

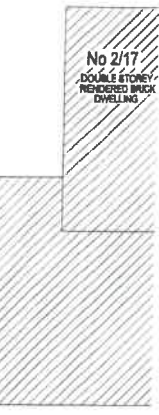
WARNING
THIS IS NOT A PLAN OF TITLE BOUNDARY RE-ESTABLISHMENT
LOCATION OF FENCES OR PEGS HAVE NOT BEEN CHECKED WITH TITLE
THE EXISTENCE OF EASEMENTS HAS NOT BEEN INVESTIGATED
THIS PLAN IS FOR ARCHITECTURAL AND PLANNING PURPOSES ONLY
DIMENSIONS SHOWN ACCORD WITH THOSE ON PG 7041800
Version 2

NOTATIONS
ALL LEVELS AND CONTOURS ARE TO AN ARBITRARY HEIGHT DATUM
ALL EAVE HEIGHTS ARE MEASURED TO THE UNDERSIDE OF EAVE
ALL TOP HEIGHTS ARE MEASURED TO THE TOP OF GUTTER OR WALLSTRUCTURE

ALL UPPER STOREY WINDOWS MUST BE PROVIDED AS FIXED GLAZING (NOT SLIDING) WITH MAXIMUM TRANSPARENCY OF FINISH FLOOR LEVEL.

NOTE
BOUNDARY ENCROACHMENTS THAT MAY EXIST ALONG BOUNDARIES TO BE CONFIRMED WITH LAND SURVEYOR'S CHECK SURVEY

WARNING
COVENANTS THAT MAY EXIST ON THIS CERTIFICATE OF TITLE TO BE CONFIRMED.



NOTE.1 - OVERLOOKING OBJECTIVE NOTE:

A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of an existing dwelling with a horizontal distance of less than 1.8m from the edge of the window, balcony, terrace, deck or patio should be either:
a) Offset a minimum of 1.8m from the edge of one window to the edge of the other.
b) Obscure from glazing in any part of the window below 1.7m above floor level.
c) Fitted with permanent blinds to a minimum of 1.7m above floor level and be no more than 20% transparent.
Unless new habitable room window, balcony, terrace, deck or patio faces a property boundary where there is a visual barrier of at least 1.8m high and the face level of the habitable room, balcony, terrace, deck or patio is less than 0.6m above the ground level at boundary.

PLANNING PERMIT CONDITIONS
APPLICATION NO: P2019078
PLANNING SCHEME: MOORABOOL PLANNING SCHEME
RESPONSIBLE AUTHORITY: MOORABOOL SHIRE COUNCIL
ADDRESS OF THE LAND: 11 FREDRICK STREET, DARLEY VIC 3040 LOT 81 ON PG 7041800 DEVELOPMENT OF 8(1) DWELLINGS

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:
1. BEFORE THE USE AND/OR DEVELOPMENT BEGINS, AMENDED PLANS TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY MUST BE SUBMITTED TO AND APPROVED BY THE RESPONSIBLE AUTHORITY. WHEN APPROVED, THE PLANS WILL BE ENDORSED AND WILL THEN FORM PART OF THE PERMIT. THE PLANS MUST BE DRAWN TO SCALE WITH DIMENSIONS AND THREE COPIES MUST BE PROVIDED. THE PLANS MUST BE GENERALLY IN ACCORDANCE WITH THE PLANS SUBMITTED WITH THE APPLICATION OR SOME OTHER SPECIFIED PLANS BUT MODIFIED TO SHOW:
A. REMOVAL OF THE GROUND FLOOR AND FIRST FLOOR LAYOUT PLANS OF 1/11 AND 3/11 FREDRICK STREET FROM THE PROPOSED FLOOR PLANS.
B. FIRST FLOOR LAYOUT AND TERRACE OF DWELLING 1 ALTERED TO ACCORD WITH THE SECTION PLAN REVISION DATED 11 NOVEMBER, 2019 AND WITH RESCUDO STANDARD 821.
C. DWELLING 1 GARAGE CONVERTED TO A CARPORT TO ACCORD WITH RESCUDO STANDARD 821.
D. SUBMISSION OF A COMPLETE LANDSCAPE PLAN FOR DWELLING 1 AND 2 ONLY IN ACCORDANCE WITH CONDITION 12 CONTAINED HEREIN. THE LANDSCAPE PLAN MUST INCLUDE A CANOPY TREE WITH A MINIMUM HEIGHT OF 1.8 METRES AT THE TIME OF PLANTING IN THE FRONT SETBACK AREA TO DWELLINGS 1 AND 2.
E. REMOVAL OF THE FRONT FOOTPATH FROM DWELLINGS 1 AND 2 WITH ACCESS ADDED TO THE FRONT PORCH VIA THE SIDE DRIVEWAY.
F. FIRST FLOOR BED 2 WINDOW TO DWELLING 1 AND 2 TO BE COMPOSED OF FIXED GLAZING GLAZING UP TO 1.2 METRES ABOVE THE FINISHED FLOOR LEVEL, TO LIMIT INTERNAL VIEWLINE, RESCUDO STANDARD 821.
G. BALCONY 1 AND 2 TO BE RELOCATED TO FACE THE STREET FRONTAGE TO ACCORD WITH THE REQUIREMENTS OF AUSTRALIAN POINT AND RESCUDO STANDARD 824.
H. SUBMISSION OF A BENEFACTORY EASEMENT PLAN SHOWING THE LOCATION AND HEIGHT OF ALL RETAINING WALLS.
UNLESS OTHERWISE APPROVED IN WRITING BY THE RESPONSIBLE AUTHORITY, ALL BUILDINGS AND WORKS ARE TO BE CONSTRUCTED AND OR LOCATED IN ACCORDANCE WITH THE ENDORSED PLANS TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY PRIOR TO THE COMMENCEMENT OF THE USE.
REFER TOWN PLANNING PERMIT P2019078 FOR FULL PERMIT CONDITIONS

Warning
THIS IS NOT A PLAN OF TITLE BOUNDARY RE-ESTABLISHMENT
LOCATION OF FENCES OR PEGS HAVE NOT BEEN CHECKED WITH TITLE
THE EXISTENCE OF EASEMENTS HAS NOT BEEN INVESTIGATED
THIS PLAN IS FOR ARCHITECTURAL AND PLANNING PURPOSES ONLY
DIMENSIONS SHOWN ACCORD WITH THOSE ON PLAN OF SUBDIVISION PG 7041800 VERSION 2.

FREDRICK STREET

SUMMARY OF AREAS :

SITE AREA	1988 sq.m APPROX.				
	DWELLING 1	DWELLING 2	DWELLING 3	DWELLING 4	DWELLING 5
GROUND FLOOR	63.80 sq.m	63.80 sq.m	61.47 sq.m	120.25 sq.m	66.80 sq.m
FIRST FLOOR	64.89 sq.m	70.12 sq.m	63.34 sq.m	-	61.04 sq.m
TERRACE (EX. DRIVE)	4.72 sq.m	4.72 sq.m	1.34 sq.m	1.89 sq.m	1.34 sq.m
WALKWAY	2.36 sq.m	2.36 sq.m	-	-	-
VERANDAH	-	-	6.26 sq.m	-	-
REAR PORCH	23.87 sq.m	23.86 sq.m	23.86 sq.m	28.28 sq.m	24.41 sq.m
TOTAL BUILDING AREA (EXCLUDING TERRACE)	155.84 sq.m	165.86 sq.m	156.27 sq.m	186.46 sq.m	153.28 sq.m
TOTAL GROUND FLOOR AREA (EX. DRIVE)	63.80 sq.m	63.80 sq.m	61.47 sq.m	120.25 sq.m	66.80 sq.m
SITE COVER	68.08 sq.m = 4.1 10%				
PRIVATE OPEN SPACE	70 sq.m	81 sq.m	80 sq.m	86 sq.m	80 sq.m
CARPORTS	2 SPACES	2 SPACES	2 SPACES	2 SPACES	1 SPACE
LANDSCAPE PLANTING	635 sq.m				
RESPONSIBLE SITE COVERAGE	1226 sq.m APPROX. = 74.80% < 80%				
RAIN WATER TANK CAPACITY	380 L (DWELLING 1), 380 L (DWELLING 2), 380 L (DWELLING 3), 380 L (DWELLING 4), 380 L (DWELLING 5)				

GROUND FLOOR PLAN 1:100
1. ALL DIMENSIONS FOR COMPLETED DWELLING 1 & 2 APPROXIMATE
2. SITE SURVEY & LEVELS PER SURVEYOR'S DRAWING NO.3014

SITE AREA

GARDEN AREA TO SMC STREET FRONTAGE/DRIVE AREA	1658 sq.m
GARDEN AREA TO DWELLING 1	78.0 sq.m
GARDEN AREA TO DWELLING 2	70.8 sq.m
GARDEN AREA TO DWELLING 3	61.1 sq.m
GARDEN AREA TO DWELLING 4	108.00 sq.m
GARDEN AREA TO DWELLING 5	86.8 sq.m
GARDEN AREA TO DWELLING 6	64.3 sq.m
GARDEN AREA TO DWELLING 7	70.0 sq.m
GARDEN AREA TOTAL (%)	535.8 sq.m (>30%)