

# 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



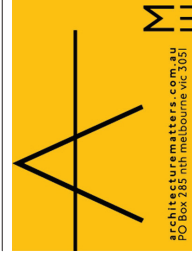
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WHITEHORSE PLANNING SCHEME

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A 24.09.18 TOWN PLANNING ISSUED TO COUNCIL - PLANNING PERMIT APPLICATION  
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**

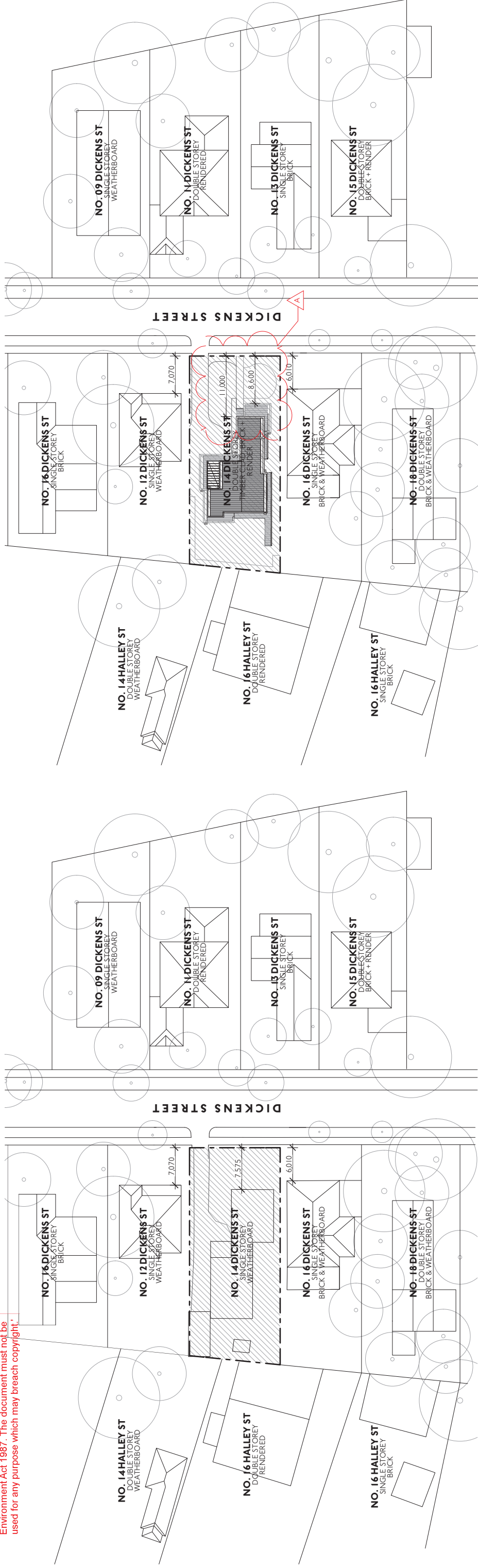
DRAWING  
COVER SHEET  
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**TP00 REV A**

8/11/2018

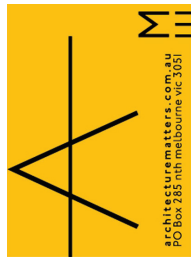
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1 SITE PLAN - EXISTING  
1:500

2 SITE PLAN - PROPOSED  
1:500



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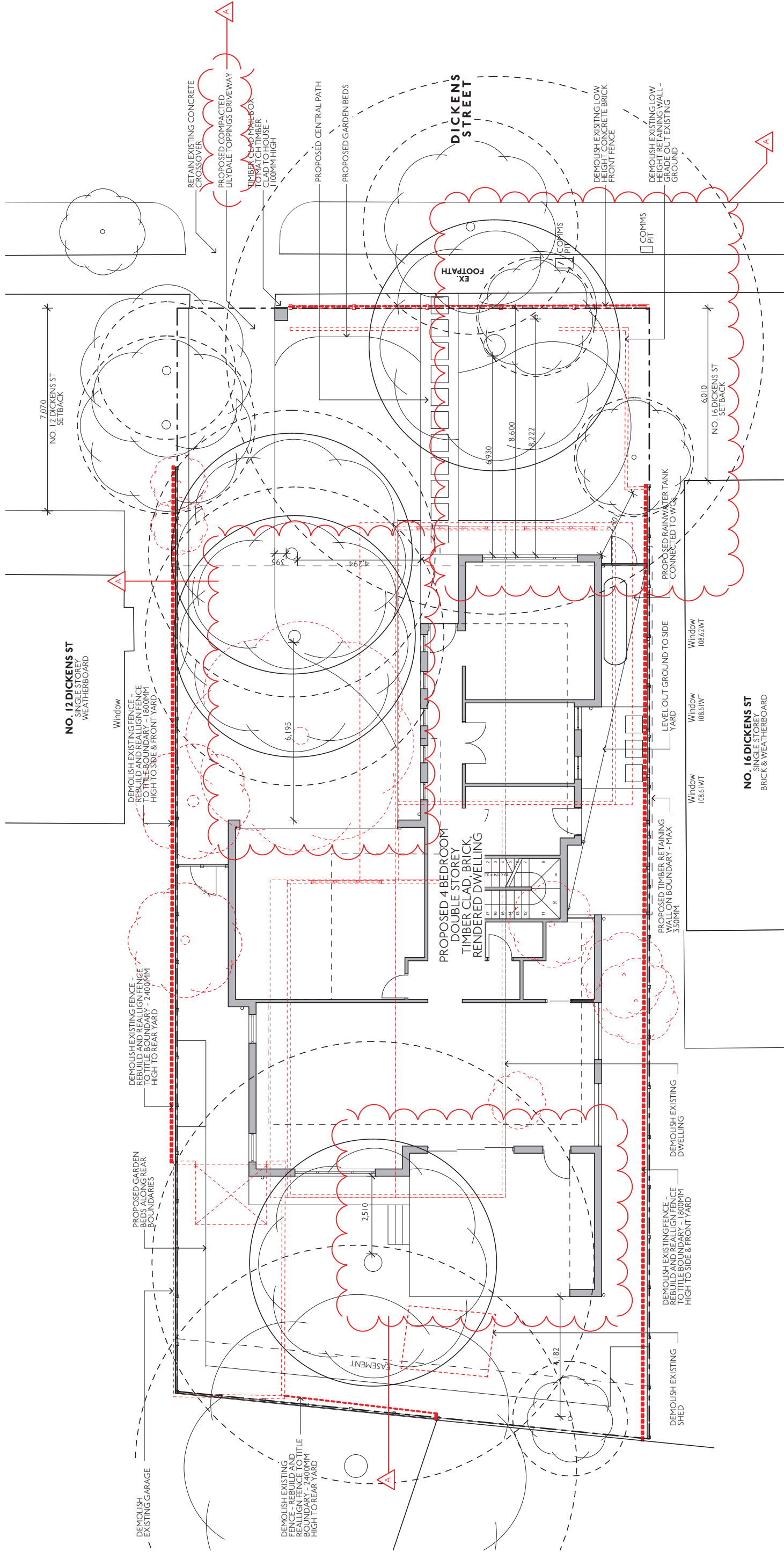


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PROJECT NUMBER  
**1813**

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

**TP01 REV A**





1 DESIGN RESPONSE  
1:100

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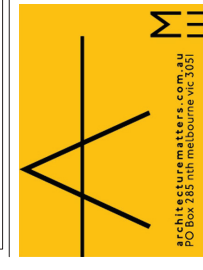
Symbol	Description
(---)	SITE TITLE BOUNDARY
(- - -)	ITEMS TO BE DEMOLISHED
(---)	WALLS TO BE DEMOLISHED
(---)	TREES/SHRUBS TO BE DEMOLISHED
(---)	EXISTING TREE TO BE RETAINED WITH TPZ
(○)	4m RADIUS AROUND TREE TAKEN FROM EDGE OF TRUNK
(---)	PROPOSED WALLS
(---)	PROPOSED TIMBER RETAINING WALL
(---)	PROPOSED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

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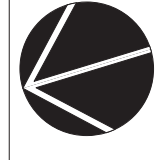
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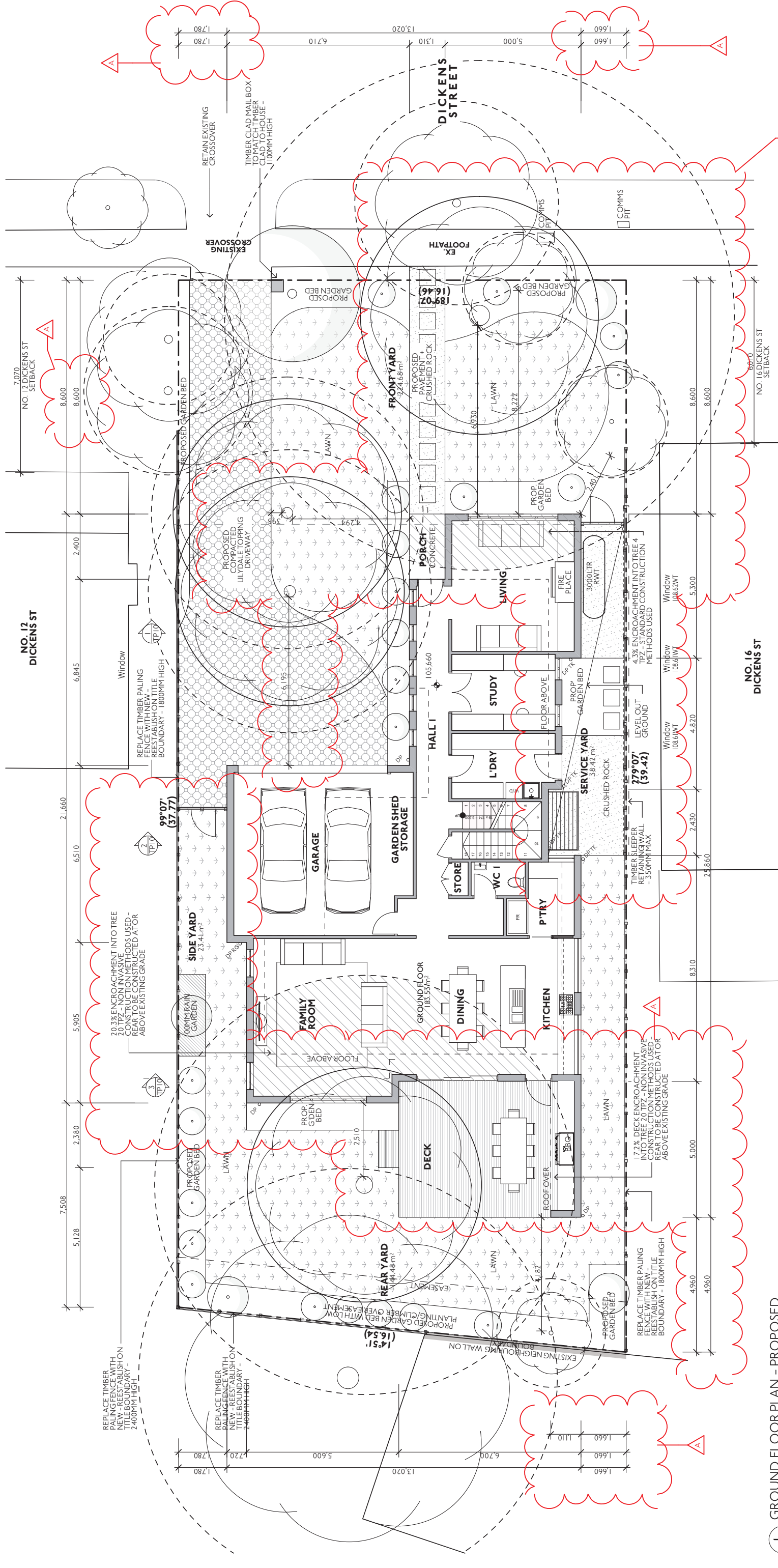
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Date: 26/10/2018  
TP02 REV A



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 TOPPING)
	PROPOSED COMPACTED LILYDALE TOPPING DRIVEWAY
	PROPOSED FOLD DOWN CLOTHESLINE
	PROPOSED 3000LTR RAINWATER TANK
	DOWNPIPE CONNECTED TO EXISTING STORMWATER SYSTEM
	DOWNPIPE CONNECTED TO RAINWATER TANK VIA CHARGED SYSTEM
	DOWNPIPE CONNECTED TO RAIN GARDEN

635.25M <sup>2</sup>	PROPOSED SITE COVERAGE	319.6M <sup>2</sup>	PROPOSED SITE COVERAGE + HARD SURFACES
2,19.30M <sup>2</sup>	EXISTING SITE COVERAGE	50.3%	50.3%
209.95M <sup>2</sup>	PROPOSED SITE COVERAGE (INC. OVERHANGS)	65.92%	65.92%
183.19M <sup>2</sup>	GROUND FLOOR COVER (INTERNAL FOOTPRINT EXC. DECK)	54.2%	54.2%
28.8%	FIRST FLOOR COVER (INTERNAL FOOTPRINT EXC. BALCONY)		
118.0M <sup>2</sup>	HARD SURFACES		
18.6%	FRONT SIDE YARD (LILYDALE TOPPING)		
79.3M <sup>2</sup>	REAR SIDE YARD (LILYDALE TOPPING)		
11.3M <sup>2</sup>	DECK		
17.9M <sup>2</sup>	FRONT PATIO (LILYDALE TOPPING)		
27.95M <sup>2</sup>	REAR PATIO (LILYDALE TOPPING)		
136.45M <sup>2</sup>	TOTAL		

**SCHEDULE OF AREA**

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

**SITE COVERAGE**

635.25M <sup>2</sup>	PROPOSED SITE COVERAGE	319.6M <sup>2</sup>	PROPOSED SITE COVERAGE + HARD SURFACES
2,19.30M <sup>2</sup>	EXISTING SITE COVERAGE	50.3%	50.3%
209.95M <sup>2</sup>	PROPOSED SITE COVERAGE (INC. OVERHANGS)	65.92%	65.92%
183.19M <sup>2</sup>	GROUND FLOOR COVER (INTERNAL FOOTPRINT EXC. DECK)	54.2%	54.2%
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79.3M <sup>2</sup>	REAR SIDE YARD (LILYDALE TOPPING)		
11.3M <sup>2</sup>	DECK		
17.9M <sup>2</sup>	FRONT PATIO (LILYDALE TOPPING)		
27.95M <sup>2</sup>	REAR PATIO (LILYDALE TOPPING)		
136.45M <sup>2</sup>	TOTAL		

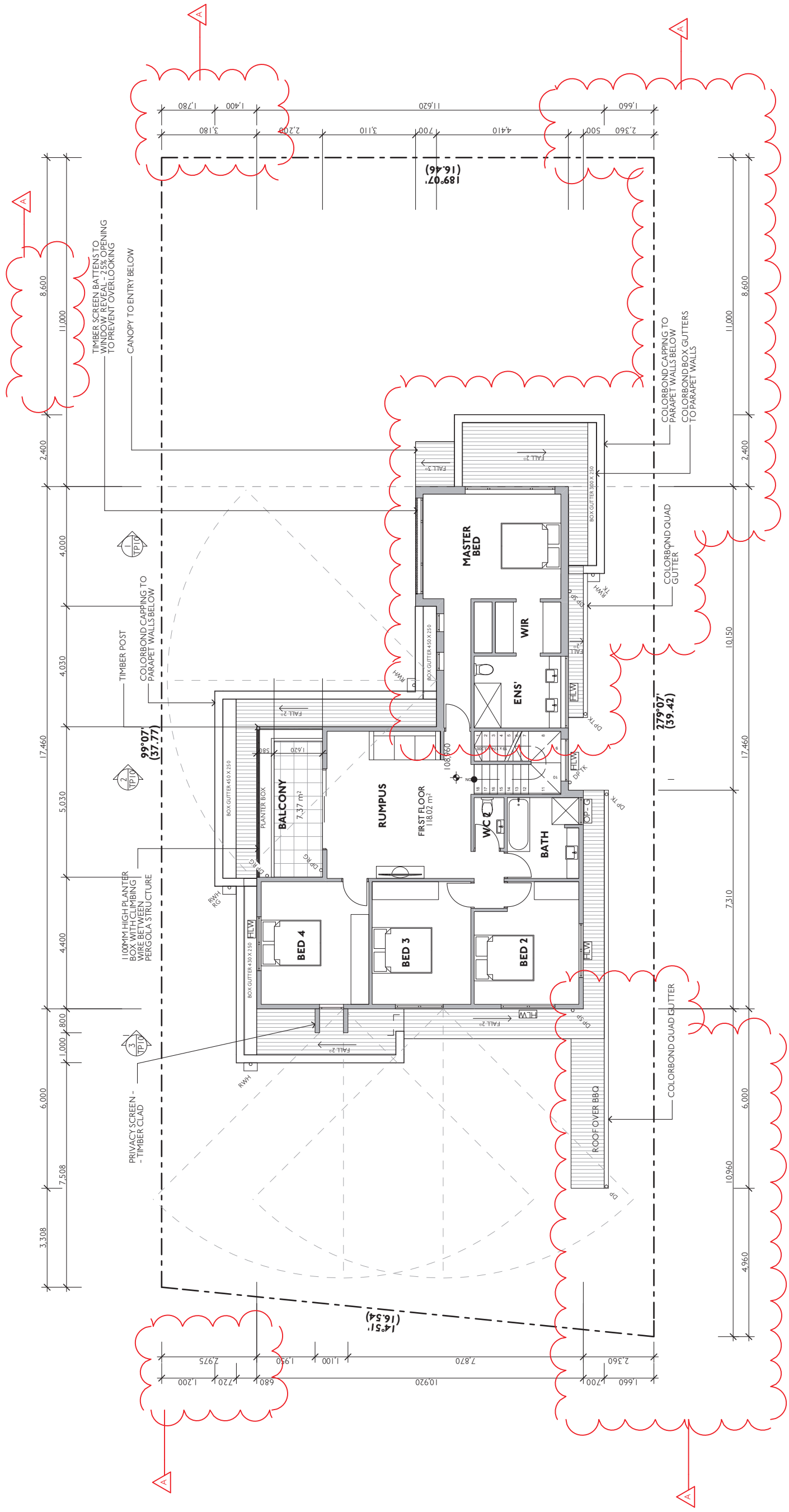
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1 FIRST FLOOR PLAN - PROPOSED  
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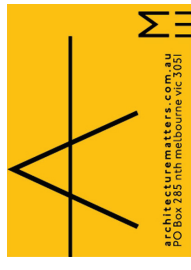
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Symbol	Description
---	SITE TITLE BOUNDARY
FLW	HIGHLIGHT WINDOW - SILL 1700MM ABOVE FFL
OP-G	OPAQUE GLAZED WINDOWS
KLIP	KLIP LOCK COLORBOND ROOF SHEETING
PAVED	PAVED BALCONY - 1:100 FALL
○ RMH	RAINWATER HEAD CONNECTED TO EXISTING STORMWATER SYSTEM VIA DOWNPIPE BELOW
○ RMTK	RAINWATER HEAD CONNECTED TO RAINWATER TANK VIA DOWNPIPE BELOW
○ RGH	RAINWATER HEAD CONNECTED TO RAIN GARDEN VIA DOWNPIPE BELOW
○ DP SP	DOWNPIPE WITH SPREADER TO ROOF BELOW
○ DPTK	DOWNPIPE CONNECTED TO RAINWATER TANK VIA CHARGED SYSTEM
○ DPRG	DOWNPIPE CONNECTED TO RAIN GARDEN

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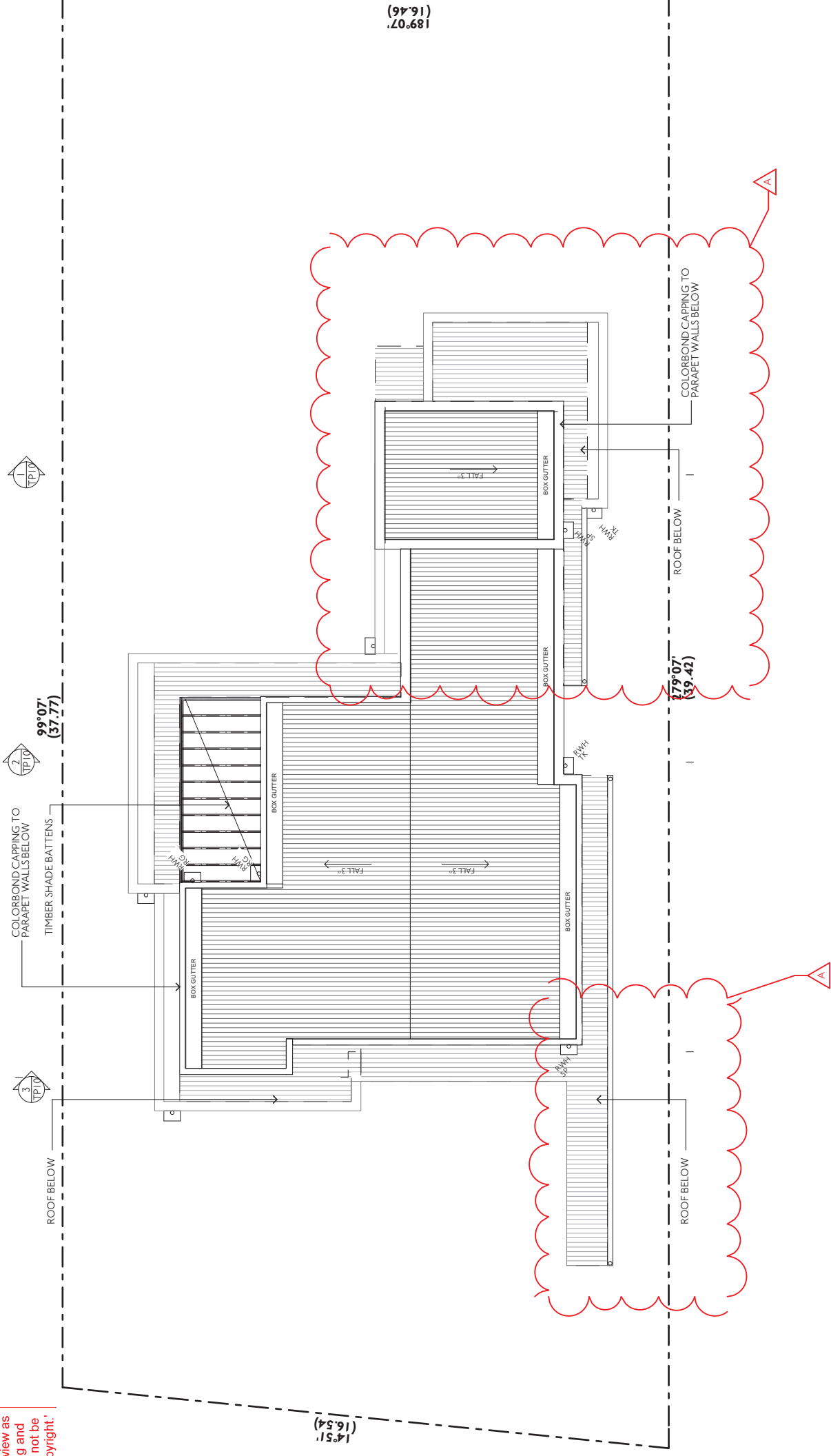
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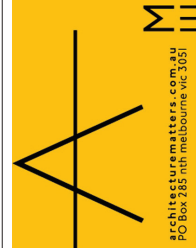
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1 ROOF PLAN - PROPOSED  
1:100

LEGEND	Rev	Date	Status
--- SITE TITLE BOUNDARY	-	24.09.18	TOWN PLANNING
[Hatched Box] KILP LOCK COLORBOND ROOF SHEETING	A	26.10.18	TOWN PLANNING
[Square with Circle] RAINWATER HEAD WITH SPREADER TO ROOF BELOW			
[Square with Circle] RAINWATER HEAD CONNECTED TO RAINWATER TANK VIA DOWNPIPE BELOW			
[Square with Circle] RAINWATER HEAD CONNECTED TO RAIN GARDEN VIA DOWNPIPE BELOW			



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

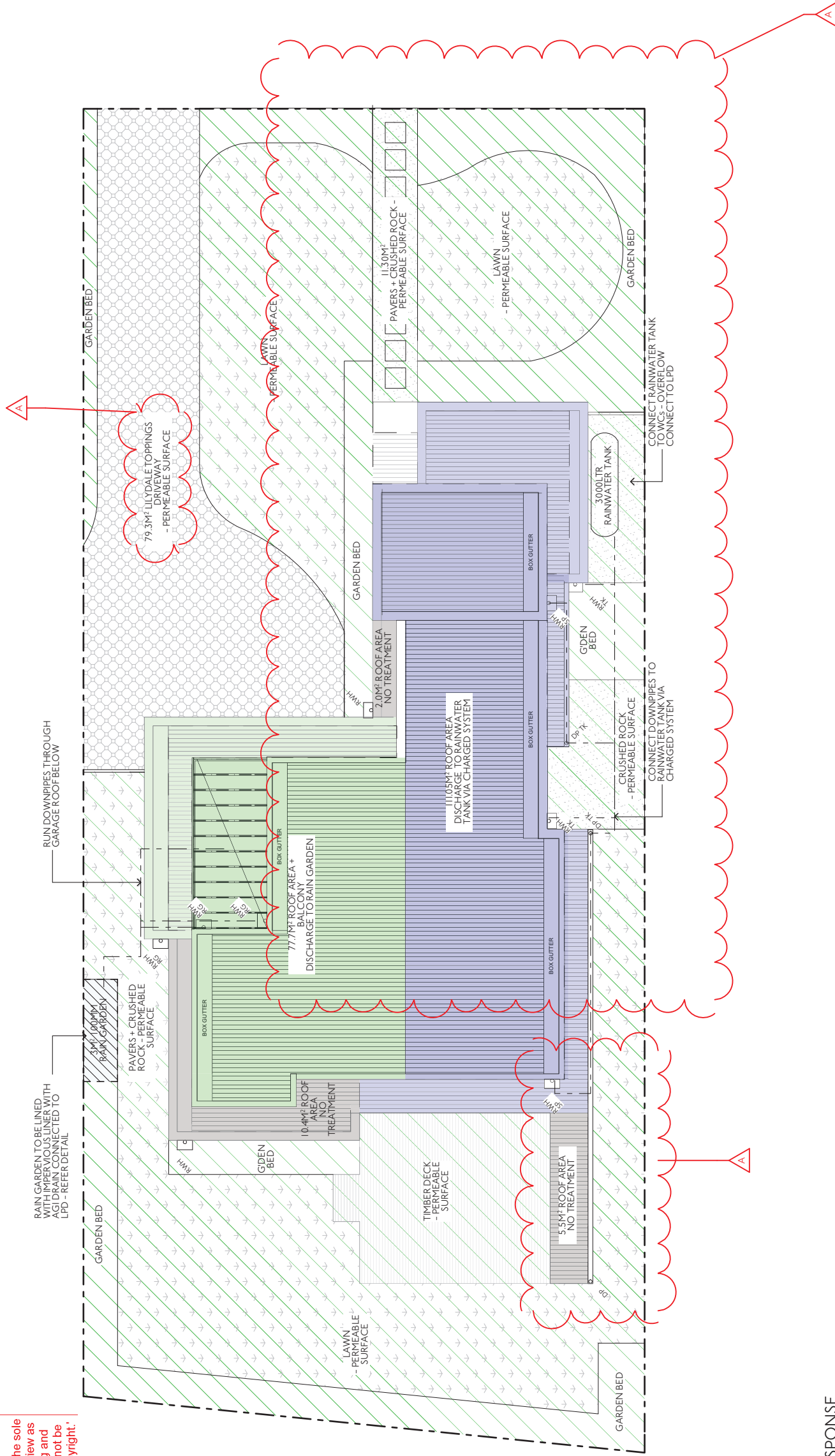
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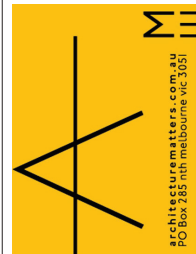
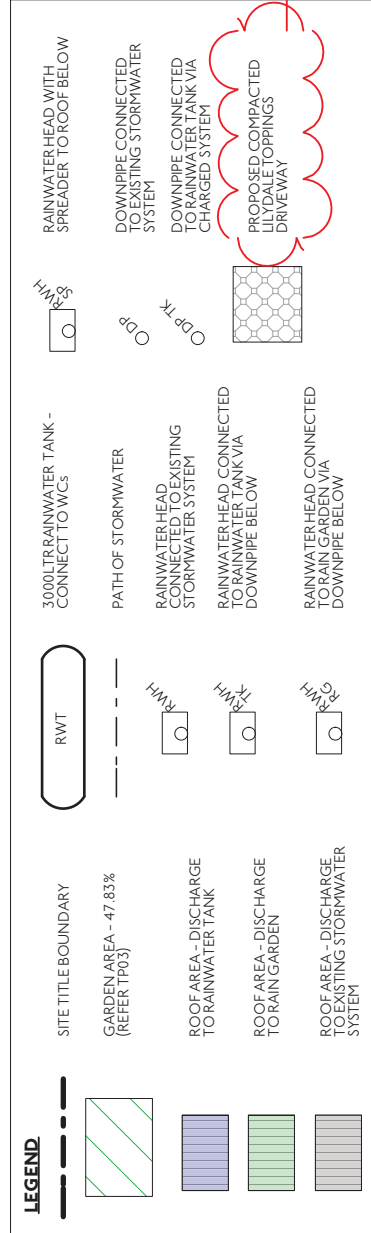
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1 WSUD + GARDEN AREA RESPONSE  
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WSUD + GARDEN AREA  
RESPONSE  
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**TP06 REV A**

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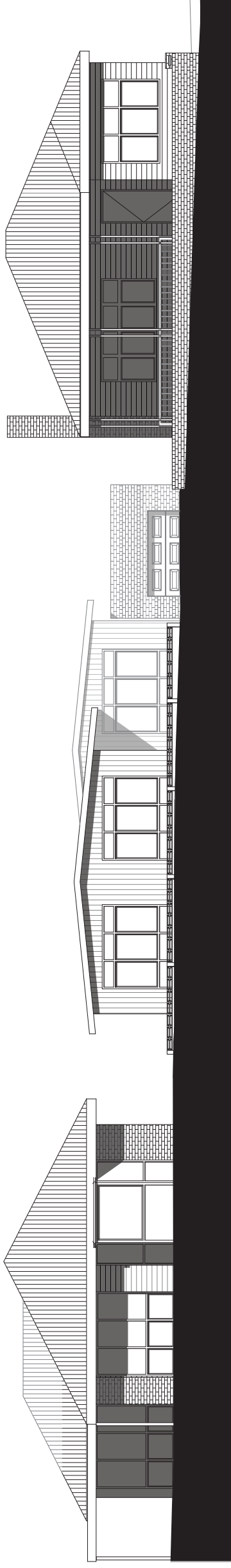
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16 DICKENS STREET

14 DICKENS STREET

12 DICKENS STREET

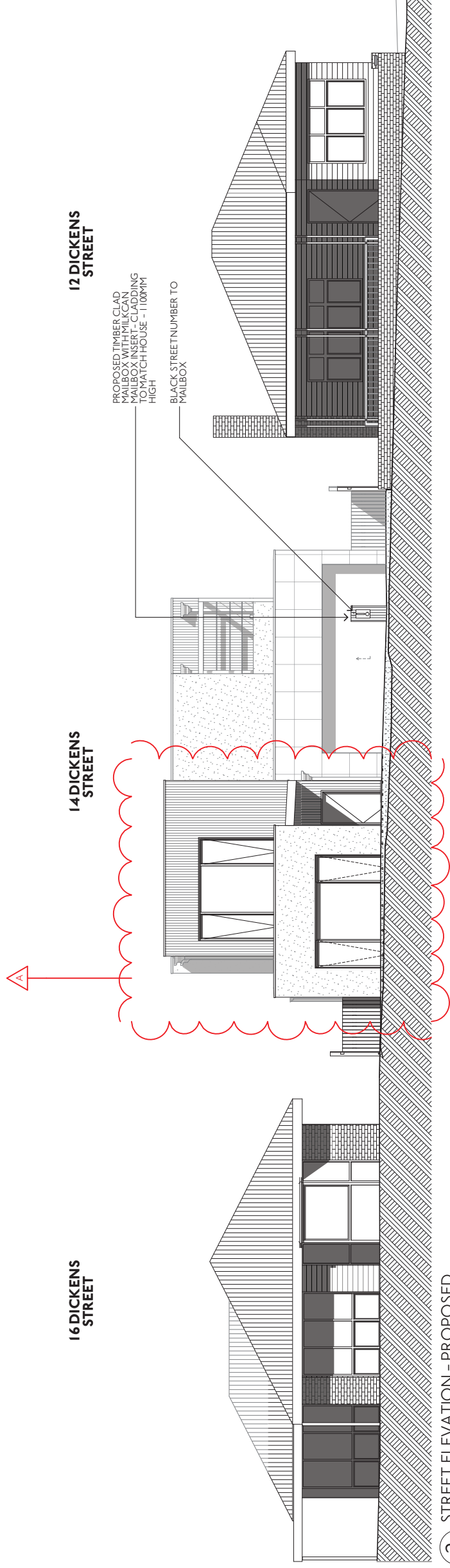


1 STREET ELEVATION - EXISTING  
1:100

16 DICKENS STREET

14 DICKENS STREET

12 DICKENS STREET



2 STREET ELEVATION - PROPOSED  
1:100

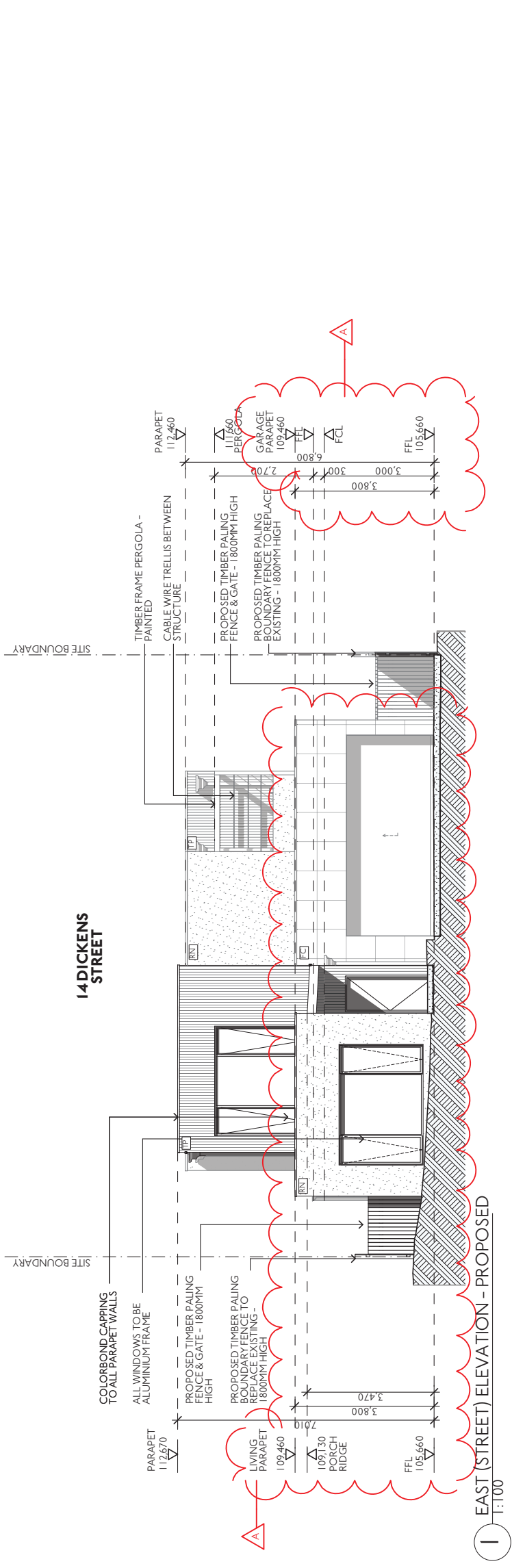


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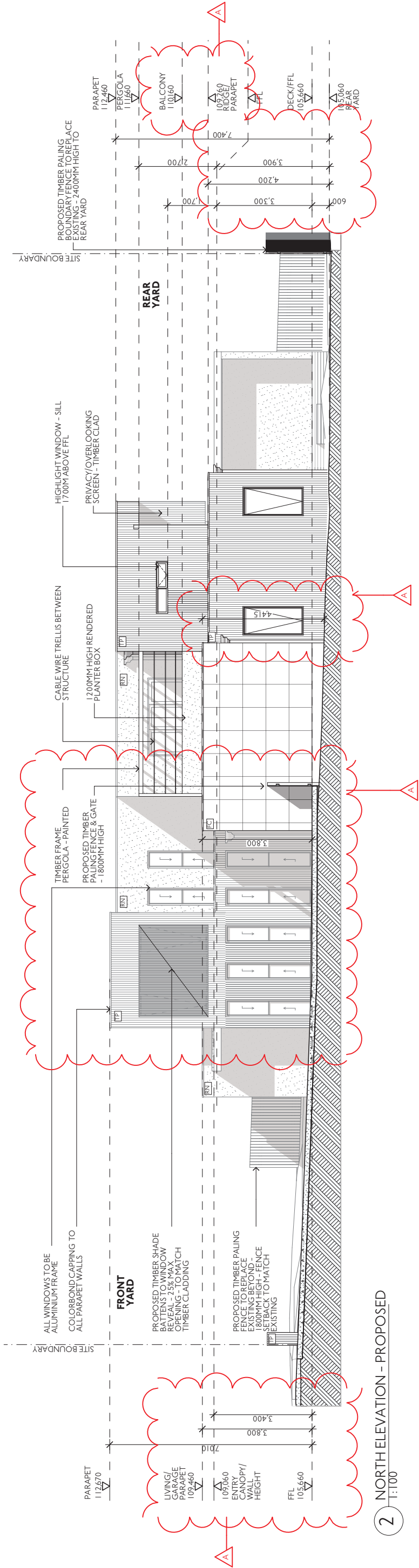
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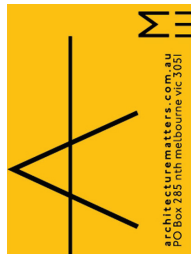
1 EAST (STREET) ELEVATION - PROPOSED  
1:100



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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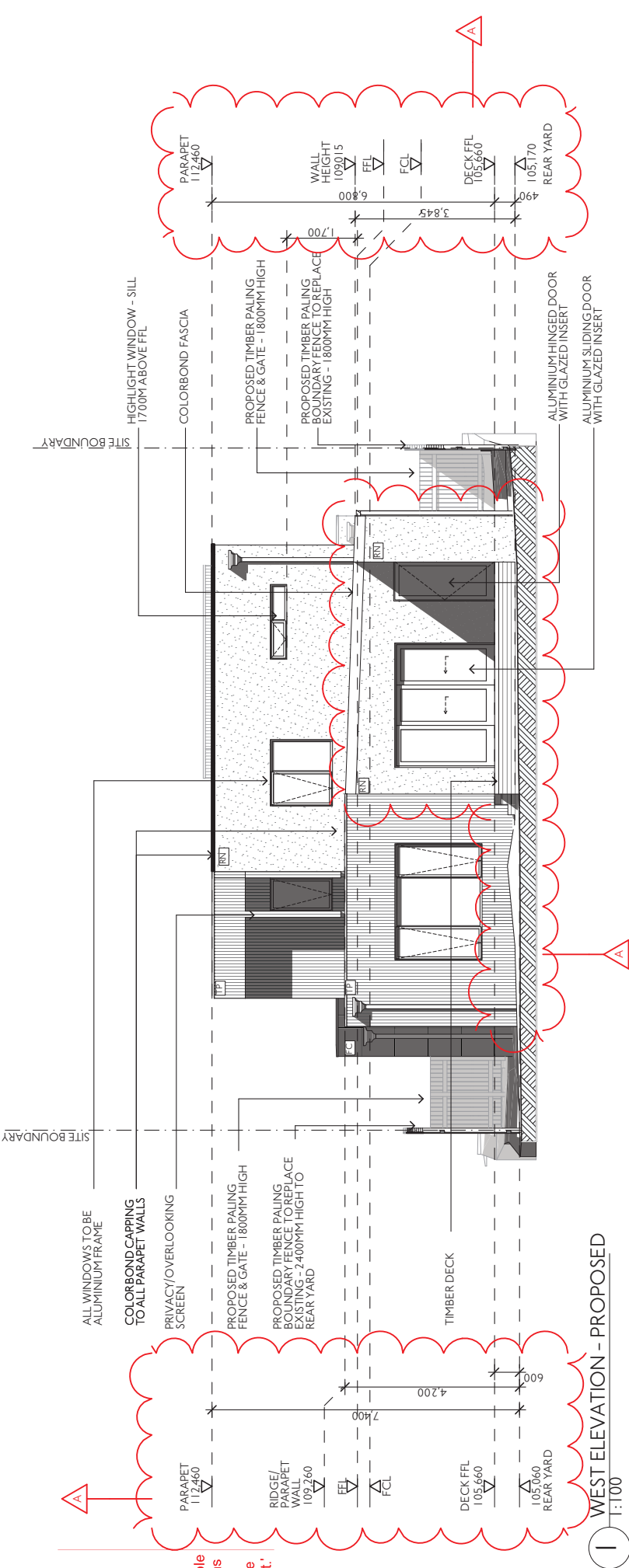
TP08 REV A

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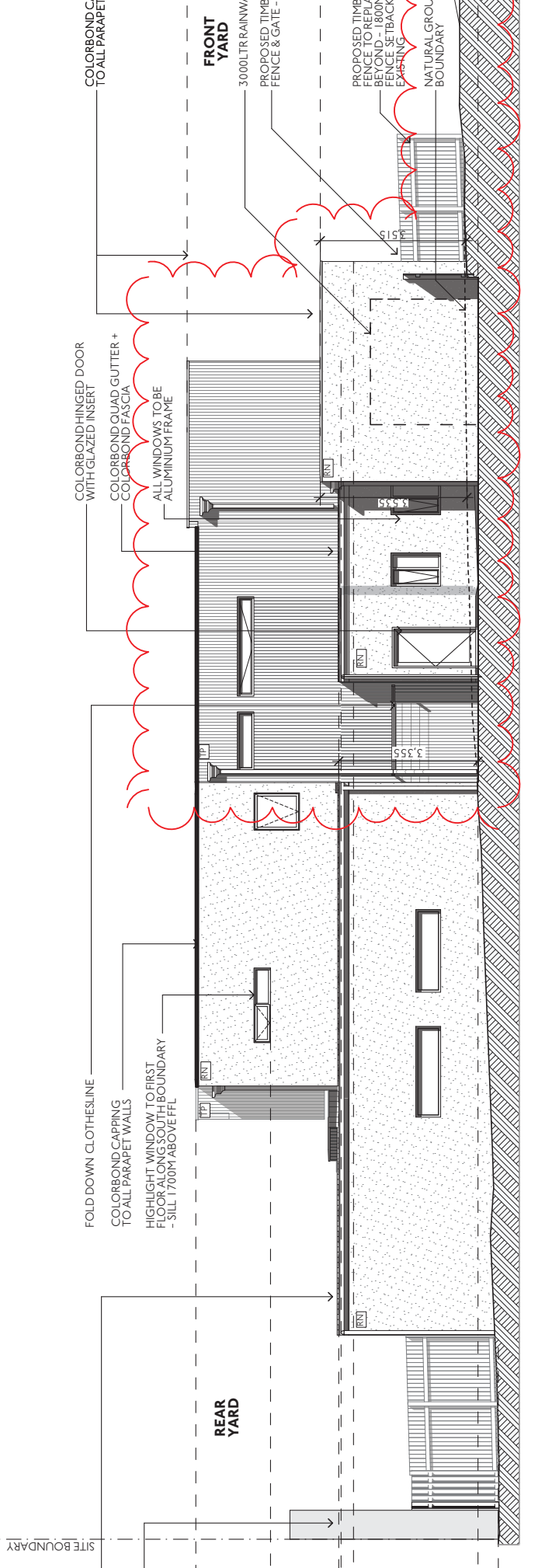
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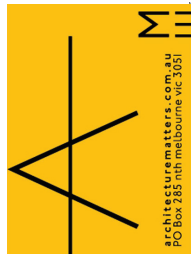
1 WEST ELEVATION - PROPOSED  
1:100



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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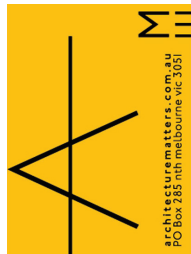
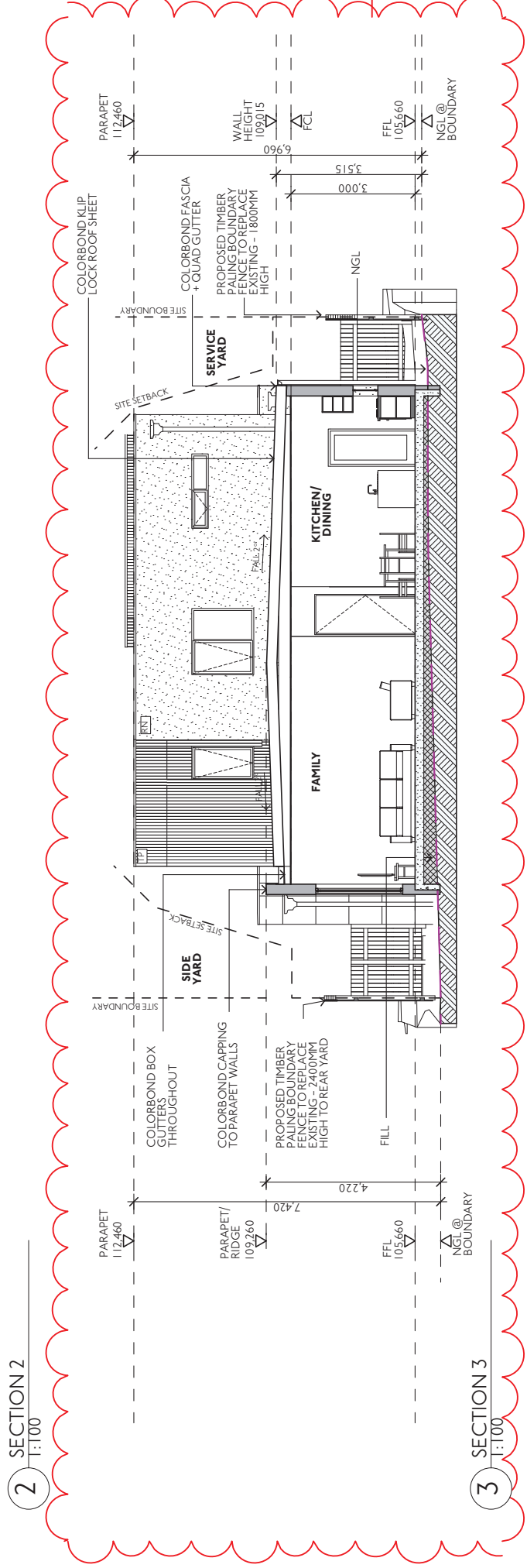
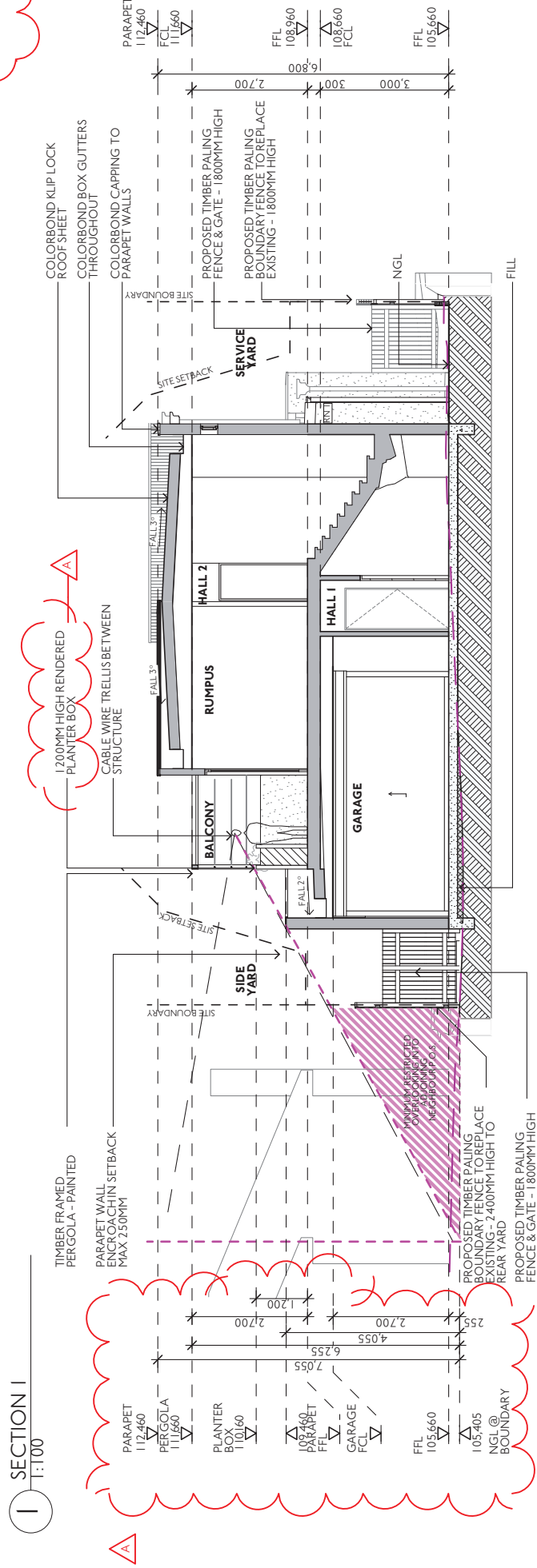
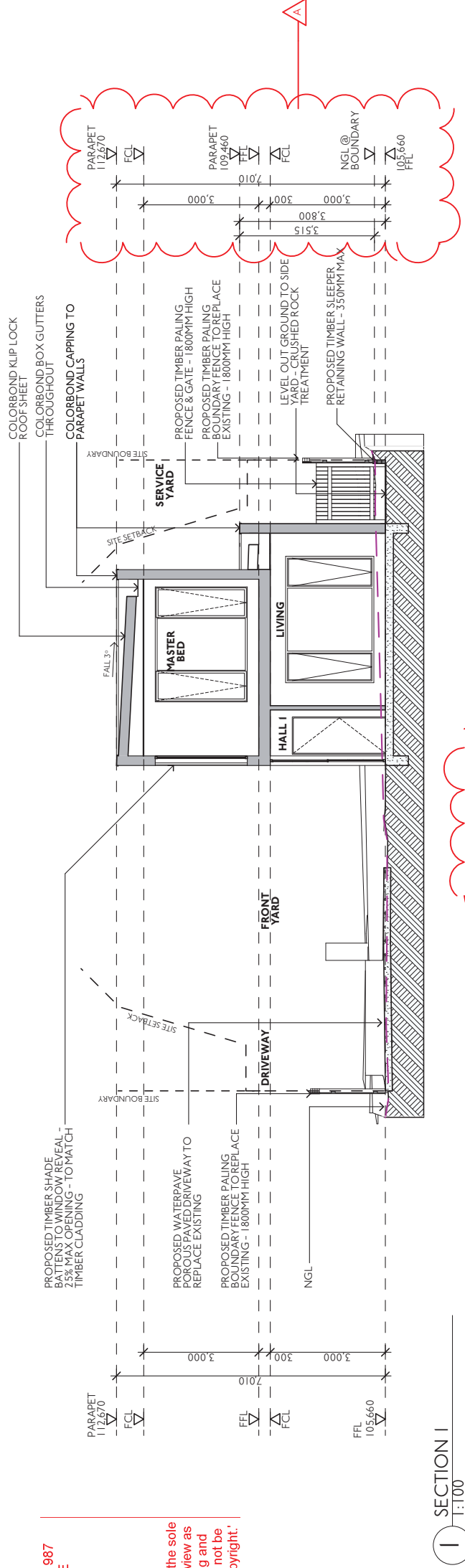
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TOWN PLANNING  
NOT FOR CONSTRUCTION

CLIENT DETAILS  
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PROJECT  
DU CHATEAU RESIDENCE  
14 DICKENS ST,  
BLACKBURN,  
VIC. 3180  
PROJECT NUMBER  
1813

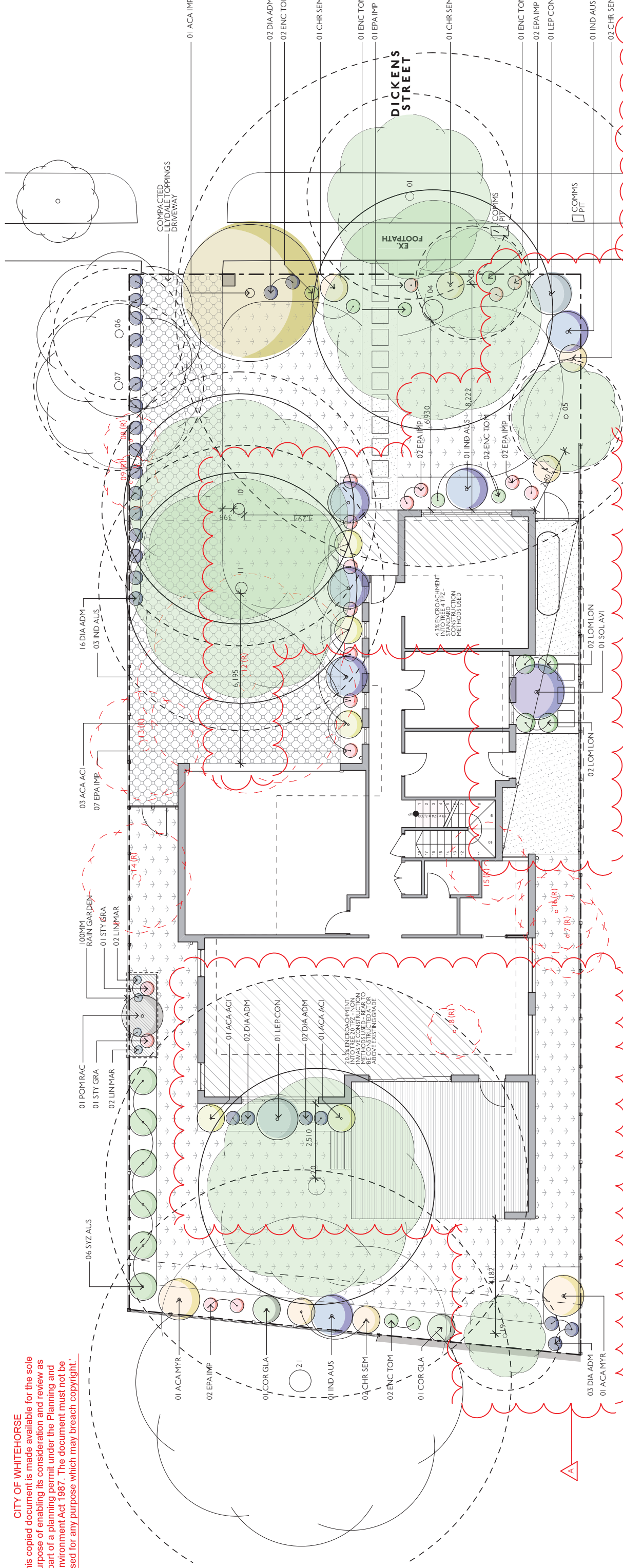
DRAWING  
SECTIONS - PROPOSED  
Scale: AS SHOWN @ A2  
Date: 26/10/2018

TP10 REV A

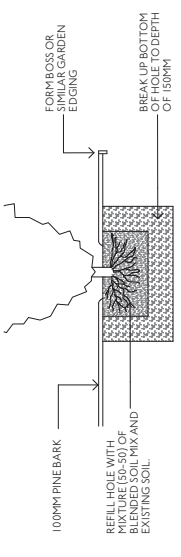


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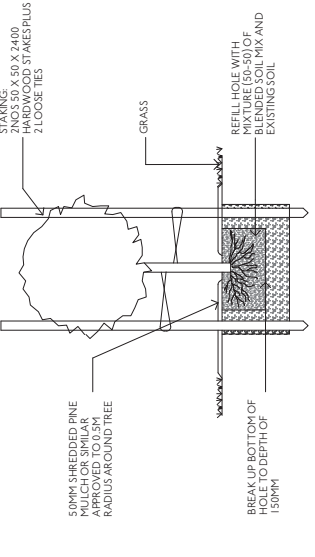
CITY OF WHITEHORSE  
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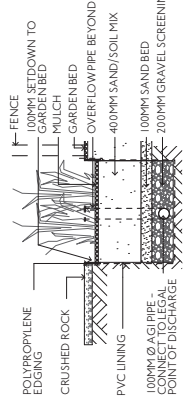
**SHRUB PLANTING IN GROUND FLOOR BEDS**



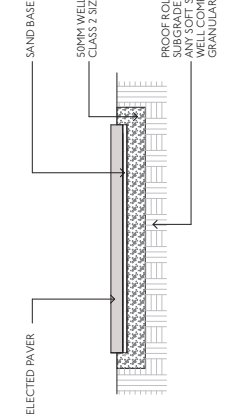
**TREE PLANTING**



**RAIN GARDEN DETAIL**



**PAVEMENT DETAIL**



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

**TPIIREVA**

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Rev Date Status Description  
A 24.09.18 TOWN PLANNING ISSUED TO COUNCIL - PLANNING PERMIT APPLICATION  
A 26.10.18 TOWN PLANNING ISSUED TO COUNCIL - PLANNING PERMIT APPLICATION

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