

GROUND FLOOR PLAN

1:100

PLANNING AND ENVIRONMENT ACT 1987
GLEN EIRA PLANNING SCHEME

This plan/document is endorsed
as part of Planning Permit:

GE/DP-35804/2022

Sheet: 1 of 5

Endorsed by MID as a delegate
of the Responsible Authority (Glen Eira City Council)

Endorsed on: 10 December 2024

LEGEND

- TREE PROTECTION ZONE
- STRUCTURAL ROOT ZONE
- TEMP. PROTECTION FENCE
- GROUND PROTECTION AREA
- REMOVED TREE

Roke
DESIGN STUDIOS

REGISTERED
Building Practitioner

bdcv
Building Design
Consultancy

TREE DATA

TREE #	TPZ SRZ
01	COUNCIL TREE TPZ=5.2M SRZ=2.5M
02	NEIGHBOUR TREE TPZ=2.0 SRZ=1.5
06	NEIGHBOUR TREE TPZ=7.2 SRZ=3.0

DWELLING 1:

areas table		
ground floor:	14.94 m ²	16.91 sqm
first floor:	120.25 m ²	12.94 sqm
sub total:	267.48 m ²	29.03sqm
garage:	16.91 m ²	2.91 sqm
BBQ Roof:	0.00 m ²	0.00 sqm
porch:	2.38 m ²	0.26 sqm
balcony:	0.00 m ²	0.00 sqm
total:	298.89 m ²	32.17sqm

DWELLING 2:

areas table		
ground floor:	116.04 m ²	16.80 sqm
first floor:	113.64 m ²	16.97 sqm
sub total:	313.48 m ²	33.77sqm
garage:	36.48 m ²	3.91 sqm
BBQ Roof:	0.00 m ²	0.00 sqm
porch:	3.45 m ²	0.37 sqm
balcony:	0.00 m ²	0.00 sqm
total:	353.41 m ²	38.06sqm

DEVELOPMENT SUMMARY:

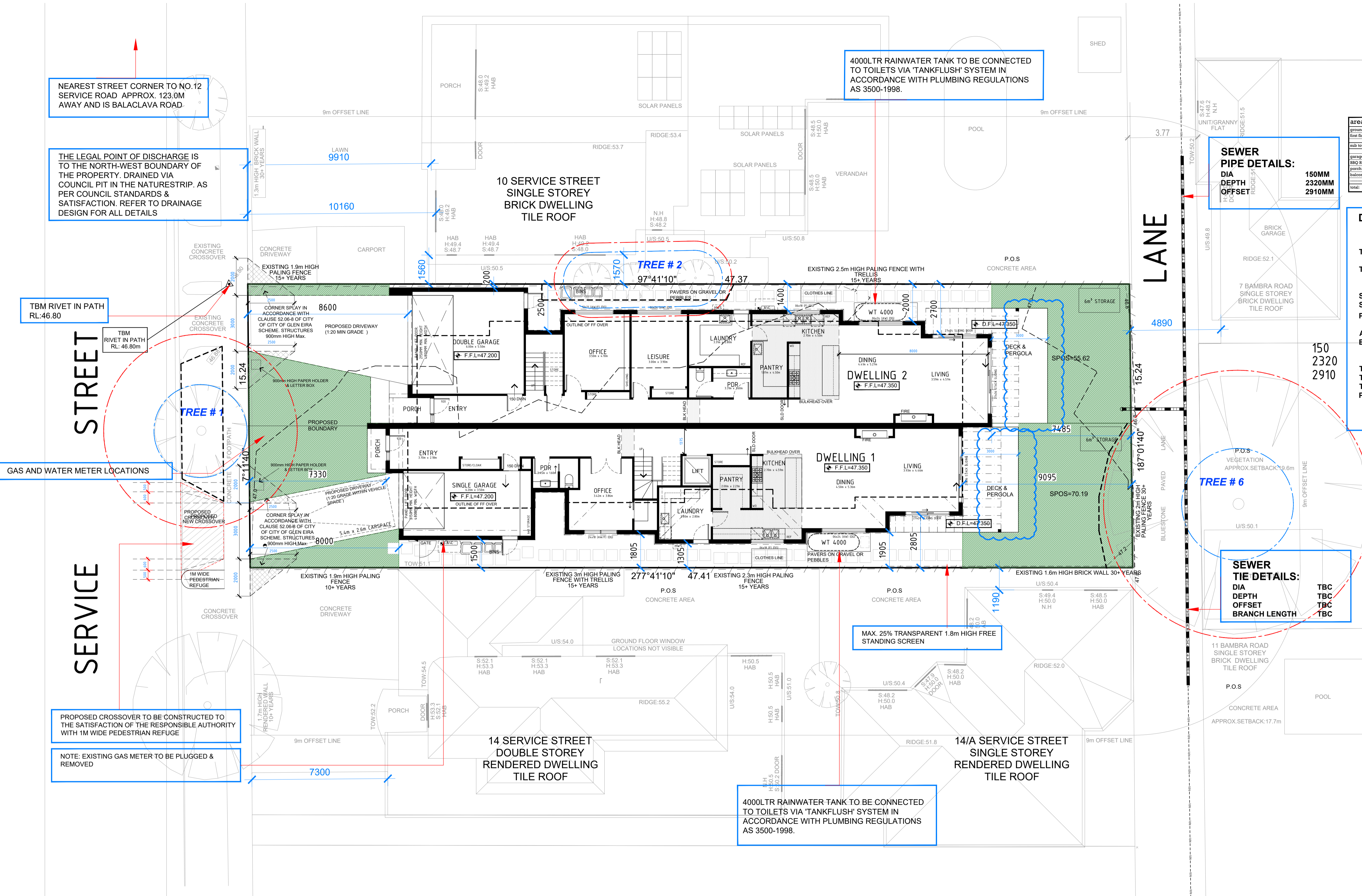
TOTAL SITE AREA:	722.23m ²
TOTAL BUILT OVER AREA:	375.53m ²
	51.99%
S.P.O.S. DWELLING 1	70.19m ²
S.P.O.S. DWELLING 2	55.62m ²
PERMEABILITY PERCENTAGES:	
APPROX. CONCRETE AREA:	57.80m ²
BUILDING FOOTPRINT:	375.53m ²
TOTAL IMPERMEABLE AREA:	433.33m ²
TOTAL PERMEABLE AREA:	288.90m ²
TOTAL SITE AREA:	722.23m ²
PERMEABLE PERCENTAGE	40.00%

SEWER
PIPE DETAILS:

DIA
DEPTH
OFFSET
150MM
2320MM
2910MM

SEWER
TIE DETAILS:

DIA
DEPTH
OFFSET
BRANCH LENGTH
TBC
TBC
TBC
TBC



NEAREST STREET CORNER TO NO.12
SERVICE ROAD APPROX. 123.0M
AWAY AND IS BALACLAVA ROAD

THE LEGAL POINT OF DISCHARGE IS
TO THE NORTH-WEST BOUNDARY OF
THE PROPERTY. DRAINED VIA
COUNCIL PIT IN THE NATURESTRIP. AS
PER COUNCIL STANDARDS &
SATISFACTION. REFER TO DRAINAGE
DESIGN FOR ALL DETAILS

TBM RIVET IN PATH
RL:46.80

TBM
RIVET IN PATH
RL: 46.80m

GAS AND WATER METER LOCATIONS

PROPOSED CROSSOVER TO BE CONSTRUCTED TO
THE SATISFACTION OF THE RESPONSIBLE AUTHORITY
WITH 1M WIDE PEDESTRIAN REFUGE

NOTE: EXISTING GAS METER TO BE PLUGGED &
REMOVED

MAX. 25% TRANSPARENT 1.8m HIGH FREE
STANDING SCREEN

4000LTR RAINWATER TANK TO BE CONNECTED
TO TOILETS VIA 'TANKFLUSH' SYSTEM IN
ACCORDANCE WITH PLUMBING REGULATIONS
AS 3500-1998.

4000LTR RAINWATER TANK TO BE CONNECTED
TO TOILETS VIA 'TANKFLUSH' SYSTEM IN
ACCORDANCE WITH PLUMBING REGULATIONS
AS 3500-1998.

Job: Proposed townhouse development

Client: CARTER GRANGE HOMES

Address: 12 SERVICE STREET, CAULFIELD NORTH

Drawing: PROPOSED GROUND FLOOR PLAN

Date: AUG 2022

Scale: 1:100 @ A1 - 1:200 @ A3

Job no. 22-035

Drawn by: GK

Sheet 04 of 09

Issue no. TP - 12

No.	ISSUE/AMENDMENT	DATE
TP-11d	TREE MANAGEMENT UPDATES	18.11.2023
TP-11e	TREE MANAGEMENT UPDATES	05.12.2023
TP-12	AMEND DECK	14.11.2024
TP-08	MATERIALS	24.11.2022
TP-09	GROUND FLOOR CHANGES	25.01.2023
TP-10	DESIGN UPDATES	31.01.2023
TP-11A	VCAT HEARING UPDATES	07.09.2023
TP-11B	AC UNIT MOVED	19.09.2023
TP-11C	TREE MANAGEMENT UPDATES	02.10.2023

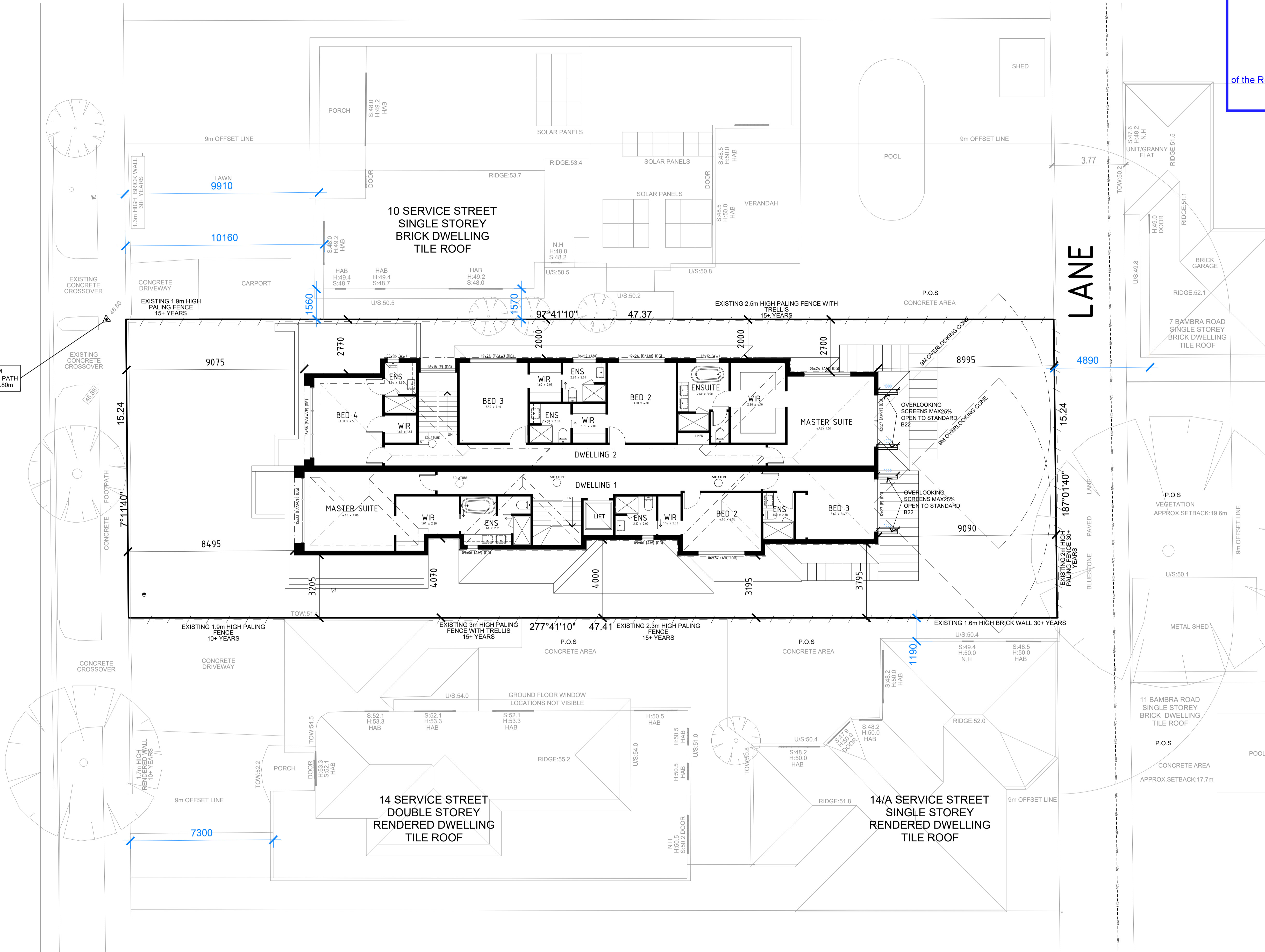
LEVEL 1:232 BOUNDARY ROAD
BRAESIDE VIC. 3195
PH: 9553 4000
JAMES ROBERTS
DP/AD/1415
GARRY KEDDY
DP/AD/10216

SERVICE STREET

LANE

FIRST FLOOR PLAN

1:100



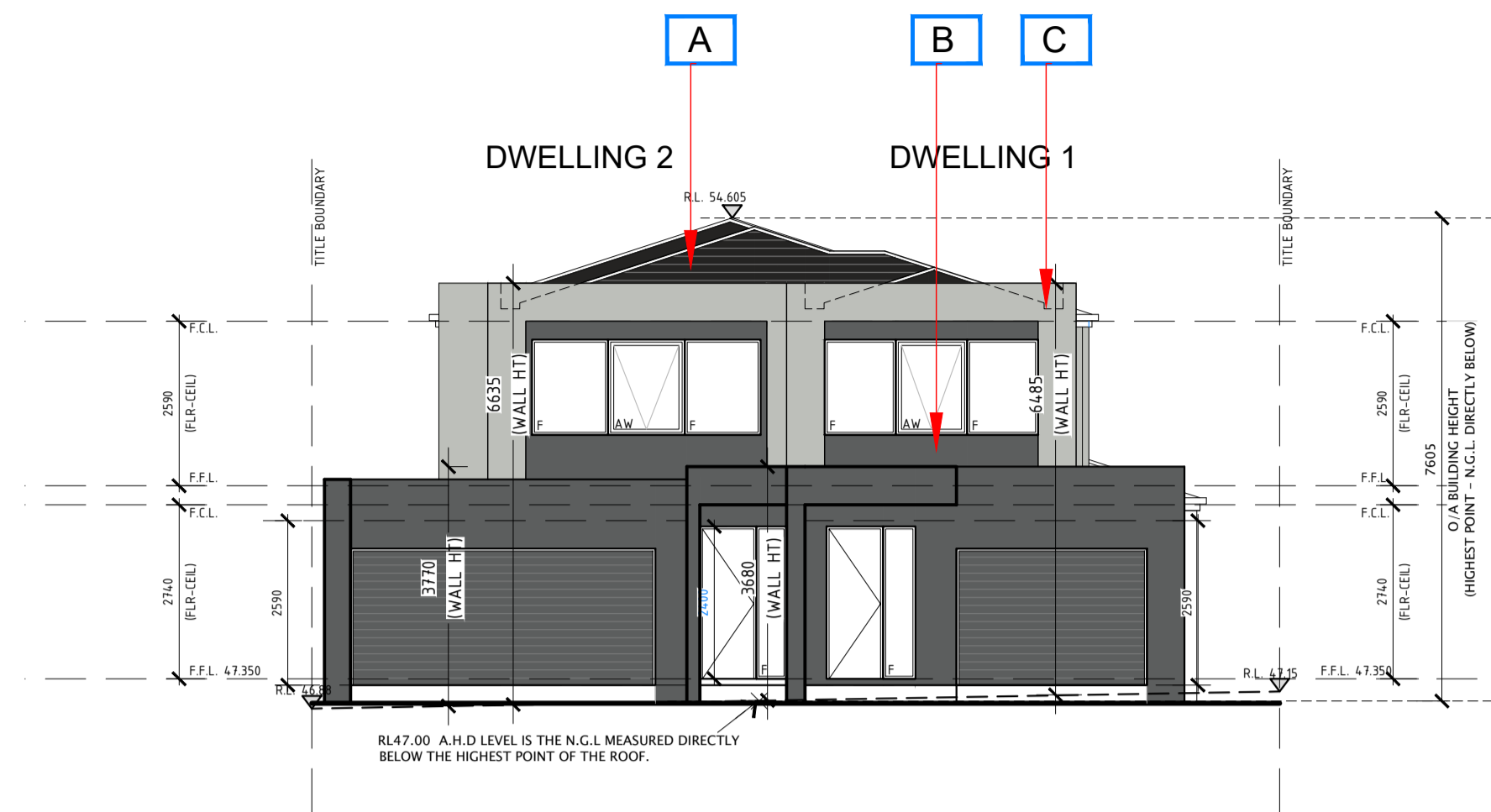
Job:	Proposed townhouse development		
Client:	CARTER GRANGE HOMES		
Address:	12 SERVICE STREET, CAULFIELD NORTH		
Drawing:	PROPOSED FIRST FLOOR PLAN		
Date:	AUG 2022		
Scale:	1:100 @ A1 - 1:200 @ A3		
Job no.	22-035		
Drawn by:	GK		
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LEVEL 1 232 BOUNDARY ROAD
BRAESIDE VIC 3195
PH: 9553 4000
JAMES ROBERTS
DP-ADJ-1415
GARRY KEDDY
DP-ADJ-02218

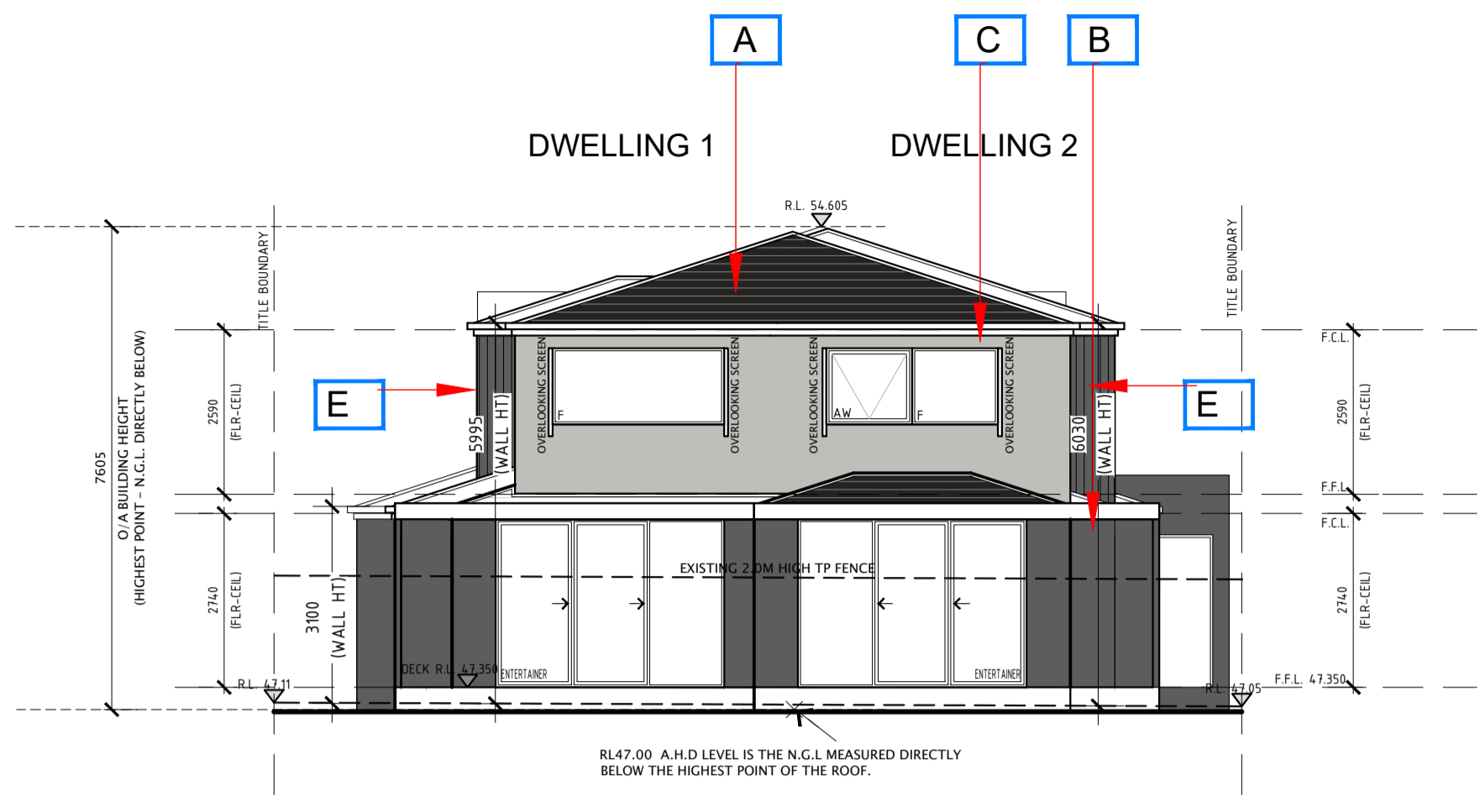
Roke
DESIGN STUDIOS



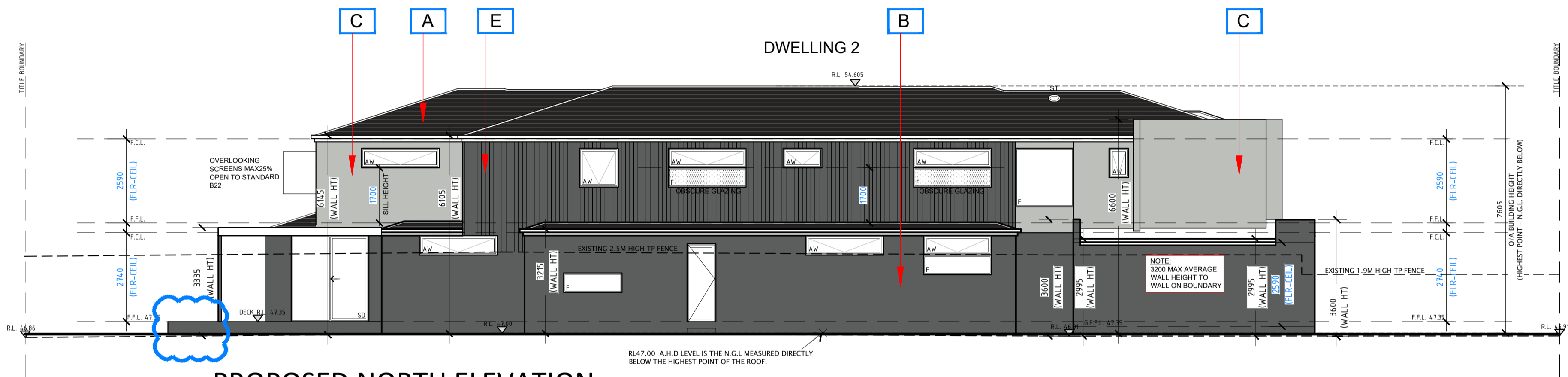
LEVEL 1 232 BOUNDARY ROAD
BRAESIDE VIC. 3195
PH : 9553 4000
JAMES ROBERTS
DP-AD-1411
GARRY KEOGH
DP-AD-2330



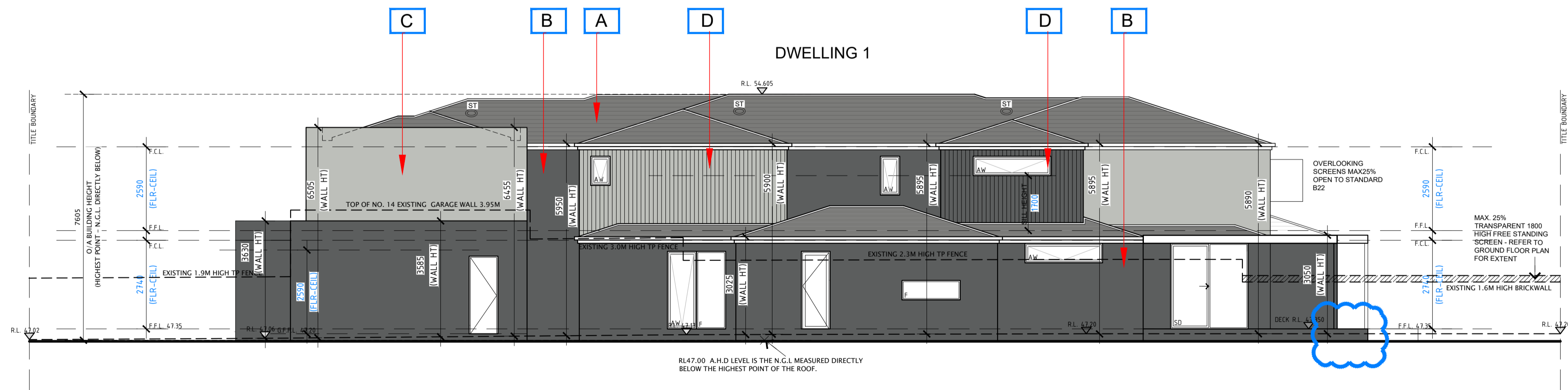
PROPOSED WEST ELEVATION



PROPOSED EAST ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEVATION

ELEVATIONS

1:100

EXTERNAL COLOURS & FINISHES SCHEDULE
UNIT 1 + 2

- A** ROOF TILES - MONIER - BARRAMUNDI or similar
- B** RENDER 1 - COLORBOND BASALT or similar
- C** RENDER 2 - COLORBOND - SHALE GREY or similar
- D** CLADDING - COLORBOND - SHALE GREY or similar
- E** CLADDING - COLORBOND - BASALT or similar
- WINDOWS COLOUR - BLACK
- FASCIA & GUTTER - COLORBOND - MONUMENT
- DOWNPIPE - COLORBOND BASALT + SHALE GREY or similar
- GARAGE DOOR - SLIMLINE WOODGRAIN MONUMENT

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GLEN EIRA PLANNING SCHEME

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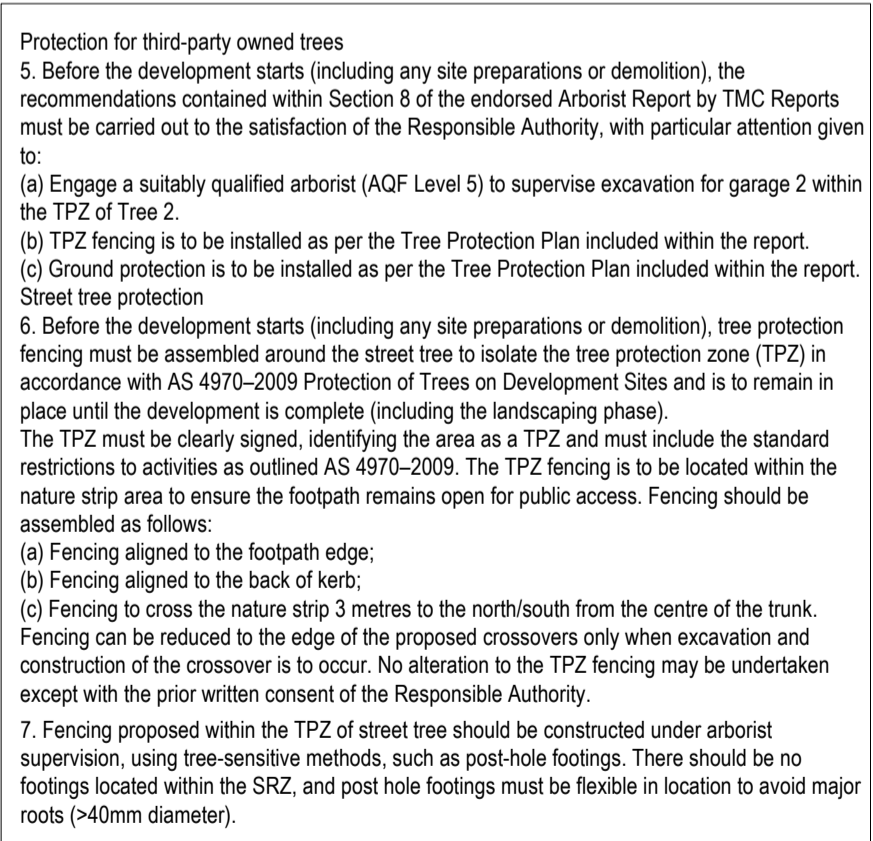
GE/DP-35804/2022

Sheet: 4 of 5

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Endorsed on: 10 December 2024

Job:	Proposed townhouse development	
Client:	CARTER GRANGE HOMES	
Address:	12 SERVICE STREET, CAULFIELD NORTH	
Drawing:	ELEVATIONS	
Date:	AUG 2022	
Scale:	1:100 @ A1 - 1:200 @ A3	
Job no.	22-035	
Drawn by:	GK	
Sheet	08 of 09	
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TP-11C	TREE MANAGEMENT UPDATES	02.10.2023
LEVEL 1 732' BOUNDARY ROAD BRAESIDE VIC 3185 PH: 8555 4000 JAMES ROBERTS DPAD-1418 GARRY WOOD DPAD-22216		



75mm HIGH BERM TO FORMING WATERING BASIN

STAKES (for trees) - TO BE DRIVEN CLEAR OF ROOTBALL

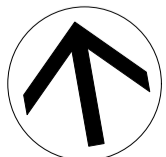
CANVAS TIES TO SECURE TREE - LOOSE TO ALLOW TREE TRUNK TO SWAY

75mm DEPTH OF MULCH - KEEP CLEAR OF TRUNK

DEPTH OF HOLE NO DEEPER THAN ROOTBALL

WIDTH OF THE HOLE TO BE TWICE OF ROOTBALL

TREE & SHRUB PLANTING DETAIL
(not to scale)



		REVISION	DATE
ADDRESS	12 Service Street, Caulfield North		
PROJECT	Proposed Development	DATE # 5/09/2022	DWG #
CLIENT		SCALE @ A1 1:100	
		DRAWN TM	
		CHECK MM	

The builder is responsible for the setting out of the Works, the checking of all dimensions and levels on site, and the reporting of any discrepancies to the Proprietor prior to commencement of Work. Do not scale from drawings.