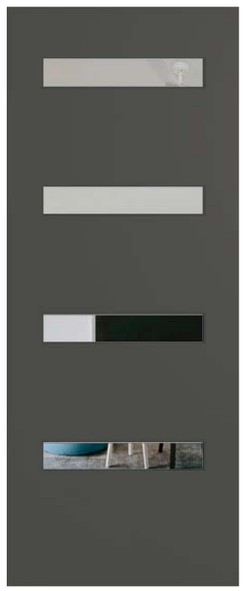

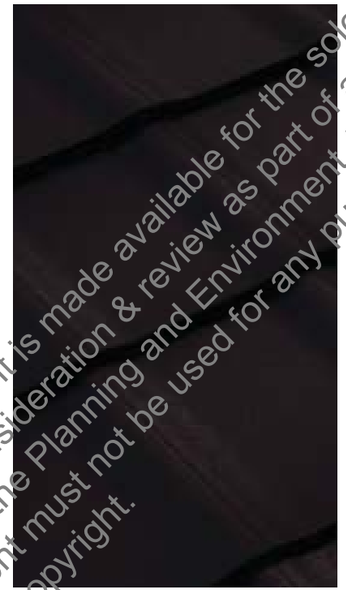

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FINISHES SCHEDULE

153 High Street Broadford

Entry Door

Brand: Hume
Colour: Raku
or similar

Face Brick

Brand: Austral Bricks
Range: Industrial
Colour: Steel
or similar

Roof Tile

Brand: Bristile Roofing
Range: Classic Range
Colour: Charcoal
or similar

Garage Door

Brand: Eco Garage Door
Range: Classic Slim Line
Colour: Surfmist
or similar

Windows/Sliding Doors

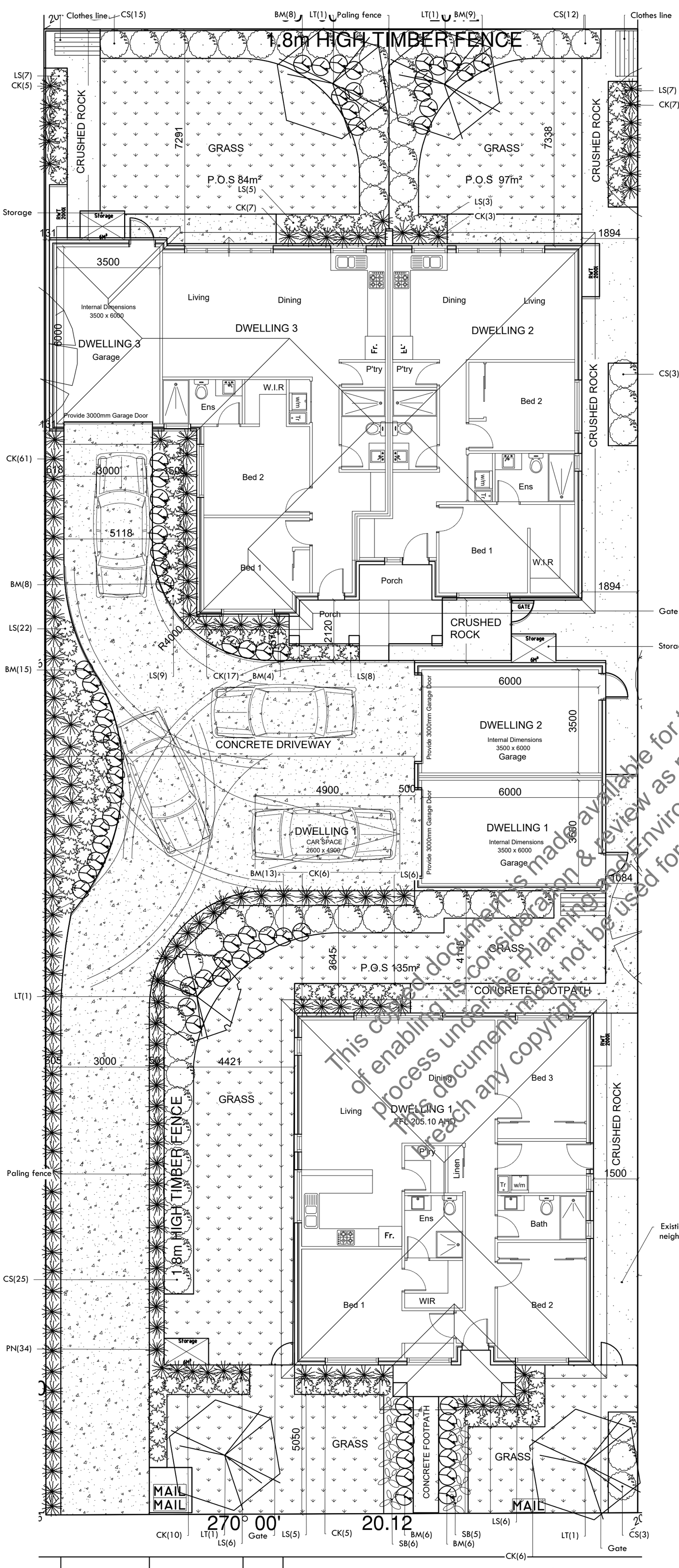
Colour: Black
or similar

Timber Paling Fence

As per Plans

Materials shown are indicative only

TIME | ARCHITECTS



CONSTRUCTION NOTES

GENERAL NOTES

1. Before commencement of works it is the responsibility of the Contractor to contact dial before you dig (ph. 1100 or web 1100.com.au) for information on services inside and immediately surrounding the extent of works
2. The Contractor shall verify the location and depth of all services prior to commencing on site.
3. The Contractor shall be liable for any damage to services during or as a result of landscape works.
4. The Contractor shall verify the location of any existing trees shown to be retained and protect them during works.
5. All trees shall be planted in locations shown on the plan unless otherwise directed by the Landscape Superintendent.
6. Any change to plant species must have the approval of the Landscape Superintendent.
7. Trees shall be planted no less than the following distances from streetscape elements:

- Footpaths: 1.2m
- Driveway/Crossover: 3.0m
- Stormwater & Sewerage pits: 2.0m
- Intersections: 10.0m
- Service Crossings: 2.0m
- Kerb & Channel: 2.0m
- Street Lights: 4.0m

SUBSOIL PREPARATION

Locate all existing in-ground services and ensure that these are not disturbed during ripping or cultivation. Remove all weeds, roots, rubbish and other foreign debris from the area.

Cultivate or rip to the required depths. Do not disturb services or tree roots or any vegetation to remain on site; if necessary cultivate these areas by hand. During cultivation, thoroughly mix in any materials required to be incorporated into the subsoil. Cultivate or rip manually within 300 mm of paths or structures. Remove stones exceeding a diameter of 25mm, clods of earth exceeding 50mm in diameter, and any weeds, rubbish or other deleterious material brought to the surface during cultivation. Trim the surface to the required design levels after cultivation.

IMPORTED TOPSOIL

Imported fill/topsoil brought onto the site must contain no organic matter and is free from unwanted matter such as:

- stones over 50-60mm diameter;
- weeds and tree roots;
- sticks and rubbish; and
- material toxic to plants;

All imported fill/topsoil must be inspected and approved by the Superintendent.

EXISTING TOPSOIL

Where existing topsoil is to be used throughout the project it is the contractors responsibility to treat and test this for suitability. The contractor shall allow for a soil test within their tender sum and ameliorate the soil as appropriate.

GRASS AREAS

Coarse (Sandy Soil) or medium (Sandy Loam) soil to meet the relevant Australian Standards and which comply generally with the texture classifications and uses within AS 2223 (Table B2).

Ensure that grass areas are finished flush with adjacent paths or as nominated on the Drawings.

Spread and grade evenly to ensure that the required levels and contours are achieved following light compaction.

To be hand seeded with a seasonally appropriate seed blend, applied to suppliers specification.

MULCH

All planted areas are to be mulched. The Contractor shall use mulch that is free of deleterious and extraneous matter such as soil, weeds and sticks with a neutral pH range.

Spread and roll mulch so that after settling it is

- smooth and evenly graded between design surface levels;
- is flush with adjacent finished levels;
- of the required depths, and
- is sloped towards the base of plant stems in plantation beds, but not in contact with the stem, generally 75mm clear of plant stems.

TIMBER EDGE

To be installed as detailed at the interface of garden beds and grassed areas as well as grass and Gravel Footpath areas.

PLANT MATERIAL

All plant material is to be of high quality installed as detailed according to container size and in compliance with AS2303-2015 *Tree Stock for Landscape Use.*

ESTABLISHMENT IRRIGATION

No planting works are to occur during the summer months. The landscape contractor is to undertake a 13 week establishment period and make allowance to irrigate and feed all installed plant material sufficiently to demonstrate active growth and vigour.

CLOTHESLINE/STORAGE/RAIN WATER TANK

To be provided by others. See architectural documentation.

PALING FENCE

To be 1.8m high treated timber paling fence with hardwood posts, railings and plinth. Gate to be galvanised steel frame with timber palings to match fence.

GRAVEL FOOTPATH

To be 100mm depth compacted granitic gravel placed over compacted subgrade as detailed on the drawings.

CONCRETE FOOTPATH

To be 100mm depth 32MPa reinforced grey concrete with broom finish as shown on the drawings.

CONCRETE DRIVEWAY

To be 120mm depth 32MPa reinforced exposed aggregate concrete to the extents shown on the drawings.

STORAGE

By others.

CLOTHES LINE

By others.

IRRIGATION

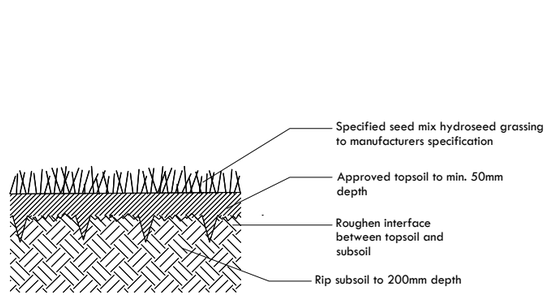
Irrigate as required for three (3) months immediately following installation and as required during the first summer period.

STREET TREE LOCATION

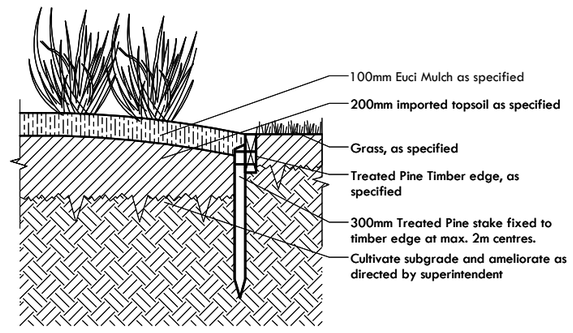
Street tree to be located centrally in the nature strip, offset a minimum of 3m from the existing crossover to the east of the property and in accordance with the offsets nominated in the General Notes above.

PLANT SCHEDULE

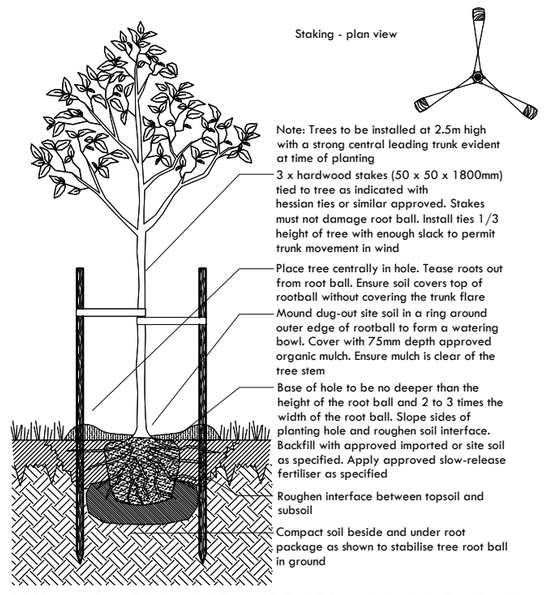
CODE	BOTANICAL NAME	COMMON NAME	POT	H x W	QTY
GRASSES AND STRAPPY LEAVES					
CK	Calamagrostis 'Karl Foerster'	Feather Reed Grass	140mm	1.5 x 0.7m	127
PN	Pennisetum 'Nafray'	Fountain Grass	140mm	0.6 x 0.6m	34
GROUNDCOVERS					
BM	Brachyscome multifida	Cut-Leaf Daisy	140mm	0.2 x 0.6m	69
SHRUBS					
LS	Lavandula stoechas	Italian Lavender	140mm	0.6 x 0.6m	84
CS	Callistemon viminalis 'Slim'	Callistemon Slim	140mm	3 x 1.3m	57
SB	Stachys byzantina	Lambs Ears	140mm	0.2 x 0.75m	11
TREES					
LT	Lagerstroemia 'Tuscarora'	Crepe Myrtle	45L	6 x 4m	5



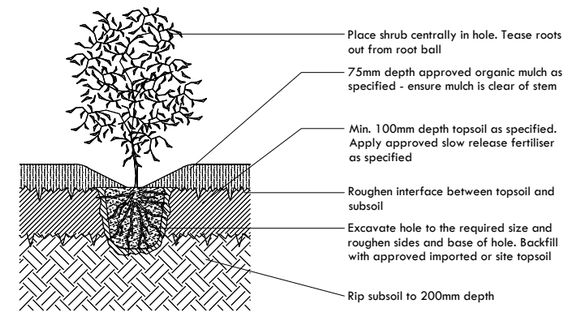
GRASSED AREAS
SCALE 1:20



TIMBER EDGE - GRASS & GARDEN BED
SCALE 1:20



TYPICAL ADVANCED TREE PLANTING DETAIL
SCALE 1:50



TYPICAL SHRUB PLANTING DETAIL
SCALE 1:20

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Landscape Plan

153 High St, Broadford

ref:	WC202019
rev:	3
date:	24 May 2023
drawn:	HW
checked:	HW
drawing no.	L00
sheet no.	1 of 1

REV	DESCRIPTION	DATE	INIT
1	For endorsement	Apr 21	JW
2	Added planting on west side of driveway	May 21	HW
3	Amended building envelope	May 23	JW

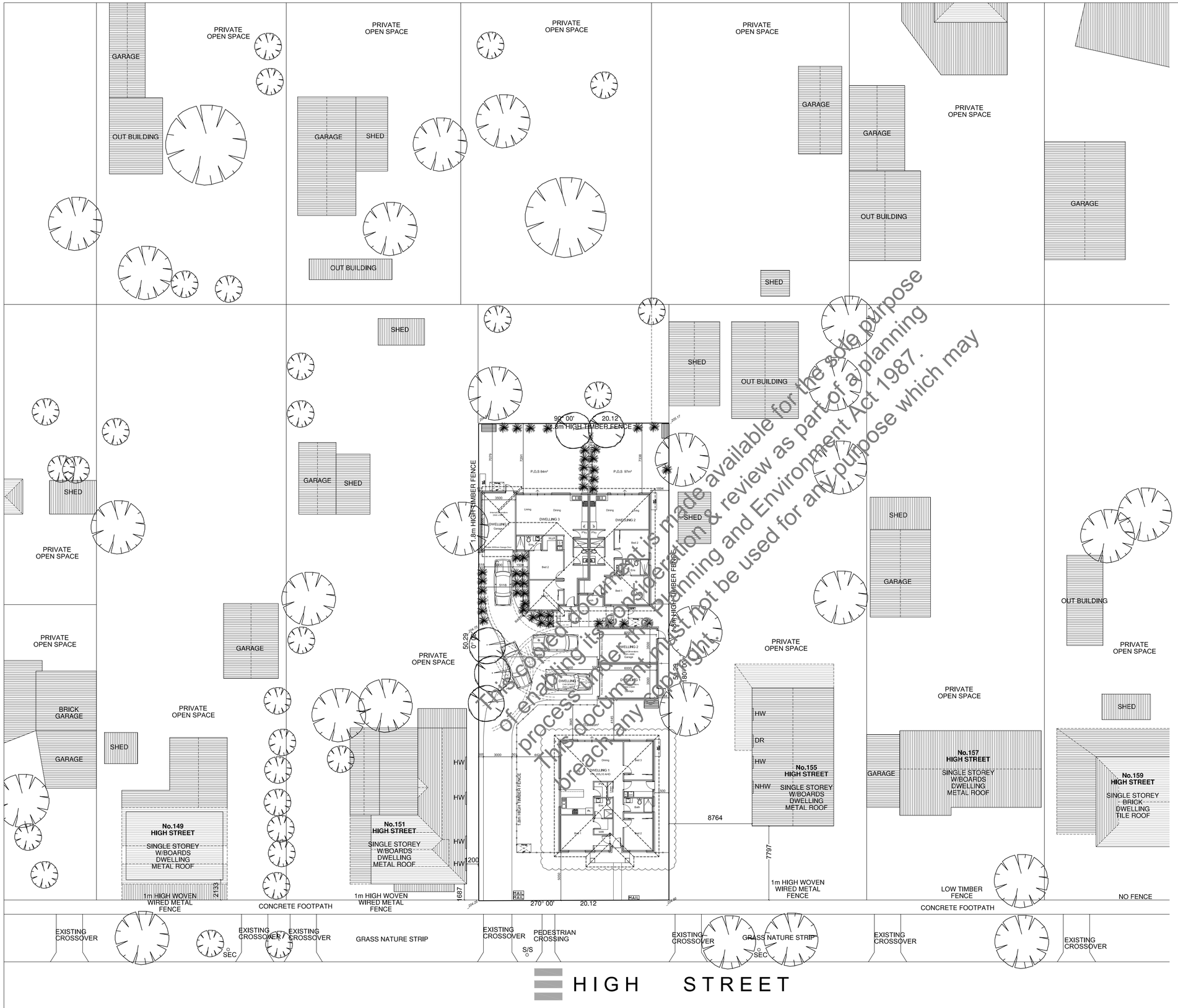
1:100 @ A2

0 1 2 3m

LANDSCAPE & URBAN DESIGN
abn: 22 634 500 351

please note:
This plan is based on preliminary information only and may be subject to change as a result of formal Council/Authority advice, detailed site instigations and confirmation by survey.

Weir & Co.
design | construct | grow



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GROUND FLOOR PLAN

1:200 @ A1
1:400 @ A3

TIME | ARCHITECTS

Note: Internal fencing heights to be 1.8m

DEVELOPMENT ANALYSIS

UNIT No.	GROUND FLOOR	GARAGE	TOTAL	UNIT No.	PRIVATE OPEN SPACE	FRONT OPEN SPACE	TOTAL
DWELLING 1	120 m²	25 m²	145m²	DWELLING 1	135 m²	94 m²	229 m²
DWELLING 2	79 m²	25 m²	104 m²	DWELLING 2	97 m²	14 m²	111 m²
DWELLING 3	84 m²	25 m²	109 m²	DWELLING 3	84 m²	18 m²	102 m²

TOTAL DEVELOPMENT ANALYSIS	
SITE AREA	1012 m²
TOTAL SITE COVERAGE	35%
TOTAL PERMEABILITY	449m²
TOTAL PERMEABILITY COVERAGE	44 %

CLIENT DETAILS : ----
JOB NUMBER : T-0471
SITE ADDRESS : 153 High St, Broadford
DRAWING : Ground Floor Plan
APPLICATION : Town Planning
DATE : Mar 2023
PAGE NUMBER : TP-1
NORTH POINT :
REVISION : REV-AM
AMENDMENTS

TIME ‖ ARCHITECTS
141-143 Leicester Street, Carlton 3053
www.timearchitects.com.au
info@timearchitects.com.au

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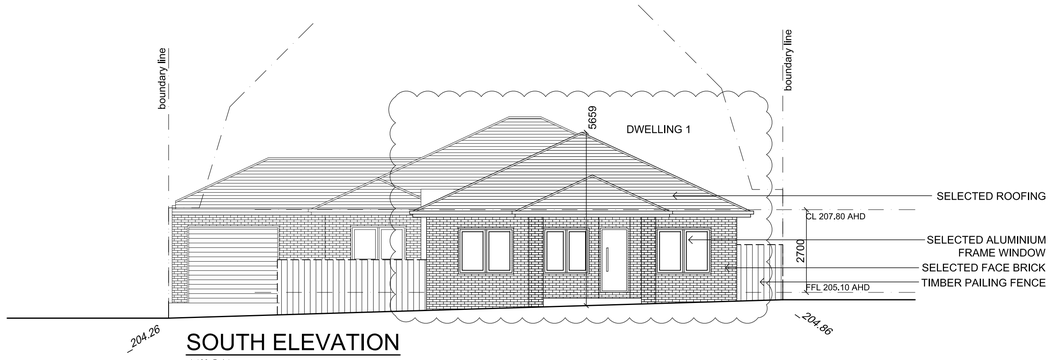
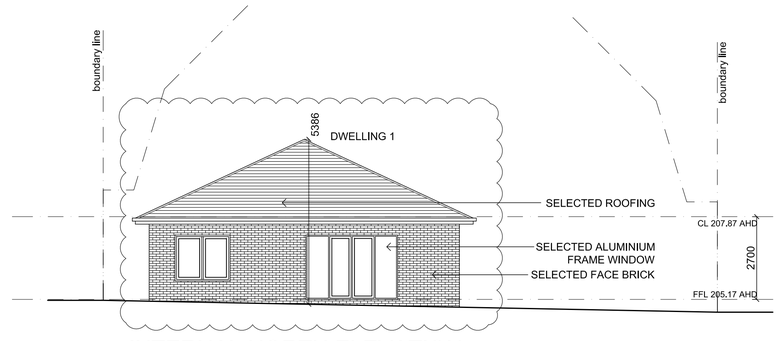


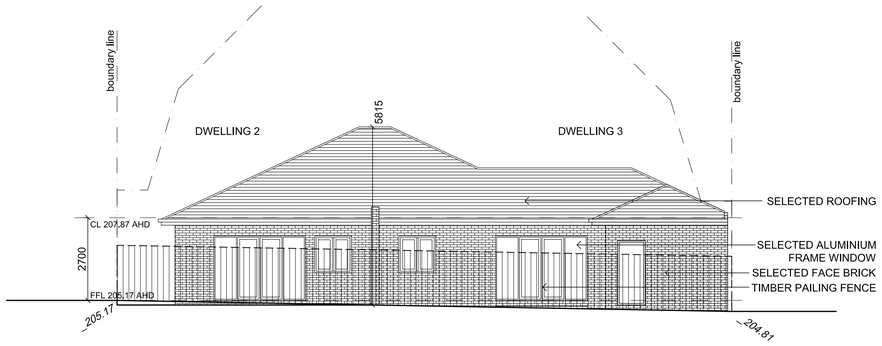
SOUTH ELEVATION

1:100 @ A1
1:200 @ A3



INTERNAL NORTH ELEVATION

1:100 @ A1
1:200 @ A3



NORTH ELEVATION

1:100 @ A1
1:200 @ A3

INTERNAL SOUTH ELEVATION

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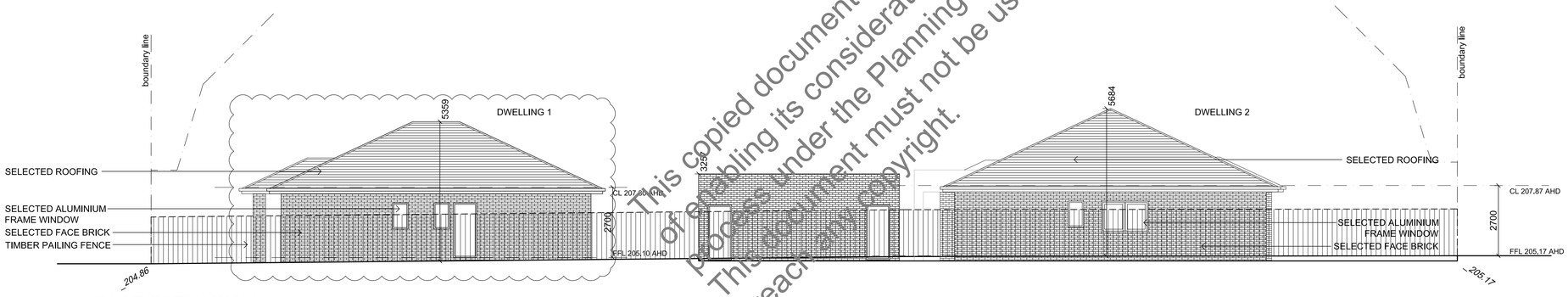
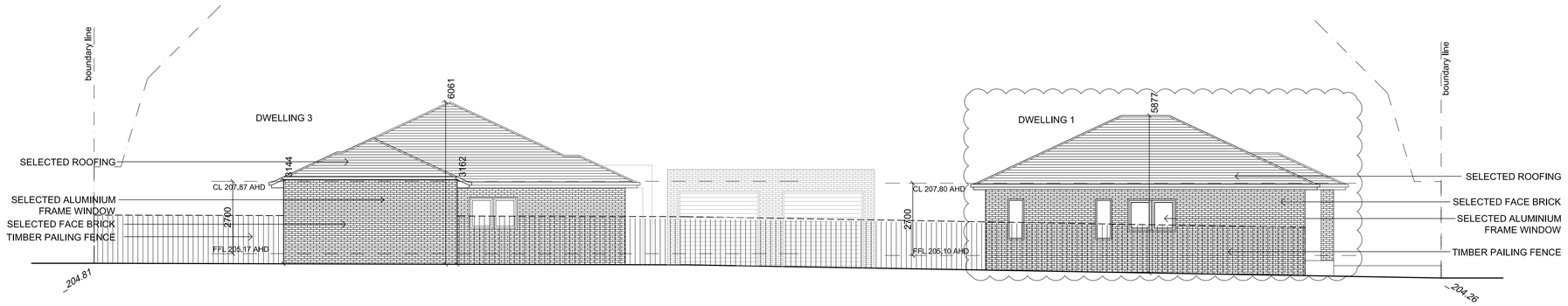
1:200 @ A3



EAST ELEVATION

1:100 @ A1
1:200 @ A3



WEST ELEVATION

1:100 @ A1
1:200 @ A3

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TIME | ARCHITECTS

Note: Internal fencing heights to be 1.8m

CLIENT DETAILS : ---
JOB NUMBER : T 0471
SITE ADDRESS : 153 High St, Broadford
DRAWING : Elevations
APPLICATION : Town Planning
DATE : Mar 2023
PAGE NUMBER : TP-2

NORTH POINT :

REVISION : REV -AM
AMENDMENTS

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Office : 8341 2000

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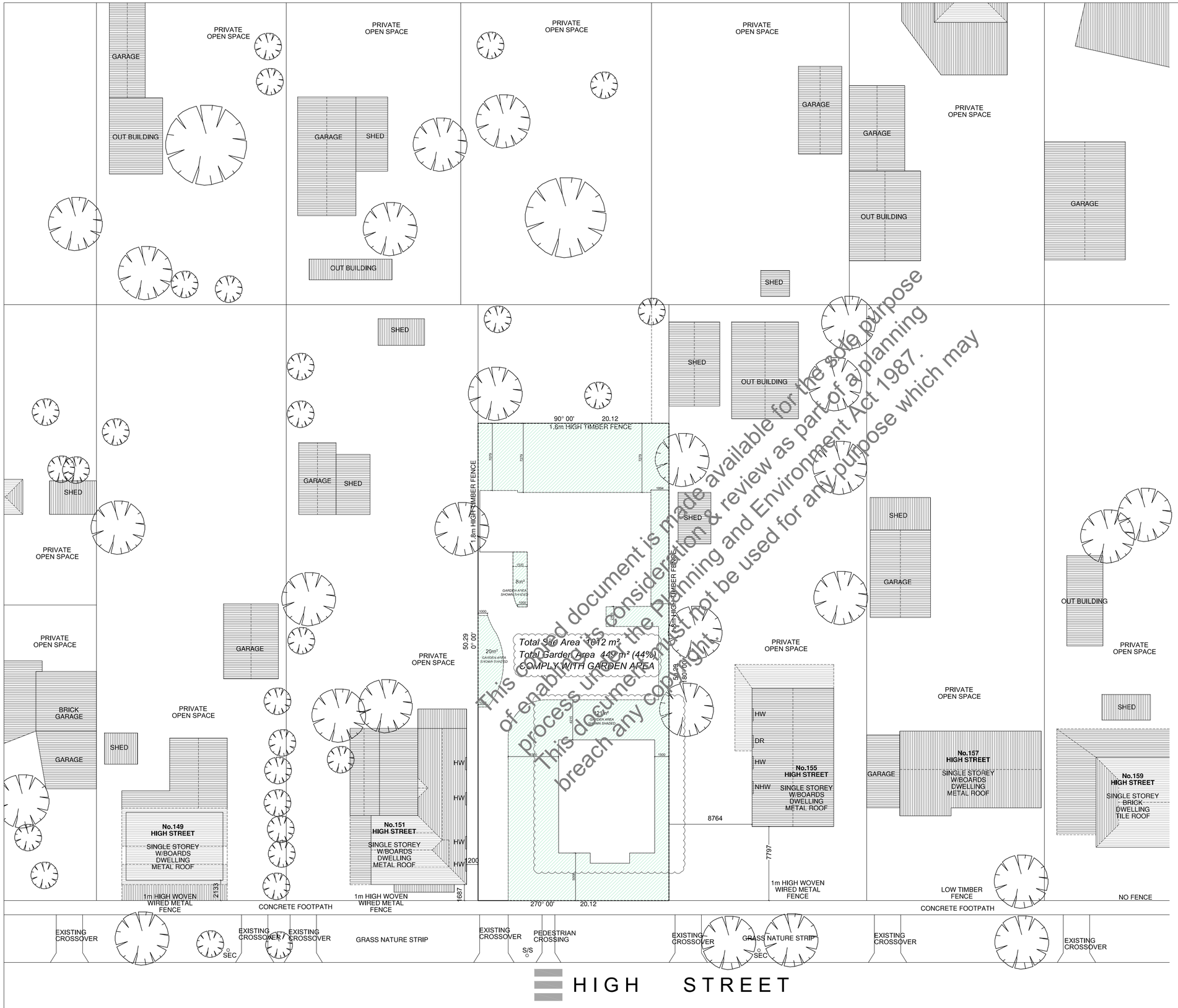

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GARDEN AREA PLAN

1:200 @ A1
1:400 @ A3

TIME | ARCHITECTS

Note: Internal fencing heights to be 1.8m

CLIENT DETAILS : ----
JOB NUMBER : T-0471
SITE ADDRESS : 153 High St, Broadford
DRAWING : Garden Plan
APPLICATION : Town Planning
DATE : Mar 2023
PAGE NUMBER : TP-3
NORTH POINT :
REVISION : REV-AM
AMENDMENTS

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SHADOW DIAGRAM AT 9:00 AM

1:200 @ A1
1:400 @ A3

SHADE DENOTES SHADOW CAST BY PROPOSED DEVELOPMENT

TIME | ARCHITECTS

CLIENT DETAILS	:	----
JOB NUMBER	:	T-0471
SITE ADDRESS	:	153 High St, Broadford
DRAWING	:	Shadow Diagram at 9am
APPLICATION	:	Town Planning
DATE	:	Mar 2023
PAGE NUMBER	:	SH-1
NORTH POINT	:	N
REVISION	:	REV AM
AMENDMENTS		

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SHADOW DIAGRAM AT 12:00 PM

SHADE DENOTES SHADOW CAST BY PROPOSED DEVELOPMENT

1:200 @ A1
1:400 @ A3

TIME | ARCHITECTS

CLIENT DETAILS	:	----
JOB NUMBER	:	T-0471
SITE ADDRESS	:	153 High St, Broadford
DRAWING	:	Shadow Diagram at 12pm
APPLICATION	:	Town Planning
DATE	:	Mar 2023
PAGE NUMBER	:	SH-2
NORTH POINT	:	
REVISION	:	REV AM
AMENDMENTS		

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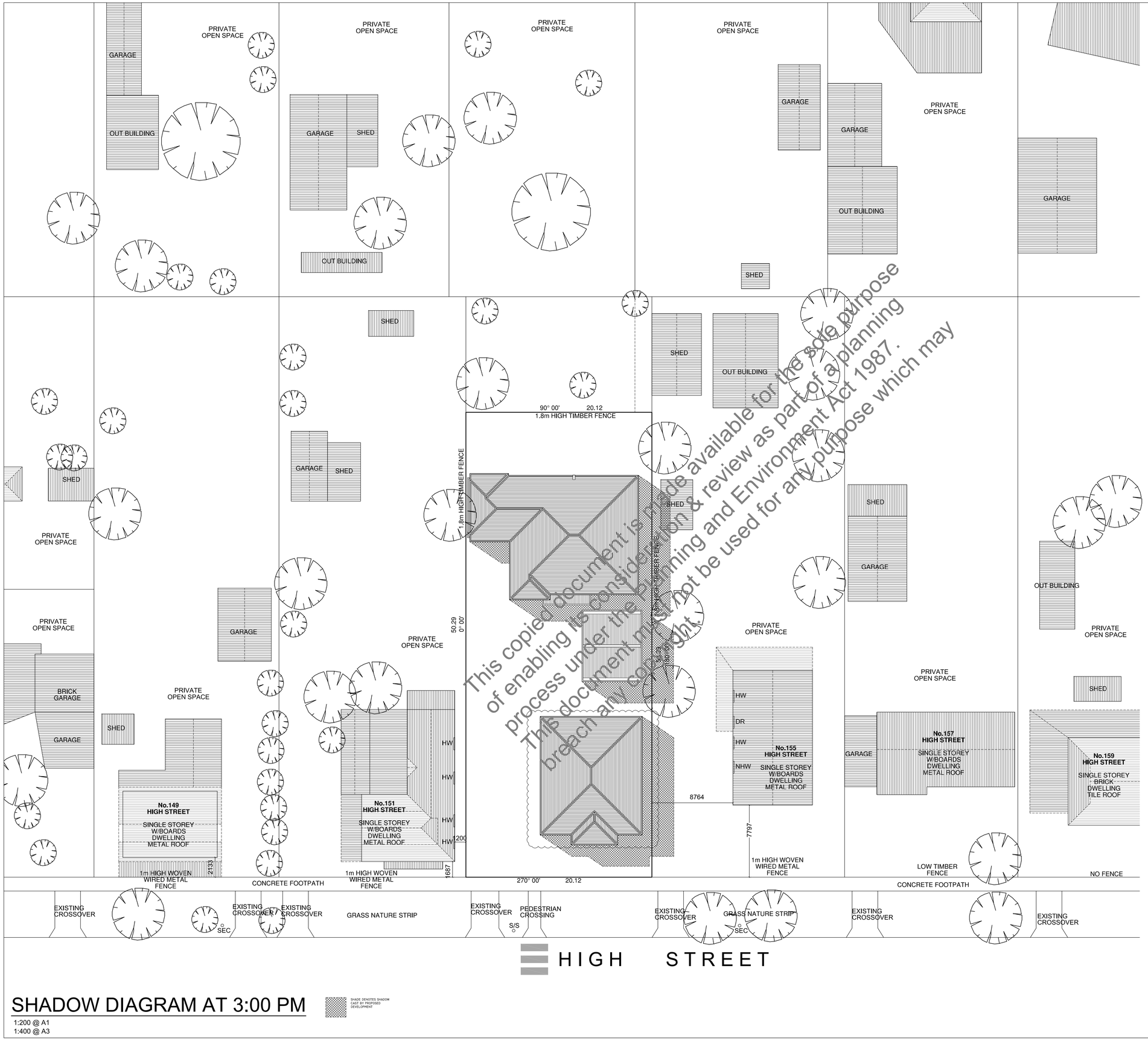

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SHADOW DIAGRAM AT 3:00 PM

SHADE DENOTES SHADOW CAST BY PROPOSED DEVELOPMENT

1:200 @ A1
1:400 @ A3

TIME | ARCHITECTS

CLIENT DETAILS : ----
JOB NUMBER : T-0471
SITE ADDRESS : 153 High St, Broadford
DRAWING : Shadow Diagram at 3pm
APPLICATION : Town Planning
DATE : Mar 2023
PAGE NUMBER : SH-3
NORTH POINT :
REVISION : REV AM
AMENDMENTS

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