MKT BUILDING SURVEYORS PTY LTD
BUILDING PERMIT
ISSUED 17/01/2018
NUMBER BS-U 27714-20170702/0
RELEVANT BUILDING SURVEYOR

TOWN PLANNING DEPARTMENT
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HOBSONS BAY PLANNING SCHEME
Endorsed Plan
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178 BLACKSHAWS RD. -	SITE ANALYSIS	
SITE AREA	669.0sqm	100.0%
SITE COVERAGE:	346.9sqm	51.9%
PERMEABLE AREA	259.5sqm	38.8%
GARDEN AREA	234.5sqm	35.0%

AREAS - UNIT 1 (4 1/2 BED):

GROUND FLOOR	69.0sqm
FIRST FLOOR	76.9sqm
TOTAL HOUSE AREA	**145.9sqm**
GF - GARAGE	23.8sqm
TOTAL AREA	**169.7sqm**
(INCLUDING STRUCTURE)	
GF - PRIVATE OPEN SPACE	40.0sqm
GF - FRONT SETBACK P.O.S	75.0sqm

AREAS - UNIT 2 (2 1/2 BED):

GROUND FLOOR	55.0sqm
FIRST FLOOR	62.5sqm
TOTAL HOUSE AREA	**117.5sqm**
GF - GARAGE	21.6sqm
TOTAL AREA	**139.1sqm**
(INCLUDING STRUCTURE)	
GF - PRIVATE OPEN SPACE	45.0sqm

AREAS - UNIT 3 (3 BED):

GROUND FLOOR	92.5sqm
TOTAL HOUSE AREA	**92.5sqm**
GF - GARAGE	23.5sqm
TOTAL AREA	**120.0sqm**
(INCLUDING STRUCTURE)	
GF - PRIVATE OPEN SPACE	46.0sqm

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NOTE:
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TOWNHOUSE DEVELOPMENT
178 BLACKSHAWS RD.
SOUTH KINGSVILLE VIC 3015

PROPOSED SITE PLAN

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RELEVANT BUILDING SURVEYOR
TOWN PLANNING
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HOBSONS BAY PLANNING SCHEME
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TOWNHOUSE DEVELOPMENT
178 BLACKSHAWS RD.
SOUTH KINGSVILLE VIC 3015

PROPOSED GROUND FLOOR PLAN

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BUILDING PERMIT
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RELEVANT BUILDING SURVEYOR
MARK KAR
BS-U 27714

RECEIVED
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TOWN PLANNING DEPARTMENT

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TOWNHOUSE DEVELOPMENT
178 BLACKSHAWS RD.
SOUTH KINGSVILLE VIC 3015

PROPOSED FIRST FLOOR PLAN

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RELEVANT BUILDING SURVEYOR
Minh Tran
BS-U 27714

PLANNING AND ENVIRONMENT ACT 1987
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SOUTH ELEVATION

LEGEND

SLD	SLIDING PANEL
OSLD	OBSCURE SLIDING PANEL
FG	FIXED GLAZING
OFG	OBSCURE FIXED GLAZING
AW	AWNING WINDOW
OAW	OBSCURE AWNING WINDOW

NOTE:
OBSCURE GLASS NOT TO BE ADHESIVE FILM.

SIDE WEST ELEVATION - FRONT FENCE
(ALONG DRIVEWAY)

SOUTH ELEVATION - FRONT FENCE

SIDE EAST ELEVATION FRONT FENCE
(ALONG DRIVEWAY)

NORTH ELEVATION

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LEGEND

SLD	SLIDING PANEL
OSLD	OBSCURE SLIDING PANEL
FG	FIXED GLAZING
OFG	OBSCURE FIXED GLAZING
AW	AWNING WINDOW
OAW	OBSCURE AWNING WINDOW

NOTE:
OBSCURE GLASS NOT TO BE ADHESIVE FILM.

REV A 'C. 1(r,s)'

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TOWNHOUSE DEVELOPMENT
178 BLACKSHAWS RD
SOUTH KINGSVILLE VIC 3015

PROPOSED - SOUTH, NORTH & FENCE ELEVATION

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RELEVANT BUILDING SURVEYOR
Minh Tran
BSL 2770

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EAST ELEVATION

WEST ELEVATION

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TOWNHOUSE DEVELOPMENT
178 BLACKSHAWS RD
SOUTH KINGSVILLE VIC 3015

PROPOSED - EAST & WEST ELEVATION

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RELEVANT BUILDING SURVEYOR
Minh Tran
BS-U 27714

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PARTIAL SECTION B-B & SOUTH ELEVATION - UNIT 2

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SECTION A-A

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TOWNHOUSE DEVELOPMENT
178 BLACKSHAWS RD
SOUTH KINGSVILLE VIC 3015

PROPOSED - SECTION A-A & B-B

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RELEVANT BUILDING SURVEYOR
Minh Tran
BS-U 27714

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LEGEND - 178 BLACKSHAWS RD.		
ITEM	FINISH	COLOUR
B1	FACE BRICK - SELKIRK 'BLACK DIAMOND' OR SIMILAR	
P1	RENDER AND PAINT FINISH - DULUX 'NATURAL WHITE' OR SIMILAR	
PC1	POWDERCOAT FINISH - TO MATCH DULUX 'NATURAL WHITE' OR SIMILAR	
P2	RENDER AND PAINT FINISH - DULUX 'TRANQUIL RETREAT' OR SIMILAR	
P3	PAINT FINISH - DULUX 'COLORBOND MONUMENT' OR SIMILAR	
T1	ROOF TILES - 'TWILIGHT' GREY OR SIMILAR	

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NOTE
REFER TO TP 8.2 EXTERNAL COLOUR SCHEMES FOR DETAILED COLOURS AND MATERIALS.

REFER TO LANDSCAPE PLAN FOR DETAILED VEGETATION INFORMATION.

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TOWNHOUSE DEVELOPMENT
178 BLACKSHAWS RD
SOUTH KINGSVILLE VIC 3015

PROPOSED COLOUR SCHEMES & FINISHES 3D

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LEGEND - 178 BLACKSHAWS RD.		
ITEM	**FINISH**	**COLOUR**
B1	FACE BRICK - SELKIRK 'BLACK DIAMOND' OR SIMILAR	
P1	RENDER AND PAINT FINISH - DULUX 'NATURAL WHITE' OR SIMILAR	
PC1	POWDERCOAT FINISH - TO MATCH DULUX 'NATURAL WHITE' OR SIMILAR	
P2	RENDER AND PAINT FINISH - DULUX 'TRANQUIL RETREAT' OR SIMILAR	
P3	PAINT FINISH - DULUX 'COLORBOND MONUMENT' OR SIMILAR	
T1	ROOF TILES - 'TWILIGHT' GREY OR SIMILAR	

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178 BLACKSHAWS RD
SOUTH KINGSVILLE VIC 3015

PROPOSED COLOUR SCHEMES & FINISHES 3D

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RELEVANT BUILDING SURVEYOR
Minh Tran
BS-U 27714

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B1 FACE BRICK - SELKIRK 'BLACK DIAMOND' OR SIMILAR ON GROUND FLOOR OF U1 AND U3

P1, PC PAINT OR POWDERCOAT FINISH - DULUX 'NATURAL WHITE' TO WHITE RENDER FINISH ON U1 ENTRY, U2 FIRST FLOOR HORIZONTAL CLADDING & WINDOW/ DOOR FRAMES
R 236
G 236
B 229

REV A 'C. 1(a)'

P2 PAINT FINISH - DULUX 'TRANQUIL RETREAT' TO RENDER FINISH OF U1 FIRST FLOOR AND U2 GROUND FLOOR
R 195
G 196
B 194

P3 PAINT FINISH - DULUX 'COLOURBOND MONUMENT' TO DARK GREY FEATURE CLADDING OF U1 FIRST FLOOR, S.P.O.S FENCE AND FRONT FENCE PIER
R 80
G 81
B 80

T1 ROOF TILE - BORAL 'SLIMLINE TWILIGHT' GREY OR SIMILAR TO ROOF FINISH - FASCIAS, GUTTER AND EAVE TO MATCH ROOF TILE COLOUR

REV A 'C. 1(a)'

C1 COLOURED CONCRETE BORAL COLORI MOONLIGHT OR SIMILAR TO COMMON DRIVEWAY

REV A 'C. 1(a)'

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TOWNHOUSE DEVELOPMENT
178 BLACKSHAWS RD
SOUTH KINGSVILLE VIC 3015

PROPOSED COLOUR SCHEMES FINISHES SAMPLES

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LEGEND

- EXISTING TREE
- REV A 'C' 1(c) EUKY DWARF TREE
- CALLERY PEAR TREE
- SHRUB
- GROUNDCOVERS
- LAWN
- PERMEABLE PAVING
- REV A 'C' 1(a) COLOURED CONCRETE BORAL COLORI MOONLIGHT OR SIMILAR TO DRIVEWAY
- GRANATIC SAND OR GRAVEL SURFACE TREATMENT
- GRASSES

PLANTING SCHEDULE

Symbol	Botanical Name	Common Name	De/Ev / Na/Ex	Mature Height x Width (m)	Approximate Supply size
TREES					
REV A 'C' 1(c)	*Eucalyptus leucoxylon*	Euky Dwarf	Na / Ev	6 x 5	45L / 1.5m H
	Pyrus calleryana 'Capital'	Callery Pear	De / Ex	10 x 2.5	45L / 1.5m H
SHRUBS					
	Syzgium australe 'Bush Christmas'	Bush Christmas Lily pily	Ev /Na	2 x 1.5	200mm pot
	Sarcococca ruscifolia	Fragrant Sweet Box	Ev /Na	1.5 x 1.5	200mm pot
	Grivellea rosmarinifolia	Rosemary Grevillea	Na	1.5 x 1.5	200mm pot
	Goodenia Ovata	Hop Goodenia	Na	1.5 x 1.5	140mm Pot
GROUNDCOVERS					
	Kennedia prostrata	Running postman	Na	1.5m w	140mm pot
	Viola hederacea	Native Violet	Na	2.0m w	150mm pot
	Centella cordifolia	swamp Pennywort	Na	2.0m w	150mm pot
GRASSES					
	Lomandra longifolia	Spiny-headed Mat-rush	Na	0.6 x 0.6	140mm pot
	Dianella longifolia	Pale Flax lily	Na	0.7 x 0.5	140mm pot
	Dianella revolute	Black anther Flax Lily	Na	0.7 x 0.5	140mm pot

NOTES

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A SUITABLE TREE PROTECTION ZONE WITH A BARRIER FENCE MUST BE ESTABLISHED AROUND THE THE STREET TREE ON THE STREET FRONTAGE

CONTRACTOR TO CHECK LOCATION OF SERVICES PRIOR TO COMMENCEMENT OF WORKS

GARDEN BED AND LAWN AREAS TO BE CULTIVATED TO A MINIMUM DEPTH OF 250MM

AT THE TIME OF PLANTING, ALL PLANTS SHALL BE HEALTHY, WELL-STRUCTURED AND BE FREE FROM PESTS, PATHOGENS, DISEASE AND ANY PHYSICAL DAMAGE

TREES SHALL BE A MINIMUM OF 1.5 METRES HIGH AT THE TIME OF PLANTING

ALL GARDEN BEDS SHALL BE MULCHED WITH A RECYLCED ORGANIC MULCH TO AN EVEN DEPTH OF 300MM. USE BLENDED SOIL TO INREASE WATER RETENTION AND DECREASE FERTILISER REQUIREMENTS

REV A 'C' 1(f) TREES SHOULD BE IRRIGATED WEEKLY FOR THE FIRST 12 MONTHS

ALL STORM WATER INFRASTRUCTURE IS TO BE LOCATED WITHIN THE DRIVEWAYS AND NOT IN THE AREAS SET ASIDE FOR LANDSCAPING

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Sheet 10 of 10
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TOWNPLUS