

PERSPECTIVE VIEW NOTE:  
Perspective / 3D images are shown for illustration purposes only,  
refer to plans and elevations for full details.



A PERSPECTIVE VIEW A



B PERSPECTIVE VIEW B



C PERSPECTIVE VIEW C

SHEET LIST				
Sheet No.	Sheet Name	Issue Date	Revision	Revision Date
TP00	Perspective Views	16 July, 2020		
TP01	Neighbourhood & Site Description	16 July, 2020		
TP02	Existing/ Demolition	16 July, 2020		
TP03	Design Response	16 July, 2020		
TP04	Garden Area	16 July, 2020		
TP05	Floor Plan	16 July, 2020		
TP06	Floor Plan	16 July, 2020	B	16/09/2020
TP07	Elevations	16 July, 2020	A	26/08/2020
TP08	Elevations	16 July, 2020	A	26/08/2020
TP09	Shadow Diagrams	16 July, 2020		
TP10	Shadow Diagrams	16 July, 2020		
TP11	Landscape Plan	16 July, 2020		

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SHEET SIZE:	SHEET NO:
A2	TP00
JOB NO:	REVISION:
20088	1 of 12



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Building Practitioners Board Reg No DP - AD1195	

PROPOSED: UNIT DEVELOPMENT
ISSUE DATE: 16 July, 2020
ISSUE STATUS: Concept only - Not for Construction

FOR: DIXON BUILDING GROUP
AT: No. 34 (Lot 16) Wedge Street South, Werribee 3030





VIEW A



VIEW B



VIEW C



VIEW D



VIEW E



VIEW F



VIEW G



VIEW H



VIEW I



VIEW J



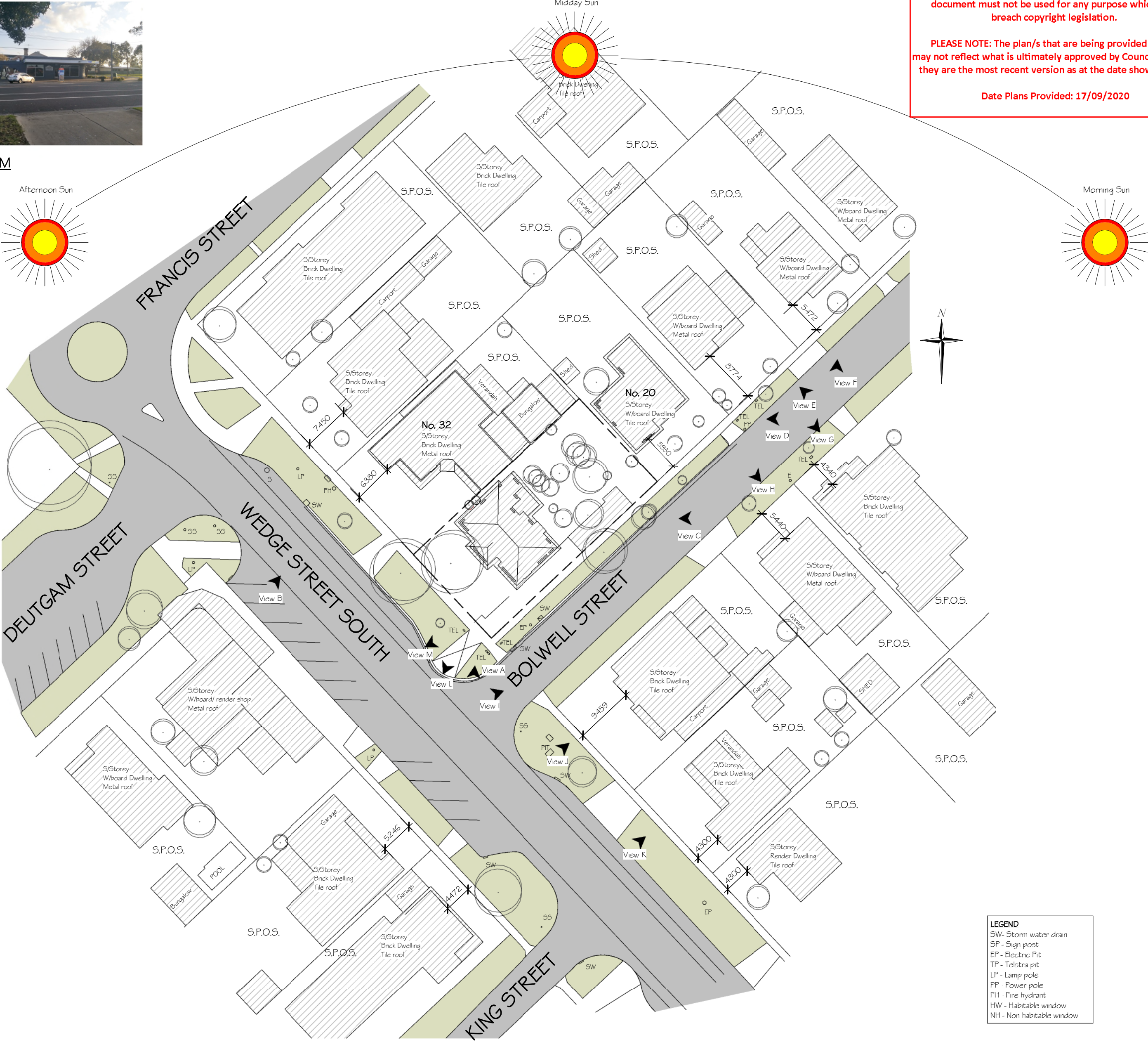
VIEW K



VIEW L



VIEW M



1 NEIGHBOURHOOD & SITE DESCRIPTION  
1 : 500

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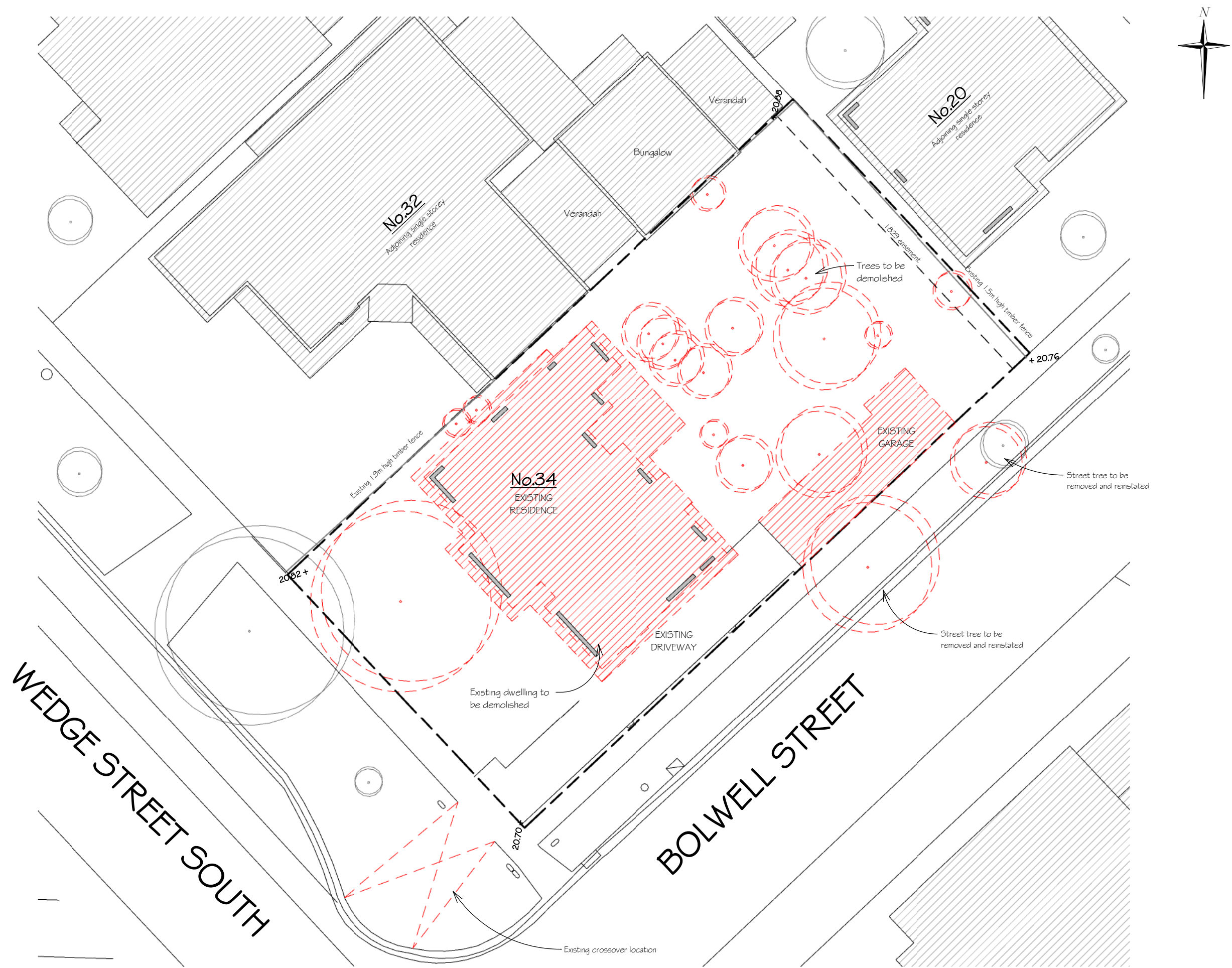
SHEET SIZE: <b>A2</b>	SHEET NO: <b>TP01</b>
JOB NO: <b>20088</b>	PLAN NO: <b>2 of 12</b>

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1 EXISTING / DEMOLITION SITE PLAN  
1 : 200





LEGEND	
SW	Storm water drain
SP	Sign post
EP	Electric Pit
TP	Telstra pit
LP	Lamp pole
PP	Power pole
FH	Fire hydrant
HW	Habitable window
NH	Non habitable window

1 DESIGN RESPONSE  
1 : 500



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SHEET SIZE: <b>A2</b>	SHEET NO: <b>TP03</b>
JOB NO: <b>20088</b>	PLAN NO: <b>4 of 12</b>



WEDGE STREET SOUTH

TBM Nail in kerb  
A.H.D. 20.79

1 GARDEN AREA PLAN  
1 : 100

BOLWELL STREET

GARDEN AREAS:	
Garden area req:	35%
Site area:	669.00m <sup>2</sup>
Garden area:	268.56m <sup>2</sup>
Garden area %:	40.14%

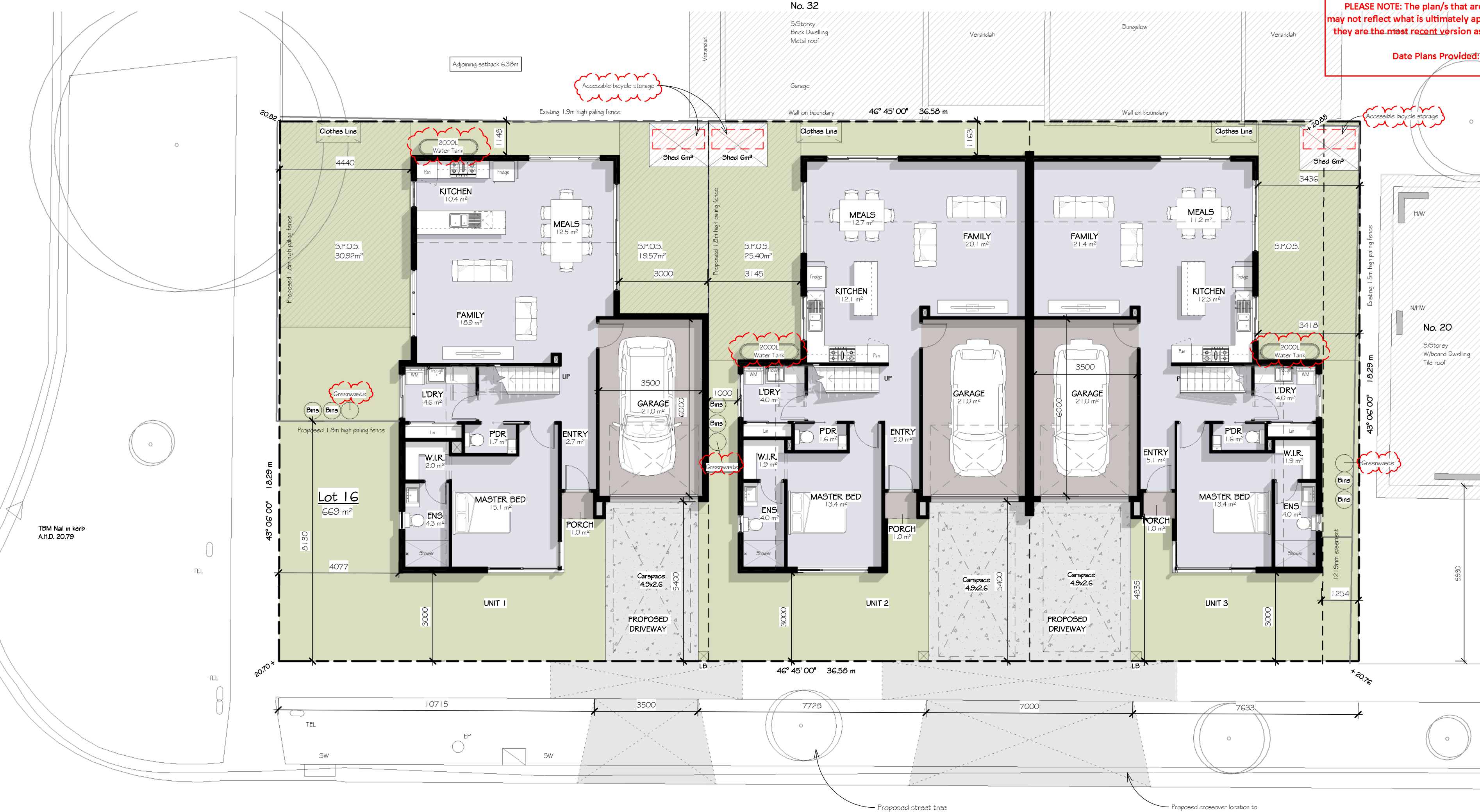


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WEDGE STREET SOUTH



1 GROUND FLOOR PLAN  
1 : 100

BOLWELL STREET

AREA SCHEDULE (UNIT 1)		
Name	Area	Squares
GROUND	93.5 m²	10.1
FIRST	83.7 m²	9.0
PORCH	1.3 m²	0.1
GARAGE	23.4 m²	2.5
Grand total	201.9 m²	21.7
S.P.O.S. SCHEDULE (UNIT 1)		
Name	Area	Squares
S.P.O.S.	40.9 m²	4.4
S.P.O.S. (front)	19.5 m²	2.1
P.O.S. (front)	60.2 m²	6.5
P.O.S. (rear)	8.1 m²	0.9
Grand total	128.7 m²	13.8

AREA SCHEDULE (UNIT 2)		
Name	Area	Squares
GROUND	90.4 m²	9.7
FIRST	84.6 m²	9.1
PORCH	1.2 m²	0.1
GARAGE	22.6 m²	2.4
Grand total	198.8 m²	21.4
S.P.O.S. SCHEDULE (UNIT 2)		
Name	Area	Squares
S.P.O.S.	25.4 m²	2.7
S.P.O.S. (front)	26.1 m²	2.8
P.O.S. (rear)	9.0 m²	1.0
P.O.S. (rear)	6.1 m²	0.7
Grand total	66.6 m²	7.2

AREA SCHEDULE (UNIT 3)		
Name	Area	Squares
GROUND	90.4 m²	9.7
FIRST	84.6 m²	9.1
PORCH	1.2 m²	0.1
GARAGE	22.6 m²	2.4
Grand total	198.8 m²	21.4
S.P.O.S. SCHEDULE (UNIT 3)		
Name	Area	Squares
S.P.O.S. (front)	27.2 m²	2.9
S.P.O.S.	27.7 m²	3.0
P.O.S. (rear)	9.0 m²	1.0
P.O.S. (rear)	7.6 m²	0.8
Grand total	71.5 m²	7.7

**SITE AREAS:**  
Site area: 669.00m²  
Building area: 346.60m²  
Coverage: 51.81%  
Permeability: 40.15%

Refer to the endorsed Sustainable Design Assessment for Heating Ventilation and Cooling systems, appliances, hot water service, materials and sustainable products specification.

**WATER TANK NOTE:**  
Rainwater tanks will be 3000L rainwater tanks in size that have an effective capacity of 2000L with 1000 litres dedicated detention airspace

- LEGEND**
- Paved Area
  - Landscaped Area
  - Living Area
  - Garage/Carport Area
  - Shed / Storage Area
  - Clothes Line
  - Rubbish bin storage
  - Letter Box
  - Trees and Shrubs

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**CHECKED** Ted Lord  
Building Practitioners Board  
Reg No DP - AD1195

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**AT:** No. 34 (Lot 16) Wedge Street South, Werribee 3030

**WYNDHAM CITY COUNCIL**  
**Town Planning**  
**Advertised Documents**  
SHEET SIZE: A2  
JOB NO: 20088  
SHEET NO: TP05  
Plan: 6/12/20  
B

**Date Plans Provided: 17/09/2020**



TBM Nail in kerb  
A.H.D. 20.79

FIRST FLOOR PLAN

1 : 100

BOLWELL STREET

**WATER TANK NOTE:**  
Rainwater tanks will be 3000L rainwater tanks in size that have an effective capacity of 2000L with 1000 litres *dedicated* detention airspace

Refer to the endorsed Sustainable Design Assessment for Heating Ventilation and Cooling systems, appliances, hot water service, materials and sustainable products specification.



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**WYNDHAM CITY COUNCIL**

## Town Planning

**Advertised Documents**

SHEET SIZE: <b>A2</b>	SHEET NO: <b>TP06</b>
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JOB NO:	<b>Plan:</b>	REVISION:
20088		B

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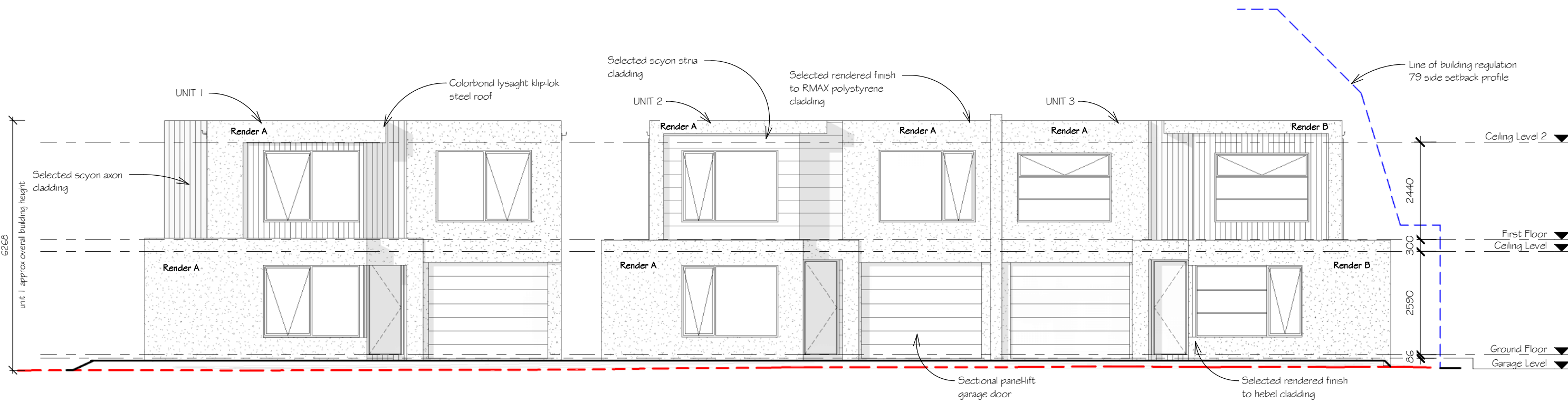


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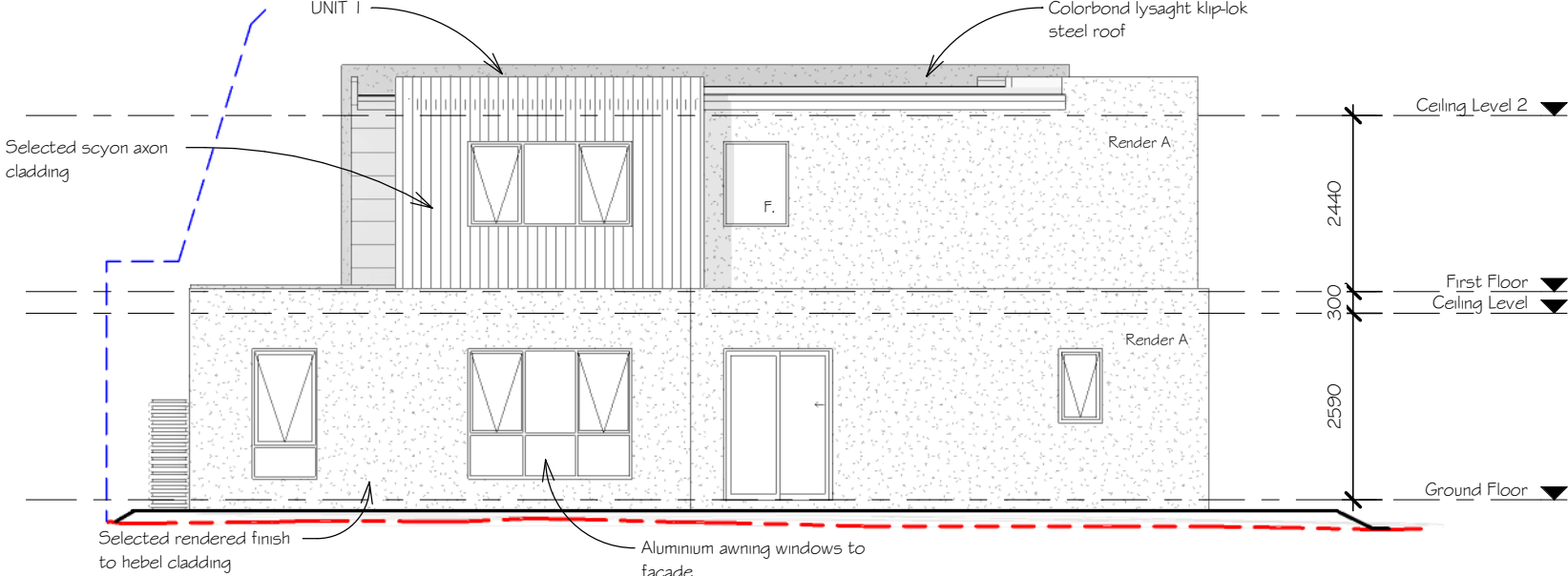
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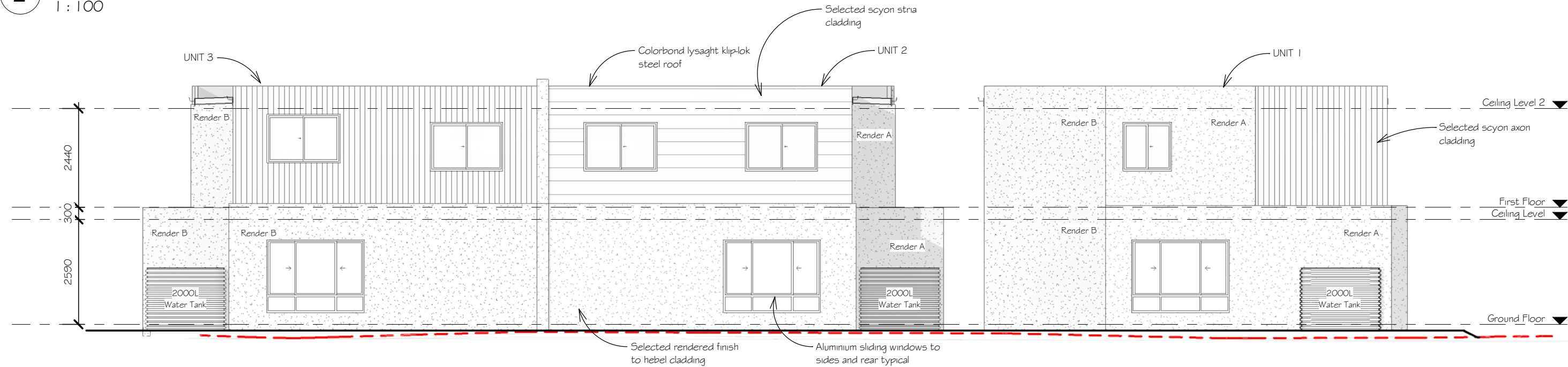
COLOURS AND MATERIALS SCHEDULE			
Roof	- Colorbond	- Monument	
Fascia	- Steel	- Monument	
Gutter	- Steel	- Monument	
Cladding	- Render A	- Monument	
	- Render B	- Basalt	
	- Cladding	- Surfmet	
Windows	- Aluminum	- Black	
Front door	- Timber	- Blackbutt	
Garage door	- Steel	- Monument	
Garage door	- Steel	- Basalt	
Driveway	- Coloured concrete	- Charcoal	



1 SOUTH - EAST ELEVATION  
1 : 100



2 SOUTH - WEST ELEVATION UNIT 1  
1 : 100



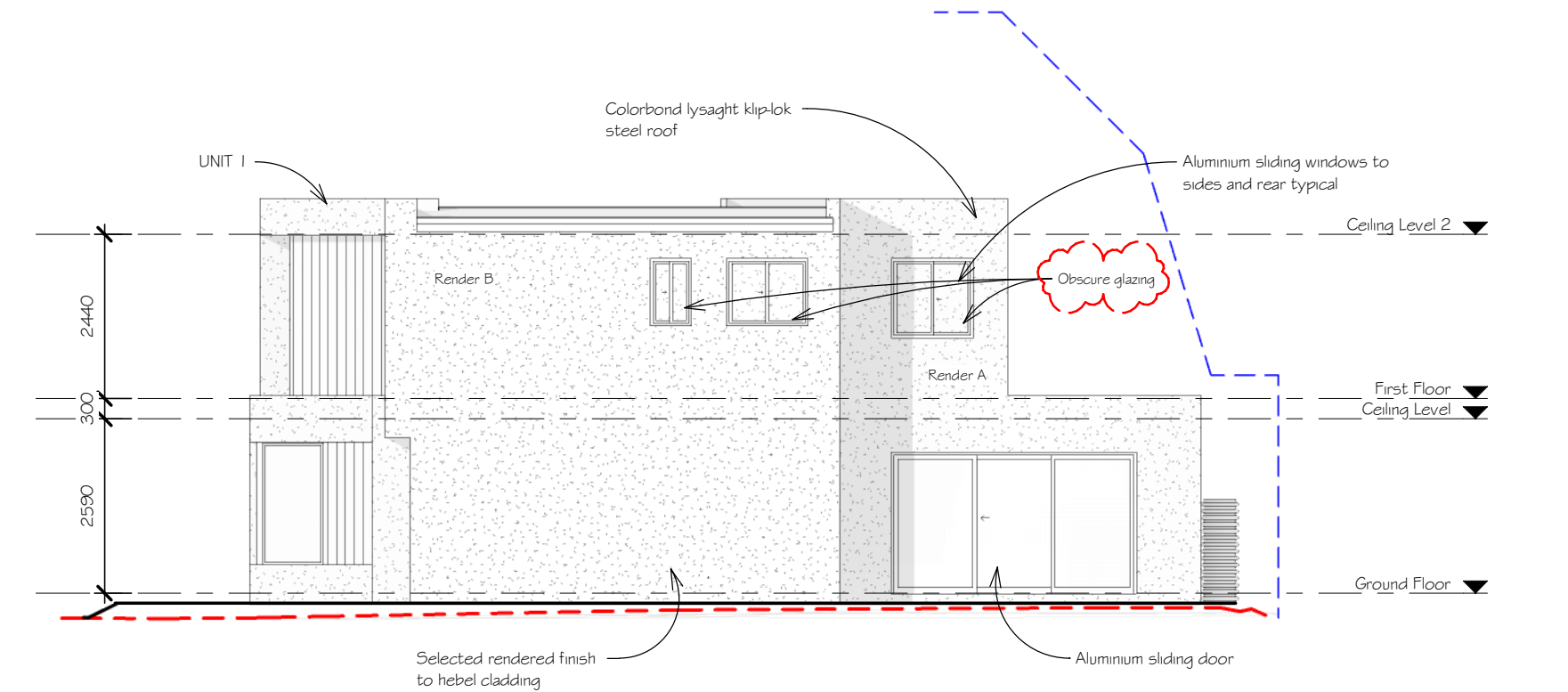
3 NORTH - WEST ELEVATION  
1 : 100



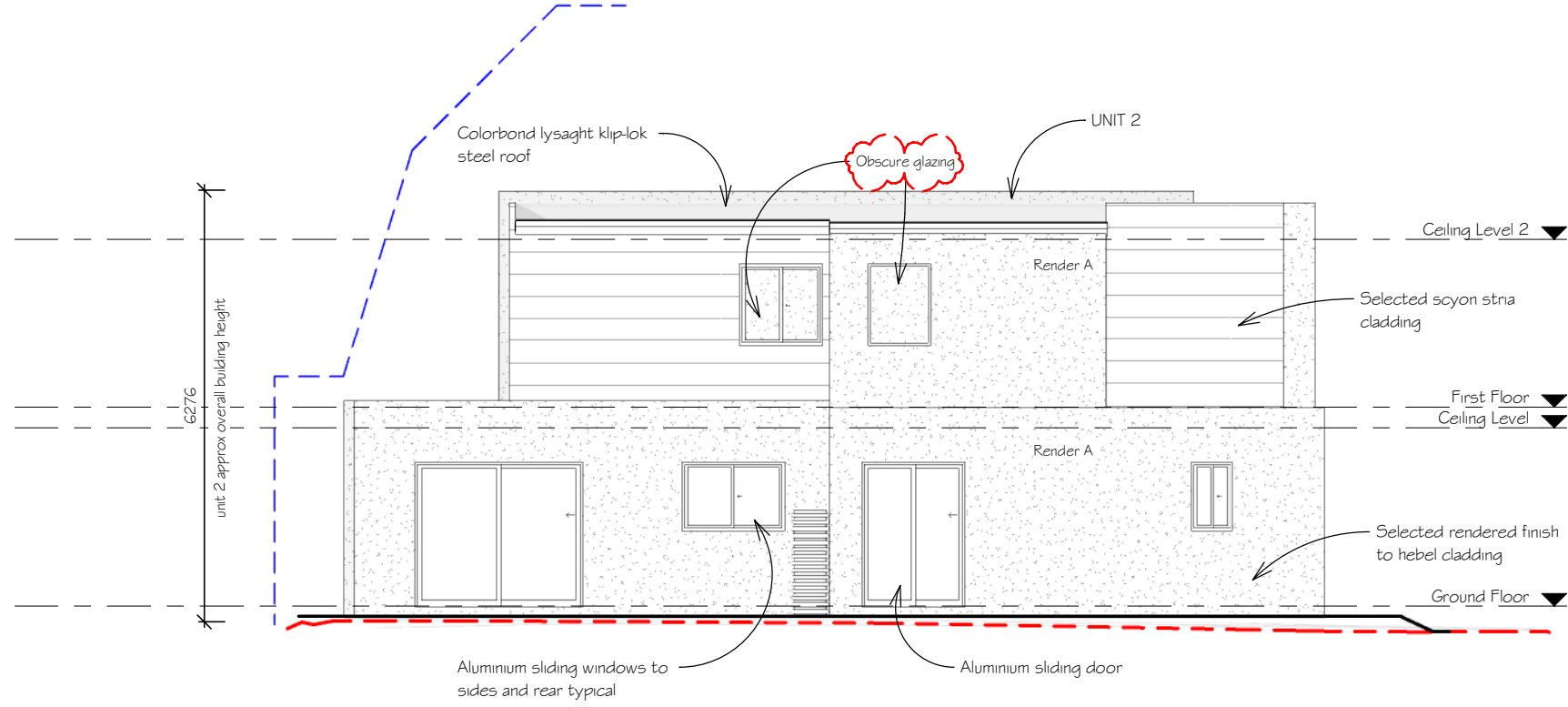
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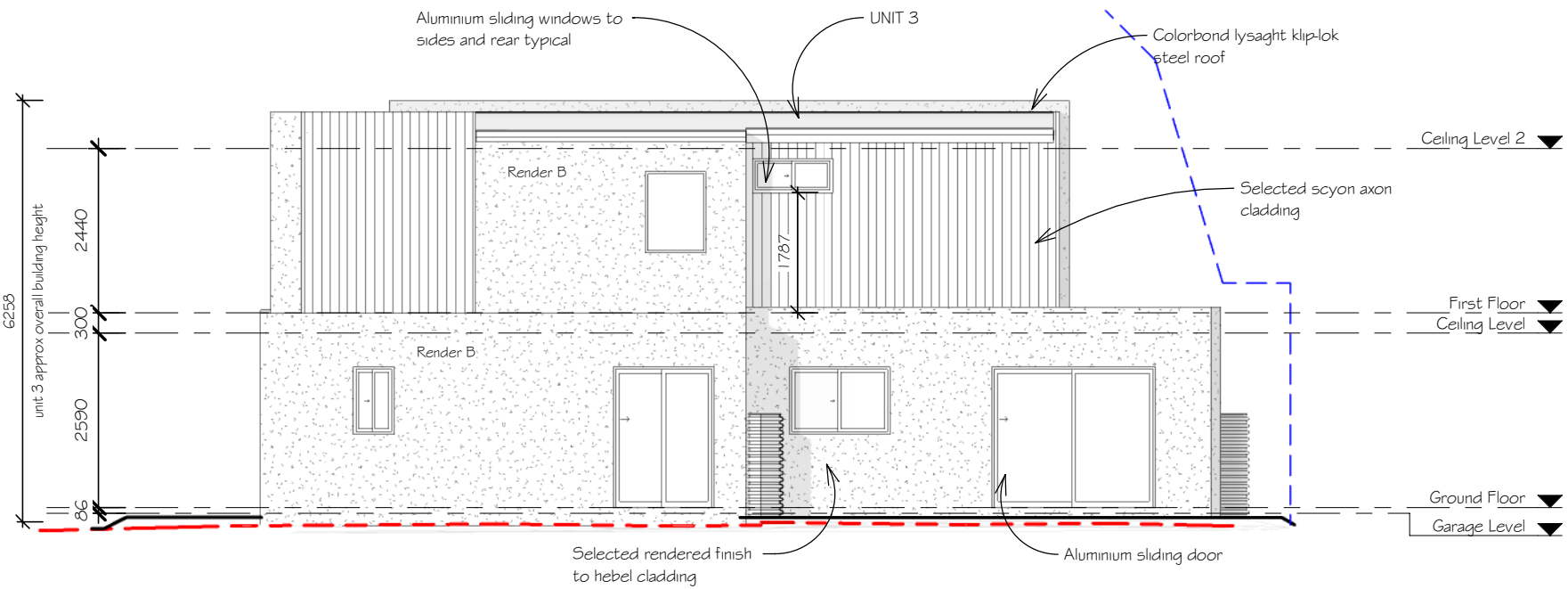
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1 NORTH-EAST ELEVATION UNIT 1  
1 : 100

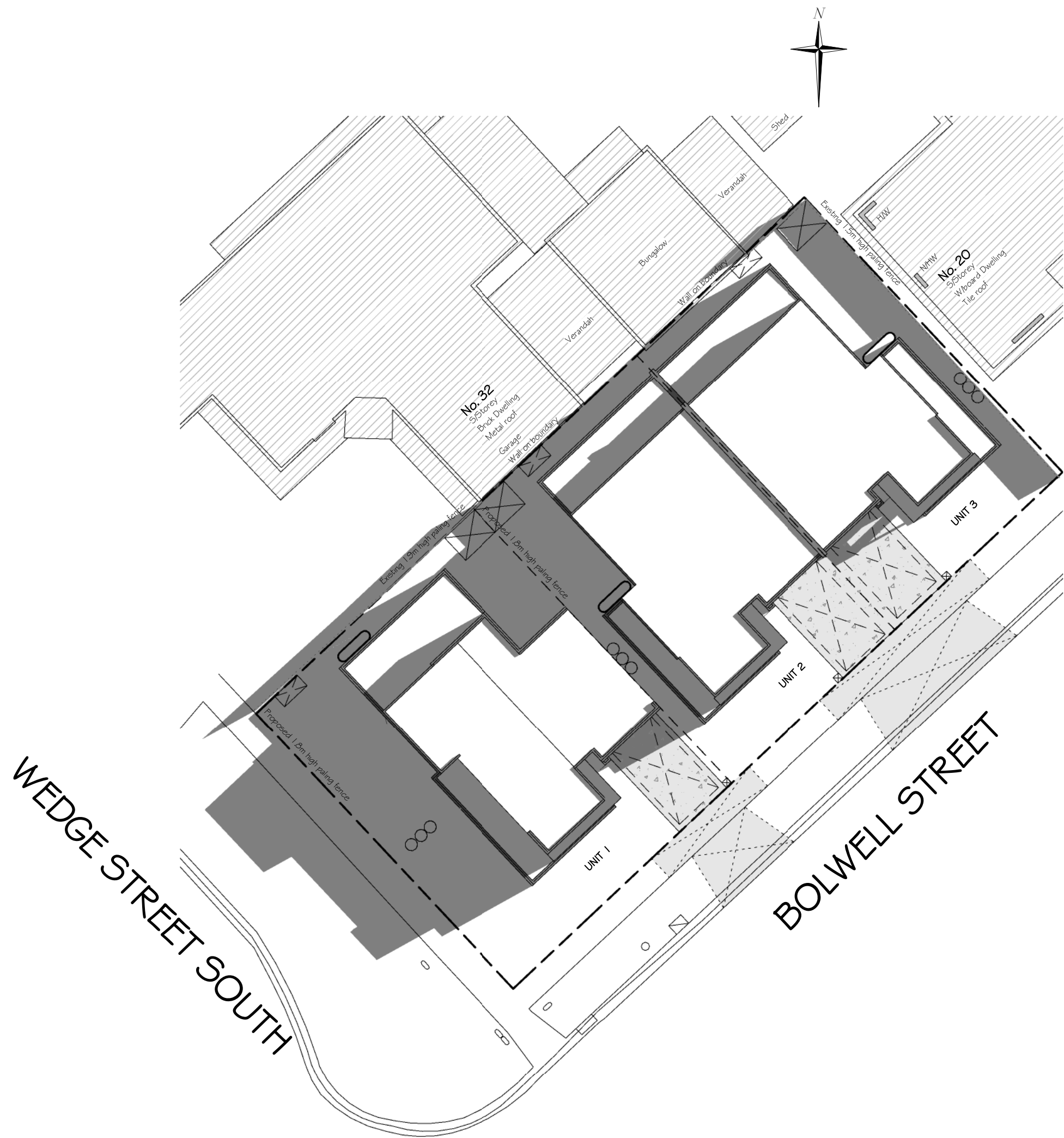


2 SOUTH-WEST ELEVATION UNIT 2  
1 : 100

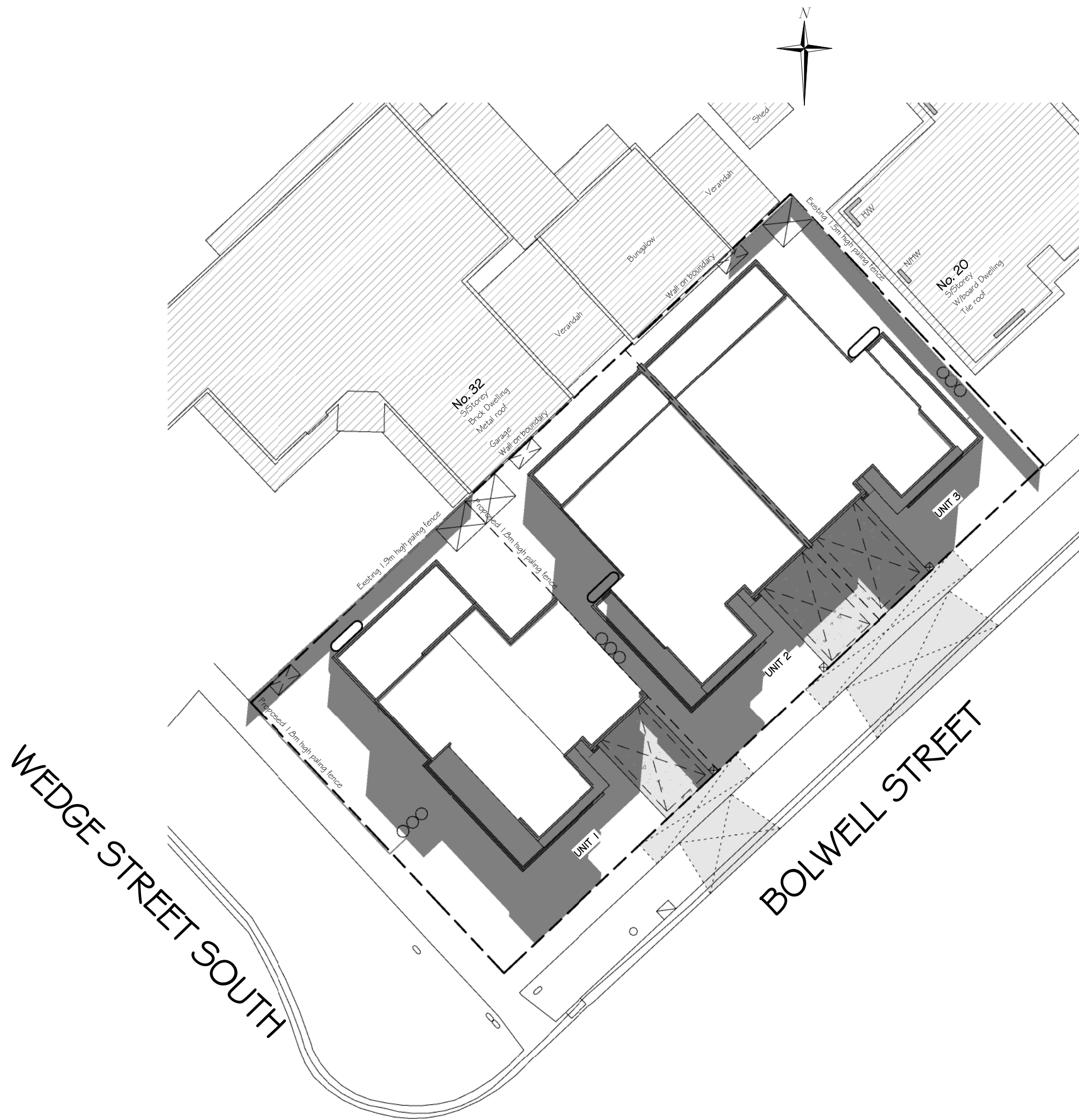


3 NORTH - EAST ELEVATION UNIT 3  
1 : 100



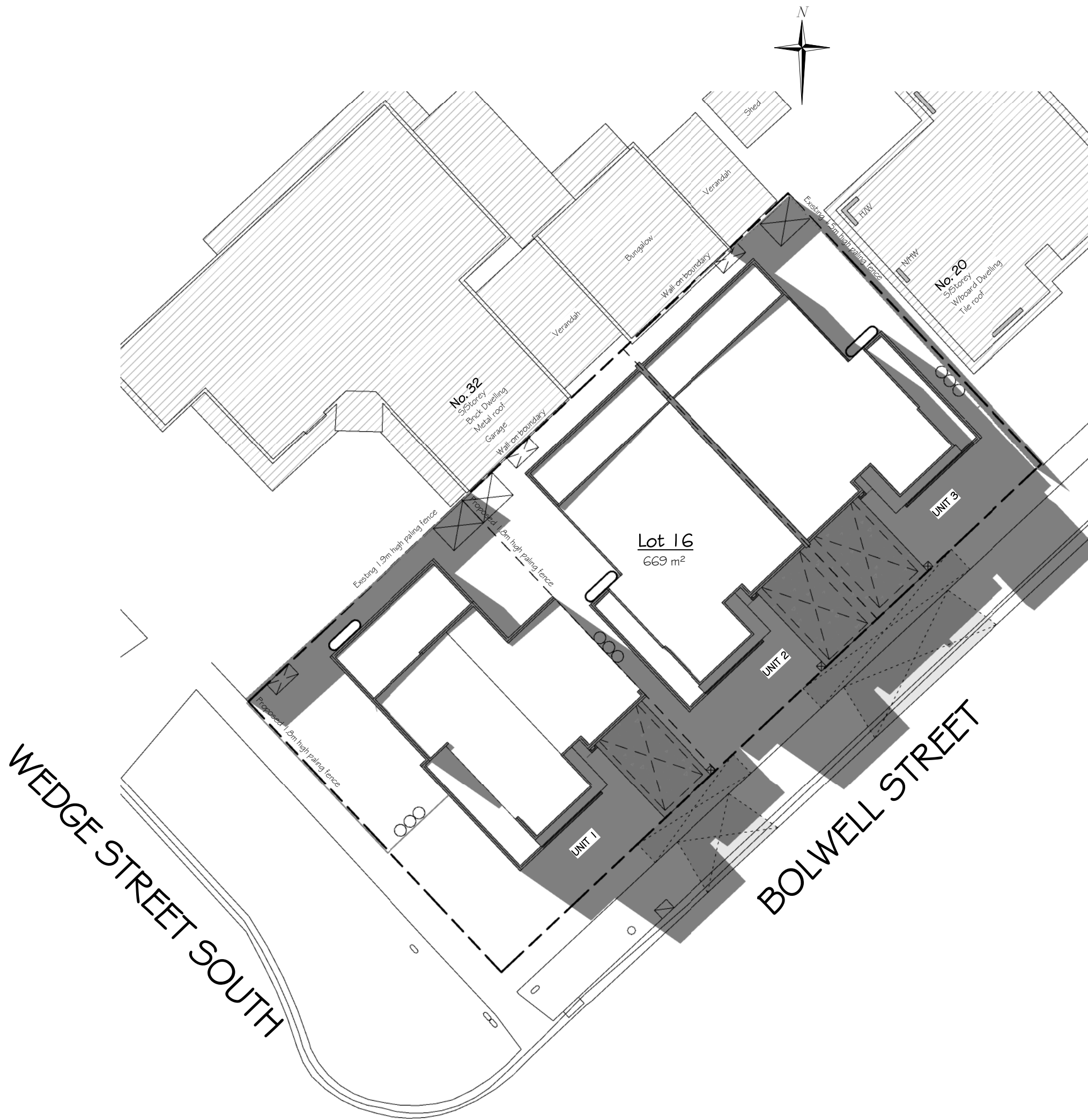


1 SHADOW DIAGRAM @ 9AM  
1 : 200



2 SHADOW DIAGRAM @ 12PM  
1 : 200





1 SHADOW DIAGRAM @ 3PM  
1 : 200



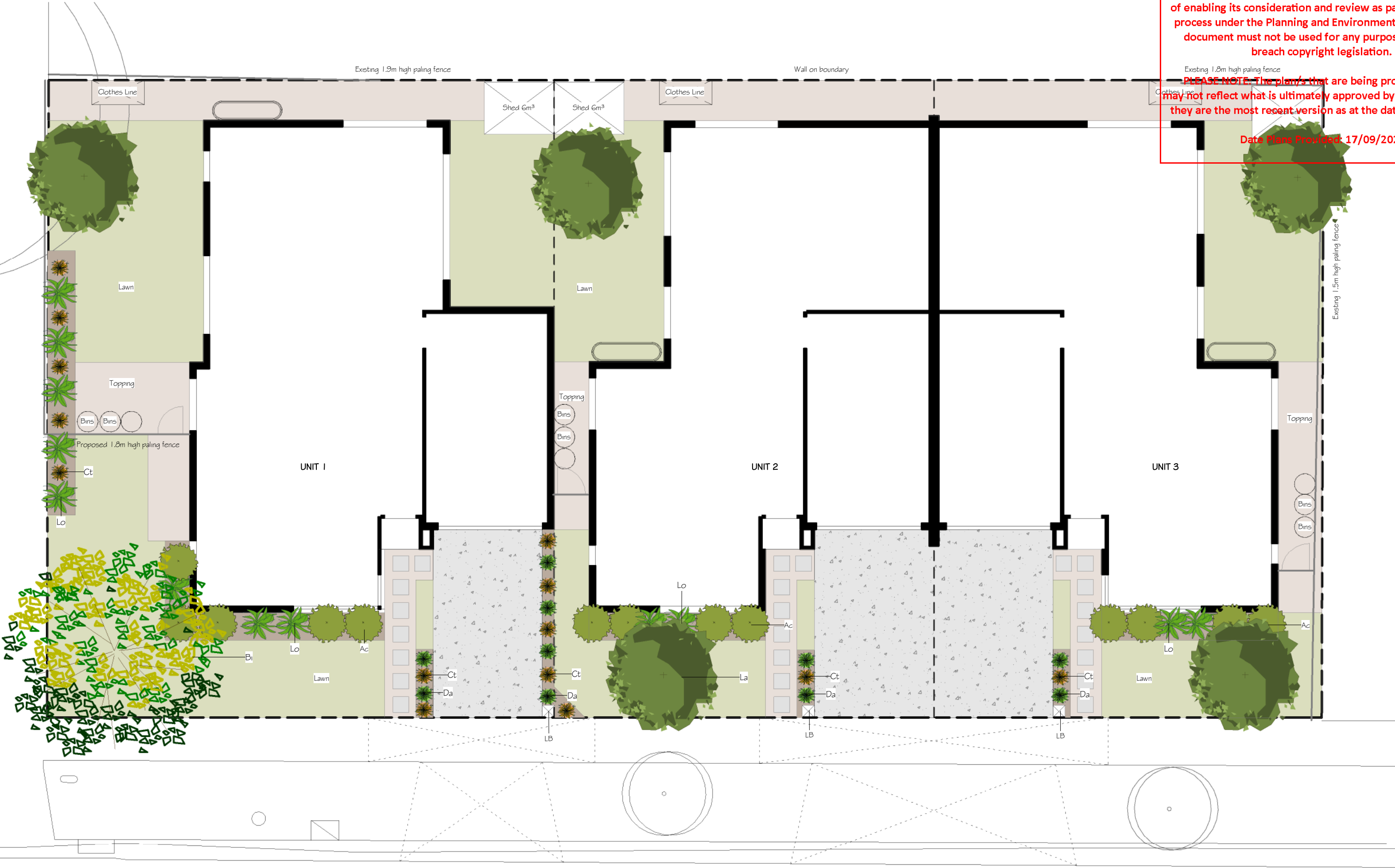
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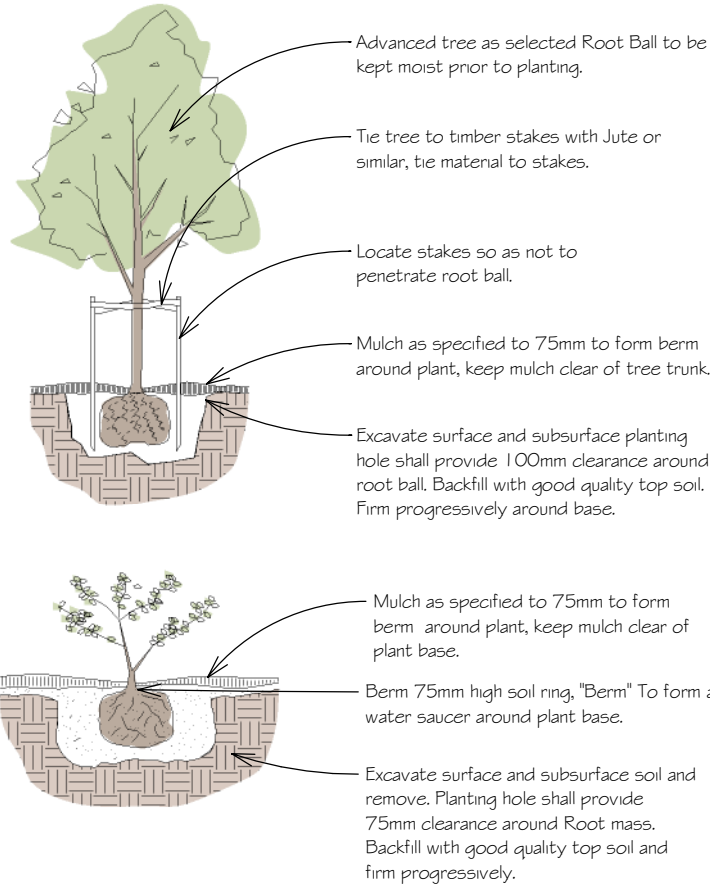
Date Plans Produced: 17/09/2020

WEDGE STREET SOUTH

1 LANDSCAPE PLAN  
1 : 100



BOLWELL STREET



**LANDSCAPE NOTES**

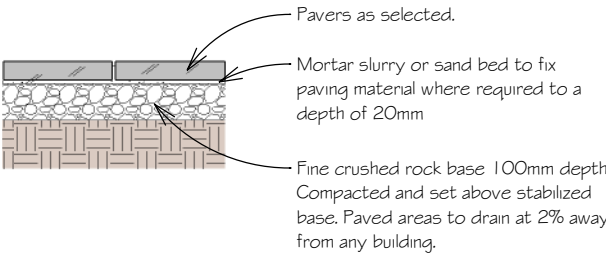
**SERVICES:** The contractor shall verify the location and depth of all services prior to commencing on site. The contractor shall be liable for any damage to services during landscape works.

**PLANTS AND PLANTING:** All plants are to be healthy, disease-free specimens. Over-excavate all plant holes by at least twice the volume. Trees are to be staked outside their rootball with 3 hardwood stakes and secured with a figure8 loop of rubber or jute webbing.

All plants are to be watered before and after planting and during establishment period. All trees planted within lawn areas are to have a 150mm circular ring of mulch as specified.

**MAINTENANCE:** All garden and lawn areas are to be maintained to a high standards, including lawn mowing, pruning, fertilising, watering, and weeding. Garden beds and lawn areas are to be regularly watered during the establishment period and dry spells.

**SUBSTITUTIONS:** Every effort has been made to specify plants and recommended pot sizes that are available from a local specialist indigenous nursery. However, if a plant is unavailable in the nominated size, the next smallest size is to be used. If a plant is not available at all, contact the Landscape Architect for a suitable substitute plant.



Legend

- Concreted area
- Barked garden bed
- Topping
- Lawn - *Pennisetum clandestinum* Kikuyu or *Dichondra repens* Kidney Weed

Keynote	Type	Common Name	Mature Height	Mature Width	Count	Type Image
TREES						
Bi	Banksia Intergnifolia 'Banksia'	Coast Banksia	15000	6000	1	
La	Lagerstroemia indica	Crepe Myrtle	7000	3000	5	
SHRUBS						
Ac	Acacia cognata 'Limelight'	Limelight Wattle	1000	1000	13	
GRASSY & TUSSOCK PLANTS						
Ct	Carex testacea	Orange sedge	500	500	14	
Da	Dianella brevicaulis	Spreading Flax Lily	500	500	10	
Lo	Lomandra longifolia	Spiny-headed Mat-rush	1000	1000	12	

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SHEET SIZE: A2  
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SHEET NO: TP11  
DISC NO: 12 of 12

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