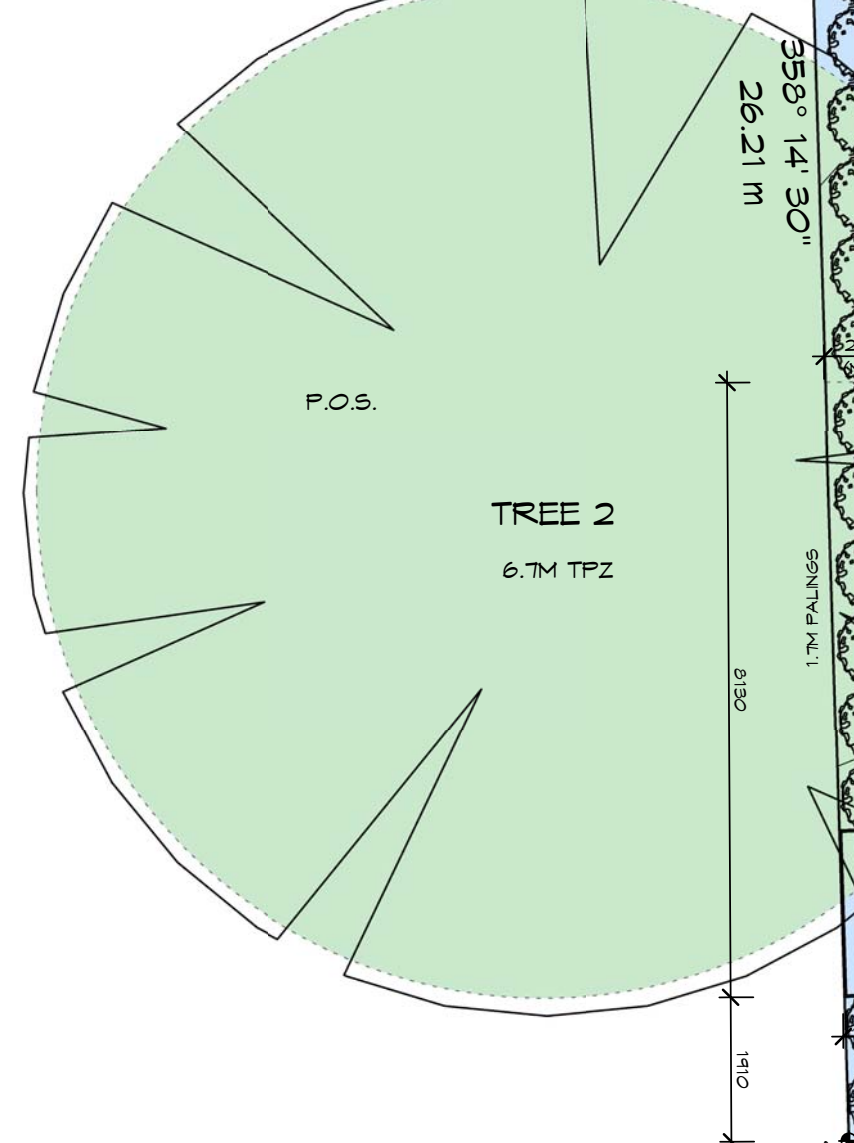
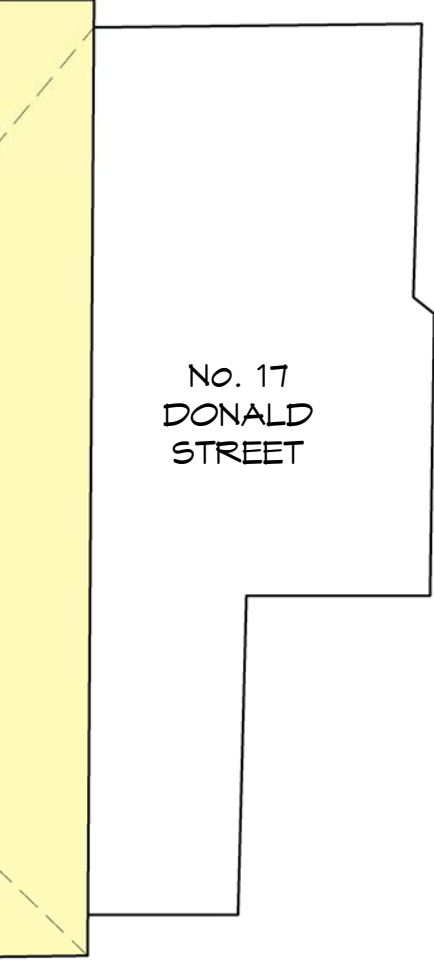
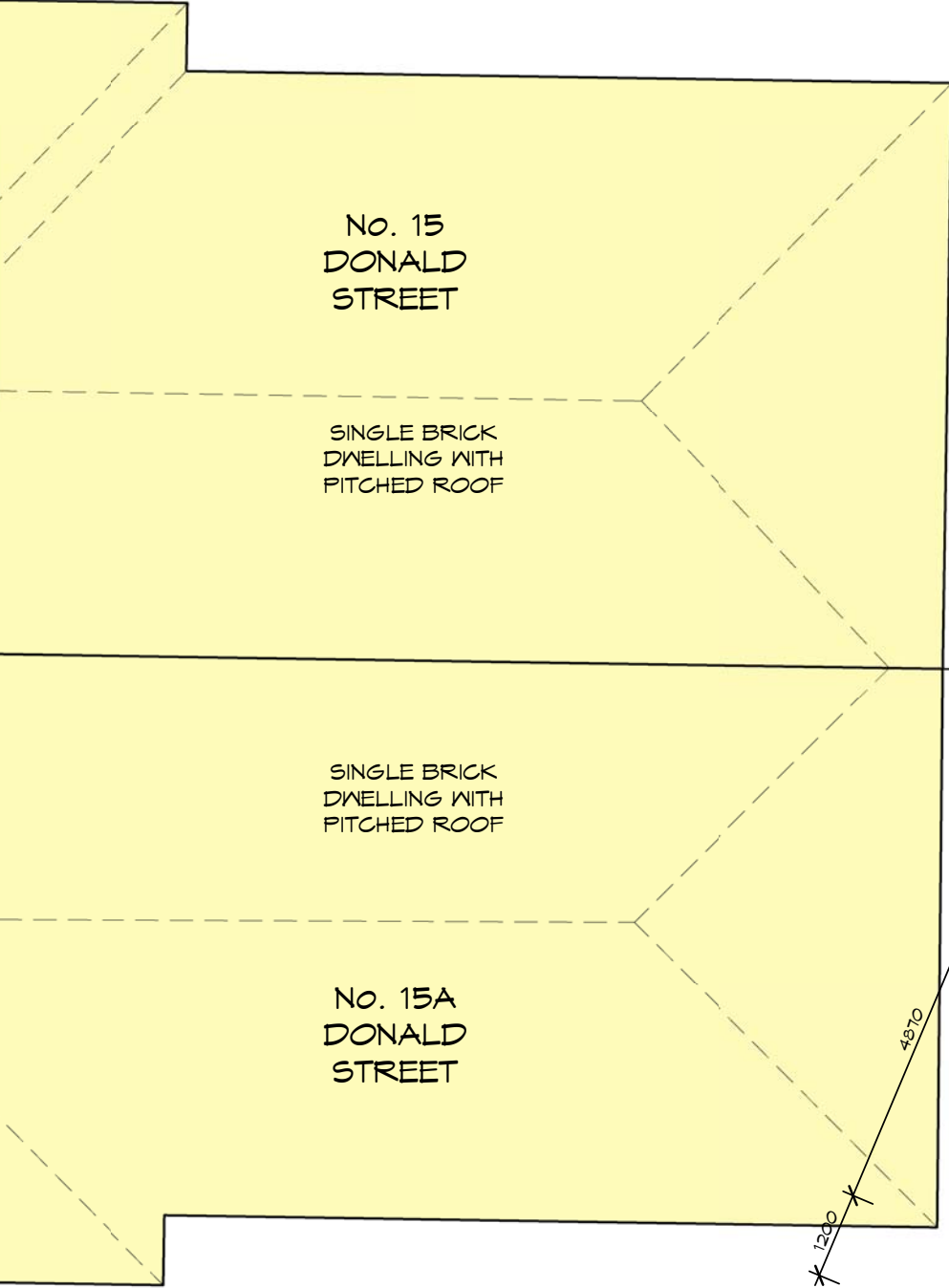


Allotment Area		
Area (m2)		
1240.56		

Building Areas		
Name	Area (m2)	Area (Sq.)
UNIT 1 FIRST FLOOR	40.35	4.73
UNIT 1 GARAGE	41.61	4.40
UNIT 1 GROUND FLOOR	126.87	14.60
UNIT 2 FIRST FLOOR	30.14	3.53
UNIT 2 GARAGE	40.40	4.39
UNIT 2 GROUND FLOOR	139.36	14.97
UNIT 3 FIRST FLOOR	32.84	3.80
UNIT 3 GARAGE	40.60	4.39
UNIT 3 GROUND FLOOR	197.13	14.76
Grand total	784.24	84.42

Permeability		
Name	Area (m2)	% of Allotment Area
hard paving	204.14	17%
permeable areas	440.04	39%
Site Coverage	599.30	49%



NEIGHBOURING WINDOW LEGEND:
H/A DENOTES LOCATION OF NEIGHBOURING HABITABLE WINDOW
N.H.A. DENOTES LOCATION OF NEIGHBOURING NON-HABITABLE WINDOW
(F.F.) DENOTES FIRST FLOOR WINDOW
(H.L.) DENOTES HIGHLIGHT WINDOW

RAT NOTES:
ALL RAIN WATER TANKS TO BE CONNECTED TO PG.S.

AIR-CONDITIONING NOTES:
ALL AIR-CONDITIONING PLANT EQUIPMENT MUST BE LOCATED AT GROUND FLOOR LEVEL IN ACCORDANCE WITH THE TOWN PLANNING PERMIT CONDITIONS.

TREE PROTECTION:
TPZ DENOTES TREE PROTECTION ZONE. PROVIDE TEMPORARY FENCING AROUND TREE IN ACCORDANCE WITH AS 4970-2009 AND THE TOWN PLANNING PERMIT. SEE CONDITION 5 FOR FURTHER INFORMATION ON TREE PROTECTION MEASURES THAT ARE REQUIRED IN ADDITION TO FENCING.

2 Honey Court, Berwick VIC 3806
T: (03) 8786 8882
M: 0403 075 688
F: (03) 8786 8892
E: info@virtualhomedesign.net.au
W: www.VirtualHomeDesign.net.au

REGISTRATION DP-AD 28994

TITLE GROUND FLOOR DESIGN RESPONSE PLAN

PROJECT 3 UNIT DEVELOPMENT

PROJECT ADDRESS 6 MAXWELL COURT, BLACKBURN SOUTH

CLIENT RICHARD SMITH

ISSUE TOWN PLANNING ISSUE

DRAWING No. TP-01 **REVISION** C **DATE** DEC 2010

NORTH **SHEET SIZE** A1 **DRAWN BY** AB

SCALE 1 : 100

REV No.	DESCRIPTION	DATE
A	UNIT 3 MODIFICATIONS	03-02-11
B	ADDITIONAL FIRST FLOOR SCREENING PROVIDED	21-03-11
C	ALTERATIONS AS REQUIRED FOR ENDORSING	27-04-11

1:100 0m 1m 2m 3m 4m 5m
1:50 0m 2m 4m 6m 8m 10m

DRAWING DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE

Allotment Area	
Area (m2)	
1240.56	

Building Areas		
Name	Area (m2)	Area (Sq.)
UNIT 1 FIRST FLOOR	40.34	4.73
UNIT 1 GARAGE	41.61	4.40
UNIT 1 GROUND FLOOR	135.87	14.80
UNIT 2 FIRST FLOOR	30.14	3.63
UNIT 2 GARAGE	40.40	4.35
UNIT 2 GROUND FLOOR	135.36	14.57
UNIT 3 FIRST FLOOR	32.64	3.60
UNIT 3 GARAGE	40.30	4.31
UNIT 3 GROUND FLOOR	131.13	14.76
Grand Total	754.24	84.42

Permeability		
Name	Area (m2)	% of Allotment Area
Hard paving	201.14	17%
Permeable Area	440.04	35%
Site Coverage	591.50	48%

NEIGHBOURING WINDOW LEGEND:
H.W. DENOTES LOCATION OF NEIGHBOURING HABITABLE WINDOW
N.H.W. DENOTES LOCATION OF NEIGHBOURING NON-HABITABLE WINDOW
(F.F.) DENOTES FIRST FLOOR WINDOW
(H.L.) DENOTES HIGHLIGHT WINDOW



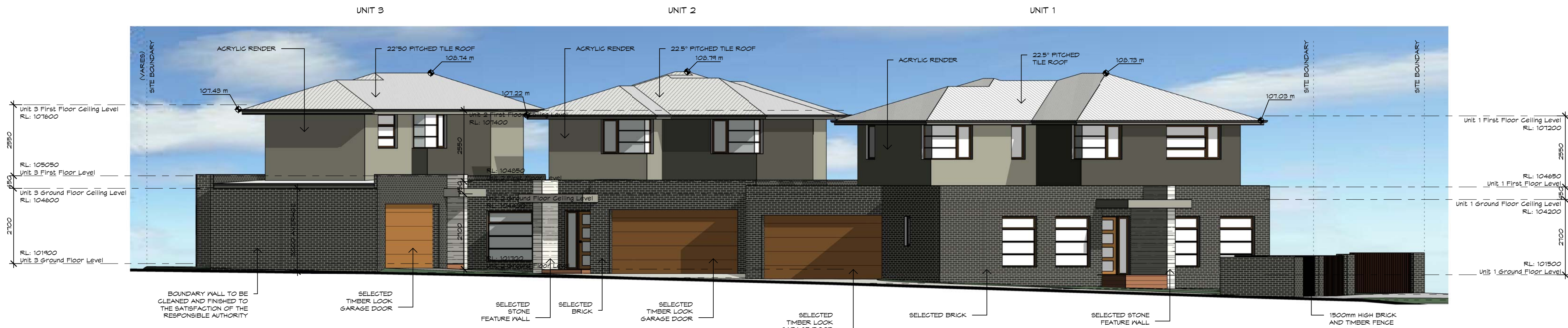
virtual
home design
2 Honey Court, Berwick VIC 3806
T: (03) 8786 8882
M: 0403 675 688
F: (03) 8786 8892
E: info@virtualhomedesign.net.au
W: www.VirtualHomeDesign.net.au
REGISTRATION DP-AD 28954

TITLE: FIRST FLOOR DESIGN RESPONSE PLAN
PROJECT: 3 UNIT DEVELOPMENT
PROJECT ADDRESS: 6 MAXWELL COURT, BLACKBURN SOUTH
CLIENT: RICHARD SMITH
ISSUE: TOWN PLANNING ISSUE
DRAWING No: TP-02
REVISION: C
DATE: DEC 2010

NORTH: N
SHEET SIZE: A1
SCALE: 1:100
DRAWN BY: AB

REV No: DESCRIPTION: DATE:
A UNIT 3 MODIFICATIONS 03-02-11
B ADDITIONAL FIRST FLOOR SCREENING PROVIDED 21-03-11
C ALTERATIONS AS REQUIRED FOR ENDORSING 27-04-11

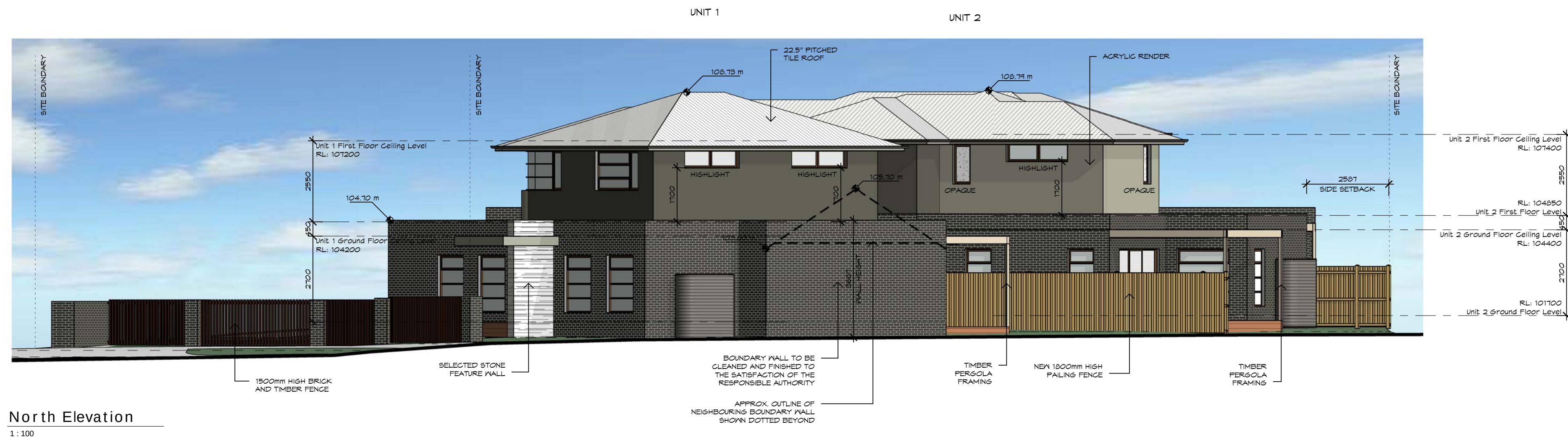
1:100 0m 1m 2m 3m 4m 5m
1:50 0m 2m 4m 6m 8m 10m
DRAWING DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE



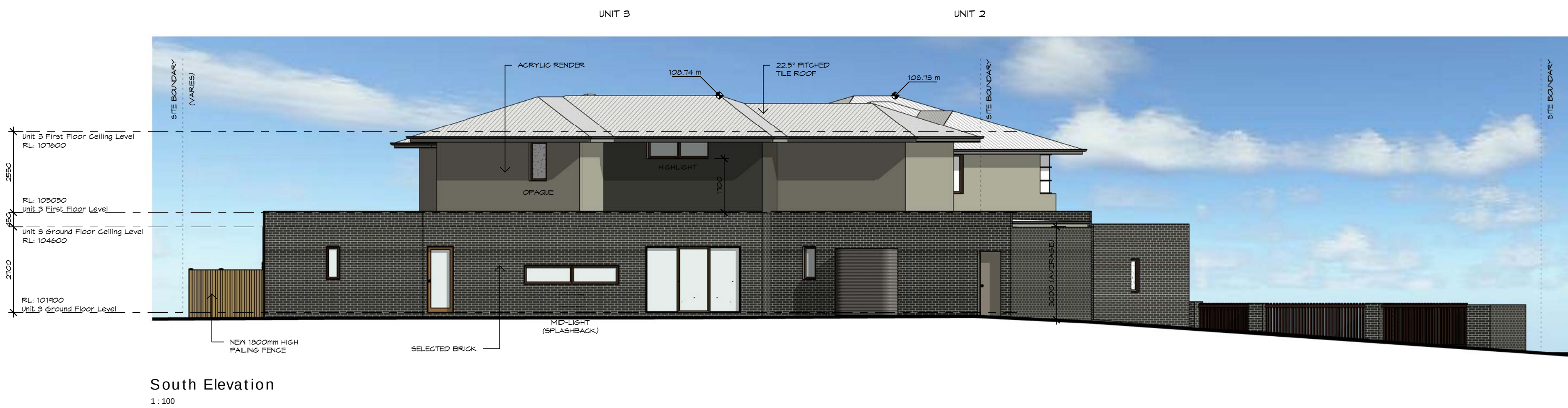
East Elevation
1:100



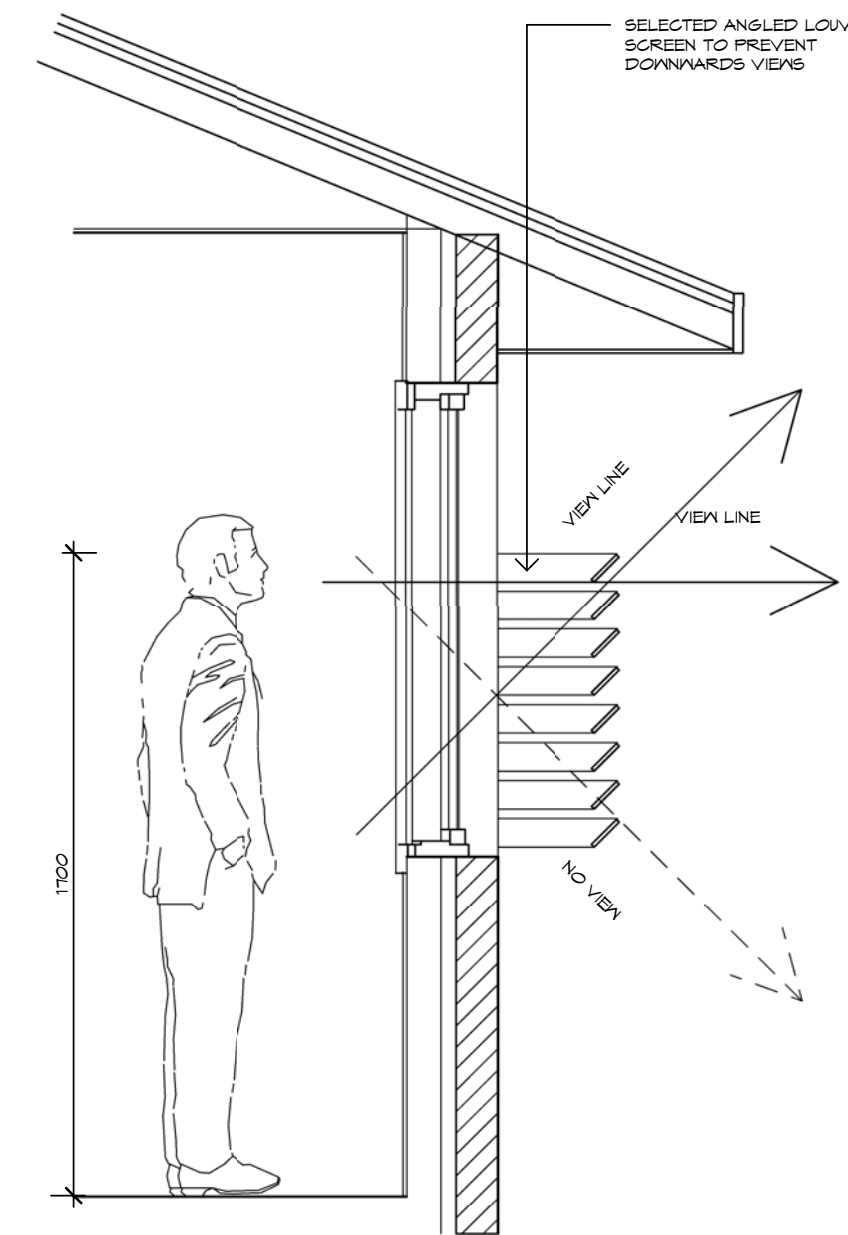
North-East Elevation
1:100



North Elevation
1:100



South Elevation
1:100



TYPICAL LOUVER SCREEN DIAGRAM
1:20

MATERIALS AND FINISHES SCHEDULE:

PITCHED ROOF	CORRUGATED METAL ROOFING IN COLORBOND 'SURFIST'
FASCIA	METAL IN COLORBOND 'BUSHLAND'
GUTTER	METAL IN COLORBOND 'WOODLAND GREY'
GROUND FLOOR WALLS	SELECTED BRICKWORK IN GREY/CHARCOAL TONE WITH WHITE MORTAR
FIRST FLOOR WALLS	ACRYLIC RENDER IN DARK GREY TONE
WINDOW FRAMES	ACRYLIC RENDER IN LIGHT GREY TONE
ENTRY FEATURE WALLS	TIMBER IN STAINED FINISH OR ALUMINUM IN COLORBOND 'BUSHLAND'
FRONT FENCE	STACKED STONE IN LIGHT GREY TONE
GARAGE DOORS	SELECTED BRICKWORK IN GREY/CHARCOAL TONE WITH WHITE MORTAR AND TIMBER INFILL
	METAL WITH NATURAL TIMBER LOOK

PROPOSED ELEVATIONS

PROJECT: 3 UNIT DEVELOPMENT

PROJECT ADDRESS: 6 MAXWELL COURT, BLACKBURN SOUTH

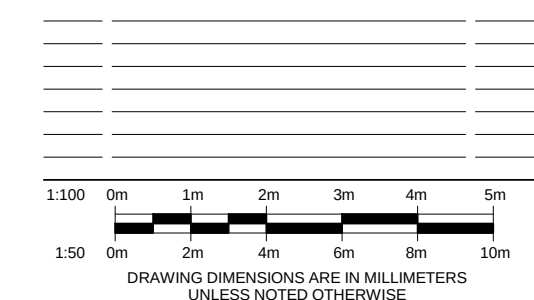
CLIENT: RICHARD SMITH

ISSUE: TOWN PLANNING ISSUE

DRAWING No: TP-03
REVISION: C
DATE: DEC 2010

NORTH:
SHEET SIZE: A1
SCALE: AS indicated
DRAWN BY: AB

REV No:	DESCRIPTION:	DATE:
A	UNIT 3 MODIFICATIONS	03-02-11
B	ADDITIONAL FIRST FLOOR SCREENING PROVIDED	21-03-11
C	ALTERATIONS AS REQUIRED FOR ENDORSING	27-04-11





Streetscape
1:100



Font Fence



West Elevation
1:100

virtual
home design

2 Honey Court, Berwick VIC 3806
T: (03) 8786 8892
M: 0403 675 688
F: (03) 8786 8892
E: info@virtualhomedesign.net.au
W: www.VirtualHomeDesign.net.au
REGISTRATION DP-AD 28964

TITLE
STREETSCAPE & 3D VIEWS

PROJECT:
3 UNIT DEVELOPMENT

PROJECT ADDRESS:
6 MAXWELL COURT,
BLACKBURN SOUTH

CLIENT:
RICHARD SMITH

ISSUE:
TOWN PLANNING
ISSUE

DRAWING No: TP-04
REVISION: C
DATE: DEC 2010

NORTH:

SHEET SIZE: A1
SCALE: 1:100

DRAWN BY: PP

REV No:	DESCRIPTION:	DATE:
A	UNIT 3 MODIFICATIONS	02-02-11
B	ADDITIONAL FIRST FLOOR SCREENING PROPOSED	21-02-11
C	ALTERATIONS AS REQUIRED FOR ENDORSING	27-04-11

1:100 0m 1m 2m 3m 4m 5m
1:50 0m 2m 4m 6m 8m 10m
DRAWING DIMENSIONS ARE IN MILLIMETERS
UNLESS NOTED OTHERWISE



9am Shadow Diagram
1 : 200



12 Noon Shadow Diagram
1 : 200



3pm Shadow Diagram
1 : 200



2 Honey Court, Berwick VIC 3806
T: (03) 8786 8892
M: 0421 675 688
F: (03) 8786 8892
E: info@virtualhomedesign.net.au
W: www.VirtualHomeDesign.net.au
REGISTRATION DP-AD 28964

TITLE:
SHADOW DIAGRAMS

PROJECT:
3 UNIT DEVELOPMENT

PROJECT ADDRESS:
6 MAXWELL COURT,
BLACKBURN SOUTH

CLIENT:
RICHARD SMITH

ISSUE:
TOWN PLANNING
ISSUE

DRAWING No: TP-05 REVISION: C DATE: DEC 2010

NORTH:  SHEET SIZE: A1 DRAWN BY: PP
SCALE: 1 : 200

REV No: DESCRIPTION: DATE:
A UNIT 3 MODIFICATIONS 02-02-11
B ADDITIONAL FIRST FLOOR 21-03-11
C SCREENING PROPOSED
D ALTERATIONS AS REQUIRED
E FOR ENDORSING 21-04-11
F
G
H
I
J
K
L
M
N
O
P
Q

1:100 0m 1m 2m 3m 4m 5m
1:50 0m 2m 4m 6m 8m 10m

DRAWING DIMENSIONS ARE IN MILLIMETERS
UNLESS NOTED OTHERWISE





2 Honey Court, Berwick VIC 3806

T: (03) 8786 8892

M: 0403 675 688

F: (03) 8786 8892

E: info@virtualhomedesign.net.au

W: www.VirtualHomeDesign.net.au

REGISTRATION DP-AD 28964

TITLE

OVERLOOKING DIAGRAM

PROJECT

3 UNIT DEVELOPMENT

PROJECT ADDRESS

6 MAXWELL COURT, BLACKBURN SOUTH

CLIENT

RICHARD SMITH

ISSUE

TOWN PLANNING ISSUE

DRAWING No.

TP-06

REVISION

C

DATE

DEC 2010

NORTH



SHEET SIZE

A1

DRAWN BY

PP

SCALE

1 : 100

REV No.

DESCRIPTION

DATE

A

UNIT 3 MODIFICATIONS

03-02-11

B

ADDITIONAL FIRST FLOOR SCREENING PROVIDED

21-03-11

C

ALTERATIONS AS REQUIRED FOR ENDORSING

27-04-11

1:100

0m 1m 2m 3m 4m 5m

1.50 0m 2m 4m 6m 8m 10m

DRAWING DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE