PLAN OF FEATURE SURVEY FOR NEIGHBOURHOOD & SITE DESCRIPTION PLAN
No. 308 SPRINGVALE ROAD
DONVALE

SCALE 1:500 METRIC

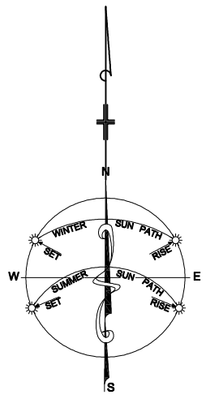
LEVELS ARE TO AUSTRALIAN HEIGHT DATUM

CONTOUR INTERVAL 0.2 METERS

JOB No.90161

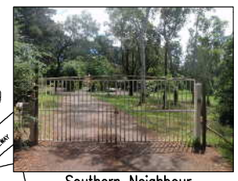
ORIGINAL SHEET SIZE A-1

AMENDED 06/04/2011



9:00AM – NORTH, 61° EAST AZIMUTH 33° ALTITUDE.

3:00PM – NORTH, 56° WEST AZIMUTH 36° ALTITUDE.



Southern Neighbour No.312

Subject Site (As viewed from Springvale Rd) No.308

Subject Site (As viewed from Springvale Rd) No.308

Northern Neighbour (As viewed from Springvale Rd) No.304

SPRINGVALE ROAD

PESCARA PLACE

ELEANOR CT

No.296 BUPA RESIDENTIAL AGED CARE SINGLE STOREY BRICK APARTMENTS (PITCHED TILE ROOF)

No.300 BUPA RESIDENTIAL AGED CARE SINGLE STOREY BRICK APARTMENTS (PITCHED TILE ROOF)

No.304 SETBACK ~ 62 Mtrs EARLY SHED LOCATED (FLAT ROOF)

No.312 SPLIT LEVEL BRICK HOUSE

No.318 SINGLE STOREY WEATHERBOARD HOUSE (PITCHED TIN ROOF) (FLAT ROOF)

No.319 SINGLE STOREY BRICK HOUSE (PITCHED TILED ROOF)

No.313 DOUBLE STOREY PAINTED BRICK HOUSE (PITCHED TILED ROOF)

No.9 SINGLE STOREY RENDERED BRICK HOUSE (FLAT ROOF)

No.33-37 MITCHAM ROAD RETIREMENT APARTMENTS RENDERED

SETBACK ~ 15.5 Mtrs

SETBACK ~ 14.3 Mtrs

SETBACK ~ 23 Mtrs

SETBACK ~ 19 Mtrs

SETBACK ~ 63 Mtrs

SETBACK ~ 21 Mtrs

OFFSET ~ 19.7 Mtrs

TENNIS COURT

SWIMMING POOL

CARPARK

BUS STOP (ROUTE 151, 273, 307) - 100m HACAN RESERVE - 1.4km

LEGEND

- S/W PROPERTY INLET
- S/W PIT
- SEWER MANHOLE
- ELECT. PIT
- ELEC. POLE
- STREET LAMP
- WATER VALVE
- WATER HYDRANT
- SEWER VENT / I.S.
- TELSTRA PIT
- TREE
- STREET SIGN
- T.B.M.
- GAS METER
- WATER METER
- SHRUBS
- W HABITABLE ROOM WINDOW
- L. LOWER FLOOR
- U. UPPER FLOOR
- H. HEAD
- S. SILL

MUNICIPALITY:

MANNINGHAM CITY COUNCIL

ZONE:

LOW DENSITY RESIDENTIAL ZONE 1 (LDRZ)

OVERLAYS:

PUBLIC ACQUISION OVERLAY 4 (PAO4)
SIGNIFICANT LANDSCAPE OVERLAY 1 (SLO1)

CHARACTER AREA No.

PROPERTY EXCLUDED FROM MANNINGHAM CITY COUNCIL CHARACTER PRECINCT STUDY

MELWAY REF:

48 G2

COUNCIL PROPERTY No.

328791

LOT & PLAN No.

Lot No.4 on LP24379

SHORT DESCRIPTION OF EXISTING CHARACTER

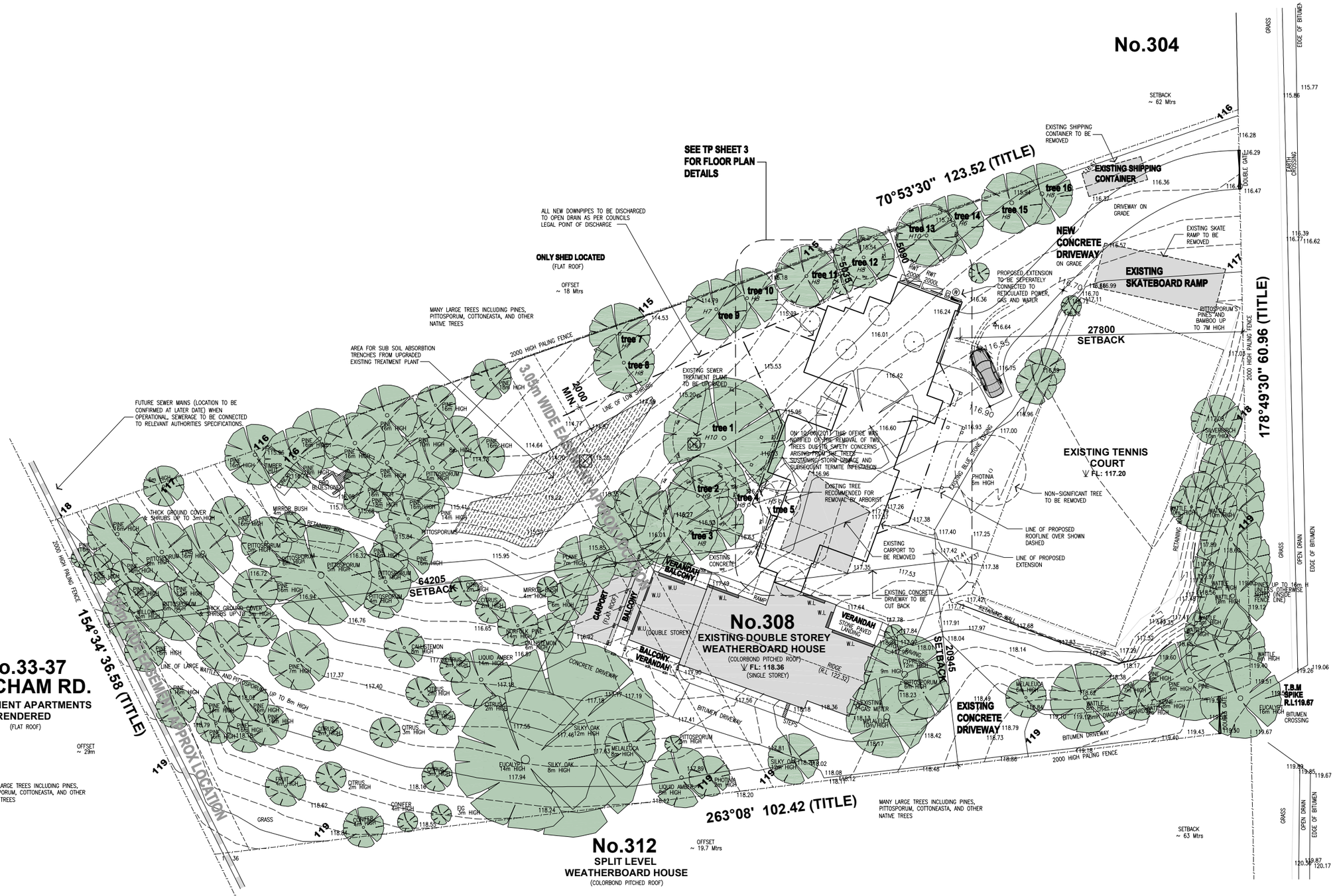
LOW SCALE RESIDENTIAL AREA WITH HEAVILY WOODED BLOCKS. RESIDENTIAL PROPERTIES ARE PREDOMINATELY LOW SCALE WITH LARGE SETBACKS. HOMES CONSIST OF BOTH BRICK & WEATHERBOARD WITH PITCHED & FLAT ROOFS WITH STANDARD EAVES. SOME RECENT DEVELOPMENT EVIDENT.

① DISTANCE TO LOCAL SHOPS
② DISTANCE TO PUBLIC TRANSPORT
③ DISTANCE TO PUBLIC OPEN SPACE (WITHIN WALKING DISTANCE)

NOTATIONS:
* Property boundaries are unfenced unless otherwise stated
* Only visible serices have been located
* For underground services the relevant sevicing authority should be contacted
* Only adjacent buildings within 9 metres have been located
* Only habitable room winbdows have been located
* This survey is not a reestablishment survey of title
* Trees under 3 metres in height unless otherwise stated
* Offsets, setbacks and easements are shown to occupation only and not title boundaries and are only approximate

INCLUDED:

- EASEMENTS (AS SHOWN)
- GENERAL INDICATION OF TOPOGRAPHY
- NOTE: NO NOTABLE CHANGE OF LEVELS TO NEIGHBOURING PROPERTIES
- NOTE: NO KNOWN REMOVAL OF SIGNIFICANT TREES WITHIN THE LAST 12 MONTHS
- NOTE: NO KNOWN CONTAMINATED SOILS OR FILL ON THE SUBJECT SITE
- NOTE: NO VIEWS TO AND FROM SITE



EXISTING CONDITIONS/ SITE PLAN

INCLUDING VEGETATION TO BE REMOVED / RETAINED

SCALE: 1 : 2 0 0

LICENSED SURVEYORS:

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE FEATURE SURVEY. ALL DIMENSION ARE TO TITLE BOUNDARY LINES. FENCE LOCATIONS SHOULD BE DETERMINED FROM THE OFFICIAL SURVEY DRAWINGS.
PREPARED BY:
VICTORIAN SURVEYING GROUP.
SURVEYORS REFERENCE : 90161
(Amended 06/04/2011)
THIS DRAWING IS FOR TOWN-PLANNING PURPOSES ONLY AND IS NOT TO BE USED FOR SET-OUT OR CONSTRUCTION PURPOSES. THE OFFICIAL SURVEY PLAN SHALL TAKE PRECEDENCE OVER THIS DRAWING.

VEGETATION:

FOR ALL SIZES, TYPES AND CONDITIONS ETC. OF THE EXISTING TREES NUMBERED ON THE PLAN, REFER TO THE ARBORICULTURAL ASSESMENT REPORT PREPARED BY:
HOMEWOOD CONSULTING
REPORT NUMBER: 2010 DATE: 16 MAY 2011

AUST. HEIGHT DATUM:

ALL DRAWINGS ARE BASED ON THE AUSTRALIAN HEIGHT DATUM.

LEGEND:

- W — NON-HABITABLE ROOM WINDOW
- HW — HABITABLE ROOM WINDOW
- W / HW — WINDOW (LOWER STOREY) HABITABLE WINDOW (UPPER STOREY)
- EXISTING TIMBER PALING FENCE
- EDGE OF BRICK
- VER VER — VERANDAH
- UPVC SWD SYSTEM.
- 00.00 — EXISTING SPOT LEVEL
- 00.00 — PROPOSED SPOT LEVEL
- 00.00 — EXISTING CONTOUR LEVEL
- T.B.M Nail in Electricity Pole R.L 00.00 — DATUM INFORMATION
- DATUM REFERENCE POINT
- HYDRANT
- WATER METER
- SIDE ENTRY PIT
- TELECOM PIT
- TELECOM PIT (LARGE)
- SEWERAGE PIT
- POLE & LIGHT
- ELECTRIC POLE
- PIT
- GAS METER/ FITTING
- JUNCTION PIT
- SIGN
- STOP VALVE
- GRATED PIT
- EXISTING BUILDING.

TREE INFORMATION:

- H5 / tree 16 — TREE (HEIGHT 5m)
- TREE NUMBER AS PER ARBORICULTURAL REPORT
- EXISTING TREES – REFER TO ARBORICULTURAL REPORT
- DENOTES TREE TO BE REMOVED.
- RWT 2000LT 2000L X 450W X 2100H — DENOTES RAINWATER TANK CONNECTED TO GREY WATER SYSTEM.

SCALE 1:100

REVISIONS

JOB ISSUE:	DATE:	DETAILS:	SHEETS AMENDED:	INITIALS:
A	30.06.11	ISSUED FOR TOWN PLANNING	1 - 4	DF

SIGN OFF

CLIENT

I .....
CONFIRM THESE DRAWINGS ACCORD WITH OUR REQUIREMENTS AND AUTHORISE THEIR USE FOR NEXT STAGE PURPOSES.
SIGNED..... DATE.....

NEIGHBOUR

I .....
OF .....
HAVE VIEWED THESE DRAWINGS AND HAVE NO OBJECTIONS.
SIGNED..... DATE.....

PROJECT

JOB NUMBER: 10-035TP1 | JOB ISSUE: A | SHEET SIZE: A1 | NORTH:
SCALE: AS SHOWN | 30.06.11
DESIGN: DW | SHEET NUMBER: 2 OF 3
DRAWN: DF
CHECKED: DW

SHEET CONTENT: **EXISTING CONDITIONS**

PROPOSED: **EXTENSION TO EXISTING DWELLING**

PROPERTY ADDRESS: 308 SPRINGVALE ROAD, DONVALE

FOR: A. PAGENT & R. MIMMO

design equilibrium pty. ltd.
17A Diana Drive, Blackburn, 3130 Victoria, Australia
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designeq@bigpond.net.au (Design Team)
deq.cad@bigpond.com (Drafting Team)
deq.care@bigpond.net.au (Administration)

REGISTERED Building Practitioner
Dale Walton DP-AD 2020

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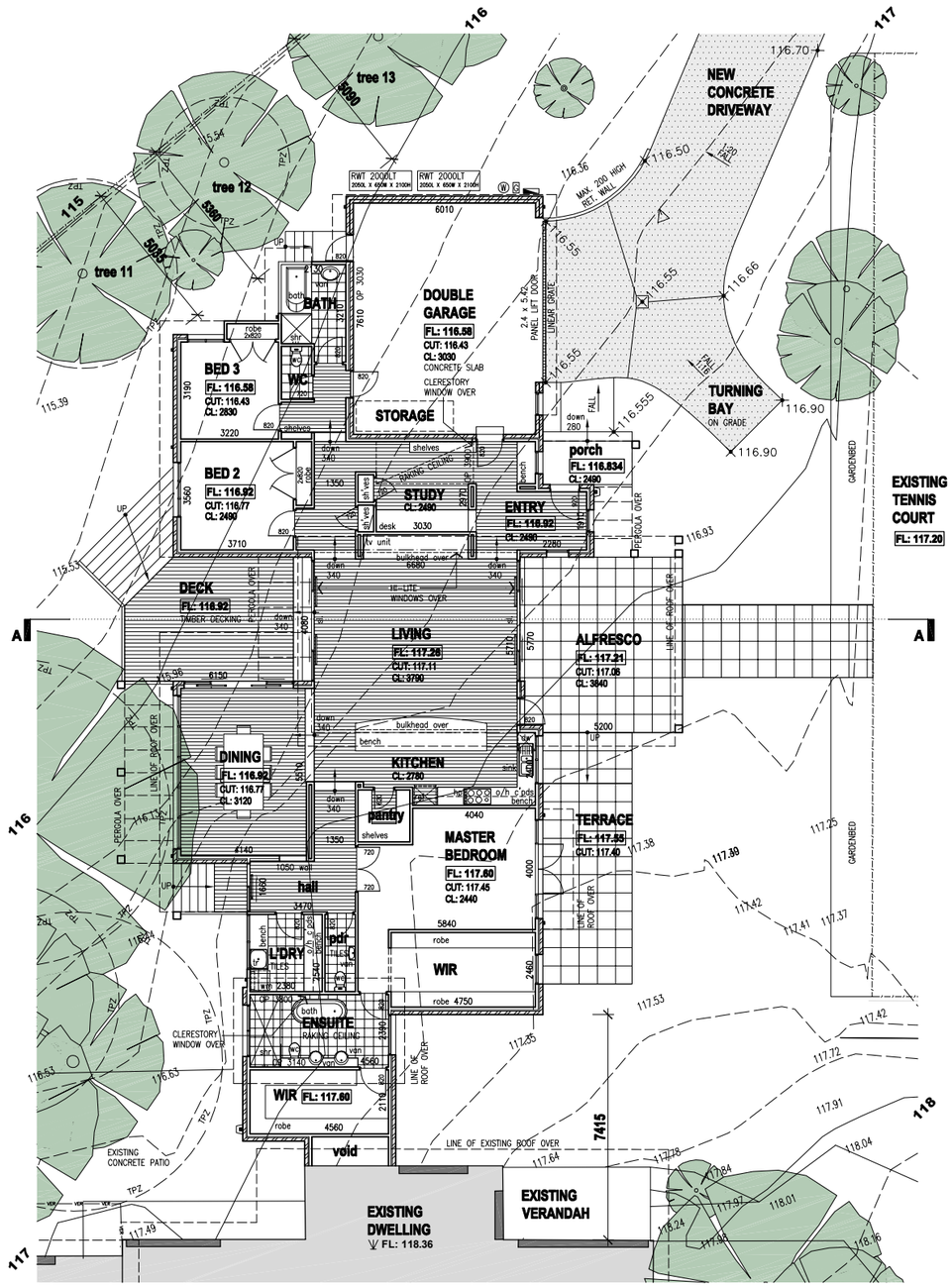
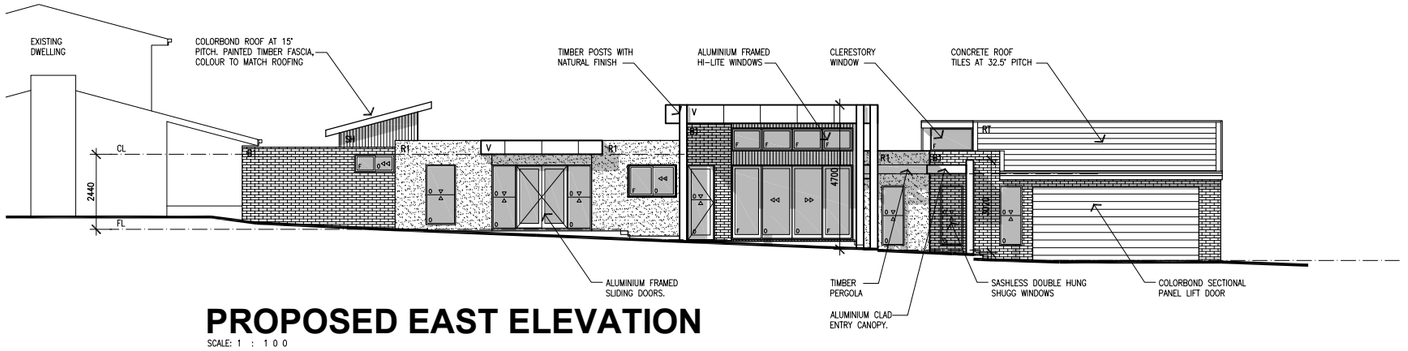


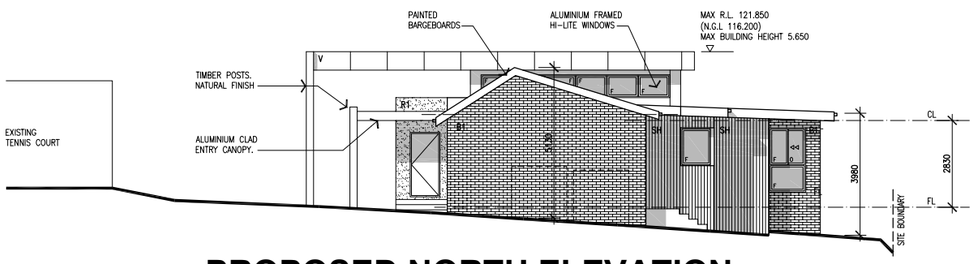
DESIGN RESPONSE GROUND FLOOR PLAN

SCALE: 1 : 100



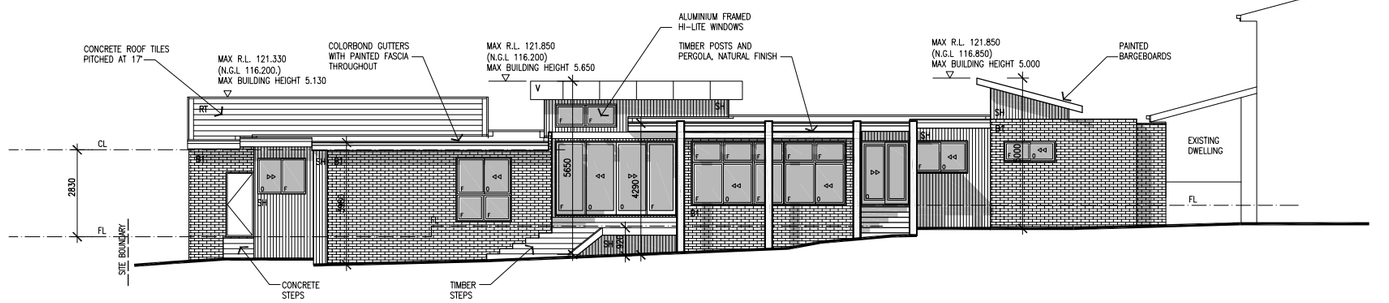
PROPOSED EAST ELEVATION

SCALE: 1 : 100



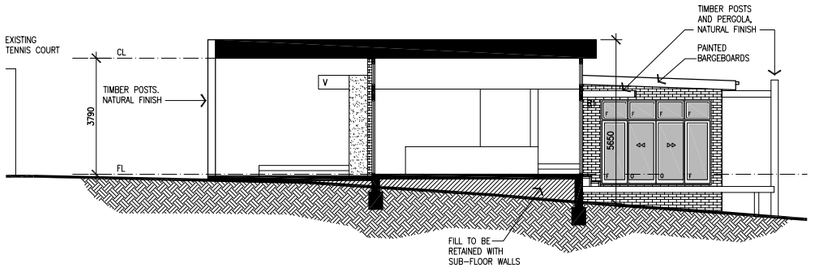
PROPOSED NORTH ELEVATION

SCALE: 1 : 100



PROPOSED WEST ELEVATION

SCALE: 1 : 100



PROPOSED SECTION A-A

SCALE: 1 : 100

MATERIALS LEGEND

- DENOTES FACE BRICKWORK
- DENOTES RENDER
- DENOTES SHADOWCLAD CLADDING
- DENOTES VITRA PANEL CLADDING
- DENOTES CONCRETE ROOF TILES

PROPOSED BUILDING AREA SCHEDULE:

EXISTING DWELLING

GROUND FLOOR	197.4 SQ.M (21.2 SQ)
FIRST FLOOR	39.6 SQ.M (4.26 SQ)
FIRST FLOOR – GROUND FLOOR%	20 %
GARAGE	31.1 SQ.M
PORCH & COVERED ALFRESCO	50.9 SQ.M

PROPOSED EXTENSION

GROUND FLOOR	246.2 SQ.M (26.5 SQ)
GARAGE	52.2 SQ.M
PORCH & COVERED ALFRESCO	49.5 SQ.M

PROPOSED LAND AREA SCHEDULE:

SITE AREA	5341 SQ.M
BUILDING FOOTPRINT COVERAGE	627.3 SQ.M 11.7 % (OF SITE AREA)
FIRST FLOOR COVERAGE	39.6 SQ.M 8.9 % (OF LOWER BUILDING FOOTPRINT EXCLUD. GARAGES)
HARD PAVED AREA	547.9 SQ.M 10.2 % (OF SITE AREA)
TOTAL SITE COVERAGE (BUILDING FOOTPRINT + HARD PAVED AREA)	1175.2 SQ.M 22 % (OF SITE AREA)

LEGEND:

BOUNDARY & EXTERNAL SURFACES:
- DENOTES CONCRETE DRIVEWAY LAID ON CRUSHED ROCK.
- DENOTES GATIC GRATE.
- DENOTES PAVERS/ EXT. TILES

UTILITIES & SERVICES:
- HWS DENOTES HOT WATER SYSTEM.
- DHU DENOTES DUCTED HEATING SYSTEM.
- A/C DENOTES AIR-CONDITIONING SYSTEM.
- LB DENOTES LETTERBOX WITH NEWSPAPER RING.
- DENOTES ELECTRICAL METER BOX.
- G DENOTES GAS METER.
- W DENOTES WATER METER.
- 00.00 PROPOSED DRIVEWAY SPOT LEVEL.

TREE INFORMATION:
- TPZ DENOTES ROOT PROTECTION ZONE OF AN EXISTING TREE.
- H3.0 tree 18 DENOTES TREE TO BE RETAINED. TREE NUMBER – REFER ARBORICULTURAL REPORT. H3.0 – TREE HEIGHT 3m

CEILING, FLOOR & WALL INFORMATION:
- OP 2190 DENOTES RAKING CEILING WITH OVERPLATE HEIGHT FROM FLOOR LEVEL.
- OP 2740 OVERPLATE/WALL HEIGHT ABOVE FLOOR LEVEL.
- 1080mm OVERALL ROOM DIMENSION.
- DENOTES SELECTED TIMBER FLOORBOARD.
- DENOTES SELECTED TILE FLOORING.
- DENOTES SELECTED TIMBER DECKING.
- EXTERNAL – DENOTES 90mm TIMBER FRAMED WALL WITH EXTERNAL TIMBER CLADDING.
- DENOTES A 240mm WIDE BRICK VENEER WALL CONSISTING 110 FACE BRICK, 90mm TIMBER STUDS SPACED AT MAX 450mm CTRS AND 10mm PLASTERBOARD LINING
- DENOTES 230 SOLID BRICK WALL
- DENOTES AN EXISTING WALL
- 1400 MAX WALL HEIGHT DENOTES MAXIMUM WALL HEIGHT FROM "NGL" TO INTERSECTION OF WALL AND ROOF PLANES (AT WALL ELEVATION)
- NATURAL GROUND LEVEL "NGL"

SCALE 1:100

REVISIONS

JOB ISSUE:	DATE:	DETAILS:	SHEETS AMENDED:	INITIALS:
A	30.06.11	ISSUED FOR TOWN PLANNING	1 - 4	DF

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JOB NUMBER:	JOB ISSUE:	SHEET SIZE:	NORTH:
10-035TP1	A	A1	
SCALE: AS SHOWN	30.06.11		
DESIGN: DW	SHEET NUMBER: 3 OF 3		
DRAWN: DF			
CHECKED: DW			

SHEET CONTENT:
GROUND FLOOR PLANS, ELEVATIONS

PROPOSED:
EXTENSION TO EXISTING DWELLING

PROPERTY ADDRESS:
308 SPRINGVALE ROAD, DONVALE

FOR:
A. PAGENT & R. MIMMO

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deq.cad@bigpond.com (Drafting Team)
deq.care@bigpond.net.au (Administration)

REGISTERED Building Practitioner
Dale Walton DP-AD 2020

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