



**MORNINGTON  
PENINSULA**  
Shire

COMMITTED TO A  
SUSTAINABLE  
PENINSULA



# Application for a Planning Permit

Use this form to make an application for a planning permit under Section 47 of the *Planning and Environment Act 1987* and to provide the information required by Regulation 15 of the *Planning and Environment Regulations 2005*.

REF:  
LAND NO.

25 AUG 2015

Supplementary information requested in this form should be provided as an attachment.

## Privacy notice

All information collected as part of this permit application will be available for public inspection in accordance with Section 51 of the *Planning and Environment Act 1987*. If you fail to provide this information, your application may not be processed. The information collected about you as part of the planning permit process will be made available at your request.

## 1. Contact Council

Contact the planning unit on (03) 5950 1010 if needed to discuss the specific requirements for this application or to obtain a planning permit checklist. Insufficient or unclear information may delay your application.

Has there been a  
Pre-application meeting with a  
Council officer?

☐ Yes ☒ No

If yes, with whom?

Date:

## 2. The Land

Address of the land

Street No: 10-12	Street Name: VIEW POINT ROAD,
Lot No:	On LP/PS No: CP109563 / PS 2486
Suburb: MCCRAE	Postcode: 3938

## 3. Existing Conditions

Describe how the land is currently being used E.g. Single dwelling, three dwellings, shop, factory, medical centre with two practitioners, licensed restaurant with 80 seats. A plan and photos of the existing conditions are helpful.

SINGLE DWELLING

## 4. The Proposal

Provide details of what you want to do with the land. The details must clearly convey the nature of the proposal. This will be used in any notice about the application. Attach additional information if there is insufficient room.

ADDITIONS AND ALTERATIONS TO EXISTING DWELLING INCLUDING EXTENSIONS, A NEW OUTBUILDING AND ADDITIONAL RETAINING WALLS AND HARD PAVING, AND NEW FENCES /GATES.

## 5. Costs of development

If a permit is required to undertake development, state the estimated cost of the proposed development. This is used to assess the amount of any fee you may have to pay.

Irrelevant & Sensitive

Write 'NIL' if no development is proposed (e.g. change of use, subdivision, removal of covenant. Liquor licence)

! Note You may be required to verify this estimate.

## 6. Title Information

Encumbrances on title\*

### Check on title information:

Covenants, section 173 agreements and other restrictions are identified on the certificate of title.

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, a section 173 agreement or other obligation such as easements or building envelope?

☐


Yes (if 'yes' contact Council for advice on how to proceed before continuing with this application)

☒

No

☐

Not applicable (no such encumbrance applies)

 Provide a full, current copy of the title (no more than three months old) for each individual parcel of land forming the subject site. (The title includes: the covering "registered search statement", the title plan of subdivision and the associated title documents, known as 'instruments', e.g. restrictive covenants).

## 7. Applicant and owner details

Provide details of the applicant, contact and owner of the land

### Applicant

Name: NATASHA STONE	
Organisation: JDA ARCHITECTS	
Postal Address: 239 BAY STREET	
BRIGHTON, VIC.	
Postcode: 3186	
Contact phone: (03) 9596 8411	Mobile Phone:
Email: ns@jdaarchitects.com.au	

### Applicant Contact

The person you want council to communicate with about the application

(only complete if different from above)

Name:	
Organisation:	
Postal Address:	
Postcode:	
Contact phone:	Mobile Phone:
Email:	

### Owner

The person or organisation who owns the land.

☐ Same as applicant

Where the owner is different from the applicant, please provide the name of the person or organisation who owns the land.

Name: MR GERRARD BORGHESI & MRS BRONWYN BORGHESI
Organisation (if applicable): N/A

## 8. Site Access

The Planning Officer may need full access to the subject site (front and rear) as part of their assessment. Please indicate below if access is available:

☐

Full and safe access to the property is available

☒

Full and safe access to the property is not available

If full and safe access to the property is not available, please provide details of how a suitable inspection time can be arranged.

PLEASE CONTACT NATASHA STONE AT JDA ARCHITECTS TO ARRANGE ACCESS - 03)9596 8411



## 9. Checklist

Have you.....

- ☒ Filled in the form completely (including the title information)?
- ☒ Attached all necessary supporting information and documents?
  - ☒ A full, current copy of title information (no less than three months old ) for each land parcel of land forming the subject site
  - ☐ Three copies of plans showing the layout and details of the proposal (include one reduced copy of A4 or A3 plans if A2 or above)
  - ☐ If required, a description of the likely effect of the proposal (e.g. traffic, noise, environmental impacts)
- ☒ Attach additional information providing details of the proposal, including:  
Any information required by the planning scheme, requested by council or outlined in councils Fact File 'Planning Application Information Requirements'.
- ☐ Paid or included the application fee? (Contact council to determine the appropriate fee)
- ☒ Completed the relevant Council permit checklist? (please refer to Councils website for relevant application checklists)
- ☐ Signed the declaration?

## 10. Declaration

This form must be signed

**! Remember** it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

**I declare that all the information in this application is true and correct and the owner(if not I) has been advised of the permit application.**

Name: NATASHA STONE

☐

Owner

☒


Applicant

Signature: Personal Information

Date: 24 / 08 / 2015

## Lodgement

Lodge a hard copy of the completed signed form and all documents:

**Mail:**   
Mornington Peninsula Shire  
Private Bag 1000  
Rosebud, 3939

### In Person:

The Sustainable Environment Group is located at the Mornington Office, Queen Street, Mornington. You can also lodge your application, with Councils Customer Service Staff, at the following offices;  
Rosebud Office: Besgrove Street, Rosebud  
Hastings Office: Marine Parade, Hastings  
Somerville Office: Edward Street, Somerville

For help or more information

Telephone: ■ Planning Support (03) 5950 1010 and Fax: (03) 5950 1910  
Email: [statutory.planning@mornpen.vic.gov.au](mailto:statutory.planning@mornpen.vic.gov.au)  
Website: [www.mornpen.vic.gov.au](http://www.mornpen.vic.gov.au)



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PENINSULA

## Checklist for Applications to 'Construct or alter a single dwelling'

		Applicant Use	Council Use Only
1.	Completed Application Form – with all sections completed and signed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2.	Current and full copy of Certificate of Title (including the relevant plan of subdivision and any applicable S173 agreements/covenants). The title must be produced in the past 3 months.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.	Payment of the prescribed application fee.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.	3 x Site plans, at a preferred scale of 1:100.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5.	3 x Elevation plans, at a preferred scale of 1:100.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6.	3 x Floor plans, at a preferred scale of 1:100.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7.	1 x A3 full set of plans.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8.	Plans must not include a previously endorsed stamp	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9.	1 x Written assessment for the proposal against the provisions of the Mornington Peninsula Planning Scheme including state and local policies and Clause 54 (if the land size is less than 500sqm).	<input type="checkbox"/> N/A	<input type="checkbox"/>
10.	3 x Streetscape elevations (if the proposed development can be seen from the street).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11.	2 copies of building materials and colour schedules (colour swatch samples).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12.	3 x copies of shadow diagrams for Equinox at 9am, 12noon and 3pm (where proposal is double storey).	<input type="checkbox"/> N/A	<input type="checkbox"/>
13.	If the land is affected by the BMO, WMO or WMO1 and additions are >50% of the existing dwelling, please refer to the Checklist for land affected by Bushfire Management Overlay or Bushfire Management Overlay Schedule 1	<input type="checkbox"/> N/A	<input type="checkbox"/>

### For Office Use Only:

Date	Initial

Please note that your property may be located on flood prone land and you may be required to apply for Report and Consent with councils Building Unit. To expedite the process, you may be able to provide this information at the lodgement of your application for a planning permit. Please contact the Building Unit on 5950 1050 to find out whether your property is subject to flooding. For further details on this integrated planning process please contact the Statutory Planning Unit on the number below.

**Disclaimer:** Please note that this checklist is for standard information required for lodgement of your application. Additional information may be required by the assessing Planning Officer.

Planning General Enquiries – 03 5950 1010

[www.mornpen.vic.gov.au](http://www.mornpen.vic.gov.au)





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**REGISTER SEARCH STATEMENT (Title Search) Transfer of  
Land Act 1958**

Page 1 of 1

VOLUME 09438 FOLIO 254

Security no : 124056351342U  
Produced 05/08/2015 04:50 pm

**LAND DESCRIPTION**

Land in Plan of Consolidation 109563.

PARENT TITLES :

Volume 09088 Folio 777      Volume 09369 Folio 972

Created by instrument CP109563 31/10/1981

**REGISTERED PROPRIETOR**

Estate Fee Simple

Joint Proprietors

GERRARD RAYMOND BORGHESI

BRONWYN LESLEY BORGHESI both of

AL097465Q 21/05/2014

**Personal Information**

**ENCUMBRANCES, CAVEATS AND NOTICES**

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

**DIAGRAM LOCATION**

SEE CP109563 FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 10-12 VIEW POINT ROAD MCCRAE VIC 3938

DOCUMENT END



# Imaged Document Cover Sheet

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Document Type	<b>plan</b>
Document Identification	<b>CP109563</b>
Number of Pages (excluding this cover sheet)	<b>1</b>
Document Assembled	<b>05/08/2015 16:53</b>

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PS 2486

CP109563

## PLAN OF CONSOLIDATION

PART OF CROWN PORTION 1 SECTION B

PARISH OF WANNAEUE

COUNTY OF MORNINGTON

Scale: 10 5 0 10 20  
LENGTHS ARE IN METRES

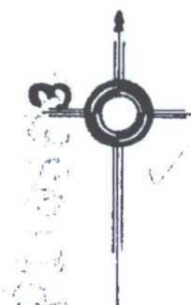
APPROVED

CHART No. 8<sup>A</sup>*Stallan*

29.9.81 TIME 8.53

ACCEPT  
\$ 26CH IN  
H 758190/3

12/11/79

(EXEMPTED)  
PLAN SUPERVISOR

Drainage vide P/s 114212 shown thus

STREET NAME AMENDED  
FROM ROAD  
TO PENNY LANE  
CORR. VGG 85 P.216  
DATE 28/6/85

VIEW POINT ROAD

VOL. 9438 FOL. 254

C/T. 9369.F.972  
9088.F.777SEAL & ENDORSEMENT  
OF MUNICIPALITYSealed Pursuant to the provisions of  
Sec. 569 A B of the Local Gov. ActPursuant to the provisions of Section 569 A/B. of  
Local Government Act 1958, THE COUNCIL OF THE  
SHIRE OF FLINDERS hereby consents to this Plan  
of Consolidation and the Common Seal of the President  
Councillors and Ratepayers of the Shire of Flinders  
hereunto affixed on this <sup>9th</sup>  
day of February 1979

Personal Information

President

Councillor

Secretary

## SURVEYORS CERTIFICATION

I certify that this plan has been made by me  
or under my immediate supervision and accords  
with title.

Personal Information

LICENSED SURVEYOR

DATED 16-11-1978



**EXTERNAL COLOUR / FINISHES SCHEDULE**

**PROJECT: PROPOSED DEVELOPMENT**  
**10-12 VIEW POINT ROAD, McCRAE**

DATE: AUG 2015

JOB NO: 214009

REVISION: -

**MATERIAL / ITEM****SUPPLIER / COLOUR****SAMPLE**

COLORBOND CAPPINGS  
& FLASHINGS & VISIBLE  
RAINWATER GOODS

Colorbond Steel  
Monument



METAL SHEET ROOF  
Where roof is not externally visible

Lysaght Trimdek metal roof  
sheet in 'Zincalume' finish



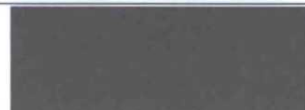
ROOF TILE  
Shed Roof

Boral 'Macquarie' Shaped  
Concrete Roof Tiles – colour  
'Ebony'



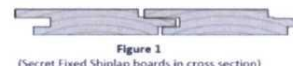
RENDER 1 PAINT COLOUR  
To Shed

Rendered Finish  
Dulux – paint colour to match  
Monument



TIMBER CLADDING  
To Extension & Shed

Radial Timbers V joint Shiplap  
Silvertop Ash – 90mm wide  
board. 'Cabots' Exterior Wood  
stain & varnish.



STONework  
Wall Cladding & Terrace Paving

Supplier TBC – to match  
existing stonework on site



WINDOW / DOOR FRAMES  
In existing walls  
TIMBER FRETWORK  
Gable ends of shed

Timber window & doors frames  
to match existing, with 'White'  
paint finish to match existing.



WINDOW / DOOR FRAMES  
Extensions & shed  
SOLID DOORS AND GATES  
Timber Fences & Gates 1 & 2

KDHW – 'Cabots' Exterior  
Wood stain & varnish. Stain  
colour TBS from 'Brown' range  
to match recycled timbers of  
pergola.



PERGOLA TIMBERS

Pergola to be constructed from  
Recycled Timbers.



GATES 3 & 4  
Pedestrian & vehicle gates

Domain Gates Powdercoated  
aluminium gates with painted  
timber posts. Colour 'White'.

Similar design:



DRIVEWAY & PATH

'Dromana Toppings'  
Fine Crushed Rock Paving  
50mm min. depth compacted



John Douglas – Director  
Architect FRMIT RAIA  
Harriet Lammin – Associate

JDA Design Group Pty Ltd  
ABN 58 790 609 825  
239 Bay Street, Brighton Vic 3186  
Ph (03) 9596 8411 Fax (03) 9596 8350  
www.jdaarchitects.com.au






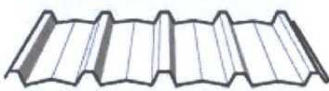

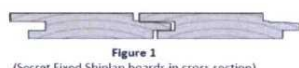


**EXTERNAL COLOUR / FINISHES SCHEDULE**

**PROJECT: PROPOSED DEVELOPMENT**  
**10-12 VIEW POINT ROAD, McCRAE**

DATE: AUG 2015

JOB NO: 214009

REVISION: -

MATERIAL / ITEM	SUPPLIER / COLOUR	SAMPLE
COLORBOND CAPPINGS & FLASHINGS & VISIBLE RAINWATER GOODS	Colorbond Steel Monument	
METAL SHEET ROOF Where roof is not externally visible	Lysaght Trimdek metal roof sheet in 'Zincalume' finish	
ROOF TILE Shed Roof	Boral 'Macquarie' Shaped Concrete Roof Tiles – colour 'Ebony'	
RENDER 1 PAINT COLOUR To Shed	Rendered Finish Dulux – paint colour to match Monument	
TIMBER CLADDING To Extension & Shed	Radial Timbers V joint Shiplap Silvertop Ash – 90mm wide board. 'Cabots' Exterior Wood stain & varnish.	 Figure 1 (Secret Fixed Shiplap boards in cross section)
STONework Wall Cladding & Terrace Paving	Supplier TBC – to match existing stonework on site	
WINDOW / DOOR FRAMES In existing walls TIMBER FRETWORK Gable ends of shed	Timber window & doors frames to match existing, with 'White' paint finish to match existing.	
WINDOW / DOOR FRAMES Extensions & shed SOLID DOORS AND GATES Timber Fences & Gates 1 & 2	KDHW – 'Cabots' Exterior Wood stain & varnish. Stain colour TBS from 'Brown' range to match recycled timbers of pergola.	
PERGOLA TIMBERS	Pergola to be constructed from Recycled Timbers.	
GATES 3 & 4 Pedestrian & vehicle gates	Domain Gates Powdercoated aluminium gates with painted timber posts. Colour 'White'.	Similar design: 
DRIVEWAY & PATH	'Dromana Toppings' Fine Crushed Rock Paving 50mm min. depth compacted	

John Douglas – Director  
 Architect FRMIT RAIA  
 Harriet Lammin – Associate

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 www.jdaarchitects.com.au



24<sup>th</sup> August 2015

The Planning Coordinator  
Statutory Planning Department  
Mornington Peninsula Shire  
Queen Street  
**MORNINGTON 3931**

To the Planning Coordinator,

Re: **10-12 View Point Road, McCrae.  
Planning Permit Application**

The enclosed application is for Additions & Alterations to the existing dwelling at 10-12 View Point Road, McCrae.

The proposals include 2 small extensions to the existing house, one located at the North East side of the house and the other at the South West side of the house, alterations to sizes of existing windows and proposed additional doors to the existing building, a new out-building and additional retaining walls and hard paving, and various new fences, gates and garden walls.

Please refer to the enclosed plans for a full description of the proposals.

The following enclosed documents comprise the planning application:

- Application for a Planning Permit Form (3no. A4 pages);
- Credit Card Authorisation Form for application fee of \$490 (1no. A4 page);
- Checklist for Applications to 'Construct or alter a single dwelling' (1no. A4 page);
- Current certificate of title (3no. A4 pages);
- 2 copies of the External Colour / Finishes Schedule (1no. A4 pages);
- 3 copies at A1 & 1 copy at A3 of the following drawings:
  - o 214009 TP-01 Existing Site Plan
  - o 214009 TP-02 Existing Floor Plans & Roof Plan
  - o 214009 TP-03 Existing Elevations and Sections A-A & B-B
  - o 214009 TP-04 Proposed Site Plan & Tree Removal Plan
  - o 214009 TP-05 Proposed Ground Floor Plan & Lower Ground Floor Plan
  - o 214009 TP-06 Proposed First Floor Plan & Roof Plan
  - o 214009 TP-07 Proposed Elevations
  - o 214009 TP-08 Proposed Streetscape Elevation and Gate / Fence Details

Regards,

**Personal Information**

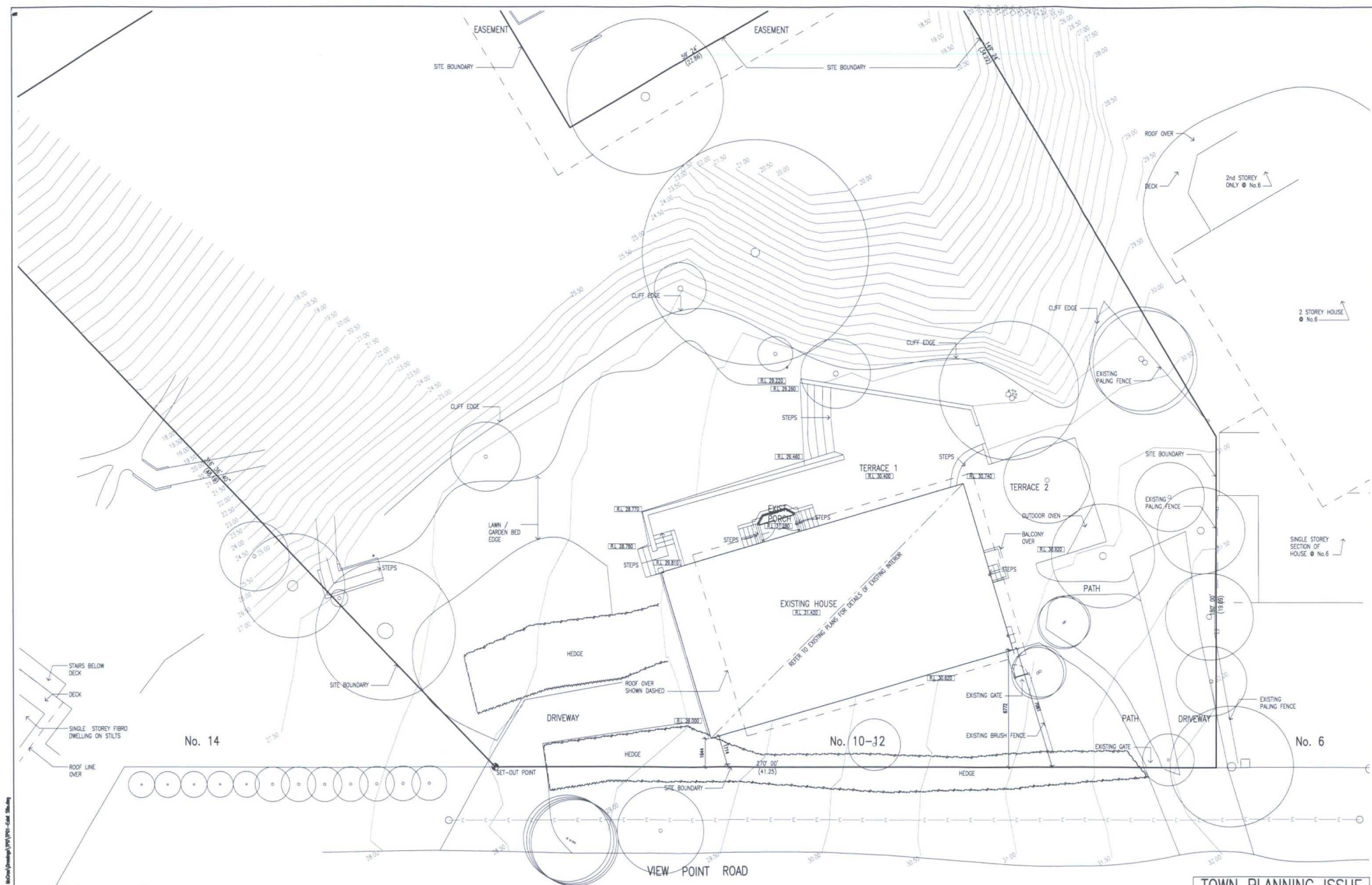
**NATASHA STONE  
ARCHITECT**

John Douglas – Managing Director  
Harriet Lammin - Associate

JDA Design Group Pty Ltd  
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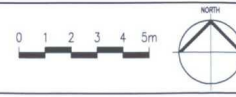




1 EXISTING SITE PLAN  
SCALE 1:100

THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, LEVELS AND DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF SHOP DRAWINGS OR THE WORKS ALL LEVELS TO AUSTRALIAN HEIGHT DATUM  
THIS DRAWING IS SUBJECT TO COPYRIGHT

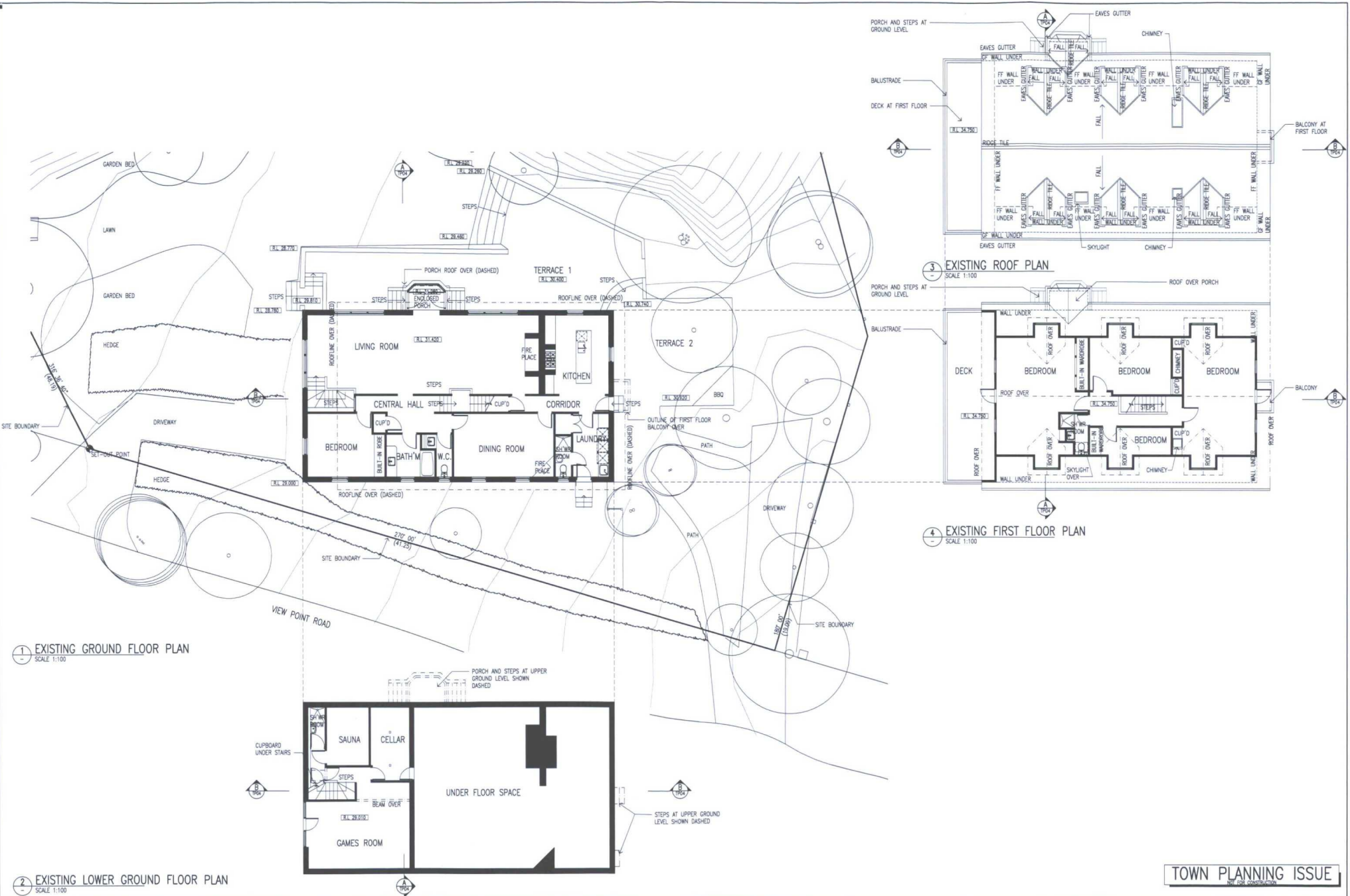
No	REVISIONS	DATE	BY



**JDA**architects  
230 BAY STREET BRIGHTON 3186 PH: 9596 8411 FAX: 9596 9350 jda@jdaarchitects.com.au

PROJECT ALTERATIONS & ADDITIONS TO RESIDENCE AT 10-12 VIEW POINT ROAD  
ADDRESS 10-12 VIEW POINT ROAD  
CLIENT GERRY & BRONWYN BORGHESI

**TOWN PLANNING ISSUE**  
TITLE EXISTING SITE PLAN  
SCALE 1:100 DRAWN NS DATE DRAWN AUG 2015 PLOT DATE 24/08/2015  
PROJECT No. 214009 DRG No. TP-01 REV No. -



1 EXISTING GROUND FLOOR PLAN  
SCALE 1:100

2 EXISTING LOWER GROUND FLOOR PLAN  
SCALE 1:100

3 EXISTING ROOF PLAN  
SCALE 1:100

4 EXISTING FIRST FLOOR PLAN  
SCALE 1:100

THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, LEVELS AND DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF SHOP DRAWINGS OR THE WORKS. ALL LEVELS TO AUSTRALIAN HEIGHT DATUM.

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No	REVISIONS	DATE	BY



JDA architects

230 BAY STREET BRIGHTON 3186 PH: 9586 8411 FAX: 9586 8350 jda@jdaarchitects.com.au

PROJECT ALTERATIONS & ADDITIONS TO RESIDENCE AT 10-12 VIEW POINT ROAD  
ADDRESS 10-12 VIEW POINT ROAD MCCRAE  
CLIENT GERRY & BRONWYN BORGHESI

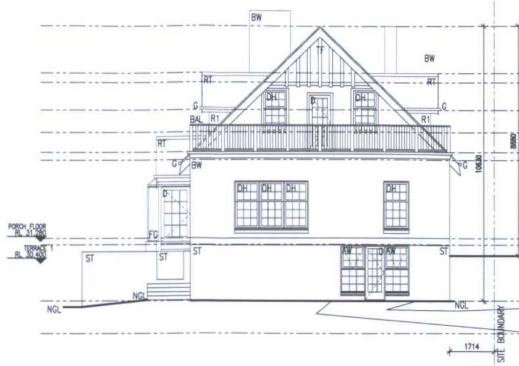
TOWN PLANNING ISSUE

TITLE EXISTING FLOOR PLANS AND ROOF PLAN  
SCALE 1:100  
DRAWN NS  
DATE DRAWN AUG 2015  
PROJECT No. 214009  
DPC No. TP-02  
PLOT DATE 24/08/2015  
REV No. —

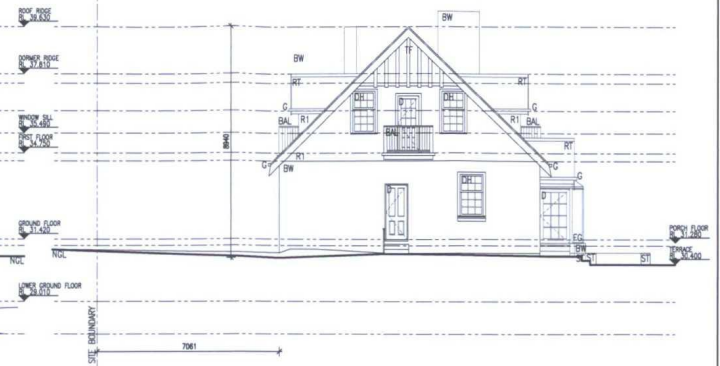




1 EXISTING NORTH-WEST ELEVATION  
SCALE 1:100



2 EXISTING SOUTH-WEST ELEVATION  
SCALE 1:100

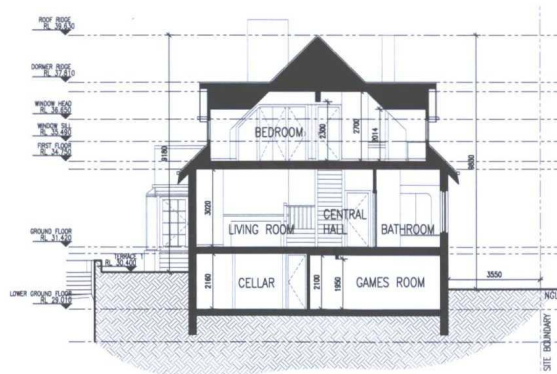


3 EXISTING NORTH-EAST ELEVATION  
SCALE 1:100

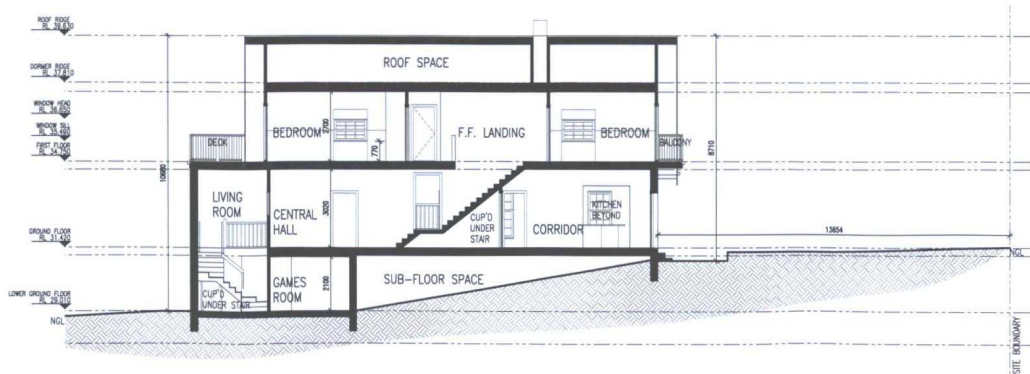
LEGEND					
AW	- AWNING WINDOW	DH	- DOUBLE HUNG WINDOW	RT	- ROOF TILES
BAL	- TIMBER BALUSTRADE	G	- EAVES GUTTER	SL	- SKY LIGHT
BW	- BRICKWORK WALL (PAINTED)	FG	- FIXED GLAZING	ST	- STONE WALL
CB	- COLORBOND FLASHING / CAPPING	NGL	- NATURAL GROUND LEVEL	TC	- TIMBER CLADDING
D	- HINGED DOOR	R1	- RENDER FINISH	TF	- TIMBER FRAMEWORK



4 EXISTING SOUTH-EAST ELEVATION  
SCALE 1:100



5 SECTION A-A  
SCALE 1:100



6 SECTION B-B  
SCALE 1:100

TOWN PLANNING ISSUE

THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, LEVELS AND DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF SHOP DRAWINGS OR THE WORKS. ALL LEVELS TO AUSTRALIAN HEIGHT DATUM.

No	REVISIONS	DATE	BY

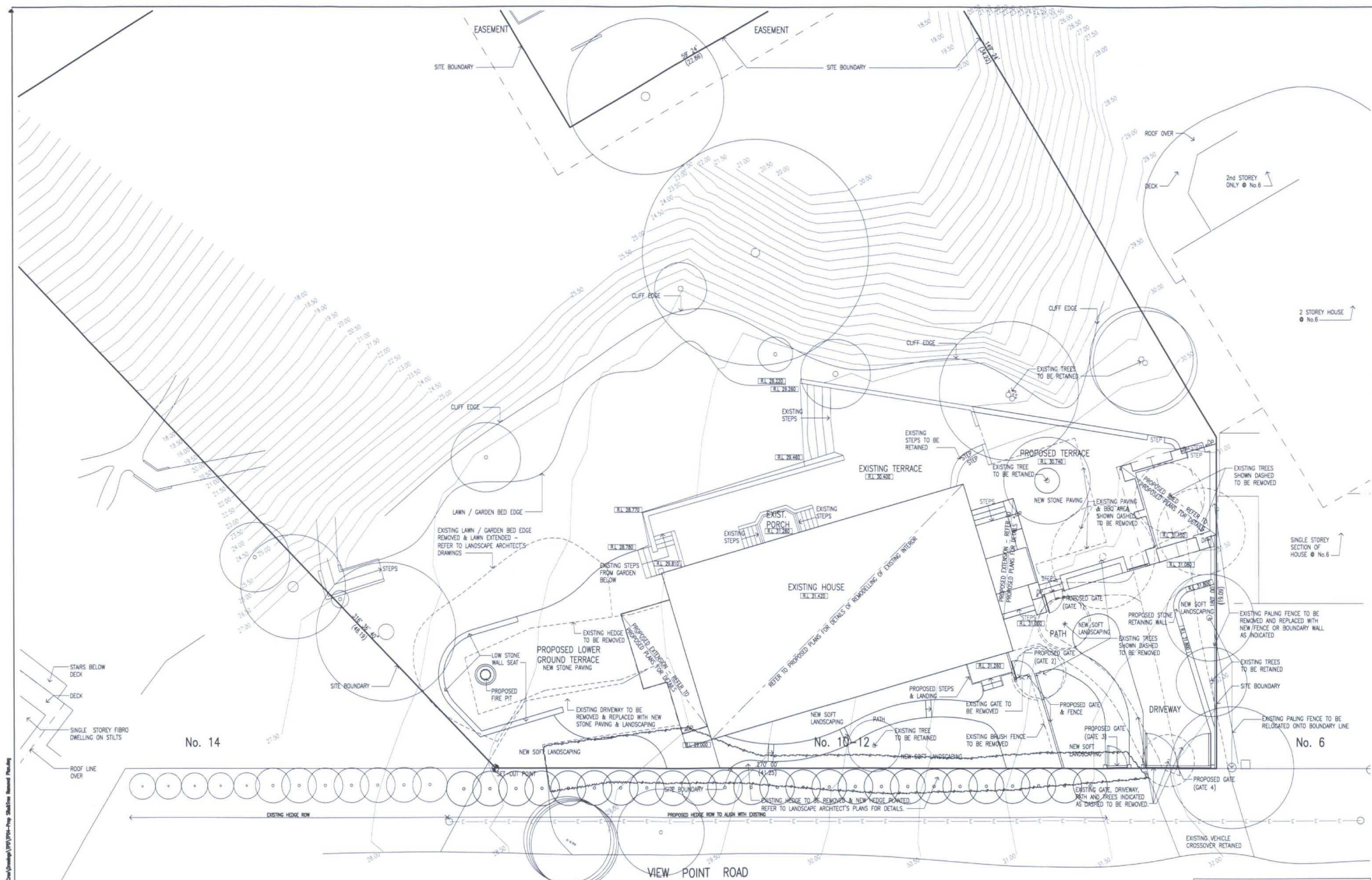


JD architects

230 BAY STREET BRIGHTON 3186 PH: 9596 8411 FAX: 9596 8350 jda@jdaarchitects.com.au

PROJECT ALTERATIONS & ADDITIONS TO RESIDENCE AT 10-12 VIEW POINT ROAD  
ADDRESS 10-12 VIEW POINT ROAD  
CLIENT GERRY & BRONWYN BORGHESI

TITLE EXISTING ELEVATIONS AND SECTIONS A-A & B-B  
SCALE 1:100  
DRAWN NS  
DATE DRAWN AUG 2015  
PROJECT No. 214009  
Dwg No. TP-03  
REV No. -

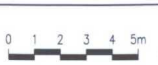


1 PROPOSED SITE PLAN  
SCALE 1:100

THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, LEVELS AND DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF SHOP DRAWINGS OR THE WORKS. ALL LEVELS TO AUSTRALIAN HEIGHT DATA.

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No	REVISIONS	DATE	BY



**JDA**architects

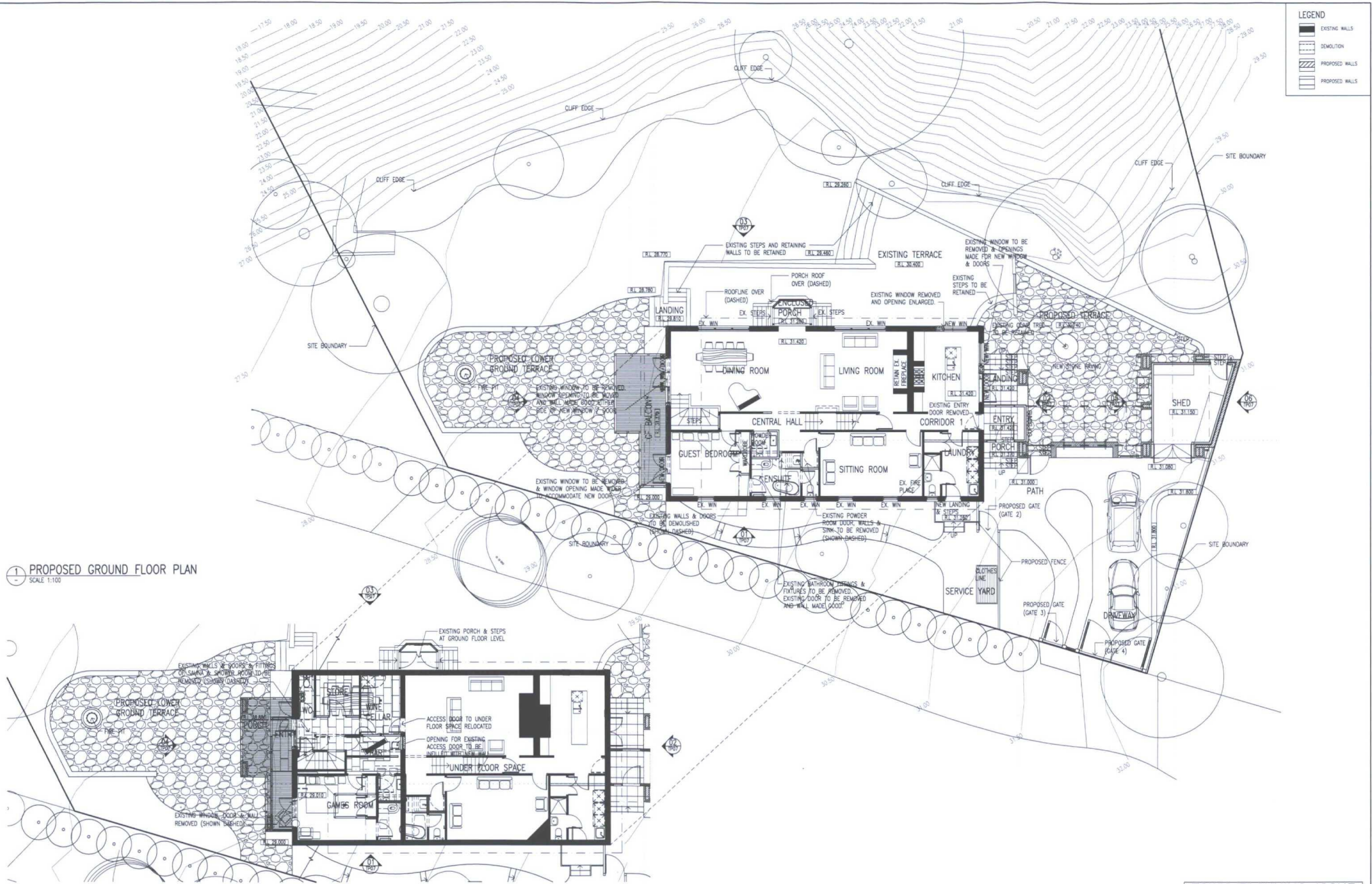
230 DAY STREET BRIGHTON 3186 PH: 9596 8411 FAX: 9596 8350 jda@jdaarchitects.com.au

PROJECT ALTERATIONS & ADDITIONS TO RESIDENCE AT 10-12 VIEW POINT ROAD  
ADDRESS 10-12 VIEW POINT ROAD MACRAE  
CLIENT GERRY & BRONWYN BORGHESE

**TOWN PLANNING ISSUE**  
BY PRE-CONSTRUCTION

TITLE PROPOSED SITE PLAN & TREE REMOVAL PLAN  
SCALE 1:100 DRAWING NO. DATE DRAWN 24/08/2015 PLOT DATE 24/08/2015  
PROJECT No. 214009 Dwg. No. TP-04 REV. No. —





1 PROPOSED GROUND FLOOR PLAN  
SCALE 1:100

2 PROPOSED LOWER GROUND FLOOR PLAN  
SCALE 1:100

THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, LEVELS AND DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF SHOP DRAWINGS OR THE WORKS. ALL LEVELS TO AUSTRALIAN HEIGHT DATUM.

No	REVISIONS	DATE	BY



**JDA**architects

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PROJECT ALTERATIONS & ADDITIONS TO RESIDENCE AT 10-12 VIEW POINT ROAD  
ADDRESS 10-12 VIEW POINT ROAD  
CLIENT GERRY & BROWNN BORGHESI

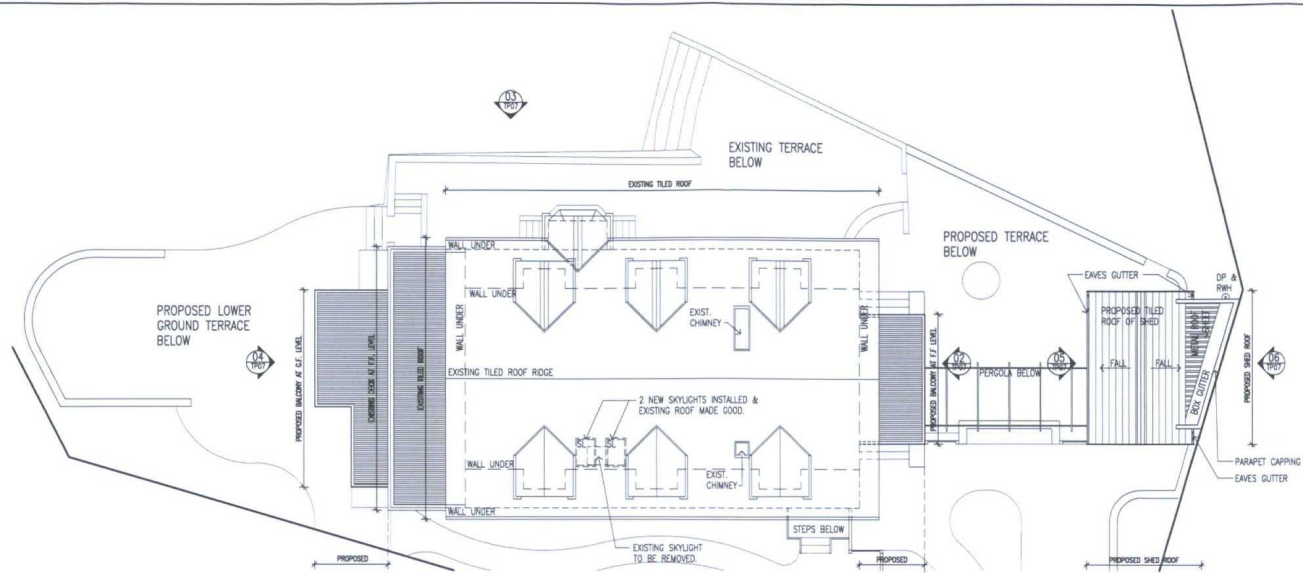
**TOWN PLANNING ISSUE**  
NOT FOR CONSTRUCTION

TITLE PROPOSED GROUND FLOOR PLAN & LOWER GROUND FLOOR PLAN  
SCALE 1:100  
DRAWN NS  
DATE SHOWN AUG 2015  
PROJECT No 214009  
Dwg No TP-05  
REV No -

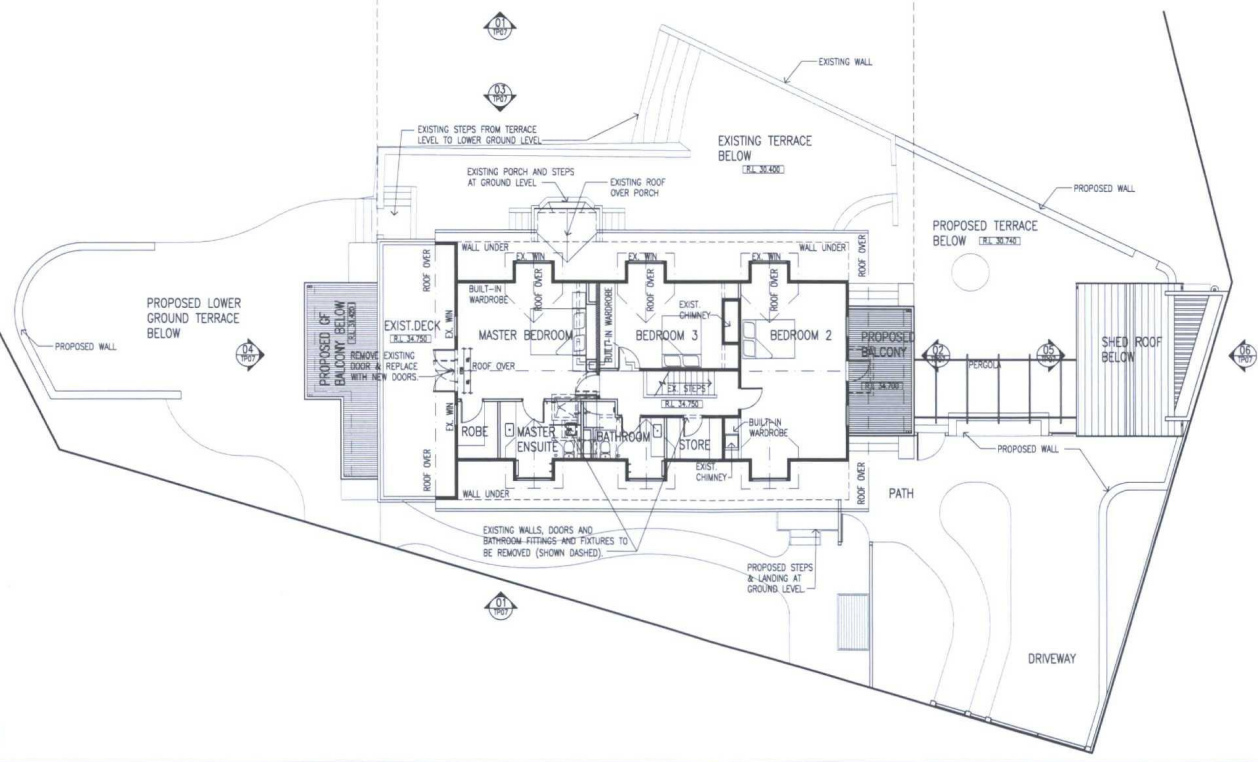
LEGEND

- EXISTING WALLS
- DEMOLITION
- PROPOSED WALLS
- PROPOSED WALLS

1 PROPOSED ROOF PLAN  
SCALE 1:100



2 PROPOSED FIRST FLOOR PLAN  
SCALE 1:100



THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, LEVELS AND DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF SHOP DRAWINGS OR THE WORKS. ALL LEVELS TO AUSTRALIAN HEIGHT DATUM.

No	REVISIONS	DATE	BY



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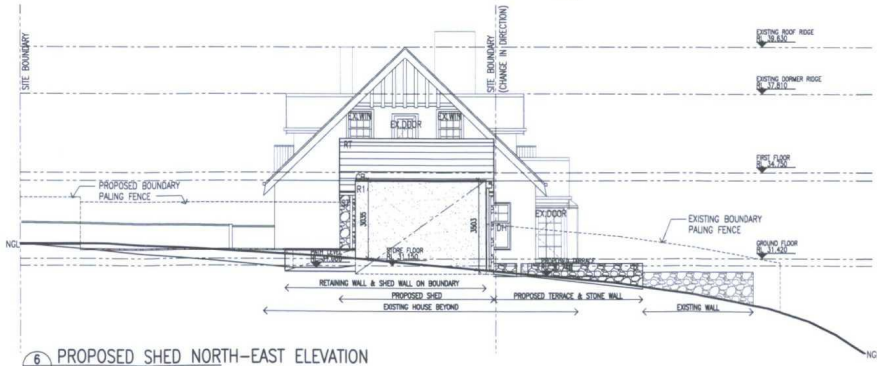
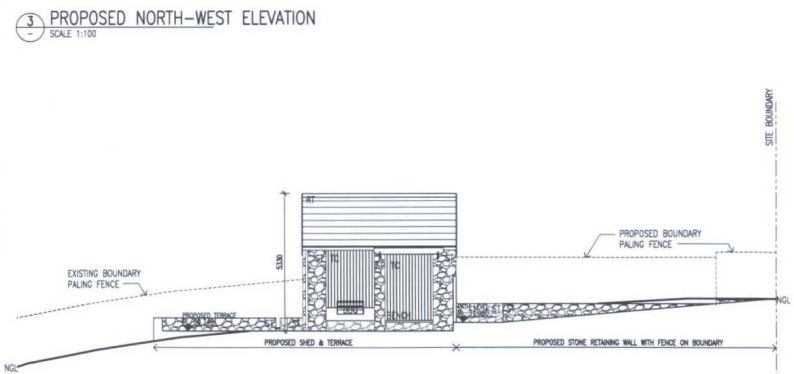
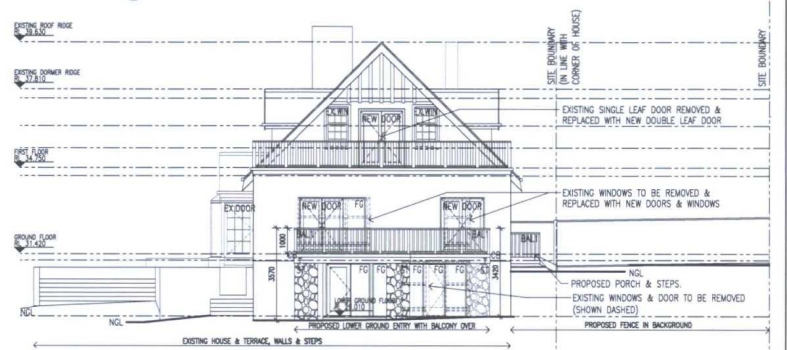
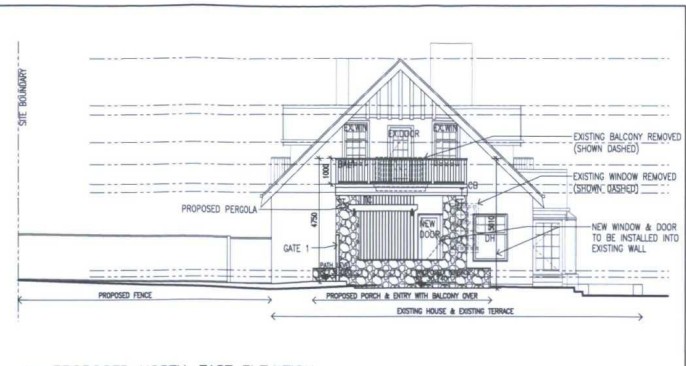
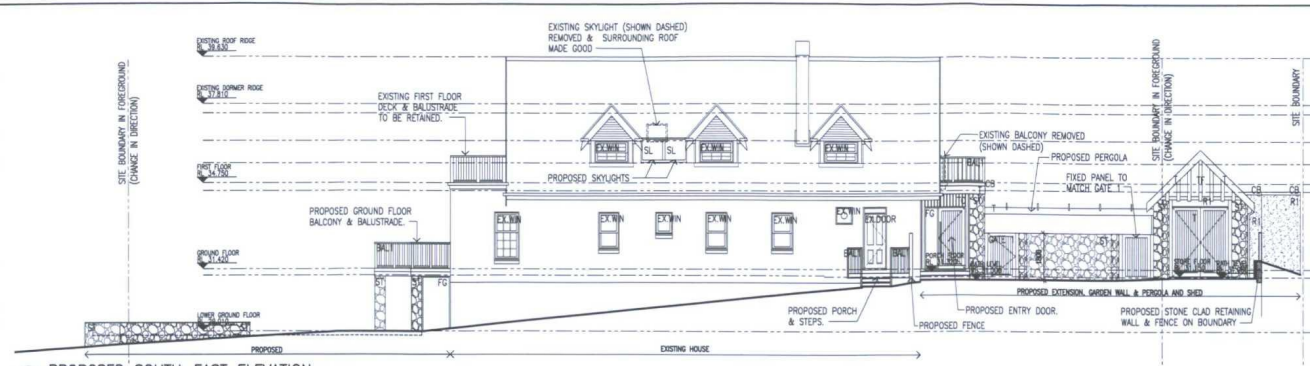
PROJECT ALTERATIONS & ADDITIONS TO RESIDENCE AT 10-12 VIEW POINT ROAD  
ADDRESS 10-12 VIEW POINT ROAD  
CLIENT GERRY & BRONWYN BORGHESI

TOWN PLANNING ISSUE

SCALE 1:100	DRAWN NS	DATE DRAWN AUG 2015	PLOT DATE 24/08/2015
PROJECT No 214009	DRG No TP-06	REV No	

NS 214009-1-10000 - 10-12 View Point Rd, Brighton (Vic) 3186 - Plan 1 of 2 - 24/08/2015





LEGEND

AW - ANKING WINDOW	DH - DOUBLE HUNG WINDOW	RT - ROOF TILES
BAL - TIMBER BALUSTRADE	FG - FIXED GLAZING	SL - SKYLIGHT
BM - BRICKWORK WALL (PAINTED)	G - GABLES GUTTER	ST - STONE WALL
CB - COLORBOND FLASHING / CAPPING	L - LOUVERES	T - TIMBER STRUCTURE
CS - CHEST SHEET GLAZING	NGL - NATURAL GROUND LEVEL	TC - TIMBER CLADDING
D - HINGED DOOR	RF - RENDER FINISH	TT - TIMBER FRETWORK

THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, LEVELS AND DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF SHOP DRAWINGS OR THE WORKS. ALL LEVELS TO AUSTRALIAN HEIGHT DATUM.

No	REVISIONS	DATE	BY



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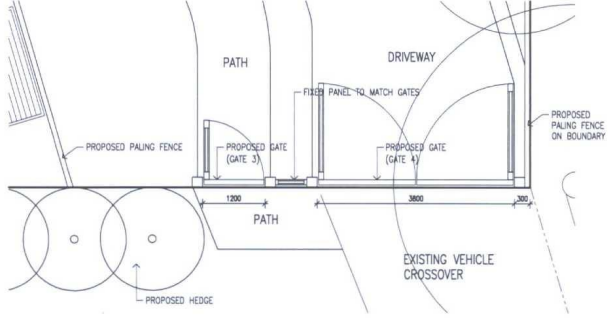
PROJECT ALTERATIONS & ADDITIONS TO RESIDENCE AT 10-12 VIEW POINT ROAD  
ADDRESS 10-12 VIEW POINT ROAD  
McCREE  
CLIENT GERRY & BROWNNY BORGHESI

TOWN PLANNING ISSUE

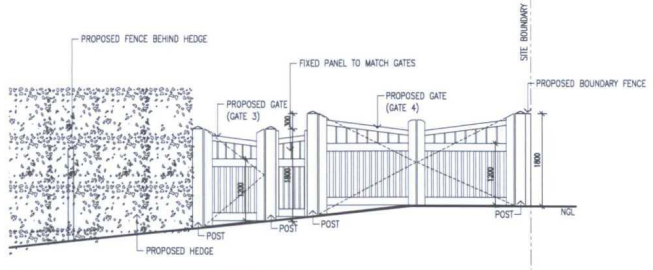
TITLE PROPOSED ELEVATIONS  
SCALE 1:100  
DRAWN NG  
DATE DRAWN AUG 2015  
PLOT DATE 24/08/2015  
PROJECT No 214009  
Dwg No TP-07  
REV No -



1 PROPOSED STREETSCAPE ELEVATION  
SCALE 1:100



2 PLAN OF PROPOSED GATES 3 & 4  
SCALE 1:50

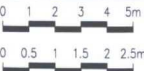


3 ELEVATION OF PROPOSED GATES 3 & 4  
SCALE 1:50

THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, LEVELS AND DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF WORKS. ANY DISCREPANCIES OR OMISSIONS ON THE WORKS ALL LEVELS TO AUSTRALIAN HEIGHT DATUM.

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PROJECT ALTERATIONS & ADDITIONS TO RESIDENCE AT 10-12 VIEW POINT ROAD  
ADDRESS 10-12 VIEW POINT ROAD McCRAE  
CLIENT GERRY & BRONWYN BORGHESI

TOWN PLANNING ISSUE

TITLE PROPOSED STREETSCAPE ELEVATION AND GATE / FENCE DETAILS  
SCALE 1:100/1:50 NS AUG 2015 24/08/2015  
PROJECT No. 214009 Dwg No. TP-08 REV No. -