

DRAWING SCHEDULE

TPA01	GROUND FLOOR PLAN, AREA ANALYSIS,	1:100
TPA02	FIRST FLOOR PLAN, ROOF PLAN	1:100
TPA03	ELEVATIONS, MATERIALS AND FINISHES SCHEDULE	1:100
TPA04	DETAILED SITE ANALYSIS - NEIGHBOURHOOD AND SITE DESCRIPTION	1:300
TPA05	DETAILED SITE ANALYSIS - DESIGN RESPONSE	1:300
TPA06	DETAILED SHADOW ANALYSIS - 9.00AM, 10.00 AM, 11.00AM, 12 NOON, SEPTEMBER 22	1:200
TPA07	DETAILED SHADOW ANALYSIS - 1.00PM, 2.00PM, 3PM SEPTEMBER 22	1:200
TPA08	GARDEN AREA ANALYSIS	1:100
TPA09	TURNING CIRCLE DIAGRAMS	1:100
TPA10	TURNING CIRCLE DIAGRAMS	1:100

AREA ANALYSIS

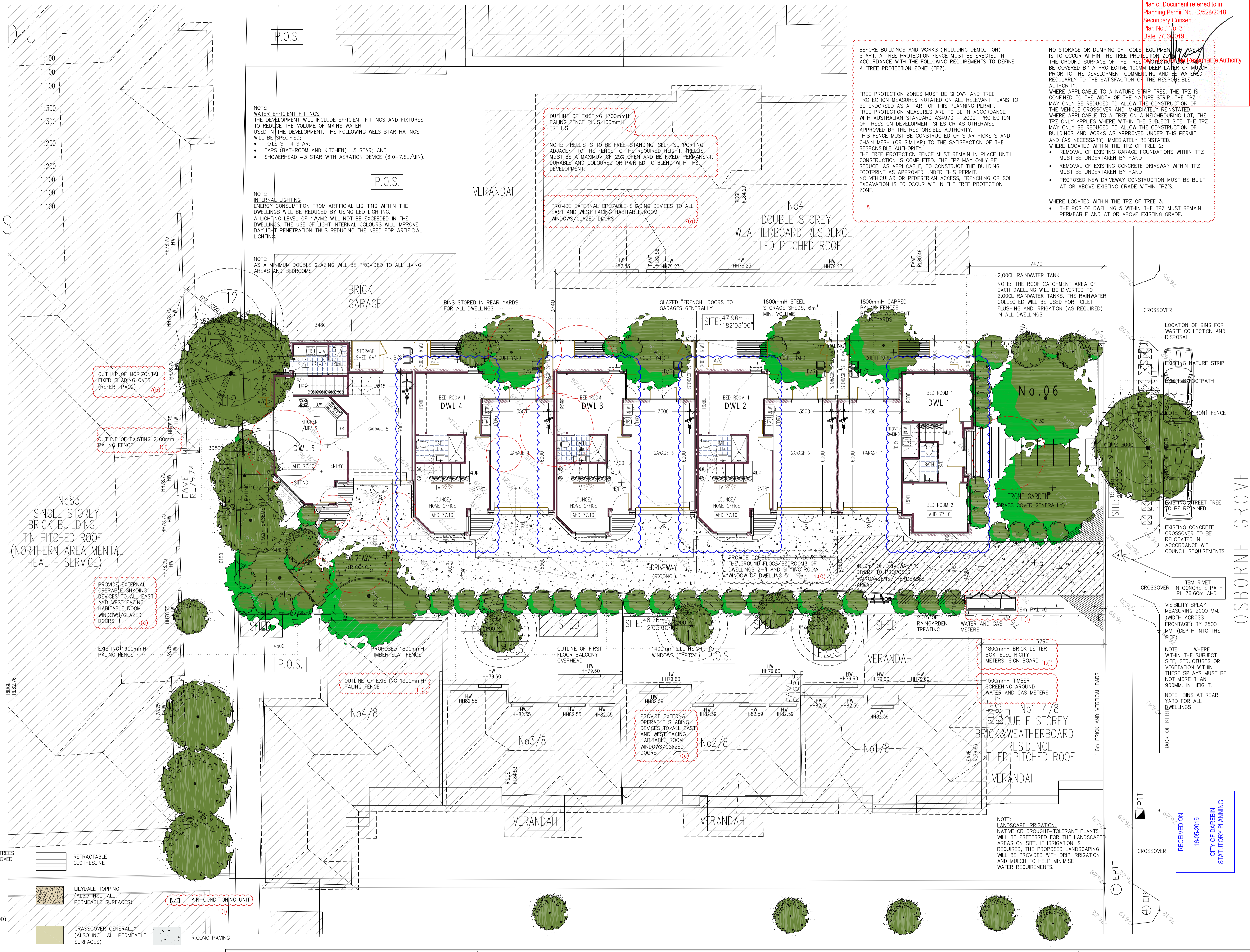
SITE AREA		733.1 M ² (1NO. DWELLING PER 146.6M ² SITE AREA)
DWELLING 1		
GROUND FLOOR	36.8 M ²	
FIRST FLOOR	51.7 M ²	
GARAGE	22.8 M ²	
OVERALL	111.3M ² (11.950)	
COURTYARD		
FRONT GARDEN (INCL. PORCH)	17.9 M ²	
BALCONY	81.8 M ²	
OVERALL	10.0 M ²	
OVERALL	109.7 M ²	
DWELLING 2		
GROUND FLOOR	39.0 M ²	
FIRST FLOOR	62.0 M ²	
GARAGE	23.0 M ²	
OVERALL	124.0M ² (13.350)	
COURTYARD		
FRONT GARDEN	19.2 M ²	
BALCONY	9.4 M ²	
OVERALL	28.6 M ²	
DWELLING 3		
GROUND FLOOR	39.0 M ²	
FIRST FLOOR	62.0 M ²	
GARAGE	23.0 M ²	
OVERALL	124.0M ² (13.350)	
COURTYARD		
FRONT GARDEN	19.2 M ²	
BALCONY	9.4 M ²	
OVERALL	28.6 M ²	
DWELLING 4		
GROUND FLOOR	38.6 M ²	
FIRST FLOOR	62.0 M ²	
GARAGE	23.0 M ²	
OVERALL	123.6M ² (13.350)	
COURTYARD		
FRONT GARDEN	19.2 M ²	
BALCONY	9.4 M ²	
OVERALL	28.6 M ²	
DWELLING 5		
GROUND FLOOR	36.6 M ²	
FIRST FLOOR	62.0 M ²	
GARAGE	23.4 M ²	
OVERALL	122.0M ² (13.150)	
COURTYARD		
FRONT GARDEN	28.7 M ²	
BALCONY	1.4 M ²	
SERVICE AREA	13.6 M ²	
OVERALL	43.7 M ²	
OVERALL BUILDING AREA		604.9M ²
BUILDING/SITE COVERAGE		(305.2M ²) 41.6%
IMPERVIOUS PAVING AREA		159.6M ²
IMPERVIOUS PAVING/SITE COVERAGE		21.7%
PERMEABLE SITE COVERAGE (I.E. PERMEABLE TO RAIN)		36.7%
GARDEN AREA		35.0% (256.3m ²)

LEGEND

	EXISTING TREE		OUTLINE OF EXISTING TREES THAT HAVE BEEN REMOVED RECENTLY		RETRACTABLE CLOTHESLINE
	PROPOSED TREES AND LANDSCAPE		RUBBISH BINS		LILYDALE TOPPING (ALSO INCL. ALL PERMEABLE SURFACES)
	OUTLINE OF EXISTING TREES TO BE REMOVED		ELECTRICAL BOXES (700H X 500 W X 300D)		GRASSCOVER GENERALLY (ALSO INCL. ALL PERMEABLE SURFACES)
	SENSOR LIGHTING		AIR-CONDITIONING UNIT		R.CONC PAVING
	ALTERATIONS TO INTERNAL LAYOUT				

GROUND FLOOR PLAN

SCALE: 1:100



DARWIN CITY COUNCIL - AMENDED
Plan or Document referred to in
Planning Permit No.: D528/2018 -
Secondary Consent
Plan No.: 1 of 3
Date: 7/05/2019

BEFORE BUILDINGS AND WORKS (INCLUDING DEMOLITION) START, A TREE PROTECTION FENCE MUST BE ERRECTED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS TO DEFINE A "TREE PROTECTION ZONE" (TPZ).

TREE PROTECTION ZONES MUST BE SHOWN AND TREE PROTECTION MEASURES NOTATED ON ALL RELEVANT PLANS TO BE ENDORSED AS A PART OF THIS PLANNING PERMIT. TREE PROTECTION MEASURES ARE TO BE IN ACCORDANCE WITH AUSTRALIAN STANDARD AS4970 - 2009; PROTECTION OF TREES ON DEVELOPMENT SITES OR AS OTHERWISE APPROVED BY THE RESPONSIBLE AUTHORITY. THIS FENCE MUST BE CONSTRUCTED OF STAR PICKETS AND CHAIN MESH (OR SIMILAR) TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY. THE TREE PROTECTION FENCE MUST REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED. THE TPZ MAY ONLY BE REDUCED, AS APPLICABLE, TO CONSTRUCT THE BUILDING FOOTPRINT AS APPROVED UNDER THIS PERMIT. NO VEHICULAR OR PEDESTRIAN ACCESS, TRENCHING OR SOIL EXCAVATION IS TO OCCUR WITHIN THE TREE PROTECTION ZONE.

NO STORAGE OR DUMPING OF TOOLS, EQUIPMENT OR WASTE IS TO OCCUR WITHIN THE TREE PROTECTION ZONE. THE GROUND SURFACE OF THE TREE PROTECTION ZONE MUST BE COVERED BY A PROTECTIVE 100MM DEEP LAYER OF WHICH PRIOR TO THE DEVELOPMENT COMMENCING AND BE WATERED REGULARLY TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY. WHERE APPLICABLE TO A NATURE STRIP TREE, THE TPZ IS CONFINED TO THE WIDTH OF THE NATURE STRIP. THE TPZ MAY ONLY BE REDUCED TO ALLOW THE CONSTRUCTION OF THE VEHICLE CROSSOVER AND IMMEDIATELY RENSTATED. WHERE APPLICABLE TO A TREE ON A NEIGHBOURING LOT, THE TPZ ONLY APPLIES WHERE WITHIN THE SUBJECT SITE. THE TPZ MAY ONLY BE REDUCED TO ALLOW THE CONSTRUCTION OF BUILDINGS AND WORKS AS APPROVED UNDER THIS PERMIT AND (AS NECESSARY) IMMEDIATELY RENSTATED. WHERE LOCATED WITHIN THE TPZ OF TREE 2:

- REMOVAL OF EXISTING GARAGE FOUNDATIONS WITHIN TPZ MUST BE UNDERTAKEN BY HAND
- REMOVAL OF EXISTING CONCRETE DRIVEWAY WITHIN TPZ MUST BE UNDERTAKEN BY HAND
- PROPOSED NEW DRIVEWAY CONSTRUCTION MUST BE BUILT AT OR ABOVE EXISTING GRADE WITHIN TPZ'S.

WHERE LOCATED WITHIN THE TPZ OF TREE 3:

- THE POS OF DWELLING 5 WITHIN THE TPZ MUST REMAIN PERMEABLE AND AT OR ABOVE EXISTING GRADE.

1D AVANKAR DESIGN PTY LTD
PO BOX 209, SOUTH MORANG, VIC 3752
PH: 03 9303 5190
EMAIL: info@avankar.com.au
WEB: www.avankar.com.au
ABN: 35 014 584 809 ACN: 154 733 985

CONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCEMENT. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER. WRITTEN DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DIMENSIONS.

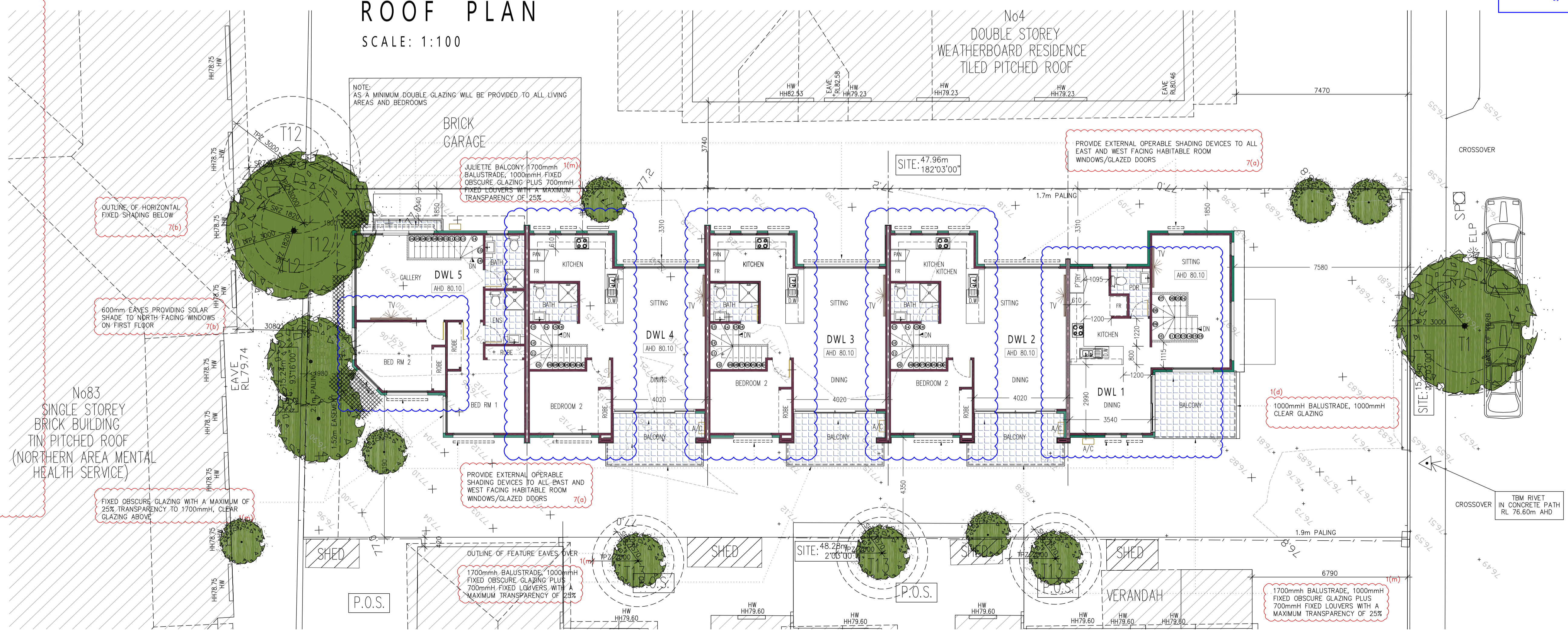
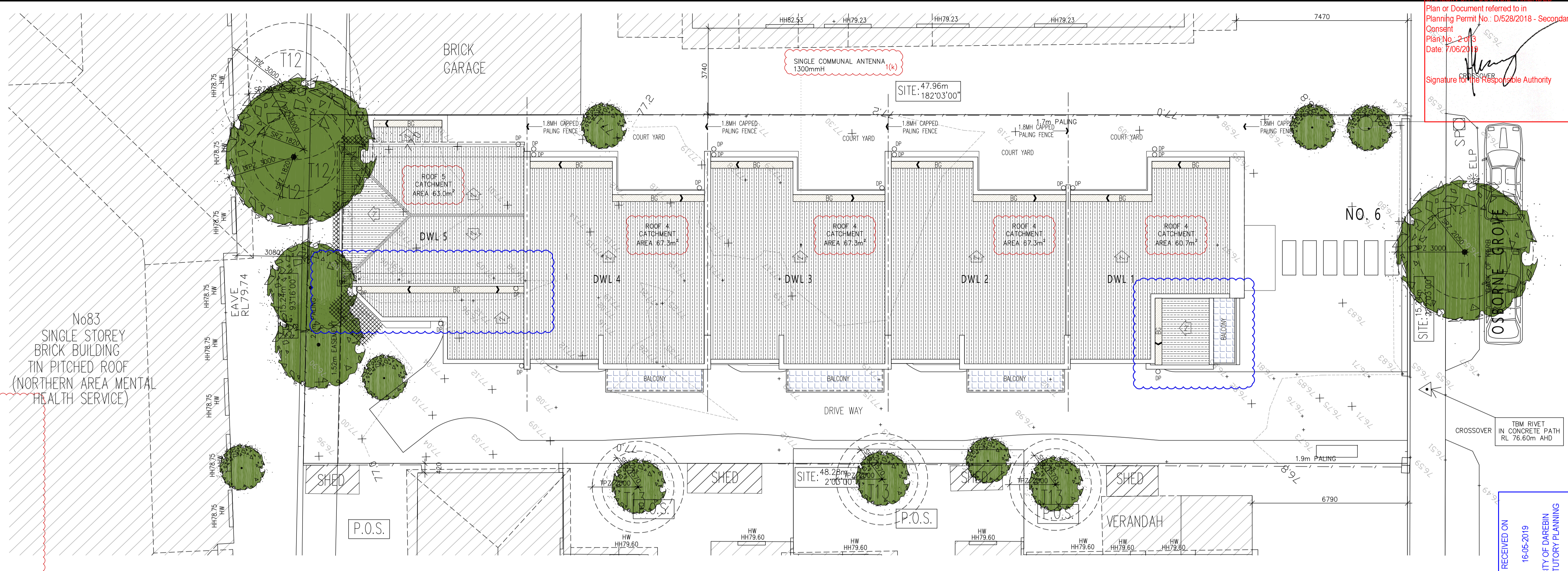
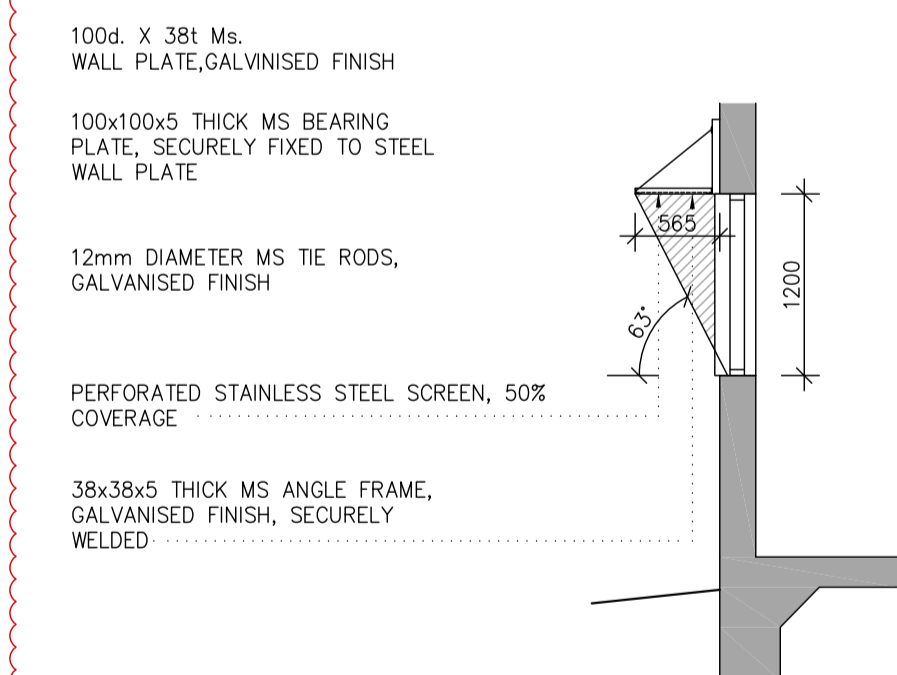
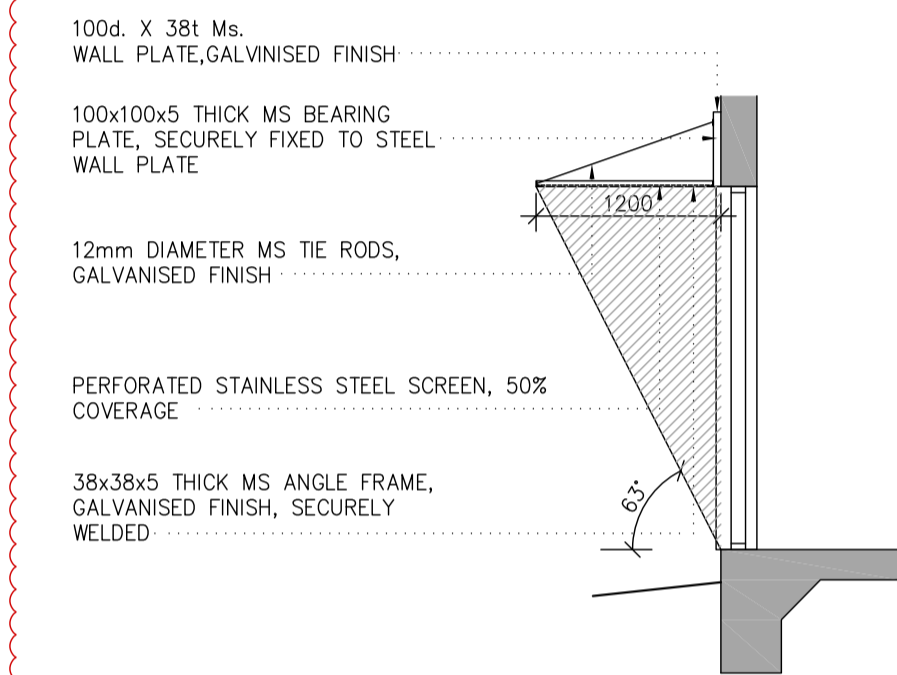
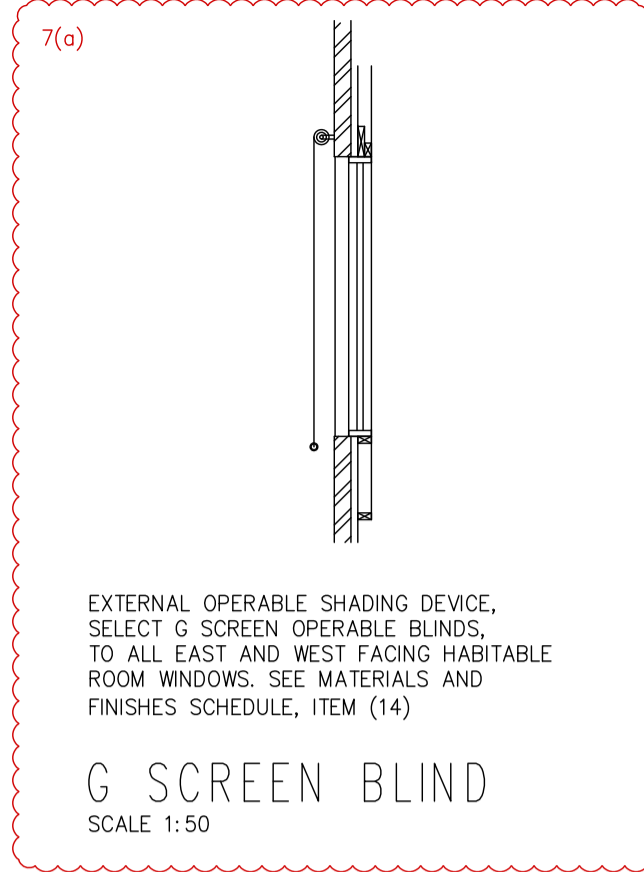
PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT (ALTERATIONS TO THE ENDORSED TOWN PLANNING INTERNAL LAYOUT)
AI: No 6 OSBORNE GROVE, PRESTON, VIC 3072

CLIENT: TNT PROPERTY GROUP

GROUND FLOOR PLAN, AREA ANALYSIS

PROJECT NO.	18-541	SCALE	1:100
DWG. NO.	NA001	SHEET	TPA01-1 OF 10
SHEET SIZE	A1		

DESIGNED: PETROS ARCHITECTS
DRAWN: KAPIL/HOANG
CHECK: BABU/BAH-MARCH
DATE: 13/05/2019



FIRST FLOOR PLAN
 SCALE: 1:100



AVANKAR DESIGN
 PTY LTD

PO BOX 209, SOUTH MORANG, VIC 3752
 PH : 03 9303 5190
 EMAIL : info@avankar.com.au
 WEB : www.avankar.com.au
 ABN : 35 014 584 809 ACN: 154 733 985

CONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCEMENT. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER. WRITTEN DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DIMENSIONS.

PROJECT : PROPOSED RESIDENTIAL DEVELOPMENT (ALTERATIONS TO THE ENDORSED TOWN PLANNING INTERNAL LAYOUT)
 AT: No 6 OSBORNE GROVE, PRESTON, VIC 3072

CLIENT : TNT PROPERTY GROUP

AVANKAR DESIGN
 PTY LTD

FIRST FLOOR PLAN, ROOF PLAN

PROJECT NO. 18-541
 DWG. NO. NA001
 SHEET : TPA02-2 OF 10
 SHEET SIZE : A1

SCALE 1 : 1 0 0

DESIGNED: PETROS ARCHITECTS
 DRAWN: KAPILAH/HOANG
 CHECK: BABAR BIZAH-MARCH
 CIVIL: ALJA 46886 DP-AD 36350

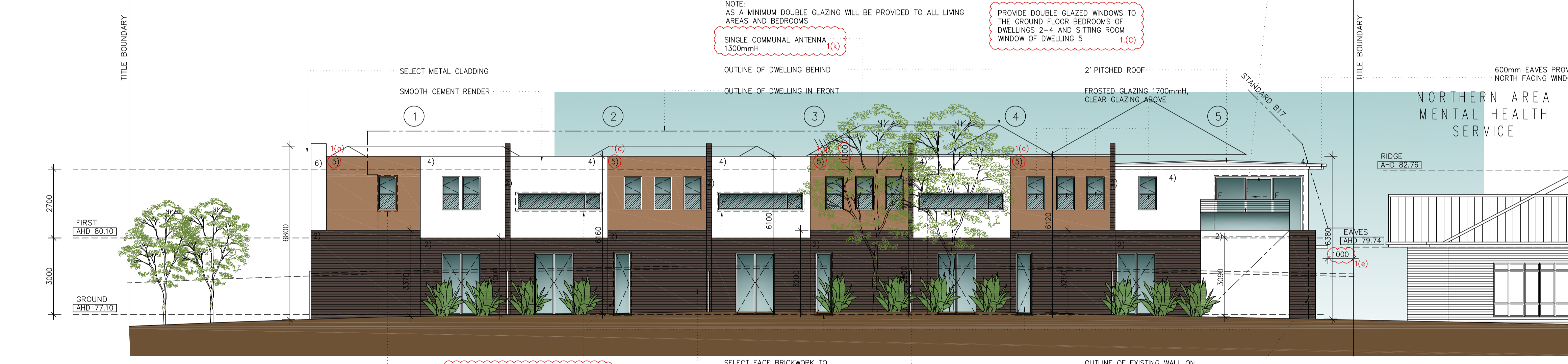
DATE: 15.05.2019



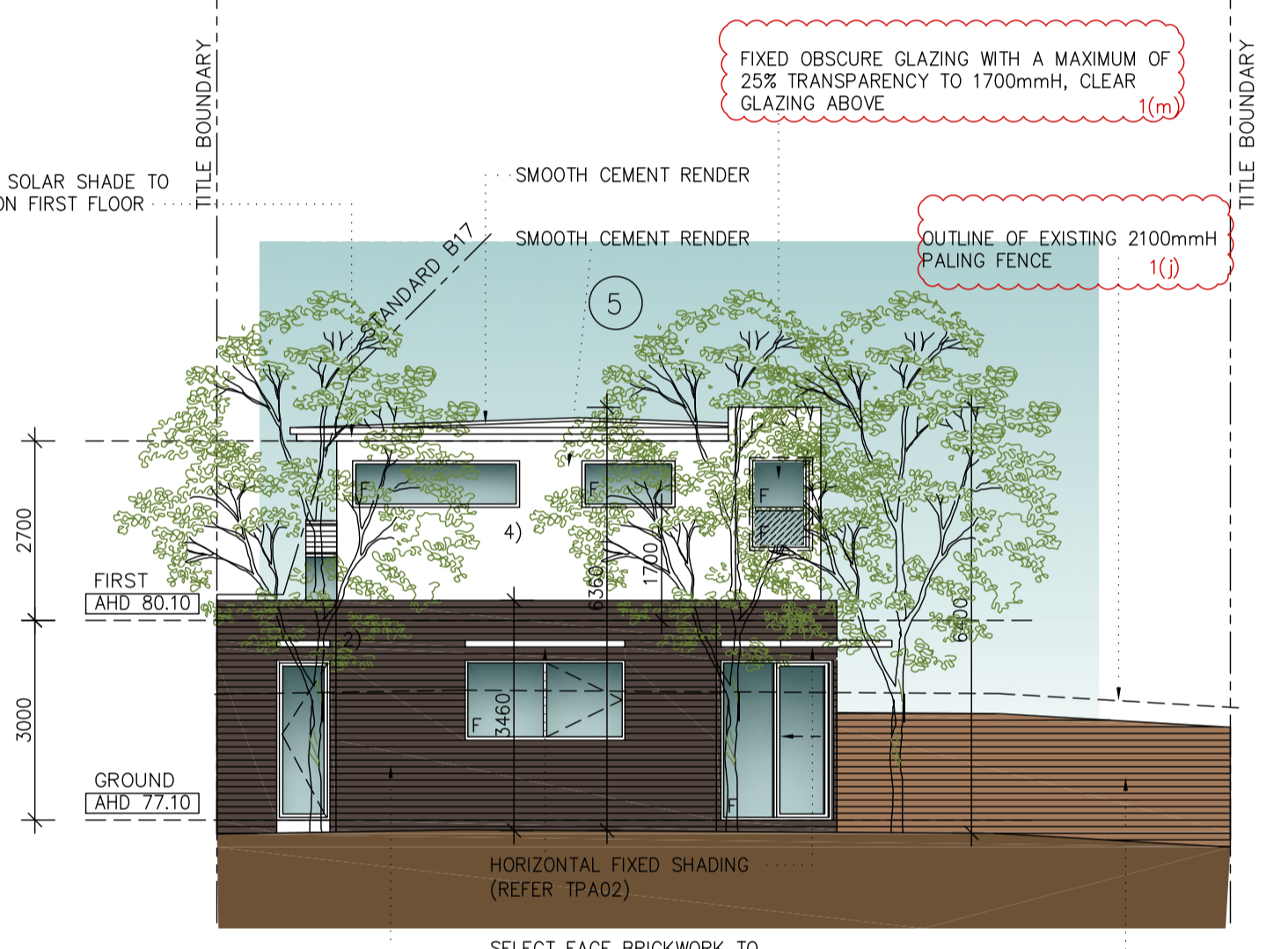
WEST ELEVATION
 (I.E. FACING DRIVEWAY)



SOUTH ELEVATION
 (I.E. FACING OSBORNE GROVE)



EAST ELEVATION

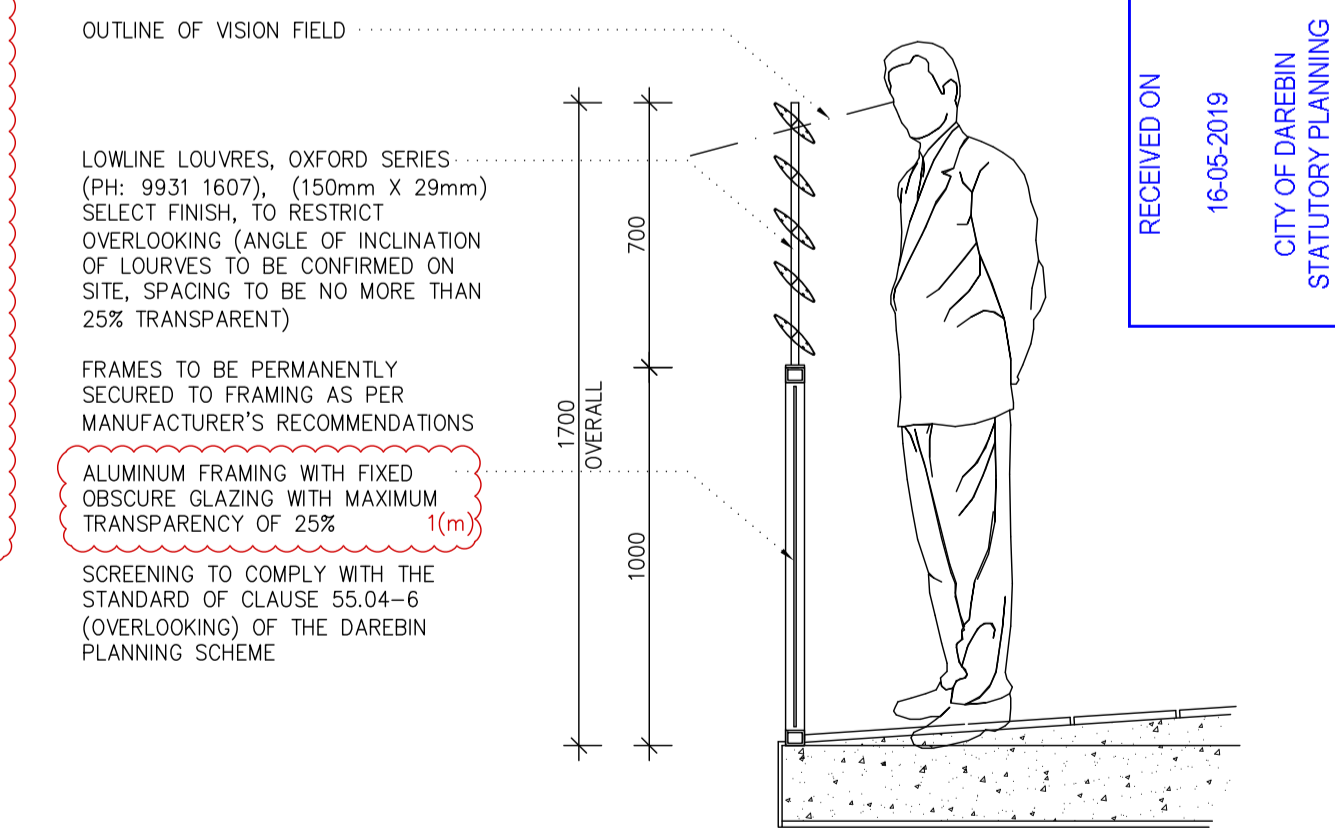
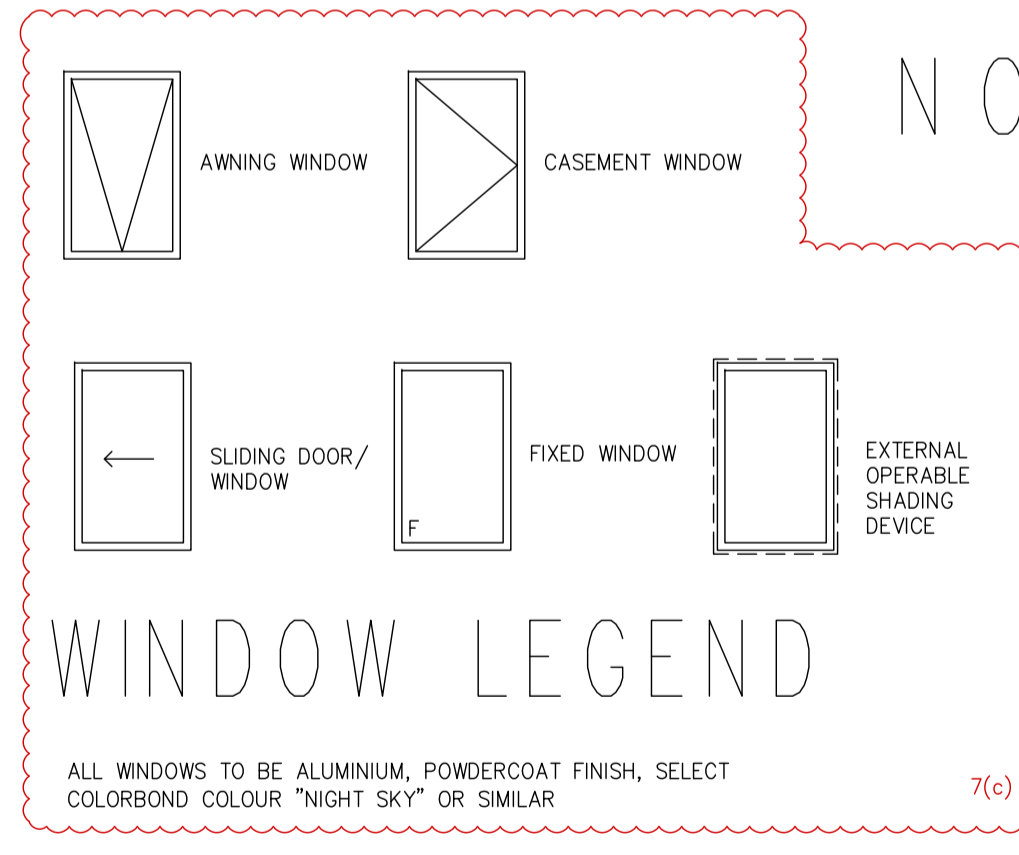
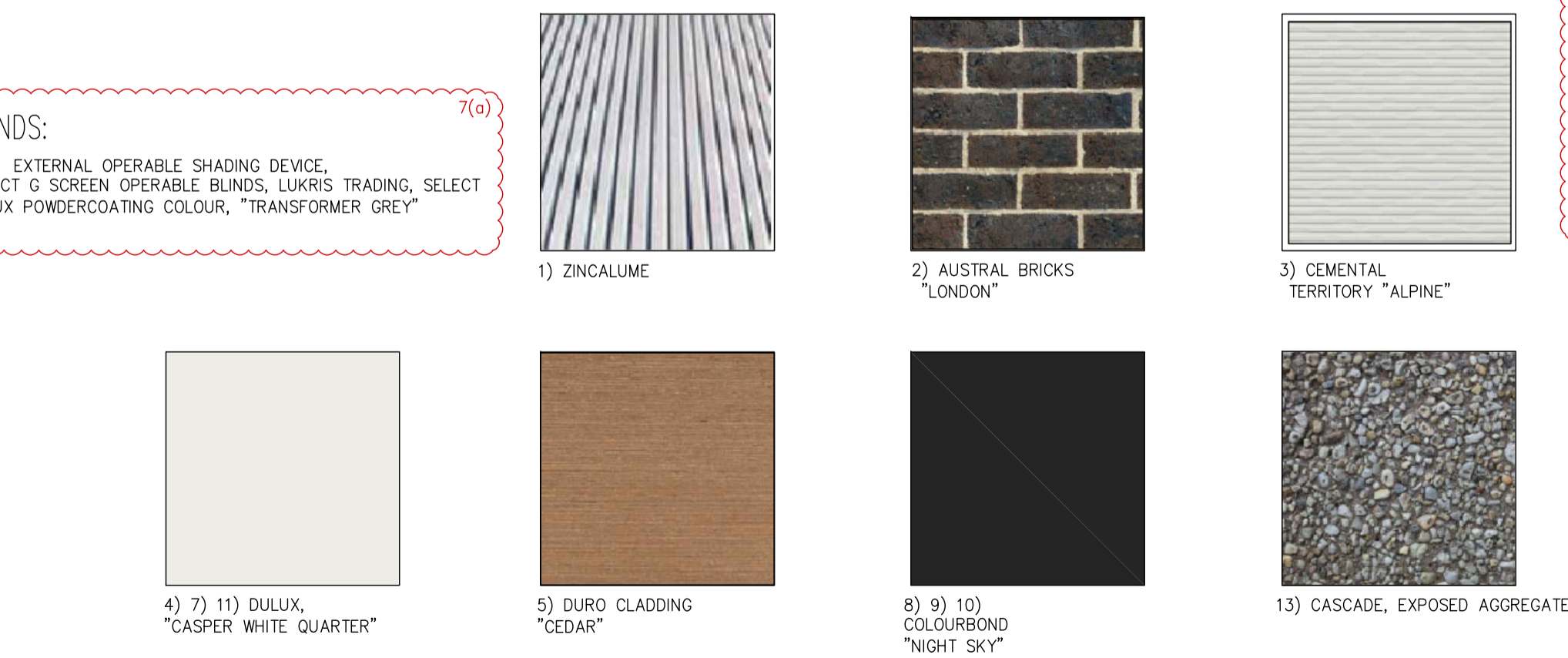


NORTH ELEVATION

MATERIALS AND FINISHES SCHEDULE

- NOTE: CONSTRUCTION MATERIALS ARE TO BE LOW MAINTENANCE, EXTERNAL MATERIALS AND FINISHES (INCLUDING GLAZING) ARE TO BE OF A LOW REFLECTIVITY LEVEL.
- ROOF:**
 1) "ZINCALUME" STEEL ROOFING SHEET, AND/OR SIMILAR
- WALLS:**
 2) SELECT AUSTRAL "LONDON" FROM HAWTHORN
 3) SELECT CEMENT CLADDING, CEMINTEL TERRITORY "ALPINE" OR SIMILAR
 4) SMOOTH CEMENT RENDER, DULUX, "CASPER WHITE QUARTER" AND/OR SIMILAR
 5) SELECT URBANLINE EXTERNAL CLADDING "DURO CLADDING" SYSTEM, "CEDAR" AND/OR SIMILAR
 6) SELECT METAL CLADDING, "STANDING SEAM" SYSTEM, COLORBOND "SURFMIST" AND/OR SIMILAR
- GARAGE DOORS:**
 7) SELECT PANEL LIFT GARAGE DOOR, SELECT SMOOTH FINISH, DULUX, "CASPER WHITE QUARTER" AND/OR SIMILAR
- WINDOW FRAMES:**
 8) ALUMINIUM FRAMED WINDOWS, SELECT DULUX COLOUR SPECIFIER "NIGHT SKY" AND/OR SIMILAR
- DOWNPIPES:**
 9) COLORBOND FINISH, "NIGHT SKY"
- GUTTERS:**
 10) COLORBOND FINISH, "NIGHT SKY"
- FRONT DOORS:**
 (11) TIMBER DOOR, SELECT SMOOTH FINISH, DULUX "CASPER WHITE QUARTER" AND OR SIMILAR
- BALUSTRADE:**
 (12) FROSTED GLAZING
- DRIVEWAY:**
 (13) EXPOSED AGGREGATE, "CASCADE" AND/OR SIMILAR

- BLINDS:**
 (14) EXTERNAL OPERABLE SHADING DEVICE, SELECT G SCREEN OPERABLE BLINDS, LUKRIS TRADING, SELECT DULUX POWDERCOATING COLOUR, "TRANSFORMER GREY"



BALCONY BALUSTRADE LEDGE DETAIL

ELEVATIONS, MATERIALS AND FINISHES SCHEDULE

SCALE: 1:100

1D AVANKAR DESIGN PTY LTD
 PO BOX 209, SOUTH MORANG, VIC 3752
 PH: 03 9303 5190
 EMAIL: info@avankar.com.au
 WEB: www.avankar.com.au
 ABN: 35 014 584 809 ACN: 154 733 985
 CONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCEMENT. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER. WRITTEN DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DIMENSIONS.

PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT (ALTERATIONS TO THE ENDORSED TOWN PLANNING INTERNAL LAYOUT)
 AT: No 6 OSBORNE GROVE, PRESTON, VIC 3072
 CLIENT: TNT PROPERTY GROUP

ELEVATIONS, MATERIALS AND FINISHES SCHEDULE

PROJECT NO. 18-541	SCALE: 1:100
DWG. NO. NA001	SHEET: TPA03-3 OF 10
SHEET SIZE: A1	

DESIGNED: PETROIS ARCHITECTS
 DRAWN: KAPILAH/HOANG
 CHECK: SABAH BAZAH-MARCH
 G.M.U.A. 46086 BP-AD 36350

RECEIVED ON 16-06-2019 CITY OF DAREBIN STATUTORY PLANNING