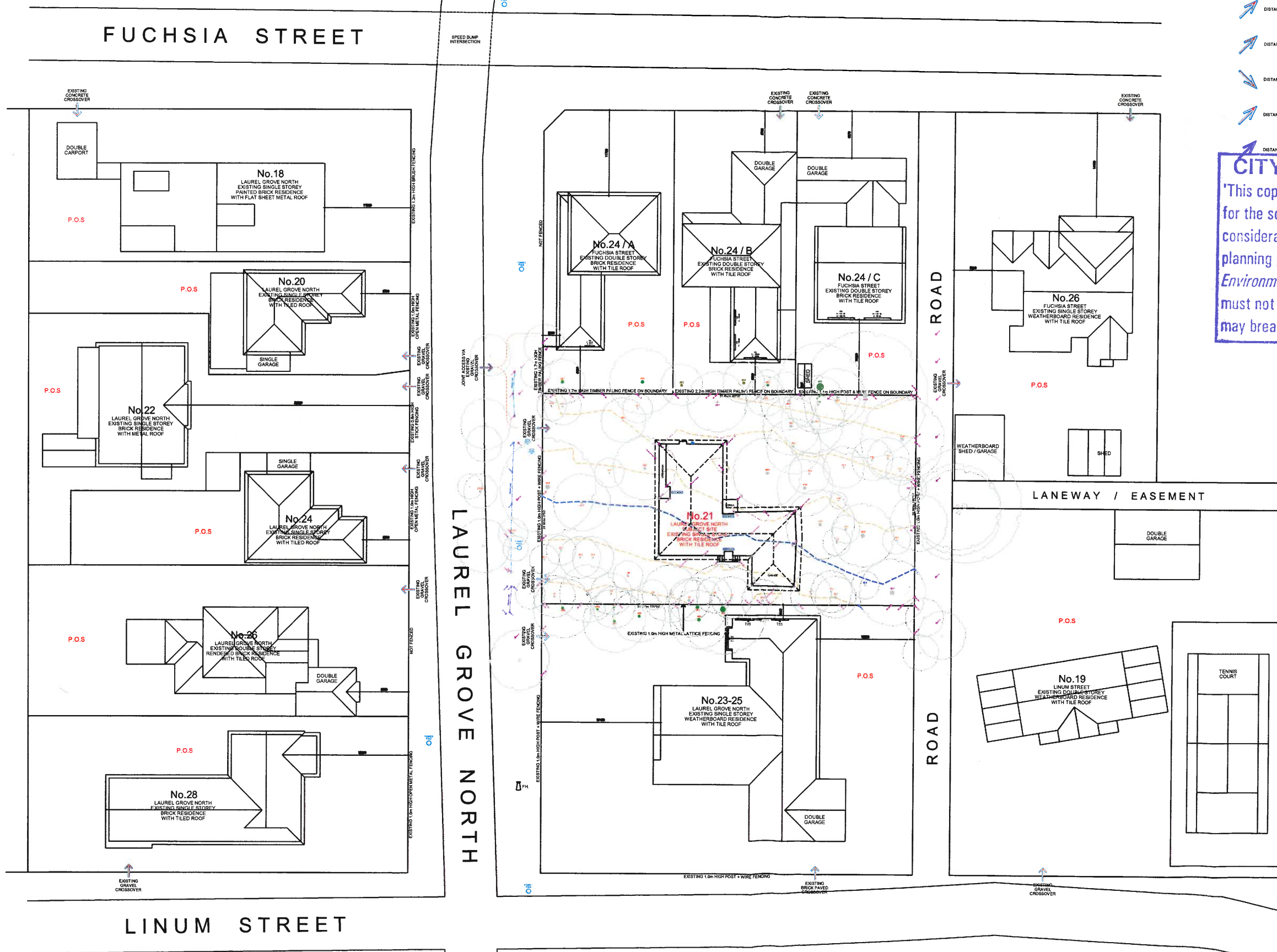
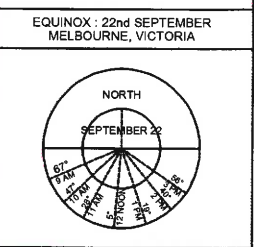


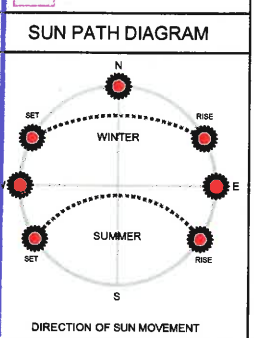


- ← DISTANCE TO CBD FROM SUBJECT SITE = 5.1 km
- ↑ DISTANCE TO BLACKBURN HIGH SCHOOL FROM SUBJECT SITE = 1.3 km
- ↗ DISTANCE TO BLACKBURN PRIMARY SCHOOL FROM SUBJECT SITE = 1.1 km
- ↘ DISTANCE TO LOCAL SHOPS (SOUTH PARADE) FROM SUBJECT SITE = 100 m
- ↙ DISTANCE TO LOCAL SHOPS (SOUTH PARADE) FROM SUBJECT SITE = 300 m
- ↘ DISTANCE TO BUS STOP (SOUTH PARADE) FROM SUBJECT SITE = 300 m
- ↗ DISTANCE TO BLACKBURN TRAIN STATION FROM SUBJECT SITE = 500 m

CITY OF WHITEHORSE
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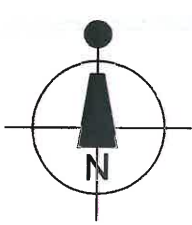
- 9:00 A.M. SEPTEMBER 22nd
- 12:00 NOON SEPTEMBER 22nd
- 3:00 P.M. SEPTEMBER 22nd
- FENCE SHADOWS



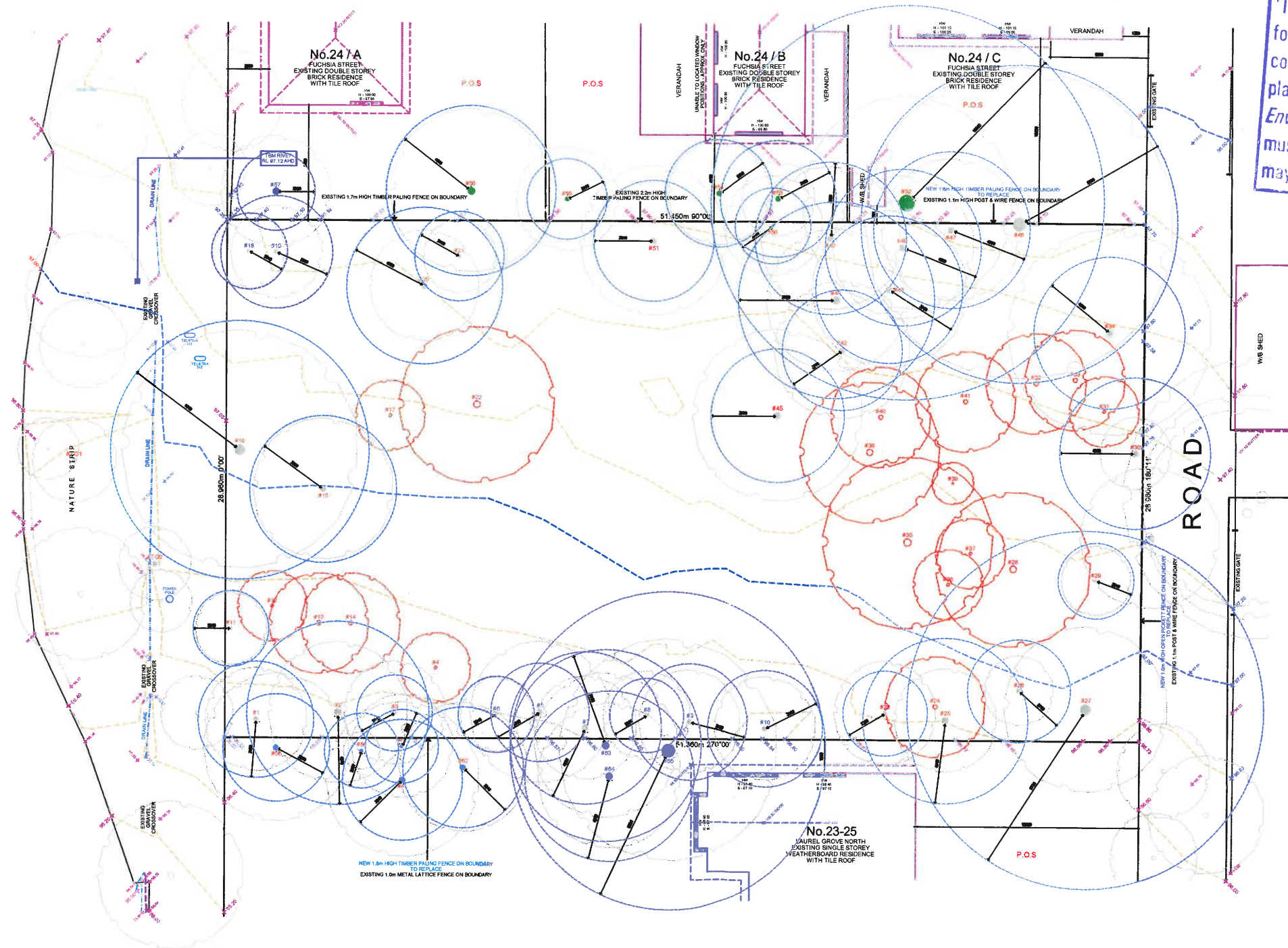
PLANNING PERMIT
WH/2016/244
Initial
Date: 5.10.16
Sheet 1 of 7

- TREE LEGEND**
- EXISTING TREE TO BE RETAINED
 - PROPOSED NEW CANOPY TREE
 - EXISTING TREE TO BE REMOVED

A. REVISIONS AS PER COUNCIL LETTER DATED 23.08.2016	CM 23.08.2016
B. REVISIONS AS PER COUNCIL LETTER DATED 10.08.2016	CM 10.08.2016
REV. DESCRIPTION	BY DATE
CLIENT AUDE PROPERTY GROUP PTY. LTD. No. 119 - 15 HARROW STREET, BOX HILL 3128	
PROJECT PROPOSED DUAL OCCUPANCY No. 21 LAUREL GROVE NORTH BLACKBURN 3130	
DRAWING TOWN PLANNING NEIGHBOURHOOD & SITE DESCRIPTION EXISTING CONDITIONS PLAN	
ZAI (PTY) LTD. BUILDING + URBAN DESIGN Suite 2.2, 255 Blackburn Road Mount Waverley, Melbourne 3146 TEL : 0061 (0) 90057864	
DESIGNED RH	APP.
DRAWN CM	PL.
SCALE 1 : 200	CLIENT
DRAWING No. TP-15054/101	REV. B



LAUREL GROVE NORTH



CITY OF WHITEHORSE
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27
WH/2016/244
S.10.16

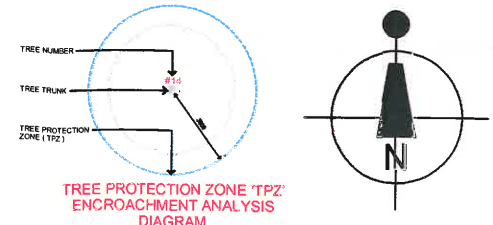
TREE LEGEND	
	EXISTING TREE TO BE RETAINED 'GREY'
	PROPOSED NEW CANOPY TREE 'GREEN'
	EXISTING TREE TO BE REMOVED 'RED - DASHED'



A	REVISIONS AS PER COUNCIL LETTER DATED 20.06.2016	CM	20.06.2016
	20.06.2016		
B	REVISIONS AS PER COUNCIL LETTER DATED 20.06.2016	CM	20.06.2016
	20.06.2016		
	</		

 MULTIDISC & URBAN DESIGN zai		 REGISTERED BUILDING PRACTITIONER (P-No: 2651)	 TRADE MARK  body Building & Design Solutions	
ZAI (PTY) LTD. BUILDING + URBAN DESIGN Suite 2.2, 255 Blackburn Road Mount Waverley, Melbourne, Victoria 3146		TEL : 0091 (3) 9600794		
DESIGNED	RH	DATE	COPYRIGHT	DATE
DRAWN	CM	06.09.2016	PL	
SCALE	1 : 100			
DRAWING No.	TP-15054/102			REV.
				B

ARBORIST REPORT + TREE REMOVAL NOTE:
FOR DETAILED INFORMATION ON EXISTING TREES PLEASE
REFER TO ARBORIST'S REPORT COMPILED BY:
PAUL JAMES (03) 9511 1111, 255 Blackburn Rd, Box Hill
Consultant Arborist at 3150/2016 - MOE 5405 879 911



LEGEND

POWER AND DISTRIBUTION

MR ELECTRICAL WIRING/CONDUIT
 LUMINAIRES
 A DOWNLIGHT (WALL MOUNTED)
 EXL EXTERNAL LIGHT (WALL MOUNTED)
 EXL EXTERNAL GARDEN LIGHT

OTHERS

AC AIR CONDITIONING UNIT
 HWS HOT WATER SERVICE (WALL)
 TAP WATER TAP
 MW WATER METER
 GW GAS METER
 DP DOWNPIPE
 DP-SP DOWNPIPE - SPREADER



SITE AREA	m2
DWELLING 1 - No. 1/21	668,787 m2
DWELLING 2 - No. 2/21	668,787 m2
COMMON PROPERTY	123,000 m2

TOTAL SITE AREA = 1,460,000 m2

PLAN OF SUBDIVISION
 SCALE 1 : 500

LAUREL GROVE NORTH

NEW 1.1m HIGH MAX. OPEN TIMBER PICKET FENCE
 2m NEW MAIL BOXES ARE TO BE PROVIDED WITHIN
 THE 10M X 10M BOX AREA. IF PERMITTED, THE
 AUTOMATED DOUBLE GATES @ ENTRY/DRIVEWAY.
 ALL FOOTINGS TO BEWORK PIER ARE TO ENGINEERS
 DESIGN & DETAILS

RAINWATER TANK NOTE:
 NEW DWELLINGS ARE EACH TO HAVE A NEW RAINWATER TANK
 SUPPLIED & INSTALLED TO MANUFACTURERS SPECIFICATIONS.
 WATERPROOF SUMPING RAINWATER TANK - BY "BLUESCOPE"
 OR SIMILAR APPROVED BY CLIENT.
 TANK x 1000 x 1000 x 2000 TYP.
 ON STABLE BASE - CONCRETE PAD
 CONNECT OVERFLOW TO STORMWATER
 (LEGAL POINT OF DISCHARGE)

WINDOWS ABOVE 2.0m NOTE:
 ALL WINDOWS WITH A SILL HEIGHT EXCEEDING 2.0m FROM
 OUTSIDE GROUND LEVEL, REQUIRE THE WINDOW TO BE FITTED
 EITHER WITH A DEVICE TO RESTRICT THE WINDOW OPENING OR
 A SUITABLE SCREEN SO THAT A 150mm SPHERE CANNOT PASS
 THROUGH

WINDOWS - OVERLOOKING ARCS NOTE:
 THOSE WINDOWS WHICH DO NOT SHOW THE 90m OVERLOOKING
 ARCS, DO NOT OVERLOOK ANY OVERLOOKING PROPERTY DUE
 TO THE USE OF PROTECTIVE WINDOWS (1.2m MINIMUM SILL
 HEIGHT) OR OTHER MEANS TO PREVENT DIRECT VIEWS
 INTO ADJACENT PROPERTIES.
 ALL HIGH LEVEL OR OBSCURE GLAZED WINDOWS ARE NOTED:
 HSB - HIGH LEVEL WINDOW - SILL AT 1.7m HIGH MINIMUM
 OGB - OBSCURE GLAZED WINDOW
 ALL OBSCURE GLAZING IS TO BE MANUFACTURED
 OBSCURE GLASS, OBSCURE FILM BEING APPLIED TO
 CLEAR GLAZING WILL NOT BE ACCEPTED
 OPENING SECTION TO ALL OBSCURE GLAZED WINDOWS
 IS TO BE MINIMISED SO AS TO PREVENT DIRECT VIEWS
 INTO ADJACENT PROPERTIES.
 SCREEN - WINDOW HAS EXTERNAL SCREEN APPLIED

BOUNDARY FENCING NOTE:
 PRIOR TO THE OCCUPATION OF THE DWELLINGS ALL BOUNDARY
 FENCES MUST BE REPAIRED, REPLACED AND/OR REPLACED AS
 NECESSARY TO THE SATISFACTION OF THE RESPONSIBLE
 AUTHORITY. AT THE COST OF THE PROPERTY OWNER

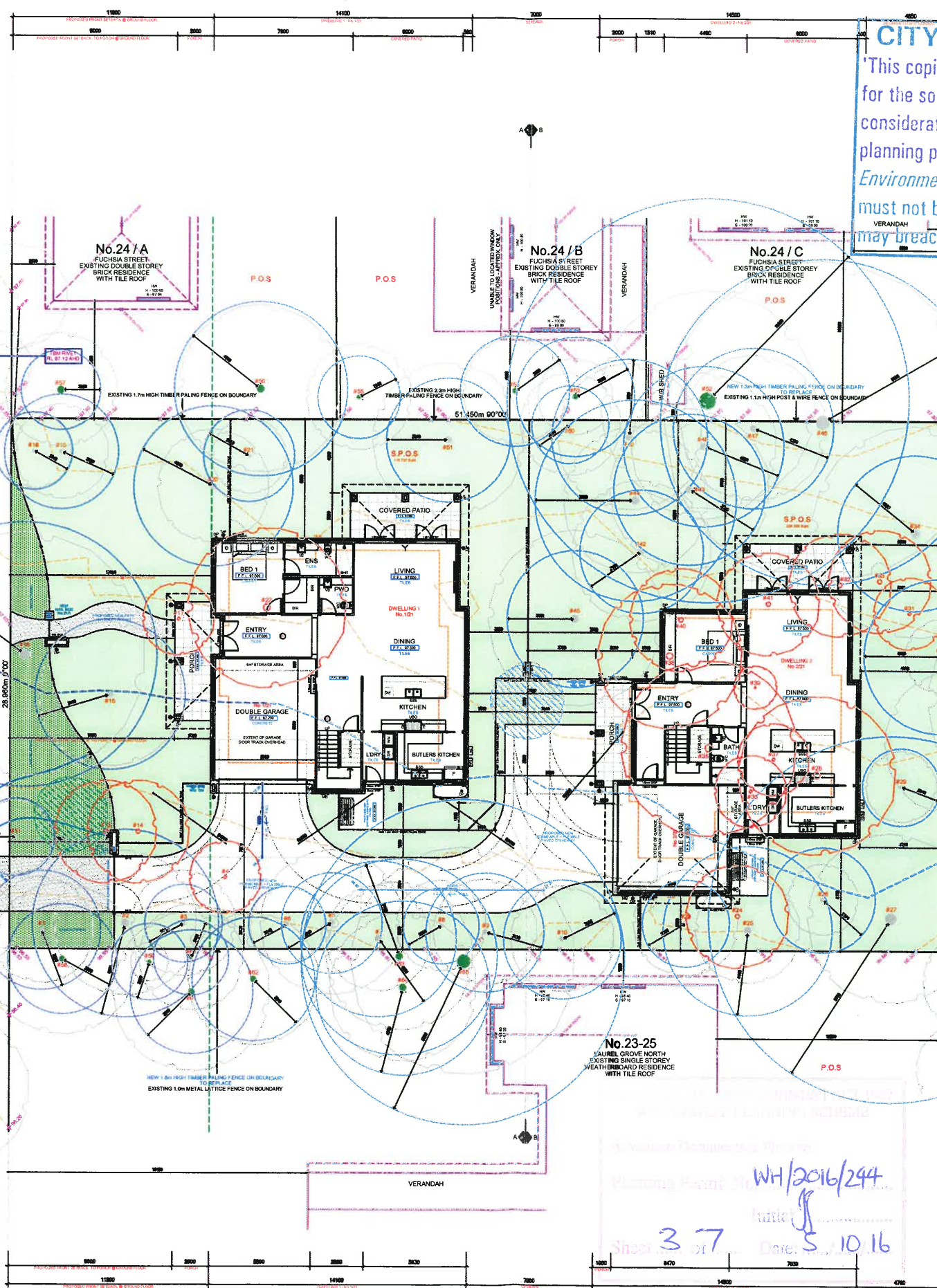
FIRST FLOOR OVER NOTE:
 THE LINE OF FIRST FLOOR LEVEL WALLS, PARAPETS + TERRACES
 IS MARKED ON THIS PLAN BY THE DASHED ORANGE LINE -
 SHOWN LIKE THIS

SMOKE DETECTOR NOTE:
 SMOKE DETECTOR INSTALLATION LOCATIONS ARE INDICATED
 ON THE PLANS BY THIS SYMBOL:
 SMOKE DETECTORS ARE TO BE WITHIN 1.5m MIN. OF BEDROOMS

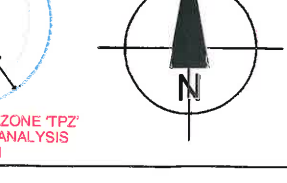
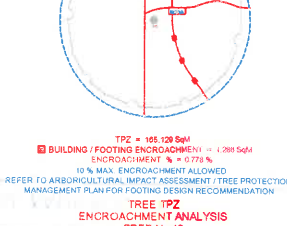
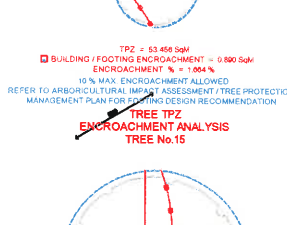
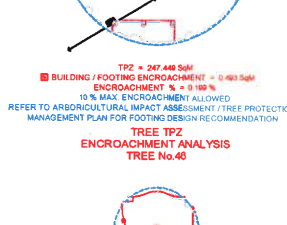
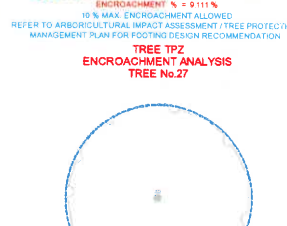
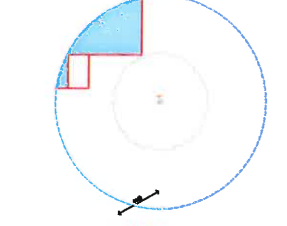
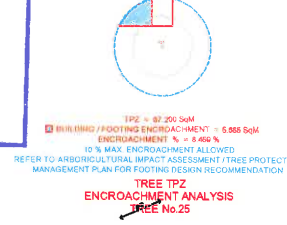
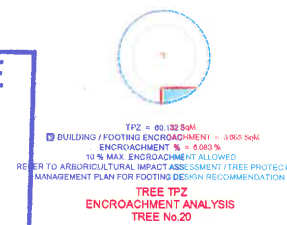
STREET NUMBERING NOTE:
 A STREET NUMBER OF 100mm MINIMUM HEIGHT AND CONTRASTING
 IN COLOUR TO ITS BACKGROUND, MUST BE FIXED AT THE FRONT
 BOUNDARY OF THE PROPERTY, AND AS NEAR AS PRACTICABLE TO
 OR ON THE LEFT WITH SUCH NUMBERING TO BE IN
 ACCORDANCE WITH COUNCIL'S STREET NUMBERING POLICY.

ARBORIST REPORT + TREE REMOVAL NOTE:
 FOR DETAILED INFORMATION ON EXISTING TREES PLEASE
 REFER TO ARBORIST'S REPORT CAMPUS 100
 PAUL JACOBSON - 404 5th North Bunnage SA 5000
 Consultant Arborist at BLUECOAT - MOB: 945 879 811

STORMWATER DRAINAGE NOTE:
 STORMWATER SHALL BE TAKEN TO A LEGAL POINT OF
 DISCHARGE TO THE SATISFACTION OF ALL LOCAL AUTHORITIES.
 STORMWATER MANAGEMENT IS ALL TO ENGINEERS DESIGN &
 DETAILS



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TREE LEGEND

EXISTING TREE TO BE RETAINED
 PROPOSED NEW CANOPY TREE
 EXISTING TREE TO BE REMOVED (DASHED)

TREE PROTECTION ZONE TPZ ENCROACHMENT ANALYSIS DIAGRAM

SCHEDULE OF AREAS	
STATISTICS	
SITE AREA - TOTAL	1,460,000 m2
DWELLING 1 - No. 1 / 21	
TOTAL SUB-DIVIDED SITE AREA	668,787 m2
GROUND FLOOR	146,790 m2
FIRST FLOOR	131,548 m2
DOUBLE GARAGE	38,579 m2
PORCH	14,000 m2
TOTAL AREA	335,915 m2
(EQUINE METRES)	33,591.50
(BUILDING SQUARES)	33,591.50
COVERED PATIO	15,000 m2

DWELLING 2 - No. 2 / 21	
TOTAL SUB-DIVIDED SITE AREA	668,787 m2
GROUND FLOOR	137,825 m2
FIRST FLOOR	114,740 m2
DOUBLE GARAGE	41,200 m2
PORCH	11,500 m2
TOTAL AREA	305,134 m2
(EQUINE METRES)	30,513.40
(BUILDING SQUARES)	30,513.40
COVERED PATIO	15,000 m2

SITE COVERAGE & PERMEABLE AREA	
SITE AREA	1,460,000 m2
BUILDING COVERAGE ONLY	362,789 m2
BUILDING COVERAGE AREA %	24.84%
TOTAL HARD COVER AREA	578,448 m2
TOTAL HARD COVER AREA %	39.62%
PERMEABLE AREA	906,552 m2
TOTAL PERMEABLE AREA %	61.98%

TREE LEGEND	
EXISTING TREE TO BE RETAINED	
PROPOSED NEW CANOPY TREE	
EXISTING TREE TO BE REMOVED (DASHED)	

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DIAL 1100
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REV	DESCRIPTION	BY	DATE
A	REVISIONS AS PER COUNCIL LETTER DATED 10.06.2016	CM	25.06.2016
B	REVISIONS AS PER COUNCIL LETTER DATED 10.06.2016	CM	06.06.2016
C			
D			
E			
F			
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X			
Y			
Z			

CLIENT AUDE PROPERTY GROUP PTY. LTD. No. 119 - 15 HARROW STREET, BOX HILL 3128			
PROJECT PROPOSED DUAL OCCUPANCY No. 21 LAUREL GROVE NORTH BLACKBURN 3130			
DRAWING TOWN PLANNING PROPOSED GROUND FLOOR PLAN			
DESIGNED	DATE	COPYRIGHT	DATE
CM	06.09.2016	PL	
DRAWN	CM	APP.	CLIENT
SCALE	1 : 100		
DRAWING No.	TP-15054/103	REV.	B

POWER AND DISTRIBUTION

MSB		ELECTRICAL SWITCHBOARD / MAIN SWITCH BOARD / METER BOX
-----	--	--

LUMINAIRES

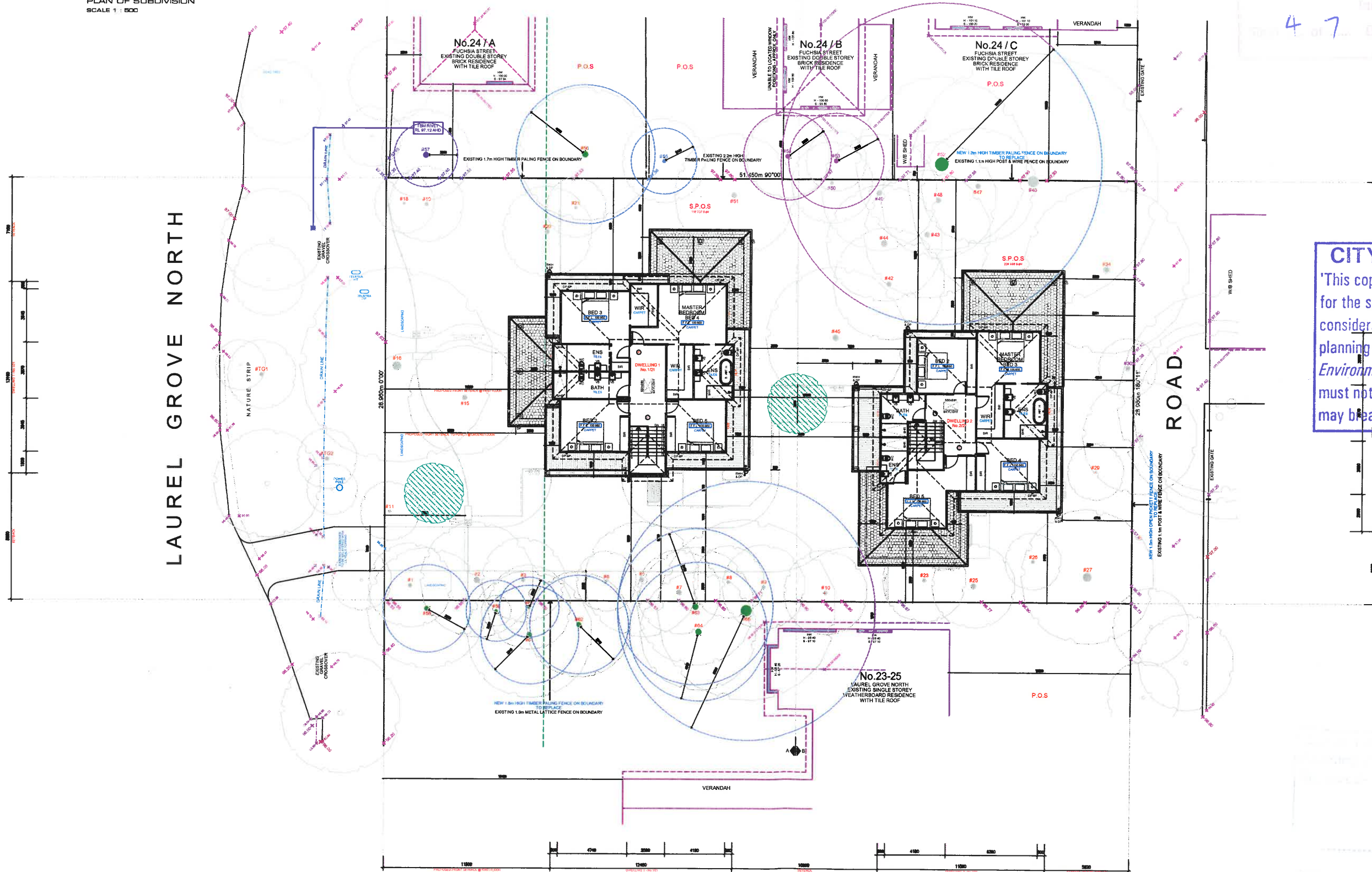
SL		SENSOR LIGHT (WALL MOUNTED)
FWL		FEATURE WALL LIGHT (WALL MOUNTED)
EXGL		EXTERNAL GARDEN LIGHT

OTHERS

SD		SMOKE DETECTOR
AC		AIR CONDITIONING UNIT
HWB		HOT WATER SERVICE (WALL)
TAP		WATER TAP
WM		WATER METER
GM		GAS METER
DP		DOWNPIPE
DP-EP		DOWNPIPE - BREAKER



PLAN OF SUBDIVISION
SCALE 1 : 500



LAUREL GROVE NORTH

47 WH/2016/244
Initial: [Signature]
Date: 5 10.16

SCHEDULE OF AREAS	
STATISTICS	
SITE AREA - TOTAL	1406.000 m ²
DWELLING 1 - No. 1 / 2 / 1	
TOTAL SUB-DIVIDED SITE AREA	888.197 m ²
GROUND FLOOR	148.708 m ²
FIRST FLOOR (MINUS DOUBLE - VOLUME STAIRS)	131.848 m ²
DOUBLE GARAGE (INCLUSIVE OF STORAGE AREA)	30.576 m ²
PORCH (EXTERNAL AREA)	14.500 m ²
TOTAL AREA (SQUARE METRES)	535.621 m ²
(BUILDING SQUARES)	35.944 SQ
COVERED PATIO	15.000 m ²
DWELLING 2 - No. 2 / 2 / 1	
TOTAL SUB-DIVIDED SITE AREA	860.303 m ²
GROUND FLOOR	137.825 m ²
FIRST FLOOR (MINUS DOUBLE - VOLUME STAIRS)	114.740 m ²
DOUBLE GARAGE (INCLUSIVE OF STORAGE AREA)	41.230 m ²
PORCH (EXTERNAL AREA)	11.500 m ²
TOTAL AREA (SQUARE METRES)	305.374 m ²
(BUILDING SQUARES)	21.644 SQ
COVERED PATIO	15.000 m ²
BITE COVERAGE & PERMEABLE AREA	
SITE AREA	1488.000 m ²
BUILDING COVERAGE ONLY	502.756 m ²
BUILDING COVERAGE AREA %	26.95 %
TOTAL HARD COVER AREA	578.440 m ²
TOTAL HARD COVER AREA %	38.874 %
PERMEABLE AREA	909.562 m ²
TOTAL PERMEABLE AREA %	61.129 %

CITY OF WHITEHORSE

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TREE LEGEND

	EXISTING TREE TO BE RETAINED 'GREY'
	PROPOSED NEW CANOPY TREE 'GREEN'



A	REVISIONS AS PER COUNCIL LETTER DATED	CM	25.06.2016
	22.04.2016		
B	REVISIONS AS PER COUNCIL LETTER DATED	CM	06.06.2016
	10.06.2016		
REV	DESCRIPTION	BY	DATE
CLIENT			
AUDE PROPERTY GROUP PTY. LTD.			
No.119 - 15 HARROW STREET, BOX HILL 3128			
PROJECT			
PROPOSED DUAL OCCUPANCY			
No.21 LAUREL GROVE NORTH			
BLACKBURN 3130			
DRAWING			
TOWN PLANNING			
PROPOSED FIRST FLOOR PLAN			



ZAI (PTY) LTD. BUILDING + URBAN DESIGN		TEL : 0001 (3) 9603756	
Suite 2.2, 265 Baskerville Road			
Mauld Waverley, Melbourne, Victoria 3140			
DATE	INITIAL	COPYRIGHT	DATE
DESIGNED	RH	APP.	
DRAWN	CM	06.09.2016	PL.
SCALE	CLIENT		
1 : 100			
DRAWING No.	TP-15054/104		REV. B

WINDOWS ABOVE 2.0m NOTE:
ALL WINDOWS WITH A SILL HEIGHT EXCEEDING 2.0m FROM OUTSIDE GROUND LEVEL REQUIRE THE WINDOW TO BE FITTED EITHER WITH A DEVICE TO RESTRICT THE WINDOW OPENING OR A SUITABLE SCREEN SO THAT A 125mm SPHERE CANNOT PASS THROUGH.

WINDOWS + OVERLOOKING ARCS NOTE:
THOSE WINDOWS WHICH DO NOT SHOW THE 5m OVERLOOKING
ARC, DO NOT OVERLOOK ANY NEIGHBOURHOOD PROPERTY DUE
TO THE USE OF HIGH-LIGHT WINDOWS (17m HIGH BAL. MIN. E
BLOODED FIELD OF VISION (i.e. FENCE) OR OBTUSE GLAZING
HAS BEEN SPECIFIED - NO OVERLOOKING ISSUE EXISTS

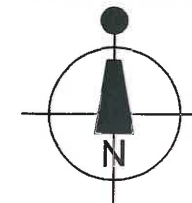
ALL HIGH LEVEL OR OBTUSE GLAZED WINDOWS ARE NOTED

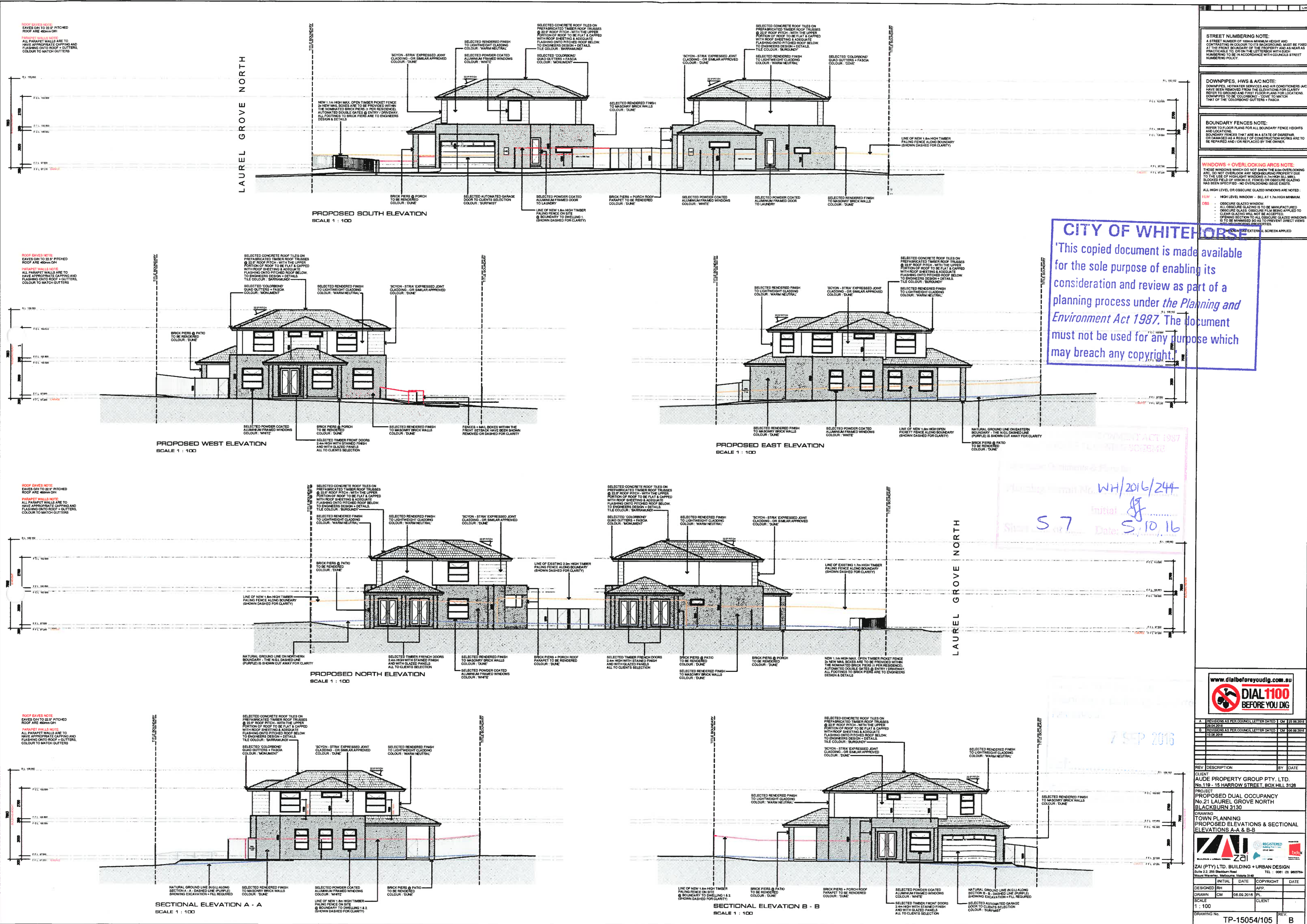
- OBSCURE GLAZED WINDOW
- ALL OBSCURE GLAZING IS TO BE MANUFACTURED
- OBSCURE GLASS: OBSCURE FILM BEING APPLIED TO
- CLEAR GLAZING WILL NOT BE ACCEPTED
- OPENING SECTION TO ALL OBSCURE GLAZED WINDOWS
- IS TO BE MINIMISED SO AS TO PREVENT DIRECT VIEWS
- INTO NEIGHBOURING PROPERTIES

SCREEN - WINDOW HAS EXTERNAL SCREEN APPLIED

ARBORIST REPORT + TREE REMOVAL NOTE:
FOR DETAILED INFORMATION ON EXISTING TREES PLEASE
REFER TO ARBORIST'S REPORT COMPILED BY
PAUL JAMGGER - Arbor Doctor (consult@jamgger.com)
Consultant, Arborist at 281-222-0297 • MOBILE 281-872-3111

SMOKE DETECTOR NOTE:
SMOKE DETECTOR INSTALLATION LOCATIONS ARE INDICATED
ON THE PLANS BY THIS SYMBOL 
SMOKE DETECTORS ARE TO BE WITHIN 15ft MIN. OF BEDROOMS





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- STREET NUMBERING NOTE:**
A STREET NUMBER OF 1000m MINIMUM HEIGHT AND CONTAINING IN COLOUR TO ITS BACKGROUND, MUST BE FIXED AT THE FRONT BOUNDARY OF THE PROPERTY AND AS NEAR AS PRACTICABLE TO, OR ON THE LEFT SIDE WITH EACH NUMBERING TO BE IN ACCORDANCE WITH COUNCIL'S STREET NUMBERING POLICY.
- DOWNPIPES, HWS & A/C NOTE:**
DOWNPIPES, HOTWATER SERVICES AND AIR CONDITIONERS (A/C) HAVE BEEN REMOVED FROM THE ELEVATIONS FOR CLARITY. REFER TO GROUND AND FIRST FLOOR PLANS FOR LOCATIONS. DOWNPIPES TO BE COLOURBOND - DUNE TO MATCH THAT OF THE COLOURBOND GUTTERS + FASCIA.
- BOUNDARY FENCES NOTE:**
REFER TO FLOOR PLANS FOR ALL BOUNDARY FENCE HEIGHTS AND LOCATIONS.
BOUNDARY FENCES THAT ARE IN A STATE OF DISREPAIR OR DAMAGED AS A RESULT OF CONSTRUCTION WORKS ARE TO BE REPAIRED AND / OR REPLACED BY THE OWNER.
- WINDOWS + OVERLOOKING ARCS NOTE:**
THOSE WINDOWS WHICH DO NOT SHOW THE 1.0m OVERLOOKING ARE, DO NOT OVERLOOK ANY NEIGHBOURING PROPERTY OR ARE TO THE USE OF PRIVACY WINDOWS (1.0m MIN. WALL BLOCKED FIELD OF VISION). E. FENCES OR OBSCURE GLAZING HAS BEEN SPECIFIED. NO OVERLOOKING ISSUE EXISTS.
ALL HIGH LEVEL OR OBSCURE GLAZED WINDOWS ARE NOTED:
H/LW - HIGH LEVEL WINDOW - BILL AT 1.7m HIGH MINIMUM.
OBS - OBSCURE GLAZED WINDOW.
ALL OBSCURE GLAZING IS TO BE MANUFACTURED OBSCURE GLASS. OBSCURE FILM BEING APPLIED TO CLEAR GLAZING WILL NOT BE ACCEPTED.
OPENING SECTION TO ALL OBSCURE GLAZED WINDOWS IS TO BE MINIMISED SO AS TO PREVENT DIRECT VIEWS OF NEIGHBOURING PROPERTIES.

PLANNING ACT 1987
No. 119 - 15 HARROW STREET, BOX HILL 3128
WH/2016/244
Initial: [Signature]
Date: 5.10.16

www.dialbeforeyoudig.com.au DIAL 1100 BEFORE YOU DIG	
A REVISIONS AS PER COUNCIL LETTER DATED: CM 23.06.2016	
B REVISIONS AS PER COUNCIL LETTER DATED: CM 08.08.2016	
C REVISIONS AS PER COUNCIL LETTER DATED: CM 10.08.2016	
REV	DESCRIPTION
BY	DATE
CLIENT: AUDE PROPERTY GROUP PTY. LTD. No. 119 - 15 HARROW STREET, BOX HILL 3128	
PROJECT: PROPOSED DUAL OCCUPANCY No. 21 LAUREL GROVE NORTH BLACKBURN 3120	
DRAWING: TOWN PLANNING PROPOSED ELEVATIONS & SECTIONAL ELEVATIONS A-A & B-B	
ZAI REGISTERED BUILDING & URBAN DESIGN	
ZAI (PTY) LTD. BUILDING & URBAN DESIGN Suite 2.2, 255 Blackburn Road Melbourne, Victoria 3128 TEL: 0081 (3) 9603764	
DESIGNED	RH
DRAWN	CM
SCALE	1:100
DRAWING No.	TP-15054/105
REV.	B



EXISTING CONDITIONS - No 24A FUCHSIA STREET (LAUREL GROVE SIDE)

NEW 1.1m HIGH MAX. OPEN TIMBER PICKET FENCE
2x NEW MAIL BOXES ARE TO BE PROVIDED WITHIN
THE NOMINATED BRICK PIERS (1 PER SIDE/END).
AUTOMATED DOUBLE GATES @ ENTRY / DRIVEWAY.
ALL FOOTINGS TO BRICK PIERS ARE TO BE ENGINEERED
DESIGN & DETAILS.



LAUREL GROVE NORTH

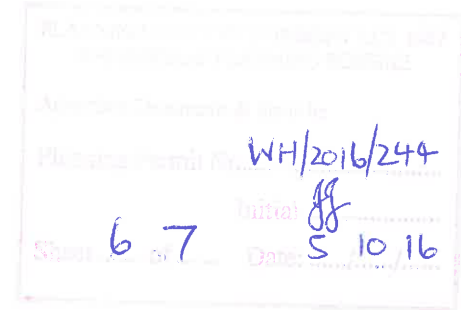
PROPOSED STREETScape
SCALE 1 : 100



EXISTING CONDITIONS - No 21 LAUREL AVENUE



EXISTING CONDITIONS - No 21 LAUREL AVENUE



PROJECT NO 15054
DATE 22nd JUNE 2016

DWELLING 1 PROPOSED SCHEDULE OF MATERIALS & COLOURS

EXTERIOR FINISHES
A. ROOF
B. RENDERED BRICK PIERS
C. GUTTERS, FASCIA, HEADS & RIVETS
D. FACEBRICK - RENDERED
E. RENDERED WALLS - STANDARD
F. WINDOWS & DOORS
G. ENTRANCE DOOR
H. GARAGE DOOR
I. SCYON - STRIA CLADDING
J. WATER TANK
K. DRIVEWAY
L. PATHWAYS
M. PORCH FLOOR

SPECIFICATION

TRADITIONAL PROFILE CONCRETE ROOF TILE (www.monier.com.au)
RENDERED BRICK PIERS @ PORCHES & PERGOLAS
COLORBOND - BLUESCOPE STEEL (www.bluescopesteel.com.au)
RENDERED FACEBRICK
STANDARD 90mm FORMBOARD BOARD (www.jameshardie.com.au)
POWDER COATED ALUMINIUM - DOUBLE GLAZED (www.alwindows.com.au)
TIMBER WITH GLAZED INFILL PANELS - CORINTHIAN DOORS (www.cordons.com.au)
RUBINE DUNE AUTOMATED - ECOGARAGE DOORS (www.ecogardens.com.au)
SCYON - STRIA EXPRESSED JOINT CLADDING (www.jameshardie.com.au)
COLORBOND - BLUESCOPE STEEL 2000 (www.bluescopesteel.com.au)
CONCRETE WITH EXPOSED AGGREGATE FINISH (www.driveways.com.au)
LIVABLE TOPPING (PERMEABLE SURFACE)
600x600 NON-SLIP FULL BODIED TILE



COLOUR

Barramundi
Dune
Monument
Dune
Dulux - Whisper White
White
Stained timber
Surfist
Dune
Monument
Torquay gold
N/A
To match internal floor tile colour

INTERIOR FINISHES
1. FLOORS - LIVING AREAS
2. FLOORS - BATHROOMS & KITCHEN AREAS
3. FLOORS - BEDROOMS
4. STAIRCASE - OPEN TREADS
5. STAIRCASE - CLOSED TREADS
6. SKIRTING
7. WALLS
8. FEATURE WALLS
9. DOOR FRAMES
10. DOORS
11. CEILINGS
12. CORNICE
13. BATHROOM WALLS
14. BENCHTOPS
15. KITCHEN SPLASHBACK
16. CUPBOARD DOORS (Bedrooms)

SPECIFICATION

CERAMIC TILE 600 x 600 MM (www.nationaltiles.com.au)
CERAMIC TILE 600 x 600 MM (www.nationaltiles.com.au)
SHEET CARPET ON UNDERLAY
OAK TREADS, GLASS BALUSTRADE - ERIC JONES (www.ericjones.com.au)
OAK TREADS & RISER - SS HANDRAIL ON WALL & GLASS BALUSTRADE (www.ericjones.com.au)
100MM MDF PAINTED FINISH - LAMBS TONGUE (www.jel-d-wood.com.au)
DULUX WASH & WEAR PAINT FINISH (www.dulux.com.au)
DULUX AQUANAMEL - SEMI GLOSS (www.dulux.com.au)
PREMIUM SKIN 2340MM HIGH - CORINTHIAN DOORS (www.cordons.com.au)
DULUX CEILING WHITE (www.dulux.com.au)
CLASSIC - GYPOCK PLASTERBOARD (www.gyprock.com.au)
CERAMIC TILE FULL HEIGHT ALL WALLS (www.nationaltiles.com.au)
CORIAN - (www.corian.com.au)
GLASS SPLASHBACK FULL LENGTH OF WINDOW COUNTER & STOVE BENCHTOP.
ALL BEDROOMS ETC - SLIDING MIRROR DOORS IN ALUMINIUM FRAME



COLOUR

Burgundy
Dune
Cove
Dune
Dulux - Whisper White
White
Stained timber
Surfist
Dune
Cove
Torquay gold
N/A
To match internal floor tile colour

INTERIOR FINISHES
1. FLOORS - LIVING AREAS
2. FLOORS - BATHROOMS & KITCHEN AREAS
3. FLOORS - BEDROOMS
4. STAIRCASE - OPEN TREADS
5. STAIRCASE - CLOSED TREADS
6. SKIRTING
7. WALLS
8. FEATURE WALLS
9. DOOR FRAMES
10. DOORS
11. CEILINGS
12. CORNICE
13. BATHROOM WALLS
14. BENCHTOPS
15. KITCHEN SPLASHBACK
16. CUPBOARD DOORS (Bedrooms)

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PREMIUM SKIN 2340MM HIGH - CORINTHIAN DOORS (www.cordons.com.au)
DULUX CEILING WHITE (www.dulux.com.au)
CLASSIC - GYPOCK PLASTERBOARD (www.gyprock.com.au)
CERAMIC TILE FULL HEIGHT ALL WALLS (www.nationaltiles.com.au)
CORIAN - (www.corian.com.au)
GLASS SPLASHBACK FULL LENGTH OF WINDOW COUNTER & STOVE BENCHTOP.
ALL BEDROOMS ETC - SLIDING MIRROR DOORS IN ALUMINIUM FRAME

COLOUR

To be determined.
To be determined.
To be determined.
Dark stained.
Dark stained.
White semi-gloss enamel.
Whisper white W BLS
Exposed elements D D13
White
White
White
To be determined.
Silver Birch (F)
TBD
White - Powder coated frame with brass runners.



TRADITIONAL PROFILE CONCRETE ROOF TILE
'BARRAMUNDI' BY 'MONIER' TILES
WWW.MONIER.COM.AU

TO BE USED AS THE ROOF TILE ON ALL PITCHED
ROOFING UNLESS STATED OTHERWISE
ON THE PLANS - REFER TO ELEVATIONS

CONCRETE WITH EXPOSED AGGREGATE FINISH
'TORQUAY GOLD'
WWW.DRIVEWAYS.COM.AU

THIS IS THE CONCRETE COLOUR TO ALL DRIVEWAYS
REFER TO PLANS



HORIZONTAL EXPRESSED JOINT WALL CLADDING
'SCYON - STRIA' BY 'JAMES HARDIE'
WWW.SCYON.COM.AU - WWW.JAMESHARDIE.COM.AU

SCYON - STRIA HORIZONTAL EXPRESSED JOINT EXTERNAL
WALLS CLADDING OR SIMILAR APPROVED.
REFER TO ELEVATIONS

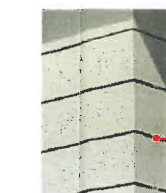


TERRACOTTA ROOF TILE
'BURGUNDY' BY 'MONIER' TILES
WWW.MONIER.COM.AU

TO BE USED AS THE ROOF TILE ON ALL PITCHED
ROOFING UNLESS STATED OTHERWISE
ON THE PLANS - REFER TO ELEVATIONS

CONCRETE WITH EXPOSED AGGREGATE FINISH
'TORQUAY GOLD'
WWW.DRIVEWAYS.COM.AU

THIS IS THE CONCRETE COLOUR TO ALL DRIVEWAYS
REFER TO PLANS



HORIZONTAL EXPRESSED JOINT WALL CLADDING
'SCYON - STRIA' BY 'JAMES HARDIE'
WWW.SCYON.COM.AU - WWW.JAMESHARDIE.COM.AU

SCYON - STRIA HORIZONTAL EXPRESSED JOINT EXTERNAL
WALLS CLADDING OR SIMILAR APPROVED.
REFER TO ELEVATIONS

'COLORBOND / DULUX - WHISPER WHITE'
THIS IS THE COLOUR FOR THE FOLLOWING
REFER TO ELEVATIONS

- RENDERED FIRST FLOOR WALL CLADDING
(WHERE 'SCYON - STRIA' CLADDING IS NOT PRESENT)

'COLORBOND / DULUX - MONUMENT'
THIS IS THE COLOUR FOR THE FOLLOWING
REFER TO ELEVATIONS

- GUTTERS, FASCIA, RAINWATER HEADS, DP's
- RAINWATER TANKS

'COLORBOND / DULUX - SURFMIST'
THIS IS THE COLOUR FOR THE FOLLOWING
REFER TO ELEVATIONS

- GARAGE DOORS

'COLORBOND / DULUX - DUNE'
THIS IS THE COLOUR FOR THE FOLLOWING
REFER TO ELEVATIONS

- RENDERED GROUND FLOOR FACEBRICK & BRICK PIERS
- SCYON - STRIA EXPRESSED JOINT CLADDING
- SCYON - STRIA EXPRESSED JOINT CLADDING

'COLORBOND / DULUX - WHISPER WHITE'
THIS IS THE COLOUR FOR THE FOLLOWING
REFER TO ELEVATIONS

- RENDERED FIRST FLOOR WALL CLADDING
- TIMBER HARDWOOD PERGOLAS

'COLORBOND / DULUX - COVE'
THIS IS THE COLOUR FOR THE FOLLOWING
REFER TO ELEVATIONS

- GUTTERS, FASCIA, RAINWATER HEADS, DP's
- RAINWATER TANKS

'COLORBOND / DULUX - SURFMIST'
THIS IS THE COLOUR FOR THE FOLLOWING
REFER TO ELEVATIONS

- GARAGE DOORS

'COLORBOND / DULUX - DUNE'
THIS IS THE COLOUR FOR THE FOLLOWING
REFER TO ELEVATIONS

CITY OF WHITEHORSE
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REV	DESCRIPTION	BY	DATE
A	REVISIONS AS PER COUNCIL LETTER DATED 23.08.2016	CM	23.08.2016
B	REVISIONS AS PER COUNCIL LETTER DATED 10.08.2016	CM	08.08.2016

CLIENT
AUDE PROPERTY GROUP PTY. LTD.
No. 119 - 15 HARROW STREET, BOX HILL 3128
PROJECT
PROPOSED DUAL OCCUPANCY
No. 21 LAUREL GROVE NORTH
BLACKBURN 3130
DRAWING
TOWN PLANNING
PROPOSED STREETScape, FRONT WALL
DETAILS & SCHEDULE OF MATERIALS & COLOURS

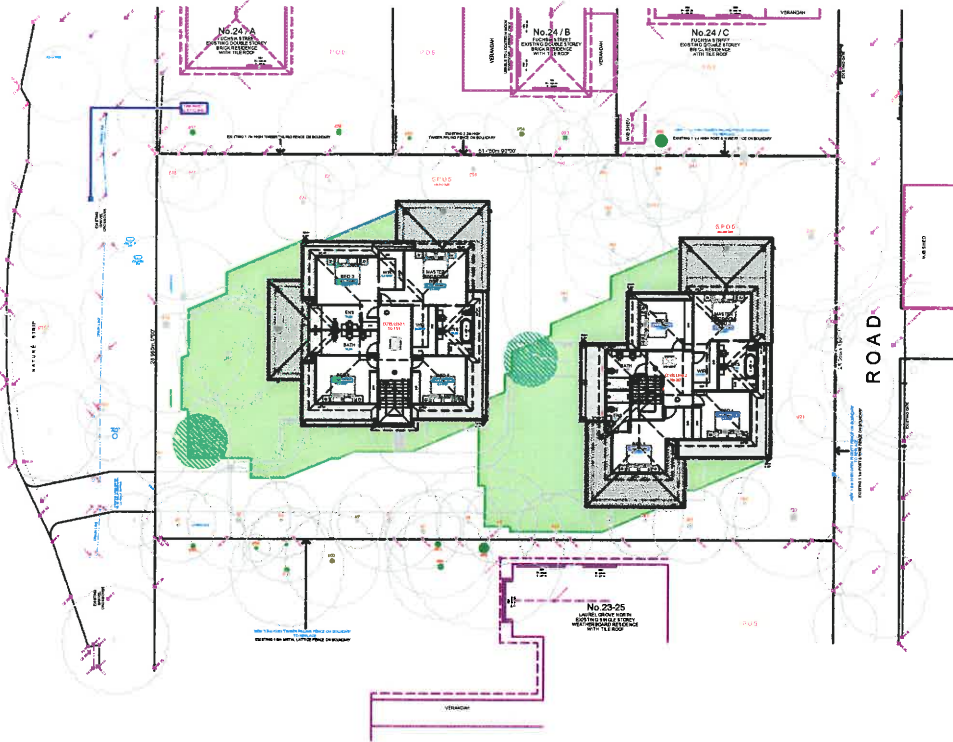


ZAI (PTY) LTD. BUILDING & URBAN DESIGN
Suite 2.2, 2nd Blackburn Road
Blackburn, Victoria 3130
TEL : 0801 01 000796

DESIGNED	DATE	APP.	DATE
CM	08.08.2016	PL	
SCALE	CLIENT	REV.	
1 : 100		B	

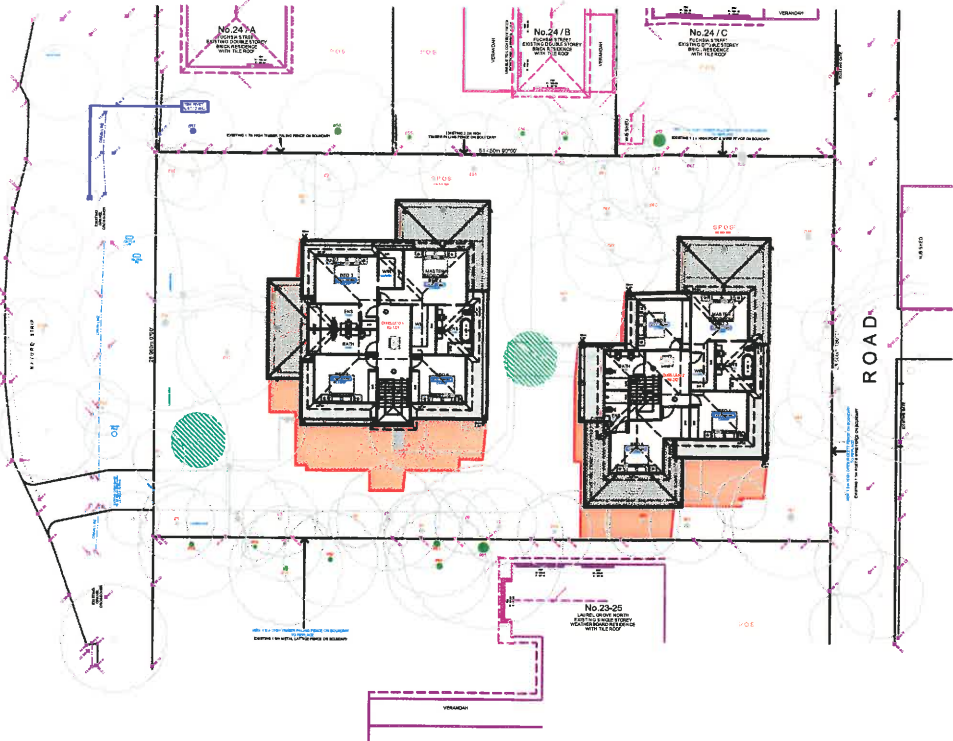
DRAWING NO. TP-15054/106

LAUREL GROVE NORTH



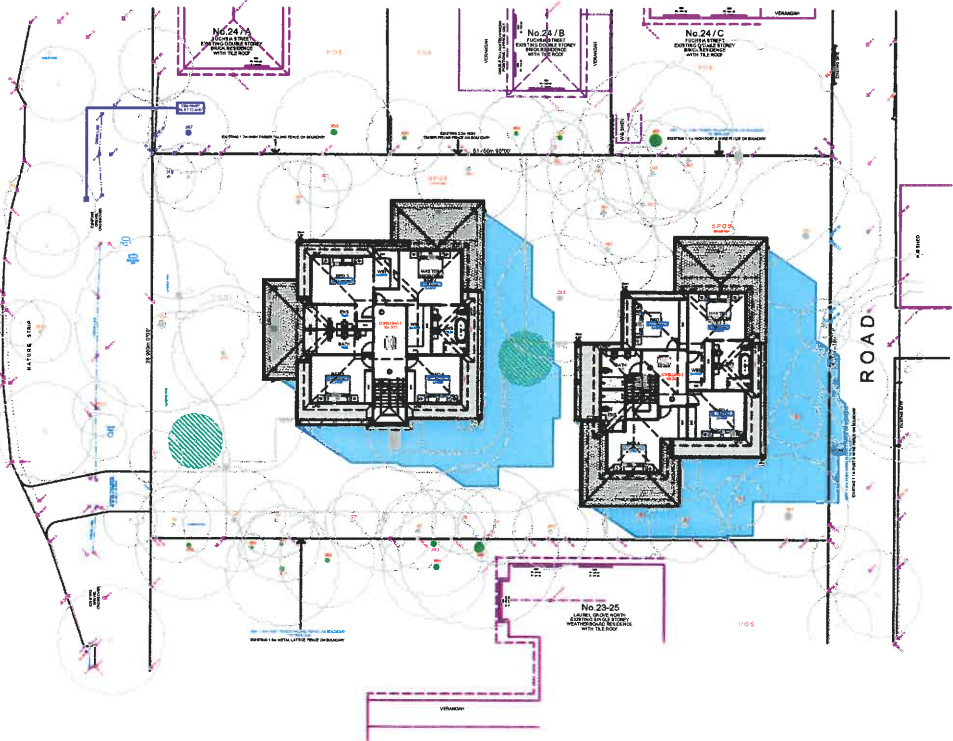
SHADOW DIAGRAM @ 9:00 AM
SCALE 1 : 200

LAUREL GROVE NORTH



SHADOW DIAGRAM @ 12:00 NOON
SCALE 1 : 200

LAUREL GROVE NORTH



SHADOW DIAGRAM @ 3:00 PM
SCALE 1 : 200

CITY OF WHITEHORSE
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TREE LEGEND	
	EXISTING TREE TO BE RETAINED (GREY)
	PROPOSED NEW CANOPY TREE (GREEN)

EQUINOX : 22nd SEPTEMBER
MELBOURNE, VICTORIA

NORTH
SEPTEMBER 22

9:00 A.M. SEPTEMBER 22nd
12:00 NOON SEPTEMBER 22nd
3:00 P.M. SEPTEMBER 22nd
FENCE SHADOWS

SUN PATH DIAGRAM

WINTER
SUMMER

DIRECTION OF SUN MOVEMENT

WH/2016/244
7.7
10.16

www.dialbeforeyoudig.com.au
DIAL 1100
BEFORE YOU DIG

REV	DESCRIPTION	BY	DATE
A	REVISIONS AS PER COUNCIL LETTER DATED 08.04.2016	CM	08.04.2016
B	REVISIONS AS PER COUNCIL LETTER DATED 10.06.2016	CM	08.06.2016

CLIENT
AUDE PROPERTY GROUP PTY. LTD.
No. 119 - 15 HARROW STREET, BOX HILL 3128

PROJECT
PROPOSED DUAL OCCUPANCY
No. 21 LAUREL GROVE NORTH
BLACKBURN 3130

DRAWING
TOWN PLANNING
SHADOW DIAGRAM @ 9:00am,
12:00noon + 3:00pm ON 22nd SEPTEMBER

7 SEP 2016

ZAI
ZAI (PTY) LTD. BUILDING + URBAN DESIGN
Suite 2.2, 255 Blackburn Road
Mount Waverley, Melbourne, Victoria 3150
TEL : 0861 51 9800/94

DESIGNED	DRWN	SCALE	DRAWING NO.	REV.
CM	CM	1 : 100	TP-15054/107	B