

PROPOSED EXTENSION

50 PRINCESS STREET, MAFFRA 3860

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PROPERTY INFORMATION

LOT/PLAN NUMBER:	-	LOT 1 PS738984
MUNICIPALITY:	-	WELLINGTON
WATER CORPORATION:	-	GIPPSLAND WATER
PLANNING ZONE:	-	GENERAL RESIDENTIAL ZONE
PLANNING OVERLAYS:	-	NONE
PLANNING APPROVAL:	-	NOT REQUIRED
REPORT & CONSENT:	-	NOT REQUIRED
BUILDING PERMIT:	-	THESE WORKS REQUIRE A BUILDING PERMIT
SOIL CLASSIFICATION:	-	TYPICALLY CLASS 'M'
WIND RATING	-	N1
LAND SURVEY:	-	NOT REQUIRED
ENGINEERING:	-	ROOFING TRUSS ENGINEERING REQUIRED
DESIGNATED BUSHFIRE AREA:	-	NO
BUSHFIRE ATTACK LEVEL (BAL):	-	LOW

DRAWING SCHEDULE

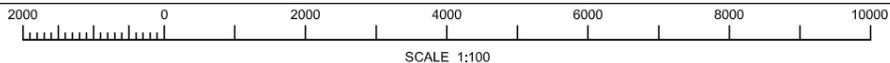
Lv3784-001	-	DRAWINGS COVER SHEET
Lv3784-002	-	GENERAL NOTES
Lv3784-003	-	SITE & LOCALITY PLAN
Lv3784-004	-	EXISTING DWELLING
Lv3784-005	-	PROPOSED FLOOR PLAN
Lv3784-006	-	PROPOSED ELEVATIONS
Lv3784-007	-	SECTION DETAILS
Lv3784-008	-	SUBFLOOR LAYOUT
Lv3784-009	-	ROOFING PLAN
Lv3784-010	-	ELECTRICAL LAYOUT
Lv3784-011	-	WINDOW SCHEDULE



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FOR CONSTRUCTION



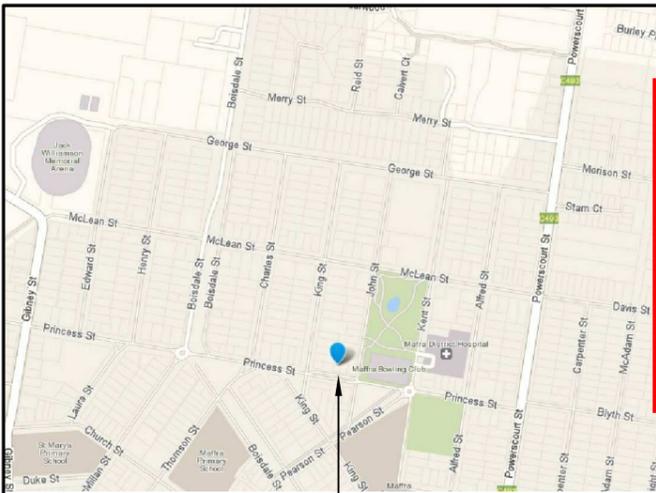
DRAWN:	D.GRECH
DATE:	21/11/19
CHECKED:	S. ABBOTT
SHEET No:	1 OF 11

DO NOT SCALE
A3 SIZE SHEET

DRAWINGS COVER

PROJECT: PROPOSED EXTENSION
ADDRESS: 50 PRINCESS STREET, MAFFRA
CLIENT: MICHAEL CORMACK

SCALE	1:100	DRG.NO.	Lv3784-001	REV.	00
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LOCATION OF SITE
CLAUSE 54 COMPLIANCE

GENERAL RESIDENTIAL ZONE (GRZ1)

MIN. GARDEN AREA REQUIREMENT (32.08-4)
MINIMUM PERCENTAGE OF LOT SET ASIDE AS GARDEN AREA: LOT SIZE LESS THAN 300m² = 25%.
PROVIDED: 40% COMPLIES.

STREET SETBACK (54.03-1)
THE SAME DISTANCE AS THE SETBACK OF THE FRONT WALL OF THE EXISTING BUILDING ON THE ABUTTING ALLOTMENT FACING THE FRONT STREET OR 9M, WHICHEVER IS THE LESSER. 5.6m REQUIRES REPORT & CONSENT

BUILDING HEIGHT OBJECTIVE (54.03-2)
MAX. BUILDING HEIGHT SHOULD NOT EXCEED 9m.
PROVIDED: 5.5m MAX COMPLIES.

SITE COVERAGE OBJECTIVE (54.03-3)
AREA COVERED BY BUILDINGS SHOULD NOT EXCEED 60%.
PROVIDED: 54% COMPLIES.

PERMEABILITY OBJECTIVE (54.03-4)
20% OF LOT MUST BE COVERED BY PERVIOUS SURFACES.
PROVIDED: 40% COMPLIES.

GARDEN AREA 107.49m² = 40%
CONCRETE AREA 16.74m² = 6%
TOTAL BUILDINGS 147.77m² = 54%
BOUNDARY AREA 272m² = 100%

ENERGY EFFICIENCY PROTECTION (54.03-5)
BUILDING ORIENTED TO MAKE APPROPRIATE USE OF SOLAR ENERGY. COMPLIES.
SITED & DESIGNED TO ENSURE ENERGY EFFICIENCY OF EXISTING NEIGHBORING DWELLINGS IS NOT UNREASONABLY REDUCED. COMPLIES.
LIVING AREAS & PRIVATE OPEN AREAS LOCATED ON NORTH SIDE OF DWELLING. COMPLIES.
SOLAR ACCESS TO NORTH-FACING WINDOWS IS MAXIMISED. COMPLIES.

SIGNIFICANT TREES (54.03-6)
PROVIDE FOR RETENTION OR PLANTING OF TREES THAT REFLECT NEIGHBORHOOD LANDSCAPE CHARACTER. COMPLIES. REPLACE ANY REMOVED SIGNIFICANT TREES. NOT APPLICABLE.

SIDE & REAR SETBACKS (54.04-1)
BUILDING SHOULD BE SETBACK AS PER STANDARD A10.
1.0m TO NORTH BOUNDARY (REAR). COMPLIES.
0.2m TO EAST BOUNDARY (SIDE). COMPLIES.

WALLS ON BOUNDARIES (54.04-2)
6.18m WALL ON BOUNDARY
21.50 - 10 / 4 = 2,875 + 10 = 12,875m MAXIMUM
6.18m COMPLIES
WALL HEIGHT ON BOUNDARY (AREA 20.15m² / LENGTH 6.18 = 3.26m)
REPORT AND CONSENT REQUIRED

DAYLIGHT TO HAB. WINDOWS (54.04-3)
ALLOW ADEQUATE DAYLIGHT TO EXISTING HABITABLE WINDOWS. COMPLIES.

NORTH-FACING WINDOWS (54.04-4)
ALLOW ADEQUATE SOLAR ACCESS TO EXISTING NORTH-FACING WINDOWS. COMPLIES.

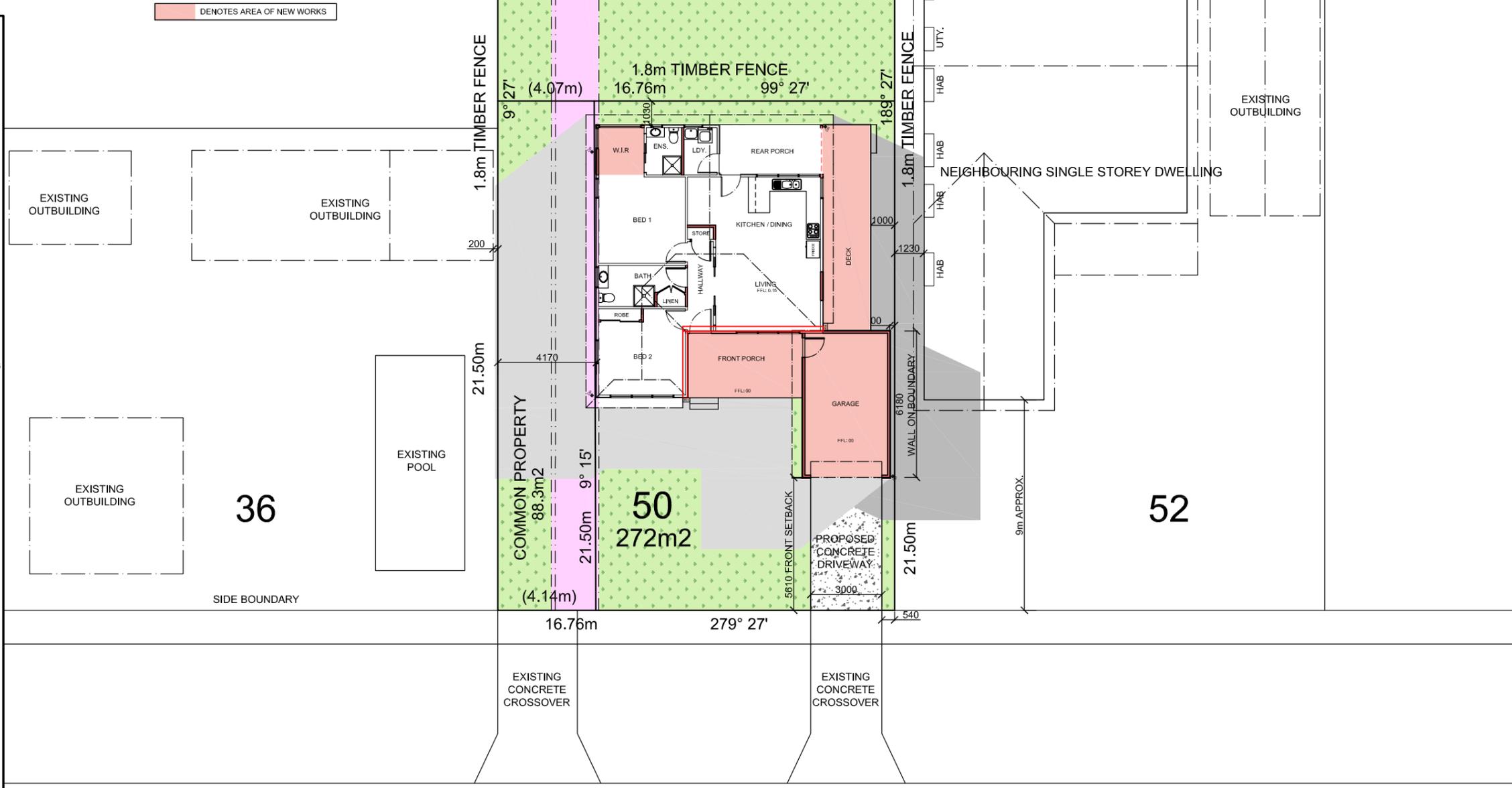
OVERSHADOWING OPEN SPACE (54.04-5)
THE PROPOSED DWELLING OVERSHADOWS NEIGHBOURING PROPERTIES AS SHOWN BETWEEN 9am & 3pm ON 22 SEPT. NEIGHBOURING PROPERTY ONLY OVERSHADOWED AT 3pm

OVERLOOKING OBJECTIVE (54.04-6)
9m RADIUS OVERLOOKING ARC AS SHOWN: ---
ALL AREAS COMPLY. AS PER LV3784-006

DAYLIGHT TO NEW WINDOWS (54.05-1)
ALLOW ADEQUATE DAYLIGHT TO NEW HABITABLE WINDOWS. COMPLIES.

PRIVATE OPEN SPACE (54.05-2)
20% OF LOT OR 80sqm (WHICHEVER IS LESSER) MUST BE PROVIDED AS PRIVATE OPEN SPACE (POS).
PROVIDED: >20% COMPLIES.

SOLAR ACCESS TO OPEN SPACE (54.05-3)
NOT AFFECTED.



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REV #	DESCRIPTION	DRG.

FOR CONSTRUCTION

DRAWN: D.GRECH
DATE: 21/11/19
CHECKED: S. ABBOTT
SHEET No: 3 OF 11

SITE & LOCALITY PLAN

PROJECT: PROPOSED EXTENSION
ADDRESS: 50 PRINCESS STREET, MAFFRA
CLIENT: MICHAEL CORMACK

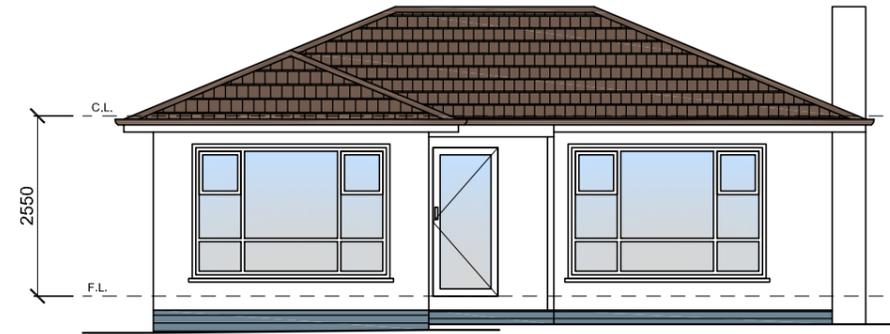
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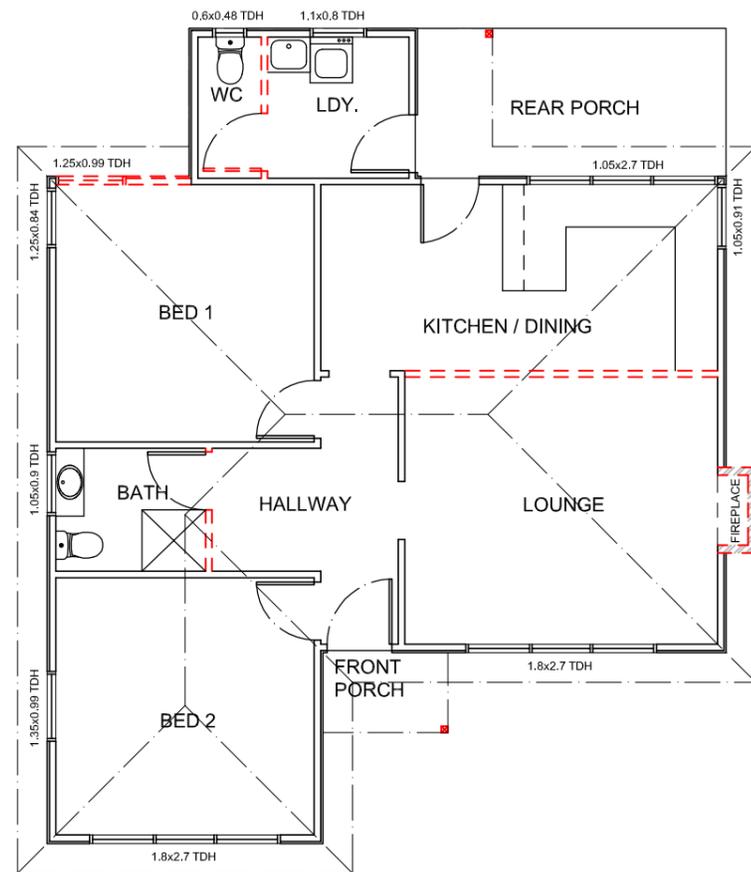
AREA ANALYSIS	
LIVING AREA	81.33m ²
FRONT PORCH	2.09m ²
REAR PORCH	9.13m ²
TOTAL AREA	92.55m ²
TOTAL SQ	9.96sq
TYPICAL CONSTRUCTION	
FRAME:	90mm THICKNESS
CLADDING:	BRICK VENEER (240mm TOTAL)
EAVES:	450mm / NO EAVES U.N.O
DOORS:	2040x820 U.N.O



FRONT ELEVATION

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--- DENOTES WALLS TO BE DEMOLISHED

FLOOR PLAN

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SCALE 1:100		
00	ISSUED FOR CONSTRUCTION	03/12/19
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FOR CONSTRUCTION		EXISTING DWELLING	
DRAWN:	D.GRECH	PROJECT:	PROPOSED EXTENSION
DATE:	21/11/19	ADDRESS:	50 PRINCESS STREET, MAFFRA
CHECKED:	S. ABBOTT	CLIENT:	MICHAEL CORMACK
SHEET No:	4 OF 11	SCALE	1:100
DO NOT SCALE A3 SIZE SHEET		DRG.NO.	Lv3784-004
		REV.	00

AREA ANALYSIS

EXISTING LIVING AREA	81.33m ²
PROPOSED LIVING AREA	3.65m ²
FRONT PORCH	13.29m ²
REAR PORCH / DECK	26.84m ²
GARAGE	22.66m ²
TOTAL AREA	147.77m ²
TOTAL SQ	15.90sq

4.48% PROPOSED LIVING AREA INCREASE
59.66% OF TOTAL BUILDING AREA

TYPICAL CONSTRUCTION

FRAME:	90mm THICKNESS
CLADDING:	RENDERED CEMENT SHEET
EAVES:	450mm / NO EAVES U.N.O
DOORS:	2040x820 U.N.O

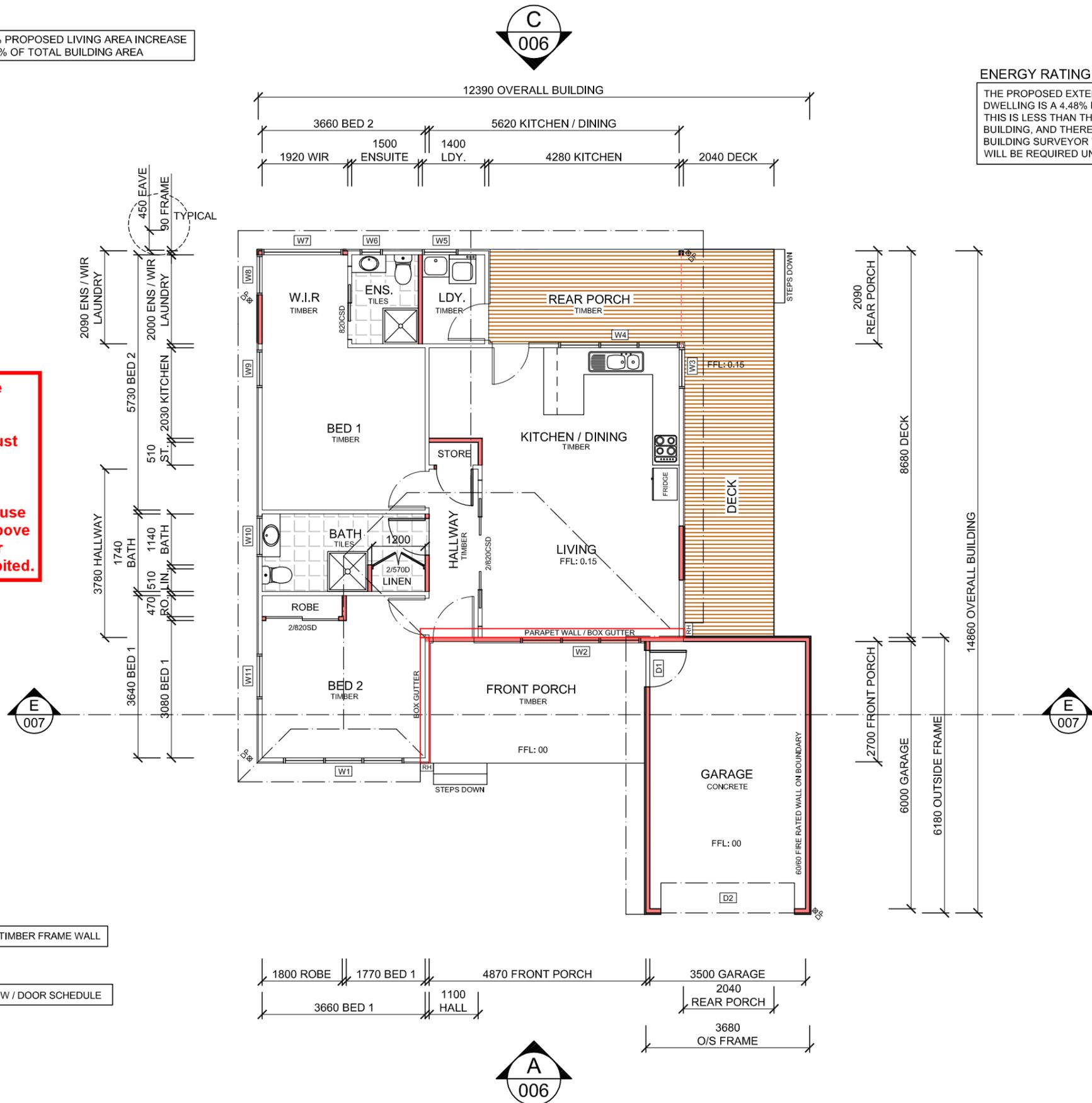
MEASUREMENTS TO BE CONFIRMED ON SITE

ENERGY RATING COMPLIANCE

THE PROPOSED EXTENSION TO THE LIVING AREA OF THE DWELLING IS A 4.48% INCREASE IN AREA. THIS IS LESS THAN THE REQUIRED 25% OF THE EXISTING BUILDING, AND THEREFORE WILL BE UP TO THE RELEVANT BUILDING SURVEYOR TO DETERMINE IF A ENERGY RATING WILL BE REQUIRED UNDER PRACTICE NOTE 55-2018.

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DENOTES NEW 90mm TIMBER FRAME WALL

REFER TO Lv3784-011 FOR WINDOW / DOOR SCHEDULE



SUGGEST POST ANCHOR

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FOR CONSTRUCTION

DRAWN: D.GRECH
 DATE: 28/11/19
 CHECKED: S.ABBOTT
 SHEET No: 5 OF 11

PROPOSED FLOOR PLAN

PROJECT: PROPOSED EXTENSION
 ADDRESS: 50 PRINCESS STREET, MAFFRA
 CLIENT: MICHAEL CORMACK

DO NOT SCALE
 A3 SIZE SHEET

SCALE 1:100

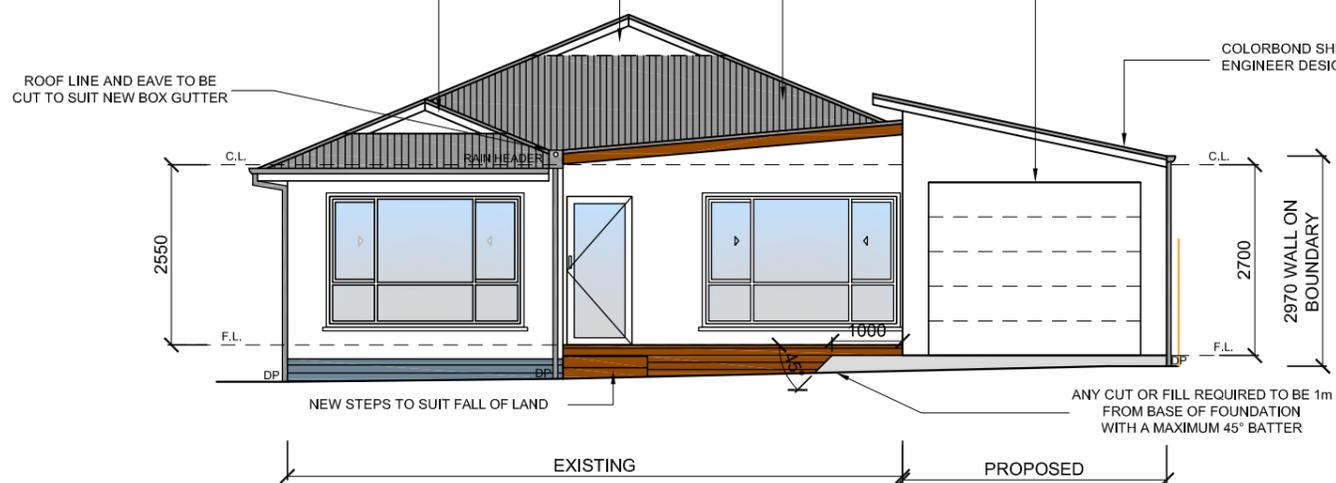
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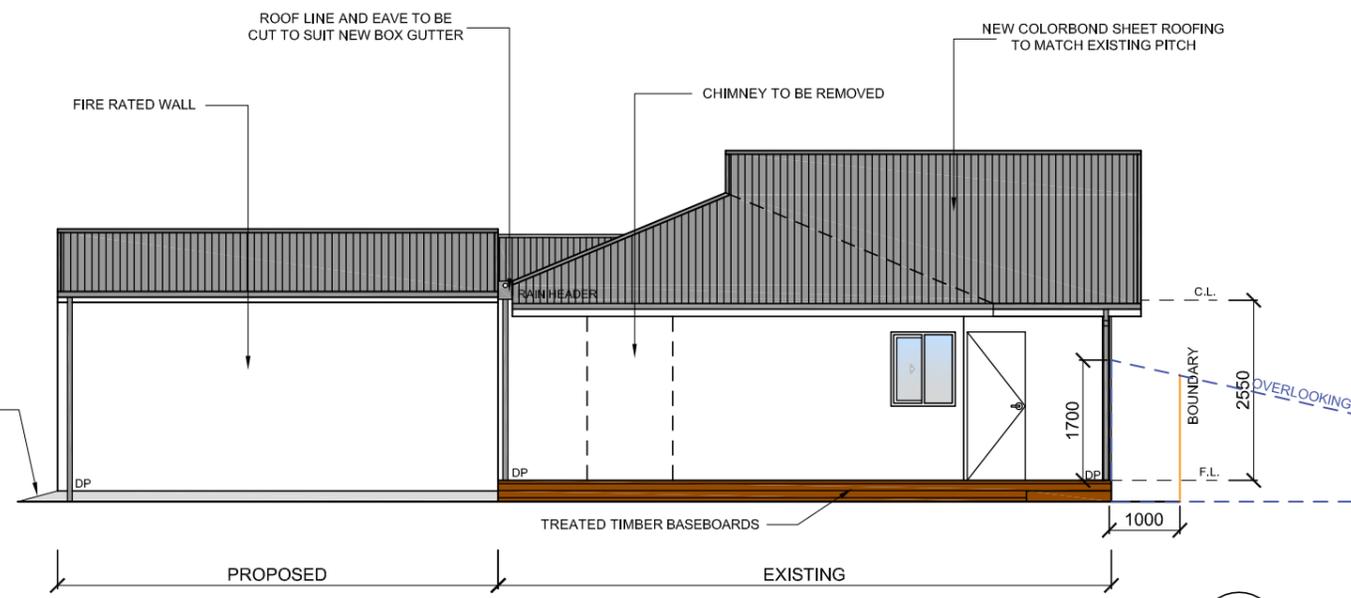
NOTE: ALL COLOURS, MATERIALS & AMOUNT OF CUT / FILL TO DWELLING TO BE CONFIRMED ON SITE

CEMENT TILE ROOFING TO BE REMOVED
 COLORBOND SHEET ROOFING TO BE INSTALLED
 @ 22.5° PITCH TO MATCH EXISTING
 ENGINEER DESIGNED TRUSSES @ 900 C/C MAX
 NEW DUTCH GABLE FEATURE
 CEMENT SHEET INFILL OR EQUIVALENT TO GABLE END

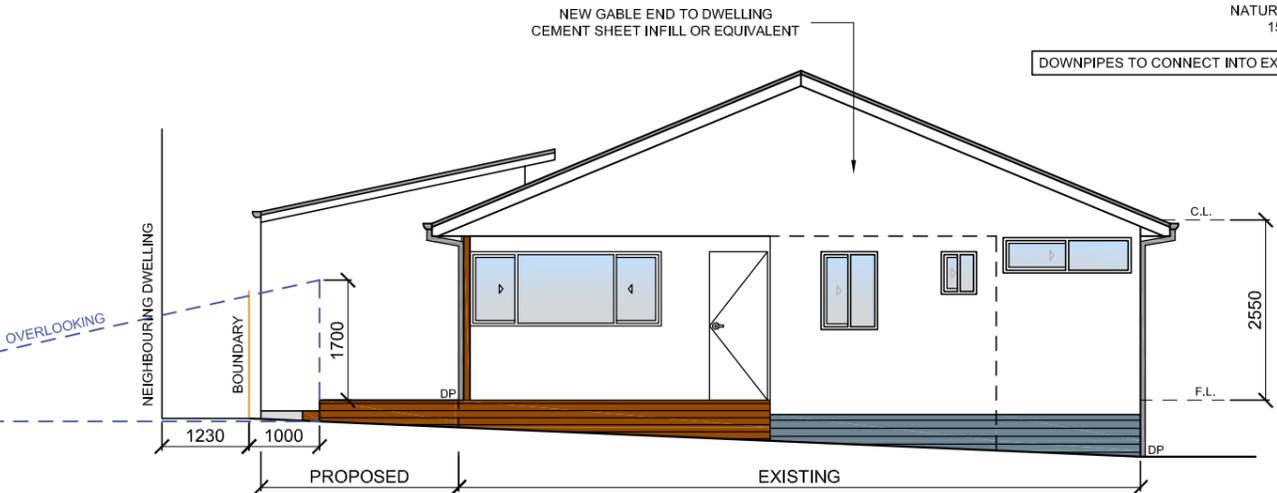
COLORBOND SHEET ROOFING @ 5° PITCH
 RAFTERS @ 900 C/C MAX TO PORCH



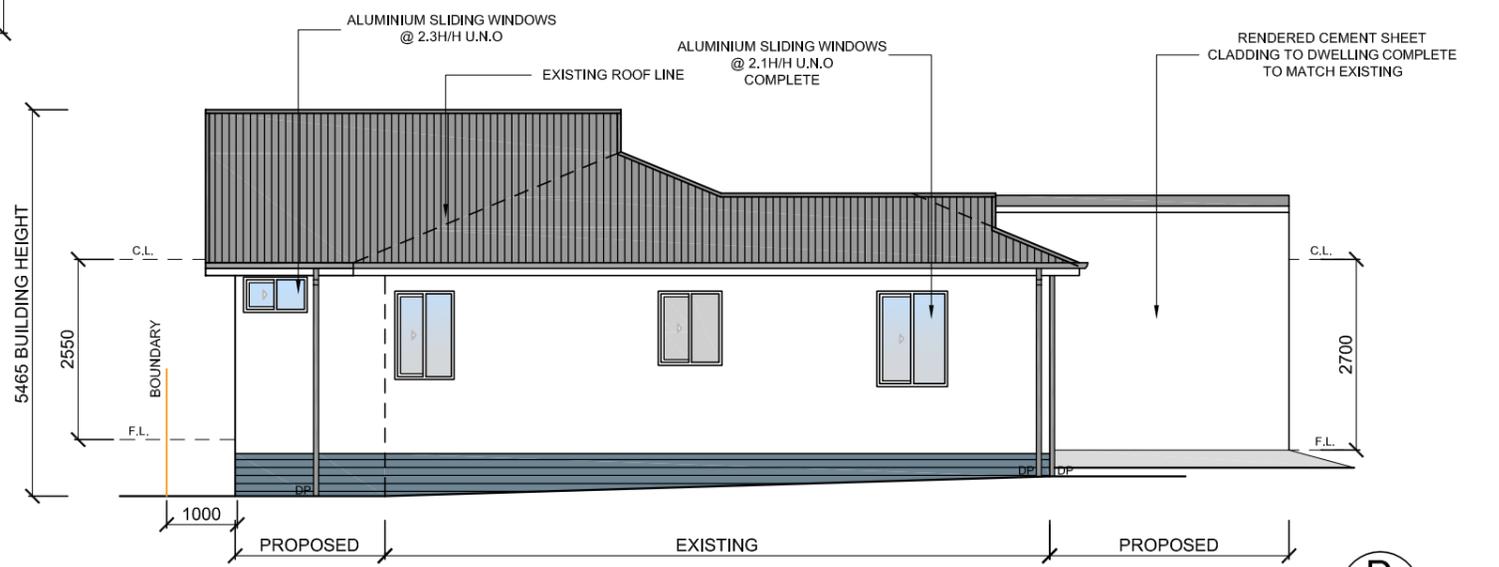
SOUTH ELEVATION (A/005)



EAST ELEVATION (B/005)



NORTH ELEVATION (C/005)



WEST ELEVATION (D/005)

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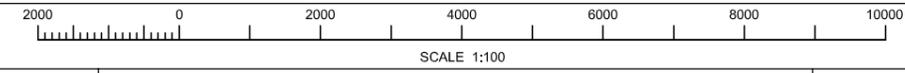
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 CLIENT: MICHAEL CORMACK

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DRG.NO. Lv3784-006

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