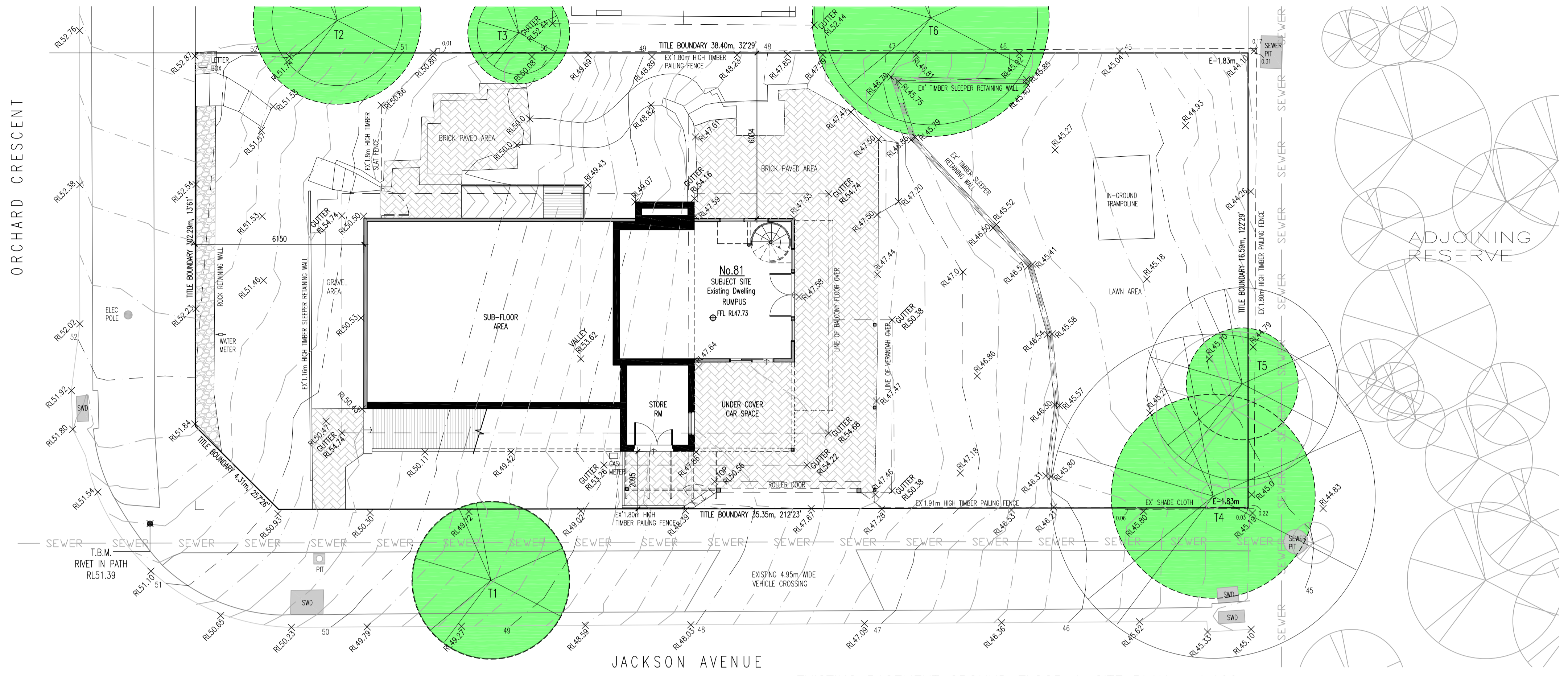
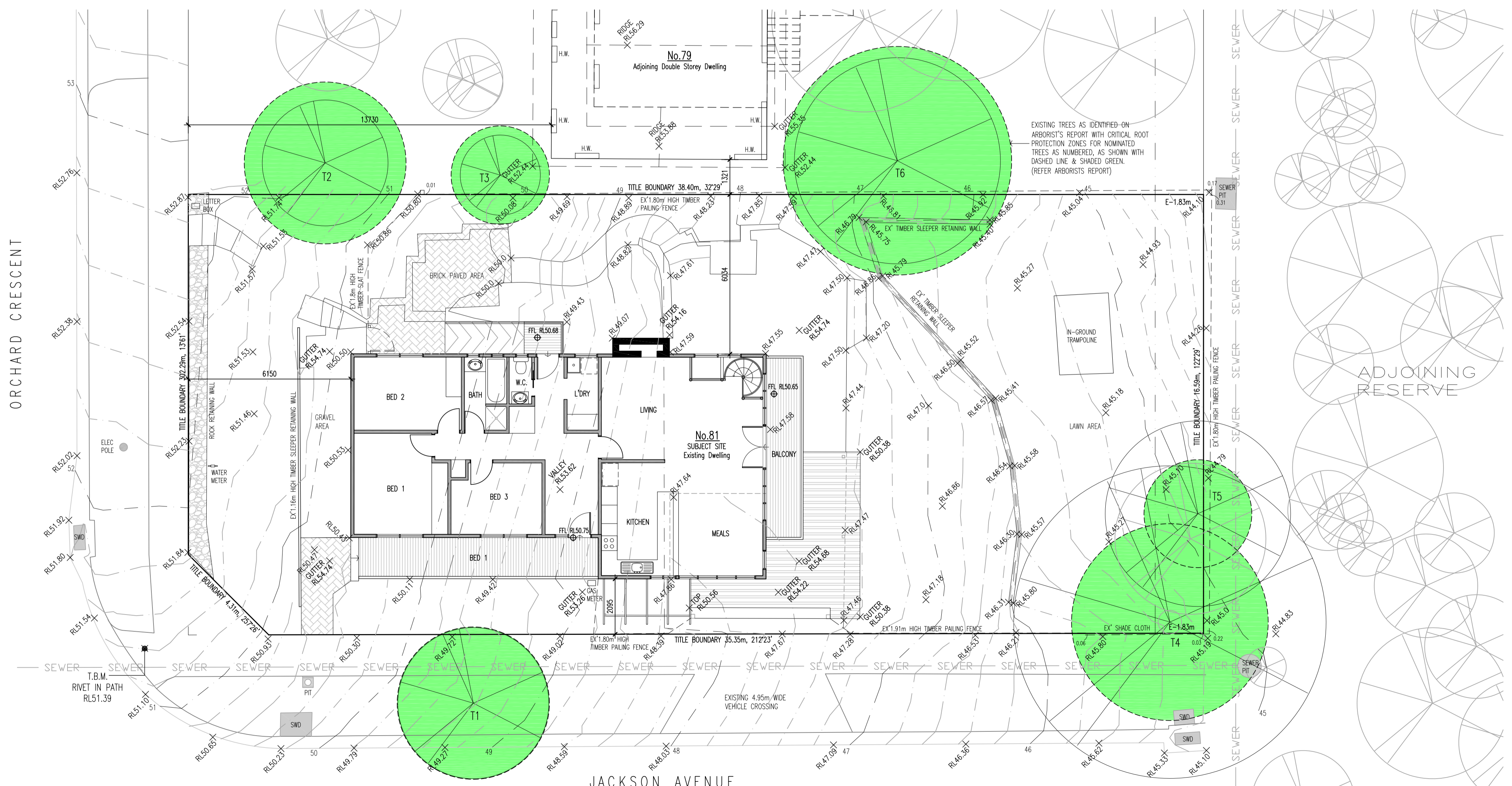


PROPOSED DUAL OCCUPANCY TO REAR OF EXISTING DWELLING



EXISTING BASEMENT GROUND FLOOR & SITE PLAN 1:100



EXISTING GROUND FLOOR & SITE PLAN 1:100

AREA SCHEDULE:

Dwelling	120.23m ²
Porch	14.09m ²
Balcony	9.72m ²
Basement Gnd	44.79m ²
Under Cover Car Space	11.87m ²
Covered Area	31.70m ²
Pergola	4.71m ²
Overall Total	237.11m ²
Total Gnd Only	180.45m ²
SITE	633.59m ²
Site Coverage	28.48%

NR: AREA ARE TAKEN TO INCLUDE EXTERNAL WALL THICKNESSES.

NR: ALL SITE LEVELS & TITLE BOUNDARIES TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF WORKS. INDICATIVE LEVELS SHOWN ARE TAKEN TO AUSTRALIAN HEIGHT DATUM (A.H.D.). REFER FEATURE LEVEL SURVEY PREPARED BY: MERRION LAND SURVEYERS PTY LTD Ph: 9439 0700 DATE: 28/3/19 REF: No. E 4899 DTM-D REFER ARBORICULTURAL IMPACT ASSESSMENT PREPARED BY: FUTURE TREE HEALTH Ph: 0407 689 388 DATE: 10-1-19

EXISTING FLOOR & SITE PLANS
 81 ORCHARD CRESCENT, MONT ALBERT, VIC 3129
 TP A01 1of7 DRAWN: TONY LAY
 SCALE: 1:100 @A1 DATE: 30-5-19 CHECKED: DP-AD 21053

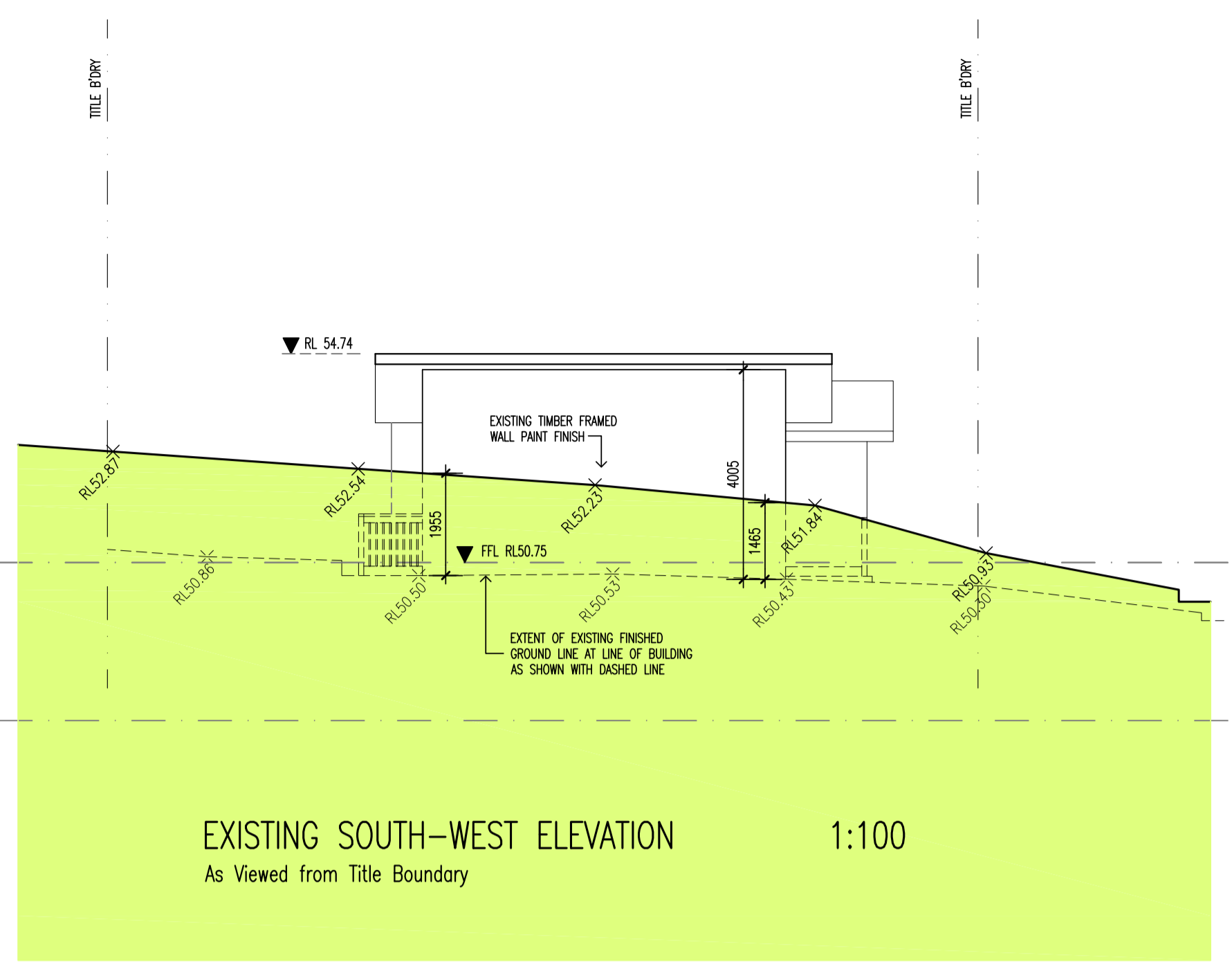
- CONTRACTOR TO VERIFY & CONFIRM ALL DIMENSIONS AND BASE WORK ON SITE PRIOR TO COMMENCING WORKS.
- WRITE UP DIMENSIONS TO THE PRESENTED OVER SCALED DIMENSIONS.
- ALL DIMENSIONS TO BE REFERRED TO THE DESIGNER FOR CLARIFICATION BEFORE COMMENCEMENT OF WORKS.
- DRAWINGS TO BE READ IN CONJUNCTION WITH ALL APPLICABLE CONSULTING DRAWINGS AND NOTIFICATIONS.
- BLUE PRINT DRAWING SHALL RETAIN FULL COPYRIGHT OF THE PREPARED DOCUMENTATION.
- BLUE PRINT DRAWING LICENSEES THE NAMED CLIENT FOR USE OF THE S/D DOCUMENTATION FOR THIS SITE ONLY.

REV	DATE	DESCRIPTION
1	2/4/19	PRELIM ISSUE OF EXISTING SITE CONDITIONS TO CLIENT
5	30/5/19	ISSUE PLANS FOR TP SUBMISSION

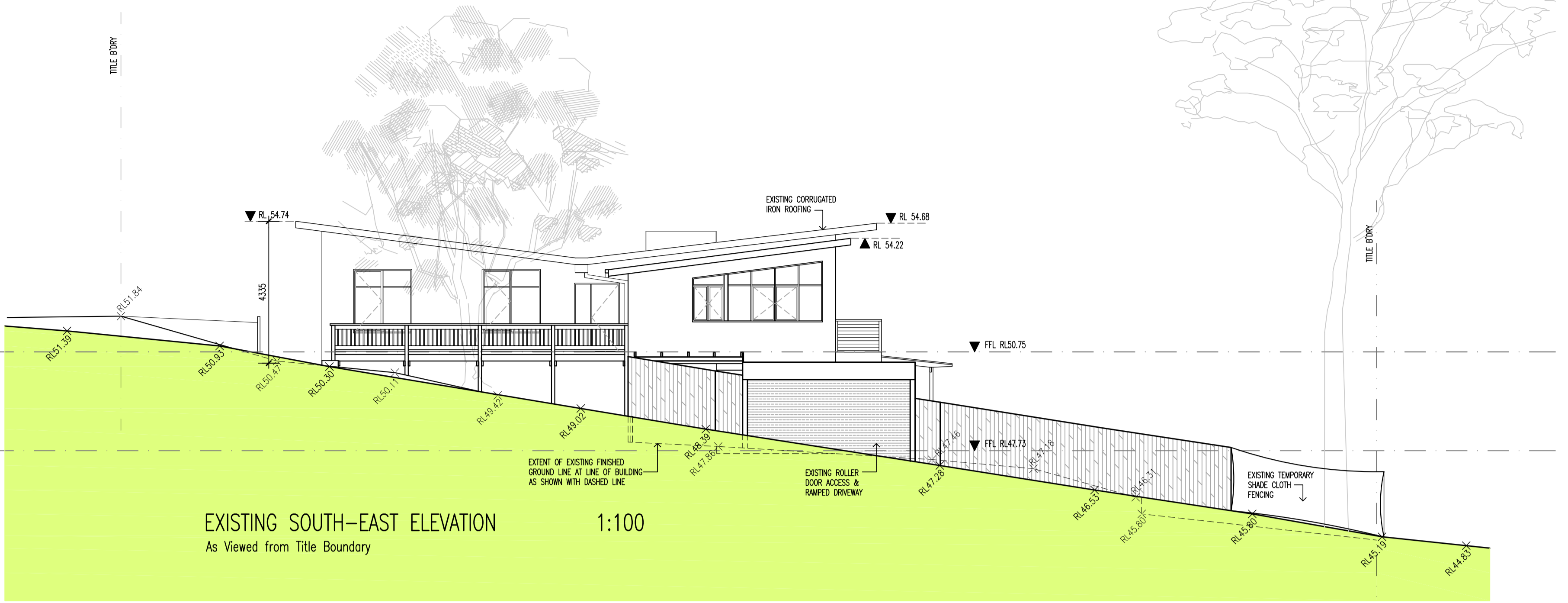
EXISTING GROUND FLOOR & SITE PLAN 1:100
 H.W. - HABITABLE ROOM WINDOW



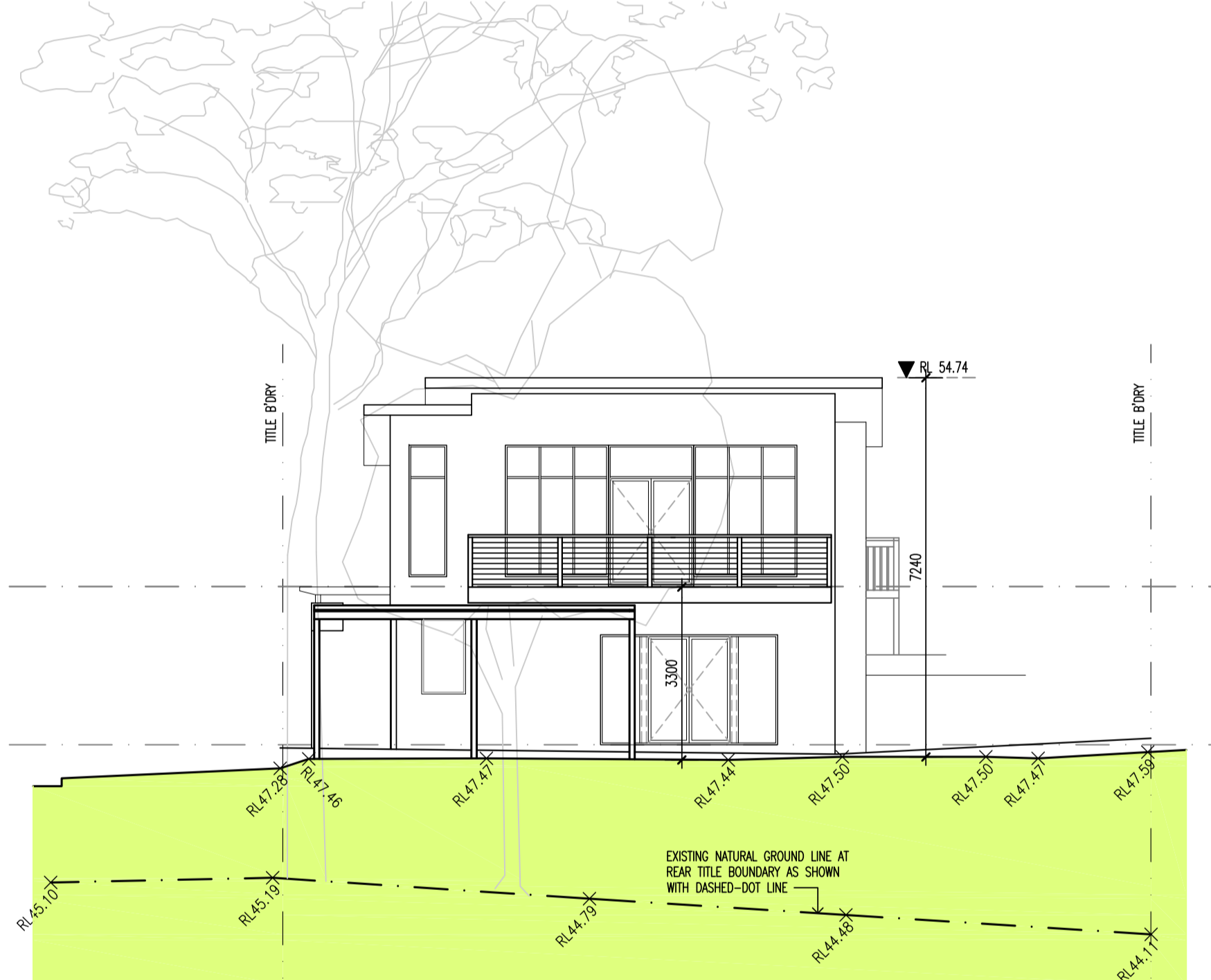
PROPOSED DUAL OCCUPANCY TO REAR OF EXISTING DWELLING



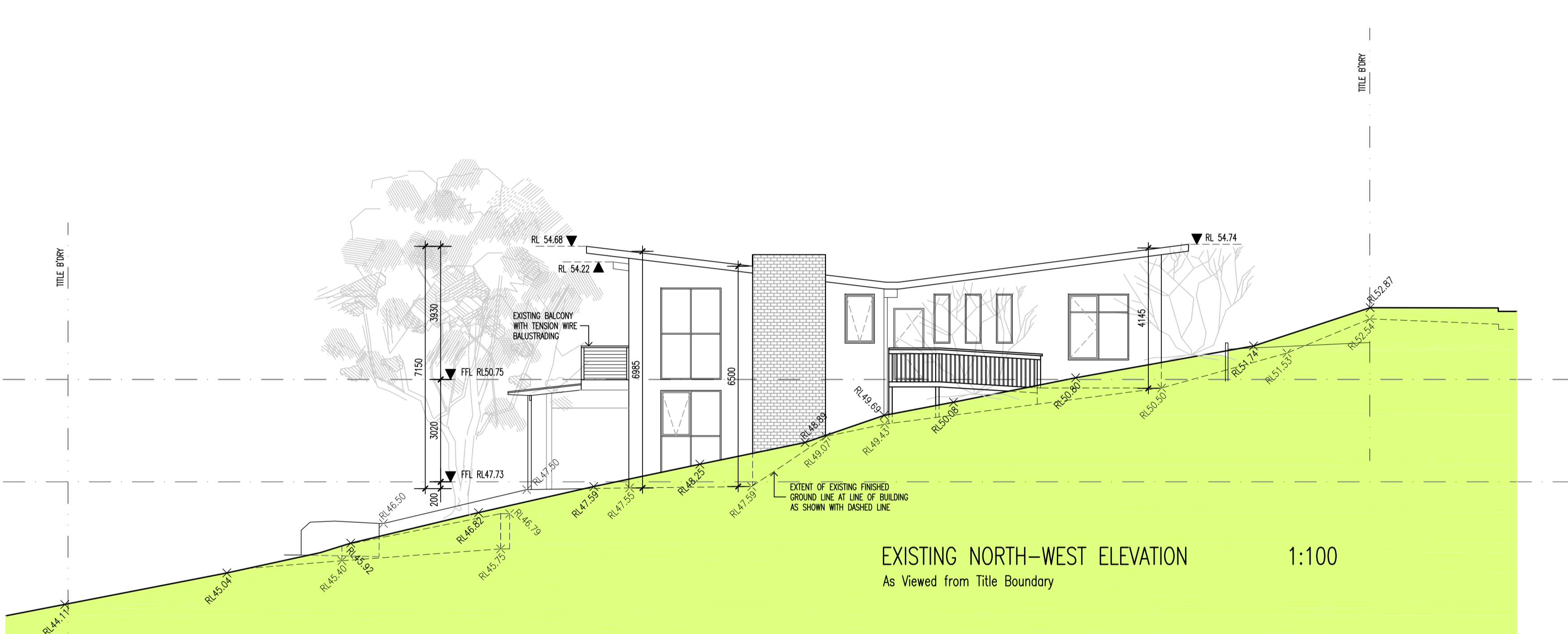
EXISTING SOUTH-WEST ELEVATION 1:100
As Viewed from Title Boundary



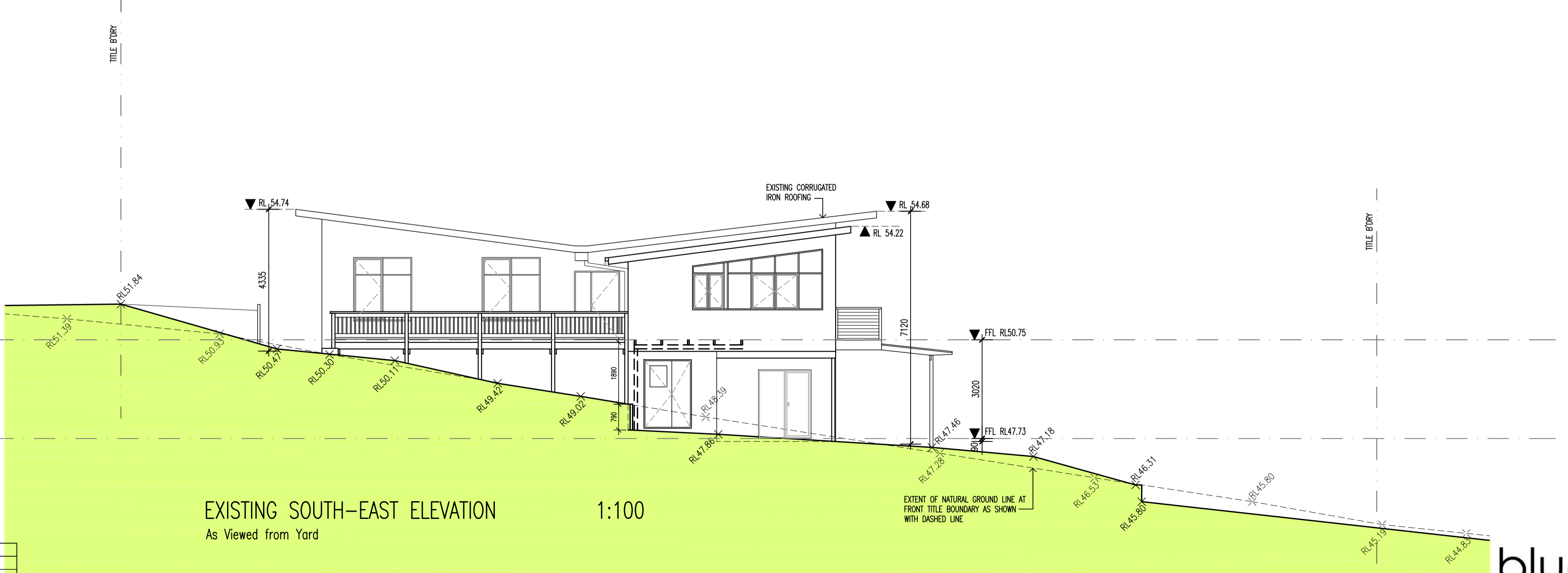
EXISTING SOUTH-EAST ELEVATION 1:100
As Viewed from Title Boundary



EXISTING NORTH-EAST ELEVATION 1:100
As Viewed from Title Boundary



EXISTING NORTH-WEST ELEVATION 1:100
As Viewed from Title Boundary



EXISTING SOUTH-EAST ELEVATION 1:100
As Viewed from Yard

NR: ALL SITE LEVELS & TITLE BOUNDARIES TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF WORKS. INDICATIVE LEVELS SHOWN ARE TAKEN TO AUSTRALIAN HEIGHT DATUM (A.H.D.). REFER FEATURE LEVEL SURVEY PREPARED BY: MERIDIAN LAND SURVEYORS PTY LTD Ph: 9439 0700 DATE: 28/3/19 REF. No.: E 4899 DTM-D
REFER ARBORICULTURAL IMPACT ASSESSMENT PREPARED BY: FUTURE TREE HEALTH Ph: 0407 689 388 DATE: 10-1-19



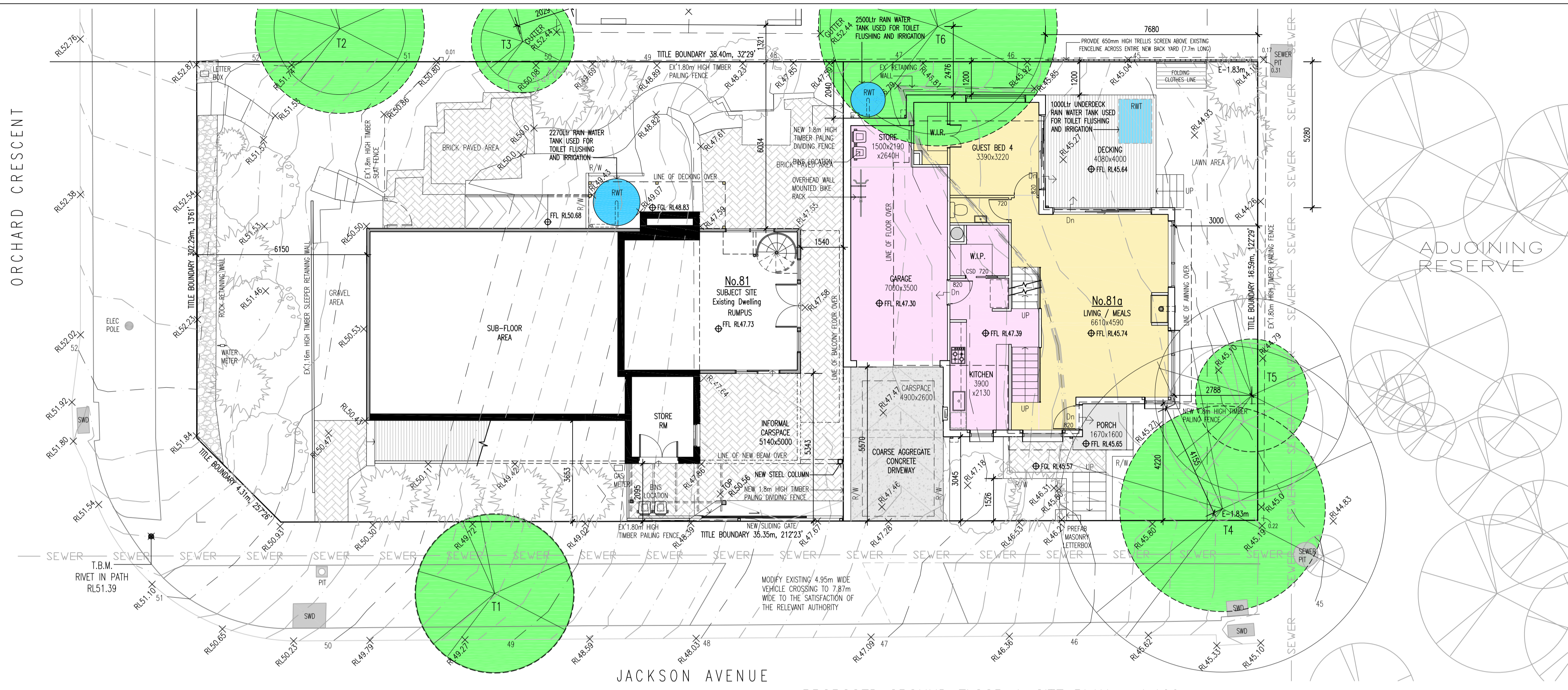
EXISTING ELEVATIONS
81 ORCHARD CRESCENT, MONT ALBERT, VIC 3129
TP A02 2017 JOB No: 17-1201 DRAWING: TONY LAY
SCALE: 1:100 DATE: 30-5-19 CHECKED: DP-AD 21053

- 1) CONTRACTOR TO VERIFY & CONFIRM ALL DIMENSIONS AND BASE WORK ON SITE PRIOR TO COMMENCING WORKS.
- 2) WRITTEN DIMENSIONS TO THE PRECEDENCE OVER GRAPHIC DIMENSIONS.
- 3) ALL ANOMALIES TO BE RESTORED TO THE OCCUPANCY FOR CLARIFICATION BEFORE COMMENCEMENT OF WORKS.
- 4) DIMENSIONS TO BE READ IN CONJUNCTION WITH ALL APPLICABLE CONSULTING DRAWINGS AND SPECIFICATIONS.
- 5) BLUE PRINT DRAFTING SHALL RETAIN FULL COPYRIGHT OF THE PREPARED DOCUMENTATION.
- 6) BLUE PRINT DRAFTING LICENSEES THE NOMINATED CLIENT FOR USE OF THE SHD DOCUMENTATION FOR THIS SITE ONLY.

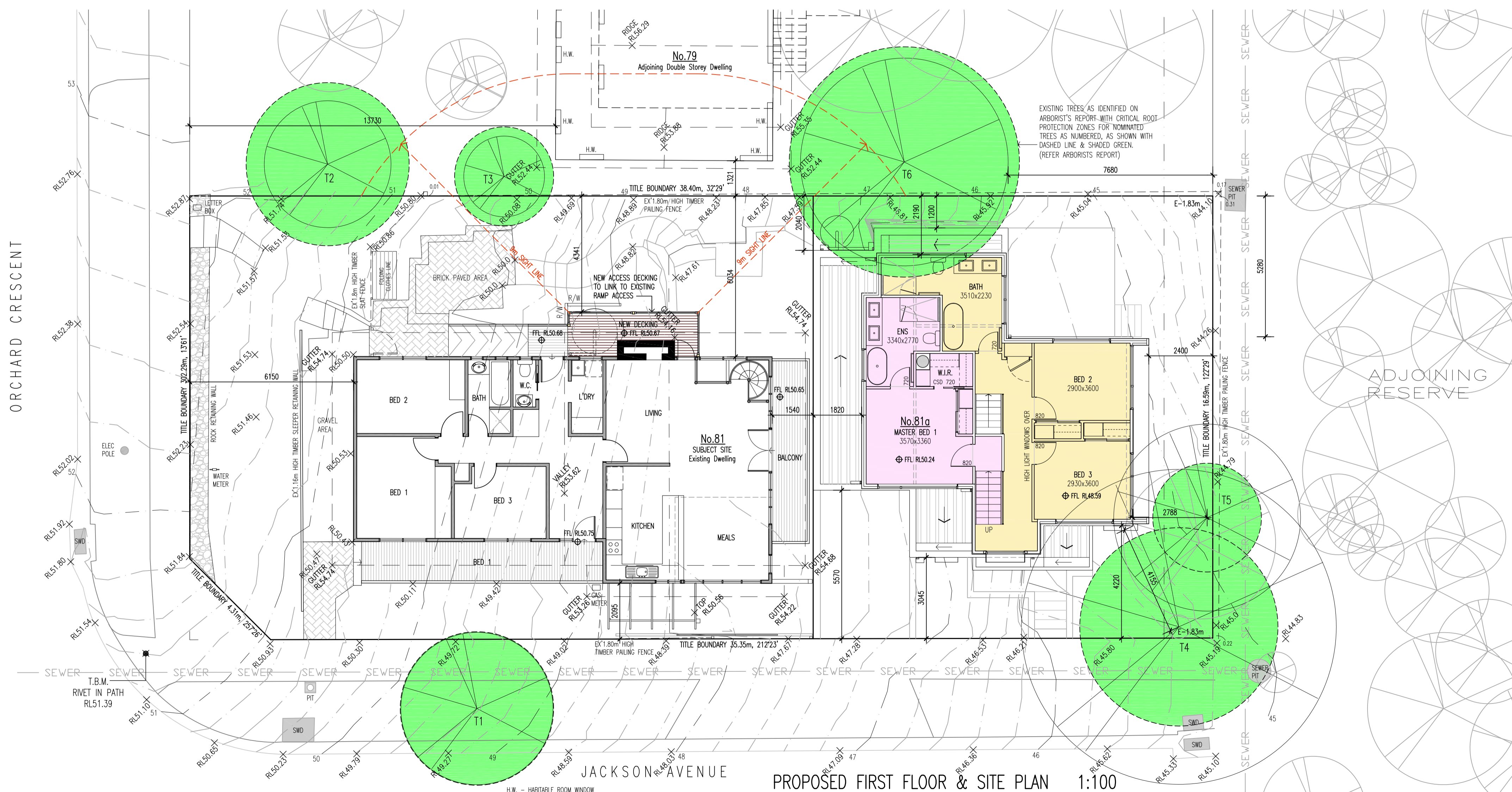
REV	DATE	DESCRIPTION
1	2/4/19	PRELIM ISSUE OF EXISTING SITE CONDITIONS TO CLIENT
5	30/5/19	ISSUE PLANS FOR TP SUBMISSION



PROPOSED DUAL OCCUPANCY TO REAR OF EXISTING DWELLING



PROPOSED GROUND FLOOR & SITE PLAN 1:100



PROPOSED FIRST FLOOR & SITE PLAN 1:100

REFER SDA REPORT PREPARED BY:
FRATER CONSULTING SERVICES Ph: 8691 6928

WATER & STORMWATER MANAGEMENT:
- DIVERT ALL STORM WATER FROM ROOF CATCHMENT AREA OF NEW DWELLING TO 35000L RAIN WATER TANK (RWT)
- ALL RAIN WATER HARVESTED FROM RWT TO BE USED WITHIN DWELLING FOR TOILET FLUSHING AND LANDSCAPING.
- IF REQUIRED, A CHARGED PIPE SYSTEM OR MECHANICALLY ASSISTED SYSTEM (PUMPED) WILL BE INSTALLED TO COLLECT WATER FROM PART OF THE ROOF AREA.
- PROVIDE IRRIGATION SYSTEM CONNECTED TO RWT.
- USE OF NATIVE OR DROUGHT TOLERANT SPECIES WHERE POSSIBLE. IF IRRIGATION REQUIRED, INCLUDE DRIP IRRIGATION TO MULCH.

ENERGY EFFICIENCY:
- INTERNAL LIGHTING DENSITY IN DWELLINGS 4W/m²
- LIGHTING SENSORS FOR EXTERNAL LIGHTING (MOTION DETECTORS, TIMERS, ETC.)
- RETRACTABLE EXTERNAL CLOTHES DRYING LINE

INDOOR ENVIRONMENT QUALITY:
- ALL GLAZING USED TO BE DOUBLE GLAZED FOR ALL HABITABLE ROOMS WINDOWS

TRANSPORT:
- BIKE SPACE LOCATION FOR NEW DWELLING

URBAN ECOLOGY:
- REFER GARDEN AREA PLANS TO SHOW EXTENT OF VEGETATION AND PAWING.

AREA SCHEDULE:

Existing Dwelling Site Area:	384.62m ²
Exist' Dwelling	120.23m ²
Exist' Porch	14.09m ²
Exist' Balcony	9.72m ²
Exist' Basement Gnd	44.79m ²
Exist' UC Carport	11.87m ²
Pp Deck	7.06m ²
Total	207.76m ²
POS (Fr)	123.08m ²
SPOS (Re)	97.02m ²
Proposed Dwelling Site Area:	249.97m ²
Basement Fr	68.86m ² / 7.41sq
Gnd Fr	82.64m ² / 8.90sq
1st Fr	84.77m ² / 9.12sq
Porch	2.84m ² / 0.31sq
Garage	31.58m ² / 3.40sq
Decking	16.32m ² / 1.76sq
Total	287.01m ² / 30.89sq
POS (Fr)	39.28m ²
SPOS (Re)	61.82m ²
Summary:	
Overall Total Gnd Only	247.01m ²
SITE	633.59m ²
Site Coverage	38.98%
Req'd 30% Garden Area	190.08m ²
Uncovered Driveway	12.75m ²
Proposed Driveway	18.66m ²
Total Bldg / Driveways	278.42m ²

NR: ALL SITE LEVELS & TITLE BOUNDARIES TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF WORKS. INDICATIVE LEVELS SHOWN ARE TAKEN TO AUSTRALIAN HEIGHT DATUM (A.H.D.).
REFER FEATURE LEVEL SURVEY PREPARED BY: MERRIAN LAND SURVEYERS PTY LTD
Ph: 9439 0700 DATE: 28/3/19
REF. No: E 4899 DTM-2

REFER ARBORICULTURAL IMPACT ASSESSMENT PREPARED BY: FUTURE TREE HEALTH
Ph: 0407 689 388 DATE: 10-1-19

LEGEND:

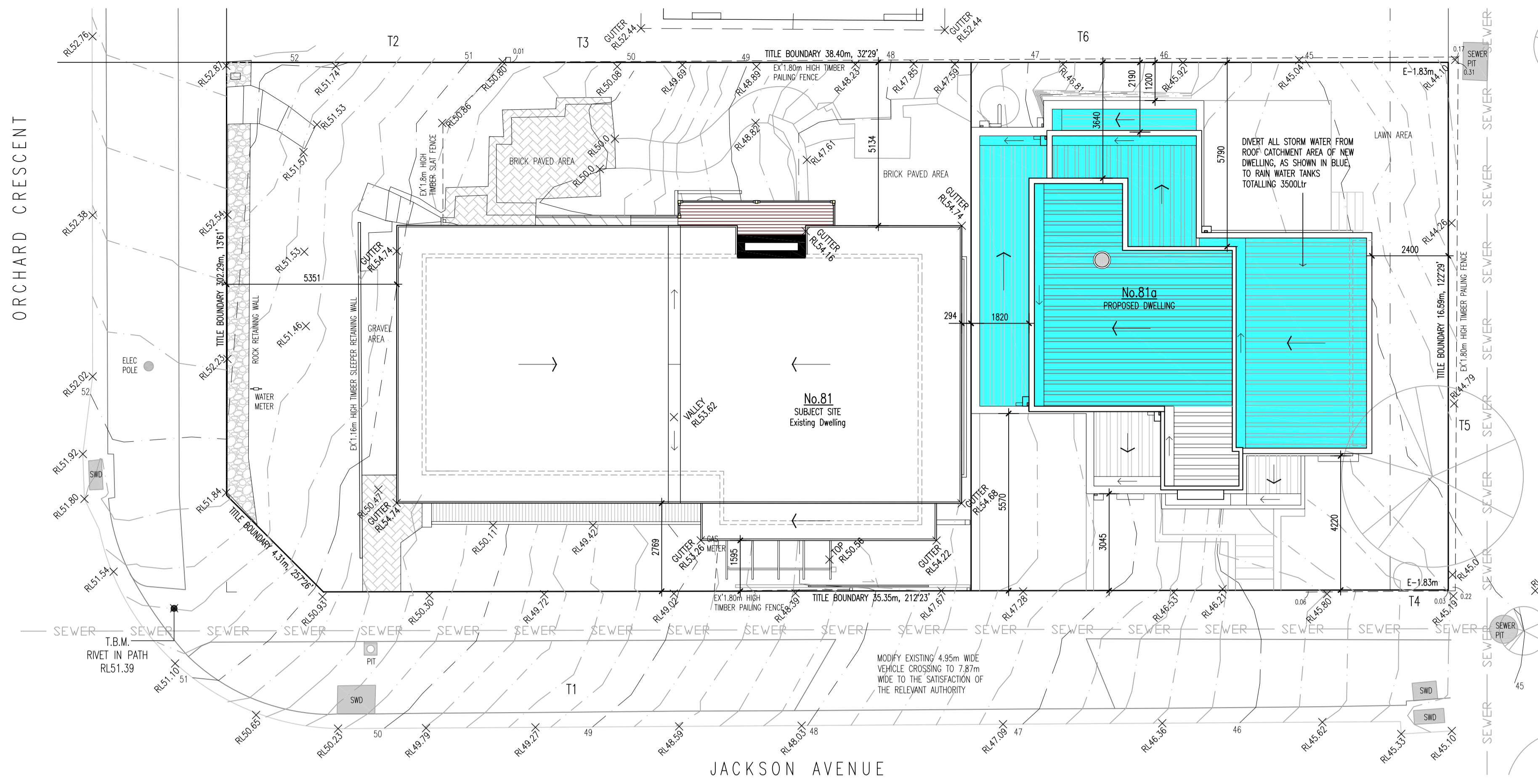
- H.W. HABITABLE WINDOW
- EM ELECTRICAL METER
- GM GAS METER
- LM METAL LETTER BOX
- HWS HOT WATER SERVICE
- RWT 20000L RAIN WATER TANK
- R/W RETAINING WALL

- 1) CONTRACTOR TO VERIFY & CONFIRM ALL DIMENSIONS AND BASE WORK ON SITE PRIOR TO COMMENCING WORKS.
- 2) WRITTEN DIMENSIONS TO LINE PRECEDENCE OVER SCALED DIMENSIONS.
- 3) ALL AMENDMENTS TO BE REFERRED TO THE DESIGNER FOR CLARIFICATION BEFORE COMMENCEMENT OF WORKS.
- 4) DRAWINGS TO BE READ IN CONJUNCTION WITH ALL APPLICABLE CONSULTING DRAWINGS AND SPECIFICATIONS.
- 5) BLUE PRINT DRAFTING SHALL RETAIN FULL COPYRIGHT OF THE PREPARED DOCUMENTATION.
- 6) BLUE PRINT DRAFTING LICENSEES THE NOMINATED CLIENT FOR USE OF THE SDA DOCUMENTATION FOR THIS SITE ONLY.

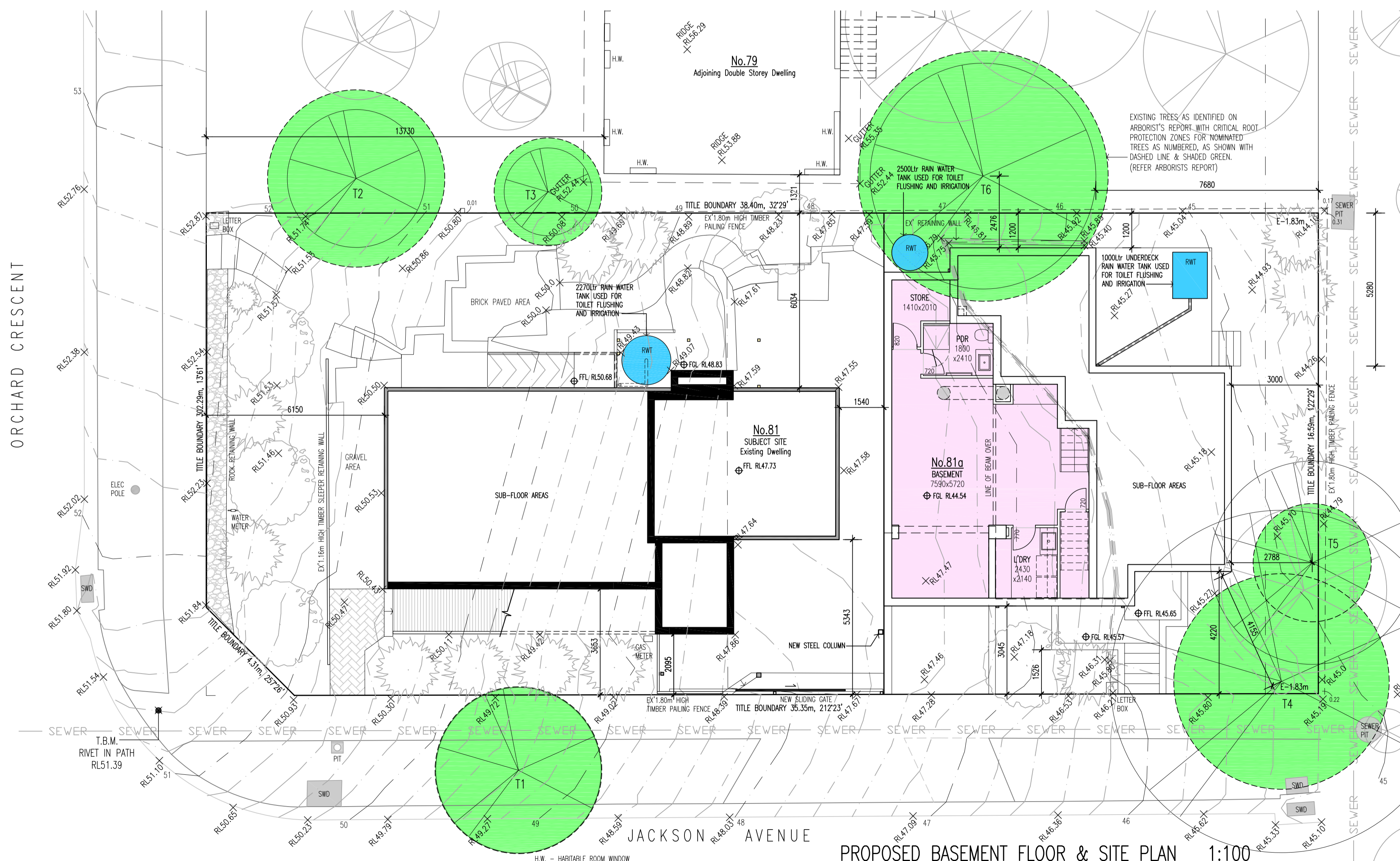
REV	DATE	DESCRIPTION
1	3/5/19	- PRELIM ISSUE FOR COMMENTS
2	7/5/19	- AMENDMENTS TO CLIENT EMAIL INSTRUCTIONS 6-5-19
3	10/5/19	- AMENDMENTS TO CLIENT EMAIL INSTRUCTIONS 10-5-19
4	29/5/19	- PRELIM ELEVATION ISSUE FOR FINAL COMMENTS
5	30/5/19	- CORRECTIONS TO GARDEN AREAS
3	17/5/19	- ISSUE PRELIM TP DRGS TO CONSULTANTS



PROPOSED DUAL OCCUPANCY TO REAR OF EXISTING DWELLING



PROPOSED ROOF & SITE PLAN 1:100



PROPOSED BASEMENT FLOOR & SITE PLAN 1:100

REFER SDA REPORT PREPARED BY:
FRATER CONSULTING SERVICES Ph: 8691 6928

WATER & STORMWATER MANAGEMENT:
- DIVERT ALL STORM WATER FROM ROOF CATCHMENT AREA OF NEW DWELLING TO 3500Lr RAIN WATER TANK (RWT)
- ALL RAIN WATER HARVESTED FROM RWT TO BE USED WITHIN DWELLING FOR TOILET FLUSHING AND LANDSCAPING.
- IF REQUIRED, A CHARGED PIPE SYSTEM OR MECHANICALLY ASSISTED SYSTEM (PUMPED) WILL BE INSTALLED TO COLLECT WATER FROM PART OF THE ROOF AREA.
- PROVIDE IRRIGATION SYSTEM CONNECTED TO RWT.
- USE OF NATIVE OR DROUGHT TOLERANT SPECIES WHERE POSSIBLE. IF IRRIGATION REQUIRED, INCLUDE DRIP IRRIGATION TO MULCH.

ENERGY EFFICIENCY:
- INTERNAL LIGHTING DENSITY IN DWELLINGS 4W/m²
- LIGHTING SENSORS FOR EXTERNAL LIGHTING (MOTION DETECTORS, TIMERS, ETC.)
- RETRACTABLE EXTERNAL CLOTHES DRYING LINE

INDOOR ENVIRONMENT QUALITY:
- ALL GLAZING USED TO BE DOUBLE GLAZED FOR ALL HABITABLE ROOMS WINDOWS

TRANSPORT:
- BIKE SPACE LOCATION FOR NEW DWELLING

URBAN ECOLOGY:
- REFER GARDEN AREA PLANS TO SHOW EXTENT OF VEGETATION AND PAVING.

LEGEND:

H.W.	HABITABLE WINDOW
EM	ELECTRICAL METER
GM	GAS METER
LB	METAL LETTER BOX
HWS	HOT WATER SERVICE
RWT	2000Lr RAIN WATER TANK
R/W	RETAINING WALL

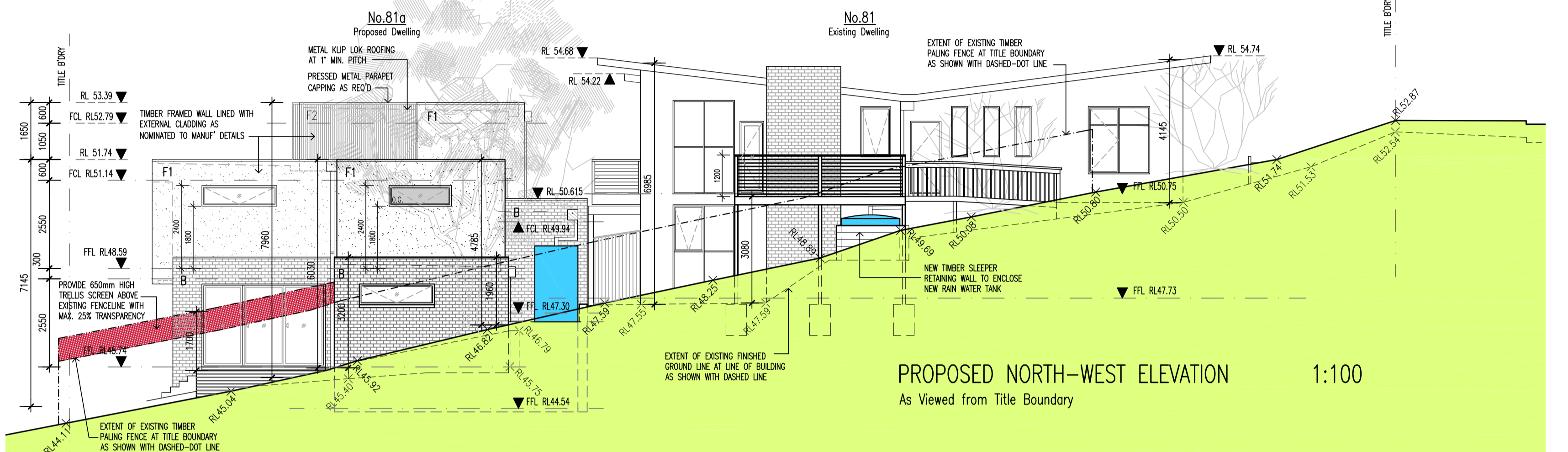
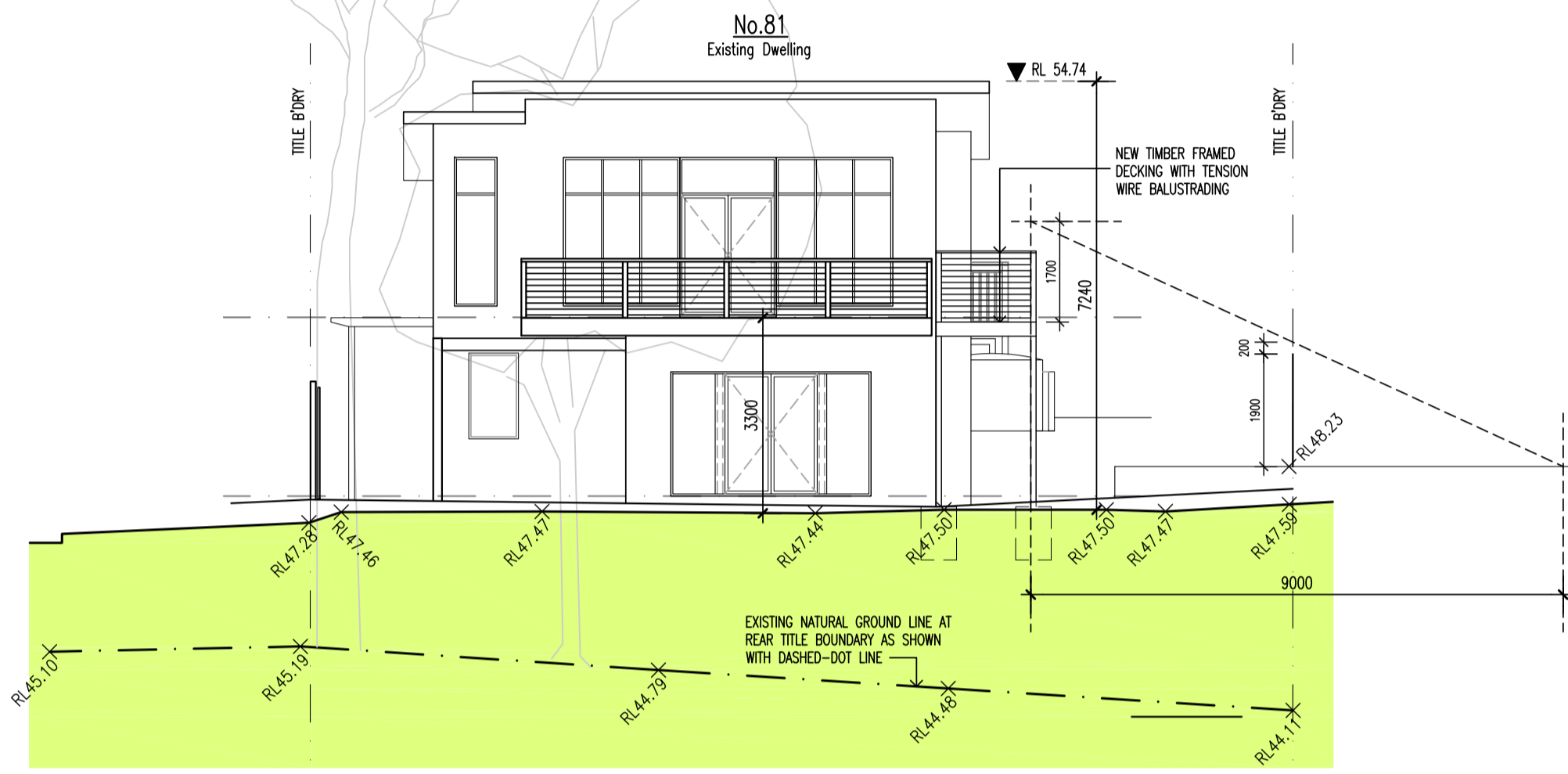
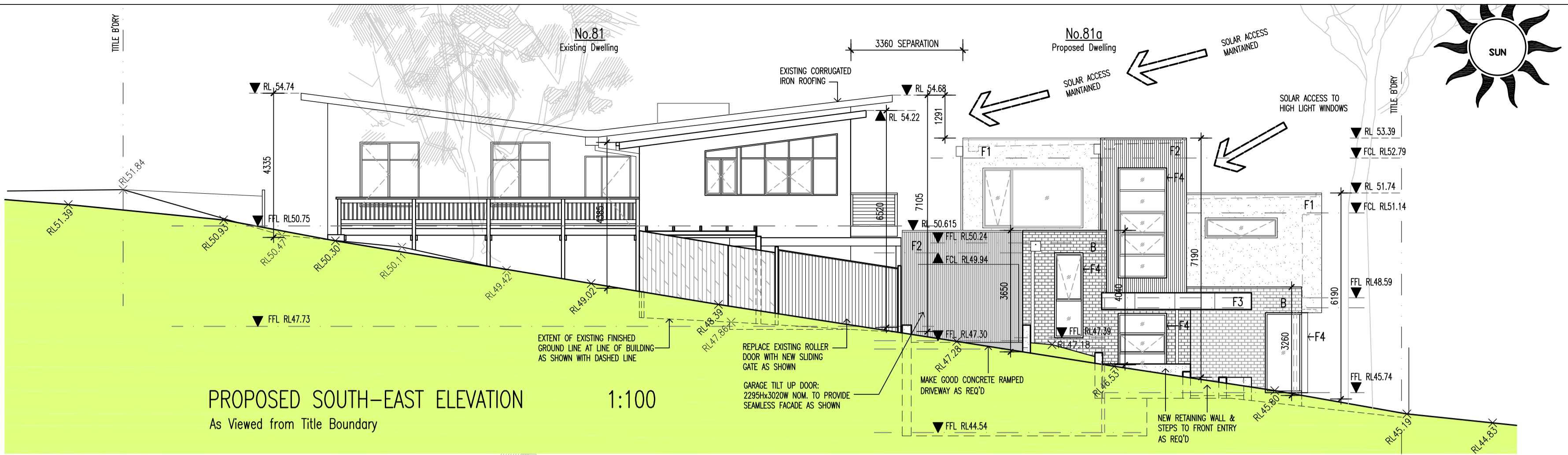
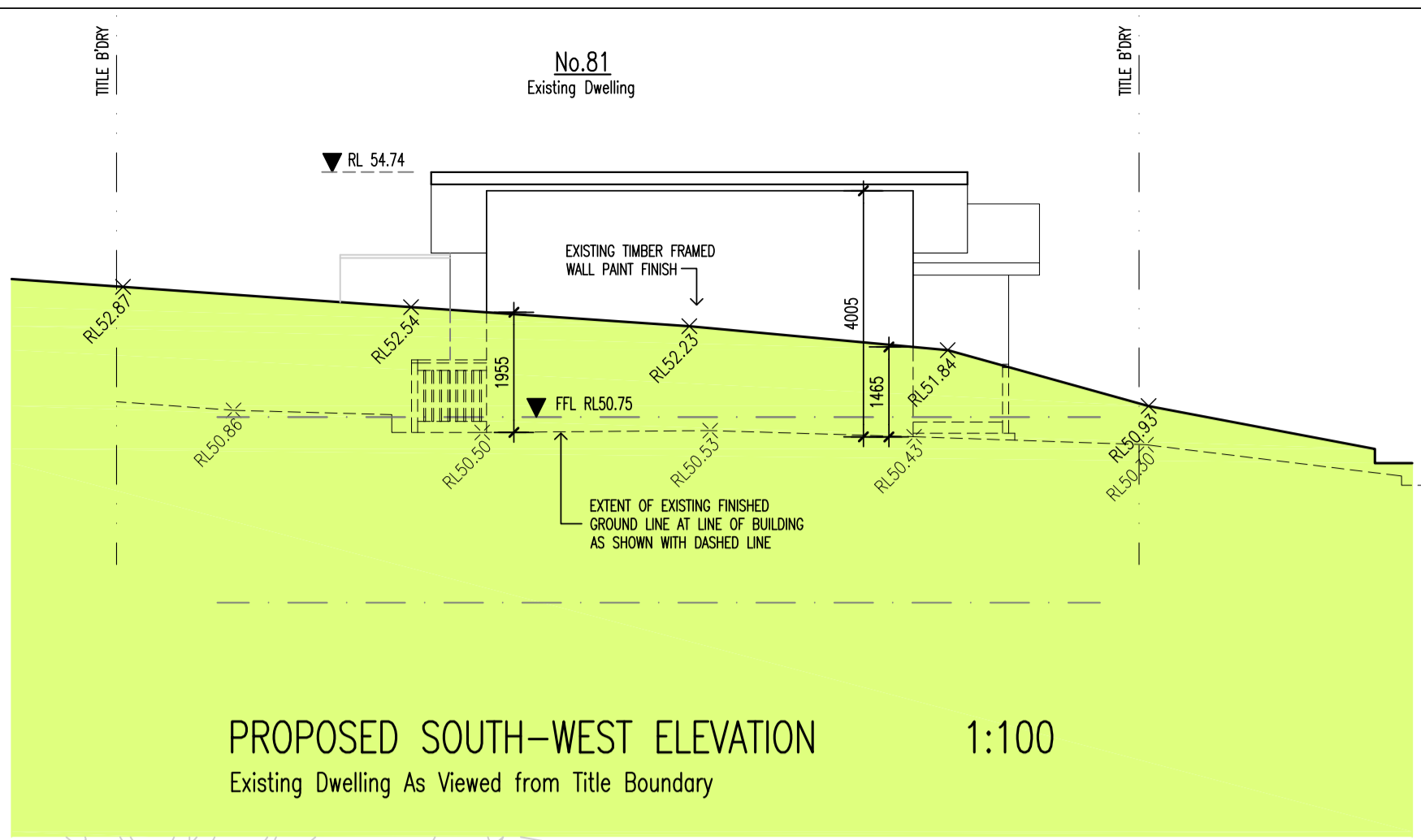
NB: ALL SITE LEVELS & TITLE BOUNDARIES TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF WORKS. INDICATIVE LEVELS SHOWN ARE TAKEN TO AUSTRALIAN HEIGHT DATUM (A.H.D.).
REFER FEATURE LEVEL SURVEY PREPARED BY: MERRIM LAND SURVEYORS PTY LTD
Ph: 9439 0700 DATE: 28/3/19
REF. No.: E 4899 DTM-0

REFER ARBORICULTURAL IMPACT ASSESSMENT PREPARED BY: FUTURE TREE HEALTH
Ph: 0407 689 388 DATE: 10-1-19

REV.	DATE	DESCRIPTION	REV.	DATE	DESCRIPTION
1	3/5/19	- PRELIM ISSUE FOR COMMENTS	4	29/5/19	- PRELIM ELEVATION ISSUE FOR FINAL COMMENTS
2	7/5/19	- AMENDMENTS TO CLIENT EMAIL INSTRUCTIONS 6-5-19	5	30/5/19	- UPDATE ROOF CATCHMENT AREA
3	10/5/19	- AMENDMENTS TO CLIENT EMAIL INSTRUCTIONS 10-5-19			- CORRECTIONS TO GARDEN AREAS
4	17/5/19	- ISSUE PRELIM TRG DRGS TO CONSULTANTS			

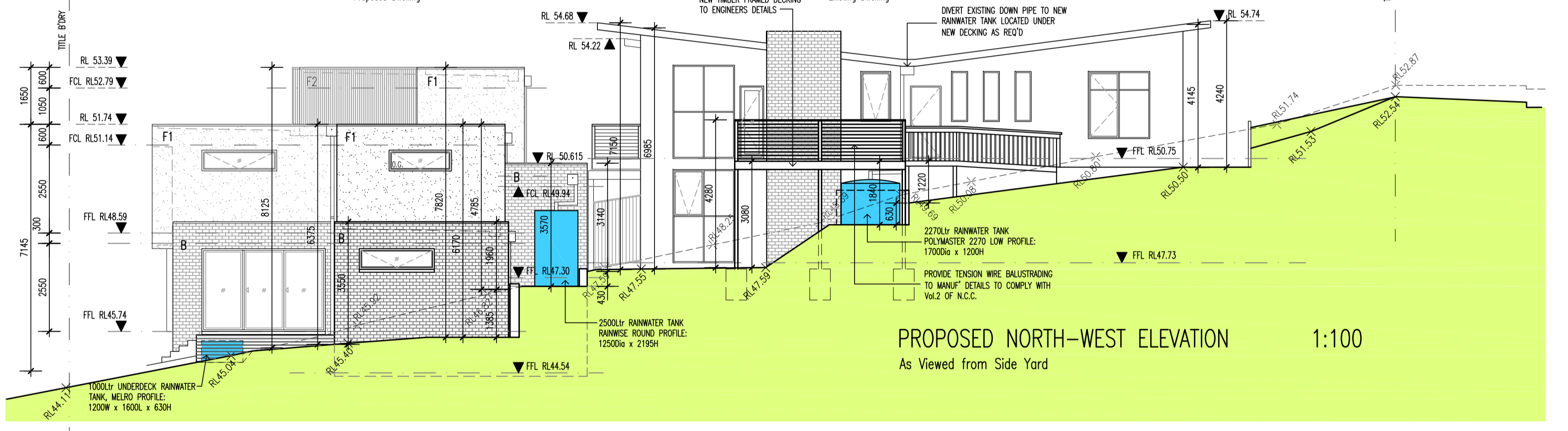
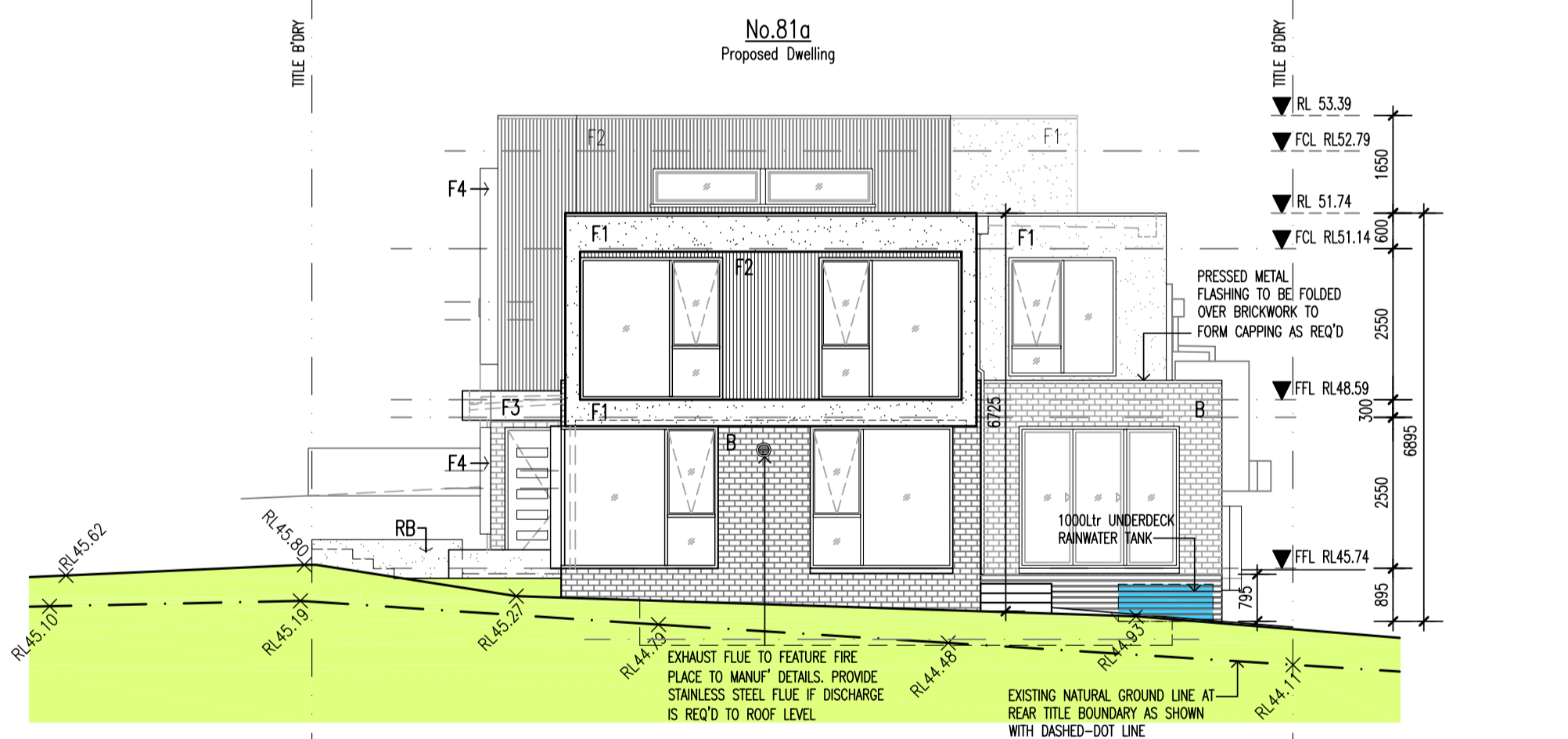


PROPOSED DUAL OCCUPANCY TO REAR OF EXISTING DWELLING



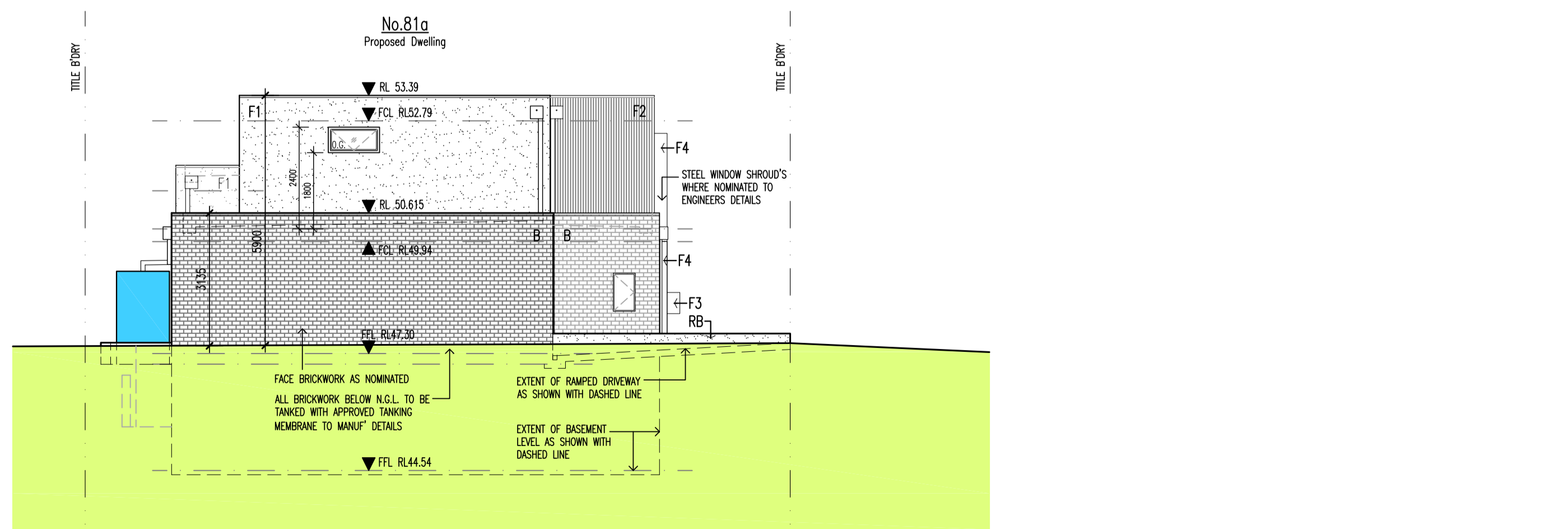
PROPOSED NORTH-EAST ELEVATION 1:100
Existing Dwelling As Viewed from New Subdivision Line

PROPOSED NORTH-WEST ELEVATION 1:100
As Viewed from Title Boundary



PROPOSED NORTH-EAST ELEVATION 1:100
New Dwelling As Viewed from Title Boundary

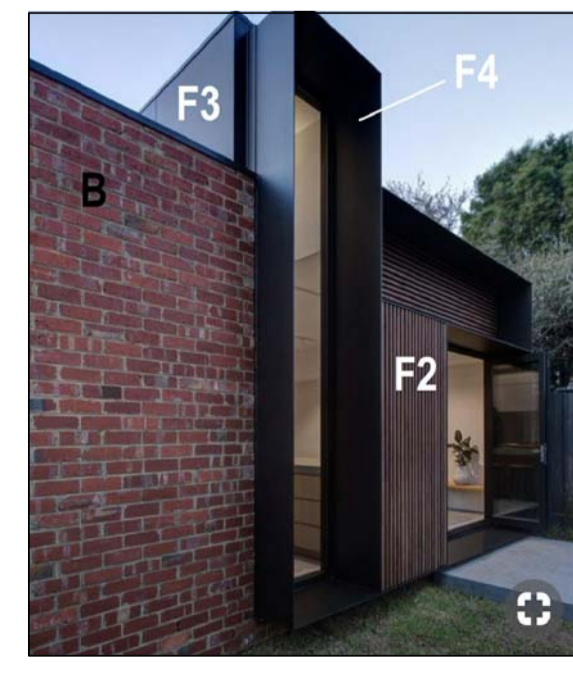
PROPOSED NORTH-WEST ELEVATION 1:100
As Viewed from Side Yard



PROPOSED SOUTH-WEST ELEVATION 1:100
New Dwelling As Viewed from New Subdivision Line

MATERIALS SCHEDULE:

- B: FACE BRICKWORK "KINGSLEY" BY BORAL BRICKS WOODSTOCK RANGE, OR SIMILAR RECYCLED RED BRICKS, WITH OFF WHITE MORTAR.
- RB: RENDERED MASONRY RETAINING WALL, BLACK FINISH
- F1: 75mm POLYSTYRENE FOAM CLADDING, SUCH AS MASTERWALL OR FINAX, RENDERED FINISH DULUX "BLACK" S0669
- F2: VERTICAL TIMBER CASTELLATED CLADDING, WESTERN RED CEDAR WITH TWO TONE FINISH OR SIMILAR
- F3: 4mm ALUMINOID BLACK CLADDING OR SIMILAR
- F4: STEEL WINDOW SHROUD, MATT BLACK FINISH
- OG: OBSCURE GLAZING (OR TRANSLUCENT)
- R: METAL ROOFING, COLORBOND BLACK FINISH
- D/P: COLORBOND BLACK FINISH
- WINDOWS: POWDER COATED BLACK FINISH
- DOORS: TIMBER DOORS NATURAL TIMBER FINISH
- GARAGE DOOR: TILT UP DOOR WITH VERTICAL CASTELLATED CLADDING WITH TWO TONE FINISH



NB: ALL SITE LEVELS & TITLE BOUNDARIES TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF WORKS. INDICATIVE LEVELS SHOWN ARE TAKEN TO AUSTRALIAN HEIGHT DATUM (A.H.I.D.).
 REFER FEATURE LEVEL SURVEY PREPARED BY: MERIDIAN LAND SURVEYORS PTY LTD. Ph: 9439 0700. DATE: 28/3/19. REF. No.: E 4899 014-D
 REFER ARBORICULTURAL IMPACT ASSESSMENT PREPARED BY: FUTURE TREE HEALTH Ph: 0407 689 388. DATE: 10-1-19

REFER SDA REPORT PREPARED BY: FRATER CONSULTING SERVICES Ph: 8691 6928

WATER & STORMWATER MANAGEMENT:
 - DIVERT ALL STORM WATER FROM ROOF CATCHMENT AREA OF NEW DWELLING TO 3500L RAIN WATER TANK (RWT)
 - ALL RAIN WATER HARVESTED FROM RWT TO BE USED WITHIN DWELLING FOR TOILET FLUSHING AND LANDSCAPING.
 - IF REQUIRED, A CHANGED PIPE SYSTEM OR MECHANICALLY ASSISTED SYSTEM (PUMPED) WILL BE INSTALLED TO COLLECT WATER FROM PART OF THE ROOF AREA.
 - PROVIDE IRRIGATION SYSTEM CONNECTED TO RWT.
 - USE OF NATIVE OR Brought TOLERANT SPECIES WHERE POSSIBLE. IF IRRIGATION REQUIRED, INCLUDE DRIP IRRIGATION TO MULCH.

ENERGY EFFICIENCY:
 - INTERNAL LIGHTING DENSITY IN DWELLINGS 4W/m²
 - LIGHTING SENSORS FOR EXTERNAL LIGHTING (MOTION DETECTORS, TIMERS, ETC.)
 - RETRACTABLE EXTERNAL CLOTHES DRYING LINE

INDOOR ENVIRONMENT QUALITY:
 - ALL GLAZING USED TO BE DOUBLE GLAZED FOR ALL HABITABLE ROOMS WINDOWS

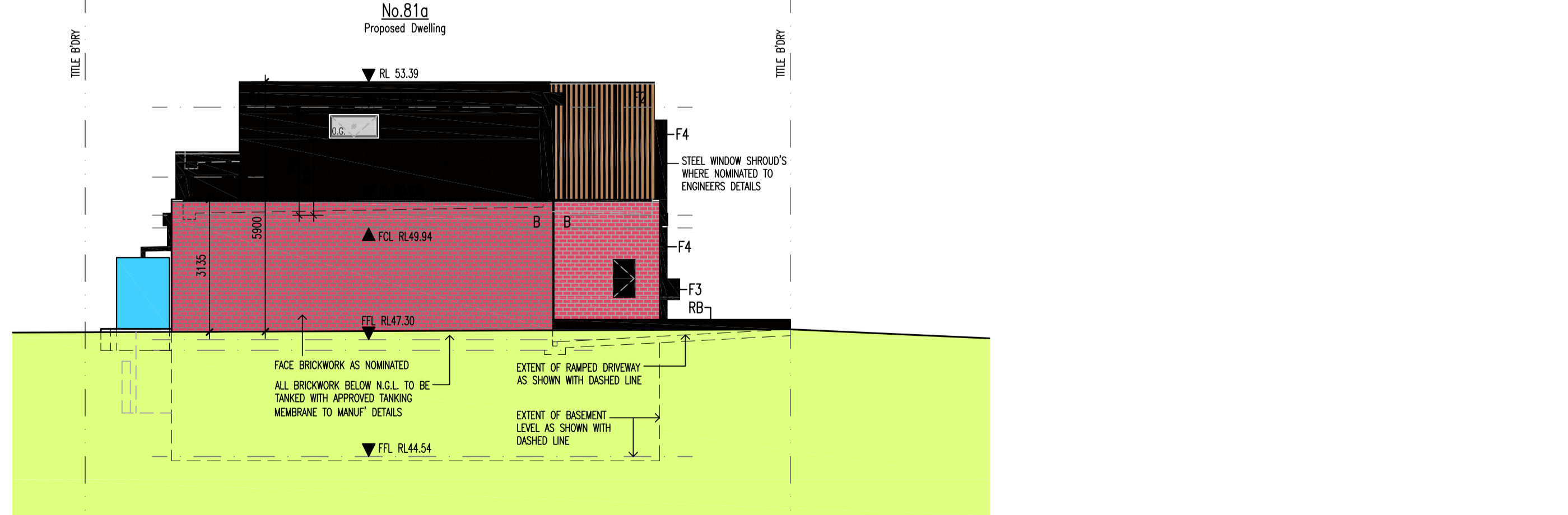
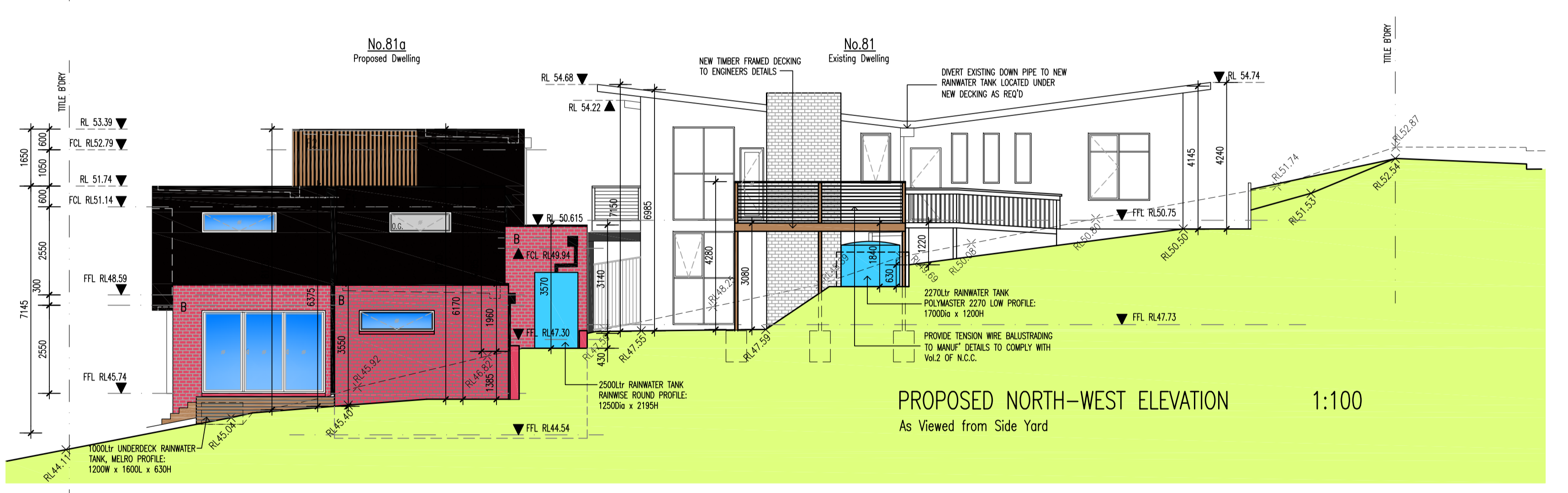
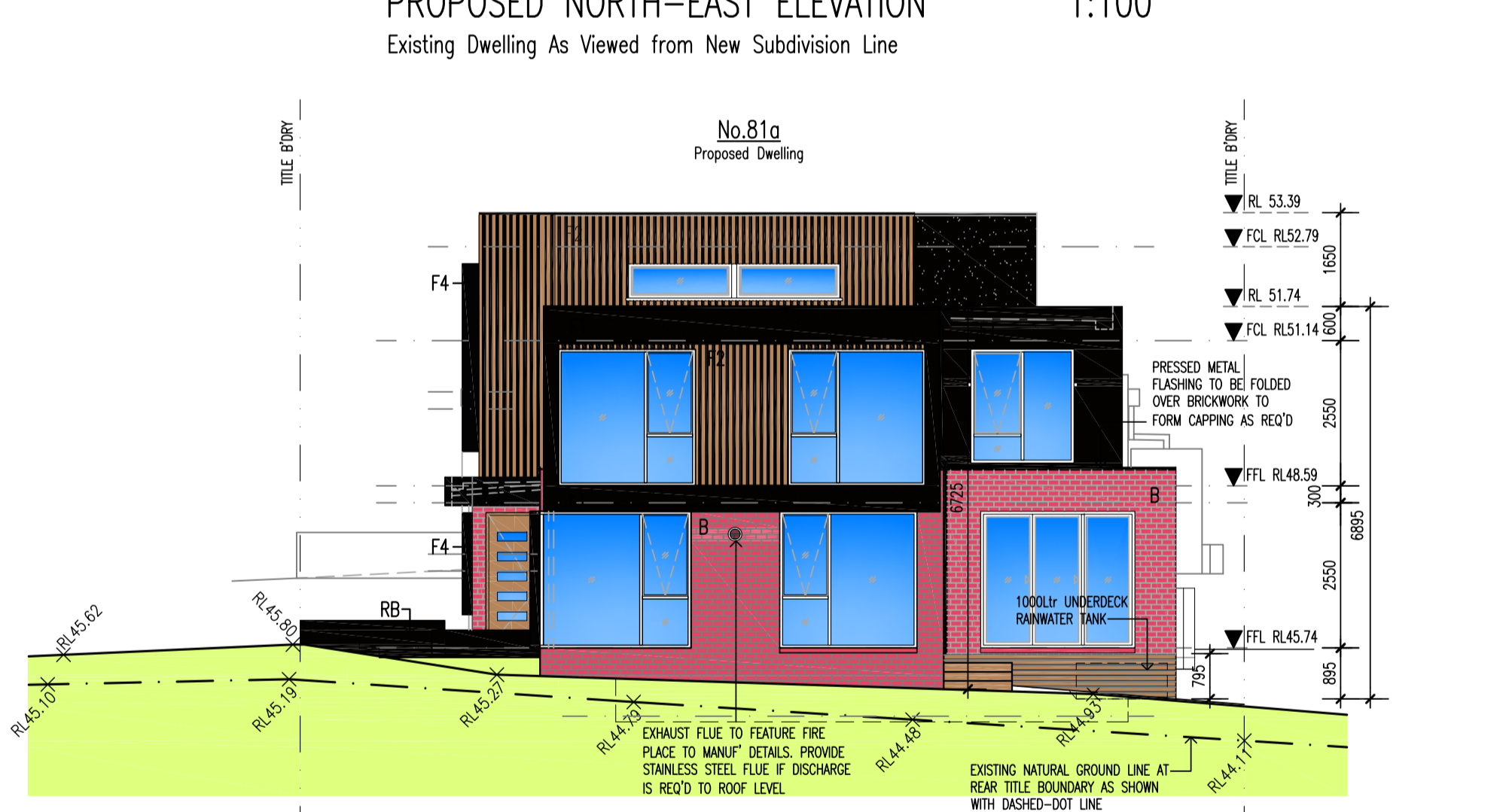
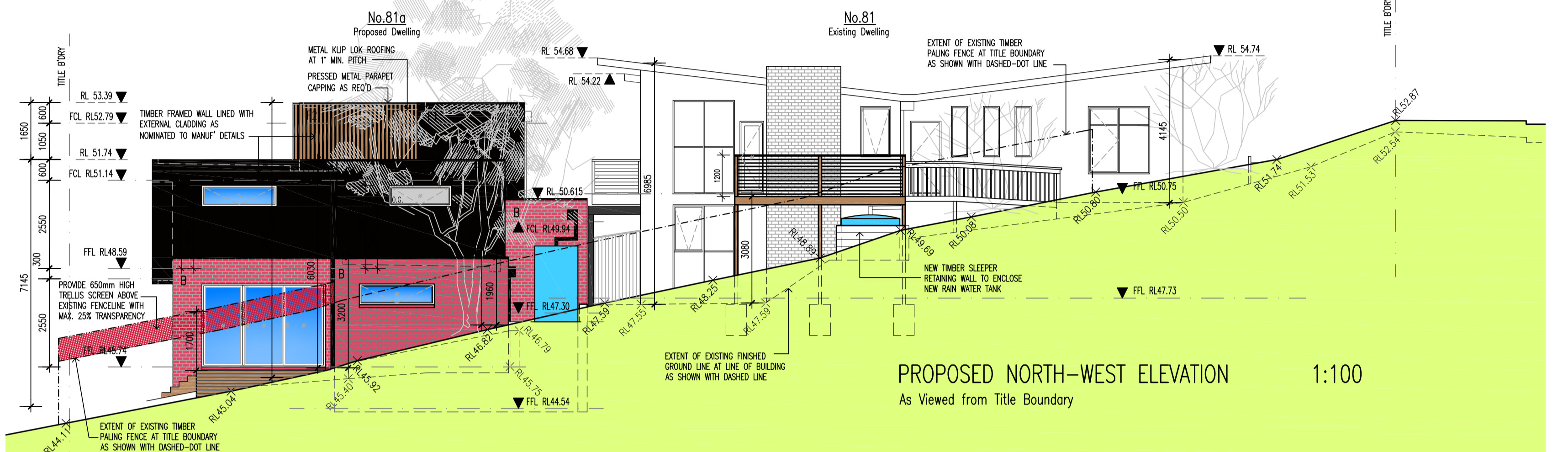
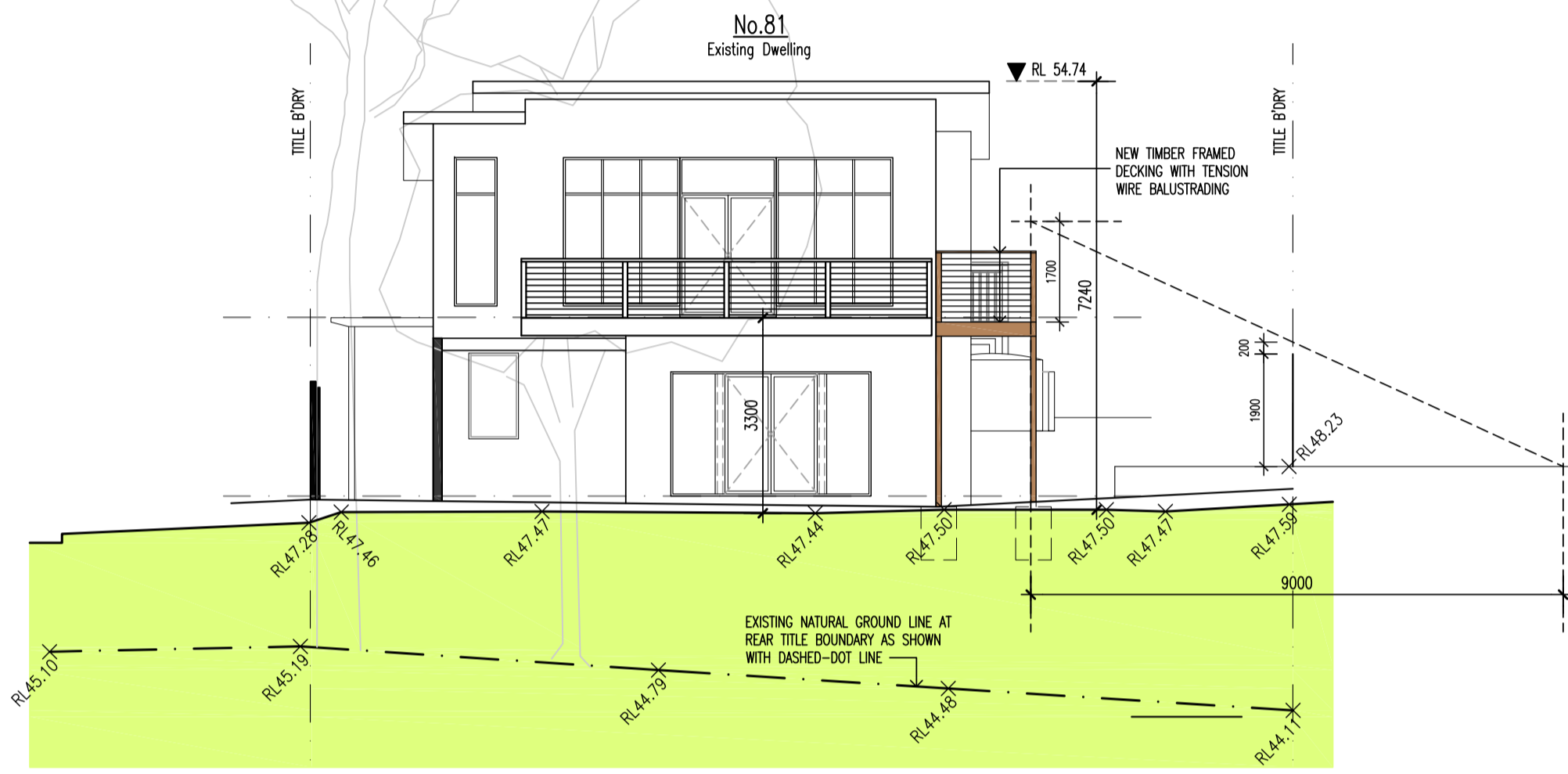
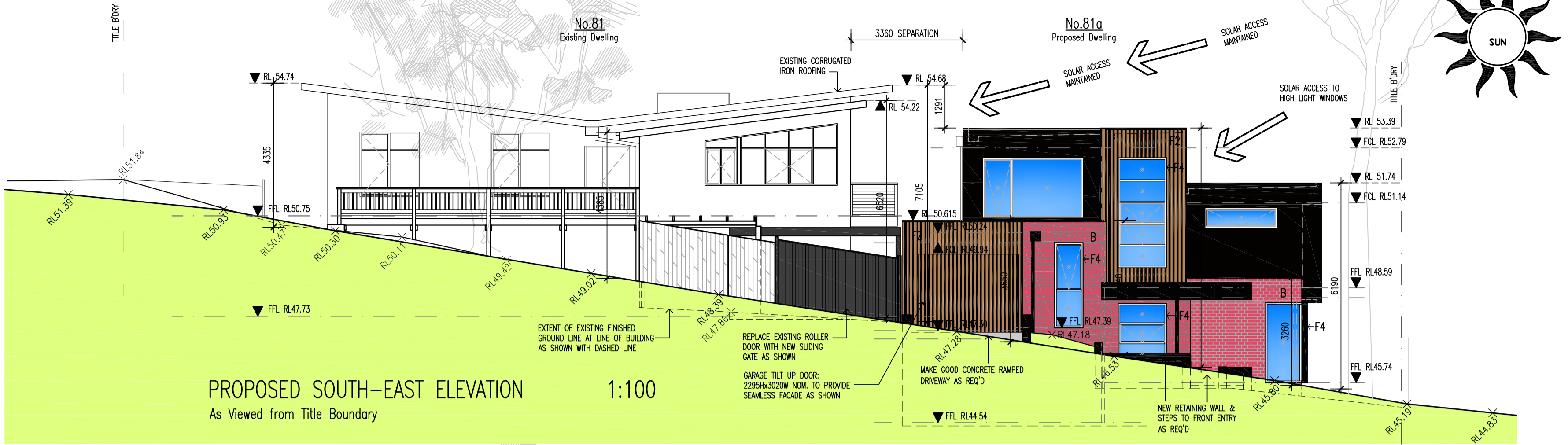
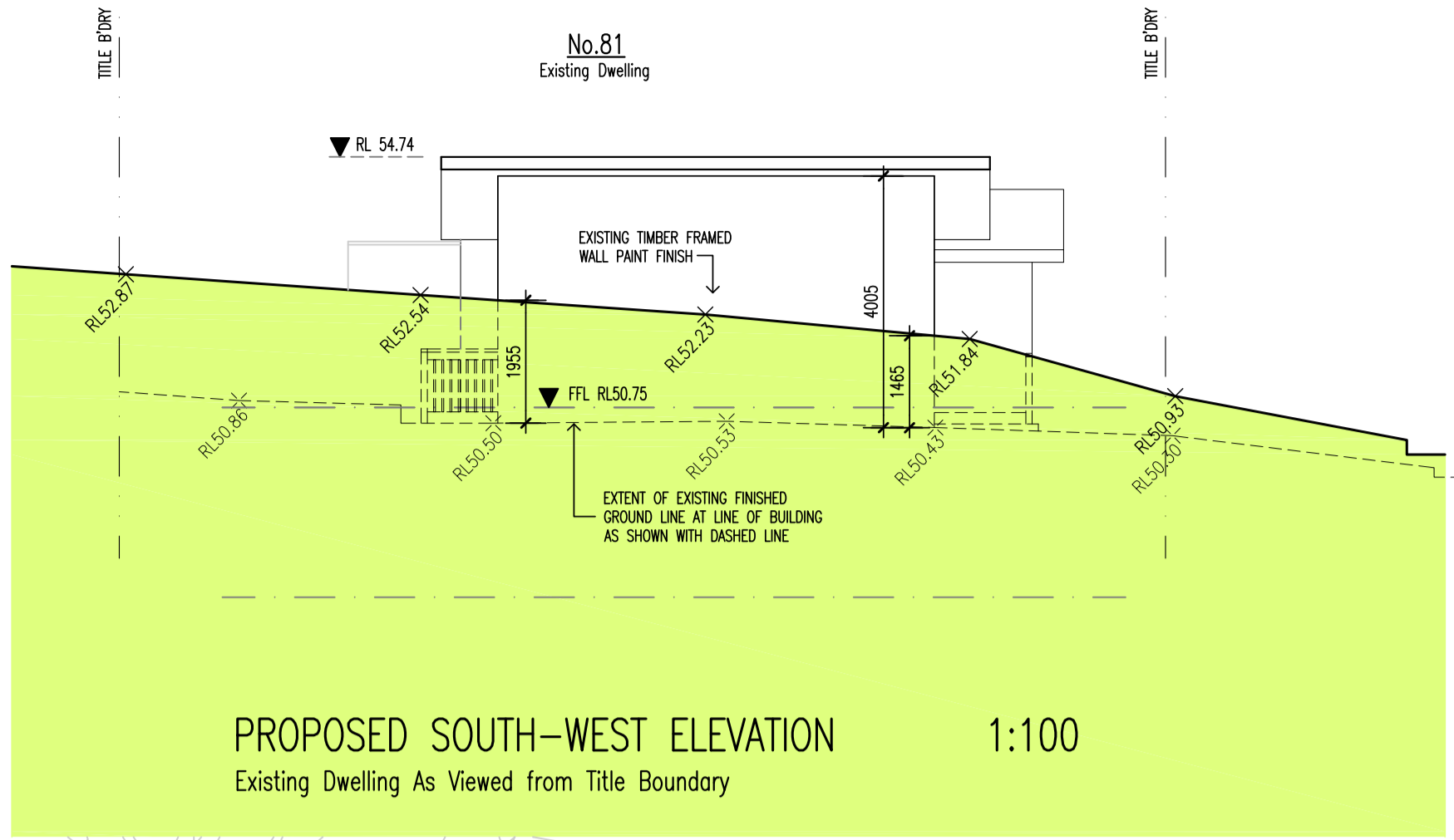
TRANSPORT:
 - BIKE SPACE LOCATION FOR NEW DWELLING

URBAN ECOLOGY:
 - REFER GARDEN AREA PLANS TO SHOW EXTENT OF VEGETATION AND PAVING.

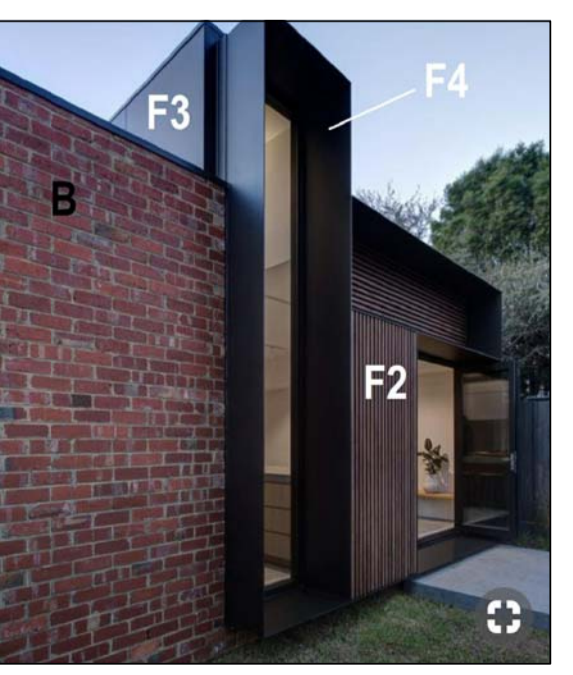
REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
-	3/5/19	- PRELIM ISSUE FOR COMMENTS	4	29/5/19	- PRELIM ELEVATION ISSUE FOR FINAL COMMENTS
1	7/5/19	- AMENDMENTS TO CLIENT EMAIL INSTRUCTIONS 6-5-19	5	30/5/19	- CORRECTIONS TO GARDEN AREAS
2	10/5/19	- AMENDMENTS TO CLIENT EMAIL INSTRUCTIONS 10-5-19			
3	17/5/19	- ISSUE PRELIM TP DRGS TO CONSULTANTS			



PROPOSED DUAL OCCUPANCY TO REAR OF EXISTING DWELLING



- MATERIALS SCHEDULE:**
- B: FACE BRICKWORK "KINGSLEY" BY BORAL BRICKS WOODSTOCK RANGE OR SIMILAR RECYCLED RED BRICKS, WITH OFF WHITE MORTAR.
 - RB: RENDERED MASONRY RETAINING WALL, BLACK FINISH
 - F1: 75mm POLYSTYRENE FOAM CLADDING, SUCH AS MASTERWALL OR BAKA, RENDERED FINISH DULUX "BLACK" SOGG9
 - F2: VERTICAL TIMBER CASTELLATED CLADDING, WESTERN RED CEDAR WITH TWO TONE FINISH OR SIMILAR
 - F3: 4mm ALUCOBOND BLACK CLADDING OR SIMILAR
 - F4: STEEL WINDOW SHROUD, MATT BLACK FINISH
 - OG: OBSCURE GLAZING (OR TRANSLUCENT)
 - R: METAL ROOFING, COLORBOND BLACK FINISH
 - D/P: COLORBOND BLACK FINISH
 - WINDOWS: POWDER COATED BLACK FINISH
 - DOORS: TIMBER DOORS NATURAL TIMBER FINISH
 - CARAGE DOOR: TILT UP DOOR WITH VERTICAL CASTELLATED CLADDING WITH TWO TONE FINISH
- NB: ALL METAL FLASHINGS, CAPPINGS, TO BE COLORBOND BLACK



NB: ALL SITE LEVELS & TITLE BOUNDARIES TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF WORKS. INDICATIVE LEVELS SHOWN ARE TAKEN TO AUSTRALIAN HEIGHT DATUM (AHD).
REFER FEATURE LEVEL SURVEY PREPARED BY: MERRIDIAN LAND SURVEYORS PTY LTD
PH: 9439 0700 DATE: 28/3/19
REF. NO: E 4899 07M-0

REFER ARBORICULTURAL IMPACT ASSESSMENT PREPARED BY: FUTURE TREE HEALTH
PH: 0407 689 388 DATE: 10-1-19

REFER SDA REPORT PREPARED BY:
FRATER CONSULTING SERVICES Ph: 8691 6928

WATER & STORMWATER MANAGEMENT:

- DIVERT ALL STORM WATER FROM ROOF CATCHMENT AREA OF NEW DWELLINGS TO 3500L RAIN WATER TANK (RWT)
- ALL RAIN WATER HARVESTED FROM RWT TO BE USED WITHIN DWELLING FOR TOILET FLUSHING AND LANDSCAPING.
- IF REQUIRED, A CHARGED PIPE SYSTEM OR MECHANICALLY ASSISTED SYSTEM (PUMPED) WILL BE INSTALLED TO COLLECT WATER FROM PART OF THE ROOF AREA.
- PROVIDE IRRIGATION SYSTEM CONNECTED TO RWT.
- USE OF NATIVE OR DROUGHT TOLERANT SPECIES WHERE POSSIBLE. IF IRRIGATION REQUIRED, INCLUDE DRIP IRRIGATION TO MULCH.

ENERGY EFFICIENCY:

- INTERNAL LIGHTING DENSITY IN DWELLINGS 4W/m2
- LIGHTING SENSORS FOR EXTERNAL LIGHTING (MOTION DETECTORS, TIMERS, ETC).
- RETRACTABLE EXTERNAL CLOTHES DRYING LINE

INDOOR ENVIRONMENTAL QUALITY:

- ALL GLAZING USED TO BE DOUBLE GLAZED FOR ALL HABITABLE ROOMS WINDOWS

TRANSPORT:

- BIKE SPACE LOCATION FOR NEW DWELLING

URBAN ECOLOGY:

- REFER GARDEN AREA PLANS TO SHOW EXTENT OF VEGETATION AND PAVING.

REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
-	3/5/19	- PRELIM ISSUE FOR COMMENTS	4	29/5/19	- PRELIM ELEVATION ISSUE FOR FINAL COMMENTS
1	7/5/19	- AMENDMENTS TO CLIENT EMAIL INSTRUCTIONS 6-5-19	5	30/5/19	- CORRECTIONS TO GARDEN AREAS
2	10/5/19	- AMENDMENTS TO CLIENT EMAIL INSTRUCTIONS 10-5-19			
3	17/5/19	- ISSUE PRELIM TP DRGS TO CONSULTANTS			

PROPOSED DUAL OCCUPANCY TO REAR OF EXISTING DWELLING

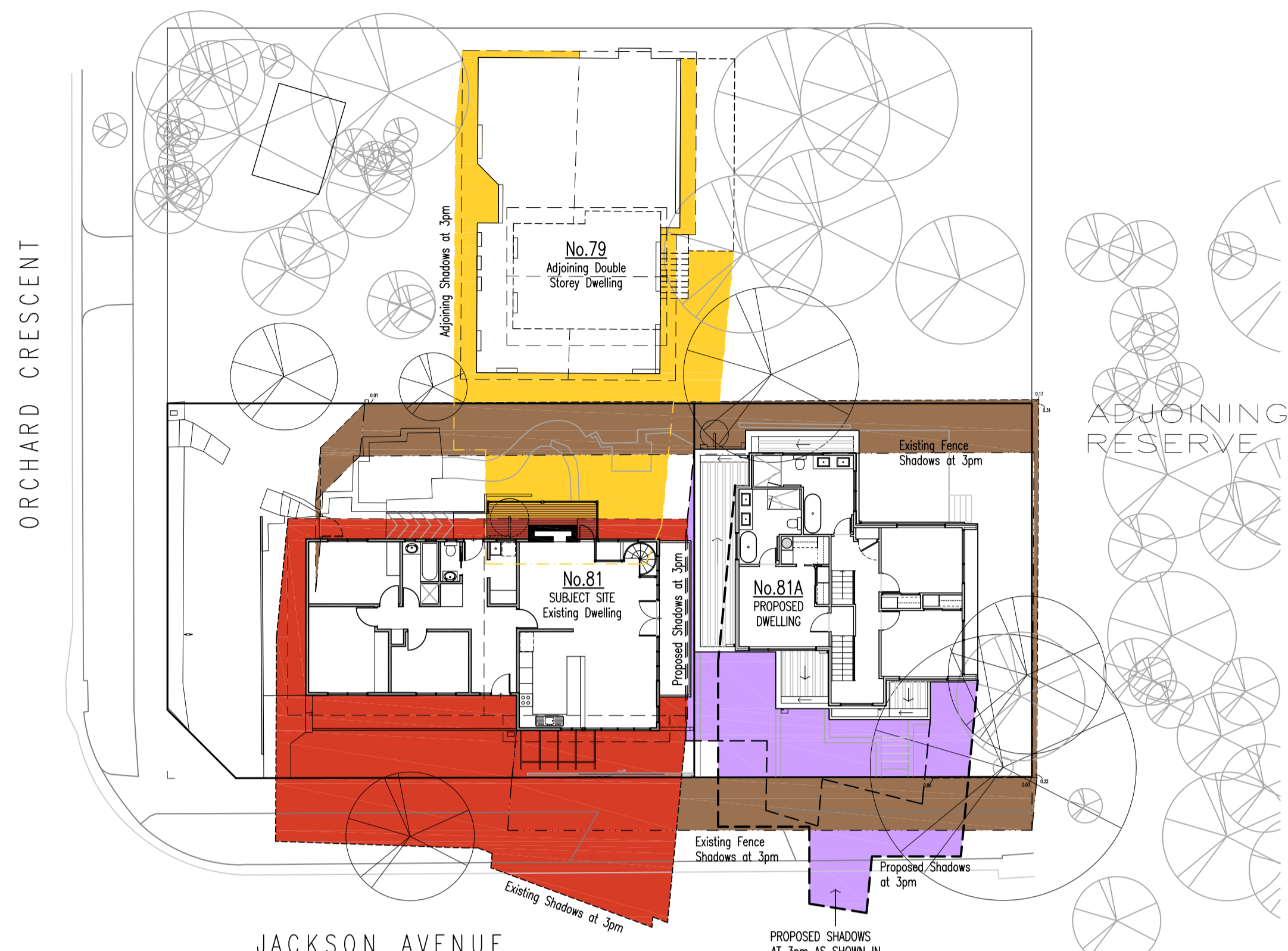


PROPOSED 12PM SHADOW PLAN 1:200

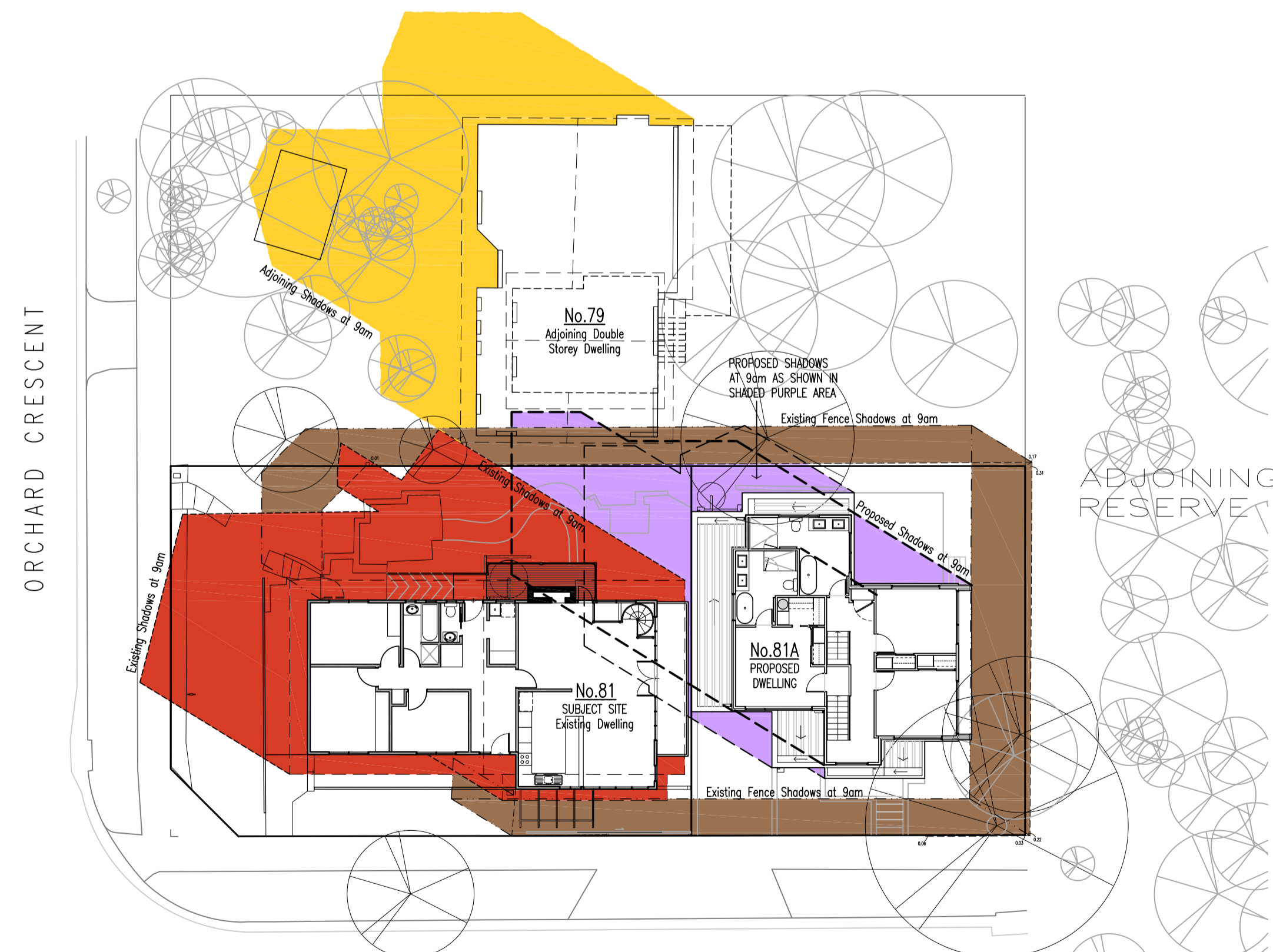
SHADOW DIAGRAM:
March 21 – Sept 23 (Equinox)

Proposed Shadows at 9am	9am
Existing Fence Shadows at 9am	9am
Existing Shadows at 9am	9am
Adjoining Shadows at 9am	9am
Proposed Shadows at 12pm	12pm
Existing Fence Shadows at 12pm	12pm
Existing Shadows at 12pm	12pm
Adjoining Shadows at 12pm	12pm
Proposed Shadows at 3pm	3pm
Existing Fence Shadows at 3pm	3pm
Existing Shadows at 3pm	3pm
Adjoining Shadows at 3pm	3pm

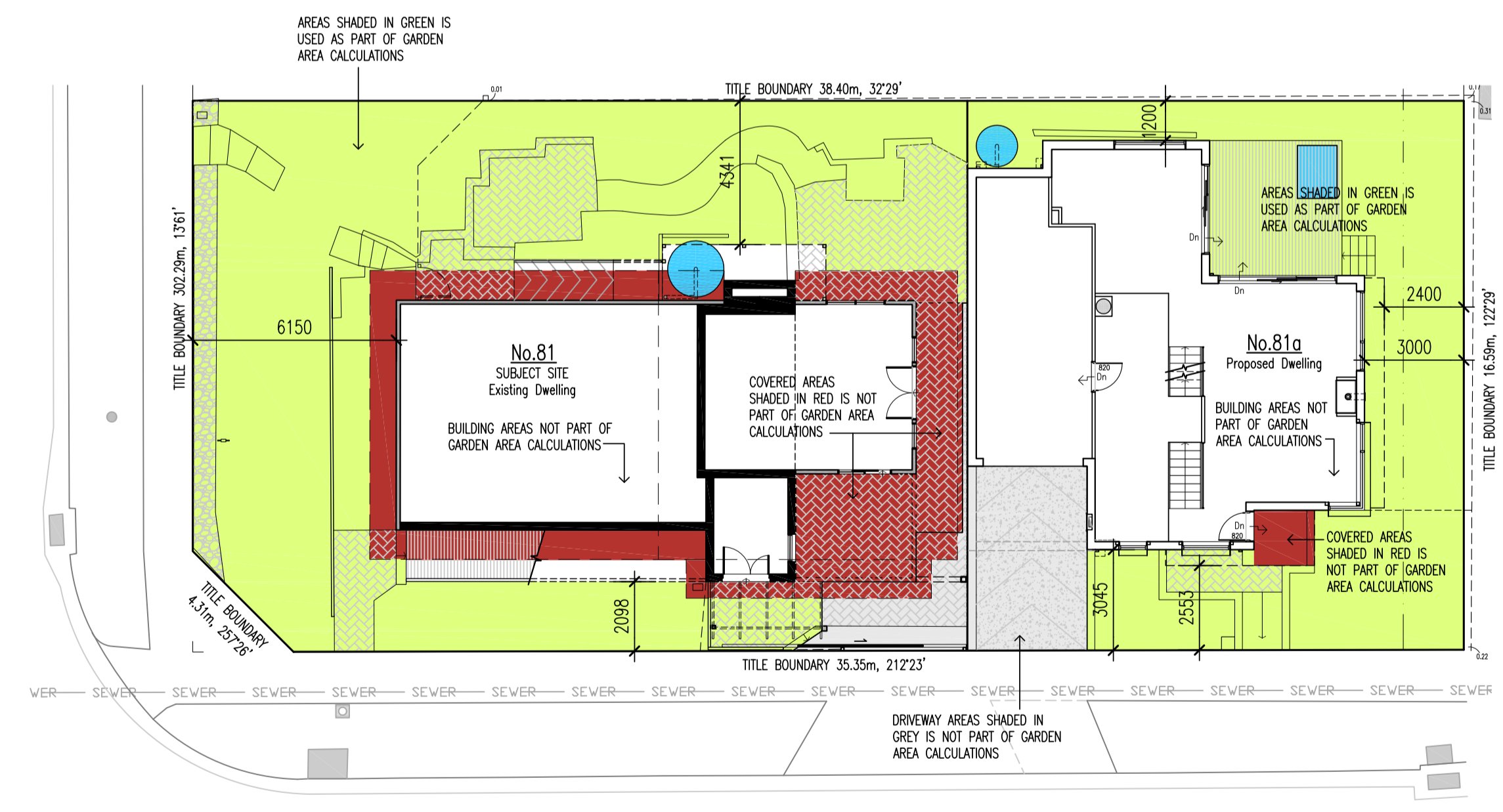
NR: ALL SITE LEVELS & TITLE BOUNDARIES TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF WORKS. INDICATIVE LEVELS SHOWN ARE TAKEN TO AUSTRALIAN HEIGHT DATUM (A.H.D.). REFER FEATURE LEVEL SURVEY PREPARED BY: MERIDIAN LAND SURVEYORS PTY LTD Ph: 9439 0700 DATE: 28/3/19 REF. No.: E 4899 DTM-D
REFER ARBORICULTURAL IMPACT ASSESSMENT PREPARED BY: FUTURE TREE HEALTH Ph: 0407 689 388 DATE: 10-1-19



PROPOSED 3PM SHADOW PLAN 1:200



PROPOSED 9AM SHADOW PLAN 1:200



PROPOSED GARDEN AREA PLAN 1:150

GARDEN AREA SCHEDULE:

Existing Dwelling Site Area	384.62m ²
Exist' Dwelling, Covered Areas	184.10m ²
POS (Fr)	123.08m ²
SPOS (Re)	97.02m ²
Remaining Uncovered Driveway	12.75m ²
Proposed Dwelling Site Area	248.97m ²
Gnd Flr, Covered Areas	117.26m ²
POS (Fr)	39.28m ²
SPOS (Re)	61.82m ²
Proposed Driveway/Retaining	20.15m ²
SITE	633.59m²
Bldg Site Coverage	41.21%
Req'd 30% Garden Area	190.08m ²
Total Covered Areas/Driveways	314.26m ²
Garden Area Provided	319.33m ²

NR: AREA ARE TAKEN TO INCLUDE EXTERNAL WALL THICKNESSES.

H.W. - HABITABLE ROOM WINDOW

REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
-	3/5/19	- PRELIM ISSUE FOR COMMENTS	4	28/5/19	- PRELIM ELEVATION ISSUE FOR FINAL COMMENTS
1	7/5/19	- AMENDMENTS TO CLIENT EMAIL INSTRUCTIONS 6-5-19	5	30/5/19	- CORRECTIONS TO GARDEN AREAS
2	10/5/19	- AMENDMENTS TO CLIENT EMAIL INSTRUCTIONS 10-5-19			
3	17/5/19	- ISSUE PRELIM TP DROS TO CONSULTANTS			

