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3d Perspective

PROPOSED NEW RESIDENCE

41 Clifton Springs Rd
Drysdale

Project Name	**PROPOSED RESIDENCE & SUBDIVISION**	**PLANNING**	**PP0**
Site Address	**41 Clifton Springs Rd** **Drysdale 3222**	**COVER PAGE**	**1042**
			Plot Date: 12/10/2026

3Design
Warren Hobbs
Architect
mail@j3design.com.au

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CLIFTON SPRINGS ROAD

Shopping Centre 200m

Medical Centre 150m

Primary School 150m

existing crossover

foot path

existing crossover

21.75m - 187° 11' 40"

Existing power pole.

existing single storey unit

existing single storey unit

existing single storey unit

existing garage

No. 35
Single Story
Brick Veneer
Residences

existing single storey unit

habitable room window

habitable room window

25.84m - 186° 34'

1.8m high pailing fence

5.31m - 246° 05'

1.8m high pailing fence

18.03m - 276° 39'

1.8m high pailing fence

38.43m - 275° 45' 20"

1.8m high pailing fence

Gazebo

EXISTING POOL

110.44 m²

Existing Tree 28.27 m²

EXISTING POOL SHED

N

1.8m high pailing fence

20m - 276° 39'

EXISTING SHED

EXISTING SHED

No. 30
Single Story
Brick Veneer
Residences

spos

Pittosporum tenuifolium tree
Trunk circumference @1.4m
max 300mm,not suitable canopy tree

2m easement

No. 32
Single Story
Brick Veneer
Residences

spos

No. 41b

51.23m - 7° 54' 40"

1.8m high pailing fence

No. 34
Single Story
Brick Veneer
Residences

No. 41a

No. 39

Driveway 15.36 m²

letterboxes

7.850

4.218

TO EXISTING LPOD

EXISTING DRIVEWAY

Cluster of Pittosporum tenuifolium trees
Trunk circumference @1.4m max 300mm
not suitable canopy trees

2m easement

1.8m high pailing fence

80.07m - 96° 53' 20"
65,296

No. 45
Single Story
Brick Veneer
Residences

spos

spos

spos

No. 36
Single St
Residenc

No. 43
Single Story
Brick Veneer
Residence

existing crossover

Approx. 149m to Carolanne Drive

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EXISTING SITE PLAN

1:250

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Site Address	**41 Clifton Springs Rd** **Drysdale 3222**	**EXISTING SITE PLAN**	**1042**
			Plot Date: 12/10/2026

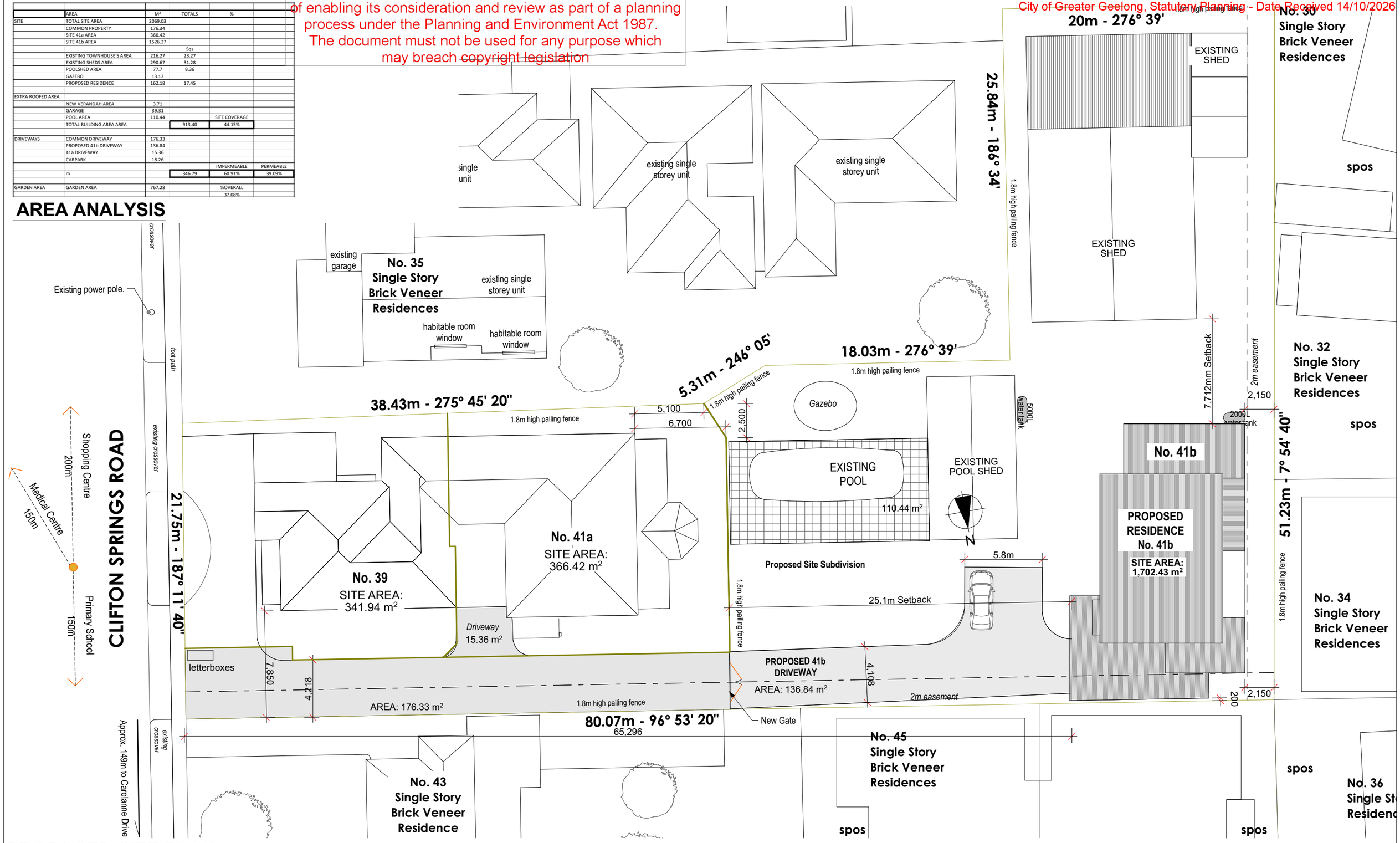
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Architect
mail@j3design.com.au

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	AREA	M²	TOTALS	%	
SITE	TOTAL SITE AREA	2069.03			
	COMMON PROPERTY	176.34			
	SITE 41a AREA	366.42			
	SITE 41b AREA	1526.27			
			Sqs		
	EXISTING TOWNHOUSE'S AREA	216.27	23.27		
	EXISTING SHEDS AREA	290.67	31.28		
	POOLSHED AREA	77.7	8.36		
	GAZEBO	13.12			
	PROPOSED RESIDENCE	162.18	17.45		
EXTRA ROOFED AREA					
	NEW VERANDAH AREA	3.71			
	GARAGE	39.31			
	POOL AREA	110.44		SITE COVERAGE	
	TOTAL BUILDING AREA AREA		913.40	44.15%	
DRIVEWAYS	COMMON DRIVEWAY	176.33			
	PROPOSED 41b DRIVEWAY	136.84			
	41a DRIVEWAY	15.36			
	CARPARK	18.26			
				IMPERMEABLE	PERMEABLE
	m		346.79	60.91%	39.09%
GARDEN AREA	GARDEN AREA	767.28		%OVERALL	
				37.08%	

AREA ANALYSIS



PROPOSED SITE PLAN

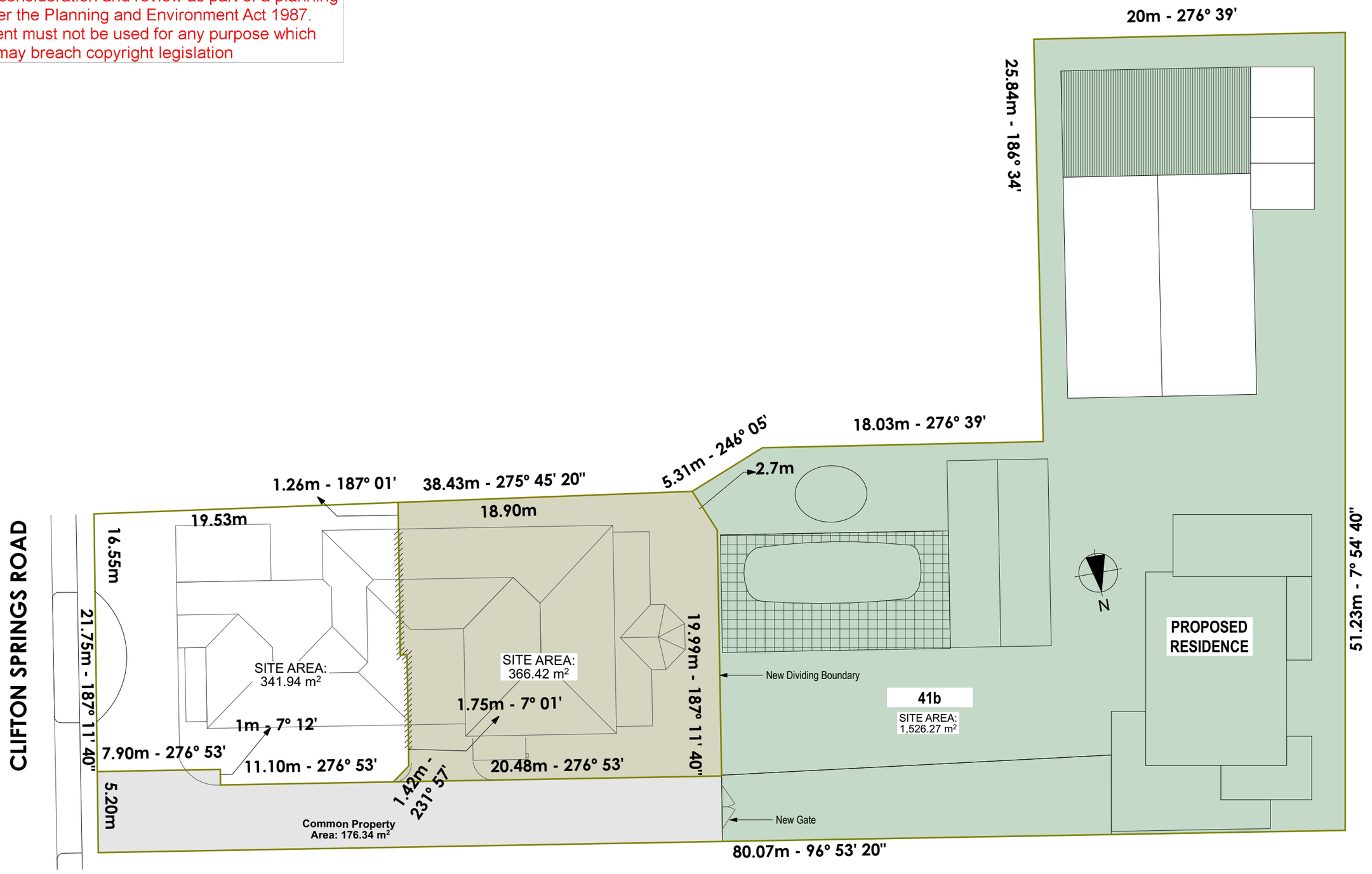
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Project Name	**PROPOSED RESIDENCE & SUBDIVISION**	**PLANNING**	**PP2**
Site Address	**41 Clifton Springs Rd** **Drysdale 3222**	**PROPOSED SITE PLAN**	**1042**
			Plot Date: 12/10/2026

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Architect
mail@j3design.com.au

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SUBDIVISION PLAN

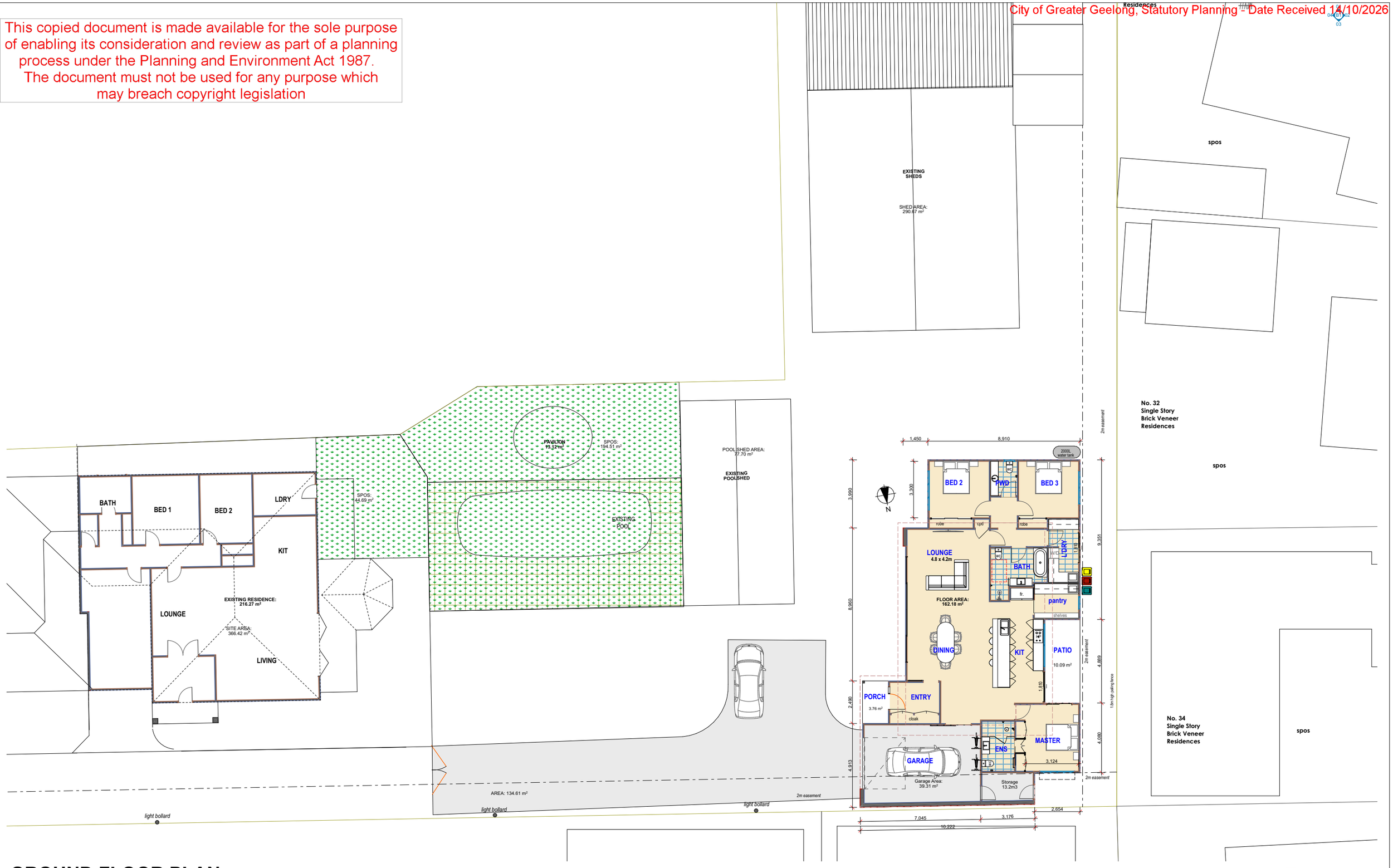
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Project Name	**PROPOSED RESIDENCE & SUBDIVISION**	**PLANNING**	**PP3**
Site Address	**41 Clifton Springs Rd** **Drysdale 3222**	**SITE SUBDIVISION PLAN**	**1042**
			Plot Date: 12/10/2026

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Warren Hobbs
Architect
mail@j3design.com.au

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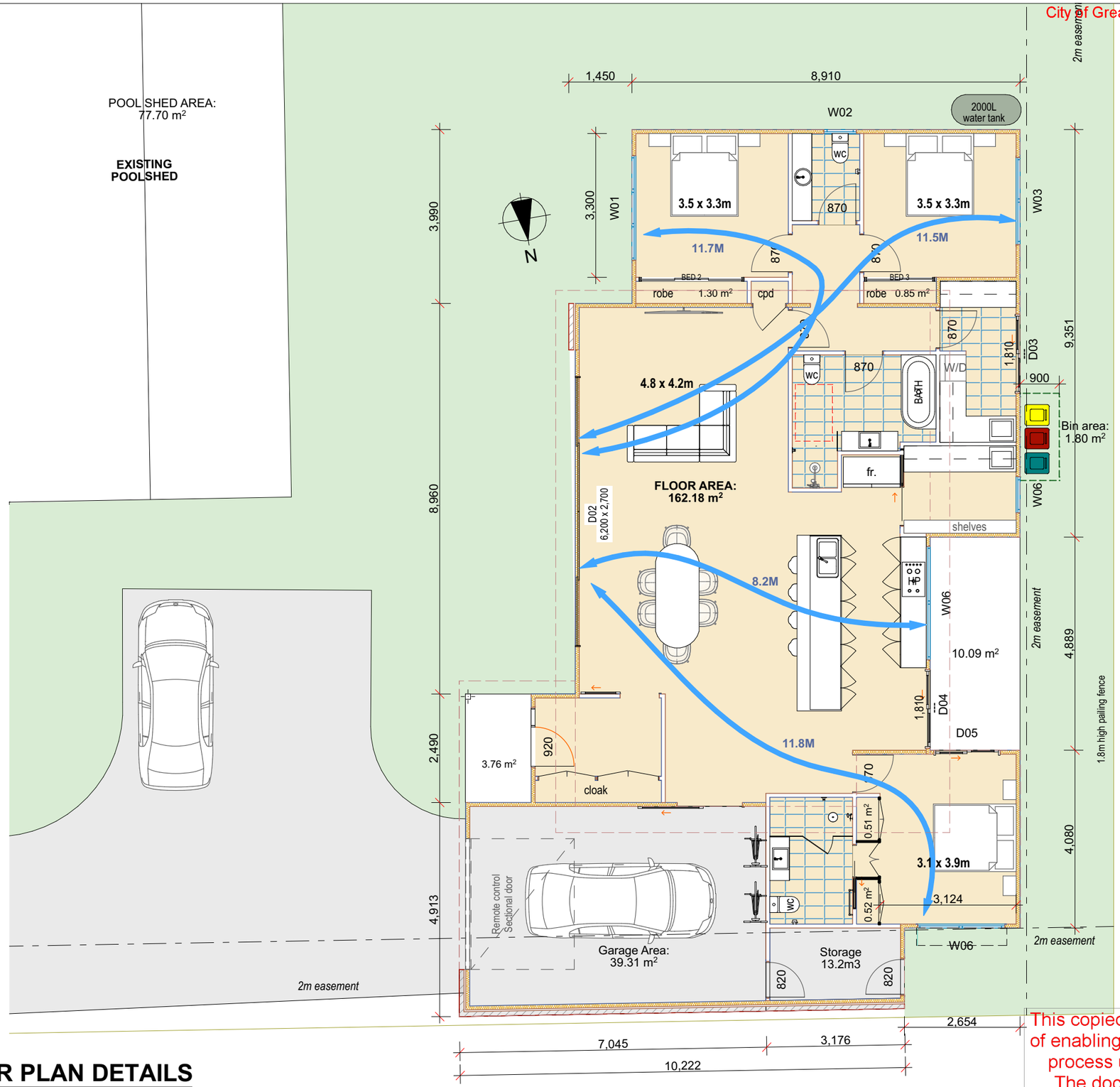
GROUND FLOOR PLAN

1:200

Project Name	**PROPOSED RESIDENCE & SUBDIVISION**	**PLANNING**	**PP4**
Site Address	**41 Clifton Springs Rd** **Drysdale 3222**	**GROUND FLOOR PLAN**	**1042**
			Plot Date: 12/10/2026

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FLOOR PLAN DETAILS

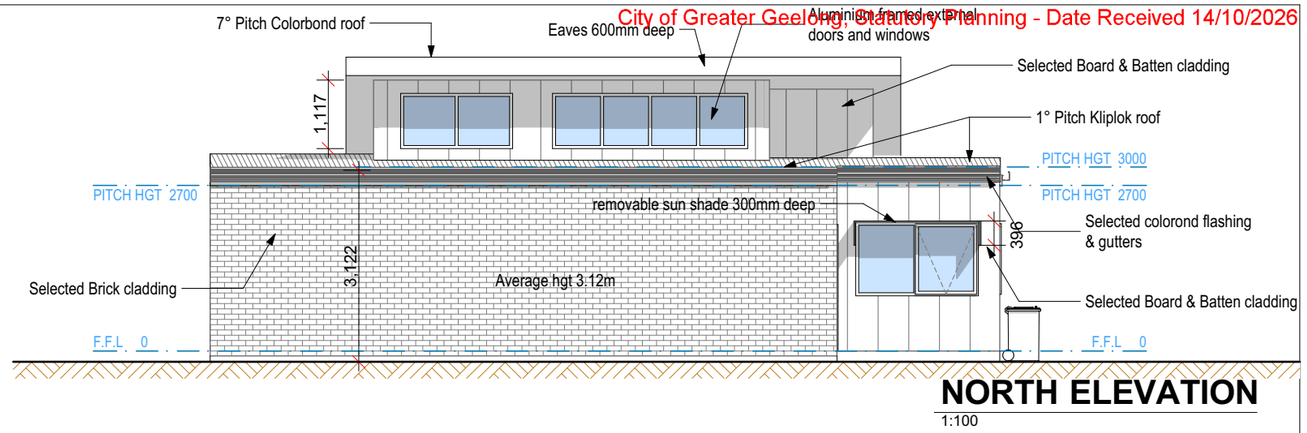
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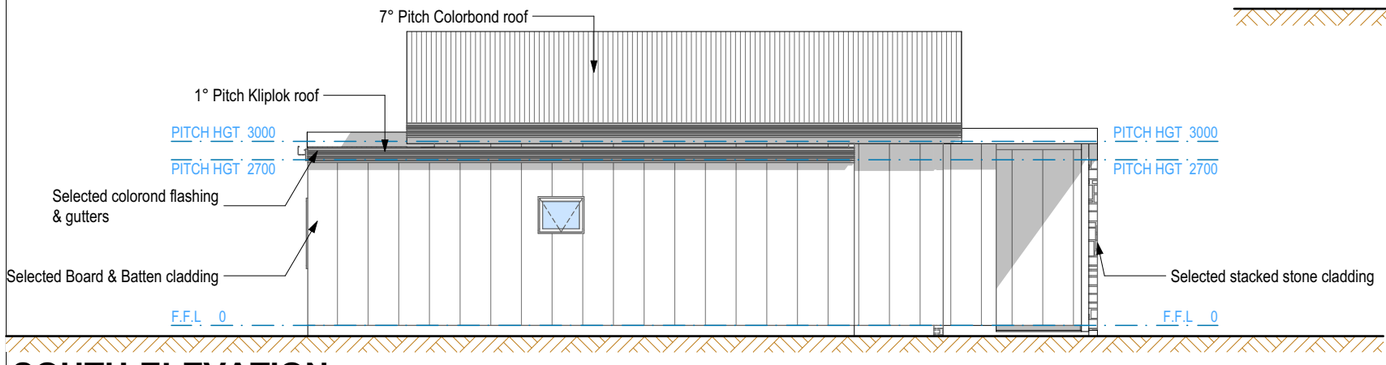
Project Name	**PROPOSED RESIDENCE & SUBDIVISION**	**PLANNING**	**PP5**
Site Address	**41 Clifton Springs Rd** **Drysdale 3222**	**FLOOR PLAN DETAILS**	**1042**
			Plot Date: 12/10/2026

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Architect
mail@j3design.com.au

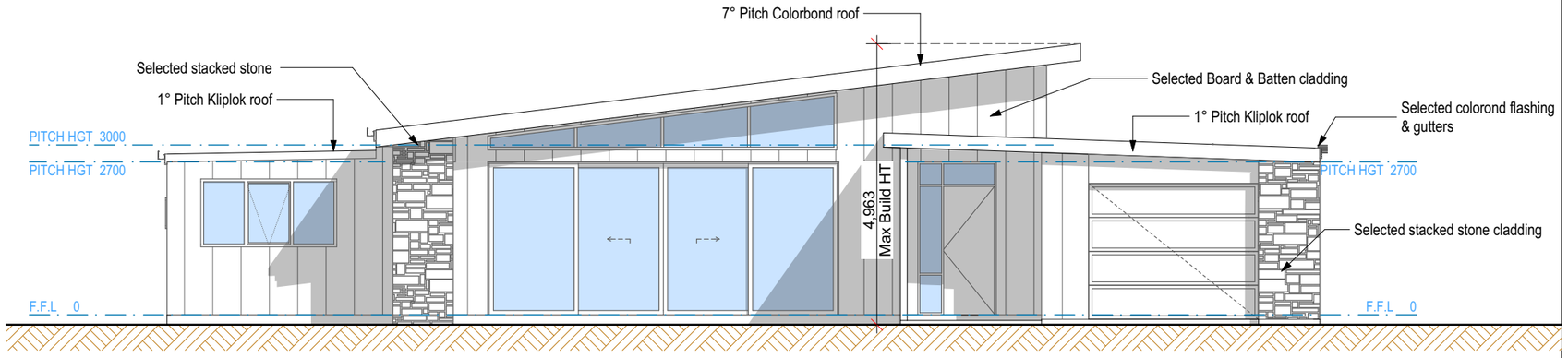
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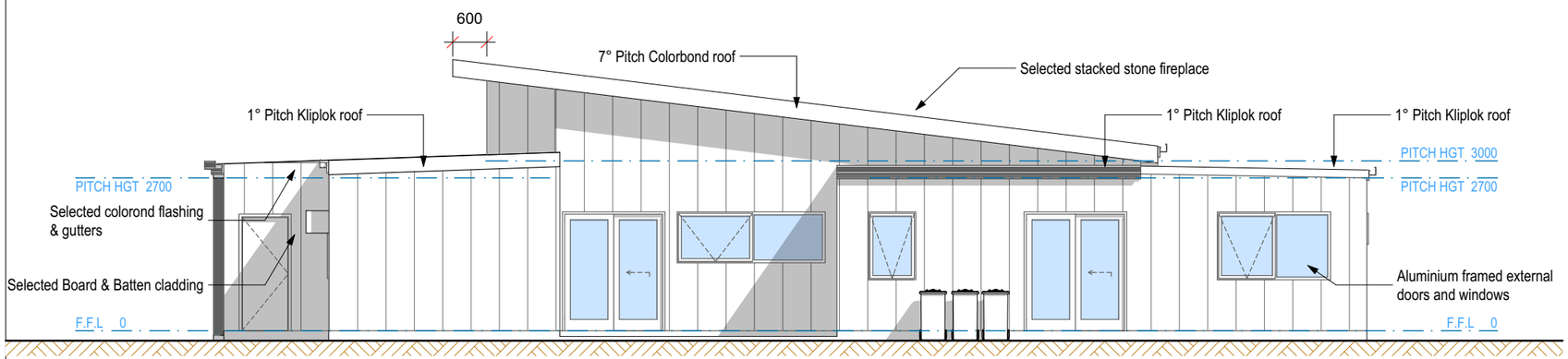
NORTH ELEVATION
1:100



SOUTH ELEVATION
1:100



EAST ELEVATION
1:100



WEST ELEVATION
1:100

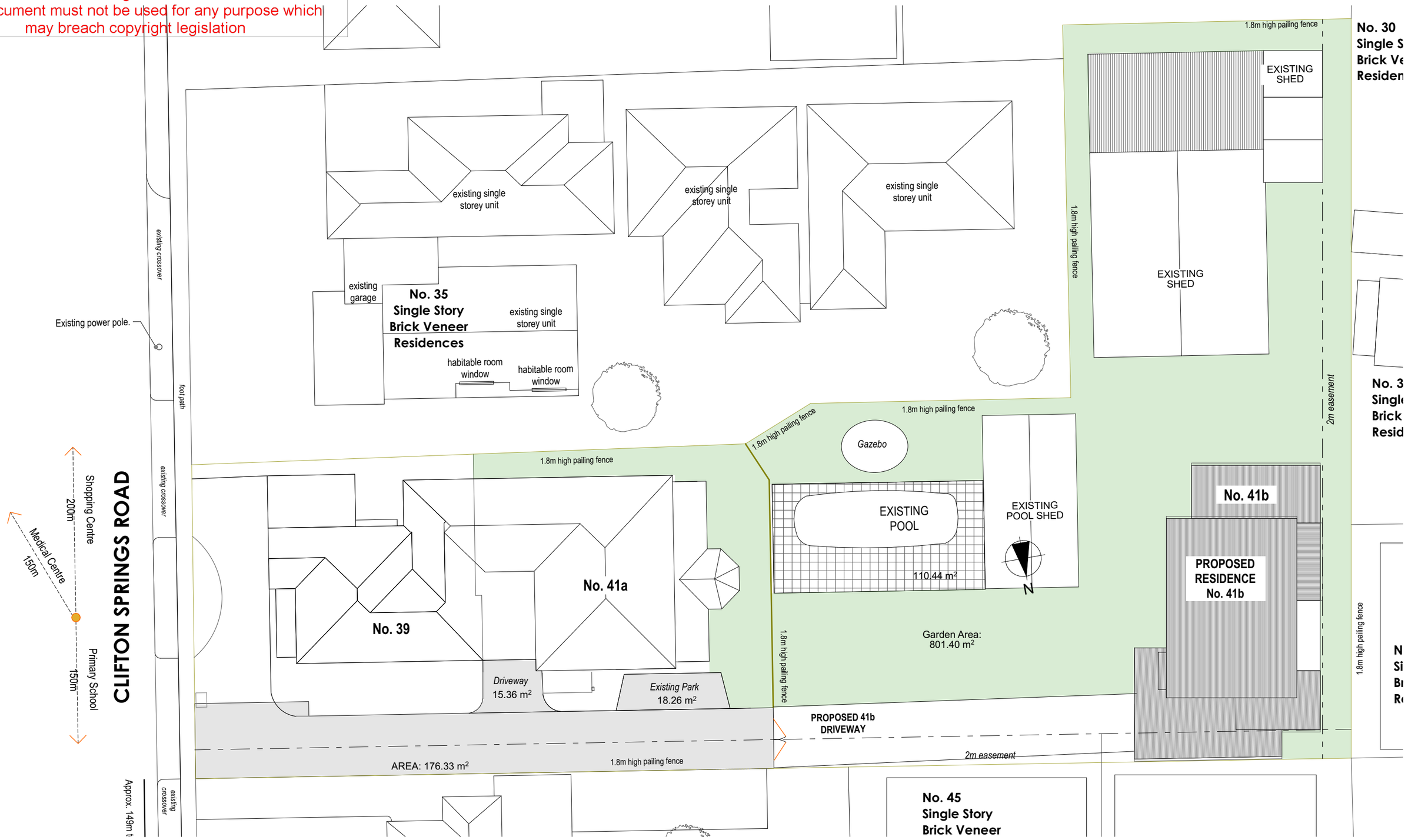
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Project Name	**PROPOSED RESIDENCE & SUBDIVISION**	**PLANNING**	**PP6**
Site Address	**41 Clifton Springs Rd** **Drysdale 3222**	**ELEVATIONS**	**1042**
			Plot Date: 12/10/2026

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Architect
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GARDEN AREA PLAN

1:250

Project Name	**PROPOSED RESIDENCE & SUBDIVISION**	**PLANNING**	**PP7**
Site Address	**41 Clifton Springs Rd** **Drysdale 3222**	**GARDEN AREA PLAN**	**1042**
			Plot Date: 12/10/2026

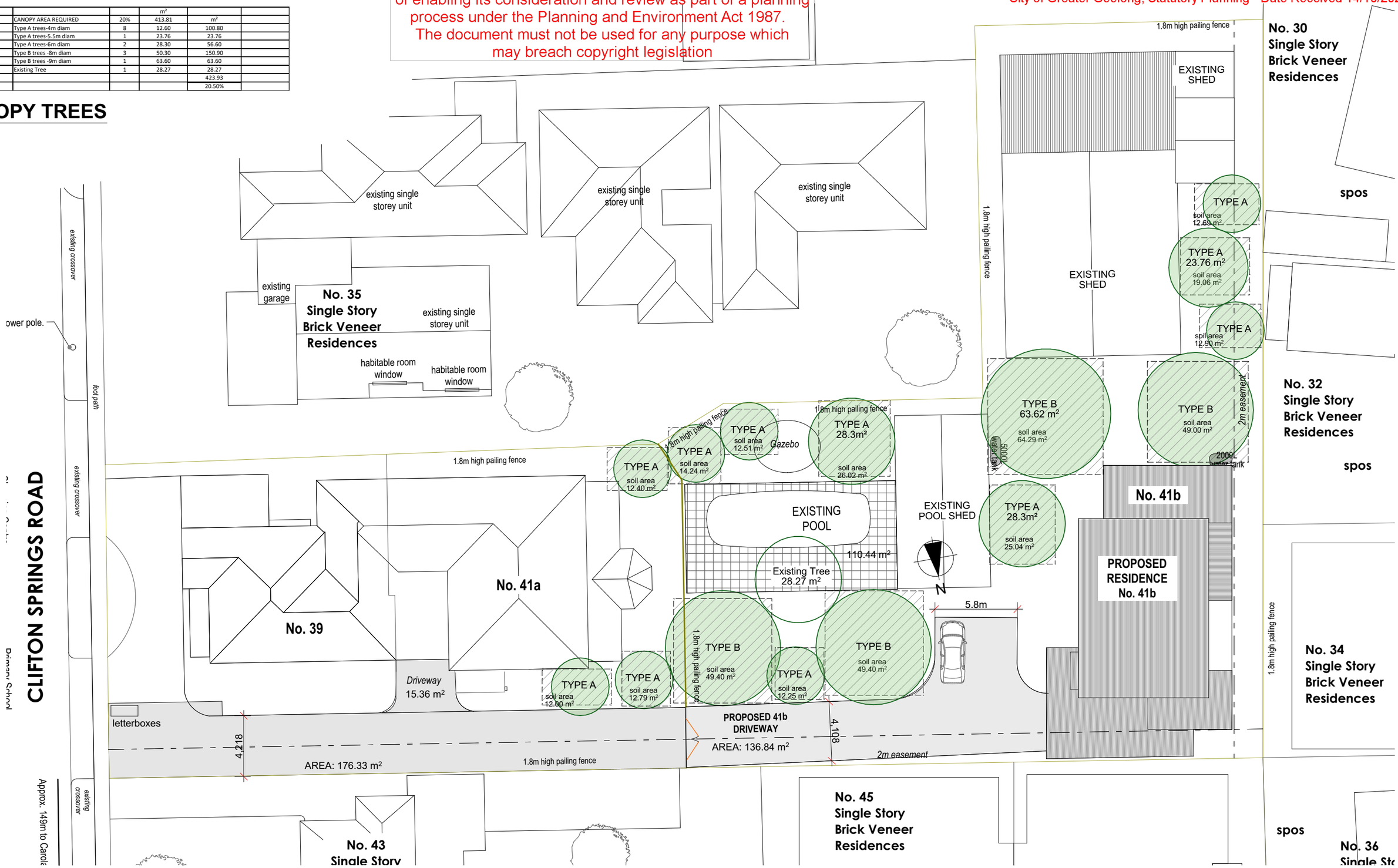
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			m²		
CANOPY AREA	CANOPY AREA REQUIRED	20%	413.81	m²	
	Type A trees-4m diam	8	12.60	100.80	
	Type A trees-5.5m diam	1	23.76	23.76	
	Type A trees-6m diam	2	28.30	56.60	
	Type B trees -8m diam	3	50.30	150.90	
	Type B trees -9m diam	1	63.60	63.60	
	Existing Tree	1	28.27	28.27	
				423.93	
				20.50%	

CANOPY TREES



CANOPY TREE PLAN

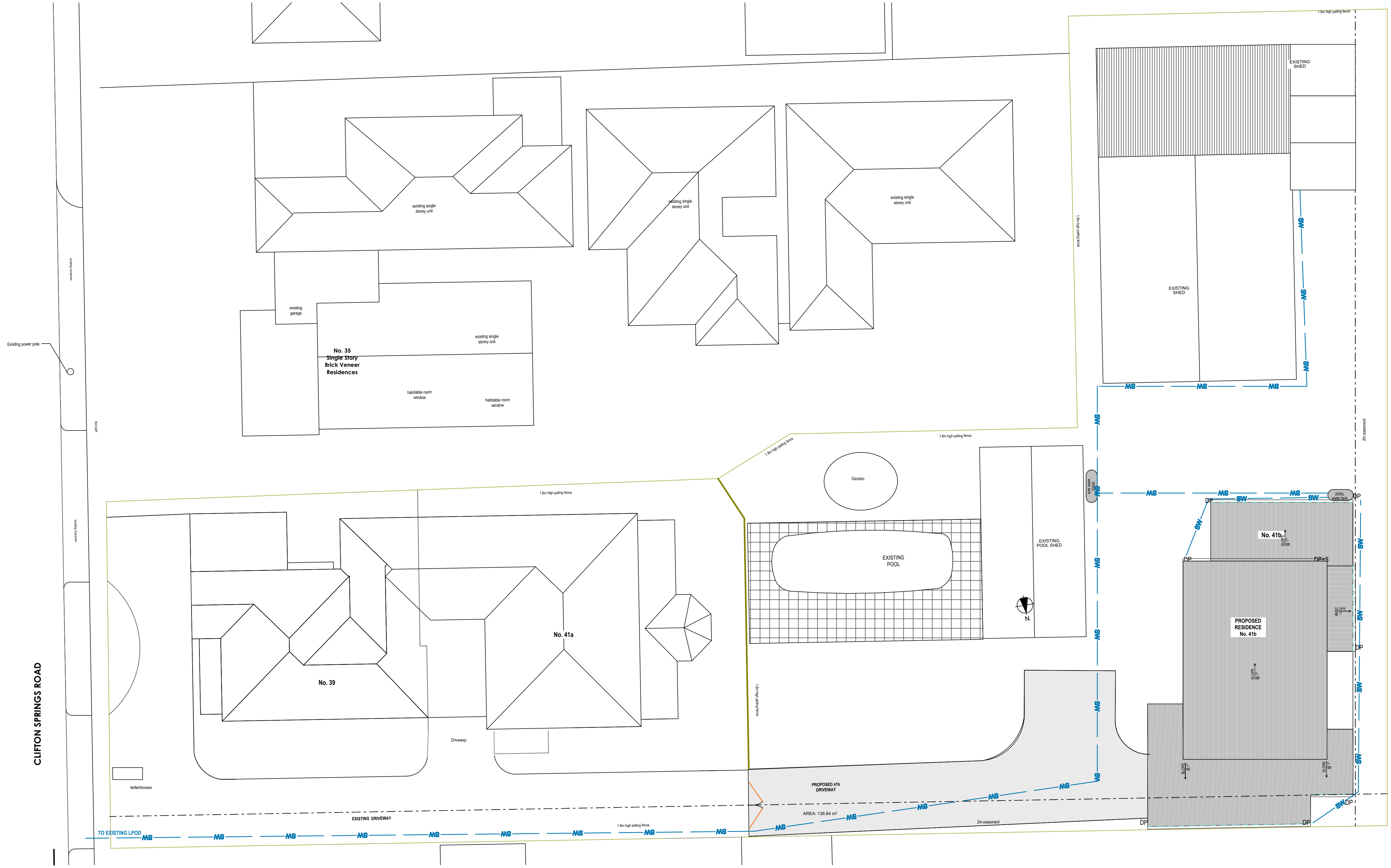
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Project Name	**PROPOSED RESIDENCE & SUBDIVISION**	**PLANNING**	**PP8**
Site Address	**41 Clifton Springs Rd** **Drysdale 3222**	**CANOPY PLAN**	**1042**
			Plot Date: 12/10/2026

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ROOF PLAN

1:250

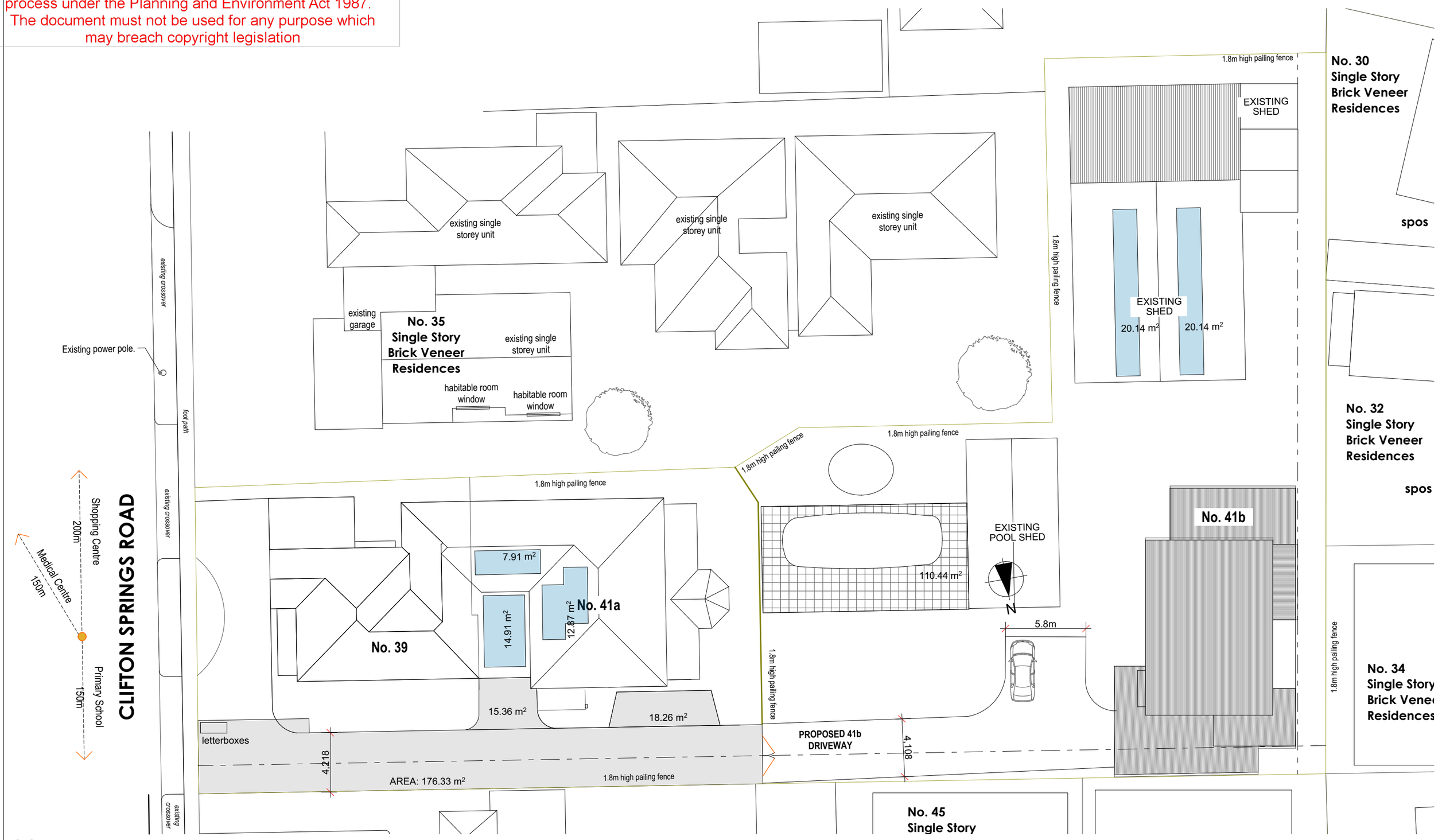
See Engineers stormwater calculations & details

Project Name	**PROPOSED RESIDENCE & SUBDIVISION**	**PLANNING**	**PP9**
Site Address	**41 Clifton Springs Rd** **Drysdale 3222**	**ROOF PLAN**	**1042** Plot Date: 12/10/2026

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Architect
mail@j3design.com.au

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SOLAR PANEL PLAN

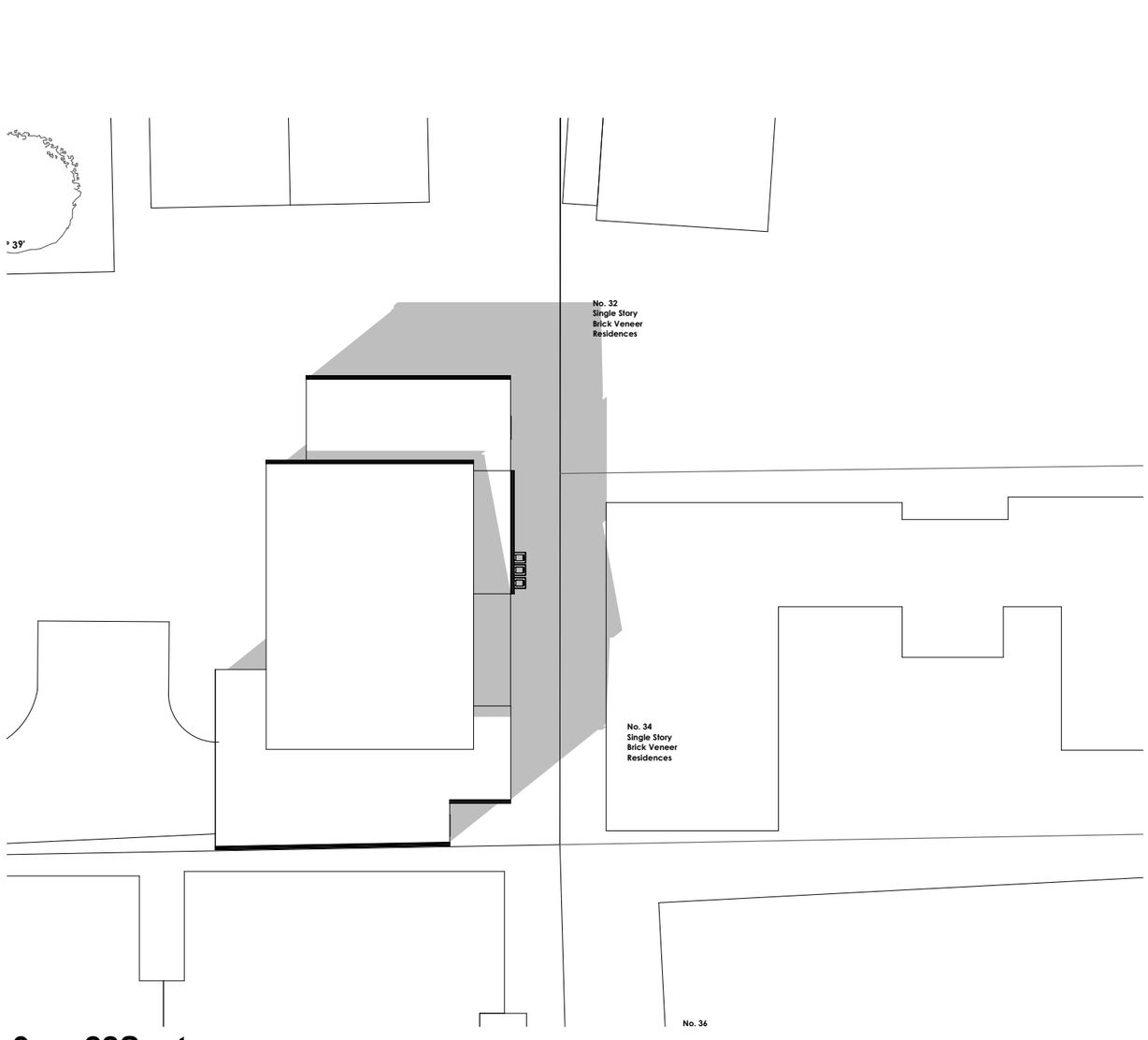
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Project Name	**PROPOSED RESIDENCE & SUBDIVISION**	**PLANNING**	**PP10**
Site Address	**41 Clifton Springs Rd** **Drysdale 3222**	**SOLAR PANEL AREAS**	**1042**
			Plot Date: 12/10/2026

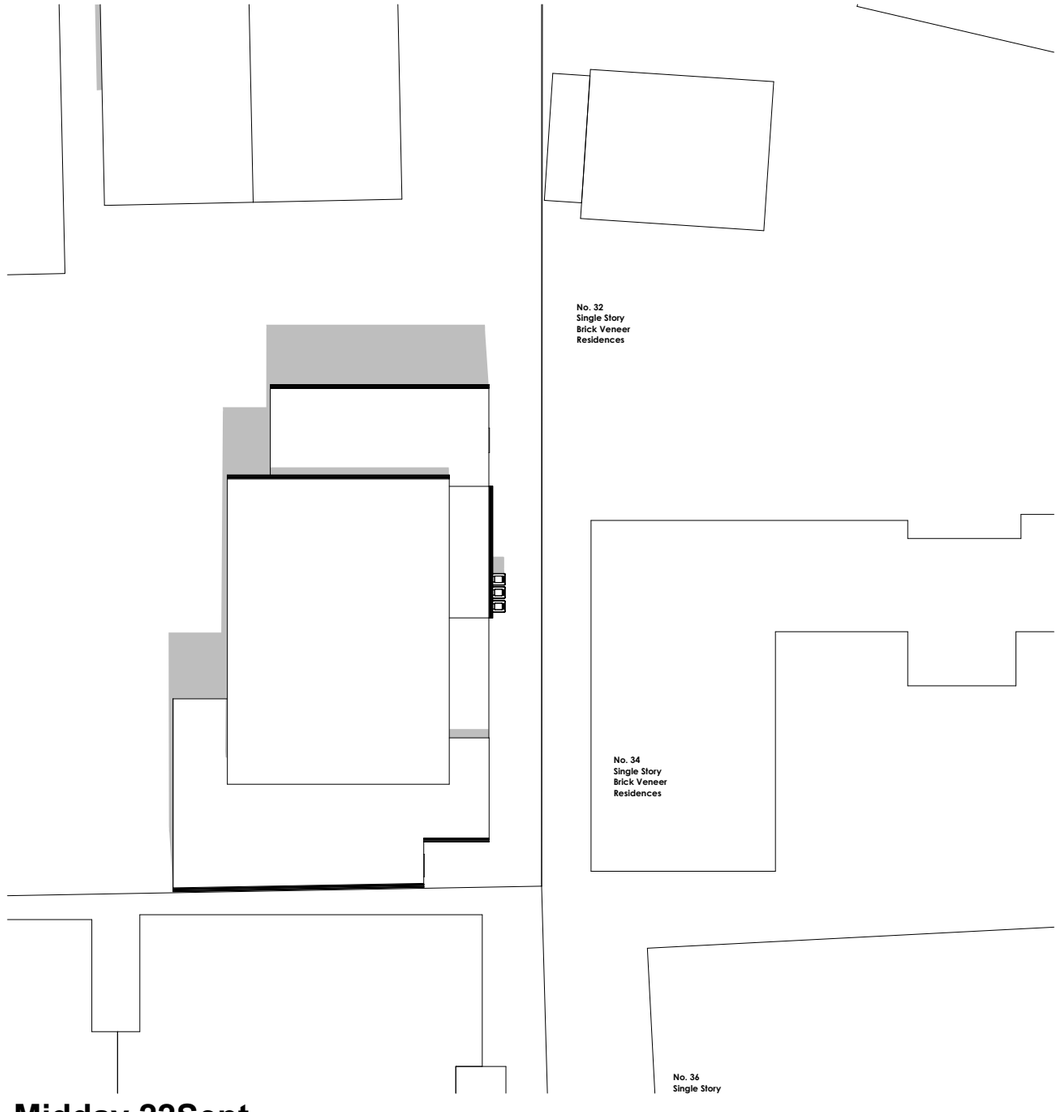
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Architect
mail@j3design.com.au

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9am 22Sept
1:250



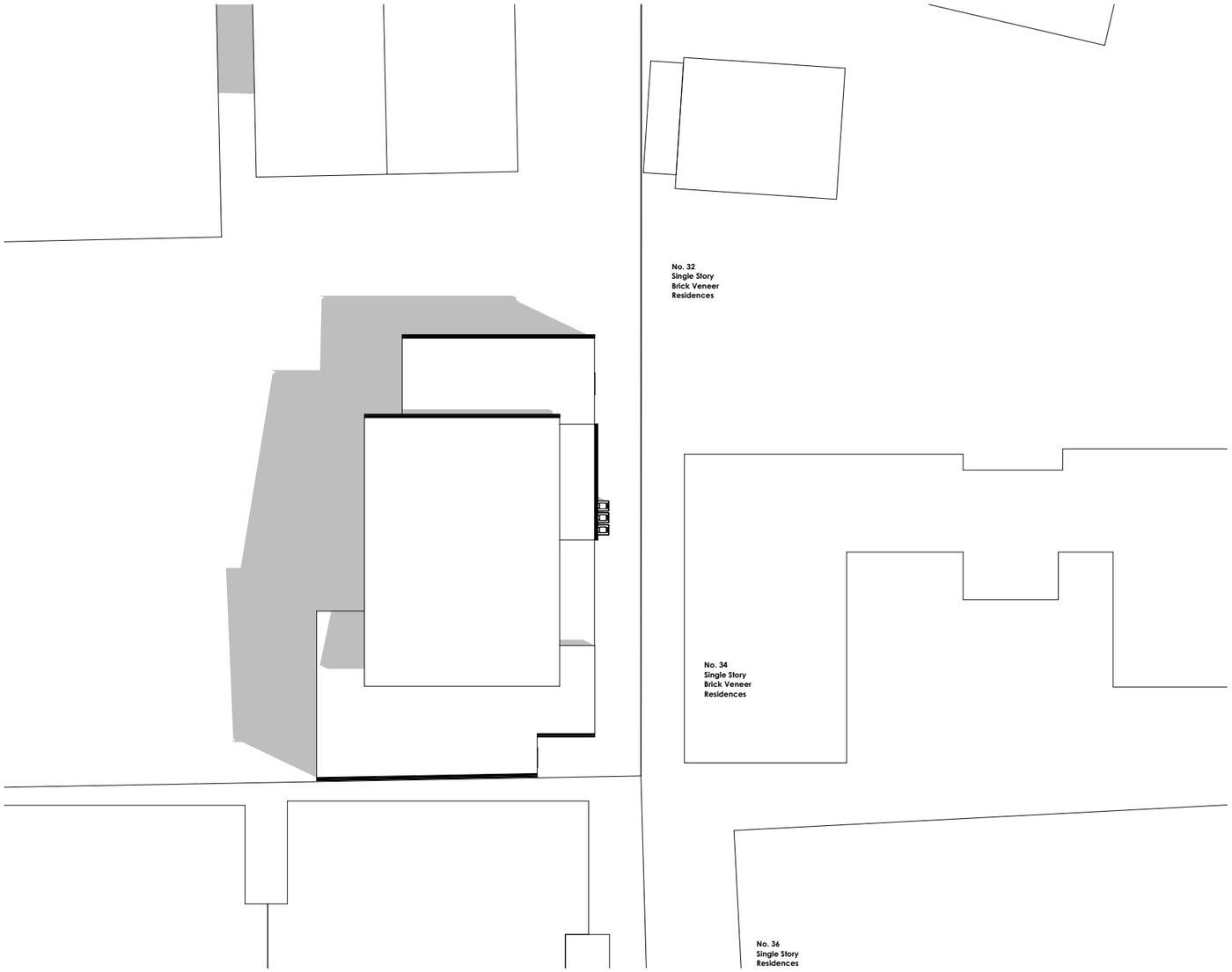
Midday 22Sept
1:250

Project Name	**PROPOSED RESIDENCE & SUBDIVISION**	**PLANNING**	**PP11**
Site Address	**41 Clifton Springs Rd** **Drysdale 3222**	**SHADOWS**	**1042**
			Plot Date: 12/10/2026

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3pm 22Sept
1:250

Project Name	**PROPOSED RESIDENCE & SUBDIVISION**	**PLANNING**	**PP12**
Site Address	**41 Clifton Springs Rd** **Drysdale 3222**	**SHADOWS**	**1042**
			Plot Date: 12/10/2026

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N

Legend						Pot Size	Tree Canopy
		Species	Qty	Height	Width	(mm)	(m2)
	1	Backhousia citriodora	1	5m	4m	400	12.57
	2	Banksia integrifolia	3	8m	4m	400	12.57
	3	Casuarina cunninghamiana	2	8m	4m	400	12.57
	4	Corymbia Scentuous	1	7m	5m	400	23.71
	5	Corymbia citriodora	3	20m	8m	400	50.30
	6	Corymbia maculata	1	25m	9m	400	63.60
	7	Dianella Little Rev	17	40cm	30cm	150	
	8	Grevillea lan 'Mt Tamboritha'	11	40cm	1.5m	150	
	9	Hakea laurina	2	6m	4m	400	12.57
	10	Lomandra 'Lime Tuff'	16	50cm	50cm	150	
	11	Lophostemon confertus	2	7m	6m	150	
	12	Philotheca myoporoides	7	1.5m	1.5m	150	
	13	Scaevola 'Super Clusters'	6	10cm	1m	150	
	14	Scaevola albida	12	10cm	1m	150	
	15	Westringia 'Glabra Cadabra'	13	1.5m	1.5m	150	

Notes

All garden beds will be mulched to a depth of 50-75mm to aid in water retention and weed suppression.

Mature Tree Canopy

Area of Site: 2069.05 m2
Canopy Required 20% = 413.81m2

Existing Tree Canopy = 28.27m2
New Tree Canopy Required = 385.54m2

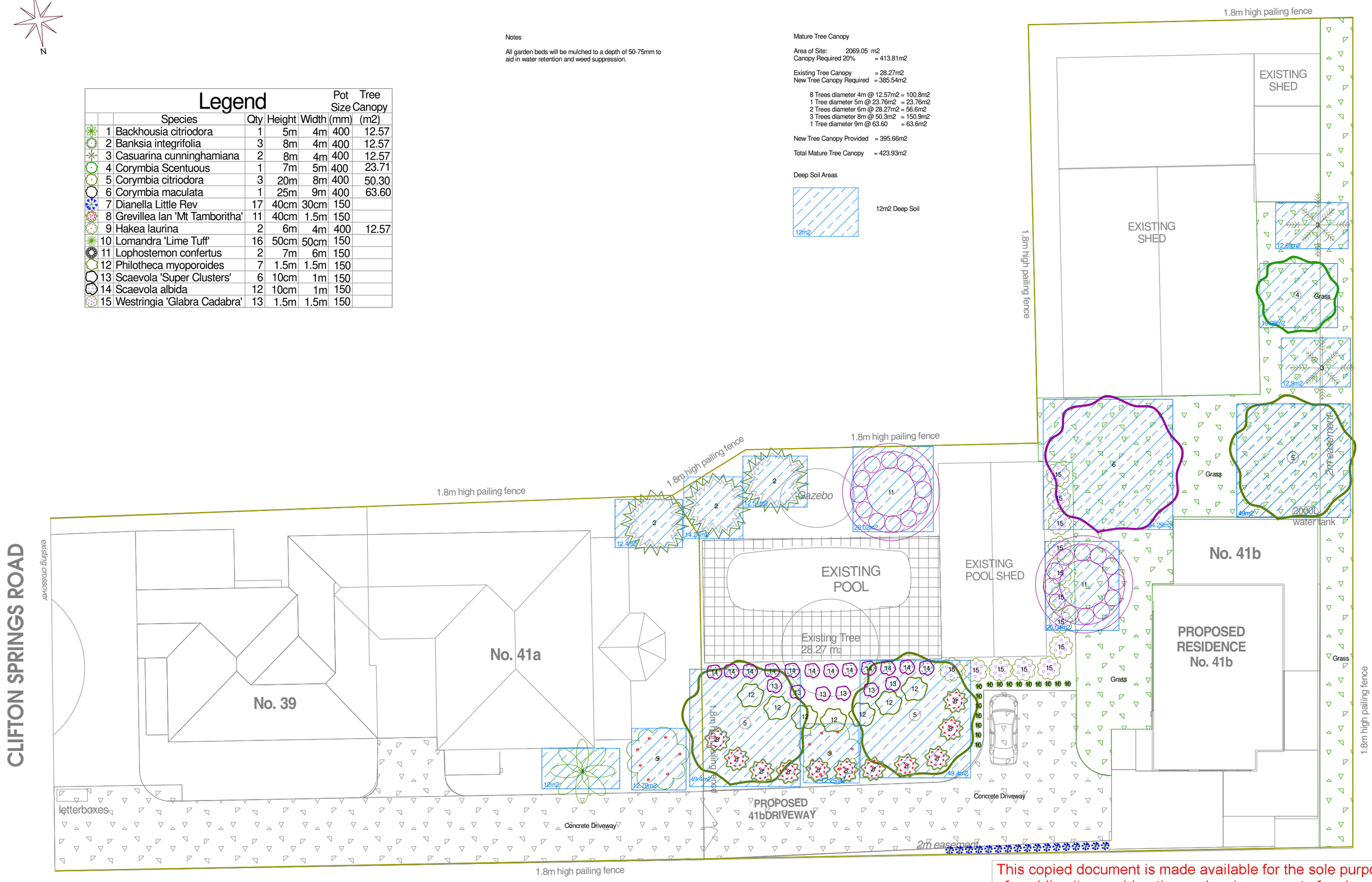
8 Trees diameter 4m @ 12.57m2 = 100.8m2
1 Tree diameter 5m @ 23.76m2 = 23.76m2
2 Trees diameter 6m @ 28.27m2 = 56.6m2
3 Trees diameter 8m @ 50.3m2 = 150.9m2
1 Tree diameter 9m @ 63.60 = 63.6m2

New Tree Canopy Provided = 395.66m2

Total Mature Tree Canopy = 423.93m2

Deep Soil Areas

12m2 Deep Soil



ALINGA LANDSCAPE DESIGN

Plan for : J3 Design
Address : 41 Clifton Springs Rd, Clifton Springs
Scale: 1:100 Date: 28/07/2026
Landscape Design by Neil Muhlhan

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