

JOB No. 25-918

No. 10 DENVER DRIVE, PORTARLINGTON

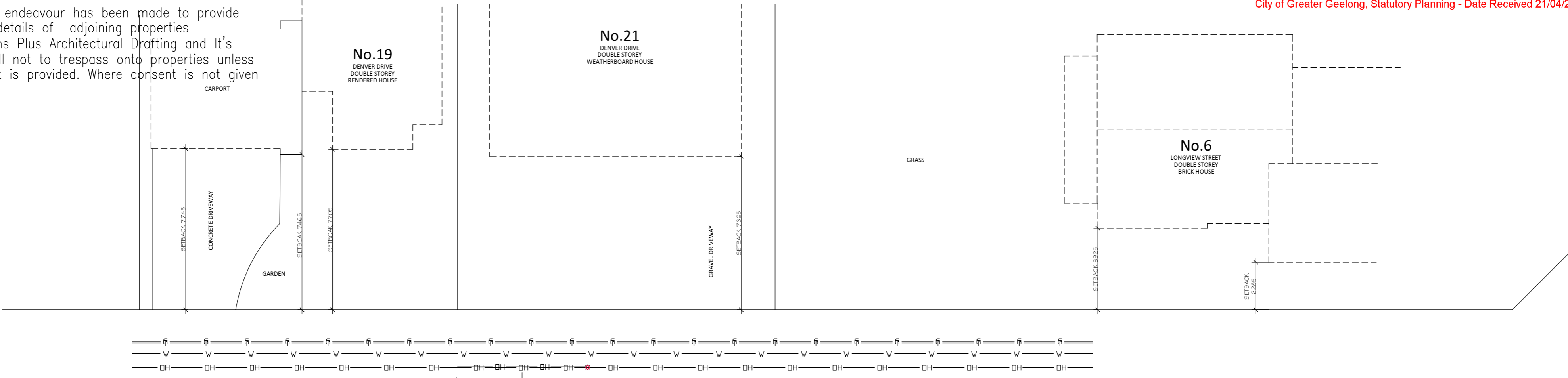
PROPOSED ALTERATIONS & ADDITIONS TO AN EXISTING DWELLING & AN ADDITIONAL DWELLING AT THE REAR

FOR: 

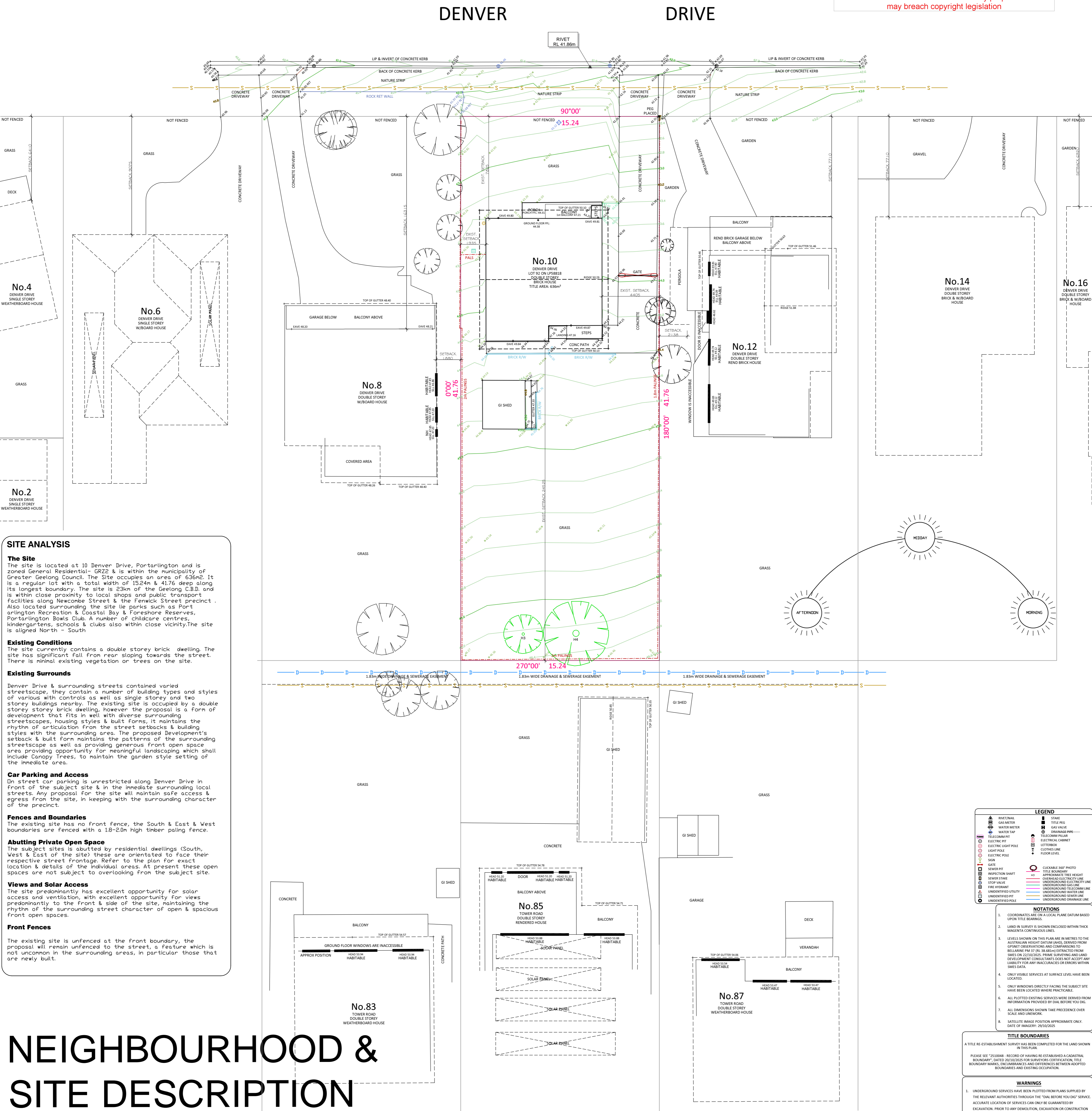
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GREATER GEELONG COUNCIL
TOWN PLANNING APPLICATION
[FURTHER INFORMATION REVISIONS](#)

Note - Although every endeavour has been made to provide correct dimensions & details of adjoining properties - it is a policy of Designs Plus Architectural Drafting and It's consultants that it shall not to trespass onto properties unless express written consent is provided. Where consent is not given estimates are provided.



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SITE ANALYSIS

The Site
The site is located at 10 Denver Drive, Portarlington and is zoned General Residential - GR22 & is within the municipality of Greater Geelong Council. The Site occupies an area of 636m². It is a regular lot with a total width of 15.24m & 41.76m deep along its longest boundary. The site is 230m of the Geelong CBD and is within close proximity to local shops and public transport facilities along Newcombe Street & the Fenwick Street precinct. Also located surrounding the site lie parks such as Portarlington Recreation & Coastal Bay & Foreshore Reserves, Portarlington Bowls Club. A number of childcare centres, kindergartens, schools & clubs also within close vicinity. The site is aligned North - South.

Existing Conditions
The site currently contains a double storey brick dwelling. The site has significant fall from rear sloping towards the street. There is minimal existing vegetation or trees on the site.

Existing Surrounds
Denver Drive & surrounding streets contained varied streetscapes, they contain a number of building types and styles of various with controls as well as single storey and two storey buildings nearby. The existing site is occupied by a double storey brick dwelling, however the proposal is a Form of development that fits in well with diverse surrounding streetscapes, housing styles & built forms, it maintains the rhythm of articulation from the street setbacks & building styles with the surrounding area. The proposed development's setback & built form maintains the patterns of the surrounding streetscape as well as providing generous front open space area providing opportunity for meaningful landscaping which shall include canopy trees, to maintain the garden style setting of the immediate area.

Car Parking and Access
On street car parking is unrestricted along Denver Drive in front of the subject site & in the immediate surrounding local streets. Any proposal for the site will maintain safe access & egress from the site, in keeping with the surrounding character of the precinct.

Fences and Boundaries
The existing site has no front fence, the South & East & West boundaries are fenced with a 1.8-2.0m high timber paling fence.

Abutting Private Open Space
The subject sites is abutted by residential dwellings (South, West & East of the site) these are orientated to face their respective street frontage. Refer to the plan for exact location & details of the individual areas. At present these open spaces are not subject to overlooking from the subject site.

Views and Solar Access
The site predominantly has excellent opportunity for solar access and ventilation, with excellent opportunity for views predominantly to the front & side of the site, maintaining the rhythm of the surrounding street character of open & spacious front open spaces.

Front Fences
The existing site is unfenced at the front boundary, the proposal will remain unfenced to the street, a feature which is not uncommon in the surrounding areas, in particular those that are newly built.

NEIGHBOURHOOD & SITE DESCRIPTION PLAN

LEGEND

| | | | |
|-------------------|----------------------|-----------------|----------------------------|
| Symbol | Description | Symbol | Description |
| Circle with cross | WATER METER | Circle with dot | TITLE PEG |
| Circle with cross | WATER TAP | Circle with dot | APPROXIMATE TREE HEIGHT |
| Circle with cross | TELEPHONE | Circle with dot | UNDERGROUND TELEPHONE LINE |
| Circle with cross | ELECTRICITY | Circle with dot | UNDERGROUND WATER LINE |
| Circle with cross | ELECTRIC LIGHT POLE | Circle with dot | UNDERGROUND SEWER LINE |
| Circle with cross | ELECTRIC POLE | Circle with dot | UNDERGROUND DRAINAGE LINE |
| Circle with cross | SOFT | Circle with dot | UNDERGROUND DRAINAGE LINE |
| Circle with cross | GATE | Circle with dot | UNDERGROUND DRAINAGE LINE |
| Circle with cross | SEWER SHAF | Circle with dot | UNDERGROUND DRAINAGE LINE |
| Circle with cross | INSPECTION SHAFT | Circle with dot | UNDERGROUND DRAINAGE LINE |
| Circle with cross | SOFT VALVE | Circle with dot | UNDERGROUND DRAINAGE LINE |
| Circle with cross | FIRE HYDRANT | Circle with dot | UNDERGROUND DRAINAGE LINE |
| Circle with cross | UNIDENTIFIED UTILITY | Circle with dot | UNDERGROUND DRAINAGE LINE |
| Circle with cross | UNIDENTIFIED UTILITY | Circle with dot | UNDERGROUND DRAINAGE LINE |
| Circle with cross | UNIDENTIFIED UTILITY | Circle with dot | UNDERGROUND DRAINAGE LINE |

NOTATIONS

- COORDINATES ARE ON A LOCAL PLANE DATUM BASED UPON THE BEARING.
- LAND IN SURVEY IS SHOWN ENCLOSED WITH THICK MAGENTA CONTINUOUS LINES.
- LEVELS SHOWN ON THIS PLAN ARE IN METRES TO THE AUSTRALIAN HIGH DATUM (AHD), DERIVED FROM BELLAIRIAN PM 37 (RL 38.084) EXTRACTED FROM SALES ON 2/10/2025. THESE SURVEYING AND LAND DEVELOPMENT CONSULTANTS DOES NOT ACCEPT ANY LIABILITY FOR ANY INACCURACIES OR ERRORS WITHIN SALES DATA.
- ONLY VISIBLE SERVICES AT SURFACE LEVEL HAVE BEEN LOCATED.
- ONLY WINDOWS DIRECTLY FACING THE SUBJECT SITE HAVE BEEN LOCATED WHERE PRACTICABLE.
- ALL PLOTTED EXISTING SERVICES WERE DERIVED FROM INFORMATION PROVIDED BY DIAL BEFORE YOU DIAL.
- ALL DIMENSIONS SHOWN TAKE PRECEDENCE OVER SCALE AND DRAWING.
- SATELLITE IMAGE POSITION APPROXIMATE ONLY. DATE OF IMAGERY: 29/10/2025

TITLE BOUNDARIES

A TITLE RE-ESTABLISHMENT SURVEY HAS BEEN COMPLETED FOR THE LAND SHOWN IN THIS PLAN.

PLEASE SEE "21/04/26" RECORD OF HAVING RE-ESTABLISHED A CADASTRAL BOUNDARY, DATED 20/10/2025 FOR SURVEYORS CERTIFICATION, TITLE BOUNDARY MARKS, ENCUMBRANCES AND DIFFERENCES BETWEEN ADOPTED BOUNDARIES AND EXISTING OCCUPATION.

WARNINGS

- UNDERGROUND SERVICES HAVE BEEN PLOTTED FROM PLANS SUPPLIED BY THE RELEVANT AUTHORITIES THROUGHOUT THE TOOL BEFORE YOU DIAL SERVICE. ACCURATE LOCATION OF SERVICES CAN ONLY BE GUARANTEED BY EXCAVATION. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY SHOULD BE CONTACTED TO ASCERTAIN THE POSSIBLE LOCATION OF FURTHER UNDERGROUND SERVICES AND DETAILED LOCATION OF ALL SERVICES.
- DETAILS OF NEIGHBOURING PROPERTIES HAVE BEEN MEASURED FROM WITHIN SUBJECT SITE. THE POSITION OF THESE IS THEREFORE APPROXIMATE. ACCESS TO RELEVANT PROPERTIES WILL NEED TO BE ARRANGED TO PROVIDE ACCURATE DETAIL.

ORIGINAL SHEET SIZE: A0
SCALE BAR: 1:150
SCALE: 1:150

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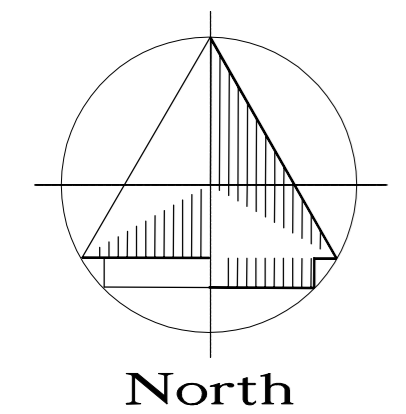
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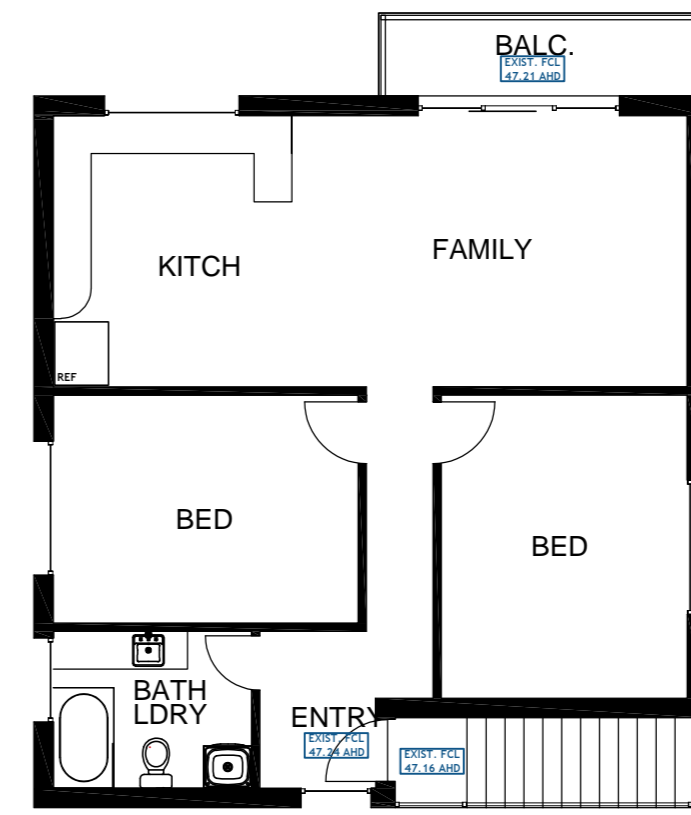
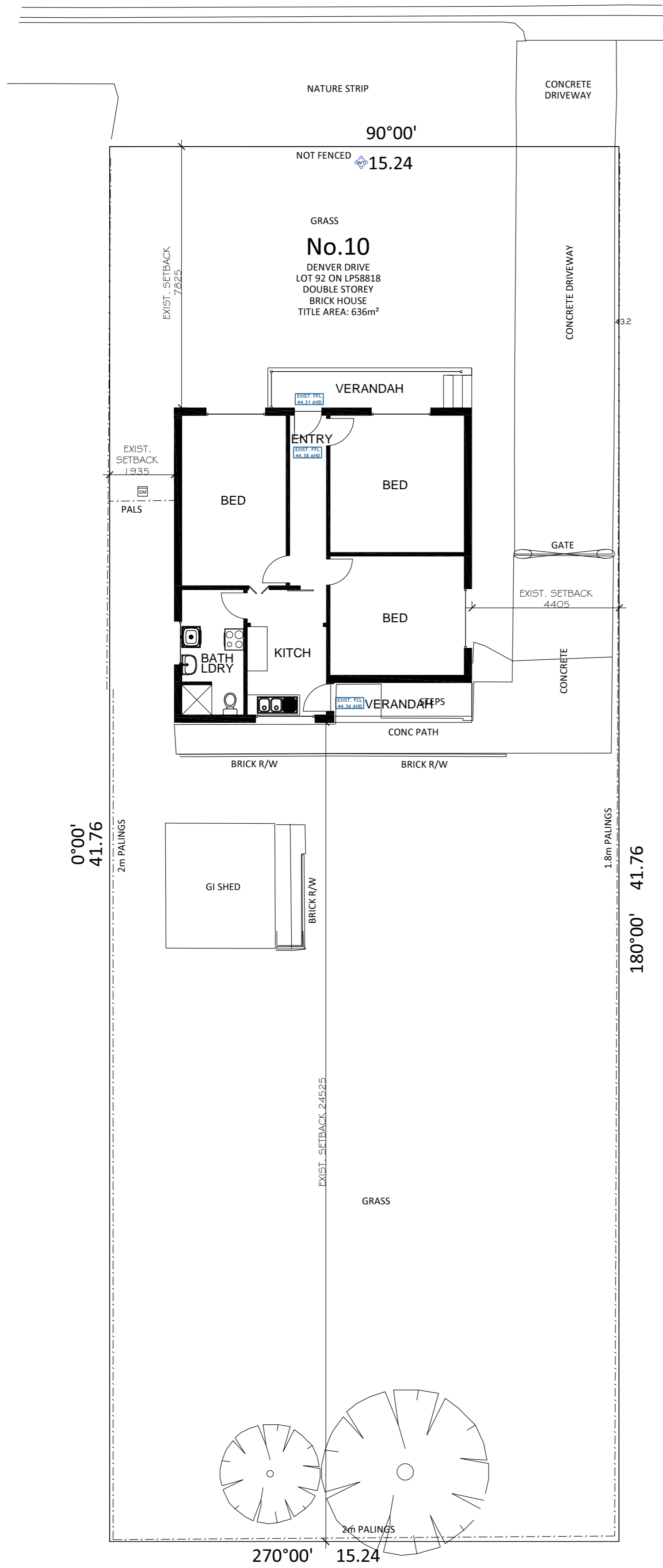
FOR: [REDACTED]

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| Designed : J.C. | Drawn : J.C. | Checked : J.C. |
| Drawing Scale: 1:150@A0 | Date of Issue: FEBRUARY 2026 | |
| Job No. 25-918 | Sheet No. TP01 | Revision: - |



DENVER

DRIVE

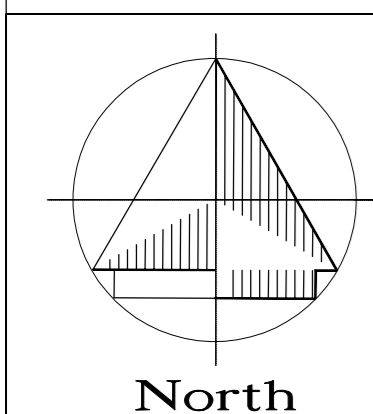


EXIST CONDITIONS FIRST FLOOR PLAN

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EXIST. CONDITIONS GROUND FLOOR / SITE PLAN

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AT : 10 DENVER DRIVE, PORTARLINGTON.

FOR: [REDACTED]

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| 25-918 | TP02 | - |

| | GROUND FLOOR | FIRST FLOOR | PORCH | CARPORT / GARAGE | DECKING / ALFRESCO | SPOS | TOTAL BLDG AREA | CARSPACES |
|-------------------|----------------------|----------------------|---|---------------------|--|---------------------|----------------------|-----------|
| UNIT 1 - EXISTING | 78.90m ² | 78.90m ² | 7.32m ² | 22.90m ² | 31.50m ² | 31.50m ² | 219.52m ² | 2 |
| UNIT 2 - PROPOSED | 75.00m ² | 146.00m ² | 5.25m ² | 38.20m ² | 18.00m ² | 18.00m ² | 282.55m ² | 2 |
| TOTAL | 153.90m ² | 224.90m ² | 12.57m ² | 61.20m ² | 49.50m ² | 49.50m ² | 502.07m ² | 4 |
| SITE AREA | 636.00m ² | | SITE COVERAGE 385.47m ² / 60.06% | | PERMEABLE AREA 205.61m ² / 32.33% | | | |

SUMMARY OF INITIATIVES -
 REFER TO THE WSUD REPORT PRODUCED BY MELBOURNE SUSTAINABILITY CONSULTANTS FOR THIS PROJECT FOR ADDITIONAL DETAIL & ANY SPECIFIC REQUIREMENTS.

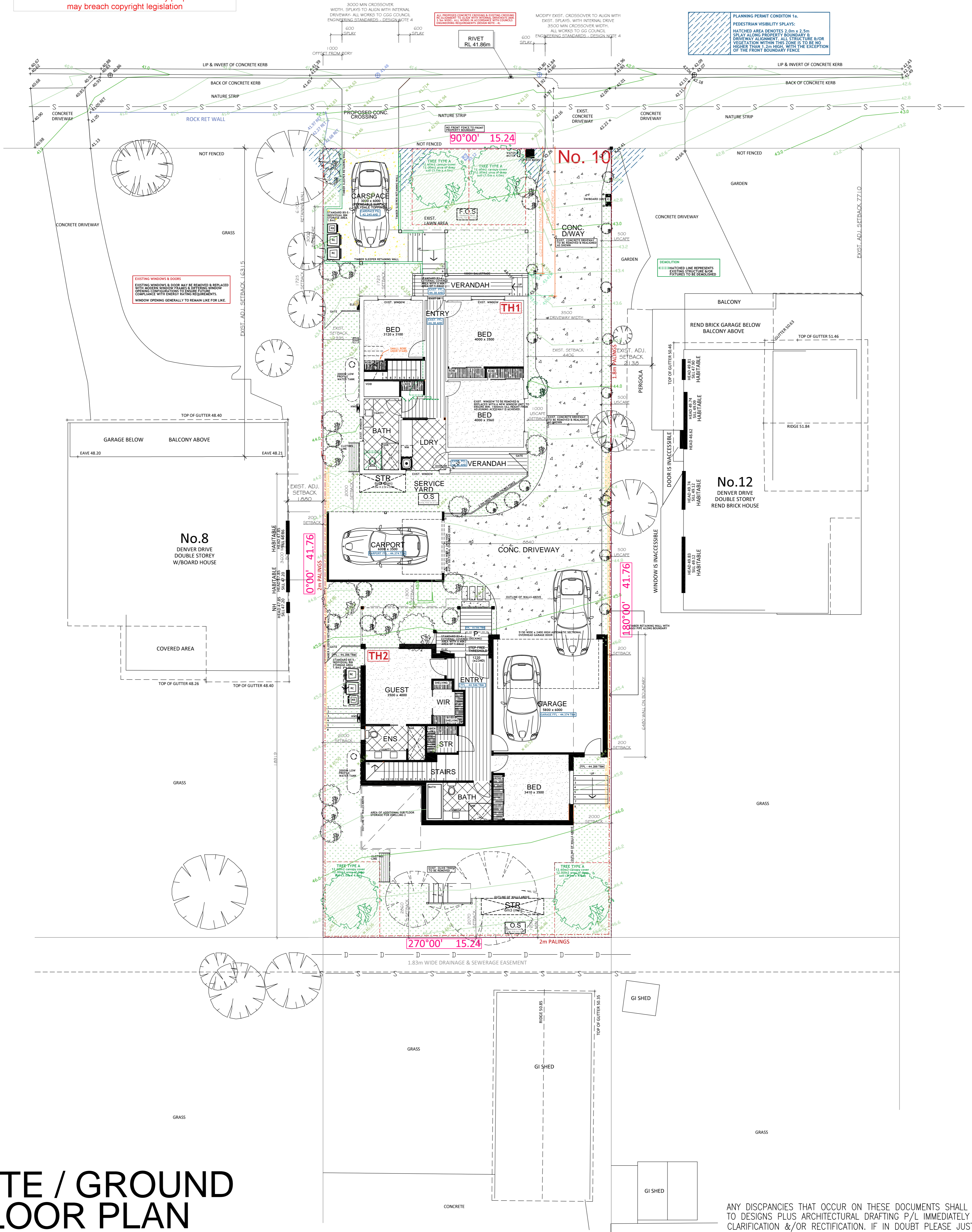
| Category | Requirement |
|------------|--|
| Stormwater | 2,000L tanks for each unit collecting water from part of the roof of each unit - Water to be used for toilet flushing and laundry - Gutter guard, first-flush and filter installed for laundry reuse |

LEGEND

| | |
|--|---|
| | GAS METER |
| | WATER METER |
| | HOT WATER SERVICE |
| | ELEC_SWITCH BOARDS (ALL ELECTRICITY COMPANY CONNECTIONS ARE TO BE VIA UNDERGROUND SUPPLY) |
| | RUBBISH BIN |
| | RECYCLE BIN |

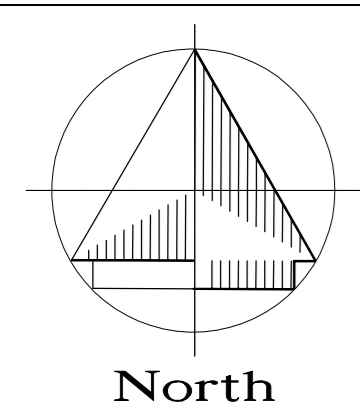
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DENVER DRIVE



SITE / GROUND FLOOR PLAN

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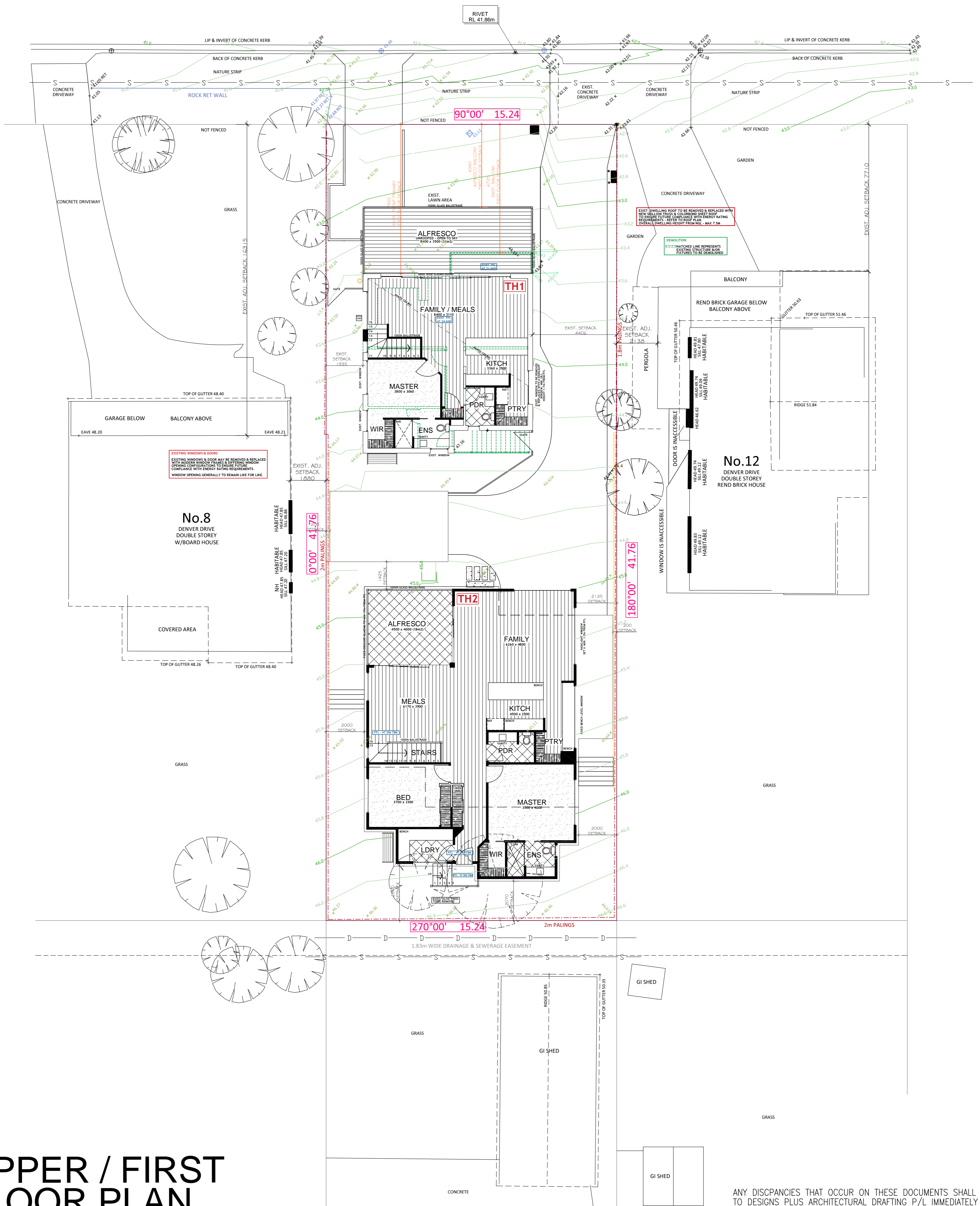
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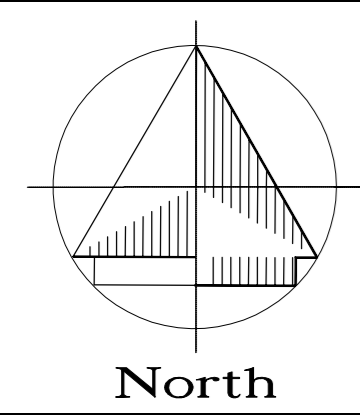
| LEGEND | |
|--------|--|
| | GAS METER |
| | WATER METER |
| | HOT WATER SERVICE |
| | ELEC. SWITCH BOARDS (ALL ELECTRICITY COMPANY CONNECTIONS ARE TO BE VIA UNDERGROUND SUPPLY) |
| | RUBBISH BIN |
| | RECYCLE BIN |

DENVER DRIVE



UPPER / FIRST FLOOR PLAN

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AT : 10 DENVER DRIVE, PORTARLINGTON.

FOR: [REDACTED]

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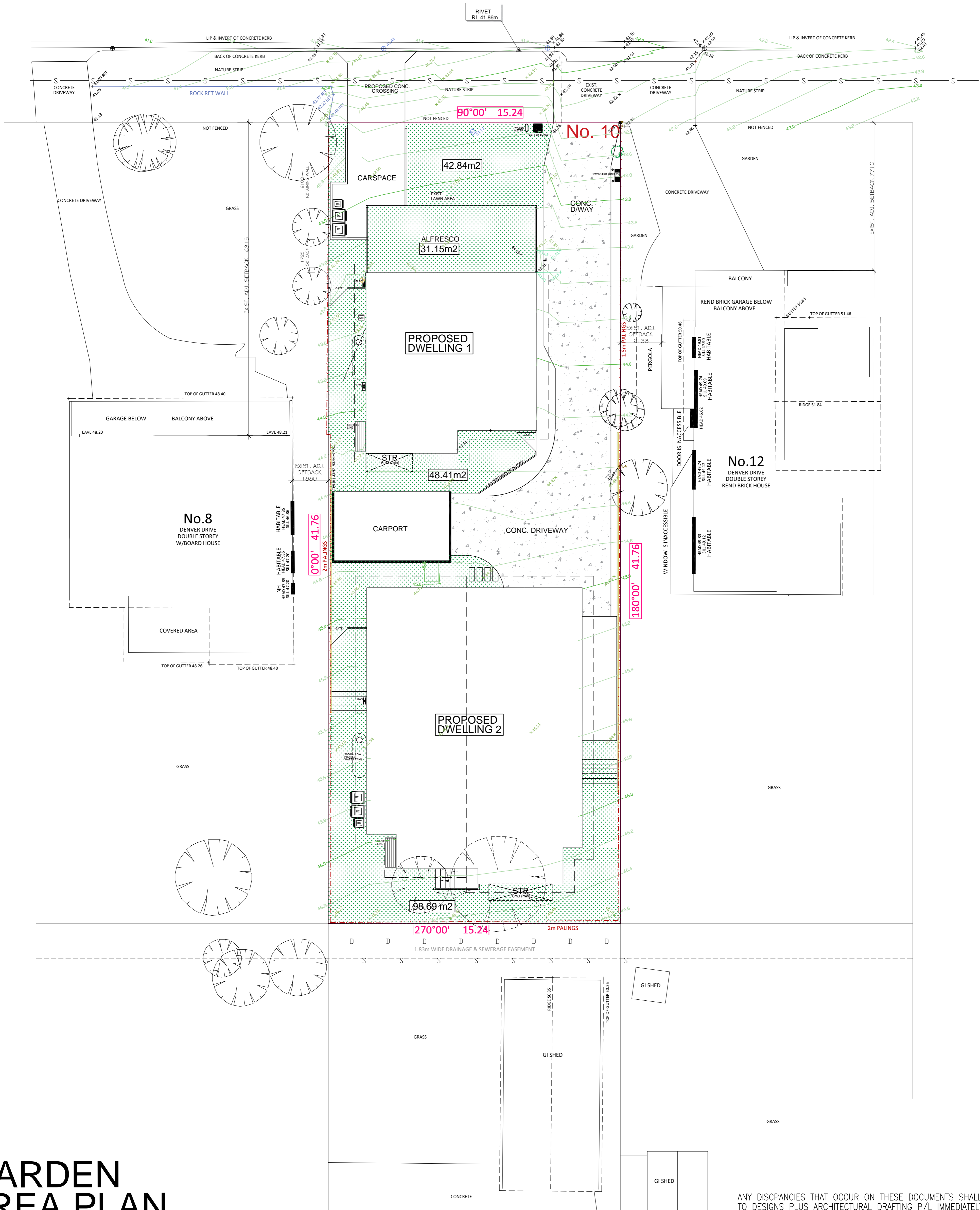
| GARDEN AREA REQUIREMENT | | | | |
|-------------------------|----------------------|---------------------------------|-----|---|
| SITE AREA | 636.00m ² | MIN % TO BE SET ASIDE AS GARDEN | 30% | m ² & % PROVIDED 218.59m ² / 34.36% |

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| LEGEND | |
|--------|--|
| | GAS METER |
| | WATER METER |
| | HOT WATER SERVICE |
| | ELEC. SWITCH BOARDS (ALL ELECTRICITY COMPANY CONNECTIONS ARE TO BE VIA UNDERGROUND SUPPLY) |
| | RUBBISH BIN |
| | RECYCLE BIN |

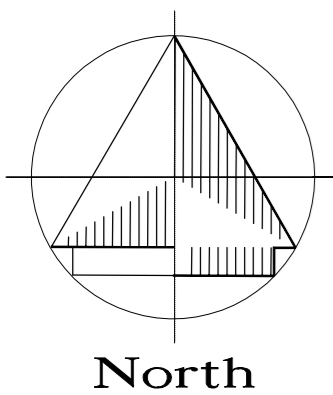
AREAS HATCHED AS THUS DENOTES GARDEN AREA IN ACCORDANCE WITH CLAUSE 32.09-4 OF THE GREATER GEELONG PLANNING SCHEME

DENVER DRIVE



GARDEN AREA PLAN

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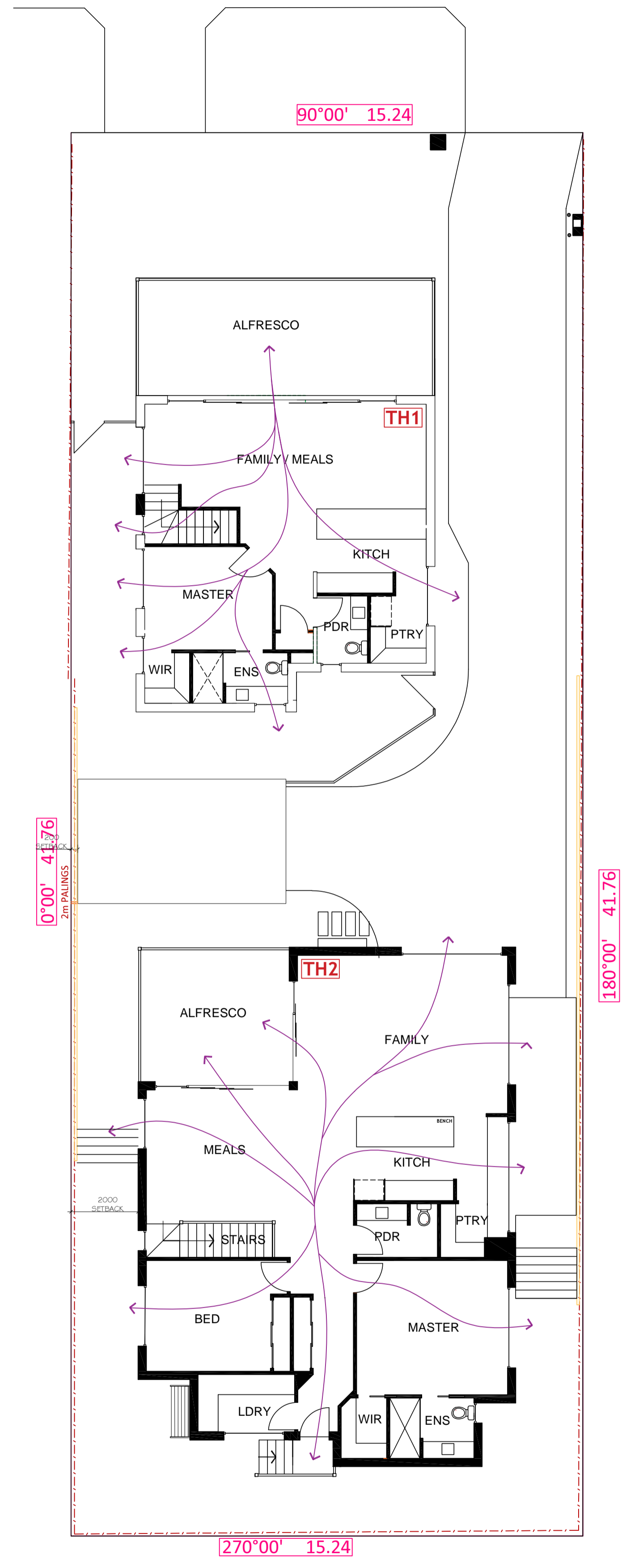
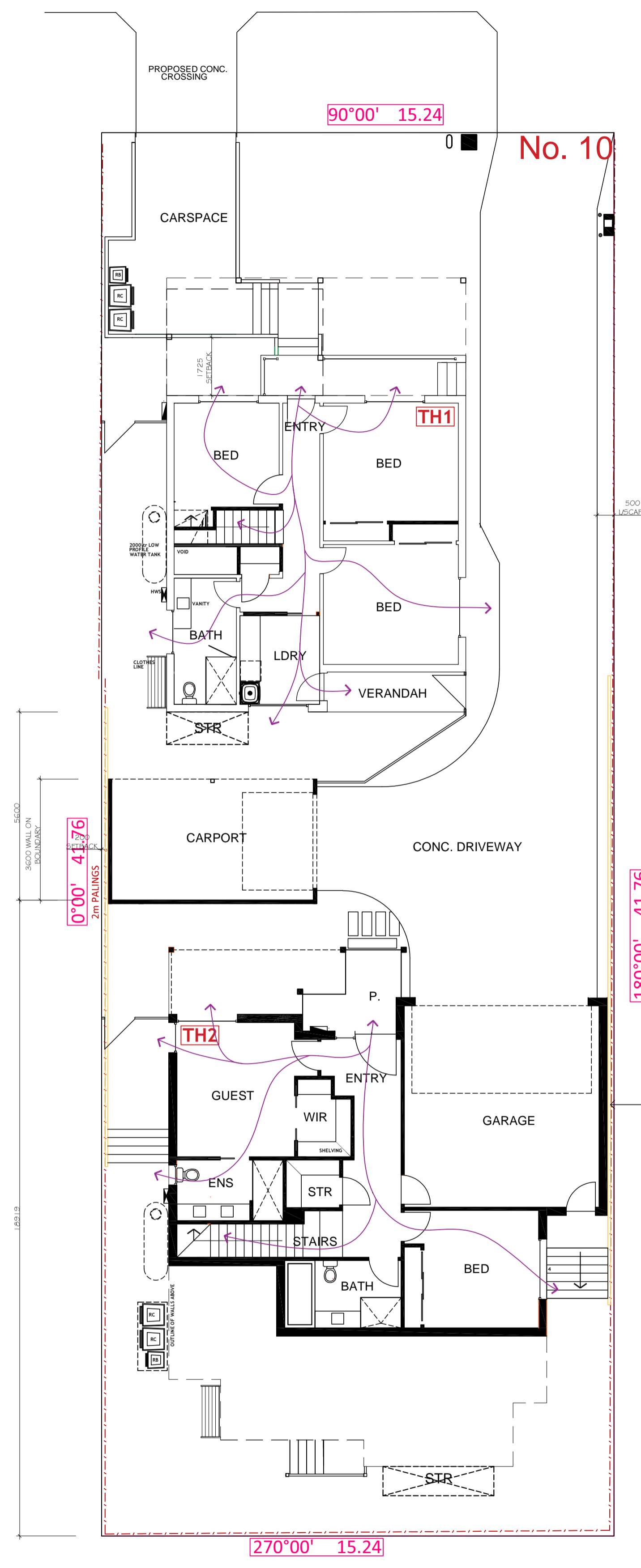
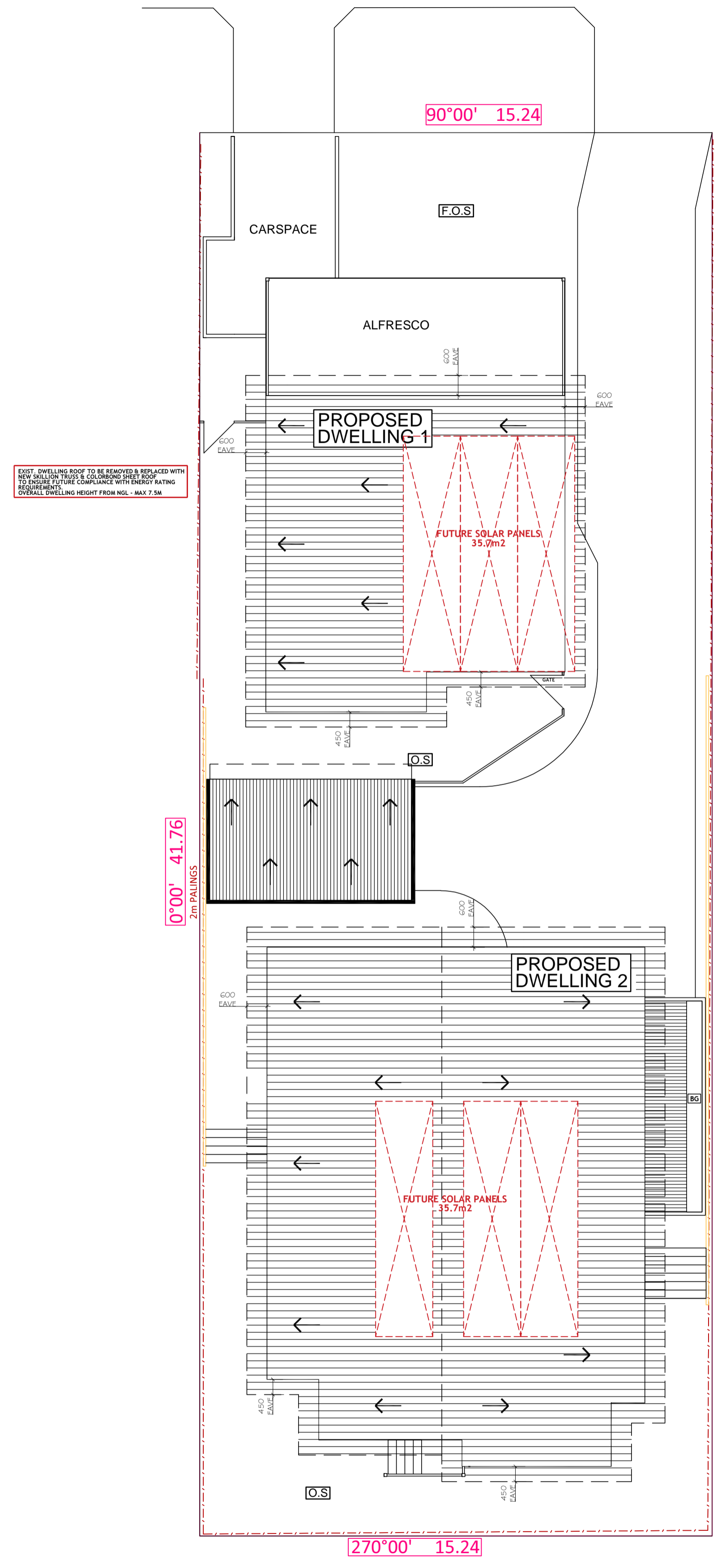
ROOF PLAN

BREEZE PLANS

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City of Greater Geelong, Statutory Planning - Date Received 21/04/2026

ROOF PLAN LEGEND

- PROPOSED FUTURE SOLAR PANEL LOCATION
- METAL ROOF SHEET @ 2° PITCH - GROUND REFER TO ELEVATIONS & SCHEDULE OF FINISHES FOR ADDITIONAL SPECIFIC DETAILS
- METAL ROOF SHEET @ 7° PITCH - FIRST FLOOR REFER TO ELEVATIONS & SCHEDULE OF FINISHES FOR ADDITIONAL SPECIFIC DETAILS
- METAL ROOF SHEET @ 22° PITCH - FIRST FLOOR REFER TO ELEVATIONS & SCHEDULE OF FINISHES FOR ADDITIONAL SPECIFIC DETAILS
- MIN. 400w BOX GUTTER



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GROUND FLOOR

FIRST FLOOR

| | | | |
|---|-----|-------------------------------|----------|
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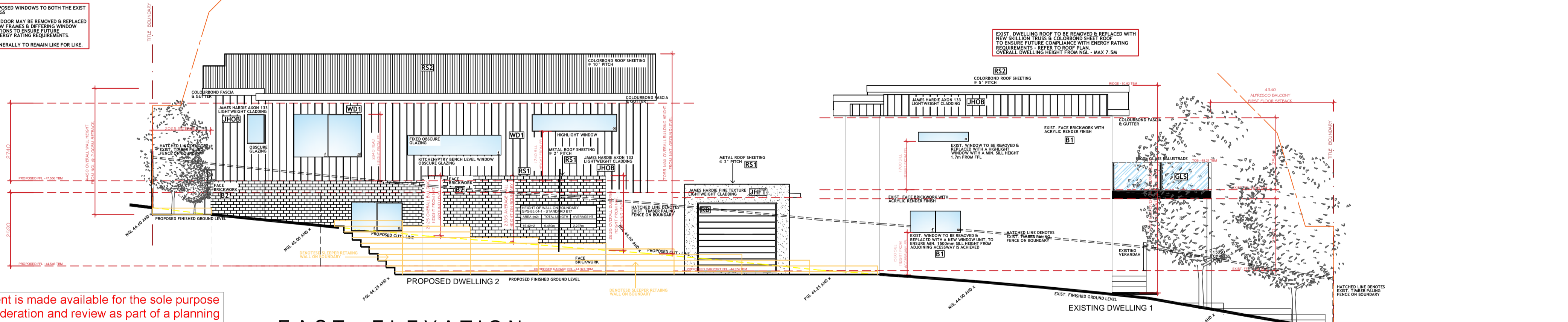
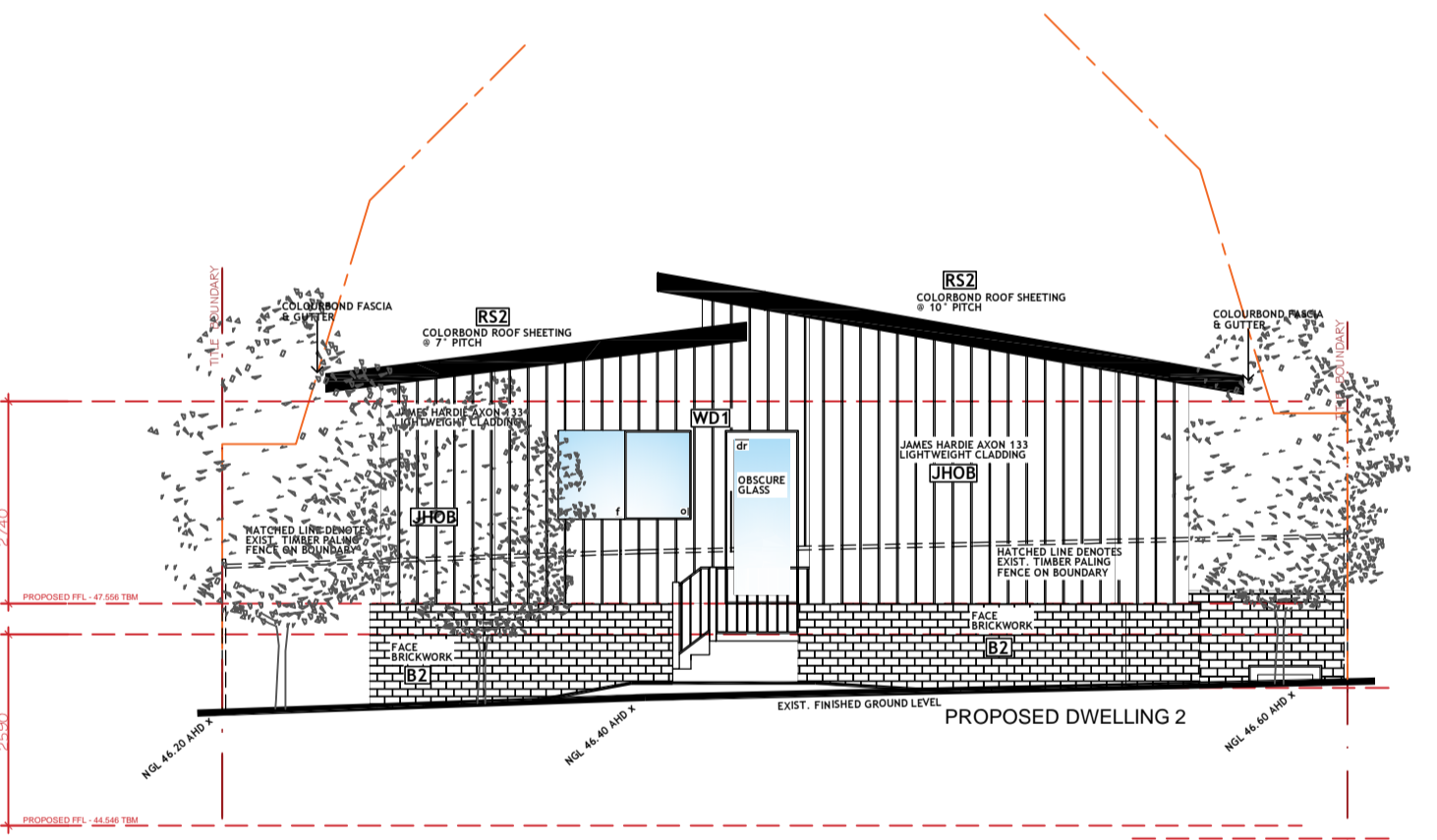
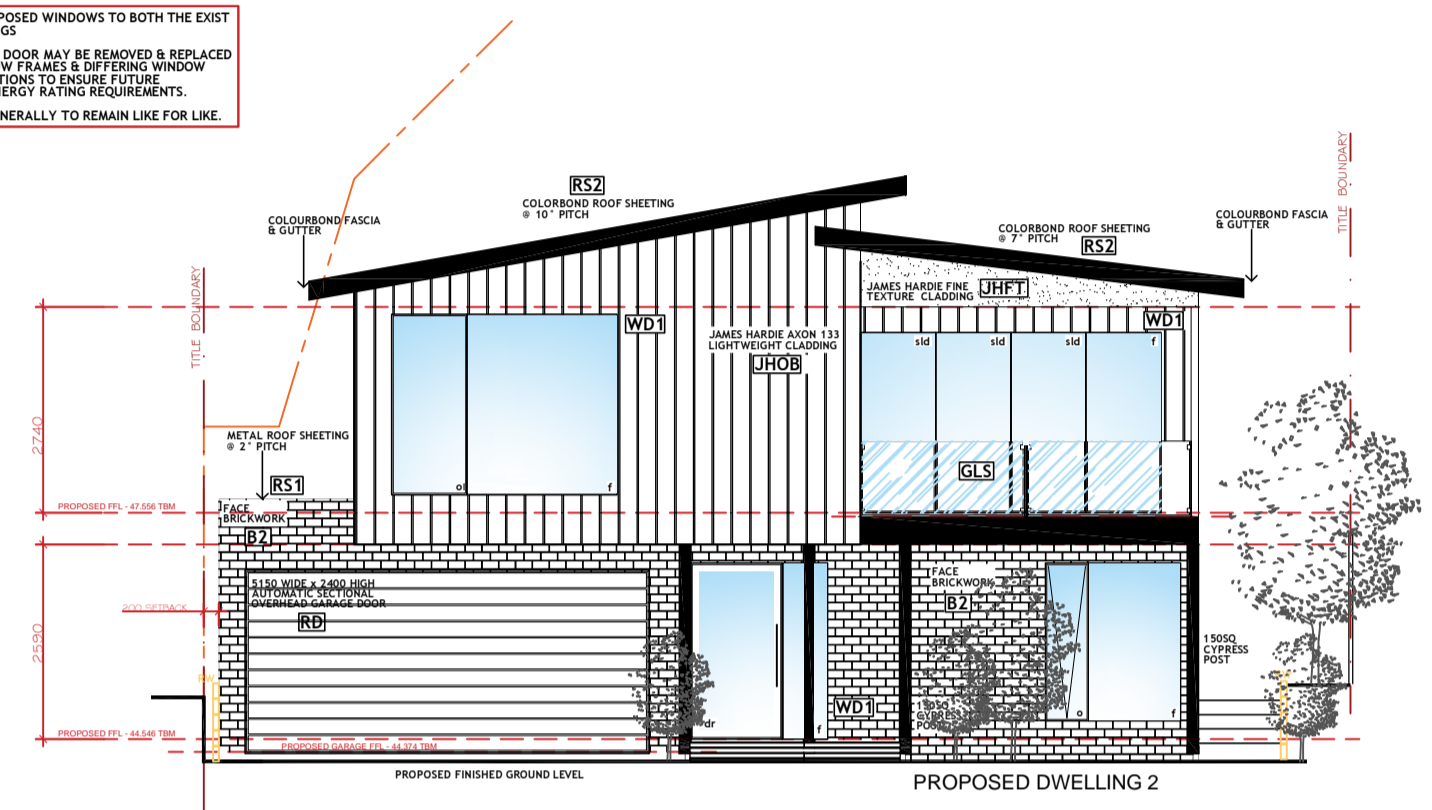
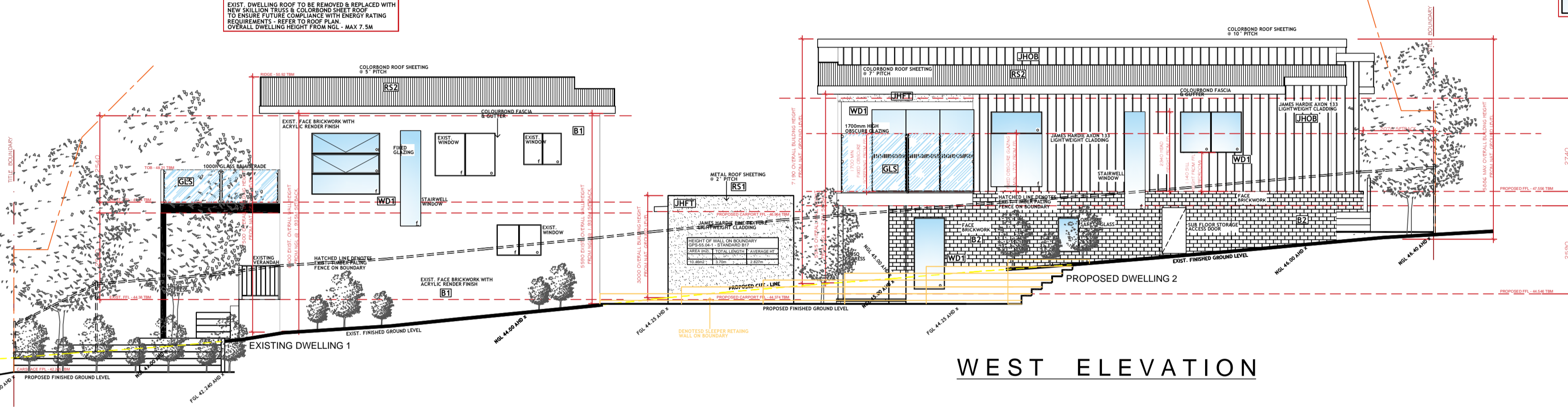
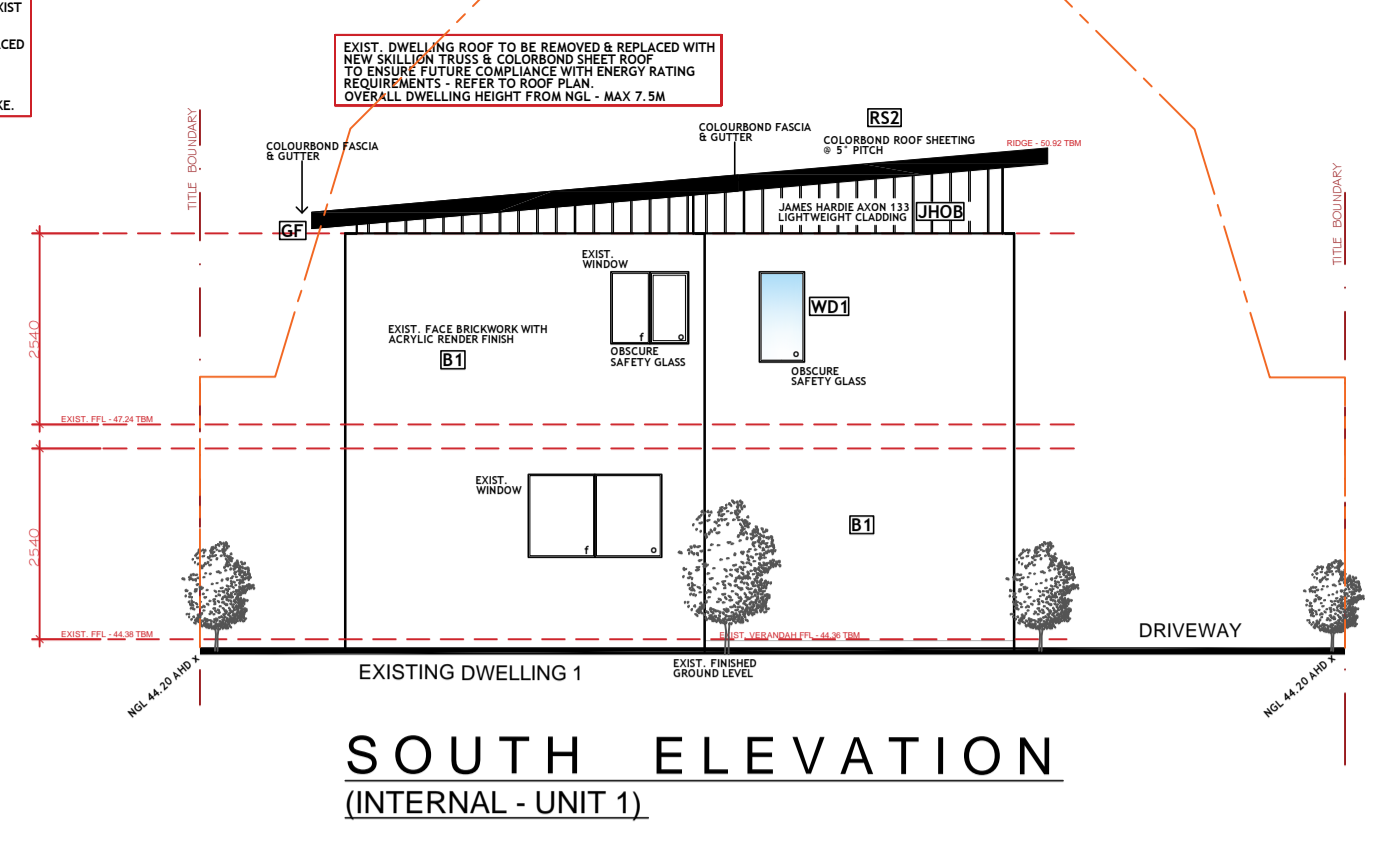
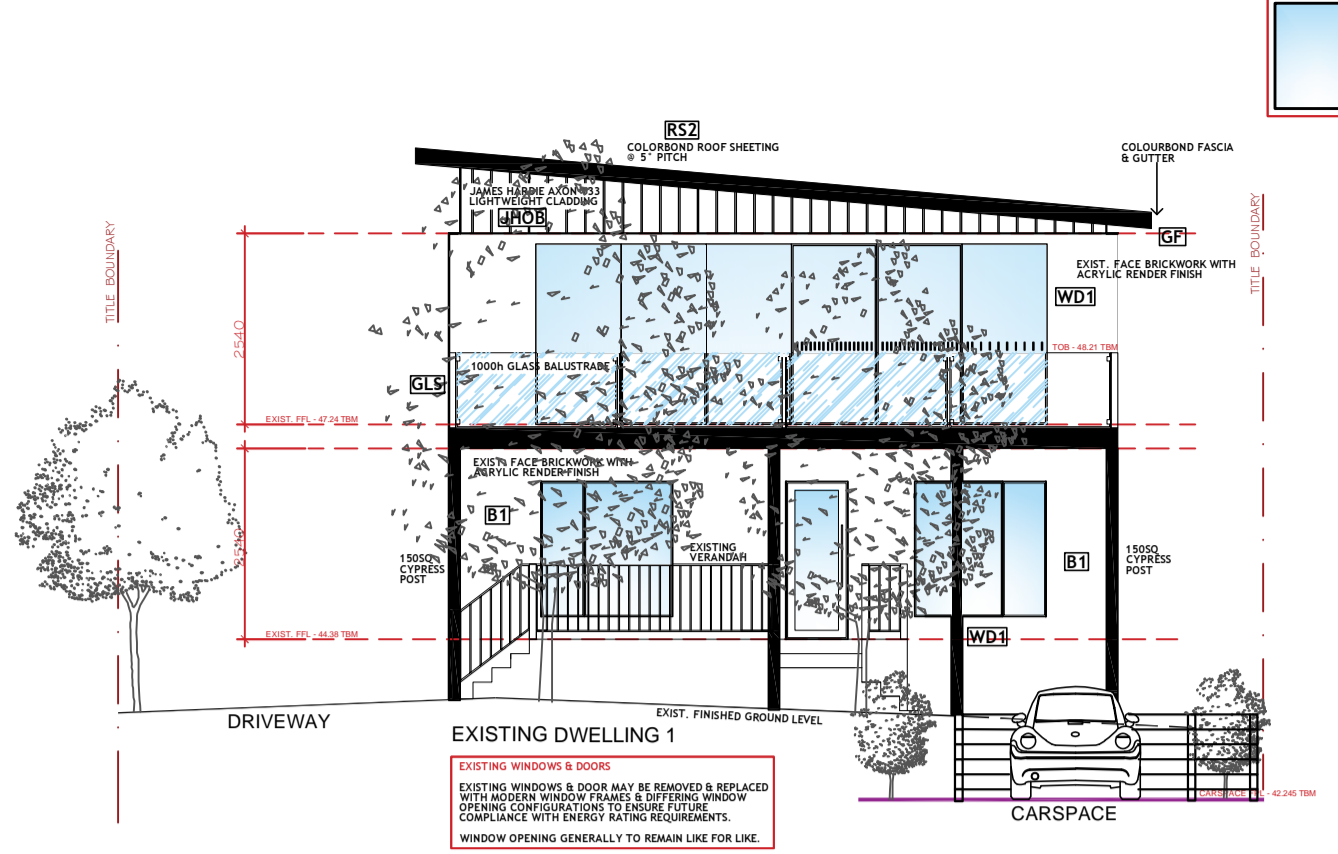
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ELEVATIONS

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| MATERIALS / COLOUR / FINISHES SCHEDULE | | |
|--|-----------------------|------------------|
| 10 DENVER DRIVE, PORTARLINGTON | | |
| ITEM / DESCRIPTION | COLOUR | NOTES |
| EXISTING DWELLING | | |
| B1 EXIST. FACE BRICKWORK - RENDER FINISH | DULUX LEXICON | DULUX |
| JH08 JAMES HARDIE AXON 133 | DIESKAU | DULUX |
| RS2 METAL CORRUGATED ROOF SHEET | COLORBOND SOUTHERLY | LYSAUGHT |
| WD1 ALUMINIUM WINDOWS & DOORS | COLORBOND SOUTHERLY | ASL WINDOWS |
| GF GUTTER & FASCIA | COLORBOND SOUTHERLY | ACE GUTTERS |
| DW DRIVEWAY EXPOSED AGGREGATE | BULLA | MIDWAY CONCRETE |
| GLS GLASS BALUSTRADE & SCREENING | CLEAR/OBSCURE GLAZING | |
| PROPOSED DWELLING & CARPORT | | |
| B2 PRIMARY BRICKWORK | ACCESS ASH | AUSTRAL BRICKS |
| JH1 JAMES HARDIE FINE TEXTURE CLADDING | DIESKAU | DULUX |
| JH08 JAMES HARDIE AXON 133 | DIESKAU | DULUX |
| RS1 METAL KLIP LOK ROOF SHEET | COLORBOND SOUTHERLY | LYSAUGHT |
| RS2 METAL CORRUGATED ROOF SHEET | COLORBOND SOUTHERLY | LYSAUGHT |
| WD1 ALUMINIUM WINDOWS & DOOR | COLORBOND SOUTHERLY | ASL WINDOWS |
| GF GUTTER & FASCIA | COLORBOND SOUTHERLY | ACE GUTTERS |
| RD SECTIONAL GARAGE DOOR | COLORBOND SOUTHERLY | B&G GARAGE DOORS |
| DW DRIVEWAY EXPOSED AGGREGATE | BULLA | MIDWAY CONCRETE |
| GLS GLASS BALUSTRADE & SCREENING | CLEAR/OBSCURE GLAZING | |



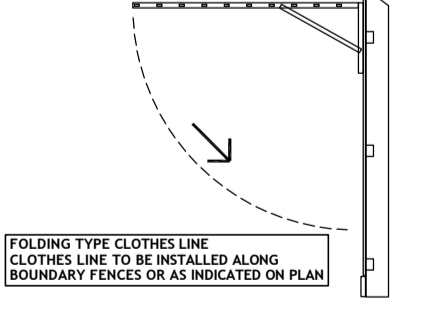
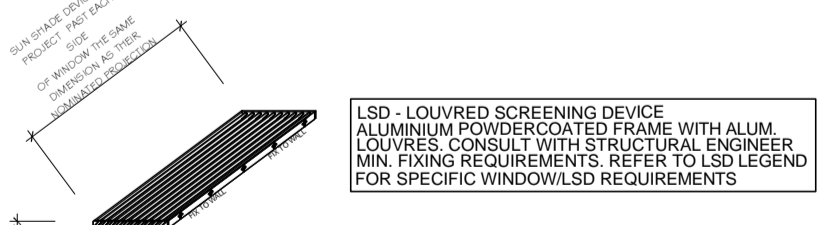
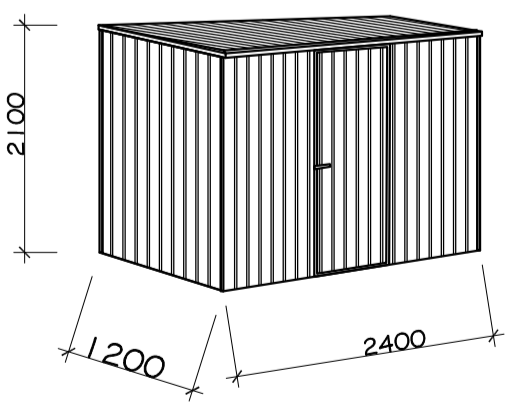
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THIS DEVELOPMENT IS TO ACHIEVE A MIN. 7.0 STARS THERMAL RATING

ALL WINDOWS & SKYLIGHTS (WHERE APPLICABLE) ARE TO BE MIN. DOUBLE GLAZED

ALL WINDOWS ARE TO BE LOCKED IN AN OPEN POSITION SO AS TO HAVE THE ABILITY TO PROVIDE CROSS FLOW VENTILATION IN A SECURE MANNER. IN ACCORDANCE WITH THE ESD CONSULTANTS REPORTS

EXTERNALLY ACCESSIBLE STORAGE - MIN. 6.0m² COLORBOND FINISH, SINGLE OR DOUBLE DOOR AS SELECTED. DIMENSIONS ARE NOMINAL. REFER TO MANUFACTURER'S SPECIFICATIONS



NOTE:
LOW EMISSION PAINTS & SEALANTS WILL BE USED ON 95% OF INTERNAL & EXTERNAL PAINTED SURFACES (WHERE POSSIBLE & FEASIBLE)

NOTE:
A REMOTE OPENING GARAGE DOOR MUST BE PROVIDED TO EACH DWELLING

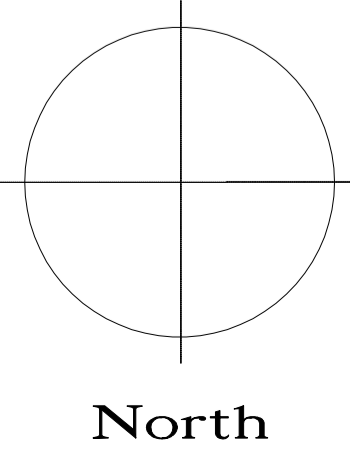
NOTE:
THE LOCATION OF ALL SERVICE METERS ARE TO GENERALLY BE LOCATED IN THE FRONT OF EACH DWELLING

ELECTRICITY CONNECTION NOTE:
ALL ELEC. COMPANY CONNECTIONS TO THE PROPOSED DWELLINGS ARE TO BE PROVIDED AS UNDERGROUND SERVICES

CIVIL NOTE:
ALL STORMWATER INFRASTRUCTURE IS TO BE LOCATED WITHIN DRIVEWAYS & NOT IN AREAS SET ASIDE FOR LANDSCAPING.

SOLAR HOT WATER NOTE:
THE DEVELOPMENT WILL INCORPORATE THE USE OF SOLAR PANEL HW SYSTEMS IN ACCORDANCE WITH NATHERS REQUIREMENTS

PLANT & EQUIPMENT NOTE:
THE POSITIONING OF ALL PLANT & EQUIPMENT (INCL. A/C, HEATING UNITS & HOT WATER SYSTEMS ETC) WHICH ARE PROPOSED TO BE LOCATED EXTERNALLY, MUST BE POSITIONED TO PREVENT UNREASONABLE NOISE & VISUAL IMPACT.



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PROPOSED ALTERATIONS & ADDITIONS TO AN EXISTING DWELLING & AN ADDITIONAL DWELLING AT THE REAR

AT : 10 DENVER DRIVE, PORTARLINGTON.

FOR: [REDACTED]

| | | |
|-------------------------------|----------------|----------------|
| Designed : J.C. | Drawn : J.C. | Checked : J.C. |
| Drawing Scale: 1:100 | | |
| Date of Issue: FEBRUARY, 2026 | | |
| Job No. 25-918 | Sheet No. TP07 | Revision: A |

9am

10am

11am

DENVER

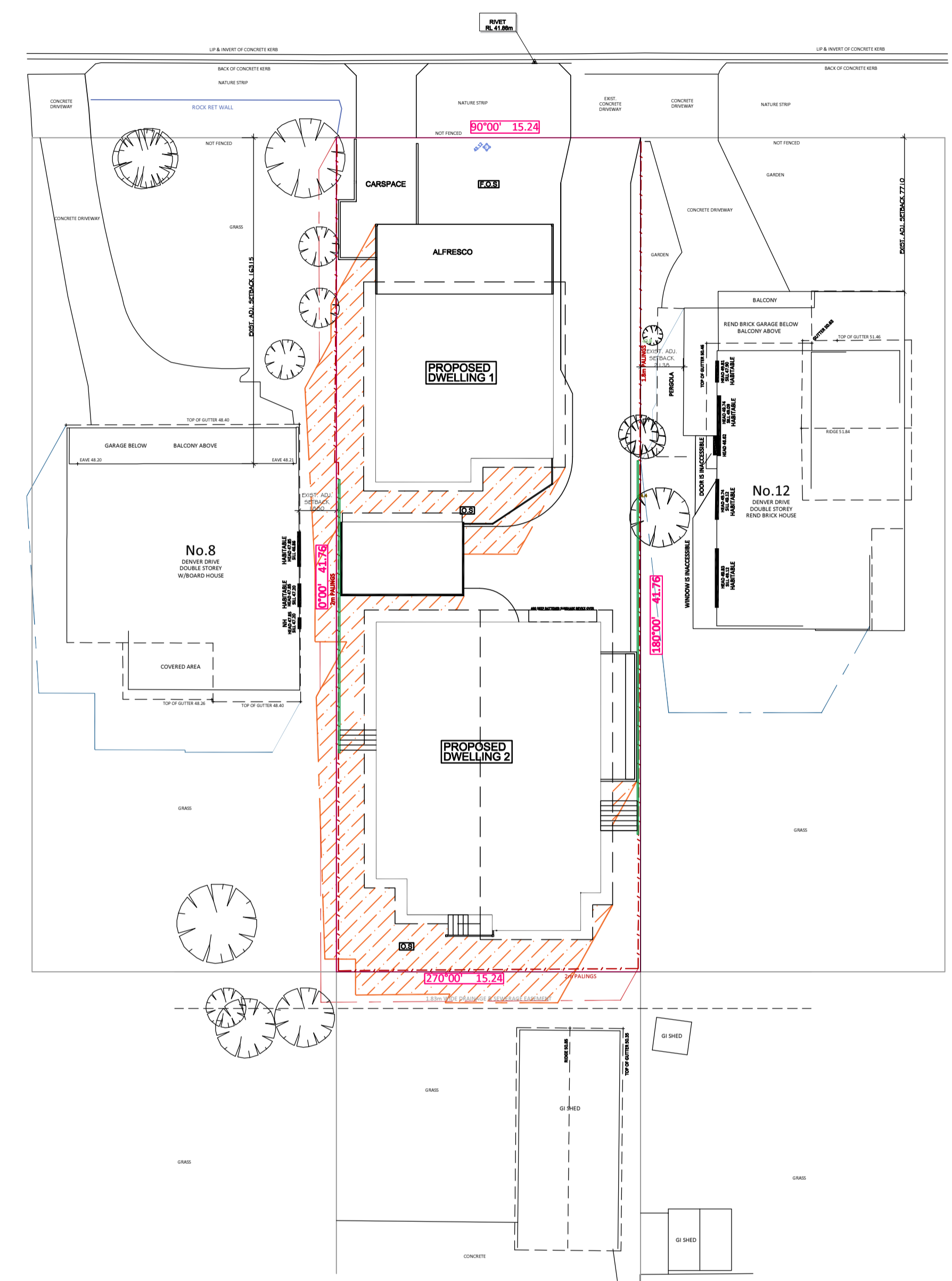
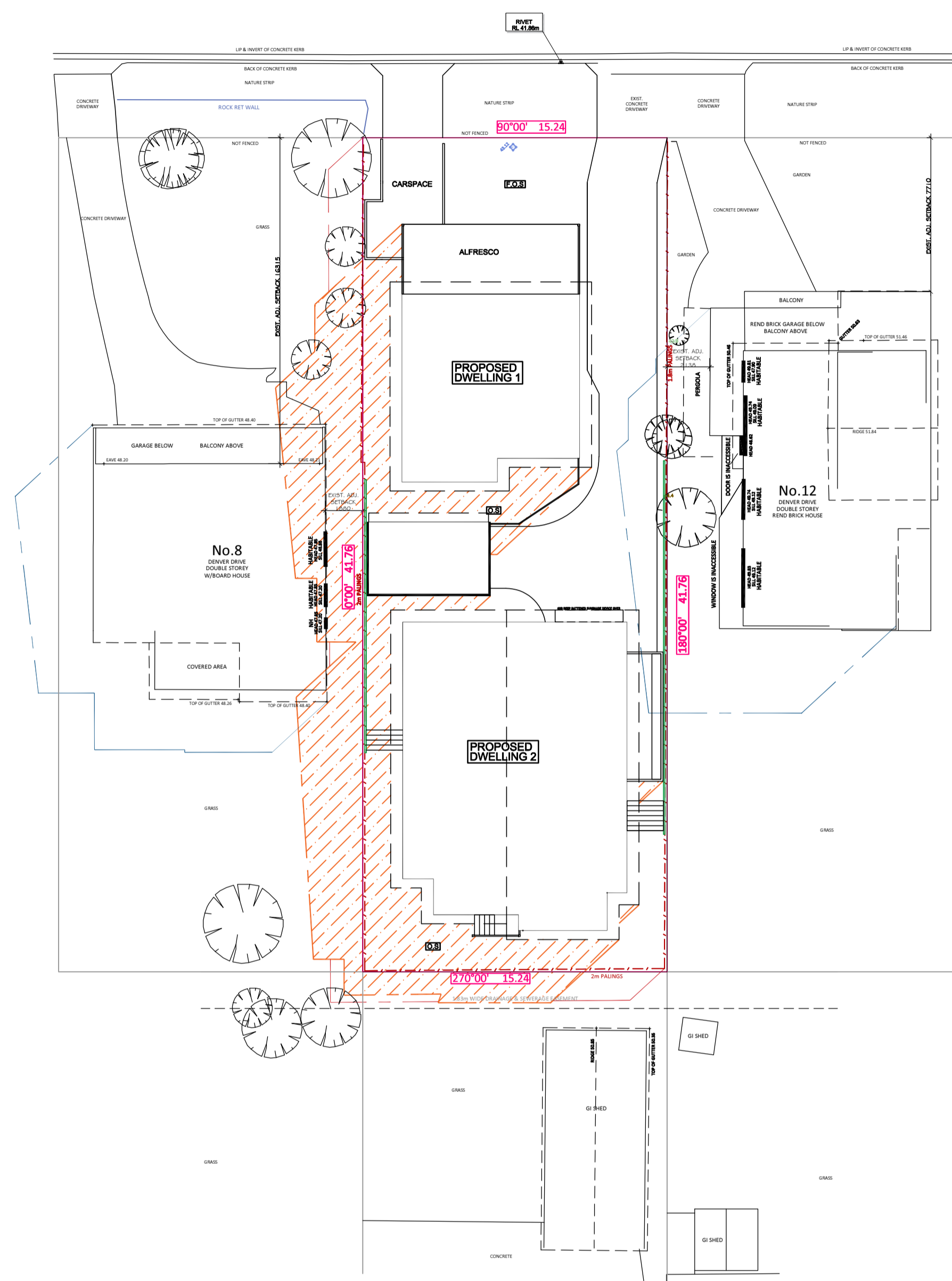
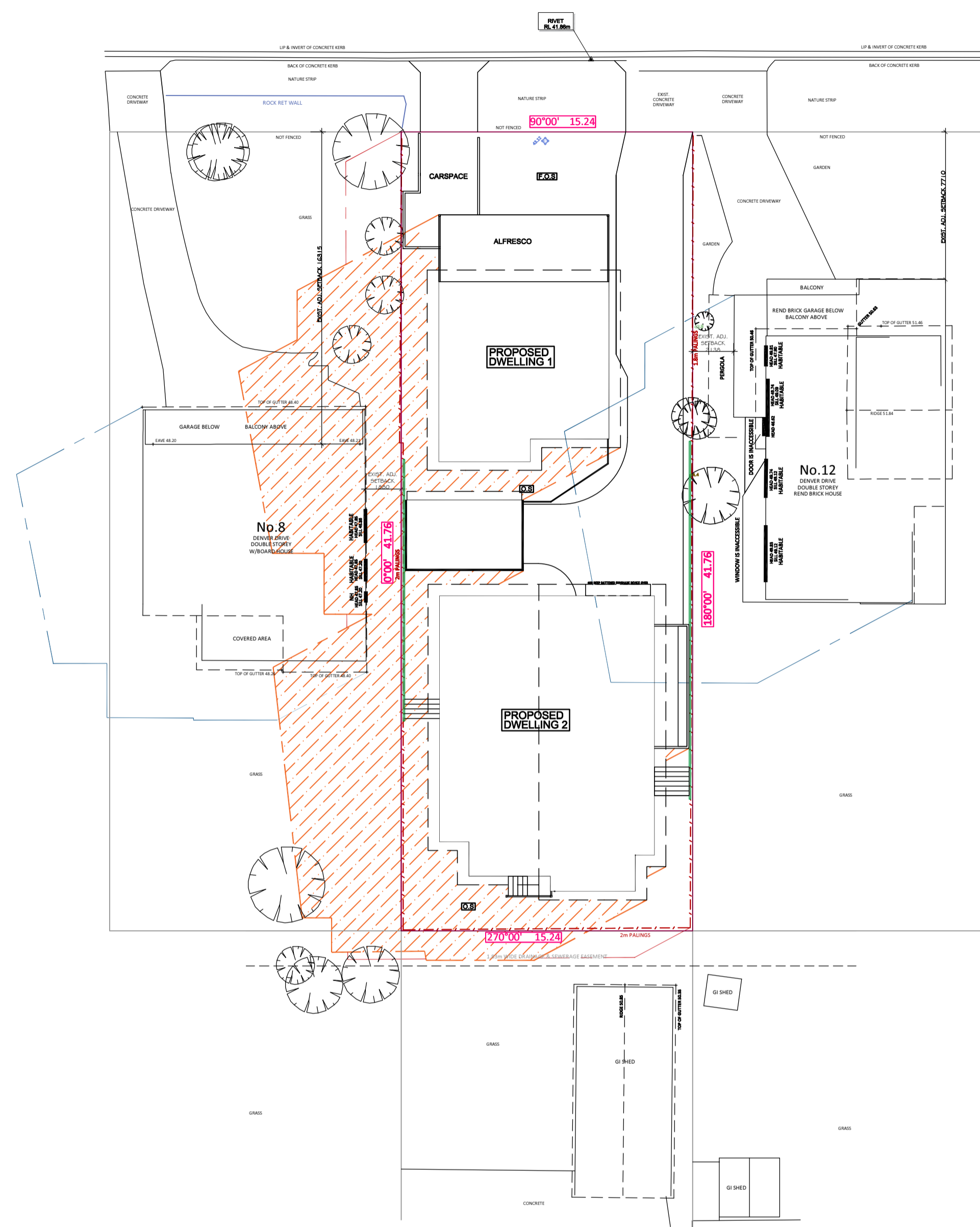
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LEGEND

--- DENOTES MAXIMUM SHADOW CAST FROM PROPOSED RESIDENCES (GROUND & FIRST FLOOR EXTENT) ON THE SEPTEMBER EQUINOX DURING THE HOURS DENOTED

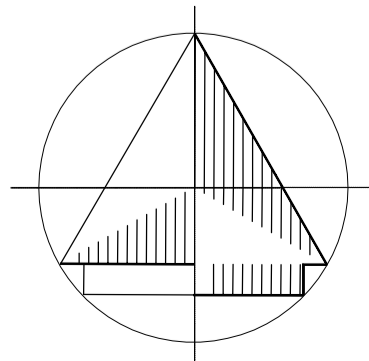
--- DENOTES SHADOW CAST FROM EXIST. BOUNDARY FENCES

--- DENOTES SHADOW CAST FROM EXIST. ADJ. RESIDENCE ON THE SEPTEMBER EQUINOX DURING THE HOURS DENOTED

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SHADOW DIAGRAMS
SEPTEMBER 22 (EQUINOX)

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PROPOSED ALTERATIONS & ADDITIONS TO AN EXISTING DWELLING & AN ADDITIONAL DWELLING AT THE REAR

AT : 10 DENVER DRIVE, PORTARLINGTON.

FOR:

Designed : J.C. Drawn : J.C. Checked : J.C.

Drawing Scale: 1:200

Date of Issue: FEBRUARY,2026

Job No.
25-918

Sheet No.
TP08

Revision:
A

12pm

1pm

2pm

DENVER

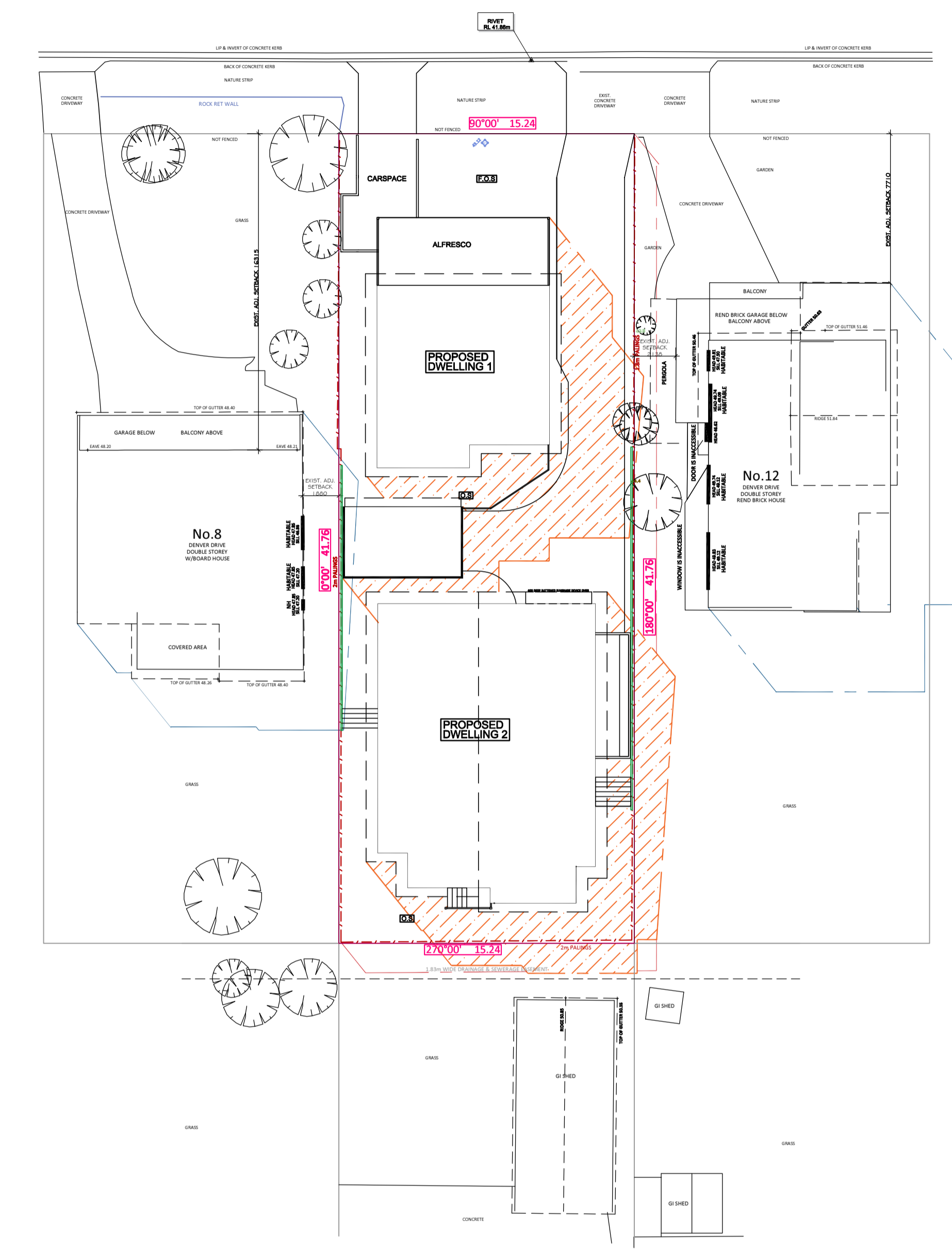
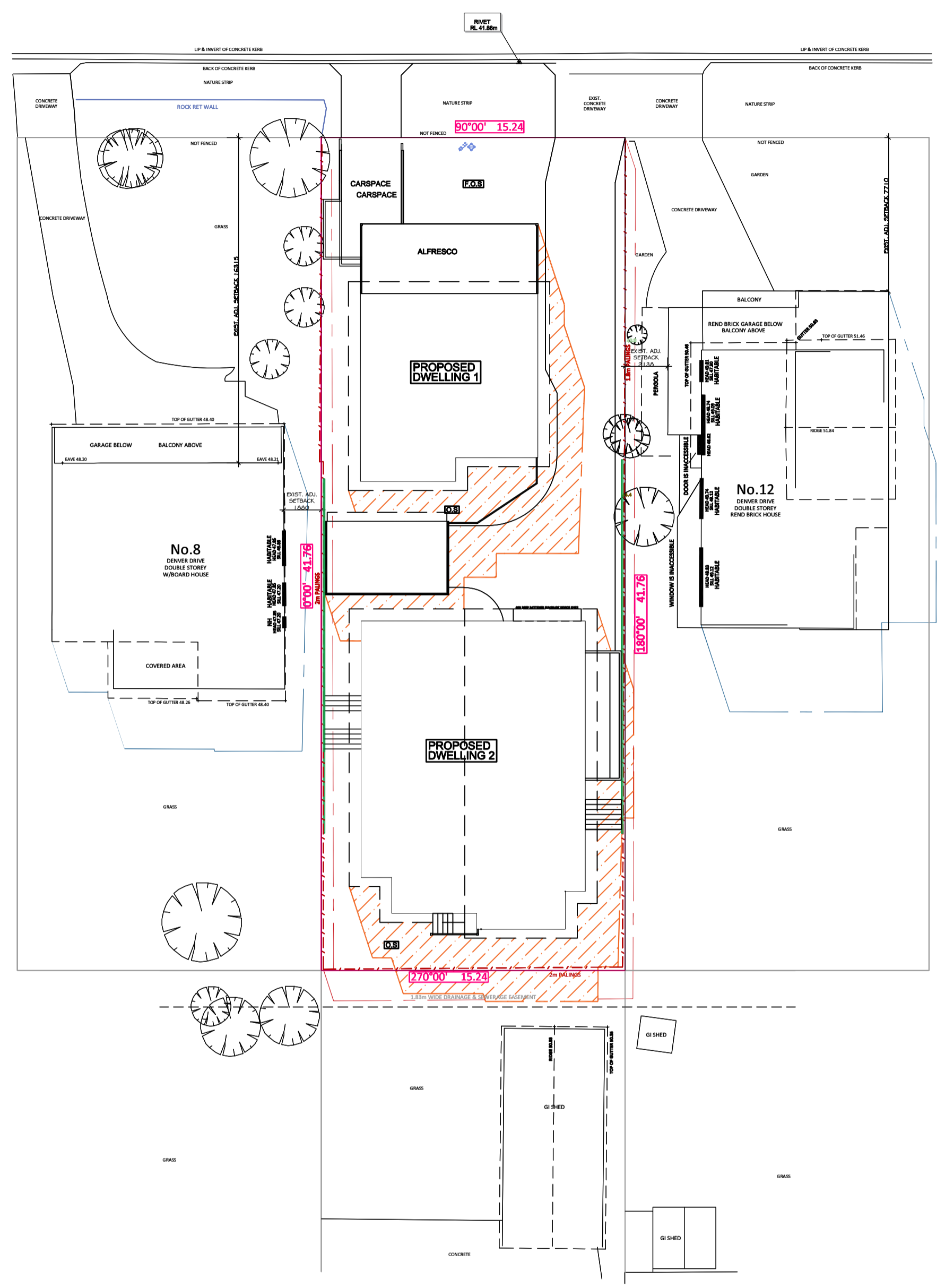
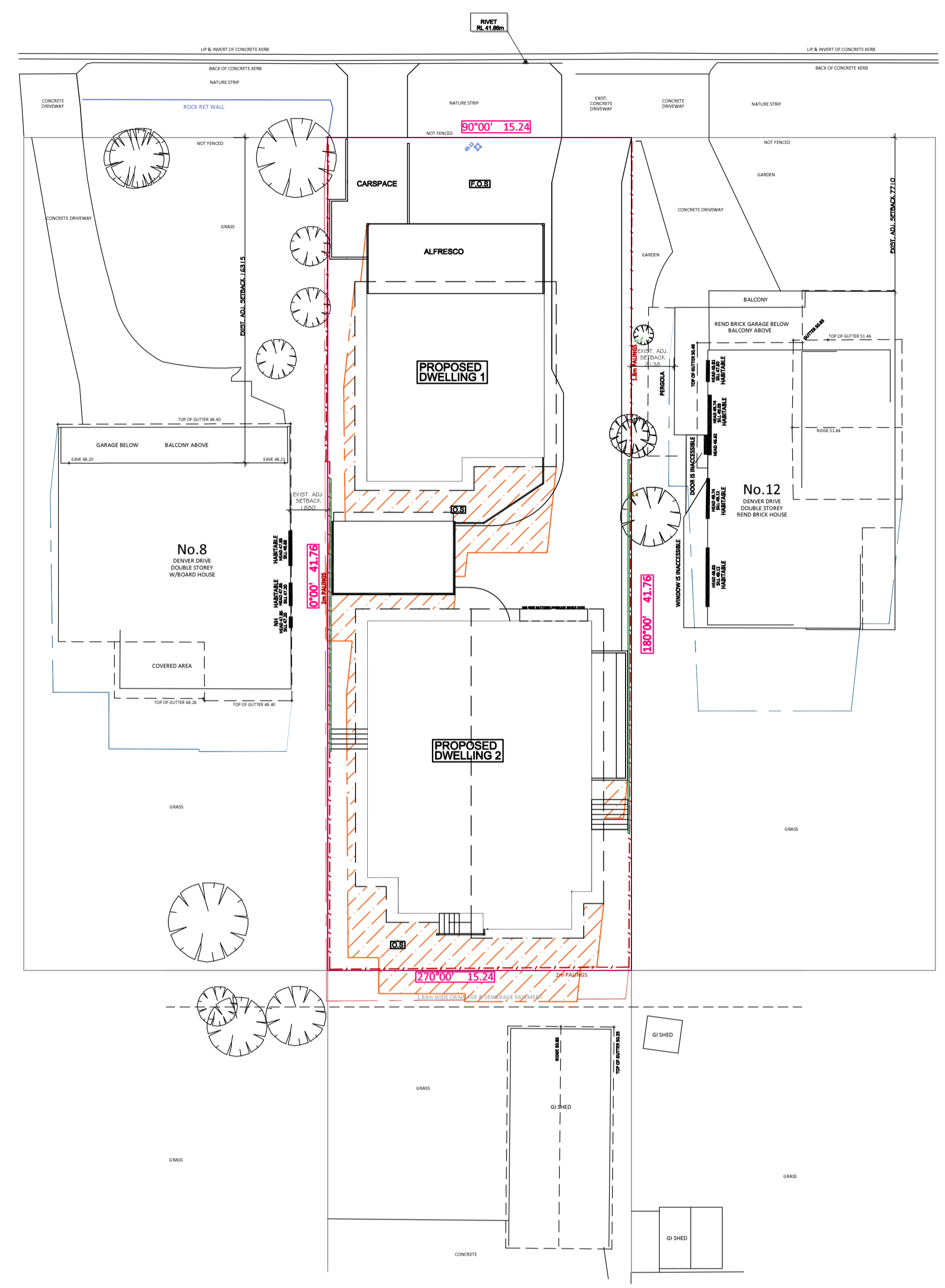
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LEGEND

- DENOTES MAXIMUM SHADOW CAST FROM PROPOSED RESIDENCES (GROUND & FIRST FLOOR EXTENT) ON THE SEPTEMBER EQUINOX DURING THE HOURS DENOTED
- DENOTES SHADOW CAST FROM EXIST. BOUNDARY FENCES
- DENOTES SHADOW CAST FROM EXIST. ADJ. RESIDENCE ON THE SEPTEMBER EQUINOX DURING THE HOURS DENOTED

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SHADOW DIAGRAMS
SEPTEMBER 22 (EQUINOX)

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PROPOSED ALTERATIONS & ADDITIONS TO AN EXISTING DWELLING & AN ADDITIONAL DWELLING AT THE REAR

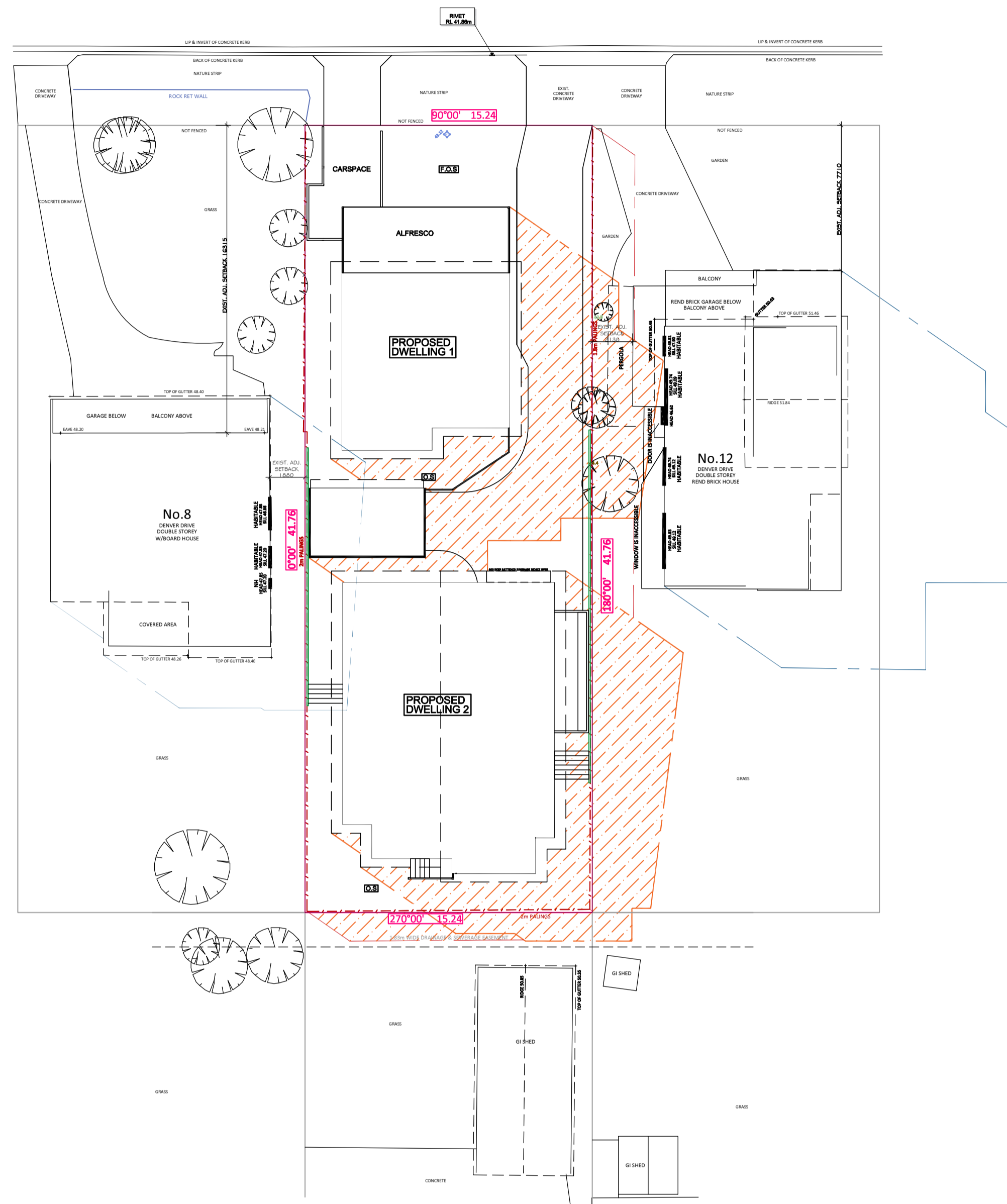
AT : 10 DENVER DRIVE, PORTARLINGTON.

FOR: [REDACTED]

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| Designed : J.C. | Drawn : J.C. | Checked : J.C. |
| Drawing Scale: 1:200 | | |
| Date of Issue: FEBRUARY, 2026 | | |
| Job No. 25-918 | Sheet No. TP09 | Revision: A |

3pm

DENVER DRIVE



**10 & 12 DENVER DRIVE, PORTARLINGTON
OVERSHADING CALCULATIONS TABLES**
(TO BE READ IN CONJUNCTION WITH TOWN PLANNING DWG No. 25-918 - SHADOW DIAGRAMS)

| OVERSHADOWING TO 8 DENVER DRIVE, PORTARLINGTON | | | | |
|--|--|--|----------------|---------------|
| HOUR ON 22 SEPTEMBER | EXISTING SUNLIGHT TO SECLUDED PRIVATE OPEN SPACE | PROPOSED SUNLIGHT TO SECLUDED PRIVATE OPEN SPACE | OVERALL CHANGE | CHANGE Yes/No |
| 9:00 AM | 140 sqm | 105 Sqm | -35 m2 | Y |
| 10:00 AM | 159 sqm | 144 sqm | -15 m2 | Y |
| 11:00 AM | 175 sqm | 172 sqm | -03 m2 | Y |
| 12:00 PM | 183 sqm | 183 sqm | 0 m2 | N |
| 1:00 PM | 182 sqm | 182 sqm | 0 m2 | N |
| 2:00 PM | 192 sqm | 192 sqm | 0 m2 | N |
| 3:00 PM | 192 sqm | 192 sqm | 0 m2 | N |

| OVERSHADOWING TO 12 DENVER DRIVE, PORTARLINGTON | | | | |
|---|--|--|----------------|---------------|
| HOUR ON 22 SEPTEMBER | EXISTING SUNLIGHT TO SECLUDED PRIVATE OPEN SPACE | PROPOSED SUNLIGHT TO SECLUDED PRIVATE OPEN SPACE | OVERALL CHANGE | CHANGE Yes/No |
| 9:00 AM | 230 sqm | 230 sqm | 0 m2 | N |
| 10:00 AM | 223 sqm | 223 sqm | 0 m2 | N |
| 11:00 AM | 218 sqm | 218 sqm | 0 m2 | N |
| 12:00 PM | 228 sqm | 228 sqm | 0 m2 | N |
| 1:00 PM | 219 sqm | 219 sqm | 0 m2 | N |
| 2:00 PM | 201 sqm | 194 sqm | -07 m2 | Y |
| 3:00 PM | 189 sqm | 163 sqm | -26 m2 | Y |

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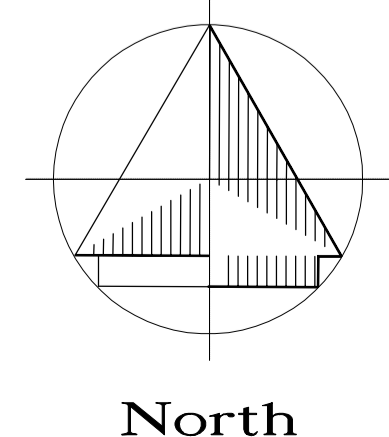
LEGEND

--- DENOTES MAXIMUM SHADOW CAST FROM PROPOSED RESIDENCES (GROUND & FIRST FLOOR EXTENT) ON THE SEPTEMBER EQUINOX DURING THE HOURS DENOTED

--- DENOTES SHADOW CAST FROM EXIST. BOUNDARY FENCES

--- DENOTES SHADOW CAST FROM EXIST. ADJ. RESIDENCE ON THE SEPTEMBER EQUINOX DURING THE HOURS DENOTED

SHADOW DIAGRAMS
SEPTEMBER 22 (EQUINOX)



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PROPOSED ALTERATIONS & ADDITIONS TO AN EXISTING DWELLING & AN ADDITIONAL DWELLING AT THE REAR

AT : 10 DENVER DRIVE, PORTARLINGTON.

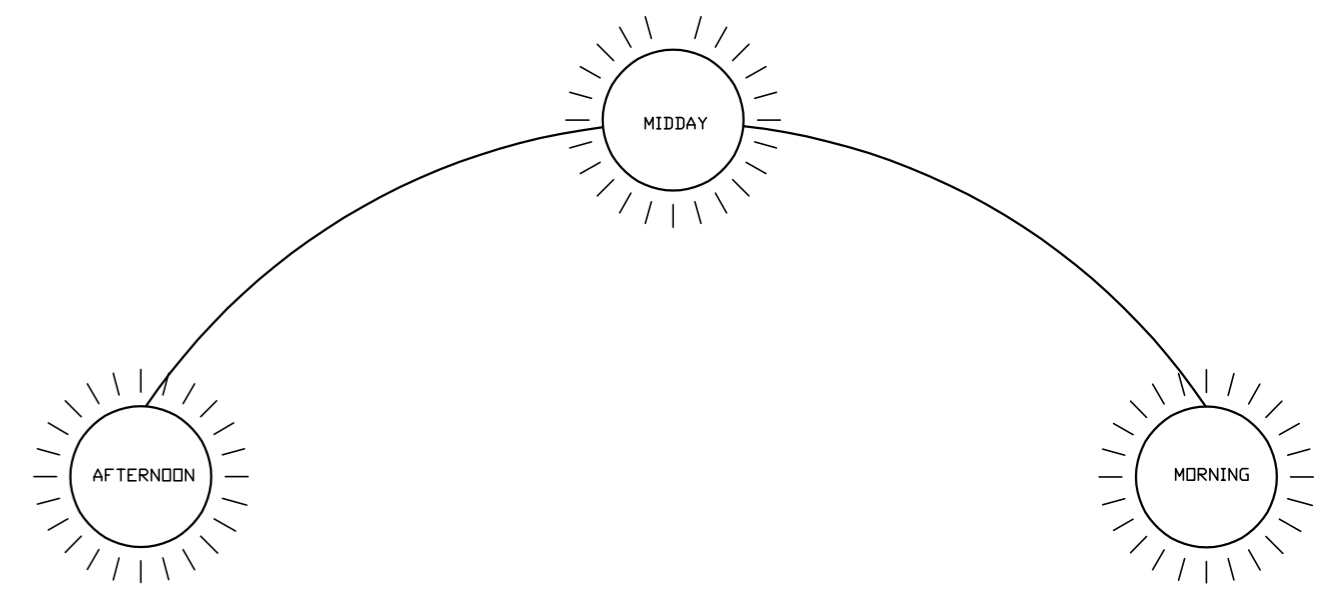
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| Job No. 25-918 | Sheet No. TP10 | Revision: A |

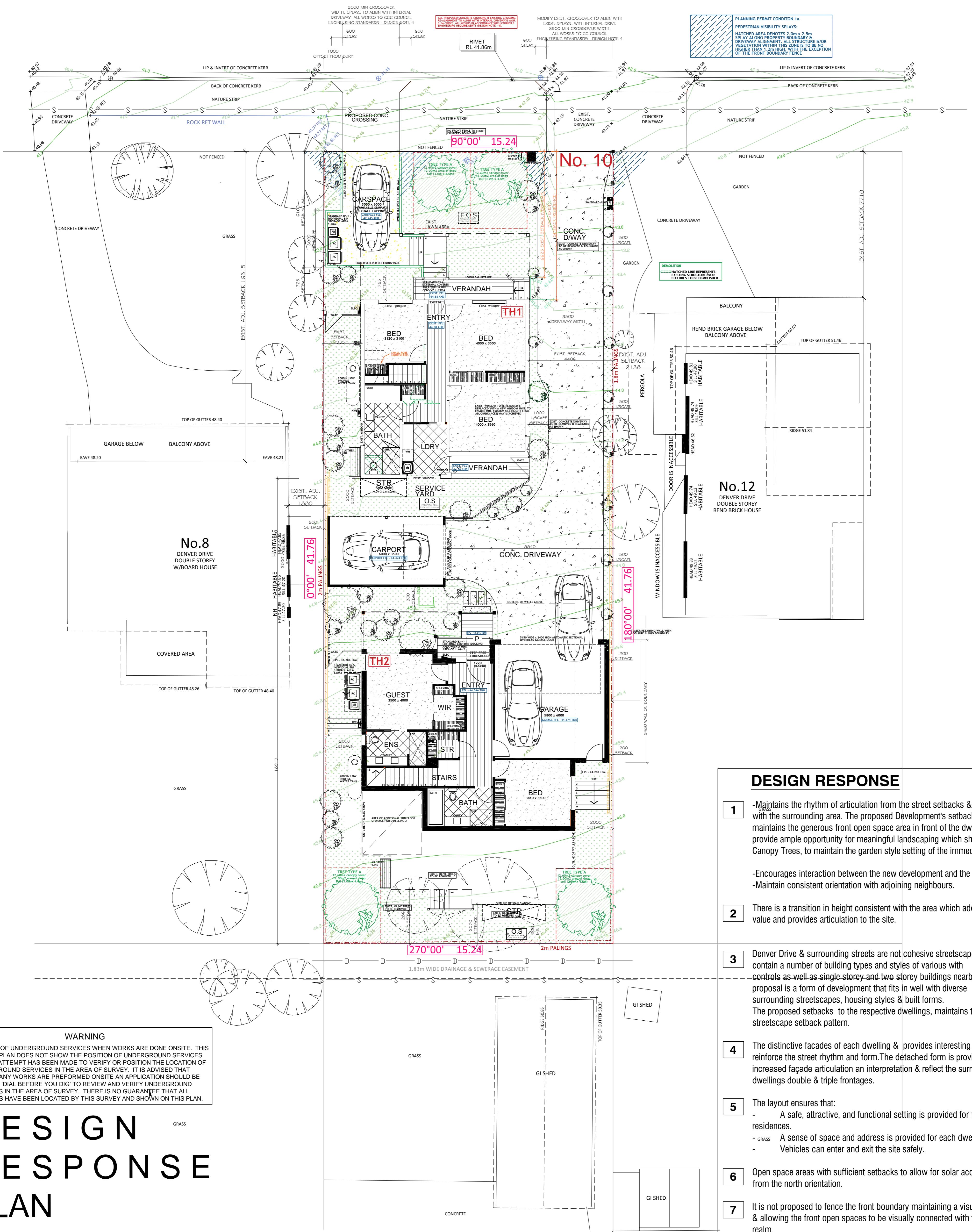
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Note - Although every endeavour has been made to provide correct dimensions & details of adjoining properties it is a policy of Designs Plus Architectural Drafting and its consultants that it shall not trespass onto properties unless express written consent is provided. Where consent is not given estimates are provided.

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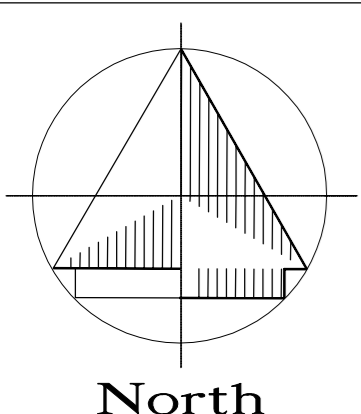
DENVER DRIVE



WARNING
BEWARE OF UNDERGROUND SERVICES WHEN WORKS ARE DONE ONSITE. THIS SURVEY PLAN DOES NOT SHOW THE POSITION OF UNDERGROUND SERVICES AND NO ATTEMPT HAS BEEN MADE TO VERIFY OR POSITION THE LOCATION OF UNDERGROUND SERVICES IN THE AREA OF SURVEY. IT IS ADVISED THAT BEFORE ANY WORKS ARE PERFORMED ONSITE AN APPLICATION SHOULD BE MADE TO 'DIAL BEFORE YOU DIG' TO REVIEW AND VERIFY UNDERGROUND SERVICES IN THE AREA OF SURVEY. THERE IS NO GUARANTEE THAT ALL SERVICES HAVE BEEN LOCATED BY THIS SURVEY AND SHOWN ON THIS PLAN.

DESIGN RESPONSE PLAN

- ### DESIGN RESPONSE
- Maintains the rhythm of articulation from the street setbacks & building styles with the surrounding area. The proposed Development's setback & built form maintains the generous front open space area in front of the dwellings that will provide ample opportunity for meaningful landscaping which shall include Canopy Trees, to maintain the garden style setting of the immediate area.
 - Encourages interaction between the new development and the street.
 - Maintain consistent orientation with adjoining neighbours.
 - There is a transition in height consistent with the area which adds aesthetic value and provides articulation to the site.
 - Denver Drive & surrounding streets are not cohesive streetscapes, they contain a number of building types and styles of various with controls as well as single-storey and two storey buildings nearby. The proposal is a form of development that fits in well with diverse surrounding streetscapes, housing styles & built forms. The proposed setbacks to the respective dwellings, maintains the a cohesive streetscape setback pattern.
 - The distinctive facades of each dwelling & provides interesting facades to reinforce the street rhythm and form. The detached form is provided by increased façade articulation an interpretation & reflect the surrounding dwellings double & triple frontages.
 - The layout ensures that:
 - A safe, attractive, and functional setting is provided for future residences.
 - A sense of space and address is provided for each dwelling
 - Vehicles can enter and exit the site safely.
 - Open space areas with sufficient setbacks to allow for solar access from the north orientation.
 - It is not proposed to fence the front boundary maintaining a visual connection & allowing the front open spaces to be visually connected with the public realm.



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FOR: [REDACTED]

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