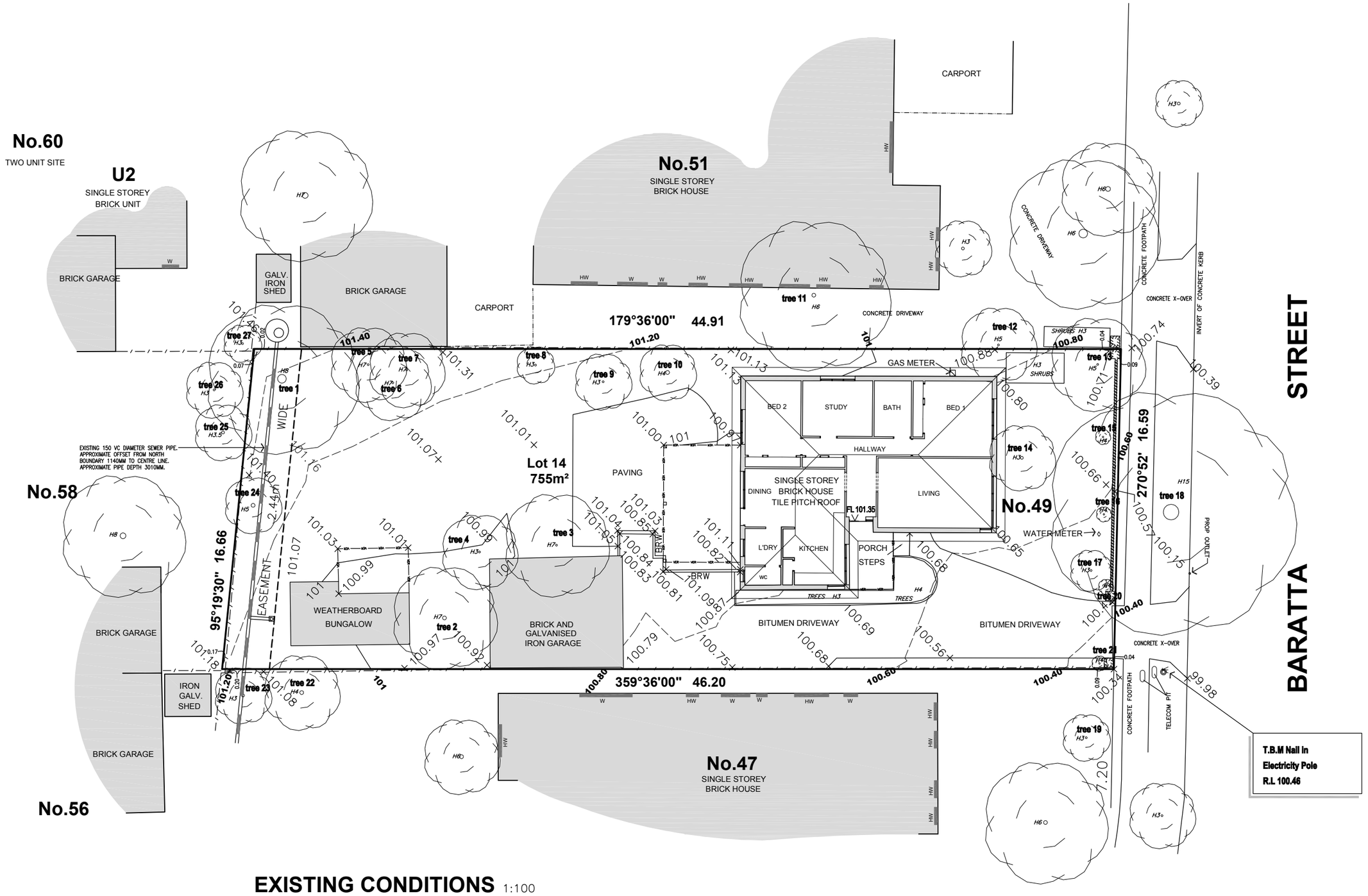

EXISTING CONDITIONS 1:100

LICENSED SURVEYORS:

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE FEATURE SURVEY PREPARED BY:

A LINE SURVEYING PTY. LTD.
SURVEYORS REFERENCE : 4742

THIS DRAWING IS FOR TOWN-PLANNING PURPOSES ONLY AND IS NOT TO BE USED FOR SET-OUT OR CONSTRUCTION PURPOSES. THE OFFICIAL SURVEY PLAN SHALL TAKE PRECEDENCE OVER THIS DRAWING.

EXISTING TREES:

FOR ALL SIZES, TYPES AND CONDITIONS ETC. OF THE EXISTING TREES NUMBERED ON THE PLAN, REFER TO THE ARBORIST REPORT PREPARED BY:

GREENWOOD CONSULTING
REPORT NUMBER: 0909 070508 PA D E

LEGEND:

- W — WINDOW
- HW — HABITABLE WINDOW
- W / HW — WINDOW (LOWER STOREY) / HABITABLE WINDOW (UPPER STOREY)
- H5 / tree 18 — TREE (HEIGHT 5m) / TREE NUMBER AS PER ARBORIST REPORT / EXISTING TREES (REFER TO ARBORIST REPORT)
- VER — VERANDAH
- PALING FENCE
- BRW — BRICK RETAINING WALL
- EDGE OF BRICK
- EDGE OF CARPORT ROOF
- INTERPOLATED CONTOUR

REVISIONS

ISSUE:	DATE:	DETAILS:	INITIALS:
B	22.08.07	REDUCTION IN GARAGE 2	MG
C	12.10.07	RFI AMENDMENTS (REMOVING FENCE)	AE
D	18.01.08	CONDITION 1'S AMENDMENTS	AE
E	11.02.08	FOR UNIT 2 6 m3 STORAGE MOVED INTO THE GARAGE	AE
F	06.08.10	AMENDMENTS REQUESTED BY COUNCIL	RB

SIGN OFF

CLIENT	NEIGHBOUR
I / WE.....	I / WE.....
CONFIRM THESE DRAWINGS ACCORD WITH OUR REQUIREMENTS AND AUTHORISE THEIR USE FOR NEXT STAGE PURPOSES.	OF..... HAVE VIEWED THESE DRAWINGS AND HAVE NO OBJECTIONS.
SIGNED..... DATE.....	SIGNED..... DATE.....
SIGNED..... DATE.....	SIGNED..... DATE.....

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PROJECT

JOB NUMBER:	JOB ISSUE:	SHEET ISSUE:	NORTH:
07006TP1	F	B	
SCALE: AS SHOWN	06.08.10	22.08.07	
DESIGN: DW	SHEET NUMBER:	SHEET SIZE:	
DRAWN: MG	2 OF 7	A1	
CHECKED: DW			

SHEET CONTENT: EXISTING CONDITIONS

PROPOSED: DUAL OCCUPANCY

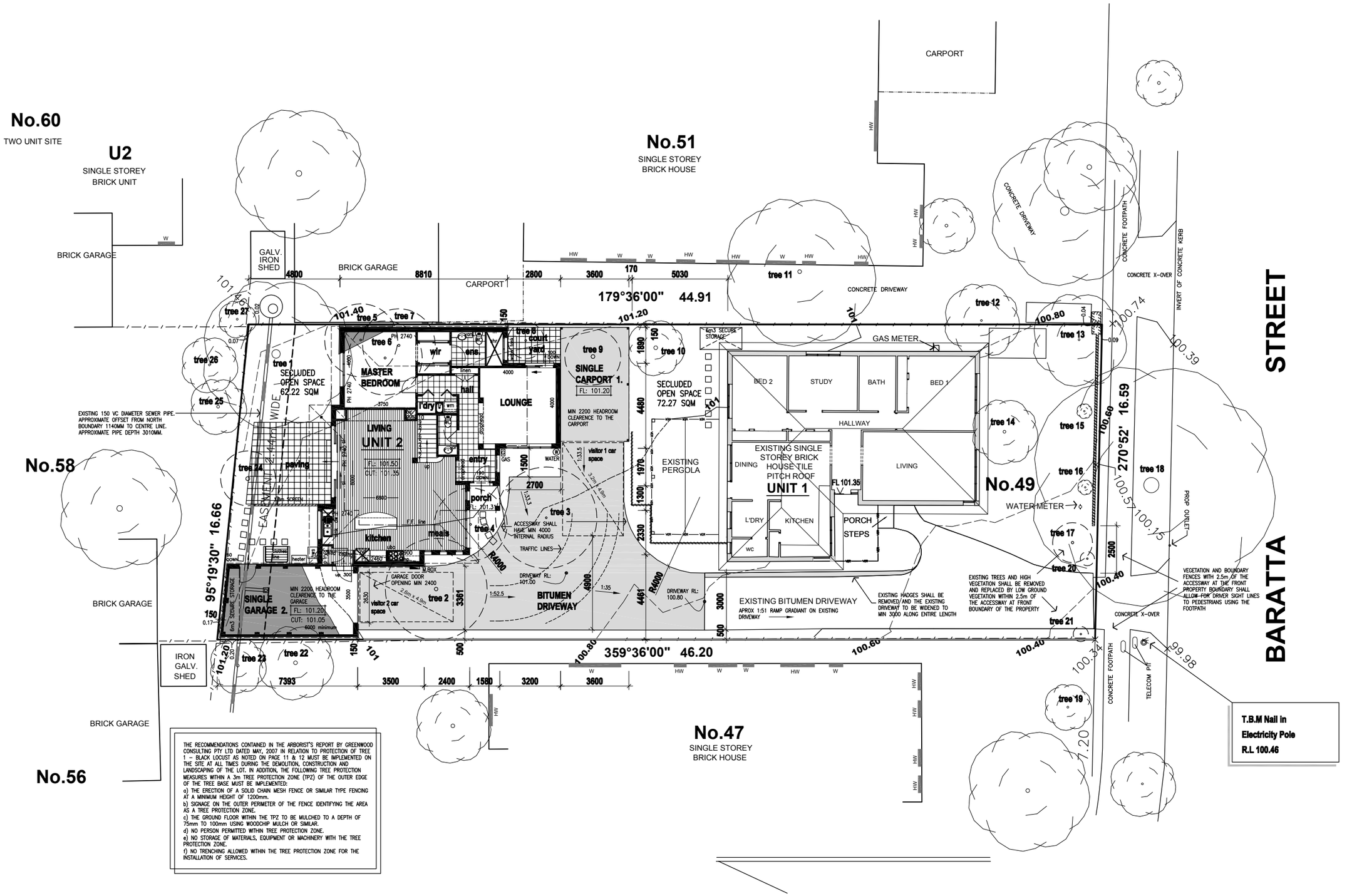
PROPERTY ADDRESS: 49 BARATTA STREET BLACKBURN SOUTH

FOR: MR & MRS KAY

design equilibrium
pty. ltd.
17A Diana Drive, Blackburn, 3130
Victoria, Australia
p. (03) 9878-6118 f. (03) 9878-6869
designeq@bigpond.net.au (Design Team)
deq.care@bigpond.net.au (Administration)

REGISTERED
Building Practitioner
Dale Walton DP-AD 2020

MEMBER
bdav
Building Designers Association Victoria
Member 567



THE RECOMMENDATIONS CONTAINED IN THE ARBORIST'S REPORT BY GREENWOOD CONSULTING PTY LTD DATED MAY, 2007 IN RELATION TO PROTECTION OF TREE 1 – BLACK LOCUST AS NOTED ON PAGE 11 & 12 MUST BE IMPLEMENTED ON THE SITE AT ALL TIMES DURING THE DEMOLITION, CONSTRUCTION AND LANDSCAPING OF THE LOT. IN ADDITION, THE FOLLOWING TREE PROTECTION MEASURES WITHIN A 3m TREE PROTECTION ZONE (TPZ) OF THE OUTER EDGE OF THE TREE BASE MUST BE IMPLEMENTED:
a) THE ERECTION OF A SOLID CHAIN MESH FENCE OR SIMILAR TYPE FENCING AT A MINIMUM HEIGHT OF 1200mm.
b) SIGNAGE ON THE OUTER PERIMETER OF THE FENCE IDENTIFYING THE AREA AS A TREE PROTECTION ZONE.
c) THE GROUND FLOOR WITHIN THE TPZ TO BE MULCHED TO A DEPTH OF 75mm TO 100mm USING WOODCHIP MULCH OR SIMILAR.
d) NO PERSON PERMITTED WITHIN TREE PROTECTION ZONE.
e) NO STORAGE OF MATERIALS, EQUIPMENT OR MACHINERY WITH THE TREE PROTECTION ZONE.
f) NO TRENCHING ALLOWED WITHIN THE TREE PROTECTION ZONE FOR THE INSTALLATION OF SERVICES.

PROPOSED BUILDING AREA SCHEDULE:

UNIT 1

GROUND FLOOR	123.31 SQ.M (13.27 SQ)
PORCH	7.41 SQ.M
SECLUDED OPEN SPACE	72.27 SQ.M
PRIVATE OPEN SPACE	75.76 SQ.M
TOTAL OPEN SPACE	148.03 SQ.M

UNIT 2

GROUND FLOOR	120.91 SQ.M (13.01 SQ)
FIRST FLOOR	60.51 SQ.M (6.51 SQ)
GARAGE	26.65 SQ.M (2.87 SQ)
CARPORT	21.00 SQ.M
PORCH	2.05 SQ.M
SECLUDED OPEN SPACE	62.22 SQ.M
PRIVATE OPEN SPACE	16.95 SQ.M
TOTAL OPEN SPACE	79.17 SQ.M

PROPOSED LAND AREA SCHEDULE:

SITE AREA	755 SQ.M	
SITE COVERAGE (BUILDING FOOTPRINT)	299.07 SQ.M	**39.61 %** (OF SITE AREA)
FIRST FLOOR COVERAGE	60.51 SQ.M	**40 %** (OF GRND FLOOR)
HARD PAVED AREA	196.05 SQ.M	**26.00 %** (OF SITE AREA)
IMPERVIOUS COVERAGE (BUILDING FOOTPRINT + HARD PAVED AREA)	480.13 SQ.M	**63.60 %** (OF SITE AREA)

ENERGY ACCREDITATION:

THE ACCREDITED ENERGY RATER IS TO ASSUME THAT:
- ALL DWELLINGS HAVE A MINIMUM CEILING INSULATION OF R2.5.
- ALL DWELLINGS HAVE A MINIMUM WALL INSULATION OF R1.5.
- ALL DOWNLIGHTS ARE TO BE SEALED.
- ALL WINDOWS ARE TO BE SEALED.
- ALL EXTERNAL DOORS ARE TO BE FITTED WITH WEATHER STRIPS.
- ALL SKYLIGHTS ARE NON-VENTED UNLESS INDICATED.

LEGEND:

- DENOTES EXISTING TREES TO REMAIN.
- DENOTES NEW 1800 MM HIGH TIMBER PALING FENCES.
- DENOTES 450mm HIGH LATTICE
- DENOTES SELECTED TIMBER FLOORING
- DENOTES CLOTHESLINE AS SELECTED
- DENOTES CONCRETE PAVERS TO BE USED AS ACCESS PATHS
- DENOTES PAVERS LAYED ON PERVIOUS SURFACE
- DENOTES CONCRETE DRIVEWAY LAID ON FINE CRUSHED ROCK.
- DENOTES 7mm WHITE PEBBLES
- DENOTES WATER METER
- DENOTES ELECTRICAL METER BOX
- DENOTES HOT WATER SYSTEM
- DENOTES HEATING SYSTEM
- DENOTES GAS METER
- DENOTES RAINWATER TANK
- DENOTES LETTERBOX WITH NEWSPAPER RING
- DENOTES 240mm BRICK VENEER WALL
- DENOTES 160mm TIMBER FRAMED WALL WITH 70mm POLYSTYRENE CLADDING
- DENOTES EXISTING WALL
- DENOTES 90mm TIMBER FRAMED WALL
- DENOTES EXISTING TREES TO BE REMOVED.

REVISIONS

ISSUE:	DATE:	DETAILS:	INITIALS:
B	22/08/07	REDUCTION IN GARAGE 2	MG
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JOB NUMBER:	JOB ISSUE:	SHEET ISSUE:	NORTH:
07006TP1	F	E	
SCALE: AS SHOWN	06.08.10	11.02.08	
DESIGN: DW	SHEET NUMBER:	SHEET SIZE:	
DRAWN: MG	3 OF 7	A1	
CHECKED: DW			

SHEET CONTENT:
SITE PLAN
GROUND FLOOR PLANS

PROPOSED:
DUAL OCCUPANCY

PROPERTY ADDRESS:
49 BARATTA STREET
BLACKBURN SOUTH

FOR:
MR & MRS KAY

design equilibrium
pty. ltd.
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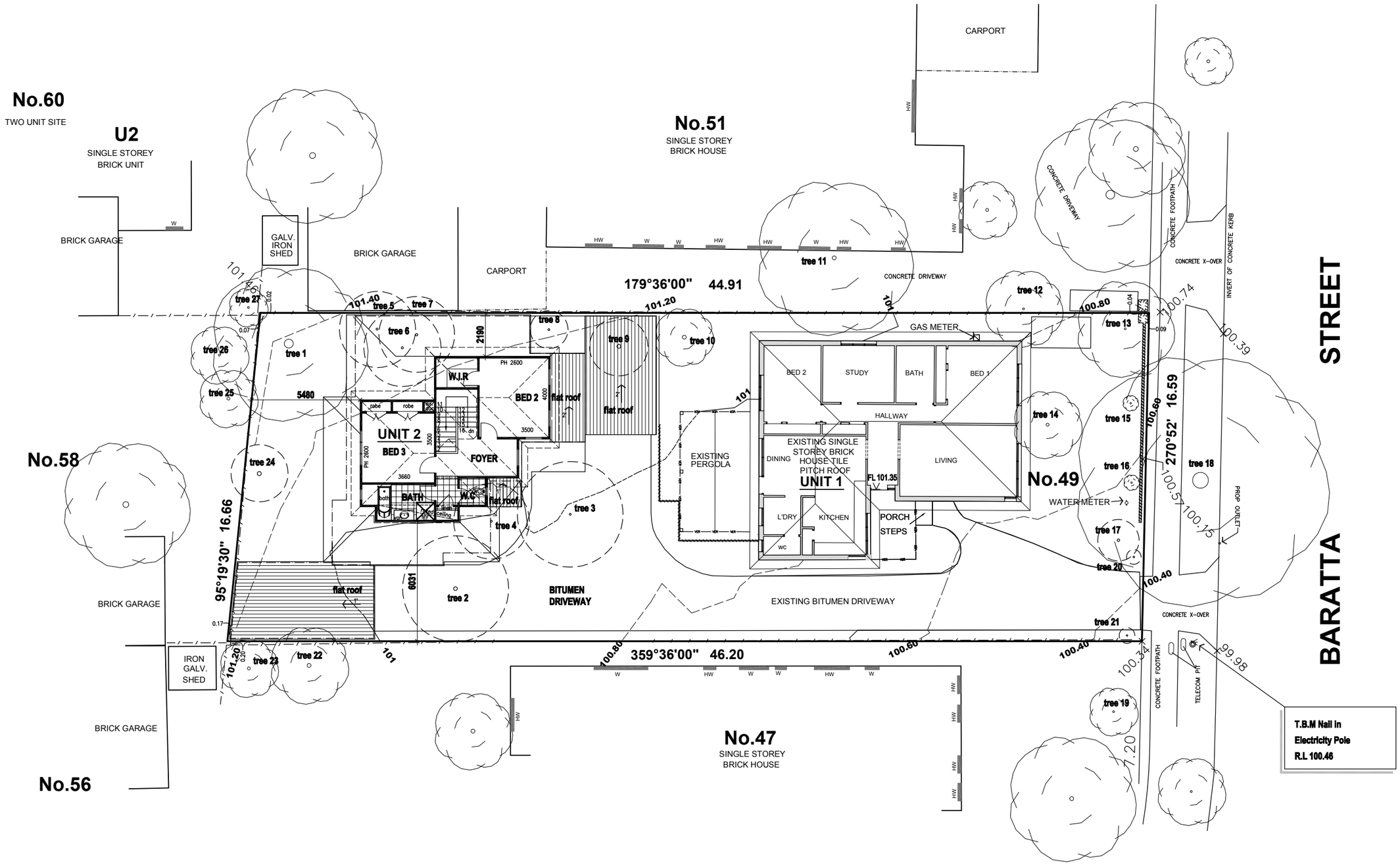
Member 567



FIRST FLOOR PLAN 1:100

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PROJECT

JOB NUMBER:	JOB ISSUE:	SHEET ISSUE:	NORTH:
07006TP1	F	D	
SCALE: AS SHOWN	06.08.10	18.01.08	
DESIGN: DW	SHEET NUMBER: 4 OF 7	SHEET SIZE: A1	
DRAWN: MG			
CHECKED: DW			

SHEET CONTENT: FIRST FLOOR PLANS

PROPOSED: DUAL OCCUPANCY

PROPERTY ADDRESS: 49 BARATTA STREET BLACKBURN SOUTH

FOR: MR & MRS KAY

design equilibrium
pty. ltd.
17A Diana Drive, Blackburn, 3130
Victoria, Australia
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Building Practitioner
Dale Walton DP-AD 2020

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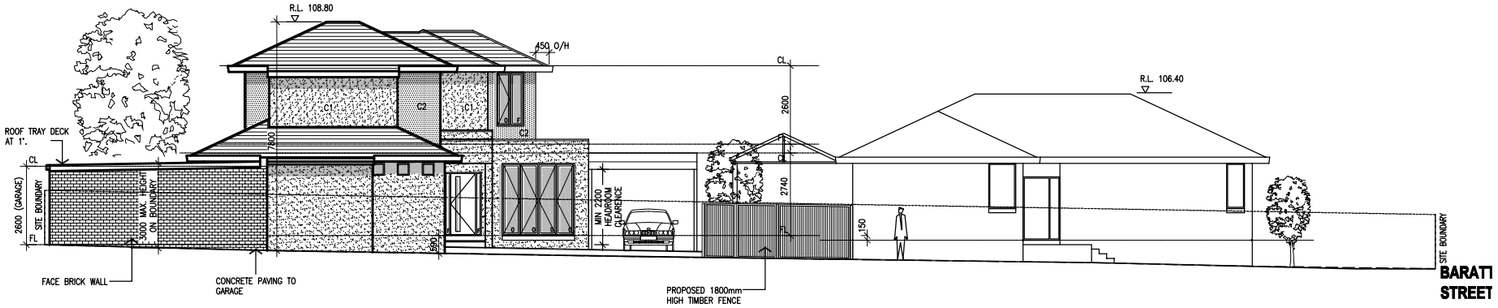
Member 567

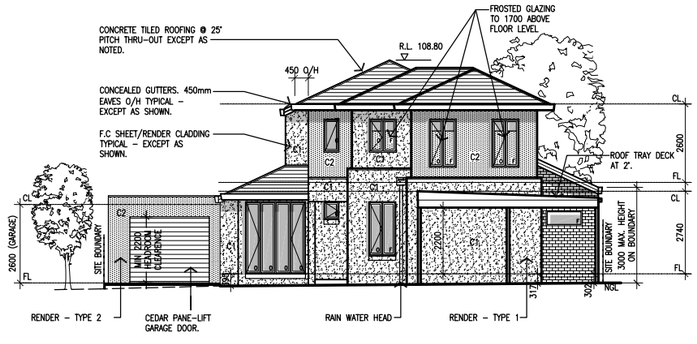


UNIT 2

WEST ELEVATION

1:100

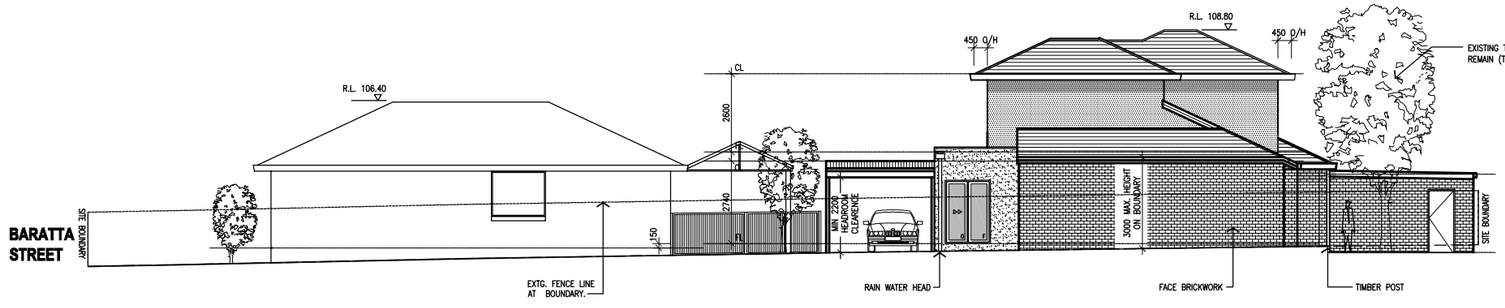
UNIT 1 (Existing)



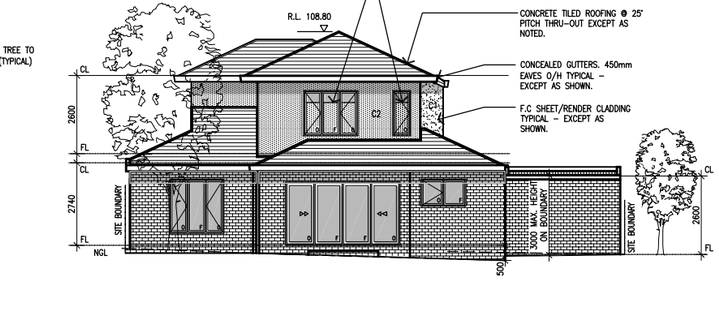
UNIT 2

SOUTH ELEVATION

1:100



UNIT 1 (Existing)



UNIT 2

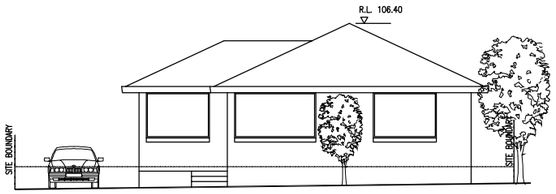
EAST ELEVATION

1:100

UNIT 2

NORTH ELEVATION

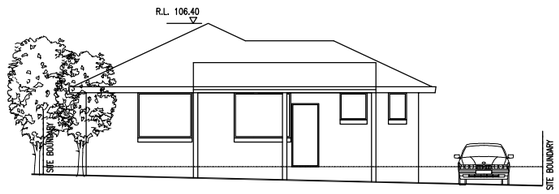
1:100



UNIT 1 (Existing)

SOUTH ELEVATION

1:100



UNIT 1 (Existing)

NORTH ELEVATION

1:100

COLOUR SCHEDULE:

MATERIAL:	COLOUR:	SERIES:	MANUFACTURER:
BRICKWORK:	BUFF	HOMESTEAD	AUSTRAL
RENDER 1:	AUTUMNAL	SOLARGARD	WATTYL
RENDER 2:	PORTLAND STONE		DULUX
TERRACOTTA OR	SLATE GREY	FRENCH GLAZED	BORAL
CONCRETE ROOF TILES:	CHARCOAL OR GUNMETAL	MAQUARIE OR SLIMLINE	BORAL
FASCIA & CONCEALD GUTTERS:	CHARCOAL TO MATCH ROOF TILES		
GARAGE DOOR:	TIMBER CEDAR		
WINDOWS:	CHARCOAL		
CARPORT POSTS:	CHARCOAL	SOLARGARD	WATTYL

LEGEND

- DENOTES BRICKWORK - TYPE 1
- DENOTES BRICKWORK - TYPE 2
- DENOTES CORBELLED BRICKWORK
- DENOTES SPECIAL VISION RESTRICTED PANEL GLAZING TO 1700 HIGH
- DENOTES WHITE FROSTED GLAZING
- DENOTES RENDER 1 - COLOUR 1 (C1)
- DENOTES RENDER 2 - COLOUR 2 (C2)
- DENOTES HARDITEX CLADDING
- DENOTES FEATURE STONE WALL
- DENOTES CONCRETE ROOF TILES
- DENOTES VERTICAL LIGHTWEIGHT CLADDING

REVISIONS

ISSUE:	DATE:	DETAILS:	INITIALS:
B	22/08/07	REDUCTION IN GARAGE 2	MG
C	12.10.07	RFI AMENDMENTS (REMOVING FENCE)	AE
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SIGN OFF

CLIENT

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SIGNED..... DATE.....

SIGNED..... DATE.....

NEIGHBOUR

I / WE.....

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OF.....

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HAVE VIEWED THESE DRAWINGS AND HAVE NO OBJECTIONS.

SIGNED..... DATE.....

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PROJECT

JOB NUMBER:	JOB ISSUE:	SHEET ISSUE:	NORTH:
07006TP1	F	E	
SCALE: AS SHOWN	06.08.10	11.02.08	
DESIGN: DW	SHEET NUMBER:	SHEET SIZE:	
DRAWN: MG	5 OF 7	A1	
CHECKED: DW			

SHEET CONTENT: ELEVATIONS

PROPOSED: DUAL OCCUPANCY

PROPERTY ADDRESS: 49 BARATTA STREET BLACKBURN SOUTH

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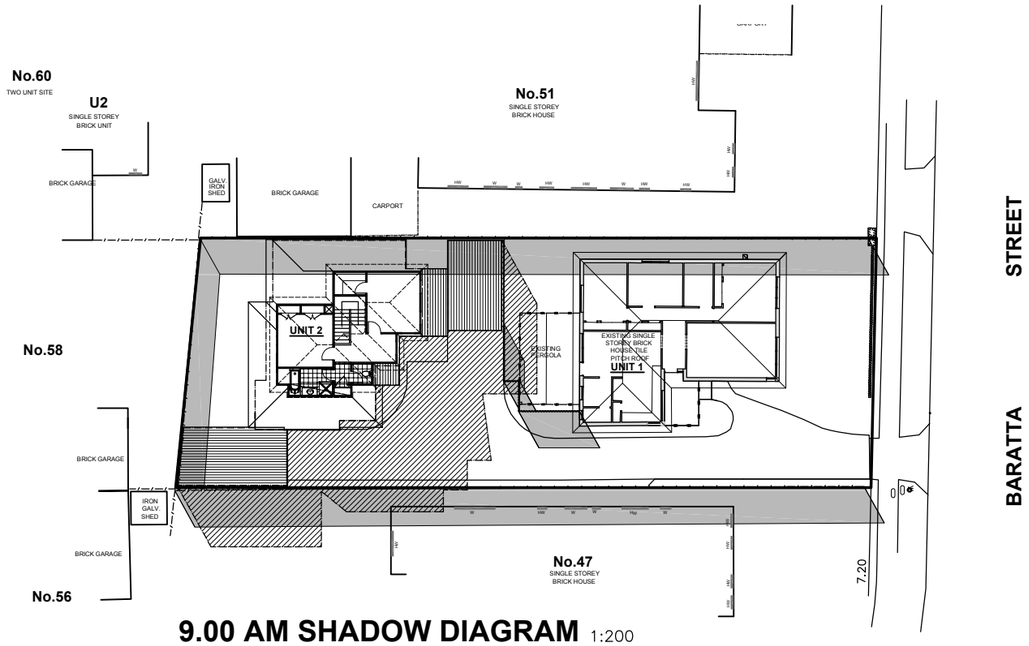
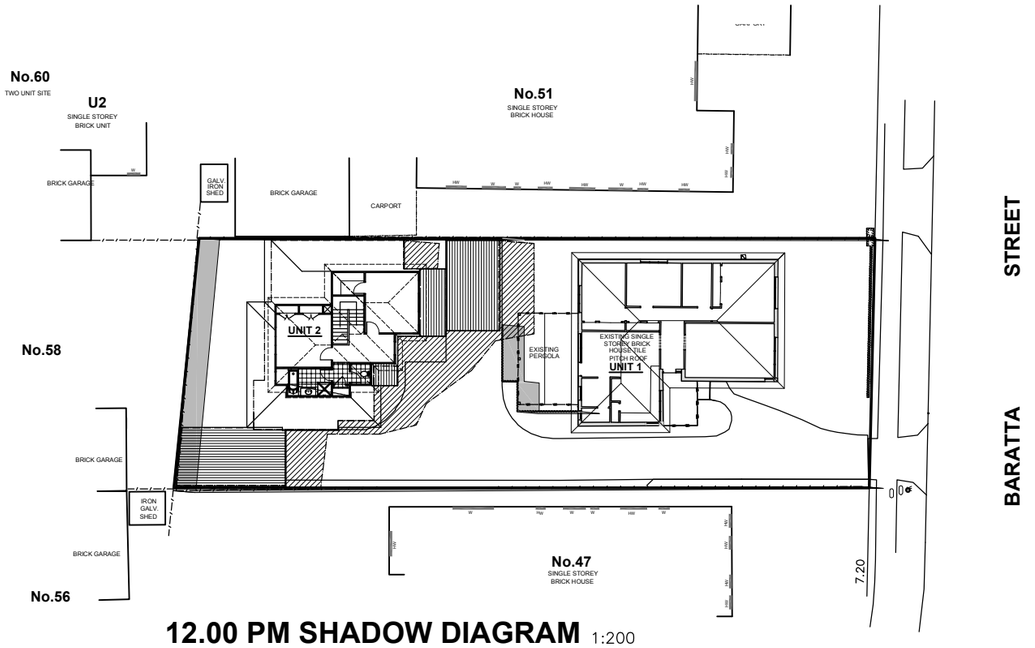
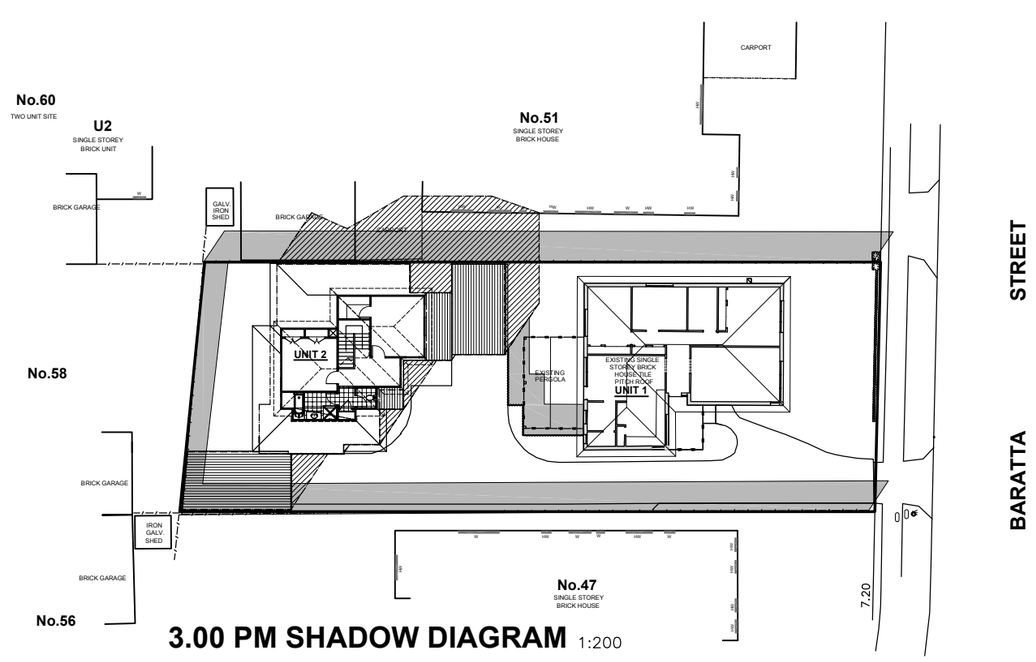


9.00 AM SHADOW DIAGRAM 1:200



12.00 PM SHADOW DIAGRAM 1:200



3.00 PM SHADOW DIAGRAM 1:200

SHADOW LEGEND:

9:00AM – NORTH, 61° EAST AZIMUTH 33° ALTITUDE.

12:00 NOON – NORTH, 5° EAST AZIMUTH 53° ALTITUDE.

3:00PM – NORTH, 56° WEST AZIMUTH 36° ALTITUDE.

SHADOW DISTANCES SHOWN ARE CAST TO GROUND LEVEL. THEY ARE ONLY A TRUE REPRESENTATION IF THERE WERE NO FENCES TO THE BOUNDARY ALLOTMENT. THE SHADOWS ARE CAST ON 22ND SEPTEMBER.

DONATING SHADOW OF PROPOSED BUILDING

EXISTING FENCE SHADOW

EXISTING BUILDING SHADOW

REVISIONS

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07006TP1	F	D	
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DESIGN: DW	SHEET NUMBER:	SHEET SIZE:	
DRAWN: MG	6 OF 7	A1	
CHECKED: DW			

SHEET CONTENT:
SHADOW DIAGRAMS

PROPOSED:
DUAL OCCUPANCY

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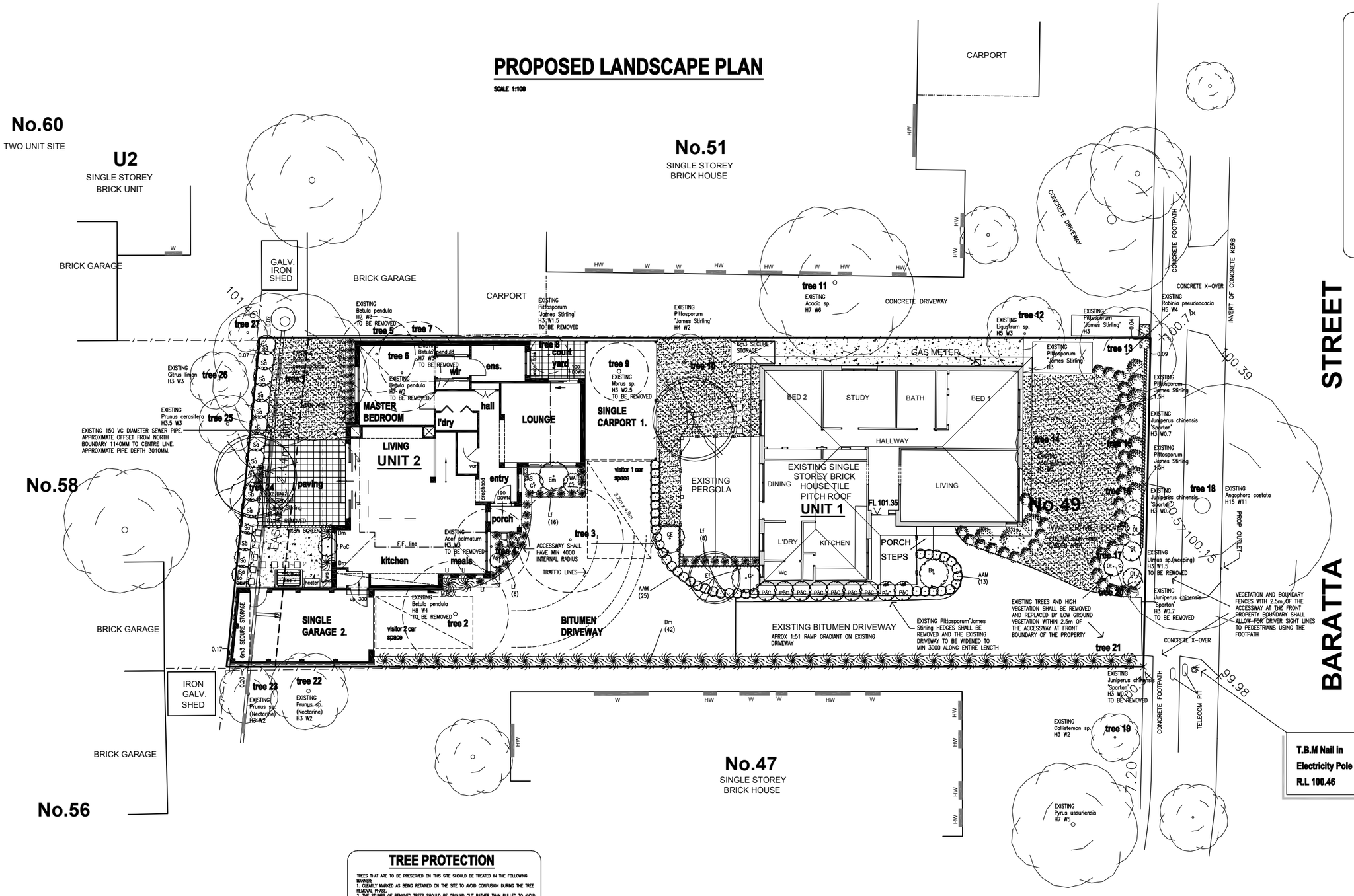
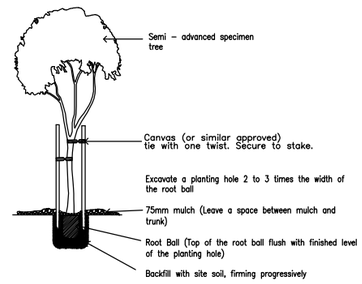
PROPOSED LANDSCAPE PLAN

SCALE 1:100



TREE PLANTING DETAIL (not to scale)



NOTES

LAWN AREAS TO BE ROTARY HOED TO A DEPTH OF 100MM AND SUITABLE TOPSOIL ADDED.

GARDEN BEDS TO BE ROTARY HOED TO A DEPTH OF 100MM AND SUITABLE TOPSOIL ADDED. GARDEN BEDS TO BE COVERED WITH 100MM OF MULCH.

PROPOSED CANOPY TREES TO BE ADVANCED SPECIES WITH A MINIMUM HEIGHT OF 2.0m AT TIME OF PLANTING.

ALL PROPOSED PLANTS USED ARE DROUGHT TOLERANT NATIVE SPECIES AND WHERE POSSIBLE INDIGENOUS SPECIES HAVE BEEN USED.

PLANTS TO BE ESTABLISHED WITH USE OF RAINWATER TANK.

PLANTINGS OF Syzygium australe ARE TO BE MAINTAINED TO PROVIDE MEDIUM/HIGH SCREENING.

GARDEN AREAS TO BE USED ONLY AS GARDENS AND MAINTAINED IN A PROPER, TIDY AND HEALTHY CONDITION TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY. ANY DEAD, DISEASED OR DAMAGED PLANTS TO BE RE PLACED.

FOR TREE 1(Robinia pseudoacacia) THE TREE PROTECTION GUIDELINES MUST BE IMPLEMENTED ON THE SITE AT ALL TIMES DURING THE DEMOLITION, CONSTRUCTION, AND LANDSCAPING OF THE LOT.

THE RECOMMENDATIONS CONTAINED IN THE ARBORIST'S REPORT BY GREENWOOD CONSULTING PTY LTD DATED MAY, 2007 IN RELATION TO PROTECTION OF TREE 1 – BLACK LOCUST AS NOTED ON PAGE 11 & 12 MUST BE IMPLEMENTED ON THE SITE AT ALL TIMES DURING THE DEMOLITION, CONSTRUCTION AND LANDSCAPING OF THE LOT. IN ADDITION, THE FOLLOWING TREE PROTECTION MEASURES WITHIN A 3m TREE PROTECTION ZONE (TPZ) OF THE OUTER EDGE OF THE TREE BASE MUST BE IMPLEMENTED:

a) THE ERECTION OF A SOLID CHAIN MESH FENCE OR SIMILAR TYPE FENCING AT A MINIMUM HEIGHT OF 1200mm.
b) SIGNAGE ON THE OUTER PERIMETER OF THE FENCE IDENTIFYING THE AREA AS A TREE PROTECTION ZONE.
c) THE GROUND FLOOR WITHIN THE TPZ TO BE MULCHED TO A DEPTH OF 75mm TO 100mm USING WOODCHIP MULCH OR SIMILAR.
d) NO PERSON PERMITTED WITHIN TREE PROTECTION ZONE.
e) NO STORAGE OF MATERIALS, EQUIPMENT OR MACHINERY WITH THE TREE PROTECTION ZONE.
f) NO TRENCHING ALLOWED WITHIN THE TREE PROTECTION ZONE FOR THE INSTALLATION OF SERVICES.

TREE PROTECTION

TREES THAT ARE TO BE PRESERVED ON THIS SITE SHOULD BE TREATED IN THE FOLLOWING MANNER:
1. CLEARLY MARKED AS BEING RETAINED ON THE SITE TO AVOID CONFUSION DURING THE TREE REMOVAL PHASE.
2. THE STUMPS OF REMOVED TREES SHOULD BE GROUND OUT RATHER THAN PULLED TO AVOID INJURY TO ADJACENT TREES.
3. CONSTRUCTION SPECIFICATIONS SHOULD INCLUDE THE PLAN LOCATION OF THOSE TREES THAT ARE TO BE RETAINED.
4. PENALTIES SHOULD BE INCLUDED IN THE CONSTRUCTION SPECIFICATIONS FOR DAMAGE TO TREES THAT ARE TO BE RETAINED.
5. THE TREES TO BE RETAINED SHOULD BE ENCLOSED WITH A 1.8 METER HIGH CHAIN LINK FENCE SUPPORTED ON STEEL POSTS DRIVEN 0.6 METERS INTO THE GROUND.
5.1. THIS FENCE SHOULD ENCLOSE, AT A MINIMUM, THE ENTIRE CRITICAL PROXIMITY AND AS MUCH OF THE OPTIMUM PROXIMITY AS POSSIBLE.
5.2. ACCESS SHOULD BE PROVIDED BY A SINGLE GATE THAT SHOULD BE KEPT LOCKED AT ALL TIMES EXCEPT WHEN REQUIRED FOR TREE INSPECTION OR MAINTENANCE.
5.3. TREE PROTECTION FENCING SHOULD BE INSTALLED FOLLOWING THE REMOVAL OF TREES AND PRIOR TO ANY OTHER WORKS BEING COMMENCED.
5.4. THE AREA INSIDE THE FENCE SHOULD BE MULCHED TO A DEPTH OF 0.15 METERS WITH GENERAL ARBORICULTURAL WOOD CHIP MULCH OR SIMILAR.
6. EXCAVATION WITHIN THE STRUCTURAL CRITICAL ROOT ZONE (CRITICAL PROXIMITY) SHOULD BE AVOIDED UNLESS ABSOLUTELY NECESSARY.
6.1. ANY EXCAVATION WITHIN THE STRUCTURAL CRITICAL ROOT ZONE SHOULD BE PERFORMED BY HAND.
6.2. ANY EXCAVATION WITHIN OR TUNNELLING UNDER THE STRUCTURAL CRITICAL ROOT ZONE SHOULD BE SUPERVISED BY A QUALIFIED ARBORIST.
6.3. ANY ROOTS ENCOUNTERED FROM THE RETAINED TREES SHOULD BE PRUNED CAREFULLY AND CLEANLY, PREFERABLY BACK TO A BRANCH ROOT.
6.4. BEFORE ANY ROOTS ARE PRUNED THE EFFECT OF SUCH PRUNING ON THE HEALTH AND STRUCTURAL STABILITY OF THE TREE SHOULD BE EVALUATED BY A QUALIFIED ARBORIST.
7. EXCAVATION WITHIN THE CRITICAL ROOT ZONE (OPTIMUM PROXIMITY) SHOULD BE AVOIDED WHERE POSSIBLE.
7.1. ANY EXCAVATION WITHIN THE CRITICAL ROOT ZONE SHOULD BE PERFORMED CAREFULLY TO MINIMISE ROOT INJURY.
7.2. ANY EXCAVATION WITHIN OR TUNNELLING UNDER THE STRUCTURAL CRITICAL ROOT ZONE SHOULD BE SUPERVISED BY A QUALIFIED ARBORIST.
7.3. ANY ROOTS ENCOUNTERED FROM THE RETAINED TREES SHOULD BE PRUNED CAREFULLY AND CLEANLY, PREFERABLY BACK TO A BRANCH ROOT.
7.4. BEFORE ANY EXCAVATION OCCURS THE EFFECT OF SUCH EXCAVATION ON THE HEALTH AND STRUCTURAL STABILITY OF THE TREE SHOULD BE EVALUATED BY A QUALIFIED ARBORIST.
8. CONCRETE AND OTHER WASHOUT OR WASTE DISPOSAL AREAS SHOULD BE KEPT WELL AWAY FROM TREES TO BE RETAINED.
9. WHERE AUTOMATIC IRRIGATION SYSTEMS ARE INSTALLED THE AMOUNT OF IRRIGATION THAT IS APPLIED SHOULD BE CHECKED AGAINST THE REQUIREMENTS OF THE EXISTING TREES ON THE SITE.
10. ANY PRUNING WORKS THAT ARE REQUIRED TO FACILITATE CONSTRUCTION SHOULD BE PERFORMED BY A QUALIFIED ARBORIST.
11. WHERE IT IS NOT POSSIBLE TO COMPLY WITH THESE RECOMMENDATIONS ALTERNATIVE ARRANGEMENTS SHOULD BE DESIGNED WITH A QUALIFIED ARBORIST.
ADAPTED FROM HARRIS, CLARK AND MATHENY (1999).

LEGEND:

- DENOTES EXISTING TREES TO BE RETAINED
- DENOTES TREES TO BE REMOVED
- DENOTES PROPOSED TREES
- DENOTES SHRUBS
- DENOTES GRASSES / LONG–FOLIAGE
- DENOTES LAWN AREAS WITH JARRAH EDGING ALONG GARDEN BEDS.
- DENOTES SELECTED LILYDALE TOPPINGS.
- DENOTES CONCRETE PAVERS

PLANTING LIST

CODE	BOTANICAL NAME	COMMON NAME	HEIGHT (m)	WIDTH (m)	POT SIZE (mm)	NO.
AAM	Acmena 'Allyn Magic'	–	0.5	0.5	150	38
Ai	Acacia implexa	Lightwood	10	4	350	1
As	Acmena smithii (Standard)	Standard Lilly Pilly	1.5	0.75	300	2
Bs	Banksia spinulosa (Dwarf)	Dwarf Honeysuckle Banksia	1.5	1.5	150	1
CE	Callistemon 'Eureka'	–	2.5	1.5	150	1
Cr	Correa reflexa Dwarf	Dwarf Native Fuschia	1	1	150	2
Dm	Diplarhena moraea	Butterfly Flag	0.75	0.75	150	45
Ef	Eucalyptus forrestiana	Fuschia Gum	4	2.5	350	1
El	Eucalyptus leucoxylon	Euky Dwarf	12	4	350	1
Em	Eriostemon myoporoides	Native Wax Flower	1.5	1.5	150	1
Gr	Grevillea rhyolitica	Deua Grevillea	1.5	1.5	150	1
Lf	Lomandra ficifolia	'Goldfield Blue'	0.5	0.5	Tube	33
Ll	Lomandra longifolia	'Tanika'	0.75	0.75	Tube	2
Ot	Olearia tomentosa	Toothed Daisy Bush	1	1	150	4
Po	Patersonia occidentalis	Long Purple Flag	0.5	0.5	150	19
PoC	Prostanthera ovalifolia	'Compacta'	1	1	150	10
Sa	Syzygium australe	Brush Cherry	3	1.5	200	14

PROPOSED LANDSCAPE PLAN FOR DUAL OCCOPANCY

DATE:	AMMENDMENTS:	DATE:	SCALE
17-1-08	ORIGINAL ISSUE 'A' - T.O.	9-8-10	1:100
9-8-10	Tree in POS Unit 2	JOB NUMBER	ISSUE:
9-8-10	Tree in POS Unit 1	08-200	F
9-8-10	Amended plant list		

JOB ADDRESS: 49 BARATTA ST. BLACKBURN STH.

FOR:MR. & MRS. KAY

LANDSCAPE DESIGNED BY:

MONARCH GARDEN DESIGN

CONTACT: TREVOR OWEN (Adv. Cert. Hort.)

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