

SITE & LOCALITY PLAN
SCALE 1:200

TREE PROTECTION ZONE NOTE:-

PRIOR TO COMMENCEMENT OF WORKS, THE FOLLOWING PROVISIONS RELATING TO THE PROTECTION OF THE EXISTING STREET TREE MUST BE UNDERTAKEN TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY:

A SUITABLE TREE PROTECTION ZONE OF 1.0 METRE RADIUS WITH BARRIER FENCE MUST BE ESTABLISHED AROUND THE STREET TREE TO BE RETAINED ON THE DAREBIN BOULEVARD FRONTAGE.

THE TREE PROTECTION ZONE MUST BE ENCLOSED USING A 2 METRE HIGH TEMPORARY CYCLONE FENCE OR SIMILAR, WHICH MUST REMAIN IN PLACE THROUGH ALL STAGES OF THE DEVELOPMENT. THIS FENCE MUST NOT ENCLOSE THE FOOTPATH WHICH MUST BE KEPT CLEAR FOR PEDESTRIAN ACCESS AND A SIGN MUST BE ERECTED ON THE FENCE INFORMING THAT THE FENCE IS A 'TREE PROTECTION ZONE'.

THE AREA WITHIN THE TREE PROTECTION ZONE MUST NOT BE DISTURBED BY ANY MEANS (INCLUDING PARKING OF VEHICLES OR STORAGE OF PLANT & EQUIPMENT, MATERIALS, SOIL OR WASTE).

NO EXCAVATION IS ALLOWED WITHIN THE TREE PROTECTION ZONE EXCEPT WITH THE CONSENT OF COUNCIL'S TOWN PLANNING DEPARTMENT AND UNDER THE SUPERVISION OF A QUALIFIED ARBORIST.

EXISTING FENCE NOTE:-

ALL EXISTING TIMBER FENCES ON SIDE & REAR BOUNDARIES SHALL BE RETAINED IF THESE ARE IN GOOD CONDITION, OTHERWISE THEY ARE TO BE REMOVED AND REPLACED AS PART OF NEW WORKS. ALL NEW FENCING BETWEEN NEW EXTENSION WORKS & EXISTING DWELLINGS SHALL BE STANDARD 1.80m HIGH TIMBER PALING FENCES UNLESS NOTED OTHERWISE (U.N.O.).

DRAWING INDEX	DRAWING No.
REFERENCE	
SITE & LOCALITY PLAN, SITE ANALYSIS, SITE GARDEN AREA (CLAUSE 32.08-4) & DRAWING INDEX.	SAL702-TP01
EXISTING CONDITIONS - SITE FEATURE LEVEL & SURVEY PLAN.	SAL702-TP02
EXISTING DWELLING FLOOR PLAN.	SAL702-TP03
PROPOSED SITE WORKS DEMOLITION PLAN.	SAL702-TP04
PROPOSED GROUND FLOOR PLANS.	SAL702-TP05
PROPOSED ROOF PLAN & EXISTING ROOF PLAN (RETAINED).	SAL702-TP06
PROPOSED ELEVATIONS.	SAL702-TP07
PROPOSED STREETScape ELEVATION & MATERIAL FINISHES SCHEDULE.	SAL702-TP08
SHADOW DIAGRAMS - 9.00am, 12.00pm & 3.00pm.	SAL702-TP09

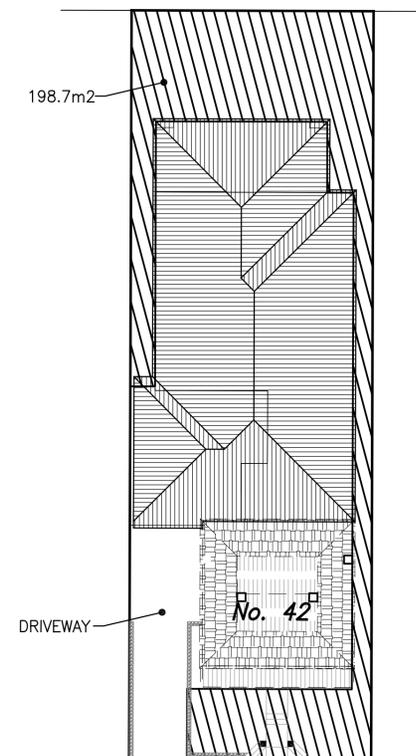
SITE ANALYSIS:-

TOTAL SITE AREA	-	546.2m ²
SITE COVERAGE m ² /(%)	-	333.3m ² /60.1%
SITE PERMEABILITY - LANDSCAPING (m ² /%)	-	163.0m ² /48.7%
PRIVATE OPEN SPACE (rear)	-	96.4m ²
EX. RESIDENCE (RETAINED)	-	69.3m ²
NEW ADDITION	-	166.5m ²
EX. PORCH (RETAINED)	-	10.2m ²
WINE CELLAR	-	13.4m ²
ALFRESCO	-	38.8m ²
NEW GARAGE & STORAGE	-	53.9m ²

BUSHFIRE ATTACK LEVEL = LOW
IN ACCORDANCE WITH A.S. 3959 (CURRENT EDITION).



LOCALITY PLAN - PHOTOGRAPH IMAGE
NOT TO SCALE



SITE GARDEN AREA (CLAUSE 32.08-4)
SCALE 1:200
SITE GARDEN AREAS (m²)
PLANNING PRACTICE NOTE 64
(CLAUSE 32.08-4 OF THE PLANNING SCHEME)

SITE GARDEN AREA ANALYSIS:-
TOTAL SITE AREA - 546.2m²
GARDEN SITE COVERAGE m²/(%) - (198.7m²) = 198.7m²/36.4%

PLANNING PERMIT ISSUE
NOT FOR CONSTRUCTION

TOWN PLANNING ASSESSMENT REPORT & NOTES:-
THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE ASSESSMENT PLANNING REPORT.
SURVEY NOTE:-
THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE FEATURE LEVEL & SURVEY PLAN PREPARED BY PETER RICHARDS SURVEYING PTY. LTD.

Disegno Nuovo Pty. Ltd.
CIVIL, STRUCTURAL & BUILDING DESIGNERS.
4A CHASTLETON AVENUE, TOORAK, 3142.
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B.P.B. - No. DP-AD 1980 EMAIL - livotti@optusnet.com.au

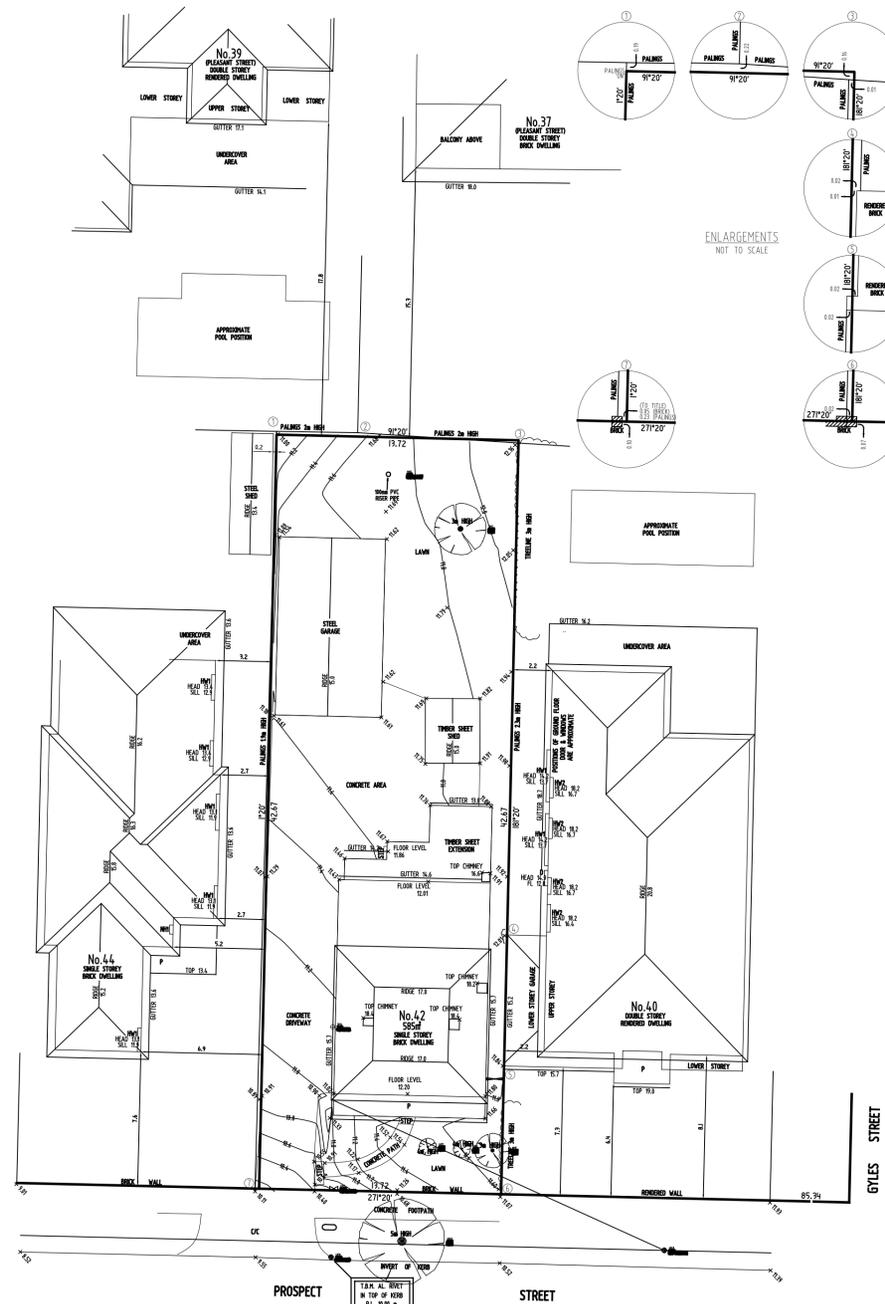


PROJECT **PROPOSED SINGLE STOREY EXTENSION & GARAGE.**
TITLE **LOCALITY PLAN, SITE ANALYSIS, GARDEN AREA (CLAUSE 32.08-4) & DRAWING INDEX.**
FOR Mr. JUSTIN & Mr. SHANNON SEABROOK.
AT Lot 3 (No. 42) PROSPECT STREET, PASCOE VALE.

SCALE	AS SHOWN
DRAWING No.	SAL702-TP01
REVISION	B

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D			
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B	RPI COUNCIL LETTER DATED 28.01.2020 - PLANNING PERMIT	S.A.L	07.02.20
A	FIRST ISSUE - SUBMISSION FOR PLANNING PERMIT APPROVAL	S.A.L	29.11.19
	REVISION	BY	DATE

LEGEND	
	C/C CONCRETE CROSSING
	SEP SIDE ENTRY PIT
	SV STOP VALVE
	EP ELECTRICITY PIT
	SP SEWER PIT
	GP GRATED PIT
	TEL TELEPHONE PIT
	EPOL ELECTRICITY POLE & OVERHEAD WIRES
	WM WATER METER
	GM GAS METER
	GATE
	LP LIGHT POLE
	FH FIRE HYDRANT
	SIGN
	P PORCH
	NH1 FIRST STOREY NON-HABITABLE WINDOW
	HW1 FIRST STOREY HABITABLE WINDOW
	NH2 SECOND STOREY NON-HABITABLE WINDOW
	HW2 SECOND STOREY HABITABLE WINDOW
	D DOOR
	DW DOOR & SIDE WINDOW
	GD GLASS DOOR
	GDW GLASS DOOR & WINDOW
	TITLE
	FENCE

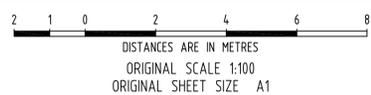


I Cheng Yee Tan of 337 Greensborough Road, Watsonia 3087, certify that this plan has been prepared from a survey made under my direction and supervision in accordance with the Surveyors Act 2004 and completed on 22/10/2019, that this plan is accurate and correctly represents the adopted boundaries and that the survey accords with that required by regulation 7(1) of the Surveying (Cadastral Surveys) Regulations 2015.

Date: _____
Cheng Yee Tan
LICENSED SURVEYOR

WARNING
SIGNIFICANT DIFFERENCES MIGHT EXIST BETWEEN OCCUPATION (FENCING) AND TITLE POSITION. POSSESSORY RIGHTS OF ADJOINING TITLES MIGHT EXIST AND THESE RIGHTS SHOULD BE RESPECTED. DUE CONSIDERATION SHOULD BE GIVEN TO THESE RIGHTS WHEN DESIGNING STRUCTURES ON OR NEAR BOUNDARIES.

NOTATIONS
? ALL LEVELS AND CONTOURS ARE TO AN ARBITRARY HEIGHT DATUM
? ALL EAVE HEIGHTS ARE MEASURED TO THE UNDERSIDE OF EAVE
? ALL GUTTER HEIGHTS ARE MEASURED TO THE TOP OF GUTTER
? ALL TOP HEIGHTS ARE MEASURED TO THE TOP OF WALL/STRUCTURE



PLAN OF SURVEY OF
42 PROSPECT STREET
PASCOE VALE 3044
LOT 3 ON LP 30396,
Vol. 8079 Fol. 609

PLAN 1 OF 1	VERSION 1	PETER RICHARDS SURVEYING LICENSED LAND SURVEYORS 337-339 GREENSBOROUGH ROAD WATSONIA, 3087 TEL:9432 6944 FAX:9434 4052 Email: mail@prsurveying.com.au
CONTOUR INTERVAL	0.2m	
DATE OF SURVEY	22/10/2019	
DRAWN	G.CLARE	
REF No.	17400	

TOWN PLANNING ASSESSMENT REPORT & NOTES:-
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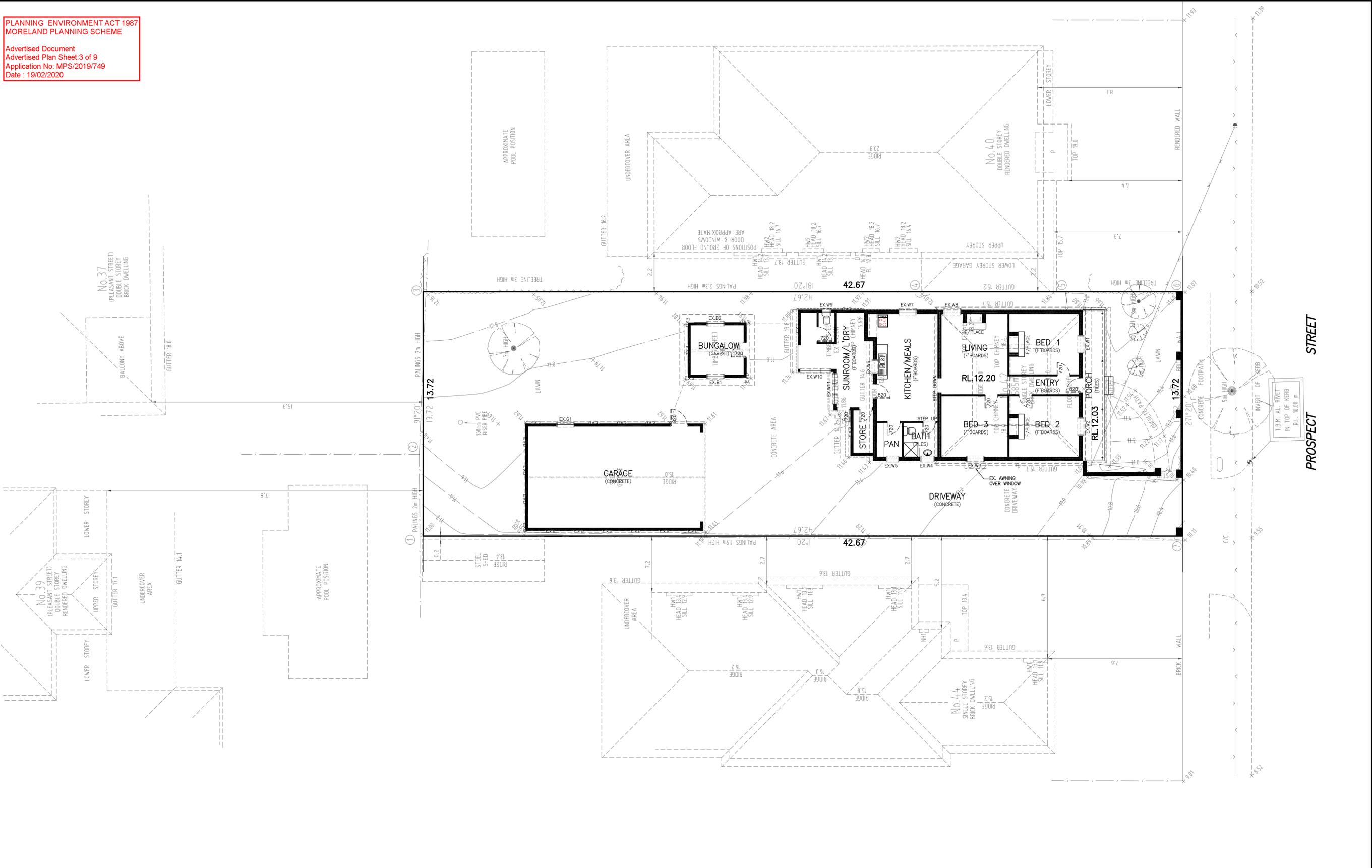


PROJECT **PROPOSED SINGLE STOREY EXTENSION & GARAGE.**
TITLE **EXISTING CONDITIONS - SITE FEATURE LEVEL & SURVEY PLAN.**
FOR Mr. JUSTIN & Mr. SHANNON SEABROOK.
AT Lot 3 (No. 42) PROSPECT STREET, PASCOE VALE.

PLANNING PERMIT ISSUE
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SCALE	AS SHOWN
DRAWING No.	SAL702-TP02
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A	FIRST ISSUE - SUBMISSION FOR PLANNING PERMIT APPROVAL	S.A.L	29.11.19
	REVISION	BY	DATE



SITE SERVICES NOTE:-
ALL DWELLINGS INCLUSIVE OF EX. RESIDENCE (AT FRONT RETAINED) SHALL BE INDIVIDUALLY SERVICED.
BODY CORPORATE WILL BE REQUIRED TO THIS PROJECT SITE.
ALL UTILITY SERVICE CONNECTIONS ARE SEPERATE TO EACH OTHER.

EXISTING TREES NOTE:-
ALL EXISTING TREES (MOSTLY FRUIT) ON SITE SHALL BE REMOVED AS PART OF THIS PLANNING APPLICATION. THE EXISTING TREES ON SITE, MOSTLY FRUIT TREES HAVE NO REAL CHARACTER TO THE SUBJECT SITE. AS PART OF THIS APPLICATION, NEW LANDSCAPE PLANS PROPOSED AS PART OF THIS APPLICATION SHALL ENHANCE A BETTER OUTCOME WITH THE GUIDELINES SETOUT BY COUNCIL FOR THIS PRECINCT.

EXISTING FENCE NOTE:-
ALL EXISTING TIMBER FENCES ON SIDE & REAR BOUNDARIES SHALL BE RETAINED IF THESE ARE IN GOOD CONDITION, OTHERWISE THEY ARE TO BE REMOVED & REPLACED AS PART OF NEW WORKS.
ALL NEW FENCING BETWEEN NEW TOWNHOUSE CONSTRUCTION SHALL BE STANDARD 1.80m HIGH TIMBER PALING FENCES TO SEPERATE INDIVIDUAL PROPERTIES. REFER TO FENCE DETAIL ON DRG No. SAL639-TP06.

PLANNING PERMIT ISSUE
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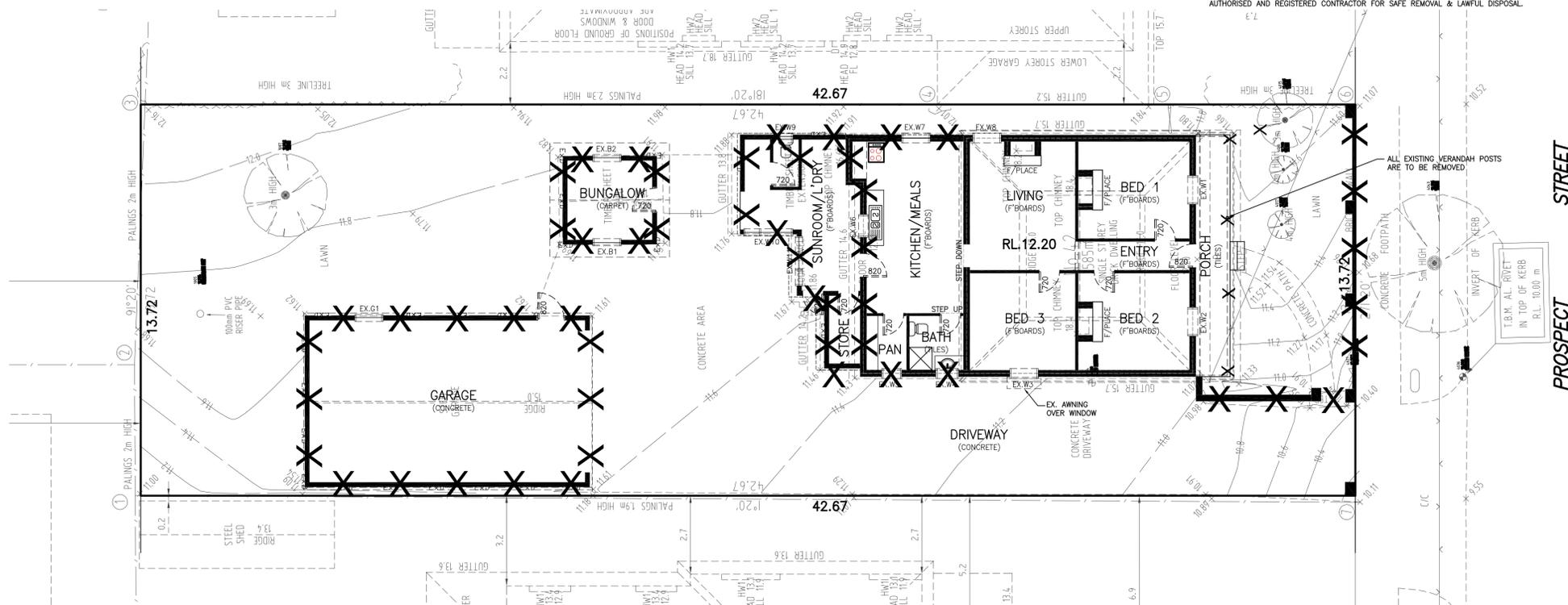


PROJECT **PROPOSED SINGLE STOREY EXTENSION & GARAGE.**
TITLE **EXISTING GROUND FLOOR PLAN.**
FOR Mr. JUSTIN & Mr. SHANNON SEABROOK.
AT Lot 3 (No. 42) PROSPECT STREET, PASCOE VALE.

SCALE	1 : 100
DRAWING No.	SAL702-TP03
REVISION	B

GENERAL NOTE FOR DEMOLITION WORKS:

- ALL MATERIALS & WORK PRACTICES SHALL COMPLY WITH, BUT NOT LIMITED TO, THE BUILDING REGULATIONS 2006, THE NATIONAL CONSTRUCTION CODE SERIES 2011 BUILDING CODE OF AUSTRALIA VOL 2 AND RELEVANT CURRENT AUSTRALIAN STANDARDS (AS AMENDED) REFERRED TO THEREIN. THESE SPECIFICATIONS SPECIFY ONLY THE MINIMUM STANDARD OF WORKS FOR THE DEMOLITION WORKS ON RESIDENTIAL PROJECTS, & ALL WORKMANSHIP & PRECAUTIONS SHALL BE TO BEST TRADE PRACTICE.
- PRECAUTIONS MUST BE TAKEN BEFORE & DURING DEMOLITION IN ACCORDANCE WITH A.S. 2601 (CURRENT EDITION) : THE DEMOLITION OF STRUCTURES.
- DURING THE PROGRESS OF THE DEMOLITION THE WORKS SHALL BE UNDER THE CONTINUOUS SUPERVISION OF THE DEMOLISHER OR OF AN EXPERIENCED FOREMAN, & DEMOLITION SHALL BE EXECUTED STOREY BY STOREY COMMENCING AT THE ROOF & WORKING DOWN-WARDS.
- THE DEMOLITION MUST NOT BE COMMENCED UNTIL THE PRECAUTIONARY MEASURES HAVE BEEN INSPECTED & APPROVED BY THE RELEVANT BUILDING SURVEYOR.
- THE DEMOLISHER SHALL CONSTRUCT A TEMPORARY CROSSING PLACED OVER THE FOOTPATH, AS REQUIRED BY THE COUNCIL.
- NO PART OF ANY EXTERNAL WALL ON OR WITHIN 3.00m OF A STREET ALIGNMENT MAY BE PULLED DOWN, EXCEPT DURING THE HOURS THAT THE RELEVANT BUILDING SURVEYOR DIRECTS.
- PROTECTIVE OUTRIGGERS, FENCES, AWNING, HOARDING, BARRICADES & THE LIKE MUST BE INSTALLED WHERE NECESSARY TO GUARD AGAINST DANGER TO LIFE OR PROPERTY OR WHEN REQUIRED BY THE RELEVANT BUILDING SURVEYOR.
- DUST CREATING MATERIAL UNLESS THOROUGHLY DAMPENED DOWN, SHALL NOT BE THROWN OR DROPPED FROM THE BUILDING BUT SHALL BE LOWERED BY HOISTING APPARATUS OR REMOVED BY MATERIAL CHUTES. ALL CHUTES SHALL BE COMPLETELY ENCLOSED & A DANGER SIGN SHALL BE AT THE DISCHARGE END OF EVERY CHUTE.
- ALL PRACTICABLE PRECAUTIONS SHALL BE TAKEN TO AVOID DANGER FROM COLLAPSE OF A BUILDING WHEN ANY PART OF A FRAMED OR PARTLY FRAMED BUILDING IS REMOVED.
- DEMOLISHED MATERIAL SHALL NOT BE ALLOWED TO REMAIN ON ANY FLOOR OR STRUCTURE IF THE WEIGHT OF THE MATERIAL EXCEEDS THE SAFE CARRYING CAPACITY OF THE FLOOR OR STRUCTURE, AND SUCH MATERIAL SHALL NOT BE SO FILED OR STACKED THAT IT WILL ENDANGER WORKMEN OR OTHER PERSONS, & SHALL BE REMOVED AS SOON AS PRACTICABLE FROM THE SITE.
- NO WALL, CHIMNEY OR OTHER STRUCTURE OR PART OF A STRUCTURE SHALL BE LEFT UNATTENDED OR UNSUPPORTED IN SUCH A CONDITION THAT IT MAY COLLAPSE DUE TO WIND OR VIBRATION OR OTHERWISE BECOME DANGEROUS.
- BEFORE DEMOLITION IS COMMENCED, & ALSO DURING THE PROGRESS OF SUCH WORKS, ALL ELECTRICAL CABLE OR APPARATUS WHICH ARE LIABLE TO BE A SOURCE OF DANGER - OTHER THAN CABLE OR APPARATUS USED FOR THE DEMOLITION WORKS - SHALL BE DISCONNECTED.
- ARRANGEMENTS SHALL BE MADE WITH THE RELEVANT ELECTRICAL SUPPLY AUTHORITY FOR THE DISCONNECTION OF ELECTRICAL MAINS SUPPLY EXCEPT THAT, WHERE PARTIAL DEMOLITION IS PROPOSED, THE LICENSED ELECTRICAL CONTRACTOR SHALL SATISFY THE RELEVANT ELECTRICAL SUPPLY AUTHORITY THAT THE PORTION OF THE BUILDING TO BE DEMOLISHED HAS BEEN ISOLATED.
- THE DEMOLISHER SHALL BE RESPONSIBLE FOR THE DISCONNECTION OF ALL TELECOMMUNICATION SUPPLIES.
- THE DEMOLISHER SHALL BE RESPONSIBLE TO CUT & SEAL ANY STORM WATER, SEWER PIPES, WATER SERVICES, GAS SERVICES & THE LIKE.
- THE POSITION OF CAPPED SEWER & STORM WATER DRAINS, SEALED-OFF WATER SUPPLY LINES, GAS SUPPLY LINES & THE LIKE ARE TO BE CLEARLY MARKED ON THE SITE.
- ANY SEPTIC TANK(S) ON THE DEMOLITION SITE SHALL BE EMPTIED & FILLED WITH CLEAN SAND, OR REMOVED ENTIRELY, & ANY SOAK WELLS, LEACH DRAINS OR SIMILAR APPARATUS SHALL BE REMOVED OR FILLED WITH CLEAN SAND.
- ANY SWIMMING POOLS, PONDS OR THE LIKE EITHER ON THE DEMOLITION SITE OR ON THE NEIGHBOURING ALLOTMENTS WHERE AFFECTED BY THE DEMOLITION WORKS SHALL BE ADEQUATELY FENCED AND MADE SAFE, SO AS TO COMPLY WITH 'AS 1926 SWIMMING POOL SAFETY' PARTS 1 & 2 PRIOR TO COMMENCEMENT OF ANY DEMOLITION WORKS.
- MATERIALS REMOVED OR DISPLACED FROM THE BUILDING SHALL NOT BE PLACED IN ANY STREET, ROAD OR RIGHT OF WAY &, BEFORE COMMENCING, WHERE REQUIRED, SHALL BE KEPT SPRAYED WITH WATER SO AS TO PREVENT ANY NUISANCE FROM DUST.
- MATERIALS REMOVED OR DISPLACED FROM THE BUILDING BEING DEMOLISHED OR MATERIALS LEFT STANDING SHALL NOT BE BURNED ON THE DEMOLITION SITE.
- REMOVAL OF BUILDINGS BY ROAD MUST BE APPROVED BY RELEVANT COUNCILS TRAFFIC ENGINEER.
- A SITE MANAGEMENT PLAN IS TO BE IMPLEMENTED DURING DEMOLITION WORKS TO CONTROL SEDIMENT RUN-OFF IN ACCORDANCE WITH EPA VICTORIA PUBLICATION #275: CONSTRUCTION TECHNIQUES FOR SEDIMENT POLLUTION CONTROL. PROVIDE 'PROPEX' OR EQUIVALENT SILT FENCES TO THE LOW SIDE OF THE ALLOTMENT & AROUND ALL SOIL STOCKPILES & STORM WATER INLET PITS/SUMPS AND INSTALL 'SILT STOP' FILTER BAGS OVER ALL STORM WATER ENTRY PITS DURING DEMOLITION WORKS. 'SUPERGRO' OR EQUIVALENT EROSION CONTROL FABRIC TO BE PLACED OVER GARDEN BEDS TO PREVENT SURFACE EROSION DURING REVEGETATION PERIOD.
- IT IS THE BUILDER'S RESPONSIBILITY TO CARRY OUT AN AUDIT PRIOR TO THE COMMENCEMENT OF ANY WORKS TO DETERMINE IF ASBESTOS IS PRESENT IN THE EXISTING WORKS. WHERE ANY ASBESTOS PRODUCT IS FOUND IN THE PROPOSED WORKS AREA DURING INITIAL INSPECTION OR DURING THE COURSE OF THE DEMOLITION WORKS THE BUILDER SHALL ENGAGE AN AUTHORISED AND REGISTERED CONTRACTOR FOR SAFE REMOVAL & LAWFUL DISPOSAL.



WARNING

BEWARE OF UNDERGROUND SERVICES

THE LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY & THEIR EXACT POSITION SHOULD BE PROVED ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN. A MOCS ENQUIRY ON 1100 MUST BE MADE BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORKS.

WARNING

SURVEY VERIFICATION

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT HE HAS THE CURRENT PLAN OF SUBDIVISION AS PREPARED BY THE PRINCIPAL'S SURVEYOR BY REQUESTING A COPY DIRECT FROM THE PRINCIPAL'S SURVEYOR. WBCM TAKES NO RESPONSIBILITY FOR THE INAPPROPRIATE SETOUT OF WBCM DESIGNED WORKS BASED ON THE PLAN OF SUBDIVISION AS SHOWN ON THIS SHEET. THE CONTRACTOR IS REQUIRED TO NOTIFY THE ENGINEER WITHIN 24 HOURS SHOULD THERE BE A DISCREPANCY BETWEEN THE PLAN OF SUBDIVISION ON THIS SHEET AND THAT WHICH THEY ARE TO OBTAIN FROM THE PRINCIPAL'S SURVEYOR FOR THE SETOUT OF WORKS. THE ENGINEER WILL THEN INVESTIGATE THE SUITABILITY OR OTHERWISE OF THE DESIGN IN RELATION TO THE PLAN OF SUBDIVISION AND NOTIFY THE CONTRACTOR ACCORDINGLY.



PLANNING PERMIT ISSUE

NOT FOR CONSTRUCTION

TOWN PLANNING ASSESSMENT REPORT & NOTES:-

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SURVEY NOTE:-

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PROJECT **PROPOSED SINGLE STOREY EXTENSION & GARAGE.**

TITLE **PROPOSED SITE WORKS DEMOLITION PLAN,
FOR Mr. JUSTIN & Mr. SHANNON SEABROOK.
AT Lot 3 (No. 42) PROSPECT STREET, PASCOE VALE.**

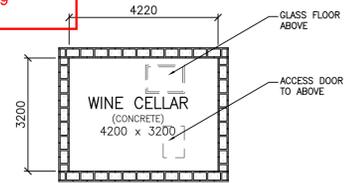
SCALE AS SHOWN

DRAWING No.

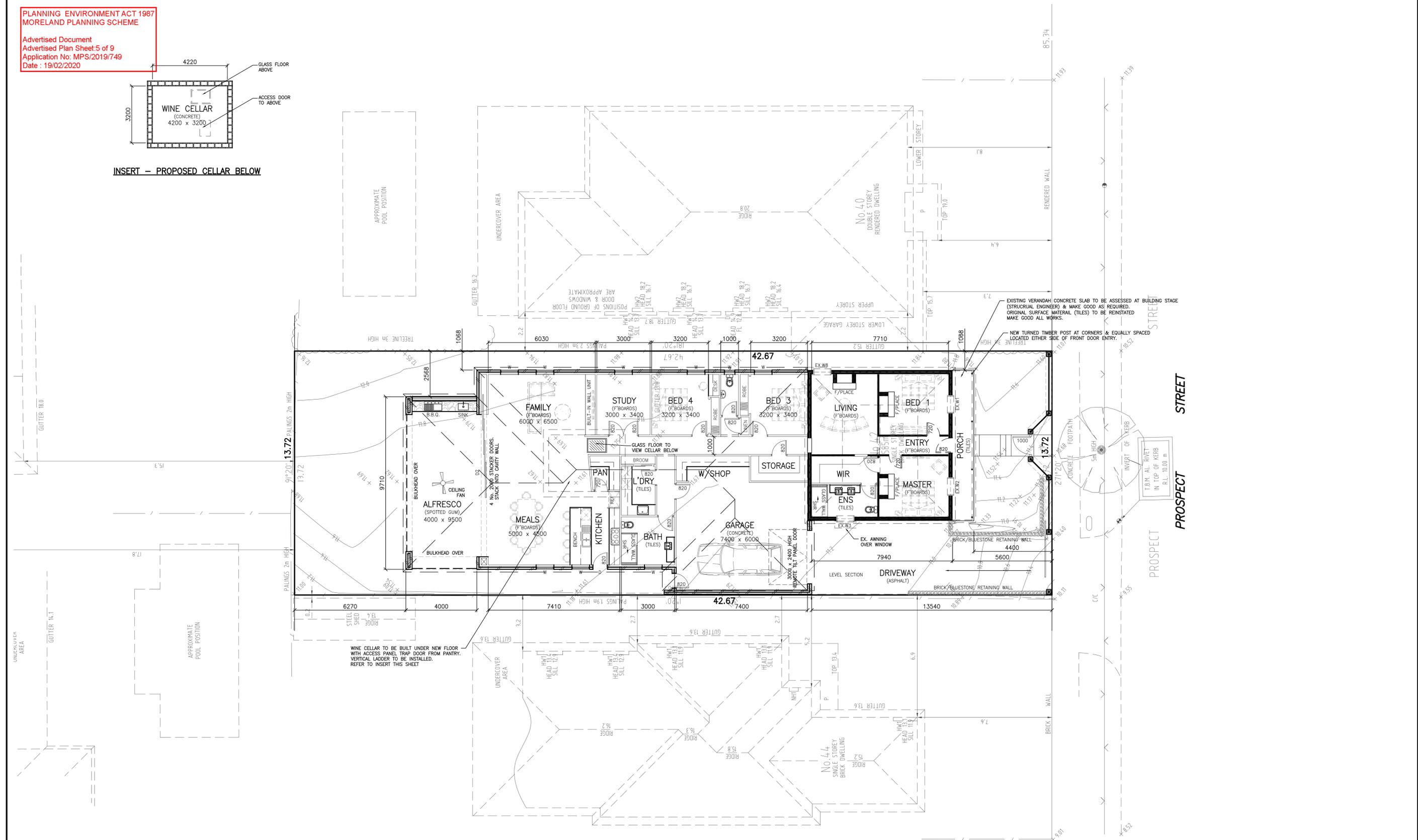
SAL702-TP04

REVISION B

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A	FIRST ISSUE - SUBMISSION FOR PLANNING PERMIT APPROVAL	S.A.L	29.11.19
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INSERT - PROPOSED CELLAR BELOW



PLANNING PERMIT ISSUE
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A1	795 x 570			
E				
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B	RPI COUNCIL LETTER DATED 28.01.2020 - PLANNING PERMIT	S.A.I.	07.02.20	
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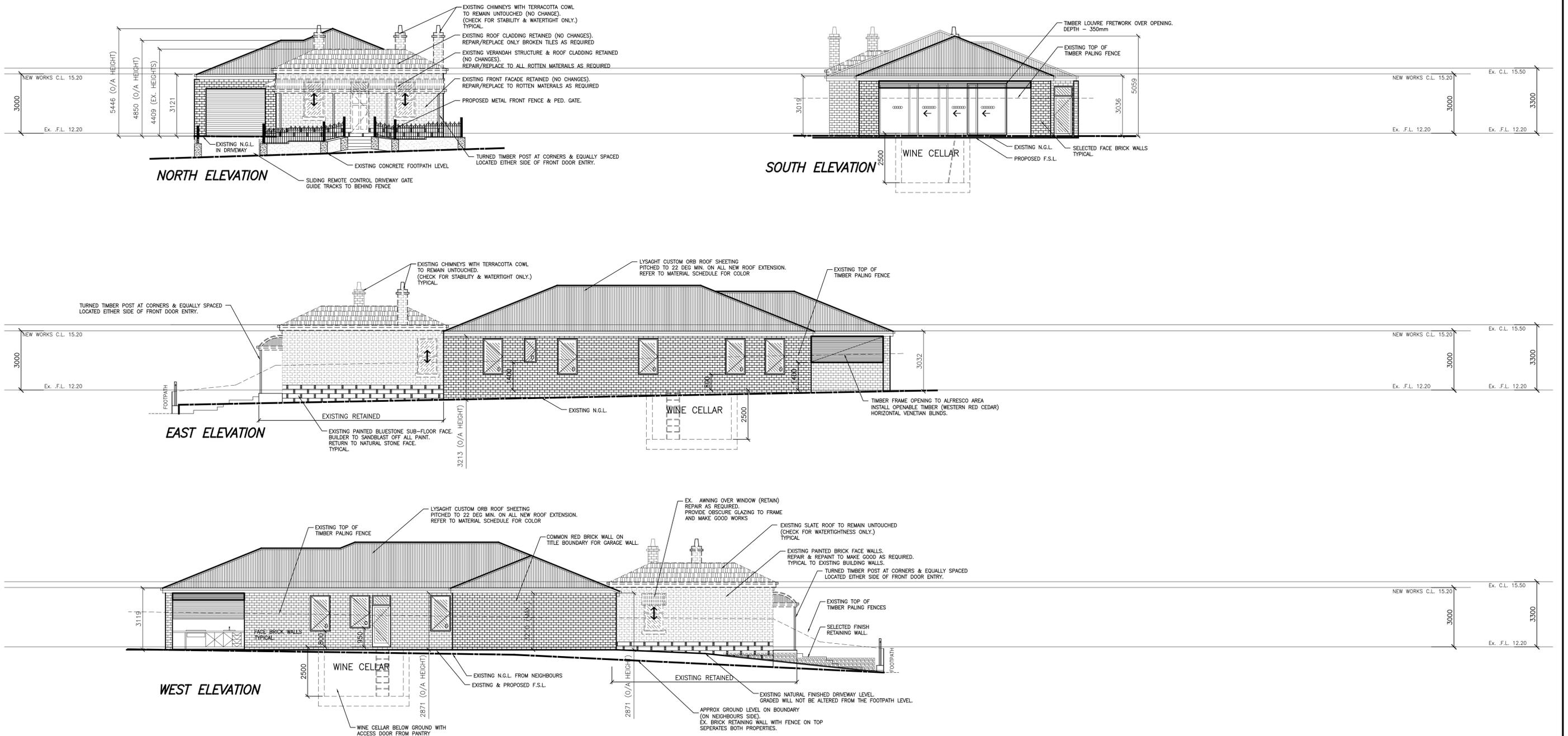
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PROJECT **PROPOSED SINGLE STOREY EXTENSION & GARAGE.**
 TITLE **PROPOSED GROUND FLOOR LEVEL PLAN, FOR Mr. JUSTIN & Mr. SHANNON SEABROOK, AT Lot 3 (No. 42) PROSPECT STREET, PASCOE VALE.**

SCALE	1:100
DRAWING No.	SAL702-TP05
REVISION	B



PLANNING PERMIT ISSUE
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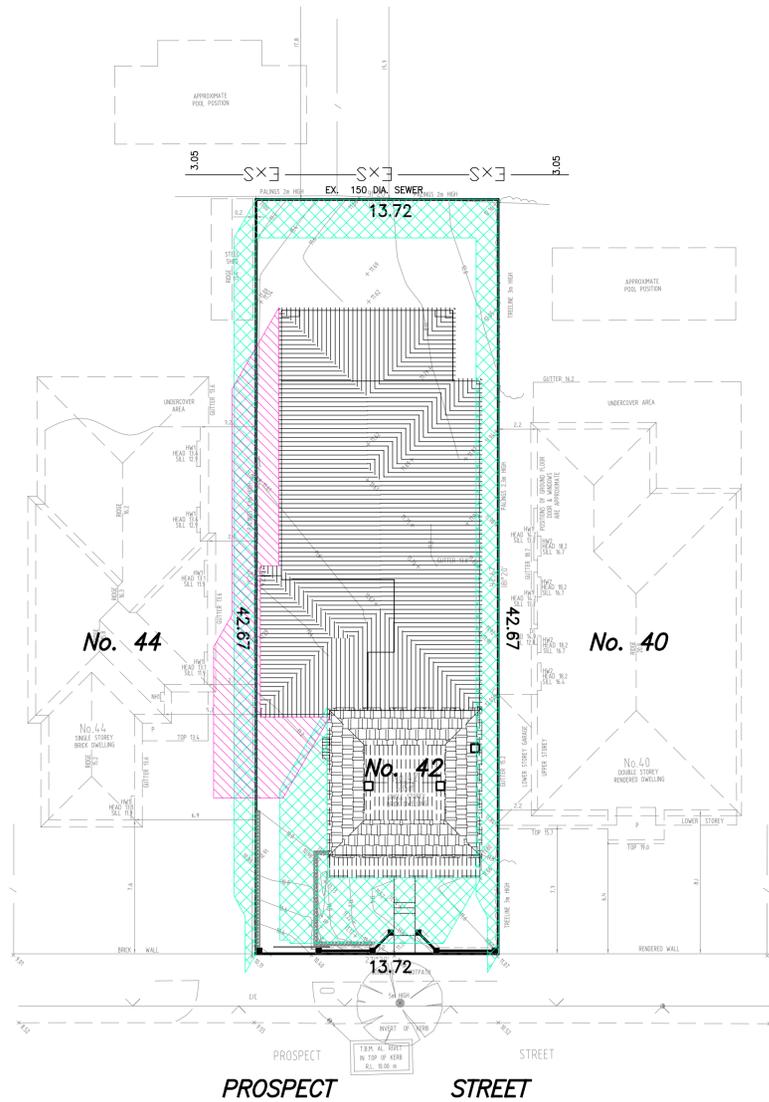
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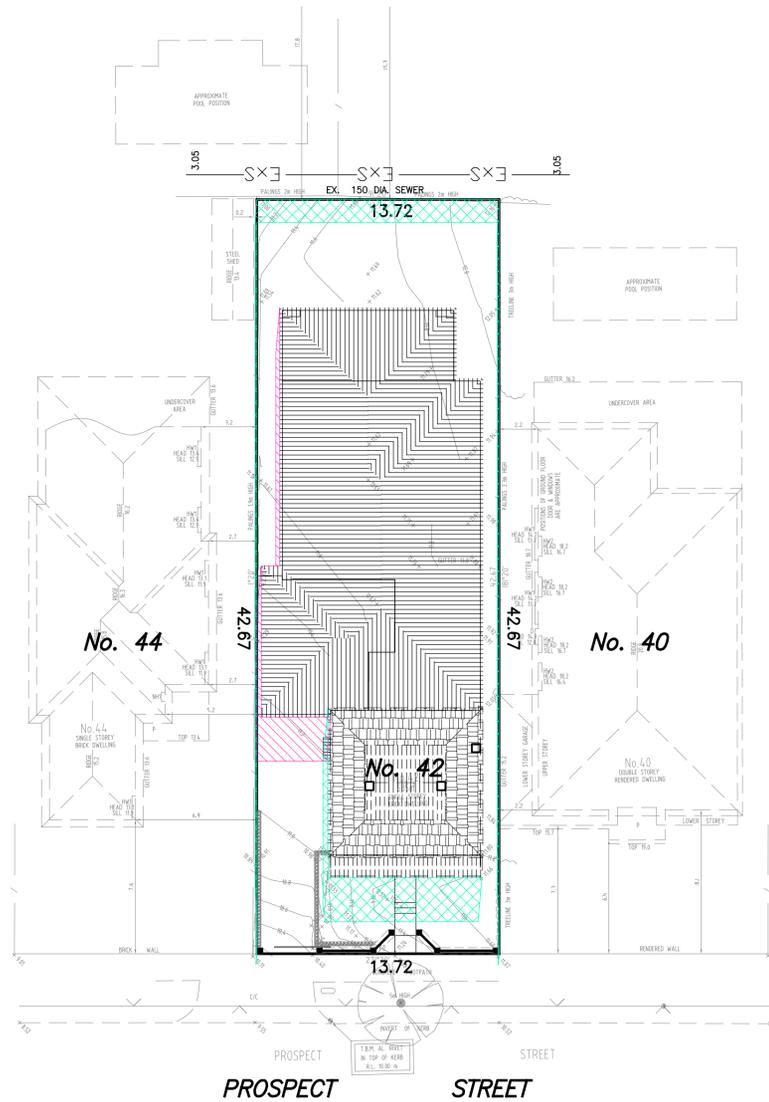


PROJECT **PROPOSED SINGLE STOREY EXTENSION & GARAGE.**
 TITLE **PROPOSED ELEVATIONS.**
 FOR Mr. JUSTIN & Mr. SHANNON SEABROOK.
 AT Lot 3 (No. 42) PROSPECT STREET, PASCOE VALE.

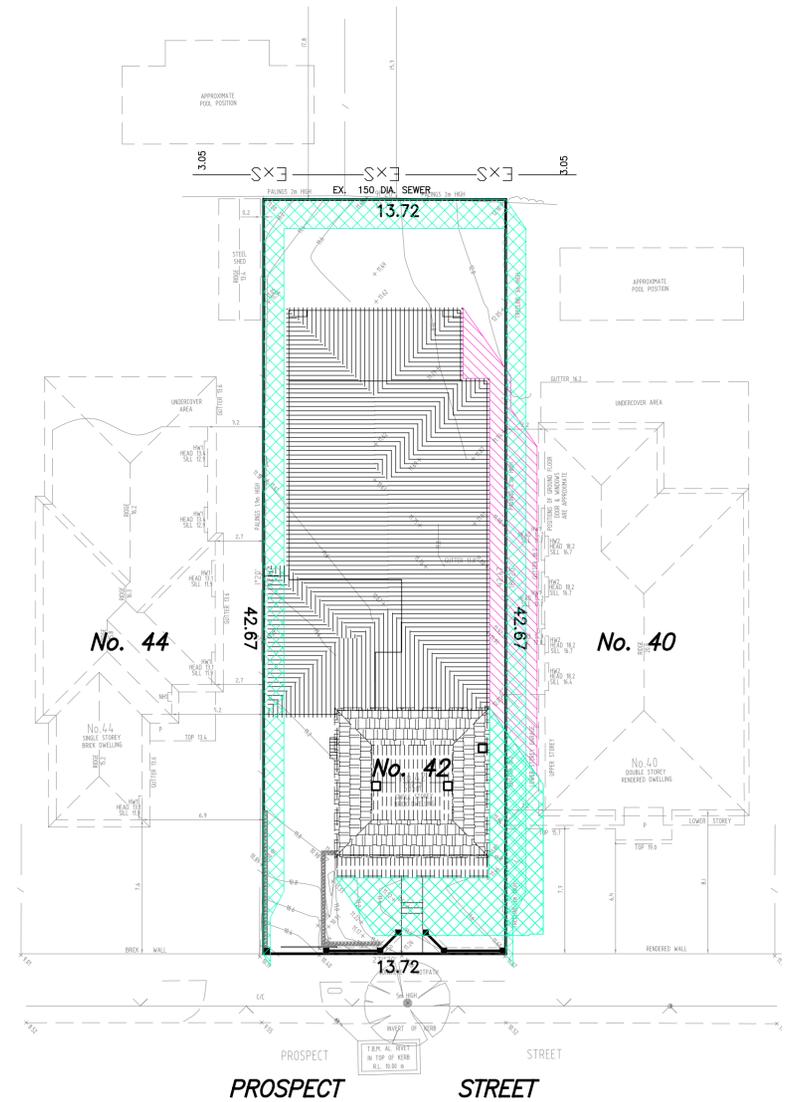
SCALE	1 : 100
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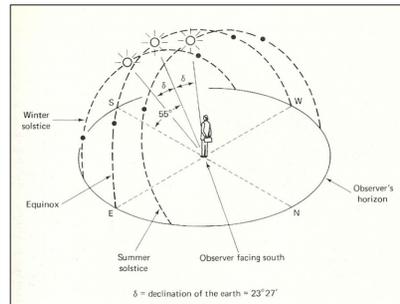
9.00am SHADOW DIAGRAM PLAN
MARCH 21st TO SEPTEMBER 23rd EQUINOX.



12.00pm SHADOW DIAGRAM PLAN
MARCH 21st TO SEPTEMBER 23rd EQUINOX.



3.00pm SHADOW DIAGRAM PLAN
MARCH 21st TO SEPTEMBER 23rd EQUINOX.



TIME	SHADOW LENGTH OF A 1.00m HIGH POST
9.00 am	1.60m
10.00 am	1.15m
11.00 am	0.87m
12.00 noon	0.78m
1.00 pm	0.84m
2.00 pm	1.00m
3.00 pm	1.30m

SHADOW LEGEND:-

- NEW SHADOW CAST BY OUR PROPOSED WORKS.
- EXISTING SHADOW CAST BY ADJOINING NEIGHBOURS/FENCES.

NOTE:-

SHADOW CAST BY OUR PROPOSED WORKS. TYPICAL SECTIONAL ELEVATION LOCATION OF THE SHADOWS IN RELATION TO NORTH AS SHOWN ON PLANS. REFER TO DRAWINGS SAL699-TP03, TP05, TP06 & TP07.

TOWN PLANNING ASSESSMENT REPORT & NOTES:-

THESE DRAWINGS SHALL BE READ INCONJUNCTION WITH THE ASSESSMENT PLANNING REPORT.

SURVEY NOTE:-

THESE DRAWINGS SHALL BE READ INCONJUNCTION WITH THE FEATURE LEVEL & SURVEY PLAN PREPARED BY PETER RICHARDS SURVEYING PTY. LTD.

Disegno Nuovo Pty. Ltd.

CIVIL, STRUCTURAL & BUILDING DESIGNERS.

4A CHASTLETON AVENUE, TOORAK, 3142.

TELEPHONE (03) 9193 5763 MOBILE 0412 999 195

A.B.N. 15 103 787 207 A.C.N. 007 209 592

B.P.B. - No. DP-AD 1980 EMAIL :- livoh@optusnet.com.au



NORTH

PROJECT **PROPOSED SINGLE STOREY EXTENSION & GARAGE.**

TITLE **SHADOW DIAGRAMS - 9.00am, 12.00pm & 3.00pm.**

FOR Mr. JUSTIN & Mr. SHANNON SEABROOK.

AT Lot 3 (No. 42) PROSPECT STREET, PASCOE VALE.

SCALE 1 : 200

DRAWING No.

SAL702-TP09

REVISION B

PLANNING PERMIT ISSUE
NOT FOR CONSTRUCTION

REVISION	BY	DATE
A	FIRST ISSUE - SUBMISSION FOR PLANNING PERMIT APPROVAL	S.A.L 29.11.19
B	RPI COUNCIL LETTER DATED 28.01.2020 - PLANNING PERMIT	S.A.L 07.02.20

A1 - 795 x 570

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