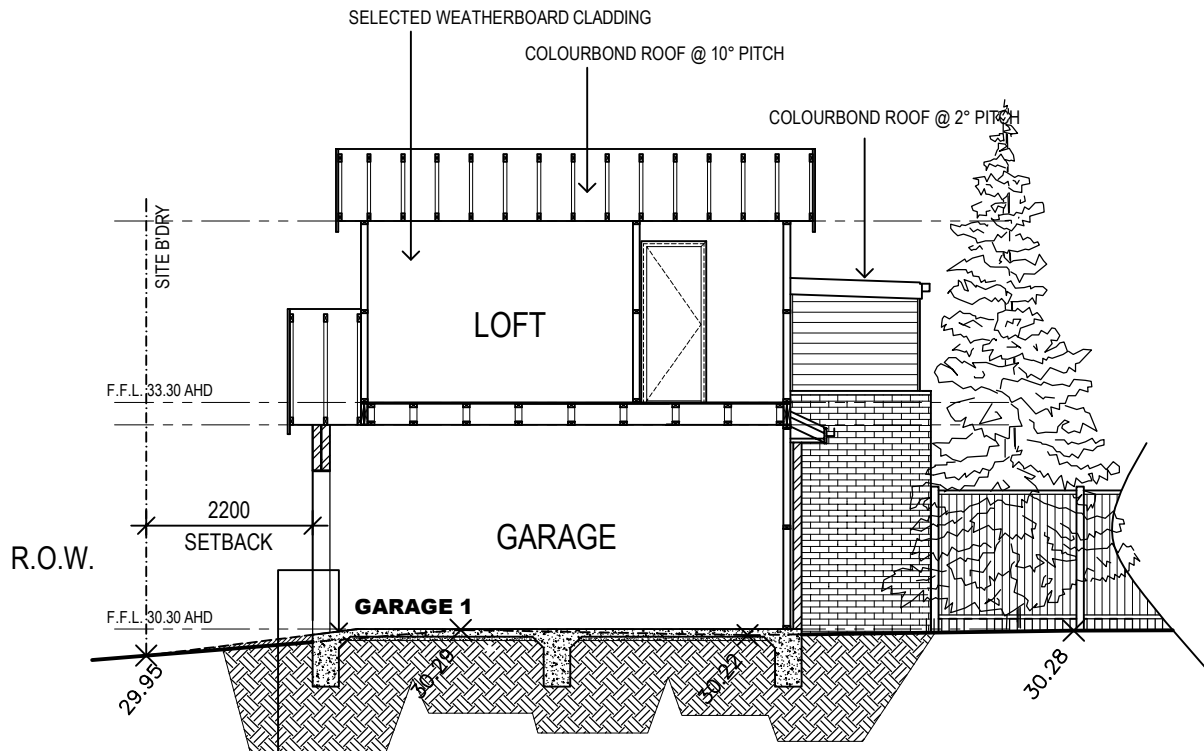


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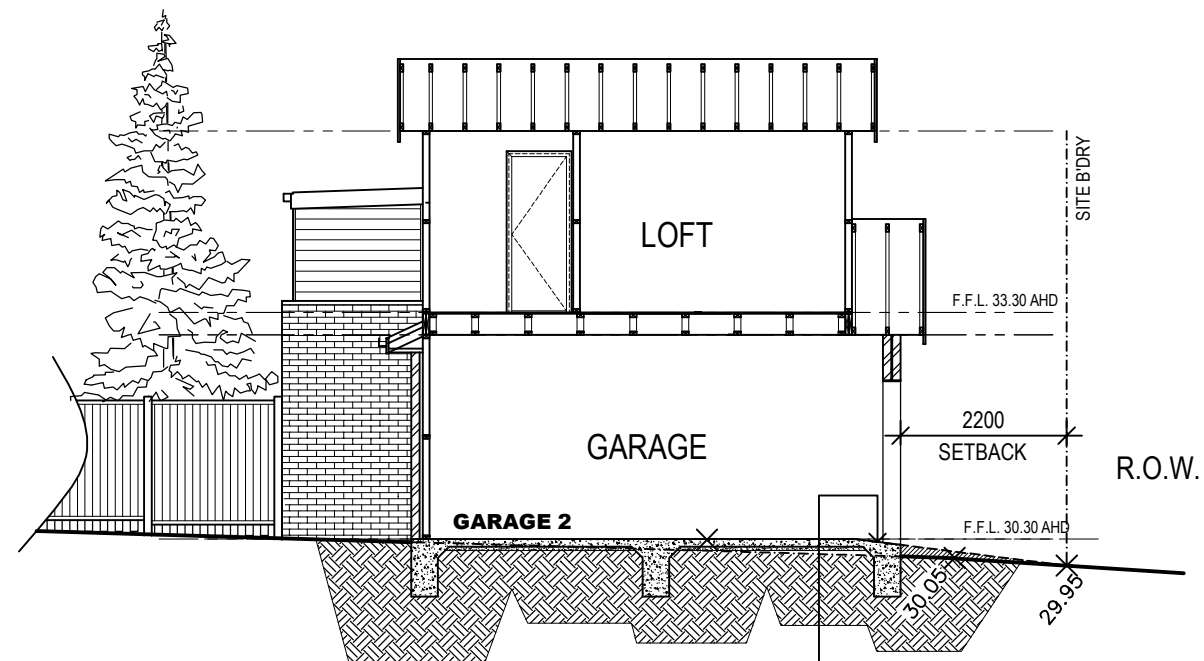
AREA ANALYSIS			
SITE AREA:	525.67 M ²		
SITE COVERAGE:	311.00 M ²	59.16 %	
PERMEABLE AREA:	116.39 M ²	22.14 %	

FLOOR AREAS			
DWELLING 1		DWELLING 2	
GROUND FLOOR:	94.53 M ²	GROUND FLOOR:	91.95 M ²
FIRST FLOOR:	63.39 M ²	FIRST FLOOR:	66.85 M ²
PORCH:	07.28 M ²	PORCH:	07.28 M ²
ALFRESCO:	10.05 M ²	ALFRESCO:	10.05 M ²
TOTAL:	175.25 M ²	TOTAL:	176.13 M ²
GARAGE 1		GARAGE 2	
GARAGE:	44.25 M ²	GARAGE:	44.25 M ²
LOFT:	28.91 M ²	LOFT:	28.91 M ²
TOTAL:	73.16 M ²	TOTAL:	73.16 M ²

FENCE NOTE*
ALL BOUNDARY FENCES ARE NOTED AS EXISTING SIZE/ TYPE ON PLANS.
REPLACE WITH NEW 1.8M HIGH PALING .



PROPOSED GARAGE ENTRY/ EXIT GRADE
1 : 100



PROPOSED GARAGE ENTRY/ EXIT GRADE
1 : 100

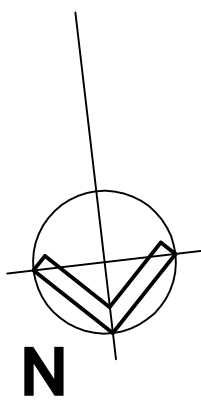
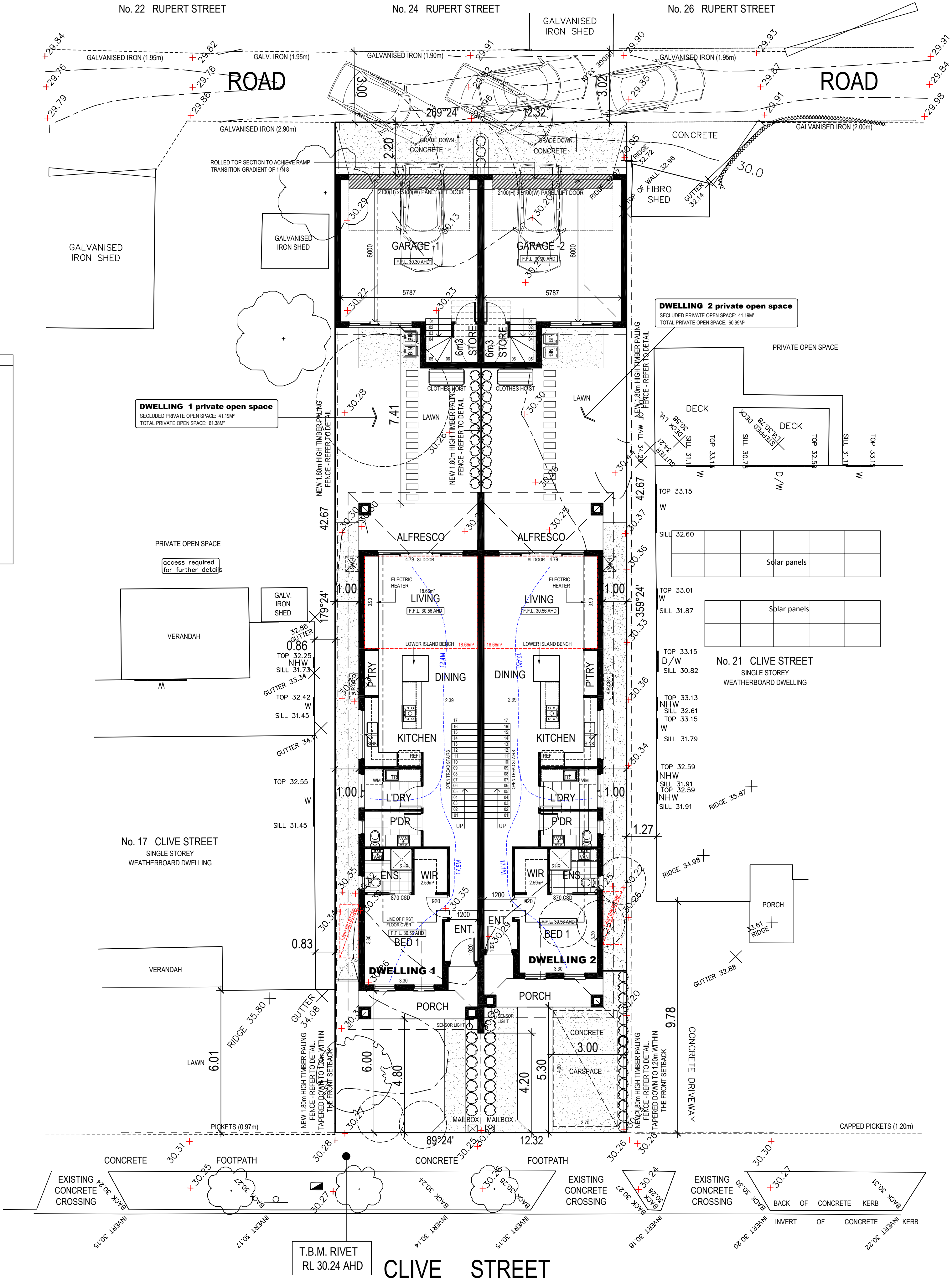
KEY

PROPOSED TREE

EXISTING TREE TO BE REMOVED

EXISTING TREE TO BE RETAINED

VENTILATION PATH



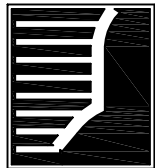
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PROPOSED DUAL OCCUPANCY
19 CLIVE STREET
WEST FOOTSCRAY

GROUND FLOOR PLAN

REVISIONS

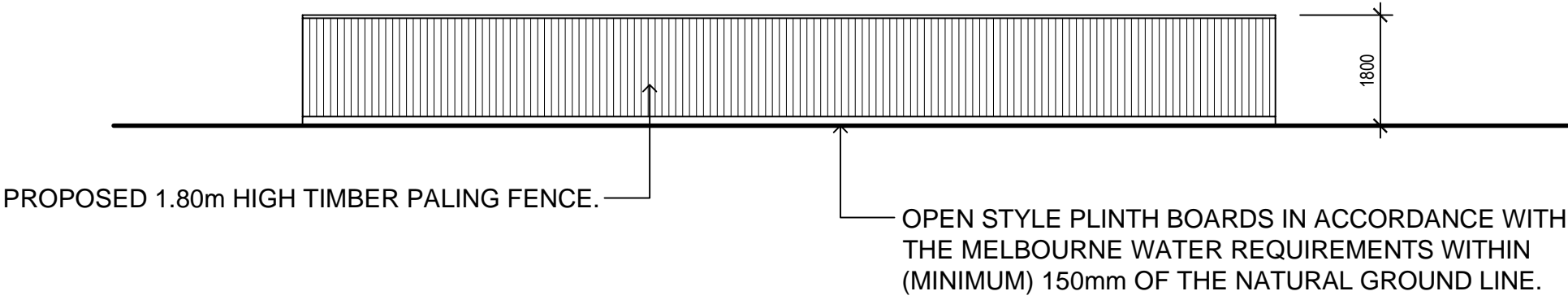
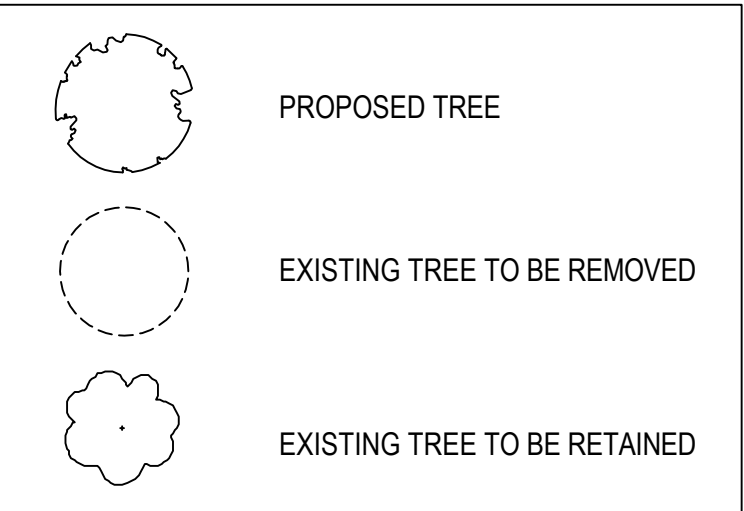
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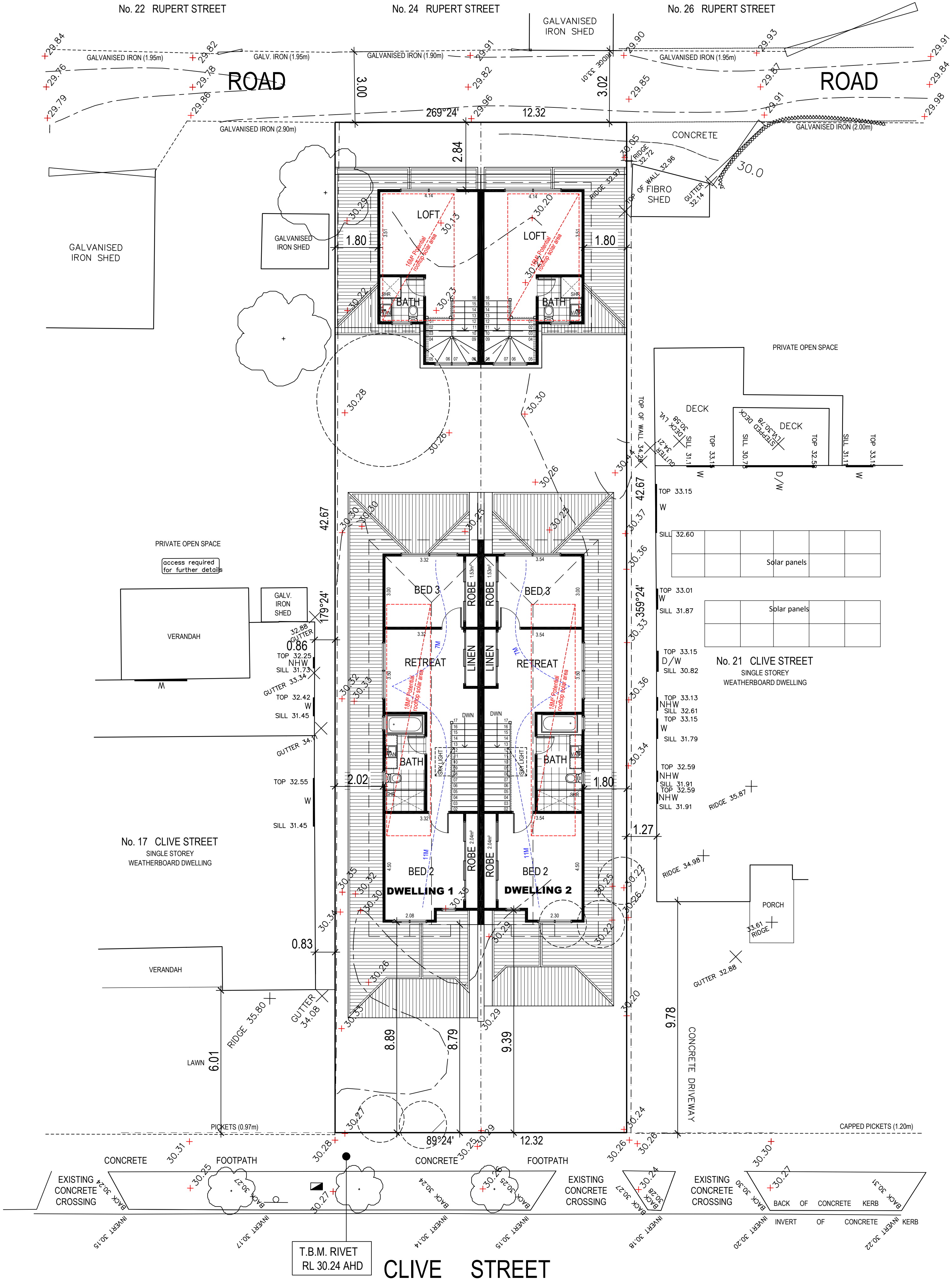
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REPLACE WITH NEW 1.8M HIGH PALING .



PROPOSED SIDE BOUNDARY - FENCING
Scale 1:100



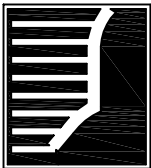
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FIRST FLOOR PLAN

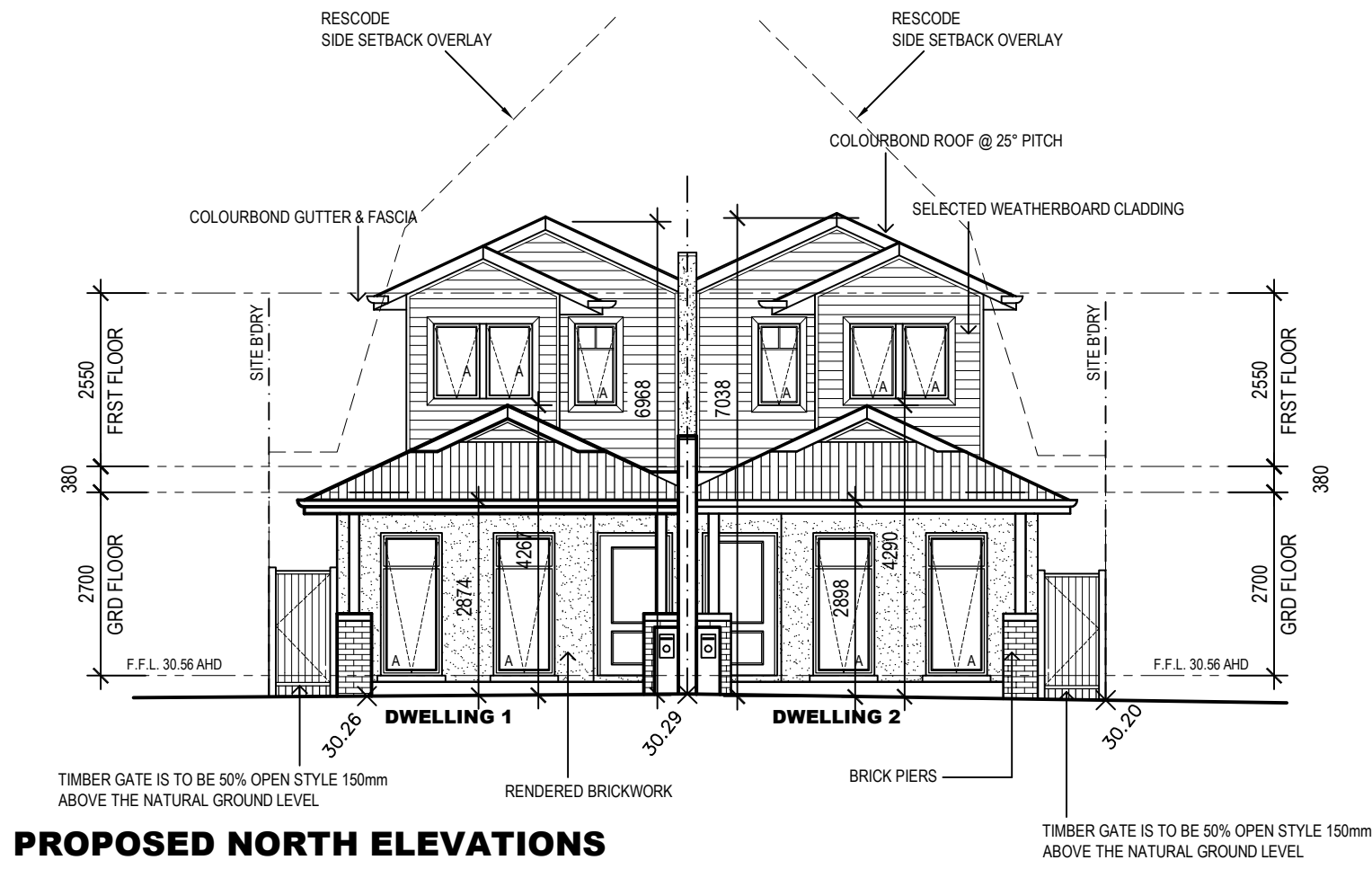
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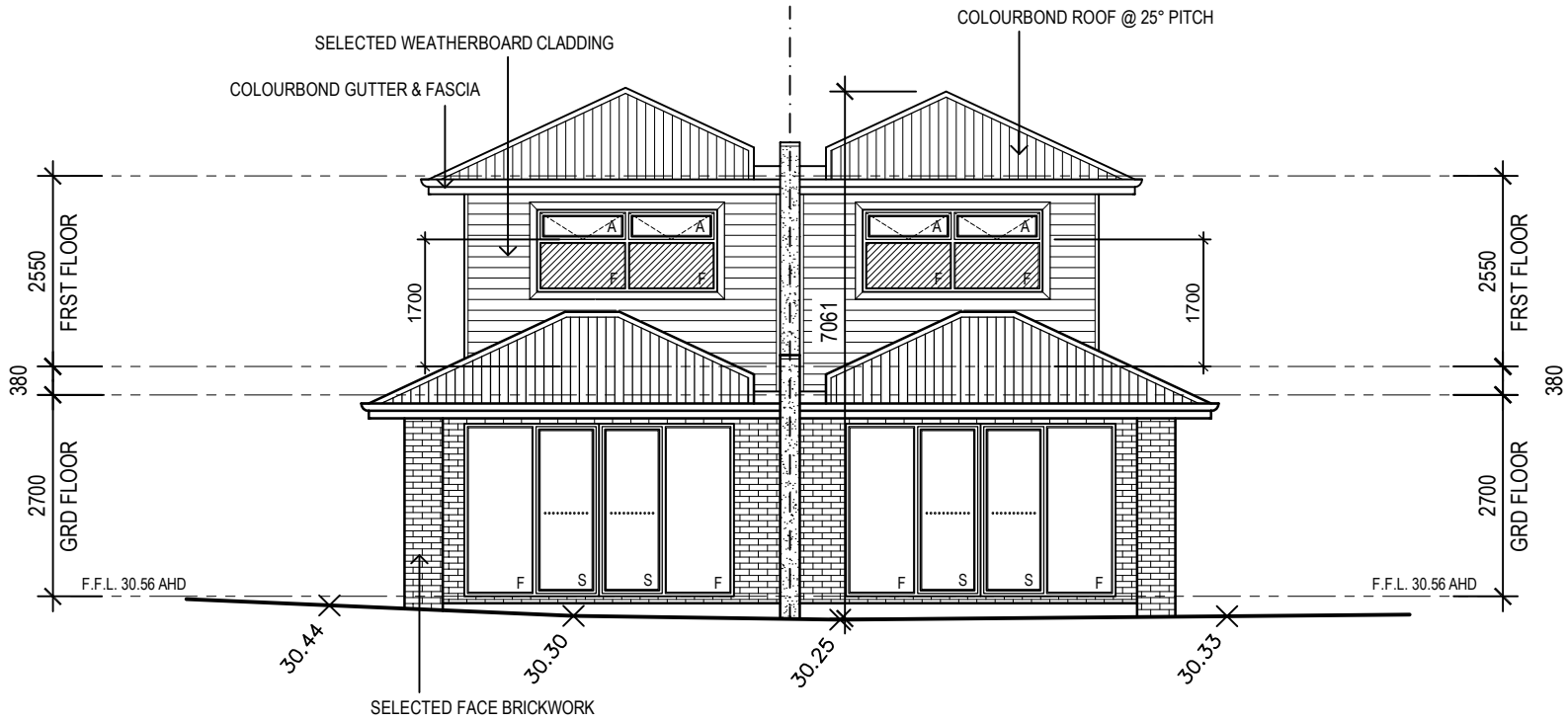


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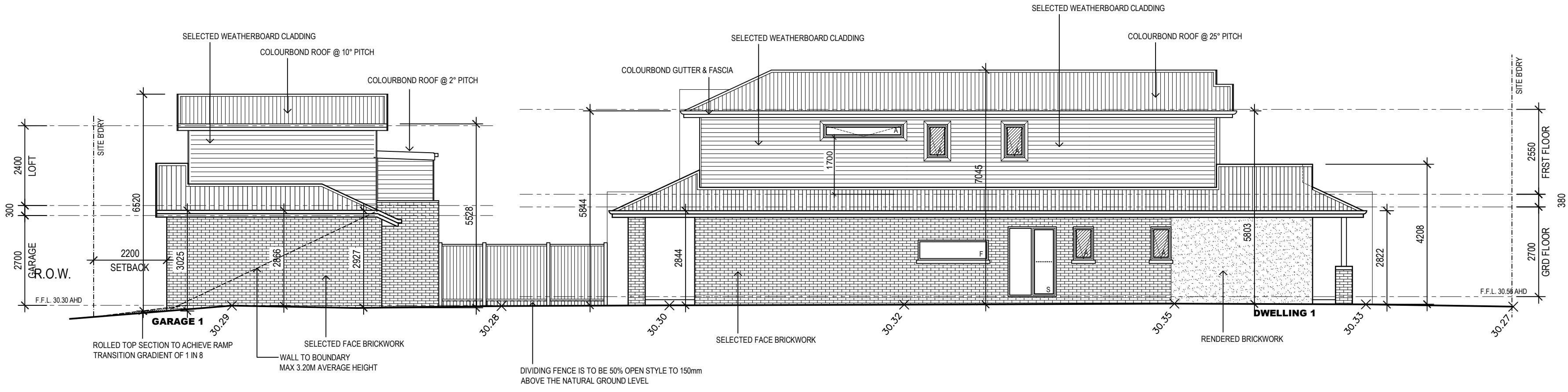
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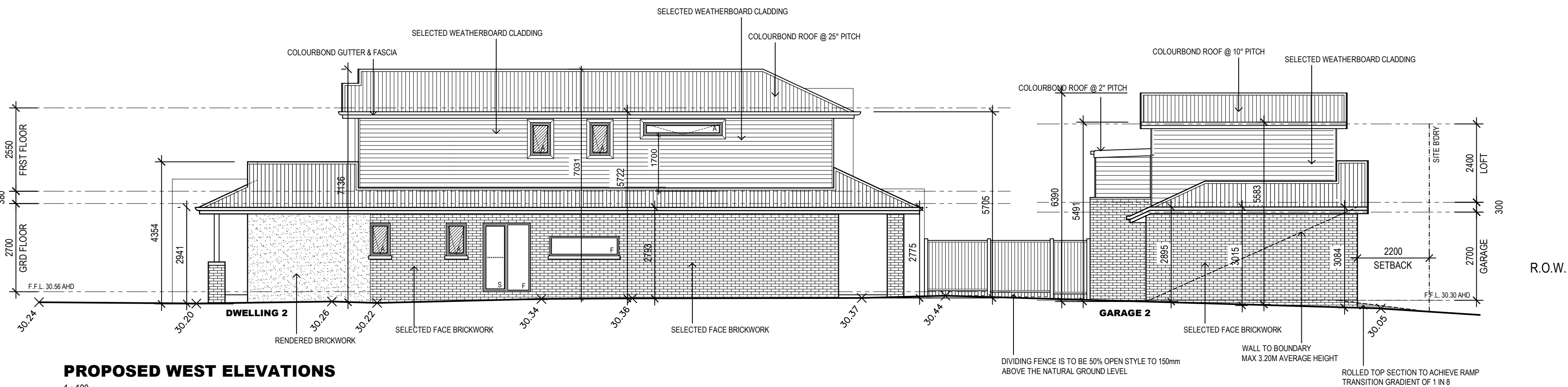
PROPOSED NORTH ELEVATIONS
1 : 100



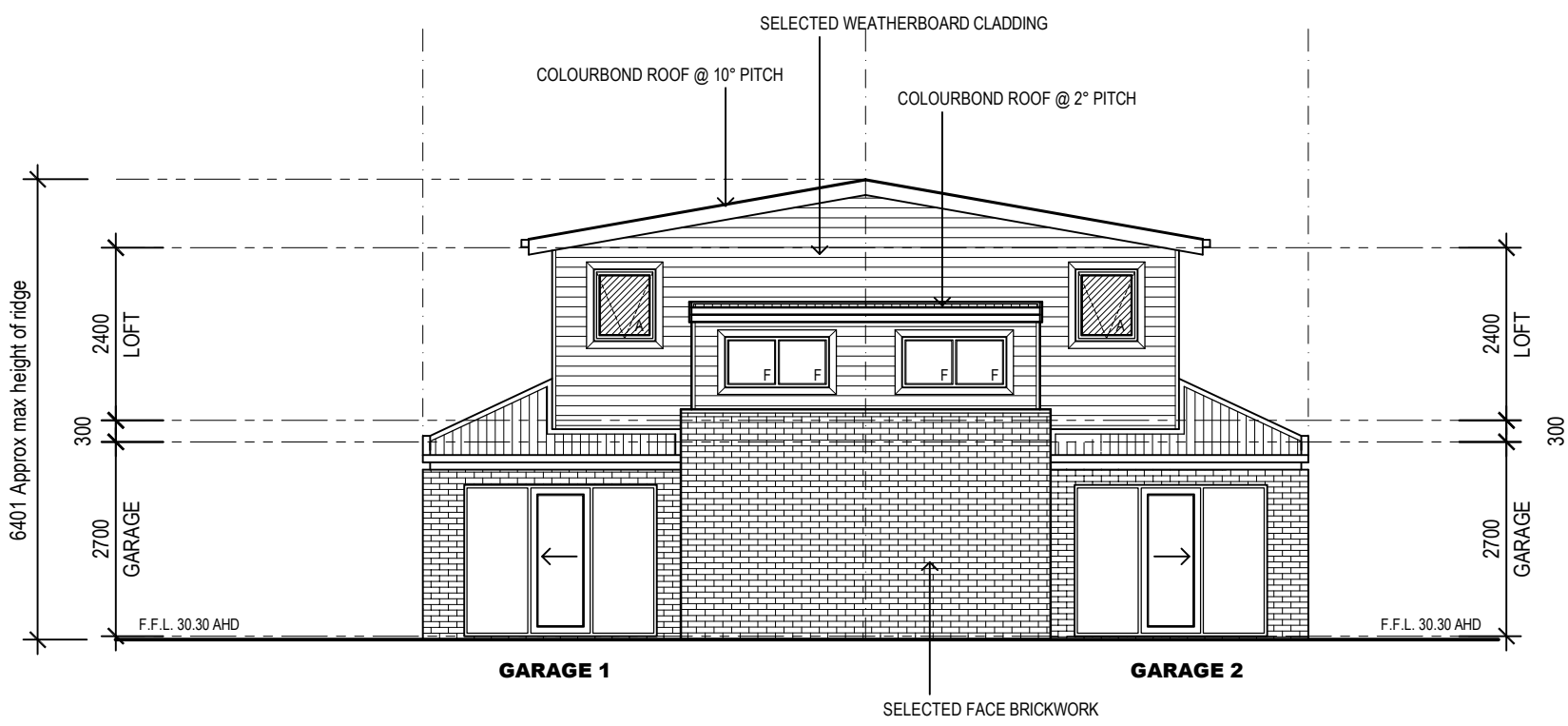
PROPOSED SOUTH ELEVATIONS
1 : 100



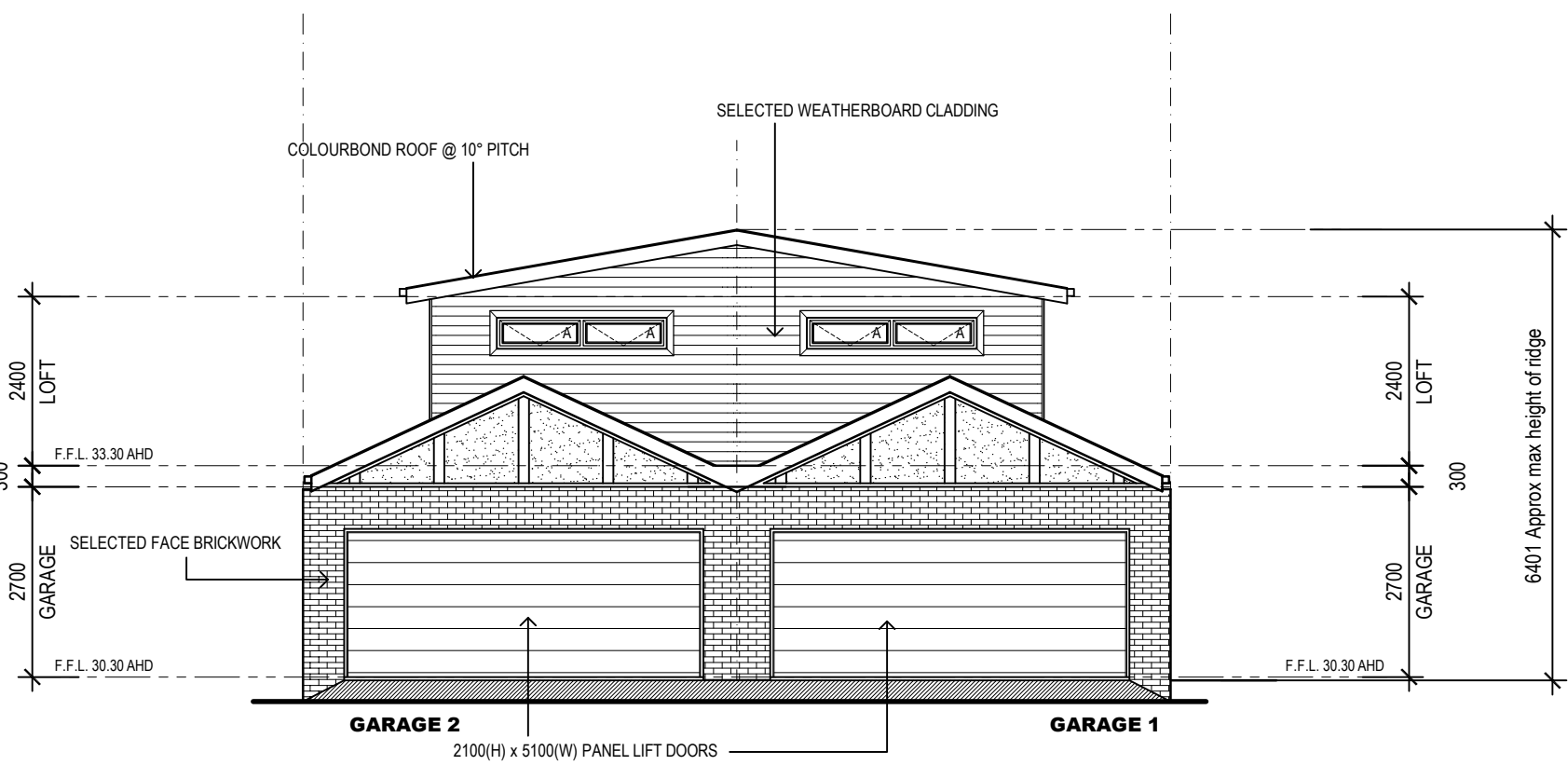
PROPOSED EAST ELEVATIONS
1 : 100



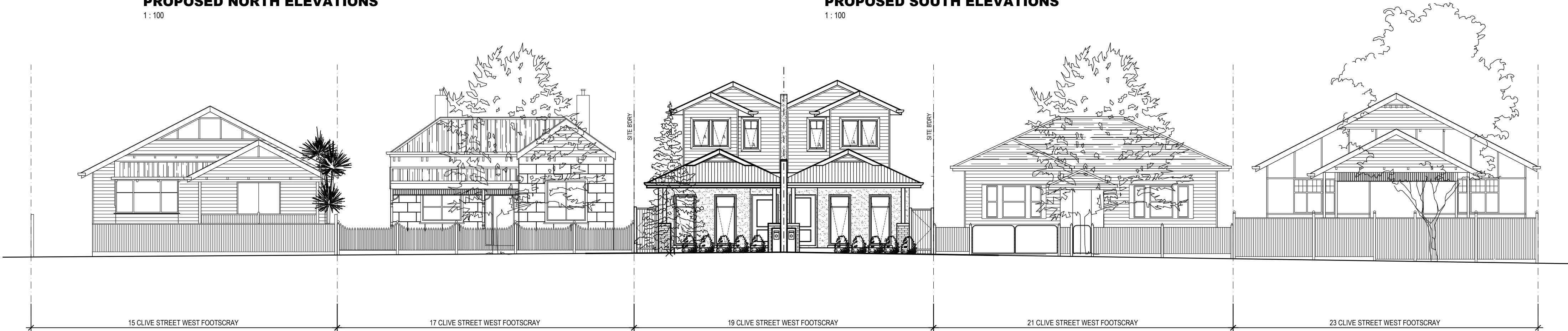
PROPOSED WEST ELEVATIONS
1 : 100



PROPOSED NORTH ELEVATIONS
1 : 100



PROPOSED SOUTH ELEVATIONS
1 : 100



PROPOSED STREETSCAPE
NOT TO SCALE

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PROPOSED DUAL OCCUPANCY
19 CLIVE STREET
WEST FOOTSCRAY

ELEVATIONS

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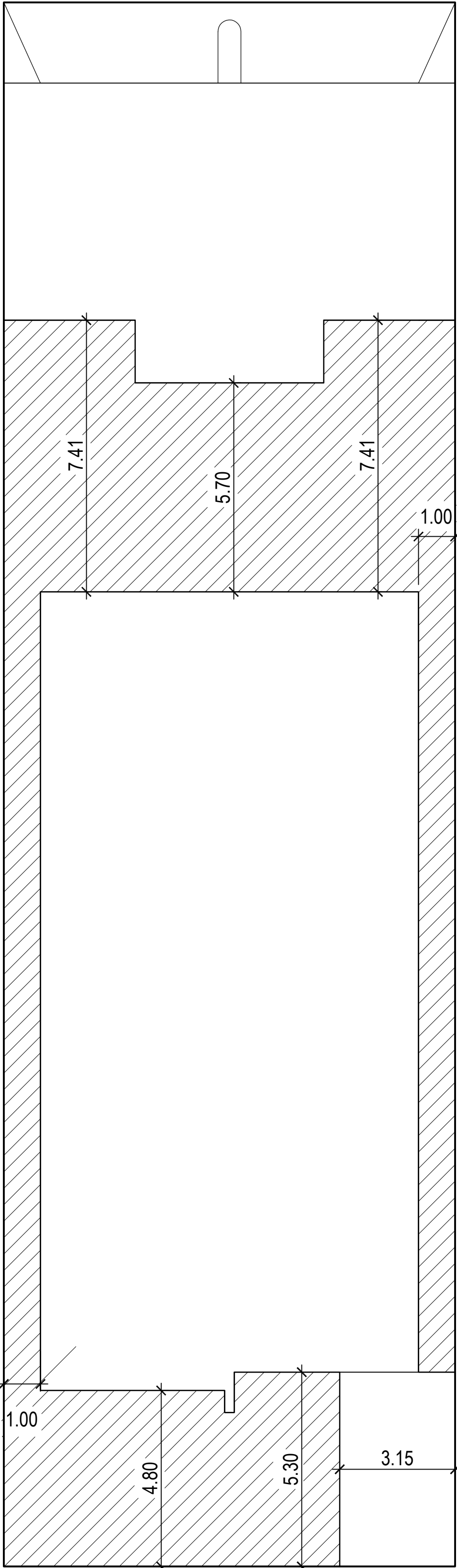
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GARDEN AREA PLAN

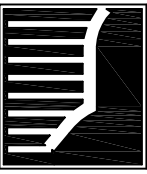


PROPOSED GARDEN AREA PLAN
1 : 100

<i>Garden Area Requirement:</i>	
Allotment size	= 525.67m ²
Garden area percentage required	= 30%
Minimum garden area	= 157.80m ²
Proposed garden area	= 170.87m ²
	= 32.50%

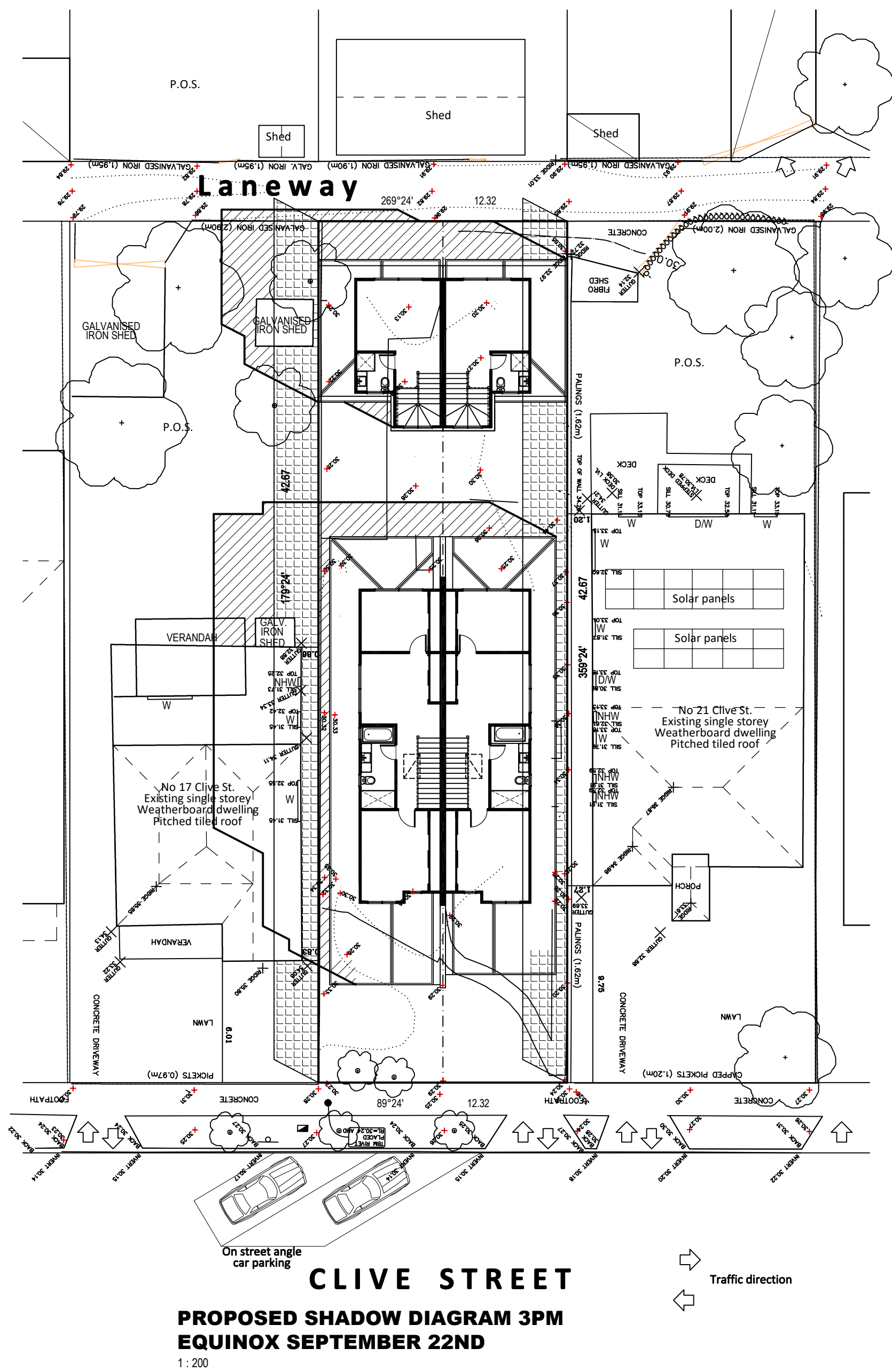
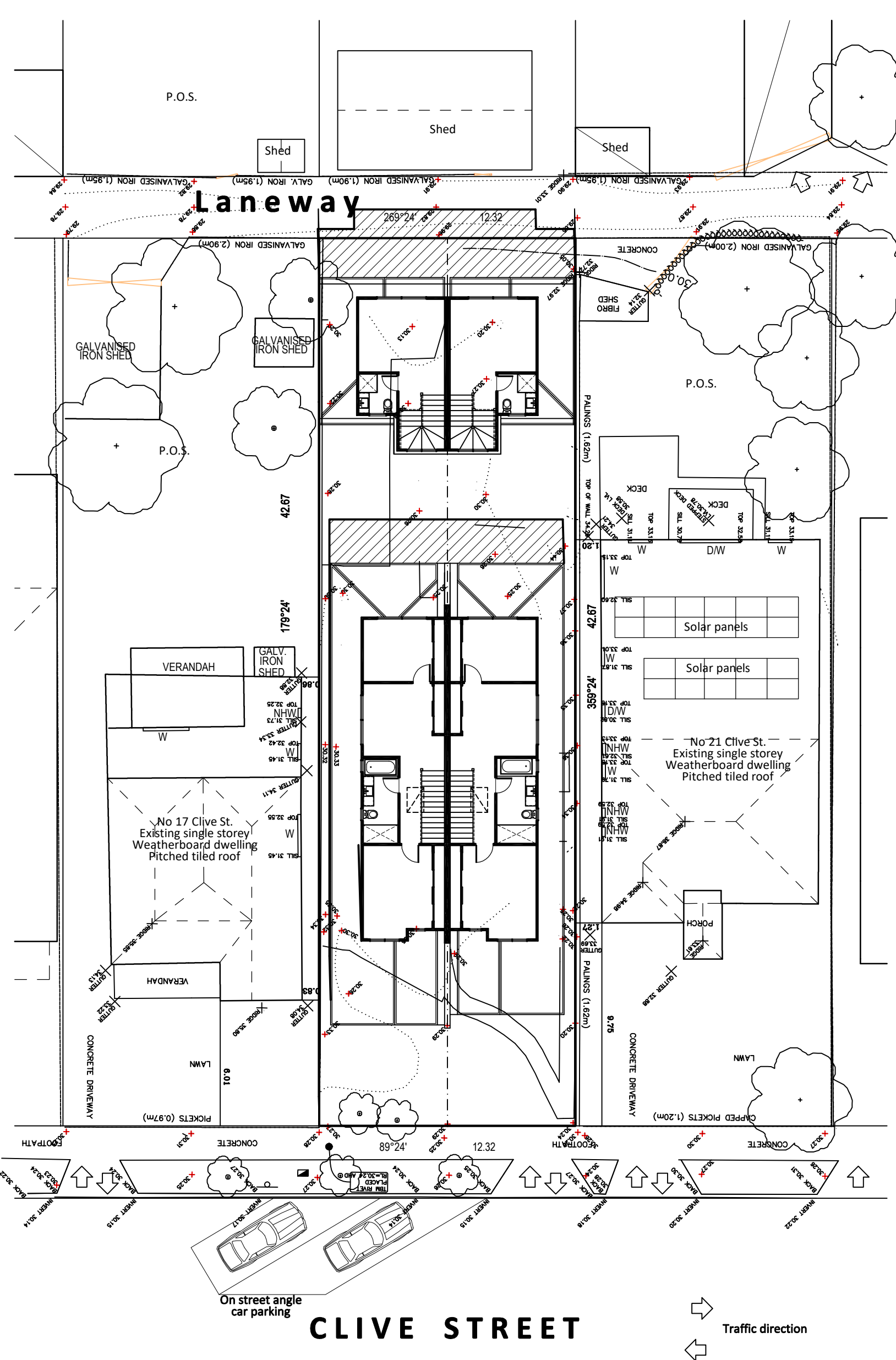
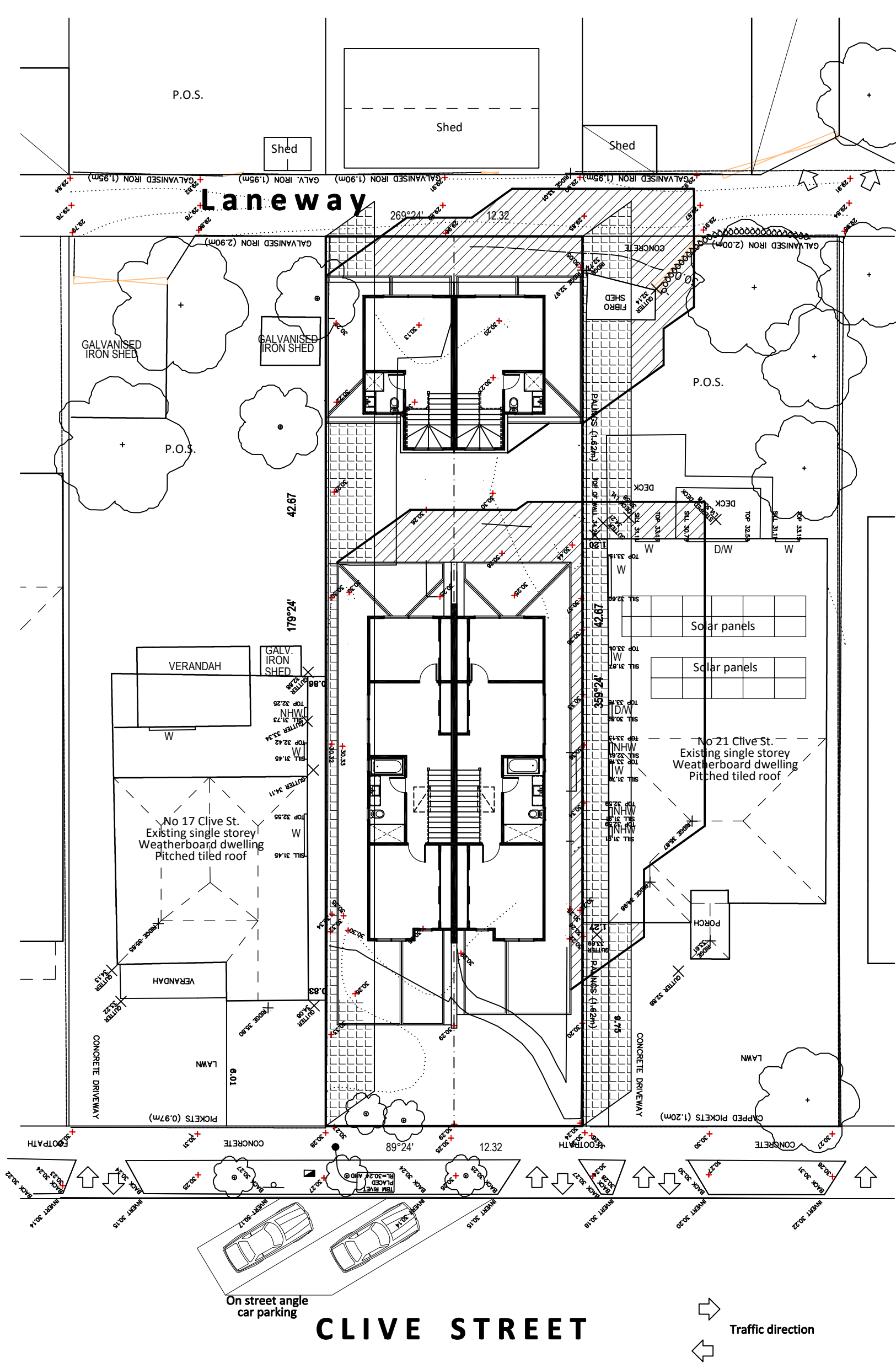
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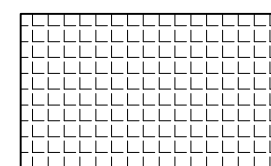
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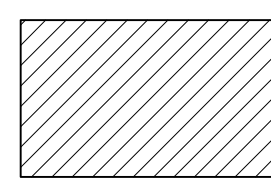


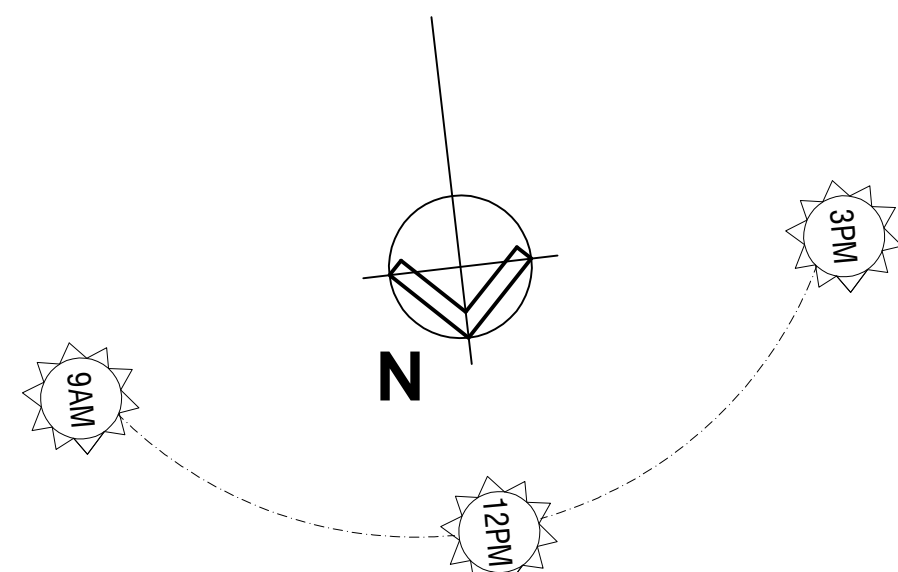
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 **EXISTING SHADOWS**

 **PROPOSED SHADOWS**



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**PROPOSED DUAL OCCUPANCY
19 CLIVE STREET
WEST FOOTSCRAY**

SHADOW DIAGRAMS

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No. 22 RUPERT STREET

No. 24 RUPERT STREET

No. 26 RUPERT STREET

LANDSCAPE SPECIFICATIONS

Garden Bed Establishment - Where indicated on the drawings the contractor shall provide for the establishment of garden beds. All works are to be carried out in accordance with standard horticultural practices. All works shall only be carried out under suitable soil conditions and the use of machinery or hand tools under adverse conditions that would damage the soil structure will not be permitted.

Finished surface level - After final settlement the finished surface level shall match the top of adjoining bearing edge. Place topsoil to within 75mm below finished level to allow for the replacement of mulch.

Grades - All grades are to be shaped to assist drainage.

Preparation of Sub-grade - Excavate as required to establish sub-grade level to allow for addition of topsoil and mulch. All garden areas that are heavily compacted from construction work shall be broken up by an initial cultivation prior to the placement of the topsoil. This shall be carried out by cultivating to a depth of 300mm and shall be along the contours to prevent erosion. This shall leave the ground in a loose and friable condition.

Gypsum - spread gypsum at the rate of 1 - 2 kilograms per square metre depending upon the manufacturers recommendations for the type of topsoil. Mix the gypsum into the sub-grade by raking in lightly to a depth of 50mm.

Topsoil - Imported topsoil from an approved supplier will confirm the following:
Texture - light to medium clay loam, ie; capable of being compressed into a ball by hand when moist yet can be broken apart immediately after.

Top-soiling - Spread topsoil to an even depth of 250mm and do not deliver or spread in a muddy condition. Where access is required over established or proposed garden areas keep the vehicular routes in the smallest possible area.

Garden Bed Preparation - Before laying mulch in all large garden beds and where thick screen planting (eg, border planting) occurs cultivate to a depth of 300mm minimum. In small garden areas dig to spade depth (250mm).

Mulch - Supply and place selected mulch in all garden beds to a minimum thickness of 75mm.

Planting - Refer to the Tree and Shrub planting details.

Completion - Refill any depression caused by settlement and reform any areas which prevent water run-off.

Planting Generally - Ensure all plants are healthy, disease free, not root bound and true to name.

Fertilizer - Use 8-9 month osmocote fertilizer at the rate specified by the manufacturer.

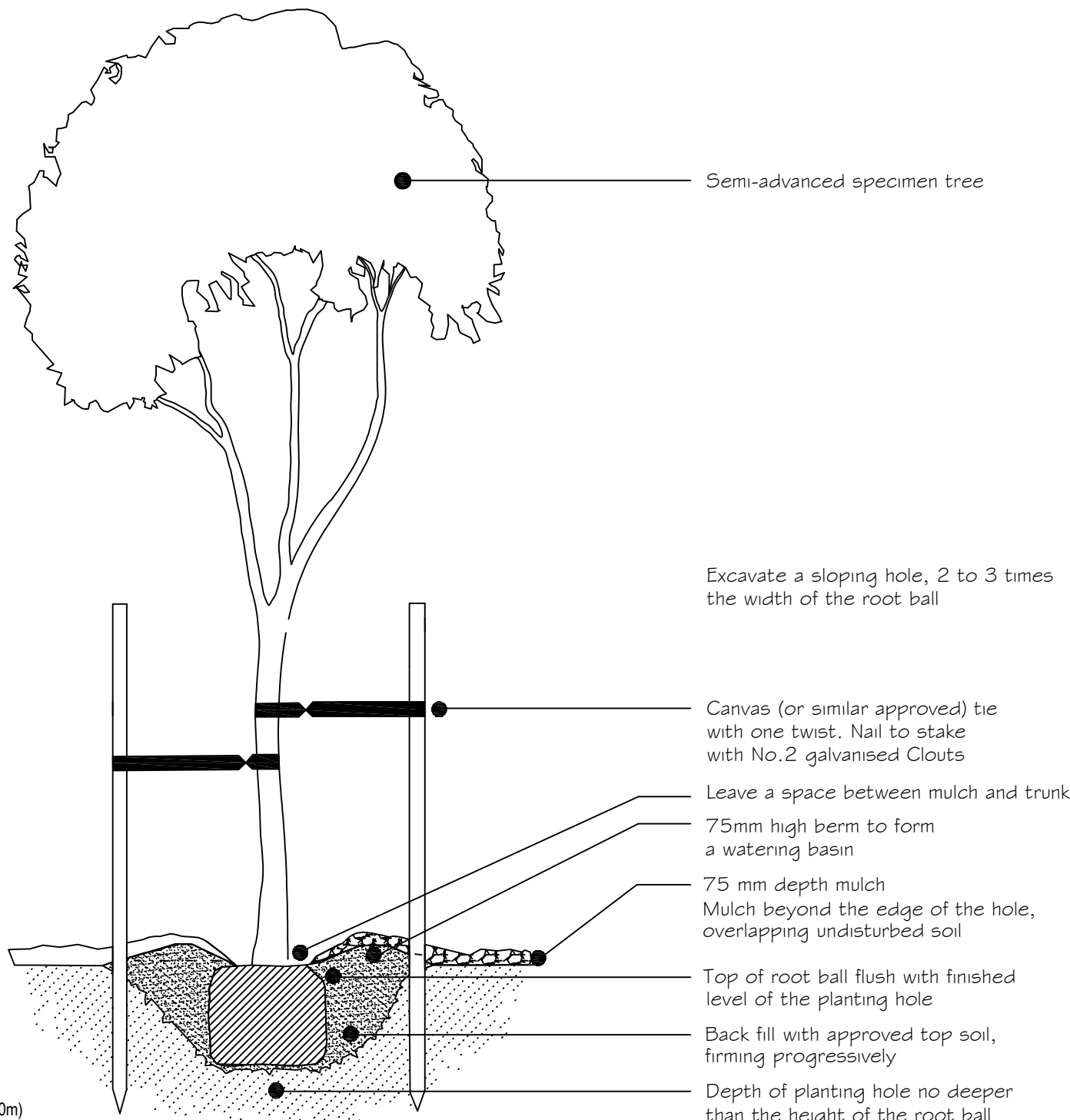
Planting Procedure - After the planting bed has been prepared satisfactorily, the procedure shall be as follows:

1. Thoroughly soak before planting.
2. Clear mulch for 500-1000mm around hole for replacement after planting.
3. Dig hole 300 - 450 mm diameter and just over the depth of the plant container. Break away any lumpy soil, which is to be used in refilling the hole.
4. If the soil is very dry, fill with water and allow to drain completely.
5. At this stage the hole shall be deep enough to accept the height of the soil in the plant container and the plant can be placed so that the final level will be no higher than that in the pot.
6. Staking - two stakes per plant are to be used. Place stakes before planting to ensure that the stakes will not damage the rootball, ie; Stakes should be a minimum of the containers diameter apart. The stakes shall be placed in a north - south orientation.
7. Remove the plant from the pot or plastic bag by inverting plant and easing off gently. Alternatively plastic bags may be cut. Do not disturb the roots unless they are matter around the outside of the soil mass.
8. Place the plant into the hole and fill in soil firmly without distorting the general shape of the plants roots system. A bowl shall be formed around the plant to hold at least 10 litres of water. Any trees that are not planted in a garden bed are to be planted in a mounded mulched area above the lawn.
9. The plant label should be removed from the trunk of the plant and where stakes are available it should be tied to a stake.
10. Apply osmocote following manufacturers instructions.
11. Mulch - In garden bed areas the mulch is to be returned to the disturbed area. Keep mulch away from tree trunk to avoid rotting.
12. Water several times after planting to ensure that the water penetrates into the soil.

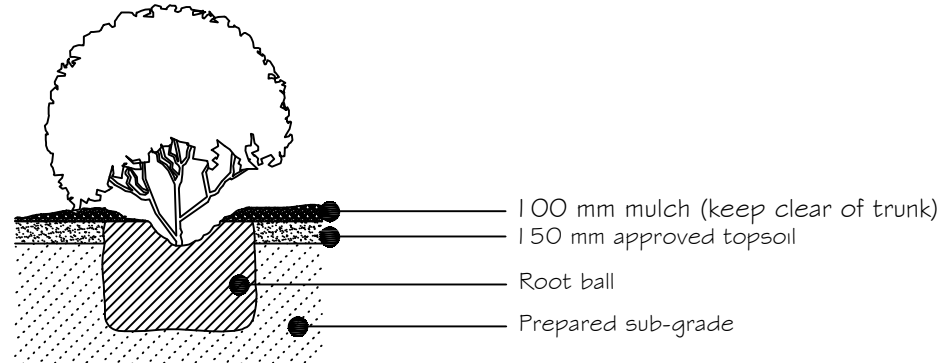
Timber edging installed to separate all lawn areas and garden beds.

In-ground drinper system installed to water garden beds

TREE PLANTING DETAIL (not to scale)



SHRUB PLANTING DETAIL (not to scale)



LEGEND			
COLOURED CONCRETE		PROPOSED TREES	
SELECTED PAVING		PROPOSED SHRUBS	
PERMEABLE CRUSH ROCK TOPPING		PROPOSED TUSSOCKS	
TIMBER DECKING		PROPOSED GROUND COVER/ CLIMBERS	
LAWN AREA		PROPOSED RETAINING WALLS	
CONCRETE PAVERS		PROPOSED FENCE	
EXISTING TREES TO REMAIN		CLOTHES HOIST	
TREES TO BE REMOVED			

PLANTING SCHDULE							
CODE:	BOTANICAL NAME:	COMMON NAME:	MATURE HEIGHT X WIDTH:		POT SIZE:	QUANTITY:	TREE TYPE:
TREES:							
Ce	Corymbia eximia	Yellow Bloodwood	8.0m	5.0m	300mm	1	A
Fg	Fraxinus griffithii	Evergreen Ash	6.0m	4.0m	300mm	3	A
SHRUBS:							
Pw	Pittosporum	Wonder Screen	3.0m	1.5m	200mm	10	
Gd	Abelia	Grandiflora Dwarf	1.0m	1.0m	200mm	10	
AS	Adenanthos sericea 'Compact'	Dwarf Woolly Bush	0.9m	0.9m	200mm	22	
GROUND COVERS:							
Cc	Convolvulus cneorum	Silver Leafed Convolvulus	0.6m	0.9m	200mm	11	
TUSSOCKS:							
Ls	Lomandra longifolia	Spiny-headed Mat-rush	0.6m	1m	100mm	13	
Lo	Lomandra confertifolia 'Little Con'	Dwarf Lomandra	0.5m	0.5m	100mm	24	

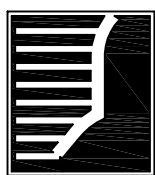
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**PROPOSED DUAL OCCUPANCY
19 CLIVE STREET
WEST FOOTSCRAY**

LANDSCAPE PLAN

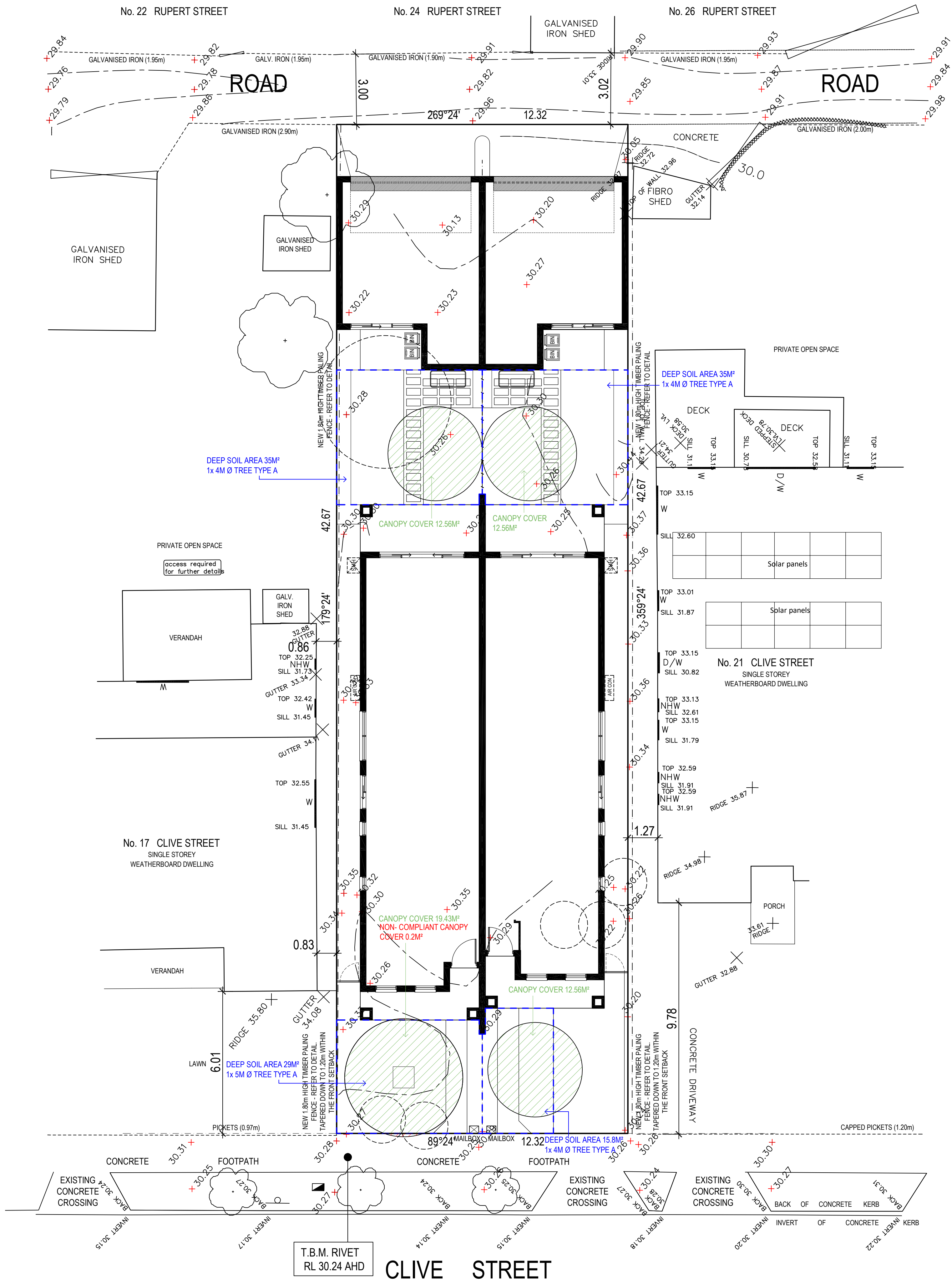
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Canopy Cover Requirement:	
Allotment size	= 525.67m ²
Canopy Cover required = 10%	
Minimum Canopy Cover	= 52.57m ²
Proposed Canopy Cover	= 57.11m ²
	= 10.86%

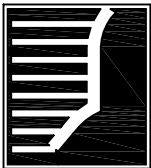
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19 CLIVE STREET
WEST FOOTSCRAY

DEEP SOIL/
CANOPY COVER PLAN

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