

14/08/2018

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CITY OF WHITEHORSE

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47-49 MCINTYRE ST, BURWOOD

PERMIT AMENDMENT RFI

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McIntyre Street
47-49 McIntyre Street, Burwood

Client
SCOTT LIU

Amendments		
No.	Date	Notes
A	11/05/2018	PERMIT AMENDMENT
B	07/08/2018	RFI

Title
COVER SHEET

Sheet
PRELIMINARY
PERMIT AMENDMENT

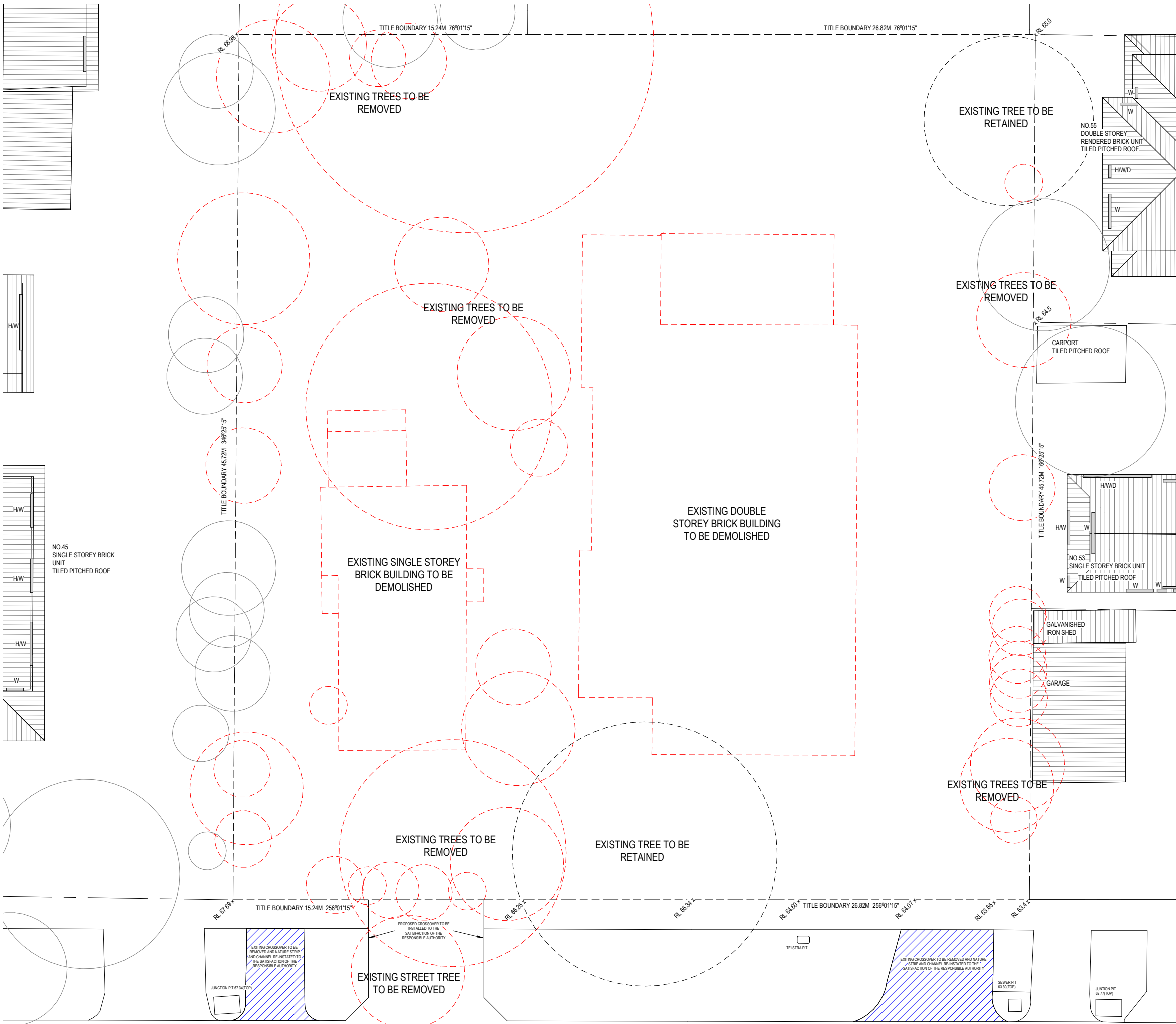
Sheet No.
TP00

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@A1

Date
07/08/2018

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B

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No.	Date	Notes
A	11/05/2018	PERMIT AMENDMENT

Sheet No.

TP01

Title

DEMOLITION PLAN

Sheet

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1:100@A1

Date

11/05/2018

Revision

A



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DEVELOPMENT SCHEDULE

Apartment	Type	Area	P.O.S
B.01	2 BED	88.4 m²	47.2 m²
B.02	2 BED	83.6 m²	74.5 m²
B.03	2 BED	82.7 m²	47.5 m²
B.04	3 BED	107.0 m²	117.6 m²
		361.7 m²	286.9 m²

Apartment	Type	Area	P.O.S
G.01	1 BED	52.6 m²	8.3 m²
G.02	2 BED	81.9 m²	65.9 m²
G.03	2 BED	80.4 m²	73.3 m²
G.04	2 BED	93.3 m²	121.7 m²
G.05	2 BED	80.1 m²	58.8 m²
G.06	2 BED	85.7 m²	10.8 m²
G.07	2 BED	81.7 m²	9.0 m²
G.08	1 BED	59.9 m²	19.8 m²
G.09	1 BED	55.6 m²	19.8 m²
G.10	2 BED	81.9 m²	11.2 m²
G.11	1 BED	51.9 m²	9.7 m²
		804.9 m²	408.1 m²

Apartment	Type	Area	P.O.S
1.01	1 BED	52.6 m²	8.5 m²
1.02	2 BED	81.9 m²	9.9 m²
1.03	2 BED	80.4 m²	14.3 m²
1.04	2 BED	93.2 m²	10.8 m²
1.05	2 BED	80.1 m²	10.7 m²
1.06	2 BED	85.7 m²	10.8 m²
1.07	2 BED	81.7 m²	9.0 m²
1.08	1 BED	59.9 m²	8.0 m²
1.09	1 BED	55.6 m²	8.0 m²
1.10	2 BED	81.9 m²	11.2 m²
1.11	1 BED	51.9 m²	9.7 m²
		805.0 m²	110.8 m²

Apartment	Type	Area	P.O.S
2.01	2 BED	96.9 m²	35.6 m²
2.02	2 BED	87.5 m²	14.3 m²
2.03	1 BED	59.2 m²	27.4 m²
2.04	2 BED	79.0 m²	10.4 m²
2.05	2 BED	85.7 m²	48.1 m²
2.06	2 BED	79.0 m²	18.5 m²
2.07	2 BED	93.4 m²	50.9 m²
		579.7 m²	205.1 m²

Apartment	Type	Area	P.O.S
3.01	3 BED	114.5 m²	44.7 m²
3.02	2 BED	88.4 m²	23.4 m²
3.03	3 BED	140.9 m²	108.1 m²
		344.9 m²	176.2 m²

DEVELOPMENT SUMMARY

PROPOSED DEVELOPMENT		
	Area m2	%
Total Site Area	1922.94	
Site Coverage (Ground)	1003.82	52.2
Site Coverage (Basement)	1221.33	63.5
Permeable Area	616.33	32.1

PREVIOUS APPROVED DEVELOPMENT		
	Area m2	%
Total Site Area	1922.94	
Site Coverage	1136.03	59.1
Permeable Area	425.82	22.1

Apartment Mix:		
1 Bed	9	
2 Bed	24	
3 Bed	3	
Total:	36	

Carpark:		
Resident	46	
Total:	46	

Bicycle Parking:		
Residential	10	
Visitor	6	
Total:	16	

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Amendments		
No.	Date	Notes
A	11/05/2018	PERMIT AMENDMENT
B	07/08/2018	RFI

Sheet No.
TP02

Title
DEVELOPMENT SUMMARY & DESIGN RESPONSE

Scale
1: 150@A1

Date
07/08/2018

Revision
B

Scale
1: 150@A1

Date
07/08/2018

17004

GENEROUS SETBACKS AND WELL DESIGNED LANDSCAPE TREATMENT TO ALL BOUNDARIES TO ENHANCE THE INTERFACE WITH ADJACENT SECLUDED PRIVATE OPEN SPACE

WELL ARTICULATED FACADE DESIGN TO ENHANCE SENSE OF INDIVIDUALITY AND PROVIDE VISUAL INTEREST

NATURAL LIGHT AND VENTILATION PROVIDED TO LIFT LOBBIES ON ALL LEVELS

GENEROUS SETBACKS AND WELL DESIGNED LANDSCAPE TREATMENT TO ALL BOUNDARIES TO ENHANCE THE INTERFACE WITH ADJACENT SECLUDED PRIVATE OPEN SPACE

WELL ARTICULATED FACADE DESIGN TO ENHANCE SENSE OF INDIVIDUALITY AND PROVIDE VISUAL INTEREST

GENEROUS SETBACKS AND WELL DESIGNED LANDSCAPE TREATMENT TO ALL BOUNDARIES TO ENHANCE THE INTERFACE WITH ADJACENT SECLUDED PRIVATE OPEN SPACE

SLOPING ROOF ELEMENT KEPT FROM ORIGINAL DESIGN TO SMOOTH TRANSITION FROM DEVELOPMENT TO NEIGHBOUR PROPERTY

THE COMMON PROPERTY DRIVEWAY IS LOCATED WITHIN A HEAVILY LANDSCAPED ALIGNMENT WHICH PROVIDES SAFE AND CONVENIENT VEHICLE ACCESS/EGRESS

MAIN PEDESTRIAN ENTRY CLEARLY ARTICULATED AND LANDSCAPED TO ENHANCE THE SENSE OF ADDRESS & PROVIDE A TRANSITIONAL SPACE BETWEEN THE PUBLIC & PRIVATE REALM

BUILDING EXPRESSED AS 4 PRIMARY FORMS TO MATCH THE PREVAILING RHYTHM OF BUILT FORM ALONG MCINTYRE ST

EXISTING TREES TO BE MAINTAINED AND INTEGRATED INTO NEW LANDSCAPE DESIGN

GENEROUS SETBACKS AND WELL DESIGNED LANDSCAPE TREATMENT TO ALL BOUNDARIES TO ENHANCE THE INTERFACE WITH ADJACENT SECLUDED PRIVATE OPEN SPACE

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WHITEHORSE PLANNING SCHEME

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Sheet No. **TP04** Revision **B**

Title
BASEMENT 02

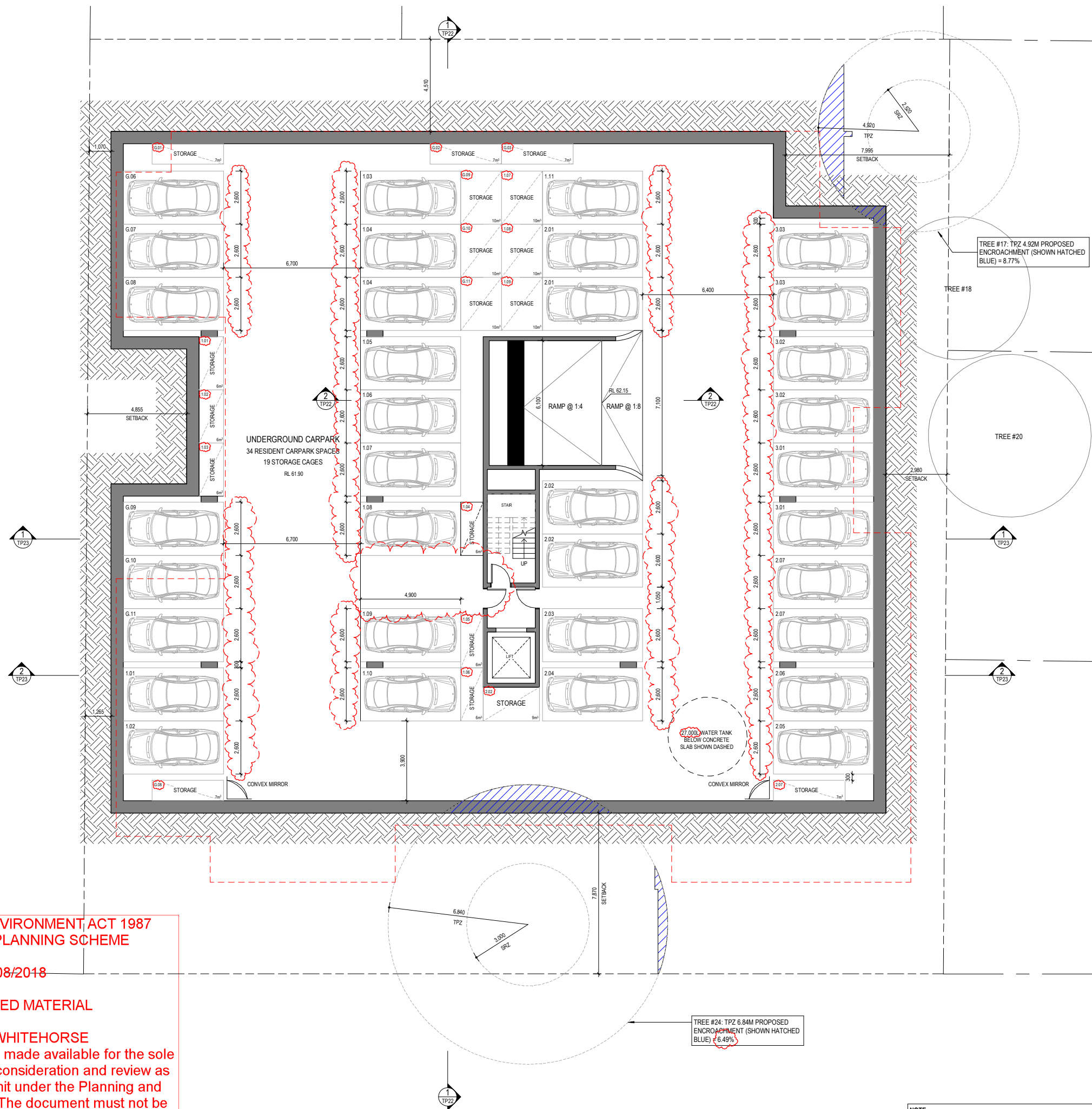
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NOTE:
RE-USE OF HARVESTED RAINWATER FOR TOILET FLUSHING IN
A TOTAL OF 35 BATHROOMS
RE-USE OF HARVESTED WATER FOR IRRIGATION

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No.	Date	Notes
A	11/05/2018	PERMIT AMENDMENT
B	07/08/2018	RFI

Sheet No.
TP05

Title
BASEMENT 01

Sheet
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Amendments	
No.	Date
A	11/05/2018
B	07/08/2018

Sheet No.
TP06

Title
GROUND FLOOR PLAN

Sheet
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Scale
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Date
07/08/2018

17004



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Amendments		
No.	Date	Notes
A	11/05/2018	PERMIT AMENDMENT
B	07/08/2018	RFP

Sheet No.
TP07

Revision
B

Title
FIRST FLOOR PLAN

Sheet
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Amendments		
No.	Date	Notes
A	11/05/2018	PERMIT AMENDMENT
B	07/08/2018	RF1

Sheet No.
TP08

Title
SECOND FLOOR PLAN

Sheet
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07/08/2018

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B



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Sheet No.
TP09

Revision

B

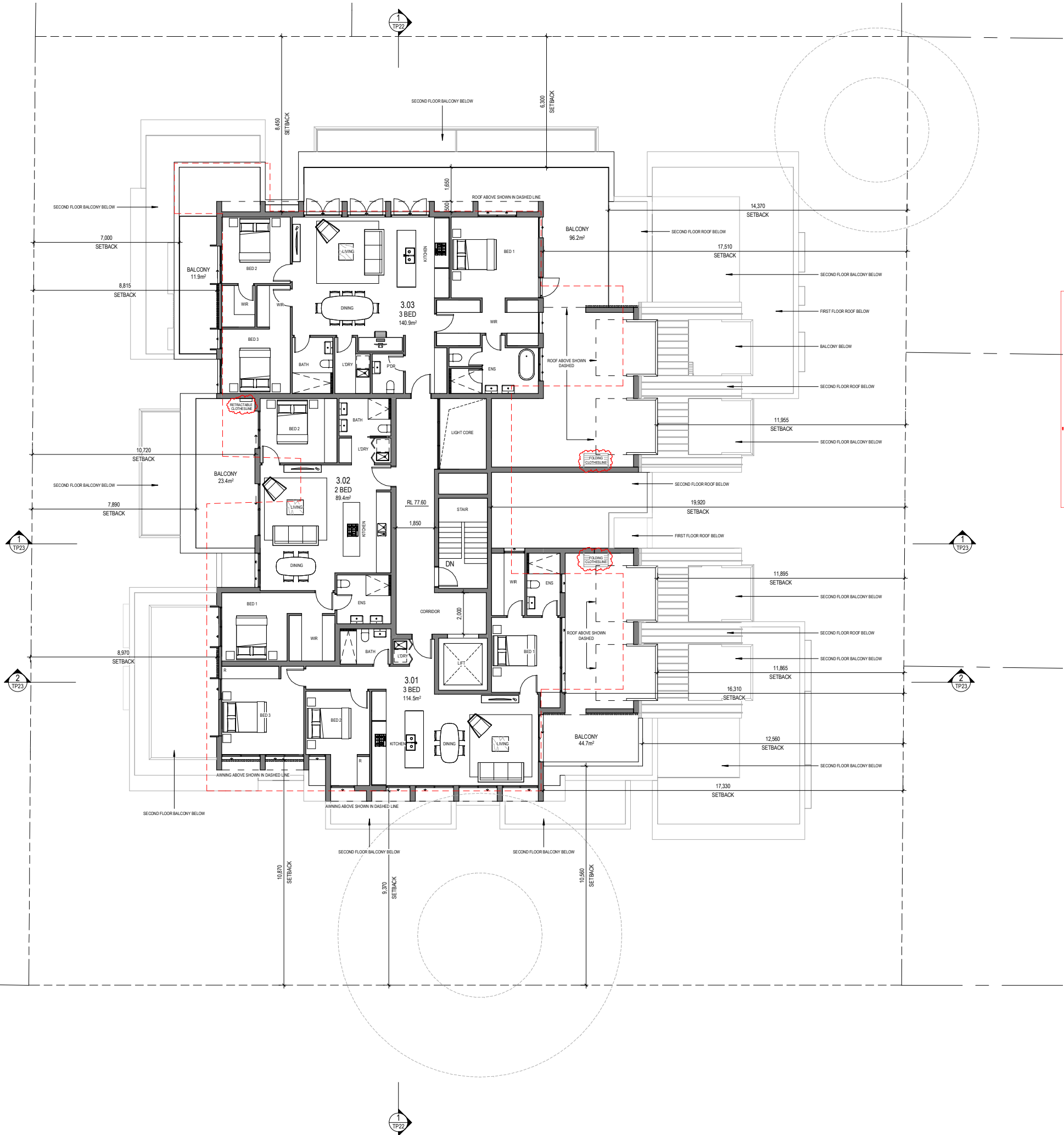
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THIRD FLOOR PLAN



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Sheet No.
TP10

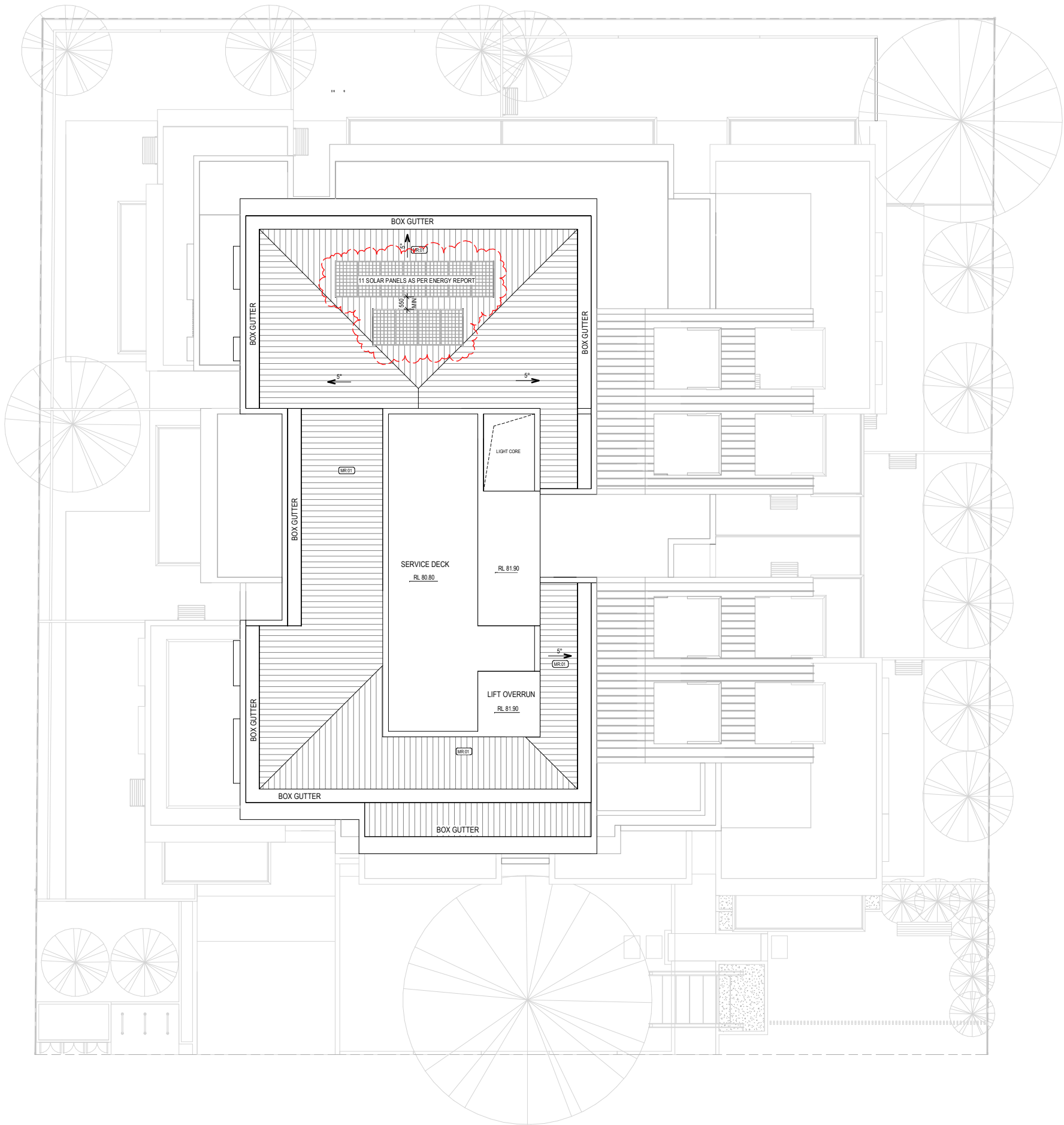
Revision
B

Title
ROOF PLAN

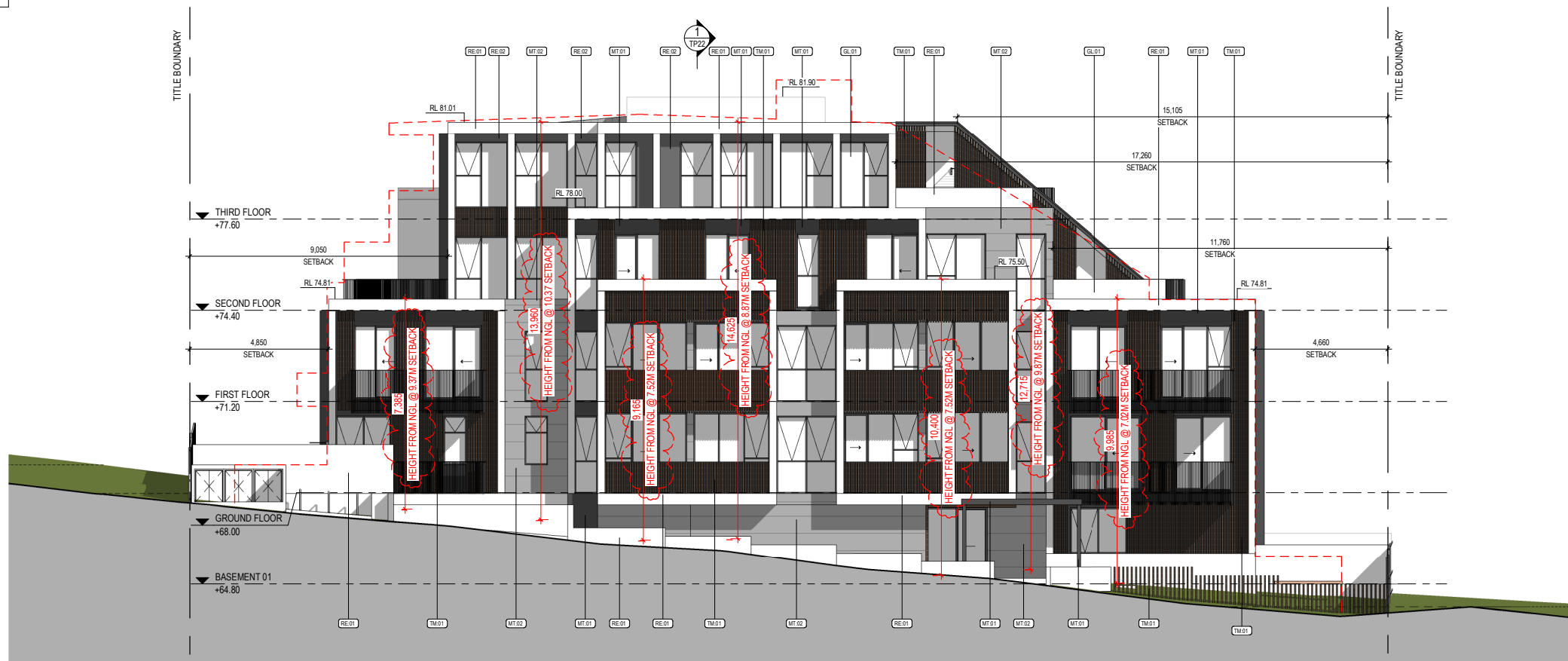
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07/08/2018



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1 South Elevation
SCALE 1 : 100



2 East Elevation
SCALE 1 : 100

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Title

ELEVATIONS 1

Sheet

PRELIMINARY
PERMIT AMENDMENT

Sheet No.

TP20

Revision

B

Scale

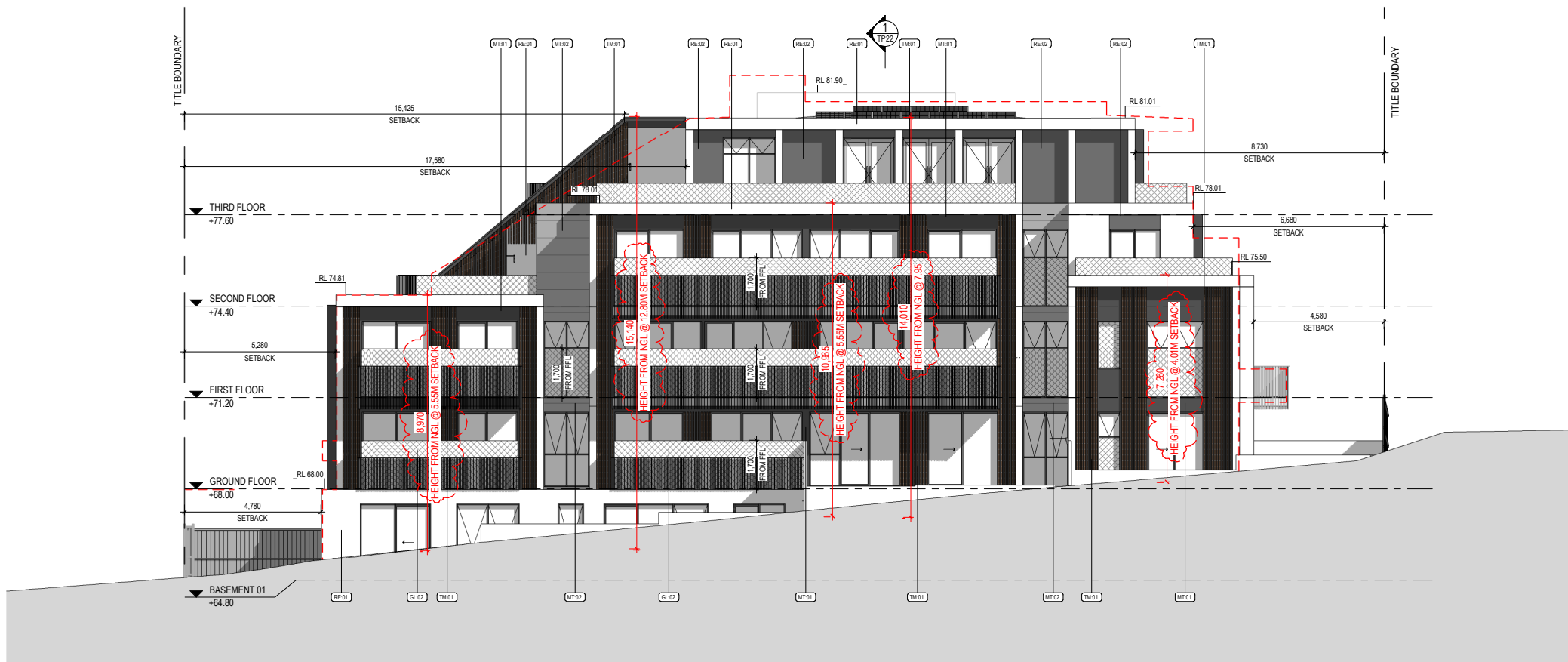
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07/08/2018

17004

17004-- 7/08/2018 1:56:26 PM --Author



1 North Elevation
SCALE 1 : 100



2 West Elevation
SCALE 1 : 100

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No.	Date	Notes
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Title

ELEVATIONS 2

Sheet

PRELIMINARY
PERMIT AMENDMENT

Sheet No.

TP21

Scale

As indicated@A1

Date

07/08/2018

Revision

B

17004

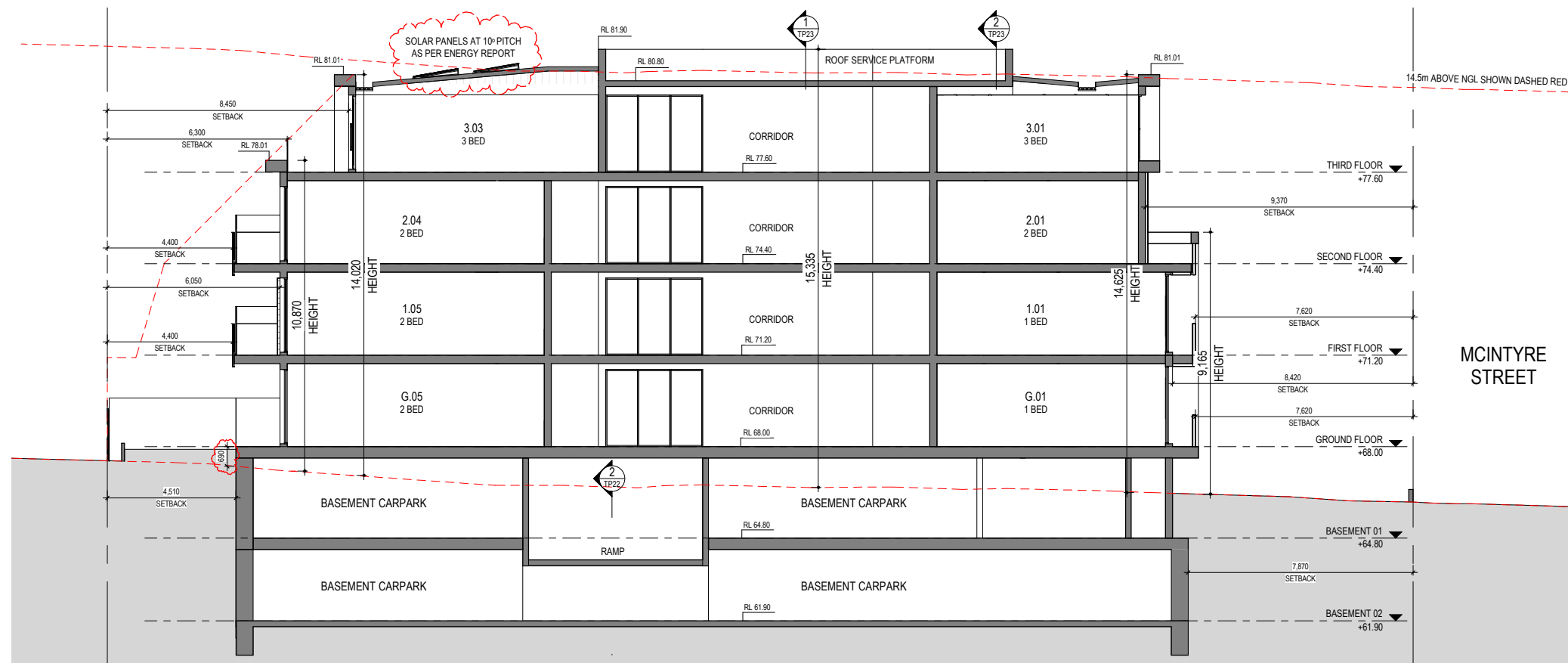
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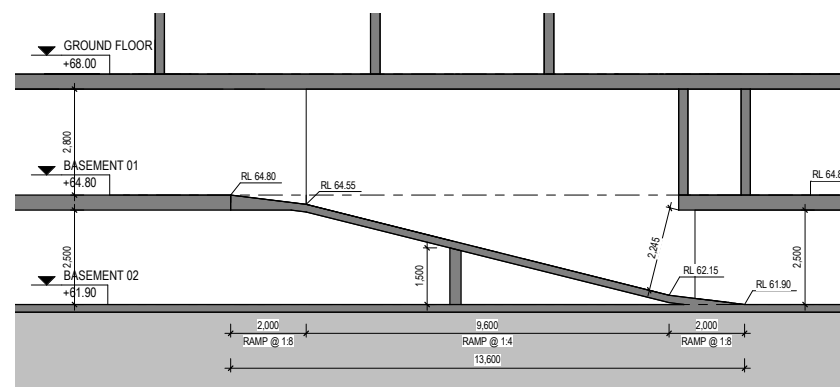
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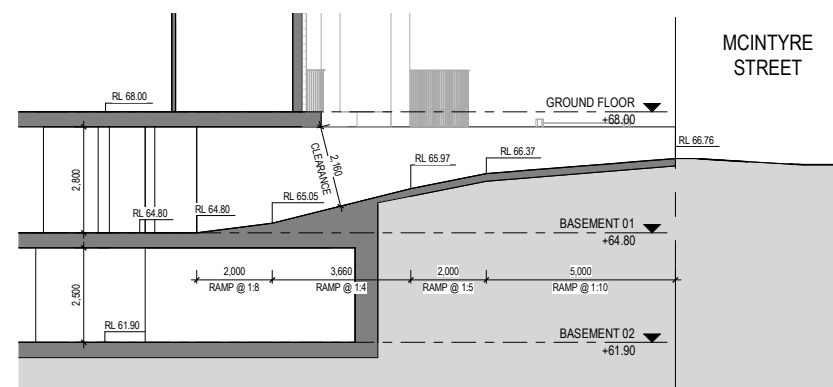
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1 SECTION 1
TP04 SCALE 1 : 100



2 RAMP SECTION B1-B2
TP04 SCALE 1 : 100



3 RAMP SECTION G-B1
TP05 SCALE 1 : 100

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Amendments

No.	Date	Notes
A	11/05/2018	PERMIT AMENDMENT
B	07/08/2018	PERMIT AMENDMENT

Title

SECTIONS 1

Sheet

PRELIMINARY
PERMIT AMENDMENT

Sheet No.

TP22

Scale

1 : 100@A1

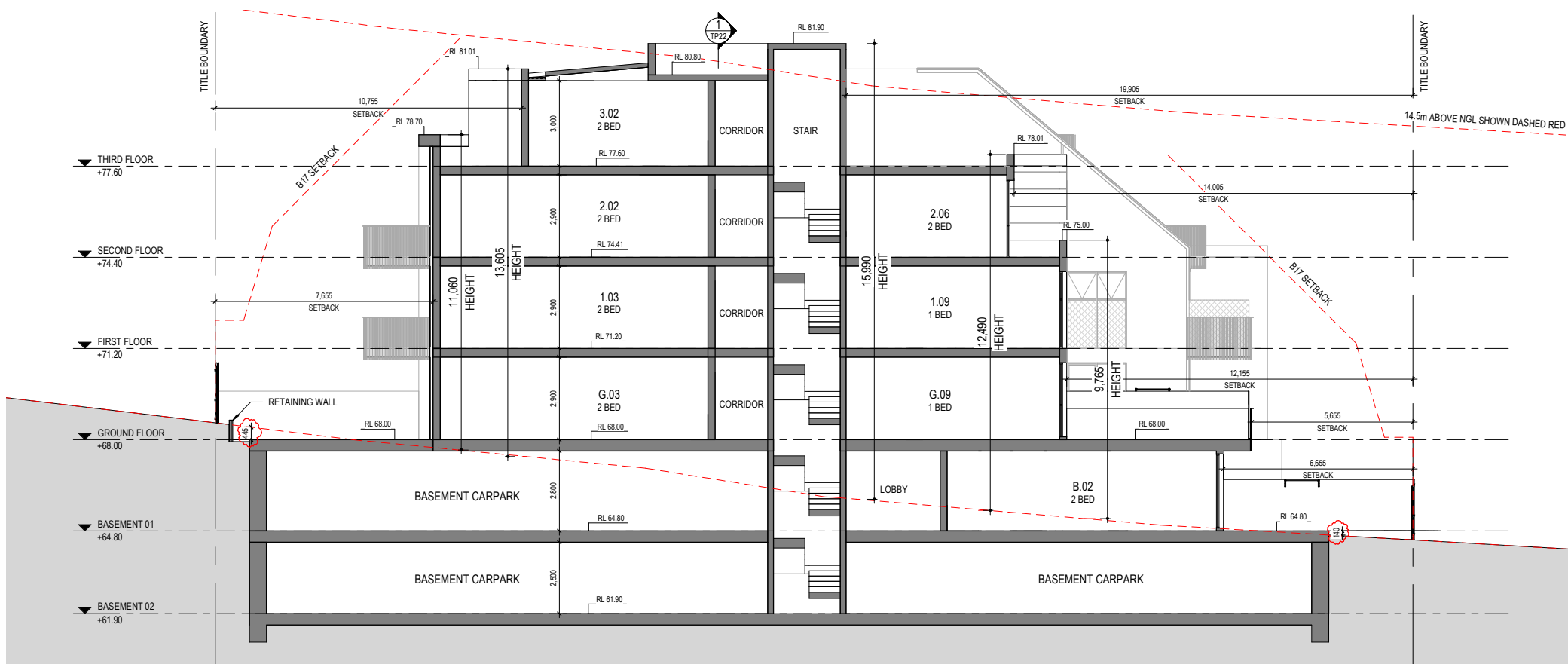
Date

07/08/2018

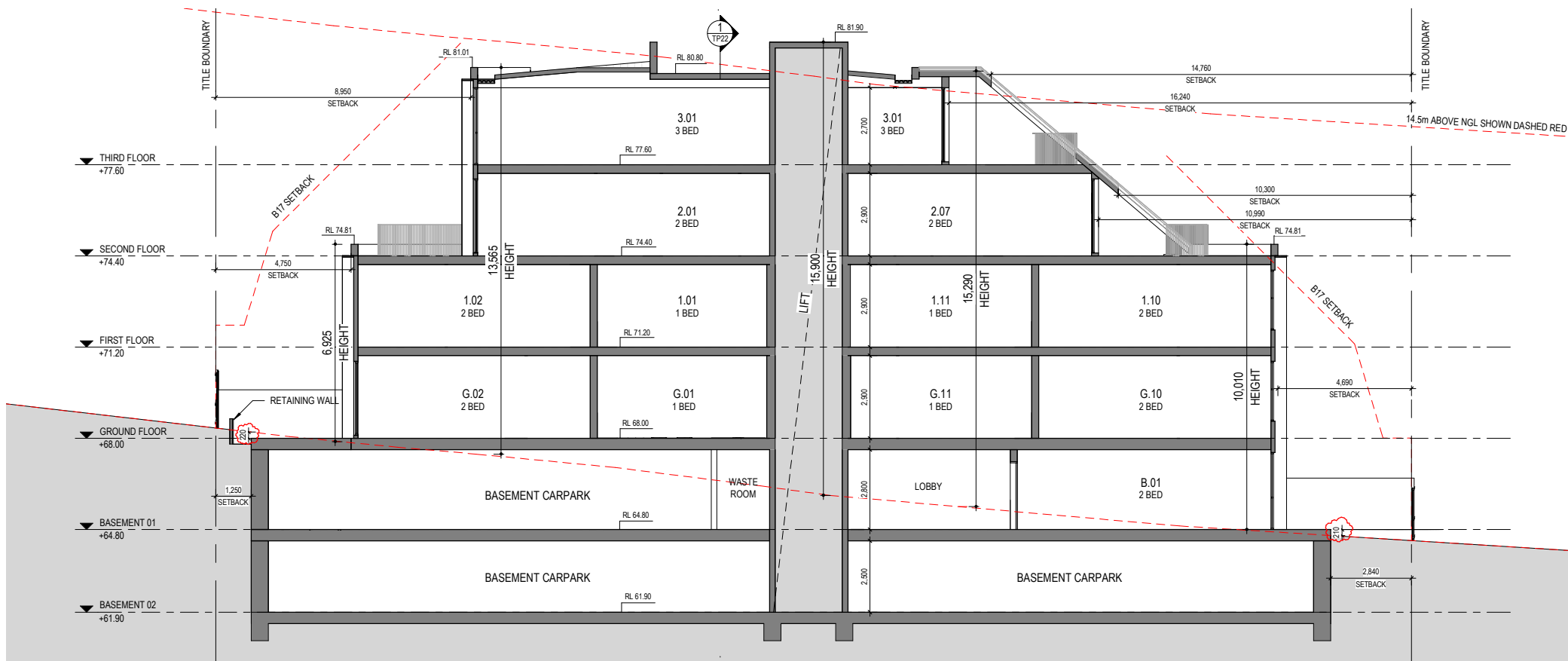
Revision

B

17004



1 SECTION 2
TP04 SCALE 1 : 100



2 SECTION 3
TP04 SCALE 1 : 100

PLANNING AND ENVIRONMENT ACT 1987
WHITEHORSE PLANNING SCHEME

14/08/2018

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Embrace Architects Pty Ltd
Suite 14, 27-31 DUERDIN STREET
NOTTING HILL, VIC 3168

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Project

McIntyre Street
47-49 McIntyre Street, Burwood

Client

SCOTT LIU

Amendments

No.	Date	Notes
A	11/05/2018	PERMIT AMENDMENT
B	07/08/2018	PERMIT AMENDMENT

Title

SECTIONS 2

Sheet

PRELIMINARY
PERMIT AMENDMENT

Sheet No.

TP23

Scale

1 : 100@A1

Date

07/08/2018

Revision

B

17004

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WHITEHORSE PLANNING SCHEME

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McIntyre Street
47-49 McIntyre Street, Burwood

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Amendments

No.	Date	Notes
A	11/05/2018	PERMIT AMENDMENT

Sheet No.

TP30

Revision

A

EXTENT OF EXISTING SHADOW
WITHIN NEIGHBOURING
PROPERTIES

SHADOW DIAGRAMS 1

FENCES INDICATED
POSTS AND RAILS
ONLY TO CLEARLY
DIFFERENTIATE
BETWEEN FENCE
AND BUILDING
SHADOWS

Sheet

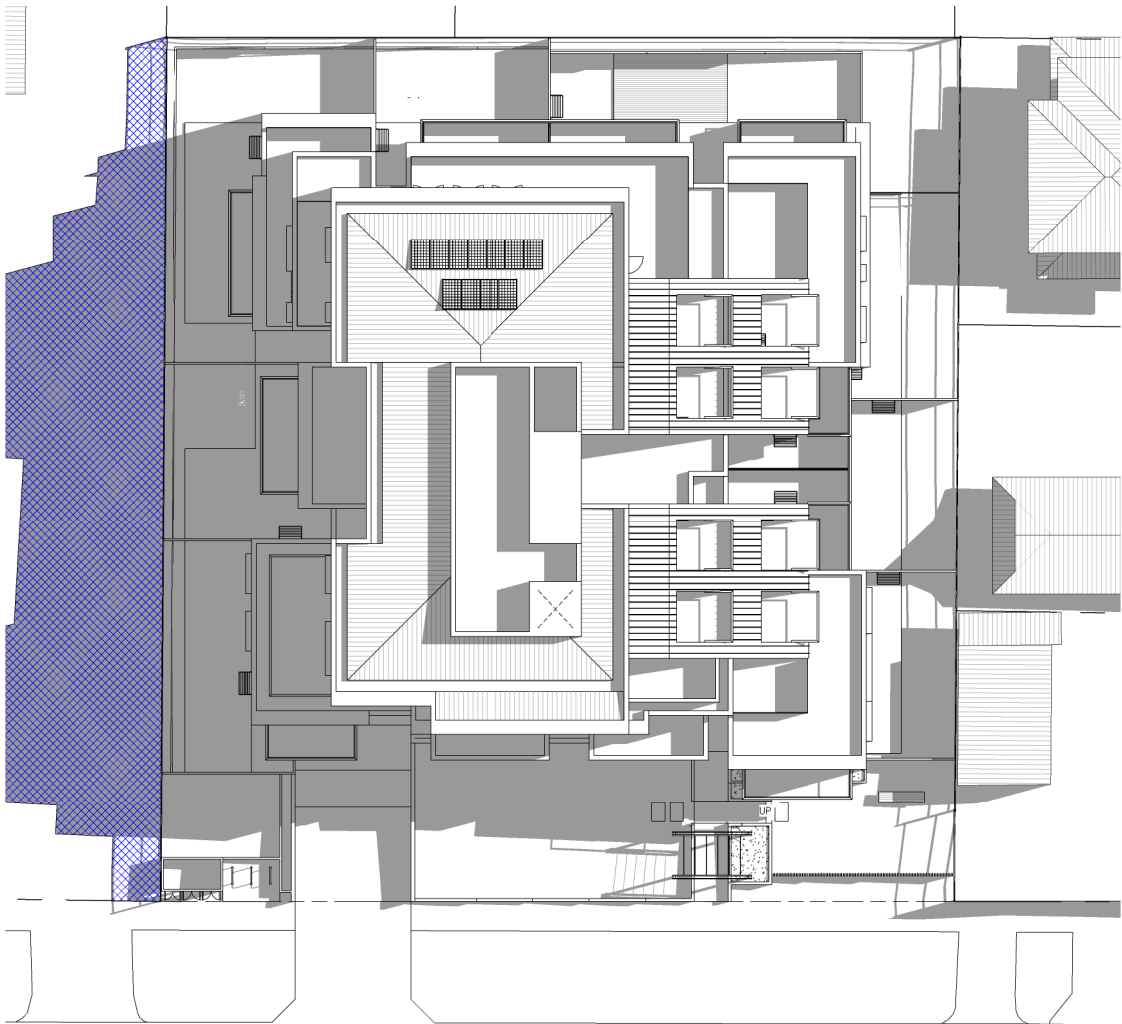
PRELIMINARY
PERMIT AMENDMENT

Scale

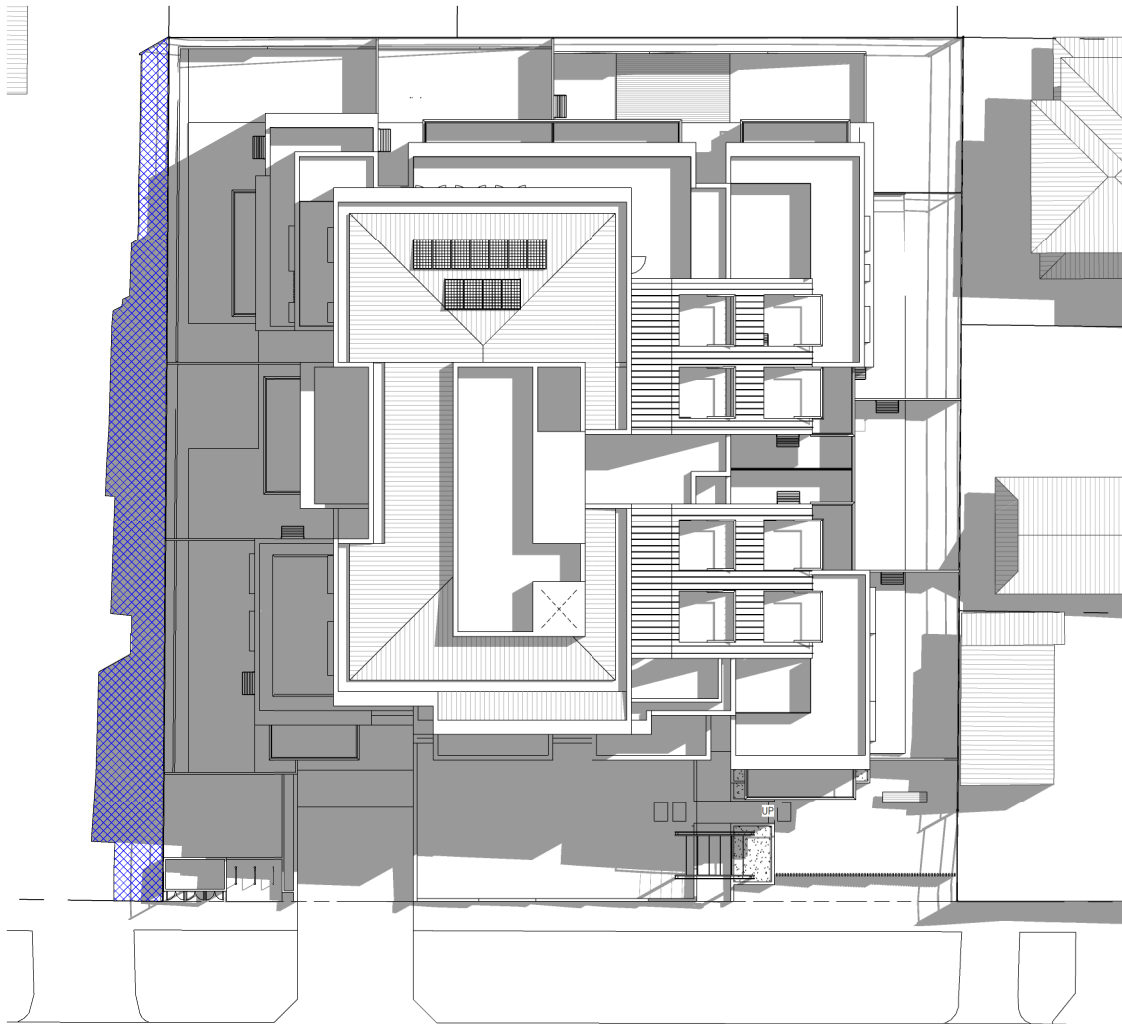
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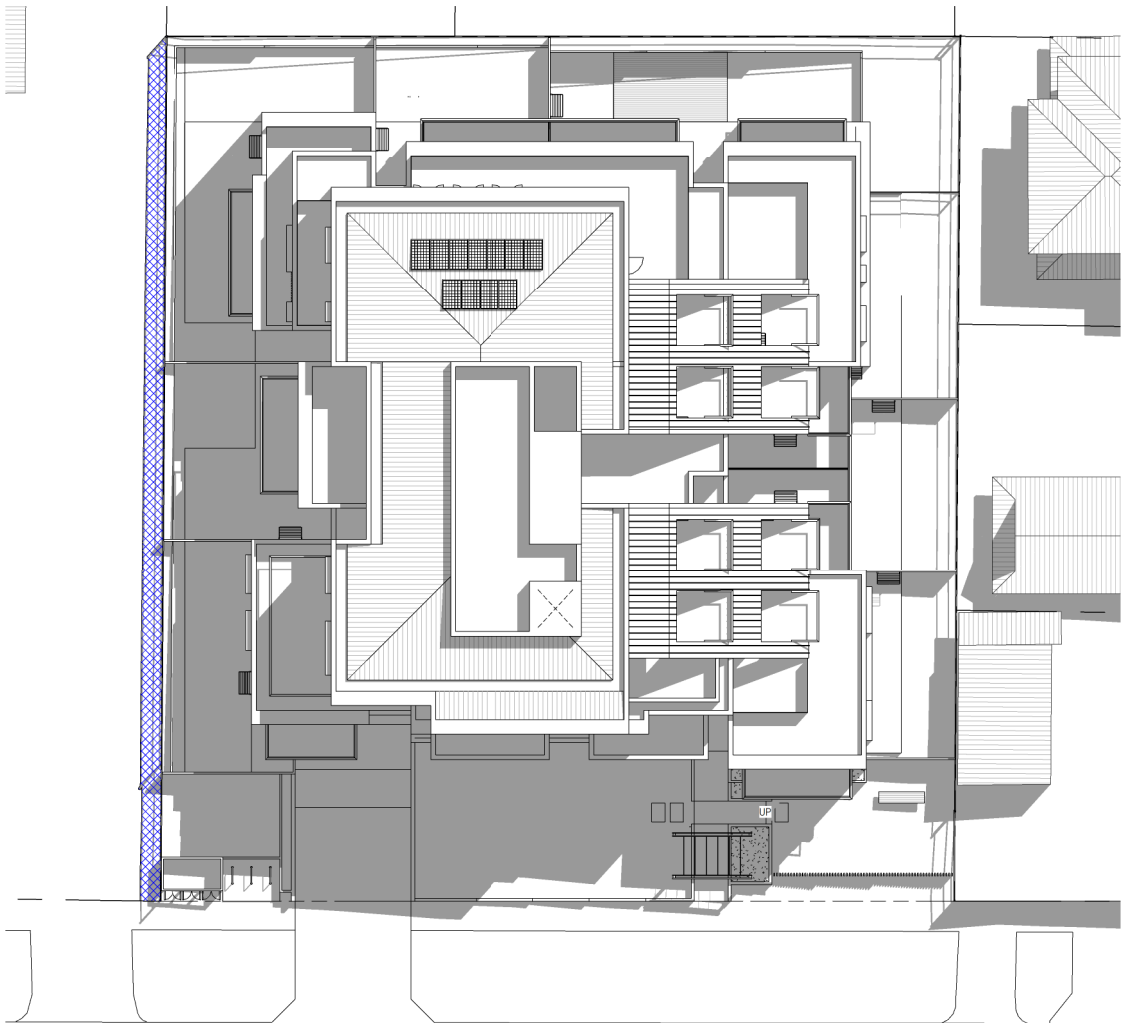
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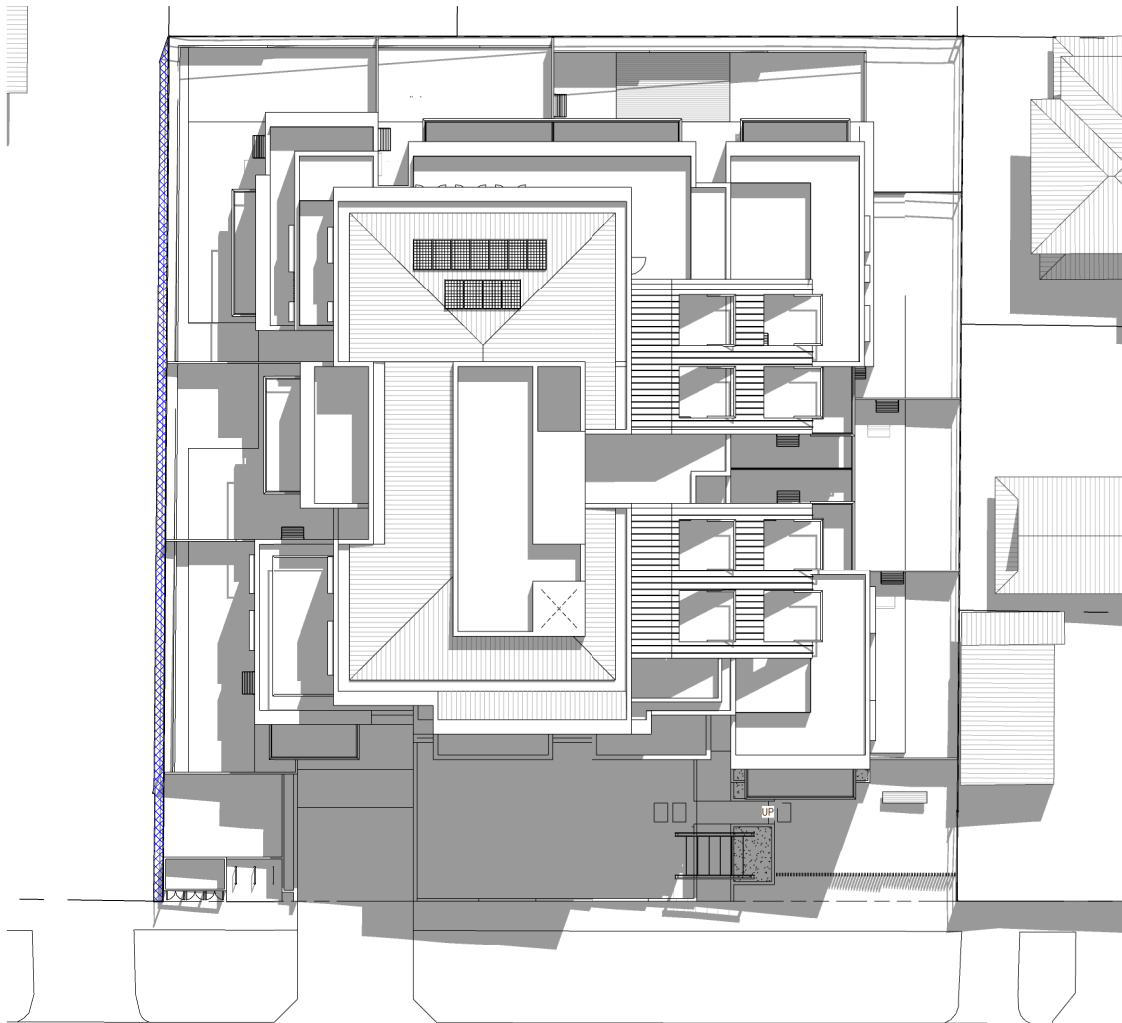
SHADOW DIAGRAM - 9AM



SHADOW DIAGRAM - 10AM



SHADOW DIAGRAM - 11AM



SHADOW DIAGRAM - 12PM

Notes

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Project

McIntyre Street
47-49 McIntyre Street, Burwood

Client

SCOTT LIU

Amendments

No.	Date	Notes
A	11/05/2018	PERMIT AMENDMENT

Sheet No.

TP31

Title

SHADOW DIAGRAMS 2

Sheet

PRELIMINARY
PERMIT AMENDMENT

Scale

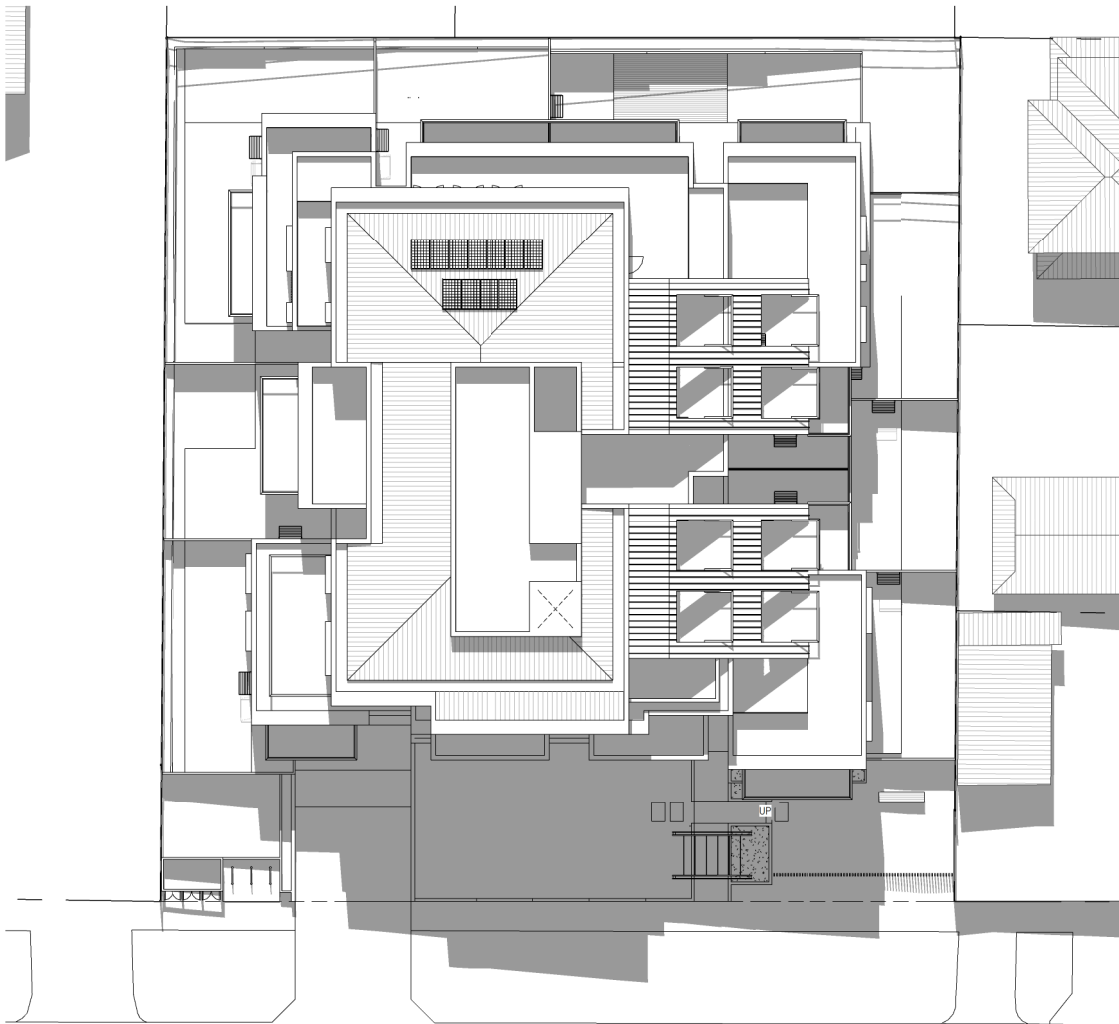
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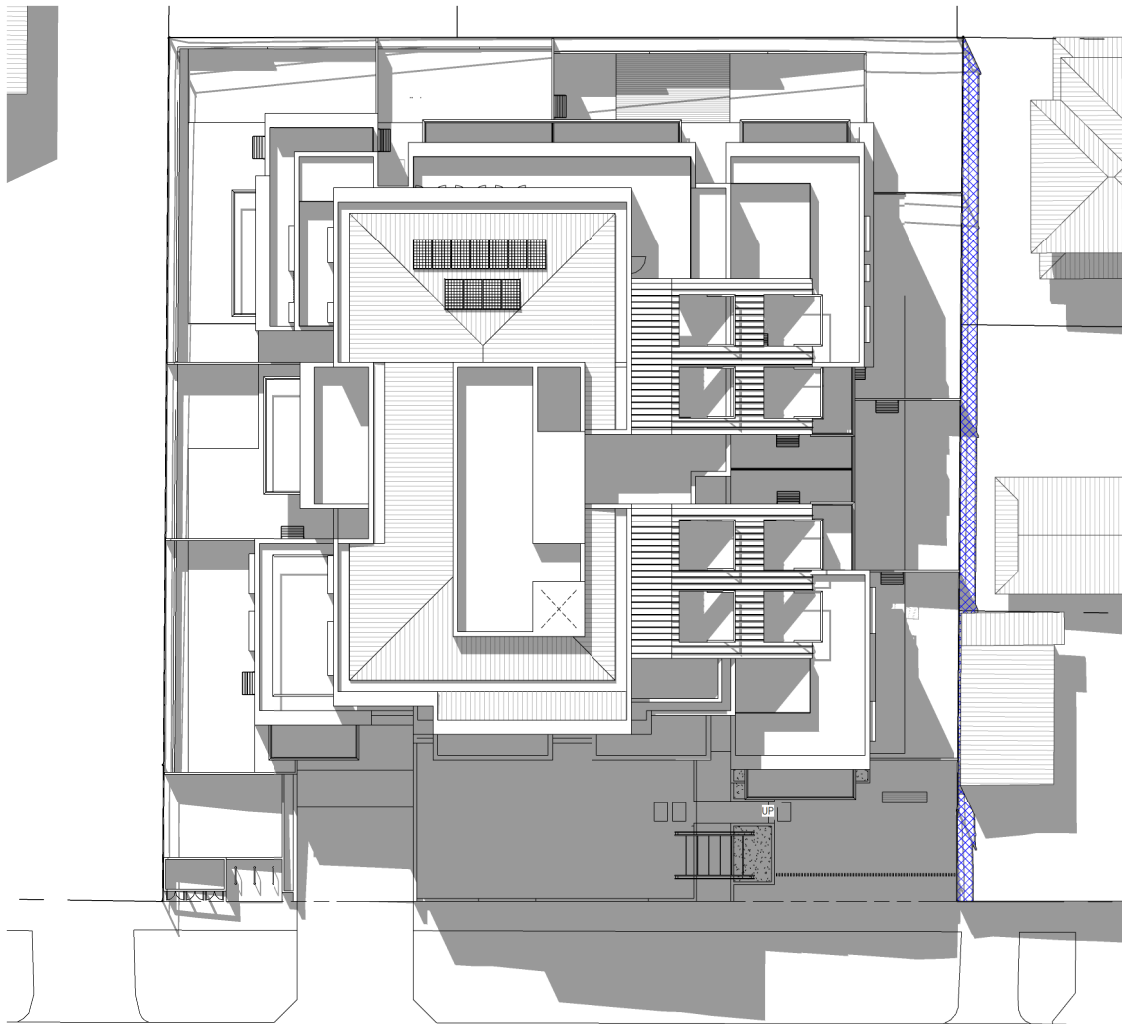
11/05/2018

Revision

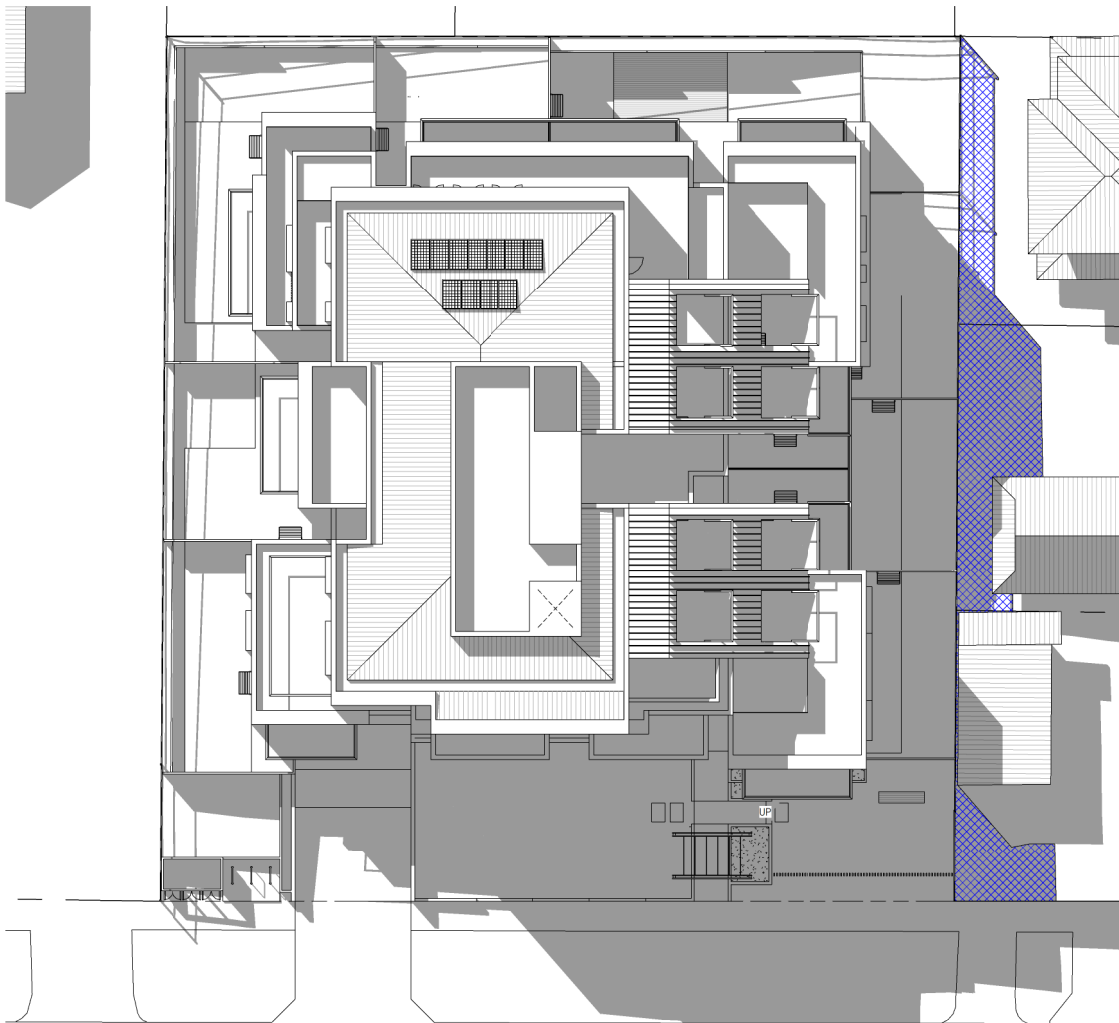
A



SHADOW DIAGRAM - 1PM



SHADOW DIAGRAM - 2PM



SHADOW DIAGRAM - 3PM

EXTENT OF EXISTING SHADOW
WITHIN NEIGHBOURING
PROPERTIES

FENCES INDICATED
POSTS AND RAILS
ONLY TO CLEARLY
DIFFERENTIATE
BETWEEN FENCE
AND BUILDING
SHADOWS

PLANNING AND ENVIRONMENT ACT 1987
WHITEHORSE PLANNING SCHEME

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17004-- 7/08/2018 1:57:01 PM --Author

EXTERNAL MATERIALS SCHEDULE

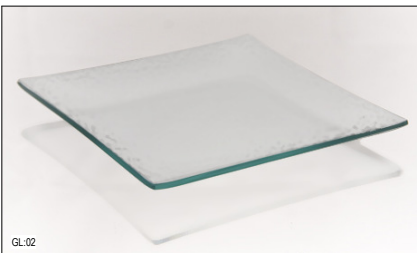
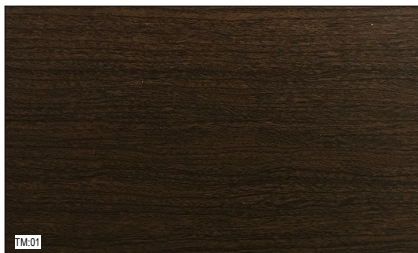
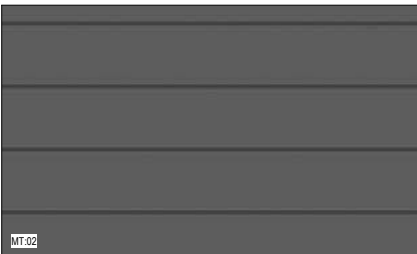
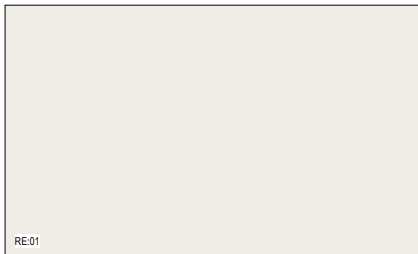
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RE:01

RENDERED FINISH
COLOUR: DULUX 'NATURAL WHITE' OR SIMILAR

RE:02

RENDERED FINISH
COLOUR: DULUX 'DOMINO' OR SIMILAR

MT:01

METAL CLADDING
COLOUR: COLORBOND 'NIGHT SKY' OR SIMILAR

MT:02

METAL PANELS
FAIRVIEW VITRACORE OR SIMILAR
COLOUR: GREY

TM:01

TIMBER BATTENS
CPS ARCHITECTURAL
ALIWOOD 'CHESTNUT' OR SIMILAR

GL:01

GLASS
CLEAR GLASS

GL:02

GLASS
MANUFACTURED, FIXED OBSCURE GLASS

EMBRACE

Embrace Architects Pty Ltd
Suite 14, 27-31 DUERDIN STREET
NOTTING HILL, VIC 3168

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Project

McIntyre Street
47-49 McIntyre Street, Burwood

Client

SCOTT LIU

Amendments

No.	Date	Notes
A	11/05/2018	PERMIT AMENDMENT
B	07/08/2018	PERMIT

Title

MATERIAL SCHEDULE

Sheet

PRELIMINARY
PERMIT AMENDMENT

Sheet No.

TP40

Scale

1:100@A1

Date

07/08/2018

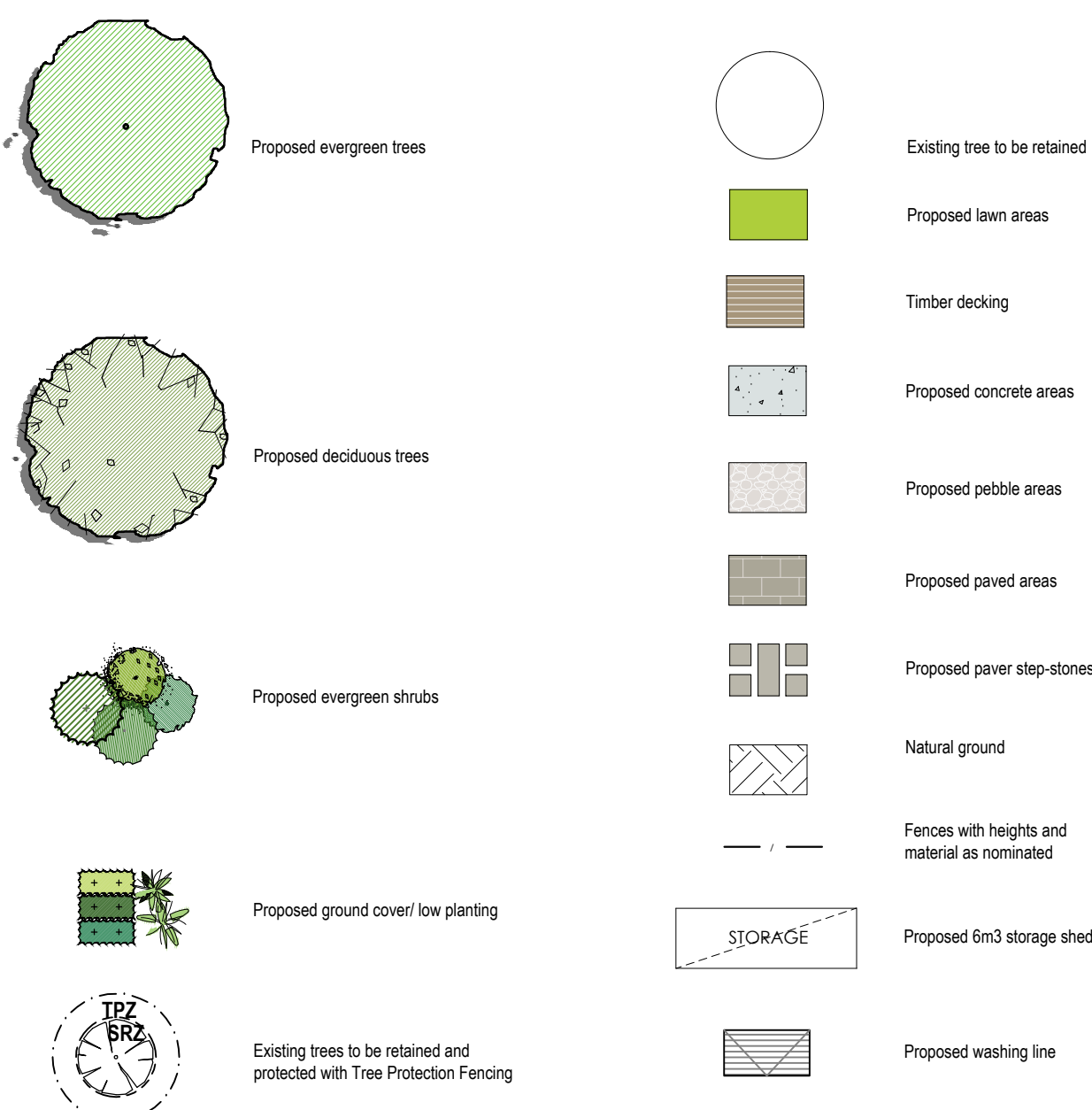
Revision

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17004

[illegible]

Legend



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Garden Beds

75mm ORGANIC PINE BARK MULCH
400mm APPROVED MEDIUM LOAM SOIL
MIN 150mm DEEP ROTARY HOED SUBGRADE

Topping / Pebble areas

40mm COMPACTED DROMAN TOPPING
70 TO 100mm PEBBLE
30mm COMPACTED FINE SAND
100mm COMPACTED FINE SAND
SUBGRADE

Lawn areas

STRATHGIRY SR WALKER SOFT LEAF
BUTL OF OR SIMILAR RESISTANT LAWN
100mm APPROVED SANDY LOAM
MIN 150mm DEEP ROTARY HOED SUBGRADE

A detailed cross-section diagram of a tree in a container, illustrating the various layers and components involved in its growth and maintenance. The diagram is divided into several horizontal sections, each labeled with a letter from A to S. The top section shows the canopy of the tree, with labels A through E indicating different parts of the foliage. The middle section shows the trunk and branches, with labels F through H indicating different parts of the stem and foliage. The bottom section shows the root system and the surrounding soil, with labels I through S indicating different layers and components. The diagram is a black and white line drawing, with some areas shaded to represent different materials or textures. The labels are as follows:

- A: TOP OF ROOTBALL FLUSH WITH SURROUNDING GROUND LEVEL
- B: TOP OF ROOTBALL FLUSH WITH SURROUNDING GROUND LEVEL
- C: TOP OF ROOTBALL FLUSH WITH SURROUNDING GROUND LEVEL
- D: TOP OF ROOTBALL FLUSH WITH SURROUNDING GROUND LEVEL
- E: TOP OF ROOTBALL FLUSH WITH SURROUNDING GROUND LEVEL
- F: TOP OF ROOTBALL FLUSH WITH SURROUNDING GROUND LEVEL
- G: TOP OF ROOTBALL FLUSH WITH SURROUNDING GROUND LEVEL
- H: TOP OF ROOTBALL FLUSH WITH SURROUNDING GROUND LEVEL
- I: TOP OF ROOTBALL FLUSH WITH SURROUNDING GROUND LEVEL
- J: TOP OF ROOTBALL FLUSH WITH SURROUNDING GROUND LEVEL
- K: TOP OF ROOTBALL FLUSH WITH SURROUNDING GROUND LEVEL
- L: TOP OF ROOTBALL FLUSH WITH SURROUNDING GROUND LEVEL
- M: TOP OF ROOTBALL FLUSH WITH SURROUNDING GROUND LEVEL
- N: TOP OF ROOTBALL FLUSH WITH SURROUNDING GROUND LEVEL
- O: TOP OF ROOTBALL FLUSH WITH SURROUNDING GROUND LEVEL
- P: TOP OF ROOTBALL FLUSH WITH SURROUNDING GROUND LEVEL
- Q: TOP OF ROOTBALL FLUSH WITH SURROUNDING GROUND LEVEL
- R: TOP OF ROOTBALL FLUSH WITH SURROUNDING GROUND LEVEL
- S: TOP OF ROOTBALL FLUSH WITH SURROUNDING GROUND LEVEL

Labels and instructions in the diagram:

- SHOULDER DOWN TO LEVEL
- TOP OF ROOTBALL FLUSH WITH SURROUNDING GARDEN LEVEL
- DEPTH OF PLANTING HOLE IS 2 TIMES DEPTH OF ROOTBALL
- KEEP MULCH AWAY FROM THE TRUNK
- FORM RIM
- WALLS OF PLANTING HOLE MUST BE SMOOTH TO PREVENT ROOTS FROM HURTLING
- SET ROOTBALL ON UNDISTURBED FIRM SETTLING
- GENTLY FIRM BACKFILL (LEAVE WATER TO SETTLE SOIL AROUND ROOTBALL)
- SOIL IS TO CONSIST OF WELL BLENDED EXPANDING INORGANIC AND HUMIFIED SOIL

	CODE	BOTANICAL NAME	COMMON NAME	QTY	SUPPLY SIZE	MATURE H x W
TREES	ACB	<i>Acacia longiana</i>	Flaked Maple	4	42in / min 1.8m high	9m x 3m
	AFR	<i>Ficus microcarpa</i> 'Little Tiram'	Tiram Tree	1	42in / min 1.8m high	15m x 3m
	GTS	<i>Gleditsia inaequalis</i> var. <i>inermis</i> 'Sunburst'	Green Honey Locust	1	40in / min 1.8m high	8m x 8m
	HF	<i>Hymenocarpus laevis</i>	Native Frangipani	7	42in / min 1.8m high	10m x 4m
SHRUBS	GO	<i>Gardenia ovata</i>	Goat Gardenia	1	20cm pot	1.5m x 1.5m
	MOL	<i>Myoporum laetifolium</i> 'Little Gem'	Dwarf Mopodia	6	25cm pot	4m x 2m
	MDP	<i>Marrugo paniculata</i>	Orange Jasmine	5	25cm pot	4m x 2m
	NJ	<i>Nerandus Domesticus</i>	Japanese Barberry	25	20cm pot	1.5m x 1m
	PL	<i>Platanus indica</i>	Portuguese Laurel	5	20cm pot	2.5m x 2m
	RI	<i>Rhodaphys</i> 'Select Form'	Indian Hawthorn	20	20cm pot	1.5m x 1.0m
	SASF	<i>Syzygium australe</i> 'Select Form'	Seked Form Lilly Pilly	49	20cm pot	3m x 1.2m (Clipped)
GROUND COVERS & LOW SHRUBS	CR	<i>Cortea reflexa</i>	Common Correa	14	14cm pot	2m x 1.2m
	TJ	<i>Trachelospermum asiaticum</i>	Asiatic Jasmine	111	14cm pot	3m x 2m
	TA	<i>Trachelospermum jasminoides</i>	Chinese Star Jasmine	15	14cm pot	2m x 2m
	VP	<i>Viburnum pedunculatum</i>	Native Violet	151	14cm pot	Prodraine 0.2
	PH	<i>Persea carolinensis</i> 'truncata	Boston Ivy	20	14cm pot	2m x 1m
	AF	<i>Anagallis foensilis</i>	Tall Kangaroo Paw	20	14cm pot	1.2m x 8m
	LLT	<i>Lonicera Lime Tuff</i>	Mar Bush	54	14cm pot	5m x 5m
BROOKS / GRASSES / PERENNIAL PERENNALS	TR	<i>Trifolium repens</i>	White Clover	14	20cm pot	1.5m x 1.5m
	TR	<i>Trifolium repens</i>	White Clover	14	20cm pot	1.5m x 1.5m

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BROOKS / GRASSES / PERENNIAL PERENNALS	TR	<i>Trifolium repens</i>	White Clover	14	20cm pot	1.5m x 1.5m
	TR	<i>Trifolium repens</i>	White Clover	14	20cm pot	1.5m x 1.5m

North

Scale 1:1000

PROJECT	PROPOSED MULTI UNIT DEVELOPMENT		PROJECT NO. #	L6611
ADDRESS	47-49 MCINTYRE STREET BURWOOD		REV #	C
DATE	25 07 18		DRAWN BY:	AS
SHEET SIZE	A0			
DESIGNED BY:	N.J./M.A landscape Arch. UEL/UK			

Keystone Alliance Pty Ltd

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