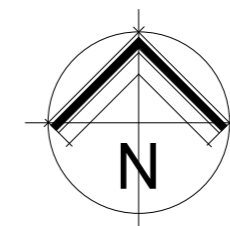
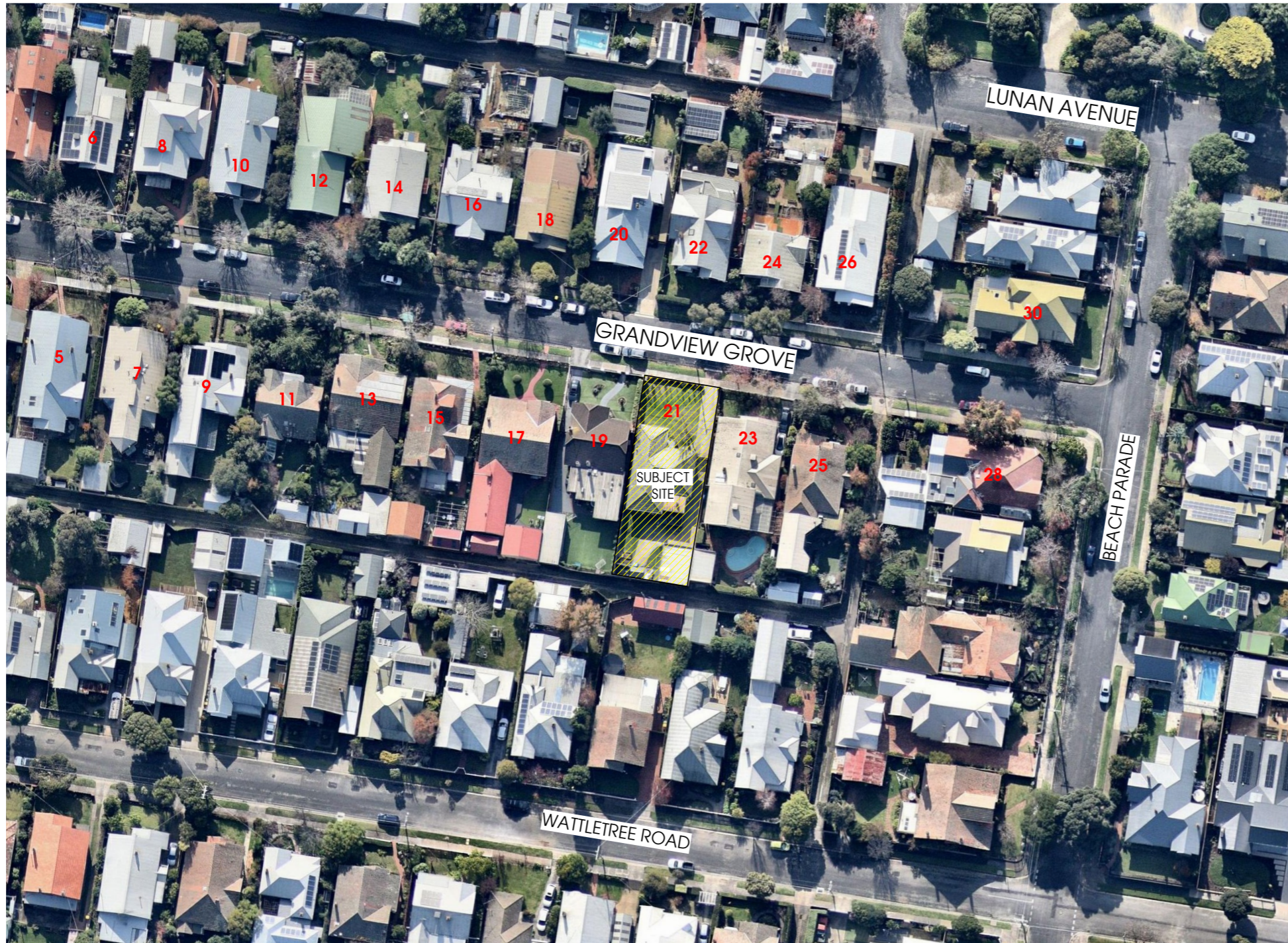


PROJECT:
PROPOSED DWELLING

SITE ADDRESS:
21 GRANDVIEW GROVE, DRUMCONDRA

| SHEET LIST | |
|--------------|-------------------------------------|
| SHEET NUMBER | SHEET NAME |
| TP1.0 | FRONT PAGE |
| TP2.0 | SITE ANALYSIS PLAN |
| TP2.1 | DESIGN RESPONSE PLAN |
| TP3.0 | SITE CONTEXT PLAN |
| TP4.0 | GARDEN AREA PLAN |
| TP5.0 | PROPOSED GROUND FLOOR PLAN |
| TP5.1 | PROPOSED FIRST FLOOR PLAN |
| TP6.0 | PROPOSED ELEVATIONS |
| TP6.1 | PROPOSED ELEVATIONS |
| TP6.2 | STREETSCAPE & FRONT FENCE ELEVATION |
| TP7.0 | SHADOW DIAGRAMS |
| TP7.1 | SHADOW DIAGRAMS |
| TP8.0 | LANDSCAPE PLAN |



LOCALITY PLAN

1 : 1000

PROPOSAL:
PROPOSED DWELLING

ADDRESS:
21 Grandview Grove,
DRUMCONDRA

REVISION:

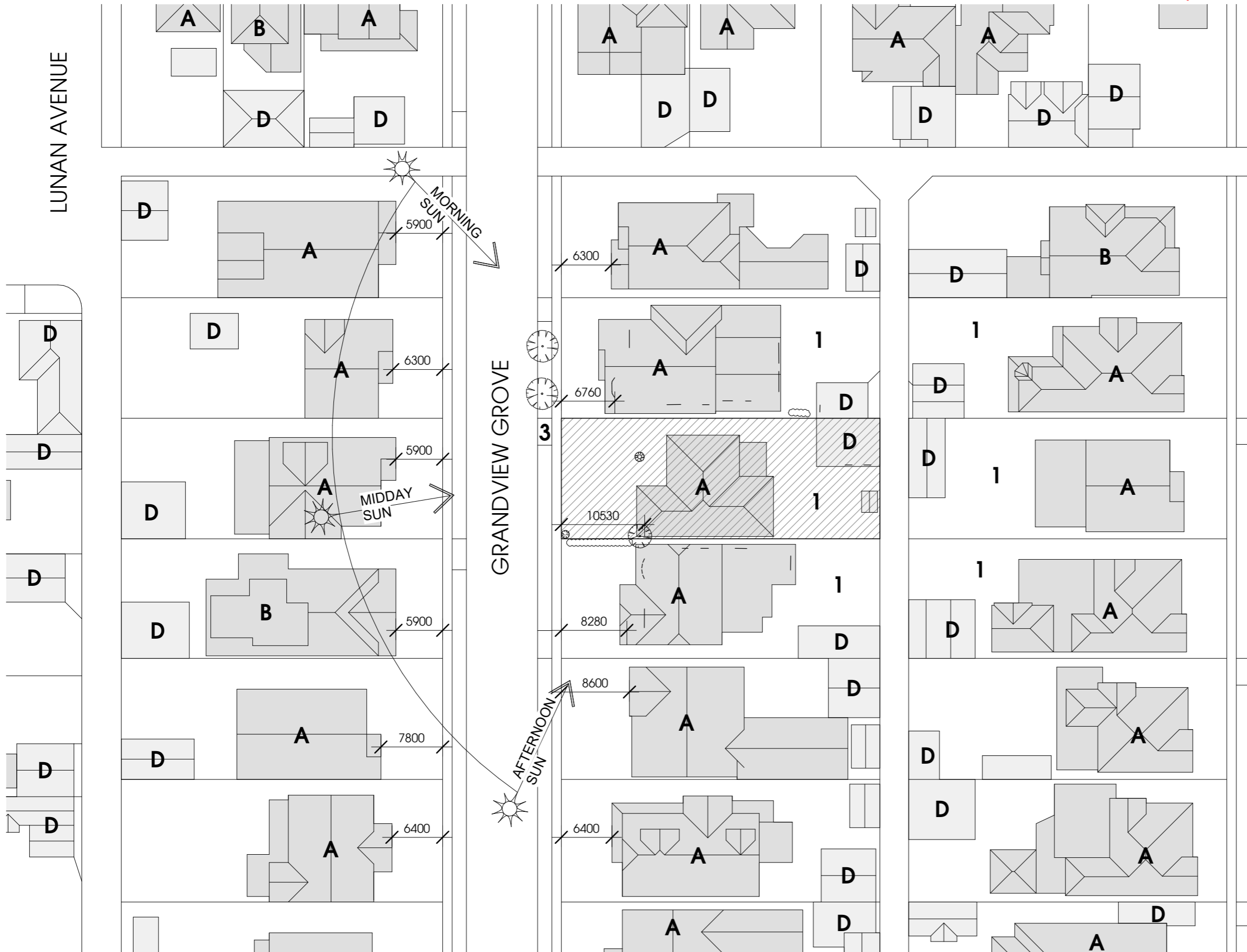
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| 23-06-23 | TP - PRELIMINARY PLANS | 30-04-26 | ROOF PITCH UPDATE (JA) |
| 26-06-23 | REVISIONS | | |
| 27-06-23 | REVISIONS | | |
| 10-07-23 | REVISIONS & STREETSCAPE | | |
| 26-02-26 | REVISIONS | | |
| 03-03-26 | 3D VIEW UPDATE | | |

DRAWN: MV **DATE:** 23-06-23 **DWG NO:** TP1.0



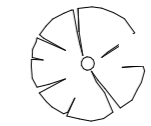
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Geelong West 3218
Ph: 5222 1116
E: office@projektevolve.com.au
Drawings Prepared by: Projekt Evolve
(TA Ivelja Design Pty Ltd CDP-AD 53723)



LEGEND

- A. Existing Single Storey Dwellings
- B. Existing Double Storey Dwellings
- C. Proposed Dwellings
- D. Car Accommodation
- E. Vacant Site
- 1. Adjoining Private Open Space
- 2. Proposed Private Open Space
- 3. Vehicular Site Entry



Existing Trees



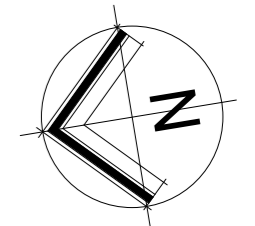
500m to Rippleside Park
550m to Rippleside Beach
750m to Balmoral Quay Marina
1.0km to North Geelong Railway Station



290m to Bus routes
1.4km to Primary School



450m to Bus routes
1.2km to Western Beach
1.7km to Kindergarten



SITE ANALYSIS PLAN

1 : 500

PROPOSAL:
PROPOSED DWELLING

ADDRESS:
21 Grandview Grove,
DRUMCONDRA

REVISION:

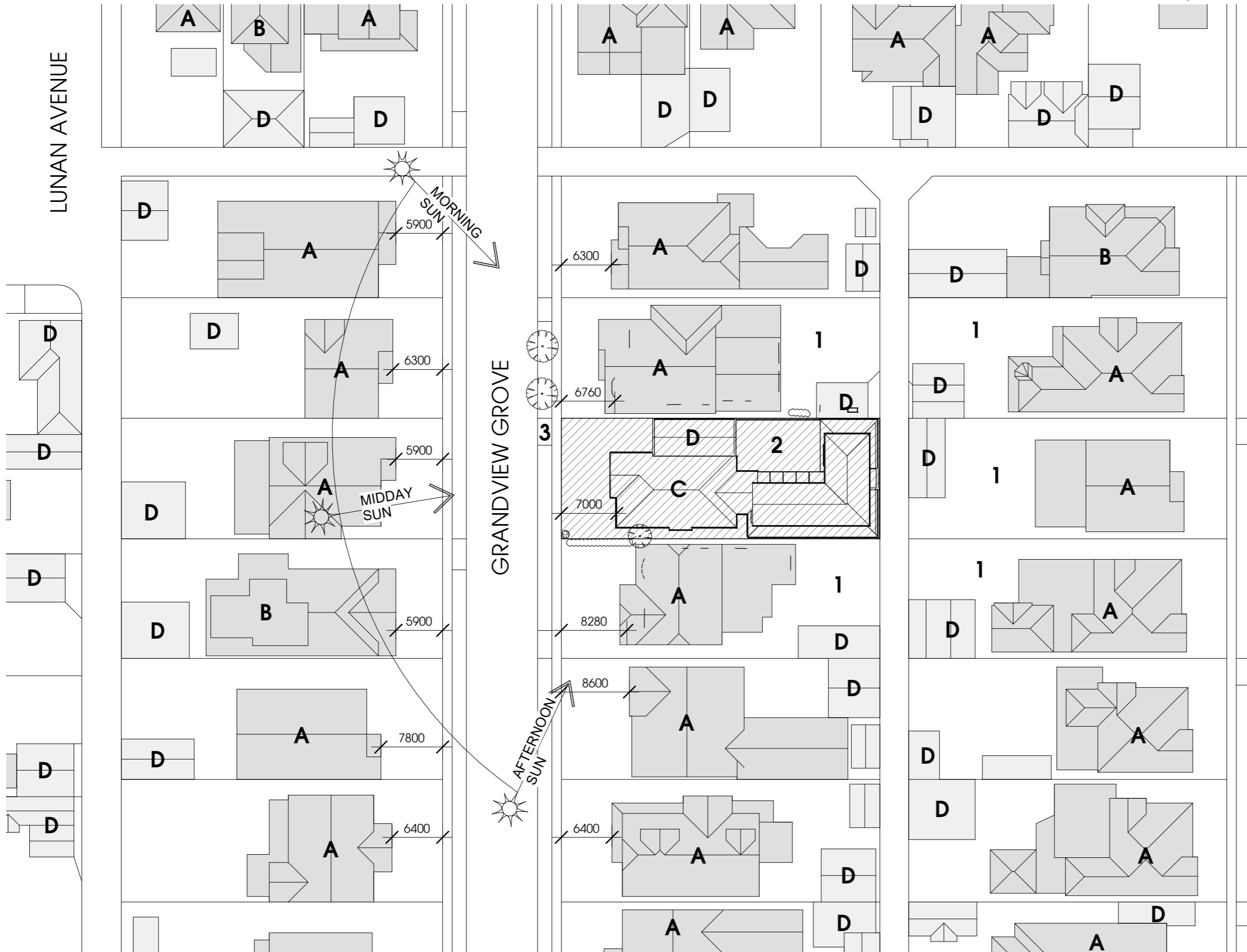
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| 26-02-26 | REVISIONS | | |
| 03-03-26 | 3D VIEW UPDATE | | |

DRAWN: MV **DATE:** 23-06-23 **DWG NO:** TP2.0



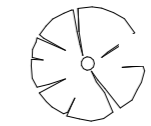
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LEGEND

- A. Existing Single Storey Dwellings
- B. Existing Double Storey Dwellings
- C. Proposed Dwellings
- D. Car Accommodation
- E. Vacant Site
- 1. Adjoining Private Open Space
- 2. Proposed Private Open Space
- 3. Vehicular Site Entry



Existing Trees



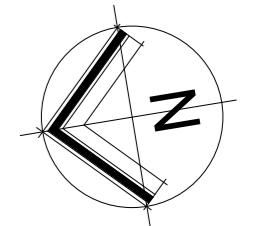
500m to Rippleside Park
550m to Rippleside Beach
750m to Balmoral Quay Marina
1.0km to North Geelong Railway Station



290m to Bus routes
1.4km to Primary School



450m to Bus routes
1.2km to Western Beach
1.7km to Kindergarten



DESIGN RESPONSE PLAN

1 : 500

PROPOSAL:
PROPOSED DWELLING

ADDRESS:
21 Grandview Grove,
DRUMCONDRA

REVISION:

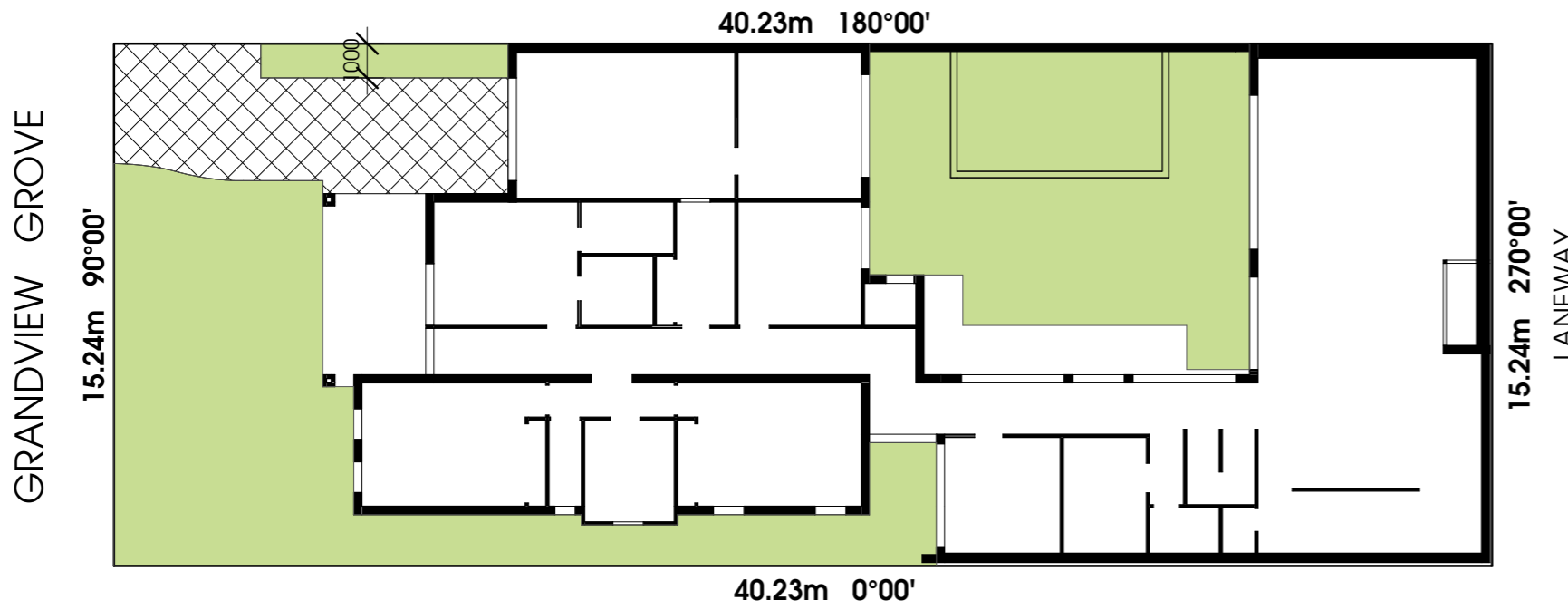
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| 26-02-26 | REVISIONS | | |
| 03-03-26 | 3D VIEW UPDATE | | |




DRAWN: MV **DATE:** 23-06-23 **DWG NO:** TP2.1



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-  DENOTES DWELLING FLOOR AREA
-  DENOTES GARDEN AREA
-  DENOTES EXCLUDED AREAS

LOT AREA; **613 m2**
 Garden Area Requirement; 183.90 m2
 Proposed Garden Area; 199.83 m2

| MANDATORY MINIMUM 'GARDEN AREA' | |
|---------------------------------|---|
| LOT SIZE | MIN. PERCENTAGE OF A LOT SET ASIDE AS GARDEN AREA |
| 501 - 650 sqm | 30% |

Any area on a lot with a minimum dimension of 1 metre that does not include:

- a) a dwelling or residential building, except for:
 - an eave, fascia or gutter that does not exceed a total width of 600mm;
 - a pergola;
 - unroofed terraces, patios, decks, steps or landings less than 800mm in height;
 - a basement that does not project above ground level;
 - any outbuilding that does not exceed a gross floor area of 10 square metres; and
 - domestic services normal to a dwelling or residential building;
- b) a driveway; or
- c) an area set aside for car parking.

GARDEN AREA PLAN

1 : 200

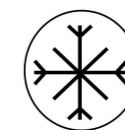
PROPOSAL:
PROPOSED DWELLING

ADDRESS:
21 Grandview Grove,
DRUMCONDRA

REVISION:

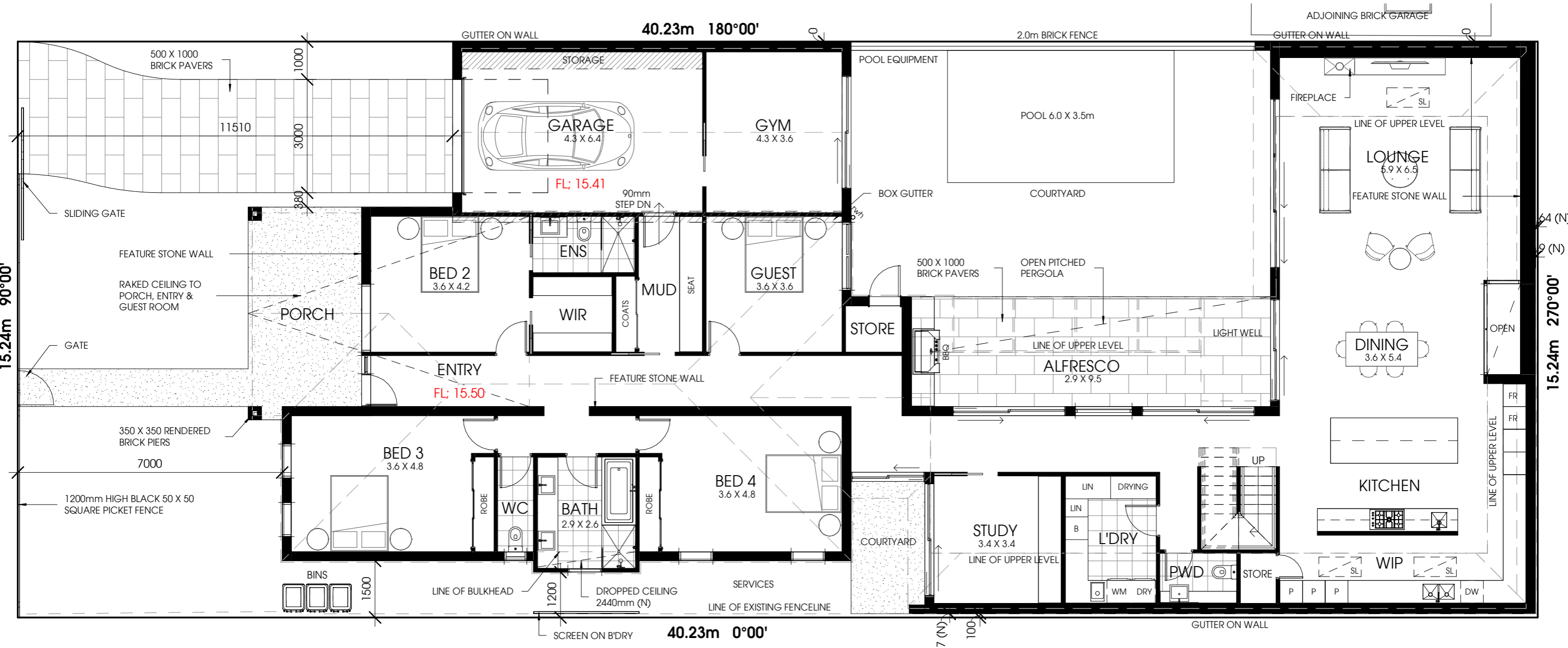
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DRAWN: MV **DATE:** 23-06-23 **DWG NO:** TP4.0



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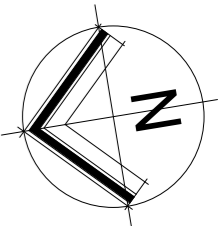
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PROPOSED GROUND FLOOR PLAN

1 : 100

| | Area | Squares |
|-----------------------|-----------------------|---------|
| Alfresco Covered Area | 12.92 m ² | 1.39 |
| First Floor Area | 110.73 m ² | 11.92 |
| Garage & Gym Area | 47.79 m ² | 5.14 |
| Ground Floor Area | 290.84 m ² | 31.31 |
| Porch Area | 16.16 m ² | 1.74 |
| | 478.45 m ² | 51.50 |



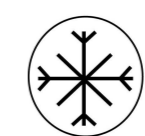
PROPOSAL:
PROPOSED DWELLING

ADDRESS:
21 Grandview Grove,
DRUMCONDRA

REVISION:

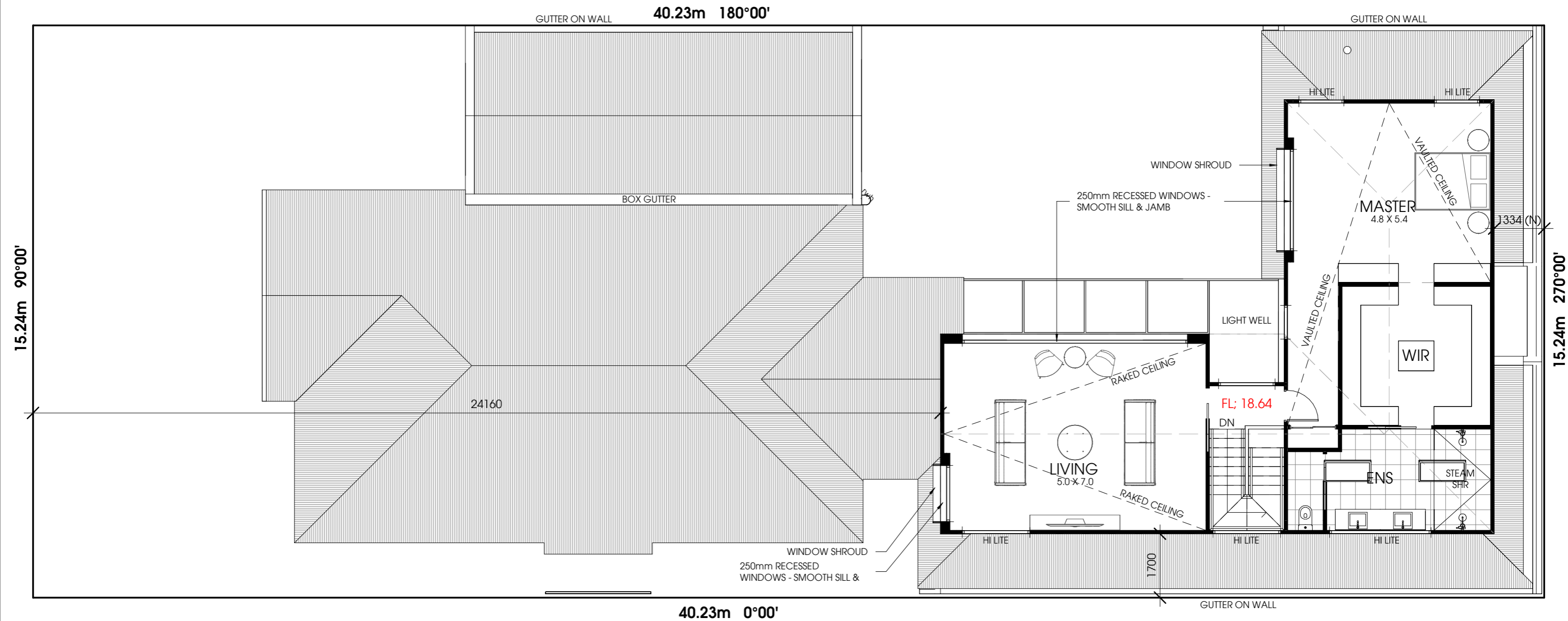
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| 23-06-23 | TP - PRELIMINARY PLANS | 30-04-26 | ROOF PITCH UPDATE (JA) |
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| 27-06-23 | REVISIONS | | |
| 10-07-23 | REVISIONS & STREETSCAPE | | |
| 26-02-26 | REVISIONS | | |
| 03-03-26 | 3D VIEW UPDATE | | |

DRAWN: MV
DATE: 23-06-23
DWG NO: TP5.0



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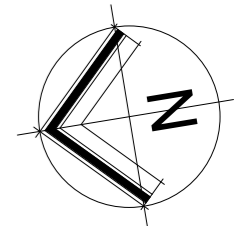
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Drawings Prepared by: Projekt Evolve
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PROPOSED FIRST FLOOR PLAN

1 : 100

| | Area | Squares |
|-----------------------|-----------------------|---------|
| Alfresco Covered Area | 12.92 m ² | 1.39 |
| First Floor Area | 110.73 m ² | 11.92 |
| Garage & Gym Area | 47.79 m ² | 5.14 |
| Ground Floor Area | 290.84 m ² | 31.31 |
| Porch Area | 16.16 m ² | 1.74 |
| | 478.45 m ² | 51.50 |



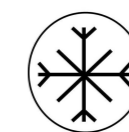
PROPOSAL:
PROPOSED DWELLING

ADDRESS:
21 Grandview Grove,
DRUMCONDRA

REVISION:

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|----------|-------------------------|----------|------------------------|
| 23-06-23 | TP - PRELIMINARY PLANS | 30-04-26 | ROOF PITCH UPDATE (JA) |
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| 26-02-26 | REVISIONS | | |
| 03-03-26 | 3D VIEW UPDATE | | |

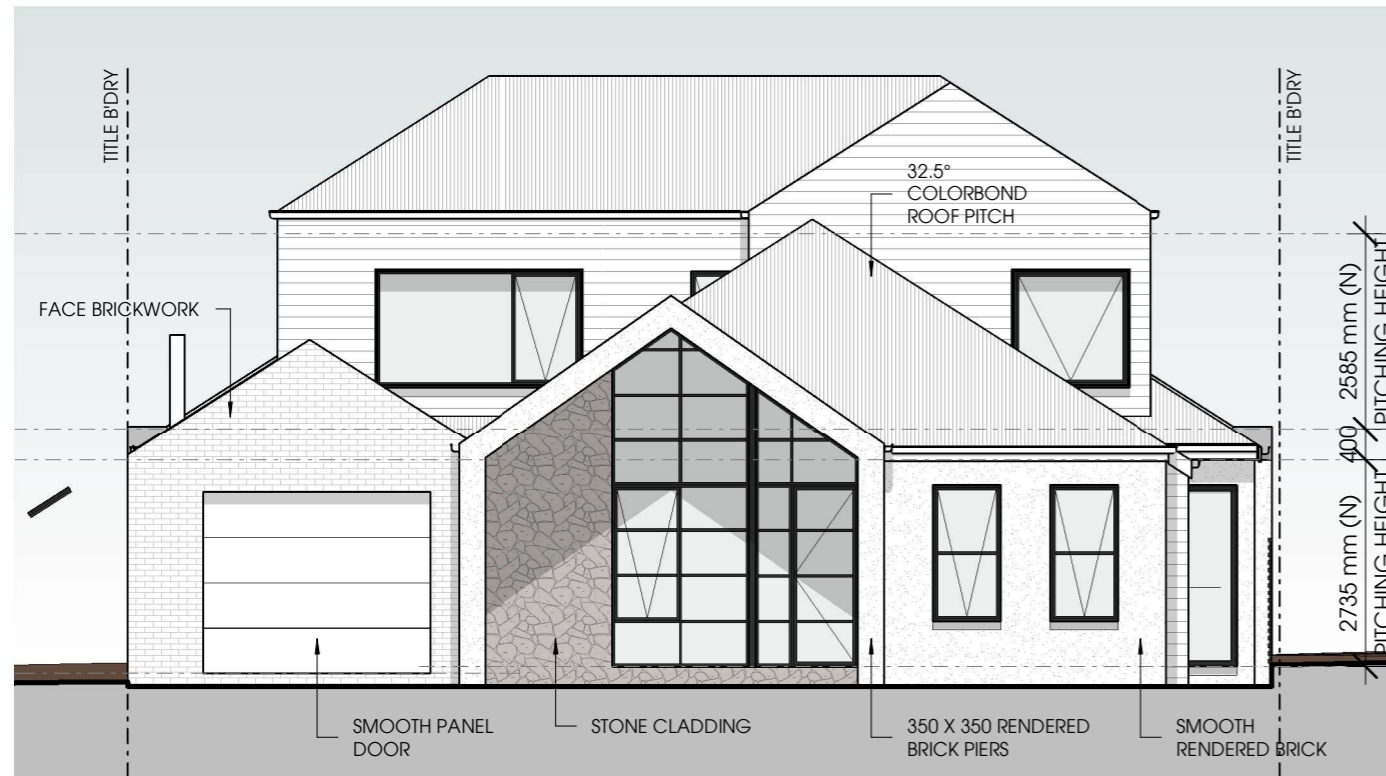
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DATE: 23-06-23
DWG NO: TP5.1



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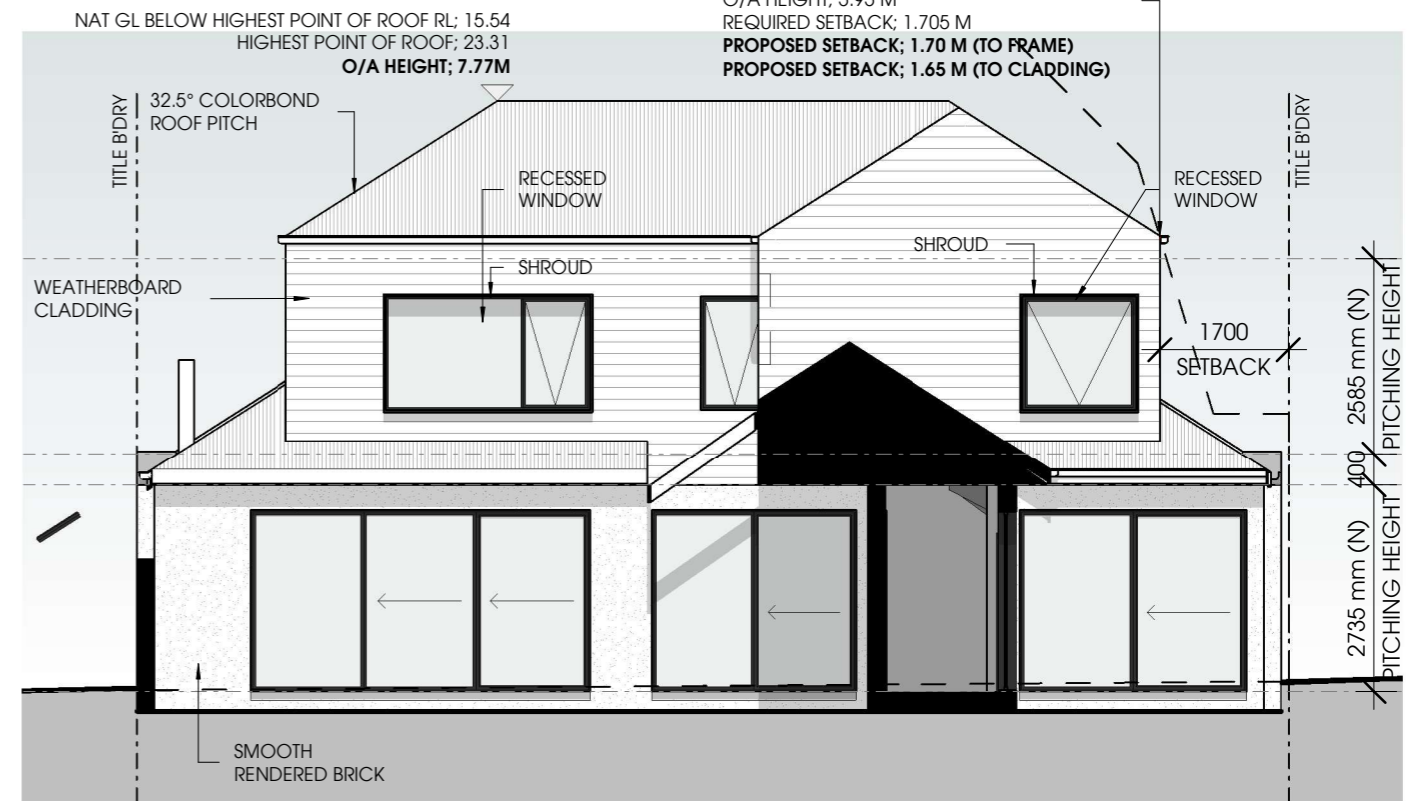
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Drawings Prepared by: Projekt Evolve
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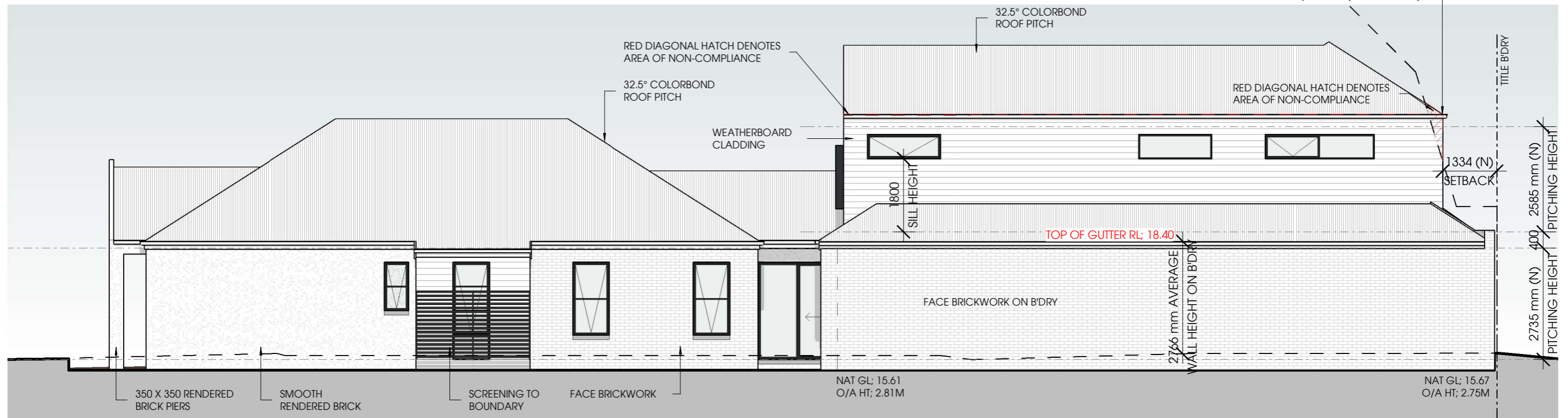
NORTH ELEVATION

1 : 100



NORTH ELEVATION - COURTYARD

1 : 100



WEST ELEVATION

1 : 100

PROPOSAL:
PROPOSED DWELLING

ADDRESS:
21 Grandview Grove,
DRUMCONDRA

REVISION:

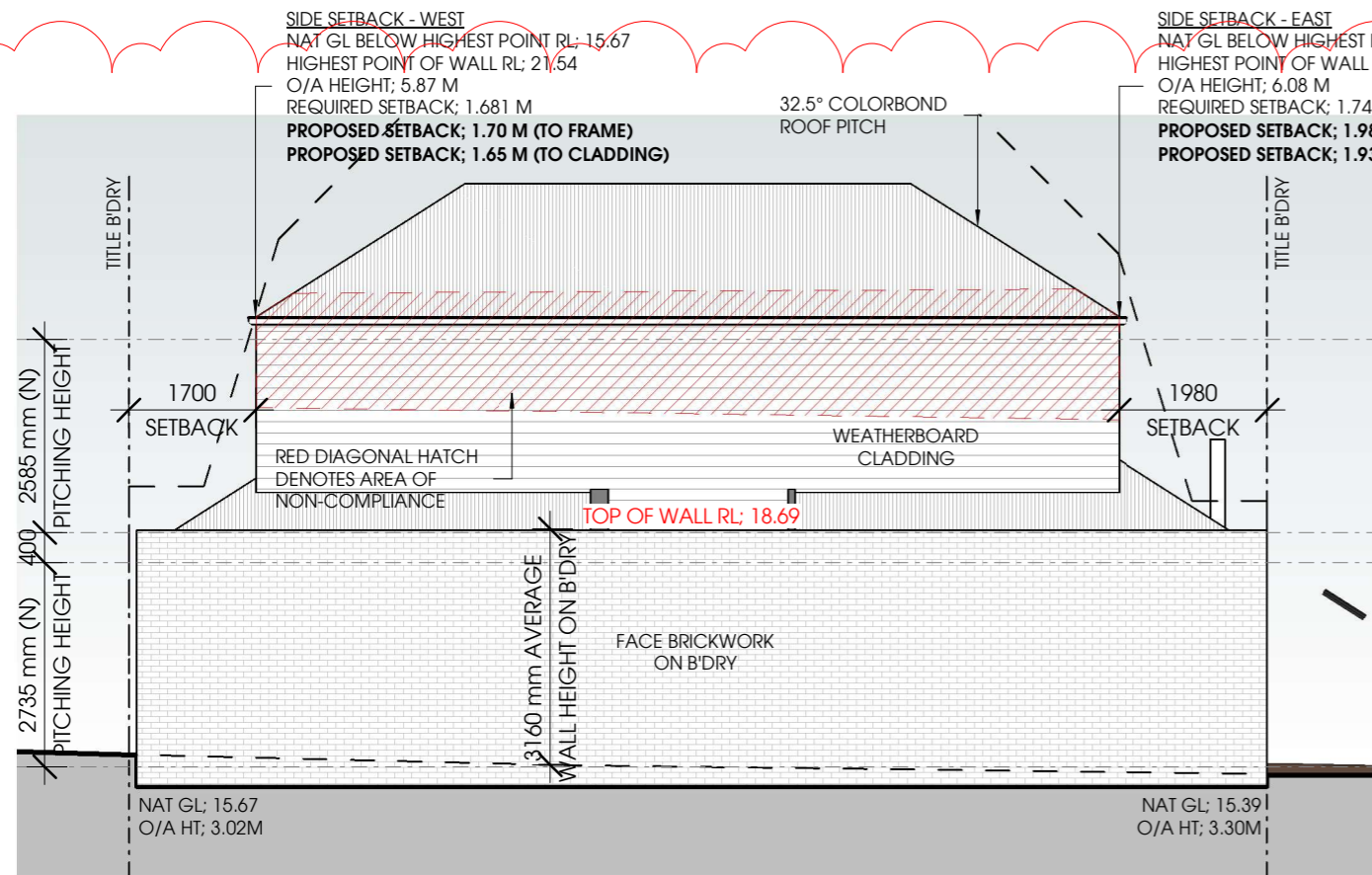
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| 10-07-23 | REVISIONS & STREETScape | | |
| 26-02-26 | REVISIONS | | |
| 03-03-26 | 3D VIEW UPDATE | | |

DRAWN: MV
DATE: 23-06-23
DWG NO: TP6.0



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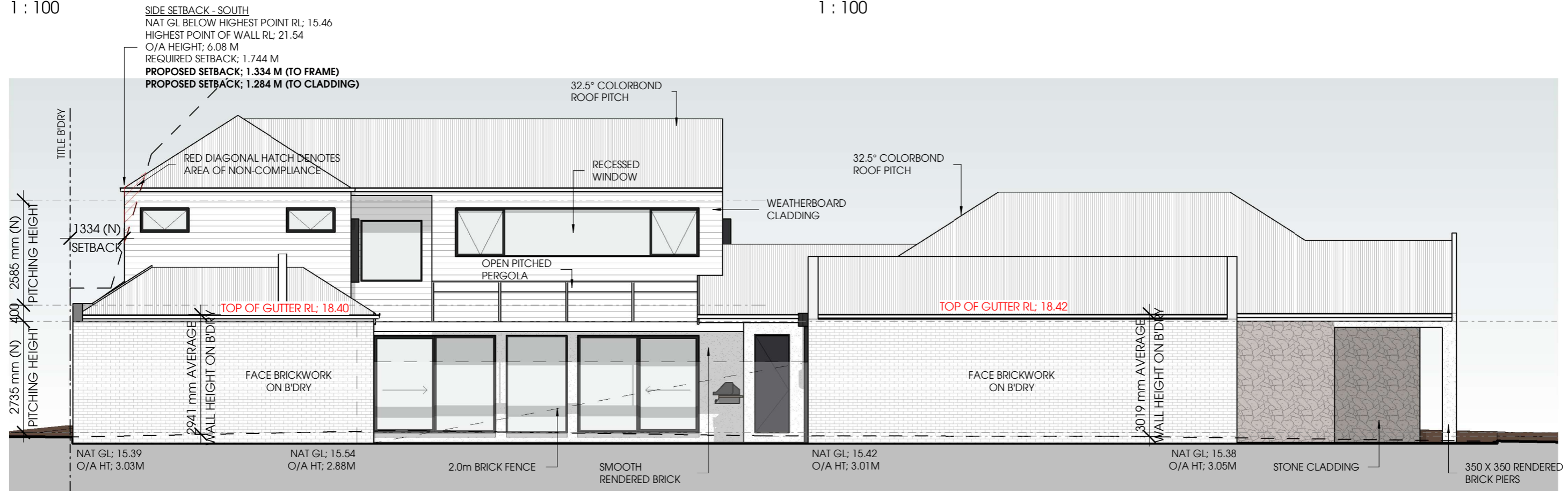
SOUTH ELEVATION

1 : 100



SOUTH ELEVATION - COURTYARD

1 : 100



EAST ELEVATION

1 : 100

PROPOSAL:
 PROPOSED DWELLING

ADDRESS:
 21 Grandview Grove,
 DRUMCONDRA

REVISION:

| | | | |
|----------|-------------------------|----------|------------------------|
| 23-06-23 | TP - PRELIMINARY PLANS | 30-04-26 | ROOF PITCH UPDATE (JA) |
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| 26-02-26 | REVISIONS | | |
| 03-03-26 | 3D VIEW UPDATE | | |

DRAWN: MV
DATE: 23-06-23
DWG NO: TP6.1



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GRANDVIEW GROVE STREETSCAPE

1 : 200



FRONT FENCE ELEVATION

1 : 100

PROPOSAL:

PROPOSED DWELLING

ADDRESS:

21 Grandview Grove,
DRUMCONDRA

REVISION:

| | | | |
|----------|-------------------------|----------|------------------------|
| 23-06-23 | TP - PRELIMINARY PLANS | 30-04-26 | ROOF PITCH UPDATE (JA) |
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| 27-06-23 | REVISIONS | | |
| 10-07-23 | REVISIONS & STREETSCAPE | | |
| 26-02-26 | REVISIONS | | |
| 03-03-26 | 3D VIEW UPDATE | | |

DRAWN:

MV

DATE:

23-06-23

DWG NO:

TP6.2

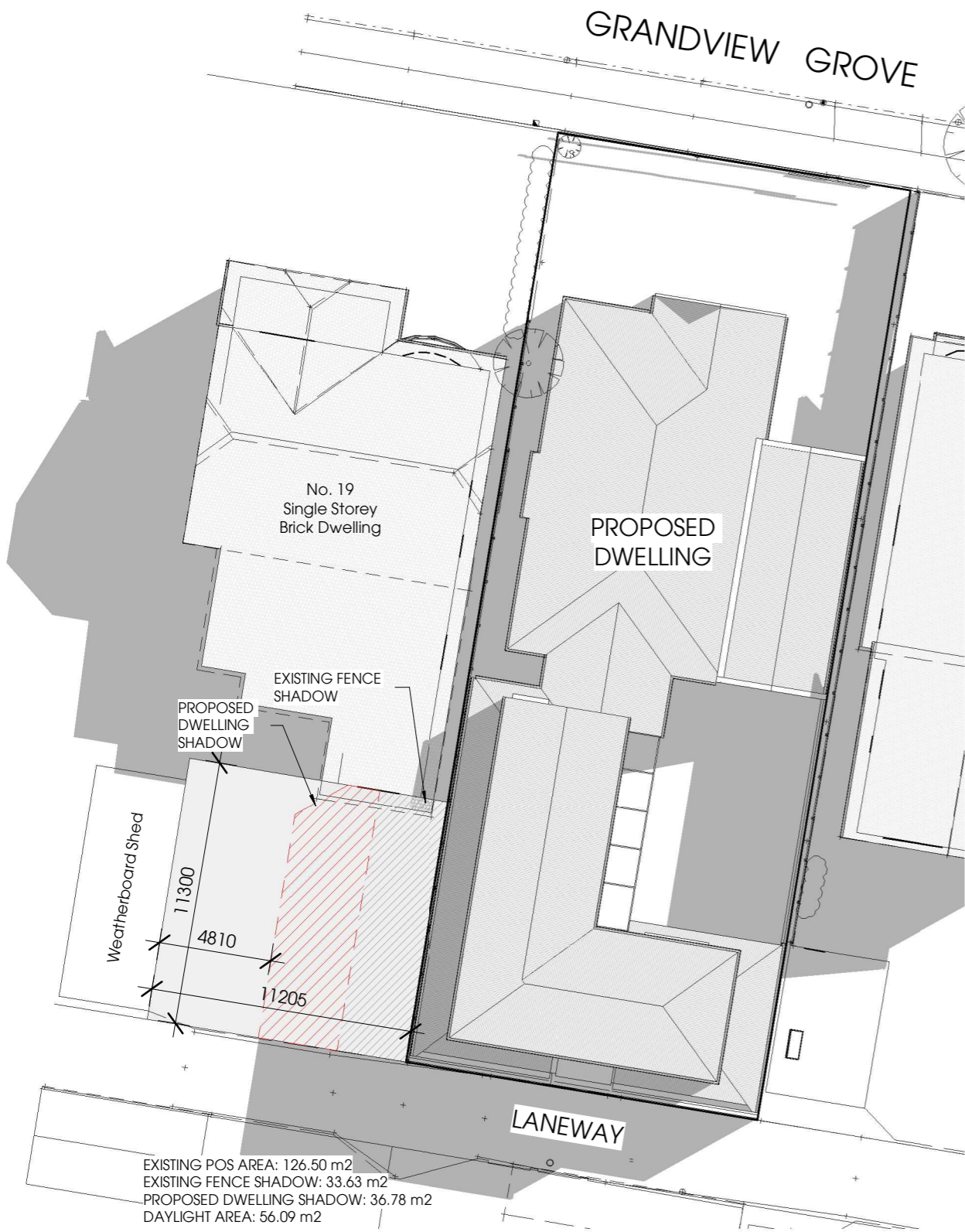


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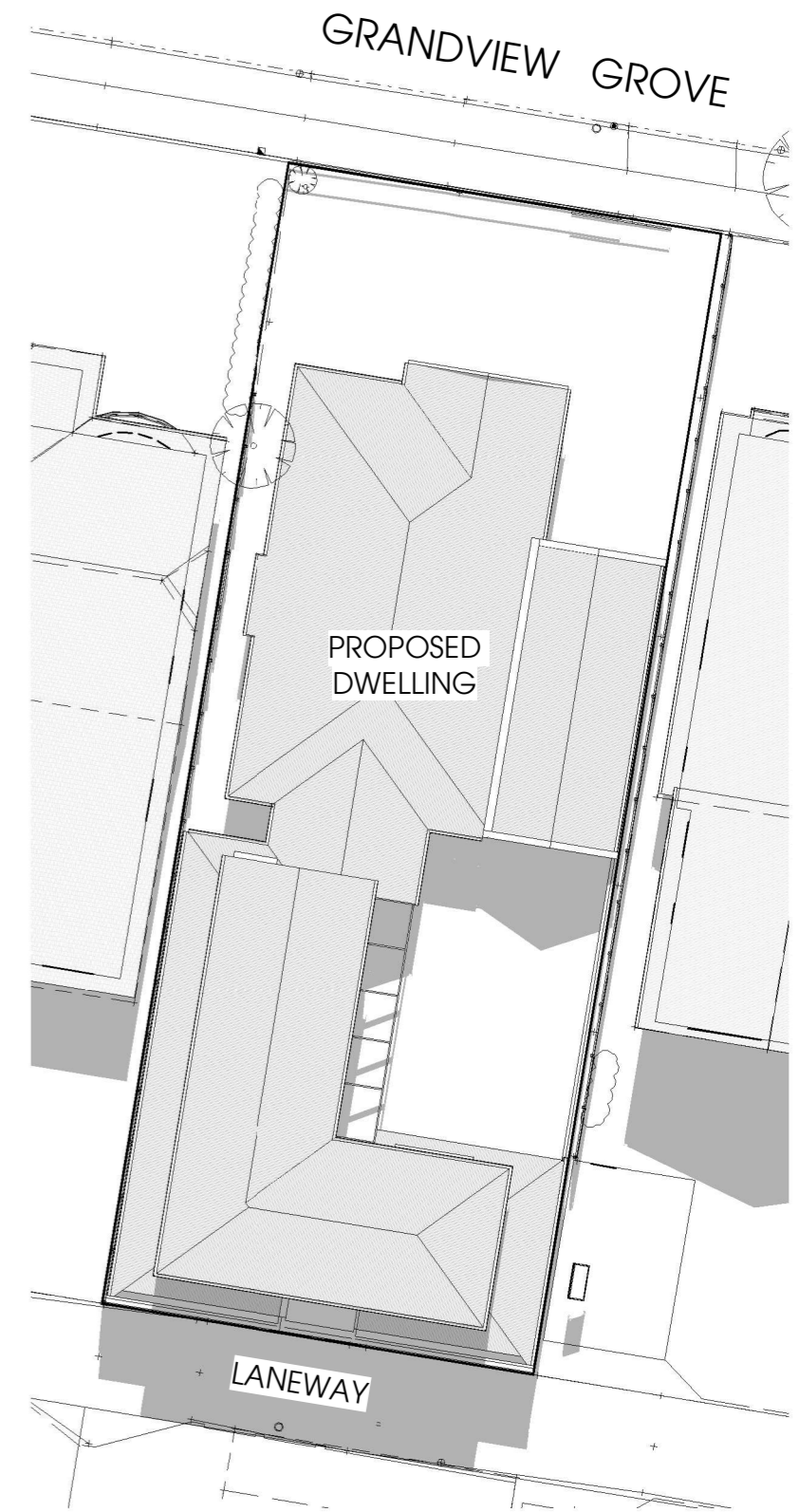
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Drawings Prepared by: Projekt Evolve
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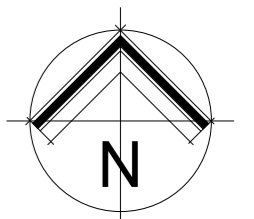
9.00am 22/09

1 : 250



12.00pm 22/09

1 : 250



PROPOSAL:
PROPOSED DWELLING

ADDRESS:
21 Grandview Grove,
DRUMCONDRA

REVISION:

| | | | |
|----------|-------------------------|----------|------------------------|
| 23-06-23 | TP - PRELIMINARY PLANS | 30-04-26 | ROOF PITCH UPDATE (JA) |
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| 27-06-23 | REVISIONS | | |
| 10-07-23 | REVISIONS & STREETSCAPE | | |
| 26-02-26 | REVISIONS | | |
| 03-03-26 | 3D VIEW UPDATE | | |

DRAWN: MV **DATE:** 23-06-23 **DWG NO:** TP7.0



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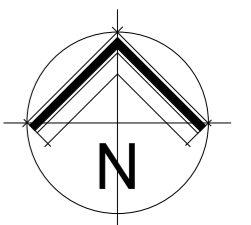
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GRANDVIEW GROVE



3.00pm 22/09

1 : 250



PROPOSAL:

PROPOSED DWELLING

ADDRESS:

21 Grandview Grove,
DRUMCONDRA

REVISION:

| | | | |
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DRAWN:

MV

DATE:

23-06-23

DWG NO:

TP7.1

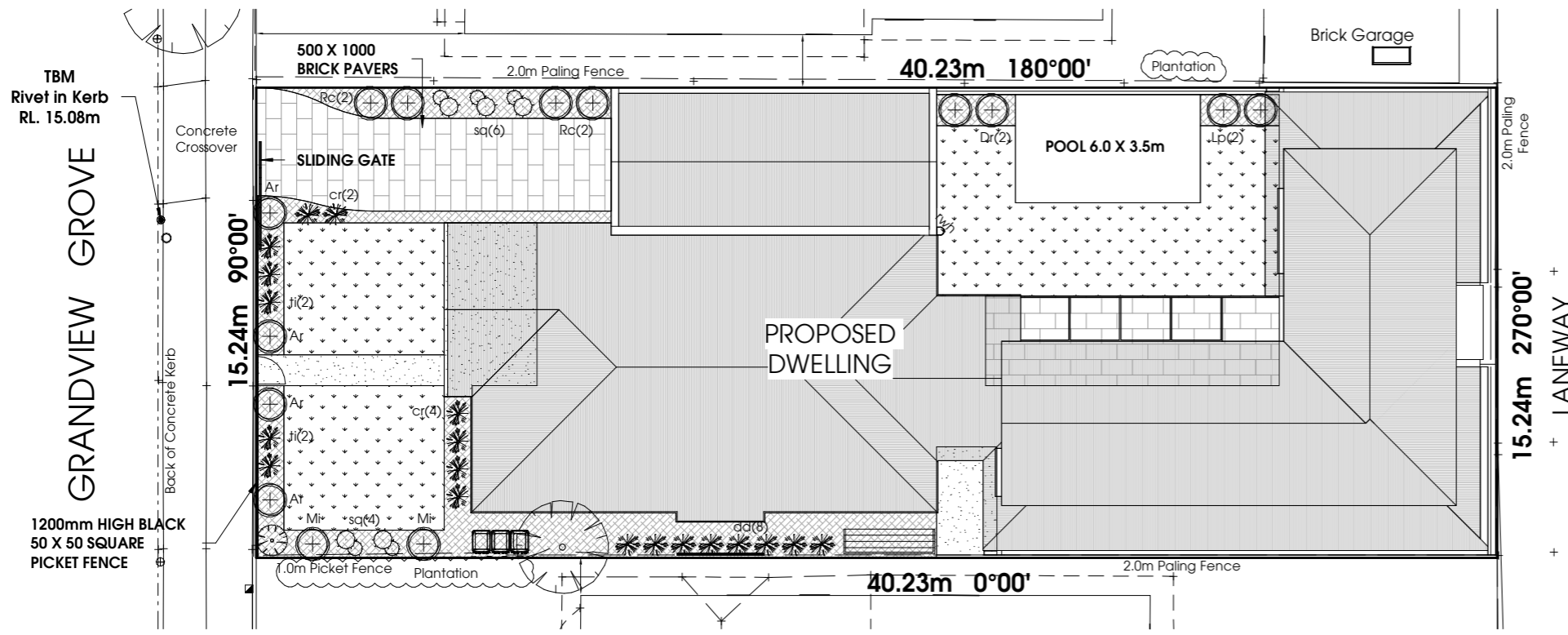


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Drawings Prepared by: Projekt Evolve
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LANDSCAPE PLAN

1 : 200

| PLANT SCHEDULE: | | | | |
|--|--|--------------|----------|-----|
| Key | Botanical Name (Common) | Height/Width | Pot Size | qty |
| TREE SPECIES | | | | |
| Av | Allocasuarina verticillata (Drooping Sheoak) | 4-11/3-6m | 200mm | 0 |
| Ep | Eucalyptus pryoriana (Coast Manna Gum) | 10-15/10-15 | 200mm | 0 |
| Ml | Melaleuca lanceolata (Moonah) | 1-8/3-6 | 200mm | 0 |
| SHRUB & UNDERSTOREY SPECIES | | | | |
| Ar | Acacia retinodes var. uncinifolia (Coast Wirilda) | 4-8/3-5m | 100mm | 4 |
| Lp | Leucopogon parviflorus (Coast Beard-heath) | 1-4/2-3 | 100mm | 2 |
| Mi | Myoporum insulare (Common Boobialla) | 1-6/3 m | 100mm | 2 |
| Sl | Solanum laciniatum (Kangaroo apple) | 1-3/1-3m | 100mm | 0 |
| Dr | Dianella revoluta var. brevicaulis (Coast flax-lily) | 0.3/0.5m | 100mm | 2 |
| Rc | Rhagodia candolleana (Seaberry Saltbush) | 2.0/1-2.5m | 100mm | 4 |
| GROUNDCOVER AND TUSSOCK SPECIES | | | | |
| dd | Distichlis distichophylla (Australian Salt Grass) | 1/0.2m | 100mm | 8 |
| cr | Carpobrotus rossii (Karkalla (pig face)) | 0.2/2-3.0m | 100mm | 6 |
| sq | Sarcocornia quinqueflora (Beaded Glasswort) | 0.2/0.5m | 100mm | 10 |
| ss | Stipa stipoides (Coast Spear-Grass) | 0.3/0.8m | 100mm | 0 |
| ti | Tetragonia implexicoma (Bower spinach) | 3.0/0.1m | 100mm | 4 |



Allocasuarina verticillata



Leucopogon parviflorus



Myoporum insulare



Acacia retinodes var. uncinifolia



Rhagodia candolleana



Dianella 'Revelation'



Carpobrotus rossii



Sarcocornia quinqueflora

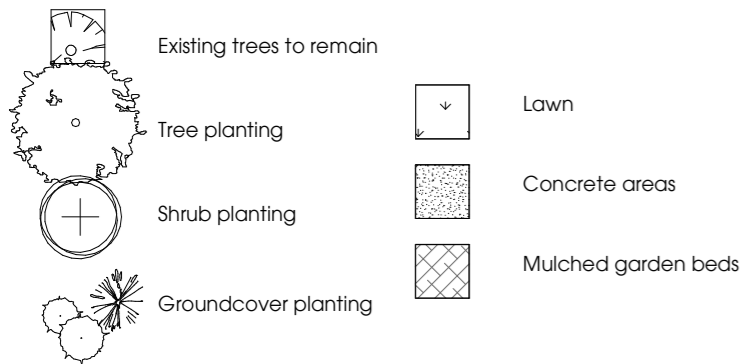


Distichlis distichophylla



Tetragonia implexicoma (Bower spinach)

LEGEND



PROPOSAL:
PROPOSED DWELLING

ADDRESS:
21 Grandview Grove,
DRUMCONDRA

REVISION:

| | | | |
|----------|-------------------------|----------|------------------------|
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| 03-03-26 | 3D VIEW UPDATE | | |

DRAWN: MV **DATE:** 23-06-23 **DWG NO:** TP8.0



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