

PROPOSED SINGLE DWELLING DEVELOPMENT@ 28 THOMAS STREET, MITCHAM,3132

PLANNING AND ENVIRONMENT ACT 1987
WHITEHORSE PLANNING SCHEME

22/05/2018

ADVERTISED MATERIAL

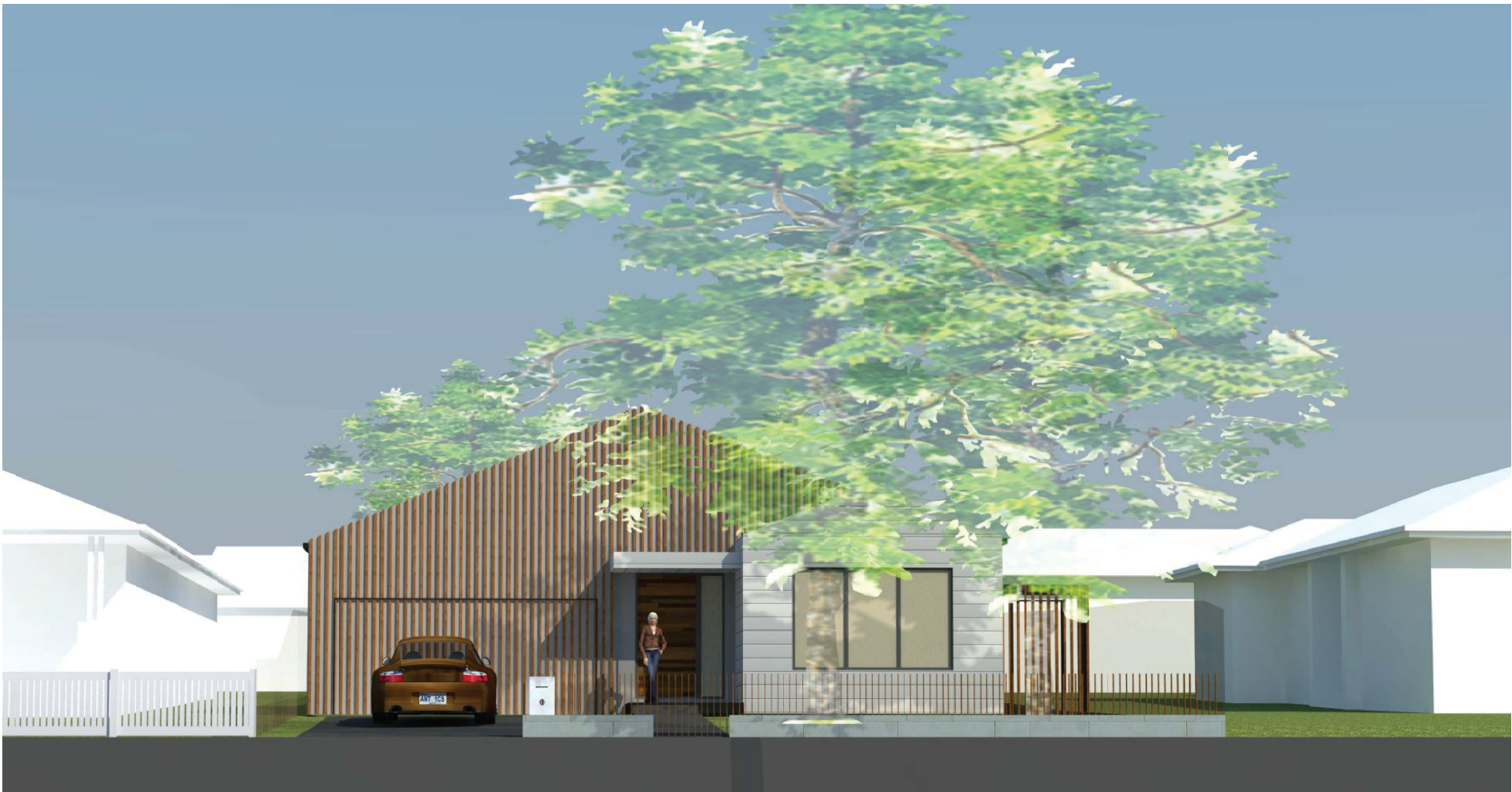
CITY OF WHITEHORSE

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Drawing Index

Architectural Drawings

- TP01 - Cover Sheet & Drawing Index
- TP11 - Existing Context Plan
- TP12 - Design Response
- TP13 - Heritage Study
- TP14 - Perspectives, Thomas St Streetscape Analysis
- TP21 - Site Description (Survey Plan & Existing House Plan)
- TP31 - Proposed Ground Floor / Site Plan
- TP32 - Proposed First Floor Plan
- TP41 - Proposed Elevations
- TP42 - Garden Area Analysis
- TP43 - Streetscape Analysis & Sight Lines Analysis
- TP51 - Shadow Diagrams - 9am-Equinox September
- TP52 - Shadow Diagrams -12pm-Equinox September
- TP53 - Shadow Diagrams - 3pm-Equinox September



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Contractors shall verify job dimensions before any work commences. Work shall conform to the specification, other drawings and all job dimensions. All shop drawings shall be submitted to the Architect/Consultant for approval and manufacture is not to commence prior to the return of the inspected drawings signed by the Architect/Consultant.

Date	Revision	No.	Date	Revision	No.
20.12.2017	PLANNING PERMIT ISSUE	P1			
26.04.2018	FURTHER INFORMATION REQUEST	P3			

Project PROPOSED SINGLE DWELLING DEVELOPMENT@ NO. 28 THOMAS STREET, MITCHAM, 3132	Client MR & MRS RUI	Title COVER SHEET & DRAWING INDEX	<table><tr><td>Date</td><td>26/04/2018</td></tr><tr><td>Job</td><td>1729</td></tr><tr><td>Scale</td><td></td></tr><tr><td>Designed</td><td>RX</td></tr><tr><td>Drawn</td><td>DS</td></tr><tr><td>Approved</td><td>RX</td></tr><tr><td>©</td><td>2017</td></tr></table> <div>NOT TO BE USED FOR CONSTRUCTION PURPOSES</div> <div>PLANNING PERMIT ISSUE</div>	Date	26/04/2018	Job	1729	Scale		Designed	RX	Drawn	DS	Approved	RX	©	2017	<div>TP01 P3 REV</div> <div><div>MArchitects MATRIX Matrix Design & Planning Pty Ltd</div></div> <div>MOBILE: 0413687845 INFO@MATRIXARCHITECTS.COM.AU</div>
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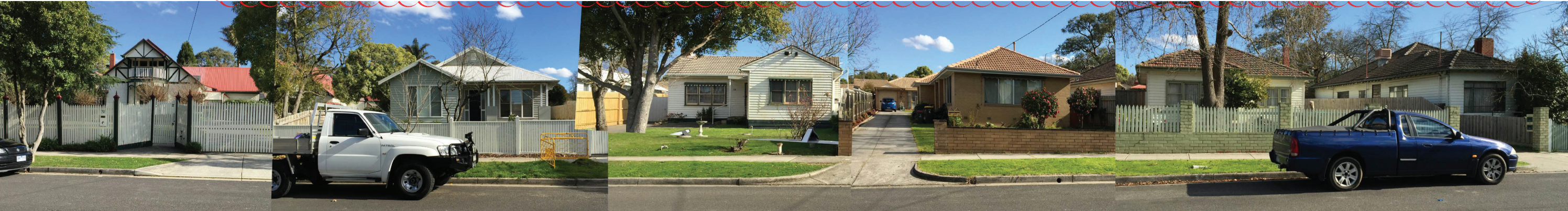
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01

PERSPECTIVES



02

THOMAS ST STREETSCAPE ANALYSIS- EXISTING



03

THOMAS ST STREETSCAPE ANALYSIS- PROPOSED

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14.02.2018	FURTHER INFORMATION REQUEST	P2			
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Project
2 TOWNHOUSES
DEVELOPMENT@
NO. 28 THOMAS STREET,
MITCHAM, 3132

Client
MR & MRS RUI

Title
PERSPECTIVES
THOMAS ST STREETSCAPE ANALYSIS

Date	26/04/2018		TP14 REV P3
Job	1729		
Scale	1:300@A1		
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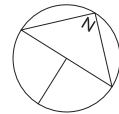


01 PROPOSED SITE PLAN / GROUND FLOOR PLAN
1:100

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Project
PROPOSED ONE DWELLING
DEVELOPMENT@
NO. 28 THOMAS STREET,
MITCHAM, 3132

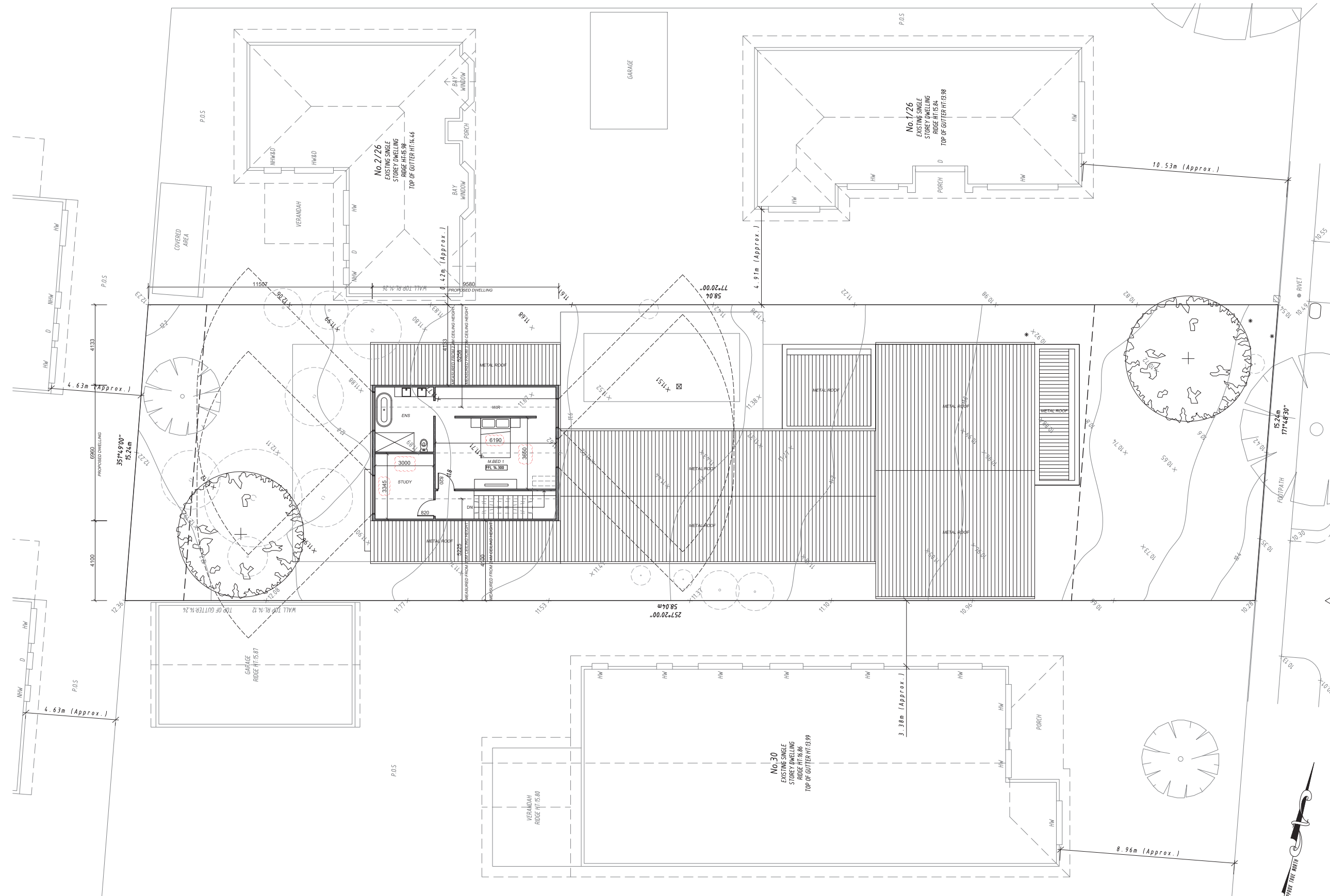
Client
MR & MRS RUI

Title
PROPOSED SITE PLAN/
GROUND FLOOR PLAN

Date	26/04/2018	TP31 REV P3
Job	1729	
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LEGEND

OVERLOOKING DIAGRAM (9m RADIUS)

OB OPAQUE GLAZING WINDOWS

HLW HIGHLIGHT WINDOWS

HAB HABITABLE ROOM WINDOW

NH NON HABITABLE ROOM WINDOW

F.F.L. 15.550 FLOOR FINISH LEVEL

DRIVEWAY NOTE

- THE GRADIENT ON AND NEAR ACCESS WAYS SHALL BE A MAXIMUM OD 1 IN 20 (5%) ACROSS THE PROPERTY LINE IN ACCORDANCE WITH THE AUSTRALIAN STANDARD FOR OFF STREET CAR PARKING AS/NZS 2890.1

- THE RAMP GRADE DESIGNED IN ACCORDANCE WITH SECTION 2.5.3 OF THE AUSTRALIAN STANDARD FOR OFF STREET CAR PARKING AS/NZS 2890.1 WITH A MAXIMUM GRADE OF 1 IN 4.

- PROVISION OF 2 METRE GRADE TRANSITION BETWEEN THE MAIN GRADE LINE FOR CHANGES IN EXCESS OF 12.5% IN ACCORDANCE WITH SECTION 2.5.3 OF THE AUSTRALIAN STANDARD FOR OFF STREET CAR PARKING AS/NZS 2890.1 .

- GRADE CHANGES DESIGNED IN ACCORDANCE WITH APPENDIX C TO ENSURE THAT VEHICLES WILL NOT SCRAPE OR BOTTOM OUT IN ACCORDANCE WITH SECTION 2.5.3 OF THE AUSTRALIAN STANDARD FOR OFF STREET CAR PARKING AS/NZS 2890.1 .

LEVEL LEGEND

F.F.L. 15.550 FLOOR FINISH LEVEL

P.G.L. 15.550 PROPOSED GROUND LEVEL

N.G.L. 15.550 NATURAL GROUND LEVEL

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WHITEHORSE PLANNING SCHEME

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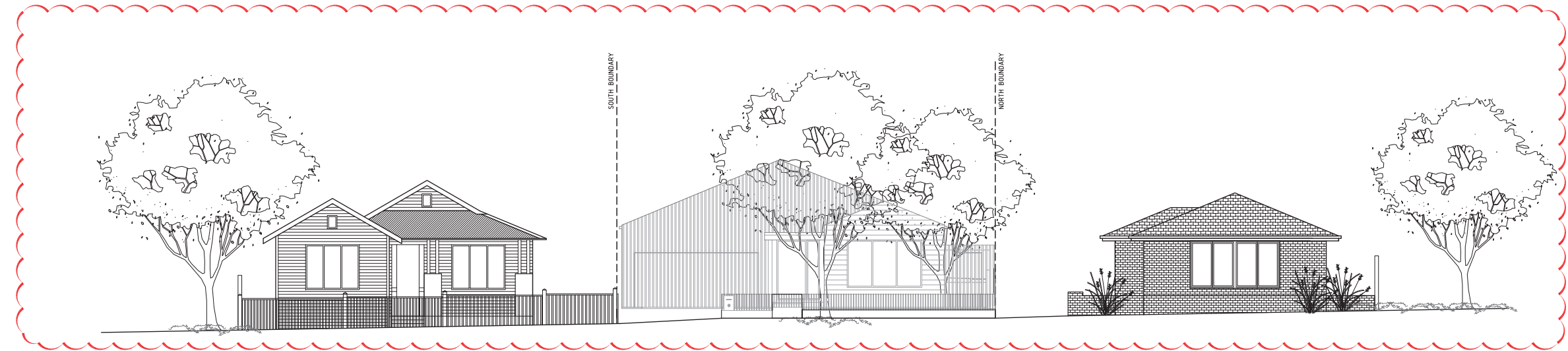
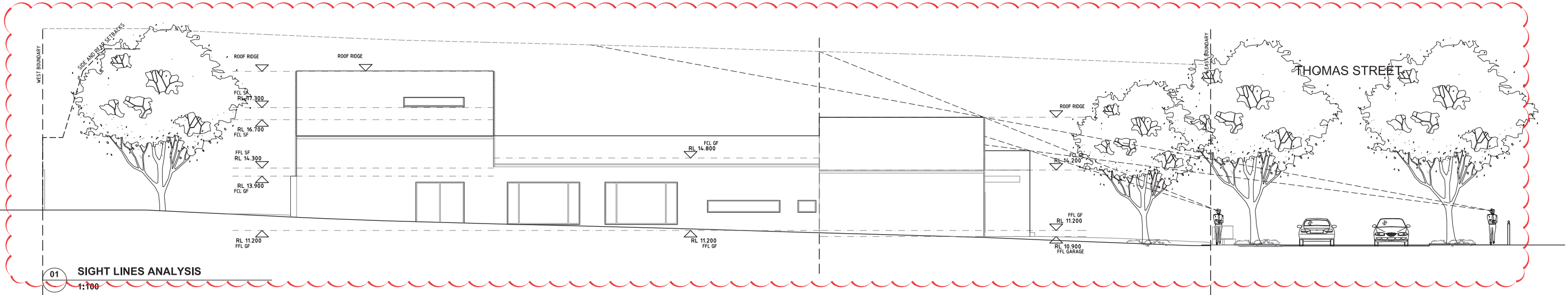
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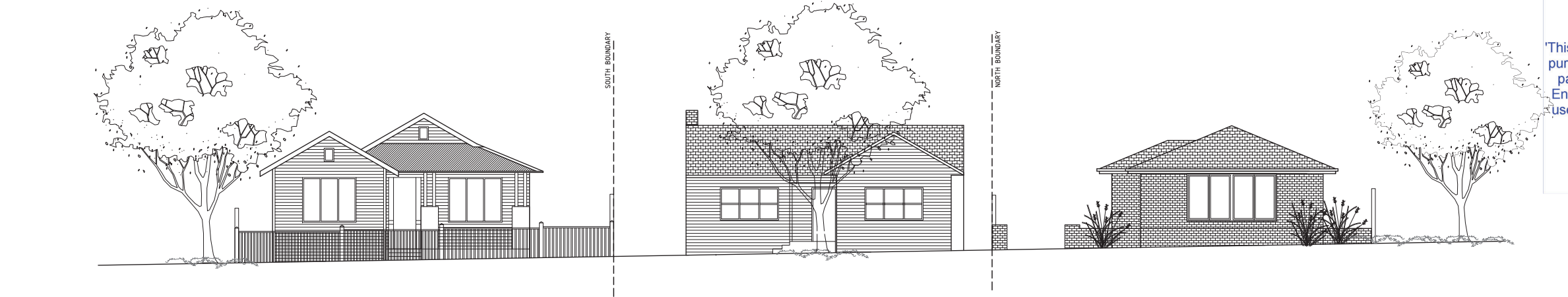
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01 PROPOSED FIRST FLOOR PLAN
1:100





02 STREETScape ANALYSIS- PROPOSED
1:100



02 STREETScape ANALYSIS- EXISTING
1:100

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WHITEHORSE PLANNING SCHEME

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NO. 28 THOMAS STREET,
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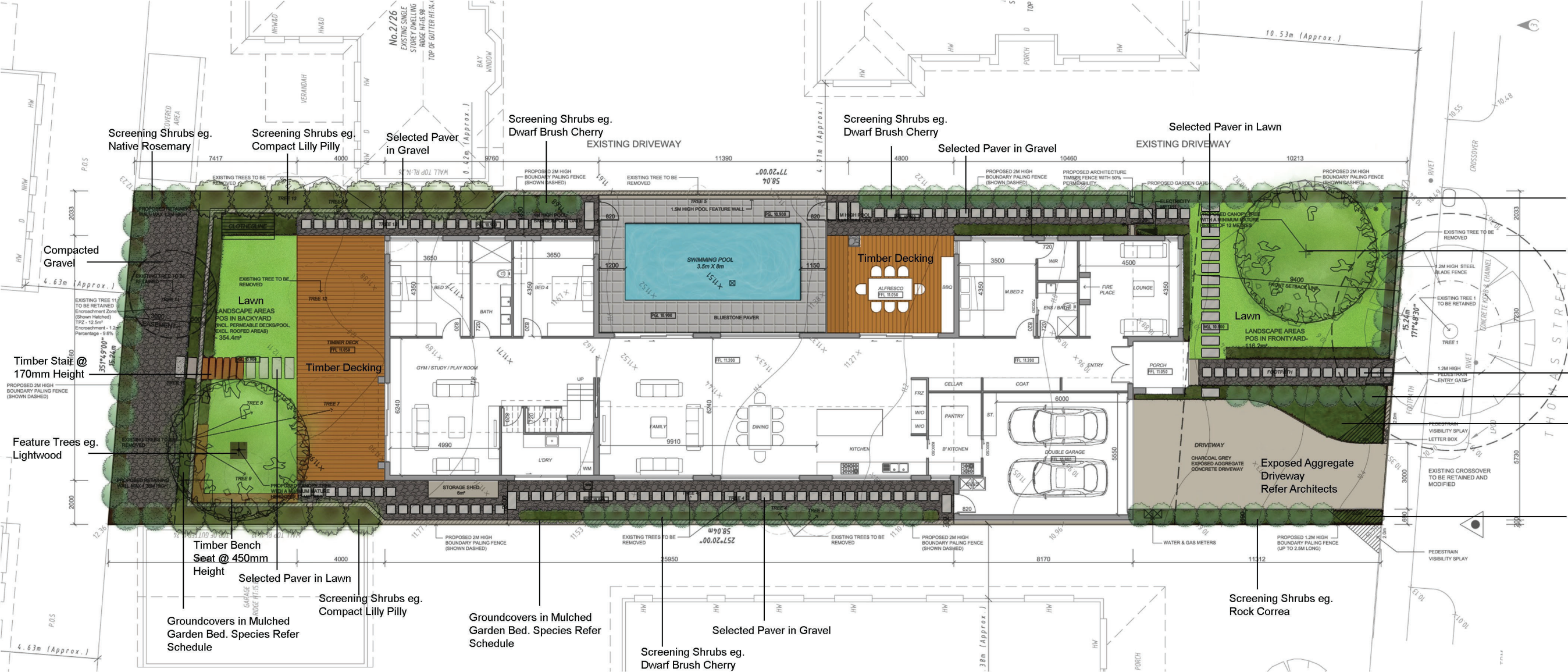
Client
MR & MRS RUI

Title
STREETScape ANALYSIS &
SIGHT LINES ANALYSIS

Date	26/04/2018	TP43 REV P3	
Job	1729		
Scale	1:100@A1		
Designed	RX		
Drawn	DS	Approved	RX
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PLANNING PERMIT ISSUE			

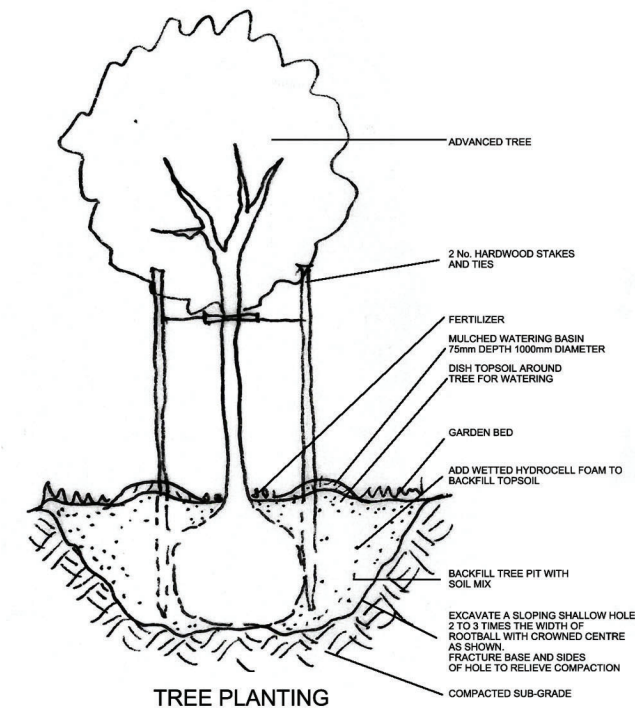


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- Screening Shrubs eg. Common Correa
- Feature Trees eg. Blackwood
- Selected Paver in Gravel
- Screening Shrubs eg. Rock Correa
- Groundcovers in Mulched Garden Bed. Species Refer Schedule
- Groundcovers in Mulched Garden Bed. Species Refer Schedule

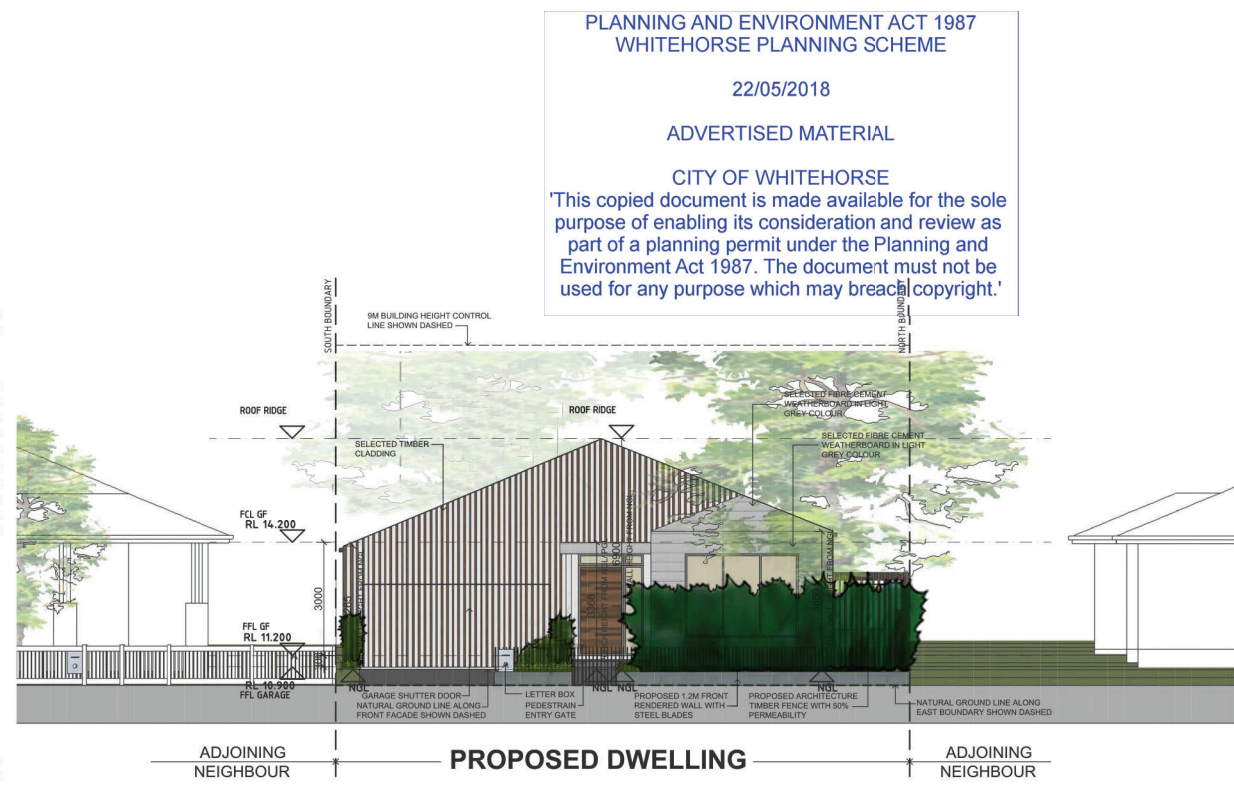
PLAN



TREE PLANTING
TYPICAL DETAIL

BOTANICAL NAME	COMMON NAME	MATURE SIZE (h x w)	INSTALL SIZE	SPACING
Trees e.g.				
Acacia melanoxylon	Blackwood	20m x 15m	1.8m high, 40cm pots as shown	
Acacia implexa	Lightwood	15m x 7m	1.8m high, 40cm pots as shown	
Shrubs e.g.				
Acacia paradoxa	Hedge Wattle	4m x 5m	140mm pots	as shown
Acmena smithii var. 'Minor'	Compact Lilly Pilly	3m x 1.5m	140mm pots	as shown
Correa glabra	Rock Correa	2m x 2m	140mm pots	as shown
Correa reflexa	Common Correa	1m x 2m	140mm pots	as shown
Goodenia ovata 'Gold Cover'	Goodenia	0.1m x 2m	140mm pots	as shown
Kunzea leptospermoides	Yarra Burgan	2-5m x 2-4m	140mm pots	as shown
Leptospermum continentale	Prickly Tea-tree	1m x 2m	140mm pots	as shown
Indigofera australis	Dwarf Indigo	1m x 2m	140mm pots	as shown
Syzygium australe 'Tiny Trev'	Dwarf Brush Cherry	1m x 0.8m	140mm pots	as shown
Westringia fruticosa	Native Rosemary	1.5m x 1.5m	140mm pots	as shown
Groundcovers e.g.				
Brachyscome multifida	Cut Leaf Daisy	0.5m x 1m	100mm pots	4/m2
Cotyledon orbiculata	Pig's Ear	1m x 1m	100mm pots	4/m2
Dianella caerulea 'Cassa blue'	Cassa Blue Flax Lily	0.4m x 0.4m	100mm pots	4/m2
Dianella Tasmanica 'Variegata'	White Striped Tasman Flax-lily	0.5m x 0.3m	100mm pots	4/m2
Lomandra longifolia 'Tanika'	Tanika	0.75m x 0.75m	100mm pots	4/m2
Plectranthus argentatus	Silver Plectranthus	0.8m x 0.8m	100mm pots	4/m2
Patersonia occidentalis	Long Purple Flag	0.85m x 0.6m	100mm pots	4/m2
Poa ensiformis	Sword Tussock Grass	1.5m x 1m	100mm pots	4/m2
Viola hederacea	Native Violet	0.15m x 1m	100mm pots	4/m2
Climbers e.g.				
Clematis aristata	Austal Clematis	prostrate	100mm pots	as shown
Hardenbergia violacea	Purple Coral Pea	prostrate	100mm pots	as shown

PROPOSED PLANTING SCHEDULE



PROPOSED EAST ELEVATION
1:100

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TREE TO BE RETAINED

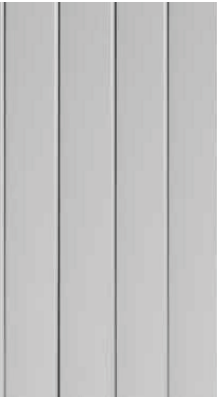

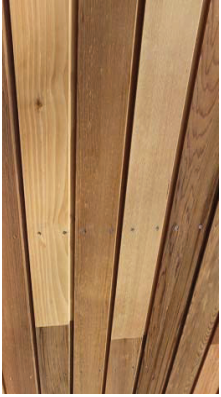
Tree No.	Botanical Name Common Name	Origin	Height (m)	Crown Spread (m)	DBH (cm)	TPZ (m)	SRZ (m)
1	Acmena smithii Lilly Pilly	Native	8	8	45	5.4	2.36

TREE TO BE REMOVED

Tree No.	Botanical Name Common Name	Origin	Height (m)	Crown Spread (m)	DBH (cm)	TPZ (m)	SRZ (m)
2	Rosa species Rose	Exotic	2	2	8	2	1.5
3	Andromeda tulipifera Tulip Tree	Exotic	9	12	35	4.2	2.12
4	Hibiscus x 2 Hibiscus x 2 Geranium species Geranium x 2	Exotic Exotic	2 2	2 2	8 8	2 2	1.5 1.5
5	Fuchsia species Fuchsia	Exotic	1.5	1.5	8	2	1.5
6	Liquidambar stryraciflua Liquidambar	Exotic	12	12	50	6	2.47
7	Citrus species Kumquat	Exotic	3	5	18	2	1.5
8	Pyrus species Pear Tree	Exotic	8	8	35	4.2	2.12
9	Unknown	Exotic	3	3	18	2	1.5
10	Unknown	Exotic	4	4	30	3.6	1.99
11	Malus species Fruit Tree	Exotic	6	6	18	2	1.5
12	Citrus limon Lemon Tree	Exotic	3	4	18	2	1.5
13	Shrub Ligustrum lucidum Privet Dahlia species Tree dahlia	Exotic Exotic Exotic	3 3 3	3 3 3	18 18 18	2 2 2	1.5 1.5 1.5

EXISTING TREE SCHEDULE
ARBORIST REPORT

Project				PROPOSED SINGLE DWELLING DEVELOPMENT@28 THOMAS STREET, MITCHAM			
Address		28 THOMAS STREET, MITCHAM					
Job No.		1729					
Document No.		SCH-EF-01					
Title		EXTERNAL FINISHES SCHEDULE					
Phase		FURTHER INFORMATION REQUEST					
Date		26.04.2018					
Rev.		P3					
NB.:							

GENERAL			
Location	Code	Image	Details notes
			GREY COLOUR
FEATURE FIBRE CEMENT SHEET			DARK GREY
CORRUGATED METAL ROOF			
TIMBER CLADDING		