



EXISTING SITE & DEMOLITION PLAN 1 : 100

MULTI DWELLING DEVELOPMENTS

CLIENT: RICHMON CORPORATION PTY LTD
LOCATION: 199 CANTERBURY ROAD
BLACKBURN



LY KEYS PROJECTS

LEVEL 1, 1236 NEPEAN HIGWAY, CHELTENHAM
CONTACT: 95834783
MOBILE: 0406 065 135

DRAWING PRODUCED BY
U DESIGN STUDIO
residential & commercial design and development
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EMAIL: jack.zhong@udesignstudio.com.au

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Amendments:

DATE: DEC 2019 JOB NO: U018059
DRAWN: JZ SCALES: AS SHOWN
SHEET: 1 OF 13 CODE: TP



PROPOSED SITE & GROUND FLOOR PLAN 1:100

MULTI DWELLING DEVELOPMENTS

CLIENT: RICHMON CORPORATION PTY LTD
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DATE: DEC 2019 JOB NO: U018059
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SHEET: 2 OF 13 CODE: TP

SITE ANALYSIS:

TOTAL SITE AREA: 2537.66 M²

DWELLING - "1"

GROUND FLOOR AREA: 96.15 M² / 10.35 S.Q.'s
FIRST FLOOR AREA: 104.87 M² / 11.29 S.Q.'s
GARAGE AREA: 37.35 M² / 4.02 S.Q.'s
PORCH AREA: 3.94 M² / 0.42 S.Q.'s

TOTAL AREA: 242.32 M² / 26.08 S.Q.'s

DWELLING - "2"

GROUND FLOOR AREA: 102.37 M² / 11.02 S.Q.'s
FIRST FLOOR AREA: 114.98 M² / 12.36 S.Q.'s
GARAGE AREA: 37.10 M² / 3.99 S.Q.'s
PORCH AREA: 4.21 M² / 0.45 S.Q.'s

TOTAL AREA: 258.66 M² / 27.84 S.Q.'s

DWELLING - "3"

GROUND FLOOR AREA: 139.44 M² / 15.01 S.Q.'s
FIRST FLOOR AREA: 104.28 M² / 11.22 S.Q.'s
GARAGE AREA: 37.28 M² / 4.01 S.Q.'s
PORCH AREA: 4.45 M² / 0.48 S.Q.'s

TOTAL AREA: 285.43 M² / 30.72 S.Q.'s

DWELLING - "4"

GROUND FLOOR AREA: 135.86 M² / 14.36 S.Q.'s
FIRST FLOOR AREA: 98.14 M² / 10.14 S.Q.'s
GARAGE AREA: 36.95 M² / 3.96 S.Q.'s
PORCH AREA: 5.01 M² / 0.29 S.Q.'s

TOTAL AREA: 275.96 M² / 29.70 S.Q.'s

DWELLING - "5"

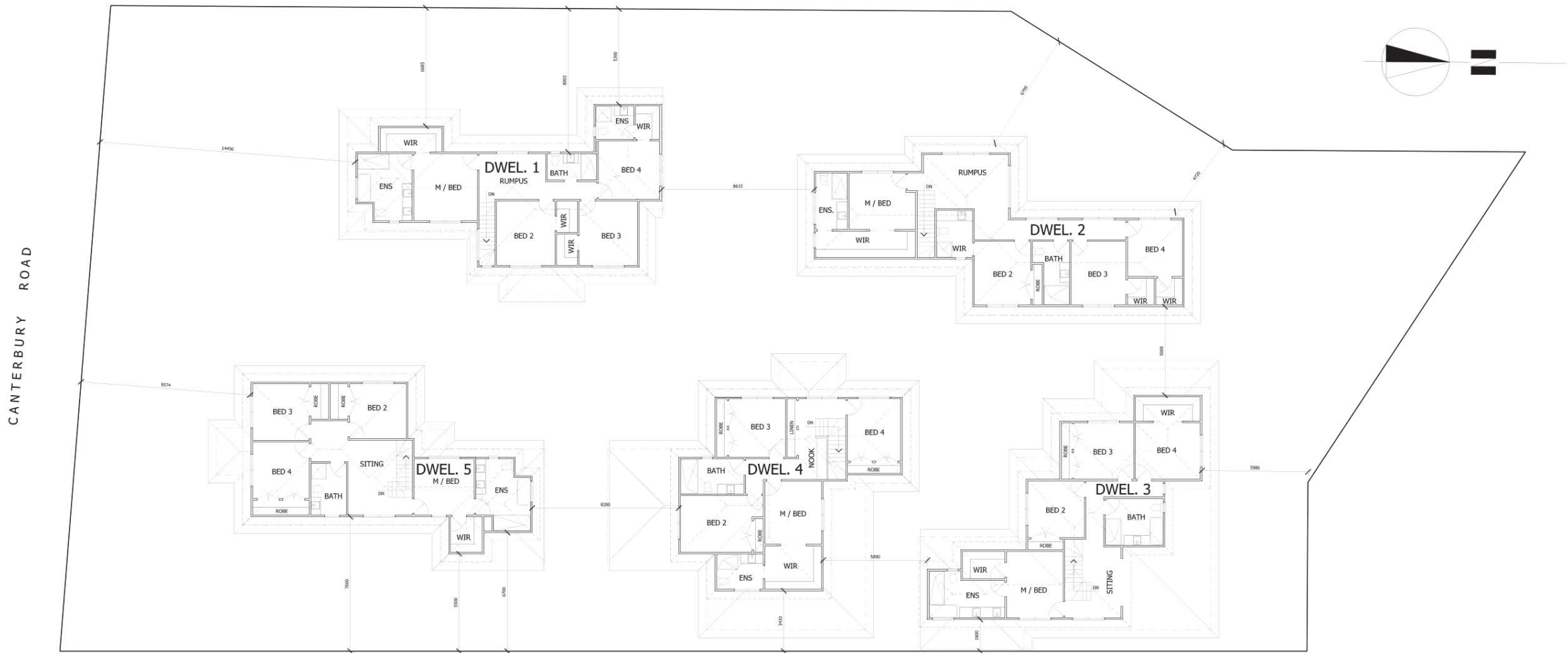
GROUND FLOOR AREA: 93.32 M² / 10.04 S.Q.'s
FIRST FLOOR AREA: 96.95 M² / 10.41 S.Q.'s
GARAGE AREA: 37.46 M² / 4.03 S.Q.'s
PORCH AREA: 3.91 M² / 0.42 S.Q.'s

TOTAL AREA: 231.64 M² / 24.93 S.Q.'s

TOTAL GROUND BUILDING AREA: 747.79 M²
BUILDING SITE COVERAGE: 29.47 %
TOTAL FIRST FLOOR BUILDING AREA: 519.22 M²
FIRST FLOOR BUILDING SITE COVERAGE: 20.46 %
PAVING HARD SURFACE AREA: 408.12 M²
PAVING HARD SURFACE SITE COVERAGE: 16.08 %
TOTAL BUILDING AND PAVING
HARD SURFACE COVERAGE: 45.47 %
TOTAL GARDENING AREA: 1144.16 M² / 45.09 %

BUILDING MATERIALS, FINISHES & COLOURS

MATERIAL	FINISH	COLOUR
ROOF CLADDING	TILE ROOF	WALL
RENDER CLADDING	RENDERED PLASTER	CREAM
FASCIA	ALUMINIUM FASCIA	CREAM
SPOULTING	QUARTZ SPOLTING	CREAM
WINDOWS	POWDER COATED ALUMINIUM FRAME	BLACK
ENTRY DOOR	THIRER	TAN / BROWN
GARAGE DOOR	COLOURBOND	CREAM
FRONT FENCING / WALL	BRICK	BROWN / STAINED RED



PROPOSED SITE & FIRST FLOOR PLAN 1:100

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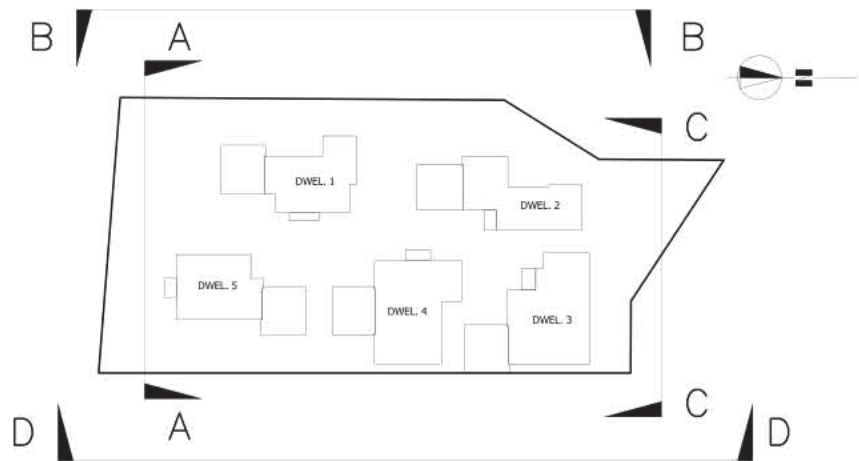
DRAWN: JZ

SHEET: 3 OF 13

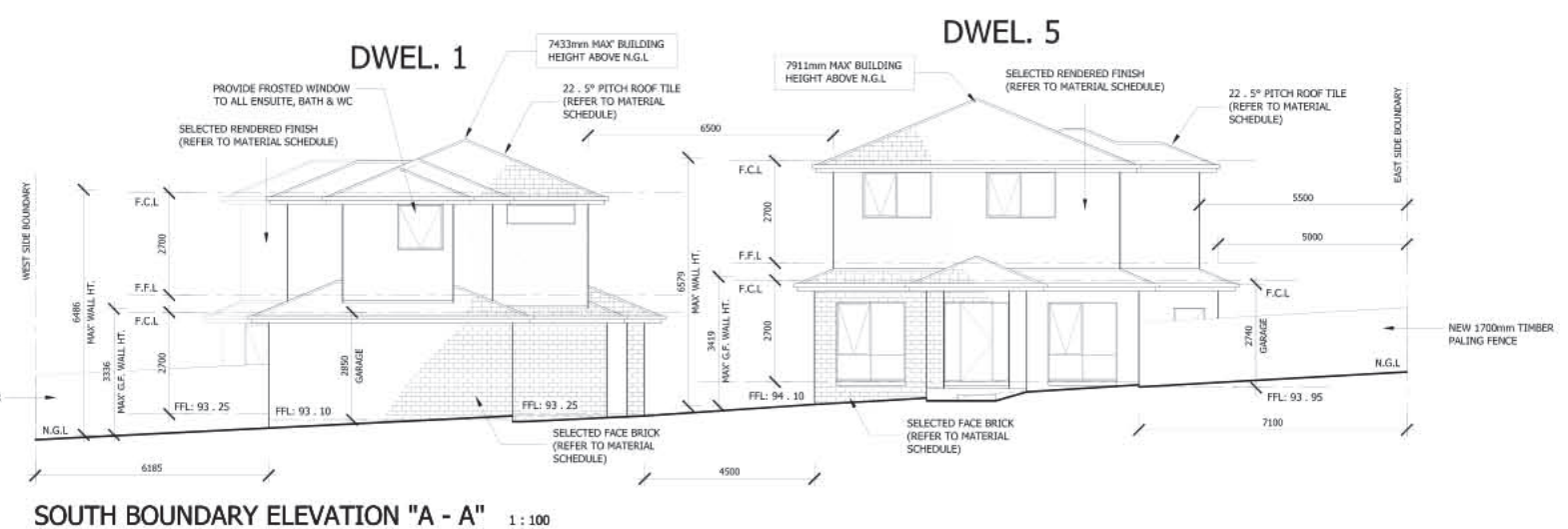
JOB NO: U018059

SCALES: AS SHOWN

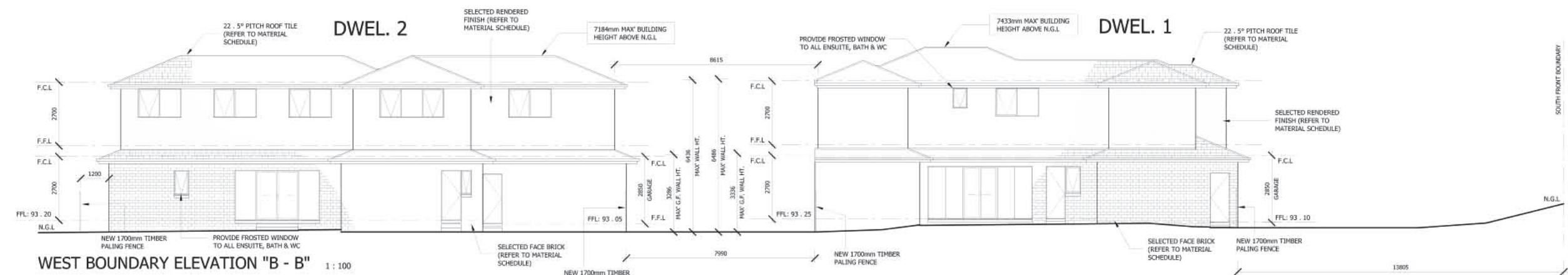
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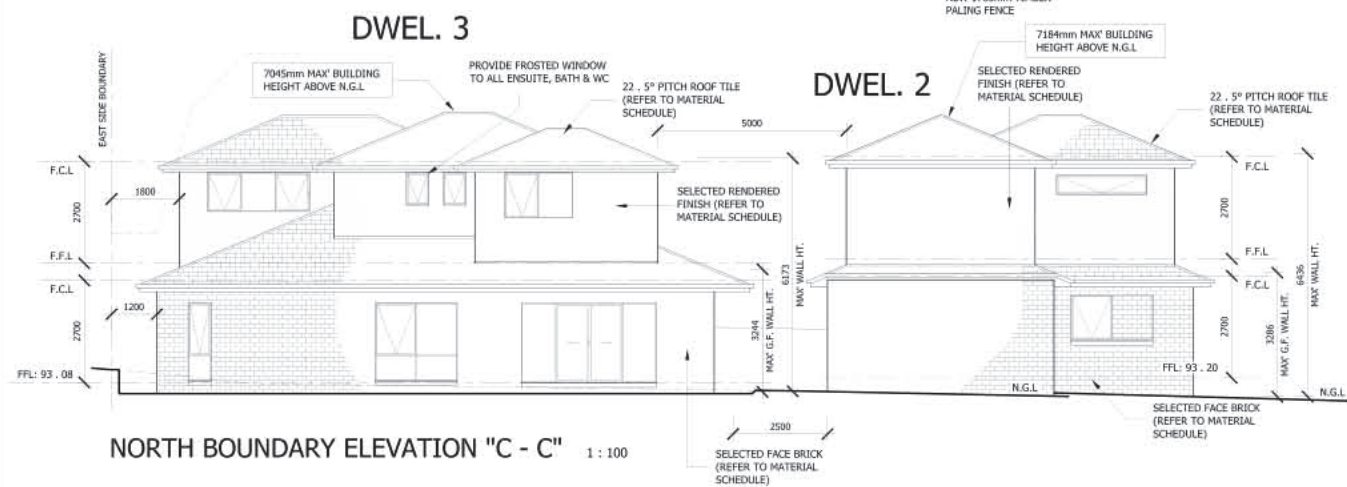
ELEVATION LOCATION PLAN 1 : 100
(NOT TO SCALE)



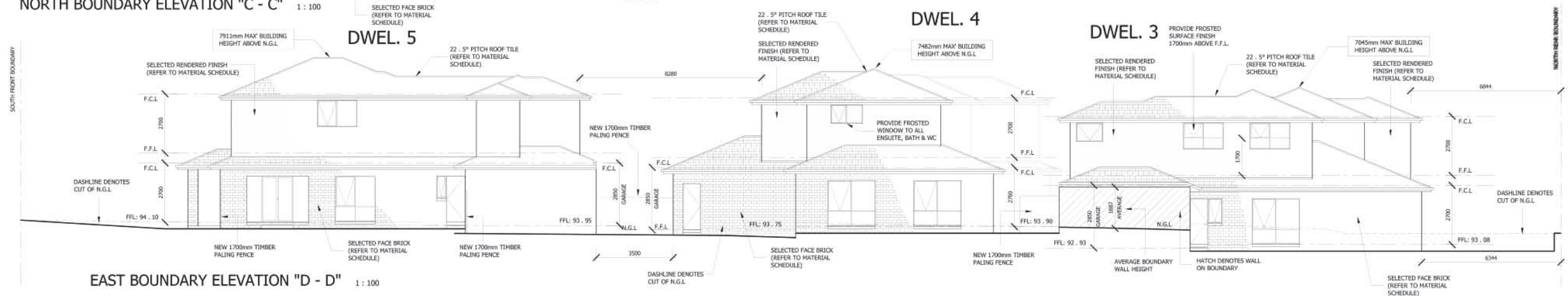
SOUTH BOUNDARY ELEVATION "A - A" 1 : 100



WEST BOUNDARY ELEVATION "B - B" 1 : 100



NORTH BOUNDARY ELEVATION "C - C" 1 : 100



EAST BOUNDARY ELEVATION "D - D" 1 : 100

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ELEVATION

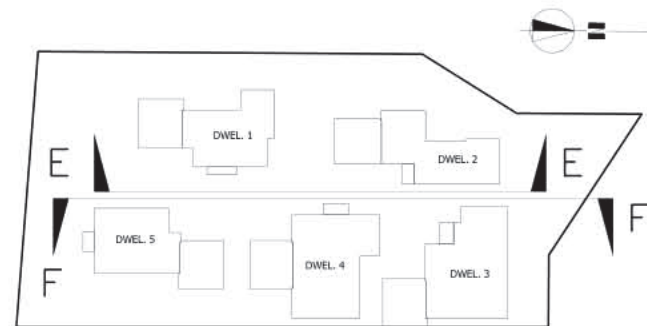
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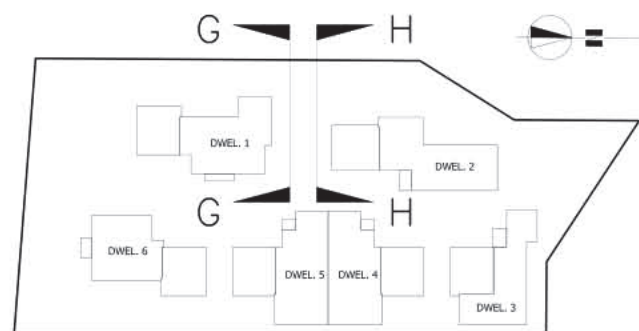
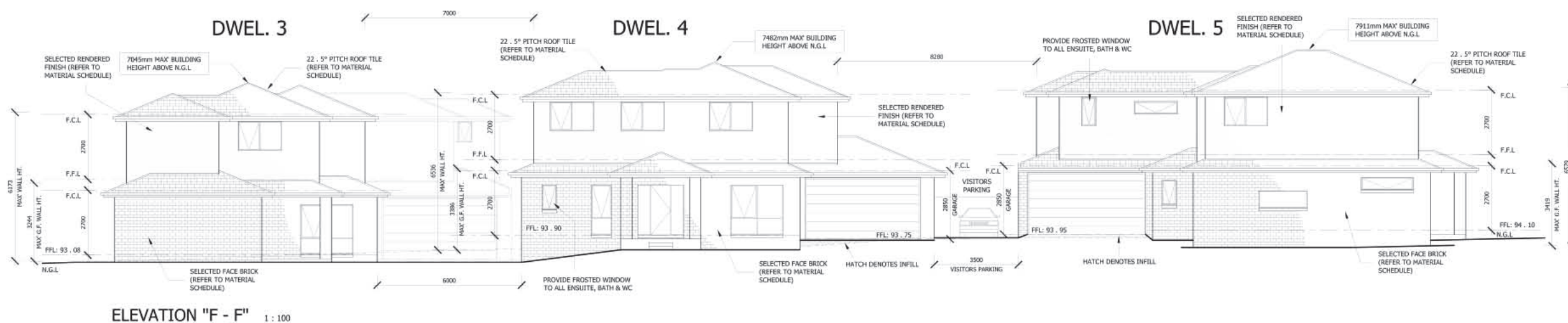
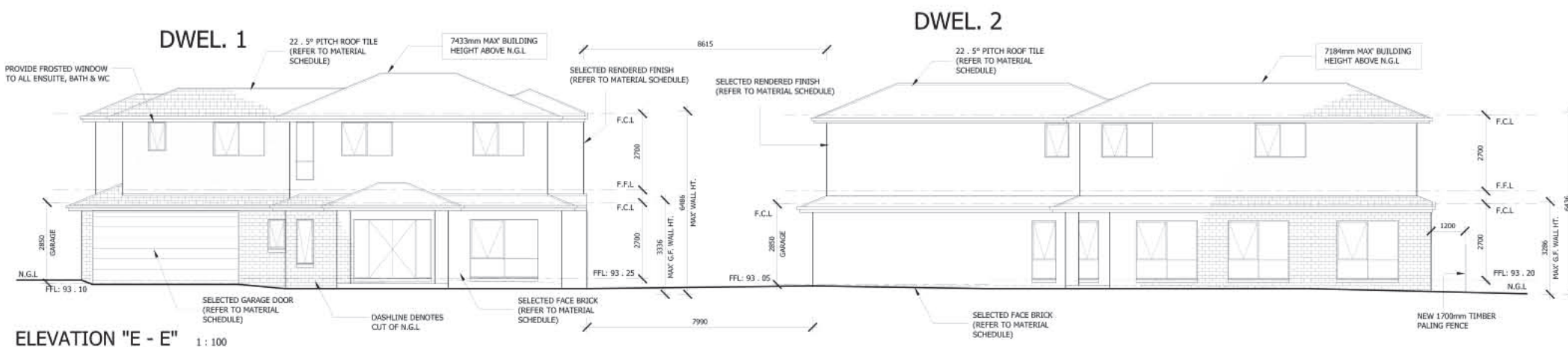
Amendments:

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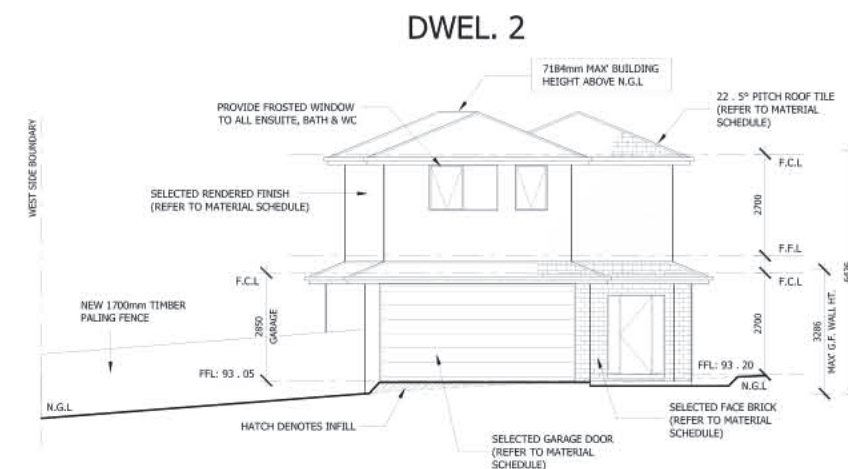
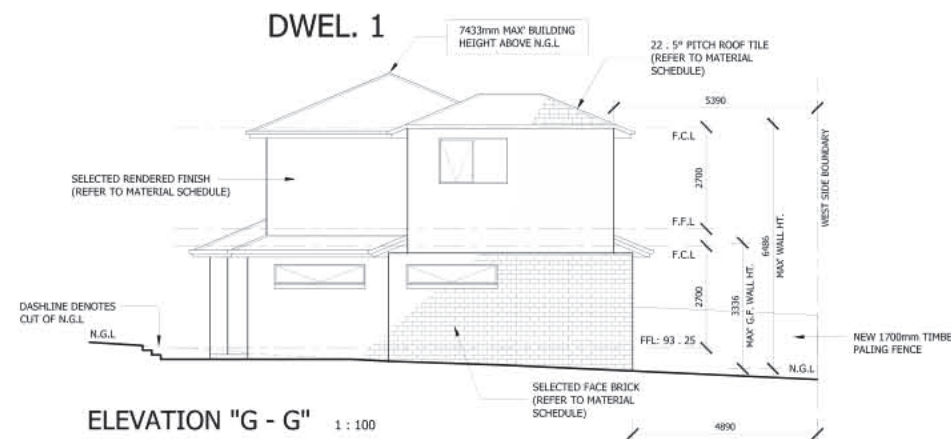
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DRAWN: JZ
SHEET: 4 OF 13
JOB NO: U018059
SCALES: AS SHOWN
CODE: TP



ELEVATION LOCATION PLAN
(NOT TO SCALE) 1:100



ELEVATION LOCATION PLAN
(NOT TO SCALE) 1:100



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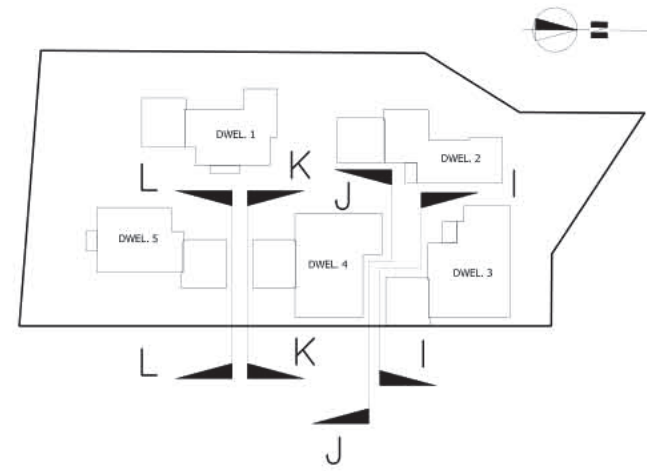
ELEVATION

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DRAWING SHEET: A3 = 1:200

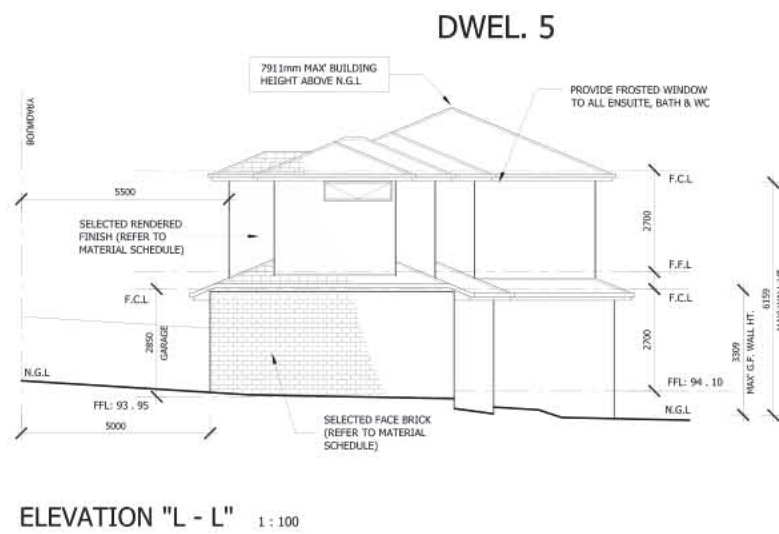
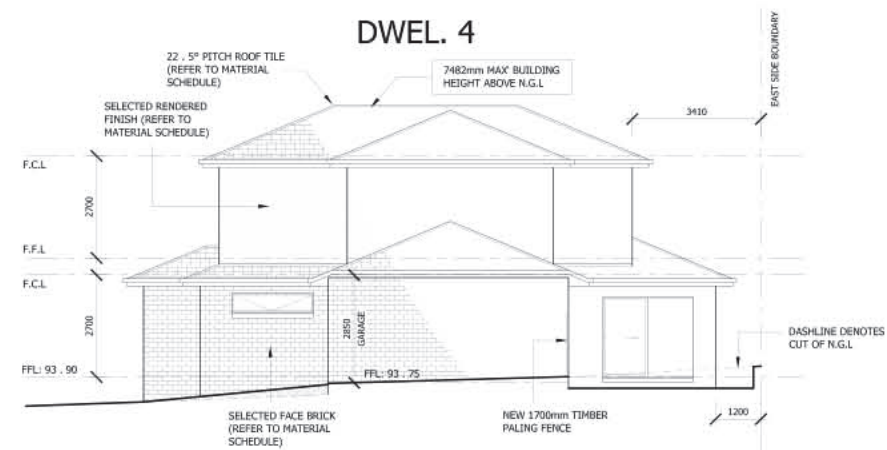
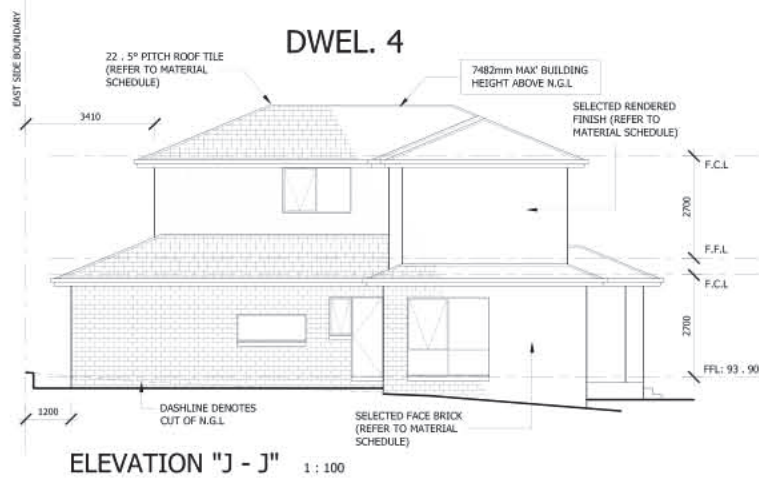
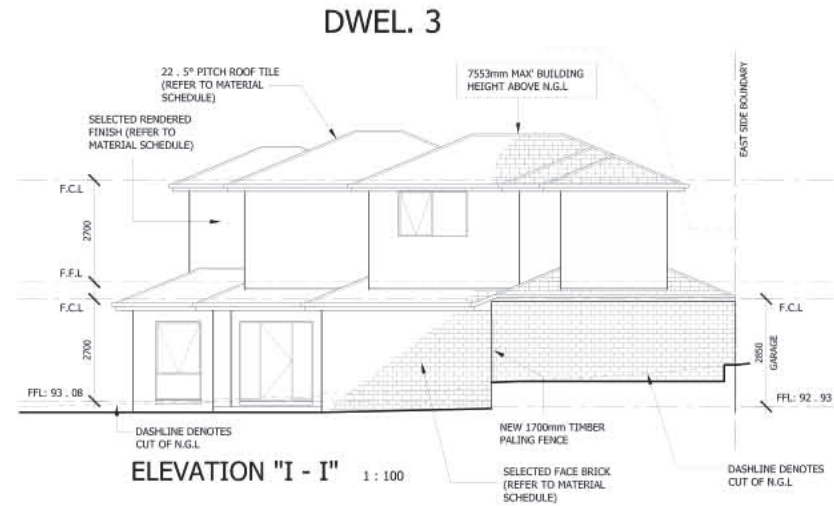
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CODE: TP



ELEVATION LOCATION PLAN
(NOT TO SCALE)



MULTI DWELLING DEVELOPMENTS

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LOCATION: 199 CANTERBURY ROAD
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ELEVATION

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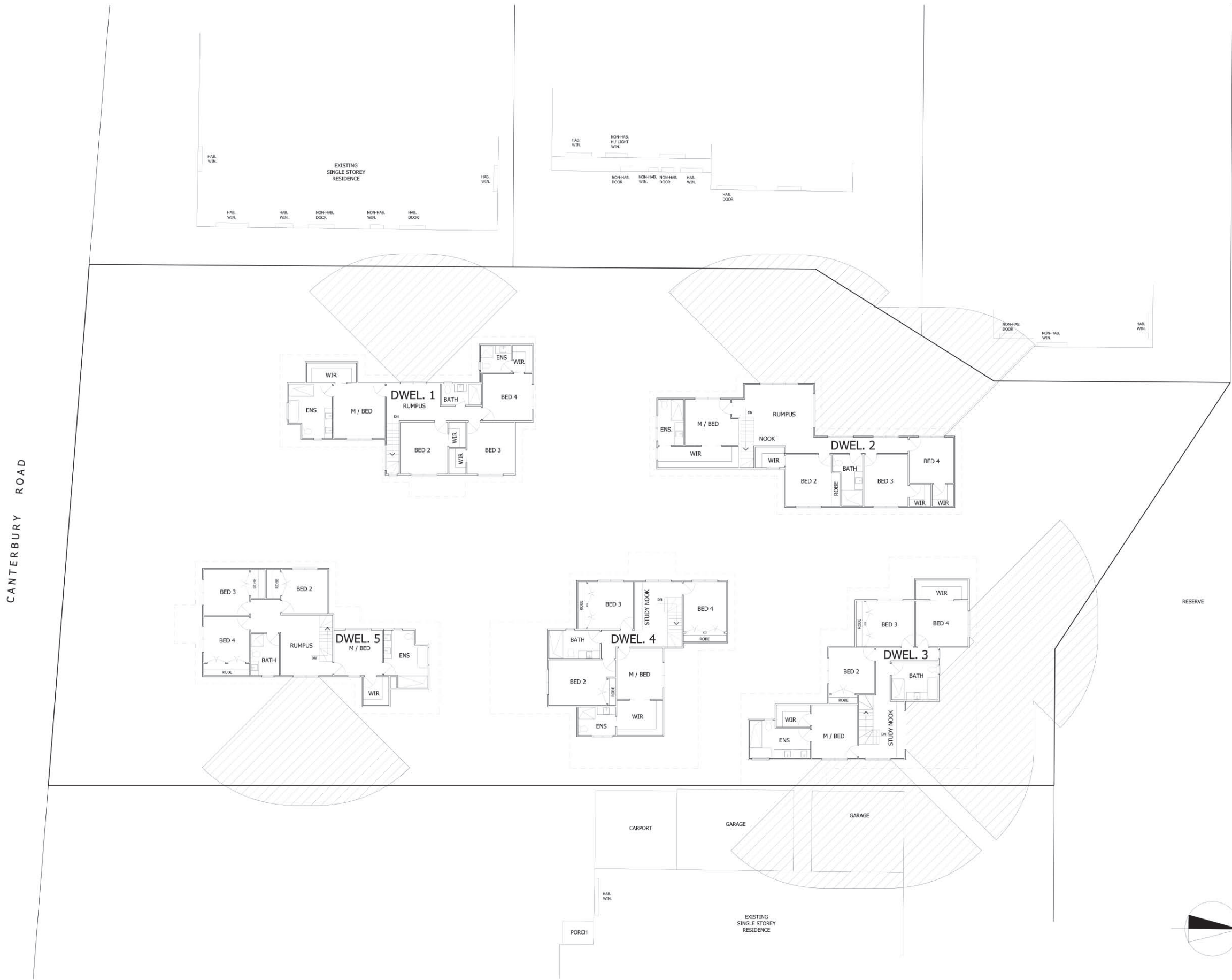
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SHEET: 6 OF 13
JOB NO: U018059
SCALES: AS SHOWN
CODE: TP

LEGEND

9000MM OVERLOOKING ZONE



PROPOSED SITE & FIRST FLOOR OVERLOOKING ANALYSIS 1 : 100

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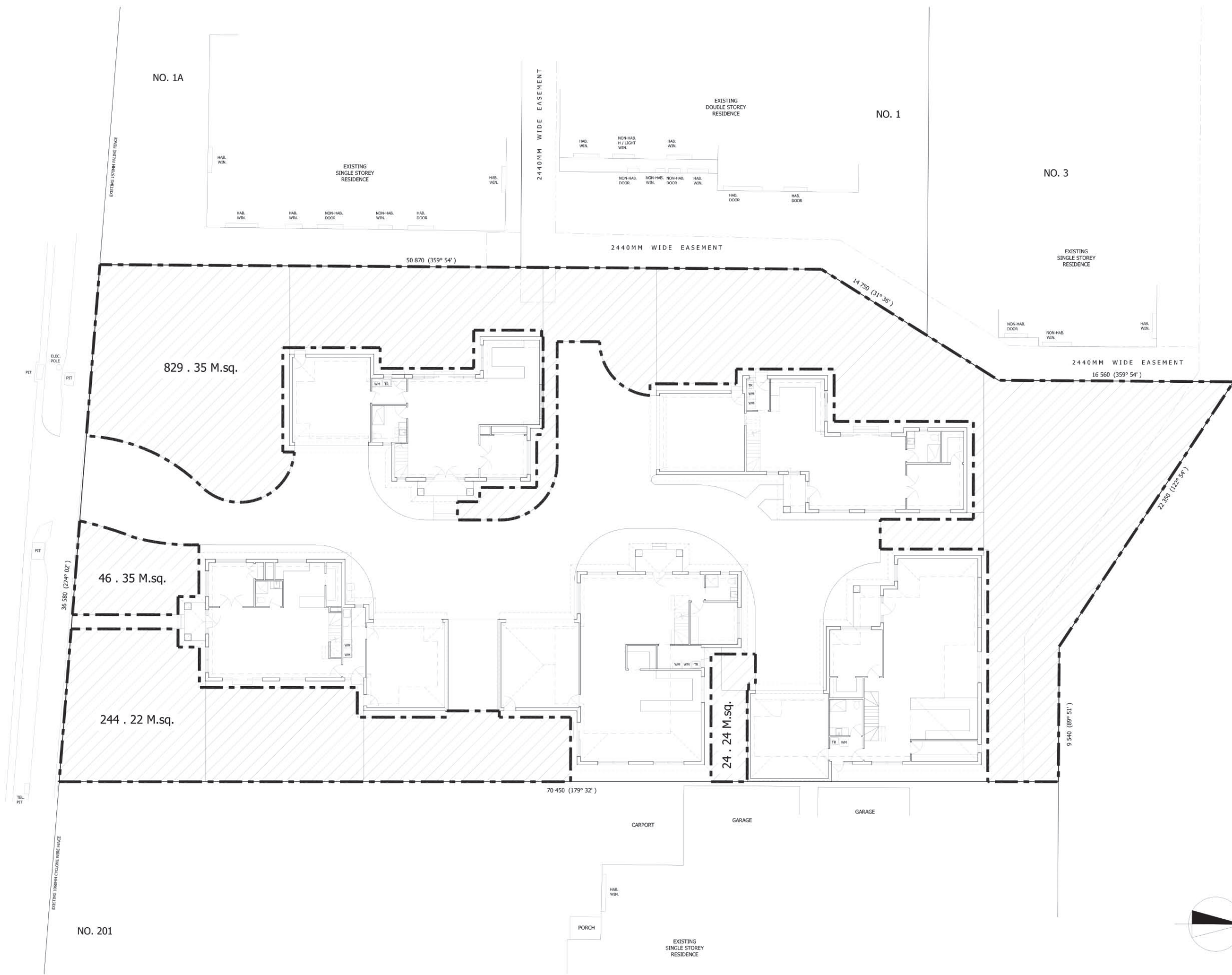
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DATE:	DEC' 2019	JOB NO:	U018059
DRAWN:	JZ	SCALES:	AS SHOWN
SHEET:	7 OF 13	CODE:	TP

SITE GARDEN AREA ANALYSIS:
TOTAL SITE AREA: 2537 . 66 M.sq.

35 % GARDENING AREA: 888 . 18 M.sq.
TOTAL PROPOSED GARDENING AREA AREA: 1141 . 16 M.sq.
GARDENING AREA: 45 . 09 %

CANTERBURY ROAD



GARDEN AREA ANALYSIS PLAN 1: 100

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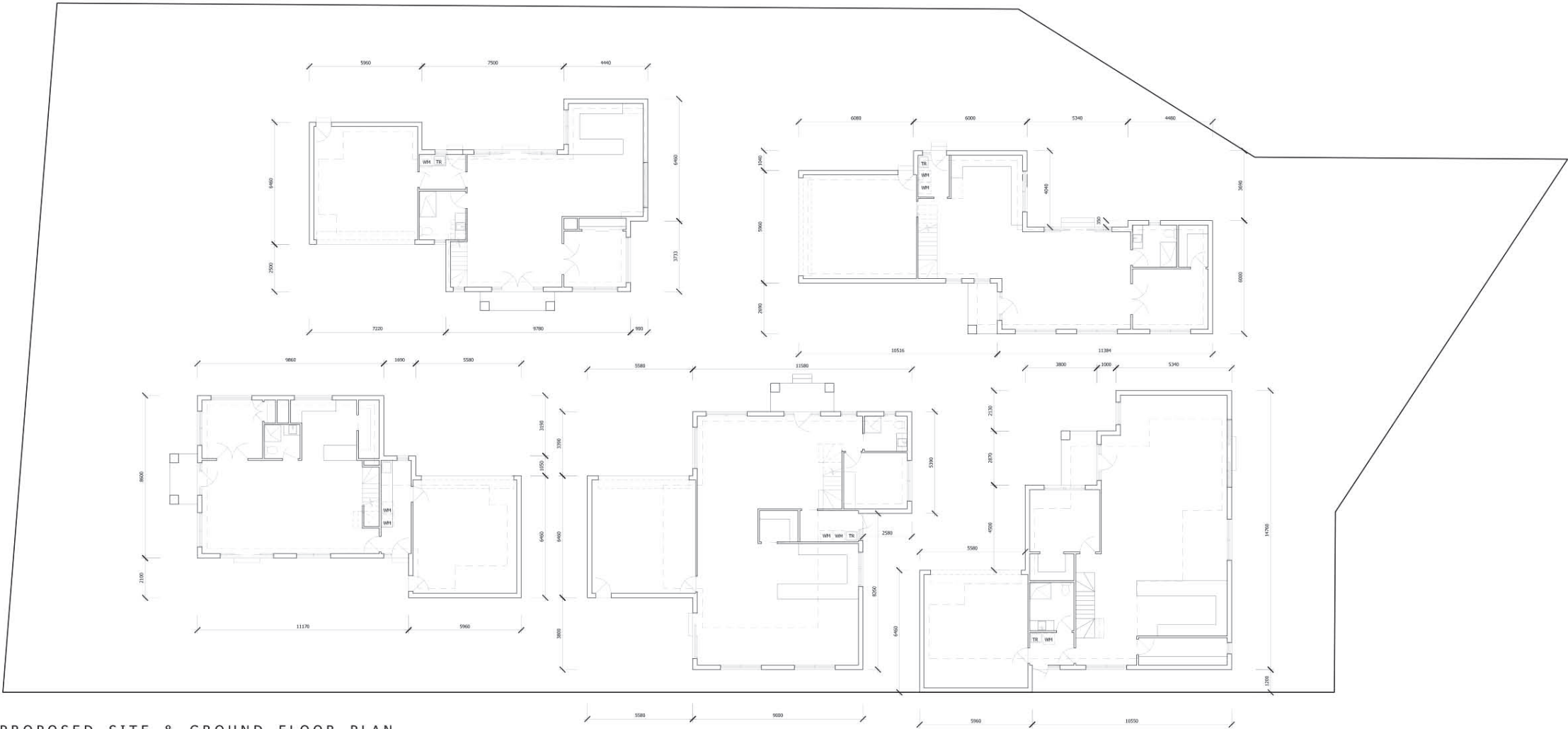
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DRAWN: JZ SCALES: AS SHOWN
SHEET: 8 OF 13 CODE: TP



PROPOSED STREETScape ELEVATION 1:100



PROPOSED SITE & GROUND FLOOR PLAN 1:100

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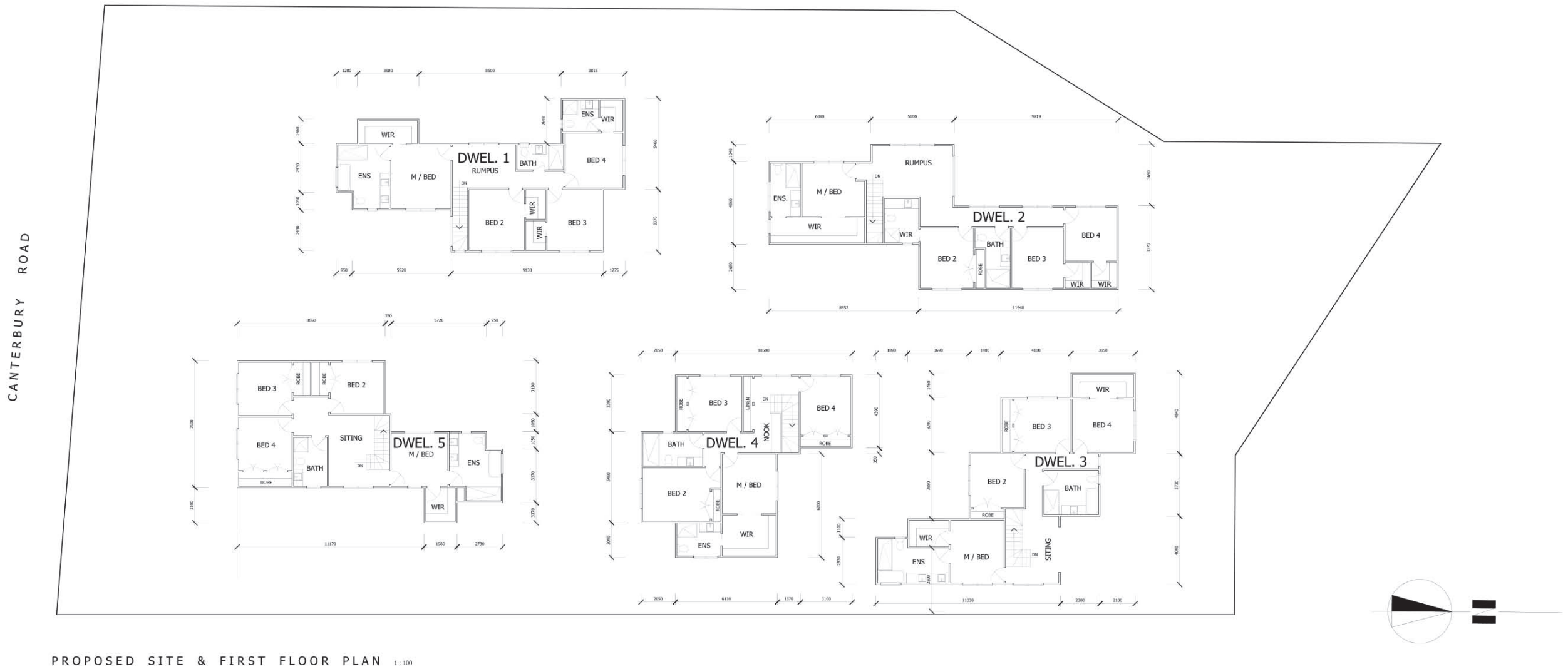
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DATE: DEC 2019 JOB NO: U018059
DRAWN: JZ SCALES: AS SHOWN
SHEET: 10 OF 13 CODE: TP

9 : 00 AM SHADOW DIAGRAM

SHADOW INFORMATION

22nd SEPTEMBER

9 : 00 AM

ALTITUDE: 31°

AZIMUTH: N 61° E

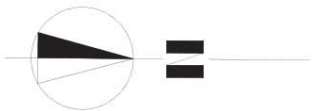
LEGEND



PROPOSED DWELLING SHADOW



PROPOSED & EXISTING FENCE SHADOW



BRODENEAREATEA BALGOSU NPL ANL QOR PLAN 1:100

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DATE: DEC' 2019

JOB NO: U018059

DRAWN: JZ

SCALES: AS SHOWN

SHEET: 11 OF 13

CODE: TP

12 : 00 PM SHADOW DIAGRAM

SHADOW INFORMATION

22nd SEPTEMBER

12 : 00 PM

ALTITUDE: 52°

AZIMUTH: N 6° E

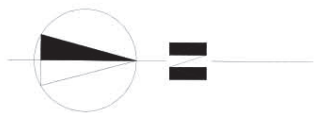
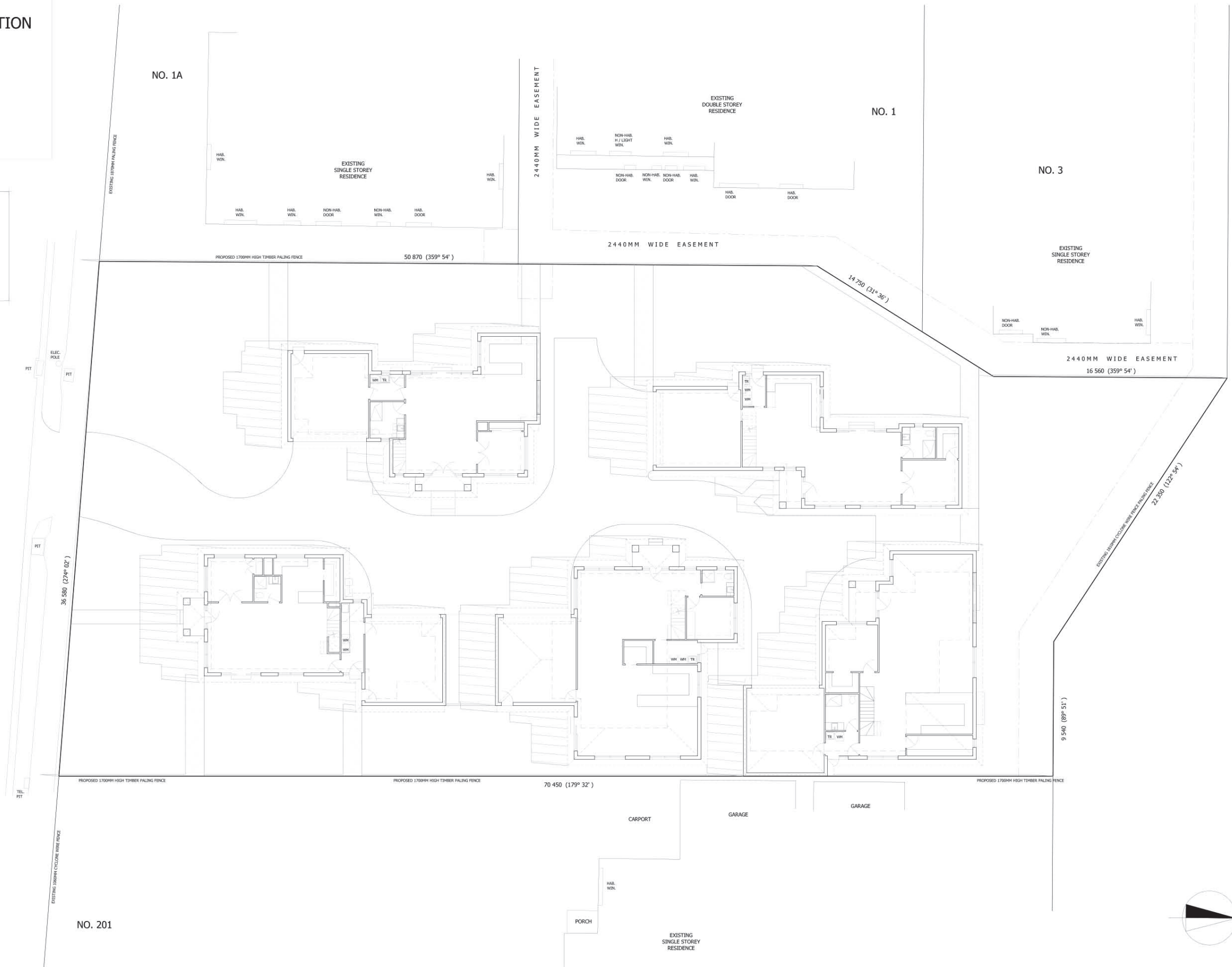
LEGEND



PROPOSED DWELLING SHADOW



PROPOSED & EXISTING FENCE SHADOW



BRIDGE DECK AT EMBALGROSS NPL AND LQOR PLAN 1:100

MULTI DWELLING DEVELOPMENTS

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JOB NO: U018059

DRAWN: JZ

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CODE: TP

3 : 00 PM SHADOW DIAGRAM

SHADOW INFORMATION

22nd SEPTEMBER

3 : 00 PM

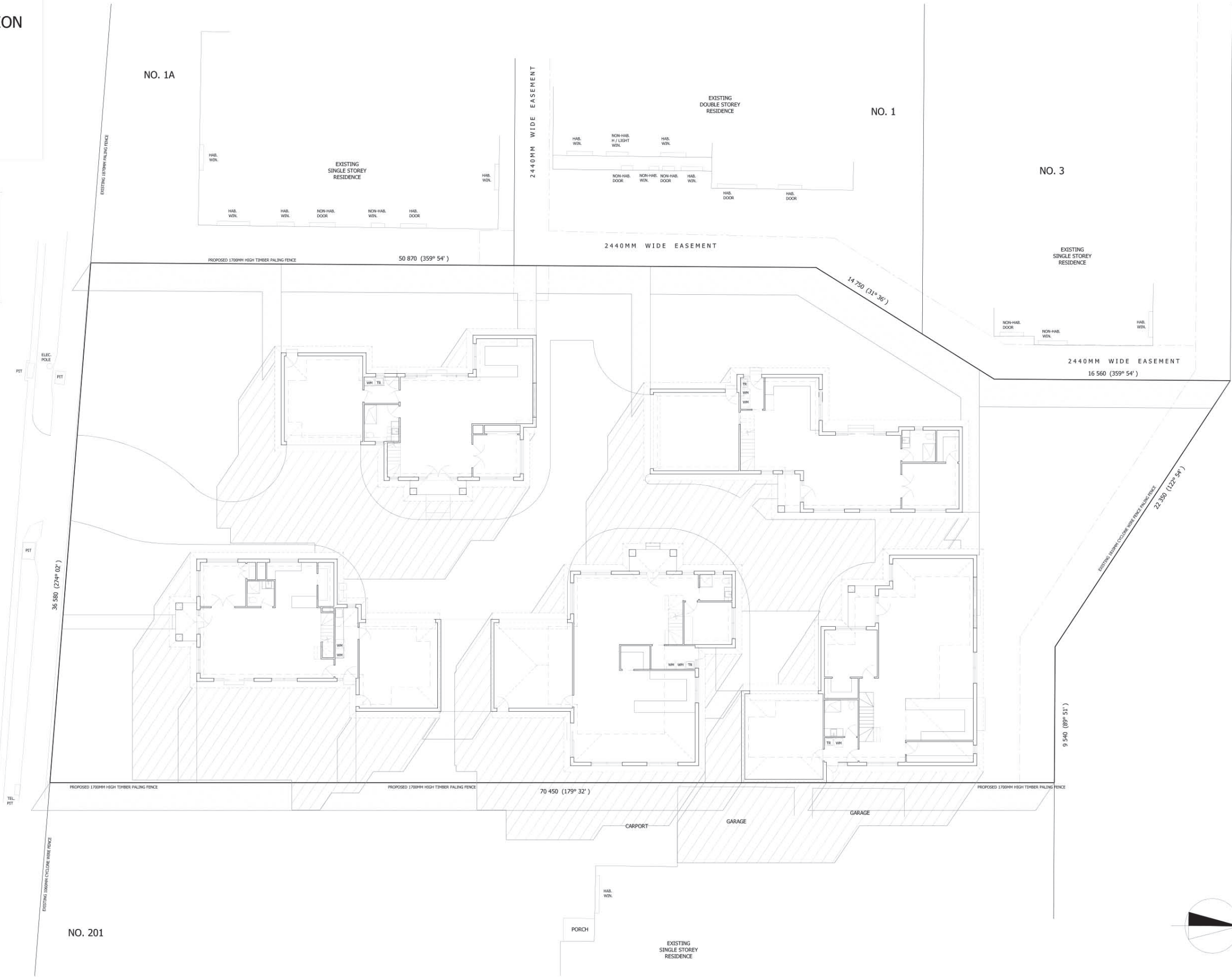
ALTITUDE: 36°

AZIMUTH: N 56° W

LEGEND

- PROPOSED DWELLING SHADOW
- PROPOSED & EXISTING FENCE SHADOW

CANTERBURY ROAD



B A Q D E S A R S A T E A N A L Y S I S N F L A N L Q O R P L A N 1 : 100

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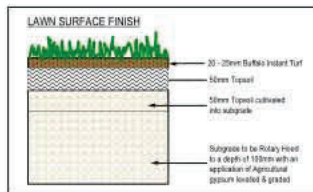
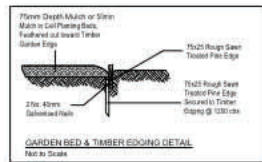
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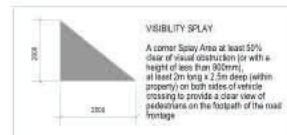
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PLANTING SCHEDULE

	ID	Qty	Common Name	Botanical Name	Height x Width @ Maturity (m)	Pot Size @ Install (cm)
Trees						
	Al	2	Lightwood	Acacia implexa	8.0 x 5.0	30
	CFL	2	Dwarf Flowering Gum	Corymbia ficifolia 'Lollypops'	7.0 x 4.0	30
	Epo	2	Red Box	Eucalyptus polyanthemos	15 x 8.0	30
	Er	2	Narrow-leaved Peppermint	Eucalyptus radiata	15 x 8.0	30
Shrubs & Groundcovers						
	Aa	22	Gold Dust Wattle	Acacia acinacea	2.0 x 1.5	20
	ALL	7	Dwarf Bower Wattle	Acacia cognata 'Limeight'	1.2 x 1.2	20
	B'BC	23	Birthday Candles	Banksia 'Birthday Candles'	0.3 x 0.8	14
	Bo'M	19	Boronia	Boronia heterophylla 'Moonlight'	1.0 x 1.5	14
	C'S	23	Slim	Callistemon 'Slim'	3.0 x 1.0	20
	C'DB	30	Dusky Bells	Correa 'Dusky Bells'	0.2 x 1.0	tubestock
	Cr	20	Common Correa	Correa reflexa	1.5 x 0.9	14
	Go	21	Hop Goodenia	Goodenia ovata	1.0 x 1.0	14
	Mp'Y	43	Creeping Boobiala	Myoporum 'Yareena'	0.1 x 1.0	tubestock
	Or	21	Twiggy Daisy Bush	Olearia ramulosa	0.7 x 0.7	14
	S'BR	45	Lilly Pilly	Syzygium 'Big Red'	3.0 x 1.5	20
	W'WG	26	Wynabbie Gem	Westringia 'Wynabbie Gem'	1.2 x 1.0	14
Grasses						
	DI	84	Pale Flax Lily	Dianella longifolia	0.6 x 0.6	tubestock
	Dta	22	Tasman Flax Lily	Dianella tasmanica	1.0 x 1.0	tubestock
	L'LV	65	Lime Wave	Lomandra 'Lime Wave'	0.5 x 0.5	tubestock
	L'LC	64	Little Con	Lomandra 'Little Con'	0.3 x 0.3	tubestock



LANDSCAPE CONSTRUCTION SPECIFICATIONS

SUBGRADE PREPARATION

Site preparation to be carried out under suitable conditions and in accordance with standard horticultural practice. The use of machinery and tools that may damage soil structure is not acceptable. Garden bed and lawn sub-grade is to be cultivated to a depth of 150mm and shaped to achieve drainage falls prior to adding topsoil. If gypsum is required, this is to be distributed and cultivated into the sub-grade as per the manufacturer's instructions. Weeds are to be removed prior to sub-grade preparation, top-soiling and planting.

SOIL PREPARATION

Imported topsoil is to be supplied by an approved supplier to a depth of approximately 150-300mm (as required) for garden beds. Do not spread in muddy conditions. The topsoil is to be a light to medium friable loam (capable of being compressed into a ball by hand when moist yet can be broken apart immediately after). It's PH will be 6.0 - 7.0 and free from perennial weeds and building rubble. The finished top level after settlement should be 75mm below the edging level to allow for mulch. Imported topsoil for lawn areas is to be supplied to a depth of approximately 100mm (or as required).

TIMBER EDGING

Timber edging is to be installed to separate all lawn, planting areas and hardscape paving / pebble areas. The treated pine timber (or similar) is to be 75mm x 25mm in size, secured with 300mm long stakes at 1000mm spacings.

PLANTS AND PLANTING

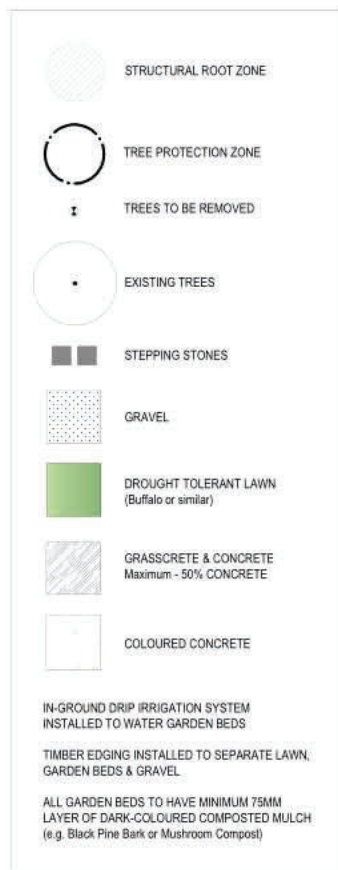
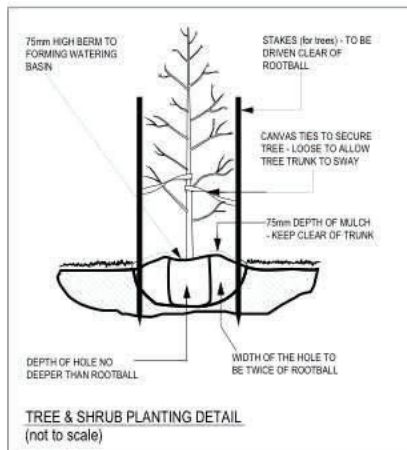
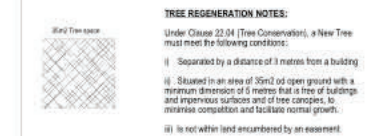
Trees and plants supplied are to be healthy and free from insects, diseases and weeds. The pot sizes indicated in the plant schedule are the minimum size to be supplied and installed. When each planting area is prepared, if soil is dry, fill with water and allow to drain away completely. Plant roots are to be teased outwards if roots are matted in pot. Place plant in centre of hole and ensure that the top of the rootball is flush with the surrounding soil surface and the trunk is vertical. Soil is to be backfilled firmly into the hole and thoroughly watered in. Trees are to be staked with two hardwood stakes driven firmly into the ground but not through the rootball. Trees are to be secured to the stakes with strong but flexible tree ties that are tight enough to support the trees in windy conditions but loose enough to stimulate good tree growth and development. The tree ties must not injure tree bark or restrict tree growth for at least the first three years of tree growth. A slow release fertiliser (e.g. Osmocote or similar) is to be applied to all garden beds as specified by the manufacturer and be kept away from the plant trunks and then watered immediately. A layer of aged organic mulch to a minimum depth of 75mm is to be applied to all planting areas after planting is completed.

IRRIGATION

An in-ground drip irrigation system is to be installed to water all planting areas.

DRAINAGE

Surface and sub-surface drainage is to be specified by a certified consulting engineer.



D	12/19	Rev 3
C	10/19	Rev 2
B	06/19	Rev 1
A	03/19	Design 1

NO DATE NOTE

THE BUILDER IS RESPONSIBLE FOR THE SETTING OUT OF THE WORKS, THE CHECKING OF ALL DIMENSIONS AND LEVELS ON SITE, AND THE REPORTING OF ANY DISCREPANCIES TO THE PROPRIETOR PRIOR TO COMMENCEMENT OF WORK. DO NOT SCALE FROM DRAWINGS.

Client

Richmon Corp. Pty. Ltd.

Address
199 Canterbury Road
Blackburn

Project
Multi Dwelling
Development
Drawing
Landscape Plan

Zenith Concepts
Landscape Design
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M 0411 399 937
E landscapes@zenithconcepts.com

Scale
1:200

Date
December 2019

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D	Sheet 1 of 1 (A1)