

Title

DRAWING LIST

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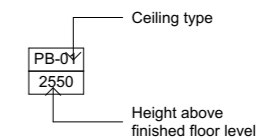


CODES & ABBREVIATIONS

AW	AWNING
BS	BASIN
BAL	BALUSTRADE
BR	BRICK
BTH	BATH
BX	BOX GUTTER
CK	COOKTOP
COB	COLORBOND
COL	COLUM
CON	CONCRETE
COS	CHECK ON SITE
CPT	CARPET
CT	CEILING TYPE
DH	DOUBLE HUNG
DP	DOWNPIPE
DP/SP	DOWNPIPE WITH SPREADER
DR	DRAWER
DW	DISHWASHER
DY	DRYER
F	FIXED
FC	CEMENT SHEET
FP	FIREPLACE
FR	FRIDGE
FT	FACADE TYPE
FW	FLOOR WASTE
FZ	FREEZER
GL	GLASS
LAM	LAMINATE
MR	MIRROR
MT	METAL
MX	MIXER
OV	OVEN
P	POST
PA	PAINT
PAV	PAVING
PB	PLASTERBOARD
PCT	POWDERCOAT
REN	RENDER
RG	RANGEHOOD
RH	RAINHEAD
RH/DP	RAINHEAD WITH DOWNPIPE
RM	RAMMED EARTH
RT	ROOF TYPE
SB	SHOWER BASE
SHR	SHOWER RAIL/ROSE
SK	SINK
SOP	SETOUT POINT
STN	STONE
TL	TILES
TIM	TIMBER
TPH	TOILET PAPER HOLDER
TW	TOWEL RAIL
WC	TOILET SUITE
WD	WARMING DRAWER
WM	WASHING MACHINE
WO	WALL OVEN
WT	WALL TYPE

MATERIALS CODES & LEGENDS

CEILING TAG



**Preliminary for Review
and Comment**

These plans have been prepared for the exclusive use by the Client of koolenARCHITECTURE ('The Designer') for the purpose expressly notified to the Designer. Any other person who uses or relies on these plans without the Designer's written consent does so at their own risk and no responsibility is accepted by the Designer for such use and/or reliance.

The Builder is confirm all dimensions, levels and existing conditions on site prior to any work being undertaken. Any discrepancies are to be notified to this office immediately. The approval by this office of a substitute material, work practice, variation or the like is not an authorisation for its use or a contract variation. Any said variations must be accepted by all parties to the agreement and where applicable the Relevant Building Surveyor prior to implementing the said variation.

Neighbourhood & Site Description



NEIGHBOURHOOD CONTEXT



SITE CONTEXT



ZONE



OVERLAY

TRAUM STREET STREETSCAPE

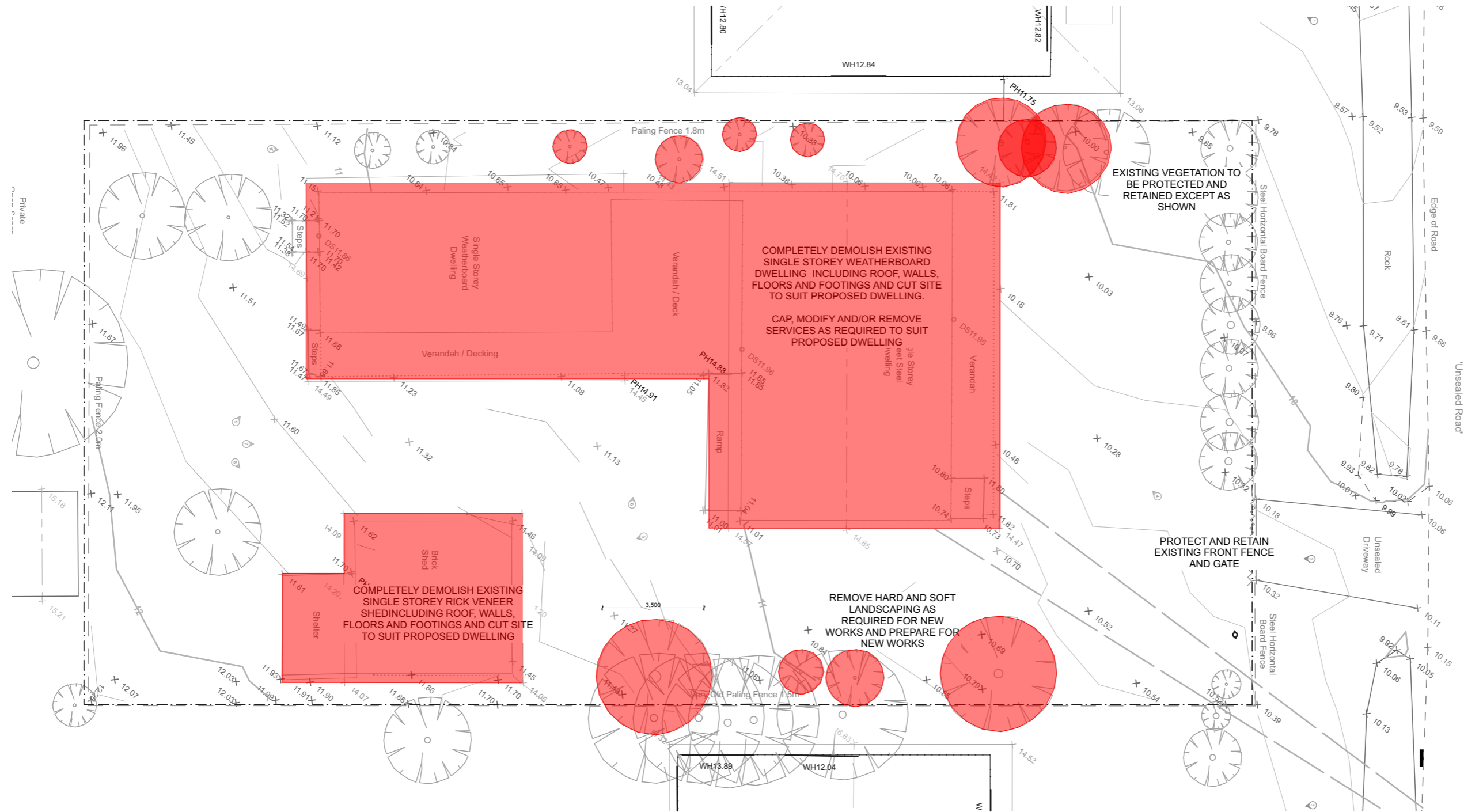


9

11

13

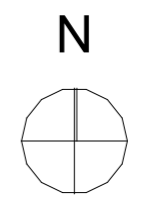
Demolition Plan



01.

Floor Plan

1:150



Proposed Ground Floor Site Plan & Design Response



DESIGN RESPONSE

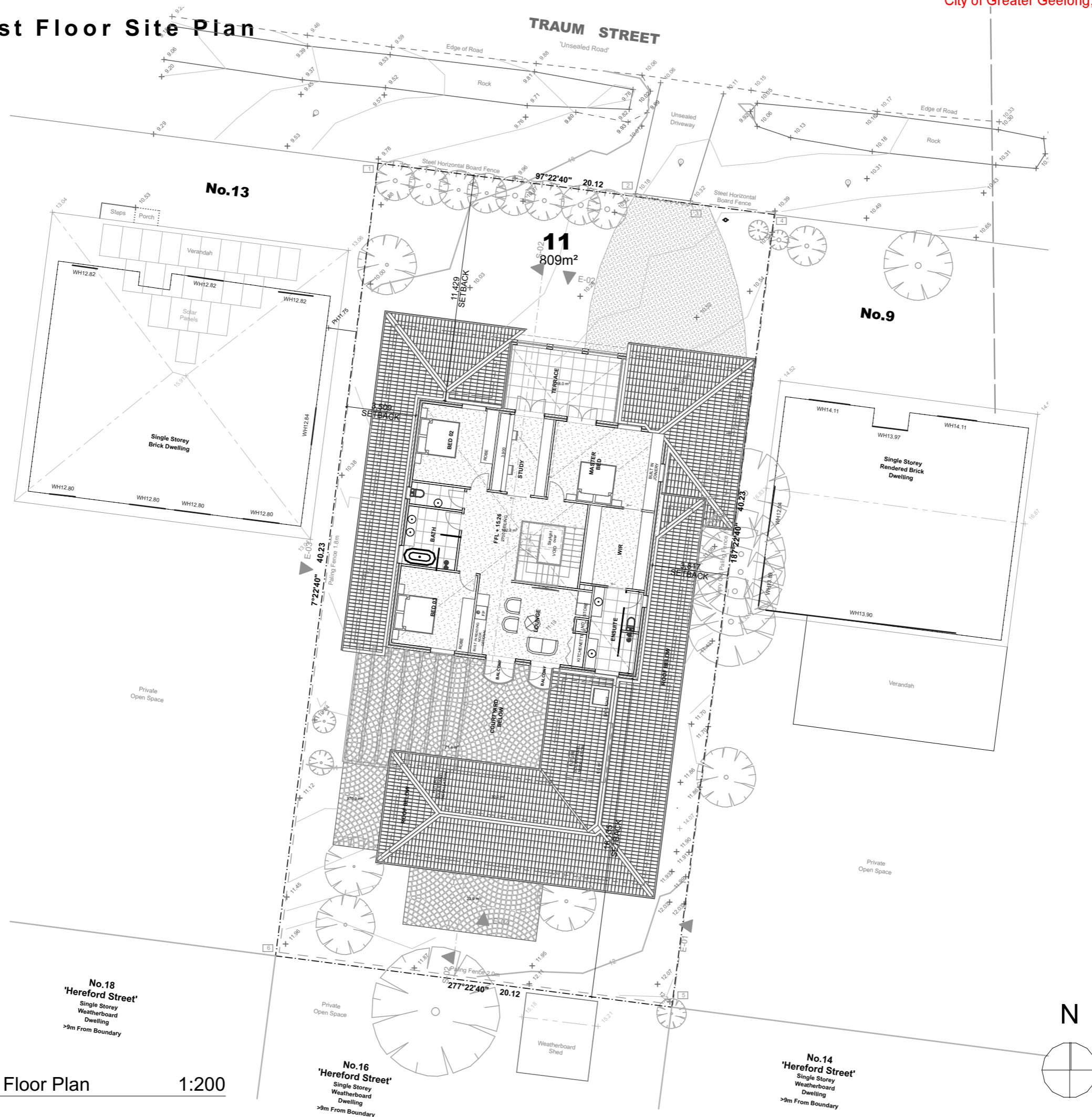
- 1 - NEW DOUBLE LOCK UP GARAGE AT NATURAL GROUND LEVEL.
- 2 - RAISED ENTRY PLAZA LEVEL TO TRANSITION TO EXISTING NATURAL GROUND LEVELS AT REAR OF SITE
- 3 - FRONT TERRACE AT GROUND AND FIRST FLOOR LEVELS FOR VIEWS TOWARDS YOU YANGS AND CORIO BAY.
- 4 - PROTECTED CENTRAL COURTYARD FOR PLENTIFUL NATURAL DAYLIGHT AND OUTDOOR ENTERTAINING.
- 5 - FIRST FLOOR WALLS STEP AWAY FROM SIDE BOUNDARIES IN ACCORDANCE WITH SETBACK GUIDELINES
- 6 - REAR ACCESS FROM GARAGE

AREA ANALYSIS

SITE AREA:	809.4sqm
GARAGE:	59sqm
GROUND FLOOR:	255.7sqm
TERRACE:	22.4sqm
COURTYARD:	72.2sqm
ENTRY:	21.3sqm
FIRST FLOOR:	162.9sqm
TERRACE:	18sqm
TOTAL DWELLING: (internal space)	418.6sqm
SITE COVERAGE:	45%
PERMEABILITY:	32%
PRIVATE OPEN SPACE:	195sqm

TREE PROTECTION NOTE:
The mitigation measures as indicated in the Arboriculture Impact Assessment and Management Plan by [redacted], dated April 2026, must be read concurrently with all works to be conducted within the NRZ of any trees.

Proposed First Floor Site Plan

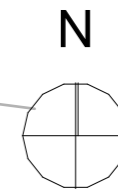


01. First Floor Plan 1:200

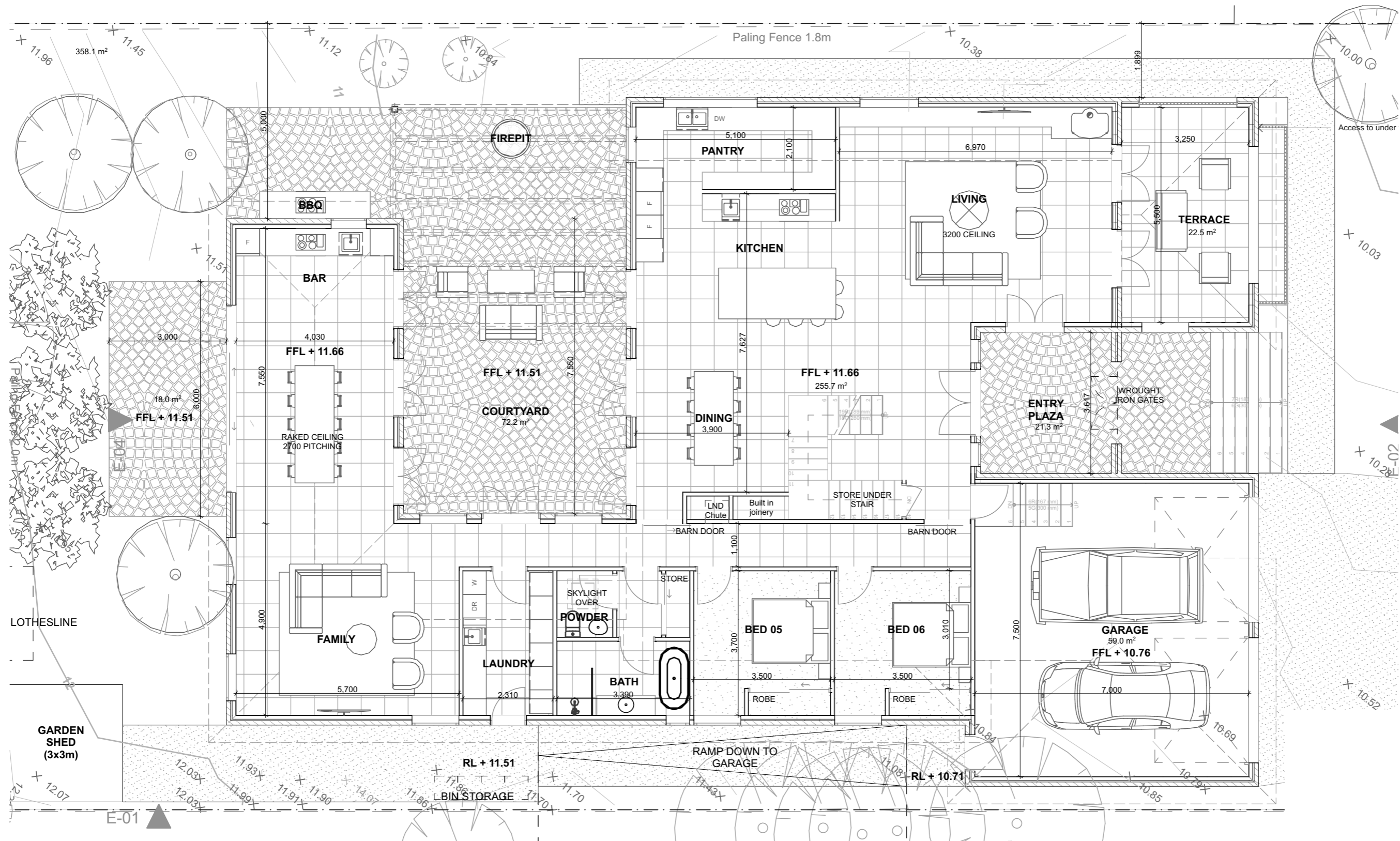
No.18
'Hereford Street'
Single Storey
Weatherboard
Dwelling
>9m From Boundary

No.16
'Hereford Street'
Single Storey
Weatherboard
Dwelling
>9m From Boundary

No.14
'Hereford Street'
Single Storey
Weatherboard
Dwelling
>9m From Boundary



Proposed Ground Floor Plan



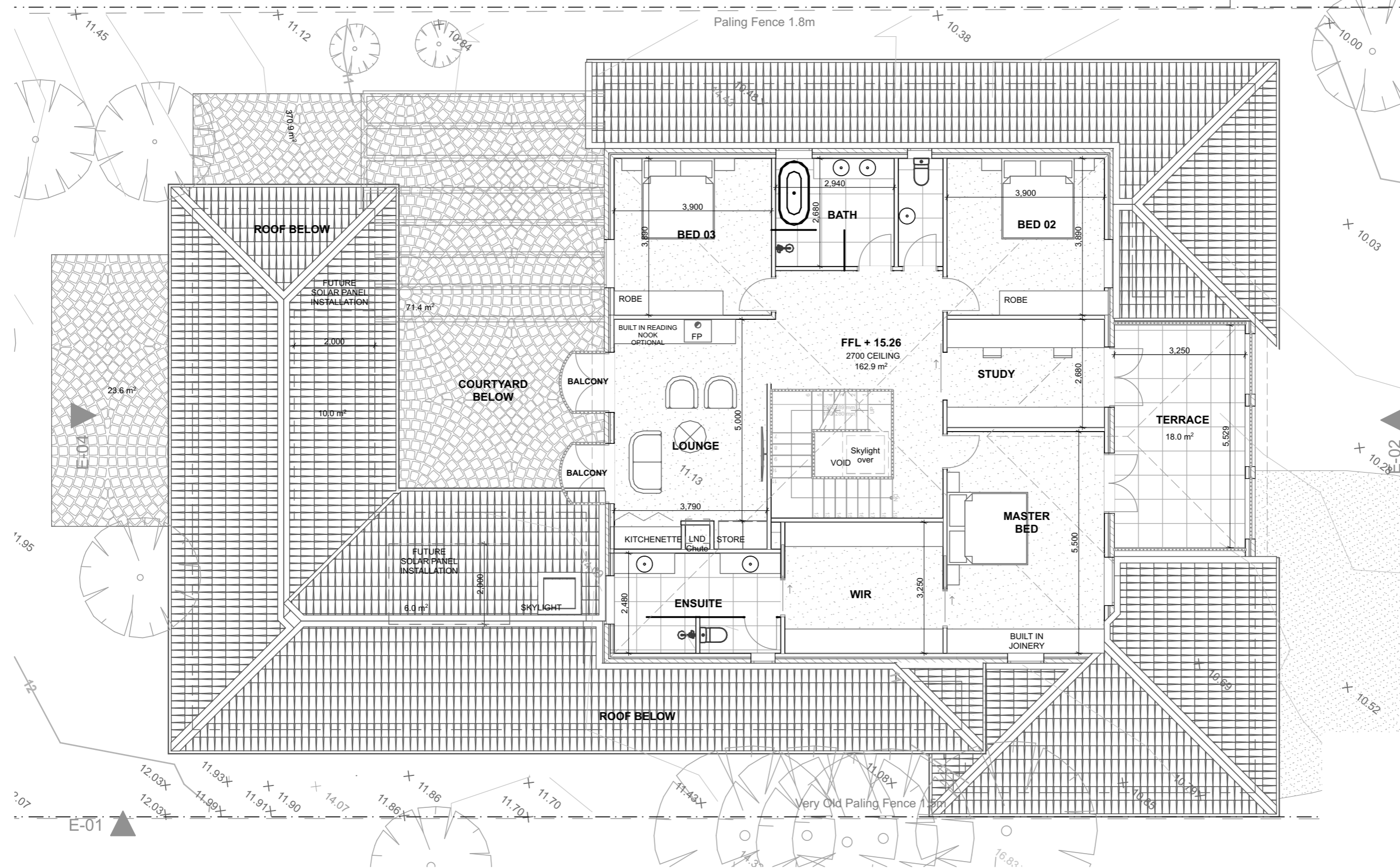
01.

Ground Floor

1:100



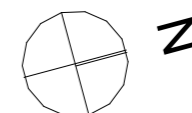
Proposed First Floor Plan



01.

First Floor Plan

1:100



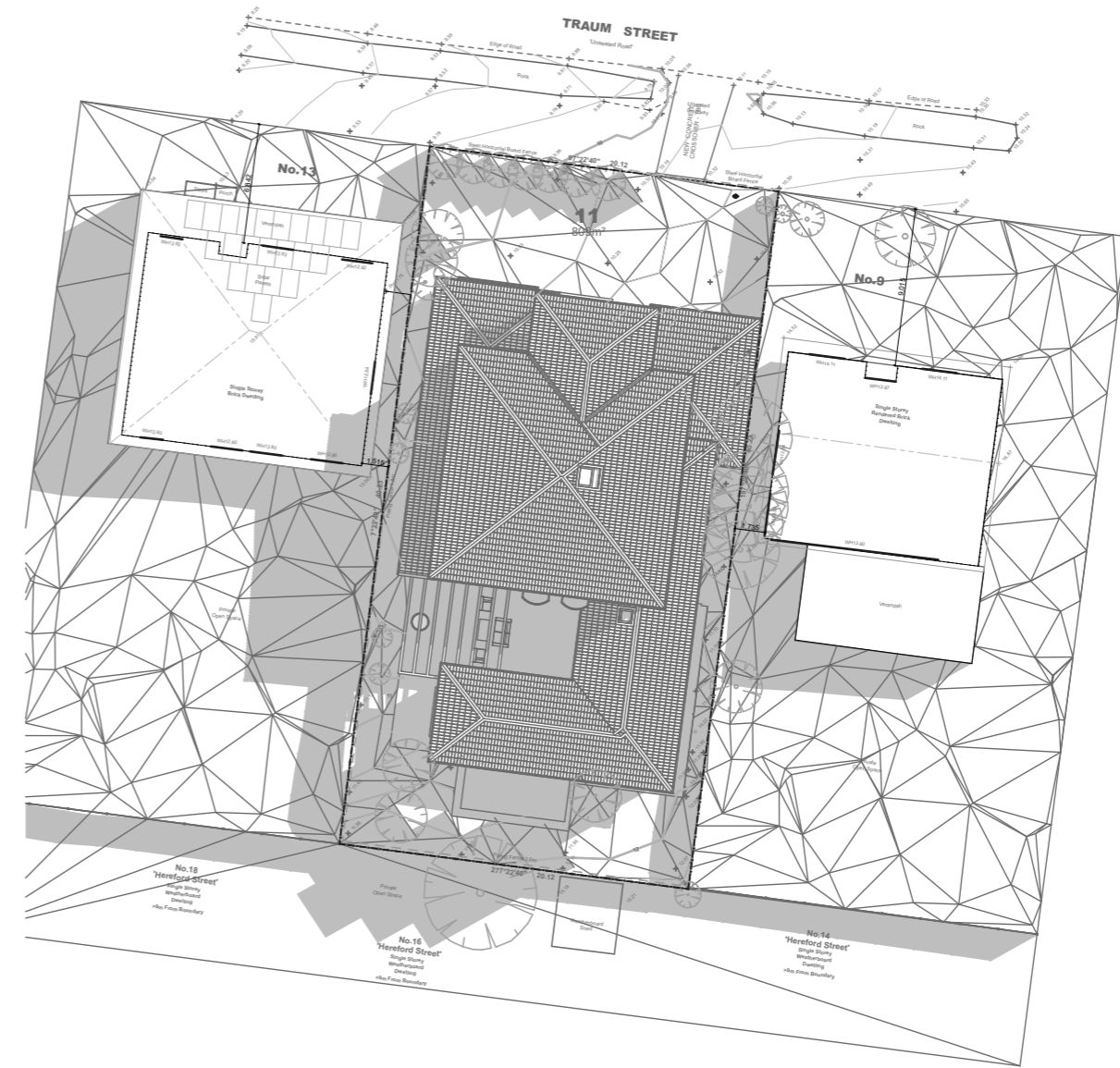
Overlooking Diagram



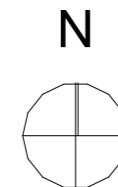
Shadow Diagram - September Equinox 9am



01. Existing 1:400



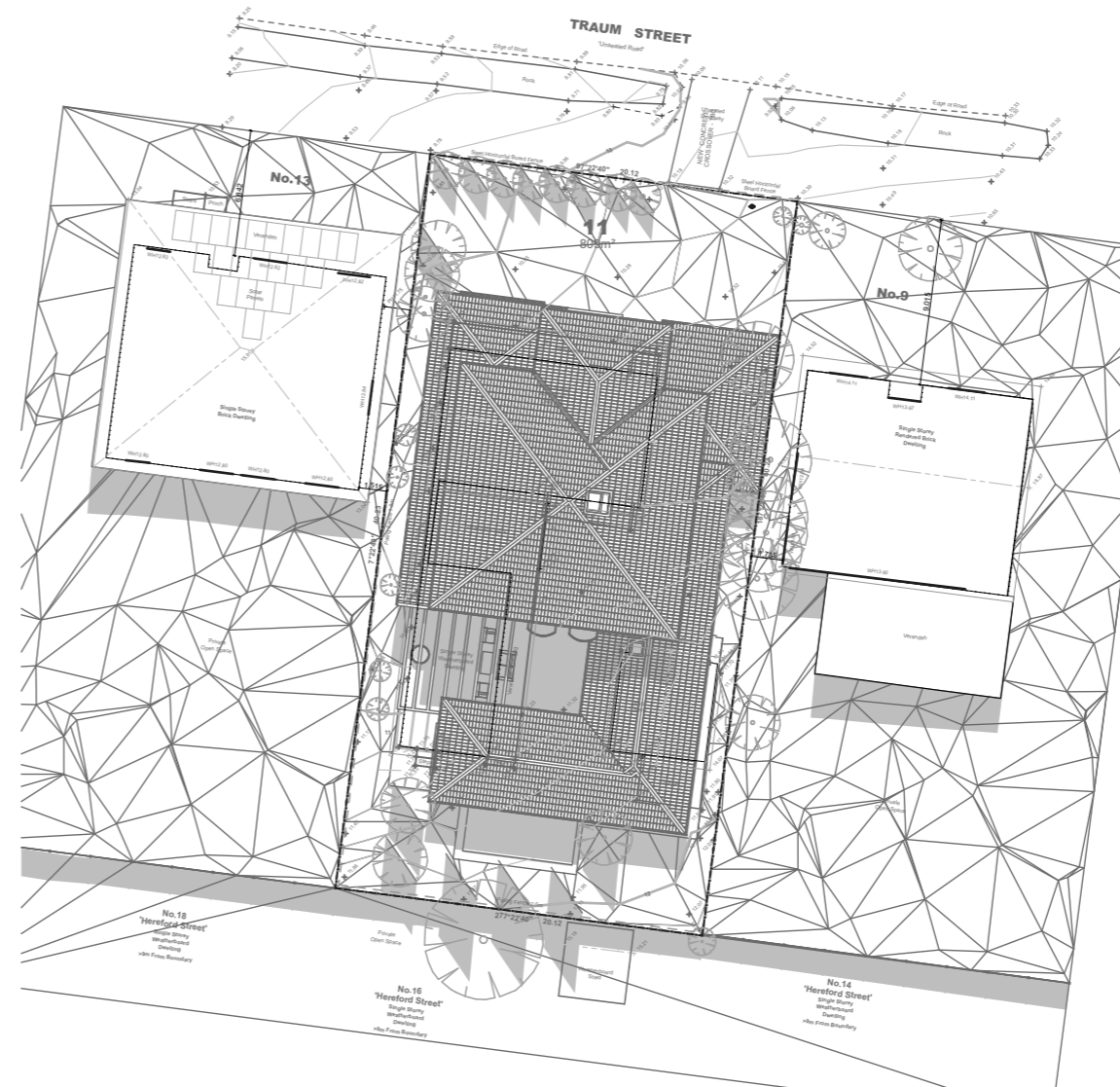
02. Proposed 1:400



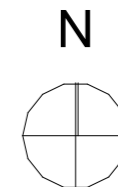
Shadow Diagram - September Equinox 12pm



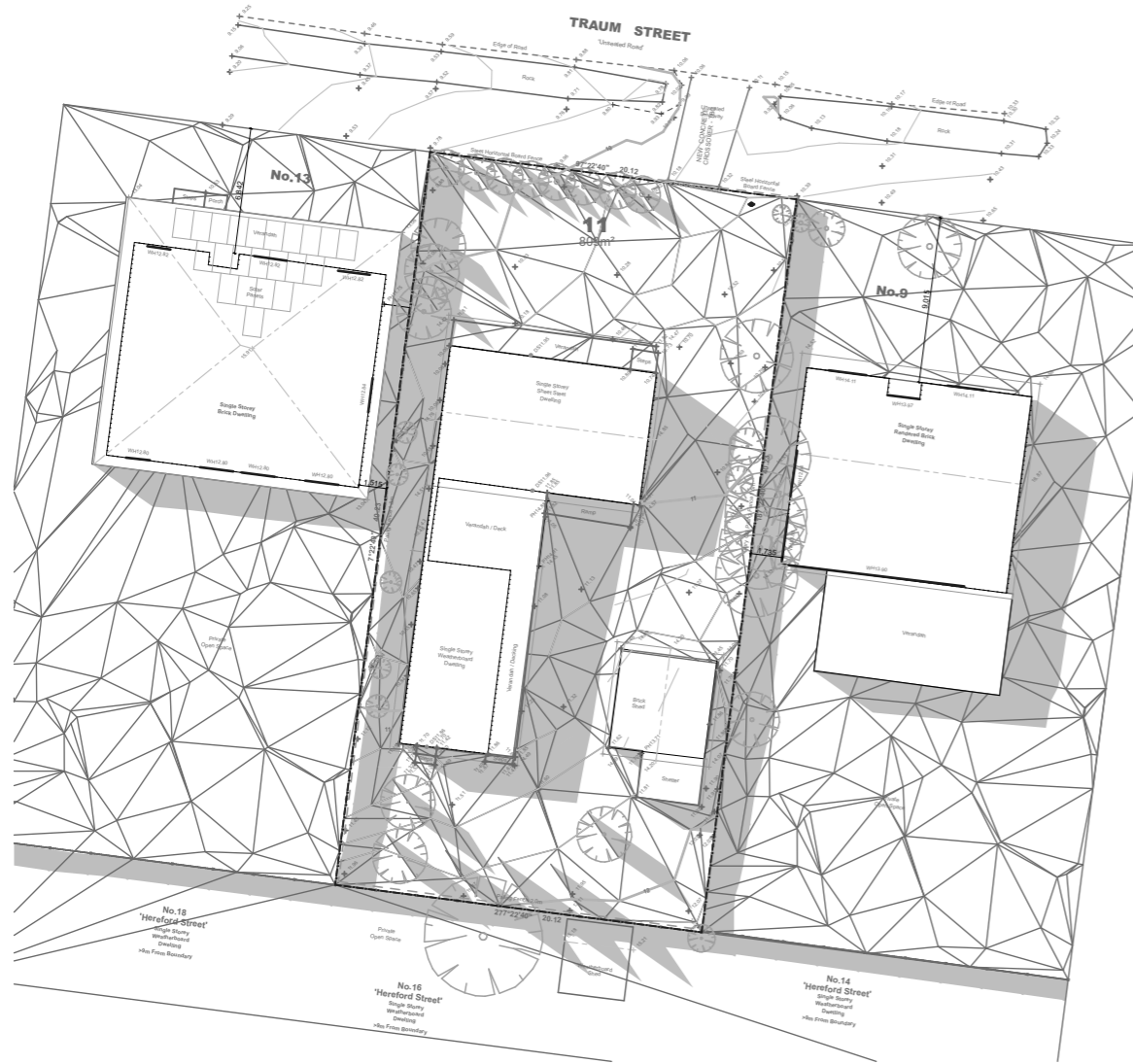
01. Existing 1:400



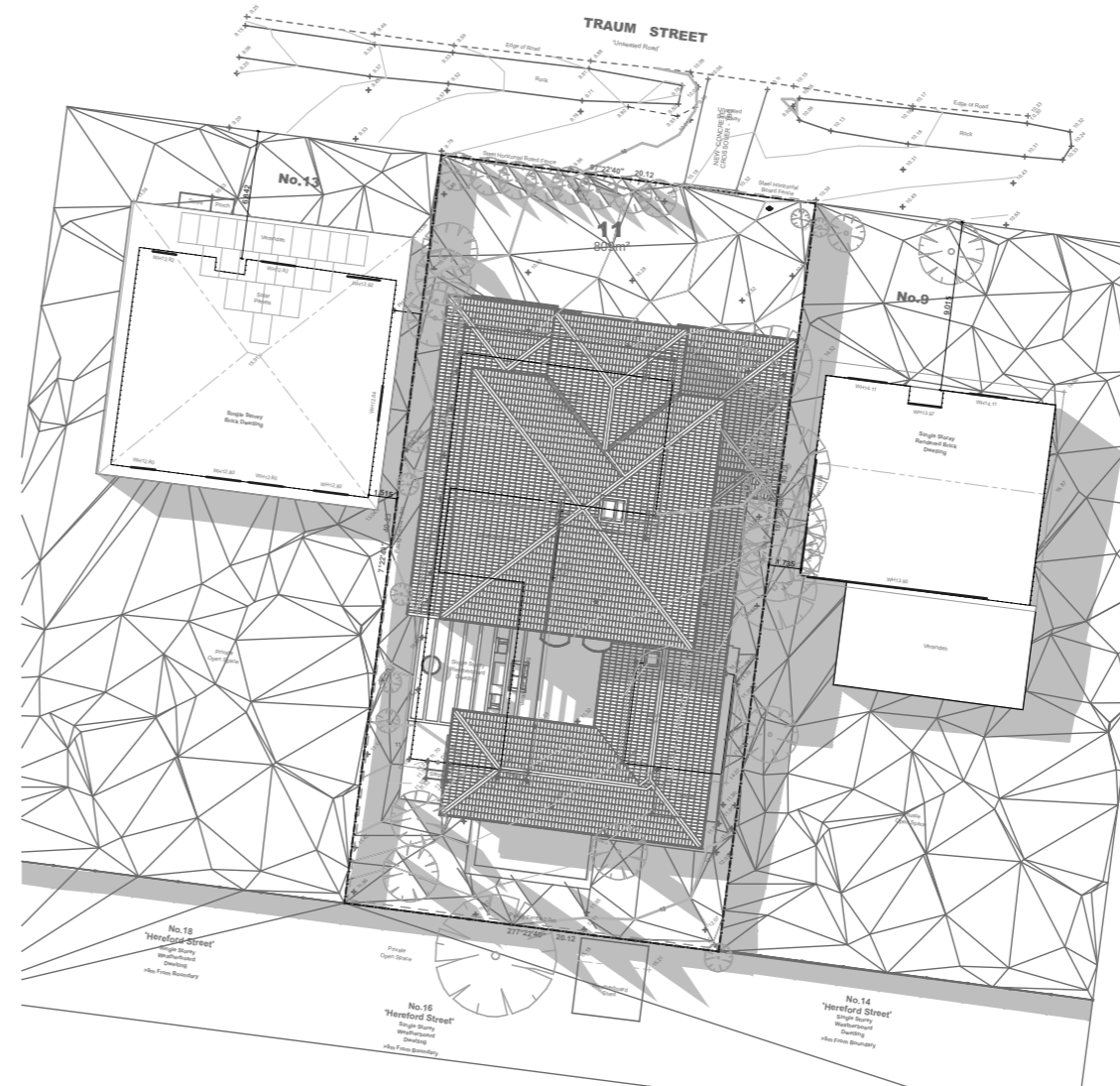
02. Proposed 1:400



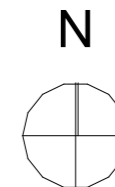
Shadow Diagram - September Equinox 3pm



01. Existing 1:400



02. Proposed 1:400

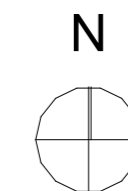


Garden Area

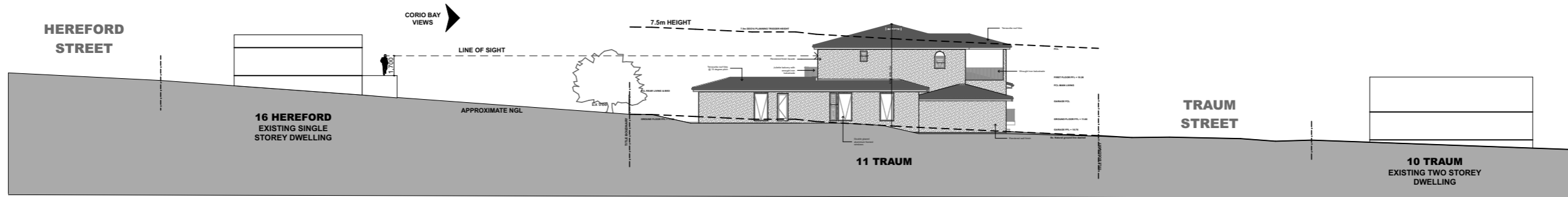


GARDEN AREA	
SITE AREA:	809.4sqm
GARDEN AREA REQUIREMENT 35% =	283.9sqm
GARDEN AREA PROVIDED:	44% 358.1sqm

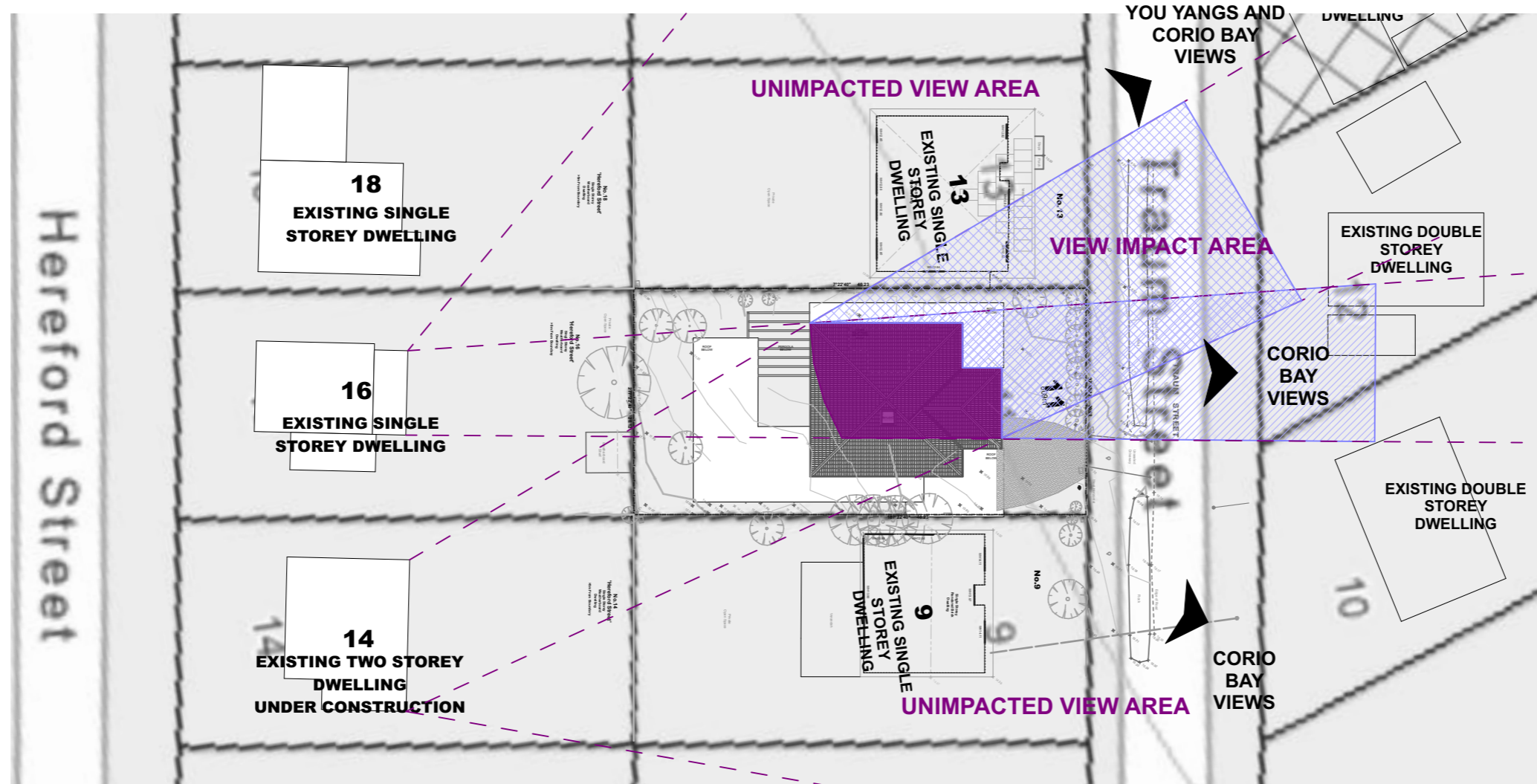
View Sharing Analysis - Locality & Site Context Plan



View Sharing Analysis - Cross Section & View Impact



01. View Cross Section 1:400



02. Extent of View Impact Site Plan 1:500



3D Images



MATERIALS



ROOF
TERRACOTTA ROOF TILES



WALLS
RENDER FINISH
COLOUR: OFF WHITE/CREAM

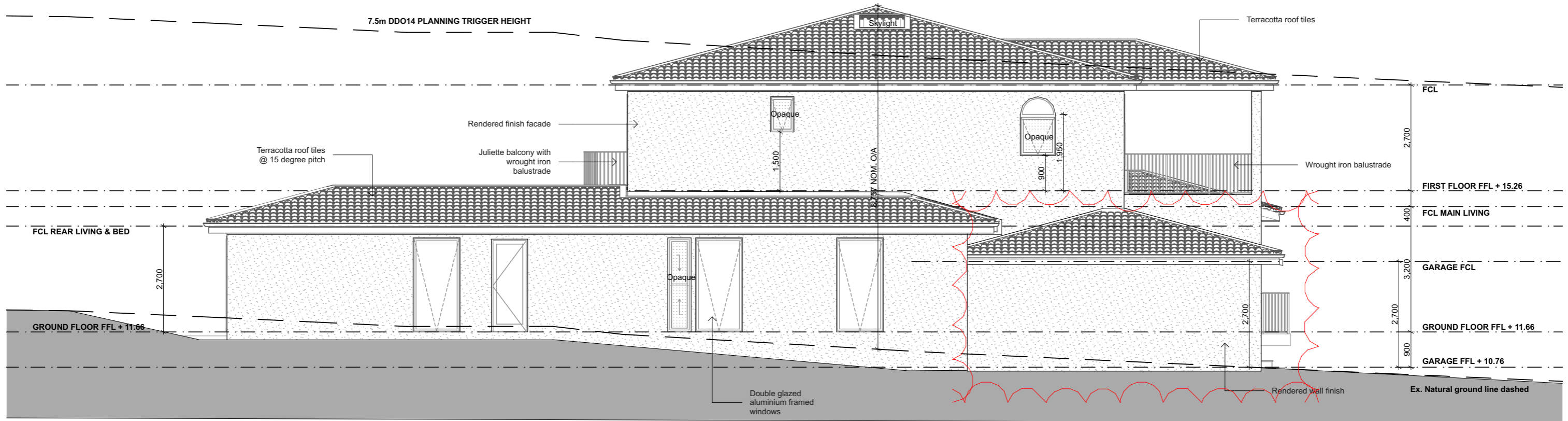


DOORS & WINDOWS
ALUMINIUM FRAMED
POWDERCOAT FINISH
COLOUR: BLACK

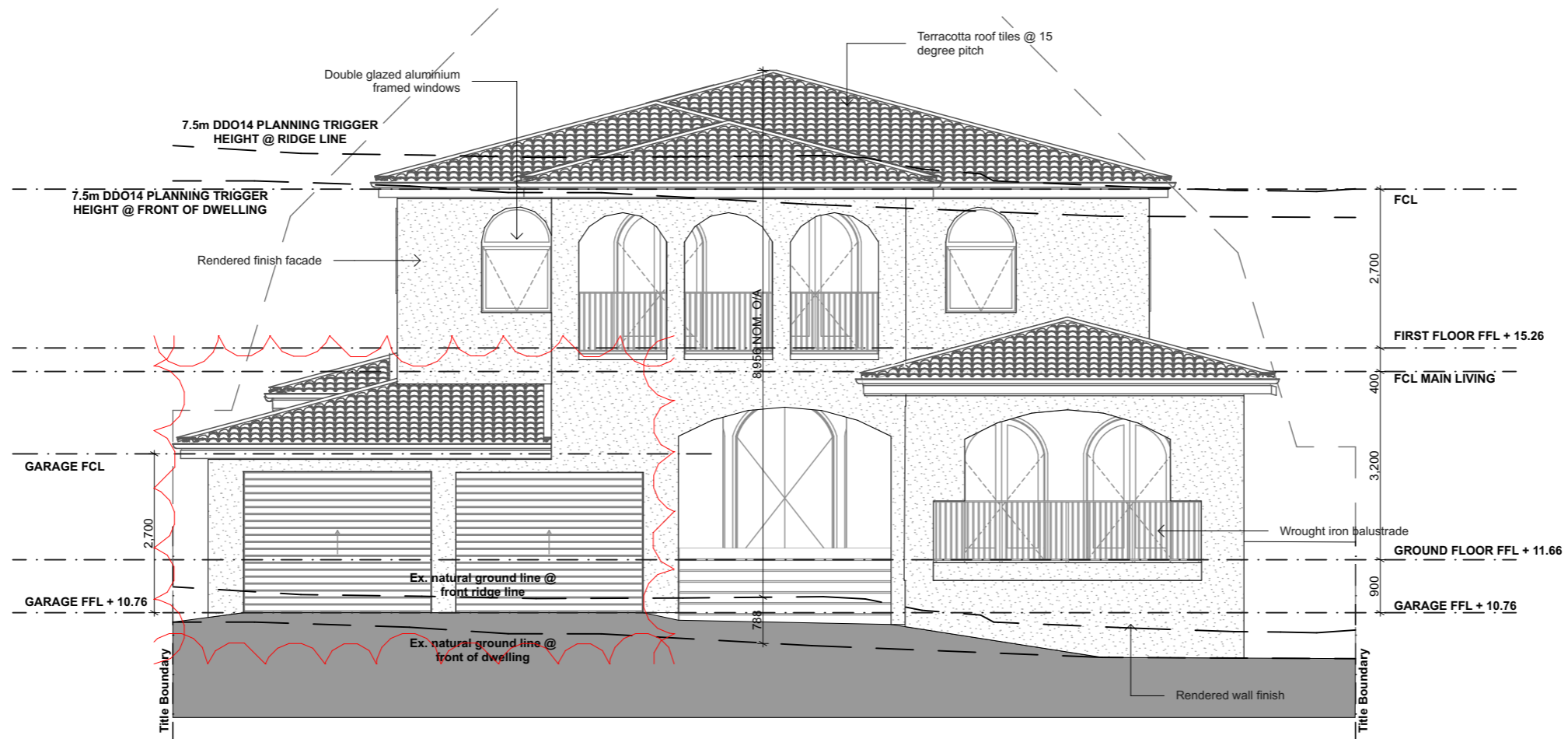


BALUSTRADE
DECORATIVE WROUGHT IRON
COLOUR: BLACK

Elevations

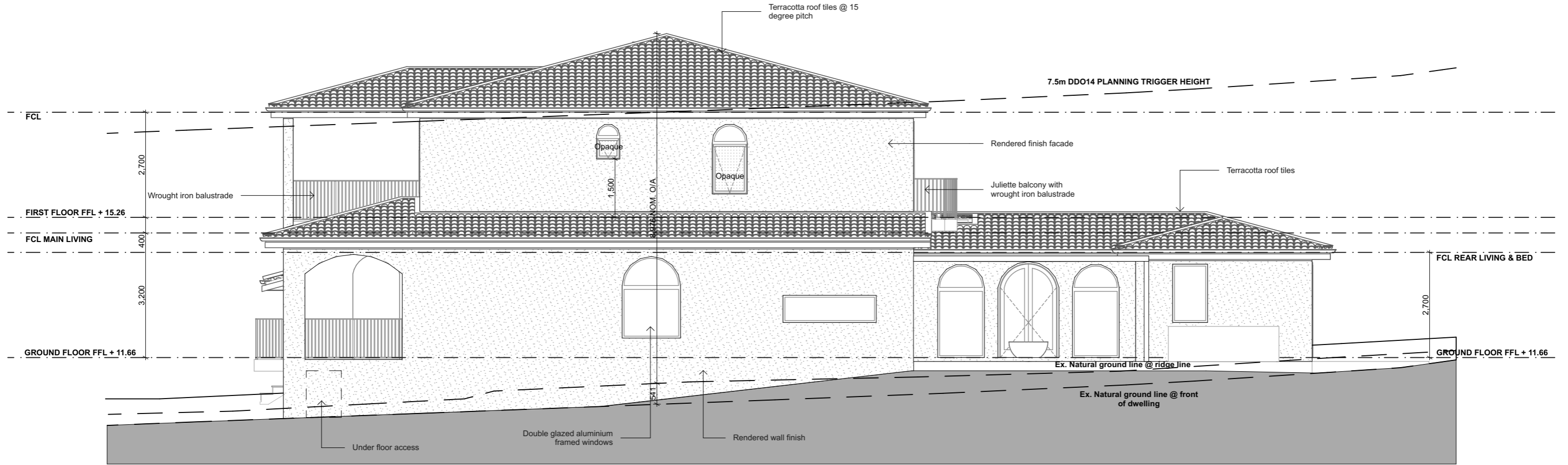


01. E-01 Elevation 1:100

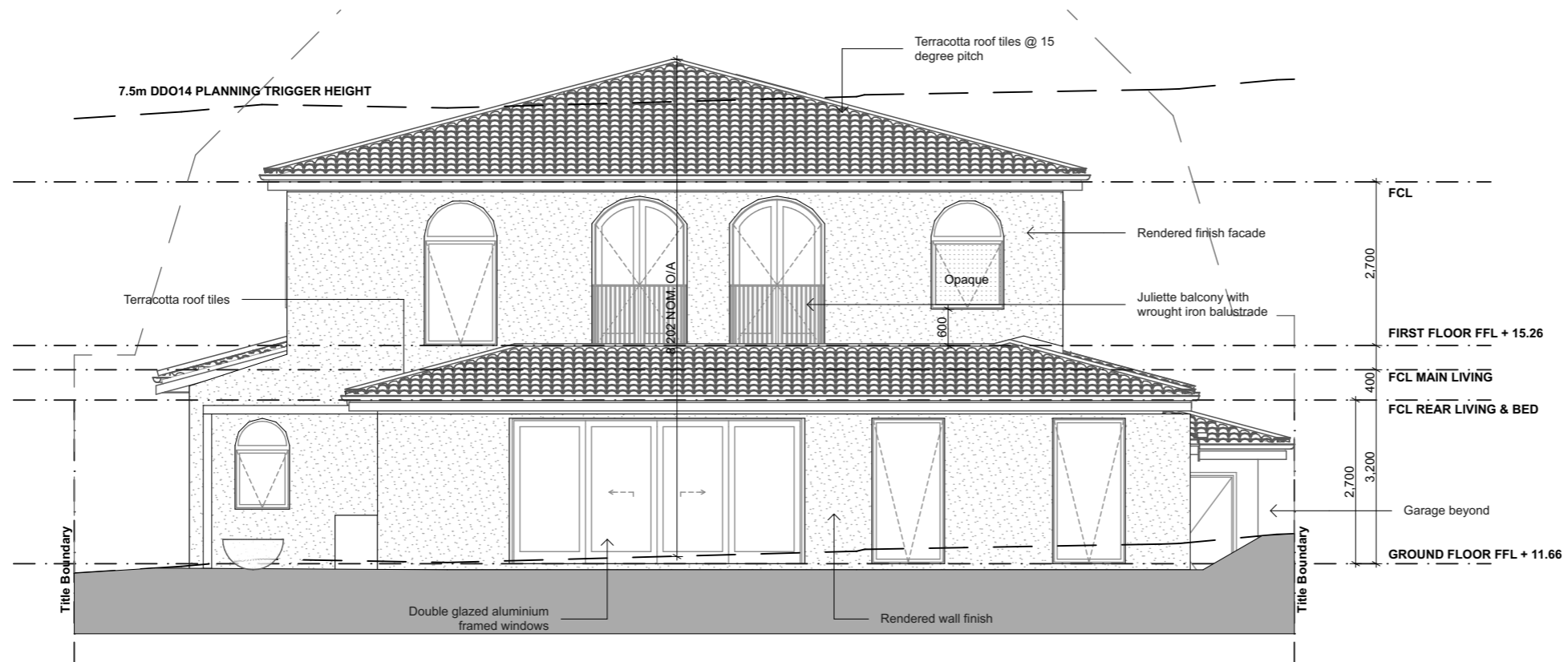


01. E-02 Elevation 1:100

Elevations



01. E-03 Elevation 1:100



02. E-04 Elevation 1:100