

DICKENS STREET NEW CONSTRUCTION

14 DICKENS STREET, BLACKBURN

NO.	DRAWING TITLE
TP00	COVER SHEET
TP01	SITE PLAN
TP02	DESIGN RESPONSE
TP03	GROUND FLOOR PLAN - PROPOSED
TP04	FIRST FLOOR PLAN - PROPOSED
TP05	ROOF PLAN - PROPOSED
TP06	WSUD + GARDEN AREA RESPONSE
TP07	ELEVATIONS - STREET EXISTING/PROPOSED
TP08	ELEVATIONS - PROPOSED
TP09	ELEVATIONS - PROPOSED
TP10	SECTIONS - PROPOSED
TP11	LANDSCAPE PLAN



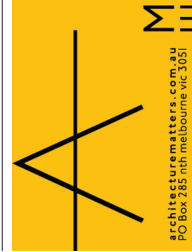
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WHITEHORSE PLANNING SCHEME

8/11/2018

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A 26.10.18 TOWN PLANNING ISSUED TO COUNCIL - PLANNING PERMIT APPLICATION

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PROJECT
DU CHATEAU RESIDENCE
14 DICKENS ST,
BLACKBURN,
VIC. 3130
PROJECT NUMBER
1813

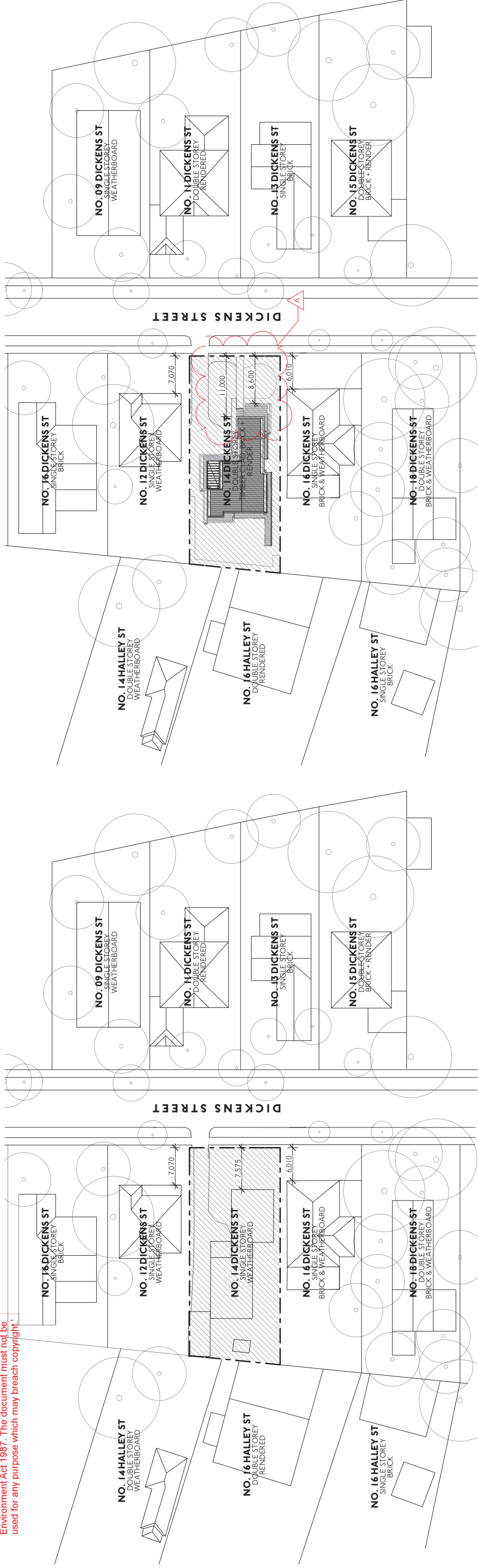
DRAWING
COVER SHEET
Scale: AS SHOWN @ A2
Date: 26/10/2018

TP00 REV A

8/11/2018

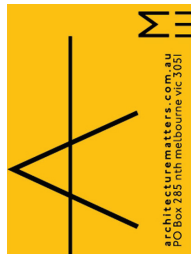
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1 SITE PLAN - EXISTING
1:500

2 SITE PLAN - PROPOSED
1:500



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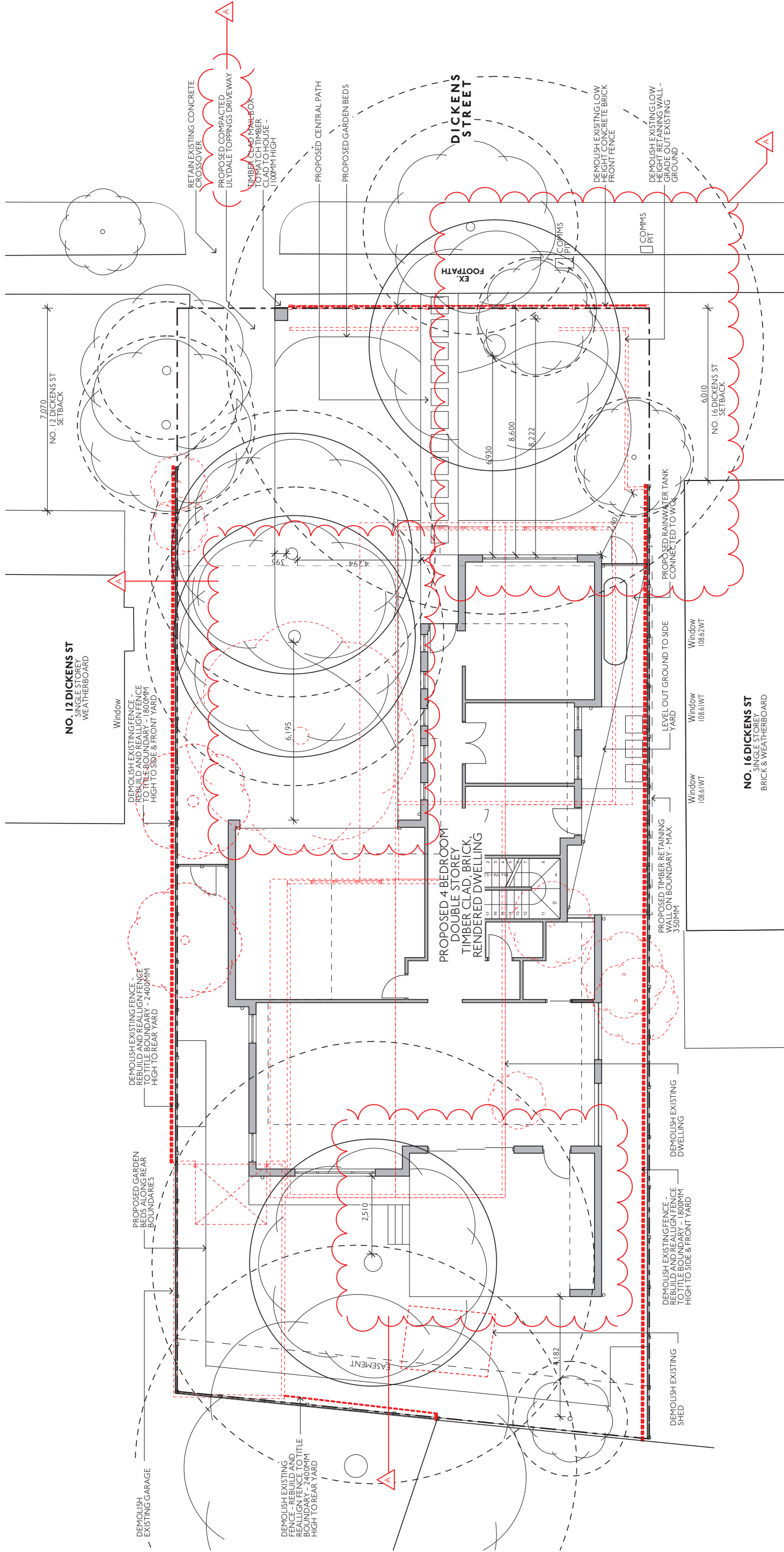
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PROJECT NUMBER
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DRAWING
SITE PLAN
Scale: AS SHOWN @ A2
Date: 26/10/2018

TP01 REV A



1 DESIGN RESPONSE
1:100

LEGEND	Description
	SITE TITLE BOUNDARY
	ITEMS TO BE DEMOLISHED
	WALLS TO BE DEMOLISHED
	TREES/SHRUBS TO BE DEMOLISHED
	EXISTING TREE TO BE RETAINED WITH TPZ
	4m RADIUS AROUND TREE TAKEN FROM EDGE OF TRUNK
	PROPOSED WALLS
	PROPOSED TIMBER RETAINING WALL
	PROPOSED TIMBER PALING FENCE
	PROPOSED 3000LTR RAINWATER TANK
	RWT

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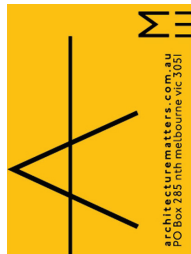


PROJECT
DU CHATEAU RESIDENCE
14 DICKENS ST,
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PROJECT NUMBER
1813

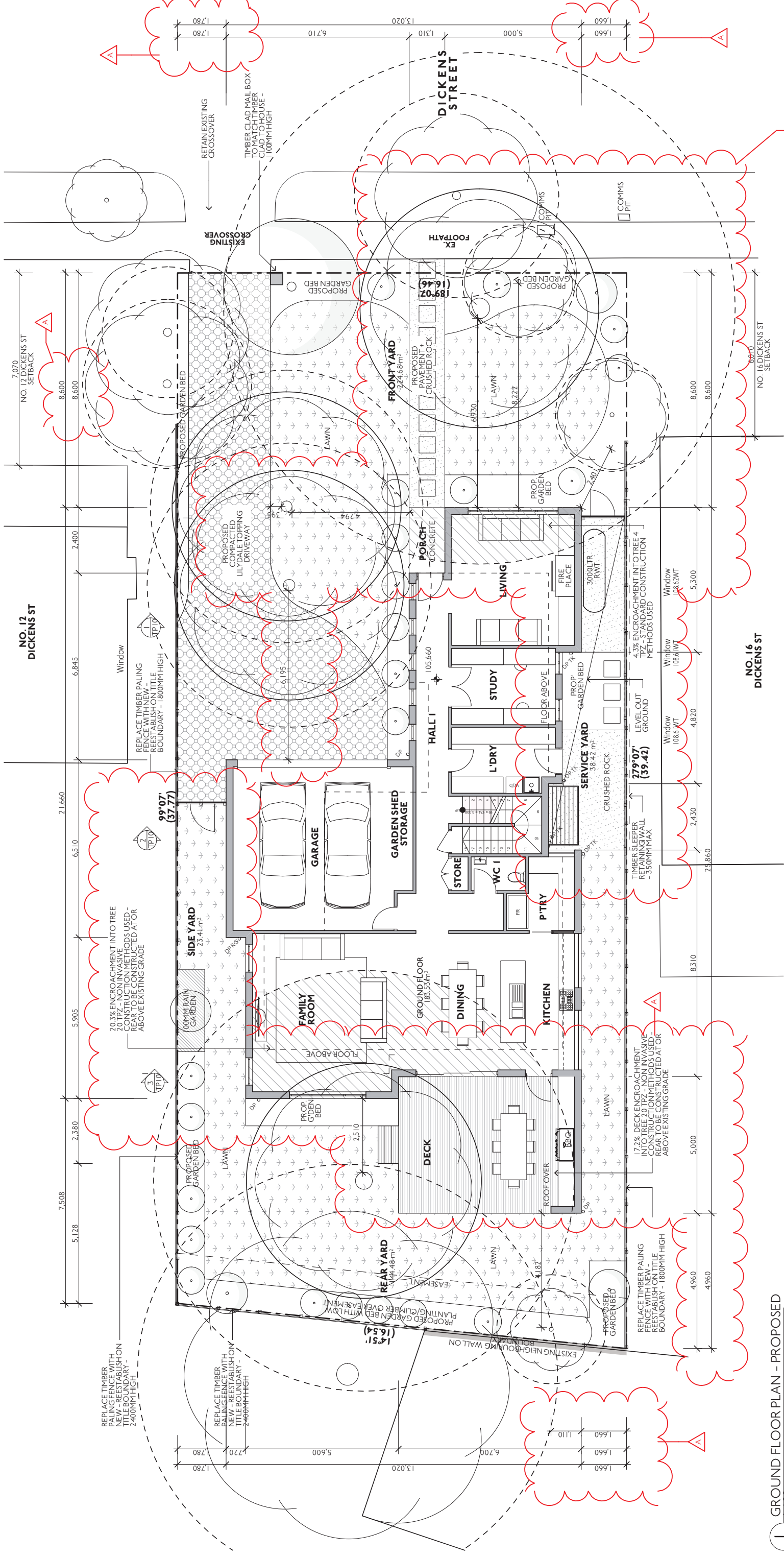
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DESIGN RESPONSE
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TP02 REV A

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GROUND FLOOR PLAN - PROPOSED
1:100

LEGEND

	SITE TITLE BOUNDARY
	PROPOSED TIMBER RETAINING WALL
	EXISTING TREE WITH TPZ
	4m RADIUS AROUND TREE TAKEN FROM EDGE OF TRUNK
	PROPOSED TREE & SHRUB PLANTING
	PROPOSED LAWN
	PROPOSED TIMBER DECKING
	PROPOSED CRUSHED ROCK (LILYDALE TOPPINGS)
	PROPOSED COMPACTED LILYDALE TOPPINGS DRIVEWAY
	PROPOSED FOLD DOWN CLOTHESLINE
	PROPOSED 3000LTR RAINWATER TANK
	DOWNPIPE CONNECTED TO EXISTING STORMWATER SYSTEM
	DOWNPIPE CONNECTED TO RAINWATER TANK VIA CHANGED SYSTEM
	DOWNPIPE CONNECTED TO RAIN GARDEN

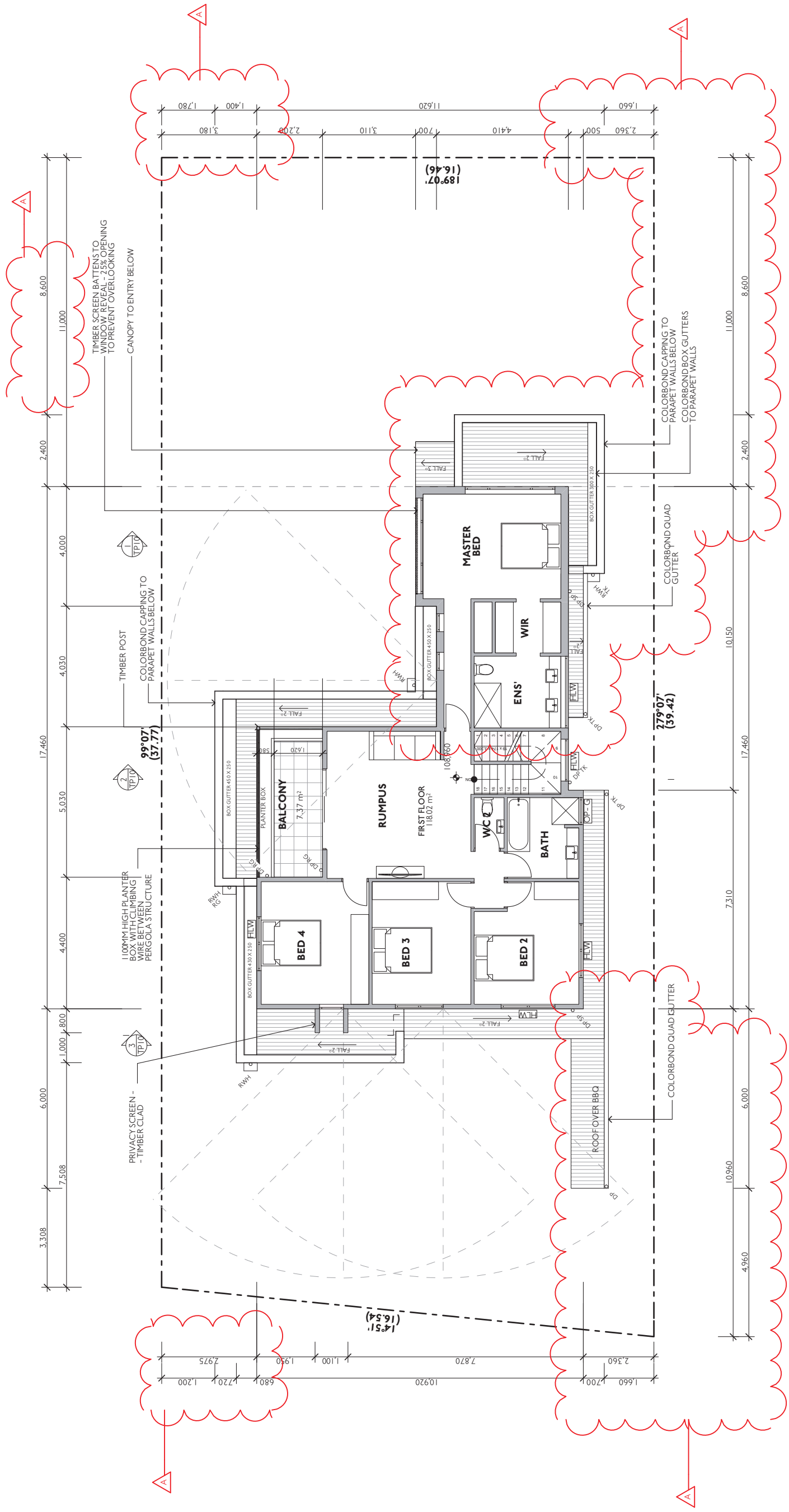
635.25M ²	PROPOSED SITE COVERAGE	319.6M ²	PROPOSED SITE COVERAGE + HARD SURFACES
2,19.30M ²	(INC. OVERHANGS)	50.3%	50.3%
209.95M ²	GROUND FLOOR COVER (INTERNAL FOOTPRINT EXC. DECK)	65.92%	65.92%
183.19M ²	FIRST FLOOR COVER (INTERNAL FOOTPRINT EXC. BALCONY)	54.2%	54.2%
28.8%	HARD SURFACES		
18.6%	FRONT PATH (PAVER LILYDALE TOPPINGS)		
	SOUTH SIDE YARD (LILYDALE TOPPINGS)		
	DECK		
	TOTAL		

301.15M ²	HOUSE TOTAL AREA
33M ²	PARKING
12.0M ²	STORAGE
224.68M ²	FRONT YARD
37.41M ²	SECLUDED POS
38.42M ²	SIDE YARD
144.48M ²	REAR YARD

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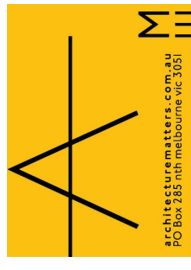
1 FIRST FLOOR PLAN - PROPOSED
1:100

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Symbol	Description
--- (dashed line)	SITE TITLE BOUNDARY
FLW	HIGHLIGHT WINDOW - SILL 1700MM ABOVE FFL
OP-G	OPAQUE GLAZED WINDOWS
KLIP LOCK COLORBOND ROOF SHEETING	KLIP LOCK COLORBOND ROOF SHEETING
PAVED BALCONY - 1:100 FALL	PAVED BALCONY - 1:100 FALL
○ (circle with RWH)	RAINWATER HEAD CONNECTED TO EXISTING STORMWATER SYSTEM VIA DOWNPIPE BELOW
○ (circle with RWH TK)	RAINWATER HEAD CONNECTED TO RAINWATER TANK VIA DOWNPIPE BELOW
○ (circle with RWH)	RAINWATER HEAD CONNECTED TO RAIN GARDEN VIA DOWNPIPE BELOW
○ (circle with DP SP)	DOWNPIPE WITH SPREADER TO ROOF BELOW
○ (circle with DP TK)	DOWNPIPE CONNECTED TO RAINWATER TANK VIA CHARGED SYSTEM
○ (circle with DP RG)	DOWNPIPE CONNECTED TO RAIN GARDEN

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PROJECT NUMBER
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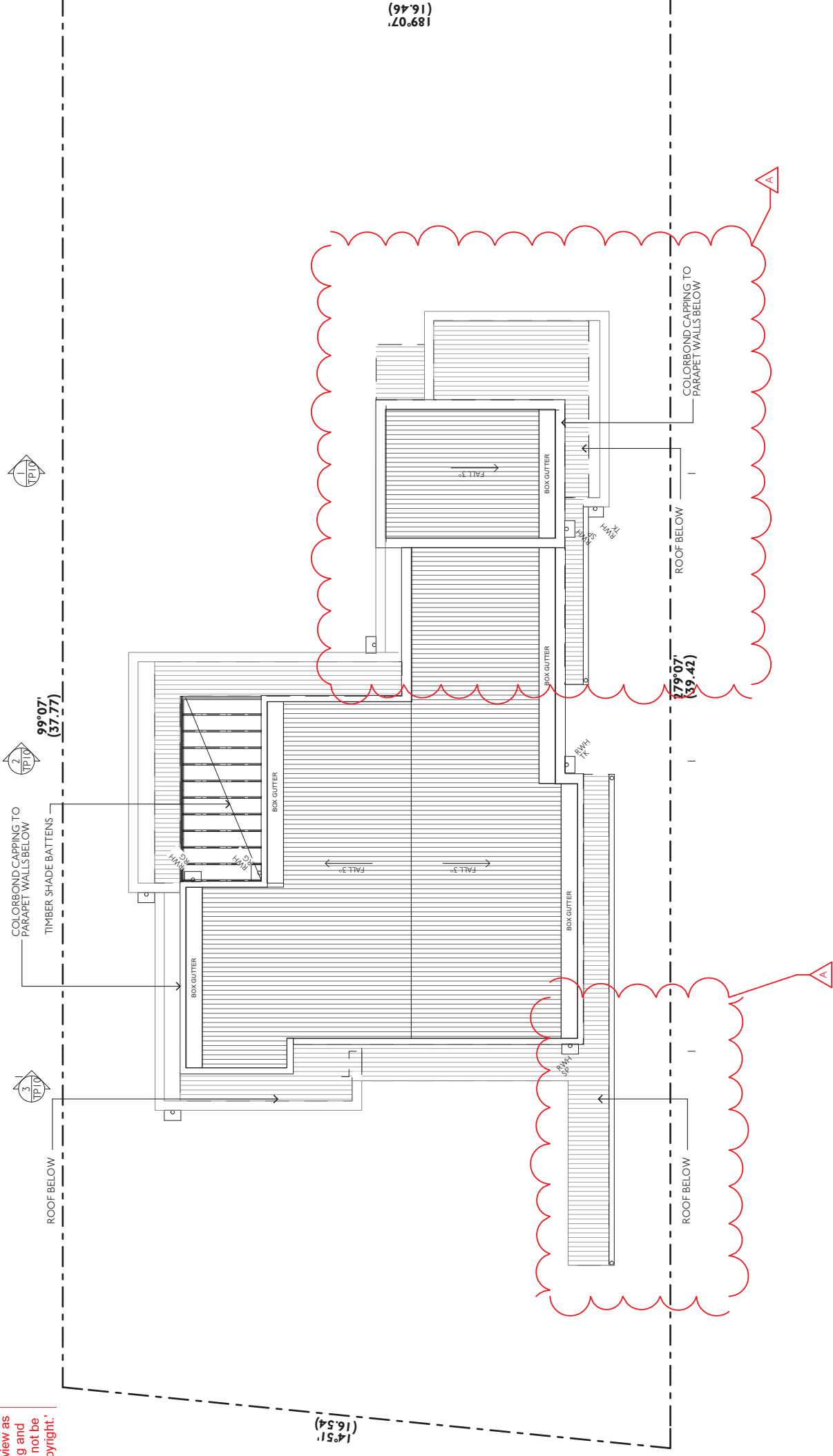
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TP04 REV A

8/11/2018

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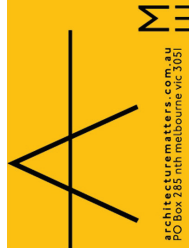
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1 ROOF PLAN - PROPOSED
1:100

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LEGEND	Symbol	Description
---	---	SITE TITLE BOUNDARY
[Brick Pattern]	[Brick Pattern]	KILP LOCK COLORBOND ROOF SHEETING
[Circle with RWH]	[Circle with RWH]	RAINWATER HEAD WITH SPREADER TO ROOF BELOW
[Circle with RWH]	[Circle with RWH]	RAINWATER HEAD CONNECTED TO RAINWATER TANK VIA DOWNPIPE BELOW
[Circle with RWH]	[Circle with RWH]	RAINWATER HEAD CONNECTED TO RAIN GARDEN VIA DOWNPIPE BELOW



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DRAWING
ROOF PLAN - PROPOSED
Scale: AS SHOWN @ A2
Date: 26/10/2018

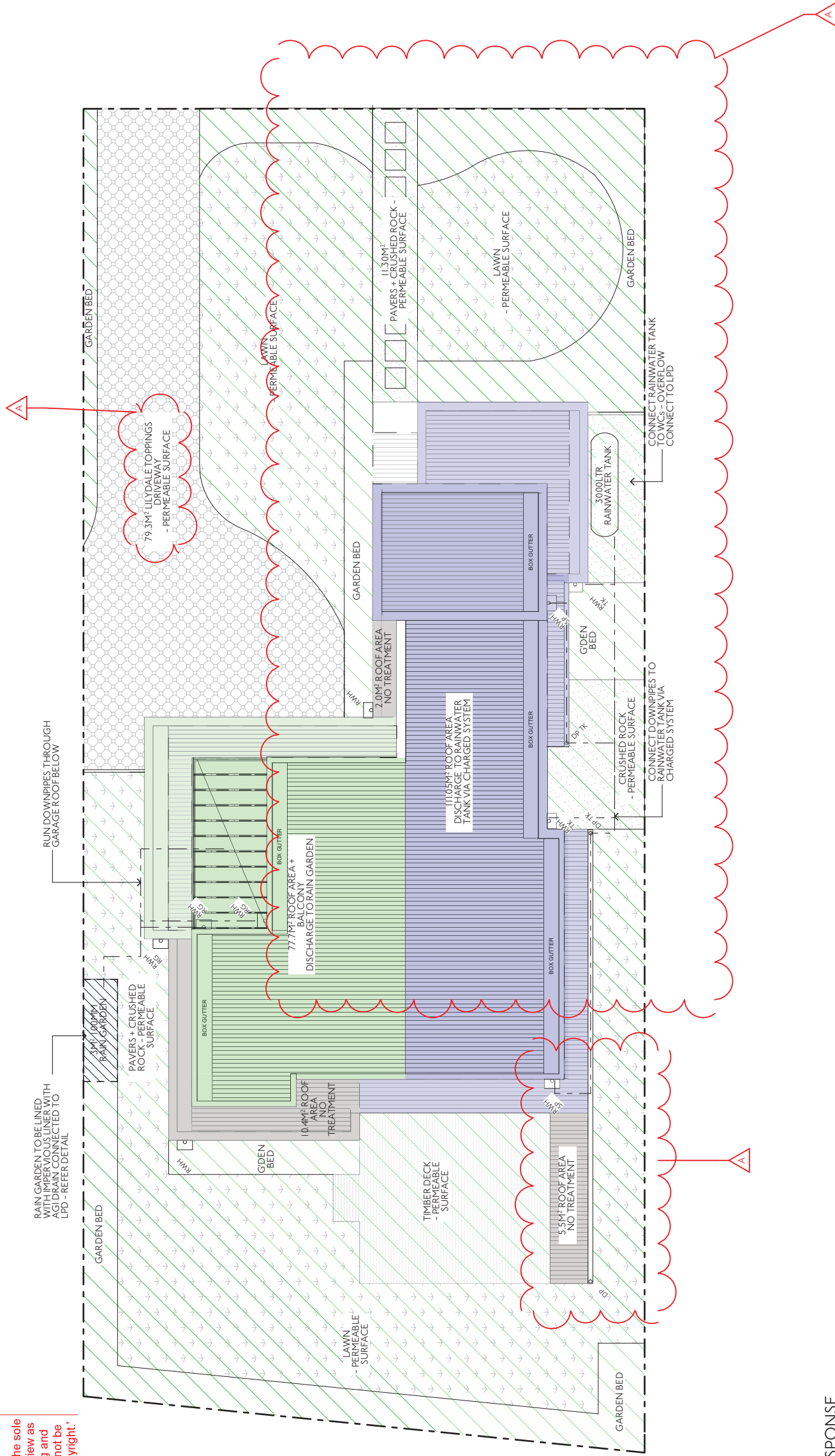
TP05 REV A

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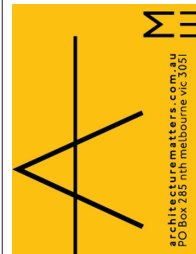
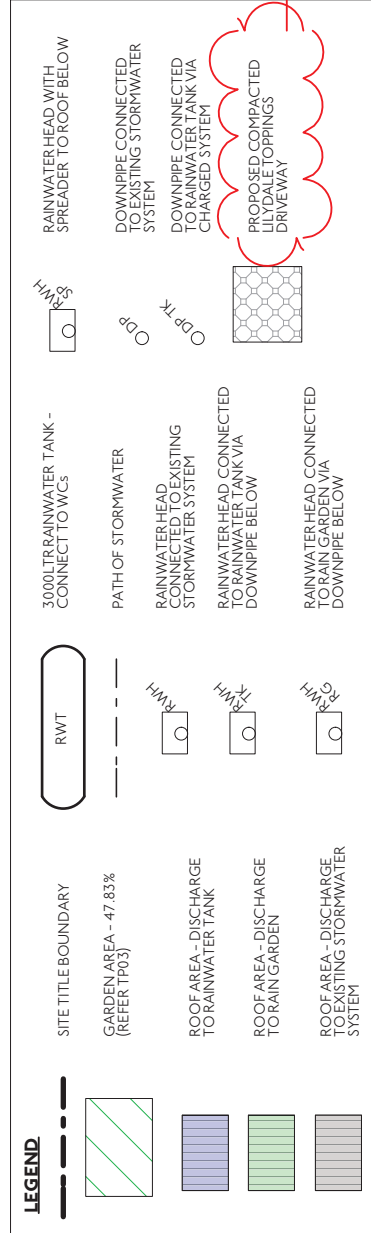
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1 WSUD + GARDEN AREA RESPONSE
1:100



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DRAWING
WSUD + GARDEN AREA
RESPONSE
Scale: AS SHOWN @ A2
Date: 26/10/2018
TP06 REV A

8/11/2018

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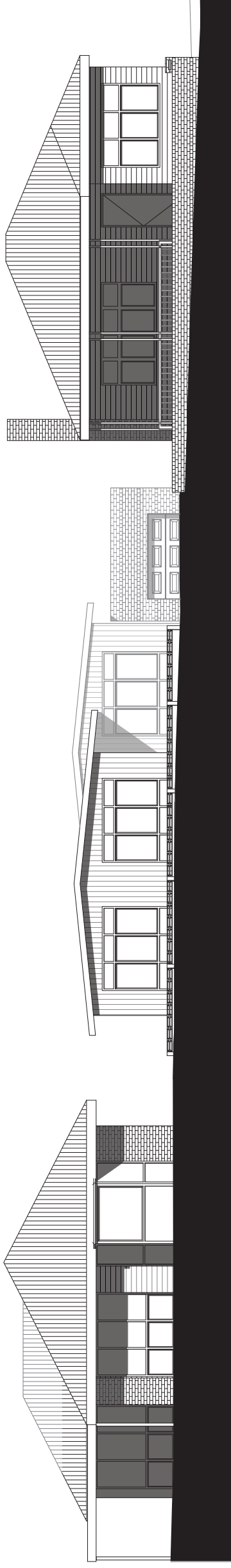
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16 DICKENS STREET

14 DICKENS STREET

12 DICKENS STREET

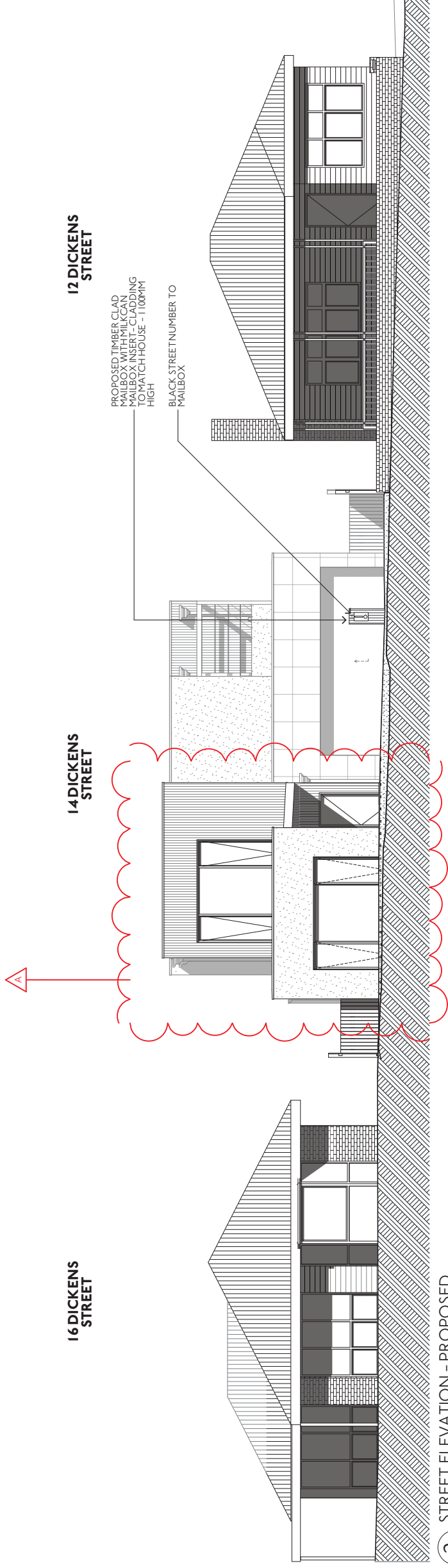


1 STREET ELEVATION - EXISTING
1:100

16 DICKENS STREET

14 DICKENS STREET

12 DICKENS STREET



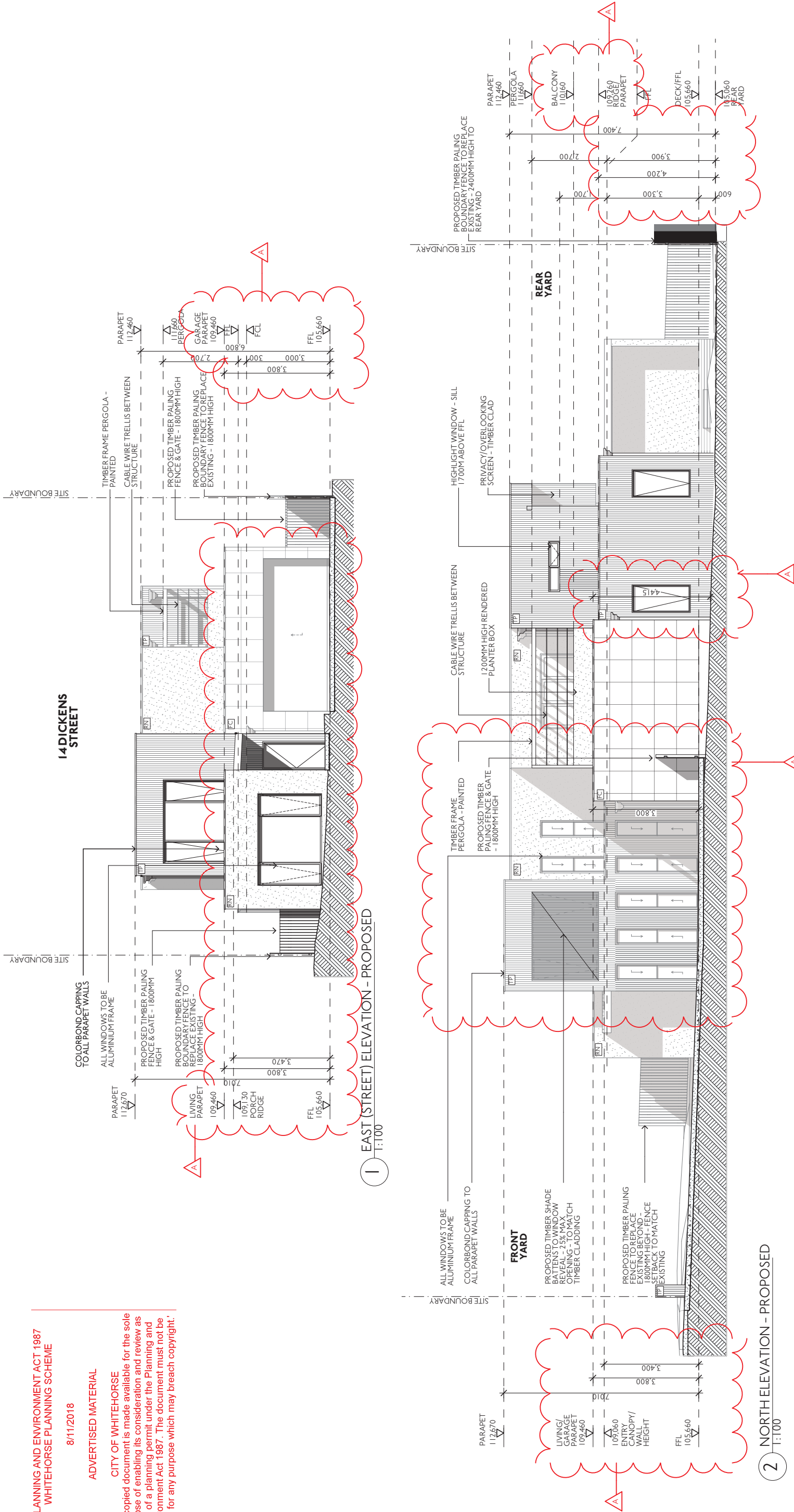
2 STREET ELEVATION - PROPOSED
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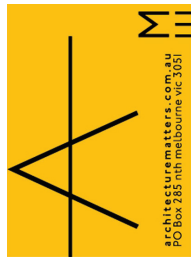


1 EAST (STREET) ELEVATION - PROPOSED
1:100

2 NORTH ELEVATION - PROPOSED
1:100

LEGEND

TP	VERTICAL TIMBER CLAD PANELING
RN	LIGHTWEIGHT CLADDING RENDERED
FC	SCYON MATRIX OR SIMILAR FC SHEET - PAINTED



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DRAWING
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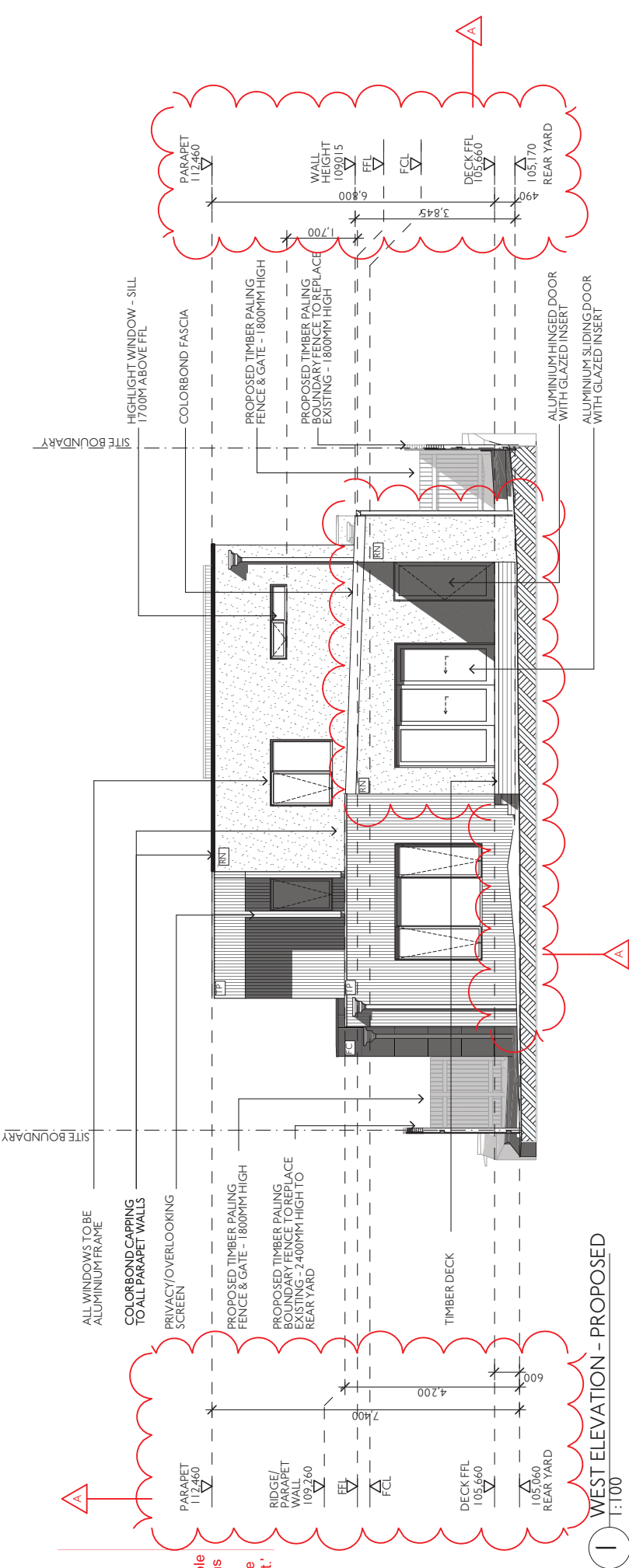
TP08 REV A

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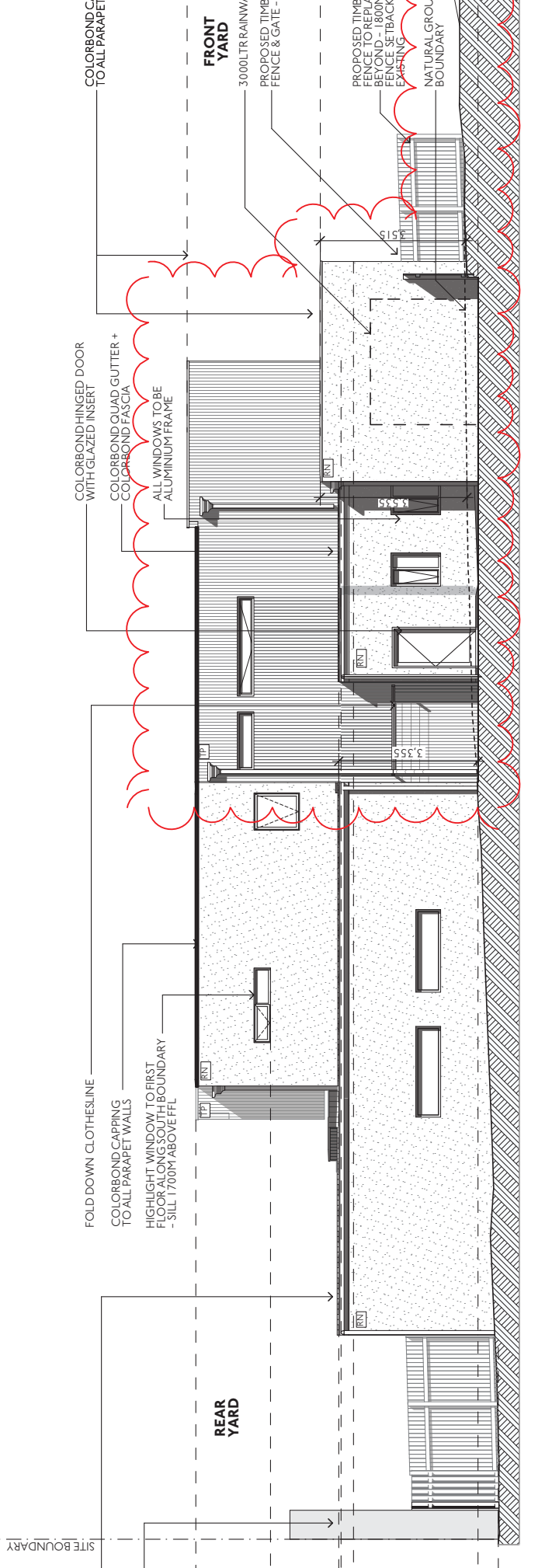
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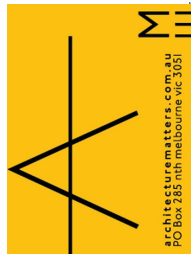
1 WEST ELEVATION - PROPOSED
1:100



2 SOUTH ELEVATION - PROPOSED
1:100

LEGEND

[TP]	VERTICAL TIMBER CLAD PANELLING
[RN]	LIGHTWEIGHT CLADDING RENDERED
[FC]	SCYON MATRIX OR SIMILAR FC SHEET - PAINTED



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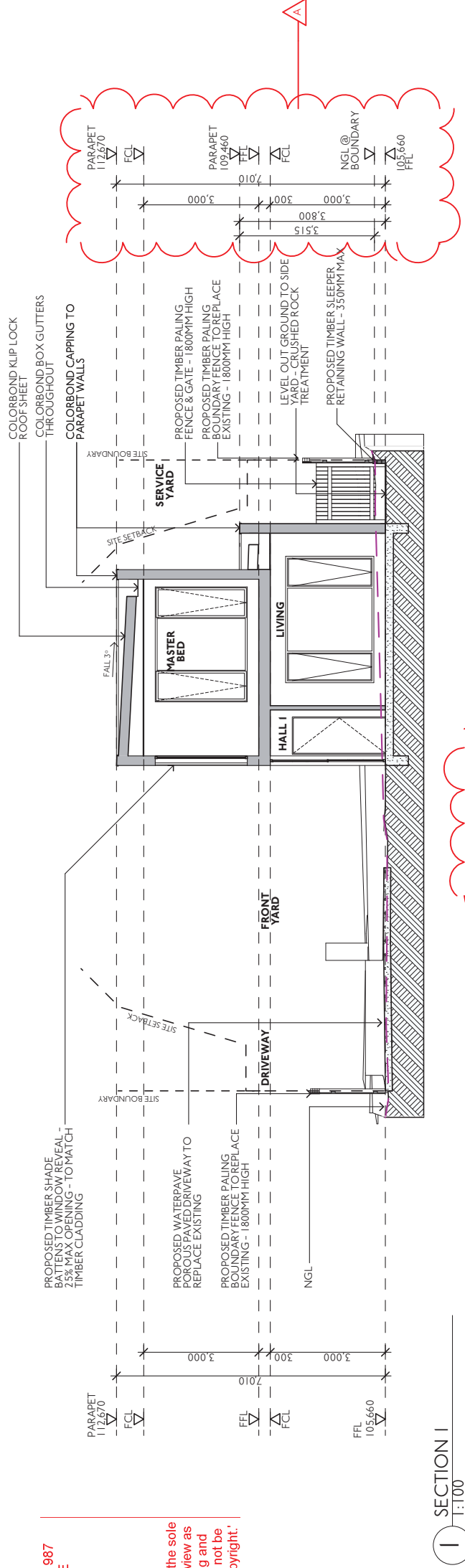
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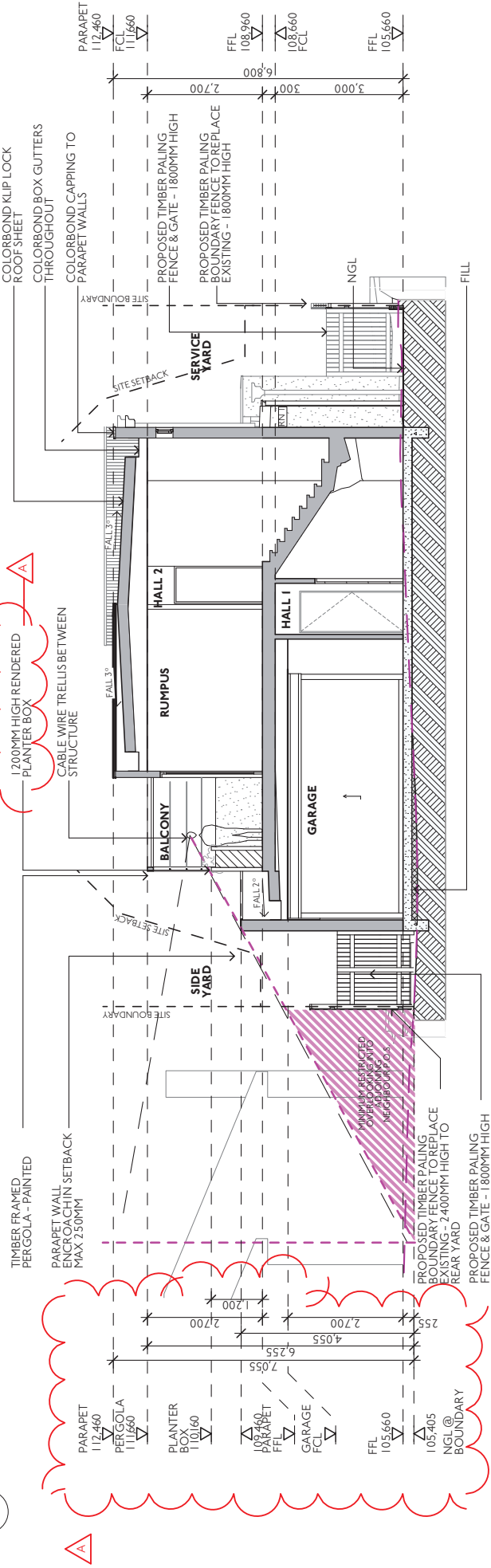
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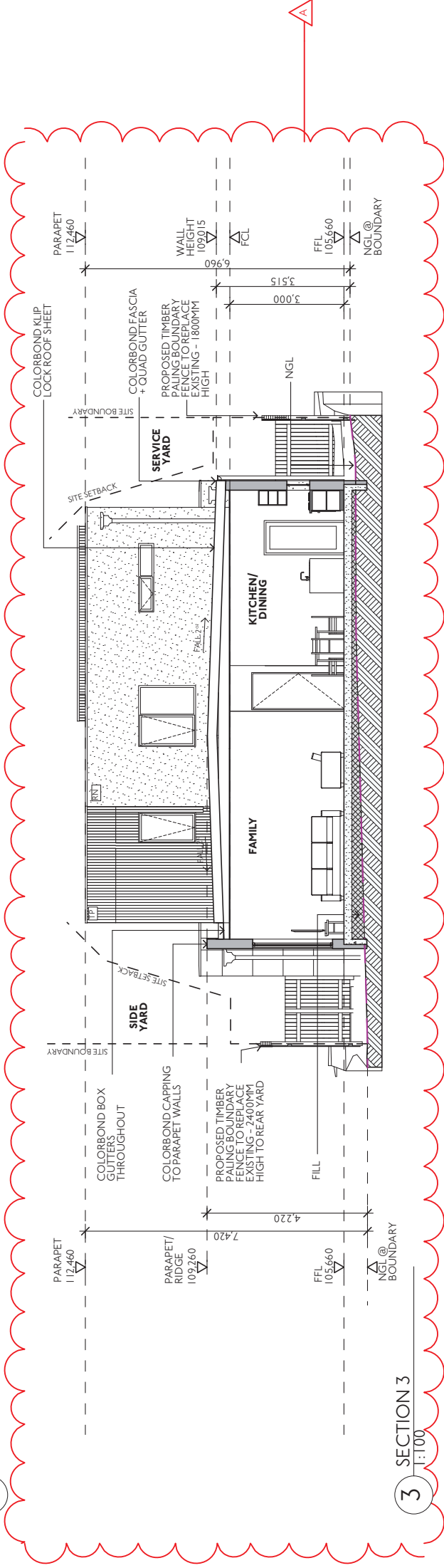
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1 SECTION 1
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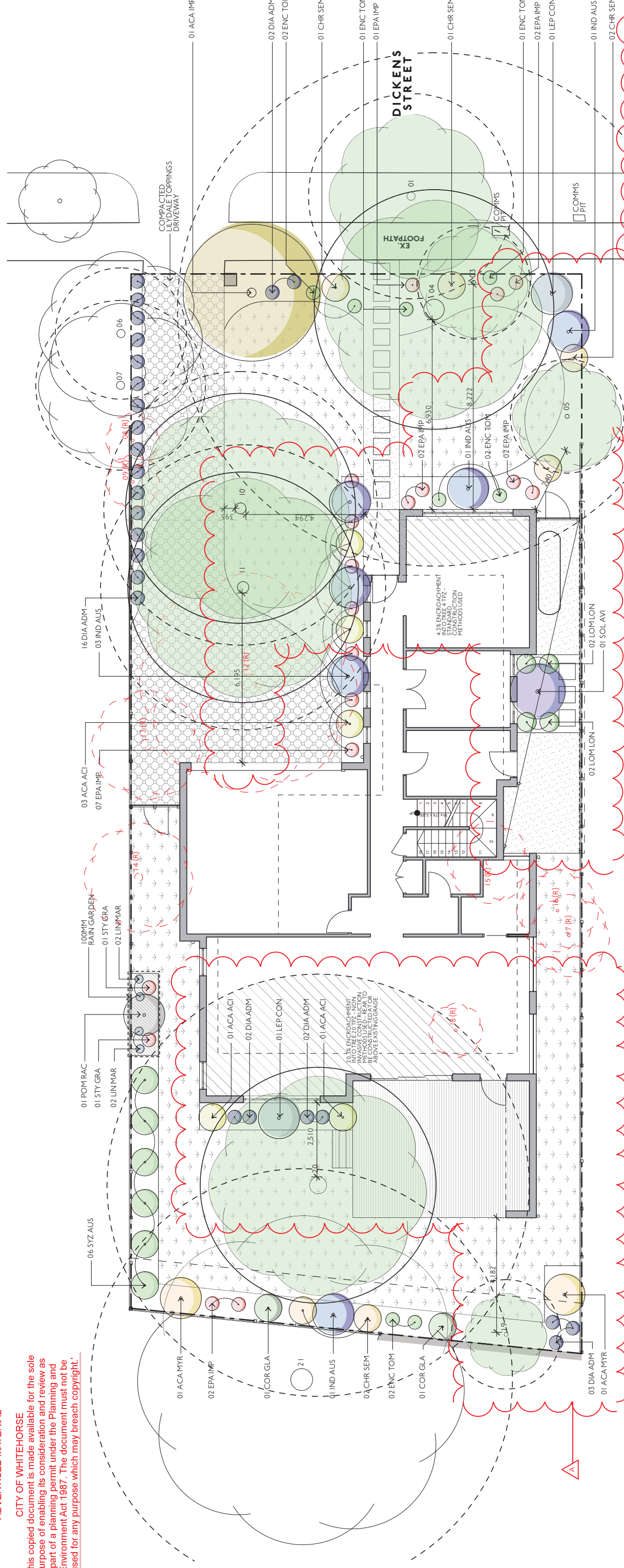
2 SECTION 2
1:100



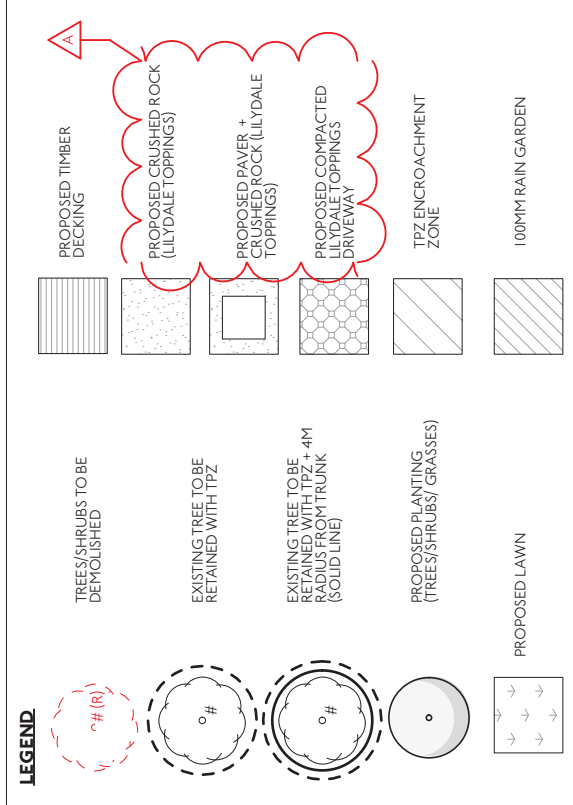
3 SECTION 3
1:100

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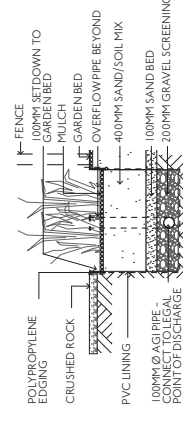
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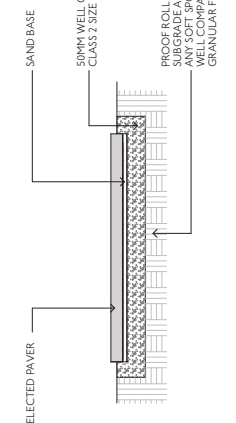
LANDSCAPE PLAN
1:100



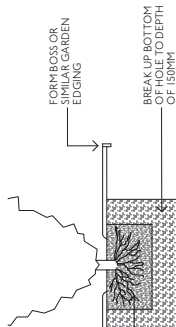
RAIN GARDEN DETAIL



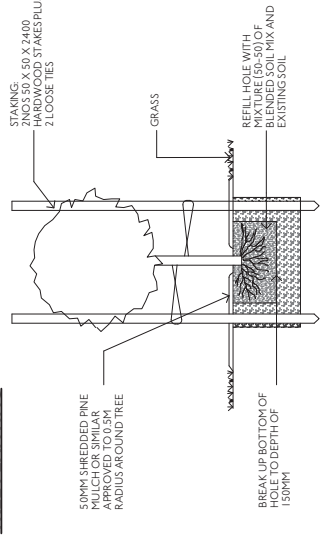
PAVEMENT DETAIL



SHRUB PLANTING IN GROUND FLOOR BEDS

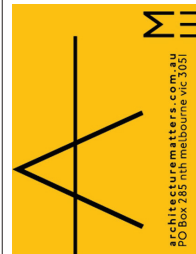


TREE PLANTING



PLANT SCHEDULE

CODE	PLANT NAME	COMMON NAME	HxW (m)	POT SIZE (mm)	NO.
EXISTING TREES/SHRUBS - REFER TO ARBORIST'S REPORT					
INTRODUCED PLANTING					
TREES					
ACA IMP	ACACIA IMPLEXA	LIGHTWOOD	5.0-15.0 X 4.0-7.0	MATURE	1
SHRUBS					
ACA ACI	ACACIA ACINACEA	GOLD DUST WATTLE	0.5-1.5 X 1		200
ACA MYR	ACACIA MYRTIFOLIA	MYRTLE WATTLE	1.0-3.0 X 1.0-2.0		2
COR GLA	CORREA GLABRA	ROCK CORREA	1.0-3.0 X 1.0-3.0		2
IND AUS	INDIGOPERA AUSTRALIS	AUSTRAL INDIGO	1.0-2.0 X 1.0-2.0		2
LEP CON	LEPTOSPERMUM CONTINENTALE	PRICKLY TEA-TREE	1.0-2.0 X 1.0-2.0		2
POM RAC	POMADERRIS RACEYOSA	CLUSTER POMADERRIS	2.0-5.0 X 1.0-2.0		1
SOL AVI	SOLANUM AVICULARE	KANGAROO APPLE	1.0-4.0 X 1.0-4.0		200
STZ AUS	STYZYGUM AUSTRALE	NARROW LILLY PILLY	5.0-8.0 X 1.0-1.5		6
SMALL PLANTING/GRASSES					
CHR SEM	CHRYSOCEPHALUM SEMIPAROSOLUM	CLUSTERED EVERLASTING	0.3-1.0 X 1.0-3.0		50
DIA ADM	DIANELLA ADMIXTA	BLACK-ANTHER FLAX-LILY	0.3-1.5 X 0.5-1.5		50
ENC TOM	ENCHYLAENA TOMENTOSA	RUBY SALTBUSH	<1.0 X 0.5-1.5		50
EPA IMP	EUPHORBIA IMPRESSA	COMMON HEATH	1.0-1.5 X 0.3-0.5		16
LIN MAR	LINUM MARGINALE	NATIVE FLAX	0.5 X 0.2-0.3		50
LOM LON	LOMANDRA LONGIFOLIA	SPINY-HEADED MAT-RUSH	0.5-1.0 X 0.5-1.2		4
STY GRA	STYLIUM GRACILIFOLIUM	GRASS TIGER PLANT	0.2-0.8 X 0.2-0.3		2



Rev Date Status
A 24.09.18 TOWN PLANNING
26.10.18 TOWN PLANNING

ISSUED TO COUNCIL - PLANNING PERMIT APPLICATION
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PROJECT

DU CHATEAU RESIDENCE
14 DICKENS ST.
BLACKBURN,
VIC. 3130

DRAWING
LANDSCAPE PLAN
Scale: AS SHOWN @ A2
Date: 26/10/2018

PROJECT NUMBER
1813

TPIIREVA

TOWN PLANNING
NOT FOR CONSTRUCTION