Advised Documents

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Date Plans Provided: 23/08/2022

TABLE OF AREAS

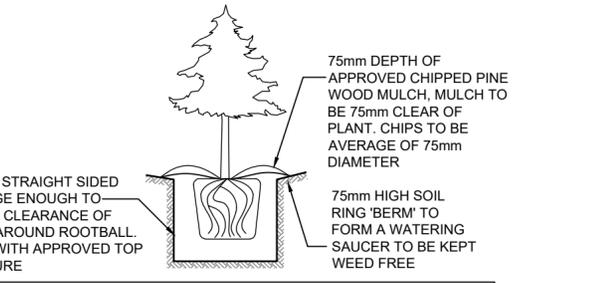
SITE AREA:	2664m ²
GARDEN AREA:	N/A
PROPOSED UNIT (GROUND FLOOR) AREA:	98m ²
% OF SITE COVERAGE:	36.89%
PERMEABILITY:	74.07%

LEGEND

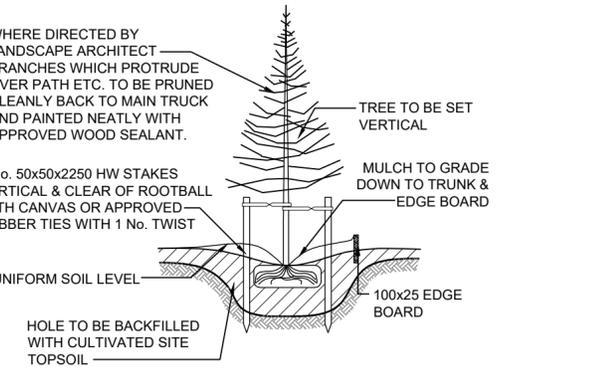
M.B : MAIL BOX
 EMB : ELECTRICAL METER BOX
 HWS : HOT WATER SYSTEM
 GM : GAS METER
 WM : WATER METER
 WT : WATER TANK-2000L
 B.S.A : BIN STORAGE AREA



INDICATES CORNER SPILL OR AREA AT LEAST 50 PER CENT CLEAR OF VISUAL OBSTRUCTIONS EXTENDING AT LEAST 2 METRES ALONG THE FRONTAGE ROAD FROM THE EDGE OF AN EXIT LANE AND 2.5 METRES ALONG THE EXIT LANE FROM THE FRONTAGE, TO PROVIDE A CLEAR VIEW OF PEDESTRIANS ON THE FOOTPATH OF THE FRONTAGE ROAD. THE AREA CLEAR OF VISUAL OBSTRUCTIONS MAY INCLUDE AN ADJACENT ENTRY OR EXIT LANE WHERE MORE THAN ONE LANE IS PROVIDED, OR ADJACENT LANDSCAPED AREAS, PROVIDED THE LANDSCAPING IN THOSE AREAS IS LESS THAN 900MM IN HEIGHT.



PLEASE NOTE THAT ANY FOUNDATIONS OF BUILT STRUCTURES, INCLUDING ANY CONCRETE AREAS SUCH AS PATHS/DRIVEWAYS, MUST BE PROTECTED WITH APPROPRIATE TREE ROOT/MOISTURE BARRIERS TO ENSURE THE INTEGRITY OF THE FOUNDATIONS ARE NOT COMPROMISED.



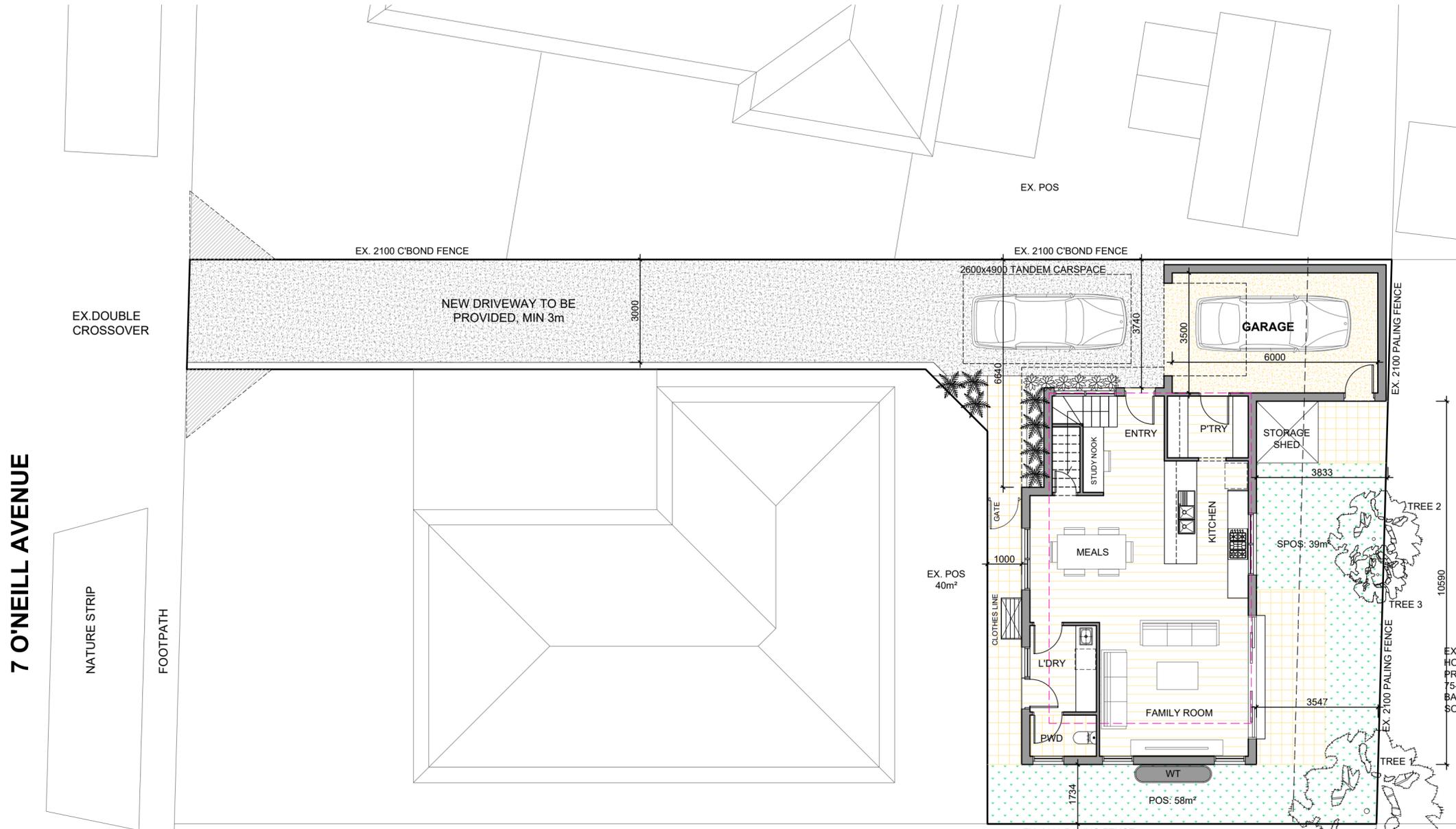
INDICATES TREE 1 (REFER TO TABLE FOR FURTHER INFORMATION)

INDICATES TALL SHRUB 2 (REFER TO TABLE FOR FURTHER INFORMATION)

INDICATES SHRUB 4 (REFER TO TABLE FOR FURTHER INFORMATION)

INDICATES SMALL SHRUB 3 (REFER TO TABLE FOR FURTHER INFORMATION)

GROUND COVERS WITHIN GARDEN BEDS (REFER TO TABLE FOR FURTHER INFORMATION)



PROPOSED GROUND FLOOR/LANDSCAPE PLAN
 98m² TOTAL GROUND FLOOR AREA

N°	BOTANICAL NAME	COMMON NAME	SIZE (HxW)m	POT SIZE Ø(mm)	QUANTITY
1	EUCALYPTUS LUCOXYLON	EUKY DWARF	6x5	250Ø	1
2	LEPTOSPERMUM LANGERUIA	WOOLLY TEA TREE	3x2	150Ø	1
3	AGONIS FLEXINUSA NANA	DWARF WILLOW	1x1	100Ø	1
4	DIANELLA LONGIFOLIA X LONGIFOLIA	MYRTLE	.5x.5	75Ø	7
GROUND COVERS					
5	BRACHYCOME MULTIFIDIA	ROCK DAISY		50Ø	3
6	VIOLIA HEDERACEA	NATIVE VIOLET		50Ø	3
7	FELICIA AMELLODES	BLUE MARGURERITE		50Ø	3

CANOPY TREES TO BE 1.5m IN HEIGHT AT TIME OF PLANTING
 GROUND COVERS TO BE PLANTED EVENLY IN GARDEN BEDS MARKED

-SITE HAS A GARDEN AREA OF 250.91m² OR 36.89%
 -SITE HAS PERMEABILITY AREA OF 250.91m² OR 36.89%
 SITE AREA: 680m²

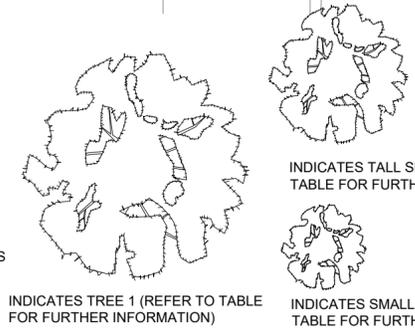
-HOT WATER SYSTEM TO BE MOUNTED TO WALL (INSTANT HEAT UNIT)

PLEASE NOTE : AIR-CONDITIONING AND/OR HEATING UNITS ARE NOT PROPOSED. IF OWNER/S IS TO HAVE INSTALLED, UNITS TO BE LOCATED ON REAR ROOF OF GROUND FLOOR, SO IT IS NOT VISIBLE FROM STREET FRONT

LAWN AREAS WITH 150mm HOED SUB SOIL WITH 100mm TOP SOIL, ADDING GYPSUM AT 1/2kg/m² AND SEED FOR GRASS



ALL GARDEN AREAS TO BE PROVIDED WITH AN ADEQUATE WATERING SYSTEM (DRIPPERS TO BE USED (1 PER PLANT/ 2 PER TREE) & TO BE TIMBER MULCH TO BE PROVIDED



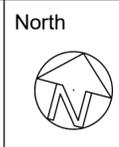
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D.P N° : 1411
 m : 0412 803 653



Project Details

Site Address : N°7 O'Neill Avenue, Hoppers Crossing

Client : Khalid

Proposed Townhouse

Job No :
 Date : 07/04/2022
 Drawn : CM

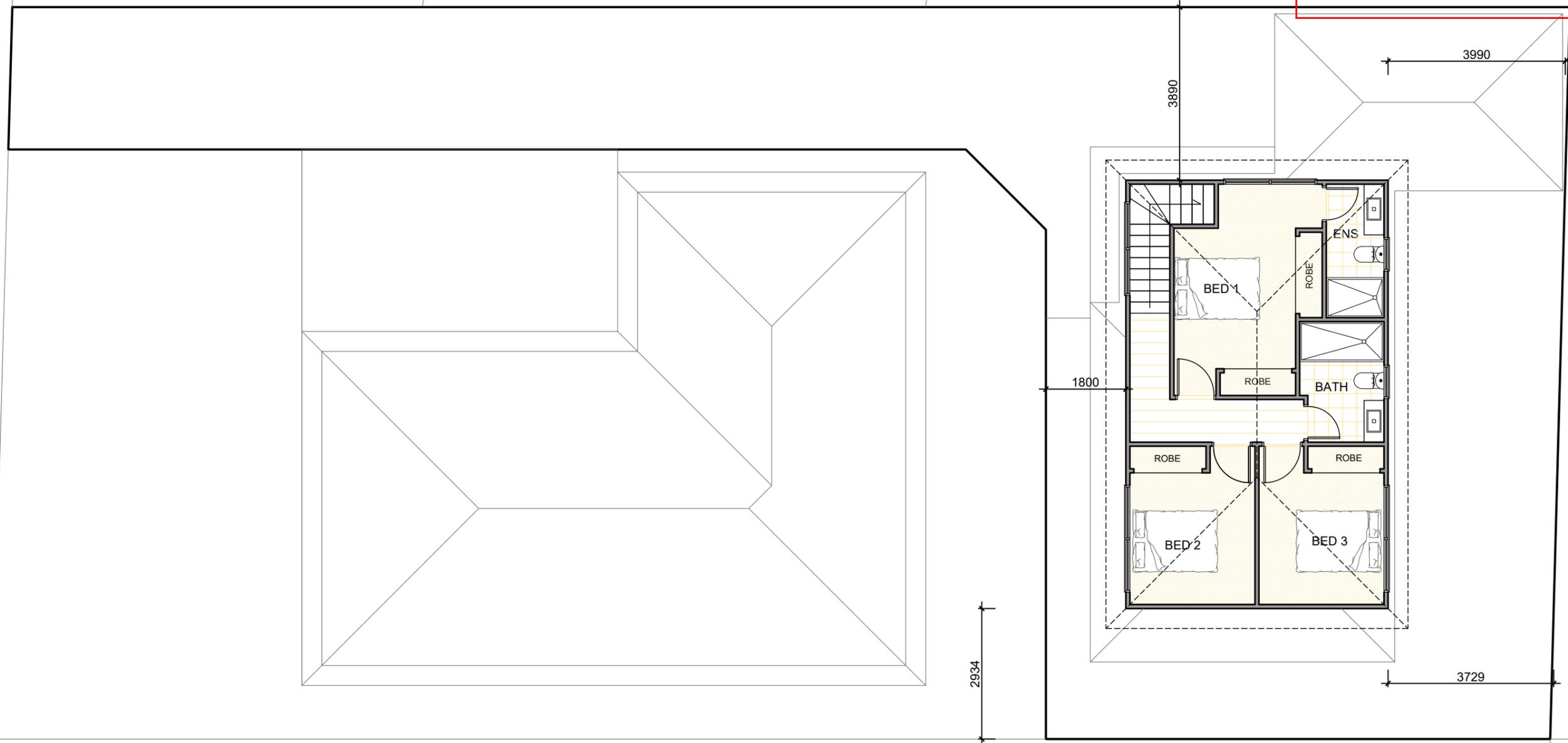
Revision : 1
 Sheet 3 of 6
 Scale : 1:100 @A2

WYNDHAM CITY COUNCIL
 Town Planning
 Advertised Documents
 Plan: 3 of 6

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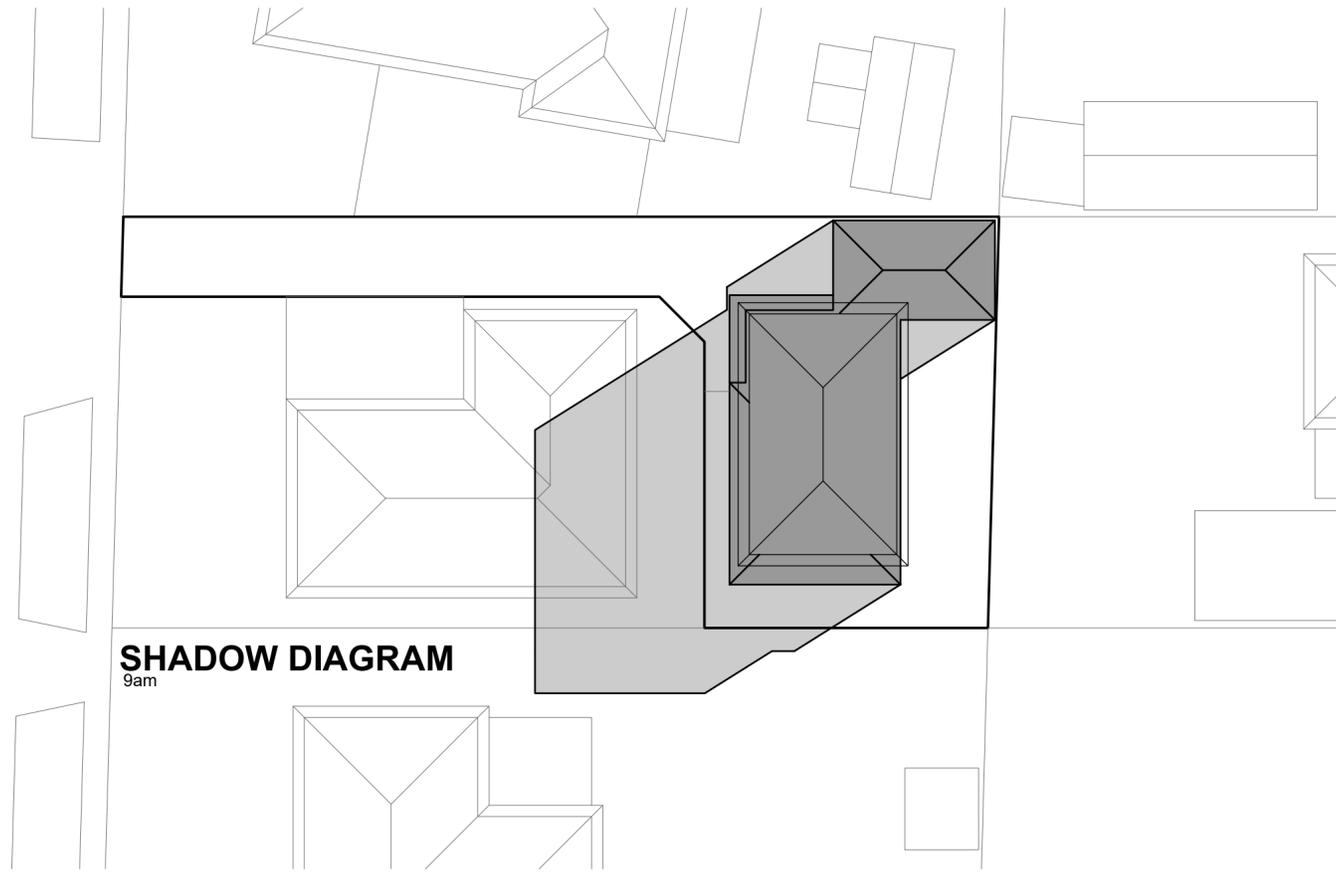
PROPOSED FIRST FLOOR
57m² TOTAL FIRST FLOOR AREA

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					Site Address : N°7 O'Neill Avenue, Hoppers Crossing		Job No :	
					Client : Khalid		Date :07/04/2022	
						WYNDHAM CITY COUNCIL Town Planning Advised Documents		
						Sheet 4 of 6 Scale: 1:100 @ A2 Plan: 4 of 6		

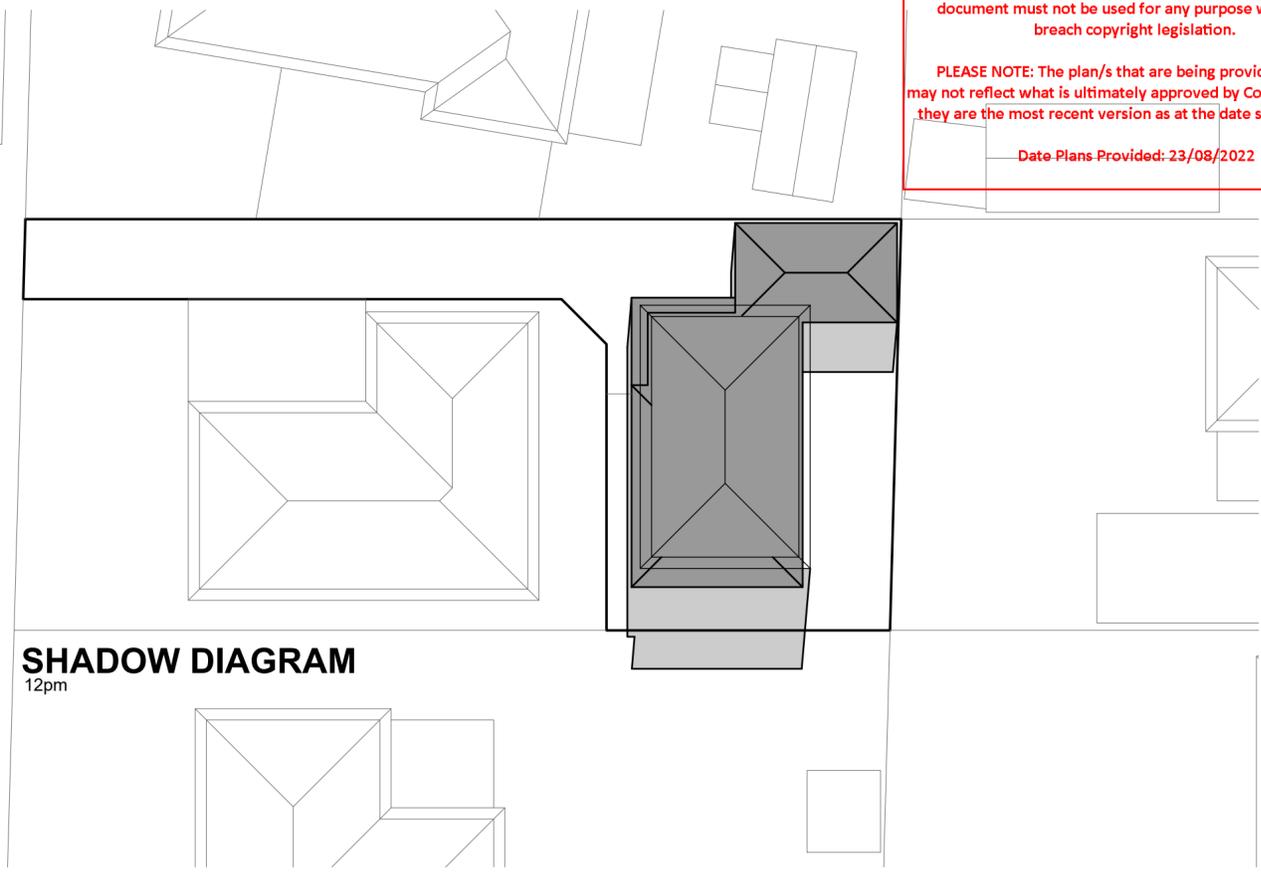
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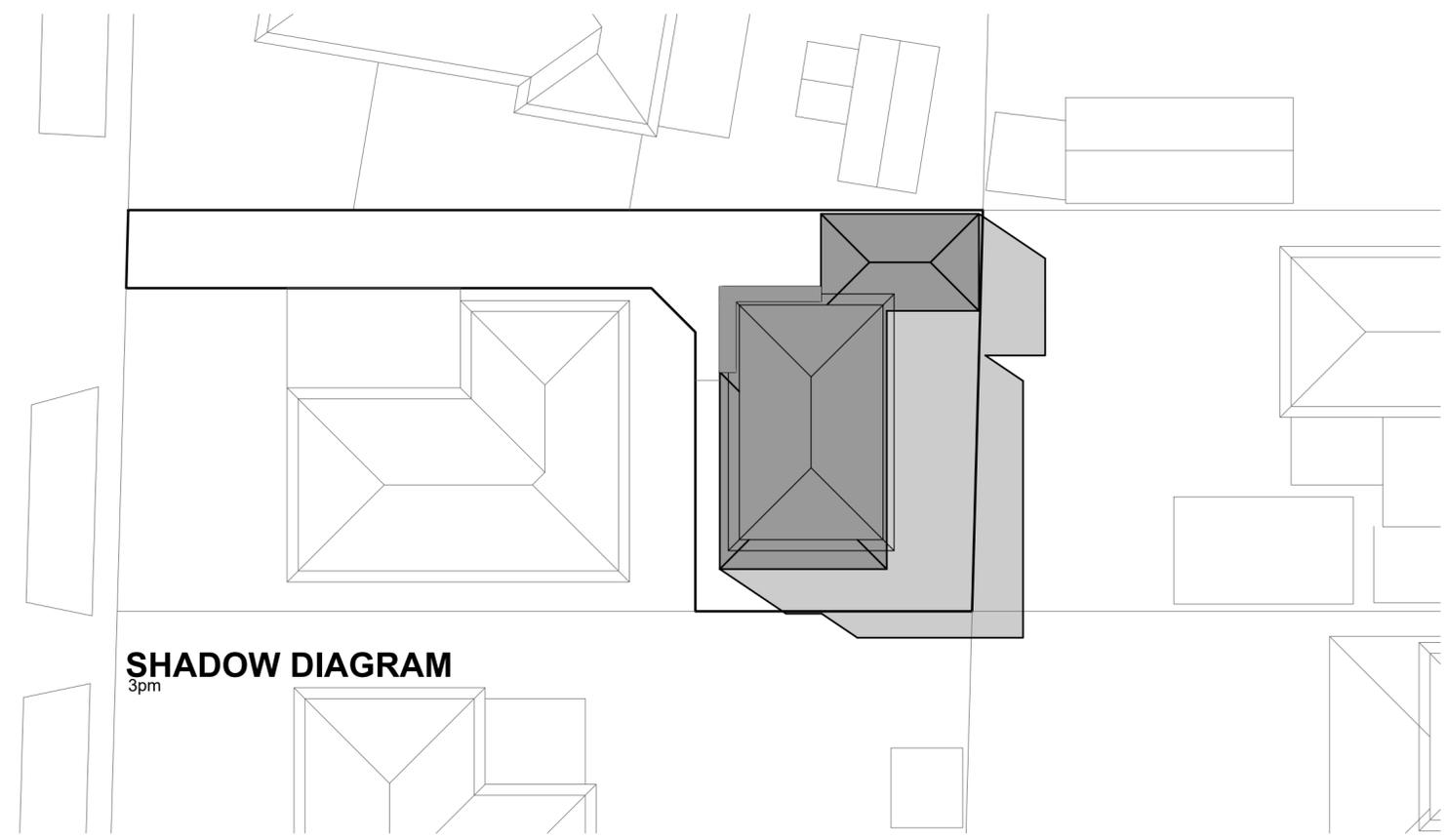
Date Plans Provided: 23/08/2022



SHADOW DIAGRAM
9am



SHADOW DIAGRAM
12pm



SHADOW DIAGRAM
3pm

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				Site Address : N°7 O'Neill Avenue, Hoppers Crossing		Job No :	Revision :	
				Client : Khalid		Date : 25/01/2022	Sheet 6 of 6	
				Drawn : CM	Scale : 1:200 @A2			