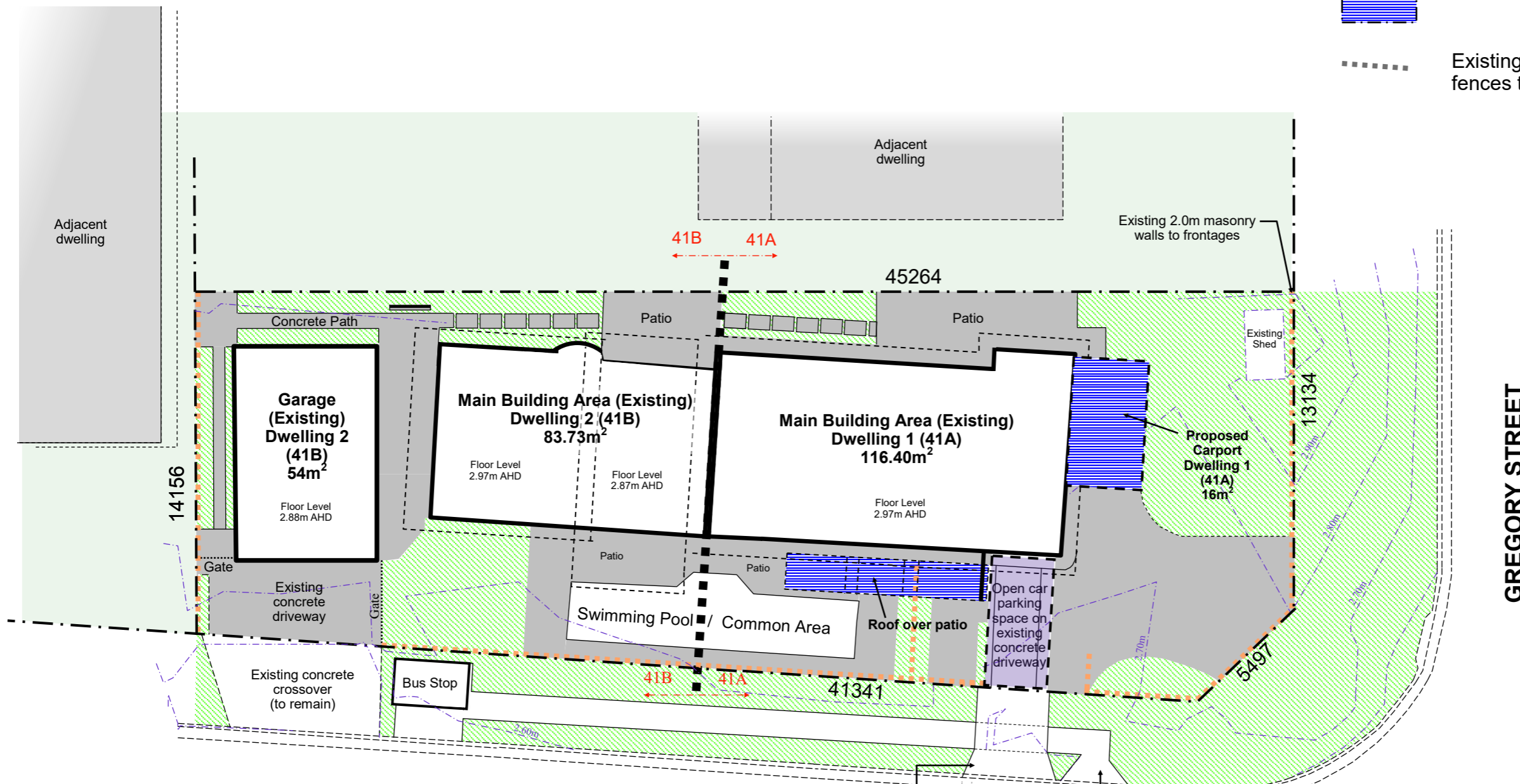


New Building Works (All other buildings shown are existing)



Existing Block Fence (timber fences to all other boundaries)



Site Address: 41A Blaxland Street Golden Beach

RP Description: Lot 6 RP93762

Site Area: 701m<sup>2</sup>

GFA Dwelling 1 (including Carport) - 133m<sup>2</sup>

GFA Dwelling 2 (including Garage) - 137m<sup>2</sup>

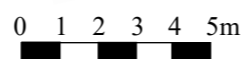
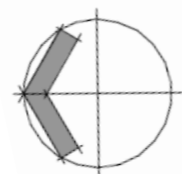
Total GFA - 270m<sup>2</sup>

Site Cover - 38.5% (including carport to Dwelling 1).



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(Plan base supplied by clients and originally prepared by Roger Todd, Architect)



# PROPOSED DUAL OCCUPANCY - R and C Bindon

## 41 BLAXLAND STREET, GOLDEN BEACH

### Sheet 1 - Proposal Plan

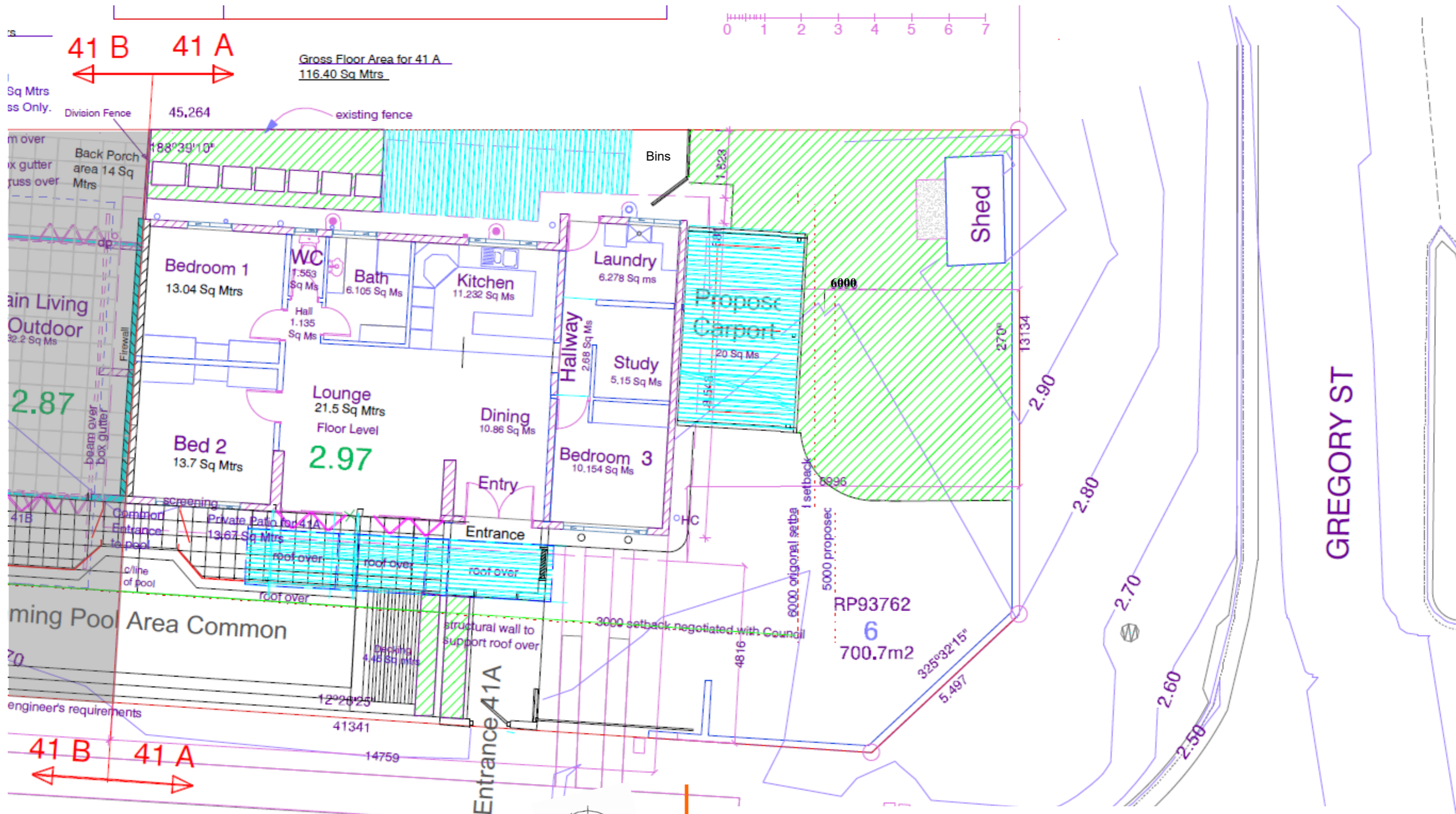
Scale 1:200 at A3

6 August 2018

Dwg No 082-02 Sheet 1 of 7

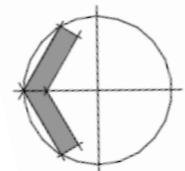






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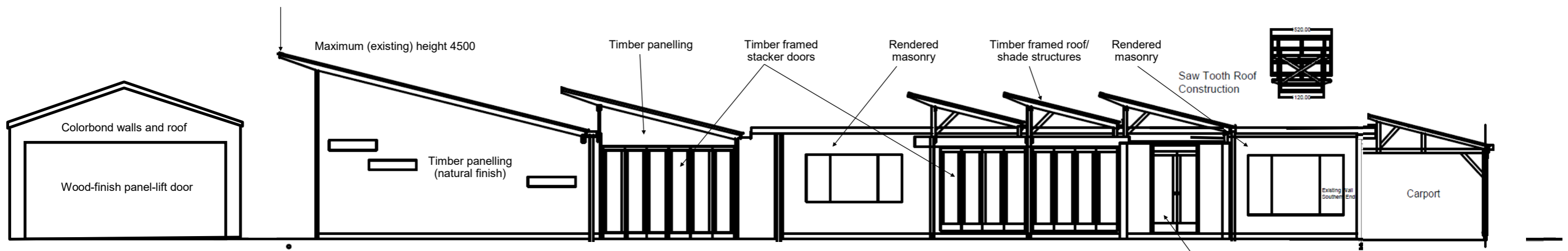
# PROPOSED DUAL OCCUPANCY - R and C Bindon

## 41 BLAXLAND STREET, GOLDEN BEACH

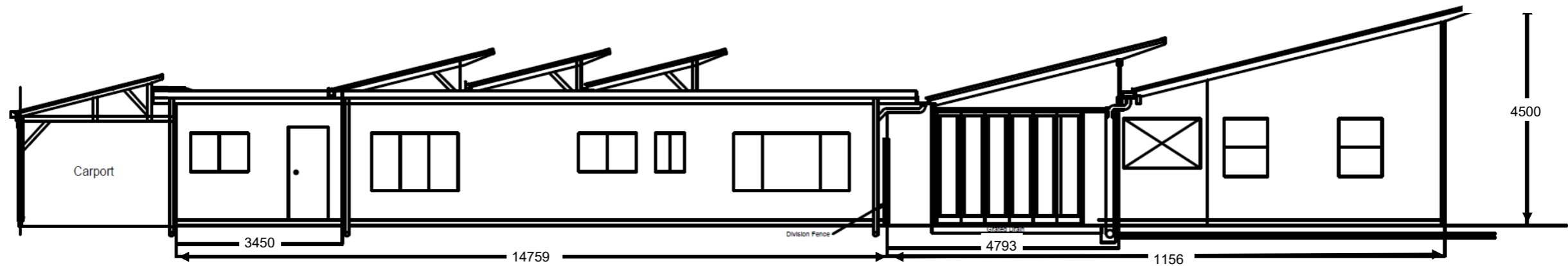
### Sheet 4—Floor Plan, Unit 41A

Scale 1:100 at A3   6 August 2018   Dwg No 082-02 Sheet 4 of 7

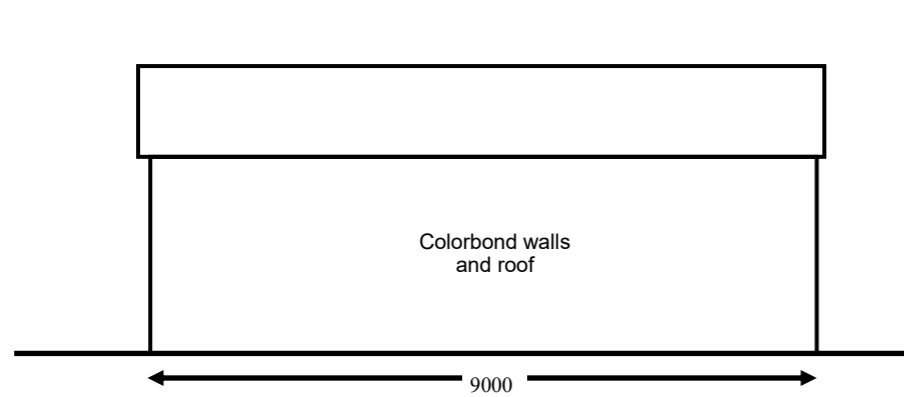




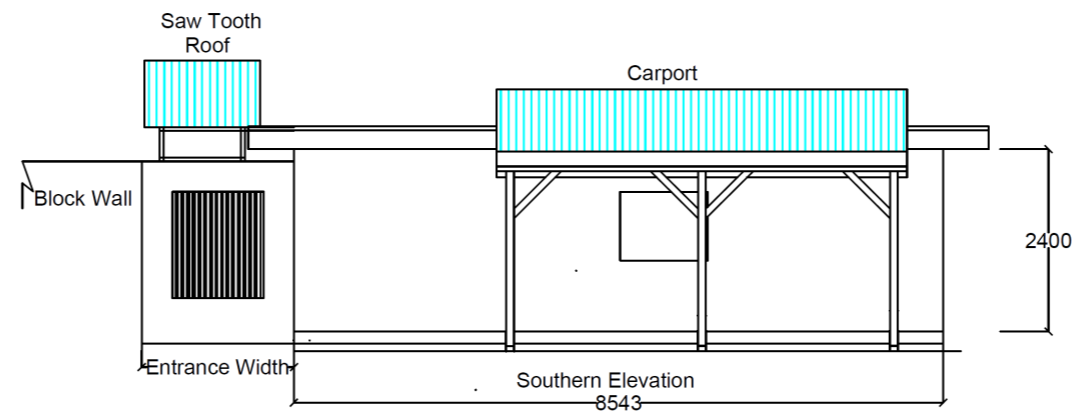
**Western (Blaxland Street) Elevation—Scale 1:100**



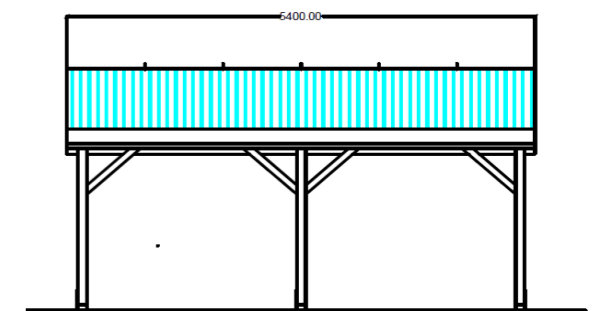
**Eastern Elevation—Scale 1:100**



**Northern (Existing Garage) Elevation—Scale 1:100**



**Southern (Gregory Street) Elevation—Scale 1:100**



**Carport (Dwelling 41A) Northern Elevation—Scale 1:100**



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**PROPOSED DUAL OCCUPANCY - R and C Bindon**  
**41 BLAXLAND STREET, GOLDEN BEACH**  
**Sheet 6—Elevations**

Scale 1:100 at A3 6 August 2018 Dwg No 082-02 Sheet 6 of 7



**Xanthostemon chrysanthus**  
(Fairhill Gold)  
Image source: www.caretransplanters.com.au



**Alpinia caerulea 'Red Back'**  
(Native Ginger)  
Image source: www.lushplants.com.au



**Dracaena marginate tricolor**  
(Dragon tree)  
Image source: www.epicgardening.com



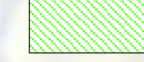






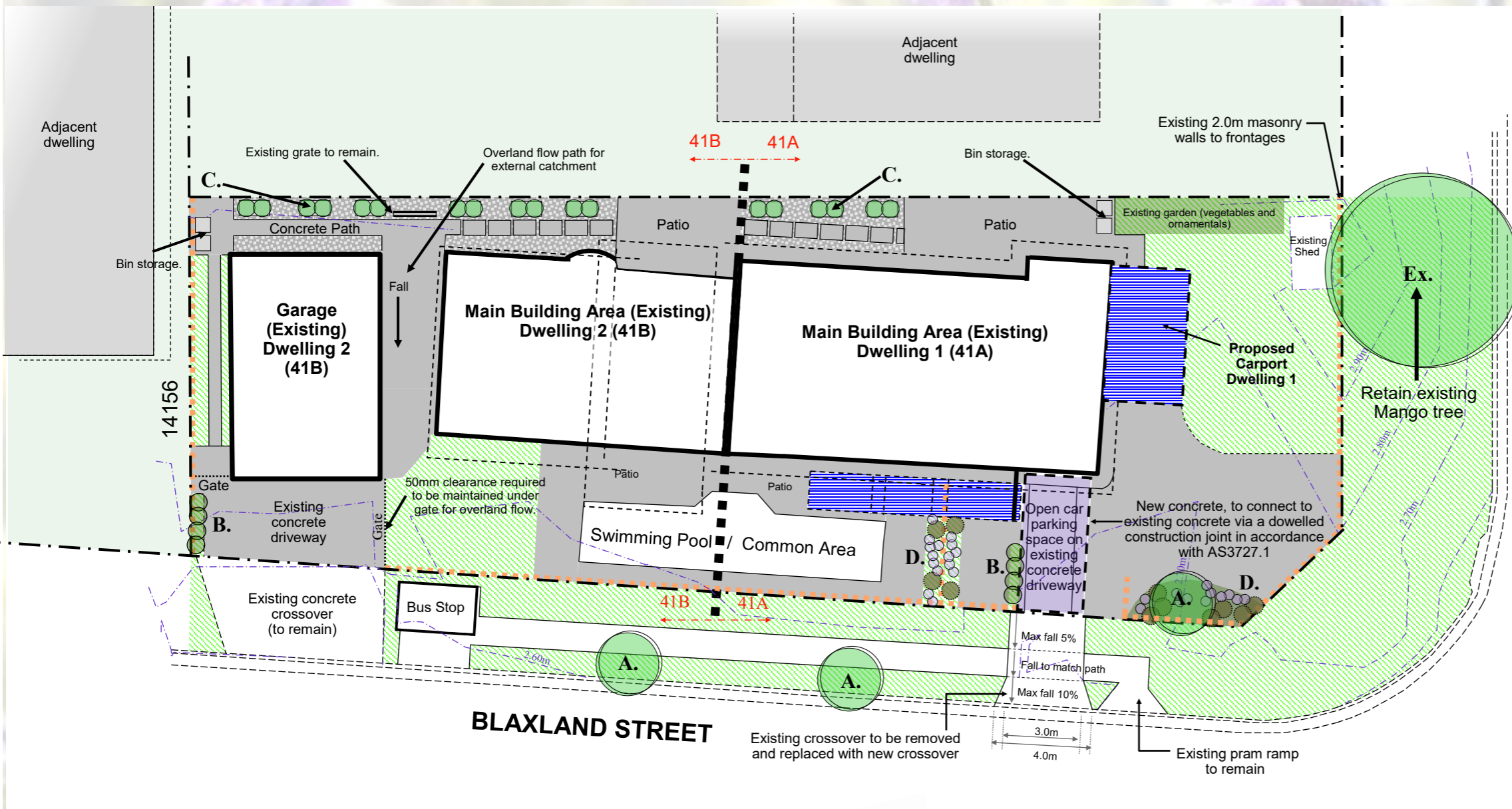
**Hardenbergia violacea** (Purple Coral Pea)  
Image source: www.plantsinbox.com.au



**Asplenium australasicum** (Birds Nest Fern)  
Image source: www.gardensonline.com.au

**LEGEND**

-  New building works (all other buildings shown are existing)
-  Existing block fence (1800mm high timber fences to other boundaries)
-  Grass (turf or grass seed to 80% cover)
-  **A.** = Tree (3) - Xanthostemon chrysanthus (Fairhill Gold).
-  **B.** = Dracaena marginate tricolor (existing)
-  **C.** = Planter pots over loose rock/gravel base. Suggested plants selected from: Cordyline spp. (Palm Lilies); Asplenium australasicum (Birds Nest); Alpinia caerulea (Native Ginger), Jasmine Vine (Pandorea spp.); Richmond Birdwing Butterfly Vine (Aristolochia pravenosa); Passionfruit vine; Purple Coral Pea (Hardenbergia violacea).
-  **D.** = Planter bed—Select from: Melaleuca thymifolia (Thyme-leaved Honey Myrtle); Westringia Zena; Carpobrotus glaucescens (Coastal Noon Flower); Cordyline banksii 'Red Fountain'; Dianella caerulea (Blue Flax Lily); Myoporum parvifolium (Creeping Boobialla); Pultenaea 'Wallum Gold'; Sowerbaea juncea (Vanilla Lily).



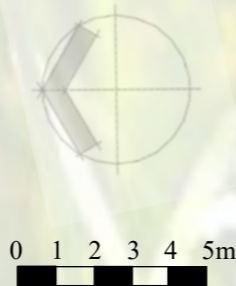
**Notes**

- Landscaping:**
1. Verify all service locations on site prior to landscape installation.
  2. Remove all weeds and rubble from site prior to landscaping works.
  3. Install drainage works as required.
  4. Cultivate all planting areas to a minimum depth of 300mm, comprising a base layer (100mm) of improved site soil and top layer (200mm) of quality sandy loam (or similar) topsoil with a pH of 5.5 -7.0 to AS4911.
  5. Provide 100mm composted bush mulch finish to all garden area. Ensure mulch is kept clear of base of plant stems.
  6. Prepare turf areas with 50mm enriched landscape mix soil.
  7. Final soil/mulch levels to be slightly raised in centre of garden beds to prevent ponding, and finished 25mm below adjoining hard surface areas.
  8. Plant locations and set-outs to be undertaken by owner.
  9. Install slow release fertiliser at time of planting.
  10. Excavate for trees or shrubs to twice diameter of root ball. Backfill soil, lightly compact and water in.
  11. Double-stake trees and secure using non-abrasive material in figure-8 pattern.
  12. Sediment control to be provided at all times in accordance with Council requirements.
  13. Existing plants to be pruned, fertilised and re-mulched.
- Engineering**
14. New driveway and crossover to dwelling 1 to be constructed in accordance with IPWEA Std Dwg RS-049 (Type 2) and RS-050 and AS3727.1.
  15. Driveway and Crossover to be inspected by RPEQ prior to pour.



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**PROPOSED DUAL OCCUPANCY - R and C Bindon**  
**41 BLAXLAND STREET, GOLDEN BEACH**  
**Sheet 7 - Operational Works (Civil works and landscaping)**

Scale 1:200 at A3 6 August 2018 Dwg No 082-02 Sheet 7 of 7