A2	Drawing Schedule Items:	Location	Issue Date	Issue Drawings:	Revisions:
WD-00	Cover Sheet		09/11/2021	PLANNING drawing issue	
WD-01	Existing Conditions Site Layout 1:200				
WD-02	Proposed Floor Plans 1:100	UPPER & LOWER - TH 1-2-3-4			
WD-03	Townhouse 1 - 2 Elevations (4) 1:100				
WD-04	Townhouse 3 - 4 Elevations (4) 1:100				
WD-05	Proposed Overlooking - Ground Floor 1:200				
WD-06	Proposed Overlooking - Upper Floor 1:200				
WD-07	Proposed Overlooking & Fence Details 1:100				
WD-08	Driveway, Access & Landscape 1:200	RETAINING WALL LOCATIONS			
WD-09	Proposed Roof layout 1:100				
WD-10	Proposed Site Layout 1:200				





Client:

Proposed Townhouse Development - Kate Smith

Project Address:

No. 9 Atkinson Street, Bendigo 3550

PLANNING Issue 1.1

Atkinson Townhouses

Client:

Kate Smlth

Project:

Proposed Townhouse Development

Project Address:

No. 9 Atkinson Street, Bendigo 3550

Revision:

 A2
 1:200

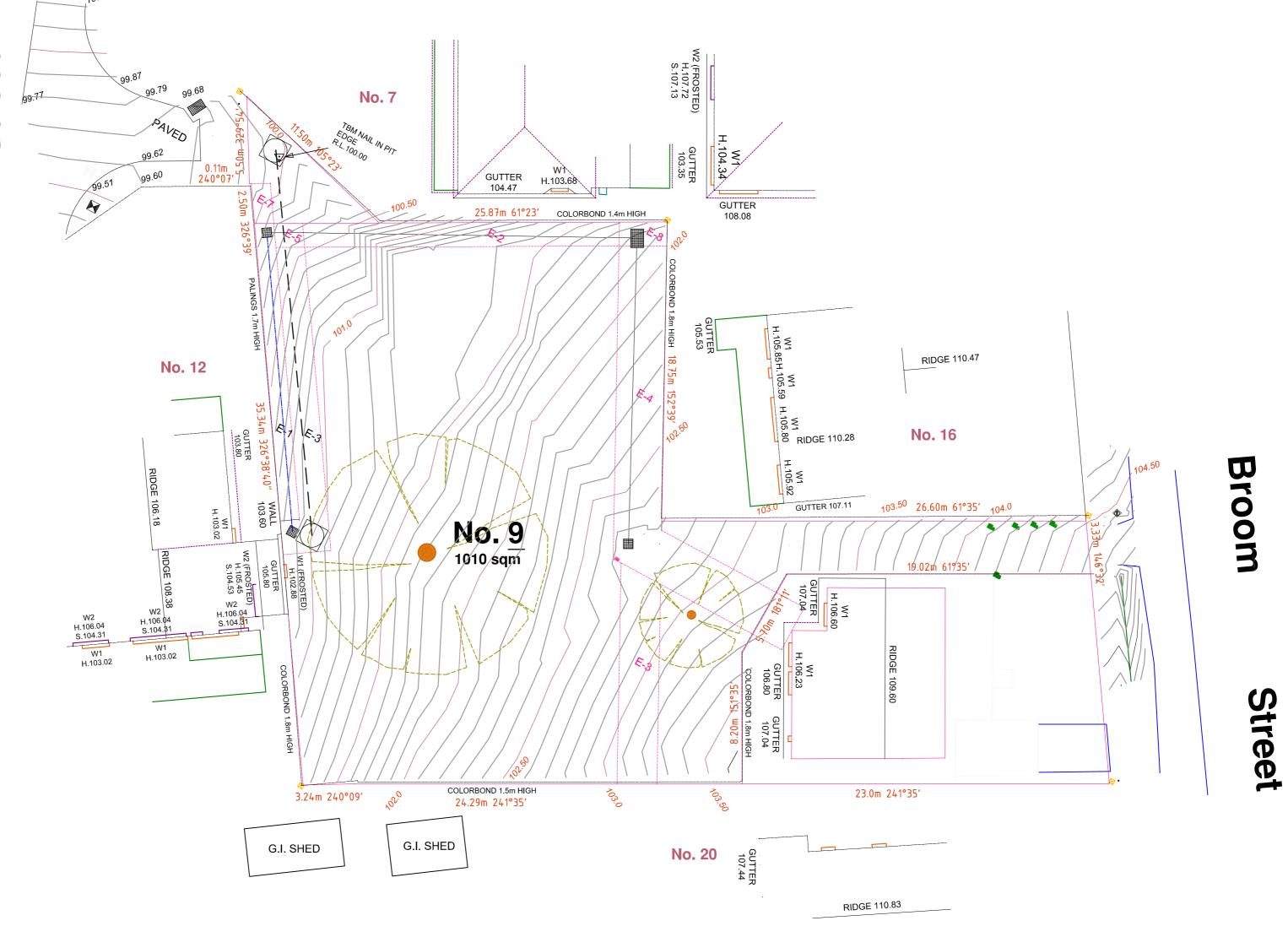
 Drawing Issue:
 01 of 10

Origin Date:	24/10/2020	
Working Date:	20/10/2021	
Ark Reference:	A - 051020	

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Note:

All setbacks from buildings are to the TITLE and not existing fencing, structures or adjoining walls.

Refer to SHAW SURVEYORS for full title re-establishment if further information is required.

EXISTING SITE CONDITIONS PLAN 1:200

Site levels by: <u>HADDEN LAND SURVEYORS</u>

Refer to excavation contractor for sealed hard surface gravel

Contours shown are at: 100mm intervals

- Contour away from proposed dwelling with suitable earthern drains

01

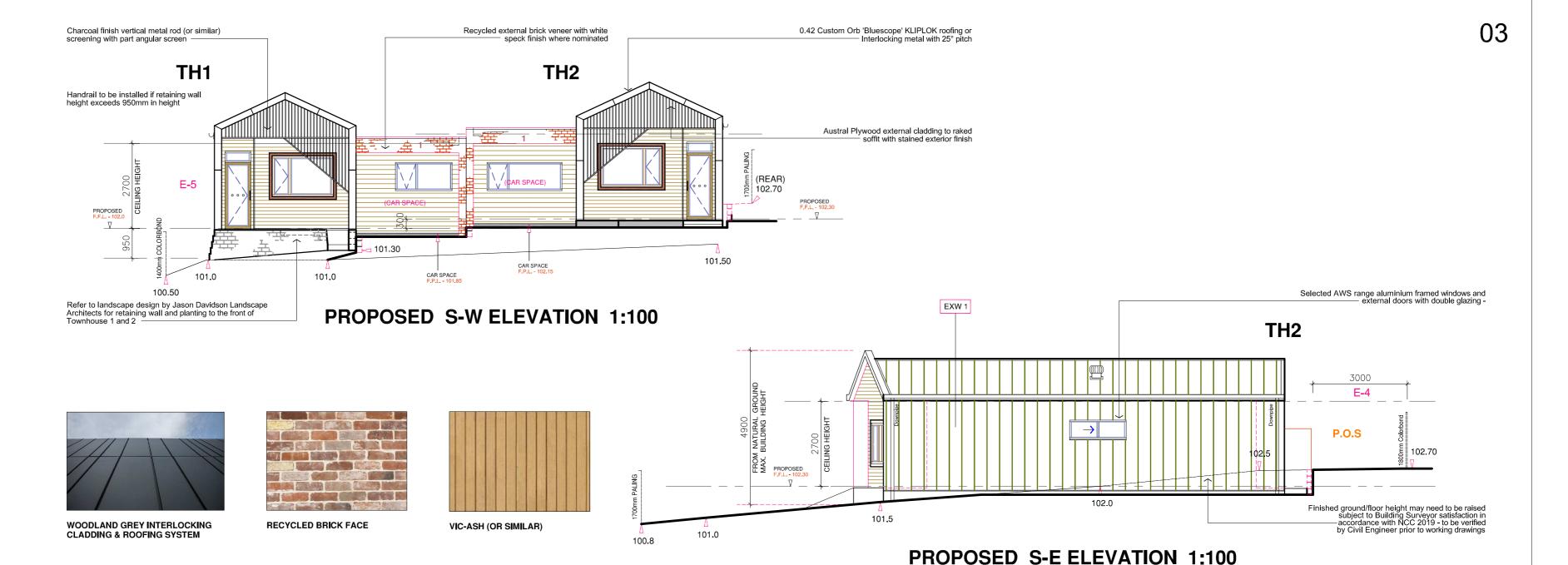


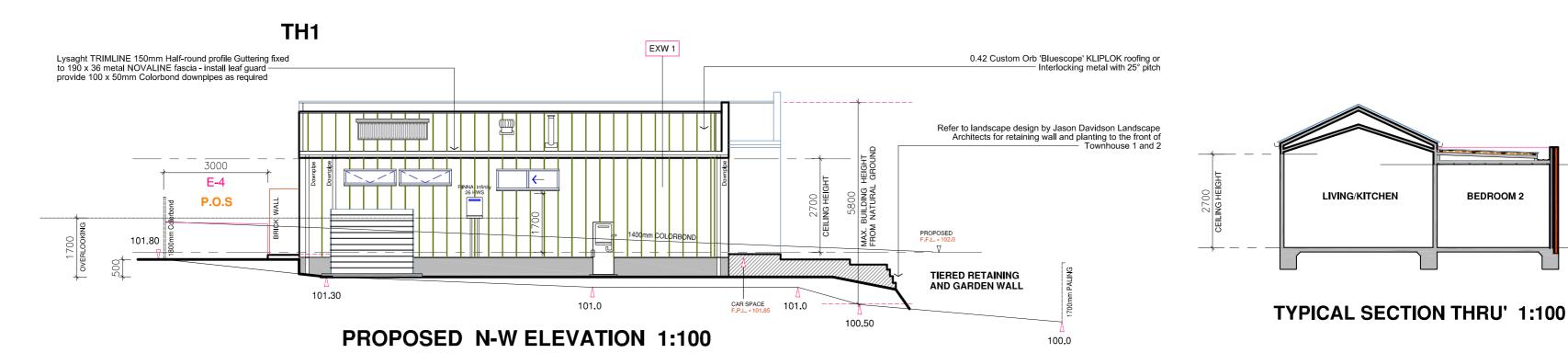
boundary walls as per drawings

Client: Kate Smlth Project: Proposed Townhouse Development

Project Address: No. 9 Atkinson Street, Bendigo 3550

Revision:





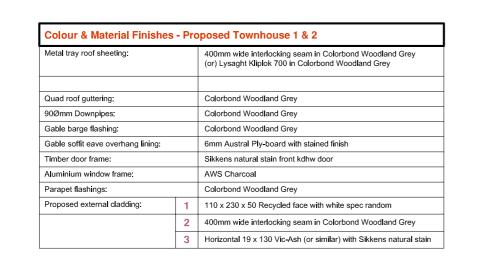
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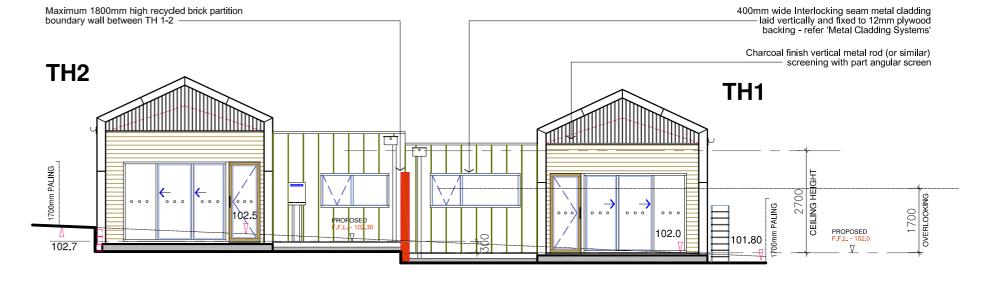
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Origin Date:	24/10/2020	
Working Date:	05/10/2021	
Ark Reference:	A - 051020	

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Contact:	







BEDROOM 2

PROPOSED N-E ELEVATION 1:100

0.42 Custom Orb 'Bluescope' KLIPLOK roofing or Interlocking metal with 25° pitch TH4 **PLANNING Issue 1.1 Atkinson Townhouses** Client: Kate Smlth Proposed Townhouse Development CARPORT 103.70 CARPORT 103.30 Project Address: 103.0 102.0 No. 9 Atkinson Street, Bendigo 3550 102.5 Revision: Roof mounted solar HWS TH4 EXW 1 103.0 **PROPOSED N-E ELEVATION 1:100** Colour & Material Finishes - Proposed Townhouse 3 & 4 400mm wide interlocking seam in Colorbond Woodland Grey (or) Lysaght Kliplok 700 in Colorbond Woodland Grey Carport metal tray roof sheeting: 0.42 Lysaght Trimdek in Colorbond Surmist Colorbond Woodland Grey Quad roof guttering: Colorbond Woodland Grey Gable barge flashing: Colorbond Woodland Grey Gable soffit eave overhang lining: 6mm Austral Ply-board with stained finish WOODLAND GREY INTERLOCKING Timber door frame: Sikkens natural stain front kdhw door **CLADDING & ROOFING SYSTEM** Aluminium window frame: AWS Charcoal Parapet flashings: Colorbond Woodland Grey Proposed external cladding: 110 x 230 x 50 Recycled face with white spec random 400mm wide interlocking seam in Colorbond Woodland Grey (LOWER) 400mm wide interlocking seam in Colorbond Mangrove (UPPER) Flatlock in Colorbond Mangrove (UPPER FACE GABLE) 400mm wide Interlocking seam metal cladding laid vertically and fixed to 12mm plywood – backing - refer 'Metal Cladding Systems' Horizontal 19 x 130 Vic-Ash (or similar) with Sikkens natural stain Scale: Vertical 19 x 130 Vic-Ash (or similar) with Sikkens natural stain A2 1:100 TH3 04 of 10 Drawing Issue: Raked flashing channel to provide break in cladding system Origin Date: 24/10/2020 external doors with double glazing -15/09/2021 Working Date: Ark Reference: A - 051020

Charcoal finish vertical metal rod (or similar) screening with part angular screen Flatlock metal cladding to upper gable face cladding in Colorbond Mangrove & fixed to 12mm plywood backing - refer 'Metal Cladding Systems' TH3 Austral Plywood external cladding to raked soffit with stained exterior finish Recycled external face brick with white spec finish to external face 103.60 101.5 101.0 **PROPOSED N-W ELEVATION 1:100** Mangrove VIC-ASH (OR SIMILAR) 400mm wide Interlocking seam metal cladding laid
———— vertically & fixed to 12mm plywood backing
- refer 'Metal Cladding Systems' Lysaght TRIMLINE 150mm Half-round profile Guttering fixed to 190 x 36 metal NOVALINE fascia - install leaf guard provide 100 x 50mm Colorbond downpipes as required TH3 102.5 101.3 RECYCLED BRICK FACE 101.0 101.0 **PROPOSED S-W ELEVATION 1:100** 0.42 Custom Orb 'Bluescope' KLIPLOK roofing or Interlocking metal with 25° pitch TH4 RIdge 109.60 0.42 Custom Orb 'Bluescope' TRIMDEK roofing to carport with 5° (Min. 2°) pitch Selected AWS range aluminium framed windows and No.8 SINGLE STOREY W/BOARD BRICK FENCE DWELLING CARPORT 103.60 CARPORT BRICK FENCE Proposed maximum 1800mm high recycled brick Proposed maximum 1800mm high vertical timber batten fence with maximum 25% transparency - fence with random white spec 102.0 101.5 101.3 **PROPOSED S-E ELEVATION 1:100** Proposed maximum 1800mm high recycled brick fence with random white spec -

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PLANNING Issue 1.1 Atkinson Townhouses

Client: Kate Smlth Proposed Townhouse Development

No. 9 Atkinson Street, Bendigo 3550

Revision:

Atkinson Street

W2 (FROSTED H.107.72 S.107.13 No. 7 PAVED GUTTER 103.35 W1 H.103.68 GUTTER 104.47 101.50 COLORBOND 1.4m HIGH GUTTER 108.08 7H1 H.105.85H.105.59 H.105.80 RIDGE 110.28 RIDGE 110.47 No. 12 No. 16 Broom **GUTTER 107.11** W1 H.103.02 TH3 TH4 W2 (FROSTED)
H. 105.45
S. 104.53
W2 04
S. 104.51 W2 H.106.04 S.104.31 W1 H.103.02 W2 H.106.04 S.104.31 COLORBOND 1.5m HIGH GA SHED G.I. SHED No. 20 RIDGE 110.83

Scale: A2 1:200 05 of 10 Drawing Issue:

Origin Date:	24/10/2020	
Working Date:	17/10/2021	
Ark Reference:	A - 051020	

Contact:

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Line of sight from proposed ground floor habitable windows SCREENED to 1700mm from floor level



Line of sight from proposed ground floor habitable ∠ rooms with sill lower than 1700mm from floor level

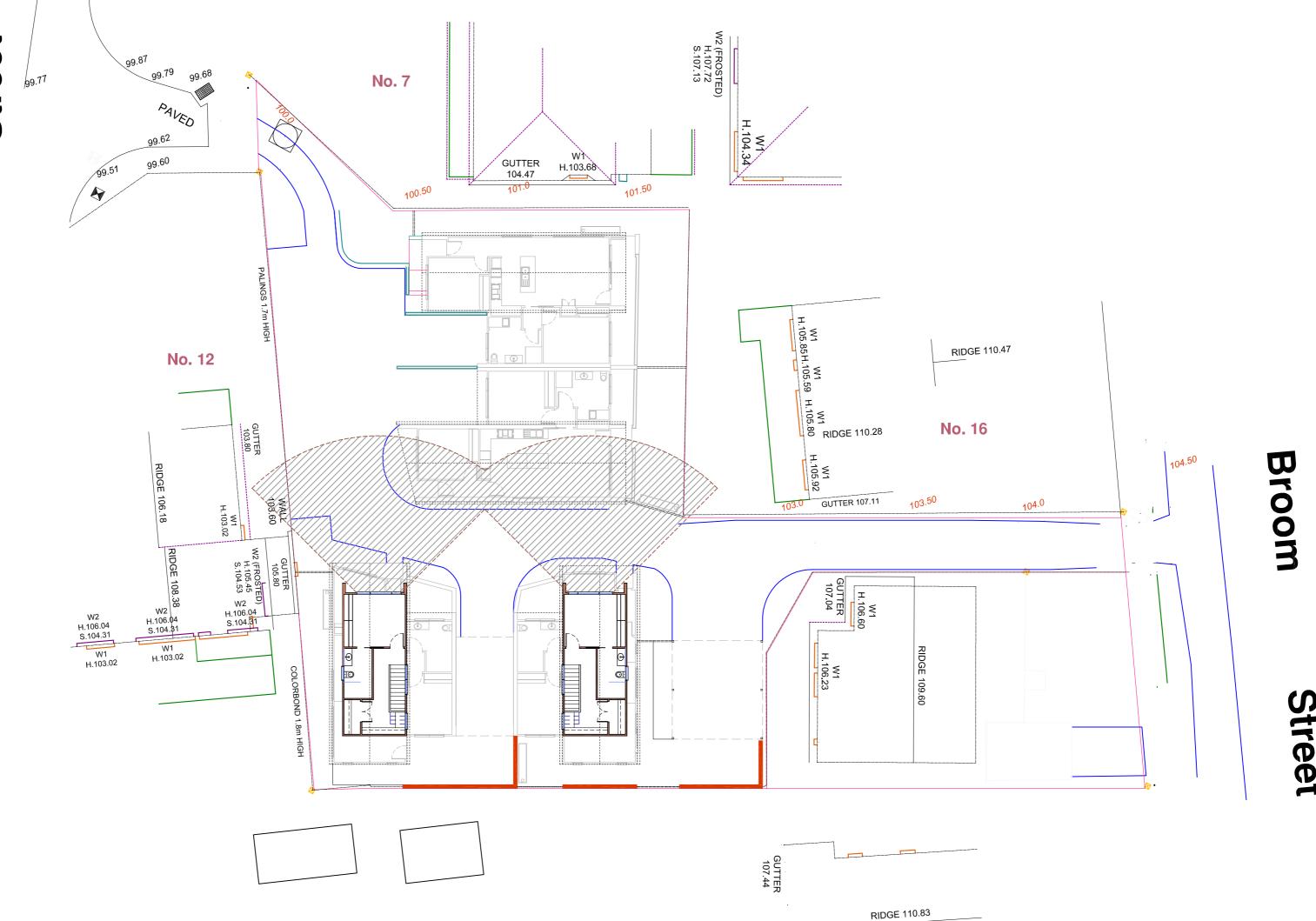
PLANNING Issue 1.1 Atkinson Townhouses

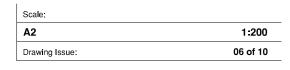
Client: Proposed Townhouse Development

No. 9 Atkinson Street, Bendigo 3550

Revision:

Atkinson Street





Origin Date:	24/10/2020	4
Working Date:	09/11/2021	/
Ark Reference:	A - 051020	_

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TOWNHOUSE UPPER FLOOR - HABITABLE WINDOWS

Line of sight from proposed upper floor habitable windows SCREENED to 1700mm from floor level

Line of sight from proposed ground floor habitable

Overlooking from habitable room windows & doors with a 9.0m radius (measured within a 45° angle from plane of the window)

PLANNING Issue 1.1

Atkinson Townhouses

Kate Smlth			
Project:			
Proposed Town	nouse Develo	pment	

Project Address:

No. 9 Atkinson Street, Bendigo 3550

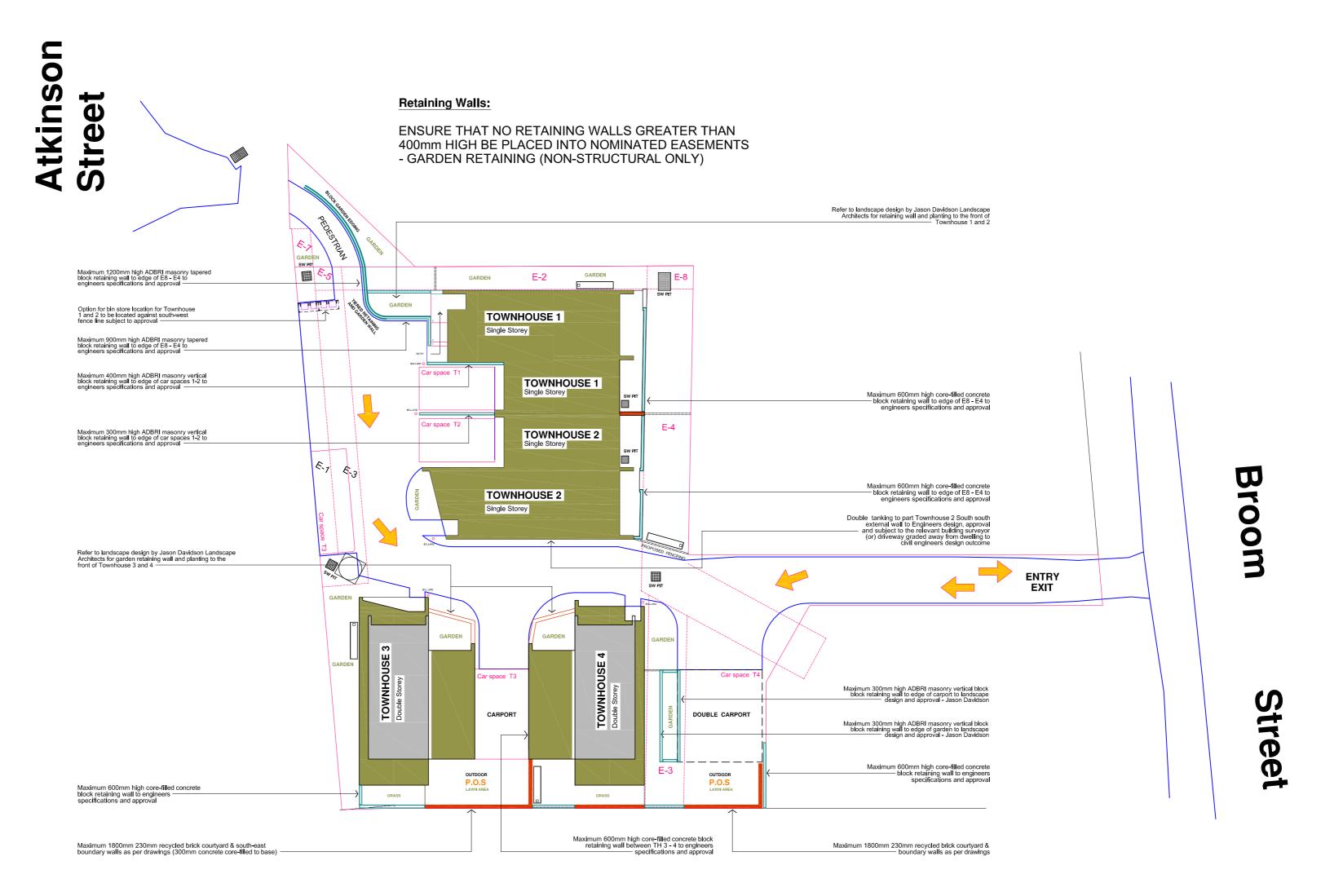
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Scale:	
A2	1:200
Drawing Issue:	08 of 10

Origin Date: Working Date:	24/10/2020 09/11/2021	
Ark Reference:	A - 051020	

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PROPOSED DRIVEWAY, ACCESS, LANDSCAPED AREAS and RETAINING WALLS 1:200

REFER TO JASON DAVIDSON DESIGN STUDIOS FOR LANDSCAPE DESIGN AND SPECIFICATION
REFER TO IMPACT TRAFFIC CONSULTANTS FOR TRAFFIC DESIGN AND ASSESSMENT - IMP - DG-01
ALL DRIVEWAY, CAR SPACE, TOWNHOUSE AND CARPORT LEVELS ARE TO BE VERIFIED BY THE ENGAGED CIVIL ENGINEER

DENOTES ROOF SOLAR PANEL

Site Notes:

Ensure any PAVING area is graded away from the structure and does not allow any overland flows to pond against the proposed building structure.

Site drainage to be designed by PLUMBER and approved by the relevant authority as required.

Box guttering Notes:

Box gutter to have a base width that is not reduced towards the outlet without a proportional increase in depth.

Minimum 300mm width for commercial & min. 200mm width for residential. Minimum depth of 75mm at high end.

TYPICAL FLASHING NOTE:

Install full length flashing under all parapets for any penetrations fit Dektite hard down on cover flashing for penetrations.

450 x 450mm Storm water pits - Refer to Civil Engineers Total Property Developments

Denotes 50 x 100mm metal downpipes to connect into storm water system in accordance with local authority reuirements

Denotes rainwater head with overflow to connect into storm water system in accordance with local authority reuirements - refer product supplier

Denotes PVC stormwater discharge to connect into storm water system in accordance with local authority requirements

CLASSIFICATION - N2 (33m/s) SITE WIND CATEGORY CLASSIFICATION AS PER AS 4055. BRACING & TIE DOWN REQUIREMENTS TO COMPLY WITH AS 1684

RINNAI (or similar) Solar HWS roof tubes unit with electric booster system cylinder - 315 Litre capacity refer to manufacturers installation guidelines & truss manufacturer to ensure suitable load bearing capacity requirements

TOWNHOUSE 4

TOWNHOUSE 3

RINNAI (or similar) Solar HWS roof tubes unit with electric booster system cylinder - 315 Litre capacity refer to manufacturers installation guidelines & truss manufacturer to ensure suitable load

3KW Solar panel system with inverter - refer to

contract specifications and manufacturer for details - panel location to be verified by installer

bearing capacity requirements

2400 x 480 x 1850H 2000L Rainwater tank by 'Thin Tanks'
—— Earthtone (Bushland) finish and overflow connected into stormwater system (connection provision for toilet

TOWNHOUSE 1

- C/L

TOWNHOUSE 2

PROPOSED FENCEING

25°

flushing and garden irrigation/tap)

6 \rightarrow KITCHEN EXHAUST I **(25°** ENSUITE EXHAUST – 2° – **25**° **2**° **25**° 5° \rightarrow DOUBLE CARPORT \rightarrow

25°

25°

3KW Solar panel system with inverter - refer to

contract specifications and manufacturer for —details - panel location to be verified by installer

3KW Solar panel system with inverter - refer to contract specifications and manufacturer for ____ details - panel location to be verified by installer

25°

25°

© KITCHEN EXHAUST

© KITCHEN EXHAUST

25°

25°

[2°]

2400 x 480 x 1850H 2000L Rainwater tank by 'Thin Tanks'

2400 x 480 x 1850H 2000L Rainwater tank by 'Thin Tanks' Earthtone (Bushland) finish and overflow connected into stormwater system (connection provision for toilet flushing and garden irrigation/tap)

Earthtone (Bushland) finish and overflow connected — into stormwater system (connection provision for toilet flushing and garden irrigation/tap)

Atkinson Townhouses

PLANNING Issue 1.1

Client: Kate Smlth

Project: **Proposed Townhouse Development**

Project Address:

No. 9 Atkinson Street, Bendigo 3550

Revision:

Scale: A2 1:100 09 of 10 Drawing Issue:

Origin Date:	24/10/2020	
Working Date:	09/11/2021	
Ark Reference:	A - 051020	

Contact: M 0439 722 782 DP-AD 38695 Reg dennis@arkgroupdesign.com.au



		_
Roofing Colour & Material F	Finishes - Proposed Townhouse 3 & 4	1
Metal tray roof sheeting:	400mm wide interlocking seam in Colorbond Woodland Grey (or) Lysaght Kllplok 700 In Colorbond Woodland Grey	7
Carport metal tray roof sheeting:	0.42 Lysaght Trimdek in Colorbond Surmist	\exists
Quad roof guttering:	Colorbond Woodland Grey	
90Ømm Downpipes:		

Colorbond Woodland Grey

6mm Austral Ply-board with stained finish

Colorbond Woodland Grey

Colorbond Woodland Grey

6mm Austral Ply-board with stained finish

400mm wide interlocking seam in Colorbond Woodland Grey (or) Lysaght Kliplok 700 in Colorbond Woodland Grey

oofing Colour & Material Finishes - Proposed Townhouse 1 & 2

Metal tray roof sheeting:

90Ømm Downpipes:

Gable barge flashing:

Parapet flashIngs:

Gable barge flashing:

Gable soffit eave overhang lining:

Gable soffit eave overhang lining:

Contours shown are at: 100mm intervals

- Contour away from proposed dwelling with suitable earthern drains

Client:

Kate Smith

Project:

Proposed Townhouse Development

Project Address:

No. 9 Atkinson Street, Bendigo 3550

Revision:

Scale:	
A2	1:200
Drawing Issue:	10 of 10

Origin Date:	24/10/2020	
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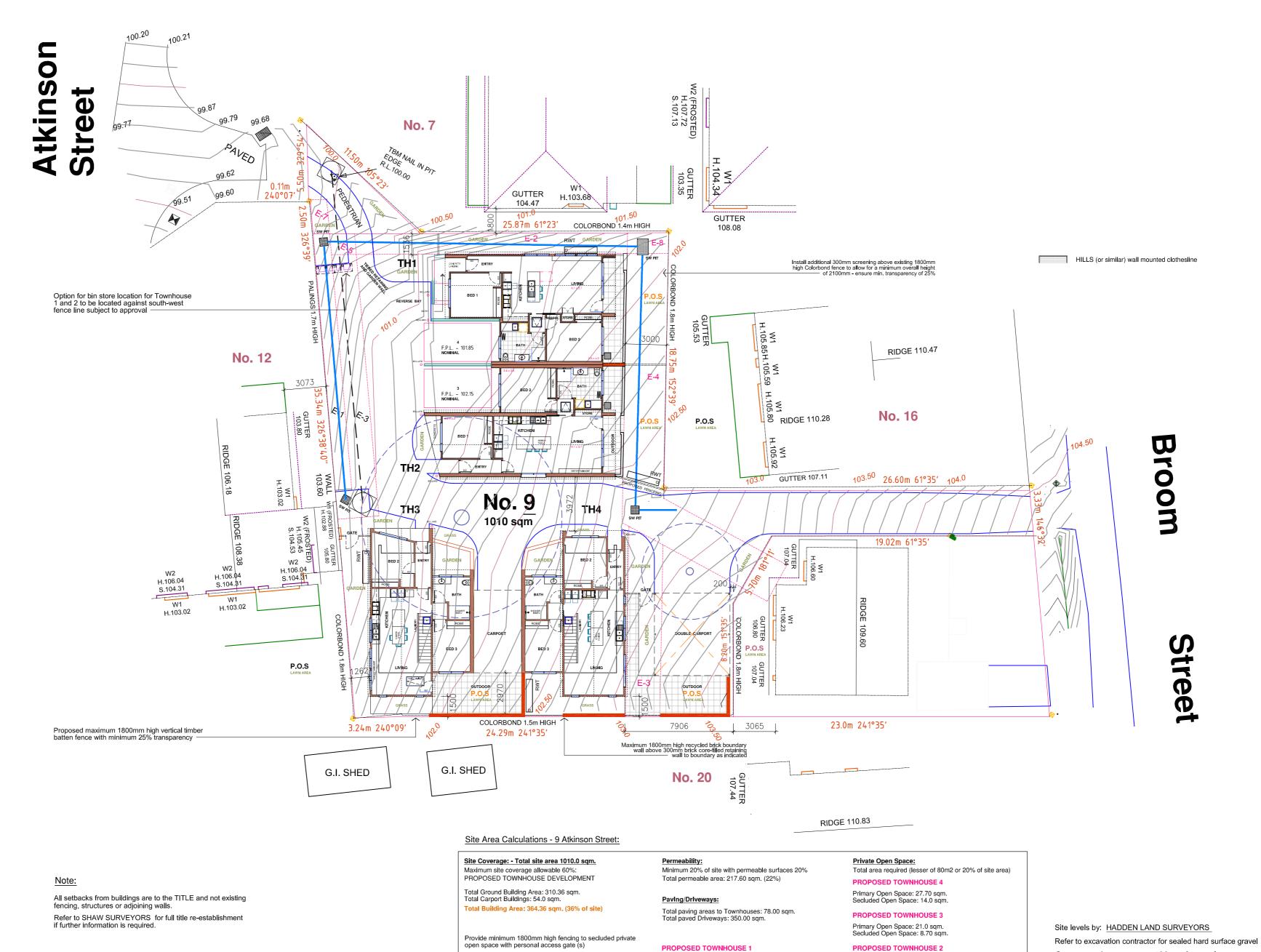
Contact:

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DP-AD 38695 Reg

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Primary Open Space: 40.0 sqm.

Primary Open Space: 40.0 sqm.

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PROPOSED SITE DEVELOPMENT PLAN 1:200