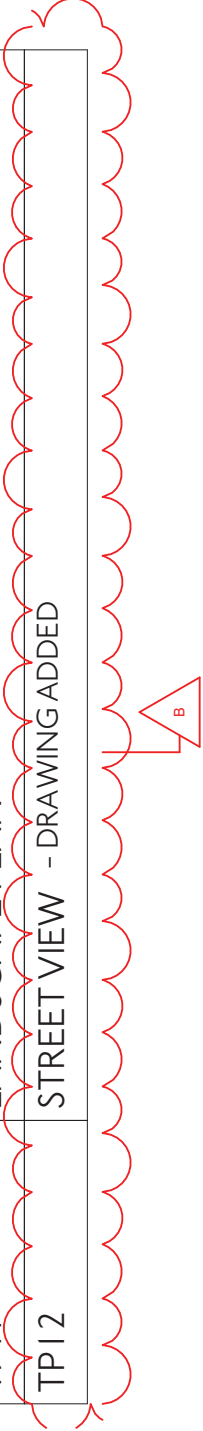
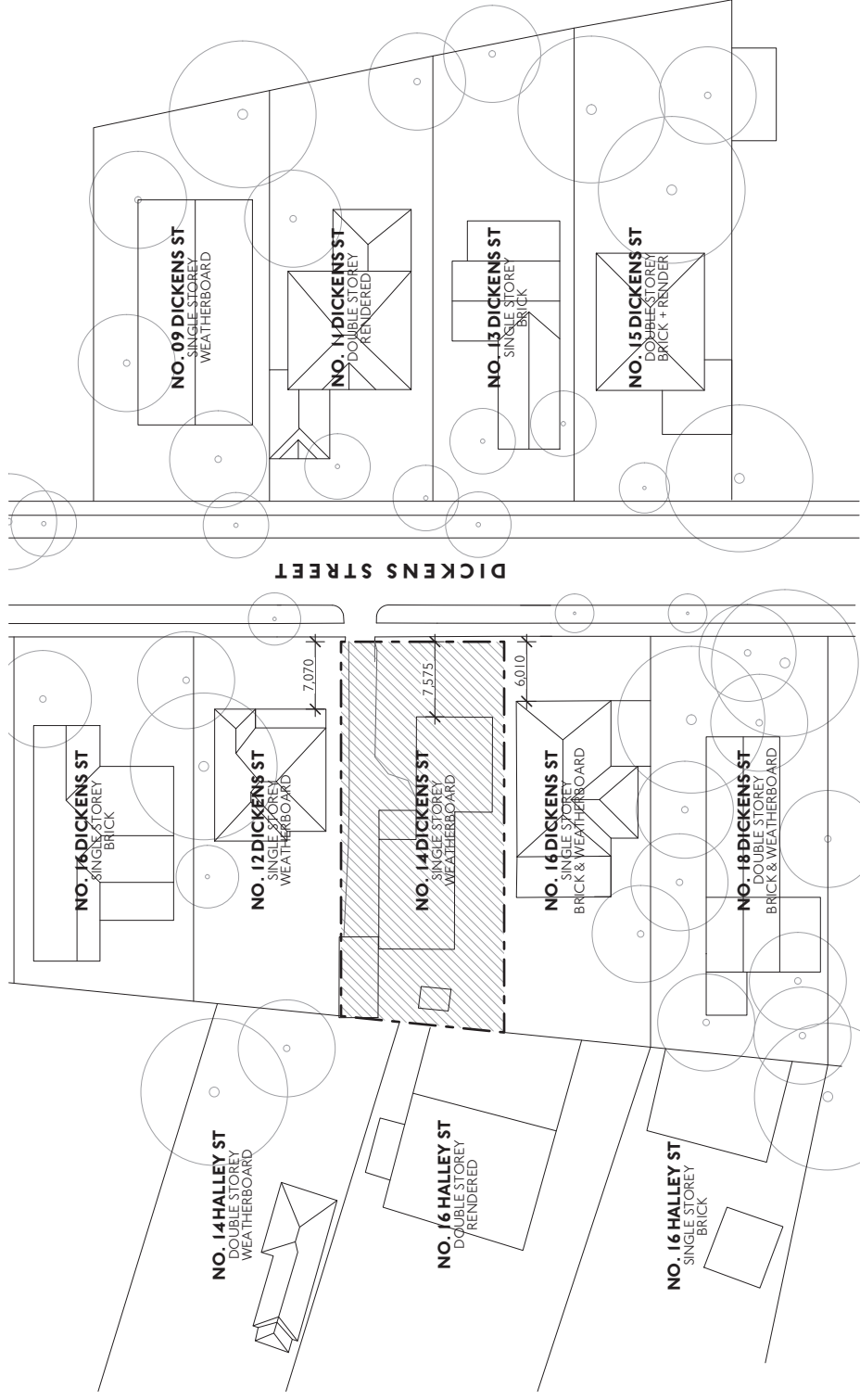


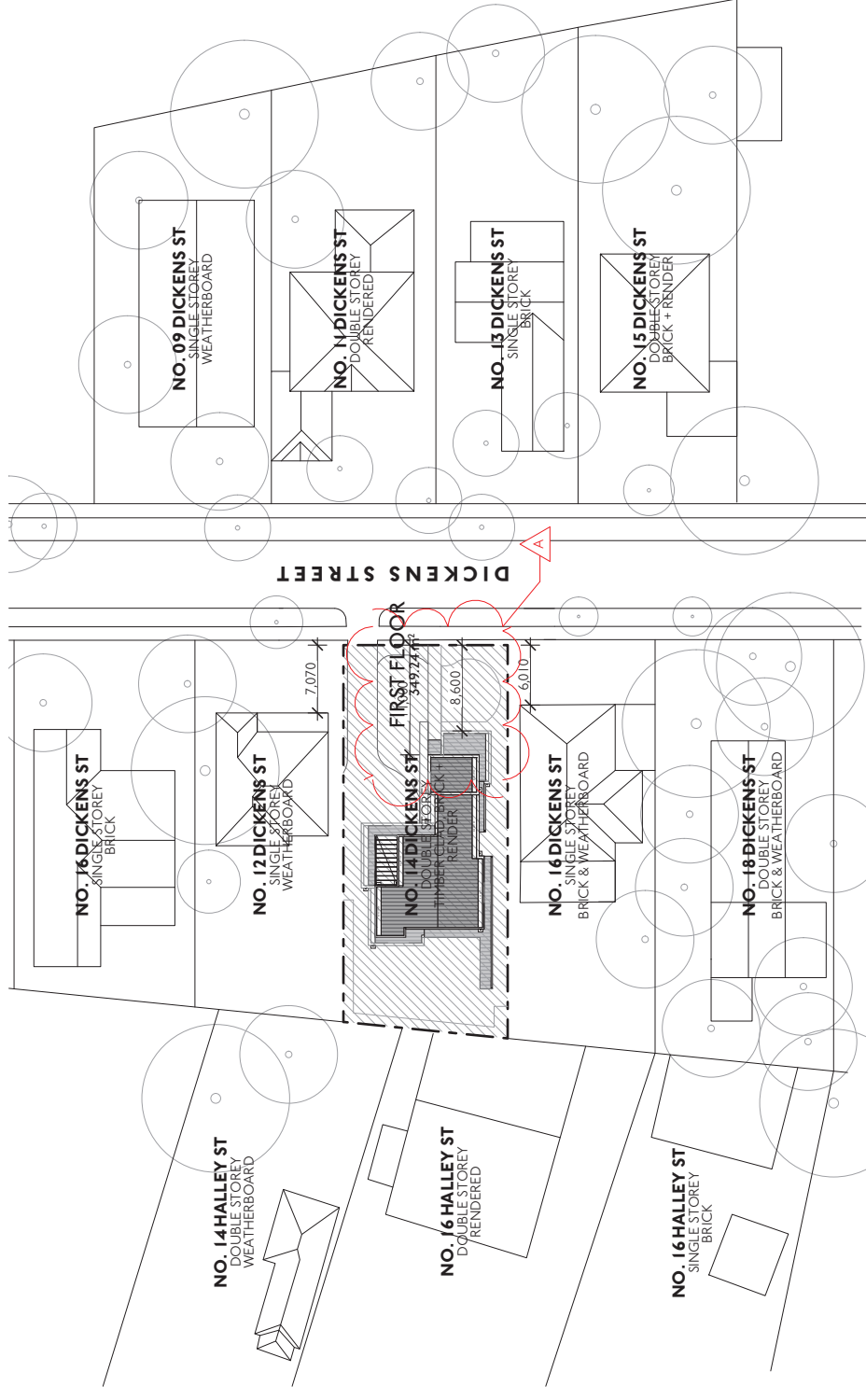
DICKENS STREET NEW CONSTRUCTION 14 DICKENS STREET, BLACKBURN

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
TP12	STREET VIEW - DRAWING ADDED

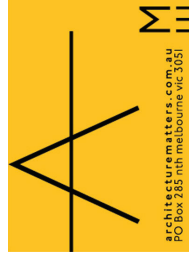




1 SITE PLAN - EXISTING
1:500



2 SITE PLAN - PROPOSED
1:500



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-	24.09.18	TOWN PLANNING	ISSUED TO COUNCIL - PLANNING PERMIT APPLICATION
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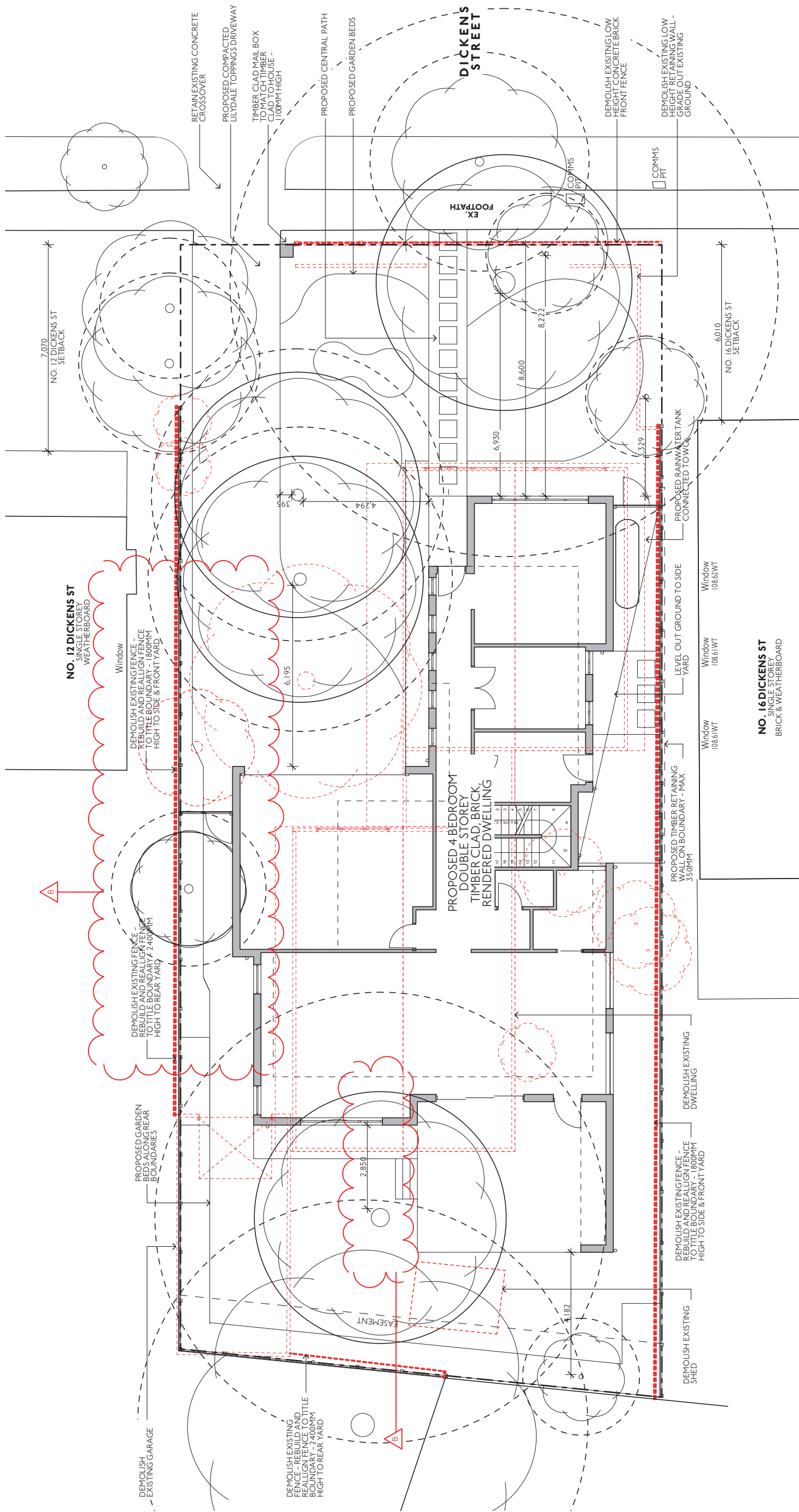
CLIENT DETAILS
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PROJECT
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 14 DICKENS ST,
 BLACKBURN,
 VIC, 3150
 PROJECT NUMBER
1813

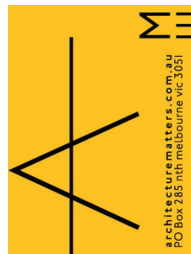
DRAWING
 SITE PLAN
 Scale: AS SHOWN @ A2
 Date: 9/04/2019

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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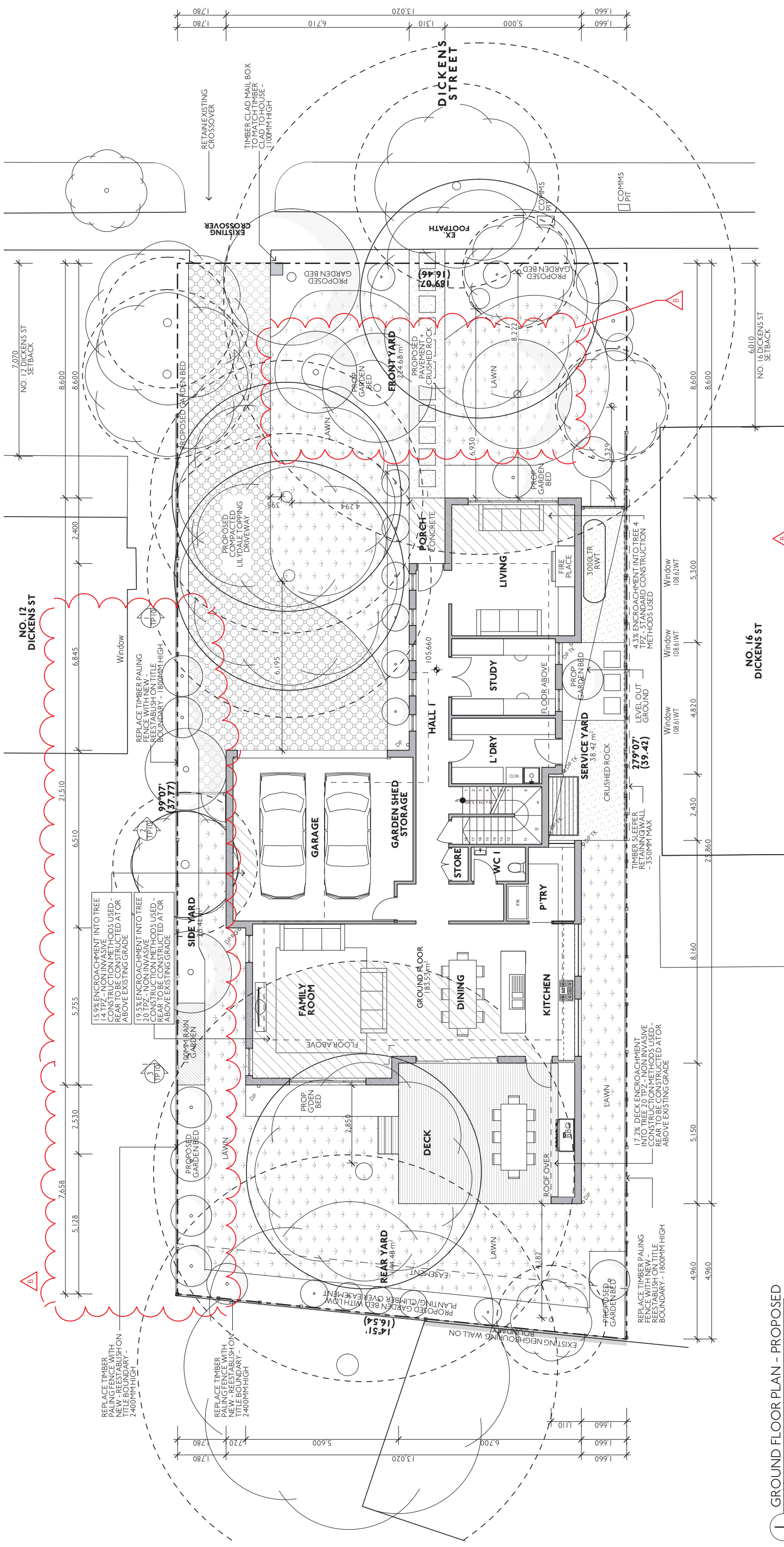
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DRAWING
DESIGN RESPONSE
Scale: AS SHOWN @ AZ
Date: 9/04/2019

TP02 REV B



1 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 (LILLYDALE TOPPINGS)
	PROPOSED COMPACTED LILLYDALE 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

SITE COVERAGE

EXISTING SITE COVERAGE	635.25M ²
PROPOSED SITE COVERAGE (INC. OVERHANGS)	2,193.00M ²
GROUND FLOOR COVER (INTERNAL FOOTPRINT EXC. DECK)	206.60M ²
FIRST FLOOR COVER (INTERNAL FOOTPRINT EXC. BALCONY)	185.15M ²
HARD SURFACES (FRONT PATH PAVEMENT, LILLYDALE TOPPINGS)	118.0M ²
SOUTH SIDE YARD (LILLYDALE TOPPINGS)	75.88M ²
DECK AREA OF DECK NOT INC. IN SITE COVERAGE	17.9M ²
TOTAL	29.8M ²

SCHEDULE OF AREA

HOUSE TOTAL AREA	301.15M ²
PARKING	33M ²
STORAGE	12.0M ²
FRONT YARD	224.68M ²
SECLUDED POS SIDE YARD	23.41M ²
REAR YARD	28.47M ²
TOTAL	144.48M ²

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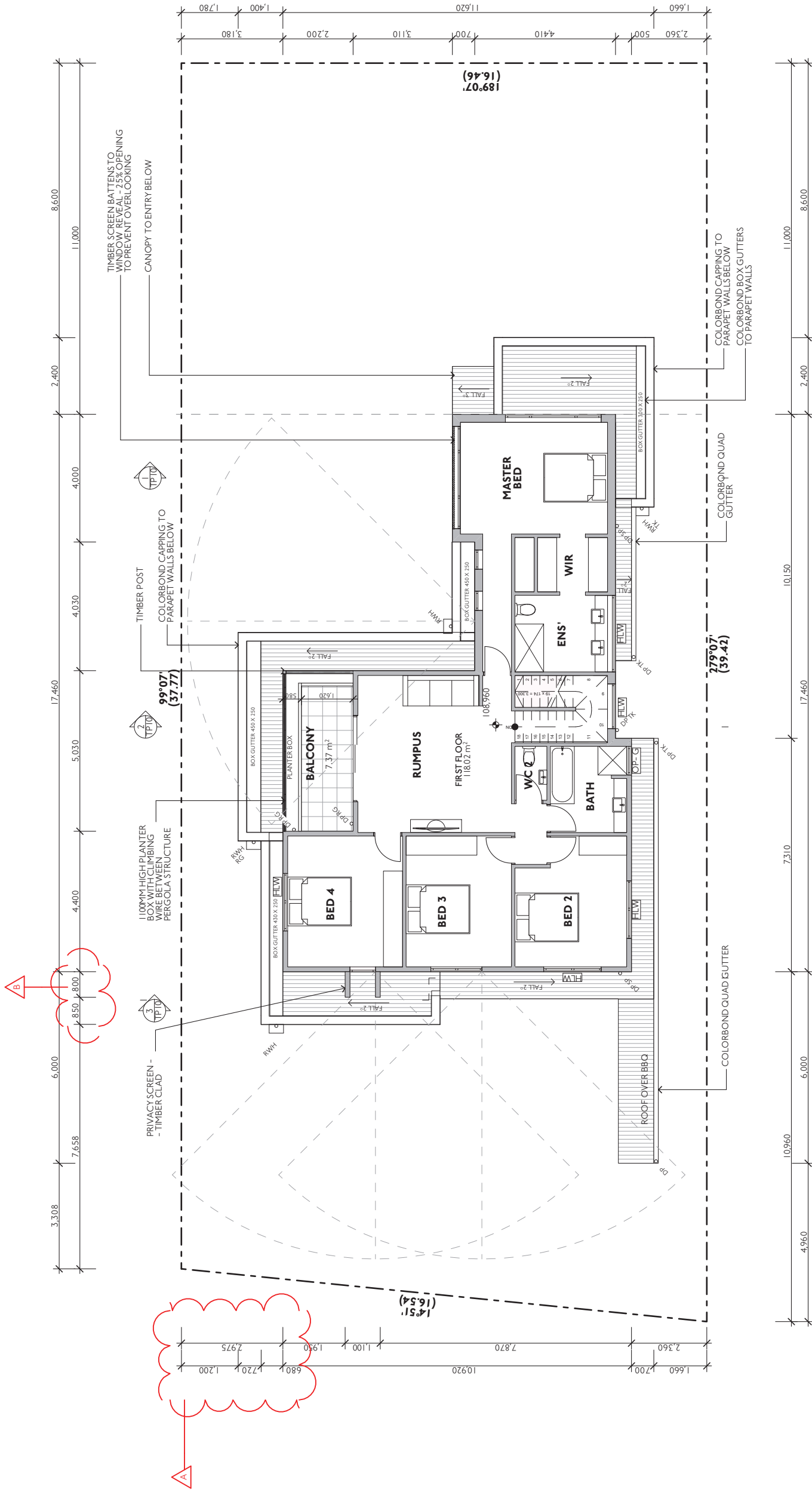
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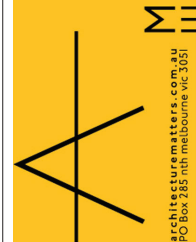
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1813

DRAWING
 GROUND FLOOR PLAN -
 PROPOSED
 Scale: ASSHOWN @ A2
 Date: 9/04/2019
TP03 REV B



1 FIRST FLOOR PLAN - PROPOSED
1:100

LEGEND	Description
	SITE TITLE BOUNDARY
	HIGHLIGHT WINDOW - SILL 1700MM ABOVE FFL
	OPAQUE GLAZED WINDOWS
	KILP LOCK COLORBOND ROOF SHEETING
	PAVED BALCONY - 1:100 FALL
	RAINWATER HEAD CONNECTED TO EXISTING STORMWATER SYSTEM VIA DOWNPIPE BELOW
	RAINWATER HEAD CONNECTED TO RAINWATER TANK VIA DOWNPIPE BELOW
	RAINWATER HEAD CONNECTED TO RAIN GARDEN VIA DOWNPIPE BELOW
	DOWNPIPE WITH SPREADER TO ROOF BELOW
	DOWNPIPE CONNECTED TO RAINWATER TANK VIA CHARGED SYSTEM
	DOWNPIPE CONNECTED TO RAIN GARDEN



Rev Date Status Description
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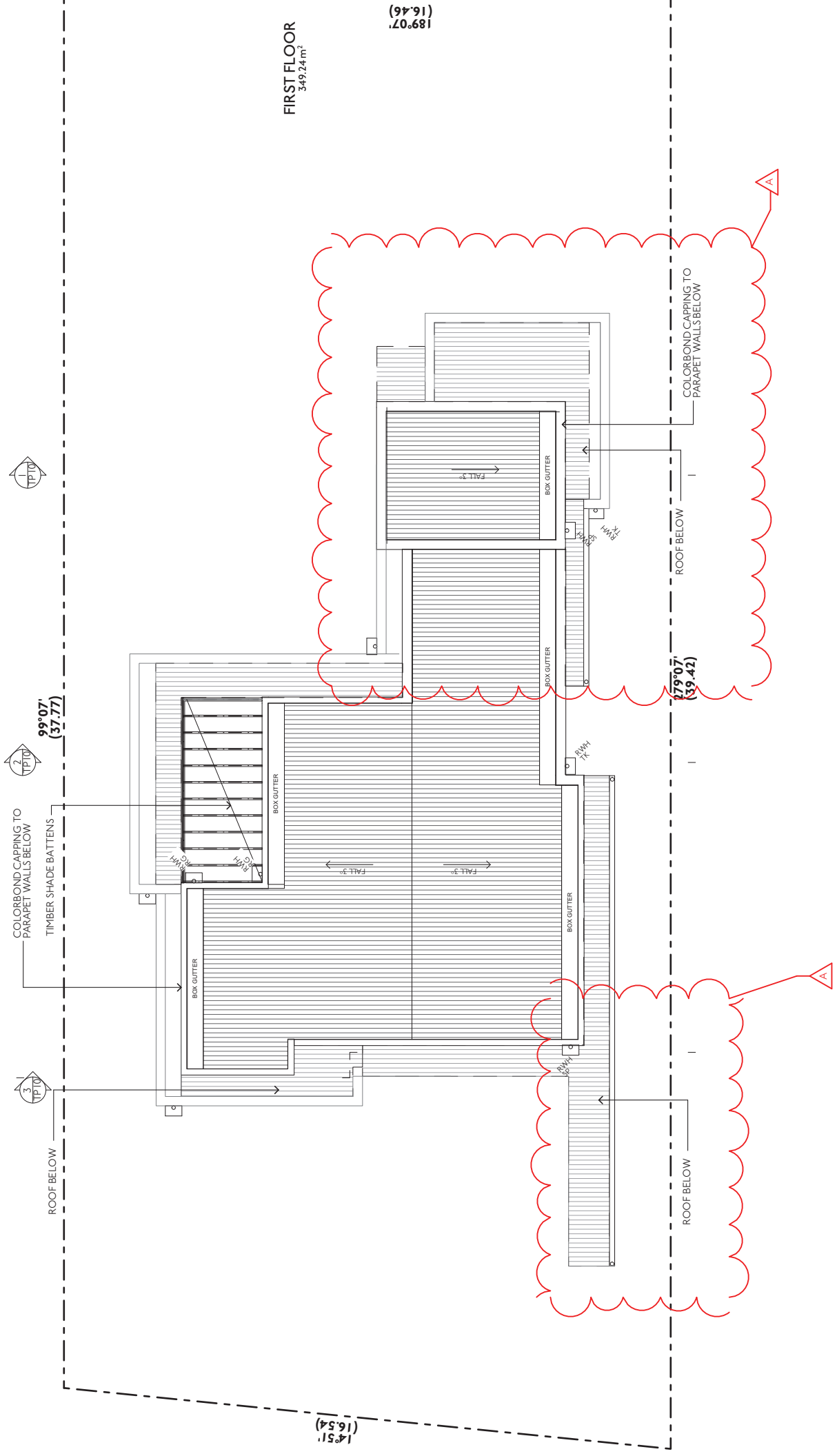
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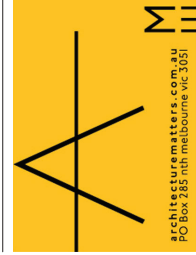
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 PROJECT NUMBER
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DRAWING
 FIRST FLOOR PLAN -
 PROPOSED
 Scale: ASSHOWN @ A2
 Date: 9/04/2019
TP04 REV B



1 ROOF PLAN - PROPOSED
1:100

LEGEND	
	SITE TITLE BOUNDARY
	KILP LOCK COLORBOND ROOF SHEETING
	RAINWATER HEAD WITH SPREADER TO ROOF BELOW
	RAINWATER HEAD CONNECTED TO RAINWATER TANK VIA DOWNPIPE BELOW
	RAINWATER HEAD CONNECTED TO RAIN GARDEN VIA DOWNPIPE BELOW



Rev	Date	Status
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A	09.04.19	TOWNPLANNING

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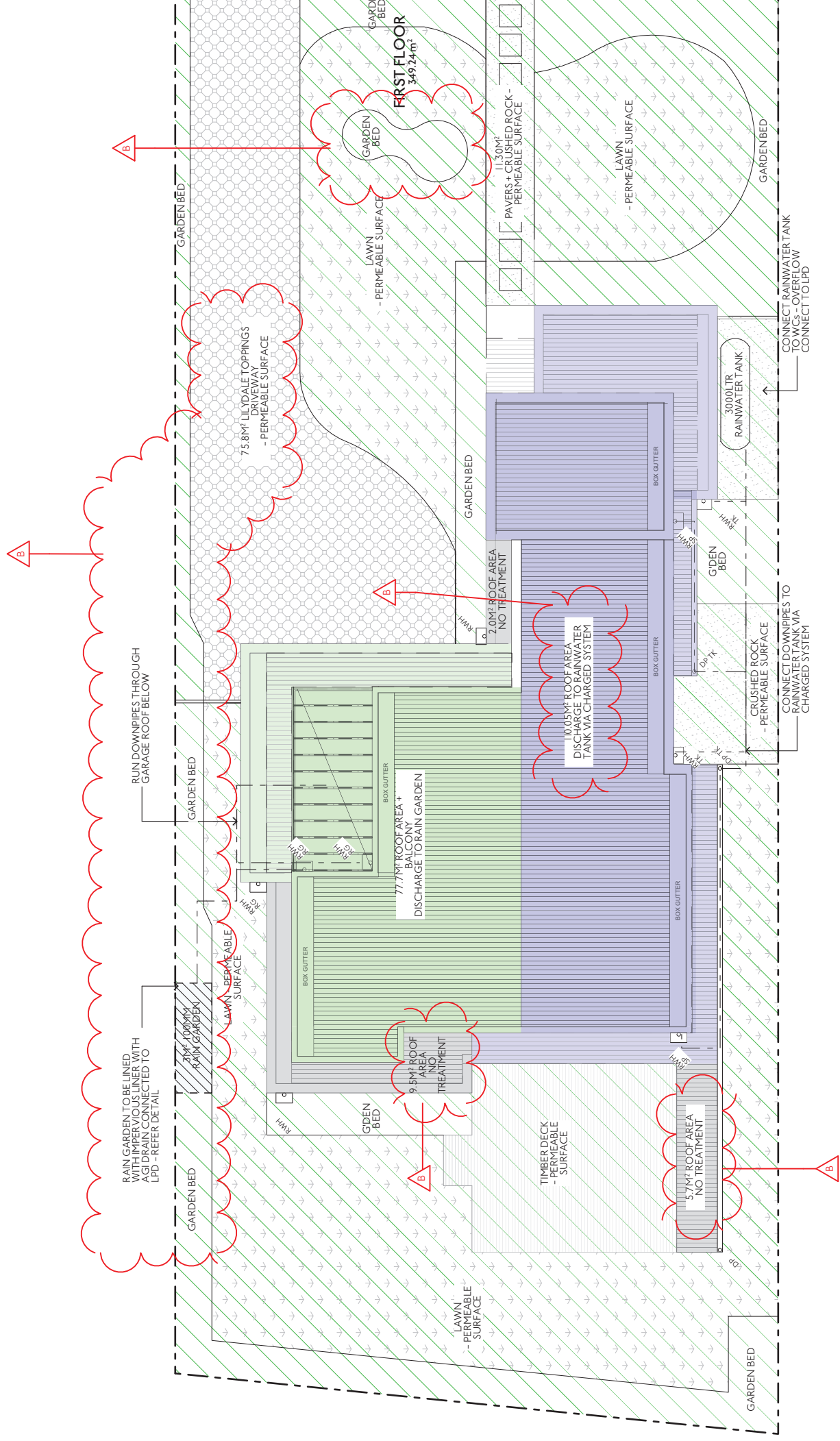


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PROJECT NUMBER
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DRAWING
ROOF PLAN - PROPOSED
Scale: AS SHOWN @ A2
Date: 9/04/2019

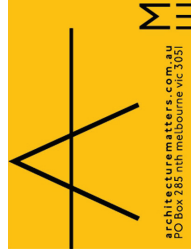
TP05 REV A

1 WSUD + GARDEN AREA RESPONSE
1:100



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Symbol	Description
	SITE TITLE BOUNDARY
	GARDEN AREA - 54.98% (REFER TP03)
	ROOF AREA - DISCHARGE TO RAINWATER TANK
	ROOF AREA - DISCHARGE TO RAIN GARDEN
	ROOF AREA - DISCHARGE TO EXISTING STORMWATER SYSTEM
	3000LTR RAINWATER TANK - CONNECT TO WCS
	PATH OF STORMWATER
	RAINWATER HEAD CONNECTED TO EXISTING STORMWATER SYSTEM
	RAINWATER HEAD CONNECTED TO RAINWATER TANK VIA DOWNPIPE BELOW
	RAINWATER HEAD CONNECTED TO RAIN GARDEN VIA DOWNPIPE BELOW
	RAINWATER HEAD WITH SPREADER TO ROOF BELOW
	DOWNPIPE CONNECTED TO EXISTING STORMWATER SYSTEM
	DOWNPIPE CONNECTED TO RAINWATER TANK VIA CHARGED SYSTEM
	PROPOSED COMPACTED DRIVEWAY TOPPING (LYSDALE)



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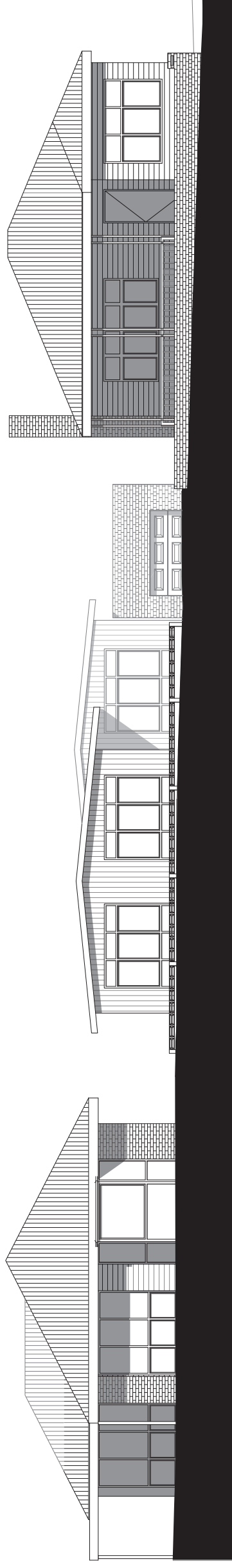
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DRAWING
 WSUD + GARDEN AREA
 RESPONSE
 Scale: ASSHOWN @ A2
 Date: 9/04/2019
TP06 REV B

16 DICKENS STREET

14 DICKENS STREET

12 DICKENS STREET

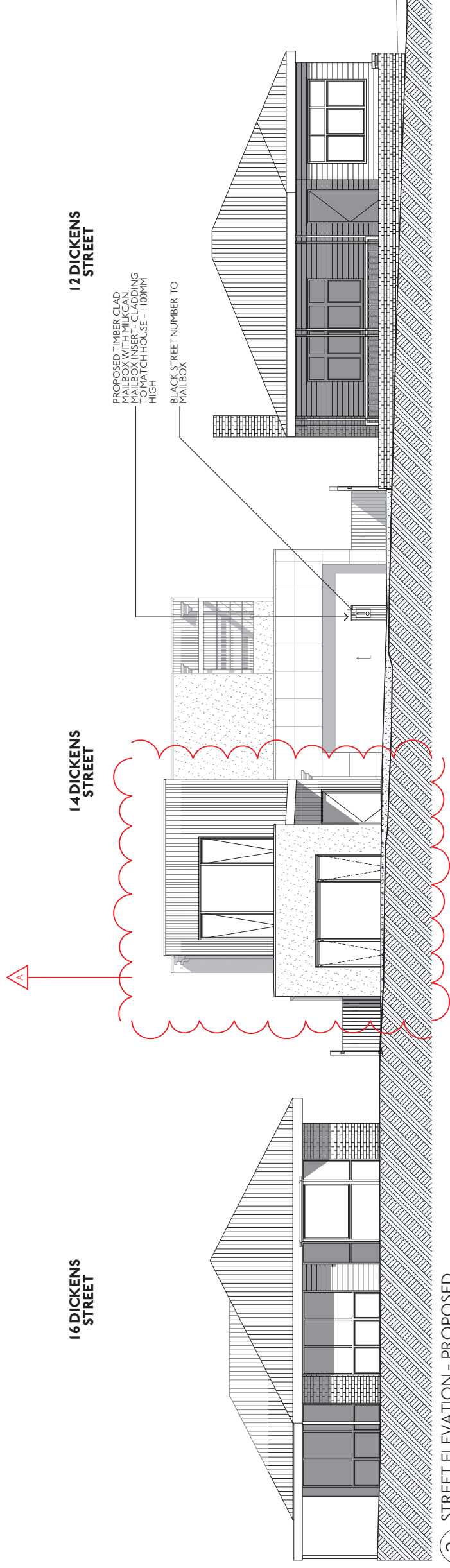


1 STREET ELEVATION - EXISTING
1:100

16 DICKENS STREET

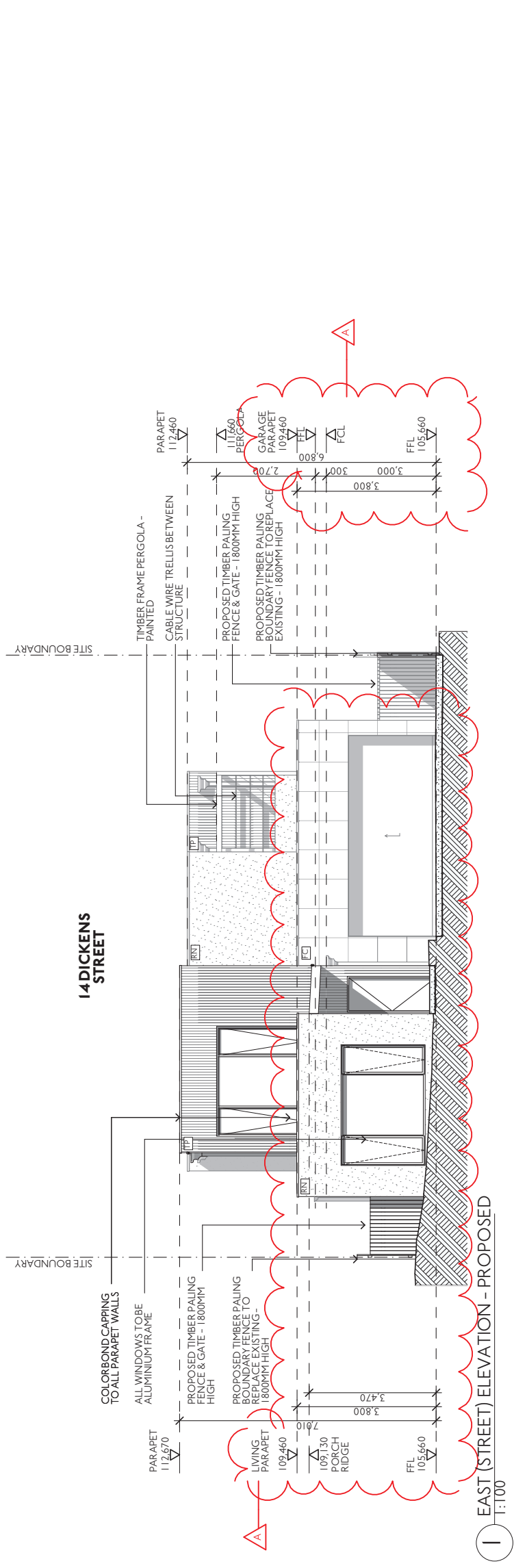
14 DICKENS STREET

12 DICKENS STREET

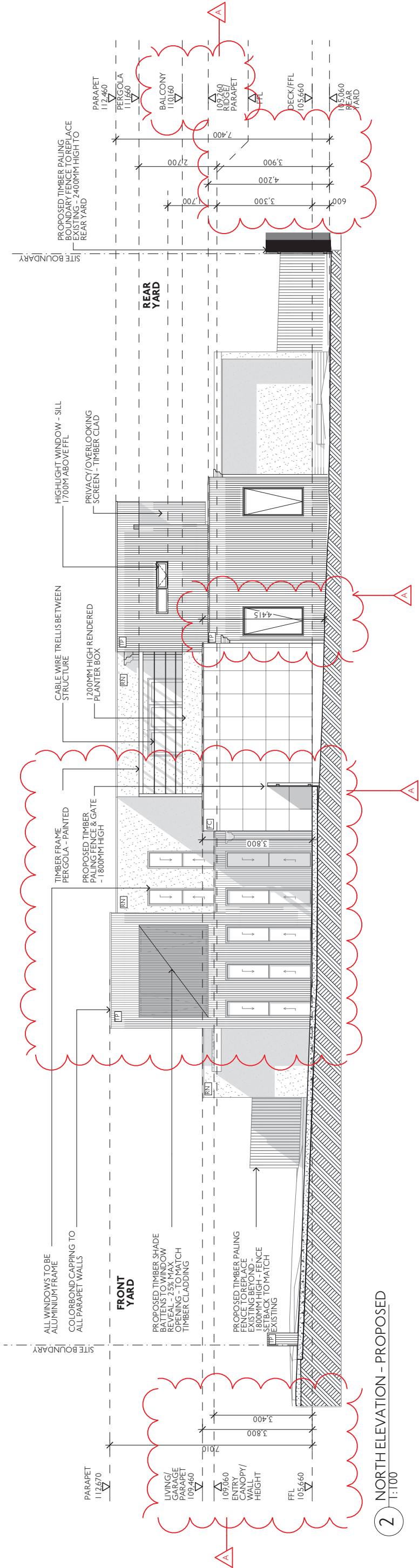


2 STREET ELEVATION - PROPOSED
1:100





1 EAST (STREET) ELEVATION - PROPOSED
1:100



2 NORTH ELEVATION - PROPOSED
1:100

LEGEND

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



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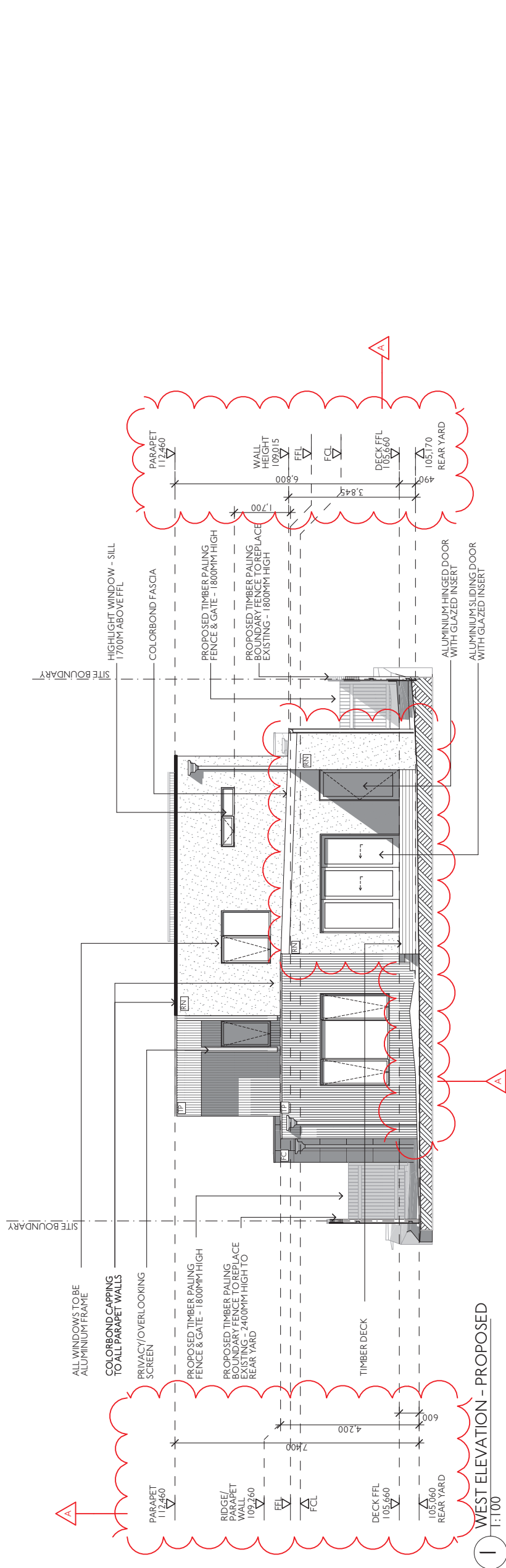
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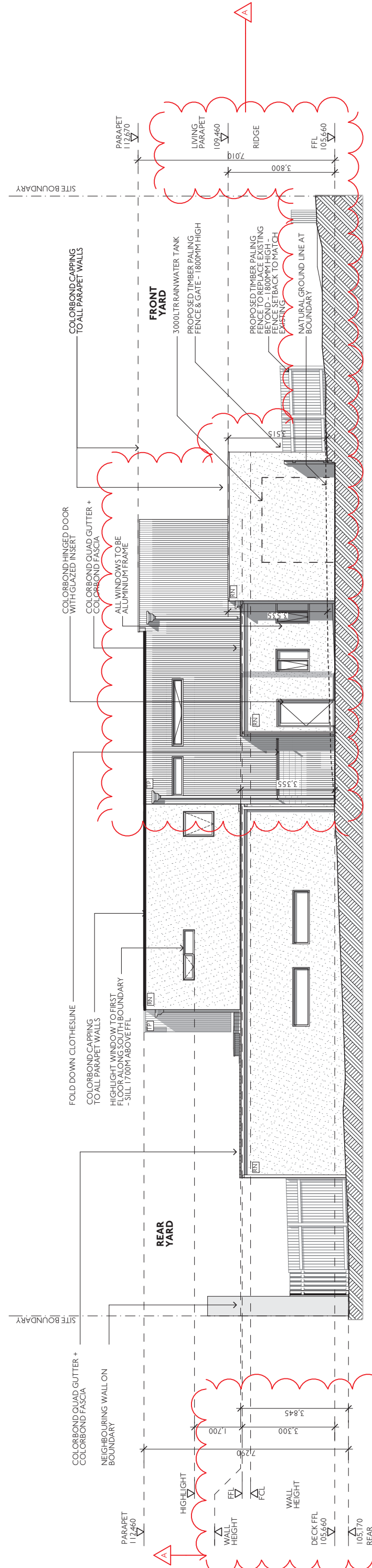
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DRAWING
ELEVATIONS - PROPOSED
Scale: AS SHOWN @ A2
Date: 9/04/2019

TP08 REV A



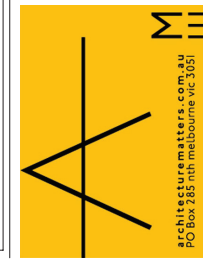
1 WEST ELEVATION - PROPOSED
1:100



2 SOUTH ELEVATION - PROPOSED
1:100

LEGEND

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



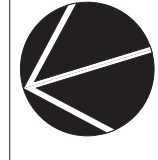
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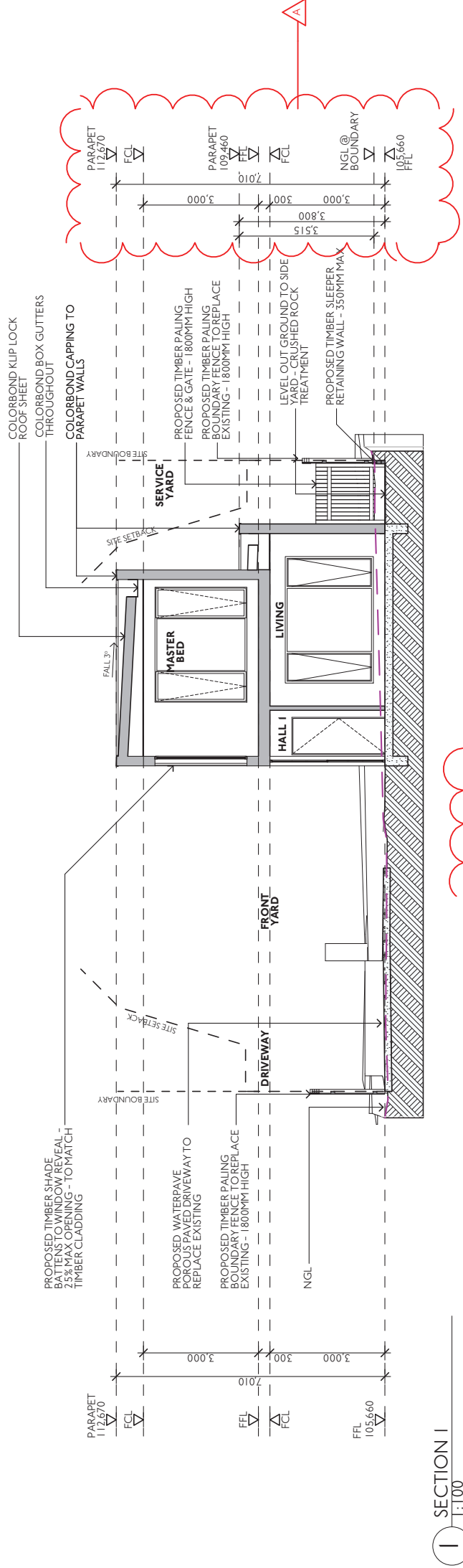
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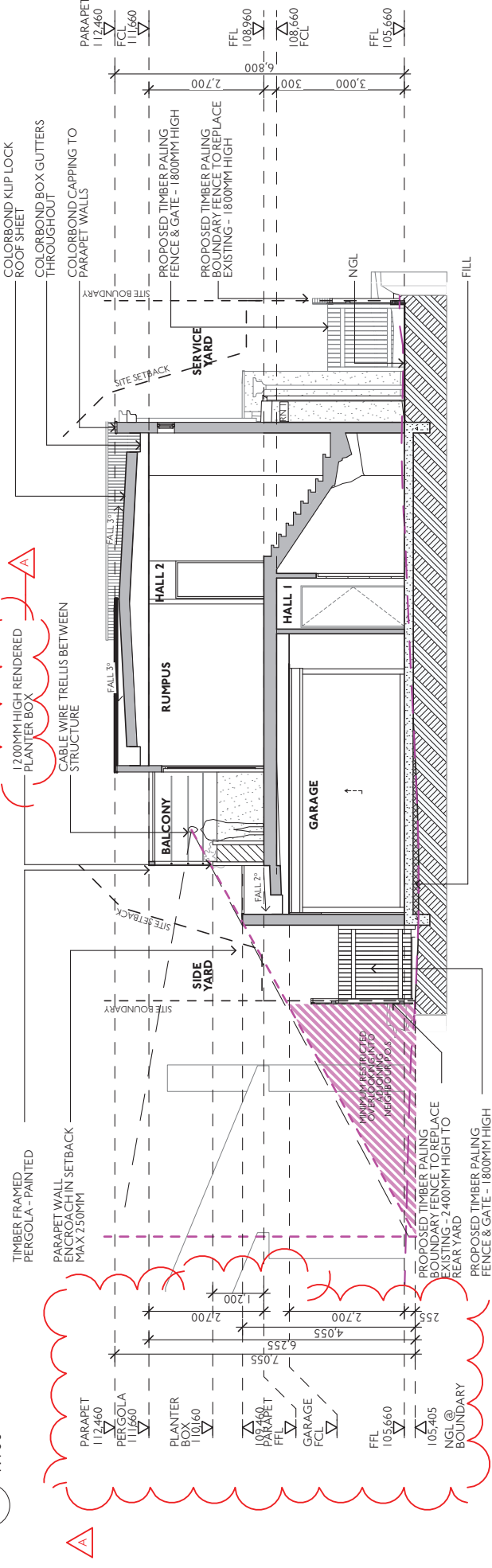


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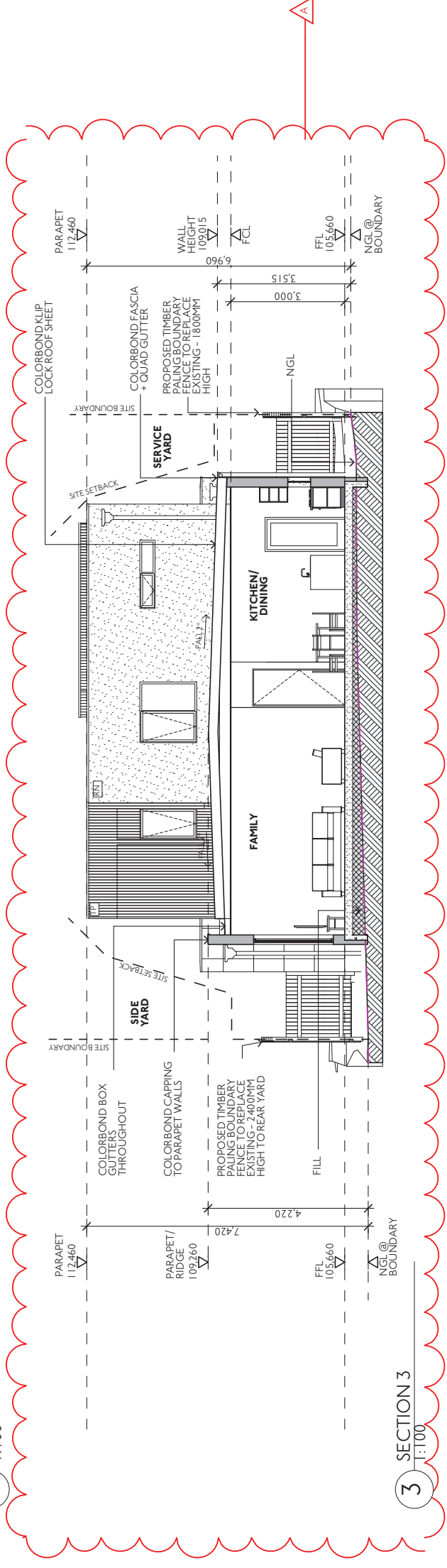
DRAWING
 ELEVATIONS - PROPOSED
 Scale: AS SHOWN @ A2
 Date: 9/04/2019
TP09 REV A



1 SECTION 1
1:100

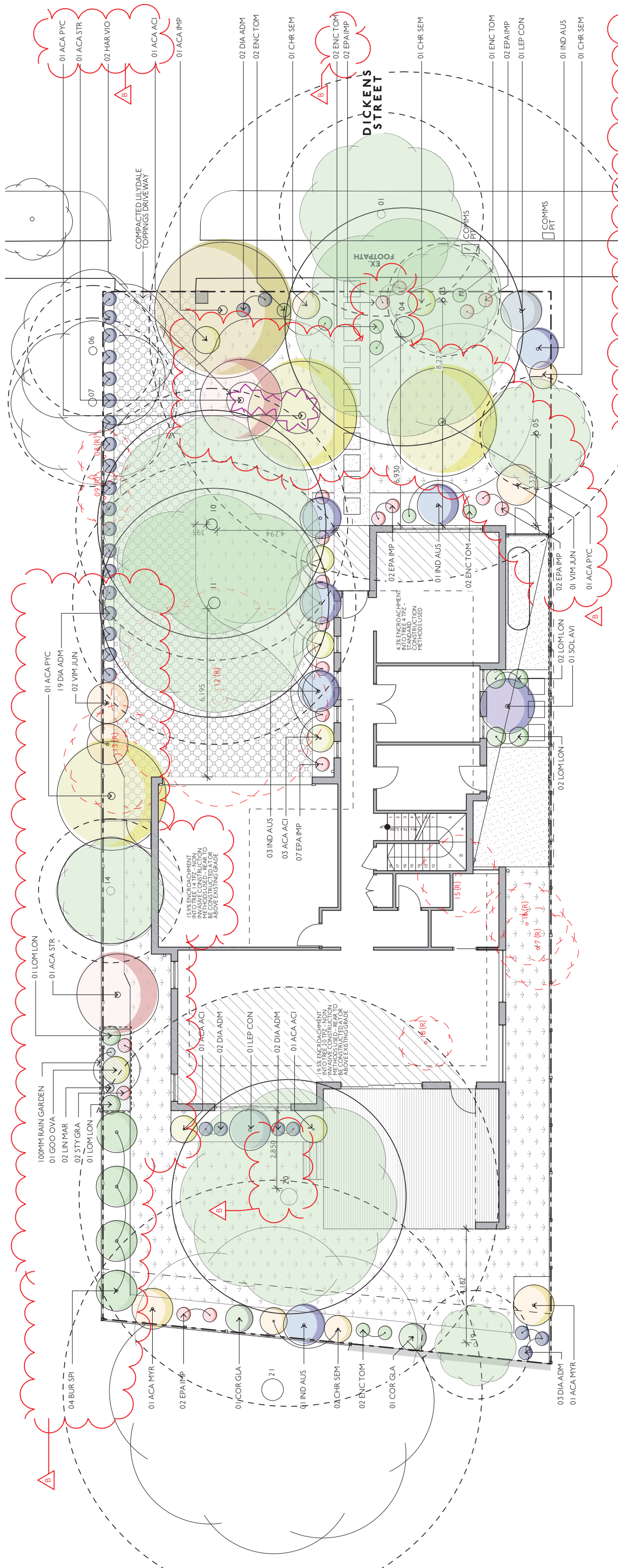


2 SECTION 2
1:100



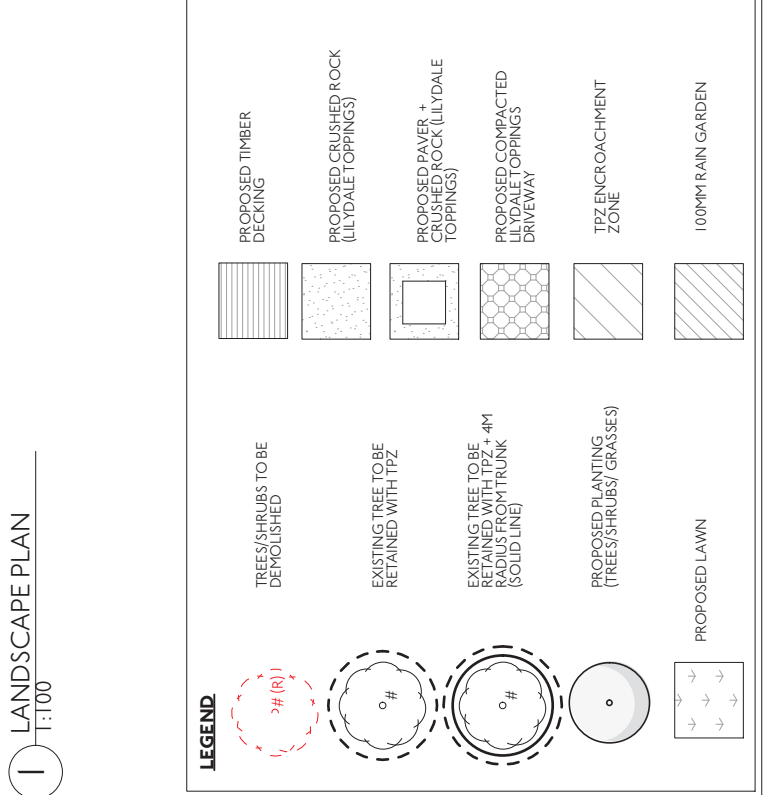
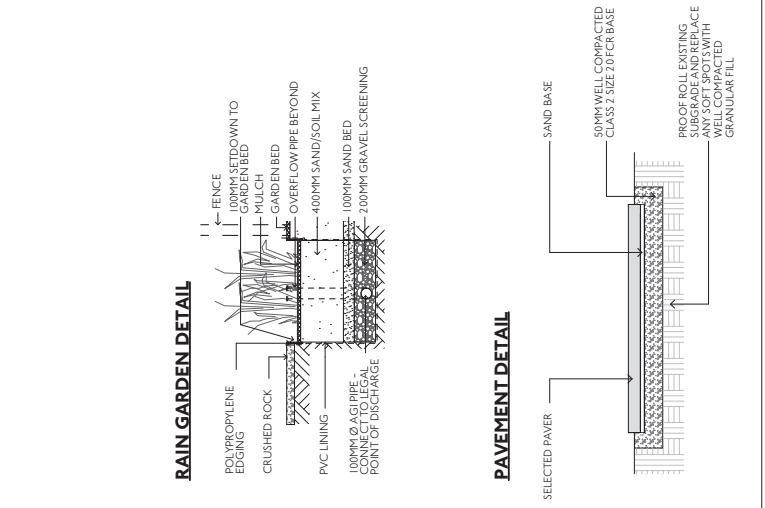
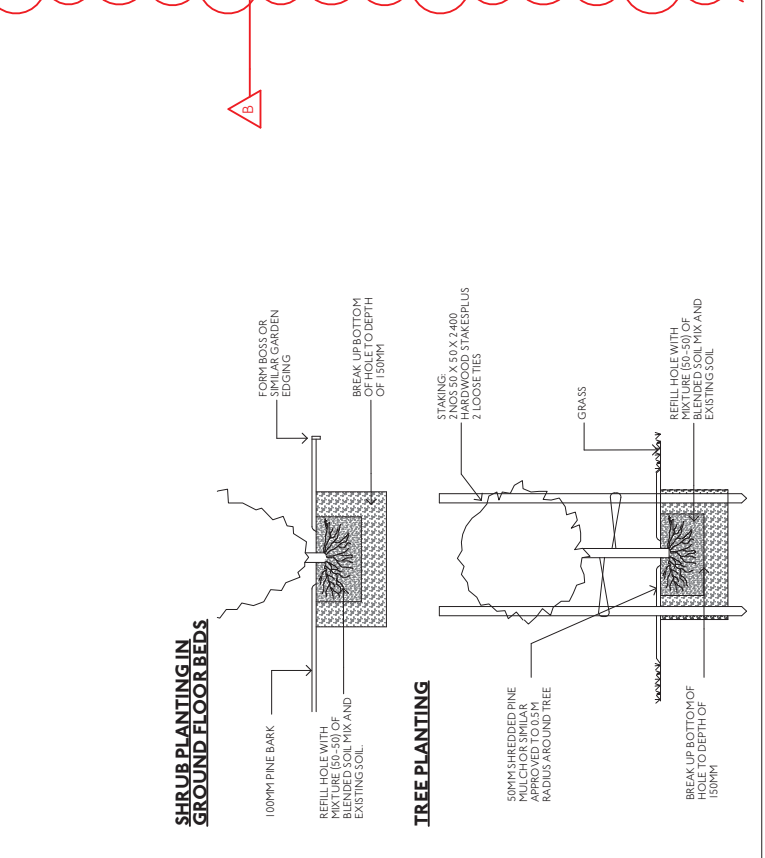
3 SECTION 3
1:100





PLANT SCHEDULE
NOTE: ALL GARDEN BEDS TO BE MULCHED

CODE	PLANT NAME	COMMON NAME	HxW (m)	POT SIZE (mm)	NO.
EXISTING TREES/SHRUBS - REFER TO ARBORIST'S REPORT					
TREES					
ACA IMP	ACACIA IMPLEXA	LIGHTWOOD	5.0-15.0 X 4.0-7.0	MATURE	1
ACA PYC	ACACIA PYCNANTHA	GOLDEN WATTLE	3.0-10.0 X 2.0-5.0	MATURE	3
LARGE SHRUBS					
ACA STR	ACACIA STRICTOPHYLLA	CINNAMON WATTLE	2.0-4.0 X 2.0-4.0	300	2
BUR SPI	BURSARIA SPINOSA	SWEET BURSARIA	2.0-6.0 X 2.0-3.0	300	4
VIM JUN	VIMINARIA JUNCEA	NATIVE BROOM	1.5-5.0 X 1.0-2.0	200	3
MEDIUM - SMALL SHRUBS					
ACA ACI	ACACIA ACINACEA	GOLD DUST WATTLE	0.5-1.5 X 1	200	6
ACA MYR	ACACIA MYRTIFOLIA	MYRTLE WATTLE	1.0-3.0 X 1.0-2.0	200	2
COR GLA	CORREA GLABRA	ROCK CORREA	1.0-3.0 X 1.0-3.0	100	2
GOO OVA	GOODENIA OVATA	HOP GOODENIA	1.0-2.5 X 1.0-3.0	100	1
IND AUS	INDIGOFERA AUSTRALIS	AUSTRAL INDIGO	1.0-2.0 X 1.0-2.0	100	6
LEP CON	LEPTOSPERMUM CONTINENTALE	PRICKLY TEA-TREE	1.0-2.0 X 1.0-2.0	100	2
POM RAC	POMADERIS RACEMOSA	CLUSTER POMADERRIS	2.0-5.0 X 1.0-2.0	200	1
SOL AVI	SOLANUM AVICULARE	KANGAROO APPLE	1.0-4.0 X 1.0-4.0	200	1
SMALL PLANTING/GRASSES					
CHR SEM	CHRYSOCEPHALUM SEMIPAPPUSUM	CLUSTERED EVERLASTING	0.3-1.0 X 1.0-3.0	50	5
DIA TOM	DIANELLA ADMIXTA	BLACK-ANTHER FLAX-LILY	0.3-1.5 X 0.5-1.5	50	28
ENC TDM	ENCHYLAENA TOMENTOSA	RUBY SALTBLUSH	<1.0 X 0.5-1.5	50	9
EPA IMP	EPACRIS IMPRESSA	COMMON HEATH	1.0-1.5 X 0.3-0.5	50	17
HAR VIO	HARDENBERGIA VIOLACEA	PURPLE CORAL PEA	GROUND COVER	50	2
LIN MAR	LINUM MARGINALE	NATIVE FLAX	0.5 X 0.2-0.3	50	2
LOMLON	LOPHANDRA LONGIFOLIA	SPINY-HEADED MAT-RUSH	0.5-1.0 X 0.5-1.2	50	6
STY GRA	STYLIDIUM GRAMINIFOLIUM	GRASS TIGER PLANT	0.2-0.8 X 0.2-0.3	50	2



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PROJECT
DU CHATEAU RESIDENCE
14 DICKENS ST.
BLACKBURN,
VIC. 3150
PROJECT NUMBER
1813

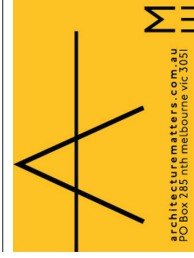
DRAWING
LANDSCAPE PLAN
Scale: AS SHOWN @ A2
Date: 9/04/2019

TPII REV B

TOWN PLANNING
NOT FOR CONSTRUCTION

Rev Date Status Description
A 24/09/18 TOWN PLANNING ISSUED TO COUNCIL - PLANNING PERMIT APPLICATION
B 26/10/18 TOWN PLANNING ISSUED TO COUNCIL - PLANNING PERMIT APPLICATION
C 09/04/19 TOWN PLANNING ISSUED TO COUNCIL - PLANNING PERMIT APPLICATION

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Rev Date Status Description
 - 04/04/19 TOWNPLANNING ISSUED TO COUNCIL - PLANNING PERMIT APPLICATION

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DRAWING
 STREET VIEW
 Scale: AS SHOWN @ A2
 Date: 9/04/2019

TP12 (DRAWING ADDED)