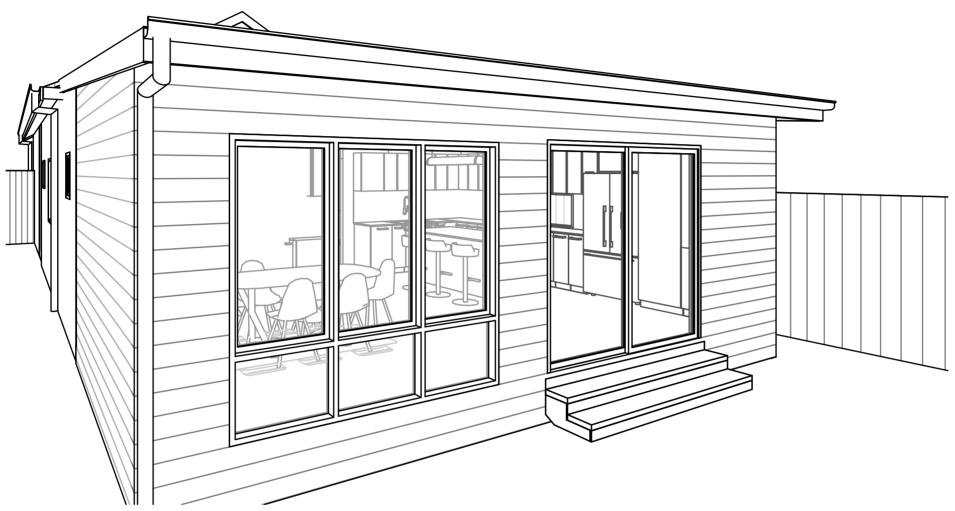
TOWN PLANNING 25 ROBBS ROAD, WEST FOOTSCRAY, VIC, 3012







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GENERAL NOTES:

ALL MATERIALS AND WORK PRACTICES SHALL COMPLY WITH BUT NOT LIMITED
TO THE BUILDING REGULATIONS 2019. THE NATIONAL CONSTRUCTION CODE
(NCC 2019 - VOLUME 2, AND ALL OTHER RELEVANT CURRENT AUSTRALIAN
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TOWN PLANNING AMENDMENT

Drawing Name:

COVER PAGE

MESH CONSTRUCTIONS

A | 26 Lobelia Dr,

T | 0422572532

- Williamstown VIC 3025 T | 0414758009
- E | michael@meshcon.com.au
- C.B.FITZ DESIGN & DRAFTING

E | caitlin@meshcon.com.au



230729

1.6.24 Scale: A3 =

Sheet / Revision No.:

Drawn:

MCDOUGALL/WILSON PROJECT

25 ROBBS ROAD, WEST FOOTSCRAY, VIC,

DESIGN RESPONSE

Request for town planning permit under Clause 54: One dwelling on a lot and Residential Buildings, should have regard to the requirements of the Schedule to the relevant neighbourhood Residential Zone (Schedule 1).

Front section of existing dwelling shall remain unchanged and all façade elements facing the street front will remain. Proposed works affect the rear section of the dwelling, which are visible only from the side rear of the house. Site coverage slightly changes from existing by approximately 17.5 meters square and permeability for both existing and proposed are the same; None encroach over the maximum.

Subject property at 25 Robbs Road, West Footscray has been built approximately 110 years ago, the residential building is a single storey weatherboard dwelling. Which consists of pitched corrugated roof with a gable and decorative pergola facing street front. To the side of subject lot, the property has a double roller door to rear east boundary.

The garden suburban precinct character consists of architectural style from interwar Californian bungalows and postwar to 1960's dwellings. Building materials are generally brick or weatherboard with tile and some iron roofs. Properties are largely single storey, with low level gardens and low front fences.

The proposal consists of extension to the rear of subject dwelling and renovation of the kitchen, dining, laundry and bathroom areas. The existing flat roof over the kitchen will be removed, as well as the existing chimney stacks and fireplaces. The floor level to proposed areas will also be made to match the existing floor level to front dwelling. All facade materials will be matched with the existing, which will keep consistency with the original facade and ensure the renovation of the proposed area does not stand out exclusive of the dwelling.

-HANSEN RESERVE - 0.5 KM

KINGSVILLE MILKBAR - 0.4 KM



CORPUS CHRISTI

IRAIN STATION - 1.0 KM



ALL MATERIALS AND WORK PRACTICES SHALL COMPLY WITH BUT NOT LIMITED TO THE BUILDING REGULATIONS 2019, THE NATIONAL CONSTRUCTION CODE NCC 2019 - VOLUME 2) AND ALL OTHER RELEVANT CURRENT AUSTRALIAN

TO OBTAIN ANY NESSCESSARY CONSENTS FROM THE RELEVENT FRIFY LOCATION OF ANY UNDERGROUND SERVICES BEFORE

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TOWN PLANNING AMENDMENT

DEVELOPMENT SUMMARY / CONTENTS

MESH CONSTRUCTIONS

- A | 26 Lobelia Dr.
- Williamstown VIC 3025
- E | michael@meshcon.com.au
- **C.B.FITZ DESIGN & DRAFTING**
- E | caitlin@meshcon.com.au





230729

1.6.24

Scale: A3 =

TP01 - A

DEVELOPMENT SUMMARY

1

2

267 M²

114.5 M²

132.0 M²

13.4 M²

128.1 M²

145.6 M²

212.1 M²

212.1 M²

54.9 M²

47.9 %

54.5 %

79.4 %

79.4 %

20.5 %

TP00

TP01

TP02 TP03

TP05 TP06

TP08

TP04 - A TP04 - B

TP07 - A TP07 - B

NO. DWELLINGS

NO. CAR SPACES

EXISTING TOTAL FLOOR AREA

PROPOSED EXTENSION AREA

SITE COVERAGE (PROPOSED)

PERMABLE AREA (EXISTING)

PERMABLE AREA (PROPOSED)

CONTENTS

EXISTING ELEVATIONS

EXISTING ELEVATIONS GROUND FLOOR PLAN

SHADOW DIAGRAMS

COVER PAGE

SITE PLAN

ROOF PLAN ELEVATIONS

ELEVATIONS

GARDEN AREA / PRIVATE OPEN SPACE

DEVELOPMENT SUMMARY / CONTENTS

EXISTING CONDITIONS / DEMOLITION PLAN

SITE COVERAGE (EXISTING)

PROPOSED TOTAL FLOOR AREA

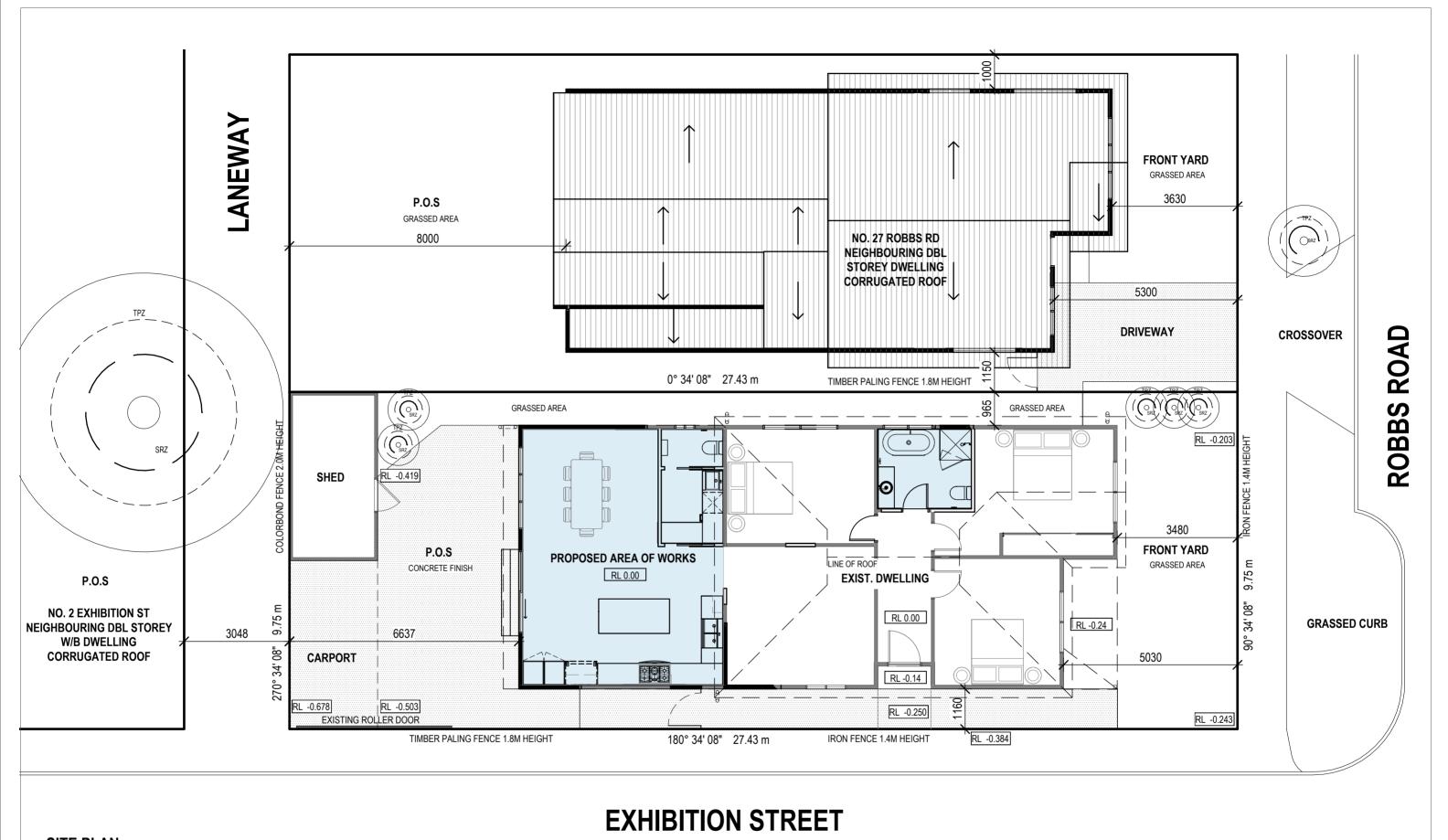
SITE AREA

Drawn

MCDOUGALL/WILSON PROJECT

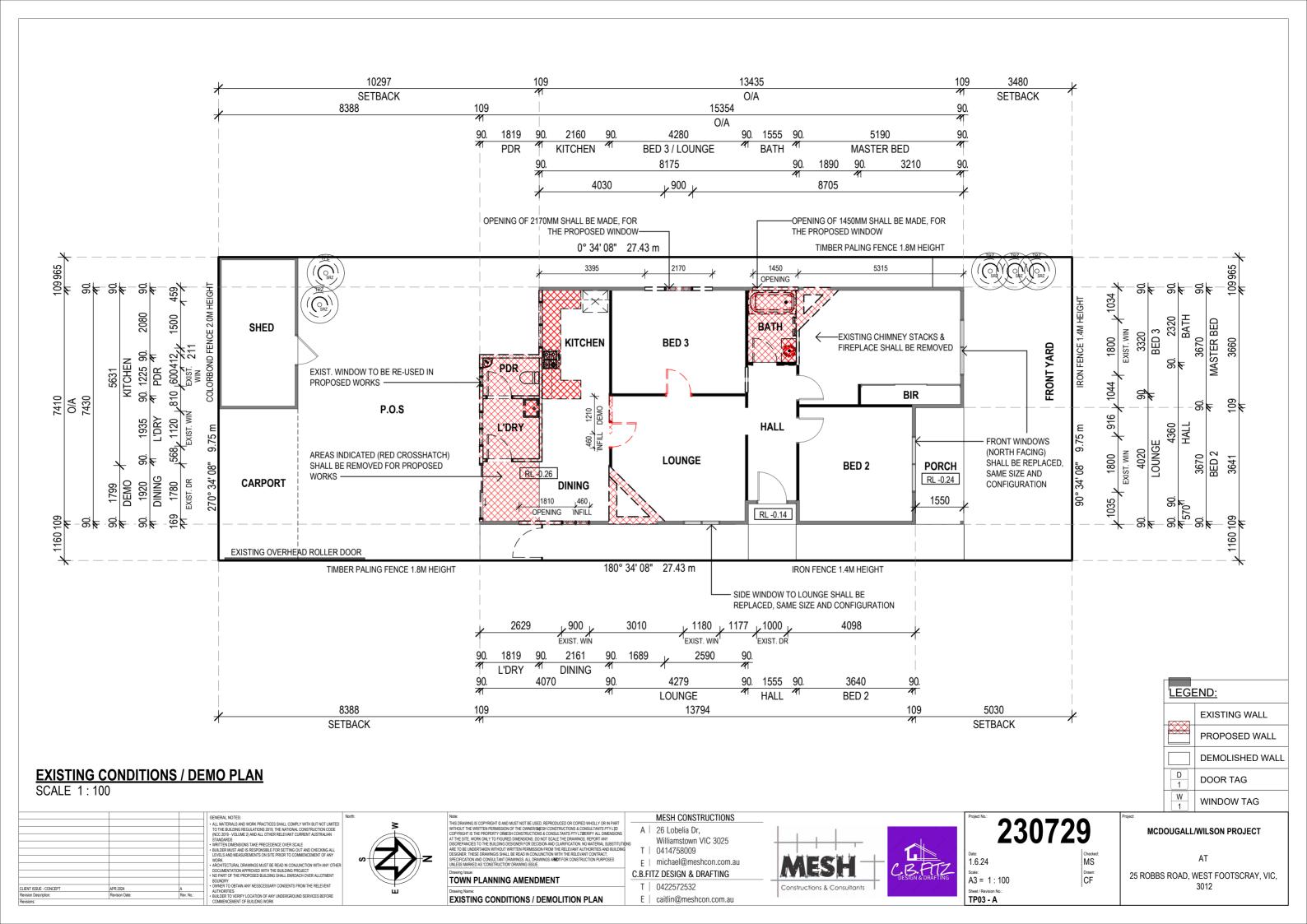
25 ROBBS ROAD, WEST FOOTSCRAY, VIC.

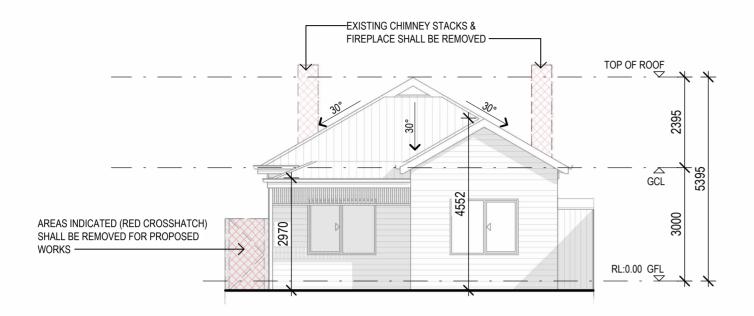
- T | 0414758009
- T | 0422572532



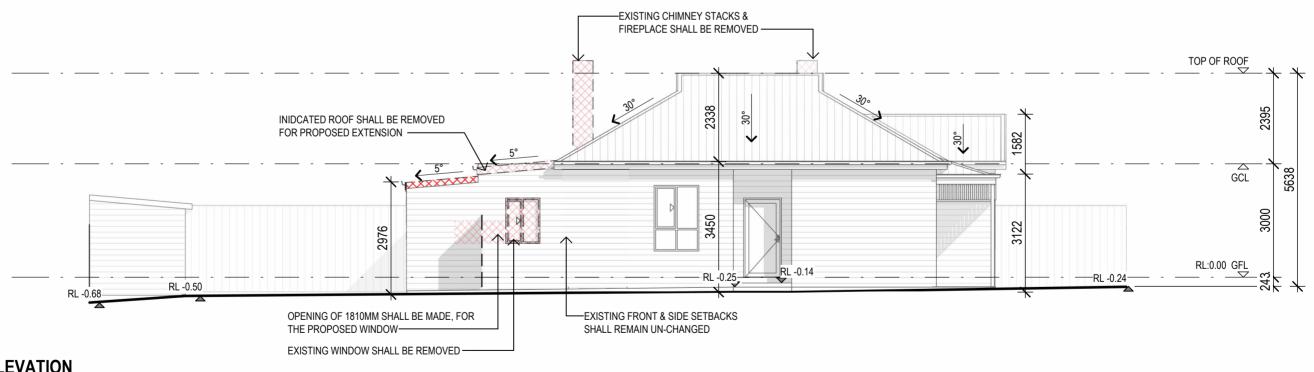
SCALE 1:100

MESH CONSTRUCTIONS 230729 A | 26 Lobelia Dr, MCDOUGALL/WILSON PROJECT Williamstown VIC 3025 T | 0414758009 Date: 1.6.24 E | michael@meshcon.com.au C.B.FITZ DESIGN & DRAFTING Scale: A3 = 1 : 100 25 ROBBS ROAD, WEST FOOTSCRAY, VIC, TOWN PLANNING AMENDMENT 3012 T | 0422572532 CLIENT ISSUE - CONCEPT Revision Description: E | caitlin@meshcon.com.au TP02 - A



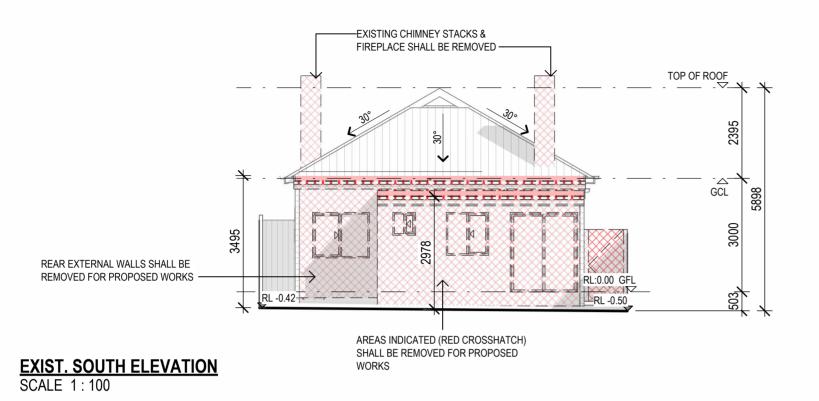


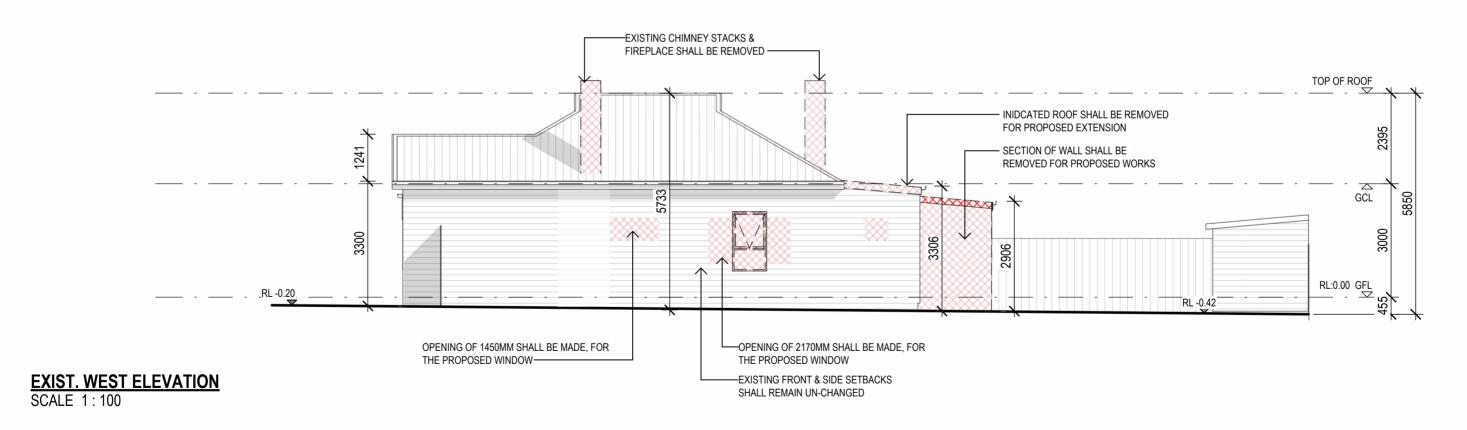
EXIST. NORTH ELEVATION SCALE 1:100



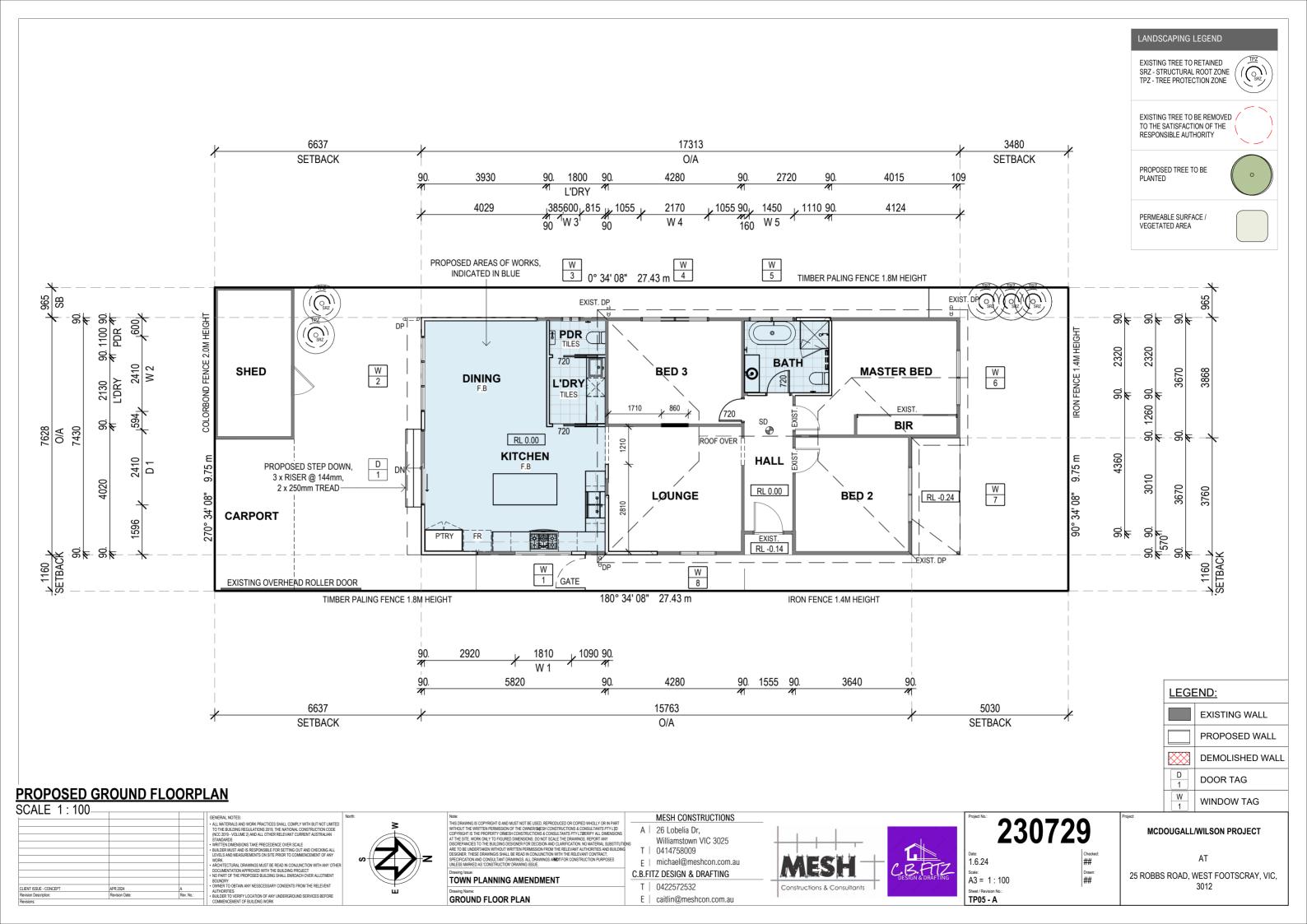
EXIST. EAST ELEVATION SCALE 1:100

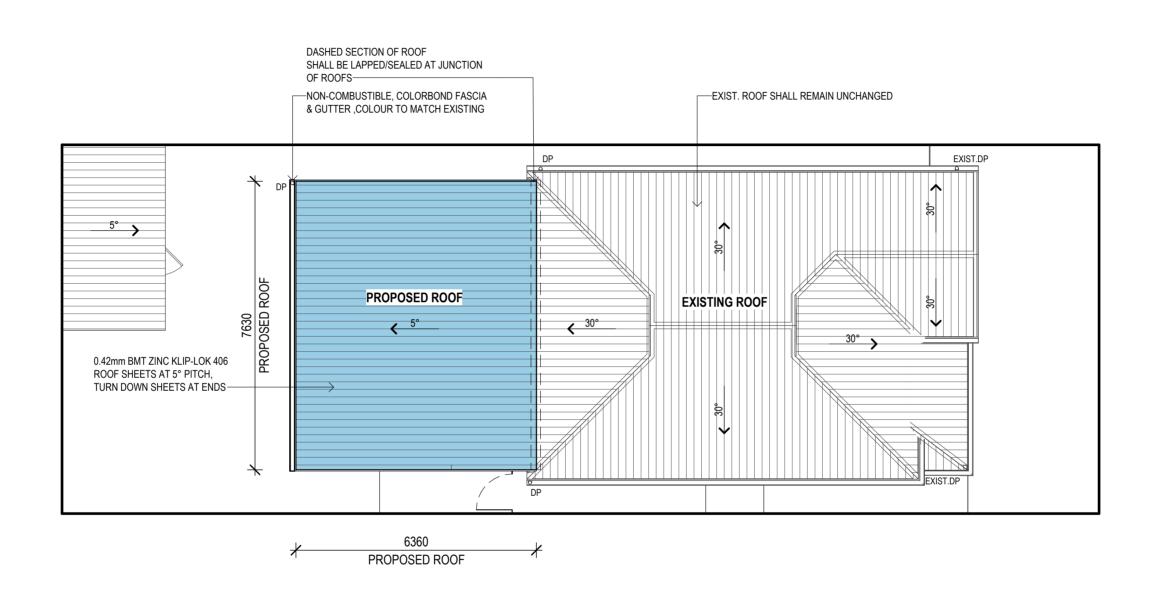
		GENERAL NOTES:	North:	Note:	MESH CONSTRUCTIONS		Project No.:		Project:
		ALL MATERIALS AND WORK PRACTICES SHALL COMPLY WITH BUT NOT LIMITED TO THE BUILDING REGULATIONS 2019, THE NATIONAL CONSTRUCTION CODE		THIS DRAWING IS COPYRIGHT © AND MUST NOT BE USED, REPRODUCED OR COPIED WHOLLY OR IN PART WITHOUT THE WRITTEN PERMISSION OF THE OWNER/SMESH CONSTRUCTIONS & CONSULTANTS PTY LTD	A 26 Lobelia Dr,		· 2207	20	MCDOUGALL/WILSON PROJECT
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		ARCHITECTURAL DRAWINGS MUST BE READ IN CONJUNCTION WITH ANY OTHER DOCUMENTATION APPROVED WITH THE BUILDING PROJECT.	R	UNLESS MARKED AS 'CONSTRUCTION' DRAWING ISSUE.		MESH CBATZ	1.0.24	711	
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CLIENT ISSUE - CONCEPT APR 2024	A	OWNER TO OBTAIN ANY NESSCESSARY CONSENTS FROM THE RELEVENT		TOWN FLANNING AMENDMENT	T 0422572532	Constructions & Consultants	I	""	3012
Revision Description: Revision Date:	Rev. No.:	AUTHORITIES • BUILDER TO VERIFY LOCATION OF ANY UNDERGROUND SERVICES BEFORE		EXISTING ELEVATIONS	E caitlin@meshcon.com.au		Sheet / Revision No.: TP04 - A - A		
Revisions:		COMMENCEMENT OF BUILDING WORK		EXISTING ELEVATIONS	L Gaitin (@11) CS11CO11.CO111.au		1FU4 - A - A		





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ROOF PLAN SCALE 1:100

Revision Description: Revisions:	Revision Date:	Rev. No.:
CLIENT ISSUE - CONCEPT	APR 2024	A

GENERAL NOTES:

- ALL MATERNALS AND WORK PRACTICES SHALL COMPLY WITH BUT NOT LIMITED TO THE BUILDING REGULATIONS 2019. THE NATIONAL CONSTRUCTION CODE (NCC 2019 - VOLUME 2) AND ALL OTHER RELEVANT CURRENT AUSTRALIAN STANDARDS

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TOWN PLANNING AMENDMENT Prawing Name: ROOF PLAN

A | 26 Lobelia Dr, T | 0414758009

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MESH CONSTRUCTIONS

Williamstown VIC 3025



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TP06 - A

MCDOUGALL/WILSON PROJECT

25 ROBBS ROAD, WEST FOOTSCRAY, VIC, 3012

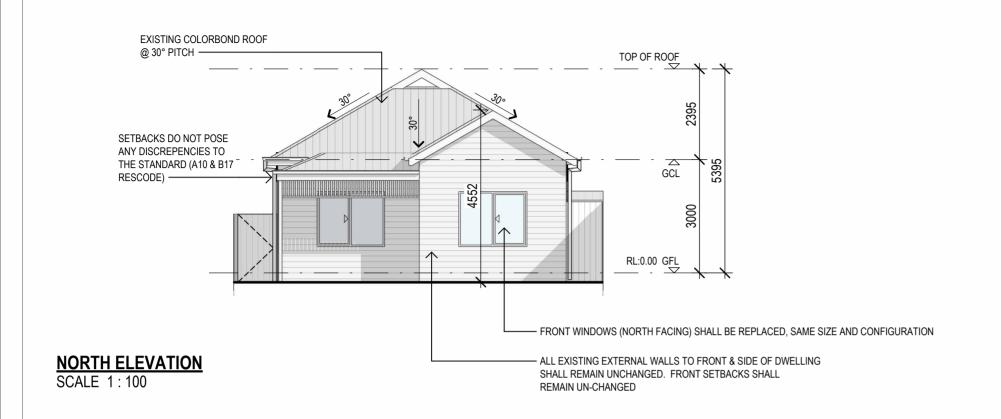
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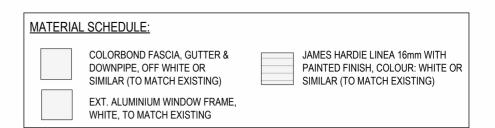
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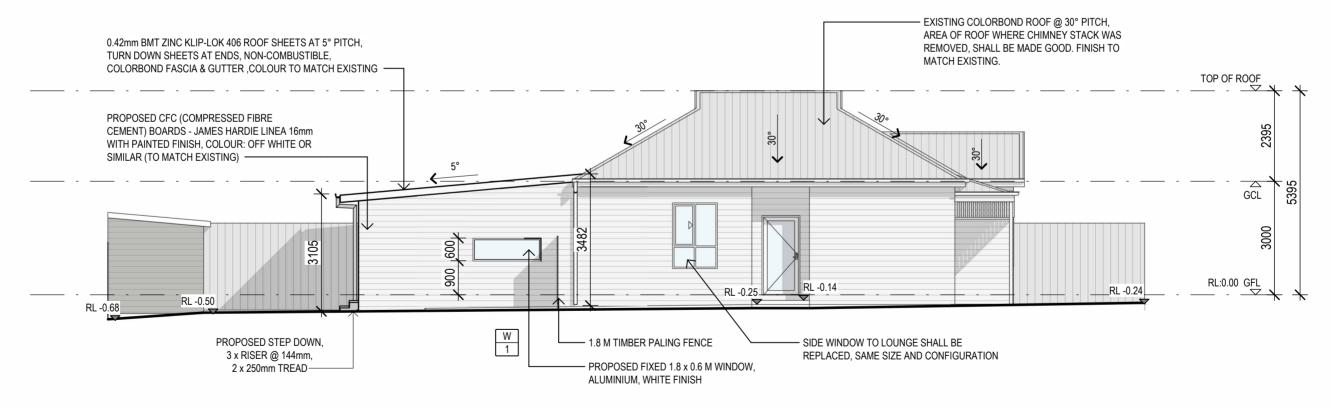
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DOOR TAG

WINDOW TAG

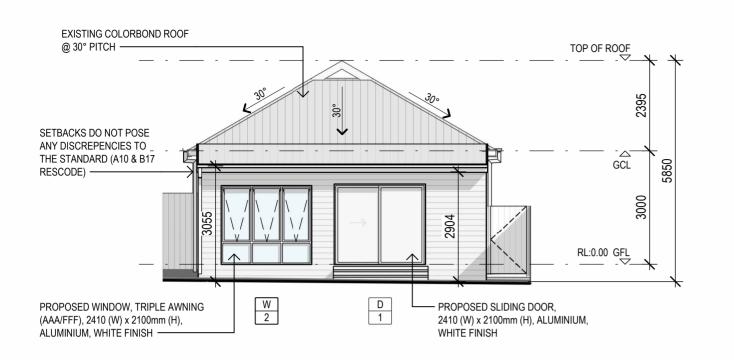


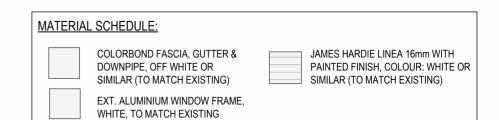




EAST ELEVATION SCALE 1:100

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CLIENT ISSUE - CONCEPT Revision Description: Revisions:	Revision Date:	Rev. No.:	AUTHORITIES BUILDER TO VERIFY LOCATION OF ANY UNDERGROUND SERVICES BEFORE COMMENCEMENT OF BUILDING WORK		Drawing Name: ELEVATIONS	E caitlin@meshcon.com.au	Constructions & Construction	Sheet / Revision No.: TP07 - A - A		3012



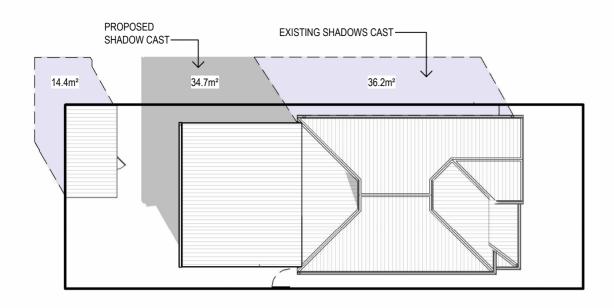




WEST ELEVATION

SCALE 1:100



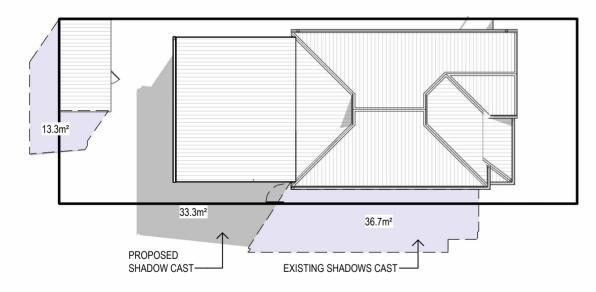


PROPOSED SHADOW CAST-4.2m² 7.9m² 4 16.2m² **EXISTING** SHADOWS CAST-

- PROPOSED EXTENSION CAUSES LITTLE AFFECT TO THE NEIGHBOURING P.O.S TO WEST BOUNDARY. NOR ANY HABITABLE ROOM WINDOWS.

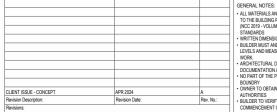
SHADOW DIAGRAM - 9AM SCALE 1:200

SHADOW DIAGRAM - 12PM SCALE 1:200



SHADOW DIAGRAM - 3PM

SCALE 1:200



GENERAL NOTES:

- ALL MATERIALS AND WORK PRACTICES SHALL COMPLY WITH BUT NOT LIMITED
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BUILDER TO VERIFY LOCATION OF ANY UNDERGROUND SERVICES BEFORE
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TOWN PLANNING AMENDMENT

SHADOW DIAGRAMS

MESH CONSTRUCTIONS

A | 26 Lobelia Dr,

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T | 0414758009

E | michael@meshcon.com.au

C.B.FITZ DESIGN & DRAFTING

E | caitlin@meshcon.com.au

T | 0422572532

Constructions & Consultants



230729

Drawn:

Date: 1.6.24

TP08 - A

A3 = As indicated

- PROPOSED EXTENSION STILL ALLOWS FOR SUFFICENT AMOUNT

OF DAYLIGHT TO P.O.S THROUGHOUT THE DAY.

MCDOUGALL/WILSON PROJECT

25 ROBBS ROAD, WEST FOOTSCRAY, VIC, 3012