



ATTACHMENTS

**Development Assessment Committee
Meeting**

Under Separate Cover

Wednesday, 16 August 2023

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7.1	PA2023056 - Use and Development of a Warehouse and Reduction of Parking Requirements at 5 Smith Street, Maddingley	
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PROPOSED WAREHOUSE DEVELOPMENT No. 5 SMITH STREET, MADDINGLEY for MR. & MRS. BUTTIGIEG



NOTE: All drawings and images are artistic impressions only, and any design features and colour palettes are for illustration purposes only.

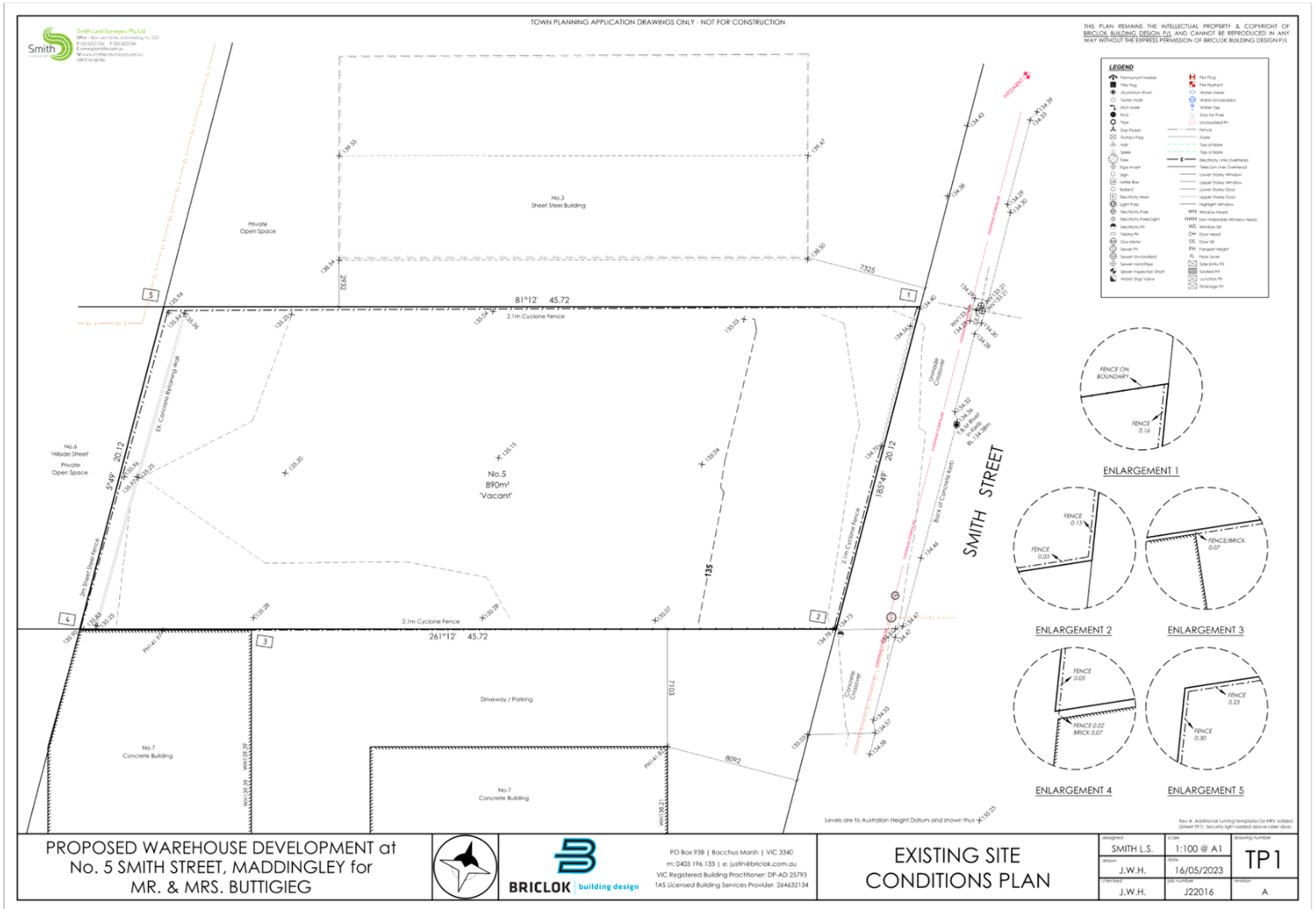


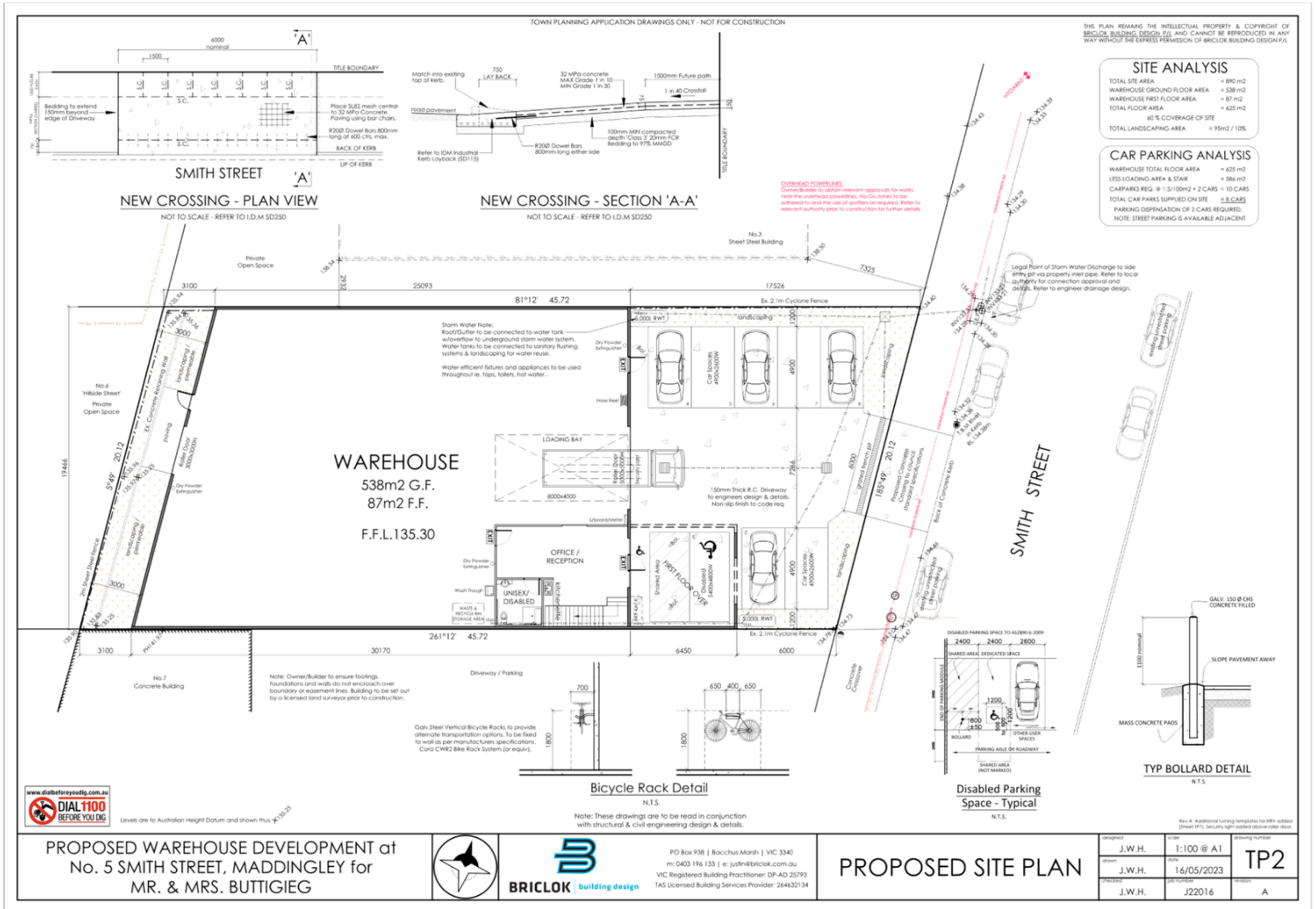
PO Box 938 | Bacchus Marsh | VIC 3340
m: 0403 196 133 | e: justin@briclok.com.au
VIC Registered Building Practitioner: DP-AD 25793
TAS Licensed Building Services Provider: 264632134

TOWN PLANNING DRAWINGS: Rev.A 16/05/2023

- | | |
|-------------------------------|---|
| TP1. EXISTING SITE CONDITIONS | TP5. LANDSCAPING PLAN |
| TP2. PROPOSED SITE PLAN | TP6. TRAFFIC TEMPLATES 1/2* |
| TP3. FLOOR PLANS | TP7. TRAFFIC TEMPLATES 2/2* |
| TP4. ELEVATIONS | |
| | C01. DRAINAGE PLAN (STRUCTPLAN ENG.) |
| | C02. DRAINAGE DETAILS (STRUCTPLAN ENG.) |

J22016





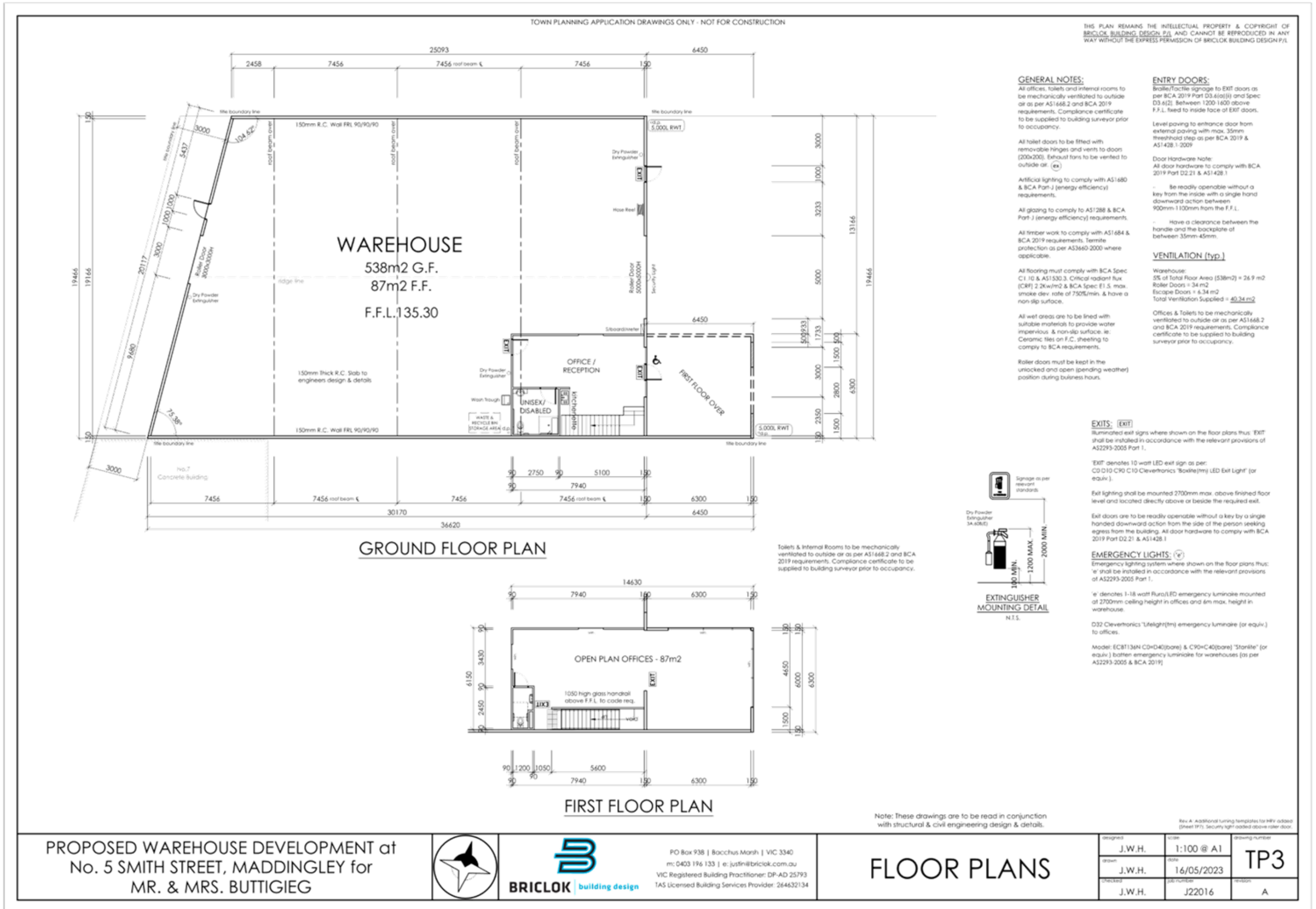
PROPOSED WAREHOUSE DEVELOPMENT at
No. 5 SMITH STREET, MADDINGLEY for
MR. & MRS. BUTTIGIEG



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PROPOSED SITE PLAN

designed	J.W.H.	scale	1:100 @ A1	drawing number	TP2
drawn	J.W.H.	date	16/05/2023	version	
checked	J.W.H.	job number	J22016	revision	



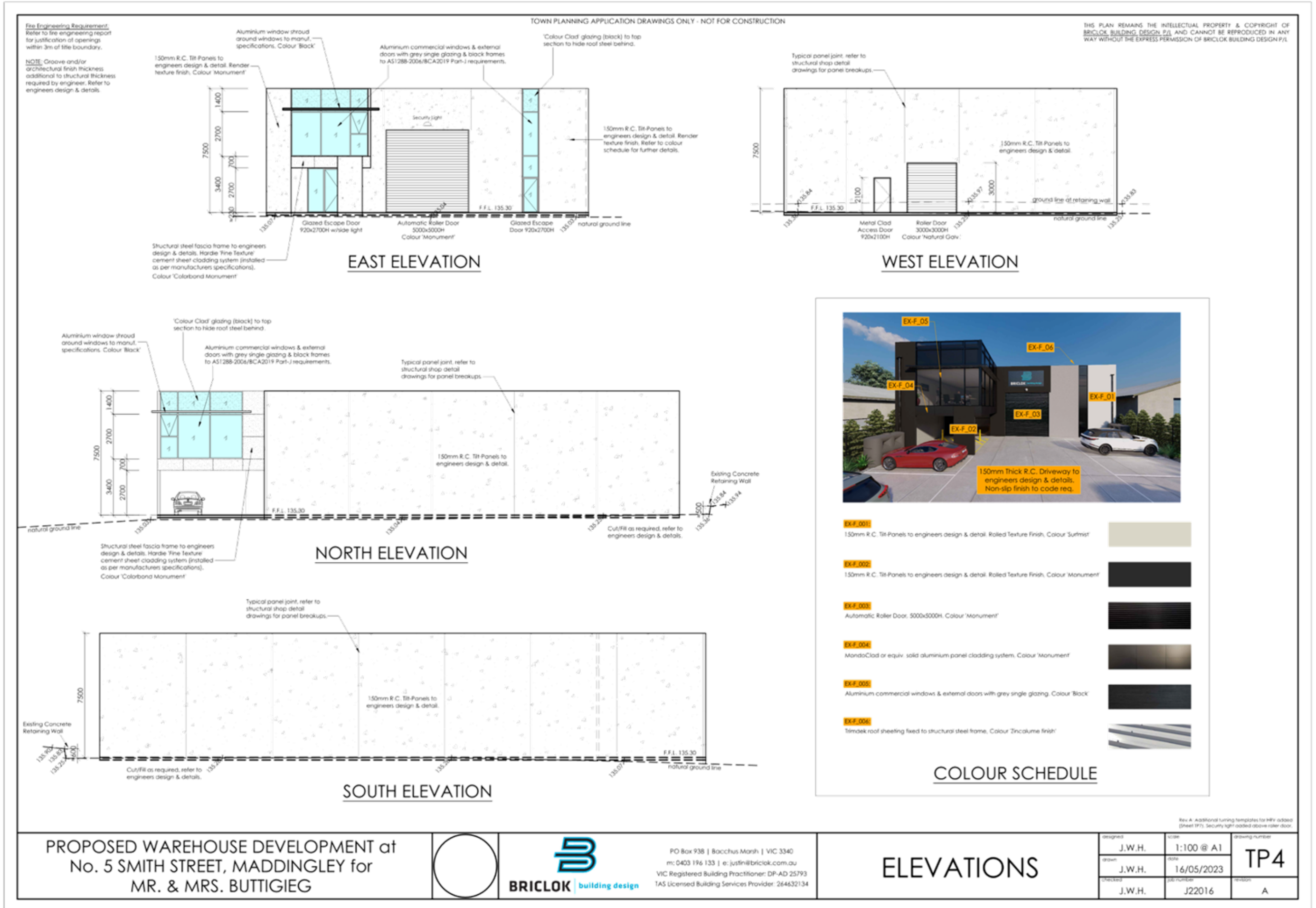
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No. 5 SMITH STREET, MADDINGLEY for
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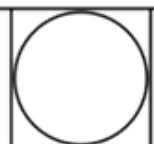
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FLOOR PLANS

designed	J.W.H.	scale	1:100 @ A1	drawing number	TP3
drawn	J.W.H.	date	16/05/2023		
checked	J.W.H.	job number	J22016		



PROPOSED WAREHOUSE DEVELOPMENT at
No. 5 SMITH STREET, MADDINGLEY for
MR. & MRS. BUTTIGIEG

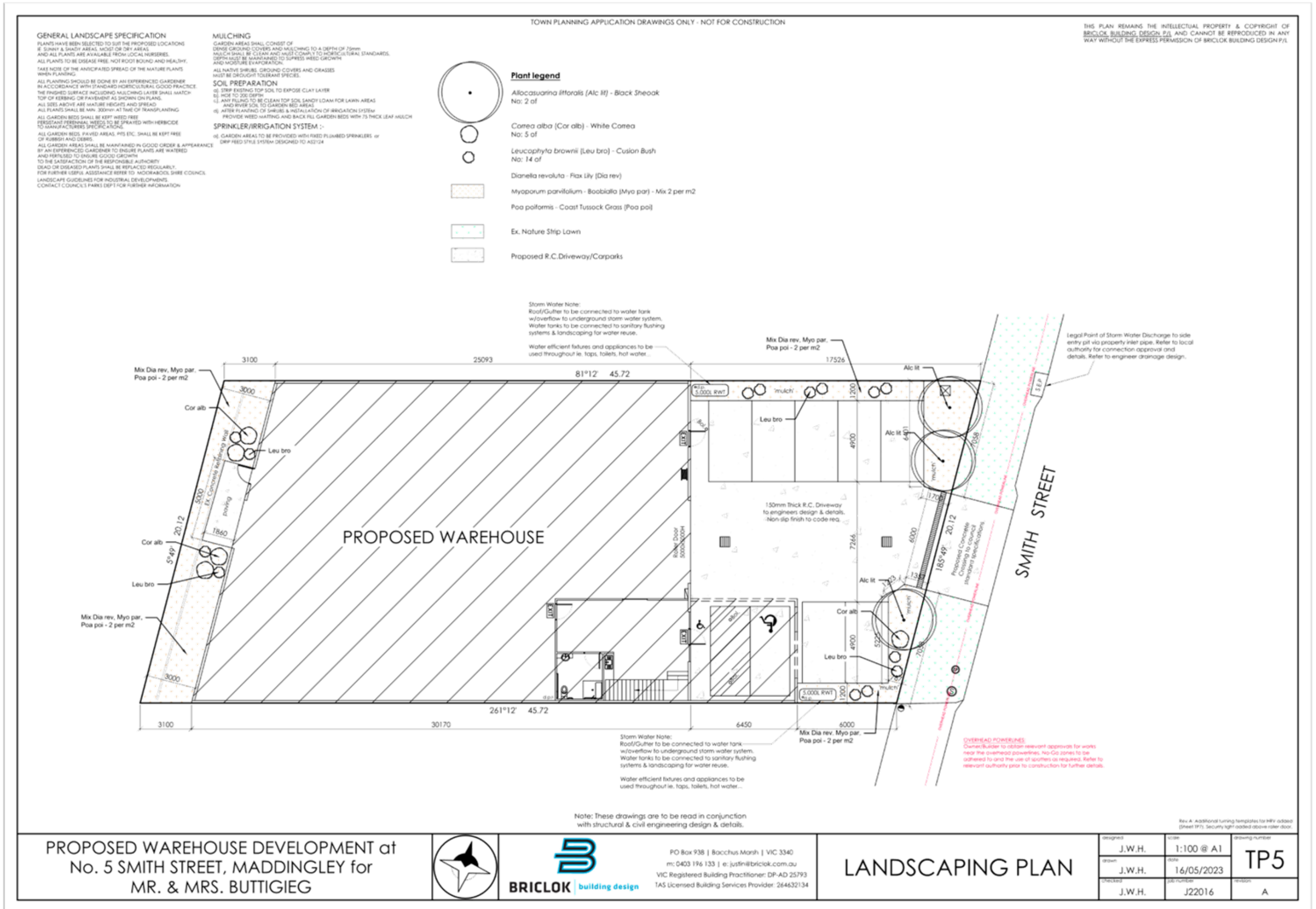


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ELEVATIONS

designed	J.W.H.	scale	1:100 @ A1	drawing number	TP4
drawn	J.W.H.	date	16/05/2023	revision	
checked	J.W.H.	job number	J22016	revision	



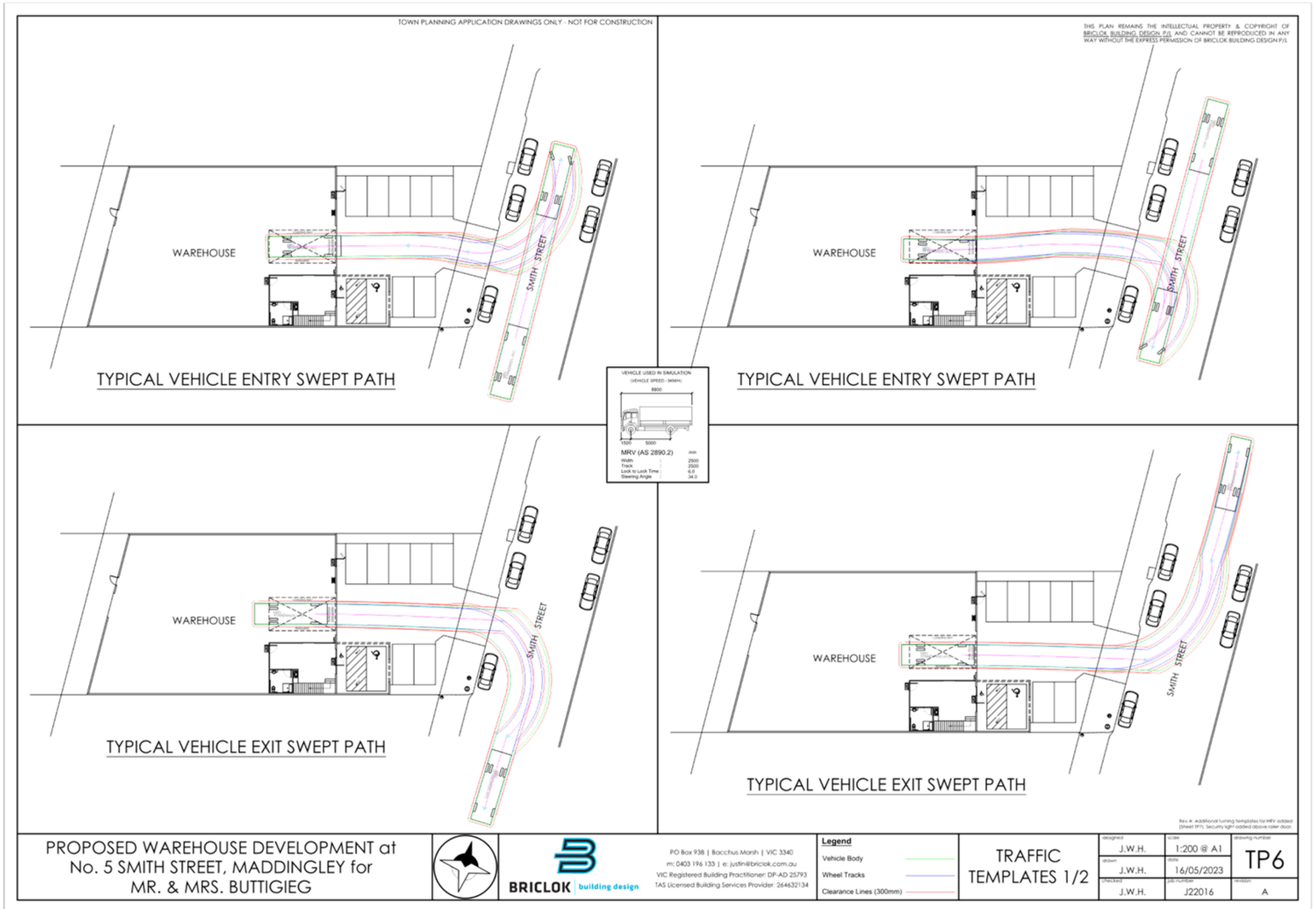
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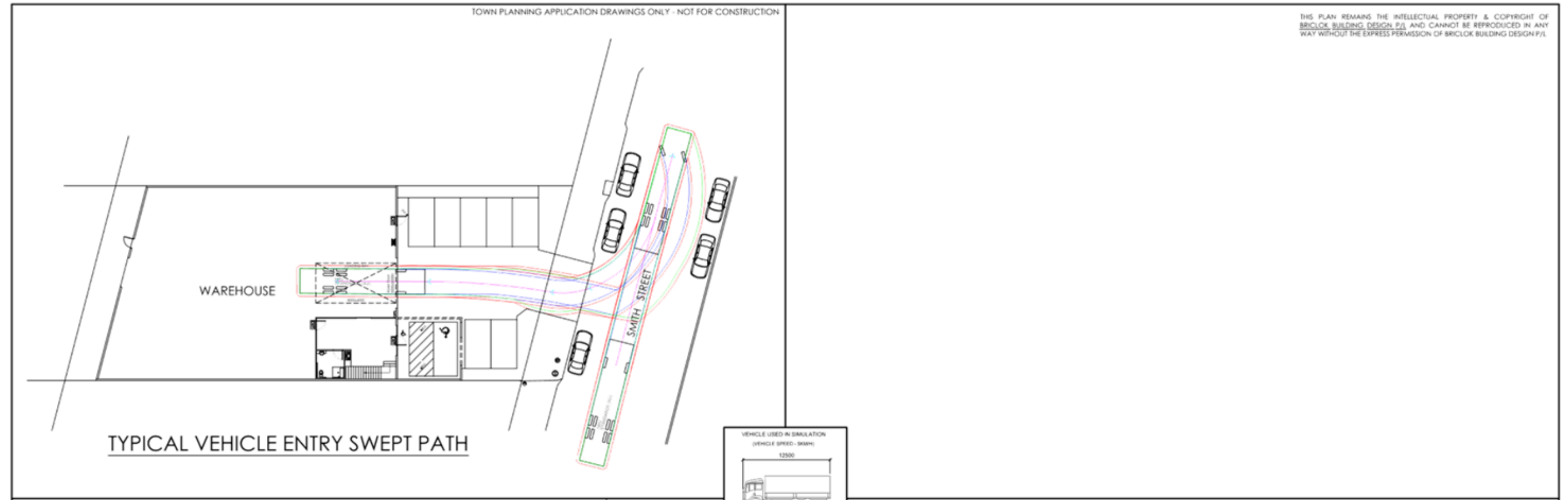
BRICLOK building design

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LANDSCAPING PLAN

Rev A: Additional turning templates for HRV added (Sheet 1P). Security light added above roller door.

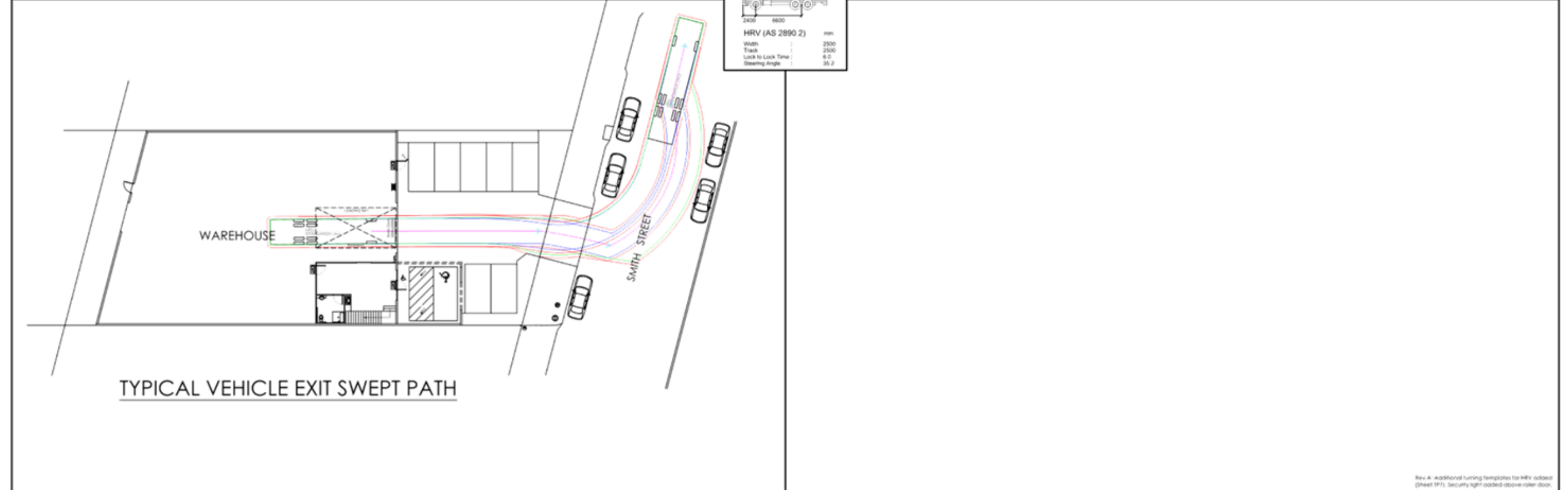




VEHICLE USED IN SIMULATION
(VEHICLE SPEED - 30km/h)

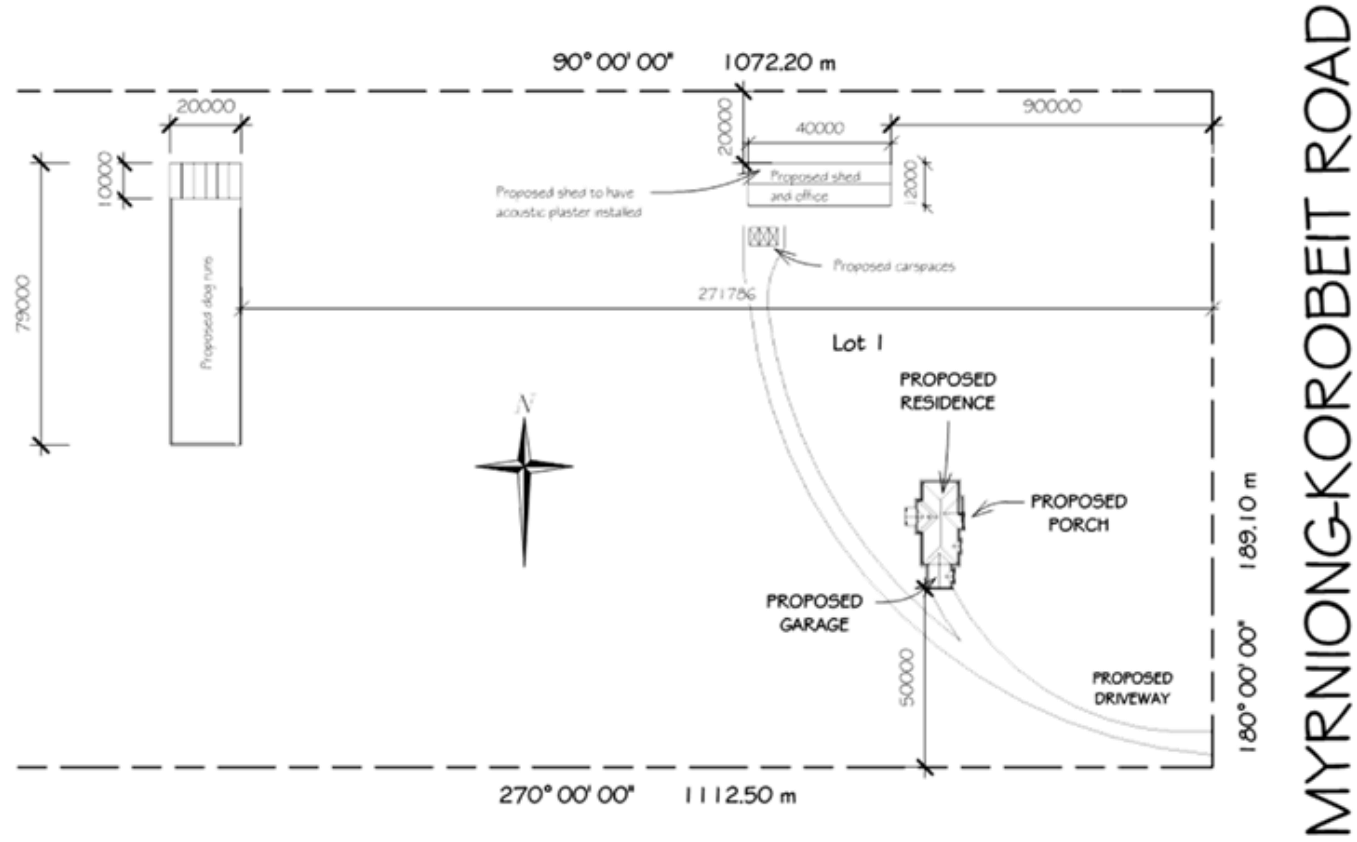
HRV (AS 2890 2) mm

Width	2500
Track	2500
Lock to Lock Time	6.0
Steering Angle	35.2



Rev A: Additional turning templates for HRV added (Sheet TP7). Security light added above roller door.

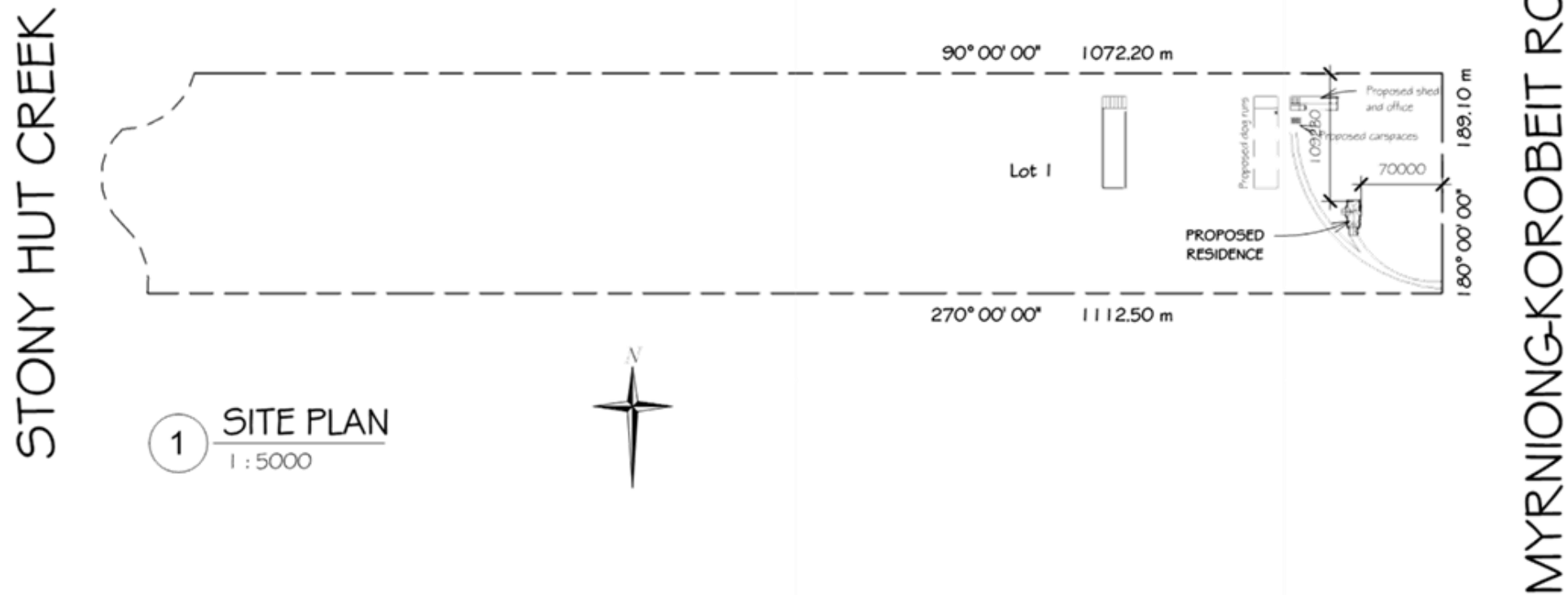
<p>PROPOSED WAREHOUSE DEVELOPMENT at No. 5 SMITH STREET, MADDINGLEY for MR. & MRS. BUTTIGIEG</p>			<p>PO Box 938 Bacchus Marsh VIC 3340 m: 0403 196 133 e: justin@briclok.com.au VIC Registered Building Practitioner: DP-AD 25793 TAS Licensed Building Services Provider: 264632134</p>	<p>Legend</p> <p>Vehicle Body —</p> <p>Wheel Tracks —</p> <p>Clearance Lines (300mm) —</p>	<p>TRAFFIC TEMPLATES 2/2</p>	<p>designed J.W.H.</p>	<p>scale 1:200 @ A1</p>	<p style="font-size: 2em; font-weight: bold;">TP7</p>
						<p>drawn J.W.H.</p>	<p>date 16/05/2023</p>	
						<p>checked J.W.H.</p>	<p>job number J22016</p>	



A PERSPECTIVE VIEW

PERSPECTIVE VIEW NOTE:
Perspective / 3D images are shown for illustration purposes only, refer to plans and elevations for full details.

2 PART SITE PLAN
1 : 2000



1 SITE PLAN
1 : 5000

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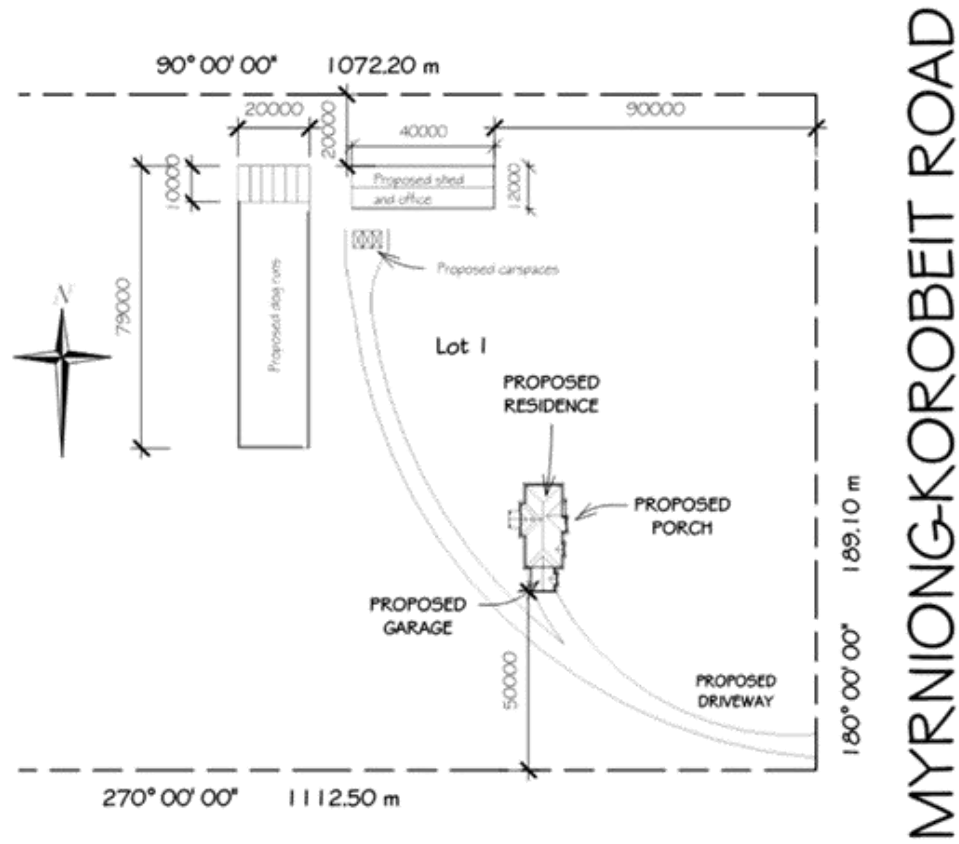
DRAWN	ML
CHECKED	Ted Lord
Building Practitioners Board Reg No DP - AD1195	

PROPOSED: Residence & Dog Runs
ISSUE DATE: 15 March 2022
ISSUE STATUS: Planning Submission

FOR: George & Marissa Portelli
AT: Lot 1 Myrning-Korobeit Road, Korobeit 3341

SHEET SIZE: A3	SHEET NO: A01.1
JOB NO: 21571	REVISION:

Issued: 15/03/2022 4:08:49 PM



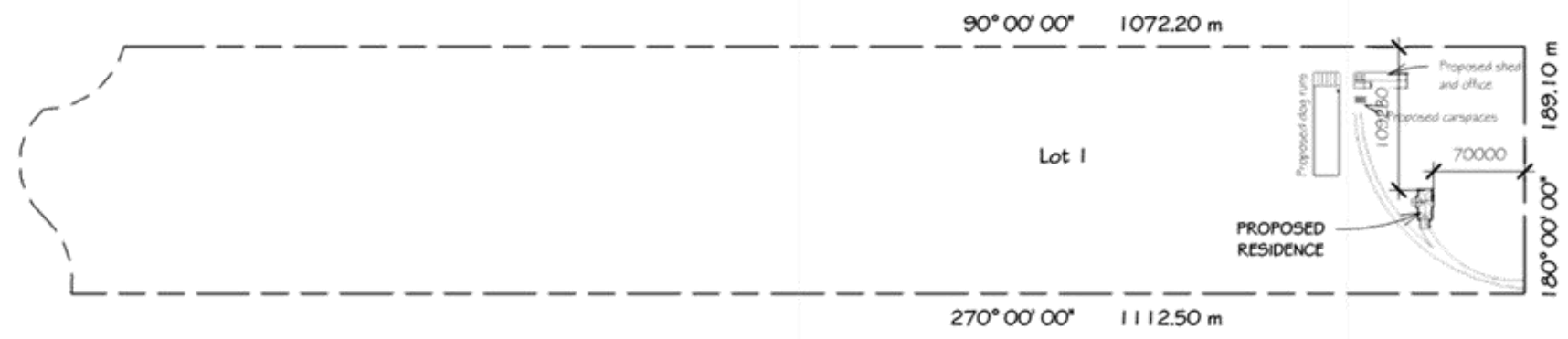
2 PART SITE PLAN
1 : 2000



A PERSPECTIVE VIEW

PERSPECTIVE VIEW NOTE:
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STONY HUT CREEK



1 SITE PLAN
1 : 5000

MYRNING-KOROBET ROAD

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DRAWN	ML
CHECKED	Ted Lord
Building Practitioners Board Reg No DP - AD1195	

PROPOSED: Residence & Dog Runs
ISSUE DATE: 11 October 2021
ISSUE STATUS: Planning Submission

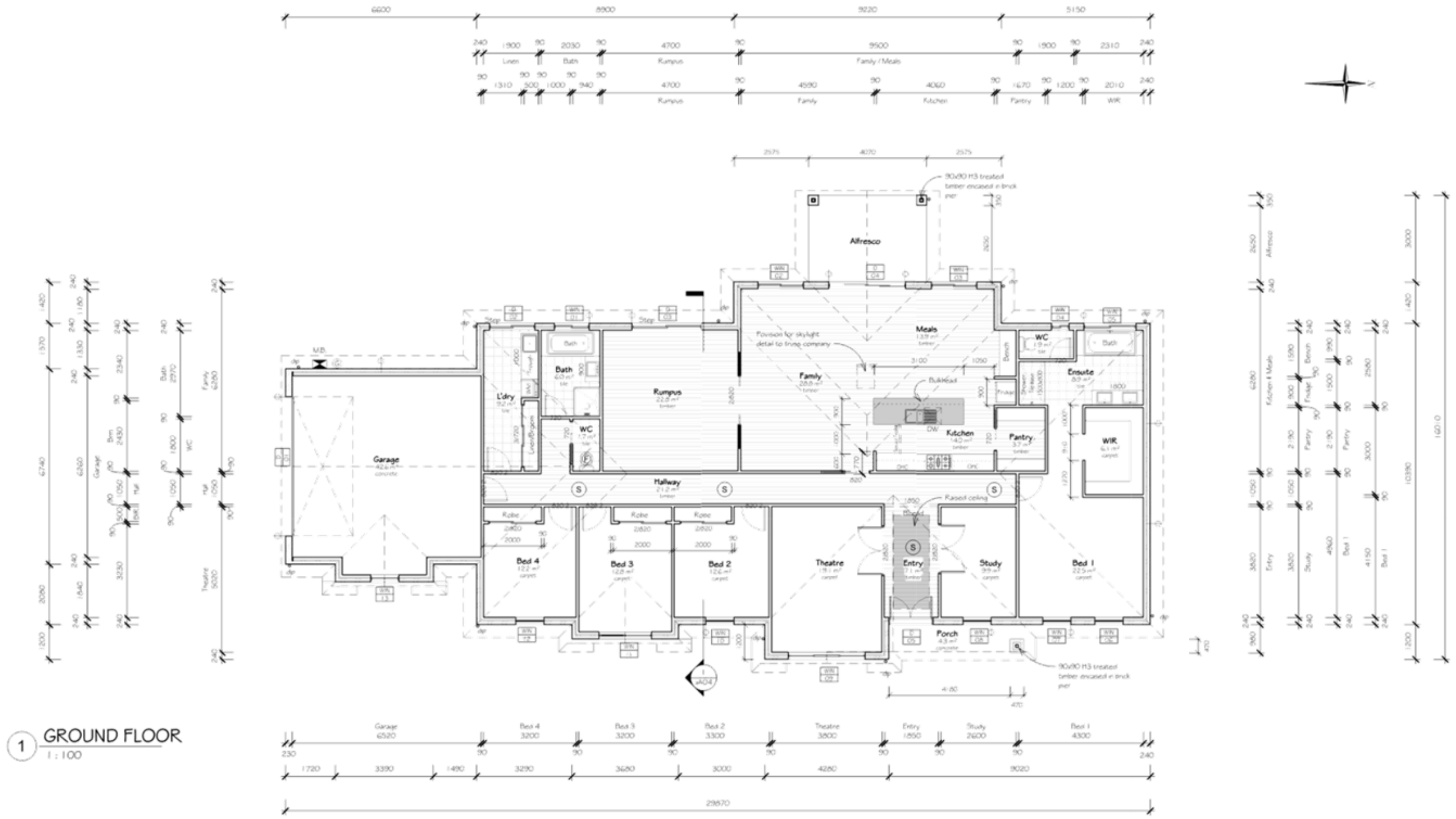
FOR: George & Marissa Portelli
AT: Lot 1 Myrning-Korobeit Road, Korobeit 3341

SHEET SIZE: A3	SHEET NO: A01.1
JOB NO: 21571	REVISION:

filed: 11/10/2021 9:35:35 AM

SMOKE DETECTOR NOTE:
Smoke alarms to comply with AS3786 and NCC part 3.7.2.2 & 3.7.2.3. Smoke alarms to be interconnected where more than one alarm is supplied.
Smoke alarms denoted as **S**
Exhaust Fan >25Us to open air **F**

Area Schedule		
Name	Area	Squares
Living	260.8 m ²	28.1
Porch	4.6 m ²	0.5
Airresco	12.2 m ²	1.3
Garage	47.5 m ²	5.1
Grand total	325.1 m²	35.0



1 GROUND FLOOR
1:100

All WC doors with clearance < 200 from pan to be readily removable, sliding or hinged outwards.

REFER TO FOOTING DESIGN DRAWING FOR ADDITIONAL DIMENSIONS

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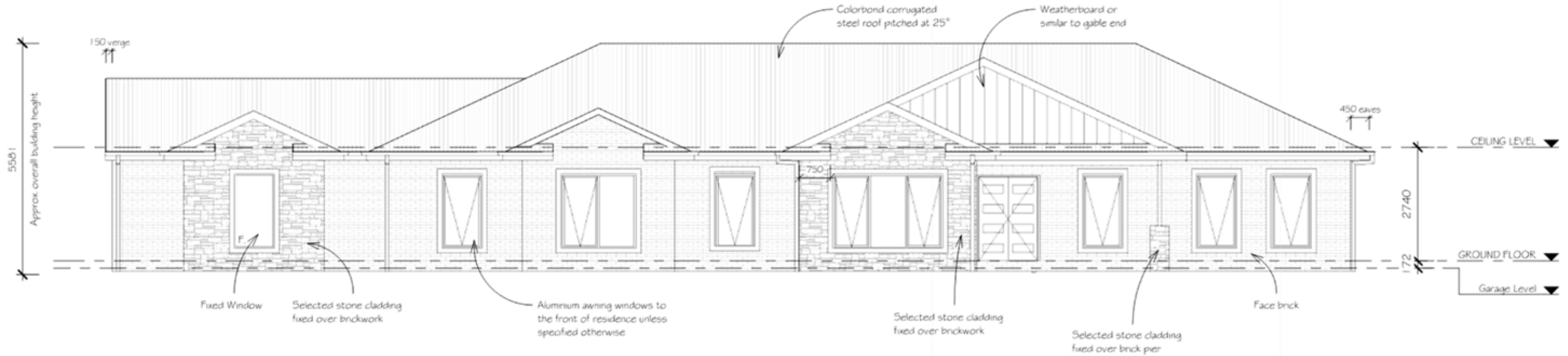
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CHECKED Ted Lord
Building Practitioners Board
Reg No DP - AD1195

PROPOSED: Residence & Dog Runs
ISSUE DATE: 11 October 2021
ISSUE STATUS: Planning Submission

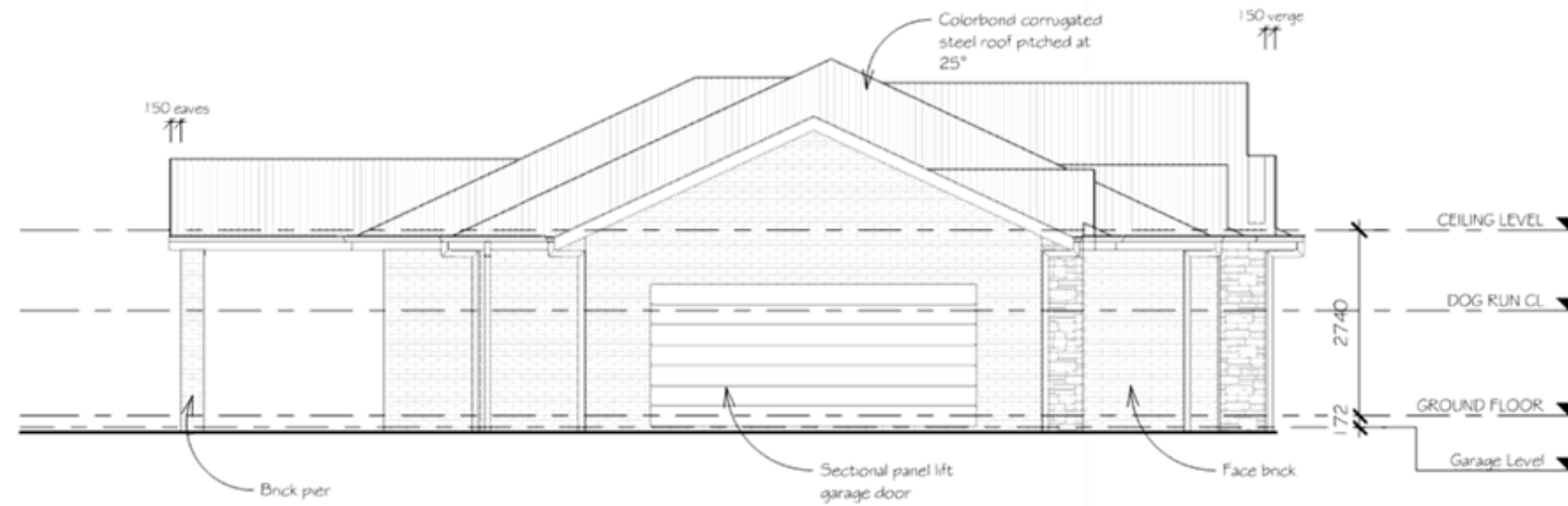
FOR: George & Marissa Portelli
AT: Lot 1 Myrning-Korobeit Road, Korobeit 3341

SHEET SIZE: A2
SHEET NO: A02
JOB NO: 21571
REVISION:

Wed 11/10/2021 9:36:27 AM



1 WEST ELEVATION
1 : 100



2 SOUTH ELEVATION
1 : 100

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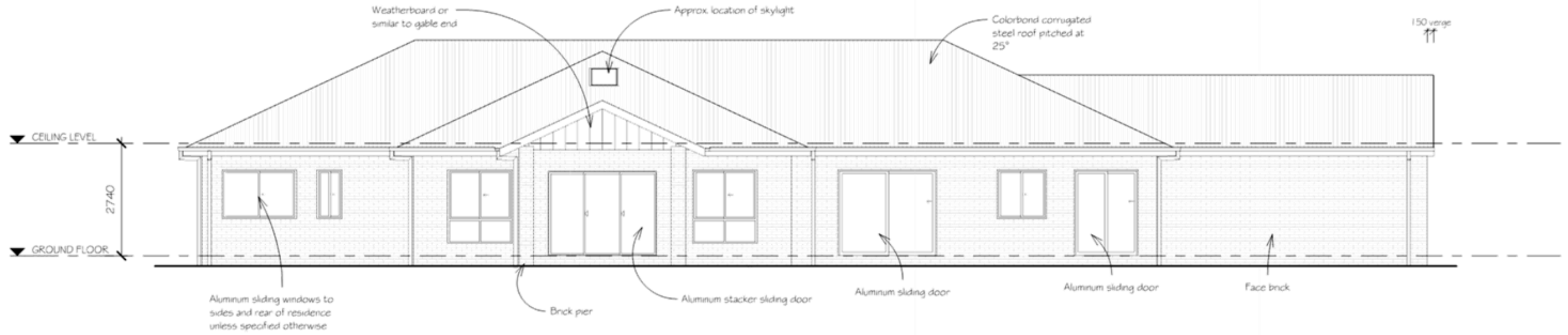
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CHECKED	Ted Lord
Building Practitioners Board Reg No DP - AD1195	

PROPOSED: Residence & Dog Runs
ISSUE DATE: 11 October 2021
ISSUE STATUS: Planning Submission

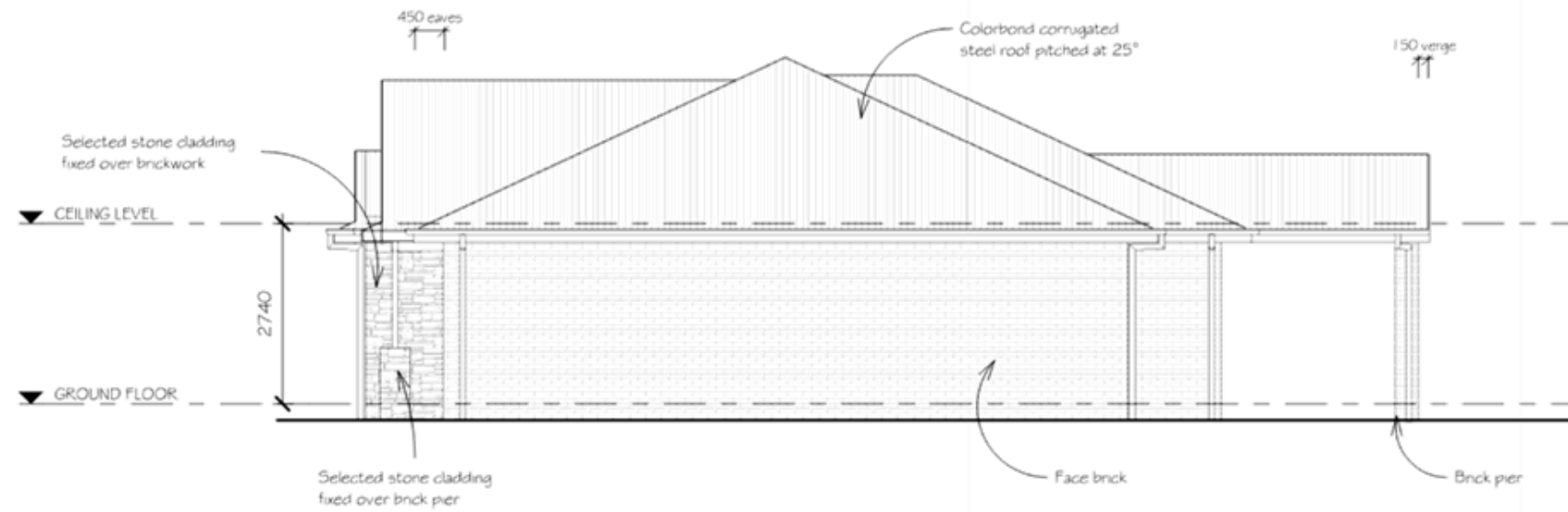
FOR: George & Marissa Portelli
AT: Lot 1 Myrning-Korobeit Road, Korobeit 3341

SHEET SIZE: A3	SHEET NO: A03.1
JOB NO: 21571	REVISION:

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3 EAST ELEVATION
1 : 100



4 NORTH ELEVATION
1 : 100

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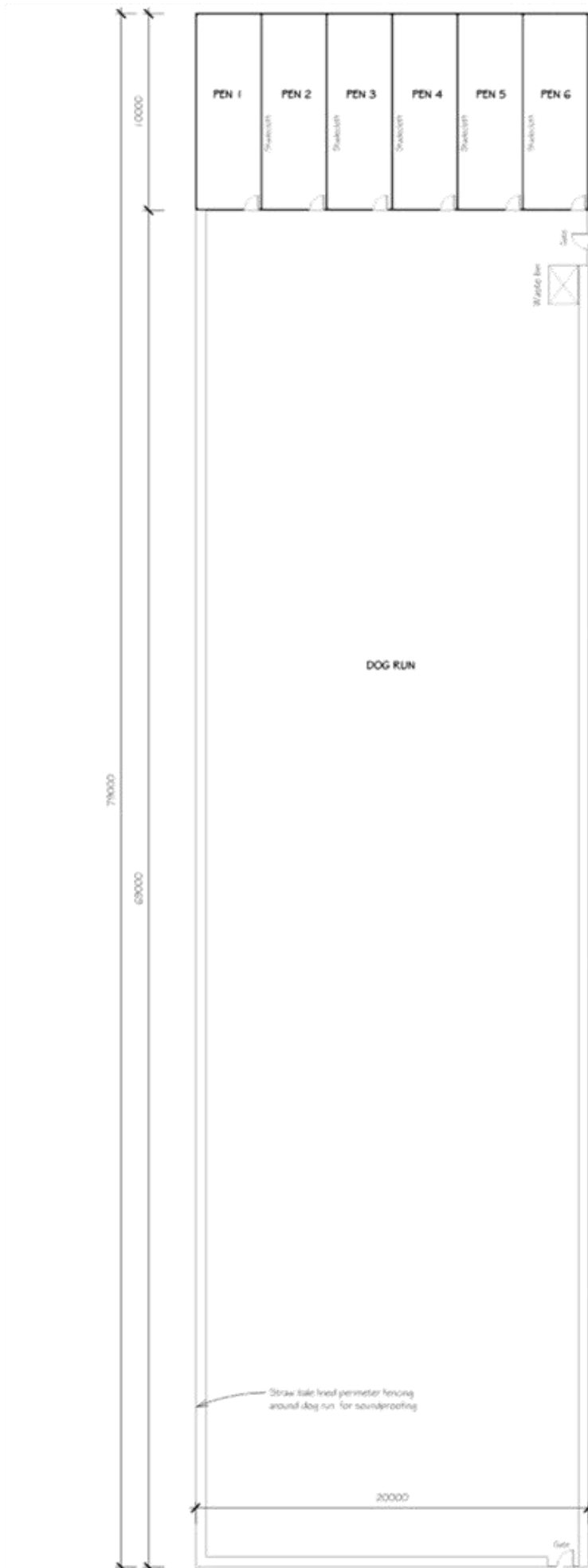
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Building Practitioners Board Reg No DP - AD1195	

PROPOSED: Residence & Dog Runs
ISSUE DATE: 11 October 2021
ISSUE STATUS: Planning Submission

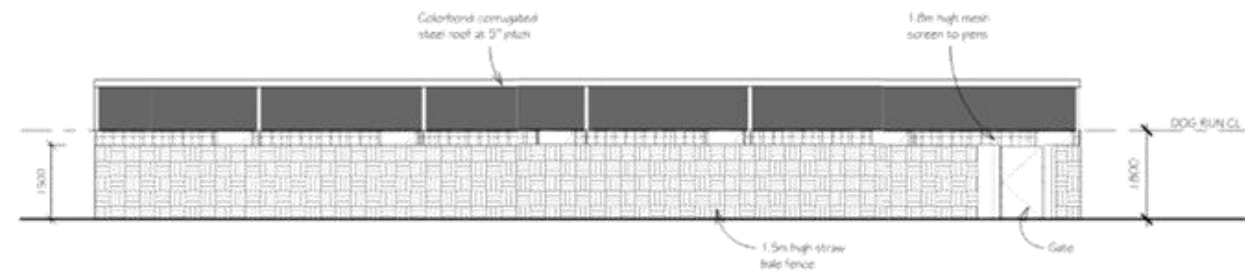
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AT: Lot 1 Myrning-Korobeit Road, Korobeit 3341

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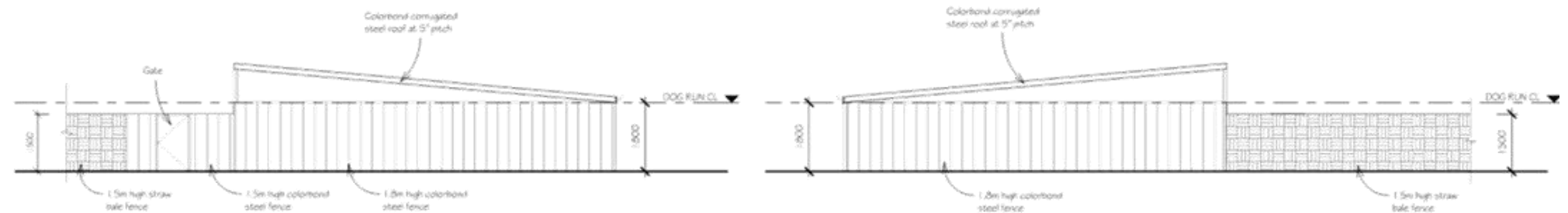
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1 GROND FLOOR - DOG RUN / SHED
1 : 200



A SOUTH ELEVATION - DOG RUN
1 : 100



B WEST ELEVATION - DOG RUN
1 : 100

C EAST ELEVATION - DOG RUN
1 : 100



D NORTH ELEVATION - DOG RUN
1 : 100



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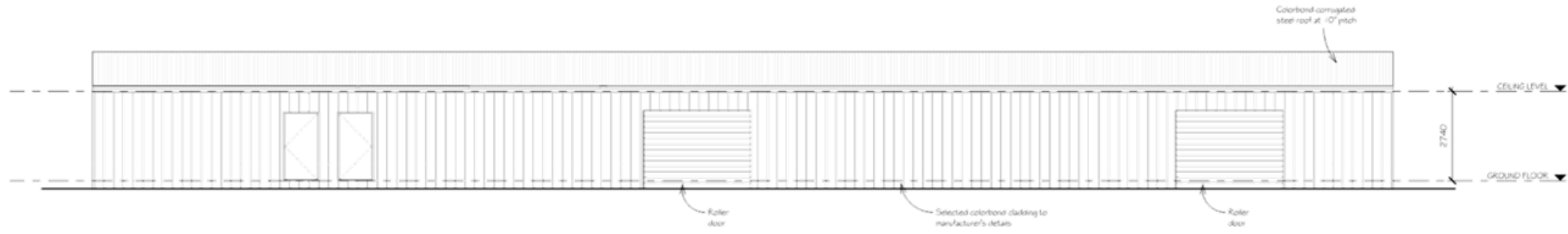
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CHECKED: Ted Lord
Building Practitioners Board
Reg No DP - AD1195

PROPOSED: Residence & Dog Runs
ISSUE DATE: 11 October 2021
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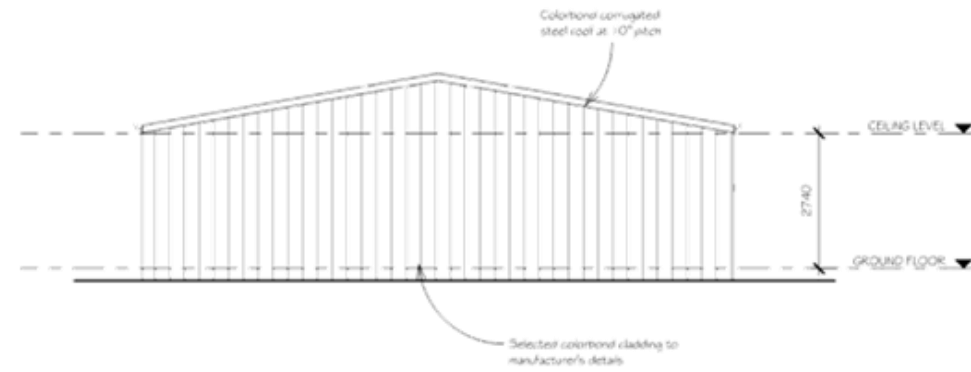
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AT: Lot 1 Myrniong-Korobeit Road, Korobeit 3341

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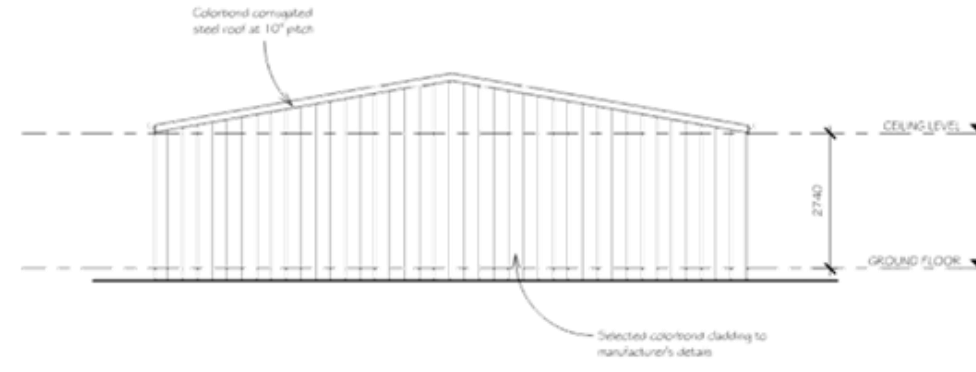
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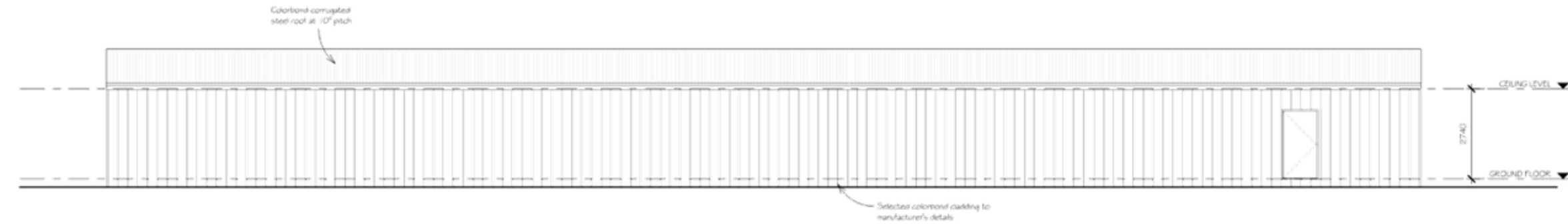
E SOUTH ELEVATION - SHED
1 : 100



F WEST ELEVATION - SHED
1 : 100



G EAST ELEVATION - SHED
1 : 100



H NORTH ELEVATION - SHED
1 : 100

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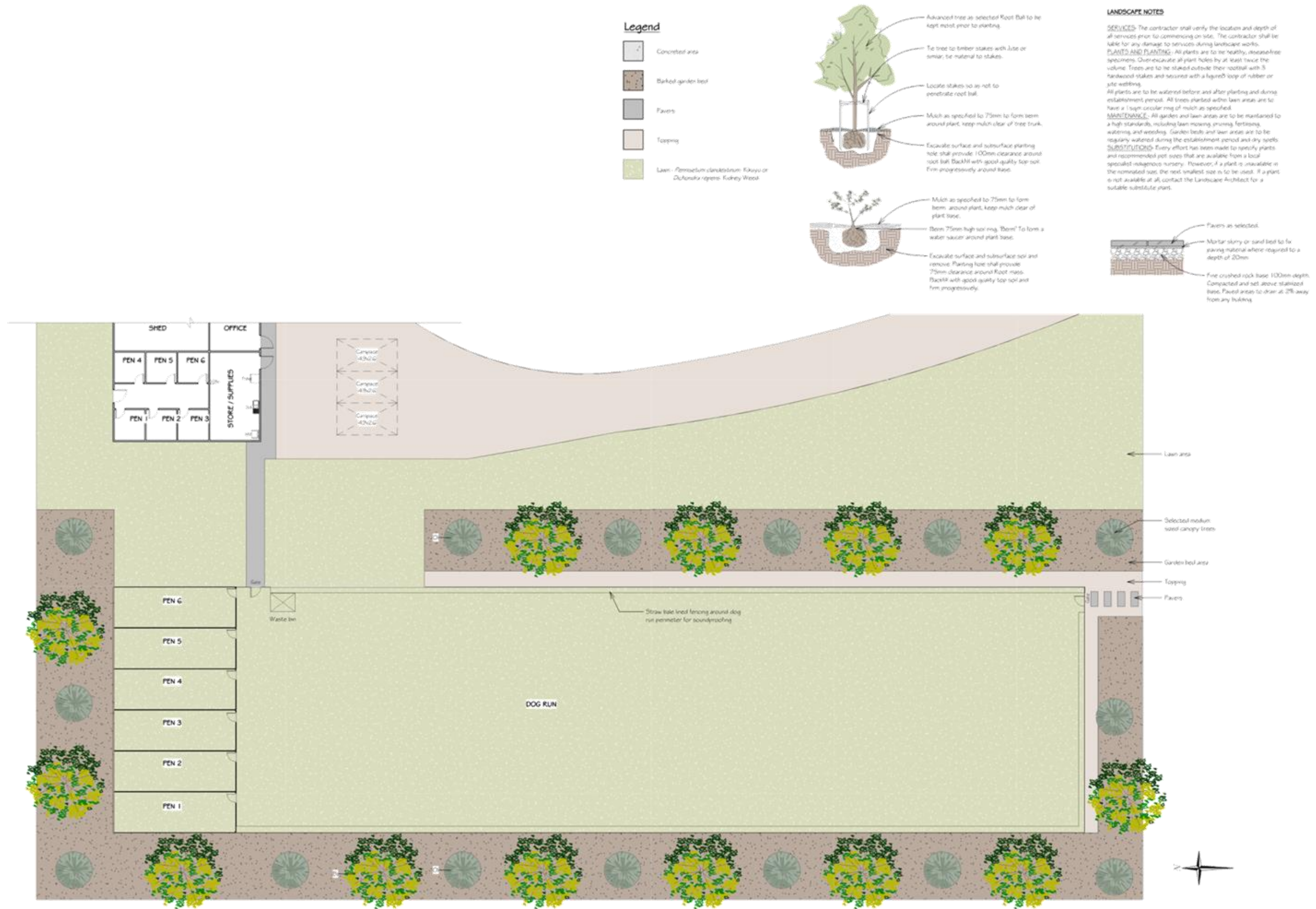
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ISSUE DATE: 11 October 2021
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SHEET SIZE: A2
SHEET NO: A04.2
JOB NO: 21571
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mcs 11/10/2021 9:44:11 AM



1 LANDSCAPE PLAN
1 : 200

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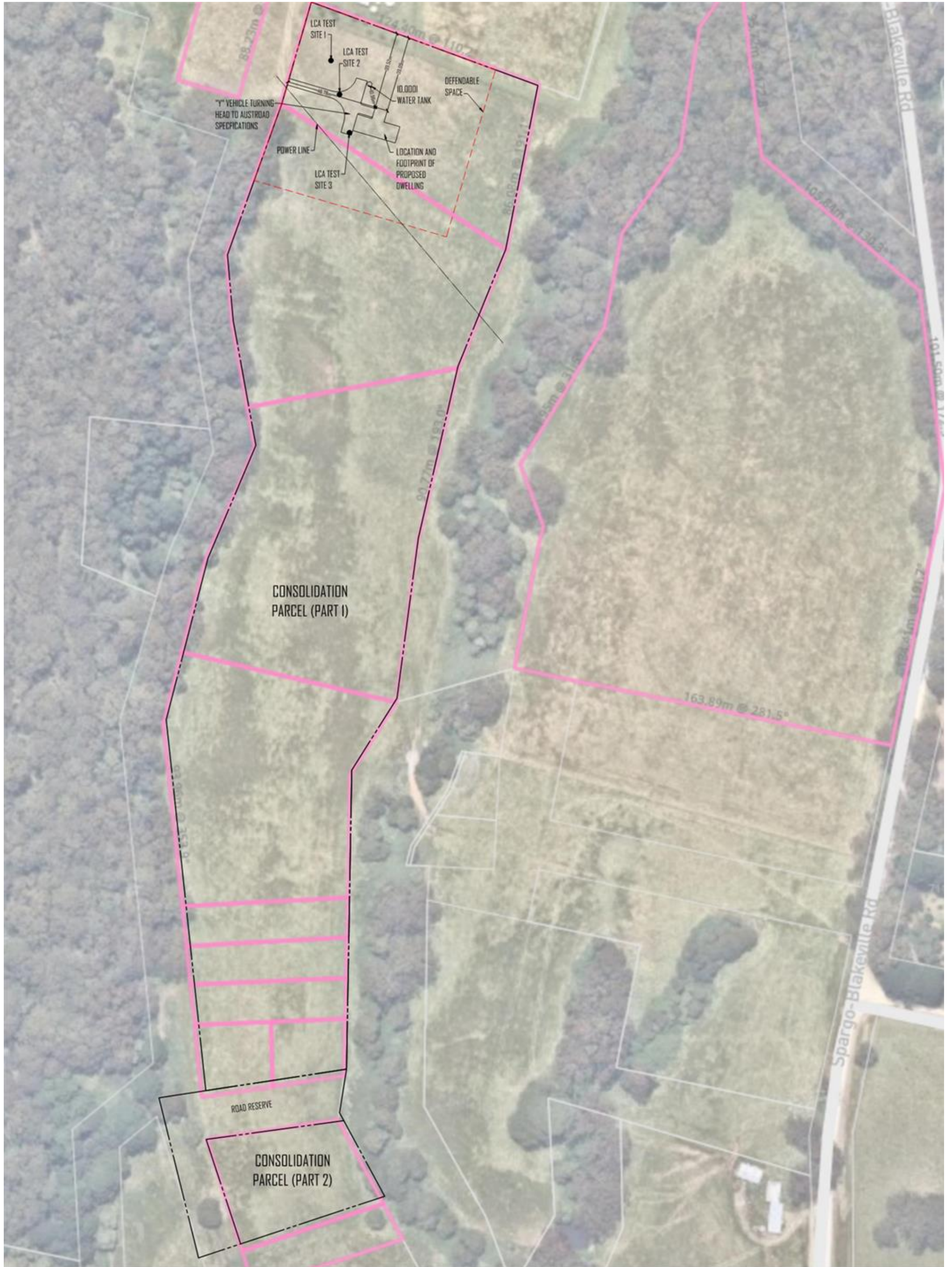
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CHECKED	Ted Lord
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OWN PLANNING

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VENUE FLOOR PLANS PATRON CAPACITY REPORTS LANDSCAPE PLANS
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Email: enquiries@redlineplans.com.au

CONCEPT ONLY

NOTES:
1. Drawings shall not be scaled.
2. All dimensions are in mm.
3. Any discrepancy in drawings and existing conditions should be brought to the notice of the architect prior to proceeding with the item

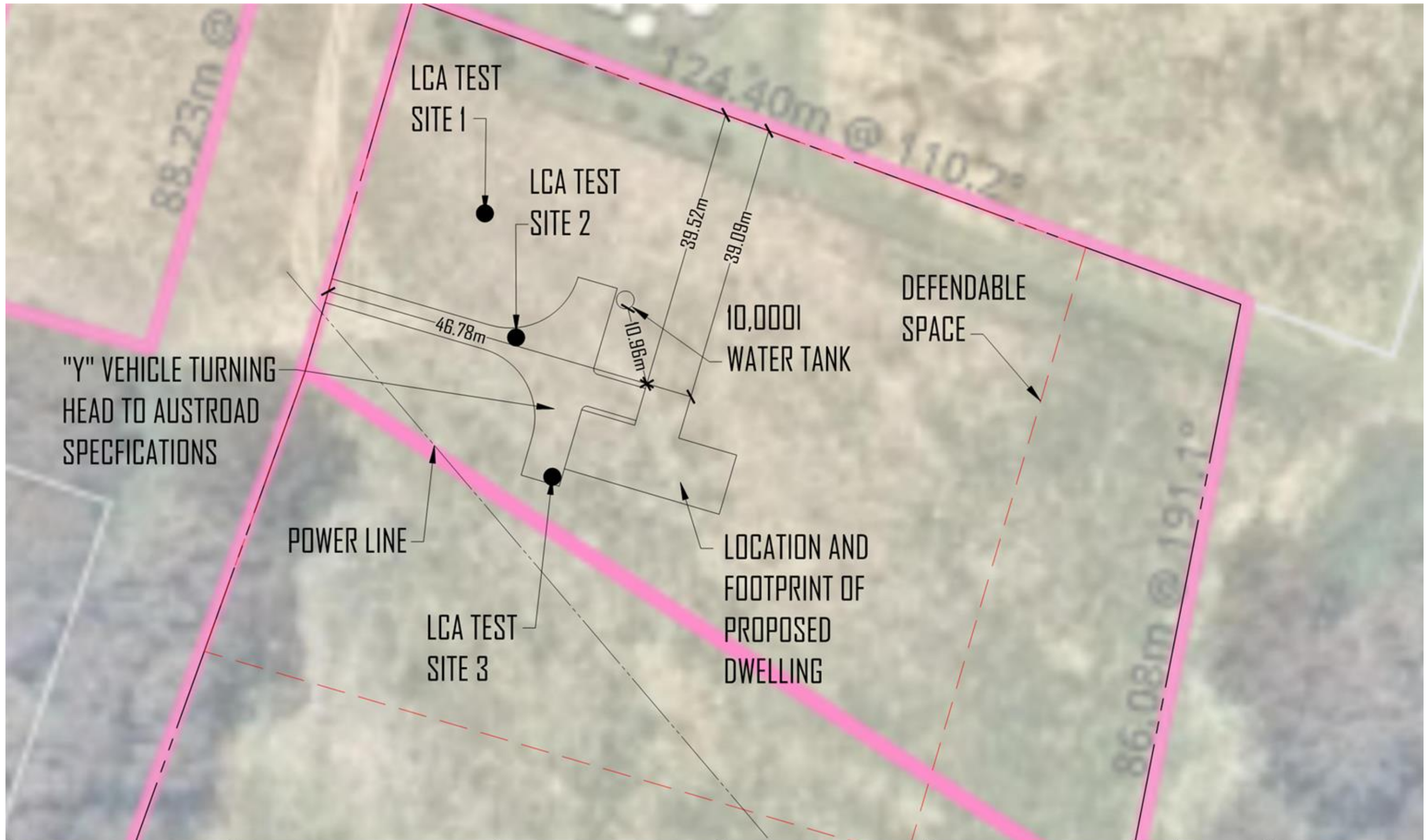
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R3	Sketch Design	06/05/2022
R2	Sketch Design	27/10/2021
R1	Sketch Design	21/10/2021
Rev	Description	Date

HODGE, GREG

Site Address:
Spargo-Blakeville Road, Blakeville, Victoria - 3342
Consolidation 3



Drawing Title: **SITE PL**
Project Phase: Planning Applicant
Revision:
Drawing scale @ A3: 1:1
Date Plotted: 22/05/21
Drawn by:



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CONCEPT ONLY

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NOTES:

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2. All dimensions are in mm.
3. Any discrepancy in drawings and existing conditions should be brought to the notice of the architect prior to proceeding with the item

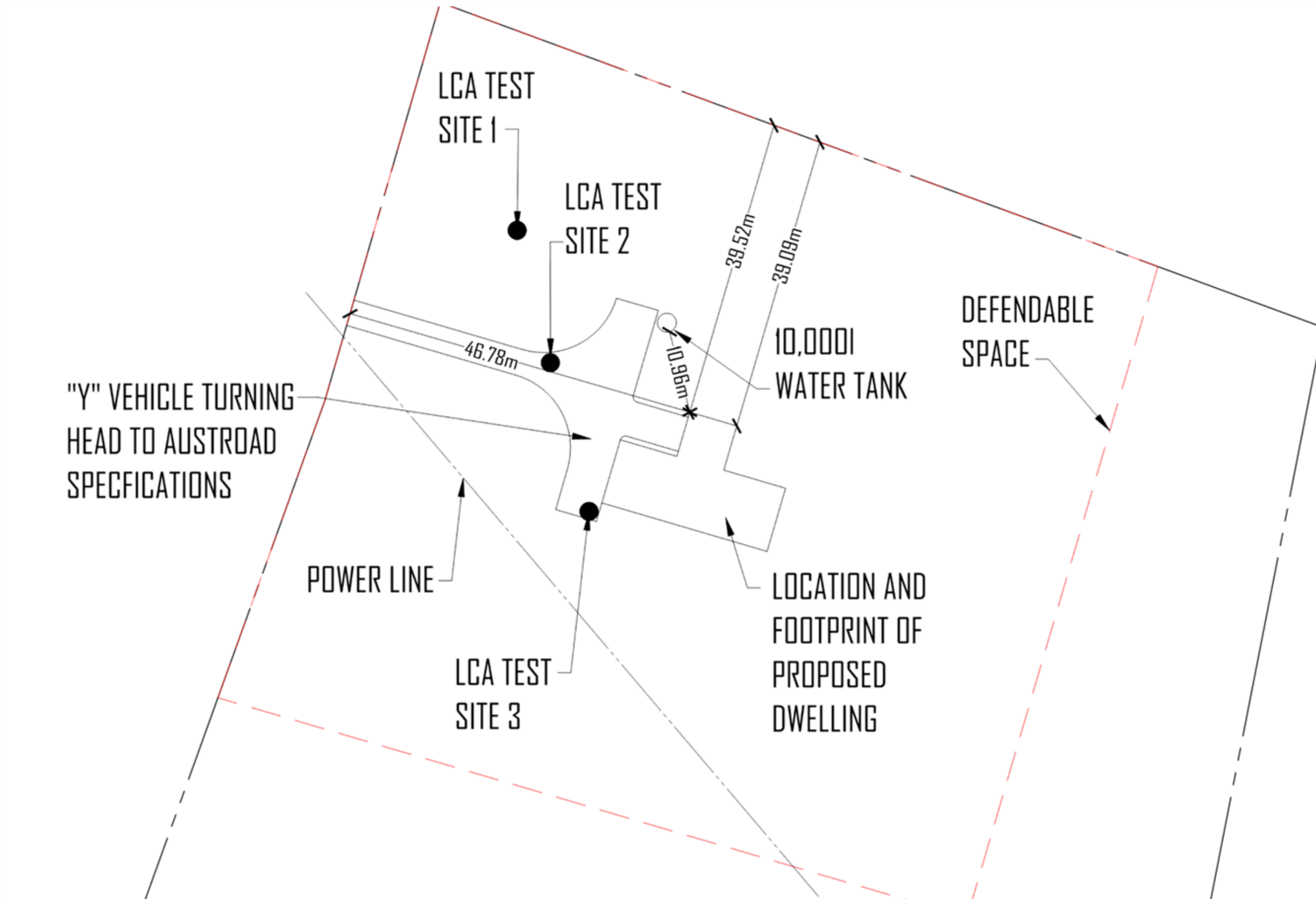
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R3	Sketch Design	06/06/2022
R2	Sketch Design	27/10/2021
R1	Sketch Design	21/10/2021

HODGE, GREG

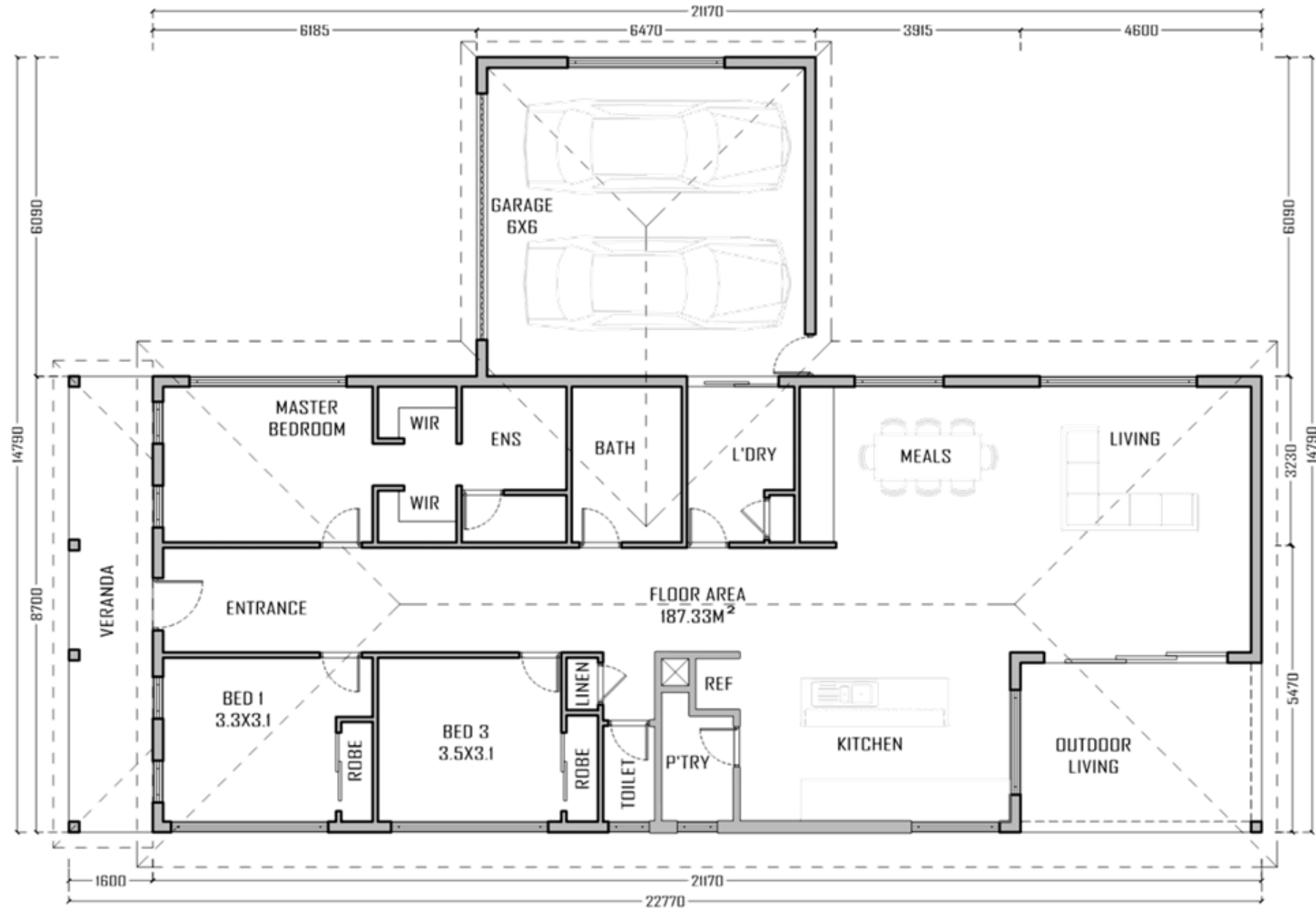
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Sparga-Blakeville Road, Blakeville, Victoria - 3342
Consolidation 3



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Project Phase:	Planning Applicat
Revision:	f
Drawing scale @ A3:	1:50
Date Plotted:	22/06/202
Drawn by:	\



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Date Plotted:	22/06/202																																		
Drawn by:	\																																		
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Email: enquiries@otlconsultinggroup.com.au

CONCEPT ONLY

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Rev	Description	Date
R4	Sketch Design	22/06/2022
R3	Sketch Design	06/06/2022
R2	Sketch Design	27/10/2021
R1	Sketch Design	20/10/2022

HODGE, GREG

Site Address:
Spargo-Blakeville Road, Blakeville, Victoria - 3342

Consolidation 3



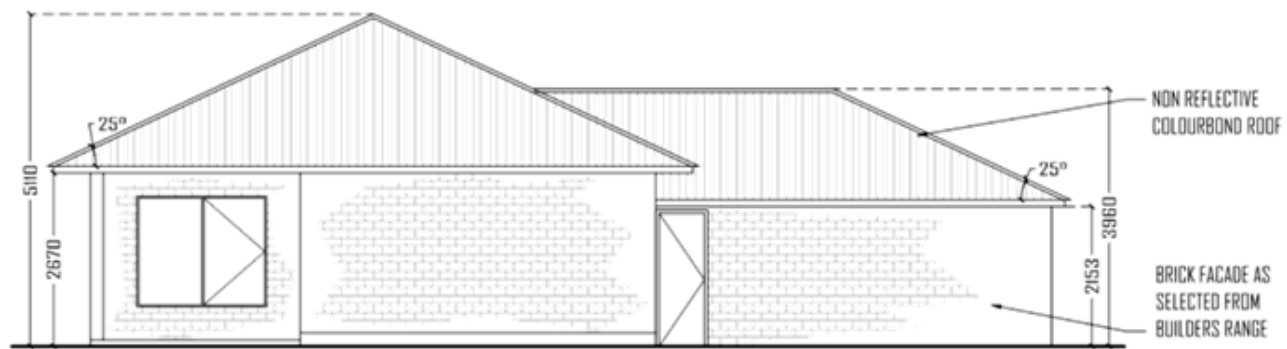
Drawing Title:	FLOOR PLA
Project Phase:	Planning Applicat
Revision:	F
Drawing scale @ A3:	1:100
Date Plotted:	22/06/2022
Drawn by:	V
Checked by:	V



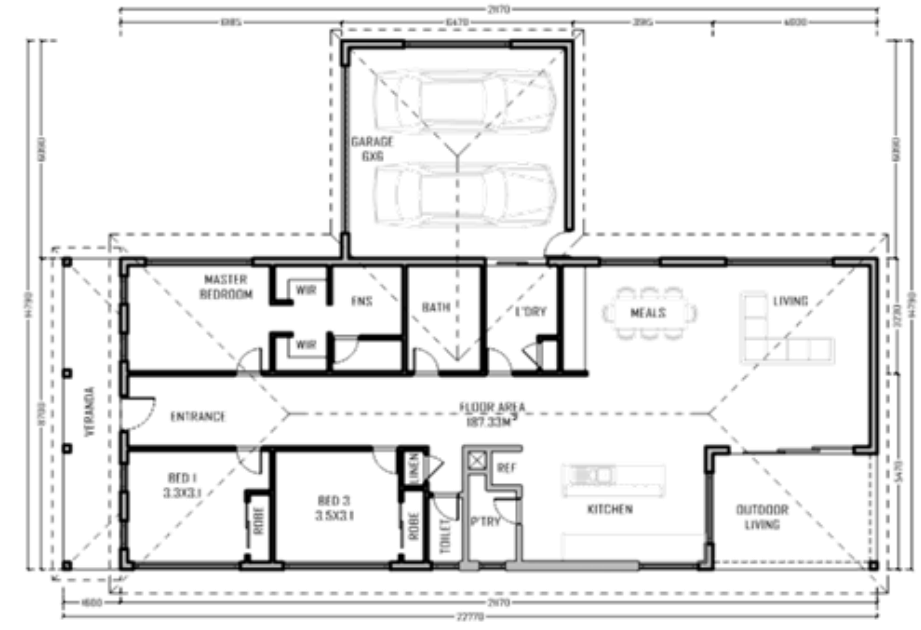
NORTHERN ELEVATION



WESTERN ELEVATION



EASTERN ELEVATION



PLAN

SCALE 1:200

	<p>RED LINE PLANS VICTORIA VENUE FLOOR PLANS, PATRON CAPACITY REPORTS, LANDSCAPE PLANS UNIT 162, 116B INGLIS STREET, BALLAN, VICTORIA - 3342 TEL: (03) 5368 1881 / 43444450 Email: enquiries@otlconsultinggroup.com.au</p> <p>CONCEPT ONLY NOT FOR CONSTRUCTION</p>	<p>NOTES:</p> <ol style="list-style-type: none"> 1. Drawings shall not be scaled. 2. All dimensions are in mm. 3. Any discrepancy in drawings and existing conditions should be brought to the notice of the architect prior to proceeding with the item 	<table border="1"> <tr> <td>R4</td> <td>Sketch Design</td> <td>22/06/2022</td> </tr> <tr> <td>R3</td> <td>Sketch Design</td> <td>06/06/2022</td> </tr> <tr> <td>R2</td> <td>Sketch Design</td> <td>27/10/2022</td> </tr> <tr> <td>R1</td> <td>Sketch Design</td> <td>20/10/2022</td> </tr> <tr> <td>Rev</td> <td>Description</td> <td>Date</td> </tr> </table>	R4	Sketch Design	22/06/2022	R3	Sketch Design	06/06/2022	R2	Sketch Design	27/10/2022	R1	Sketch Design	20/10/2022	Rev	Description	Date	<p>HODGE, GREG</p> <p>Site Address: Spargo-Blakeville Road, Blakeville, Victoria - 3342 Consolidation 3</p>		<p>Drawing Title: ELEVATION</p> <p>Project Phase: Planning Application</p> <p>Revision: F</p> <p>Drawing scale @ A3: 1:100</p> <p>Date Plotted: 22/06/2022</p> <p>Drawn by: [Signature]</p>
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R1	Sketch Design	20/10/2022																			
Rev	Description	Date																			

BUSHFIRE MANAGEMENT PLAN

Defendable Space Requirements

Defendable space for a distance of 39m around the proposed building or to the property boundary (whichever is the lesser distance), must be provided where vegetation (and other flammable materials) will be modified and managed in accordance with the following requirements:

Grass must be short cropped and maintained during the declared fire danger period. All leaves and vegetation debris must be removed at regular intervals during declared fire danger period.

Within 10 metres of a building, flammable objects (such as plants & mulches) must not be located close to the vulnerable parts of the building (such as windows, decks and eaves).

Plants greater than 10 centimetres in height must not be placed within 3m of a window or glass feature of the building.

Shrubs must not be located under the canopy of trees.

Individual and clumps of shrubs must not exceed 5 sq. metres in area and must be separated by at least 5 metres.

Trees must not overhang or touch any elements of the building.

The canopy of trees must be separated by at least 5 metres.

There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

Construction Standard

Dwelling must be constructed to a minimum Bushfire Attack Level of 29 (BAL – 29)

Water supply requirements

300 litres of effective water supply for firefighting purposes must be provided which meets the following requirements:

Is stored in an above ground water tank constructed of concrete or metal.

All fixed above-ground water pipes and fittings required for firefighting purposes must be made of corrosion resistant metal.

Include a separate outlet for occupant use.

Water supply must also:

Incorporate a separate ball or gate valve (British standard Pipe (BSP 65 mm) and coupling (64mm CFA 3 thread per inch male fitting).

Be located within 60m of the outer edge of the approved building.

The outlet/s of the water tank must be within 4 metres of the accessway and unobstructed.

Be readily identifiable from the building or appropriate identification signage to the satisfaction of the CFA must be provided.

Any pipework and fittings must be a minimum of 65 mm (excluding the CFA coupling).

Access requirements

Where the Country Fire Authority will need access to the water supply under **AM4.1**. Fire authorities will be able to get within 4 metres of the water supply outlet.

As length of access is greater than 30 metres: The following design and construction requirements apply:

- All-weather construction
- A load limit of at least 15 tonnes
- Provide a minimum trafficable wide of 3.5 metres
- Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically.
- Curves must have a minimum inner radius of 10 metres
- The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum grade of no more than 1 in 5 (20%) (11.3°) for no more than 50 metres.
- Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle.

Additional can be supplied: **Provision of a "Y" vehicle turning head – which meets the specification of Austroad for an 8.8 metre service vehicle**



Location: Lots 6: Spargo – Blakeville Rd, Blakeville Vic 3342 (Council no: 34300)

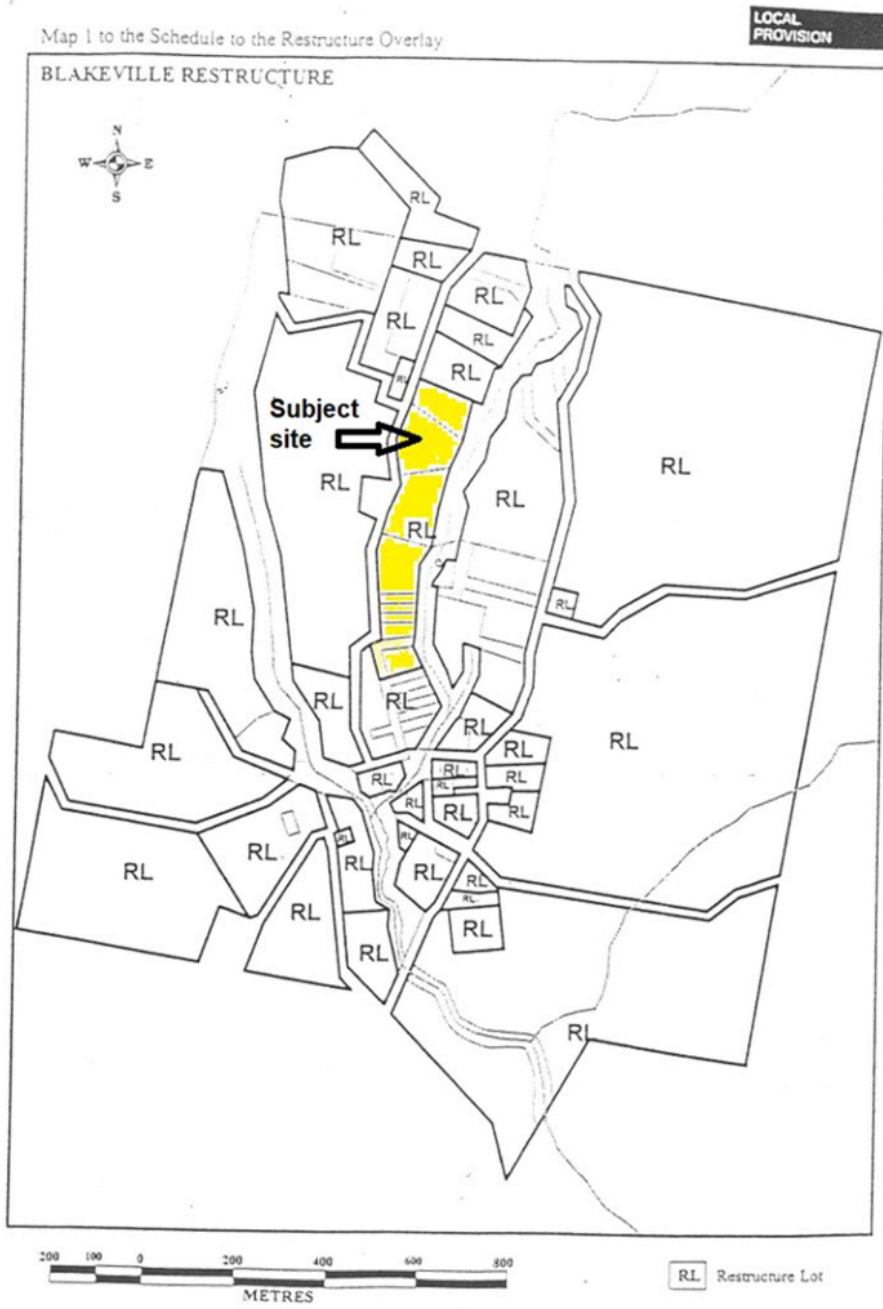
Version 2 – Bushfire Management Plan: 13th June 2022

Central Highlands Environmental Consultancy: 0427 803 338.

BAL 29



This Bushfire Management Plan has been prepared by an BPAD-2 Accredited Practitioner:
Jennifer Johnson: BPAD53525



E	
D	
C	
B	
A	

General Comments

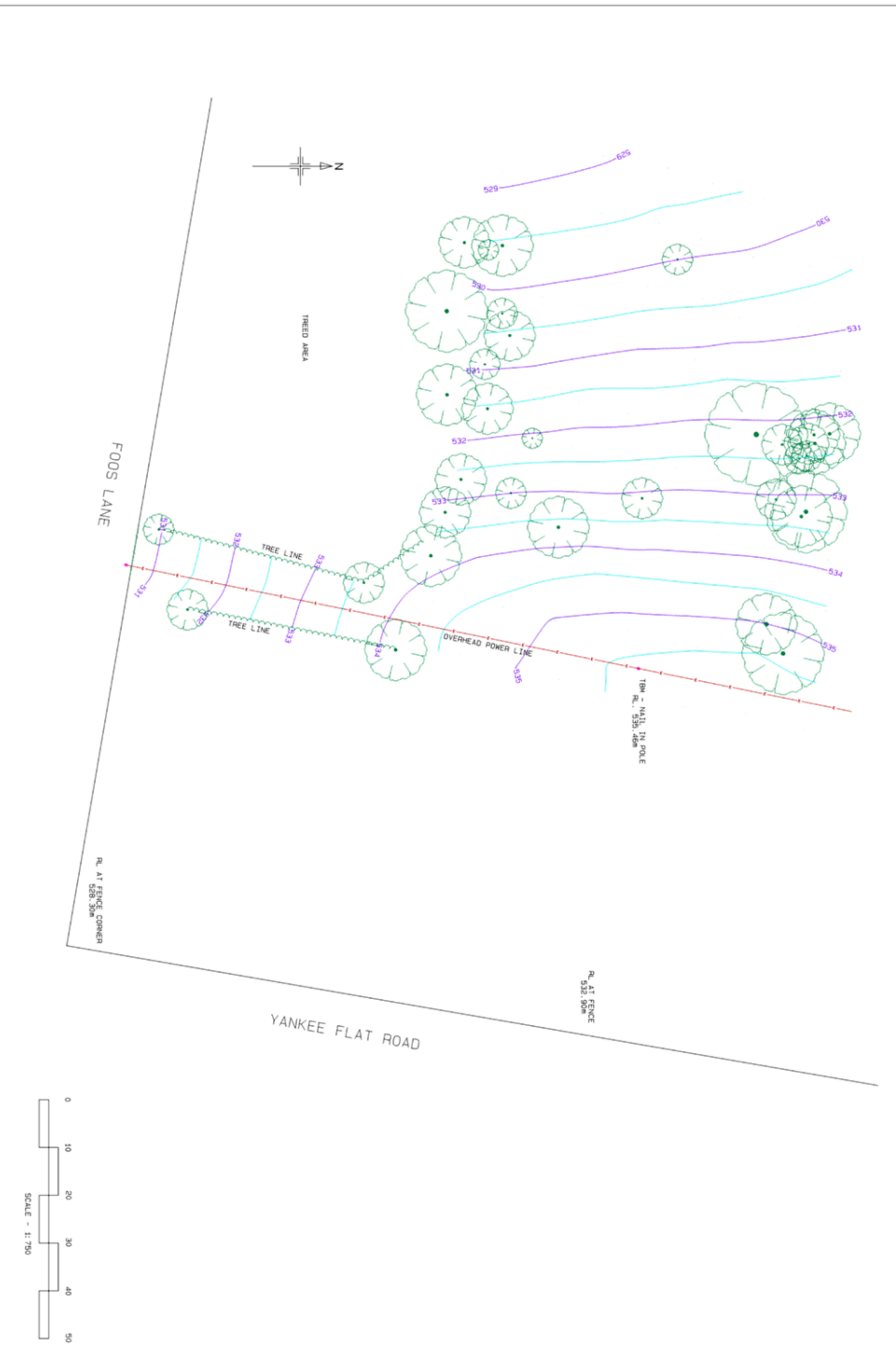
STATELINE SURVEYING
 20 KELLYS LANE SULKY 3352
 MOB. 0409 214 964
 PH/FAX. 03 53346724

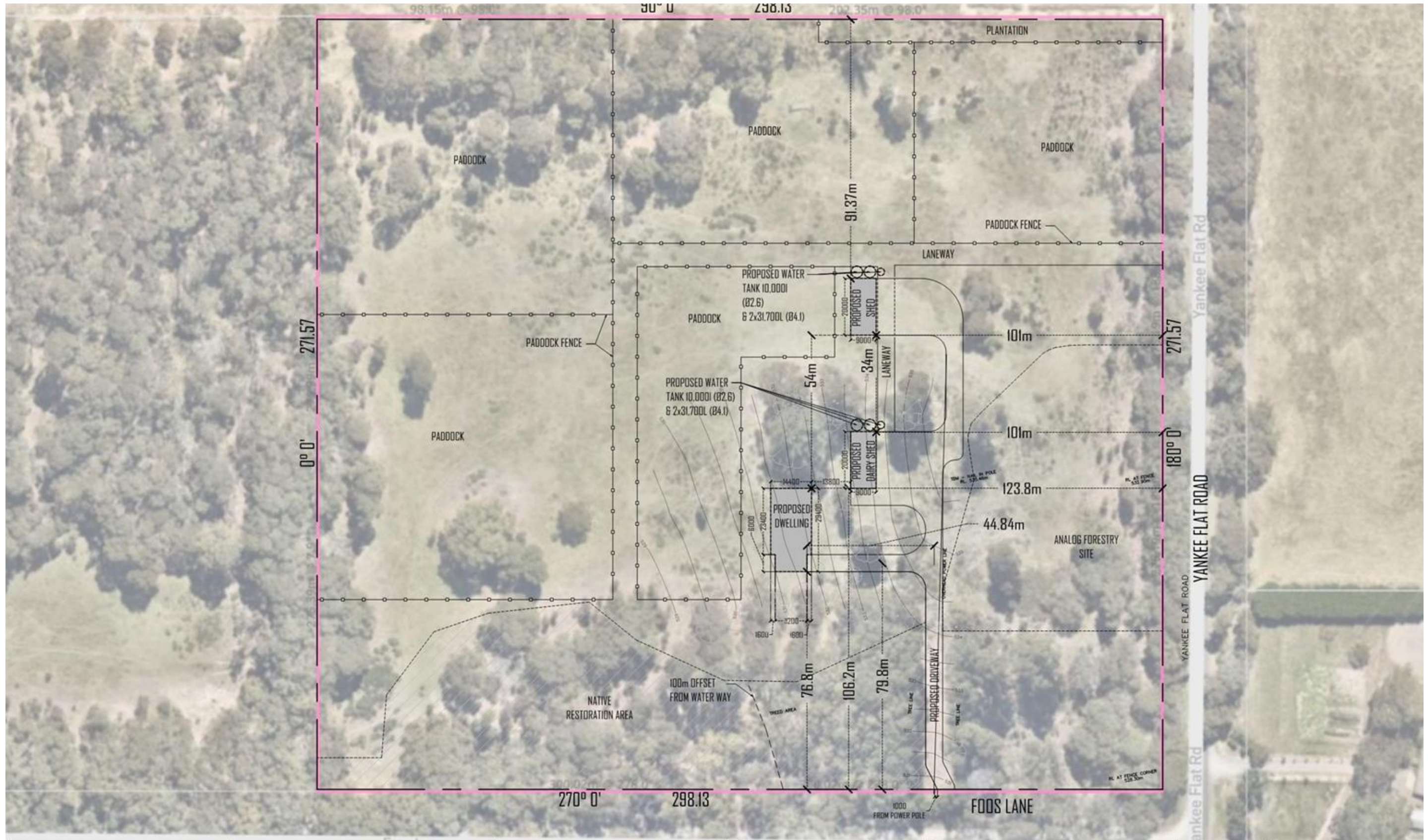
CLIENT

DAGMAR VAN DER LINDEN
 372 BOUNDARY RD
 WARRENHEIP, VIC, 3352

PROJECT

372 Boundary Road
 Area at Corner
 Foos Lane / Yankee Flat Rd
 Site Survey





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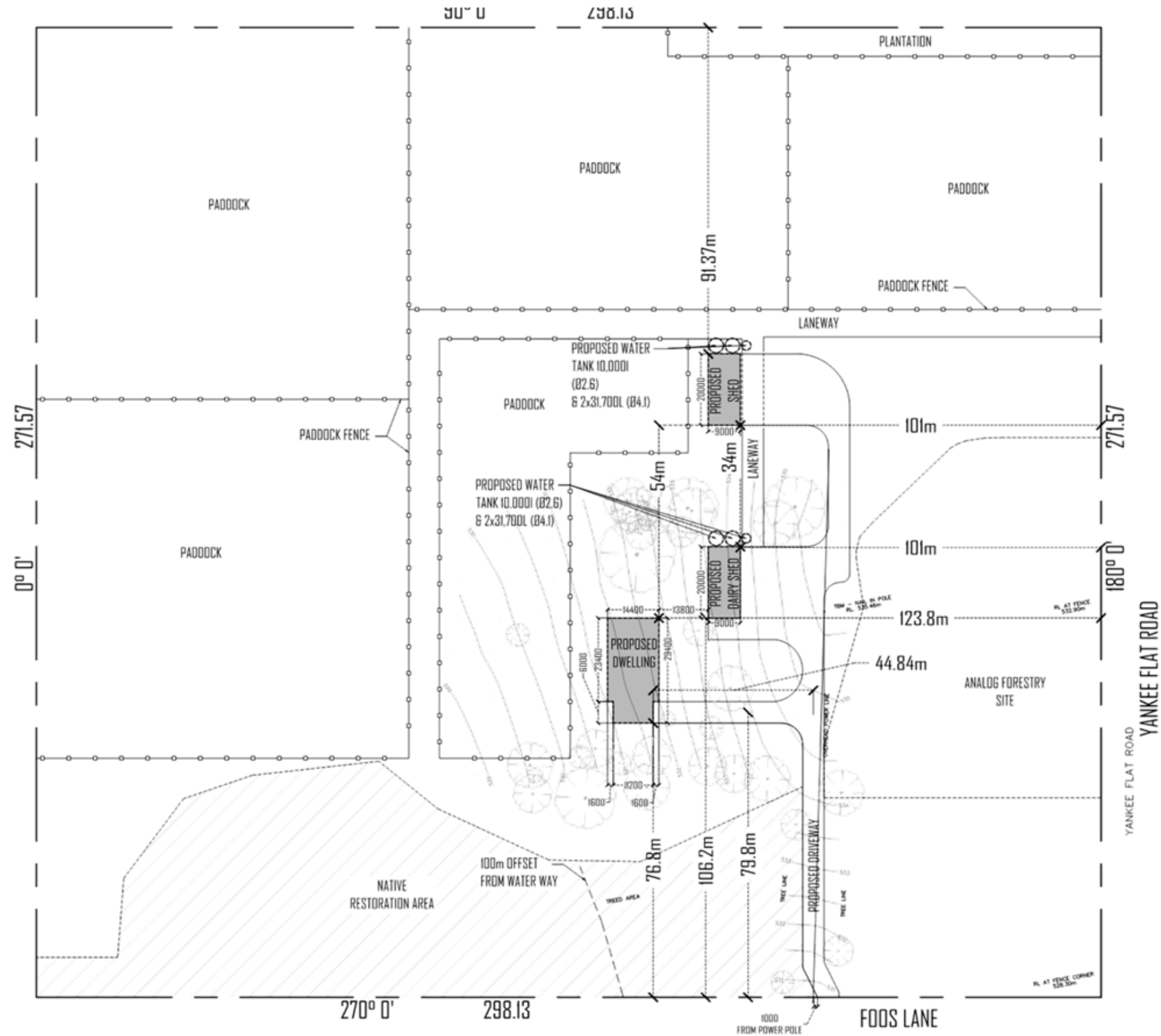
Rev	Description	Date
R8	Amendments as per FMP	23/11/2022
R7	Amendments as per FMP	14/11/2022
R6	Sketch Design	28/06/2022
R5	Sketch Design	14/06/2022
R4	Sketch Design	03/06/2022
R3	Sketch Design	18/05/2022
R2	Sketch Design	28/04/2022
R1	Sketch Design	22/04/2022

VAN DER LINDEN, DAGMAR
 Client ID: 156996132
 372 Boundary Road, Warrenheip, Victoria - 3352



SITE PLAN

Planning Application	
Revision:	F
Drawing scale @ A3:	1:125
Date Plotted:	21/11/2022
Drawn by:	V



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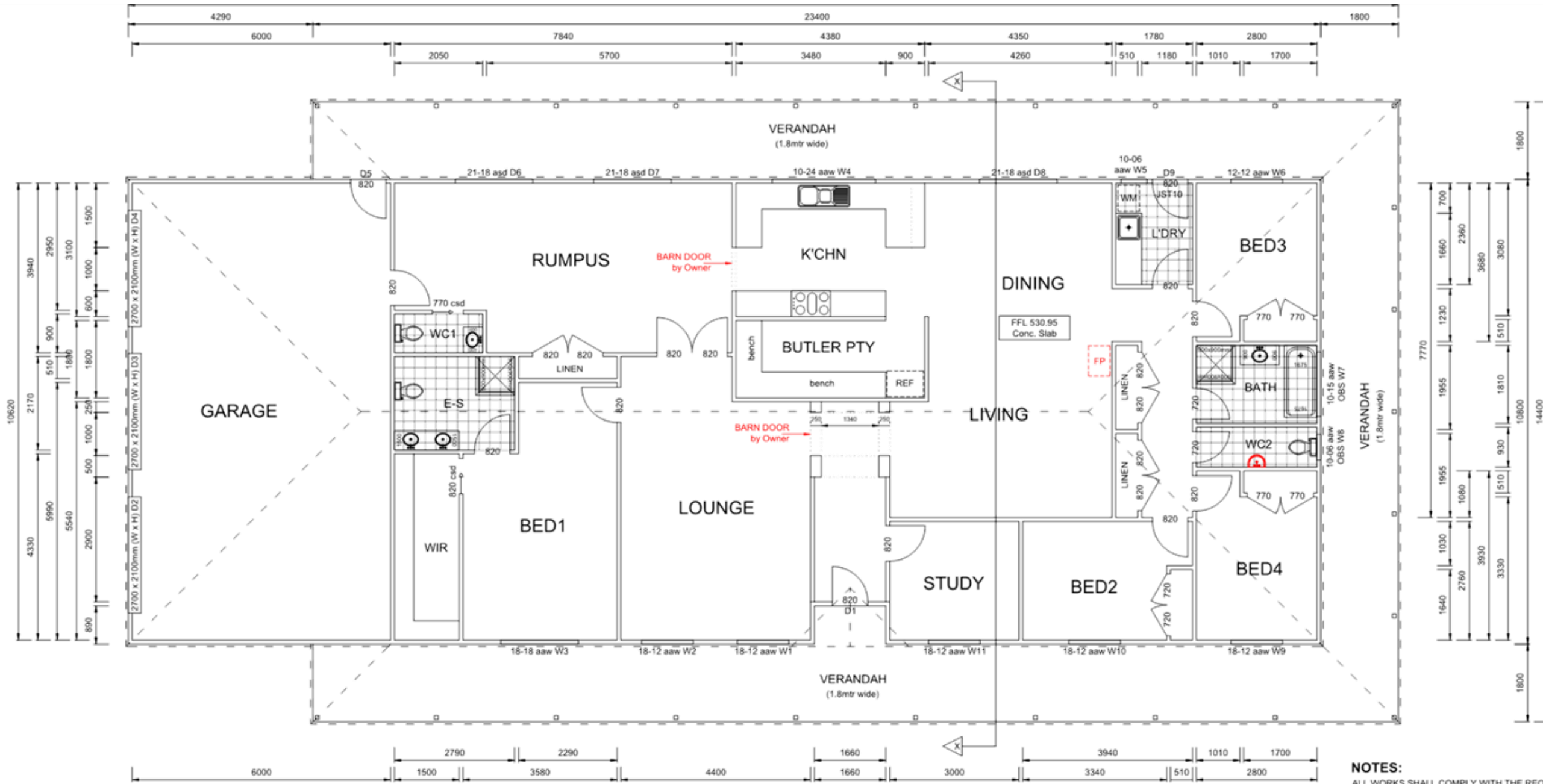
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 372 Boundary Road, Warrenheip, Victoria - 3352

SITE PLAN
 Planning Application
 Revision: f
 Drawing scale @ A3: 1:125
 Date Plotted: 21/11/2022
 Drawn by: v



FLOOR PLAN

SCALE 1:100 @ A3

- ENCLOSED AREA (to outside of external walls) = 297.57²
- TOTAL AREA (inc. verandahs and porches etc.) = 409.21²
- BAL = TBA
- SNOW LOAD = N/A
- WALL FRAMES = TIMBER
- All internal walls are 90mm thick timber
- All external walls are 90mm thick timber (unless otherwise noted)
- ROOF TRUSSES = TIMBER
- VERANDAH STRUCTURE = TIMBER
- WINDOW MANUFACTURER = A&L (DG) VIC
- SUB-FLOOR STUMPS = N/A

ALL WORKS SHALL COMPLY WITH THE REQUIREMENTS OF AS3959; BAL = TBA

DENOTES FLOOR TILING TO WET AREAS

NOTES:
ALL WORKS SHALL COMPLY WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA AND ALL CODES REFERRED TO THEREIN. DESIGN WIND CATEGORY N3.

THE BUILDER SHALL PROVIDE ALL FLASHINGS, WEEPHOLES, DPC's, CAPPINGS ETC THAT MAY BE REQUIRED BY THE BCA & TO MAKE THE ENTIRE WORKS WATERTIGHT. ALL WORKS SHALL COMPLY WITH THE REQUIREMENTS OF THE BCA.

PROVIDE WET AREA WATERPROOFING IN ACCORDANCE WITH PART 3.8.1 OF THE BUILDING CODE OF AUSTRALIA & AS 3740. PROVIDE AN IMPERVIOUS SUBSTRATE (I.E TILES) TO FLOORS WITHIN A MINIMUM 150mm OF AN UNENCLOSED SHOWER AND SAME TO WALLS AT 1800mm ABOVE SHOWER BASE & 150mm ABOVE BATH, SINKS, HASINS AND SPLASH BACKS IN ACCORDANCE WITH AS3740. ALL WATERPROOFING TO BE PROVIDED AND INSTALLED BY OTHERS.

ALL DOORS AND WINDOWS SHALL BE INDICATED ON THE PLANS/ ELEVATIONS AS SCHEDULED

- asd DENOTES ALUMINIUM SLIDING DOOR
- aaw DENOTES ALUMINIUM AWNING WINDOW
- asw DENOTES ALUMINIUM SLIDING WINDOW
- csd DENOTES CAVITY SLIDING DOOR
- DG DENOTES DOUBLE GLAZING
- OBS DENOTES OBSCURE GLASS

WHEN MAKING FLOOR FINISH SELECTIONS (CARPET, TILES, TIMBER ETC.) THE THICKNESS OF THE FLOOR FINISH WILL BE LIMITED AND THE OWNER/ BUILDER SHALL ENSURE THAT THE MINIMUM CEILING HEIGHT OF 2400mm (CLEAR) IS MAINTAINED TO ALL HABITABLE ROOMS.

THE LAYOUT OF FIXTURES AND FITTINGS IN THE KITCHEN & WET AREAS IS TO

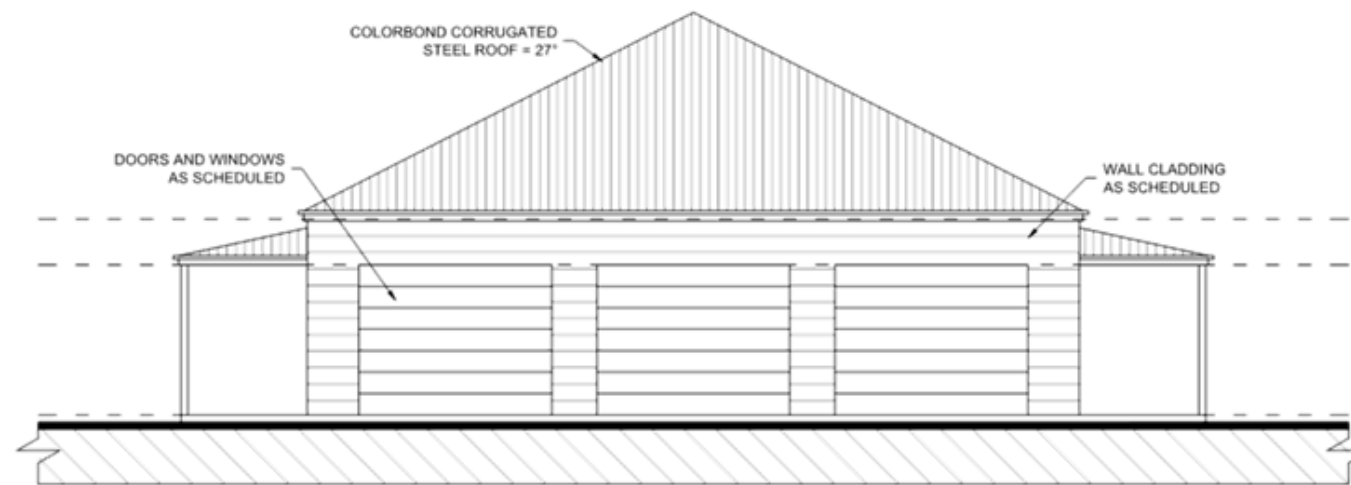


Client: Van Der Linden, Dagmar	Date: 2/2/22	Revision: PA1	Design: Homestead 39 (Modified)	Drawn By: .	Scale (if printed to A3 size): 1:100
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ELEVATIONS 1



East Elevation - Viewpoint A



South Elevation - Viewpoint C

NOTES:
 SURFACE LEVELS INDICATED ON THESE ELEVATIONS AND SECTIONS ARE BASED ON INFORMATION SUPPLIED BY THE CLIENT. THE OWNER/ BUILDER SHALL VERIFY THE ACCURACY OF THE LEVELS ON SITE & PRIOR TO MAKING APPLICATIONS OR PUTTING WORK IN HAND. SHOULD ANY DISCREPANCIES BE FOUND THE OWNER SHALL ADVISE KITOME IMMEDIATELY IN WRITING.

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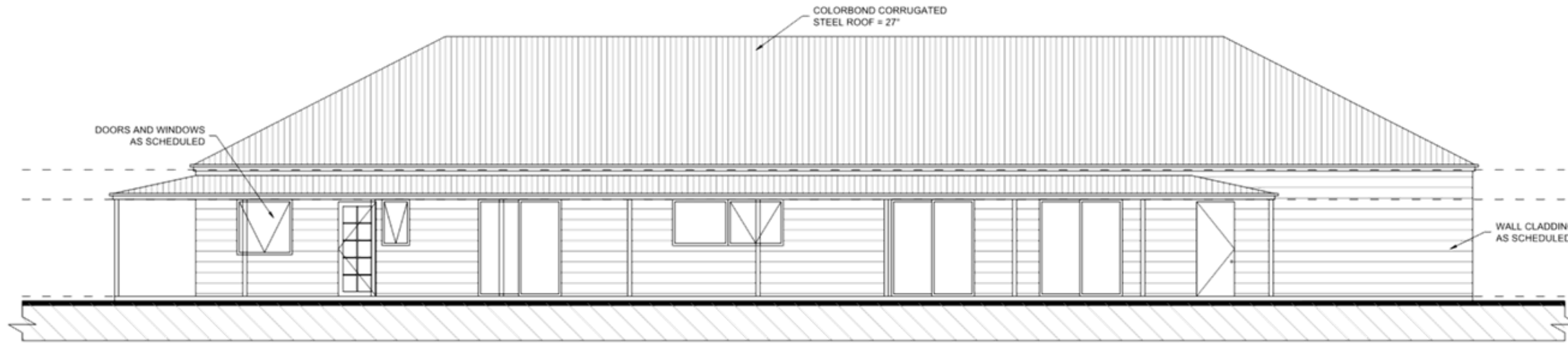
EXTERNAL MATERIAL AND COLOUR SCHEDULE

ELEMENT	MATERIAL	COLOUR
WALL CLADDING	HARDIEPLANK SMOOTH	EVENING HAZE
DOWNPIPES	COLORBOND STEEL	EVENING HAZE
EAVES GUTTERS	COLORBOND STEEL	SURFMIST
FASCIAS	COLORBOND STEEL	SURFMIST
ROOF SHEETING	COLORBOND CUSTOM ORB	WALLABY
POSTS	HW TIMBER	HW TIMBER
GARAGE DOORS	COLORBOND STEEL	SURFMIST
WINDOWS/ SLIDING DOORS	ALUMINIUM	SURFMIST

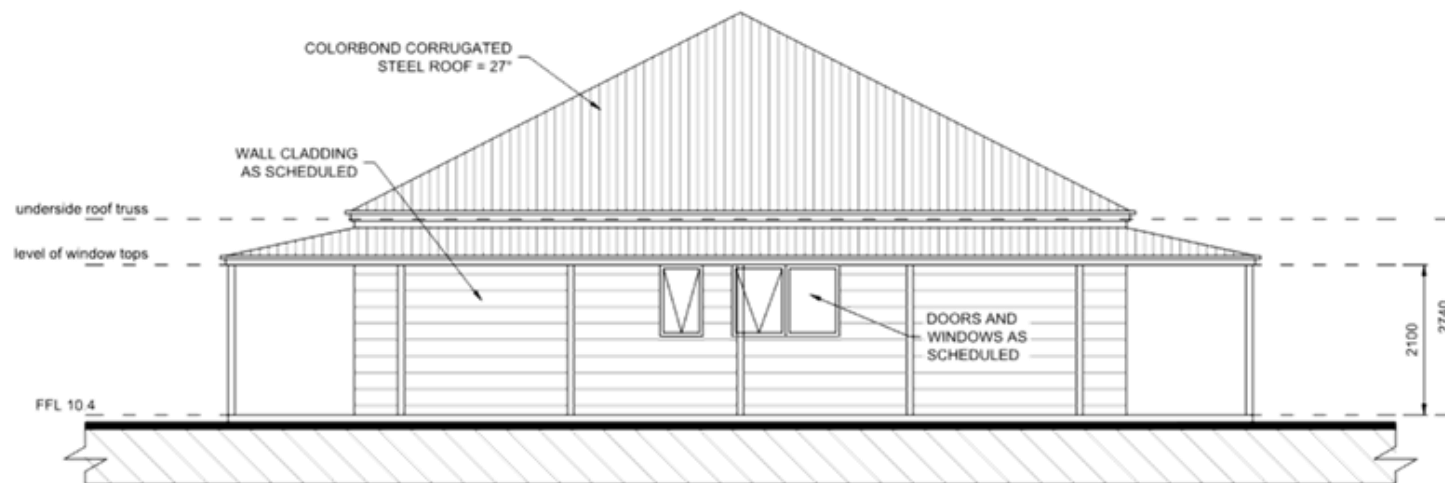
THE COLOURS INDICATED FOR THE NON PRE-FINISHED ELEMENTS (EG. TIMBER POSTS, WEATHERBOARD CLADDINGS) IN THIS SCHEDULE ARE TO BE VERIFIED ON SITE BY THE CLIENT. IF THERE ARE ANY CHANGES MADE TO PAINT COLOURS, THE OWNER SHALL OBTAIN APPROVAL FROM THE CERTIFYING AUTHORITY BEFORE PUTTING WORK IN HAND.

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ELEVATIONS 2



West Elevation - Viewpoint B



North Elevation - Viewpoint D

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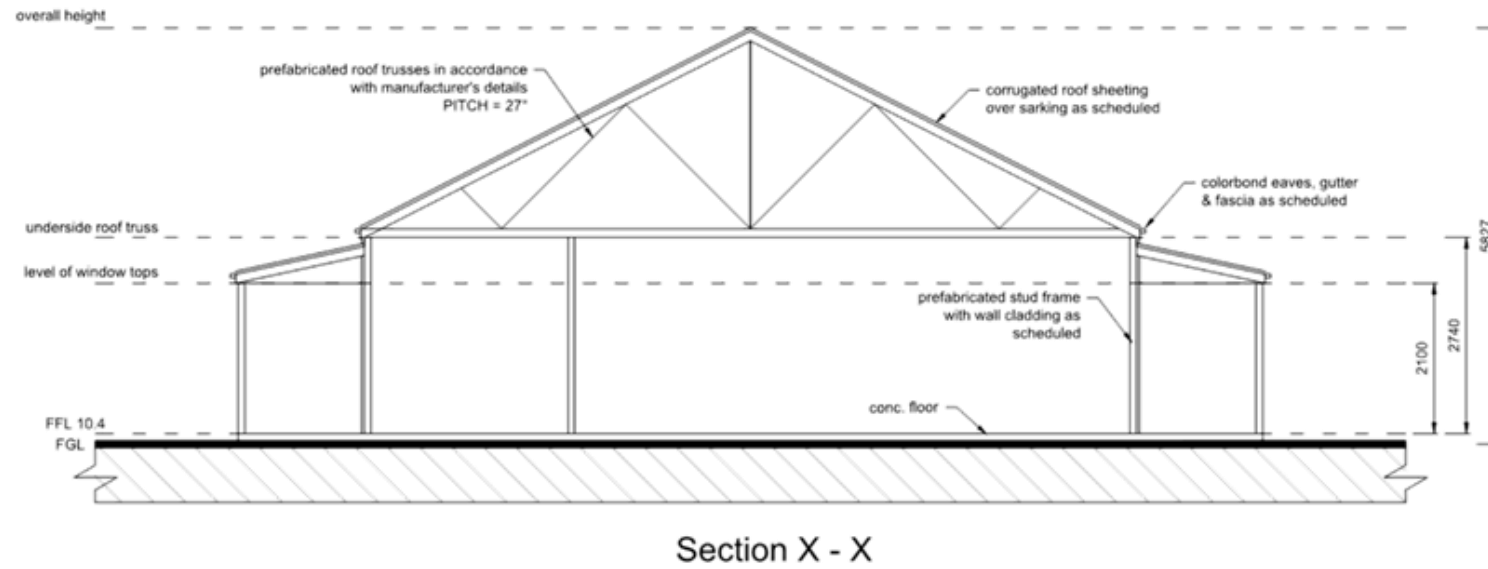
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EXTERNAL MATERIAL AND COLOUR SCHEDULE		
ELEMENT	MATERIAL	COLOUR
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DOWNPIPES	COLORBOND STEEL	EVENING HAZE
EAVES GUTTERS	COLORBOND STEEL	SURFMIST
FASCIAS	COLORBOND STEEL	SURFMIST
ROOF SHEETING	COLORBOND CUSTOM ORB	WALLABY
POSTS	HW TIMBER	HW TIMBER
GARAGE DOORS	COLORBOND STEEL	SURFMIST
WINDOWS/ SLIDING DOORS	ALUMINIUM	SURFMIST

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SECTION

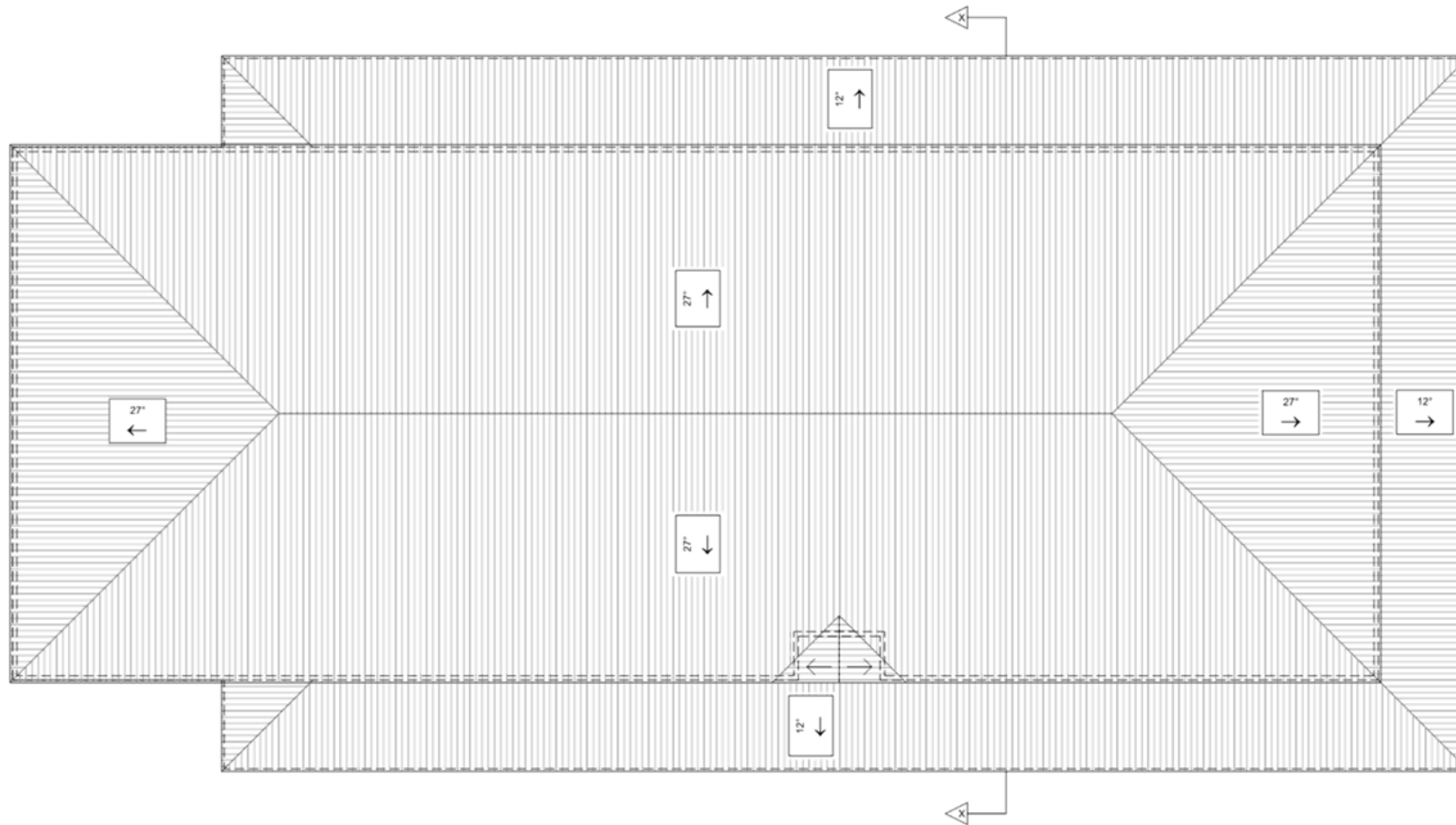


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ROOF PLAN



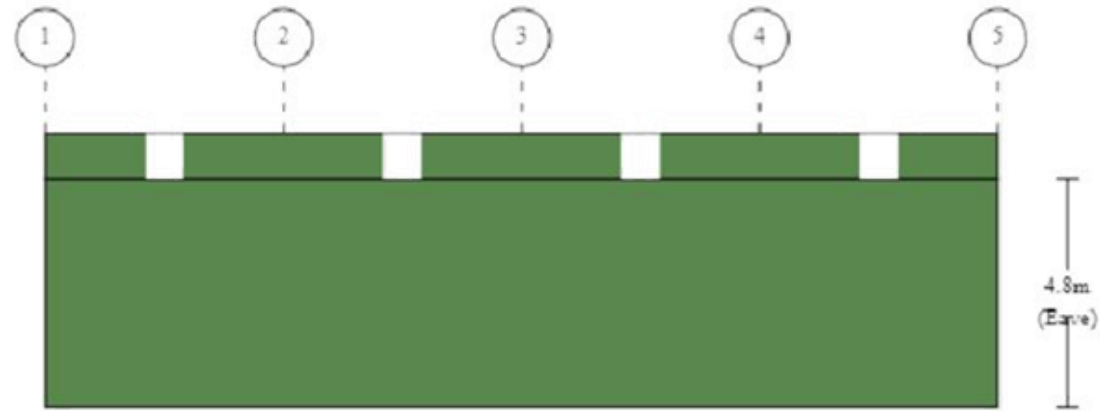
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Materials Schedule:

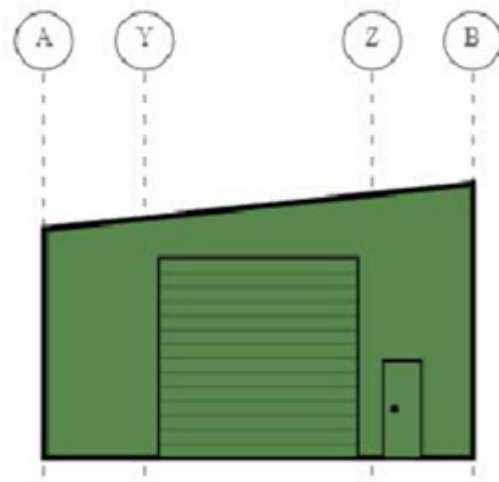


Colorbond Steel (Wallaby)
Roof & Wall Cladding

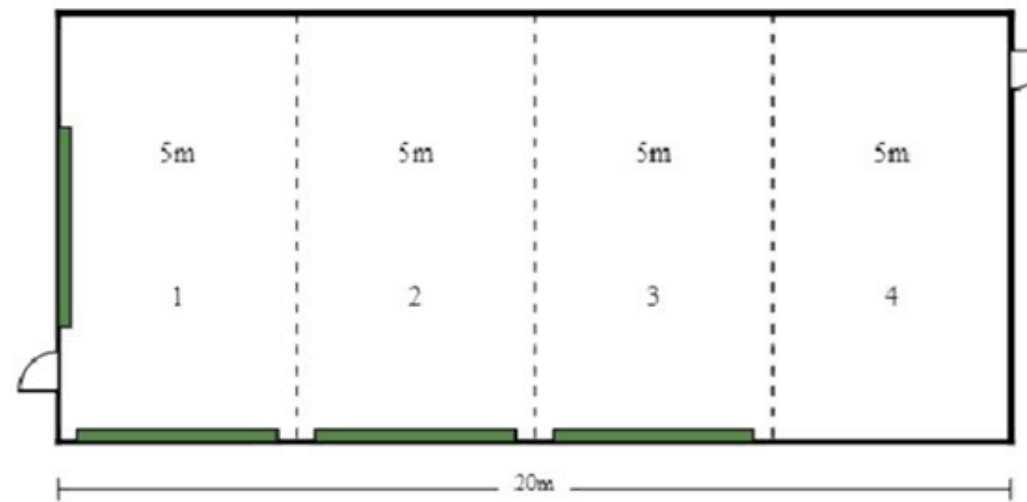
WALLABY®



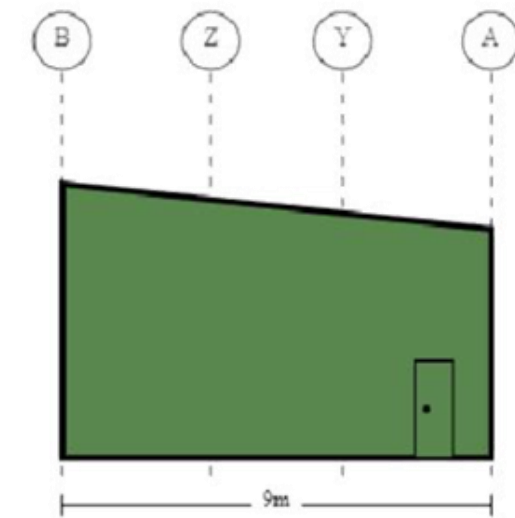
Left Side



Left End



Right Side



Right End



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RED LINE PLANS VICTORIA

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R1
Rev

Sketch Design
Description

14/06/2022
Date

VAN DER LINDEN, DAGMAR

Client ID: 156996132
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SHED DRAWINGS

Planning Application
Revision:
Drawing scale @ A3: 1:15
Date Plotted: 14/06/2023
Drawn by: \