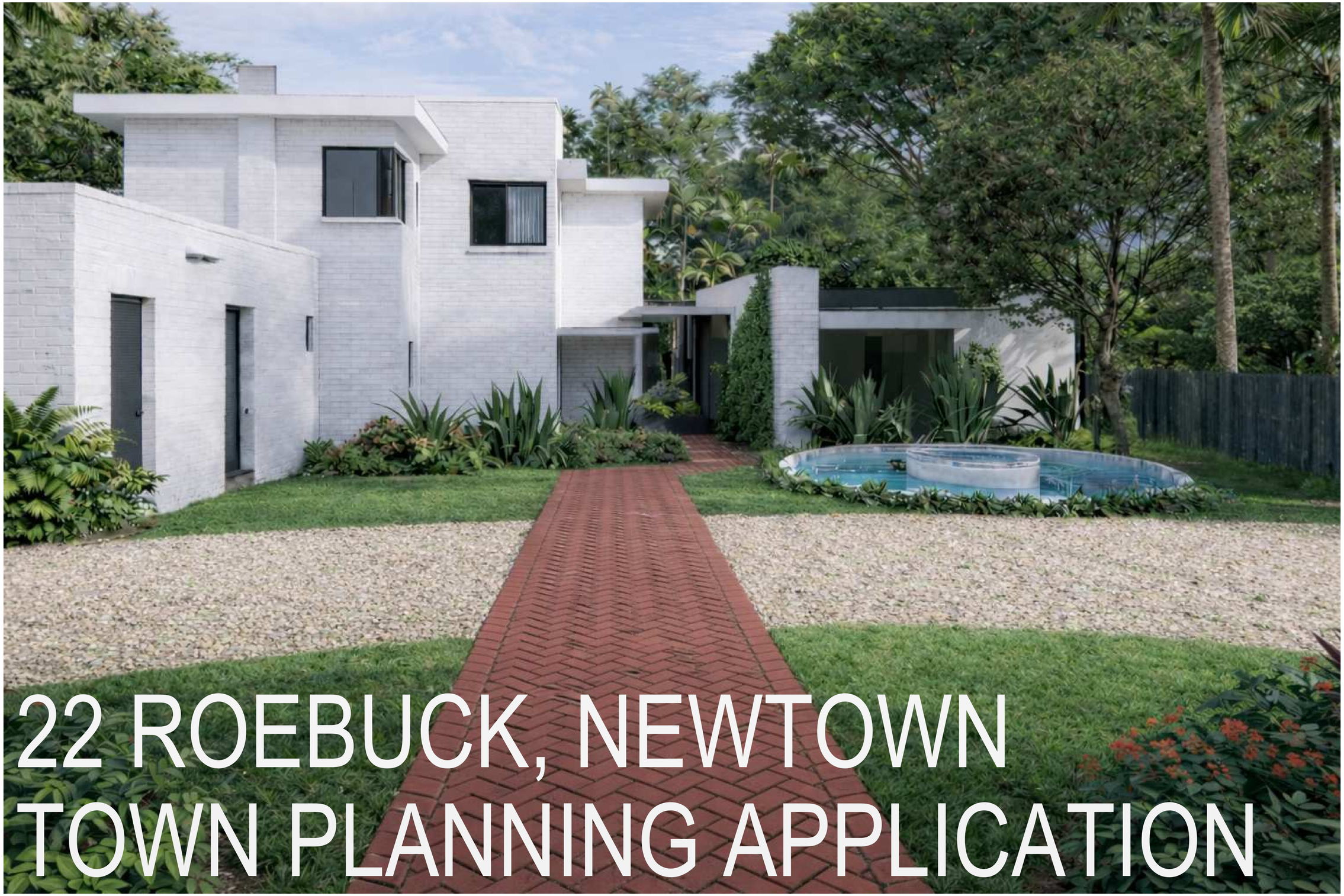
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22 ROEBUCK, NEWTOWN
TOWN PLANNING APPLICATION

TOWN PLANNING

#.	ISSUE	DATE

PROJECT:
THE LAIRD HOUSE
22 ROEBUCK STREET, NEWTOWN

DRAWING:
COVER PAGE

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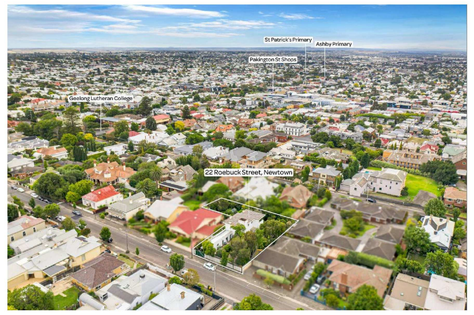
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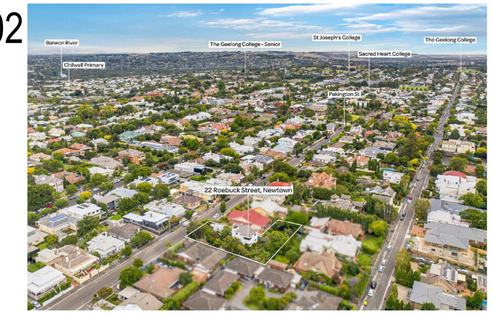
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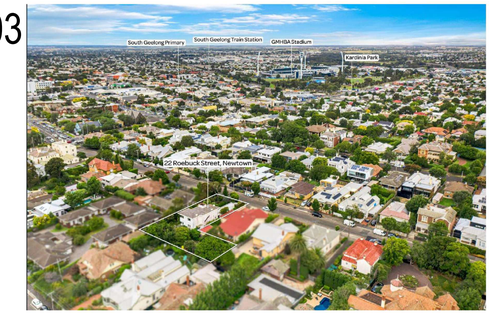
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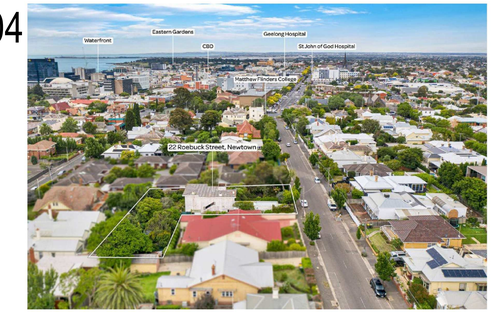
02



03



04



TOWN PLANNING

#.	ISSUE	DATE

PROJECT:
THE LAIRD HOUSE
22 ROEBUCK STREET, NEWTOWN

DRAWING:
SITE ANALYSIS

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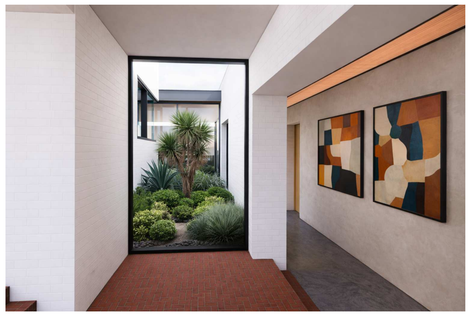


1 | DESIGN RESPONSE
1 : 200

1 WIDE FRONTAGE HORSESHOE DRIVEWAY



2 LINK BETWEEN OLD & NEW



3 SINGLE-STOREY FORM WITH GREEN ROOF; LOWERED GROUND LEVEL REDUCES HEIGHT AND BULK, ENSURING A SUBDUED RESPONSE TO THE HERITAGE CONTEXT.



TOWN PLANNING

#.	ISSUE	DATE

PROJECT:
THE LAIRD HOUSE
22 ROEBUCK STREET, NEWTOWN

DRAWING:
DESIGN RESPONSE

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TOWN PLANNING

#.	ISSUE	DATE

PROJECT:
THE LAIRD HOUSE
22 ROEBUCK STREET, NEWTOWN

DRAWING:
GROUND FLOOR - DEMOLITION

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TOWN PLANNING

#.	ISSUE	DATE

PROJECT:
THE LAIRD HOUSE
22 ROEBUCK STREET, NEWTOWN

DRAWING:
GROUND FLOOR - FRONT AND REAR TREE REMOVAL

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Landscape Design

1.3 Tree Canopy Plan



Legend		Qty	DHB	C*	H	W^	M2^
1	Existing Banksia integrifolia	1	53cm	166cm	9m	5.7m	25.8
2	Existing Eucalyptus leucoxylon rosea	1	45cm	141cm	10m	13.9m	152.7
3	Proposed Cornus x 'Eric Gannet'	1	-		5m	5m	19.6
4	Existing Ginkgo biloba	1	38cm	119cm	8m	3.9m	12.0
5	Proposed Laurus nobilis - hedge	5	-		6m	3m	-
6	Unknown tree - not identified on Arborist report	1	-		-	-	48.3
7	Existing Lophostomon confertus	1	66cm	207cm	8m	8.2m	52.8
8	Transplanted Trachycarpus	1	-		10m	-	7.0
9	Proposed Howea forsteriana	3	-		8m	3m	7.0
10	Proposed Jacaranda mimosifolia	3	-		10m	8m	50.2

* Circumference calculated from DHB
^ Width and m2 based on PDF or arborist report.

Min. 12 m2 Deep Soil volume for proposed trees

LANDSCAPE DEVELOPMENT SUMMARY

Site Area: 1066 m2

Tree Canopy: 361.4m2 (33.9%)

Tree canopy coverage is calculated based on:

Existing trees:

- a height of more than 5 metres above ground level; and
- a trunk circumference of more than 0.5 metres, measured at 1.4 metres above ground level; and
- a canopy diameter of at least 4 metres;

Proposed trees:

- a minimum deep soil area of at least 12 sqm with a minimum dimension of at least 2.5m, or
- in a planter with a minimum volume of 12 cubic meters with a minimum depth of 0.8m of planter soil; or
- if the proposed canopy tree has an expected canopy diameter of more than 8m at maturity, deep soil area or a planter that is to the satisfaction of the resposible authority.

Laurus nobilis hedge, Trachycarpus & Howea forsteriana are not included in this calculation.

TOWN PLANNING

#.	ISSUE	DATE

PROJECT:
THE LAIRD HOUSE
22 ROEBUCK STREET, NEWTOWN

DRAWING:
LANDSCAPE DESIGN - TREE CANOPY PLAN

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1 TP - SITE PLAN
1 : 100

TOWN PLANNING

#.	ISSUE	DATE

PROJECT:
THE LAIRD HOUSE
22 ROEBUCK STREET, NEWTOWN

DRAWING:
PROPOSED SITE PLAN

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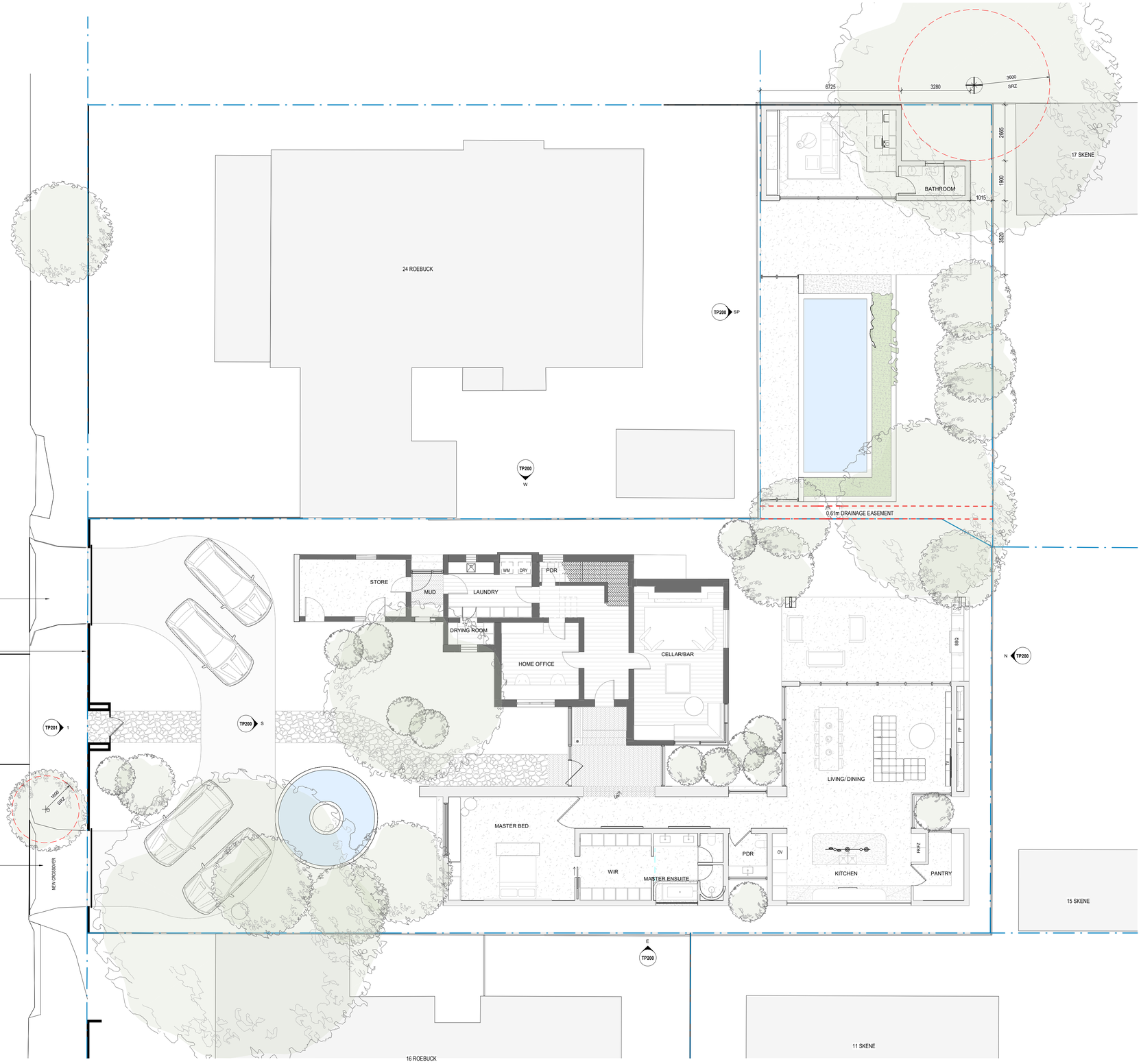
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1 | TP - GROUND FLOOR PLAN
1 : 100

TOWN PLANNING

#.	ISSUE	DATE

PROJECT:
THE LAIRD HOUSE
22 ROEBUCK STREET, NEWTOWN

DRAWING:
PROPOSED GROUND FLOOR PLAN

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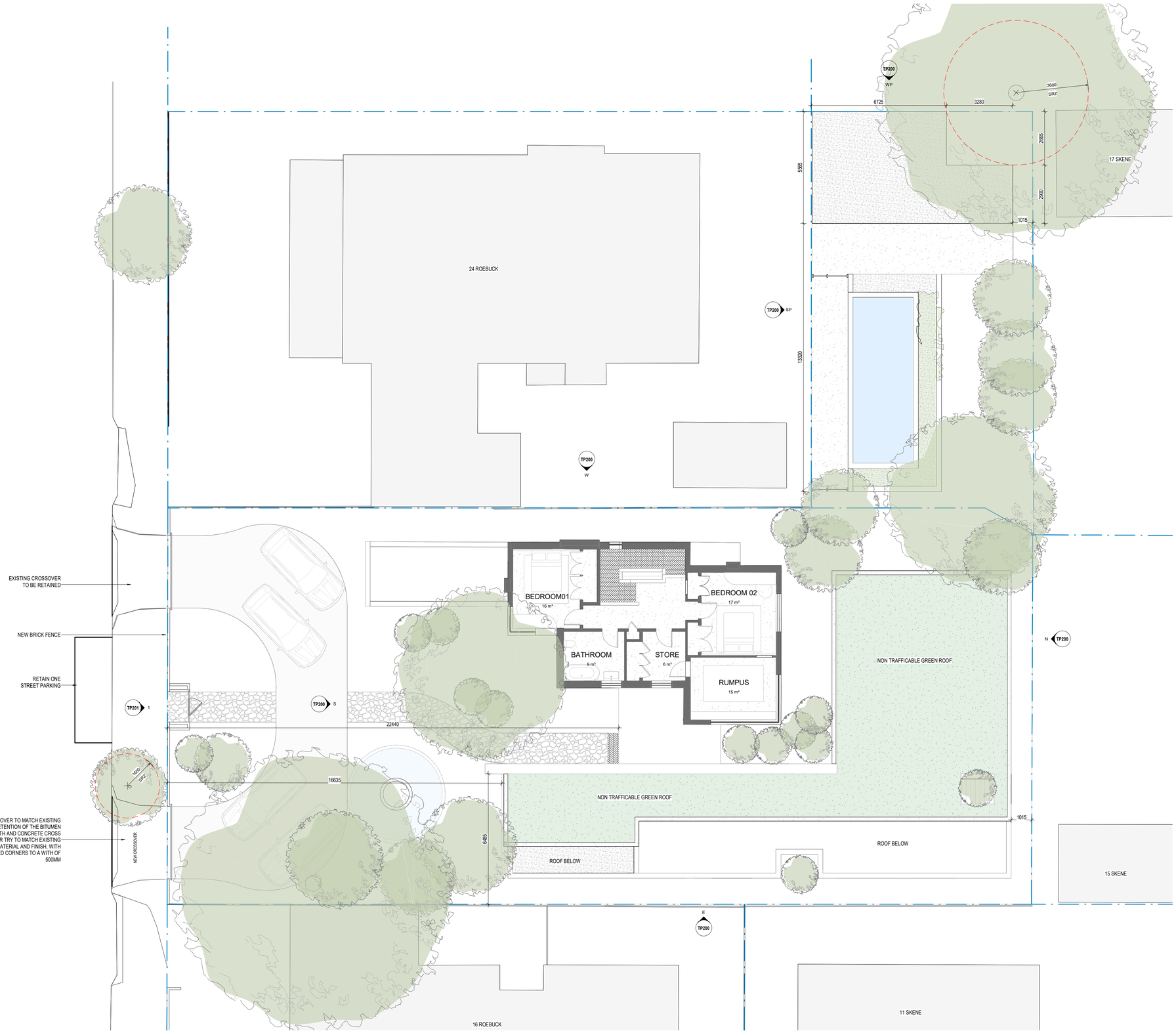
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1 | TP - FIRST FLOOR PLAN
1 : 100

TOWN PLANNING

#.	ISSUE	DATE

PROJECT:
THE LAIRD HOUSE
22 ROEBUCK STREET, NEWTOWN

DRAWING:
PROPOSED FIRST FLOOR PLAN

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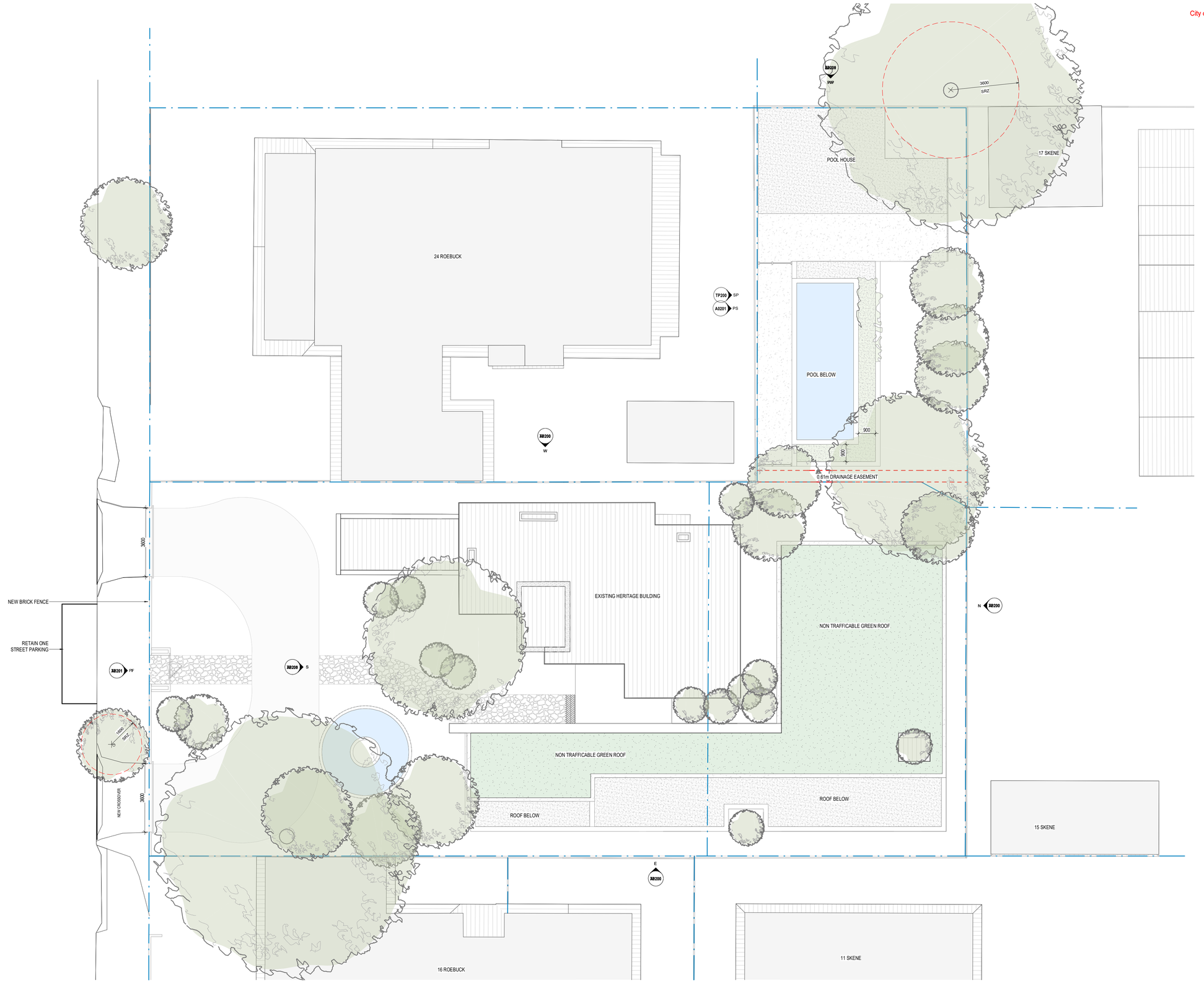
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1 | TP - ROOF PLAN
1 : 100

TOWN PLANNING

#.	ISSUE	DATE

PROJECT:
THE LAIRD HOUSE
22 ROEBUCK STREET, NEWTOWN

DRAWING:
PROPOSED ROOF PLAN

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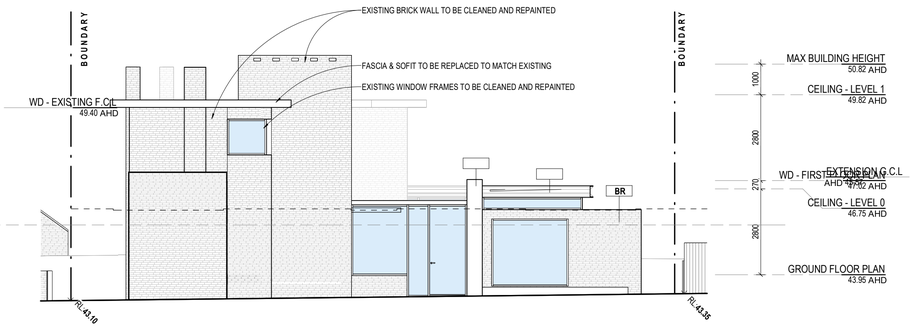
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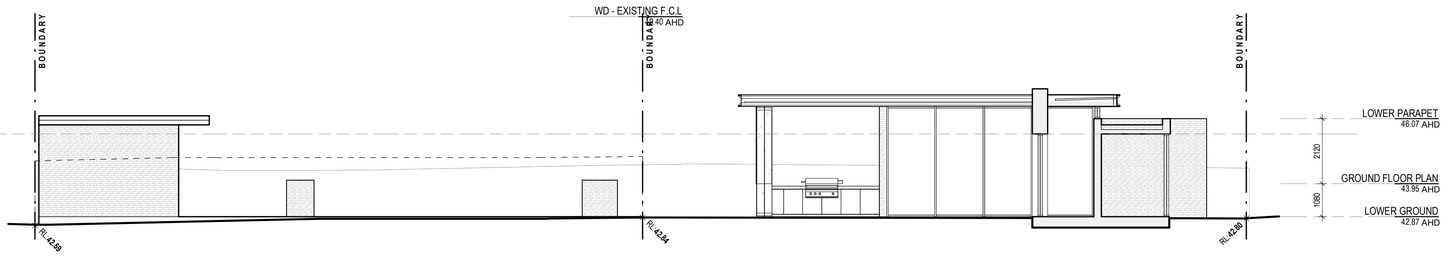
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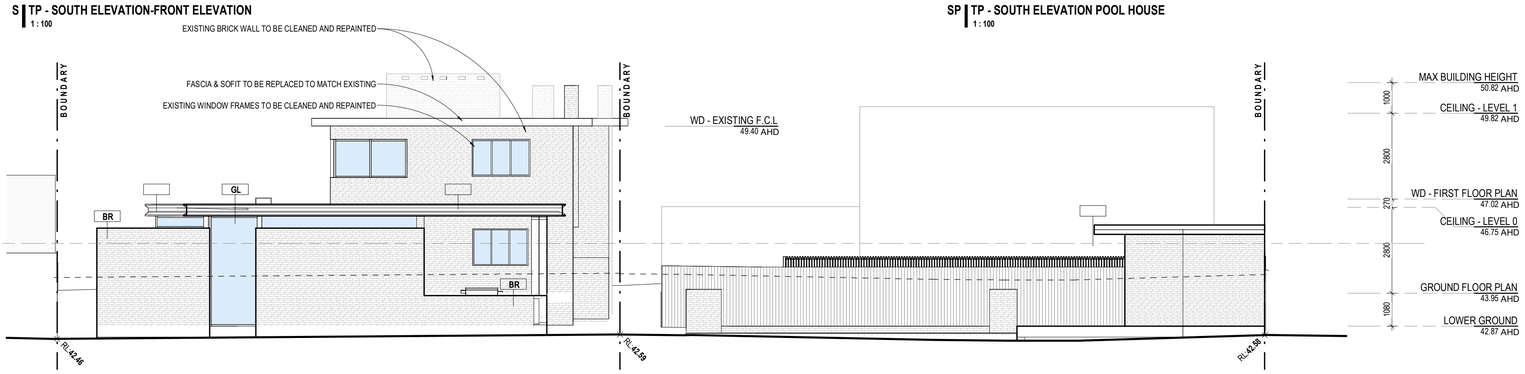
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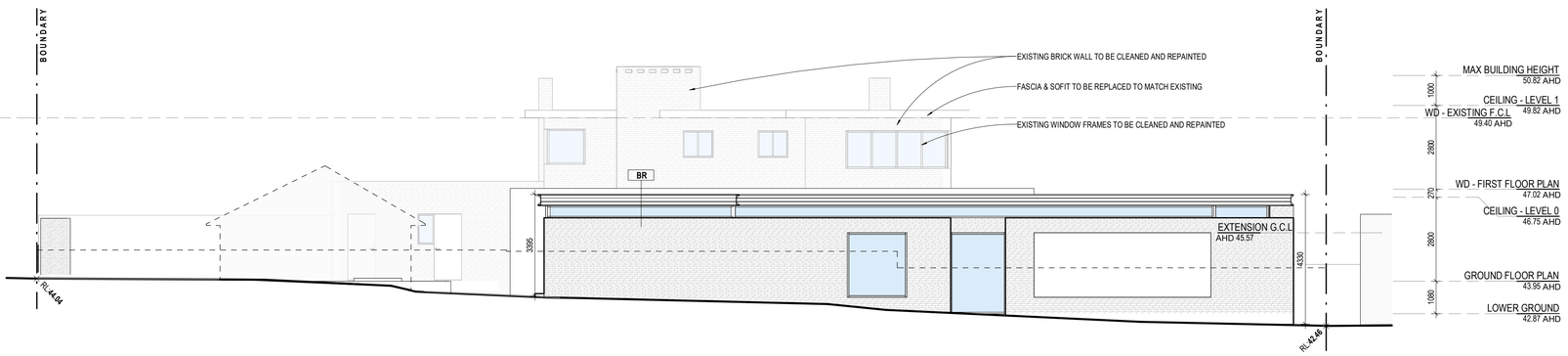
S | TP - SOUTH ELEVATION-FRONT ELEVATION
1 : 100



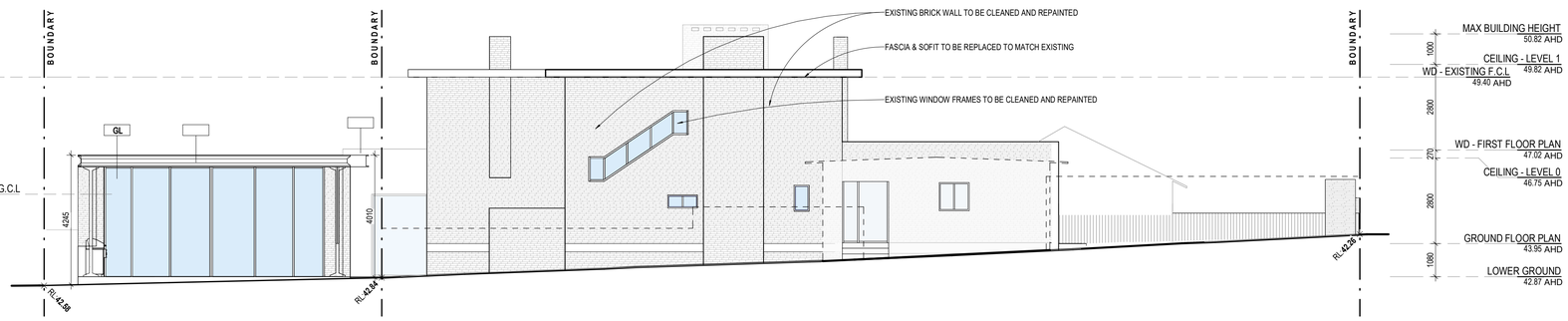
SP | TP - SOUTH ELEVATION POOL HOUSE
1 : 100



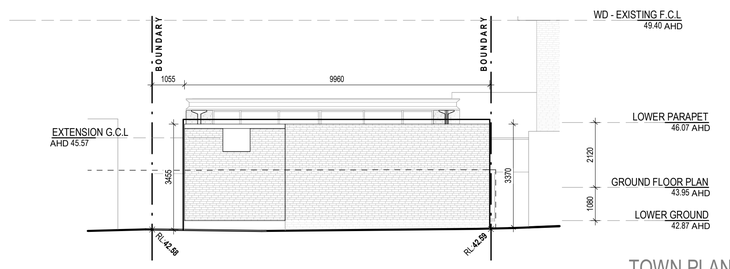
N | TP - NORTH ELEVATION
1 : 100



E | TP - EAST ELEVATION
1 : 100



W | TP - WEST ELEVATION
1 : 100



WP | TP - WEST ELEVATION POOL HOUSE
1 : 100



GL: ALUMINUM WINDOWS- DARK POWDER COAT



BR: BRICK WORKS- LIGHT PAINT



BRZ: METALWORK - DARK PAINT

TOWN PLANNING

#.	ISSUE	DATE

PROJECT:
THE LAIRD HOUSE
22 ROEBUCK STREET, NEWTOWN

DRAWING:
ELEVATIONS

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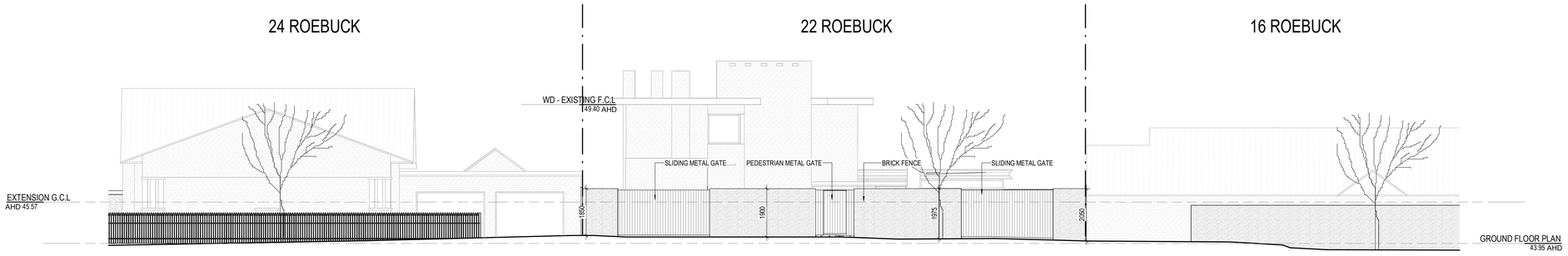
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1 **TP - STREET ELEVATION-FRONT FENCE**
1 : 100

TOWN PLANNING

#.	ISSUE	DATE

PROJECT:
THE LAIRD HOUSE
22 ROEBUCK STREET, NEWTOWN

DRAWING:
STREET ELEVATION

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