CITY OF VINCENT
RECEIVED
27 October 2020

COMBINED GROUND FLOOR PLANS & SITE PLAN

SCALE 1:100

PREVIOUS OVERSHADOWING EXTENT

OVERSHADOWING CAST ONTO ADJOINING PROPERTY REDUCED DUE TO REDESIGN OF THE REAR RESIDENCE LOFT FLOOR (OVERALL OVERSHADOWING REDUCED BY 8.6m2)

CALCULATIONS

RESIDENCE 1	
GROUND FLOOR	62.40m²
GARAGE / STORE	45.15m²
FIRST FLOOR	127.40m²
TERRACE	16.70m²
LOFT	73.15m²
TOTAL UNIT AREA	**324.80m²**

RESIDENCE 2	
GROUND FLOOR	57.05m²
GARAGE / STORE	51.15m²
FIRST FLOOR	123.30m²
TERRACE	16.70m²
LOFT	64.50m²
TOTAL UNIT AREA	**312.70m²**

RESIDENCE 3	
GROUND FLOOR	57.05m²
GARAGE / STORE	51.15m²
FIRST FLOOR	123.30m²
TERRACE	16.70m²
LOFT	64.50m²
TOTAL UNIT AREA	**312.70m²**

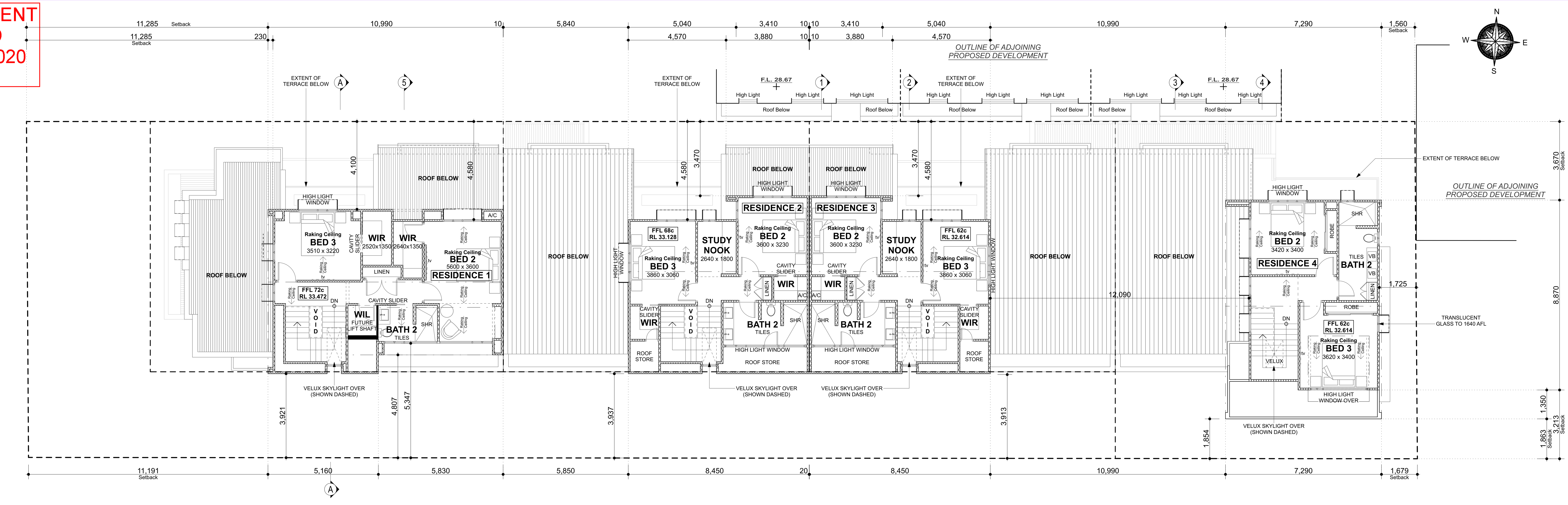
RESIDENCE 4	
GROUND FLOOR	57.25m²
GARAGE / STORE	45.85m²
FIRST FLOOR	118.90m²
TERRACE	22.45m²
LOFT	62.75m²
TOTAL UNIT AREA	**307.20m²**

SITE AREA	**1020m²**
SITE COVER	**476m² (47%)**
OPEN SPACE	**543m² (53%)**

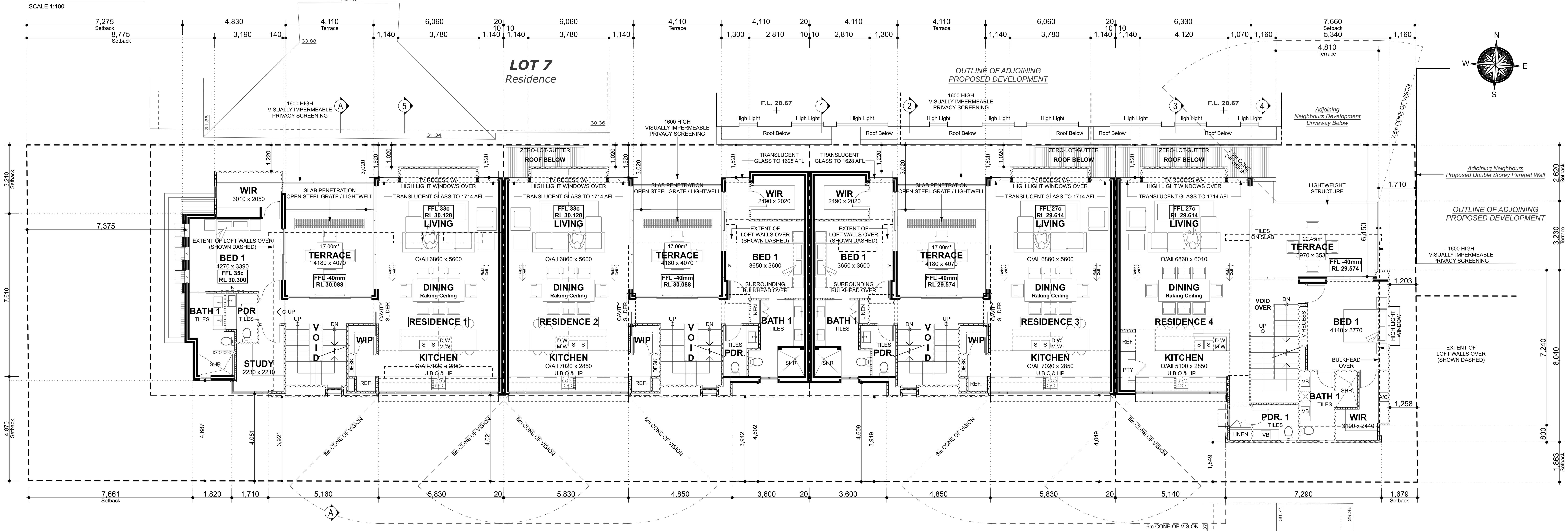
PROJECT: Proposed Group Dwellings	DRAWN: D.L.	REVISION: 27 - 10 - 2020 18 - 09 - 2020
CLIENT: XScope Pty Ltd (van Dommelen)	DATE: JUNE 2020	
ADDRESS: Lot 6 (# 12) Florence Street West Perth	SCALE: 1 : 100	© Copyright
	JOB NO: 110-18 (A1)	SHEET: 1 OF 6
BDAWA Building Designers Association of Western Australia	DANIEL LOMMA DESIGN WWW.DANIELLOMMADESIGN.COM TEL: 08 9467 9351 MB: 0439 933 710 P.O. BOX 1532, APPLECROSS W.A. 6953	

DANIEL LOMMA DESIGN

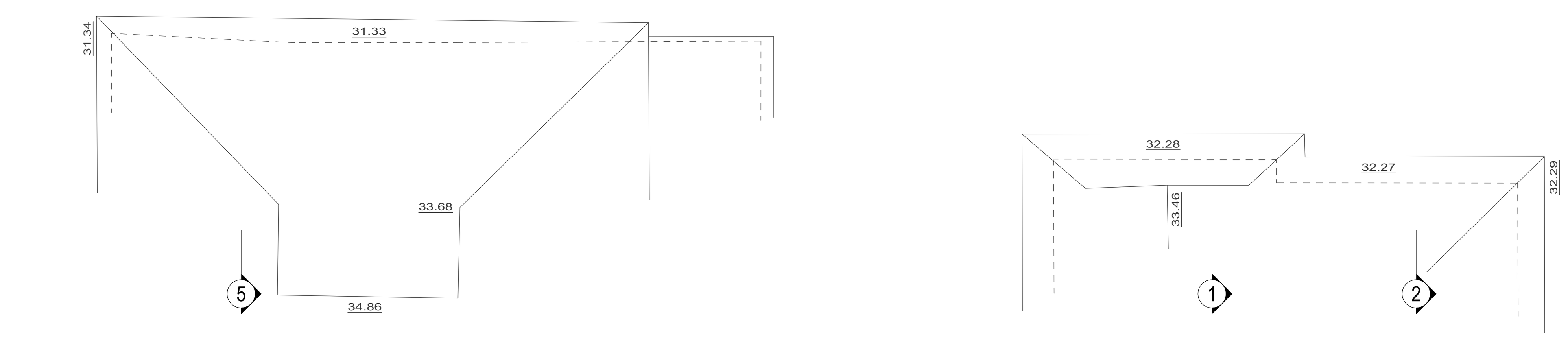
CITY OF VINCENT
RECEIVED
27 October 2020



LOFT FLOOR PLANS
SCALE 1:100

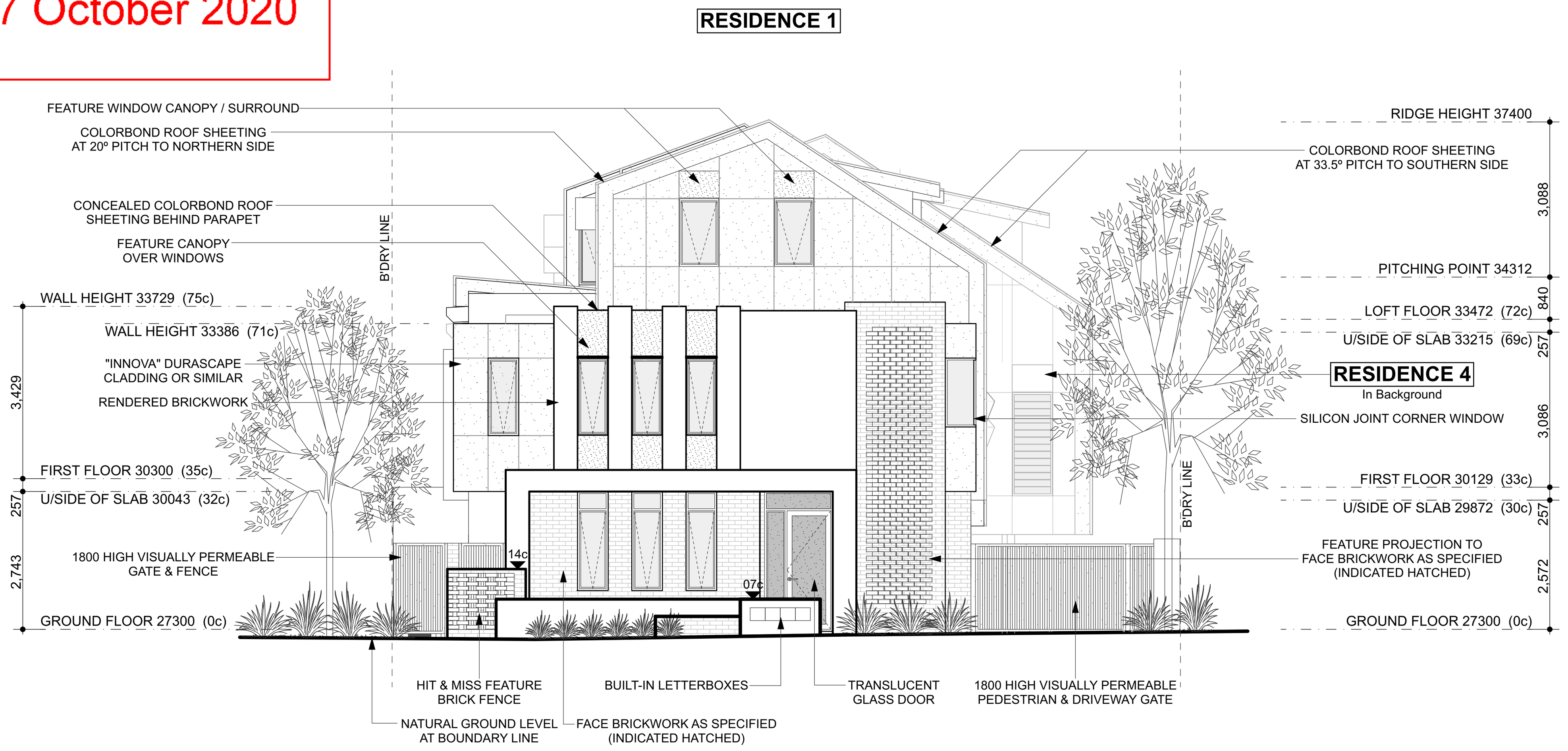


FIRST FLOOR PLANS
SCALE 1:100

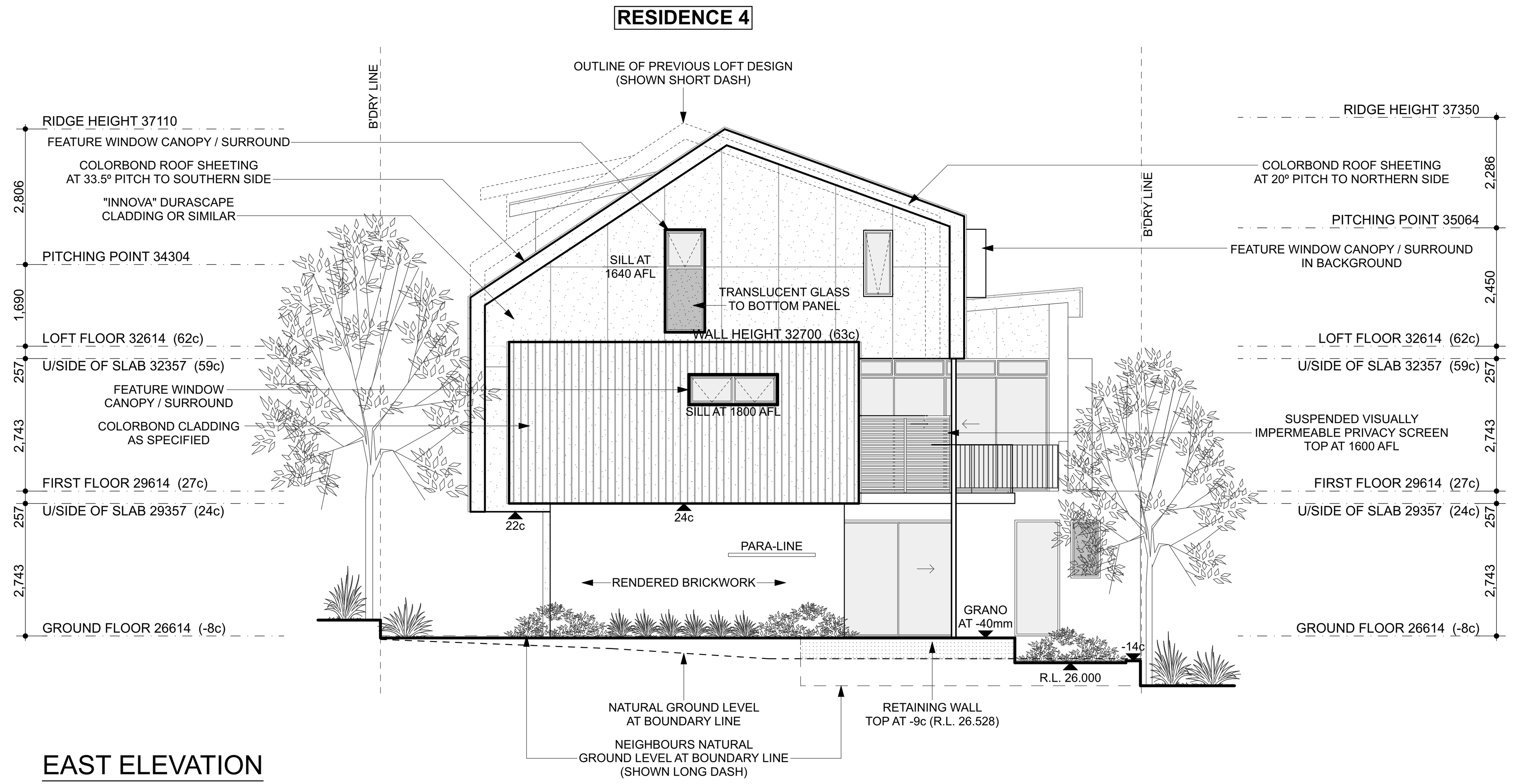


PROJECT: Proposed Group Dwellings	DRAWN: D.L.	REVISION: 27 - 10 - 2020 / 18 - 09 - 2020
CLIENT: XScope Pty Ltd (van Dommelen)	DATE: JUNE 2020	
ADDRESS: Lot 6 (# 12) Florence Street West Perth	SCALE: 1 : 100	© Copyright
	JOB NO: 110-18 (A1)	SHEET: 2 OF 6
BDAWA Building Designers Association of Western Australia	DANIEL LOMMA DESIGN TEL: 08 9467 9351 MB: 0439 933 710 P.O. BOX 1532, APPLECROSS W.A. 6953	WWW.DANIELLOMMADESIGN.COM

DANIEL LOMMA DESIGN



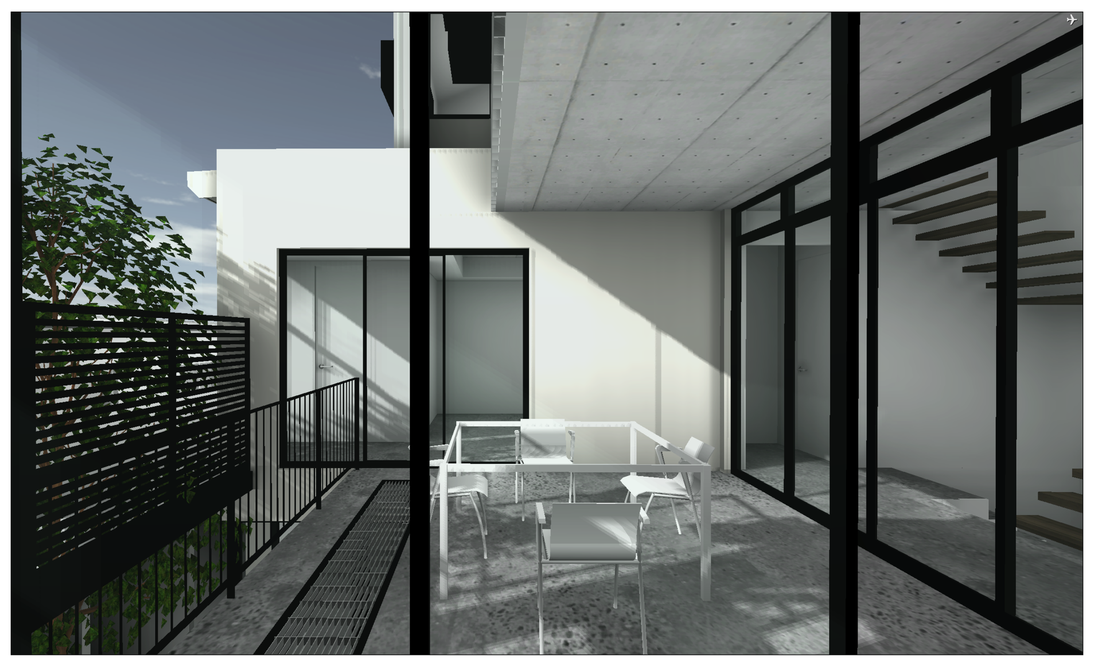
FLORENCE STREET
WEST ELEVATION
SCALE 1:100
NOTE: Landscaping indicative only

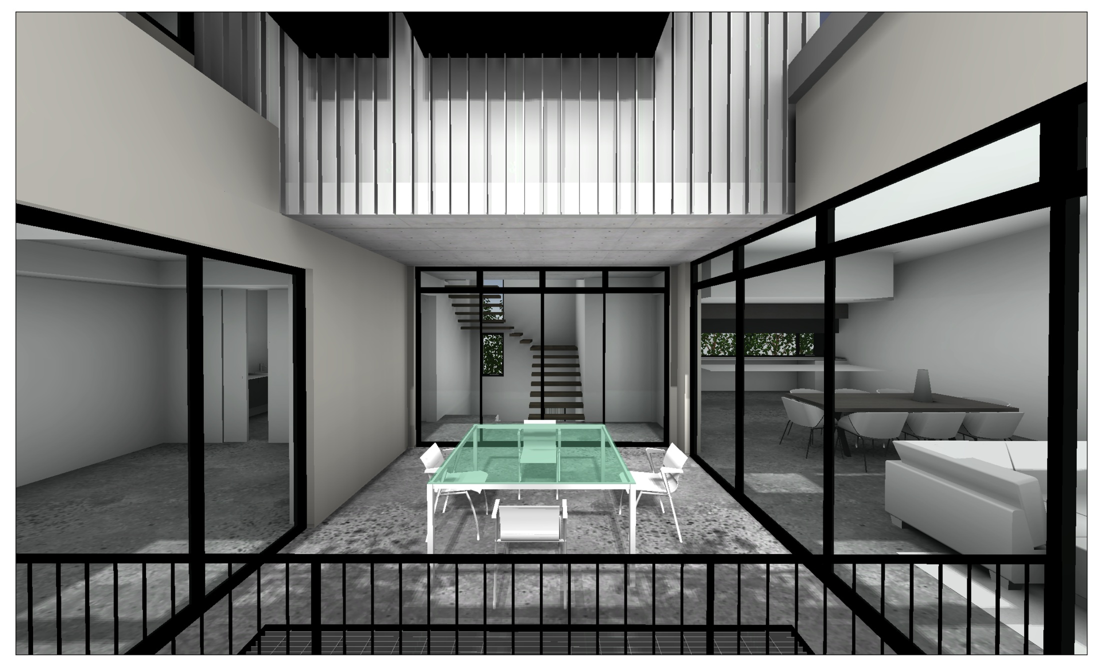


EAST ELEVATION
SCALE 1:100
NOTE: Landscaping indicative only

EXTERNAL FINISHES & COLOUR SCHEDULE	
EXTERNAL WALLS (INDICATED NOT HATCHED)	-RENDERED BRICKWORK "DULUX LEXICON WHITE"
FEATURE WALLS (INDICATED HATCHED)	-FACE BRICK "AUSTRAL BRICKS MOSCATO"
BRICK FENCE	-RENDERED BRICKWORK "DULUX LEXICON" -FACE BRICK "AUSTRAL BRICKS MOSCATO"
CLADDING	-COLORBOND STEEL LONGLINE 305 "SHALE GREY"
ROOF	-COLORBOND STEEL LONGLINE 305 "SHALE GREY" -COLORBOND STEEL SHEETING IN "SHALE GREY"
GUTTERS	-COLORBOND STEEL SHEETING IN "SHALE GREY"
EAVES LINING AND SOFFIT	-DULUX LEXICON WHITE
BARGE BOARDS	-COLORBOND STEEL IN "SHALE GREY"
STEEL COLUMNS	-PAINTED GALVANISED STEEL IN "MONUMENT"
WINDOW FRAMES	-POWDERCOATED ALUMINIUM FRAME (ANODIC DARK GREY)
DRIVEWAY & CROSSOVER	-BRIKMAKERS GRANITE COLLECTION (SEA MIST)
COURTYARDS	-EXPOSED GREY CONCRETE SLAB

SOUTH ELEVATION
SCALE 1:100
NOTE: Landscaping indicative only





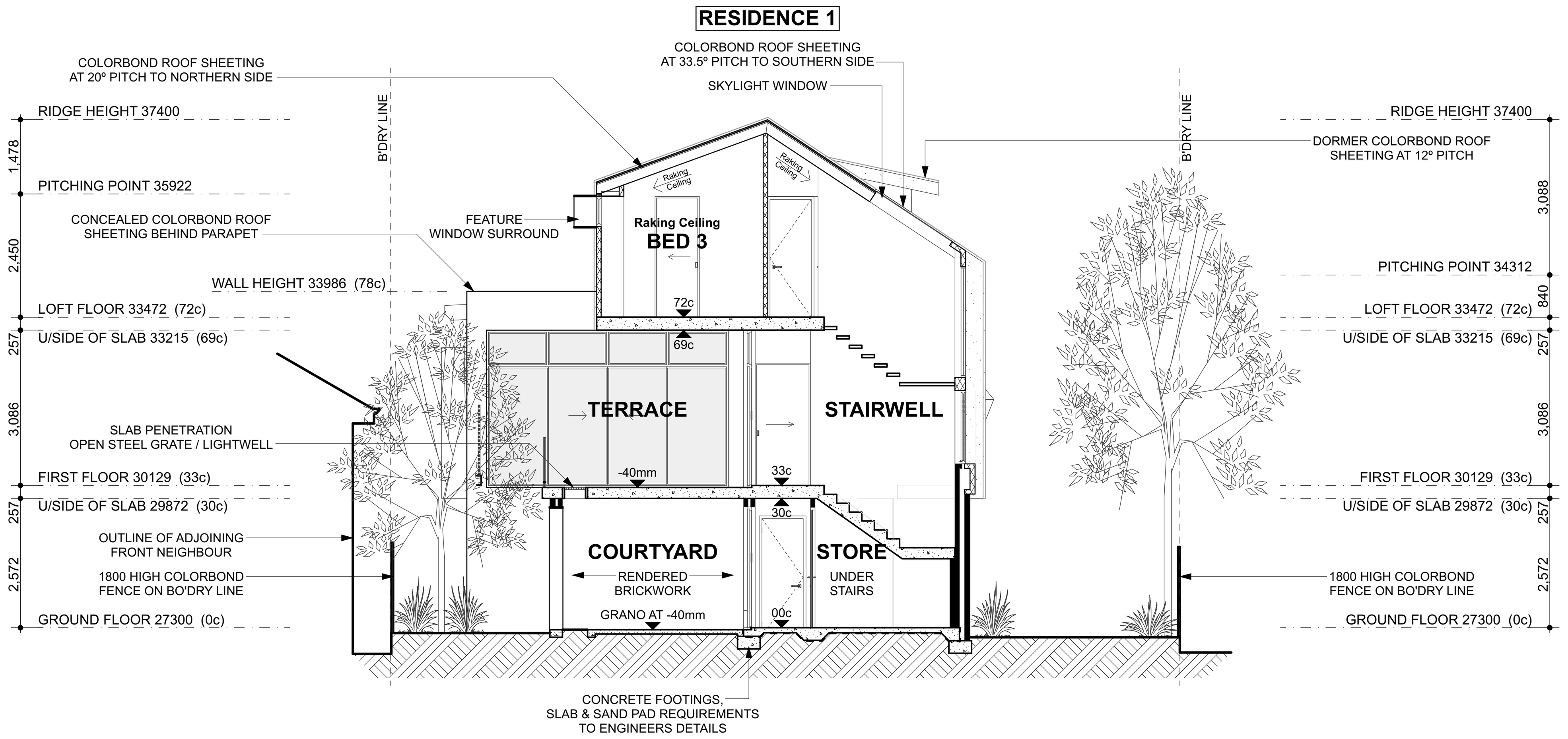
PROJECT: Proposed Group Dwellings	DRAWN: D.L.	REVISION: 27 - 10 - 2020 18 - 09 - 2020
CLIENT: XScope Pty Ltd (van Dommelen)	DATE: JUNE 2020	
ADDRESS: Lot 6 (# 12) Florence Street West Perth	SCALE: 1 : 100	© Copyright
	JOB NO: 110-18 (A1)	SHEET: 3 OF 6
BDAWA Building Designers Association of Western Australia	DANIEL LOMMA DESIGN WWW.DANIELLOMMADESIGN.COM TEL: 08 9467 9351 MB: 0439 933 710 P.O. BOX 1532, APPLECROSS W.A. 6953	

DANIEL LOMMA DESIGN

NORTH ELEVATION

SCALE 1:100

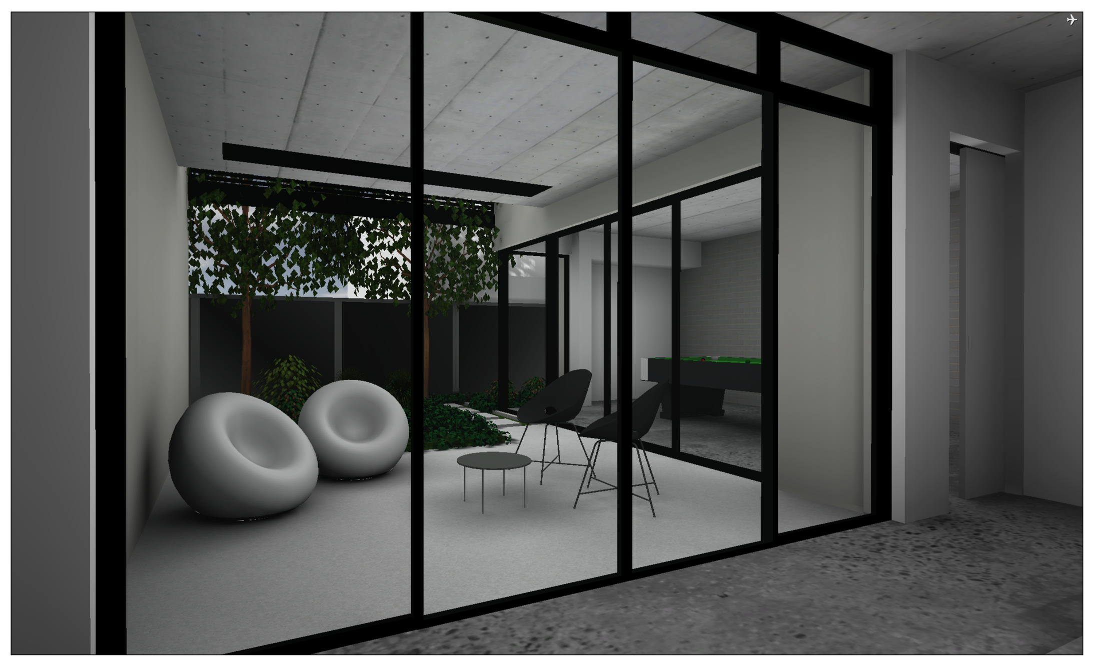
NOTE: Landscaping indicative only

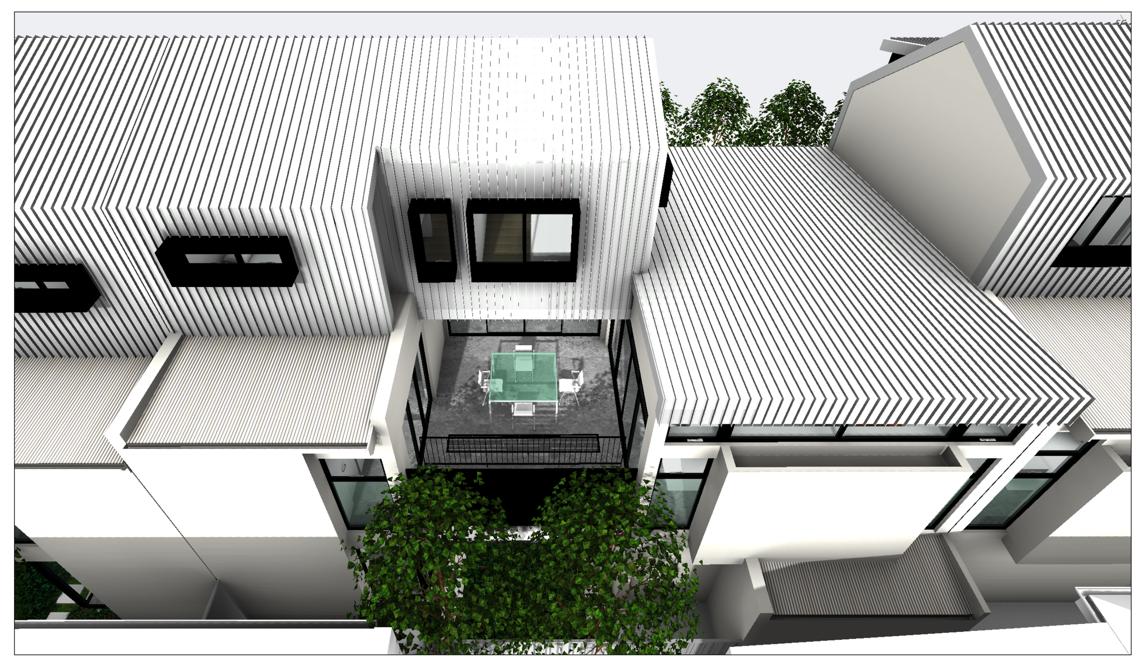


SECTION A-A

SCALE 1:100

NOTE: Landscaping indicative only





PROJECT: Proposed Group Dwellings	DRAWN: D.L.	REVISION: 27 - 10 - 2020 18 - 09 - 2020
CLIENT: XScope Pty Ltd (van Dommelen)	DATE: JUNE 2020	
ADDRESS: Lot 6 (# 12) Florence Street West Perth	SCALE: 1 : 100	© Copyright
	JOB NO: 110-18 (A1)	SHEET: 4 OF 6
BDAWA Building Designers Association of Western Australia	DANIEL LOMMA DESIGN WWW.DANIELLOMMADESIGN.COM TEL: 08 9467 9351 MB: 0439 933 710 P.O. BOX 1532, APPLECROSS W.A. 6953	

DA N IEL LOM MA DE S IG N

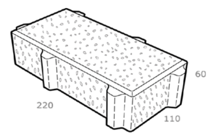
CITY OF VINCENT
RECEIVED
2 October 2020

LANDSCAPE CONCEPT PLAN

LEGEND

1. Existing tree and grass verge to be retained and reinstate where necessary.
2. Small size tree with combination of native shrubs and groundcovers giving sense of welcoming to the main entrance.
3. Well trimmed hedges and tree planting along the driveway creating visual interest to the driveway.
4. Narrow and upright form tree such as Pyrus calleryana along the driveway ramp providing formal look as well as a buffer to adjacent property.
5. Lower courtyard to be filled with shade tolerant plants such as Philodendron and Rhapis excelsa to create unique feature to dwelling entry area.
6. Design intent to create a lush and colorful garden with mix of native and exotic species.
7. Tree planting in 1.2-1.5m high removable soakwell concrete case to be proposed as above ground planter providing more tree canopy cover at the rear property.





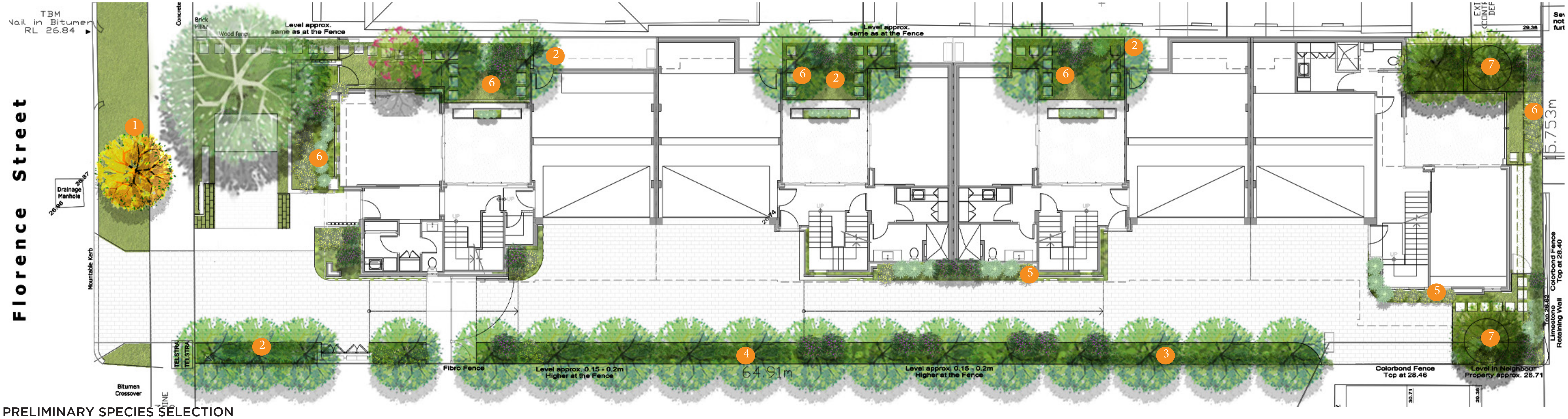
PERMEABLE PAVERS PRODUCTS : BRIKMAKERS PermaDrain 220 x 110 x 60mm or similar.

SPP7.3 COMPIANCE CRITERIA

SITE AREA SPP7.3	MIN. DSA SPP 7.3	MIN. TREES SPP7.3
Less than 700m2		1 medium tree plus small trees to suit area
700-1000m2	10%	2 medium trees OR 1 large tree and small tress to suit area
Greater than 1000m2	OR 7% trees retained (% site area)	1 large tree and 1 medium tree for each additional 400m2 in excess of 1000m2 OR 1 large tree for each additional 900m2 in excess of 1000m2 and small trees to suit area

LANDSCAPE DESIGN INTENT

- All planting beds are to be fully irrigated and operated off a timed controller with rain sensor shut-off.
- Irrigation design to comply with waterwise design principles and the City's Street Verge Guidelines. Detailed irrigation plan to be provided at building license stage.
- Water efficient irrigation system to be installed to best WSUD practice, using hydro-zoning and water harvesting principals where appropriate.
- Additional waterwise design principles employed:
  > Low water use plant selection suited to the local soil complex.
  > Complete omission of water intensive turf areas.
  > Water retention soil preparation.
  > Reduction in soil water loss through perscribing course mulch.
- Proposed plant distribution rate 4 per m2.
- Proposed plant pot sizes:
  > Small Tree 100L
  > Medium 200L
  > Large Tree 500L
  > Shrubs/groundcovers 140mm-200mm



PRELIMINARY SPECIES SELECTION

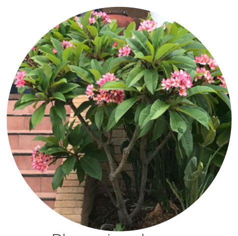
TREES


Gledistsia shademaster


Sapium sebiferum


Pyrus calleryana


Lagerstroemia indica


Plumeria rubra

SHRUBS / GROUNDCOVERS


Adenanthos cuneatus


Alyogyne hueglii


Casuarina 'Cousin It'


Correa alba


Dampiera linearis


Dianella 'Cassa Blue'


Eremophila glabra


Grevillea cherry cluster


Liriope muscari


Murraya paniculata


Philodendron xanadu


Pittosporum miss muffet


Rhapis excelsa


Senecio serpens


Tecoma capensis


Trachelospermum jasminoides


Viburnum tinus


Westringia Grey Box

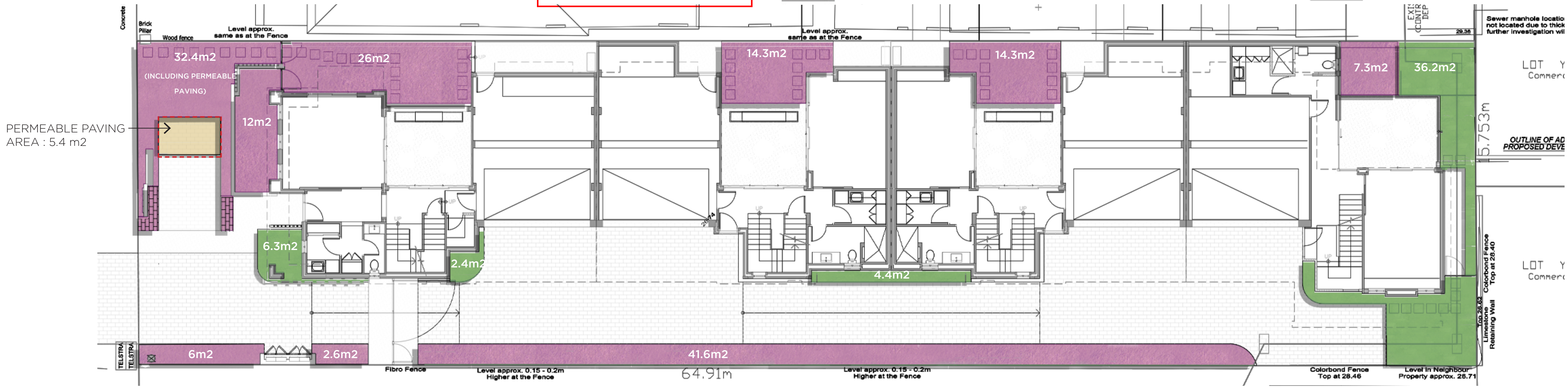
DEEP SOIL ZONE PLAN

CITY OF VINCENT
RECEIVED
2 October 2020

DEEP SOIL AREA

PLANTING BED

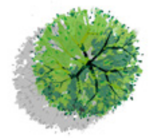
PERMEABLE PAVING



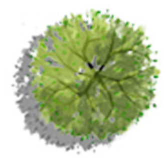
LANDSCAPE AREA SUMMARIES

TOTAL SITE AREA	: 1020 m2
DEEP SOIL AREA REQUIREMENT	: 153 m2 (15 % FROM TOTAL SITE AREA)
SITE DEEP SOIL AREA	: 156.5 m2 (15.3%)
SITE CANOPY COVERAGE	: 305 m2 (30%)

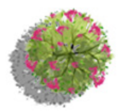
PROPOSED TREE 1 - LARGE
GLEDITSIA TRICHANTOS
MATURE CANOPY COVER : 15 Dia.
MATURE HEIGHT : 8m - 12m



PROPOSED TREE 2 - SMALL
PYRUS CALLERYANA
MATURE CANOPY COVER : 5 Dia.
MATURE HEIGHT : 7m - 10m

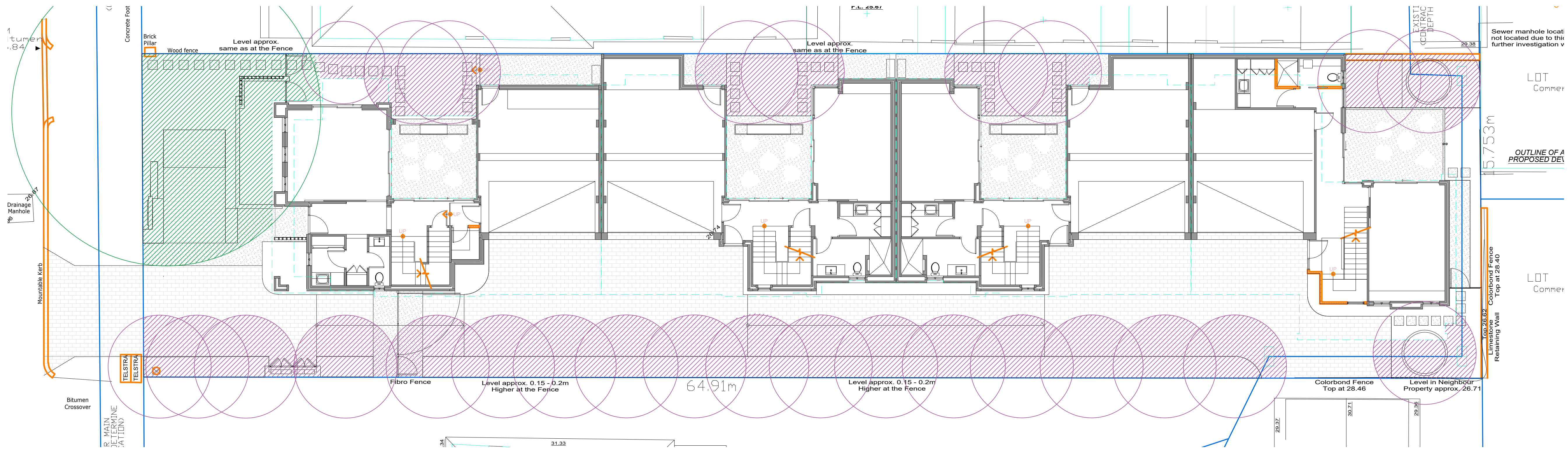


PROPOSED TREE 3 - MEDIUM
SAPIUM SEBIFERUM/
PLUMERIA RUBRA
MATURE CANOPY COVER : 5-6 Dia.
MATURE HEIGHT : 3m - 9m



PROPOSED TREE 4 - SMALL
LAGERSTROEMIA INDICA
MATURE CANOPY COVER : 4 Dia.
MATURE HEIGHT : 3m - 6m

TREE CANOPY COVER PLAN



TIMDAVIESLANDSCAPING

AUTHOR: JR Q.A: RB PROJECT #: 11578-FLO 1:200 @ A3

LOT 6 FLORENCE STREET - WEST PERTH

LANDSCAPE CONCEPT

SK02-C