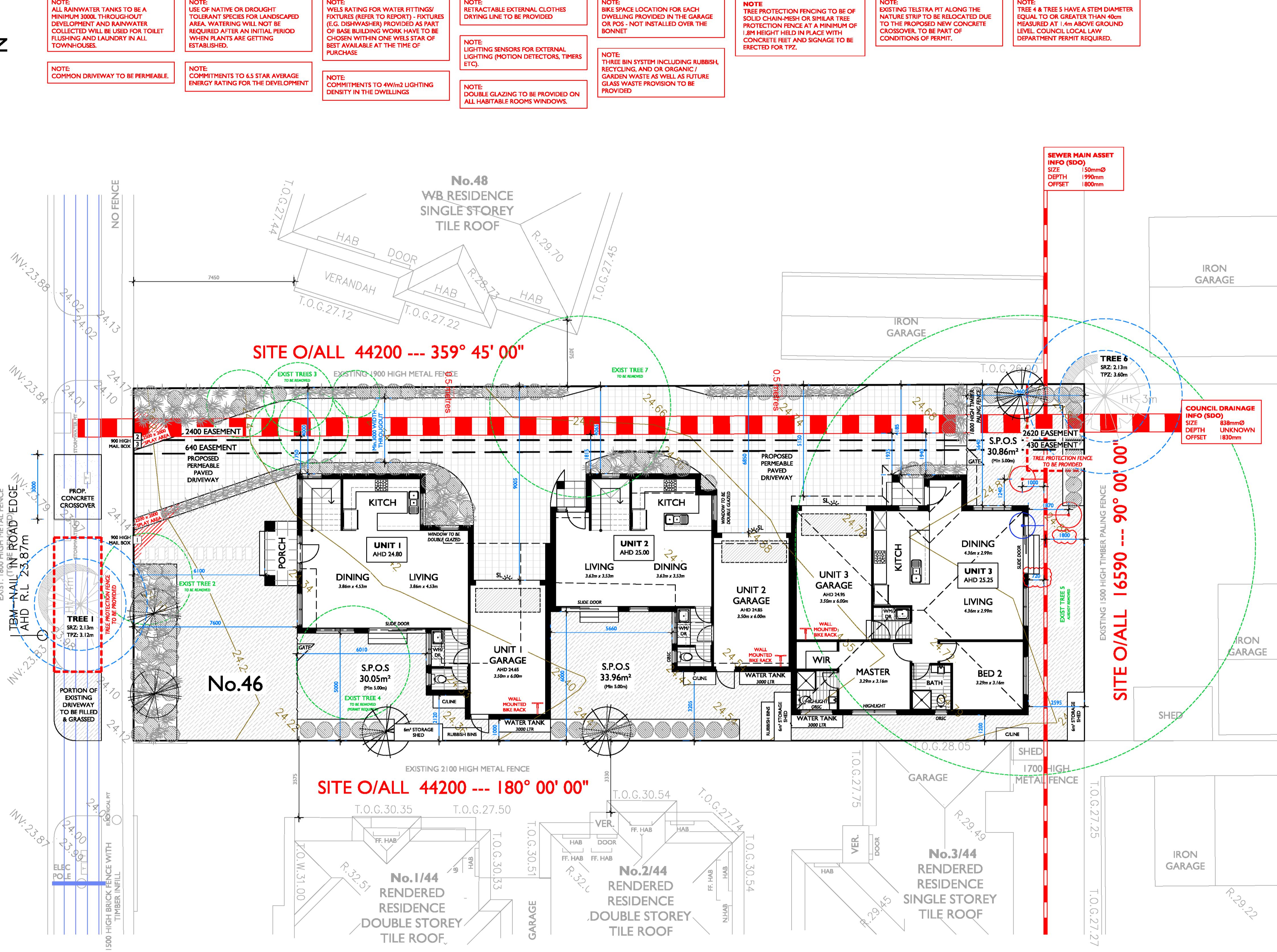


# THEODORE AVENUE

SITE O/ALL 16380 --- 270° 00' 00"



GROUND FLOOR PLAN  
SCALE 1:100

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PROPOSED UNIT 1		
AREAS	M <sup>2</sup>	Sq
GROUND FLOOR	60.93	-
FIRST FLOOR	62.92	-
GARAGE	24.35	-
PORCH	4.50	-
<b>TOTAL</b>	<b>152.71</b>	<b>16.43</b>
TOTAL S.P.O.S	30.05	-
TOTAL P.O.S	121.62	-

PROPOSED UNIT 2		
AREAS	M <sup>2</sup>	Sq
GROUND FLOOR	51.42	-
FIRST FLOOR	54.66	-
GARAGE	24.06	-
PORCH	1.62	-
<b>TOTAL</b>	<b>131.76</b>	<b>14.18</b>
TOTAL S.P.O.S	33.96	-
TOTAL P.O.S	51.69	-

PROPOSED UNIT 3		
AREAS	M <sup>2</sup>	Sq
GROUND FLOOR	86.68	-
GARAGE	22.64	-
PORCH	2.16	-
<b>TOTAL</b>	<b>111.48</b>	<b>12.00</b>
TOTAL S.P.O.S	30.86	-
TOTAL P.O.S	72.46	-

SITE COVERAGE		
AREAS	M <sup>2</sup>	
SITE AREA	728.64	
BUILDING AREA	278.34	
<b>SITE COVERAGE</b>	<b>38.20%</b>	
AREA OF DRIVEWAY/ PATHWAY	163.02	
TOTAL SITE AREA	441.36	
<b>TOTAL SITE COVERAGE</b>	<b>60.57%</b>	

NOTE: PERMEABLE: 39.43%  
TOTAL: 287.28m<sup>2</sup>  
NOTE: 30% TO BE PERMEABLE ie NOT COVERED

DATE REV AMENDMENTS  
13/09/24 D AMENDED PLANS SHOWING TREE 5 REMOVED OFF THE PLANS AS PER SITE CONDITIONS

## GROUND FLOOR PLAN

**PROJECT:**  
PROPOSED UNIT DEVELOPMENT:  
Lot.31, No.46 THEODORE AVENUE,  
NOBLE PARK 3174  
TP REF: PLN23/0156

**CLIENT:**

**JOVA**  
DRAFTING CONSULTANTS

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WEBSITE: WWW.JOVADRAFTINGCONSULTANTS.COM  
PHONE: 0433 333 264

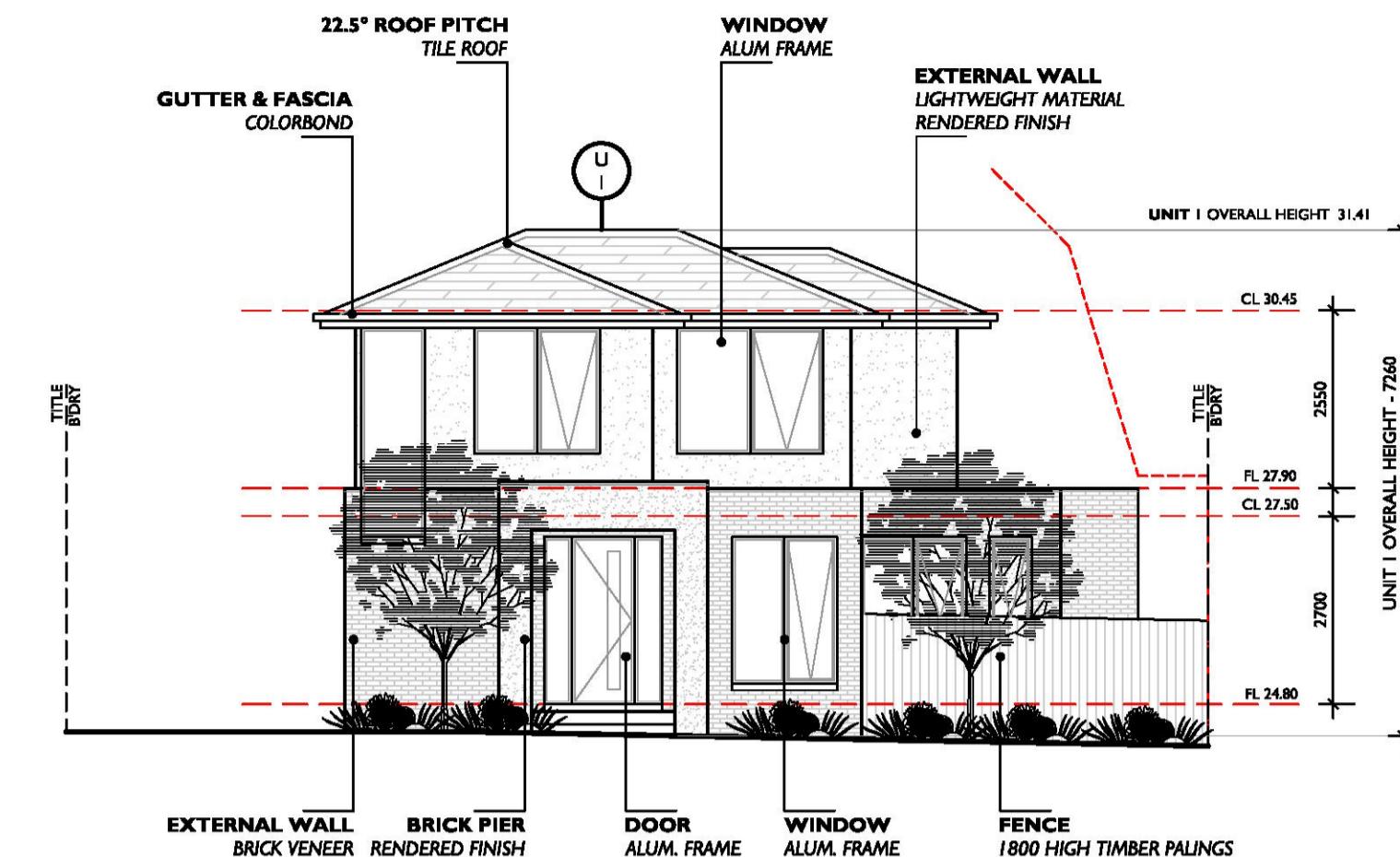
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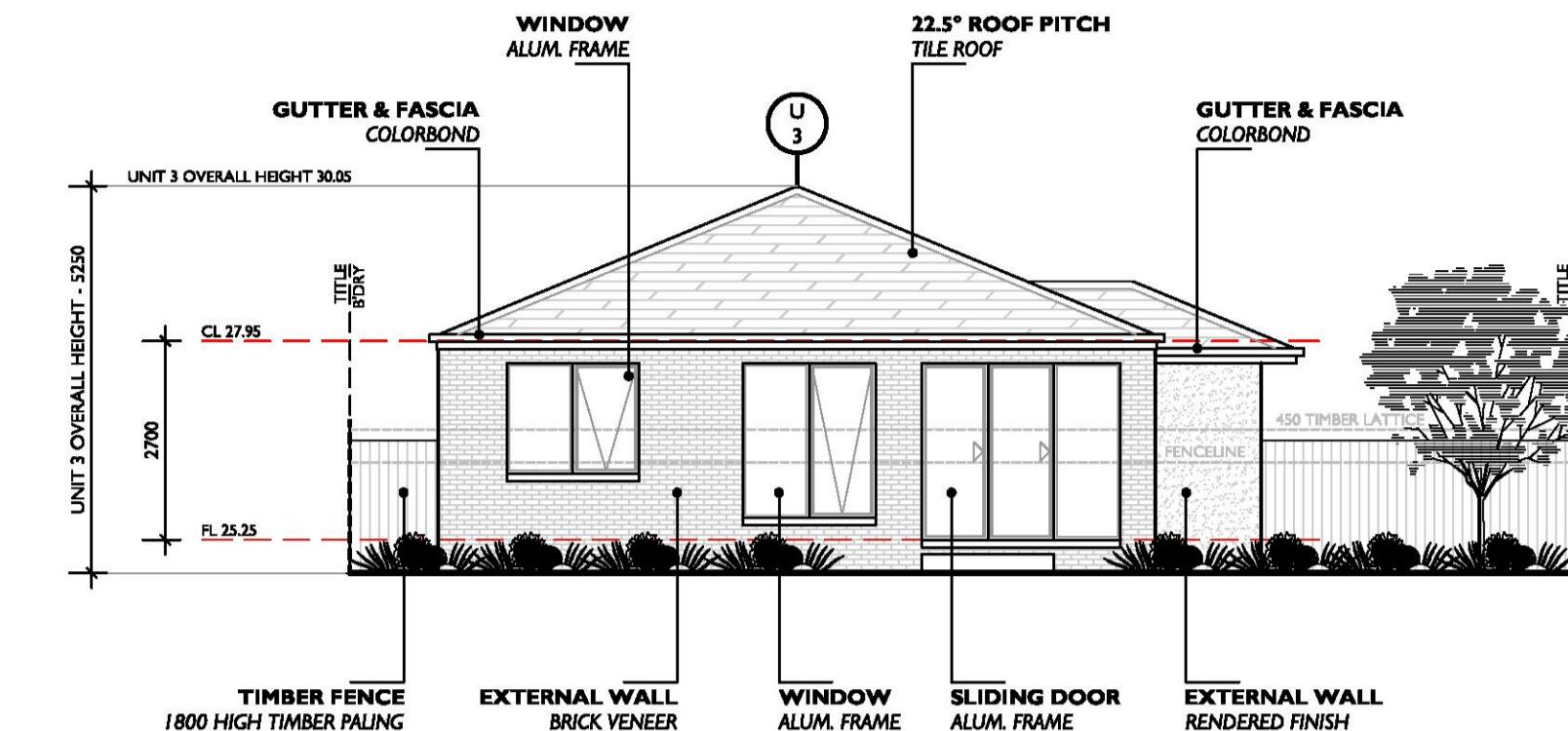


NOTE:  
DOUBLE GLAZING TO BE PROVIDED ON  
ALL HABITABLE ROOMS WINDOWS.

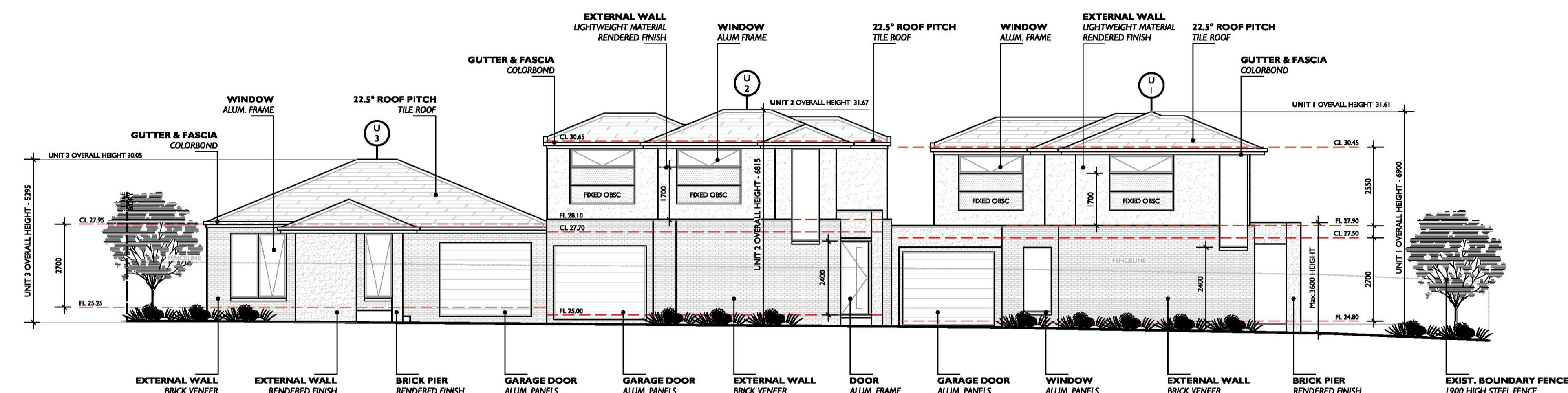
SOUTHERN ELEVATION  
OF UNIT 1  
SCALE 1:100



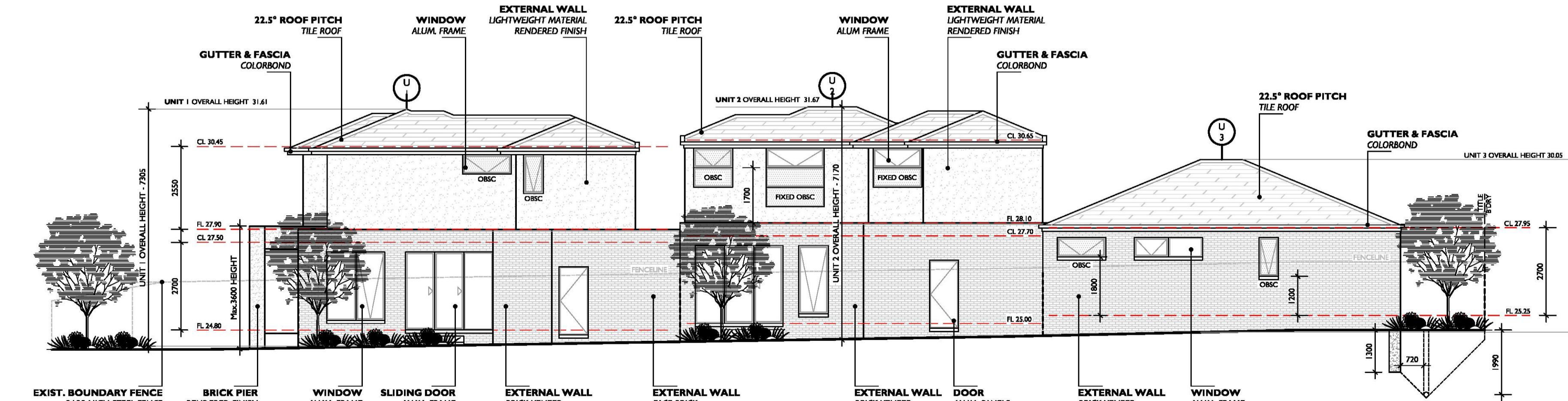
NORTHERN ELEVATION  
OF UNIT 3  
SCALE 1:100



WESTERN ELEVATION  
OF UNITS 1, 2 & 3  
SCALE 1:100



EASTERN ELEVATION  
OF UNITS 1, 2 & 3  
SCALE 1:100



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## BUILDING MATERIAL & FINISHES SCHEDULE

	GROUND FLOOR WALL SELECTED FACE BRICK DARK BROWN COLOUR or similar
	FIRST FLOOR WALL POLYSTYRENE MATERIAL PAINTED LIGHT CREAM COLOUR or similar
	BRICK PIER RENDERED BRICK DARK GREY COLOUR or similar
	ROOF SELECTED TILE ROOF CHARCOAL COLOUR or similar
	GUTTER, FASCIA & DOWNPipe SELECTED COLORBOND MONUMENT COLOUR or similar
	WINDOWS ALUMINUM FRAME BLACK COLOUR
	TIMBER PALING FENCE NATURAL WOOD FINISH

DATE	REV	AMENDMENTS
13/09/24	D	AMENDED PLANS SHOWING TREE 5 REMOVED OFF THE PLANS AS PER SITE CONDITIONS

## ELEVATIONS

PROJECT:
PROPOSED UNIT DEVELOPMENT: Lot.31, No.46 THEODORE AVENUE, NOBLE PARK 3174 TP REF: ---
CLIENT:

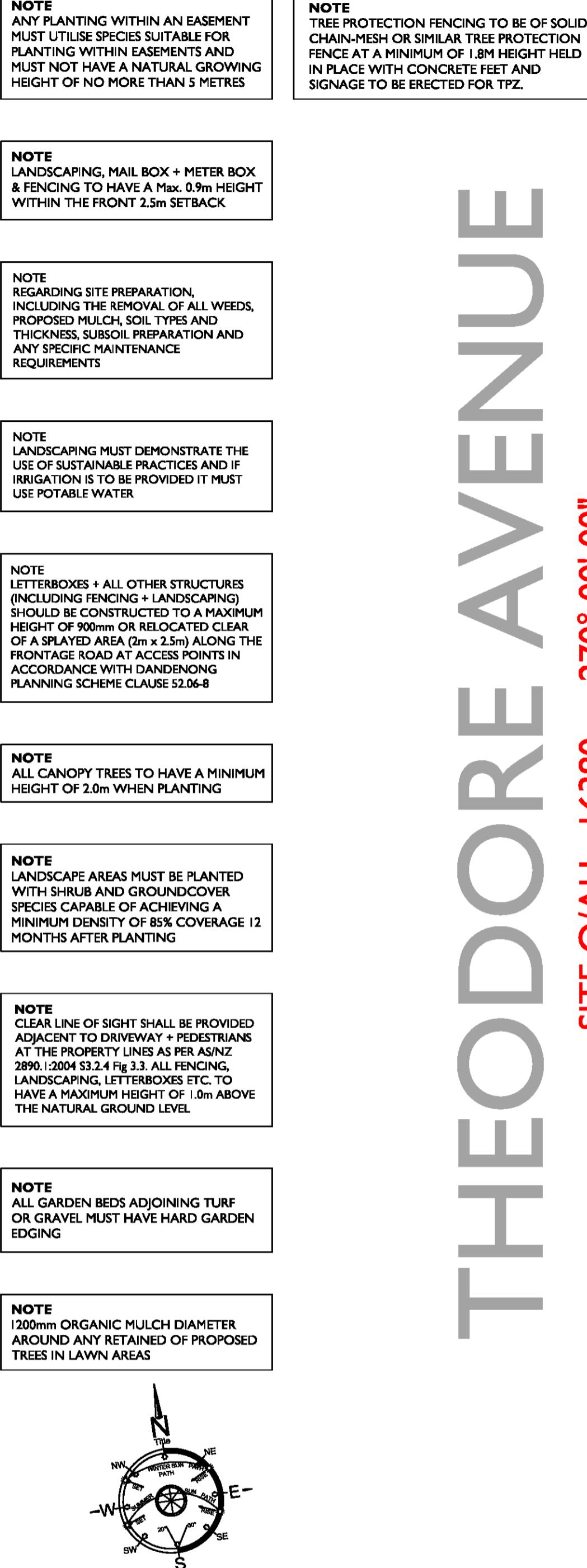
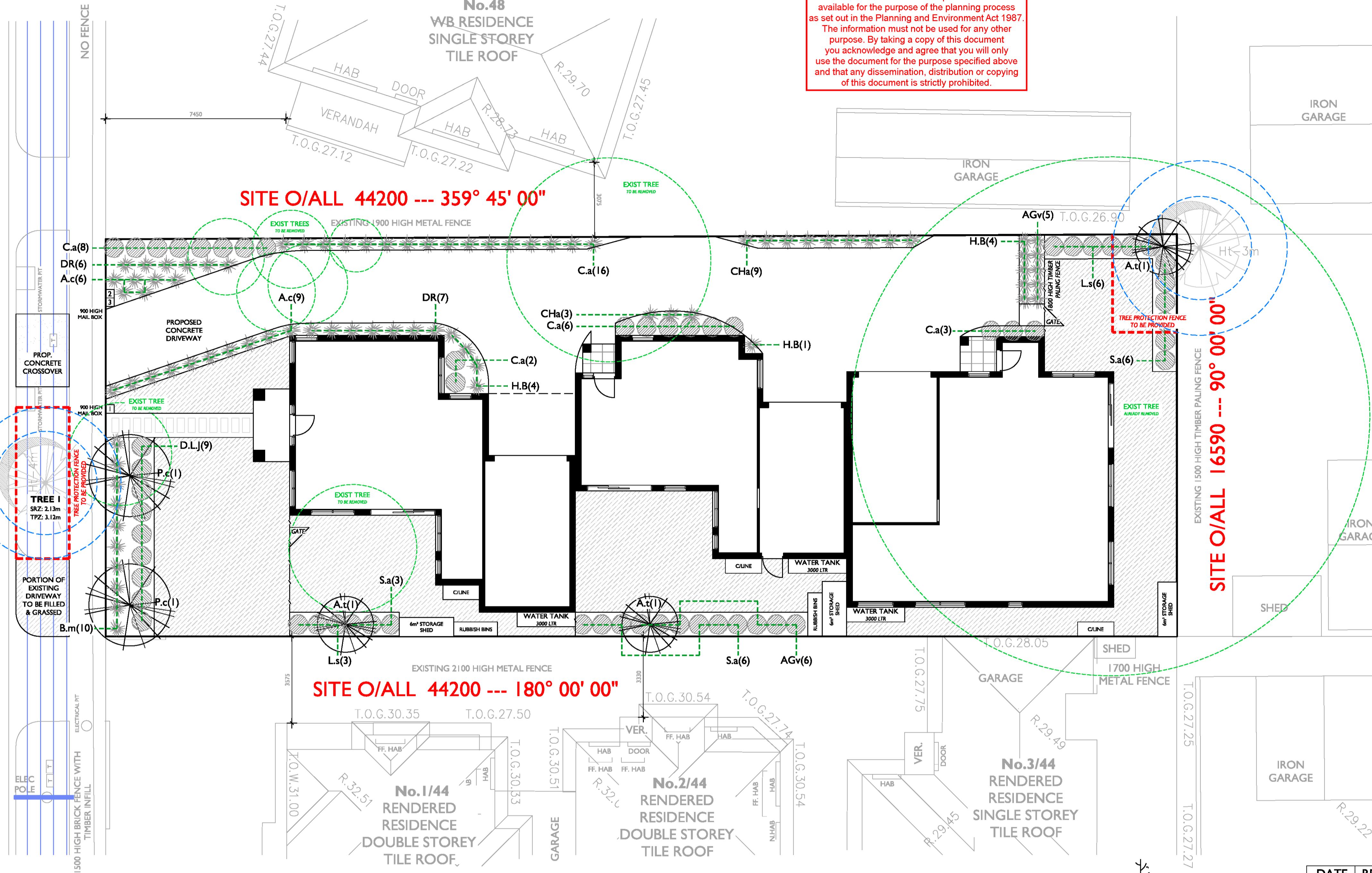
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REVISION

# THEODORE AVENUE

SITE O/ALL 16380 --- 270° 00' 00"



## LANDSCAPING PLAN

SCALE 1:100

### GENERAL NOTE

**BUILDING CONSTRUCTION:**  
IT IS ADVISED THAT BUILDERS SCRAPE TOPSOIL PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. TOPSOIL IS TO BE STOCKPILED AND REDISTRIBUTED INTO GARDEN BEDS AFTER THE CONSTRUCTION PHASE FOR LANDSCAPING.

**EDGING:**  
ALL GARDEN BEDS ABUTTING LAWN AREAS ARE TO USE CCA AREAS, CULTIVATE SOIL A MINIMUM 150MM BY TYNE RIPPING.

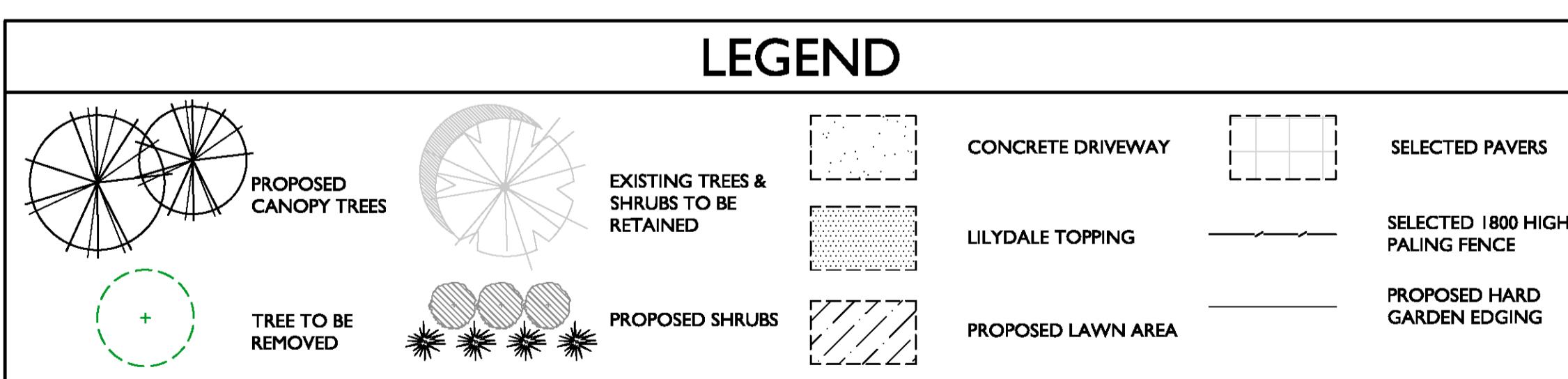
**CULTIVATION:**  
PRIOR TO SPREADING TOPSOIL TO GARDEN BEDS AND LAWN AREAS, CULTIVATE SOIL A MINIMUM 150MM BY TYNE RIPPING.

**TOPSOIL:**  
TO GARDEN AREAS SPREAD IMPORTED ORGANIC SOIL BLEND TO THE REQUIRED DEPTH OVER CULTIVATED SITE SOIL AND RIP TO A DEPTH OF 300MM. TO LAWN AREAS SPREAD SOIL AT THE REQUIRED HEIGHT AND RIP TO A DEPTH OF 150MM. SOIL TO HAVE A PH RANGE BETWEEN 6-7.

**TURF:**  
A TALL TURF TYPE FESCUE SEED BLEND TO BE USED FOR LOW IRRIGATION REQUIREMENTS. LAWN STARTER TO BE USED AT THE APPLICATION PERIOD.

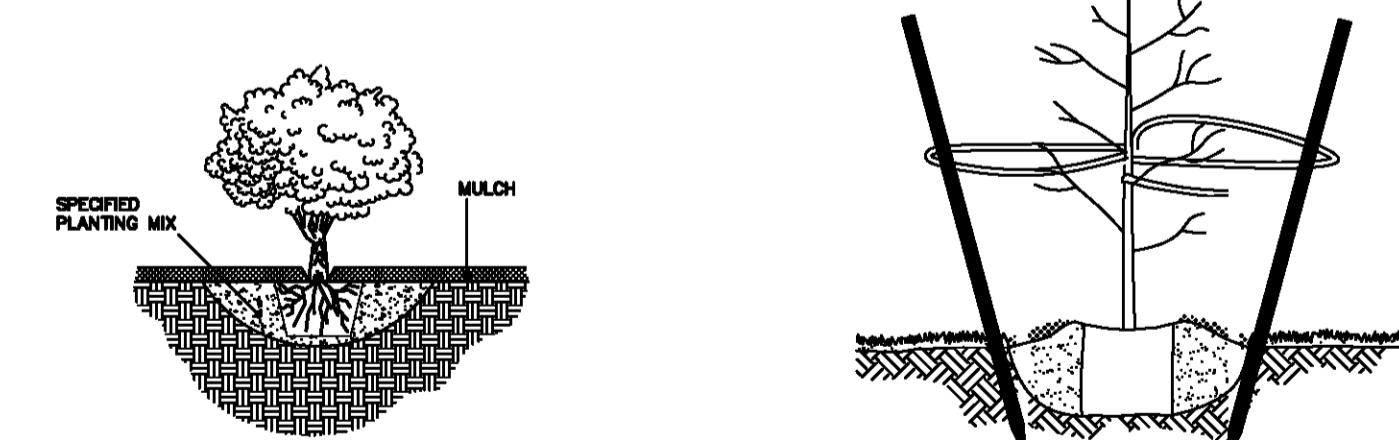
**Maintenance:**  
REGULARLY WATER GARDEN BEDS AND LAWN AREAS DURING ESTABLISHMENT PERIOD AND DRY SPELLS. ERADICATE ANY WEED GROWTH.

**IRRIGATION:**  
IT IS ADVISED AN AUTOMATIC IRRIGATION SYSTEM IS INSTALLED.



### TREE PLANTING NOTES

- DIG A SHALLOW, BROAD PLANTING HOLE THAT IS UP TO 3 TIMES THE WIDTH OF THE ROOT BALL BUT ONLY AS DEEP AS THE ROOT BALL. THE SOIL UNDER THE ROOT BALL MUST NOT BE EXCAVATED IF IT HAS BEEN DUG OR DISTURBED THEN COMPACT IT (WITH YOUR FEET) SO THAT IT CAN SUPPORT THE ROOT BALL.
- IDENTIFY THE TRUNK FLARE-THE POINT WHERE ROOTS AND TRUNK MEET SHOULD BE JUST VISIBLE AT THE SURFACE, IF IT IS BURIED BY POTTING MIX OR SITE SOIL OR MULCH THEN REMOVE ANY SUCH MATERIAL.
- CAREFULLY REMOVE THE CONTAINER AND EXAMINE THE ROOTS, IF THERE ARE CIRCLING ROOTS THEN PRUNE OR REMOVE THEM.
- PLACE THE TREE AT THE PROPER HEIGHT, DO NOT PLANT TOO DEEPLY. IT IS BETTER TO PLANT A TREE A LITTLE HIGHER RATHER THAN DEEPER THAN THE NATURAL GROUND LEVEL. IF THERE IS A SLOPE THEN IT SHOULD BE NO DEEPER THAN THE LOWER SLOPE. LIFT THE TREE BY THE ROOTBALL NOT BY THE TRUNK.
- STRAIGHTEN THE TREE IN THE HOLE BEFORE BACKFILLING WITH THE EXCAVATED SITE SOIL, VIEW THE TREE FROM SEVERAL DIRECTIONS TO CHECK IT IS STRAIGHT.
- FILL THE HOLE GENTLY BUT FIRMLY WITH SITE SOIL-FILL THE HOLE ABOUT ONE THIRD FULL, THEN WATER AND GENTLY BUT FIRMLY PACK THE SOIL AROUND THE BASE OF THE ROOT BALL. THEN FILL HOLE. FERTILISER IS NOT RECOMMENDED.
- STAKE IF NECESSARY- IF THE TREE IS PROPERLY GROWN IN THE NURSERY AND PROPERLY PLANTED IT WILL NOT NEED STAKING FOR SUPPORT BUT IT CAN ASSIST WITH MOWER DAMAGE OR VERY WINDY CONDITIONS. TIES SHOULD BE LOOSE TO ALLOW MOVEMENT TO STIMULATE THE GROWTH OF SUPPORTING ROOTS. STAKES SHOULD BE REMOVED AFTER ONE YEAR.
- MULCH THE BASE OF THE TREE-ORGANIC MULCH SUCH AS PINE BARK CAN HELP TO RETAIN MOISTURE AND SUPPRESS WEED GROWTH. DO NOT COVER THE ROOT BALL OR TRUNK WITH MULCH.
- PROVIDE FOLLOW UP CARE-WATER ONCE A WEEK IF THERE IS NO RAIN AND MORE FREQUENTLY IF TEMPERATURE EXCEEDS 30° C. THE FIRST FEW WEEKS AND THE FIRST SPRING-SUMMER-AUTUMN ARE VITAL.



KEY	BOTANICAL NAME	COMMON NAME	WIDTH	HEIGHT	POT SIZE	QTY.
<b>CANOPY TREES</b>						
A.t	Acer Truncatum	SHANTUNG MAPLE	6.0m	9.0m	ADVANCED	2.0m
P.c	Pistacia Chinesis	CHINESE PISTACHIO	7.0-9.0m	10.0m	ADVANCED	2.0m
<b>SHRUBS</b>						
C.ha	Chrysocelphalus apiculatum	COMMON EVERLASTING	0.3m	1.0m	~150mm	12
S.a	Syzygium Australae 'Elite'	ELITE LILYPLILLY	1.5m	3.0m	~200mm	15
AG.v	Antigozanthos 'Gold Velvet'	KANGAROO PAW	0.5m	0.5m	~150mm	11
DR	Dianella Revoluta	BLACK ANTHUR FLAX	0.7m	0.7m	~150mm	13
A.c	Acacia Cognata 'Mini Cog'	WATTLE	0.8m	1.2m	~150mm	15
B.m	Banksia Marginata 'Mini Marg'	DWARF SILVER BANKSIA	0.7m	1.0m	~150mm	10
C.a	Correa alba	WHITE CORREA	1.2m	1.0m	~150mm	35
D.L.J	Dianella 'Little Jess'	FLAX-LILY	0.4m	0.5m	~150mm	9
H.B.	Hebe buxifolia	HEBE BUXIFOLIA	0.4m	0.4m	~150mm	9
L.s	Lavandula Stoechas	WINTER PURPLE LAVENDER	1.0m	1.0m	~150mm	9
<b>TOTAL</b>						
138						

DATE	REV	AMENDMENTS
AUG. 23	22.55	D

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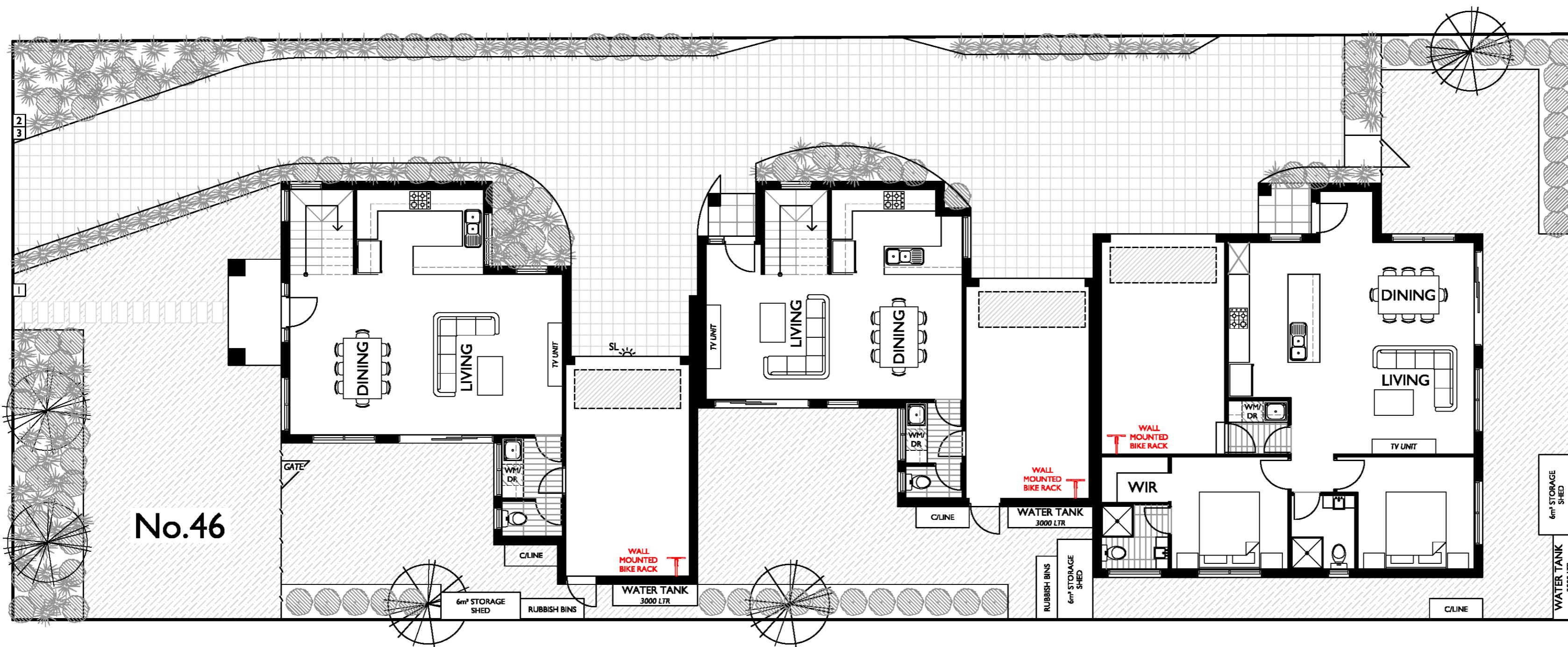
**LANDSCAPING PLAN**

**PROJECT:**  
PROPOSED UNIT TO THE REAR:  
Lot.31, No.46 THEODORE AVENUE,  
NOBLE PARK VIC 3174  
TP REF: PLN23/0156

**CLIENT:**

**JACKSON & FAPIO PTY LTD**  
BUILDING DESIGN SERVICE  
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## GROUND FLOOR FURNITURE PLAN

SCALE 1:100

DATE	REV	AMENDMENTS
03/08/23	A	AMENDED PLANS AS PER COUNCIL RFI LETTER DATED 24/05/23
15/11/23	B	AMENDED PLANS AS PER COUNCIL RFI LETTER DATED 11/10/23
30/01/24	C	AMENDED PLANS AS PER COUNCIL EMAIL DATED 13/12/23

## FURNITURE LAYOUT

### PROJECT:

PROPOSED UNIT DEVELOPMENT:  
Lot.31, No.46 THEODORE AVENUE,  
NOBLE PARK VIC 3174  
TP REF: ---

### CLIENT:

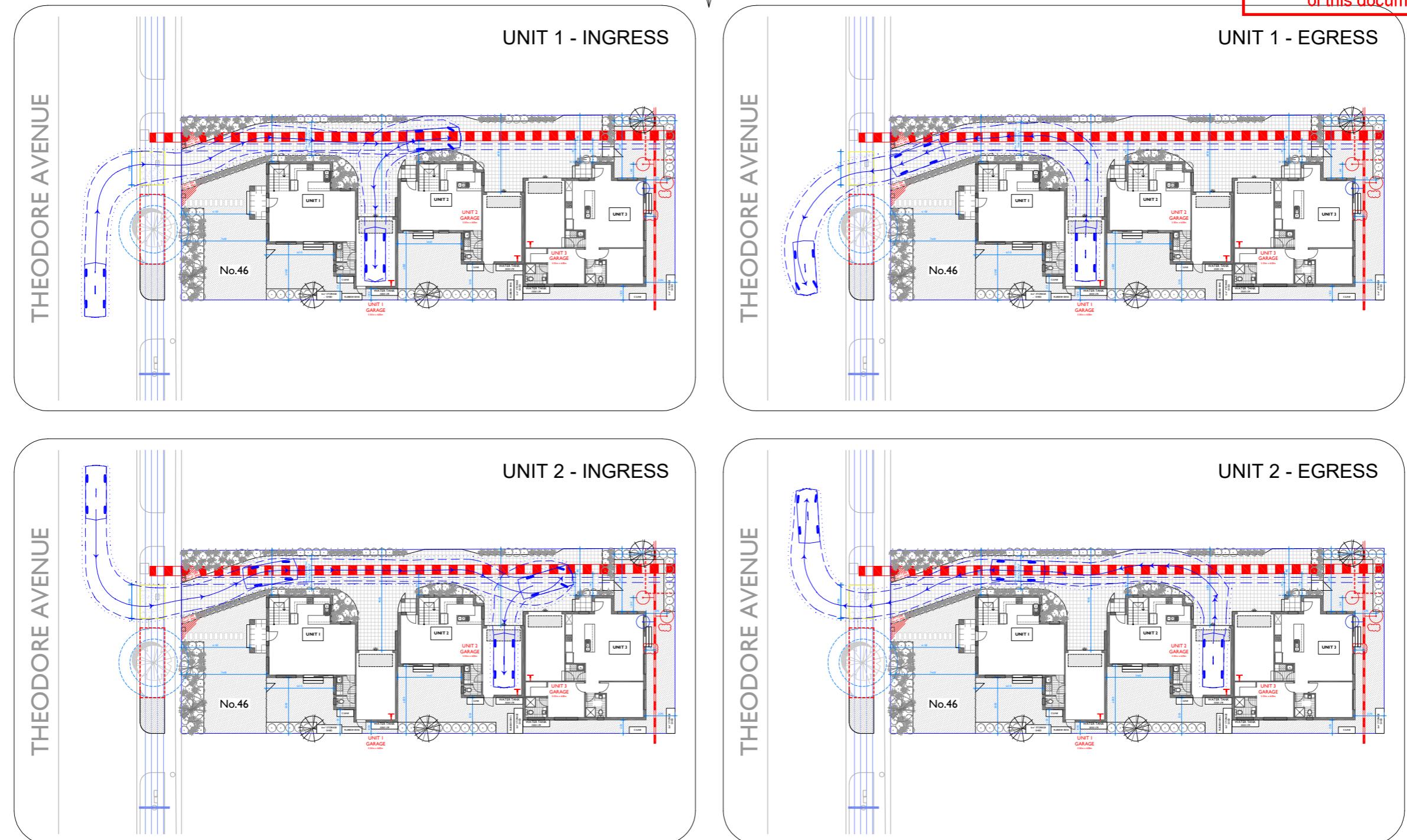
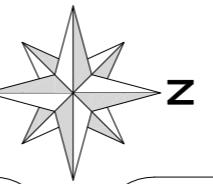
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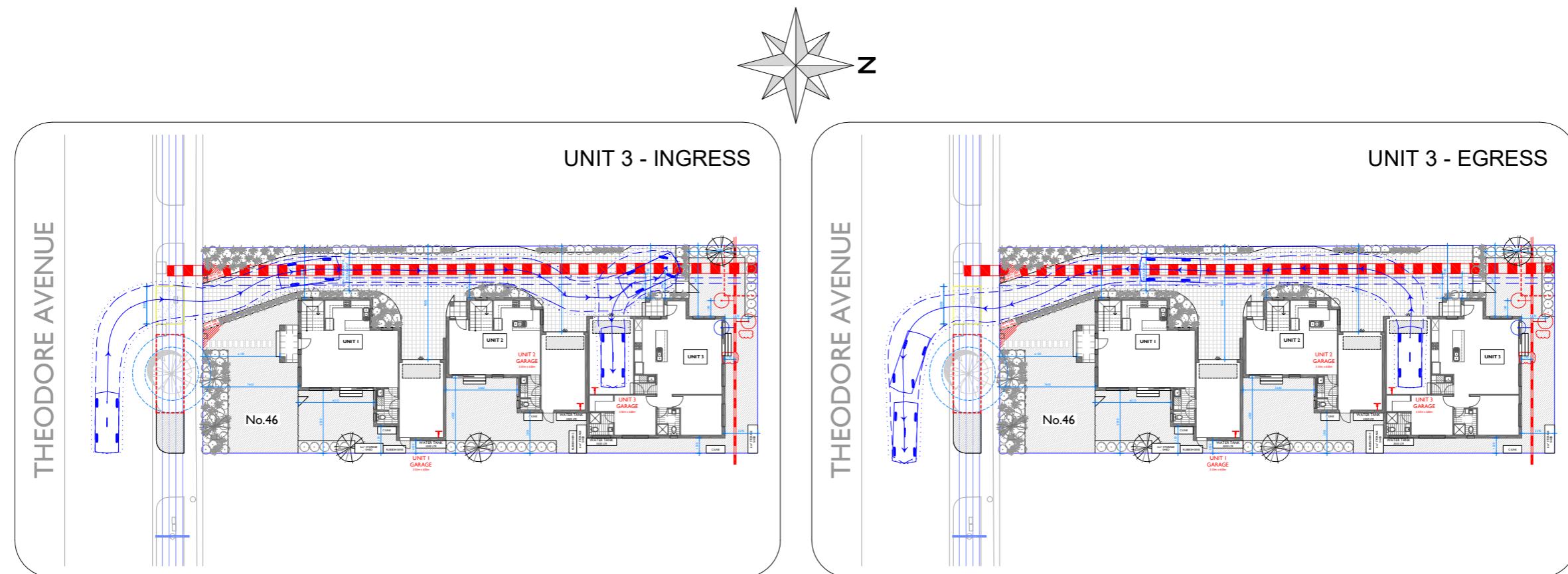
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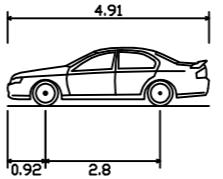
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	LOCATION 46 THEODORE AVE, NOBLE PARK						18/11/24	M.M	ISSUED FOR INFORMATION		
	PROJECT SWEPT PATH ANALYSIS - B85						23/08/23	M.M	ISSUED FOR INFORMATION		
	DRAWING NO.	SHEET	SCALE @ A3	REVISION			DATE	BY	DESCRIPTION		
	FS-1873	1 OF 2	1:400	1.1			REV				



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	DRAWING NO.	SHEET	SCALE @ A3	REVISION									
	FS-1873	2 OF 2	1:400	1.1			18/11/24	M.M	ISSUED FOR INFORMATION	1.1			
							23/08/23	M.M	ISSUED FOR INFORMATION	1.0			
							DATE	BY	DESCRIPTION	REV			