



**E:
TREES 4 & TREE 5 HAVE A STEM DIAMETER
EQUAL TO OR GREATER THAN 40cm
MEASURED AT 1.4m ABOVE GROUND
LOCAL COUNCIL LOCAL LAW
DEPARTMENT PERMIT REQUIRED.**

THREE BIN SYSTEM INCLUDING RUBBISH,
RECYCLING, AND OR ORGANIC /
GARDEN WASTE AS WELL AS FUTURE
CLASS WASTE PROVISION TO BE



SITE O/ALL 44200 --- 180° 00' 00"

PROPOSED UNIT I

AREAS	M ²	Sq
GROUND FLOOR	60.93	-
FIRST FLOOR	62.92	-
GARAGE	24.35	-
PORCH	4.50	-
TOTAL	152.71	16.43
TOTAL S.P.O.S	30.05	-
TOTAL P.O.S	121.62	-

PROPOSED UNIT 2

AREAS	M ²	Sq
GROUND FLOOR	51.42	-
FIRST FLOOR	54.66	-
GARAGE	24.06	-
PORCH	1.62	-
TOTAL	131.76	14.18
TOTAL S.P.O.S	33.96	-
TOTAL P.O.S	51.69	-

PROPOSED UNIT 3

AREAS	M ²	Sq
GROUND FLOOR	86.68	-
GARAGE	22.64	-
PORCH	2.16	-
TOTAL	111.48	12.00
TOTAL S.P.O.S	30.86	-
TOTAL P.O.S	72.46	-

SITE COVERAGE

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

NOTE:
PERMEABLE: 39.43%
TOTAL: 287.28m²
NOTE: 30% TO BE PERMEABLE ie NOT COVERED

DATE	REV	AMENDMENTS
13/09/24	D	AMENDED PLANS SHOWING TREE S 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

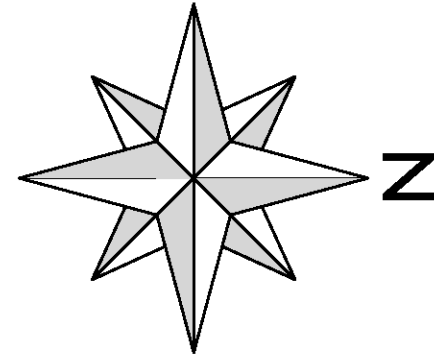
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GROUND FLOOR PLAN

SCALE 1:100



- NOTE:
ALL RAINWATER TANKS TO BE A MINIMUM 3000L THROUGHOUT DEVELOPMENT AND RAINWATER COLLECTED WILL BE USED FOR TOILET FLUSHING AND LAUNDRY IN ALL TOWNHOUSES.

NOTE:
COMMON DRIVEWAY TO BE PERMEABLE.
- NOTE:
USE OF NATIVE OR DROUGHT TOLERANT SPECIES FOR LANDSCAPED AREA. WATERING WILL NOT BE REQUIRED AFTER AN INITIAL PERIOD WHEN PLANTS ARE GETTING ESTABLISHED.

NOTE:
COMMITMENTS TO 6.5 STAR AVERAGE ENERGY RATING FOR THE DEVELOPMENT
- NOTE:
WELS RATING FOR WATER FITTINGS/ FIXTURES (REFER TO REPORT) - FIXTURES (E.G. DISHWASHER) PROVIDED AS PART OF BASE BUILDING WORK HAVE TO BE CHOSEN WITHIN ONE WELS STAR OF BEST AVAILABLE AT THE TIME OF PURCHASE

NOTE:
COMMITMENTS TO 4W/m2 LIGHTING DENSITY IN THE DWELLINGS
- NOTE:
RETRACTABLE EXTERNAL CLOTHES DRYING LINE TO BE PROVIDED

NOTE:
LIGHTING SENSORS FOR EXTERNAL LIGHTING (MOTION DETECTORS, TIMERS ETC).

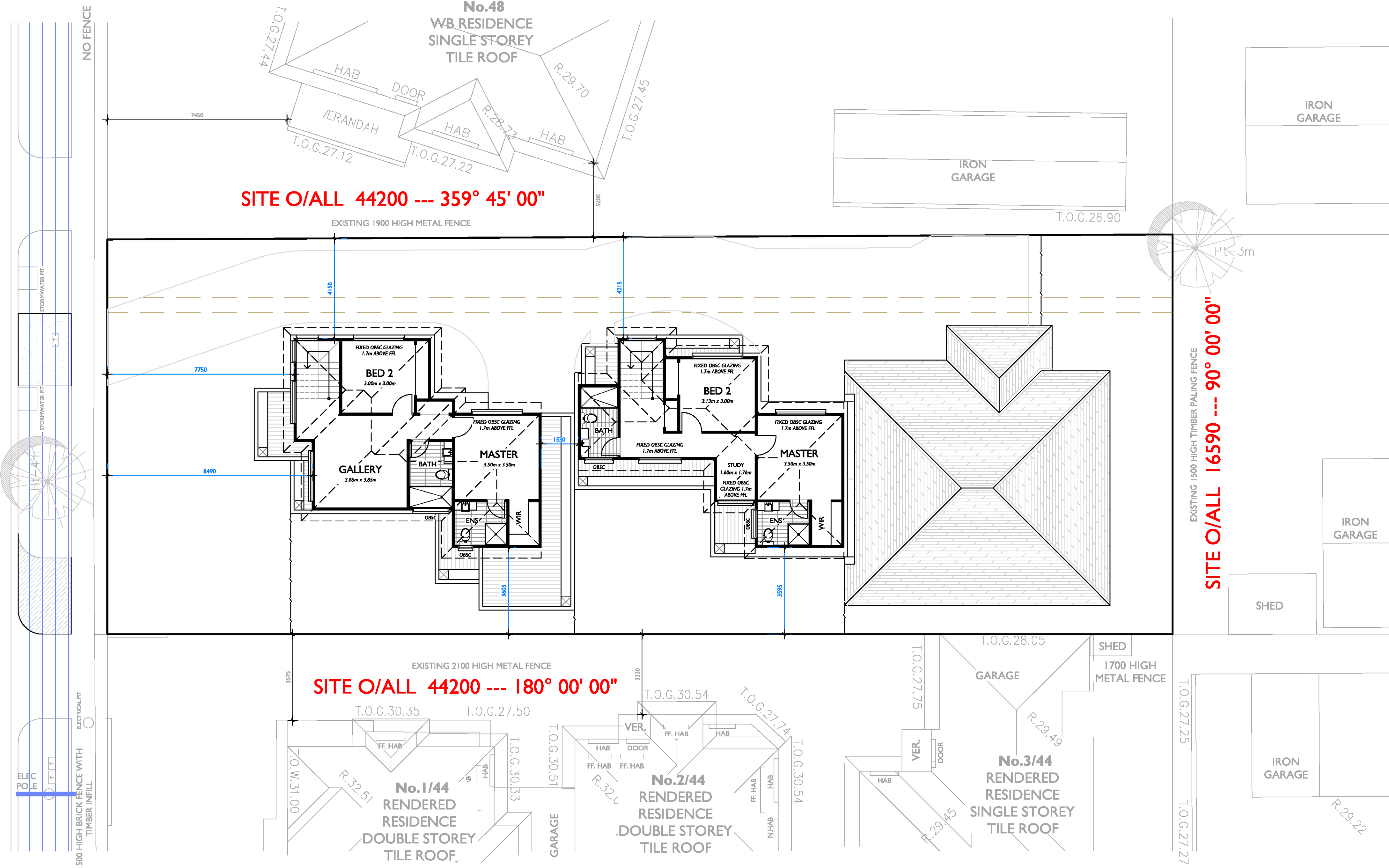
NOTE:
DOUBLE GLAZING TO BE PROVIDED ON ALL HABITABLE ROOMS WINDOWS.
- NOTE:
BIKE SPACE LOCATION FOR EACH DWELLING PROVIDED IN THE GARAGE OR POS - NOT INSTALLED OVER THE BONNET

NOTE:
THREE BIN SYSTEM INCLUDING RUBBISH, RECYCLING, AND OR ORGANIC/ GARDEN WASTE AS WELL AS FUTURE GLASS WASTE PROVISION TO BE PROVIDED
- NOTE:
EXISTING TELSTRA PIT ALONG THE NATURE STRIP TO BE RELOCATED DUE TO THE PROPOSED NEW CONCRETE CROSSOVER, TO BE PART OF CONDITIONS OF PERMIT.

THEODORE AVENUE

SITE O/ALL 16380 --- 270° 00' 00"

EXIST. 1800 HIGH METAL FENCE (TO BE REMOVED)



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FIRST FLOOR PLAN
SCALE 1:100

PROPOSED UNIT 1

AREAS	M ²	Sq
GROUND FLOOR	60.93	-
FIRST FLOOR	62.92	-
GARAGE	24.35	-
PORCH	4.50	-
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13/09/24	D	AMENDED PLANS SHOWING TREE 5 REMOVED OFF THE PLANS AS PER SITE CONDITIONS
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FIRST FLOOR PLAN

PROJECT:

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

CLIENT:

JOVA
DRAFTING CONSULTANTS

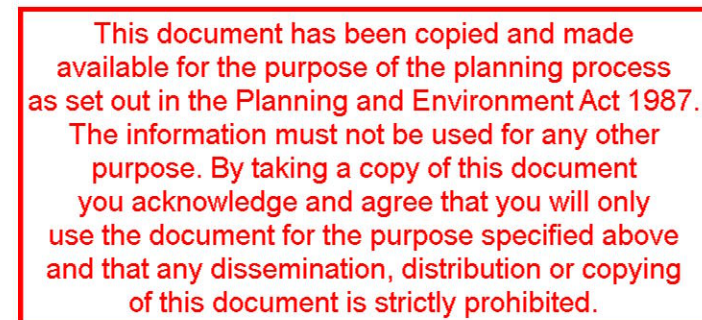
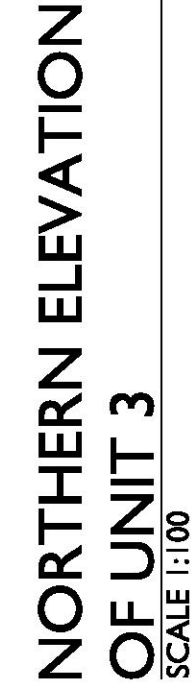
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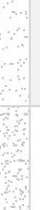
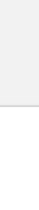



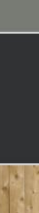



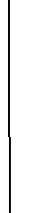

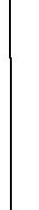


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**SOUTHERN ELEVATION
OF UNIT 1**

SCALE 1:100



<h1 style="margin: 0;">BUILDING MATERIAL & FINISHES SCHEDULE</h1>			
		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 COLOUR/BOND MONUMENT COLOUR or similar	
		WINDOWS ALUMINIUM 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	
<h2 style="margin: 0;">ELEVATIONS</h2>			
PROJECT:			
PROPOSED UNIT DEVELOPMENT: Lot.31, No.46 THEODORE AVENUE, NOBLE PARK 3174 TP REF: ---			
CLIENT:			
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DATE	DEC 22		
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NOTE
ANY PLANTING WITHIN AN EASEMENT MUST UTILISE SPECIES SUITABLE FOR PLANTING WITHIN EASEMENTS AND MUST NOT HAVE A NATURAL GROWING HEIGHT OF NO MORE THAN 5 METRES

NOTE
LANDSCAPING, MAIL BOX + METER BOX & FENCING TO HAVE A Max. 0.9m HEIGHT WITHIN THE FRONT 2.5m SETBACK

NOTE
REGARDING SITE PREPARATION, INCLUDING THE REMOVAL OF ALL WEEDS, PROPOSED MULCH, SOIL TYPES AND THICKNESS, SUBSOIL PREPARATION AND ANY SPECIFIC MAINTENANCE REQUIREMENTS

NOTE
LANDSCAPING MUST DEMONSTRATE THE USE OF SUSTAINABLE PRACTICES AND IF IRRIGATION IS TO BE PROVIDED IT MUST USE POTABLE WATER

NOTE
LETTERBOXES + ALL OTHER STRUCTURES (INCLUDING FENCING + LANDSCAPING) SHOULD BE CONSTRUCTED TO A MAXIMUM HEIGHT OF 1800mm OR RELOCATED CLEAR OF A PLAYED AREA (2m x 2.5m) ALONG THE FRONTAGE ROAD AT ACCESS POINTS IN ACCORDANCE WITH DANDENONG PLANNING SCHEME CLAUSE 22.06-8

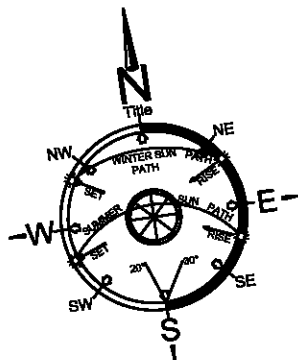
NOTE
ALL CANOPY TREES TO HAVE A MINIMUM HEIGHT OF 2.0m WHEN PLANTING

NOTE
LANDSCAPE AREAS MUST BE PLANTED WITH SHRUB AND GROUND COVER SPECIES CAPABLE OF ACHIEVING A MINIMUM DENSITY OF 85% COVERAGE 12 MONTHS AFTER PLANTING

NOTE
CLEAR LINE OF SIGHT SHALL BE PROVIDED ADJACENT TO DRIVEWAY + PEDESTRIANS AT THE PROPERTY LINES AS PER AS/NZS 2890:1:2004 S3.2.4 Fig 3.3. ALL FENCING, LANDSCAPING, LETTERBOXES ETC. TO HAVE A MAXIMUM HEIGHT OF 1.0m ABOVE THE NATURAL GROUND LEVEL

NOTE
ALL GARDEN BEDS ADJOINING TURF OR GRAVEL MUST HAVE HARD GARDEN EDGING

NOTE
1200mm ORGANIC MULCH DIAMETER AROUND ANY RETAINED OR PROPOSED TREES IN LAWN AREAS



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.

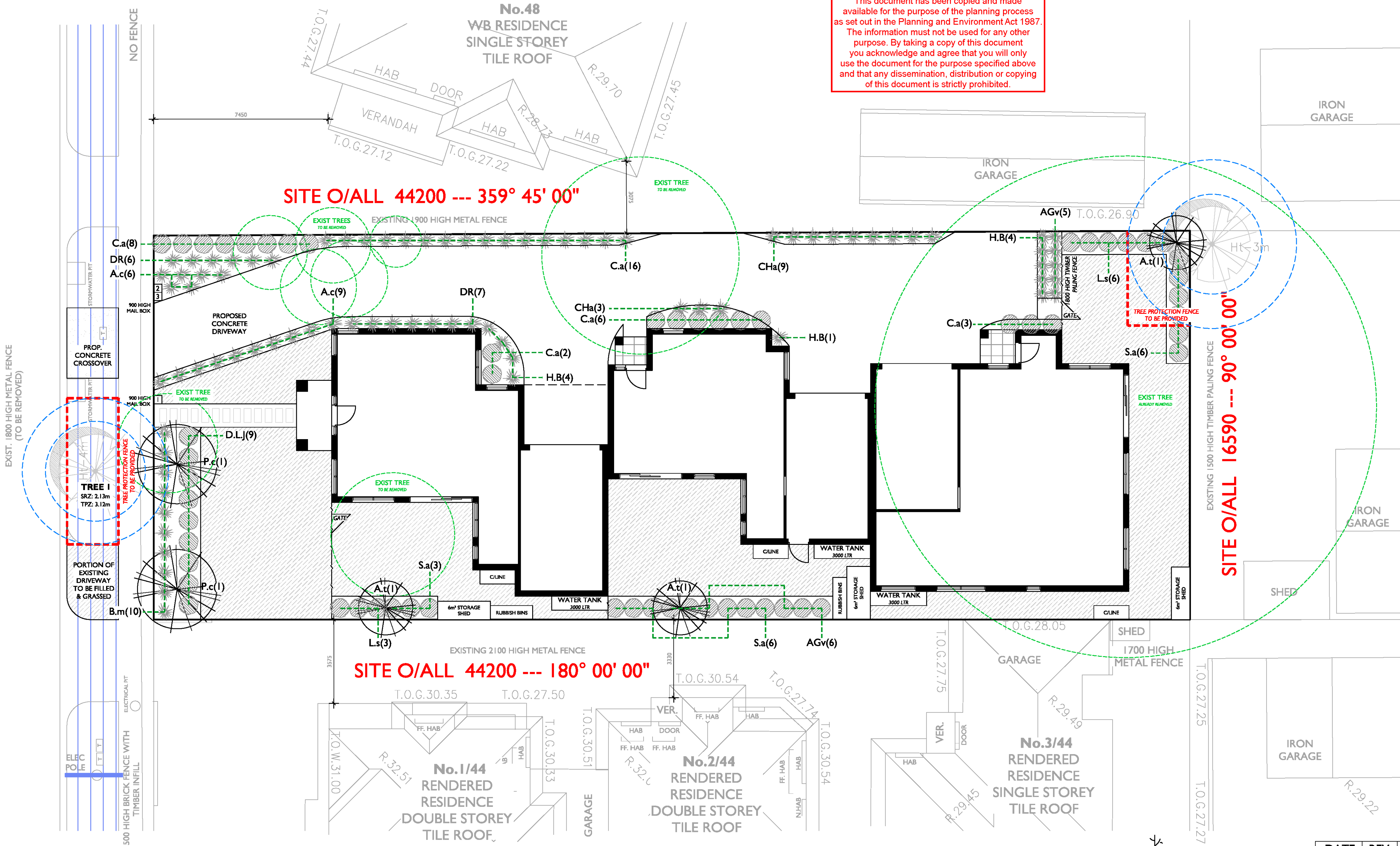
IRRIGATION:

- IT IS ADVISED AN AUTOMATIC IRRIGATION SYSTEM IS INSTALLED.

NOTE
TREE PROTECTION FENCING TO BE OF SOLID CHAIN-MESH OR SIMILAR TREE PROTECTION FENCE AT A MINIMUM OF 1.8M HEIGHT HELD IN PLACE WITH CONCRETE FEET AND SIGNAGE TO BE ERECTED FOR TPZ.

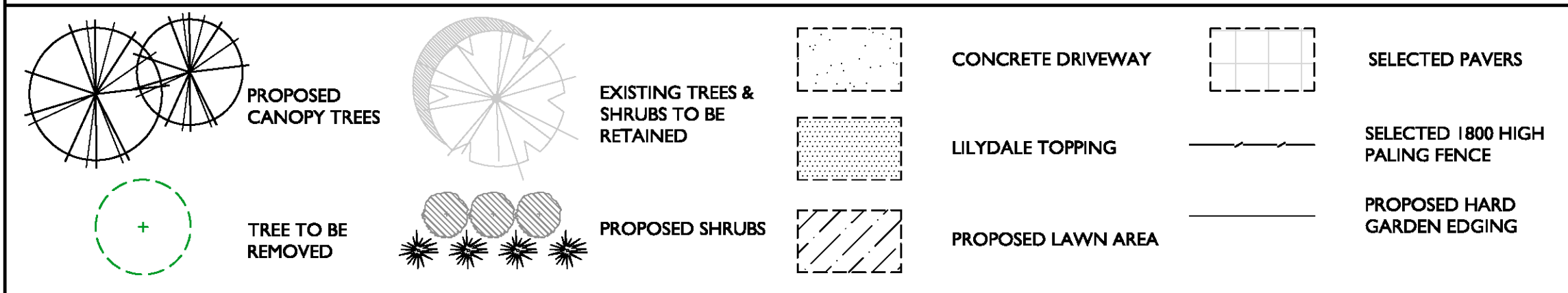
THEODORE AVENUE

SITE O/ALL 16380 --- 270° 00' 00"



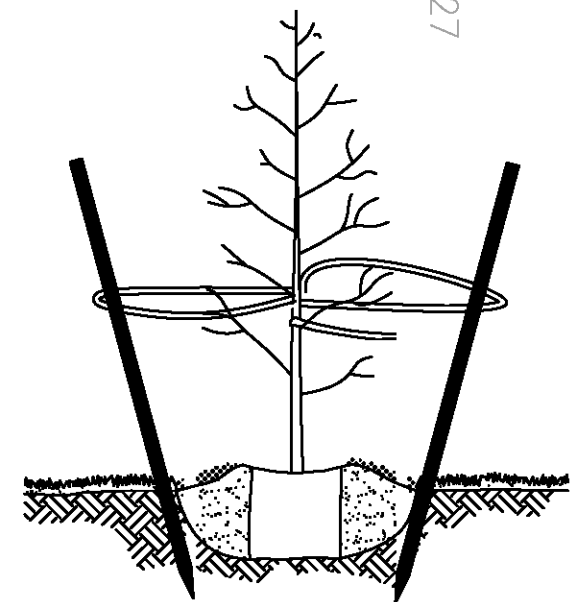
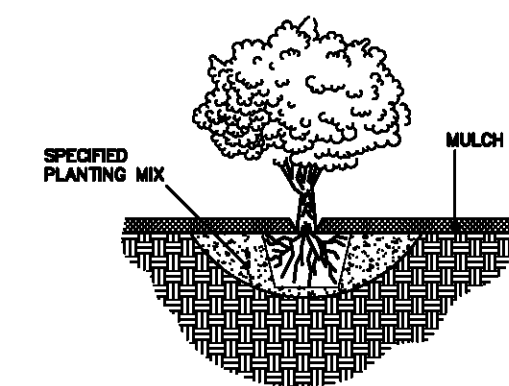
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LEGEND



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.

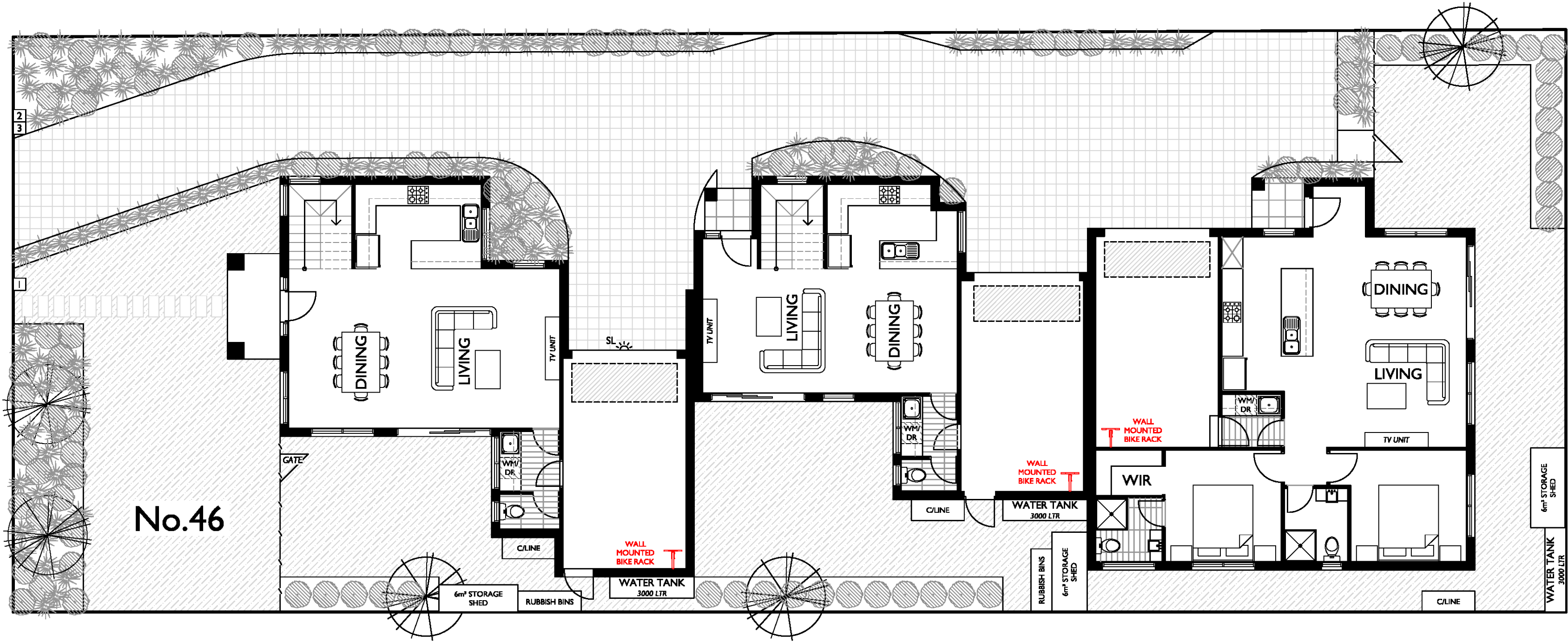


PLANTING SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	WIDTH	HEIGHT	POT SIZE	PURCHASE SIZE	QTY.
CANOPY TREES							
A.t	Acer Truncatum	SHANTUNG MAPLE	6.0m	9.0m	ADVANCED	2.0m	3
P.c	Pistacia Chinesis	CHINESE PISTACHIO	7.0-9.0m	10.0m	ADVANCED	2.0m	2
SHRUBS							
KEY	BOTANICAL NAME	COMMON NAME	WIDTH	HEIGHT	POT SIZE	QTY.	
CHa	Chrysocephalum apiculatum	COMMON EVERLASTING	0.3m	1.0m	~150mm	12	
S.a	Syzygium Australe 'Elite'	ELITE LILLYPILLY	1.5m	3.0m	~200mm	15	
AGv	Anigozanthos '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.Lj	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	
TOTAL							138

DATE	REV	AMENDMENTS	
SHEET	1 OF 1	JOB No.	REV
DATE	AUG. 23	22.55	D
DRAWN	SJ.		
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LANDSCAPING PLAN			
PROJECT:			
PROPOSED UNIT TO THE REAR: Loc 31, No 46 THEODORE AVENUE, NOBLE PARK VIC 3174 TP REF: PLN23/0156			
CLIENT:			
JACKSON & FAPIO PTY LTD BUILDING DESIGN SERVICE PO Box 4156 Narre Warren South. VIC. 3805 m: 0433 535 264 w: jacksonandfapio.com.au e: admin@jovadrafting.com			

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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: ---

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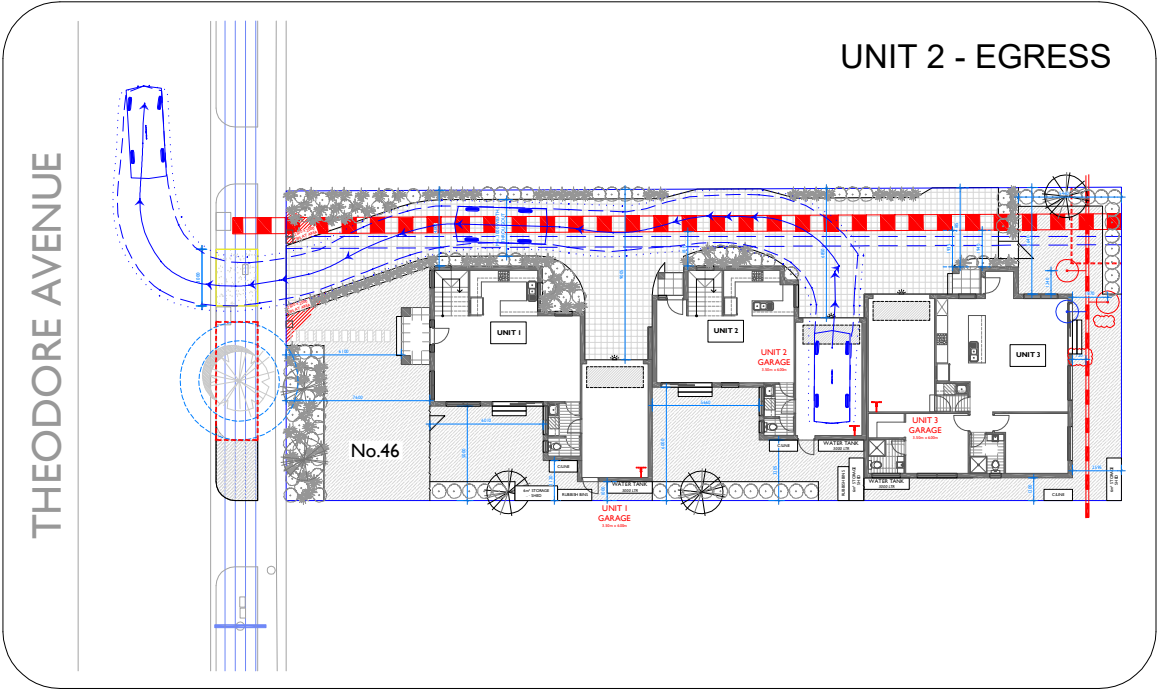
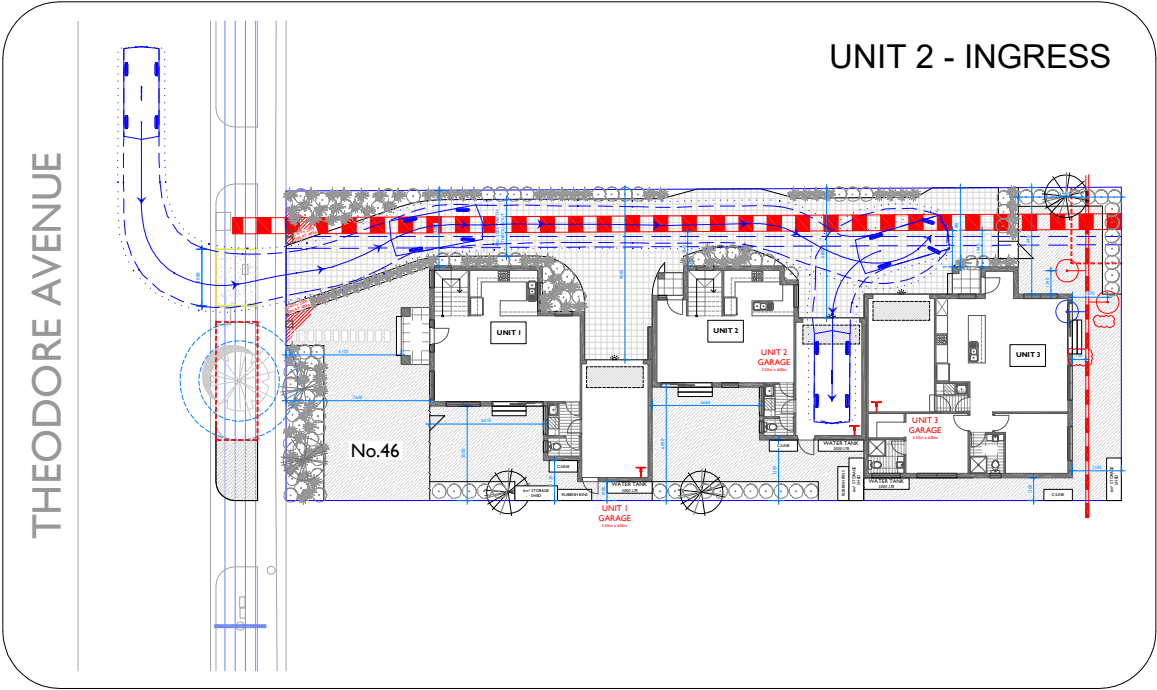
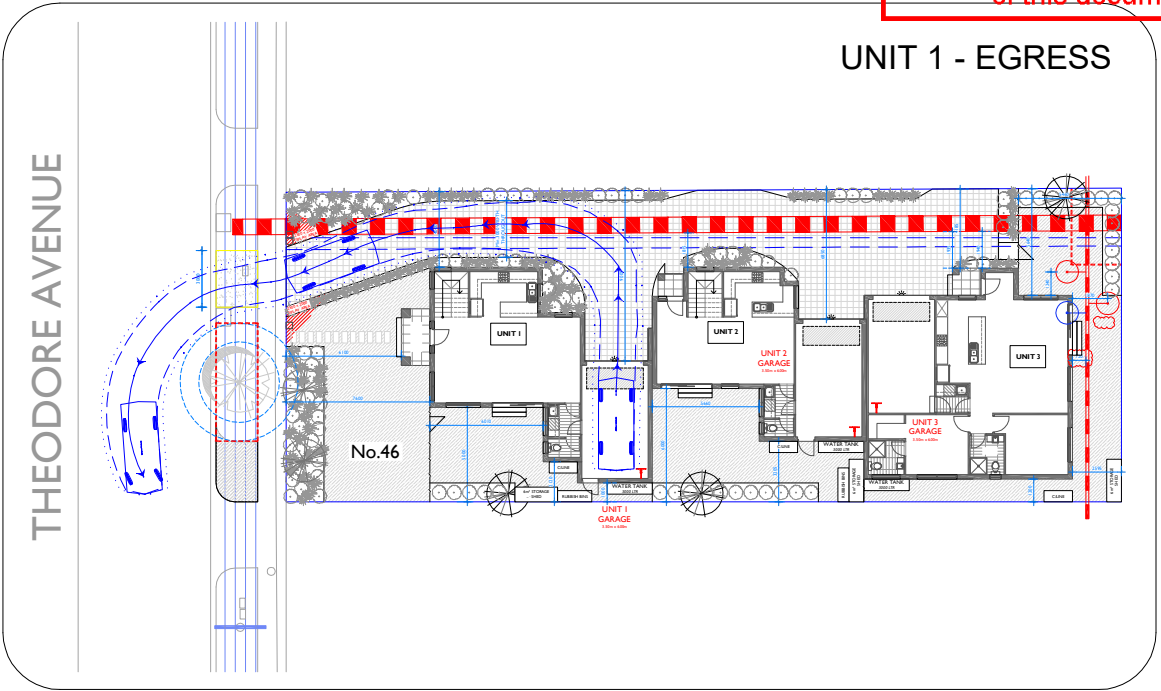
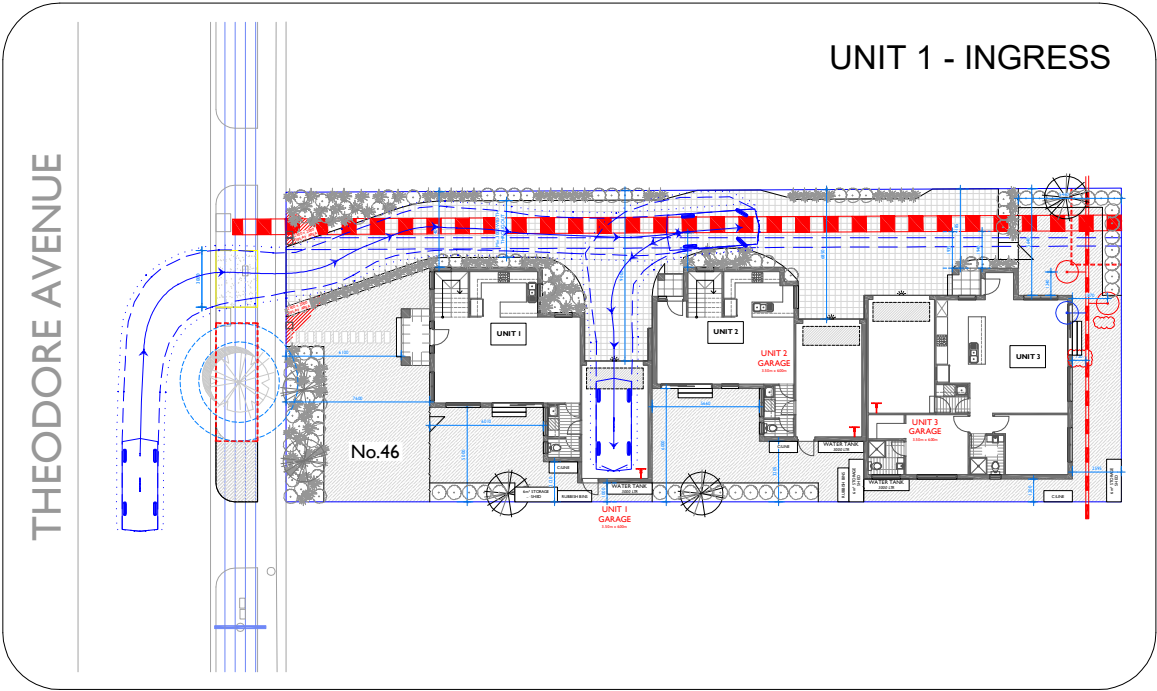
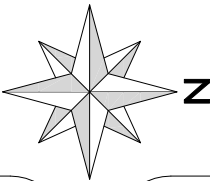
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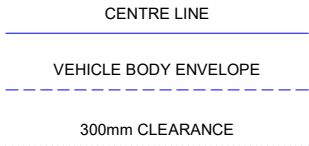
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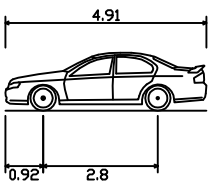


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LOCATION 46 THEODORE AVE, NOBLE PARK			
PROJECT SWEPT PATH ANALYSIS - B85			
DRAWING NO. FS-1873	SHEET 1 OF 2	SCALE @ A3 1:400	REVISION 1.1

VEHICLE LEGEND

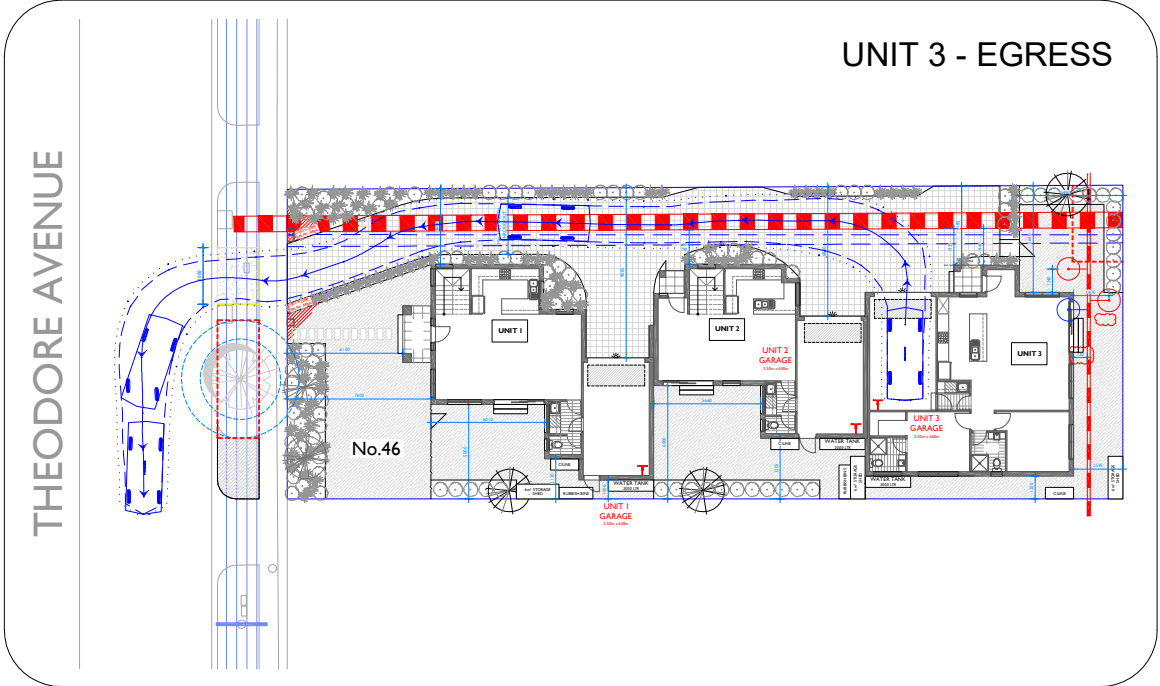
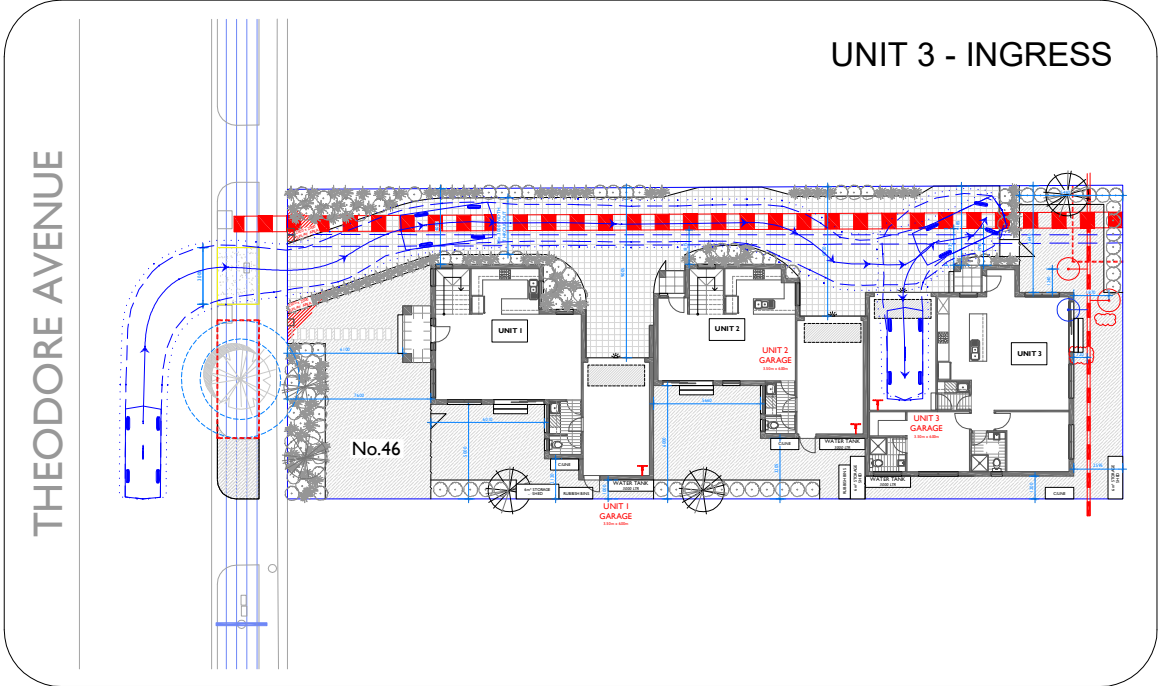
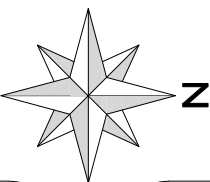


DESIGN VEHICLE



B85 Vehicle	
Overall Length	4.910m
Overall Width	1.870m
Overall Body Height	1.421m
Min Body Ground Clearance	0.159m
Track Width	1.770m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	5.750m

18/11/24	M.M	ISSUED FOR INFORMATION	1.1
23/08/23	M.M	ISSUED FOR INFORMATION	1.0
DATE	BY	DESCRIPTION	REV



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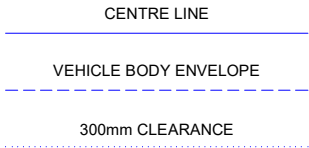


FLOWSAFE
TRAFFIC SOLUTIONS

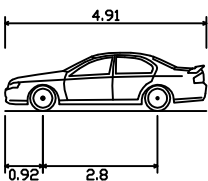
FLOWSAFE TRAFFIC SOLUTIONS PTY LTD
Ph: (03) 9792 1431
Email: planning@flowsafe.com.au

CLIENT JOVA DRAFTING SOLUTIONS			
LOCATION 46 THEODORE AVE, NOBLE PARK			
PROJECT SWEPT PATH ANALYSIS - B85			
DRAWING NO. FS-1873	SHEET 2 OF 2	SCALE @ A3 1:400	REVISION 1.1

VEHICLE LEGEND



DESIGN VEHICLE



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