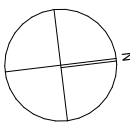




- ESD Notes:
- all rainwater tanks are to be connected to the toilets
 - taps to be supplied to all rainwater tanks for irrigation.
 - minimum average of 6.5 stars NATHERS rating to be achieved.
 - electrical switchboard to a minimum of 15 amp for any future electrical vehicle charging requirements to be provided in the garage of each dwelling.
 - all external lighting will be controlled by a motion detector.
 - maximum illumination power density of 4W/m2 in each dwelling.
 - use low VOC materials, paints, sealants & adhesives where possible and E1 or E0-grade engineered wood products.
 - recycle a minimum of 70% of construction waste and minimum 30% demolition waste be reused or recycled / diverted from landfill
 - all windows to be lockable in an open position



SITE LAYOUT & GROUND FLOOR PLAN

SCALE 1:100

AREA: DWELLING 1	AREA: DWELLING 2	AREA: DWELLING 3	SITE ANALYSIS
ground floor 87.83m² 9.45sq	ground floor 96.80m² 10.42sq	ground floor 97.46m² 10.49sq	site area 690.01m²
first floor 68.13m² 7.33sq	first floor 76.59m² 8.42sq	first floor 72.35m² 7.79sq	built up area 365.85m²
garage 24.84m² 2.67sq	garage 22.73m² 2.45sq	garage 23.20m² 2.50sq	site coverage 53.02%
porch 6.09m² 0.66sq	porch 4.44m² 0.48sq	porch 2.29m² 0.25sq	permeability 287.50m²
total 186.89m² 20.12sq	total 190.01m² 21.42sq	total 196.05m² 21.10sq	permeability 37.38%

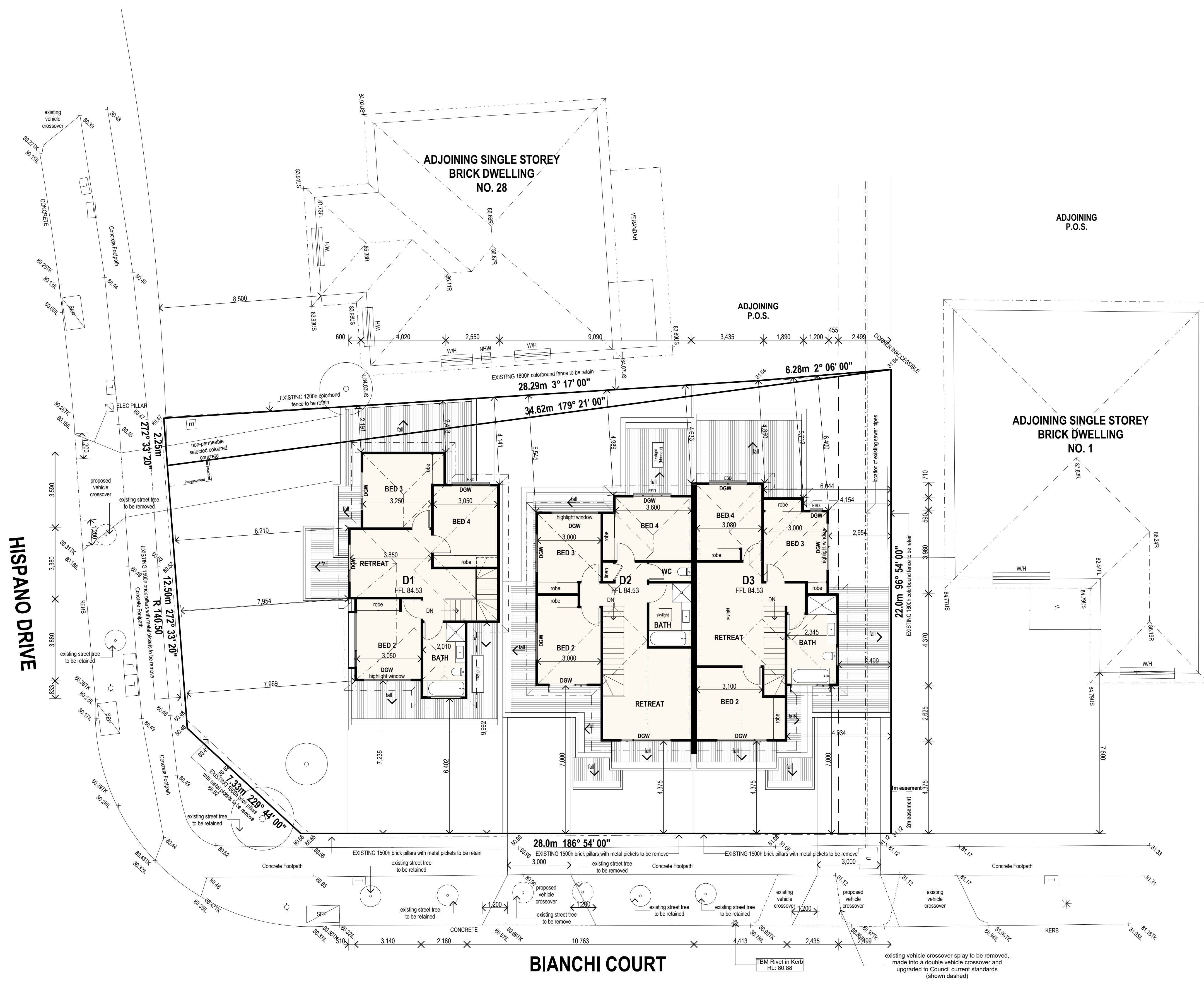
LEGEND

- EV electric vehicle infrastructure
- DGW double glazed windows
- existing tree to be retained
- existing tree to be removed

PROPOSED:
UNIT DEVELOPMENT
AT:
26 HISPANO DRIVE
KEILOR DOWNS VIC 3038

DATE:
3/02/2023
PROJECT NO:
83353

SCALE:
1:100 @ A1
SHEET:
A04



FIRST FLOOR PLAN

LEGEND

PROPOSED:
UNIT DEVELOPMENT

A05



SOUTH ELEVATION
SCALE 1:100



NORTH ELEVATION
SCALE 1:100



INTERNAL ELEVATION - SOUTH
SCALE 1:100



WEST ELEVATION
SCALE 1:100



EAST ELEVATION
SCALE 1:100



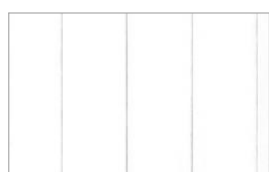
FB1
face brick - recycled look red brick



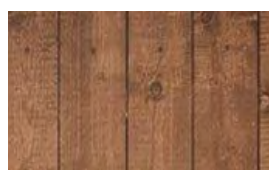
CR1
colourbond roof 22.5° pitch basalt



FC1
axon cladding - basalt



FC2
axon cladding - white



FC3
axon cladding - timber look



RE1
rendered finish - dark grey



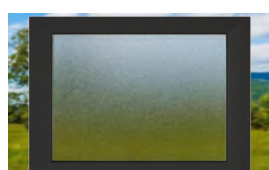
FGD
fascia, gutter & downpipes basalt



GD1
garage door - panel list basalt



WD1 / SD1
aluminium windows & sliding doors - night sky



OBS
fixed or openable obscure glazing to 1700h above FFL (openable max 150mm)

PROPOSED:
UNIT DEVELOPMENT
AT:
**26 HISPANO DRIVE
KEILOR DOWNS VIC 3038**

DATE:
3/02/2023
PROJECT NO:
83353

SCALE:
1:100 @ A1

A11
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SOUTH MELBOURNE VIC 3205
hello@lazarovski.com.au | 1300 95 88 88 | CDP-AD 64532
GEE LONG: 1187 LITTLE MALCOLM ST
GEE LONG VIC 3209
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PROPOSED:
UNIT DEVELOPMENT

AT:
**26 HISPANO DRIVE
KEILOR DOWNS VIC 3038**

DATE:
3/02/2023
AMENDMENTS:

PROJECT NO:
83353

SCALE:
@ A2

SHEET:

A12

LAZAROVSKI DESIGN

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