

WAURN PONDS RESIDENCE

TOWN PLANNING
165 WAURN PONDS DRIVE, WAURN PONDS

DRAWING LIST

SUBSET	DRAWING ID	DRAWING	REV
00 COVER PAGE	0000	COVER PAGE	02
11 SITE + GRID PLANS	1101	SITE AERIAL & VIEW CONSIDERATIONS	02
	1102	SITE PHOTOS	02
	1103	SITE PLANS	03
	1104	SITE PLAN: ADDITIONAL CONTEXT.	01
23 DESIGN FLOOR PLANS	2301	GROUND FLOOR PLAN	02
	2302	ROOF PLAN	02
	2303	SHED PLANS	01
23 PROPOSED 1:100	2301	GROUND FLOOR PLAN	01
	2302	LI/ ROOF PLAN	01
30 ISOMETRICS	3001	ISOMETRIC	02
	3002	ISOMETRIC	02
31 STREETSCAPE ELEVATIONS	3101	ELEVATIONS: STREETSCAPE	02
32 ELEVATIONS	3201	NORTH / WEST ELEVATIONS	02
	3202	SOUTH / EAST ELEVATION	02
	3203	SHED ELEVATION	01
40 SECTIONS	4001	SECTIONS	02
90 3D VISUALISATION	9001	DESIGN DEVELOPMENT RENDERS	01
	9002	DESIGN DEVELOPMENT RENDERS	01
	9003	DESIGN DEVELOPMENT RENDERS	01

REVISION NOTES

Change List	
ID	Name
Ch-01	ADDITION CONTEXT PROVIDED ON FLOOR PLANS TO INCLUDE BOTH DWELLING AND SHED ONTO SINGLE DRAWING
Ch-02	ADDITIONAL SETBACK INFORMATION PROVIDED.
Ch-03	ADDITIONAL SITE LEVELS, GRADIENTS, WALL HEIGHTS AND LEVELS INCLUDED ON PLAN.
Ch-04	ADDITIONAL DETAILS FOR PROPOSED DWELLING PROVIDED.
Ch-05	ADDITIONAL DIMENSIONS PROVIDED
Ch-06	ADDITIONAL DETAILS FOR SEPTIC SYSTEM PROVIDED
Ch-07	5000L TANK ADDED. REFER BUSHFIRE MANAGMENT STATEMENT.
Ch-08	STORMWATER MANAGEMENT TANKS CLARIFIED / INCLUDED ON SITE



CONSULTANT TEAM

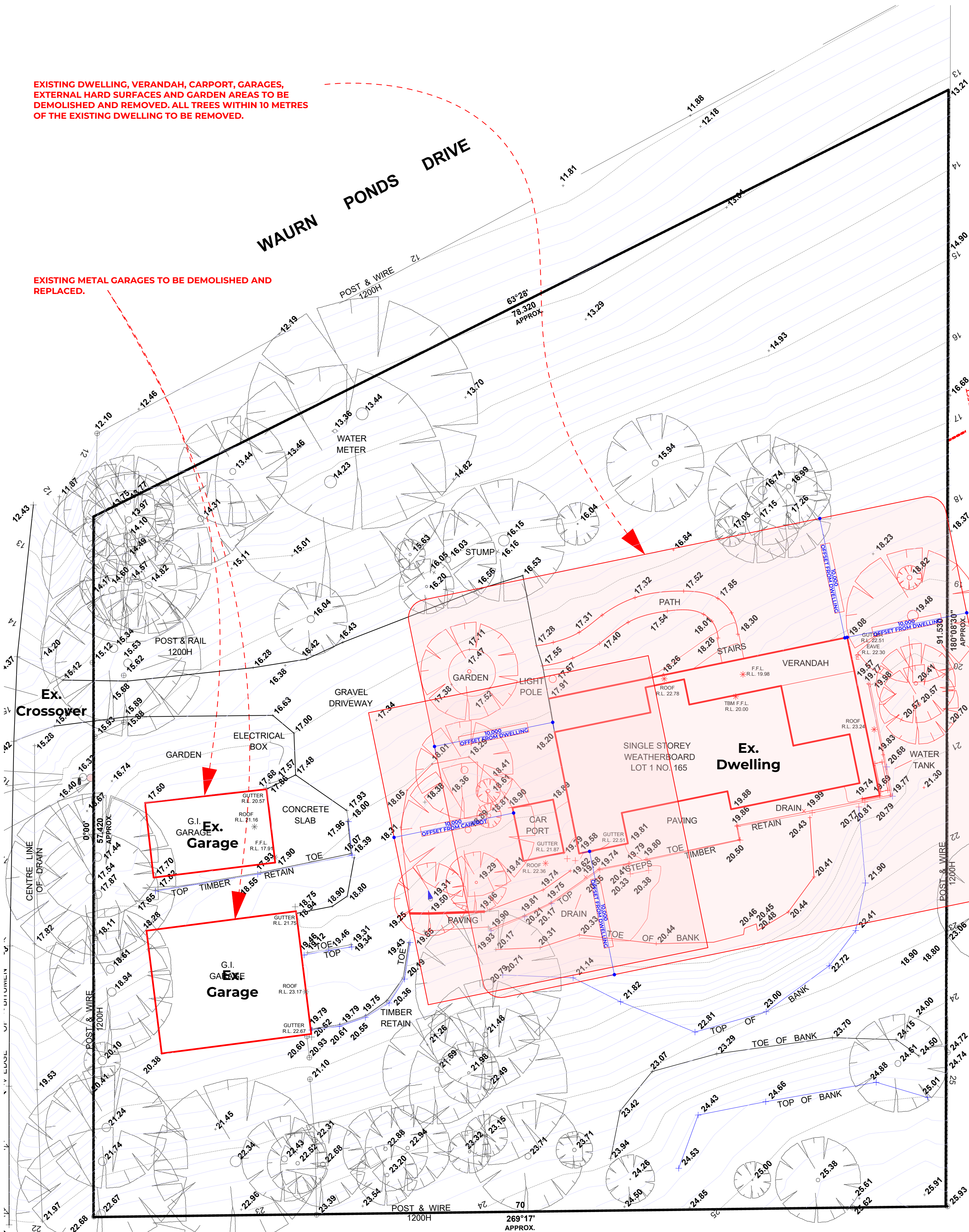
ARCHITECT
BLASCO STUART

CONTACT
0420 504 0978
blair@blascostuart.com.au



EXISTING DWELLING, VERANDAH, CARPORT, GARAGES, EXTERNAL HARD SURFACES AND GARDEN AREAS TO BE DEMOLISHED AND REMOVED. ALL TREES WITHIN 10 METRES OF THE EXISTING DWELLING TO BE REMOVED.

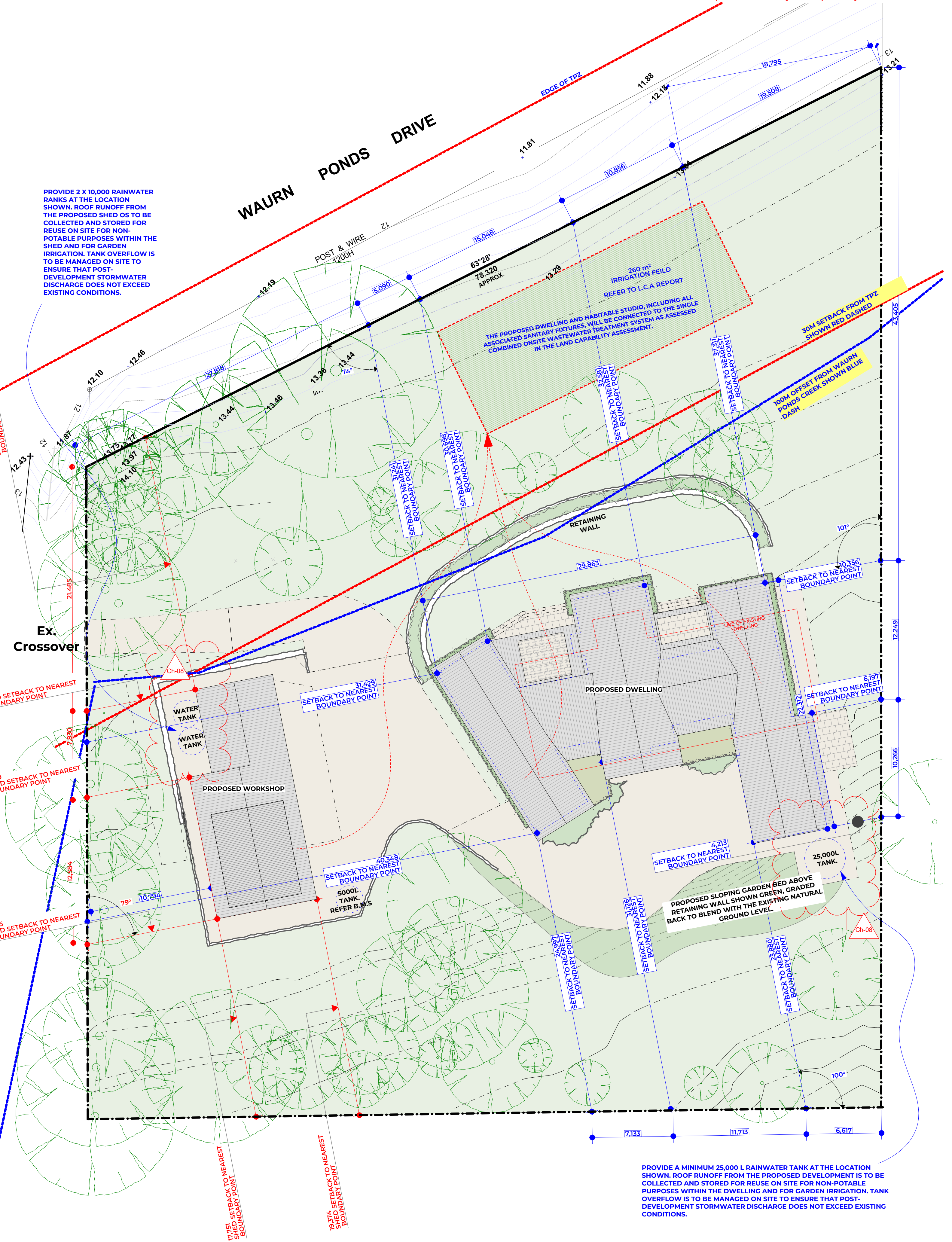
EXISTING METAL GARAGES TO BE DEMOLISHED AND REPLACED.



PROVIDE 2 X 10,000 L RAINWATER TANKS AT THE LOCATION SHOWN. ROOF RUNOFF FROM THE PROPOSED SHED IS TO BE COLLECTED AND STORED FOR REUSE ON SITE FOR NON-POTABLE PURPOSES WITHIN THE SHED AND FOR GARDEN IRRIGATION. TANK OVERFLOW IS TO BE MANAGED ON SITE TO ENSURE THAT POST-DEVELOPMENT STORMWATER DISCHARGE DOES NOT EXCEED EXISTING CONDITIONS.

260 m² IRRIGATION FIELD REFER TO L.C.A REPORT

THE PROPOSED DWELLING AND HABITABLE STUDIO, INCLUDING ALL ASSOCIATED SANITARY FIXTURES, WILL BE CONNECTED TO THE SINGLE COMBINED ONSITE WASTEWATER TREATMENT SYSTEM AS ASSESSED IN THE LAND CAPABILITY ASSESSMENT.



PROVIDE A MINIMUM 25,000 L RAINWATER TANK AT THE LOCATION SHOWN. ROOF RUNOFF FROM THE PROPOSED DEVELOPMENT IS TO BE COLLECTED AND STORED FOR REUSE ON SITE FOR NON-POTABLE PURPOSES WITHIN THE DWELLING AND FOR GARDEN IRRIGATION. TANK OVERFLOW IS TO BE MANAGED ON SITE TO ENSURE THAT POST-DEVELOPMENT STORMWATER DISCHARGE DOES NOT EXCEED EXISTING CONDITIONS.



VIEW TO EXISTING DWELLING LOOKING EAST FROM DRIVEWAY



VIEW TO EXISTING DWELLING LOOKING NORTH FROM NORTHERN BOUNDARY



NOTES: TOWN PLANNING.

EXISTING TREES,
SHOWN DASHED.

DRIVEWAY LEVELS AND CONSTRUCTION.
PROPOSED INTERNAL DRIVEWAY/PATHWAYS AND VEHICLE TURNING AREAS TO BE FINISHED IN COMPACTED CRUSHED ROCK WITH A COMPACTED GRAVEL TOPPING.

FINAL DRIVEWAY GRADING AND DRAINAGE TO BE DESIGNED BY A SUITABLY QUALIFIED CIVIL ENGINEER IN ACCORDANCE WITH LEVELS NOMINATED PRIOR TO OBTAINING A BUILDING PERMIT.

PROPOSED EXTERNAL PAVING
PROPOSED EXTERNAL PAVED AREAS TO BE FINISHED IN NATURAL STONE PAVERS LAID OVER A CONCRETE SLAB.

SEPTIC SYSTEM
THE PROPOSED DWELLING AND HABITABLE STUDIO, INCLUDING ALL ASSOCIATED SANITARY FIXTURES, WILL BE CONNECTED TO THE SINGLE COMBINED ONSITE WASTEWATER TREATMENT SYSTEM AS ASSESSED IN THE LAND CAPABILITY ASSESSMENT.

STUDIO ACCOMMODATION
THE FIRST-FLOOR BEDROOM ABOVE THE GARAGE WILL NOT BE USED FOR SHORT-TERM ACCOMMODATION.

BAL RATING + TANK
PROPOSED DWELLING AND OUTBUILDING TO BE CONSTRUCTED TO A MINIMUM BAL-12S IN ACCORDANCE WITH AS 3959-2018.

PROVIDE A MINIMUM 5,000-LITRE FIREFIGHTING WATER SUPPLY WITHIN AN ABOVE-GROUND CONCRETE OR METAL WATER TANK. THE A MINIMUM 5,000 LITRES IS TO BE PERMANENTLY RESERVED FOR FIREFIGHTING PURPOSES, WITH A SEPARATE OUTLET PROVIDED.

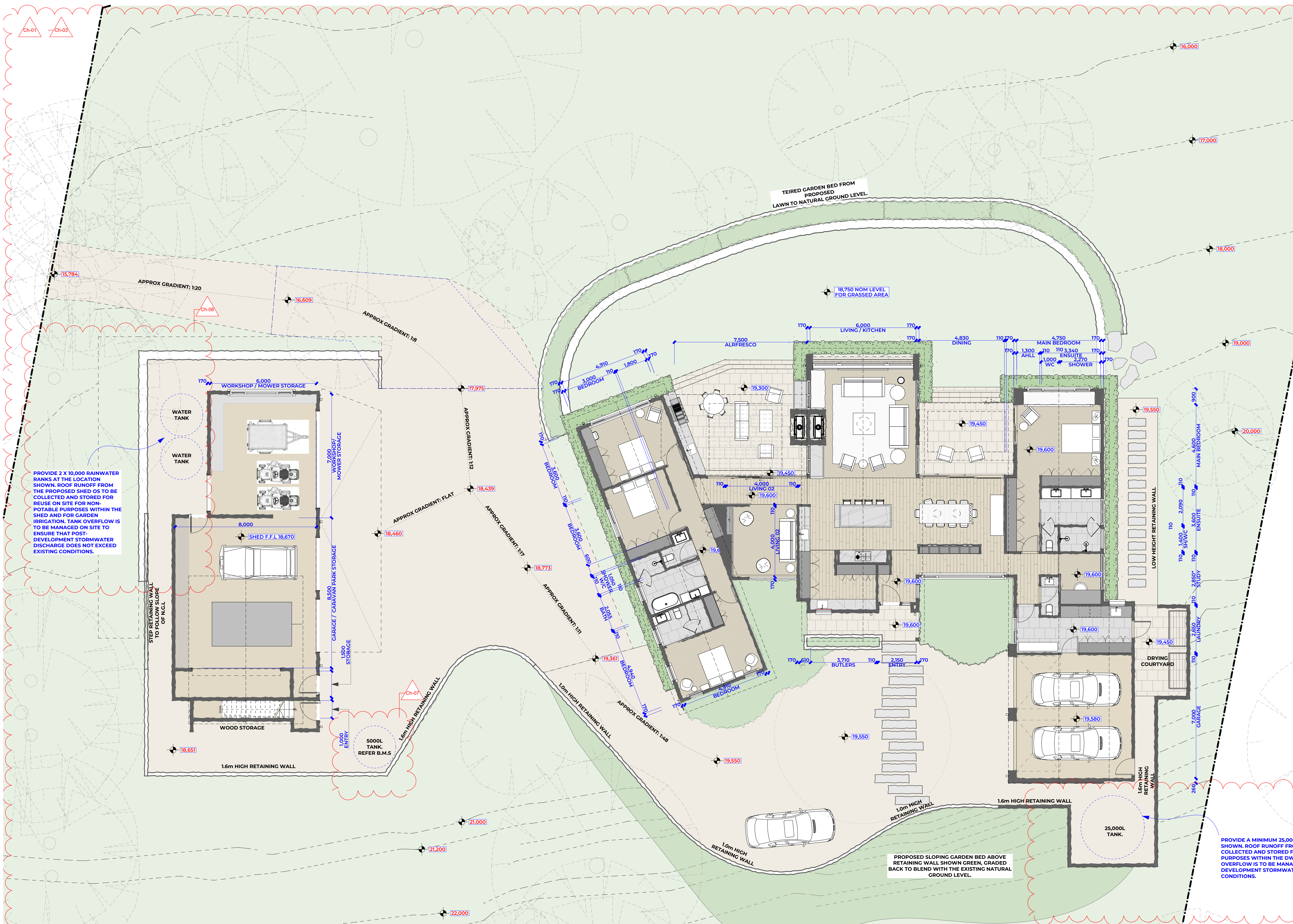
AREA SUMMARY

DWELLING	322m ²
GARAGE	50m ²
TOTAL	378m ²

Ch-04

Ch-08

PROVIDE A MINIMUM 25,000 L RAINWATER TANK AT THE LOCATION SHOWN. ROOF RUNOFF FROM THE PROPOSED DEVELOPMENT IS TO BE COLLECTED AND STORED FOR REUSE ON SITE FOR NON-POTABLE PURPOSES WITHIN THE DWELLING AND FOR GARDEN IRRIGATION. TANK OVERFLOW IS TO BE MANAGED ON SITE TO ENSURE THAT POST-DEVELOPMENT STORMWATER DISCHARGE DOES NOT EXCEED EXISTING CONDITIONS.



NOTES

DO NOT SCALE. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR PREPARING SHOP DRAWINGS WHICH MUST BE APPROVED BY THE ARCHITECT BEFORE MANUFACTURE. ANY EXTRA DETAILED IN WORK SHOWN ON THIS DRAWING MUST BE CLAIMED AND APPROVED BEFORE PROCEEDING.

COPYRIGHT

REPRODUCTION OF THE WHOLE OR PART OF THE DOCUMENT CONSTITUTES AN INFRINGEMENT OF COPYRIGHT. THE INFORMATION, IDEAS AND CONCEPTS CONTAINED IN THIS DOCUMENT IS/ARE CONFIDENTIAL. THE RECIPIENT(S) OF THIS DOCUMENT IS/ARE PROHIBITED FROM DISCLOSING SUCH INFORMATION, IDEAS AND CONCEPTS TO ANY PERSON WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT HOLDER.

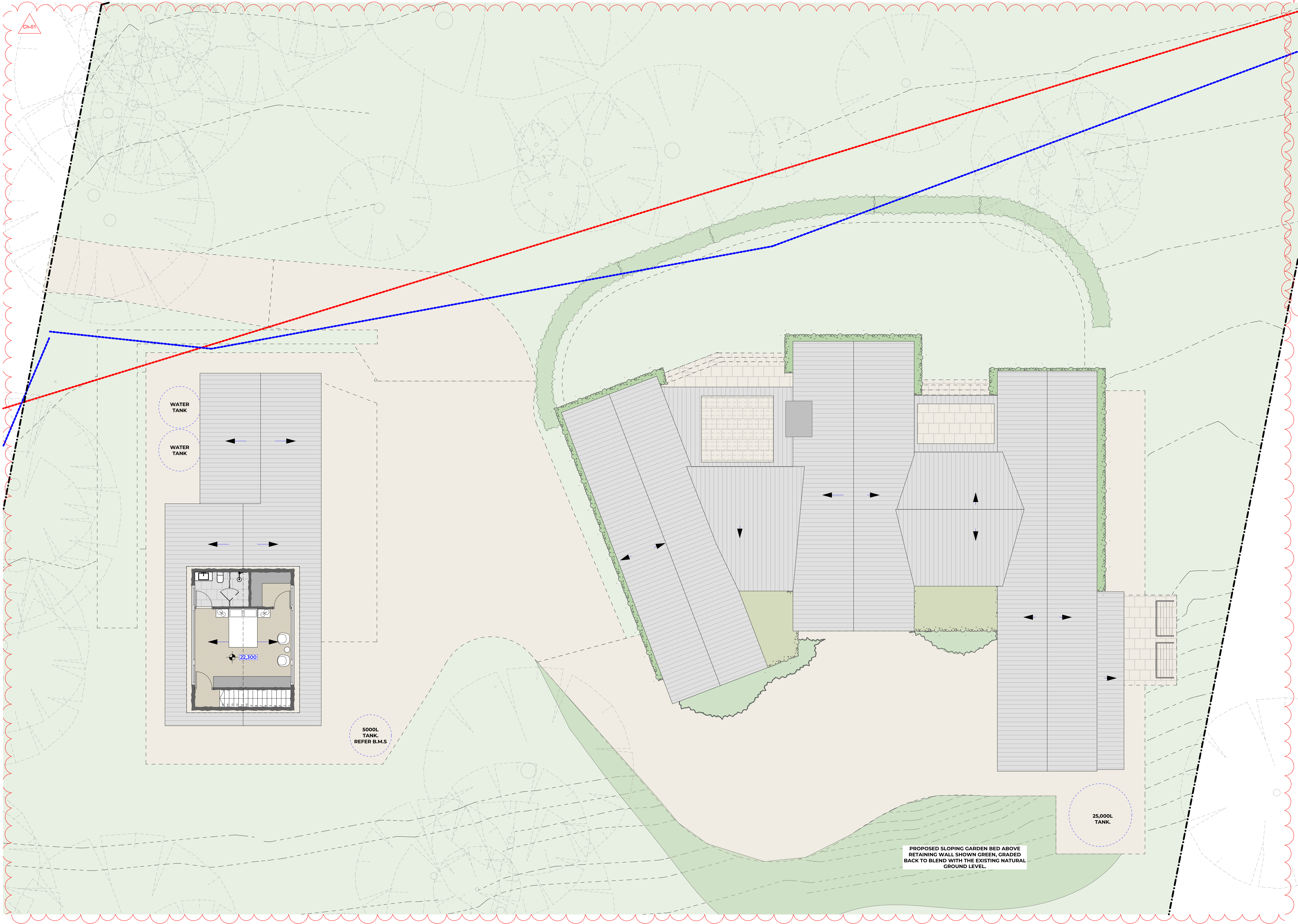
REV	DATE	REVISION	ISSUE	BY
01	23/04/2026	TOWN PLANNING	ISSUE	
02	4/08/2026	TOWN PLANNING ISSUE RFI RESPONSE		

GROUND FLOOR PLAN
1:50, 1:100
REFER TO DRAWING
4/08/2026
ISSUE DATE
DRAWN BY

JOB NO
2506
REVISION
02

DRAWING NO

2301



NOTES: TOWN PLANNING.

EXISTING TREES.
SHOWN DASHED.

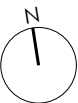
DRIVEWAY LEVELS AND CONSTRUCTION.
PROPOSED INTERNAL DRIVEWAY/PATHWAYS AND VEHICLE TURNING AREAS TO BE FINISHED IN COMPACTED CRUSHED ROCK WITH A COMPACTED GRAVEL TOPPING.

FINAL DRIVEWAY GRADING AND DRAINAGE TO BE DESIGNED BY A SUITABLY QUALIFIED CIVIL ENGINEER IN ACCORDANCE WITH LEVELS NOMINATED PRIOR TO OBTAINING A BUILDING PERMIT.

PROPOSED EXTERNAL PAVING
PROPOSED EXTERNAL PAVED AREAS TO BE FINISHED IN NATURAL STONE PAVERS LAID OVER A CONCRETE SLAB.

SEPTIC SYSTEM
THE PROPOSED DWELLING AND HABITABLE STUDIO, INCLUDING ALL ASSOCIATED SANITARY FIXTURES, WILL BE CONNECTED TO THE SINGLE COMBINED ONSITE WASTEWATER TREATMENT SYSTEM AS ASSESSED IN THE LAND CAPABILITY ASSESSMENT.

STUDIO ACCOMMODATION
THE FIRST-FLOOR BEDROOM ABOVE THE GARAGE WILL NOT BE USED FOR SHORT-TERM ACCOMMODATION.

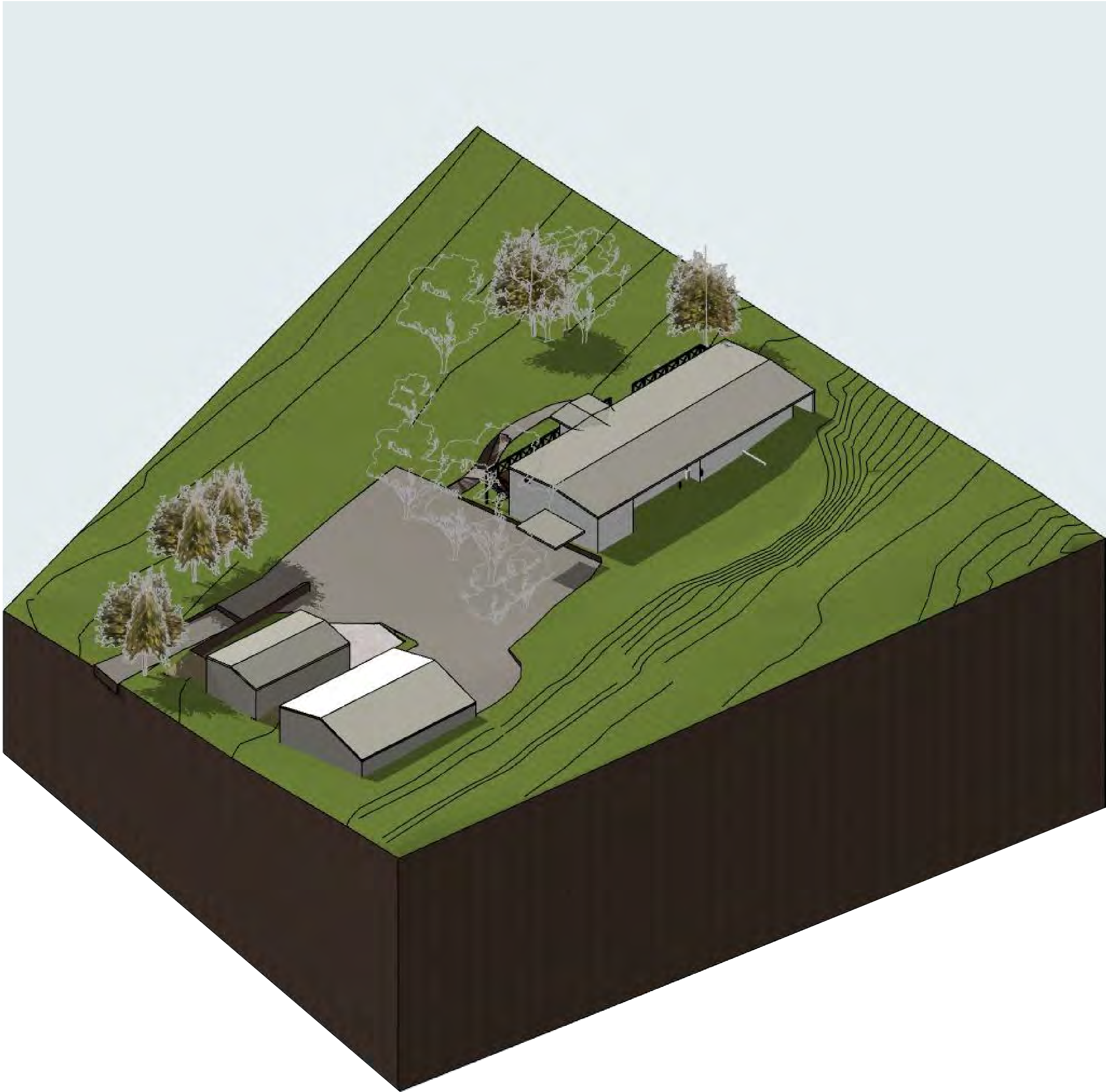




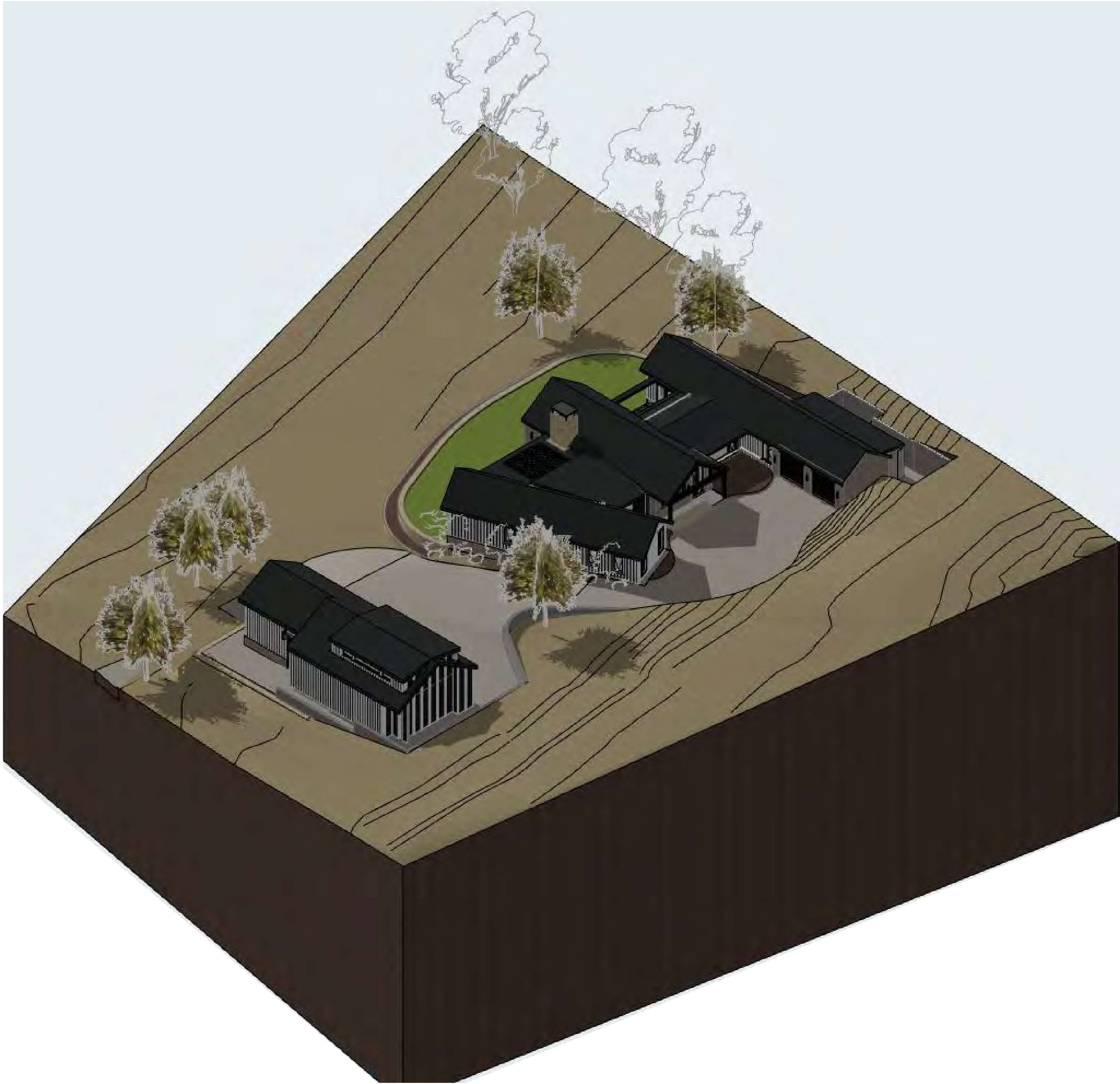
ISO: EXISTING
#LayID Scale 1:125



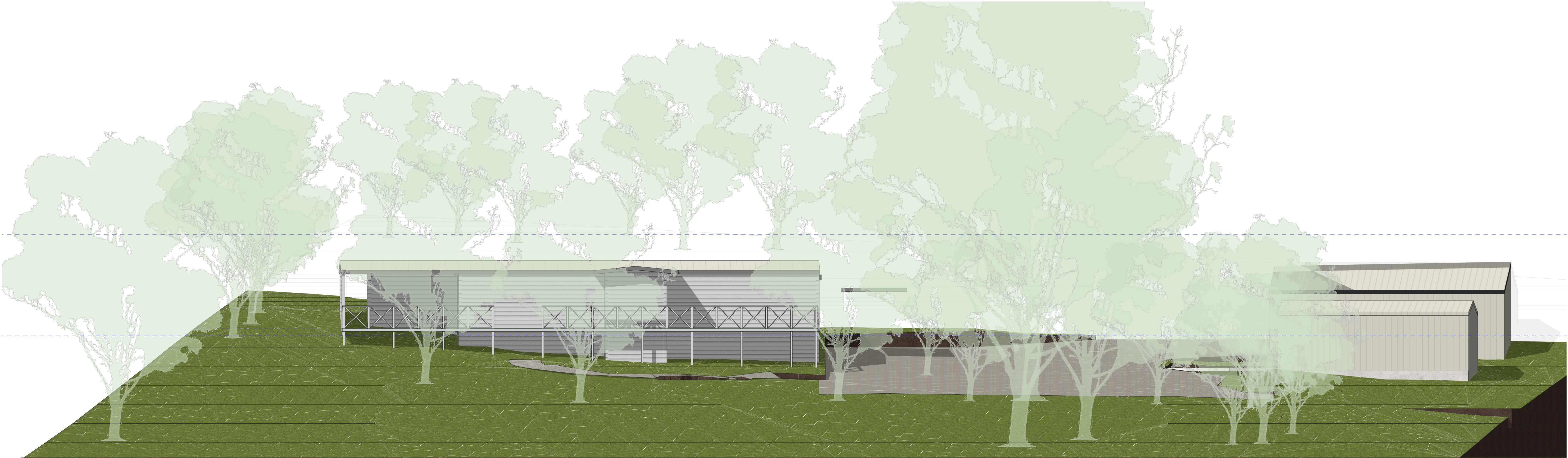
ISO : PROPOSED
#LayID Scale 1:125



ISO 2: EXISTING
#LayID Scale 1:93.46

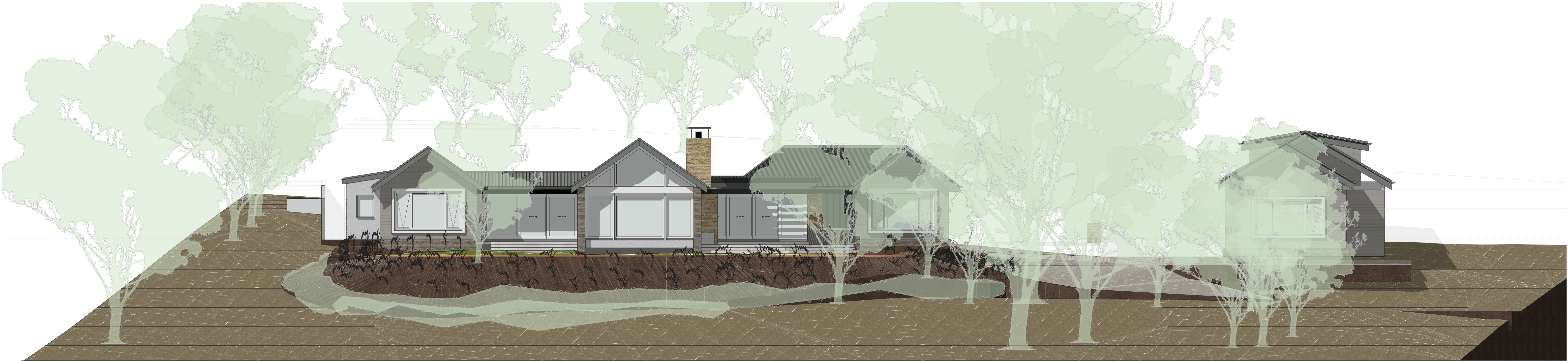


ISO 2; PROPOSED
#LayID Scale 1:93.46



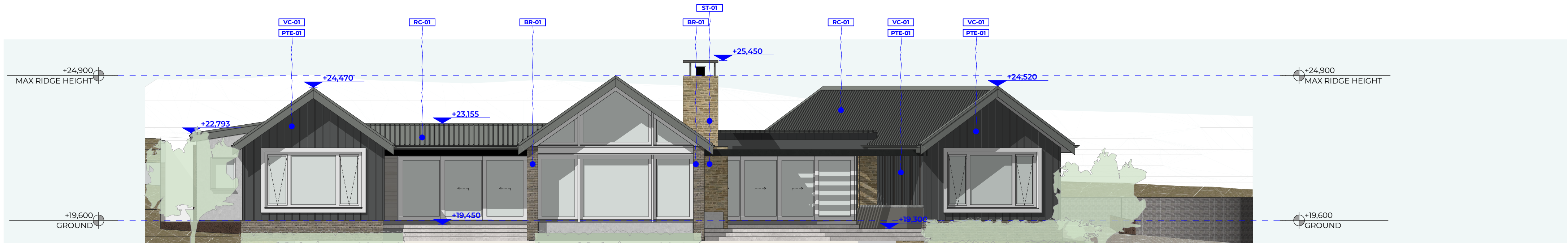
NORTH ELEVATION (COLOURED) (1)

#LayID Scale 1:100

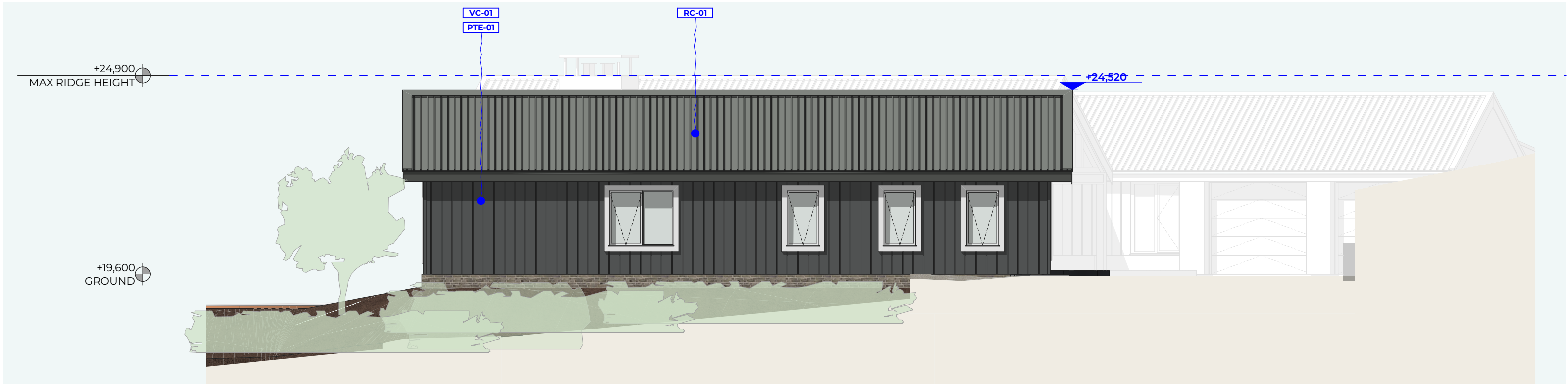


NORTH ELEVATION (COLOURED)

#LayID Scale 1:100



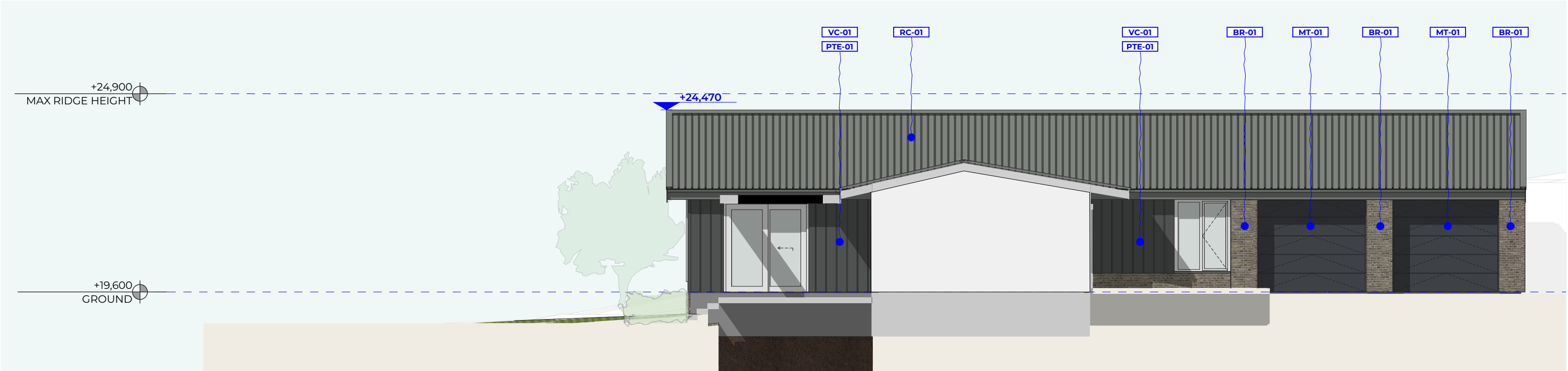
NORTH ELEVATION
#LayID / Scale 1:100



WEST ELEVATION 1
#LayID / Scale 1:100



WEST ELEVATION 2
#LayID / Scale 1:100



WEST ELEVATION 3
#LayID / Scale 1:100



VC-01
DESCRIPTION
VERTICAL CLADDING - PTE-01 FINISH
COLOUR / FINISH
DARK GREY / CHARCOAL



BN-01
DESCRIPTION
RENDER
COLOUR / FINISH
GREY, CONCRETE LOOK FINISH



BR-01
DESCRIPTION
FEATURE BRICK
COLOUR / FINISH
WARM GREY TONES



RC-02
DESCRIPTION
FEATURE STONE CLADDING
COLOUR / FINISH
NATURAL STONE



RC-02
DESCRIPTION
METAL ROOF CLADDING
COLOUR / FINISH
GREY / CHARCOAL



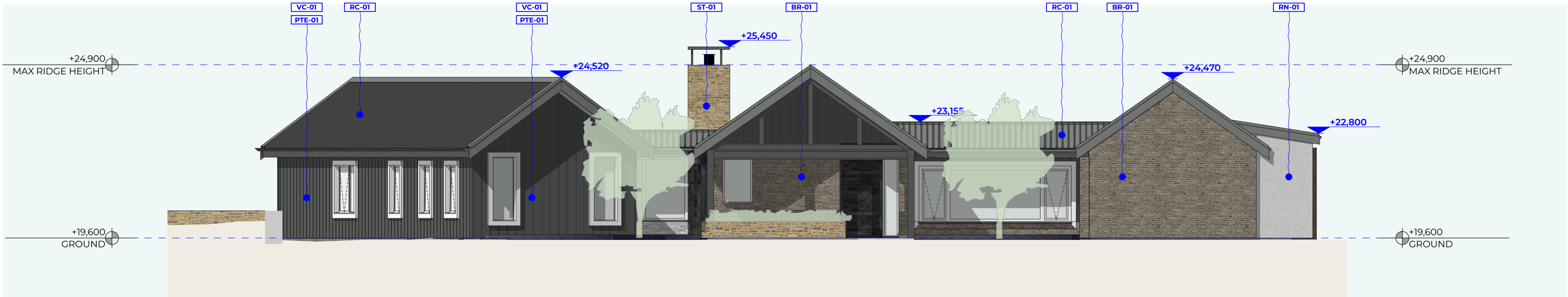
PTE-01
DESCRIPTION
EXTERNAL PAINT FINISH
COLOUR / FINISH
DARK GREY / CHARCOAL



PTE-02
DESCRIPTION
EXTERNAL PAINT - WINDOWS / TRIMS
COLOUR / FINISH
WHITE



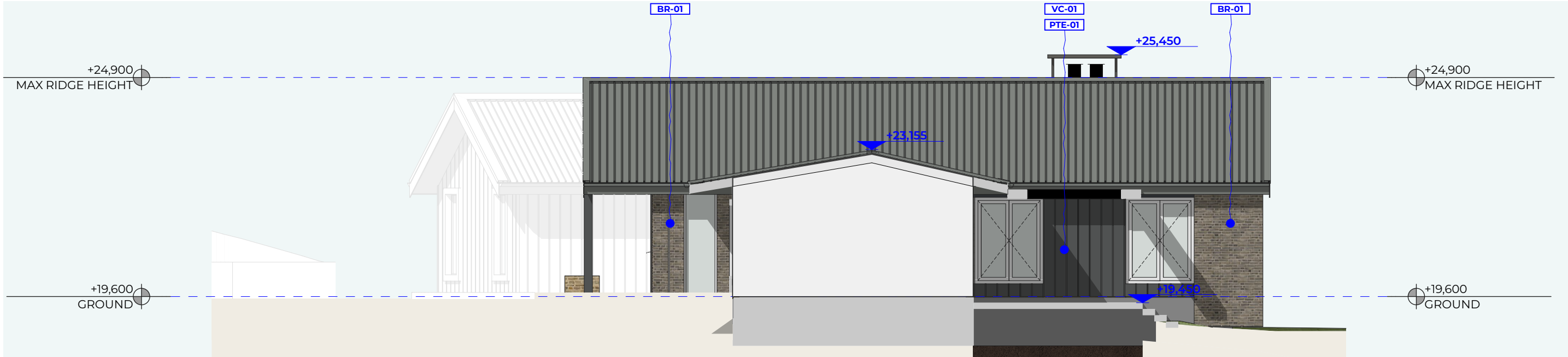
MT-01
DESCRIPTION
FLAT METAL, FLASHINGS, GUTTERS, ROOF ACCESSORIES POWDERCOATED SURFACES
COLOUR / FINISH
GREY / CHARCOAL



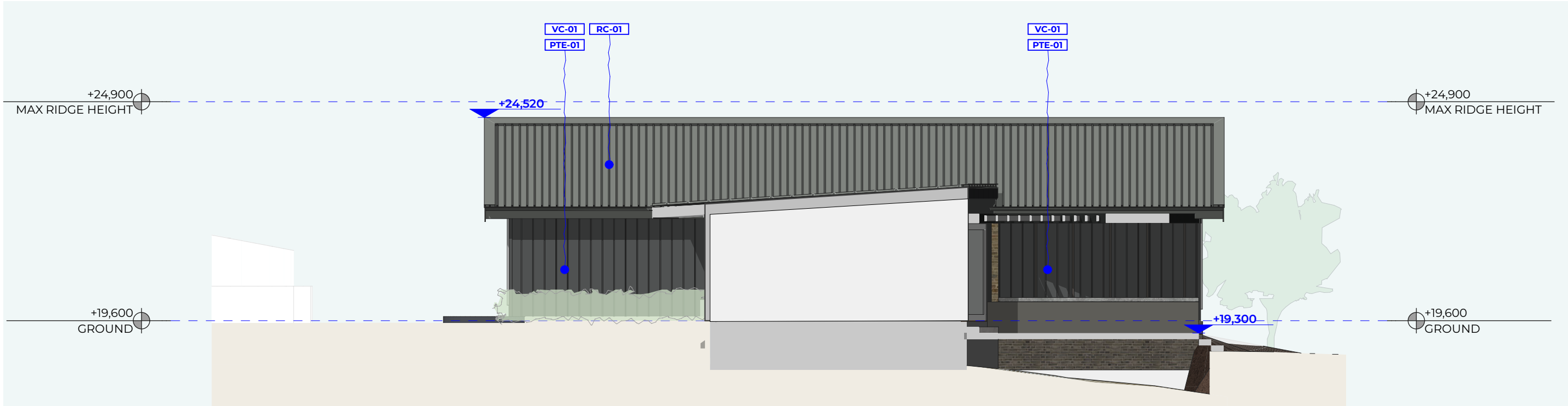
SOUTH ELEVATION
#LayID Scale 1:100



EAST ELEVATION 01
#LayID Scale 1:100



EAST ELEVATION 02
#LayID Scale 1:100



EAST ELEVATION 03
#LayID Scale 1:100



VC-01
DESCRIPTION
VERTICAL CLADDING - PTE-01 FINISH
COLOUR / FINISH
DARK GREY / CHARCOAL



RN-01
DESCRIPTION
RENDER
COLOUR / FINISH
GREY, CONCRETE LOOK FINISH



BR-01
DESCRIPTION
FEATURE BRICK
COLOUR / FINISH
WARM GREY TONES



RC-02
DESCRIPTION
FEATURE STONE CLADDING
COLOUR / FINISH
NATURAL STONE



RC-02
DESCRIPTION
METAL ROOF CLADDING
COLOUR / FINISH
GREY / CHARCOAL



PTE-01
DESCRIPTION
EXTERNAL PAINT FINISH
COLOUR / FINISH
DARK GREY / CHARCOAL



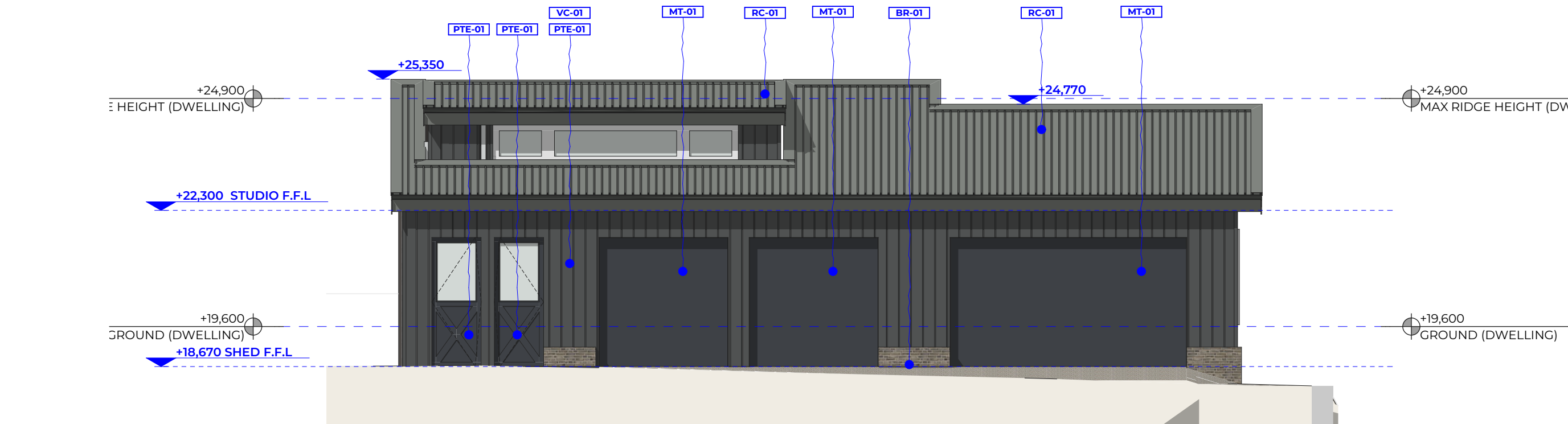
PTE-02
DESCRIPTION
EXTERNAL PAINT - WINDOWS / TRIMS
COLOUR / FINISH
WHITE



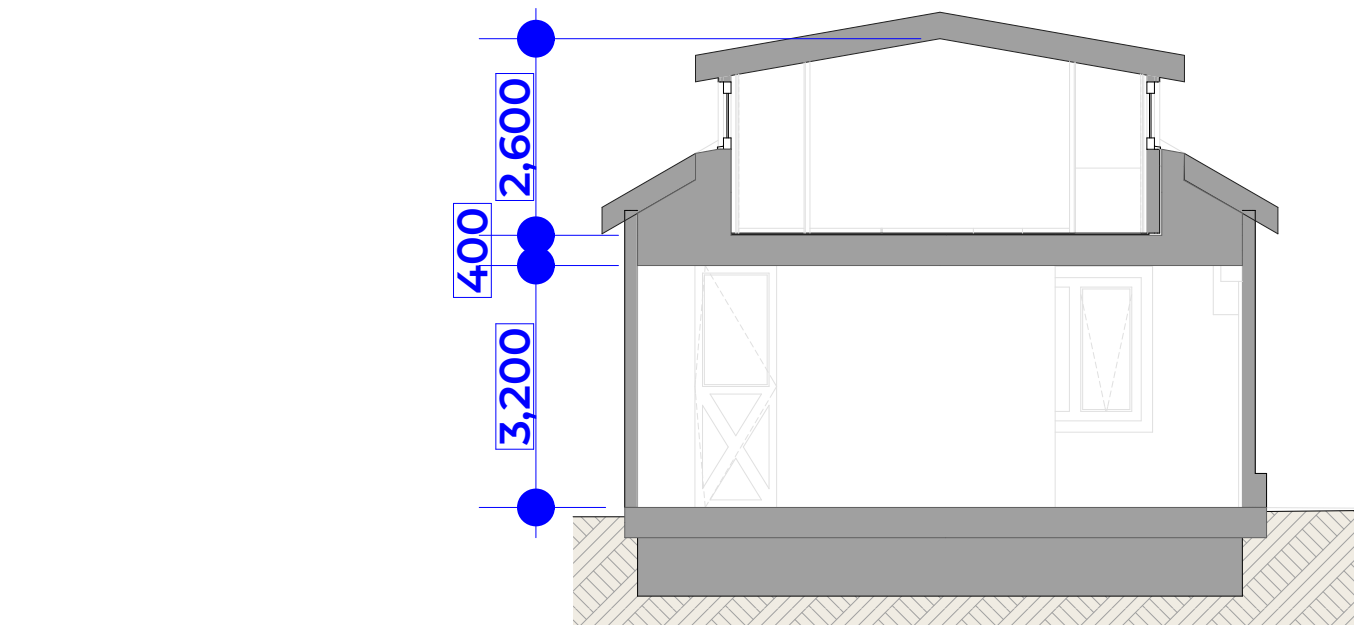
MT-01
DESCRIPTION
FLAT METAL, FLASHINGS, GUTTERS, ROOF ACCESSORIES POWDERCOATED SURFACES
COLOUR / FINISH
GREY / CHARCOAL



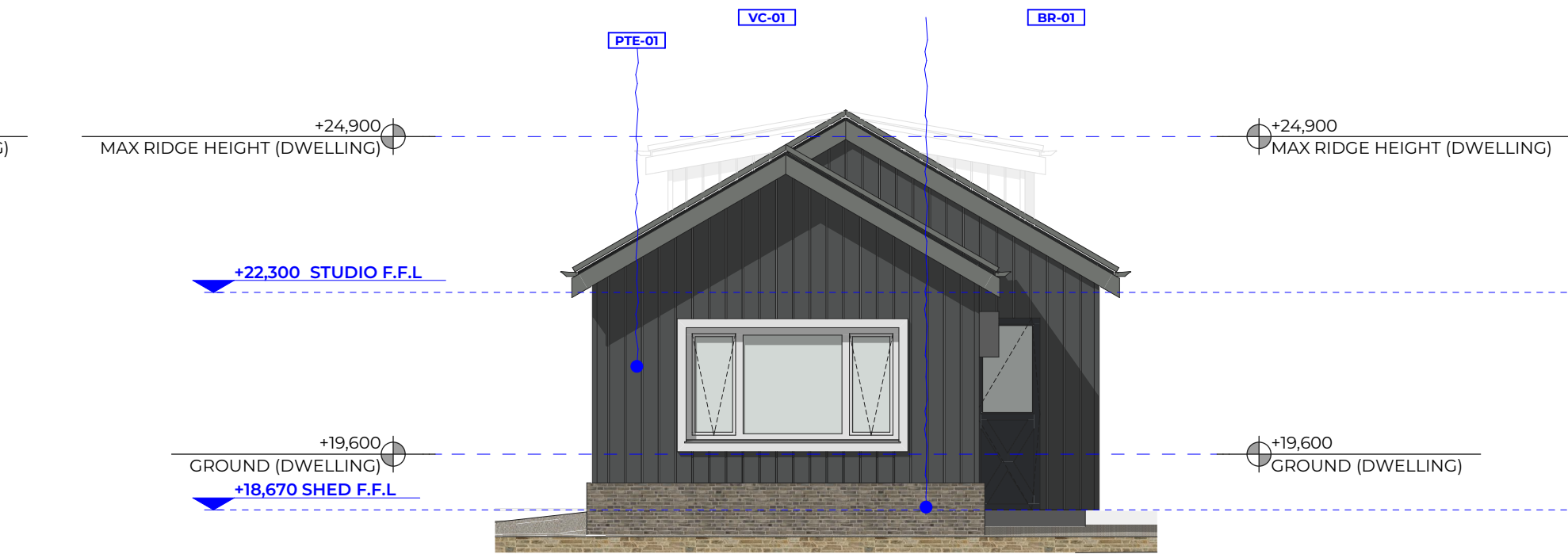
WEST ELEVATION (COLOURED)
#LayID / Scale 1:100



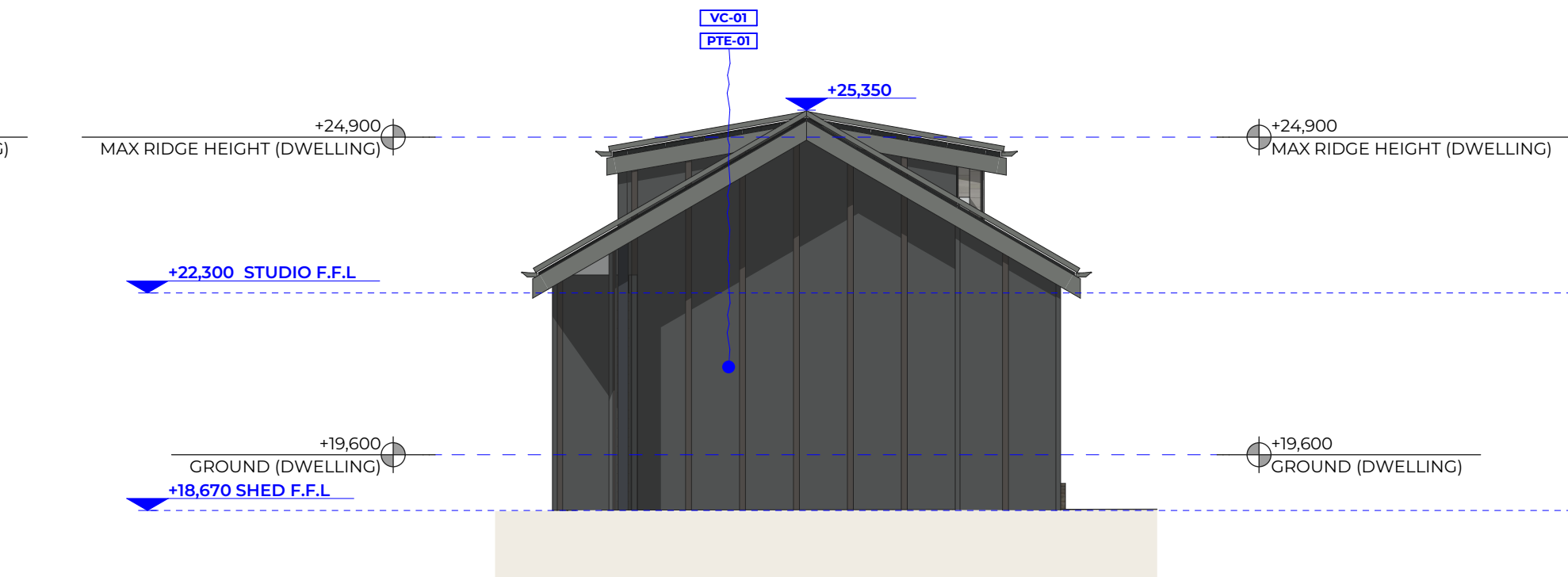
EAST ELEVATION (COLOURED)
#LayID / Scale 1:100



SECTION E-E
#LayID / Scale 1:100



NORTH ELEVATION (COLOURED)
#LayID / Scale 1:100



SOUTH ELEVATION (COLOURED)
#LayID / Scale 1:100



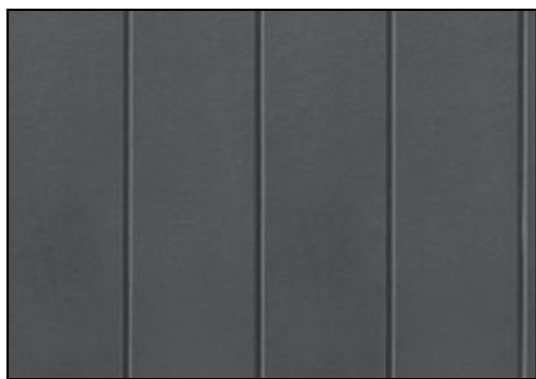
Generic Perspective
#LayID / Scale 1:382.68



Generic Perspective (1)
#LayID / Scale 1:381.50



Generic Perspective (2)
#LayID / Scale 1:381.77



VC-01
DESCRIPTION
VERTICAL CLADDING - PTE-01 FINISH
COLOUR / FINISH
DARK GREY / CHARCOAL



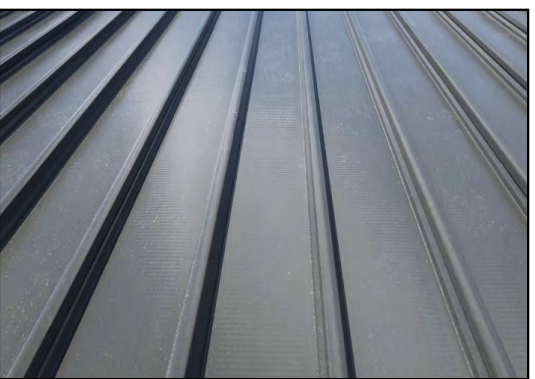
BN-01
DESCRIPTION
FINISH BRICK
COLOUR / FINISH
GREY, CONCRETE LOOK FINISH



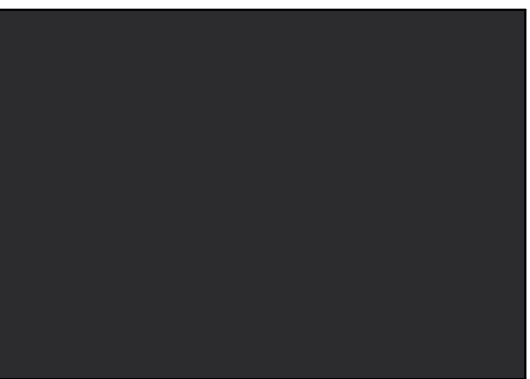
BR-01
DESCRIPTION
FINISH BRICK
COLOUR / FINISH
WARM GREY TONES



RC-02
DESCRIPTION
FEATURE STONE CLADDING
COLOUR / FINISH
NATURAL STONE



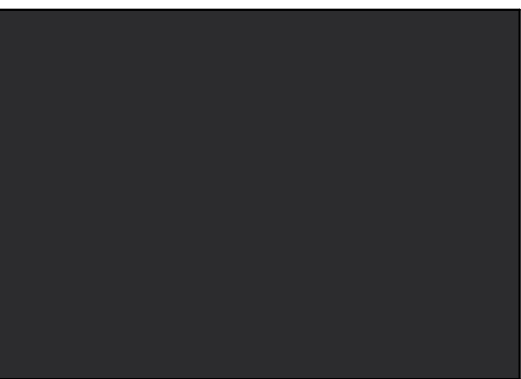
RC-02
DESCRIPTION
METAL ROOF CLADDING
COLOUR / FINISH
GREY / CHARCOAL



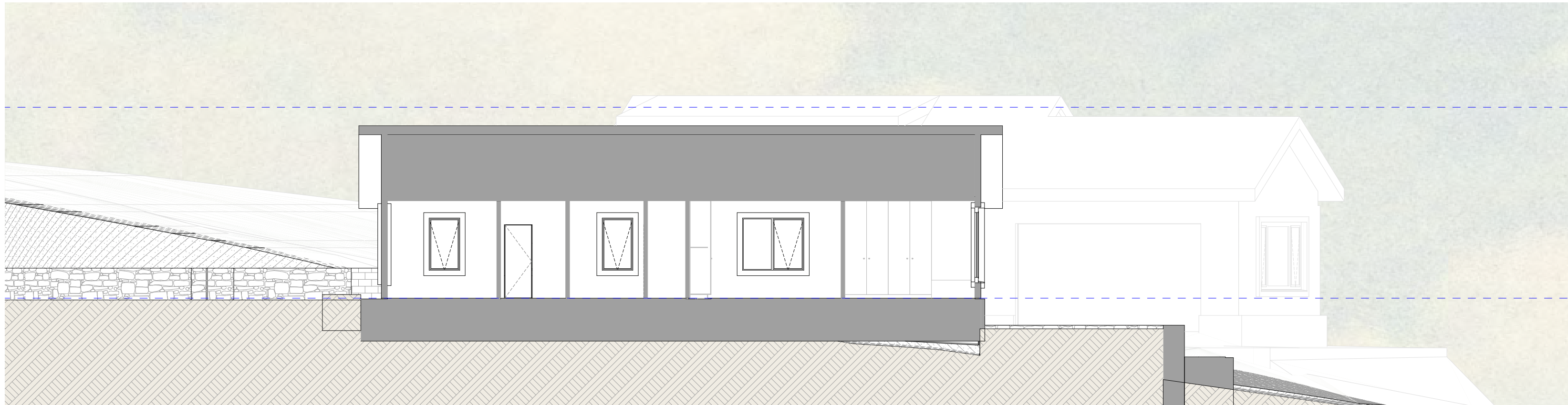
PTE-01
DESCRIPTION
EXTERNAL PAINT - WINDOWS / TRIMS
COLOUR / FINISH
DARK GREY / CHARCOAL



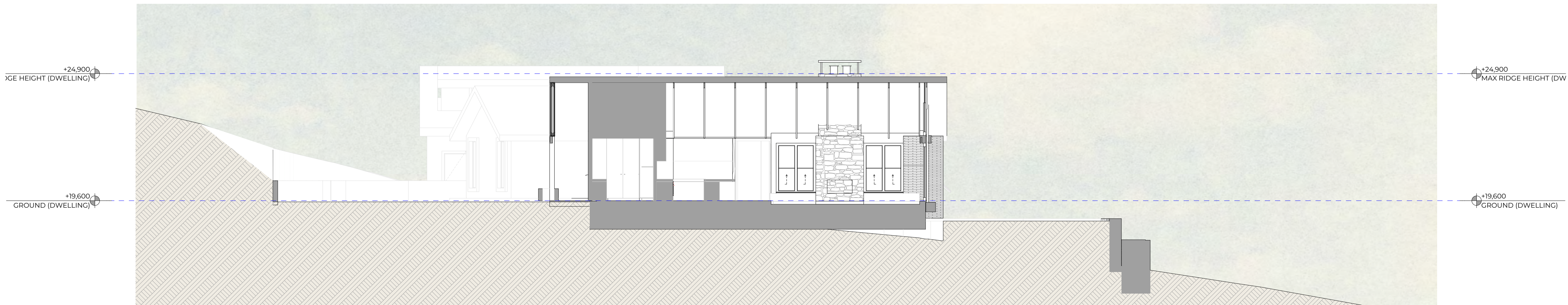
PTE-02
DESCRIPTION
EXTERNAL PAINT - WINDOWS / TRIMS
COLOUR / FINISH
WHITE



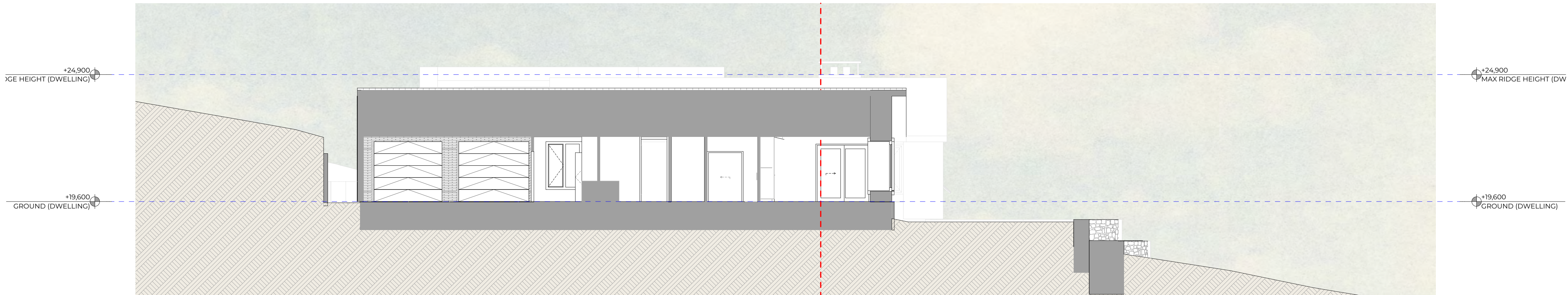
MT-01
DESCRIPTION
FLAT METAL FLASHINGS, GUTTERS, ROOF ACCESSORIES POWDERCOATED SURFACES
COLOUR / FINISH
GREY / CHARCOAL



SECTION A-A
#LayID / Scale 1:100



SECTION B-B
#LayID / Scale 1:100



SECTION C-C
#LayID / Scale 1:100



LANDSCAPING INDICATIVE ONLY - FOR ARTISTIC PURPOSES



LANDSCAPING INDICATIVE ONLY - FOR ARTISTIC PURPOSES



LANDSCAPING INDICATIVE ONLY - FOR ARTISTIC PURPOSES