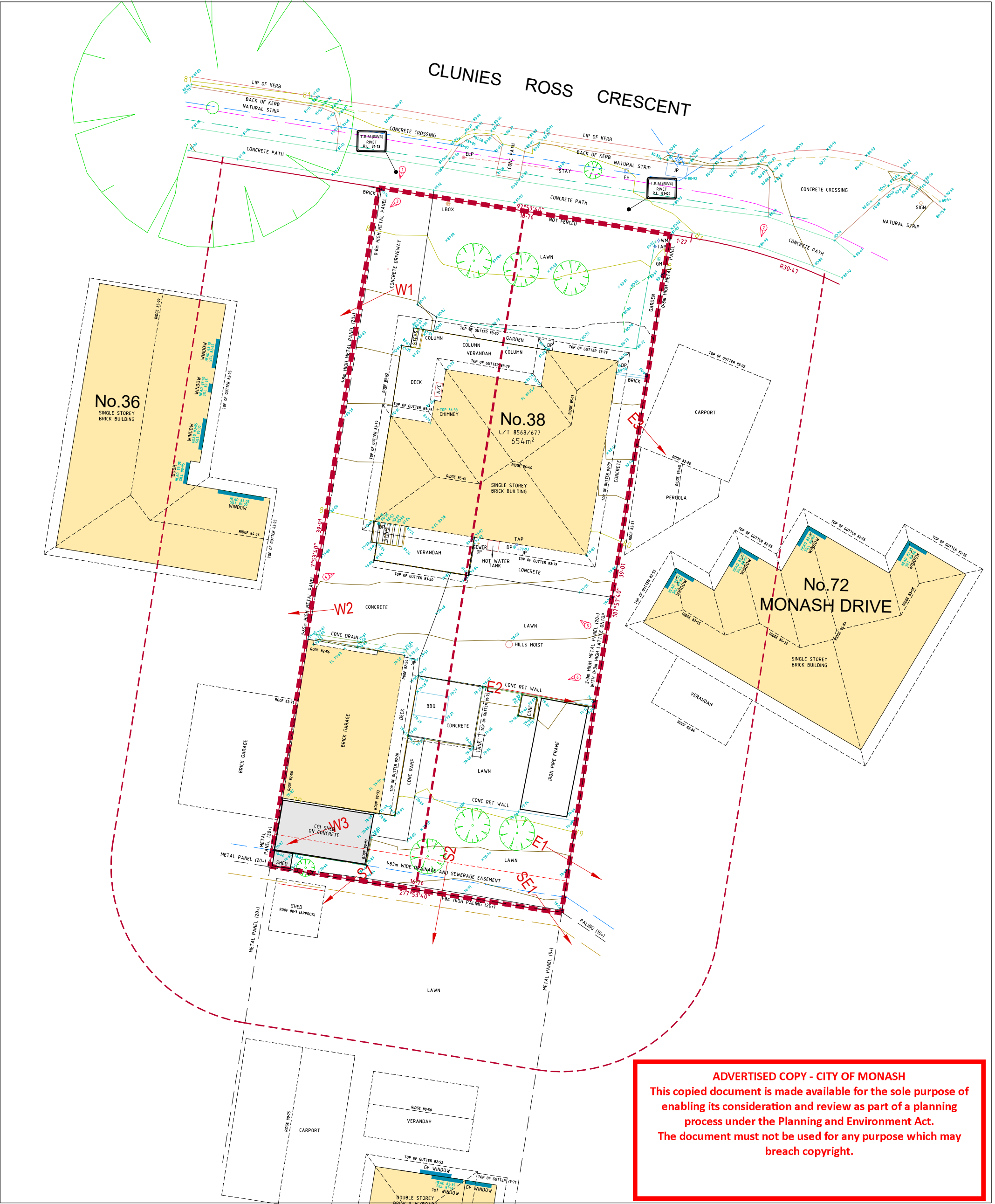


NOT FOR CONSTRUCTION



CLUNIES ROSS CRES. LOOKING EAST



CLUNIES ROSS CRES. LOOKING SOUTH



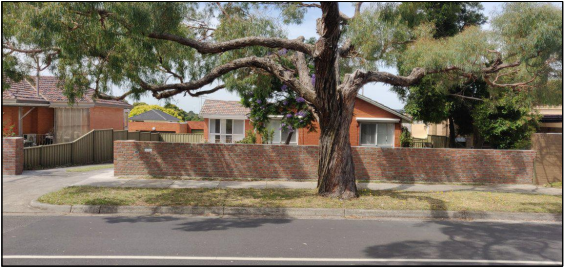
CLUNIES ROSS CRES. LOOKING WEST



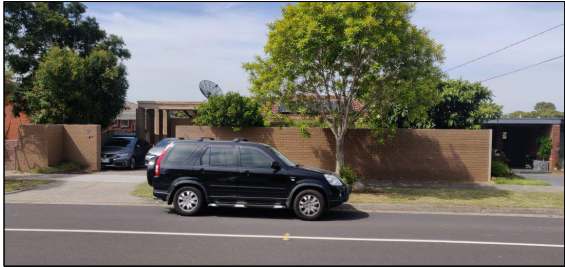
CLUNIES ROSS CRES. LOOKING NORTH



38 CLUNIES ROSS CRES



36 CLUNIES ROSS CRES



34 CLUNIES ROSS CRES



32 CLUNIES ROSS CRES



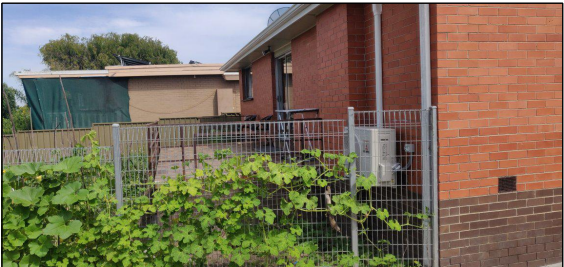
72 MONASH DRIVE



74 MONASH DRIVE



WEST 1



WEST 2



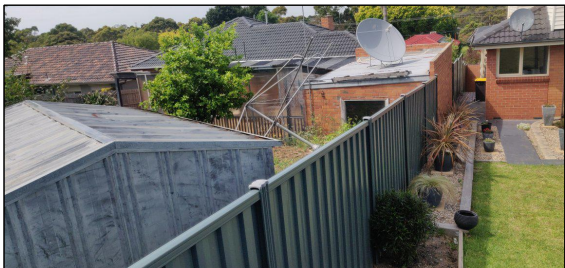
WEST 3



SOUTH 1



SOUTH 2



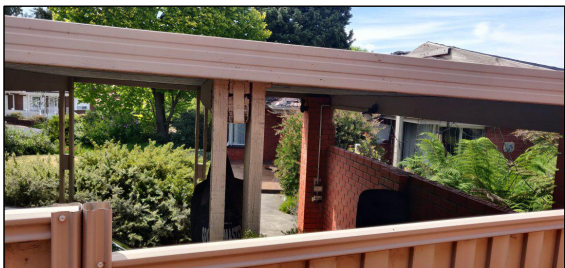
SOUTH-EAST 1



EAST 1



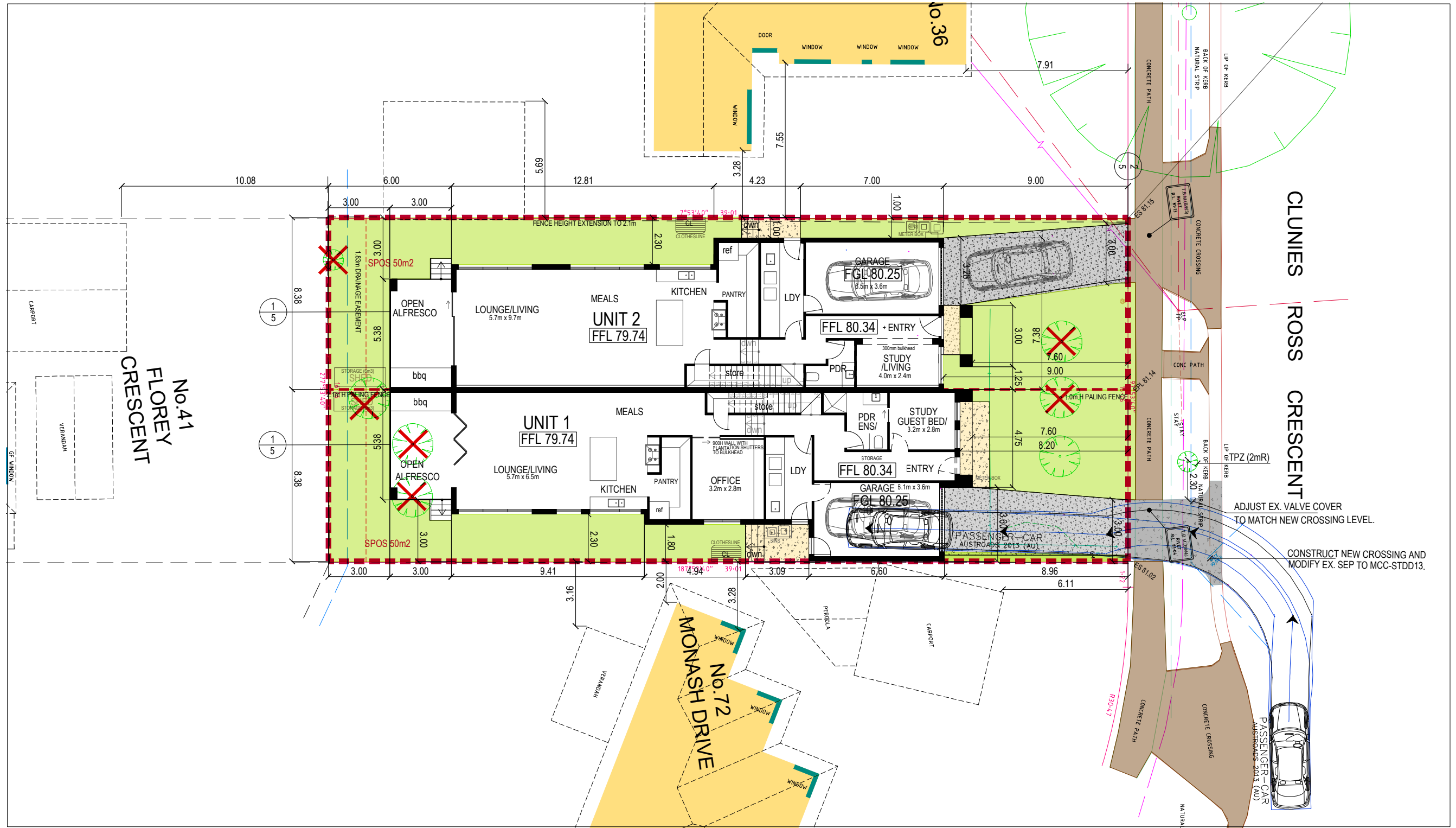
EAST 2



EAST 3

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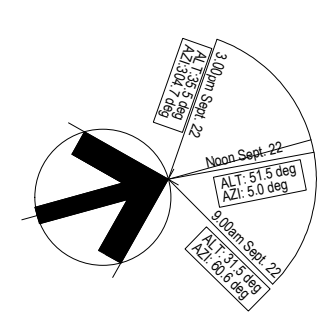


TOTAL SITE ANALYSIS			
	(m2)	(%)	
SITE AREA	654.03	100%	
TOTAL SITE COVERAGE	329.1	50%	
DRIVEWAY & PATHS	65.8		
PERMEABLE PATHS	32.5		
TOTAL HARD SURFACE AREA (NEW)	394.9	60%	
TOTAL HARD SURFACE AREA (EXISTING)	379.6	58%	
OPEN SPACE	259.13	40%	

UNIT 1			
	(m2)	(%)	
SITE AREA	327.015	100%	
GROUND FLOOR	138.8	42%	
FIRST FLOOR	110.6	34%	
PORCH/VERANDAH	19.3	6%	
GARAGE AREA	22	7%	
CAR SPACES	2		
POS	65.7	20%	
SPOS	50	15%	

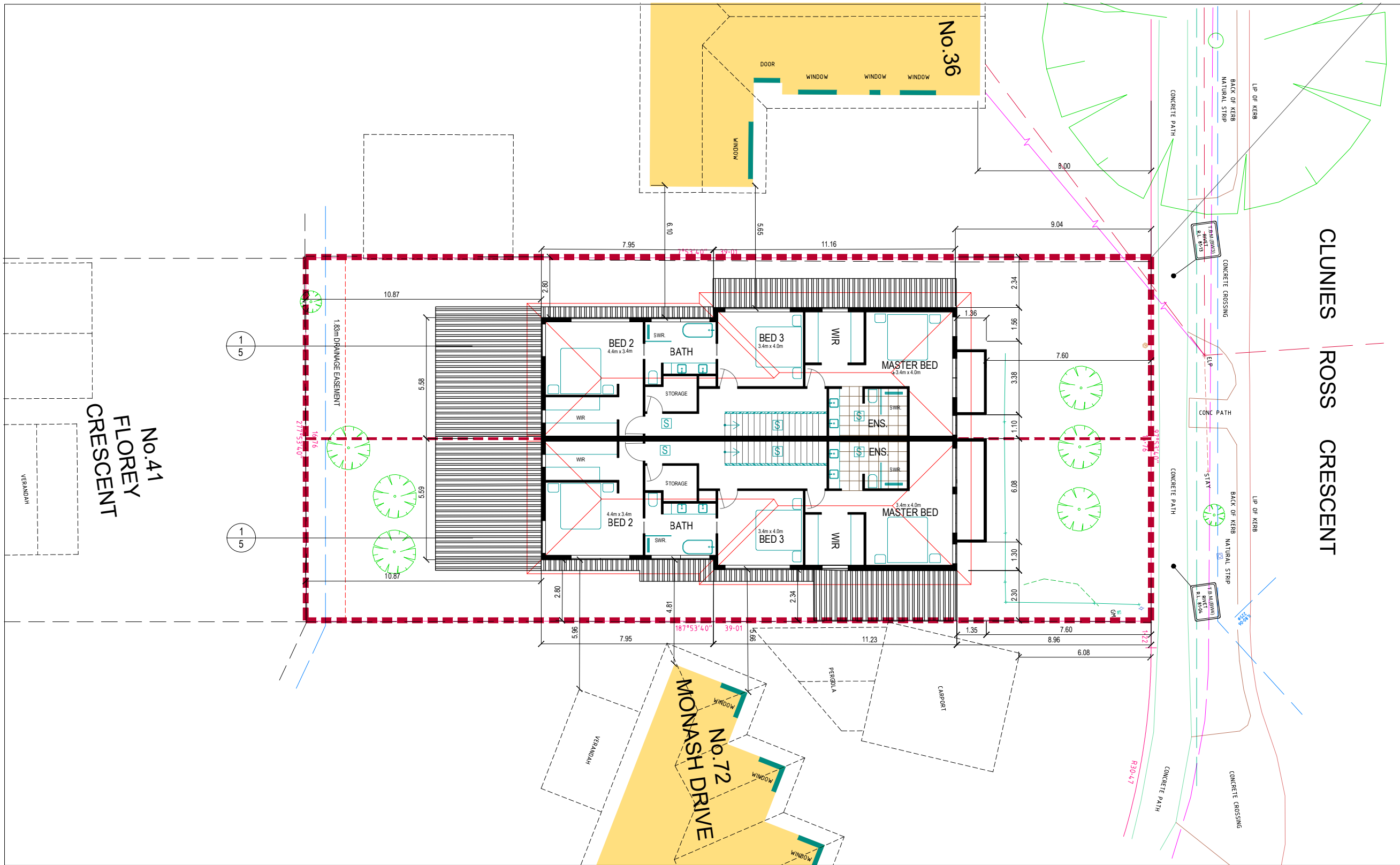
UNIT 2			
	(m2)	(%)	
SITE AREA	327.015	100%	
GROUND FLOOR	139.6	43%	
FIRST FLOOR	110.6	34%	
PORCH/VERANDAH	21.4	7%	
GARAGE AREA	23.4	7%	
CAR SPACES	2		
POS	79.1	24%	
SPOS	50	15%	

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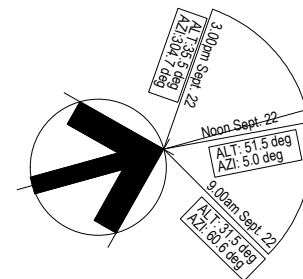
- LEGEND**
- EXPOSED AGGREGATE DRIVEWAY
 - CONCRETE PATH (WHITEWASHED)
 - LANDSCAPED AREA - REFER TO L.A DRAWINGS

FOR PLANNING APPROVAL

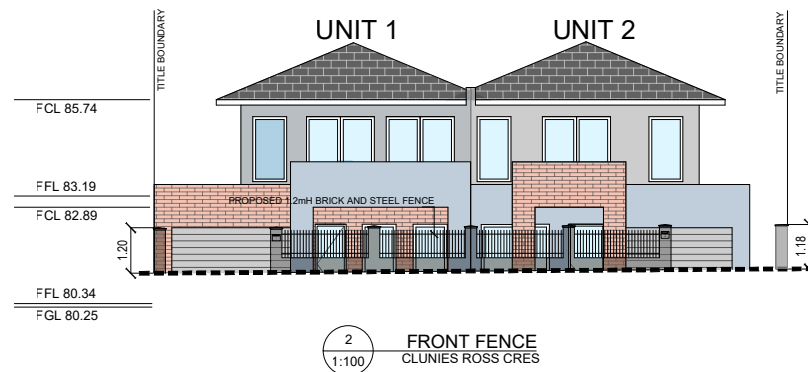
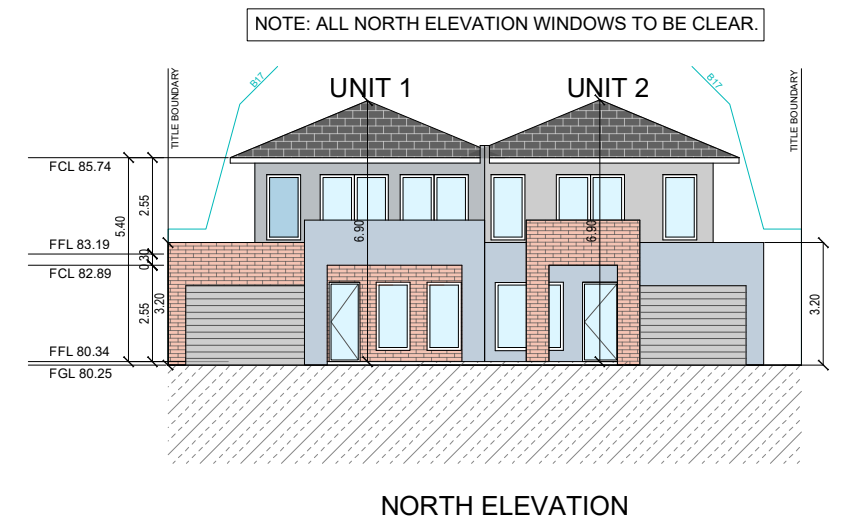
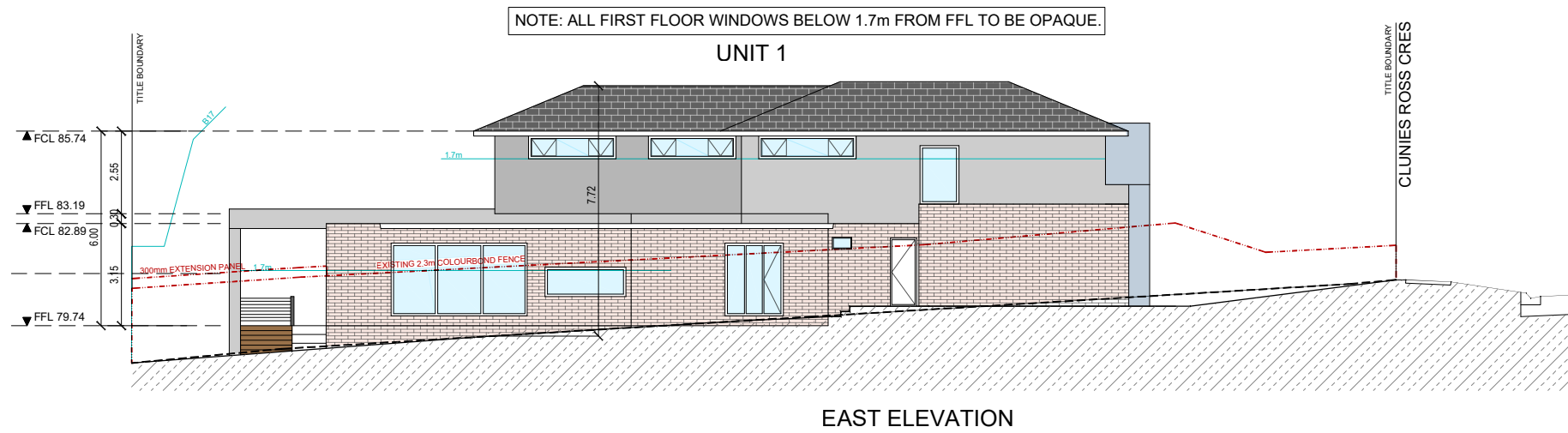
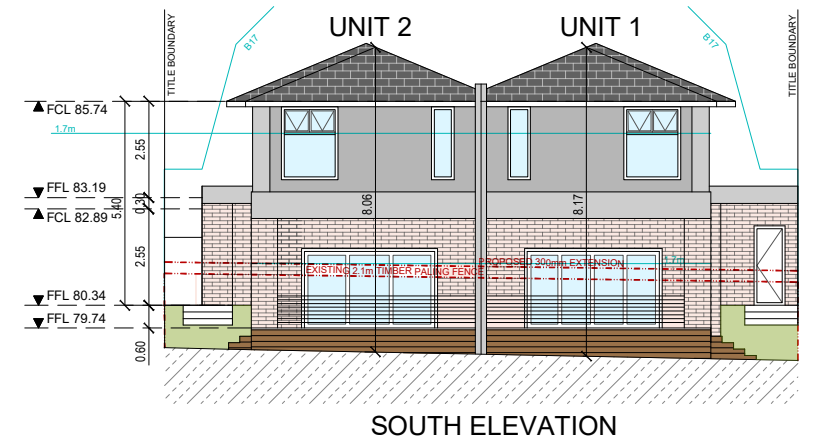
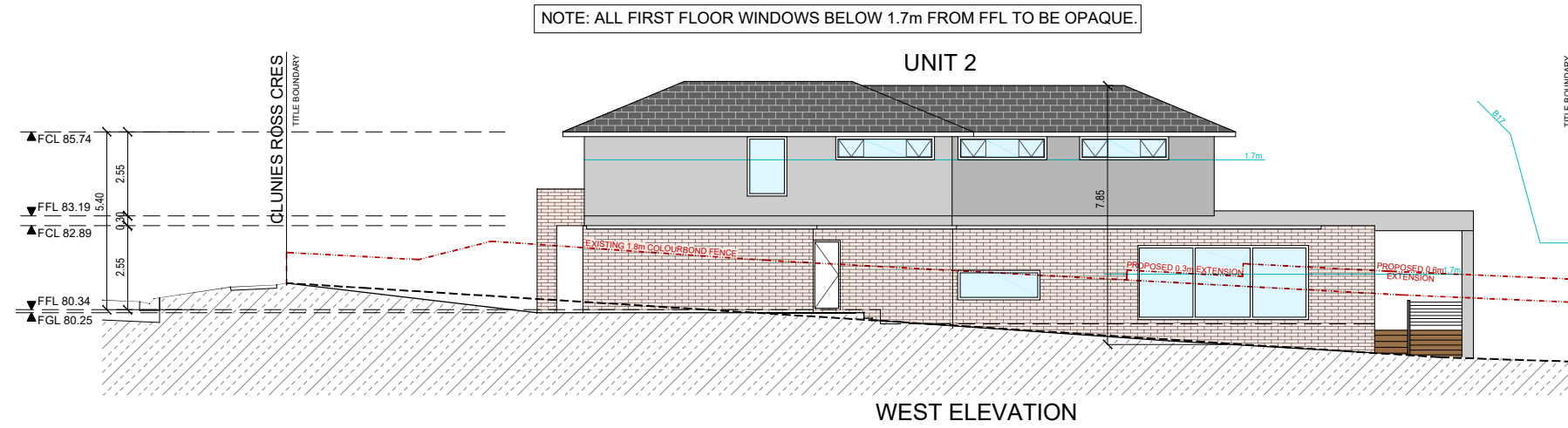


□ DENOTES SKYLIGHT TO ROOF

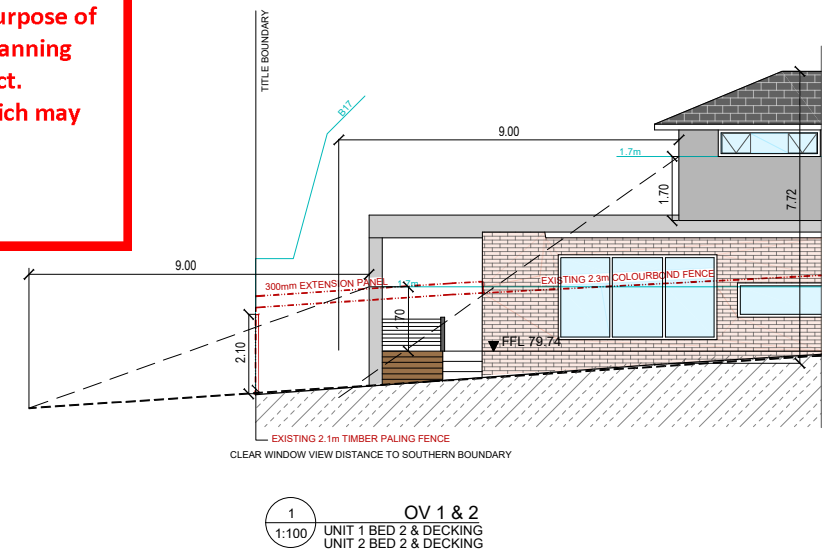
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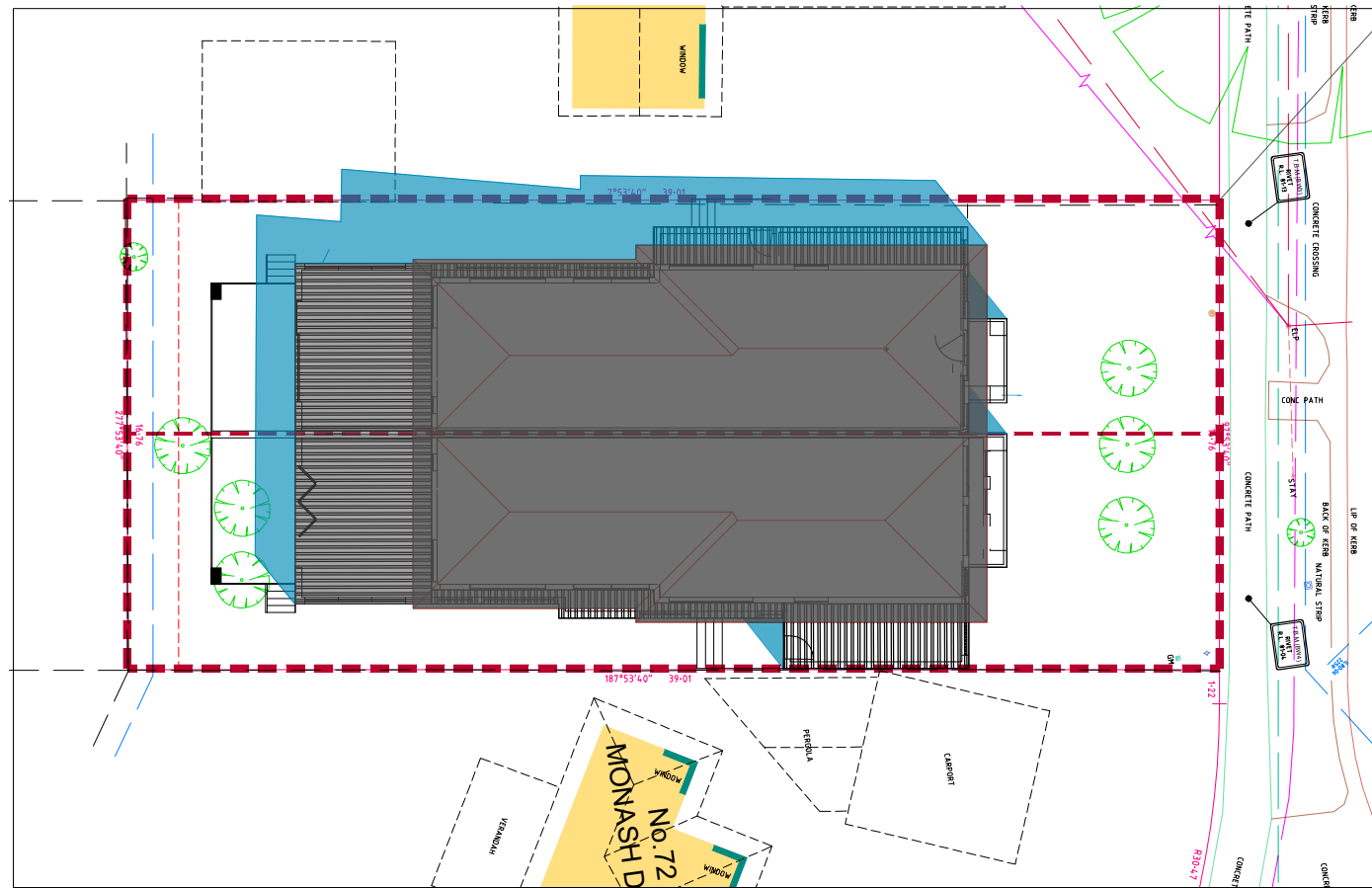
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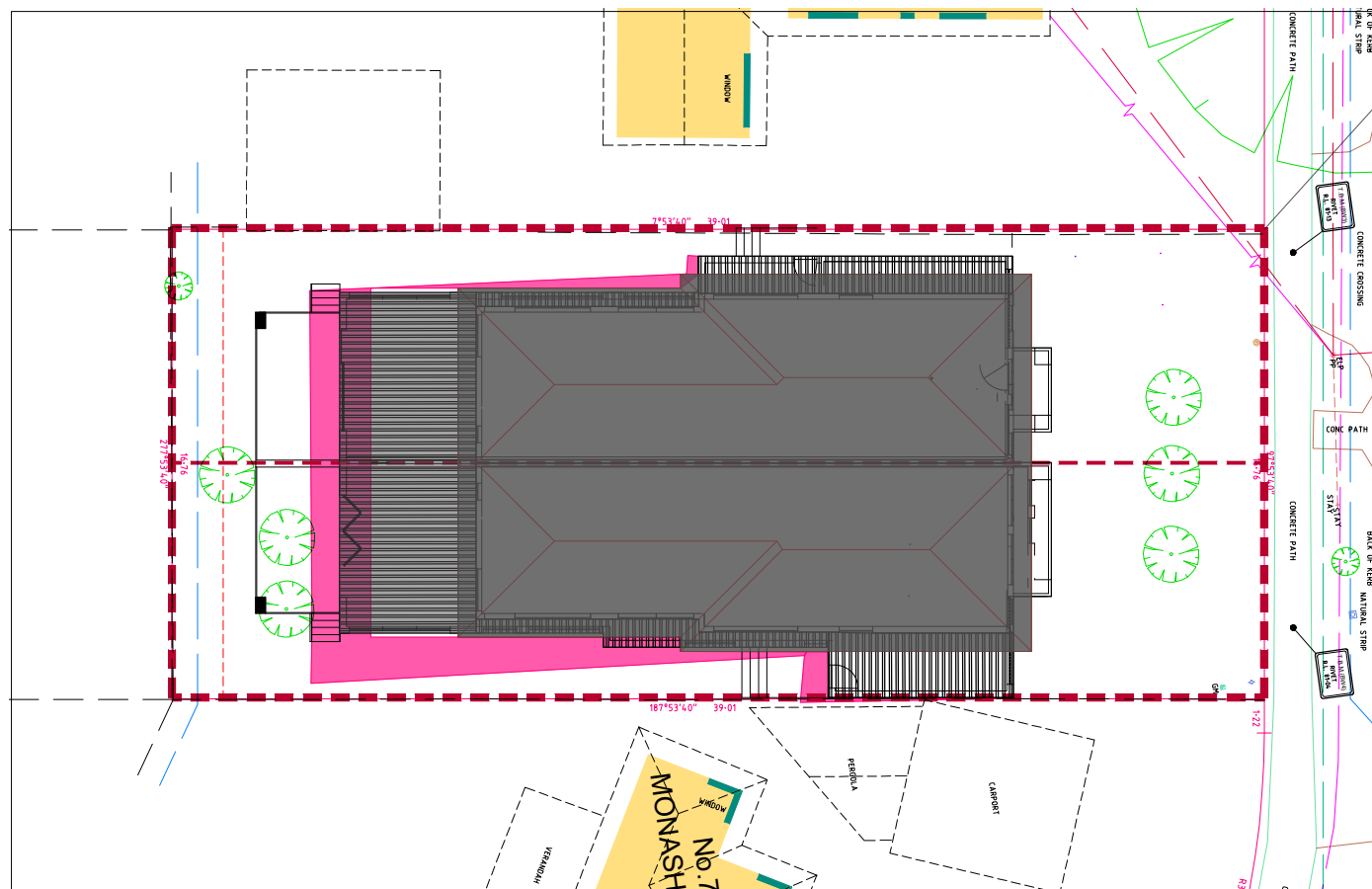


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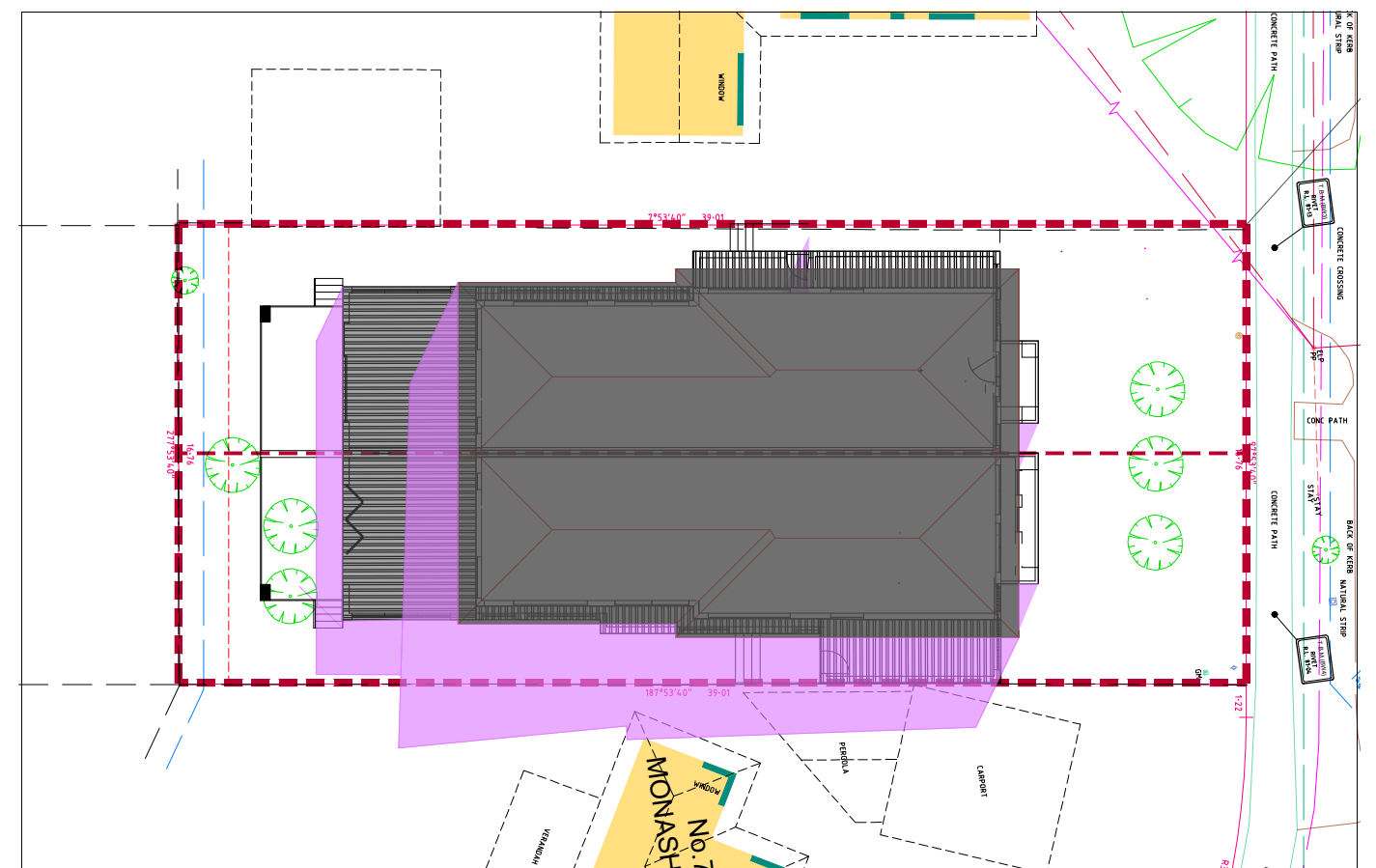
SEPT. 22 - 9.00am

ALT: 31.5 deg
AZI: 60.6 deg



SEPT. 22 - Noon

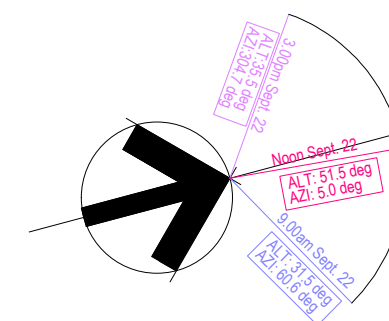
ALT: 51.5 deg
AZI: 5.0 deg



SEPT. 22 - 3.00pm

ALT: 35.5 deg
AZI: 304.7 deg

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FOR PLANNING APPROVAL

MULTI UNIT DEVELOPMENT - SHADOW DIAGRAMS

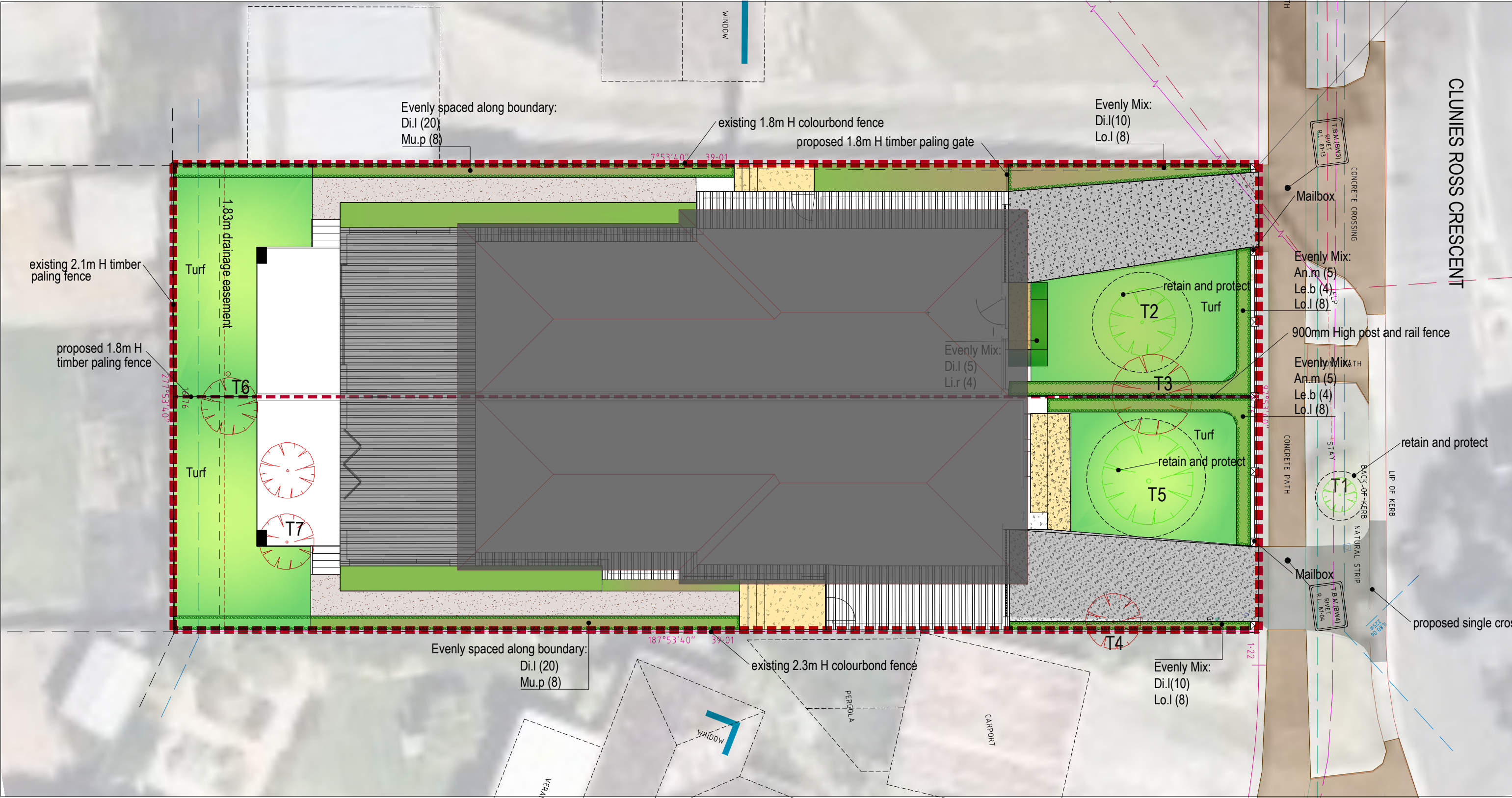
PROPOSED DUAL OCCUPANCY AT No. 38 CLUNIES ROSS CRES. MULGRAVE
Applicant: MR T & J NAMAR

Project Number: 38CRCM-006
 Drawn By: TN
 Checked By: TN

Revision Number: E

Issued: 07.09.2023

SCALE (A1) 1:100
(A3) 1:500



LEGEND

- CONCRETE PATH 'WHITEWASHED'
- GRASS
- MULCHED GARDEN BED
- CONCRETE DRIVEWAY 'EXPOSED AGGREGATE'
- PERMEABLE PATHWAY 'LILYDALE TOPPINGS' or similar
- NEW CONCRETE CROSSING 'TO MCC SPECIFICATIONS'

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EXISTING TREE SCHEDULE

No.	COMMON NAME	H(m)	intent
T1	Luscious kanooka	2.1m	protect
T2	Hamlin orange	2.5m	protect
T3	Citrus reticulata	2.3m	remove
T4	Lauris nobilis	4.2m	remove
T5	Moyer plum	3.8m	protect
T6	Citrus limon	3.4m	remove
T7	Prunus domestica	3.7m	remove

INDICATIVE PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	POT SIZE	SPACING	APPROX. HEIGHT AT MATURITY	QTY.
Di. I	Dianella longifolia	Blue Flax Lily	150mm	6/m2	500mm	65
Li. r	Liriope muscari	Liriope Evergreen Giant	150mm	6/m2	500mm	4
An. m	Anigozanthos manglesii	Red Kangaroo Paw	150mm	3/m2	800mm	10
Le. b	Leuophyta brownii	Cushion Bush	150mm	3/m2	800mm	8
Lo. I	Lomandra longifolia 'Tanika'	Spiny-Head Mat-rush	150mm	4/m2	500mm	32
Mu. p	Murraya paniculata	Murraya 'Sweet Privacy'	200mm	1/lin.m	2300mm	16