#### PLANNING AND ENVIRONMENT ACT 1987 WHITEHORSE PLANNING SCHEME

14/08/2018

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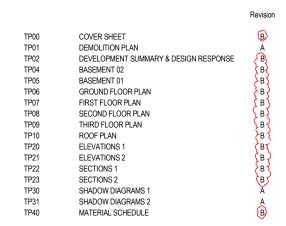
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# 47-49 MCINTYRE ST, **BURWOOD**

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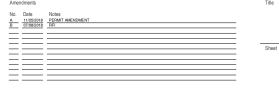
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McIntyre Street 47-49 McIntyre Street, Burwood

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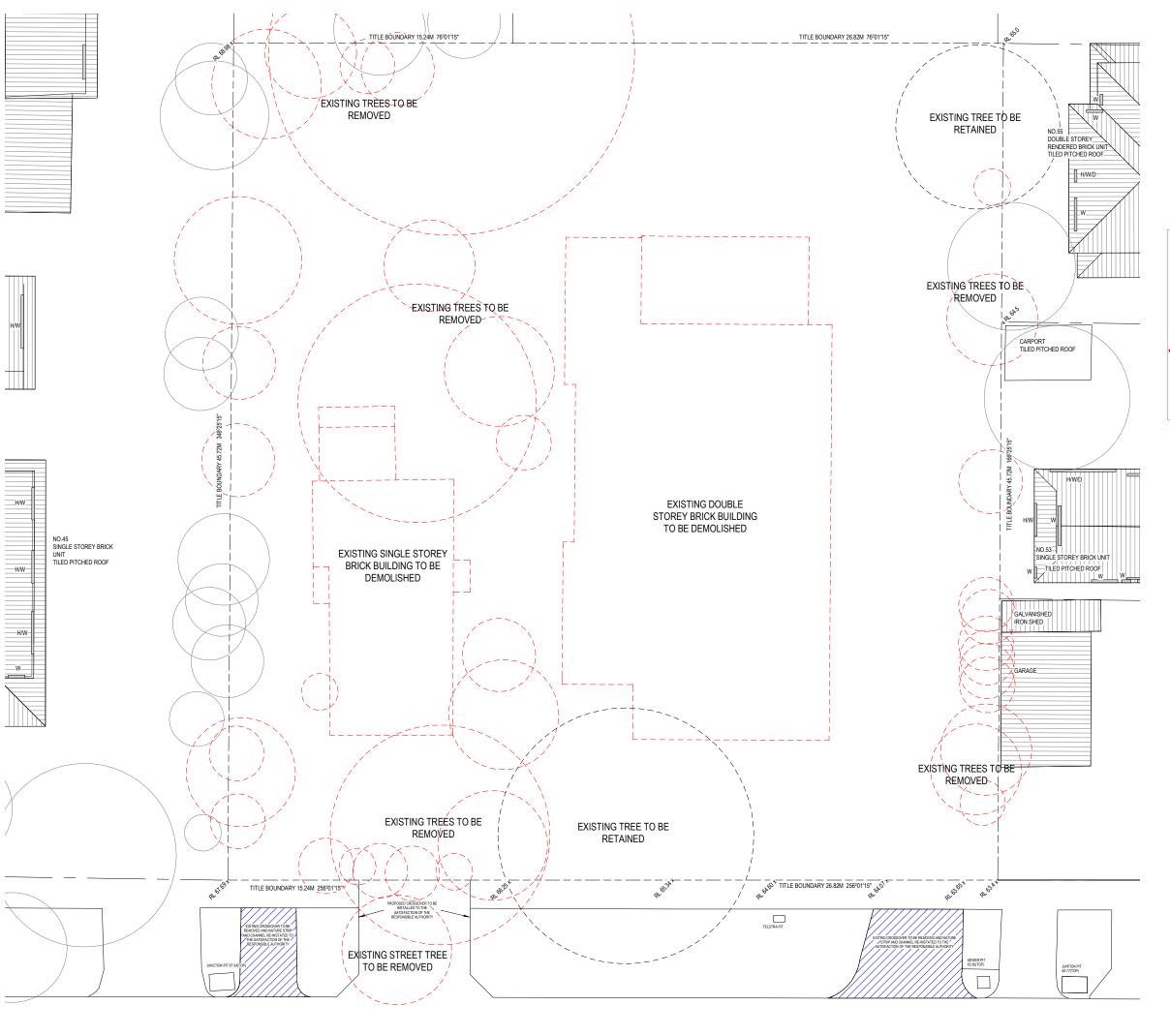


COVER SHEET

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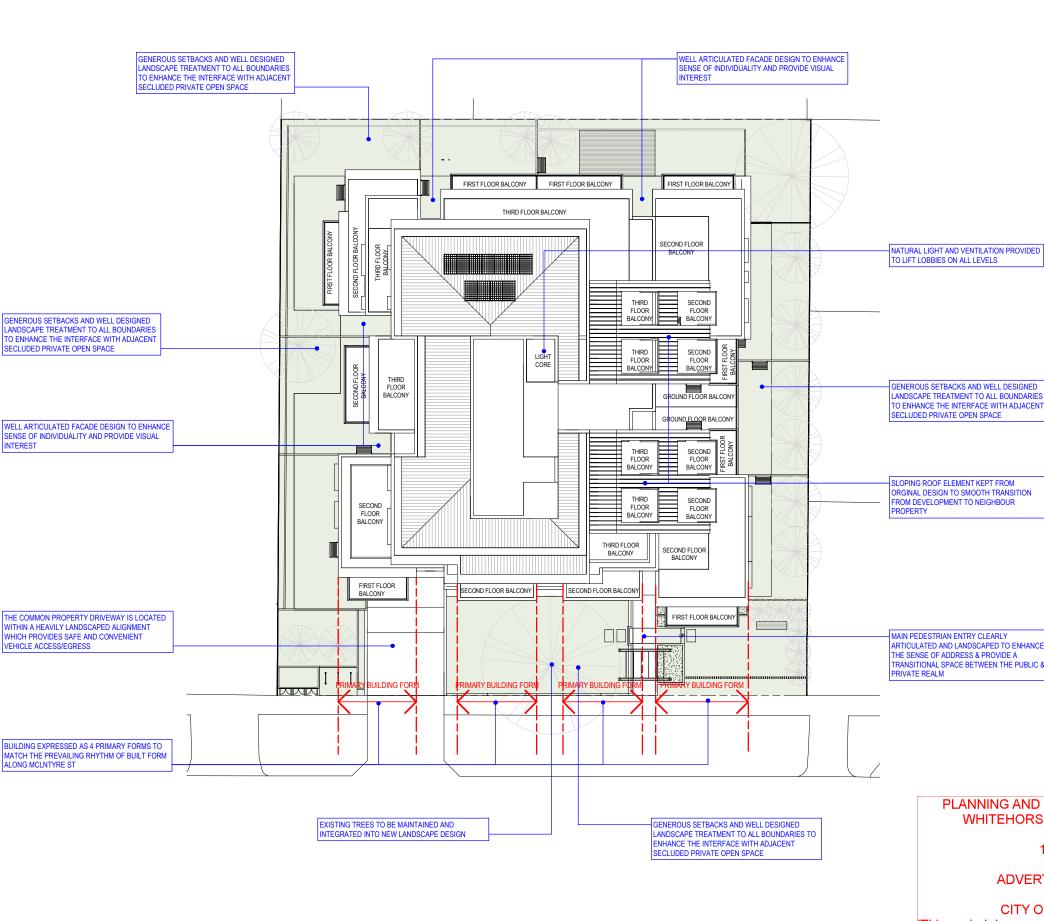
DEMOLITION PLAN

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PERMIT AMENDMENT

Scale 1:100@A

Date 11/05/2018



### DEVELOPMENT SCHEDULE

Apartment	Type	Area	Q.Q.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 min
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 m <sup>2</sup>	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

0.11	IDED	31.3111	3.7 111
		804.9 m²	408.1 m²
partment	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 m <sup>2</sup>	10.7 m²
1.06	2 BED	85.7 m²	10.8 m²
1.07	2 BED	81.7 m <sup>2</sup>	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

		003.0 111	110.0111
Apartment	Type	Area	P.O.S
2.01	2 BED	95.9 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

Apartment	Type	Area	P.O.S
3.01	3 BED	114.5 m²	44.7 m²
3.02	2 BED	89.4 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 2 Bed 3 Bed Total:	9 24 3 36
Carpark:	Resident Total:	(46) (46)
Bicycle Parking:	Residential Visitor Total:	(10) 6 6 16

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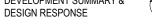
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DEVELOPMENT SUMMARY &



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Amendments

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BASEMENT 02

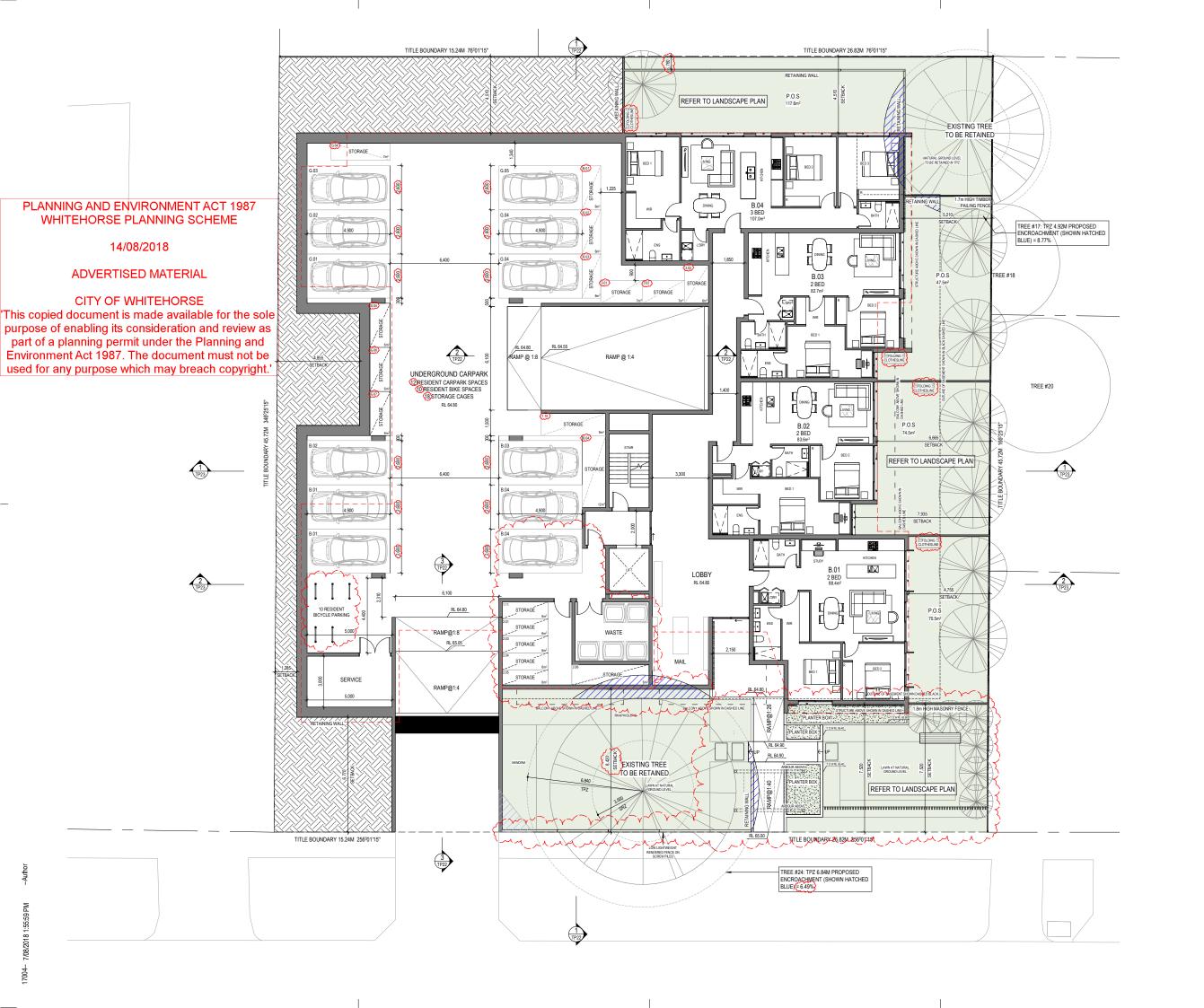


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Date 07/08/2018



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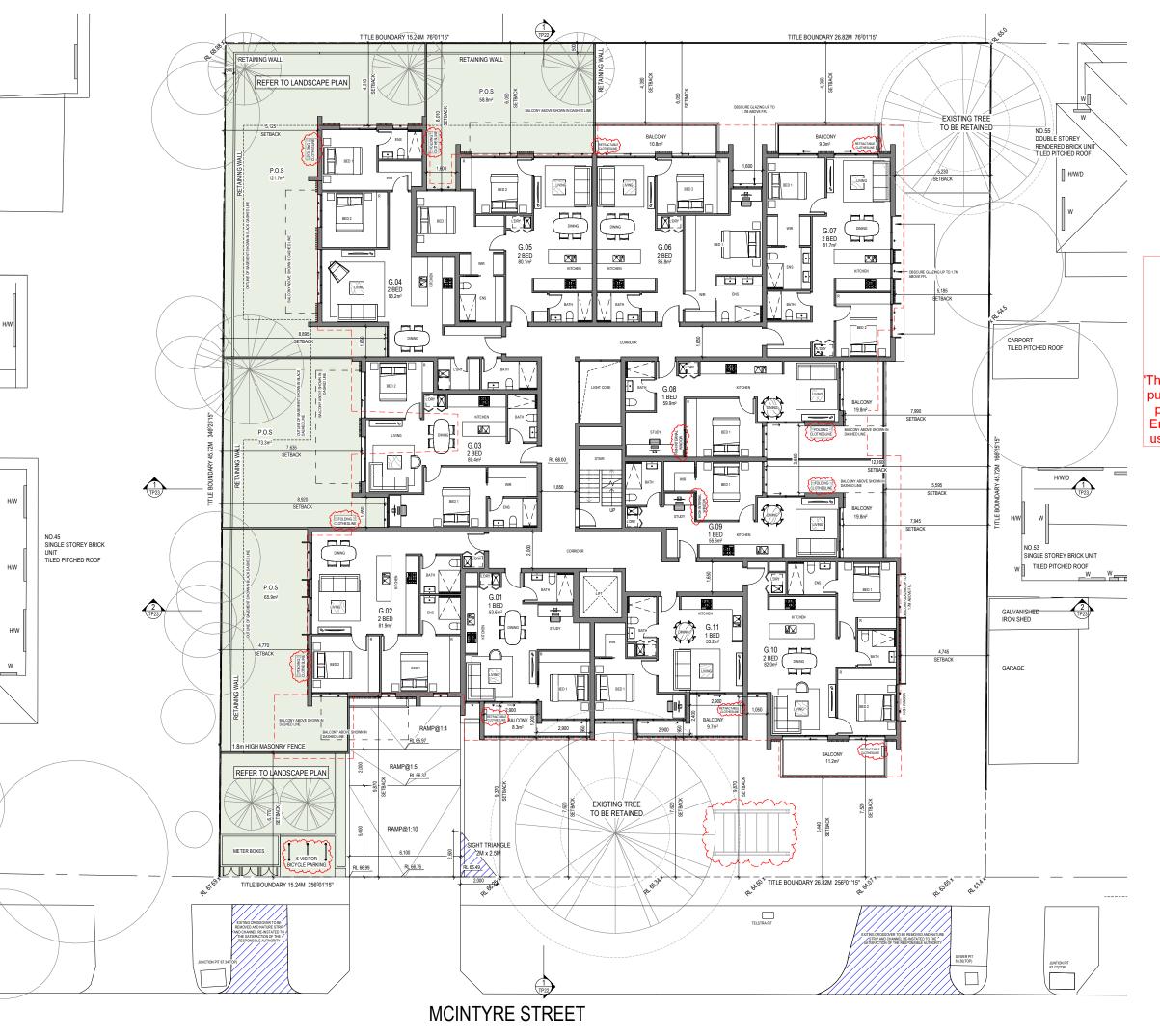
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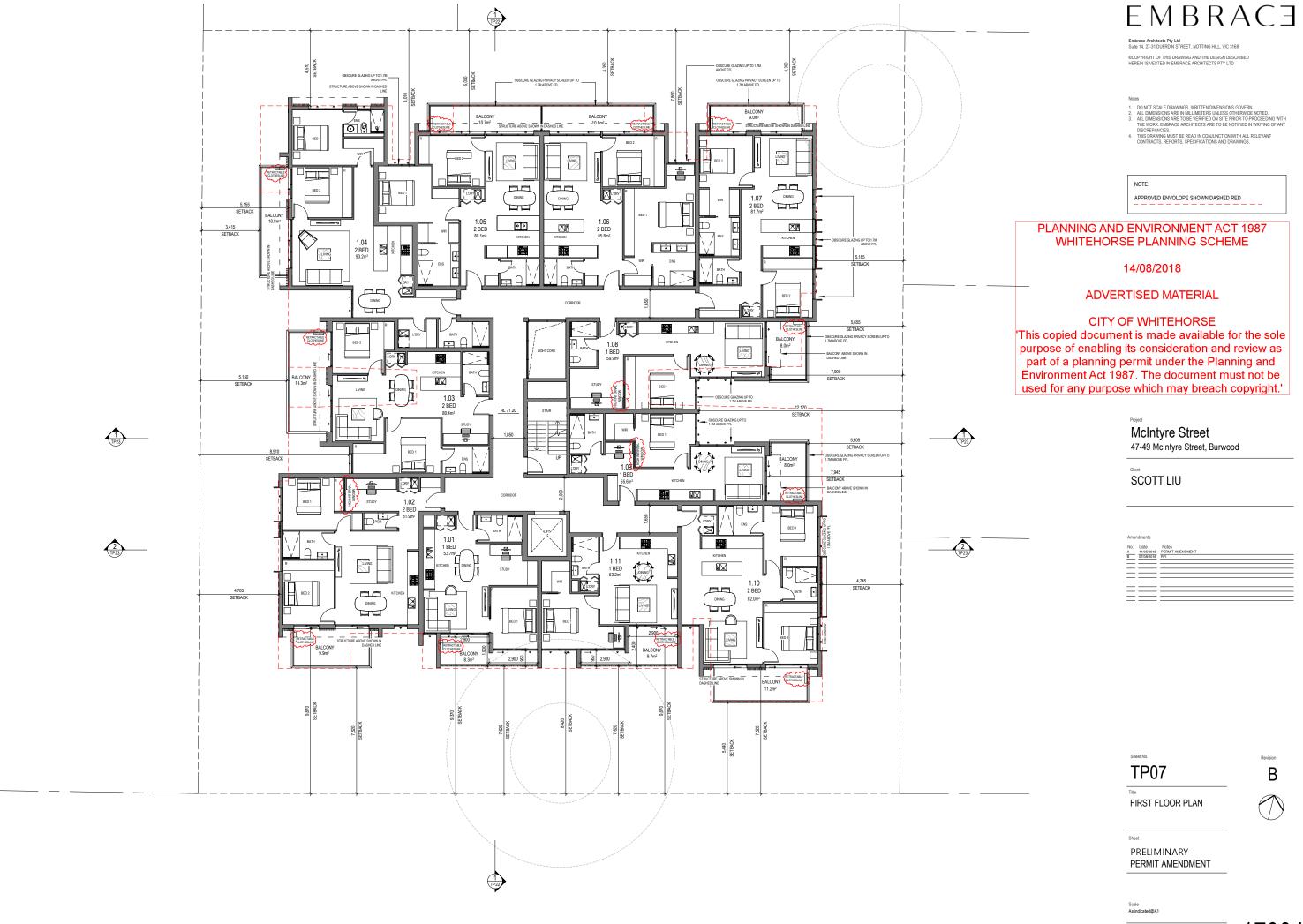
GROUND FLOOR PLAN



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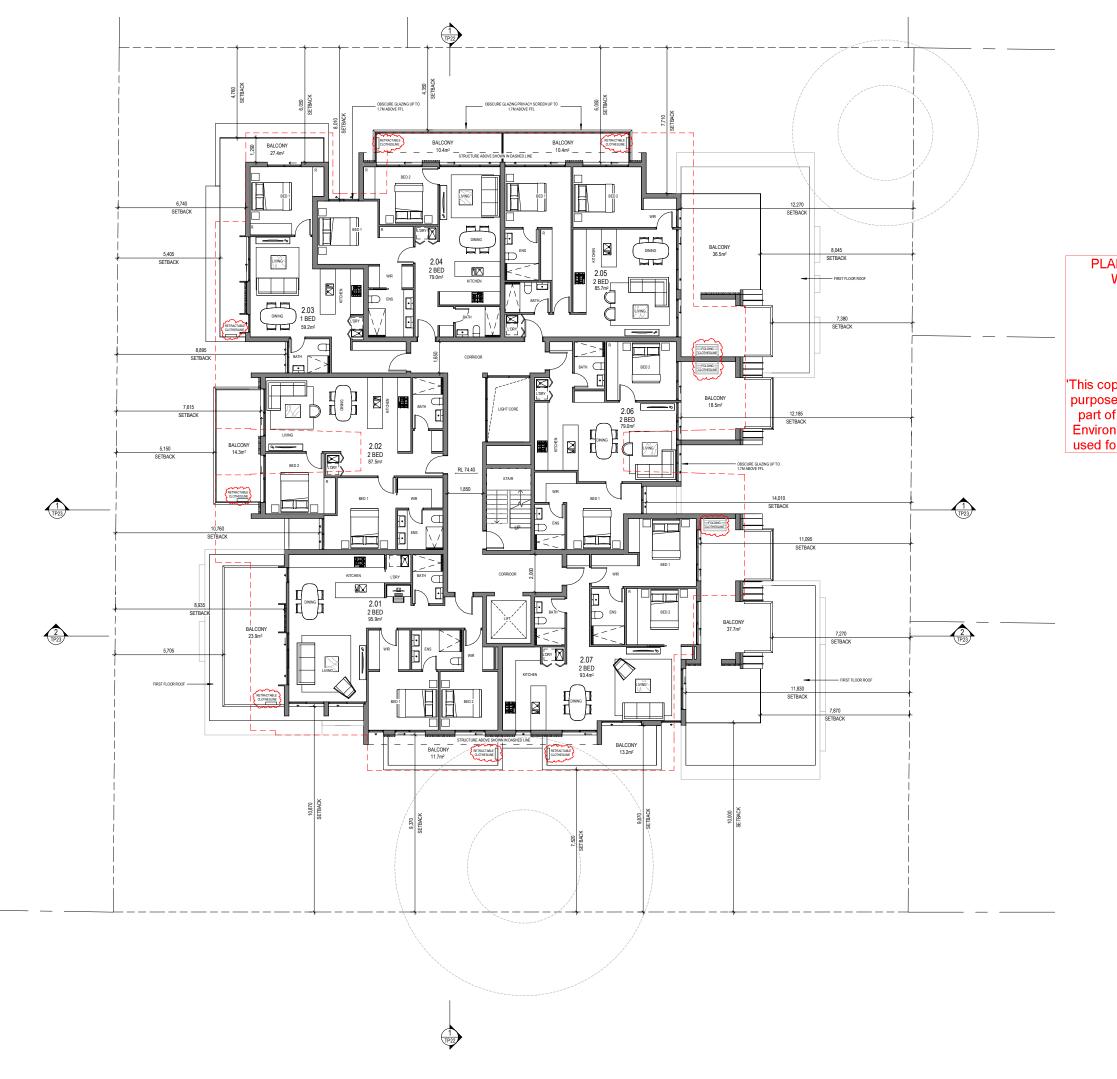
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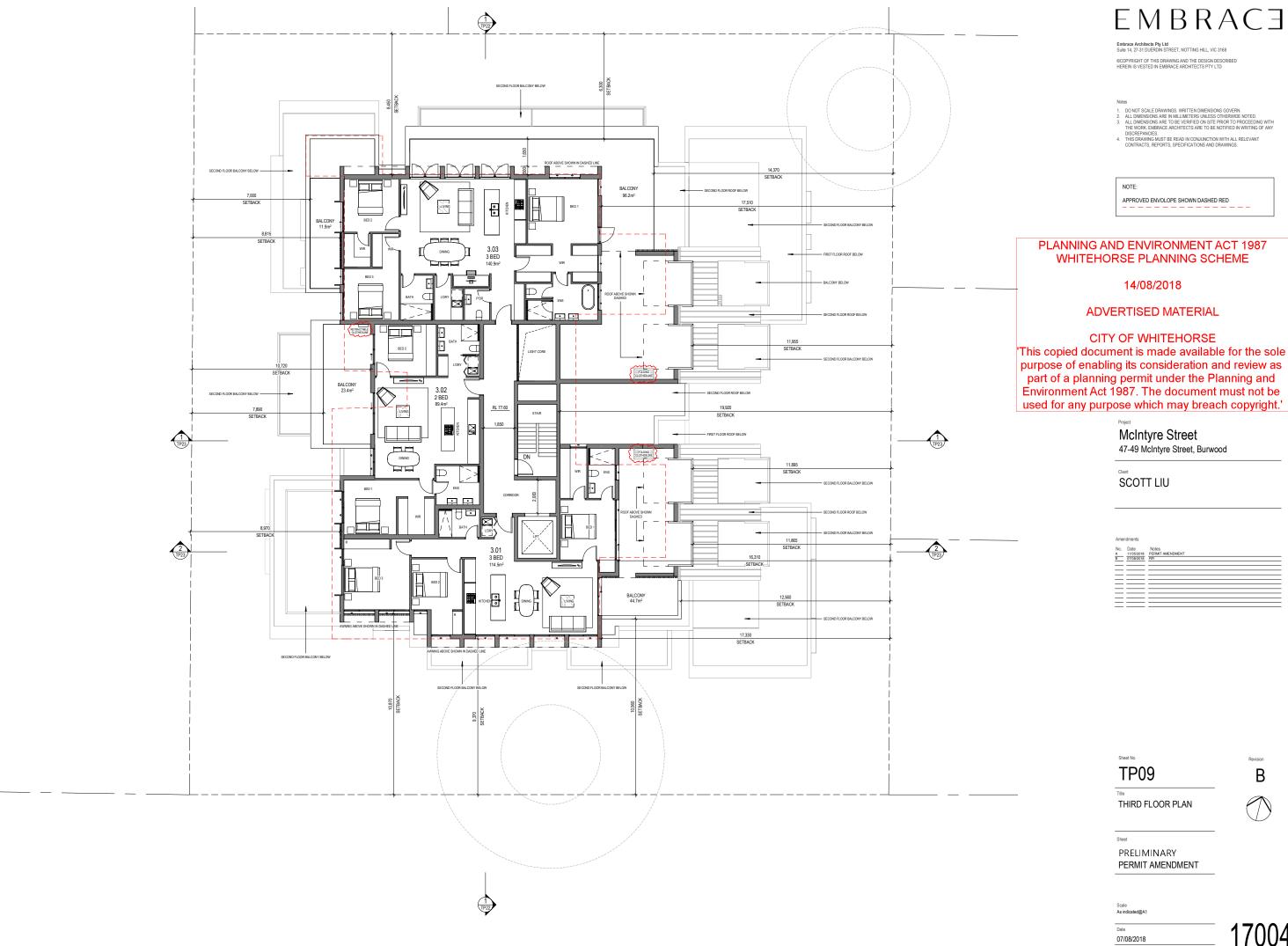
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SECOND FLOOR PLAN

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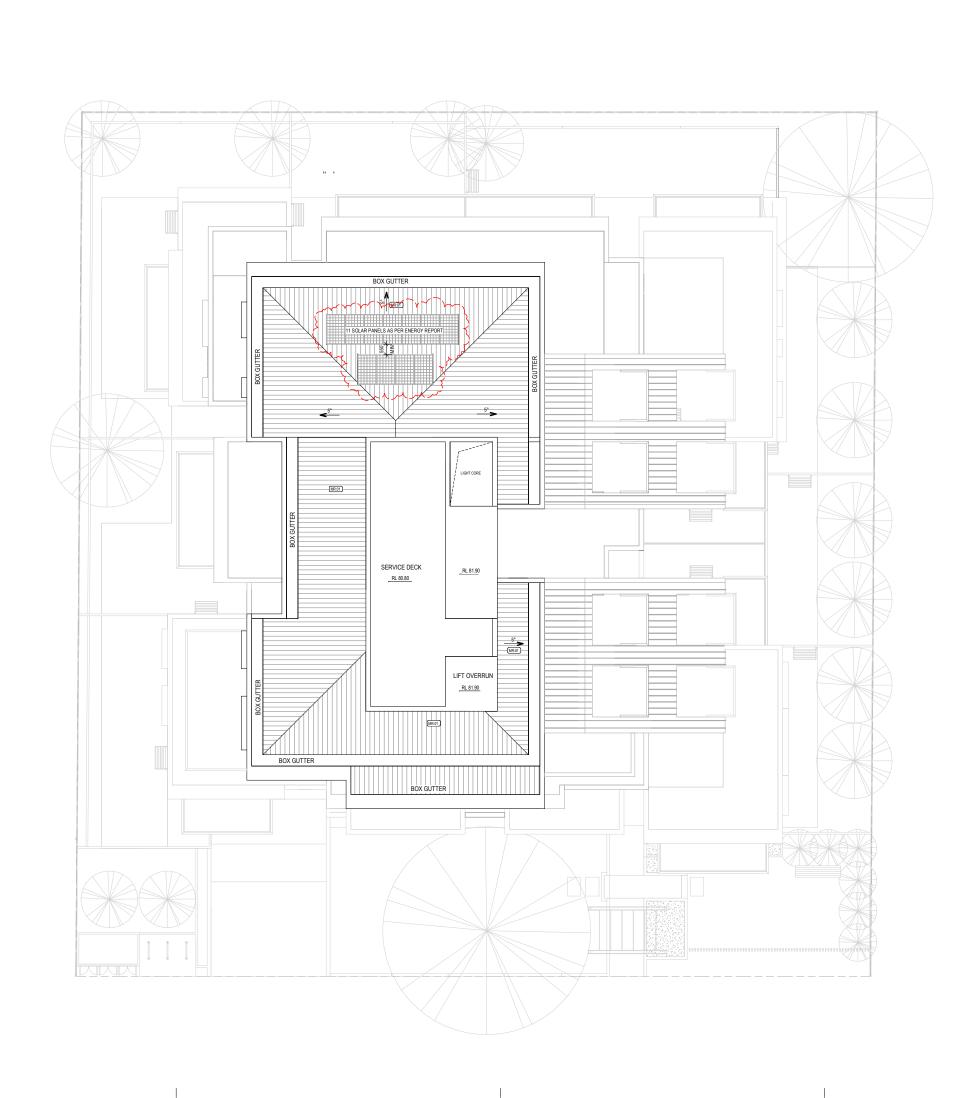
TP10

ROOF PLAN



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South Elevation
SCALE 1:100



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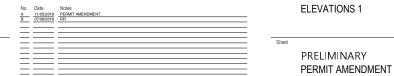
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**ELEVATIONS 1** TP20



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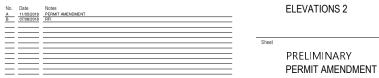
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**ELEVATIONS 2** TP21

## GROUND FLOOR GROUND FLOOR +68.00 RL 65.97 RL 64.55 BASEMENT 01 +64.80 BASEMENT 02 +61.90 RL 61.90

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RAMP SECTION B1-B2

TP04 SCALE 1:100

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RAMP SECTION G-B1

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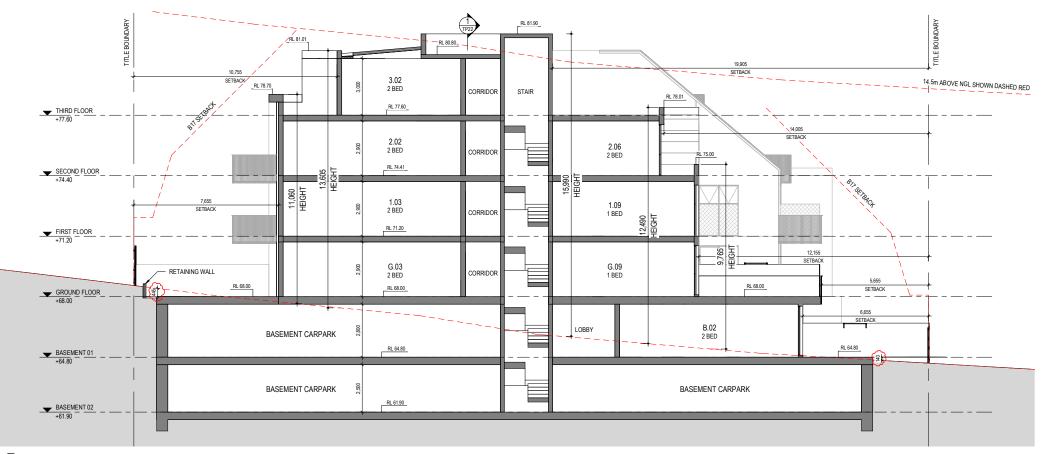


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STREET

SECTIONS 1 TP22

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1 SECTION 2 SCALE 1:100 3.01 3 BED 3.01 3 BED 14.5m ABOVE NGL SHOWN DASHED RED RL 77.60 +77.60 2.01 2 BED RL 74.40 ▼ SECOND FLOOR +74.40 1.11 18ED HEIGE 1.02 2 BED 1.01 1 BED 1.10 2 BED RL 71.20 ▼ FIRST FLOOR +71.20 G.02 2 BED RETAINING WAL RL 68.00 GROUND FLOOR +68.00 WASTE ROOM LOBBY BASEMENT CARPARK RL 64.80

# 2 SECTION 3 TP04 SCALE 1:100

BASEMENT 02 +61.90

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BASEMENT CARPARK

McIntyre Street 47-49 McIntyre Street, Burwood BASEMENT CARPARK

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SECTIONS 2 TP23

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WHITEHORSE PLANNING SCHEME

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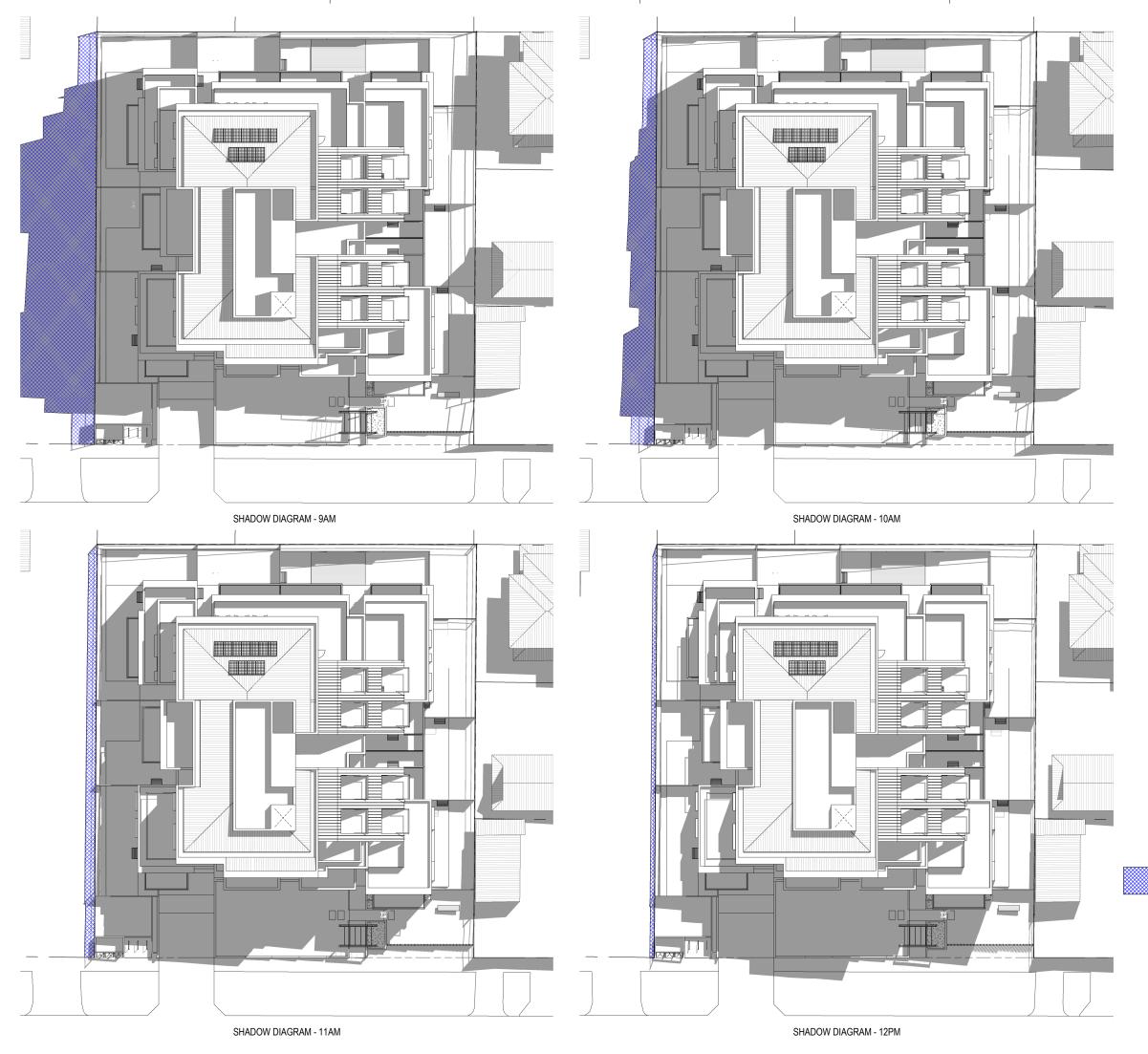
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### McIntyre Street

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TP30

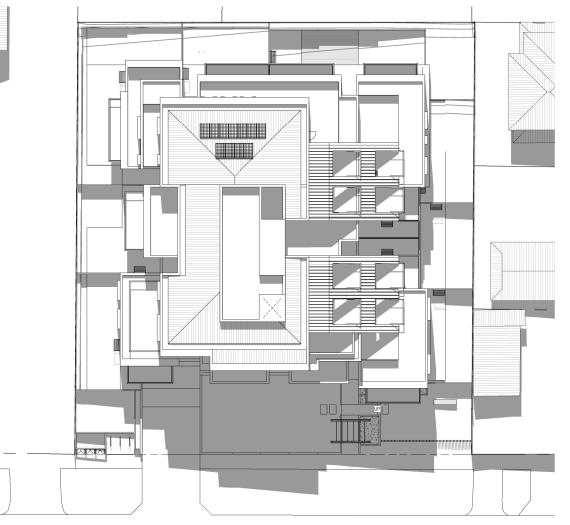
EXTENT OF EXISTING SHADOW WITHIN NEIGHBOURING Trile PROPERTIES SHA

SHADOW DIAGRAMS 1

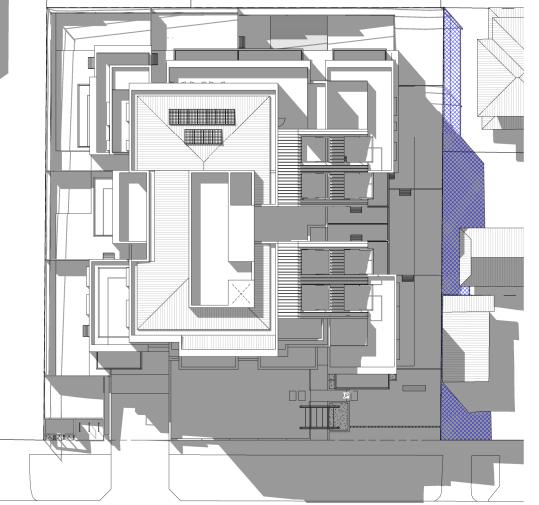
FENCES INDICATED POSTS AND RAILS
ONLY TO CLEARLY
DIFFERENTIATE
BETWEEN FENCE
AND BUILDING
SHADOWS

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11/05/2018







EXTENT OF EXISTING SHADOW WITHIN NEIGHBOURING PROPERTIES

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

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SHADOW DIAGRAM - 2PM

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SHADOW DIAGRAMS 2

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SHADOW DIAGRAM - 3PM

# EXTERNAL MATERIALS SCHEDULE

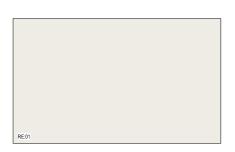
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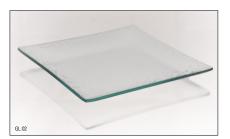












RENDERED FINISH COLOUR: DULUX 'NATURAL WHITE' OR SIMILAR RE:01

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

GL:02

GLASS MANUFACTURED, FIXED OBSCURE GLASS

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2. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWIDE NOTED.

3. ALD DIMENSIONS ARE TO BE VERRIFED ON STIE PRICE TO PROCEEDING WITH THE WORK. EMBRACE

3. ADMITTECTS ARE TO BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.

4. THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, REPORTS, SPECIFICATIONS AND DEAVINISES.

McIntyre Street 47-49 McIntyre Street, Burwood

SCOTT LIU



MATERIAL SCHEDULE

TP40



TREE #17: TPZ 4.92M PROPOSED ENCROACHMENT (SHOWN HATCHED BLUE) = 8.77% RL 64.80 RL 64.55 RAMP @ 1:8 RAMP @ 1:4 UNDERGROUND CARPARK 5 RESIDENT CARPARK SPACES USIND **BICYCLE PARKING** SERVICE T LOUTLINE OF BASE RETAINING WALL RL 64.90 PH ( 5 ) RL 65.00 TITLE BOUNDARY 26.82M 256 0 01'15" 150 x 50 TIMBER FIN FRONT FENCE TITLE BOUNDARY 15.24M 256 01'15" TREE #24: TPZ 6.84M PROPOSED ENCROACHMENT (SHOWN HATCHED BLUE) = 7.09%

## Specifications

Site preparation to be carried out in accordance with best horticultural practice and under suitable conditions. Disturbance to indigenous soil structure is to be minimised. The use of machinery that may damage soil structure or profile is not acceptable. Sub-grade to all lawn and planted areas is to be cultivated to a minimum depth of 150mm and shaped to achieve drainage falls prior to topsoiling. Subgrade to be tested prior to preparation and conditioning to determine ph, salinity and gypsum requirement. Any gypsum required is to to be distributed at the manufacturers recommended rate and cultivated into the sub-grade at a minimum depth of 150mm . Proposed

Remove and dispose of environmental weeds off site prior to subgrade preparation, topsoiling and planting works.

Topsoil is to be spread in maximum 150mm layers, lightly compacted by use of a 150 - 200kg roller, or by thoroughly walking until it accords with finished kerb levels or to within 75mm below edging levels to accommodate mulch. Imported topsoil for garden beds is to be medium texture general purpose garden soil and lightly compacted to minimum

free from perennial weeds and their roots, bulbs and rhizomes

300mm depth to garden beds. Soil is to comply with s.a.a. 2223-1978, and as follows:

free from building rubble and any other matter deleterious to plant growth texture to be light to medium friable loam

free from silt material Imported topsoil for lawn rejuvenation / establishment shall have the above characteristics, but shall be a free

draining sandy loam lightly compacted to minimum 100mm depth The specified mulch for garden beds is to be an aged organic material with 60 - 80 percent of its volume being

wood chips particles in a size range of 25 - 50 mm maximum. Mulch is to be spread at a consolidated depth of

Planting Procedure If soil to planting hole is dry - fill with water and allow to drain completely. Tree roots are to be teased outwards if matted or circling occurs prior to backfilling. Place tree in centre of hole on firm soil to prevent sinking, ensuring top of the rootball is flush with the surrounding soil surface and the trunk is vertical. Backfill material is to be in a loose, friable state, with no bricks, rocks or foreign material - if sufficient material is not available from the original hole to backfill, a similar soil type must be sourced and used. Soil material must be firmly backfilled in layers to prevent large air pockets from occurring, then thoroughly watered in. Trees to be staked with two 2250mm x 70mm hardwood stakes driven firmly into the ground - stakes must not be placed through the rootball area. Trees are to be secured to each stake with a strong, soft and flexible material, tight enough to support the tree in windy conditions - yet loose enough to stimulate development of a good supportive root system. Tree tie material must not injure tree bark or restrict trunk growth for a minimum period of three years. Slow release fertiliser ( 3/6 month formulation) such as 'Osmocote' is to be applied to the top of the rootball area away from the trunk / stem to manufacturers specifications and watered in immediately. All trees to be mulched to a diameter of 1200mm wide and to a depth of 100mm but must not be in contact with the tree trunk. Mulch is to be an aged organic material with 60 - 80 percent of its volume being wood chip particles in a size range of 25 - 50mm maximum. Mulch is to be spread at a consolidated depth of 75mm. The planting hole surface is to be shaped to minimise waterlogging/excessive water retention but retain the mulch material neatly. The site must be lef t in a clean and

safe condition Plant Establishment Period

The landscape is to be maintained by applying best horticultural practice to promote healthy plant performance for a 13 week establishment period following the approval of Practical Completion by the responsible authority including (but not limited to) the following tasks - Pruning as necessary to maintain plants in a healthy and structurally sound manner, pest and diseases - vegetation to be pest and disease free, mulching, staking and tying - 75mm mulch depth to be maintained around tree bases throughout maintenance period, watering - as often as necessary to ensure healthy and vigorous growth in accordance with current local watering regulations, weeding - maintained in a weed free state over the entire mulch area by spraying or mechanical mean, fertilising -3/6 x monthly slow release fertiliser in accordance with manufacturers recommended application rates, replacement of deceased, stolen or vandalised plants beyond repair or regrowth with the same species as specified in the plant schedule within the assigned maintenance period

> An in-ground automatic drip irrigation system to be installed to all garden areas and planter boxes ( If applicable ) in accordance with current local watering regulations

Timber edging to be 75mm x 25mm treated pine secured to 300mm long treated pine stakes at nom. min 1000mm spacings with galvanised screws and installed to all junctions between garden beds, lawn and topping / pebble

Landscape and / or building contractor(s) are responsible for civil and hydraulic computations for landscape building works including, but not limited to surface and sub surface drainage for all landscape areas prior to

commencement of works

While care has been taken to select tree species with non-invasive root systems it is recommended that root control barriers be installed for any trees located within two metres of any building lines. Climbing plants ( If applicable ) are to be trained to supportive mesh, wire or lattice fixed over entire fence section

Do not scale from plan - contractor to verify all dimensions on site prior to commencing construction Plants - Quality of Trees and Shrubs Trees and shrubs shall be healthy nursery stock free from insects, diseases and weeds. The specified plant heights, and pot sizes are minimums. if plant material is unavailable in these sizes, larger stock must be used.

Plant substitution is not acceptable unless confirmed by the responsible authority in writing. The contractor is to supply and install semi mature trees which meet the following criteria: Have a minimum planted height to sizes as indicated in the plant schedule, have a minimum trunk calliper of 50mm at ground level, be undamaged and free of diseases and insect pests, not be root bound or have circling or girdling roots but have roots grown to the edge of - the container, should bear a single straight trunk, strong branching pattern, and full canopy, show healthy, Protection of Existing Trees

All existing vegetation shown on the endorsed plan ( subject site and neighbouring properties ) to be retained must be suitably marked before any development (including demolition) commences on the land and that vegetation must not be removed, destroyed or lopped without the written consent of the responsible authority. Before the commencement of works (including demolition) start, tree protection barriers must be erected around trees ( subject site and neighbouring properties ) to form a defined tree protection zone during demolition and construction in accordance with tree protection measures as per AS 4970-2009 ( Tree protection in development

Any pruning that is required must be carried out by a trained and competent arborist with a thorough knowledge of tree physiology and pruning methods to carry out pruning to the Australian standard - AS 4373-2007 ( Pruning of amenity trees ). All tree protection practices must be in accordance with a consulting arborist and / or to the

### PLANNING AND ENVIRONMENT ACT 1987 WHITEHORSE PLANNING SCHEME

# 14/08/2018

# ADVERTISED MATERIAL

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## Surface Finishes Detail

Garden Beds

Existing tree to be retained

Timber decking

Proposed deciduous trees

Proposed ground cover/ low planting

Existing trees to be retained and

protected with Tree Protection Fencing

Proposed concrete areas

Proposed pebble areas

Proposed paved areas

Natural ground

Fences with heights and

Proposed 6m3 storage shed

material as nominated

Proposed paver step-stones

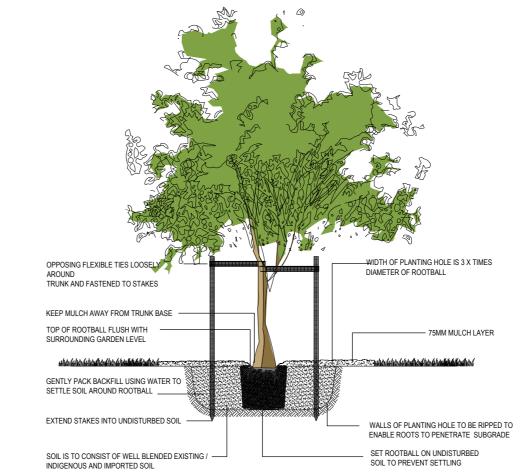


75mm ORGANIC PINE BARK MULCH 400mm APPROVED MEDIUM LOAM SOIL MIN 150mm DEEP ROTARY HOED SUBGRADE

Topping / Pebble areas 40MM COMPACTED DROMANA TOPPINGS /
30 TO 40MM RIVER PEBBLE
75MM COMPACTED FCR BASE
(NO COMPACTED FCR BASE AROUND BASE OF EXISTING TREES )

SUBGRADE

100MM APPROVED SANDY LOAM SOIL MIN 150mm DEEP ROTARY HOED SUBGRADE



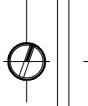
TITLE BOUNDARY 15.24M 76 01'15"

Shrub Planting WIDTH OF PLANTING HOLE IS 2 X TIMES DIAMETER OF ROOTBALL TOP OF ROOTBALL FLUSH WITH SURROUNDING GARDEN LEVEL-GENTLY PACK BACKFILL USING WATER TO SETTLE SOIL WALLS OF PLANTING HOLE TO BE RIPPED AROUND ROOTBALL TO ENABLE ROOTS TO PENETRATE SUBGRADE SOIL IS TO CONSIST OF WELL
BLENDED EXISTING / INDIGENOUS
AND IMPORTED SOIL SET ROOTBALL ON UNDISTURBED SOIL TO PREVENT SETTLING

# Plant Schedule

TITLE BOUNDARY 26.82M 76 0 01'15"

Plant Schedule						
	CODE	BOTANICAL NAME	COMMON NAME	QTY	SUPPLY SIZE	MATURE H x W
TREES						
	ACB	Acer buergerianum	Trident Maple	4	40ltr / min 1.8m high	9m x 6m
	FHF	Ficus microcarpa hillii 'Flash'	Flash Fig	2	40ltr / min 1.8m high	15m x 3m
	GTS	Gleditsia triacanthos var. inermis 'Sunburst'	Green Honey Locust	1	40ltr / min 1.8m high	8m x 8m
	HF	Hymenosporum flavum	Native Frangipani	7	40ltr / min 1.8m high	10m x 4m
SHRUBS						
	GO	Goodenia ovata	Hop Goodenia	1	20cm pot	1.5m x 1.5m
	MGL	Magnolia grandiflora 'Little Gem'	Dwarf Magnolia	6	25cm pot	4m x 2m
	MUP	Murraya paniculata	Orange Jasmine	5	25cm pot	4m x 2m
	ND	Nandina Domestica	Japanese Bamboo	25	20cm pot	1.5m x 1m
	PL	Prunus lusitanica	Portuguese Laurel	5	20cm pot	2.5m x 2m
	RI	Rhapiolepis indica	Indian Hawthorn	20	20cm pot	1.5m x 1.0m
GROUND COVERS & LOW SHRUBS	SASF	Syzygium australe 'Select Form'	Select Form Lilly Pilly	49	20cm pot	3m x 1.2m ( Clippe
	CR	Correa reflexa	Common Correa	14	14cm pot	.2m x 1.2m
	TA	Trachelospermum asiaticum	Asiatic Jasmine	111	14cm pot	.3m x 2m
	TJ	Trachelospermum jasminoides	Chinese Star Jasmine	15	14cm pot	.2m x 2m
	VH	Viola hederacea	Native Violet	151	14cm pot	Prostrate x 0.2
TUSSOCKS / GRASSES / EVERGREEN PERENNIALS	PT	Parthenocissus tricuspidata	Boston lvy	20	14cm pot	.2m x 1m
	AF	Anigozanthos flavidus	Tall Kangaroo Paw	20	14cm pot	1.2m x .6m
	LLT	Lomandra 'Lime Tuff'	Mat Rush	54	14cm pot	.5m x .5m
	PH	Philodendron 'Hope'	Hope Hardy Philodendron	20	20cm pot	1.5m x 1m



PROJECT PROPOSED MULTI UNIT DEVELOPMENT ADDRESS 47-49 MCINTYRE STREET BURWOOD PROJECT NO. # L661 DESIGNED BY: N.H/MA landscape Arch. UEL/UK DRAWN BY: A.S

