

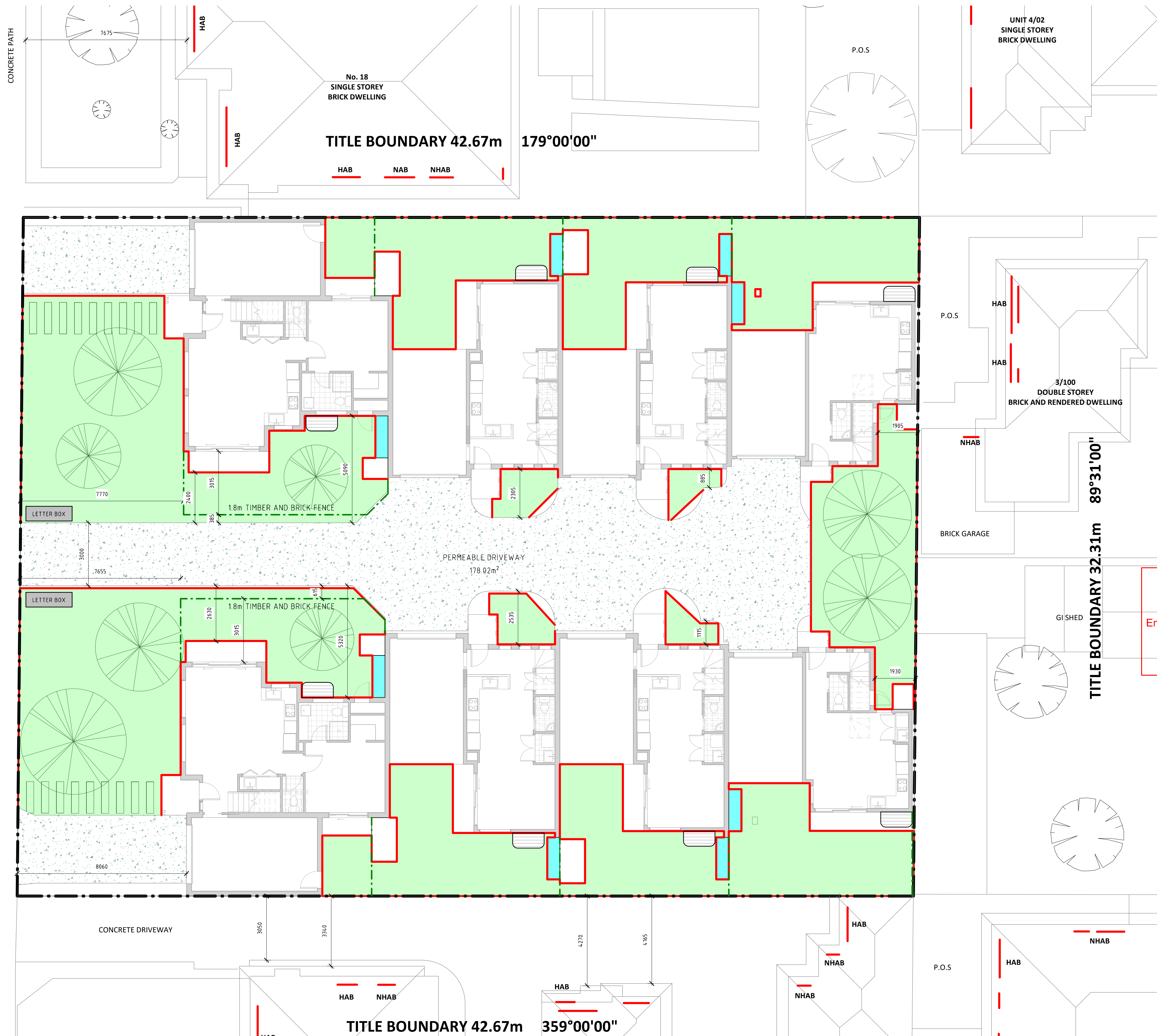
DEFINITION:
AN UNCOVERED OUTDOOR AREA OF A DWELLING OR RESIDENTIAL BUILDING NORMALLY ASSOCIATED WITH A GARDEN. IT INCLUDES OPEN ENTERTAINING AREAS, DECKS, LAWNS, GARDEN BEDS, SWIMMING POOLS, TENNIS COURTS AND THE LIKE. IT DOES NOT INCLUDE A DRIVEWAY, ANY AREA SET ASIDE FOR CAR PARKING, ANY BUILDING OR ROOFED AREA AND ANY AREA THAT HAS A DIMENSION OF LESS THAN 1 METER.

NOTES:
ALL INTERNAL / EXTERNAL DIMENSIONS ARE SHOWN TO STRUCTURAL / TIMBER FRAMES AND DO NOT INCLUDE CLADDING / PLASTERBOARD THICKNESS. ALL SERVICE METER LOCATIONS TO BE CONFIRMED DURING WORKING DRAWINGS STAGE.
ALL LEVELS TO AHD.
PROPOSED CLOTHESLINE
fold down - wall or ground mount
PROPOSED 6 CUBIC METER STORAGE SHED (TYP. 1.7Wx1.7Lx2.2H)
PROPOSED LETTER BOX

REFER TO SITE ANALYSIS DOCUMENTS FOR NEIGHBOURING DWELLING DETAILS
LANDSCAPE PLAN TO BE PROVIDED BY CERTIFIED LANDSCAPE ARCHITECT TO SHOW PLANT SCHEDULE AND LAYOUTS
ADJOINING WINDOW LEGEND
HW ADJOINING HABITAT WINDOW
DW ADJOINING DOOR/WINDOW COMBINATION
W ADJOINING WINDOW
NHW NON-HABITAT WINDOW

NOTES:
TOWN PLANNING DRAWINGS ARE TO BE READ AS A WHOLE. NOTES ONLY INCLUDED ON AN INDIVIDUAL PAGE ARE STILL REQUIRED BY THE WHOLE PROPOSAL.
ELECTRICITY COMPANY CONNECTIONS TO THE PROPOSED DWELLING/S ARE TO BE PROVIDED UNDERGROUND.
ALL STORM WATER INFRASTRUCTURE AS REQUIRED BY CONDITIONS OF THE PLANNING PERMIT ARE TO BE LOCATED WITHIN THE DRIVEWAY AND NOT IN THE AREAS SET ASIDE FOR LANDSCAPING.
ALFRESCO/DECK
ANY PROPOSED EXTERNAL LIVING AREAS SUCH AS ALFRESCO OR DECKING FOR EACH DWELLING IS NOT TO BE FULLY ENCLOSED AT ANY TIME. SIDE AND/OR REAR SECTION MUST BE LEFT OPEN TO PRIVATE OPEN SPACE.

GARDEN AREA PLAN
SCALE: 1:100 @A1



SITE AND AREA ANALYSIS

SITE AREA (approx.)	1379m ²
SITE COVERAGE	572.87m ² 41.54%
PERMEABILITY	825.96m ² 59.90%
GARDEN AREA	574.95m ² 41.69% > 35% REQ.

FLOOR AREAS:	FLOOR AREAS:
UNIT 1	UNIT 5
GROUND FLOOR 63.59m ²	GROUND FLOOR 34.41m ²
FIRST FLOOR 42.95m ²	FIRST FLOOR 38.22m ²
PORCH 3.30m ²	PORCH 1.14m ²
GARAGE 24.10m ²	GARAGE 22.74m ²
TERRACE 12.78m ²	
TOTAL AREA 146.72m² 15.79sq	TOTAL AREA 96.51m² 10.39sq
UNIT 2	UNIT 6
GROUND FLOOR 36.62m ²	GROUND FLOOR 38.87m ²
FIRST FLOOR 43.07m ²	FIRST FLOOR 42.93m ²
PORCH 1.99m ²	PORCH 2.10m ²
GARAGE 22.68m ²	GARAGE 22.10m ²
TOTAL AREA 104.36m² 11.23sq	TOTAL AREA 106.00m² 11.41sq
UNIT 3	UNIT 7
GROUND FLOOR 38.87m ²	GROUND FLOOR 36.62m ²
FIRST FLOOR 42.93m ²	FIRST FLOOR 43.07m ²
PORCH 2.10m ²	PORCH 1.99m ²
GARAGE 22.10m ²	GARAGE 22.68m ²
TOTAL AREA 106.00m² 11.41sq	TOTAL AREA 104.36m² 11.23sq
UNIT 4	UNIT 8
GROUND FLOOR 34.41m ²	GROUND FLOOR 63.59m ²
FIRST FLOOR 38.22m ²	FIRST FLOOR 42.95m ²
PORCH 1.14m ²	PORCH 3.30m ²
GARAGE 22.74m ²	GARAGE 24.10m ²
TERRACE 12.78m ²	TERRACE 12.78m ²
TOTAL AREA 96.51m² 10.39sq	TOTAL AREA 146.72m² 15.79sq

PLANNING & ENVIRONMENT ACT 1987
WHITTLESEA PLANNING SCHEME
Planning Permit No: 720009
Application Ref. No.: PLN-42875
Endorsed to show compliance with Condition (s) 2, 3
Sheet 1 of 5 Date: 30/05/2024

IMPORTANT NOTE
NOTE: IT IS THE OWNER/BUILDERS RESPONSIBILITY TO ENSURE THAT THIS ARCHITECTURAL DRAWING IS READ IN CONJUNCTION & CONFORMS WITH ENDORSED PLANNING PERMIT DOCUMENTS AND CONDITIONS.
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BUILDERS TO CONFIRM DIMENSIONS ON SITE PRIOR TO COMMENCEMENT
SITE & FLOOR LEVELS TO BE CONFIRMED ON SITE BY BUILDER PRIOR TO COMMENCEMENT OF ANY WORKS.

REV.	DESCRIPTION	ISSUE BY	DATE
A	DRAWING AMENDMENT	RM	30.05.24

SHEET No. **TP01/WD05**
JOB No. 20246692
DRAWN: RM CHECK: MM
TOWN PLANNING

PROJECT: PROPOSED UNITS DEVELOPMENT
AT: 77-79 CEDAR STREET, THOMASTOWN, VIC, 3074
FOR: Ironsons Homes



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PLANT AND EQUIPMENT
ALL EXTERNAL PLANT AND EQUIPMENT TO BE POSITIONED TO PREVENT UNREASONABLE NOISE AND VISUAL IMPACT. POSITIONS OF ROOF FIXTURES (SUCH AS SKYLIGHTS, SOLAR PANELS, CONDENSERS, ETC) ARE APPROXIMATE, LOCATIONS TBC WITH BUILDER AND TRUSS MFR.
SERVICE PIPES, FITTINGS AND FIXTURES
EXCLUDING DOWNPIPES TO BE CONCEALED ON EXPOSED ELEVATIONS TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY. DOWNPIPES TO BE PAINTED TO MATCH WALL FINISHES WHERE NECESSARY - REFER COLOR SCHEDULE.
VISIBILITY SPLAYS AS PER CLAUSE 52.06-9, WHERE WITHIN THE SUBJECT SITE, STRUCTURES OR VEGETATION WITHIN THESE SPLAYS MUST NOT BE MORE THAN 900mm IN HEIGHT.

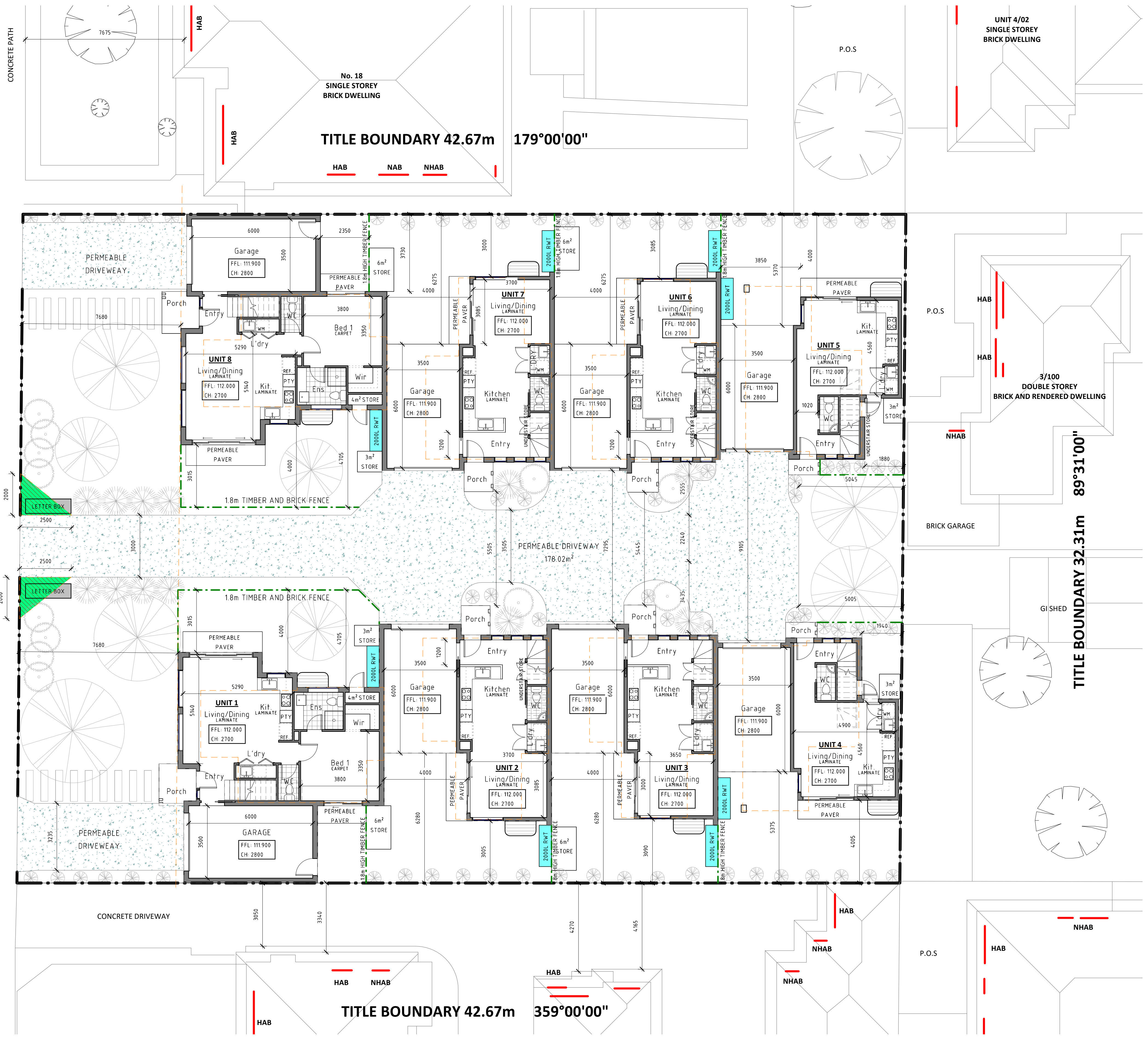
SUSTAINABILITY DESIGN ASSESSMENT WHERE ANY ADDITIONAL INFORMATION IS SUPPLIED WITHIN SDA, WSUD PLANS, STORM/MUSIC REPORT, AND BESS REPORTS, ALL CONSTRUCTION MUST ALSO COMPLY WITH SPECIFICATIONS WITHIN THESE DOCUMENTS.
VEHICLE PARKING AREAS SET ASIDE FOR PARKED VEHICLES AND ACCESS LANES AS SHOWN ON THE ENDORSED PKANS MUST TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY BE:
a. CONSTRUCTED.
b. PROPERLY FORMED TO SUCH LEVELS THAT THEY CAN BE USED IN ACCORDANCE WITH THE PLANS.
c. SURFACED WITH ASPHALT OR CONCRETE UNLESS ANOTHER SURFACE TREATMENT IS APPROVED BY THE RESPONSIBLE AUTHORITY.
d. DRAINED AND MAINTAINED.
e. LINE-MARKED TO INDICATE SUCH CAR SPACE AND ALL ACCESS LANES. PARKING AREAS AND ACCESS LANES MUST BE KEPT AVAILABLE FOR THESE PROPOSES AT ALL TIMES.

GARAGES MUST AT ALL TIMES BE KEPT AVAILABLE FOR PRIMARY PURPOSE OF PARKING MOTOR VEHICLES AND MUST NOT BE USED FOR ANY OTHER PURPOSE.
VEHICLE CROSSOVER
ANY VEHICLE CROSSINGS MUST BE CONSTRUCTED IN THE LOCATION SHOWN ON THE ENDORSED PLAN TO A STANDARD SATISFACTORY TO THE RESPONSIBLE AUTHORITY, THE RELOCATION OF ANY SERVICES INCLUDING ELECTRICITY POLES, DRAINAGE PITS, TELSTRA PITS, FIRE HYDRANTS AND THE LIKE MUST BE AT THE EXPENSE OF THE OWNER AND APPROVED BY THE APPROPRIATE AUTHORITY PRIOR TO UNDERTAKING SUCH WORKS. CONSENT FOR SUCH CROSSING MUST BE OBTAINED THROUGH COUNCIL'S CONTRACTS, PROCUREMENT AND ASSET PROTECTION DEPARTMENT PRIOR TO CONSTRUCTION.

PROPOSED UNITS DEVELOPMENT AT 77-79 CEDAR STREET, THOMASTOWN, VIC, 3074

CEDAR STREET

TITLE BOUNDARY 32.31m 89°31'00"



TITLE BOUNDARY 42.67m 359°00'00"

TITLE BOUNDARY 32.31m 89°31'00"

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 FOR: Ironsons Homes



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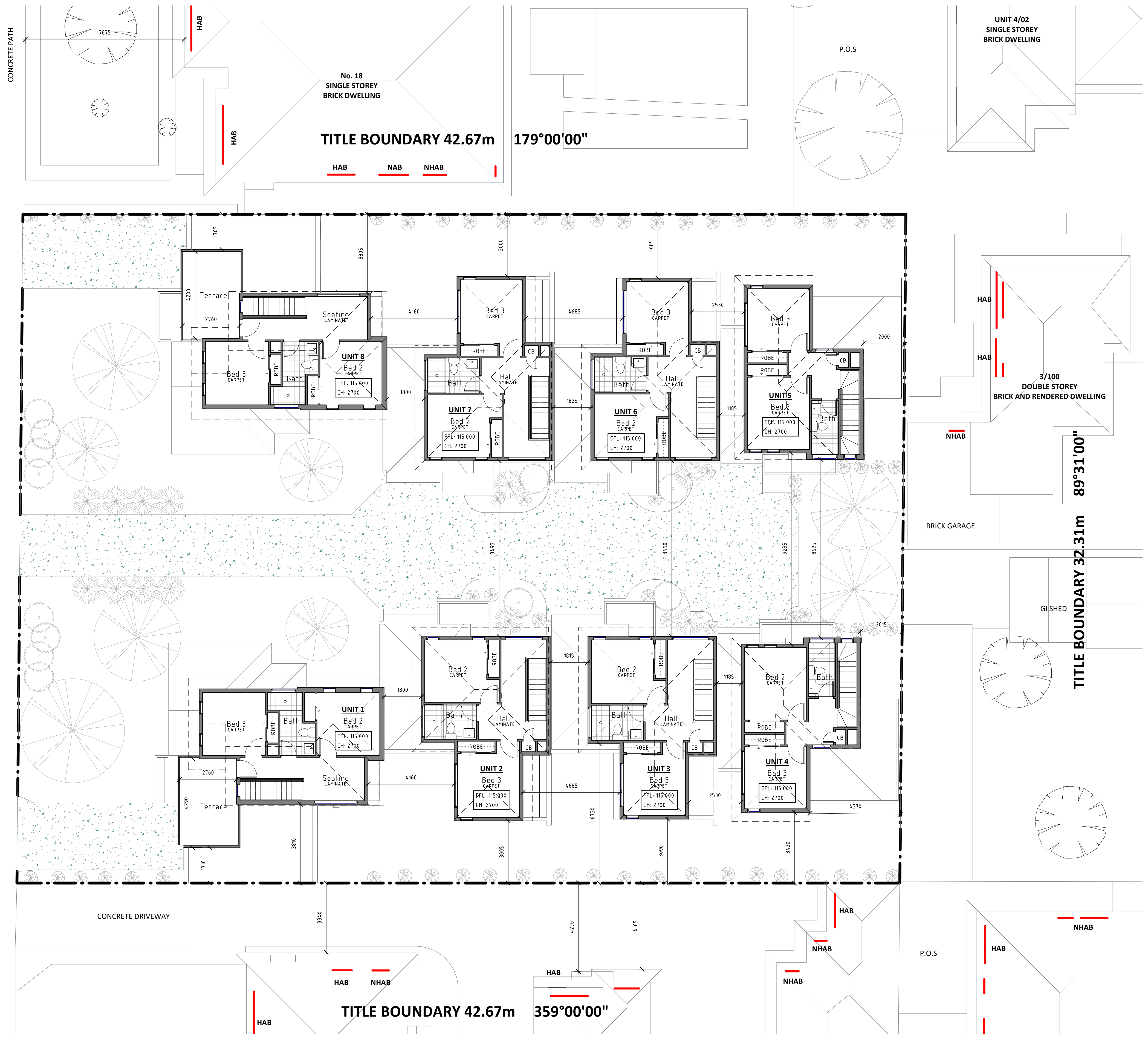
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GROUND FLOOR PLAN
 SCALE: 1:100 @A1

PROPOSED UNITS DEVELOPMENT AT 77-79 CEDAR STREET, THOMASTOWN, VIC, 3074

CEDAR STREET

TITLE BOUNDARY 32.31m 89°31'00"



FIRST FLOOR PLAN
 SCALE: 1:100 @A1

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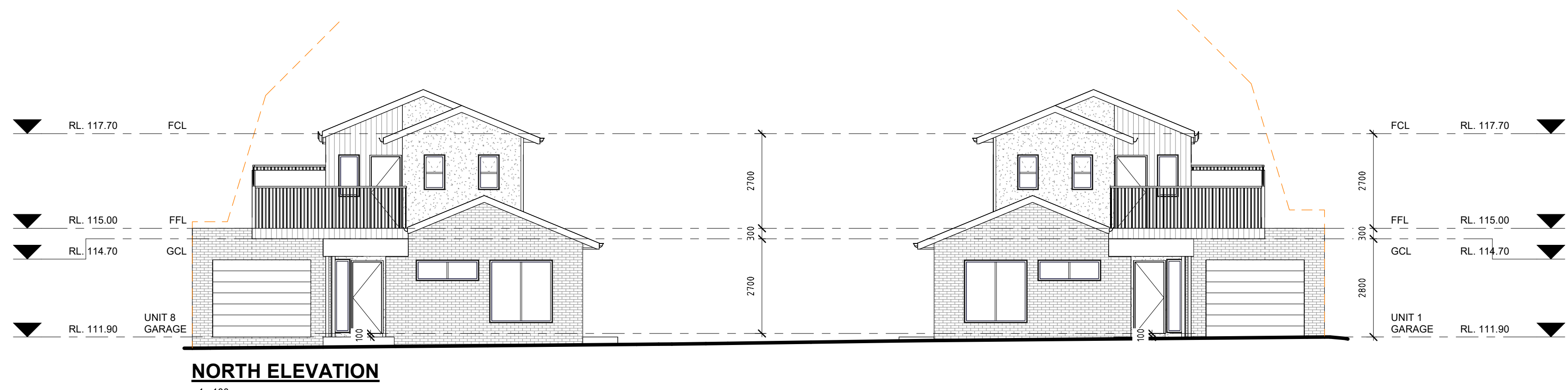
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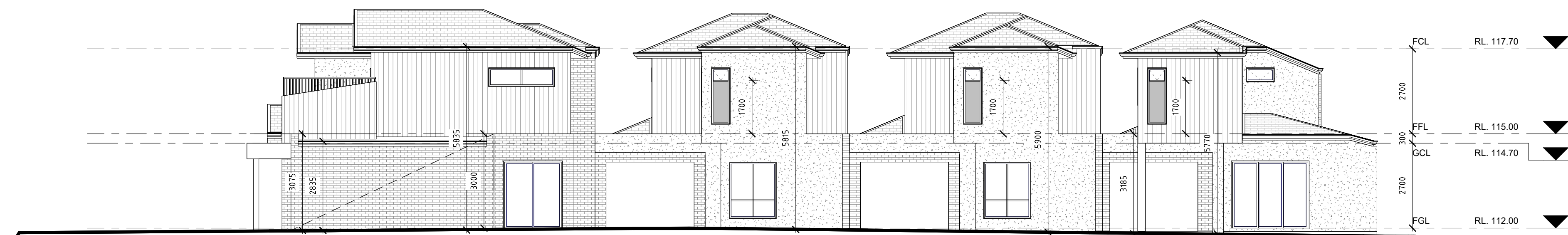
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PROPOSED UNITS DEVELOPMENT AT 77-79 CEDAR STREET, THOMASTOWN, VIC, 3074



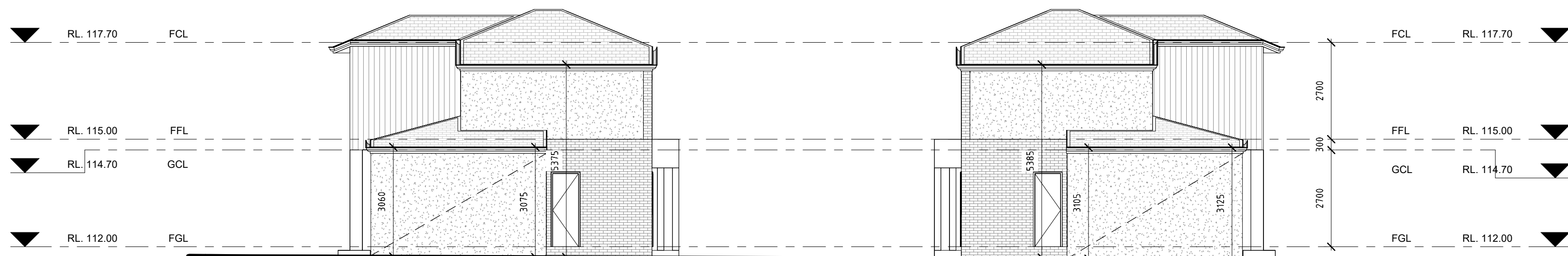
NORTH ELEVATION

1:100



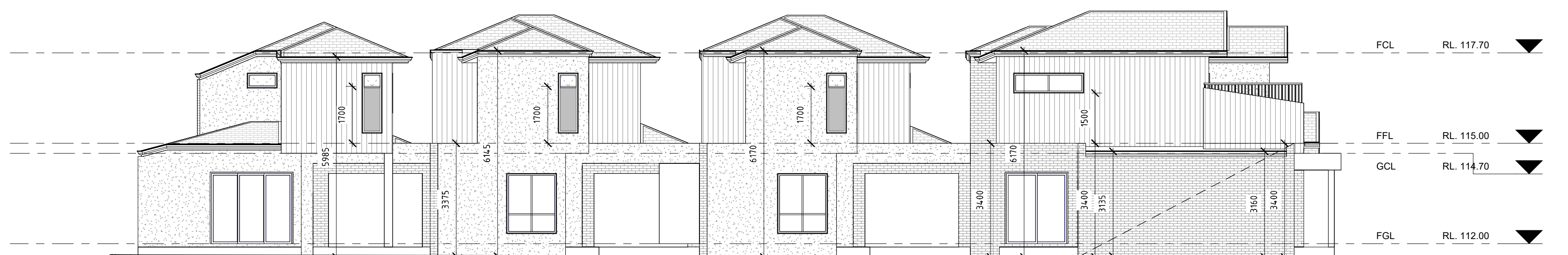
WEST ELEVATION

1:100



SOUTH ELEVATION

1:100



EAST ELEVATION

1:100



INNER WEST ELEVATION (TYP.)

1:100

ELEVATIONS

SCALE: 1:100 @A1

EXTERNAL COLOR AND MATERIAL SCHEDULE	
BRICK WORK	CONCRETE ROOF TILES
AUSTRAL BRICKS INDUSTRIAL CHAR	CONCRETE ROOF PAINT CHARCOAL COLOR
GUTTER & FASCIA	DOWNPIPES
COLORBOND PAINT MONUMENT	COLORBOND PAINT MONUMENT
WIDNOW AND DOOR FRAME	FRONT DOOR
COLORBOND PAINT MONUMENT	DULUX PAINT SHALE GREY
VERTICAL CLADDING WALL	RENDER
DULUX PAINT WHITE	DULUX PAINT SHALE GREY
GARAGE DOOR	CONCRETE DRIVEWAY
SLIMLINE PAINT SHALE GREY	CONCRETE FLOOR PAINT CHARCOAL COLOR

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