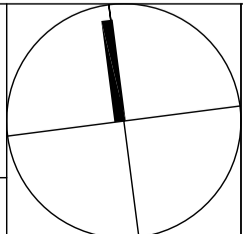


A	10.07.18	Amendments as per Council RFI
Rev	Date	Description



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Issue

**TOWN PLANNING ISSUE**

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Drawing

**SITE & GROUND FLOOR PLANS**

8	DSP	1:100 at A1	1:200 at A3	10.07.2018
No of Sheets	Drawn	Approx Scale	Date Plotted	



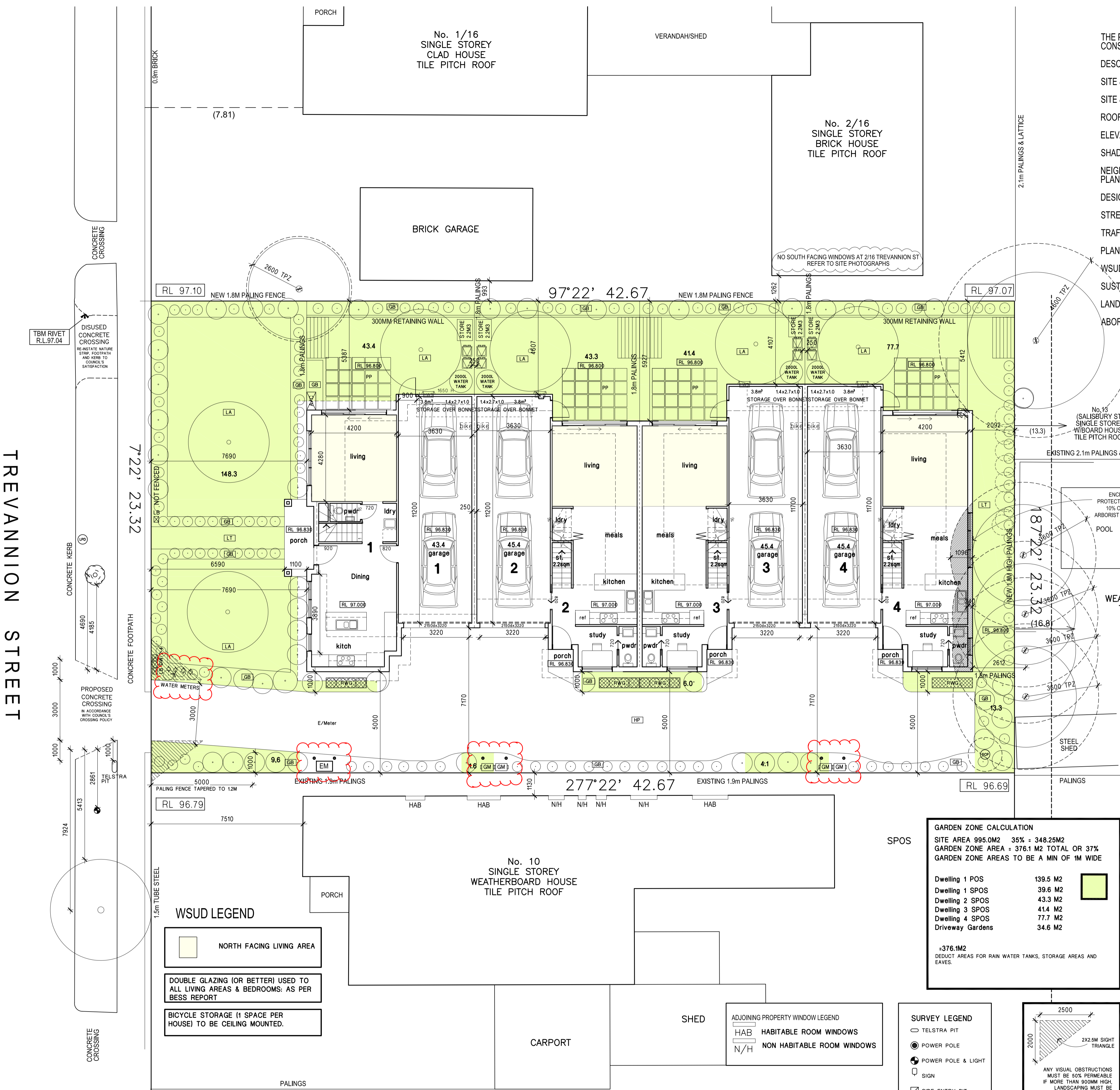
Project

**PROPOSED 4 DWELLINGS AT 12 TREVANNION STREET GLENROY VIC 3046**

Job No 1265

TP01A

Drwg No



THE PLANNING APPLICATION SET CONSISTS OF:

DESCRIPTIVE NOTES

SITE & GROUND FLOOR PLAN

SITE & FIRST FLOOR PLAN

ROOF PLAN

ELEVATIONS

SHADOW DIAGRAMS

NEIGHBOURHOOD & SITE DESCRIPTION PLAN

DESIGN RESPONSE PLAN

STREETSCAPE ELEVATIONS

TRAFFIC REPORT

PLANNING REPORT

WSUD REPORT

SUSTAINABILITY REPORT

LANDSCAPE PLAN

ARBORIST REPORT

## LEGEND

GENERAL LEGEND	
RL 00.00	REDUCED LEVEL
	FOLDWAY CLOTHES LINE
	HOT WATER SYSTEM SOLAR BOOSTED
LB	LETTER BOX
	LETTER BOXES TO HAVE SEPARATE PROVISION TO RECEIVE PAPERS, MUST FACE THE STREET TO ALLOW MAIL DELIVERY FROM THE FOOTPATH AREA IN ACCORDANCE WITH THE REQUIREMENTS OF AUSTRALIA POST
	RUBBISH BIN
RWT	RAIN WATER TANK CONNECTED TO ALL SANITARY FLUSHING SYSTEMS
SL	SKYLIGHT AS SELECTED OVER 1/BP01-03.
EM	800x500mm 15m HIGH ELECTRICAL METER BOX AND BOLLARDS TO COMPLY WITH VICTORIAN ELECTRICAL SERVICES AND INSTALLATION RULES 2014.
	WATER METERS TO BE LOCATED WITHIN 2M OF SITE FRONTAGE. IN ACCORDANCE WITH LATEST EDITION WATER AUTHORITY WATER METERING AND SERVICING GUIDELINES. LOCATION INDICATIVE ONLY.
GM	GAS METERS LOCATION AND INSTALLATION TO BE IN ACCORDANCE WITH LATEST EDITION AS 5601 GAS INSTALLATIONS. BOLLARDS ON EITHER SIDE IF WITHIN 1M OF DRIVEWAY.

SECTION & ELEVATION LEGEND	
CR	CORRUGATED ROOF 5° MIN PITCH, 11/4/BP01
FB	FACE BRICKWORK AS SELECTED. 8 & 8.1/BP01
FCL	FINISHED CEILING LEVEL - APPROX
FFL	FINISHED FLOOR LEVEL APPROX
FGL	FINISHED GROUND LEVEL APPROX
FZ	FLOOR ZONE NOMINAL, MAY VARY DEPENDING ON STRUCTURE, BATTENS & FLOOR FINISHES CHECK THAT STAIR COMPLIES
GLD	FULLY-HALF GLAZED DOOR AS SELECTED - 18/BP01
INF	INFILL OVER AS SELECTED 9.8/BP01
HW	HOT WATER SYSTEM
MD	METAL DECK 15° MIN PITCH, CONCEALED FASTENED 11/2/BP01
MA	JAMES HARDIE MATRIX OR SIMILAR
MR	METAL ROOF 3° MIN PITCH, 11/3/BP01
NGL	NATURAL GROUND LEVEL APPROX PRIOR TO DEMOLITION
OGG	FIXED OR AWNING OBSCURE GLASS TO MIN 1700 ABOVE FFL OR MAX OPENABLE 150MM WHEN BELOW 1700MM
PS	PRIVACY SCREEN TO COMPLY WITH PLANNING SCHEME CL 55.04.6
RB	RENDERED BRICKWORK, RENDER AROUND REVEALS.
RF	RENDERED FINISH, ON FOAMBOARD(9.10) OR HEBEL PANELS(9.10)
GD	GARAGE DOOR AS SELECTED NOTE 8.7/BP01
SCR	SCREEN WITH 25% MAXIMUM OPENINGS
STR	JAMES HARDIE STRIA CLADDING OR LINED RENDER
TR	TILED ROOFING 11/5/BP01
WB	TIMBER/FCS LINEA WEATHERBOARDS AS SELECTED 9.8/BP01

GROUND FINISHES LEGEND	
AL	ARTIFICIAL LAWN
BP	PERMEABLE BRICK PAVING ON SAND BASE
GB	GARDEN BED
HP	HARD PAVING - ALL WEATHER SEAL
LA	DRYOUT RESISTANT LAWN - COUCH, KIKUYU OR BUFFALO
LT	LYALLDALE TOPPING - COMPACTED
WP	WHITE PEBBLE MIX
PP	600 X 600 PAVER - PERMEABLE

VEGETATION LEGEND	
	PROPOSED TREE/SHRUB
	EXISTING TREES TO REMAIN
	EXISTING TREES TO BE REMOVED
	GROUND COVER

## AREAS

SITE AREA : 995 M<sup>2</sup>

NUMBER OF DWELLINGS: 4

NUMBER OF CARSPACES: 8

% BUILDING SITE COVERAGE : 41%

SITE PERMEABILITY : 399M<sup>2</sup> OR 40%

DENSITY 1 DWELLING PER 248.75M<sup>2</sup>

GARDEN AREA: 380.9sqm / 38%

DWELLING NO	1	2	3	4
GROUND FLOOR LIVING AREA M <sup>2</sup>	57.3	53.6	53.7	57.4
FIRST FLOOR LIVING AREA M <sup>2</sup>	74.4	63.2	63.9	63.2
TOTAL LIVING AREA M <sup>2</sup>	131.7	116.8	117.6	120.6
PORCH/GARAGE AREA M <sup>2</sup>	48.73	46.8	46.8	46.8
TOTAL BUILDING GROSS AREA M <sup>2</sup>	180.43	163.6	164.4	167.4
SECL PRIVATE OPEN SPACE M <sup>2</sup>	43.4	43.3	41.4	77.7
TOTAL PRIVATE OPEN SPACE M <sup>2</sup>	186.7	41.4	41.4	77.7

FOR PLANNING PERMIT PURPOSES ONLY

ADJOINING PROPERTY WINDOW LEGEND	
HAB	HABITABLE ROOM WINDOWS
N/H	NON HABITABLE ROOM WINDOWS

NEW FENCES AT SOLE COST OF BUILDER.

OVERLOOKING FROM GROUND FLOOR TO SIDE AND REAR PROPERTIES COMPLIES WITH RESCODE AS THE FLOOR LEVEL IS LESS THAN 800MM ABOVE GROUND LEVEL AT THE FENCE LINE AND THE FENCE IS A MINIMUM 1800MM HIGH.

OVERLOOKING FROM UPPER FLOOR TO SIDE AND REAR PROPERTIES IS NOT POSSIBLE AS WINDOWS ARE FIXED OR AWNING WITH OBSCURE GLASS OR PERMANENT FIXED SCREENS NO MORE THAN 25% TRANSPARENT TO 1700MM ABOVE UPPER FLOOR LEVEL.

**NOTES**

T2 FENCES, BOUNDARY WALLS & CROSSOVERS

T2.1 REFER TO PLANS FOR EXTENT OF FENCES TO BE REMOVED AND REPLACED. THE COST OF ANY NEW FENCING SHALL BE BORNE SOLELY BY THE OWNER.

T2.2 PRIOR TO THE OCCUPATION OF THE DEVELOPMENT, ALL BOUNDARY WALLS MUST BE CONSTRUCTED, CLEANED & FINISHED TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.

T2.3 ANY EXISTING VEHICLE CROSSING NOT TO BE USED FOR THIS DEVELOPMENT MUST BE REMOVED AND THE KERB AND CHANNEL, FOOTPATH AND NATURE STRIP, REINSTATED TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.

T2.4 A VEHICLE CROSSING MUST BE CONSTRUCTED IN EVERY LOCATION SHOWN ON THESE PLANS & ANY COUNCIL OR SERVICE AUTHORITY POLE OR PIT WITHIN 1M OF THE PROPOSED VEHICLE CROSSING MUST BE LOCATED OR MODIFIED TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.

T3 VEHICULAR ACCESSWAYS & PARKING

T3.1 REFER TO ACCOMPANYING TRAFFIC ENGINEER REPORT & CAR SWEEP PATHS. CARPARKING SHOWN CONFORMS WITH AS2890 AND RESCODE ACCESS (B14), PARKING LOCATION (B15), PARKING PROVISIONS (B16) STANDARDS AND OBJECTIVES.

VEHICULAR ACCESSWAYS SHALL BE 3000MM MINIMUM WIDE AND SHALL HAVE A MIN 4M INTERNAL RADIUS WHERE THERE ARE CHANGES IN DIRECTION. THE AREA SET ASIDE FOR THE PARKING OF VEHICLES AND ACCESS LANES SHOWN ON THESE PLANS MUST BE TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY. BE COMPLETED PRIOR TO THE COMMENCEMENT OF USE. BE DRAINED AND SURFACED WITH AN ALL WEATHER SEAL COAT; BE MAINTAINED AND PROPERLY FORMED TO SUCH LEVELS ACCORDING TO THESE PLANS.

T3.2 ALL GARAGE DOORS SHALL BE REMOTE CONTROLLED.

T4 SAFETY

T4.1 PRIOR TO THE COMMENCEMENT OF THE DEVELOPMENT, AN AUTOMATIC SYSTEM OF EXTERNAL LIGHTING ON THE LAND MUST TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY, BE INSTALLED AND MAINTAINED ON THE LAND TO ILLUMINATE ACCESS TO THE REAR DWELLINGS, OPERATING BETWEEN DUSK AND DAWN WITH NO DIRECT LIGHT EMITTED ONTO ANY ADJOINING PROPERTY.

T5 LANDSCAPING

T5.1 REFER TO ACCOMPANYING LANDSCAPE PLAN. LANDSCAPING COMPLIES WITH COUNCIL'S LANDSCAPE POLICY AND RESCODE LANDSCAPING STANDARD AND OBJECTIVE B13 - REFER REPORT

T5.1 PRIOR TO COMMENCING WORKS A LANDSCAPE PLAN PREPARED BY A SUITABLY QUALIFIED PERSON SHALL BE SUBMITTED TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY AND MUST SHOW THE LOCATION, QUANTITY, SIZE AND BOTANICAL NAMES OF ALL PROPOSED TREES, SHRUBS AND GROUND COVERS AND THE TREATMENT OF ALL LANDSCAPED AREAS.

T6 ENERGY EFFICIENCY & SUSTAINABILITY

T6.1 HOT WATER SYSTEM TO THE NEW DWELLINGS MUST BE FROM A GAS BOOSTED SOLAR HOT WATER SYSTEM OR OTHER SYSTEM WITH SIMILAR OR ENHANCED ENERGY EFFICIENCY OR T6.2.

T6.2 RAINWATER FROM ALL NEW ROOF AREAS MUST FLOW INTO THE RAINWATER TANKS WITH ONLY THE OVERFLOW DISCHARGING TO THE LEGAL POINT OF DISCHARGE AND THE CONTENTS OF THE TANK USED FOR TOILET FLUSHING PURPOSES.

T6.3 THE PROPOSAL COMPLIES WITH RESCODE ENERGY EFFICIENCY STANDARD & OBJECTIVE - REFER REPORT

T7 SURVEYS & LEVELS

T7.1 ALL LEVELS SHOWN ARE TO AUSTRALIAN HEIGHT DATUM.

PROTECTING AMENITY OF ADJOINING NEIGHBOURS

T8 55.04-1 SIDE AND REAR SETBACKS STANDARD B17 - PROPOSAL COMPLIES - REFER REPORT

T9 55.04-2 WALLS ON BOUNDARIES STANDARD B18 - PROPOSAL COMPLIES - REFER REPORT

T10 55.04-3 DAYLIGHT TO EXISTING WINDOWS STANDARD B19 - PROPOSAL COMPLIES - REFER REPORT

BUILDINGS OPPOSITE AN EXISTING HABITABLE ROOM WINDOW PROVIDE FOR A LIGHT COURT TO THE EXISTING WINDOW THAT HAS A MINIMUM AREA OF 3 SQUARE METRES AND MINIMUM DIMENSION OF 1 M CLEAR TO THE SKY.

T11 55.04-4 NORTH-FACING WINDOWS STANDARD B20 - PROPOSAL COMPLIES - REFER REPORT


T12 55.04-5 OVERSHADOWING OPEN SPACE STANDARD B21 - PROPOSAL COMPLIES - REFER REPORT

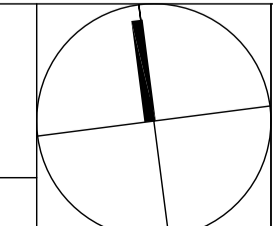
THE SHADOW DIAGRAMS SHOW THAT RESCODE 55.06 IS COMPLIED WITH AS THE PROPOSED BUILDING DOES NOT REDUCE THE SUNLIGHT TO THE 40SQM MINIMUM REQUIRED SECLUDED OPEN SPACE OF ADJOINING EXISTING BUILDINGS FOR LESS THAN REQUIRED MINIMUM OF 5 HOURS SUNLIGHT BETWEEN 9AM AND 3PM 22 SEPTEMBER

T13 55.04-6 OVERLOOKING STANDARD B22 - PROPOSAL COMPLIES

OVERLOOKING FROM UPPER FLOOR TO SIDE AND REAR PROPERTIES COMPLIES WITH RESCODE AS THE FLOOR LEVEL IS LESS THAN 800MM ABOVE GROUND LEVEL AT THE FENCE LINE AND THE FENCE IS A MINIMUM 1800MM HIGH.

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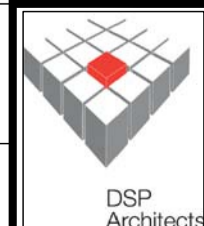
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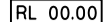
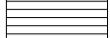



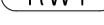





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The Planning Permit Professionals Pty Ltd  
ABN 72 284 780 834 arbw c50289

Project	<b>PROPOSED 4 DWELLINGS AT 12 TREVANNION STREET GLENROY VIC 3046</b>	Job No <b>1265</b>
		<b>TP02A</b> Drwg No

### GENERAL LEGEND

	REDUCED LEVEL
	FOLDAWAY CLOTHES LINE
	HOT WATER SYSTEM SOLAR BOOSTED
	LETTER BOX
	RUBBISH BIN
	RAIN WATER TANK CONNECTED TO ALL SANITARY FLUSHING SYSTEMS
	760x160 VELUX GGL OPENABLE ROOF WINDOW
	SKYLIGHT AS SELECTED OVER: 1/BP/01-03.
	EVAPORATIVE COOLING SYSTEM

SECTION & ELEVATION LEGEND	
AL	ALUCOBOND OR SIMILAR AS SELECTED
JX	JAMES HARDIE SCYON AXON CLADDING OR SIMILAR
CR	CORRUGATED ROOF 5" MIN PITCH, 114/BP01
FB	FACE BRICKWORK AS SELECTED, 8 & 8 1/2/BP01
FL	FINISHED CEILING LEVEL - APPROX
FFL	FINISHED FLOOR LEVEL APPROX
FG	FINISHED GROUND LEVEL APPROX
FZ	FLOOR ZONE NOTATIONS, MAY VARY DEPENDING ON STRUCTURE, BATTMAN, & FLOOR FINISHES CHECK THAT STAIR COMPLIES
GLD	FULLY-HALF GLAZED DOOR AS SELECTED - 18/BP01
INF	INFILL OVER AS SELECTED 9/8/BP01
HW	HOT WATER SYSTEM
MD	METAL DECK 15" MIN PITCH, CONCEALED FASTENED 112/BP01
MA	JAMES HARDIE MATRIX OR SIMILAR
MR	METAL ROOF 3" MIN PITCH, 113/BP01
NGL	NATURAL GROUND LEVEL APPROX PRIOR TO DEMOLITION.
OG	PRIVACY OR AWNING OBSCURE GLASS TO MIN 1700 ABOVE FFL OR MAX OPENABLE 150MM WHEN BELOW 1700MM
PS	FIXED ROOF TO COMPLY WITH PLANNING SCHEME CL 55.04-6
RE	RENDERED BRICKWORK, RENDER ABOVE REVEALS.
RF	RENDERED FINISH, ON FOAMBOARD(90) OR HEBEL PANEL(9.5)
GO	GARAGE DOOR AS SELECTED NOTE 8.7/BP01.
PD	POLYCARBONATE ROOFING, 5" MIN PITCH, 1141/BP01-03
SC	STONE CLADDING
SCR	SCREEN WITH 25% MAXIMUM OPENINGS
SX	JAMES HARDIE STIRA CLADDING OR LINDEN RENDER
TR	TILED ROOFING 114/BP01
WB	TIMBER/FOS LINEA WEATHERBOARDS AS SELECTED 9.8/BP01

	ROOF TREATED WITH RAINWATER TANK
	ROOF TREATED WITH RAINWATER GARDEN

 NORTH FACING LIVING AREA

DOUBLE GLAZING (OR BETTER) USED TO  
ALL LIVING AREAS & BEDROOMS: AS PER  
BESS REPORT

BICYCLE STORAGE (1 SPACE PER HOUSE) TO BE CEILING MOUNTED.

T2 FENCES, BOUNDARY WALLS & CROSSEOVERS

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T3. VEHICULAR ACCESSWAYS & PARKING

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13.2 ALL GARAGE DOORS SHALL BE REMOTE CONTROLLED.

T4.1 PRIOR TO THE COMMENCEMENT OF THE DEVELOPMENT, AN AUTOMATIC SYSTEM OF EXTERNAL LIGHTING ON THE LAND MUST TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY, BE INSTALLED AND MAINTAINED ON THE LAND TO ILLUMINATE ACCESS TO THE REAR DWELLINGS, OPERATING BETWEEN DUSK AND DAWN WITH NO DIRECT LIGHT EMITTED ONTO ANY ADJOINING PROPERTY.

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STANDARD &amp; OBJECTIVE - REFER REPORT

T7.1 ALL LEVELS SHOWN ARE TO AUSTRALIAN HEIGHT DATUM.

PROTECTING AMENITY OF ADJOINING NEIGHBOURS  
T8 55.04-1 SIDE AND REAR SETBACKS STANDARD B17 -  
PROPOSAL COMPLIES - REFER REPORT

PROPOSAL COMPLIES - REFER REPORT

FOR A LIGHT COURT TO THE EXISTING WINDOW THAT HAS A MINIMUM AREA OF 3 SQUARE METRES AND MINIMUM DIMENSION OF 1 M CLEAR TO THE SKY.

PROPOSAL COMPLIES - REFER REPORT

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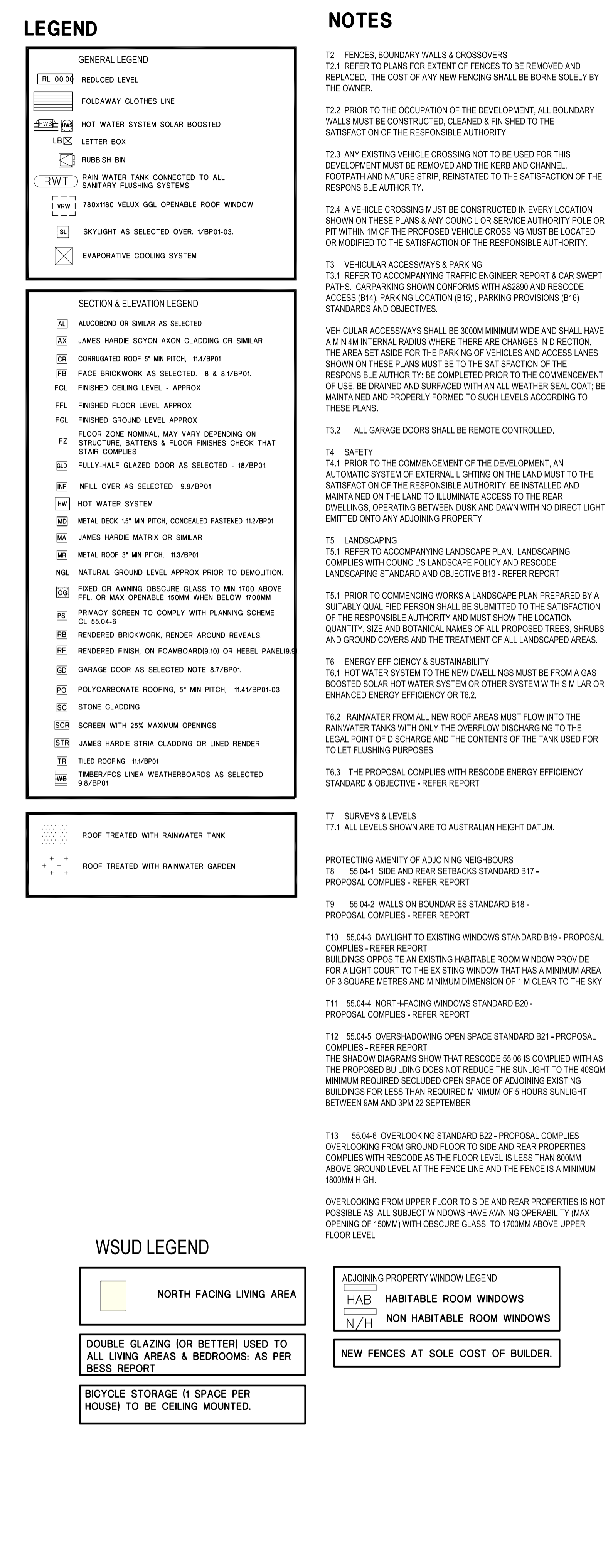
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ADJOINING PROPERTY WINDOW LEGEND	
<input type="checkbox"/>	HABITABLE ROOM WINDOWS
<input type="checkbox"/>	NON HABITABLE ROOM WINDOWS
N/H	

NEW FENCES AT SOLE COST OF BUILDER.
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**SITE & ROOF PLAN**

8  
No of Sheets

DSP  
Drawn

1:100 at A1    1:200 at A3  
Approx Scale

10.07.2018  
Date Plotted

DSP Architects

The Planning Permit Professionals Pty Ltd  
ABN 72 284 789 834    arby c50289










Project

## PROPOSED 4 DWELLINGS AT 12 TREVANNON STREET GLENROY VIC 3046

Job No  
**1265**

TP03A  
Drwg No

### GENERAL LEGEND

	REDUCED LEVEL
	FOLDAWAY CLOTHES LINE
	HOT WATER SYSTEM SOLAR BOOSTED
	LETTER BOX
	RUBBISH BIN
	RAIN WATER TANK CONNECTED TO ALL SANITARY FLUSHING SYSTEMS
	780x180 VELUX GGL OPENABLE ROOF WINDOW
	SKYLIGHT AS SELECTED OVER 1/BP01-03.
	EVAPORATIVE COOLING SYSTEM

T2.2 PRIOR TO THE OCCUPATION OF THE DEVELOPMENT, ALL BOUNDARY WALLS MUST BE CONSTRUCTED, CLEANED & FINISHED TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.

T2.4 A VEHICLE CROSSING MUST BE CONSTRUCTED IN EVERY LOCATION SHOWN ON THESE PLANS & ANY COUNCIL OR SERVICE AUTHORITY POLE OR PIT WITHIN 1M OF THE PROPOSED VEHICLE CROSSING MUST BE LOCATED OR MODIFIED TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.

VEHICULAR ACCESSWAYS SHALL BE 3000M MINIMUM WIDE AND SHALL HAVE A MIN 4M INTERNAL RADIUS WHERE THERE ARE CHANGES IN DIRECTION. THE AREA SET ASIDE FOR THE PARKING OF VEHICLES AND ACCESS LANES SHOWN ON THESE PLANS MUST BE TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY: BE COMPLETED PRIOR TO THE COMMENCEMENT OF USE; BE DRAINED AND SURFACED WITH AN ALL WEATHER SEAL COAT; BE MAINTAINED AND PROPERLY FORMED TO SUCH LEVELS ACCORDING TO THESE PLANS.

#### T4 SAFETY

T4.2 SERVE PROTECTION WORKS NOTICES TO ADJOINING NEIGHBOURS WHERE EXCAVATING MORE THAN 0.6M ON PROPERTY BOUNDARY OR WHEN INSTRUCTED TO DO SO BY THE BUILDING SURVEYOR

TS.1.1 PRIOR TO COMMENCING WORKS A LANDSCAPE PLAN PREPARED BY A SUITABLY QUALIFIED PERSON SHALL BE SUBMITTED TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY AND MUST SHOW THE LOCATION, QUANTITY, SIZE AND BOTANICAL NAMES OF ALL PROPOSED TREES, SHRUBS AND GROUND COVERS AND THE TREATMENT OF ALL LANDSCAPED AREAS.

T6.2 RAINWATER FROM ALL NEW ROOF AREAS MUST FLOW INTO THE RAINWATER TANKS WITH ONLY THE OVERFLOW DISCHARGING TO THE LEGAL POINT OF DISCHARGE AND THE CONTENTS OF THE TANK USED FOR TOILET FLUSHING PURPOSES.

T7.1 ALL LEVELS SHOWN ARE TO AUSTRALIAN HEIGHT DATUM.

PROTECTING AMENITY OF ADJOINING NEIGHBOURS  
T8 55.04-1 SIDE AND REAR SETBACKS STANDARD B17 -  
PROPOSAL COMPLIES - REFER REPORT

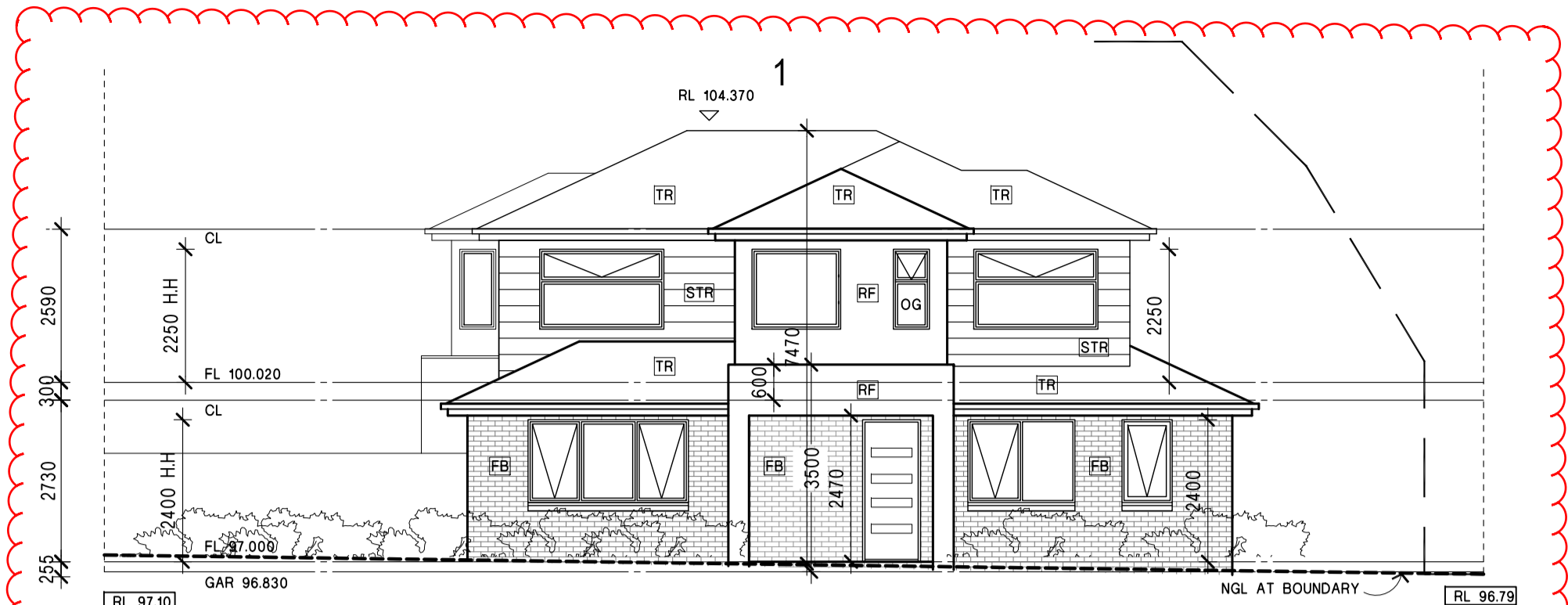
T10 55.04-3 DAYLIGHT TO EXISTING WINDOWS STANDARD B19 - PROPOSAL  
COMPLIES - REFER REPORT  
BUILDINGS OPPOSITE AN EXISTING HABITABLE ROOM WINDOW PROVIDE  
FOR A LIGHT COURT TO THE EXISTING WINDOW THAT HAS A MINIMUM AREA  
OF 3 SQUARE METRES AND MINIMUM DIMENSION OF 1 M CLEAR TO THE SKY.

T12 55.04-5 OVERSHADOWING OPEN SPACE STANDARD B21 - PROPOSAL  
COMPLIES - REFER REPORT


THE SHADOW DIAGRAMS SHOW THAT RESCODE 55.06 IS COMPLIED WITH AS  
THE PROPOSED BUILDING DOES NOT REDUCE THE SUNLIGHT TO THE 40SQM  
MINIMUM REQUIRED SECLUDED OPEN SPACE OF ADJOINING EXISTING  
BUILDINGS FOR LESS THAN REQUIRED MINIMUM OF 5 HOURS SUNLIGHT  
BETWEEN 9AM AND 3PM 22 SEPTEMBER



T13 55.04-6 OVERLOOKING STANDARD B22 - PROPOSAL COMPLIES  
OVERLOOKING FROM GROUND FLOOR TO SIDE AND REAR PROPERTIES  
COMPLIES WITH RESCODE AS THE FLOOR LEVEL IS LESS THAN 800MM  
ABOVE GROUND LEVEL AT THE FENCE LINE AND THE FENCE IS A MINIMUM  
1800MM HIGH.

OVERLOOKING FROM UPPER FLOOR TO SIDE AND REAR PROPERTIES IS NOT POSSIBLE AS ALL SUBJECT WINDOWS HAVE AWNING OPERABILITY (MAX OPENING OF 150MM) WITH OBSCURE GLASS TO 1700MM ABOVE UPPER FLOOR LEVEL



Architectural drawing of a house with a gabled roof and a large front porch. The drawing includes dimensions for the roof, walls, and porch. The roof is labeled with 'TR' and 'RF' and has a height of 2590. The front porch is labeled 'PB' and has a height of 2730. The main house is labeled 'RF' and has a height of 2590. The drawing also shows a 'CL' line and a 'FL' line. The drawing is labeled with '4' in the top center and 'NGL AT BOUNDARY' at the bottom center.

 DENOTES AWNING WINDOW,  
OPENING TO A MAXIMUM OF  
150MM WITH OBSCURE GLASS  
UP TO 1700MM ABOVE FLOOR  
LEVEL.






A			10.07.18	Amendments as per Council RFI		<b>T1.1</b> THE DEVELOPMENT AS SHOWN ON THESE PLANS MUST NOT BE ALTERED UNLESS WITH THE WRITTEN CONSENT OF THE RESPONSIBLE AUTHORITY.	A LEGAL POINT OF DISCHARGE IS TO BE OBTAINED AND THE STORMWATER SYSTEM SHALL BE DESIGNED TO ENSURE THAT WATER RUNOFF TO ADJOINING PROPERTIES IS AVOIDED.	<b>T1.4</b> HEATING UNITS ARE LOCATED WITHIN ROOF SPACES. AIRCONDITIONING UNITS, IF ANY, MUST BE CONCEALED FROM THE STREET VIEW.	Issue	Drawing					 <p>p 1300 377 272 1300 DSP ARC f 03 9311 6145 e info@dsparchitects.com.au www.dsparchitects.com.au 1134C Mt Alexander Rd, Essendon 3040</p> <p>The Planning Permit Professionals Pty Ltd ABN 72 284 780 834 artw c50289</p>	Project	PROPOSED 4 DWELLINGS AT 12 TREVANNION STREET GLENROY VIC 3046	Job No 1265
Rev			Date	Description		<b>T1.2</b> THESE DRAWINGS ARE TO BE USED FOR PLANNING & BUILDING PERMIT PURPOSES ONLY. PRIOR TO COMMENCING WORK A SEPARATE BUILDING PERMIT IS REQUIRED FROM THE RELEVANT BUILDING SURVEYOR.	<b>T1.3</b> ANY PLUMBING PIPE, DUCTING & PLANT EQUIPMENT MUST BE CONCEALED FROM EXTERNAL VIEWS. THIS DOES NOT INCLUDE EXTERNAL GUTTERING OR ASSOCIATED DOWNPIPES.	<b>T1.5</b> A MAILBOX CONTAINING A NEWSPAPER HOLDER MUST BE PROVIDED TO EACH PREMISES AT THE STREET FRONTAGE. THE MAILBOX DIMENSIONS, LOCATION AND HEIGHT MUST BE CONSISTENT WITH THE REQUIREMENTS OF AUSTRALIA POST.	TOWN PLANNING ISSUE		ELEVATIONS			© COPYRIGHT THE PLANNING PERMIT PROFESSIONALS PTY LTD. REPRODUCTION IN WHOLE OR PART IS PROHIBITED.		8 No of Sheets		DSP Drawn













## BUILT FORM FEATURES

- |   |  |                         |
|---|--|-------------------------|
|  |  | FRONT SETBACK IN METRES |
|  |  | SINGLE STOREY           |
|  |  | TWO STOREY              |
|  |  | FACE BRICK              |

MA	MATRIX
RE	RENDER
WB	WEATHERBOARD
PTR	PITCHED TILED ROOF
PMR	PITCHED METAL ROOF
FMR	FLAT METAL ROOF

PF	PICKET FENCE
BF	FACE BRICK FENCE
RE	RENDER FENCE
NF	NO FENCE
TF	TIMBER FENCE
CF	CORRUGATED IRON
SF	STEEL PICKET FENCE

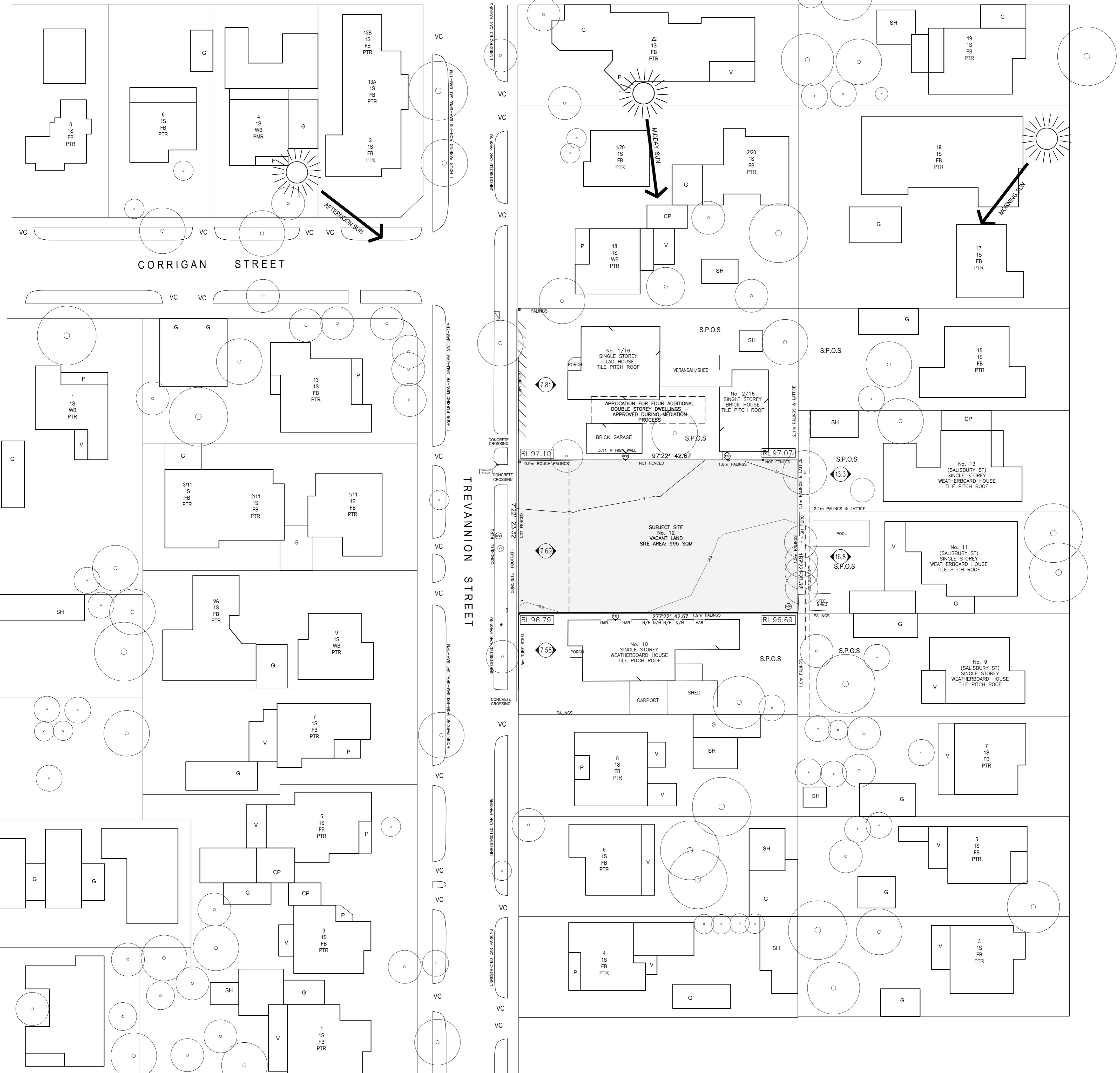
G.	GARAGE
CP.	CAR PORT
VC.	VEHICULAR CROSSOVER
P.	PORCH
V.	VERANDAH
HW.	HABITABLE ROOM WINDOW
<input type="checkbox"/>	JUNCTION PIT
<input type="checkbox"/>	SIDE ENTRY PIT



N/H	NOT HABITABLE ROOM
W	WINDOW
POS	PRIVATE OPEN SPACE
SH.	SHED
	WATER METER
	POWER POLE & LIGHT
	TELSTRA PIT
	TREE
OBS	OBSCURE WINDOW
	SIGN
	TELECOM POLE

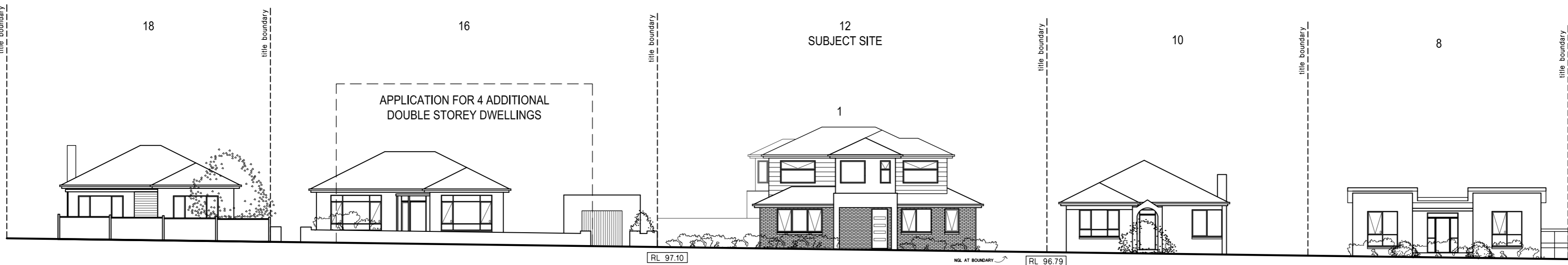
1. Jacana Railway Station (800m)
2. Glenroy Specialist School (230m)
3. ATC Cook Reserve (500m)
4. Glenroy Primary & Secondary School (850m)
5. Northern Golf Shop & Academy (1.4km)
6. Bus Stops 534, 536 lines and local shops (260m)
7. Glenroy Activity Centre (450m)
8. Glenroy Train Station (400m)
9. Glenroy West Primary School (1.6km)
10. Moonee Ponds Creek (2.4km)

THERE IS NO APPRECIABLE  
DIFFERENCE IN GROUND LEVELS  
TO ADJOINING SITES

THIS SITE DESCRIPTION PLAN  
SHALL BE READ IN CONJUNCTION  
WITH AERIAL PHOTOGRAPH AND  
SITE PHOTOS CONTAINED  
WITHIN PLANNING REPORT



				Issue	PLANNING PERMIT ISSUE		NEIGHBOURHOOD & SITE DESCRIPTION PLAN			 <div>1134C Mt Alexander Rd, Essendon 3040 p 03 9379 0050 f 03 9011 6145 e info@dsparchitects.com.au w www.dsparchitects.com.au ABN 72 284 780 834 arbv c50289 The Planning Permit Professionals Pty Ltd</div>	Project  PROPOSED 4 DWELLINGS AT 12 TREVANNION ST, GLENROY VIC 3046	Job No  1265
A	10.07.18	Amendments as per Council RFI		© COPYRIGHT THE PLANNING PERMIT PROFESSIONALS PTY LTD. REPRODUCTION IN WHOLE OR PART IS PROHIBITED.	8 No of Sheets	DSP Drawn	1:300 at A1    1:600 at A3 Approx Scale	29.05.18 Date Plotted	NSDA Drwg No			
Rev	Date	Description										



12 TREVANNION STREET, STREETSCAPE SCALE 1:200 @ A1 or 1:400 @ A3

WEST ELEVATION - FRONT

## LEGEND

### BUILT FORM FEATURES

- FRONT SETBACK IN METRES
- 1S SINGLE STOREY
- 2S TWO STOREY
- FB FACE BRICK

- MA MATRIX
- RE RENDER
- WB WEATHERBOARD
- PTR PITCHED TILED ROOF
- PMR PITCHED METAL ROOF
- FMR FLAT METAL ROOF

### FENCES

- PF PICKET FENCE
- BF FACE BRICK FENCE
- RE RENDER FENCE
- NF NO FENCE
- TF TIMBER FENCE
- CF CORRUGATED IRON FENCE
- SF STEEL PICKET FENCE

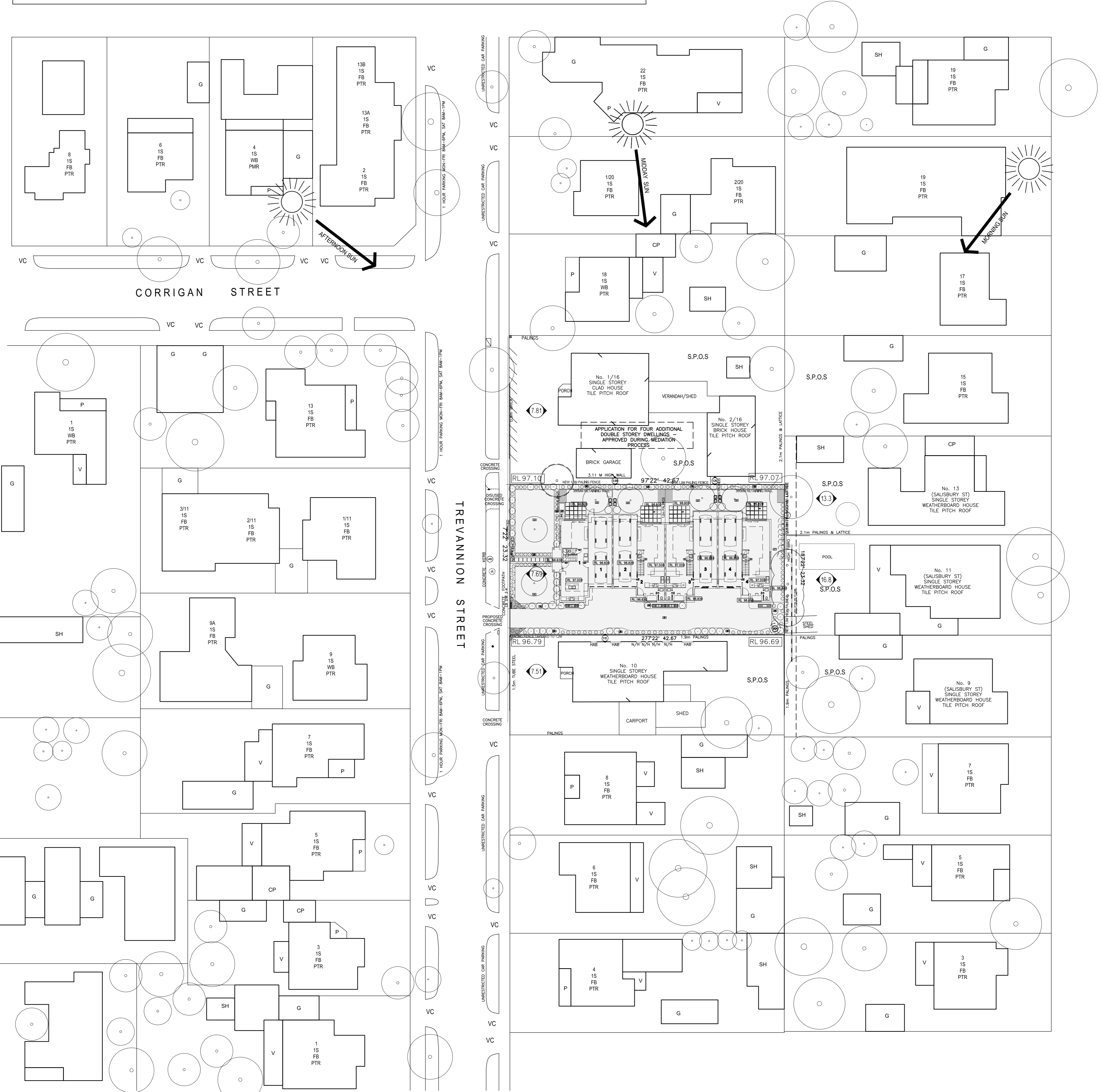
### OTHER FEATURES

- G. GARAGE
- CP. CAR PORT
- VC. VEHICULAR CROSSOVER
- P. PORCH
- V. VERANDAH
- HW. HABITABLE ROOM WINDOW
- JUNCTION PIT
- SIDE ENTRY PIT

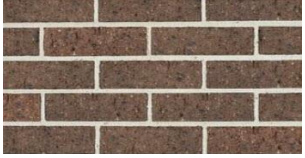
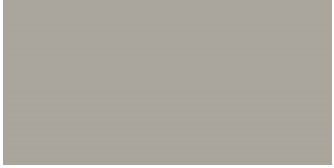

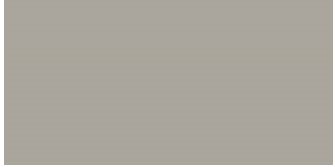

- N/H NOT HABITABLE ROOM WINDOW
- POS PRIVATE OPEN SPACE
- SH. SHED
- WATER METER
- POWER POLE & LIGHT
- TELSTRA PIT
- TREE
- OBS OBSCURE WINDOW
- SIGN
- TELECOM POLE

THERE IS NO APPRECIABLE DIFFERENCE IN GROUND LEVELS TO ADJOINING SITES





THIS SITE DESCRIPTION PLAN SHALL BE READ IN CONJUNCTION WITH AERIAL PHOTOGRAPH AND SITE PHOTOS CONTAINED WITHIN PLANNING REPORT



**EXTERNAL MATERIALS, COLOURS & FINISHES  
12 TREVANNION ST, GLENROY**

ITEM & CODE	MATERIAL	COLOUR	COLOUR SAMPLE
LOWER WALLS	Face Brickwork	Austral Bricks Homestead Series Tan or similar	
PORCH/ CANOPIES/LOWER WALLS	Render	Dune or similar	
WINDOWS	Powdercoated Aluminium	Monument or similar	
GARAGE DOOR	Colourbond Panel Lift Door	Dune or similar	
DRIVEWAY	Hard paving	Charcoal coloured concrete or similar	

**EXTERNAL MATERIALS, COLOURS & FINISHES**  
**12 TREVANNION STREET, GLENROY**

ITEM & CODE	MATERIAL	COLOUR	COLOUR SAMPLE
<b>GUTTERS</b>	Colorbond	Monument or similar	
<b>FASCIA</b>	Colorbond	Monument or similar	
<b>PITCHED ROOFING</b>	Roof Tiles	Charcoal or similar	
<b>UPPER WALLS 1</b> For Location	(STR) James Hardie Stria cladding or lined render or similar	Dune or similar	
<b>UPPER WALLS 2</b> Refer Elevations For Location	(RF) Render/Painted Finish	Off White or similar	