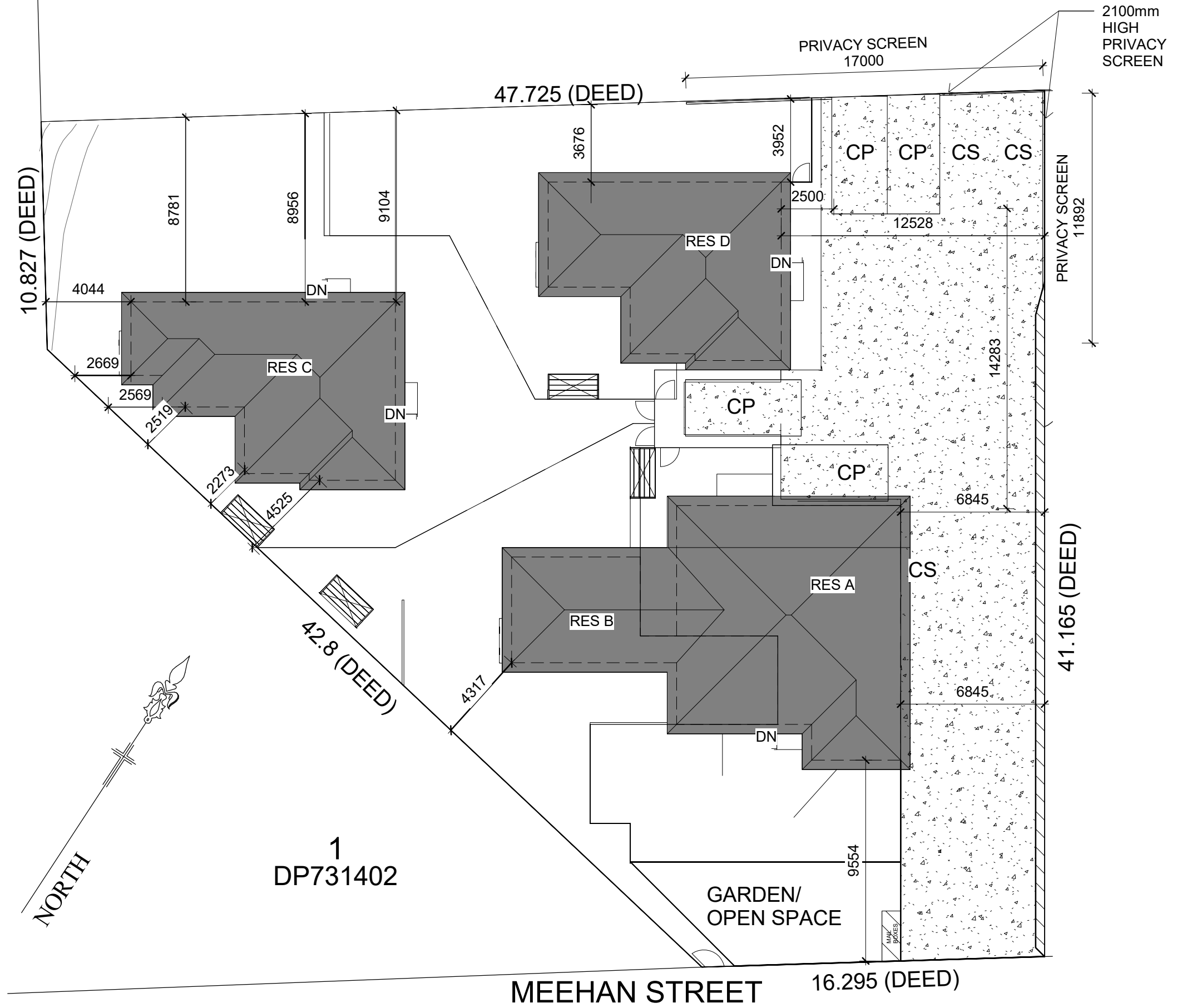


SITE CALCULATIONS

Site Area	1,480m ²
Site Coverage	463.37m ²
Landscape Area	775.03m ²
Existing Dwelling - Floor Area	148.00m ²
Existing Dwelling - Side Setback (northeast boundary)	6.845m
Existing Dwelling - Front Setback (southeast boundary)	9.554m
Existing Dwelling - Side Setback (southwest boundary)	4.317m
Proposed Residence A (within the existing dwelling)	96.68m ²
Proposed Residence B (within the existing dwelling)	51.43m ²
Proposed Residence C (new dwelling)	84.74m ²
Proposed Residence D (new dwelling)	79.52m ²
Proposed Total Residence Areas	315.37m ²
4 Carports Areas	52.12m ²
3 Parking Spaces	38.88m ²



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SITE PLAN

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Date	20.09.2024
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Checked by	MBE

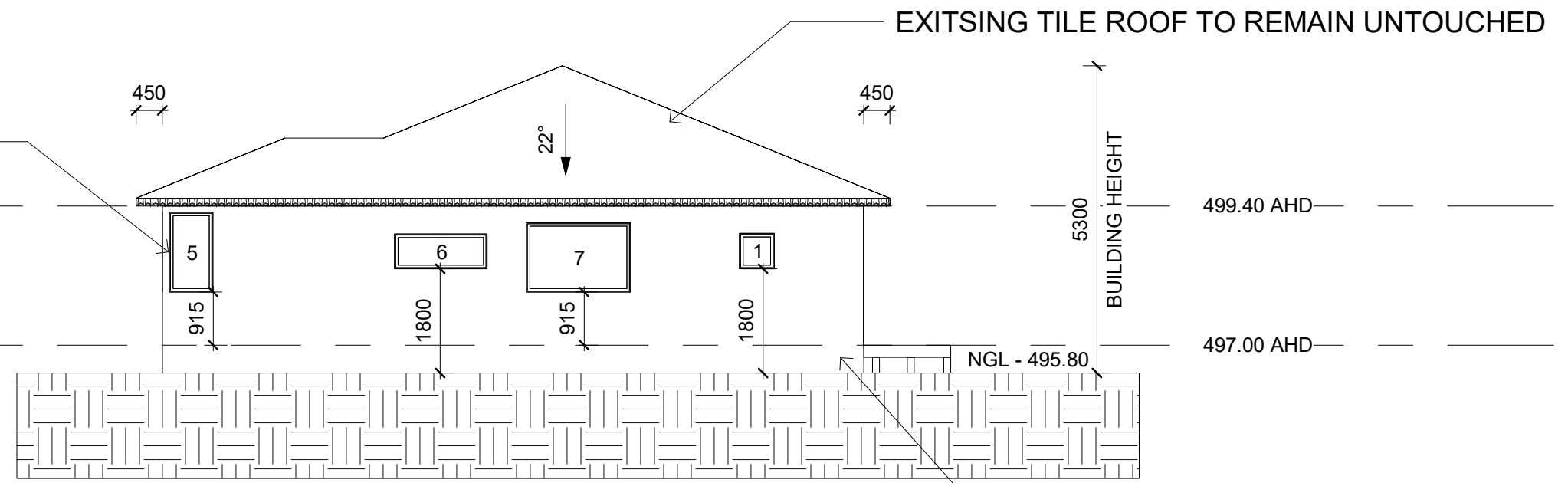
LVD001

Scale 1 : 200

ALL WINDOWS AND DOORS TO BE PAINTED REGENCY WHITE AND YORK STONE

FCL
2400

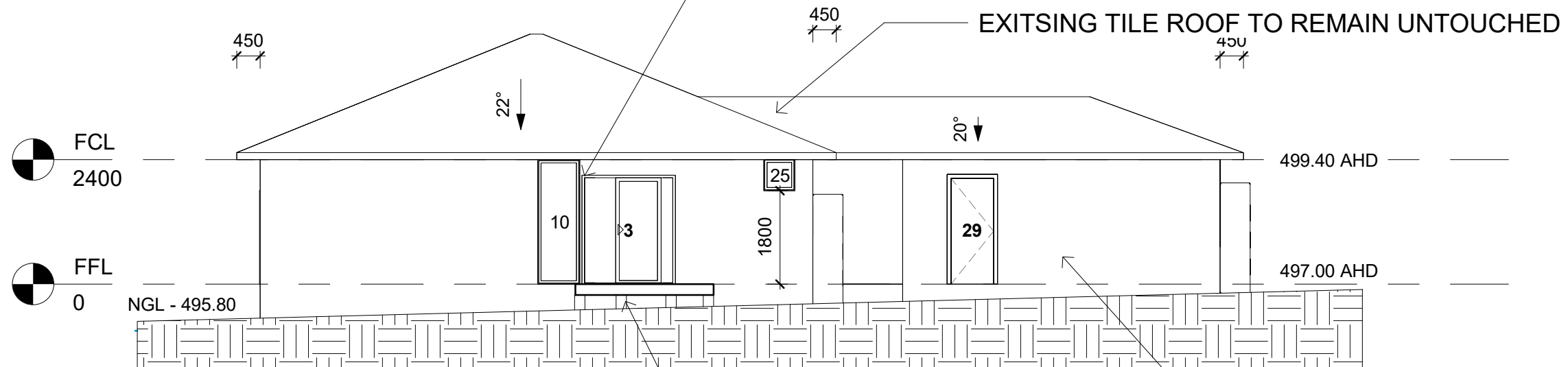
FFL
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EXISTING CLADDING TO REMAIN UNTOUCHED

1 RES A & B NORTH EAST
1 : 100

ALL WINDOWS AND DOORS TO BE PAINTED REGENCY WHITE AND YORK STONE



EXISTING CLADDING TO REMAIN UNTOUCHED

2 RES A & B NORTH WEST
1 : 100

TIMBER DECK WITH SATIN VARNISH FINISH

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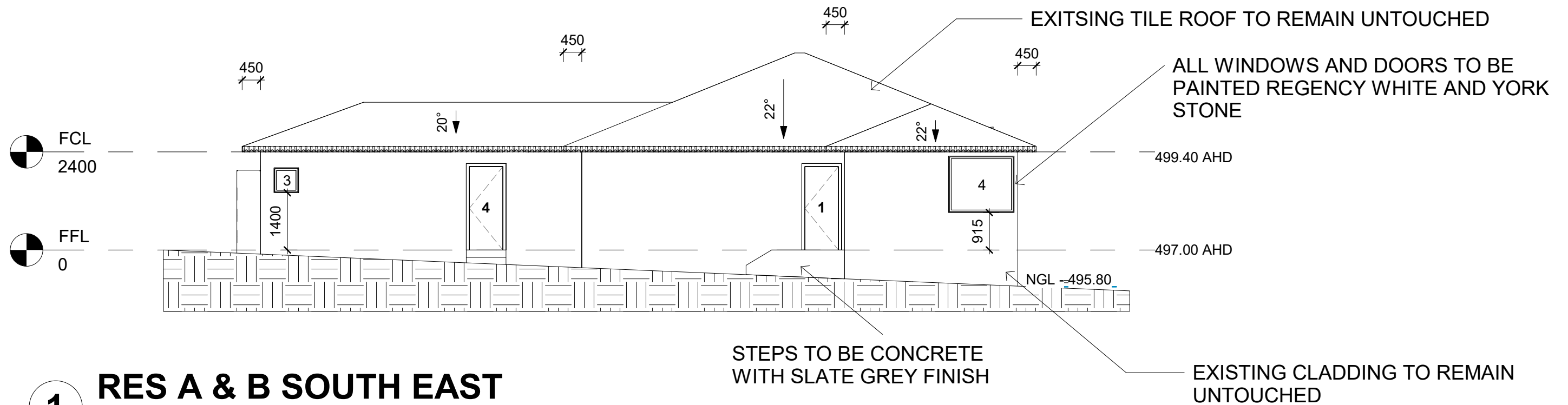


ELEVATIONS

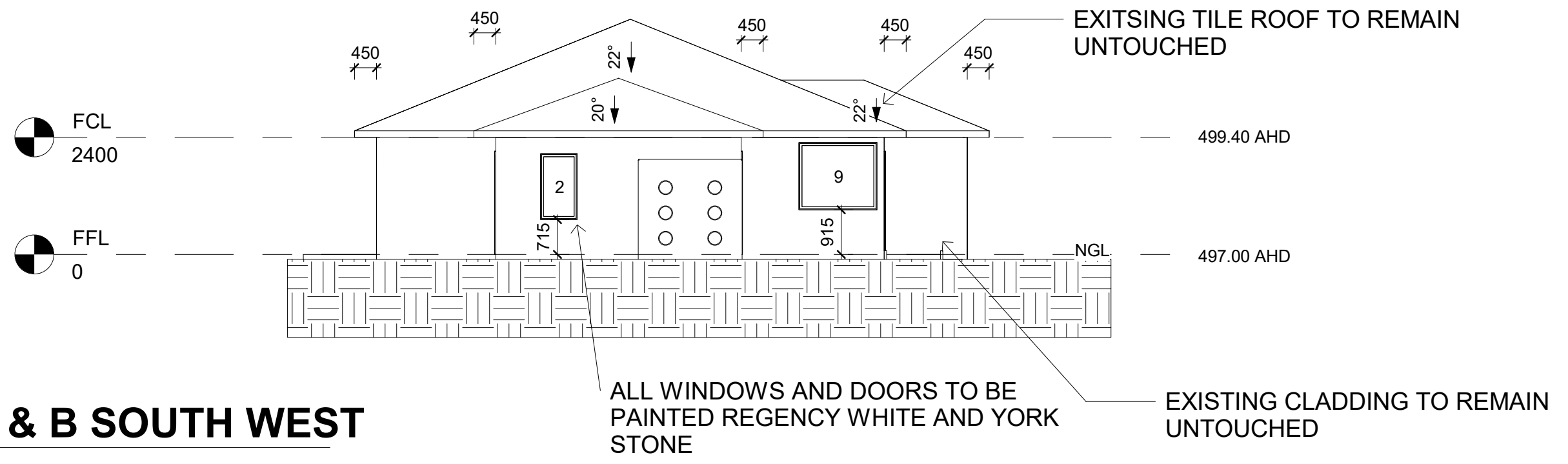
Project number	JOHMC2402
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LVD005

Scale 1 : 100



1 RES A & B SOUTH EAST
1 : 100



2 RES A & B SOUTH WEST
1 : 100

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ELEVATIONS

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LVD006

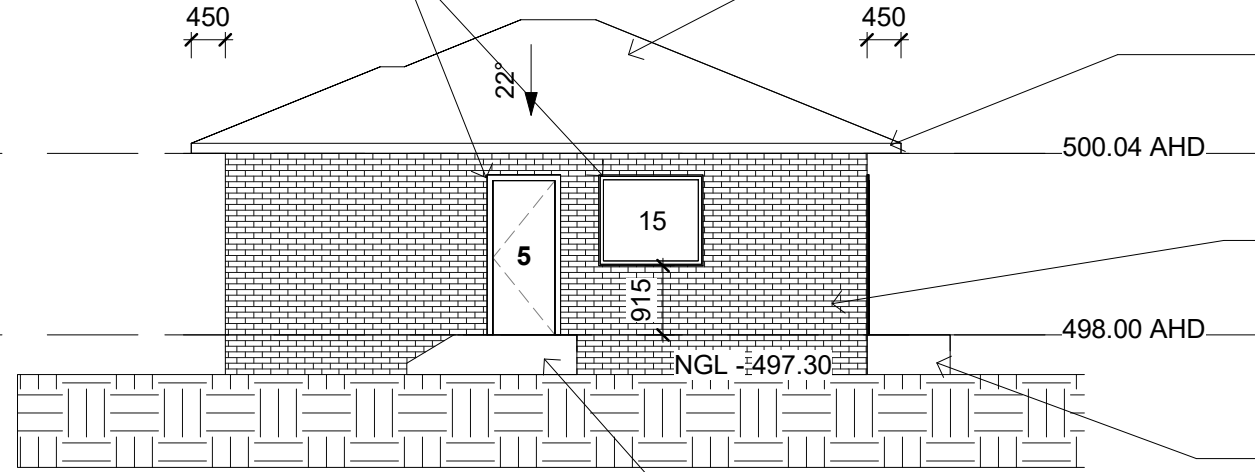
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DOORS AND WINDOW
FRAMES TO BE SURF MIST

ROOF TO BE COLOURBOND PAPERBARK

FCL
2400

FFL
0



GUTTERS TO BE DULUX HERITAGE
LIME WHITE

BRICK TO BE AUSTRAL
NEUTRALS OATMEAL

STAIRS BRICK TO BE AUSTRAL
NEUTRALS OATMEAL

STAIRS BRICK TO BE AUSTRAL
NEUTRALS OATMEAL

1 RES C NORTH EAST
1 : 100

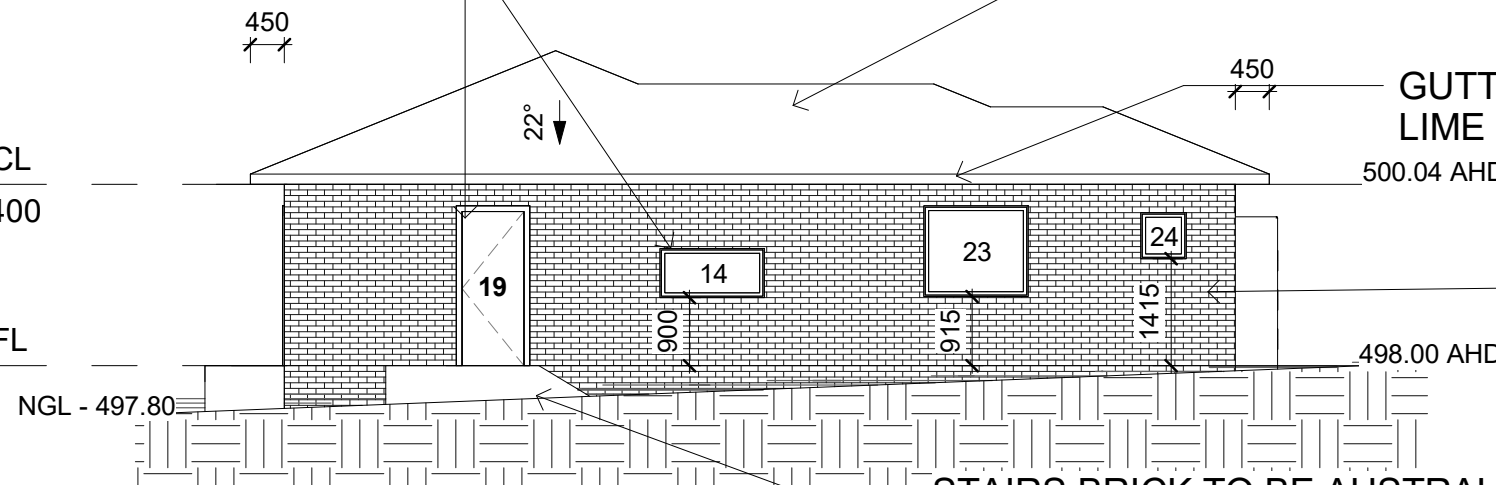
DOORS AND WINDOW
FRAMES TO BE SURF MIST

ROOF TO BE COLOURBOND PAPERBARK

FCL
2400

FFL
0

BUILDING HEIGHT
4587



GUTTERS TO BE DULUX HERITAGE
LIME WHITE

BRICK TO BE AUSTRAL
NEUTRALS OATMEAL

STAIRS BRICK TO BE AUSTRAL
NEUTRALS OATMEAL

2 RES C NORTH WEST
1 : 100

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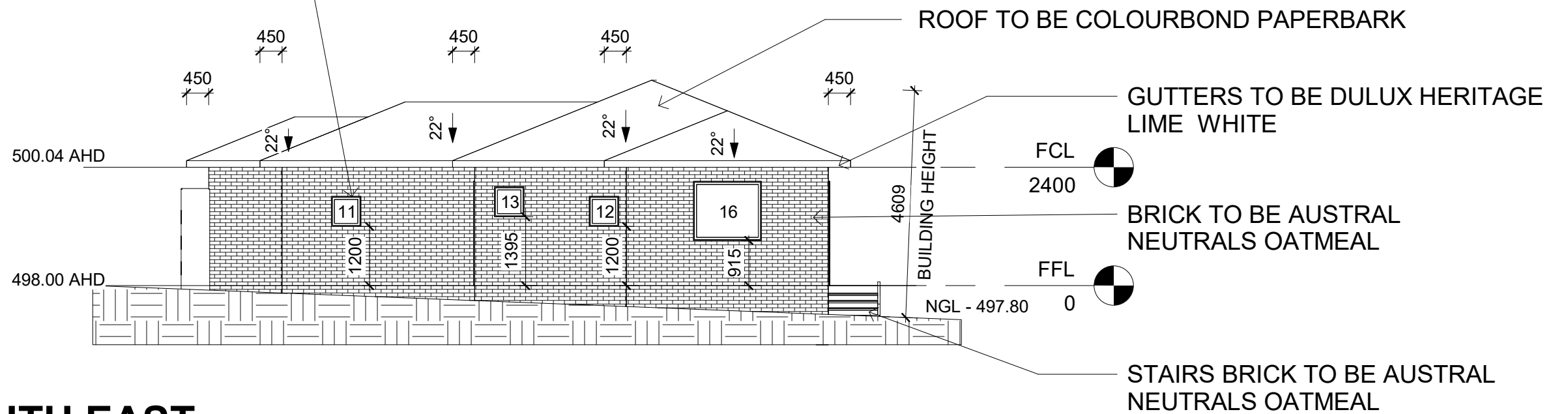
ELEVATIONS

Project number	JOHMC2402
Date	20.09.2024
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LVD007

Scale 1 : 100

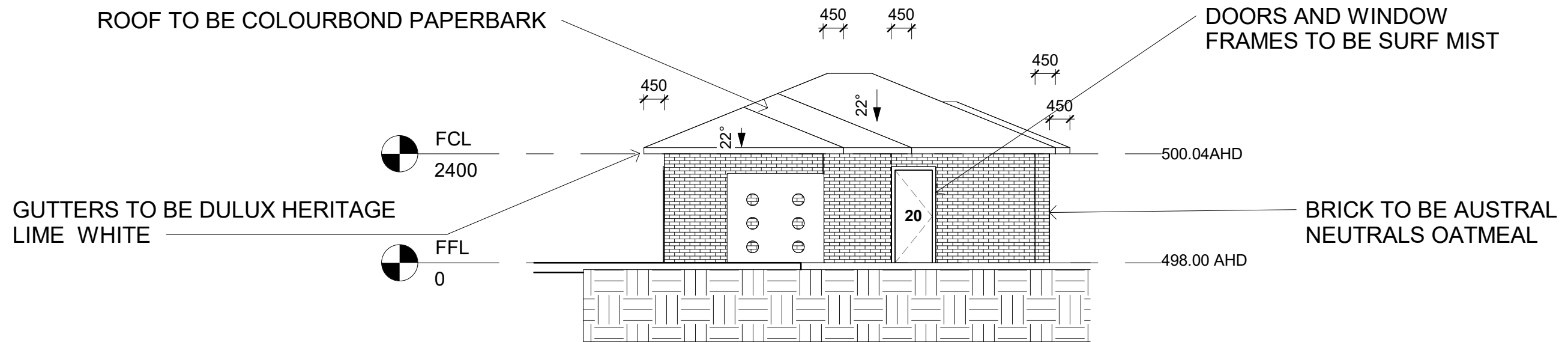
DOORS AND WINDOW
FRAMES TO BE SURF MIST



1 RES C SOUTH EAST
1 : 100

ROOF TO BE COLOURBOND PAPERBARK

DOORS AND WINDOW
FRAMES TO BE SURF MIST



2 RES C SOUTH WEST
1 : 100

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ELEVATIONS

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LVD008

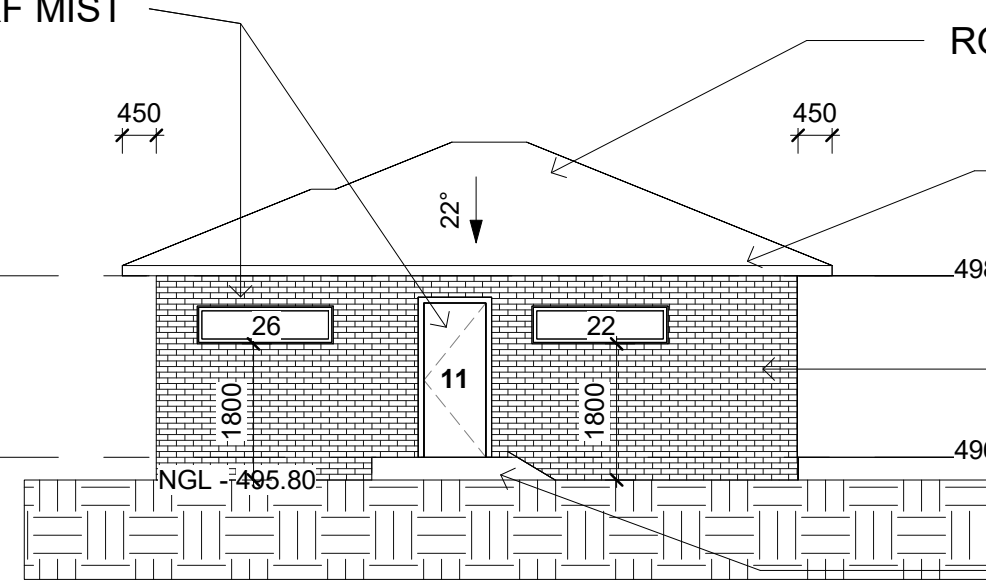
Scale 1 : 100

DOORS AND WINDOW
FRAMES TO BE SURF MIST

ROOF TO BE COLOURBOND PAPERBARK

FCL
2400

FFL
0



GUTTERS TO BE DULUX HERITAGE
LIME WHITE

BRICK TO BE AUSTRAL
NEUTRALS OATMEAL

STAIRS BRICK TO
BE AUSTRAL
NEUTRALS
OATMEAL

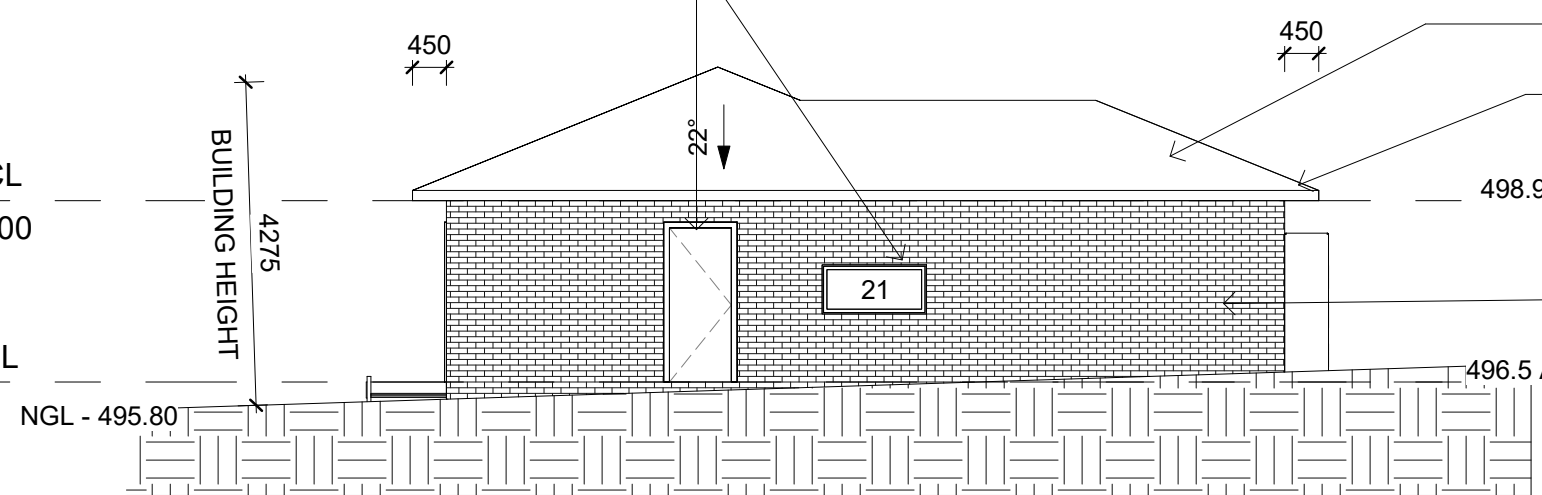
1 RES D NORTH EAST
1 : 100

DOORS AND WINDOW
FRAMES TO BE SURF MIST

ROOF TO BE COLOURBOND PAPERBARK

FCL
2400

FFL
0



GUTTERS TO BE DULUX HERITAGE
LIME WHITE

BRICK TO BE AUSTRAL
NEUTRALS OATMEAL

2 RES D NORTH WEST
1 : 100

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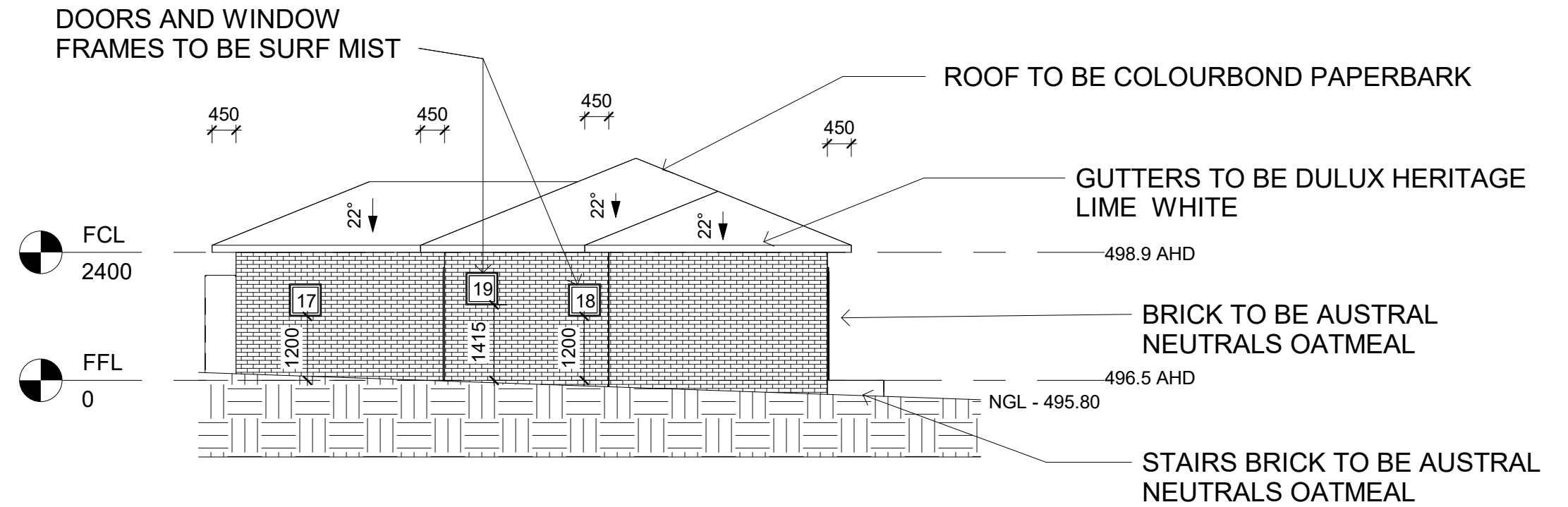


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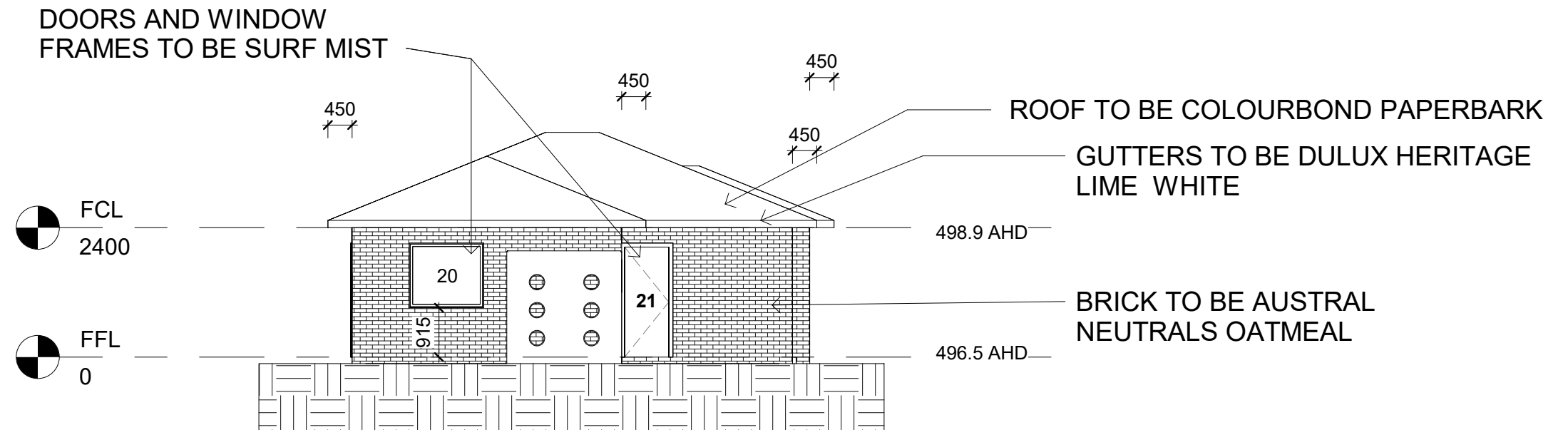
Project number	JOHMCG2402
Date	20.09.2024
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LVD009

Scale 1 : 100



1 RES D SOUTH EAST
1 : 100



2 RES D SOUTH WEST
1 : 100

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LVD010

Scale 1 : 100

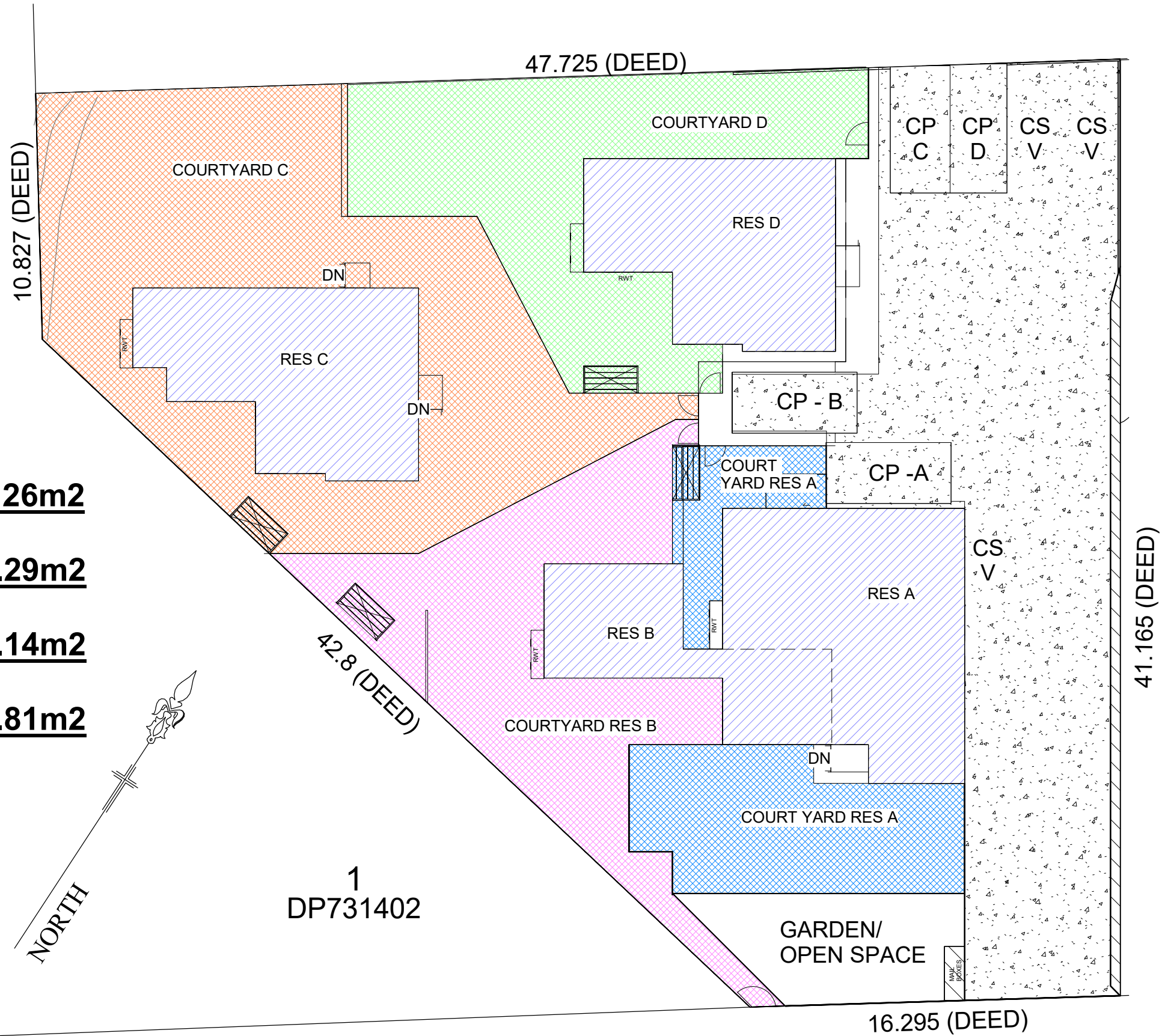
AREA SCHEDULE

COURTYARD RES A: 118.26m²

COURTYARD RES B: 162.29m²

COURTYARD RES C: 295.14m²

COURTYARD RES D: 153.81m²



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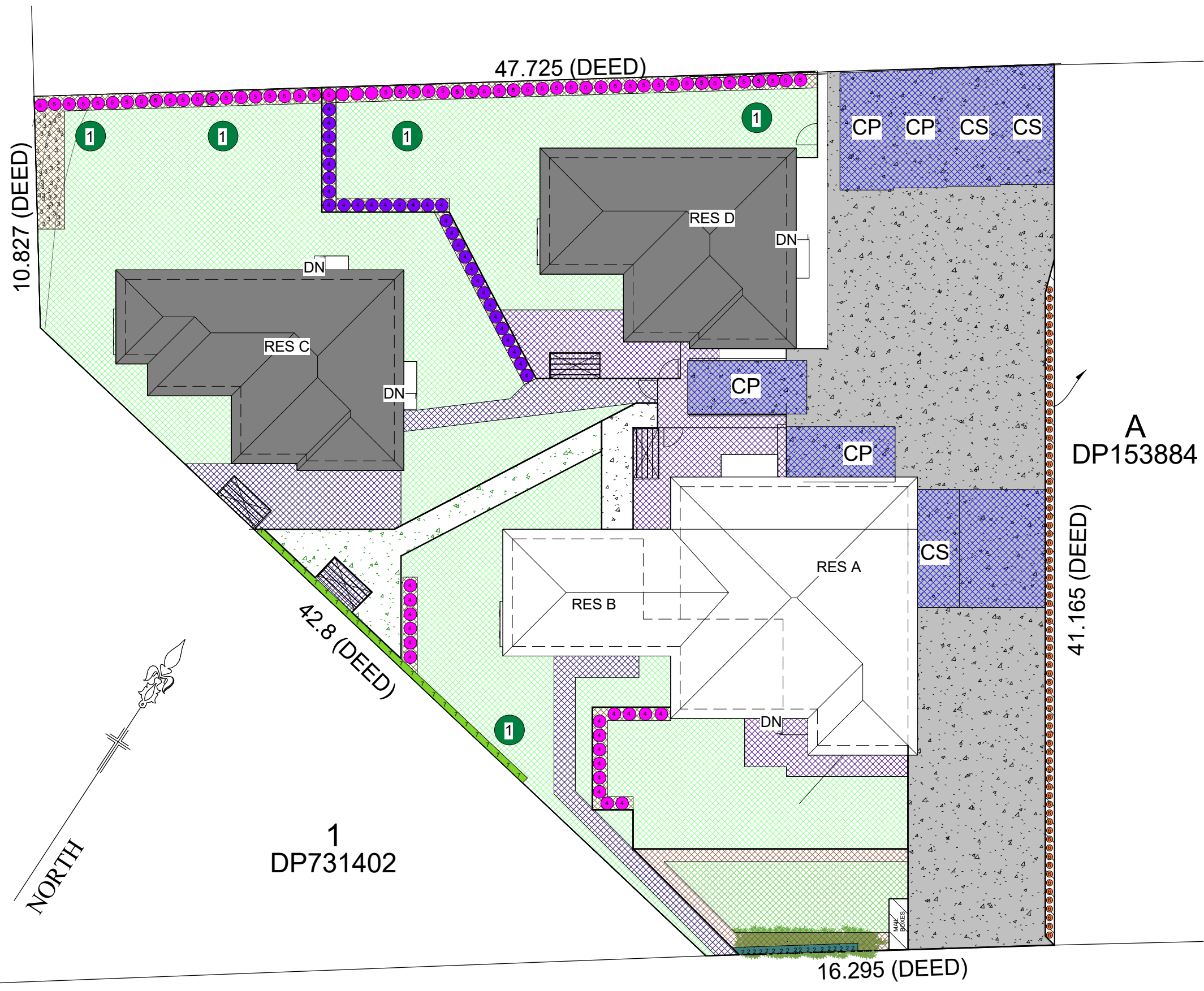


COURTYARD PLAN

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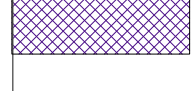
LVD015

Scale 1 : 200










LEGEND

GROUND COVER

-  TAN BARK
-  CANBERRA TURF BLEND
-  DARK GREY COLOURED CONCRETE
-  BIRCH GRAVEL
-  PAVERS

PLANTING

-  1 - MANCHURAN PEAR
-  2 - PITTOSTRUM HEDGE
-  3 - MIX OF AUSTRALIAN GRASSES
-  4 - MYOPORRUM PARVI FOLIUM
-  5 - GOLDEN LAUREL
-  6 - JASMINE TRELLIS
-  7 - PHOTINIA SUPER HEDGE

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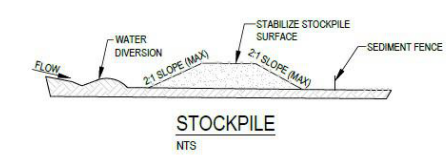
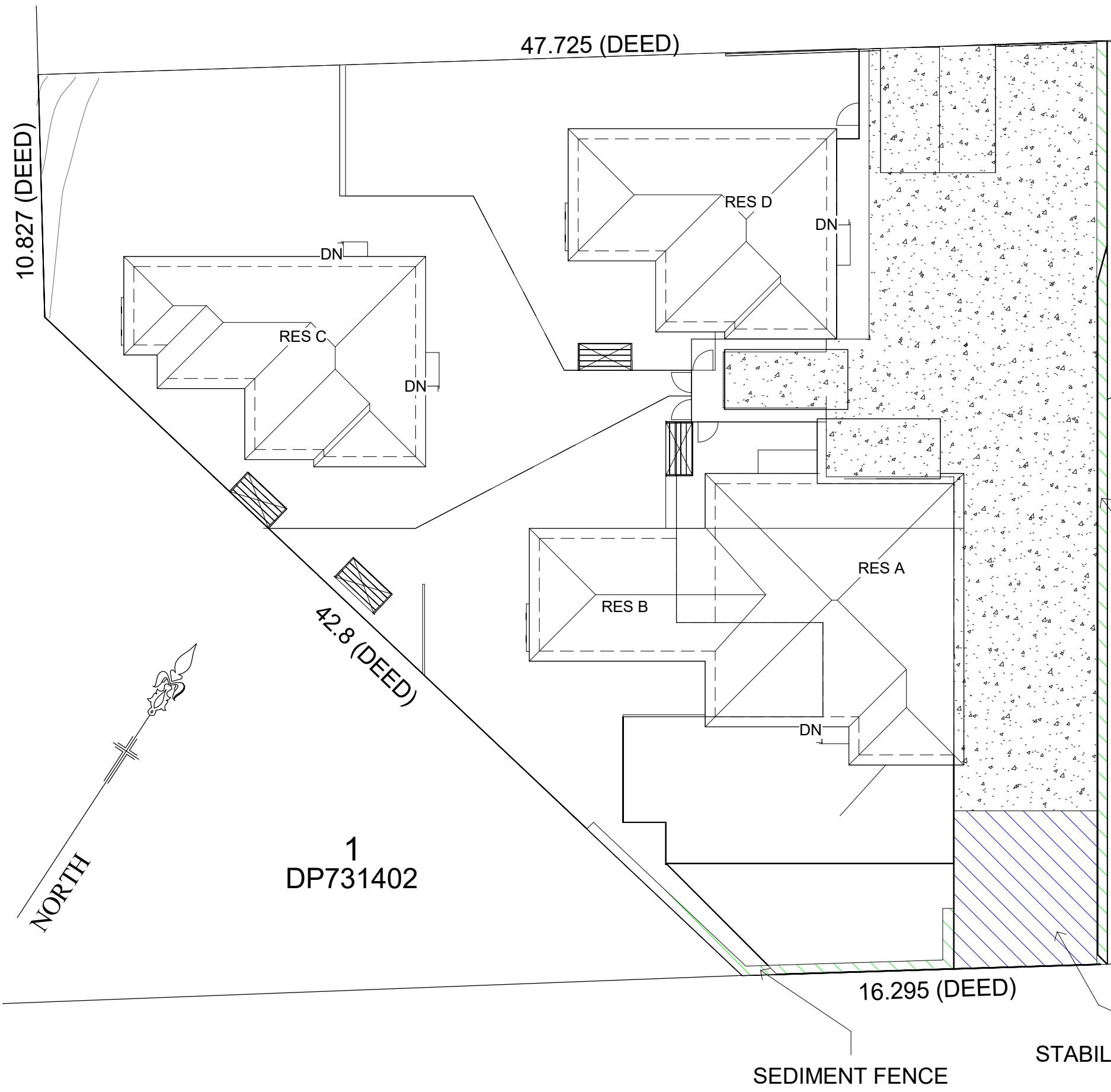


LANDSCAPE PLAN

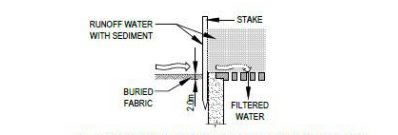
Project number	JOHMC2402
Date	27.09.2024
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LVD016

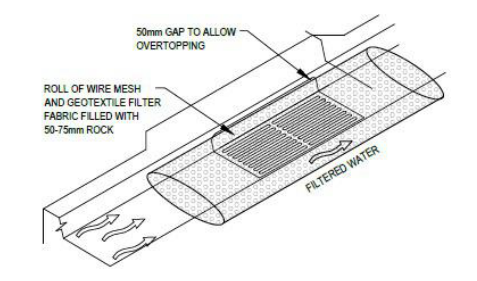
Scale 1 : 200



- NOTE:**
1. PLACE STOCKPILES MORE THAN 2 (PREFERABLY 5) METRES FROM EXISTING VEGETATION, CONCENTRATED WATER FLOW, ROADS AND HAZARD AREAS.
 2. CONSTRUCT ON THE CONTOUR AS LOW, FLAT, ELONGATED MOUNDS.
 3. WHERE THERE IS SUFFICIENT AREA, TOPSOIL STOCKPILES SHALL BE LESS THAN 2 METRES IN HEIGHT.
 4. WHERE THEY ARE TO BE IN PLACE FOR MORE THAN 10 DAYS, STABILIZE FOLLOWING THE APPROVED ESCP OR SWMP TO REDUCE THE C-FACTOR TO LESS THAN 0.10.
 5. CONSTRUCT EARTH BANKS (LOW FLOW) ON THE UPSLOPE SIDE TO DIVERT WATER AROUND STOCKPILES AND SEDIMENT FENCES 1 TO 2 METRES ON THE DOWNSLOPE.

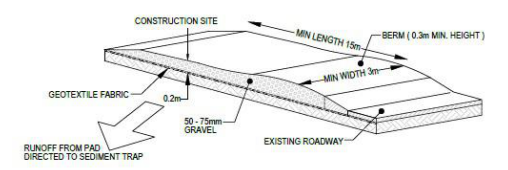


- CONSTRUCTION NOTES:**
1. FABRICATE A SEDIMENT BARRIER MADE FROM GEOTEXTILE OR STRAW BALES.
 2. FOLLOW STRAW FILTER AND SEDIMENT FENCE FOR INSTALLATION PROCEDURES FOR THE STRAW BALES OR GEOTEXTILE. REDUCE THE PICKET SPACING TO 1 METRE CENTRES.
 3. IN WATERWAYS, ARTIFICIAL SAG POINTS CAN BE CREATED WITH SANDBARS OR EARTH BANKS AS SHOWN IN THE DRAWING. DO NOT COVER THE INLET WITH GEOTEXTILE UNLESS THE DESIGN IS ADEQUATE TO ALLOW FOR ALL WATERS TO BYPASS IT.



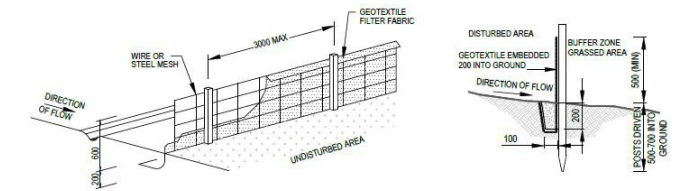
MESH AND GRAVEL INLET FILTER
NTS

- CONSTRUCTION NOTES:**
1. INSTALL FILTERS TO KERB INLETS ONLY AT SAG POINTS
 2. FABRICATE A SLEEVE MADE FROM GEOTEXTILE OR WIRE MESH LONGER THAN THE LENGTH OF THE INLET PIT AND FILL IT WITH 25mm TO 50mm GRAVEL.
 3. FORM AN ELLIPTICAL CROSS-SECTION ABOUT 150mm(N) x 400mm(W).
 4. PLACE THE FILTER AT THE OPENING LEAVING AT LEAST 100mm SPACE BETWEEN IT AND THE KERB INLET. MAINTAIN THE OPENING WITH SPACER BLOCKS.
 5. FORM A SEAL WITH THE KERB TO PREVENT SEDIMENT BYPASSING THE FILTER.
 6. SANDBARS FILLED WITH GRAVEL CAN SUBSTITUTE FOR THE MESH OR GEOTEXTILE PROVIDING THEY ARE PLACED SO THAT THEY FIRMLY ABUT EACH OTHER AND SEDIMENT-LADEN WATERS CANNOT PASS BETWEEN.



STABILIZED SITE ACCESS
NTS

- CONSTRUCTION NOTES:**
1. STRIP THE TOPSOIL, LEVEL THE SITE AND COMPACT THE SUBGRADE
 2. COVER THE AREA WITH NEEDLE-PUNCHED GEOTEXTILE
 3. CONSTRUCT A 200mm THICK PAD OVER THE GEOTEXTILE USING ROAD BASED OR 30mm AGGREGATE
 4. ENSURE THE STRUCTURE IS AT LEAST 15m LONG OR TO BUILD ALIGNMENT AND AT LEAST 3 METRES WIDE
 5. WHERE A SEDIMENT FENCE JOINS ONTO THE STABILIZED ACCESS, CONSTRUCT A HUMP IN THE STABILIZED ACCESS TO DIVERT WATER TO THE SEDIMENT FENCE.



SEDIMENT FENCE DETAIL
NTS

- CONSTRUCTION NOTES:**
1. CONSTRUCT SEDIMENT FENCES AS CLOSE AS POSSIBLE TO BEING PARALLEL TO THE CONTOURS OF THE SITE, BUT WITH SMALL RETURNS AS SHOWN IN THE DRAWING TO LIMIT THE CATCHMENTS AREA OF ANY ONE SECTION. THE CATCHMENTS AREA SHOULD BE SMALL ENOUGH TO LIMIT WATER FLOW IF CONCENTRATED AT ONE POINT TO 50 LITRES PER SECOND IN THE DESIGN STORM EVENT, USUALLY THE 10 YEAR EVENT.
 2. CUT A 150mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
 3. DRIVE 1.5m LONG STAR PICKETS INTO GROUND AT 2.5m INTERVALS (MAX) AT THE DOWNSLOPE SIDE OF THE TRENCH. ENSURE ANY STAR PICKETS ARE FITTED WITH SAFETY CAPS.
 4. FIX SELF-SUPPORTING GEOTEXTILE TO THE UPSLOPE SIDE OF THE POSTS ENSURING IT GOES TO THE BASE OF THE TRENCH. FIX THE GEOTEXTILE WITH WIRE TIES OR AS RECOMMENDED BY THE MANUFACTURER. ONLY USE GEOTEXTILE SPECIFICALLY PRODUCED FOR SEDIMENT FENCING. THE USE OF SHADE CLOTH FOR THIS PURPOSE IS NOT SATISFACTORY.
 5. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH 100mm OVERLAP.
 6. BACKFILL THE TRENCH OVER THE BASE OF THE FABRIC AND COMPACT IT THOROUGHLY OVER THE GEOTEXTILE.

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JOHN MOSGRAVE
EROSION CONTROL

1 : 200

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EROSION CONTROL

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DEMOLITION PLAN

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LVD020

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LOCALITY PLAN

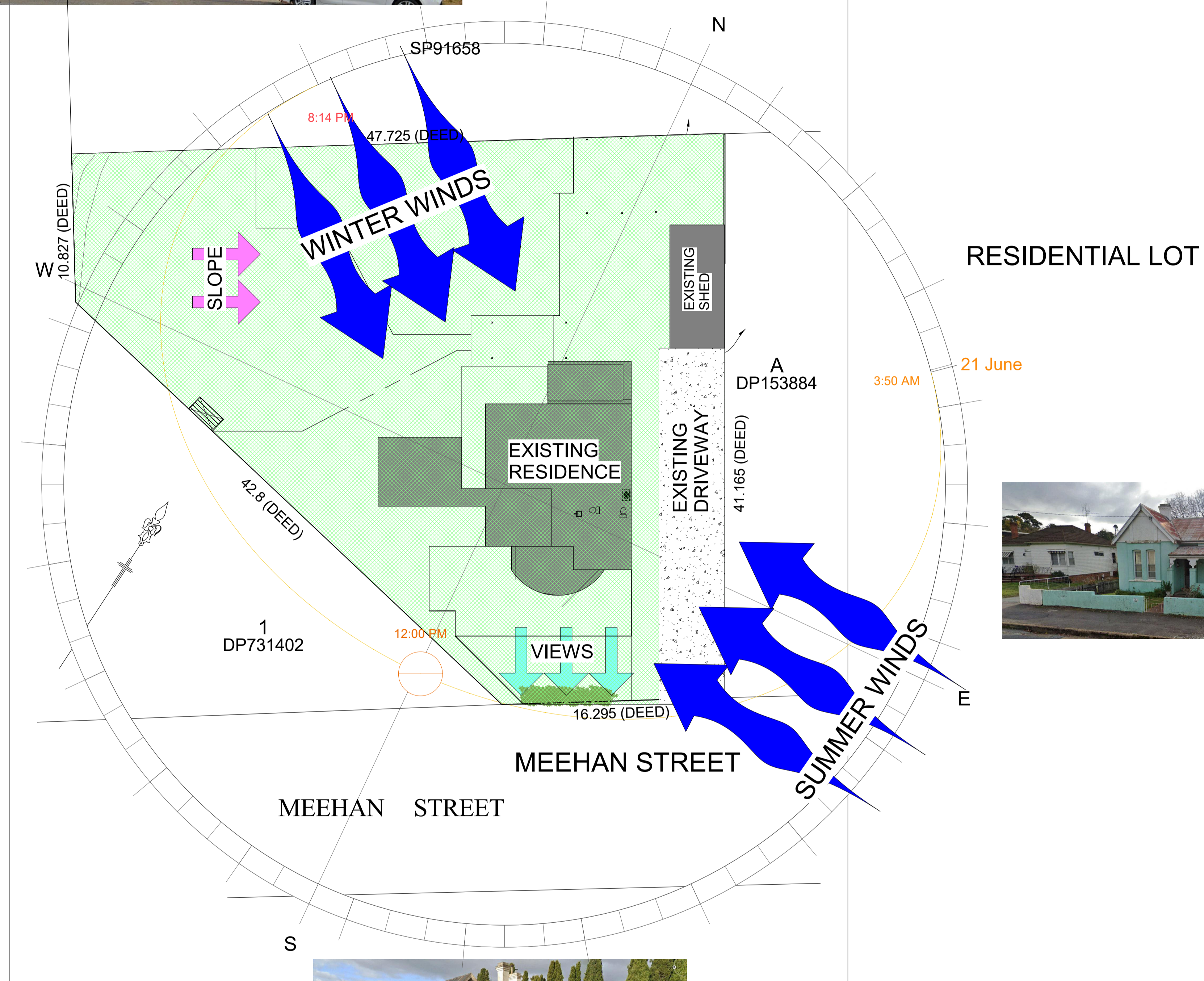
Project number	JOHMC2402
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LVD021

Scale 1 : 500



RESIDENTIAL LOT



GOVERNMENT LOT



VERSION HISTORY

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____

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SITE ANALYSIS

Project number JOHMCG2402

Date 20.09.2024

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LVD023

Scale 1 : 200

SP91658



NOTE:
 PAVEMENT MARKINGS AND CAR PARKING AREAS ARE TO BE NON-SLIP. ALL ACCESSIBLE PARKING SPACES TO BE IDENTIFIED BY A WHITE INTERNATIONAL SYMBOL OF ACCESS BETWEEN 800MM AND 1000MM PLACED ON A BLUE RECTANGLE WITH NO SIDE MORE THAN 1200 MM IN THE CENTRE OF THE SPACE BETWEEN 500MM AND 600MM FROM THE ENTRY POINT. ALL LINE MARKING MUST BE YELLOW ONLY AROUND THE ACCESSIBLE CAR PARKING SPACE AND SHARED AREAS.
 LINE MARKING IS TO BE UNBROKEN LINES 80MM TO 100MM WIDE ON ALL SIDES EXCEPT ANY SIDE DELINEATED BY A KERB, BARRIER OR WALL.

VERSION HISTORY

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____

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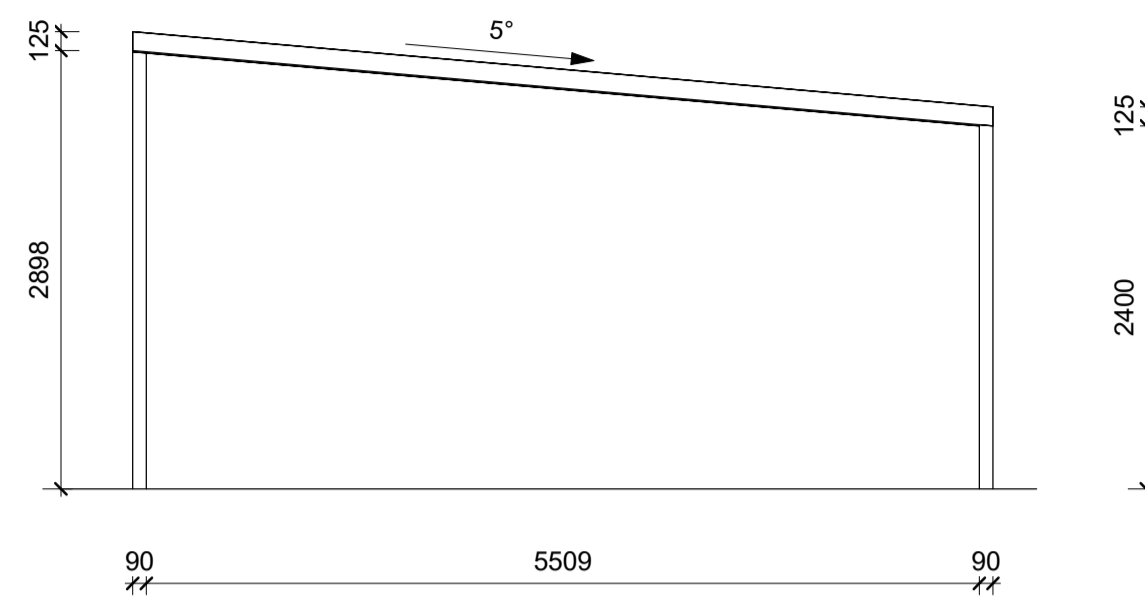


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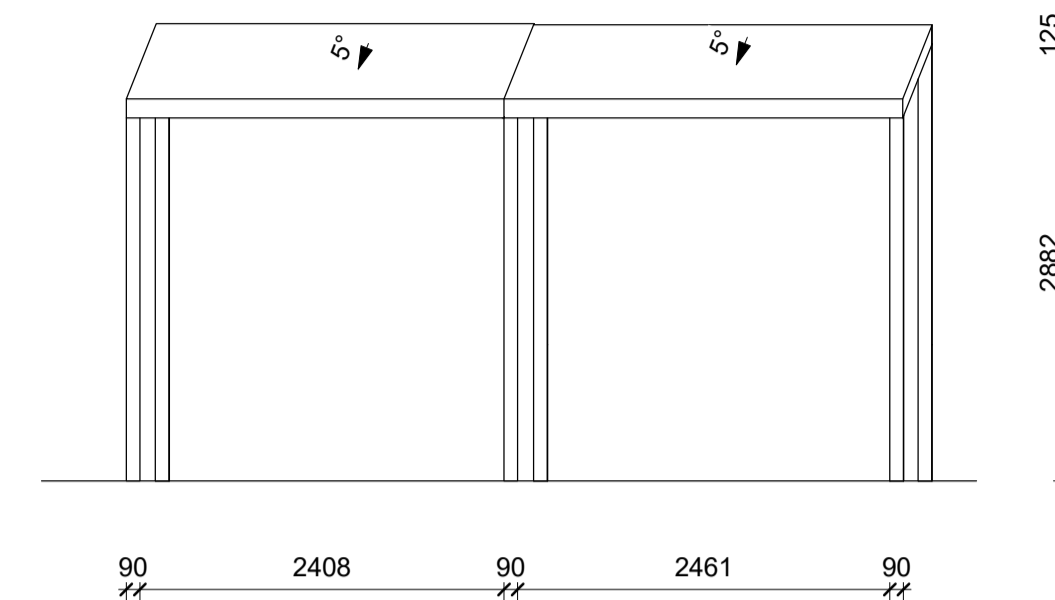
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CARPORT PLAN

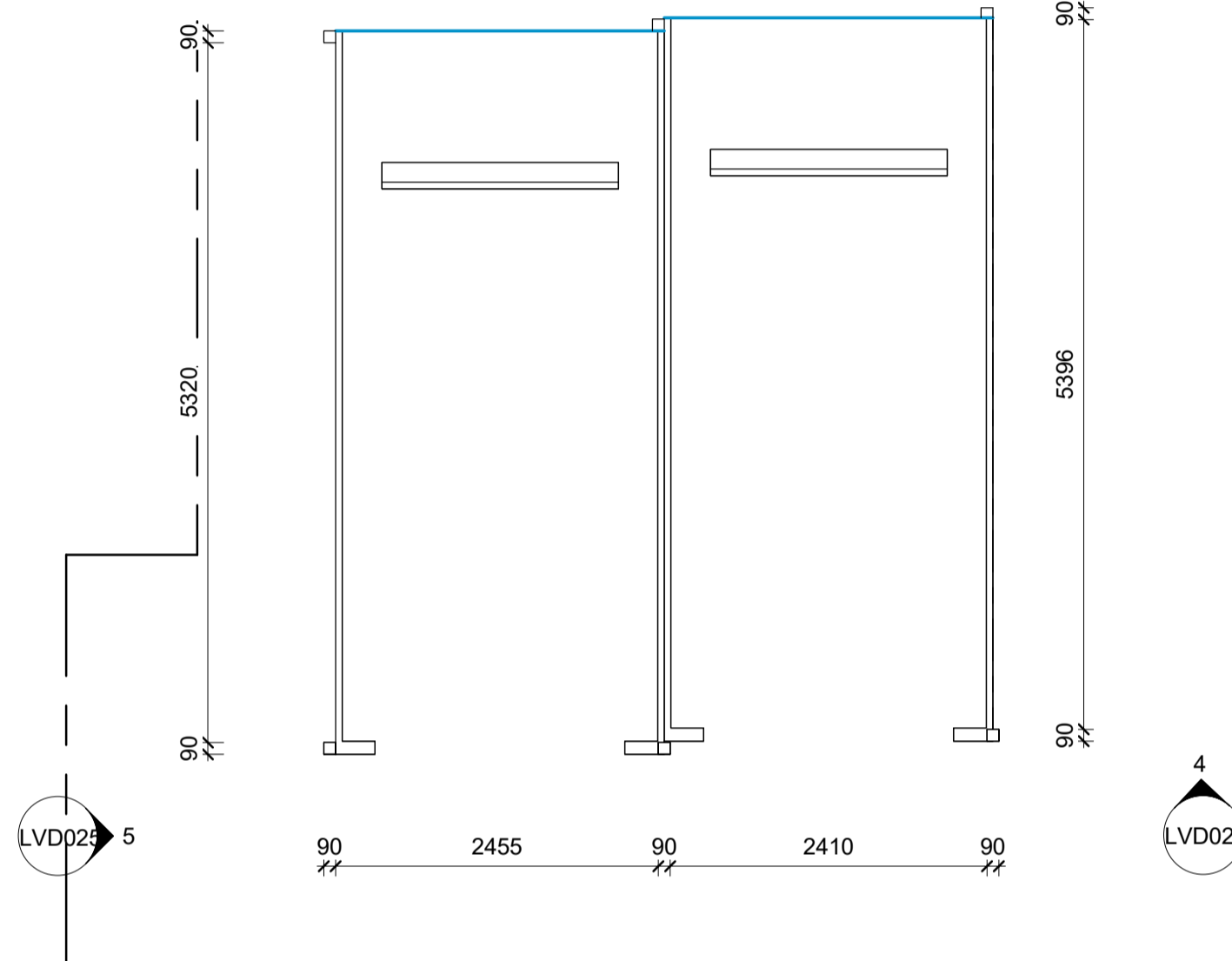
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Date	20.09.2024
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Scale	1 : 100



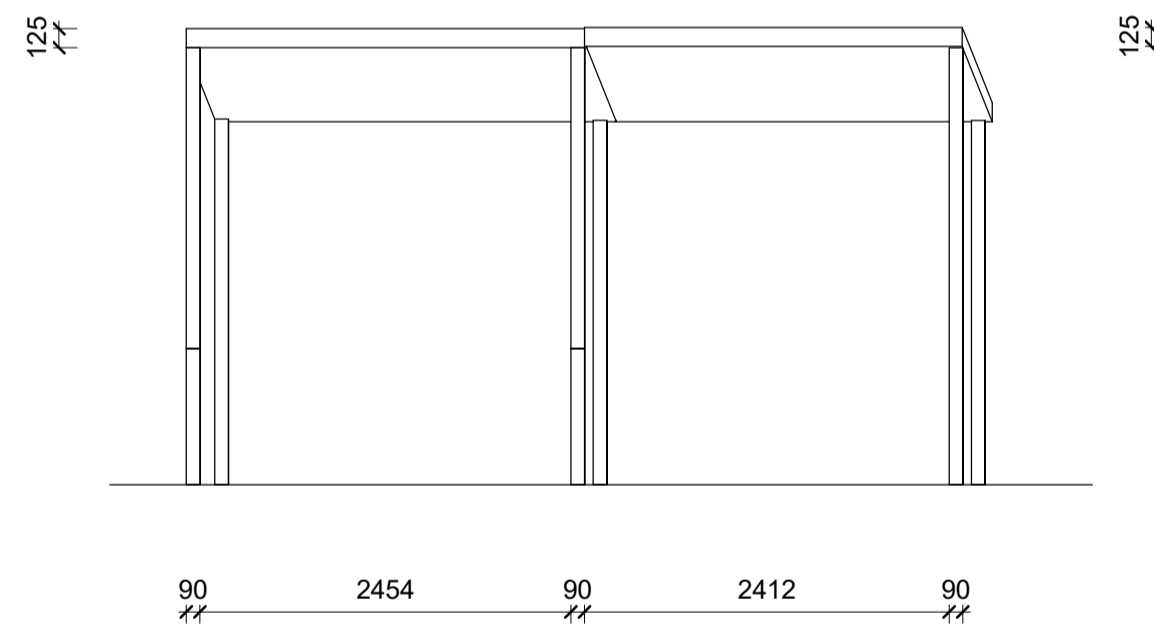
2 CARPORT 1 NORTH EAST
1 : 50



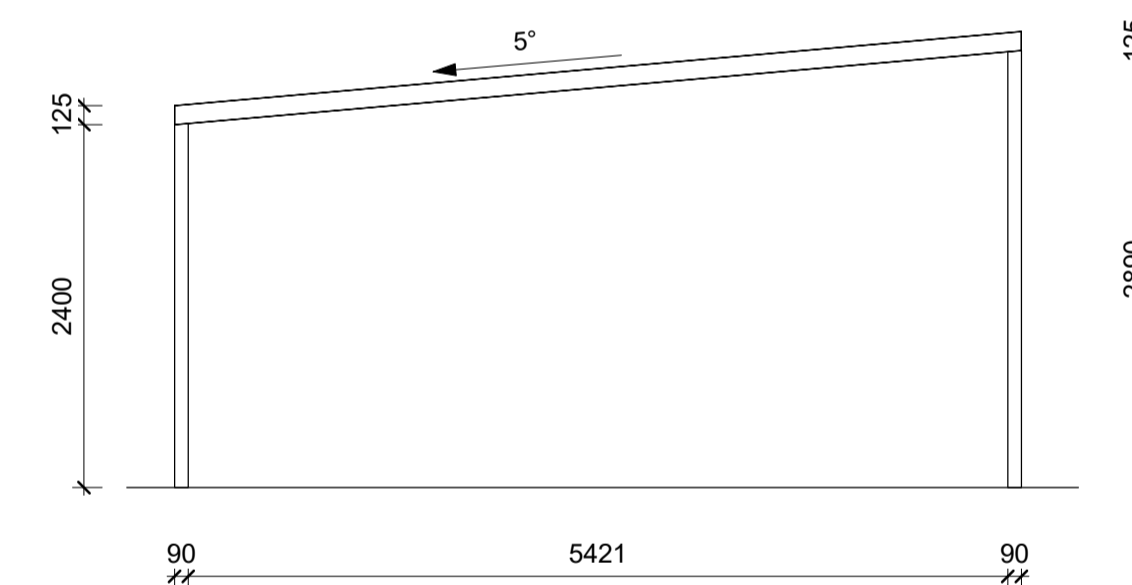
3 CARPORT 1 NORTH WEST
1 : 50



1 CARPORT PLAN 1
1 : 50



4 CARPORT 1 SOUTH EAST
1 : 50



5 CARPORT 1 SOUTH WEST
1 : 50

VERSION HISTORY

1.	_____
2.	_____
3.	_____
4.	_____
5.	_____
6.	_____
7.	_____
8.	_____

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CARPORT 1

Project number JOHMCG2402

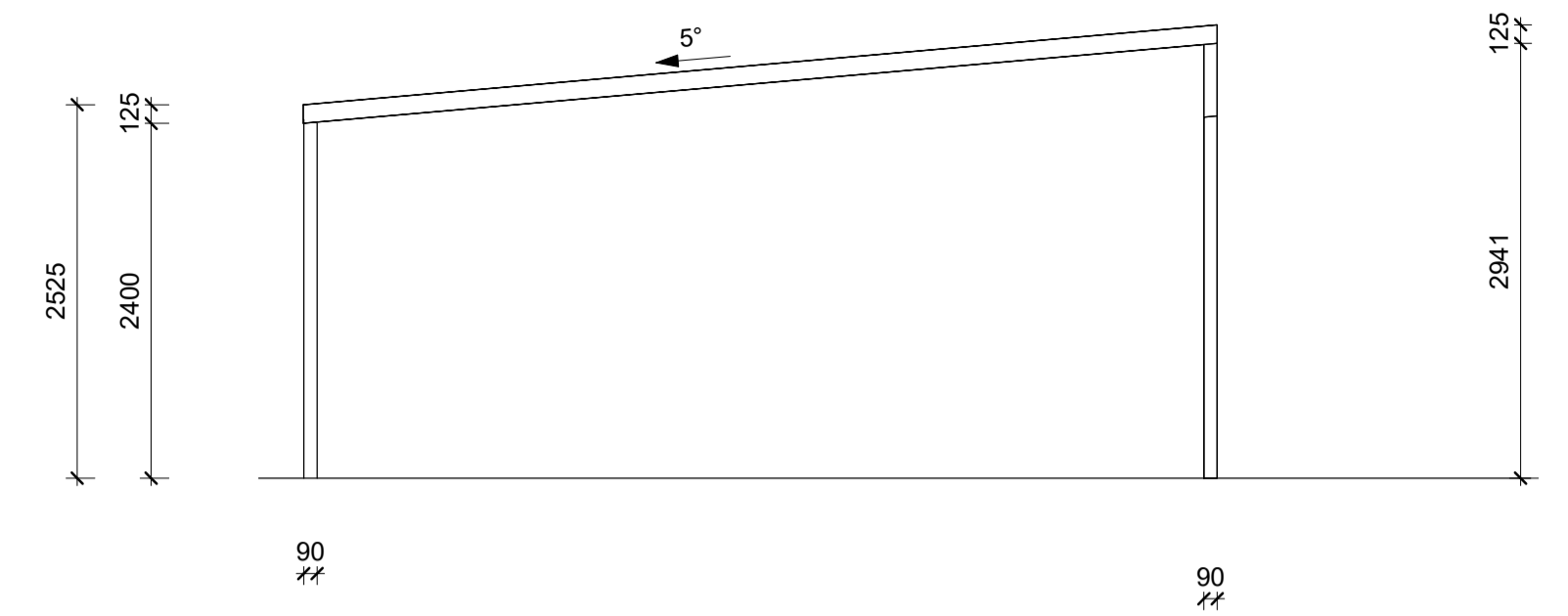
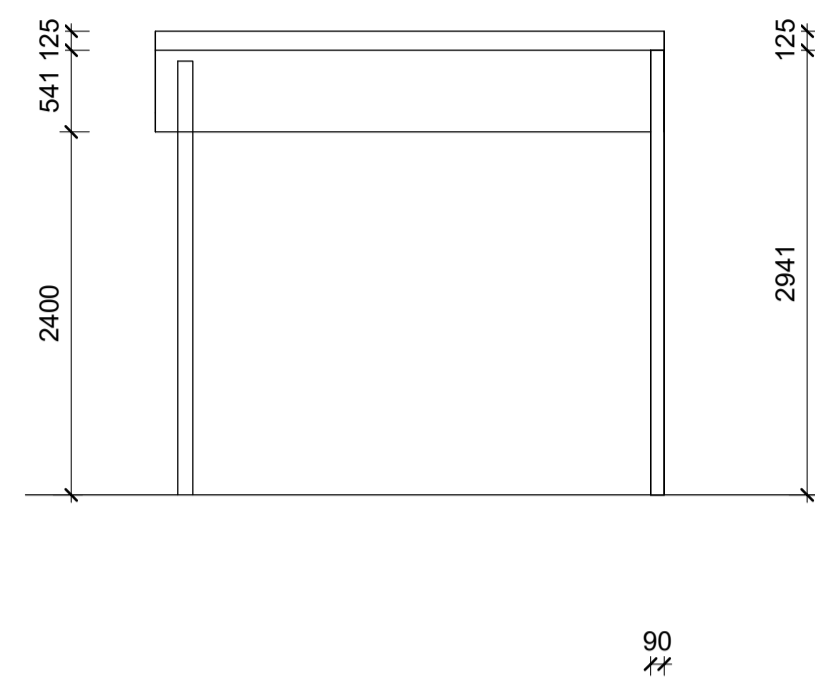
Date 20.09.2024

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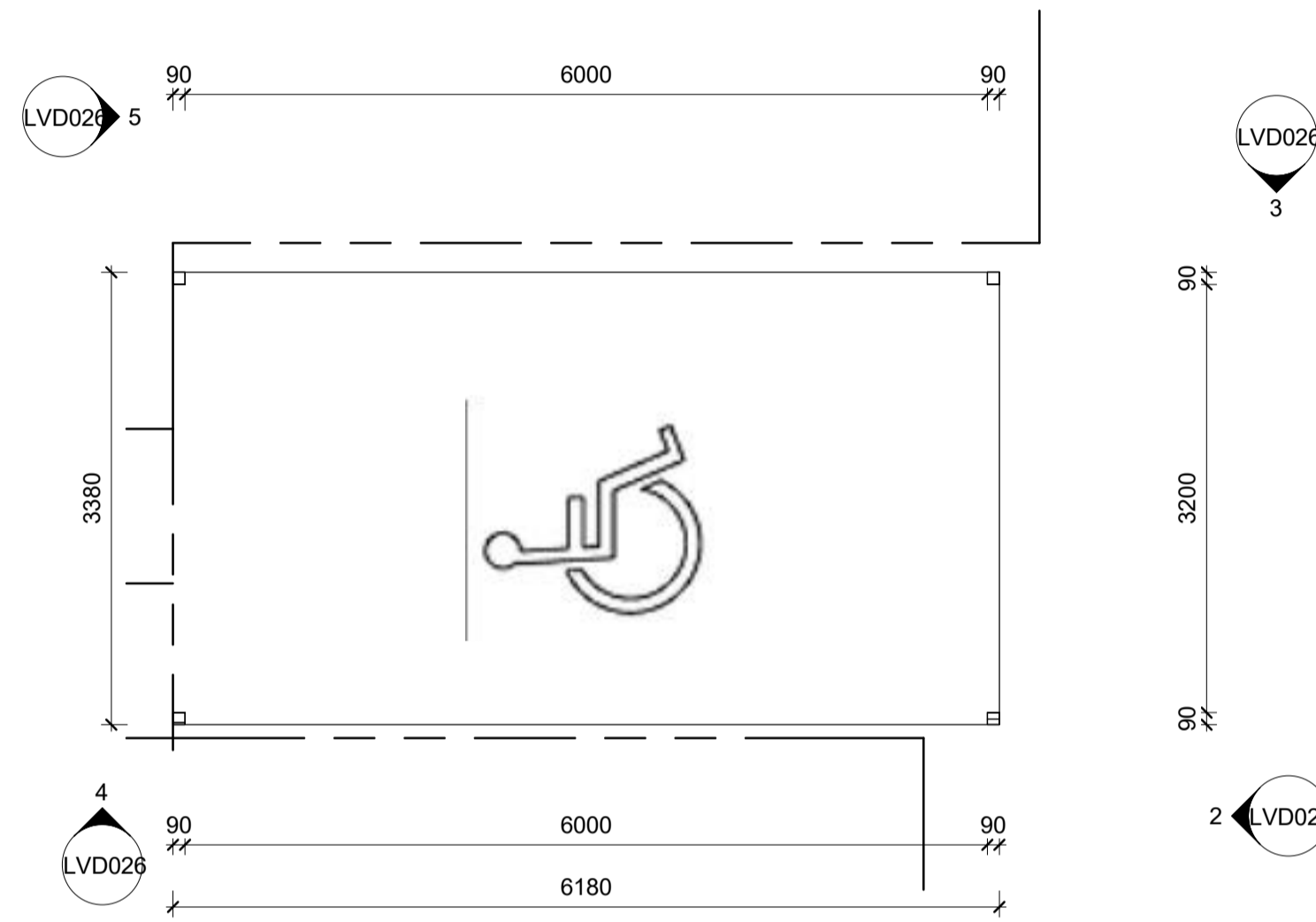
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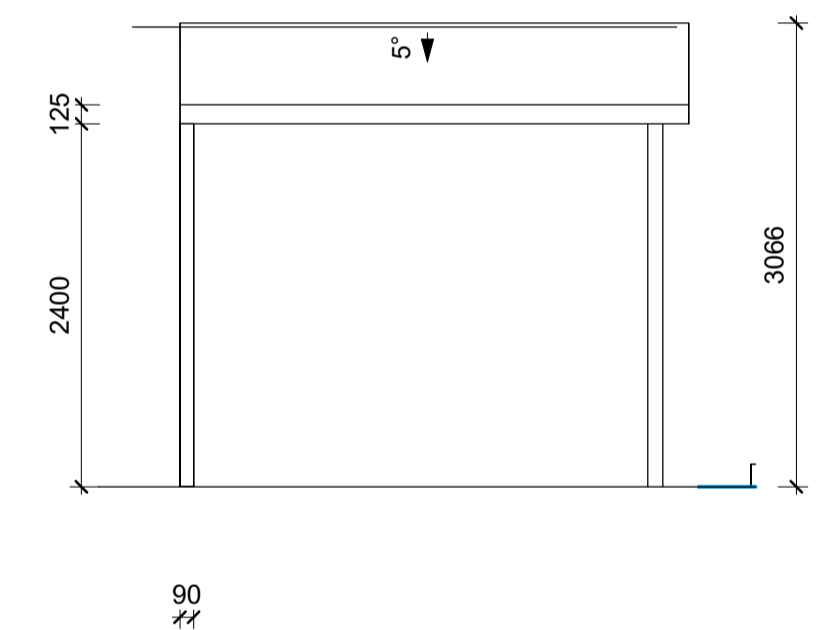


2 CARPORT 2 NORTH EAST
1 : 50

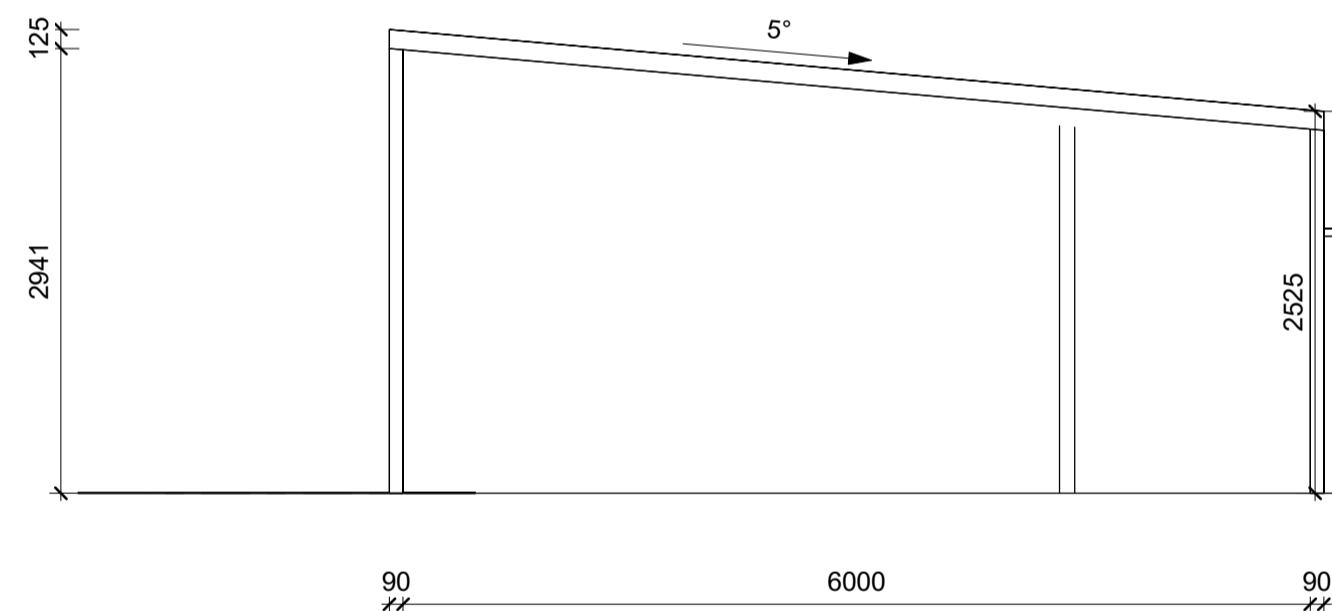
4 CARPORT 2 SOUTH EAST
1 : 50



1 CARPORT PLAN 2
1 : 50



5 CARPORT 2 SOUTH WEST
1 : 50



3 CARPORT 2 NORTH WEST
1 : 50

VERSION HISTORY

1.	_____
2.	_____
3.	_____
4.	_____
5.	_____
6.	_____
7.	_____
8.	_____

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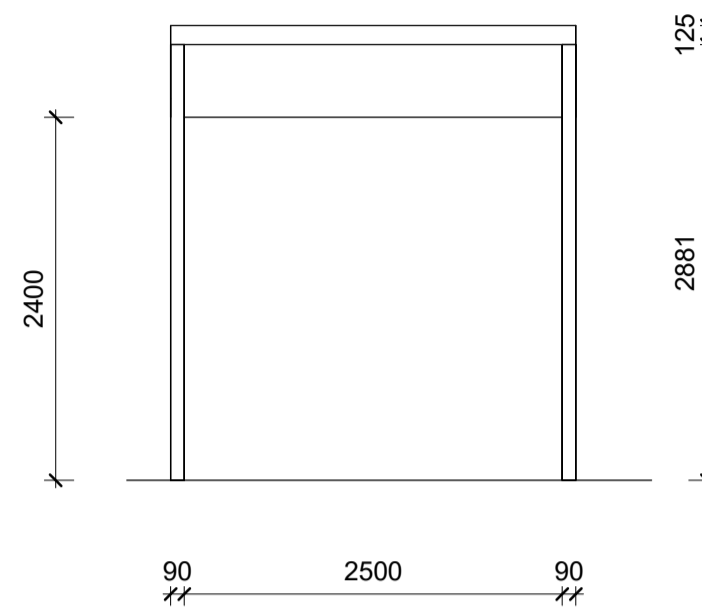


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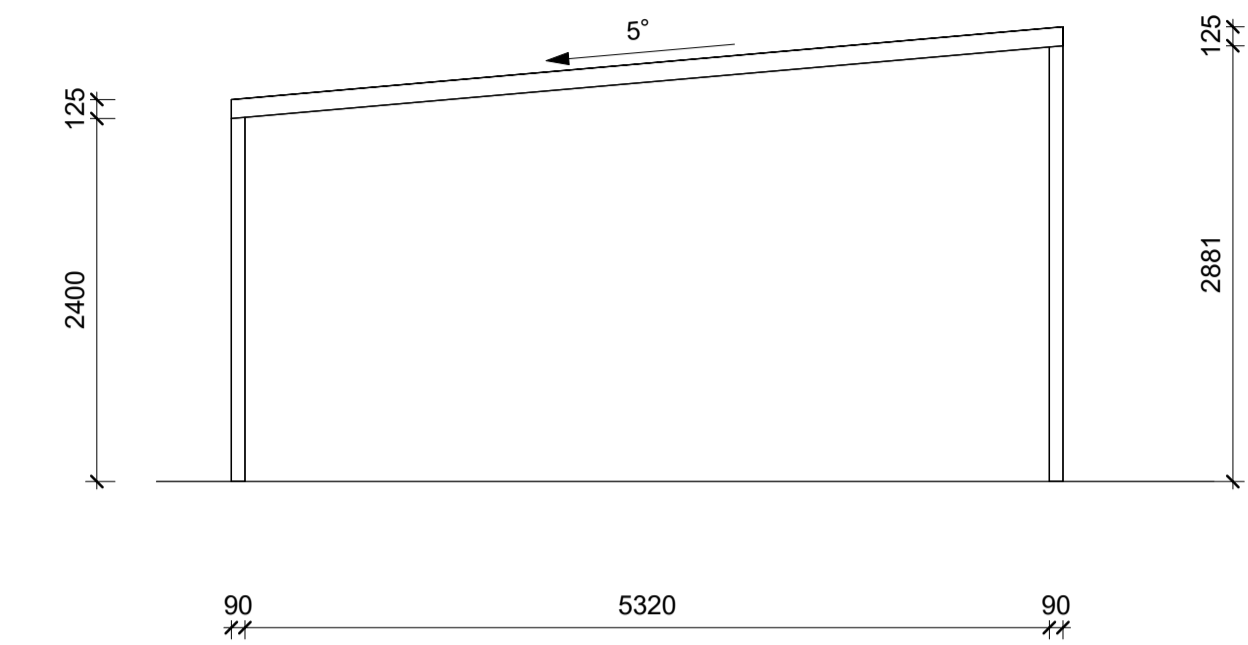
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CARPORT 2

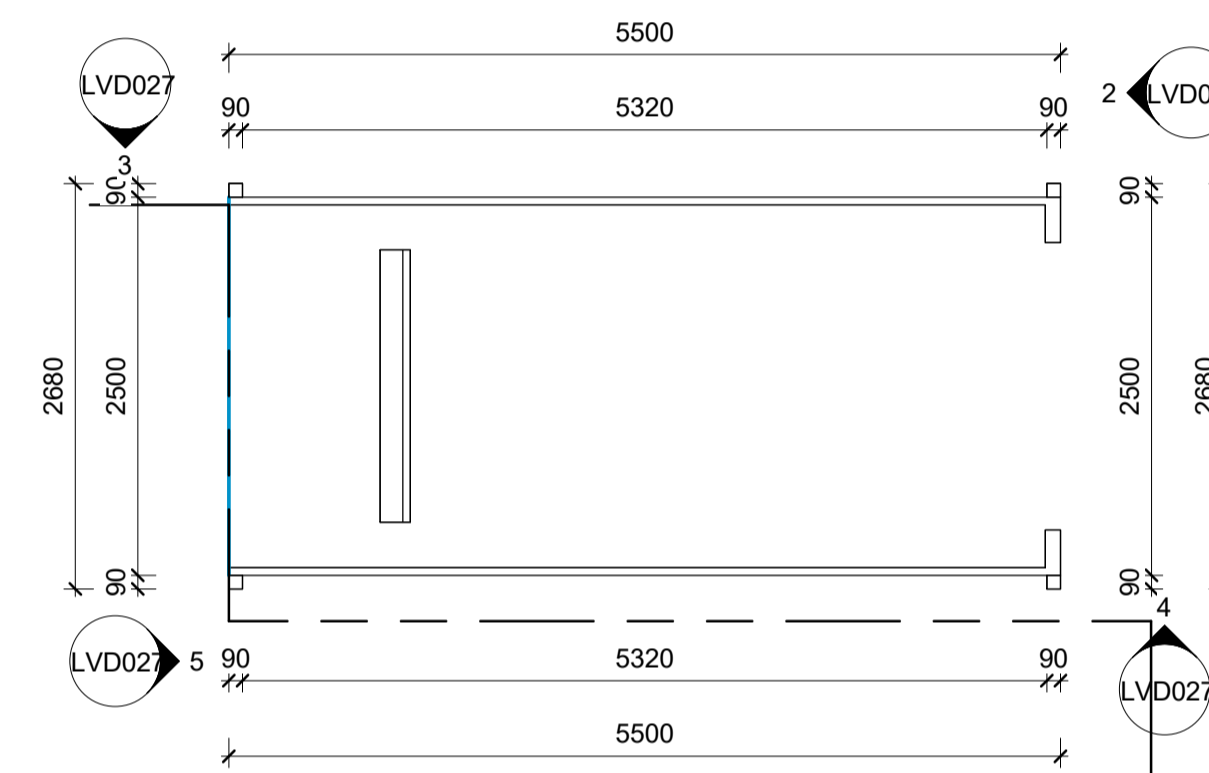
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Date	20.09.2024
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Checked by	MBE
LVD026	
Scale	1 : 50



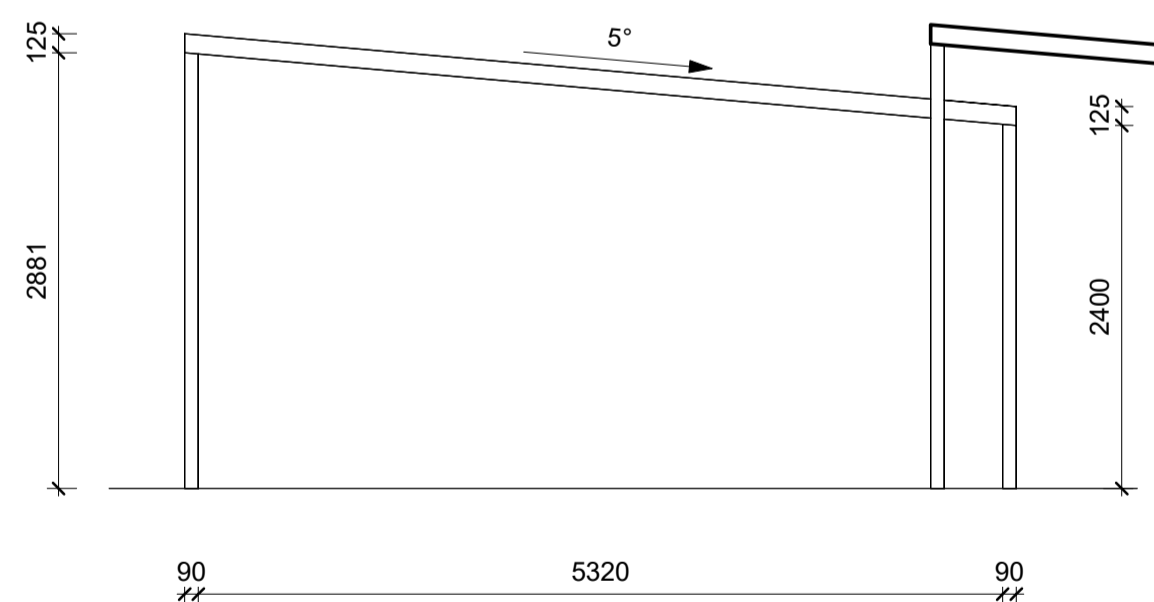
2 CARPORT 3 NORTH EAST
1 : 50



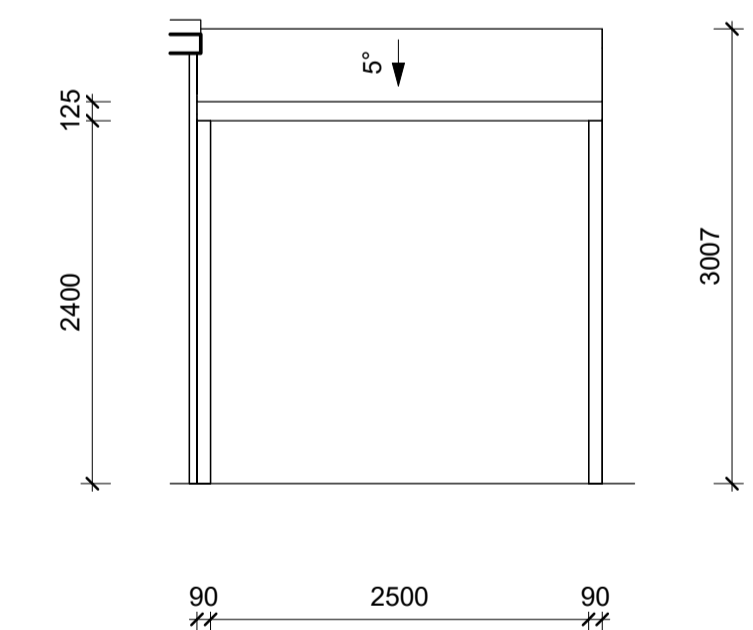
4 CARPORT 3 SOUTH EAST
1 : 50



1 CARPORT PLAN 3
1 : 50



3 CARPORT 3 NORTH WEST
1 : 50



5 CARPORT 3 SOUTH WEST
1 : 50

VERSION HISTORY

1.	_____
2.	_____
3.	_____
4.	_____
5.	_____
6.	_____
7.	_____
8.	_____

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JOHN MCGRATH

CARPORT 3

Project number JOHMCG2402

Date 20.09.2024

Drawn by LVD

Checked by MBE

LVD027

Scale 1 : 50



VERSION HISTORY

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____

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JOHN MCGRATH

STREETSCAPE

Project number JOHMCG2402

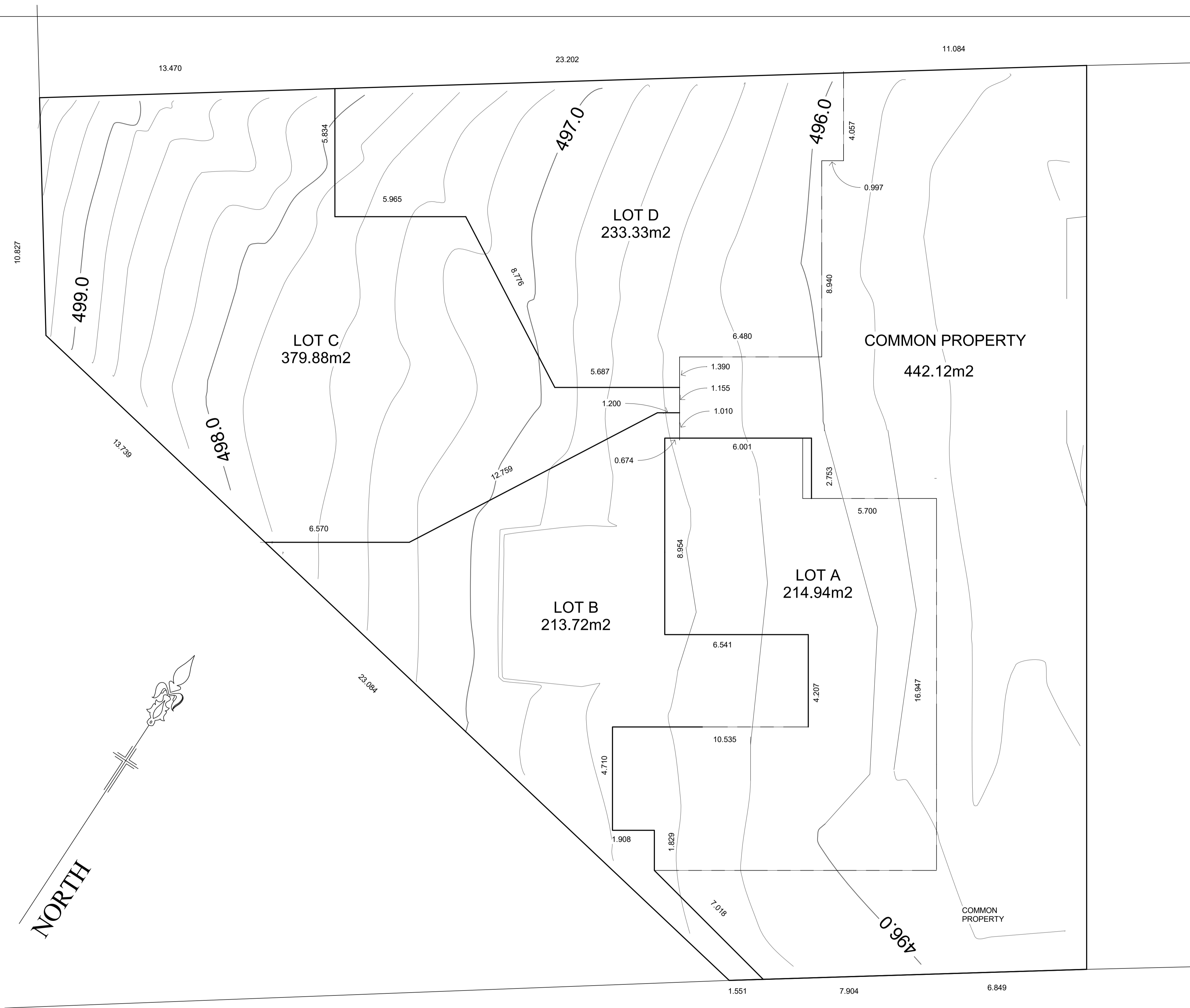
Date 05.11.2024

Drawn by LVD

Checked by MBE

LVD028

Scale



VERSION HISTORY

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3.	_____
4.	_____
5.	_____
6.	_____
7.	_____
8.	_____

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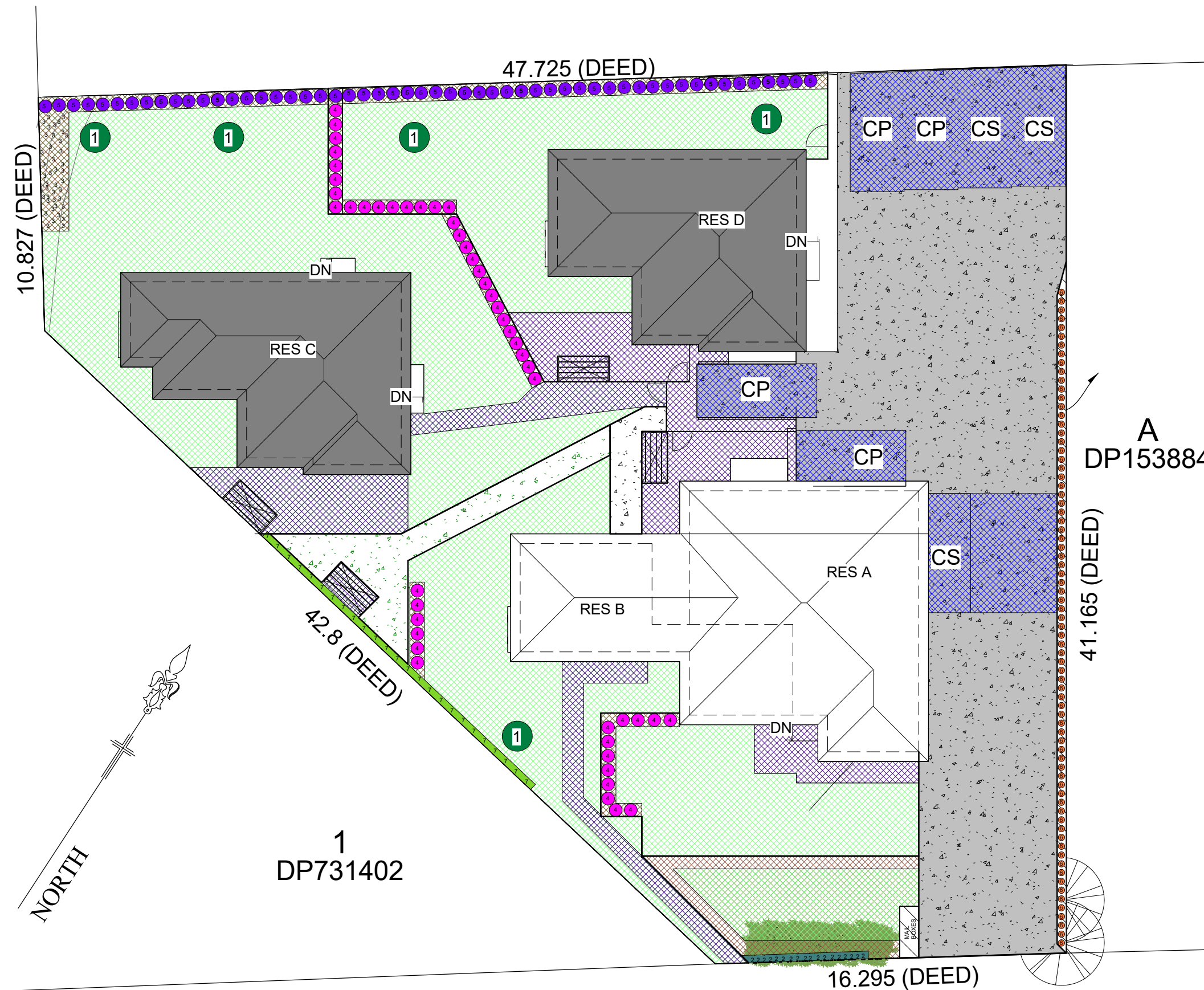


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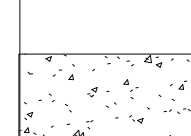
STRATA PLAN

Project number	JOHMCG2402
Date	20.09.2024
Drawn by	LVD
Checked by	MBE
LVD029	
Scale	1 : 100










LEGEND

GROUND COVER

-  TAN BARK
-  CANBERRA TURF BLEND
-  DARK GREY COLOURED CONCRETE
-  BIRCH GRAVEL
-  PAVERS

PLANTING

-  1 - ANGOPHORA HISPIDA
-  2 - PITTOSTRUM HEDGE
-  3 - MIX OF AUSTRALIAN GRASSES
-  4 - MYOPORRUM PARVI FOLIUM
-  5 - DAMPIERA STRICTA
-  6 - JASMINE TRELLIS
-  7 - PHOTINIA SUPER HEDGE

NOTE: IRRIGATION SYSTEM TO BE INSTALLED

LANDSCAPE PLAN

JOHN MCGRATH

MULTI UNIT DEVELOPMENT

141 MEEHAN STREET

Enter address here



LANDSCAPE CALCULATIONS

TOTAL AREA FORWARD THE BUILDING LINE: 236.97m²
 LANDSCAPE AREA REQUIRED FORWARD THE BUILDING LINE: 59.24m²
 PROPOSED LANDSCAPE AREA FORWARD THE BUILDING LINE: 172.30

TOTAL SITE AREA: 1480m²
 TOTAL REQUIRED LANDSCAPE (40% OF TOTAL SITE): 592m²
 TOTAL LANDSCAPE AREA PROPOSED: 776.70m²

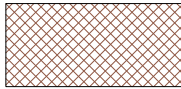
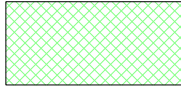
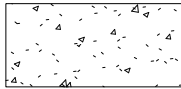
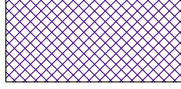
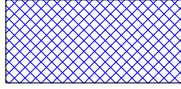
TOTAL PROPOSED RESIDENCE A LANDSCAPING AREA: 116.26m²
 TOTAL PROPOSED RESIDENCE B LANDSCAPING AREA: 126.32m²
 TOTAL PROPOSED RESIDENCE C LANDSCAPING AREA: 295.15m²
 TOTAL PROPOSED RESIDENCE D LANDSCAPING AREA: 153.80m²

NOTE: IRRIGATION SYSTEM TO BE INSTALLED














NOTE: MIX OF AUSTRALIAN GRASSES TO BE A MIXTURE OF THE FOLLOWING:

- AUSTROSTIPA DENSIFLORA
- JOYCEA PALLIDA
- LOMANDRA CONFERTIFOLIA
- THEMEDA TRIANDRA

GROUND COVER

	TAN BARK
	CANBERRA TURF BLEND
	DARK GREY COLOURED CONCRETE
	BIRCH GRAVEL
	PAVERS

PLANTING

		<u>AGE</u>	<u>QUANTITY</u>	<u>POT SIZE</u>	<u>IMAGE</u>
	1 - ANGOPHORA HISPIDA	JUVENILE	5	200L	
	2 - PITTOSTRUM HEDGE	MATURE	18	30cm	
	3 - MIX OF AUSTRALIAN GRASSES	MATURE	N/A	N/A	N/A
	4 - MYOPORRUM PARVI FOLIUM	JUVENILE	18	14cm	
	5 - DAMPIERA STRICTA	JUVENILE	52	30cm	
	6 - JASMINE TRELLIS	JUVENILE	75	10cm	
	7 - PHOTINIA SUPER HEDGE	JUVENILE	25	40cm	

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MCGRATH

SHADOW
DIAGRAM 9AM
PRE
DEVELOPMENT

Project number JOHMCG2402

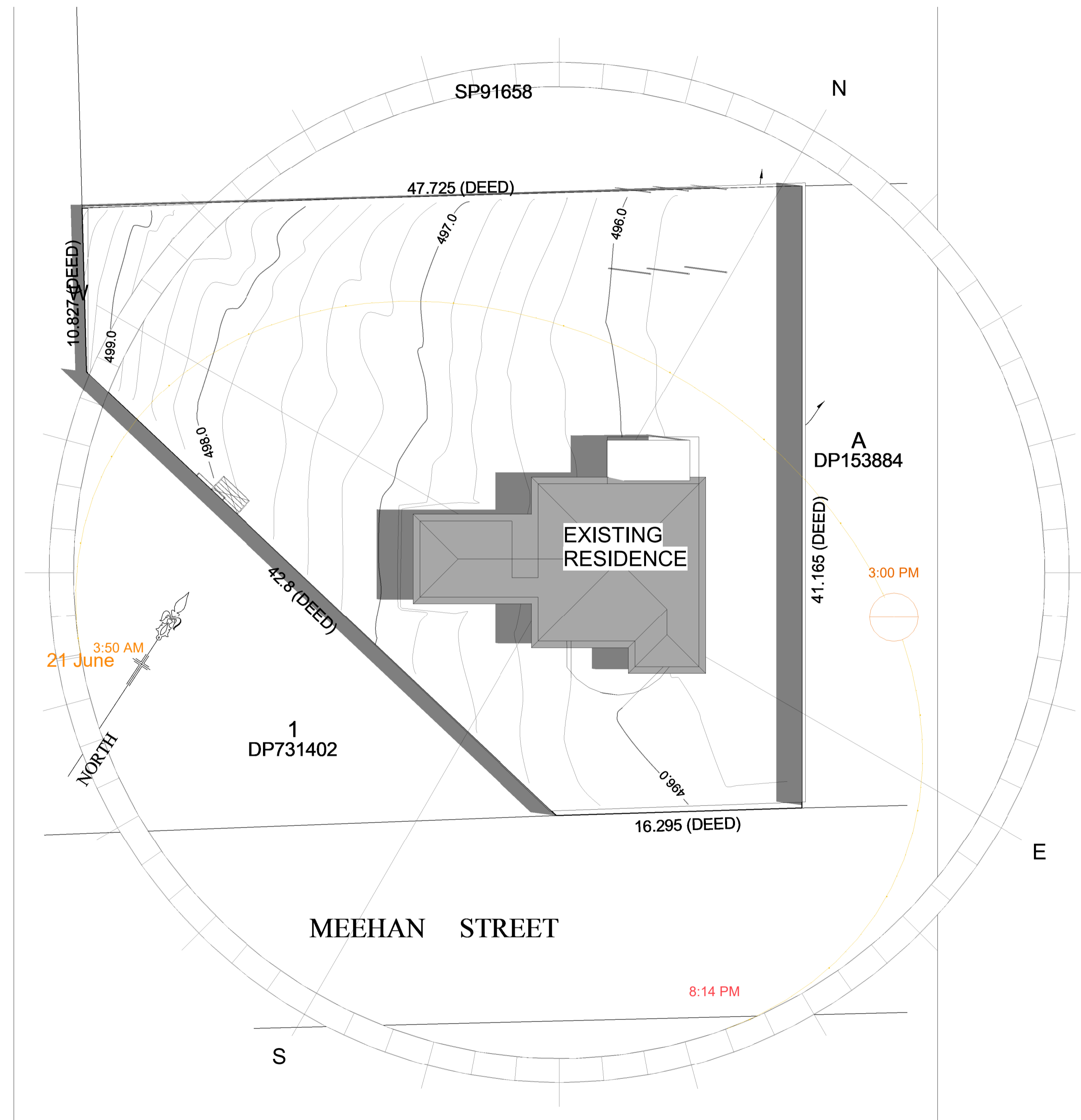
Date 15.09.2024

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YB-A1

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SHADOW
DIAGRAM 12PM
PRE
DEVELOPMENT

Project number JOHMCG2402

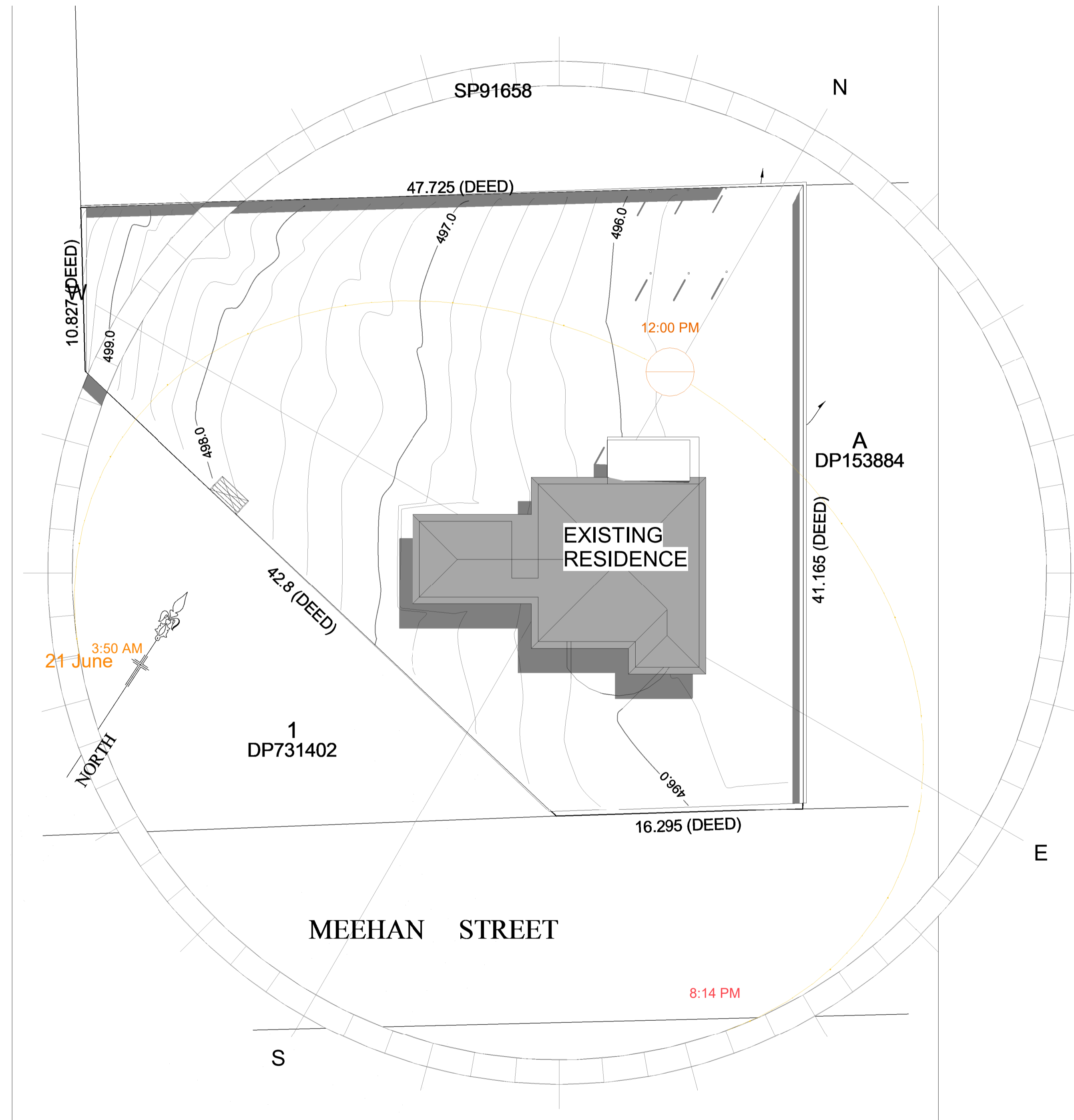
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SHADOW
DIAGRAM 3PM
PRE
DEVELOPMENT

Project number JOHMCG2402

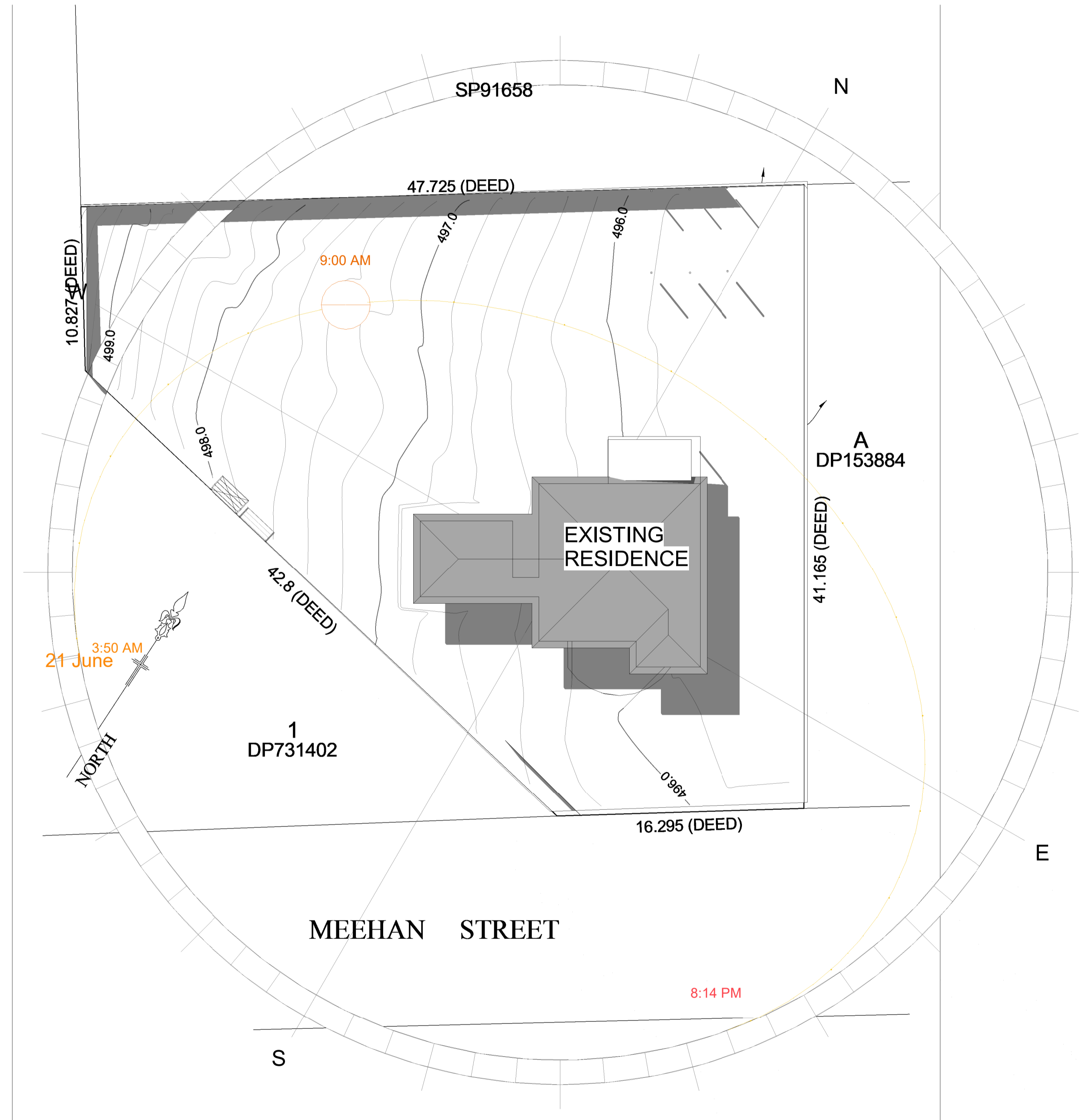
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SHADOW
DIAGRAM 9AM
POST
DEVELOPMENT

Project number JOHMCG2402

Date 15.09.2024

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SHADOW
DIAGRAM 12PM
POST
DEVELOPMENT

Project number JOHMCG2402

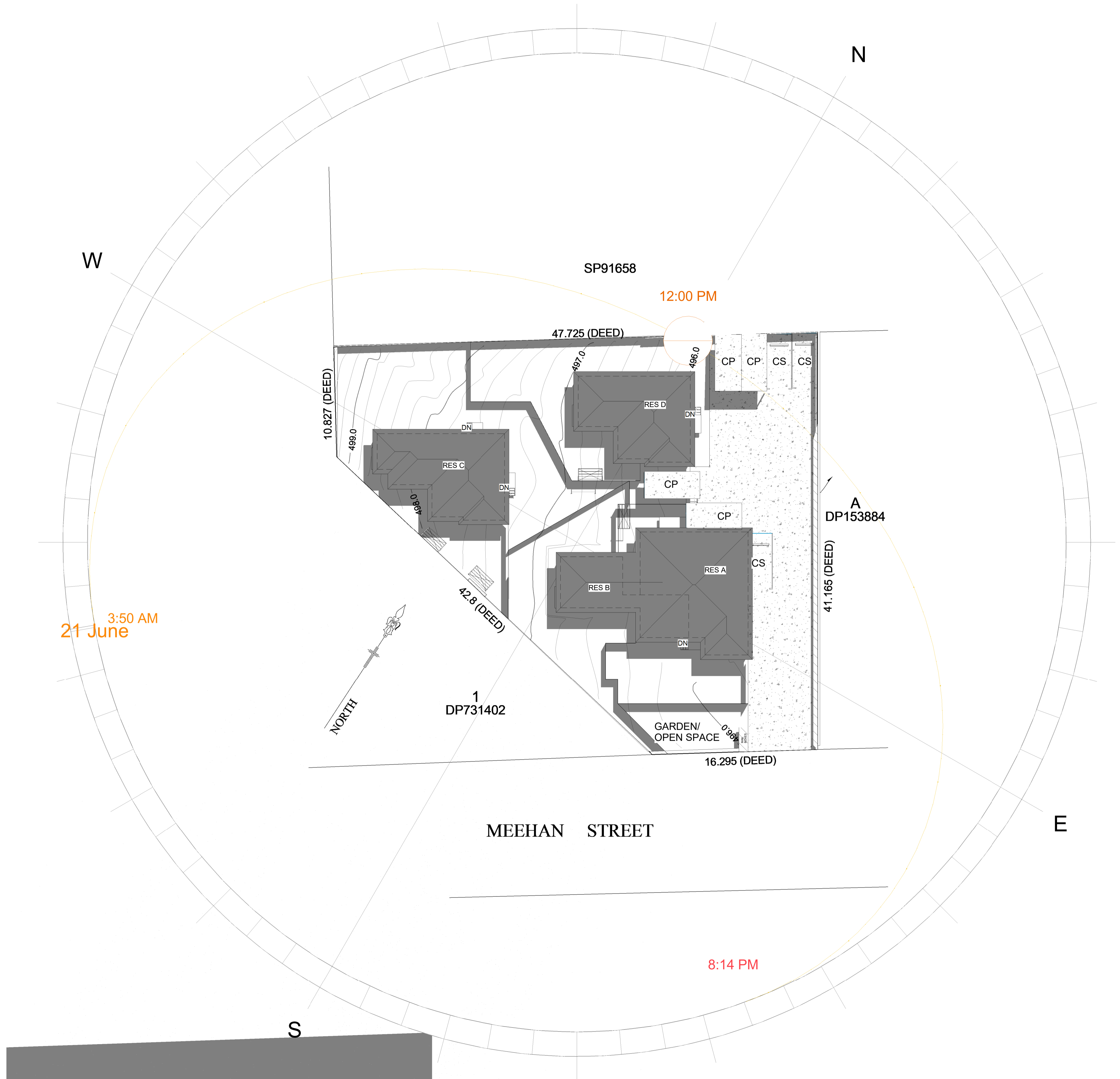
Date 15.09.2024

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SHADOW
DIAGRAM 3PM
POST
DEVELOPMENT

Project number JOHMCG2402

Date 15.09.2024

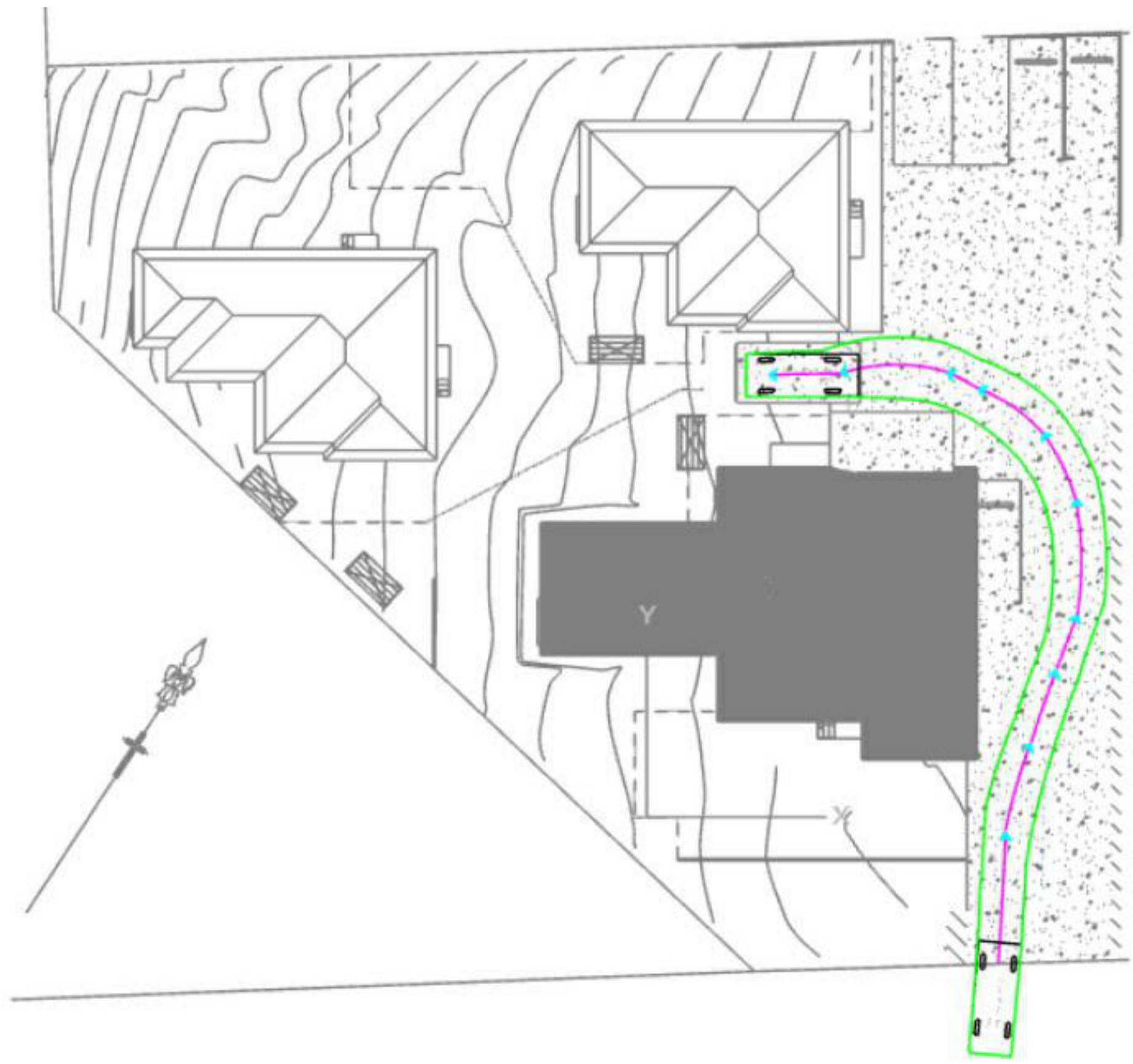
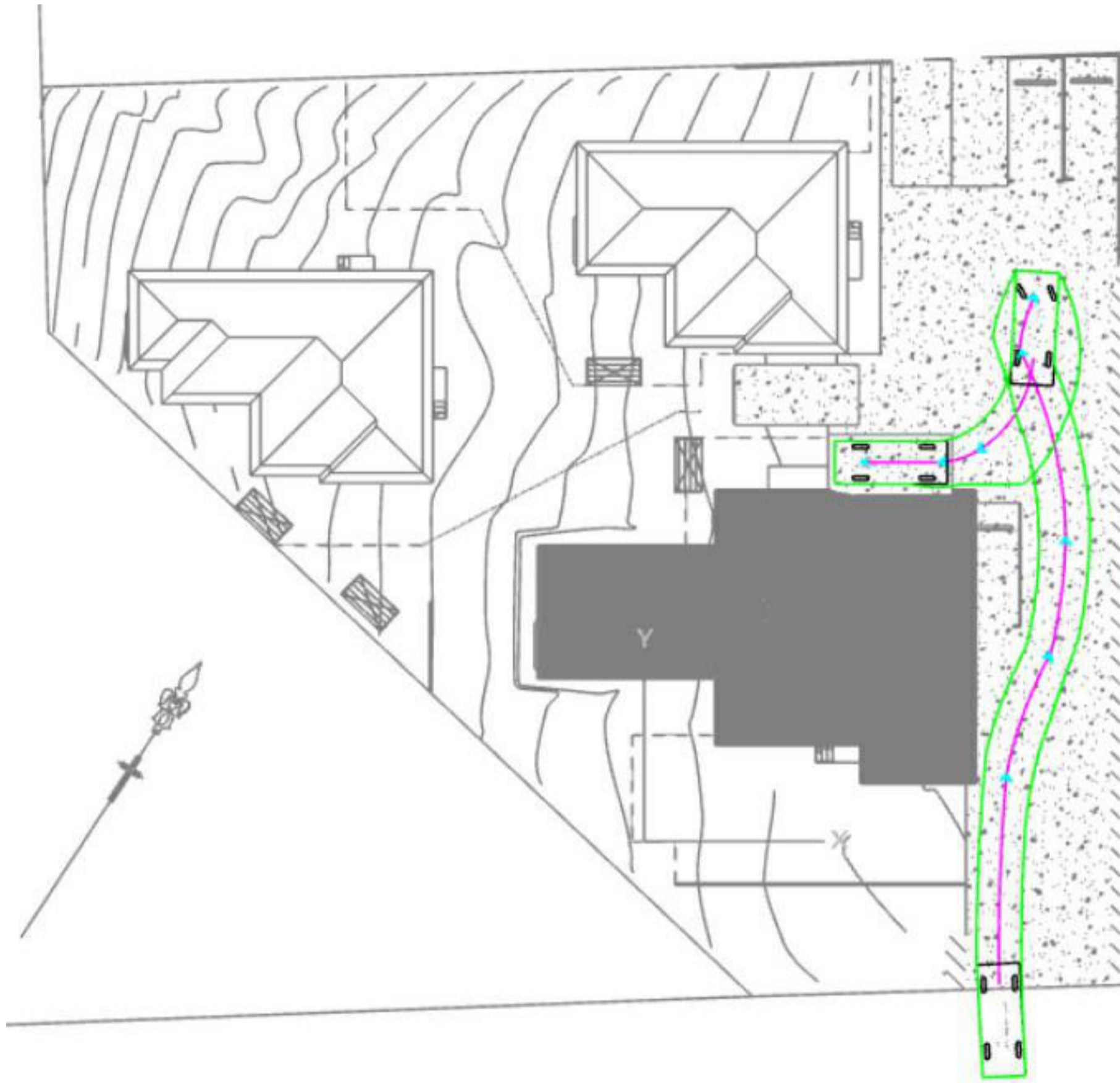
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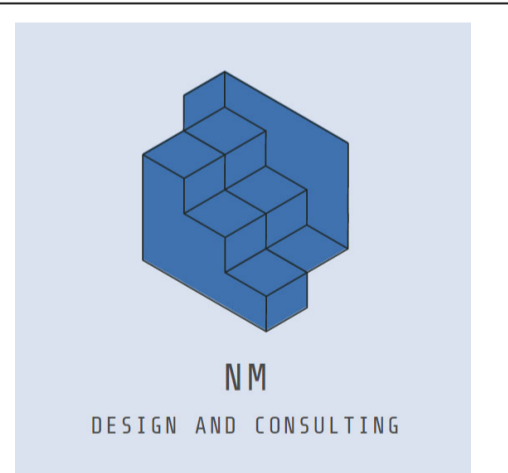
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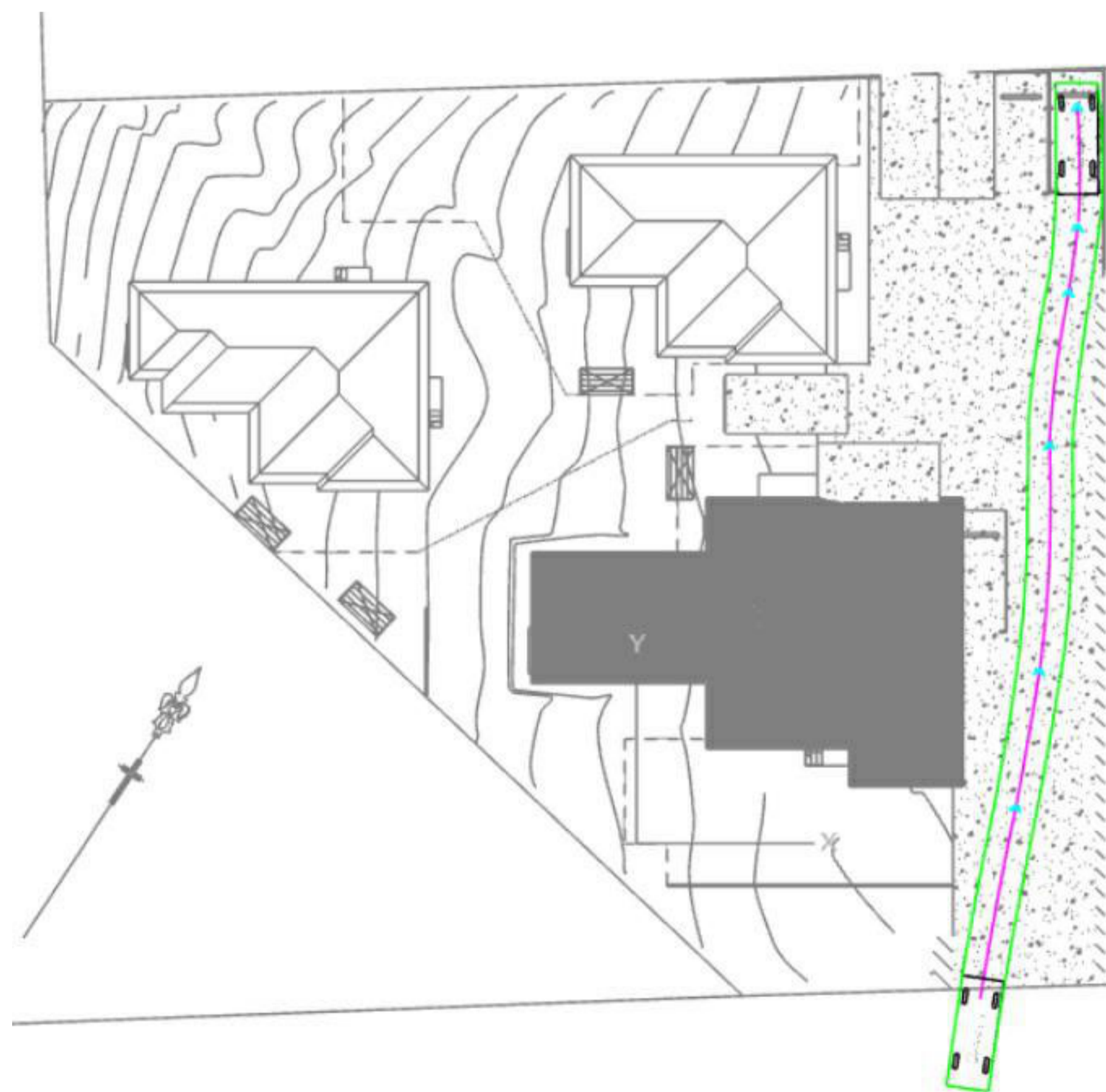
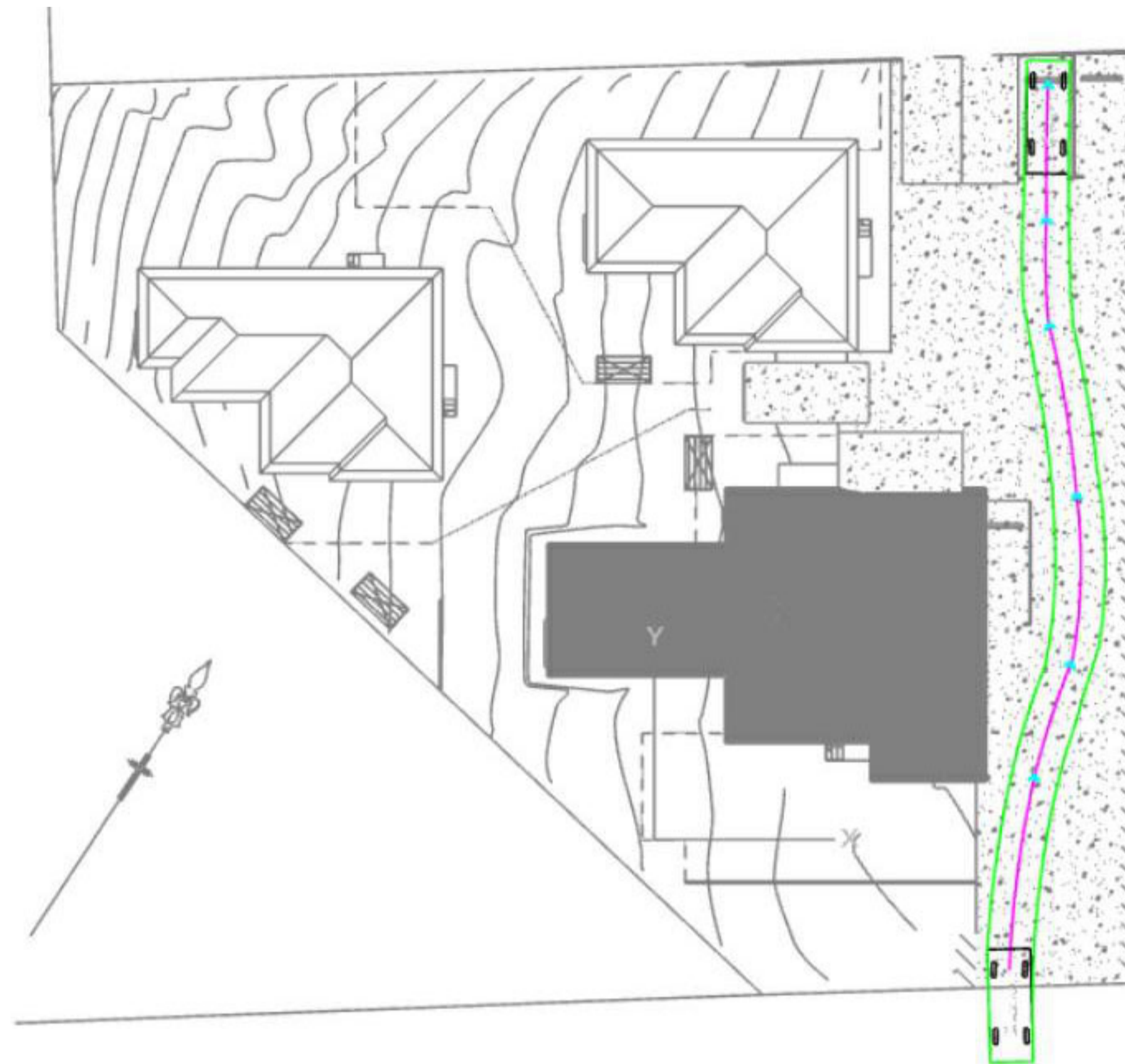
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VEHICLE MOVEMENT

Project number	JOHMCG2402
Date	10.09.2024
Drawn by	NM
Checked by	NM

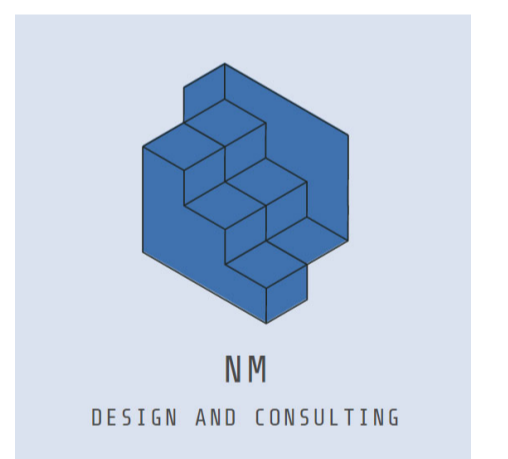
NM001

Scale



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VEHICLE MOVEMENT

Project number JOHMCG2402

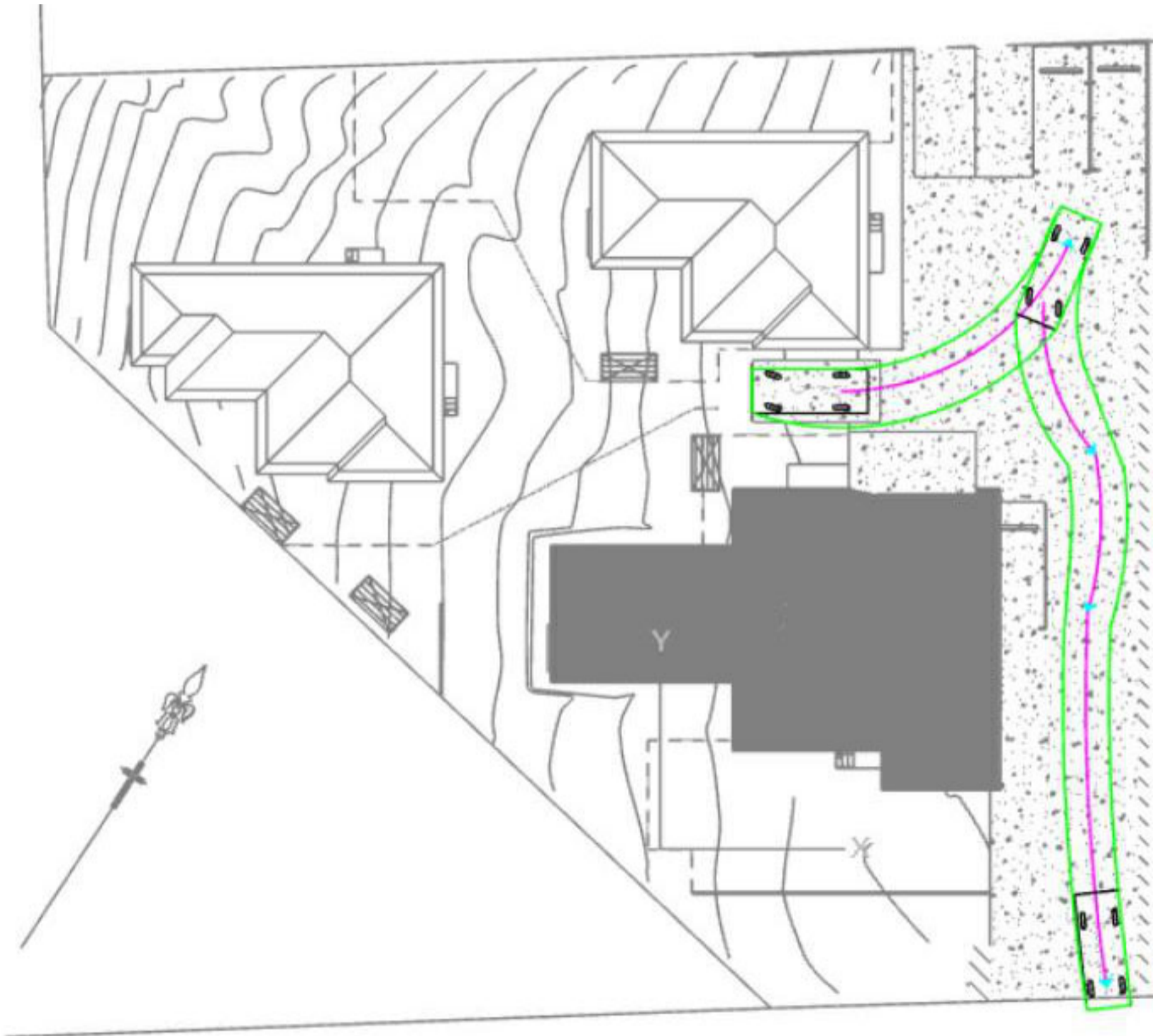
Date 10.09.2024

Drawn by NM

Checked by NM

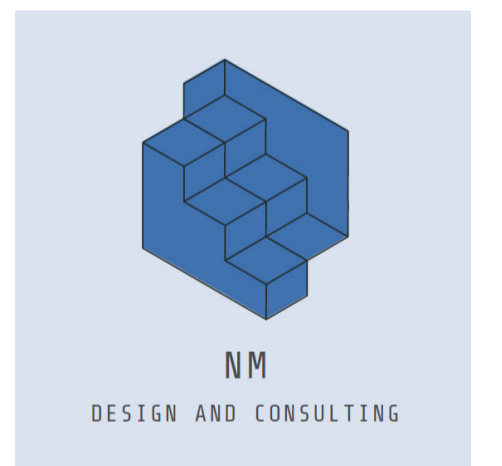
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Scale



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VEHICLE MOVEMENT

Project number JOHMCG2402

Date 10.09.2024

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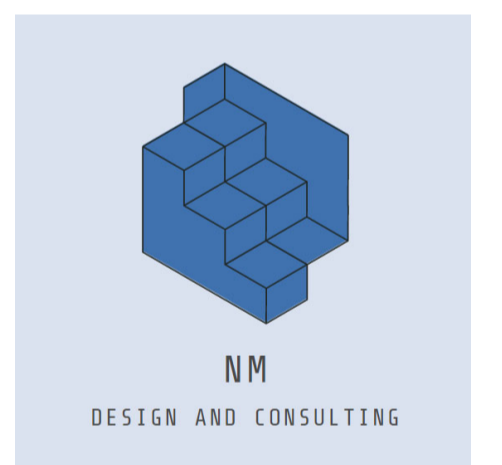
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VEHICLE MOVEMENT

Project number JOHMCG2402

Date 10.09.2024

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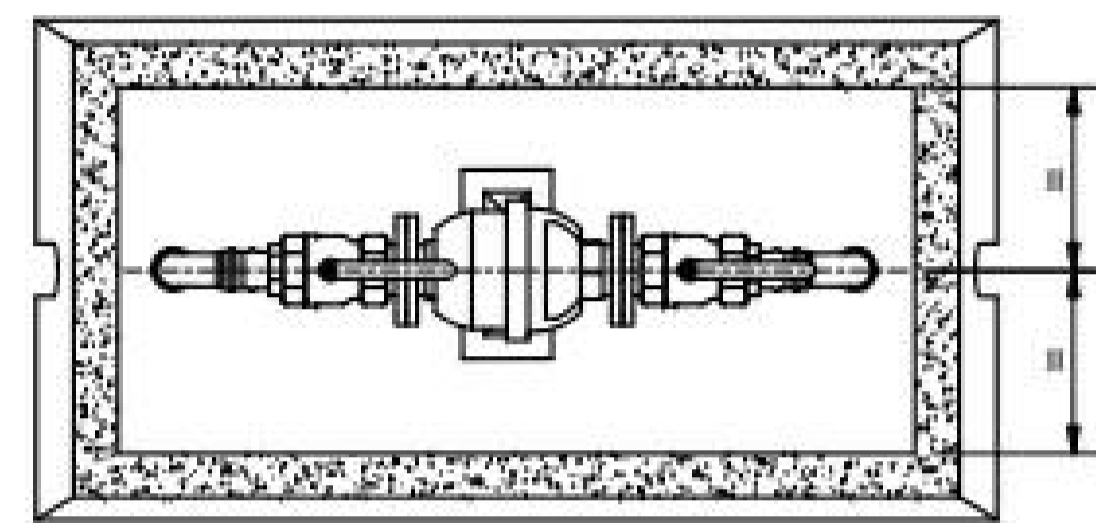
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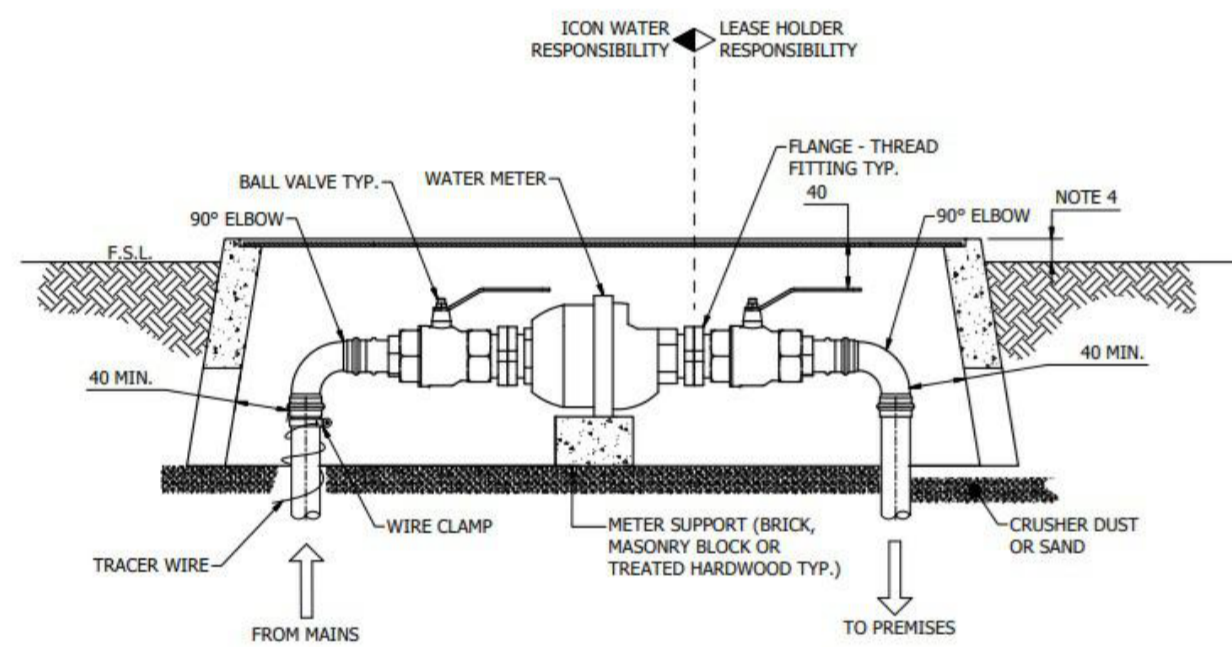
Scale

EXTERNAL SERVICES PLAN

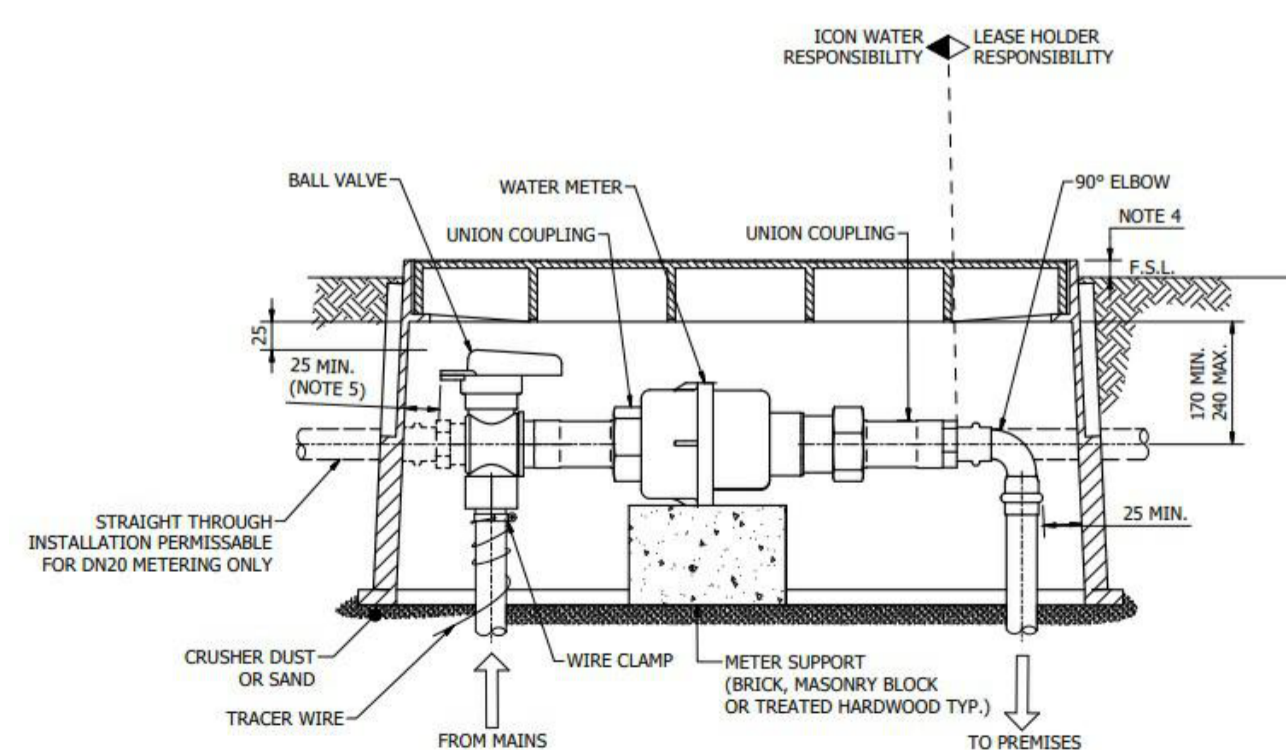
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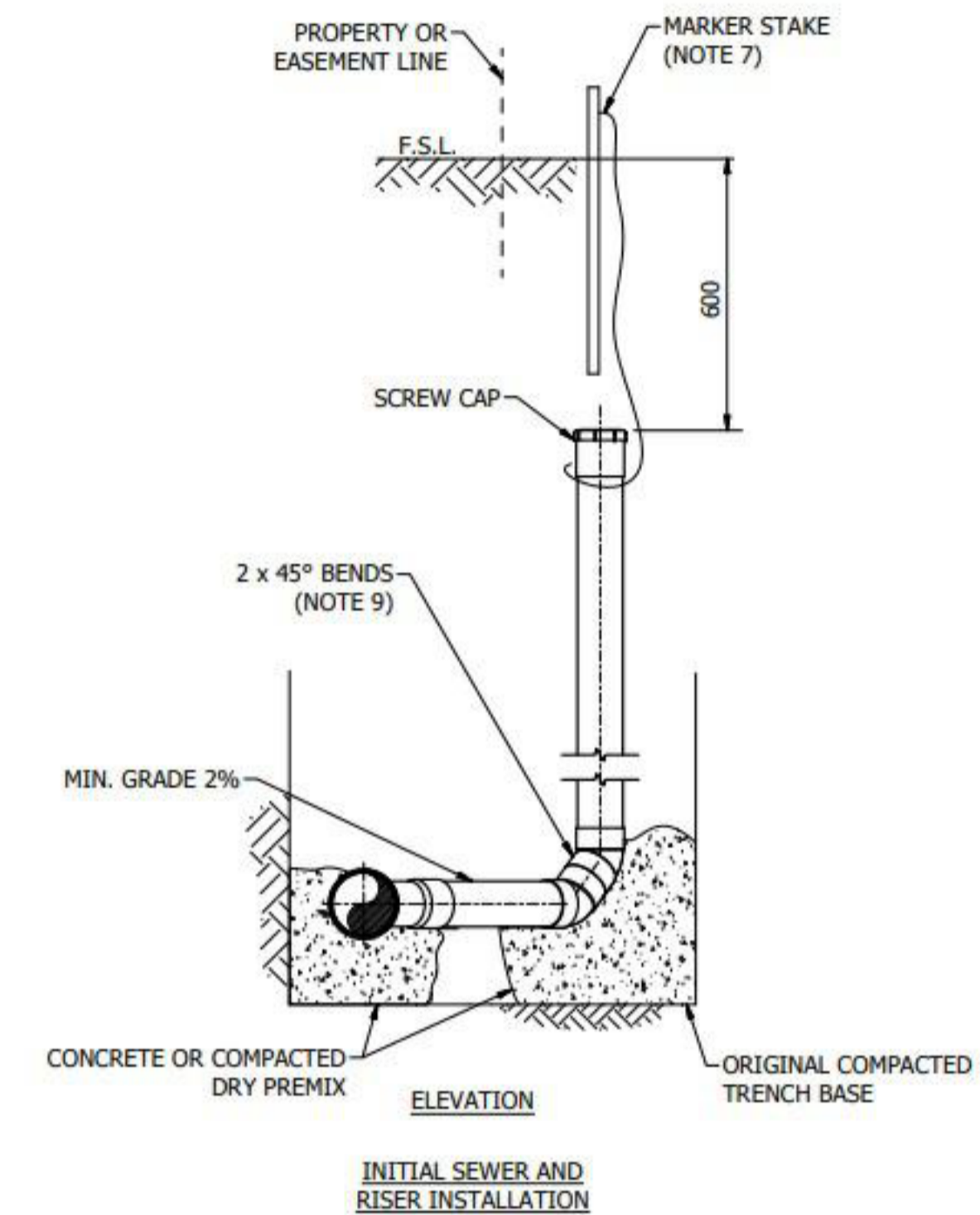
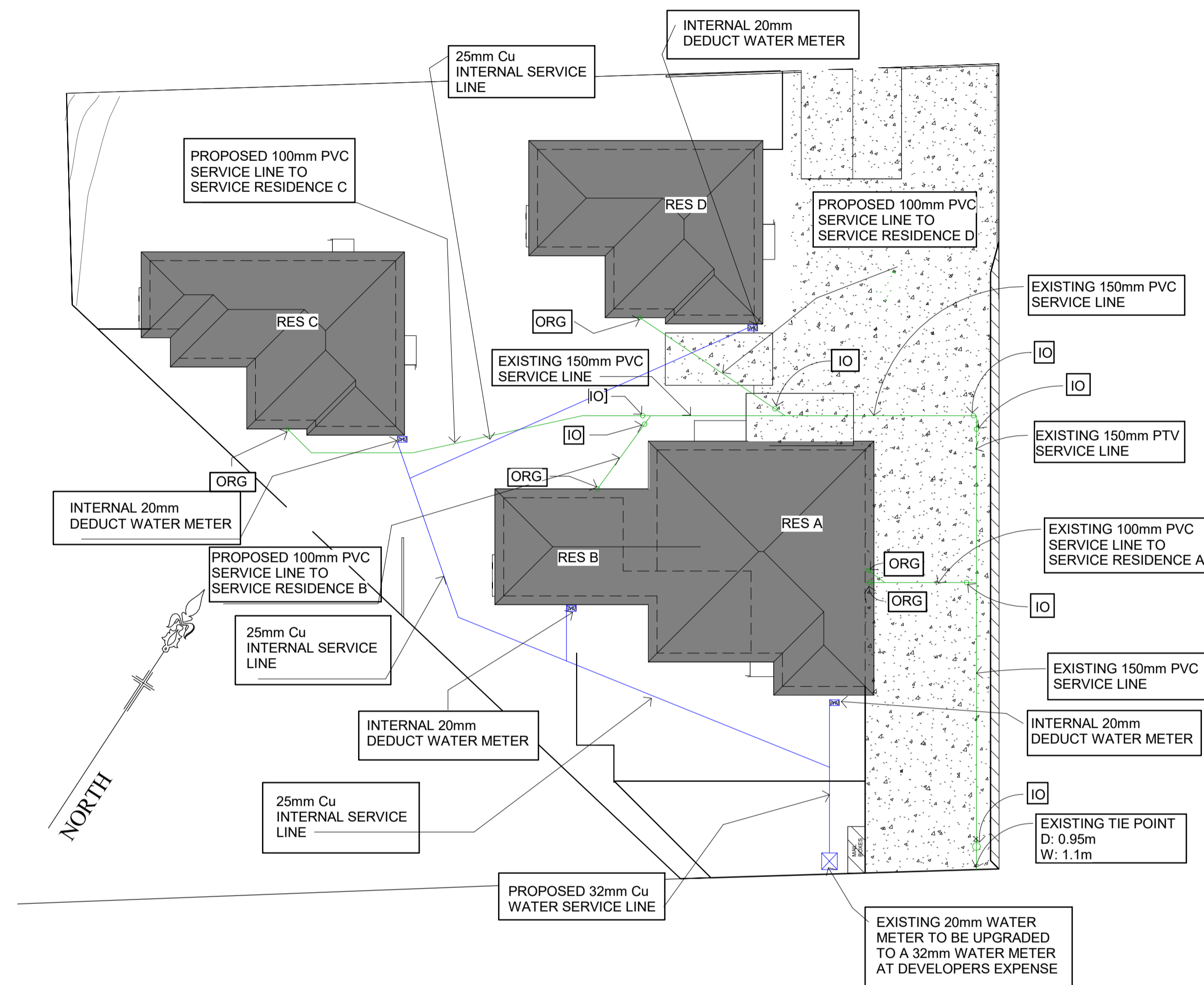
PLAN



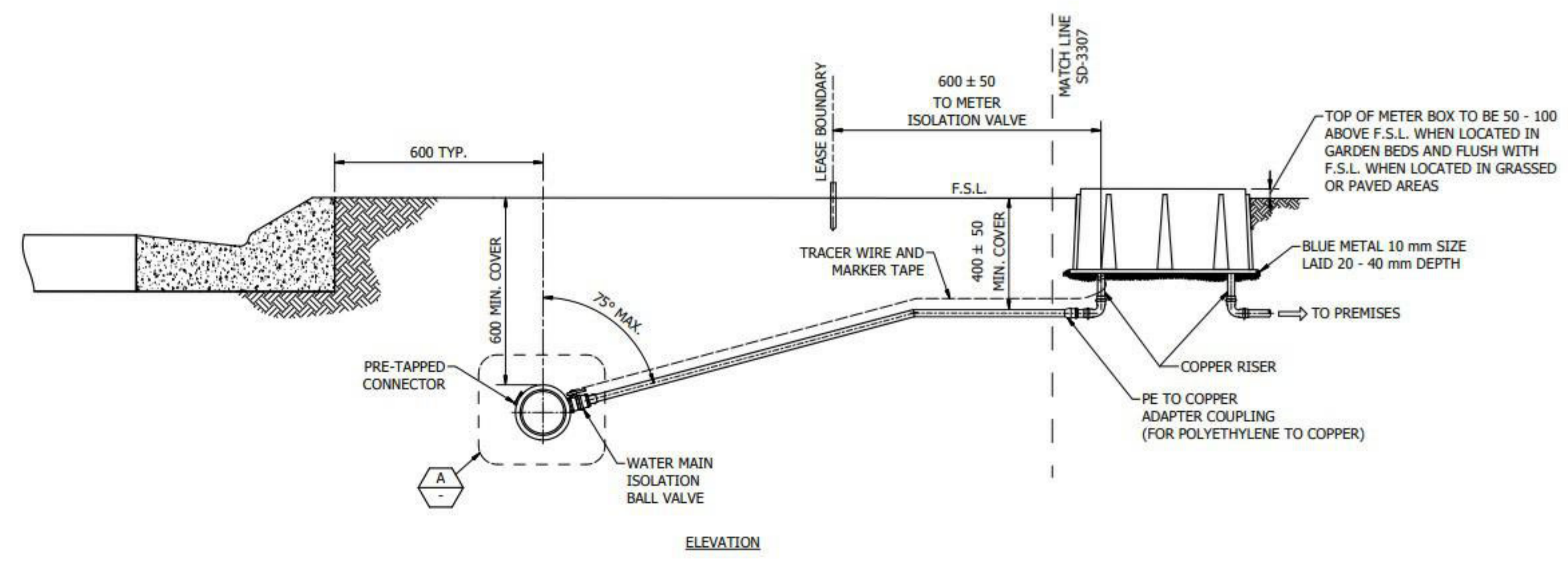
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DN32 & DN40 METER INSTALLATION



SECTIONAL ELEVATION
DN20 METER INSTALLATION



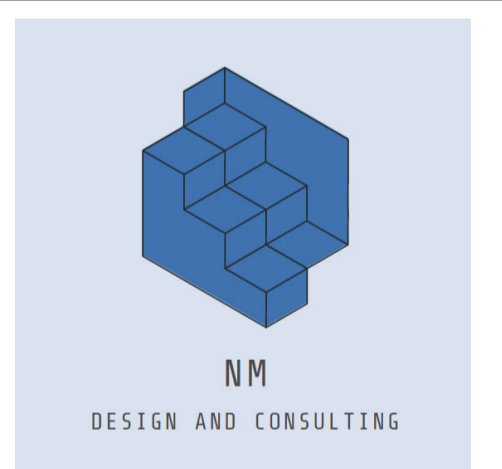
ELEVATION
INITIAL SEWER AND RISER INSTALLATION



ELEVATION
TYPICAL MAIN TO METER (SINGLE) PROPERTY SERVICE
FOR METERS ≤ DN40

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NM005

Scale 1 : 200