

28 BLACKWOOD ST, YARRAVILLE
DRAWING REGISTER - PLANNING APPLICATION

SHEET	NAME	SCALE	REVISION	REVISION DATE
P0-001	COVER SHEET		TP3	DEC 2025
P0-101	CLAUSE 54 SUMMARY	1 : 200	TP3	DEC 2025
P1-001	EXISTING NEIGHBOURHOOD CONDITIONS	As indicated	TP3	DEC 2025
P1-101	EXISTING FLOOR PLANS & ELEVATIONS	1 : 100	TP3	DEC 2025
P2-101	DEMOLITION FLOOR PLAN & ELEVATIONS	1 : 100	TP3	DEC 2025
P3-101	PROPOSED FLOOR PLANS	1 : 50	TP3	DEC 2025
P3-201	PROPOSED ELEVATIONS	1 : 50	TP3	DEC 2025
P8-101	VEGETATION PLAN AND SCHEDULE	1 : 50	TP1	DEC 2025

REVISION SUMMARY

PLANNING PERMIT RFI UPDATE

DEC 2025

P0-001

COVER SHEET

VISUALISATION INCLUDED TO ILLUSTRATE INTENT FOR THE DEVELOPMENT.

NEW SHEET TO RESPONSE TO TREE CANOPY AND DEEP SOIL REQUIREMENTS.

P0-101

CLAUSE 54 SUMMARY

NUMBERING OF CLAUSE 54 STANDARDS UPDATED TO ALIGN WITH AMENDMENT VC282

NEW STANDARDS ADDED TO CLAUSE 54 SUMMARY TABLE TO REFLECT AMENDMENT VC282

SITE COVERAGE DIAGRAM & CALCULATION REVISED.

P1-001

EXISTING NEIGHBOURHOOD CONDITIONS

AERIAL PHOTO INCLUDED IN NEIGHBOURHOOD CONDITIONS STUDY

P2-101

DEMOLITION FLOOR PLAN & ELEVATIONS

UPDATE CLARIFYING EXTENT OF DEMOLITION

INCLUSION OF NOTES CLARIFYING INTENT FOR RESTORATION WORK

EXISTING IRON LACEWORK UPDATED TO BE RETAINED.

ORIENTATION OF ELEVATIONS ANNOTATED FOR CLARITY.

P3-101

PROPOSED FLOOR PLANS

LANDSCAPE DESIGN DEVELOPED TO RESPOND TO CLAUSE 54 UPDATE

REAR FENCE & ACCESS GATE TO BE REPLACED.

WALL TYPE AND BUILD UP UPDATED FOR BETTER THERMAL PERFORMANCE

MATERIALS AND HEIGHTS OF WALLS ON BOUNDARY ADDED TO PLAN PER RFI

SIDE FENCE MATERIAL UPDATED IN KEEPING WITH EXISTING SITE MATERIALITY

SIDE FENCE MATERIAL UPDATED IN KEEPING WITH EXISTING SITE MATERIALITY

P3-201

PROPOSED ELEVATIONS

FLOOR LEVEL UPDATED TO SUIT EXISTING AS-BUILT SUBFLOOR CONDITIONS

CLARIFICATION AND UPDATE ON REAR PERGOLA INTENT.

ORIENTATION OF NEW CLADDING UPDATED.

HEIGHT OF RESTUMPING OF EXISTING HOUSE REVISED TO SUIT AS-BUILT SITE CONDITIONS.

COLOUR OF NEW CLADDING TO EXTENSION UPDATED TO IMPROVE THERMAL PERFORMANCE.

EXISTING IRON LACEWORK UPDATED TO BE RETAINED.

ORIENTATION OF ELEVATIONS ANNOTATED FOR CLARITY.

P8-101

VEGETATION PLAN AND SCHEDULE

NEW SHEET TO RESPONSE TO TREE CANOPY AND DEEP SOIL REQUIREMENTS.



IMAGE INCLUDED FOR INFORMATIONAL PURPOSES ONLY AS VISUAL COMMUNICATION OF INTENT FOR THE DEVELOPMENT

SCALE @ A1

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DRAWING NUMBER
P0-001
COVER SHEET

REV TP3
PLANNING PERMIT
RFI UPDATE

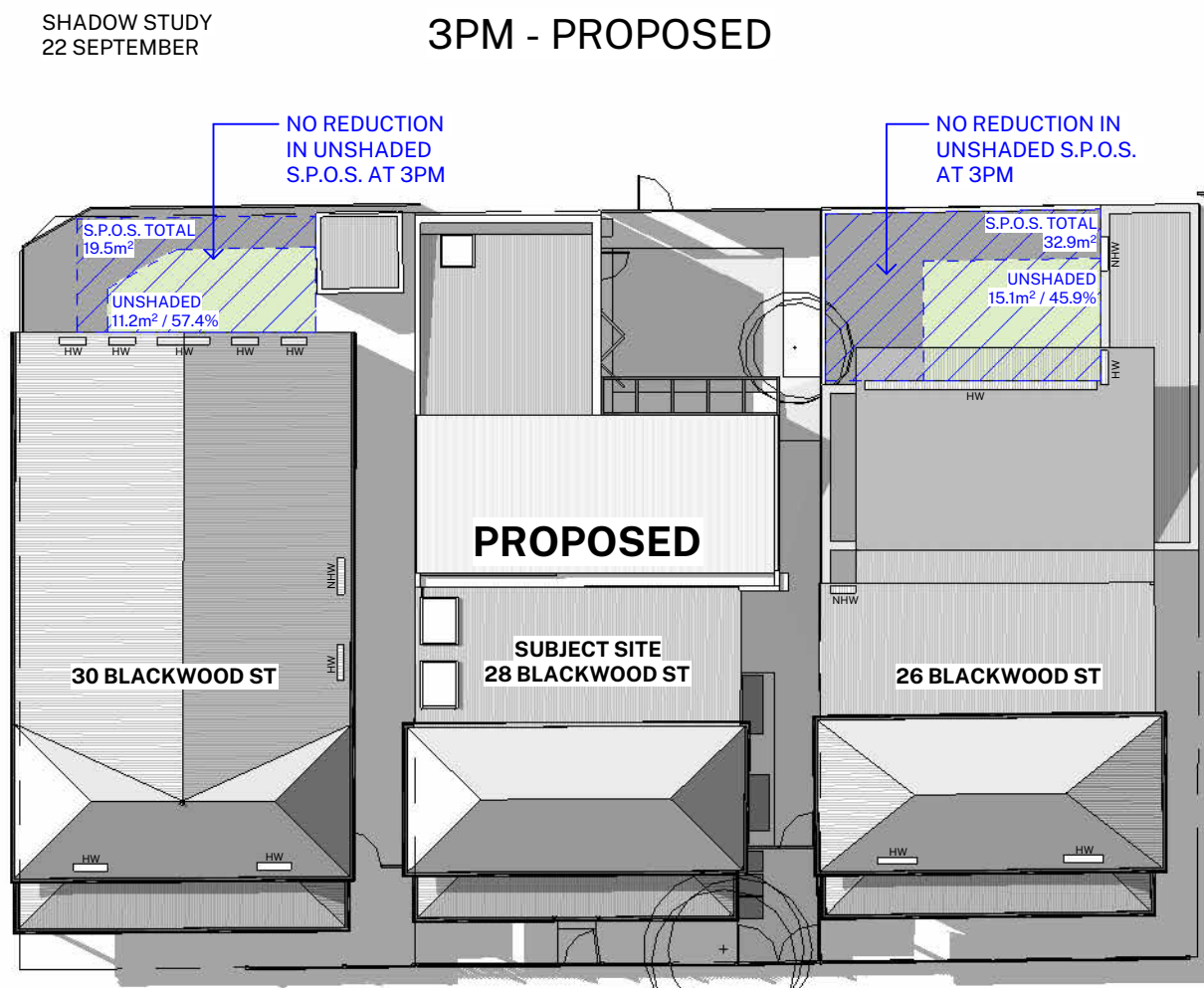
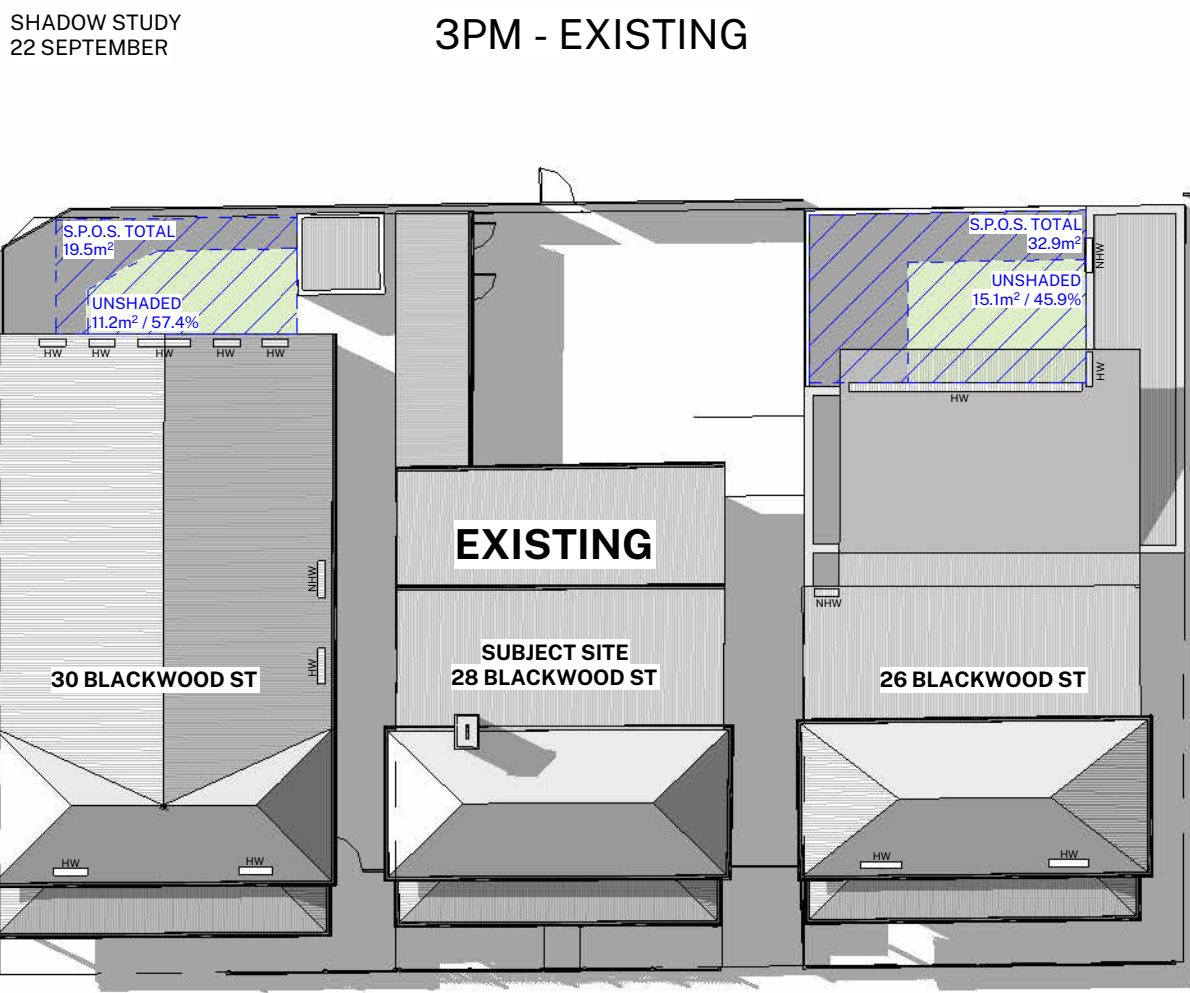
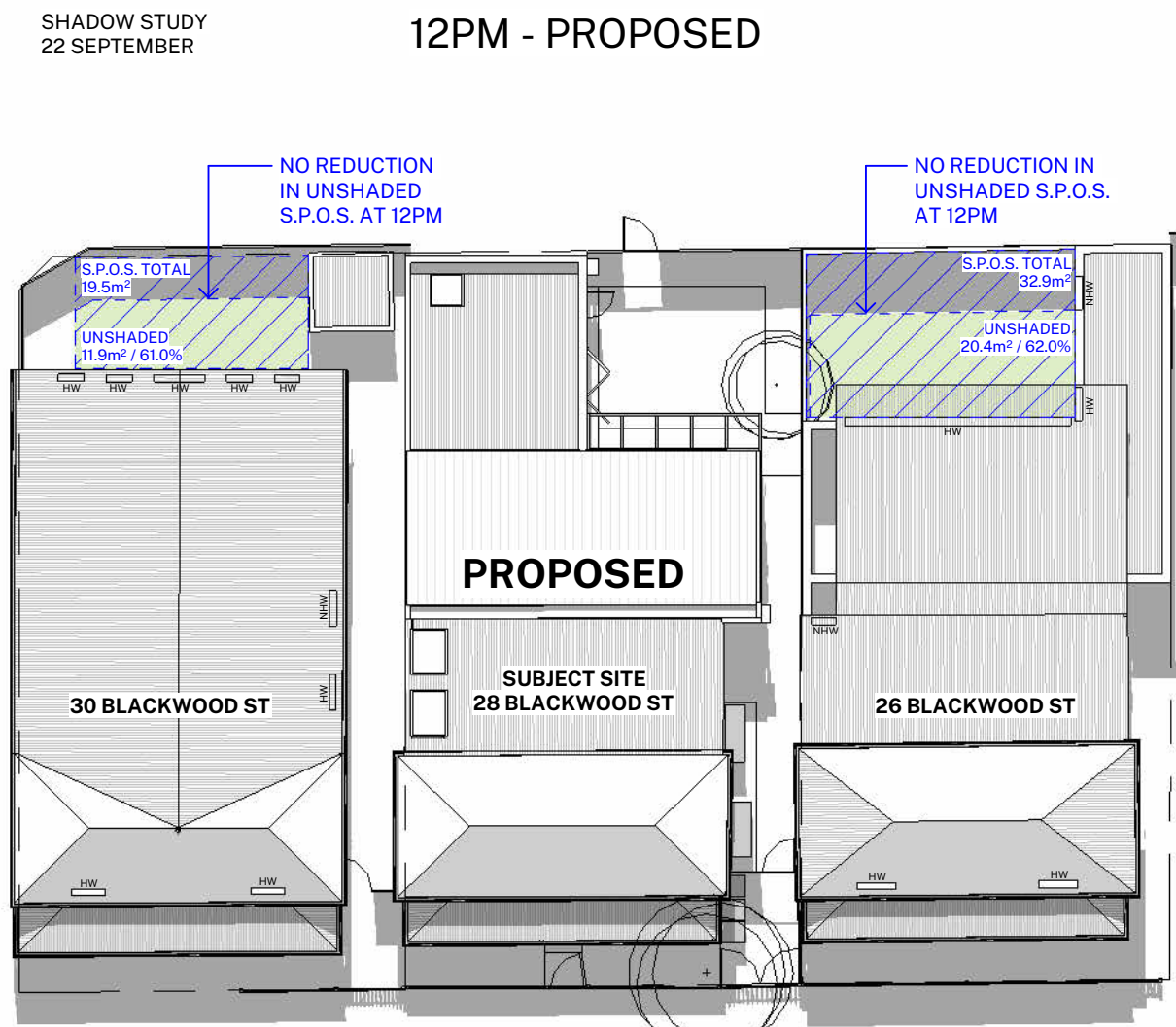
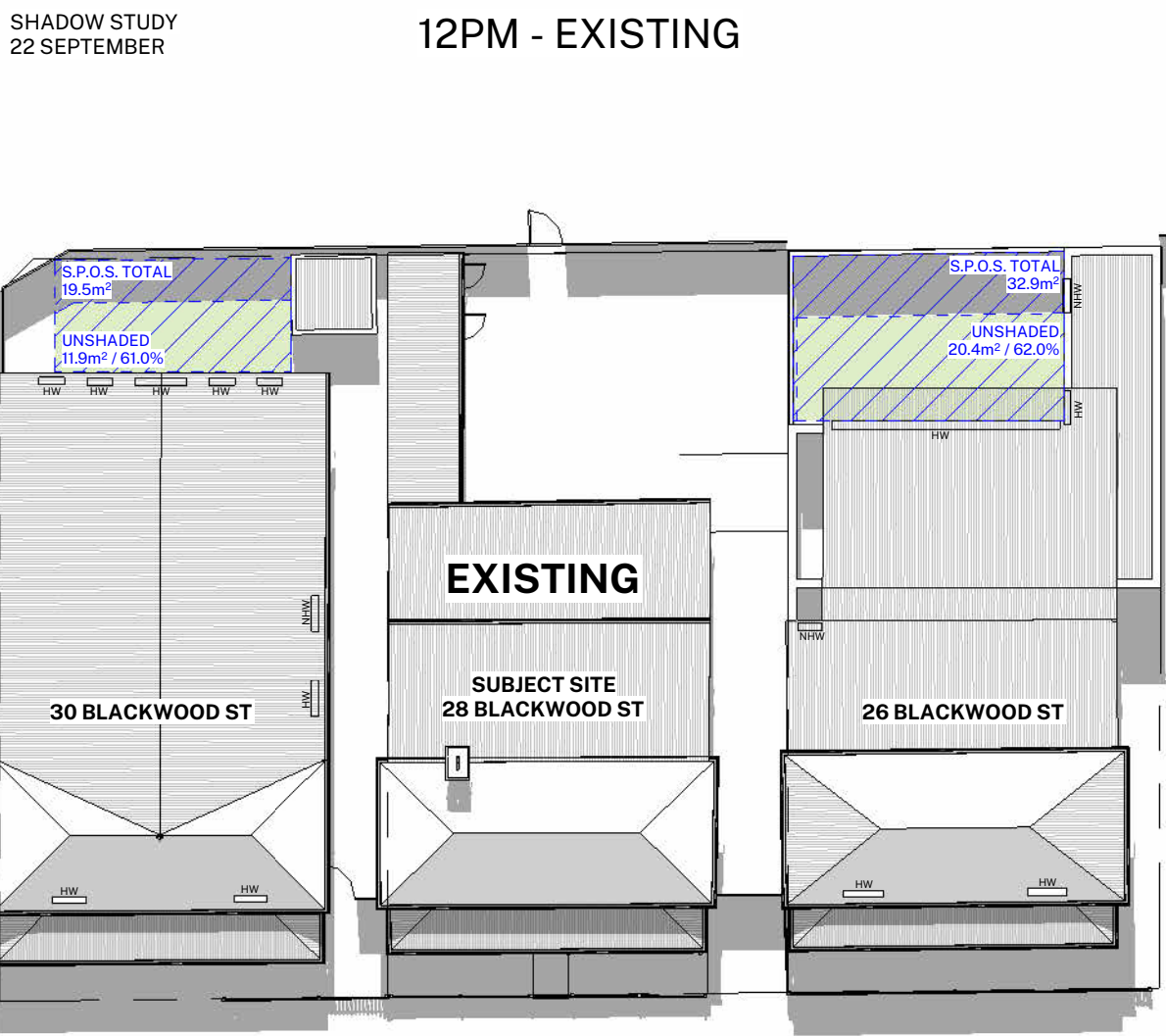
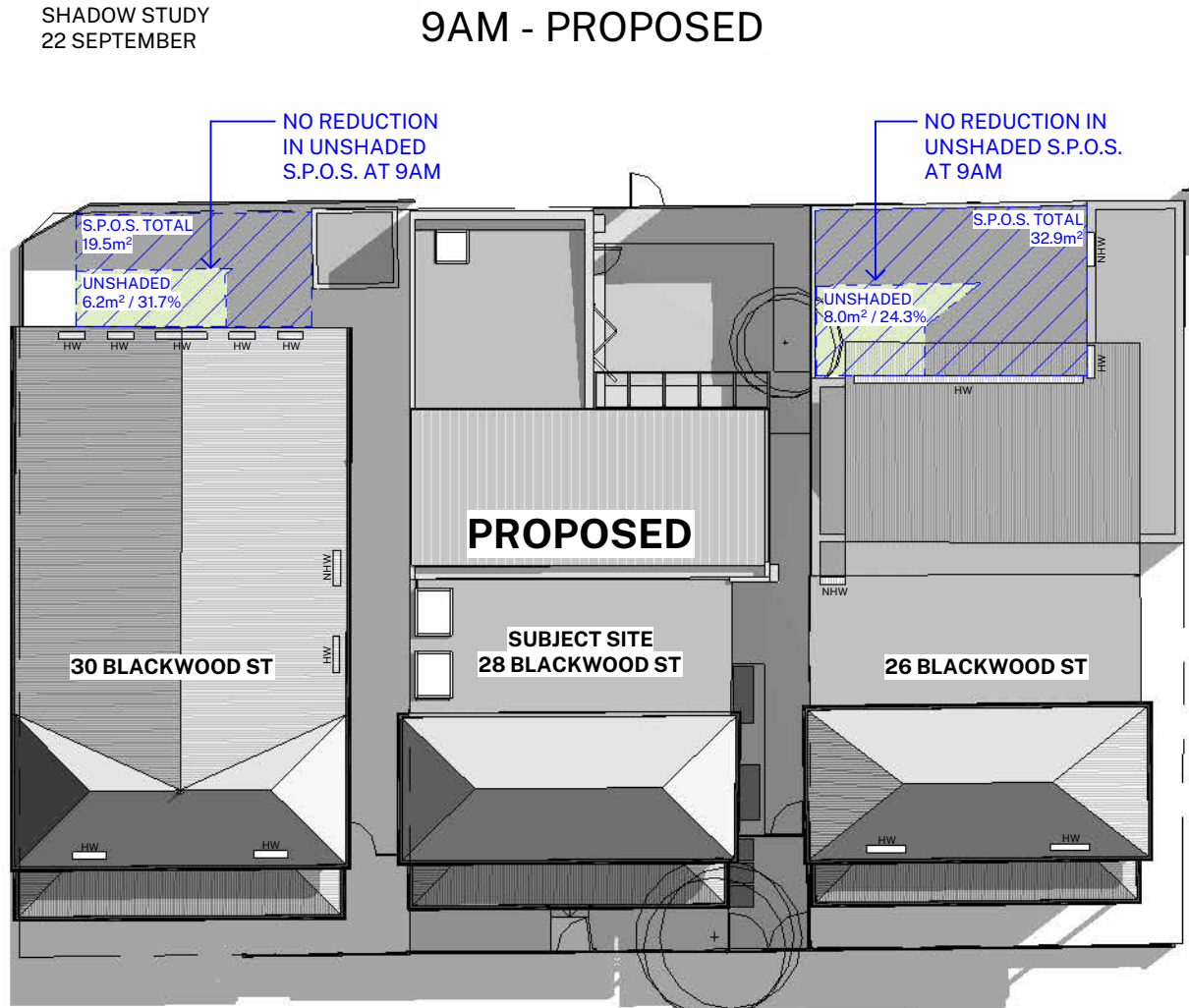
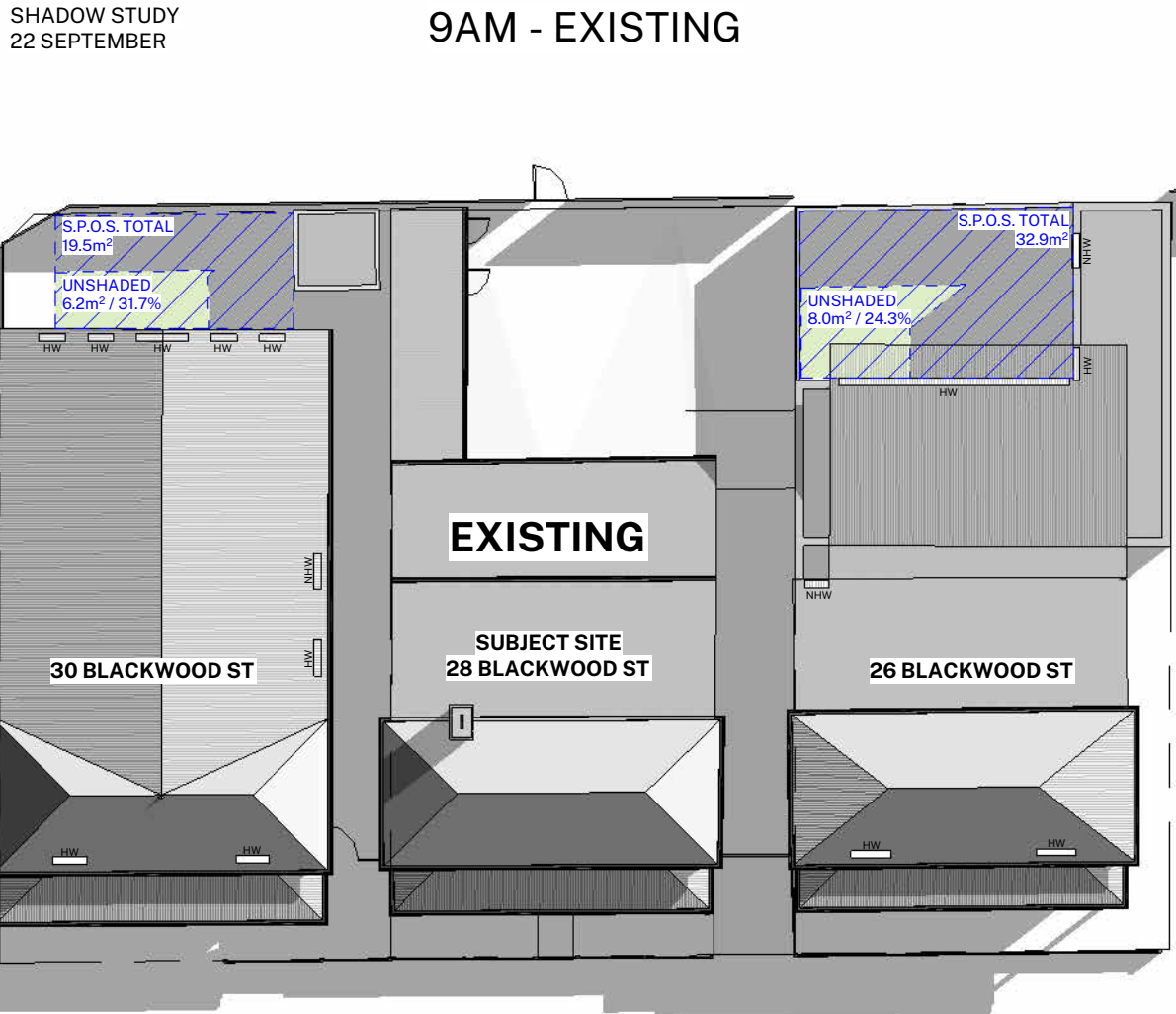
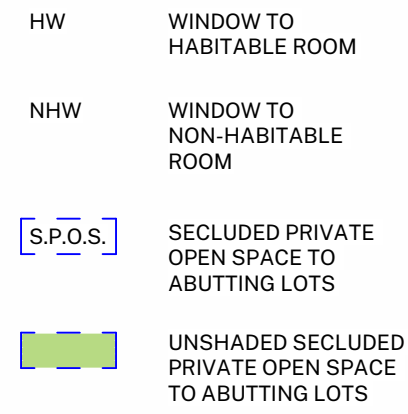
PROJECT NO. 2501
28 BLACKWOOD ST,
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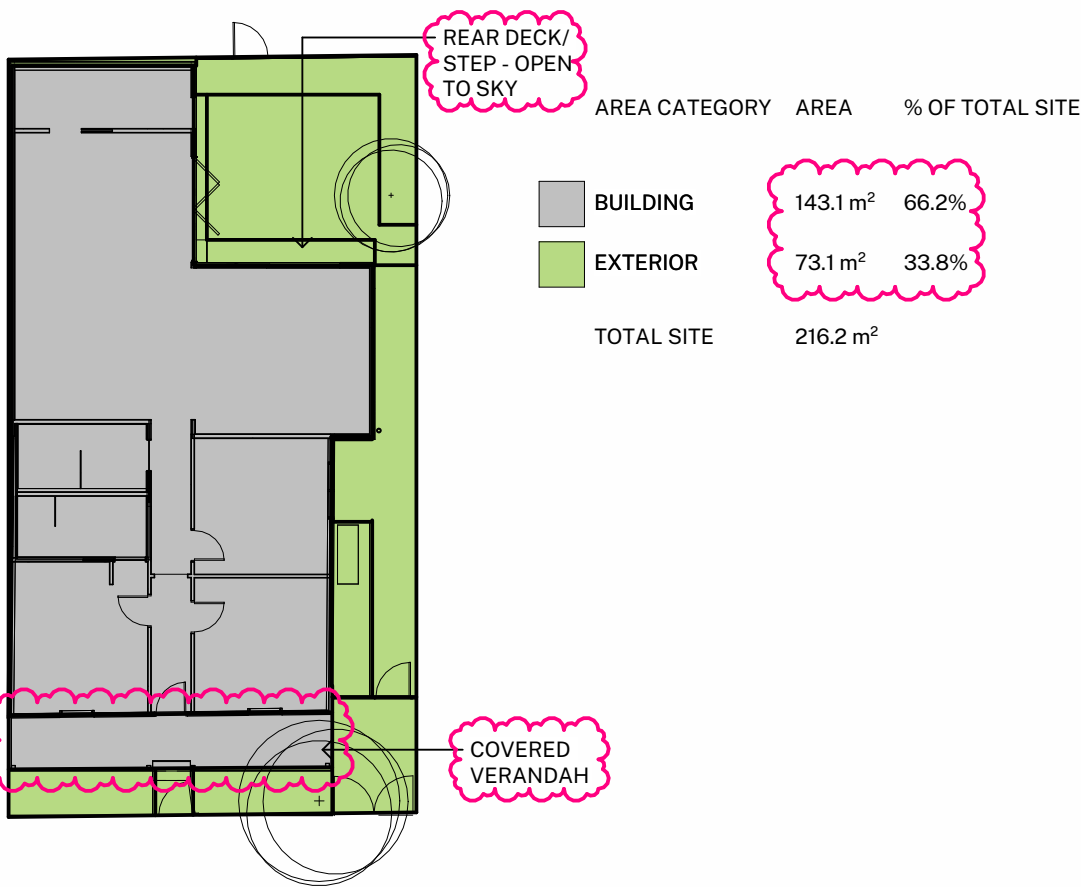
CLAUSE 54 COMPLIANCE SUMMARY TABLE

STANDARD	COMPLIES?	COMMENT
A2-1 STREET SETBACK	YES	
A2-2 BUILDING HEIGHT	YES	
A2-3 SIDE AND REAR SETBACKS	NO	VARIATION SOUGHT FOR THIS OBJECTIVE. REFER RESPONSE STATEMENT IN PR-001 PLANNING PERMIT APPLICATION REPORT.
A2-4 WALLS ON BOUNDARIES	NO	VARIATION SOUGHT FOR THIS OBJECTIVE. REFER RESPONSE STATEMENT IN PR-001 PLANNING PERMIT APPLICATION REPORT.
A2-5 SITE COVERAGE	NO	VARIATION SOUGHT FOR THIS OBJECTIVE. REFER RESPONSE STATEMENT IN PR-001 PLANNING PERMIT APPLICATION REPORT.
A2-6 TREE CANOPY	NO	VARIATION SOUGHT FOR THIS OBJECTIVE. REFER RESPONSE STATEMENT IN PR-001 PLANNING PERMIT APPLICATION REPORT.
A2-7 FRONT FENCES	YES	
A2-8 BUILDING SETBACK FOR SMALL SECOND DWELLINGS	N/A	DEVELOPMENT DOES NOT PROPOSE A SMALL SECOND DWELLING.
A3-1 STREET INTEGRATION	YES	
A3-2 PRIVATE OPEN SPACE	YES	
A3-3 SOLAR ACCESS TO OPEN SPACE	YES	
A3-4 DAYLIGHT TO NEW WINDOWS	YES	
A3-5 SAFETY & ACCESSIBILITY (APPLIES TO A SMALL SECOND DWELLING)	N/A	DEVELOPMENT DOES NOT PROPOSE A SMALL SECOND DWELLING.
A4-1 DAYLIGHT TO EXISTING WINDOWS	YES	
A4-2 EXISTING NORTH-FACING WINDOWS	YES	
A4-3 OVERSHADOWING OF SECLUDED PRIVATE OPEN SPACE	YES	
A4-4 OVERLOOKING	YES	
A5-1 PERMEABILITY	YES	
A5-2 OVERSHADOWING OF DOMESTIC SOLAR ENERGY SYSTEMS	YES	

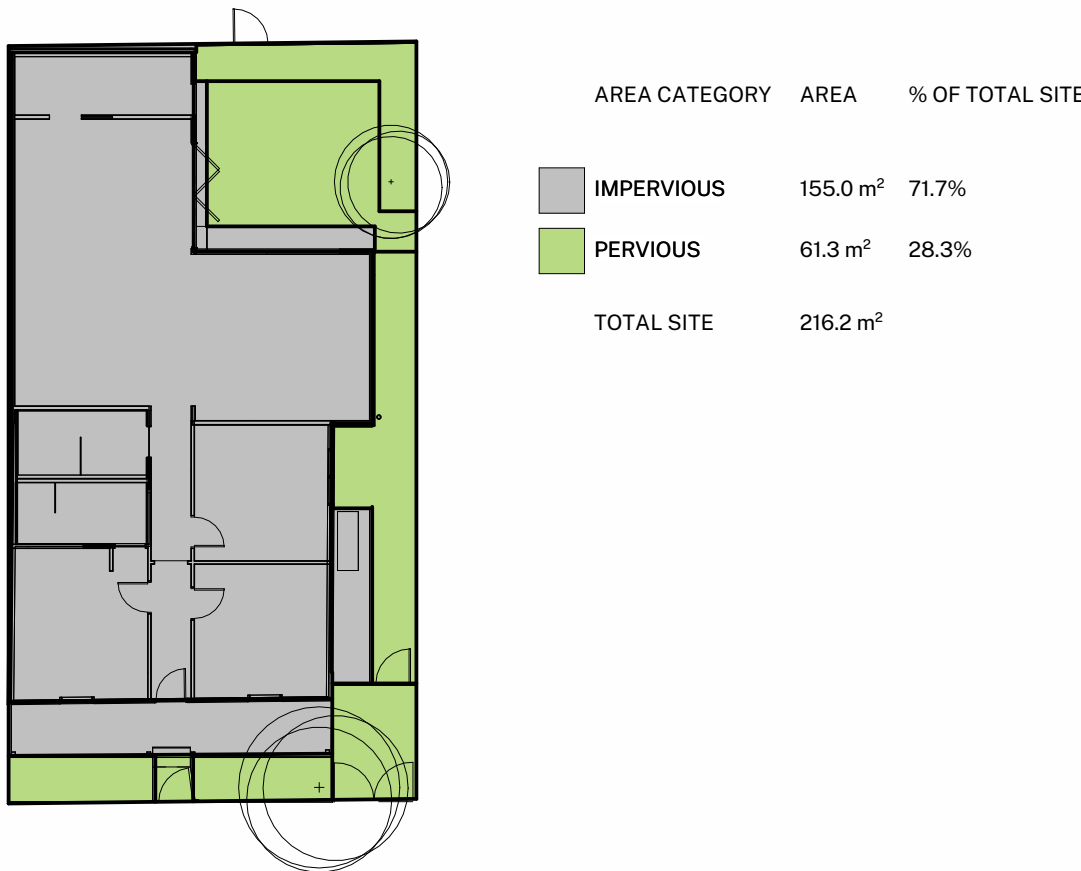
OVERSHADOWING
(A4-3)



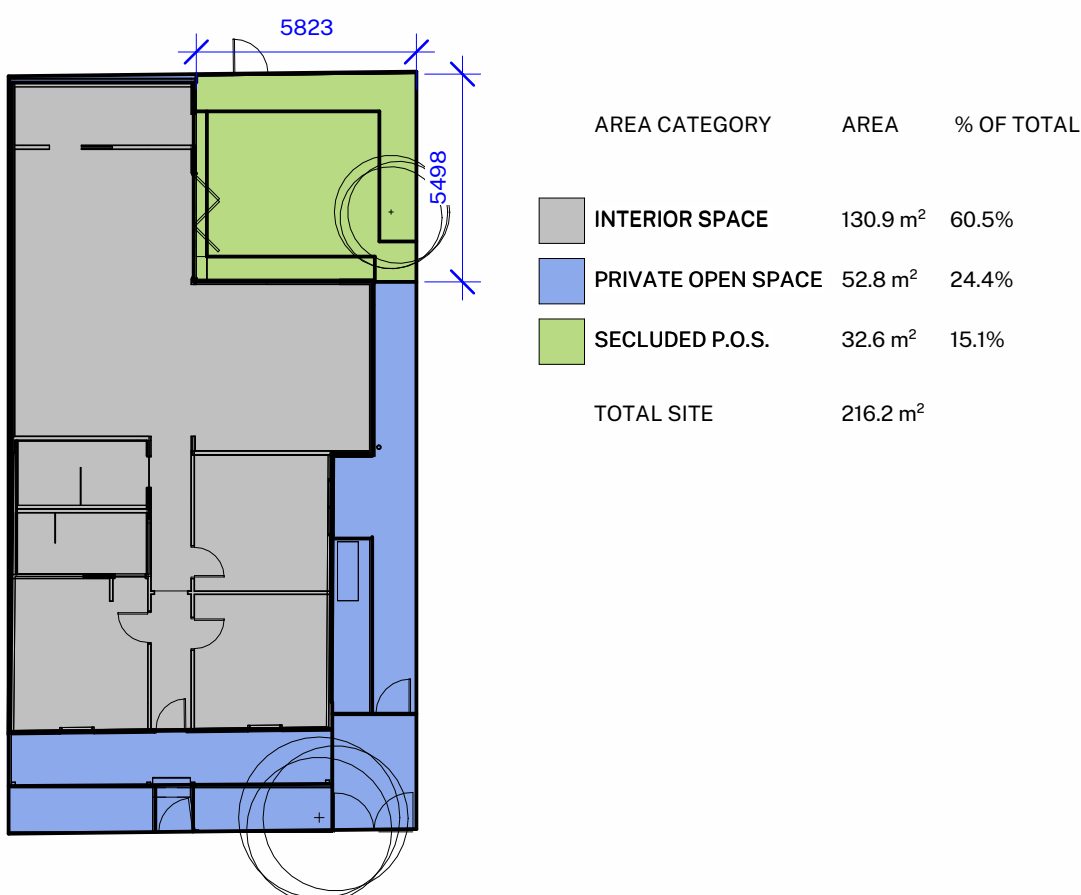
SITE COVERAGE (A2-5)



PERMEABILITY (A6, B9)



PRIVATE OPEN SPACE (A17, B28)



RESPONSE TO CLAUSE 54 PROVISIONS TO BE READ IN CONJUNCTION WITH:

- PR-001 PLANNING PERMIT APPLICATION REPORT
- P1-001 EXISTING NEIGHBOURHOOD CONDITIONS
- P1-101 EXISTING FLOOR PLANS & ELEVATIONS
- P2-101 DEMOLITION FLOOR PLAN & ELEVATIONS
- P3-101 PROPOSED FLOOR PLANS
- P8-201 PROPOSED ELEVATIONS
- P8-101 VEGETATION PLAN AND SCHEDULE

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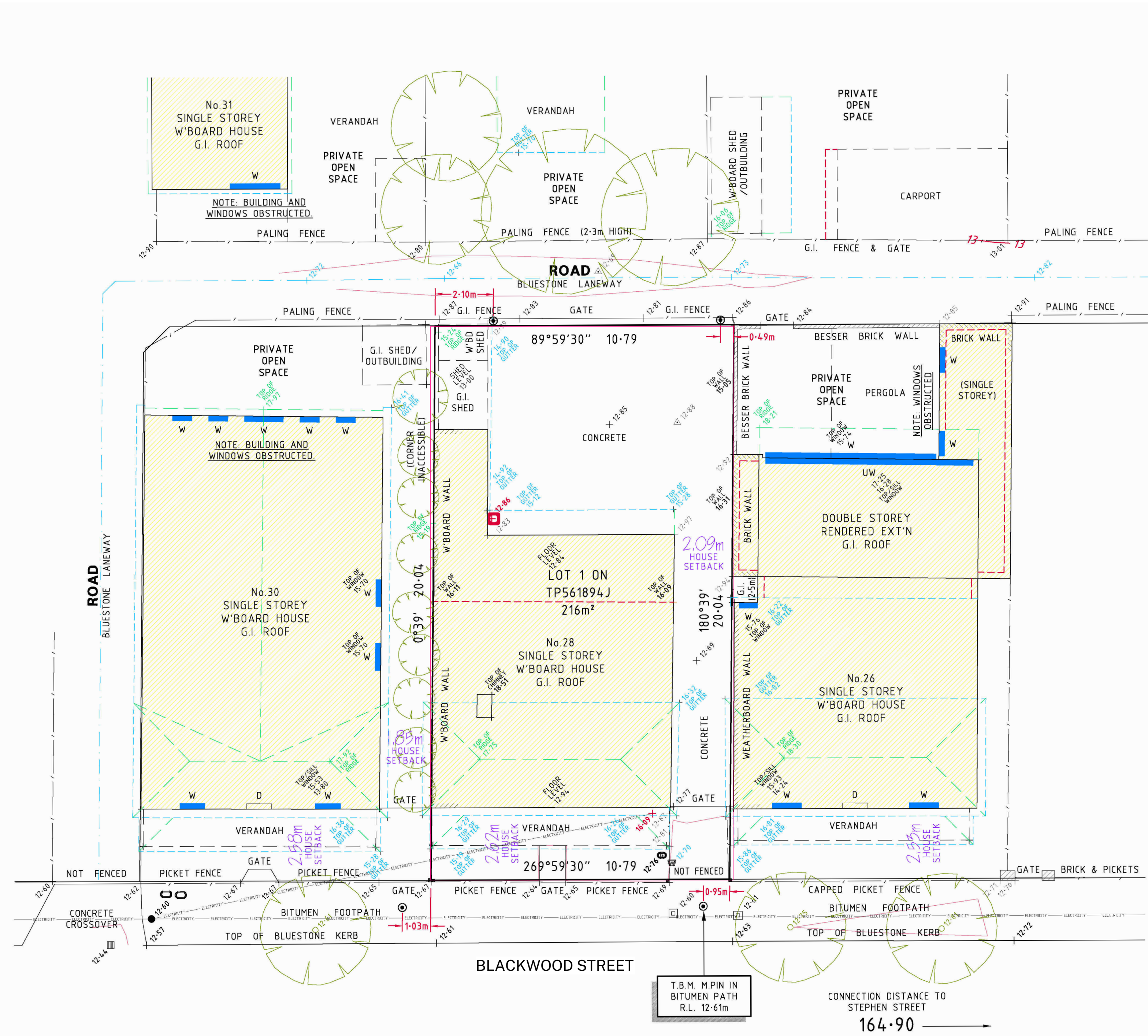
DRAWING NUMBER
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CLAUSE 54 SUMMARY

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SCALE @ A1
1:200

REV TP3
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1 EXISTING FEATURE & LEVEL SURVEY
1:100

2 NEARMAP WITH SURVEY OVERLAY
1:100

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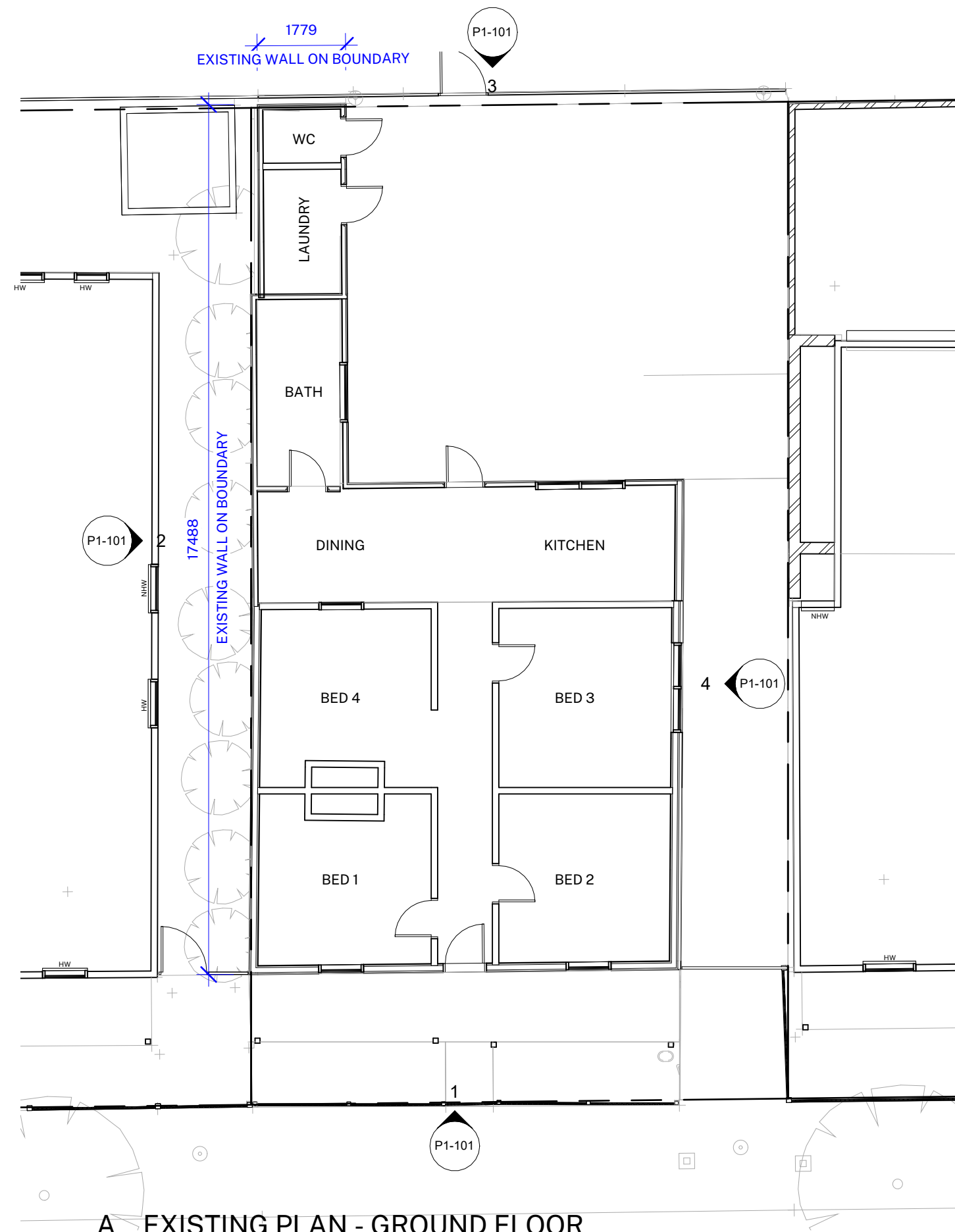
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P1-001
EXISTING NEIGHBOURHOOD CONDITIONS

SCALE @ A1
As indicated

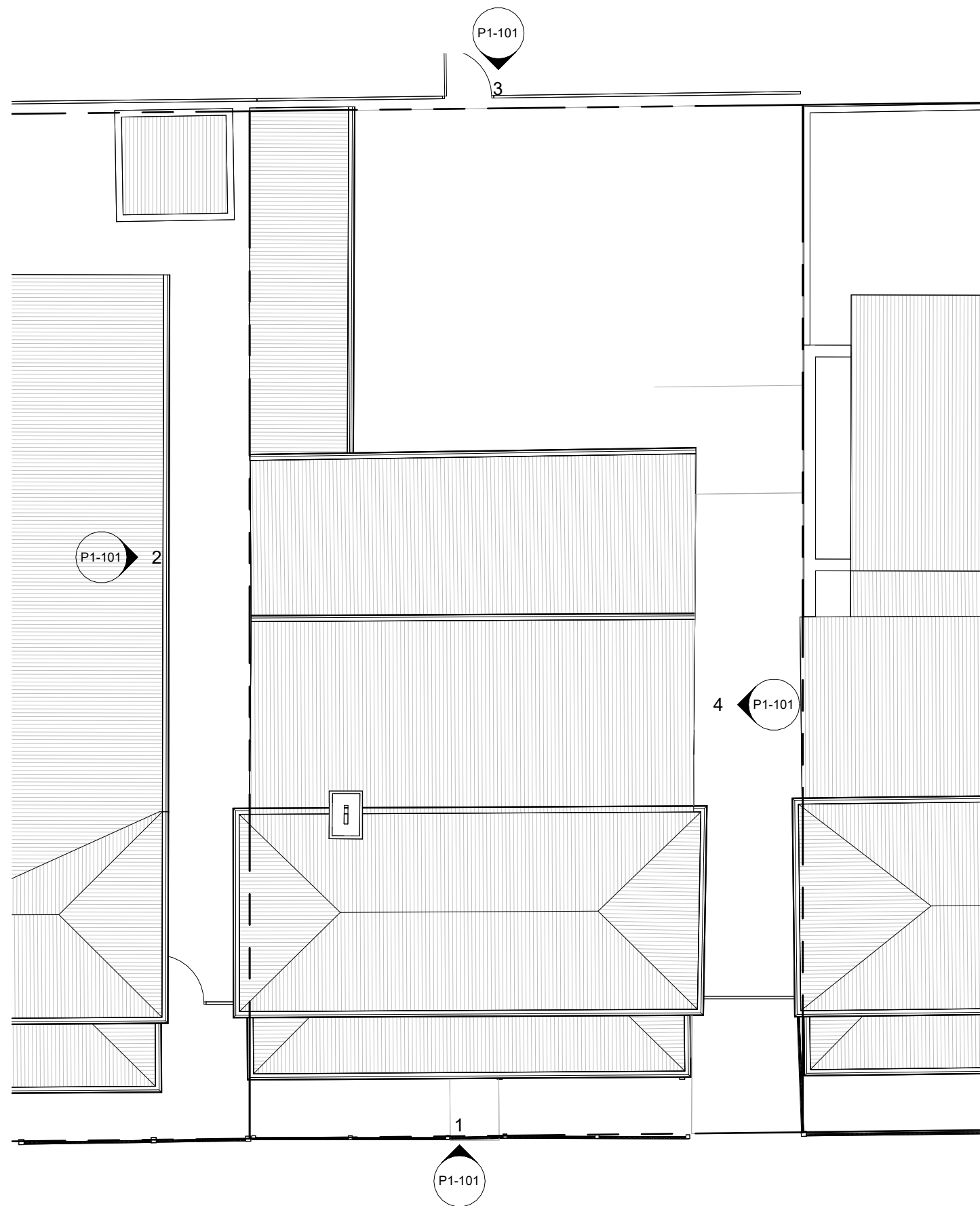
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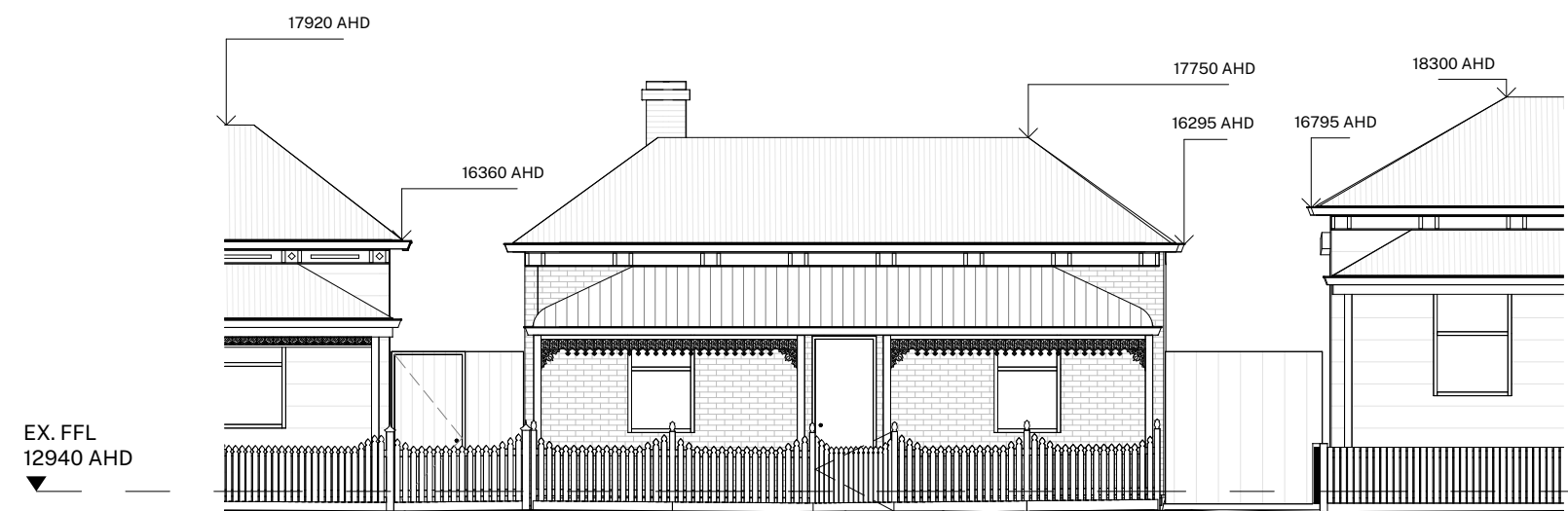
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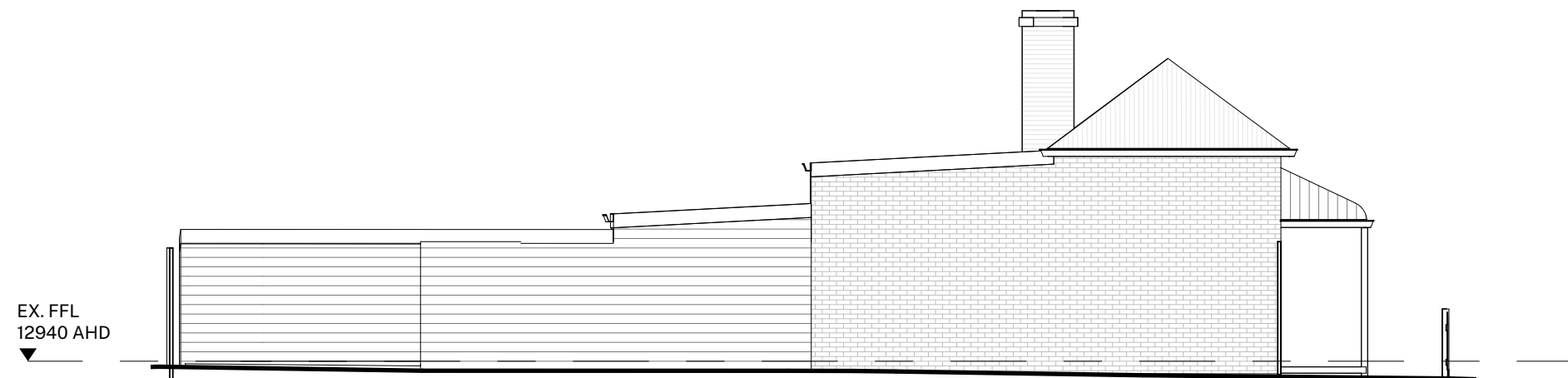
A EXISTING PLAN - GROUND FLOOR
1:100



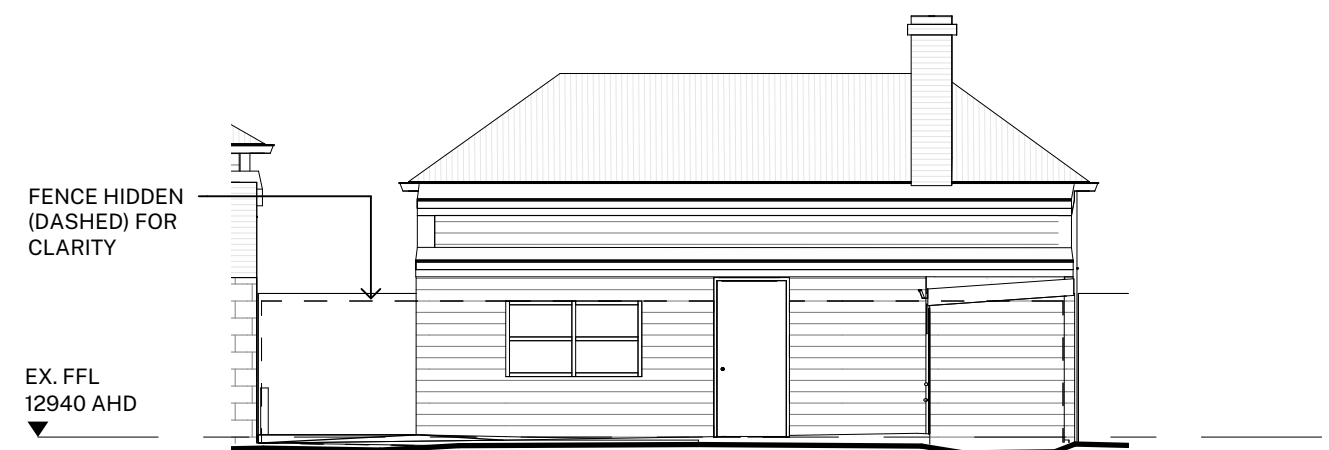
B EXISTING PLAN - ROOF
1:100



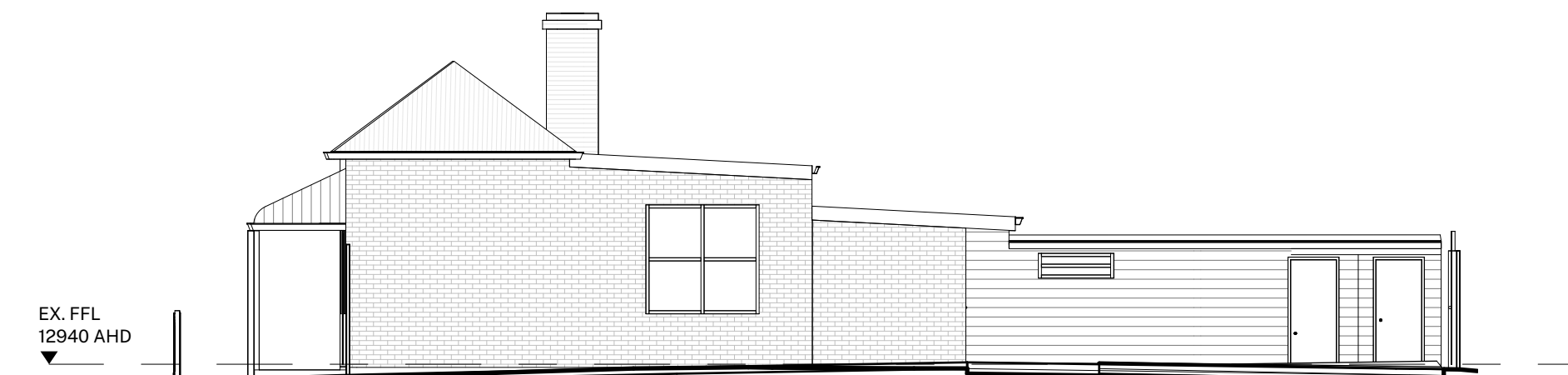
1 EXISTING ELEVATION - SOUTH
1:100



2 EXISTING ELEVATION - WEST
1:100

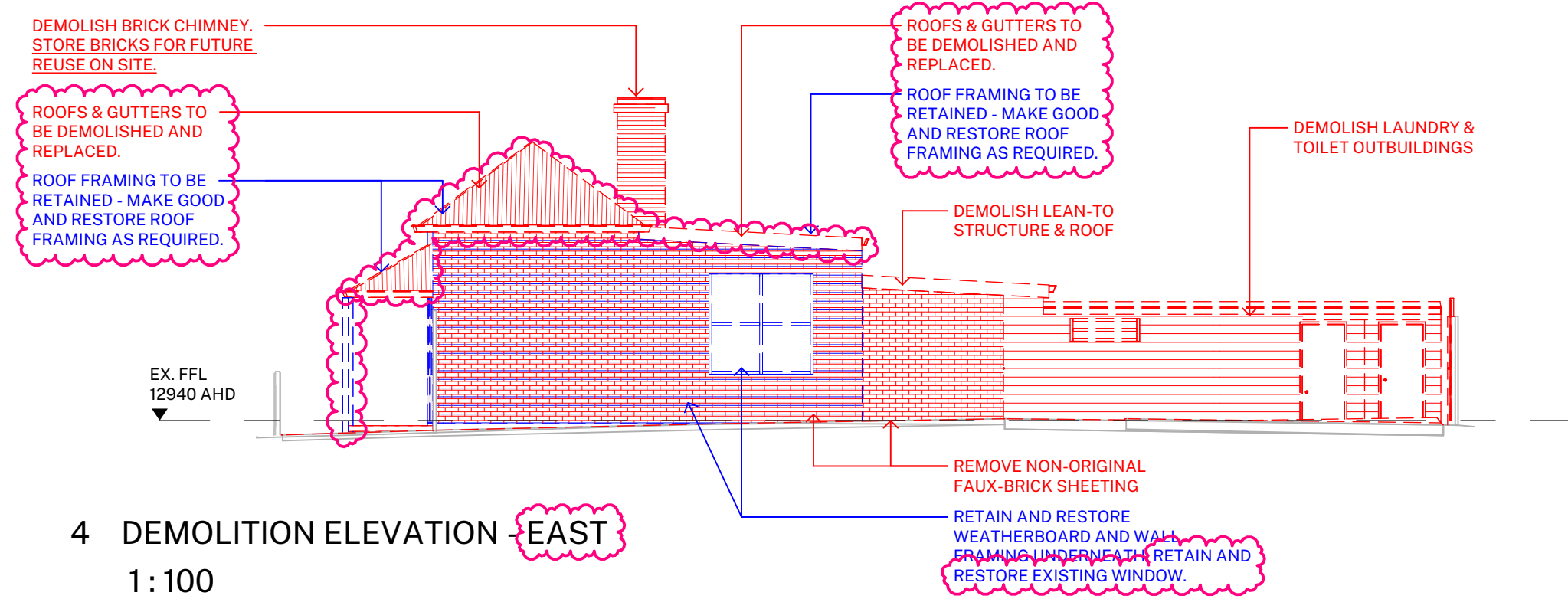
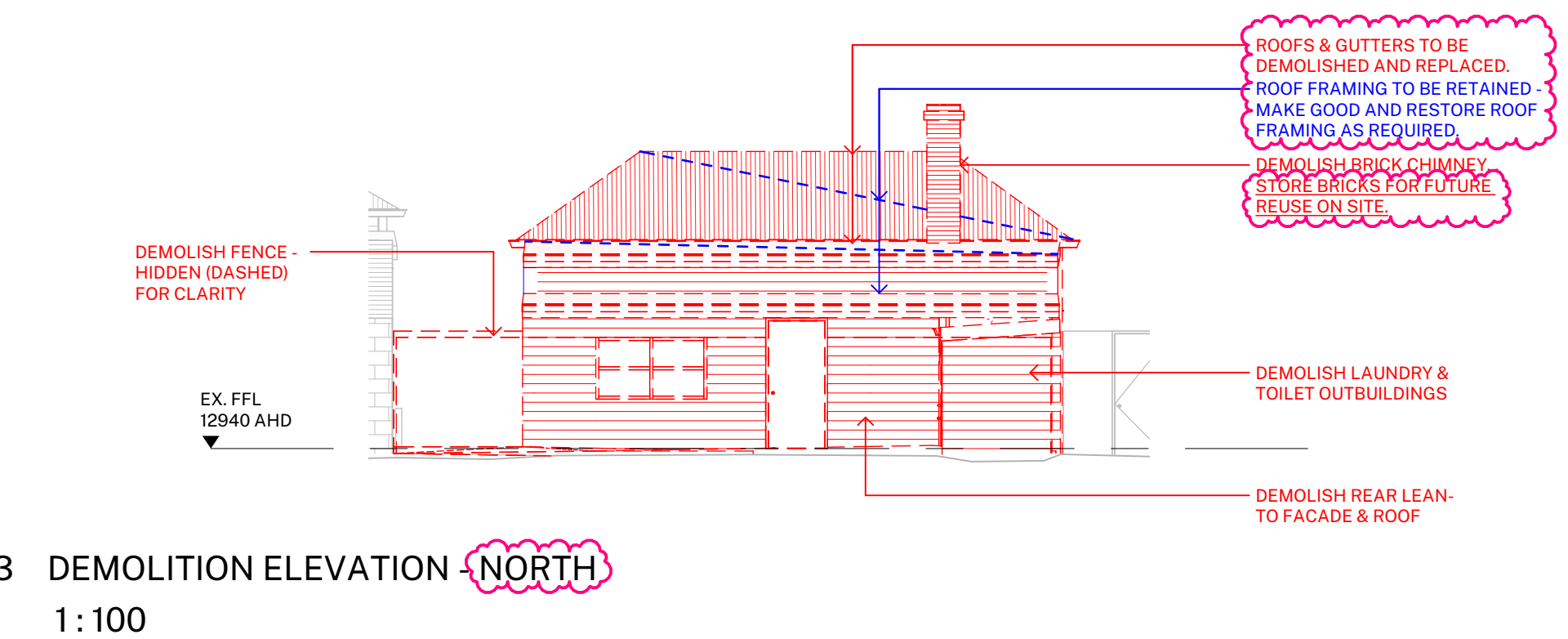
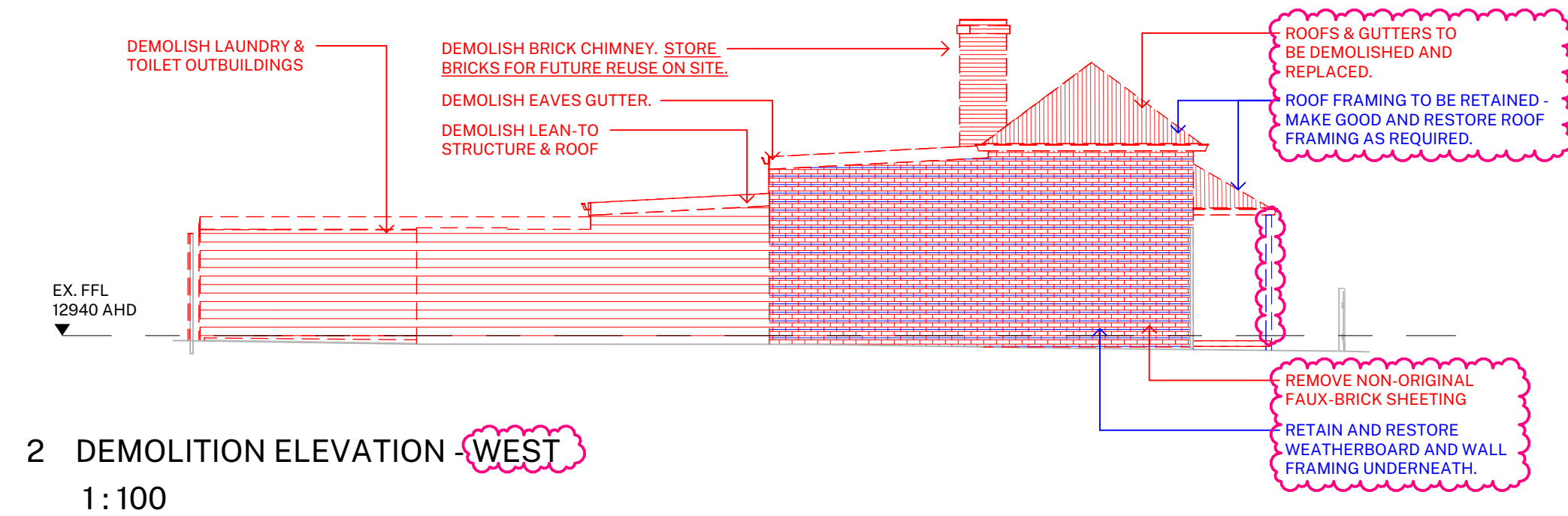
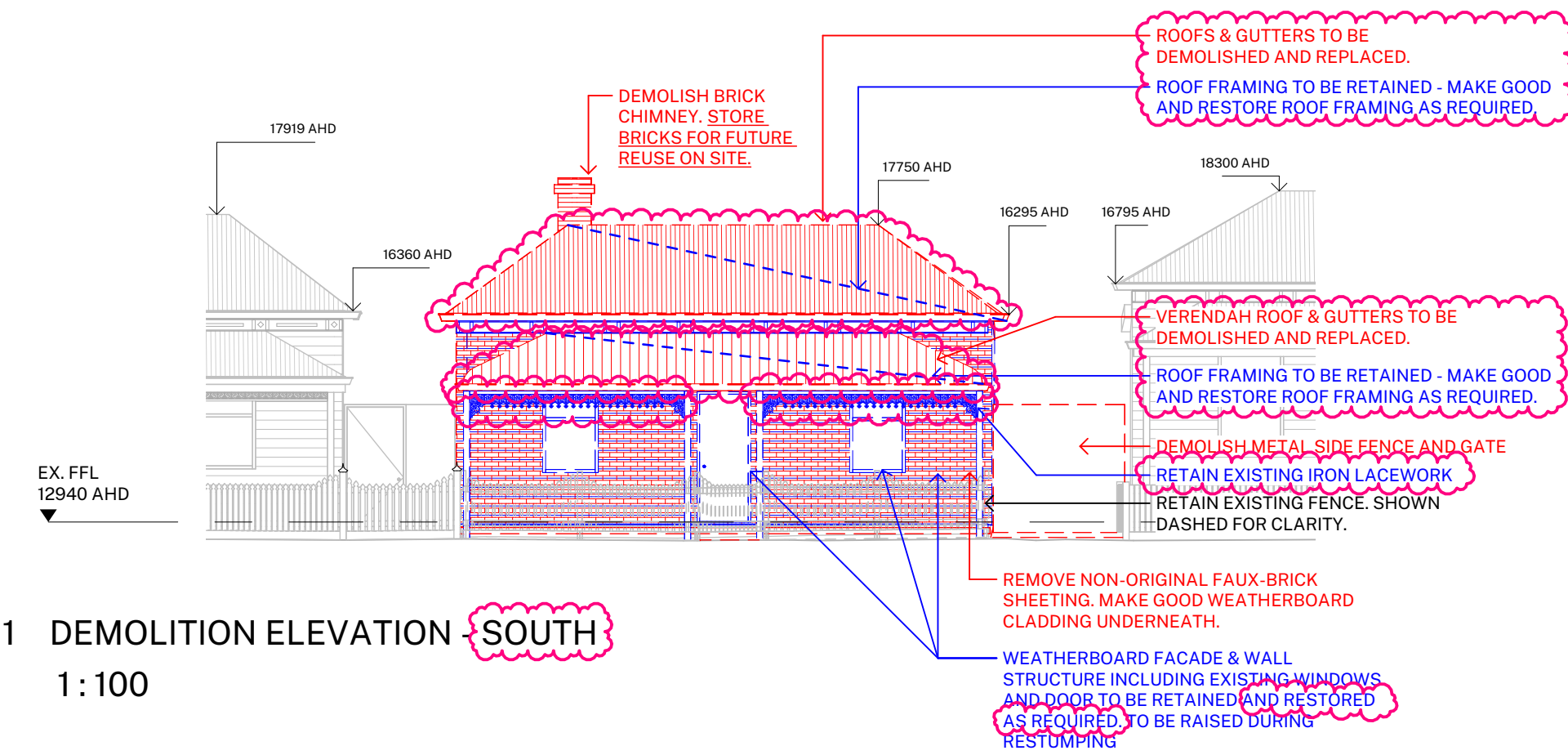
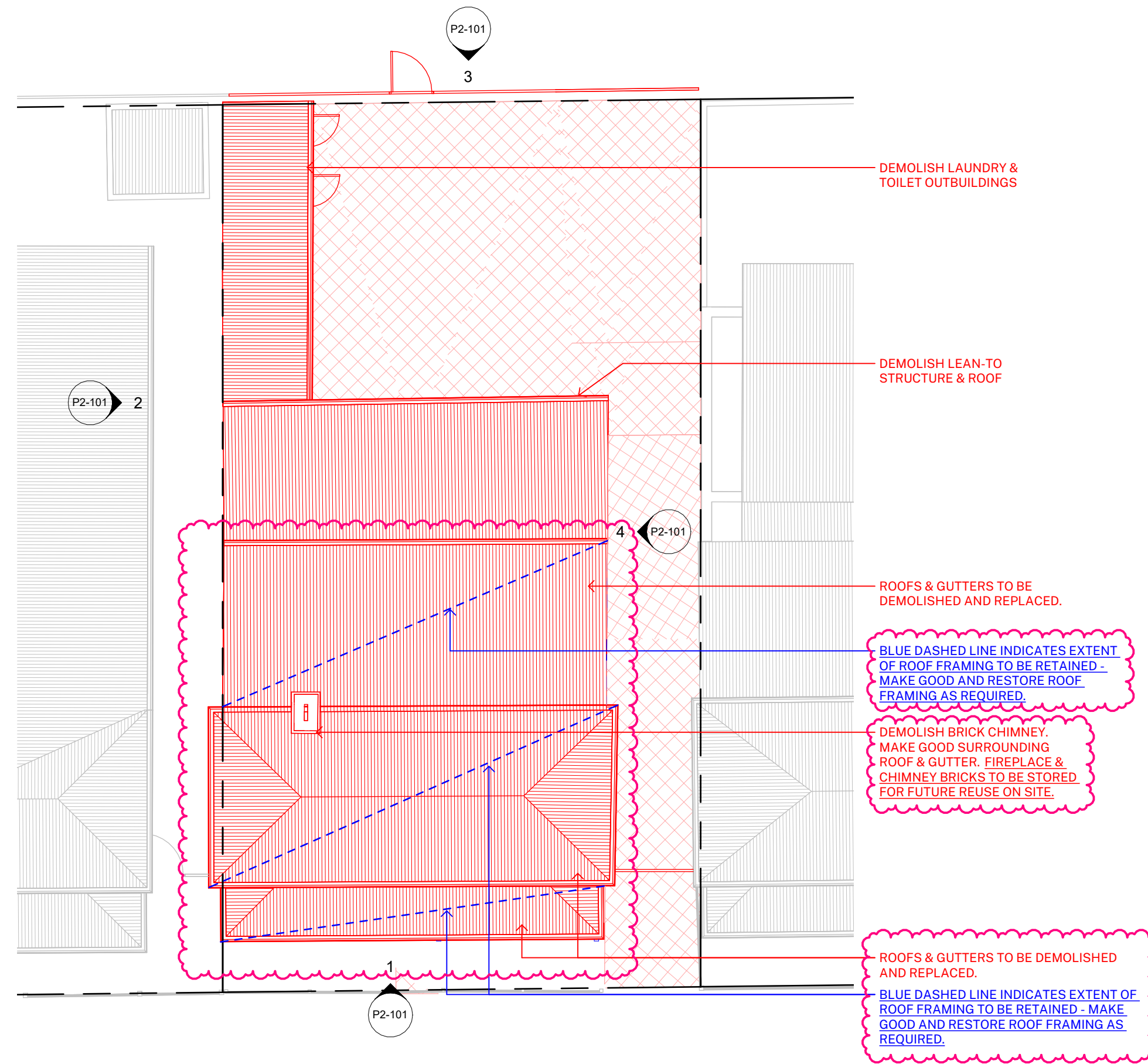
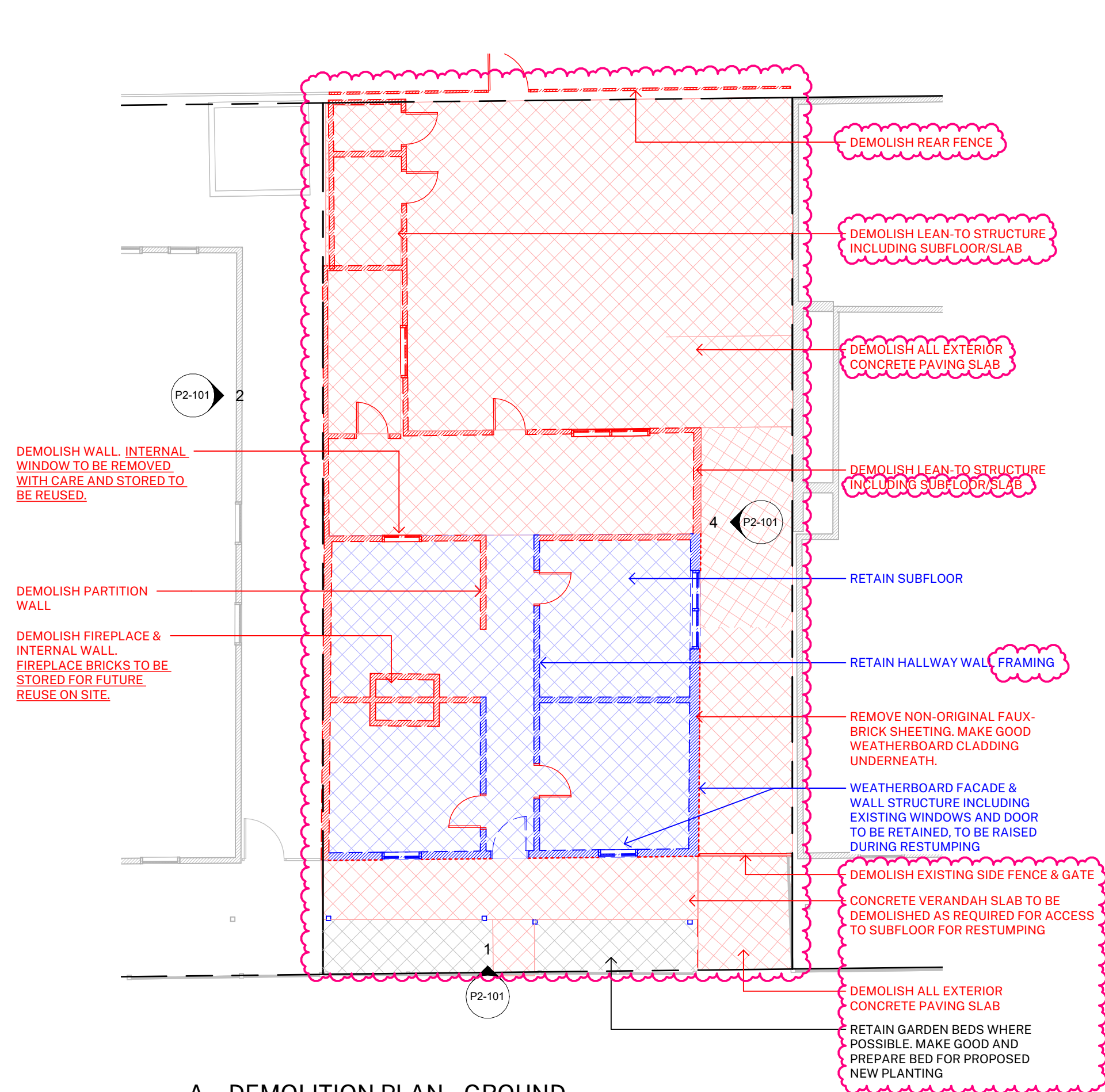


3 EXISTING ELEVATION - NORTH
1:100



4 EXISTING ELEVATION - EAST
1:100





GENERAL NOTES
DEMOLITION FLOOR PLAN & ELEVATIONS

1. RESTORATION OF STRUCTURAL AND FRAMING ELEMENTS MAY INVOLVE REMOVAL OF MEMBERS AND REPLACING AND/OR ADDITIONAL MEMBERS AS APPROPRIATE TO RETAIN BUILDING FORM.
2. RESTORATION OF WEATHERBOARD, DOORS AND WINDOWS MAY INVOLVE REMOVAL AND REPLACEMENT WITH LIKE-FOR-LIKE AND/OR IN KEEPING WITH CHARACTERISTICS OF NEIGHBOURHOOD AND HERITAGE OVERLAY PRECINCT. NEW PAINT PROPOSED TO WEATHERBOARDS, DOORS AND WINDOWS. REFER PROPOSED ELEVATIONS AND MATERIAL SCHEDULE FOR PROPOSED PAINT COLOURS.

CHANGES TO EXISTING FABRIC
DRAWING LEGEND

- BUILDING FABRIC DEMOLISHED
- BUILDING FABRIC RETAINED IN XY LOCATION AND RAISED TO NEW LEVEL DURING RESTUMPING
- BUILDING FABRIC RETAINED IN EXISTING LOCATION

PRINT DRAWING
IN COLOUR

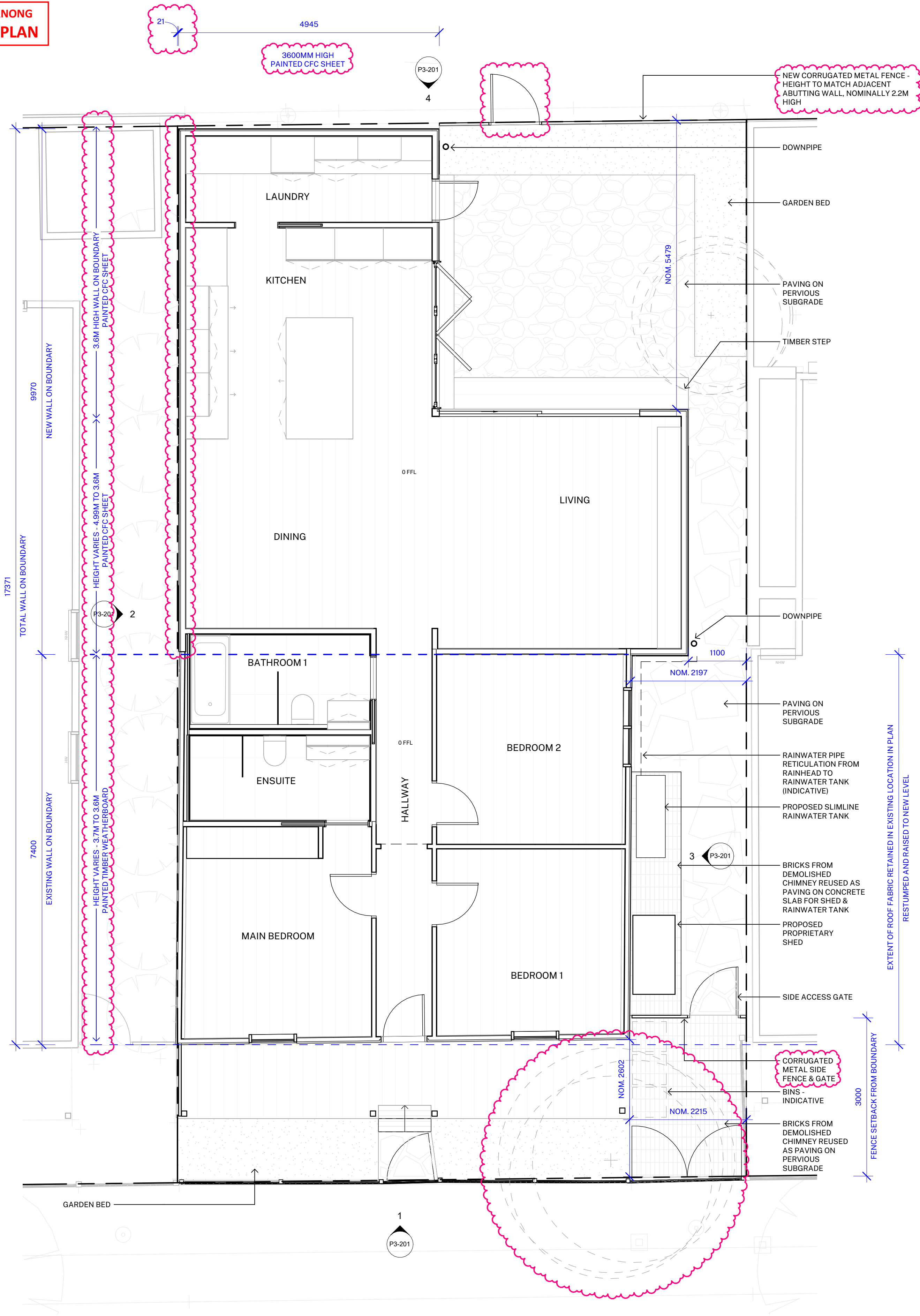
SCALE @ A1
1:100

DRAWING NUMBER
P2-101
DEMOLITION FLOOR PLAN & ELEVATIONS

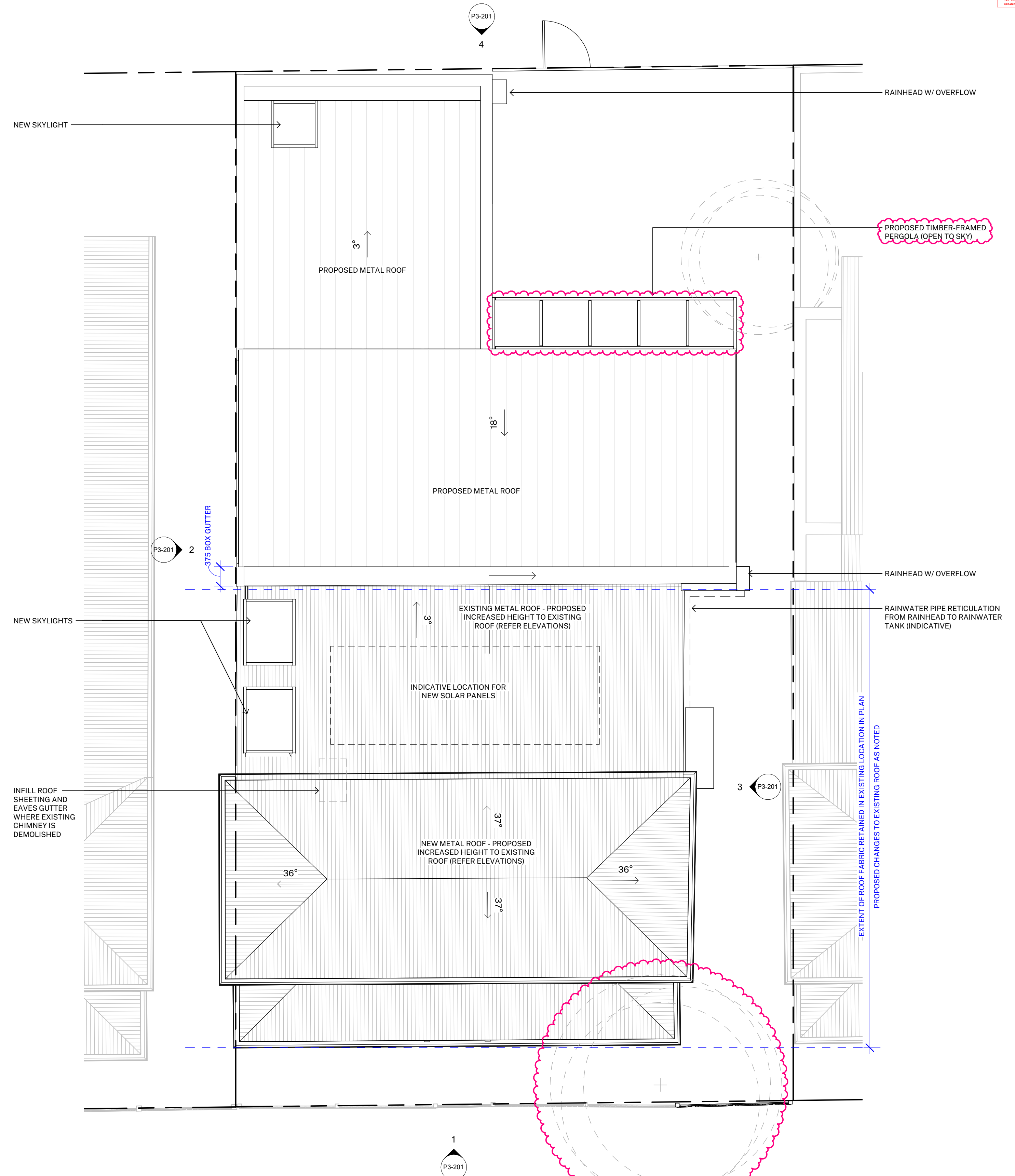
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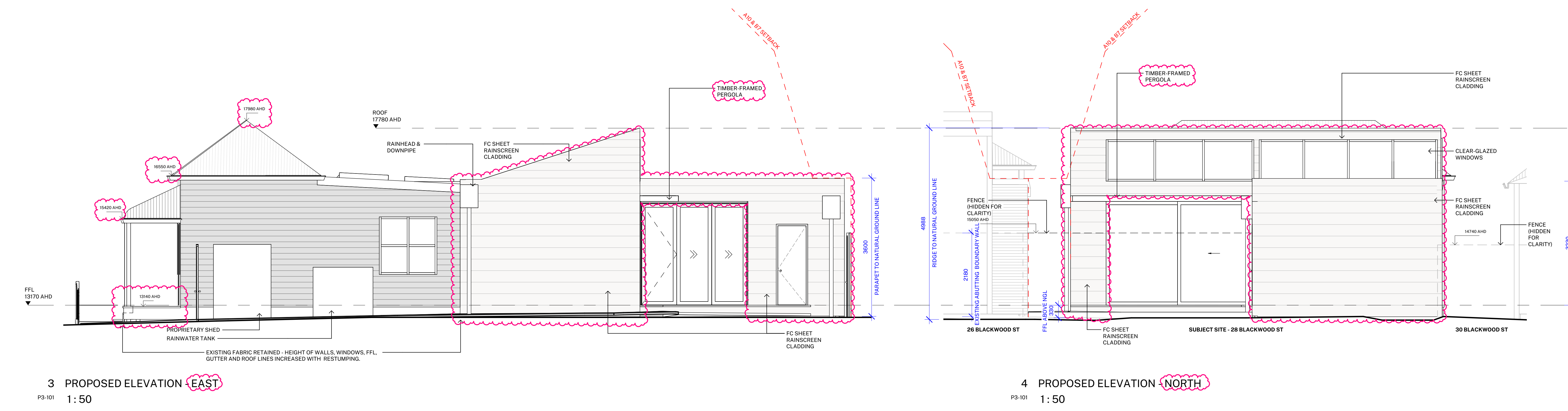
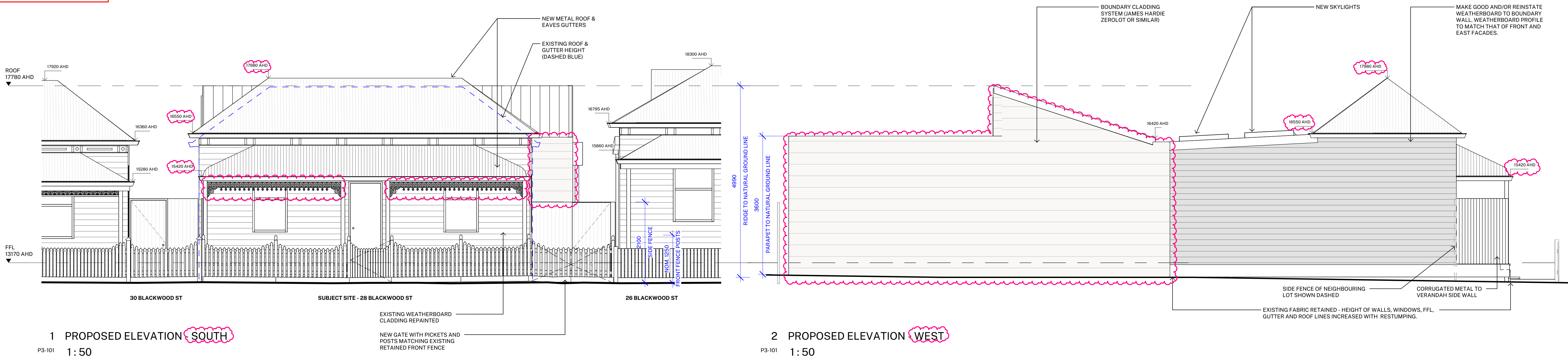


1 PROPOSED PLAN - GROUND FLOOR
1:50

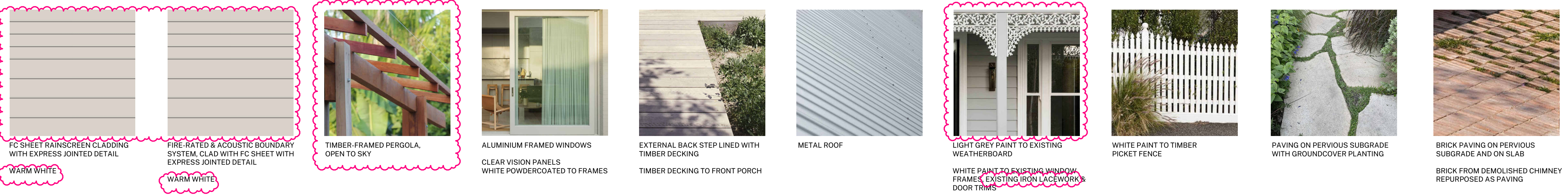


2 PROPOSED PLAN - ROOF
1:50





MATERIALS & FINISHES



SCALE @ A1
1:50

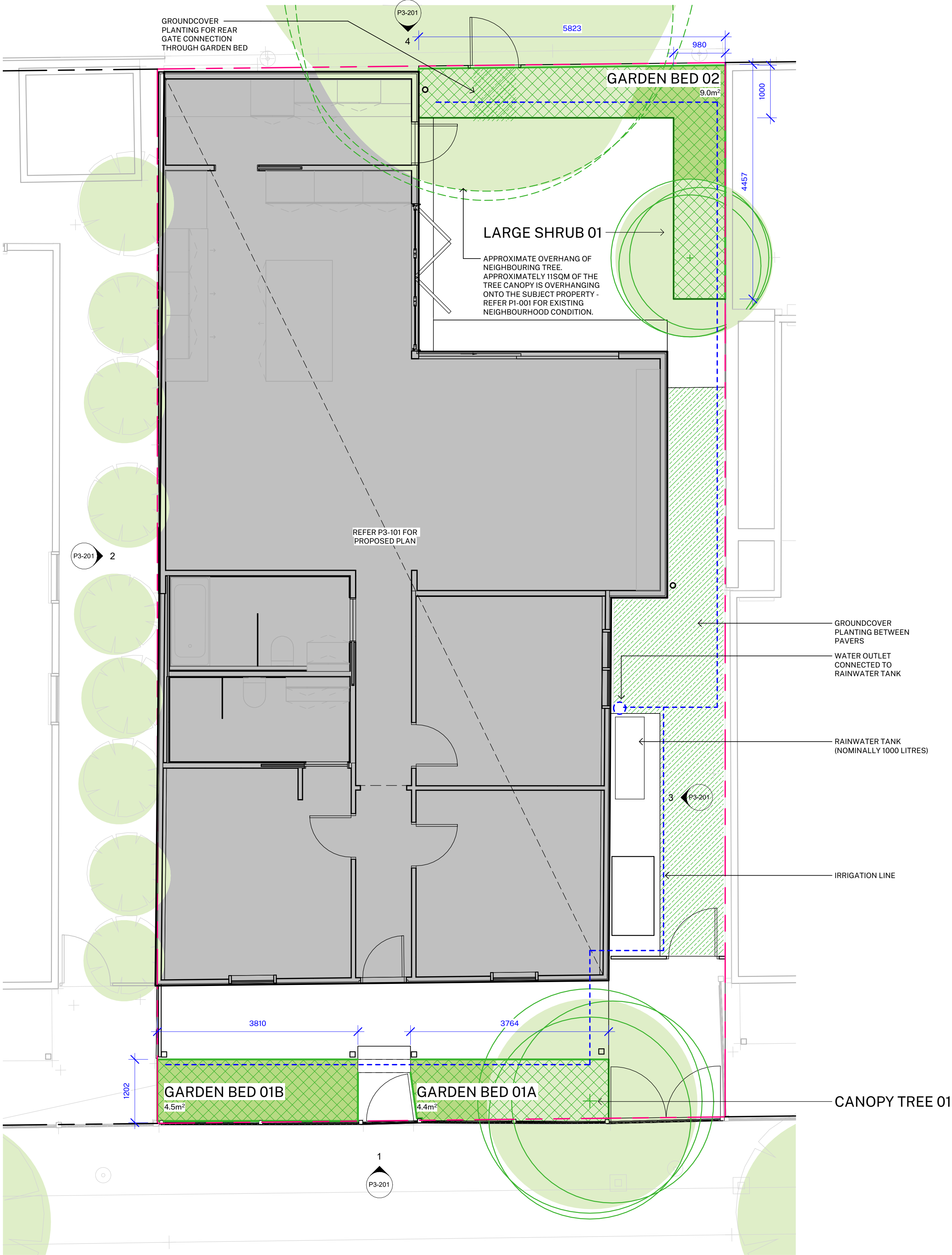
DRAWING NUMBER
P3-201
PROPOSED ELEVATIONS

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PLANTING SCHEDULE

GARDEN BEDS

GARDEN BED 01A/B	
TYPE:	IN-GROUND BED (DEEP SOIL)
AREA:	8.9 SQUARE METRES
PLANT MIX - SMALL FLOWERING SHRUBS:	BILLY BUTTON (PYCNOSORUS GLOBOSUS) EVERLASTING DWARF MIX (RHODANTHE MANGLESII) GOLDEN EVERLASTING (XEROCHRYSUM BRACTEATUM) KANGAROO PAW (ANGIOANTHOS MANGLESII) PINK EVERLASTING (SCHOENIA CASSINIANA) PURPLE FLAG (PATERSONIA OCCIDENTALIS) SWAN RIVER DAISY (BRACHYCOME IBERIDIFOLIA) WHITE STRAWFLOWER (HELICHRYSUM MACRANTHUM)

GARDEN BED 02	
TYPE:	IN-GROUND BED (DEEP SOIL)
AREA:	9.0 SQUARE METRES
PLANT MIX - SMALL-LARGE FLOWERING SHRUBS & GRASSES:	COMMON TUSsock GRASS (POA LABILLARDIEREI) ROCK CORREA (CORREA GLABRA) EVERLASTING DWARF MIX (RHODANTHE MANGLESII) GOLDEN EVERLASTING (XEROCHRYSUM BRACTEATUM) PINK EVERLASTING (SCHOENIA CASSINIANA) PURPLE FLAG (PATERSONIA OCCIDENTALIS) SWAN RIVER DAISY (BRACHYCOME IBERIDIFOLIA)

CANOPY TREES & LARGE SHRUBS

CANOPY TREE 01	
SCIENTIFIC NAME:	EUCALYPTUS CAESIA
COMMON NAME:	SILVER PRINCESS
HEIGHT:	8 METRES (AT MATURITY)
CANOPY WIDTH:	4 METRES (AT MATURITY)

LARGE SHRUB 01	
SCIENTIFIC NAME:	CALLISTEMON VIMINALIS
COMMON NAME:	WILDFIRE BOTTLEBRUSH
HEIGHT:	3 METRES (AT MATURITY)
CANOPY WIDTH:	3 METRES (AT MATURITY)

GROUND COVER

GROUND COVER 01	
SCIENTIFIC NAME:	DICHONDRA REPENS
COMMON NAME:	KIDNEY WEED

1 PROPOSED LANDSCAPE PLAN - GROUND FLOOR
1:50

SCALE @ A1
1:50

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DRAWING NUMBER P8-101 VEGETATION PLAN AND SCHEDULE	REV TP1 PLANNING PERMIT RFI UPDATE
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