

ENDORSED PLAN
PLANNING and ENVIRONMENT ACT 1987
BRIMBANK PLANNING SCHEME
 Plans referred to in Planning Permit
 Application Number: P0917/2016
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 Karageorge, Nikolas | Delegate | City Planning
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	GROUND FLOOR	FIRST FLOOR	PORCH	GARAGE/CARPORT	TOTAL	COVERED AREA	EXCLUDED PRIVATE OPEN SPACE
UNIT 1	81.74	65.03	7.25	23.62	177.64	112.50	46.80
UNIT 2	81.31	61.02	3.78	23.65	169.74	108.64	40.75
UNIT 3	90.11	65.71	3.29	22.70	181.81	116.11	45.52
UNIT 4	71.44	72.19	2.01	23.29	168.93	97.42	40.00
UNIT 5	71.44	72.19	2.01	23.14	168.78	97.42	40.33
UNIT 6	75.65	62.43	2.08	23.51	166.67	101.74	40.16
UNIT 7	75.26	62.45	2.08	22.70	162.47	78.48	40.00
UNIT 8	133.82	N/A	0.94	23.03	157.79	146.96	68.22
UNIT 9	91.65	77.84	1.88	22.71	194.08	118.99	58.76
UNIT 10	133.70	N/A	1.99	23.10	158.79	159.06	82.15
TOTAL	906.12	538.84	27.31	231.43	1703.70	1137.32	502.69

SITE AREA = 2586.59 SqM
 SITE COVERAGE = 43.97%
 PERMEABLE AREA = 832.61 Sqm (32.18%)

NOTE 1
 PRIOR TO COMMENCEMENT OF WORKS, THE FOLLOWING PROVISIONS RELATING TO THE PROTECTION OF THE EXISTING STREET TREE MUST BE UNDERTAKEN TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY:
 i) A SUITABLE TREE PROTECTION ZONE OF 2.5 METRE RADIUS WITH DARKER FENCE MUST BE ESTABLISHED AROUND THE STREET TREE ON THE STREET FRONTAGE.
 ii) THE TREE PROTECTION ZONE MUST BE ENCLOSED USING A 2 METRE HIGH TEMPORARY CYCLOPE FENCE OR SIMILAR, WHICH MUST REMAIN IN PLACE THROUGH ALL STAGES OF THE DEVELOPMENT. THIS FENCE MUST NOT INCLUDE THE FOOTPATH WHICH MUST BE KEPT CLEAR FOR PEDESTRIAN ACCESS AND A SIGN MUST BE ERECTED ON THE FENCE INFORMING THAT THE FENCE IS A TREE PROTECTION ZONE.
 iii) THE AREA WITHIN THE TREE PROTECTION ZONE MUST NOT BE DISTURBED BY ANY MEANS INCLUDING PARKING OF VEHICLES OR STORAGE OF PLANT & EQUIPMENT, MATERIALS, SOIL OR WASTE.
 iv) NO EXCAVATION IS ALLOWED WITHIN THE TREE PROTECTION ZONE EXCEPT WITH THE CONSENT OF COUNCIL'S TOWN PLANNING DEPARTMENT AND UNDER THE SUPERVISION OF A QUALIFIED ARBORIST.



	GAS METER
	BIN STORAGE AREA
	FOLD DOWN CLOTHESLINE
	2000 x 1000 x 3000 HIGH 3 STEEL GALV. SHED
	2000 LITRE RAINWATER TANK MIN. ROOF CATCHMENT OF 50m² THE TANK IS TO BE CONNECTED TO THE SANITARY FLUSHING SYSTEM.
	HOT WATER SERVICE

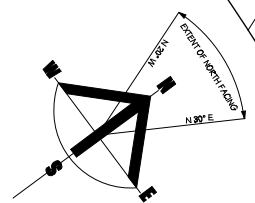
ACHIEVE DESIGN GROUP PTY. LTD.
 BUILDING DESIGNERS
 481 MELBOURNE RD. NEWPORT PARKVIC3207
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 BENNI TRAJCEVSKI REG. NO. DP-AD393

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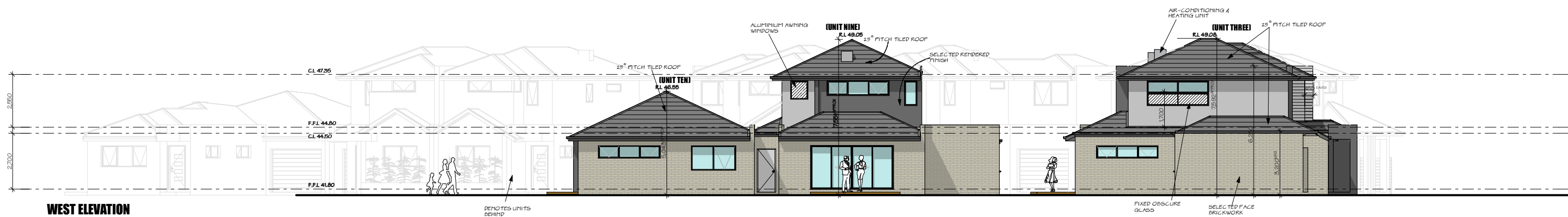
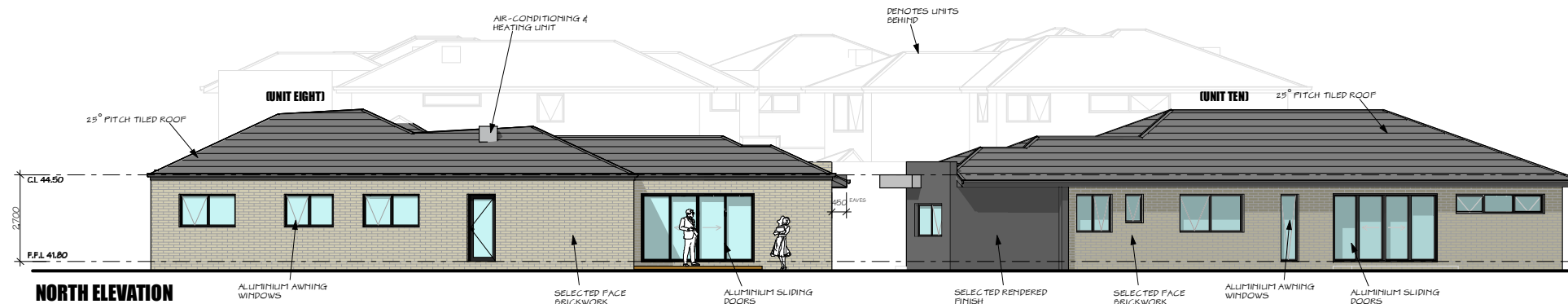
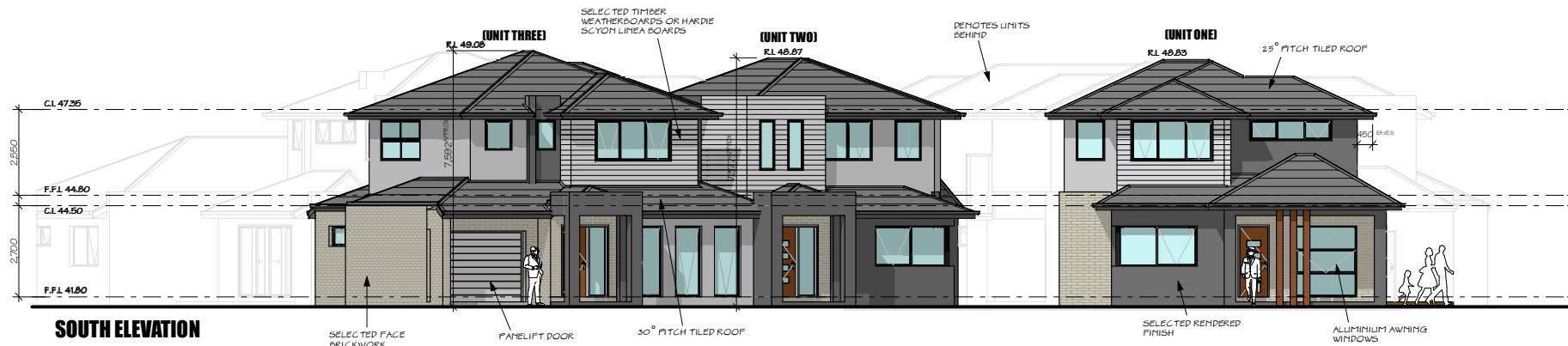
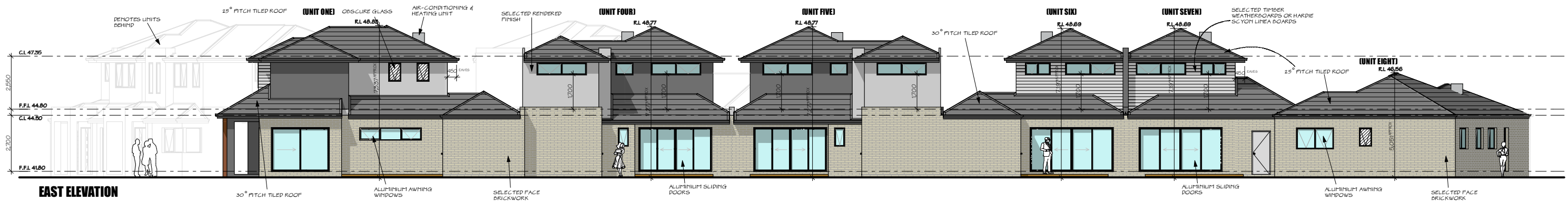
UNIT	GROUND	FIRST	PORCH	GARAGE	TOTAL	GROUND	FIRST	PORCH	GARAGE	TOTAL	GROUND	FIRST	PORCH	GARAGE	TOTAL	GROUND	FIRST	PORCH	GARAGE	TOTAL	GROUND	FIRST	PORCH	GARAGE	TOTAL
UNIT 1	81.75	65.03	7.25	23.62	177.64	81.75	65.03	7.25	23.62	177.64	81.75	65.03	7.25	23.62	177.64	81.75	65.03	7.25	23.62	177.64	81.75	65.03	7.25	23.62	177.64
UNIT 2	81.31	61.02	3.78	23.65	169.74	81.31	61.02	3.78	23.65	169.74	81.31	61.02	3.78	23.65	169.74	81.31	61.02	3.78	23.65	169.74	81.31	61.02	3.78	23.65	169.74
UNIT 3	90.11	65.71	3.29	22.70	181.81	90.11	65.71	3.29	22.70	181.81	90.11	65.71	3.29	22.70	181.81	90.11	65.71	3.29	22.70	181.81	90.11	65.71	3.29	22.70	181.81
UNIT 4	71.44	72.19	2.01	23.29	168.93	71.44	72.19	2.01	23.29	168.93	71.44	72.19	2.01	23.29	168.93	71.44	72.19	2.01	23.29	168.93	71.44	72.19	2.01	23.29	168.93
UNIT 5	71.44	72.19	2.01	23.14	168.78	71.44	72.19	2.01	23.14	168.78	71.44	72.19	2.01	23.14	168.78	71.44	72.19	2.01	23.14	168.78	71.44	72.19	2.01	23.14	168.78
UNIT 6	75.65	62.43	2.08	23.51	166.67	75.65	62.43	2.08	23.51	166.67	75.65	62.43	2.08	23.51	166.67	75.65	62.43	2.08	23.51	166.67	75.65	62.43	2.08	23.51	166.67
UNIT 7	75.26	62.45	2.08	22.70	162.47	75.26	62.45	2.08	22.70	162.47	75.26	62.45	2.08	22.70	162.47	75.26	62.45	2.08	22.70	162.47	75.26	62.45	2.08	22.70	162.47
UNIT 8	133.82	N/A	0.94	23.03	157.79	133.82	N/A	0.94	23.03	157.79	133.82	N/A	0.94	23.03	157.79	133.82	N/A	0.94	23.03	157.79	133.82	N/A	0.94	23.03	157.79
UNIT 9	91.65	77.84	1.88	22.71	194.08	91.65	77.84	1.88	22.71	194.08	91.65	77.84	1.88	22.71	194.08	91.65	77.84	1.88	22.71	194.08	91.65	77.84	1.88	22.71	194.08
UNIT 10	133.70	N/A	1.99	23.10	158.79	133.70	N/A	1.99	23.10	158.79	133.70	N/A	1.99	23.10	158.79	133.70	N/A	1.99	23.10	158.79	133.70	N/A	1.99	23.10	158.79
TOTAL	906.12	538.84	27.31	231.43	1703.70	906.12	538.84	27.31	231.43	1703.70	906.12	538.84	27.31	231.43	1703.70	906.12	538.84	27.31	231.43	1703.70	906.12	538.84	27.31	231.43	1703.70

MULTI UNIT DEVELOPMENT
 location No. 4 & 6 DUBBO STREET
 ALBION
 client PREMIER CONSTRUCTIONS PL
 site name SITE & GROUND FLOOR PLAN

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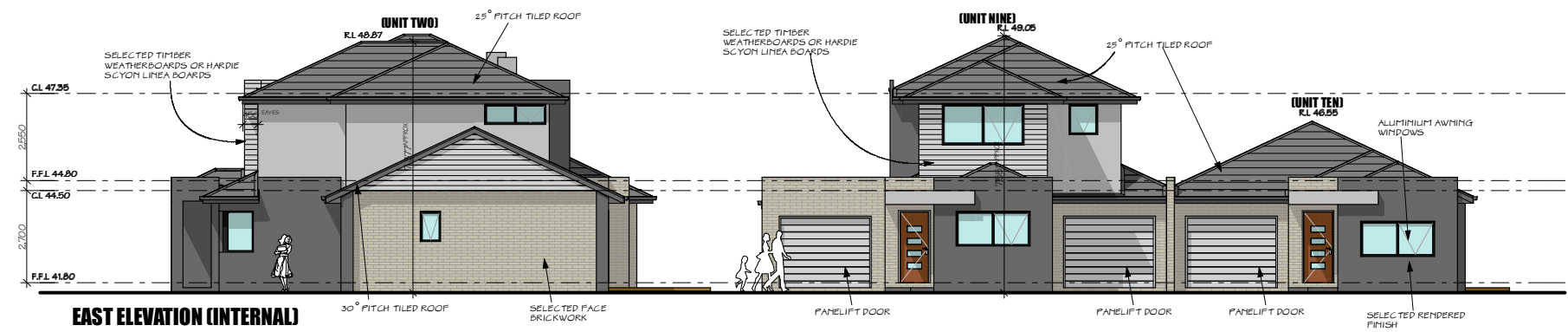


DUBBO STREET

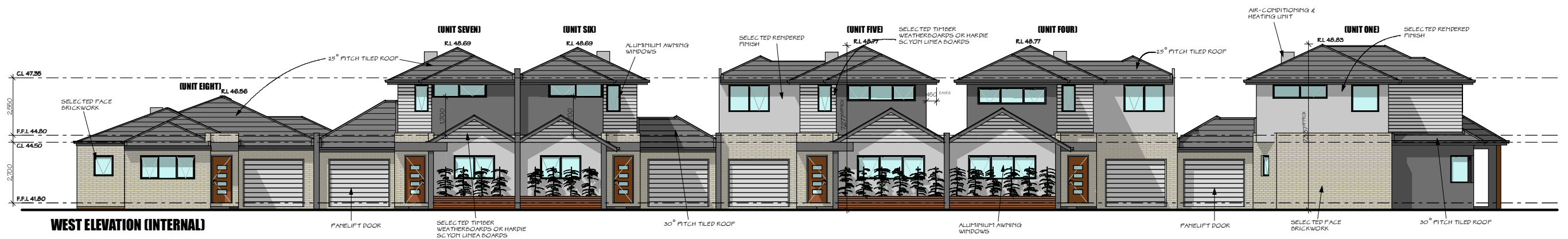


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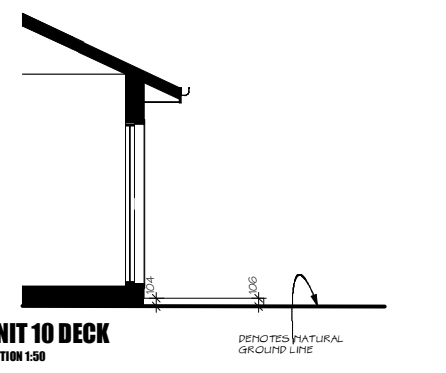
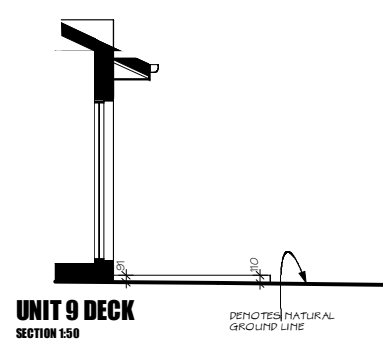
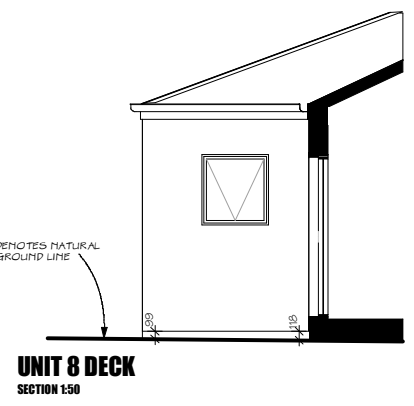
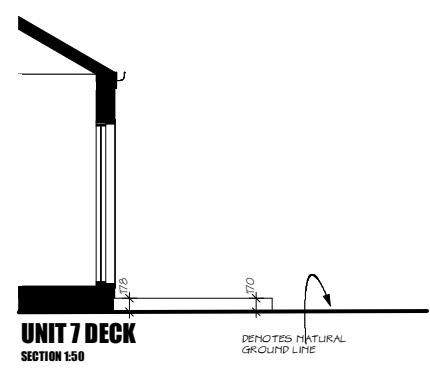
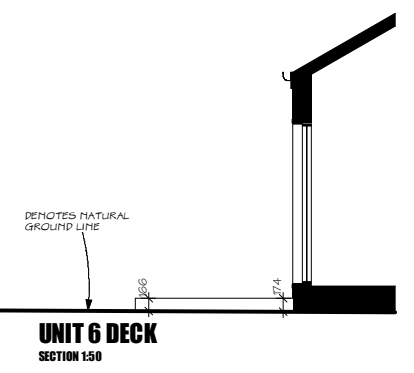
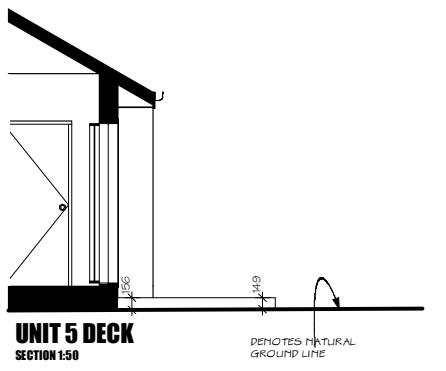
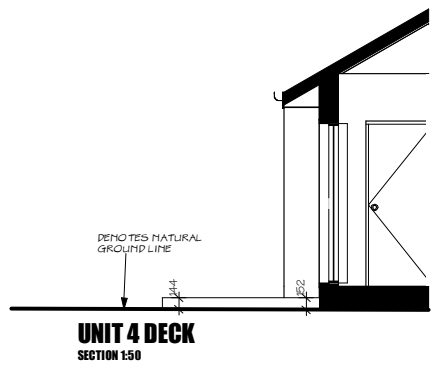
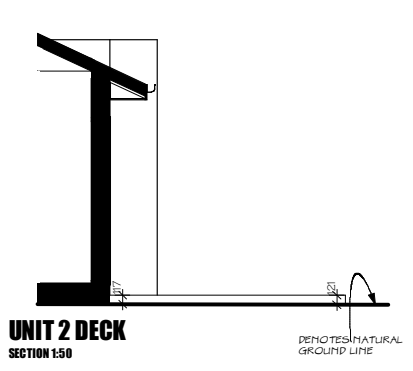
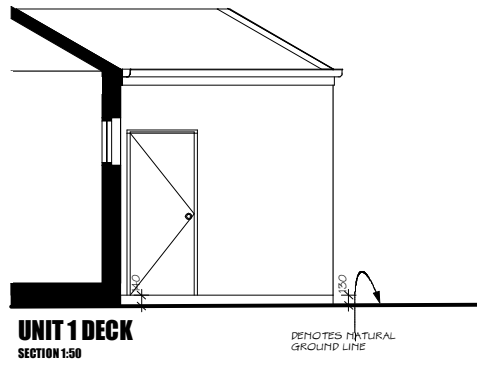
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EAST ELEVATION (INTERNAL)



WEST ELEVATION (INTERNAL)

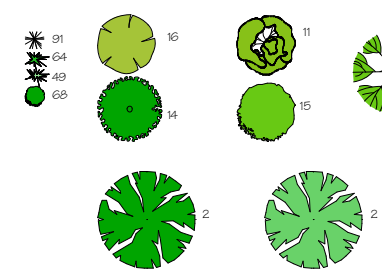


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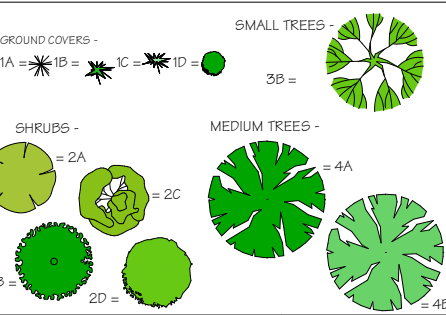
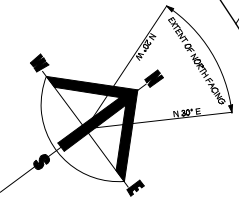
IRRIGATION SYSTEM
 DRIP SYSTEM WILL BE USED ALONG GARDEN BEDS, ONE DRIP PER PLANT AND 2 PER ESTABLISHED TREE. SPRAY HEAD POP UPS IN LAWN AREA, 19mm POLYPIPE, IN-LINE FILTERS MUST BE INSERTED IN LAWN AND GARDEN BED PIPES. AUTOMATIC SPRINKLERS WOULD BE AN ADVANTAGE

ADVANCED CANOPY TREE TO BE A MINIMUM POT SIZE OF 40 LITRES AND BE A MINIMUM OF 2M HIGH AT THE TIME OF PLANTING

NOTE!
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 1) A SUITABLE TREE PROTECTION ZONE OF 2.5 METRE RADIUS WITH BARRIER FENCE MUST BE ESTABLISHED AROUND THE STREET TREE ON THE STREET FRONTAGE.
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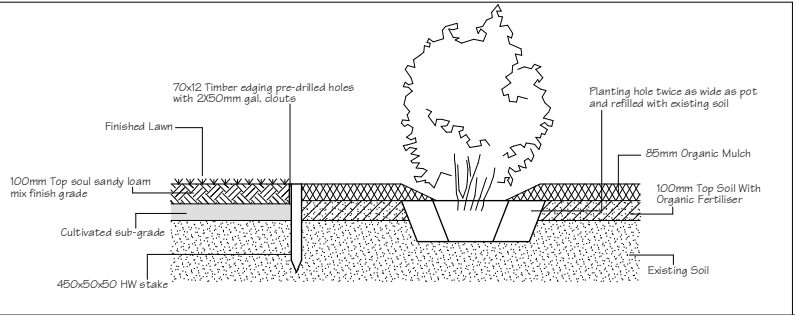
Deck Covers 97.85 SqM
 Concrete Covers 462.28 SqM
 Permeable Ground Cover covers 85.89 SqM
 Concrete Pavers 145.87 SqM



LANDSCAPING SCHEDULE:

BOTANICAL NAME	COMMON NAME	H x W (m)	POT SIZE
GROUND COVERS - BELOW 1 METER (1)			
1A Correa 'Dusky Bells'	Correa Dusky Bells	0.4 x 1.0	150mm
1B Dianella Revoluta	Flax Lilly	0.5 x 0.5	150mm
1C Dietes Bicolour	Yellow Butterfly Lily	0.3 x 0.3	150mm
1D Ajuga Reptans	Blue Bugle	0.8 x 0.8	150mm
SHRUBS - 1 TO 2.5 METERS (2)			
2A Coleonema Pulcrum	Golden Diosma	1.0 x 1.0	150mm
2B Correa Alba	Coastal Correa	1.0 x 1.5	150mm
2C Lavandul Species	Lavender	1.2 x 1.2	150mm
2D Westringia Fruticosa	Native Rosemary	5.0 x 5.0	150mm
SMALL TREES 5 TO 7 METERS (3)			
3B Acacia Cognata	Lime Light	6.0 x 6.0	40 L
MEDIUM TREES - 8 TO 12 METERS (4)			
4A Banksia Integrifolia	Coastal Banksia	10 x 10	40 L
4B Eucalyptus leucocylon	Euky Dwarf	10 x 10	40 L

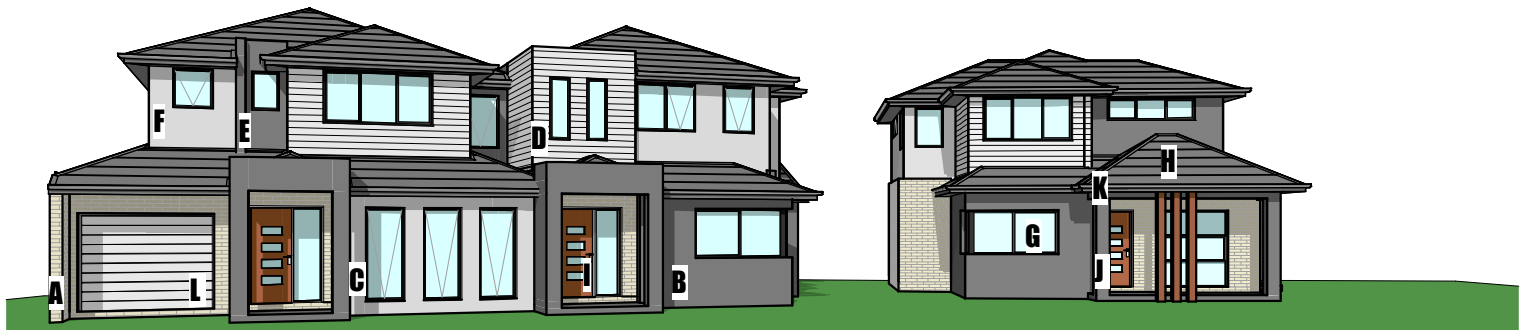
Contractor to check location of services prior to commencement of works.
 Garden bed and lawn areas to be cultivated to a min depth of 250 mm. Soil type: Mix 50 % Mountain soil, 50 % Sandy Loam and add Gypsum 1 kg per sq.m.
 Mulching: Wood chips 75 mm high.
 Planting: Trees in grassed areas to have 1000mm x 1000mm mulch around the base and be staked. Trees to be planted at least 2 m from stormwater and sewer pipes and at a distance of at least 1.5 times the mature height away from the buildings.
 Trees should irrigate to field capacity at least weekly for the first 12 months.
 A specialist wholesale tree nursery is recommended for supply.



SCHEDULE OF COLOURS, FINISHES AND MATERIALS OF THE EXTERNAL SURFACES OF A DEVELOPMENT

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CODE	ITEM	COLOUR	FINISH	MATERIAL	MANUFACTURER	
A	External walls (Ground Floor)	Homestead Mushroom	Face brickwork	Bricks	Austral Bricks	
B	External walls (Ground Floor)	Raku	Rendered	Bricks	Dulux	
C	External walls (Ground Floor)	Tranquil Retreat	Rendered	Bricks	Dulux	
D	External walls (First Floor)	China White	Weatherboard	Timber	Dulux	
E	External walls (First Floor)	Raku	Rendered	Cement Sheet	Dulux	
F	External walls (First Floor)	Tranquil Retreat	Rendered	Cement Sheet	Dulux	
G	Window Frames	Black	Powder Coated	Aluminum	Stegbar	
H	Roof Cover	Charcoal Grey	Glazed	Concrete	Boral	
I	Front Entry Door	Capiscum Red	Painted	Timber	Dulux	
J	Columns & Porch	Raku	Rendered		Dulux	
K	Gutters & Fascias	Basalt	Colorbond	C/Bond Steel	BHP	
L	Panelift Door	Shale Grey	Colorbond	C/Bond Steel	B & D Roller Doors	
M	Driveway	Grey	Coloured	Concrete		



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BENNI TRAJCEVSKI

REG No. DP- AD393

A.C.N. 080 313 864

proposed MULTI UNIT DEVELOPMENT

location No. 4 & 6 DUBBO STREET
 ALBION

client **PREMIER CONSTRUCTIONS P/L**
 drg name **COLOUR SCHEDULE**

drawn
 plotted
 original sheet size
 date
 job no