

Design Review Report – Item 1

Local government:	City of Stirling	
Item no.:	Item 1 – DA24/1840 – 321 Scarborough Beach Road, Woodlands – Development Application – Residential – Fourteen Multiple Dwellings	
Chairperson:	Philip Gresley	
Panel members:	Simon Venturi Brett Wood-Gush Scott Lang	
Local government officers:	Dean Williams Karina Bowater Adam Stillitano	Acting Service Lead Planning Acting Coordinator Planning Senior Planning Officer
Observers		
Date:	30 January 2025	Time: 2pm
Venue:	City of Stirling – Challenger Room	

Proponent/s

Ben Carter	Pinnacle Planning (<i>Applicant</i>)
Joe Nardizzi	Landowner
Fred Zuideveld	ZMH Architects
Kelsie Davies	Kelsie Davies Landscape Architecture
Owner	Mr Michael Nardizzi

Observer/s

Briefings		
Development assessment overview	Adam Stillitano	Senior Planning Officer
Technical issues	Adam Stillitano	Senior Planning Officer
Design Review		
Proposed development	DA24/1840 – 321 Scarborough Beach Road, Woodlands – Development Application – Residential – Fourteen Multiple Dwellings	
Property address	321 Scarborough Beach Road, Woodlands	
Background		
Proposal		
Applicant or applicant's representative address to the design review panel	Ben Carter Fred Zuideveld Kelsie Davies	Pinnacle Planning ZMH Architects Kelsie Davies Landscape Architecture
Key issues / recommendations	The Panel acknowledges the strong positives of the proposed development, which demonstrates a well-considered design approach. It was particularly encouraging to have the owner present and engaged in the Design Review Panel process, showing a clear commitment to achieving a high-quality outcome. The scheme has many strengths, including careful	

	consideration of setbacks, a logical arrangement of massing, and good cross-ventilation, all of which contribute positively to internal amenity and sustainability. The presentation to the street is strong, and the inclusion of visitor parking in front of the gate supports accessibility. The early involvement of a landscape architect has resulted in a well-integrated approach, with shade-loving planting in appropriate areas and the retention of an existing tree, which is a positive contribution to the public realm. While the Panel is generally supportive of the proposal, key refinements are required. The landscape strategy must anticipate the long-term impact of future road widening to ensure a high-quality outcome over time. The street interface could be strengthened, as the driveway currently dominates the frontage, limiting activation at ground level. The communal areas should be better defined, with clearer integration of landscape elements and furniture to improve usability. Some functional aspects, including apartment circulation and storage accessibility, require further refinement to enhance liveability. Despite these recommended changes, the scheme is strong, and the Panel believes that the necessary improvements can be achieved without significant alterations to the overall design. The Panel looks forward to seeing these refinements implemented in the next stage of the project. Refer to attached Design Quality Evaluation Report.
Chairperson signature	

Design quality evaluation Item 1 – DA24/1840 – 321 Scarborough Beach Road, Woodlands – Development Application – Residential – Fourteen Multiple Dwellings DRP Meeting – Thursday 30 January 2025		
	S	<i>Design Principle satisfied</i>
	P	<i>Design Principle pending further attention</i>
	N	<i>Design Principle not satisfied</i>
Principle 1 Context and character		<i>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</i>
	P	1a. The proposal's response to this Principle was limited in analysis; however, its character generally aligns with the area, demonstrating an appropriate scale and form that reflects the intended future character. 1b. Further consideration should be given to how the design interacts with public transport connections and broader urban planning visions including the ground level activation and future strong street edge condition. 1c. Whilst incorporating coastal materials with natural elements is a positive, the extensive use of white materials should be softened with additional detailing or variation, particularly on side elevations. Additional research into the local context and character may help further refine the design. 1d. No site sections were presented, making it difficult to assess how the development sits within the immediate existing context, including neighbouring properties. 1e. The scale of development is generally supported in the locality.
Principle 2 Landscape quality		<i>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.</i>
	P	2a. The Panel commented on the positive range of low light and native species in the landscaping plan. 2b. The Panel commended the retention of the street tree but requested further information on how site levels and retaining will impact its viability. Additionally, the Panel advised exploring whether a better overall outcome could be achieved if the tree were removed. If removal is necessary, any replacement must be appropriate and commensurate with the value of the existing tree. 2c. The current Deep Soil Area includes land that may be lost to future road widening, significantly reducing the project's overall landscaping in the future. The proponent is encouraged to proactively design for this scenario, by increasing the landscaping to the communal areas ensuring a high-quality and sustainable landscape outcome in the long term. 2d. The street setback area's benefit to residents and the broader community should be further considered. The planting palette in the road widening area could be improved, with a focus on creating landscaped spaces or 'rooms' rather than just screening. 2e. The Panel advised that further refinement is needed to ensure a seamless transition of the landscaping in anticipation of future road widening. The proposal would benefit from a strategic approach to planting and hardscape design that considers their placement closer to the building once the road widening occurs. 2f. The impact on the survival of the existing tree on the western adjacent property must be assessed by an arborist. This tree must be protected to ensure its survival. The proponent is required to provide a clear strategy to safeguard the tree during and after construction. 2g. The landscape within the central communal spaces should be increased and improved. There is opportunity to use landscaping to provide privacy in lieu of the proposed screening elements. The planter box could also be pulled back from the lift to create a greater planting and canopy area. 2h. Further information is required on the other trees onsite in terms of if they are to

		be removed or retained.
Principle 3 Built form and scale		<i>Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.</i>
	P	3a. The Panel advised that the organisation of the built form is logical, appropriately scaled, and creates excellent cross-ventilation and access to light throughout the development. 3b. There was some concern raised about the 2m side setbacks. If the adjacent properties are developed at a similar scale this will result in minimum separation to adjacent properties. It is recommended that this setback be re-considered and increased. 3c. The side elevations will remain highly visible from the street until adjacent properties are developed. To better respond to the existing context and strengthen the sense of place, the diversity of materiality and design should be further articulated. 3d. The overall built form approach is generally supportable; however, it pushes the limits across multiple aspects. Further refinement is needed to ensure the design remains within acceptable parameters and is fully supportable. 3e. The front setback may be significantly reduced due to future road widening, which could result in the building sitting directly on the street. The design should carefully consider how this transition will be handled to maintain an appropriate public interface. 3f. The active engagement with the street is limited due to the prominence of the driveway and screening elements. While upper-level activation is reasonable, further strategies should be explored to improve street-level interaction.
Principle 4 Functionality and build quality		<i>Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.</i>
	P	4a. The Panel noted that the pedestrian entrance kinks around, goes behind the bin store, and then steps down into the garage. Further interrogation could be undertaken to find a way to drop the lobby down to the car park level and push the utilities back to create a legible walkway, or a false lobby that comes down to garage level and makes it feel more welcoming and like a public space. 4b. The Panel expressed concern about the useability of stores with doors located behind car stackers, and the dimensions of stores and the useability of the stores with large items like bicycles. 4c. The Panel acknowledged the opportunity for a communal meeting room but expressed concern about its usability as a gym due to its small size. Alternative uses, such as a resident co-working space, should be considered. 4d. Bike storage manoeuvrability requires further review to ensure accessibility and ease of use. 4e. Proposed furniture layouts should be provided to demonstrate the functionality of the units, particularly in living and dining areas. 4f. The Panel advised that the requirement for sprinklers needs to be investigated as this would require pumps, tanks and other utilities that will impact the building design, location of utilities within the building, and will impact the floor-to-ceiling height. 4g. 2.7m floor to ceiling heights are required which may be difficult to achieve with a 3.0m floor to floor height.
Principle 5 Sustainability		<i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i>
	P	5a. The general passive solar design of the apartment building is commendable and

		will provide an excellent starting point for significant energy saving through orientation and natural cross ventilation. 5b. Whilst it is encouraging to see an ESD consultant on board, the Environmentally Sustainable Design report identifies that the development can meet the NCC Section J only, which is a minimum standard. The development should aim to exceed the minimum requirements. 5c. Further information is required on the PV panels proposed. There is currently no information on the proposed system size or additional information. There is no information on any further initiatives like EV charging, fully electric (no gas), heat pumps, double glazing, any water efficiency systems etc. Any proposed sustainable initiative needs to be clearly outlined and not just assumed.
Principle 6 Amenity		<i>Good design optimises internal and external amenity for occupants, visitors and neighbours providing environments that are comfortable, productive and healthy.</i>
	P	6a. The Panel made a number of comments about the opportunities for improvement for the central circulation / communal spaces on each level. 6b. On the ground level, there is opportunity to introduce additional landscape instead of opaque screens to manage privacy for residents. Placing landscape in front of bedroom windows instead of small (and likely unused) private terraces would also enhance the amenity of the communal spaces whilst providing appropriate privacy to the bedrooms. 6c. The communal open space currently functions more as circulation than a high-quality shared area. The Panel advised demonstrating furniture placement to illustrate how it can better support social interaction. 6d. Noise impact should be further considered between public and private spaces. 6e. The Panel recommends refining the upper-floor decks to reduce the amount of concrete adjacent to balconies and bedrooms near the lifts. This will allow more light into the communal spaces. 6f. The future road widening needs to be considered, and how the interface of the street-facing apartment balconies will change when the street setback is reduced to 2m. 6g. Further clarification is needed on air-conditioning placement to ensure it does not negatively impact residents' comfort or the visual quality of the development. 6h. The separation of pedestrians and vehicles is a positive. However, there is an opportunity to design the car park as a more inviting public space rather than a hardstand bitumen area 6i. The Panel has some concerns about the internal facing fully screened private terraces which do not meet the requirements of RCodes Volume 2. Through design changes, the proponent should demonstrate how the proposal outperforms the amenity requirements for these spaces. (Units 9,10,13,14).
Principle 7 Legibility		<i>Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.</i>
	P	7a. The Panel expressed that further work is required to explore how the current and future street levels will interact with the proposed driveway slope and access to the basement. 7b. Further work is required to provide a more legible, functional, and active street interface, considering the majority of the frontage is driveway and the pedestrian entrance is concealed.
Principle 8 Safety		<i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</i>
	S	8a. The Panel commended the location of visitor car parking in front of the gate, as this resolves access functionality issues. 8b. The separation of pedestrians and vehicles is supported.

		8c. This Principle is satisfied.
Principle 9 Community		<i>Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.</i>
	P	9a. The Panel commended the diversity in apartment typologies. 9b. The Panel advised that research should be undertaken into how the development aligns with public transport connections. 9c. The Panel questioned whether the quantity of bicycle parking is sufficient for residents. 9d. The provision of public art should be considered. 9e. Additional work can be done to improve the communal spaces as listed in other areas of this report.
Principle 10 Aesthetics		<i>Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.</i>
	P	10a. There are many AC units on the side of the building that will be visible from the public realm. These must be screened or managed, so they are not visible. 10b. Whilst incorporating coastal materials with natural elements is a positive, the extensive use of white materials should be softened with additional detailing or variation, particularly on side elevations.

Design Review progress

Item 1 – DA24/1840 – 321 Scarborough Beach Road, Woodlands – Development Application – Residential – Fourteen Multiple Dwellings DRP Meeting – Thursday 30 January 2025

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P	<i>Design Principle pending further attention</i>		
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	DR1 30/1/2025	DR2	DR3
Principle 1 - Context and character	P		
Principle 2 - Landscape quality	P		
Principle 3 - Built form and scale	P		
Principle 4 - Functionality and build quality	P		
Principle 5 - Sustainability	P		
Principle 6 - Amenity	P		
Principle 7 - Legibility	P		
Principle 8 - Safety	S		
Principle 9 - Community	P		
Principle 10 - Aesthetics	P		

Recommendations Summary
Item 1 – DA24/1840 – 321 Scarborough Beach Road, Woodlands
DRP Meeting – Thursday 30 January 2025

DR1 – DRP Recommendations DRP Meeting – 30/1/2025	DR2 – Applicant Response DRP Meeting – 30/1/2025	DR2 DRP Recommendations DRP Meeting –	DR2 – Applicant Response DRP Meeting –
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2b. The Panel commended the retention of the street tree but requested further information on how site levels and retaining will impact its viability. Additionally, the Panel advised exploring whether a better overall outcome could be achieved if the tree were removed. If removal is necessary, any replacement must be appropriate and commensurate with the value of the existing tree. 2c. The current Deep Soil Area includes land that may be lost to future road widening, significantly reducing the project's overall landscaping in the future. The proponent is encouraged to			

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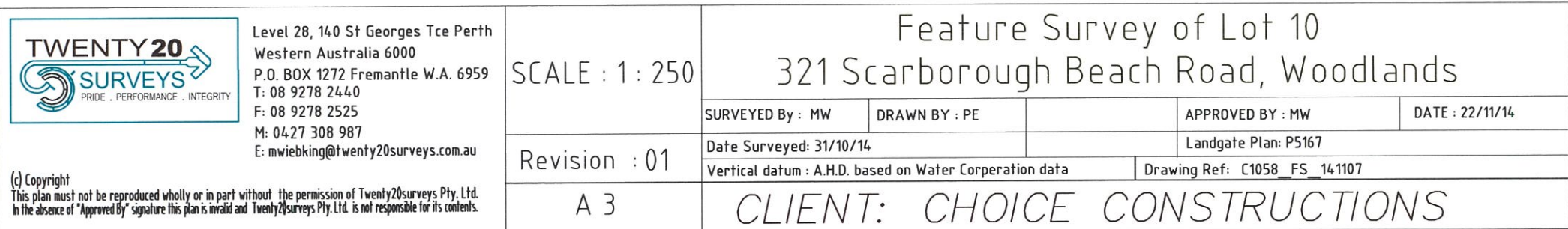
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City of Stirling
20 Dec 2024
RECEIVED

PROJECT TITLE / CLIENT
PROPOSED MULTIPLE DWELLINGS DEVELOPMENT
LOT 10 #321 SCARBOROUGH BEACH ROAD, WOODLANDS

DRAWING TITLE
STREET VIEW - SCARBOROUGH BEACH ROAD

A	18.10.24	DA ISSUE	ZMH
REV	DATE	DESCRIPTION	DWN

ZMH

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ARCHITECTURE PLANNING INTERIOR DESIGN
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PROJECT TITLE / CLIENT
PROPOSED MULTIPLE DWELLINGS DEVELOPMENT
LOT 10 #321 SCARBOROUGH BEACH ROAD, WOODLANDS

DRAWING TITLE
COMMUNAL SPACE VIEW

A	18.10.24	DA ISSUE	ZMH
REV	DATE	DESCRIPTION	DWN

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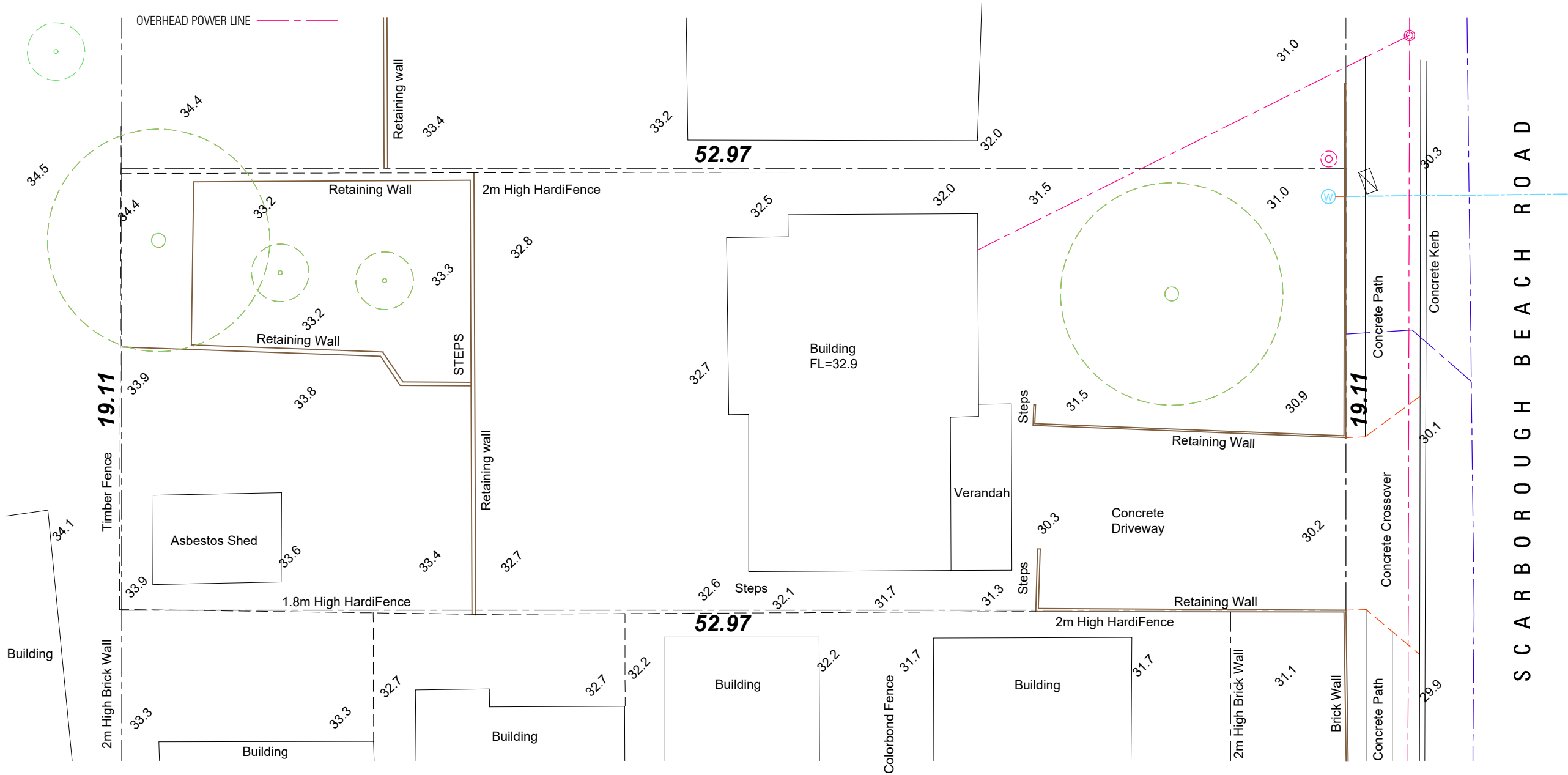
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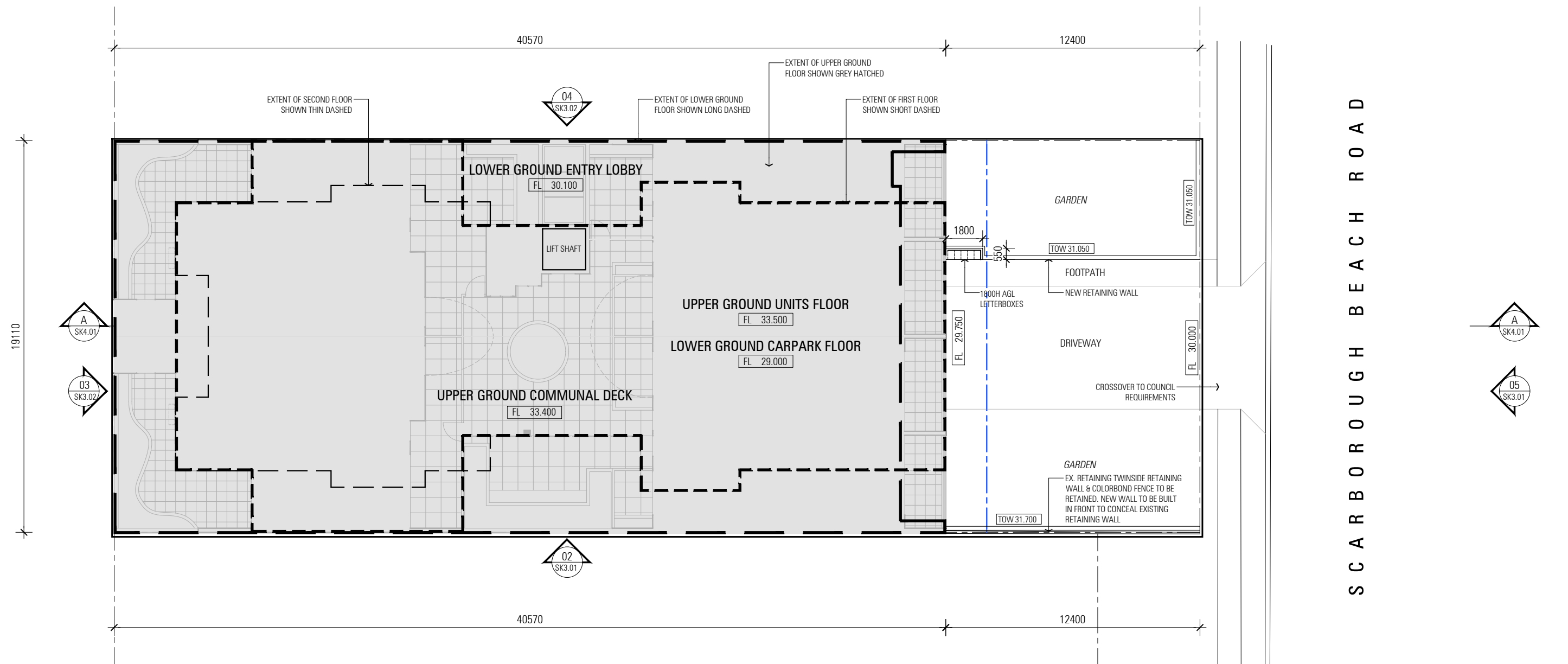
LEGEND

ELECTRIC POST		BRICK WALL	
WATER METER		BOUNDARY	
TELSTRA PIT		FENCE	
POWER DOME		SEWER LINE	
AHD SPOT HEIGHT		WATER LINE	
		OVERHEAD POWER LINE	
LARGE TREE			

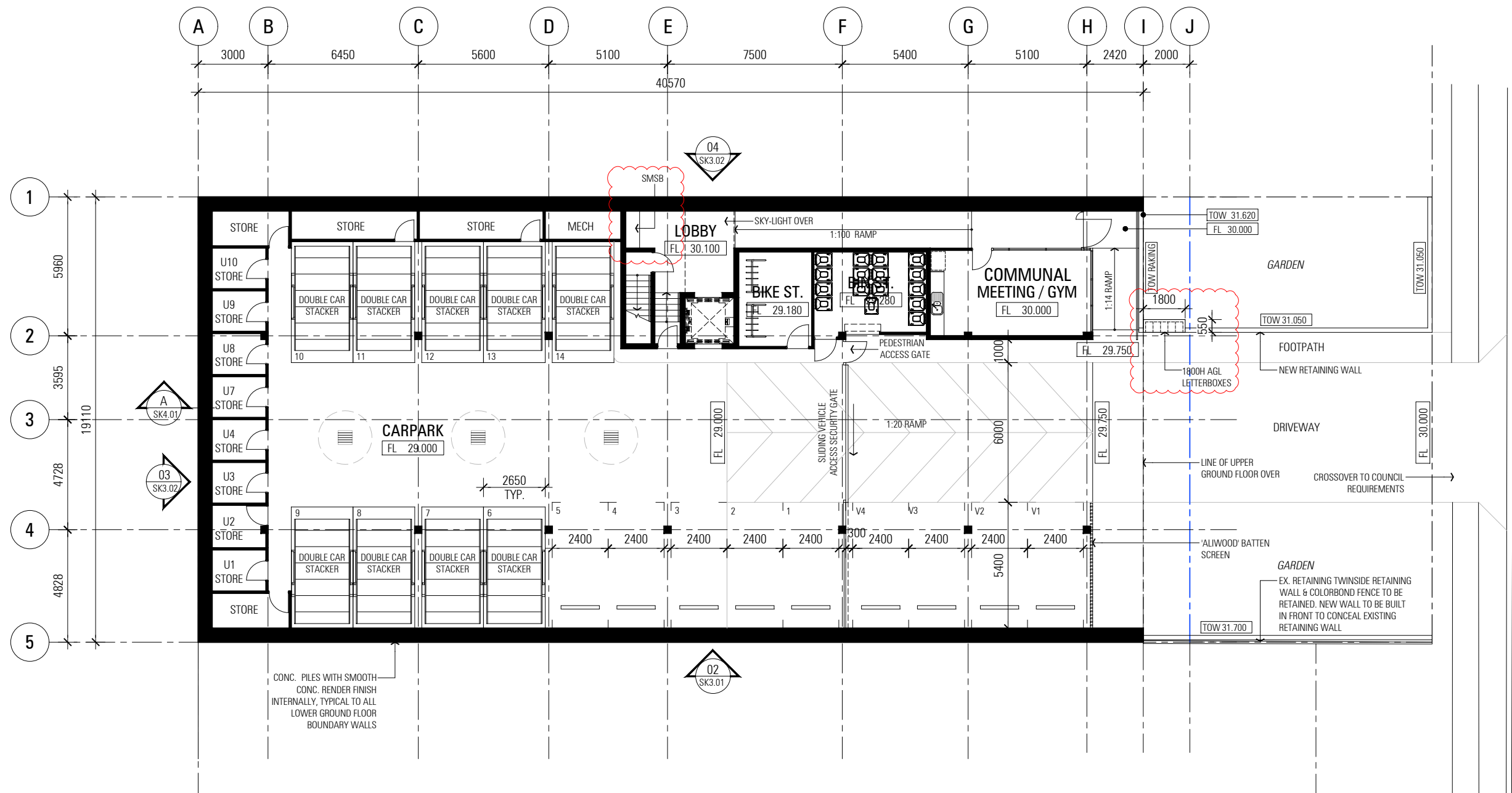
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PROJECT TITLE / CLIENT PROPOSED MULTIPLE DWELLINGS DEVELOPMENT LOT 10 #321 SCARBOROUGH BEACH ROAD, WOODLANDS				ZMH ZUIDEVELD MARCHANT HUR ARCHITECTURE PLANNING INTERIOR DESIGN 64 Fitzgerald Street Northbridge Western Australia 6003 T 61 8 9227 0900 F 61 8 9227 0600	DA SUBMISSION		DRAWING NUMBER
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SCARBOROUGH BEACH ROAD

PROJECT TITLE / CLIENT
PROPOSED MULTIPLE DWELLINGS DEVELOPMENT
LOT 10 #321 SCARBOROUGH BEACH ROAD, WOODLANDS

DRAWING TITLE
LOWER GROUND FLOOR PLAN

B	20.12.24	ADDED SMSB & LETTERBOXES	ZMH
A	18.10.24	DA ISSUE	ZMH
REV	DATE	DESCRIPTION	DWN

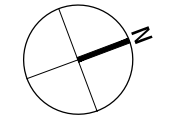
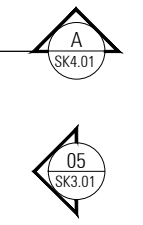
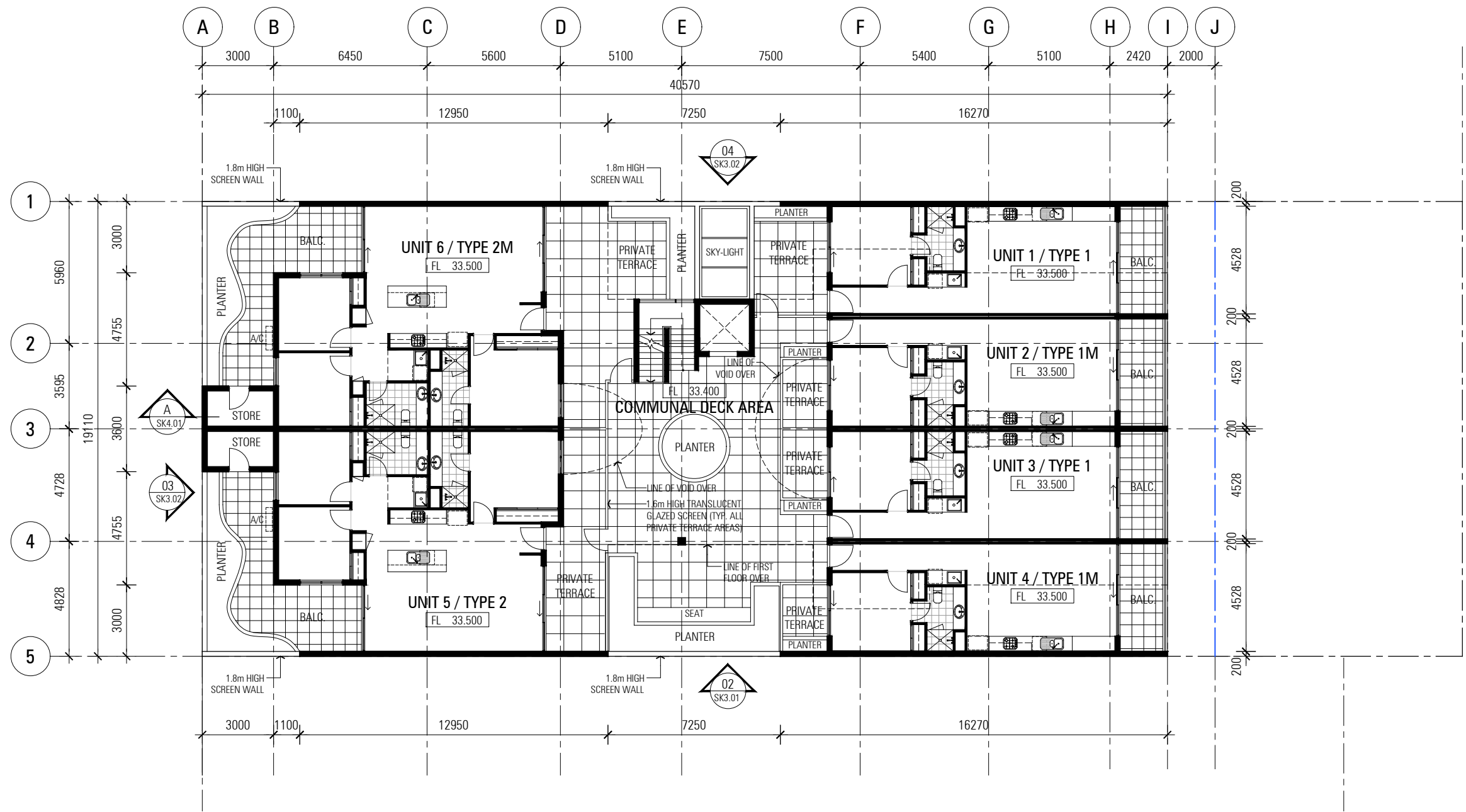
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PROJECT TITLE / CLIENT
PROPOSED MULTIPLE DWELLINGS DEVELOPMENT
LOT 10 #321 SCARBOROUGH BEACH ROAD, WOODLANDS

DRAWING TITLE
UPPER GROUND FLOOR PLAN

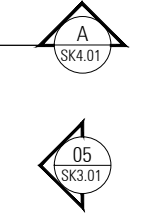
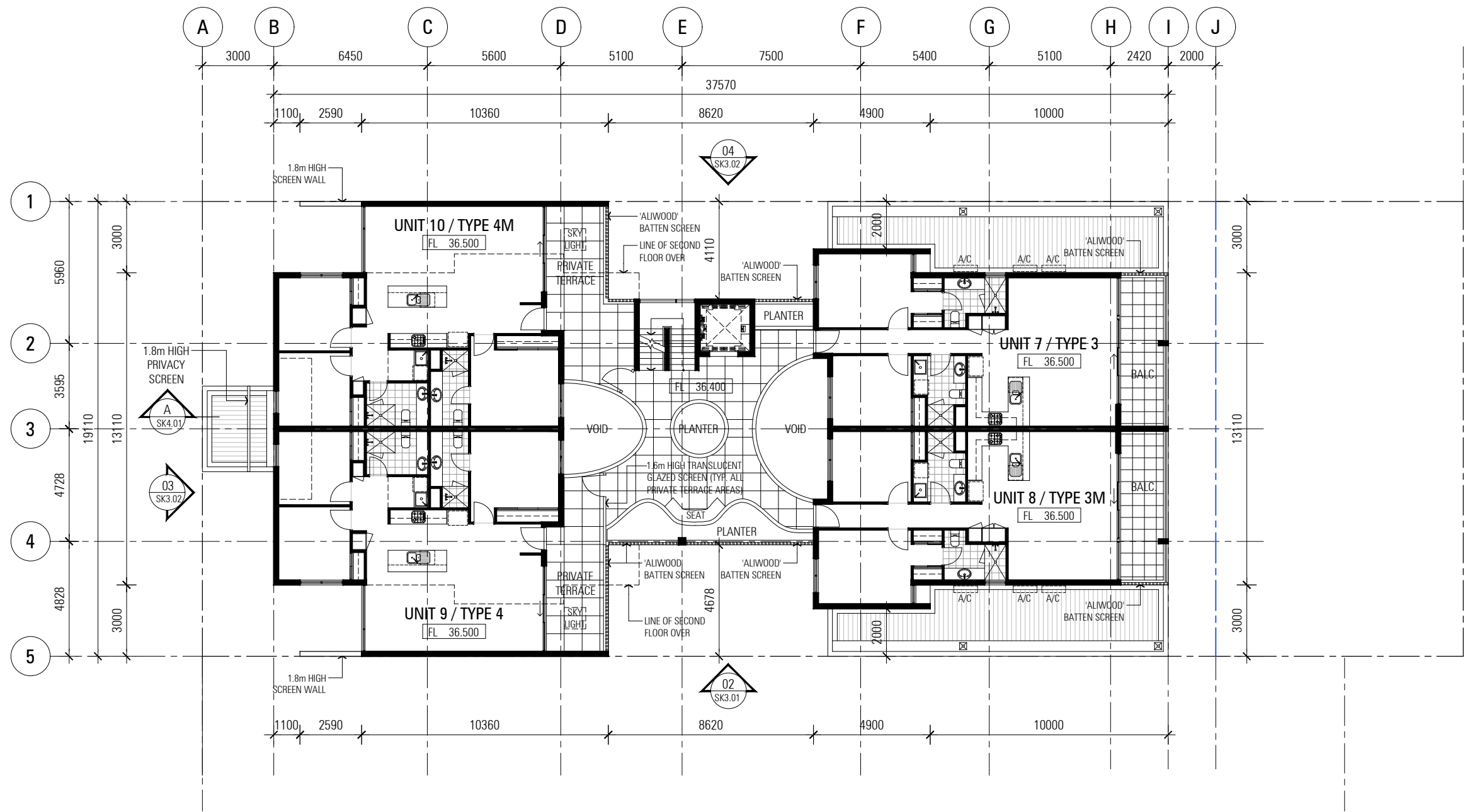
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PROJECT TITLE / CLIENT
PROPOSED MULTIPLE DWELLINGS DEVELOPMENT
LOT 10 #321 SCARBOROUGH BEACH ROAD, WOODLANDS

DRAWING TITLE
FIRST FLOOR PLAN

A	18.10.24	DA ISSUE	ZMH
REV	DATE	DESCRIPTION	DWN

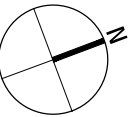
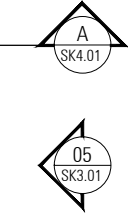
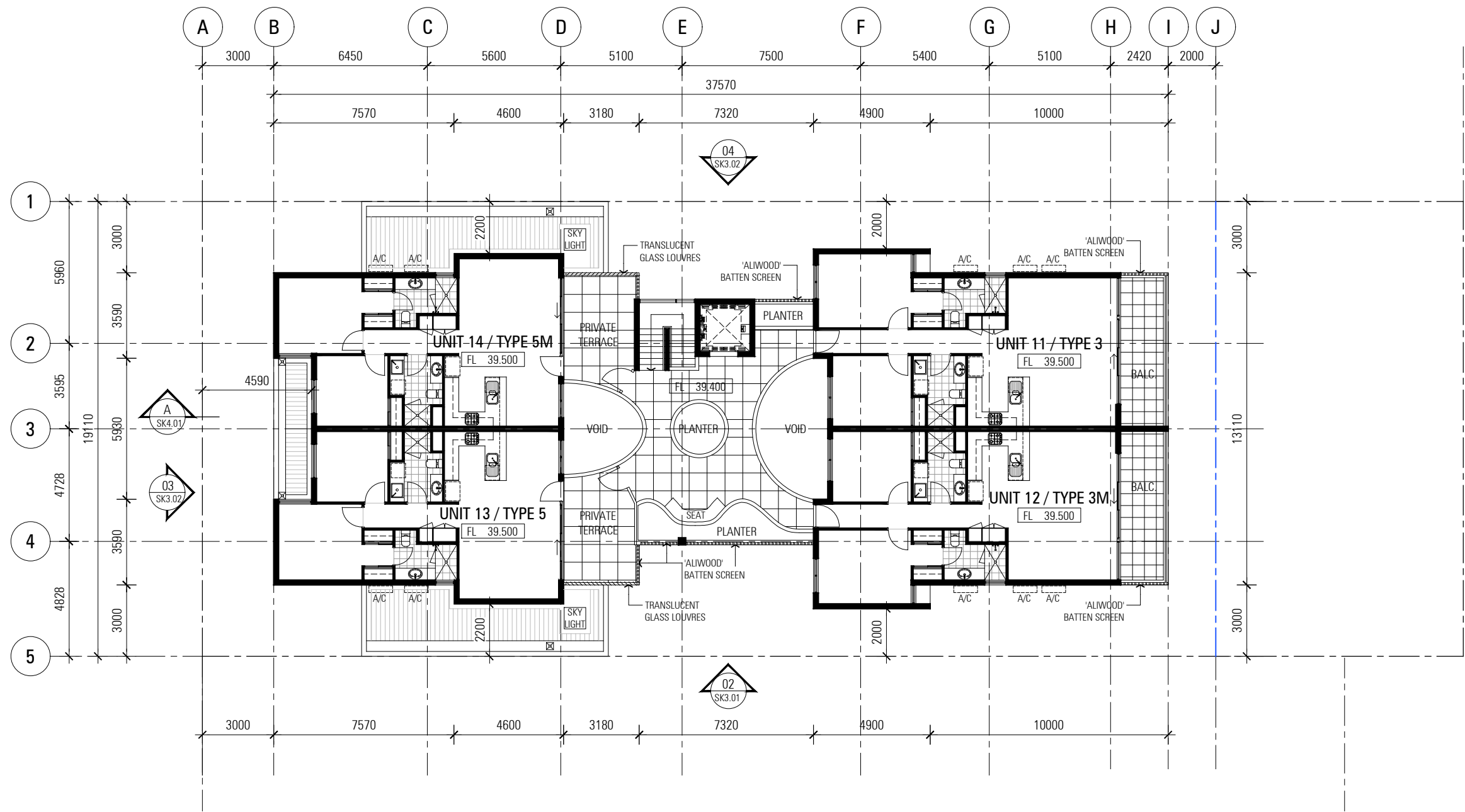
ZMH

ZUIDEVELD
MARCHANT
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PROPOSED MULTIPLE DWELLINGS DEVELOPMENT
LOT 10 #321 SCARBOROUGH BEACH ROAD, WOODLANDS

DRAWING TITLE
SECOND FLOOR PLAN

A	18.10.24	DA ISSUE	ZMH
REV	DATE	DESCRIPTION	DWN

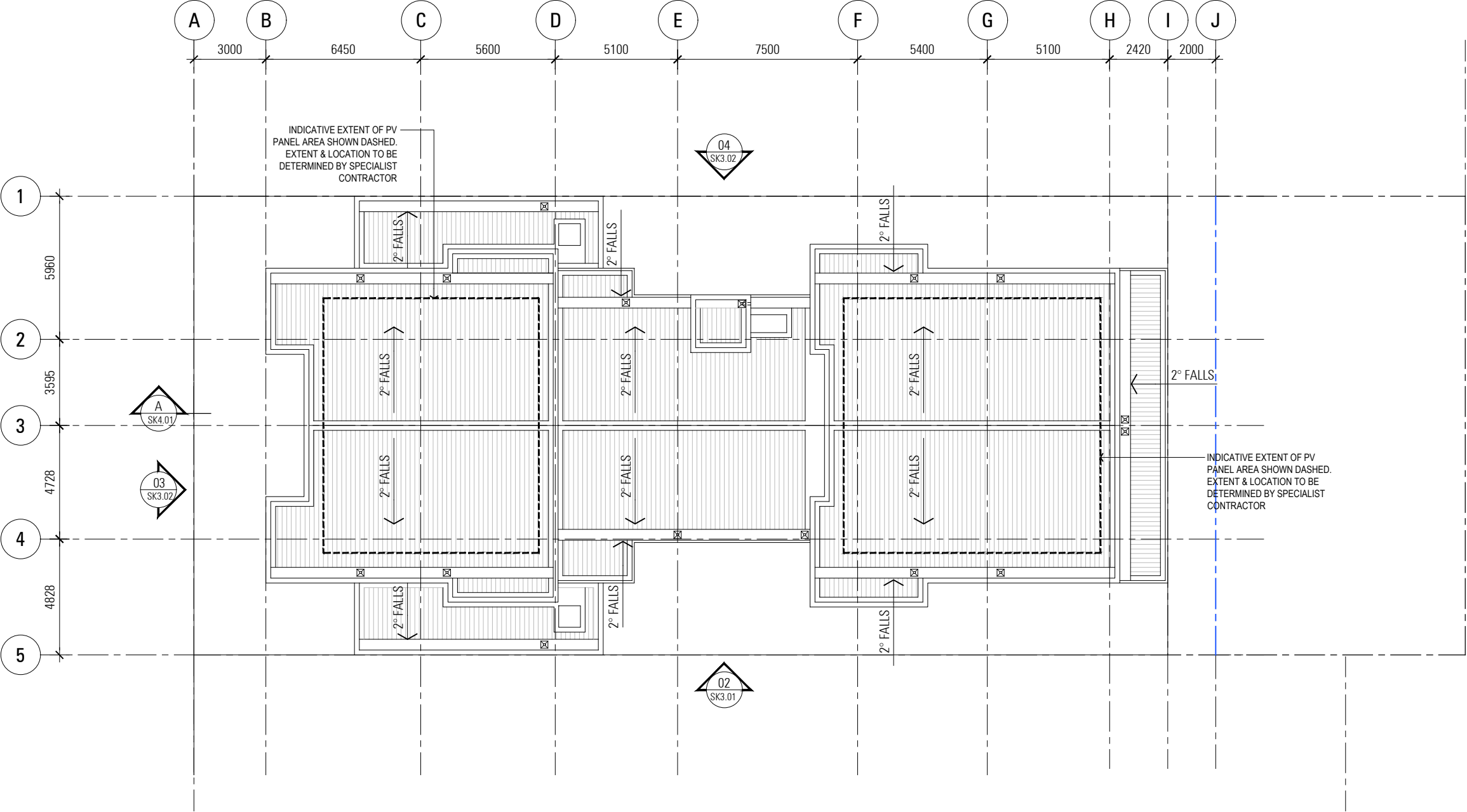
ZMH

ZUIDEVELD
MARCHANT
HUR

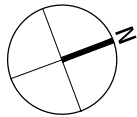
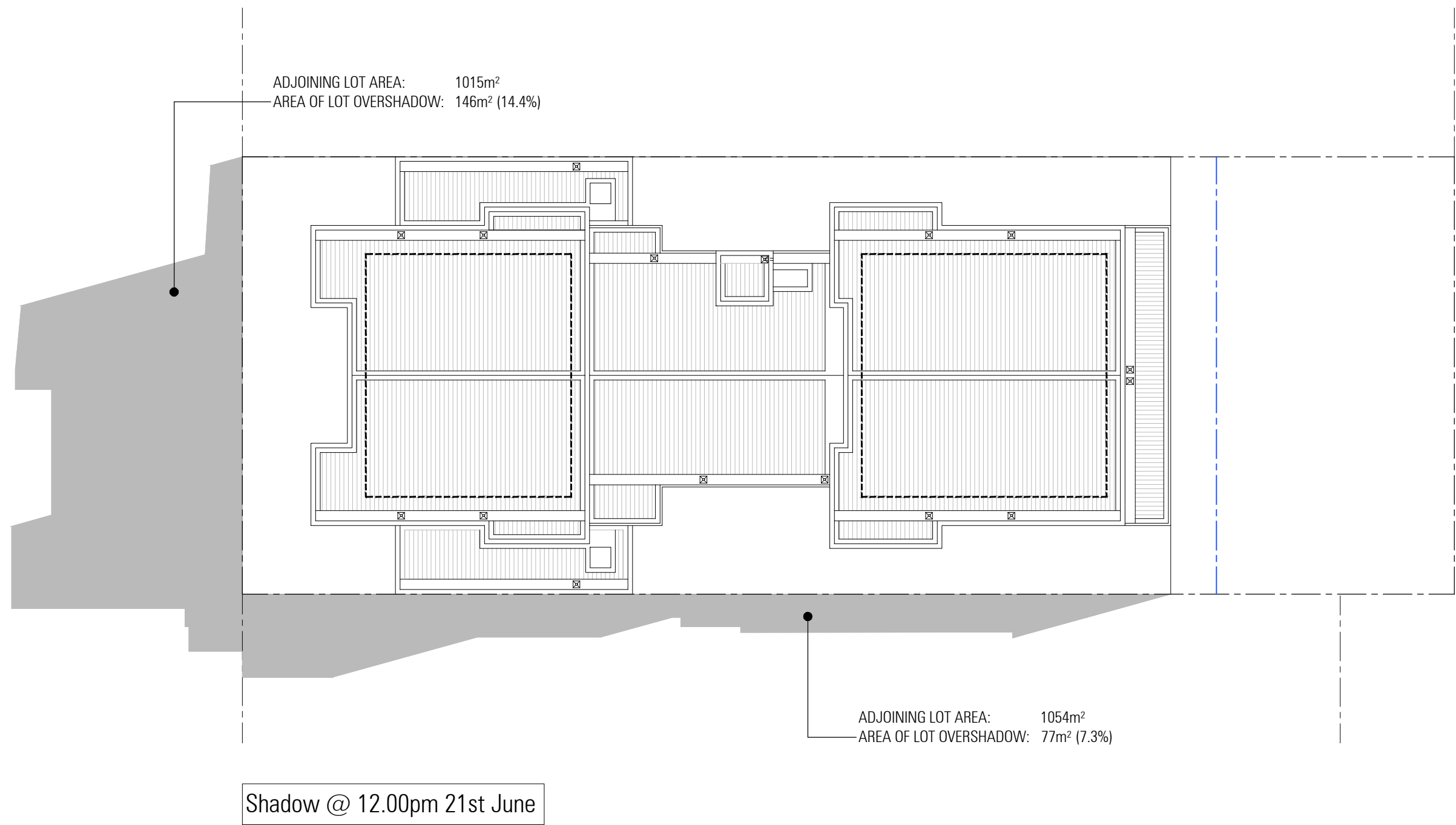
ARCHITECTURE PLANNING INTERIOR DESIGN
64 Fitzgerald Street Northbridge Western Australia 6003 T 61 8 9227 0900 F 61 8 9227 0600

DA SUBMISSION		DRAWING NUMBER
DRAWN ZMH	DATE 18.10.2024	P2320 SK1.05
CAD FILE sk1.05.dwg	SCALE 1:200	REVISION A

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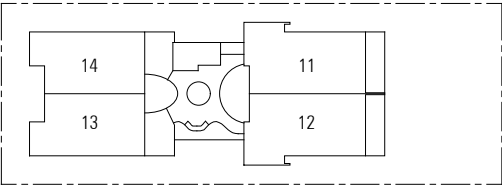


PROJECT TITLE / CLIENT PROPOSED DEVELOPMENT OF 14 GROUP DWELLINGS LOT 10 #321 SCARBOROUGH BEACH ROAD, WOODLANDS				ZMH ZUIDVELD MARCHANT HUR ARCHITECTURE PLANNING INTERIOR DESIGN 64 Fitzgerald Street Northbridge Western Australia 6003 T 61 8 9227 0900 F 61 8 9227 0600	DA SUBMISSION		DRAWING NUMBER
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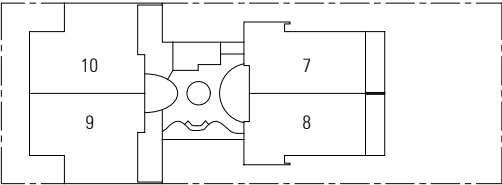


PROJECT TITLE / CLIENT PROPOSED MULTIPLE DWELLINGS DEVELOPMENT LOT 10 #321 SCARBOROUGH BEACH ROAD, WOODLANDS				ZMH ARCHITECTURE PLANNING INTERIOR DESIGN 64 Fitzgerald Street Northbridge Western Australia 6003 T 61 8 9227 0900 F 61 8 9227 0600 ZUIDVELD MARCHANT HUR	DA SUBMISSION		DRAWING NUMBER
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	REV	DATE	DESCRIPTION	DWN			

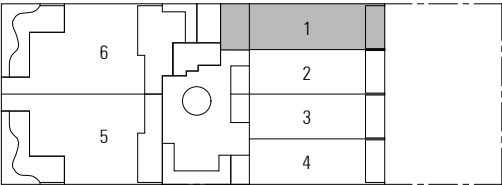
City of Stirling
20 Dec 2024
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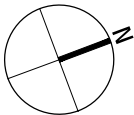
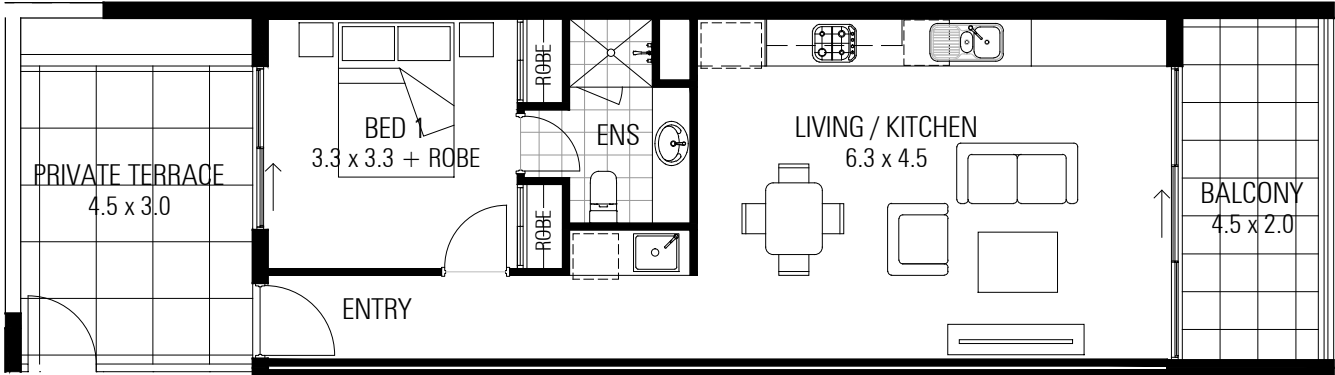
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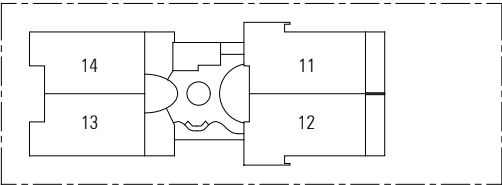


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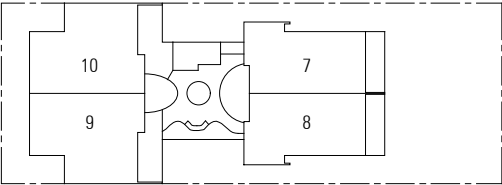


PROJECT TITLE / CLIENT PROPOSED MULTIPLE DWELLINGS DEVELOPMENT LOT 10 #321 SCARBOROUGH BEACH ROAD, WOODLANDS				ZMH ZUIDEVELD MARCHANT HUR ARCHITECTURE PLANNING INTERIOR DESIGN 64 Fitzgerald Street Northbridge Western Australia 6003 T 61 8 9227 0900 F 61 8 9227 0600	DA SUBMISSION		DRAWING NUMBER
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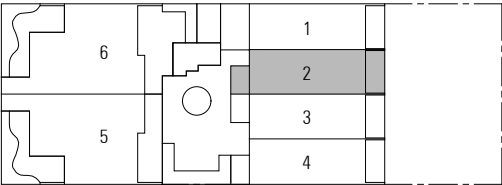
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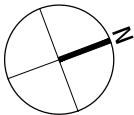
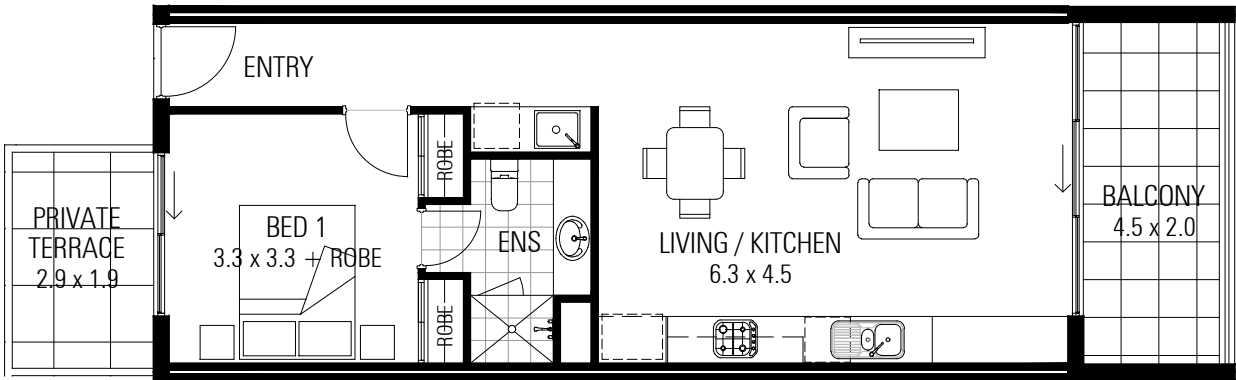
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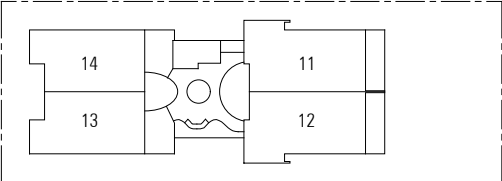


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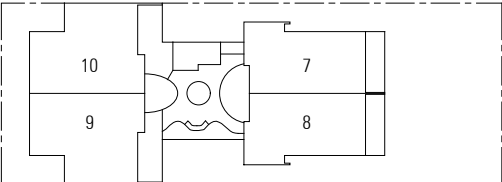


PROJECT TITLE / CLIENT PROPOSED MULTIPLE DWELLINGS DEVELOPMENT LOT 10 #321 SCARBOROUGH BEACH ROAD, WOODLANDS				ZMH ZUIDEVELD MARCHANT HUR ARCHITECTURE PLANNING INTERIOR DESIGN 64 Fitzgerald Street Northbridge Western Australia 6003 T 61 8 9227 0900 F 61 8 9227 0600	DA SUBMISSION		DRAWING NUMBER
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	REV	DATE	DESCRIPTION	DWN			

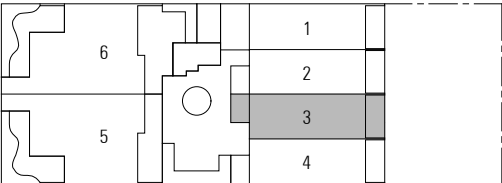
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20 Dec 2024
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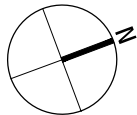
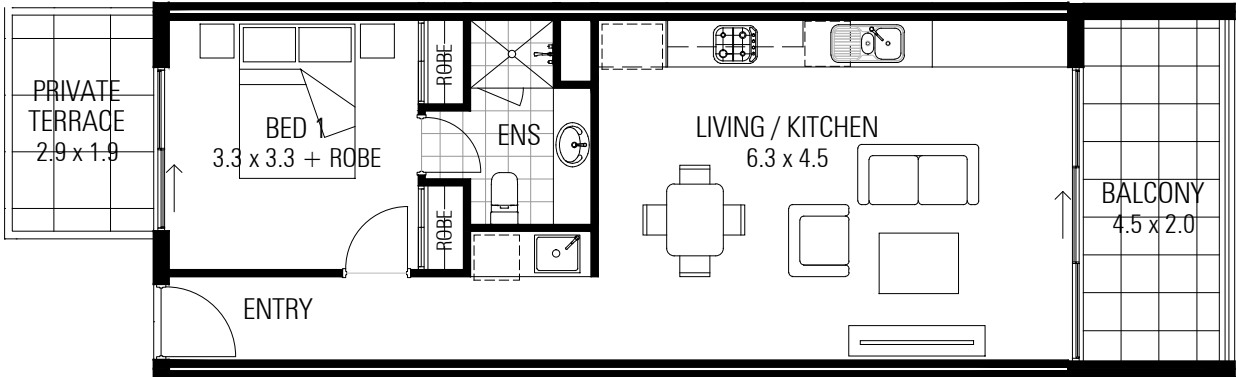
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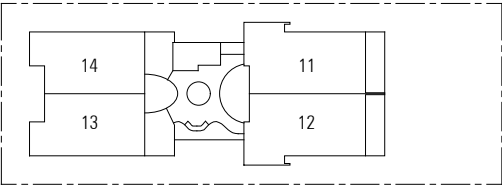


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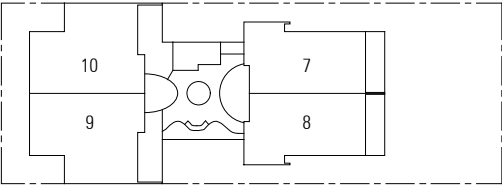


PROJECT TITLE / CLIENT PROPOSED MULTIPLE DWELLINGS DEVELOPMENT LOT 10 #321 SCARBOROUGH BEACH ROAD, WOODLANDS				ZMH ZUIDEVELD MARCHANT HUR ARCHITECTURE PLANNING INTERIOR DESIGN 64 Fitzgerald Street Northbridge Western Australia 6003 T 61 8 9227 0900 F 61 8 9227 0600	DA SUBMISSION		DRAWING NUMBER
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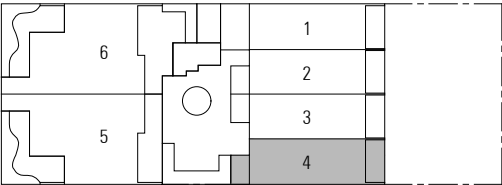
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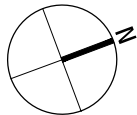
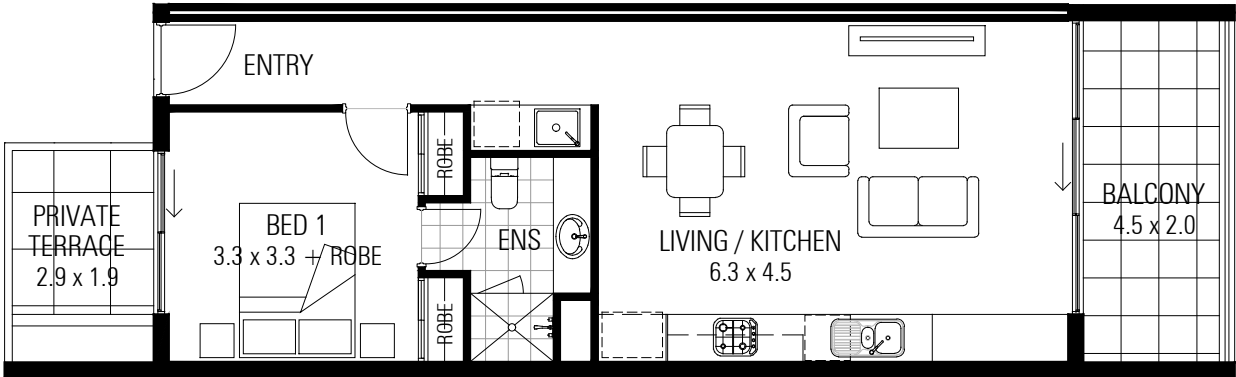
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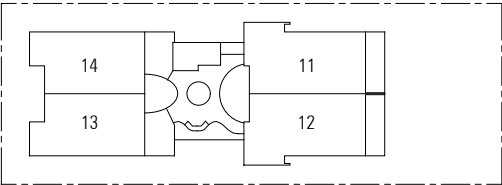


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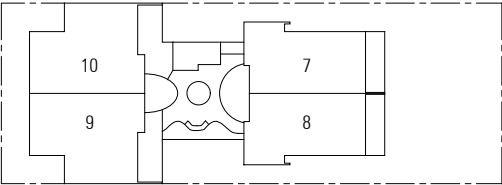


PROJECT TITLE / CLIENT PROPOSED MULTIPLE DWELLINGS DEVELOPMENT LOT 10 #321 SCARBOROUGH BEACH ROAD, WOODLANDS				ZMH ARCHITECTURE PLANNING INTERIOR DESIGN 64 Fitzgerald Street Northbridge Western Australia 6003 T 61 8 9227 0900 F 61 8 9227 0600 ZUIDVELD MARCHANT HUR	DA SUBMISSION		DRAWING NUMBER
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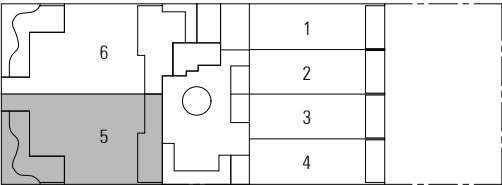
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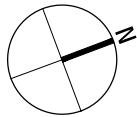
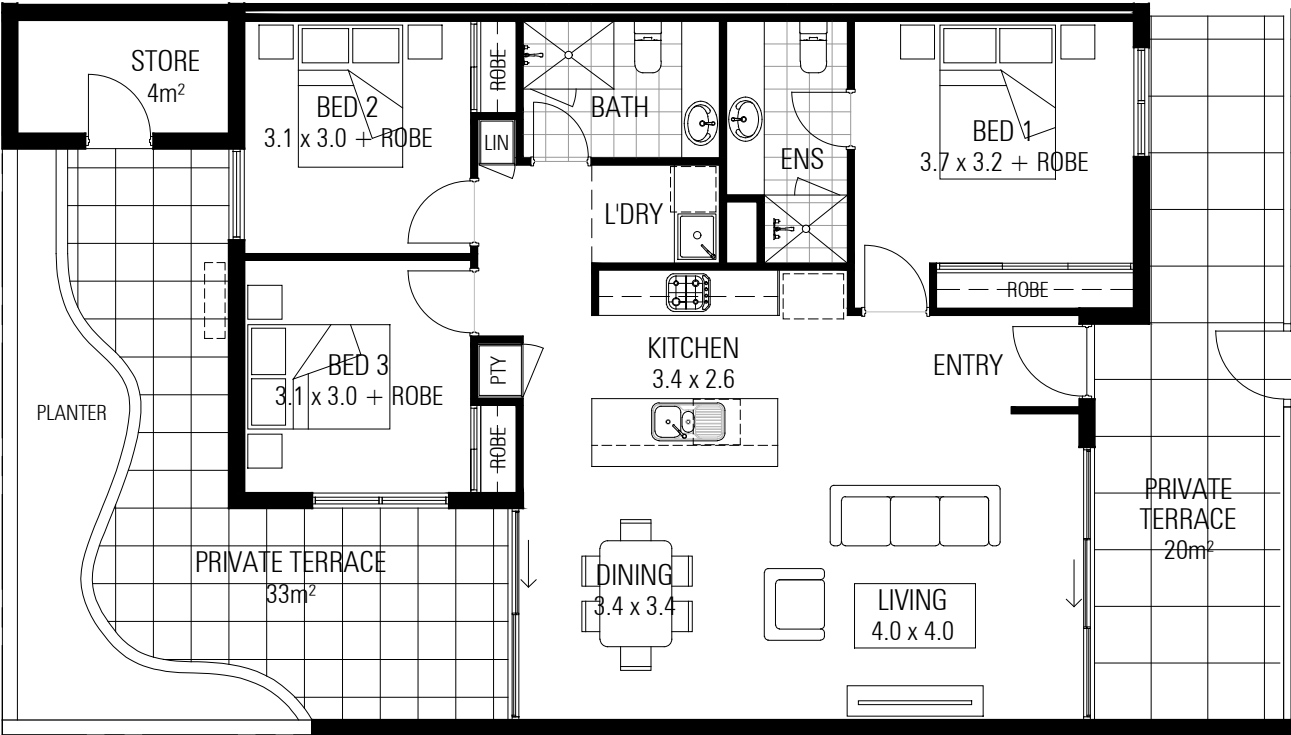
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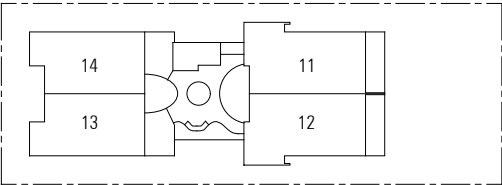


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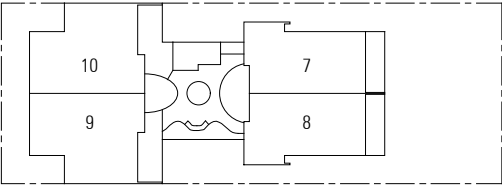


PROJECT TITLE / CLIENT PROPOSED MULTIPLE DWELLINGS DEVELOPMENT LOT 10 #321 SCARBOROUGH BEACH ROAD, WOODLANDS				ZMH ARCHITECTURE PLANNING INTERIOR DESIGN 64 Fitzgerald Street Northbridge Western Australia 6003 T 61 8 9227 0900 F 61 8 9227 0600 ZUIDVELD MARCHANT HUR	DA SUBMISSION		DRAWING NUMBER
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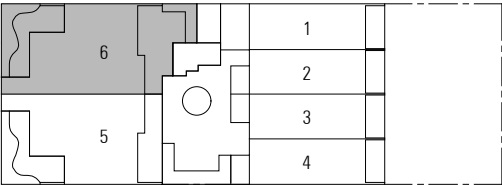
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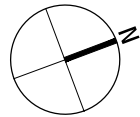
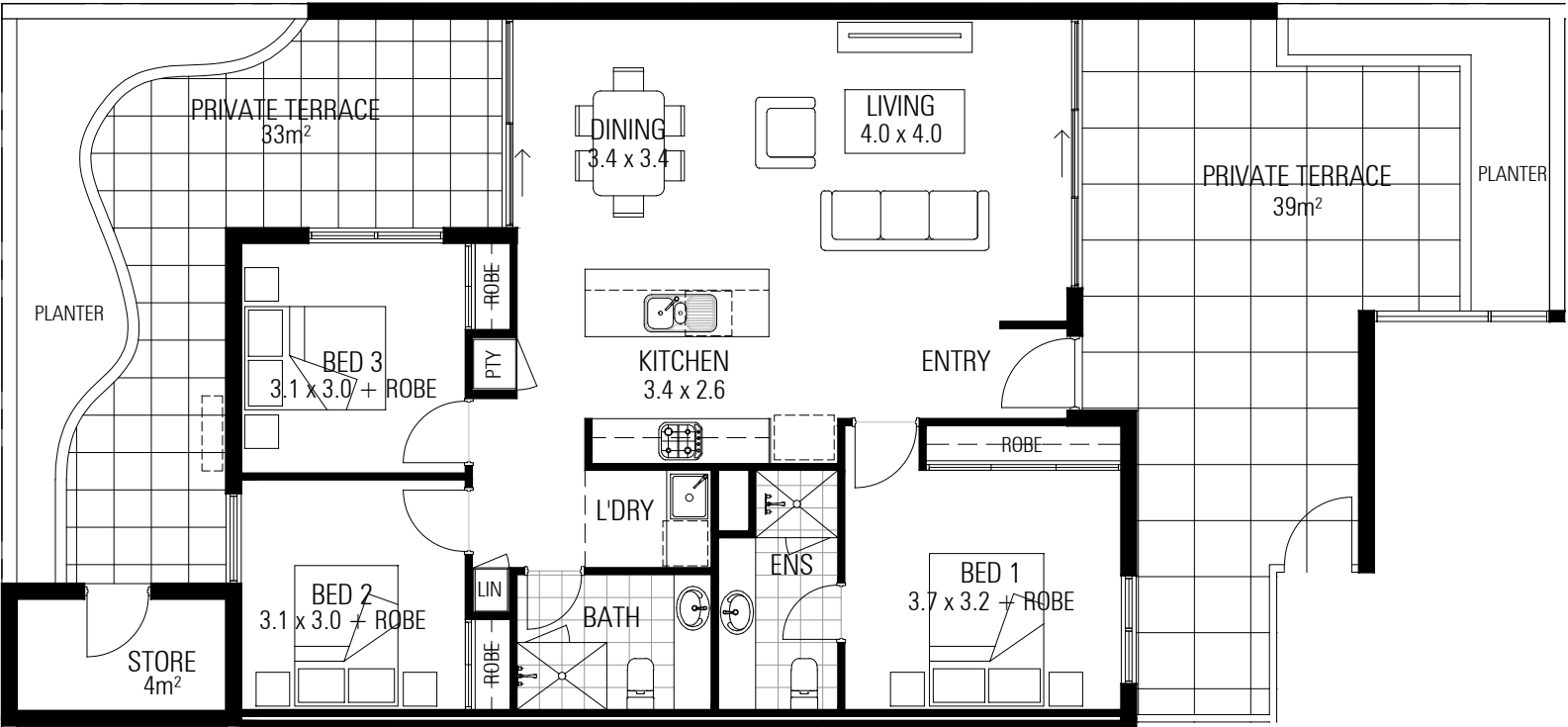
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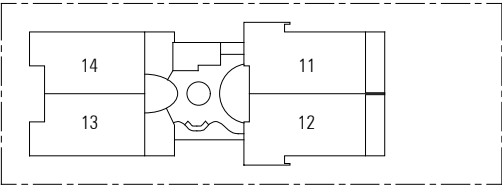


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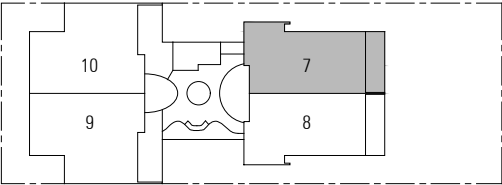


PROJECT TITLE / CLIENT PROPOSED MULTIPLE DWELLINGS DEVELOPMENT LOT 10 #321 SCARBOROUGH BEACH ROAD, WOODLANDS				ZMH ZUIDVELD MARCHANT HUR ARCHITECTURE PLANNING INTERIOR DESIGN 64 Fitzgerald Street Northbridge Western Australia 6003 T 61 8 9227 0900 F 61 8 9227 0600	DA SUBMISSION		DRAWING NUMBER
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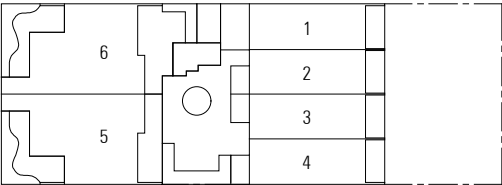
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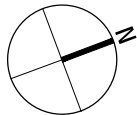
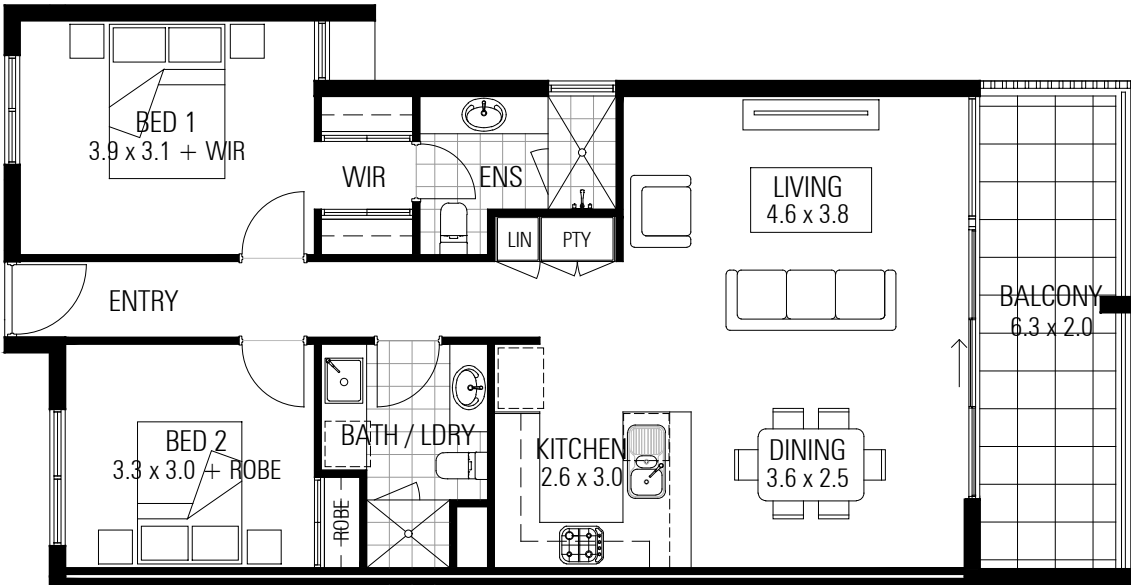
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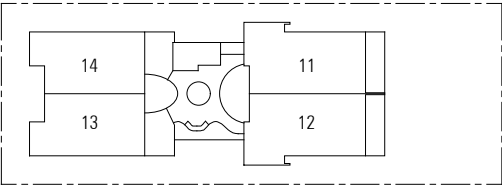


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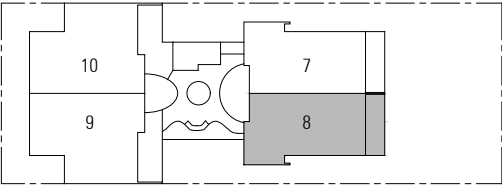


PROJECT TITLE / CLIENT PROPOSED MULTIPLE DWELLINGS DEVELOPMENT LOT 10 #321 SCARBOROUGH BEACH ROAD, WOODLANDS				ZMH ZUIDEVELD MARCHANT HUR ARCHITECTURE PLANNING INTERIOR DESIGN 64 Fitzgerald Street Northbridge Western Australia 6003 T 61 8 9227 0900 F 61 8 9227 0600	DA SUBMISSION		DRAWING NUMBER
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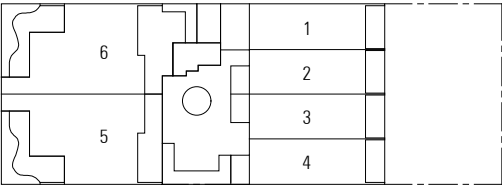
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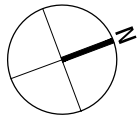
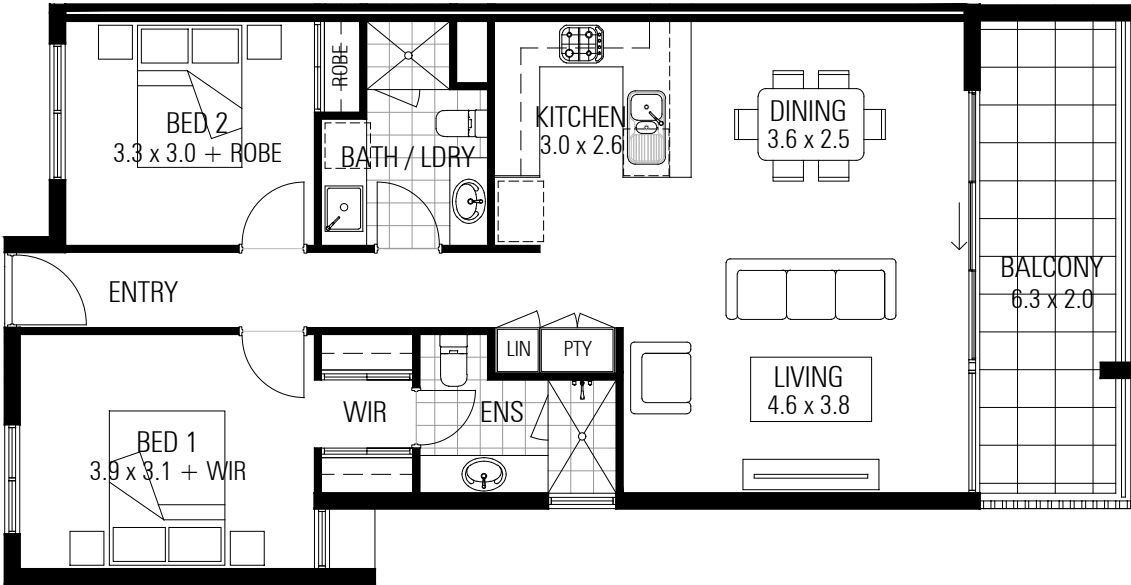
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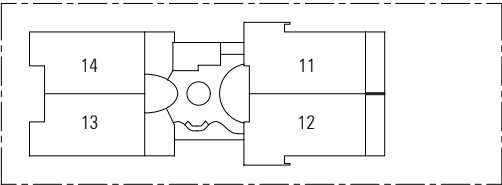


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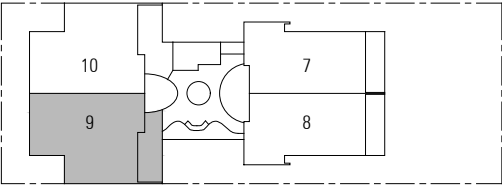


PROJECT TITLE / CLIENT PROPOSED MULTIPLE DWELLINGS DEVELOPMENT LOT 10 #321 SCARBOROUGH BEACH ROAD, WOODLANDS				ZMH ZUIDEVELD MARCHANT HUR ARCHITECTURE PLANNING INTERIOR DESIGN 64 Fitzgerald Street Northbridge Western Australia 6003 T 61 8 9227 0900 F 61 8 9227 0600	DA SUBMISSION		DRAWING NUMBER	
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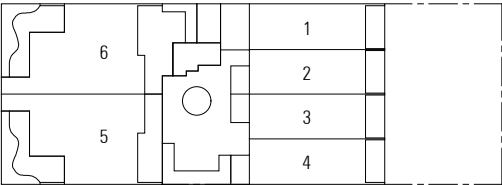
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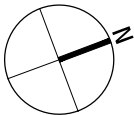
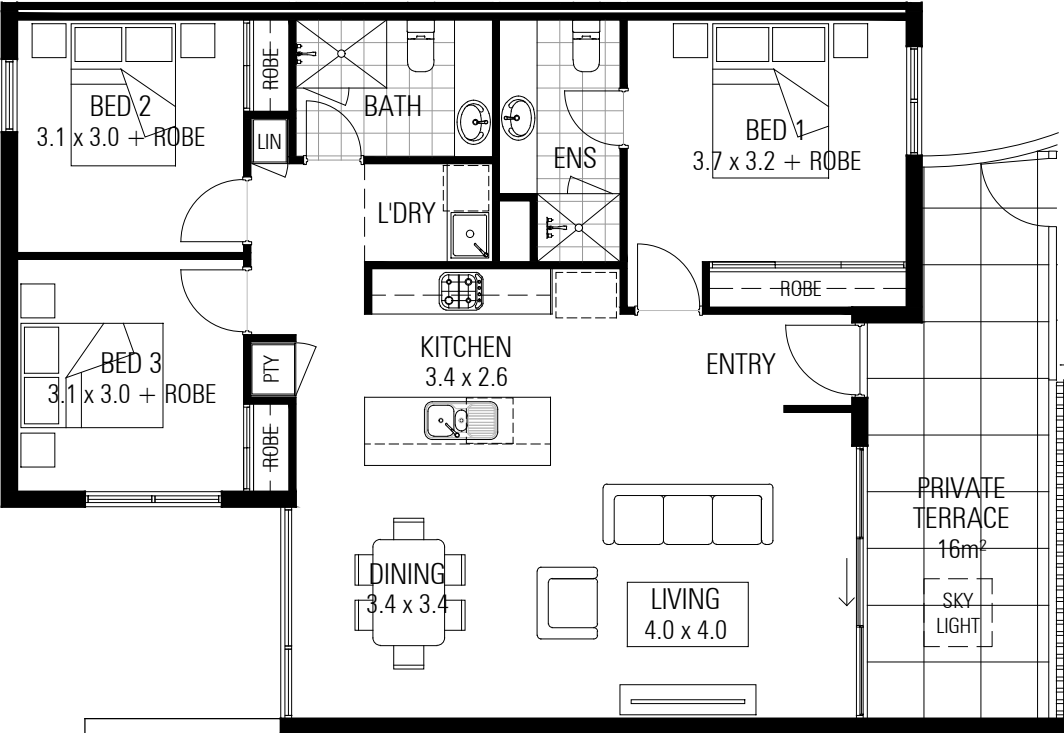
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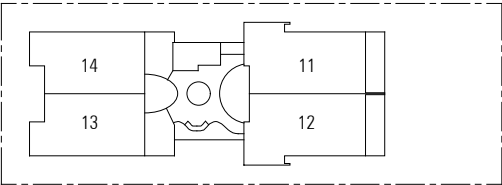


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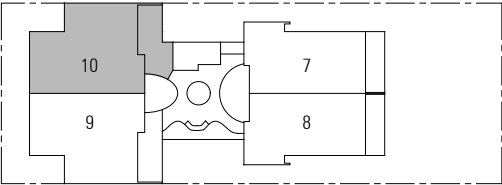


PROJECT TITLE / CLIENT PROPOSED MULTIPLE DWELLINGS DEVELOPMENT LOT 10 #321 SCARBOROUGH BEACH ROAD, WOODLANDS				ZMH ZUIDEVELD MARCHANT HUR ARCHITECTURE PLANNING INTERIOR DESIGN 64 Fitzgerald Street Northbridge Western Australia 6003 T 61 8 9227 0900 F 61 8 9227 0600	DA SUBMISSION		DRAWING NUMBER
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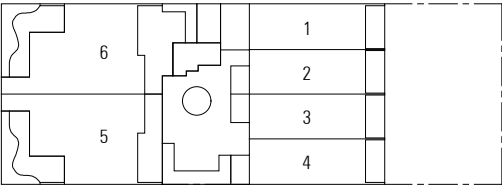
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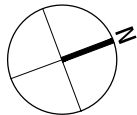
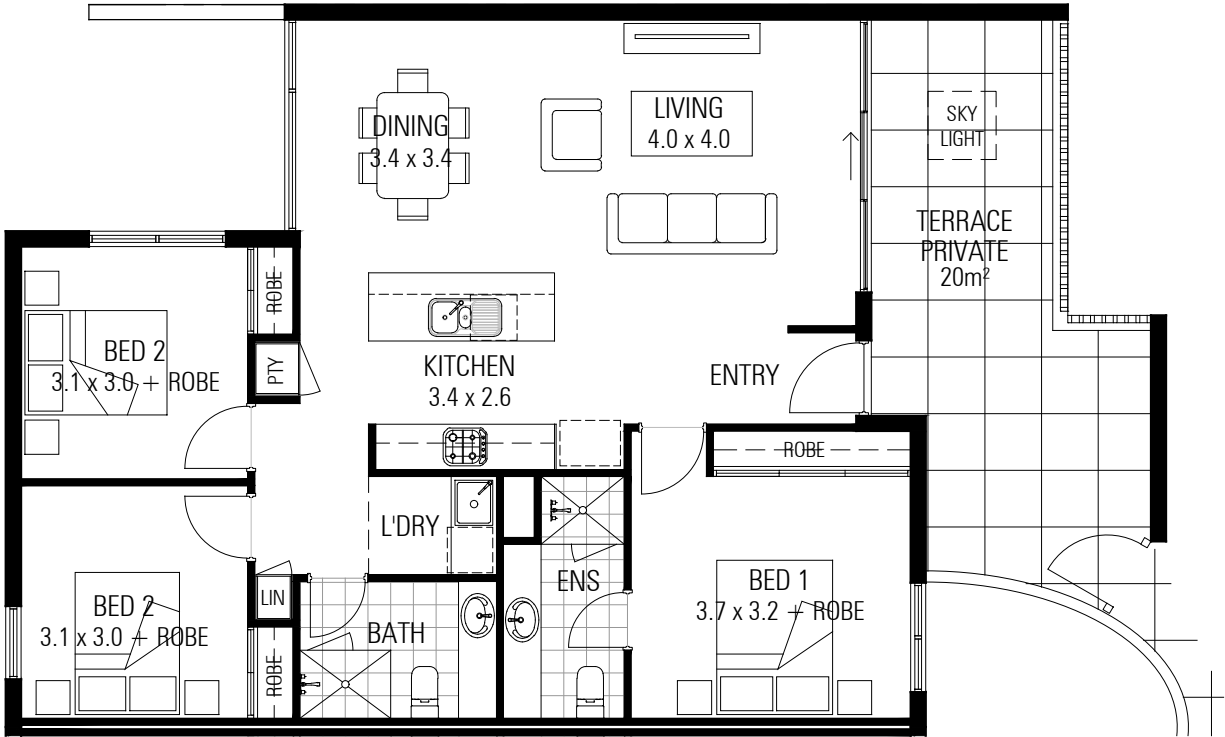
SECOND FLOOR



FIRST FLOOR

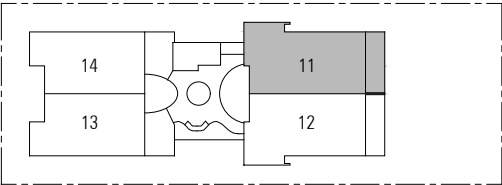


UPPER GROUND FLOOR

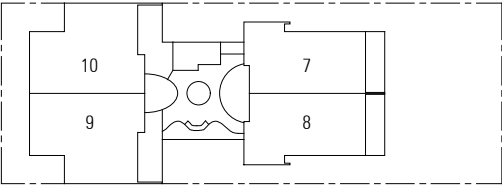


PROJECT TITLE / CLIENT PROPOSED MULTIPLE DWELLINGS DEVELOPMENT LOT 10 #321 SCARBOROUGH BEACH ROAD, WOODLANDS				ZMH ZUIDVELD MARCHANT HUR ARCHITECTURE PLANNING INTERIOR DESIGN 64 Fitzgerald Street Northbridge Western Australia 6003 T 61 8 9227 0900 F 61 8 9227 0600	DA SUBMISSION		DRAWING NUMBER
					DRAWN ZMH	DATE 18.10.2024	P2320 SK2.10
					CAD FILE sk2.01.dwg	SCALE 1:100	REVISION A
					THIS DRAWING IS THE COPYRIGHT OF ZUIDVELD MARCHANT HUR PTY LTD AND SHALL NOT TO BE RETAINED, COPIED, USED OR TRANSMITTED WITHOUT PRIOR WRITTEN PERMISSION OF THE COPYRIGHT OWNER.		
DRAWING TITLE UNIT 10 / TYPE 4M FLOOR PLAN	A	18.10.24	DA ISSUE	ZMH			
	REV	DATE	DESCRIPTION	DWN			

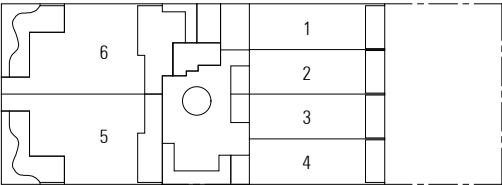
City of Stirling
20 Dec 2024
RECEIVED



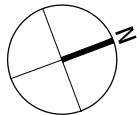
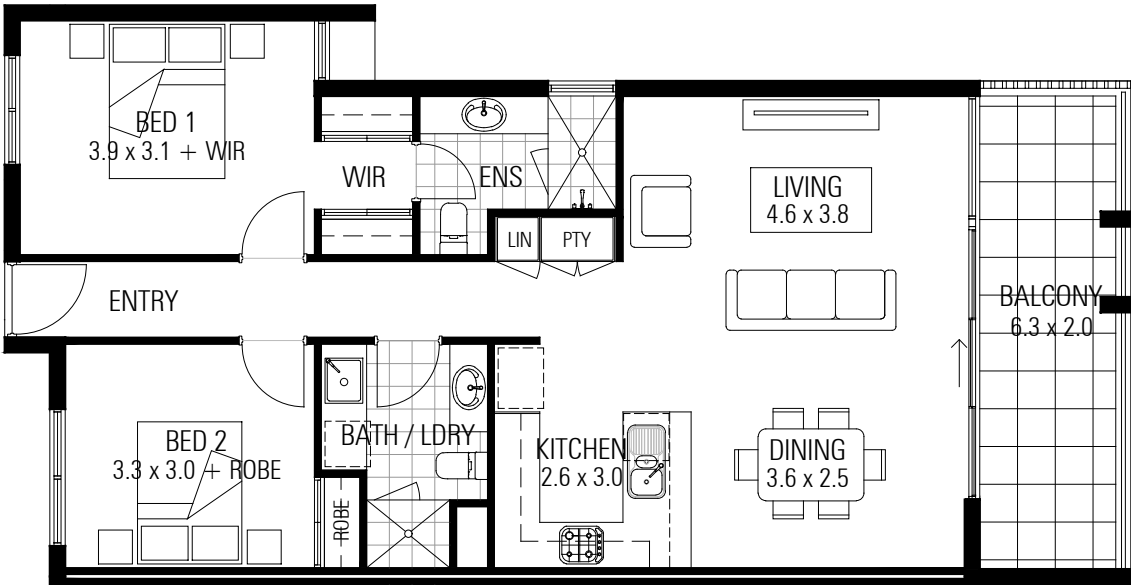
SECOND FLOOR



FIRST FLOOR

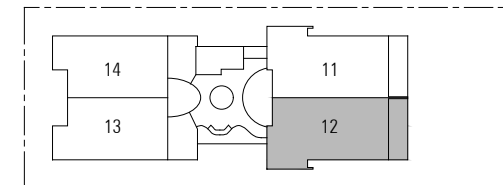


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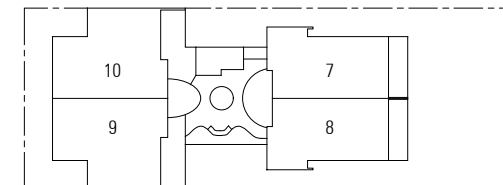


PROJECT TITLE / CLIENT PROPOSED MULTIPLE DWELLINGS DEVELOPMENT LOT 10 #321 SCARBOROUGH BEACH ROAD, WOODLANDS				ZMH ARCHITECTURE PLANNING INTERIOR DESIGN 64 Fitzgerald Street Northbridge Western Australia 6003 T 61 8 9227 0900 F 61 8 9227 0600 ZUIDVELD MARCHANT HUR	DA SUBMISSION		DRAWING NUMBER
			DRAWN ZMH		DATE 18.10.2024	P2320 SK2.11	
			CAD FILE sk2.01.dwg		SCALE 1:100	REVISION A	
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DRAWING TITLE UNIT 11 / TYPE 3 FLOOR PLAN	A	18.10.24	DA ISSUE	ZMH			
	REV	DATE	DESCRIPTION	DWN			

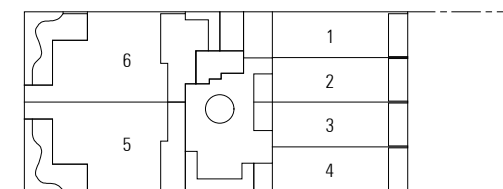
City of Stirling
20 Dec 2024
RECEIVED



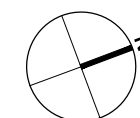
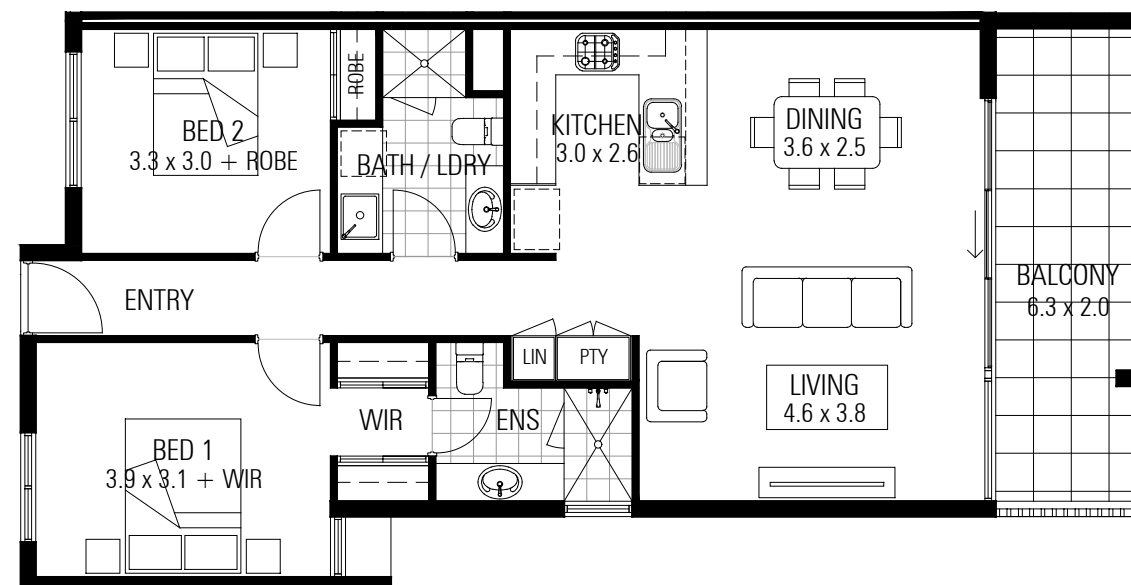
SECOND FLOOR



FIRST FLOOR

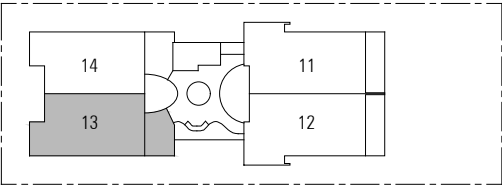


UPPER GROUND FLOOR

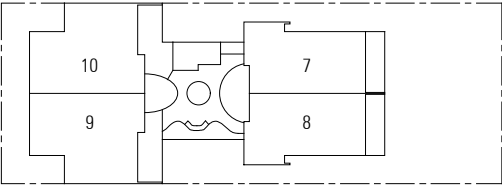


PROJECT TITLE / CLIENT PROPOSED MULTIPLE DWELLINGS DEVELOPMENT LOT 10 #321 SCARBOROUGH BEACH ROAD, WOODLANDS				ZMH ZUIDEVELD MARCHANT HUR ARCHITECTURE PLANNING INTERIOR DESIGN 64 Fitzgerald Street Northbridge Western Australia 6003 T 61 8 9227 0900 F 61 8 9227 0600	DA SUBMISSION		DRAWING NUMBER	
	DRAWN ZMH		DATE 18.10.2024		P2320 SK2.12			
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		REV DATE DESCRIPTION DWN						

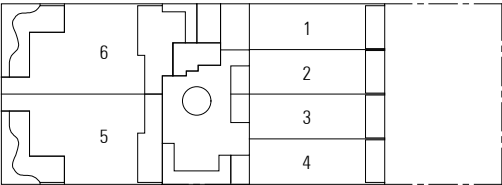
City of Stirling
20 Dec 2024
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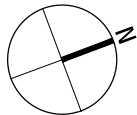
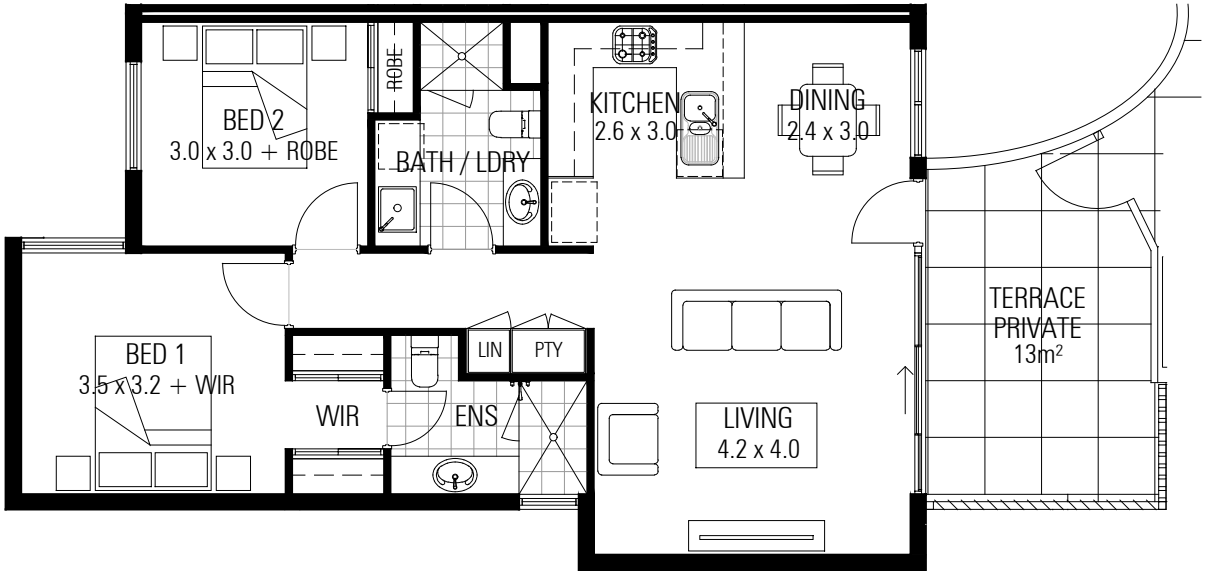
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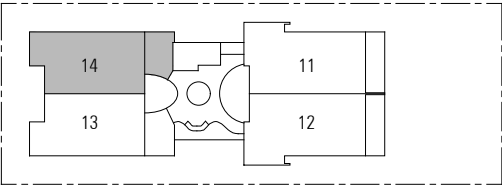


UPPER GROUND FLOOR

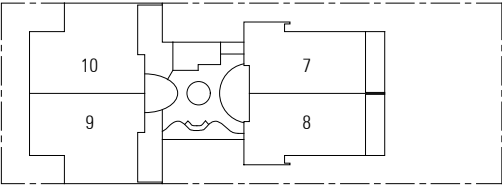


PROJECT TITLE / CLIENT PROPOSED MULTIPLE DWELLINGS DEVELOPMENT LOT 10 #321 SCARBOROUGH BEACH ROAD, WOODLANDS				ZMH ZUIDVELD MARCHANT HUR ARCHITECTURE PLANNING INTERIOR DESIGN 64 Fitzgerald Street Northbridge Western Australia 6003 T 61 8 9227 0900 F 61 8 9227 0600	DA SUBMISSION		DRAWING NUMBER
					DRAWN ZMH	DATE 18.10.2024	P2320 SK2.13
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					REVISION A		
DRAWING TITLE UNIT 13 / TYPE 5 FLOOR PLAN	A	18.10.24	DA ISSUE	ZMH			
	REV	DATE	DESCRIPTION	DWN			

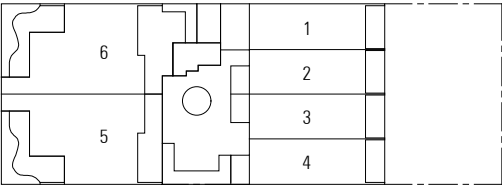
City of Stirling
20 Dec 2024
RECEIVED



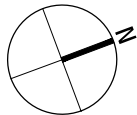
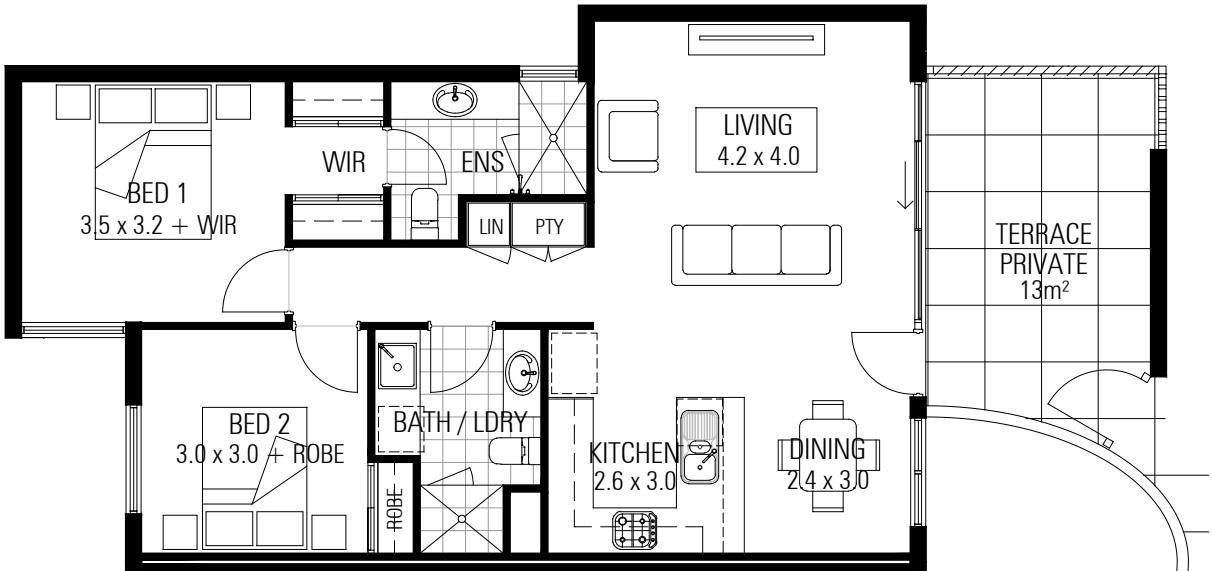
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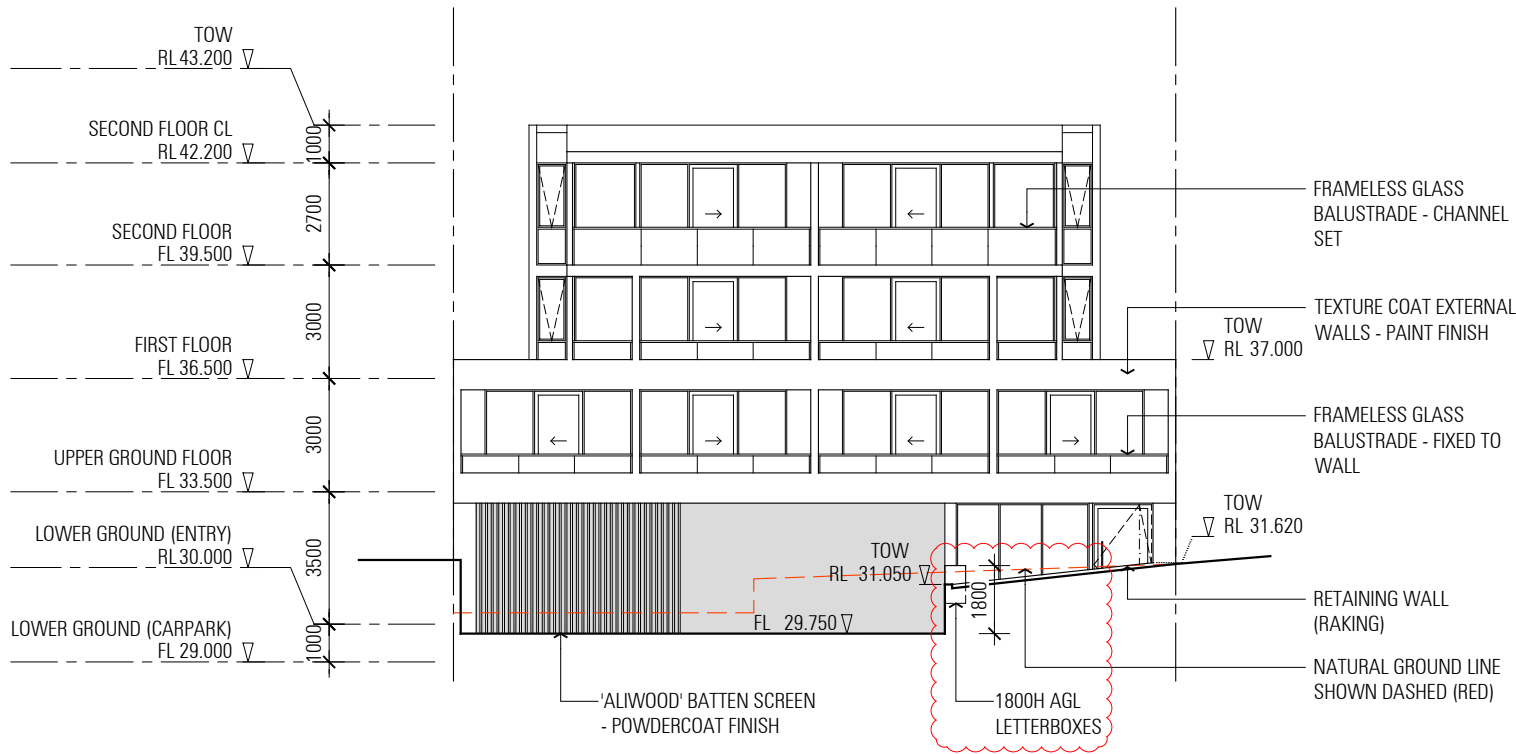
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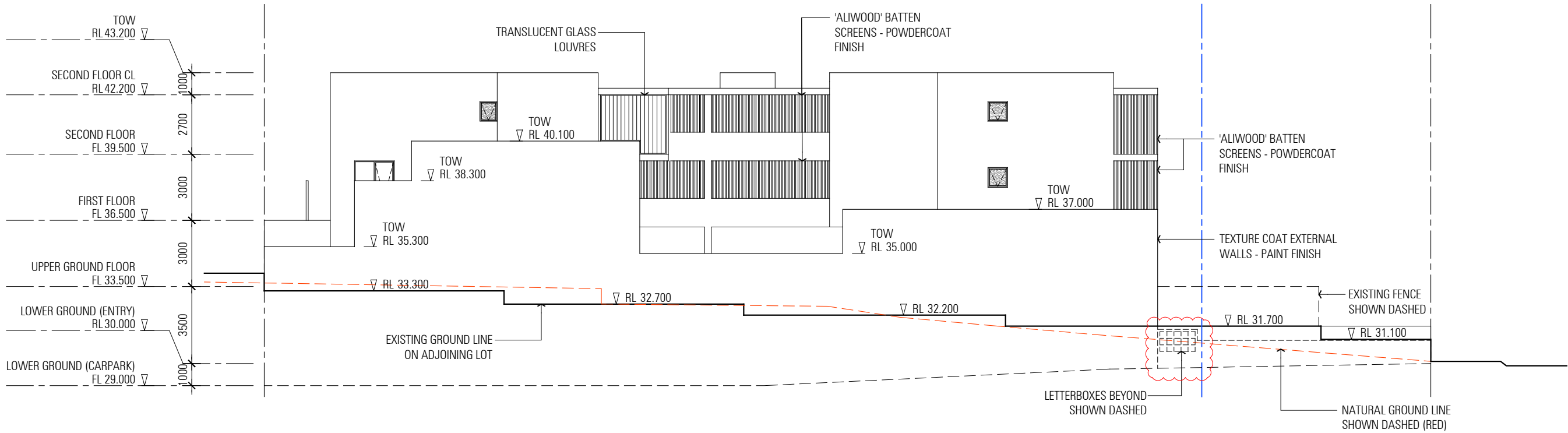
UPPER GROUND FLOOR



PROJECT TITLE / CLIENT PROPOSED MULTIPLE DWELLINGS DEVELOPMENT LOT 10 #321 SCARBOROUGH BEACH ROAD, WOODLANDS				ZMH ZUIDVELD MARCHANT HUR ARCHITECTURE PLANNING INTERIOR DESIGN 64 Fitzgerald Street Northbridge Western Australia 6003 T 61 8 9227 0900 F 61 8 9227 0600	DA SUBMISSION		DRAWING NUMBER
					DRAWN ZMH	DATE 18.10.2024	P2320 SK2.14
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					A		
DRAWING TITLE UNIT 14 / TYPE 5M FLOOR PLAN	A	18.10.24	DA ISSUE	ZMH			
	REV	DATE	DESCRIPTION	DWN			

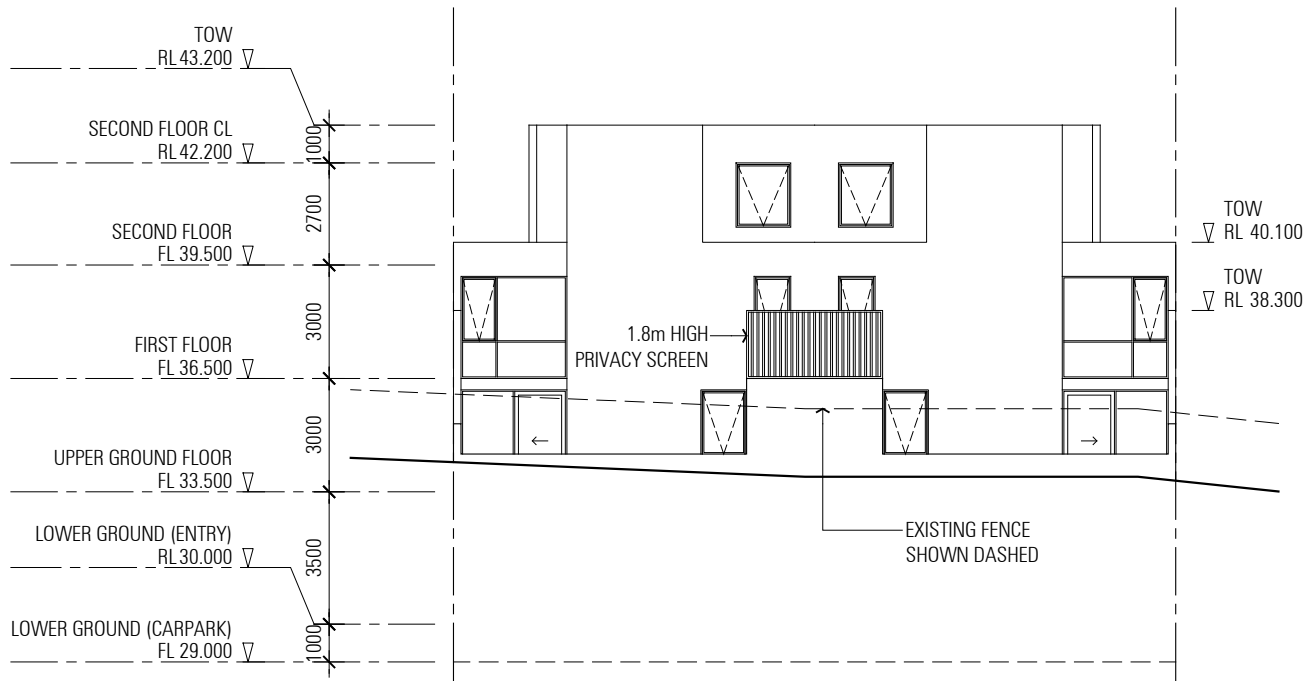


ELEVATION 01 (NORTH)
SCALE 1:200

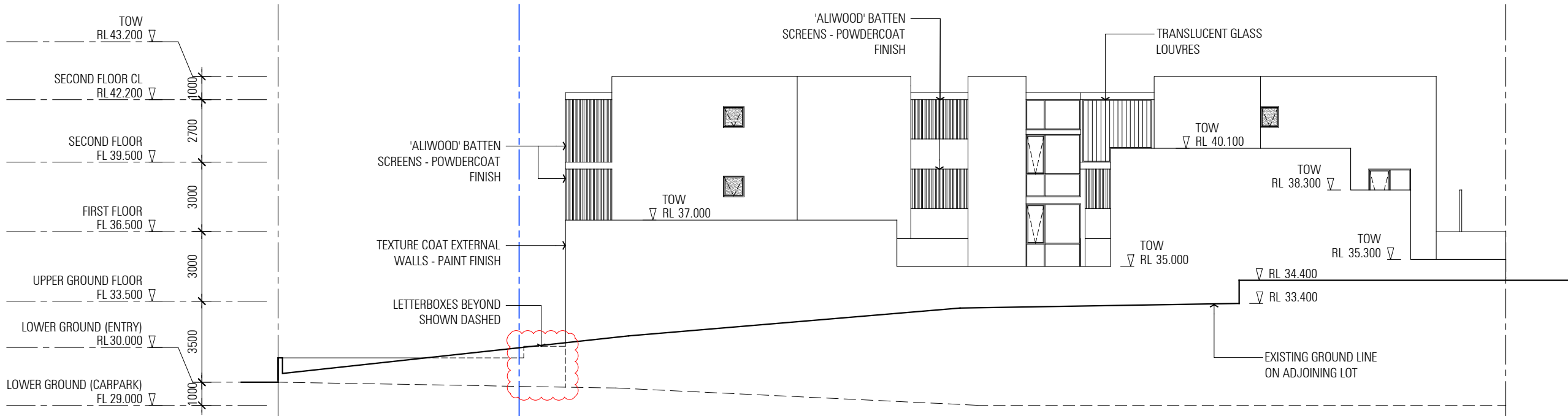


ELEVATION 02 (EAST)
SCALE 1:200

PROJECT TITLE / CLIENT PROPOSED MULTIPLE DWELLINGS DEVELOPMENT LOT 10 #321 SCARBOROUGH BEACH ROAD, WOODLANDS				ZMH ZUIDEVELD MARCHANT HUR ARCHITECTURE PLANNING INTERIOR DESIGN 64 Fitzgerald Street Northbridge Western Australia 6003 T 61 8 9227 0900 F 61 8 9227 0600	DA SUBMISSION		DRAWING NUMBER
	DRAWN ZMH		DATE 20.12.2024		P2320 SK3.01		
	CAD FILE sk3.01.dwg		SCALE 1:200		REVISION B		
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DRAWING TITLE ELEVATIONS	B	20.12.24	ADDED LETTERBOXES	ZMH			
	A	18.10.24	DA ISSUE	ZMH			
	REV	DATE	DESCRIPTION	DWN			

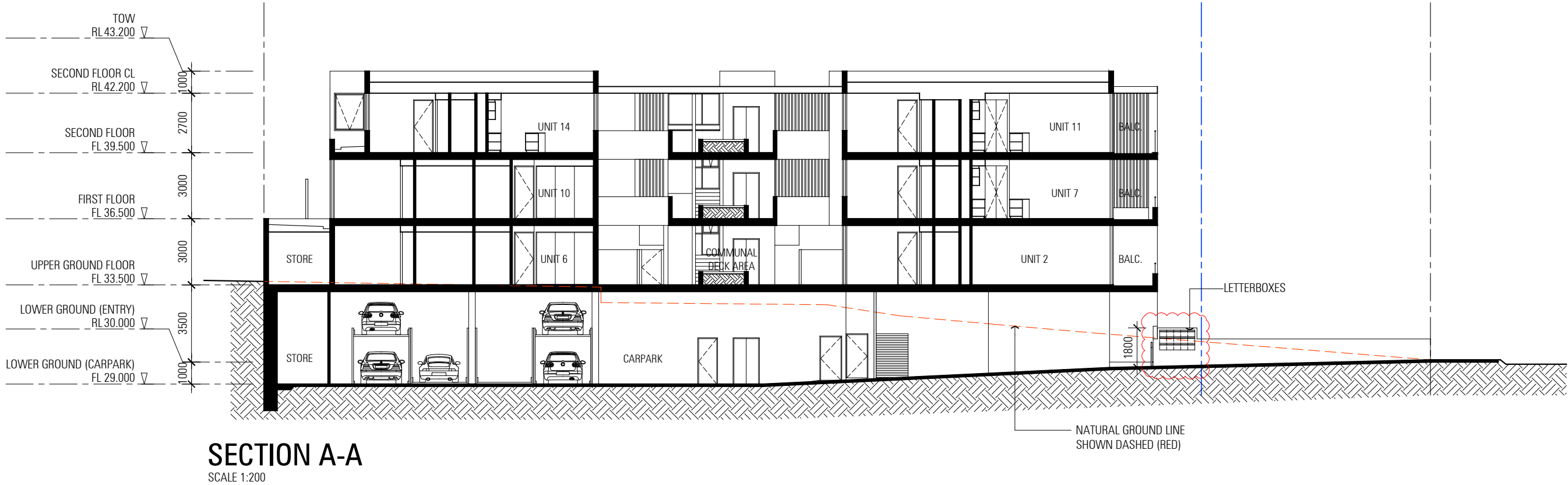


ELEVATION 03 (SOUTH)
SCALE 1:200



ELEVATION 04 (WEST)
SCALE 1:200

PROJECT TITLE / CLIENT PROPOSED MULTIPLE DWELLINGS DEVELOPMENT LOT 10 #321 SCARBOROUGH BEACH ROAD, WOODLANDS				ZMH ZUIDEVELD MARCHANT HUR ARCHITECTURE PLANNING INTERIOR DESIGN 64 Fitzgerald Street Northbridge Western Australia 6003 T 61 8 9227 0900 F 61 8 9227 0600	DA SUBMISSION		DRAWING NUMBER
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					CAD FILE sk3.01.dwg	SCALE 1:200	
	DRAWING TITLE ELEVATIONS	REV	DATE		DESCRIPTION	DWN	THIS DRAWING IS THE COPYRIGHT OF ZUIDEVELD MARCHANT HUR PTY LTD AND SHALL NOT TO BE RETAINED, COPIED, USED OR TRANSMITTED WITHOUT PRIOR WRITTEN PERMISSION OF THE COPYRIGHT OWNER.
	B	20.12.24	ADDED LETTERBOXES	ZMH			
	A	18.10.24	DA ISSUE	ZMH			



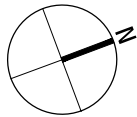
PROJECT TITLE / CLIENT PROPOSED MULTIPLE DWELLINGS DEVELOPMENT LOT 10 #321 SCARBOROUGH BEACH ROAD, WOODLANDS				ZMH ZUIDVELD MARCHANT HUR ARCHITECTURE PLANNING INTERIOR DESIGN 64 Fitzgerald Street Northbridge Western Australia 6003 T 61 8 9227 0900 F 61 8 9227 0600	DA SUBMISSION		DRAWING NUMBER
	DRAWN ZMH		DATE 20.12.2024		P2320 SK4.01		
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DRAWING TITLE SECTION	REV	DATE	DESCRIPTION	DWN			
	B	20.12.24	ADDED LETTERBOXES	ZMH			
	A	18.10.24	DA ISSUE	ZMH			

LEGEND

 DENOTES LIVING SPACE AND PRIVATE OPEN SPACE OBTAINING AT LEAST 2 HOURS OF DIRECT SUNLIGHT BETWEEN 9AM AND 3PM ON 21ST OF JUNE

 DENOTES LIVING SPACE AND PRIVATE OPEN SPACE NOT OBTAINING AT LEAST 2 HOURS OF DIRECT SUNLIGHT BETWEEN 9AM AND 3PM ON 21ST OF JUNE

City of Stirling
20 Dec 2024
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PROJECT TITLE / CLIENT
PROPOSED MULTIPLE DWELLINGS DEVELOPMENT
LOT 10 #321 SCARBOROUGH BEACH ROAD, WOODLANDS

DRAWING TITLE
SOLAR DAYLIGHT ACCESS - UPPER GROUND FLOOR

A	18.10.24	DA ISSUE	ZMH
REV	DATE	DESCRIPTION	DWN

ZMH

ZUIDEVELD
MARCHANT
HUR

ARCHITECTURE PLANNING INTERIOR DESIGN
64 Fitzgerald Street Northbridge Western Australia 6003 T 61 8 9227 0900 F 61 8 9227 0600

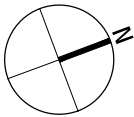
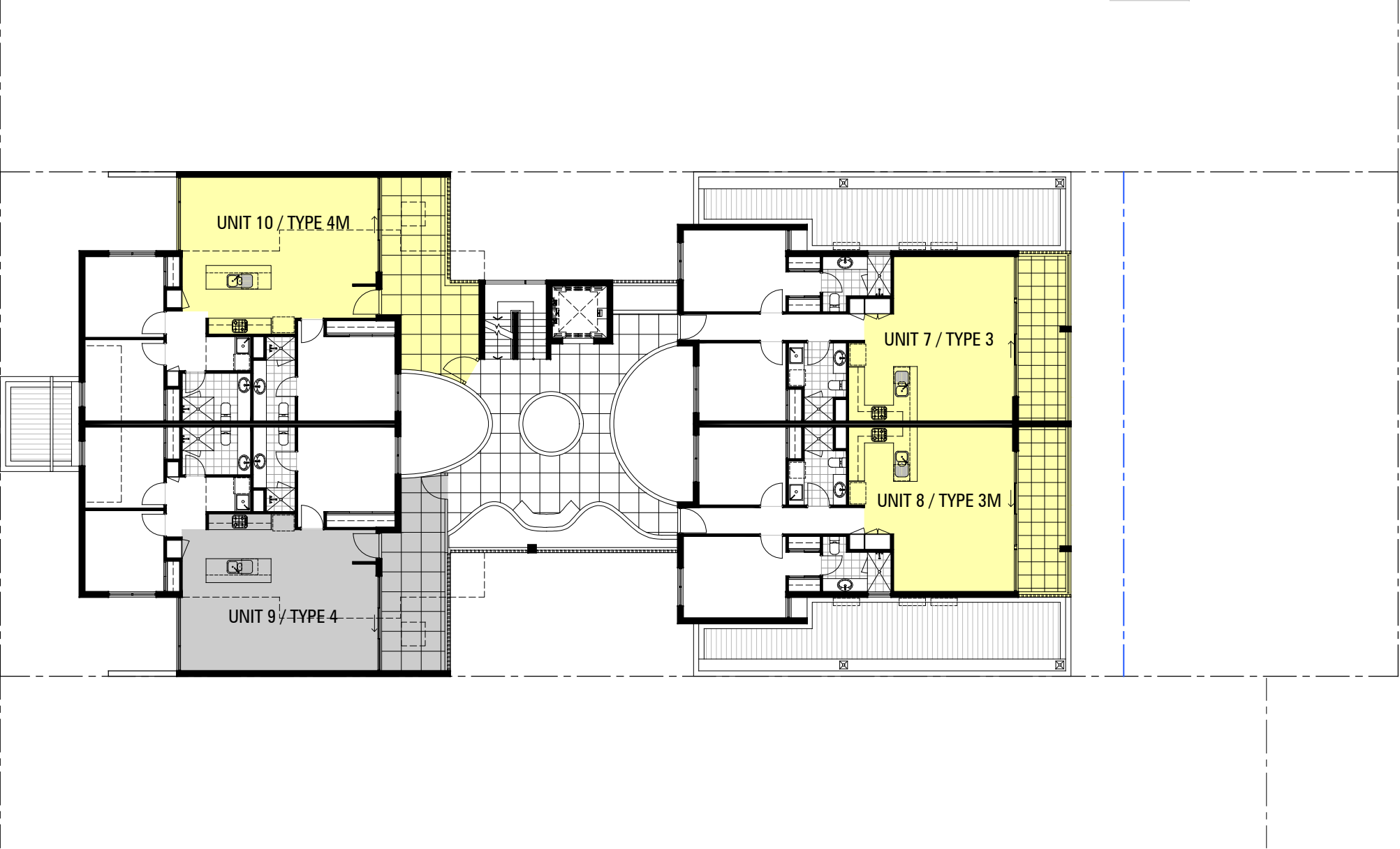
DA SUBMISSION		DRAWING NUMBER
DRAWN ZMH	DATE 18.10.2024	P2320 SK5.01
CAD FILE sk5.01.dwg	SCALE 1:200	REVISION A
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LEGEND

DENOTES LIVING SPACE AND PRIVATE OPEN SPACE OBTAINING AT LEAST 2 HOURS OF DIRECT SUNLIGHT BETWEEN 9AM AND 3PM ON 21ST OF JUNE

DENOTES LIVING SPACE AND PRIVATE OPEN SPACE NOT OBTAINING AT LEAST 2 HOURS OF DIRECT SUNLIGHT BETWEEN 9AM AND 3PM ON 21ST OF JUNE

City of Stirling
20 Dec 2024
RECEIVED



PROJECT TITLE / CLIENT
PROPOSED MULTIPLE DWELLINGS DEVELOPMENT
LOT 10 #321 SCARBOROUGH BEACH ROAD, WOODLANDS

DRAWING TITLE
SOLAR DAYLIGHT ACCESS - FIRST FLOOR

A	18.10.24	DA ISSUE	ZMH
REV	DATE	DESCRIPTION	DWN

ZMH

ZUIDEVELD
MARCHANT
HUR

ARCHITECTURE PLANNING INTERIOR DESIGN
64 Fitzgerald Street Northbridge Western Australia 6003 T 61 8 9227 0900 F 61 8 9227 0600

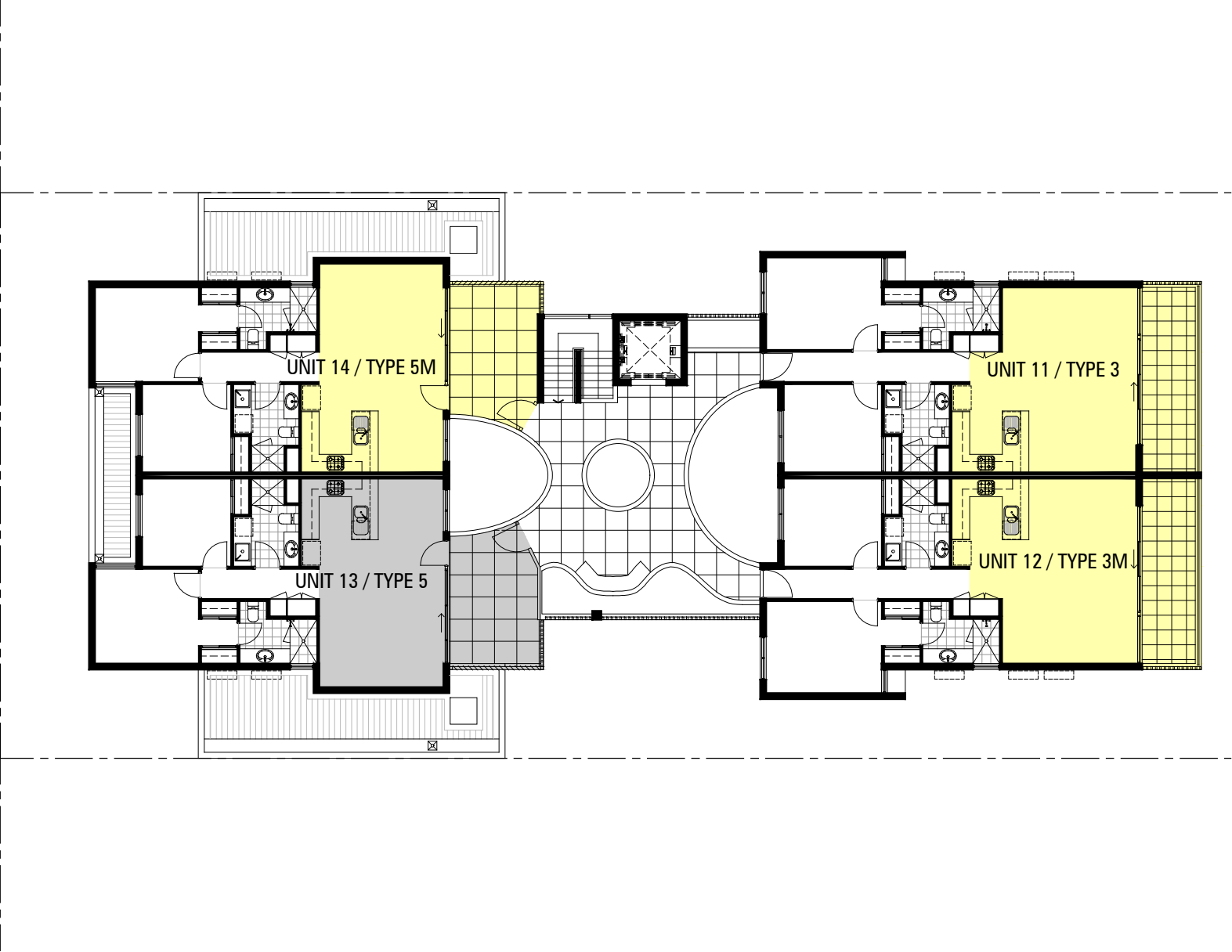
DA SUBMISSION		DRAWING NUMBER
DRAWN ZMH	DATE 18.10.2024	P2320 SK5.02
CAD FILE sk5.01.dwg	SCALE 1:200	REVISION A
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20 Dec 2024
RECEIVED

LEGEND

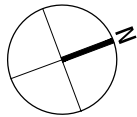
DENOTES LIVING SPACE AND PRIVATE OPEN SPACE OBTAINING AT LEAST 2 HOURS OF DIRECT SUNLIGHT BETWEEN 9AM AND 3PM ON 21ST OF JUNE

DENOTES LIVING SPACE AND PRIVATE OPEN SPACE NOT OBTAINING AT LEAST 2 HOURS OF DIRECT SUNLIGHT BETWEEN 9AM AND 3PM ON 21ST OF JUNE



	UPPER GROUND	FIRST FLOOR	SECOND FLOOR	OVERALL
NUMBER OF UNITS:	6	4	4	14
NUMBER OF UNITS WITH LIVING SPACE AND PRIVATE OPEN SPACE OBTAINING AT LEAST 2 HOURS OF DIRECT SUNLIGHT BETWEEN 9AM AND 3PM ON 21ST OF JUNE	5	3	3	11
NUMBER OF UNITS WITH LIVING SPACE AND PRIVATE OPEN SPACE NOT OBTAINING LIVING AT LEAST SPACE AND PRIVATE OPEN SPACE OBTAINING AT LEAST 2 HOURS OF DIRECT SUNLIGHT BETWEEN 9AM AND 3PM ON 21ST OF JUNE	1	1	1	3

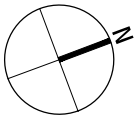
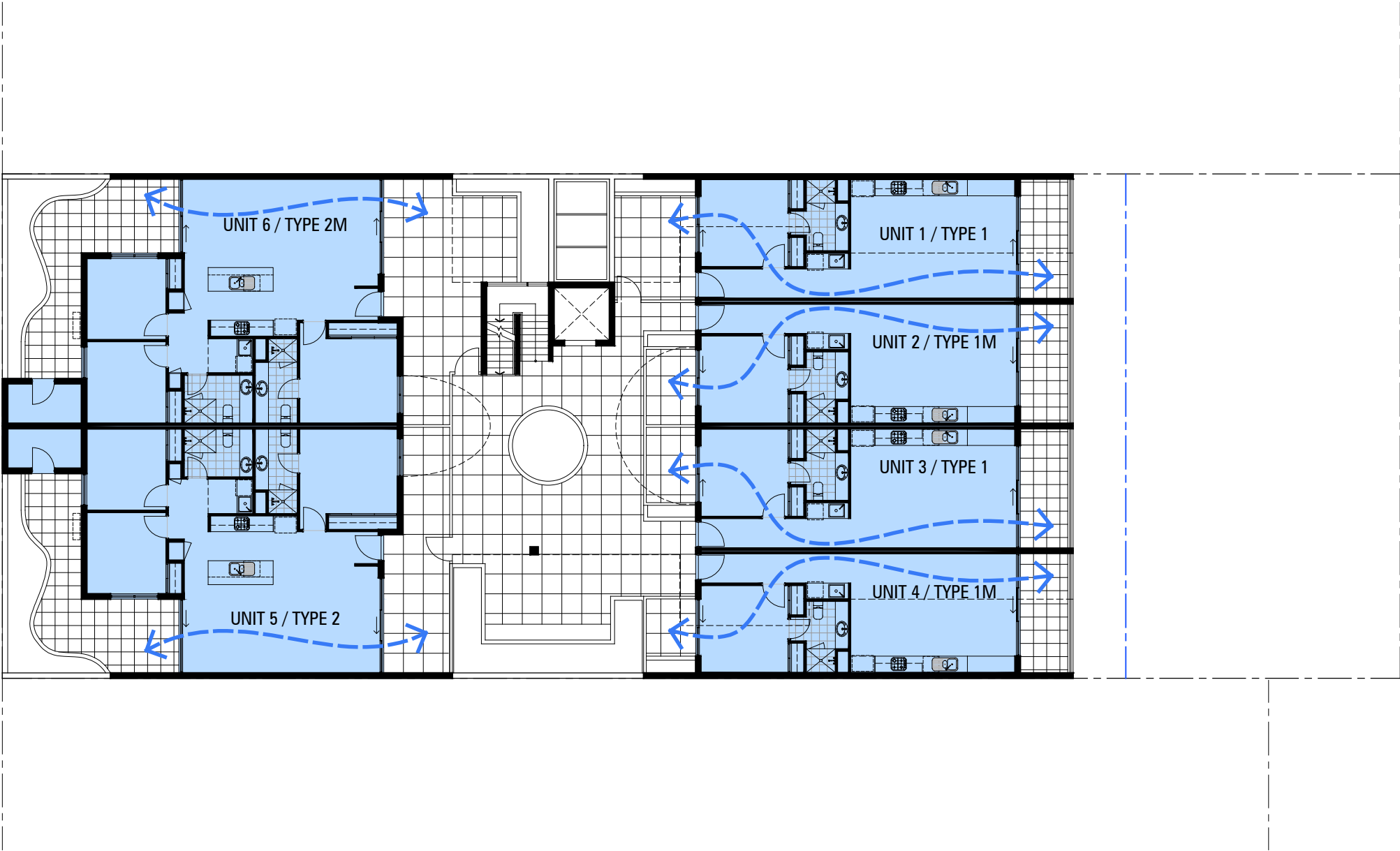
78.57% OF ALL UNITS OBTAINING AT LEAST 2 HOURS OF DIRECT SUNLIGHT TO LIVING SPACE AND PRIVATE OPEN SPACE BETWEEN 9AM AND 3PM ON 21ST OF JUNE



LEGEND

DENOTES UNIT ACHIEVING NATURAL CROSS VENTILATION

City of Stirling
20 Dec 2024
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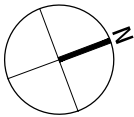
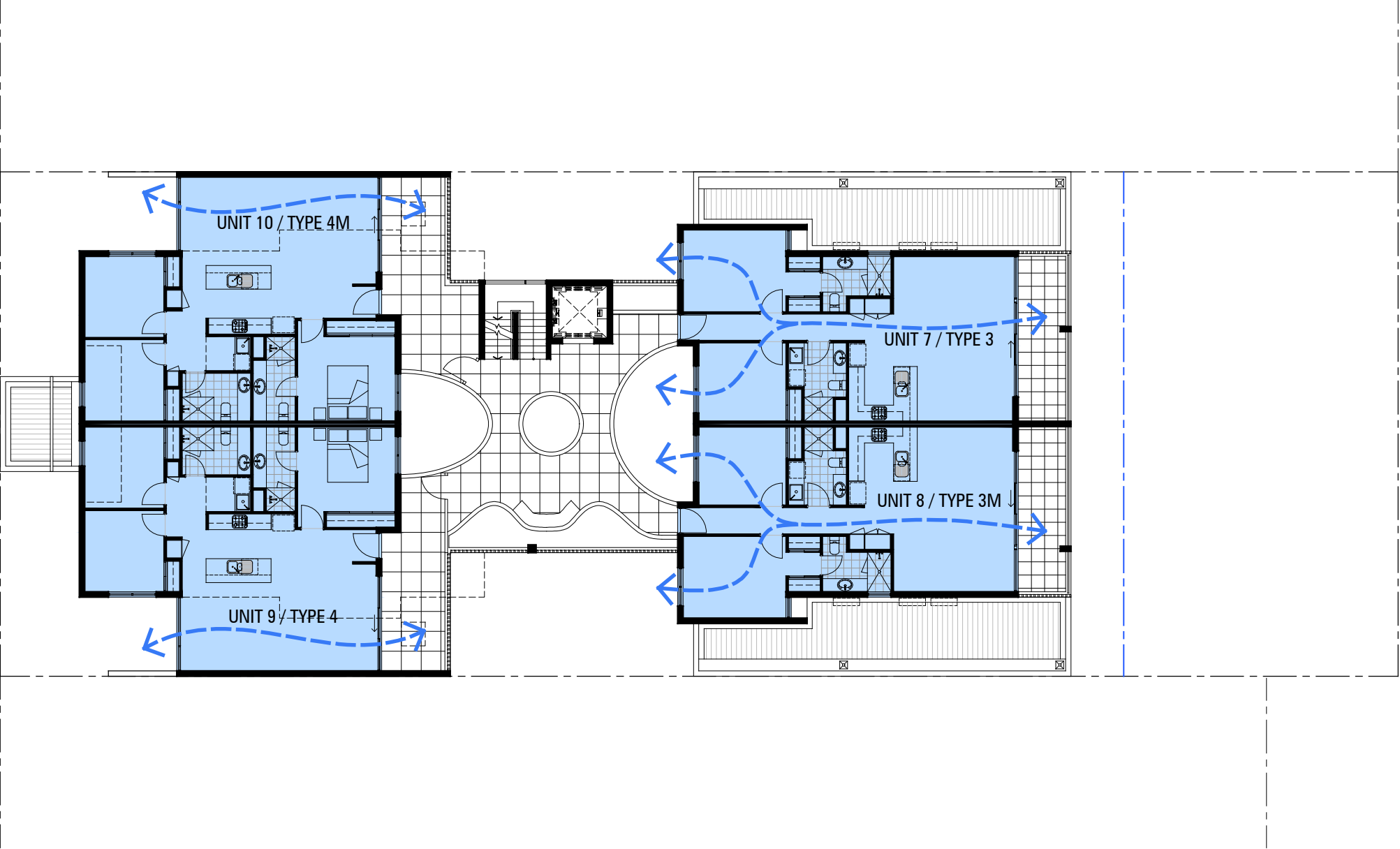


PROJECT TITLE / CLIENT PROPOSED MULTIPLE DWELLINGS DEVELOPMENT LOT 10 #321 SCARBOROUGH BEACH ROAD, WOODLANDS				ZMH ZUIDVELD MARCHANT HUR ARCHITECTURE PLANNING INTERIOR DESIGN 64 Fitzgerald Street Northbridge Western Australia 6003 T 61 8 9227 0900 F 61 8 9227 0600	DA SUBMISSION		DRAWING NUMBER
					DRAWN ZMH	DATE 18.10.2024	P2320 SK5.04
					CAD FILE sk5.04.dwg	SCALE 1:200	REVISION A
					THIS DRAWING IS THE COPYRIGHT OF ZUIDVELD MARCHANT HUR PTY LTD AND SHALL NOT TO BE RETAINED, COPIED, USED OR TRANSMITTED WITHOUT PRIOR WRITTEN PERMISSION OF THE COPYRIGHT OWNER.		
DRAWING TITLE VENTILATION DIAGRAM - UPPER GROUND FLOOR	A	18.10.24	DA ISSUE	ZMH			
	REV	DATE	DESCRIPTION	DWN			

LEGEND

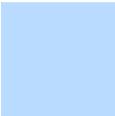
DENOTES UNIT ACHIEVING NATURAL CROSS VENTILATION

City of Stirling
20 Dec 2024
RECEIVED



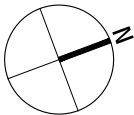
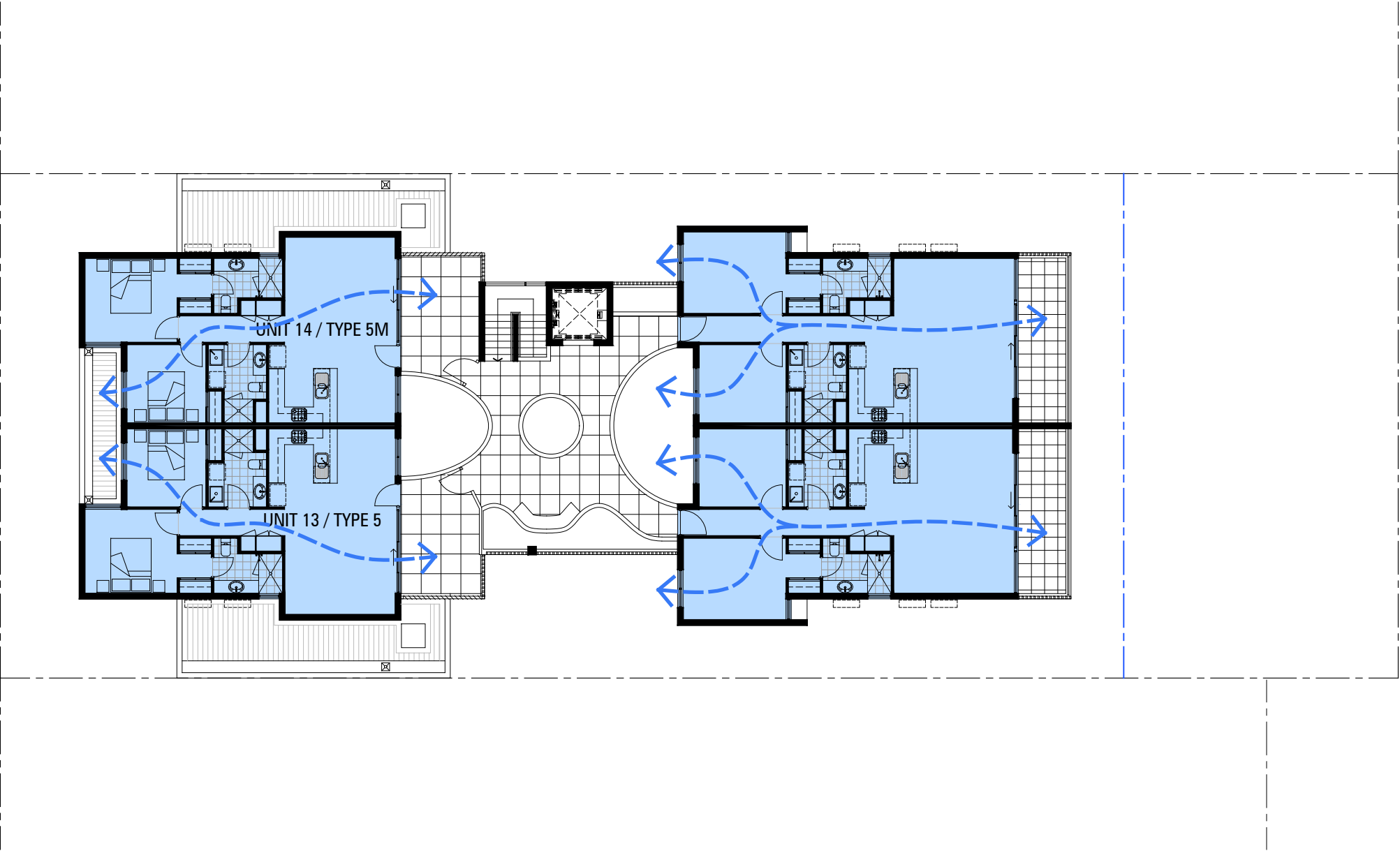
PROJECT TITLE / CLIENT PROPOSED MULTIPLE DWELLINGS DEVELOPMENT LOT 10 #321 SCARBOROUGH BEACH ROAD, WOODLANDS				ZMH ZUIDEVELD MARCHANT HUR ARCHITECTURE PLANNING INTERIOR DESIGN 64 Fitzgerald Street Northbridge Western Australia 6003 T 61 8 9227 0900 F 61 8 9227 0600	DA SUBMISSION		DRAWING NUMBER
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					CAD FILE sk5.04.dwg	SCALE 1:200	REVISION A
					THIS DRAWING IS THE COPYRIGHT OF ZUIDEVELD MARCHANT HUR PTY LTD AND SHALL NOT TO BE RETAINED, COPIED, USED OR TRANSMITTED WITHOUT PRIOR WRITTEN PERMISSION OF THE COPYRIGHT OWNER.		
DRAWING TITLE VENTILATION DIAGRAM - FIRST FLOOR	A	18.10.24	DA ISSUE	ZMH			
	REV	DATE	DESCRIPTION	DWN			

LEGEND



DENOTES UNIT ACHIEVING NATURAL CROSS VENTILATION

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PROJECT TITLE / CLIENT PROPOSED MULTIPLE DWELLINGS DEVELOPMENT LOT 10 #321 SCARBOROUGH BEACH ROAD, WOODLANDS				ZMH ZUIDVELD MARCHANT HUR ARCHITECTURE PLANNING INTERIOR DESIGN 64 Fitzgerald Street Northbridge Western Australia 6003 T 61 8 9227 0900 F 61 8 9227 0600	DA SUBMISSION		DRAWING NUMBER
					DRAWN ZMH	DATE 18.10.2024	P2320 SK5.06
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					THIS DRAWING IS THE COPYRIGHT OF ZUIDVELD MARCHANT HUR PTY LTD AND SHALL NOT TO BE RETAINED, COPIED, USED OR TRANSMITTED WITHOUT PRIOR WRITTEN PERMISSION OF THE COPYRIGHT OWNER.		
DRAWING TITLE VENTILATION DIAGRAM - SECOND FLOOR	A	18.10.24	DA ISSUE	ZMH			
	REV	DATE	DESCRIPTION	DWN			

GENERAL NOTES:
1. THIS IS A CONCEPT PLAN ONLY.
2. ALL STRUCTURES SUBJECT TO ENGINEERING
AND COUNCIL APPROVAL.
3. ALL MEASUREMENTS TO BE CHECKED PRIOR TO
CONSTRUCTION.
4. NOT TO BE USED FOR CONSTRUCTION UNLESS
ISSUED

City of Stirling
11 Dec 2024
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REV	DATE	DWN	APP	DESCRIPTION
A	03.10.24	ALC	KD	LANDSCAPE CONCEPT PLAN

LEGEND

TREES

- EXISTING TREES TO BE RETAINED
- SELECTED MEDIUM TREES
EG. MELALEUCA LEUCADENDRA
CANOPY: 7m
- SELECTED SMALL TREES
EG. EUCALYPTUS TORQUATA
CANOPY: 5m
- SELECTED SMALL TREES
EG. EUCALYPTUS VICTRIX
CANOPY: 4m
- SELECTED SMALL TREES
EG. GREPE MYRTLE
CANOPY: 3m

FEATURE PLANTS

SELECTED FEATURE PLANTING

PLANTING

- PLANTING TYPE 01
CASCADING
- PLANTING TYPE 02
MIXED STRAPPY & SHRUBS
- PLANTING TYPE 03
LOW PLANTING
- PLANTING TYPE 04
SHADE TOLERANT
- PLANTING TYPE 05
LOW SHADE & ACIDIC TOLERANT
- SELECTED LAWN SPECIES TO VERGE

MISC

- DEEP SOIL AREAS (DSA)
- DEEP SOIL AREAS ON STRUCTURE
(CALCULATED AT 50%)
- PERMEABLE PAVING TBC

LANDSCAPE AREA CALCULATIONS

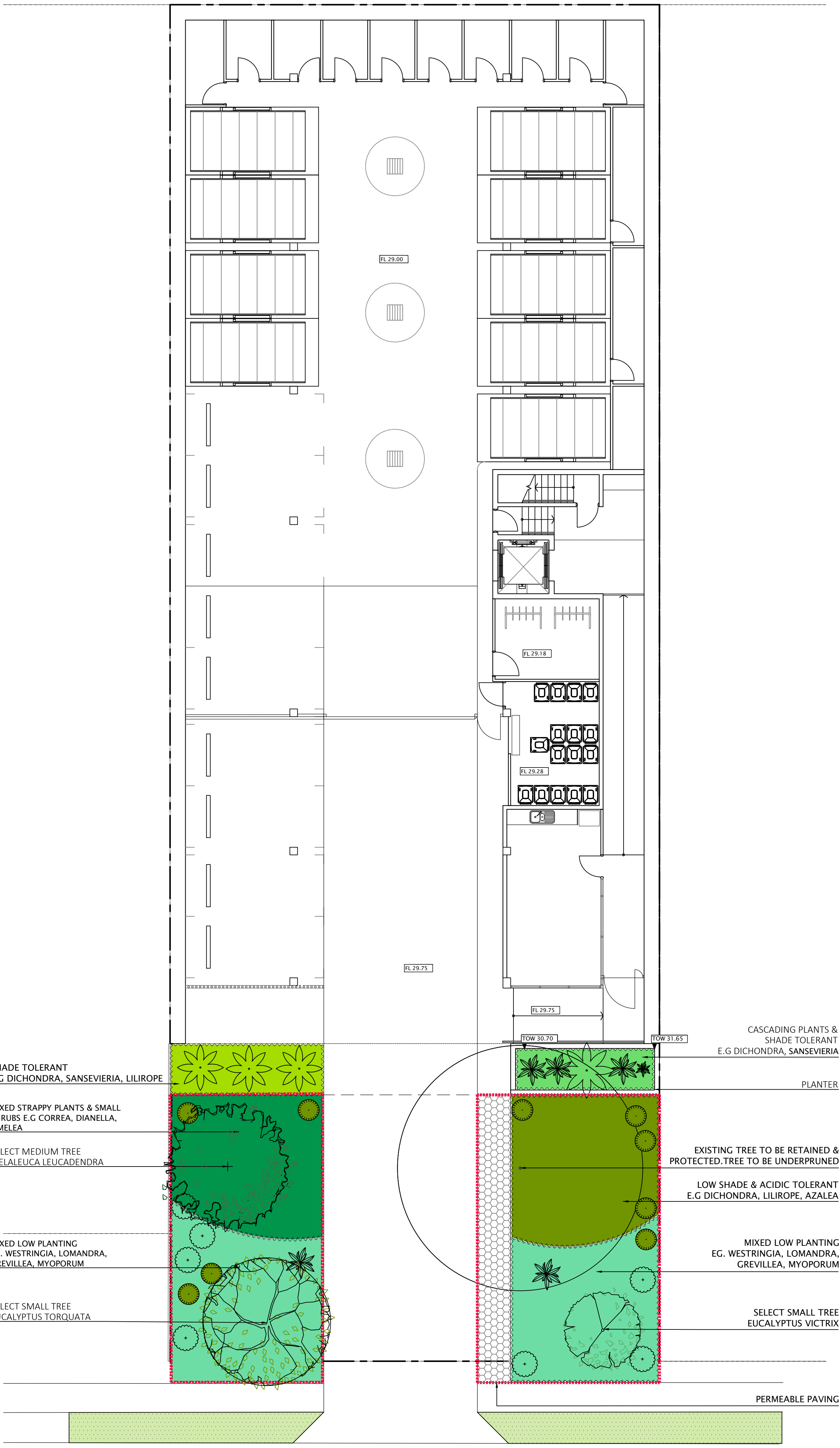
SITE AREA
Total site area = 1012m²
LANDSCAPE AREAS
Ground Floor Planting areas = 157m²
Upper Ground Floor Planting areas = 26m²
Level 01 Planting areas = 15m²
Level 02 Planting areas = 15m²
Total Landscape areas (all levels) = 213m² (21% of site)
DEEP SOIL AREAS (DSA)
Ground Floor (into natural earth)= 146m²
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Total Canopy Cover = 162m² (16% of site)

NOTES

- GENERAL
 - DRAINAGE FROM THE RAISED PLANTER AREAS AND POTS TO BE PROVIDED BY BUILDER
 - ALL SCALES ARE AS NOTED AND TO SUIT A1 PAPER SIZE
 - THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION UNLESS REVISED 'O' ISSUED FOR CONSTRUCTION AND SIGNED AND APPROVED BY PROJECT MANAGER/SUPERINTENDENT.
 - PLANTING: SETOUT SHOULD BE CHECKED BY SUPERINTENDENT BEFORE INSTALLATION BEGINS.
- SOIL PREPARATION
 - ALL AREAS ARE TO BE FINE GRADED EVENLY TO CONFORM TO KERB LEVELS AND SURROUNDING FINISHES.
 - SURFACES SHALL BE FREE FROM DEPRESSIONS, IRREGULARITIES AND NOTICEABLE CHANGES IN GRADE. GENERALLY, GRADES SHALL DEViate IN LEVEL NO GREATER THAN 20mm IN ONE LINEAR METRE.
 - PLANTED AREAS SHALL BE SPREAD WITH MIN. 50mm OF APPROVED STANDARD SOIL CONDITIONER THAT SHALL BE RIPPED INTO EXISTING SOIL TO A MIN. DEPTH OF 200mm.
 - RAISED PLANTER AREAS AND POTS SHALL BE INSTALLED WITH APPROPRIATE DRAINAGE CELL, AGGREGATE AND GEOTEXTILE MEMBRANE BELOW SOIL.
 - FILL SOIL TO RAISED PLANTER AREAS AND POTS TO BE APPROVED LIGHTWEIGHT LANDSCAPE MIX.
 - ALL SITE AND IMPORTED SOILS, POTTING MIX, SOIL CONDITIONERS AND MULCHES TO BE IN ACCORDANCE TO RELEVANT AUSTRALIAN STANDARDS.
- PLANTING
 - PLANTED AREAS SHALL BE MULCHED WITH AN ORGANIC (WOODCHIP) MULCH UNLESS OTHERWISE STATED TO A MINIMUM DEPTH OF 75mm.
 - ADVANCED TREES SHALL BE STAKED W/ 50x50mm DIA HARDWOOD POSTS. POSTS SHALL BE PAINTED BLACK AND INSTALLED TO A MIN DEPTH OF 500mm. TREES SHALL BE SECURED TO POLES W/ RUBBER TIES IN FIGURE 8.
 - TREES PLANTED WITH IN 1000mm OF BOUNDARY WALLS AND/OR PARKING AREAS SHALL BE INSTALLED WITHIN 600mm DEPTH NYLEX ROOT BARRIER MEMBRANE. MEMBRANE SHALL BE INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS.
 - FINAL PLANTING SHALL BE SELECTED FROM PLANTING PALETTE SCHEDULE.
 - PLANTS TO BE SET OUT IN EVEN SPACING TO FILL THE DESIGNATED AREAS.
 - IN AREAS OF MIXED PLANTING, SPECIES TO BE SPREAD OUT AT RANDOM, IN GROUPINGS OF 2 OR 3.
 - PLANTS SHALL BE SUPPLIED FROM AN INDUSTRY ACCREDITED WHOLESALE NURSERY. PLANTS SHALL BE IN APPROPRIATE SIZE FOR THE LISTED POT SIZE AND IN GOOD HEALTH.
- IRRIGATION
 - PLANTING TO GROUND LEVEL TO BE IRRIGATED VIA A FULLY AUTOMATIC SYSTEM FROM MAINS.
 - WATER PRESSURE TO HAVE A MINIMUM FLOW RATE OF 30L/pm AT 300KPA FROM THE WATER CONNECTION POINT (OR AS STIPULATED).
 - PLANTING TO COURTYARDS TO BE IRRIGATED VIA DIGITAL TAP TIMER (INDIVIDUAL CONNECTION POINTS TO BE PROVIDED).
 - PLANTING ON ALL UPPER LEVELS TO BE IRRIGATED VIA BATTERY OPERATED VALVE (CONNECTION POINTS TO BE PROVIDED TO EACH LEVEL).
 - CONTROLLER TO BE LOCATED IN SERVICE ROOM (OR AS SHOWN ON IRRIGATION DETAILS).
 - SLEEVES BENEATH PAVED SURFACES AND TO RAISED PLANTING AREAS TO BE PROVIDED BY OTHERS.
 - IRRIGATION TO GARDEN BEDS TO BE NETAFIM TECHLINE, SUB SURFACE IRRIGATION. INSTALLED TO MANUFACTURERS SPECIFICATION. IRRIGATION TO TURF TO BE POP UP SPRINKLERS; MP ROTATORS OR SIMILAR. IRRIGATION TO TREES TO BE BUBBLERS; TORO FLOOD BUBBLERS OR SIMILAR.
 - ASCON DRAWINGS, MANUALS AND 12 MONTH WARRANTY SHALL BE SUPPLIED BY THE IRRIGATION CONTRACTOR TO THE CLIENT UPON PRACTICAL COMPLETION.
 - PLEASE REFER TO IRRIGATION DRAWING SET FOR FINAL LAYOUT AND SCHEDULE (TO FUTURE DETAIL).

REFER TO PAGE 102 FOR PLANTING PALETTE & IMAGES

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S C A R B O R O U G H B E A C H R O A D



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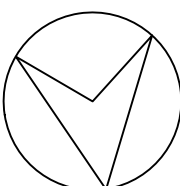
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PAGE 101

REV A

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SCALE 1:100 @A1



SCARBOROUGH BEACH DWELLINGS
LANDSCAPE CONCEPT PLAN_ LOWER GROUND

CHOICE CONSTRUCTION

321 SCARBOROUGH BEACH ROAD, WOODLANDS

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PLANTING PALETTE

Symbol	Species	Common Name	Quantities	Size
Trees:				
EUCtor	Eucalyptus torquata	Coral Gum	As Shown	100L
EUCvic	Eucalyptus victrix	Little Ghost Gum	As Shown	100L
MELleu	Melaleuca Leucadendra	Weeping Paperbark	As Shown	100L
LAGind	Lagerstroemia indica	White Crepe Myrtle	As Shown	100L
Groundcovers and Cascading:				
ADERHO	Adenanthos cuneatus	Coral Carpet	2/m2	140mm
CORfir	Correa 'Fire Bells'	Fire Bells	2/m2	140mm
DICsil	Dichondra 'Silver Falls'	Silver Falls	2/m2	140mm
EREblu	Eremophila 'Blue Horizon'	Blue Horizon	2/m2	140mm
GREgin	Grevillea 'Gin Gin Gem'	Gin Gin Gem	2/m2	140mm
HIBsca	Hibbertia scandens	Snake Vine	2/m2	140mm
MYOpar	Myoporum parvifolium 'Yareena'	Yareena	2/m2	140mm
ROSoff	Rosmarinus officinalis 'Prostratus'	Creeping Rosemary	2/m2	140mm
SCAhum	Scaevola humilis 'Purple Fusion'	Fan Flower	2/m2	140mm
Strappy:				
CONcan	Conostylis candicans	Grey Cottonheads	3/m2	140mm
DIAeme	Dianella tasmanica 'Emerald Arch'	Emerald Arch	3/m2	140mm
DIAbla	Dianella tasmanica 'Blaze'	Blaze	3/m2	140mm
LOMTan	Lomandra 'Tanika'	Tanika	3/m2	200mm
LOMsea	Lomandra 'Seascape'	Seascape	3/m2	200mm
Shrubs:				
CORalb	Correa 'Alba'	Correa Alba	3/m2	140mm
LELbro	Leucophyta brownii	Silver Cushion Bush	3/m2	140mm
PIMfer	Pimelea ferruginea	Rice Flower	3/m2	200mm
PITmis	Pittosporum tobira 'Miss Muffet'	Miss Muffet	3/m2	200mm
RHiori	Rhapiolepis 'Oriental Pearl'	Dwarf Indian Hawthorn	2/m2	200mm
SYZora	Syzygium 'Orange Twist'	Lilly Pilly	2/m2	200mm
WESaus	Westringia 'Aussie Box'	Aussie Box	3/m2	200mm
WESgre	Westringia 'Grey Box'	Grey Box	3/m2	200mm
Shade Planting				
AZArho	Azalea encore	Azalea	3/m2	140mm
CLimin	Clivia miniata	Bush Lily	3/m2	200mm
CORdus	Correa 'Dusky Bells'	Dusky Bells	3/m2	140mm
DICrep	Dicondra repens	kidney plant	3/m2	140mm
LIRjus	Liriope 'Just Right'	Just Right	3/m2	140mm
MONdel	Monstera deliciosa	Monstera	2/m2	200mm
PHIXan	Philodendron Xanadu	Xanadu	3/m2	200mm
SANtri	Sansevieria trifasciata laurentii	Mother-in-law's Tongue	3/m2	200mm
Feature Plants:				
ANIfa	Anigozanthos flavidus	Kangaroo Paw	2/m2	12L
ZAMfur	Zamia furfuracea	Cardboard Palm	2/m2	12L

PLANTING IMAGES
TREES



SHRUBS



SHADE TOLERANT



GRASSES & STRAPPY



GROUND COVER

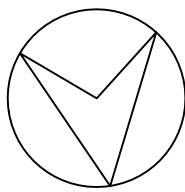
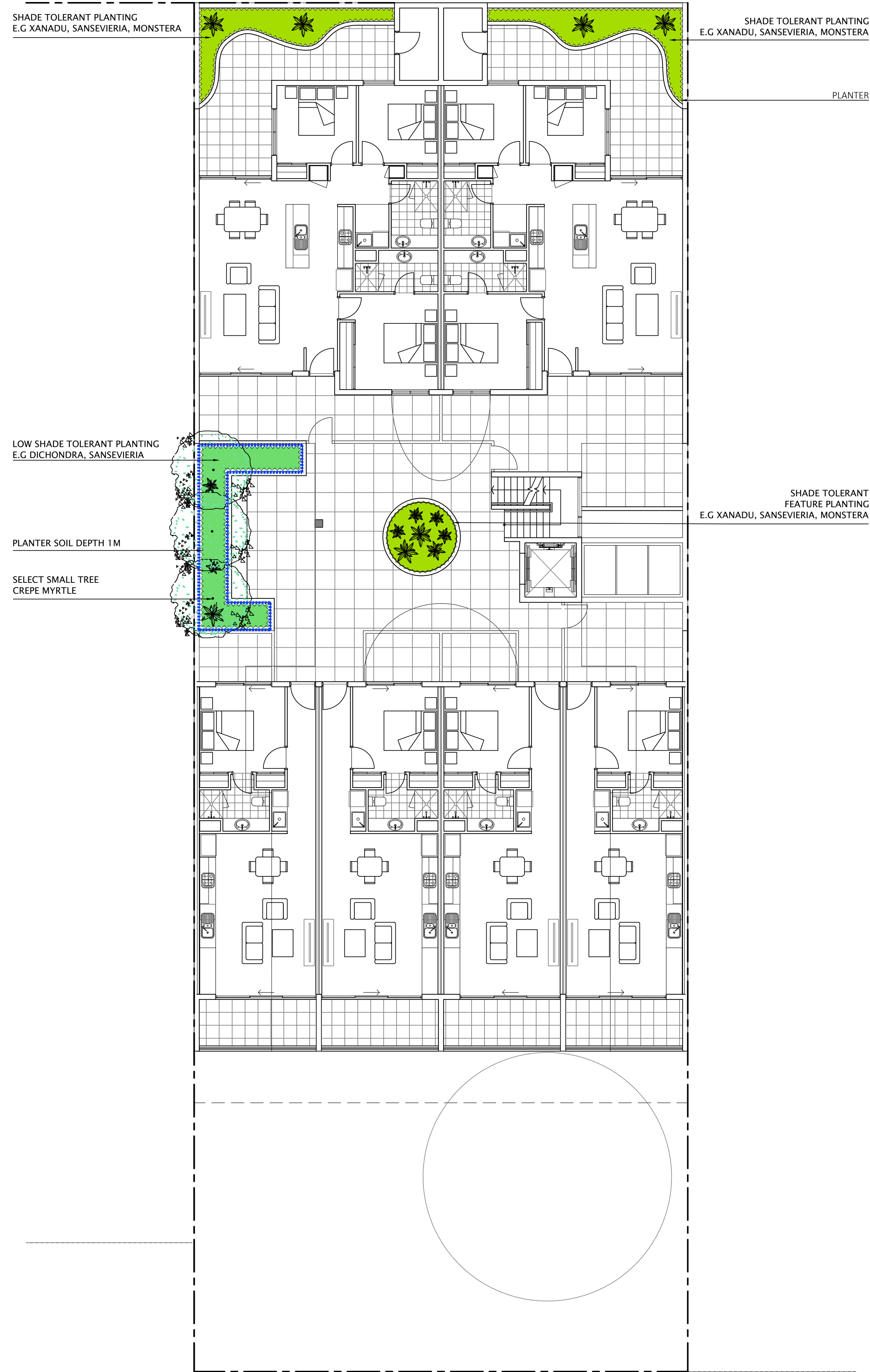


LANDSCAPE AREA CALCULATIONS

SITE AREA
Total site area = 1012m2
LANDSCAPE AREAS
Ground Floor Planting areas = 157m2
Upper Ground Floor Planting areas = 26m2
Level 01 Planting areas = 15m2
Level 02 Planting areas = 15m2
Total Landscape areas (all levels) = 213m2 (21% of site)
DEEP SOIL AREAS (DSA)
Ground Floor (into natural earth)= 146m2
Areas over slab = 12.5m2 (halved to 6.25m2 for DSA on structure)
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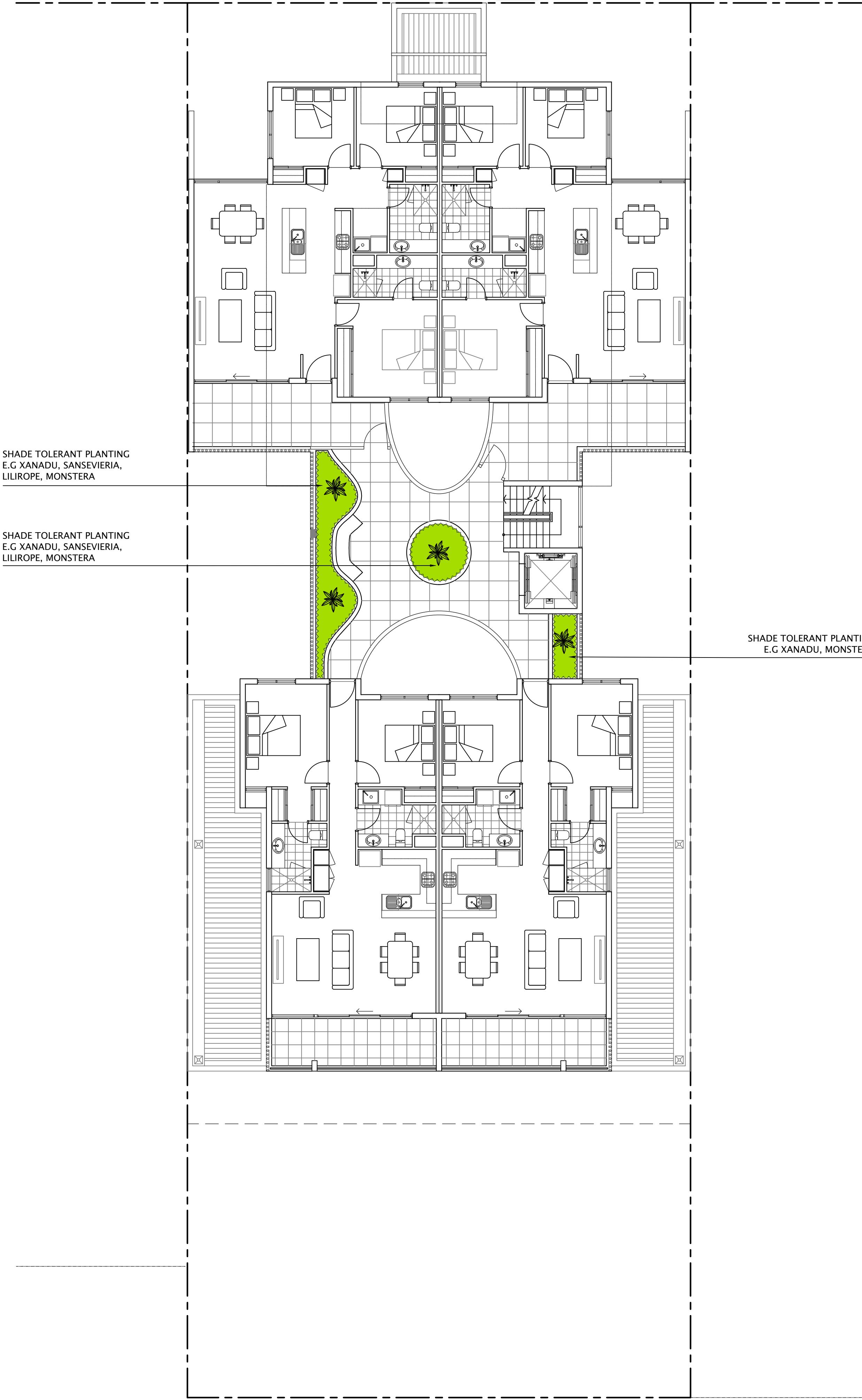
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kelsie davies
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DEVELOPMENT APPROVAL

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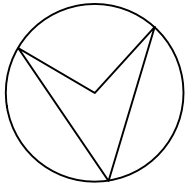
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PAGE 103

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SCARBOROUGH BEACH DWELLINGS LANDSCAPE CONCEPT PLAN_ FIRST FLOOR

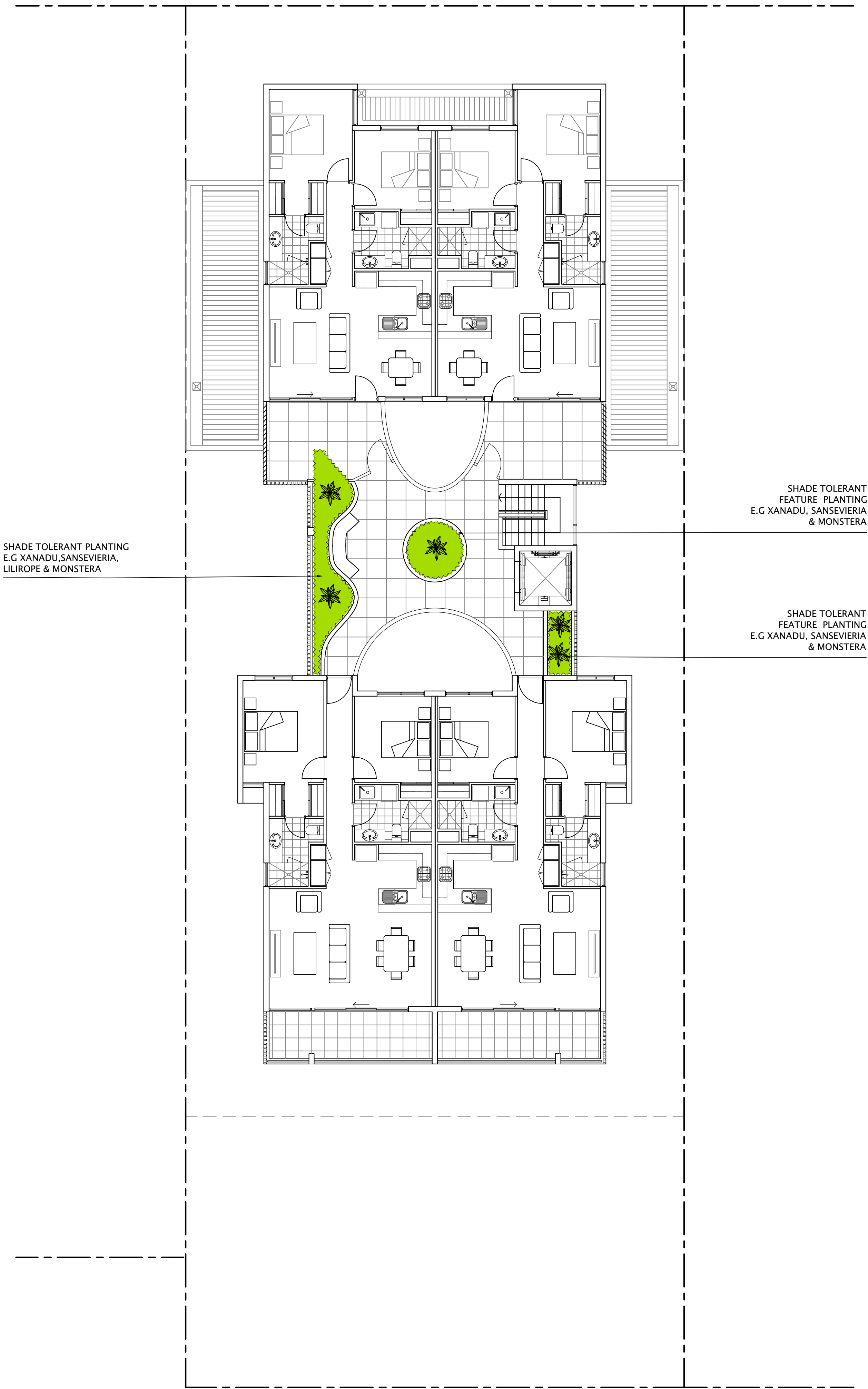
CHOICE CONSTRUCTION

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