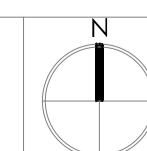
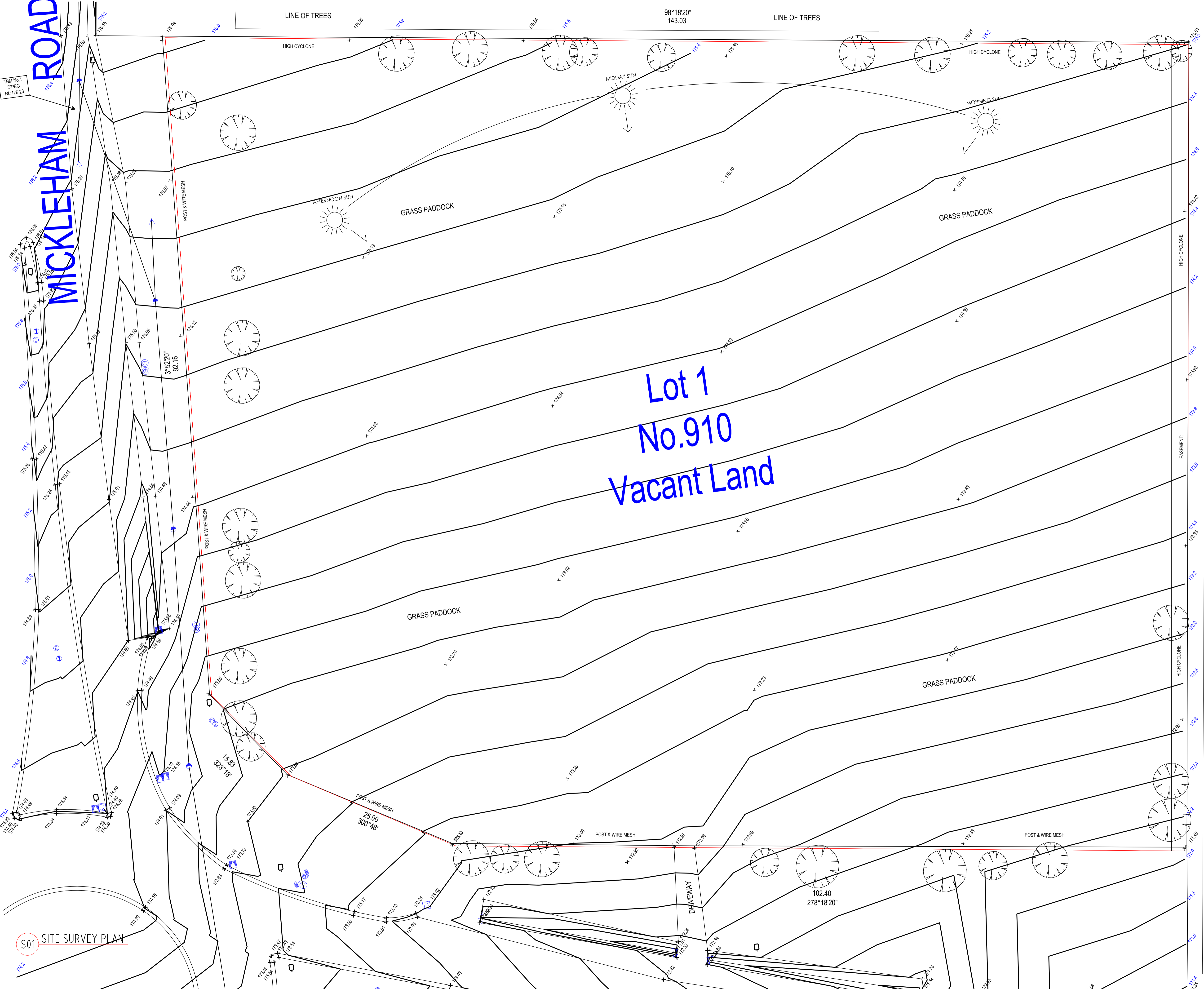


# TOWN PLANNING APPLICATION - HUME CITY COUNCIL

910 MICKLEHAM ROAD GREENVALE 3059

- TP00 - COVER PAGE
- TP01 - SITE SURVEY PLAN
- TP02 - GROUND FLOOR  
BUILDING DEVELOPMENT SUMMARY
- TP03 - FIRST FLOOR  
BUILDING DEVELOPMENT SUMMARY
- TP04 - ELEVATION  
MATERIAL, COLOUR AND SWATCH SCHEDULE
- TP05 - ELEVATION  
MATERIAL, COLOUR AND SWATCH SCHEDULE
- TP06 - SHADOW DIAGRAM
- TP07 - SHADOW DIAGRAM  
3D RENDERS





Lot 1  
No.910  
Vacant Land

S01 SITE SURVEY PLAN

Surveyors Ref. 1324

# A

## CCURATE

LAND SURVEYORS

GEELONG - MELBOURNE - BALLARAT  
MOBILE 0412722261 FAX (03) 8612 4998  
WWW.ACCURATELANDSURVEYORS.COM.AU

LEGEND

|  |   |
|--|---|
| <ul style="list-style-type: none"> <li>⊕ EDGE OF BITUMEN</li> <li>⊕ BOTTOM OF BANK</li> <li>⊕ TOP OF BANK</li> <li>□ SIGN</li> <li>⊕ ELECTRICITY POLE</li> <li>⊕ STAY WIRE</li> <li>⊕ TELECOM PIT (LARGE)</li> <li>⊕ SIDE ENTRY PIT</li> </ul> | <ul style="list-style-type: none"> <li>⊕ STOP VALVE</li> <li>⊕ FIRE HYDRANT</li> <li>⊕ DRAINAGE PIT</li> <li>⊕ FENCE</li> <li>⊕ TREE</li> <li>⊕ ELECTRICITY PIT</li> <li>⊕ LIGHT POLE</li> <li>⊕ TREE</li> <li>⊕ WING WALL</li> </ul> |
|--|---|

|   |   |
|---|---|
| <ul style="list-style-type: none"> <li>— TITLE-BOUNDARY</li> <li>— FENCE</li> <li>— EDGE OF BITUMEN</li> <li>— BOTTOM OF BANK</li> <li>— TOP OF BANK</li> <li>— TRACK (VEHICLE)</li> <li>— WING WALL</li> <li>— BACK OF KERB</li> <li>— STAY WIRE</li> <li>— ELEC. O'HEAD LINES</li> <li>— GATE</li> <li>— LINE OF TREES</li> </ul> | <ul style="list-style-type: none"> <li>⊕</li> <li>⊕</li> <li>⊕</li> <li>⊕</li> <li>⊕</li> <li>⊕</li> <li>⊕</li> <li>⊕</li> <li>⊕</li> <li>⊕</li> <li>⊕</li> </ul> |
|---|---|

**DEVELOPMENT SUMMARY & GROSS BUILDING AREA:**

SITE AREA.....6703.50 m<sup>2</sup>  
 SITE COVERAGE.....225.70 m<sup>2</sup> (34.0%)  
 SITE PERMEABILITY.....142.25 m<sup>2</sup> (34.0%)

**GROSS BUILDING AREA:**  
 UNIT 1.....3.0m<sup>2</sup>  
 PORCH.....1.01m<sup>2</sup>  
 GROUND.....81.4m<sup>2</sup>  
 GARAGE.....22.0m<sup>2</sup>  
 TOTAL.....207.4m<sup>2</sup> 22.55Q

**UNIT 2 - 7**  
 PORCH.....3.0m<sup>2</sup>  
 GROUND.....92.9m<sup>2</sup>  
 FIRST.....77.5m<sup>2</sup>  
 GARAGE.....22.0m<sup>2</sup>  
 TOTAL.....195.4m<sup>2</sup> 21.25Q

**UNIT 8**  
 PORCH.....3.0m<sup>2</sup>  
 GROUND.....91.3m<sup>2</sup>  
 FIRST.....81.4m<sup>2</sup>  
 GARAGE.....30.8m<sup>2</sup>  
 TOTAL.....206.5m<sup>2</sup> 22.45Q

**UNIT 9 - 10**  
 PORCH.....2.0m<sup>2</sup>  
 GROUND.....51.1m<sup>2</sup>  
 FIRST.....102.9m<sup>2</sup>  
 GARAGE.....33.0m<sup>2</sup>  
 TOTAL.....289.0m<sup>2</sup> 31.45Q

**UNIT 11 - 12**  
 PORCH.....2.0m<sup>2</sup>  
 GROUND.....109.2m<sup>2</sup>  
 FIRST.....109.1m<sup>2</sup>  
 BALCONY.....7.9m<sup>2</sup>  
 GARAGE.....21.3m<sup>2</sup>  
 TOTAL.....249.5m<sup>2</sup> 27.15Q

**UNIT 13 - 14**  
 PORCH.....2.0m<sup>2</sup>  
 GROUND.....112.5m<sup>2</sup>  
 FIRST.....108.5m<sup>2</sup>  
 BALCONY.....7.9m<sup>2</sup>  
 GARAGE.....21.3m<sup>2</sup>  
 TOTAL.....252.2m<sup>2</sup> 27.45Q

**UNIT 15 - 16**  
 PORCH.....2.0m<sup>2</sup>  
 GROUND.....109.2m<sup>2</sup>  
 FIRST.....112.5m<sup>2</sup>  
 BALCONY.....7.9m<sup>2</sup>  
 GARAGE.....21.3m<sup>2</sup>  
 TOTAL.....252.2m<sup>2</sup> 27.45Q

**UNIT 17 - 18**  
 PORCH.....2.0m<sup>2</sup>  
 GROUND.....109.2m<sup>2</sup>  
 FIRST.....105.1m<sup>2</sup>  
 BALCONY.....7.9m<sup>2</sup>  
 GARAGE.....21.3m<sup>2</sup>  
 TOTAL.....232.6m<sup>2</sup> 26.75Q

**UNIT 19**  
 PORCH.....4.2m<sup>2</sup>  
 GROUND.....103.9m<sup>2</sup>  
 FIRST.....80.0m<sup>2</sup>  
 GARAGE.....33.1m<sup>2</sup>  
 TOTAL.....221.2m<sup>2</sup> 24.05Q

**UNIT 20 - 21**  
 PORCH.....7.1m<sup>2</sup>  
 GROUND.....122.3m<sup>2</sup>  
 FIRST.....101.5m<sup>2</sup>  
 GARAGE.....33.0m<sup>2</sup>  
 TOTAL.....263.9m<sup>2</sup> 28.75Q

**UNIT 22**  
 PORCH.....4.2m<sup>2</sup>  
 GROUND.....108.2m<sup>2</sup>  
 FIRST.....80.0m<sup>2</sup>  
 GARAGE.....40.2m<sup>2</sup>  
 TOTAL.....232.6m<sup>2</sup> 25.35Q

**UNIT 19**  
 PORCH.....65.8m<sup>2</sup>  
 FRONT GARDEN.....17.5m<sup>2</sup>

**UNIT 20**  
 PORCH.....55.0m<sup>2</sup>  
 FRONT GARDEN.....39.3m<sup>2</sup>

**UNIT 21**  
 PORCH.....55.0m<sup>2</sup>  
 FRONT GARDEN.....39.3m<sup>2</sup>

**UNIT 22**  
 PORCH.....69.8m<sup>2</sup>  
 FRONT GARDEN.....17.5m<sup>2</sup>

**DWELLING MIX:**  
 DWELLING 18x4-BED DWELLING(2 CARSPACES ALLOCATED)  
 DWELLING 4 x 5-BED DWELLING(2 CARSPACES ALLOCATED)  
 22 DWELLINGS TOTAL (44 CARSPACES)

**STORAGE ALLOCATION:**  
 DWELLING 18 x 4-BED DWELLING (6m<sup>3</sup> Min. Each)  
 DWELLING 4 x 5-BED DWELLING (6m<sup>3</sup> Min. Each)

**EXTERNAL FINISHES SCHEDULE**  
 ROOFING.....COLORBOND METAL SHEETS  
 GUTTERS & DOWNPIPES.....COLORBOND TO LATER DETAIL WALLS.....FACE BRICKWORK, RENDER, SEE ELEVATIONS NOTES  
 WINDOWS & DOORS.....ALUMINIUM FRAME

**CONSTRUCTION:**  
 INTERNAL PARTITION WALLS:  
 90mm THICK TIMBER STUD CONSTRUCTION  
 EXTERNAL WALLS:  
 GROUND FLOOR 240mm THICK BRICK VENEER CONSTRUCTION, FIRST FLOOR 190mm THICK TIMBER/POLYSTYRENE PANEL CONSTRUCTION, WALLS TO ENGINEER'S DETAIL INCL. FINISH AS NOTED ON ELEVATIONS.

**STORMWATER:**  
 ALL STORMWATER, INCLUDING ROOF AND PAVEMENT STORMWATER TO BE COLLECTED VIA ON SITE SYSTEM AND CONNECTED TO LEGAL POINT OF DISCHARGE. DETAILS TO BE SUBMITTED AS PART OF BUILDING PERMIT. NO STORMWATER TO BE DISCHARGED TO ADJACENT SITES OR STREET.

**LANDSCAPING:**  
 REFER TO LANDSCAPE PLAN BY LANDSCAPE DESIGNER.



**F01 GROUND FLOOR PLAN**

THIS PLAN OR DESIGN MAY NOT BE COPIED, LOANED OR BORROWED WITHOUT THE WRITTEN CONSENT OF ARCHISCALE

**BUILDING AREA**

**DEVELOPMENT SUMMARY & GROSS BUILDING AREA:**

SITE AREA.....6703.50 m2  
 SITE COVERAGE.....225.70 m2 (54.0%)  
 SITE PERMEABILITY.....142.25 m2 (54.0%)

**GROSS BUILDING AREA:**

| UNIT       | PORCH  | GROUND  | FIRST   | GARAGE | TOTAL   | PRIVATE OPEN SPACE (P.O.S.) |
|------------|--------|---------|---------|--------|---------|-----------------------------|
| UNIT 1     | 3.0m2  | 101.0m2 | 81.4m2  | 22.0m2 | 207.4m2 | 22.55Q                      |
| UNIT 2 - 7 | 3.0m2  | 92.9m2  | 77.5m2  | 22.0m2 | 195.4m2 | 21.25Q                      |
| UNIT 8     | 3.0m2  | 91.3m2  | 81.4m2  | 30.8m2 | 206.5m2 | 22.45Q                      |
| UNIT 9-10  | 2.0m2  | 51.1m2  | 102.9m2 | 33.0m2 | 289.0m2 | 31.45Q                      |
| UNIT 11-12 | 2.0m2  | 109.2m2 | 109.1m2 | 7.9m2  | 249.5m2 | 27.15Q                      |
| UNIT 13-14 | 2.0m2  | 112.5m2 | 108.5m2 | 7.9m2  | 252.2m2 | 27.45Q                      |
| UNIT 15-16 | 2.0m2  | 112.5m2 | 112.5m2 | 7.9m2  | 256.2m2 | 27.85Q                      |
| UNIT 17-18 | 2.0m2  | 109.2m2 | 105.1m2 | 7.9m2  | 245.5m2 | 26.75Q                      |
| UNIT 19    | 4.2m2  | 103.9m2 | 50.0m2  | 33.1m2 | 221.2m2 | 24.05Q                      |
| UNIT 20-21 | 7.1m2  | 122.3m2 | 101.5m2 | 33.0m2 | 263.9m2 | 28.75Q                      |
| UNIT 22    | 4.2m2  | 108.2m2 | 80.0m2  | 40.2m2 | 232.6m2 | 25.35Q                      |
| UNIT 1     | 3.0m2  | 67.6m2  | 12.9m2  |        | 83.5m2  | 12.9m2                      |
| UNIT 2     | 50.4m2 | 9.5m2   |         |        | 60.0m2  | 9.5m2                       |
| UNIT 3     | 49.9m2 | 10.6m2  |         |        | 60.5m2  | 10.6m2                      |
| UNIT 4     | 49.4m2 | 10.6m2  |         |        | 60.0m2  | 10.6m2                      |
| UNIT 5     | 49.0m2 | 10.6m2  |         |        | 59.6m2  | 10.6m2                      |
| UNIT 6     | 48.5m2 | 9.5m2   |         |        | 58.0m2  | 9.5m2                       |
| UNIT 7     | 49.9m2 | 9.5m2   |         |        | 59.4m2  | 9.5m2                       |
| UNIT 8     | 49.4m2 | 10.6m2  |         |        | 60.0m2  | 10.6m2                      |
| UNIT 9     | 49.9m2 | 10.6m2  |         |        | 60.5m2  | 10.6m2                      |
| UNIT 10    | 92.6m2 | 19.1m2  |         |        | 111.7m2 | 19.1m2                      |
| UNIT 11    | 46.9m2 | 8.5m2   |         |        | 55.4m2  | 8.5m2                       |
| UNIT 12    | 50.8m2 | 8.5m2   |         |        | 59.3m2  | 8.5m2                       |
| UNIT 13    | 46.9m2 | 6.2m2   |         |        | 53.1m2  | 6.2m2                       |
| UNIT 14    | 50.8m2 | 6.2m2   |         |        | 57.0m2  | 6.2m2                       |
| UNIT 15    | 46.9m2 | 6.2m2   |         |        | 53.1m2  | 6.2m2                       |
| UNIT 16    | 50.8m2 | 6.2m2   |         |        | 57.0m2  | 6.2m2                       |
| UNIT 17    | 46.9m2 | 8.5m2   |         |        | 55.4m2  | 8.5m2                       |
| UNIT 18    | 50.8m2 | 8.5m2   |         |        | 59.3m2  | 8.5m2                       |
| UNIT 19    | 65.8m2 | 17.5m2  |         |        | 83.3m2  | 17.5m2                      |
| UNIT 20    | 55.0m2 | 39.3m2  |         |        | 94.3m2  | 39.3m2                      |
| UNIT 21    | 55.0m2 | 39.3m2  |         |        | 94.3m2  | 39.3m2                      |
| UNIT 22    | 69.8m2 | 17.5m2  |         |        | 87.3m2  | 17.5m2                      |

**DWELLING MIX:**  
 DWELLING 18x4-BED DWELLING(2 CARSPACES ALLOCATED)  
 DWELLING 4 x5-BED DWELLING(2 CARSPACES ALLOCATED)  
 22 DWELLINGS TOTAL (44 CARSPACES)

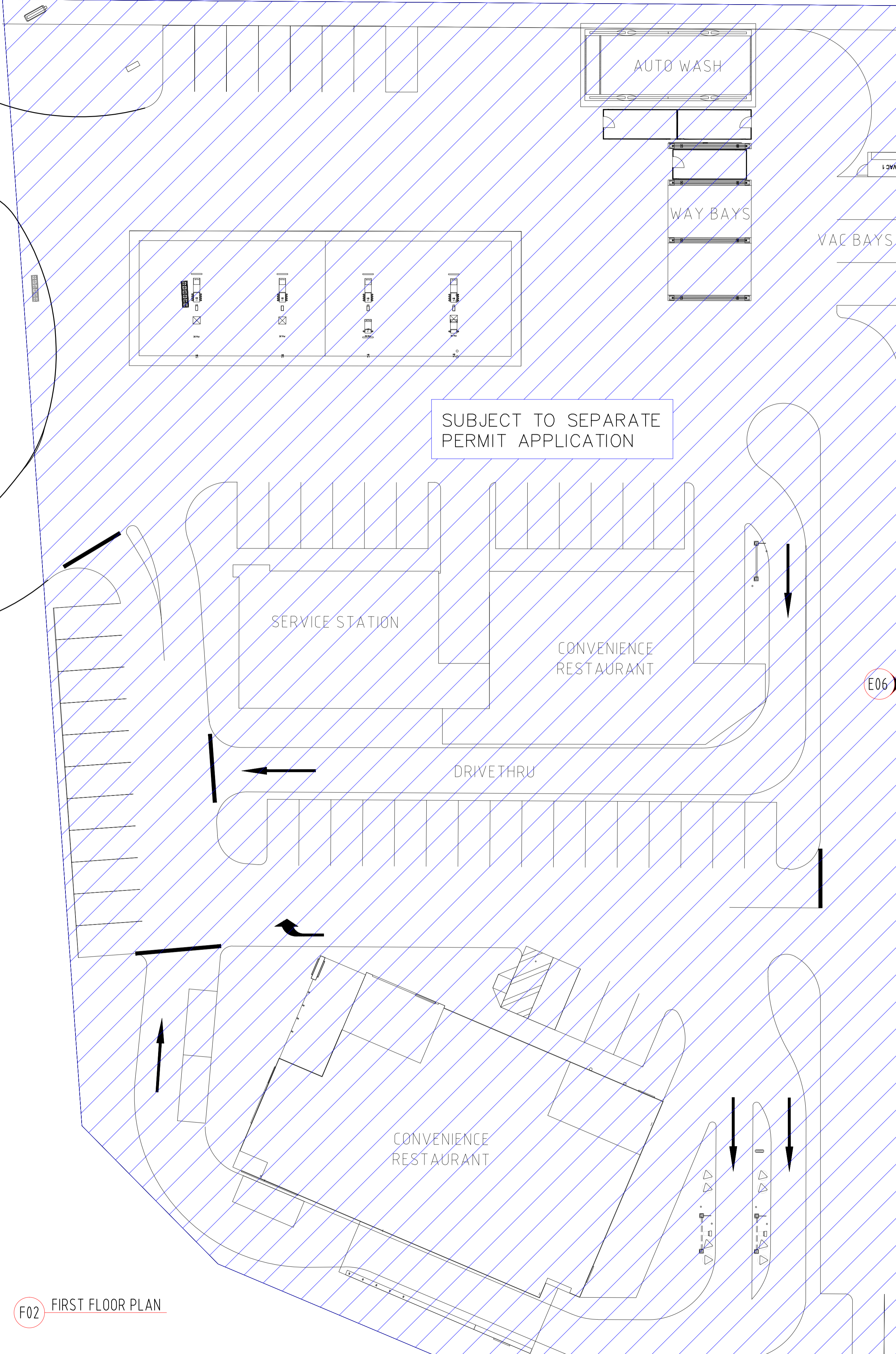
**STORAGE ALLOCATION:**  
 DWELLING 18 x 4-BED DWELLING (6m3 Min. Each)  
 DWELLING 4 x 5-BED DWELLING (6m3 Min. Each)

**EXTERNAL FINISHES SCHEDULE**  
 ROOFING:.....COLORBOND METAL SHEETS  
 GUTTERS & DOWNPIPES:.....COLORBOND TO LATER DETAIL WALLS:.....FACE BRICKWORK, RENDER, SEE ELEVATIONS NOTES  
 WINDOWS & DOORS:.....ALUMINIUM FRAME

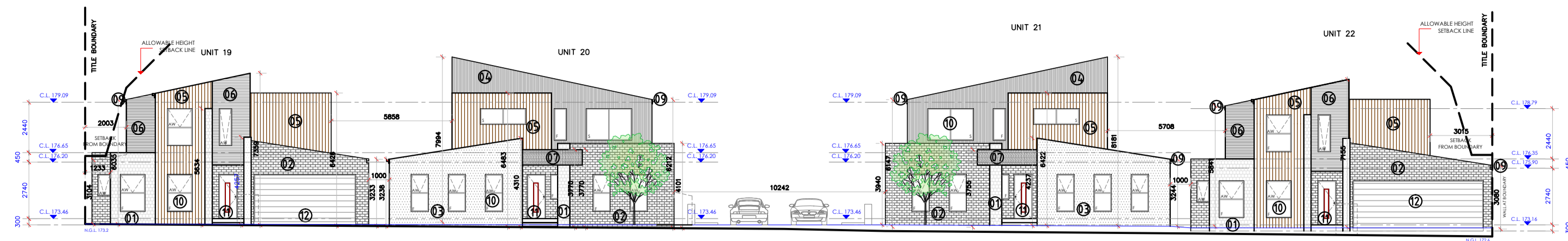
**CONSTRUCTION:**  
 INTERNAL PARTITION WALLS: 90mm THICK TIMBER STUD CONSTRUCTION  
 EXTERNAL WALLS: GROUND FLOOR 240mm THICK BRICK VENEER CONSTRUCTION, FIRST FLOOR 190mm THICK TIMBER/POLYSTYRENE PANEL CONSTRUCTION, WALLS TO ENGINEER'S DETAIL INCL. FINISH AS NOTED ON ELEVATIONS.

**STORMWATER:**  
 ALL STORMWATER, INCLUDING ROOF AND PAVEMENT STORMWATER TO BE COLLECTED VIA ON SITE SYSTEM AND CONNECTED TO LEGAL POINT OF DISCHARGE. DETAILS TO BE SUBMITTED AS PART OF BUILDING PERMIT. NO STORMWATER TO BE DISCHARGED TO ADJACENT SITES OR STREET.

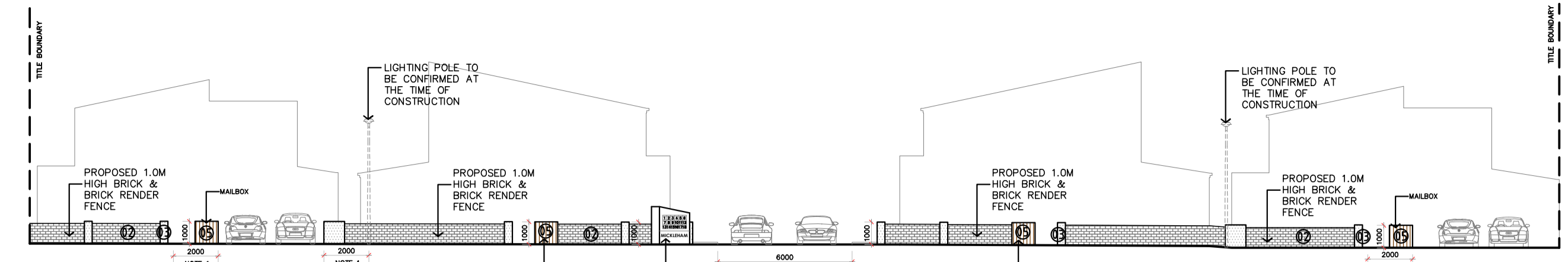
**LANDSCAPING:**  
 REFER TO LANDSCAPE PLAN BY LANDSCAPE DESIGNER.



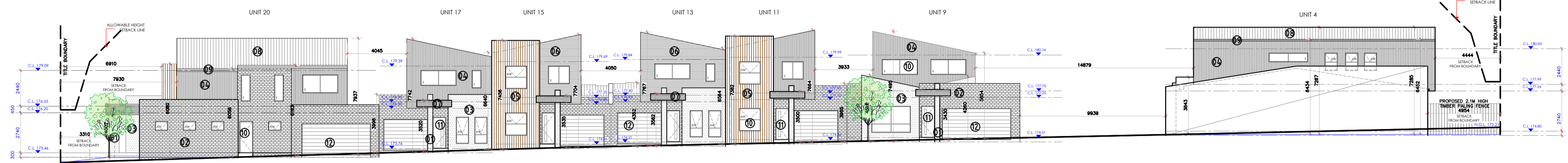
F02 FIRST FLOOR PLAN



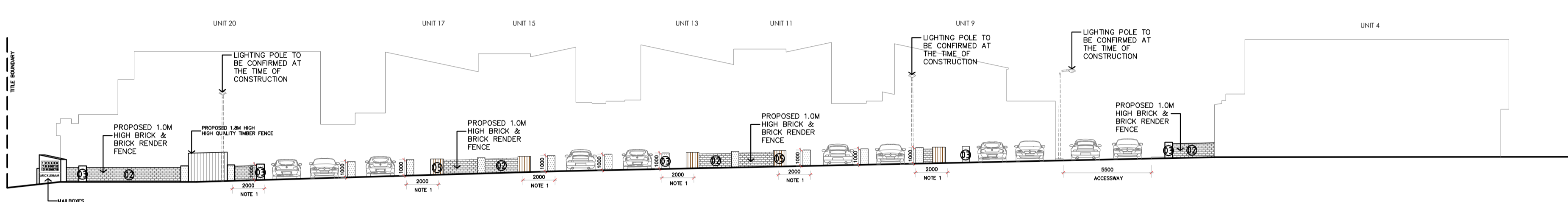
E01 SOUTH ELEVATION



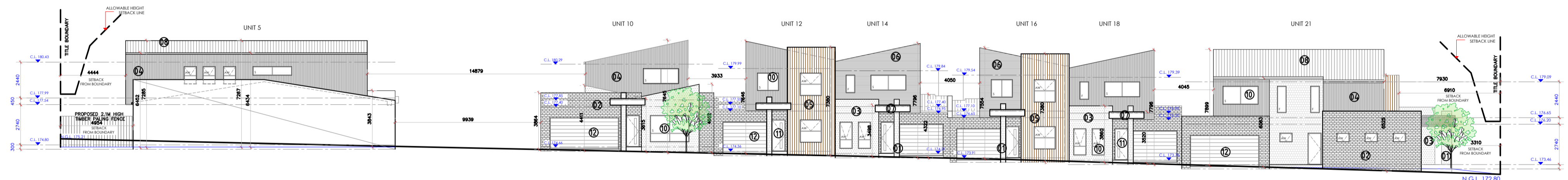
E01 FENCE DETAIL



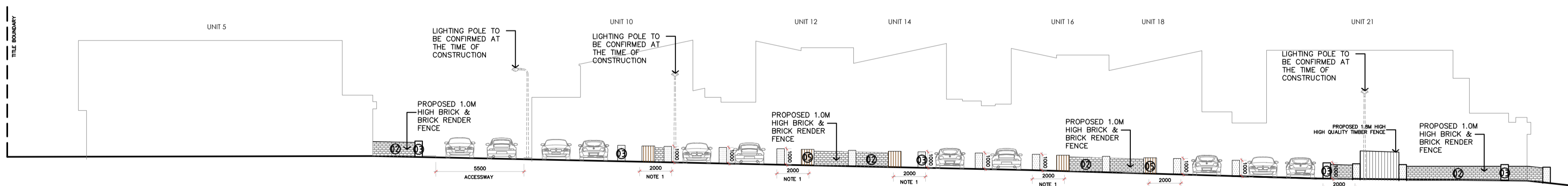
E02 EAST ELEVATION (FROM ACCESSWAY)



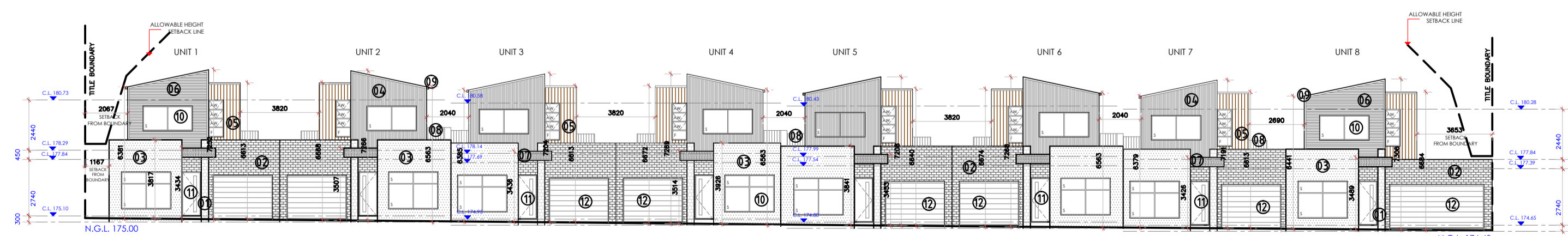
E02 FENCE DETAIL



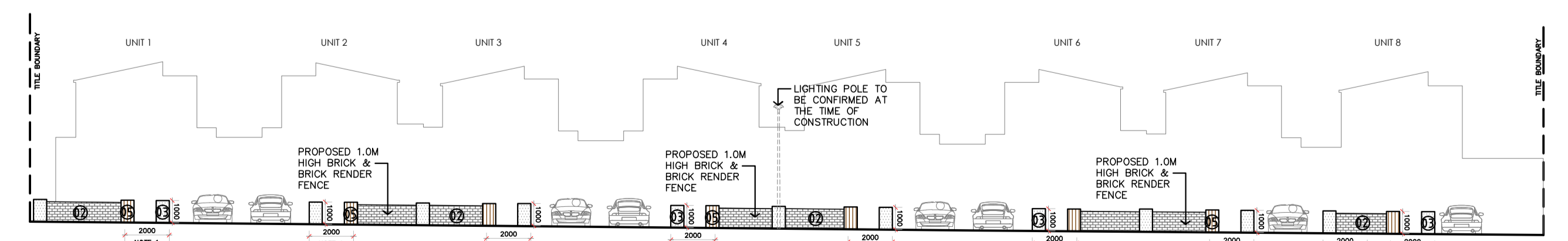
E03 WEST ELEVATION (FROM ACCESSWAY)



E03 FENCE DETAIL



E05 SOUTH ELEVATION



E05 FENCE DETAIL

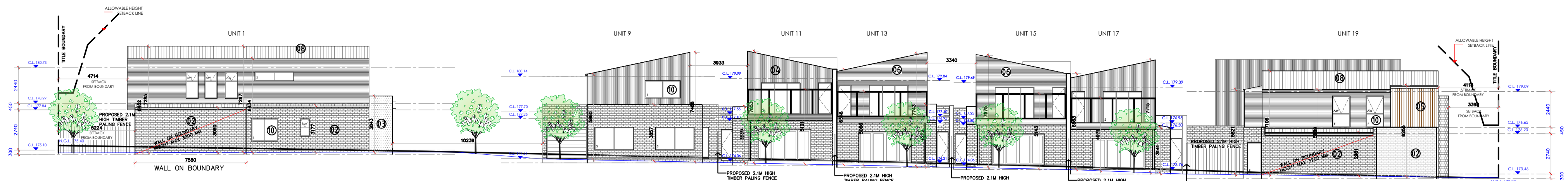
WINDOWS LEGEND

|    |   |
|----|---|
| F  | FIXED SINGLE GLASS WINDOWS TO BS6841 STANDARDS      |
| AW | AWING WINDOWS TO BS6841 STANDARDS                   |
| 2  | 2 - DOUBLE GLAZED WINDOW PANELS TO BS6841 STANDARDS |
| 3  | 3 - DOUBLE GLAZED WINDOW PANELS TO BS6841 STANDARDS |
| 4  | 4 - DOUBLE GLAZED WINDOW PANELS TO BS6841 STANDARDS |

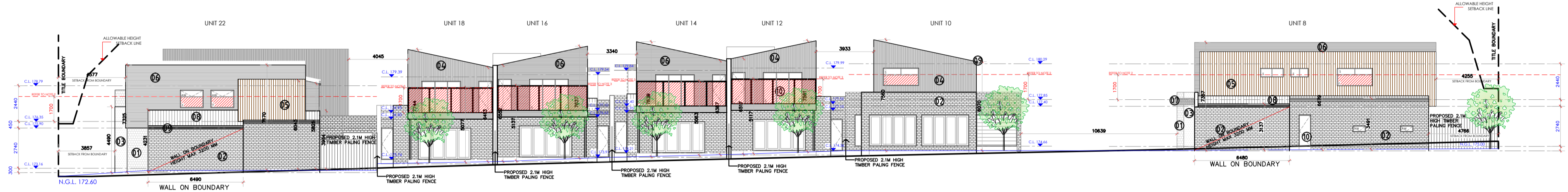
MATERIALS, COLOUR & SWATCH SCHEDULE

| REF. NO. | MATERIAL                         | COLOR                                   | SWATCH   |
|----------|----------------------------------|---|----------|
| 01       | STACKED STONE FEATURE            | SILVER GREY OR SIMILAR                  | [Swatch] |
| 02       | FACE CLAY BRICKWORK              | PGH BLUE STEEL FLASH OR SIMILAR         | [Swatch] |
| 03       | RENDER TO BRICKWORK              | COLORBOND SURFSET OR SIMILAR            | [Swatch] |
| 04       | CLADDING TO TIMBER STUDS         | COLORBOND SHALE GREY OR SIMILAR         | [Swatch] |
| 05       | FEATURE TIMBER CLADDING          | NATURAL TIMBER LOOK TO OWNERS SELECTION | [Swatch] |
| 06       | CLADDING TO TIMBER STUDS         | COLORBOND BASALT OR SIMILAR             | [Swatch] |
| 07       | RENDER TO BRICKWORK              | COLORBOND WINDSPRAY OR SIMILAR          | [Swatch] |
| 08       | COLORBOND ROOF SHEETING          | COLORBOND WINDSPRAY OR SIMILAR          | [Swatch] |
| 09       | GUTTER, FASCIA, SHADING DEVICE   | COLORBOND MONUMENT OR SIMILAR           | [Swatch] |
| 10       | PVC WINDOWS AND DOORS            | COLORBOND MONUMENT OR SIMILAR           | [Swatch] |
| 11       | FRONT DOOR                       | NATURAL TIMBER LOOK TO OWNERS SELECTION | [Swatch] |
| 12       | MOTORISED STEEL-LINE ROLLER DOOR | NATURAL TIMBER LOOK TO OWNERS SELECTION | [Swatch] |

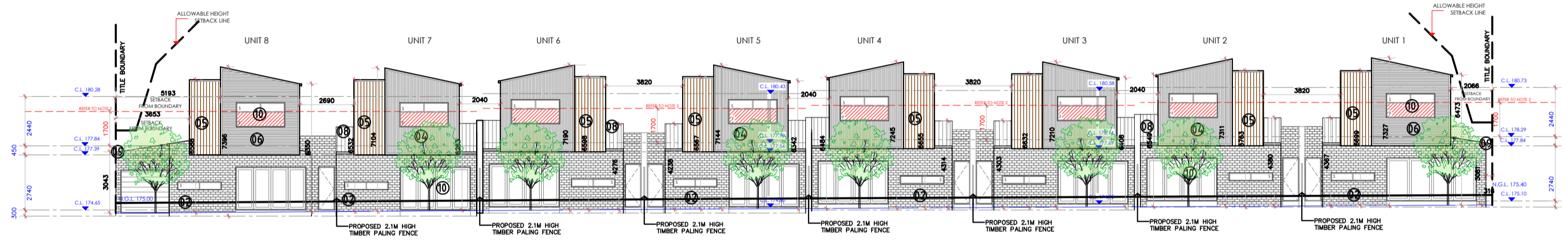
- NOTES
- 1- ANY STRUCTURES OR VEGETATION WITHIN PEDESTRIAN VISIBILITY SPLAYS MEASURING 2.0 METRES (WIDTH) BY 2.5 METRES (DEPTH) MUST NOT EXCEED 1.15 METRES IN HEIGHT.
  - 2- OBSCURE GLASS TO WINDOWS BELOW 1.7M AND ABOVE 1ST FL.
  - 3- OBSCURE GLASS TO BALCONY BELOW 1.7M AND ABOVE 1ST FL.



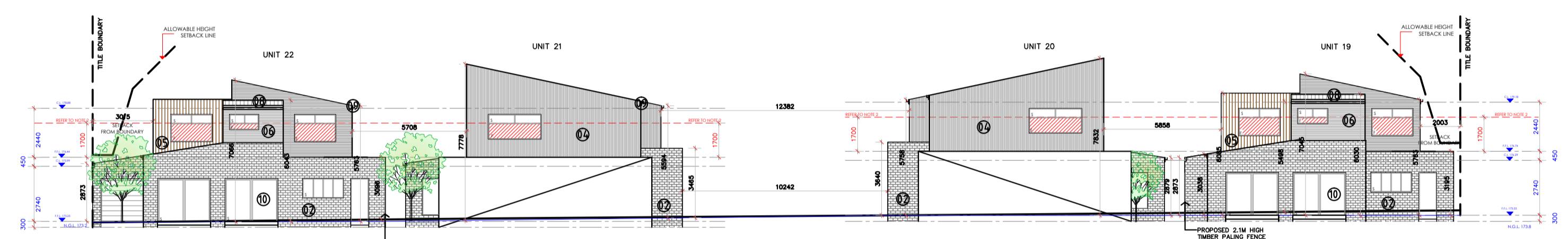
E06 WEST ELEVATION



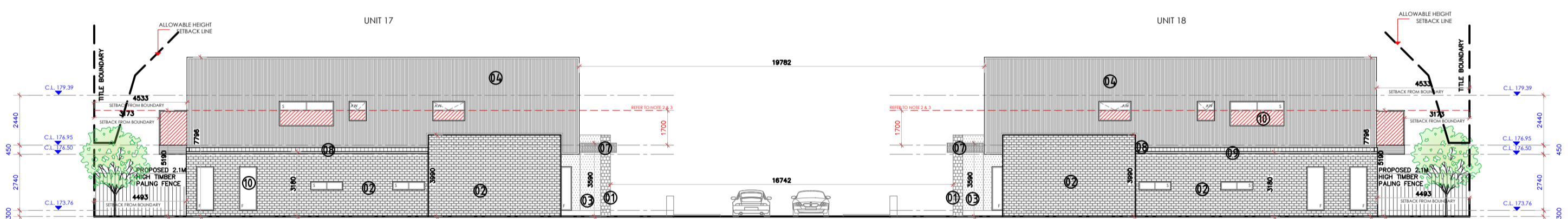
E07 EAST ELEVATION



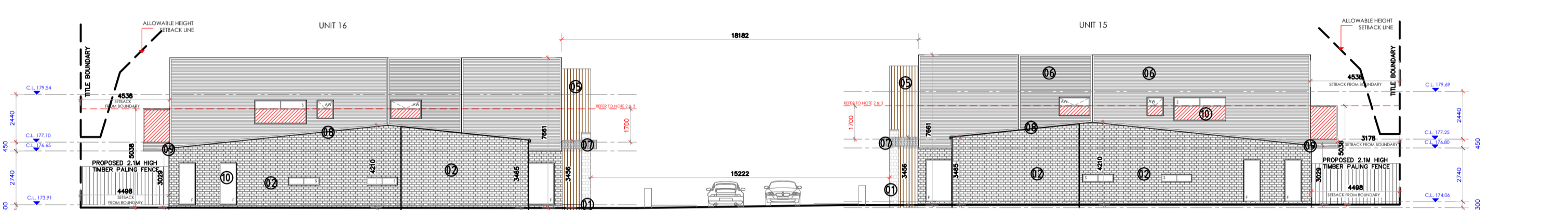
E08 NORTH ELEVATION



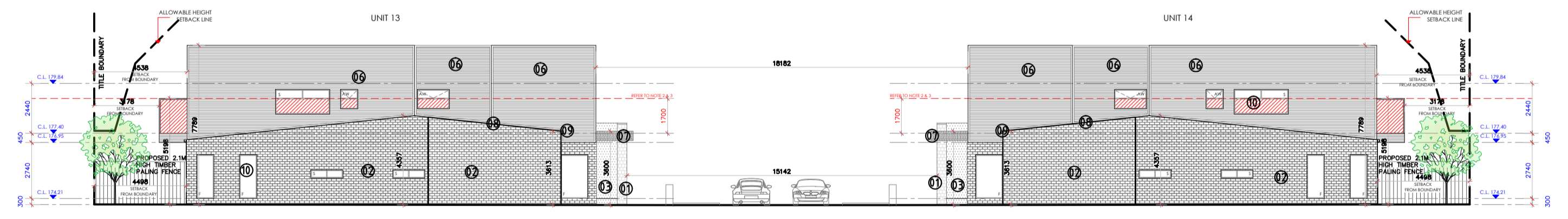
E09 NORTH ELEVATION



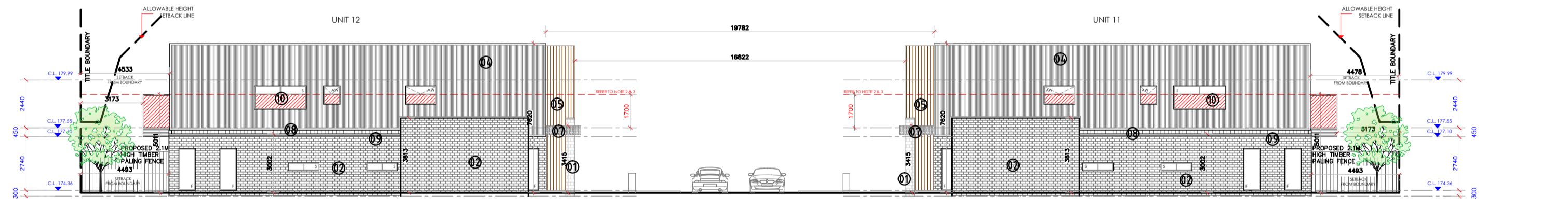
E10 SOUTH ELEVATION UNIT 17 & 18



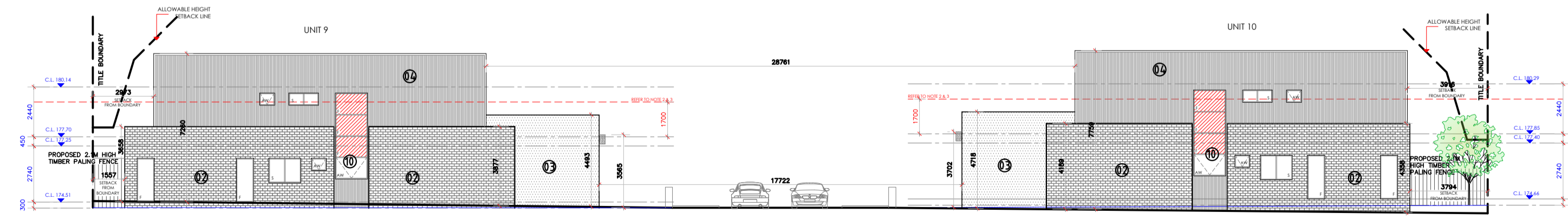
E11 NORTH ELEVATION UNIT 15 & 16



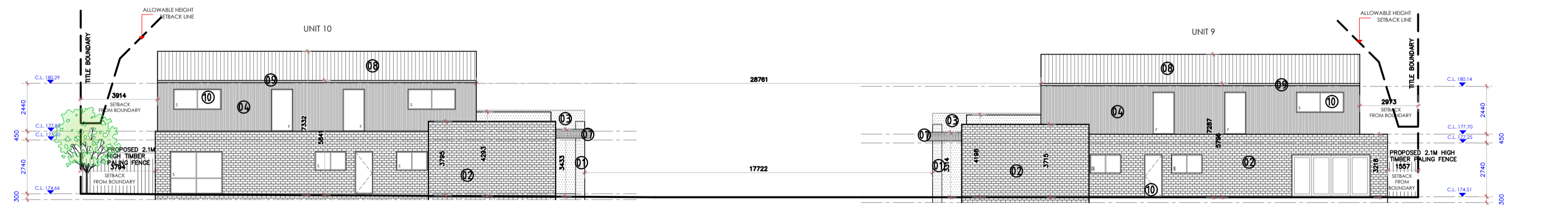
E12 SOUTH ELEVATION UNIT 13 & 14



E13 NORTH ELEVATION UNIT 11 & 12



E14 SOUTH ELEVATION UNIT 9 & 10



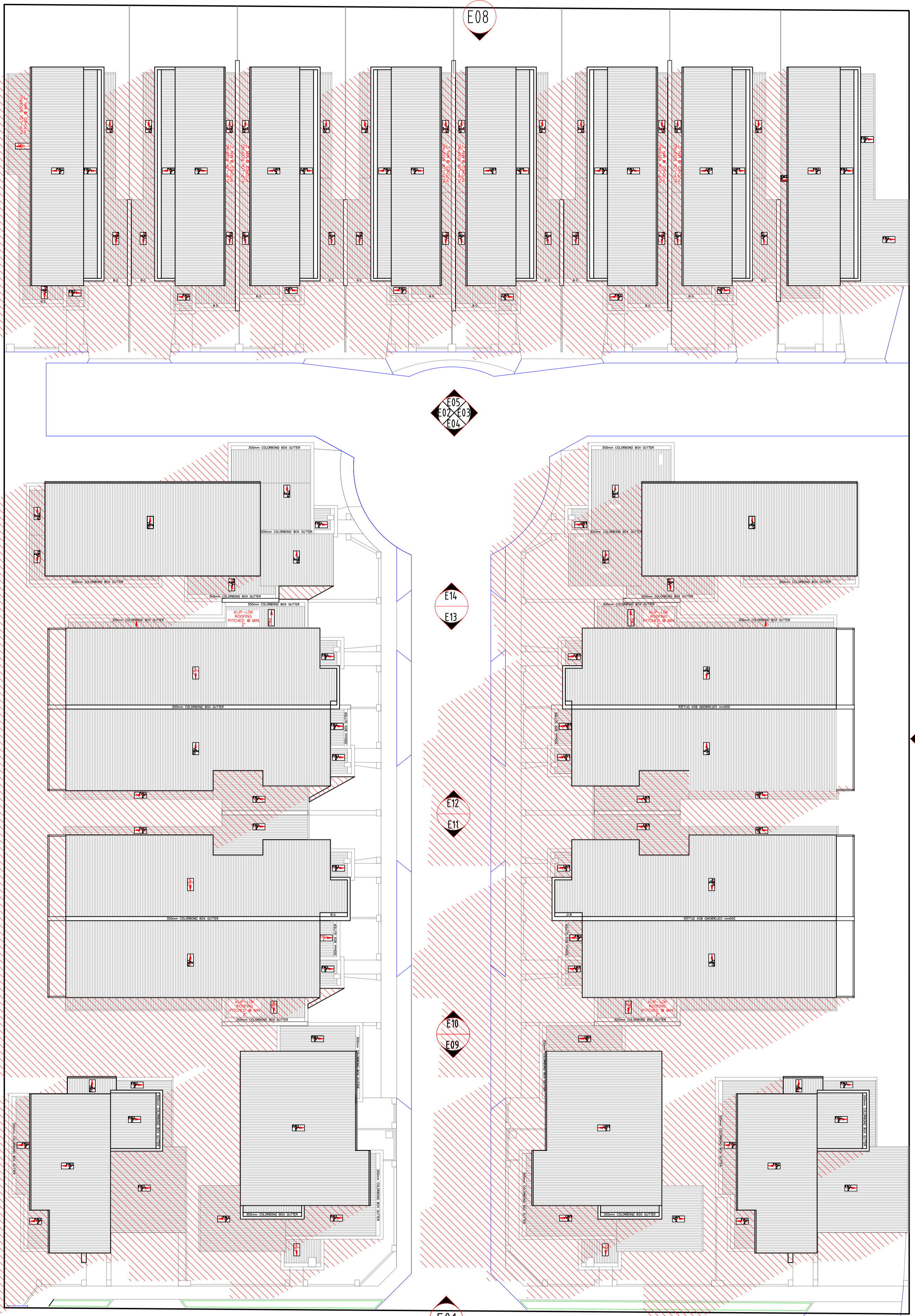
E04 NORTH ELEVATION UNIT 9 & 10

WINDOWS LEADING  
 F = FINE BRUSH GLASS WINDOWS TO STREAM STANDARDS  
 F+ = FINISH BRUSH WINDOWS TO STREAM STANDARDS  
 S = SOUND BRUSH GLASS WINDOW PANELS TO STREAM STANDARDS  
 O = PROVIDE FINE OBSCURE GLASS TO INDICATED WINDOWS AS SHOWN

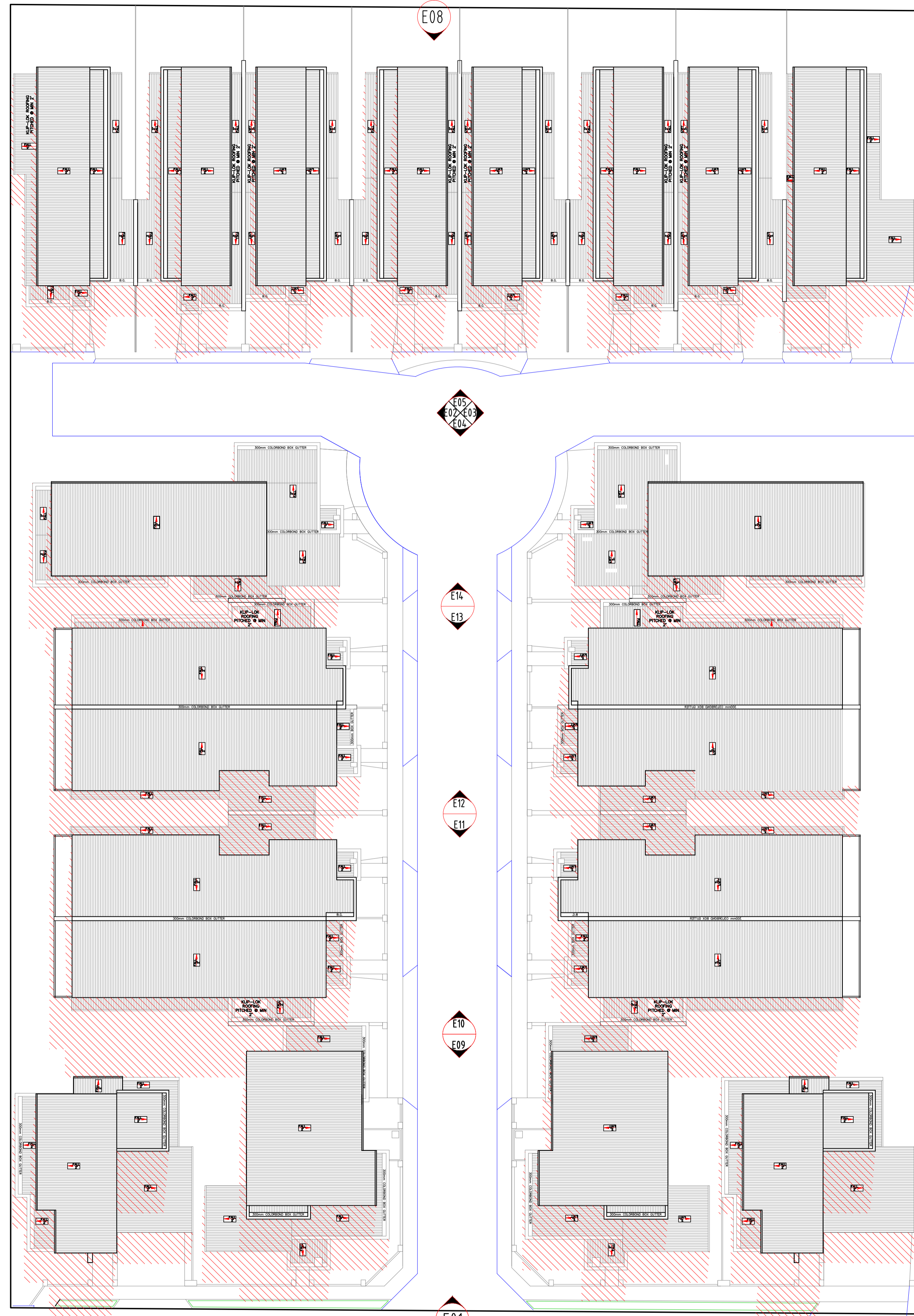
MATERIALS, COLOUR & SWATCH SCHEDULE

| REF. NO. | MATERIAL                          | CLOUR                                   | SWATCH   |
|----------|-----------------------------------|---|----------|
| 01       | STACKED STONE FEATURE             | SILVER GREY OR SIMILAR                  | [Swatch] |
| 02       | FACE CLAY BRICKWORK               | POWBLUE STEEL FLASH OR SIMILAR          | [Swatch] |
| 03       | RENDER TO BRICKWORK               | COLORBOND SURFPOST OR SIMILAR           | [Swatch] |
| 04       | CLADDING TO TIMBER STUDS          | COLORBOND SHALE GREY OR SIMILAR         | [Swatch] |
| 05       | FEATURE TIMBER CLADDING           | NATURAL TIMBER LOOK TO OWNERS SELECTION | [Swatch] |
| 06       | CLADDING TO BRICK STUDS           | COLORBOND BASALT OR SIMILAR             | [Swatch] |
| 07       | RENDER TO BRICKWORK               | COLORBOND WINDSPRAY OR SIMILAR          | [Swatch] |
| 08       | COLORBOND ROOF SHEETING           | COLORBOND WINDSPRAY OR SIMILAR          | [Swatch] |
| 09       | GUTTER, FASCIA, SHADING DEVICE    | COLORBOND MONUMENT OR SIMILAR           | [Swatch] |
| 10       | PVC WINDOWS AND DOORS             | COLORBOND MONUMENT OR SIMILAR           | [Swatch] |
| 11       | FRONT DOOR                        | NATURAL TIMBER LOOK TO OWNERS SELECTION | [Swatch] |
| 12       | HORIZONTAL STEEL-LINE ROLLER DOOR | NATURAL TIMBER LOOK TO OWNERS SELECTION | [Swatch] |

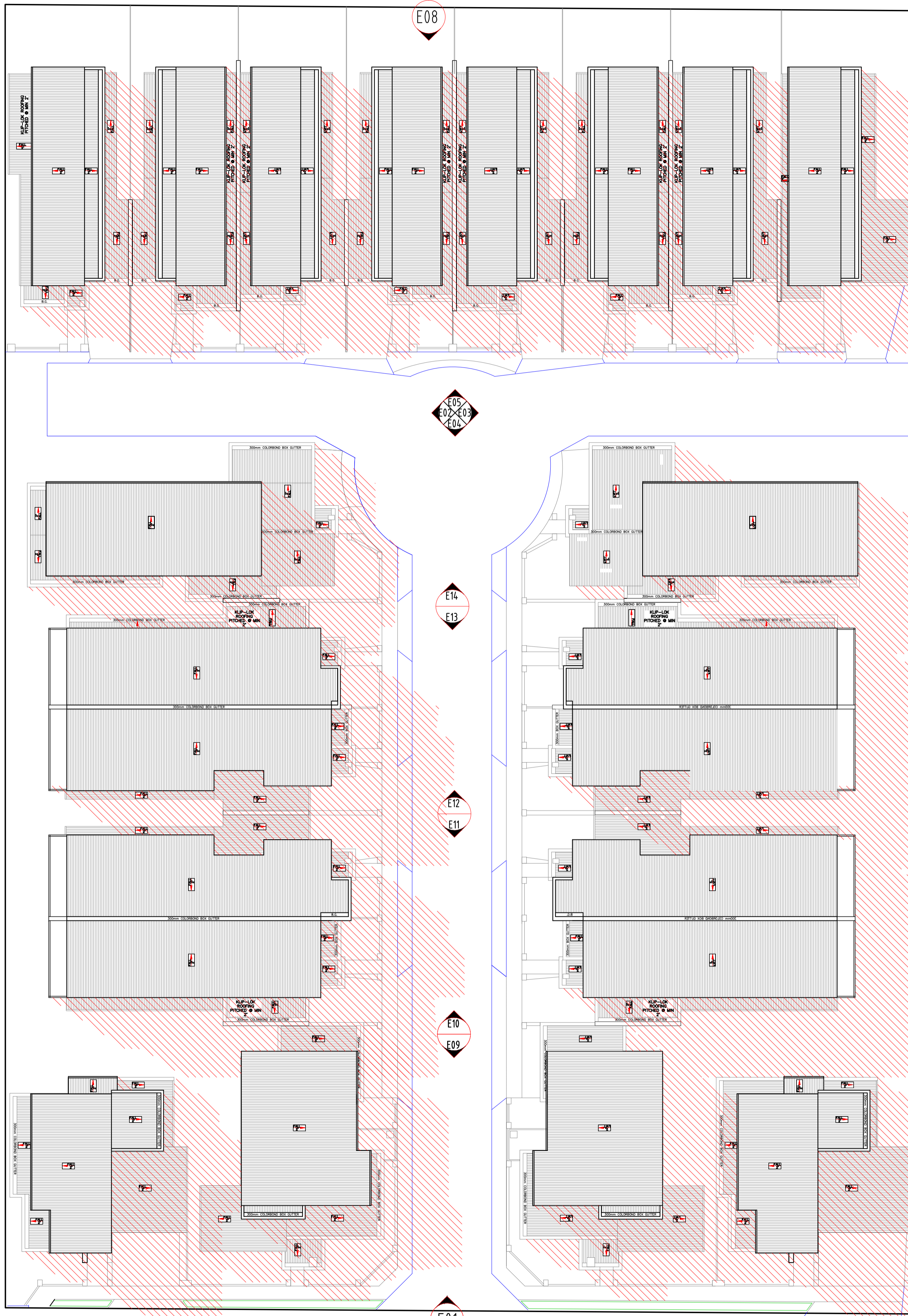
NOTES  
 1- ANY STRUCTURES OR VEGETATION WITHIN PEDESTRIAN MOBILITY SPLAYS MEASURING 2.0 METRES (WIDTH) BY 2.5 METRES (DEPTH) MUST NOT EXCEED 1.15 METRES IN HEIGHT.  
 2- OBSCURE GLASS TO WINDOWS BELOW 1.7M AND ABOVE 1ST F.L.  
 3- OBSCURE GLASS TO BALCONY BELOW 1.7M AND ABOVE 1ST F.L.



SD01 SHADOW DIAGRAM 23 SEP 9AM  
 [Hatched Box] EXTENT OF SHADOW CAST BY PROPOSED DWELLING



SD02 SHADOW DIAGRAM 23 SEP 12PM  
 [Hatched Box] EXTENT OF SHADOW CAST BY PROPOSED DWELLING



SD03 SHADOW DIAGRAM  
23 SEP 3PM



R01 3D RENDER