

**KNOX CITY COUNCIL
KNOX PLANNING SCHEME**

Approved in accordance with
Planning Permit No: P/2019/7083
Sheet 1 of 3
Date: 26/02/2020

**THE DEVELOPMENT
MUST BE
CONSTRUCTED IN
ACCORDANCE WITH
THE ENDORSED
SUSTAINABLE DESIGN
ASSESSMENT (SDA)**

**BUILDINGS AND WORKS
NOT IN ACCORDANCE WITH
THESE PLANS WILL NOT
PASS FINAL INSPECTION**

- COND 1.1:** ALL STRUCTURES INCLUDING FENCES LETTERBOXES AND METERBOXES MUST BE CONSTRUCTED TO A MAXIMUM HEIGHT OF 900mm OR RELOCATED CLEAR OF A SPREAD AREA NEAR THE ACCESS WAY TO ENSURE SAFE SIGHT DISTANCES.
- COND 1.2:** THE HEIGHT, LOCATION AND DESIGN OF FENCES, THE MAILBOXES AND ELECTRICITY SUPPLY STRUCTURES TO COMPLY WITH CONDITION 1.1.
- COND 1.3:** WINDOWS TO BE SCREENED WILL HAVE FIXED OBSCURE GLAZING (NON-OPENABLE) TO A HEIGHT OF 1.7 METRES ABOVE FINISHED FLOOR LEVEL. THE WINDOWS MAY BE CLEAR AND OPENABLE ABOVE 1.7 METRES. ADHESIVE FILM MUST NOT BE USED.
- COND 1.4:** WATER TANK REFERENCES REMOVED
- COND 1.5:** REFER TO RELEVANT SUPPORTING DOCUMENTS
- COND 1.6:** ALL LEVELS TO BE TO AHD (AUSTRALIAN HEIGHT DATUM)
- COND 1.7:** NOTE ADDED TO PLANS
- COND 1.8:** NOTE ADDED TO PLANS
- COND 1.9:** NOTE ADDED TO PLANS
- COND 1.10:** NOTE ADDED TO PLANS
- COND 1.11:** RAINWATER TANKS ARE ALLOCATED FOR REUSE/RETENTION PURPOSES AND EXCLUDES ANY VOLUME ALLOCATED FOR DETENTION
- COND 1.12:** RAINWATER TANKS ARE CONNECTED TO ALL TOILET FLUSHING, LAUNDRY SYSTEM AND IRRIGATION AREAS
- COND 1.13:** WINDOW OPERATIONS SHOWN ON ELEVATIONS
- COND 1.14:** DOUBLE GLAZING TO ALL LIVING AND BEDROOM AREA WINDOWS
- COND 1.15:** NOTES PROVIDED TO ELEVATIONS

DEVELOPMENT ANALYSIS

DEVELOPMENT SUMMARY			
SITE AREA	872m ²	100.00%	
SITE COVERAGE	387.1m ²	44.3%	
SITE PERMEABILITY	399.3m ²	45.7%	25% REQUIRED
GARDEN AREA	396.0m ²	45.4%	35% REQUIRED

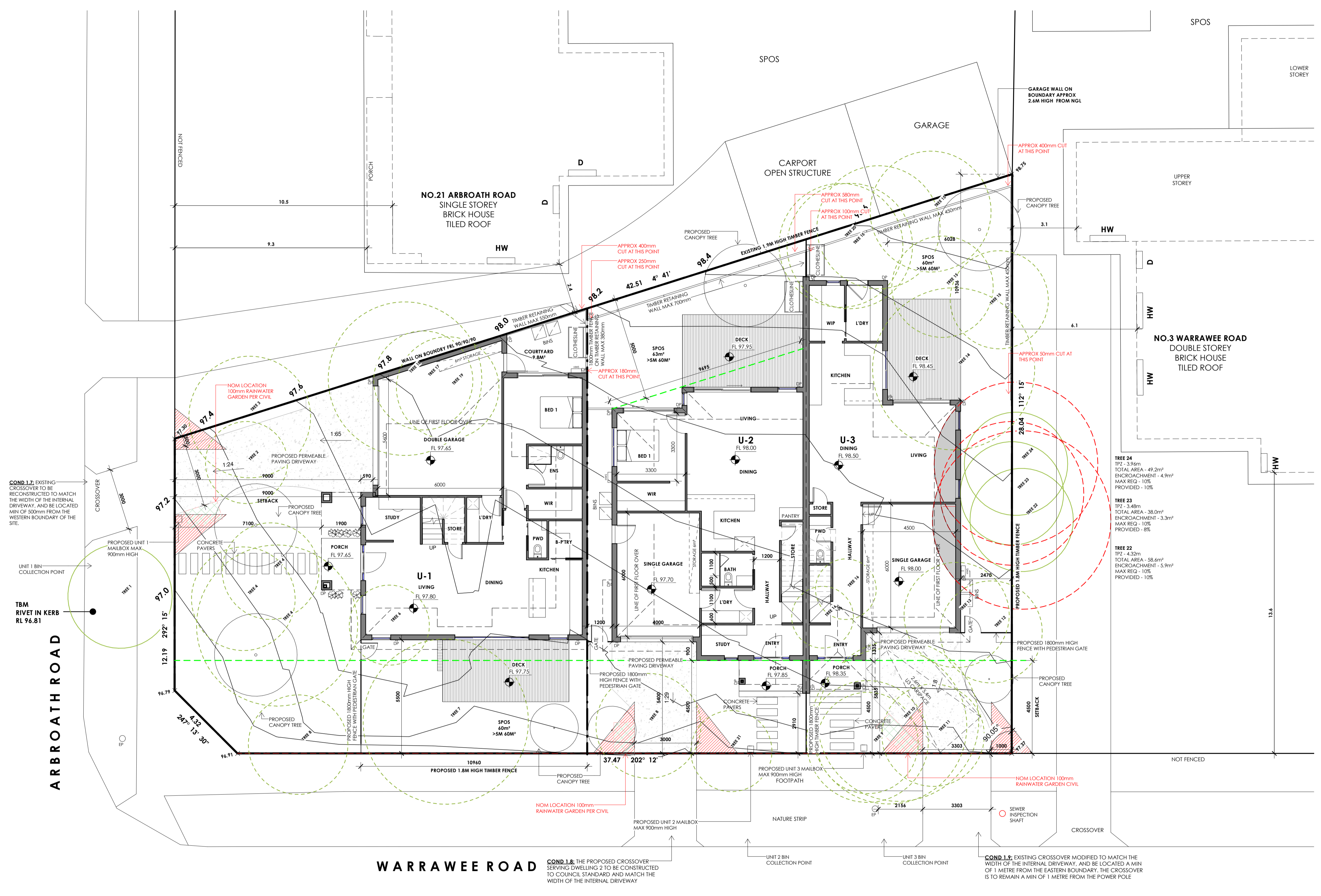
AREA ANALYSIS		U-1	
	m ²		m ²
GROUND FLOOR	101.2m ²		
DOUBLE GARAGE	42.6m ²		
ALFRESCO	9m ²		
PORCH	5.0m ²		
FIRST FLOOR	79.0m ²		
BALCONY	0.0m ²		
TOTAL BUILDING AREA	227.8m²	24.5%	
DECK / PERGOLA	18.4m ²		
PRIVATE OPEN SPACE	173.5m ²		
SECLUDED OPEN SPACE	60.3m ²		

AREA ANALYSIS		U-2	
	m ²		m ²
GROUND FLOOR	90.7m ²		
SINGLE GARAGE	27.0m ²		
ALFRESCO	0.0m ²		
PORCH	4.6m ²		
FIRST FLOOR	73.4m ²		
BALCONY	0.0m ²		
TOTAL BUILDING AREA	195.7m²	21.0%	
DECK / PERGOLA	20.5m ²		
PRIVATE OPEN SPACE	105.0m ²		
SECLUDED OPEN SPACE	63.0m ²		

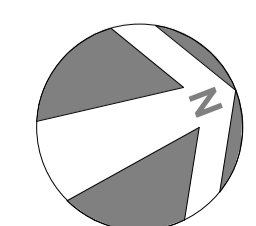
AREA ANALYSIS		U-3	
	m ²		m ²
GROUND FLOOR	80.9m ²		
SINGLE GARAGE	31.0m ²		
ALFRESCO	0m ²		
PORCH	4.1m ²		
FIRST FLOOR	60.6m ²		
BALCONY	0.0m ²		
TOTAL BUILDING AREA	176.6m²	19.0%	
DECK / PERGOLA	20.6m ²		
PRIVATE OPEN SPACE	122.0m ²		
SECLUDED OPEN SPACE	60.0m ²		

- NOTES**
- ALL EXTERNAL LIGHTING TO BE CONNECTED TO MOTION SENSORS
 - LOCATION OF RAINWATER TANKS AND RAINWATER GARDENS INDICATIVE ONLY
 - GARDENS TO BE WATER EFFICIENT
 - DOUBLE GLAZING TO ALL GLAZING AS PER BESS REPORT
 - ADJUSTABLE SHADING DEVICES TO GROUND FLOOR WEST FACING WINDOWS/DOORS
 - PROVIDE 1 BICYCLE PARKING SPACE PER DWELLING

- LEGEND**
- TREE TO BE REMOVED
 - TREE RETAINED



TP - U1 GROUND FLOOR PLAN
1:100



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PROJECT:
PROPOSED 3 DOUBLE STOREY UNIT DEVELOPMENT AND ASSOCIATED WORKS

ADDRESS:
23 ARBROATH ROAD, WANTIRNA SOUTH, VIC. 3152

CLIENT:
ARBROATH PROPERTIES PTY LTD

TITLE:
GROUND FLOOR PLAN

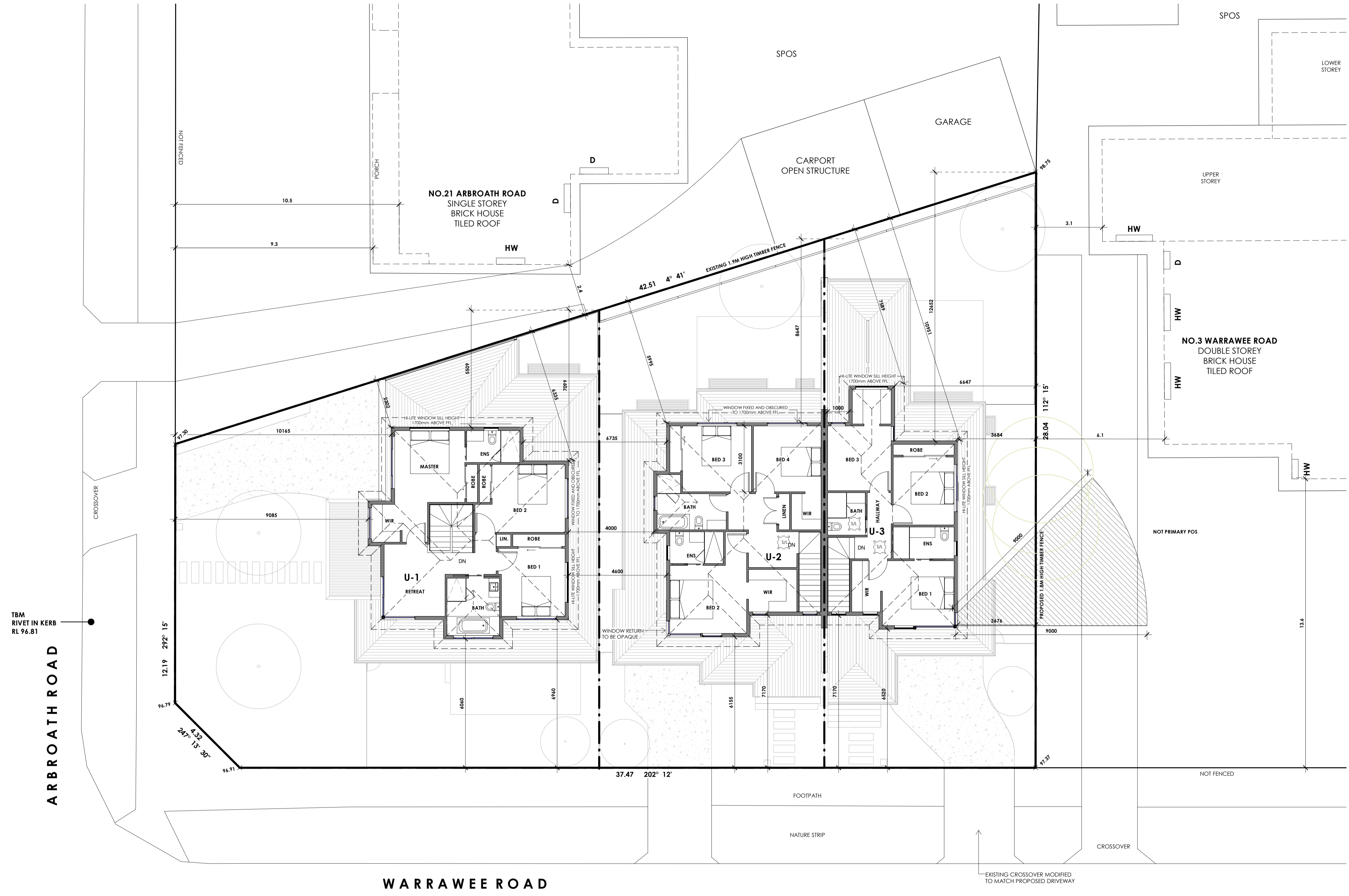
DATE:
16.11.2019
SCALE:
AS INDICATED



JOB NO:
WD0233
DRAWING NO:
TP04
REVISION:
D

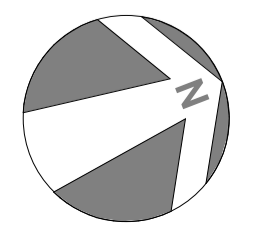
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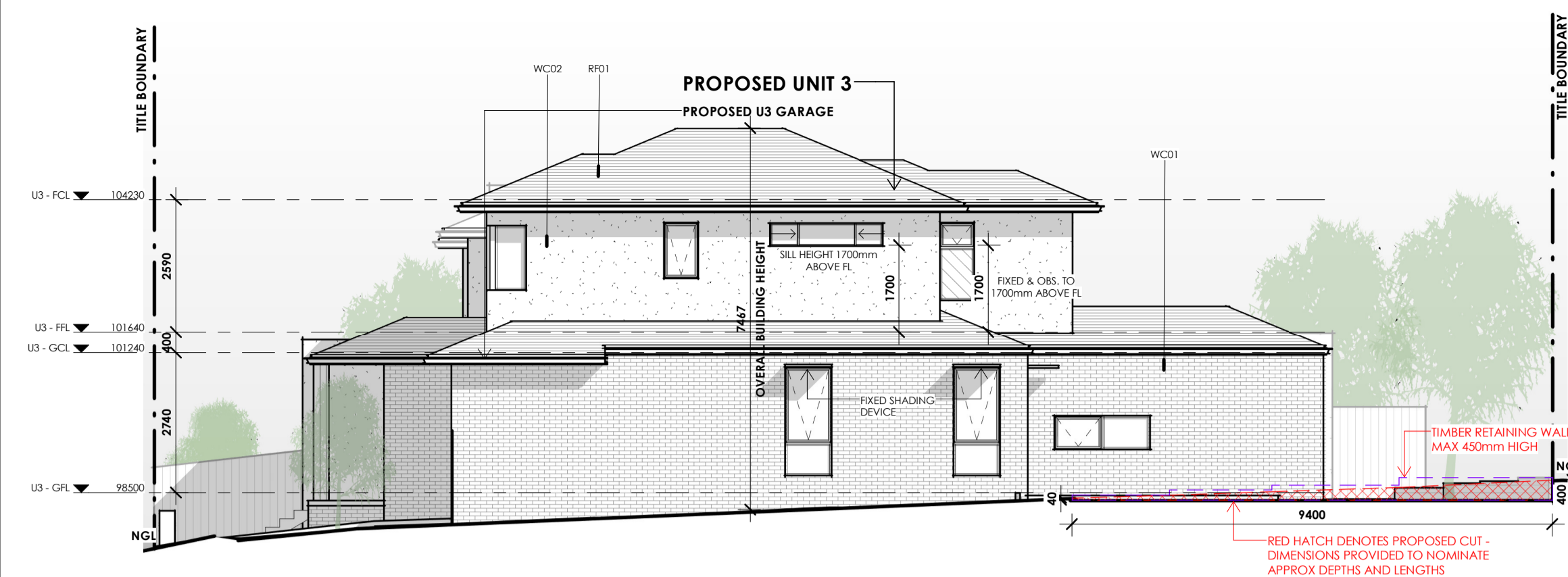
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TP - U1 FIRST FLOOR PLAN
1 : 100

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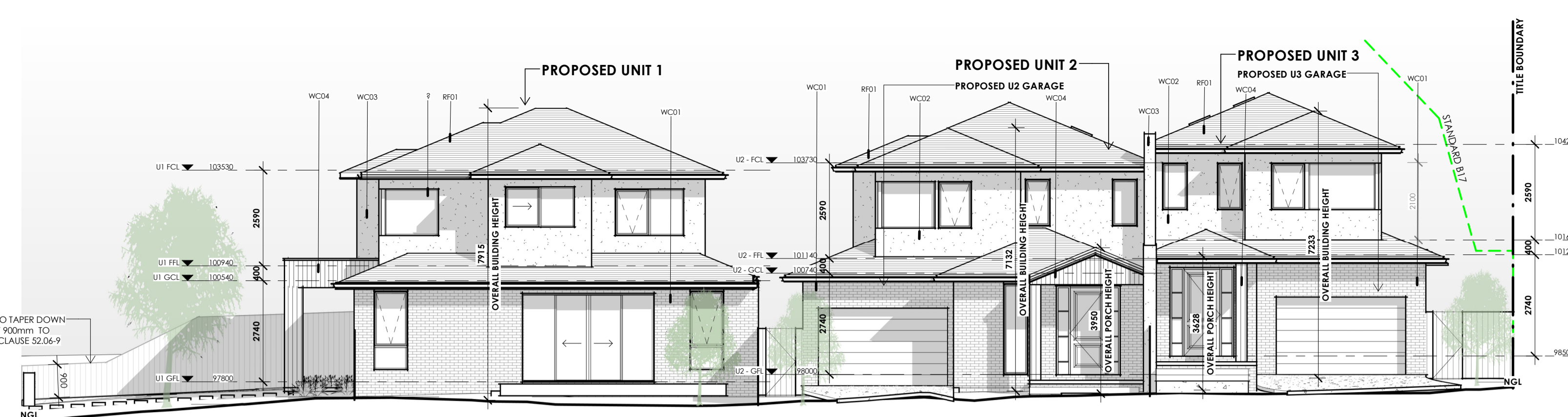


TP - NORTH ELEVATION
1 : 100

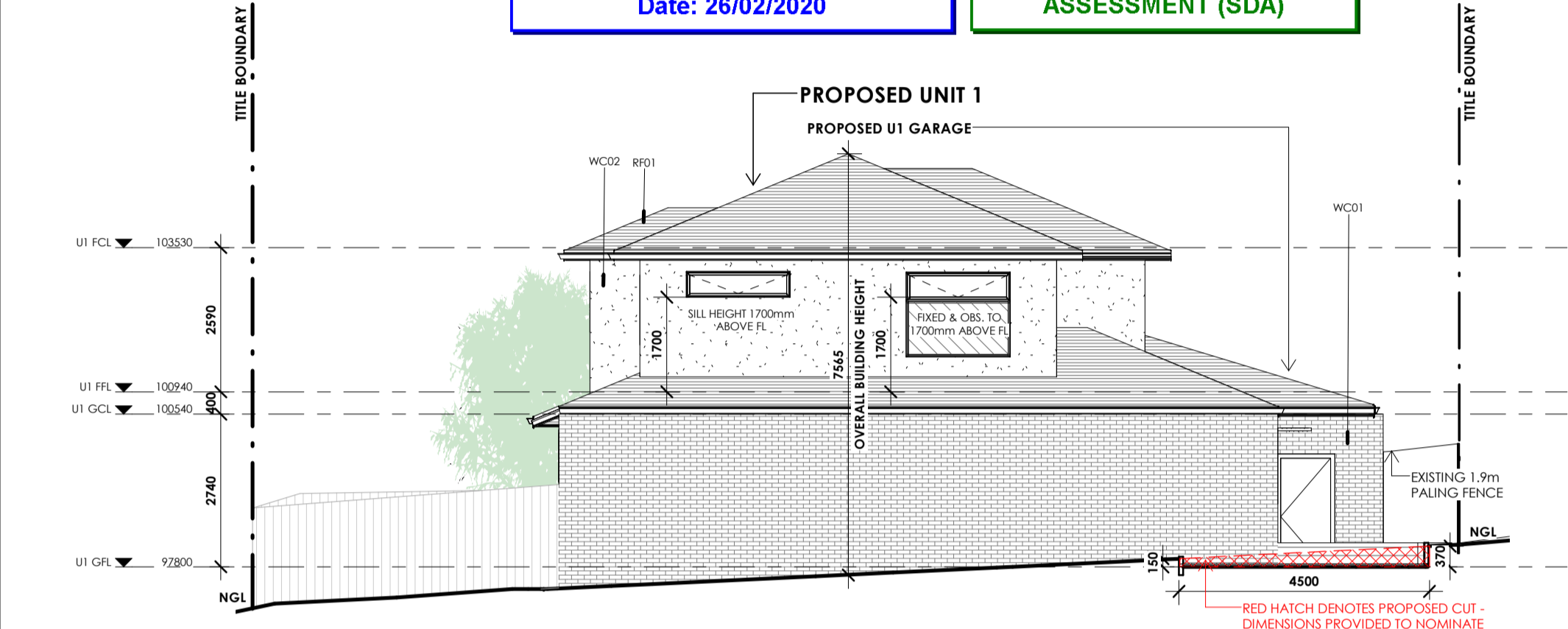
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KNOX PLANNING SCHEME**
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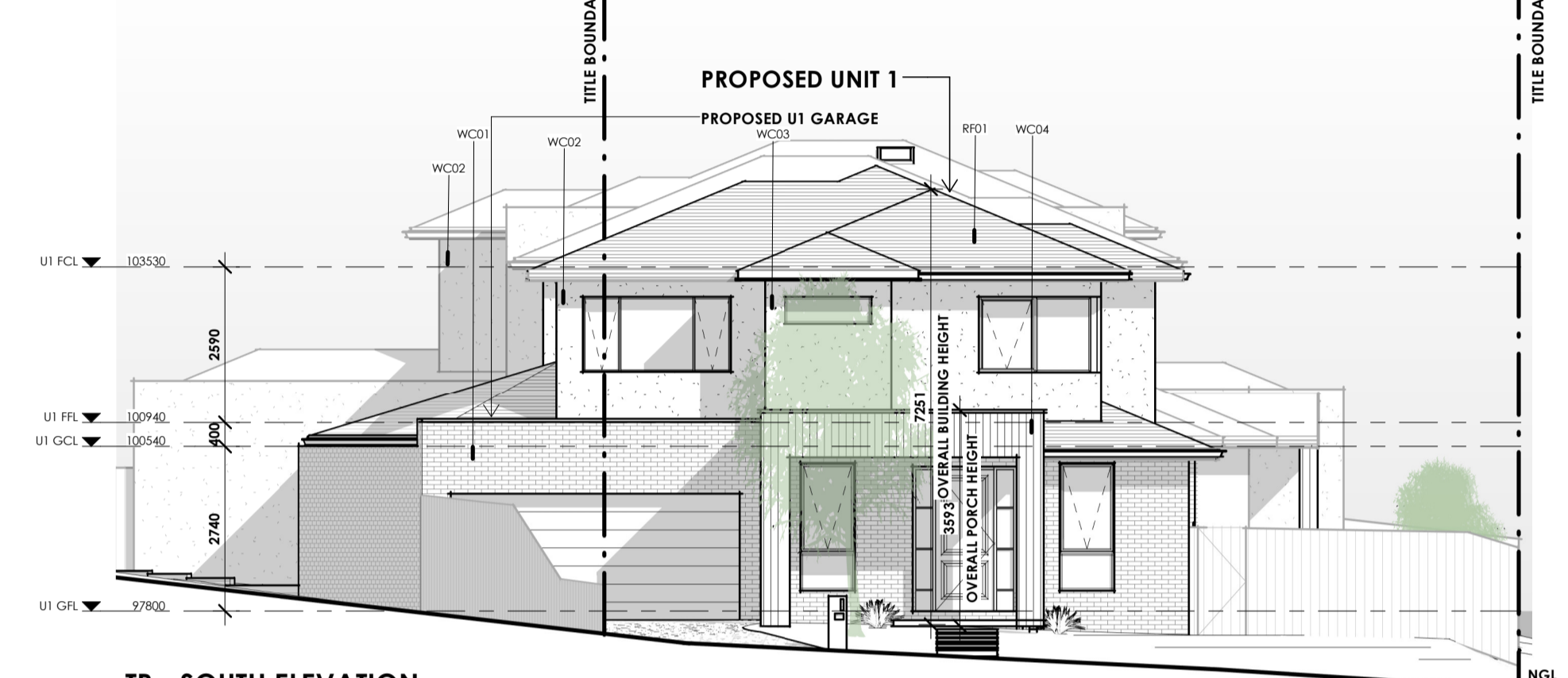
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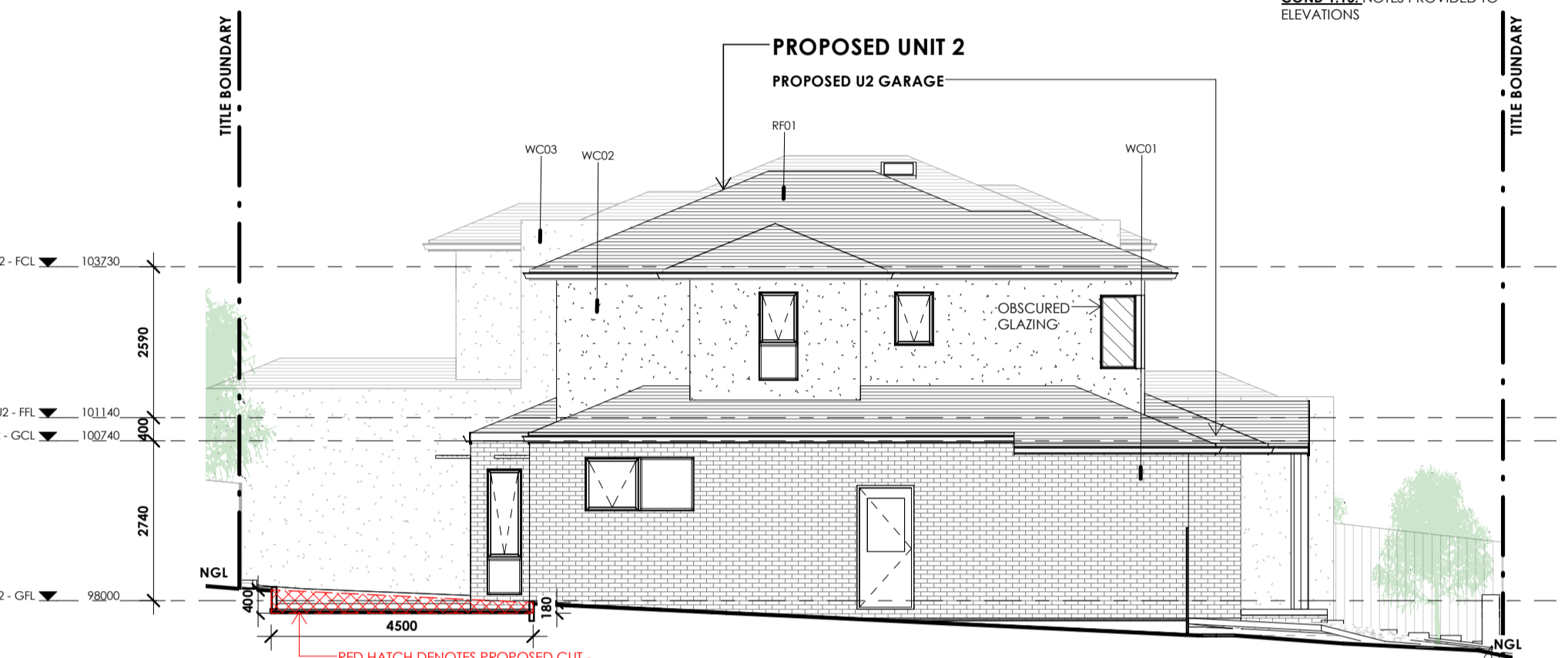
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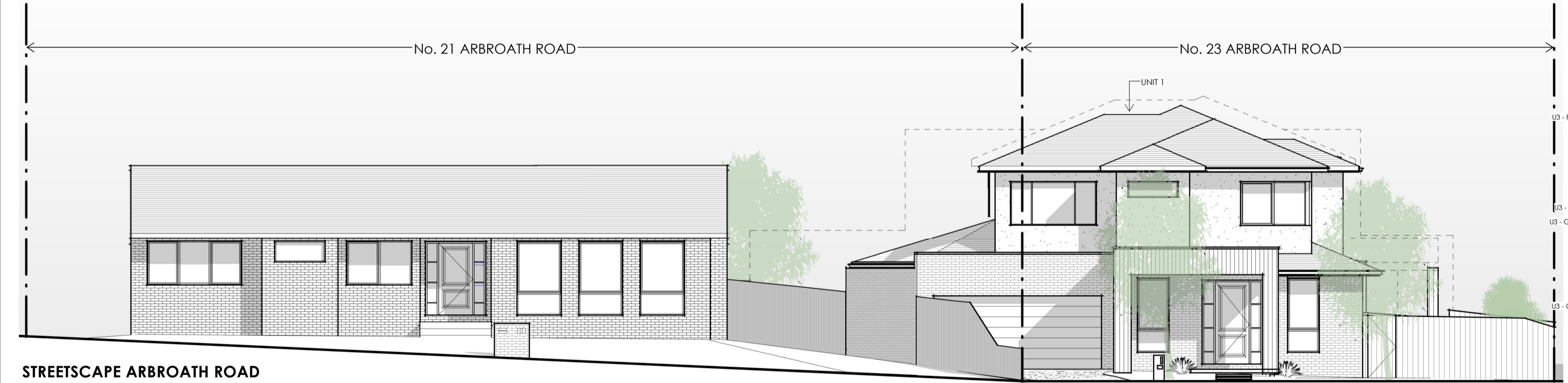
TP - U1 NORTH ELEVATION
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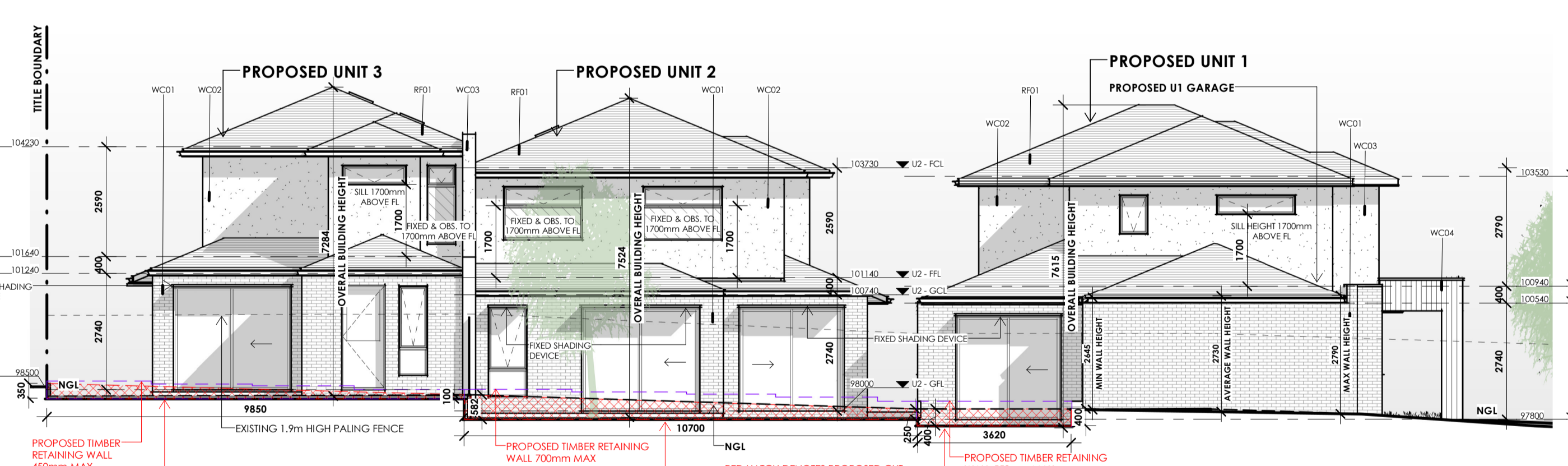
TP - SOUTH ELEVATION
1 : 100



TP - U2 SOUTH ELEVATION
1 : 100



STREETSCAPE ARBROATH ROAD
1 : 100



TP - WEST ELEVATION
1 : 100



STREETSCAPE WARRABEE ROAD
1 : 100



LEGEND
FIXED & OBTSCURED GLAZING

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3152

CLIENT:
ARBROATH PROPERTIES PTY LTD

TITLE:
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DATE:
DRAWN BY:
SCALE @ A1:

16.11.2019
AS INDICATED

WHELANdesign

JOB NO:
WD0233
DRAWING NO:
TP06
REVISION:
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