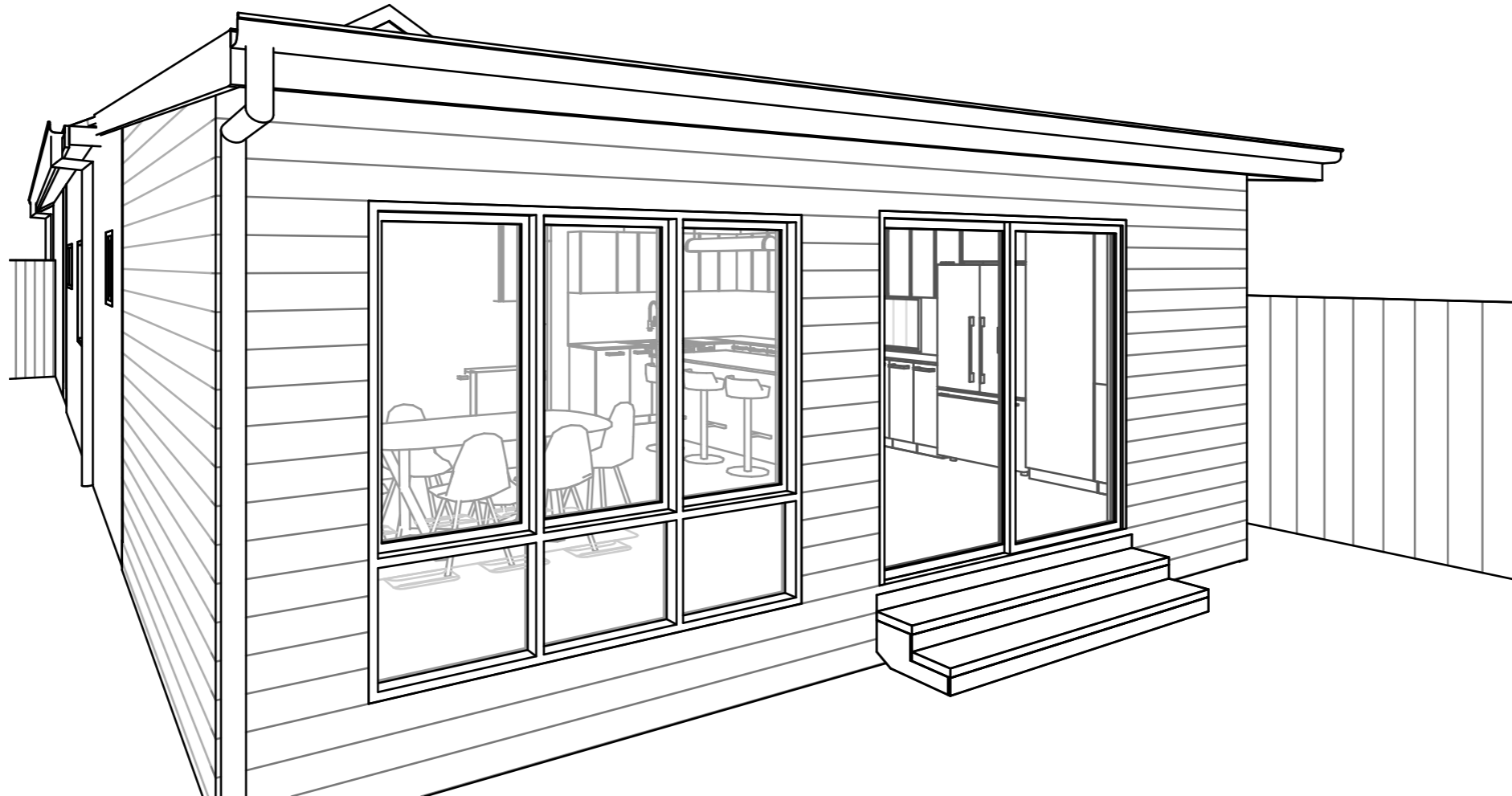


TOWN PLANNING

25 ROBBS ROAD, WEST FOOTSCRAY, VIC, 3012



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

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North:

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Drawing Issue:
TOWN PLANNING AMENDMENT

Drawing Name:
COVER PAGE

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Project No.: **230729**

Date: 1.6.24
 Scale: A3 =
 Sheet / Revision No.: **TP00 - A**

Checked: MS
 Drawn: CF

Project: **MCDUGALL/WILSON PROJECT**

AT
 25 ROBBS ROAD, WEST FOOTSCRAY, VIC,
 3012

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.

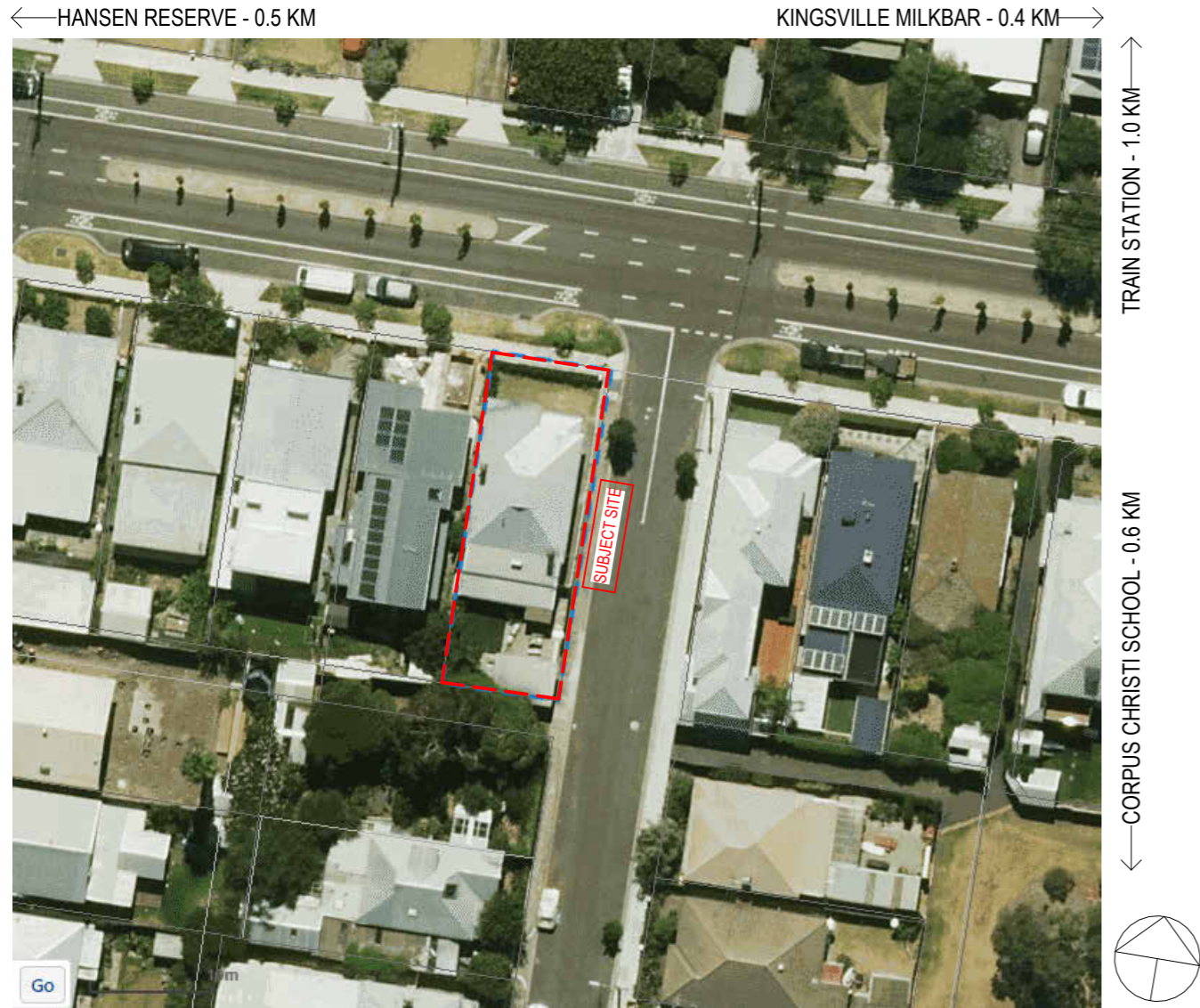
Subject property at 25 Robbs Road, West Footscray has been built approximately 110 years ago, the residential building is a single storey weatherboard dwelling. Which consists of pitched corrugated roof with a gable and decorative pergola facing street front. To the side of subject lot, the property 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 1960s 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.

DEVELOPMENT SUMMARY

NO. DWELLINGS	1	
NO. CAR SPACES	2	
SITE AREA	267 M ²	
EXISTING TOTAL FLOOR AREA	114.5 M ²	
PROPOSED TOTAL FLOOR AREA	132.0 M ²	
PROPOSED EXTENSION AREA	13.4 M ²	
SITE COVERAGE (EXISTING)	128.1 M ²	47.9 %
SITE COVERAGE (PROPOSED)	145.6 M ²	54.5 %
PERMABLE AREA (EXISTING)	212.1 M ²	79.4 %
PERMABLE AREA (PROPOSED)	212.1 M ²	79.4 %
GARDEN AREA / PRIVATE OPEN SPACE	54.9 M ²	20.5 %



CONTENTS

COVER PAGE	TP00
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EXISTING CONDITIONS / DEMOLITION PLAN	TP03
EXISTING ELEVATIONS	TP04 - A
EXISTING ELEVATIONS	TP04 - B
GROUND FLOOR PLAN	TP05
ROOF PLAN	TP06
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Drawing Issue:
TOWN PLANNING AMENDMENT

Drawing Name:
DEVELOPMENT SUMMARY / CONTENTS

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Project No.: **230729**

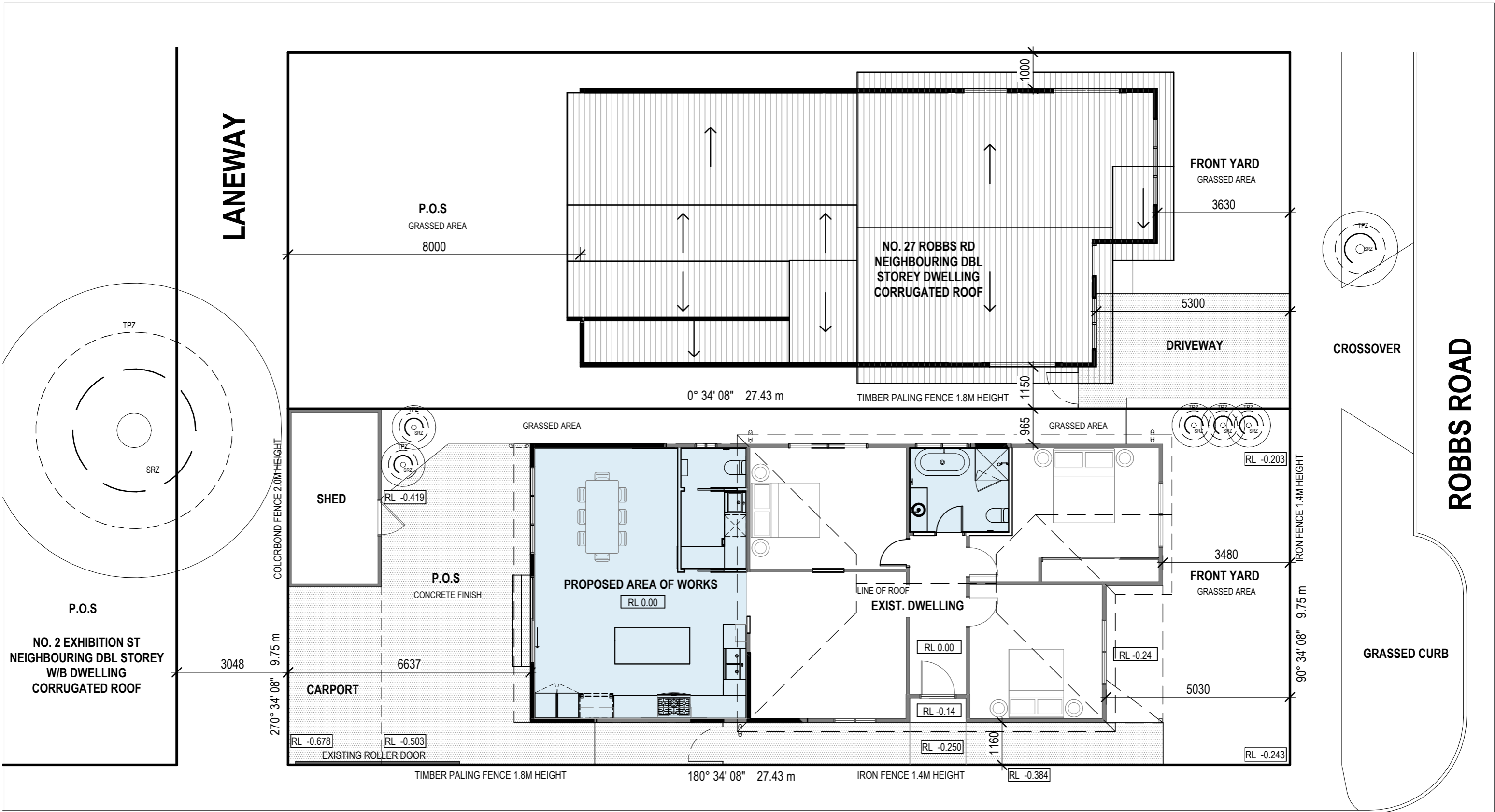
Date: 1.6.24
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AT
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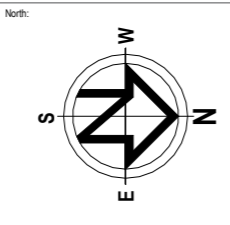
EXHIBITION STREET

SITE PLAN
SCALE 1 : 100

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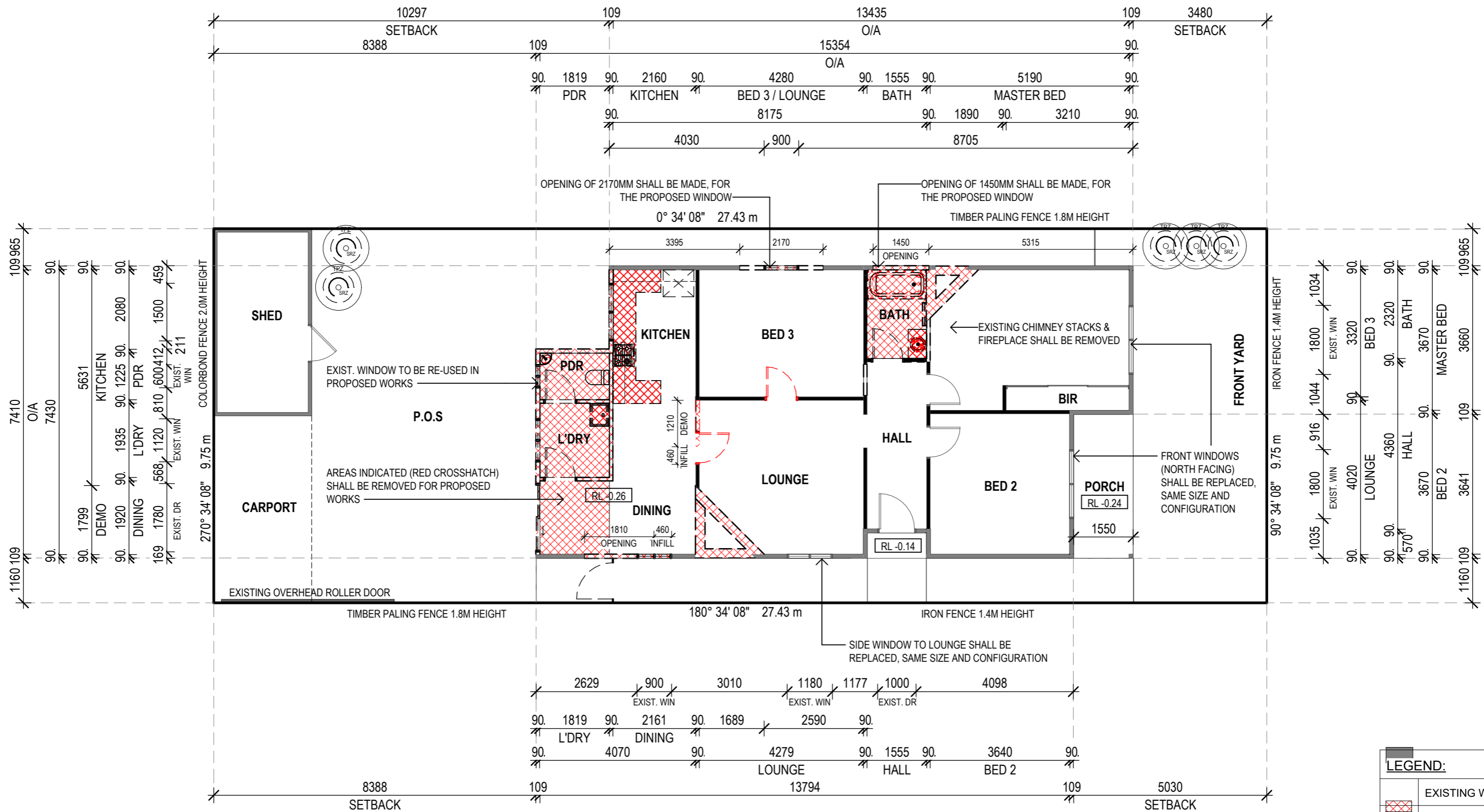
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Date: 1.6.24
Scale: A3 = 1 : 100
Sheet / Revision No.: TP02 - A

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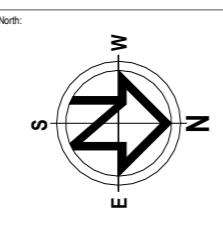
EXISTING CONDITIONS / DEMO PLAN
SCALE 1 : 100

LEGEND:	
	EXISTING WALL
	PROPOSED WALL
	DEMOLISHED WALL
	DOOR TAG
	WINDOW TAG

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Drawing Name:
EXISTING CONDITIONS / DEMOLITION PLAN

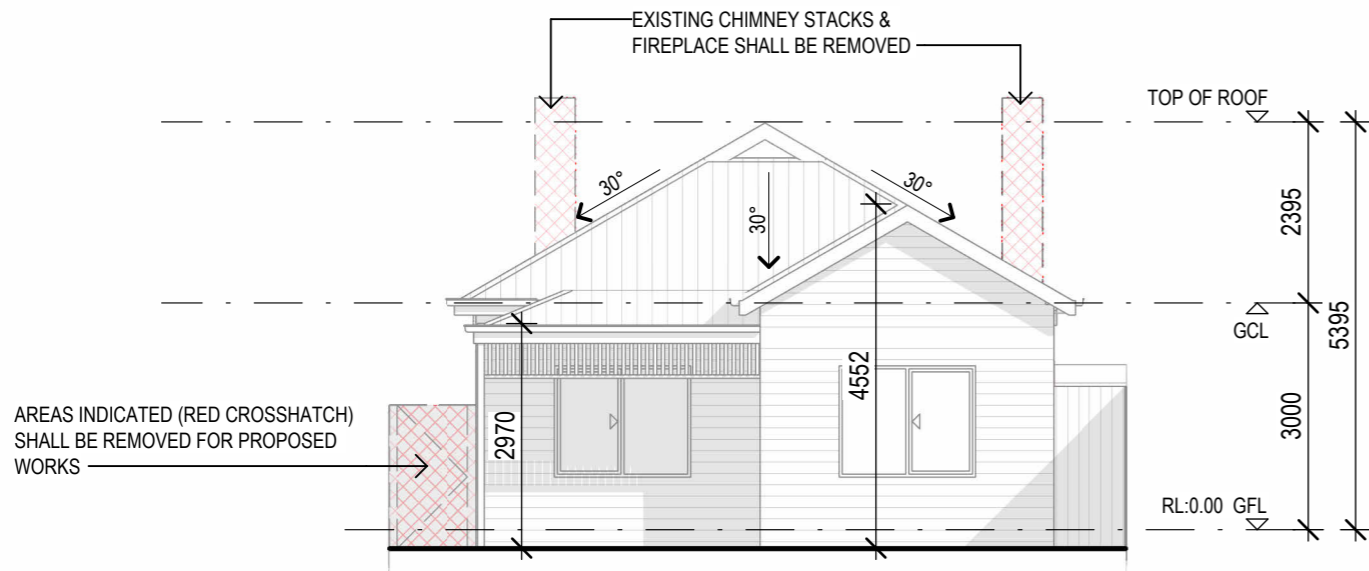
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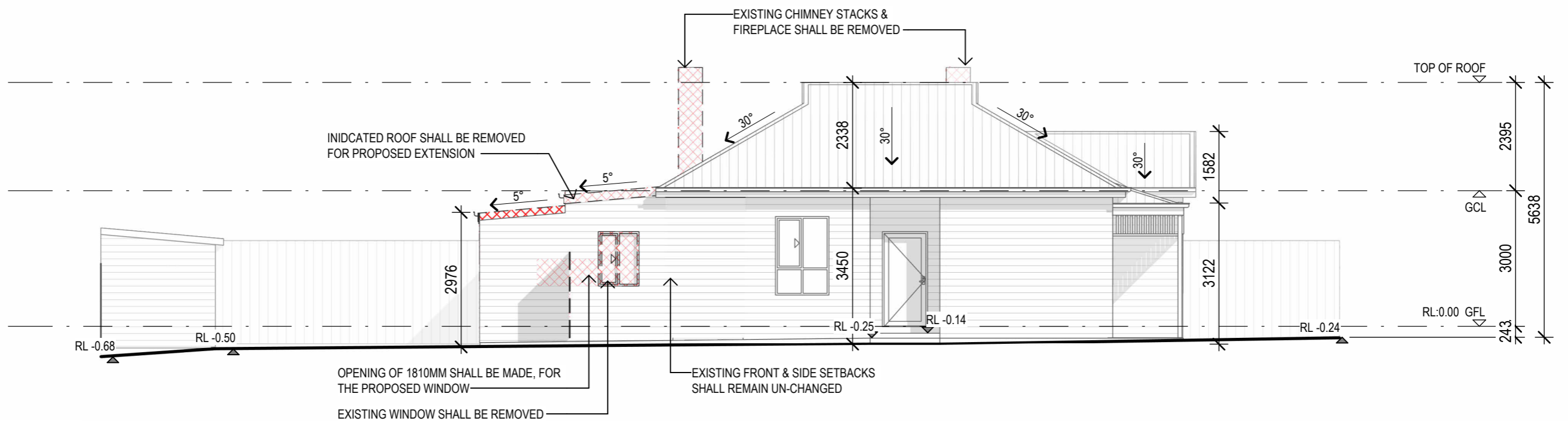
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Date: 1.6.24
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Sheet / Revision No.: TP03 - A

Checked: MS
Drawn: CF

Project: **MCDUGALL/WILSON PROJECT**
AT
25 ROBB'S ROAD, WEST FOOTSCRAY, VIC, 3012



EXIST. NORTH ELEVATION
SCALE 1 : 100



EXIST. EAST ELEVATION
SCALE 1 : 100

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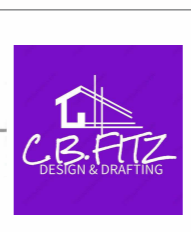
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TOWN PLANNING AMENDMENT

Drawing Name:
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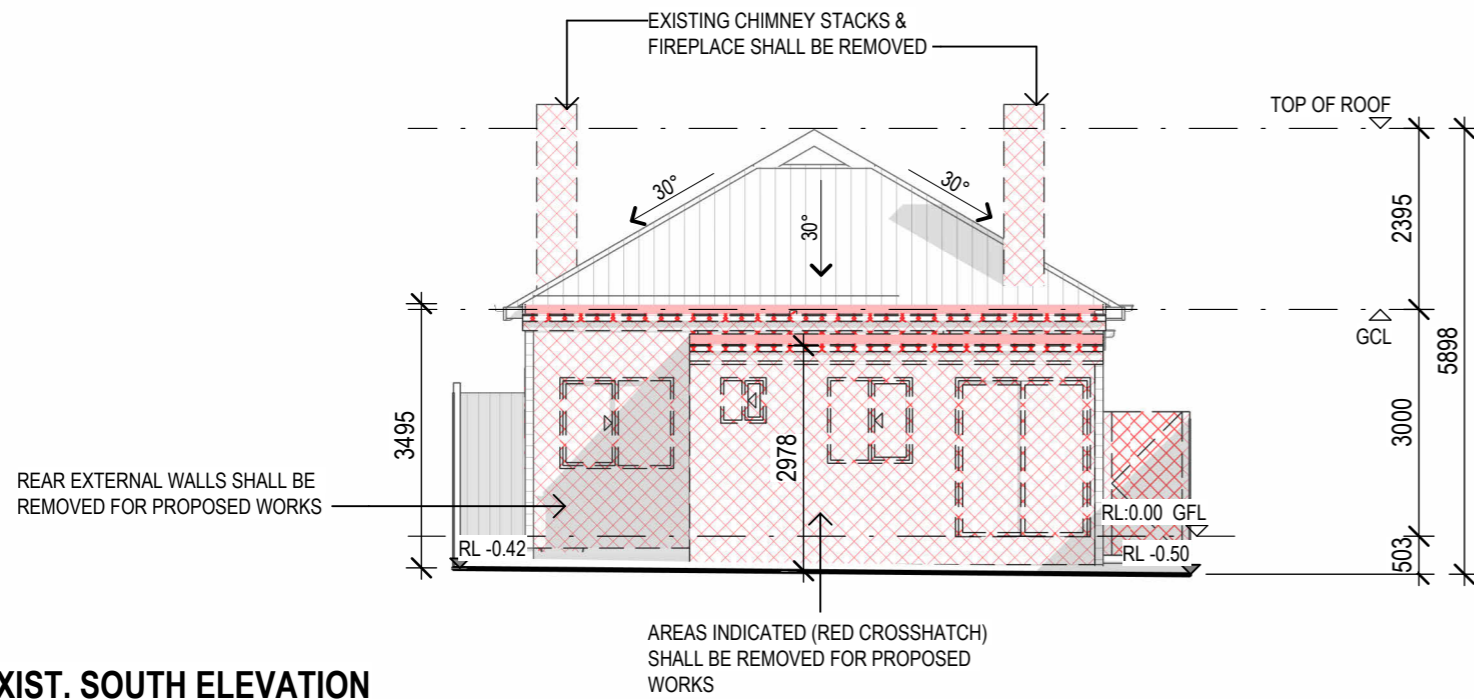
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Date: 1.6.24
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Sheet / Revision No.: TP04 - A - A

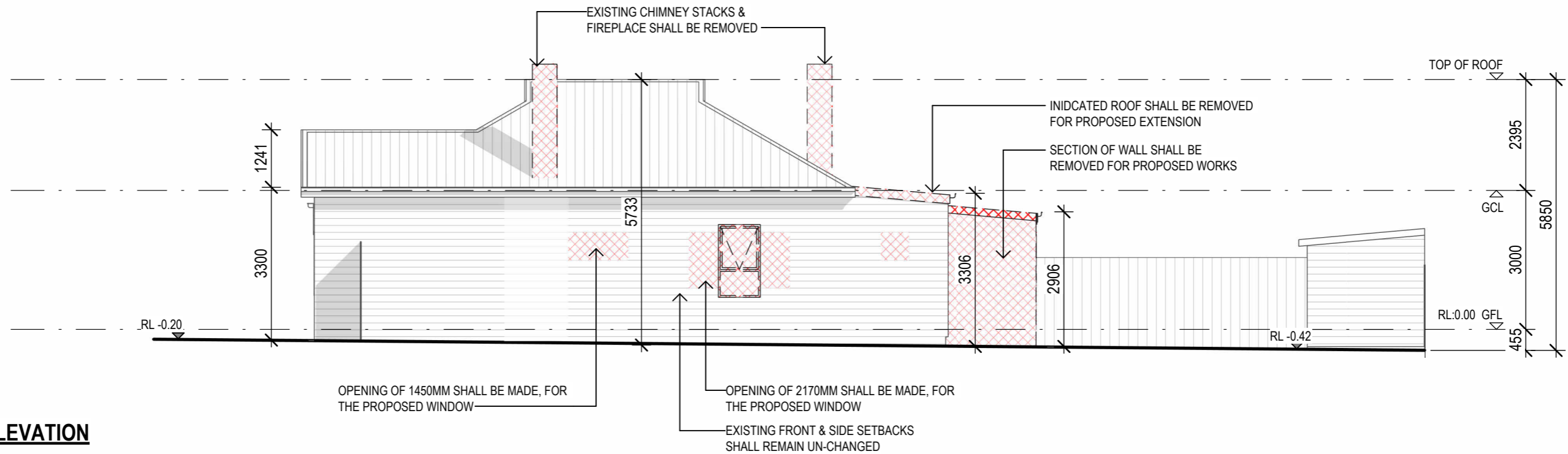
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Project: **MCDUGALL/WILSON PROJECT**

AT
25 ROBBS ROAD, WEST FOOTSCRAY, VIC,
3012



EXIST. SOUTH ELEVATION
SCALE 1 : 100



EXIST. WEST ELEVATION
SCALE 1 : 100

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Project No.: **230729**

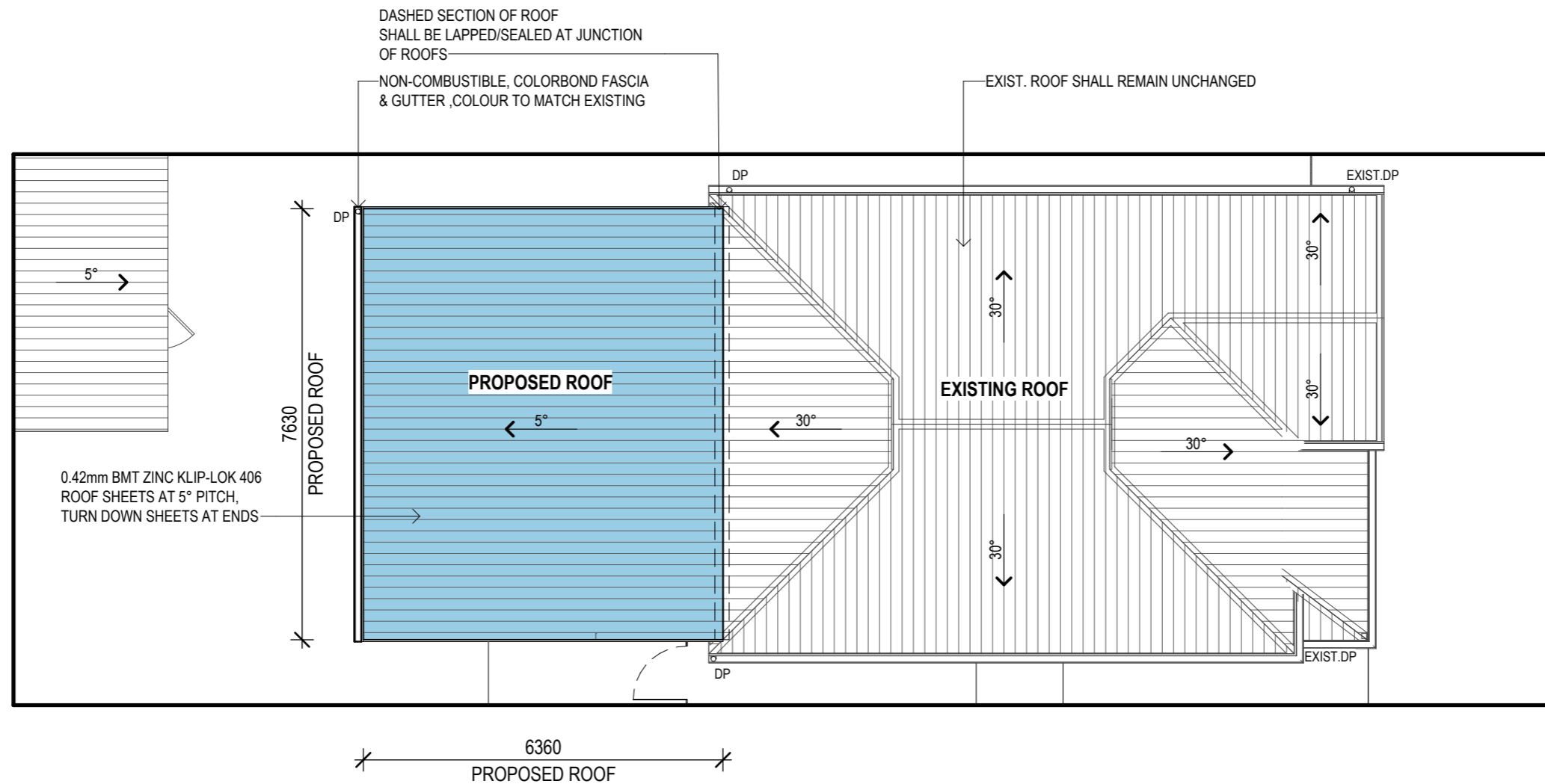
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ROOF PLAN
SCALE 1 : 100

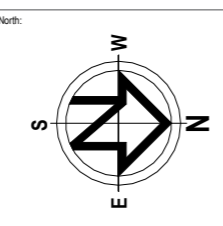
LEGEND:

	EXISTING WALL
	PROPOSED WALL
	DEMOLISHED WALL
	DOOR TAG
	WINDOW TAG

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Drawing Issue:
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Drawing Name:
ROOF PLAN

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Project No.: **230729**




Date: 1.6.24
Scale: A3 = 1 : 100
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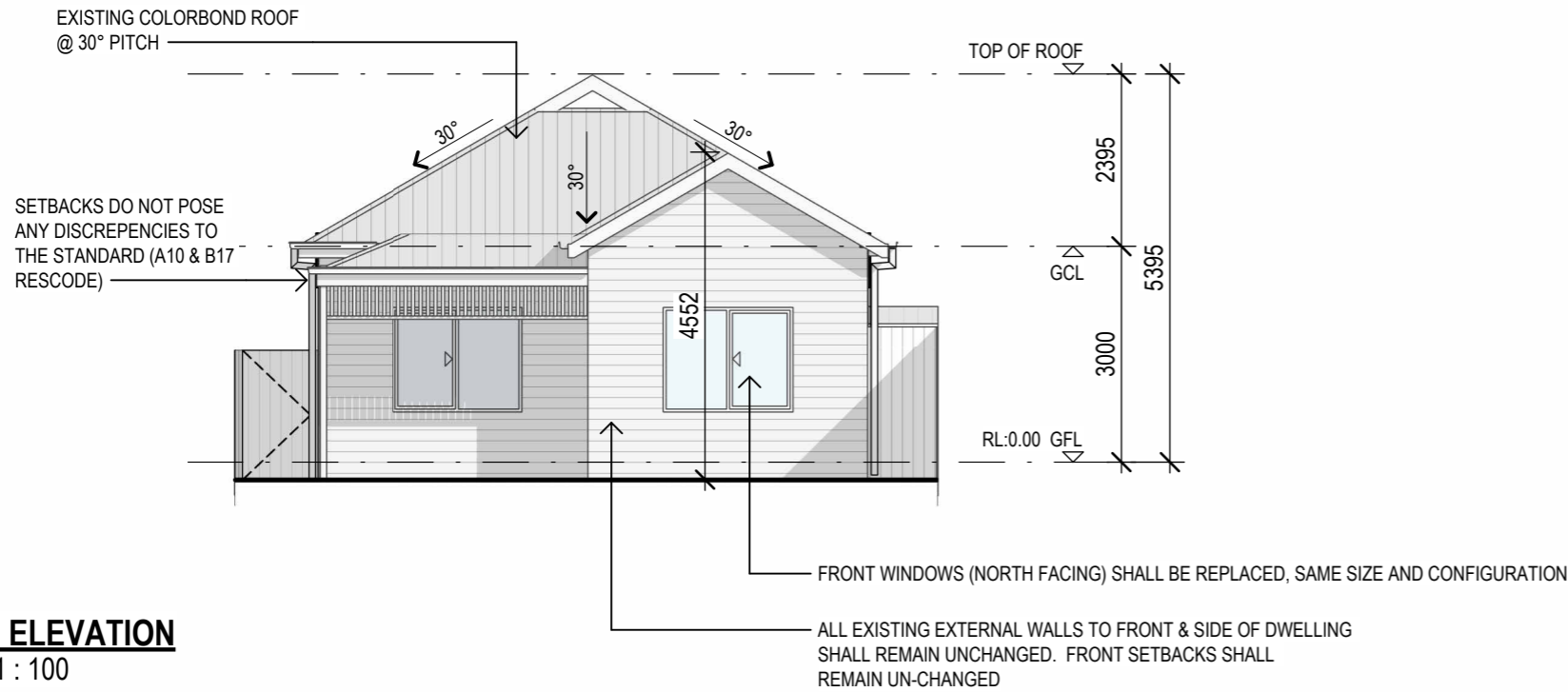
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Project: **MCDUGALL/WILSON PROJECT**

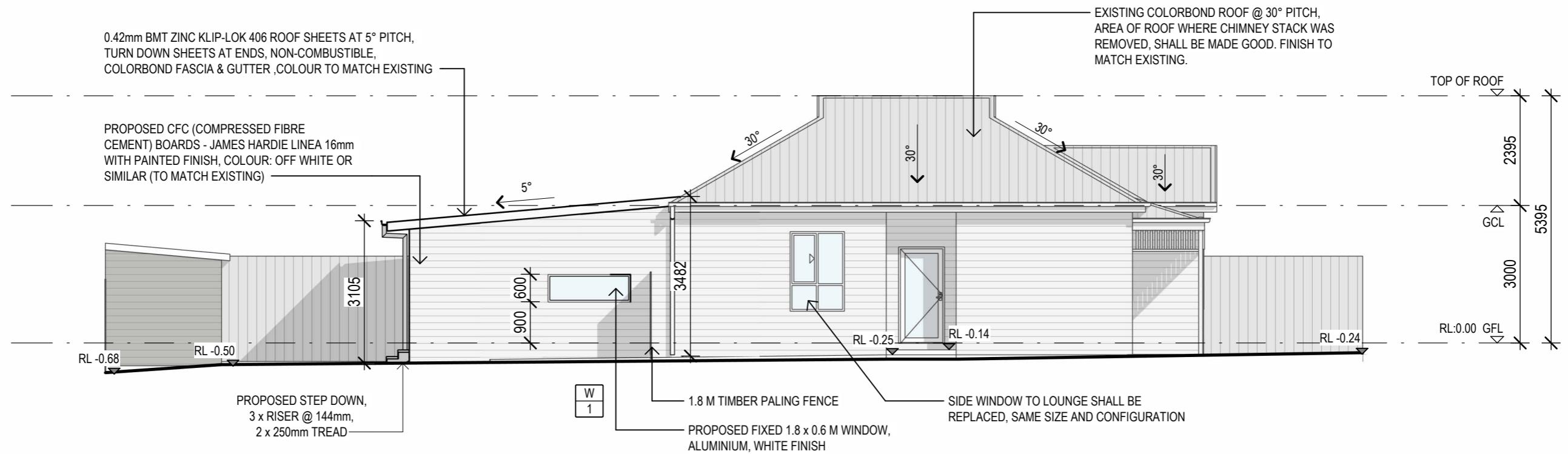
AT
25 ROBBS ROAD, WEST FOOTSCRAY, VIC,
3012

MATERIAL SCHEDULE:

-  COLORBOND FASCIA, GUTTER & DOWNPIPE, OFF WHITE OR SIMILAR (TO MATCH EXISTING)
-  JAMES HARDIE LINEA 16mm WITH PAINTED FINISH, COLOUR: WHITE OR SIMILAR (TO MATCH EXISTING)
-  EXT. ALUMINIUM WINDOW FRAME, WHITE, TO MATCH EXISTING



NORTH ELEVATION
SCALE 1 : 100



EAST ELEVATION
SCALE 1 : 100

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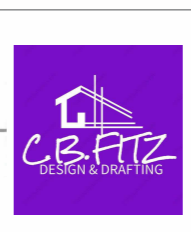
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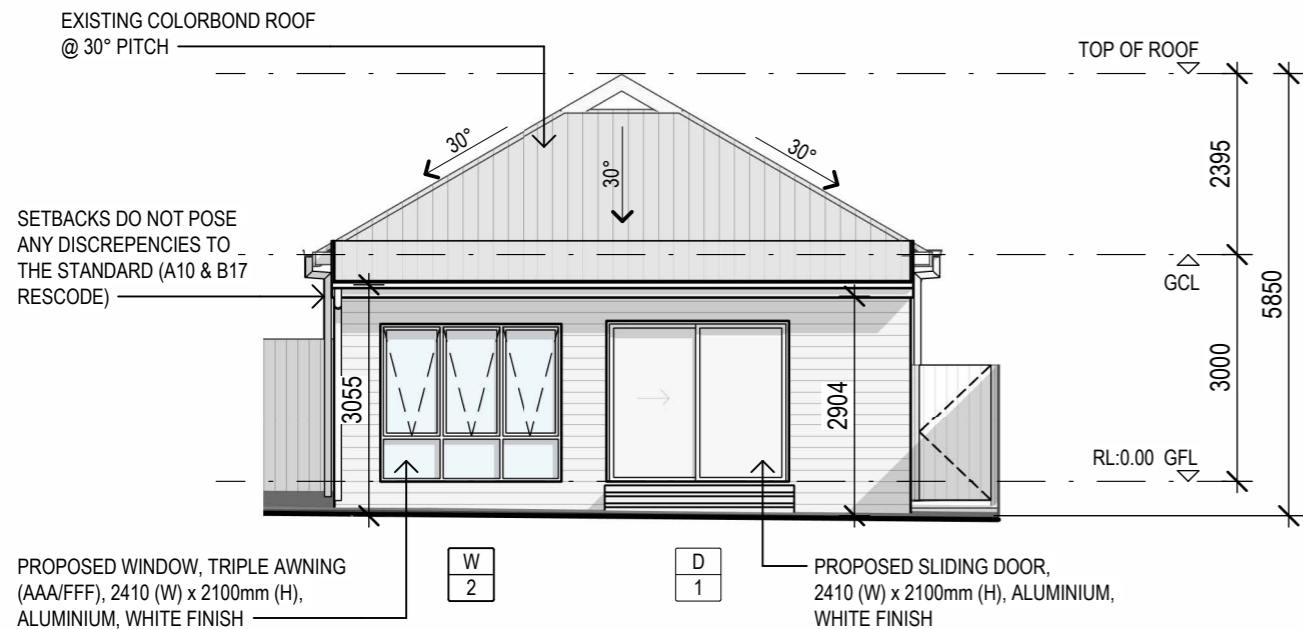
Project No.: **230729**

Date: 1.6.24
Scale: A3 = 1 : 100
Sheet / Revision No.: TP07 - A - A

Checked: ##
Drawn: ##

Project: **MCDUGALL/WILSON PROJECT**

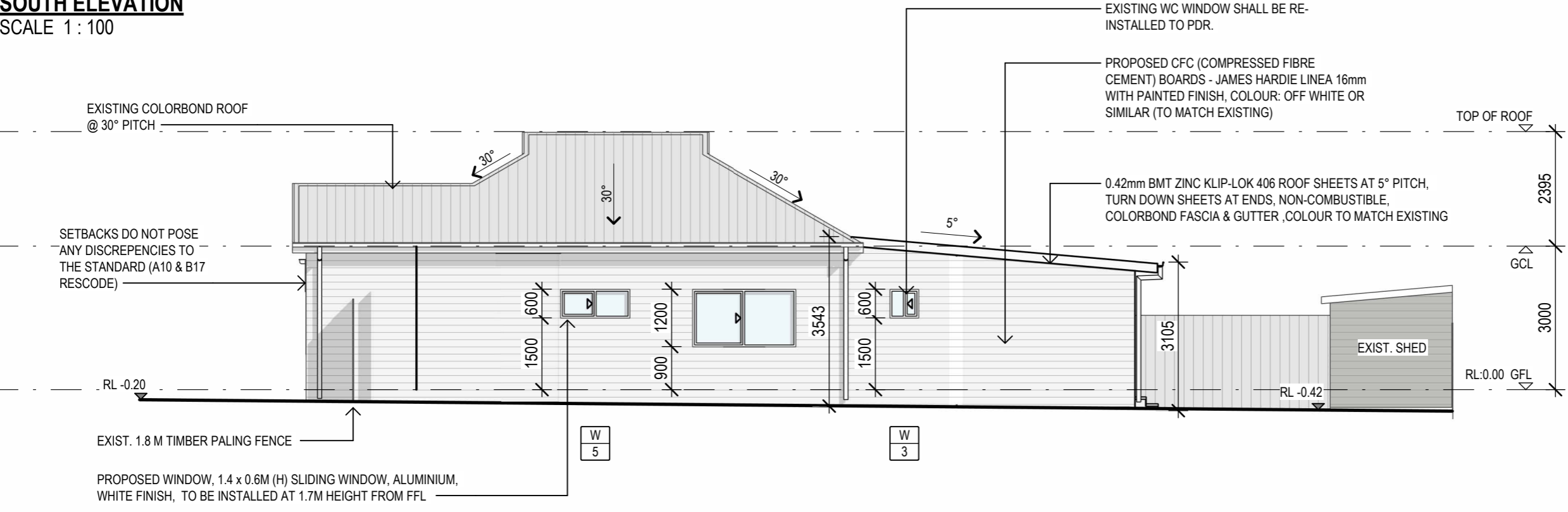
AT
25 ROBBS ROAD, WEST FOOTSCRAY, VIC,
3012



MATERIAL SCHEDULE:

	COLORBOND FASCIA, GUTTER & DOWNPIPE, OFF WHITE OR SIMILAR (TO MATCH EXISTING)		JAMES HARDIE LINEA 16mm WITH PAINTED FINISH, COLOUR: WHITE OR SIMILAR (TO MATCH EXISTING)
	EXT. ALUMINIUM WINDOW FRAME, WHITE, TO MATCH EXISTING		

SOUTH ELEVATION
SCALE 1 : 100



WEST ELEVATION
SCALE 1 : 100

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

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 STANDARDS
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE
- BUILDER MUST AND IS RESPONSIBLE FOR SETTING OUT AND CHECKING ALL LEVELS AND MEASUREMENTS ON SITE PRIOR TO COMMENCEMENT OF ANY WORK
- ARCHITECTURAL DRAWINGS MUST BE READ IN CONJUNCTION WITH ANY OTHER DOCUMENTATION APPROVED WITH THE BUILDING PROJECT
- NO PART OF THE PROPOSED BUILDING SHALL ENROACH OVER ALLOTMENT BOUNDARY
- OWNER TO OBTAIN ANY NECESSARY CONSENTS FROM THE RELEVANT AUTHORITIES
- BUILDER TO VERIFY LOCATION OF ANY UNDERGROUND SERVICES BEFORE COMMENCEMENT OF BUILDING WORK

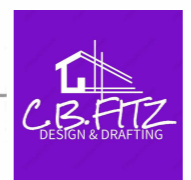
North:

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Drawing Issue:
TOWN PLANNING AMENDMENT

Drawing Name:
ELEVATIONS

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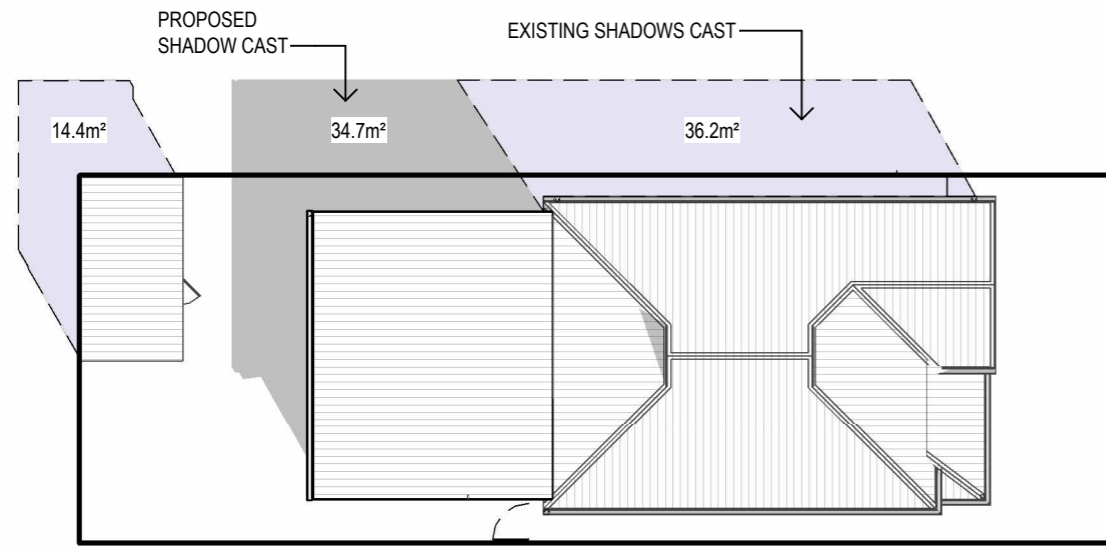
Project No.: **230729**

Date: 1.6.24
Scale: A3 = 1 : 100
Sheet / Revision No.: **TP07 - B - A**

Checked: ##
Drawn: ##

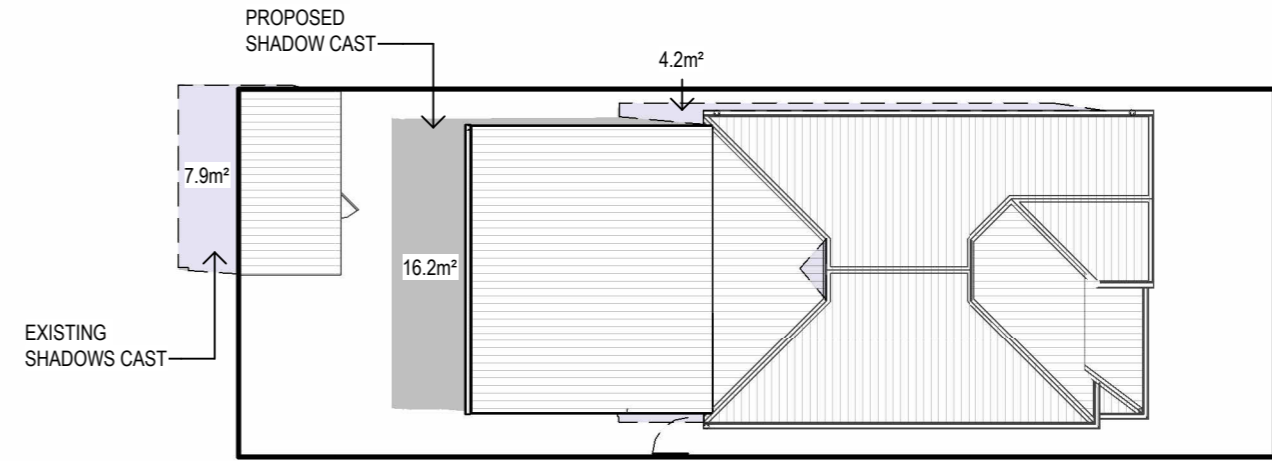
Project: **MCDUGALL/WILSON PROJECT**

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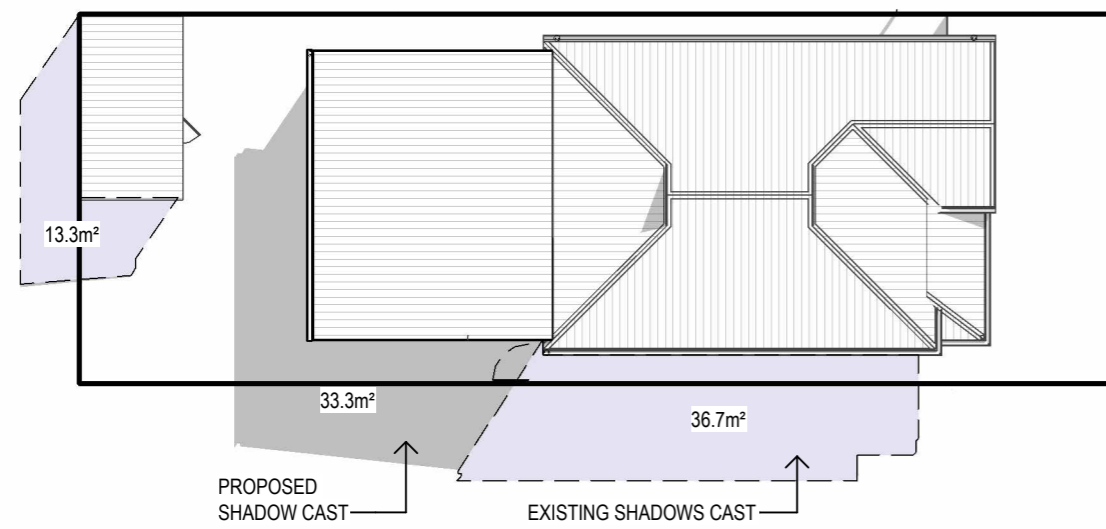
- PROPOSED EXTENSION CAUSES LITTLE AFFECT TO THE NEIGHBOURING P.O.S TO WEST BOUNDARY. NOR ANY HABITABLE ROOM WINDOWS.

SHADOW DIAGRAM - 9AM
SCALE 1 : 200



- PROPOSED EXTENSION STILL ALLOWS FOR SUFFICIENT AMOUNT OF DAYLIGHT TO P.O.S THROUGHOUT THE DAY.

SHADOW DIAGRAM - 12PM
SCALE 1 : 200

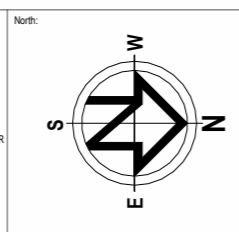


SHADOW DIAGRAM - 3PM
SCALE 1 : 200

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

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Drawing Issue:
TOWN PLANNING AMENDMENT

Drawing Name:
SHADOW DIAGRAMS

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Project No.: **230729**

Date: 1.6.24
Scale: A3 = As indicated
Sheet / Revision No.: **TP08 - A**

Checked: ##
Drawn: ##

Project: **MCDUGALL/WILSON PROJECT**

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