



STREETSCAPE
SCALE 1 : 100

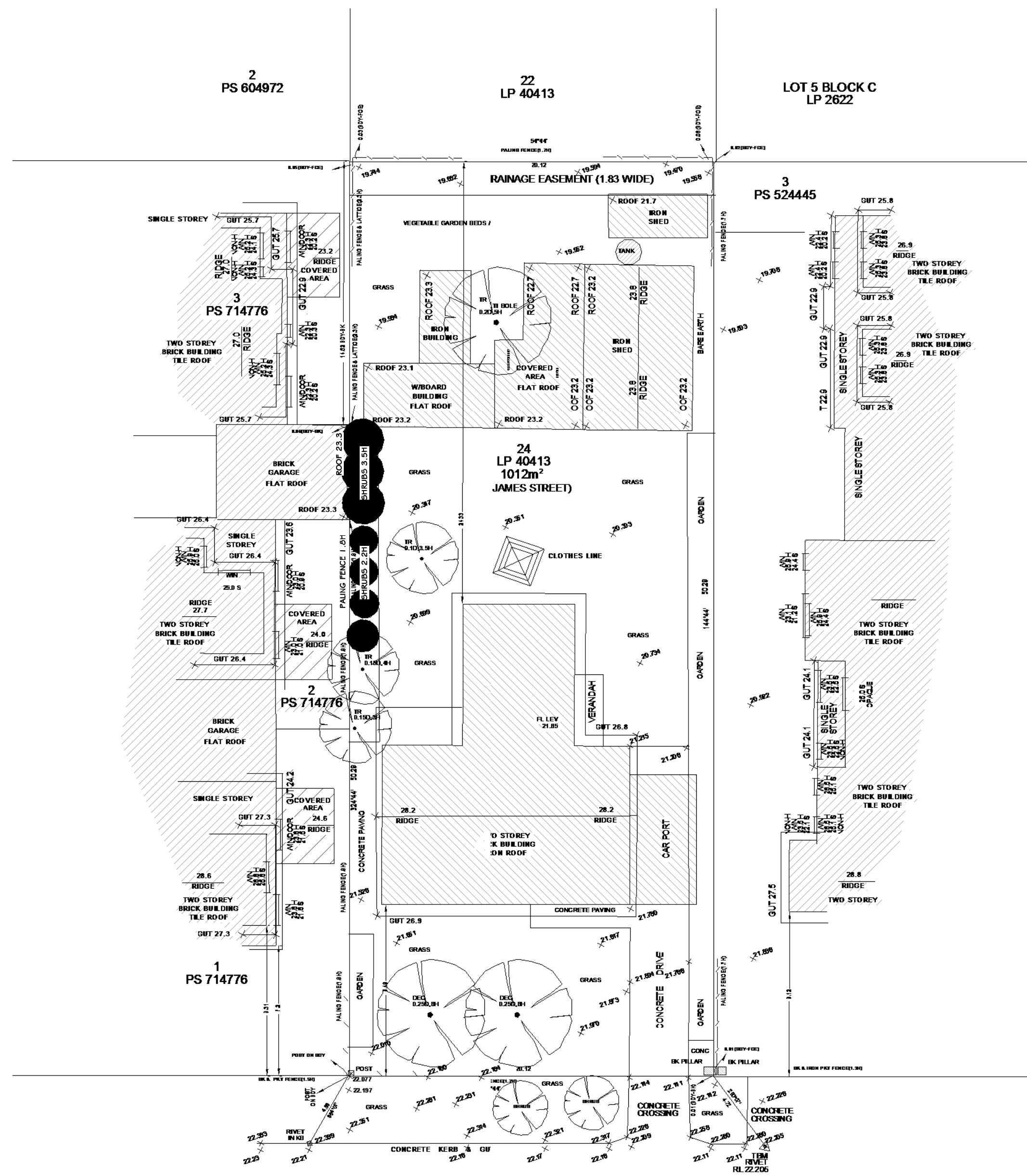
AREA ANALYSIS DWELLING 1		
NAME	AREA	SQ'S
DWELLING 1 BALCONY	6 m ²	1
DWELLING 1 GARAGE	36 m ²	4
DWELLING 1 FIRST FLOOR	60 m ²	7
DWELLING 1 GROUND FLOOR	74 m ²	8
SPOS	60 m ²	6.4

AREA ANALYSIS DWELLING 2		
NAME	AREA	SQ'S
DWELLING 2 BALCONY	10 m ²	1
DWELLING 2 GARAGE	37 m ²	4
DWELLING 2 GROUND FLOOR	67 m ²	7
DWELLING 2 FIRST FLOOR	74 m ²	8
SPOS	57 m ²	6.2

AREA ANALYSIS DWELLING 3		
NAME	AREA	SQ'S
DWELLING 3 BALCONY	9 m ²	1
DWELLING 3 GARAGE	37 m ²	4
DWELLING 3 FIRST FLOOR	50 m ²	6
DWELLING 3 GROUND FLOOR	75 m ²	8
SPOS	39 m ²	4.2

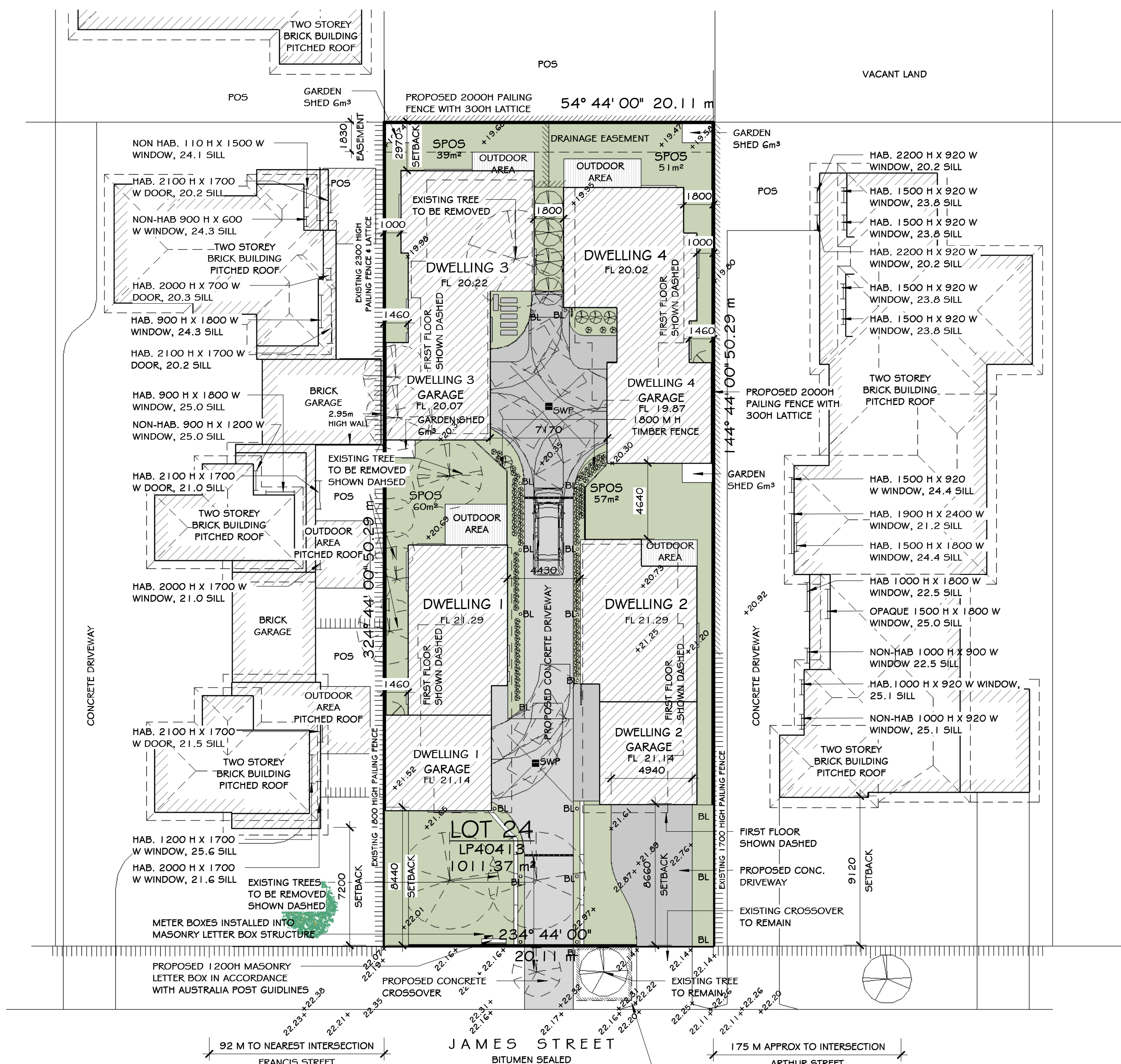
AREA ANALYSIS DWELLING 4		
NAME	AREA	SQ'S
DWELLING 4 BALCONY	12 m ²	1
DWELLING 4 GARAGE	38 m ²	4
DWELLING 4 FIRST FLOOR	64 m ²	7
DWELLING 4 GROUND FLOOR	74 m ²	8
SPOS	51 m ²	5.4

SITE AREA ANALYSIS	
TOTAL SITE AREA:	1011.37m ²
TOTAL BUILDING ON SITE:	423.167m ²
TOTAL SITE COVERAGE:	41.8%
TOTAL SITE PAVING:	211m ²
PERMEABLE LANDSCAPING:	375.37m ²
TOTAL SITE PERMEABILITY:	37.11%
TOTAL GARDEN AREA OVER 1m IN WIDTH:	35.058m ²
TOTAL GARDEN AREA:	35.12%



STREET

NEIGHBOURHOOD SITE CONTEXT PLAN
SCALE 1 : 200



DESIGN RESPONSE PLAN
SCALE 1 : 200

SCALE CONVERSION TABLE

Sheet:	A1	A3
Scale:	1:20	1:40
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	1:100	1:200
	1:200	1:400
	1:500	1:1000

No.	Date	Description
B	9/05/17	RFI
C	26/06/17	RFI
D	17/07/17	REDUCTION OF FLOOR AREA SHADOW DIAGRAMS
E	14/11/17	CONDITION 1

edg ecotecture design group

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03 54807884

PROPOSED TOWNHOUSE DEVELOPMENT

16 JAMES STREET
DROMANA
VIC 3936

2016-0045

PLANNING DRAWINGS

TP02E

Sheet: TP02E Of TP10E

Date: DECEMBER 2016

Drawn by: JLM

Scale: As indicated

ABN. 58 918 283 483



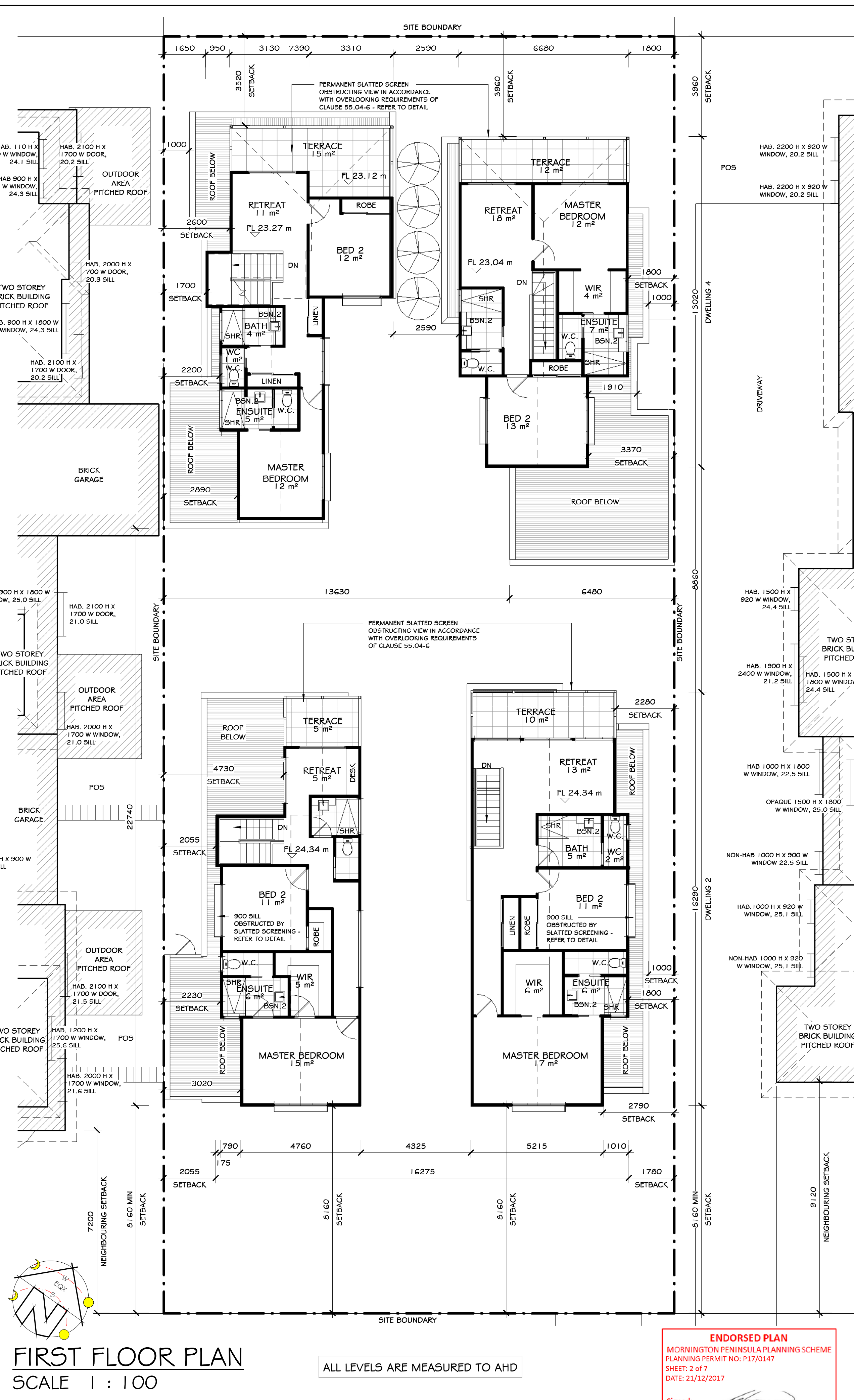
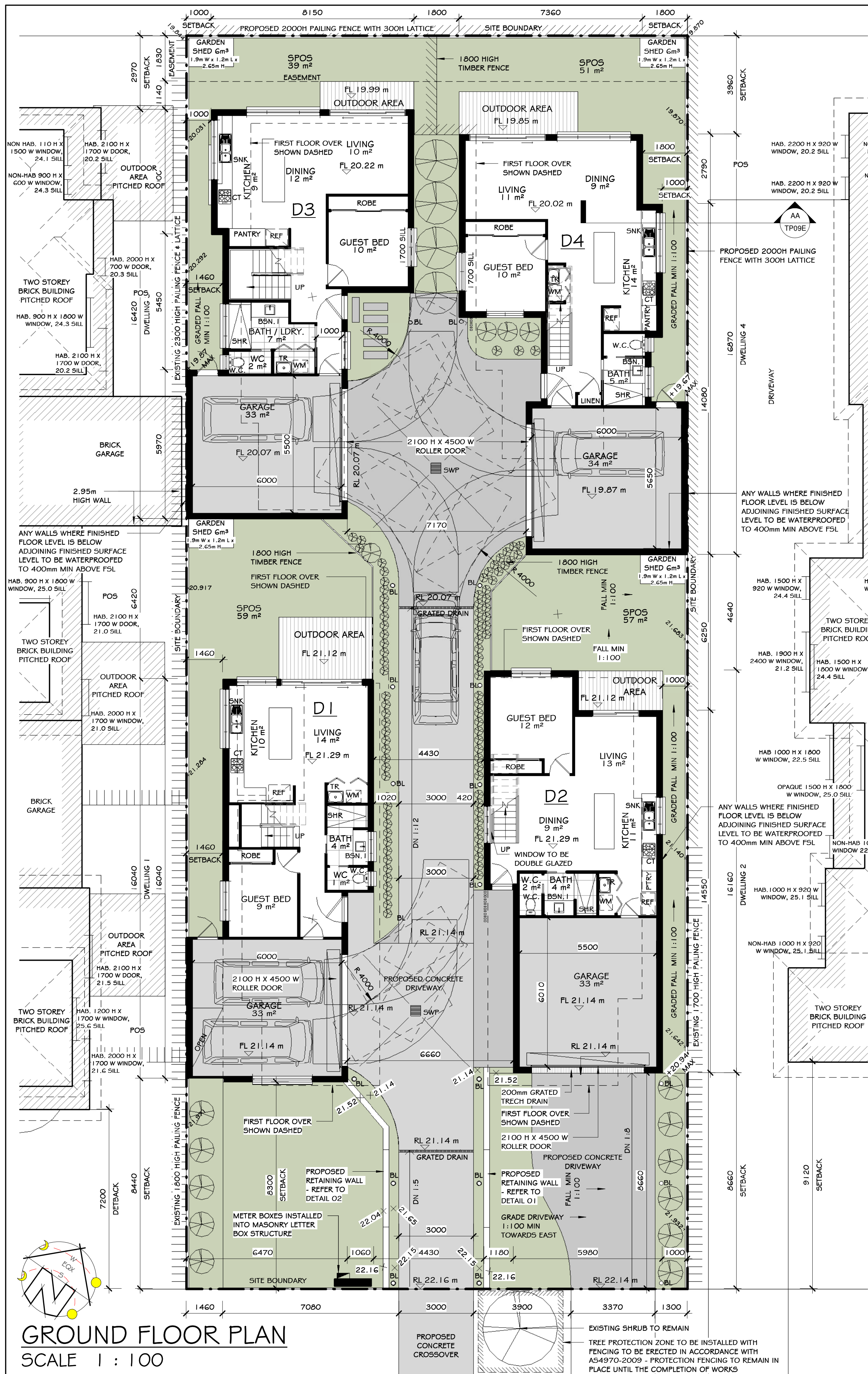
ENDORSED PLAN
MORNINGTON PENINSULA PLANNING SCHEME
PLANNING PERMIT NO: P17/0147
SHEET: 1 OF 7
DATE: 21/12/2017

Signed:

STATUTORY PLANNER

ALL LEVELS ARE MEASURED TO AHD

TREE PROTECTION ZONE TO BE INSTALLED WITH FENCING TO BE ERECTED IN ACCORDANCE WITH AS4970-2009 - PROTECTION FENCING TO REMAIN IN PLACE UNTIL THE COMPLETION OF WORKS



AREA ANALYSIS DWELLING 1		
NAME	AREA	SQ'S
DWELLING 1 BALCONY	6 m ²	1
DWELLING 1 GARAGE	36 m ²	4
DWELLING 1 FIRST FLOOR	68 m ²	7
DWELLING 1 GROUND FLOOR	104 m ²	11
SPOS	60 m ²	6.4

AREA ANALYSIS DWELLING 2		
NAME	AREA	SQ'S
DWELLING 2 BALCONY	10 m ²	1
DWELLING 2 GARAGE	37 m ²	4
DWELLING 2 GROUND FLOOR	67 m ²	7
DWELLING 2 FIRST FLOOR	85 m ²	9
SPOS	57 m ²	6.2

AREA ANALYSIS DWELLING 3		
NAME	AREA	SQ'S
DWELLING 3 BALCONY	9 m ²	1
DWELLING 3 GARAGE	37 m ²	4
DWELLING 3 FIRST FLOOR	58 m ²	6
DWELLING 3 GROUND FLOOR	75 m ²	8
SPOS	39 m ²	4.2

AREA ANALYSIS DWELLING 4		
NAME	AREA	SQ'S
DWELLING 4 BALCONY	12 m ²	1
DWELLING 4 GARAGE	38 m ²	4
DWELLING 4 FIRST FLOOR	64 m ²	7
DWELLING 4 GROUND FLOOR	74 m ²	8
SPOS	189 m ²	20
	51 m ²	5.4

SITE AREA ANALYSIS		
TOTAL SITE AREA:	1011.37m ²	
TOTAL BUILDING ON SITE:	423.167m ²	
TOTAL SITE COVERAGE:	41.8%	
TOTAL SITE PAVING:	211m ²	
PERMEABLE LANDSCAPING:	375.37m ²	
TOTAL SITE PERMEABILITY:	37.11%	
TOTAL GARDEN AREA OVER 1m IN WIDTH:	35.05m ²	
TOTAL GARDEN AREA:	35.12%	

LEGEND	
BL	BOLLARDS
BSN.1	SELECTED WALL HUNG VANITY BASIN IN ACCORDANCE WITH AS 1428.1-2001
BSN.2	SELECTED SEMI-RECESSED VANITY BASIN
CT	SELECTED COOK TOP
REF	REFRIGERATOR SPACE
SHR	POLYMER SHOWER BASE WITH WALL MOUNTED SHOWER ROSE, MIXER TAP & GLAZED SCREEN DOOR
SNK	SELECTED STAINLESS STEEL SINK
TR	SELECTED STAINLESS STEEL LAUNDRY TROUGH
W.C.	SELECTED TOILET SUITE
WM	WASHING MACHINE SPACE

SCALE CONVERSION TABLE		
Sheet:	A1	A3
Scale:	1:20	1:40
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	1:200	1:400
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PROPOSED TOWNHOUSE DEVELOPMENT

16 JAMES STREET
DROMANA
VIC 3936

2016-0045

PLANNING DRAWINGS

TP03E

Sheet: TP03E Of TP10E

Date: DECEMBER 2016

Drawn by: JLM

Scale: 1 : 100

ABN. 58 918 283 483

MEMBER

Building Designers Association Victoria

ENDORSED PLAN

MORNINGTON PENINSULA PLANNING SCHEME

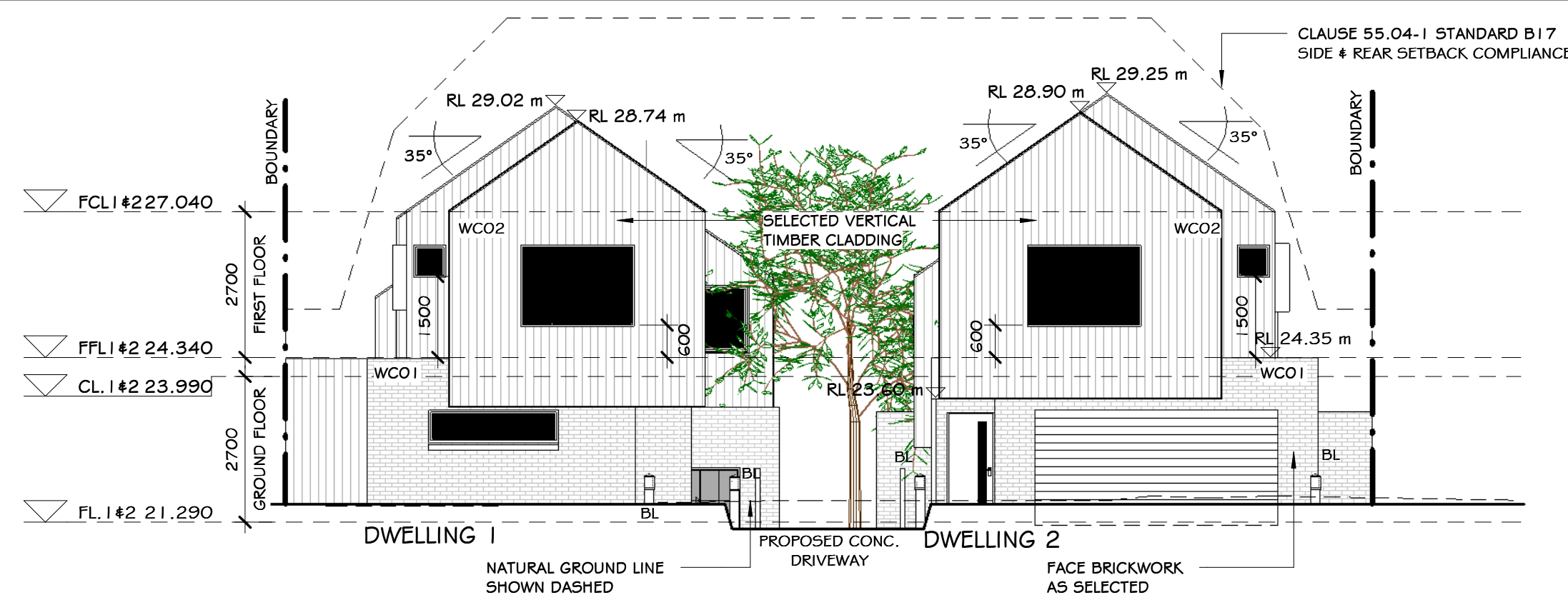
PLANNING PERMIT NO: P17/0147

SHEET: 2 of 7

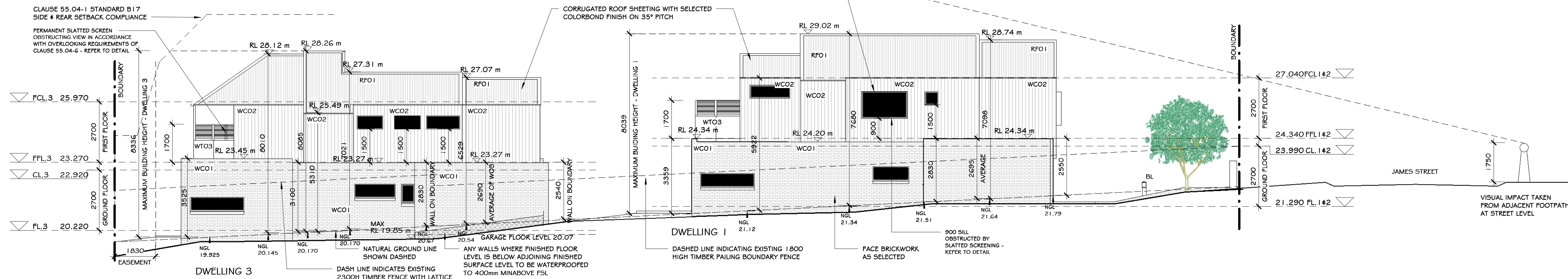
DATE: 21/12/2017

Signed:

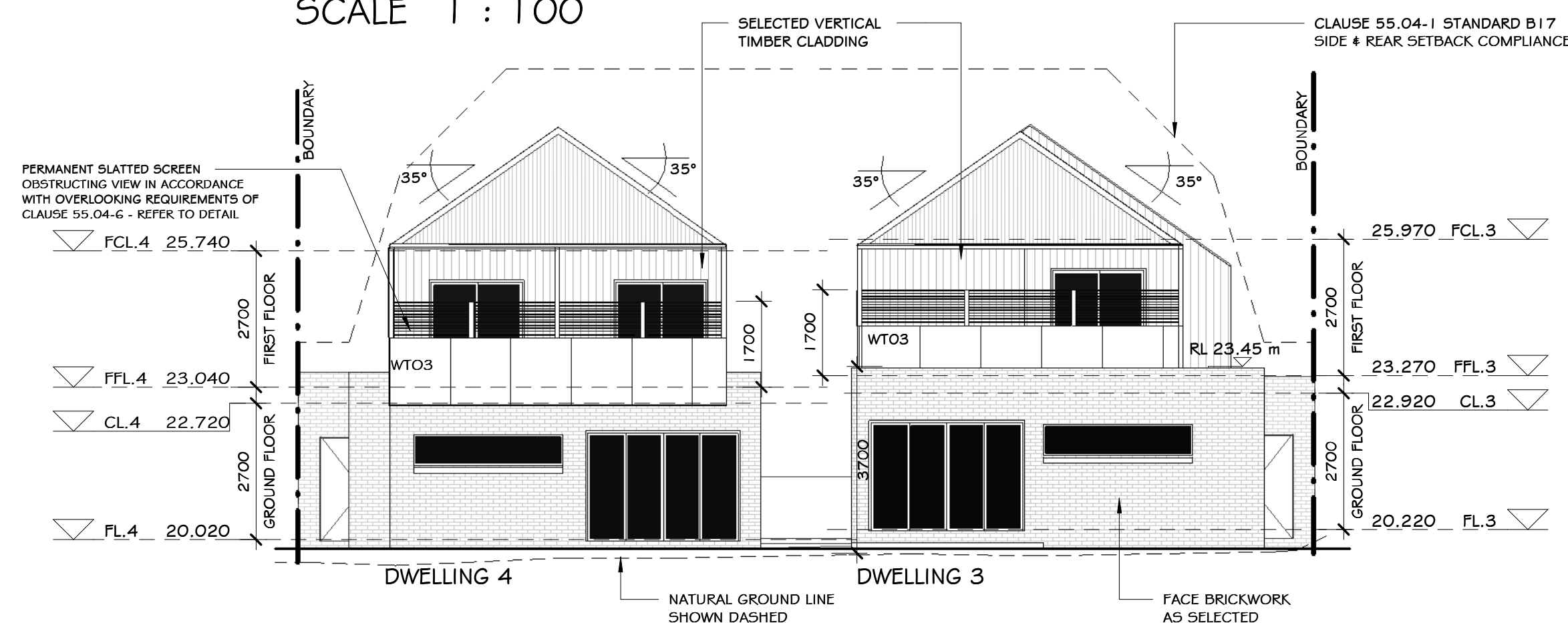
STATUTORY PLANNER



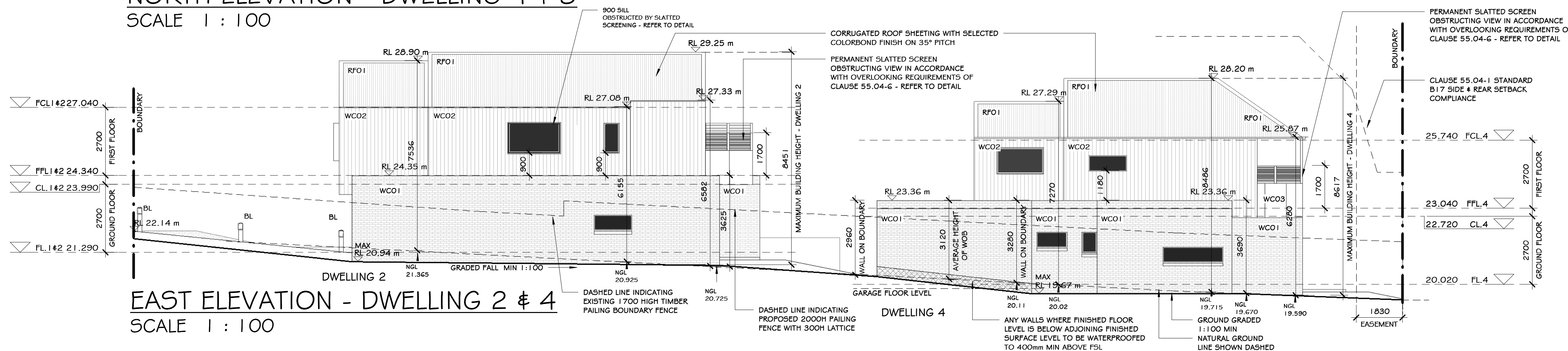
SOUTH ELEVATION - DWELLING 1 & 2
SCALE 1 : 100



WEST ELEVATION - DWELLING 3 & 1
SCALE 1 : 100



NORTH ELEVATION - DWELLING 4 & 3
SCALE 1 : 100



EAST ELEVATION - DWELLING 2 & 4
SCALE 1 : 100

ENDORSED PLAN
MORNINGTON PENINSULA PLANNING SCHEME
PLANNING PERMIT NO: P17/0147
SHEET: 3 of 7
DATE: 21/12/2017
Signed:
STATUTORY PLANNER

SCALE CONVERSION TABLE		
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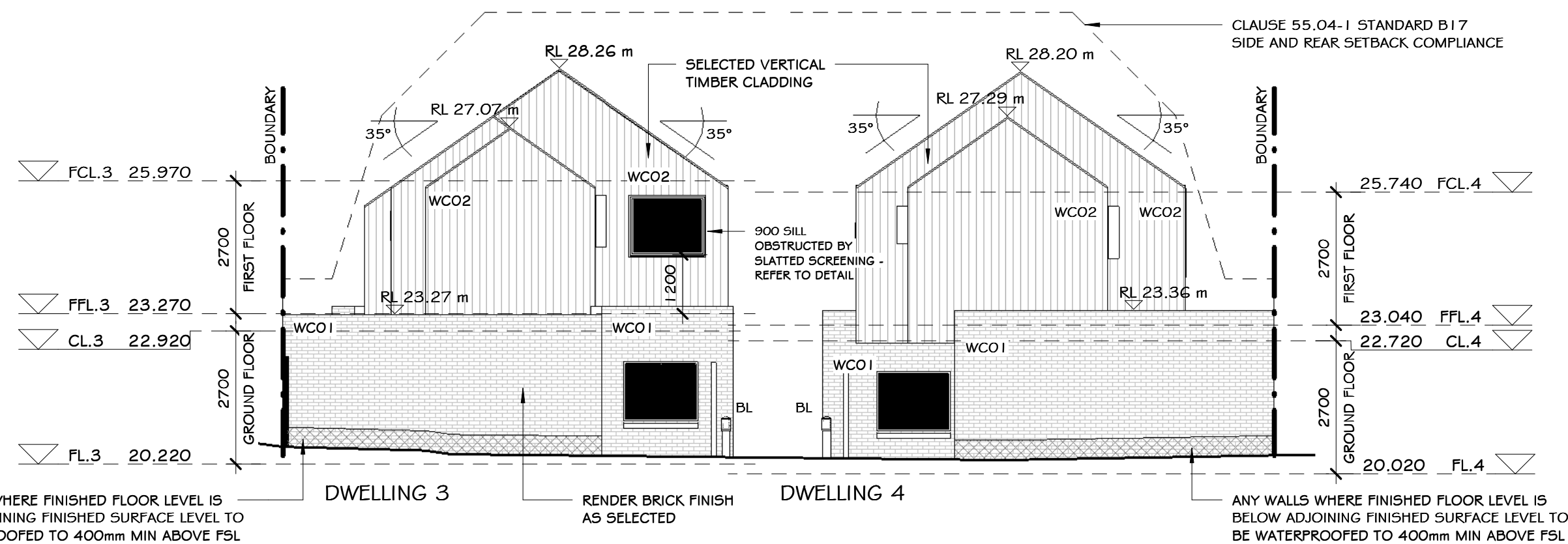
**16 JAMES STREET
DROMANA
VIC 3936**

2016-0045

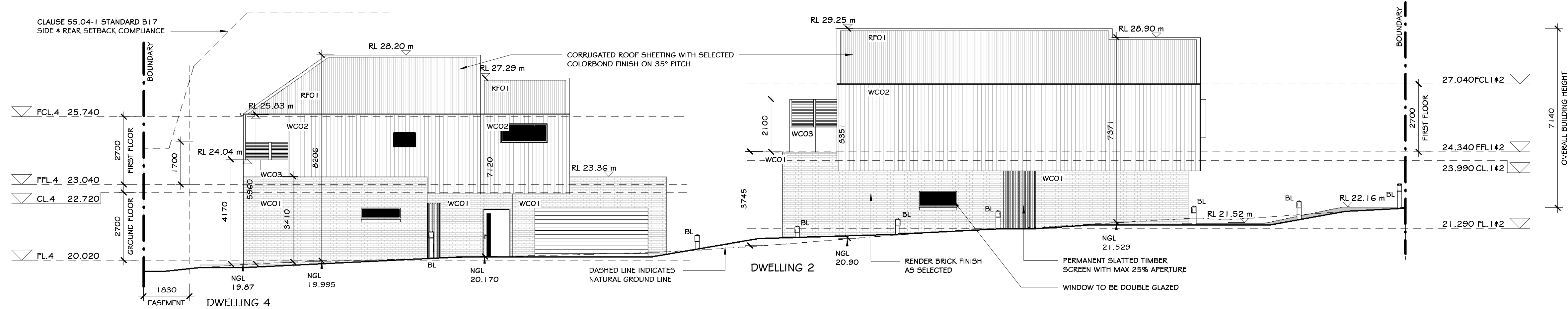
PLANNING DRAWINGS

TP04E
Sheet: TP04E Of TP10E
Date: DECEMBER 2016
Drawn by: JLM
Scale: 1 : 100
ABN. 58 918 283 483

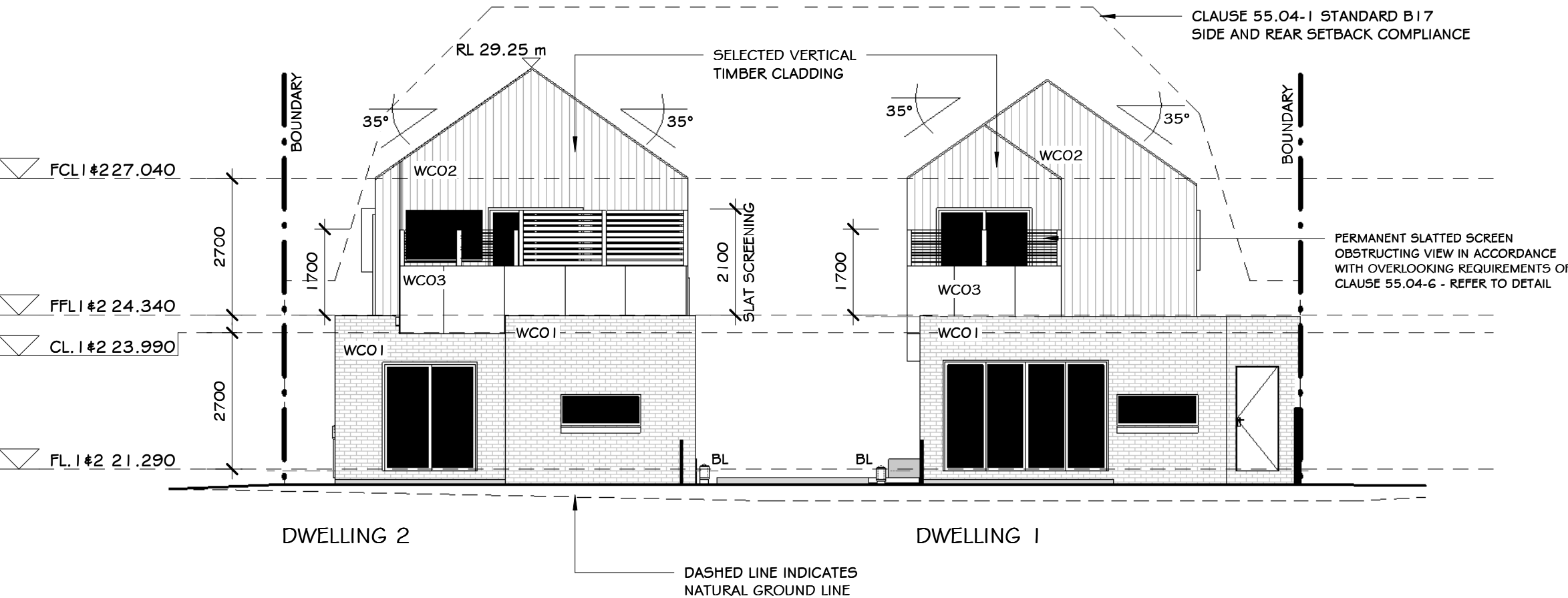
MEMBER
bdcv
Building Designers
Association Victoria



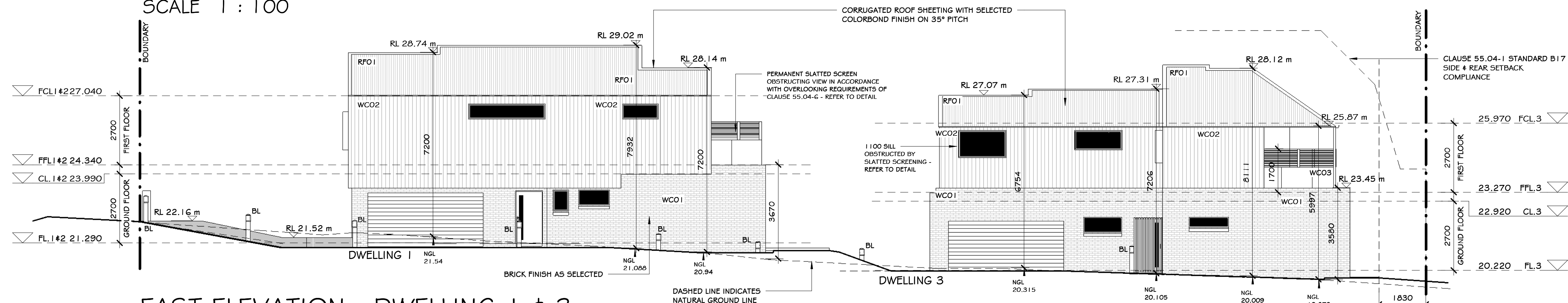
SOUTH ELEVATION - DWELLING 3 & 4
SCALE 1 : 100



WEST ELEVATION - DWELLING 4 & 2
SCALE 1 : 100



NORTH ELEVATION - DWELLING 2 & 1
SCALE 1 : 100



EAST ELEVATION - DWELLING 1 & 3
SCALE 1 : 100

ENDORSED PLAN
MORNINGTON PENINSULA PLANNING SCHEME
PLANNING PERMIT NO: P17/0147
SHEET: 4 of 7
DATE: 21/12/2017
Signed:
STATUTORY PLANNER

SCALE CONVERSION TABLE		
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PROPOSED TOWNHOUSE DEVELOPMENT

**16 JAMES STREET
DROMANA
VIC 3936**

2016-0045

PLANNING DRAWINGS

TP05E

Sheet: TP05E Of TP10E

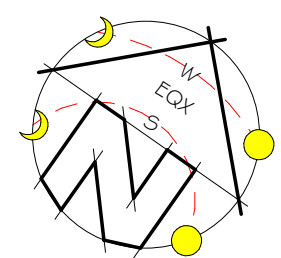
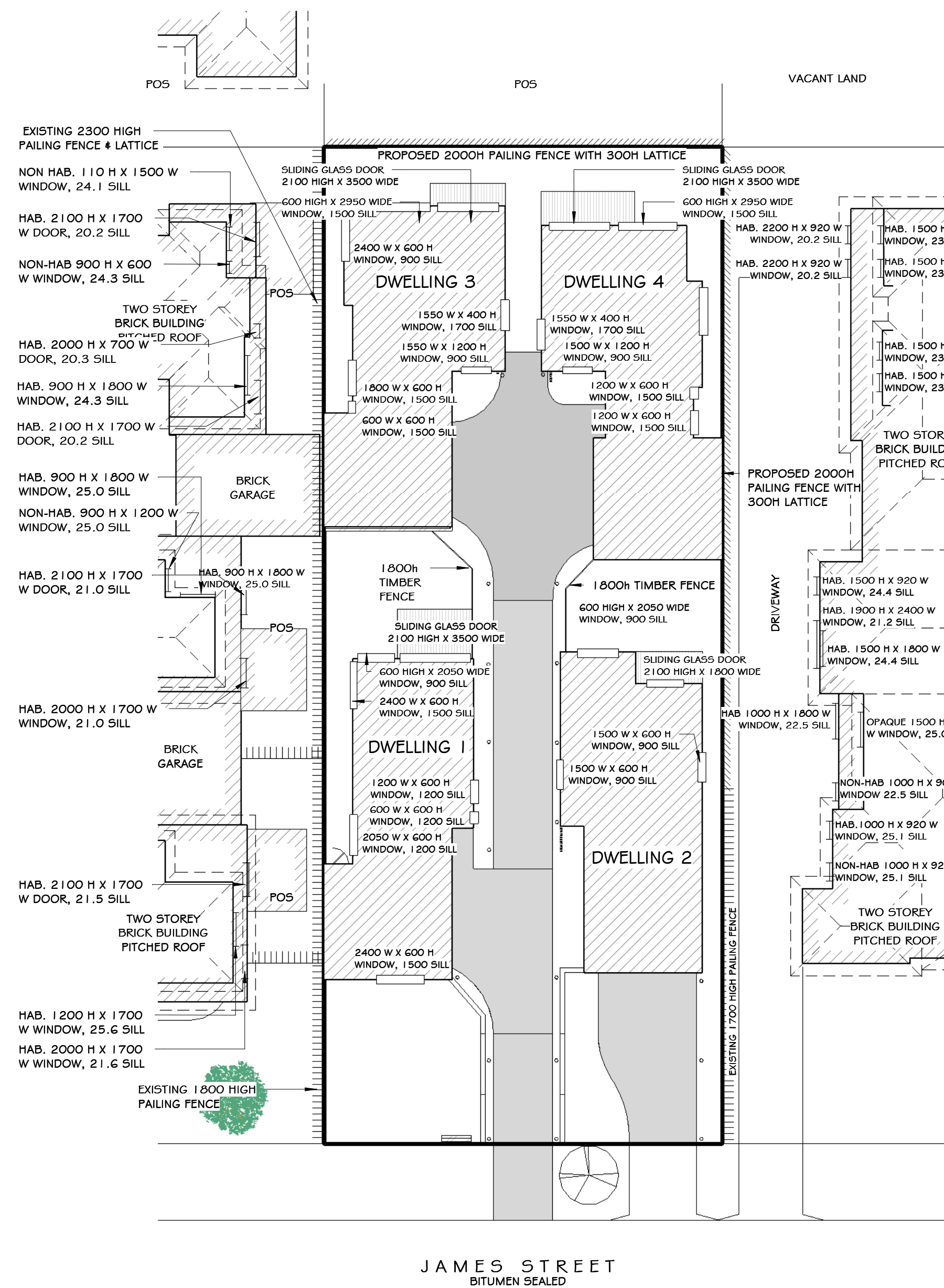
Date: DECEMBER 2016

Drawn by: ME

Scale: 1 : 100

ABN. 58 918 283 483

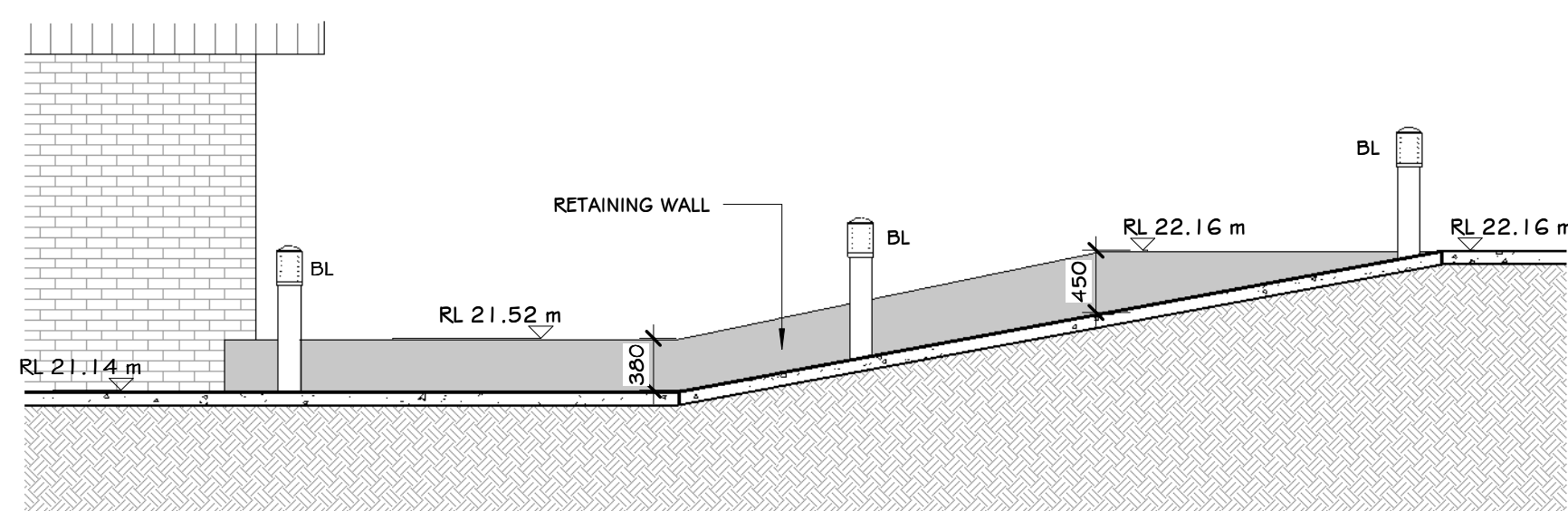




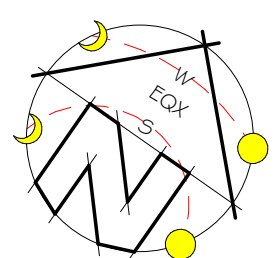
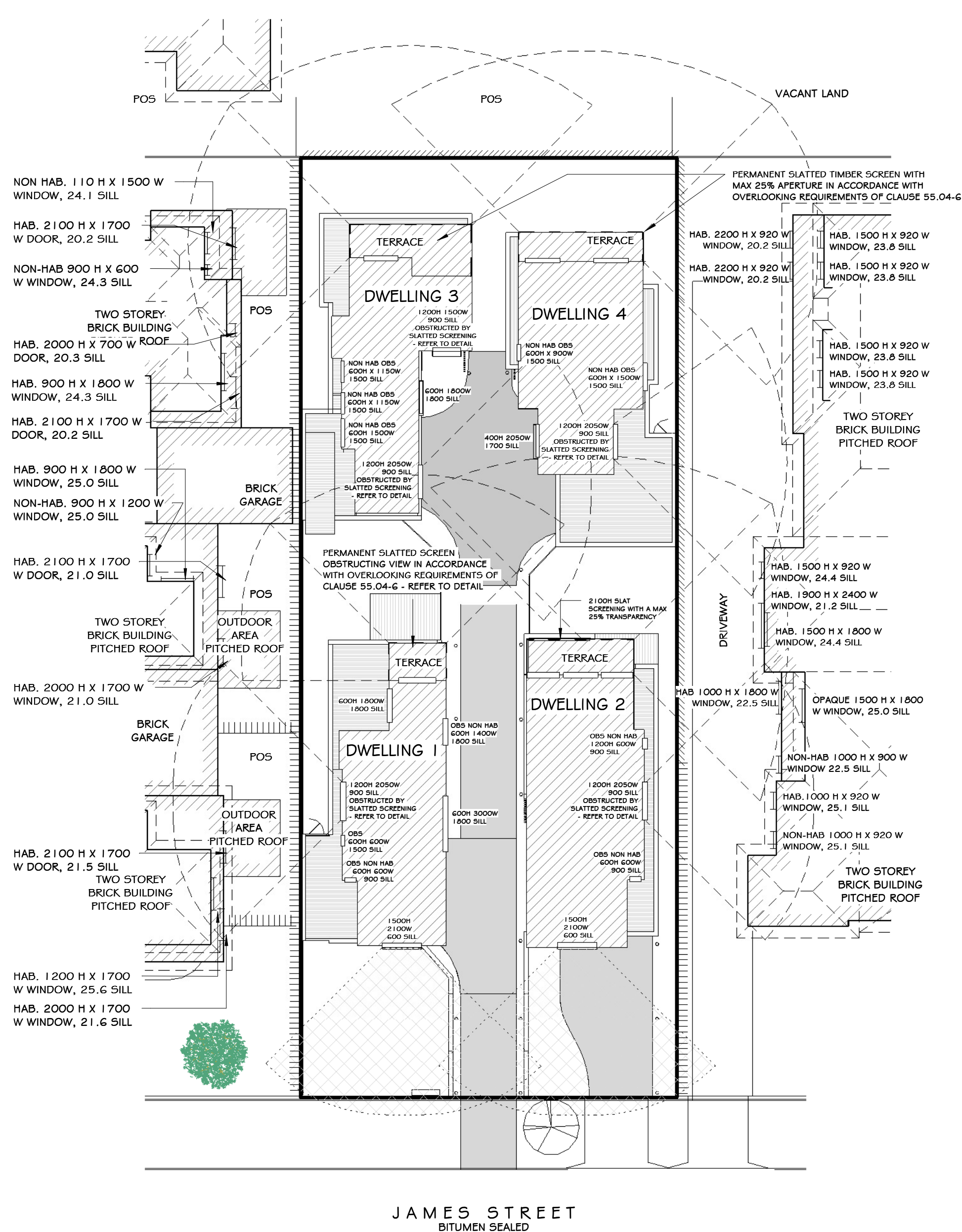
SITE PLAN - GROUND FLOOR OVERLOOKING
SCALE 1 : 200

OVERLOOKING LEGEND

- GROUND FLOOR OVERLOOKING WITHIN A HORIZONTAL DISTANCE OF 9 METRES
- FIRST FLOOR OVERLOOKING WITHIN A HORIZONTAL DISTANCE OF 9 METRES
- AREA OF OVERLOOKING TO BE SCREENED OR OBSCURED
- SCREENING TO 1600 ABOVE FLOOR LEVEL WITH MAXIMUM 25% TRANSPARENCY - REFER TO DETAIL

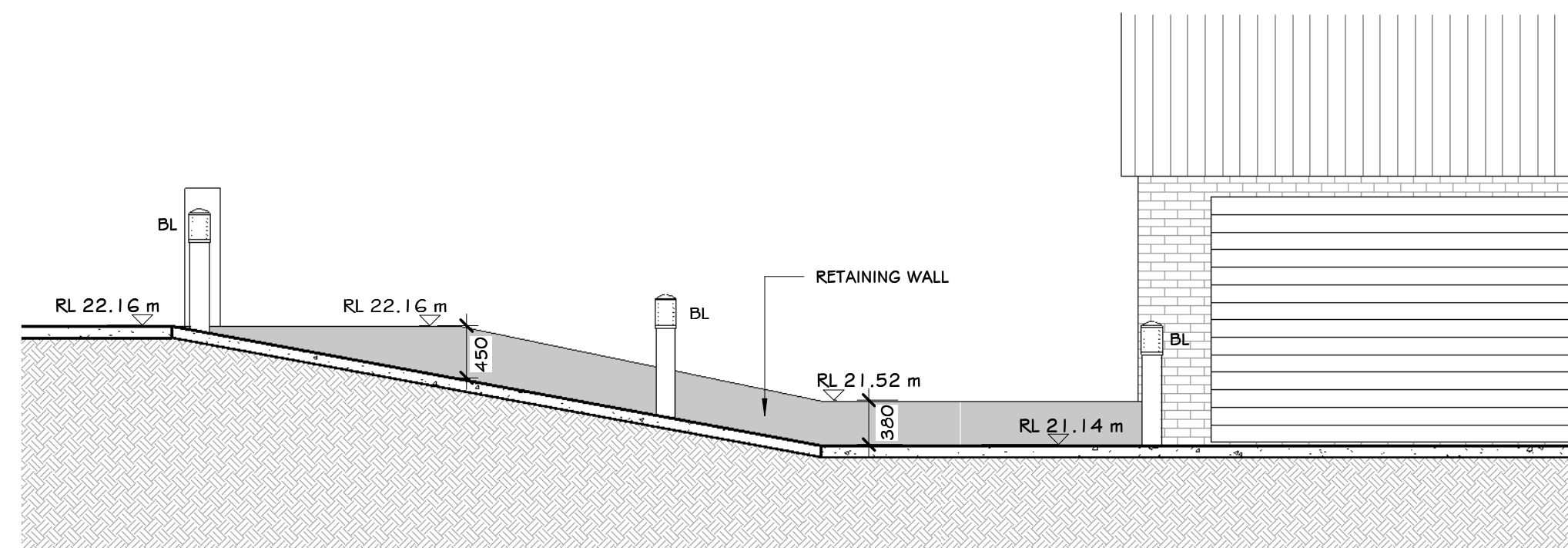


RETAINING WALL DETAIL O1
SCALE 1 : 50



SITE PLAN - FIRST FLOOR OVERLOOKING
SCALE 1 : 200

NOTE: ALL PRIVACY SCREENING SHALL HAVE NO MORE THAN 25% TRANSPARENCY



RETAINING WALL DETAIL O2
SCALE 1 : 50

ENDORSED PLAN
MORNINGTON PENINSULA PLANNING SCHEME
PLANNING PERMIT NO: P17/0147
SHEET: 5 of 7
DATE: 21/12/2017
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STATUTORY PLANNER

SCALE CONVERSION TABLE		
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PROPOSED TOWNHOUSE DEVELOPMENT

16 JAMES STREET DROMANA VIC 3936

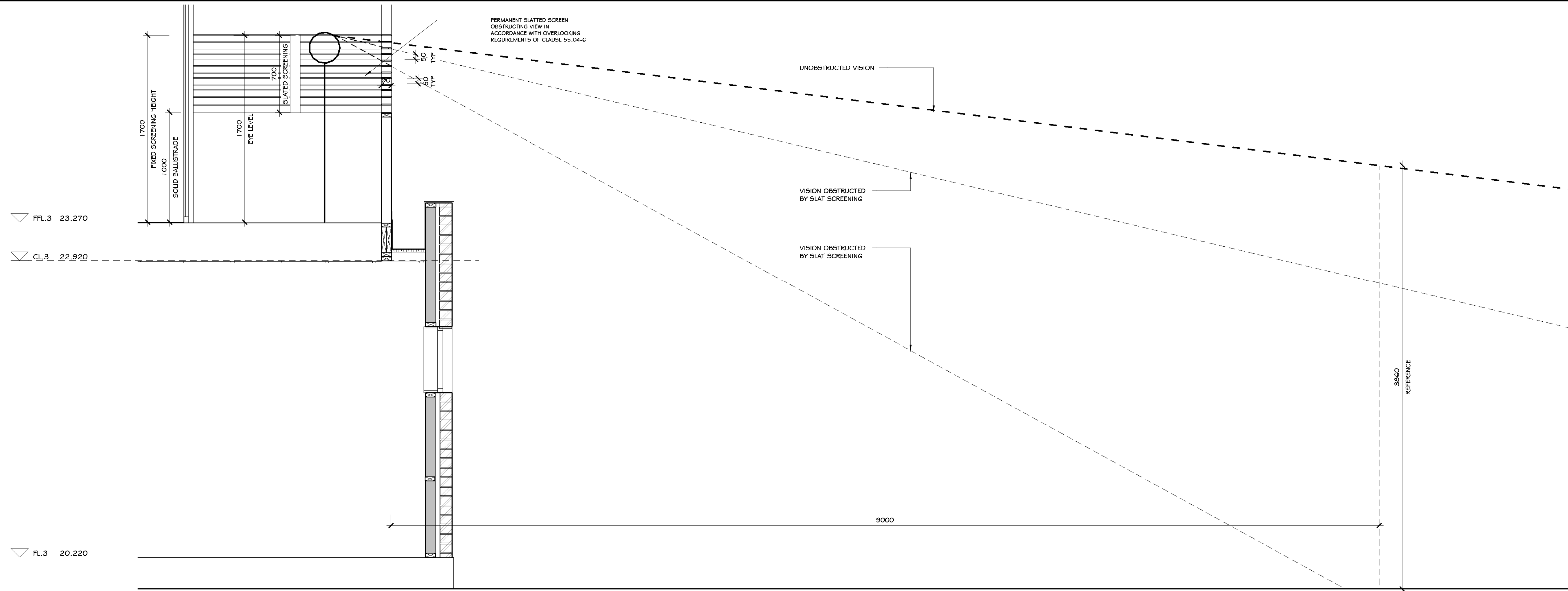
2016-0045

PLANNING DRAWINGS

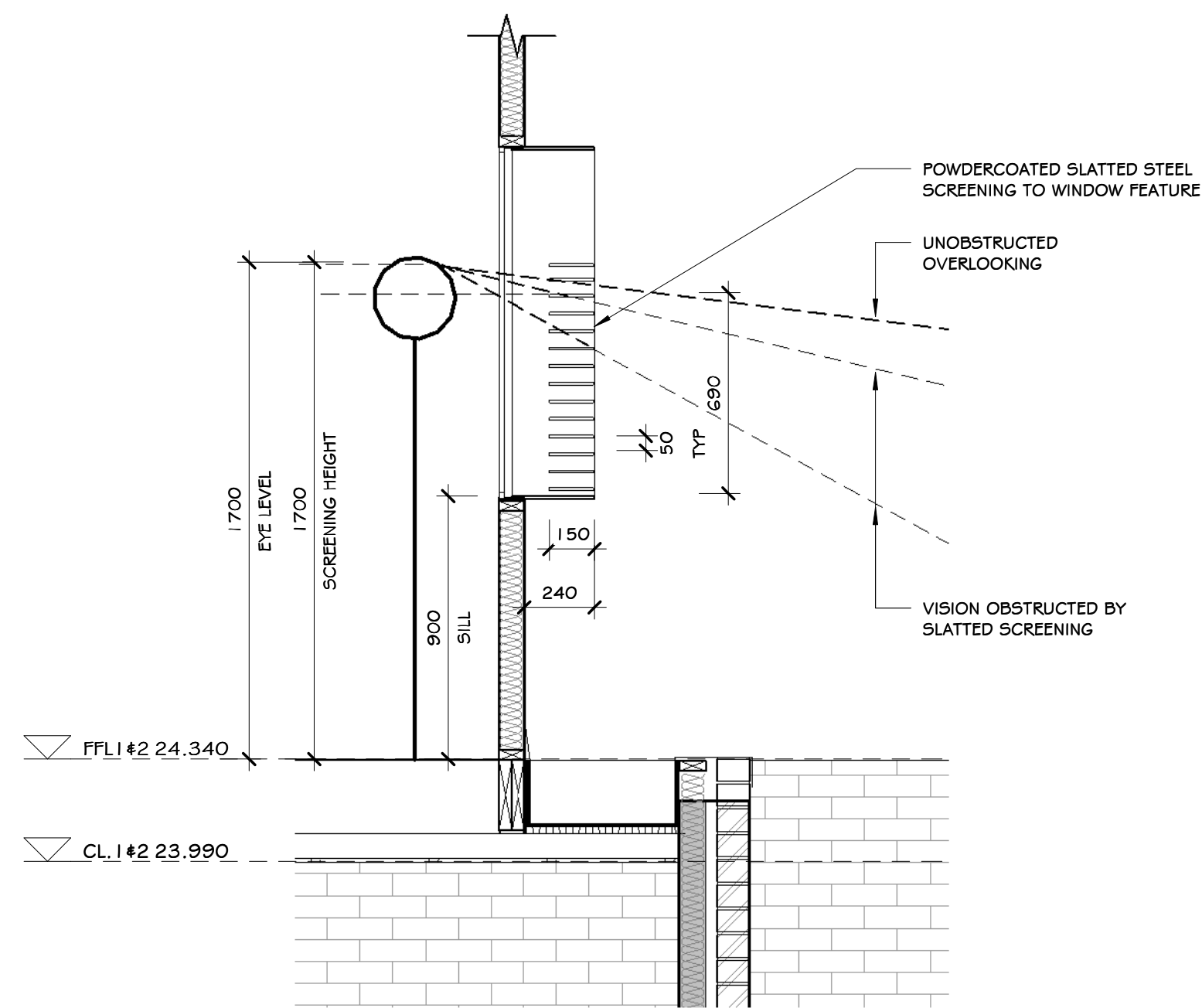
TP08E

Sheet: TP08E Of TP10E
Date: DECEMBER 2016
Drawn by: ME
Scale: As indicated
ABN: 58 918 283 483

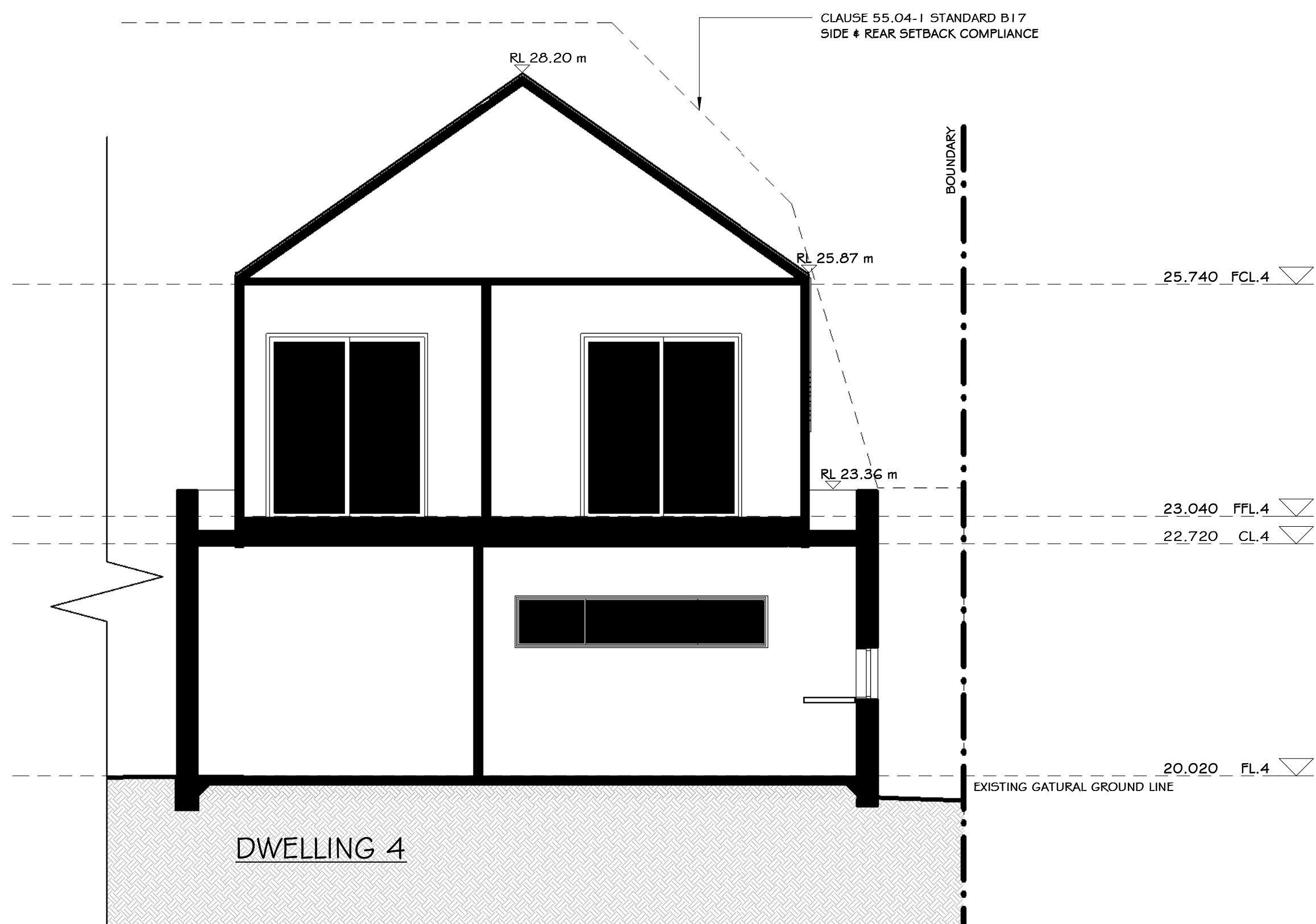
MEMBER **bdcv** Building Designers Association Victoria



OVERLOOKING DETAIL
SCALE 1 : 20



WINDOW SCREENING DETAIL
SCALE 1 : 20



SECTION AA
SCALE 1 : 50

ENDORSED PLAN
MORNINGTON PENINSULA PLANNING SCHEME
PLANNING PERMIT NO: P17/0147
SHEET: 6 of 7
DATE: 21/12/2017
Signed:
STATUTORY PLANNER

SCALE CONVERSION TABLE		
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Scale:	1:20	1:40
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No.	Date	Description
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C	26/06/17	RPI
D	17/07/17	REDUCTION OF FLOOR AREA SHADOW DIAGRAMS
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PROPOSED TOWNHOUSE DEVELOPMENT

16 JAMES STREET DROMANA VIC 3936

2016-0045

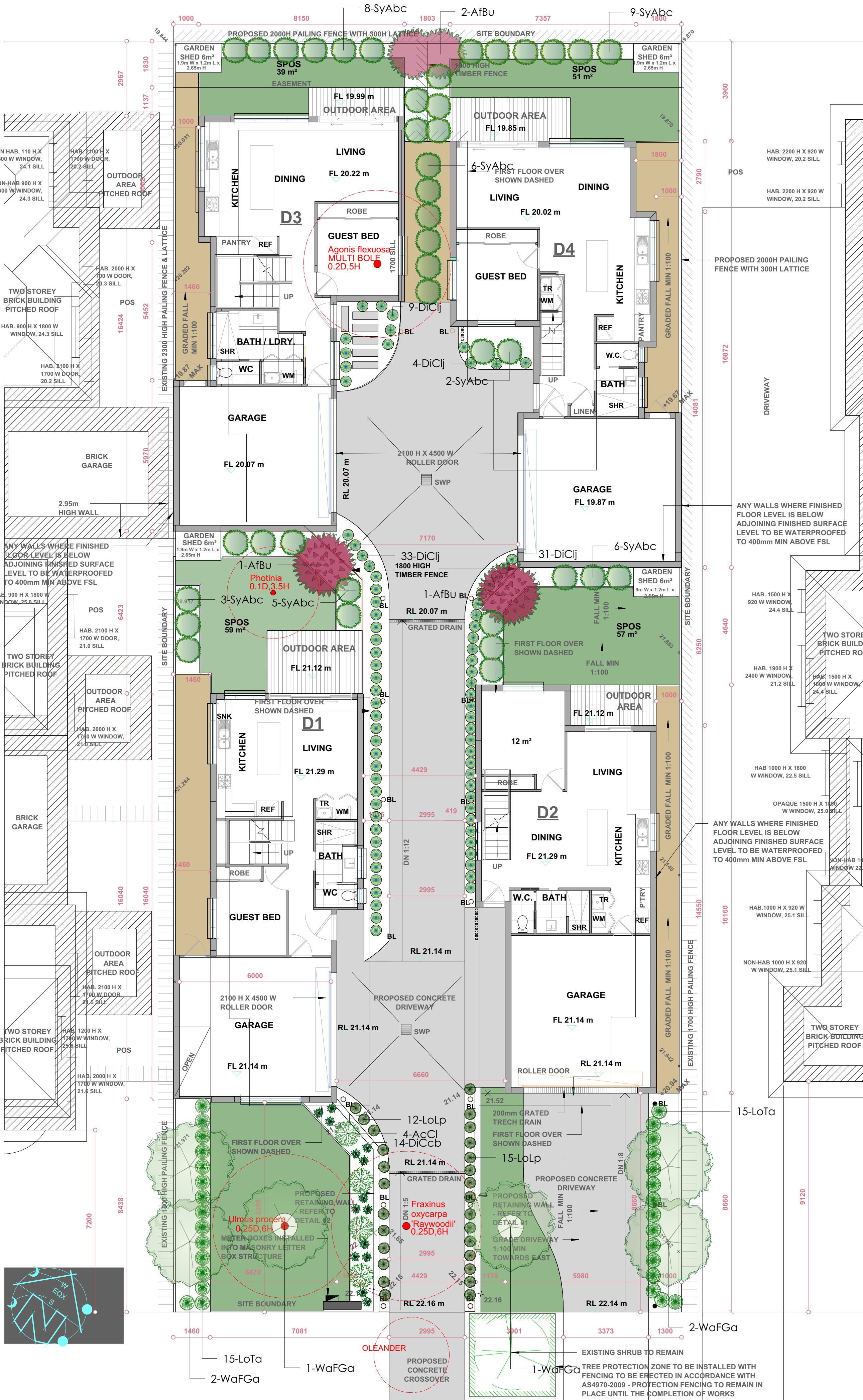
PLANNING DRAWINGS

TP09E

Sheet: TP09E Of TP10E
Date: DECEMBER 2016
Drawn by: MS
Scale: As indicated

ABN. 58 918 283 483

MEMBER **bdcv** Building Designers Association Victoria



SITE SPECIFICATIONS

All dimensions to be checked on site. Contractors to abide by all current Australian Standards and local council regulations. All services to be screened from thoroughfare & neighbouring properties. Any existing street trees must be retained & protected during construction.

DRAINAGE

Ensure all areas are adequately drained. Gardens must fall away from buildings and paving. Landscaper & builder to access and improve drainage where necessary including locating & installing site pits and connecting to stormwater. Service pits and manholes to be exposed, free draining and non-ponding.

IRRIGATION

By owner, drip irrigation recommended with a minimum 6 station controller.

EDGING

Garden edging to be 100mm galvanised steel.

GARDEN BEDS

Landscaper to assess the condition of the soil and cultivate to minimum: 150mm min. for groundcovers 300mm min. for shrubs 500mm for trees or 2x rootball. Soil to be imported topsoil to comply with AS 4419-2003. Quality Pine Mulch to be added at a depth of 75mm. Mulch must be contained and not flow into waterways, garden beds should be less than 1:3 grade. Gardens abutting walls to have pebble mulch.

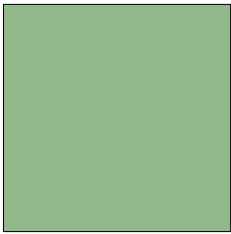
PLANTS

All plants must be of premium quality, free from pests, weeds and diseases and any damage. Plants to be established but not pot bound.

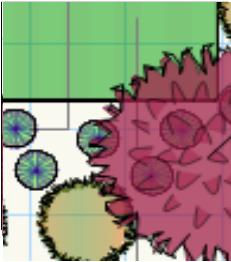
GENERAL NOTES

Landscaper contractor to obtain underground service information from principle builder and ensure no damage is done to underground services. This is a concept only, TGP will not be held accountable for any damages. Principle contractor to ensure the site is completely cleaned up upon project completion and maintain gardens for a period of 12 weeks unless otherwise specified. Frontage Landscaping to be completed within 6 months of dwelling completion. All services to be screened from roads & neighbours.

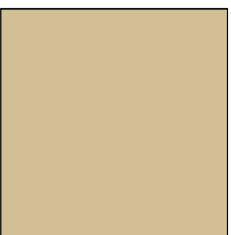
LEGEND



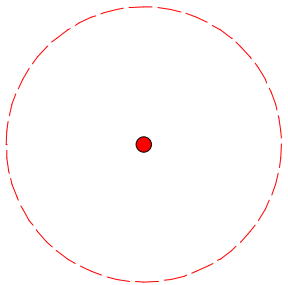
QUALITY SIR WALTER
INSTANT TURF WITH
75MM TOPSOIL
BASE



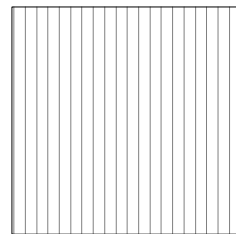
GARDEN BEDS WITH 100mm
GALVANISED STEEL EDGE
QUALITY MULCH SUCH AS PINE
MULCH @75MM DEPTH TO
ALL GARDEN BEDS IN NATURAL COLOUR.



SELECTED COMPACTED GRAVEL
SUCH AS GRANITE SAND WITH
BIDIM UNDERLAY



TREES/SHRUBS
TO BE REMOVED



SELECTED CONCRETE /
DECK OR
PAVING TO PATIOS



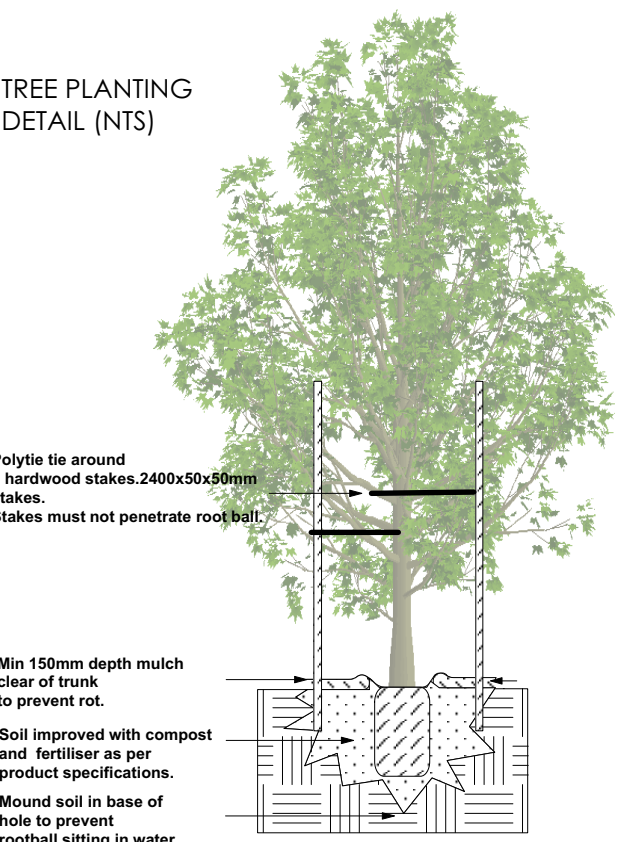
PROPOSED GREY WITH PLAIN CONCRETE
DRIVEWAY & CROSSOVER & PATHS TO
COUNCIL ENGINEERING
DEPARTMENT'S REQUIREMENTS

*CLOTHESLINES TO BE SITED
BY BUILDER BELOW FENCE HEIGHT
&/OR SCREENED FROM ROAD & NEIGHBOURS

SITE LOCATION



TREE PLANTING
DETAIL (NTS)



ENDORSED PLAN
MORNINGTON PENINSULA PLANNING SCHEME
PLANNING PERMIT NO: P17/0147
SHEET: 7 of 7
DATE: 21/12/2017
Signed:
STATUTORY PLANNER

NOTE DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY.
CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION

PROJECT

Proposed Town house development

CLIENT

Prompt Developments

LANDSCAPE PLAN



K.Turner B.L Arch, Cert III Hort.
kate@thegardenplanners.com.au
www.thegardenplanners.com.au

Kate - 0400 143 233
Craig - 0438 463 233

Follow us on



PROJECT #	000442	NO.	DATE	NOTES.
DATE	27.11.2017	2014-001	14/11/2017	REV. 1
SCALE @ A1	1:100			
DRAWN	KT	CHKD	CT	

Plant List	Images	ID	Qty	Common Name	Botanical Name	Scheduled Size	Mature Height	Mature Spread
Trees								
		AfBu	4	Burgandy Peppermint Tree	Agonis flexuosa 'Burgandy'	300mm	2 - 5m	2.5 - 3.6m
		WaFGa	6	Weeping Lilly Pilly	Waterhousea floribunda 'Green Avenue'	45L	5 - 10m	3.5 - 6m
Shrubs								
		AcCl	4	'Limelight' wattle	Acacia cognata 'Limelight'	200mm	1.0m	1.0m
		SyAbc	39	Bush Christmas	Syzygium australe 'Bush Christmas'	200mm	1.5 - 3m	1.2 - 2.0m
Ground Covers								
Grasses								
		DiCcb	14	Cassa Blue Dianella	Dianella caerulea Cassa Blue®	140mm	0.45 - 0.6m	0.3 - 0.6m
		DiCij	77	Paroo Lily, Blue Flax-lily	Dianella caerulea Little Jess (tm)	140mm	0.45 - 0.6m	0.3 - 0.6m
		LoLp	27	Little Pal Mat-rush	Lomandra confertifolia 'Little Pal'	140mm	0.3 - 0.45m	0.6 - 0.9m
		LoTa	30	Spiny-headed mat rush	Lomandra longifolia 'Tanika'	140mm	0.45 - 0.6m	0.6 - 0.9m
Total			201					