

52 Wattle tree Road, Armadale

★ = Objector

Note: Multiple objection have been received from 56 Wattle tree Road which is an apartment building.

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52 WATTLETREE ROAD ARMADALE

TOWN PLANNING

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PROPOSED DEVELOPMENT
52 WATTLETREE ROAD ARMADALE

PLANNING APPLICATION ISSUE
DIMENSIONS AND AREAS ARE APPROXIMATE & SUBJECT TO CHANGE WITHOUT NOTICE
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SCHEME 4 COVER

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SCALE

ISSUE:

JOB No. 2018-08

DATE:13/11/2020

DRAWN WSG

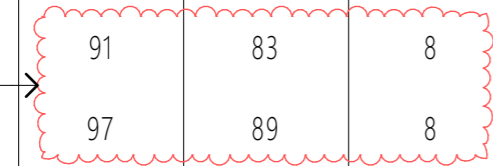
DRAWING No. TP01

REV: C

SCHEME 4 DEVELOPMENT SUMMARY

Apartment No.	Total Area (m ²) incl balcony	Floor Area (m ²)	Balcony (m ²)	Bed No.	Bath No.	Carpark No.
1	154	134	20	3	2	2
2	137	124	13	3	2	2
3	124	115	9	3	2	2
4	91	83	8	2	2	2
5	97	89	8	2	2	2
6	101	92	9	2	2	2
7	154	123	31	3	2	2
8	149	132	17	3	2	2

D →



AREA ANALYSIS:

SITE AREA: 696m²

BUILDING SITE COVERAGE: 420m², 60.34%

PERMEABILITY: 211m², 30.32%

BASEMENT SITE COVERAGE: 485m², 69.68% / RAMP AREA: 102m²

BASEMENT FLOOR AREA: 383m²

GROUND FLOOR AREA: 371m²

FIRST FLOOR AREA: 385m²

SECOND FLOOR AREA: 323m²

THIRD FLOOR AREA: 190m²

APARTMENTS: 8

2 BEDS: 3 3 BEDS: 5

CARPARKING: 16

BIKE PARKING: 8+2 (Visitor)

D →



D →



ACCESSIBLE UNITS (STANDARD B41): APT 1, 2, 3, 4 & 5

NOTE: BATHROOM DOOR SHALL BE CLEAR 850mm WIDE DOOR OPENING

APT No.	ROOM NAME	MINIMUM DIMENSION (m)		MINIMUM AREA (m ²)	
		WITH WARDROBE	WITHOUT WARDROBE	WITH WARDROBE	WITHOUT WARDROBE
1	BED 1	4.2 X 3.9	4.2 X 3.9	16.38	16.38
	BED 2	4.6 X 3.0	4.0 X 3.0	13.80	12.00
	BED 3	4.6 X 3.0	4.0 X 3.0	13.80	12.00
	LIVING	6.1 X 5.9		36.00	
2	BED 1	5.1 X 3.2	5.1 X 3.2	16.32	16.32
	BED 2	3.8 X 3.2	3.2 X 3.2	12.16	10.24
	BED 3	3.8 X 3.2	3.2 X 3.2	12.16	10.24
	LIVING	6.5 X 3.5		22.75	
3	BED 1	4.7 X 3.1	4.7 X 3.1	14.57	14.57
	BED 2	3.6 X 3.0	3.3 X 3.0	10.80	9.90
	BED 3	3.8 X 3.6	3.8 X 3.0	13.68	11.4
	LIVING	4.9 X 3.0		14.7	
4	BED 1	3.9 X 3.6	3.9 X 3.6	14.04	14.04
	BED 2	4.2 X 3.3	3.6 X 3.3	13.86	11.88
	LIVING	4.5 X 3.5		15.75	
5	BED 1	4.7 X 3.2	4.1 X 3.2	15.04	13.12
	BED 2	3.6 X 3.6	3.6 X 3.0	12.96	10.80
	LIVING	4.25 X 3.3		14.02	
6	BED 1	4.7 X 3.1	4.7 X 3.1	14.57	14.57
	BED 2	4.2 X 3.3	3.6 X 3.3	13.86	11.88
	LIVING	5.1 X 3.3		16.83	
7	BED 1	5.0 X 3.6	5.0 X 3.6	18.00	18.00
	BED 2	4.0 X 3.1	3.4 X 3.1	12.40	10.54
	BED 3	4.0 X 3.1	3.4 X 3.1	12.40	10.54
	LIVING	5.4 X 4.5		24.3	
8	BED 1	4.7 X 3.8	4.1 X 3.8	17.86	15.58
	BED 2	3.6 X 3.6	3.6 X 3.0	12.96	10.80
	BED 3	3.6 X 3.6	3.6 X 3.0	12.96	10.80
	LIVING	6.5 X 3.4		22.1	

STORAGE SPACE (STANDARD B44)

APT No.	BED 1 (m ³)	BED 2 (m ³)	BED 3 (m ³)	LAUNDRY (m ³)	KITCHEN (m ³)	STORAGE (m ³)	TOTAL (m ³)
1	3.24	3.24	4.37	0.40	3.14	6.0	20.39
2	3.40	3.40	7.61	0.40	3.96	6.0	24.77
3	6.96	3.56	4.37	1.62	4.38	6.0	26.89
4	2.59	3.56	-	0.48	2.76	6.0	15.39
5	5.83	4.05	-	0.48	2.70	6.0	19.06
6	5.18	3.56	-	2.16	3.17	6.0	20.07
7	7.29	3.24	3.24	1.68	3.21	6.0	24.66
8	4.37	4.05	4.05	0.6	3.32	6.0	27.79

PROPOSED DEVELOPMENT
52 WATTLETREE ROAD ARMADALE

PLANNING APPLICATION ISSUE

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SCHEME 4 DEVELOPMENT SUMMARY

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ARMADALE RAILWAY STATION APPROX. 500m NORTH

3 STOREY BLOCK OF FLATS CIRCA 1969

3 STOREY APARTMENT

3 STOREY BLOCK OF FLATS

ONLY ABOUT CHILDREN ARMADALE

BUS 605 CONNECTING RAILWAY STATION TO CITY AND SUBURBS

MALVERN TOWN HALL APPROX. 1.5km NORTH

CITY OF STONNINGTON APPROX. 1.5km NORTH



CENTRAL PARK 2.5km APPROX. EAST

COLES SUPERMARKET 1.0km APPROX. NORTH EAST

3 STOREY BLOCK OF FLATS

CONVERTED CHAPEL 3 STOREY APARTMENTS
18 - CIRCA 1999
20 - CIRCA 1995
25A - CIRCA 2005

MALVERN CENTRAL SHOPPING CENTRE 700m APPROX. EAST

CABRINI HOSPITAL 1km APPROX. EAST

MALVERN STATION 1.2km APPROX. SOUTH EAST

CAUFIELD PARK APPROX 2.1km SOUTH

RAIN LINE

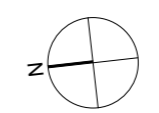
TRAM ROUTE

BUS ROUTE

SUBJECT PROPERTY

SCHEME 4 SITE ANALYSIS

PROPOSED DEVELOPMENT
52 WATTLETREE ROAD ARMADALE



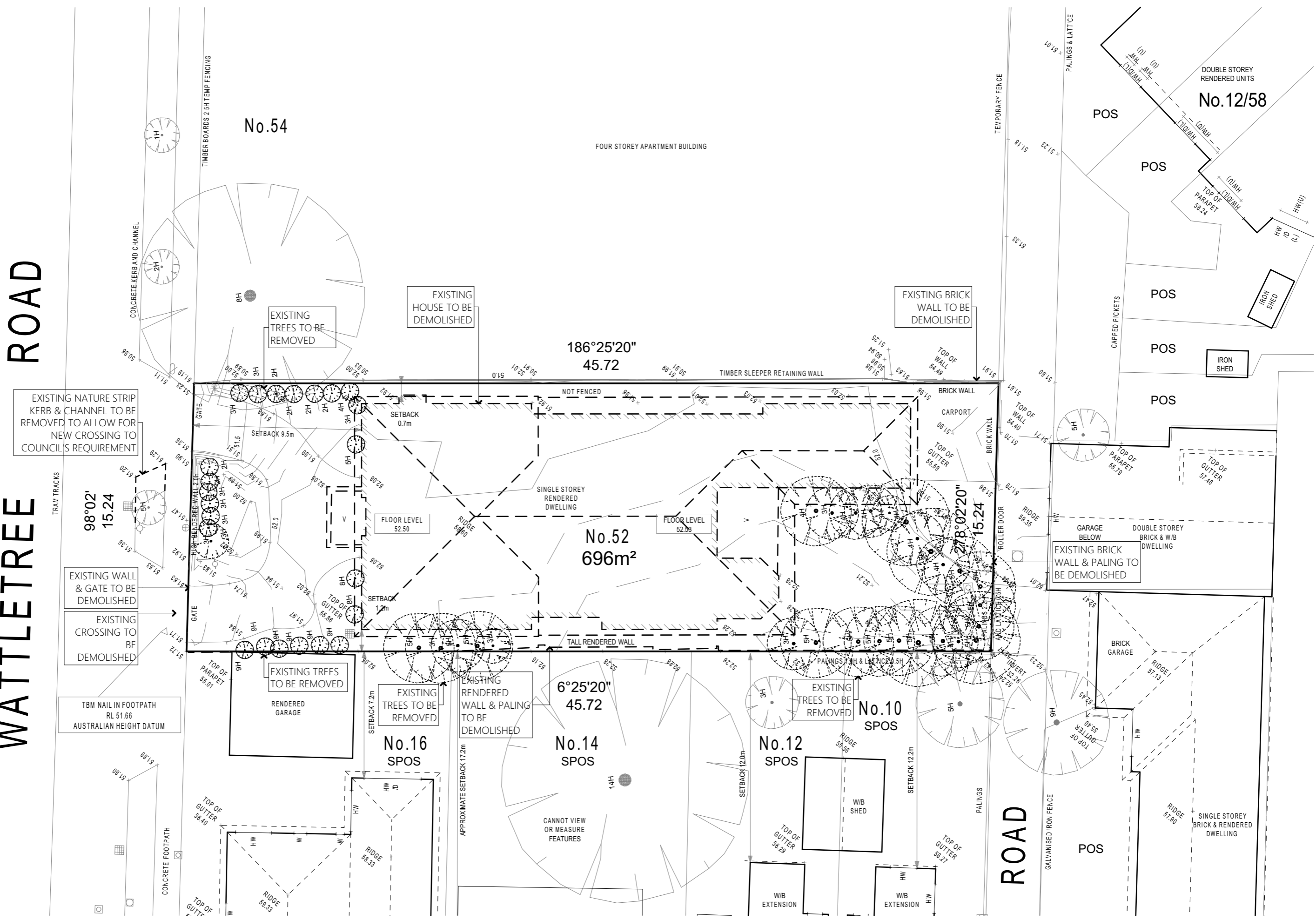
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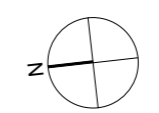
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WATTLETREE ROAD



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SCHEME 4 DEMOLITION PLAN

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SCALE 1:200

ISSUE:

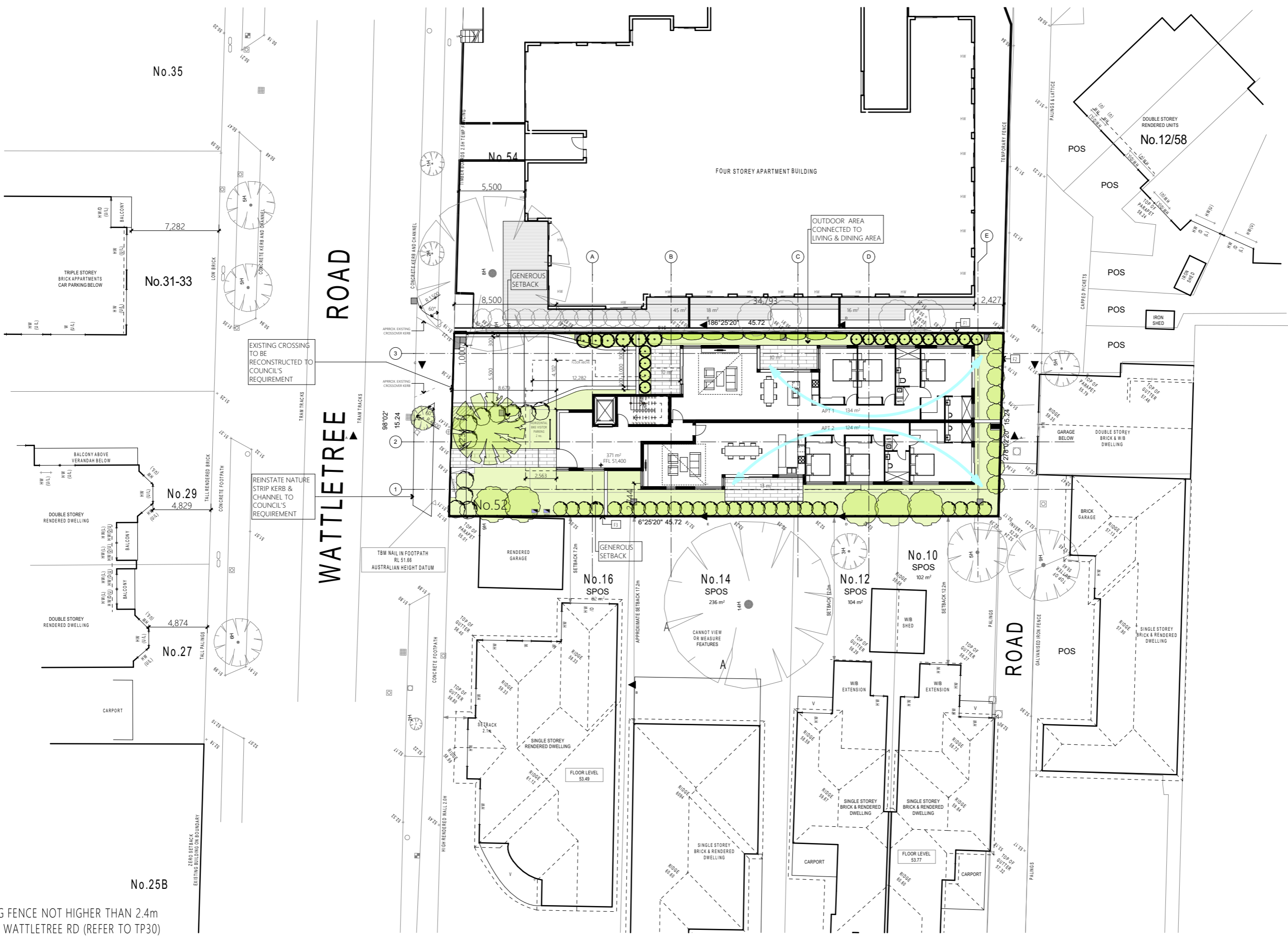
JOB No. 2018-08

DATE:13/11/2020

DRAWN WSG

DRAWING No. TP04

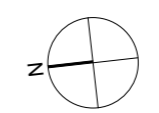
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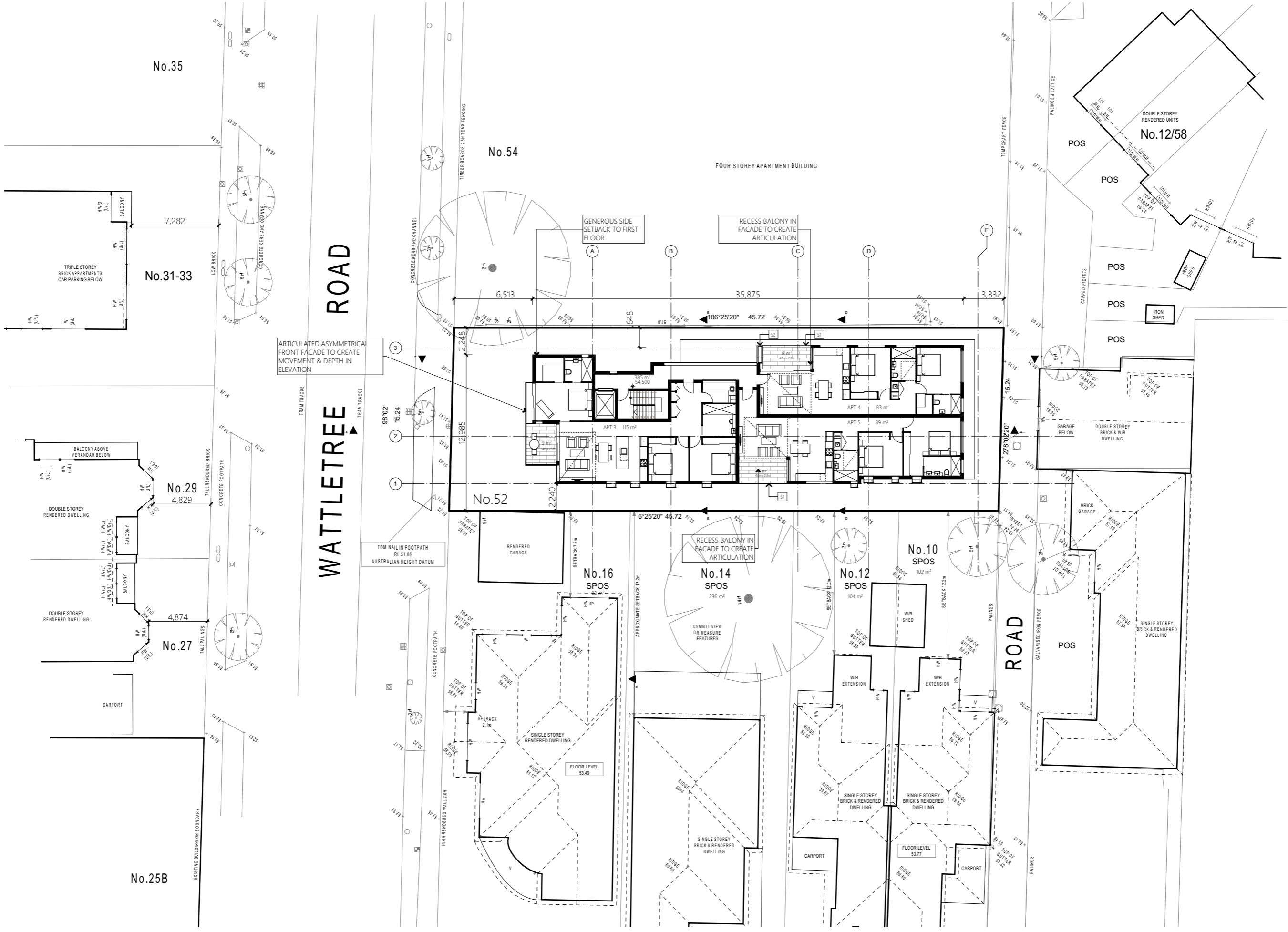
- F1 - PALING FENCE NOT HIGHER THAN 2.4m BY 54 WATTLETREE RD (REFER TO TP30)
- F2 - 2.4m BRICK FENCE
- F3 - 2.1m PALING FENCE

SCHEME 4 DESIGN RESPONSE GF

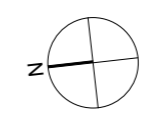
PROPOSED DEVELOPMENT
52 WATTLETREE ROAD ARMADALE



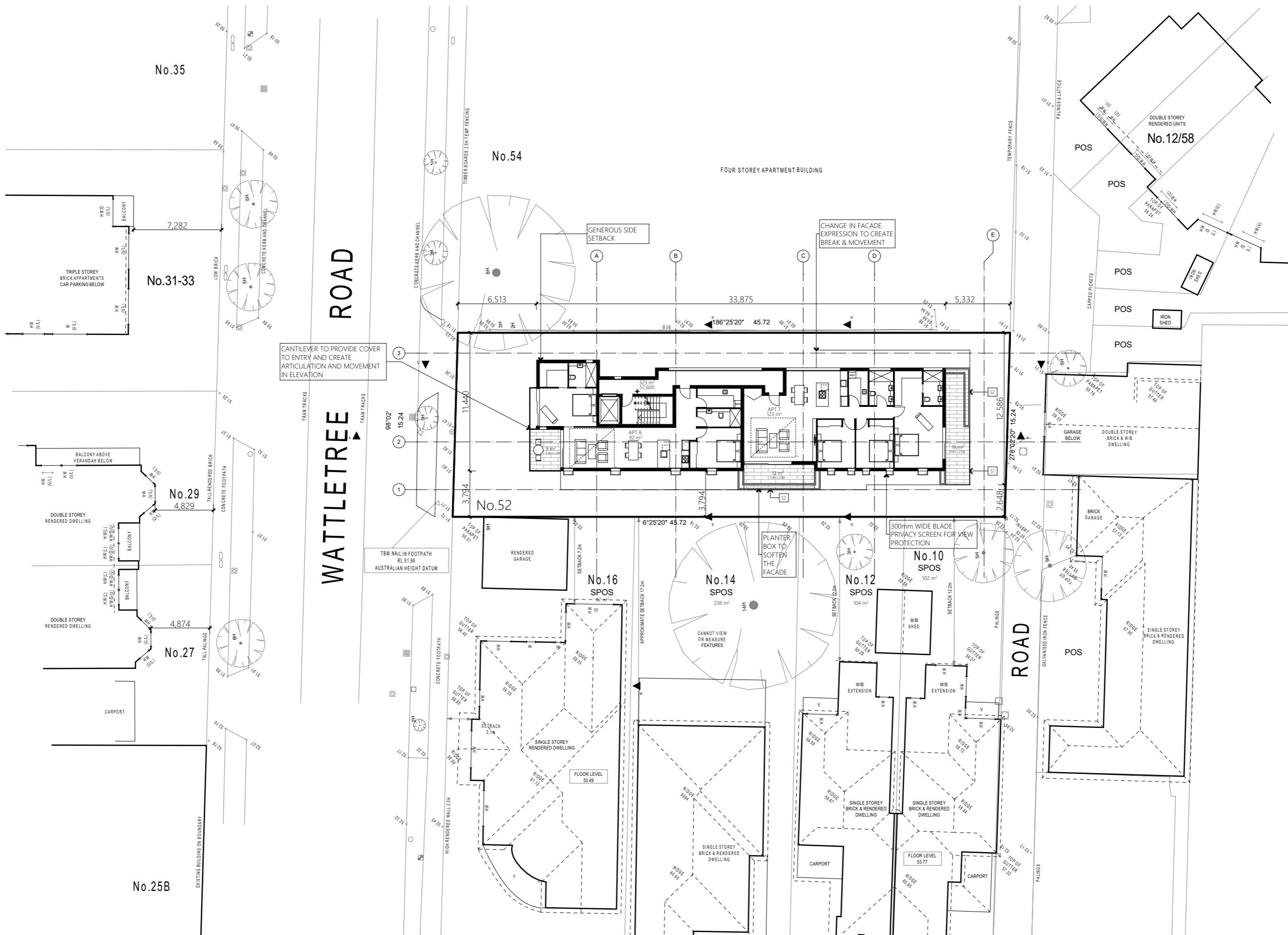
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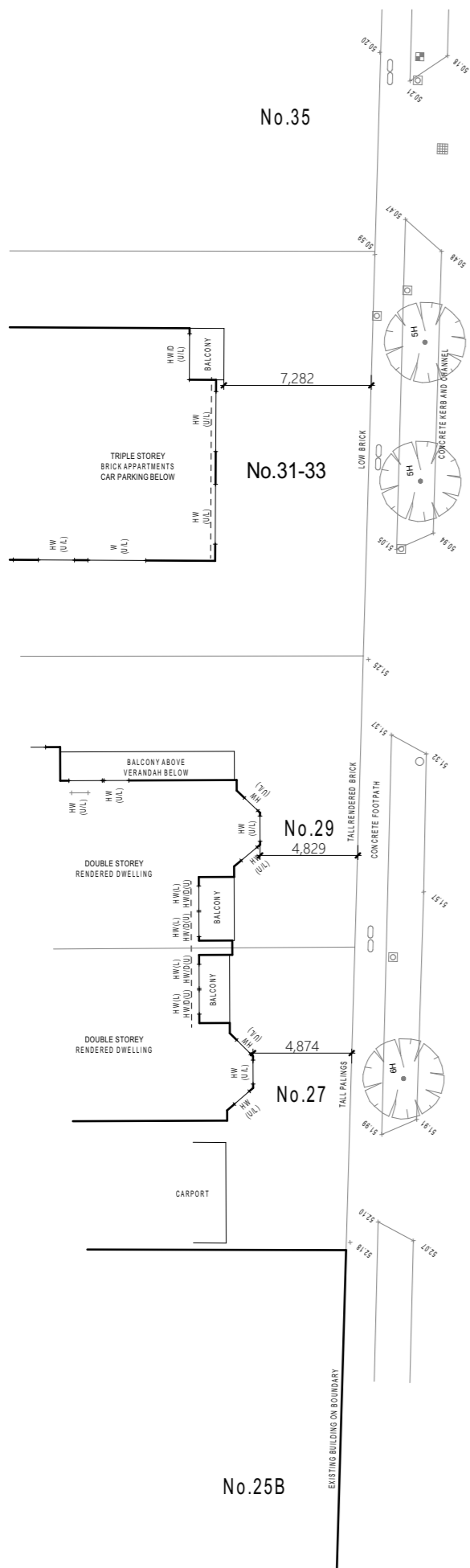


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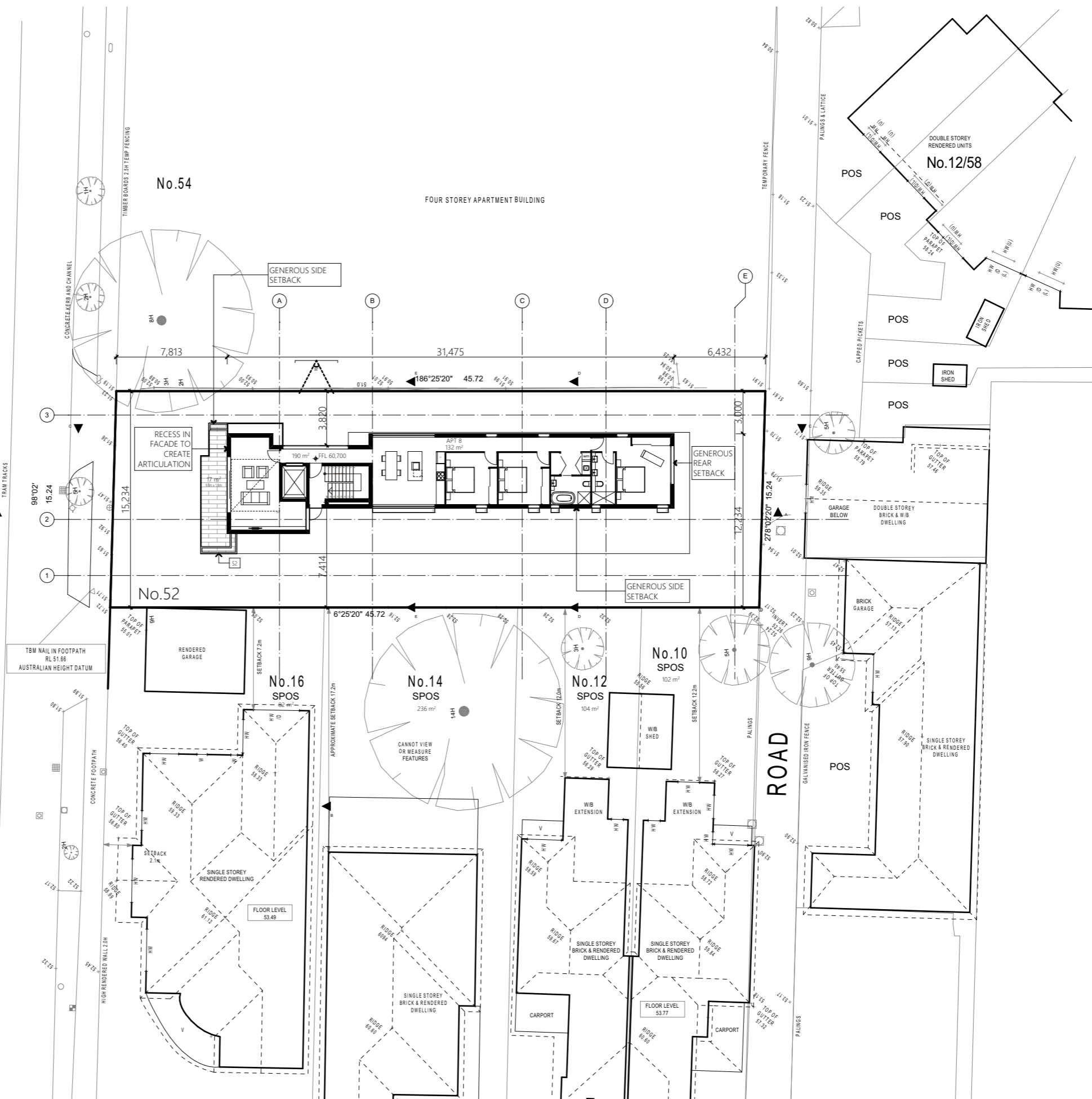


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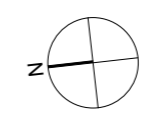
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WATTLE TREE ROAD



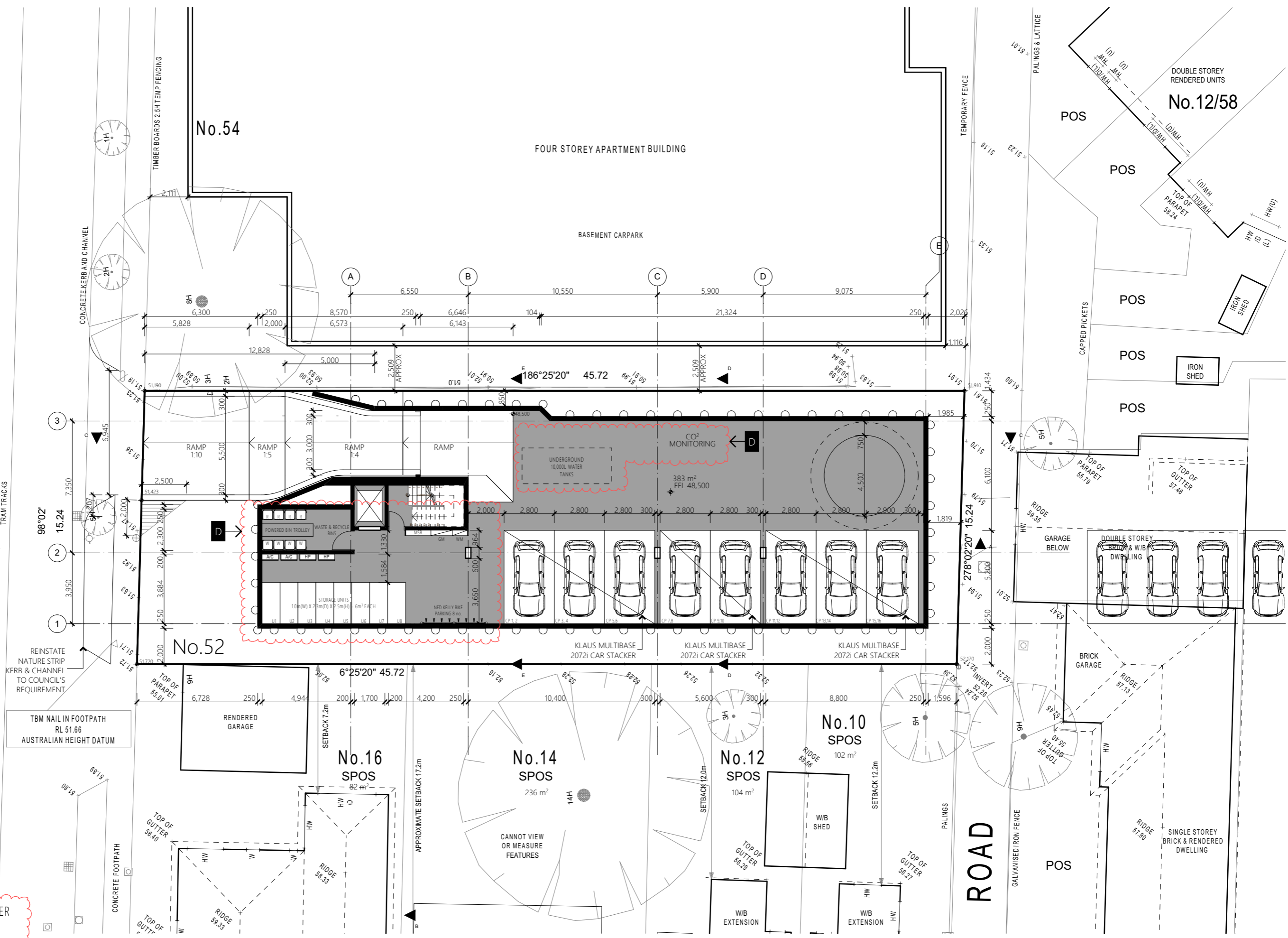
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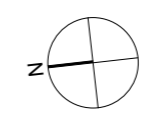
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WATTLETREE ROAD



AC - AIR CONDITIONING CONDENSER
 HP - HEAT PUMP CONDENSER

PROPOSED DEVELOPMENT
 52 WATTLETREE ROAD ARMADALE



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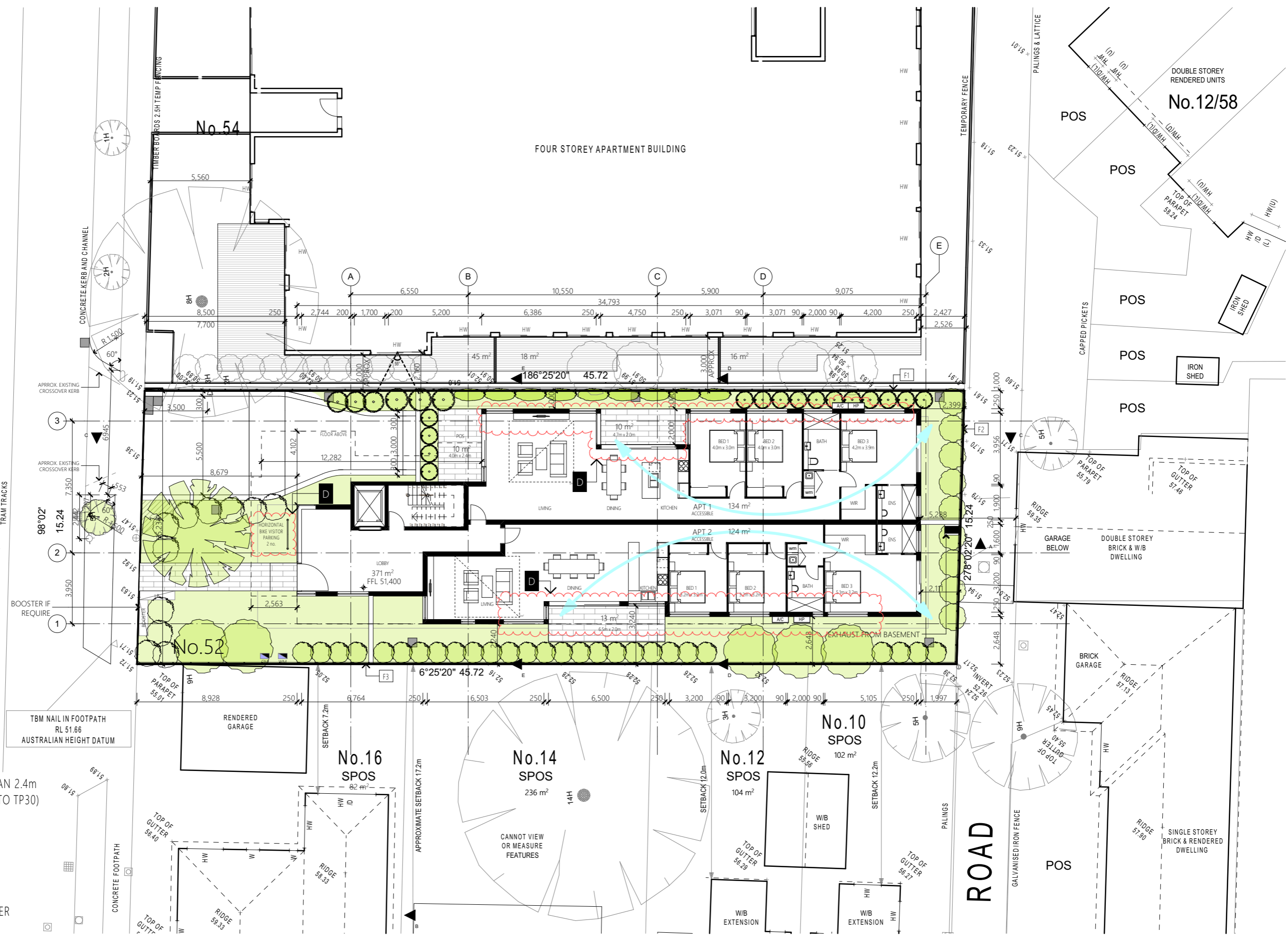
SCHEME 4 BASEMENT PLAN

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SCALE 1:200 ISSUE: JOB No. 2018-08 DATE:13/11/2020 DRAWN WSG DRAWING No. TP10 REV: D

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WATTLETREE ROAD



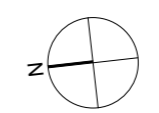
- PALING FENCE NOT HIGHER THAN 2.4m BY 54 WATTLETREE RD (REFER TO TP30)
- 2.4m PALING FENCE
- 2.1m PALING FENCE
- 1.7m HIGH HORIZONTAL SOLAR SHADING SCREEN
- 1.5m PLANTER BOX

- C - AIR CONDITIONING CONDENSER
- HP - HEAT PUMP CONDENSER



SCHEME 4 GROUND FLOOR PLAN

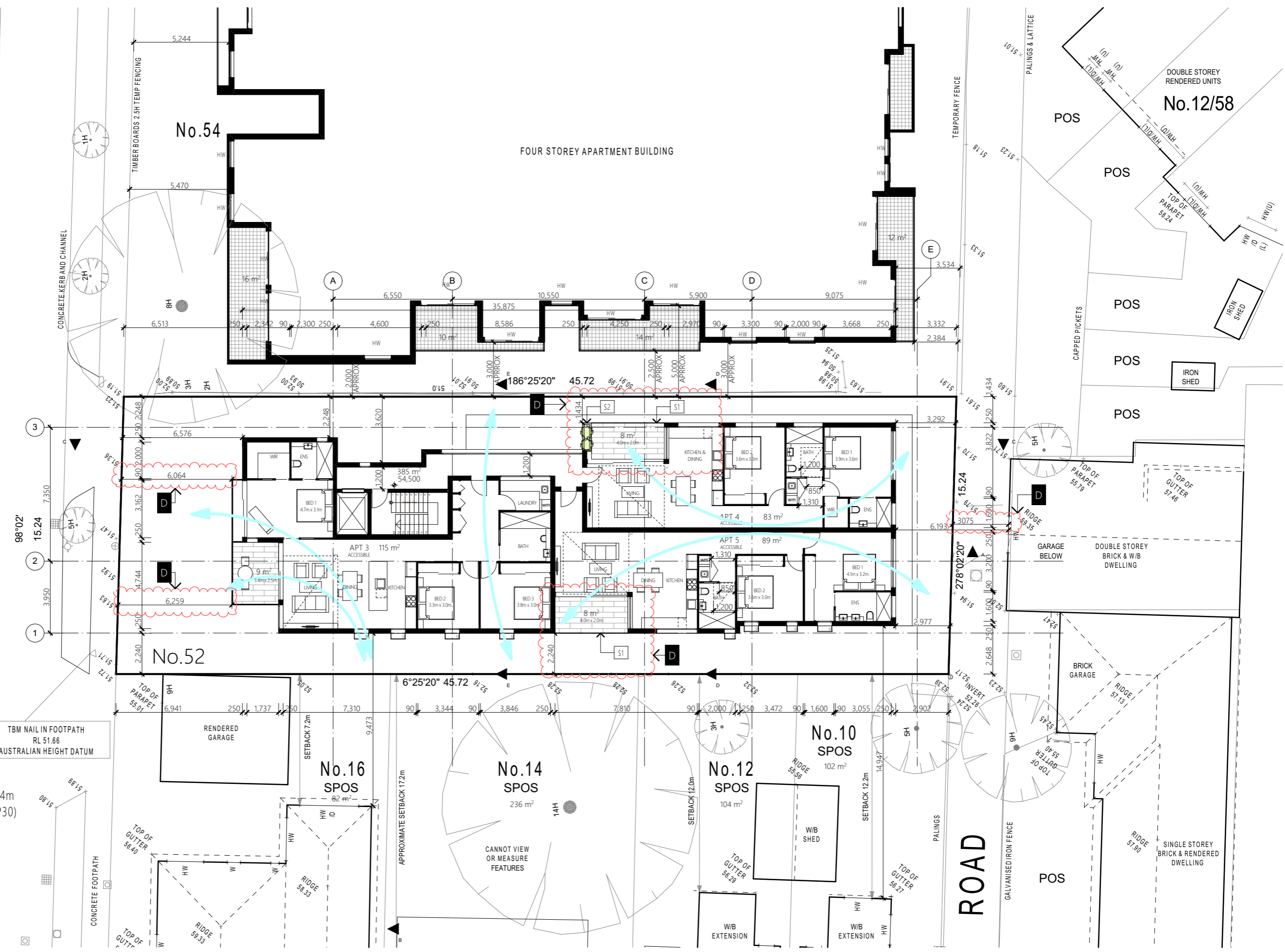
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WATTLETREE ROAD

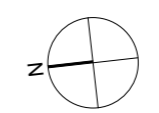


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- 2.1m PALING FENCE
- 1.7m HIGH HORIZONTAL SOLAR SHADING SCREEN
- 1.5m PLANTER BOX

- C - AIR CONDITIONING CONDENSER
- HP - HEAT PUMP CONDENSER



PROPOSED DEVELOPMENT
52 WATTLETREE ROAD ARMADALE



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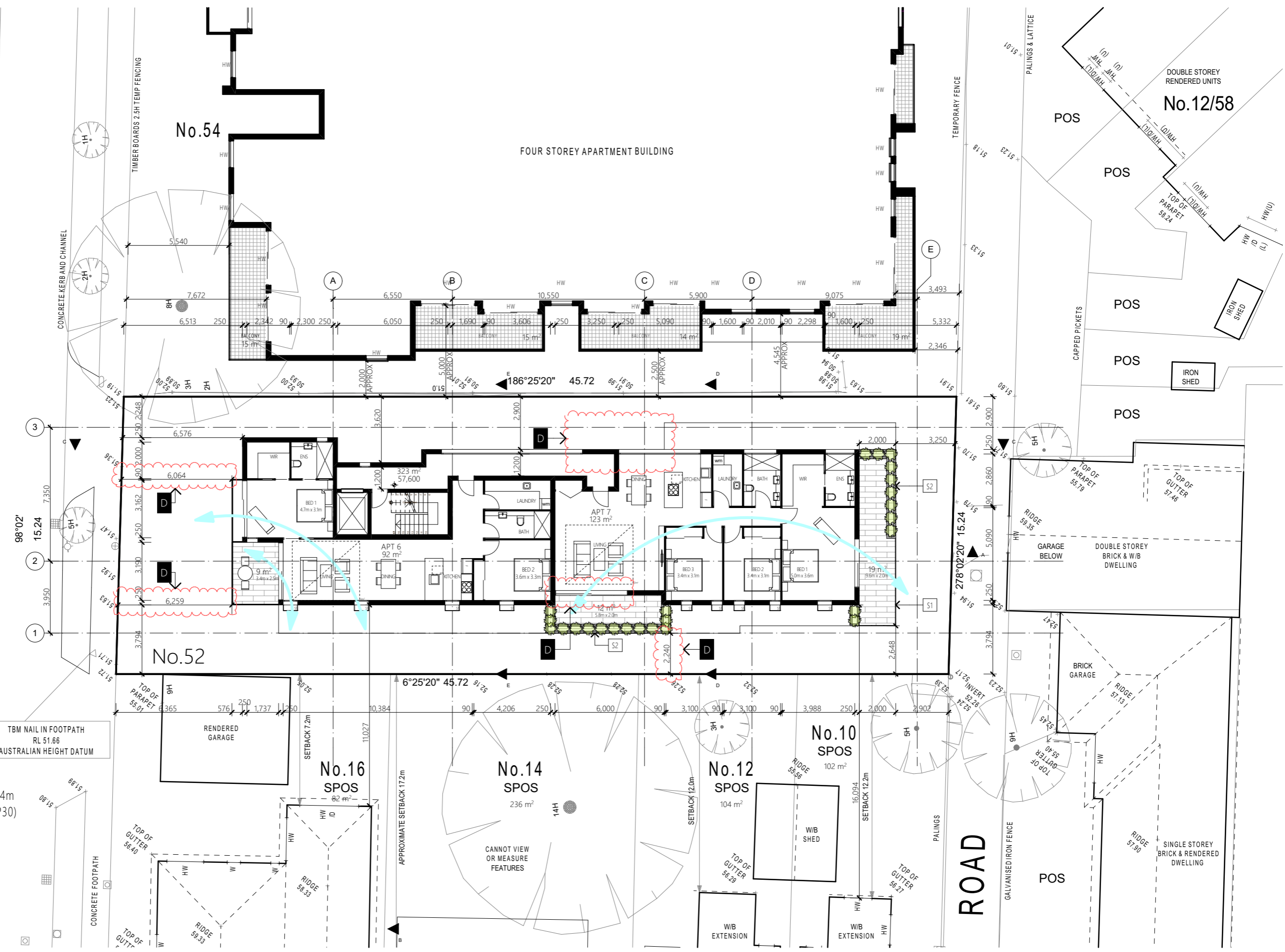
SCHEME 4 LEVEL 1

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SCALE 1:200 ISSUE: JOB No. 2018-08 DATE:13/11/2020 DRAWN WSG DRAWING No. TP12 REV: D

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WATTLETREE ROAD



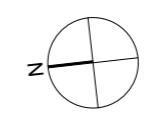
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- 1.5m PLANTER BOX

- C - AIR CONDITIONING CONDENSER
- HP - HEAT PUMP CONDENSER



SCHEME 4 LEVEL 2

PROPOSED DEVELOPMENT
52 WATTLETREE ROAD ARMADALE



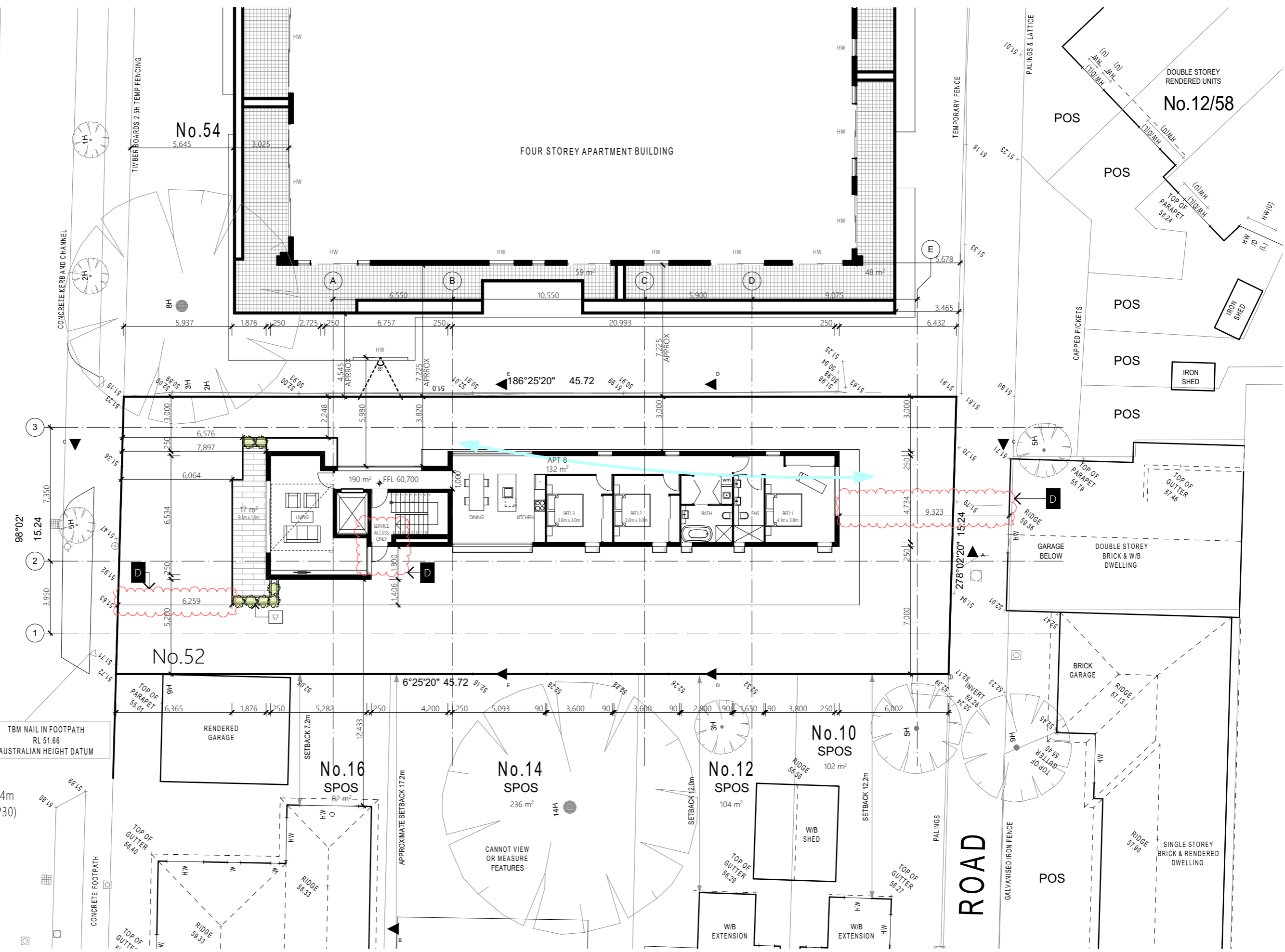
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WATTLETREE ROAD



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- 2.4m PALING FENCE
- 2.1m PALING FENCE
- 1.7m HIGH HORIZONTAL SOLAR SHADING SCREEN
- 1.5m PLANTER BOX
- C - AIR CONDITIONING CONDENSER
- P - HEAT PUMP CONDENSER



SCHEME 4 LEVEL 3

PROPOSED DEVELOPMENT
52 WATTLETREE ROAD ARMADALE

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WEST ELEVATION 1:200



NORTH ELEVATION 1:200

- EXTERIOR FINISHES
- 1.0 RENDERED FINISH
 - 1.2 ZINC CLADDING
 - 1.3 BLACK RENDER
- GLASS - DOOR NOTE
- 2.0 BLACK ALUMINIUM WINDOW AND DOOR JOINERY
 - OG OBSCURED GLASS UP TO 1.7m HIGH
 - OS TOP LEVEL FRONT HORIZONTAL SCREEN "OPERABLE SCREEN"
 - PS POWDER COATED PRIVATE SCREEN COLOUR DULUX LEXICON B18

- MATERIALS PALETTE
- RENDERED FINISH COLOUR DULUX LEXICON B18
 - METAL ROOF DECKING
 - BLACK ALUMINIUM WINDOW AND DOORS JOINERY
 - ZINC PANEL CLADDING COLOUR CHARCOAL
 - RENDERED FINISH COLOUR BLACK

NOTE:
 EAST & WEST FACING WINDOWS SHALL HAVE OPERABLE SCREENS TO CONTROL SOLAR ACCESS TO HABITABLE ROOMS.
 NORTH FACING WINDOWS SHALL HAVE FIXED SOLAR SCREENS.

PROPOSED DEVELOPMENT
 52 WATTLETREE ROAD ARMADALE

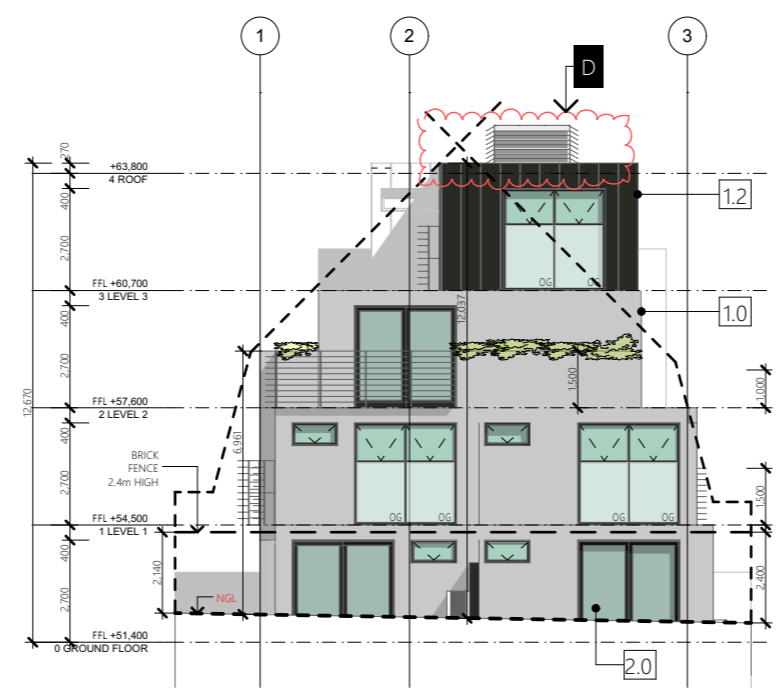
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SCHEME 4 ELEVATIONS

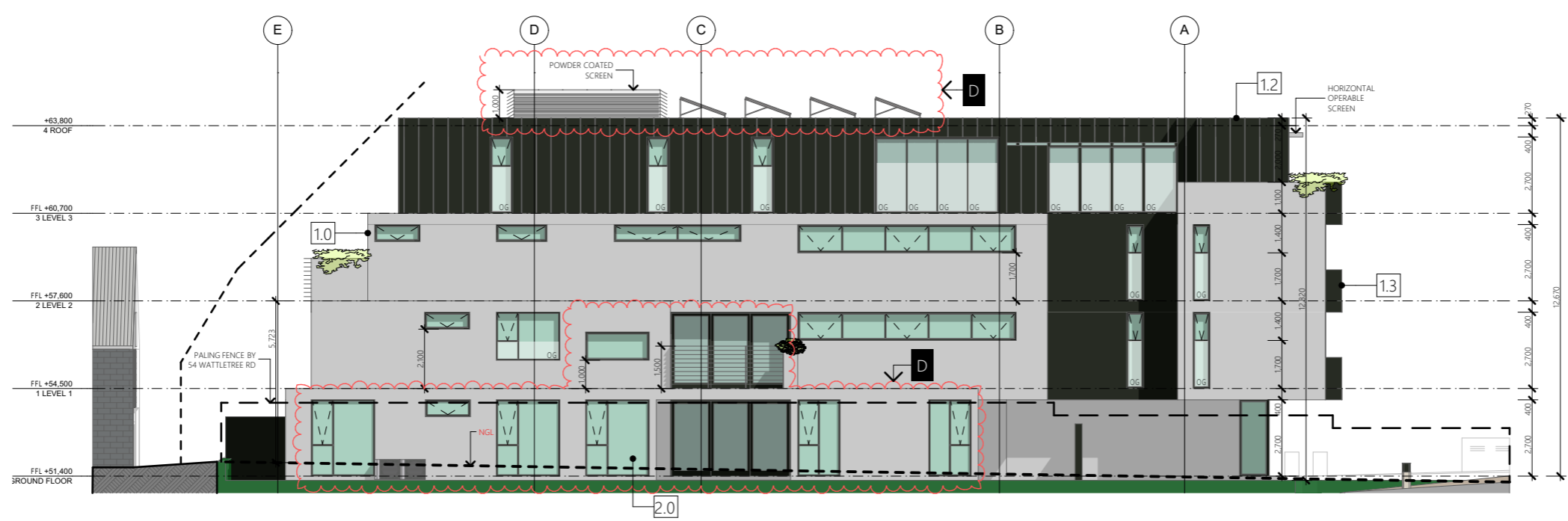
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SCALE 1:200 ISSUE: JOB No. 2018-08 DATE:13/11/2020 DRAWN WSG DRAWING No. TP16 REV: E

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SOUTH ELEVATION 1:200



EAST ELEVATION 1:200

- EXTERIOR FINISHES
- 1.0 RENDERED FINISH
 - 1.2 ZINC CLADDING
 - 1.3 BLACK RENDER
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- 2.0 BLACK ALUMINIUM WINDOW AND DOOR JOINERY
 - OG OBSCURED GLASS UP TO 1.7m HIGH
 - OS TOP LEVEL FRONT HORIZONTAL SCREEN "OPERABLE SCREEN"
 - PS POWDER COATED PRIVATE SCREEN COLOUR DULUX LEXICON B18

MATERIALS PALETTE

- RENDERED FINISH COLOUR DULUX LEXICON B18
- METAL ROOF DECKING
- BLACK ALUMINIUM WINDOW AND DOORS JOINERY
- ZINC PANEL CLADDING COLOUR CHARCOAL
- RENDERED FINISH COLOUR BLACK

NOTE:
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SCHEME 4 ELEVATIONS

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NO.54 WATTLETREE ROAD
4 STOREY APARTMENT

NO.52 WATTLETREE ROAD
SUBJECT PROPERTY

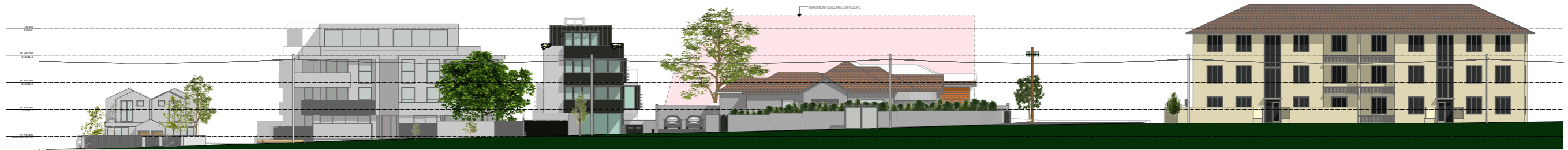
NO.16 WATTLETREE ROAD
SINGLE STOREY DWELLING

MAXIMUM BUILDING ENVELOPE



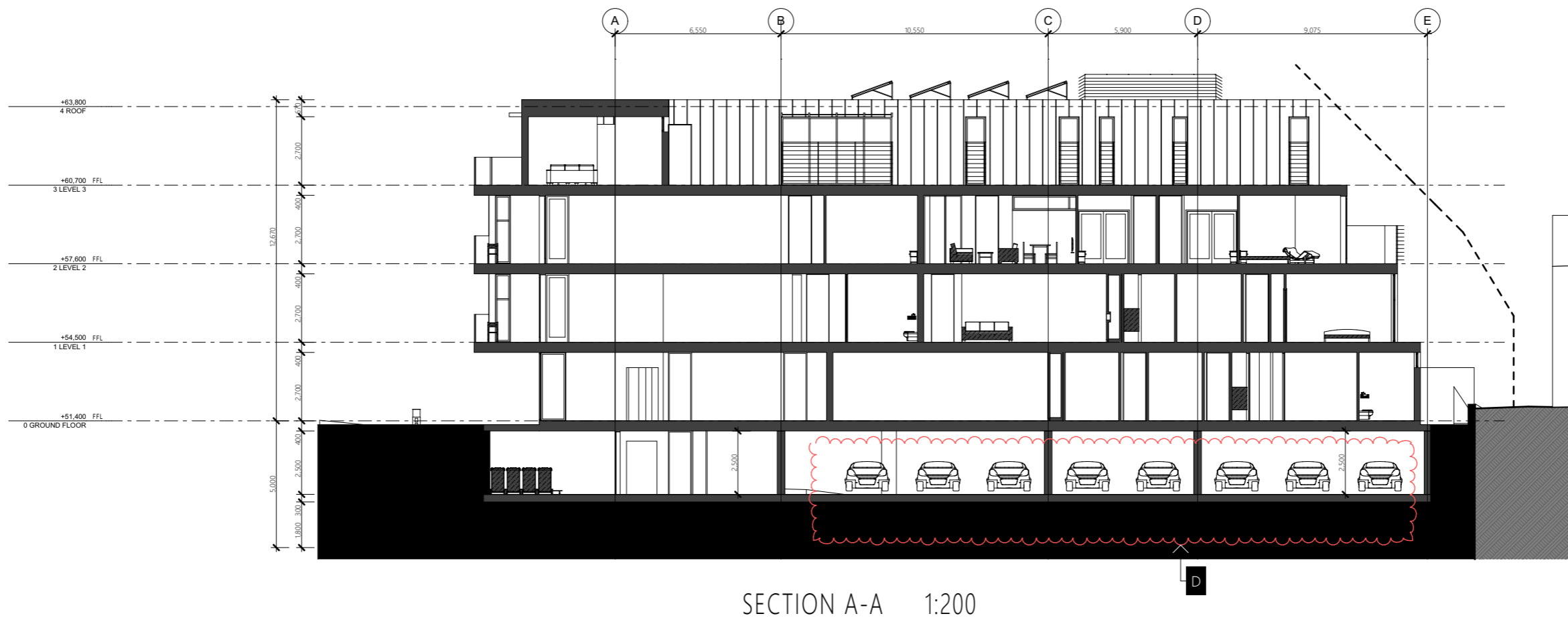
STREETSCAPE ELEVATION 1:200

NO.1/2 58 WATTLETREE ROAD ROAD NO.54 WATTLETREE ROAD NO.52 WATTLETREE ROAD NO.16 WATTLETREE ROAD KOOYONG RD NO.50A WATTLETREE ROAD
DOUBLE STOREY DWELLING 4 STOREY APARTMENT SUBJECT PROPERTY SINGLE STOREY DWELLING 3 STOREY APARTMENT



STREETSCAPE ELEVATION 1:500

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SECTION A-A 1:200



SECTION B-B 1:200

PROPOSED DEVELOPMENT
52 WATTLETREE ROAD ARMADALE

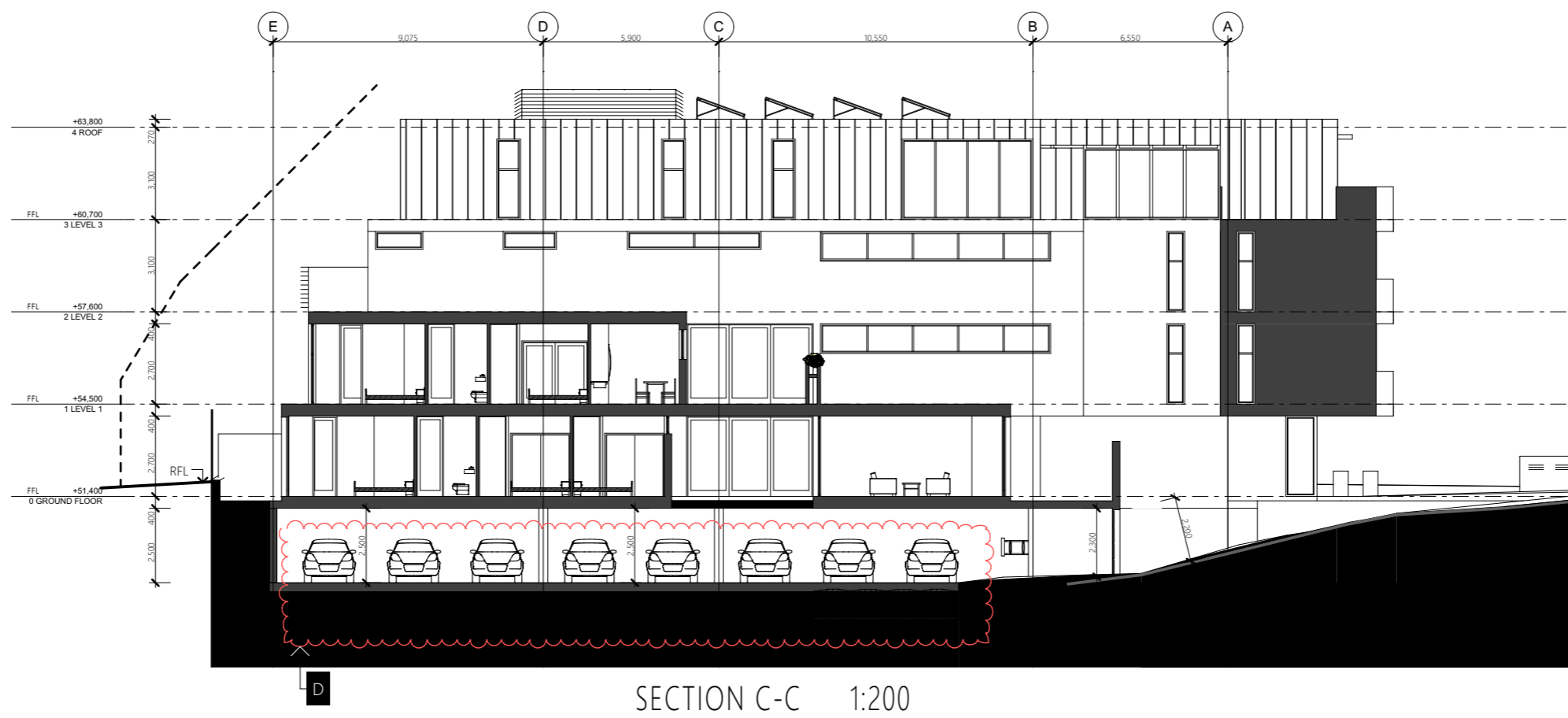
PLANNING APPLICATION ISSUE
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SCHEME 4 SECTIONS

C:\Users\sam0101\Desktop\13.11.2020 52 Wattletree Rd Armadale.pln

SCALE 1:200 ISSUE: JOB No. 2018-08 DATE:13/11/2020 DRAWN WSG DRAWING No. TP19 REV: D

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SCHEME 4 SECTION

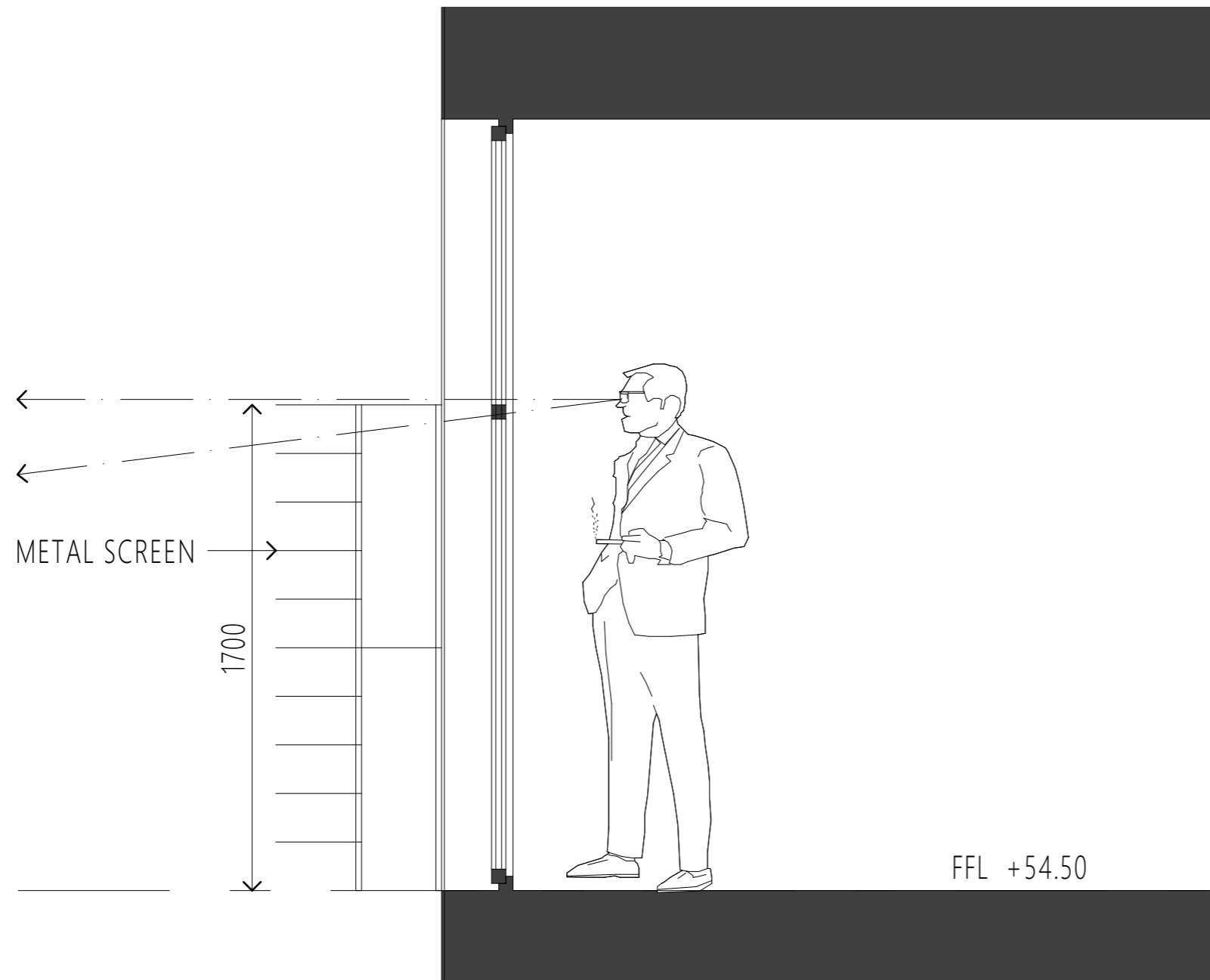
PROPOSED DEVELOPMENT
52 WATTLETREE ROAD ARMADALE

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SCALE 1:200 ISSUE: JOB No. 2018-08 DATE:13/11/2020 DRAWN WSG DRAWING No. TP20 REV: D

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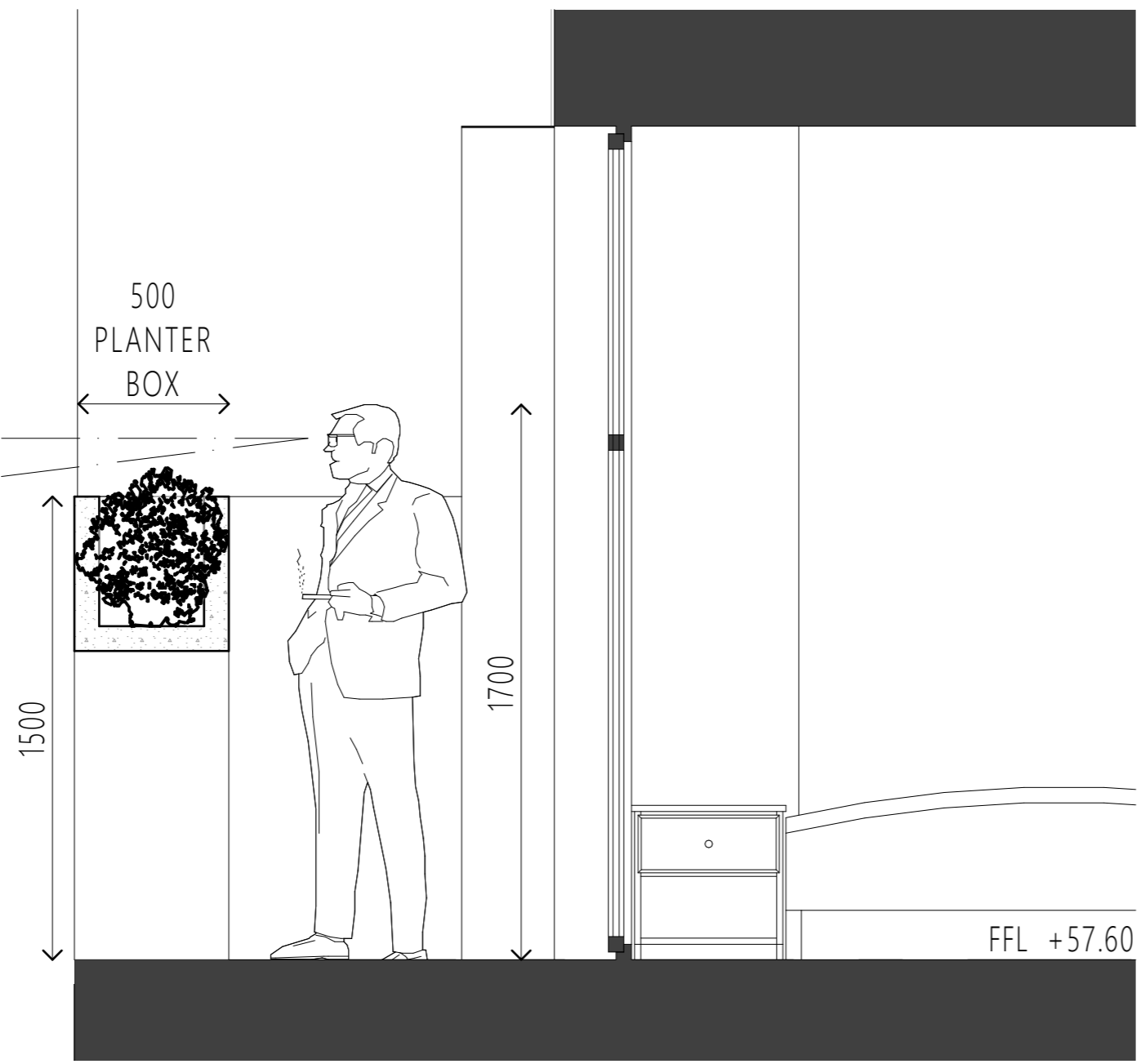


PRIVACY SCREEN 1 DETAIL 1:20



PRIVACY SCREEN 1 FROM LEVEL 1

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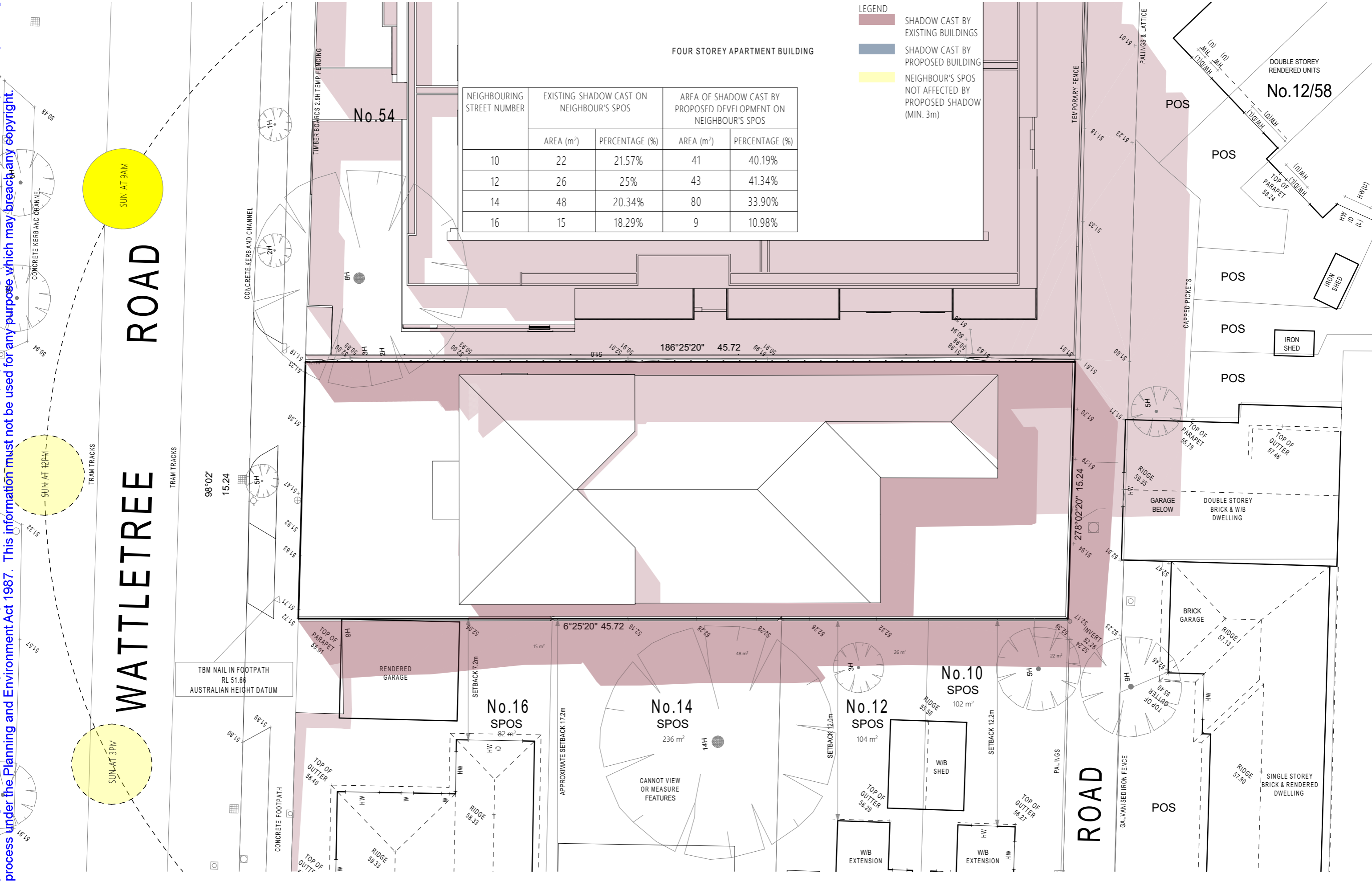


PRIVACY SCREEN 2 DETAIL 1:20



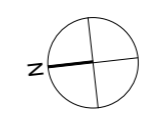
PRIVACY SCREEN 2 FROM LEVEL 2

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SCHEME 4 EXISTING SHADOW DIAGRAM - 9AM

PROPOSED DEVELOPMENT
52 WATTLETREE ROAD ARMADALE



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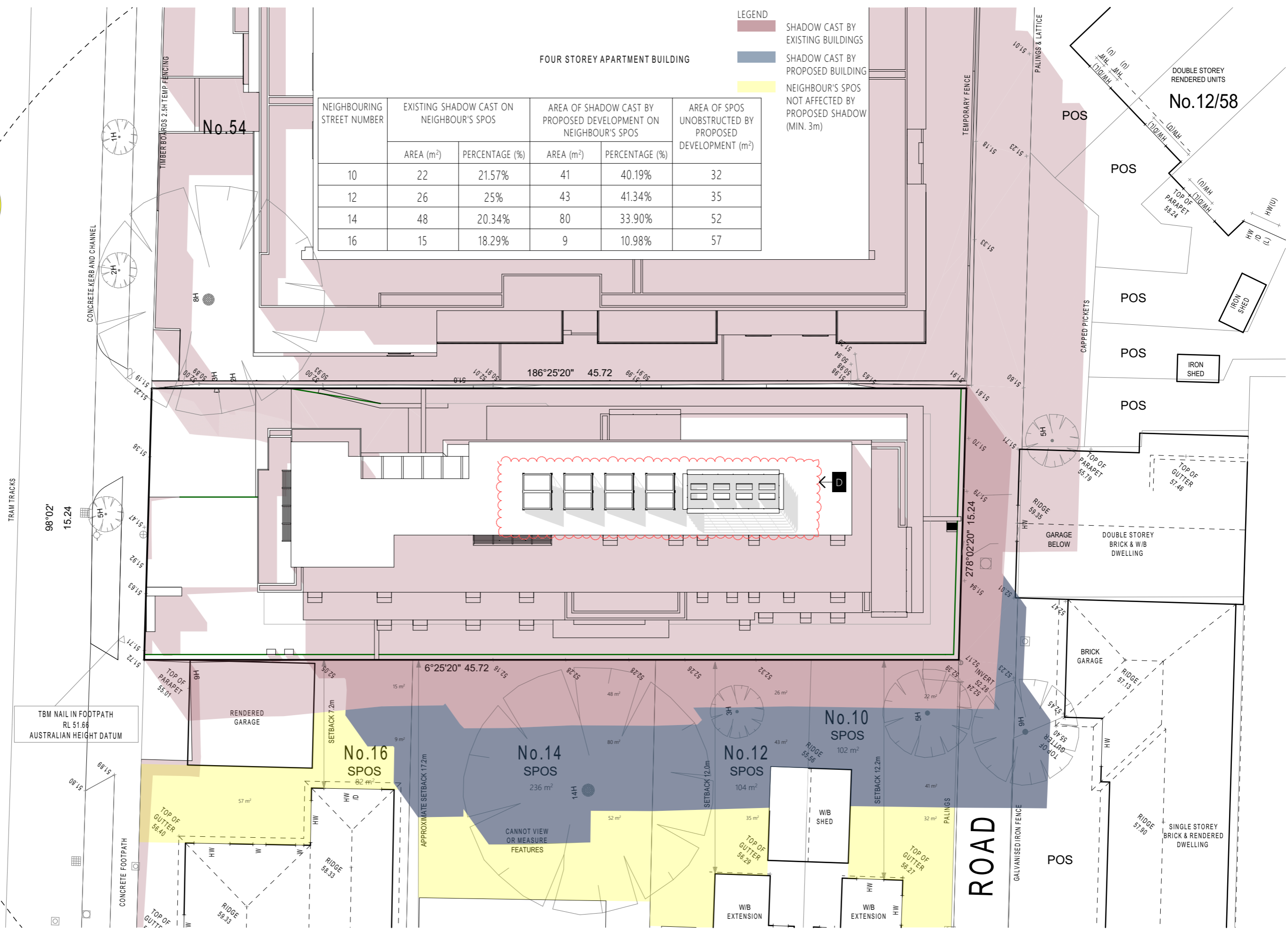
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SUN AT 9AM

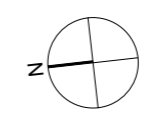
SUN AT 4:24PM

SUN AT 3PM

WATTLETREE ROAD



PROPOSED DEVELOPMENT
52 WATTLETREE ROAD ARMADALE



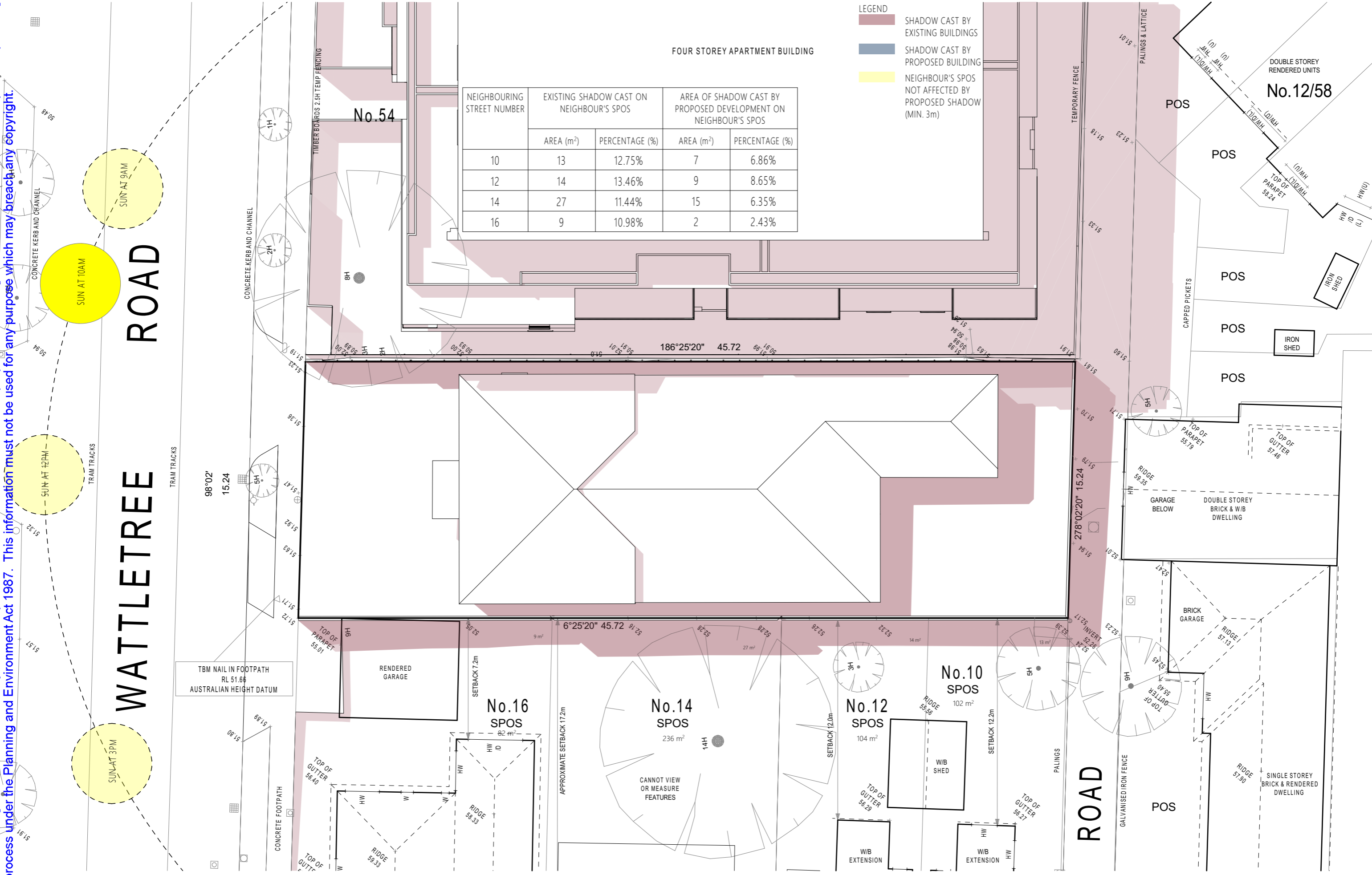
PLANNING APPLICATION ISSUE

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SCHEME 4 PROPOSED SHADOW DIAGRAM - 9AM

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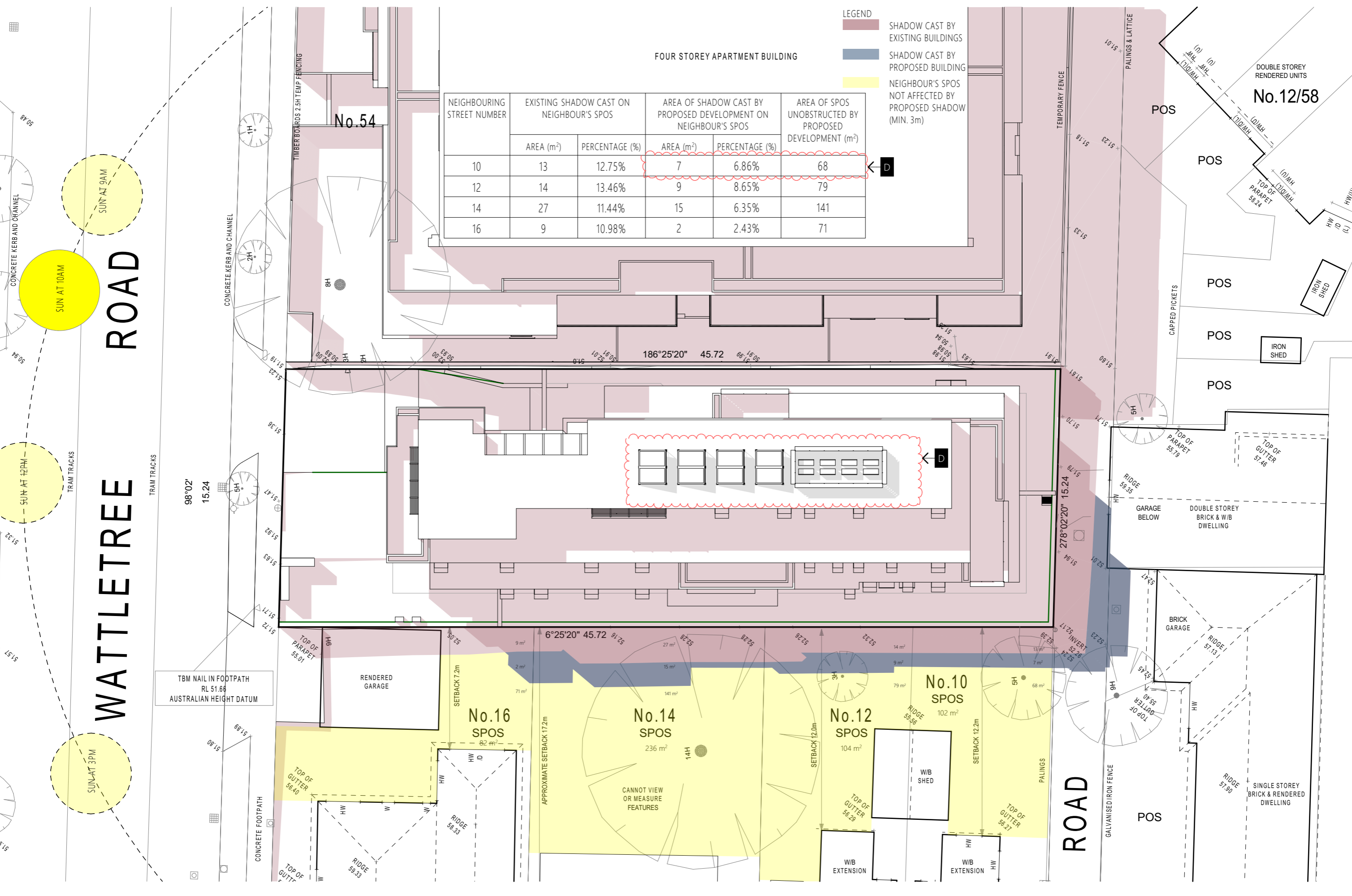


SCHEME 4 EXISTING SHADOW DIAGRAM - 10AM

PROPOSED DEVELOPMENT
52 WATTLETREE ROAD ARMADALE

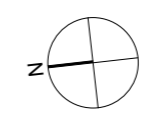
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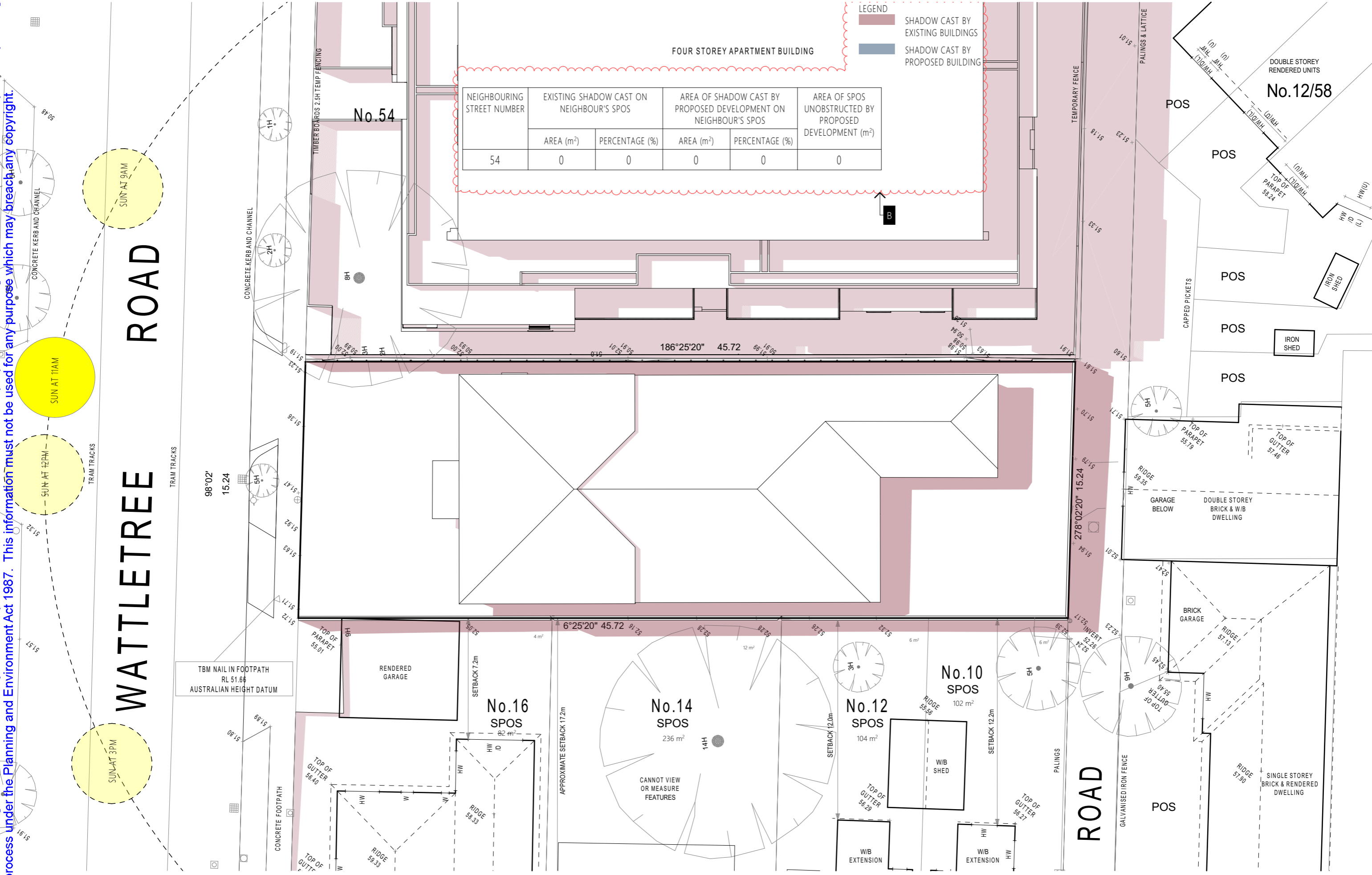
SCHEME 4 PROPOSED SHADOW DIAGRAM - 10AM

PROPOSED DEVELOPMENT
52 WATTLETREE ROAD ARMADALE



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WATTLETREE ROAD

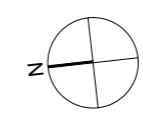
PROPOSED DEVELOPMENT 52 WATTLETREE ROAD ARMADALE

PLANNING APPLICATION ISSUE

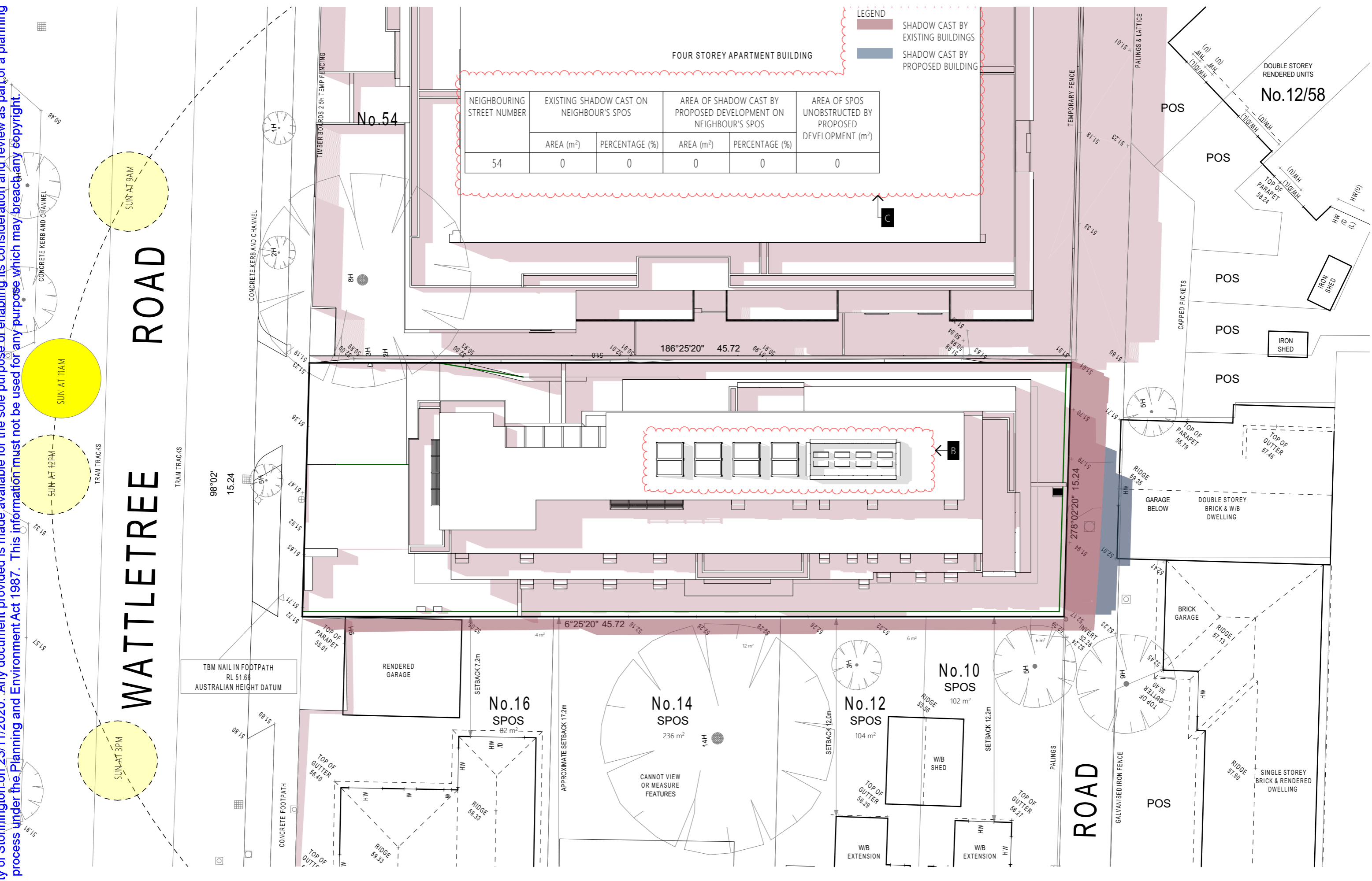
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SCHEME 4 EXISTING SHADOW DIAGRAM - 11AM



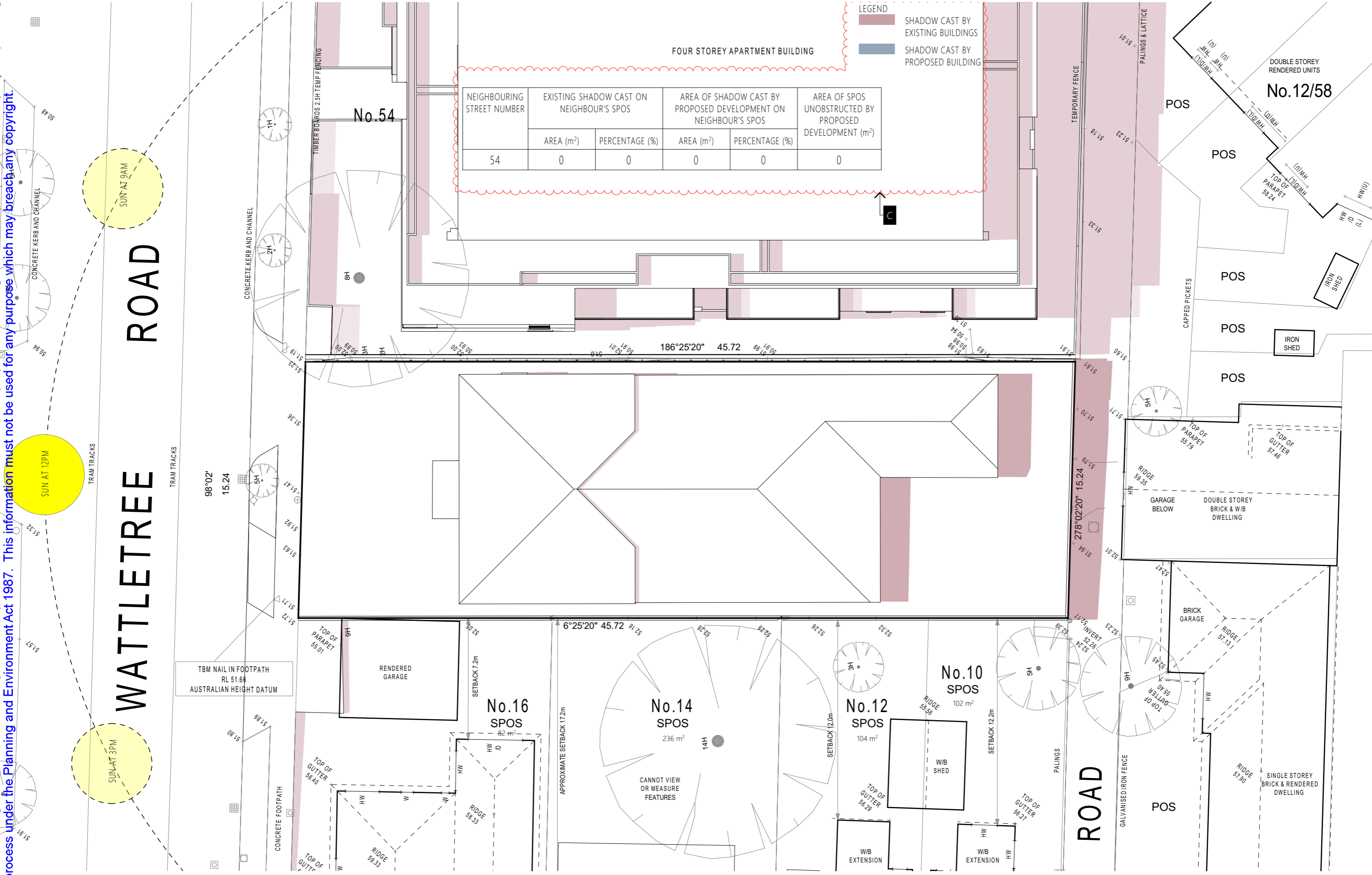
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SCHEME 4 PROPOSED SHADOW DIAGRAM - 11AM

PROPOSED DEVELOPMENT
52 WATTLETREE ROAD ARMADALE

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WATTLETREE ROAD

PROPOSED DEVELOPMENT 52 WATTLETREE ROAD ARMADALE

PLANNING APPLICATION ISSUE

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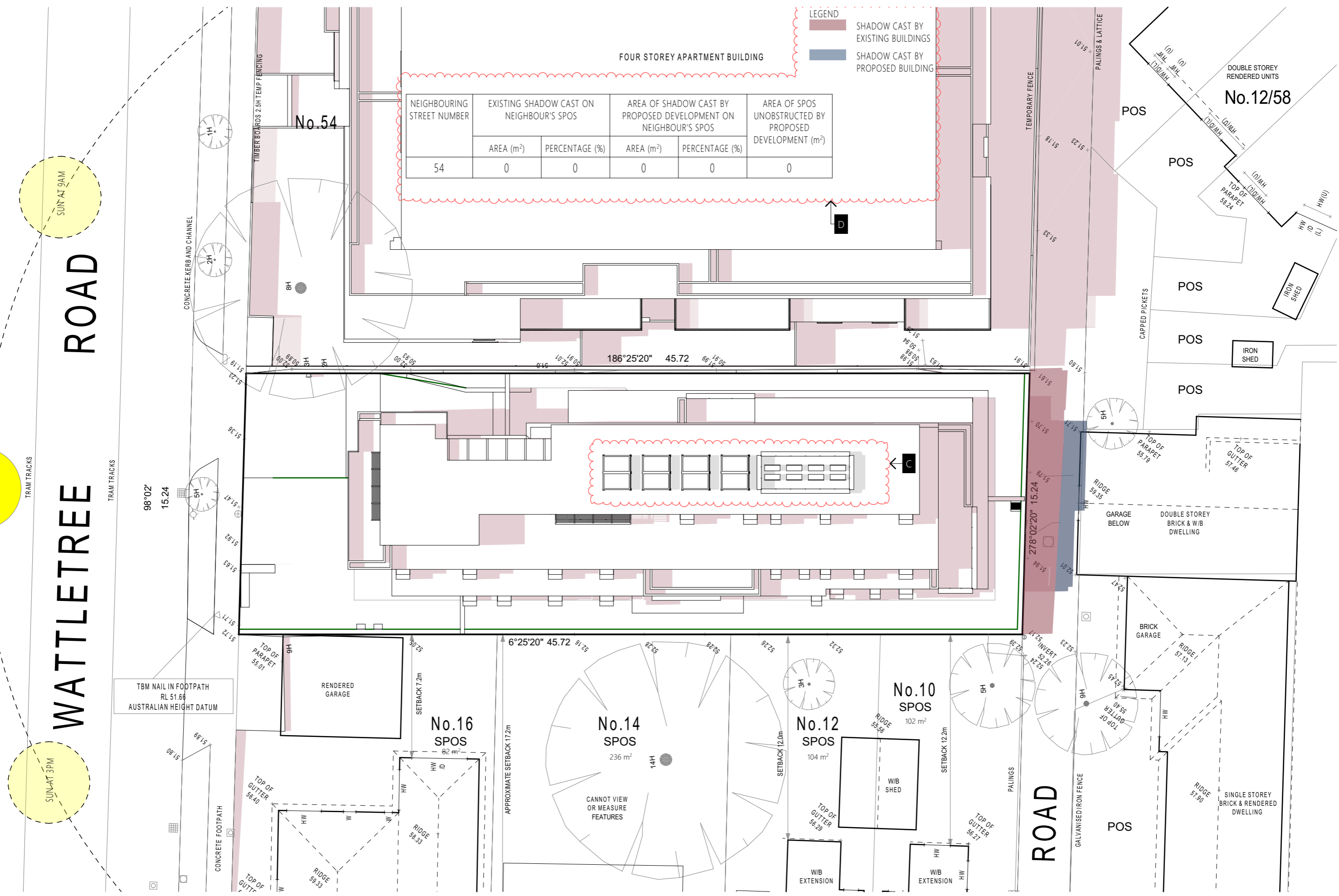
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SCHEME 4 EXISTING SHADOW DIAGRAM - 12PM

SCALE 1:200 ISSUE: JOB No. 2018-08 DATE: 20/11/2020 DRAWN WSG DRAWING No. TP29 REV: C

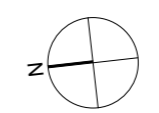
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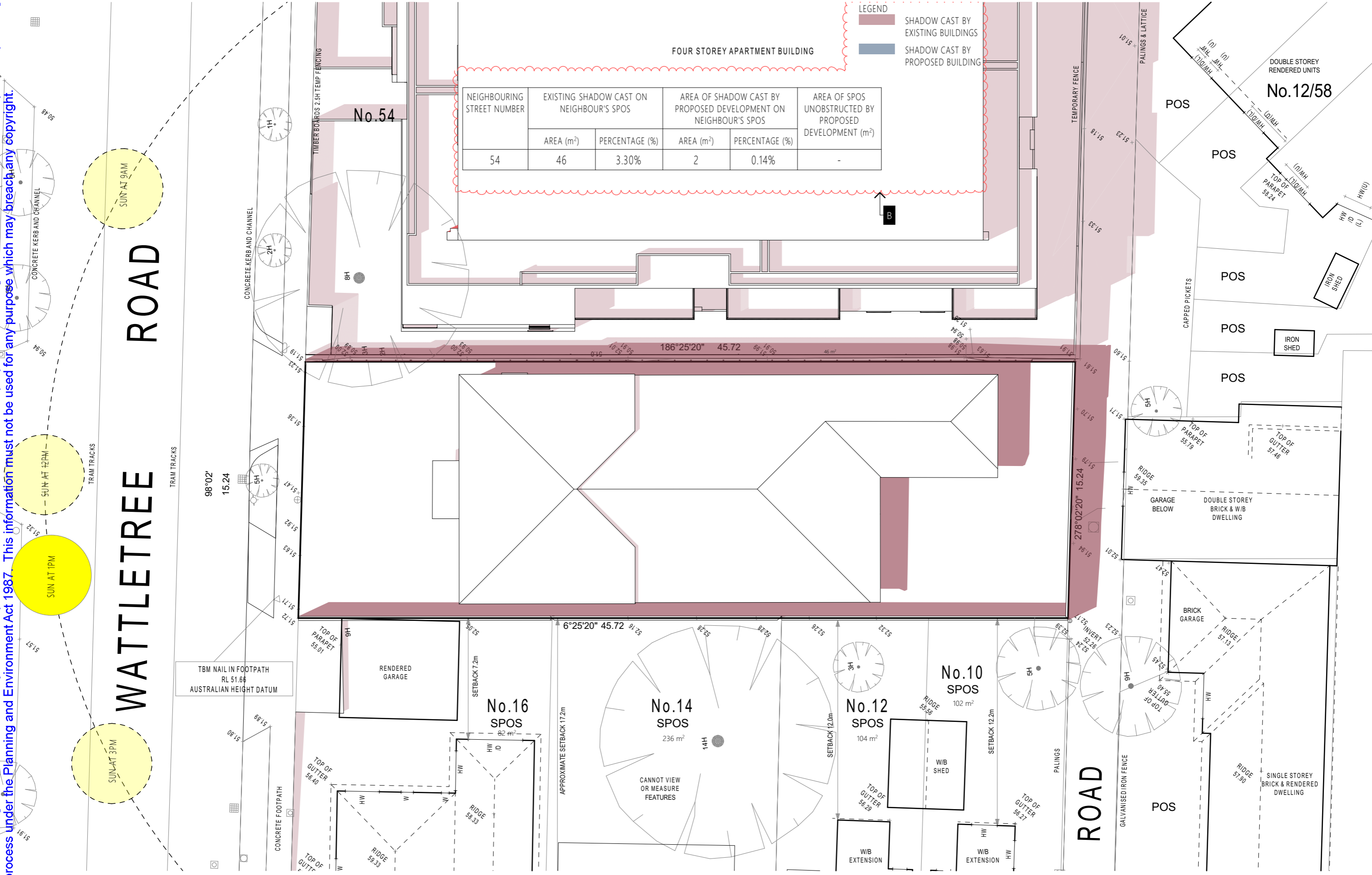
SCHEME 4 PROPOSED SHADOW DIAGRAM - 12PM

PROPOSED DEVELOPMENT
52 WATTLETREE ROAD ARMADALE

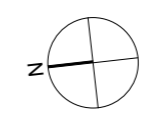


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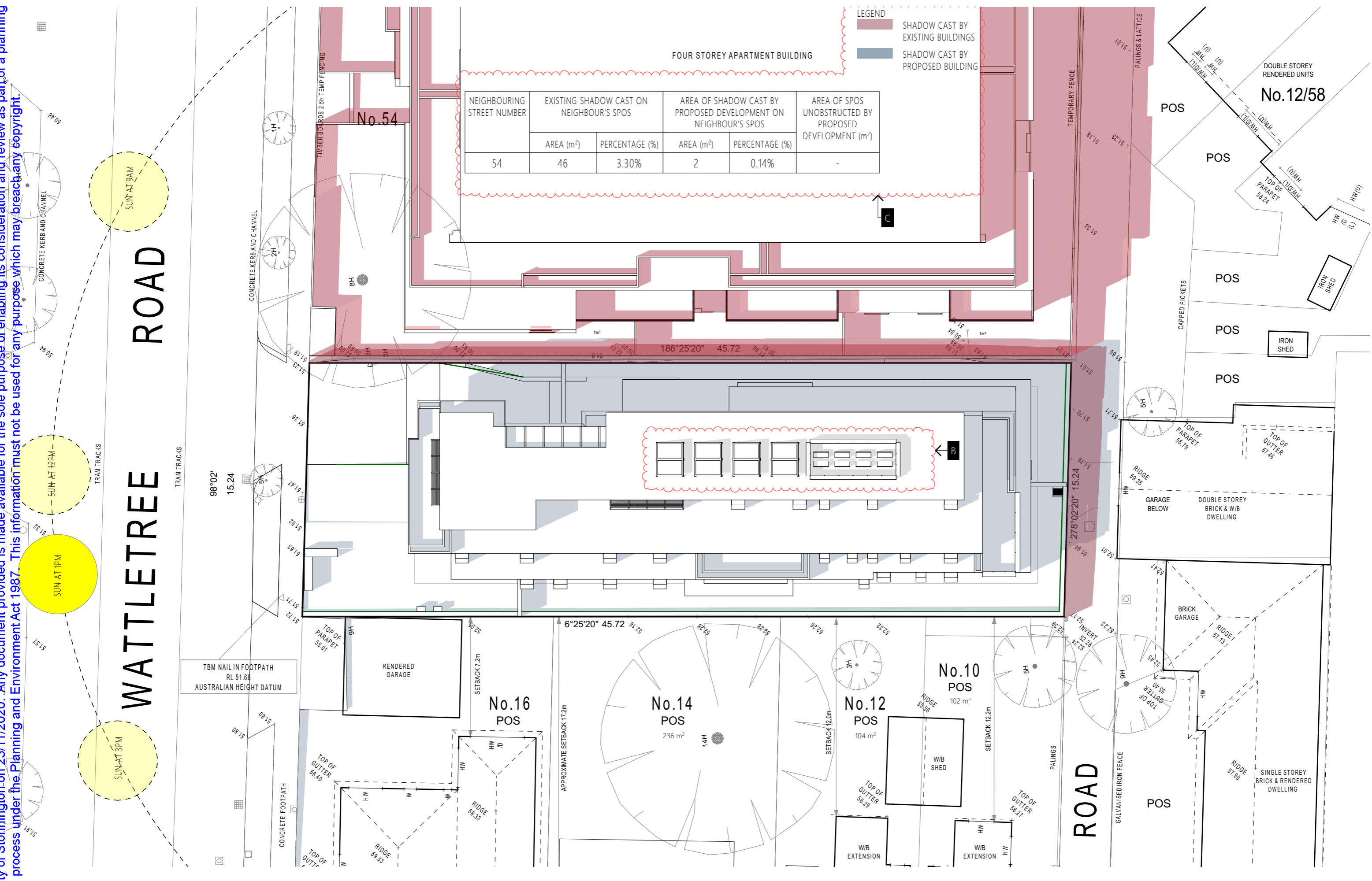
PROPOSED DEVELOPMENT
52 WATTLETREE ROAD ARMADALE



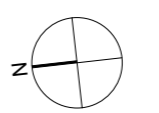
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SCHEME 4 EXISTING SHADOW DIAGRAM - 1PM

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PROPOSED DEVELOPMENT
52 WATTLETREE ROAD ARMADALE



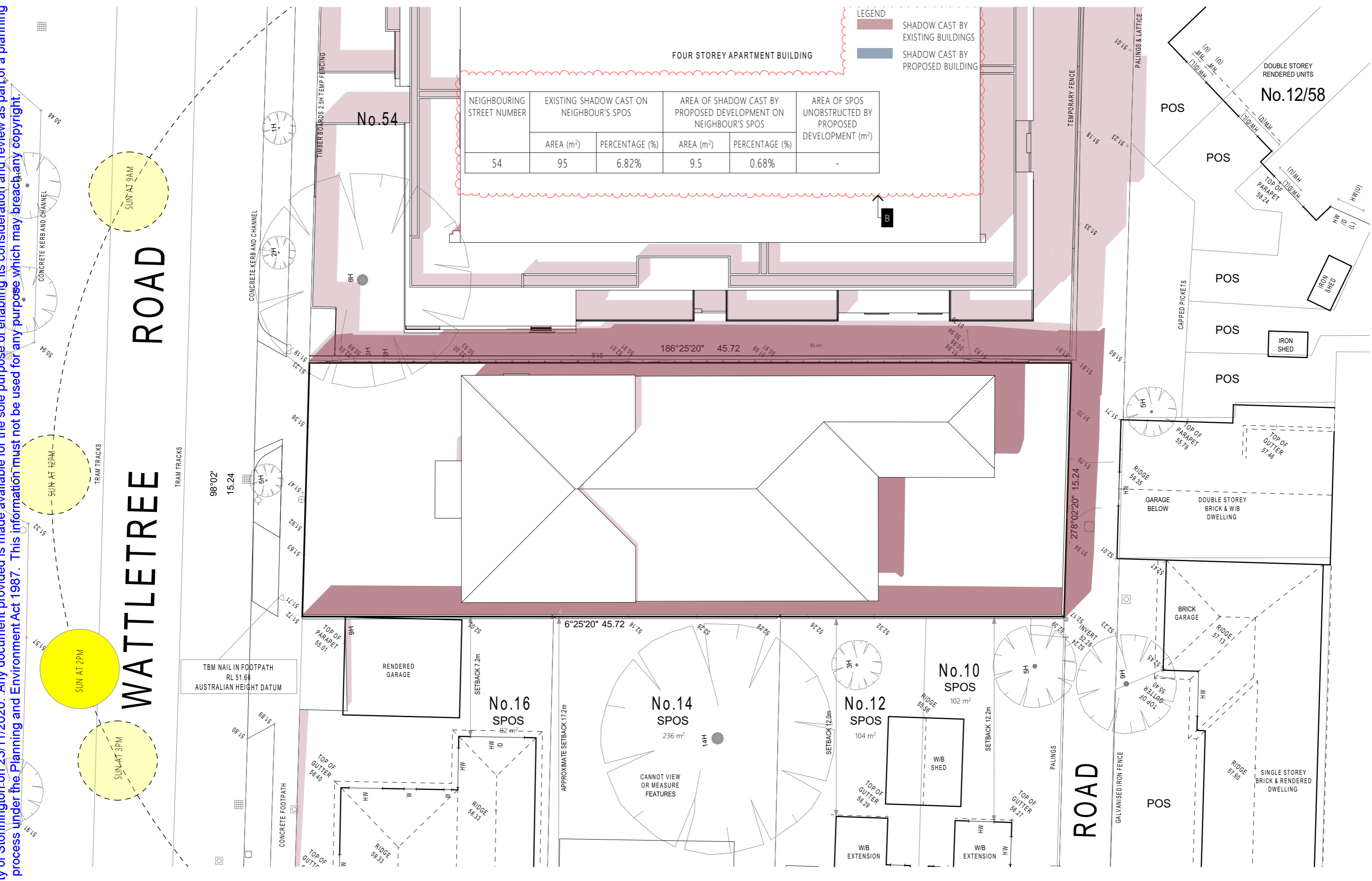
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SCHEME 4 PROPOSED SHADOW DIAGRAM - 1PM

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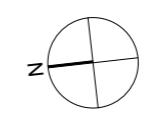
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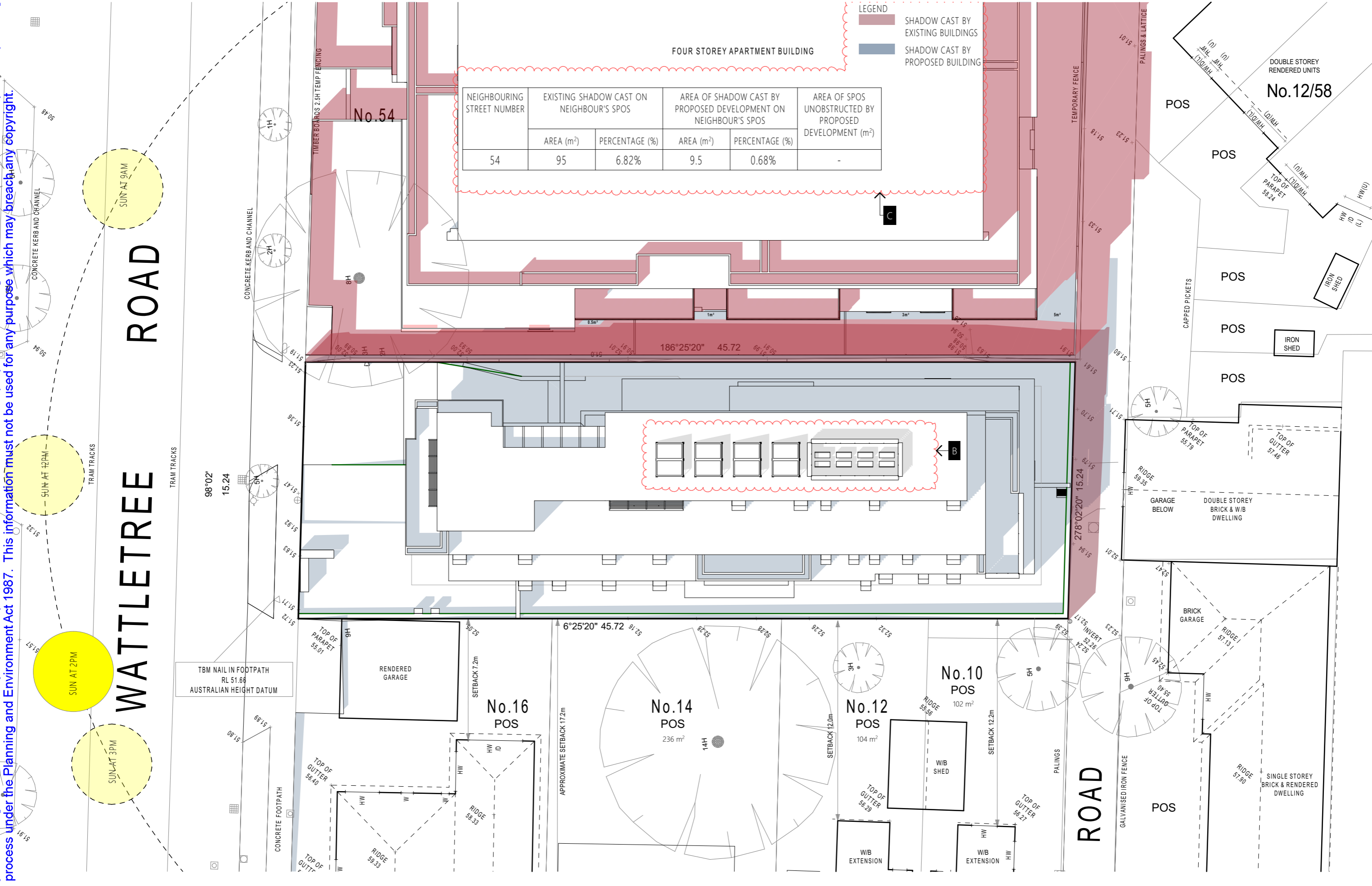
SCHEME 4 EXISTING SHADOW DIAGRAM - 2PM

PROPOSED DEVELOPMENT
52 WATTLETREE ROAD ARMADALE



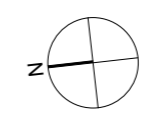
PLANNING APPLICATION ISSUE
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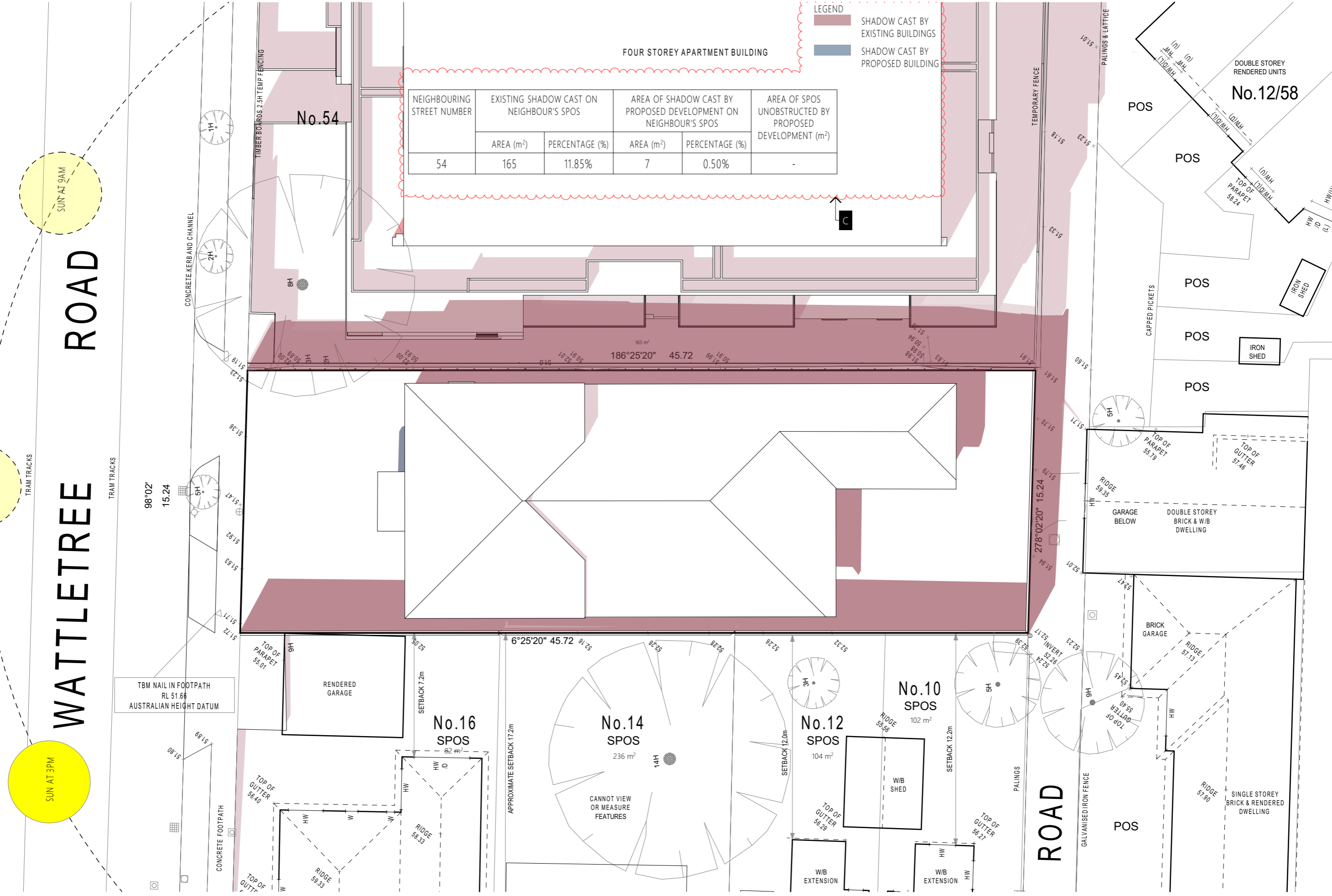
SCHEME 4 PROPOSED SHADOW DIAGRAM - 2PM

PROPOSED DEVELOPMENT
52 WATTLETREE ROAD ARMADALE



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WATTLETREE ROAD

ROAD

PROPOSED DEVELOPMENT
52 WATTLETREE ROAD ARMADALE

PLANNING APPLICATION ISSUE

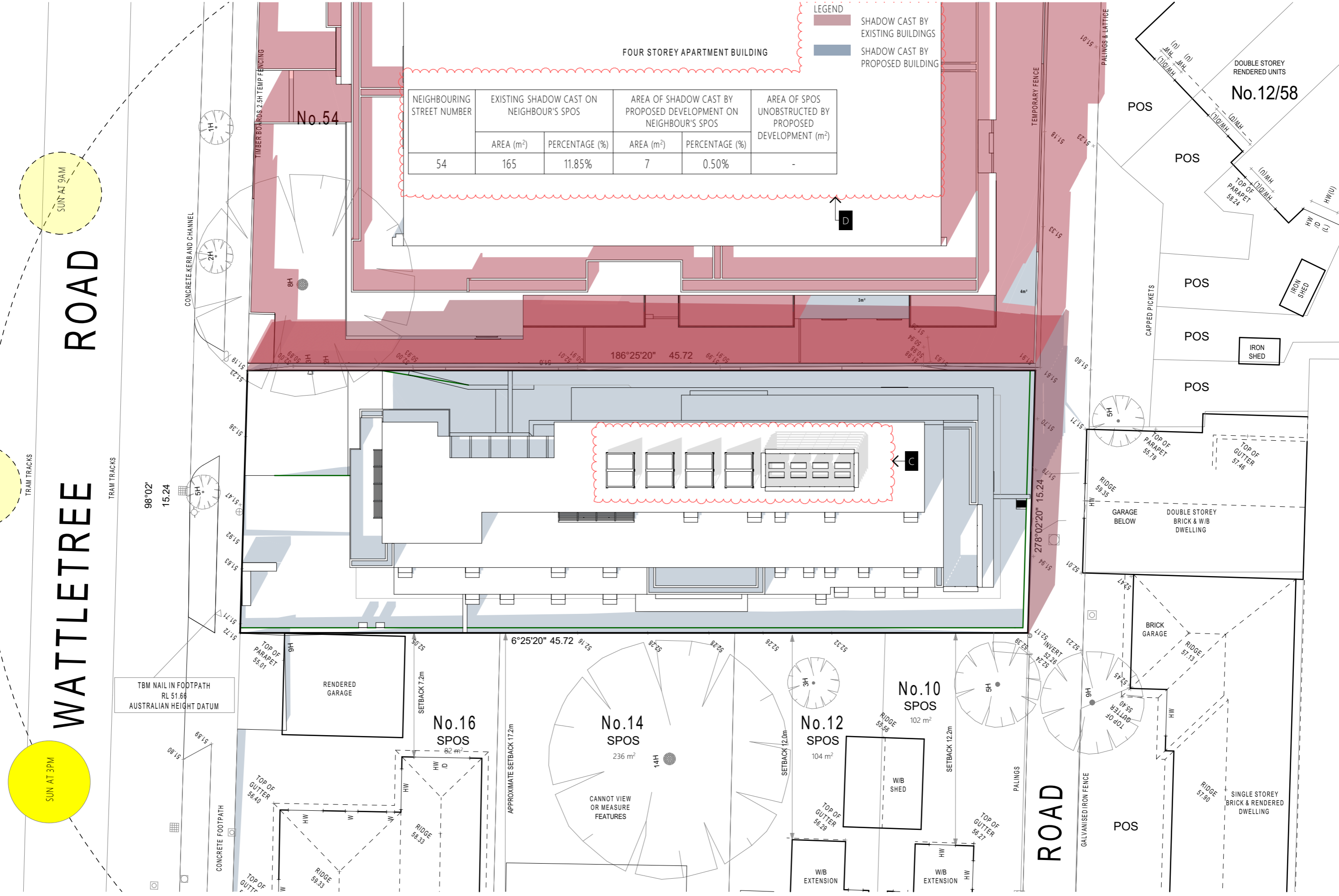
DIMENSIONS AND AREAS ARE APPROXIMATE & SUBJECT TO CHANGE WITHOUT NOTICE

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SCHEME 4 EXISTING SHADOW DIAGRAM - 3PM



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WATTLETREE ROAD

PROPOSED DEVELOPMENT 52 WATTLETREE ROAD ARMADALE

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SCHEME 4 PROPOSED SHADOW DIAGRAM - 3PM

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SCALE 1:200

ISSUE:

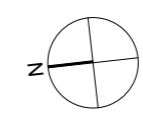
JOB No. 2018-08

DATE:20/11/2020

DRAWN WSG

DRAWING No. TP36

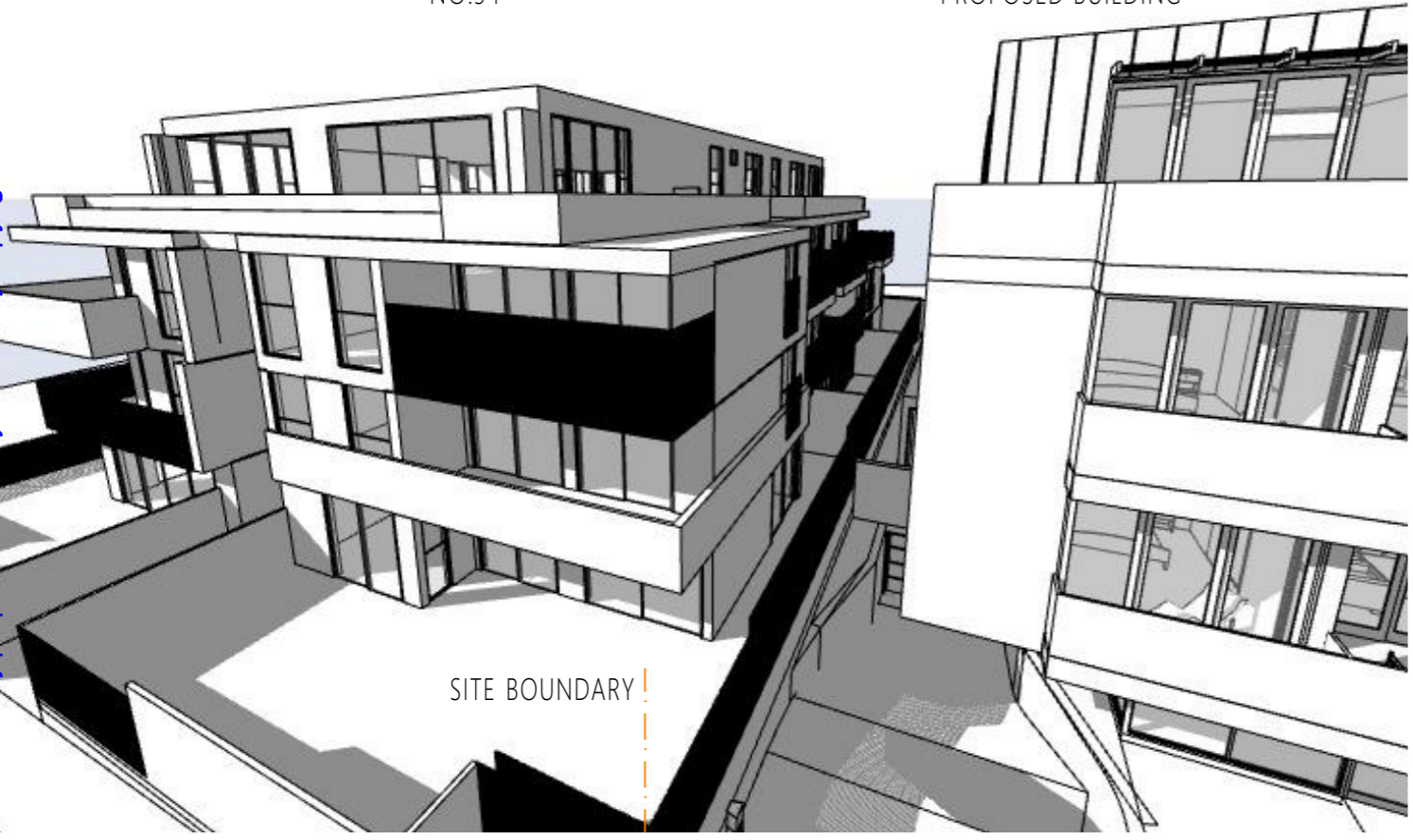
REV: D



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NO.54

PROPOSED BUILDING



SITE BOUNDARY

SHADOW AT 9AM

NO.54

PROPOSED BUILDING



SITE BOUNDARY

SHADOW AT 10AM

NO.54

PROPOSED BUILDING



SITE BOUNDARY

SHADOW AT 11AM

NO.54

PROPOSED BUILDING



SITE BOUNDARY

SHADOW AT 12PM

SHADOW CAST BY EXISTING BUILDINGS

SHADOW CAST BY PROPOSED BUILDING

PROPOSED DEVELOPMENT
52 WATTLETREE ROAD ARMADALE



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SCHEME 4 3D SHADOW DIAGRAMS

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SCALE 1:131.25,
1:131.24,

ISSUE:

JOB No. 2018-08

DATE:20/11/2020

DRAWN WSG

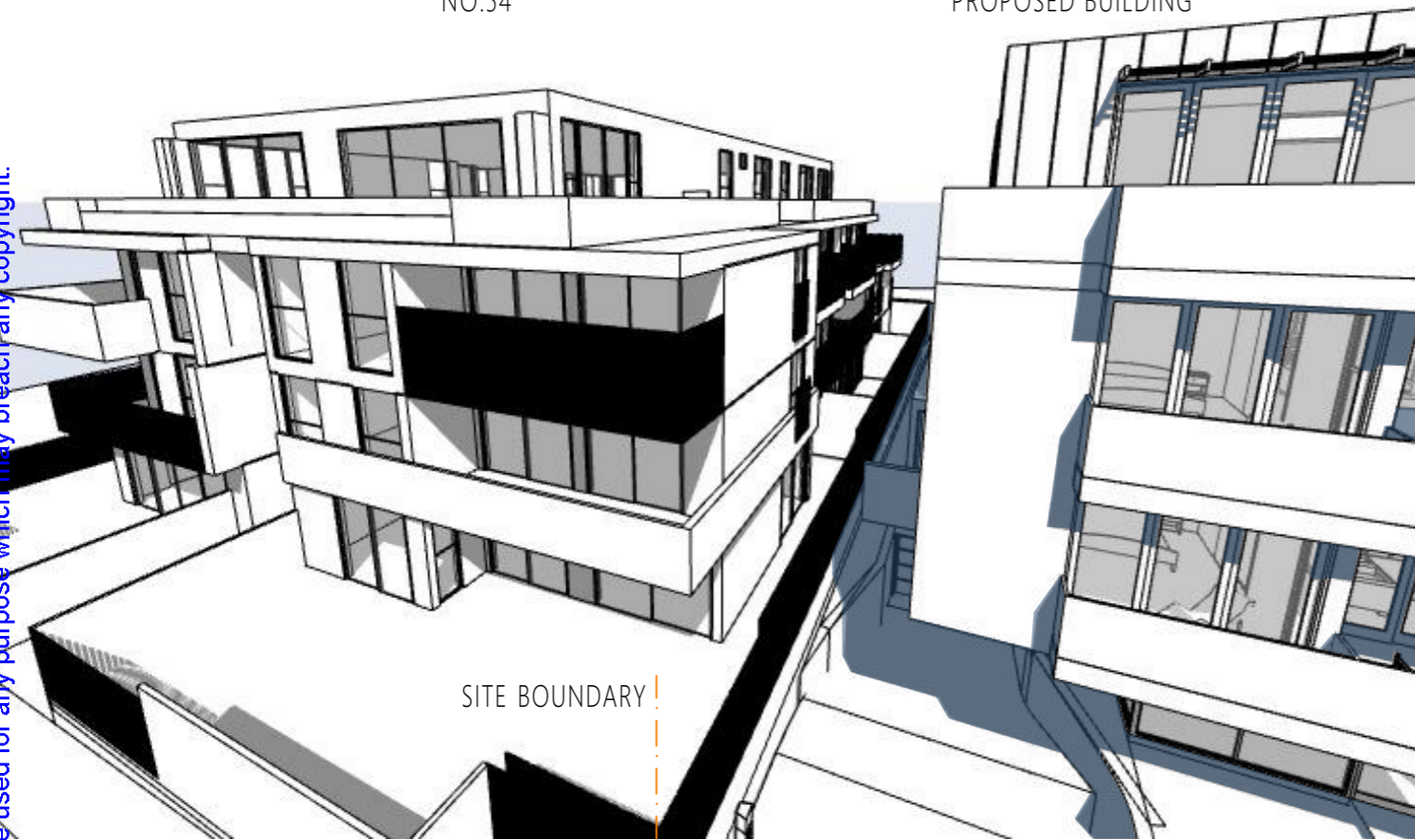
DRAWING No. TP37

REV: B

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NO.54

PROPOSED BUILDING



SITE BOUNDARY

SHADOW AT 1PM

NO.54

PROPOSED BUILDING

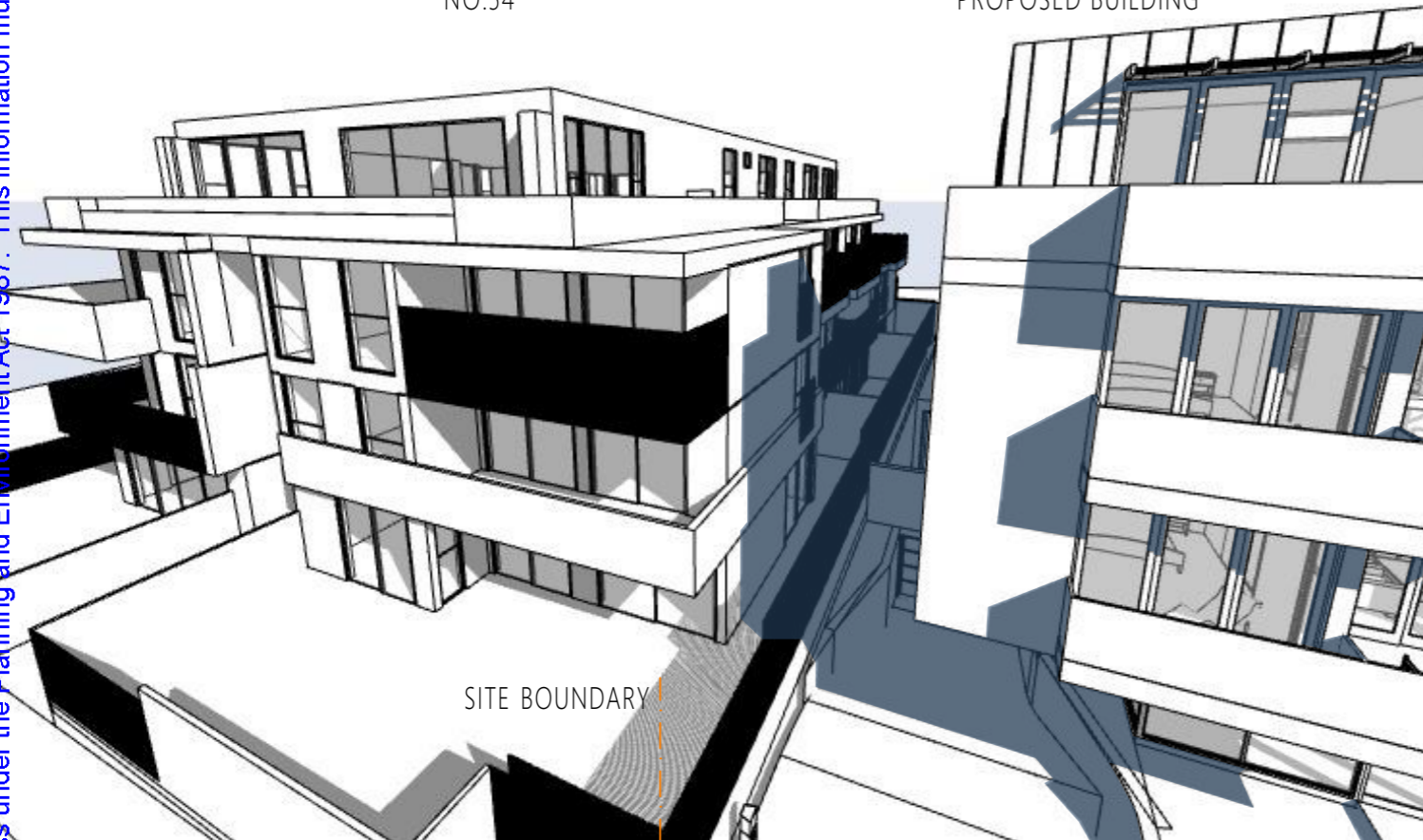


SITE BOUNDARY

SHADOW AT 2PM

NO.54

PROPOSED BUILDING

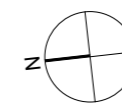


SITE BOUNDARY

SHADOW AT 3PM

SHADOW CAST BY EXISTING BUILDINGS SHADOW CAST BY PROPOSED BUILDING

PROPOSED DEVELOPMENT
52 WATTLETREE ROAD ARMADALE



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SCHEME 4 3D SHADOW DIAGRAMS

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SCALE 1:131.65

ISSUE:

JOB No. 2018-08

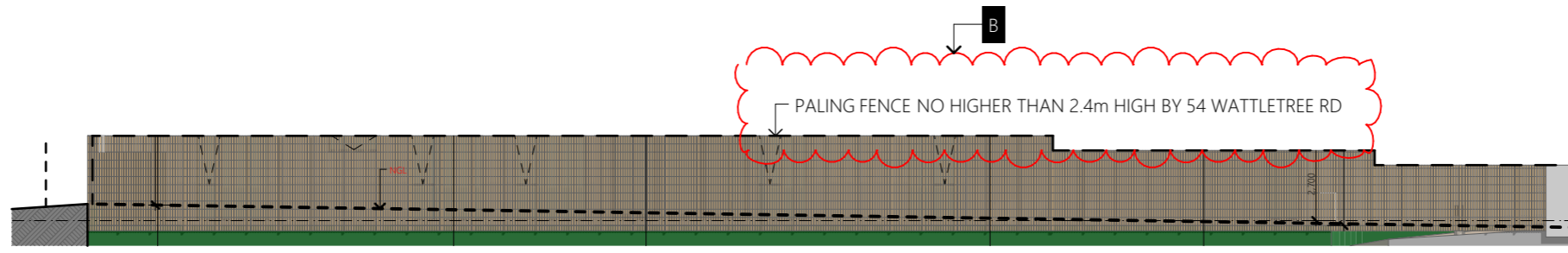
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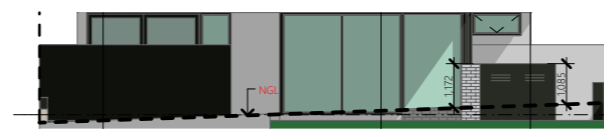
DRAWING No. TP38

REV: A

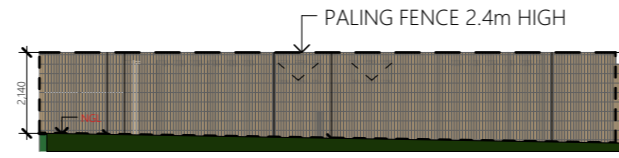
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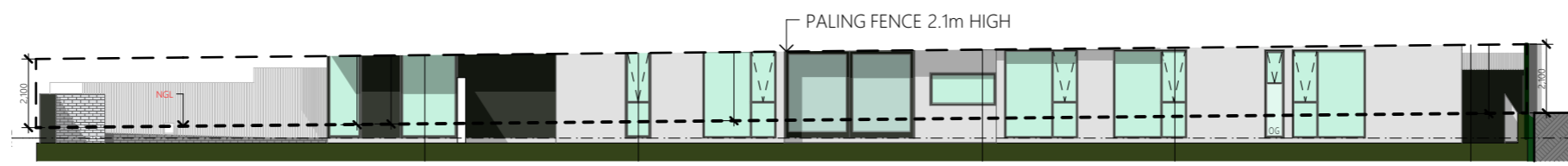
FENCE ELEVATION - EAST 1:200



FENCE ELEVATION - NORTH 1:200



FENCE ELEVATION - SOUTH 1:200



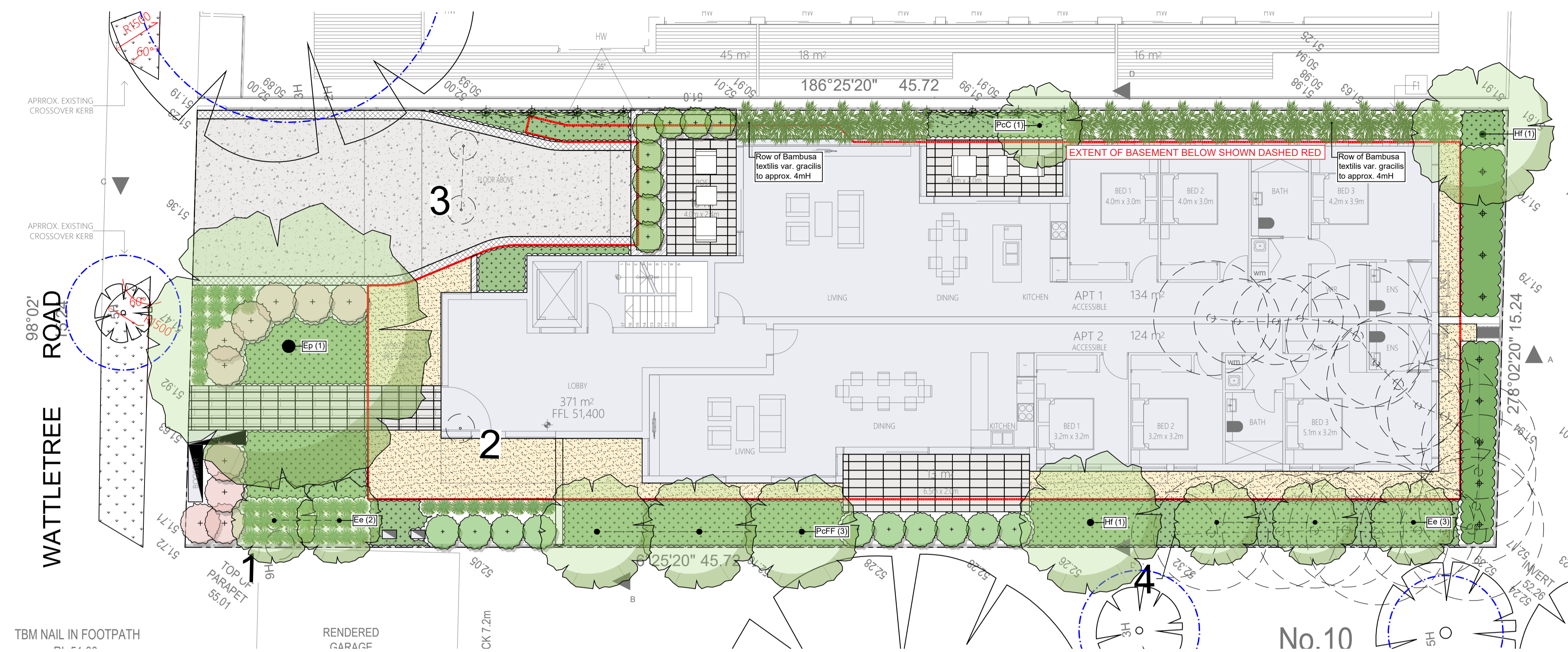
FENCE ELEVATION - WEST 1:200

SCHEME 4 FENCE ELEVATIONS

PROPOSED DEVELOPMENT
52 WATTLETREE ROAD ARMADALE

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SPECIFICATION NOTES

Soil Preparation
Crushed rock, concrete spillage and any other material restrictive to plant growth (e.g. large rocks) shall be removed from the site of any planting beds and semi-advanced trees. All trees to be removed shall be stump ground and all rubbish/vegetative soil is to be removed from site. Existing top soil in planting areas is to be preserved so that it does not receive additional compaction from site machinery and so that no rubble or building supplies are stored in these areas.

No imported top soil is to be used within the root zones of trees to be protected. Any preparation of existing soil for planting within these areas is to be done by hand only. Holes (e.g. as the result of plant removal) and uneven soil levels may be patched using topsoil as specified below.

Any imported topsoil is to be free of weeds, rubble and other materials damaging to plant growth and is to be of a medium texture (sandy loam) with a pH of 6.0-7.0. Top soil is to be laid over a prepared sub-base which has had any materials damaging to plant growth (e.g. rubble and large rocks) removed, spread to the appropriate depth and cultivated into the existing site soil to a minimum depth of 150mm.

Imported top soil is to be lightly and uniformly compacted in 150mm layers to a minimum depth of 100mm on lawn areas and 300mm on excavated planting beds.

Weed Removal
All weeds shall be thoroughly removed. All vegetative material, including roots and rhizomes of non-woody perennials and woody suckering weeds, is to be removed or appropriately controlled using chemical means. The stumps of non-suckering woody perennials are to be stump ground. All vegetative material shall be appropriately disposed of off site in a manner which will not allow their re-establishment elsewhere. Any chemical controls are to be used in accordance with manufacturer's instructions and standard occupational health and safety procedures.

Care must be taken to ensure that all trees to be retained are not damaged during weed removal. This also implies that any herbicides used are suitable for use around the vegetation to be retained.

Mulch
Mulch is to be supplied to all garden beds and is to be an organic type laid to a minimum depth of 75mm, consisting of fine dark coloured chipped or shredded pine bark or hardwood with not more than 5% fines content by volume (preferably zero fines). The average size of the woodchip must be approximately 10mm x 20mm x 5mm and the maximum length is not to exceed 30mm. Mulch shall be free of damaging matter such as soil, weeds and sticks and is to be stockpiled and thoroughly weathered prior to delivery. Mulch is to be kept back 100mm from the stems of all plants to prevent collar rot.

Aggregate Gravel Surface
Aggregate gravel is to be installed where shown comprising of a 50mm layer of gravel (7-14mm granite screenings or similar, no fines) over a base course of 75mm deep genty compacted Fine Crushed Rock. The subgrade is to be appropriately compacted.

Timber Edges
Provide 75 x 25mm treated pine edges to all borders between gravel mulch paths and garden beds using 75x25x300mm long treated pine stakes at 1200mm maximum centres. An additional stake is to be provided at joins in the plinth.

Irrigation
An approved drip irrigation system is to be supplied to all garden beds for irrigation throughout plant establishment period. It is the responsibility of the contractor to ensure that all irrigation meets manufacturers specifications. The system is to be connected to mains supply and include a rain-shut off device. All dripline is to be buried with approx. 50mm of topsoil cover and shall be anchored at regular intervals to ensure the tubing cannot be dislodged.

A water efficient Landscape Design and planting palette has been proposed in accordance with BESS 3.1 - Water Efficient Landscaping. Refer to ESD Consultants report for further details.

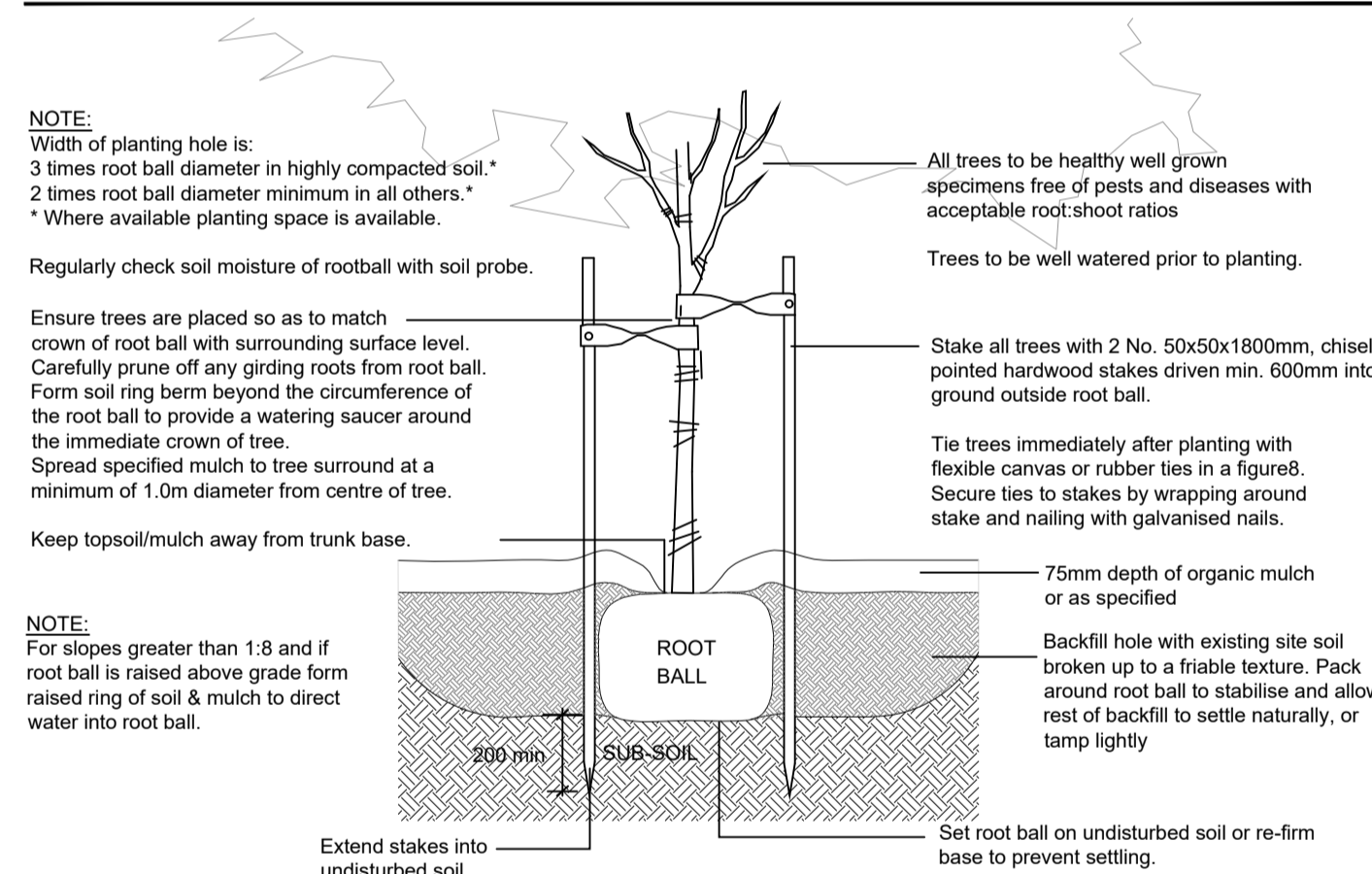
Once the proposed landscape scheme has established, the irrigation system shall be de-commissioned.

Repair/Restoration of damaged Nature-strips
Nature strips are to be restored to current grades with any depressions filled with topsoil to specifications above and lightly compacted in 150mm layers. Areas are then to be re-seeded using an appropriate and matching turf type and the area fenced off to allow the re-establishment of lawn. Re-seeded areas are to be well irrigated and the area supplied with a slow release fertiliser at the quantities recommended by the manufacturer.

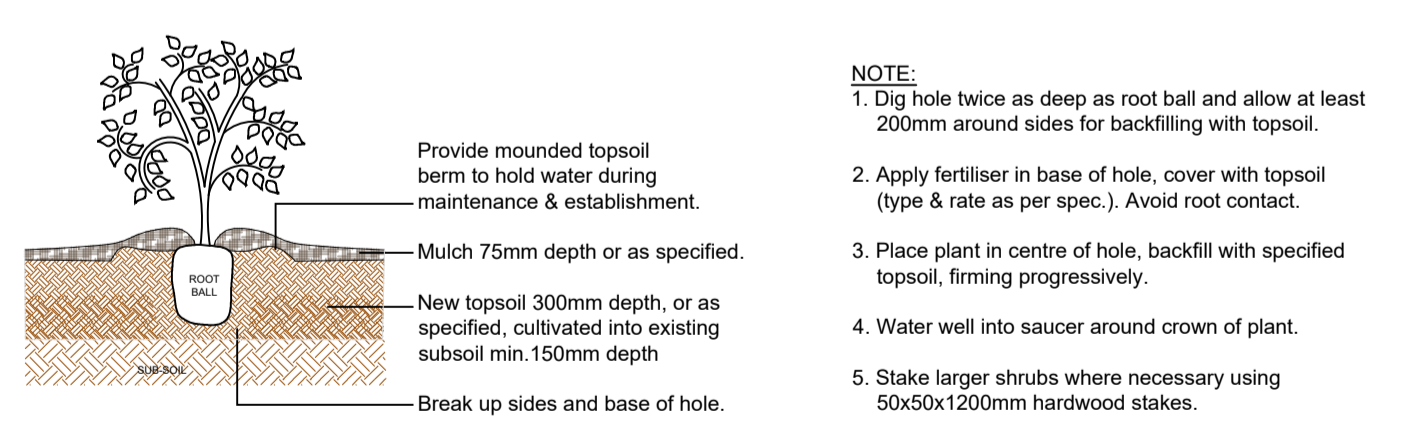
Any areas of lawn which have failed to germinate (achieve an evenly green 95% covering of a consistent height) are to be re-seeded within one month of original sowing date.

Plant Establishment Period
There shall be a 13 weeks Plant Establishment Period following the approval of Practical Completion by the responsible authority. During this period the landscape contractor shall make good all defects in his/her scope of works. Maintenance and Establishment means the care and maintenance of the contract area by accepted horticultural practices, as well as rectifying any defects that become apparent in the work under normal use. This shall include, but shall not be limited to watering, fertilising, weeding, pruning, pest and disease control, cultivation, re-staking and replacement of any plants that fail with plants of the same species and size.

TYPICAL PLANTING DETAILS

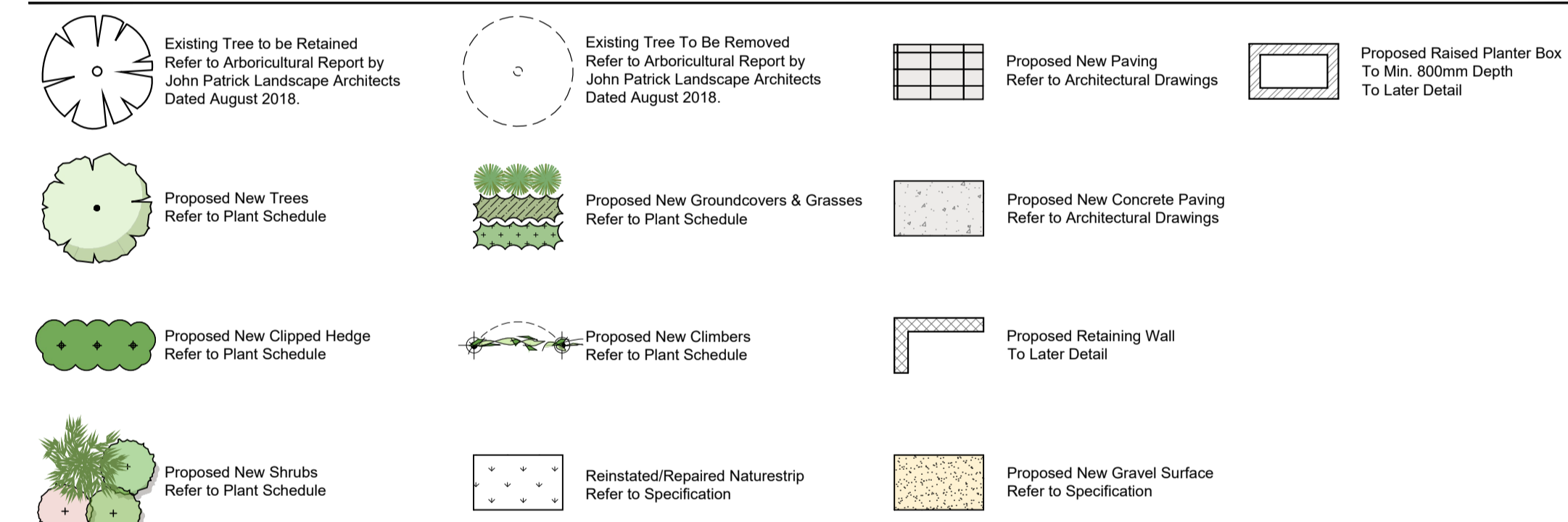


D1 TYPICAL TREE PLANTING DETAIL
Scale N.T.S.



D2 TYPICAL SHRUB PLANTING DETAIL
Scale N.T.S.

LEGEND



PLANT SCHEDULE

SYM	BOTANICAL NAME	COMMON NAME	D/E N/E*	HEIGHT X WIDTH AT MATURITY	MN SUPPLY SIZE	QTY
TREES						
Ep	<i>Eucalyptus polyanthemos</i>	Red Box	E/N	12 x 8m	30cm/1.5mH	1
Ee	<i>Elaeocarpus eumundi</i>	Eumundi Quandong	E/N	7 x 3m	2.0mH	5
Hf	<i>Hymenosporum flavum</i>	Native Frangipani	E/N	6-10 x 4-6m	50cm/2.0mH	2
PcC	<i>Pyrus calleryana 'Capital'</i>	Capital Pear	D/Ex	11 x 3m	50cm/2.0mH	1
PcFF	<i>Pyrus calleryana 'Fronzam Frontier'</i>	Fronzam Frontier Callery Pear	D/Ex	10 x 4m	2.0mH	3
		TOTAL				12
SHRUBS						
Btg	<i>Bambusa textilis var. gracilis</i>	Weaver's Bamboo	E/Ex	4 x 1.5m	140mm pot	
RCW	<i>Rhaphiolepis indica 'Cosmic White'</i>	Cosmic White Indian Hawthorn	E/Ex	1.5 x 1.5m	140mm pot	
Cr	<i>Cornus reflexa</i>	Common Correa	E/N	1 x 1 m	140mm pot	
VoEL	<i>Viburnum odoratissimum 'Emerald Lustre'</i>	Emerald Lustre Sweet Viburnum	E/Ex	3 x 1.2m (clipped)	140mm pot	
		TOTAL				
GROUNDCOVERS & GRASSES						
CmY	<i>Clivia miniata 'Yellow'</i>	Yellow Clivea	E/Ex	0.6 x 0.6m	140mm pot	
DcB	<i>Dianella caerulea 'Breeze'</i>	Breeze Paroo Lily	E/N	0.7 x 0.7m	140mm pot	
LgEG	<i>Liriope gigantea 'Evergreen Giant'</i>	Evergreen Giant Lily-lurf	E/Ex	0.6 x 0.6m	140mm pot	
LIT	<i>Lomandra longifolia 'Tanika'</i>	Tanika Mat-rush	E/N	0.50-0.6 x 0.65m	140mm pot	
Rh	<i>Ruscus hypoglossum</i>	Butcher's Broom	E/Ex	0.5 x 0.8m	140mm pot	
RoP	<i>Rosmarinus officinalis 'Prostratus'</i>	Prostrate Rosemary	E/Ex	0.5 x 1.5m	140mm pot	
		TOTAL				
CLIMBERS						
Pq	<i>Parthenocissus quinquefolia</i>	Virginia Creeper	D/Ex	Self-clinging Climber	140mm pot	
		TOTAL				

*D/E = Deciduous/Evergreen N/E = Native/Exotic

TO LATER DETAIL

NOT FOR CONSTRUCTION

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REVISION	DATE	BY
A To Council Request	20.03.2019	KW
B To Client Request	02.06.2020	MS
C To Client Request	22.09.2020	PK
D To ESD Consultants Request	15.10.2020	PK

CLIENT
PEO & PRO DEVELOPMENTS PTY LTD

PROJECT
PROPOSED DEVELOPMENT

52 WATTLETREE ROAD, ARMADALE

DRAWING
Landscape Plan for Town Planning

SCALE
1:100 @ A1

DATE
SEPTEMBER 2018

DRAWN
LR

CHECKED
PK

JOB NO
18-0502

DWG NO
L-TP01-B

CAD FILE
18-0502-L-TP01-REV8