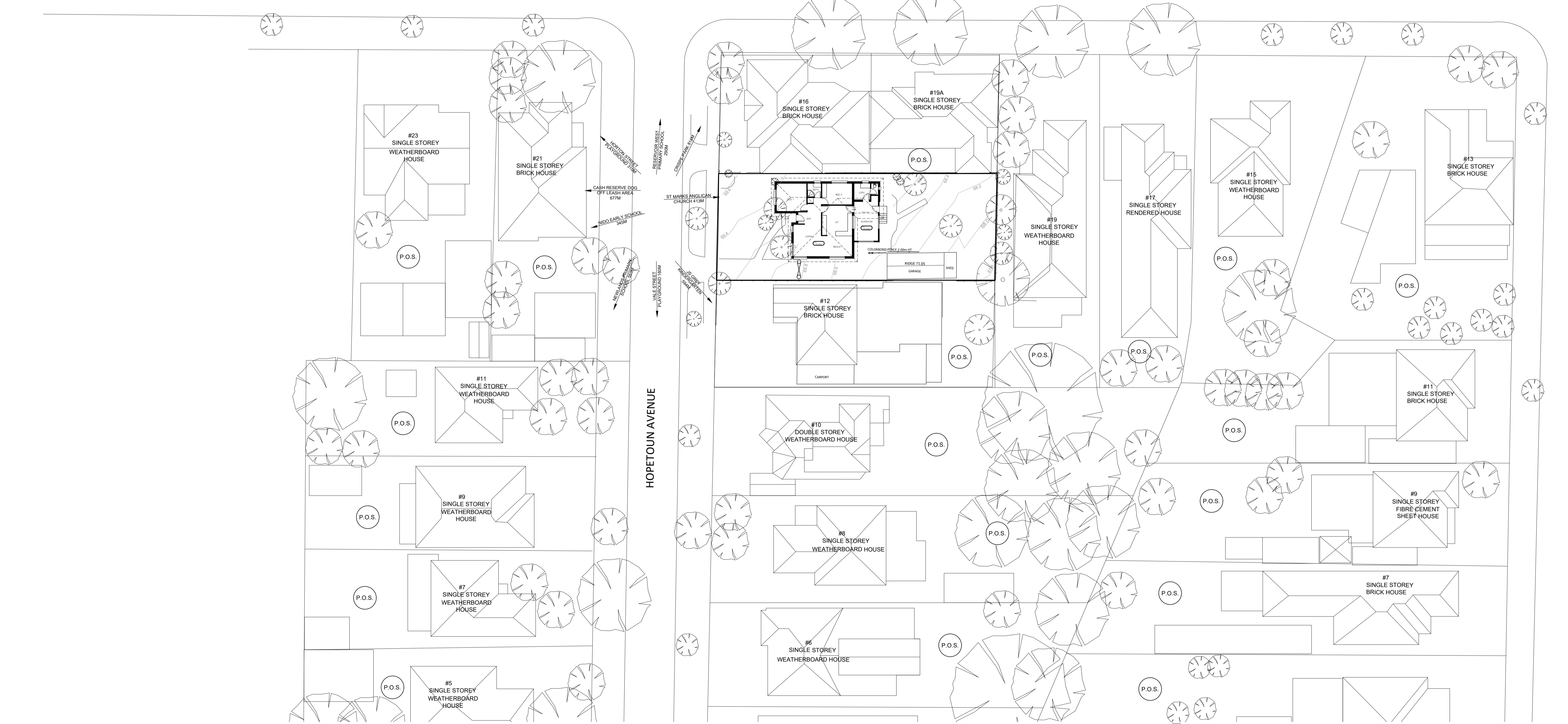


KNOX STREET



HOPETOUN AVENUE

DRAWING TITLE
NEIGHBORHOOD SITE DESCRIPTION



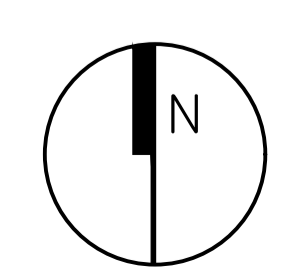
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PROJECT:
PROPOSED DEVELOPMENT
AT:
NO.14 HOPETOUN AVENUE,
RESERVOIR, VIC, 3073
FOR:
SANDRO & ALEX DIMATTEO

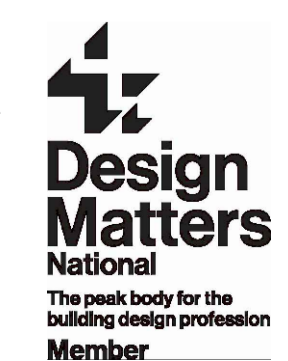
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JOB NO: 6962024
STATUS: TOWN PLANNING
PG NO: 01

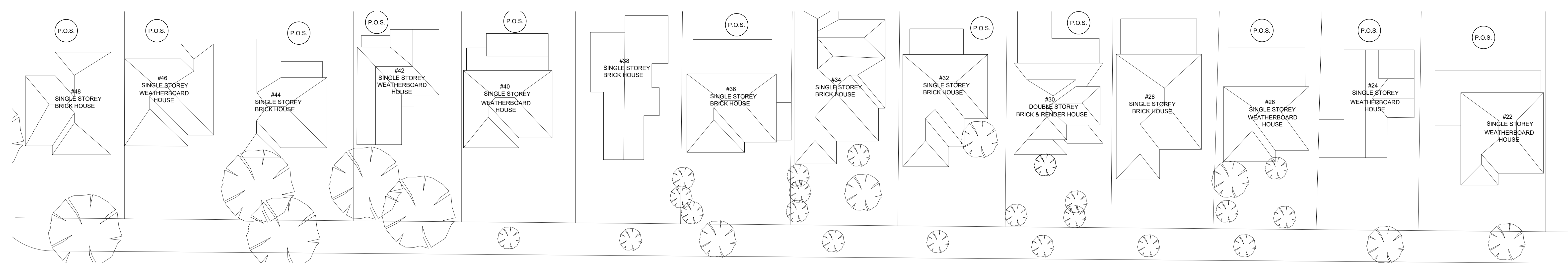
REV	DATE	AMENDMENT
A	02/08	RFI

Darebin City Council Received 18-09-2024



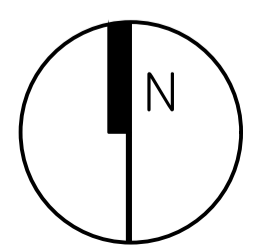
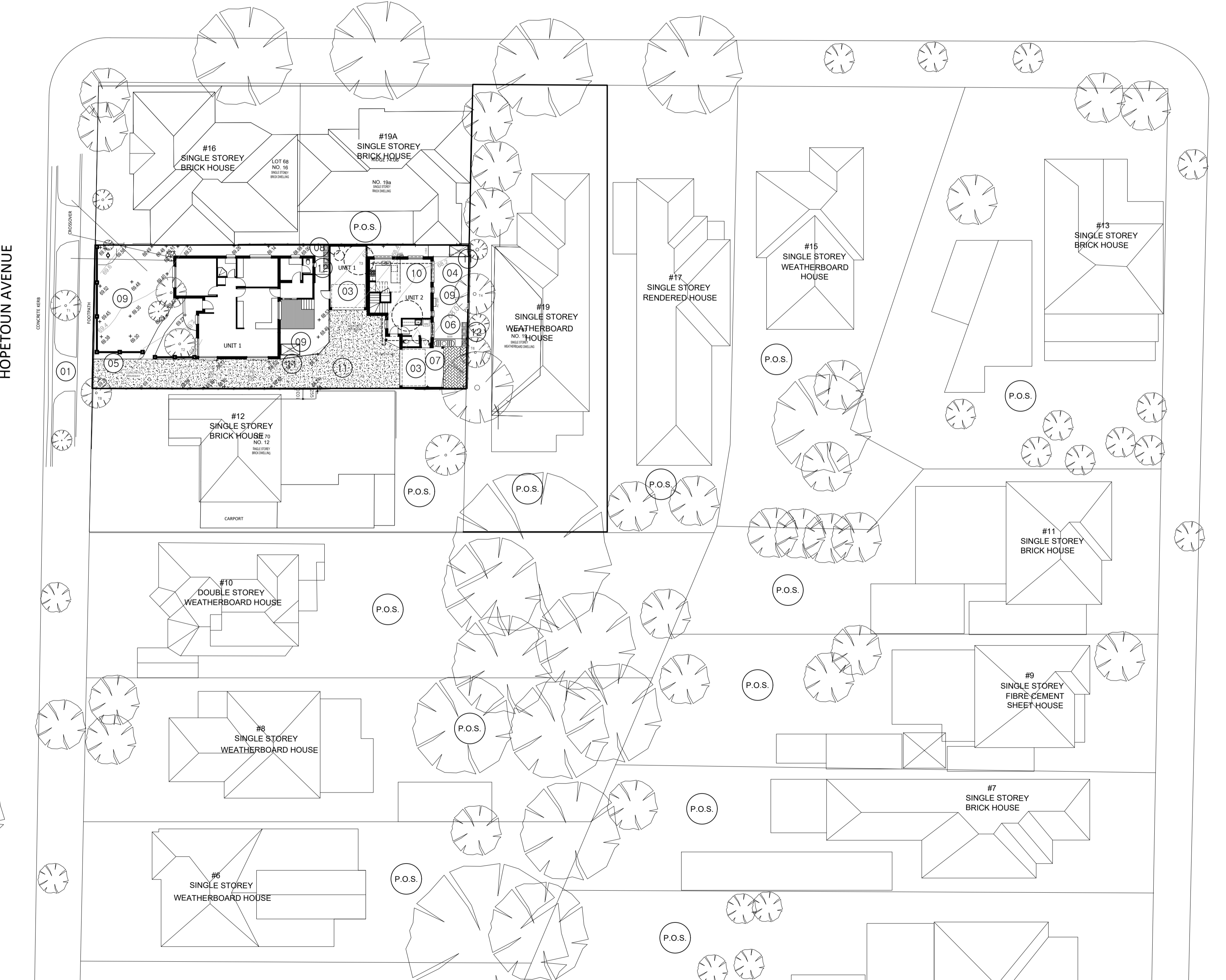
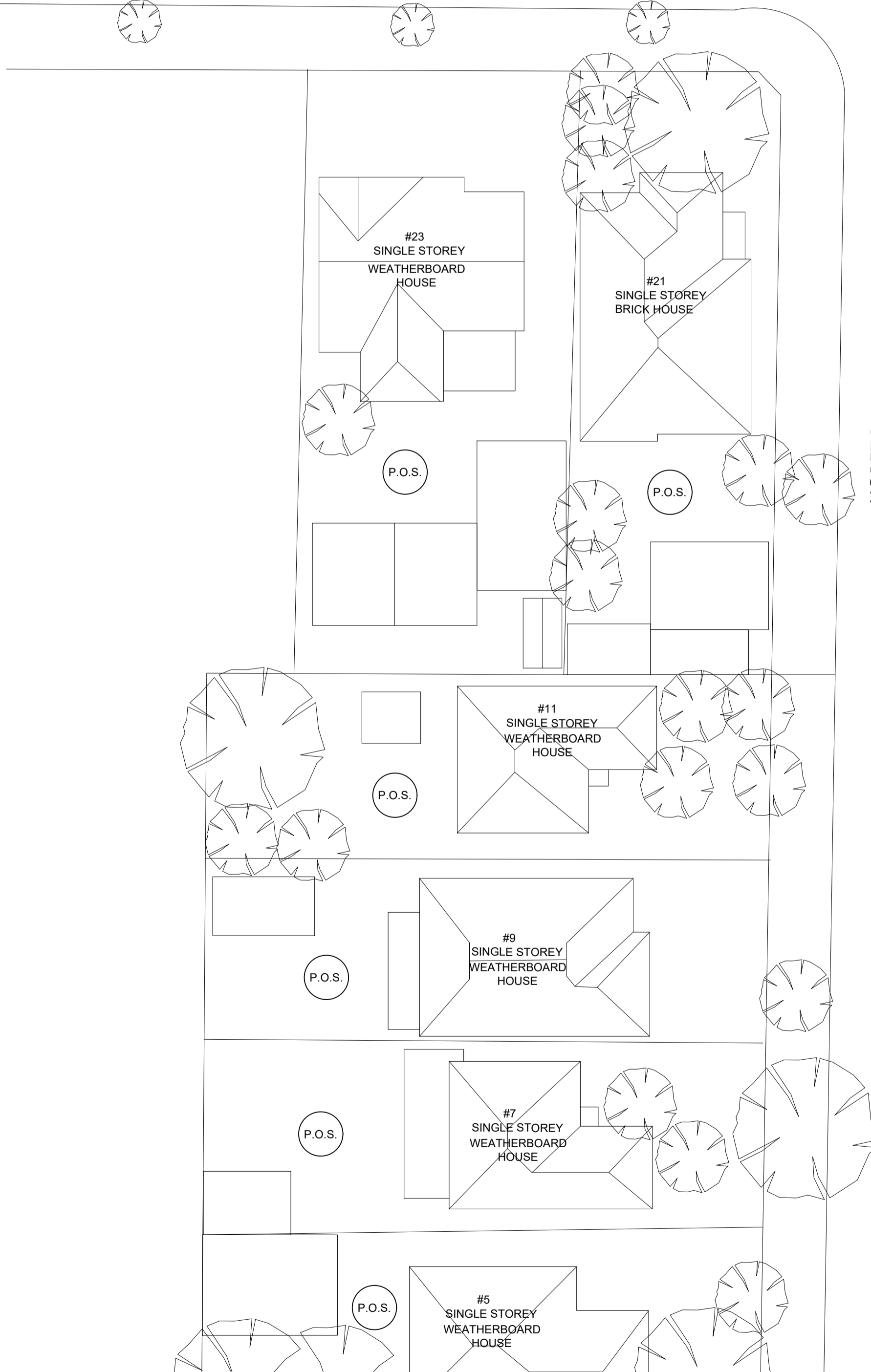
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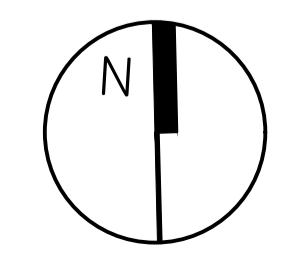
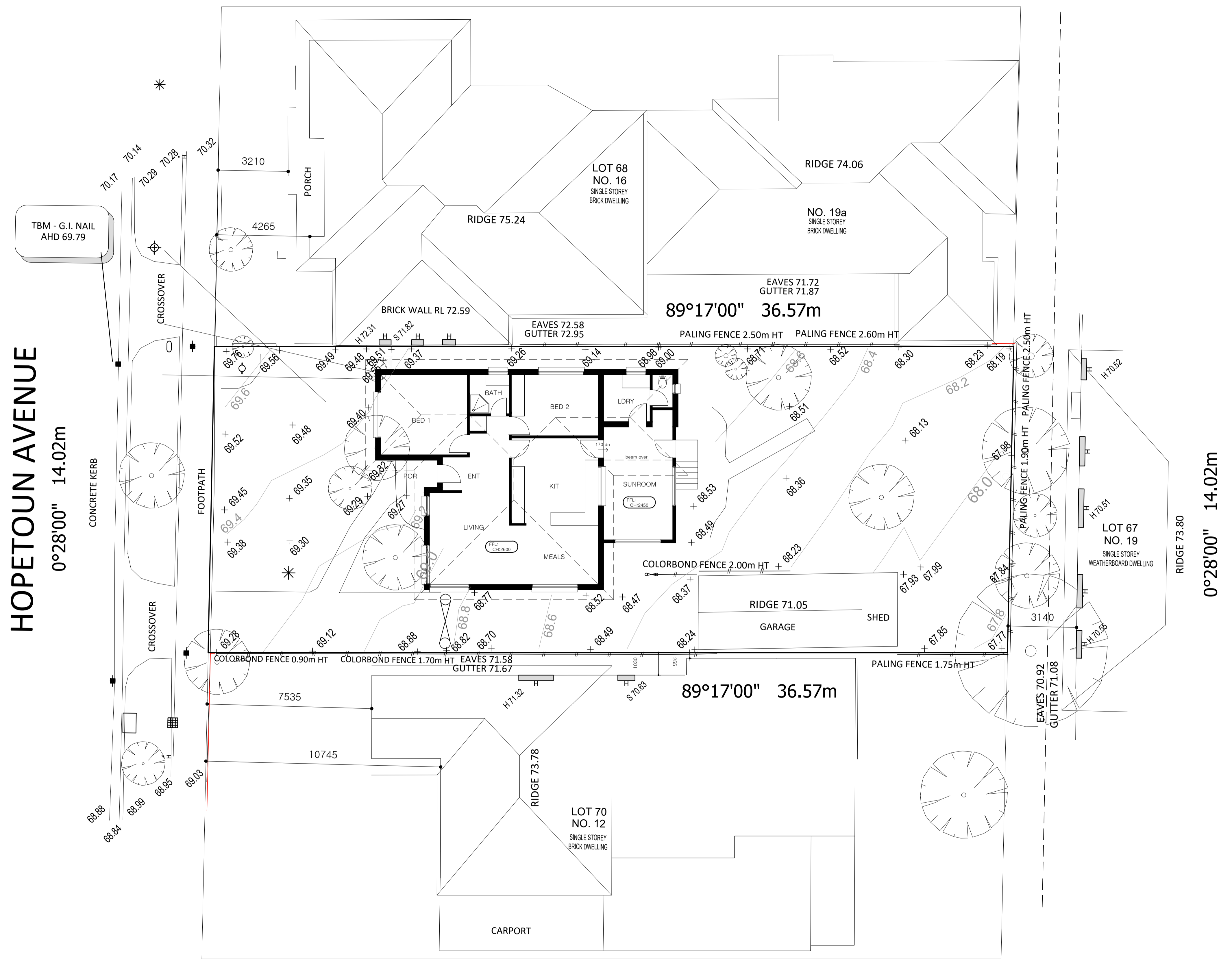
DESIGN RESPONSE

- 01 EXISTING CROSSOVER ON HOPETOUN STREET
- 02 PROPOSED NEW GARAGES FOR DWELLINGS
- 03 PROPOSED PRIVATE OPEN SPACE WITH CONVENIENT NORTH LIGHT WITH A MIN 4M DIMENSION
- 04 NEW LETTER BOX UNIT FOR DEVELOPMENT
- 05 PROPOSED SETBACK -DWELLING : 1150MM
- 06 MAX BUILDING HEIGHT OF DEVELOPMENT IS 7660MM
- 07 SEPARATION BETWEEN DWELLINGS
- 08 GENEROUS LANDSCAPE AREAS
- 09 NORTH FACING WINDOWS
- 10 PROPOSED CONCRETE DRIVEWAY
- 11 6M² STORAGE AREA
- 12 PROPOSED BIN COLLECTION AREA






LEGEND

- W/H NEIGHBORING HABITABLE WINDOW
- W/NH NEIGHBORING NON-HABITABLE WINDOW
- DOOR NEIGHBORING DOOR
- P.O.S ALLOCATED PRIVET OPEN SPACE
- EXISTING STRUCTURE
- PROPOSED STRUCTURE
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING TREE
- PROPOSED GENERAL WASTE RUBBISH BIN
- PROPOSED RECYCLE RUBBISH BIN
- COMPOST BIN
- PROPOSED FOLD DOWN CLOTHES LINE WALL OR GROUND MOUNTED
- PROPOSED GAS METER
- PROPOSED LETTER BOXES
- DENOTES MIN. 6M3 STORAGE SHED WITH AVERAGE 2.2M HEIGHT
- 2000L SLIM LINE RAINWATER TANK
- PROPOSED SKY LIGHT
- DOUBLE GLAZED WINDOW
- DENOTES OPERABLE SHADING DEVICE
- PROPOSED GARDEN AREA



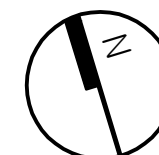
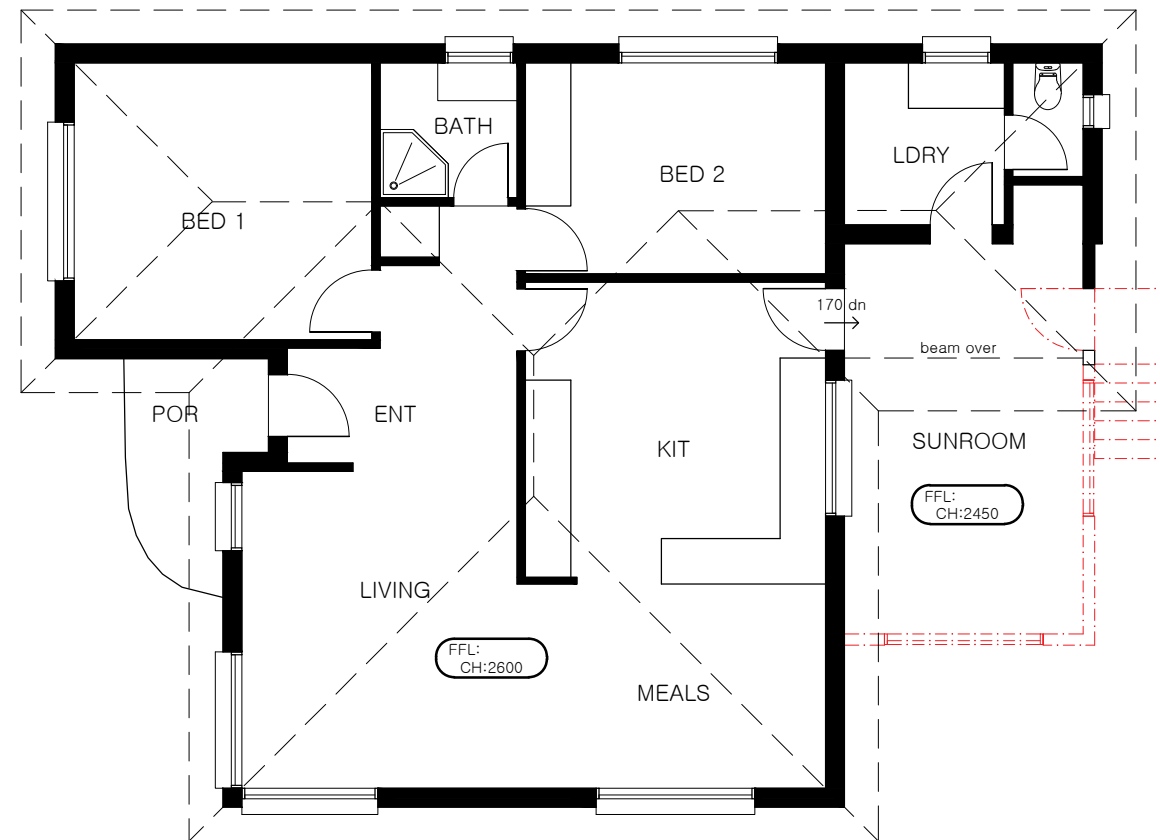
DEMOLITION LEGEND

-  DENOTES STRUCTURE TO BE REMOVED
-  DENOTES STRUCTURE TO BE REMOVED
-  DENOTES EXISTING WALL TO REMAIN

GENERAL NOTES FOR DEMOLITION WORKS

- ALL MATERIALS AND WORK PRACTICES SHALL COMPLY WITH, BUT NOT LIMITED TO, THE BUILDING (INTERIM) REGULATIONS, THE BUILDING CODE OF AUSTRALIA AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS (AS AMENDED) REFERRED TO THEREIN. THESE SPECIFICATIONS SPECIFY ONLY THE MINIMUM STANDARD OF WORK FOR THE DEMOLITION WORKS ON RESIDENTIAL PROJECTS, AND ALL WORKMANSHIP AND PRECAUTIONS SHALL BE TO BEST TRADE PRACTICE.
- PRECAUTIONS MUST BE TAKEN BEFORE AND DURING DEMOLITION IN ACCORDANCE WITH AS 2601 - 2001: DEMOLITION OF STRUCTURES.
- DURING THE PROGRESS OF THE DEMOLITION THE WORKS SHALL BE UNDER THE CONTINUOUS SUPERVISION OF THE DEMOLISHER OR OF AN EXPERIENCED FOREMAN, AND DEMOLITION SHALL BE EXECUTED STOREY BY STOREY COMMENCING AT THE ROOF AND WORKING DOWNWARDS.
- THE DEMOLITION MUST NOT BE COMMENCED UNTIL THE PRECAUTIONARY MEASURES HAVE BEEN INSPECTED AND APPROVED BY THE RELEVANT BUILDING SURVEYOR.
- PROTECTIVE FENCES AND THE LIKE MUST BE INSTALLED WHERE NECESSARY TO GUARD AGAINST DANGER TO LIFE OR PROPERTY OR WHEN REQUIRED BY THE RELEVANT BUILDING SURVEYOR.
- ALL PRACTICABLE PRECAUTIONS SHALL BE TAKEN TO AVOID DANGER FROM COLLAPSE OF A BUILDING WHEN ANY PART OF A FRAMED OR PARTLY FRAMED BUILDING IS REMOVED.
- BEFORE DEMOLITION IS COMMENCED, AND ALSO DURING THE PROGRESS OF SUCH WORKS, ALL ELECTRICAL CABLE OR APPARATUS WHICH ARE LIABLE TO BE A SOURCE OF DANGER - OTHER THAN CABLE OR APPARATUS USED FOR THE DEMOLITION WORKS - SHALL BE DISCONNECTED.
- ARRANGEMENTS SHALL BE MADE WITH THE RELEVANT ELECTRICAL SUPPLY AUTHORITY FOR THE DISCONNECTION OF ELECTRICAL MAINS SUPPLY EXCEPT THAT, WHERE PARTIAL DEMOLITION IS PROPOSED, THE LICENSED ELECTRICAL CONTRACTOR SHALL SATISFY THE RELEVANT ELECTRICAL SUPPLY AUTHORITY THAT THE PORTION OF THE BUILDING TO BE DEMOLISHED HAS BEEN ISOLATED.
- THE DEMOLISHER SHALL BE RESPONSIBLE TO CUT AND SEAL ANY STORMWATER, SEWER PIPES, WATER SERVICES, GAS SERVICES AND THE LIKE.
- THE POSITION OF CAPPED SEWER AND STORMWATER DRAINS, SEALED-OFF WATER SUPPLY LINES, GAS SUPPLY LINES AND THE LIKE ARE TO BE CLEARLY MARKED ON SITE.
- MATERIALS REMOVED OR DISPLACED FROM THE BUILDING SHALL NOT BE PLACED IN ANY STREET, ROAD OR RIGHT OF WAY AND, BEFORE COMMENCING, WHERE REQUIRED, SHALL BE KEPT SPRAYED WITH WATER SO AS TO PREVENT ANY NUISANCE FROM DUST.
- MATERIALS REMOVED OR DISPLACED FROM THE BUILDING BEING DEMOLISHED OR MATERIALS LEFT STANDING SHALL NOT BE BURNED ON THE DEMOLITION SITE.
- DEMOLITION CONTRACTOR TO BE A REGISTERED BUILDING PRACTITIONER, IN THE CATEGORY OF BUILDER CLASS OF DEMOLISHER (LOW RISE BUILDINGS) BY BUILDING (INTERIM) REGULATIONS 2018 SCHEDULE 7 - ITEM 17.
- COMPLY WITH THE REQUIREMENTS OF APPLICABLE BUILDING REGULATIONS, B.C.A. & LOCAL COUNCIL.

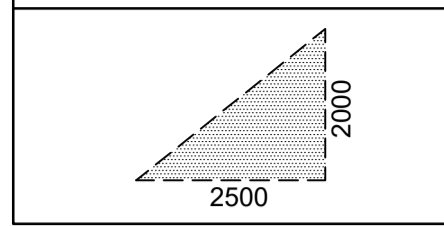
Darebin City Council Received 18-09-2024



SITE & AREA ANALYSIS

SITE (APPROX)	512m ²
SITE COVERAGE	204.56m ² 39.95% approx.
PERMEABILITY	194.60m ² 36.42% approx.
GARDEN AREA	185.00m ² 35.74% approx.

PEDESTRIAN VISIBILITY SPY OF A MINIMUM 2.5M LONG X 2.0M WIDE AT THE SIDE OF THE ACCESSWAY AND THE STREET RESERVE AS SHOWN HATCHED. THIS AREA TO BE KEPT CLEAR FROM A MAXIMUM HEIGHT OF 0.9M AND TO COMPLY WITH RELEVANT AUSTRALIAN STANDARDS.



PROPOSED DWELLING 1

GROUND FLOOR	105.00m ²
PORCH	7.80m ²
GARAGE	23.35m ²
TOTAL	135.15m² 14.65 SQS

PROPOSED DWELLING 2

GROUND FLOOR	50.38m ²
FIRST FLOOR	43.41m ²
PORCH	1.97m ²
GARAGE	17.06m ²
TOTAL	112.82m² 12.14 SQS

LEGEND

- W/H NEIGHBORING HABITABLE WINDOW
- W/NH NEIGHBORING NON-HABITABLE WINDOW
- DOOR NEIGHBORING DOOR
- P.O.S ALLOCATED PRIVET OPEN SPACE
- EXISTING STRUCTURE
- PROPOSED STRUCTURE
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING TREE
- GENERAL WASTE BIN
- RECYCLE WASTE BIN
- FOGO WASTE BIN
- GLASS WASTE BIN
- PROPOSED FOLD DOWN CLOTHES LINE
- WALL OR GROUND MOUNTED PROPOSED GAS METER
- PROPOSED WATER METER
- PROPOSED LETTER BOXES
- DENOTES MIN. 6M³ STORAGE SHED WITH AVERAGE 2.2M HEIGHT
- 3000L SLIM LINE RAINWATER TANK
- PROPOSED SKY LIGHT
- DOUBLE GLAZED WINDOW
- ADJUSTABLE SHADING DEVICE
- FIXED SHADING DEVICE
- PROPOSED GARDEN AREA
- PROPOSED ROOF CATCHMENT DIVERTED TO RAIN WATER TANK
- PROPOSED DRIVEWAY RUN OFF DIVERTED TO ENVISS PIT
- TREES TO BE REMOVED
- TREE PROTECTION ZONE (TPZ)
- STRUCTURAL ROOT ZONE (SRZ)
- EXTERNAL TAP POINT

- UNIT 2 TO BE CONNECTED TO RECYCLED WATER TANK SYSTEM FOR USE IN TOILET FLUSHING AND LAUNDRY USAGE.
- NATIVE OR DROUGHT-TOLERANT SPECIES TO BE PLANTED IN NEW LANDSCAPED AREAS.
- 4W/M² LIGHTING DENSITY FOR UNIT 2.
- LIGHTING SENSORS FOR NEW EXTERNAL LIGHTING.
- 7-STAR MIN. ENERGY RATING FOR UNIT 2.
- ALL ELECTRIC DEVELOPMENT.

Water Efficient Fittings

The development will include efficient fittings and fixtures to reduce the volume of mains water used in the development. The following WELS star ratings will be specified;

- Toilets – 4 Star;
- Taps (bathroom and kitchen) – 5 Star;
- Showerhead – 4 Star with aeration device (6.0-7.5L/min); and
- Dishwasher – 5 Star.



DRAWING TITLE
GROUND FLOOR PLAN

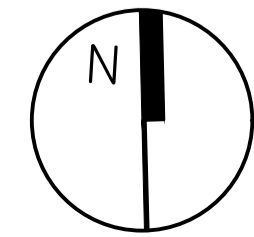
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PROJECT:
PROPOSED DEVELOPMENT
AT:
NO.14 HOPETOUN AVENUE,
RESERVOIR, VIC, 3073
FOR:
SANDRO & ALEX DIMATTEO

DRAWN: JD-JW
DATE: 16/09/2024
SCALE: 1:100 (A1)
JOB NO: 6962024
STATUS: TOWN PLANNING
PG NO: 05

REV	DATE	AMENDMENT
A	02/09	RFI

Darebin City Council Received 18-09-2024



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TREE PROTECTION REQUIREMENTS

Prior to the commencement of any buildings and/or works approved by this permit, temporary fencing must be erected around any tree shown for retention on the endorsed plans to define a Tree Protection Zone (TPZ) to the satisfaction of the Responsible Authority and must:

Exclude access and construction activity within the TPZs assessed in the Arborist Report by Bluegum 30/07/2024. If trees have not

trunk diameter measured at 1.4 m above ground level, and

Have a minimum height of 1.8 metres and comply with Australian Standard AS 4687 for temporary fencing and hoardings, and

Not extend beyond the site boundaries except into roadside reserve and/or nature strip areas. Fencing within roadside reserves and/or nature strip areas must not prevent the use of a road or footpath, and

Remain in place until all buildings and/or works are completed, unless with the prior written consent of the Responsible Authority. All underground service pipes/conduits including stormwater and sewerage must be diverted around the Tree Protection Zone (TPZ) of any retained tree, or bored underneath with a minimum cover of 600mm to the top of pipe/conduit from the natural ground surface to the satisfaction of the Responsible Authority. All pits, holes, joints, and tees associated with the installation of services must be located outside the TPZ, or the project arborist must demonstrate works in the TPZ will not impact viable tree retention to the satisfaction of the Responsible Authority.

The paving within the Tree Protection Zones (TPZ) of Tree #5 must be constructed above the existing grade using permeable materials to the satisfaction of the Responsible Authority. There must be no excavation within the TPZ, except for scraping the surface up to 30mm deep to remove surface organics and/or debris.

All tree protection zones must be observed according to Australian Standard AS4970-2009 Protection of trees on development sites. Tree protection zones are to be shown in all plans and must be put in place before any work occurs on-site.

Temporary fencing can be modified to accommodate encroachment into the TPZ of the tree(s) as per the endorsed plans. Fencing must be modified in line with the footprint of the approved works only.

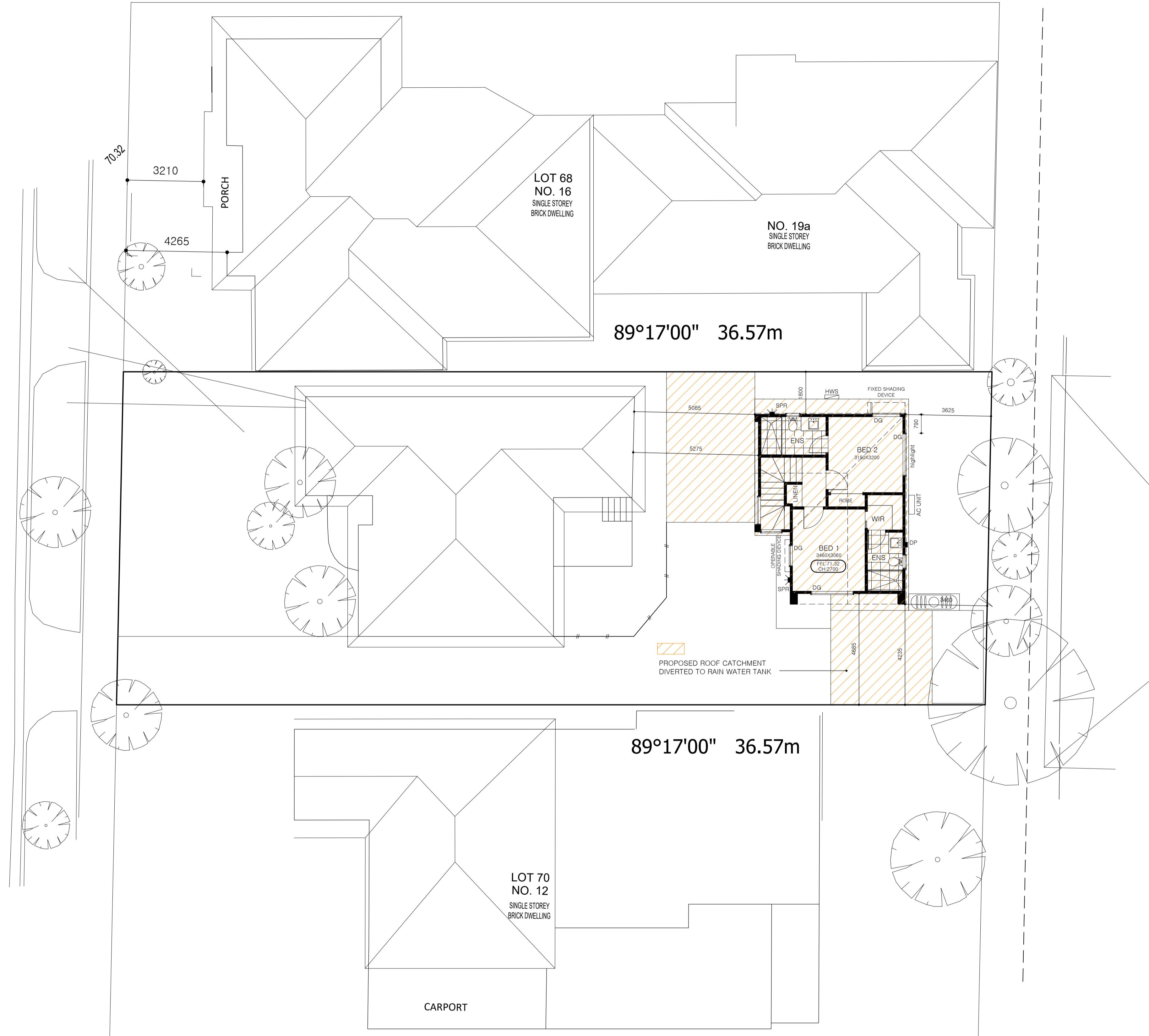


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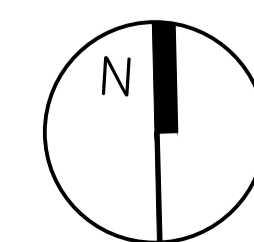
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HOPETOUN AVENUE

0°28'00" 14.02m

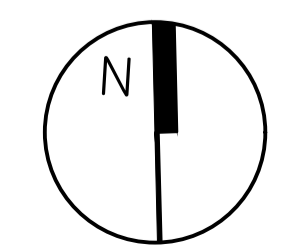
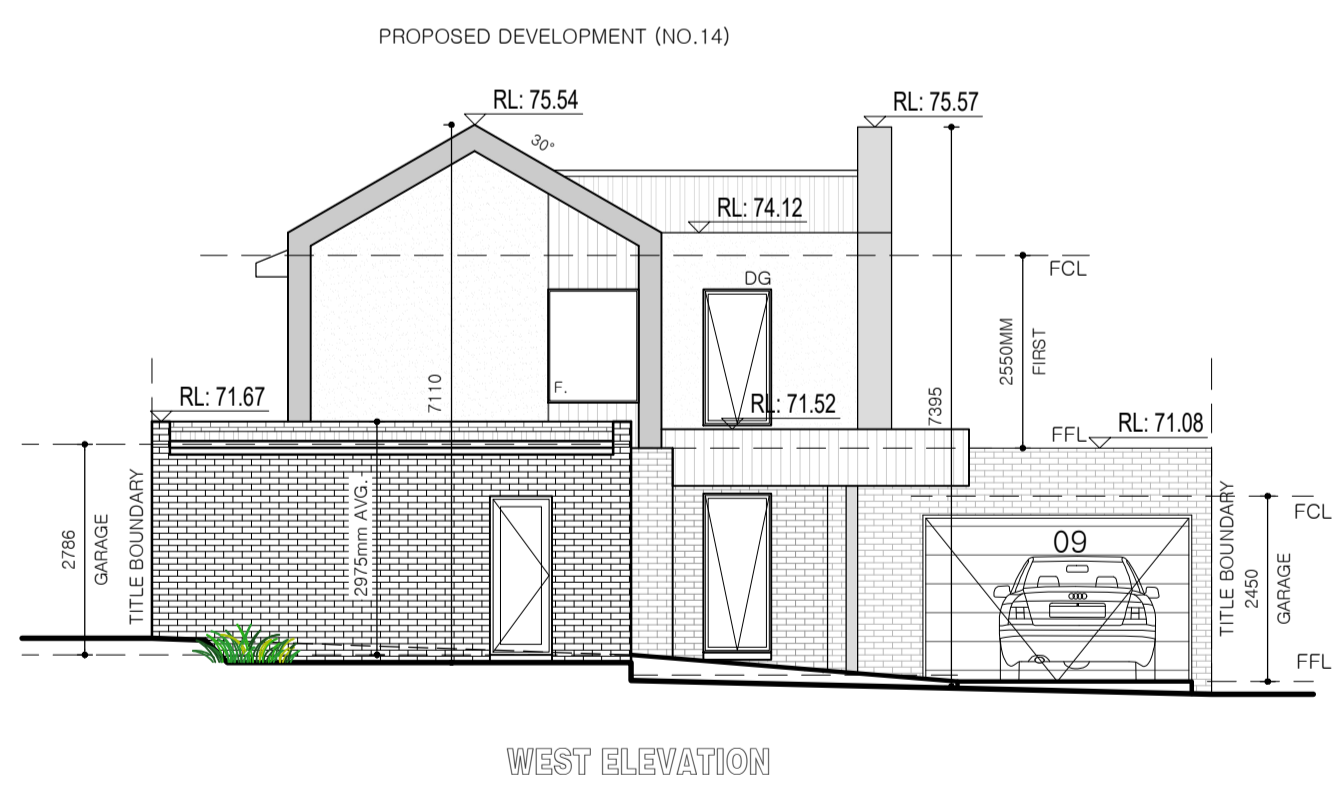
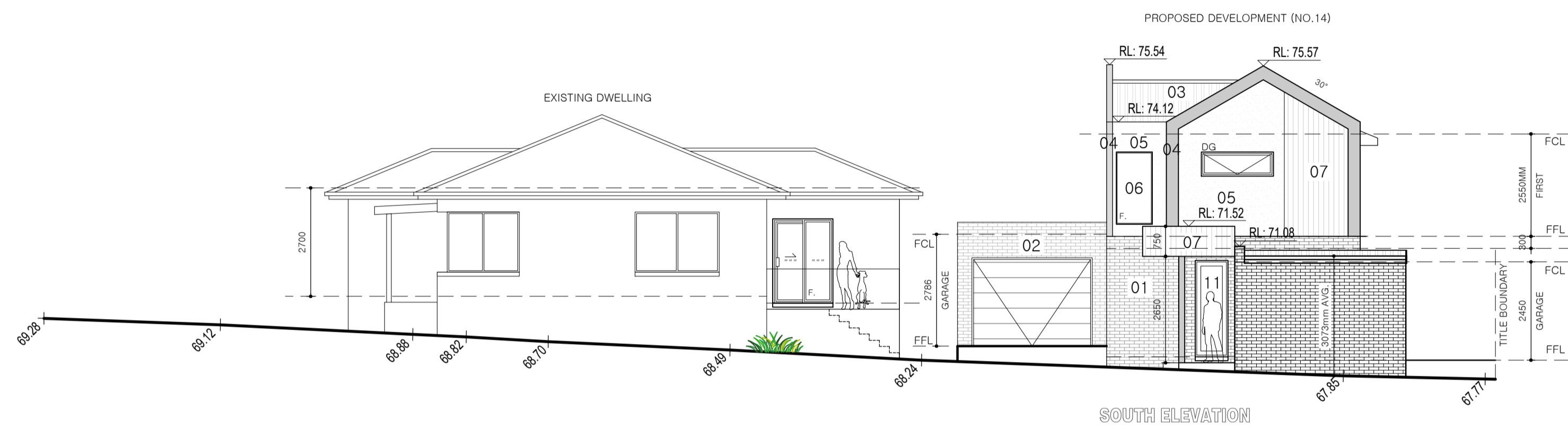
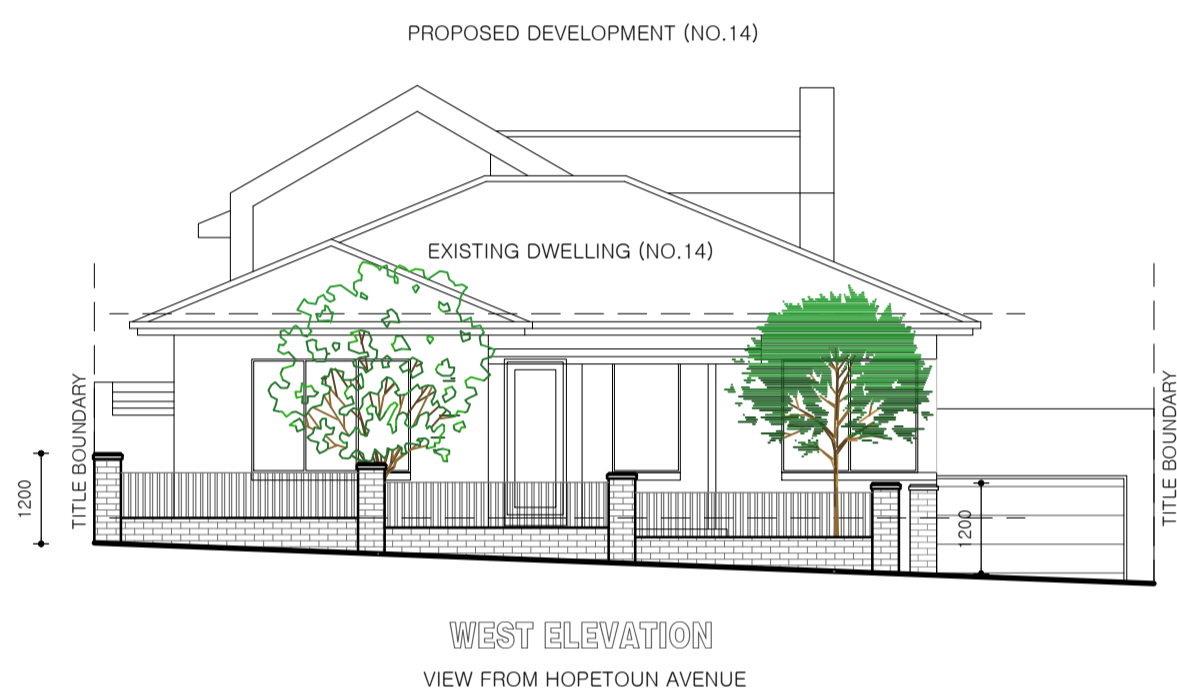
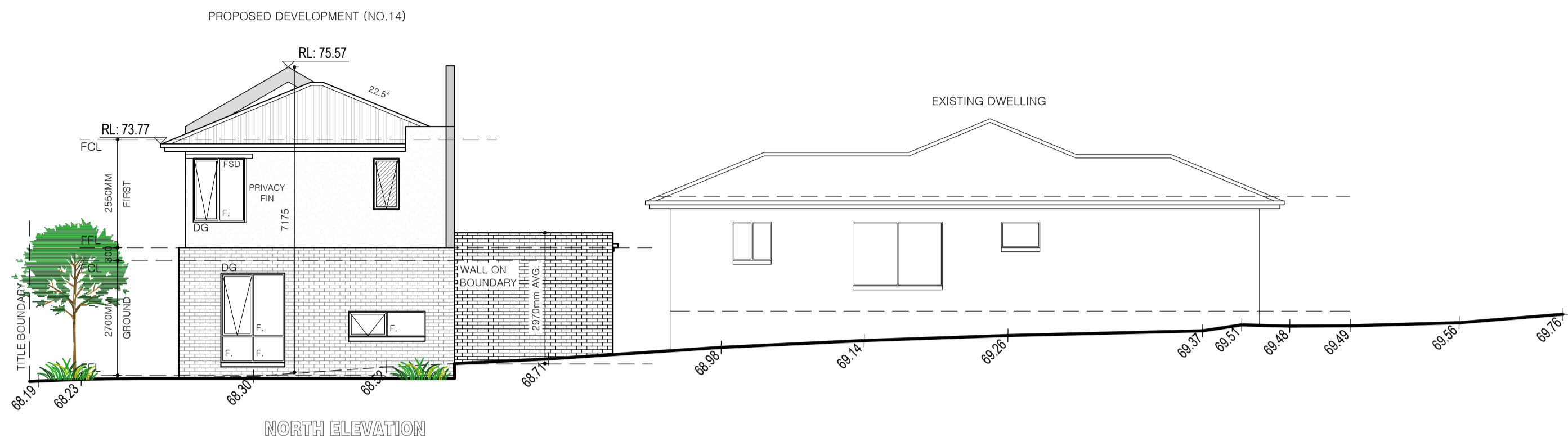
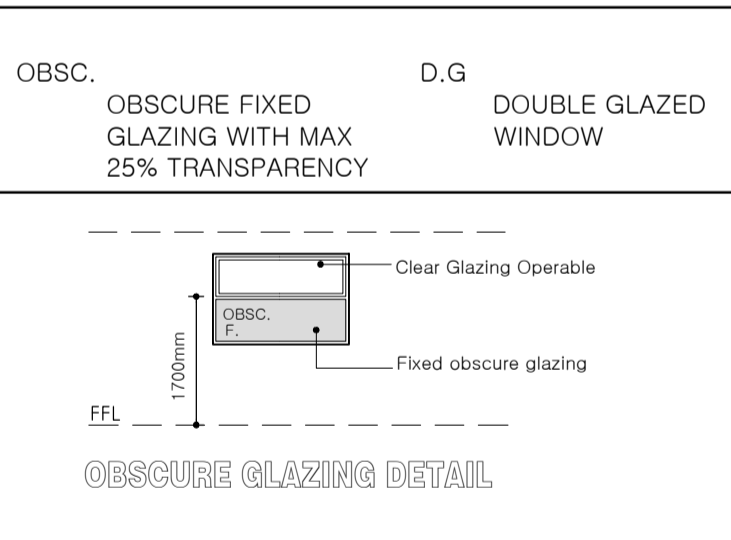


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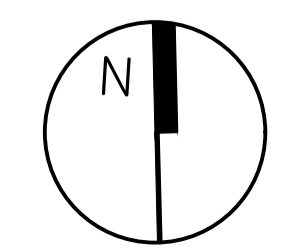
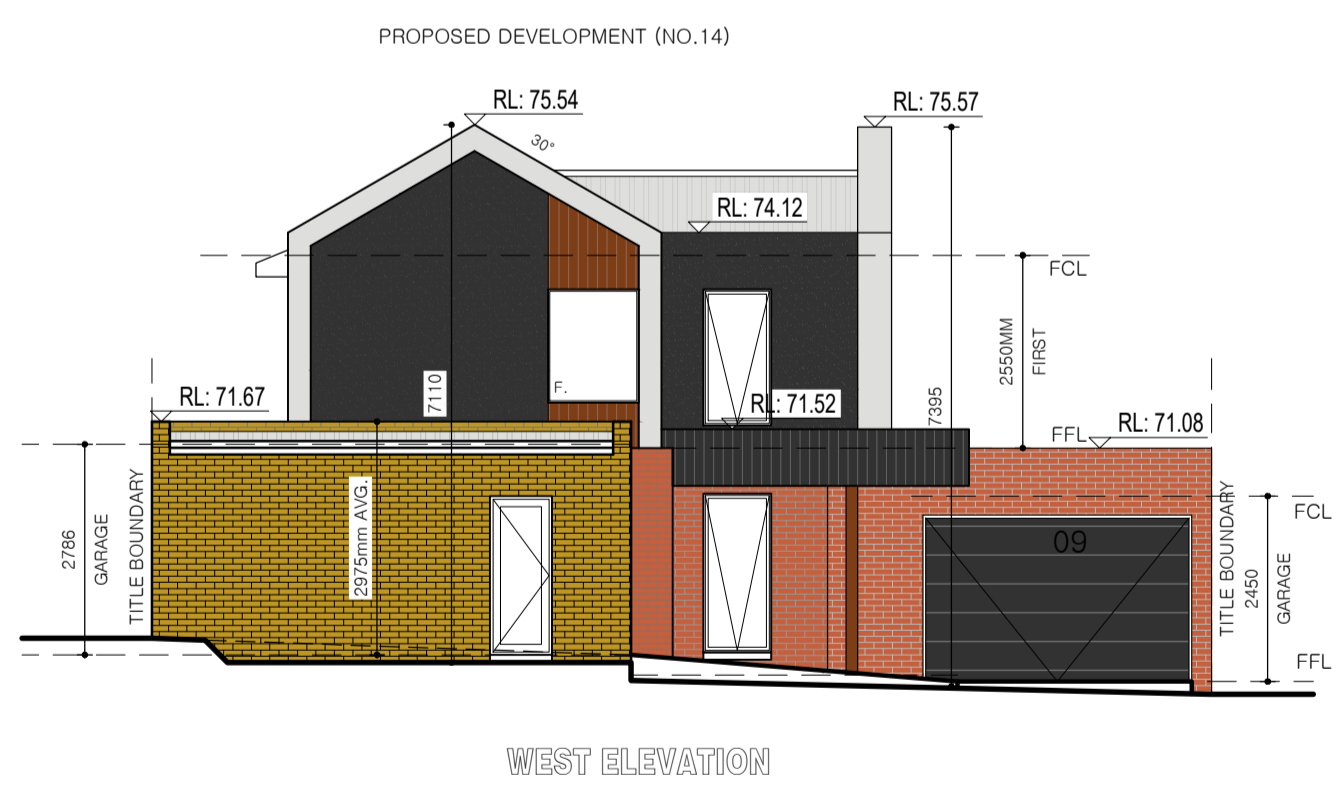
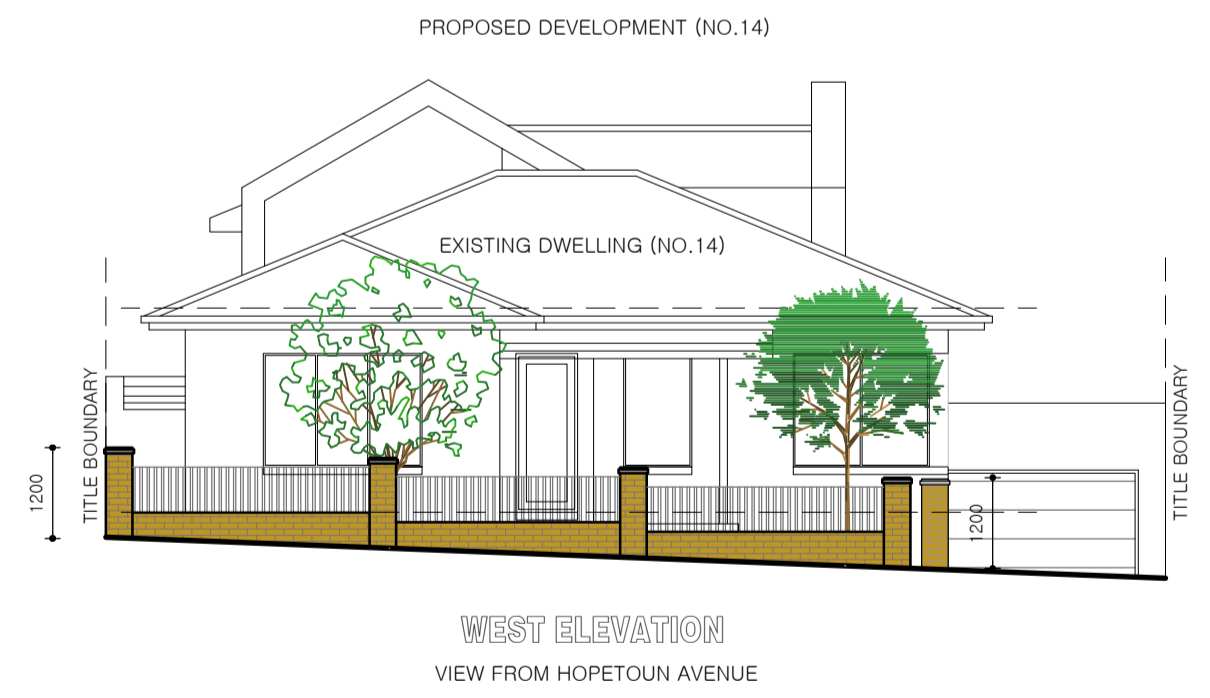
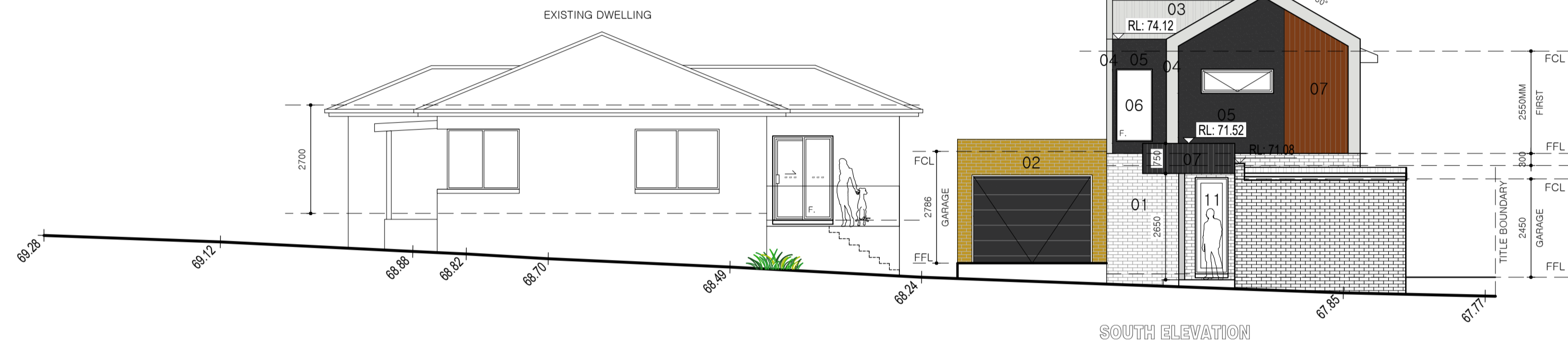
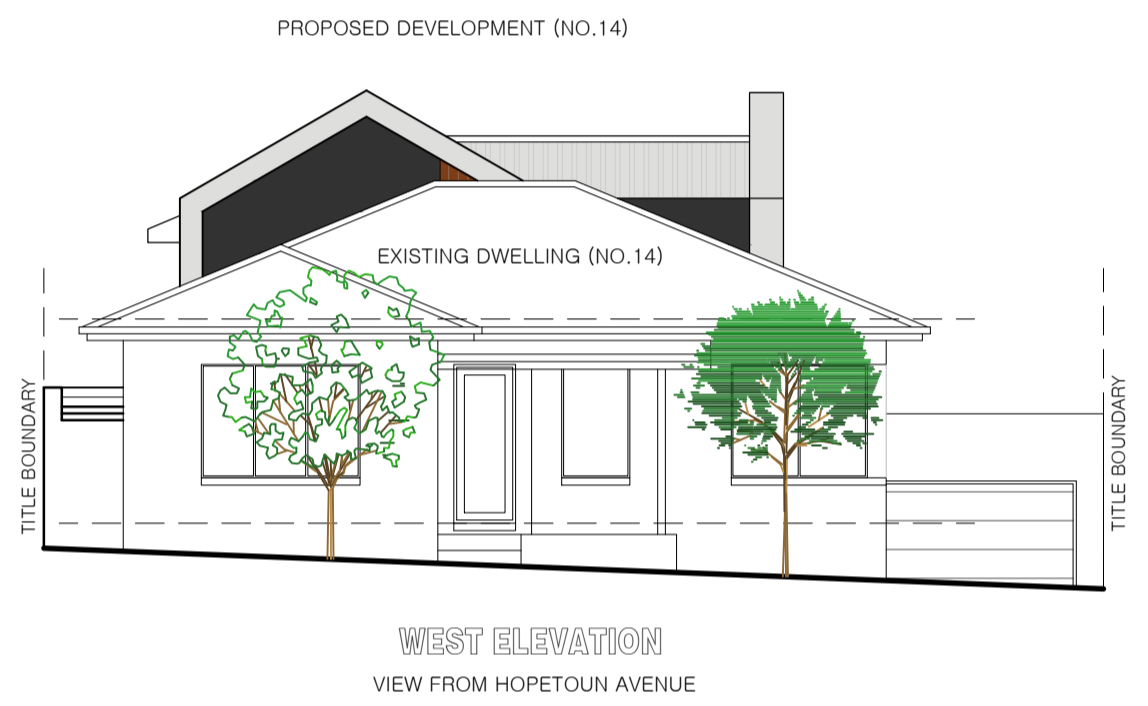
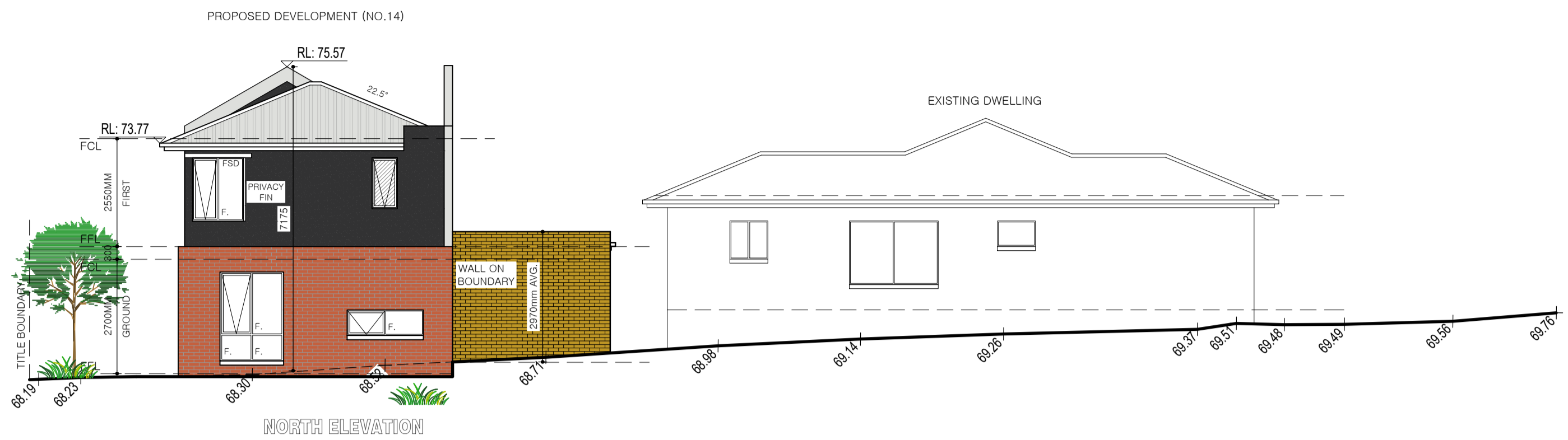
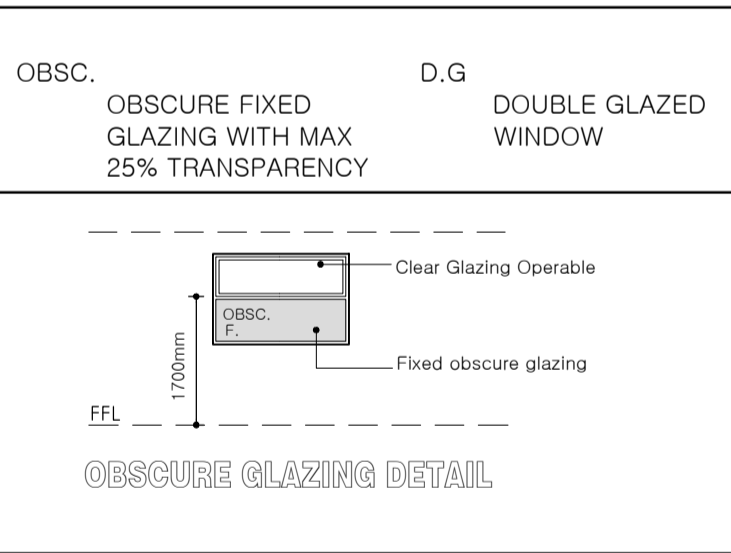
FINISHES SCHEDULE

- 01 FACE BRICKWORK 1
 - PGH MANHATTAN – TRIBECA
- 02 FACE BRICKWORK 2
 - TO MATCH EXISTING
- 03 ROOF
 - COLORBOND – SHALE GREY
- 04 RENDER 1
 - DULUX – SHALE GREY
- 05 RENDER 2
 - DULUX – MONUMENT
- 06 WINDOW FRAMES
 - MONUMENT
- 07 VERTICAL AXON CLADDING
 - MAHOGANY
- 08 TIMBER POST
 - MAHOGANY
- 09 GARAGE DOOR
 - COLORBOND – MONUMENT
- 10 DRIVEWAY
 - CHARCOAL – COLOUR-THROUGH
- 11 FRONT DOOR
 - MAHOGANY



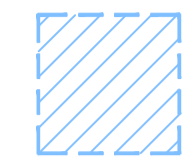
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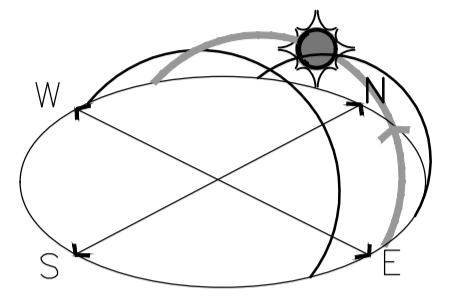




PROPOSED SHADOWS

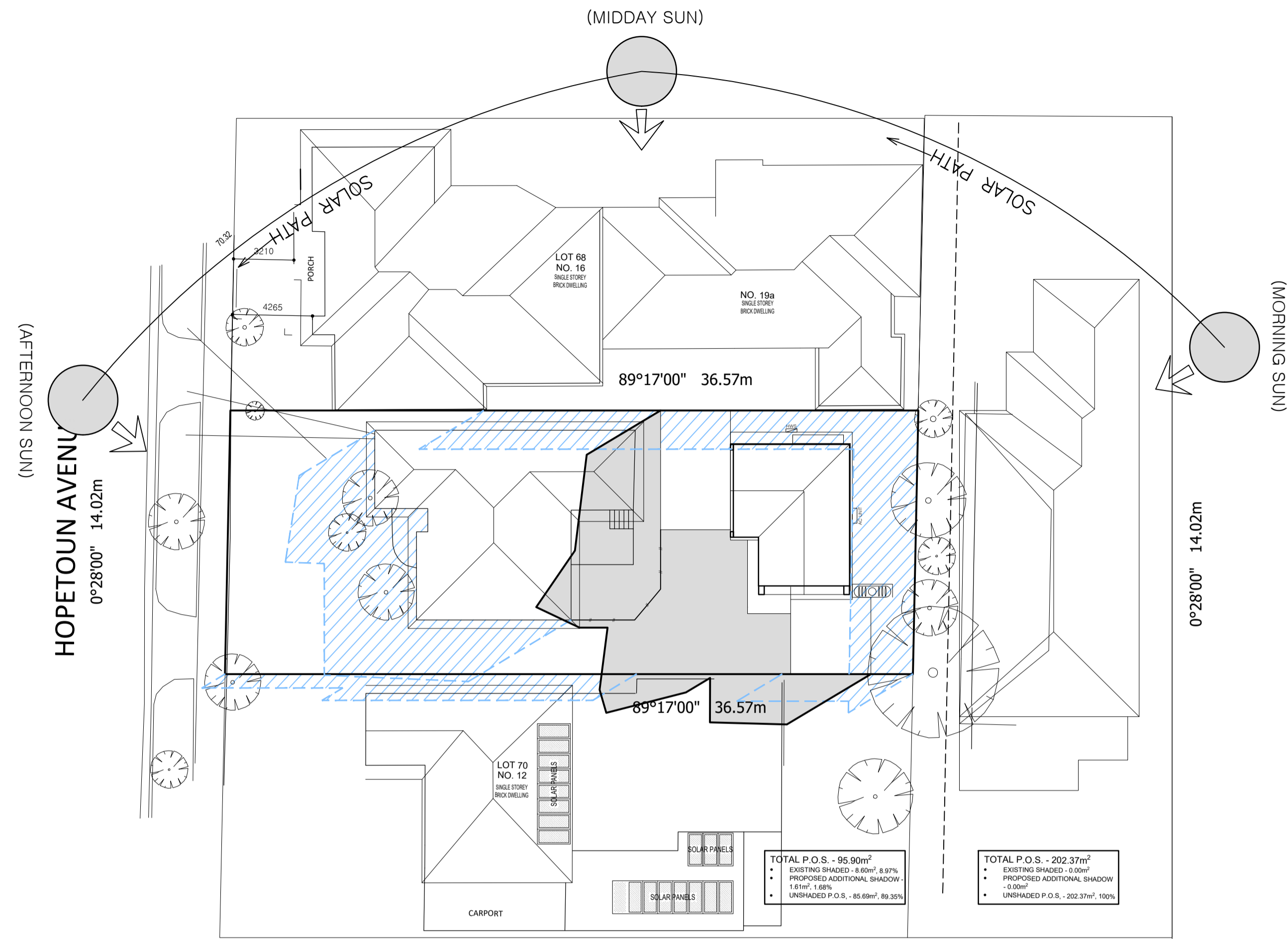


EXISTING SHADOWS

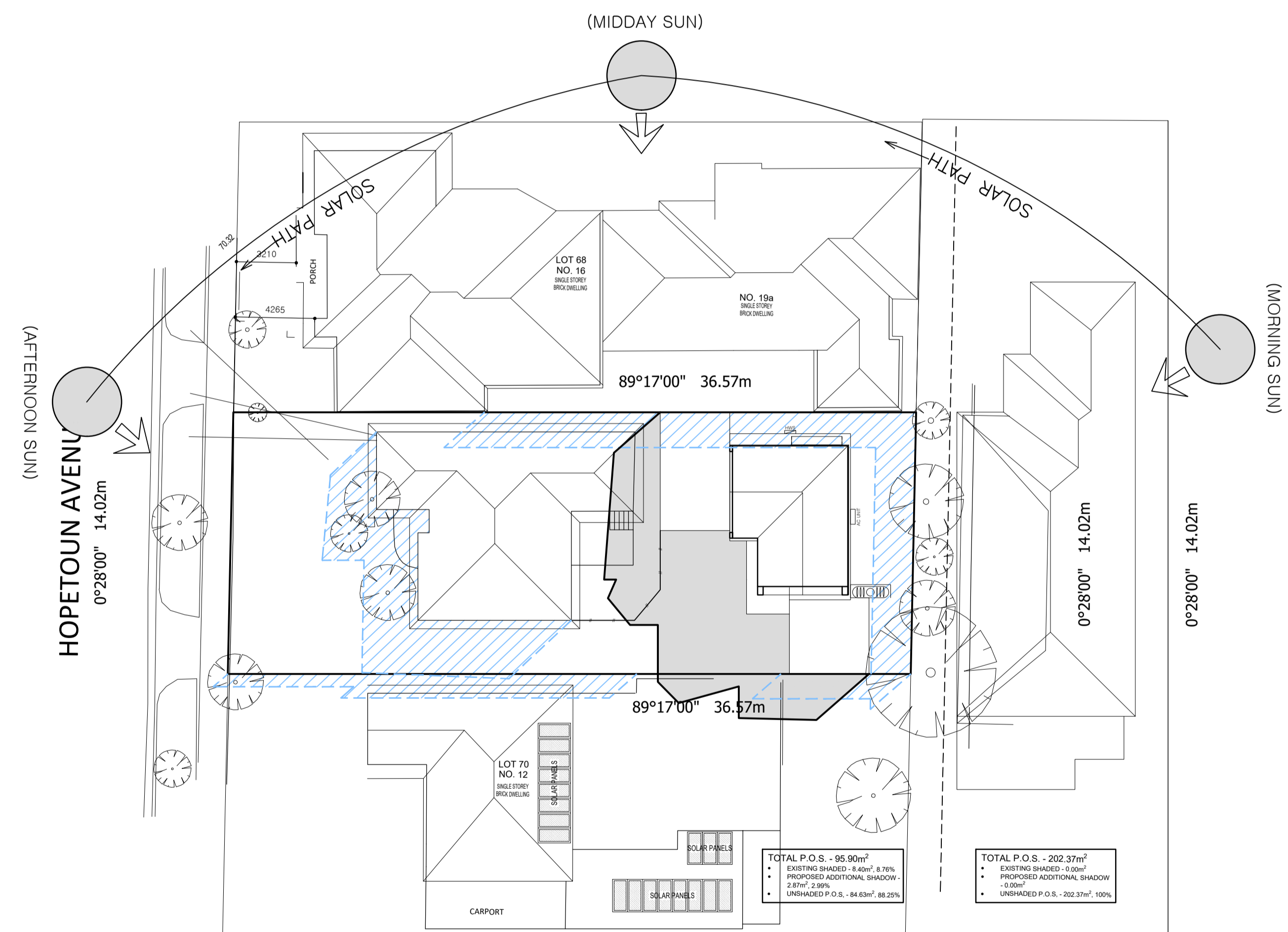


SEPTEMBER EQUINOX

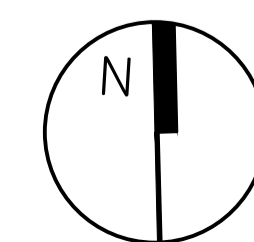
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Season: September Equinox
Scale: 1:200

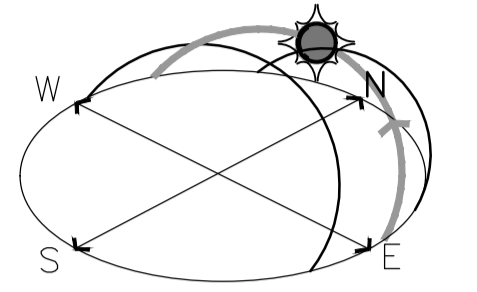
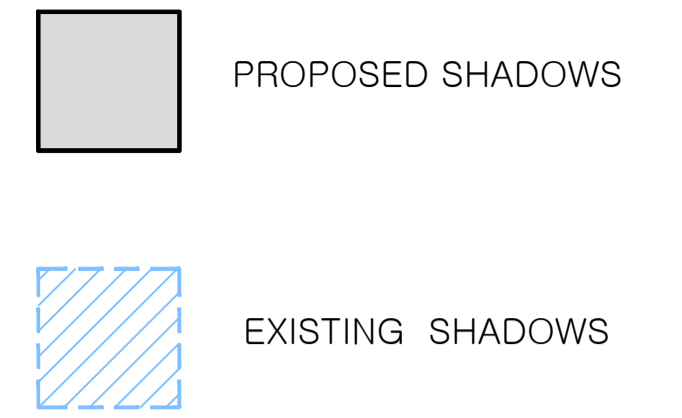


SHADOW DIAGRAM 9:00 AM
MARCH 21 - SEPTEMBER 23 (EQUINOX)
Melbourne Standard Time (Latitude 38.0° South)

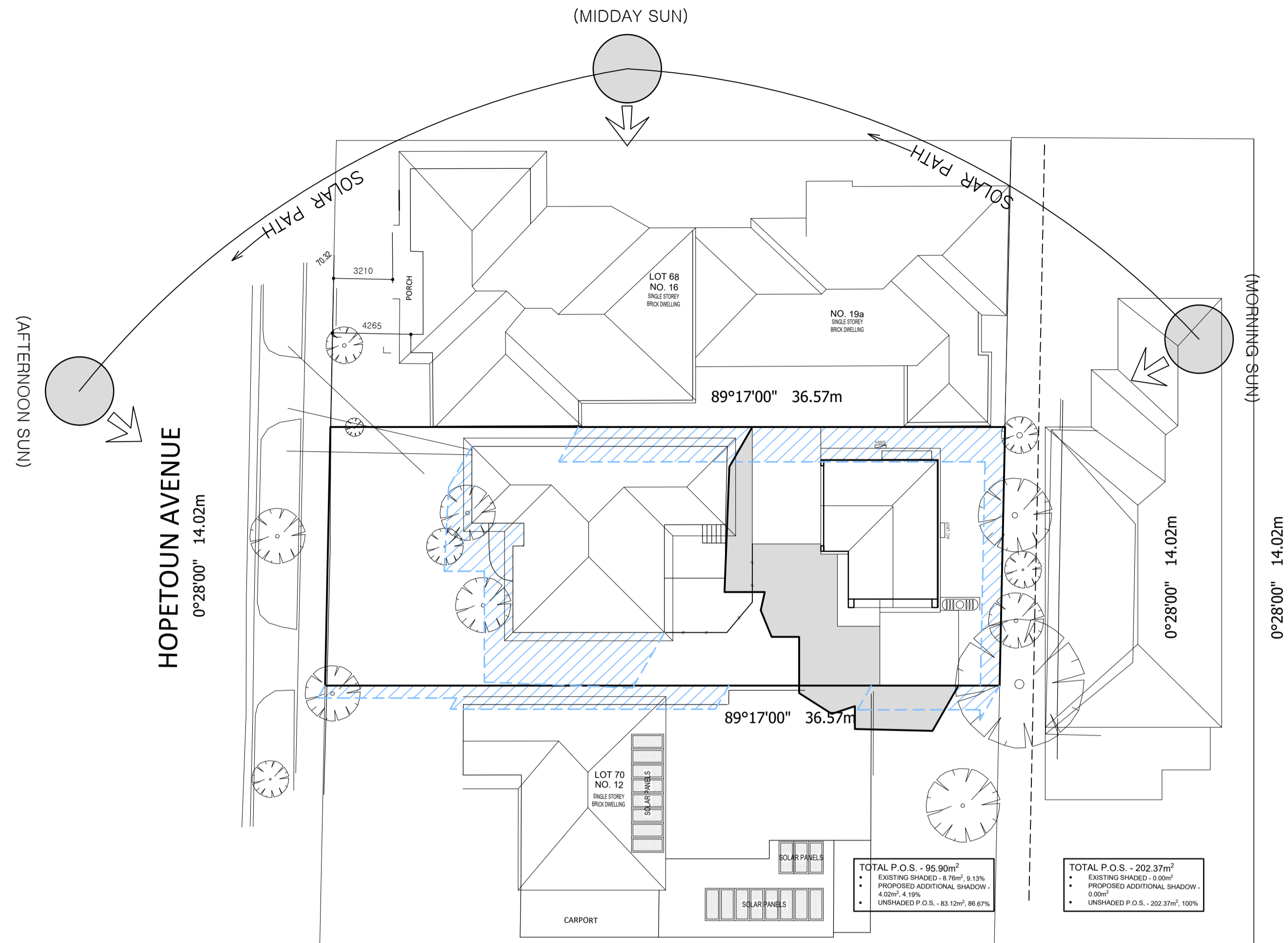


SHADOW DIAGRAM 10:00 AM
MARCH 21 - SEPTEMBER 23 (EQUINOX)
Melbourne Standard Time (Latitude 38.0° South)



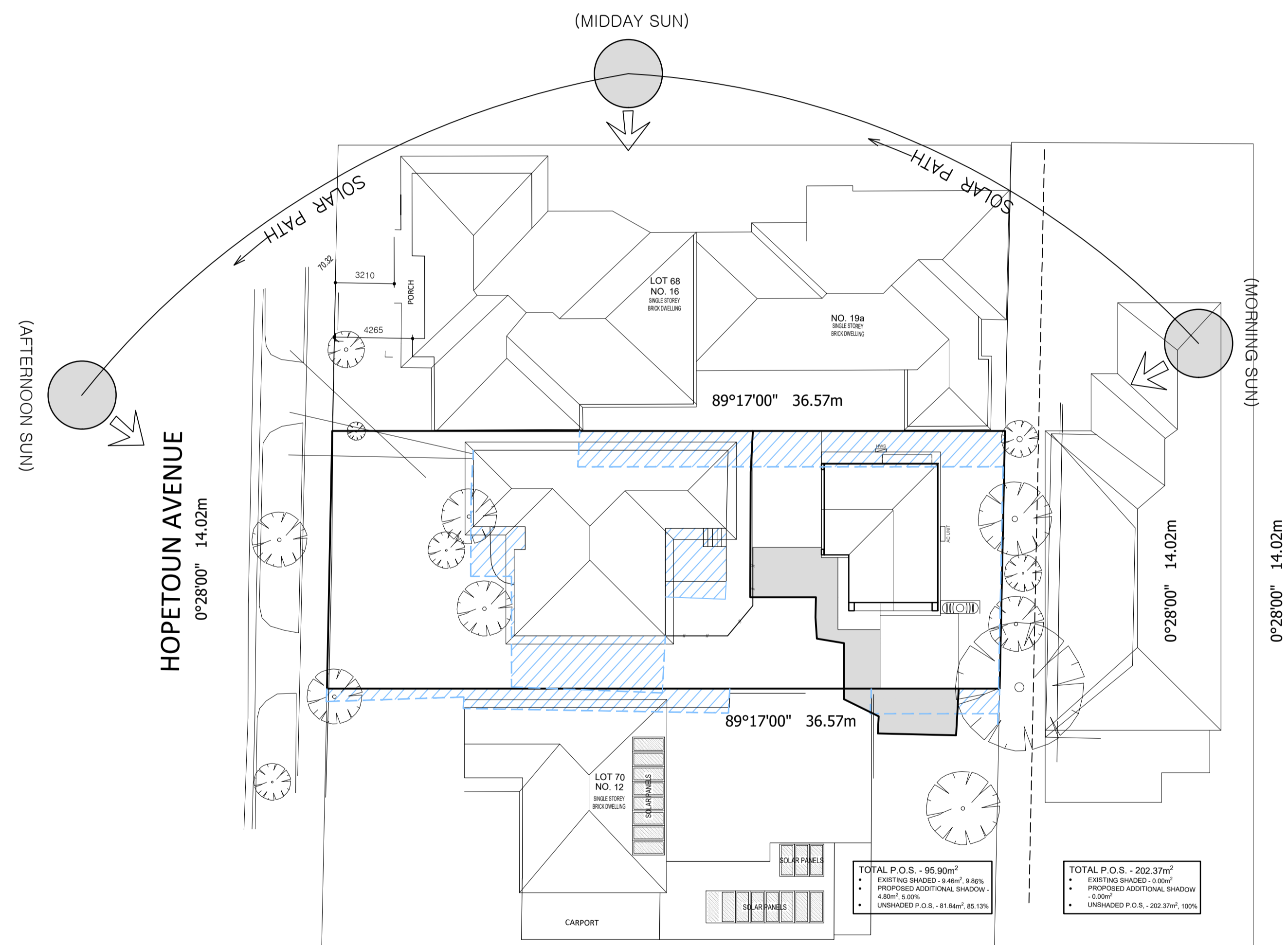


SEPTEMBER EQUINOX
 Date: Sept 22nd
 Season: September Equinox
 Scale: 1:200



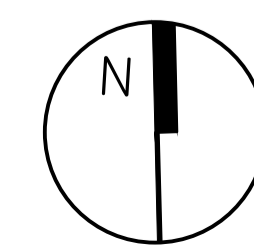
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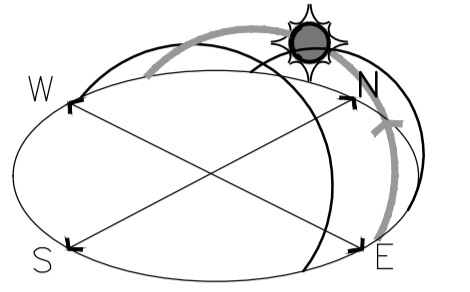
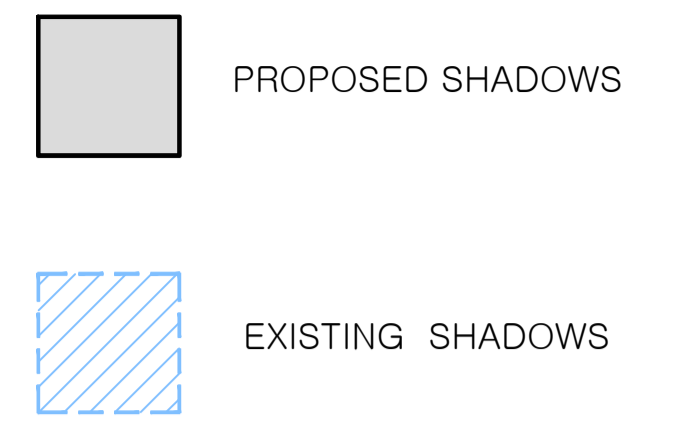
TOTAL P.O.S. - 95.90m²	TOTAL P.O.S. - 202.37m²
• EXISTING SHADED - 8.76m ² 9.13%	• EXISTING SHADED - 0.00m ²
• PROPOSED ADDITIONAL SHADOW - 4.02m ² 4.19%	• PROPOSED ADDITIONAL SHADOW - 0.00m ²
• UNSHADED P.O.S. - 83.12m ² 86.67%	• UNSHADED P.O.S. - 202.37m ² 100%



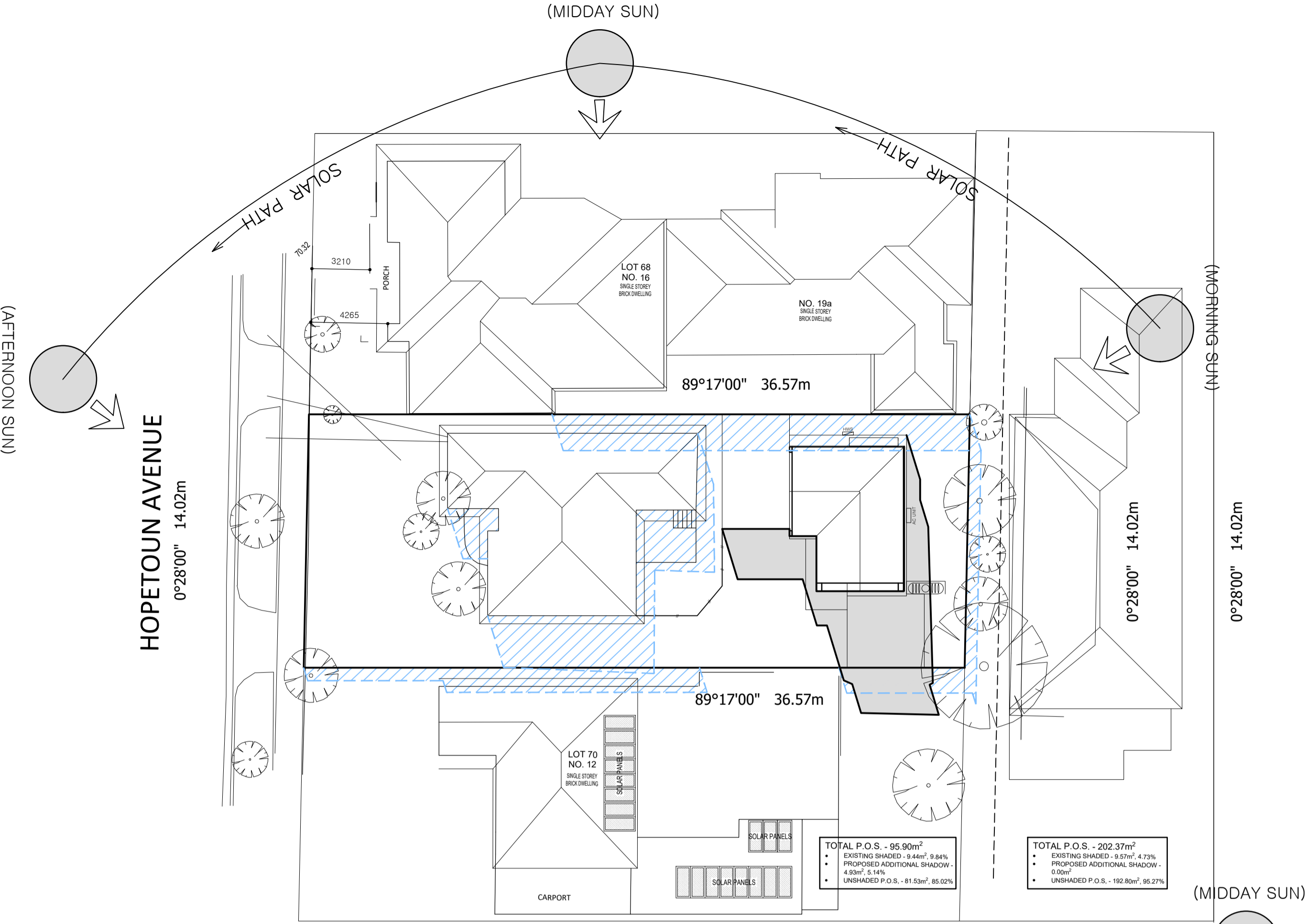
SHADOW DIAGRAM 12:00 PM
 MARCH 21 – SEPTEMBER 23 (EQUINOX)
 Melbourne Standard Time (Latitude 38.0° South)

TOTAL P.O.S. - 95.90m²	TOTAL P.O.S. - 202.37m²
• EXISTING SHADED - 14.64m ² 15.26%	• EXISTING SHADED - 0.00m ²
• PROPOSED ADDITIONAL SHADOW - 4.80m ² 5.01%	• PROPOSED ADDITIONAL SHADOW - 0.00m ²
• UNSHADED P.O.S. - 81.46m ² 85.13%	• UNSHADED P.O.S. - 202.37m ² 100%

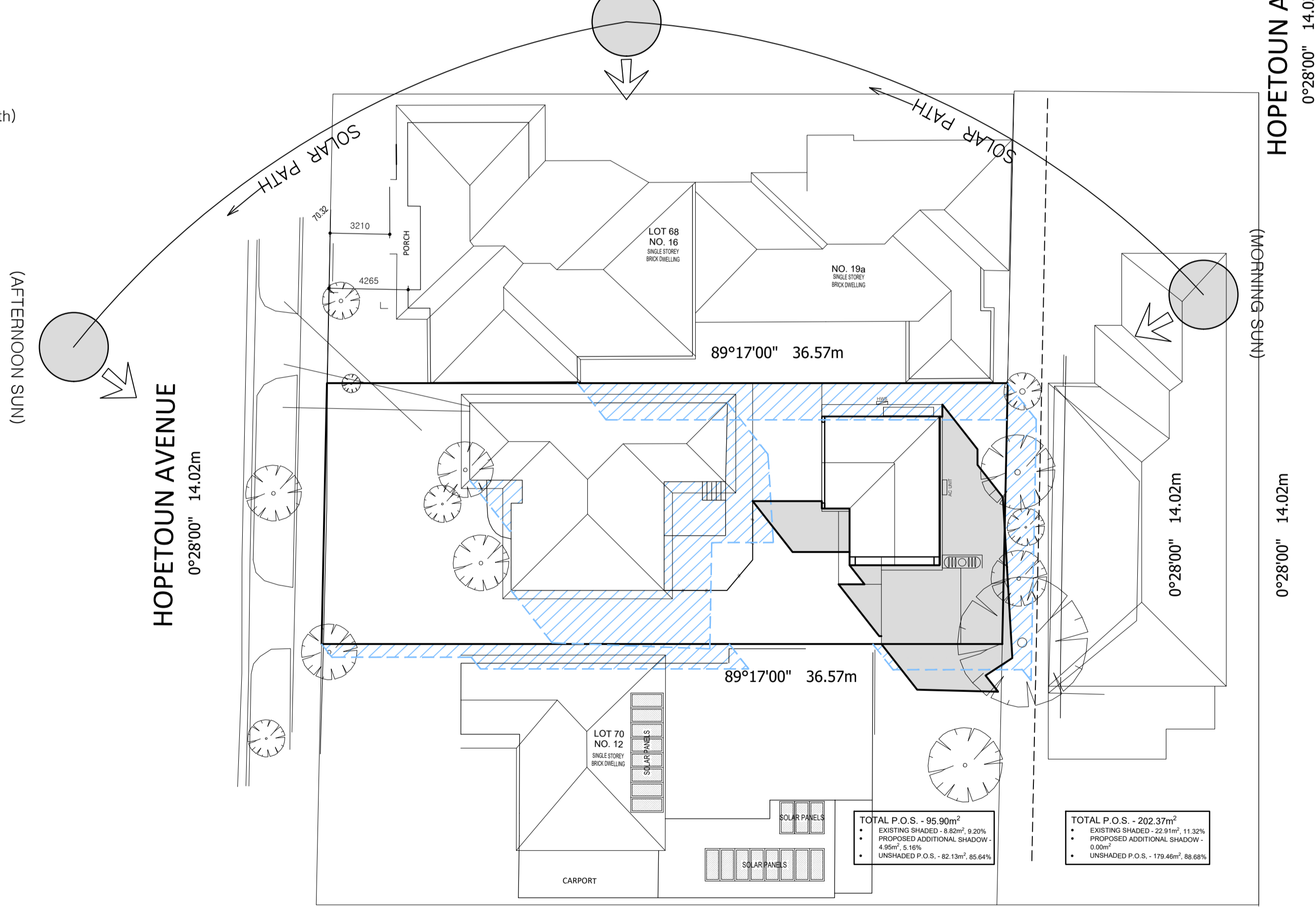




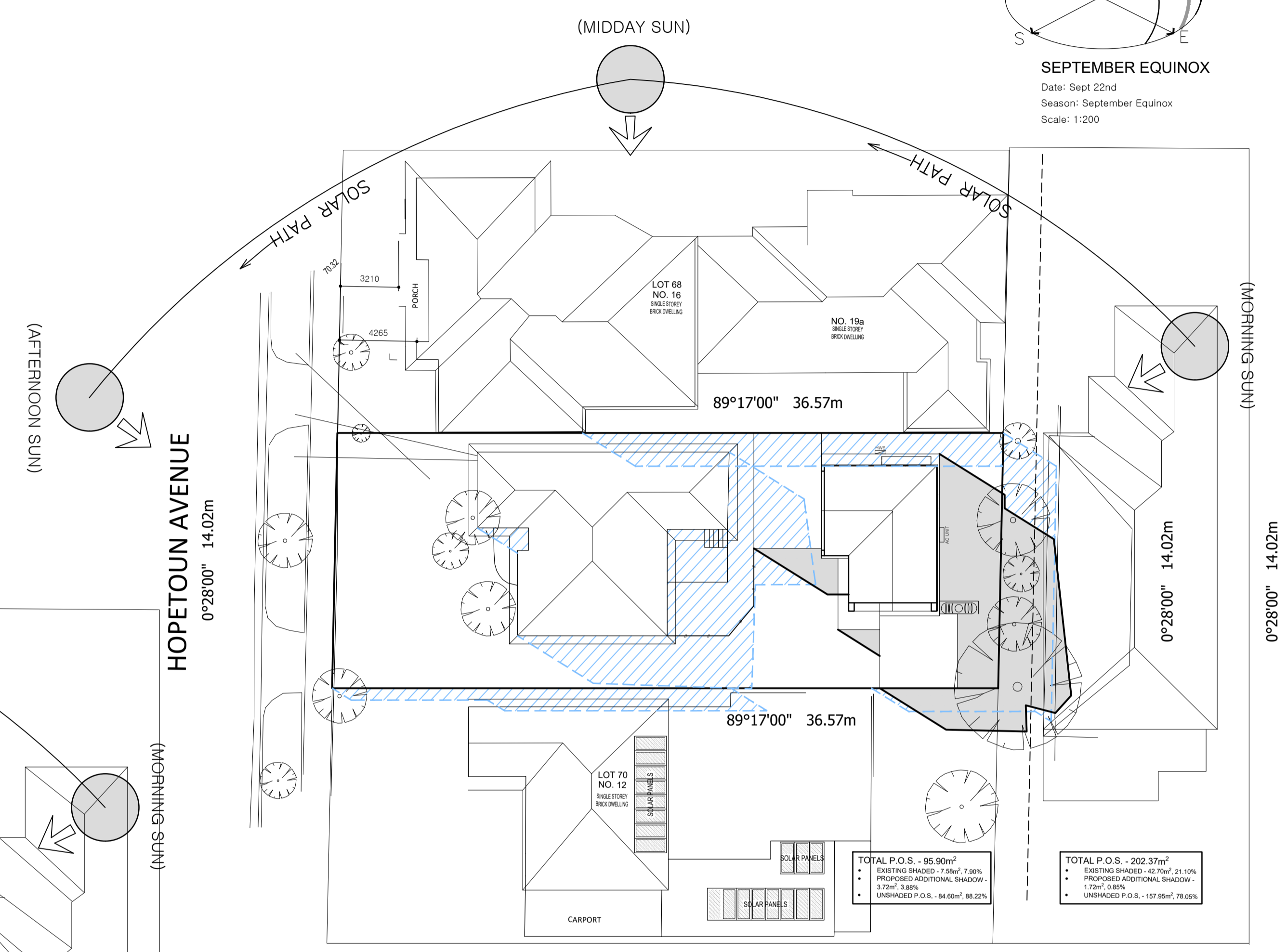
SEPTEMBER EQUINOX
Date: Sept 22nd
Season: September Equinox
Scale: 1:200



SHADOW DIAGRAM 1:00 PM
MARCH 21 - SEPTEMBER 23 (EQUINOX)
Melbourne Standard Time (Latitude 38.0° South)



SHADOW DIAGRAM 2:00 PM
MARCH 21 - SEPTEMBER 23 (EQUINOX)
Melbourne Standard Time (Latitude 38.0° South)



SHADOW DIAGRAM 3:00 PM
MARCH 21 - SEPTEMBER 23 (EQUINOX)
Melbourne Standard Time (Latitude 38.0° South)

TOTAL P.O.S. - 95.90m²
• EXISTING SHADED - 8.8m², 9.84%
• PROPOSED ADDITIONAL SHADOW - 4.8m², 5.14%
• UNSHADED P.O.S. - 81.53m², 85.02%

TOTAL P.O.S. - 202.37m²
• EXISTING SHADED - 8.8m², 4.33%
• PROPOSED ADDITIONAL SHADOW - 0.0m²
• UNSHADED P.O.S. - 192.80m², 95.27%

TOTAL P.O.S. - 95.90m²
• EXISTING SHADED - 7.58m², 7.90%
• PROPOSED ADDITIONAL SHADOW - 3.72m², 3.88%
• UNSHADED P.O.S. - 84.60m², 88.22%

TOTAL P.O.S. - 202.37m²
• EXISTING SHADED - 42.75m², 21.11%
• PROPOSED ADDITIONAL SHADOW - 1.72m², 0.85%
• UNSHADED P.O.S. - 157.90m², 78.03%

TOTAL P.O.S. - 95.90m²
• EXISTING SHADED - 8.82m², 9.20%
• PROPOSED ADDITIONAL SHADOW - 0.00m², 0.00%
• UNSHADED P.O.S. - 82.13m², 85.64%

TOTAL P.O.S. - 202.37m²
• EXISTING SHADED - 22.91m², 11.32%
• PROPOSED ADDITIONAL SHADOW - 0.00m², 0.00%
• UNSHADED P.O.S. - 179.46m², 88.68%

