



- APPROX 33KM TO MELBOURNE CBD
- APPROX 36KM TO MELBOURNE TULLAMARINE AIRPORT
- APPROX 33.5KM TO AVALON AIRPORT
- APPROX 4.5KM TO HOPPERS CROSSING TRAIN STATION
- APPROX 2.3KM TO PACIFIC WERRIBEE SHOPPING CENTRE
- APPROX 2.4KM TO TARNEIT WEST VILLAGE SHOPPING MALL
- APPROX 1.1KM TO ST. JAMES THE APOSTLE PRIMARY SCHOOL
- APPROX 2.2KM TO CAMBRIDGE PRIMARY SCHOOL
- APPROX 5.1KM TO VICTORIA UNIVERSITY
- APPROX 2KM TO TARNEIT LAKES

SITE ANALYSIS

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					Site Address : N°10 Bottlebrush Drive, Hoppers Crossing		Job No :	Revision :
					Client : Mr. G Spiteri		Date : 9/12/2021	Sheet 1 of 6
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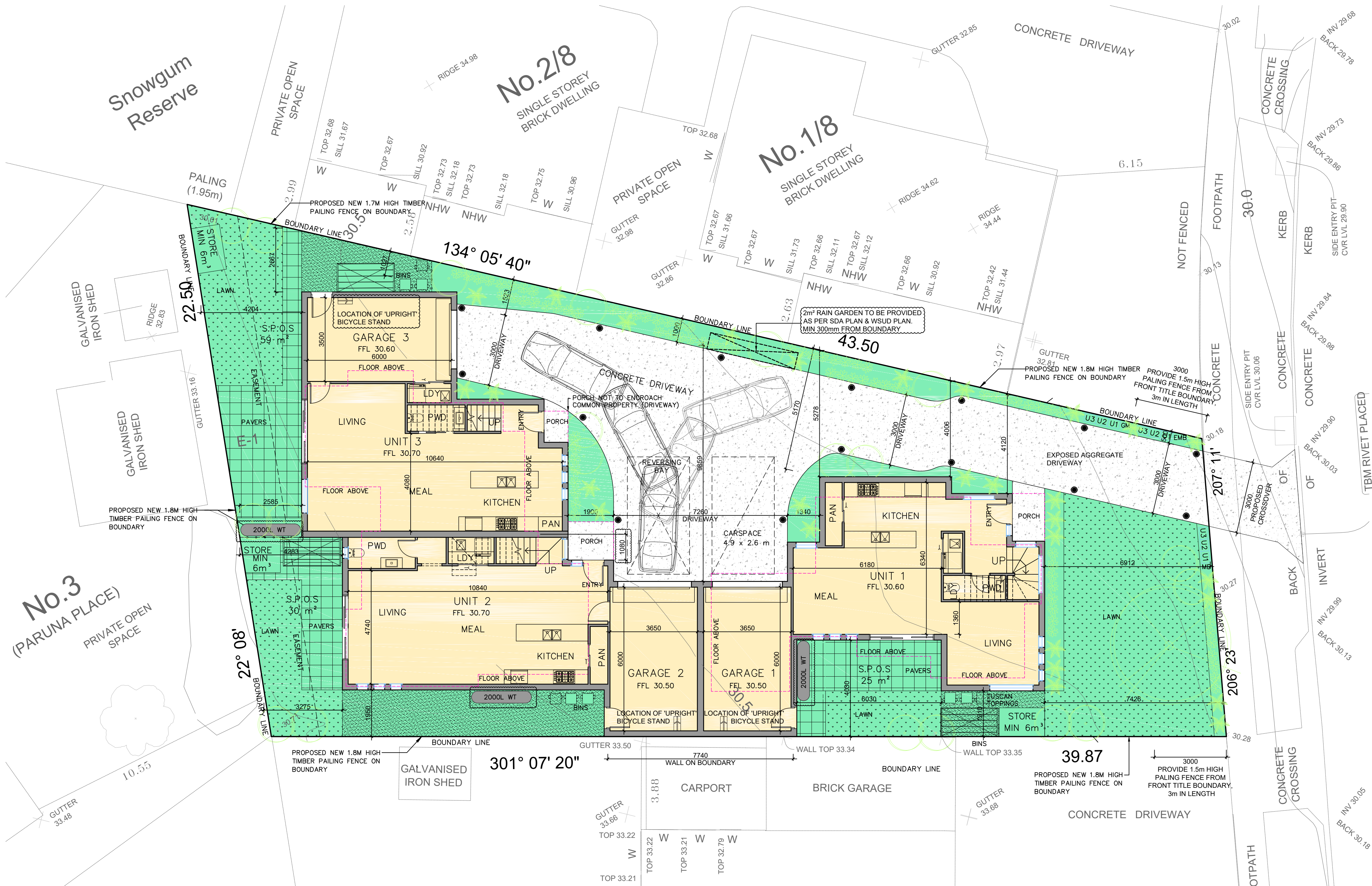


- A. MATERIALS COLOURS AND TEXTURES SELECTED TO HIGHLIGHT THE CONTEMPORARY ARCHITECTURAL FORM OF THE BUILDING
- B. CONSISTENT SETBACK AT THE FRONT NOT TO IMPACT EXISTING CHARACTER
- C. PROTECTED PRIVACY THROUGH THE USE OF 1.7M HIGH TIMBER PAILING FENCE, EXISTING FENCE TO BE RETAINED IF POSSIBLE BUT TREATED ACOUSTICALLY.
- D. GOOD SOLAR ACCESS TO P.O.S. THROUGH NORTH ORIENTATION AND UPPER BUILDING SETBACKS.
- E. FIRST FLOOR RESPECTS EXISTING STREETScape, WITH THE USE OF PITCHED ROOFS TO BE SEEN ON ALL ELEVATIONS.
- F. APPROPRIATE LANDSCAPING TREATMENT FOR THE SITE IS PROVIDED WITH GARDEN AREAS PROPOSED ON BOUNDARIES (SEE LANDSCAPE PLANS FOR DESIGN DETAILS)
- G. LANDSCAPING TO PROVIDE SUBSTANTIAL VALUE PRIVACY TO ADJOINING PROPERTIES ALSO TO AID IN WORKING AS AN ADDITIONAL ACOUSTIC BUFFER

BOTTLEBRUSH DRIVE

DESIGN RESPONSE

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SDA REQUIREMENTS					
* PROPOSED UNITS TO ACHIEVE A NATHERS ENERGY RATING OF AT LEAST 6.0 STARS (INC. COOLING LOAD OF 300W/M2)					
- REVERSE CYCLE SPLIT SYSTEM A/C FOR HEATING/COOLING (MEPS COMPLIANT)					
- GAS INSTANTANEOUS HOT WATER UNITS (6 STAR)					
- LED LIGHTING WITH MAXIMUM DENSITY OF 4W/M2					
- MOTION SENSORS FOR MIN. 50% OF EXTERNAL LIGHTING					
- 3 STAR WELS 6.0-7.5 L/MINUTE SHOWERHEADS					
- 4 STAR WELS KITCHEN TAPS					
- 5 STAR WELS BATHROOM TAPS					
- 4 STAR WELS TOILETS					
- 3 STAR WELS DISHWASHERS					
- WATER EFFICIENT PLANT SPECIES					
- 2,000L RAINWATER TANK CONNECTED TO ALL TOILETS FOR EACH UNIT					
- DOUBLE GLAZING TO ALL BEDROOMS AND LIVING AREAS					
- 1 BICYCLE SPACE FOR EACH UNIT					
- 3X BINS FOR EACH UNIT (GARBAGE, RECYCLING & GREEN WASTE)					

GROUND FLOOR/LANDSCAPE PLAN

VEGETATION LIST

N°	TREE	BOTANICAL NAME	COMMON NAME	SIZE (HxWm)	POT SIZE Ø(mm)	QUANTITY
1	TALL SHRUB	EUCALYPTUS LUCOXYLON	EUKY DWARF	6x5	2500	1
2		LEPTOSPERMUM LANGERUIA	WOOLLY TEA TREE	3x2	1500	20
3	SMALL SHRUB	DIANELLA LONGIFOLIA	SMOOTH FLAX LILY	5x5	750	25
4		X LONGIFOLIA				
GROUND COVERS						
5		BRACHYCOMME MULTIFIDA	ROCK DAISY		500	25
6		VIOLA HEDERACEA	NATIVE VIOLET		500	25
7		FELICIA AMELLODES	BLUE MARGUERITE		500	25

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

1 DOWN PIPE TO BE CONNECTED INTO WATER TANKS, WITH OVERFLOW OUTLET TO BE PROVIDED, TYP

WATER TANKS AND SHEDS HAVE A MINIMUM 0.5M CLEARANCE FREE OF OBSTRUCTION WHEN LOCATED IN A THROUGH ACCESS WAY

ALL SMOGWATER INFSTRUCTURE AS REQUIRED BY CONDITION IS TO BE LOCATED WITHIN THE DRIVEWAYS AND NOT IN THE AREAS SET ASIDE FOR LANDSCAPING

-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

*TUSCAN TOPPINGS, 100mm THICK, TO BE COMPACTED WITH A HEAVY ROLLER OR VIBRO PLATE

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

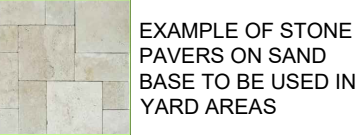
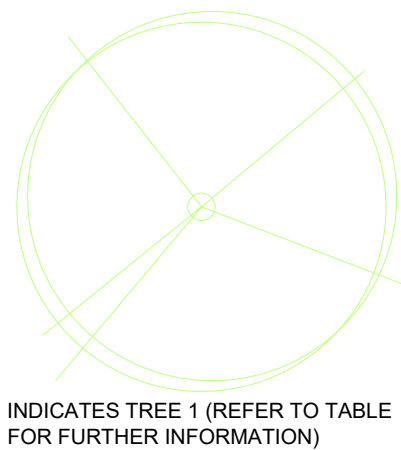
INDICATES SELECTED OUTDOORS PAVERS ON COMPACTED SAND BASE (PERMEABLE COVERING)

INDICATES GRASSED AREA

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

● LOCATION OF EXTERNAL IN-GROUND WEATHERPROOF SOLAR LIGHT SENSORS

M.B : MAIL BOX
EMB : ELECTRICAL METER BOX
HWS : HOT WATER SYSTEM
GM : GAS METER



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

INDICATES SHRUB 3 (REFER TO TABLE FOR FURTHER INFORMATION)

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

DEVELOPMENT SUMMARY (sqm)

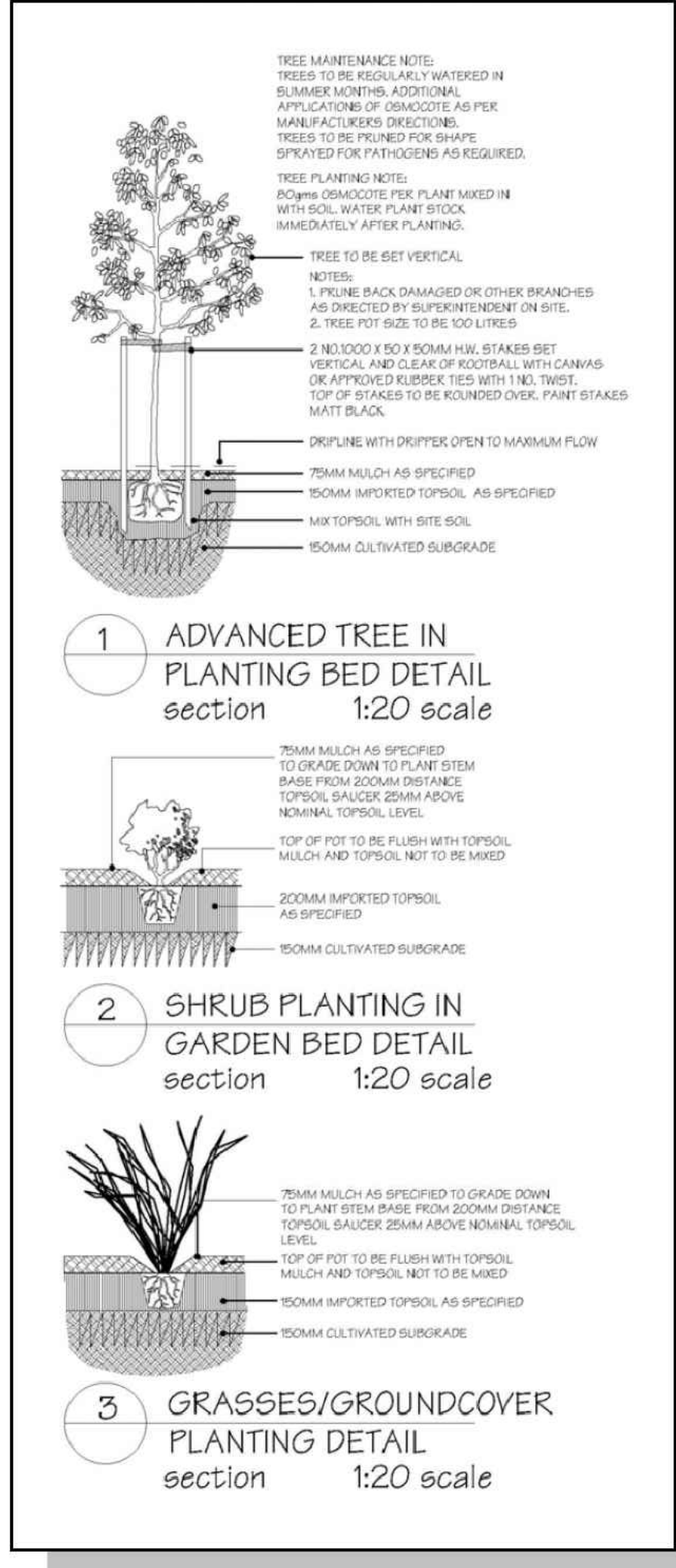
Building Areas	Unit 01	Unit 02	Unit 03	Total
Ground Floor (Living)	64.1 m²	64.1 m²	59.3 m²	187.5 m²
First Floor	76.3 m²	52.4 m²	46.2 m²	174.9 m²
Garage/ Carport	21.0 m²	21.0 m²	21.0 m²	63 m²
Total Building Area	140.4 m²	137.5 m²	126.5 m²	404.4 m²
Total Building Area	15.1 sq	14.1 sq	13.6 sq	42.8 sq

Site Area	702 m²
Total Ground Floor	250 m²
Site Coverage	36%
Permeability	260 m²/37%

Open Space	Unit 01	Unit 02	Unit 03
------------	---------	---------	---------

Private Open Space	95.8 m²	51 m²	59 m²
Secluded Private Open Space	25 m²	30 m²	59 m²

BOTTLEBRUSH DRIVE



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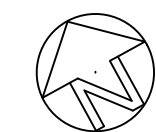
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North



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Client : Mr. G Spiteri

Proposed Townhouses

Job No :

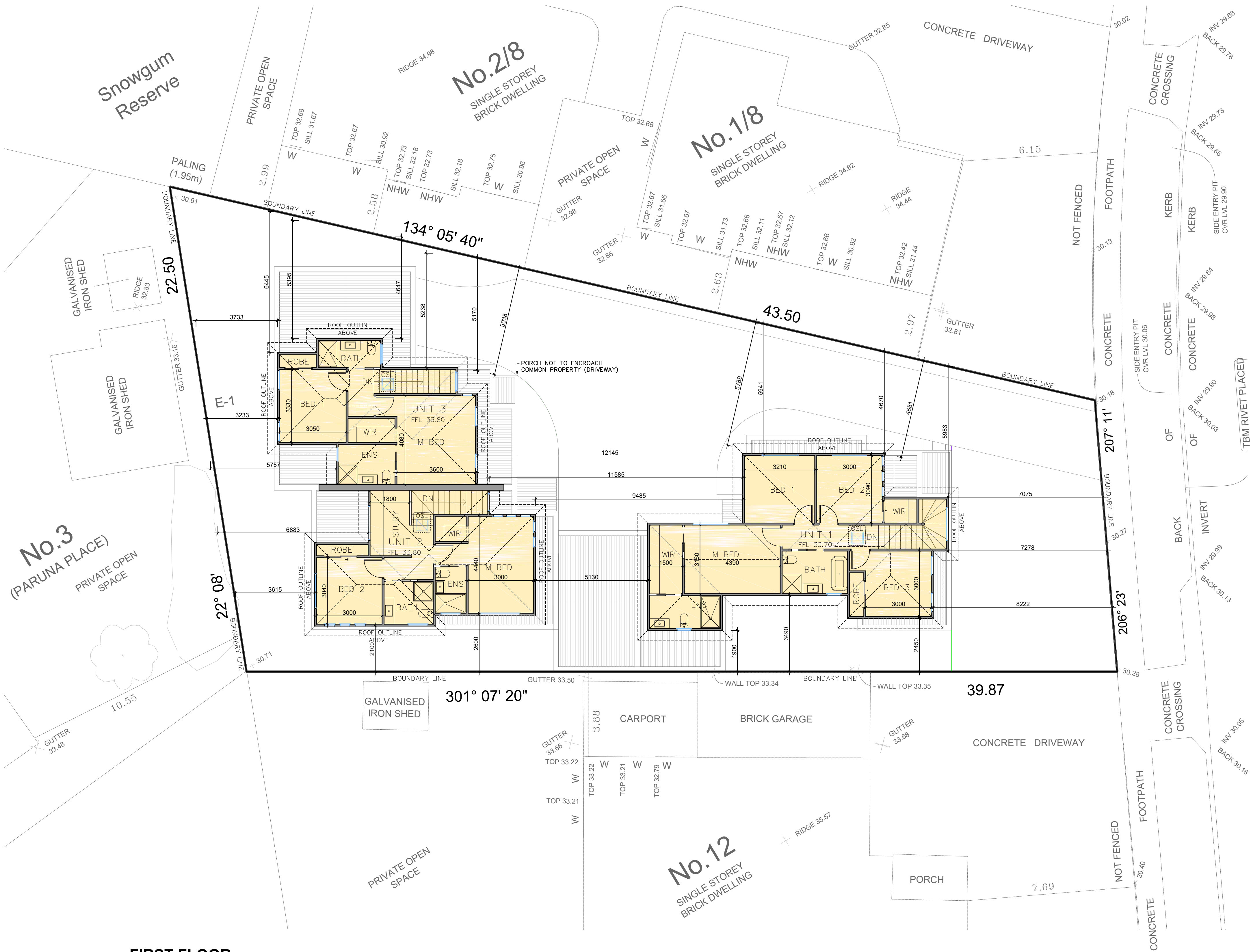
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DEVELOPMENT SUMMARY (sqm)				
Building Areas	Unit 01	Unit 02	Unit 03	Total
Ground Floor (Living)	64.1 m ²	64.1 m ²	59.3 m ²	187.5 m ²
First Floor	78.3 m ²	52.4 m ²	46.2 m ²	174.9 m ²
Garage/ Carport	21.0 m ²	21.0 m ²	21.0 m ²	63 m ²
Total Building Area	140.4 m ²	137.5 m ²	126.5 m ²	404.4 m ²
Total Building Area	15.1 sq	14.1 sq	13.6 sq	42.8 sq
Site Area	702 m ²			
Total Ground Floor	250 m ²			
Site Coverage	36%			
Permeability	260 m ² /37%			
Open Space	Unit 01	Unit 02	Unit 03	
Private Open Space	95.8 m ²	51 m ²	59 m ²	
Secluded Private Open Space	25 m ²	30 m ²	59 m ²	

FIRST FLOOR

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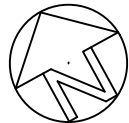
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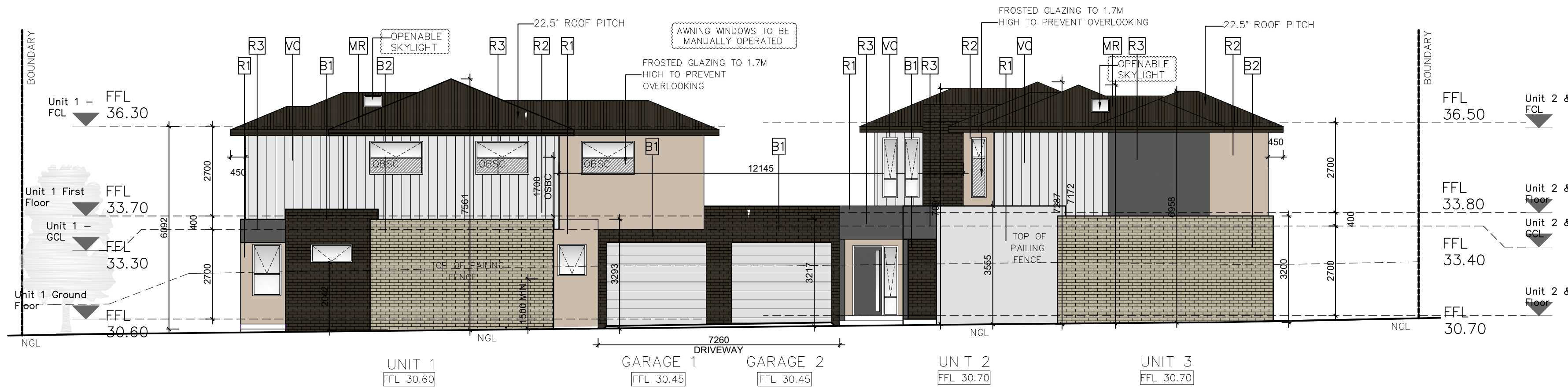
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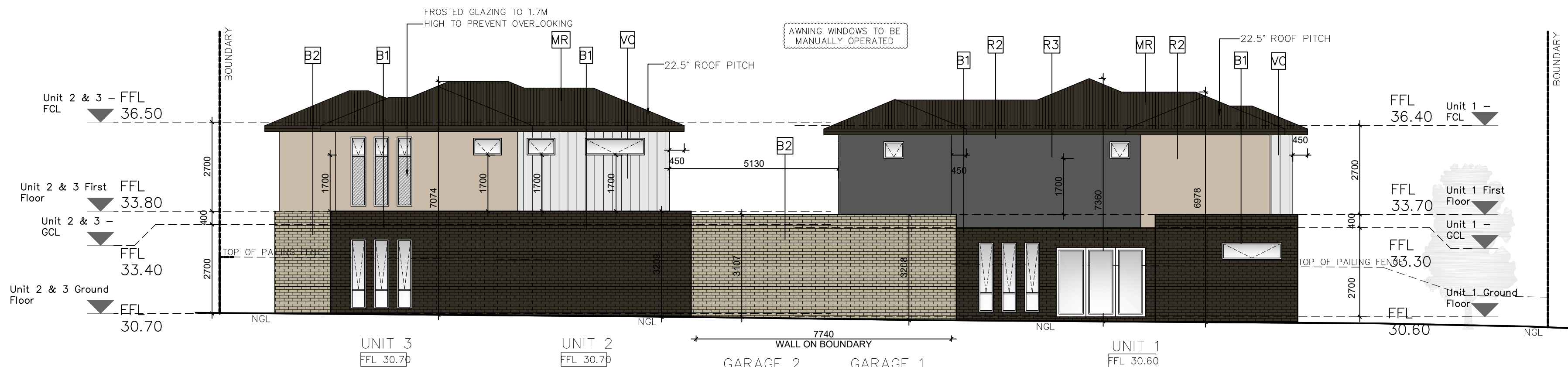
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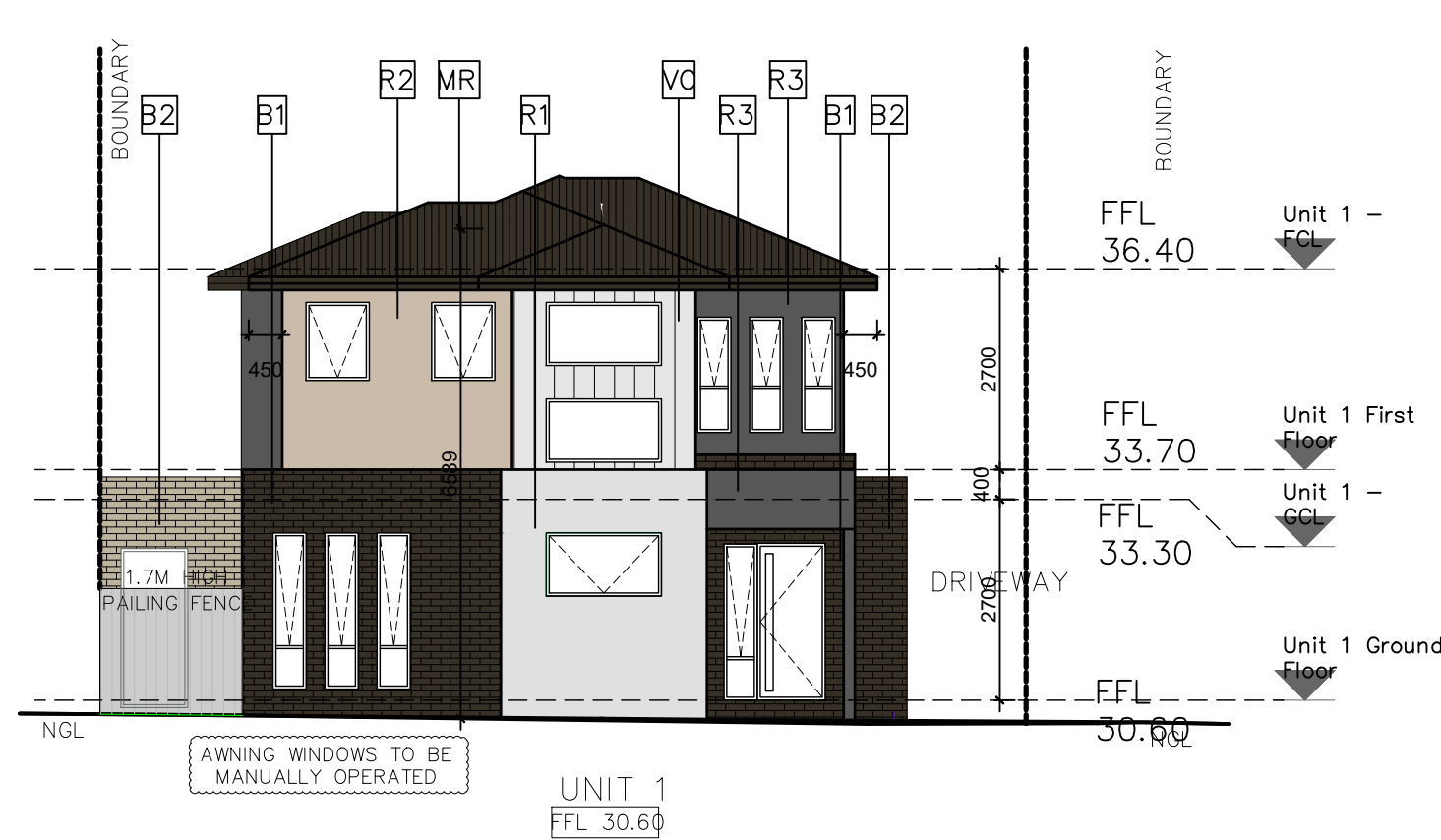
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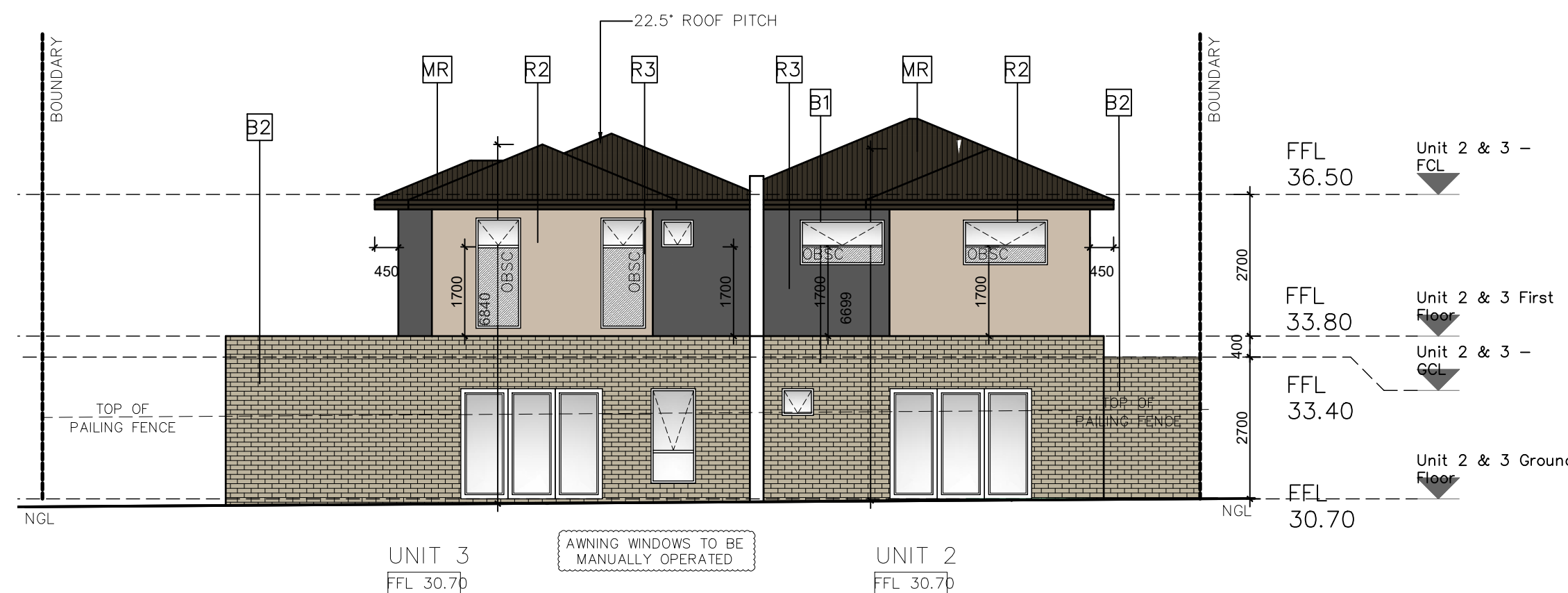
NORTH ELEVATION



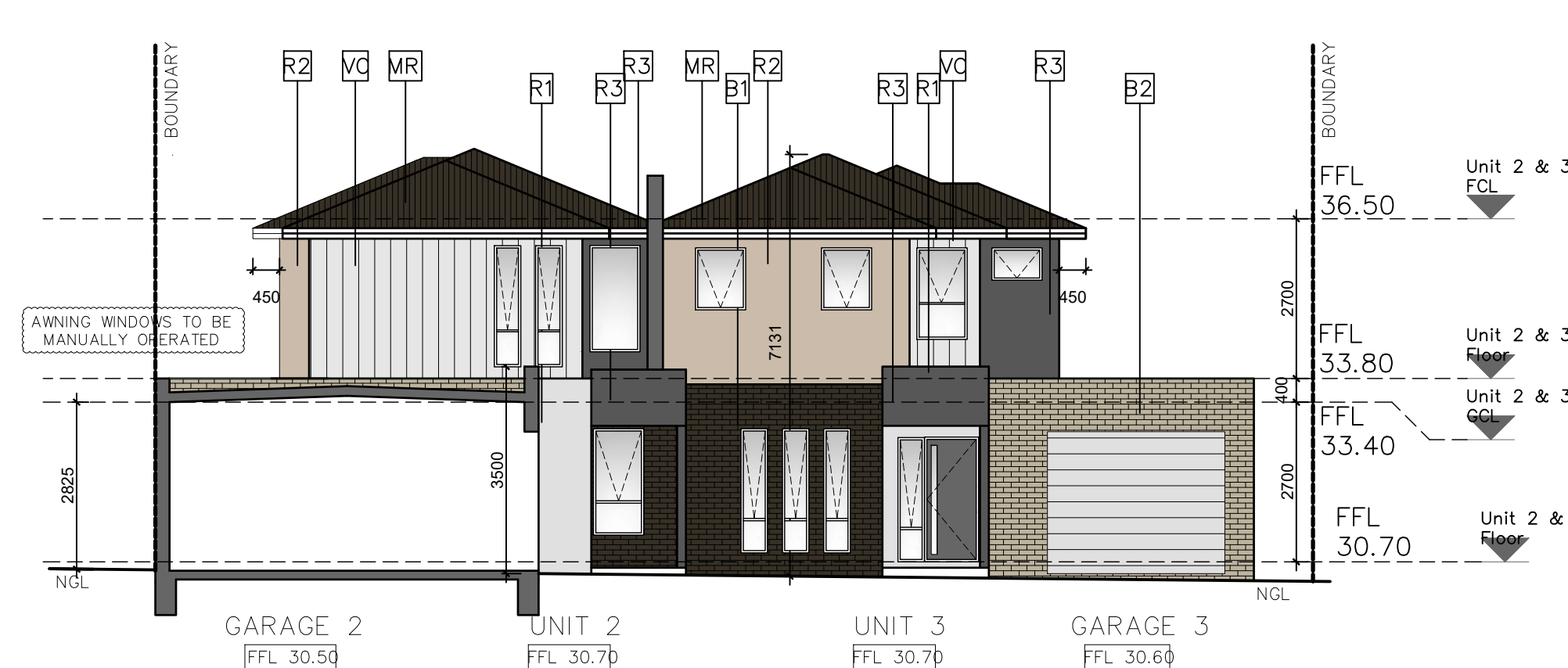
SOUTH ELEVATION



EAST ELEVATION



UNIT 2 & 3 EAST ELEVATION



WEST ELEVATION

FINISHING MATERIALS & COLORS		
CODE	SAMPLE	DESCRIPTION
B1		BRICKWORK FINISH PGH ALTITUDE OLYMPUS (OR SIMILAR)
B2		BRICKWORK FINISH PGH ALTITUDE VESUVIUS (OR SIMILAR)
VC		VERTICAL CLADDING COLOR : WHITE DULUX NATURAL WHITE (OR SIMILAR)
R1		RENDER FINISH COLOR : WHITE DULUX NATURAL WHITE (OR SIMILAR)
R2		VERTICAL CLADDING COLOR : BEIGE DULUX GRAND PIANO HALF (OR SIMILAR)
R3		VERTICAL CLADDING COLOR : DARK GREY DULUX MALAY GREY (OR SIMILAR)

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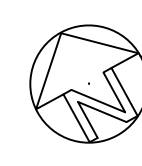
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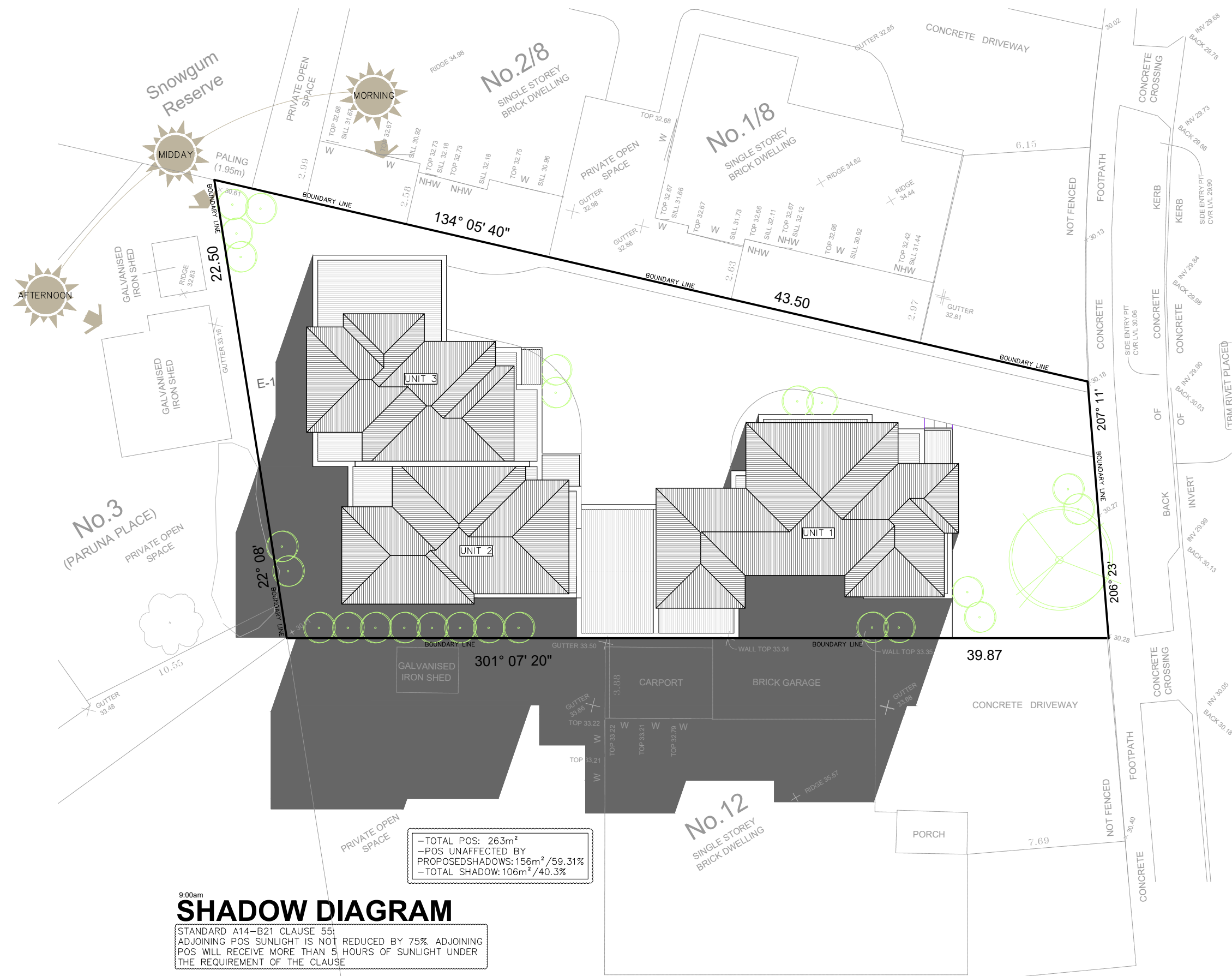


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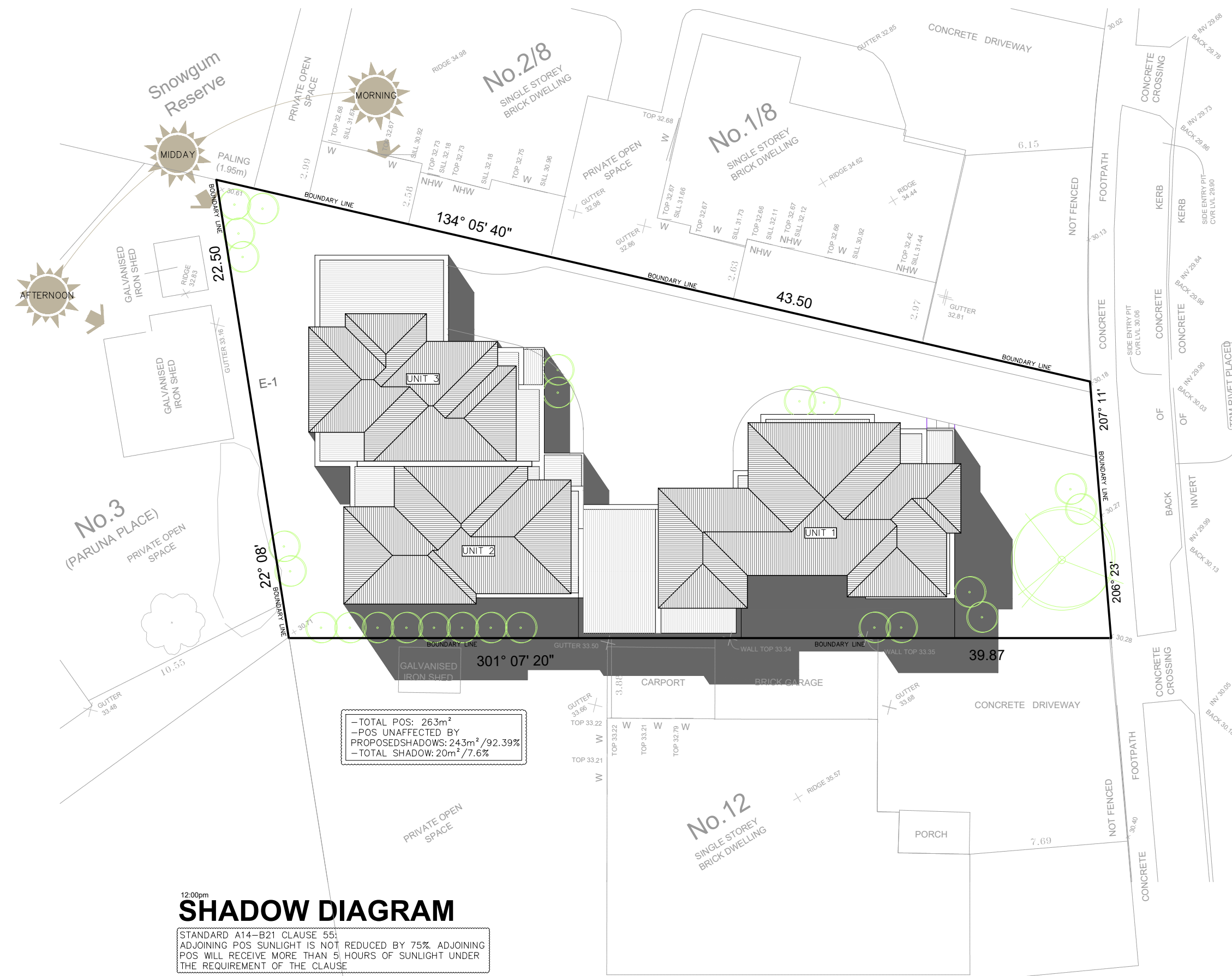
Proposed Townhouses

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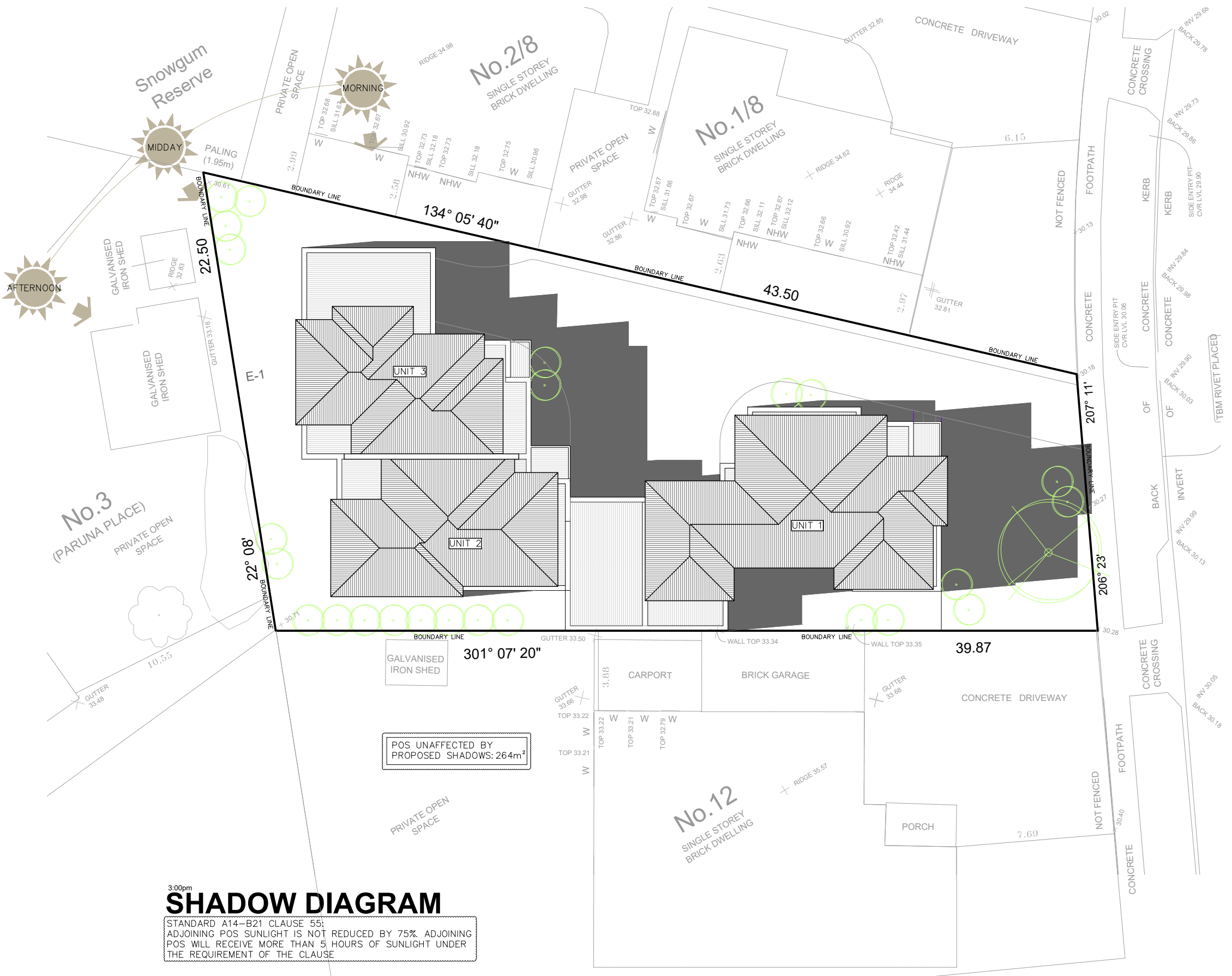
SHADOW DIAGRAM

STANDARD A14-B21 CLAUSE 55:
ADJOINING POS SUNLIGHT IS NOT REDUCED BY 75% ADJOINING POS WILL RECEIVE MORE THAN 5 HOURS OF SUNLIGHT UNDER THE REQUIREMENT OF THE CLAUSE



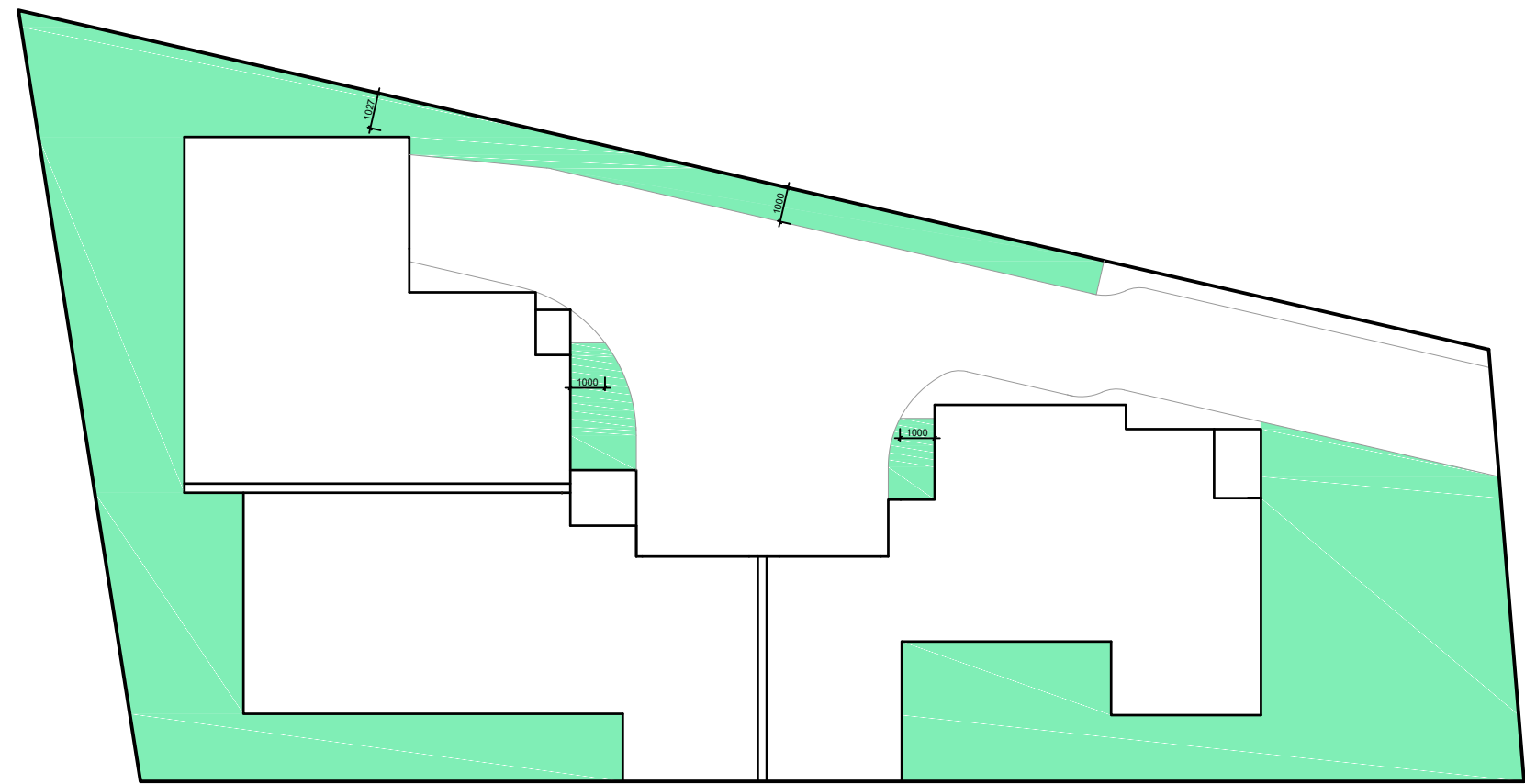
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GARDEN AREA

INDICATES AREAS USED IN GARDEN AREA CALCULATIONS.
GARDEN AREA: 246m²
SITE AREA: 702m²
% OF GARDEN AREA: 35.04%

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