

BRICK GARAGE

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- NOTES:**
- This plan is to be read in conjunction with the Plan of Survey (25229F1), the Ground Floor Plan (25229P3), the upper Floor Plan (25229P4), the Building Elevations (25229P5 sheets 1-4), the Shadow Diagrams (25229P6 sheets 1 & 2), the Proposed Subdivision Plan (25229P7), the Garden Area Plan (25229P8) and the Landscape Plan (25229L01). It has been prepared as part of a town planning submission.
 - Car Parking & Access-**
 Unit 1- The proposed double storey dwelling has four bedrooms and an attached double garage.
 Access- A proposed concrete crossover will provide private access to Unit 1 off Lum Road.
 Unit 2- The proposed double storey dwelling has four bedrooms and an attached double garage.
 Unit 3- The proposed double storey dwelling has four bedrooms and an attached double garage.
 Unit 4- The proposed double storey dwelling has four bedrooms and an attached double garage.
 Unit 5- The proposed single storey dwelling has three bedrooms and an attached double garage.
 Unit 6- The proposed single storey dwelling has three bedrooms and an attached double garage.
 Unit 7- The proposed double storey dwelling has four bedrooms and an attached double garage.
 Unit 8- The proposed double storey dwelling has four bedrooms and an attached double garage.
 Unit 9- The proposed double storey dwelling has four bedrooms and an attached double garage.
 Access- A proposed double concrete crossover will provide access to Units 2-9 off Lum Road via a common property driveway.
 Unit 10- The proposed double storey dwelling has three bedrooms and an attached double garage.
 Access- A proposed concrete crossover will provide private access to Unit 10 off Lum Road.
 - Overlooking-**
 The proposed dwellings have been designed to overlook their own internal open space, common driveway or street.
 Trellis & obscure glazing is proposed to prevent overlooking as required. Screening vegetation will be used to soften fenestration and further prevent overlooking where considered necessary (See Landscape Plan).
 - Shadows-**
 Refer to the Shadow Diagrams (25229P6 sheets 1 & 2) for solar access to all Units.
 - Daylight to habitable windows-**
 Adequate daylight is available to all existing and proposed habitable windows with 1m clear to the sky achieved for all.
 - Spot levels and contours shown are to the Australian Height Datum.**
 - Sightline Splay -** 2m x 2.5m splay to be 50% clear of visual obstructions above 900mm in height.



DEVELOPMENT SUMMARY:

Site Area:	3656m²
Proposed density:	1 per 365.6m²
Unit 1: Area-	405m²
Ground floor area (inc. garage, alfresco & porch)	147m²
Upper floor area-	85m²
Total floor area-	232m²/25sq
Private open space-	124m²
Secluded private open space-	106m²
Unit 2: Area-	310m²
Ground floor area (inc. garage, alfresco & porch)	160m²
Upper floor area-	105m²
Total floor area-	265m²/28sq
Private open space-	30m²
Secluded private open space-	104m²
Unit 3: Area-	300m²
Ground floor area (inc. garage, alfresco & porch)	164m²
Upper floor area-	109m²
Total floor area-	273m²/29sq
Private open space-	27m²
Secluded private open space-	104m²
Unit 4: Area-	302m²
Ground floor area (inc. garage, alfresco & porch)	161m²
Upper floor area-	106m²
Total floor area-	267m²/29sq
Private open space-	17m²
Secluded private open space-	122m²
Unit 5: Area-	340m²
Ground floor area (inc. garage, alfresco & porch)	190m²/20sq
Secluded private open space-	157m²
Unit 6: Area-	307m²
Ground floor area (inc. garage, alfresco & porch)	181m²/19sq
Private open space-	6m²
Secluded private open space-	130m²
Unit 7: Area-	300m²
Ground floor area (inc. garage & porch)	147m²
Upper floor area-	100m²
Total floor area-	247m²/27sq
Private open space-	26m²
Secluded private open space-	121m²
Unit 8: Area-	300m²
Ground floor area (inc. garage & porch)	147m²
Upper floor area-	95m²
Total floor area-	242m²/26sq
Private open space-	29m²
Secluded private open space-	98m²
Unit 9: Area-	390m²
Ground floor area (inc. garage, alfresco & porch)	165m²
Upper floor area-	101m²
Total floor area-	255m²/27sq
Private open space-	287m²
Secluded private open space-	206m²
Central Driveway:	702m²
Site Coverage (buildings):	1462m² = 40%
Impervious Surfaces:	
Buildings-	1462m²
Driveways & paving-	385m²
Total impervious-	1847m² = 51%
Permeable area:	49%

- LEGEND:**
- Proposed tree: (Green circle with dot)
 - Existing tree: (Green circle with cross)
 - Tree/shrub to be removed: (Red dashed circle)
 - Proposed fence: (Red dashed line)
 - Existing fence: (Blue solid line)
 - Proposed retaining wall: (Red dashed line with cross-hatch)
 - Proposed lot boundary: (Red solid line)
 - Proposed spot level: (Green arrow with number)
 - Sewer Line: (Red line with 'S')
 - Sightline Splay: (Green triangle)
 - Party Wall Easement: (Blue hatched area)
 - Existing Easement: (Red hatched area)

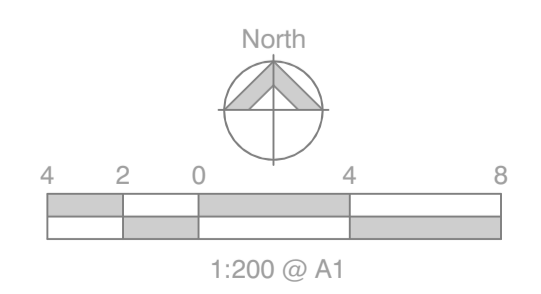
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01	Prepared for planning purposes	AH	MB	16/06/2020

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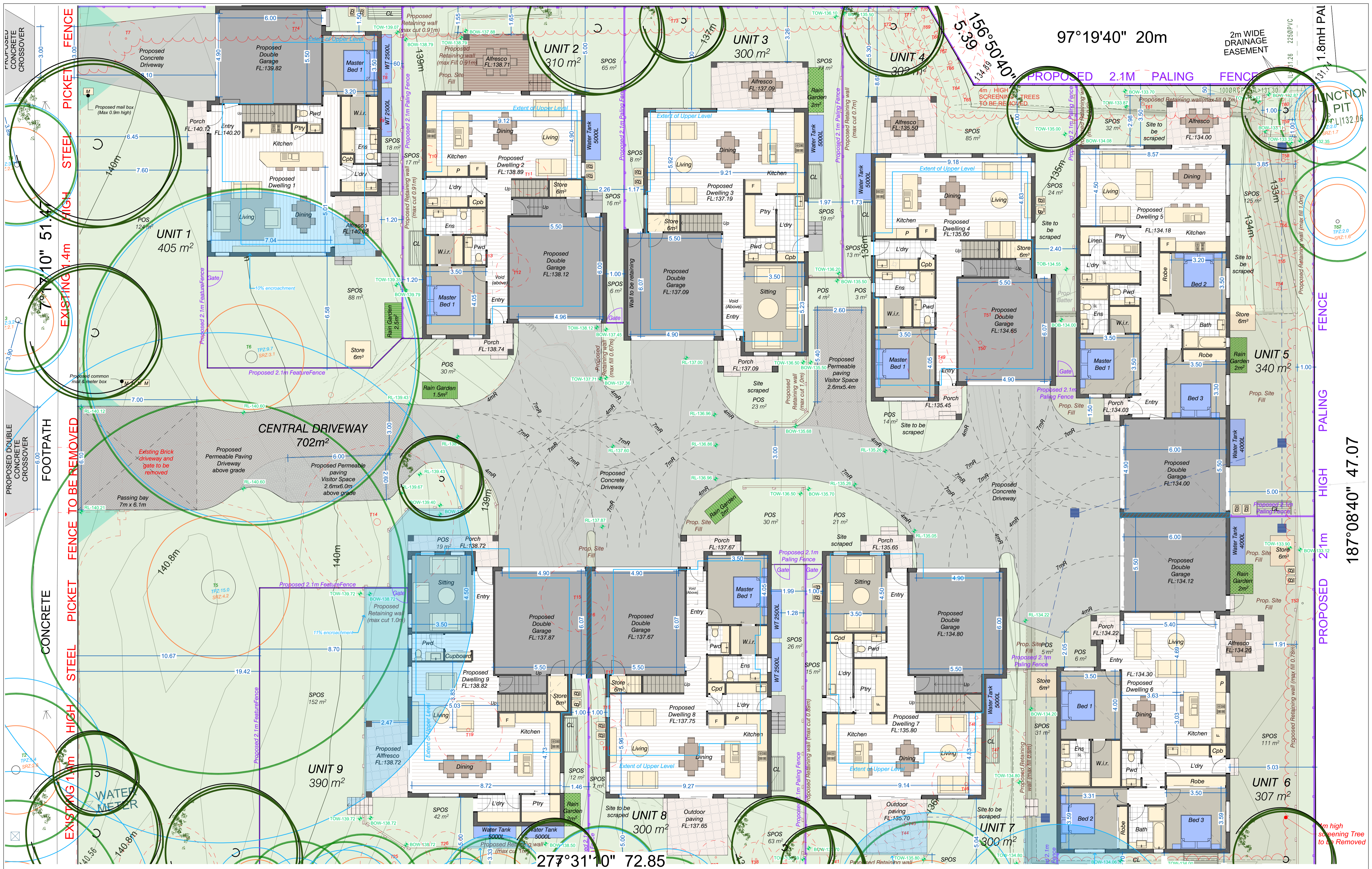
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OVERALL SITE LAYOUT PLAN
 PROPOSED DEVELOPMENT
 112-116 Lum Road, Wheelers Hill
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 25229 P2
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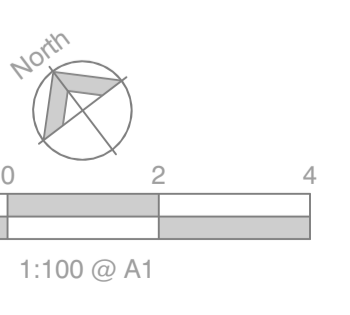
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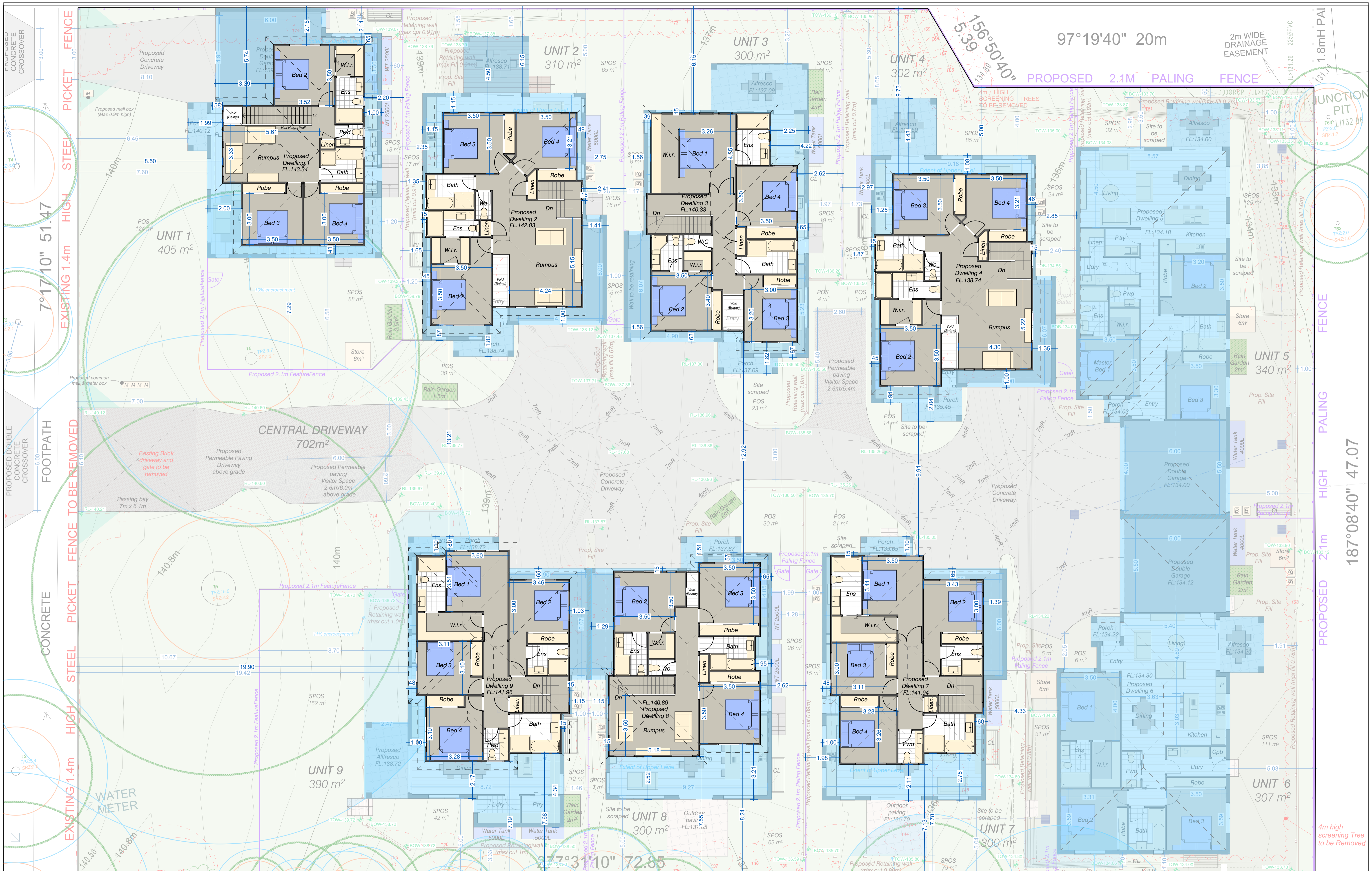
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GROUND FLOOR PLAN
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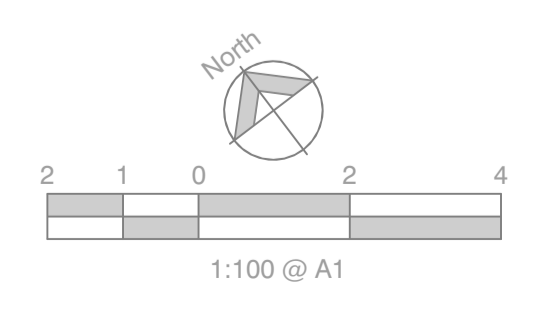
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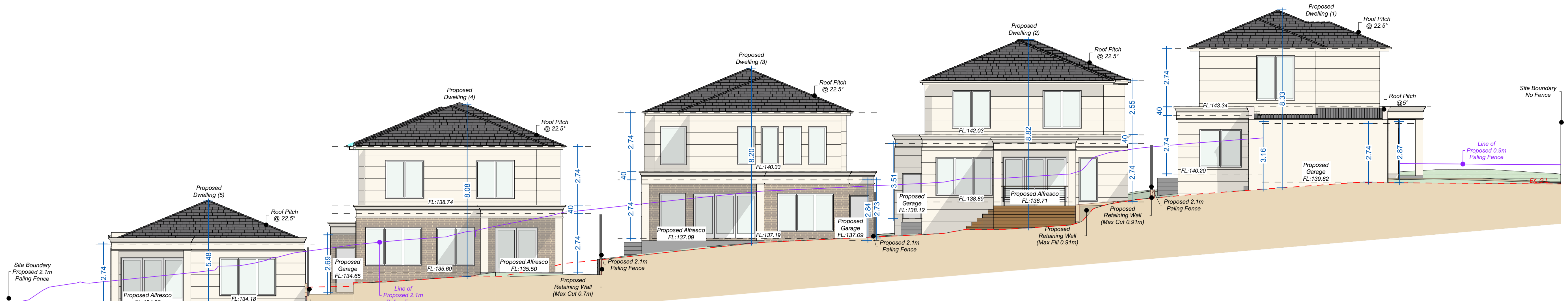
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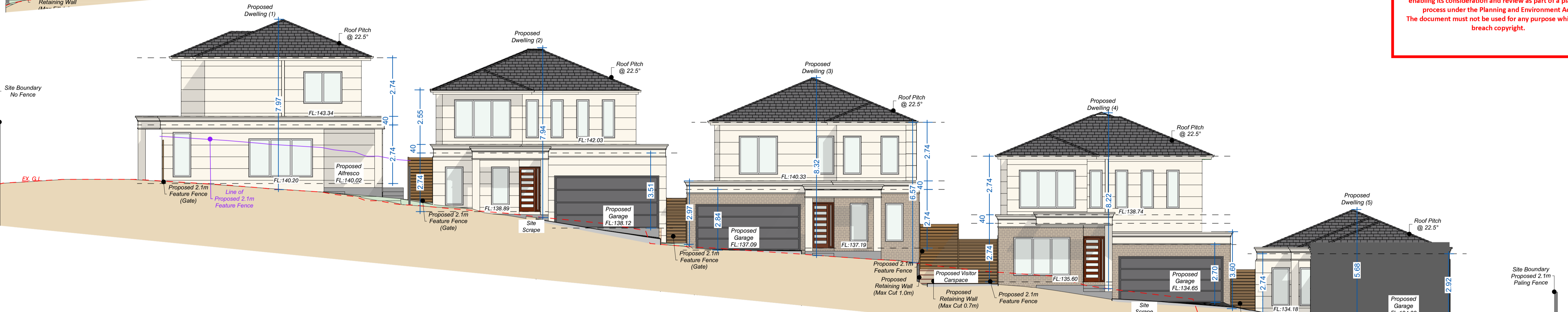


UPPER FLOOR PLAN
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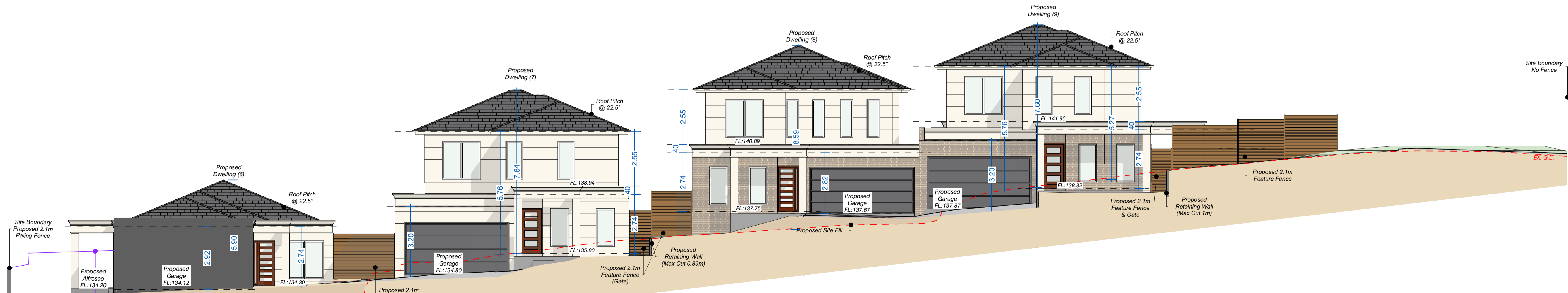


NORTH ELEVATION-PROPOSED DWELLINGS 1-5

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SOUTH ELEVATION-PROPOSED DWELLINGS 1-5



NORTH ELEVATION-PROPOSED DWELLINGS 6-9

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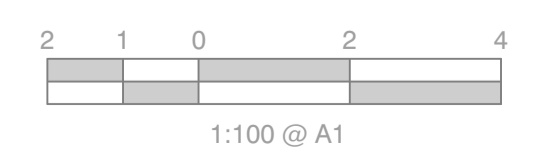
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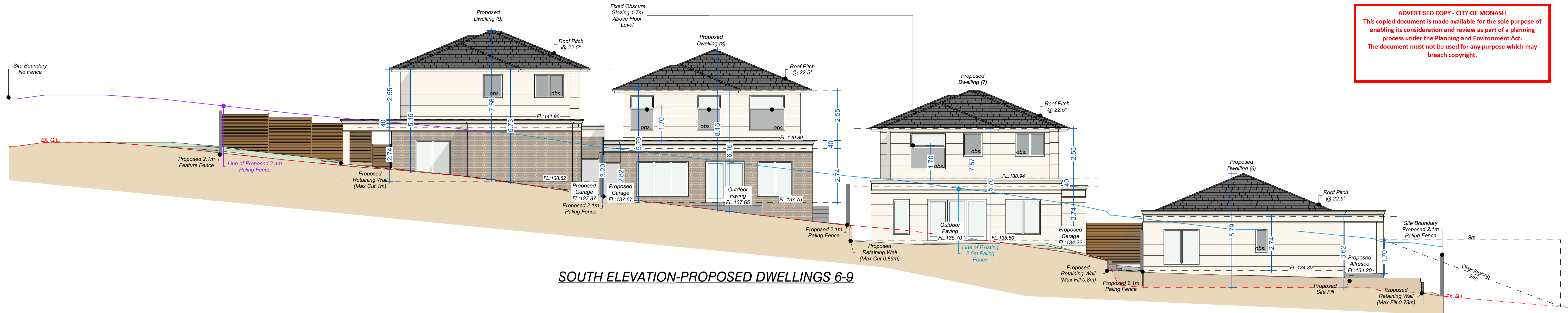
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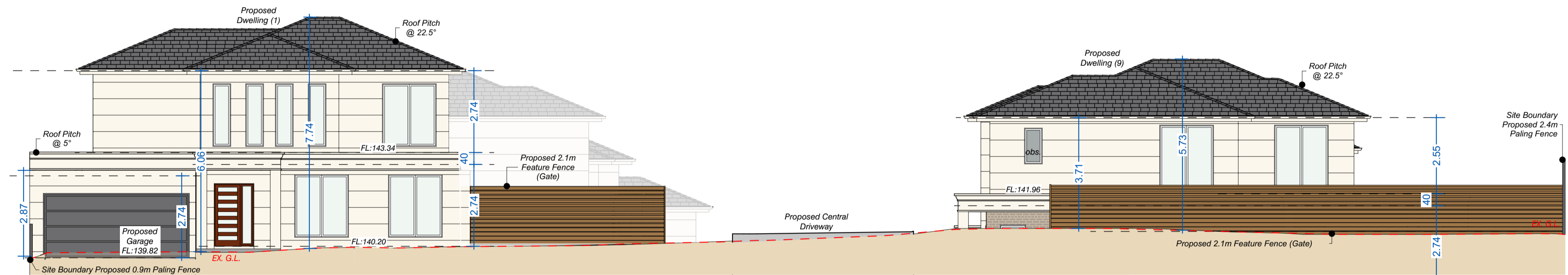
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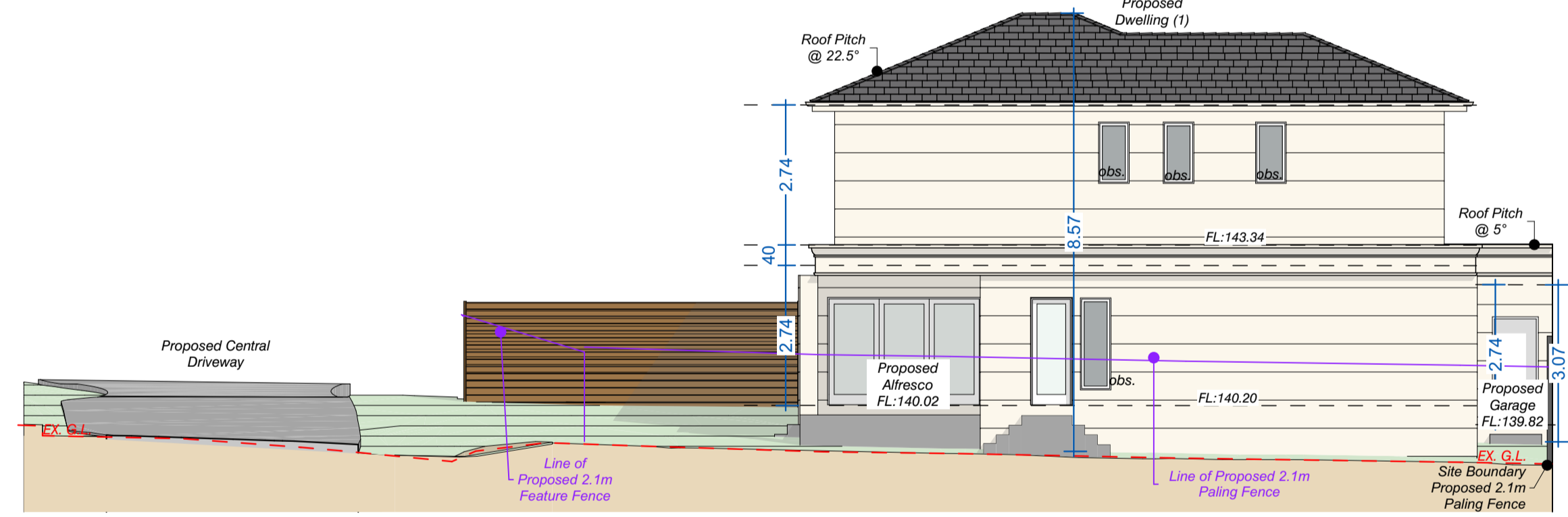
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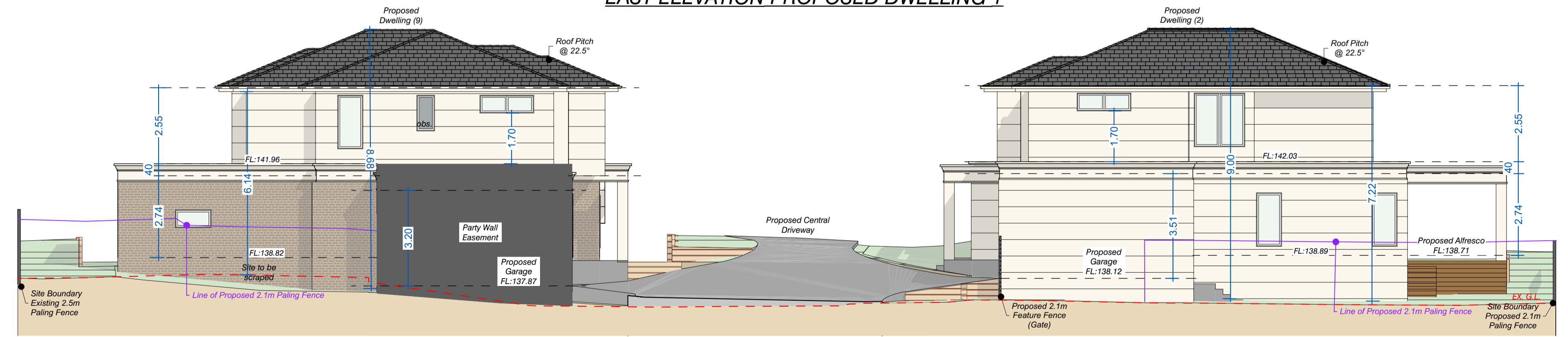
SOUTH ELEVATION-PROPOSED DWELLINGS 6-9



LUM ROAD STREETSCAPE (DWELLINGS 1 & 9 WEST) ELEVATION



EAST ELEVATION-PROPOSED DWELLING 1



EAST ELEVATION-PROPOSED DWELLINGS 2 & 9

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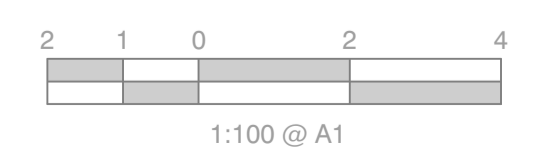
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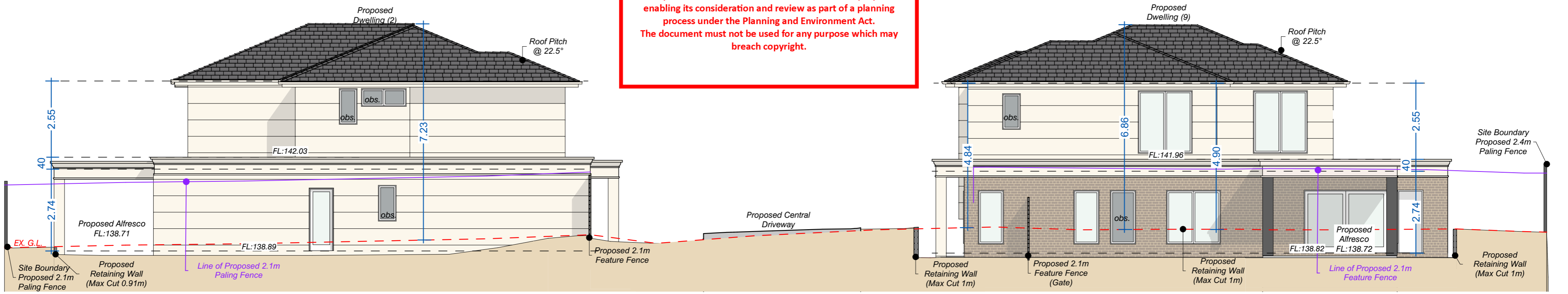
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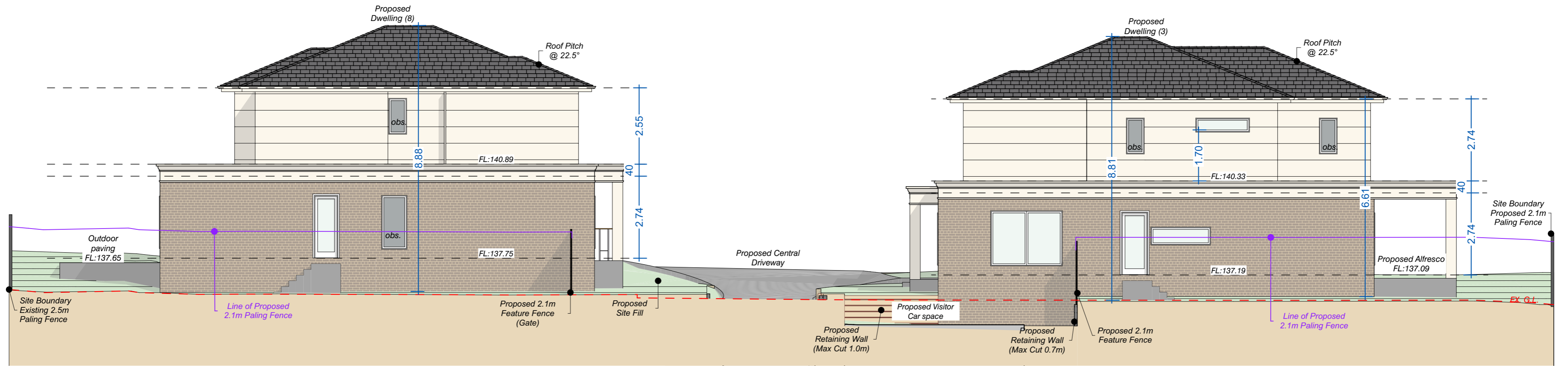


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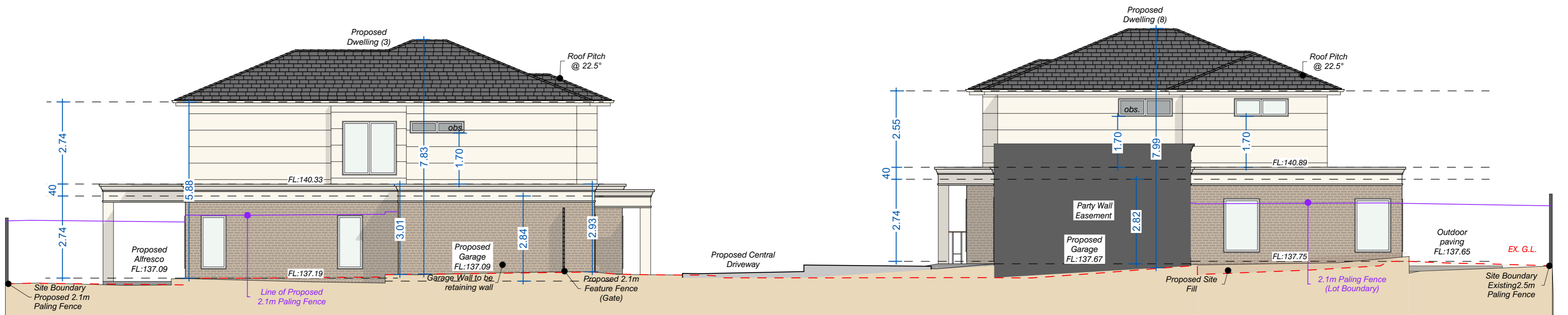
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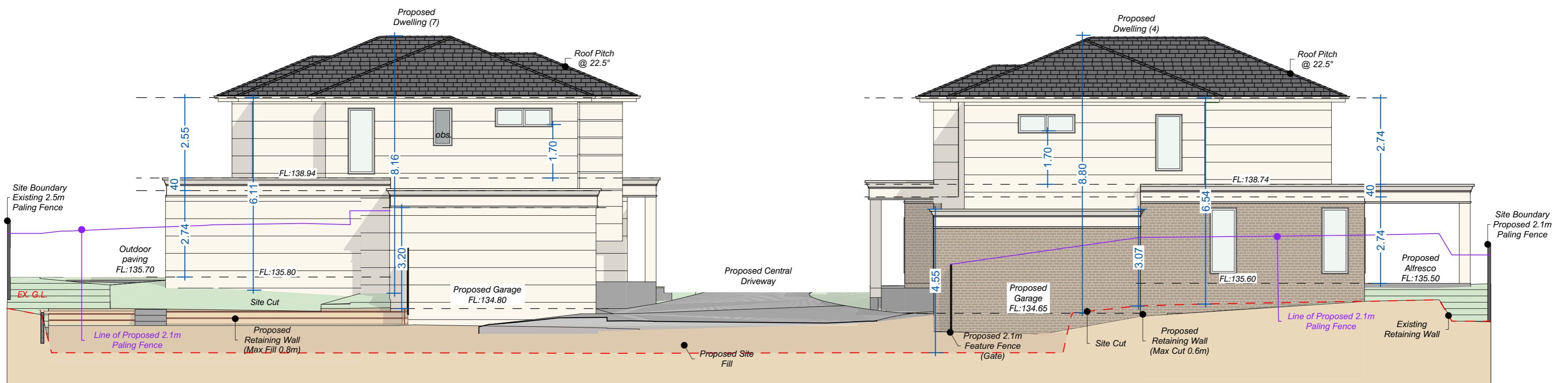
WEST ELEVATION-PROPOSED DWELLINGS 2 & 9



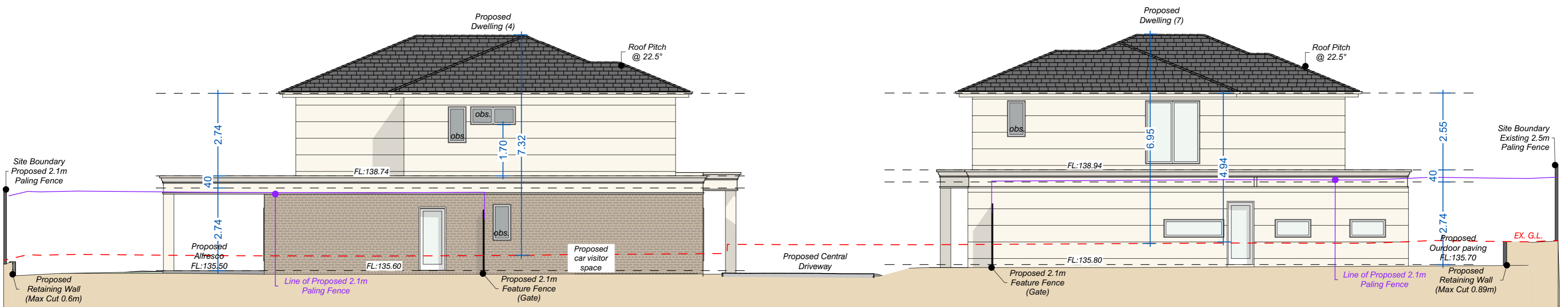
EAST ELEVATION-PROPOSED DWELLINGS 3 & 8



WEST ELEVATION-PROPOSED DWELLINGS 3 & 8



EAST ELEVATION-PROPOSED DWELLINGS 4 & 7



WEST ELEVATION-PROPOSED DWELLINGS 4 & 7

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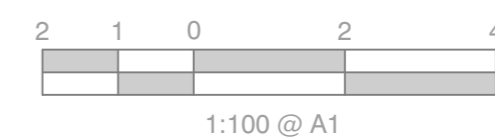
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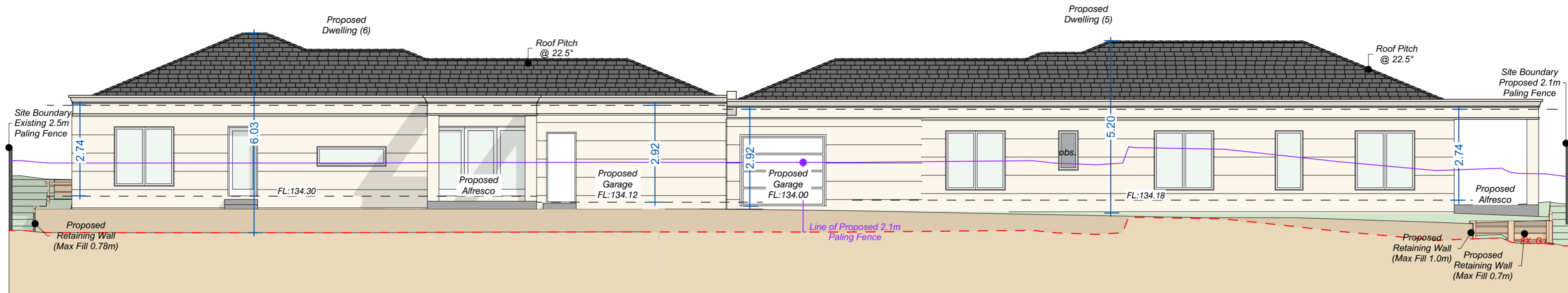
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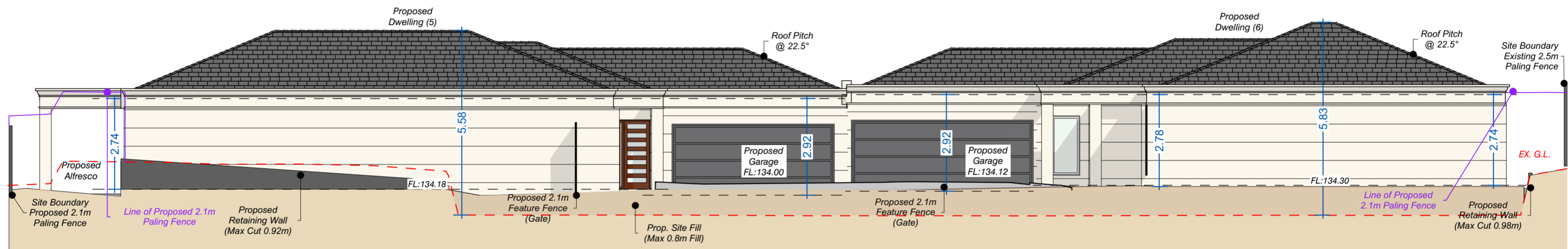
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EAST ELEVATION-PROPOSED DWELLINGS 5 & 6



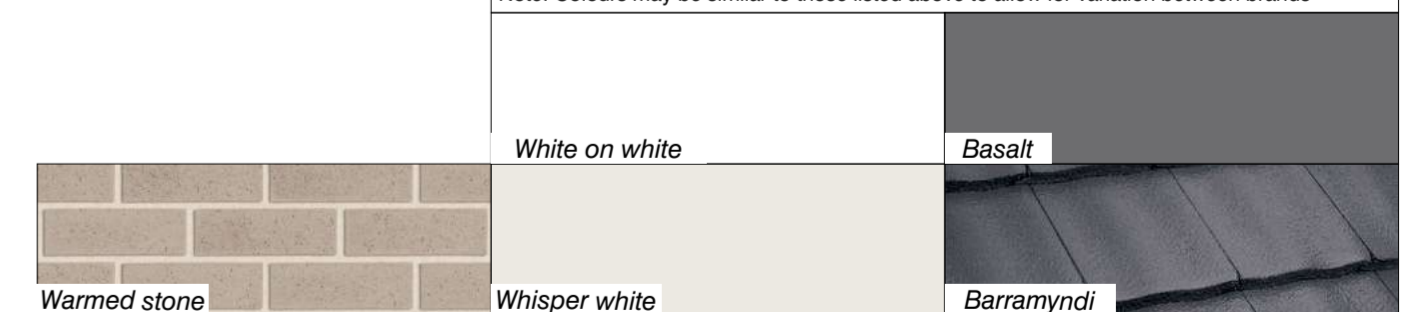
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MATERIALS, FINISHES & COLOURS:

External Walls:	Rendered Brick	Dulux	'Whisper White'
External Walls:	Brick face	PGH	'Warmed stone'
External Upper Walls:	Rendered	Dulux	'Whisper White'
Roofing:	Concrete Tiles	Monier	'Barramundi'
Gutters:	Metal	Colorbond	'Basalt'
Window & Door Frames:	Aluminium	Dulux	'White on white'
Garage Door:	Panel	Colorbond	'Basalt'

Note: Colours may be similar to those listed above to allow for variation between brands



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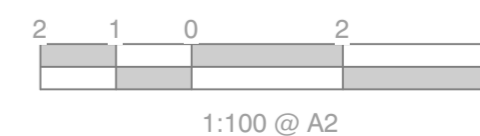
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9am



12 Noon

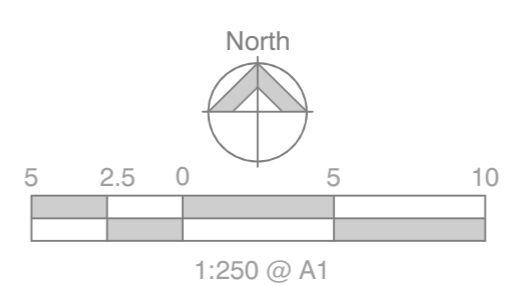
NOTES:
 1. Angle of shadows taken at 22nd September
 2. Shadows of fences not shown

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SHADOW DIAGRAMS
 PROPOSED DEVELOPMENT
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25229 P6
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Sheet 1 of 2

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NOTES:
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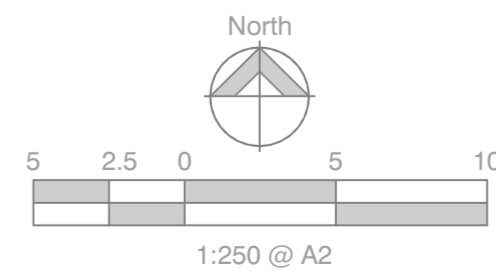
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SHADOW DIAGRAM
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Total Lot Size: 3656m²
 Total Garden Area: 1672m² = 46%



NOTES:
 Garden area is defined as:
 Any area on a lot with a minimum dimension of 1 metre that does not include:
 a) a dwelling or residential building, except for: an eave, fascia or gutter that does not exceed a total width of 600mm; a pergola; unroofed terraces, patios, decks, steps or landings less than 800mm in height; a basement that does not project above ground level; any outbuilding that does not exceed a gross floor area of 10 square metres; and domestic services normal to a dwelling or residential building;
 b) a driveway; or
 c) an area set aside for car parking

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GARDEN AREA PLAN
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 112-116 Lum Road, Wheelers Hill
 Monash City Council

25229 P7
 Version 03

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3D REPRESENTATION

112-116 Lum Road, Wheelers Hill
Monash City Council
25229P9_V03 Sheet 1 of 3

T (03) 8720 9500 F (03) 8720 9501
Ausdoc DX 13608 Croydon
admin@millarmerrigan.com.au
millarmerrigan.com.au

Millar & Merrigan Pty Ltd ACN 005 541 668
Metro 2/126 Merrindale Drive, Croydon 3136
Regional 156 Commercial, Morwell 3840
Mail PO Box 247 Croydon, Victoria 3136



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3D REPRESENTATION

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25229P9_V1 Sheet 2 of 3

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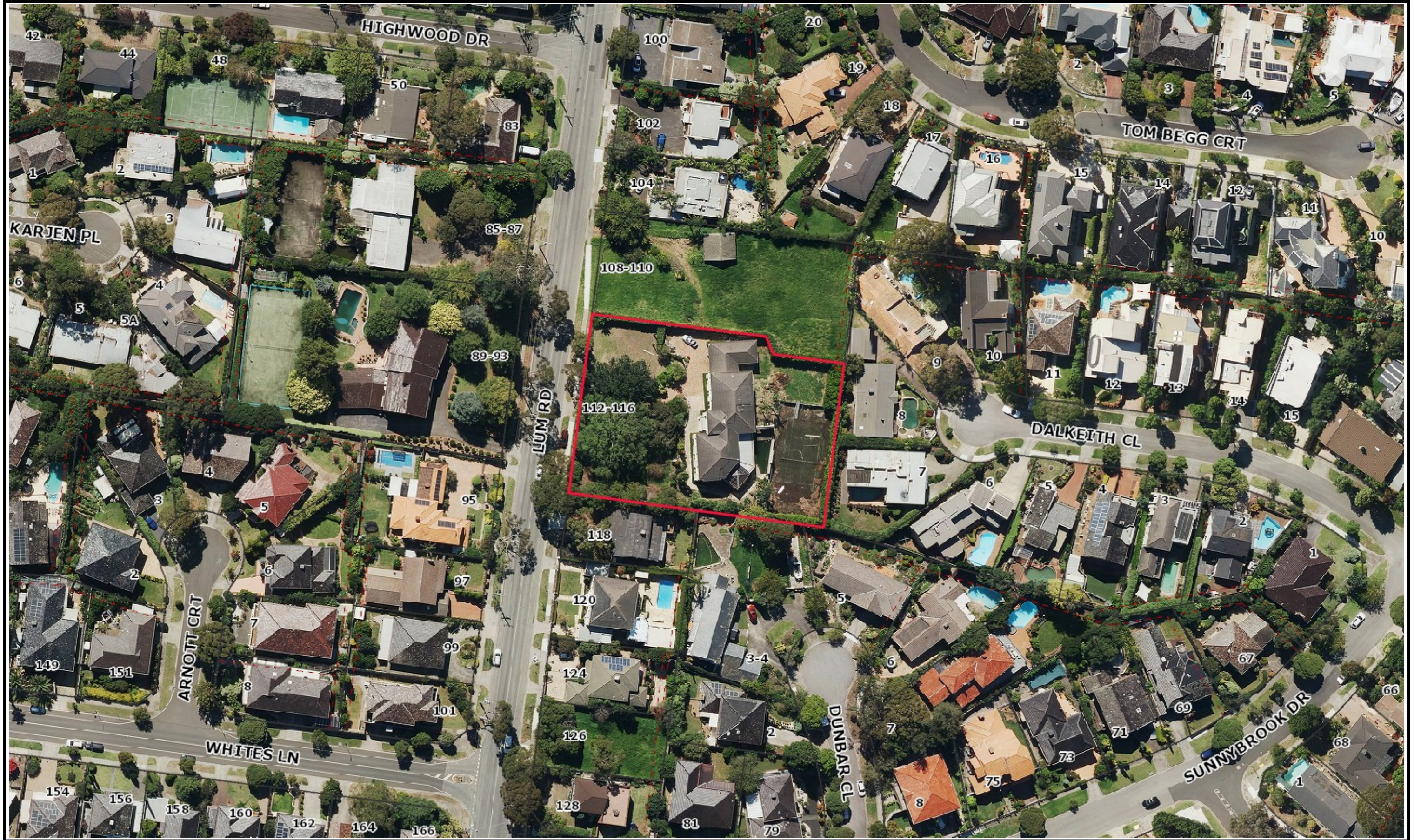
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Attachment 2: 112-116 Lum Road, Wheelers Hill





Planning Overlays and Zones



Legend

Planning Zones

Planning Overlays

1:2000

Address: 112-116 Lum Road WHEELERS HILL VIC 3150

Area: 3656 sqm

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The City of Monash endeavours to keep the information current, and welcomes notification of omissions or inaccuracies.



Objector Map

Subject land shaded light red. Objector properties pinpointed (Not all objector properties shown).



1:7500

Legend

Property	Open Space Public Access	Social/ family recreation
Proposed Property	Accessway/ trail	Sport
Common Property	Conservation	Utility/ buffer/ enviro constraint
Easements	Memorial Park	Visual amenity
Rail lines	Play	Water based recreation
Reserves	Relaxation/ contemplation	



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