

PHOTO No 1:
NO. 45 PALL MALL
VACANT



PHOTO No 2.
NO. 47 PALL MALL
DOUBLE STOREY DWELLING
BRICK/ WEATHERBOARD CLADDING, TILED HIP ROOF



PHOTO No 3.
NO. 49 PALL MALL
DOUBLE STOREY DWELLING
BRICK/ WEATHERBOARD CLADDING, TILED HIP ROOF



PHOTO No 4 (SUBJECT SITE)
NO. 11 FISHER STREET
DOUBLE STOREY DWELLING
BRICK CLADDING, METAL CLAD LOW PITCHED GABLE ROOF



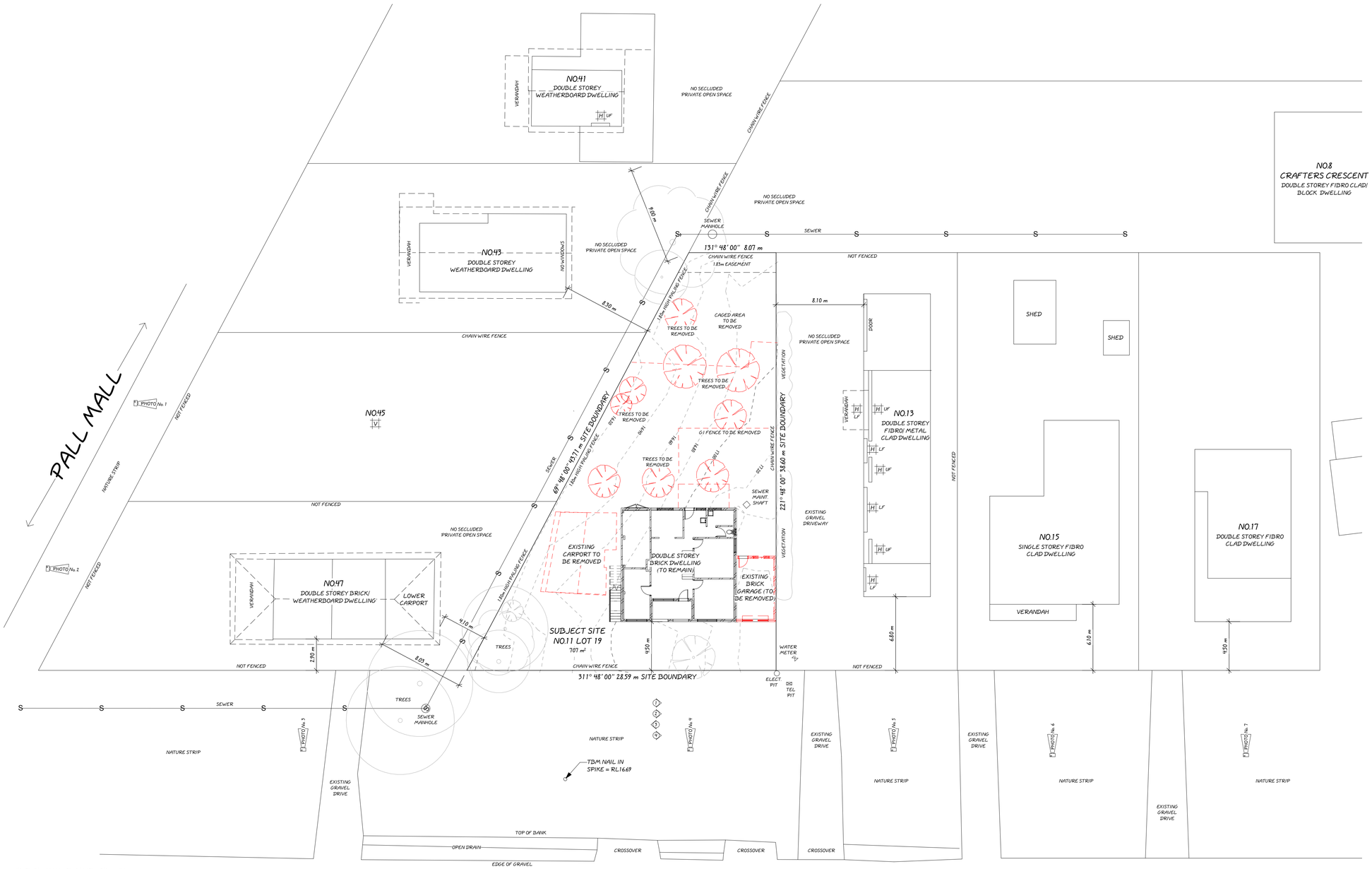
PHOTO No 5
NO. 13 FISHER STREET
DOUBLE STOREY DWELLING
FIBRO/ METAL CLADDING, METAL CLAD SKILLION ROOF



PHOTO No 6
NO. 15 FISHER STREET
SINGLE STOREY DWELLING
FIBRO CLADDING, METAL CLAD LOW PITCHED GABLE ROOF



PHOTO No 7:
NO. 17 FISHER STREET
DOUBLE STOREY DWELLING
FIBRO CLADDING, METAL CLAD LOW PITCHED GABLE ROOF




## SITE CONTEXT PLAN SCALE 1 : 200

SITE CONTEXT PLAN LEGEND

- PHOTO No 1 — POSITION OF PHOTO TAKEN
- 1 — 500m APPROX TO RECREATIONAL RESERVE/ PUBLIC SPORTS GROUND
- 2 — 1200m APPROX TO SHOPS & PUBLIC FACILITIES
- 3 — 200m APPROX TO BEACH
- 4 — 500m APPROX TO PUBLIC TRANSPORT

SITE SURVEY DONE BY NILSSON, NOEL & HOLMES
SURVEYORS REF: 8925

LEGEND

- V — VACANT LAND AT TIME OF INSPECTION
- H — HABITABLE ROOM WINDOW ON ADJOINING PROPERTY
- NH — NON-HABITABLE ROOM WINDOW ON ADJOINING PROPERTY
- SPOS — SECLUDED PRIVATE OPEN SPACE

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

| | | |
|---|---|---|
| PD8 | Town Planning Reqs | 22-08-20 sc |
| PD7 | Town Planning Reqs | 20-03-20 sc |
| PD6 | Client Changes | 11-11-19 sc |
| PD5 | Client Changes | 08-10-19 sc |
| PD4 | Town Planning Drawings | 08-04-19 sc |
| PD3 | Design Concept | 03-08-18 sc |
| PD2 | Design Concept | 28-06-18 rl |
| PD1 | Design Concept | 07-05-18 db |

REVISIONS:

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TITLE:
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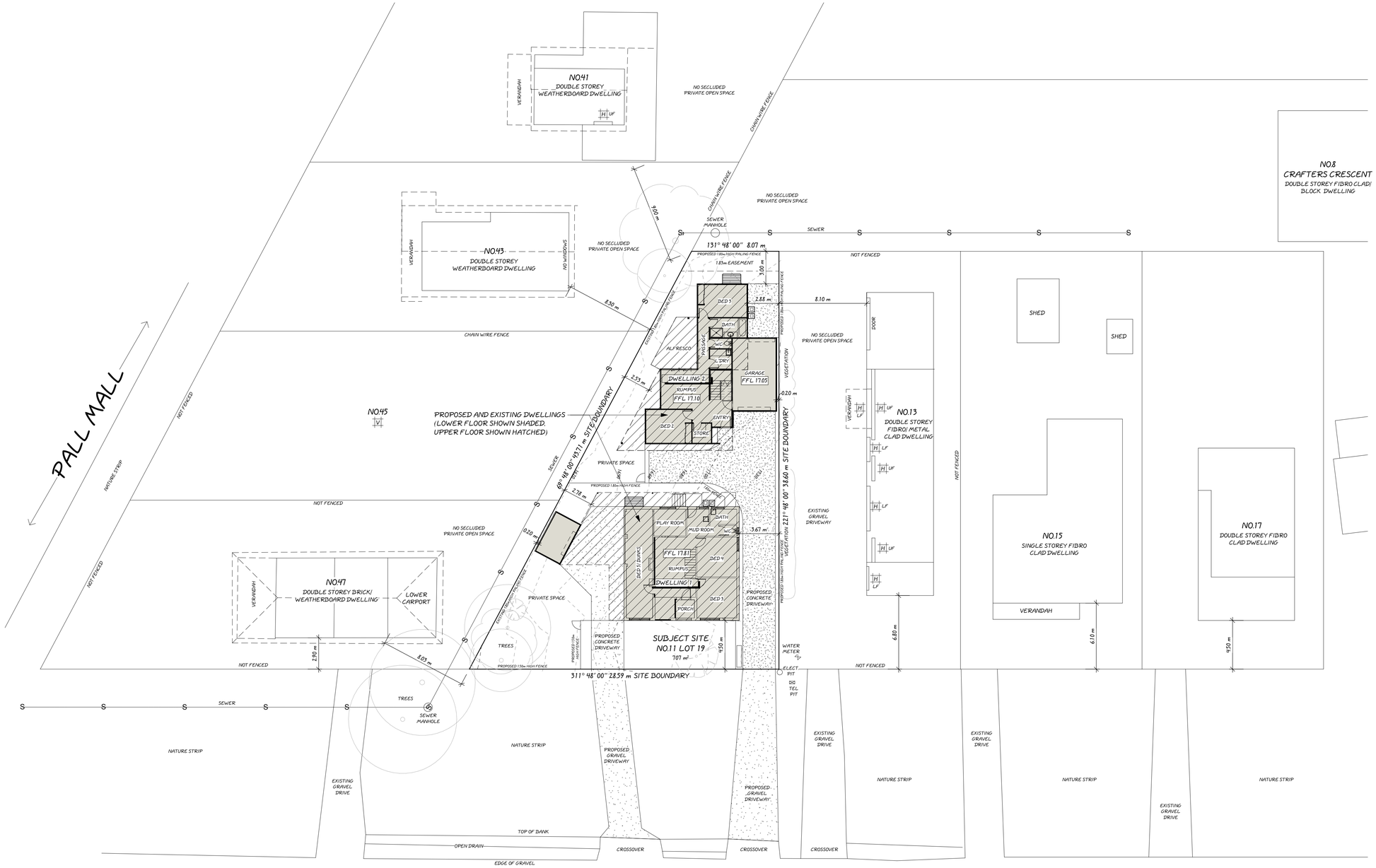
PROJECT:
PROPOSED ADDITIONS AND ALTERATIONS

ADDRESS:
11 FISHER STREET
VENTNOR

CLIENT:
H. JANSONS

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47 Graham Street Wonthaggi Vic 3995
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| SHEET SIZE: | A1 | SHEET No: | 1 of 5 |
| REF No: | D18058 | ISSUE: | PD8 |




## DESIGN RESPONSE PLAN SCALE 1 : 200

SITE SURVEY DONE BY NILSSON, NOEL & HOLMES
SURVEYORS REF: 8925

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| SHEET SIZE: | A1 | SHEET No: | 2 of 5 |
| REF No: | D18058 | ISSUE: | PD8 |

**PRELIMINARY ONLY**
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| SITE AREA | 707.47m² | |
|---|---|---|
| SITE COVERAGE | | |
| BUILDINGS: | 312.71m² | (44.20%) |
| PAVED AREAS: | 146.60m² | |
| TOTAL: | 459.31m² | (61.92%) |
| PERMEABILITY: | 248.16m² | (35.08%) |

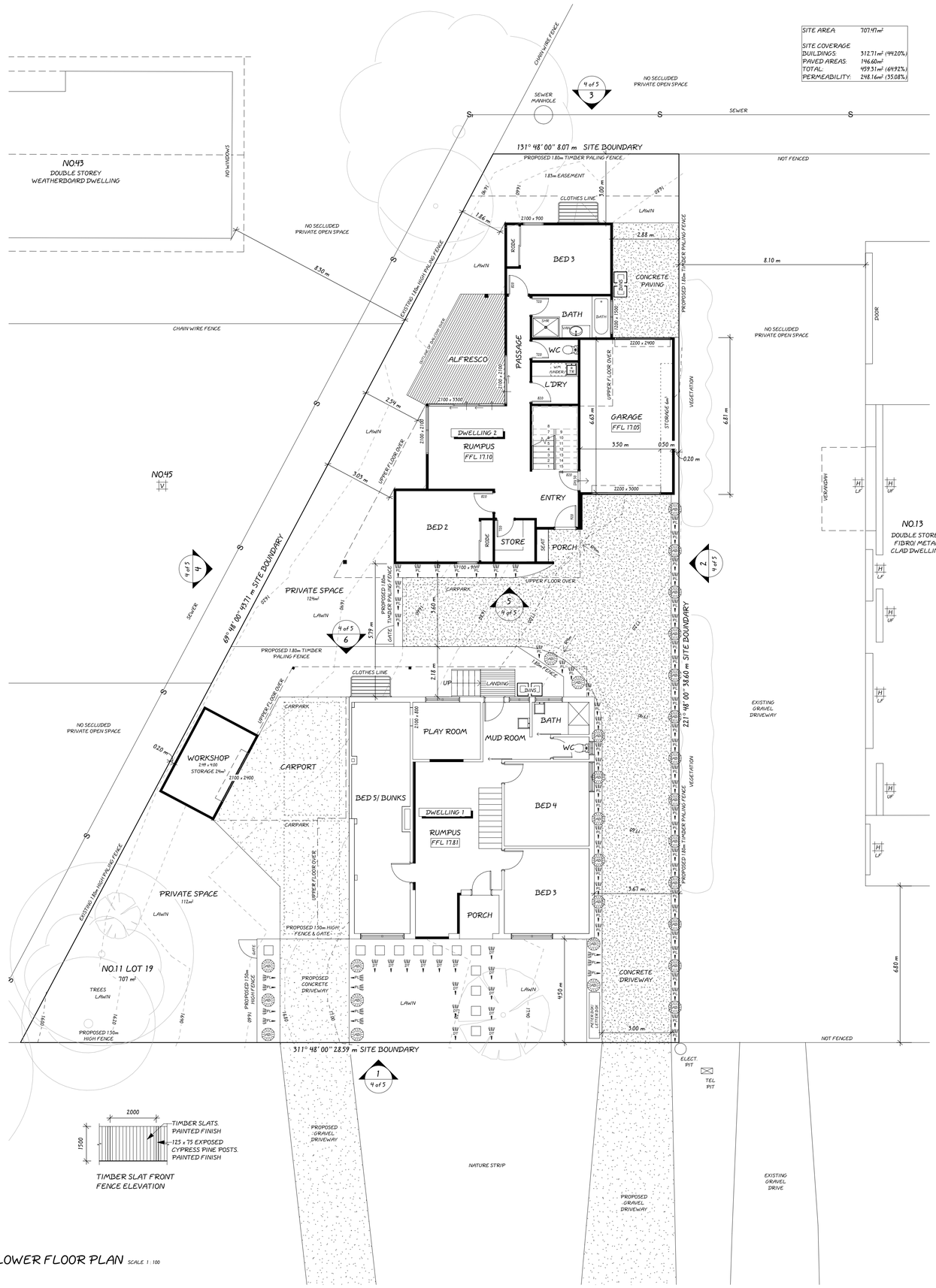
| DWELLING 1 AREAS | | |
|---|---|---|
| NAME | AREA | SQUARE |
| D1 UPPER LIVING: | 119.85 m² | 12.90 |
| D1 LOWER LIVING | 111.93 m² | 12.05 |
| | 231.78 m² | 24.95 |
| D1 W'SHOP | 11.17 m² | 1.20 |
| | 11.17 m² | 1.20 |
| D1 BALCONY: | 40.78 m² | 4.39 |
| | 40.78 m² | 4.39 |
| GRAND TOTAL: | 283.74 m² | 30.54 |

| DWELLING 2 AREAS | | |
|---|---|---|
| NAME | AREA | SQUARE |
| D2 UPPER LIVING: | 102.39 m² | 11.02 |
| D2 LOWER LIVING: | 80.93 m² | 8.71 |
| | 183.32 m² | 19.73 |
| D2 GARAGE: | 27.73 m² | 2.98 |
| | 27.73 m² | 2.98 |
| D2 PORCH: | 2.35 m² | 0.25 |
| D2 BALCONY: | 15.06 m² | 1.62 |
| D2 ALFRESCO | 15.06 m² | 1.62 |
| | 32.47 m² | 3.50 |
| GRAND TOTAL: | 249.52 m² | 26.21 |

SITE SURVEY DONE BY NILSSON, NOEL & HOLMES
SURVEYORS REF: 8925

## LEGEND

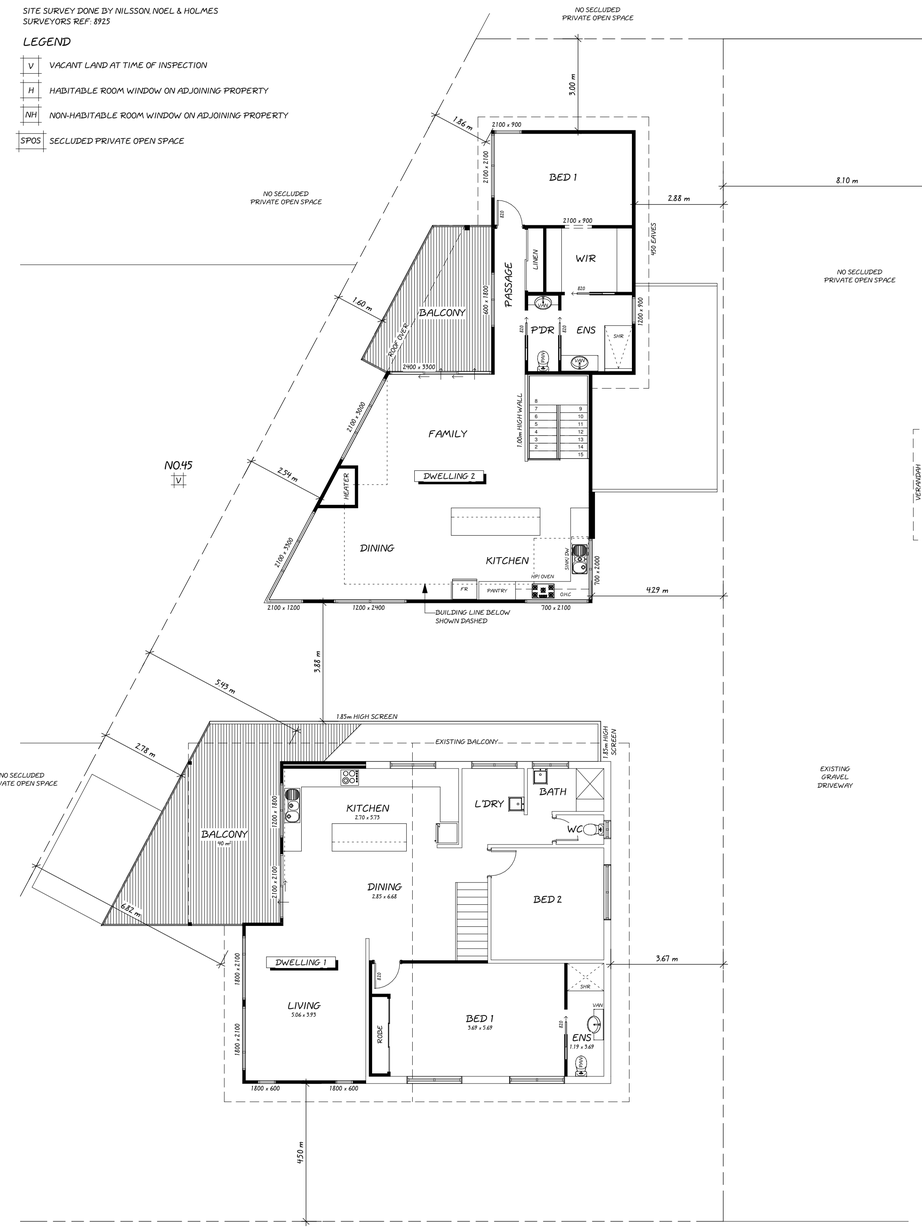
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## LOWER FLOOR PLAN SCALE 1 : 100




TIMBER SLAT FRONT FENCE ELEVATION




## UPPER FLOOR PLAN SCALE 1 : 100

| LANDSCAPE LEGEND | | |
|---|---|---|
| GRASSES / TUFFED PLANTS | | QTY |
| PL POA LABILLARDIERI | COMMON TUSSUK GRASS | 69 |
| AB ANIGOZANTHOS BUSH GEMS | KANGAROO PAW ASSORTED | 29 |
| DT DIANELLA TASMANICA | TASMAN FLAX-LILY | 22 |

## LANDSCAPING NOTES

### SOIL PREPARATION

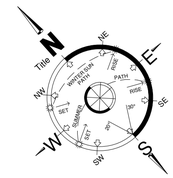
INTRODUCED MATERIAL SUCH AS CRUSHED ROCK, CONCRETE SPILLAGE, CONSTRUCTION WASTE AND ANY OTHER MATERIAL LIKELY TO INHIBIT PLANT GROWTH SHALL BE REMOVED FROM THE SITE OF ANY PLANTING BEDS AND LAWN AREAS. ALL RUBBISH / VEGETATIVE SPOIL IS TO BE REMOVED FROM THE SITE. ANY WEED GROWTH IN EXISTING TOP SOIL IS TO BE APPROPRIATELY CONTROLLED USING PHYSICAL OR CHEMICAL MEANS. EXISTING TOP SOIL IN PLANTING AREAS IS TO BE PRESERVED SO THAT IT IS NOT FURTHER COMPACTED BY SITE MACHINERY AND SO THAT NO RUBBLE OR BUILDING SUPPLIES ARE STORED IN THESE AREAS. EXISTING SOIL WHICH IS ALREADY COMPACTED IS TO BE CULTIVATED THROUGH RIPPING OR OTHER APPROPRIATE MEASURES TO A MINIMUM DEPTH OF 100mm.
ANY IMPORTED SOIL IS TO BE FREE OF WEEDS, RUBBLE AND ANY OTHER MATERIAL LIKELY TO INHIBIT PLANT GROWTH AND IS TO BE OF A MEDIUM TEXTURE (SANDY LOAM) WITH A pH OF 6.0-7.0.
ANY IMPORTED SOIL IS TO BE LAID OVER A PREPARED SUB-BASE WHICH HAS HAD ANY MATERIALS LIKELY TO INHIBIT PLANT GROWTH (e.g. RUBBLE AND LARGE ROCKS) REMOVED. THIS SOIL IS THEN TO BE SPREAD TO THE APPROPRIATE DEPTH AND CULTIVATED INTO THE EXISTING SITE SOIL TO A MINIMUM DEPTH OF 150mm. IMPORTED TOP SOIL IS TO BE LIGHTLY AND UNIFORMLY COMPACTED IN 150mm LAYERS TO A MINIMUM DEPTH OF 300mm ON EXCAVATED PLANTING BEDS AND 450mm IN TREE PLANTING AREAS

### MULCHING

ORGANIC MULCH IS TO BE SUPPLIED TO ALL GARDEN BEDS. IT IS TO BE OF CHIPPED OR SHREDDED VEGETATIVE MATERIAL WITH PARTICLES IN THE SIZE RANGE 25 TO 50mm IN PLAN AND 5 TO 10mm IN THICKNESS. MULCH SHALL BE FREE OF EXTRANEOUS MATTER SUCH AS SOIL, WEEDS AND STICKS.
MULCH IS TO BE STOCKPILED AND THOROUGHLY WEATHERED PRIOR TO DELIVERY. THIS MULCH SHALL BE LAID TO A MINIMUM DEPTH OF 75mm AND IS NOT TO COME INTO CONTACT WITH PLANT STEMS, BUT SHALL BE KEPT BACK 100mm FROM THE STEMS OF ALL PLANTS TO PREVENT COLLAR ROT.

### PLANTING

PLANTING SHALL BE CARRIED OUT USING ACCEPTED HORTICULTURAL PRACTICES WITH ALL PLANTS CONFORMING TO THE SPECIES, SIZE AND QUANTITIES INDICATED IN THE PLANT SCHEDULE APPEARING ON THIS PLAN. PLANTS SHALL BE THOROUGHLY SOAKED THROUGH IMMERSION IN WATER PRIOR TO PLANTING AND IF THE PLANTING SOIL IS VERY DRY THEN THE PLANTING HOLE IS ALSO TO BE FILLED WITH WATER AND ALLOWED TO DRAIN COMPLETELY.
PLANTING HOLES FOR SHRUBS AND GROUNDCOVERS ARE TO BE A MINIMUM OF 75mm LARGER THAN THE PLANTING HOLE IN ALL DIRECTIONS. SEMI-ADVANCED TREE PLANTING HOLES ARE TO BE THE SAME DEPTH AS THE ROOTBALL AND 2-3 TIMES ITS DIAMETER, WITH THE TOP OF THE ROOTBALL BEING AT GRADE.
A 75mm HIGH BERM IS TO BE CONSTRUCTED AT THE EDGE OF THE ROOTBALL TO HOLD WATER. ALL PLANTS ARE TO BE THOROUGHLY WATERED AFTER PLANTING AND SLOW RELEASE FERTILISER ADDED AT THE QUANTITIES SPECIFIED BY THE MANUFACTURE.




| | | | |
|---|---|---|---|
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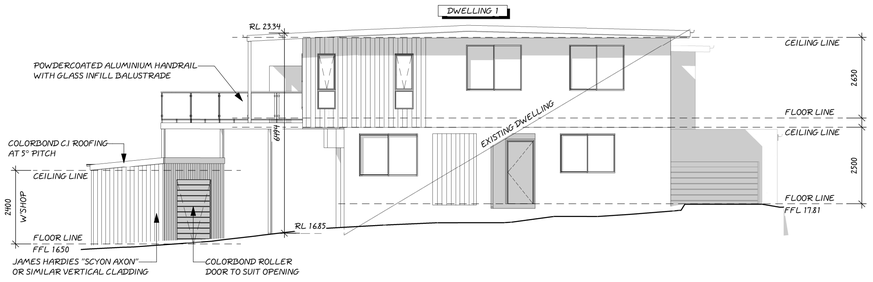
PROJECT:
PROPOSED ADDITIONS AND ALTERATIONS

ADDRESS:
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VENTNOR

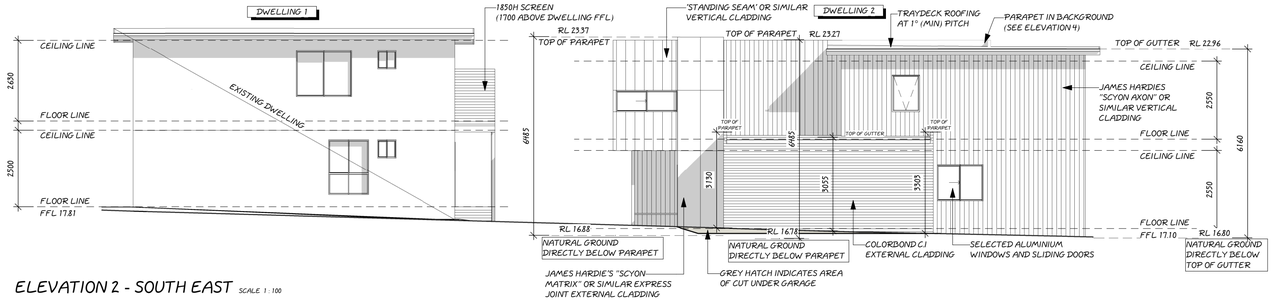
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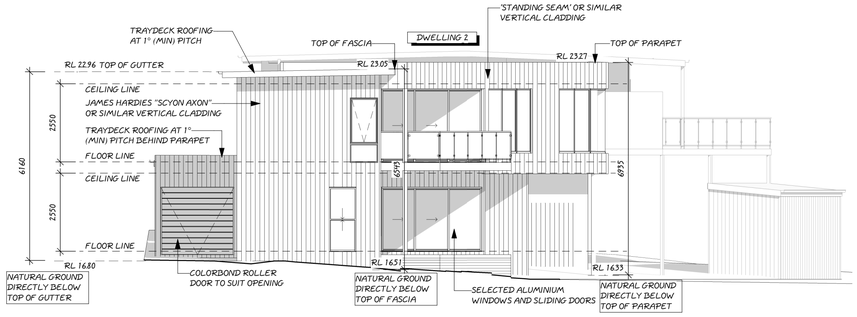
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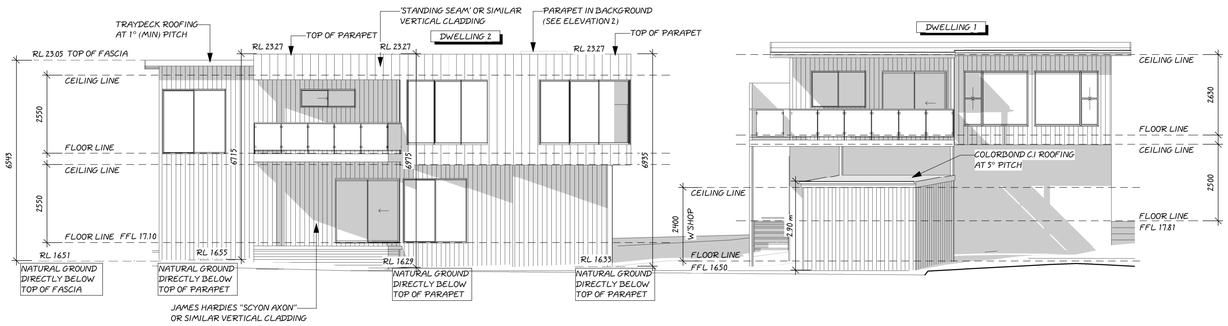

ELEVATION 1 - SOUTH WEST SCALE 1 : 100




ELEVATION 2 - SOUTH EAST SCALE 1 : 100

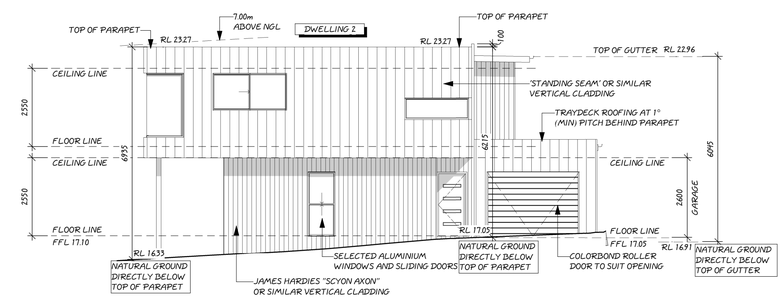



ELEVATION 3 - NORTH EAST SCALE 1 : 100

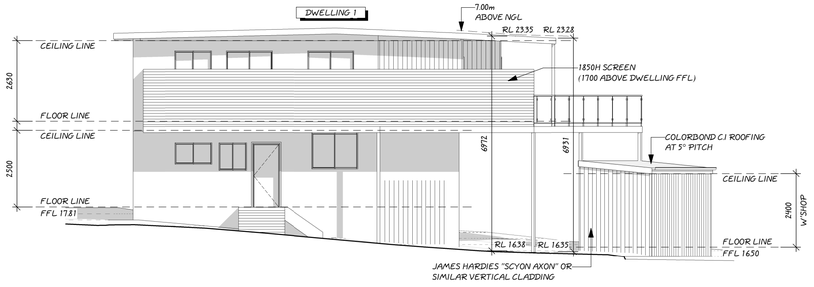



ELEVATION 4 - NORTH WEST SCALE 1 : 100

**PRELIMINARY ONLY**
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ELEVATION 5 - SOUTH WEST SCALE 1 : 100




ELEVATION 6 - NORTH EAST SCALE 1 : 100

| COLOURS & MATERIALS SCHEDULE | | |
|---|---|---|
| ELEMENT | MATERIAL | COLOUR |
| ROOFING | COLORBOND CUSTOM ORB/ TRAYDECK | COLORBOND SHALE GREY |
| GUTTERS | COLORBOND QUAD | COLORBOND MONUMENT |
| FASCIA | COLORBOND | COLORBOND MONUMENT |
| WINDOW FRAMES | POWDERCOATED ALUMINIUM | BLACK |
| EXTERNAL WALLS | COLORBOND CUSTOM ORB | COLORBOND SHALE GREY |
| | JAMES HARDIE'S AXON | SHALE GREY |
| | JAMES HARDIE'S MATRIX | WHITE |
| | STANDING SEAM CLADDING | COLORBOND MONUMENT |
| ROLLER DOORS | COLORBOND | COLORBOND MONUMENT |

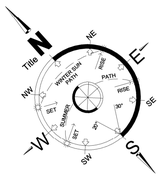
COLORS & FINISHES ARE INDICATIVE AND MAY CHANGE DUE TO AVAILABILITY OF PRODUCTS AND FINAL APPROVAL BY OWNER



PERSPECTIVE 1 NOT TO SCALE



PERSPECTIVE 2 NOT TO SCALE




| | | | |
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REVISIONS.

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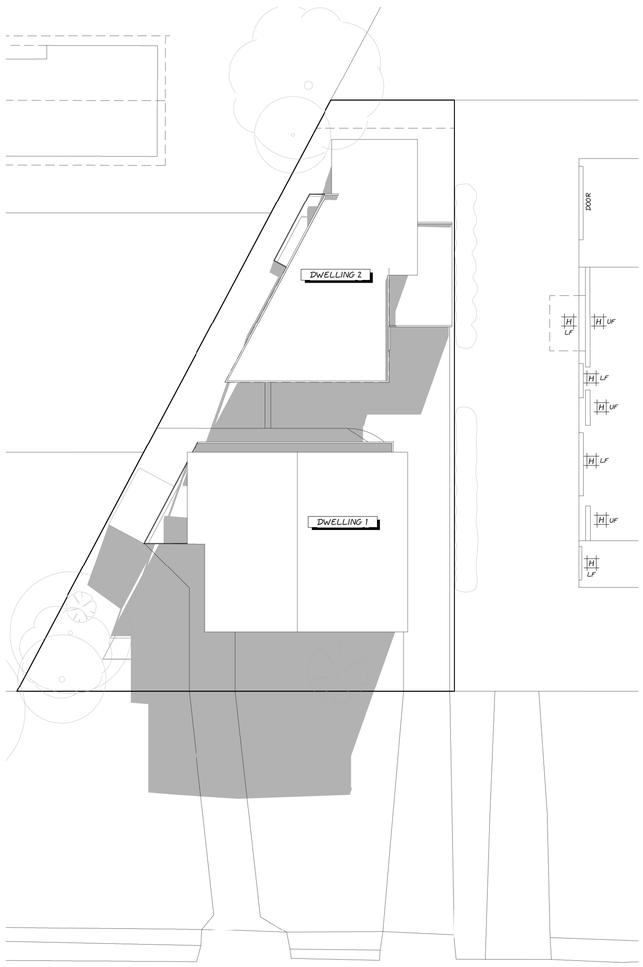
PROJECT:
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ADDRESS:
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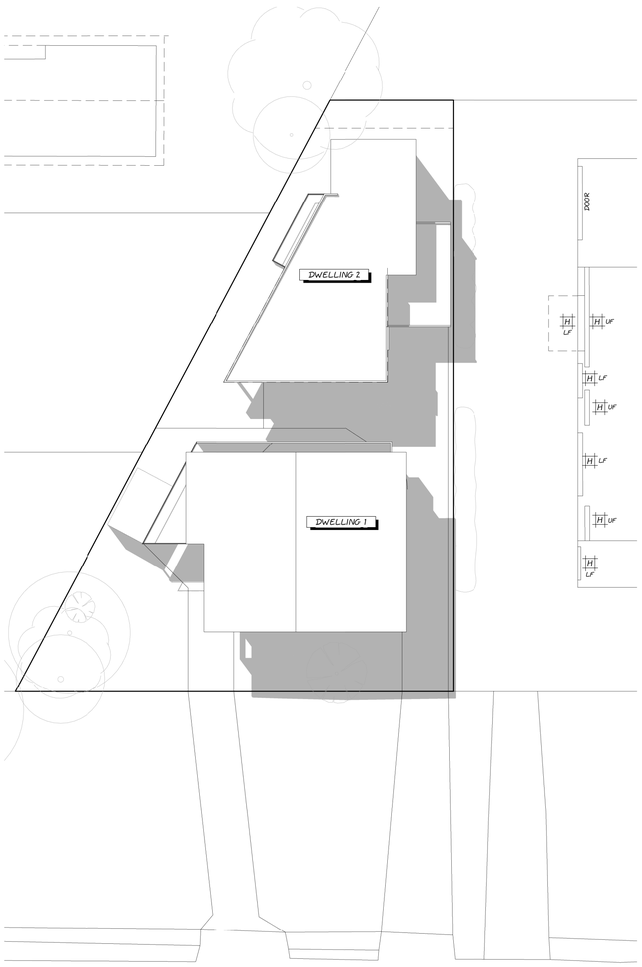
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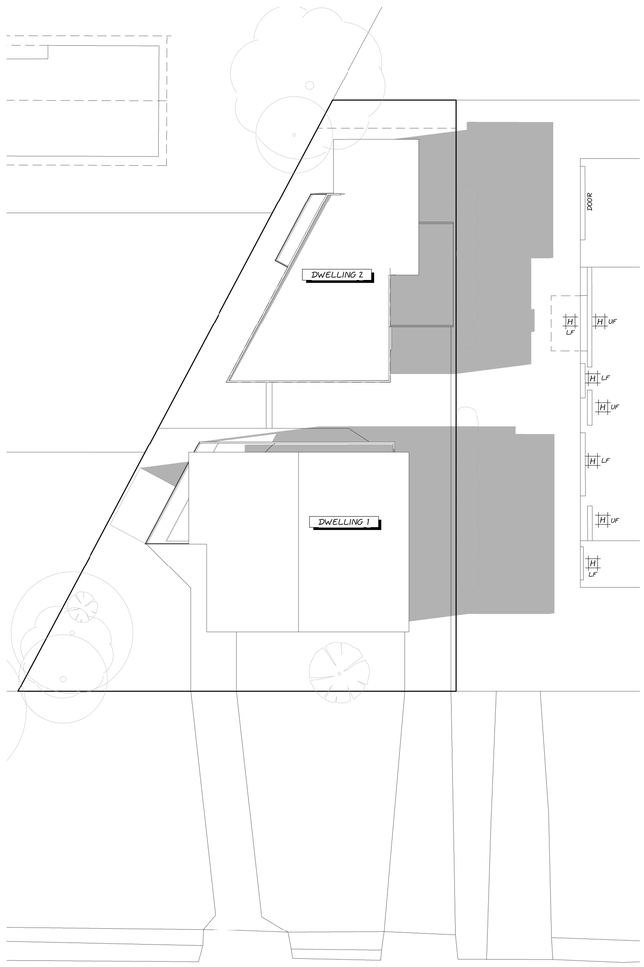
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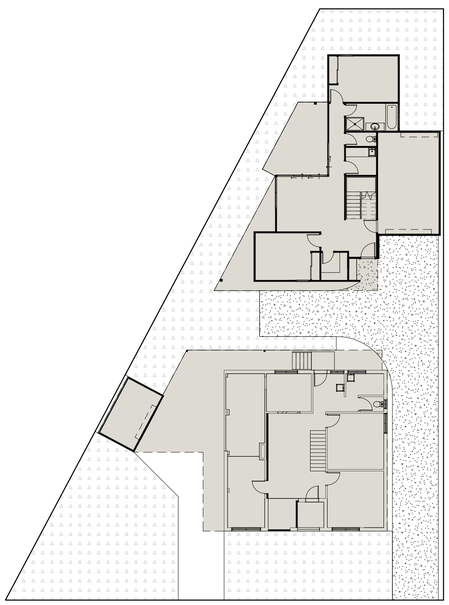

SHADOW DIAGRAM - 9AM SEP 22 SCALE 1 : 200




SHADOW DIAGRAM - 12PM SEP 22 SCALE 1 : 200




SHADOW DIAGRAM - 3PM SEP 22 SCALE 1 : 200



BUILDING COVERAGE
312.71m²

GARDEN AREA
250.09m² 35.35%

DRIVEWAY (EXCLUDING AREA UNDER BUILDINGS)
132.28m²

GARDEN AREAS PLAN SCALE 1 : 200

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TIMBER SLAT FRONT FENCE ELEVATION

LOWER FLOOR PLAN SCALE 1 : 100




UPPER FLOOR PLAN SCALE 1 : 100

**LANDSCAPE LEGEND**

| GRASSES / TUFFED PLANTS | | | QTY |
|---|---|---|---|
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## LANDSCAPING NOTES

### SOIL PREPARATION

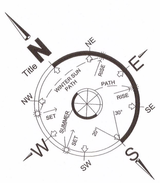
INTRODUCED MATERIAL SUCH AS CRUSHED ROCK, CONCRETE SPILLAGE, CONSTRUCTION WASTE AND ANY OTHER MATERIAL LIKELY TO INHIBIT PLANT GROWTH SHALL BE REMOVED FROM THE SITE OF ANY PLANTING BEDS AND LAWN AREAS. ALL RUBBISH / VEGETATIVE SPOIL IS TO BE REMOVED FROM THE SITE. ANY WEED GROWTH IN EXISTING TOP SOIL IS TO BE APPROPRIATELY CONTROLLED USING PHYSICAL OR CHEMICAL MEANS. EXISTING TOP SOIL IN PLANTING AREAS IS TO BE PRESERVED SO THAT IT IS NOT FURTHER COMPACTED BY SITE MACHINERY AND SO THAT NO RUBBLE OR BUILDING SUPPLIES ARE STORED IN THESE AREAS. EXISTING SOIL WHICH IS ALREADY COMPACTED IS TO BE CULTIVATED THROUGH RIPPING OR OTHER APPROPRIATE MEASURES TO A MINIMUM DEPTH OF 100mm.
ANY IMPORTED SOIL IS TO BE FREE OF WEEDS, RUBBLE AND ANY OTHER MATERIAL LIKELY TO INHIBIT PLANT GROWTH AND IS TO BE OF A MEDIUM TEXTURE, SANDY LOAM, WITH A pH OF 6.0-7.0.
ANY IMPORTED SOIL IS TO BE LAID OVER A PREPARED SUB-BASE WHICH HAS HAD ANY MATERIALS LIKELY TO INHIBIT PLANT GROWTH (e.g. RUBBLE AND LARGE ROCKS) REMOVED. THIS SOIL IS THEN TO BE SPREAD TO THE APPROPRIATE DEPTH AND CULTIVATED INTO THE EXISTING SITE SOIL TO A MINIMUM DEPTH OF 150mm. IMPORTED TOP SOIL IS TO BE LIGHTLY AND UNIFORMLY COMPACTED IN 150mm LAYERS TO A MINIMUM DEPTH OF 300mm ON EXCAVATED PLANTING BEDS AND 450mm IN TREE PLANTING AREAS

### MULCHING

ORGANIC MULCH IS TO BE SUPPLIED TO ALL GARDEN BEDS. IT IS TO BE OF CHIPPED OR SHREDDED VEGETATIVE MATERIAL WITH PARTICLES IN THE SIZE RANGE 15 TO 50mm IN PLAN AND 5 TO 10mm IN THICKNESS. MULCH SHALL BE FREE OF EXTRANEOUS MATTER SUCH AS SOIL, WEEDS AND STICKS.
MULCH IS TO BE STOCKPILED AND THOROUGHLY WEATHERED PRIOR TO DELIVERY. THIS MULCH SHALL BE LAID TO A MINIMUM DEPTH OF 75mm AND IS NOT TO COME INTO CONTACT WITH PLANT STEMS, BUT SHALL BE KEPT BACK 100mm FROM THE STEMS OF ALL PLANTS TO PREVENT COLLAR ROT.

### PLANTING

PLANTING SHALL BE CARRIED OUT USING ACCEPTED HORTICULTURAL PRACTICES WITH ALL PLANTS CONFORMING TO THE SPECIES, SIZE AND QUANTITIES INDICATED IN THE PLANT SCHEDULE APPEARING ON THIS PLAN. PLANTS SHALL BE THOROUGHLY SOAKED THROUGH IMMERSION IN WATER PRIOR TO PLANTING AND IF THE PLANTING SOIL IS VERY DRY THEN THE PLANTING HOLE IS ALSO TO BE FILLED WITH WATER AND ALLOWED TO DRAIN COMPLETELY.
PLANTING HOLES FOR SHRUBS AND GROUNDCOVERS ARE TO BE A MINIMUM OF 75mm LARGER THAN THE PLANTING HOLE IN ALL DIRECTIONS. SEMI-ADVANCED TREE PLANTING HOLES ARE TO BE THE SAME DEPTH AS THE ROOTBALL AND 2-3 TIMES ITS DIAMETER, WITH THE TOP OF THE ROOTBALL BEING AT GRADE.
A 75mm HIGH BERM IS TO BE CONSTRUCTED AT THE EDGE OF THE ROOTBALL TO HOLD WATER. ALL PLANTS ARE TO BE THOROUGHLY WATERED AFTER PLANTING AND SLOW RELEASE FERTILLISER ADDED AT THE QUANTITIES SPECIFIED BY THE MANUFACTURE.




| | | |
|---|---|---|
| PD8 | Town Planning Reqs | 22-08-20 sc |
| PD7 | Town Planning Reqs | 20-05-20 sc |
| PD6 | Client Changes | 11-11-19 sc |
| PD5 | Client Changes | 08-10-19 sc |
| PD4 | Town Planning Drawings | 08-09-19 sc |
| PD3 | Design Concept | 03-08-18 sc |
| PD2 | Design Concept | 28-06-18 rl |
| PD1 | Design Concept | 07-05-18 db |

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TITLE:
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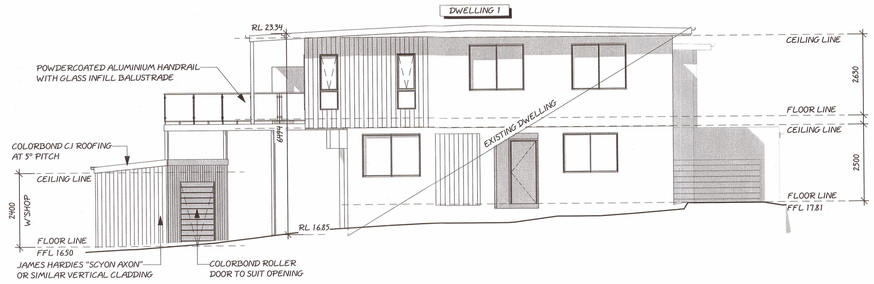
PROJECT:
PROPOSED ADDITIONS AND ALTERATIONS

ADDRESS:
11 FISHER STREET
VENTNOR

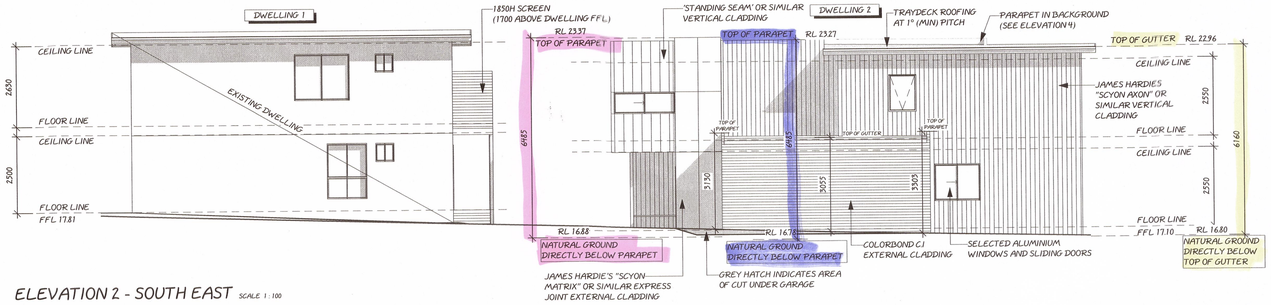
CLIENT:
H. JANSONS

db design
building design & drafting
Registered Building Practitioner No. DP-AD 93
(03) 5672 1144
93 Graham Street Wonthaggi Vic 3995
www.dbdesign.au

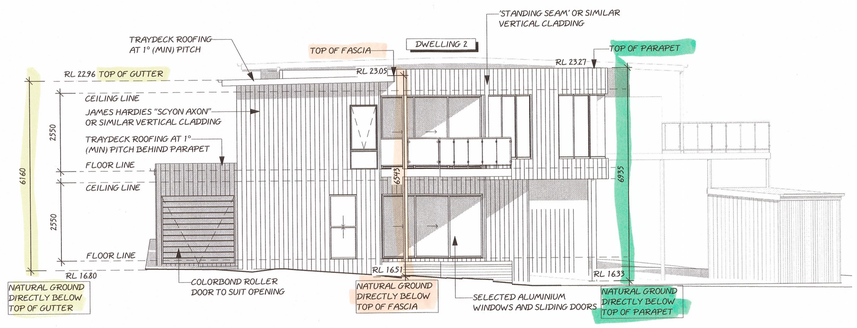
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| DRAWN: | sc | CHECKED: | db |
| SHEET SIZE: | A1 | SHEET No: | 3 of 5 |
| REF No: | D18058 | ISSUE: | PD8 |



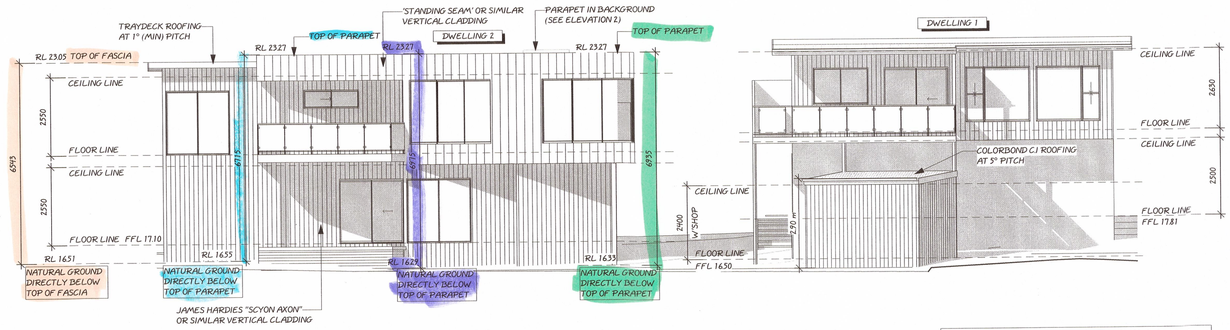

ELEVATION 1 - SOUTH WEST SCALE 1 : 100




ELEVATION 2 - SOUTH EAST SCALE 1 : 100

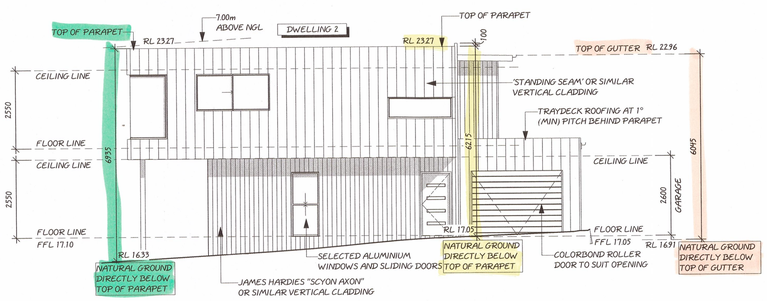



ELEVATION 3 - NORTH EAST SCALE 1 : 100

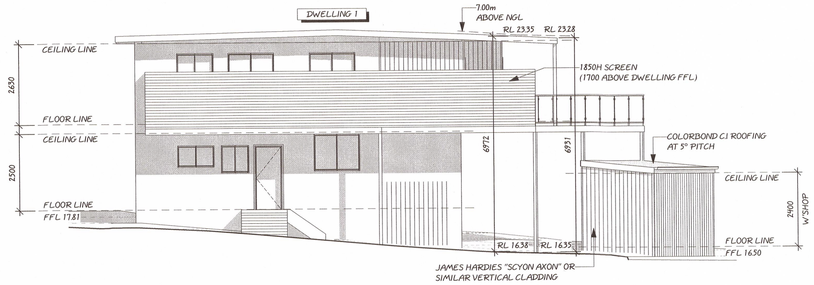



ELEVATION 4 - NORTH WEST SCALE 1 : 100

PRELIMINARY ONLY
NOT FOR CONSTRUCTION



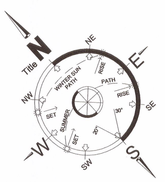

ELEVATION 5 - SOUTH WEST SCALE 1 : 100

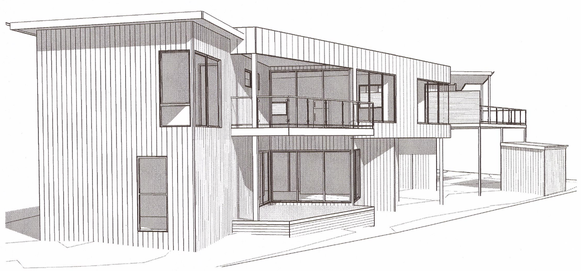



ELEVATION 6 - NORTH EAST SCALE 1 : 100

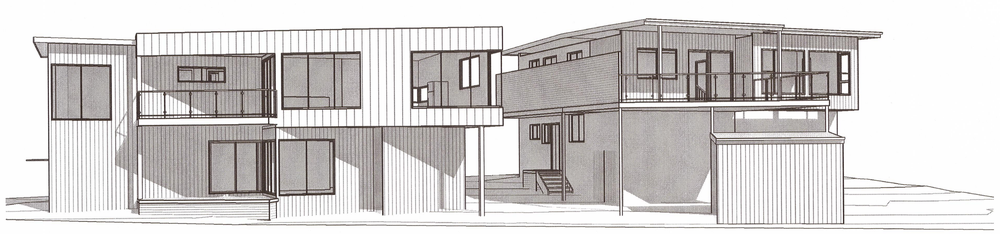
| COLOURS & MATERIALS SCHEDULE | | |
|---|---|---|
| ELEMENT | MATERIAL | COLOUR |
| ROOFING | COLORBOND CUSTOM ORB/ TRAYDECK | COLORBOND SHALE GREY |
| GUTTERS | COLORBOND QUAD | COLORBOND MONUMENT |
| FASCIA | COLORBOND | COLORBOND MONUMENT |
| WINDOW FRAMES | POWDERCOATED ALUMINIUM | BLACK |
| EXTERNAL WALLS | COLORBOND CUSTOM ORB | COLORBOND SHALE GREY |
| | JAMES HARDIE'S AXON | SHALE GREY |
| | JAMES HARDIE'S MATRIX | WHITE |
| | STANDING SEAM CLADDING | COLORBOND MONUMENT |
| ROLLER DOORS | COLORBOND | COLORBOND MONUMENT |

COLORS & FINISHES ARE INDICATIVE AND MAY CHANGE DUE TO AVAILABILITY OF PRODUCTS AND FINAL APPROVAL BY OWNER



PERSPECTIVE 1 NOT TO SCALE



PERSPECTIVE 2 NOT TO SCALE

| | | | |
|---|---|---|---|
| PD8 | Town Planning Reqs | 22-08-20 | sc |
| PD7 | Town Planning Reqs | 20-03-20 | sc |
| PD6 | Client Changes | 11-11-19 | sc |
| PD5 | Client Changes | 08-10-19 | sc |
| PD4 | Town Planning Drawings | 08-09-19 | sc |
| PD3 | Design Concept | 05-08-18 | sc |
| PD2 | Design Concept | 28-06-18 | rl |
| PD1 | Design Concept | 07-05-18 | db |

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