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OAKMONT

OAKLEIGH SOUTH

52 GOLF ROAD, OAKLEIGH SOUTH, FOR TOWN PLANNING

NO.12737

DATE: 4/06/2020



Contents

- 1.0 ARCHITECTURAL STATEMENT
- 2.0 URBAN CONTEXT & SITE ANALYSIS
- 3.0 URBAN INTEGRATION & RESPONSE
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OAKLEIGH SOUTH

NO.12737

DATE: 4/06/2020





52 Golf Road, Oakleigh South

Architectural Statement

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OAKLEIGH SOUTH

NO.12737

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THE SITE

The site at Golf Rd is situated within the suburb of Oakleigh South, and is bordered by Metropolitan Golf Course, Bakers Road and Beryl Ave. Its immediate surrounding is predominantly single - double storey homes. It is located just 3kms from Huntingdale Train Station, with local bus routes along Golf Rd.

Oakleigh South is a well known suburb in Melbourne with desirable amenity and lifestyle offerings. The tree lined streets and surrounding park lands are a well known feature within the area. There is a high level of variation between commercial and residential amenity, of which the subject site sits within the midst of both.

THE OPPORTUNITY

The immediate conventional suburban surrounds, and proximity to a variety of local amenity and recreational facilities, such as the Metropolitan Golf Course and local schools, create excellent conditions for a new community driven residential development. Given the location, a high level of owner-occupier purchasers are anticipated. The proposal represents an exciting opportunity to create a strong benchmark for future developments in the Oakleigh South area.

THE PROPOSED DEVELOPMENT

The proposed development will make a significant contribution to the public realm and surrounding neighbourhood. A high-quality, contemporary architectural expression with sensitivity to its context will be the driving force behind the design. Importance has been placed on sincere engagement of the surrounding community by providing public 'pocket' parks for community enjoyment. The project is designed to encourage pedestrian movement through the site, giving a strong connection to the surrounding street network.



PROJECT DETAILS

Two, Three, and Four bedroom townhouses
Landscape driven public and private spaces
On site parking
Oakleigh South, Melbourne



52 Golf Road, Oakleigh South

Urban Context & Site Analysis

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NO.12737





DATE: 4/06/2020

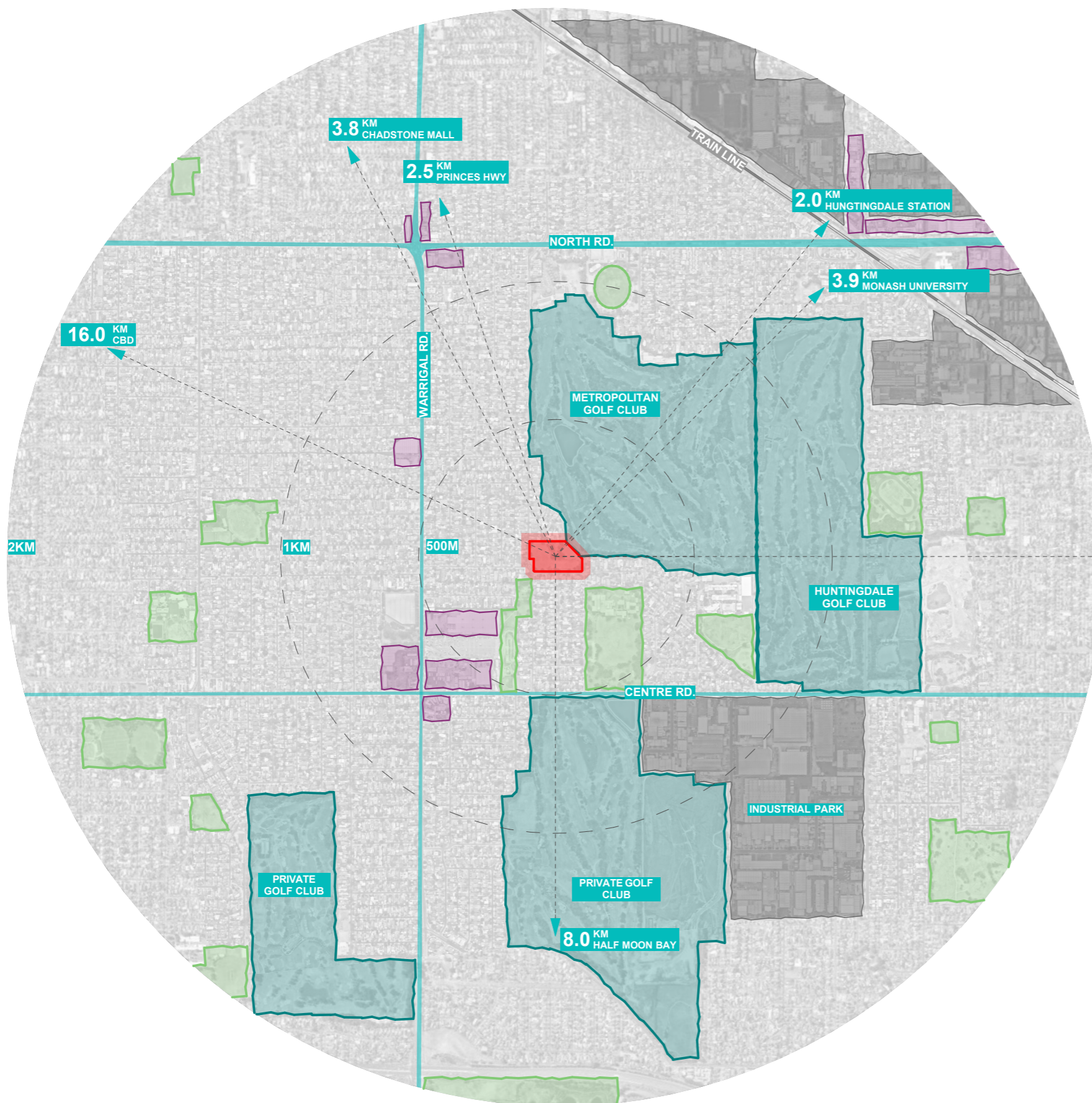


2.01

SURROUNDING CONTEXT

LEGEND
















-  Subject Site
-  Public Open Space
-  Industrial
-  Retail /Commercial



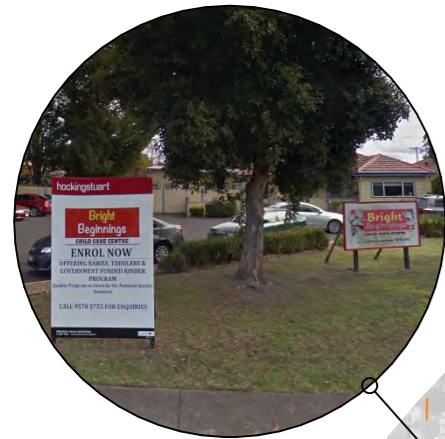
FOR TOWN PLANNING

The subject site is located at 52 Golf Road, Oakleigh South. It is situated North West of South Oakleigh College and faces onto the Metropolitan Golf Club. The site is proximate to a wide range of excellent public amenities including parklands, primary and secondary education facilities, shopping centres and public transport.

LEGEND

-  Subject Site
-  Private Green
-  Public Open Space
-  Educational
-  Commercial / Retail
-  Arterial Roads (VicRoads)
-  Local Roads (Council)
-  Bus Stop 733
-  Bus Route 733
-  Bus Stop 703
-  Bus Route 703
-  SmartBus
-  Bus Stop 903
-  Bus Route 903
-  SmartBus

FOR TOWN PLANNING



Bright Beginnings Childcare Centre



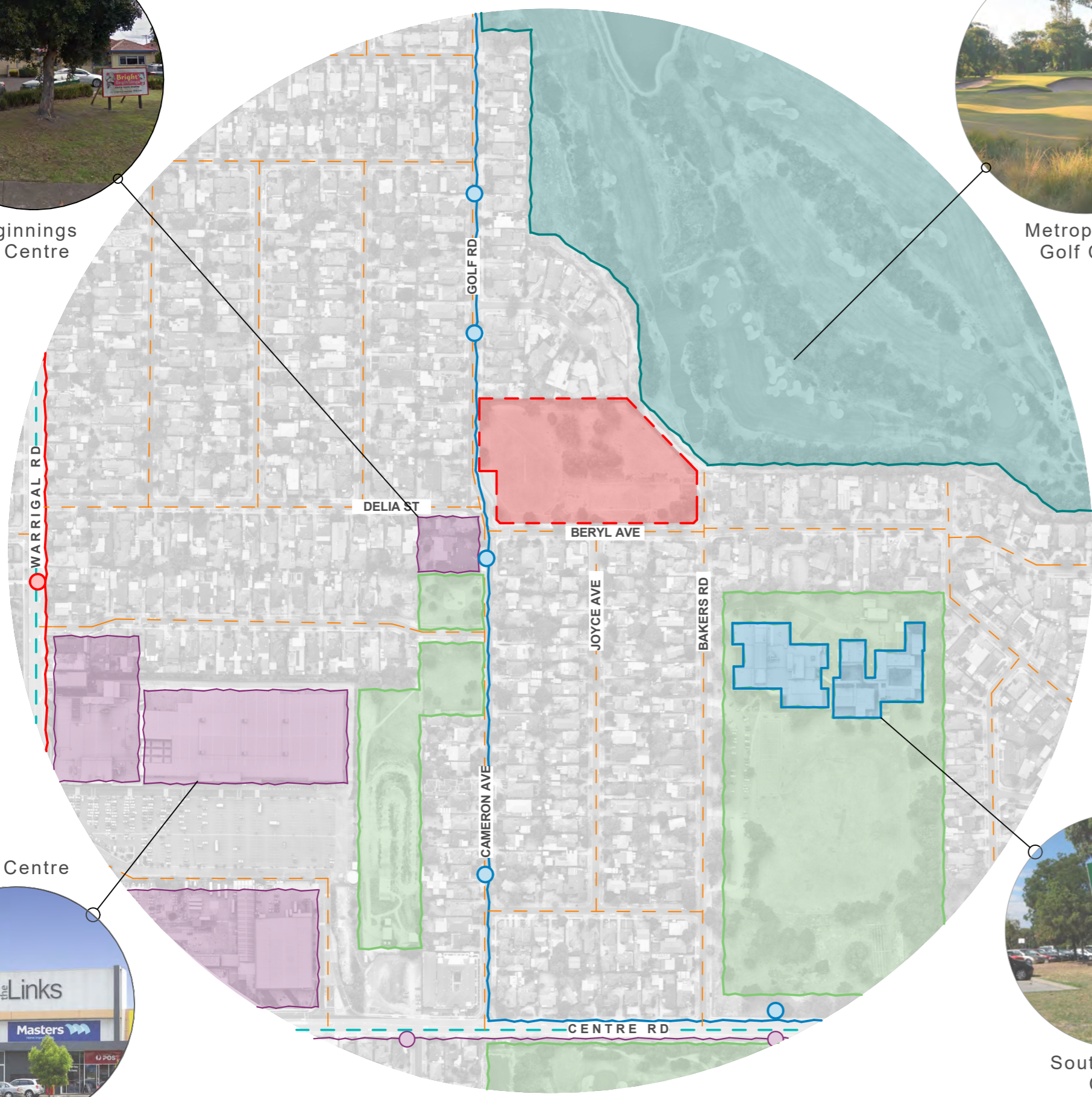
Metropolitan Golf Club



The Links Shopping Centre



South Oakleigh College



The subject site lies approximately 16km from Melbourne's CBD. The site is within 400m walking distance of *Principle Public Transport Network* corridors of Warrigal and Centre Road. The site is well serviced by buses running along Golf, Warrigal and Centre Rd, with the nearest stop just 100m away.

Princes Hwy and Nepean Hwy are accessible within 6kms of the site, although convenient access to public transport reduces reliance on private vehicles.

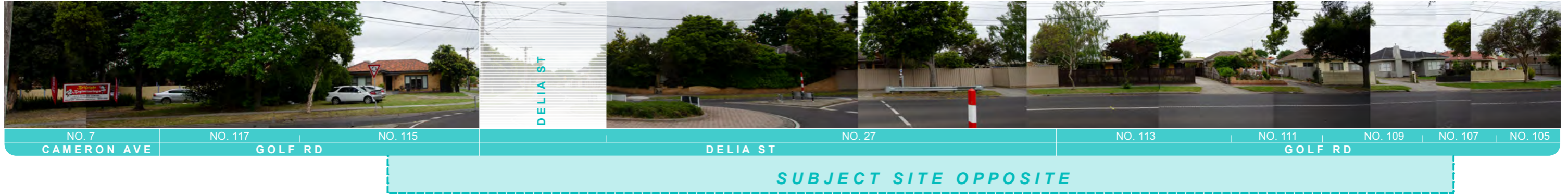


LEGEND

- Subject Site
- Arterial Roads (VicRoads)
- Local Roads (Council)
- Bus Stop 733
- Bus Route 733 (Oakleigh to Box Hill)
- Bus Stop 703
- Bus Route 703 (Middle Brighton to Blackburn)
- SmartBus
- Bus Stop 903
- Bus Route 903 (Mordialloc - Altona)
- SmartBus

FOR TOWN PLANNING

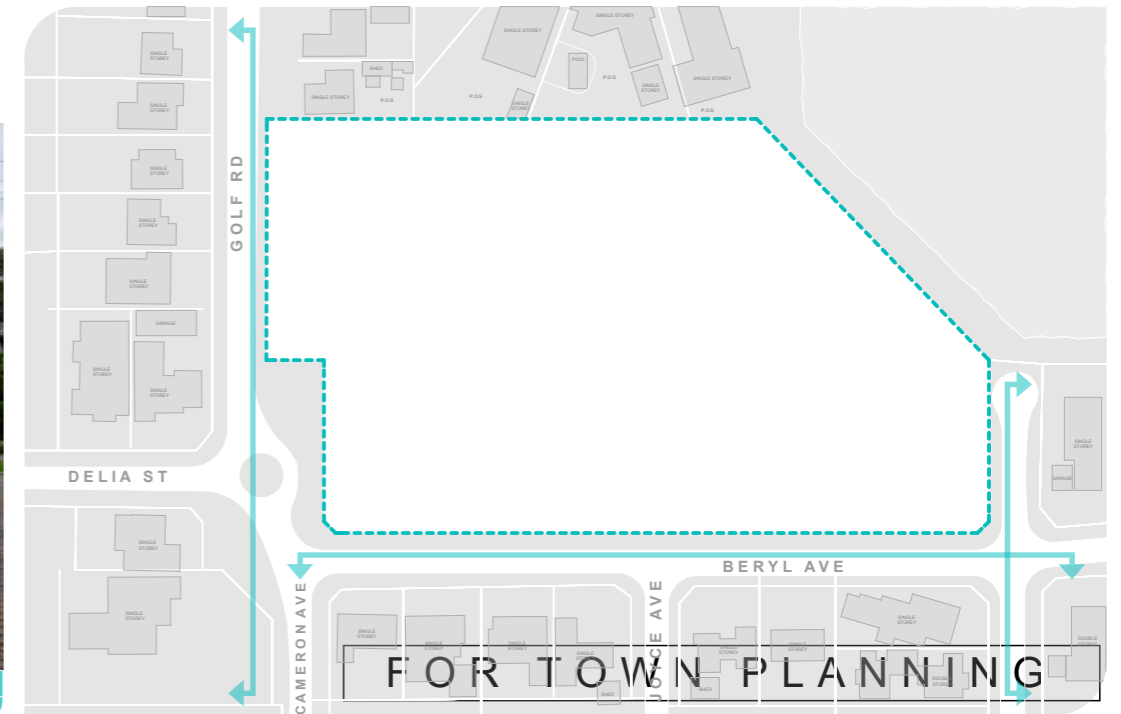
01 GOLF ROAD WEST STREETScape



02 BERYL AVE SOUTH STREETScape



03 BAKERS RD EAST STREETScape





1 INTERFACE GOLF RD



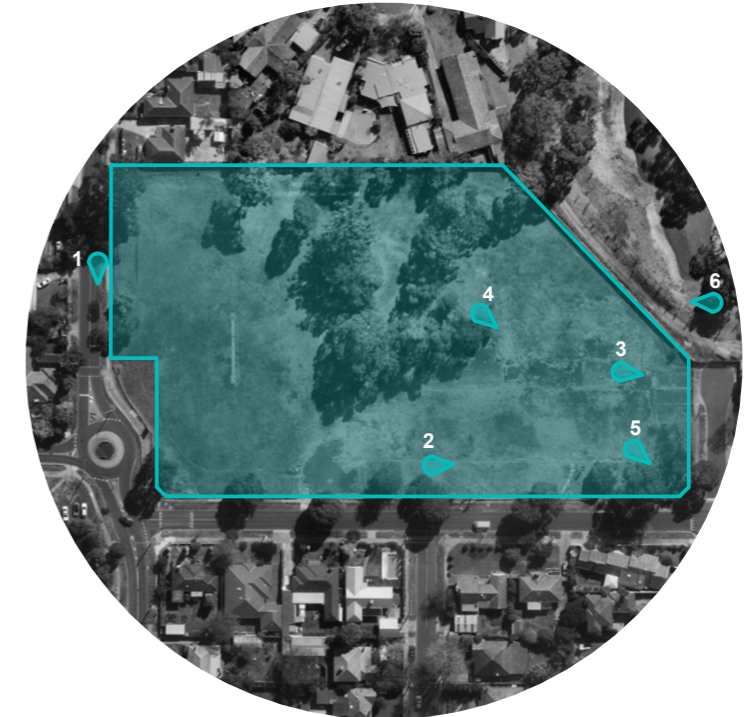
2 INTERFACE BERYL AVE / BAKERS RD



3 CORNER BAKERS RD / METROPOLITAN GOLF COURSE



4 INTERFACE BAKERS RD



5 CORNER BAKERS RD / BERYL AVE

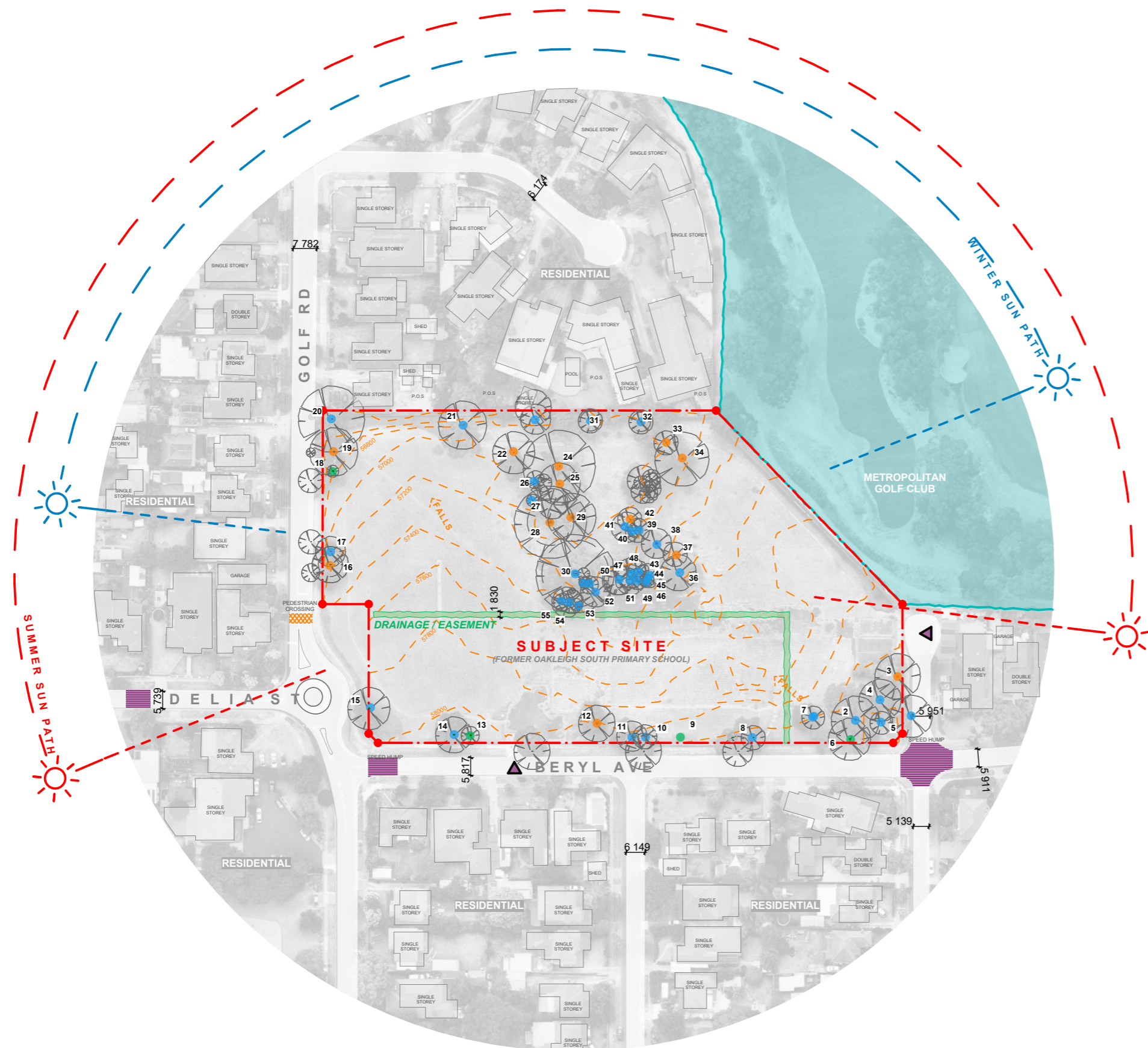


6 INTERFACE TO METROPOLITAN GOLF COURSE

FOR TOWN PLANNING

2.06

SITE ANALYSIS



LEGEND

- Subject Site
- Golf Club
- Residential
- Site Contour 200mm
- Existing Crossover Entry To Site
- Existing Trees (Refer to Architectural drawings for tree retention plan)
- Retention Value**
 - High
 - Moderate
 - Low
 - None
- Unused Drainage/Easement
- Pedestrian Crossing
- Speed Hump

FOR TOWN PLANNING

2.07

SITE SURVEY



Services
 Services that were not visible at the time of survey may not be shown on this Plan. Reference should be made to Service Authority plans prior to commencement of works.
 In all instances, it is essential that the position of underground services (whether or not shown on this Plan) be verified on site and abutting sites prior to any critical design or commencement of works. This should be done in consultation with all relevant Service Authorities.

Notations
 Date of Survey December 2018
 This Plan is to be read in conjunction with the attached Surveyors Report
 Subcontract 730 for LP13217 Bearings
 Land Subject to Easement
 E-1 Drainage and Sewerage vide LP13217
 E-2 Drainage and Sewerage vide Crown Grant V11375 F08
 This Plan is to be read in conjunction with the attached Surveyors Report.
 The location of buildings beyond site boundaries are indicative only.
 Information relating to abutting properties has only been shown where visible or accessible.
 Aerial photograph linework (Layer 641) is approximate only (derived from an aerial photograph).
 Internal Title boundaries (Layer 997) are for reference only and not for design purposes.
 The Digital Cadastral Map Base linework (Layer 998) is indicative only and should not be used for design purposes.
 Windows on neighbouring properties have been located remotely and categorised by visual interpretation only.
 H - Window head
 S - Window sill
 Refer to Plan Ref:300860-CA for site photographs.
 Direction of photographs shown thus (1)
 All dimensions and survey marks shown on this Plan should be verified/confirmed by all contractors and consultants prior to any future construction & site works.
 Levels shown thus 39 are to Australian Height Datum vide PM176 with a stated value of RL 57.595
 Refer to frozen layers with a suffix of -L for levels.
 Refer to frozen layers with a suffix of -C for crosses.
 Refer to frozen layer "TRIANGLE" for 3D Triangles.
 Contour Interval 0.1 metres.

Legend

102 Top of Bank	x	---
103 Top of Bank	x	---
104 Existing Surface	x	---
107 Floor Level	mx	---
201 Trees-2m	⊙	---
206 Dead Tree	⊙	---
212 Driftline	⊙	---
306 Side Entry Pit	⊙	---
309 Grated Pit	⊙	---
310 Junction Pit	⊙	---
312 Unclassified Drainage	⊙	---
401 Centre of Bitumen	x	---
402 Spot on Bitumen	x	---
403 Edge of Bitumen	x	---
406 Lip of Kerb/Channel	x	---
407 Invert of Kerb/Channel	x	---
408 Back of Kerb/Channel	x	---
410 Pedestrian Path	x	---
411 Driveway	x	---
419 Edge of Concrete	x	---
423 Speed Hump	x	---
430 Miscellaneous Road Location	x	---
503 Sign	x	---
603 Building	x	---
605 Window	x	---
606 Doorway	x	---
611 Swimming Pool	x	---
617 Wall	x	---
630 Top of Wall	x	---
633 Parapet	x	---
634 Ridge Line	x	---
635 Spouting	x	---
636 Window Head	x	---
641 Aerial Photo Linework	x	---
712 Electricity Pole	x	---
713 Electricity Pole with Light	x	---
901 Boundary Line	x	---
903 Fence	x	---
904 Gate	x	---
910 Top of Fence	x	---
950 Title	x	---
997 Internal Boundaries	x	---
998 Digital Cadastral Map Base	x	---

Scale 1:400

Certified	Geoff Turner	Licensed Surveyor
Drawn	SJW	
Date	02/04/19	
Survey Data	30086009.see	
CAD drawing number	300860-AC	
Original sheet size	A1	
Client	Golf Road Project Development Pty Ltd	
Project	52 Golf Road, Oakleigh Oakleigh South	
Details	Boundary Re-establishment, Feature and Level Survey	
Sheet	1 of 1	
Job Number	300860	

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52 Golf Road, Oakleigh South

Design Evolution & Response

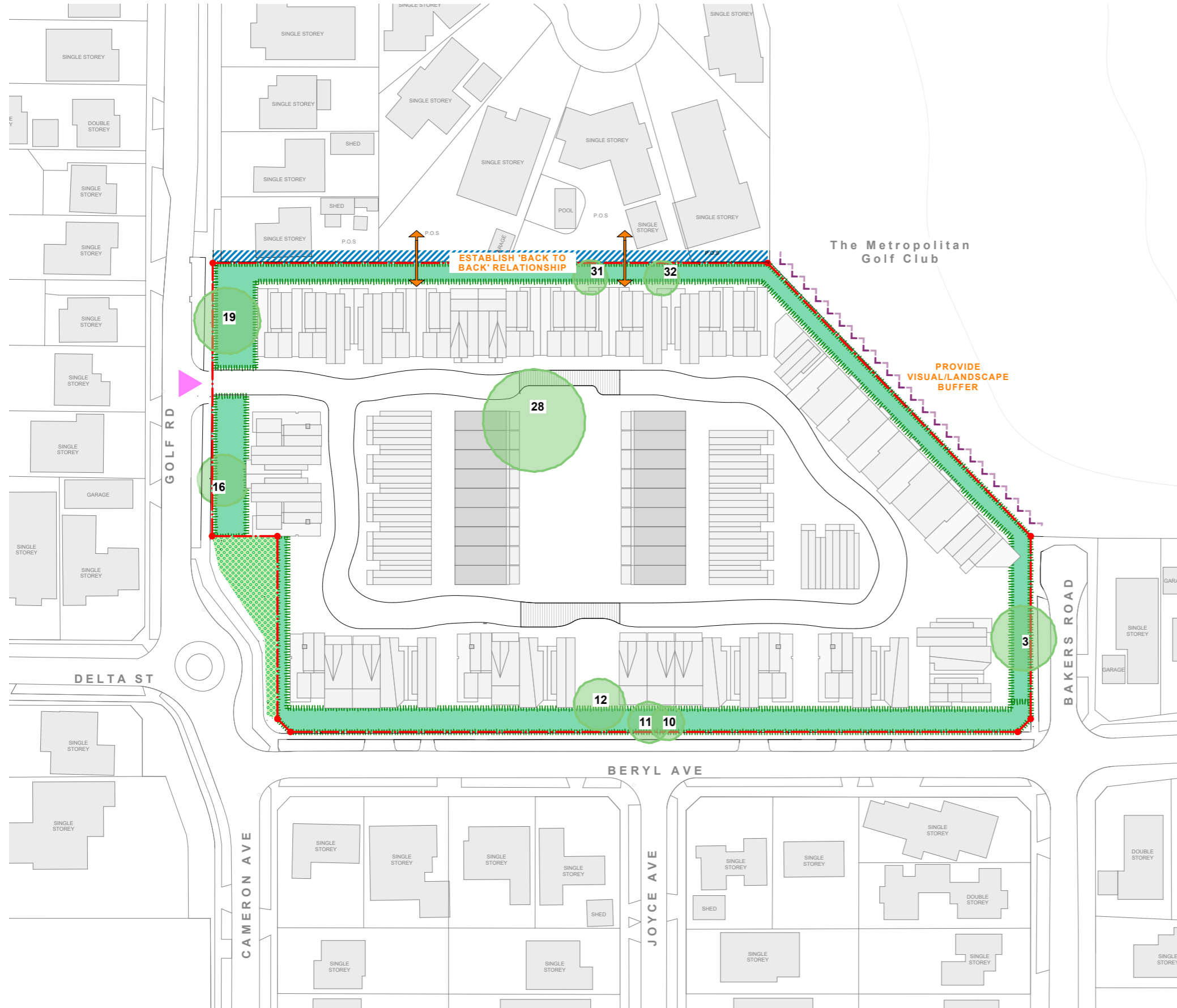
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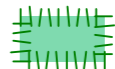


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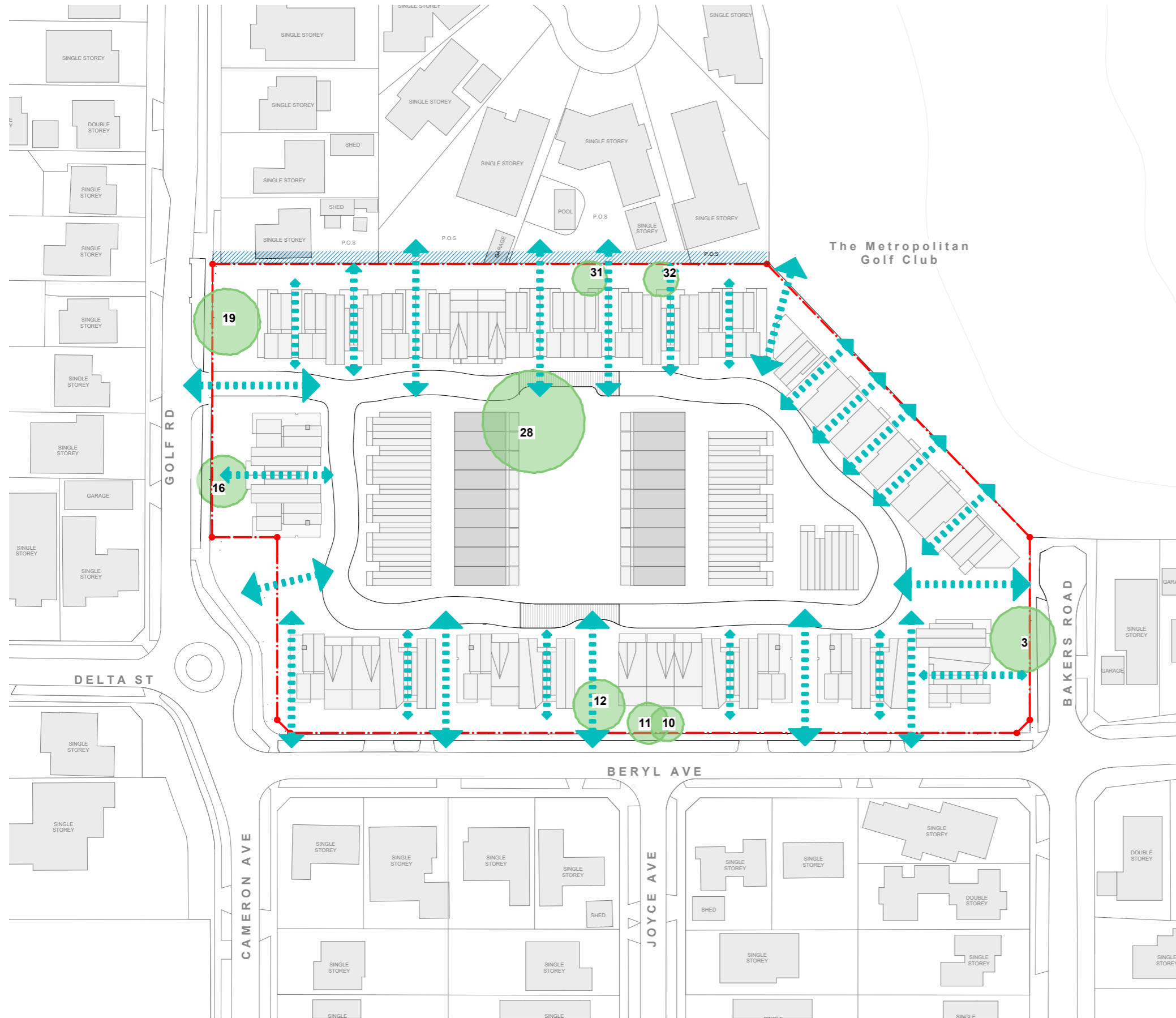









Key

-  Subject Site
-  Trees To Be Retained
-  Vehicle Access
-  Sensitive Residential Interface
-  Residential Townhouse
-  Landscape Buffer
-  Golf Course Interface
-  Council Land

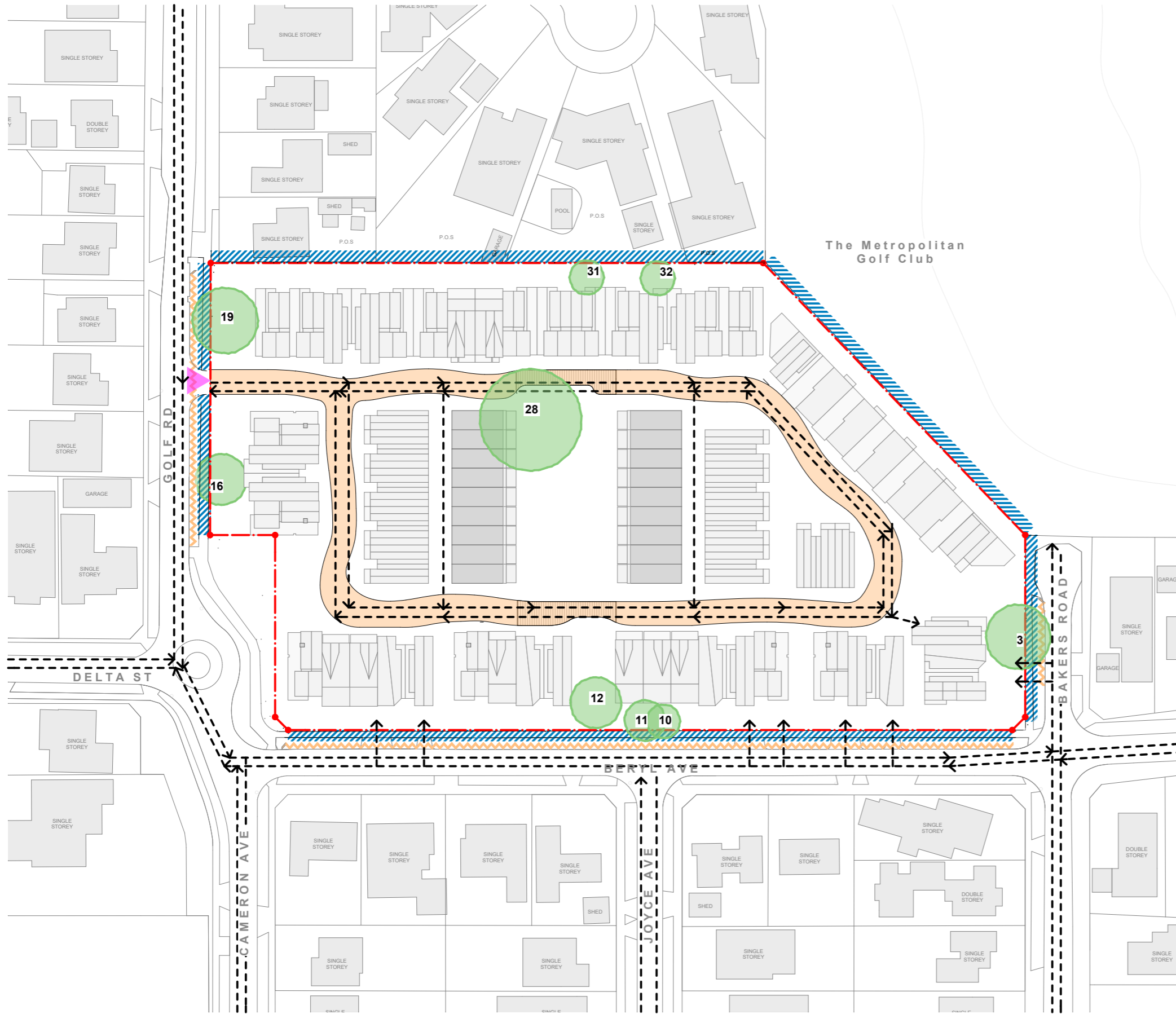
FOR TOWN PLANNING







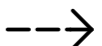



Key

-  Subject Site
-  Trees To Be Retained
-  Sensitive Residential Interface
-  Residential Townhouse
-  Visual Mass Break

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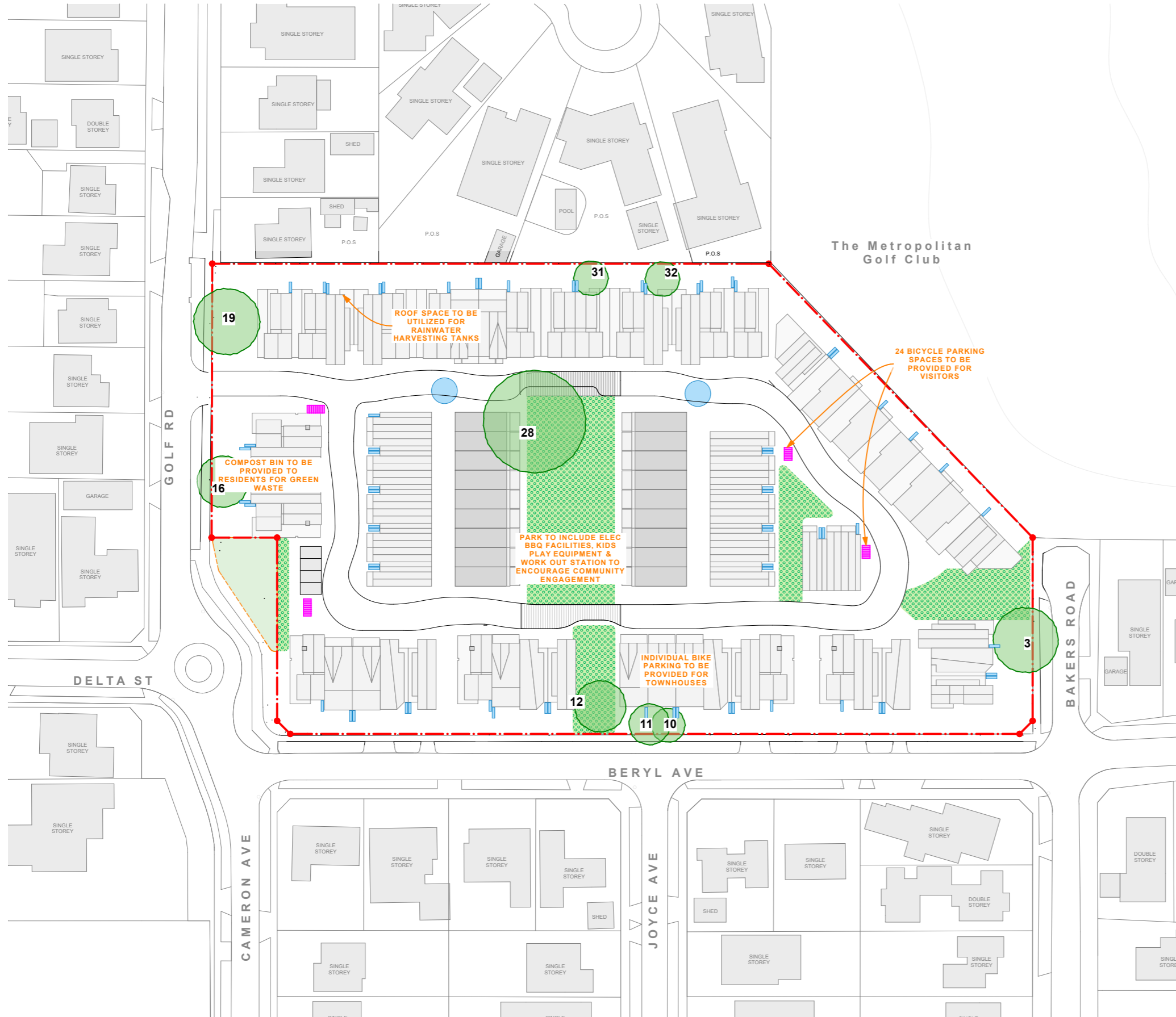


Key





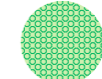

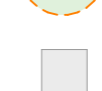

-  Subject Site
-  Trees To Be Retained
-  Potential Streetfront Vehicular Access to TH's
-  Vehicle Entry/Exit
-  Minor Townhouse Crossover
-  Shared Access
-  Sensitive Residential Interface
-  Residential Townhouse

FOR TOWN PLANNING





Key

-  Subject Site
-  Trees To Be Retained
-  Visitor Bike Parking
-  Rainwater Collection Tanks
-  Communal Open Space (Publicly Accessible)
-  Council Land
-  Residential Townhouse
-  Proposed New Trees
Refer to Landscape Plan

The proposed masterplan incorporates the following additional key principals and initiatives:

- **Natural ventilation** and high levels of **natural daylight** to all dwellings
- **Thermally efficient** building envelopes systems utilised.
- Orientation of houses designed to maximise **solar access** for residents
- 3 star **WELS** rated showerhead (4.5 - 6.0 L/min), 6 star WELS rated taps, 4 star WELS rated WC, 5 star WELS rated dishwasher and medium-sized contemporary baths to be used in the development.
- 3-star rated **reverse cycle split systems** for heating and cooling to each townhouse
- 2,000 L capacity **rainwater harvesting** for each dwelling, or communal storage tank. Rainwater will be used for toilet flushing and/or landscape irrigation for the dwelling it serves.
- High performance **double glazed** clear windows with aluminium frames in the development:
- A tap and floor waste will be provided to balconies and a tap to the courtyards.
- An average lighting power density of 4W/m² or lesser to be achieved in the development through the use of **efficient lighting fixtures** (such as LED)
- External lights will be controlled by motion detectors
- Low/ **ultra-low VOC paints**, adhesives and sealants; low formaldehyde wood products to be used in the development.

FOR TOWN PLANNING

52 Golf Road Oakleigh South

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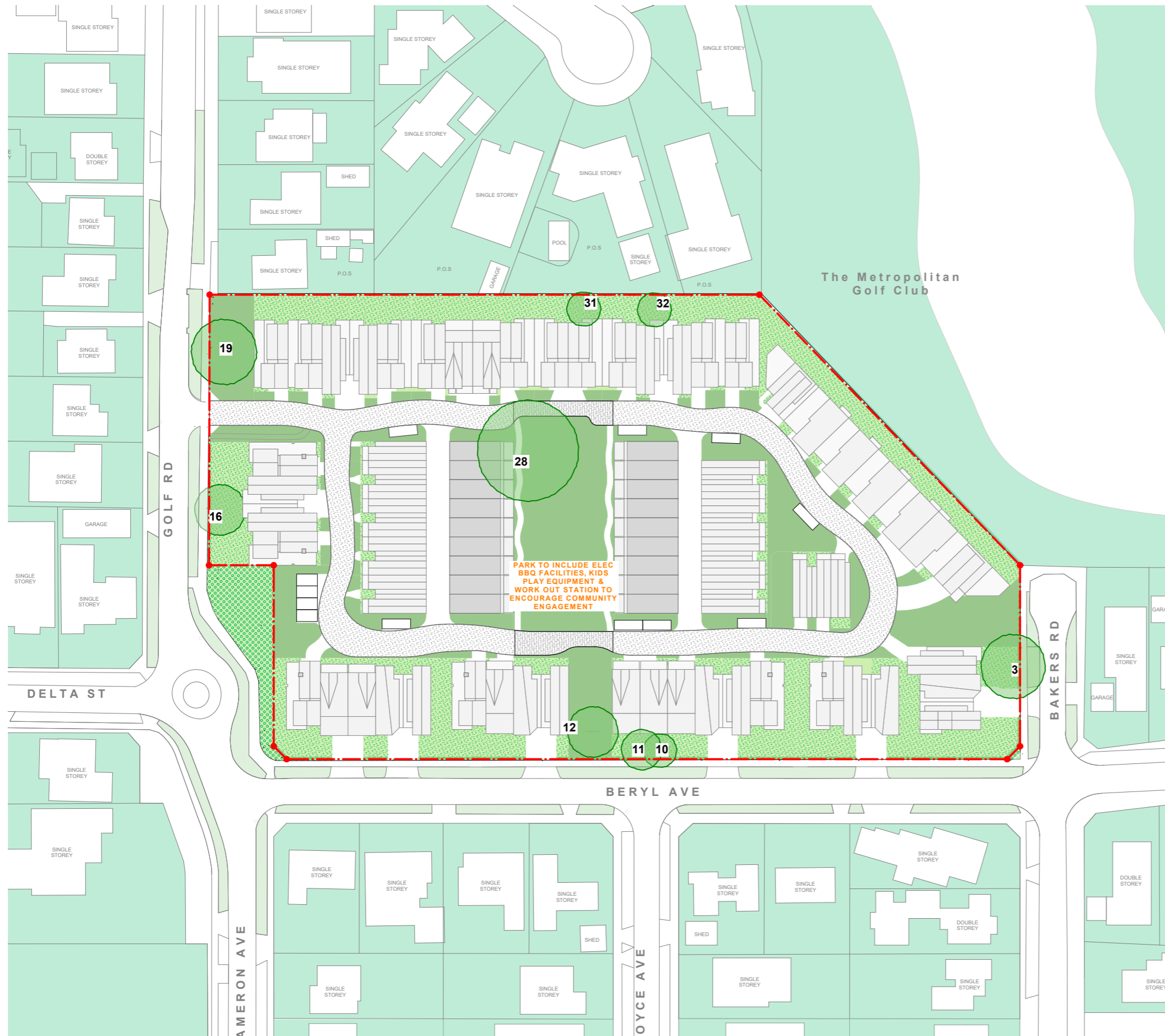
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REVISION: -



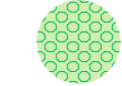






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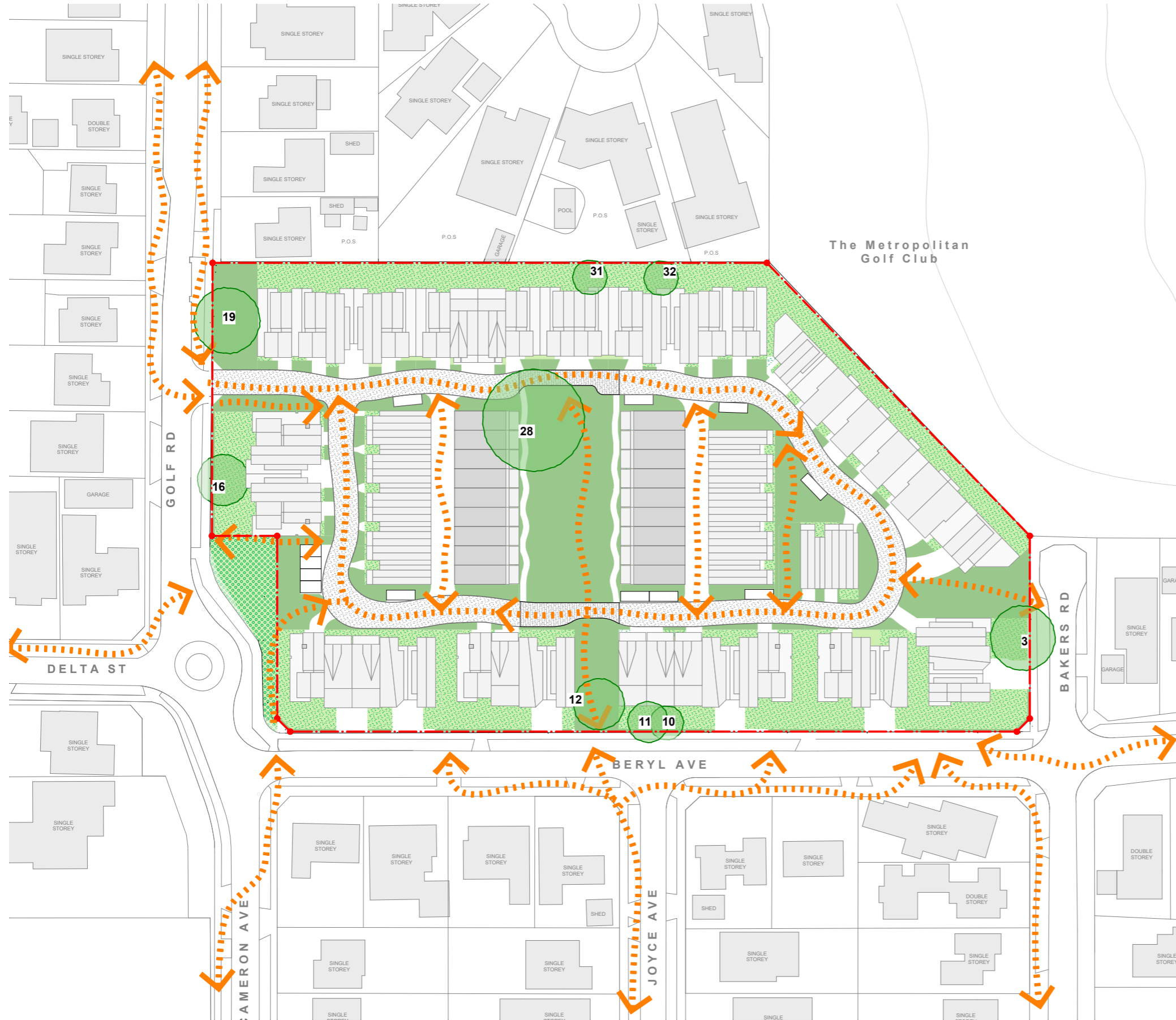










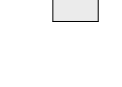
LEGEND

-  Subject Site
-  Trees To Be Retained
-  Council Land
-  Public Open Space
-  Private Open Space
-  Surrounding Private Open Space
-  Residential Townhouse
- Proposed New Trees
Refer to Landscape Plan

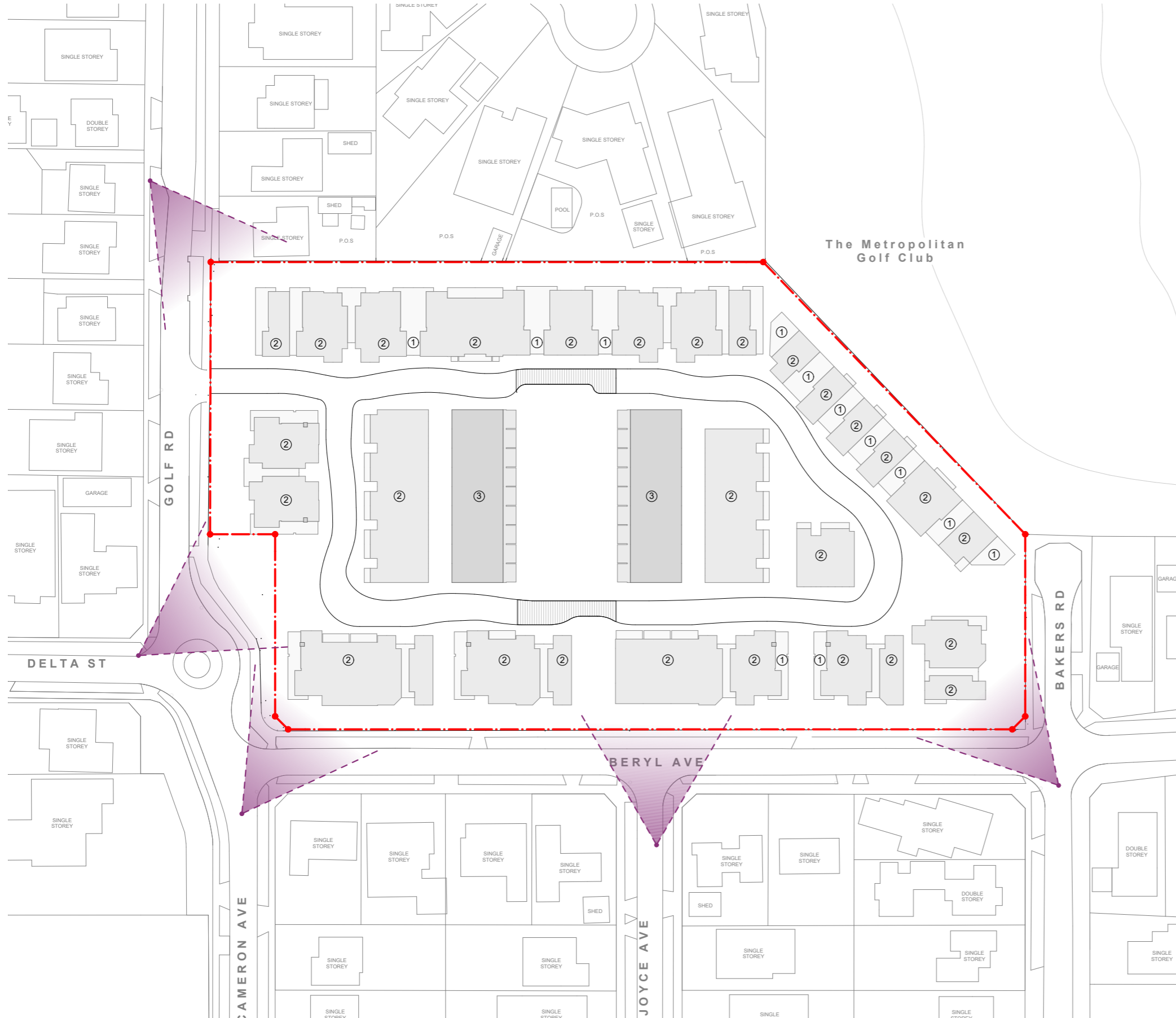
FOR TOWN PLANNING





LEGEND

-  Subject Site
-  Trees To Be Retained
-  Council Land
-  Public Open Space
-  Private Open Space
-  Pedestrian Access
-  Residential Townhouse

FOR TOWN PLANNING



LEGEND

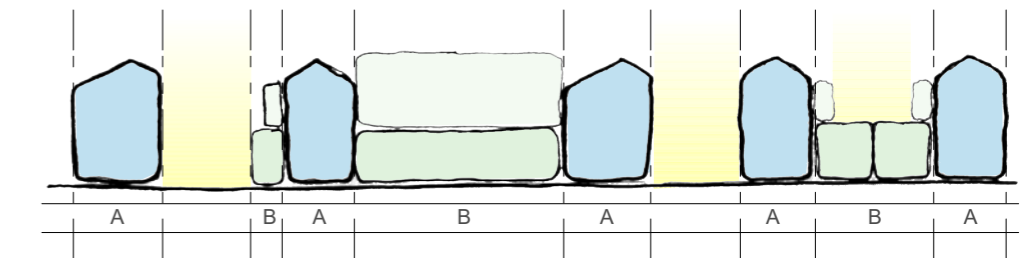
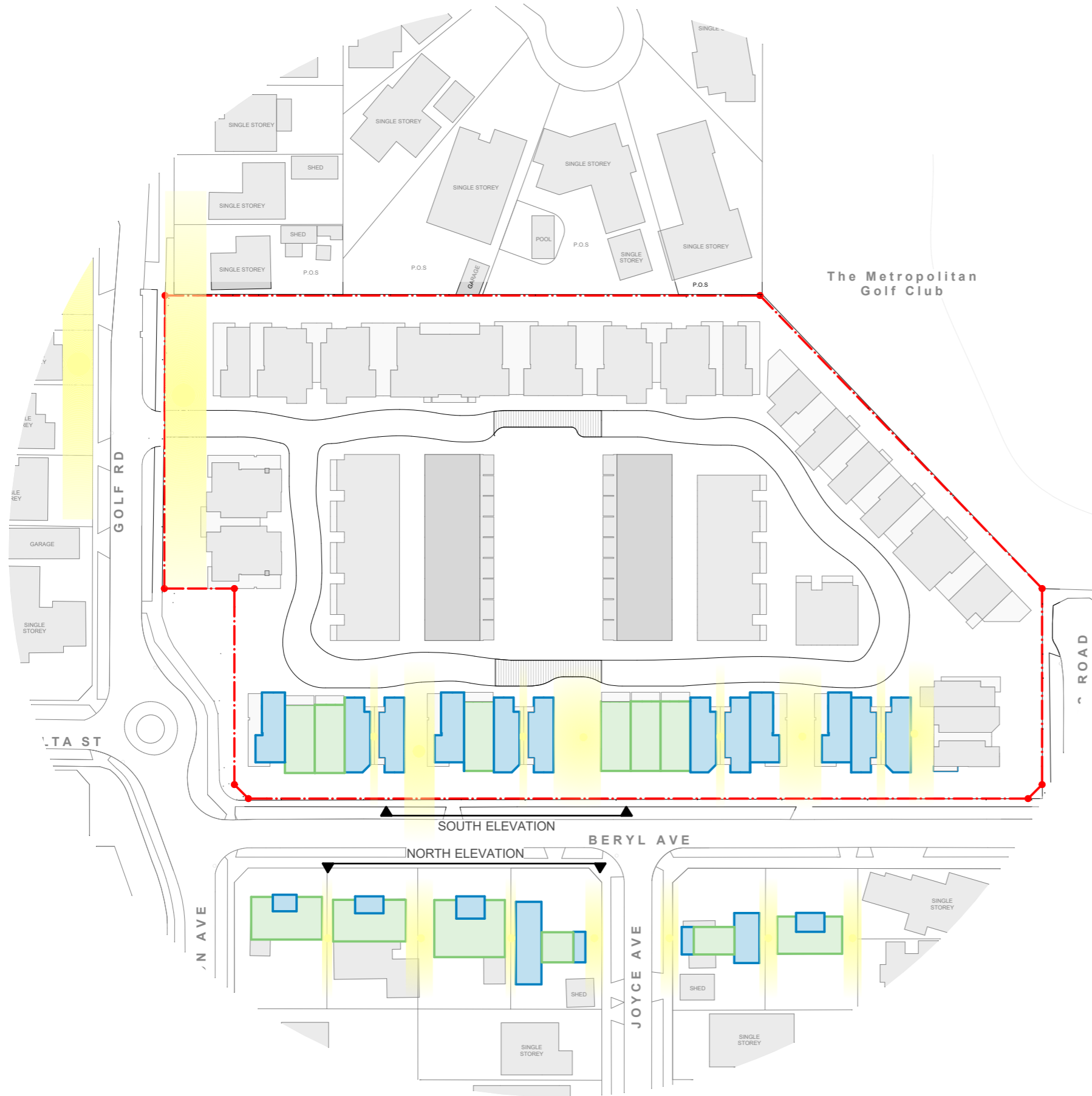
-  Subject Site
-  1 Storey Building Height
-  2 Storey Building Height
-  3 Storey Building Height
-  Key Public Realm

FOR TOWN PLANNING

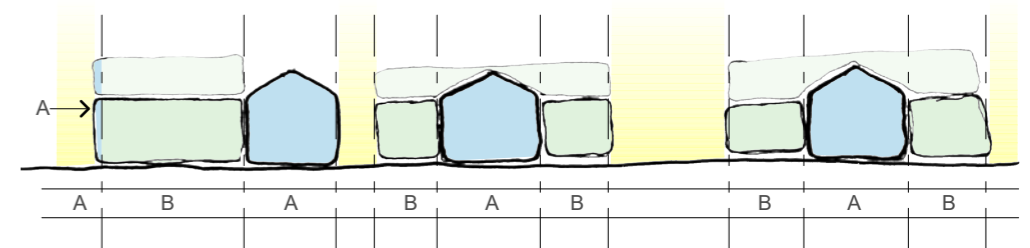


The character and rhythm of the conventional housing stock in the surrounding area is reflected in the massing of the proposed street facing townhouses, by breaking down typical repetition into clusters of dwellings to create a dialogue with the immediate context. This approach aims to challenge the stereotypical townhouse vernacular and compliment the neighbourhood character.

- A Feature element of vernacular house form presented to street as gable or hip roof
- B Recessive house form presented as side/secondary aspect with recessive roof form
- Massing breaks



SOUTH ELEVATION - BERYL AVENUE



NORTH ELEVATION - BERYL AVENUE

FOR TOWN PLANNING



85 GOLF RD

NOTABLE FEATURES
MATERIALITY - RENDERED WHITE BRICK
ROOF FORM - DELINATION



10 BERYL AVE

NOTABLE FEATURES
MATERIALITY - WHITE WEATHERBOARD, RED BRICK
ROOF FORM - DELINATION
BRICK CHIMNEY



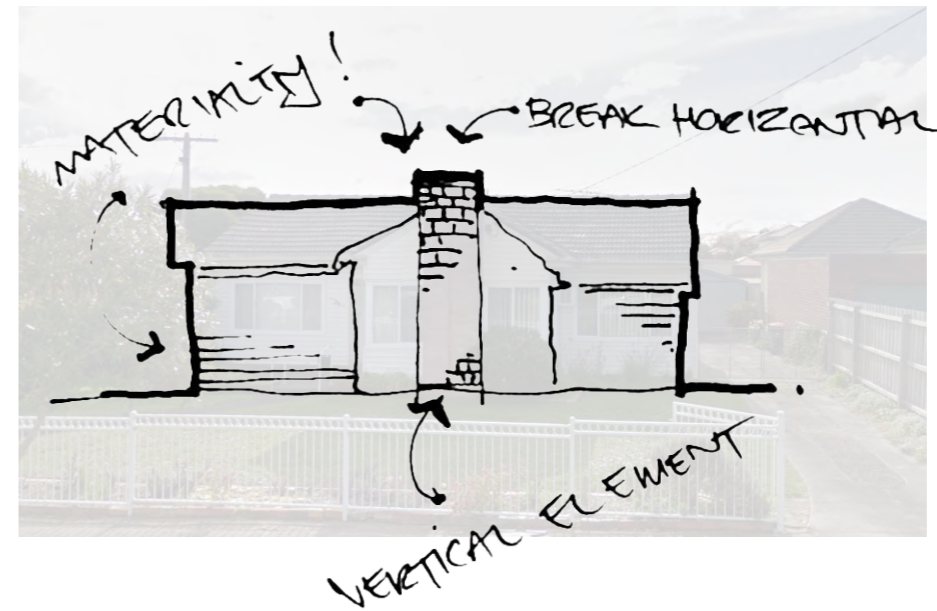
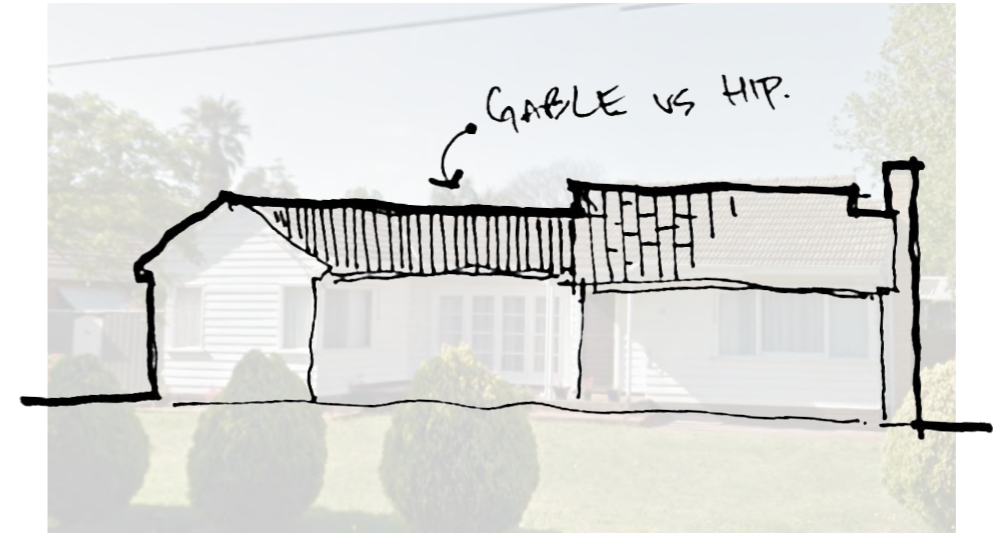
13 BARHOLME CT

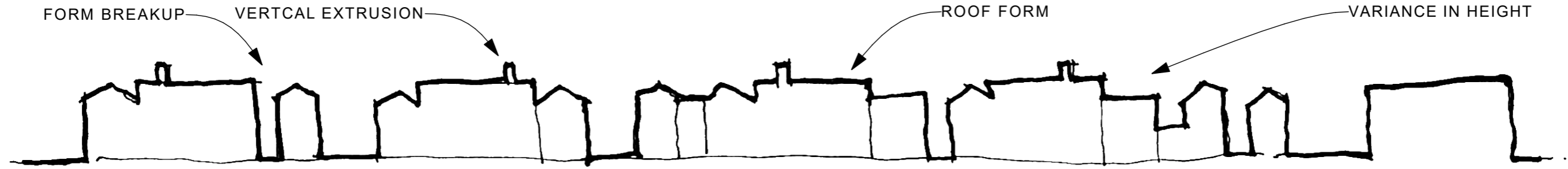
NOTABLE FEATURES
MATERIALITY - WHITE TIMBER WINDOW FRAMES, RED BRICK
ROOF FORM - FRONT ON, WIDER ANGLE, MINIMAL FALL
FACADE SETBACKS AT MIDPOINT



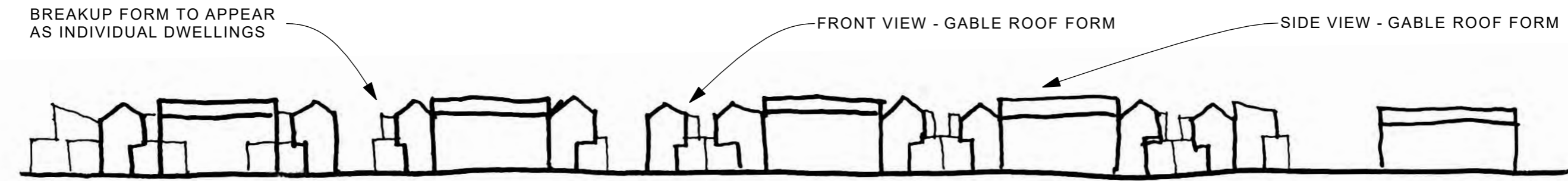
21 DELIA ST

NOTABLE FEATURES
MATERIALITY - WHITE WEATHER BOARD, CORNER WINDOWS RED BRICK
ROOF FORM - SYMETRICAL
CHIMNEY BREAKS UP THE FORM AT THE CENTRELINE





CONSIDER DESIGN ELEMENTS FROM THE SURROUNDING SITE CONTEXT



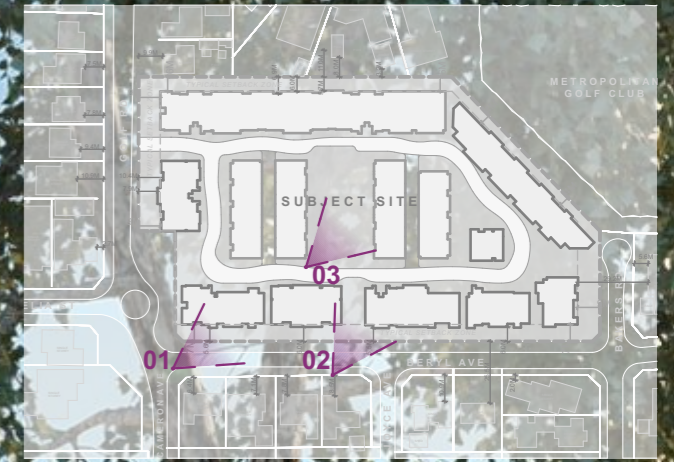
USE DESIGN ELEMENTS FROM THE SURROUNDING SITE CONTEXT, TO PROVIDE INDIVIDUALITY TO DWELLINGS



LAYER LANDSCAPING AND FRONT FENCES TO BREAK UP THE STREETScape AND PROVIDE VARIETY AND VISUAL INTEREST

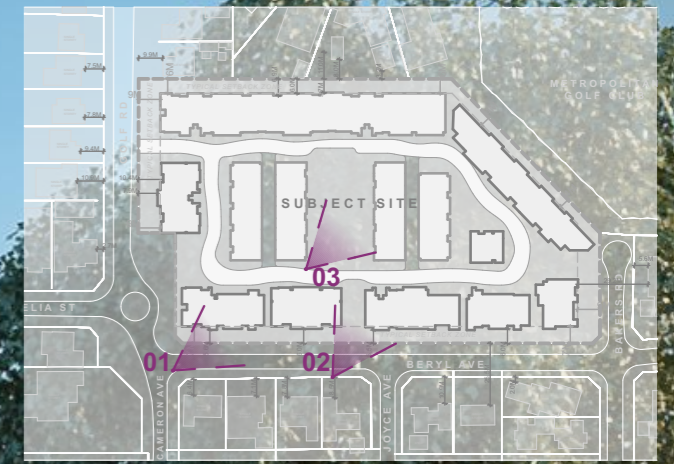
3.12

01 INDICATIVE RENDER
STREETSCAPE



ARTIST IMPRESSION

FOR TOWN PLANNING

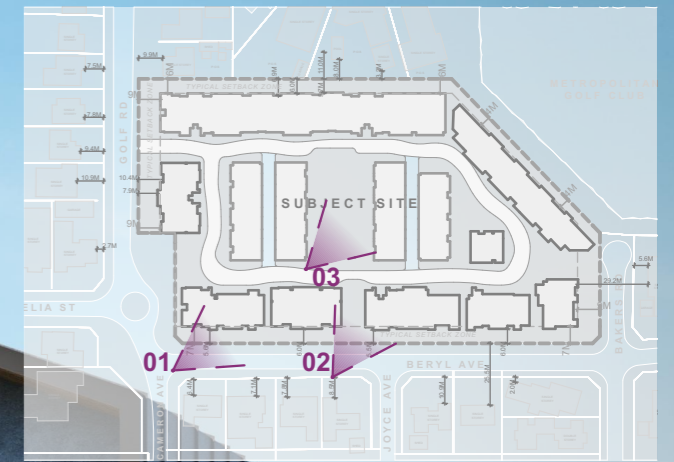


ARTIST IMPRESSION

FOR TOWN PLANNING

3.14

03 INDICATIVE RENDER
INTERNAL PARK



ARTIST IMPRESSION

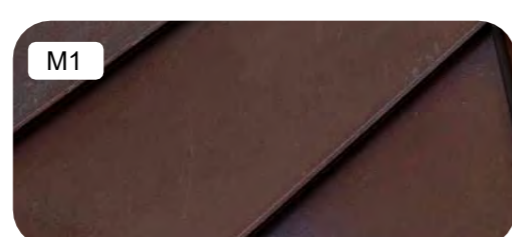
52 Golf Road Oakleigh South

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OAKMONT  **plus**
OAKLEIGH SOUTH architecture

3.15

MATERIAL SCHEDULE

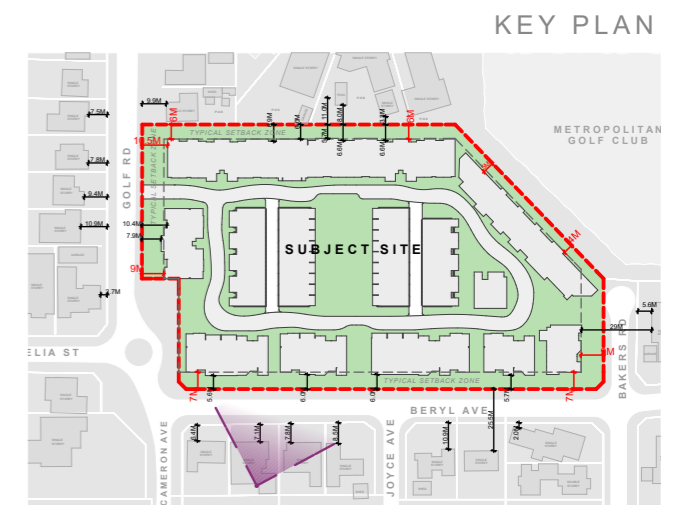
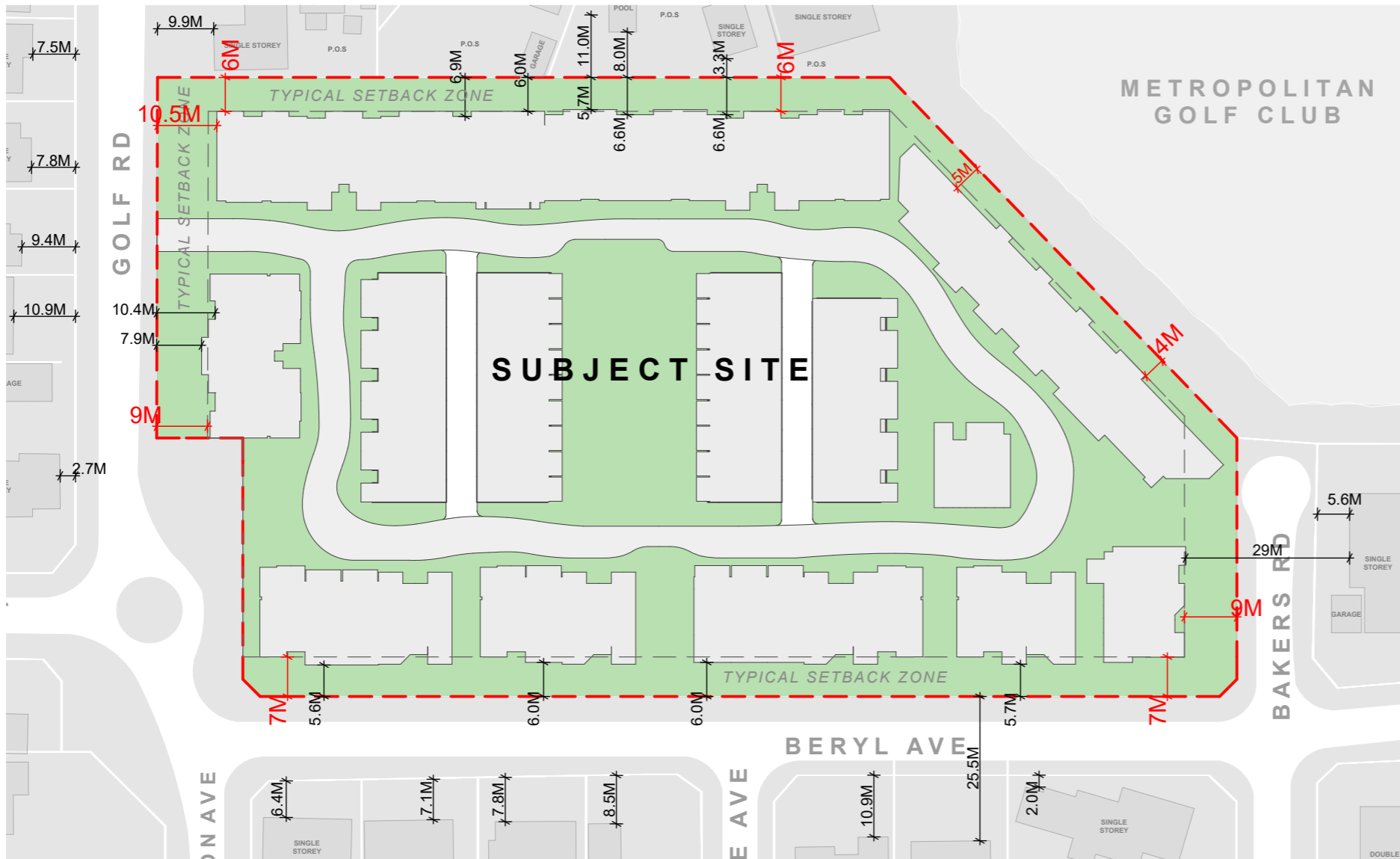


- BR1 RED BRICK + EXPRESSED BRICK DETAIL
- BR2 WHITE BRICK
- BR3 GREY BRICK
- T1 RED TERRACOTTA ROOF TILE
- M1 NATURAL COPPER-LOOK METAL CLADDING
- M2 WHITE METAL-LOOK CLADDING
- CL1 WHITE WEATHERBOARD CLADDING
- CL2 NATURAL WEATHERBOARD CLADDING
- F1 WHITE POWDERCOATED FENCE (PALISADE/
BATTEN/ PALING DETAILS)

PROPOSED SETBACKS OVERALL

LEGEND

-  Subject Site
-  3 Storeys
-  2 Storeys
-  1 Storey
-  Setbacks
-  Landscaping
-  Council Land



FOR TOWN PLANNING

52 Golf Road Oakleigh South

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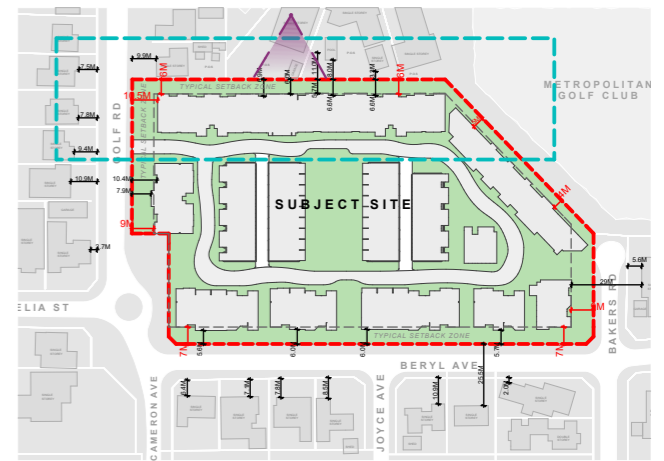
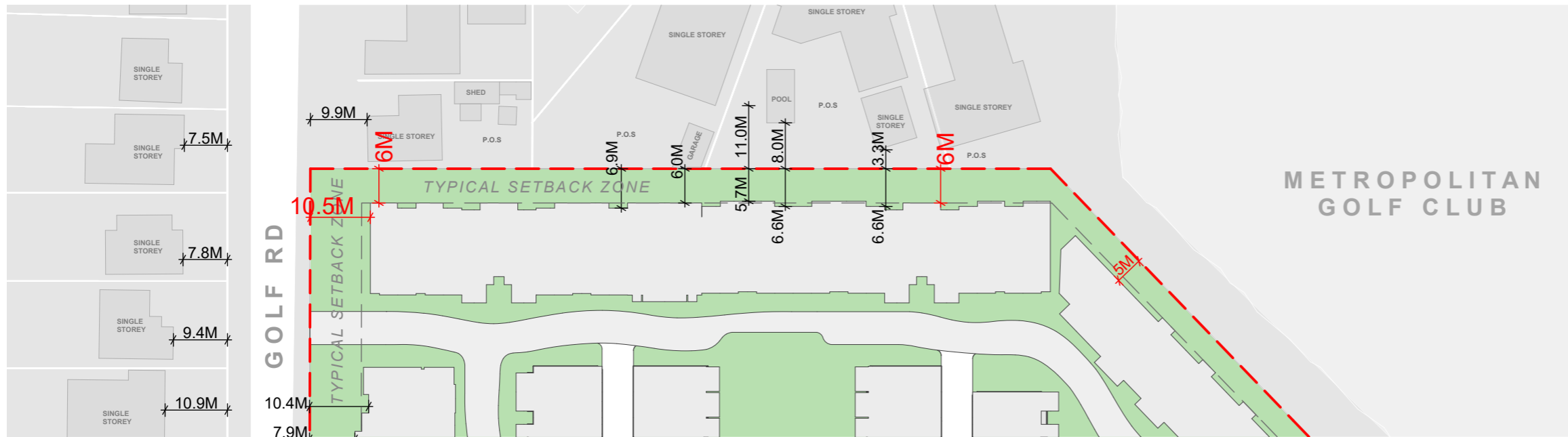
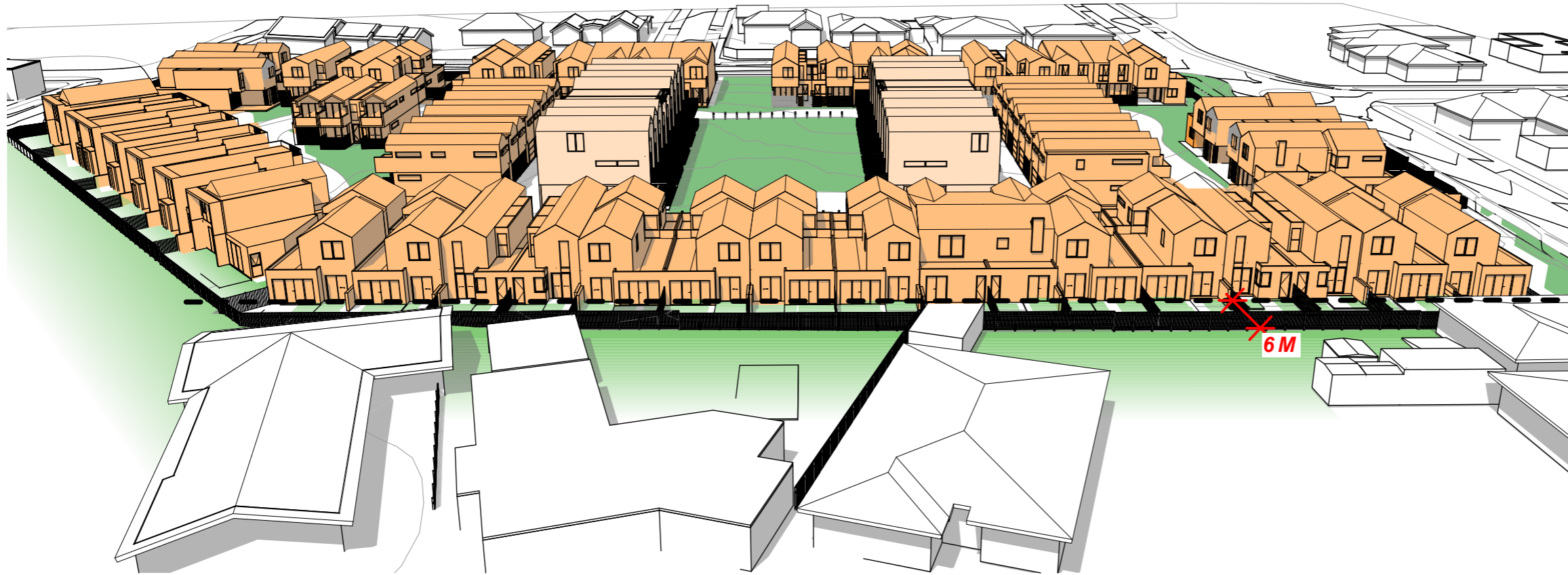


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LEGEND

-  Subject Site
-  3 Storeys
-  2 Storeys
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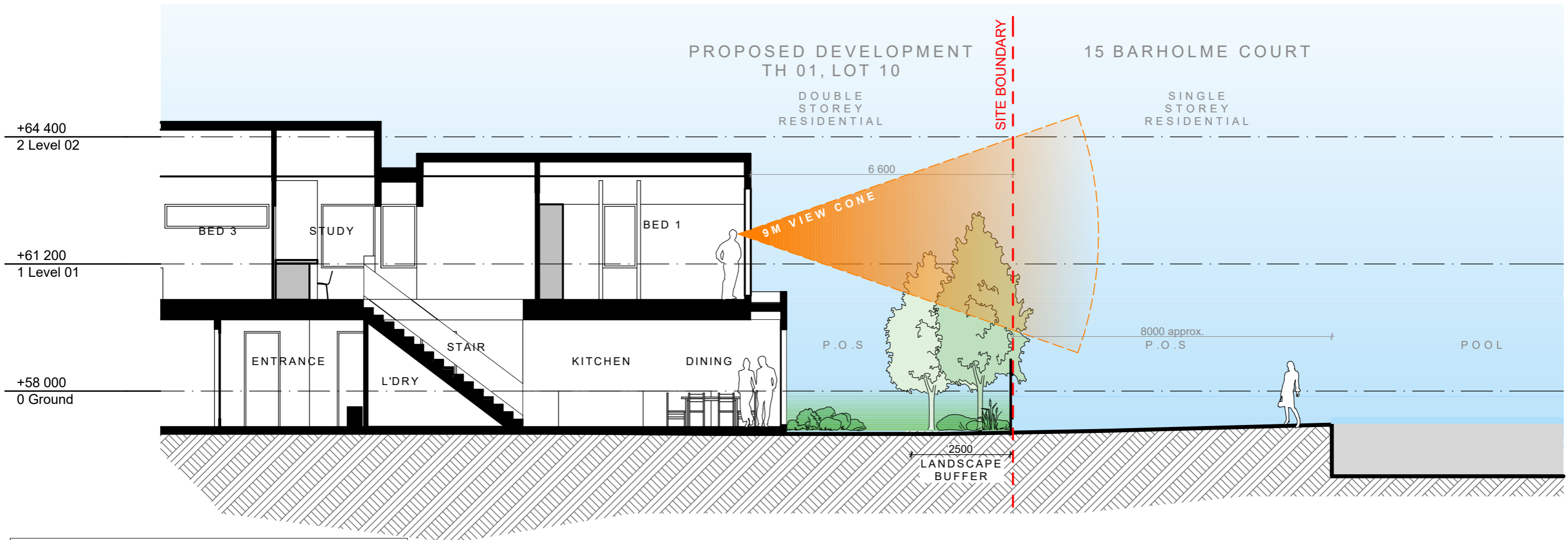
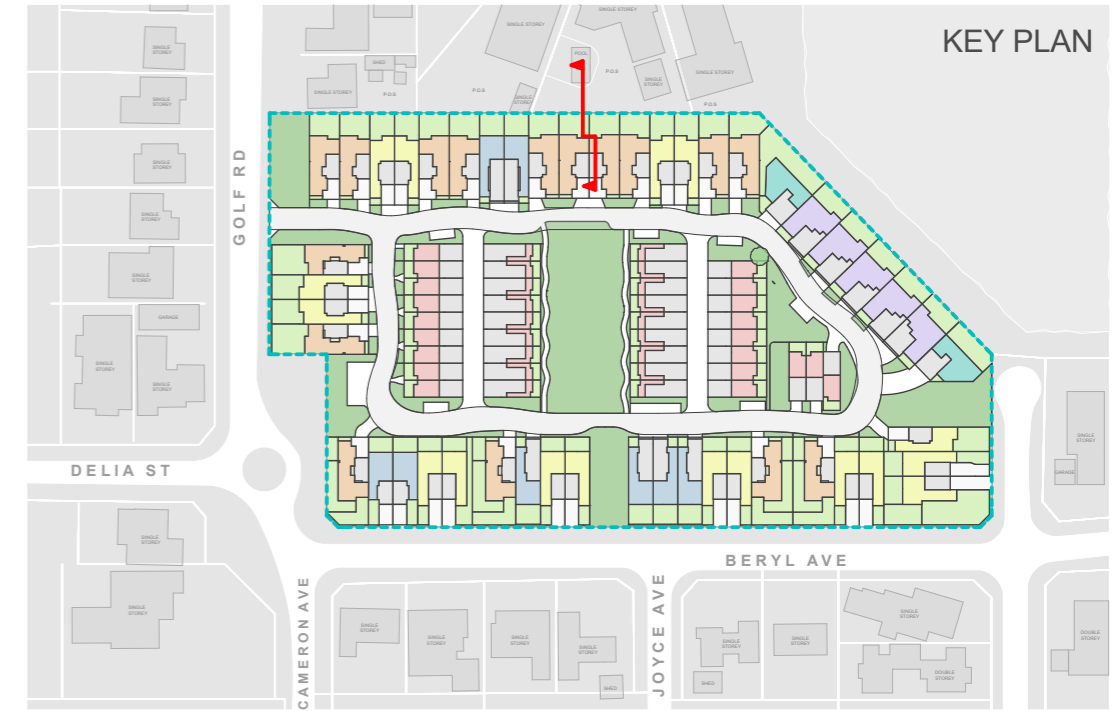


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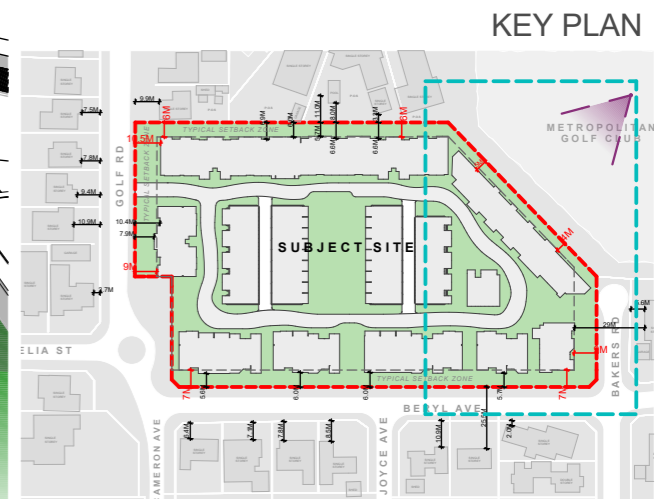
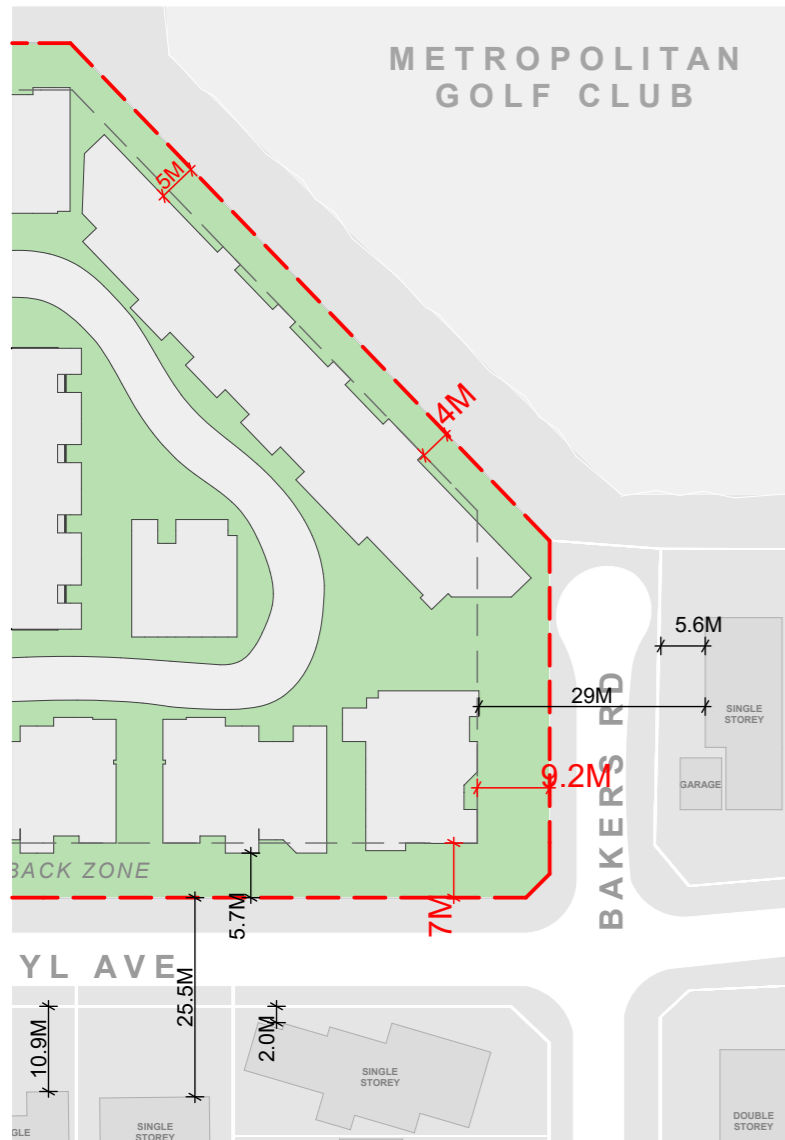


FOR TOWN PLANNING



LEGEND

-  Subject Site
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-  2 Storeys
-  1 Storey
-  Setbacks
-  Landscaping



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52 Golf Road Oakleigh South

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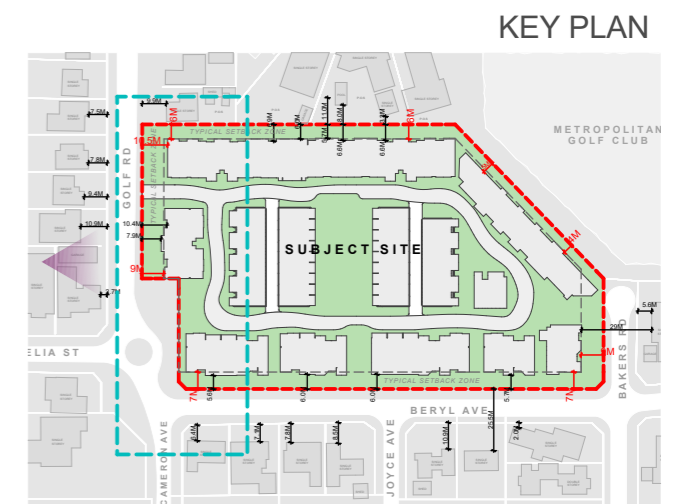
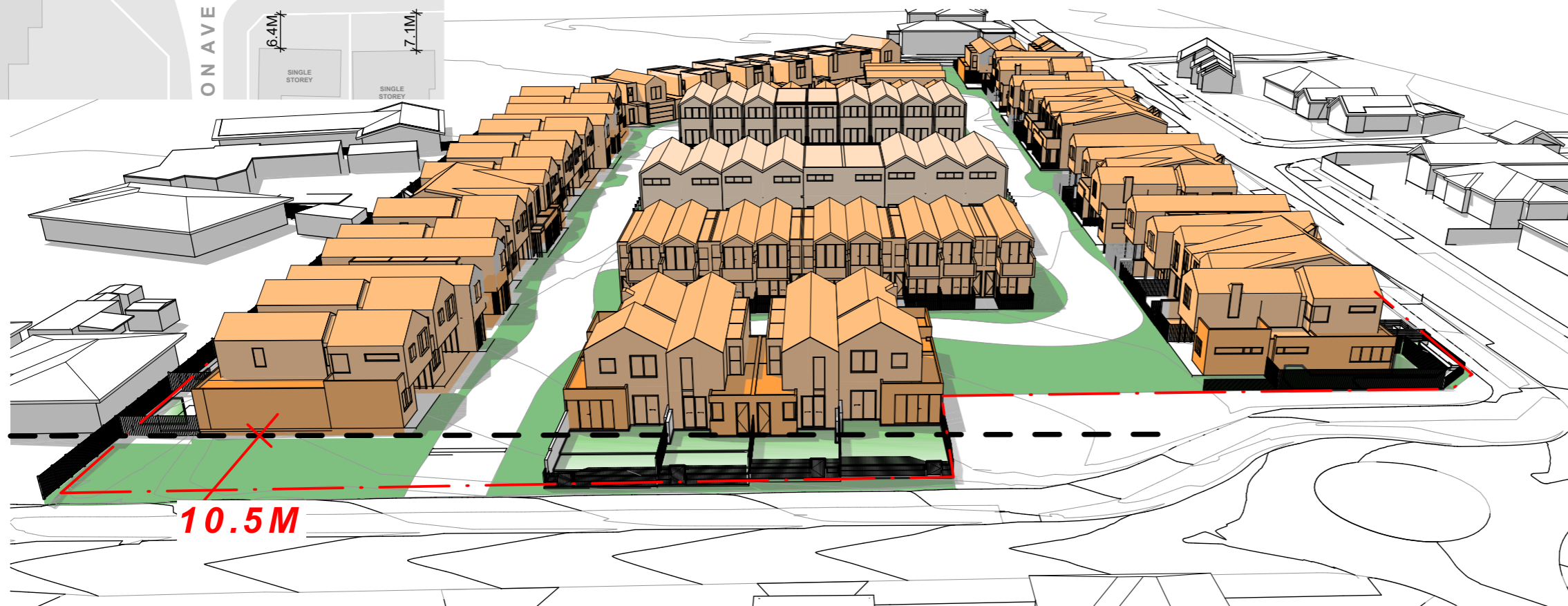
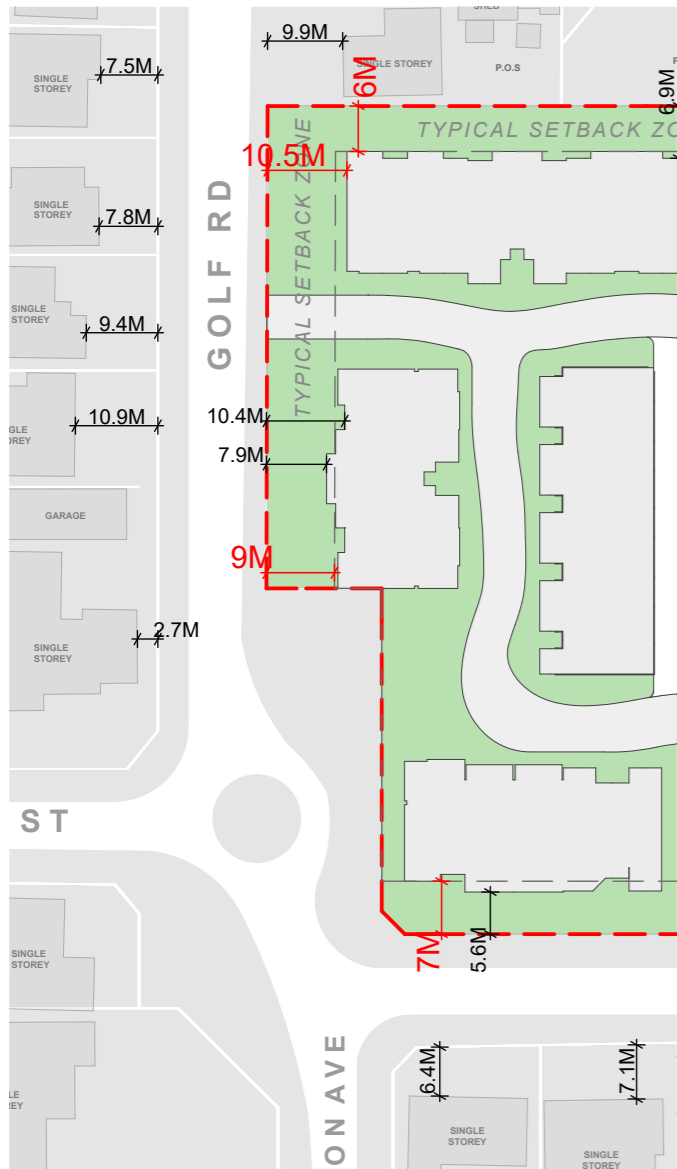


OAKMONT
OAKLEIGH SOUTH



LEGEND

-  Subject Site
-  3 Storeys
-  2 Storeys
-  1 Storey
-  Setbacks
-  Landscaping

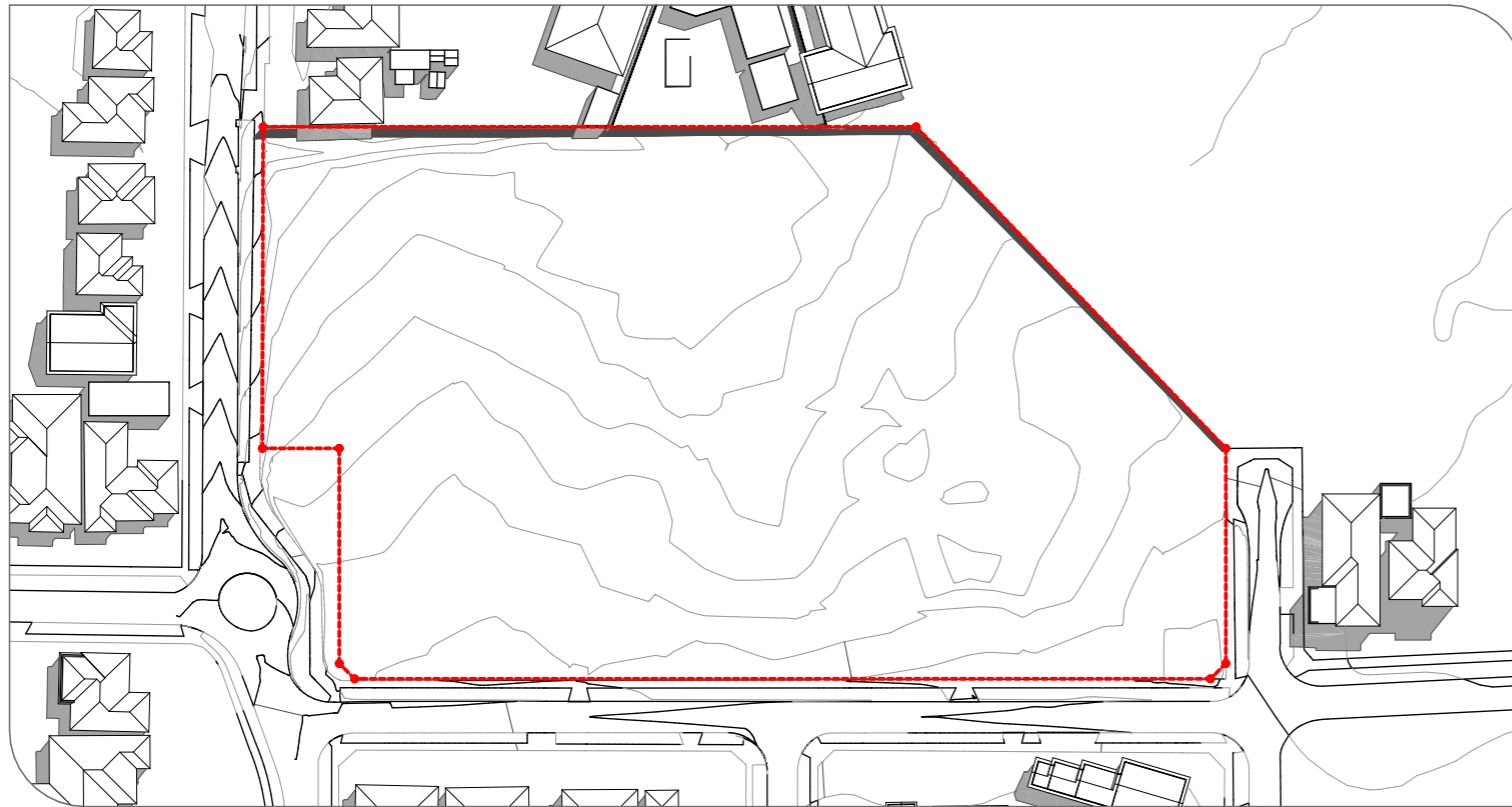


FOR TOWN PLANNING

52 Golf Road Oakleigh South

NO:12737 DATE: 4/06/2020 REVISION: -

The following shadow diagrams represent times as noted for the equinox on the 22nd September.

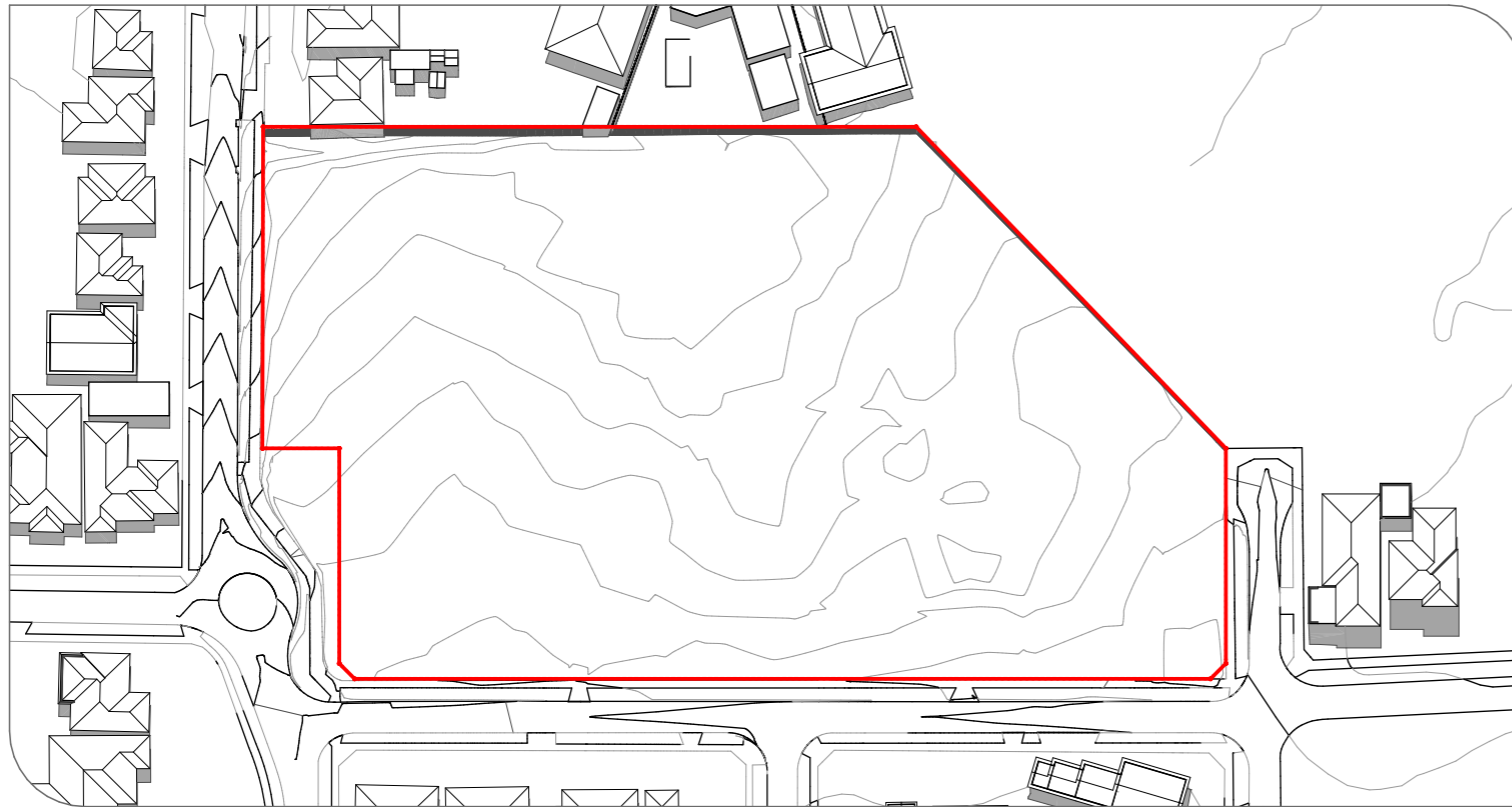


10AM EXISTING SHADOW ANALYSIS

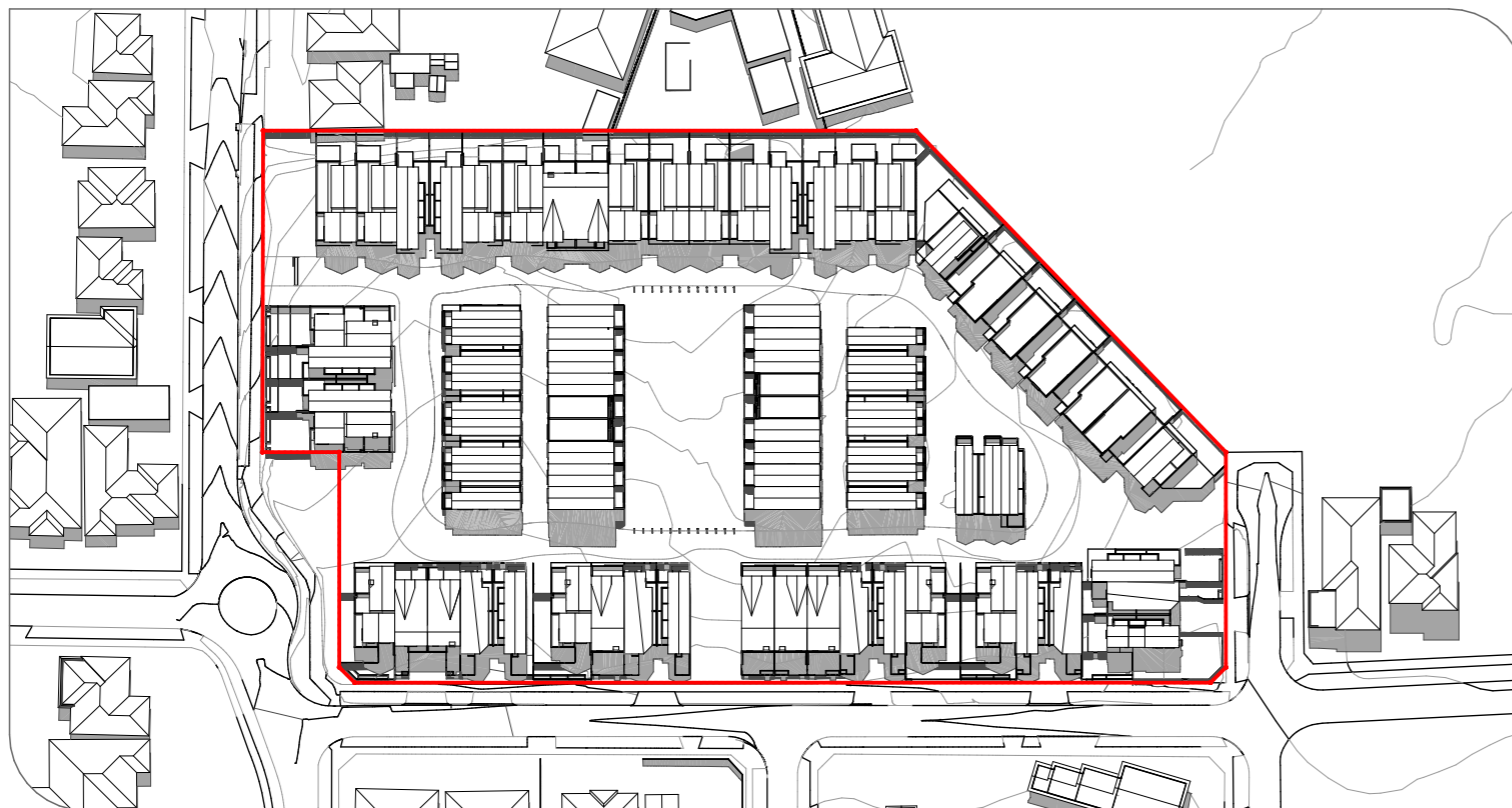


10AM PROPOSED SHADOW ANALYSIS

The following shadow diagrams represent times as noted for the equinox on the 22nd September.

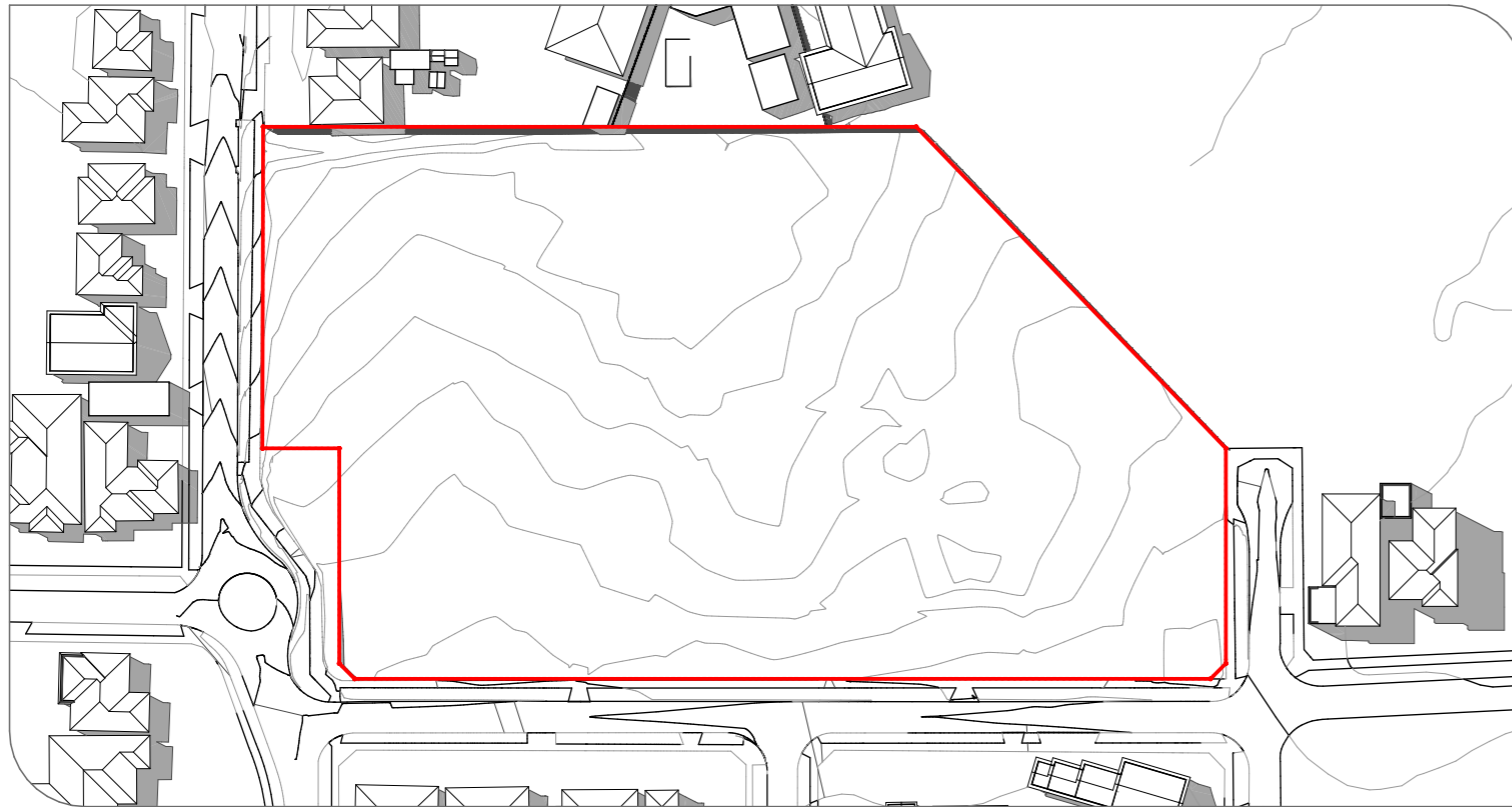


12PM EXISTING SHADOW ANALYSIS



12PM PROPOSED SHADOW ANALYSIS

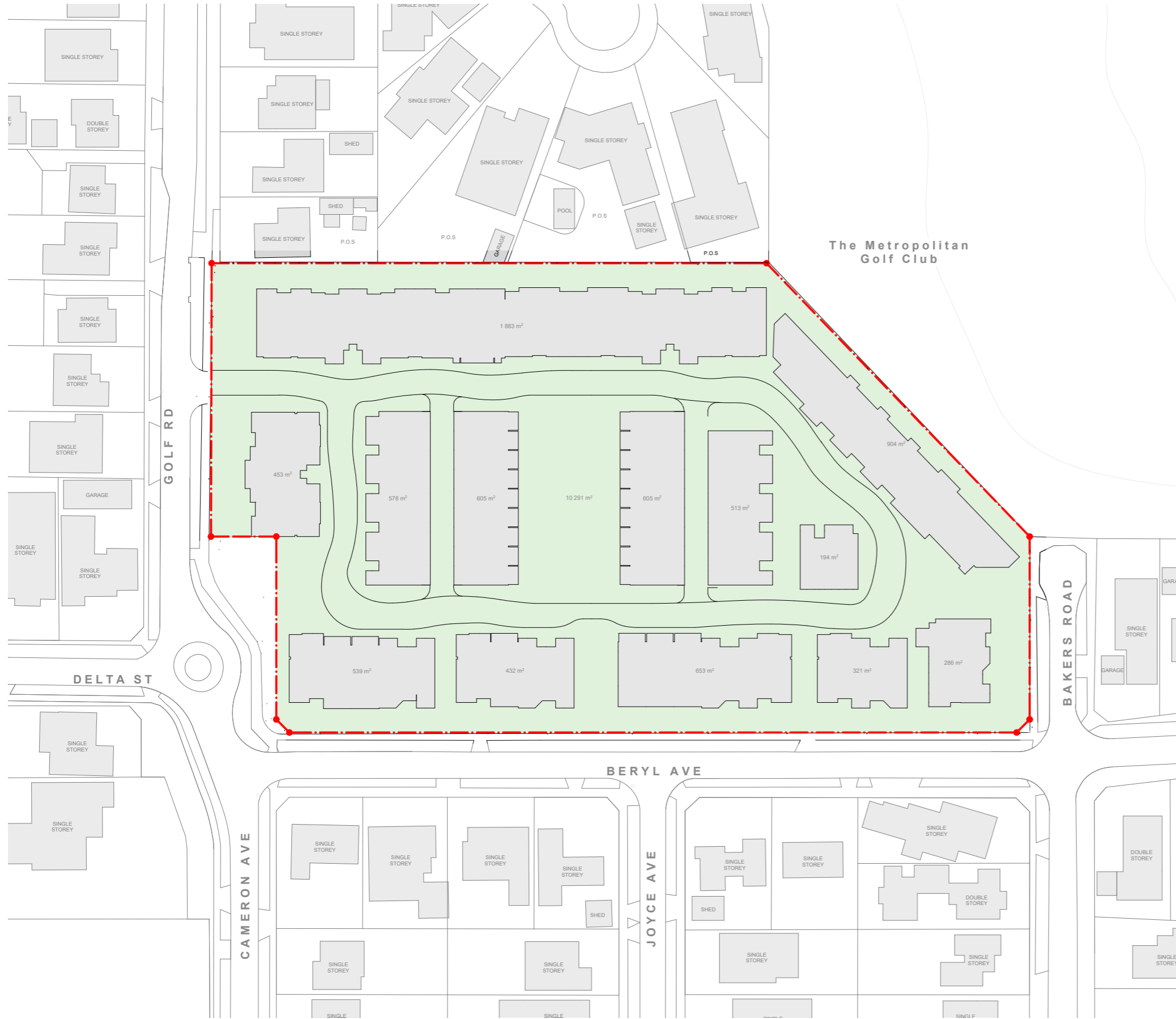
The following shadow diagrams represent times as noted for the equinox on the 22nd September.



3PM EXISTING SHADOW ANALYSIS



3PM PROPOSED SHADOW ANALYSIS



Key

- Townhouse Coverage
- Uncovered Site

	TOTAL	Percentage
Townhouse Coverage	7976 m ²	44%
Uncovered Area	10291 m ²	56%
Total Site Area	18267 m ²	100%

FOR TOWN PLANNING





Key

- Impervious Site
- Permeable Site

	TOTAL	Percentage
Impervious Area	11680 m ²	62%
Permeable Area	6587 m ²	38%
Total Site Area	18267 m ²	100%

FOR TOWN PLANNING





52 Golf Road, Oakleigh South

Architecturals

OAKMONT

OAKLEIGH SOUTH

NO.12737

DATE: 4/06/2020





NOTE:
REFER TO LANDSCAPE
DRAWINGS FOR NEW TREE
LOCATIONS AND LANDSCAPING
DETAILS

LEGEND

MODERATE TREES TO BE RETAINED
 OTHER EXISTING TREES TO BE RETAINED
 TREE PROTECTION ZONE

RECOMMENDED BUILDING SETBACK FROM TREE AS PER ARBORIST'S ADVICE

TH 01

TH 02

TH 03

TH 04

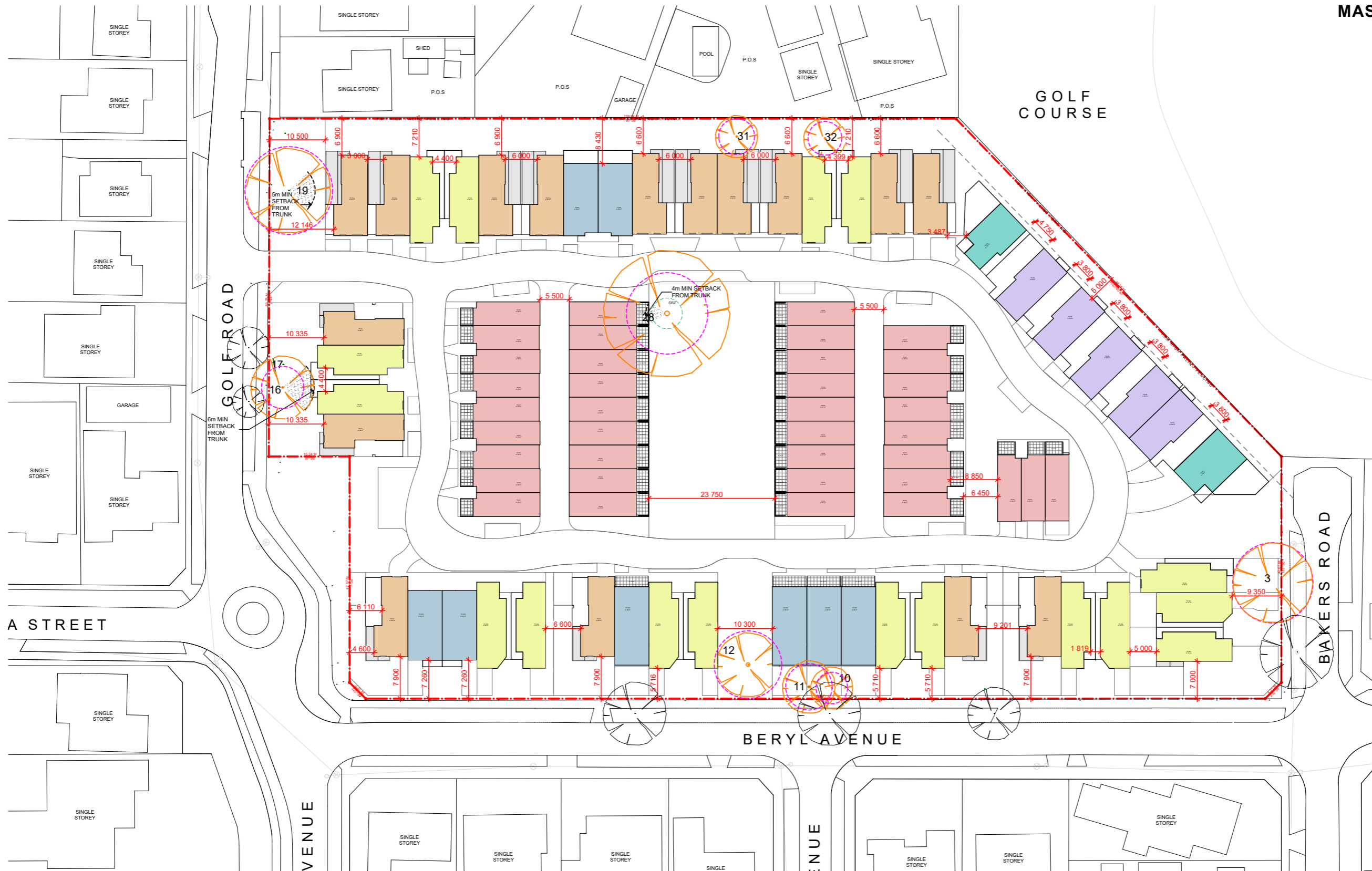
TH 05

TH 06

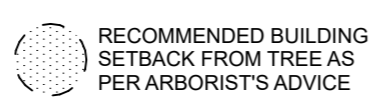
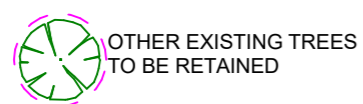
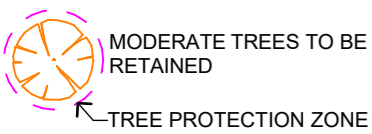
TH 07

FOR TOWN PLANNING



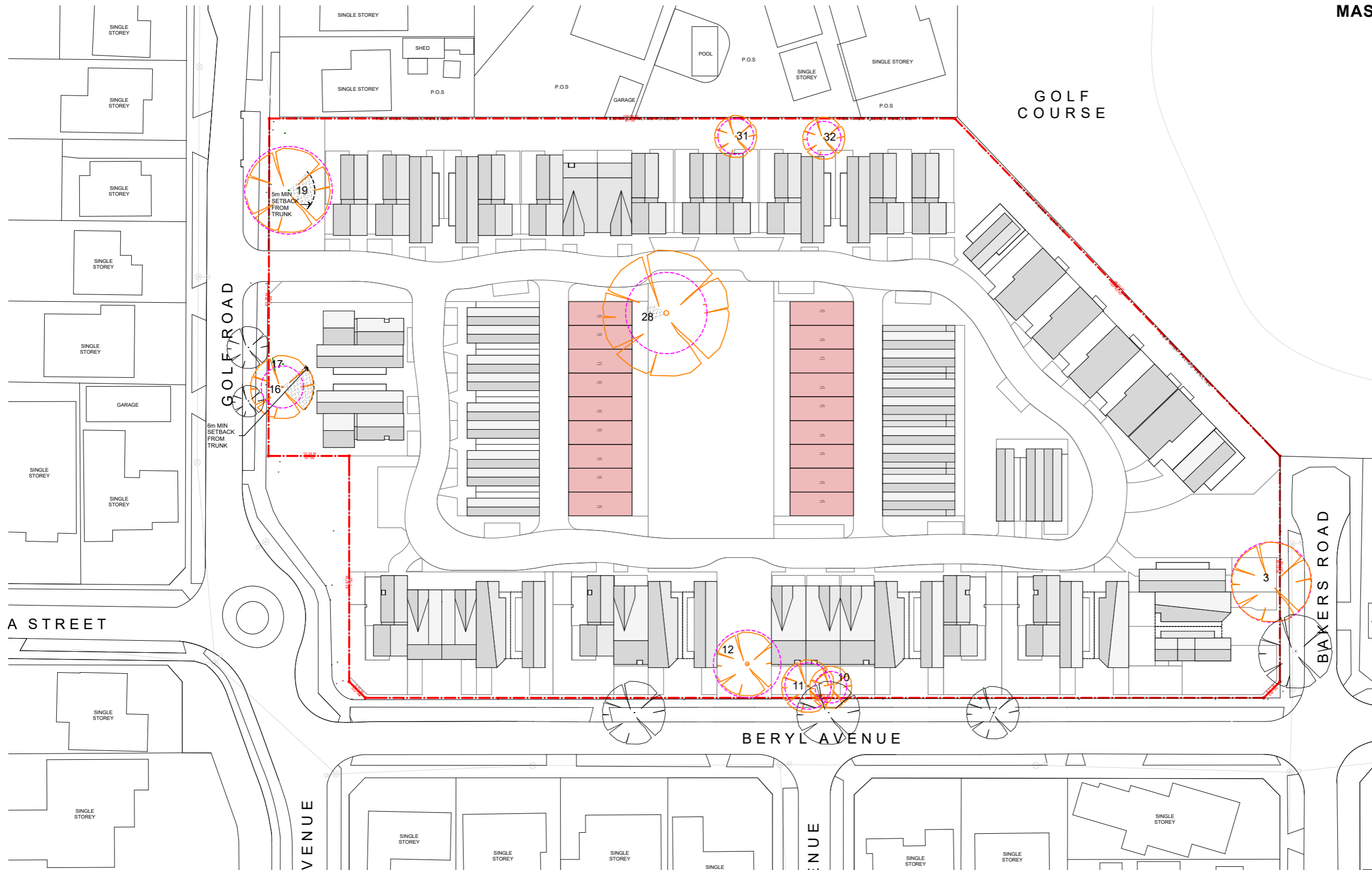


LEGEND



FOR TOWN PLANNING



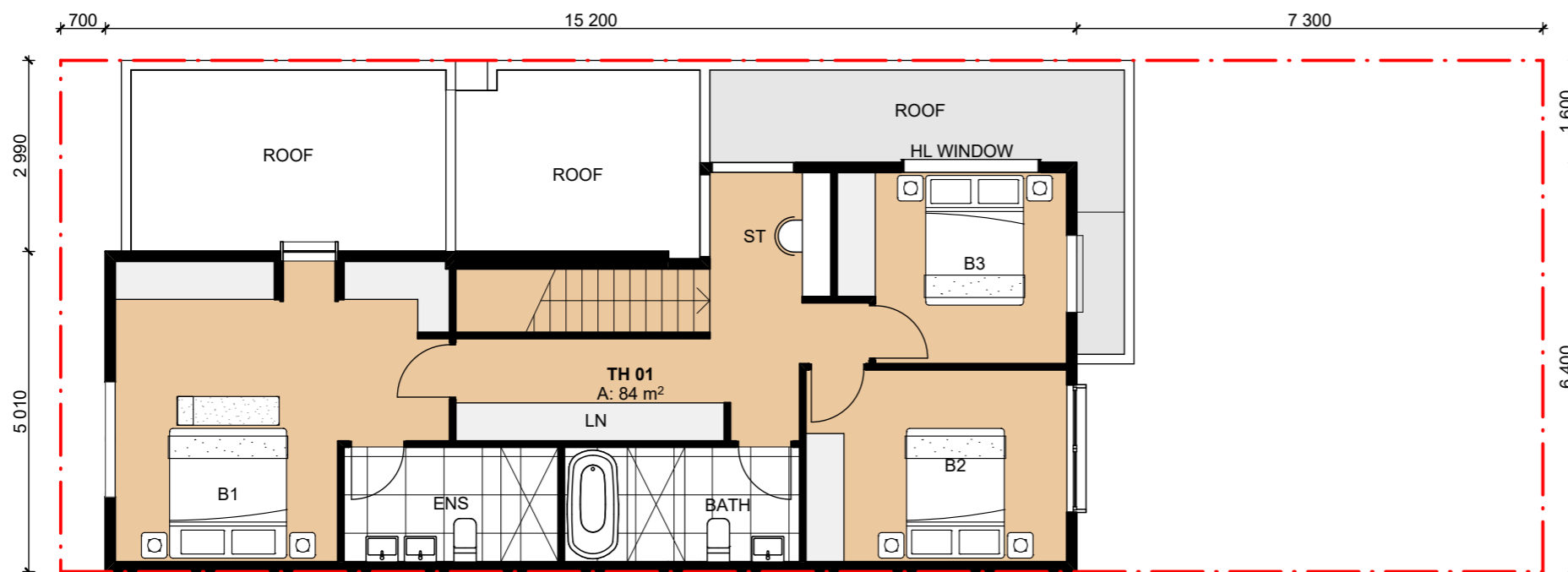


LEGEND

- MODERATE TREES TO BE RETAINED
 - OTHER EXISTING TREES TO BE RETAINED
 - RECOMMENDED BUILDING SETBACK FROM TREE AS PER ARBORIST'S ADVICE
 - TH 01
 - TH 02
 - TH 03
 - TH 04a
 - TH 05
 - TH 06
 - TH 07
- TREE PROTECTION ZONE

FOR TOWN PLANNING





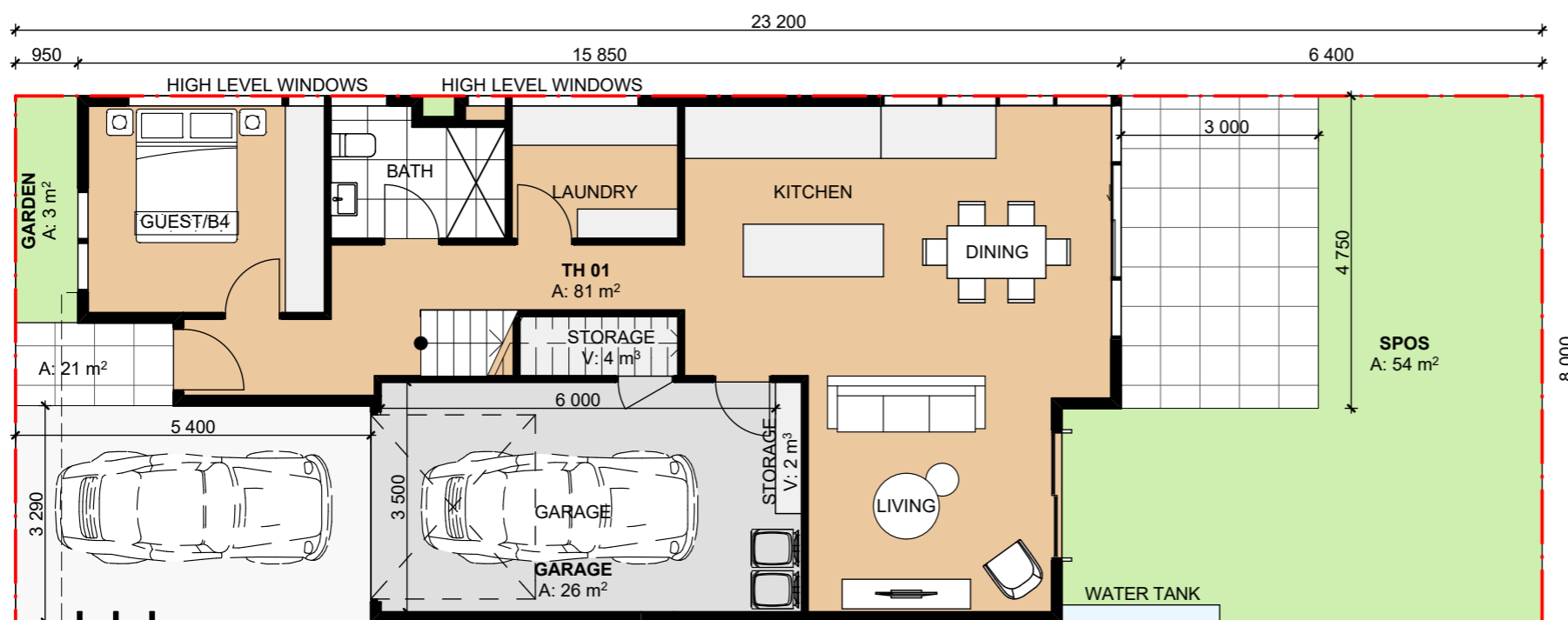
TH1 1ST FLOOR PLAN

NSA (NOT INC. GARAGE) GFA

GROUND 81m² 107m²
 LEVEL 01 84m² 84m²

TOTAL 165m² 191m²

NOTE: LOT SIZES ARE INDICATIVE OF SMALLEST LOT SIZE FOR TOWNHOUSE TYPE



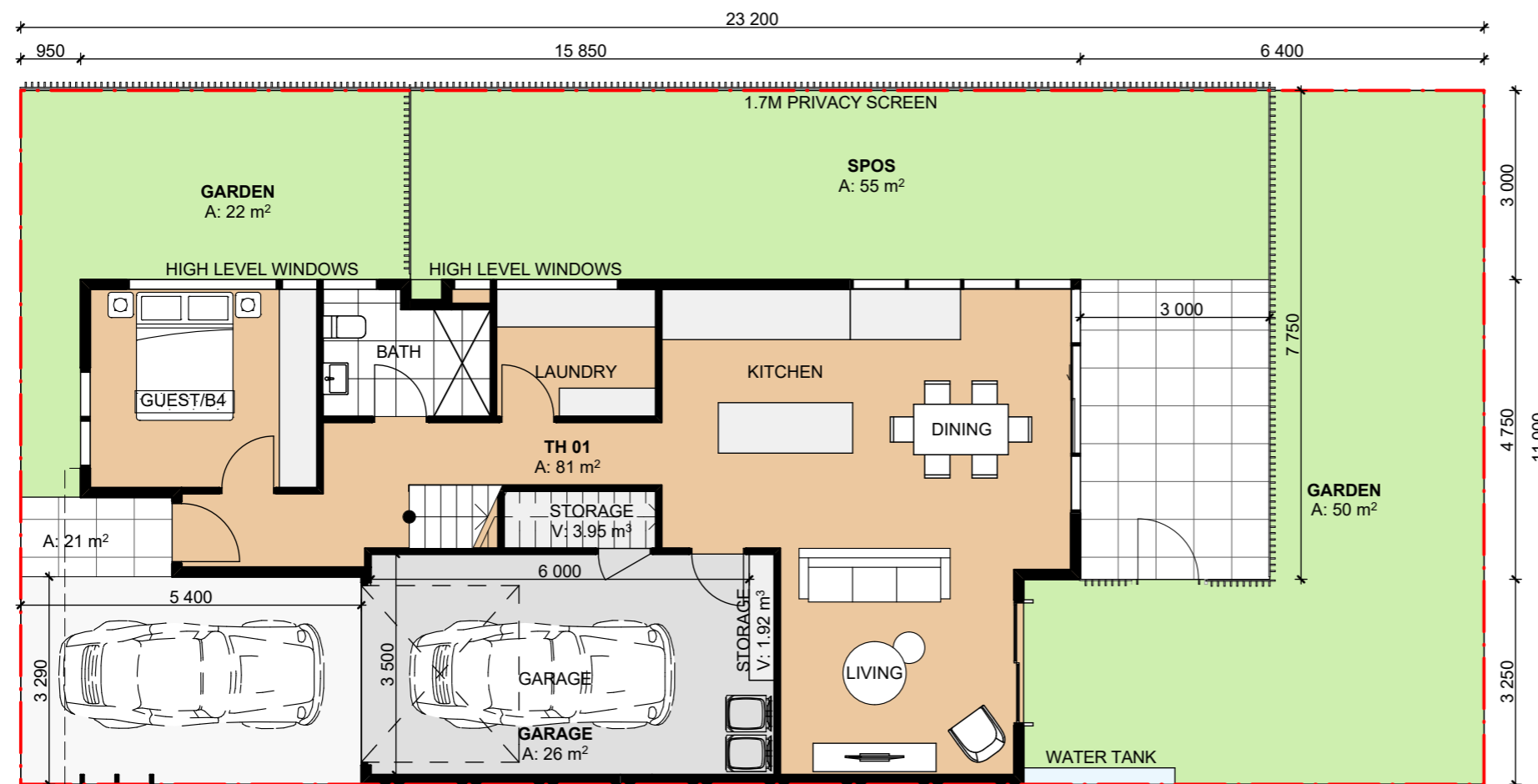
TH1 GROUND FLOOR PLAN

NOTE: REFER TO LANDSCAPE DRAWINGS FOR PROPOSED LANDSCAPING DETAILS

FOR TOWN PLANNING

4.04a

TOWN HOUSE 1 PLANS - SPOS VAR.



	NSA (NOT INC. GARAGE)	GFA
GROUND	81m ²	107m ²
LEVEL 01	84m ²	84m ²
TOTAL	165m²	191m²

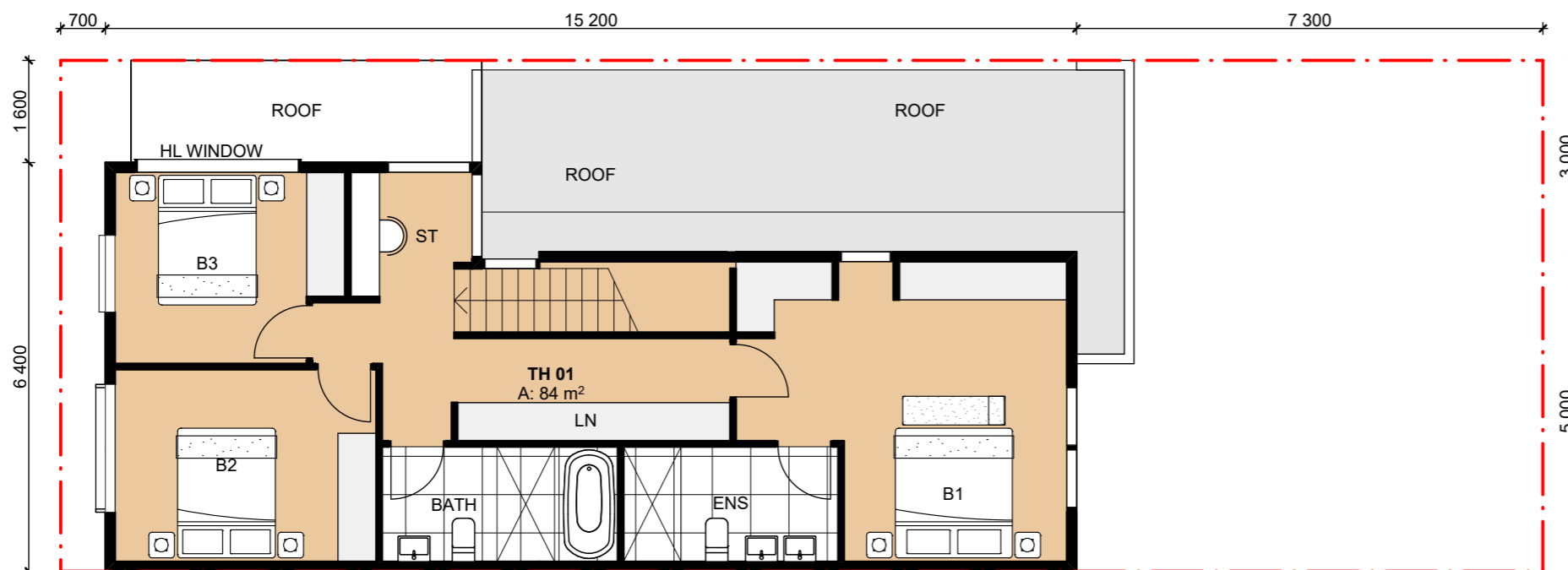
NOTE: LOT SIZES ARE INDICATIVE OF SMALLEST LOT SIZE FOR TOWNHOUSE TYPE

NOTE: REFER TO LANDSCAPE DRAWINGS FOR PROPOSED LANDSCAPING DETAILS

FOR TOWN PLANNING

4.05

TOWN HOUSE 1a PLANS

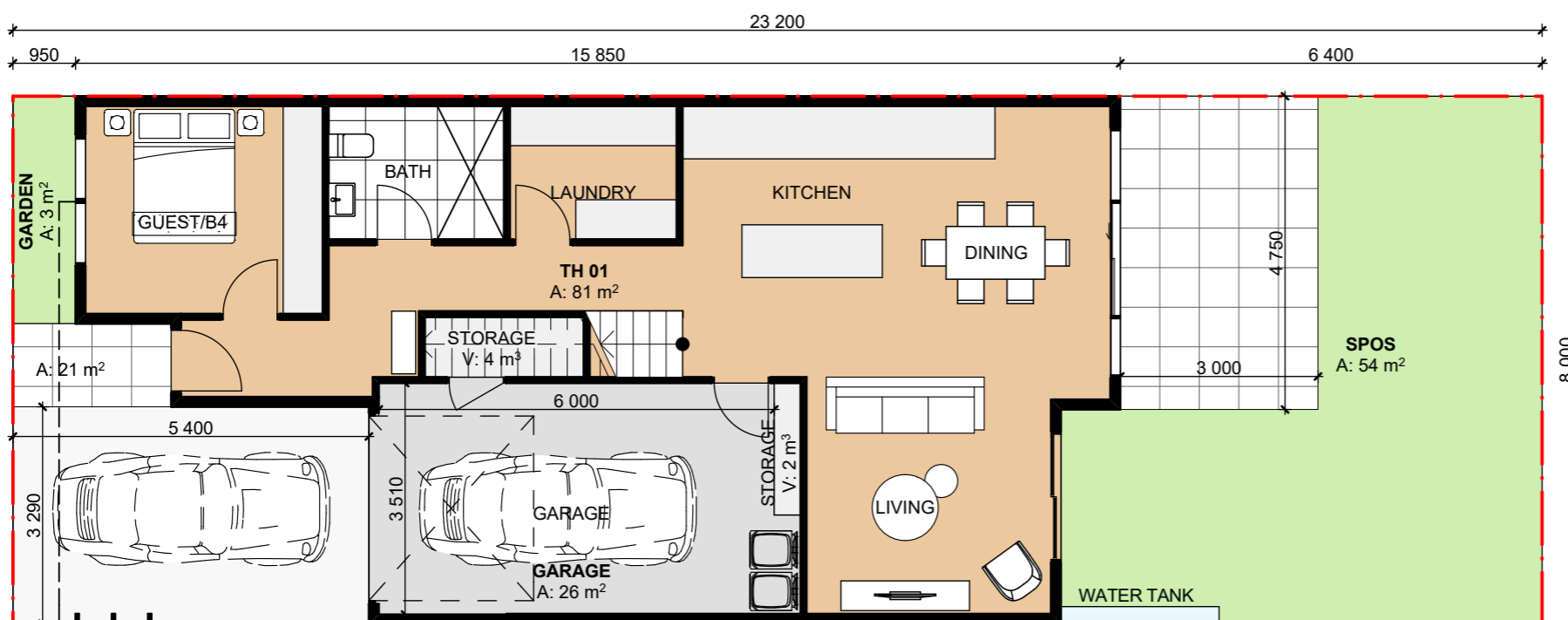


TH1 1ST FLOOR PLAN

NSA (NOT INC. GARAGE) GFA

GROUND	81m ²	107m ²
LEVEL 01	84m ²	84m ²
TOTAL	165m²	191m²

NOTE: LOT SIZES ARE INDICATIVE OF SMALLEST LOT SIZE FOR TOWNHOUSE TYPE



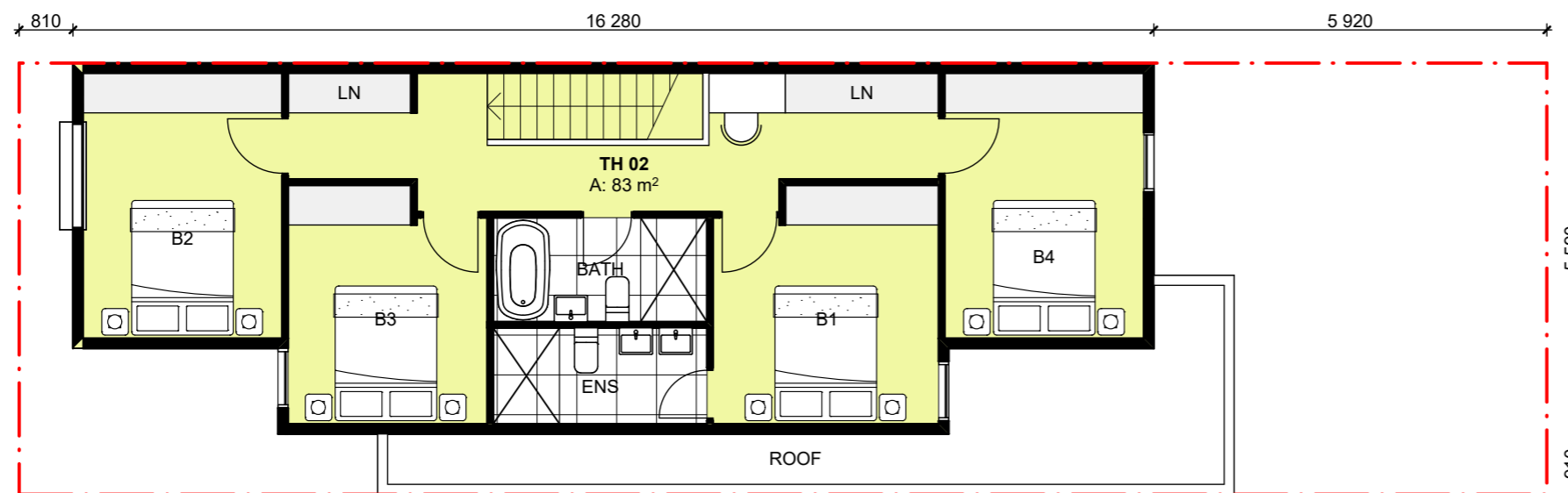
TH1 GROUND FLOOR PLAN

NOTE: REFER TO LANDSCAPE DRAWINGS FOR PROPOSED LANDSCAPING DETAILS

FOR TOWN PLANNING

4.06

TOWN HOUSE 2 PLANS

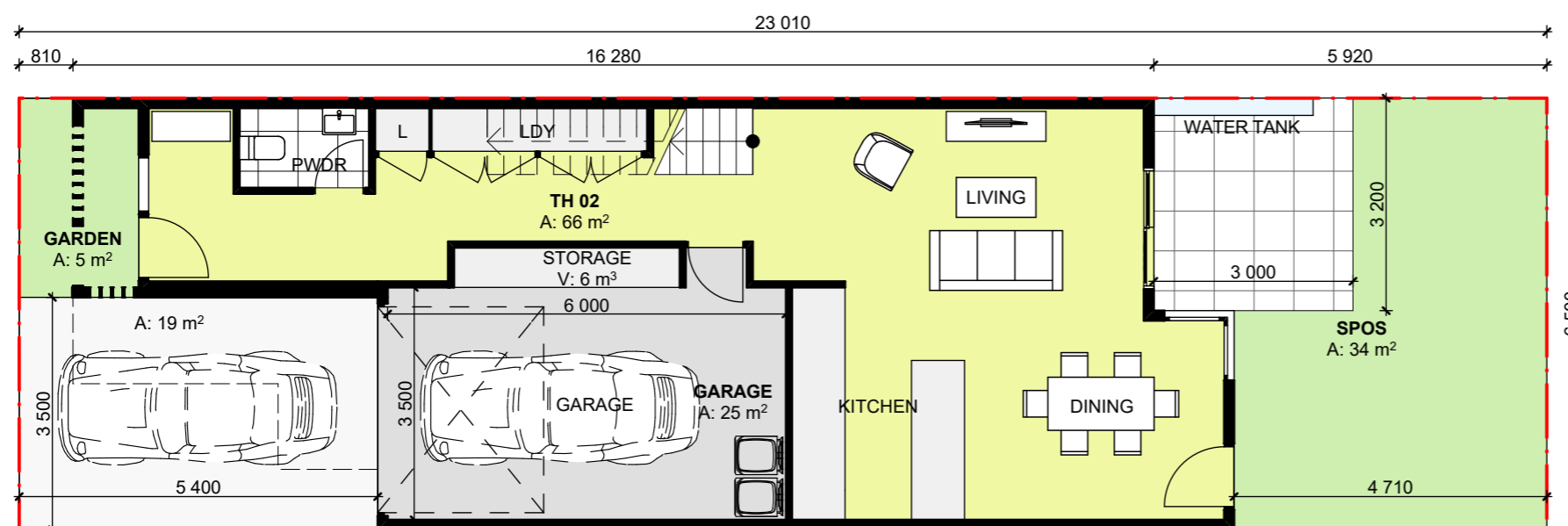


TH2 1ST FLOOR PLAN

NSA (NOT INC. GARAGE) GFA

GROUND	66m ²	91m ²
LEVEL 01	83m ²	83m ²
TOTAL	149m²	174m²

NOTE: LOT SIZES ARE INDICATIVE OF SMALLEST LOT SIZE FOR TOWNHOUSE TYPE



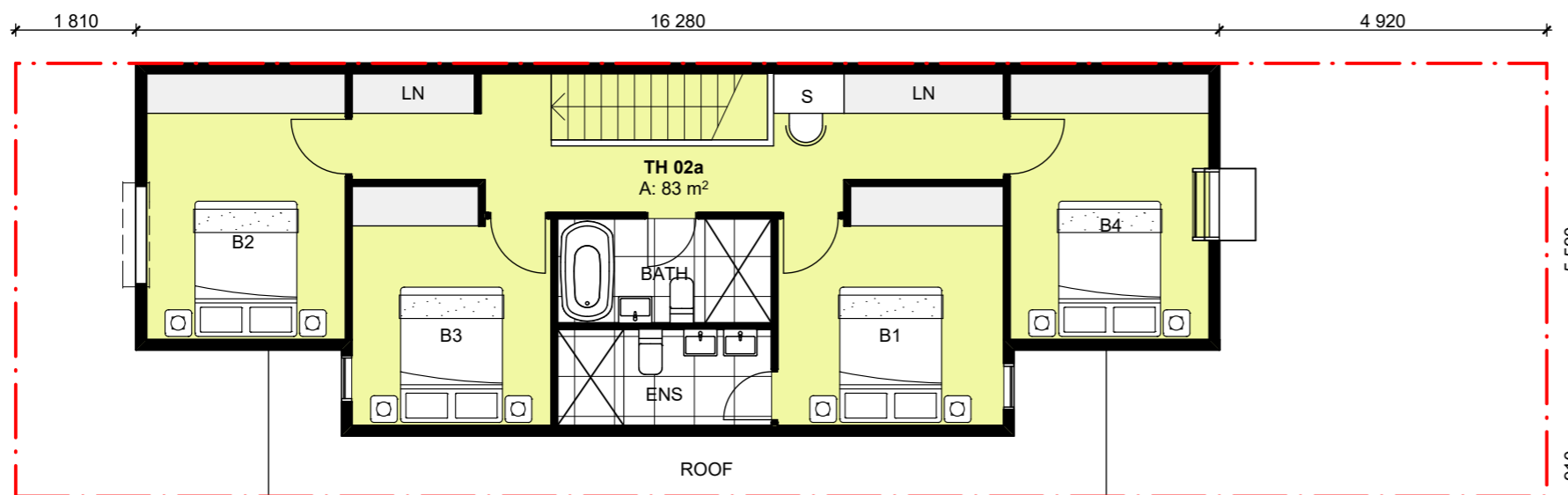
TH2 GROUND FLOOR PLAN

NOTE: REFER TO LANDSCAPE DRAWINGS FOR PROPOSED LANDSCAPING DETAILS

FOR TOWN PLANNING

4.07

TOWN HOUSE 2a PLANS

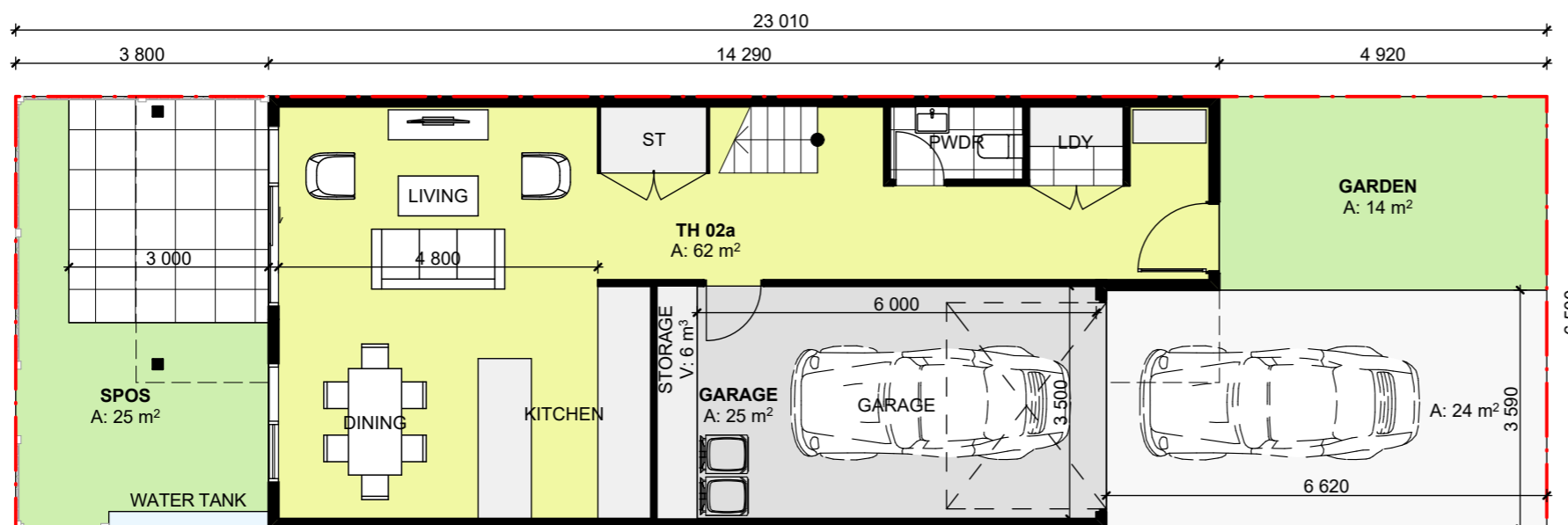


TH2a 1ST FLOOR PLAN

NSA (NOT INC. GARAGE) GFA

GROUND	62m ²	87m ²
LEVEL 01	83m ²	83m ²
TOTAL	145m²	170m²

NOTE: LOT SIZES ARE INDICATIVE OF SMALLEST LOT SIZE FOR TOWNHOUSE TYPE



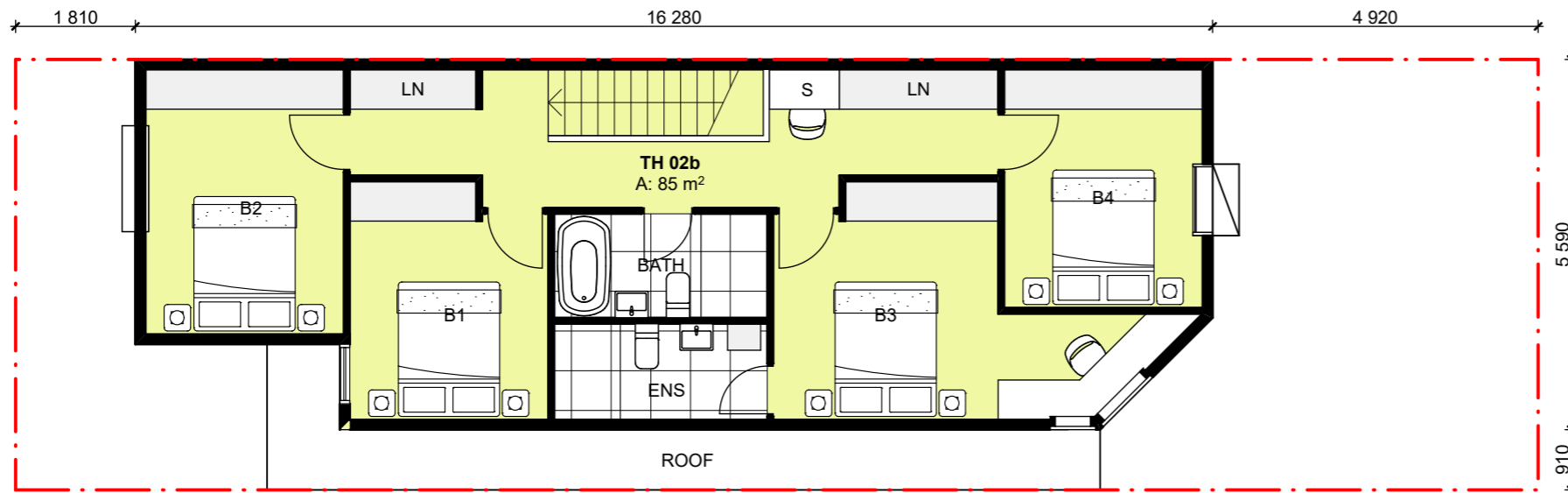
TH2a GROUND FLOOR PLAN

NOTE: REFER TO LANDSCAPE DRAWINGS FOR PROPOSED LANDSCAPING DETAILS

FOR TOWN PLANNING

4.08

TOWN HOUSE 2b PLANS

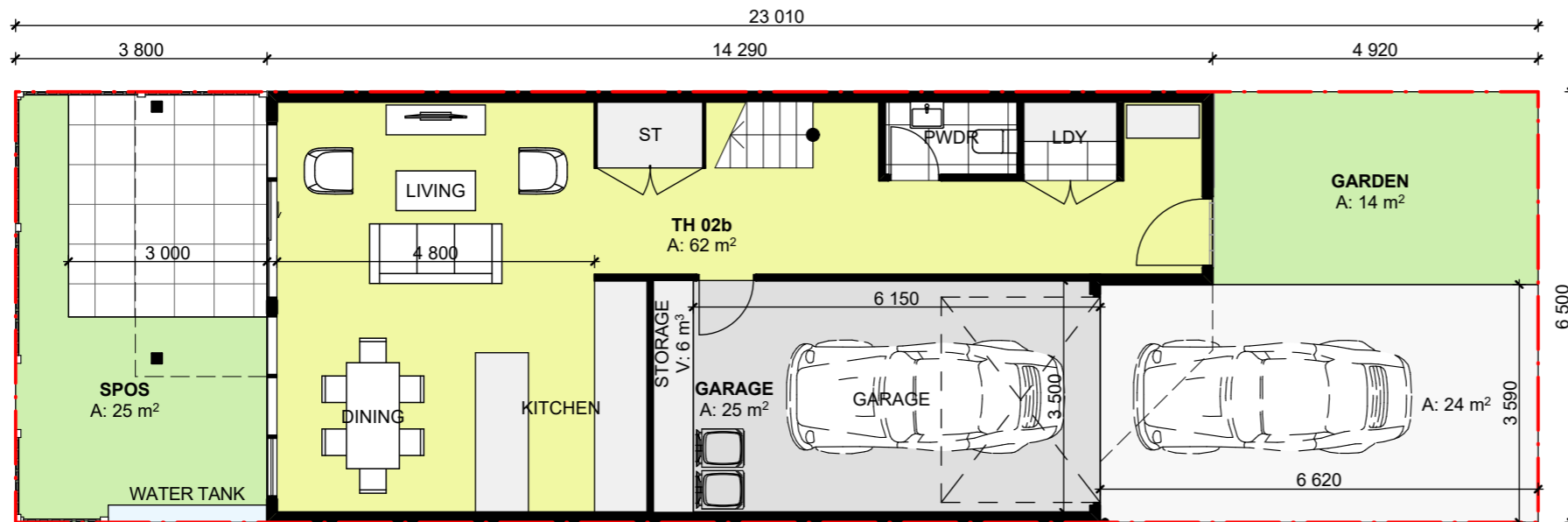


TH2b 1ST FLOOR PLAN

NSA (NOT INC. GARAGE) GFA

GROUND	62m ²	87m ²
LEVEL 01	85m ²	85m ²
TOTAL	147m²	172m²

NOTE: LOT SIZES ARE INDICATIVE OF SMALLEST LOT SIZE FOR TOWNHOUSE TYPE



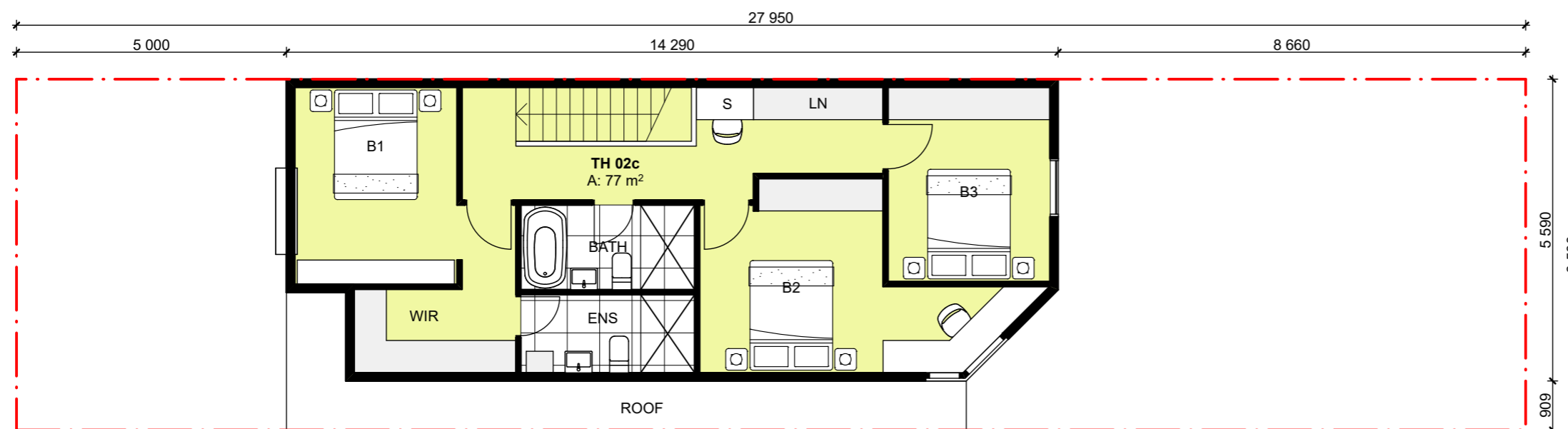
TH2b GROUND FLOOR PLAN

NOTE: REFER TO LANDSCAPE DRAWINGS FOR PROPOSED LANDSCAPING DETAILS

FOR TOWN PLANNING

4.09

TOWN HOUSE 2c PLANS

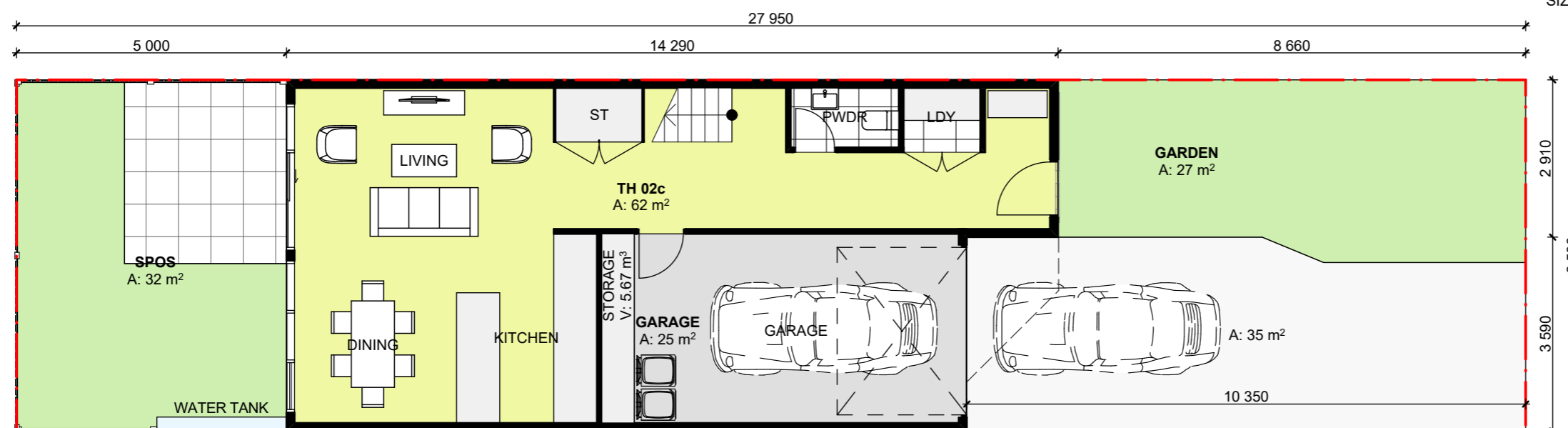


TH2c 1ST FLOOR PLAN

NSA (NOT INC. GARAGE) GFA

GROUND	62m ²	87m ²
LEVEL 01	77m ²	77m ²
TOTAL	139m²	164m²

NOTE: LOT SIZES ARE INDICATIVE OF SMALLEST LOT SIZE FOR TOWNHOUSE TYPE



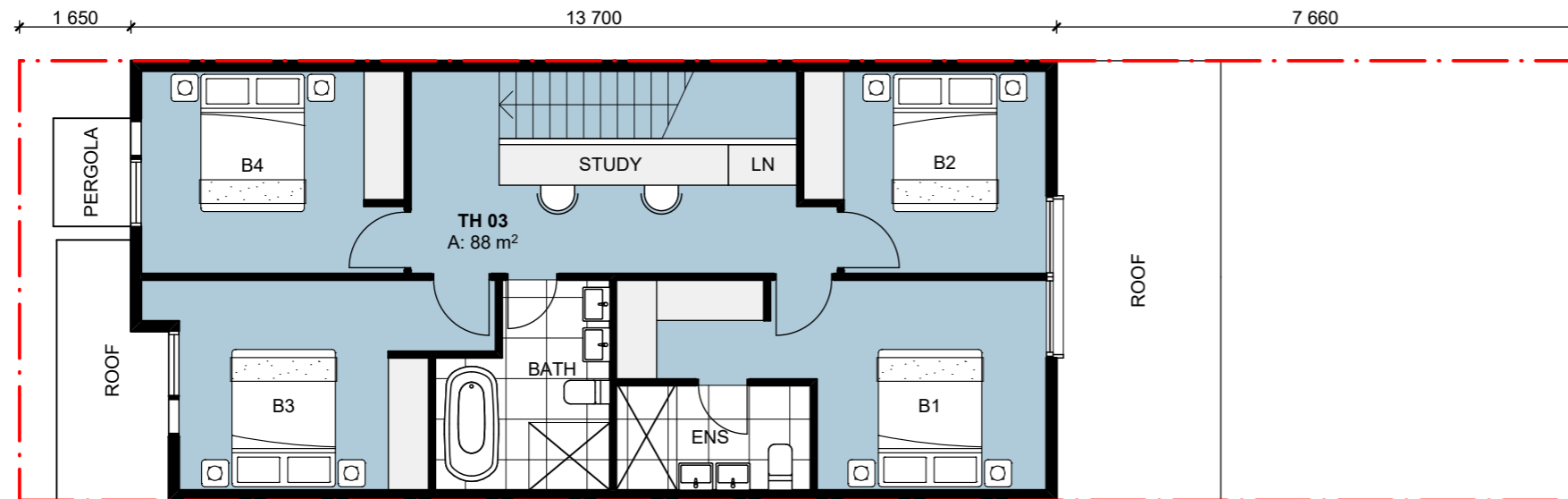
TH2c GROUND FLOOR PLAN

NOTE: REFER TO LANDSCAPE DRAWINGS FOR PROPOSED LANDSCAPING DETAILS

FOR TOWN PLANNING

4.10

TOWN HOUSE 3 PLANS

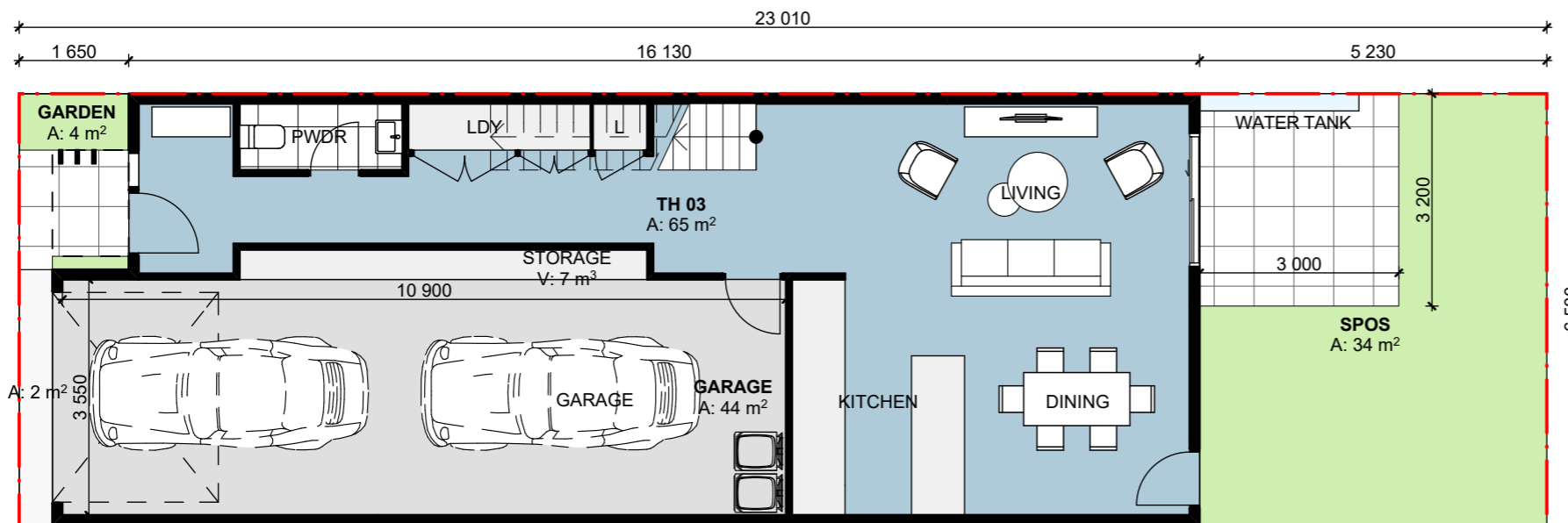


TH3 1ST FLOOR PLAN

NSA (NOT INC. GARAGE) GFA

GROUND	65m ²	109m ²
LEVEL 01	88m ²	88m ²
TOTAL	153m²	197m²

NOTE: LOT SIZES ARE INDICATIVE OF SMALLEST LOT SIZE FOR TOWNHOUSE TYPE



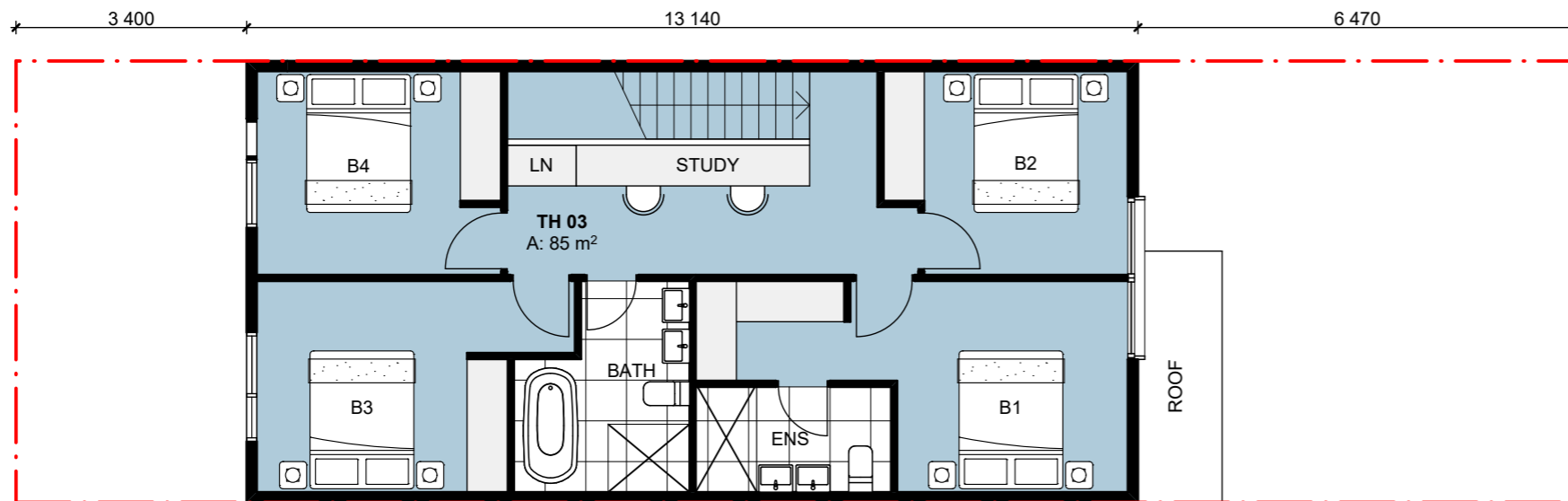
TH3 GROUND FLOOR PLAN

NOTE: REFER TO LANDSCAPE DRAWINGS FOR PROPOSED LANDSCAPING DETAILS

FOR TOWN PLANNING

4.11

TOWN HOUSE 3a PLANS

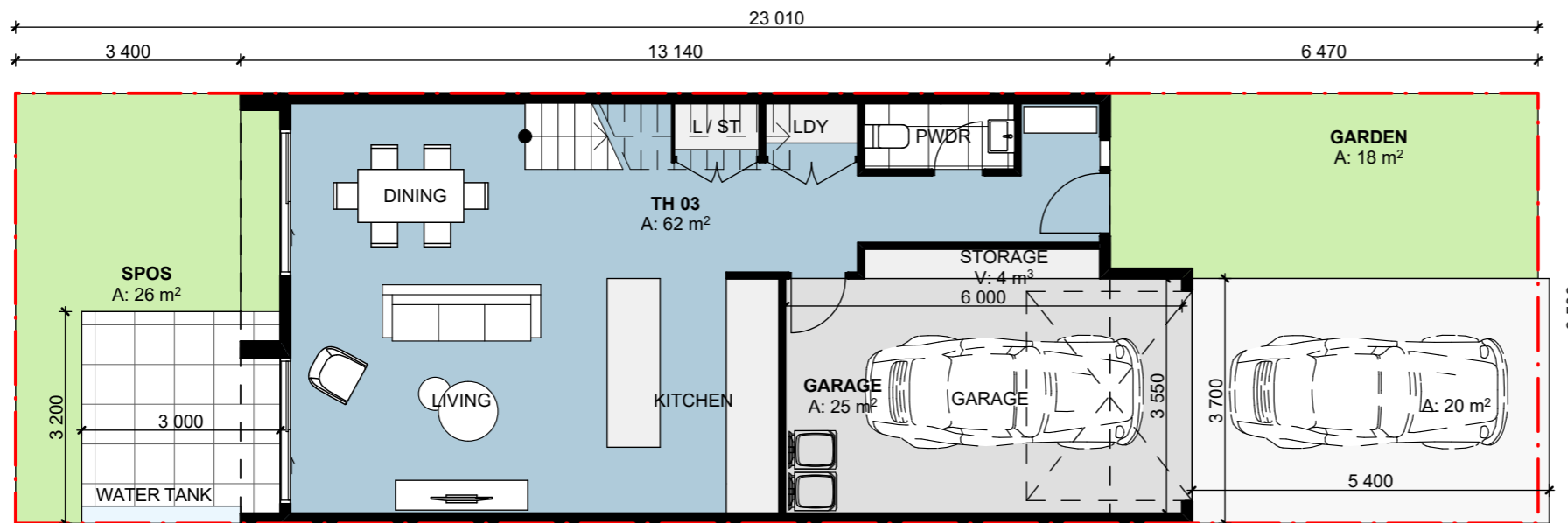


TH3 1ST FLOOR PLAN

NSA (NOT INC. GARAGE) GFA

GROUND	62m ²	87m ²
LEVEL 01	85m ²	85m ²
TOTAL	147m²	172m²

NOTE: LOT SIZES ARE INDICATIVE OF SMALLEST LOT SIZE FOR TOWNHOUSE TYPE



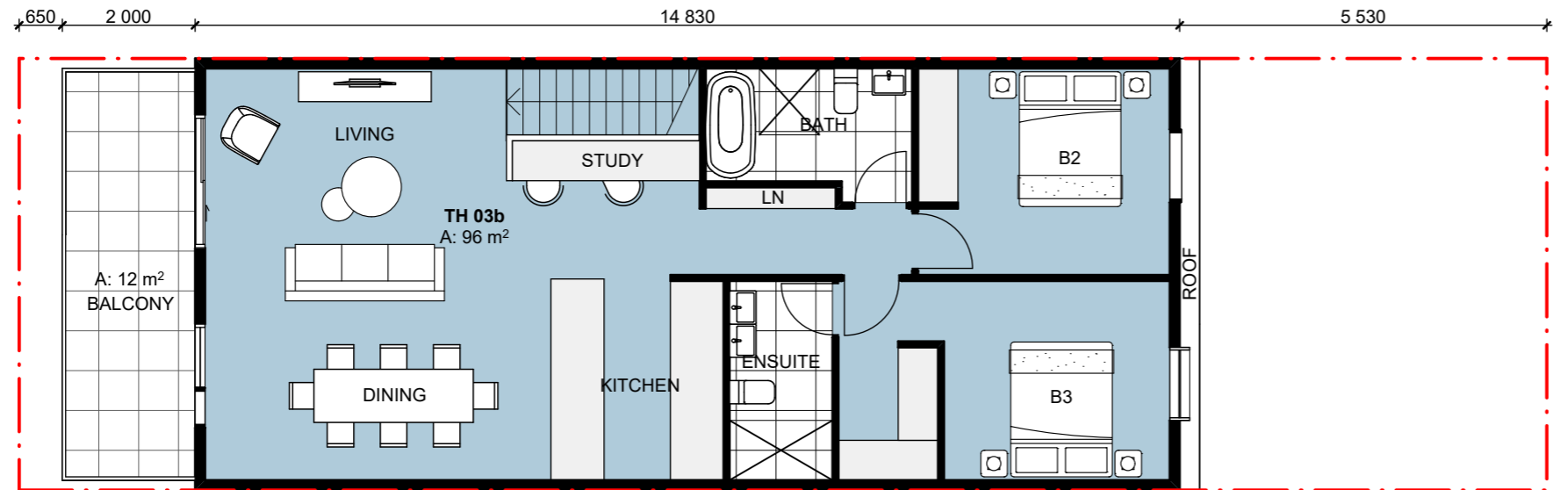
TH3 GROUND FLOOR PLAN

NOTE: REFER TO LANDSCAPE DRAWINGS FOR PROPOSED LANDSCAPING DETAILS

FOR TOWN PLANNING

4.12

TOWN HOUSE 3b PLANS

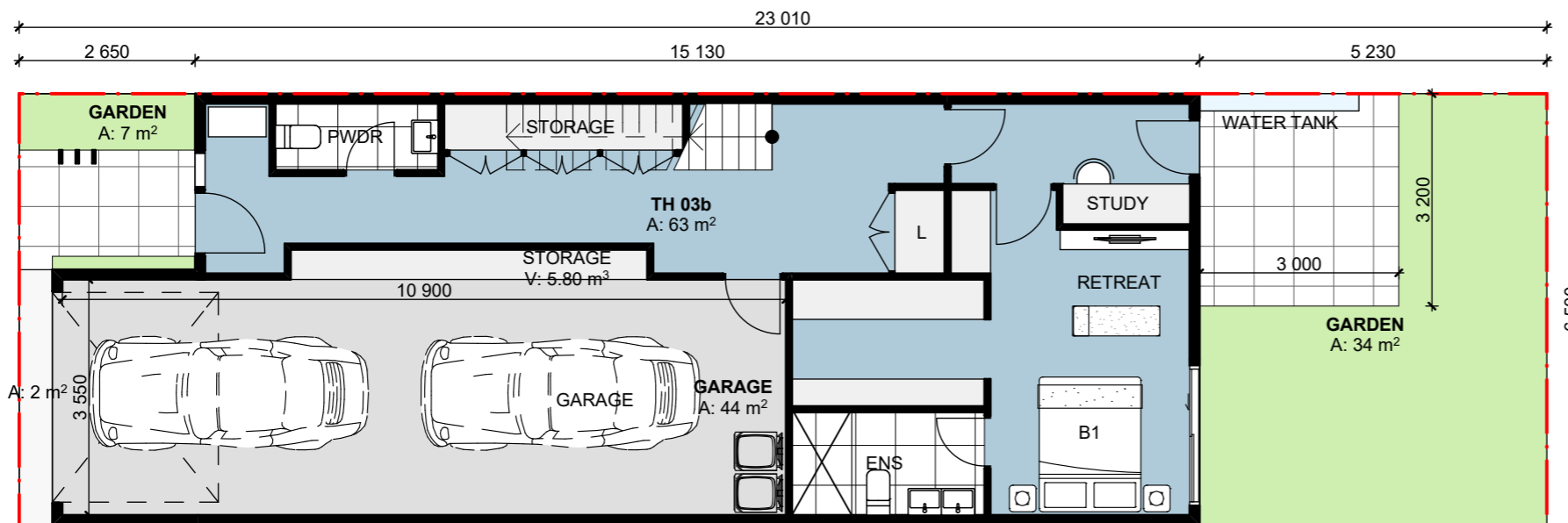


TH3 1ST FLOOR PLAN

BERYL AVE

	NSA (NOT INC. GARAGE)	GFA
GROUND	63m ²	107m ²
LEVEL 01	96m ²	108m ²
TOTAL	159m²	215m²

NOTE: LOT SIZES ARE INDICATIVE OF SMALLEST LOT SIZE FOR TOWNHOUSE TYPE



TH3 GROUND FLOOR PLAN

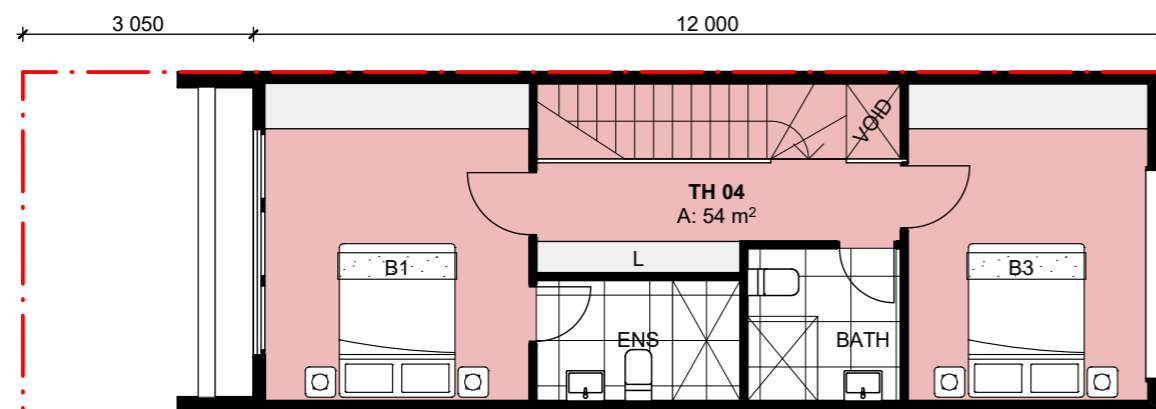
BERYL AVE

NOTE: REFER TO LANDSCAPE DRAWINGS FOR PROPOSED LANDSCAPING DETAILS

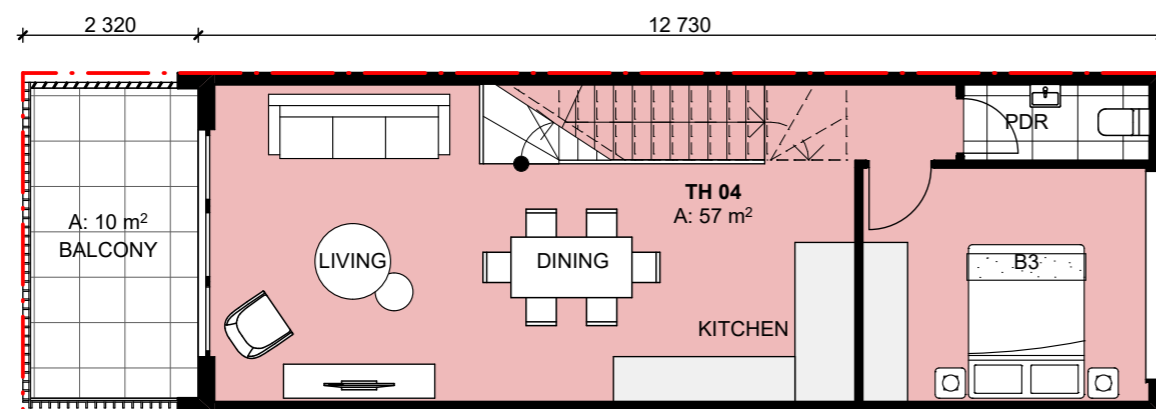
FOR TOWN PLANNING

4.13

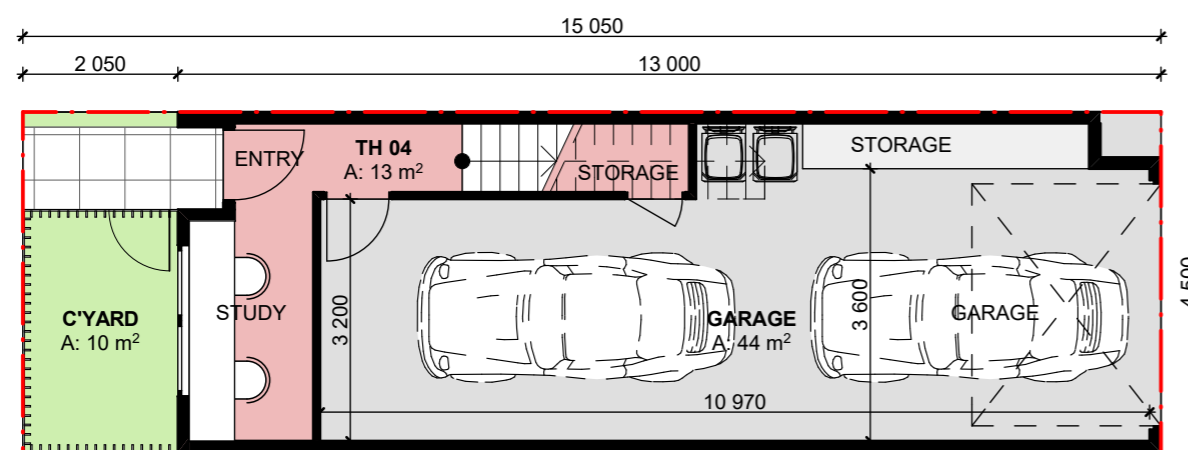
TOWN HOUSE 4 PLANS



TH4 2ND FLOOR PLAN



TH4 1ST FLOOR PLAN



TH4 GROUND FLOOR PLAN

	NSA (NOT INC. GARAGE)	GFA
GROUND	13m ²	57m ²
LEVEL 01	57m ²	67m ²
LEVEL 02	54m ²	54m ²
TOTAL	124m ²	178m ²

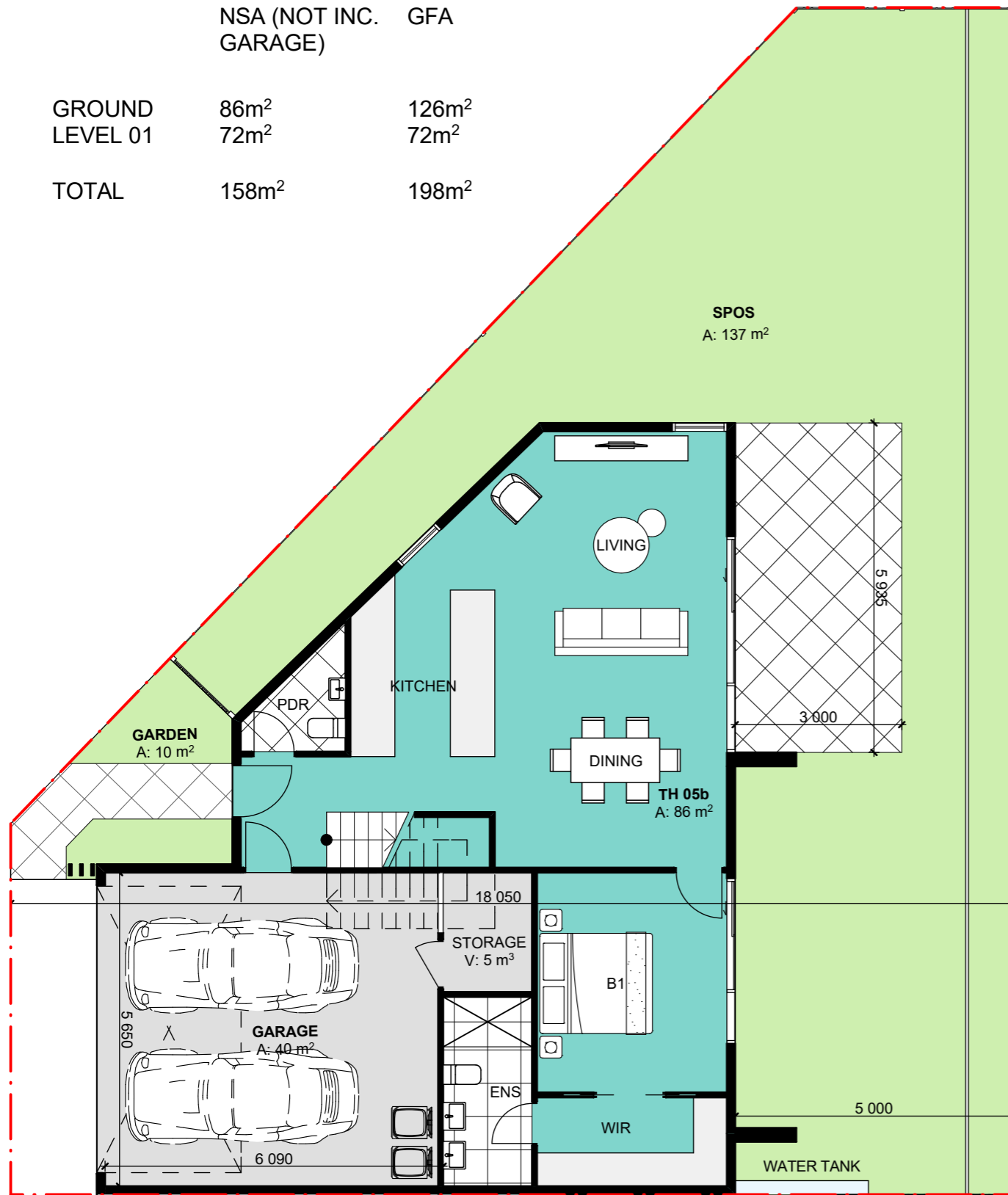
NOTE: LOT SIZES ARE INDICATIVE OF SMALLEST LOT SIZE FOR TOWNHOUSE TYPE

THIS TOWNHOUSE TYPE USES A CENTRAL RAINWATER STORAGE

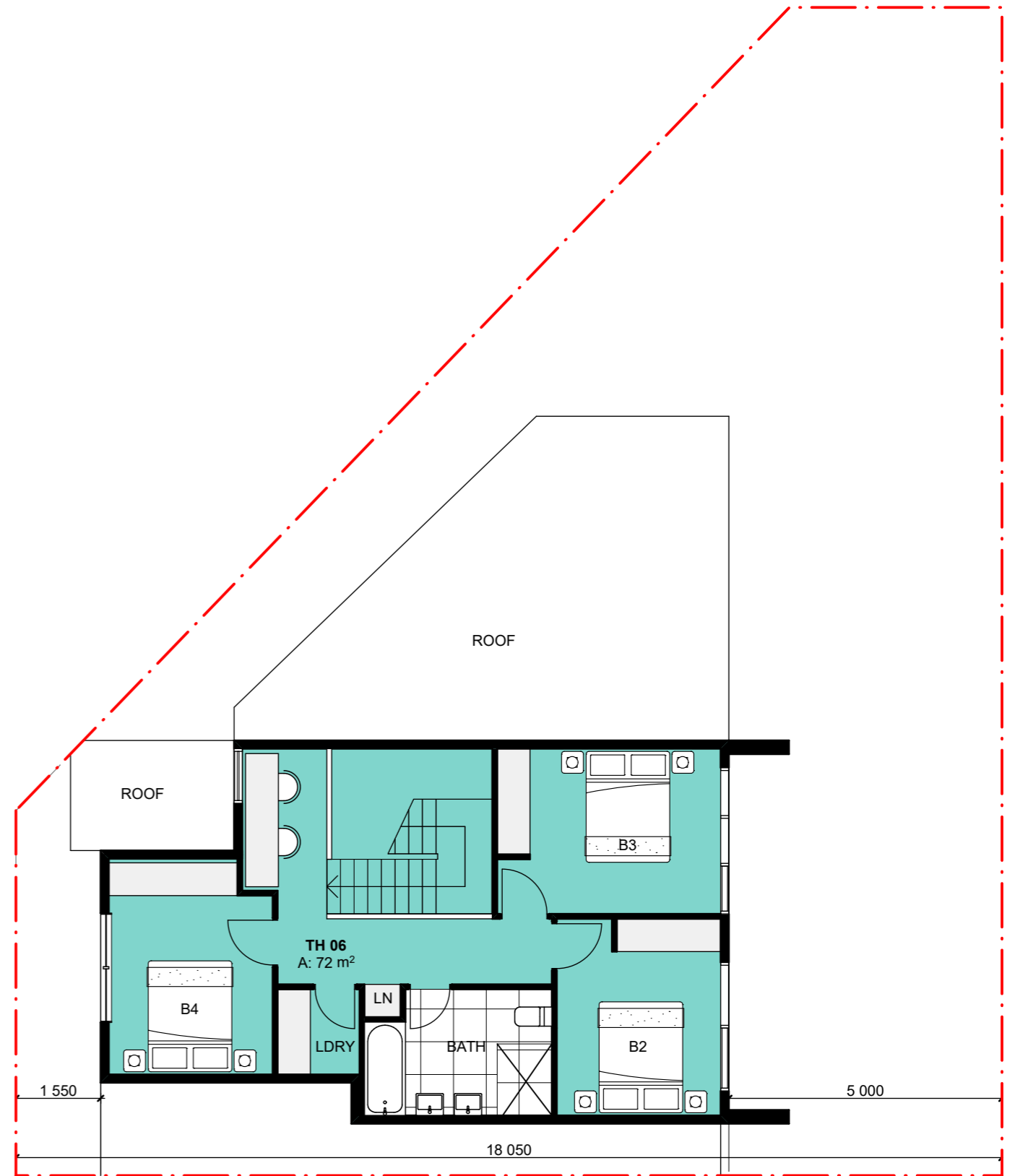
NOTE: REFER TO LANDSCAPE DRAWINGS FOR PROPOSED LANDSCAPING DETAILS

FOR TOWN PLANNING

	NSA (NOT INC. GARAGE)	GFA
GROUND LEVEL 01	86m ² 72m ²	126m ² 72m ²
TOTAL	158m ²	198m ²



TH5 GROUND FLOOR PLAN

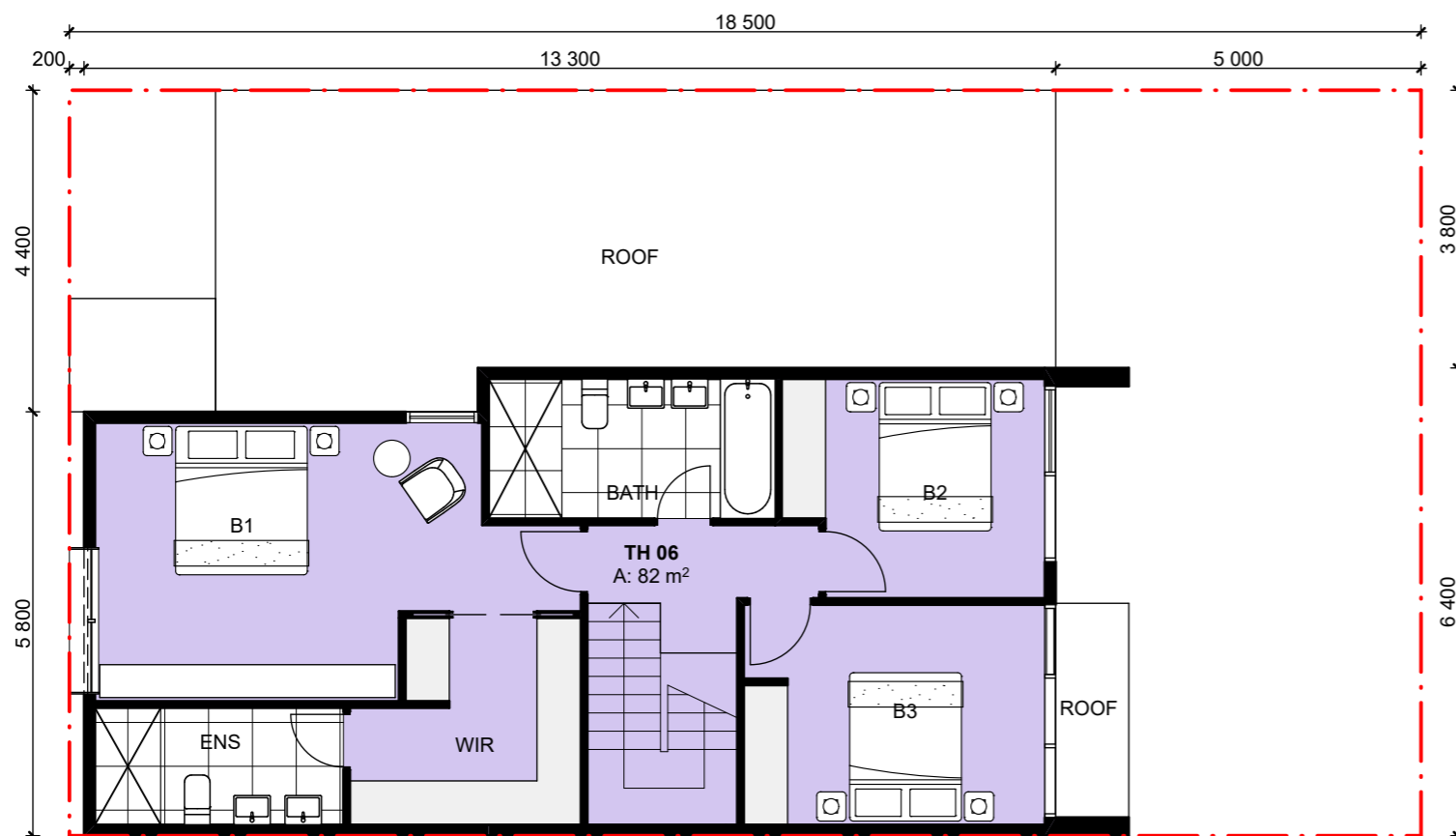


TH5 1ST FLOOR PLAN

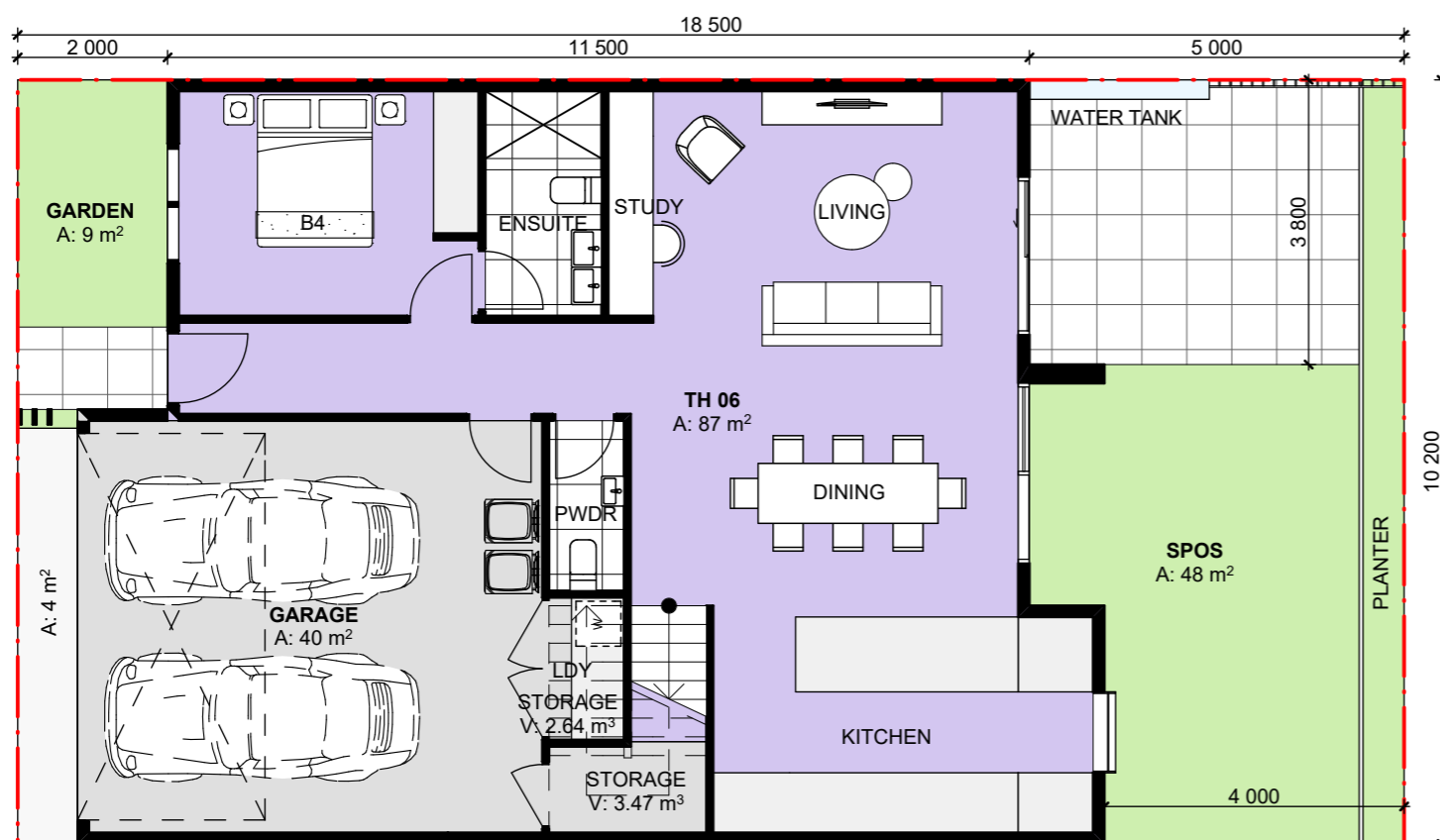
NOTE: REFER TO LANDSCAPE DRAWINGS FOR PROPOSED LANDSCAPING DETAILS

4.15

TOWN HOUSE 6 PLANS



TH6 1ST FLOOR PLAN



TH6 GROUND FLOOR PLAN

	NSA (NOT INC. GARAGE)	GFA
GROUND LEVEL 01	87m ² 82m ²	127m ² 82m ²
TOTAL	169m²	209m²

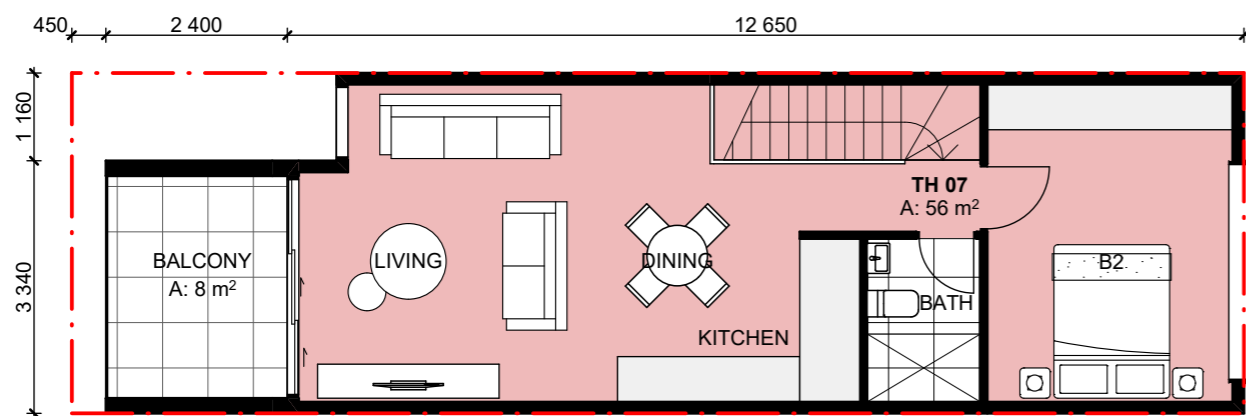
NOTE: LOT SIZES ARE INDICATIVE OF SMALLEST LOT SIZE FOR TOWNHOUSE TYPE

NOTE: REFER TO LANDSCAPE DRAWINGS FOR PROPOSED LANDSCAPING DETAILS

FOR TOWN PLANNING

4.16

TOWN HOUSE 7 PLANS

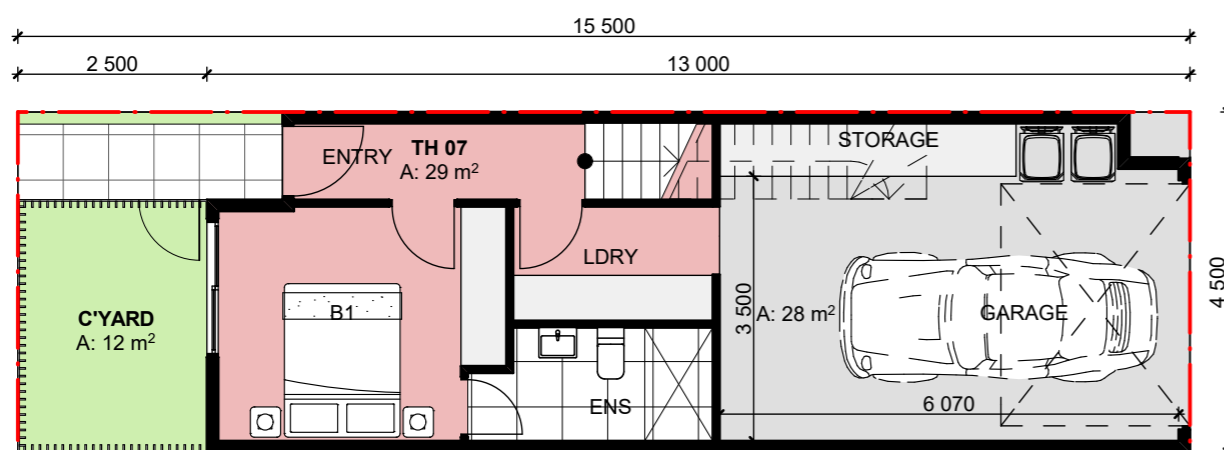


TH7 1ST FLOOR PLAN

	NSA (NOT INC. GARAGE)	GFA
GROUND	29m ²	57m ²
LEVEL 01	56m ²	64m ²
TOTAL	85m²	121m²

NOTE: LOT SIZES ARE INDICATIVE OF SMALLEST LOT SIZE FOR TOWNHOUSE TYPE

THIS TOWNHOUSE TYPE USES A CENTRAL RAINWATER STORAGE



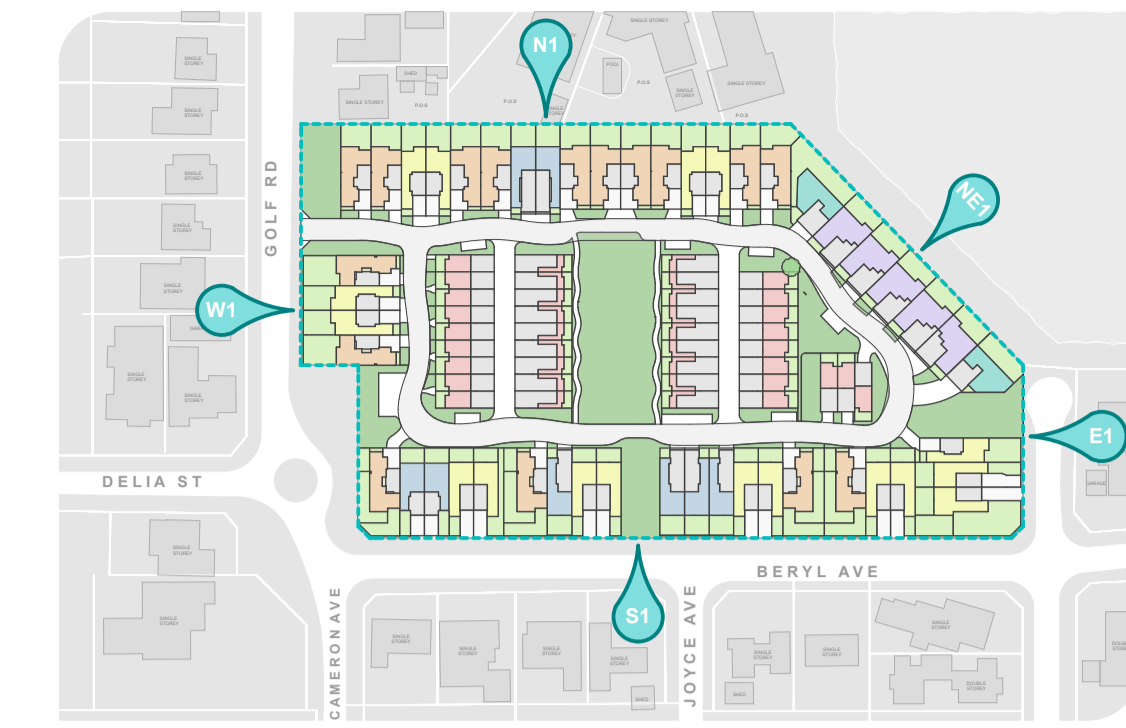
TH7 GROUND FLOOR PLAN

NOTE: REFER TO LANDSCAPE DRAWINGS FOR PROPOSED LANDSCAPING DETAILS

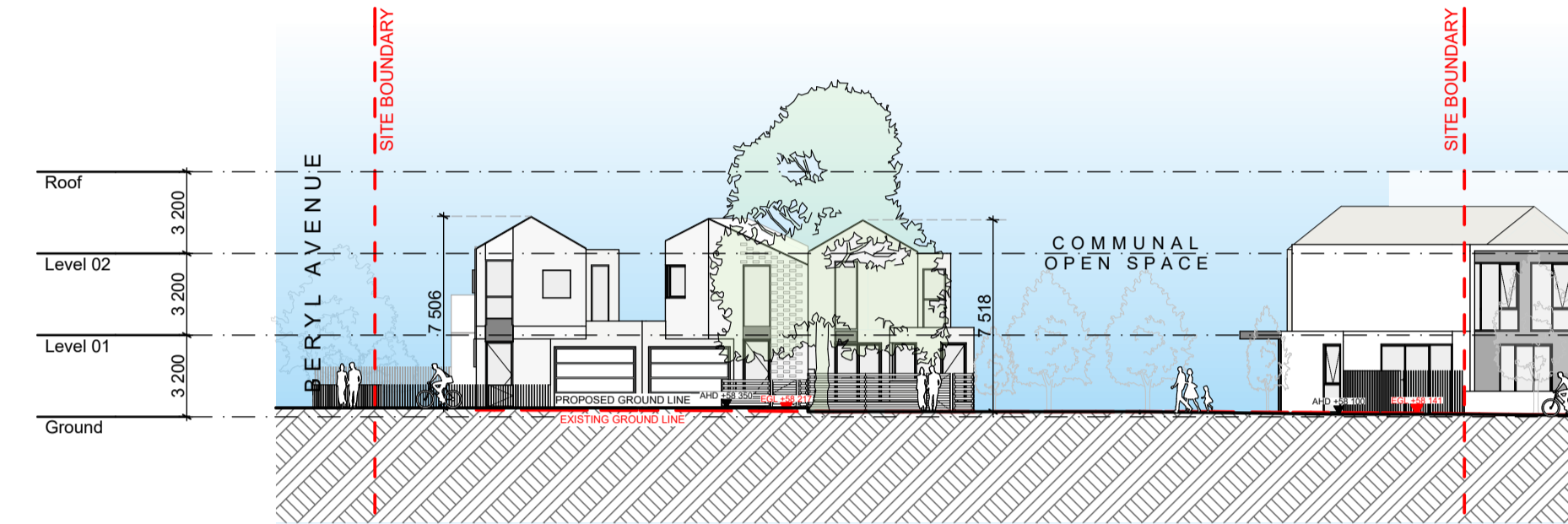
FOR TOWN PLANNING



N1 NORTH ELEVATION - NORTHERN BOUNDARY
SCALE: 1:250@A1



NE1 NORTH ELEVATION - GOLF COURSE BOUNDARY
SCALE: 1:250@A1



E1 EAST ELEVATION - BAKERS ROAD
SCALE: 1:250@A1



S1 SOUTH ELEVATION - BERYL AVENUE
SCALE: 1:250@A1



W1 WEST ELEVATION - GOLF ROAD
SCALE: 1:250@A1

NOTE:
TREES & LANDSCAPING SHOWN
ARE INDICATIVE ONLY.
REFER TO LANDSCAPE DRAWINGS
FOR TREE LOCATIONS AND
LANDSCAPING DETAILS

FOR TOWN PLANNING

DATE	REVISION	BY	CHK	NO.
4/06/2020	For Town Planning	AG	SW	-

DATE	REVISION	BY	CHK	NO.

CONSULTANTS		
TOWN PLANNING	<input type="checkbox"/> #CONSULTANT 1-COMPANY NAME	T CONS. 1 PHONE
LANDSCAPE ARCHITECT	<input type="checkbox"/> #CONSULTANT 2-COMPANY NAME	T CONS. 2 PHONE
TRAFFIC ENGINEER	<input type="checkbox"/> #CONSULTANT 3-COMPANY NAME	T CONS. 3 PHONE
ESD & WASTE ENGINEER	<input type="checkbox"/> #CONSULTANT 4-COMPANY NAME	T CONS. 4 PHONE
CIVIL ENGINEER	<input type="checkbox"/> #CONSULTANT 5-COMPANY NAME	T CONS. 5 PHONE



PROJECT
**52 Golf Road
Oakleigh South**

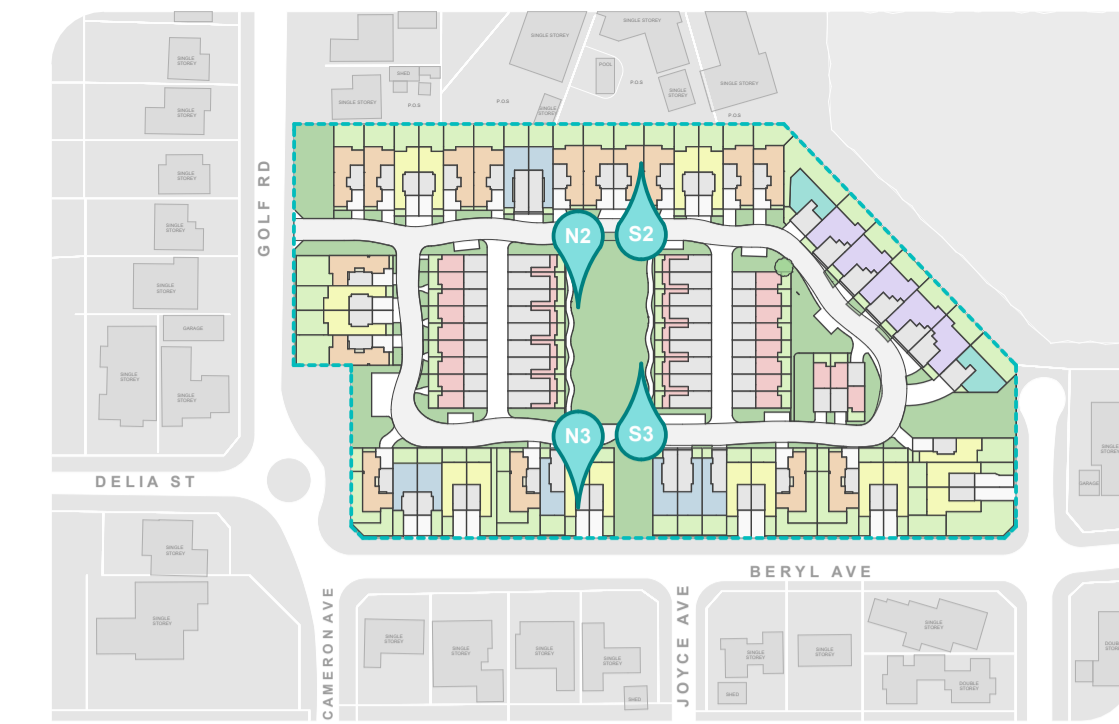
DRAWING TITLE
**STREETSCAPE
ELEVATIONS**

SCALE	DATE	DRAWN	JOB NO.	DRAWING NO.	REVISION
1:250, 1:200 @A1	18/12/2018	ANG	12737	4.17	-

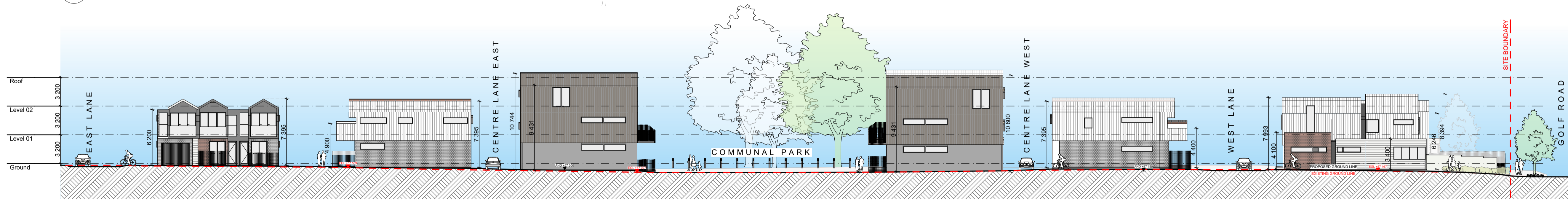
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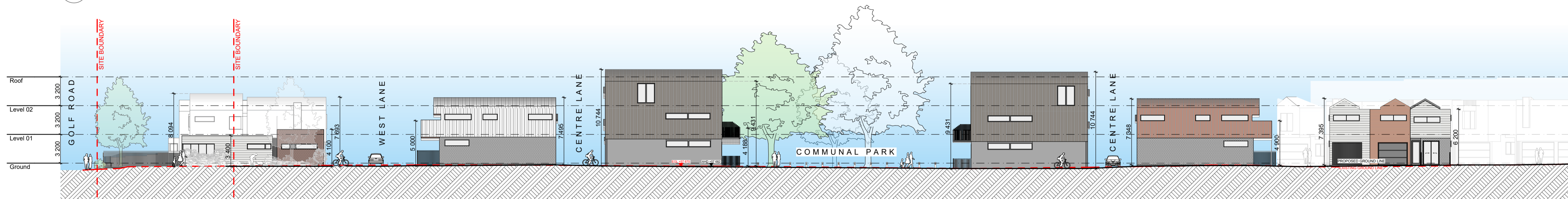
S2 SOUTH INTERNAL ELEVATION - NORTH LANE
SCALE: 1:250@A1



N2 NORTH INTERNAL ELEVATION - SOUTH LANE
SCALE: 1:250@A1



N3 NORTH INTERNAL ELEVATION - NORTH LANE
SCALE: 1:250@A1



S3 SOUTH INTERNAL ELEVATION - SOUTH LANE
SCALE: 1:250@A1

NOTE:
TREES & LANDSCAPING SHOWN
ARE INDICATIVE ONLY.
REFER TO LANDSCAPE DRAWINGS
FOR TREE LOCATIONS AND
LANDSCAPING DETAILS

FOR TOWN PLANNING

DATE	REVISION	BY	CHK	NO.
4/06/2020	For Town Planning	AG	SW	-

DATE	REVISION	BY	CHK	NO.

CONSULTANTS		
TOWN PLANNING	<input type="checkbox"/> #CONSULTANT 1-COMPANY NAME	T CONS. 1 PHONE
LANDSCAPE ARCHITECT	<input type="checkbox"/> #CONSULTANT 2-COMPANY NAME	T CONS. 2 PHONE
TRAFFIC ENGINEER	<input type="checkbox"/> #CONSULTANT 3-COMPANY NAME	T CONS. 3 PHONE
ESD & WASTE ENGINEER	<input type="checkbox"/> #CONSULTANT 4-COMPANY NAME	T CONS. 4 PHONE
CIVIL ENGINEER	<input type="checkbox"/> #CONSULTANT 5-COMPANY NAME	T CONS. 5 PHONE



PROJECT
**52 Golf Road
Oakleigh South**

DRAWING TITLE
INTERNAL ELEVATIONS

SCALE	DATE	DRAWN	JOB NO.	DRAWING NO.	REVISION
1:250, 1:2000 @A1	18/12/2018	ANG	12737	4.18	-
PLOT DATE	CHECKED	AHW			
04/06/2020					

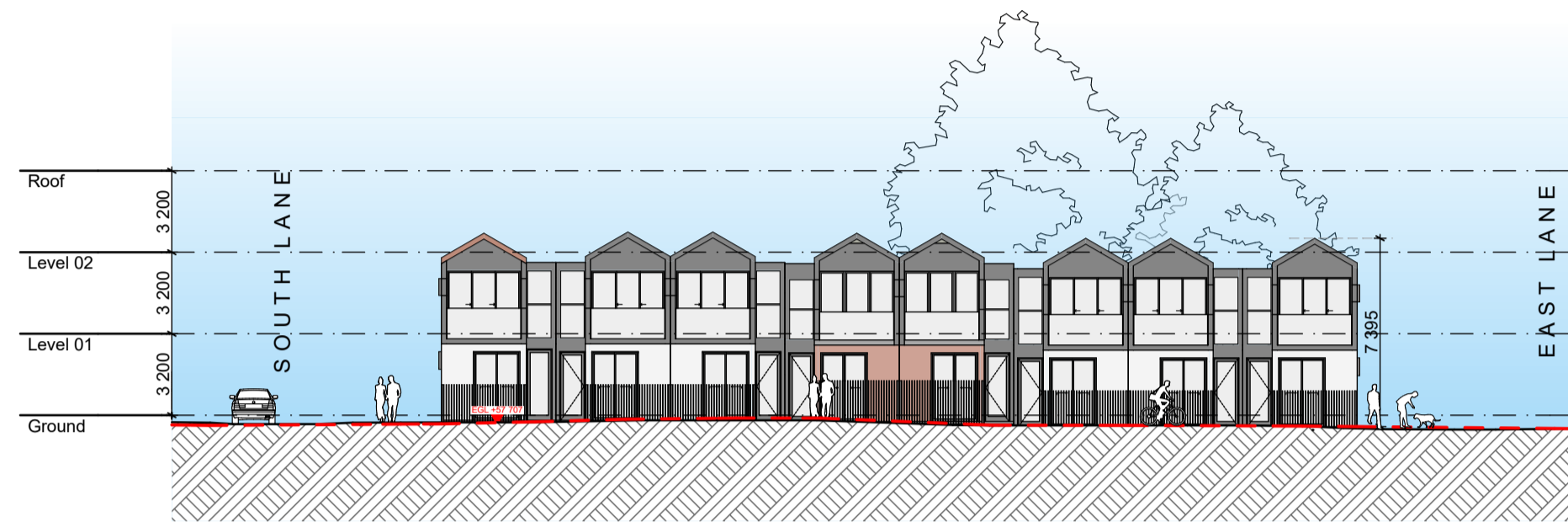
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SW1 SOUTH WEST INTERNAL ELEVATION - EAST LANE
SCALE: 1:250@A1



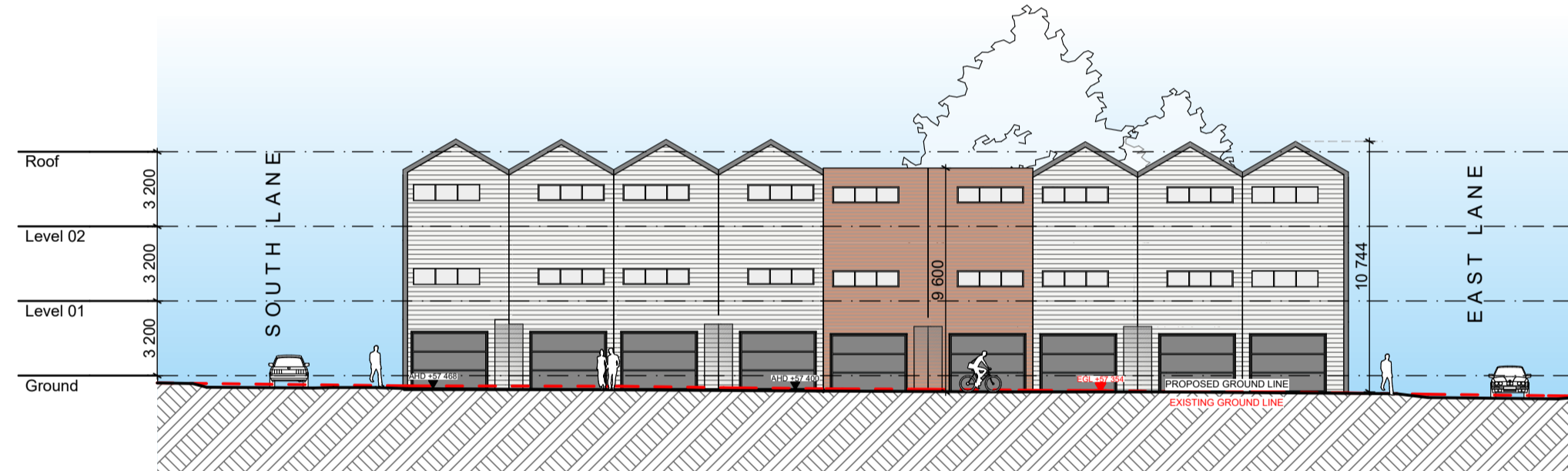
W2 WEST INTERNAL ELEVATION - WEST LANE
SCALE: 1:250@A1



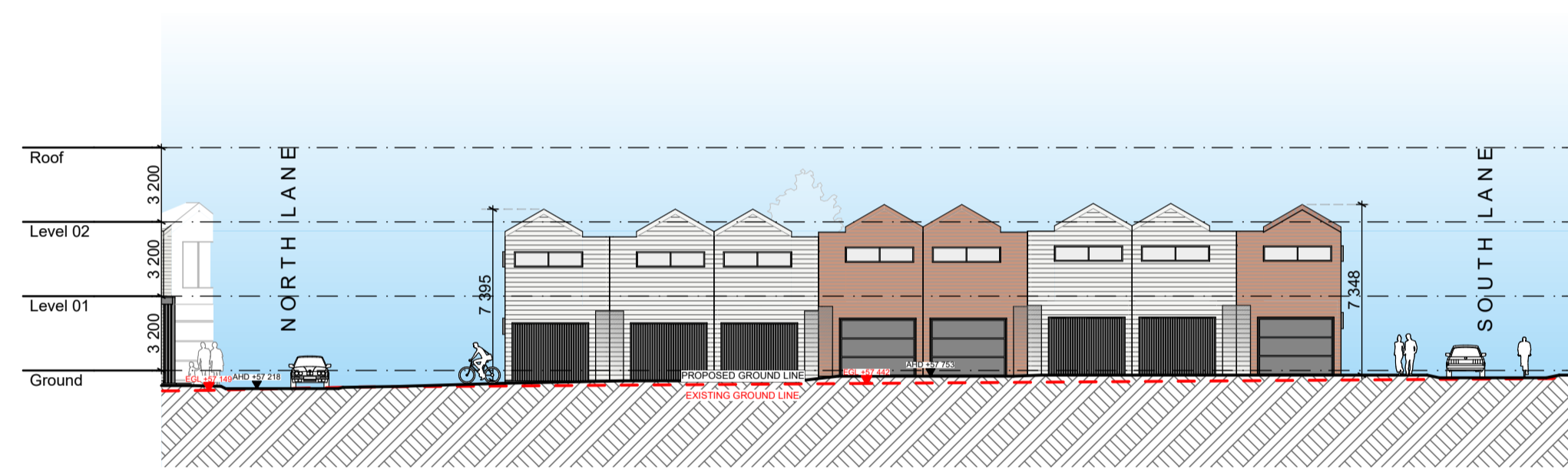
E3 EAST INTERNAL ELEVATION - EAST LANE GARDEN
SCALE: 1:250@A1



W3 WEST INTERNAL ELEVATION - COMMUNAL PARK
SCALE: 1:250@A1



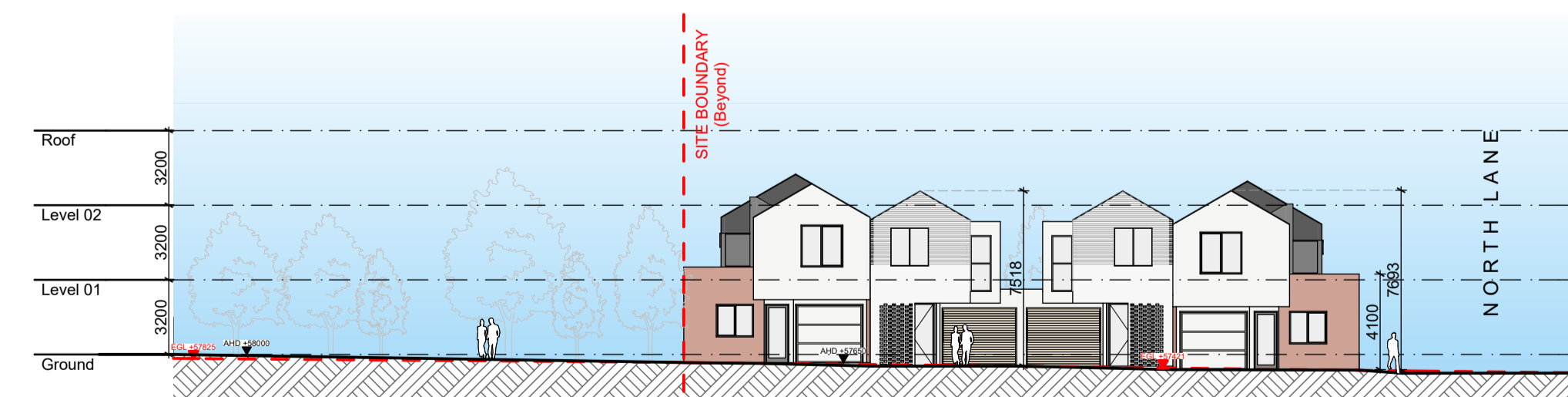
E4 EAST INTERNAL ELEVATION - CENTRE LANE
SCALE: 1:250@A1



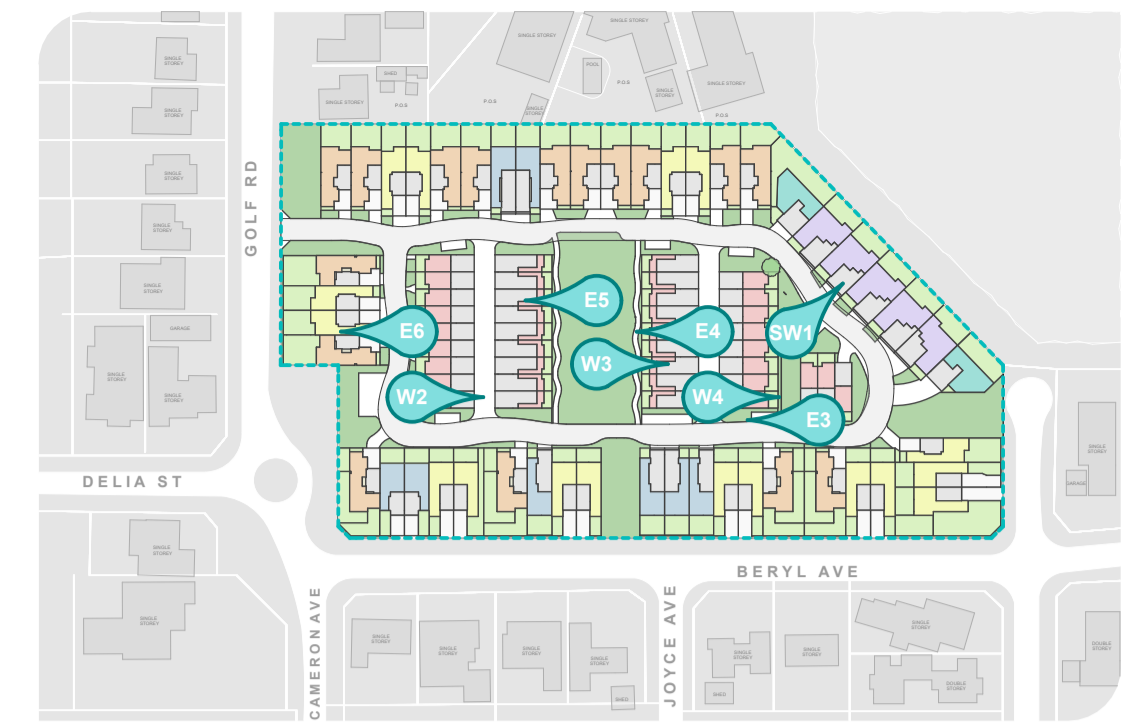
W4 WEST INTERNAL ELEVATION - CENTRE LANE
SCALE: 1:250@A1



E5 EAST INTERNAL ELEVATION - COMMUNAL PARK
SCALE: 1:250@A1



E6 EAST INTERNAL ELEVATION - WEST LANE
SCALE: 1:250@A1



NOTE:
TREES & LANDSCAPING SHOWN
ARE INDICATIVE ONLY.
REFER TO LANDSCAPE DRAWINGS
FOR TREE LOCATIONS AND
LANDSCAPING DETAILS

FOR TOWN PLANNING

DATE	REVISION	BY	CHK	NO.
4/06/2020	For Town Planning	AG	SW	-

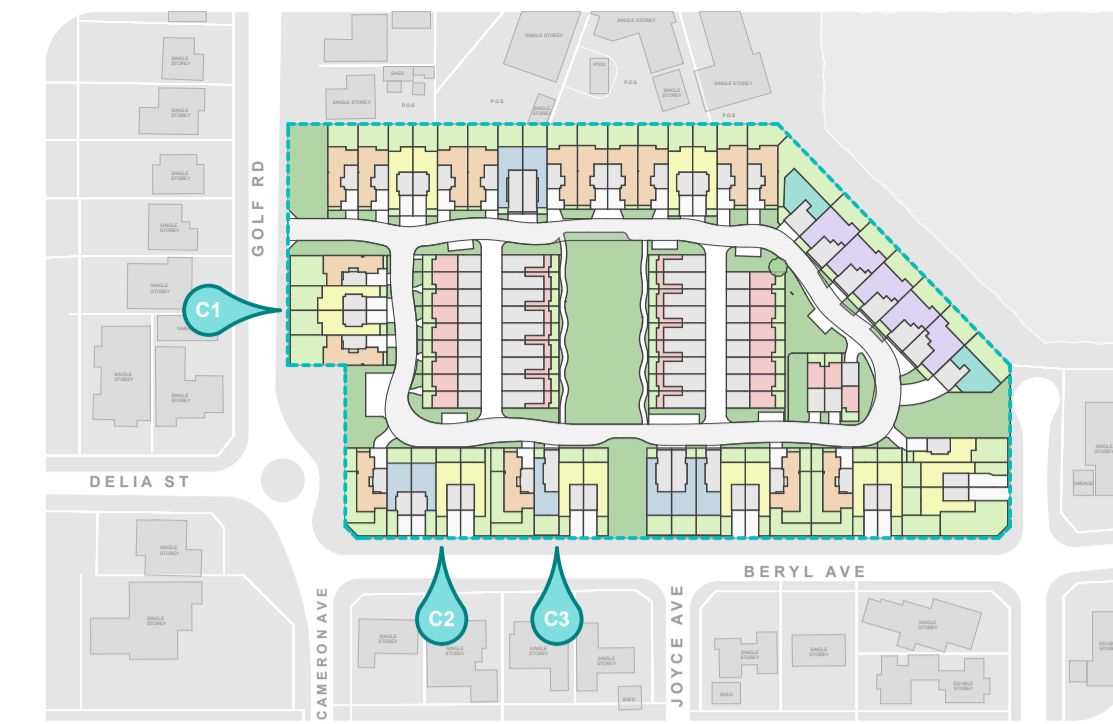
DATE	REVISION	BY	CHK	NO.

CONSULTANTS		
TOWN PLANNING	<input type="checkbox"/> #CONSULTANT 1-COMPANY NAME	T CONS. 1 PHONE
LANDSCAPE ARCHITECT	<input type="checkbox"/> #CONSULTANT 2-COMPANY NAME	T CONS. 2 PHONE
TRAFFIC ENGINEER	<input type="checkbox"/> #CONSULTANT 3-COMPANY NAME	T CONS. 3 PHONE
ESD & WASTE ENGINEER	<input type="checkbox"/> #CONSULTANT 4-COMPANY NAME	T CONS. 4 PHONE
CIVIL ENGINEER	<input type="checkbox"/> #CONSULTANT 5-COMPANY NAME	T CONS. 5 PHONE



PROJECT 52 Golf Road Oakleigh South	DRAWING TITLE INTERNAL ELEVATIONS
SCALE 1:250, 1:2000 @A1	DATE 18/12/2018
DRAWN ANG	CHECKED AHW
JOB NO. 12737	DRAWING NO. 4.19
REVISION -	

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C1 WEST ELEVATION - GOLF ROAD
SCALE: 1:100@A1



C2 SOUTH ELEVATION - BERYL AVENUE
SCALE: 1:100@A1



C3 SOUTH ELEVATION - BERYL AVENUE
SCALE: 1:100@A1

NOTE:
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LANDSCAPING DETAILS

FOR TOWN PLANNING

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4/06/2020	For Town Planning	AG	SW	-

DATE	REVISION	BY	CHK	NO.

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TOWN PLANNING	<input type="checkbox"/> #CONSULTANT 1-COMPANY NAME	T CONS. 1 PHONE
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TRAFFIC ENGINEER	<input type="checkbox"/> #CONSULTANT 3-COMPANY NAME	T CONS. 3 PHONE
ESD & WASTE ENGINEER	<input type="checkbox"/> #CONSULTANT 4-COMPANY NAME	T CONS. 4 PHONE
CIVIL ENGINEER	<input type="checkbox"/> #CONSULTANT 5-COMPANY NAME	T CONS. 5 PHONE



plus
architecture
Melbourne
Brisbane
Christchurch
Sydney
Western Australia
Auckland
Telephone
+61 3 8696 3999
Instagram
@plusarchitecture
arch@plusarchitecture.com.au
www.plusarchitecture.com.au

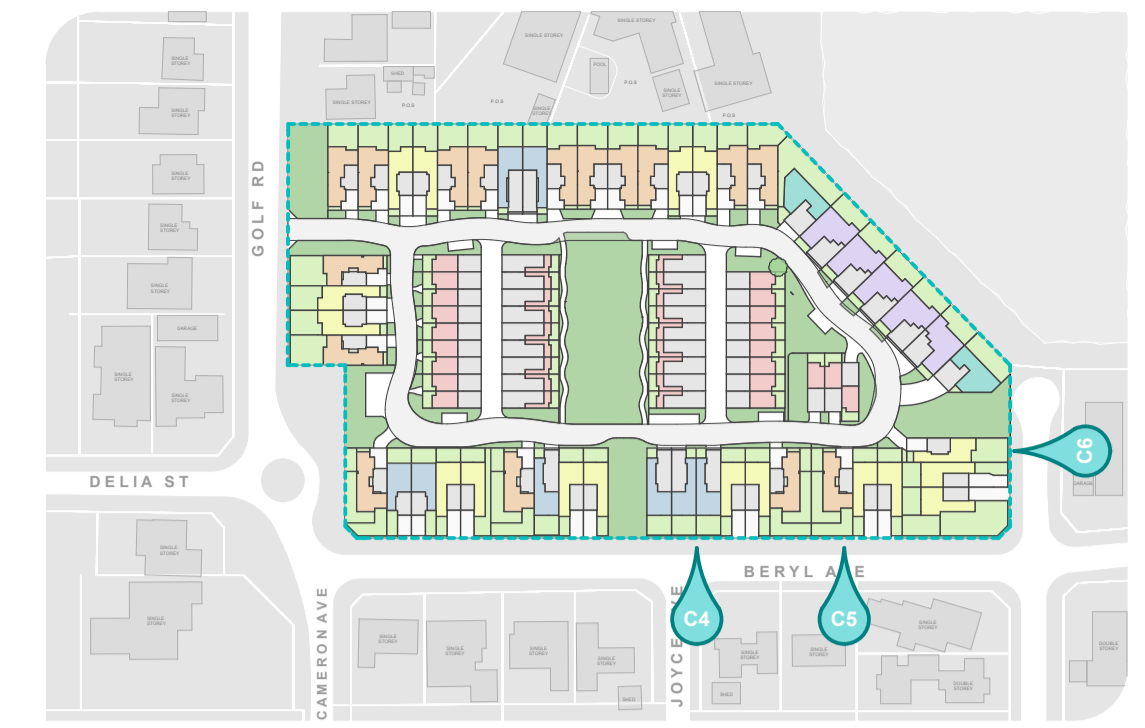
PROJECT
**52 Golf Road
Oakleigh South**

DRAWING TITLE
CLUSTER ELEVATION

SCALE	DATE	DATE	DATE	DATE
1:2000, 1:100 @A1	18/12/2018	04/06/2020		

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JOB NO.	DRAWING NO.	REVISION
12737	4.20	-



C4 SOUTH ELEVATION - BERYL AVENUE
SCALE: 1:100@A1



C5 SOUTH ELEVATION - BERYL AVENUE
SCALE: 1:100@A1



C6 SOUTH ELEVATION - BAKERS ROAD
SCALE: 1:100@A1

NOTE:
TREES & LANDSCAPING SHOWN
ARE INDICATIVE ONLY.
REFER TO LANDSCAPE DRAWINGS
FOR TREE LOCATIONS AND
LANDSCAPING DETAILS

FOR TOWN PLANNING

DATE	REVISION	BY	CHK	NO.	DATE	REVISION	BY	CHK	NO.
4/06/2020	For Town Planning	AG	SW	-					

CONSULTANTS		
TOWN PLANNING	<input type="checkbox"/> #CONSULTANT 1-COMPANY NAME	T CONS. 1 PHONE
LANDSCAPE ARCHITECT	<input type="checkbox"/> #CONSULTANT 2-COMPANY NAME	T CONS. 2 PHONE
TRAFFIC ENGINEER	<input type="checkbox"/> #CONSULTANT 3-COMPANY NAME	T CONS. 3 PHONE
ESD & WASTE ENGINEER	<input type="checkbox"/> #CONSULTANT 4-COMPANY NAME	T CONS. 4 PHONE
CIVIL ENGINEER	<input type="checkbox"/> #CONSULTANT 5-COMPANY NAME	T CONS. 5 PHONE



plus architecture
Melbourne Brisbane Christchurch Sydney Western Australia Auckland
Telephone +61 3 8696 3999
Instagram @plusarchitecture
arch@plusarchitecture.com.au
www.plusarchitecture.com.au

PROJECT
**52 Golf Road
Oakleigh South**

DRAWING TITLE
CLUSTER ELEVATION

SCALE
1:2000, 1:100 @A1

DATE
18/12/2018

DRAWN
ANG

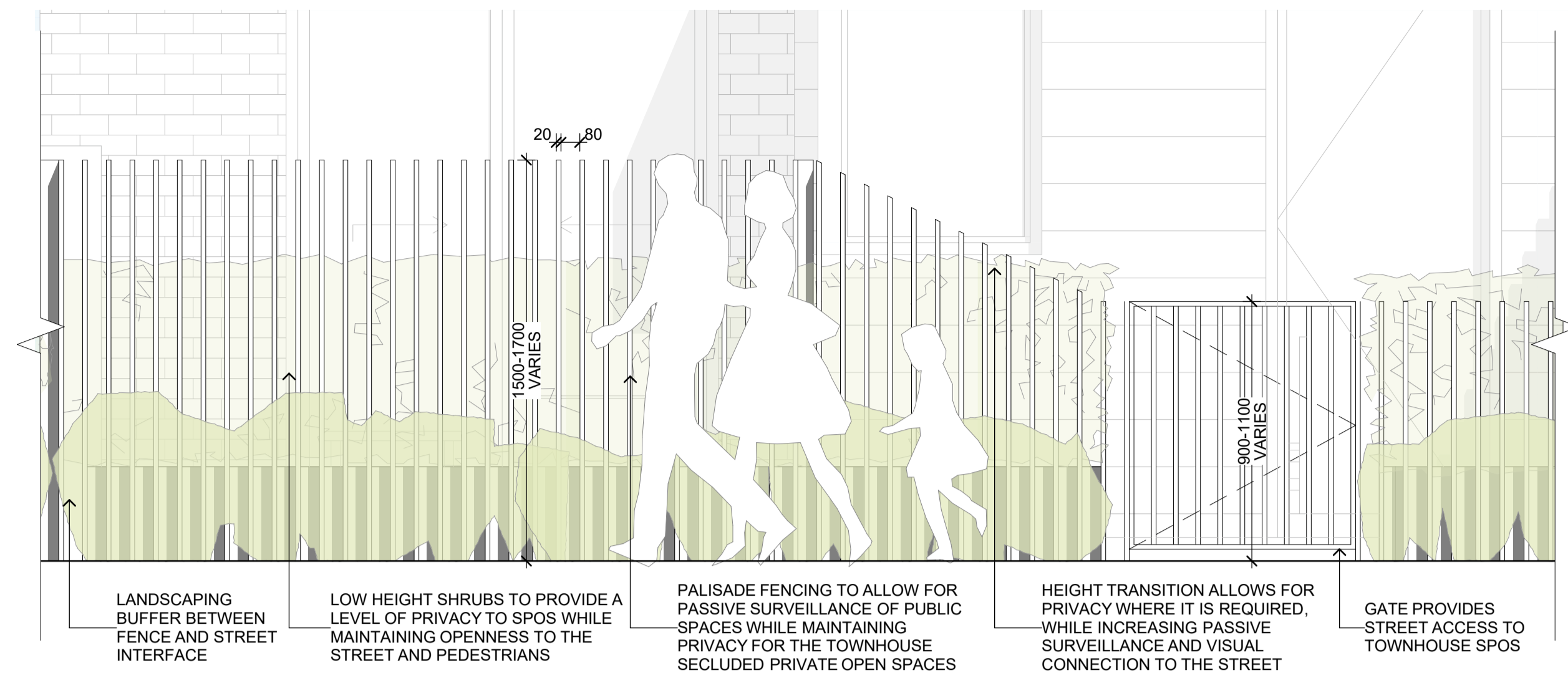
JOB NO.
12737

CHECKED
AHW

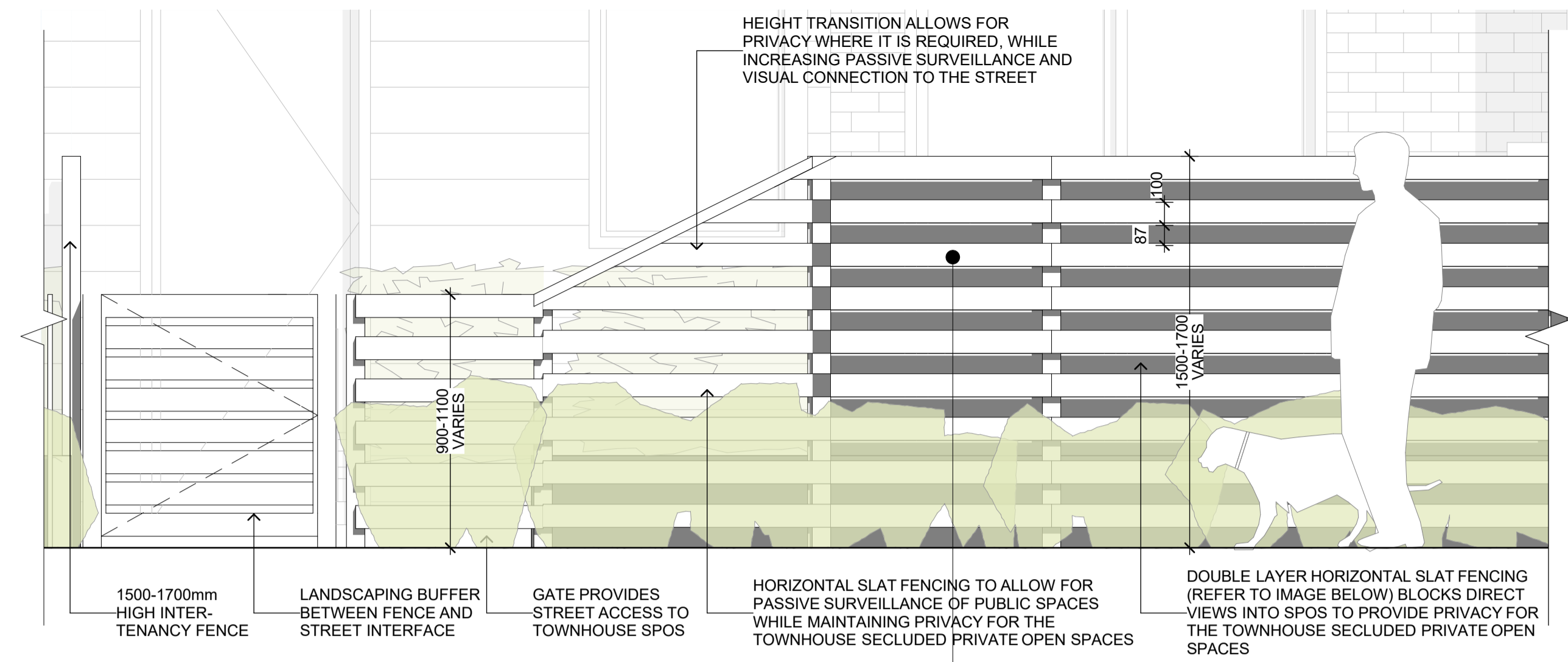
DRAWING NO.
4.21

REVISION
-

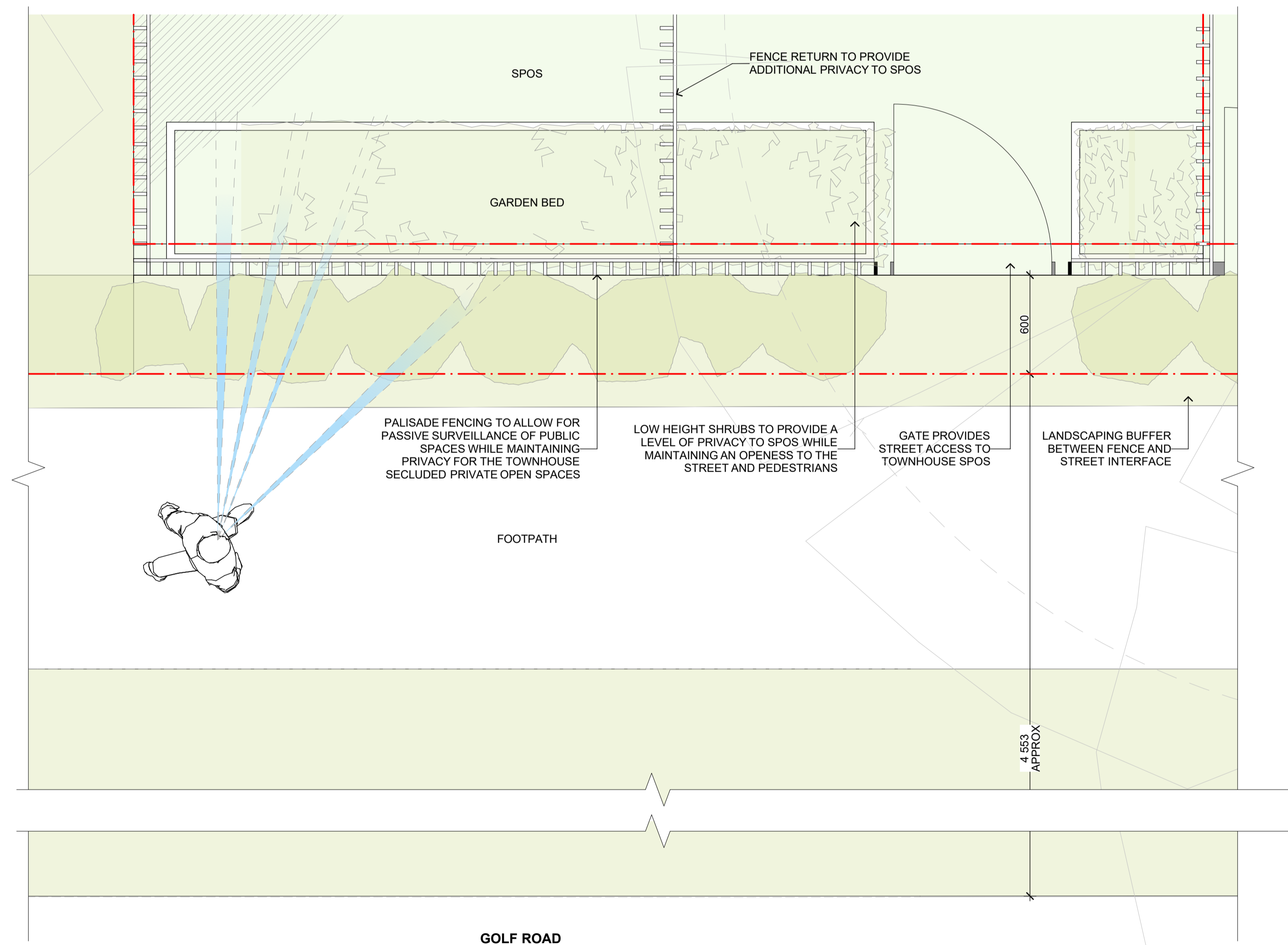
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F-01 FENCE ELEVATION DETAIL
SCALE: 1:20@A1



F-02 FENCE ELEVATION DETAIL
SCALE: 1:20@A1



F-03 FENCE PLAN DETAIL
SCALE: 1:20@A1



DOUBLE LAYER HORIZONTAL SLAT FENCING
SCALE: N.T.S.

NOTE:
LANDSCAPING SHOWN INDICATIVE ONLY.
REFER TO LANDSCAPE DRAWINGS FOR TREE LOCATIONS AND LANDSCAPING DETAILS

FOR TOWN PLANNING

DATE	REVISION	BY	CHK	NO.
4/06/2020	For Town Planning	AG	SW	-

DATE	REVISION	BY	CHK	NO.

CONSULTANTS		
TOWN PLANNING	<input type="checkbox"/> #CONSULTANT 1-COMPANY NAME	T CONS. 1 PHONE
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TRAFFIC ENGINEER	<input type="checkbox"/> #CONSULTANT 3-COMPANY NAME	T CONS. 3 PHONE
ESD & WASTE ENGINEER	<input type="checkbox"/> #CONSULTANT 4-COMPANY NAME	T CONS. 4 PHONE
CIVIL ENGINEER	<input type="checkbox"/> #CONSULTANT 5-COMPANY NAME	T CONS. 5 PHONE



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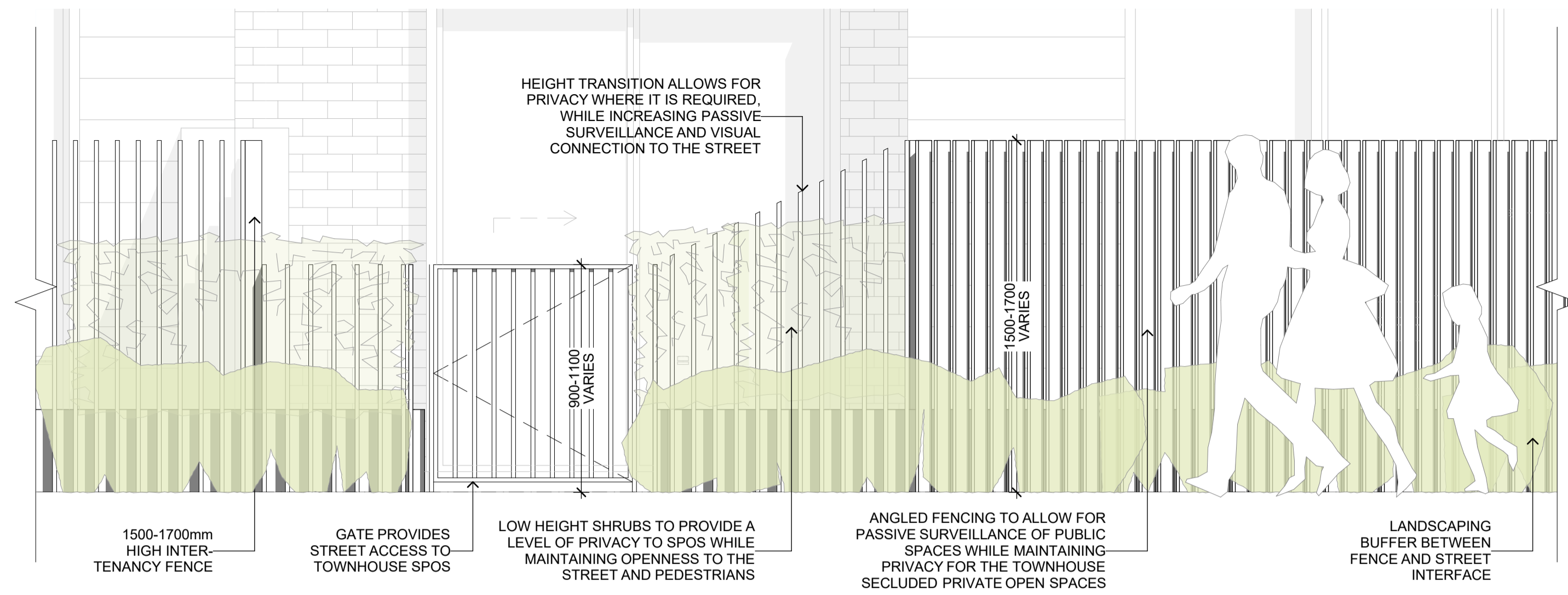
Sydney
Western Australia
Auckland

Level 2, 448 St Kilda Road
Melbourne VIC 3004 Australia

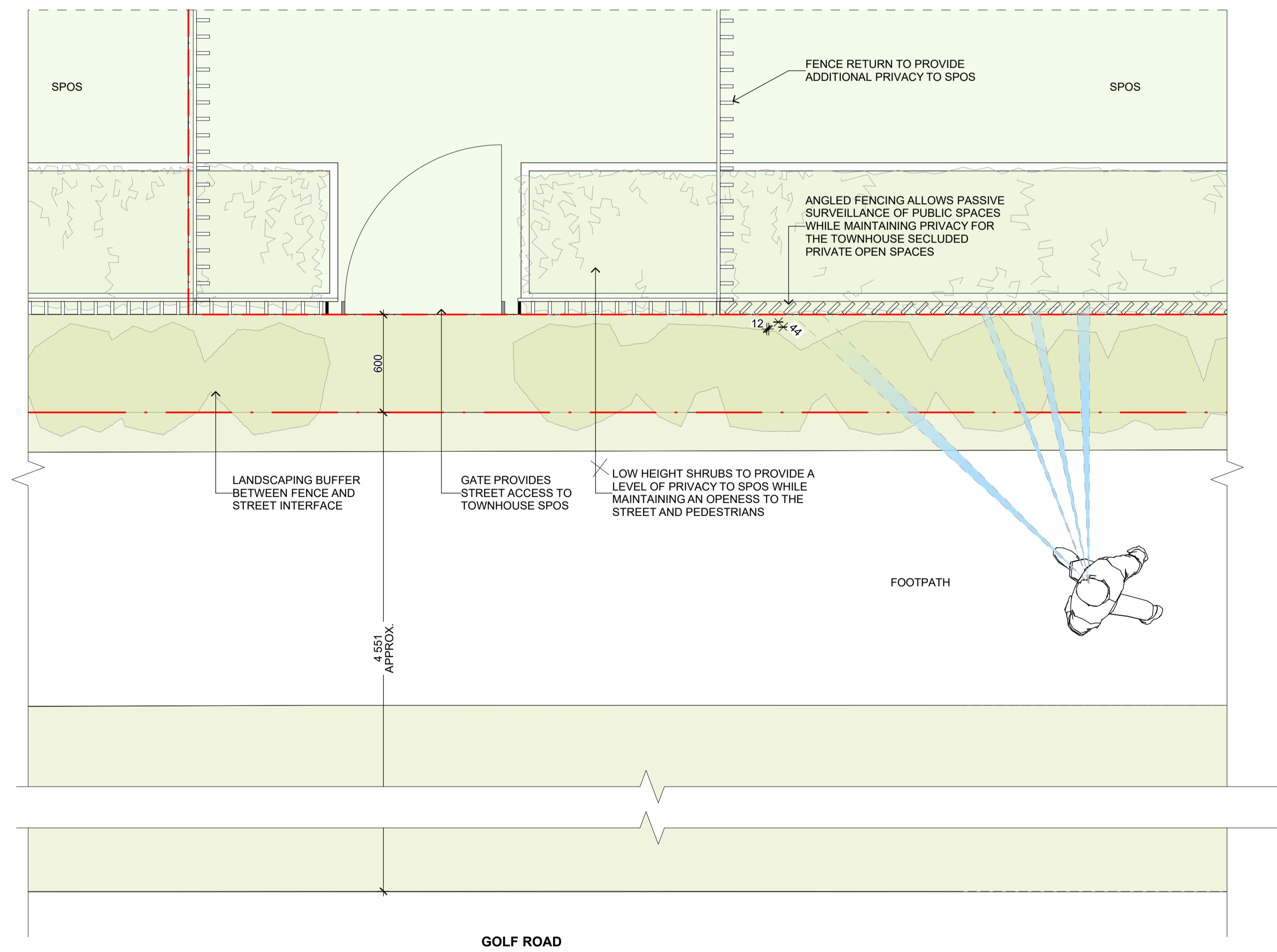
Telephone +61 3 8696 3999
Instagram @plusarchitecture
arch@plusarchitecture.com.au
www.plusarchitecture.com.au

PROJECT	DRAWING TITLE
52 Golf Road Oakleigh South	FENCE DETAILS

SCALE	DATE	DRAWN	JOB NO.	DRAWING NO.	REVISION
1:20, 1:1 @A1	18/12/2018	ANG	12737	4.22	-



F-04 FENCE ELEVATION DETAIL
SCALE: 1:20@A1



F-05 FENCE PLAN DETAIL
SCALE: 1:20@A1

NOTE:
LANDSCAPING SHOWN INDICATIVE ONLY.
REFER TO LANDSCAPE DRAWINGS FOR TREE LOCATIONS AND LANDSCAPING DETAILS

FOR TOWN PLANNING

DATE	REVISION	BY	CHK	NO.
4/06/2020	For Town Planning	AG	SW	-

DATE	REVISION	BY	CHK	NO.

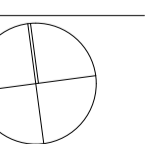
CONSULTANTS		
TOWN PLANNING	<input type="checkbox"/> #CONSULTANT 1-COMPANY NAME	T CONS. 1 PHONE
LANDSCAPE ARCHITECT	<input type="checkbox"/> #CONSULTANT 2-COMPANY NAME	T CONS. 2 PHONE
TRAFFIC ENGINEER	<input type="checkbox"/> #CONSULTANT 3-COMPANY NAME	T CONS. 3 PHONE
ESD & WASTE ENGINEER	<input type="checkbox"/> #CONSULTANT 4-COMPANY NAME	T CONS. 4 PHONE
CIVIL ENGINEER	<input type="checkbox"/> #CONSULTANT 5-COMPANY NAME	T CONS. 5 PHONE

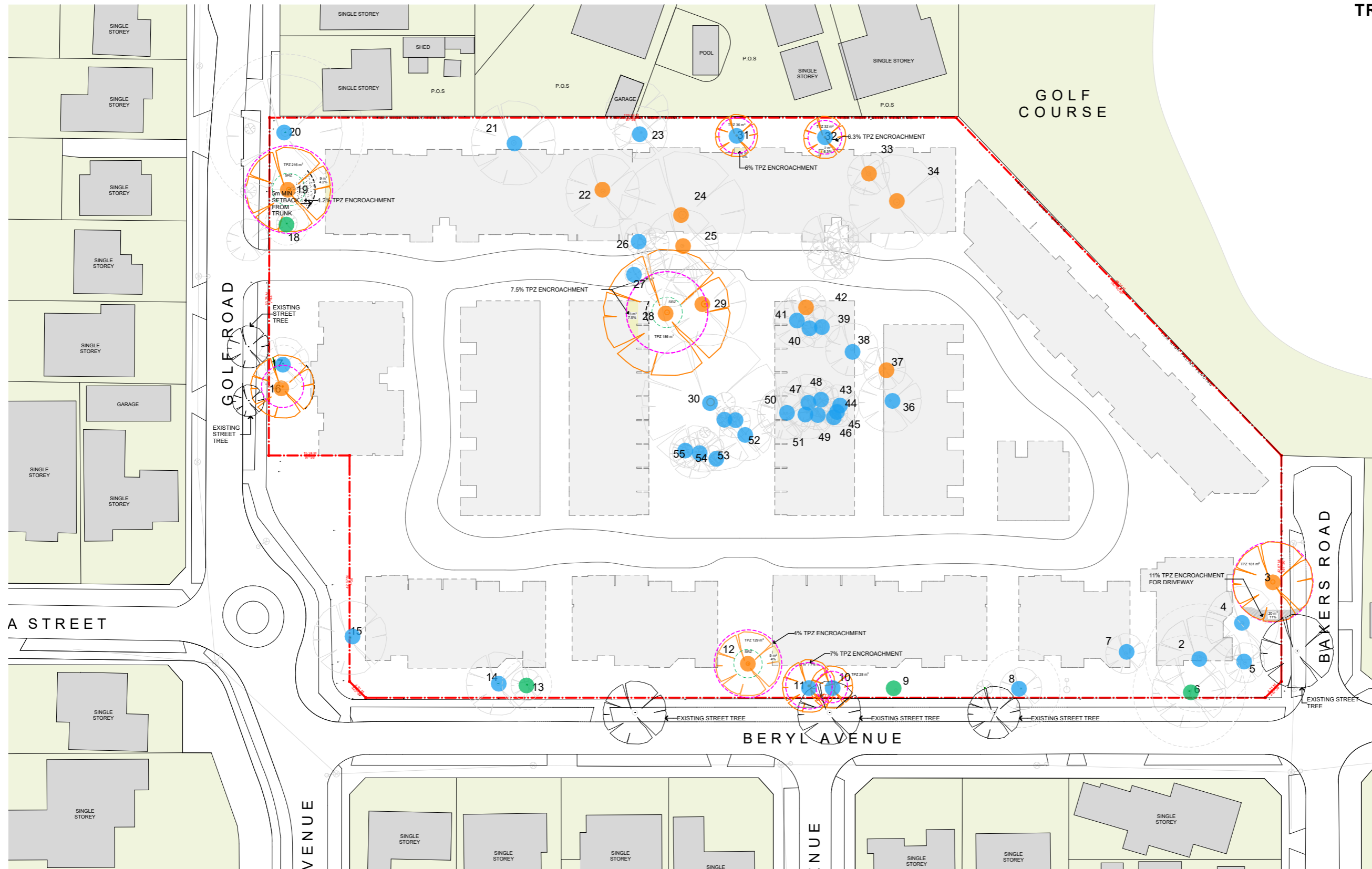


plus architecture
Melbourne Brisbane Christchurch Sydney Western Australia Auckland
Level 2, 448 St Kilda Road Melbourne VIC 3004 Australia
Telephone +61 3 8696 3999
Instagram @plusarchitecture
arch@plusarchitecture.com.au
www.plusarchitecture.com.au

PROJECT 52 Golf Road Oakleigh South	DRAWING TITLE FENCE DETAILS
SCALE 1:20 @A1	PLOT DATE 04/06/2020
DATE 18/12/2018	CHECKED AHW
DRAWN ANG	DRAWING NO. 12737
JOB NO. 12737	REVISION 4.23





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LEGEND

-  MODERATE TREES TO BE RETAINED
-  OTHER EXISTING TREES TO BE RETAINED
-  EXISTING TREES TO BE DEMOLISHED
-  PROPOSED DEVELOPMENT BUILDING FOOTPRINT
-  TREE PROTECTION ZONE

- RETENTION VALUE*
-  HIGH
 -  MODERATE
 -  LOW
 -  NONE
- *REFER TO ARBORIST REPORT FOR FURTHER DETAIL



**52 Golf Road, Oakleigh South
DEVELOPMENT SCHEDULE**

Job Number 12737
File K:\CAD\Melbourne\12737\Administration\12 Schedules\12.6.01 Development Density
Date 29/05/2020

TOWNHOUSE TYPE	No. BEDS	GROUND m ²	L01 m ²	L02 m ²	GARAGE m ²	BALC m ²	NSA m ²	GFA m ²	SPOS m ² (MIN)	ALL POS m ² (MIN)	DRIVEWAY m ² (MIN)	CARS
TH 01	4	81	84		26		165	191	54	103	21	2
TH 01a	4	81	84		26		165	191	54	57	21	2
TH 02	4	66	83		25		149	174	34	37	19	2
TH 02a	4	62	83		25		145	170	25	39	24	2
TH 02b	4	62	85		25		147	172	25	39	26	2
TH 02c	3	62	77		25		139	164	32	140	38	2
TH 03	4	65	88		44		153	197	34	38	2	2
TH 03a	4	62	85		25		147	172	26	44	20	2
TH 03b	3	63	96		44	12	159	215		53	2	2
TH 04	3	13	57	54	44	10	124	178		20	0	2
TH 05	4	86	72		40		158	198	103	113	0	2
TH 06	4	87	82		40		169	209	48	57	4	2
TH 07	2	29	56		28	8	85	121		20	0	1

No. OF TH	TOTAL NSA PER TYPE	GFA PER TYPE
6	990	1146
10	1650	1910
7	1043	1218
4	580	680
4	588	688
2	278	328
2	306	394
2	294	344
4	636	860
18	2232	3204
2	316	396
5	845	1045
20	1700	2420
TOTAL	86	11458

TOTAL SITE AREA (ha)	1.8257
----------------------	--------

PROPOSED DEVELOPMENT DENSITY	47.11
------------------------------	-------

(DWELLINGS/ ha)

OAKMONT

OAKLEIGH SOUTH

52 OAKLEIGH SOUTH, GOLF ROAD

NO.12737

DATE: 4/06/2020



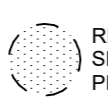







REVISION: -





NOTE:
REFER TO LANDSCAPE DRAWINGS FOR NEW TREE LOCATIONS AND LANDSCAPING DETAILS

LEGEND

-  MODERATE TREES TO BE RETAINED
-  OTHER EXISTING TREES TO BE RETAINED
-  RECOMMENDED BUILDING SETBACK FROM TREE AS PER ARBORIST'S ADVICE
-  TH 01
-  TH 02
-  TH 03
-  TH 04
-  TH 05
-  TH 06
-  TH 07

FOR TOWN PLANNING

