

No.	Description	Date
1	For planning approval	25.07.2019
2	Revised DA	13.11.2019
3	Revised landscaping	20.11.2019
4	Revised DA with mez level	3.1.2020
6	Revised roof terrace	24.01.2020

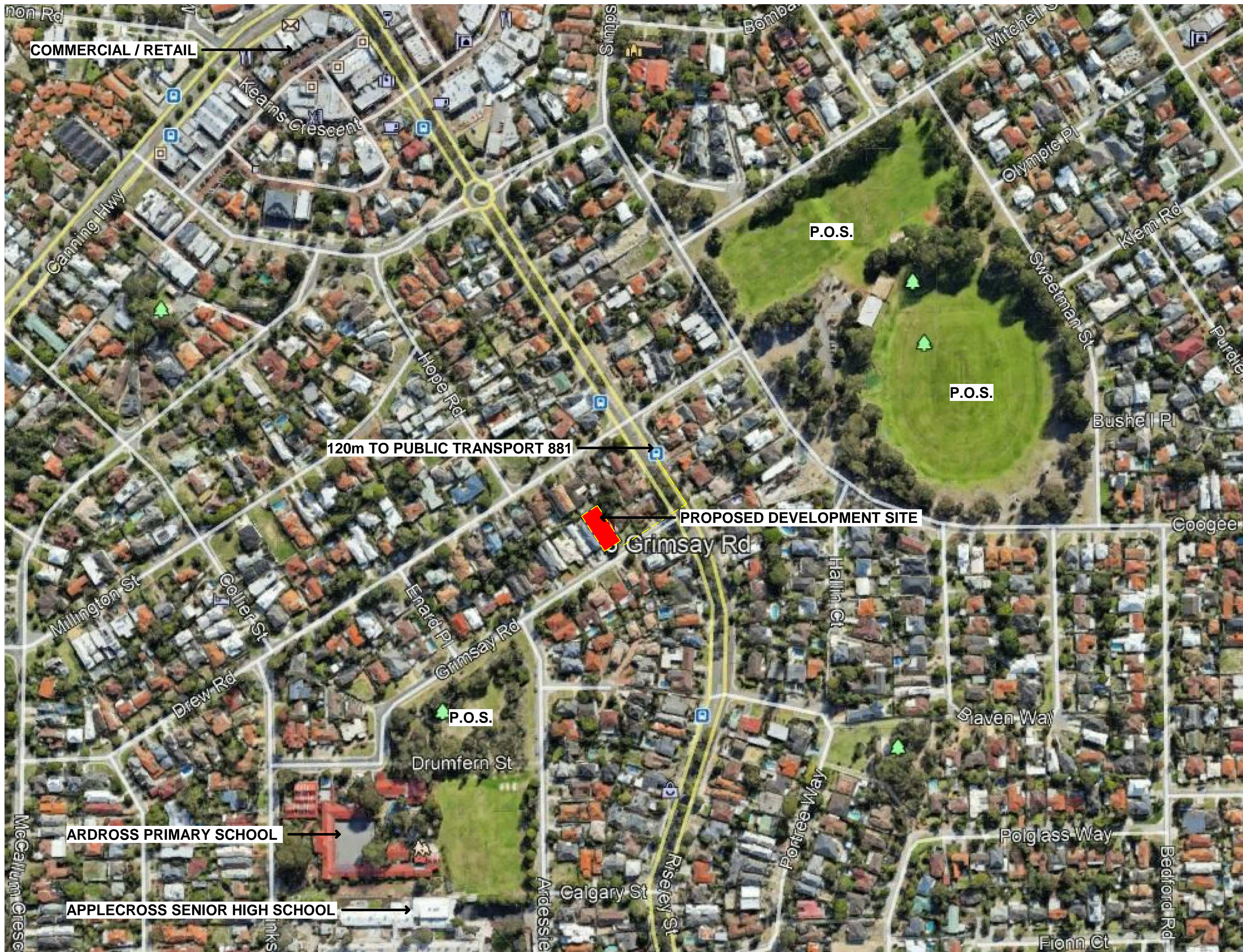
# PROPOSED 6 MULTIPLE DWELLINGS

## No.5 GRIMSAY ROAD, ARDROSS

Drawing List			
Sheet Number	Sheet Name	Current Revision	Current Revision Date
SK0.00	COVER SHEET	6	24.01.2020
SK1.00	SITE CONTEXT PLAN	6	24.01.2020
SK1.01	FEATURE SURVEY	6	24.01.2020
SK1.02	SITE PLAN	6	24.01.2020
SK1.03	SHADOW DIAGRAM	6	24.01.2020
SK1.04	LANDSCAPING PLAN	6	24.01.2020
SK2.01	GROUND FLOOR PLAN	6	24.01.2020
SK2.02	FIRST FLOOR PLAN	6	24.01.2020
SK2.03	ROOF TERRACE PLAN	6	24.01.2020
SK3.01	ELEVATIONS	6	24.01.2020
SK4.01	NATURAL VENTILATION & SOLAR ACCESS DIAGRAM	6	24.01.2020
SK4.02	SECTIONS	6	24.01.2020
SK4.03	SECTIONS	6	24.01.2020
SK4.05	SITE ANALYSIS	6	24.01.2020
SK5.01	PERSPECTIVES	5	14.01.2020

Grand total: 15

No.	Description	Date
1	For planning approval	25.07.2019
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6	Revised roof terrace	24.01.2020



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 0438941604 nkstudiodesign@gmail.com

PROJECT:  
**PROPOSED MULTIPLE DWELLINGS DEVELOPMENT**

ADDRESS:  
**No.5 Grimsay Road, Ardross**

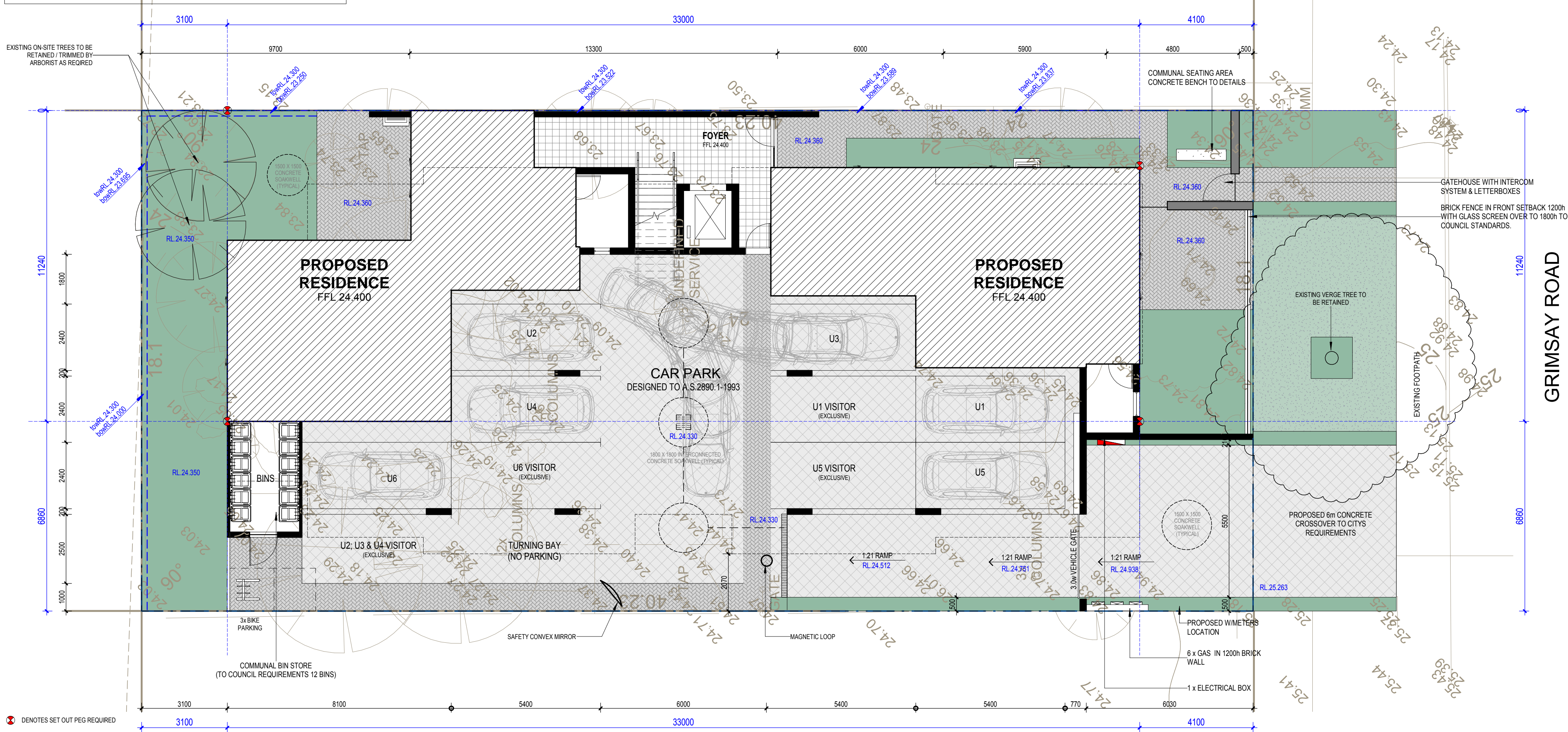
DWG:  
**SITE CONTEXT PLAN**

Project No:	1906
Date:	24.1.2020
Scale @ A2:	1 : 2500
DWG No:	REV:
<b>SK1.00</b>	<b>6</b>



No.	Description	Date
1	For planning approval	25.07.2019
2	Revised DA	13.11.2019
4	Revised DA with mez level	3.1.2020
6	Revised roof terrace	24.01.2020

- DEMOLITION NOTES**
- ENTIRE SITE TO BE CLEARED (UNLESS NOTED OTHERWISE).
  - EXISTING FOOTPATH TO BE CUT & MADE GOOD AS REQUIRED TO ALLOW FOR NEW CROSSOVER TO CONTINUE (WHERE APPLICABLE).
  - EXISTING CROSSOVER TO BE REMOVED AND VERGE REINSTATED (WHERE APPLICABLE).
  - DRIVEWAY TO BE 0.5m AWAY FROM VERGE LIGHT POLE AND SIDE BOUNDARY.
  - DO NOT SCALE FROM THE DRAWINGS.
  - FINAL DESIGN SUBJECT TO COUNCIL & WATER CORP. APPROVAL.



- COMMUNAL ON-SITE BIN STORAGE AREA**
- TAP AND FLOOR WASTE (CONNECTED TO SEWER) TO BE PROVIDED IN COMPLIANCE WITH THE CITY'S HEALTH DEPARTMENT'S REQUIREMENTS.

- COMMUNAL LIGHTING**
- PROVIDE COMMON PROPERTY LIGHTING TO SWITCH WITH TIMER
  - OPERATE FROM SOLAR POWER

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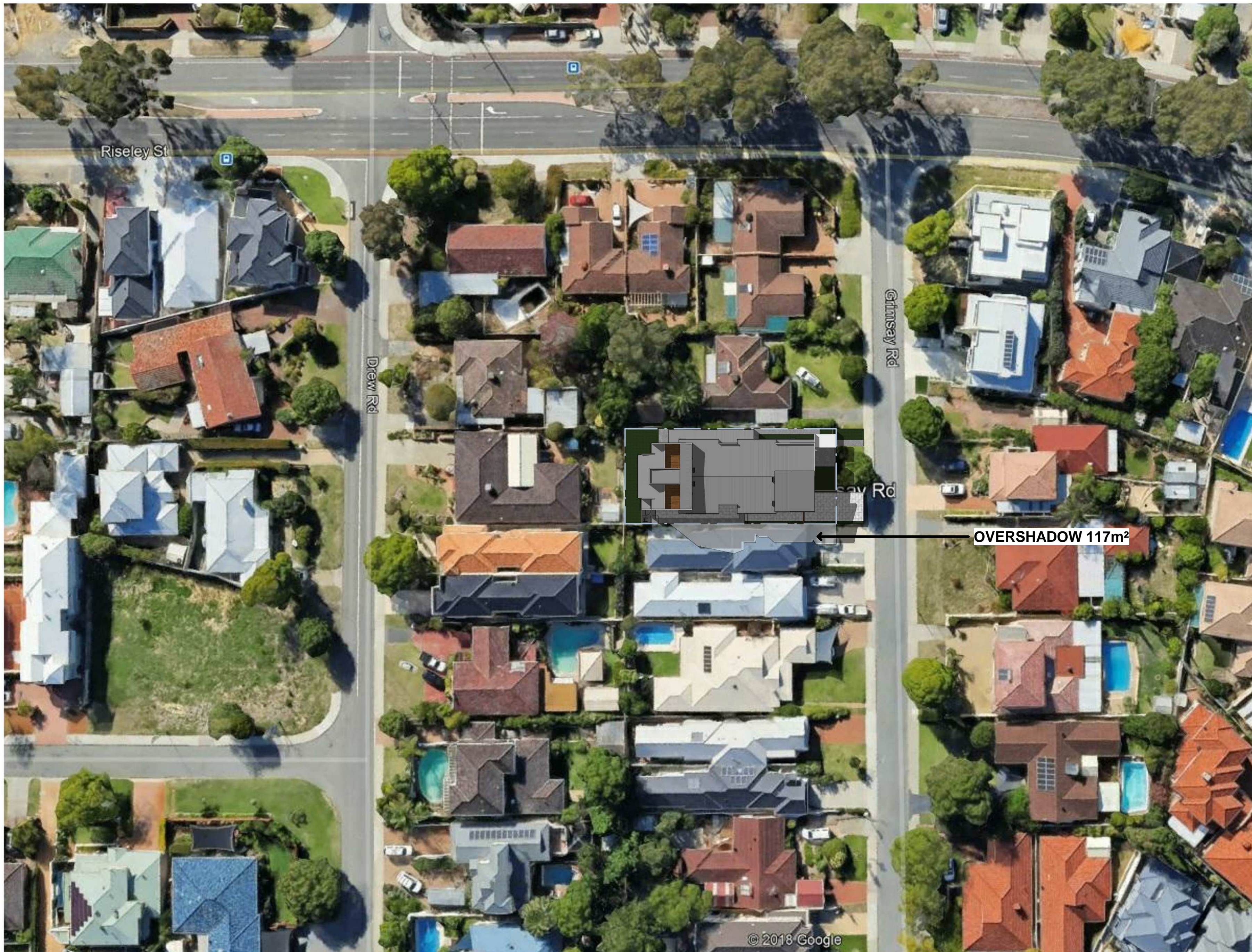
PROJECT:  
**PROPOSED MULTIPLE DWELLINGS DEVELOPMENT**

ADDRESS:  
**No.5 Grimsay Road, Ardross**

DWG:  
**SITE PLAN**

Project No:	1906
Date:	24.1.2020
Scale @ A2:	1 : 100
DWG No:	SK1.02
REV:	6

No.	Description	Date
1	For planning approval	25.07.2019
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OVERSHADOW 117m<sup>2</sup>

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**LANDSCAPING LEGEND**

-  LAWN
-  100MM DEPTH OF MULCH  
100MM DEPTH OF SOIL CONDITIONER
-  CONCRETE
-  CHARCOAL PAVING  
DRIVEWAY / PARKING AREAS
-  LIGHT GREY SMOOTH FINISH PAVING  
PEDESTRIAN WALKING AREAS
-  PROPOSED DEEP SOIL AREAS 73m² (10%)

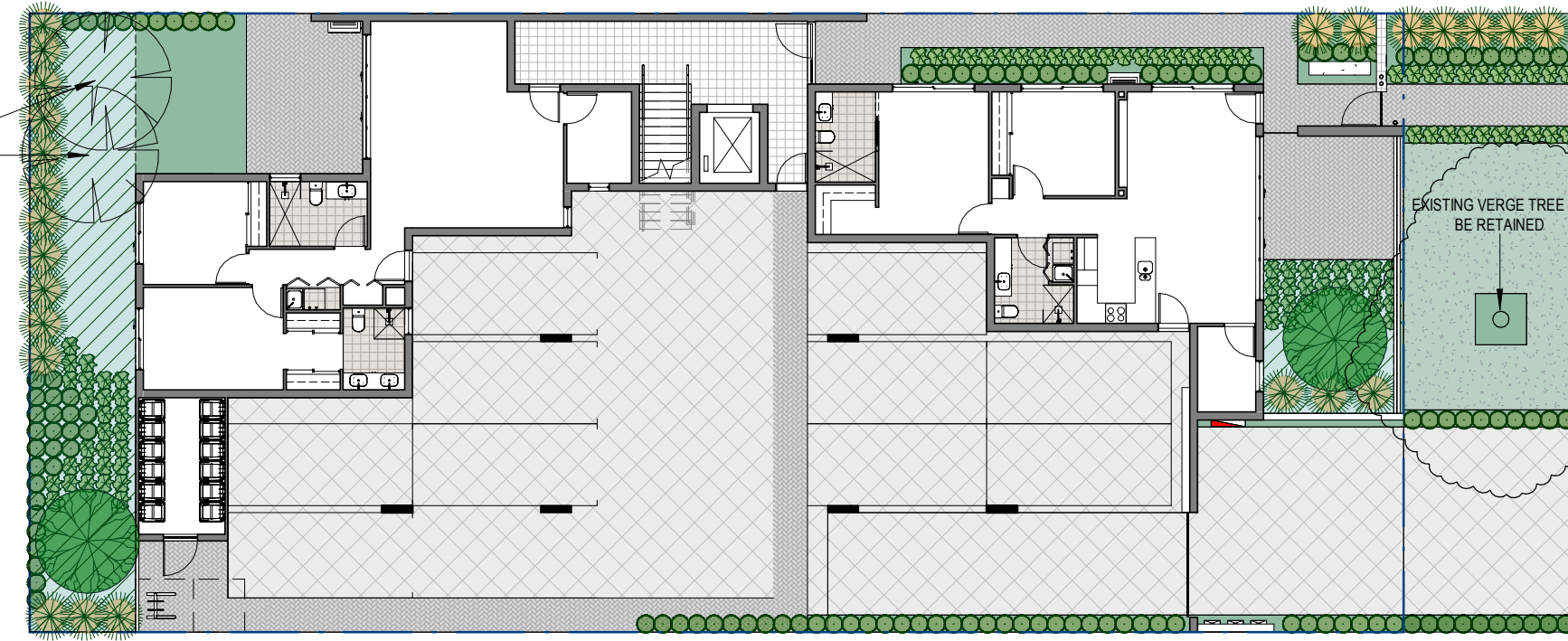
**LANDSCAPING NOTES**

- Reticulation to be automatic systems off the mains water supply.
- System to have a rain sensor override installed.
- System to water lawn and gardens separately.
- Toro 3" pop-ups to all lawn areas.
- Gardens to have a sub surface poly drippers / individual metered sprayers to the base of each shrub.
- All garden beds to be mulched with Shredded pine bark to a depth of approx. 100mm.
- Wintergreen instant lawn to areas as shown on the plan supplied. **(RETICULATED)**
- PROVIDE 100mm SLEEVES UNDER PAVING FOR RETICULATION.
- Access ways are to be graded so that stormwater is directed to landscaped areas.
- Paved areas are to be graded so that stormwater is directed to garden/lawned areas.

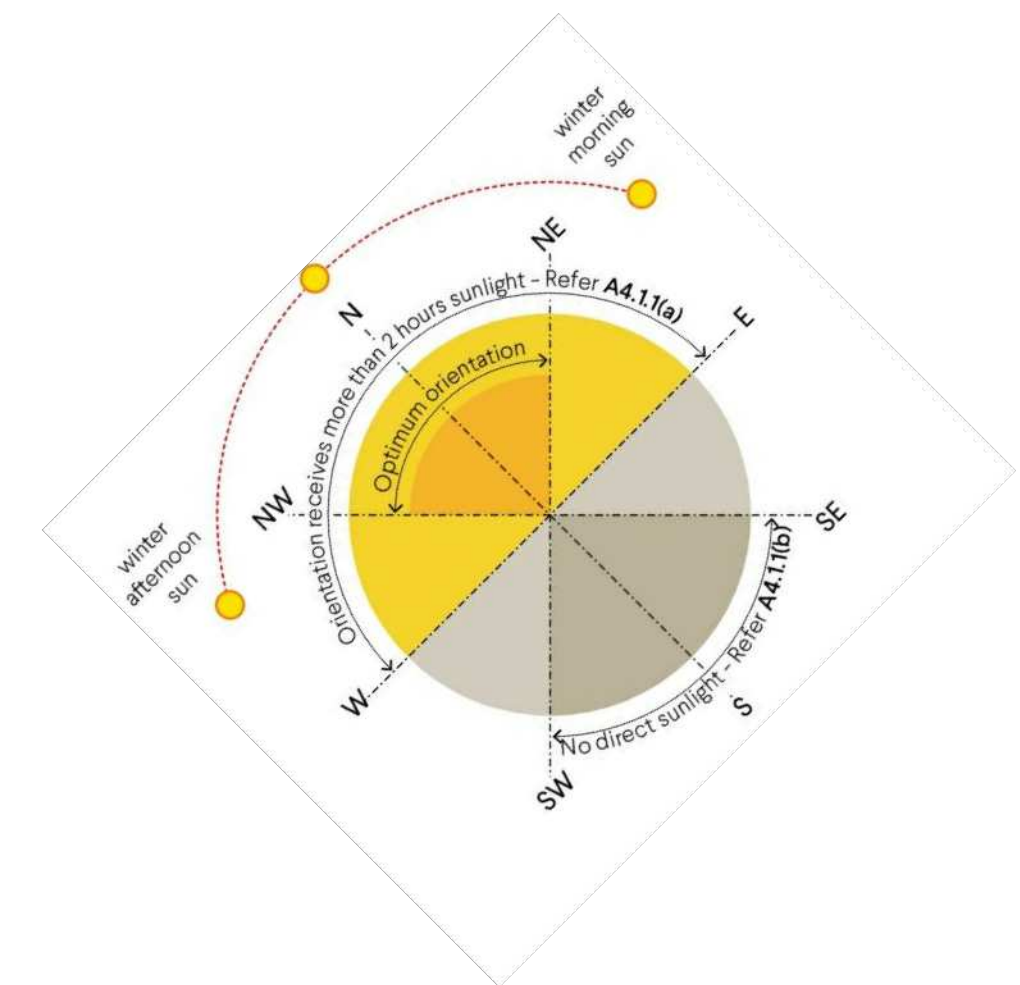
**PLANTS LEGEND**

	No.	Pot size
 <b>Medium Tree:</b> MAGNOLIA TEDDY BEAR	2	90lt
 <b>Shrubs:</b> GREVILLEA	20	15cm
 <b>Grasses:</b> LOMANDRA TANIKA	73	15cm
 <b>Ground Covers &amp; Shrubs:</b> RHAPHIOLEPIS INDICA PHILODENDRON XANADU	140	15cm

EXISTING ON-SITE TREES TO BE RETAINED / TRIMMED BY ARBORIST AS REQUIRED

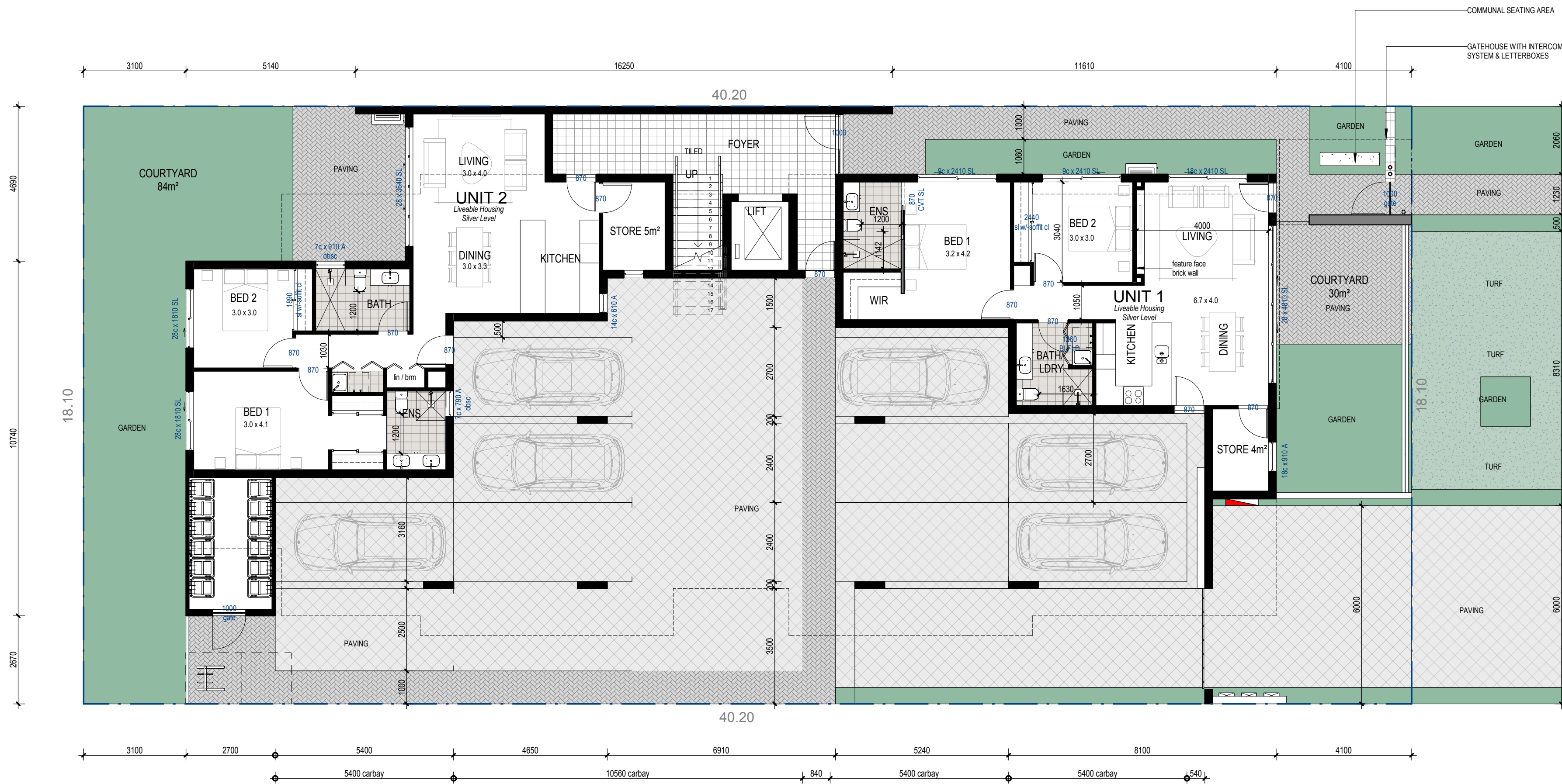


GRIMSAY ROAD



No.	Description	Date
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PLOT RATIO AREA		
Level	Name	Area
GL (0c)	Unit 1	82 m <sup>2</sup>
GL (0c)	Unit 2	85 m <sup>2</sup>
GL (0c): 2		167 m <sup>2</sup>
FL (35c)	Unit 3	79 m <sup>2</sup>
FL (35c)	Unit 4	79 m <sup>2</sup>
FL (35c)	Unit 5	89 m <sup>2</sup>
FL (35c)	Unit 6	89 m <sup>2</sup>
FL (35c): 4		336 m <sup>2</sup>
Grand total:	6	503 m <sup>2</sup>



GRIMSAY ROAD



PROJECT:  
**PROPOSED MULTIPLE DWELLINGS DEVELOPMENT**

ADDRESS:  
**No.5 Grimsay Road, Ardress**

DWG:  
**GROUND FLOOR PLAN**

Project No: 1906  
Date: 24.1.2020 Scale @ A2: 1 : 100  
DWG No: SK2.01 REV: 6

No.	Description	Date
1	For planning approval	25.07.2019
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5	Revised Units 5&6	14.01.2020
6	Revised roof terrace	24.01.2020

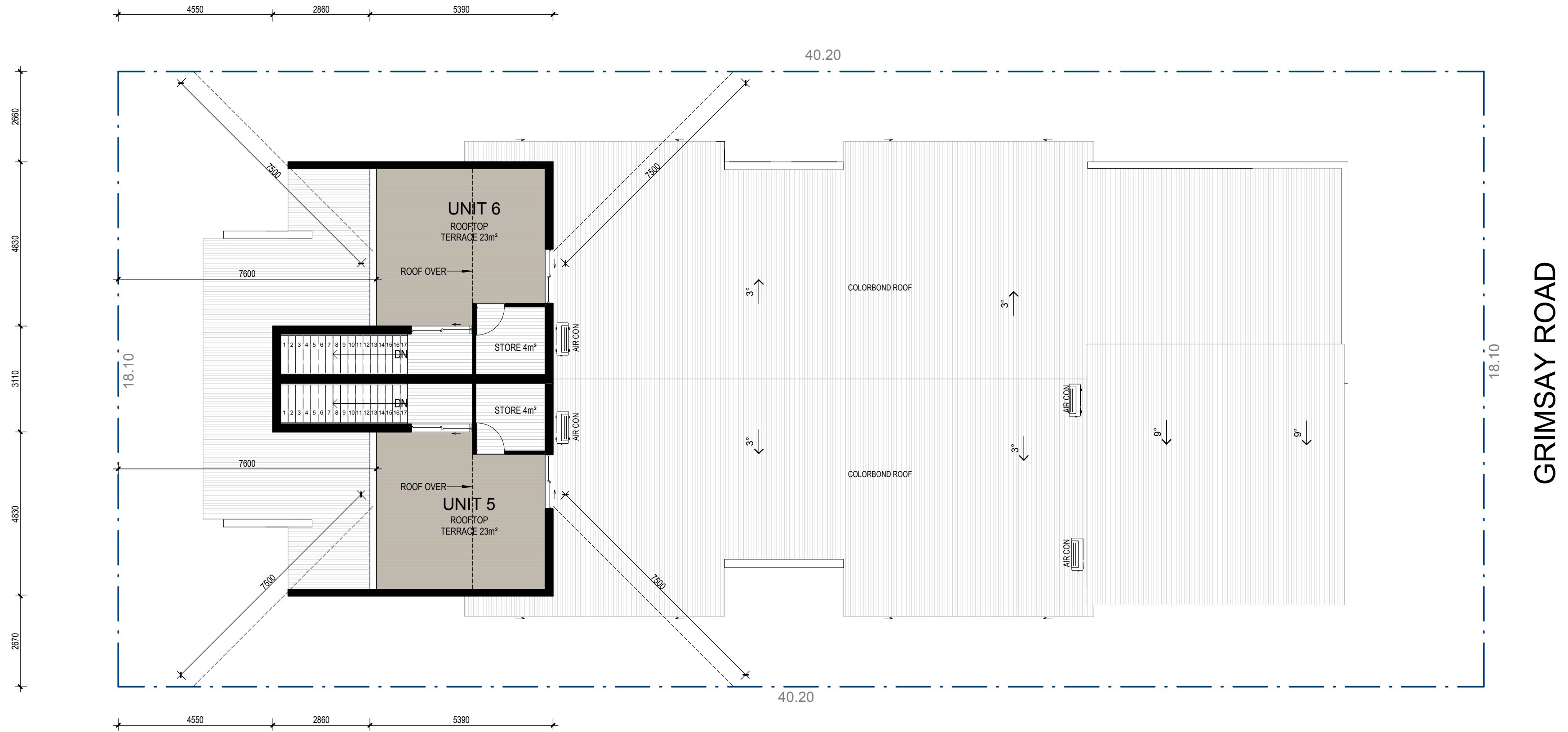
PLOT RATIO AREA		
Level	Name	Area
GL (0c)	Unit 1	82 m <sup>2</sup>
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FL (35c)	Unit 6	89 m <sup>2</sup>
FL (35c): 4		336 m <sup>2</sup>
Grand total:	6	503 m <sup>2</sup>

FIRST FLOOR AC CONDENSER ON CONCEALED ROOF

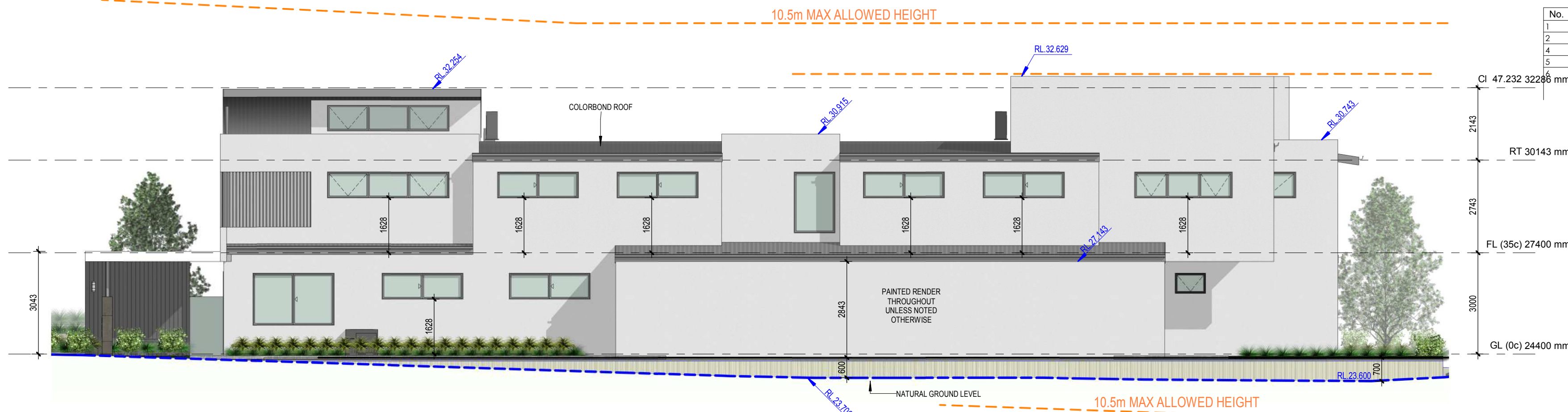


GRIMSAY ROAD

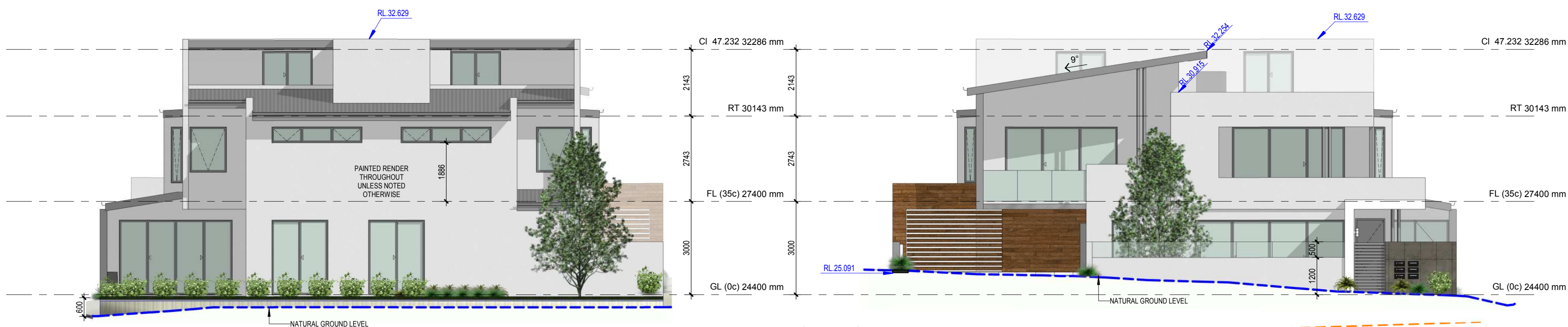
No.	Description	Date
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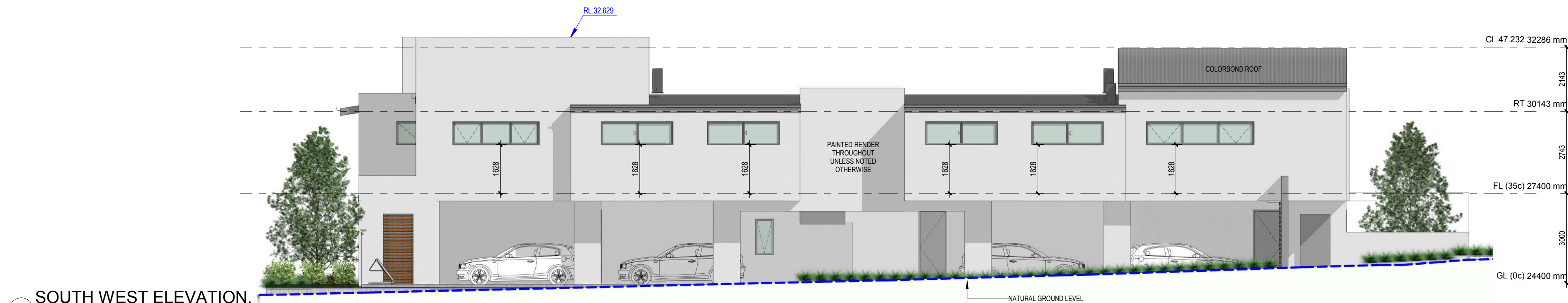


**E1** NORTH EAST ELEVATION. SCALE 1:100



**E2** NORTH WEST ELEVATION. SCALE 1:100

**E3** SOUTH EAST ELEVATION. SCALE 1:100



**E4** SOUTH WEST ELEVATION. SCALE 1:100

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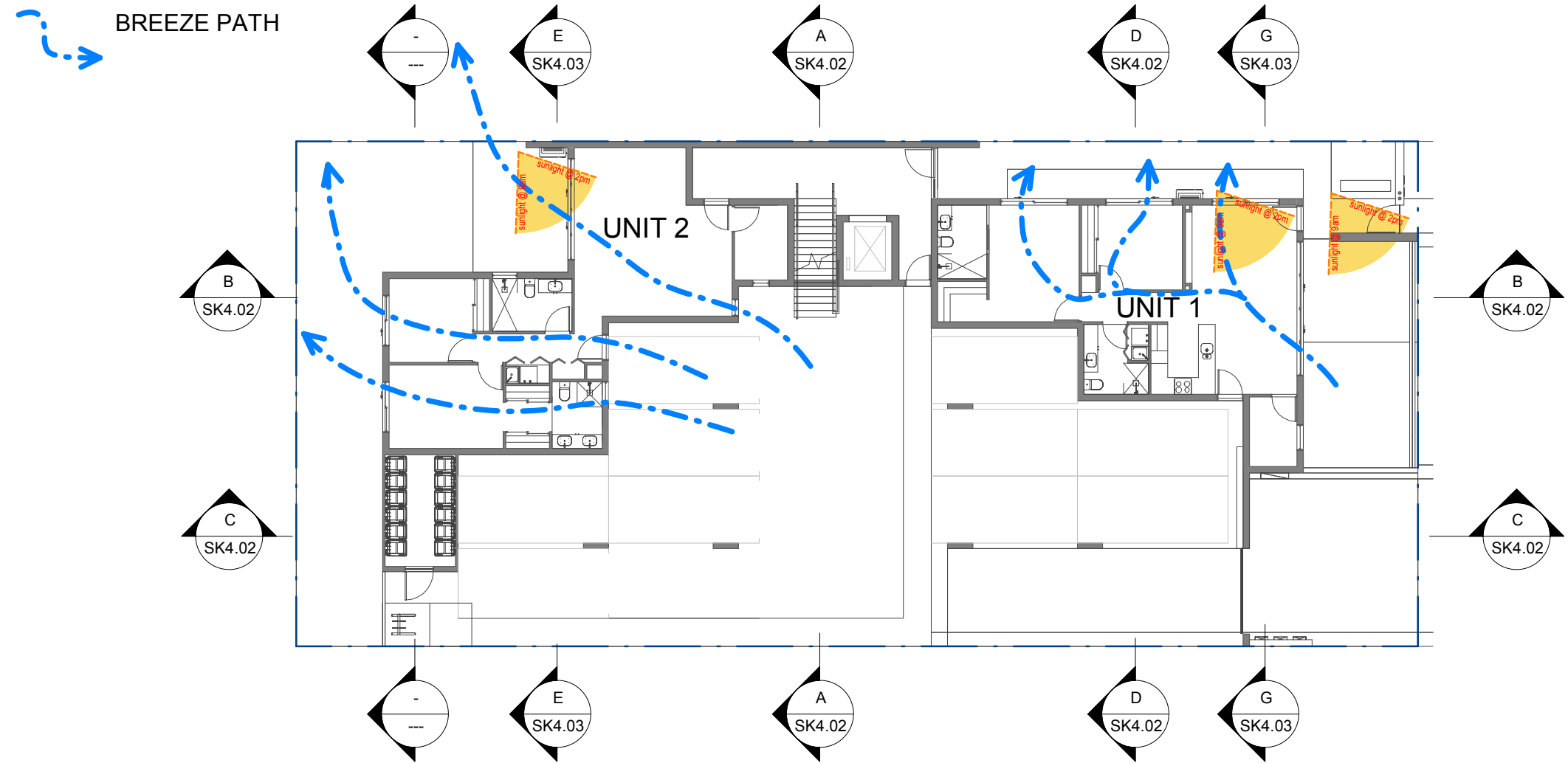
PROJECT:  
**PROPOSED MULTIPLE DWELLINGS DEVELOPMENT**

ADDRESS:  
**No.5 Grimsay Road, Ardross**

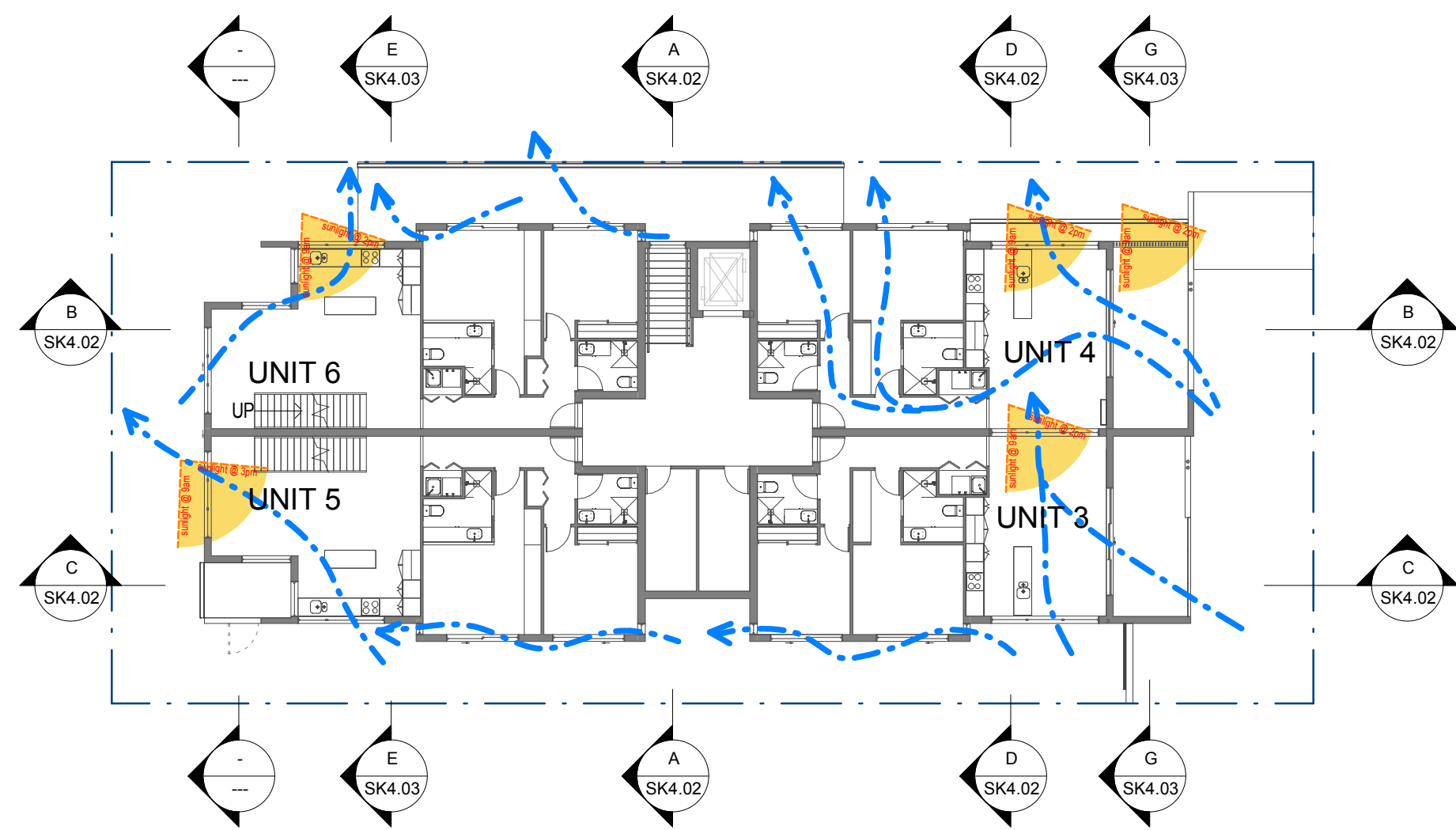
DWG:  
**ELEVATIONS**

Project No:	1906	
Date:	24.1.2020	Scale @ A2: 1:100
DWG No:	SK3.01	REV: 6

No.	Description	Date
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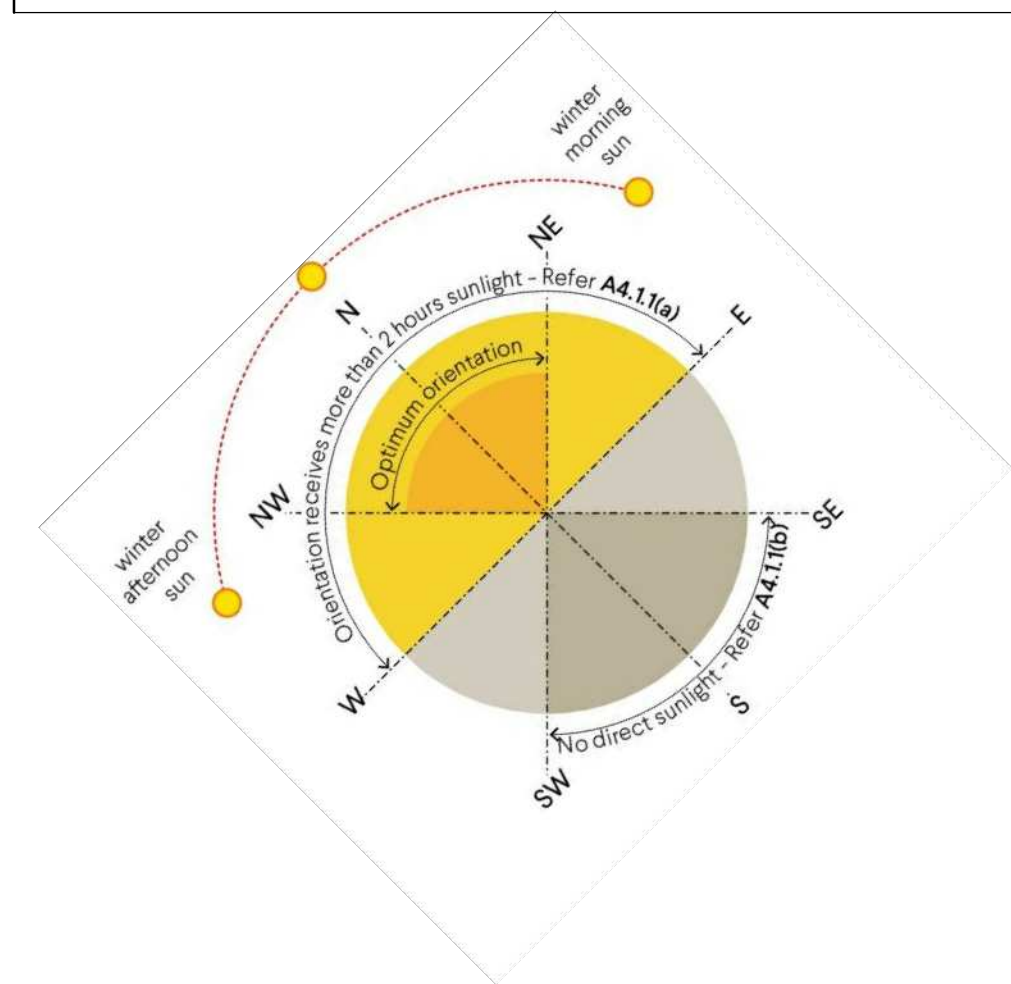
GRD FLR SOLAR ACCESS & CROSS  
1 VENTILATION PLAN  
SCALE 1:200



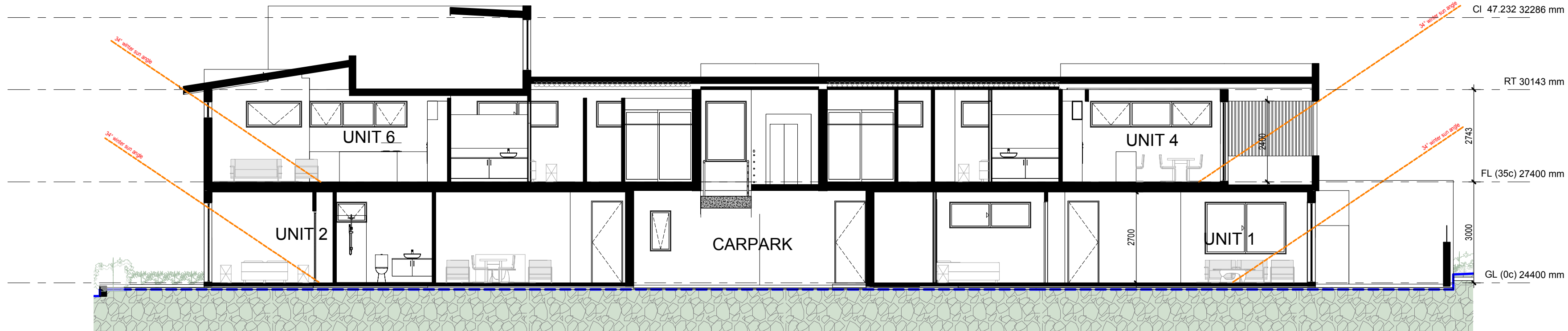
FF FLR SOLAR ACCESS & CROSS  
2 VENTILATION PLAN  
SCALE 1:200

NATURAL CROSS VENTILATION	
UNIT	ACHIEVES NATURAL CROSS VENTILATION
UNIT 1	YES
UNIT 2	YES
UNIT 3	YES
UNIT 4	YES
UNIT 5	YES
UNIT 6	YES
TOTAL OF 6 UNITS (100%) ACHIEVES NCV	

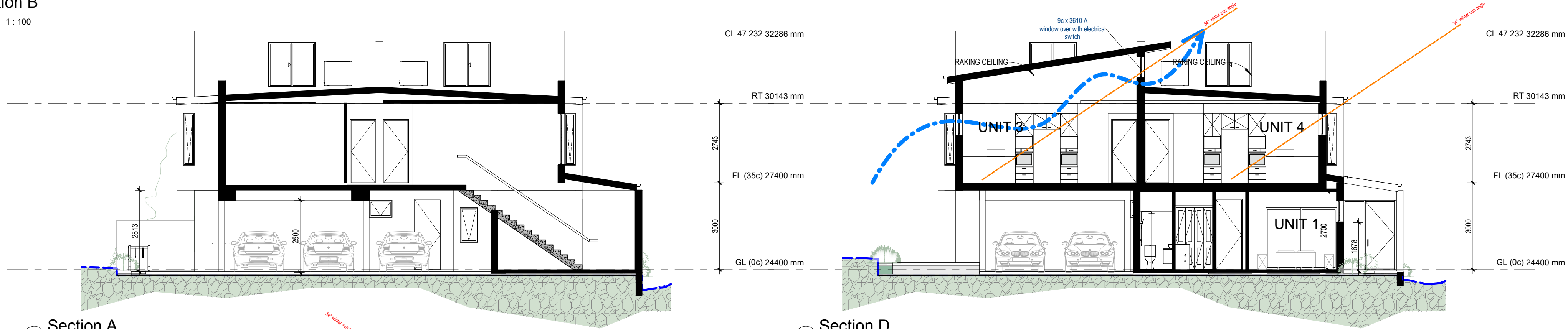
SOLAR ACCESS	
UNIT	ACCESS TO DIRECT SUNLIGHT BETWEEN 9am AND 3pm
UNIT 1	5 HOURS
UNIT 2	5 HOURS
UNIT 3	5 HOURS
UNIT 4	5 HOURS
UNIT 5	5 HOURS
UNIT 6	5 HOURS
TOTAL OF 6 UNITS (100%) ACHIEVES 2 HOURS OF DIRECT SUNLIGHT	



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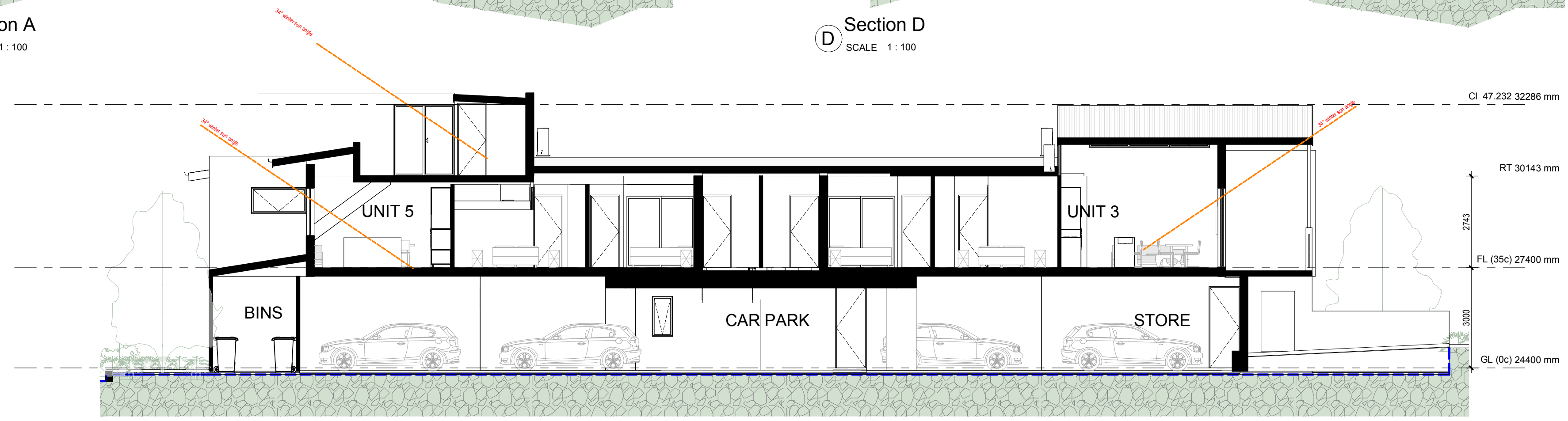


**B** Section B  
SCALE 1 : 100



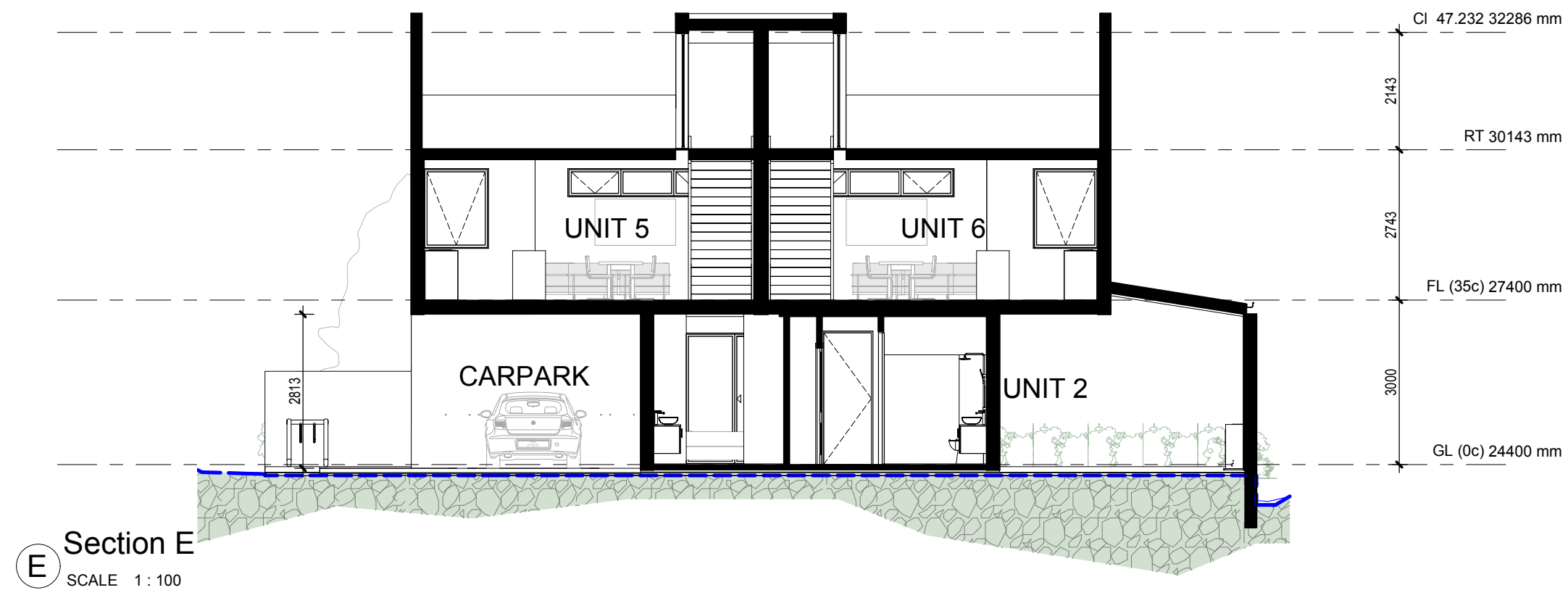
**A** Section A  
SCALE 1 : 100

**D** Section D  
SCALE 1 : 100

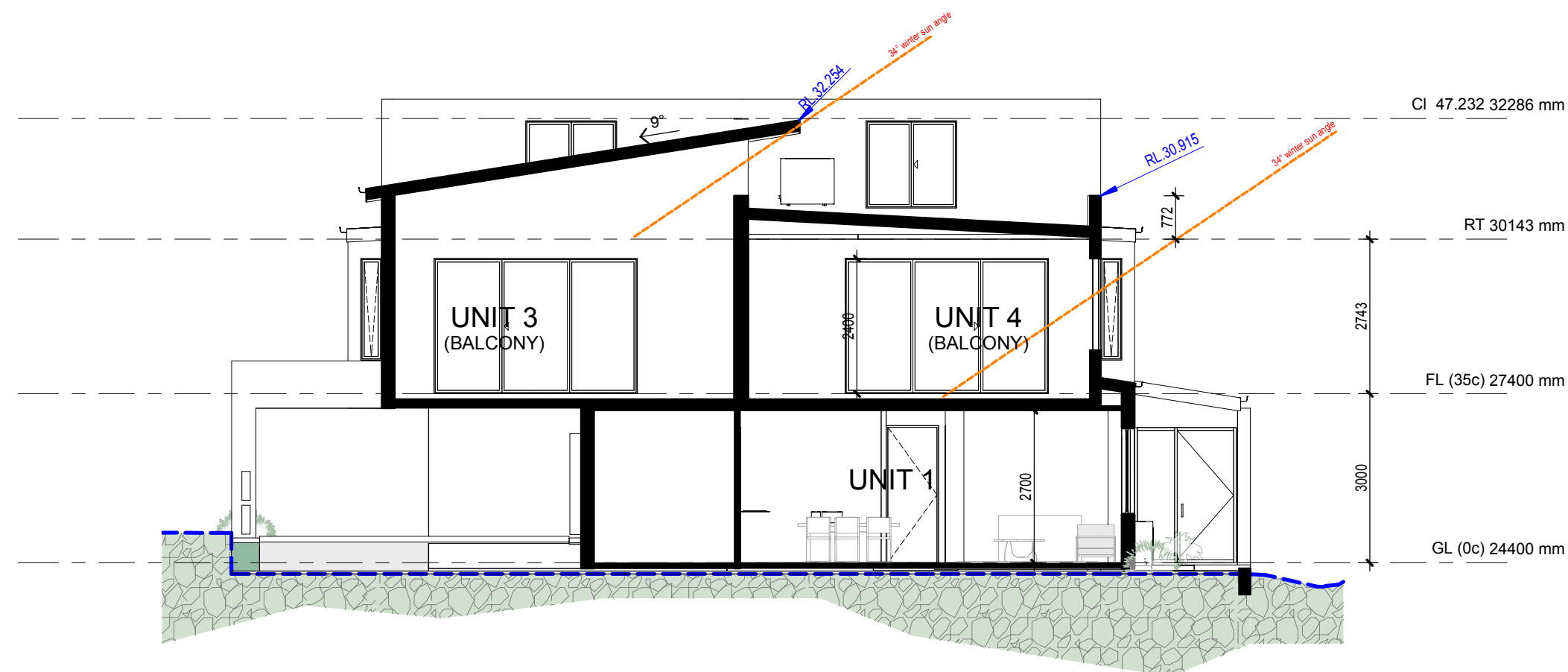


**C** Section C  
SCALE 1 : 100

No.	Description	Date
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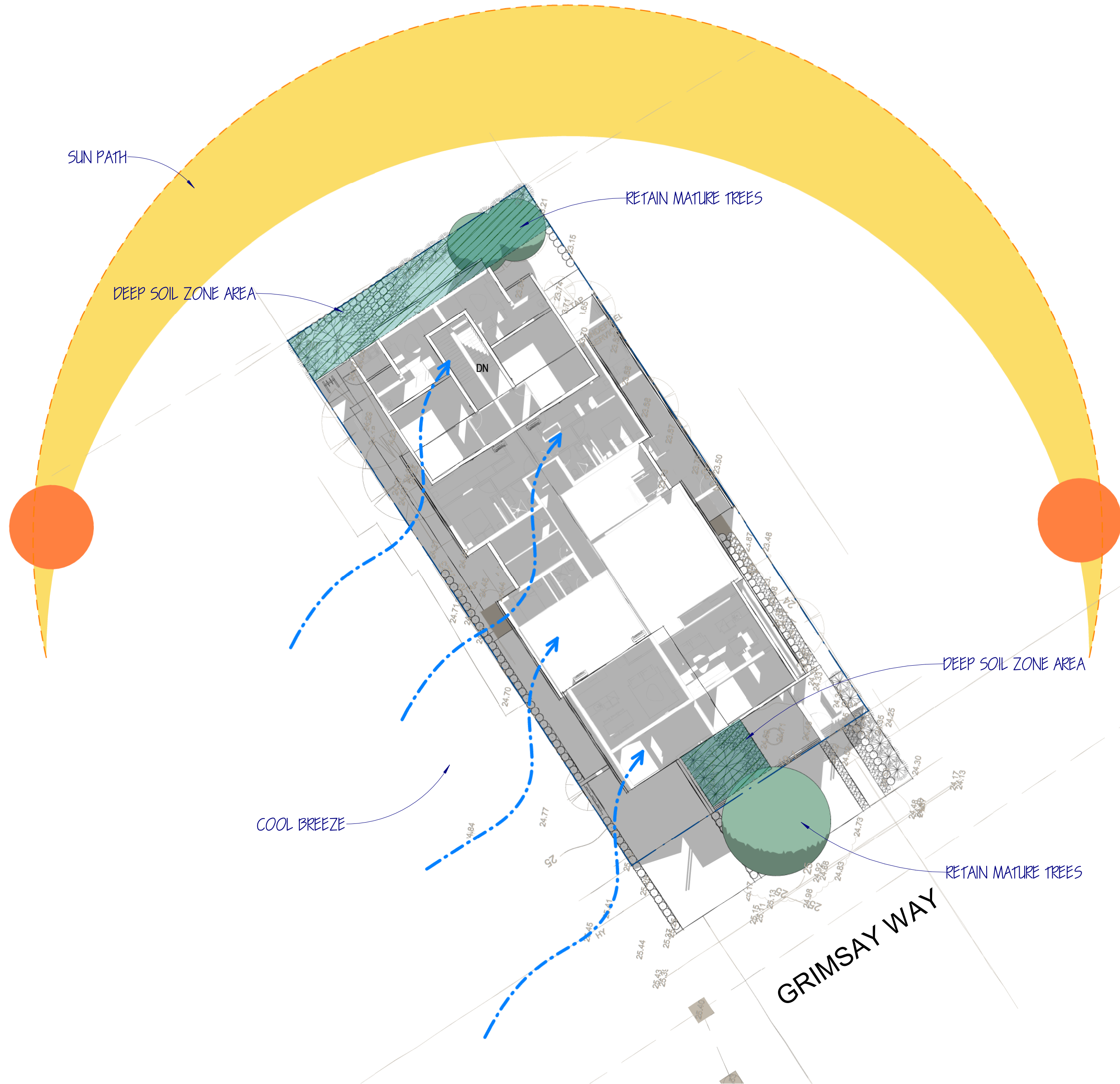


**E** Section E  
SCALE 1 : 100



**G** Section G  
SCALE 1 : 100

No.	Description	Date
2	Revised DA	13.11.2019
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No.	Description	Date
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