

5 Little Boy Rise, Endeavour Hills, 3802

Moser Planning Services Pty Ltd

November 18, 2002

Mornington Peninsula Shire Council
Private Bag 1000
Besgrove Street
ROSEBUD 3939

Attn: Mr David Quelch (Mornington Office)

Dear David

**Re: PROPOSED DETACHED HOUSE 6 VIEW POINT ROAD, MC CRAE,
PLANNING APPLICATION NO. P02/1833**

Please find enclosed plans for the above property indicating changes to the layout of the development. These plans:

- Remove the carport from the front of the property thereby increasing the front setback from 5 to 11 metres.
- Allow for a substantial increase in landscaping to the front of the property
- Provide for side entry to the double garage and include windows to the front of the garage.
- Incorporate a pergola above the entry space to the garage that will also function as a covered entry area to the dwelling.
- Relocate the northern wall of the storage room back from the bedroom window of the abutting dwelling to the north-east.
- Indicate the type of fencing sought.

It is requested Council consider these plans as part of the information provided for the development and if in accordance with requirements, make the changes a condition of permit.

The revisions made have been in direct response to Council and objector concerns regarding neighbourhood character. We now have a substantial frontage setback which can be landscaped in accordance with Council requirements.

November 18, 2002

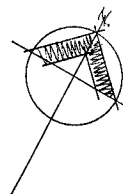
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As some time has now passed since the application was first lodged, it is requested the changes be considered and processed promptly. Should you require anything further please do not hesitate to contact me.

Yours faithfully

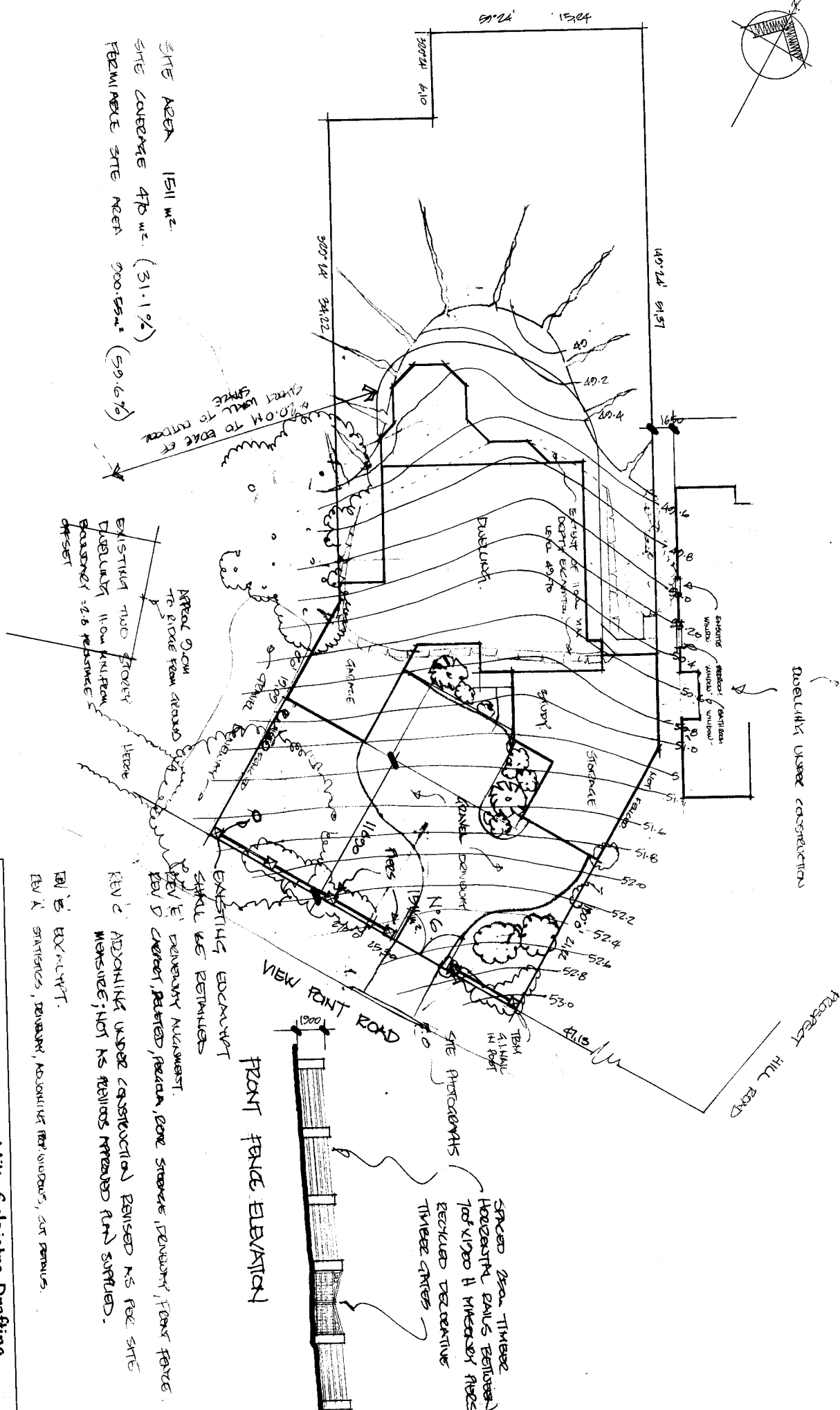
Personal Information

Sally Moser, B.T.R.P. Hons, Grad Dip. Prop.
MOSER PLANNING SERVICES PTY LTD



SITE PLAN: 1:150

SITE AREA 1511 m².
SITE COVERAGE 47.0 m². (3.1.1%)
PERMITSITE SITE AREA 900.55 m². (59.6%)



DWELLING
Ld 2 P's. 114212
N.C. VEX POINT ROAD
McCREA
for C.A. & P.M. RUGH

Mike Salpietro Drafting

BUILDING DESIGN

P.O. Box 994
MORNINGTON
VICTORIA 3761
ph 045579431

pdgg

REF: 07

UPPER FLOOR PLAN:

UPPER FLOOR PLAN:

ROOMS AND DIMENSIONS:

- SITTING: 12' x 12'
- DINING: 12' x 12'
- KITCHEN: 12' x 12'
- BREAKFAST ROOM: 12' x 12'
- BEDROOM: 12' x 12'
- BEDROOM: 12' x 12'
- BATH: 12' x 12'
- LAUNDRY: 12' x 12'
- GARAGE: 12' x 12'
- COVERED TERRACE: 12' x 12'
- GARDEN: 12' x 12'

GROUND FLOOR PLAN:

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ROOMS AND DIMENSIONS:

- SITTING: 12' x 12'
- DINING: 12' x 12'
- KITCHEN: 12' x 12'
- BREAKFAST ROOM: 12' x 12'
- BEDROOM: 12' x 12'
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- GARDEN: 12' x 12'

This architectural drawing shows a two-story building facade. The ground floor features a series of large, narrow windows with thin frames, separated by dark vertical mullions. A central entrance is indicated by a slightly recessed area with a small, dark doorway. Above the ground floor, the second story has a row of larger, more varied window units, some with multiple panes. The building is shown in a perspective view, with a dark, irregular line representing the ground level in the foreground. The drawing is a black and white line sketch, typical of architectural conceptual work.

DIVISION 3 GRANGE ORGANIZATION

	REF. M-217 SCALE 1:100
DWELLING Lot 2 P.S. 114212 N°6 VIEW POINT ROAD MC CRAE for C.A. & P.M. FLUGH	
Mike Salpietro Drafting BUILDING DESIGN  P.D. Box 956 MOORESPRING Indiana 46781 ph (317)5757871 	

SECTION A:A:

SCALE 1:100

1970

Habitat	Key Botanical Name	Height	Spread	Leaf Size	Flower Color
CK	CALISTEMON "Kings Pink Double"	4.5m	3.5m	DISTANCE FROM BRACKS	000.5
CL	CALISTEMON "Yellow Pine Double"	4.5m	3.5m		
CC	CALISTEMON "Crimson Cone"	1m	1.5m		
CD	DANIELLA REVOLUTA "Pink Lav."	0.5m	0.5m		
BM	BRACHYCOME NALTODA "Red Lava Lava"	0.3m	1m		

LANDSCAPING SCHEDULE