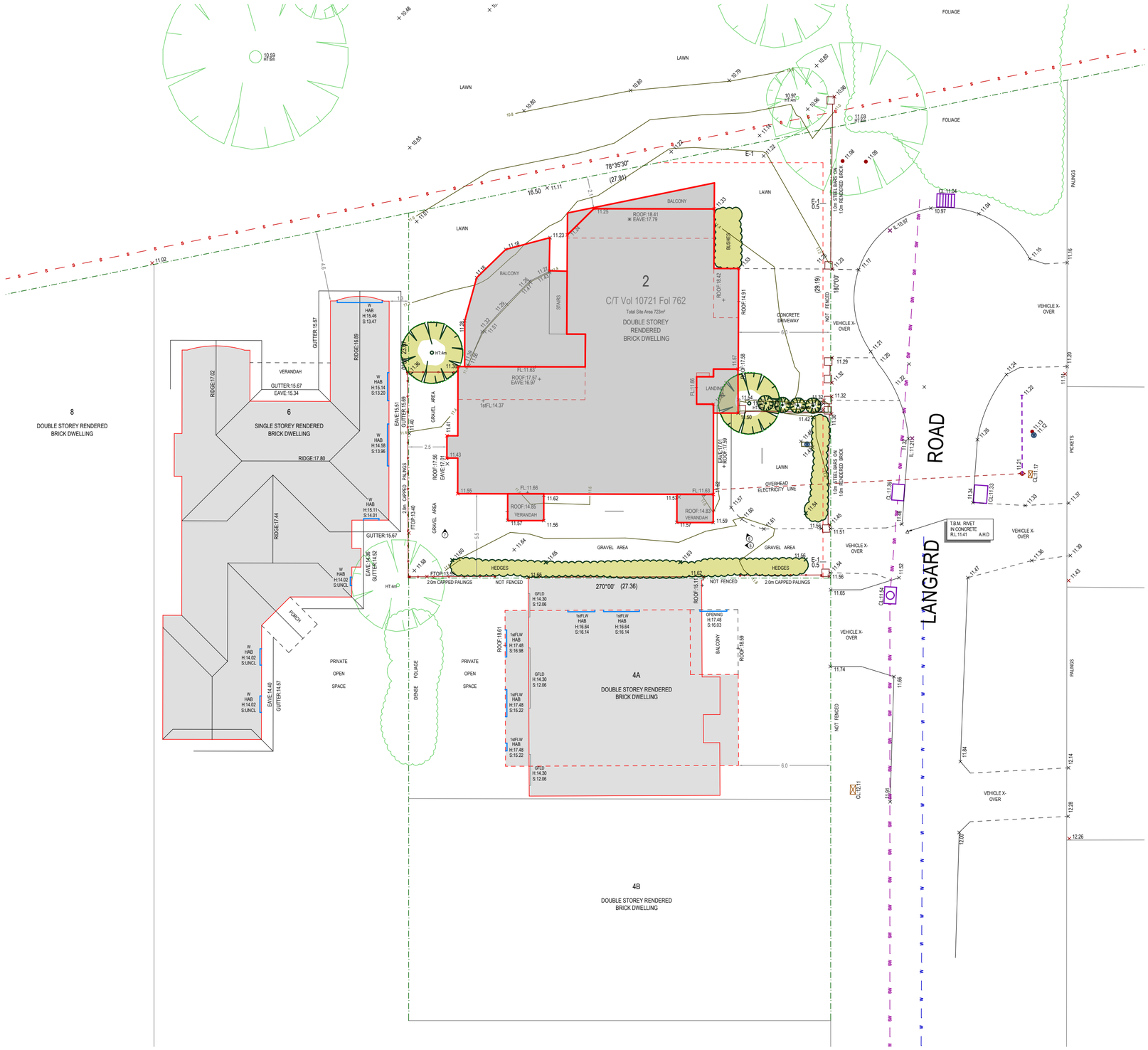


DRAWING INDEX	
DRAWING No:	**DRAWING:**
TP 00	COVER PAGE
TP 01	EXISTING CONDITIONS
TP 02	DESIGN RESPONSE
TP 03	GROUND FLOOR PLAN
TP 04	FIRST FLOOR PLAN
TP 05	ROOF PLAN
TP 06	GARDEN AREA
TP 07	ELEVATIONS
TP 08	STREETSCAPE & SECTION A
TP 09	SECTIONS
TP 10	3D VIEWS
TP 11	3D VIEWS
TP 12	SHADOW DIAGRAMS

LANGARD RD, COWES
DANNALS RESIDENCE

KIRIL
ARCHITECTS



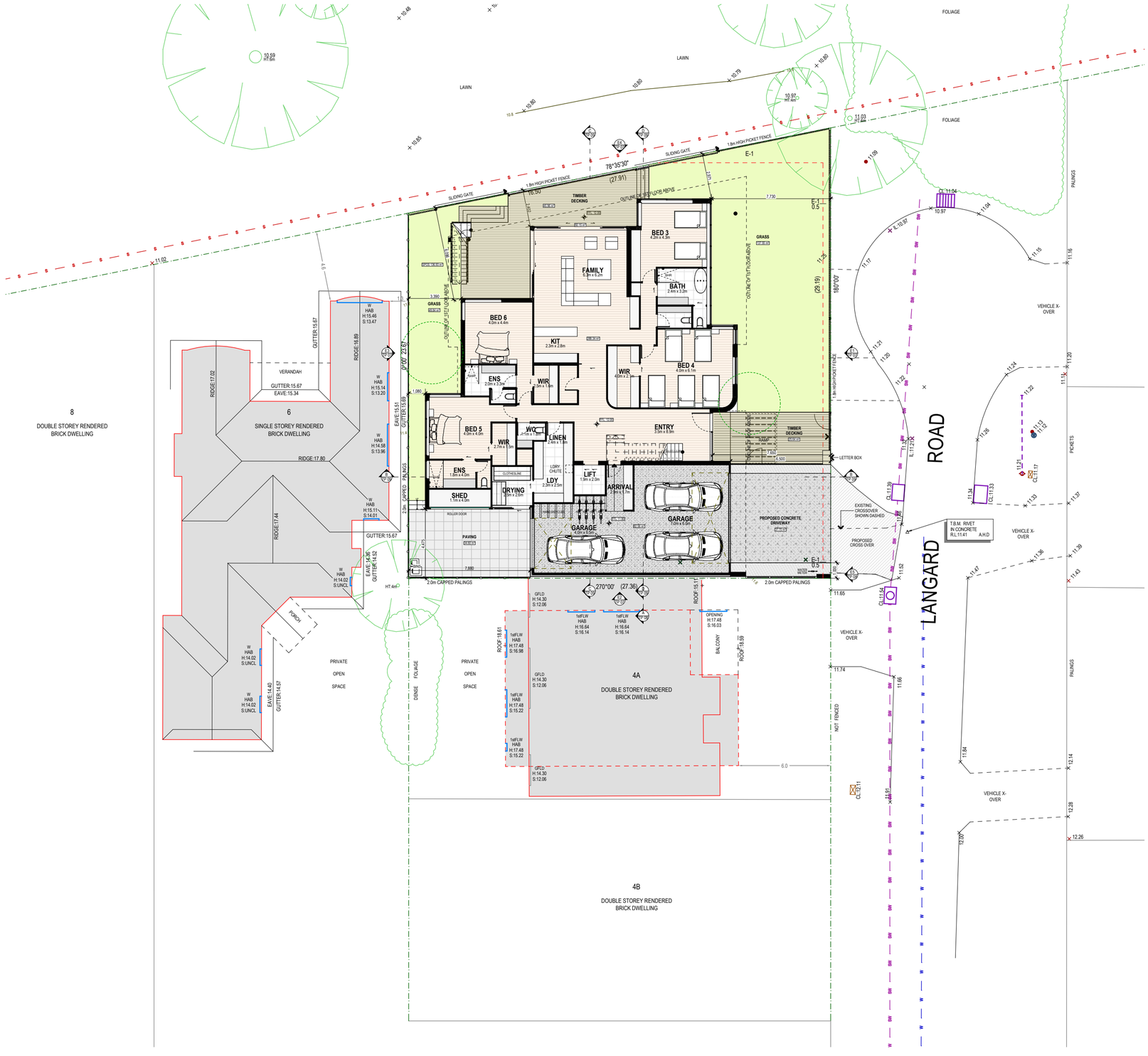
DESIGN RESPONSE 1:200

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PROJECT:	DANNALS RESIDENCE	MELWAYS REF:	733 J1	SCALE:	1:200 @ A2
ADDRESS:	LANGARD RD, COWES	DATE CREATED:	MAR 21	PROJECT N°:	LAN-2
CLIENT:	DANALLS FAMILY	COUNCIL:	BASS COAST	DRAWN BY:	KJ
CLIENT SIGNATURE & DATE:		MODIFIED BY:	KJ	PLOT DATE:	23/09/2021
DRAWING:	EXISTING CONDITIONS	ISSUE:	TOWN PLANNING	DWG N°:	TP 01
				REVISION:	0



DESIGN RESPONSE

1:200

AREA SCHEDULE

DWELLING:

GROUND FLOOR	288.34m²
FIRST FLOOR	305.55m²
FIRST FLOOR DECKS	64.19m²
GARAGE	82.56m²
TOTAL	**740.64m²**

SITE AREA:		723.14m²
SITE PERMEABILITY:	257.14m²	35.56%
TOTAL SITE COVERAGE:	**434.42m²**	**60%**

LEGEND:

- VEGETATION TO BE REMOVED
- EXISTING VEGETATION
- S — SEWER
- SW — STORMWATER
- W — WATER
- E — ELECTRICITY
- E — TELECOM
- G — GAS

NOTES:

VEHICLE CROSSINGS CONSTRUCTED TO COUNCIL'S AND VIC ROADS STANDARDS.

DIMENSIONS & LEVELS SHOWN ARE SUBJECT TO SURVEYOR'S SITE SURVEY. ALL LEVELS TAKEN FROM A.H.D.

STORMWATER SHALL BE TAKEN TO LEGAL POINT OF DISCHARGE AS NOMINATED BY LOCAL AUTHORITY.

SEWER OR SEPTIC SYSTEM SHALL BE IN ACCORDANCE WITH THE RELEVANT AUTHORITIES REQUIREMENTS.

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PROJECT:	DANNALS RESIDENCE	ADDRESS:	LANGARD RD, COWES		
CLIENT:	DANALLS FAMILY	CLIENT SIGNATURE & DATE:			
MELWAYS REF:	733 J1	SCALE:	1:100, 1:200 @ A2	DRAWING:	DESIGN RESPONSE
DATE CREATED:	MAR 21	PROJECT N°:	LAN-2	DWG N°:	TP 02
COUNCIL:	BASS COAST	DRAWN BY:	KJ	ISSUE:	TOWN PLANNING
MODIFIED BY:	KJ	PLOT DATE:	23/09/2021	REVISION:	0



LEGEND:

- VEGETATION TO BE REMOVED
- EXISTING VEGETATION
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- W — WATER
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GROUND FLOOR PLAN

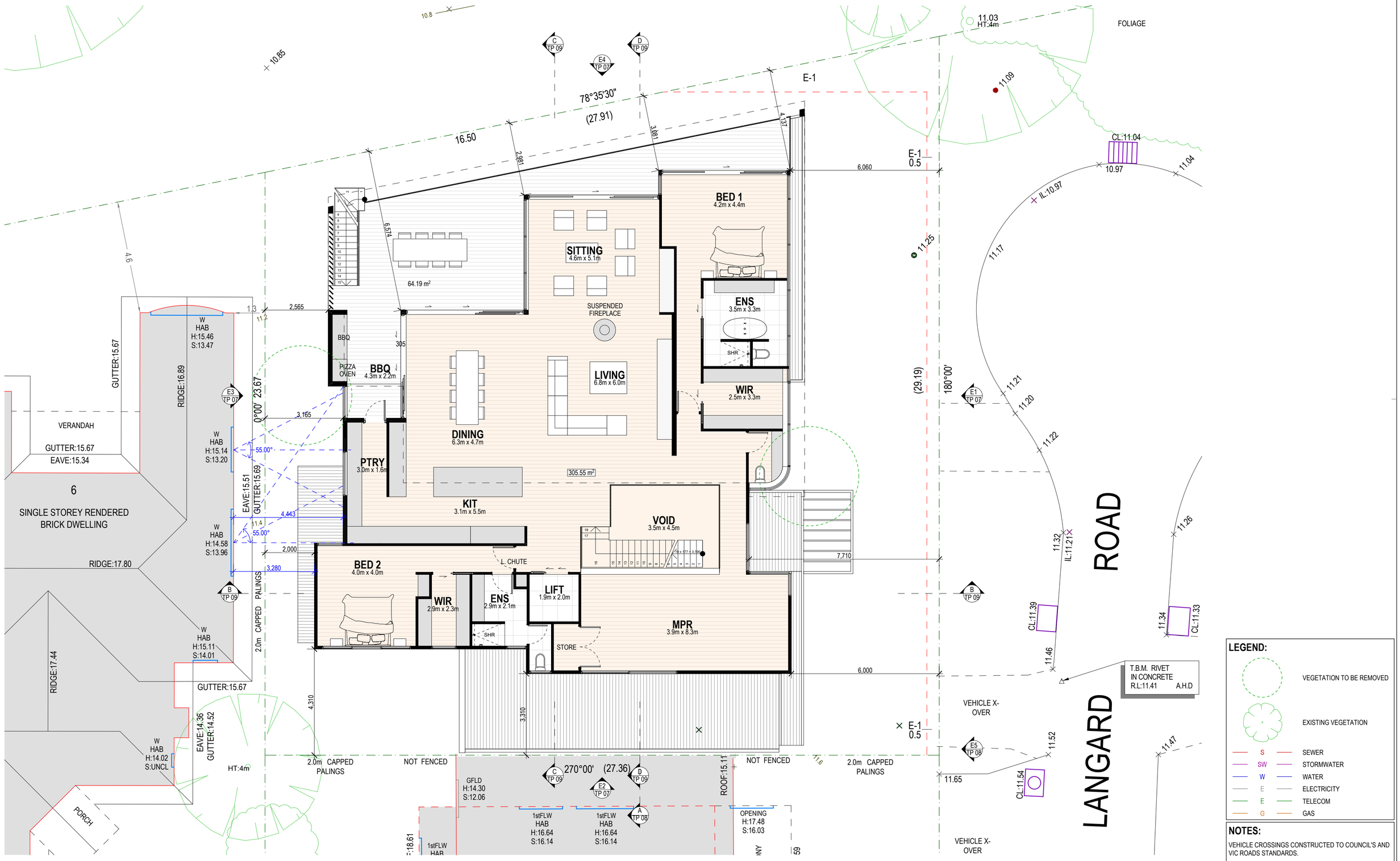
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PROJECT:	DANNALS RESIDENCE
ADDRESS:	LANGARD RD, COWES
CLIENT:	DANALLS FAMILY
CLIENT SIGNATURE & DATE:	
MELWAYS REF:	733 J1
DATE CREATED:	MAR 21
COUNCIL:	BASS COAST
MODIFIED BY:	KJ
SCALE:	1:100 @ A2
PROJECT N°:	LAN-2
DRAWN BY:	K.J
PLOT DATE:	23/09/2021
DRAWING:	GROUND FLOOR PLAN
ISSUE:	TOWN PLANNING
DWG N°:	TP 03
REVISION:	0



FIRST FLOOR PLAN

1:100

LEGEND:

- VEGETATION TO BE REMOVED
- EXISTING VEGETATION
- S — SEWER
- SW — STORMWATER
- W — WATER
- E — ELECTRICITY
- E — TELECOM
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NOTES:

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PROJECT: DANNALS RESIDENCE

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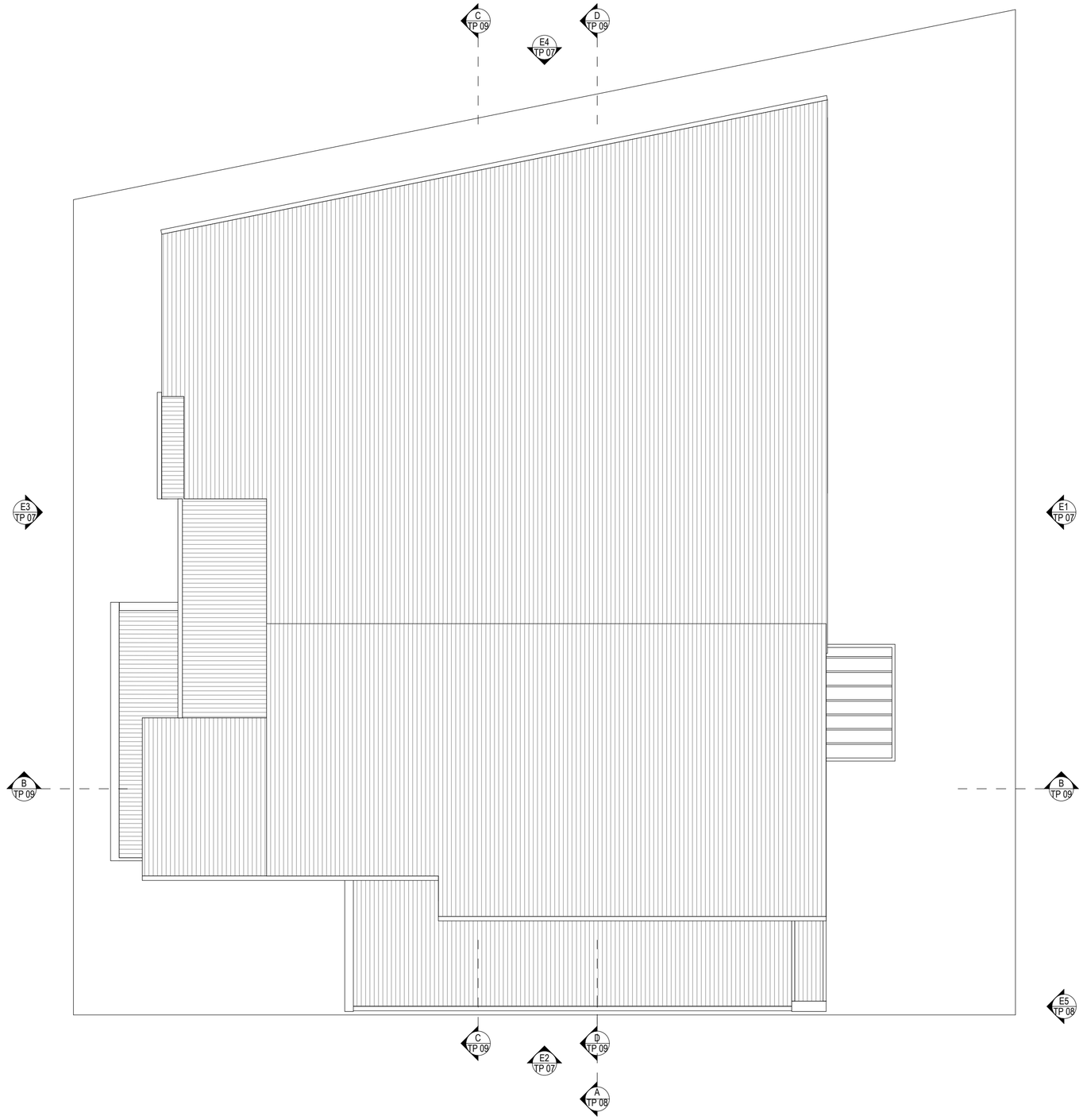
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ADDRESS: LANGARD RD, COWES

CLIENT: DANALLS FAMILY

CLIENT SIGNATURE & DATE:

MELWAYS REF:	733 J1	SCALE:	1:100 @ A2	DRAWING:	FIRST FLOOR PLAN
DATE CREATED:	MAR 21	PROJECT N°:	LAN-2	DWG N°:	TP 04
COUNCIL:	BASS COAST	DRAWN BY:	K.J	ISSUE:	TOWN PLANNING
MODIFIED BY:	KJ	PLOT DATE:	23/09/2021	REVISION:	0



LEGEND:

- VEGETATION TO BE REMOVED
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- S — SEWER
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NOTES:

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ROOF PLAN

1:100

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PROJECT:	DANNALS RESIDENCE
ADDRESS:	LANGARD RD, COWES
CLIENT:	DANALLS FAMILY
CLIENT SIGNATURE & DATE:	
MELWAYS REF:	733 J1
DATE CREATED:	MAR 21
COUNCIL:	BASS COAST
MODIFIED BY:	KJ
SCALE:	1:100 @ A2
PROJECT N°:	LAN-2
DRAWN BY:	K.J
PLOT DATE:	23/09/2021
DRAWING:	ROOF PLAN
ISSUE:	TOWN PLANNING
DWG N°:	TP 05
REVISION:	0



SITE AREA: 723.14m²
GARDEN AREA: 254.68m² (35.22%)

GARDEN AREA

1:100

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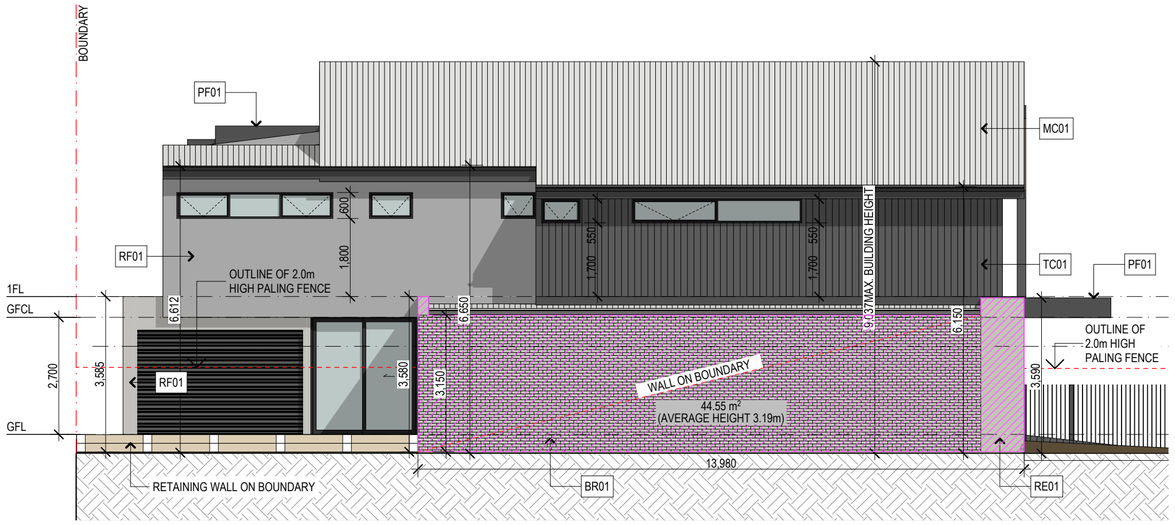
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		CLIENT:	DANALLS FAMILY	DATE CREATED:	MAR 21	PROJECT N°:	LAN-2
		CLIENT SIGNATURE & DATE:		COUNCIL:	BASS COAST	DRAWN BY:	K.J
				MODIFIED BY:	KJ	PLOT DATE:	23/09/2021

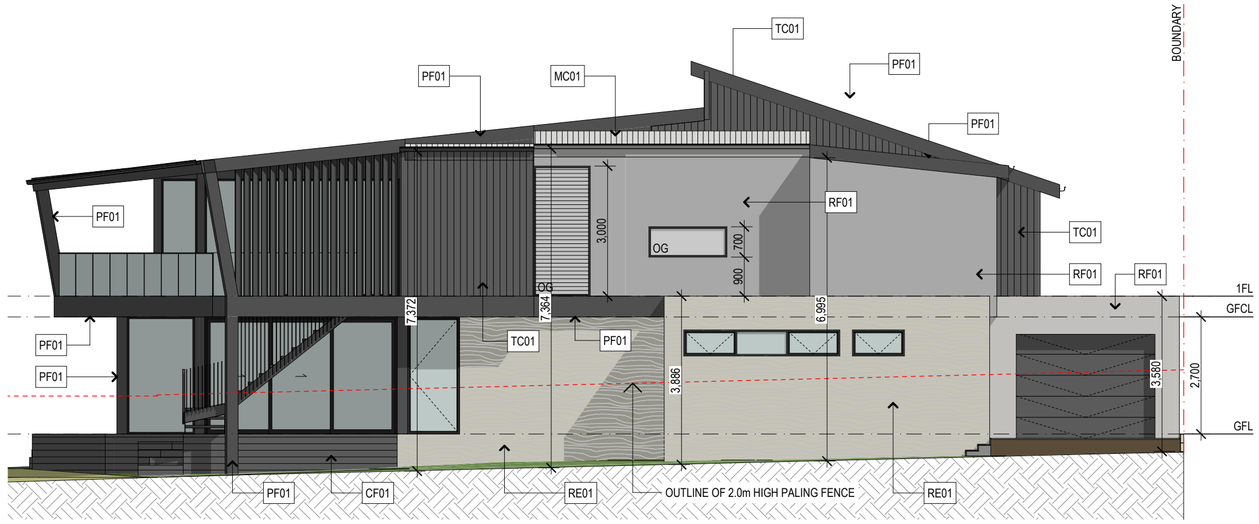
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ISSUE: TOWN PLANNING
DWG N°: TP 06
REVISION:



E1 EAST ELEVATION 1:100



E2 SOUTH ELEVATION 1:100



E3 WEST ELEVATION 1:100



E4 NORTH ELEVATION 1:100

FINISHES SCHEDULE:

RE	-	RAMMED EARTH
BR	-	BRICKWORK
RF	-	ACRYLIC RENDERED FINISH
PF	-	PAINT FINISH
MC	-	METAL CLADDING
TC	-	TIMBER CLADDING
TF	-	TIMBER FINISH

REFER SPECIFICATION SECTION 37 FOR COLOUR SELECTION

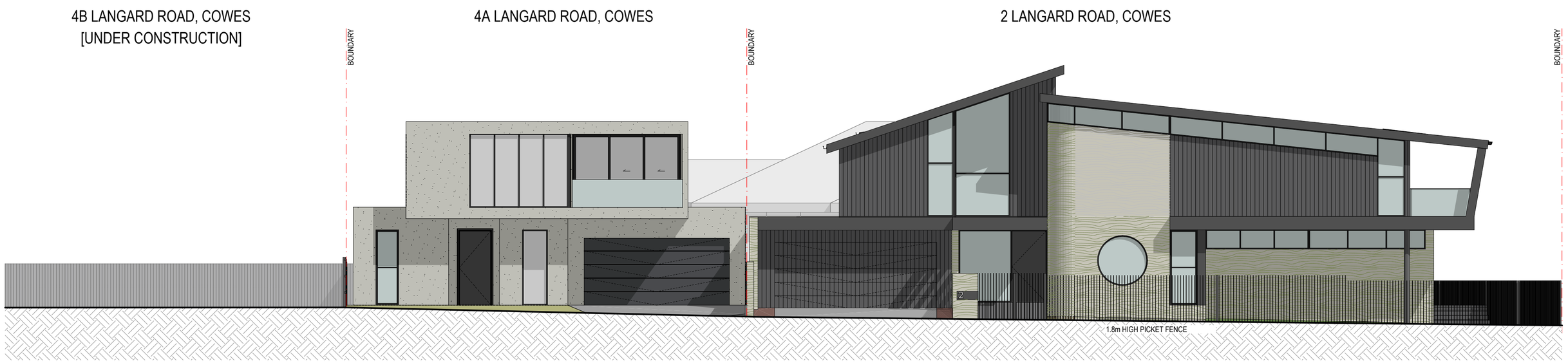
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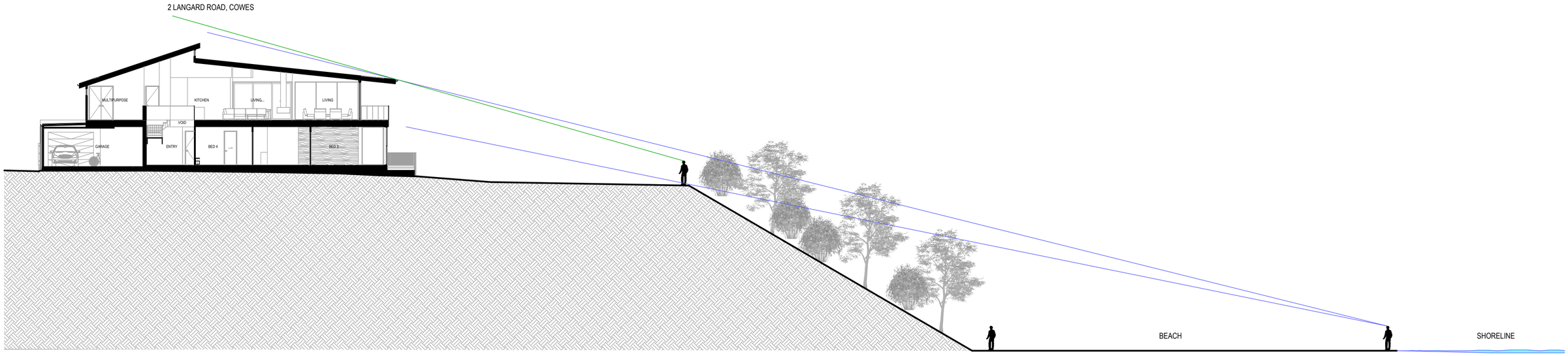
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ADDRESS: LANGARD RD, COWES
CLIENT: DANALLS FAMILY
CLIENT SIGNATURE & DATE:

MELWAYS REF:	733 J1	SCALE:	1:100 @ A2	DRAWING:	ELEVATIONS
DATE CREATED:	MAR 21	PROJECT N°:	LAN-2	DWG N°:	TP 07
COUNCIL:	BASS COAST	DRAWN BY:	KJ	ISSUE:	TOWN PLANNING
MODIFIED BY:	KJ	PLOT DATE:	23/09/2021	REVISION:	0



E5 STREETSCAPE (EAST ELEVATION) 1:100



SECTION A (VISUAL IMPACT ASSESSMENT) 1:200

FINISHES SCHEDULE:

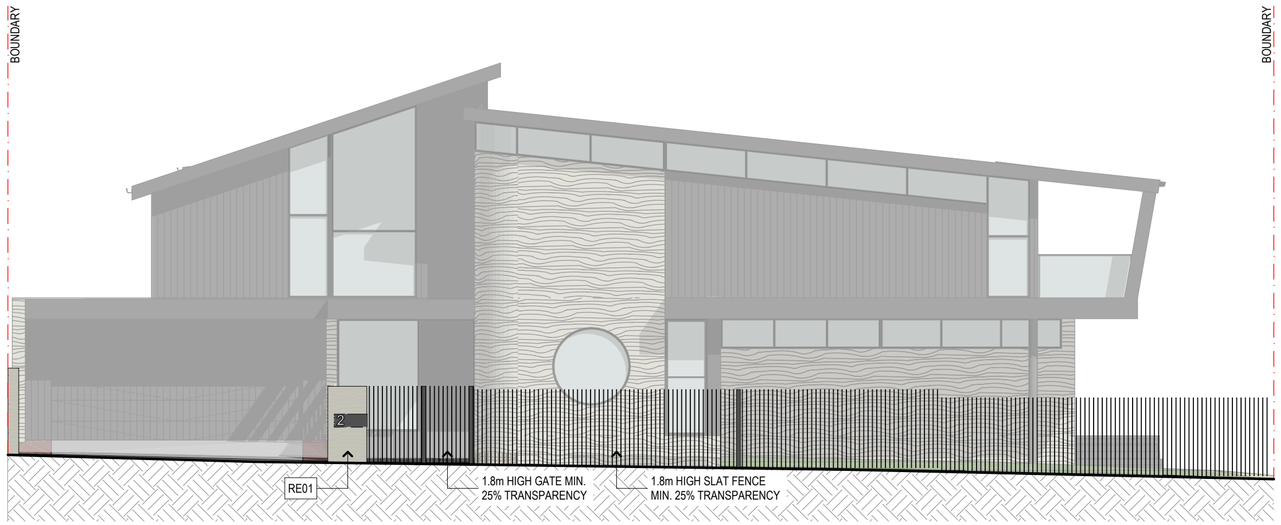
RE	-	RAMMED EARTH
BR	-	BRICKWORK
RF	-	ACRYLIC RENDERED FINISH
PF	-	PAINT FINISH
MC	-	METAL CLADDING
TC	-	TIMBER CLADDING
TF	-	TIMBER FINISH

REFER SPECIFICATION SECTION 37 FOR COLOUR SELECTION

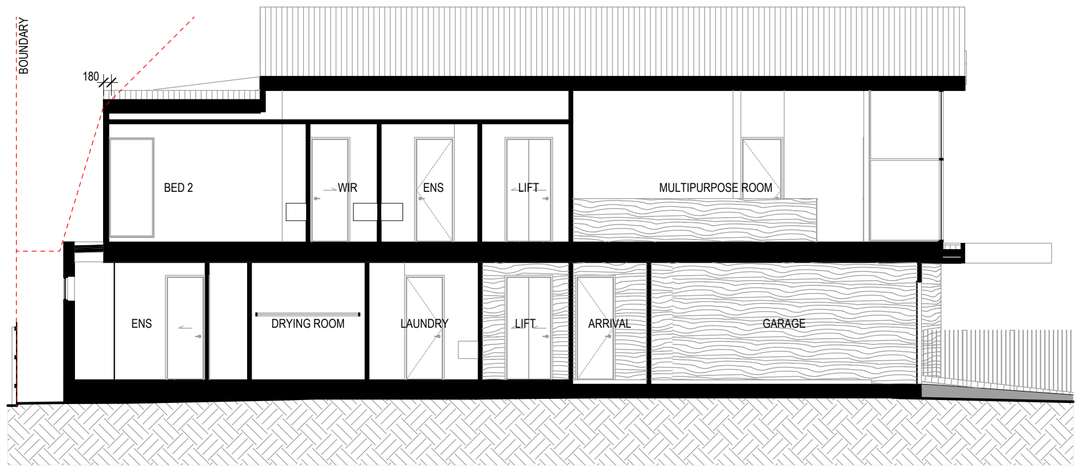
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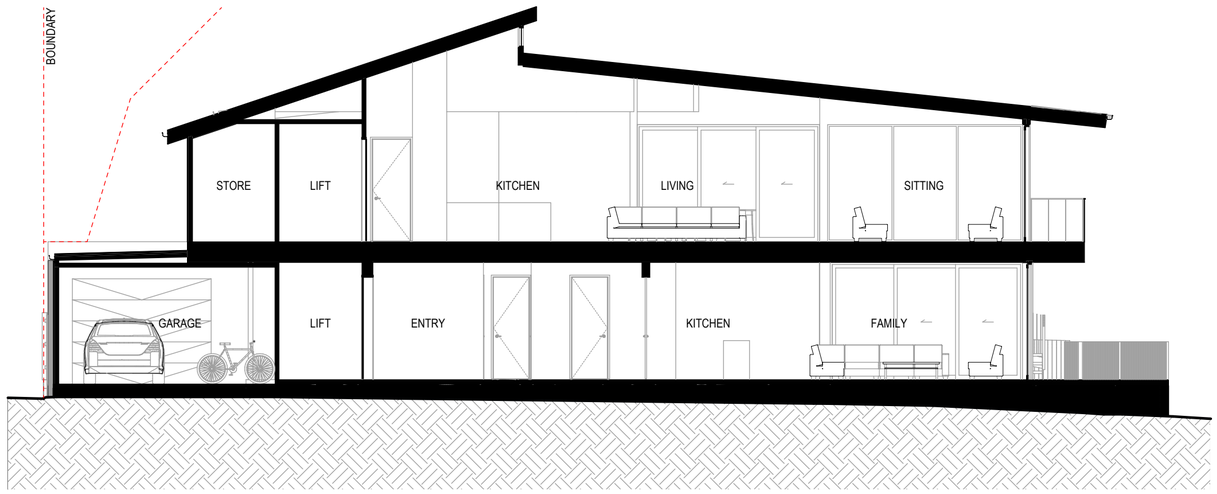
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ADDRESS:	LANGARD RD, COWES
CLIENT:	DANALLS FAMILY
CLIENT SIGNATURE & DATE:	
MELWAYS REF:	733 J1
DATE CREATED:	MAR 21
COUNCIL:	BASS COAST
MODIFIED BY:	KJ
SCALE:	1:100, 1:200 @ A2
PROJECT N°:	LAN-2
DRAWN BY:	KJ
PLOT DATE:	23/09/2021
DRAWING:	STREETSCAPE & SECTION A
ISSUE:	TOWN PLANNING
DWG N°:	TP 08
REVISION:	



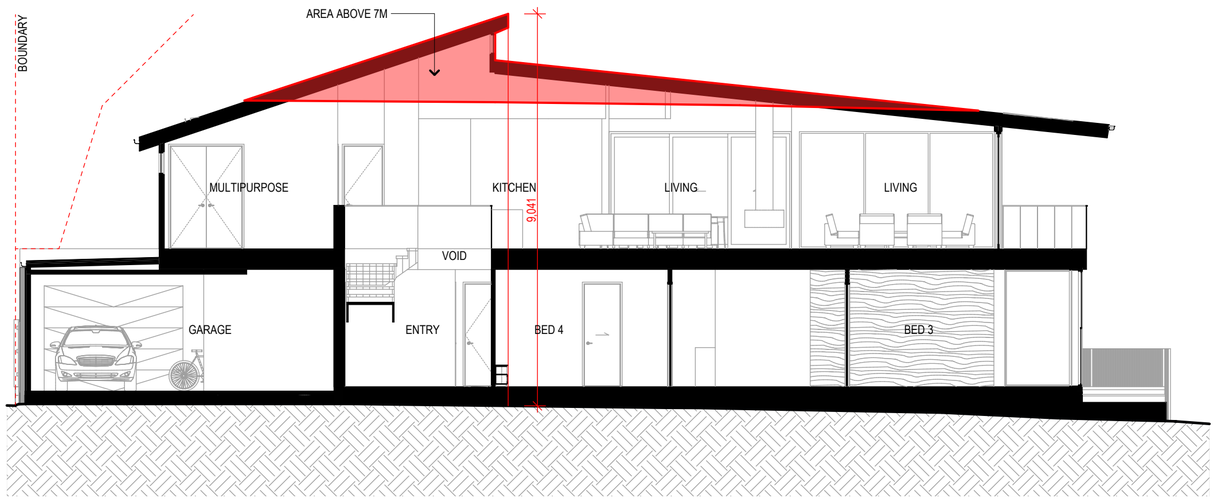
E6 FRONT FENCE (EAST ELEVATION) 1:100



SECTION B 1:100



SECTION C 1:100



SECTION D 1:100

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CLIENT: DANALLS FAMILY
CLIENT SIGNATURE & DATE:

MELWAYS REF:	733 J1	SCALE:	1:100 @ A2
DATE CREATED:	MAR 21	PROJECT N°:	LAN-2
COUNCIL:	BASS COAST	DRAWN BY:	KJ
MODIFIED BY:	KJ	PLOT DATE:	23/09/2021

DRAWING: SECTIONS
ISSUE: TOWN PLANNING

DWG N°: TP 09
REVISION: 0



ARTIST IMPRESSION



ARTIST IMPRESSION



ARTIST IMPRESSION

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ADDRESS: LANGARD RD, COWES

CLIENT: DANALLS FAMILY

CLIENT SIGNATURE & DATE:

MELWAYS REF:	733 J1	SCALE:	1:100, 1:155.08 @ A2	DRAWING:	3D VIEWS
DATE CREATED:	MAR 21	PROJECT N°:	LAN-2	ISSUE:	TOWN PLANNING
COUNCIL:	BASS COAST	DRAWN BY:	KJ	DWG N°:	TP 10
MODIFIED BY:	KJ	PLOT DATE:	23/09/2021	REVISION:	







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ADDRESS: LANGARD RD, COWES

CLIENT: DANALLS FAMILY

CLIENT SIGNATURE & DATE:

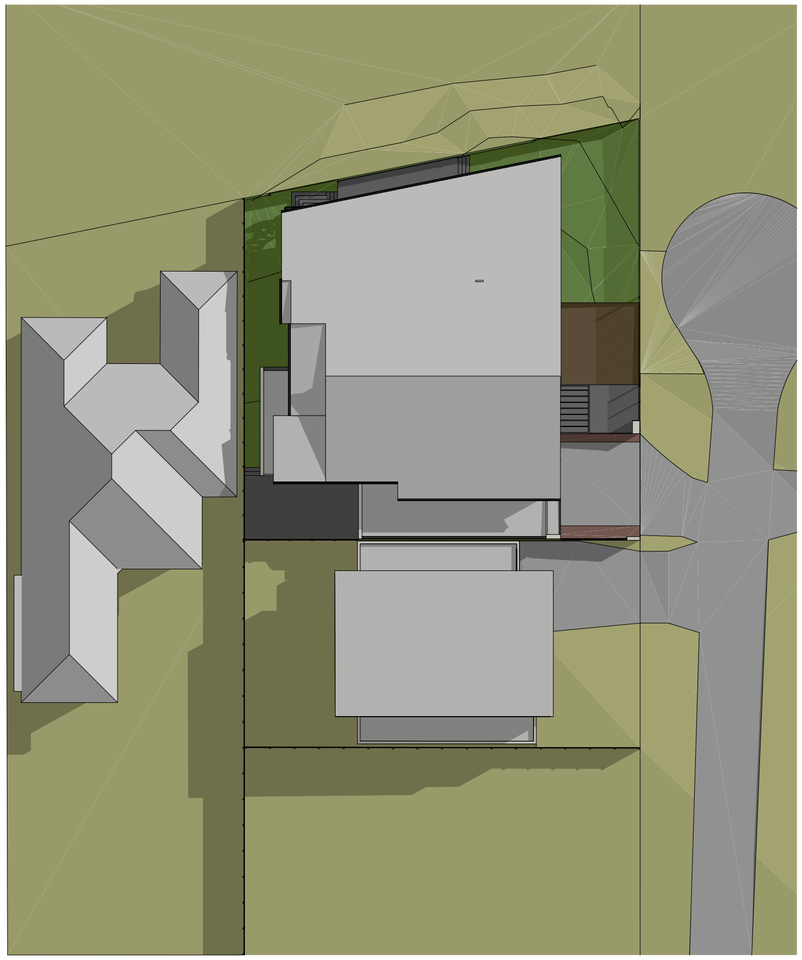
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MODIFIED BY:	KJ	PLOT DATE:	23/09/2021

DRAWING: 3D VIEWS

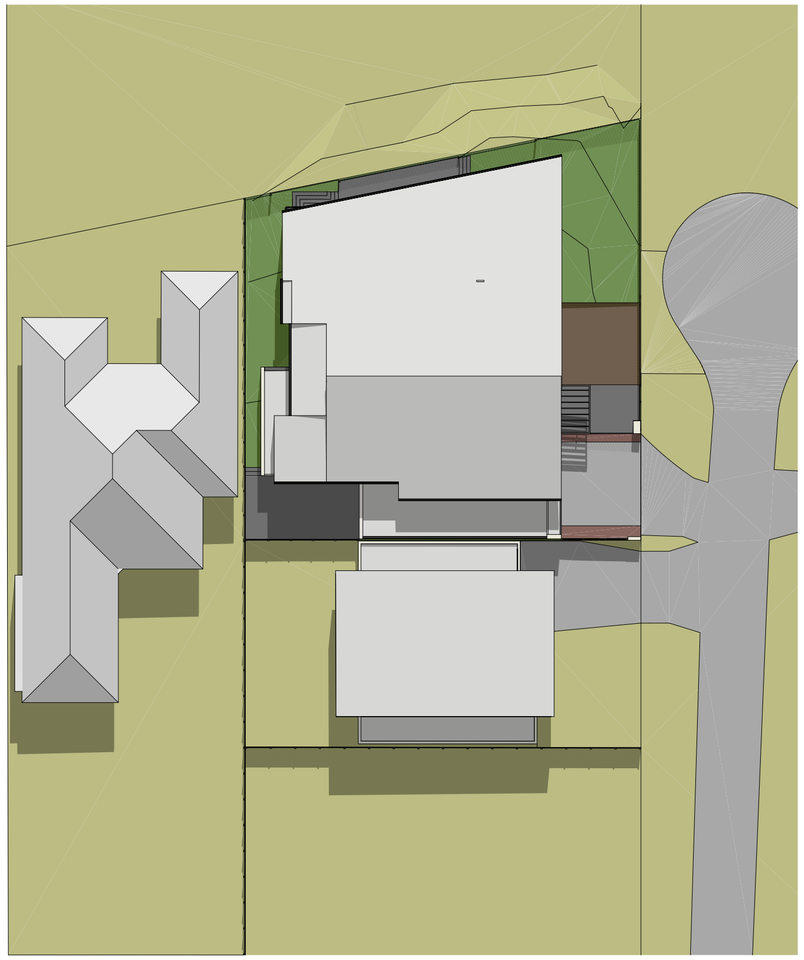
ISSUE: TOWN PLANNING

DWG N°: TP 11

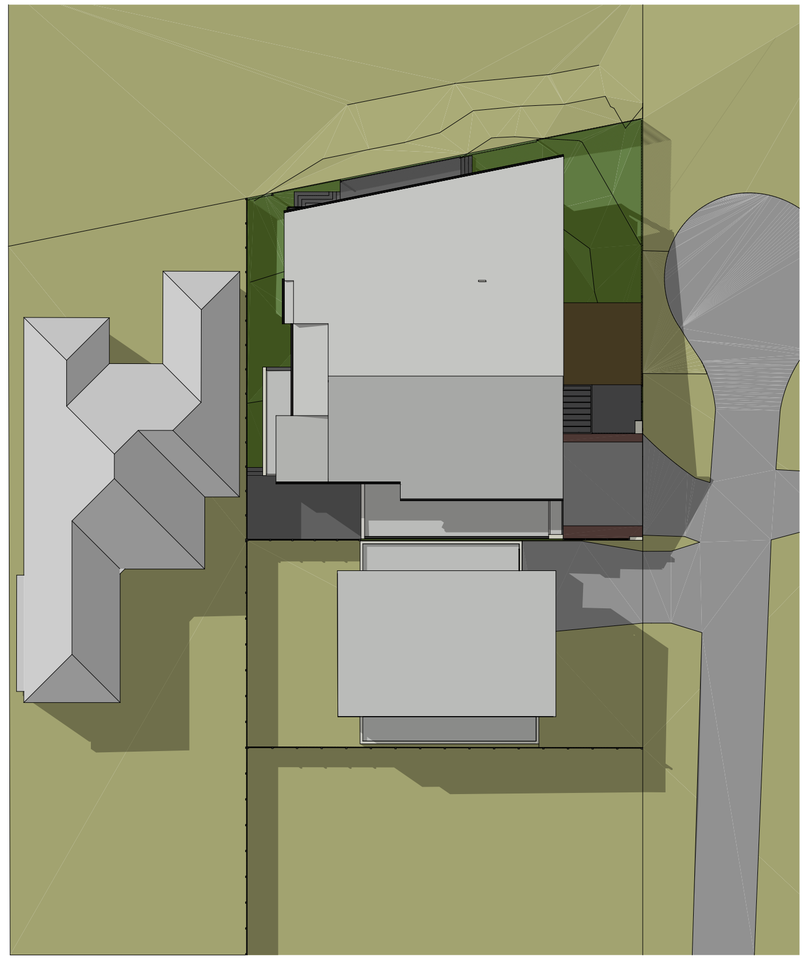
REVISION:



9AM 1:300



12PM 1:300



3PM 1:300

Kiril Architects Pty Ltd
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PROJECT: DANNALS RESIDENCE

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ADDRESS: LANGARD RD, COWES
CLIENT: DANALLS FAMILY
CLIENT SIGNATURE & DATE:

MELWAYS REF:	733 J1	SCALE:	1:300 @ A2	DRAWING:	SHADOW DIAGRAMS
DATE CREATED:	MAR 21	PROJECT N°:	LAN-2		
COUNCIL:	BASS COAST	DRAWN BY:	KJ	ISSUE:	TOWN PLANNING
MODIFIED BY:	KJ	PLOT DATE:	23/09/2021		

DWG N°: TP 12
REVISION: 0



ESTABLISHMENT & MAINTENANCE NOTES

1. The site is to be cleared of all debris and builders rubble.
2. All weed species on site shall be eradicated.
3. Soils shall be incorporated into garden bed areas. A 5-way 'Landscape Blend' soil mix, or any weed free sandy loam/clay mix with added compost, should be added to a minimum depth of about 200mm. Minimum depth of 50mm of Free draining 'Sandy Loam' topsoil with 25% added organic matter to be installed to all lawn areas.
4. Plant species shall be true to type and there should be no alterations or substitution of nominated species or cultivars without the written consent of the Landscape Architect/Designer.
5. All plant stock shall be checked by Contractor and must be healthy and disease free.
6. Planting must be undertaken in accordance with sound horticultural practices, with holes dug to twice the size of the root ball. Holes should be backfilled, to top of root ball. Avoid excessive compaction of soil.
7. All plants must be thoroughly hand watered just after planting.
8. Slow release fertiliser, suitable for mixed plant species (eg: 9-month osmocote), shall be applied at time of planting in accordance with manufacturer's recommended dose rates and application methods.
9. All garden bed areas shall be mulched to a minimum depth of 80mm with a fine grade 'forest' blend (Or similar).
10. All trees must comply with Australian Standard AS2303:2015 - Tree Stock for Landscape Use.
11. All trees must be planted by an AQF Level 3 Qualified Arborist, Landscape Gardener or Horticulturist.
12. An automated 20mm PVC irrigation system to be installed to all garden bed areas. Typically use 'Netafilm Scapeline' 2lph non pressure compensating 13mm 'Trickle Tube' irrigation system @ 300mm centres for garden beds (or similar). Use pressure reducing valves after the solenoids. All lawn areas to have min 120mmH adjustable pop-ups installed.
13. All concrete paving for pedestrian paths & driveways to be to architects/engineers detail.
14. All proposed 'Timber Decking' - To be to Architects / Engineers details.
15. All lawn areas to be 'Palmetto' soft leaf Buffalo instant turf laid in accordance with suppliers specifications on compacted and levelled free draining topsoil as specified. Add lawn starter fertilizer at manufacturers recommended rates at time of laying. Note – 'Palmetto' instant turf must be topdressed (@15mm depth) with 'turf sand' at time of laying to stop roots drying out and to provide a level surface.
16. Garden bed / lawn / path edging to be 'Linkedge' 3mx100mmH flexible aluminium edging installed as per manufacturers specifications and finished flush with path (compacted toppings) level. (LINKEDGE edging – 1800454657).
17. The Landscape Contractor should provide a minimum 13 week establishment maintenance program during which time any dead, dying or diseased plant material is replaced, litter is removed and weeds are eradicated.
18. Accent plants to be pruned of old leaves only. Allow natural shape to develop. Maintain at sizes no greater than those listed in the plant key. Cut back small accent plants biannually after main flowering period. Evergreen shrubs as hedges to be maintained at size nominated in plant key.

LEGEND

- EXISTING TREE TO BE RETAINED — None on Subject Site
- EXISTING TREE TO BE REMOVED — 1x Large shrub & 1x Fruit tree on Subject Site
- PROPOSED EVERGREEN CANOPY TREE
- PROPOSED DECIDUOUS CANOPY TREE
- LARGE SHRUBS OR SMALL TREES
- SHRUBS
- GRASSES,LILLIES & OTHER ACCENT PLANTS
- GROUNDCOVERS
- PROPOSED MULCHED GARDEN BEDS
- SELECTED WARM SEASON TURF (Such as 'Palmetto' Buffalo grass)
- PROPOSED COLORED 'EXPOSED AGGREGATE' CONCRETE PAVING (TO ARCHITECTS / ENGINEER'S DETAIL)
- PROPOSED TIMBER DECKING (TO ARCHITECTS / ENGINEER'S DETAIL)
- PROPOSED TILE OVER CONCRETE SLAB (TO ARCHITECTS / ENGINEER'S DETAIL)
- PROPOSED CUSTOM BLUESTONE PAVERS (Or similar) AS STEPPING STONES. ~1000x500mm
- PROPOSED FLEXIBLE ALUMINIUM GARDEN BED EDGING

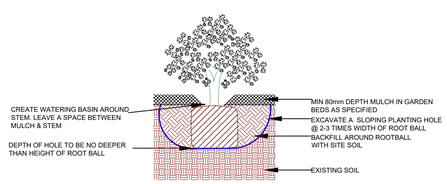
PLANT KEY

Code	Botanical Name	Common Name	Ht. x Width at Maturity	Pot Size / Planted Height	No. Req
CANOPY TREES >5mH					
B.i.	Banksia integrifolia	Coastal Banksia	12x6-7m	40cm/2m	3
LARGE SHRUBS / SMALL TREES <5mH					
B.m.	Banksia marginata	Silver Banksia	4-5x2-3m	30cm	2
D.v.	Dodonaea viscosa	Hop Bush	2-3x1-2m	30cm	5
SHRUBS / PERENNIALS / GROUNDCOVERS					
C.r.	Carpobrotus rossii	Native Pig Face	0.1x1.2m	15cm	20
C.a.	Correa alba	White correa	1.2x1m	20cm	10
L.b.	Leucophyta brownii	Cushion Bush	0.6x0.8m	15cm	11
ACCENT PLANTS / RUSHES / GRASSES					
A.s.	Austrostipa stipoidies	Coastal Spear Grass	0.6x0.6m	15cm	27
D.r.	Dianella revoluta	Flax Lily	0.4x0.5m	15cm	15
F.n.	Ficinea nodosa	Knobby Club Rush	0.6x0.5m	15cm	17
L.l.	Lomandra longifolia	Mat Rush	1 x 1m	15cm	23

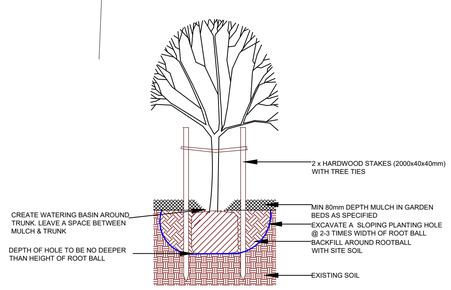
100% plants selected from Bass Coast Shire Indigenous Plant lists - Grown from local seed stocks.

GENERAL NOTES

1. The Landscape Contractor must refer to engineering drawings for all decks / paths & driveway details.
2. This plan is intended for soft landscaping and associated landscape materials and must not be used for any other purposes.
3. The Landscape Contractor must verify all dimensions and areas prior to commencing any work or placing any orders for materials.
4. The Landscape Contractor must determine the location of all underground services prior to commencing any work on site and shall be liable for any damage to services or conduits.
5. The Landscape Contractor must immediately report any perceived errors or omissions in the landscape drawings to the Project Manager and Client.
6. Where any conflict occurs between proposed tree locations and infrastructure, such as light poles or powerlines, tree(s) must be relocated or removed.
7. The Landscape Contractor must confirm all plant quantities prior to ordering.
8. Faulkner & Chapman accepts no responsibility for establishment or maintenance of the landscaping proposed on the Landscape Plan.



SHRUB PLANTING DETAIL
(NOT TO SCALE)



TREE PLANTING DETAIL
(NOT TO SCALE)

0 1 2 3 4 5 10metres

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Rev Description Date By App.

Project Name: Proposed Residential Development, 2 Langard Road, Cowes

Drawing Title: LANDSCAPE PLAN

Client: Dannals Residence

Designed G.C.
Drawn G.C.
Approved G.C.
Date 15.09.2021

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Landscape Architecture and Horticultural Consultancy
Members of The Australian Institute of landscape Architects, Landscape Industries Association of Victoria

Scale 1:100 @ A1
Project Ref. 2LangardLP
Drawing No. 1
Rev. -
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