PLANNING AND ENVIRONMENT ACT 1987
This plan/document is endorsed in accordance with Condition No. 1 of Permit No. P24941
Sheet No. 1 of 9
Date: 6/06/2024
Signature for the Responsible Authority:
Daniella Natautama

PROJECT DETAILS :

PROJECT : DOUBLE STOREY EXTENSION TO EXISTING COTTAGE

CLIENT : G.KOSTANDINOV

ADDRESS : LOT NO. 74, 70 PROVIDENCE ROAD, GREENVALE

DRAWING No. : TOWNPLANNING

DATE : 24/ 10/ 2022

BUILDER:

REVISIONS / AMENDMENTS:

BY:	DATE:	COMMENTS:
T.M	11/ 01/ 23	ARBORIST DETAILS ADDED
T.M	3/ 07/ 23	DWELLING MIRRORED
C.L	21 / 07/ 23	AMENDED
T.M	23 / 08/ 23	VIEW DIAGRAMS ADDED
T.M	28 / 09/ 23	FIRST FLOOR REDUCED
J.L	2/ 11/ 23	EASTERN TREE STUB REMOVED FROM PLAN
J.L	9/ 05/ 24	REVISED I.A.W CONDITIONS OF PERMIT



A 70 PROVIDENCE ROAD, FACADE



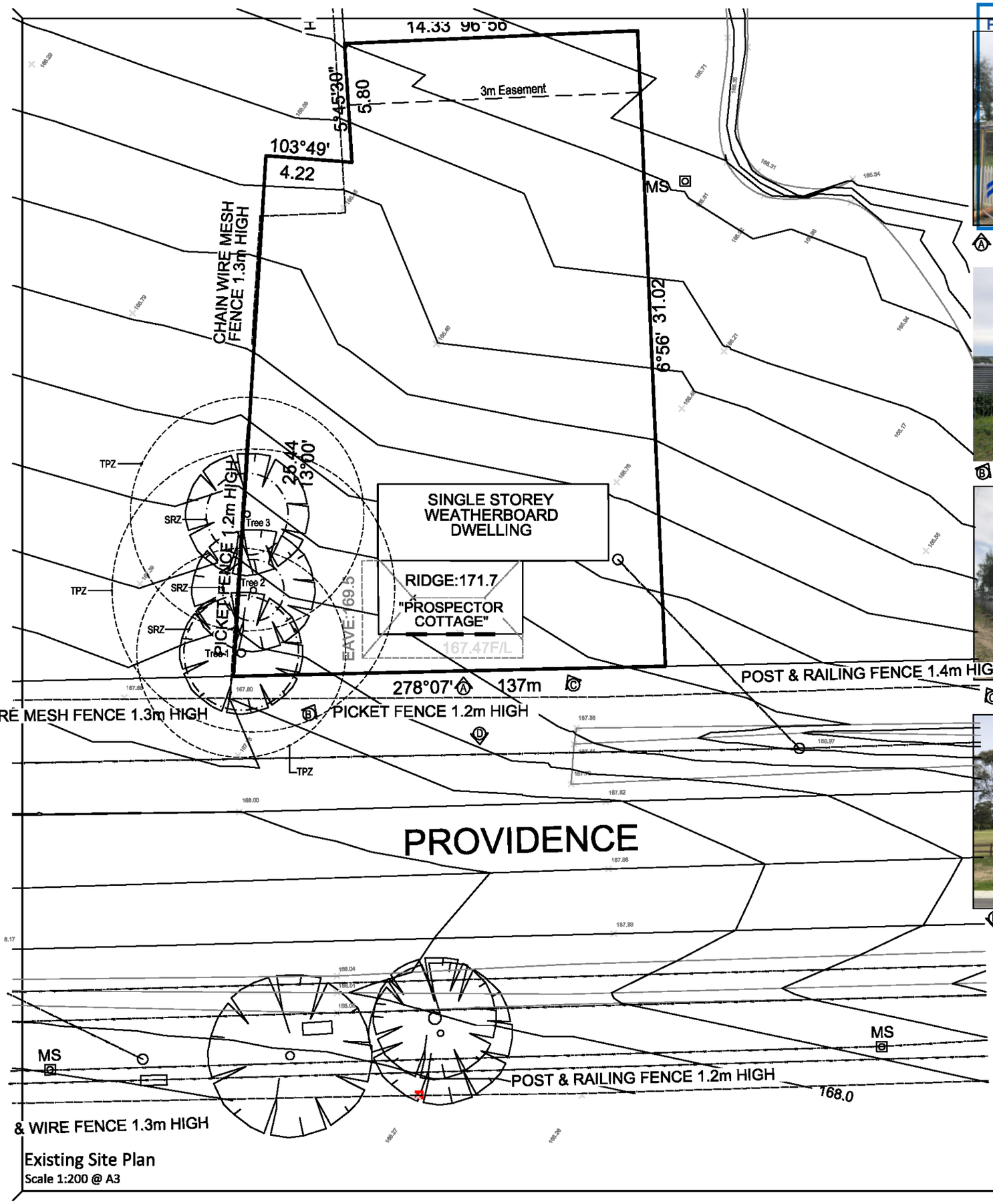
B 70 PROVIDENCE ROAD, FACADE


C 70 PROVIDENCE ROAD FACADE WITH SINGLE STOREY DWELLING IN REAR


D LOT ACROSS FROM 70 PROVIDENCE ROAD



Locality plan



Existing Site Plan
Scale 1:200 @ A3

VICTORIAN BUILDING AUTHORITY
BUILDING CONFIDENCE

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

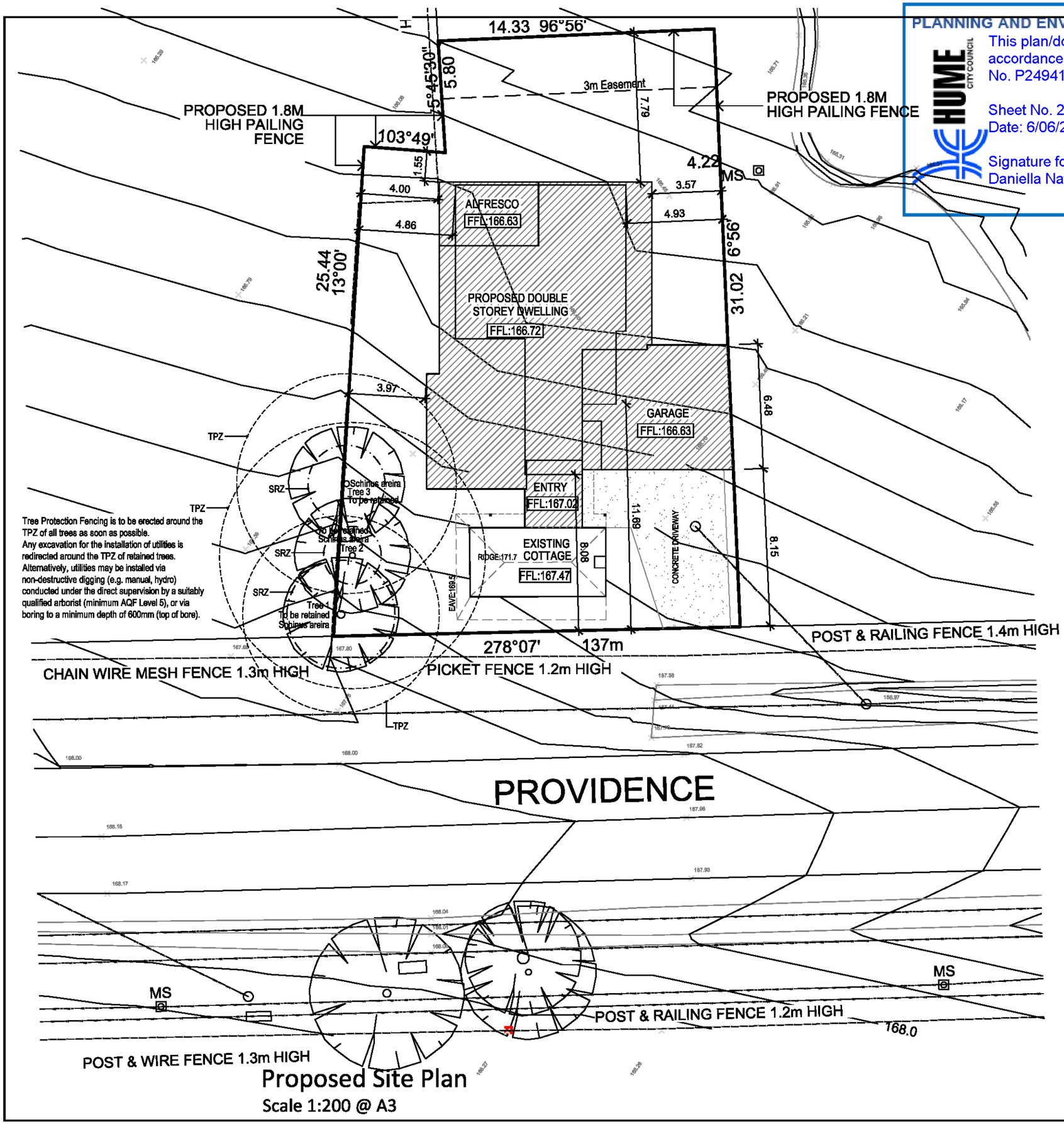
REGISTERED
Building Practitioner
Reg DPAD 1537 Joseph Lo Giudice
Draftsperson Build. Des. (Architectural)

Design Matters Member
Enable, advocate and celebrate good building design

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CHECKED BY:	DATE: 24/ 10/ 22	DRAWN: T.M	SHEET: 1 OF 8

Jontian Group: TULAYWORKINGDRAWINGS



Tree Protection Fencing is to be erected around the TPZ of all trees as soon as possible.
Any excavation for the installation of utilities is redirected around the TPZ of retained trees. Alternatively, utilities may be installed via non-destructive digging (e.g. manual, hydro) conducted under the direct supervision by a suitably qualified arborist (minimum AQF Level 5), or via boring to a minimum depth of 600mm (top of bore).

Proposed Site Plan

Scale 1:200 @ A3

PLANNING AND ENVIRONMENT ACT 1987

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Sheet No. 2 of 9
Date: 6/06/2024

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Cottage Area Existing:

Ground Floor:	25.29m²
Verandah:	11.78m²
Total:	154.32m²
Existing WB to be demolished:	37.07m²

Dwelling Area Proposed:

Ground Floor:	145.24m²
Garage:	46.42m²
Alfresco:	16.99m²
First Floor:	97.12m²
Total:	305.77m²

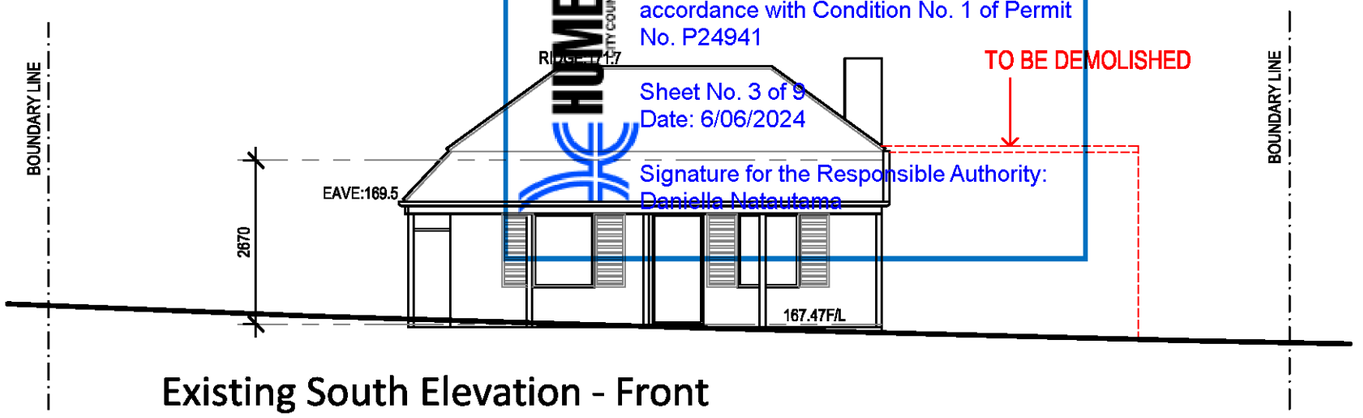
Development Summary Proposesd:

Site Area:	578.59m² (approx)
Site Coverage:	251.26m² = 43.42%
Site Permeable:	291.81m² = 50.43%

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CLIENT : G.KOSTANDINOV			
ADDRESS : LOT NO.74, 70 PROVIDENCE ROAD GREENVALE			
DATE: 19/ 10/ 22	SCALE: AS SHOWN	DRAWN: T.M	SHEET: 2 OF 8

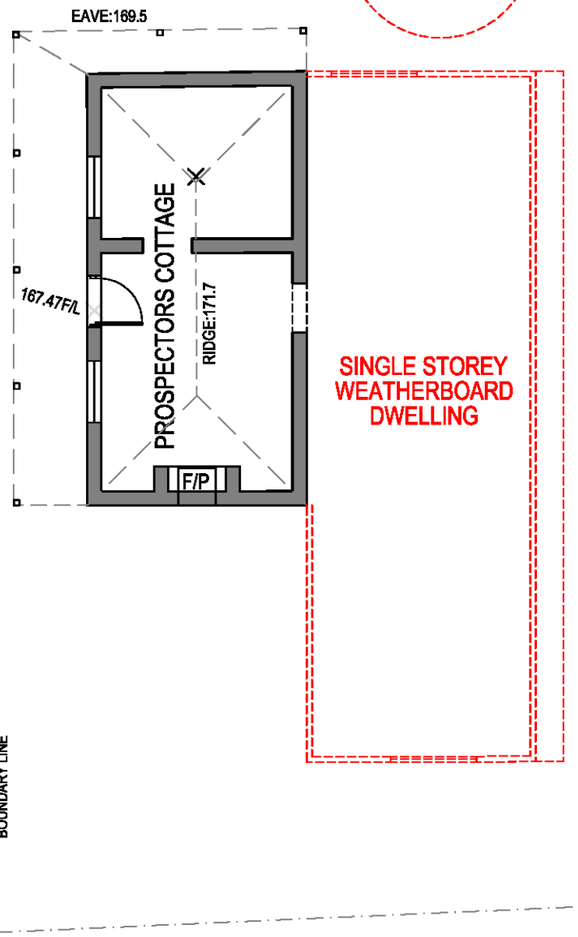
PLANNING AND ENVIRONMENT ACT 1987
This plan/document is endorsed in accordance with Condition No. 1 of Permit No. P24941
Sheet No. 3 of 9
Date: 6/06/2024
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Existing South Elevation - Front
Scale 1:100 @ A3

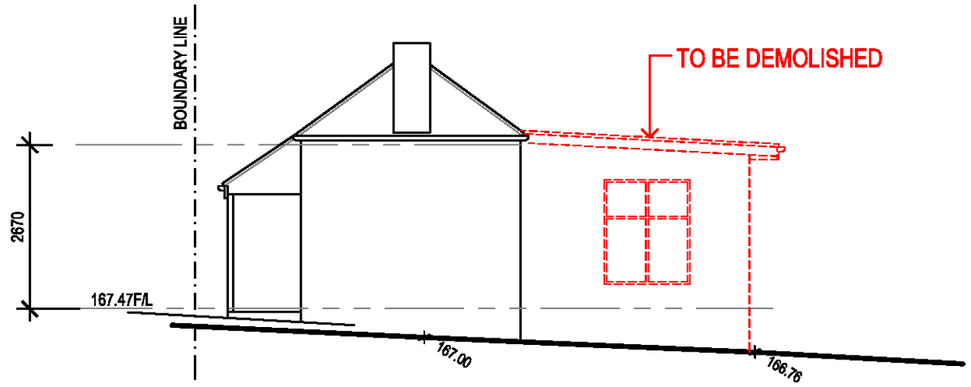


Existing West Elevation - Side
Scale 1:100 @ A3



Proposed Demolition Plan
Scale 1:100 @ A3

EXISTING WALLS TO REMAIN
EXISTING WALLS TO BE DEMOLISHED

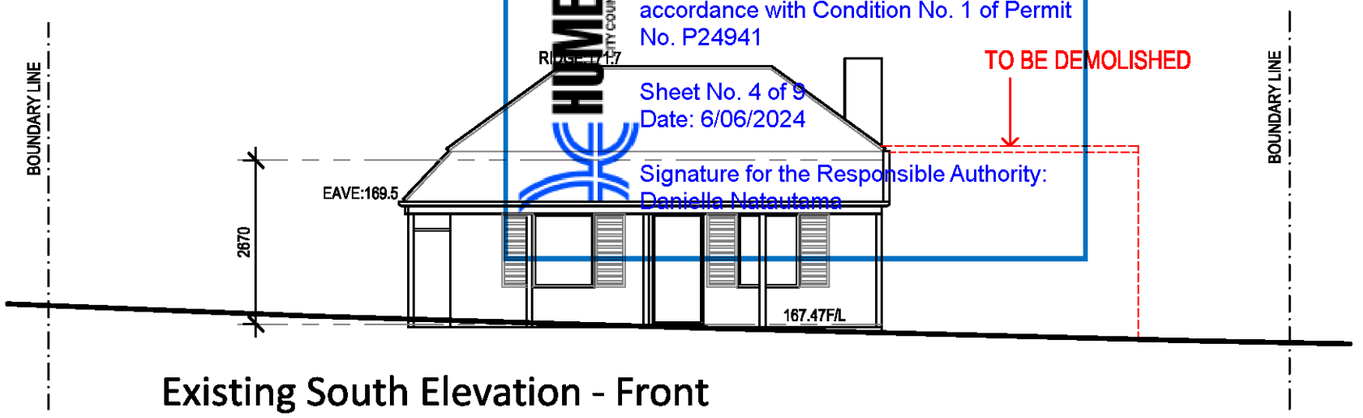


Existing East Elevation - Side
Scale 1:100 @ A3

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DATE: 19/ 10/ 22	SCALE: AS SHOWN	DRAWN: T.M	SHEET: 3 OF 8

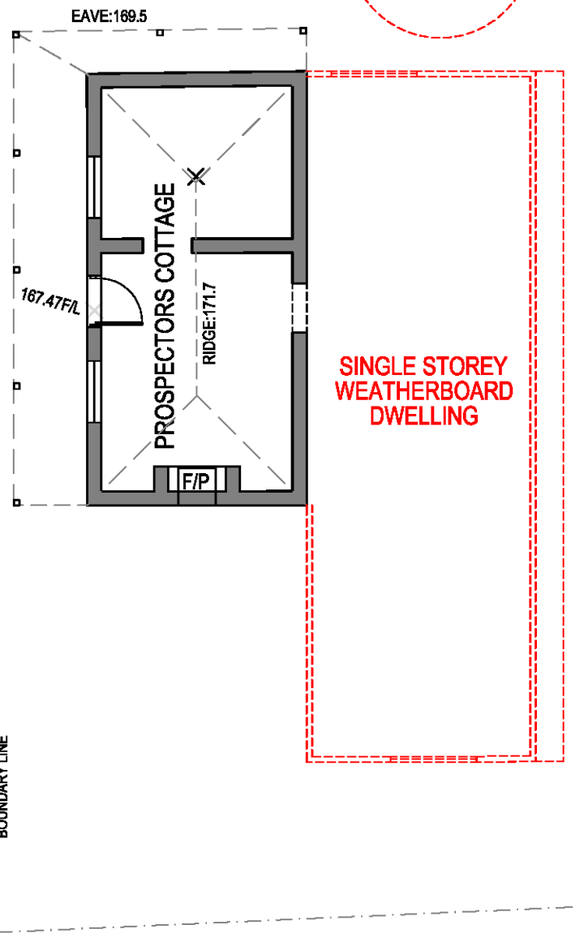
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This plan/document is endorsed in accordance with Condition No. 1 of Permit No. P24941
HUME CITY COUNCIL
Sheet No. 4 of 9
Date: 6/06/2024
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Existing South Elevation - Front
Scale 1:100 @ A3

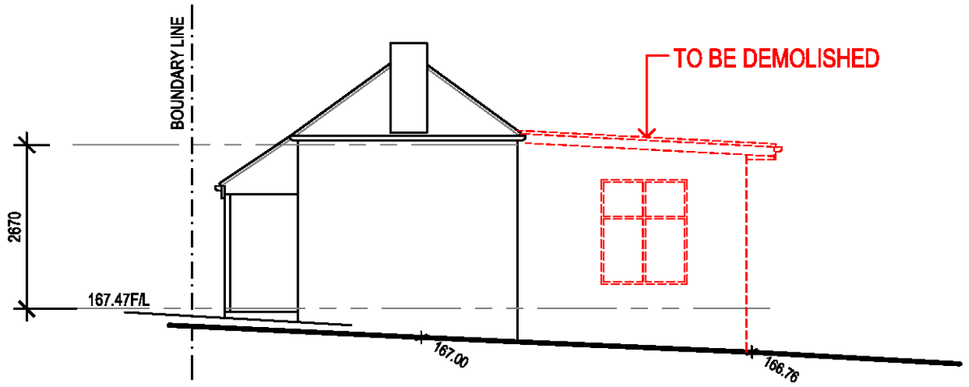


Existing West Elevation - Side
Scale 1:100 @ A3



Proposed Demolition Plan
Scale 1:100 @ A3

EXISTING WALLS TO REMAIN
EXISTING WALLS TO BE DEMOLISHED

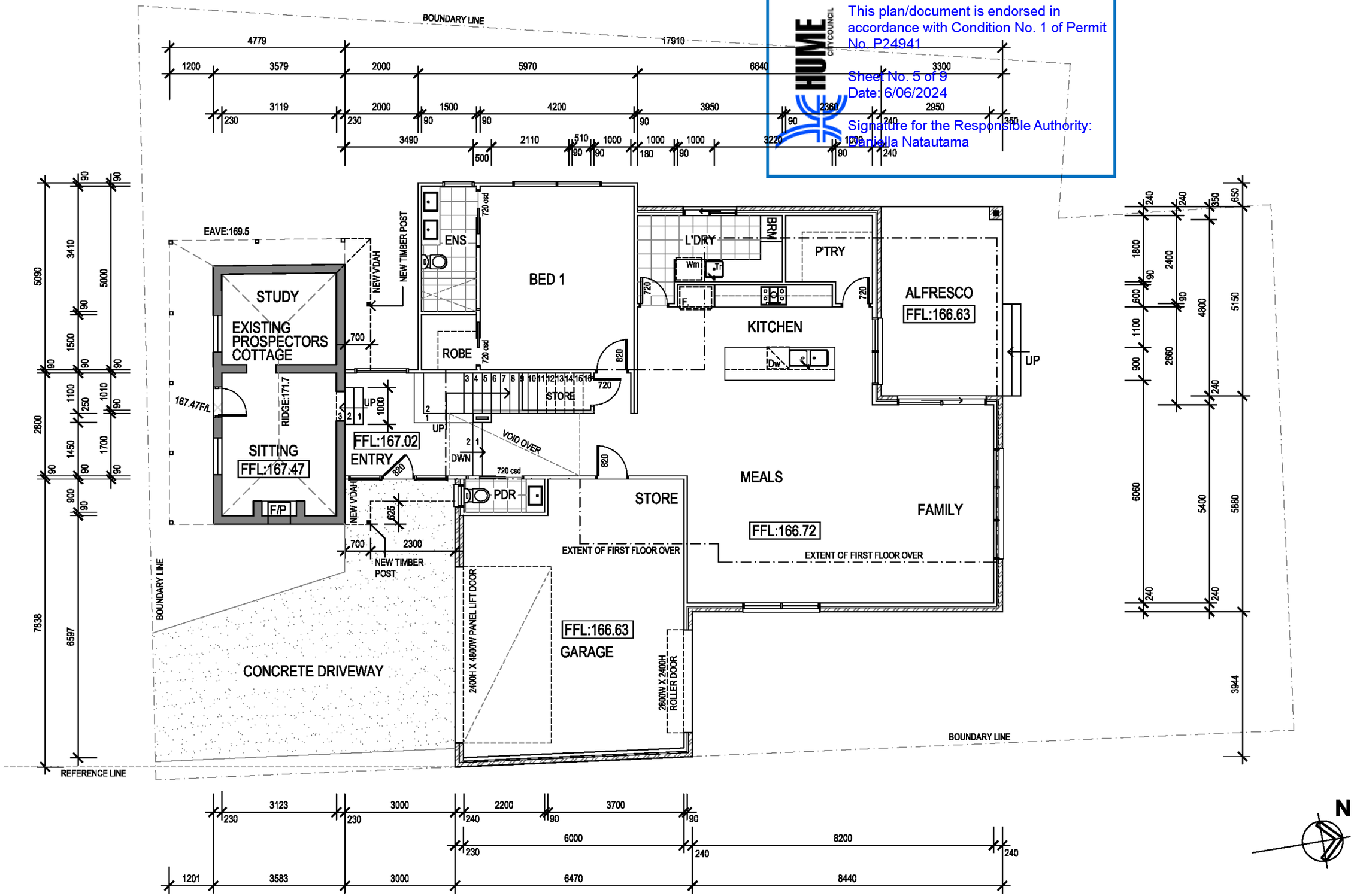


Existing East Elevation - Side
Scale 1:100 @ A3

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DATE: 19/ 10/ 22	SCALE: AS SHOWN	DRAWN: T.M	SHEET: 3 OF 8

PLANNING AND ENVIRONMENT ACT 1987
HUME CITY COUNCIL
This plan/document is endorsed in accordance with Condition No. 1 of Permit No. P24941
Sheet No. 5 of 9
Date: 6/06/2024
Signature for the Responsible Authority:
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Proposed Ground Floor Plan

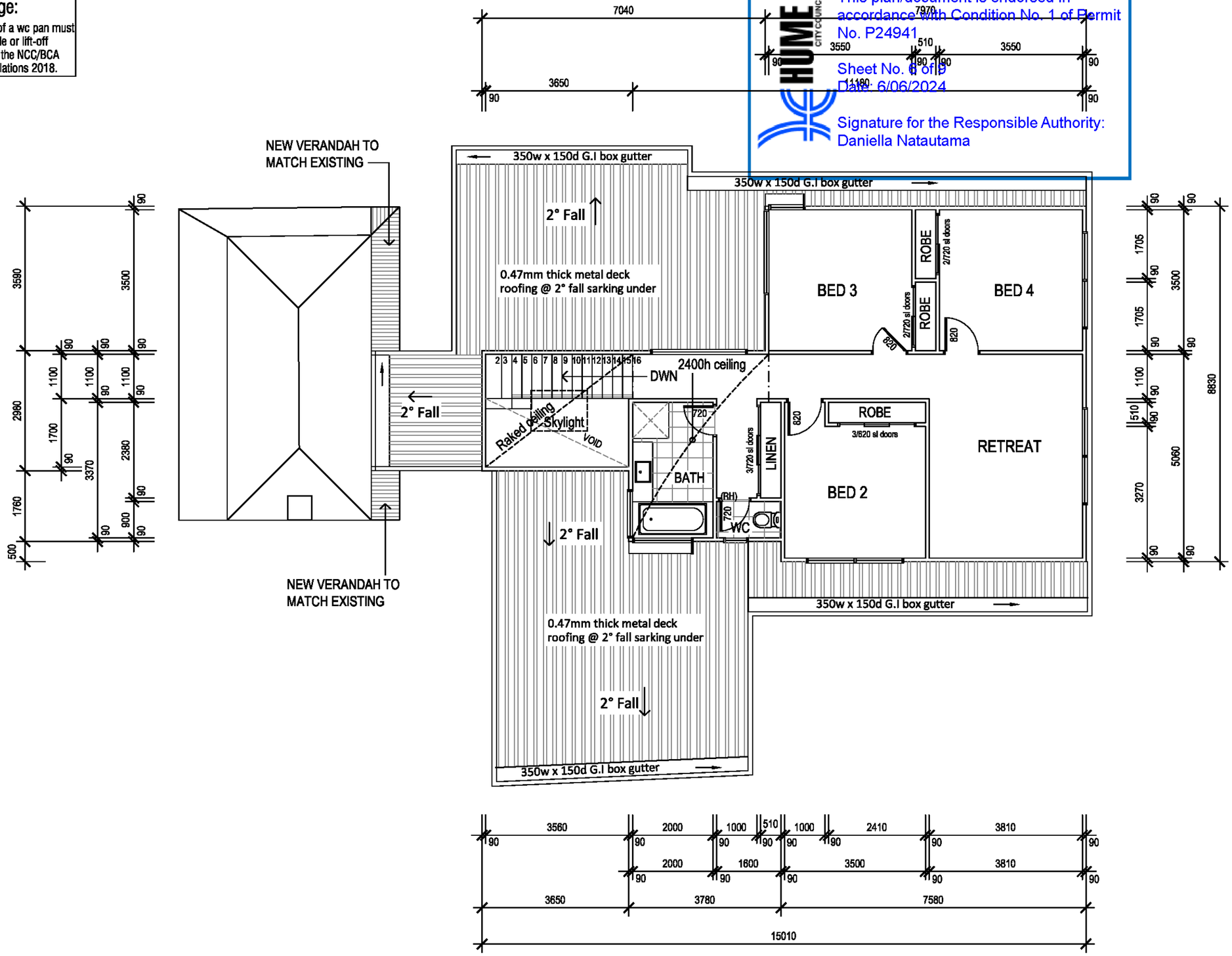
Scale 1:100 @ A3

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DATE: 19/ 10/ 22	SCALE: AS SHOWN	DRAWN: T.M	SHEET: 4 OF 8

(RH) Removable hinge:
Doors opening within 1200mm of a wc pan must be provided with easily removable or lift-off hinges in strict accordance with the NCC/BCA 2019 & the building interim regulations 2018.

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HUME CITY COUNCIL
This plan/document is endorsed in accordance with Condition No. 1 of Permit No. P24941
Sheet No. 6 of 9
Date: 6/06/2024
Signature for the Responsible Authority:
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Proposed First Floor Plan
Scale 1:100 @ A3

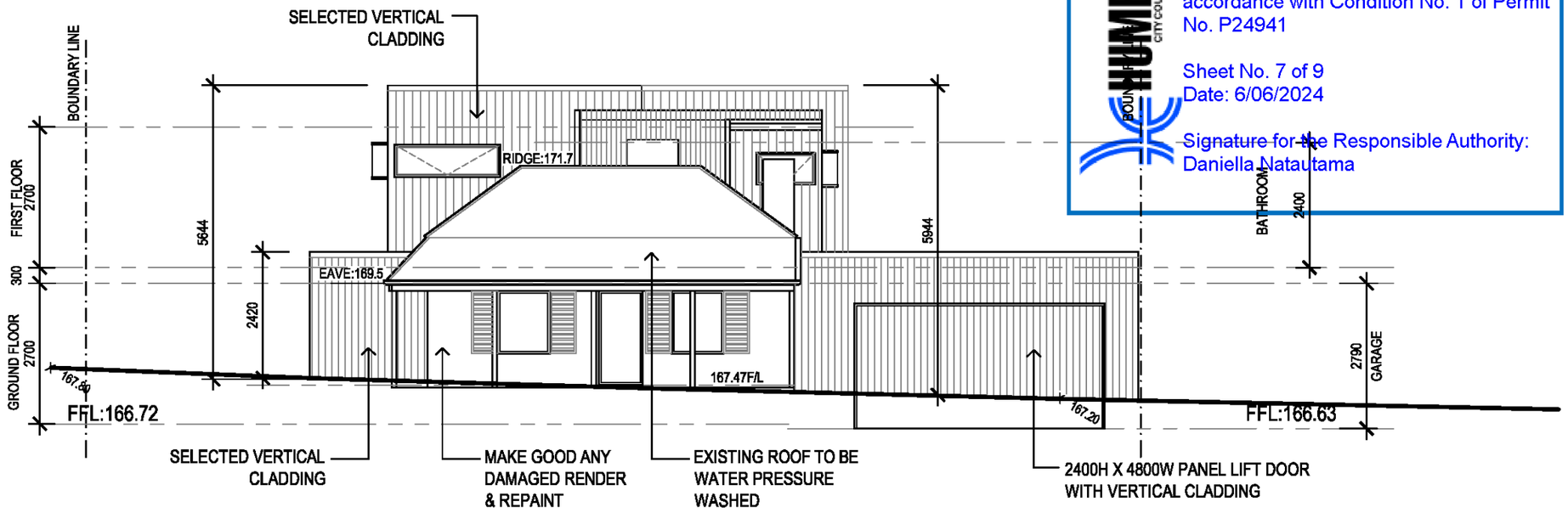
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PLANNING AND ENVIRONMENT ACT 1987
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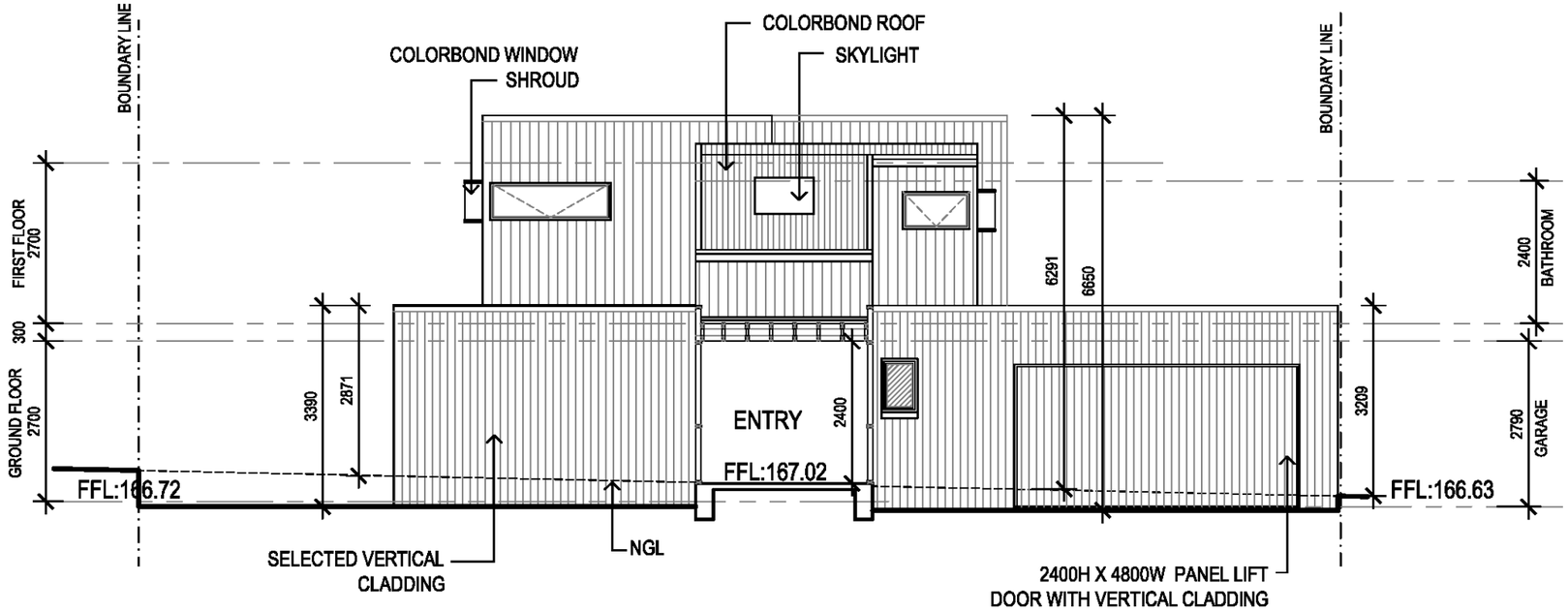
Sheet No. 7 of 9
Date: 6/06/2024

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Proposed South Elevation - Front

Scale 1:100 @ A3



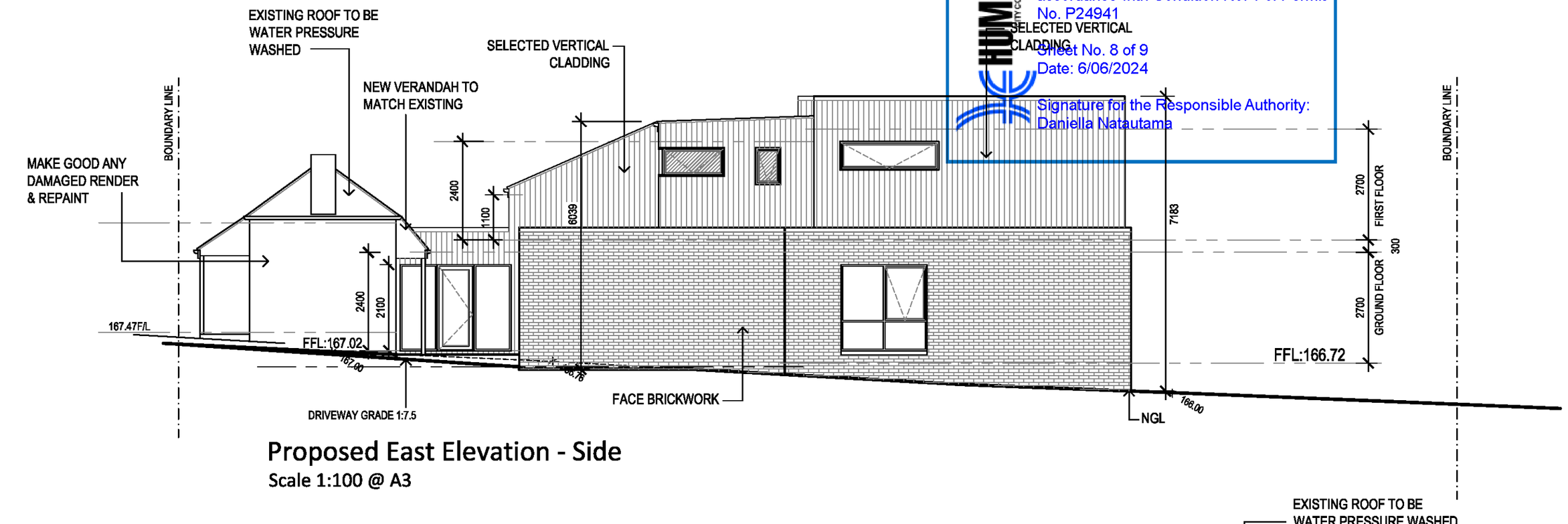
Proposed South Elevation Section - Front

Scale 1:100 @ A3

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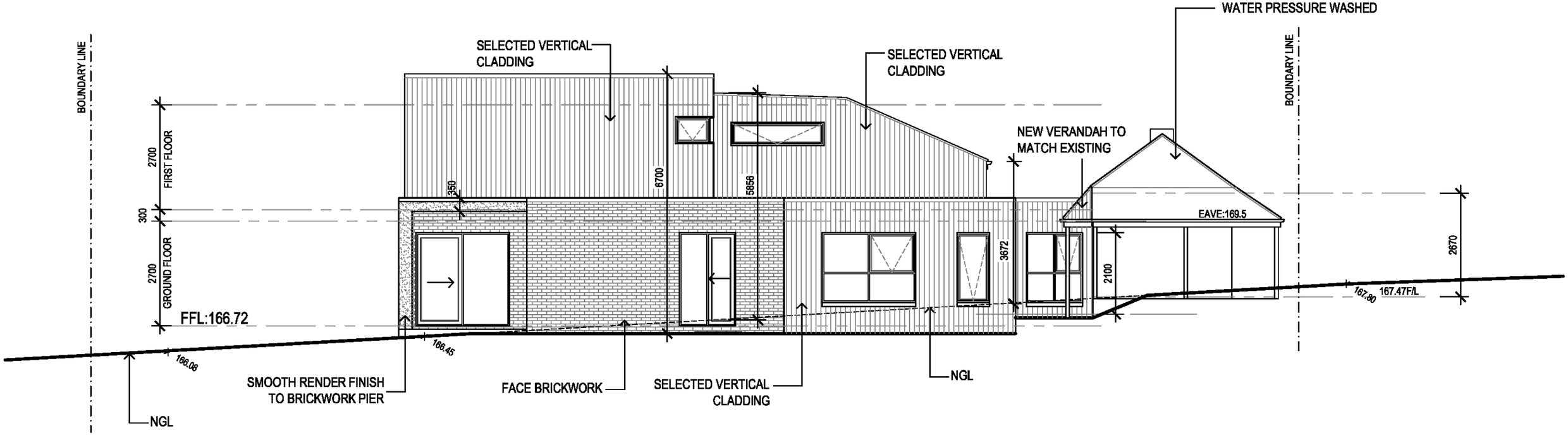
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PLANNING AND ENVIRONMENT ACT 1987
This plan/document is endorsed in accordance with Condition No. 1 of Permit No. P24941
Sheet No. 8 of 9
Date: 6/06/2024
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Proposed East Elevation - Side

Scale 1:100 @ A3



Proposed West Elevation - Side

Scale 1:100 @ A3

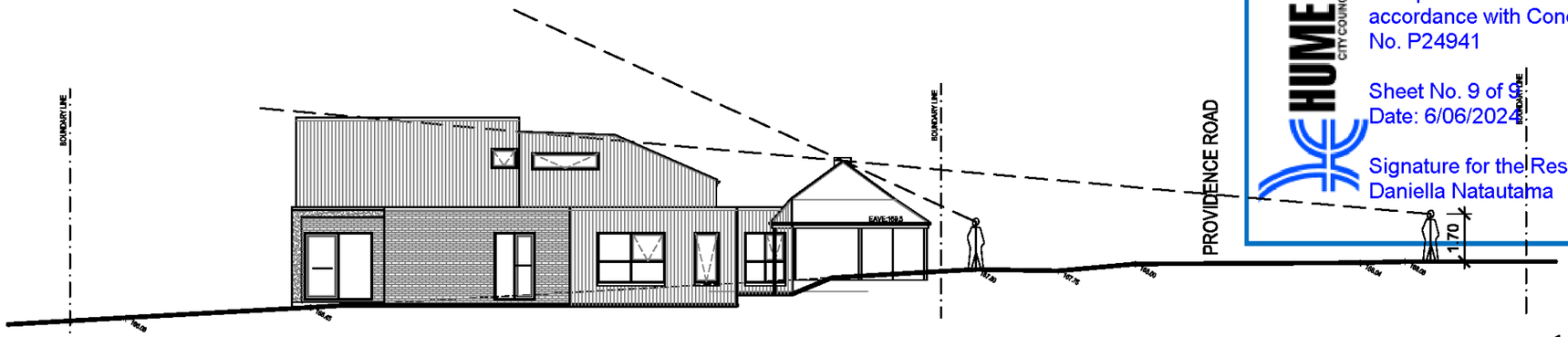
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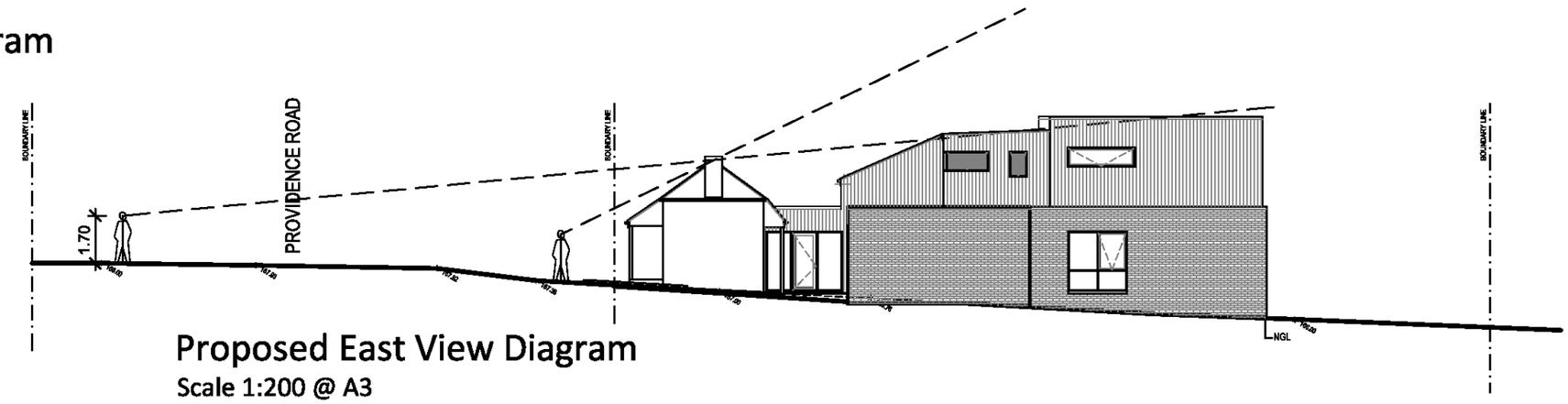
PLANNING AND ENVIRONMENT ACT 1987
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Sheet No. 9 of 9
Date: 6/06/2024

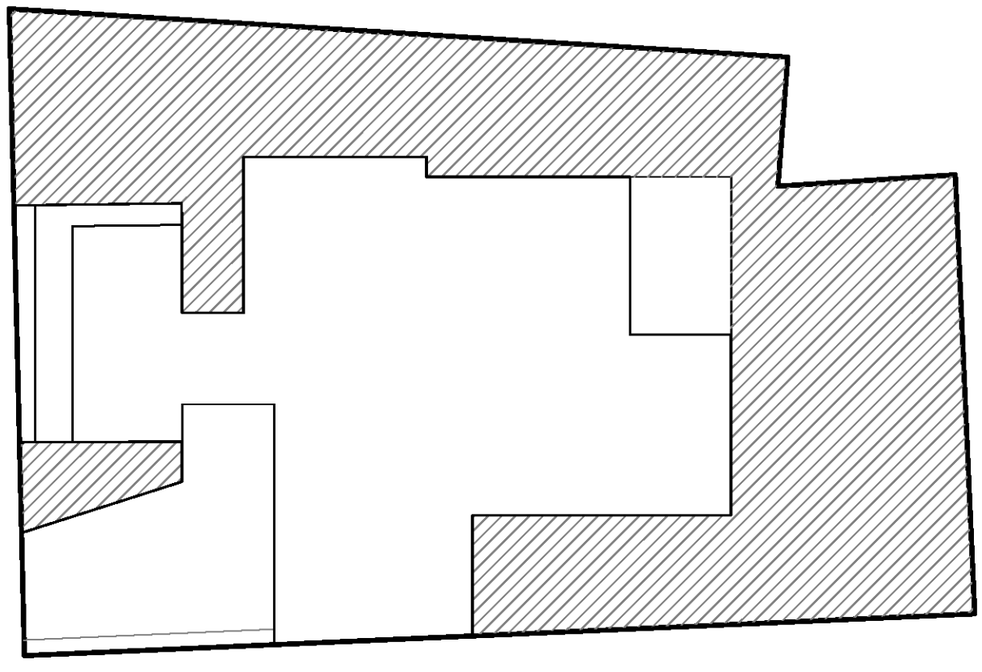
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Proposed West View Diagram
Scale 1:200 @ A3

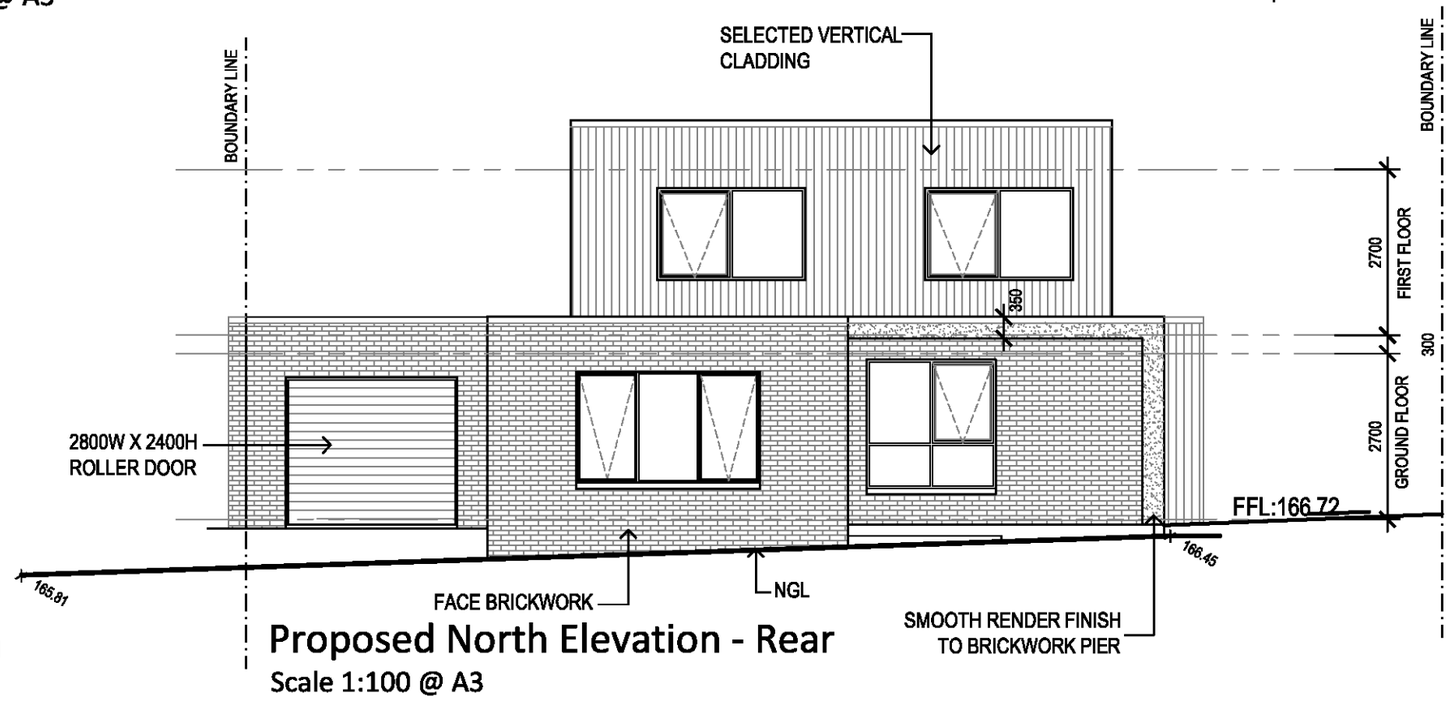


Proposed East View Diagram
Scale 1:200 @ A3



Garden Area: 280.37m² = 48.45%

Garden Area Plan
Scale 1:200 @ A3



Proposed North Elevation - Rear
Scale 1:100 @ A3

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DATE: 19/ 10/ 22	SCALE: AS SHOWN	DRAWN: T.M	SHEET: 8 OF 8