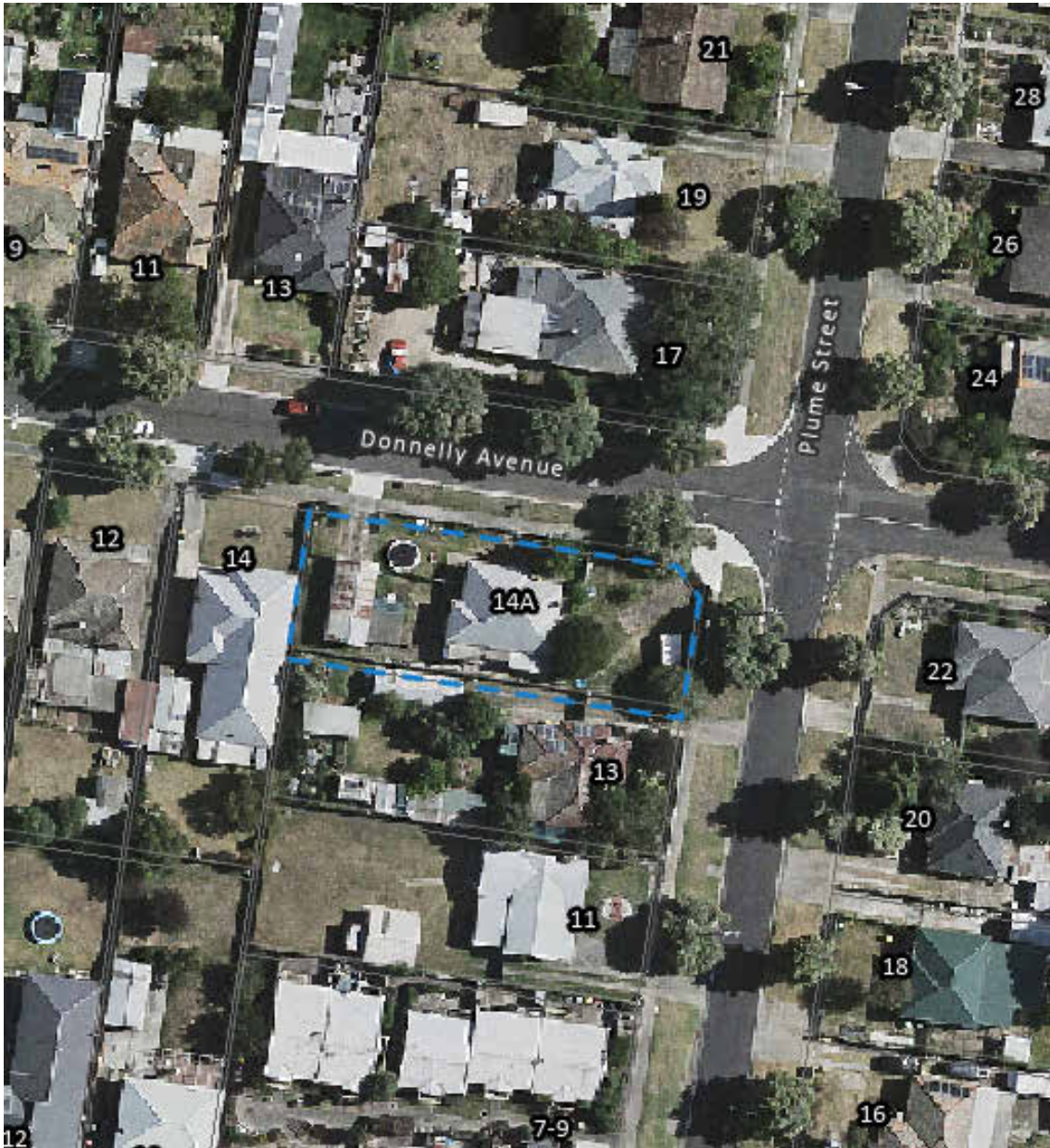


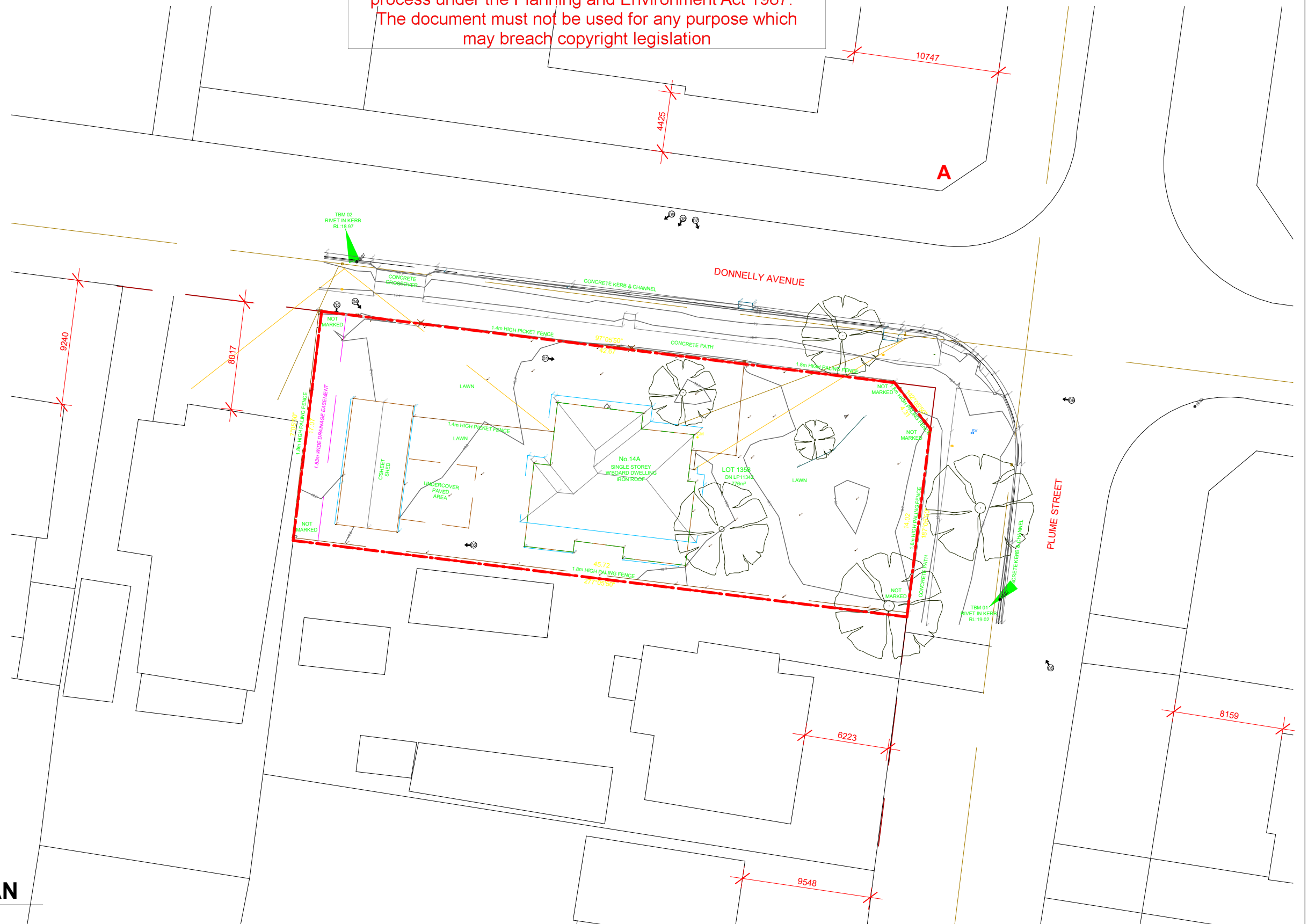
ISSUE FOR PLANNING PERMIT

PROPOSED 3-LOT SUBDIVISION AND CONSTRUCTION OF ADDITIONAL TWO DETACHED DWELLINGS

14A DONNELLY AVENUE NORLANE VIC 3214
Lot 358 LP11342



DRAWING INDEX	
Sheet Number	Sheet Name
A00	COVER PAGE
A01	SITE PLAN
A02	SITE ANALYSIS PLAN
A03	SUBDIVISION PLAN
A04	DEMOLITION PLAN
A05	PROPOSED SITE PLAN
A06	PROPOSED FLOOR PLAN LOT A
A07	PROPOSED FLOOR PLAN LOT B
A08	PROPOSED FLOOR PLAN LOT C
A09	SCHEDULE OF FINISHES
A10	LOT A ELEVATION
A11	LOT A ELEVATION
A12	LOT C ELEVATION
A13	LOT C ELEVATION
A14	SECTION - LOT A
A15	SECTION - LOT C
A16	SCHEDULE OF DOORS & WINDOWS
A17	STREET ELEVATION
A18	LANDSCAPE PLAN
A19	LANDSCAPE PLAN
A20	SHADOW DIAGRAM - SUMMER SOLSTICE - 12-21-2026
A21	SHADOW DIAGRAM - WINTER SOLSTICE - 06-21-2026
A22	SHADOW DIAGRAM - FALL EQUINOX - 09-22-2026
A23	VISIBILITY SPLAY
A24	CALCULATION



1

A01

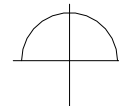
EXISTING SITE PLAN

1 : 300



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1 : 300

**14A DONNELLY AVENUE
NORLANE VIC 3214
Lot 358 LP11342**

RFI
RFI

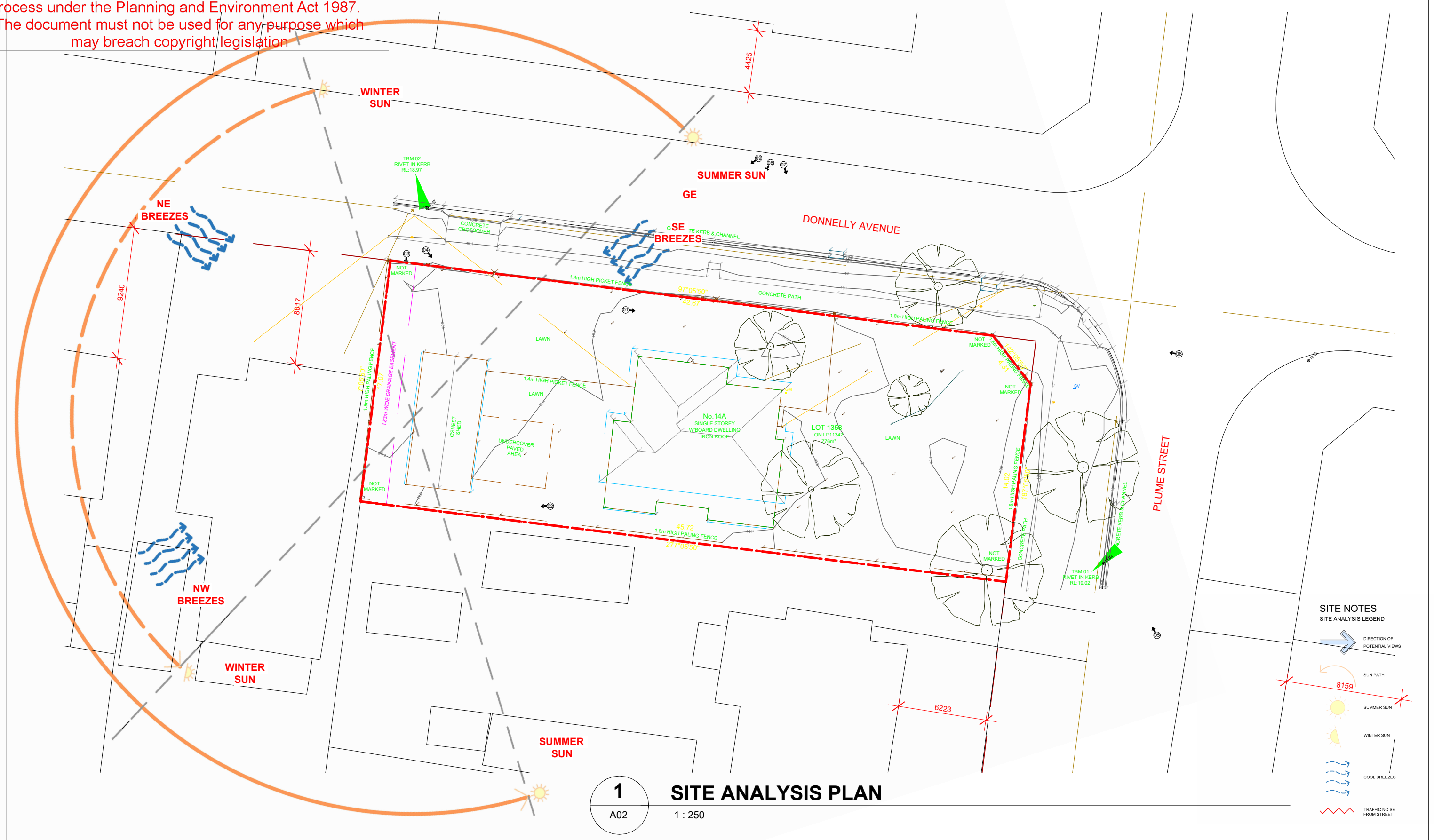
A	B
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22-06-2026
10-07-2026

SITE PLAN

**PROPOSED 3-LOT SUBDIVISION AND
CONSTRUCTION OF ADDITIONAL
TWO DETACHED DWELLINGS**

B



1 SITE ANALYSIS PLAN
A02 1 : 250

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PROJECT NUMBER
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SCALE
1 : 250

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PROJECT ADDRESS
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NORLANE VIC 3214
Lot 358 LP11342**

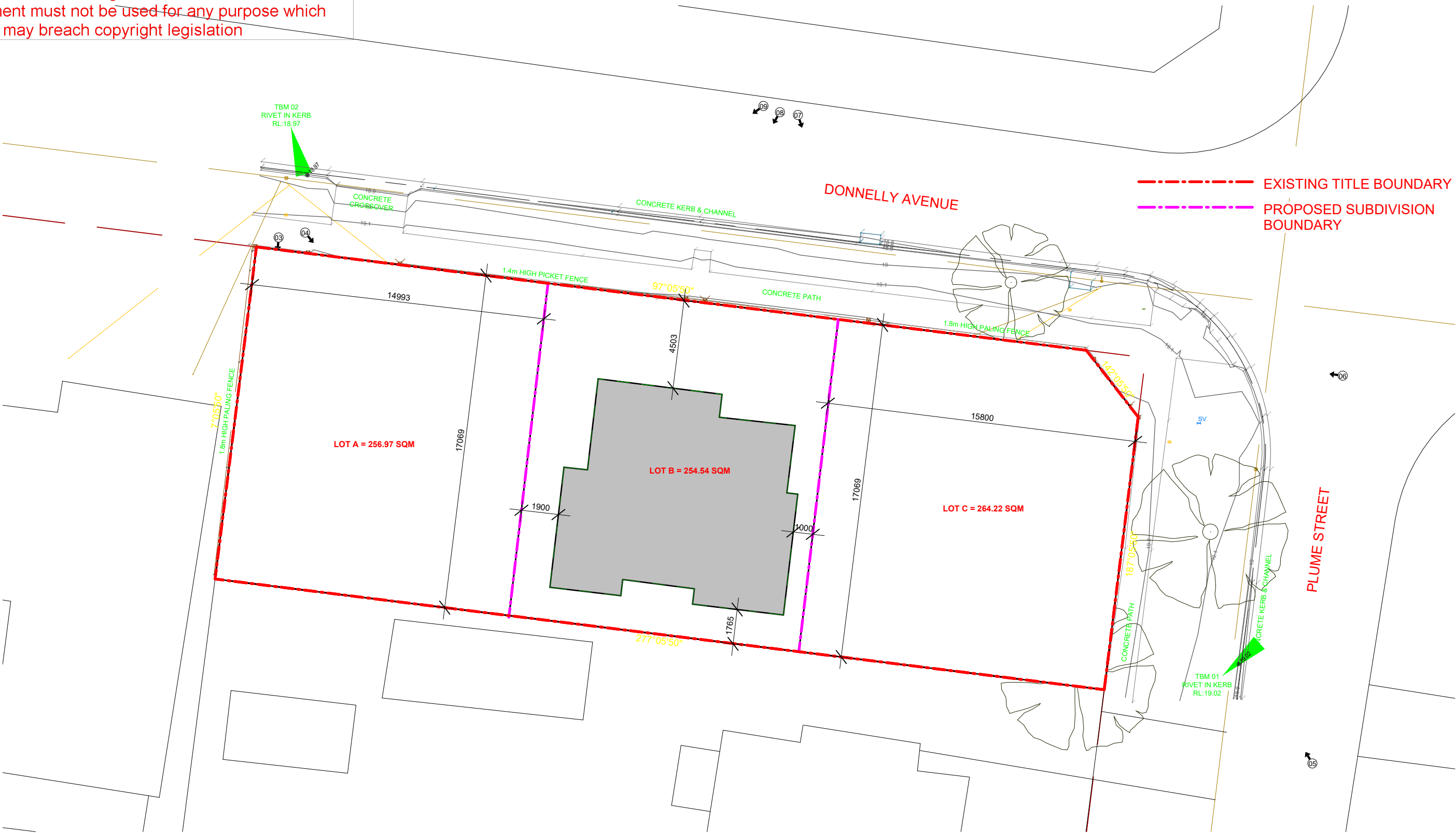
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RFI	B	10-07-2026

DRAWING
SITE ANALYSIS PLAN

PROJECT
**PROPOSED 3-LOT SUBDIVISION AND
CONSTRUCTION OF ADDITIONAL
TWO DETACHED DWELLINGS**

PROJECT STATUS
ISSUE FOR PLANNING PERMIT

DRAWING ID	REVISION
A02	B



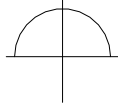
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A03
SUBDIVISION PLAN
1 : 200

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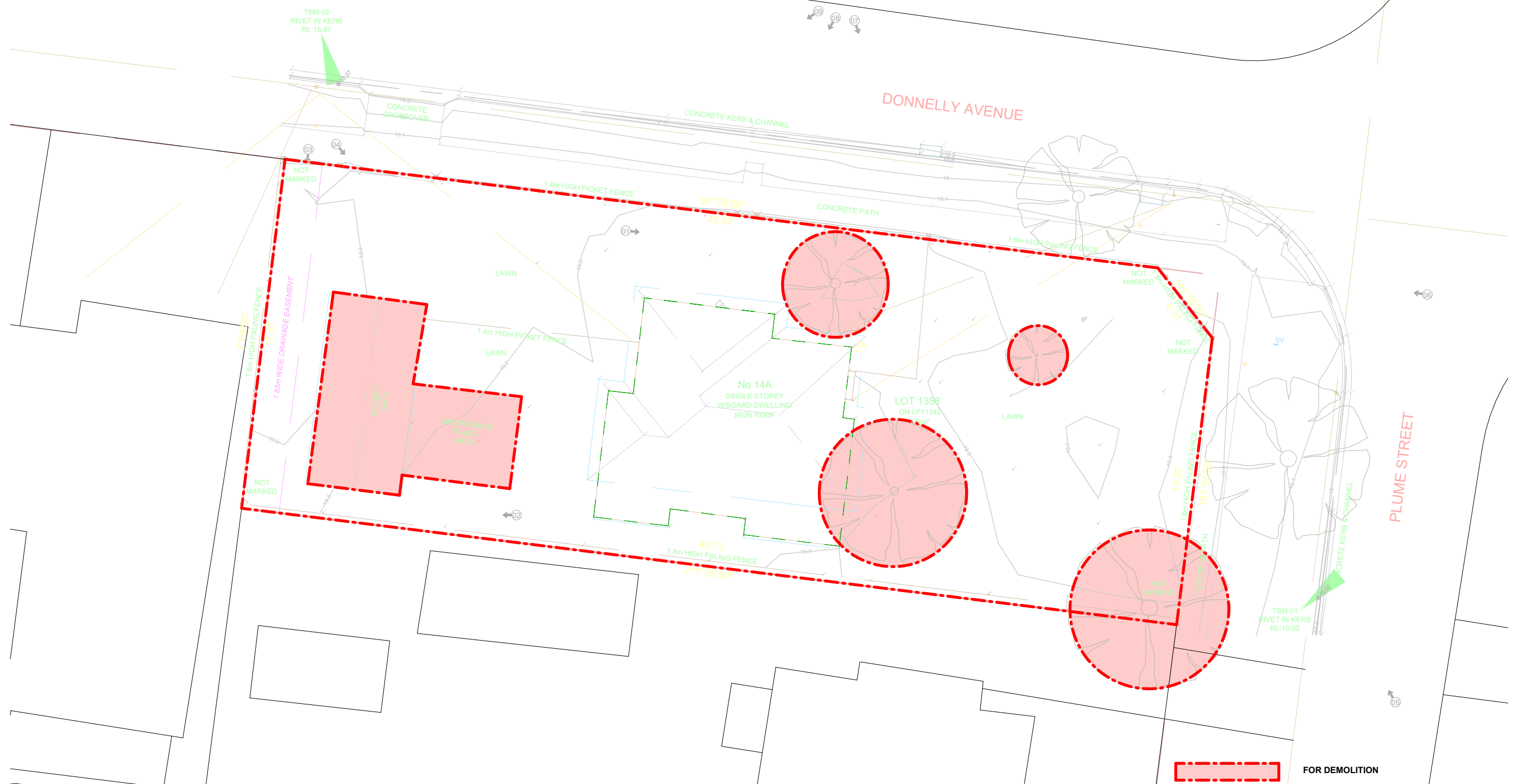
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10-07-2026
PROJECT NUMBER
AA675
SCALE
1 : 200

CLIENT
[REDACTED]
PROJECT ADDRESS
**14A DONNELLY AVENUE
NORLANE VIC 3214
Lot 358 LP11342**

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RFI	A	22-06-2026
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DRAWING
SUBDIVISION PLAN
PROJECT
**PROPOSED 3-LOT SUBDIVISION AND
CONSTRUCTION OF ADDITIONAL
TWO DETACHED DWELLINGS**

PROJECT STATUS
ISSUE FOR PLANNING PERMIT
DRAWING ID
A03
REVISION
B



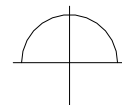
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A04
DEMOLITION PLAN
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Lot 358 LP11342**

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DRAWING
DEMOLITION PLAN
PROJECT
**PROPOSED 3-LOT SUBDIVISION AND
CONSTRUCTION OF ADDITIONAL
TWO DETACHED DWELLINGS**

PROJECT STATUS
ISSUE FOR PLANNING PERMIT
DRAWING ID
A04
REVISION
B



PROJECT STATUS	
ISSUE FOR PLANNING PERMIT	
DRAWING ID	REVISION
A05	B





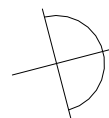
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A06
PROPOSED FLOOR PLAN LOT A
1 : 100

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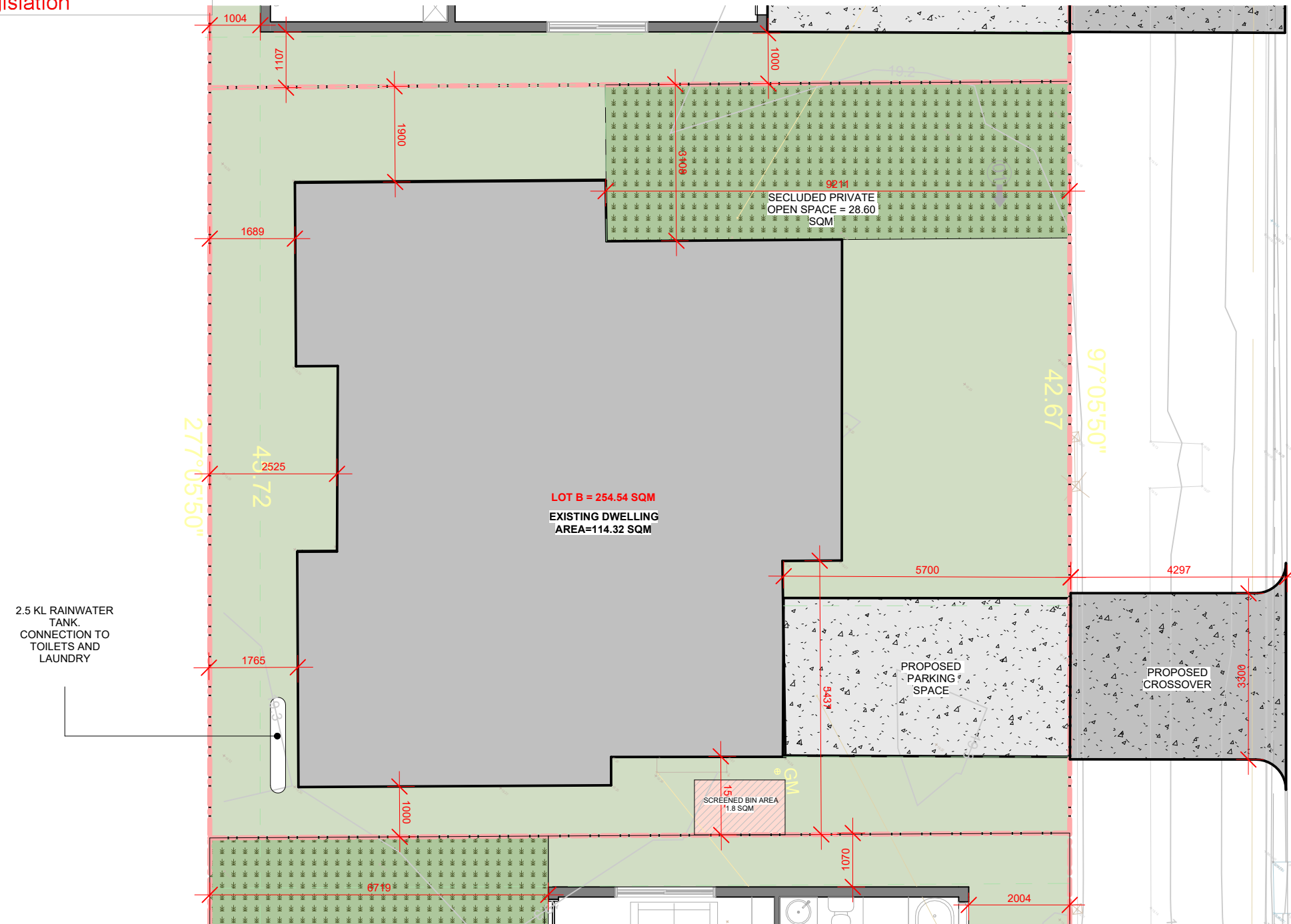
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10-07-2026
PROJECT NUMBER
AA675
SCALE
1 : 100

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Lot 358 LP11342**

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DRAWING
PROPOSED FLOOR PLAN LOT A
PROJECT
**PROPOSED 3-LOT SUBDIVISION AND
CONSTRUCTION OF ADDITIONAL
TWO DETACHED DWELLINGS**

PROJECT STATUS
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DRAWING ID
A06
REVISION
B



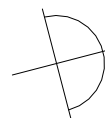
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A07
PROPOSED FLOOR PLAN LOT B
1 : 100

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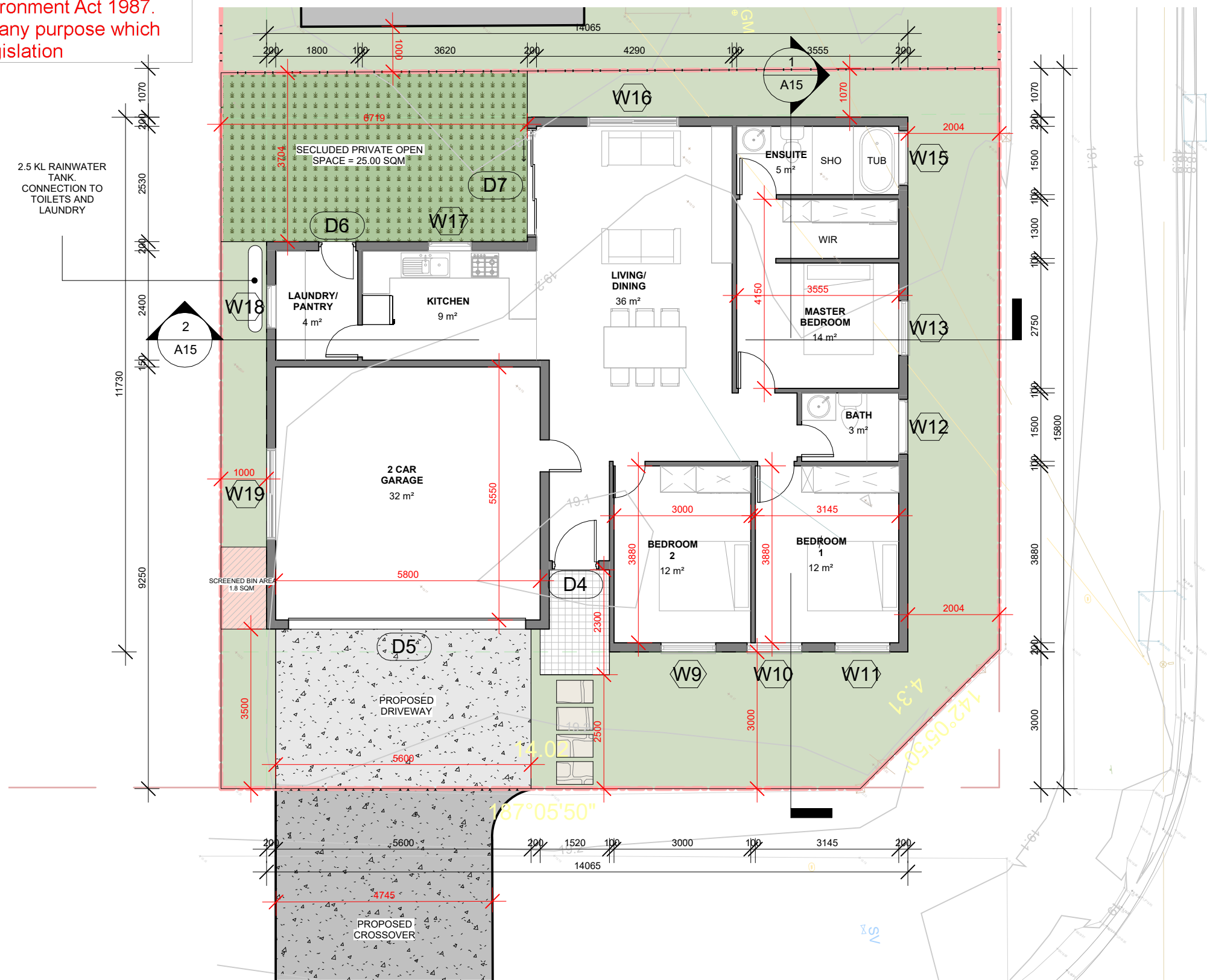
DRAWING ISSUE	REVISION	DATE ISSUED
RFI	A	22-06-2026
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DRAWING
PROPOSED FLOOR PLAN LOT B

PROJECT
**PROPOSED 3-LOT SUBDIVISION AND
CONSTRUCTION OF ADDITIONAL
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PROJECT STATUS
ISSUE FOR PLANNING PERMIT

DRAWING ID REVISION
A07 B



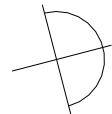
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A08
PROPOSED FLOOR PLAN LOT C
1 : 100

A: LEVEL 1, 1-5 LINK ROAD, 136 EPSOM ROAD
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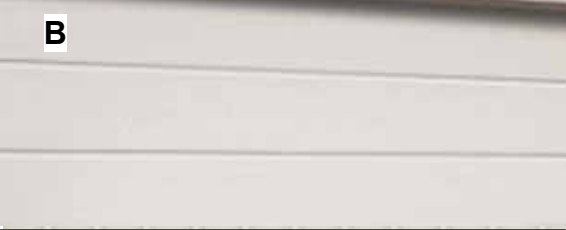
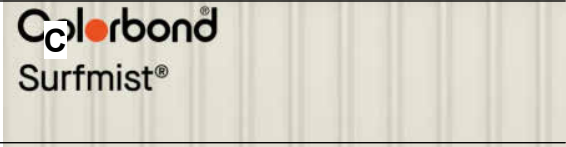
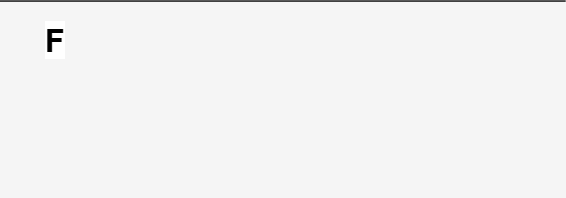
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PROJECT NUMBER
AA675
SCALE
1 : 100

CLIENT
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PROJECT ADDRESS
**14A DONNELLY AVENUE
NORLANE VIC 3214
Lot 358 LP11342**

DRAWING ISSUE	REVISION	DATE ISSUED
RFI RFI	A B	22-06-2026 10-07-2026

DRAWING
PROPOSED FLOOR PLAN LOT C
PROJECT
**PROPOSED 3-LOT SUBDIVISION AND
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TWO DETACHED DWELLINGS**

PROJECT STATUS
ISSUE FOR PLANNING PERMIT
DRAWING ID
A08
REVISION
B

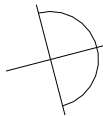
SCHEDULE OF FINISHES		
AREA	FINISH/ LOCATION	SAMPLE
EXTERNAL BRICK FACADE	FACE BRICK MASONRY STANDARD FACE BRICK IN NEUTRAL EARTH TONES (BROWN / GREY BLEND) LIGHT COLOURED MORTAR JOINTS STACK OR STRETCHER BOND PATTERN SMOOTH / LIGHTLY TEXTURED FINISH COLOUR AND TYPE TO MATCH APPROVED SAMPLE	
EXTERNAL CLADDING	SECTIONAL GARAGE DOOR (HORIZONTAL PANELLED) SECTIONAL LIFT GARAGE DOOR WITH HORIZONTAL PANEL PROFILE MATERIAL: STEEL / ALUMINIUM FINISH: SMOOTH, PRE-FINISHED COLOUR: LIGHT GREY / OFF-WHITE (TO MATCH CLADDING/FACADE)	
ROOFING	COLORBOND STEEL ROOF SURFMIST OR SIMILAR	
EXTERNAL DOORS AND WINDOWS	ALUMINIUM FRAMED, PRE-FINISHED COLOUR: MONUMENT OR SIMILAR Aluminium framed windows & Sliding doors with powder coated finish in charcoal or black tone to match modern extension elements.	
GUTTERS AND DOWNPIPES FASCIA BOARDS & GARAGE DOOR	ALUMINIUM FRAMED, PRE-FINISHED COLOUR: SURFMIST OR SIMILAR	
EXTERNAL COLUMNS / SUPPORT POSTS	RENDERED OR PAINTED STRUCTURAL POSTS	

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PROJECT NUMBER

AA675

SCALE

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PROJECT ADDRESS

14A DONNELLY AVENUE
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Lot 358 LP11342

DRAWING ISSUE

RFI
RFI

REVISION

A
B

DATE ISSUED

22-06-2026
10-07-2026

DRAWING

SCHEDULE OF FINISHES

PROJECT

PROPOSED 3-LOT SUBDIVISION AND
CONSTRUCTION OF ADDITIONAL
TWO DETACHED DWELLINGS

PROJECT STATUS

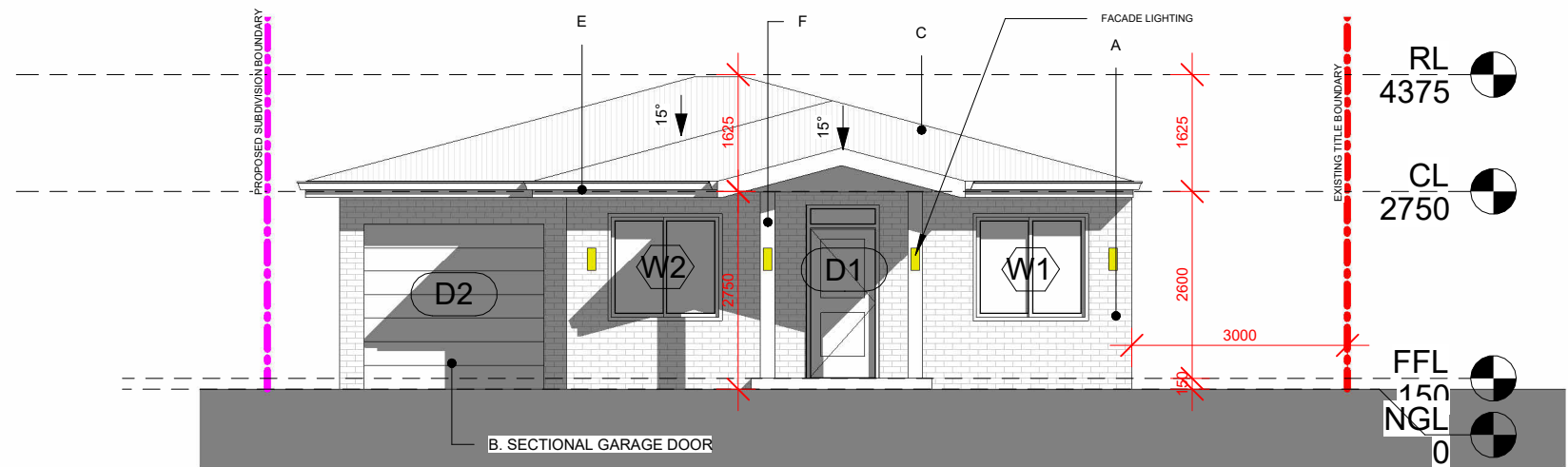
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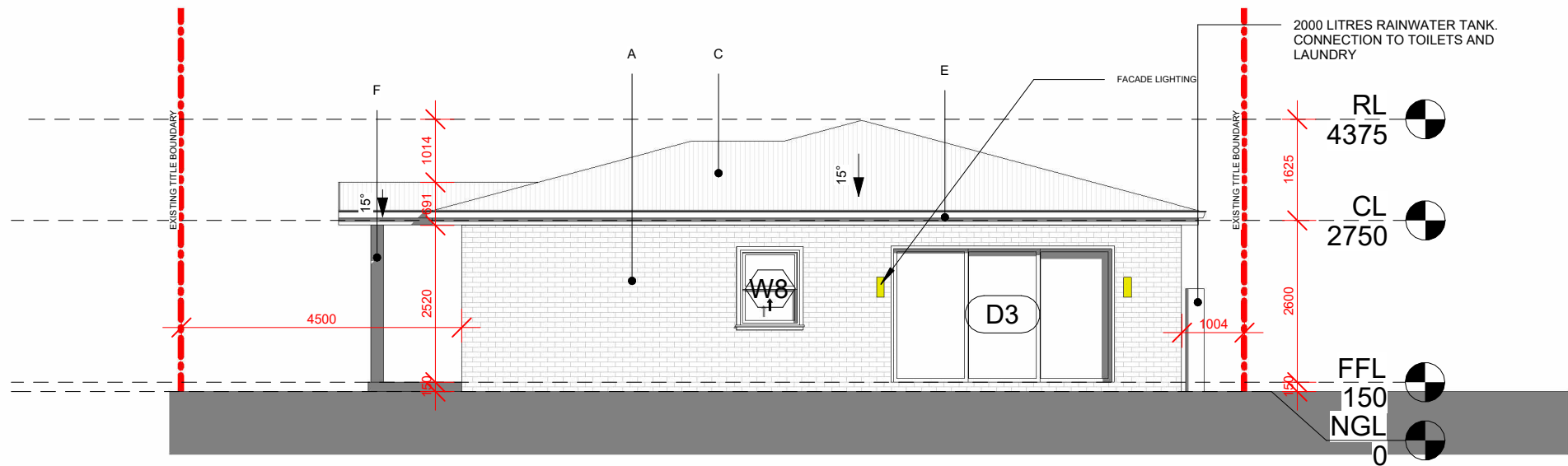
A09

REVISION

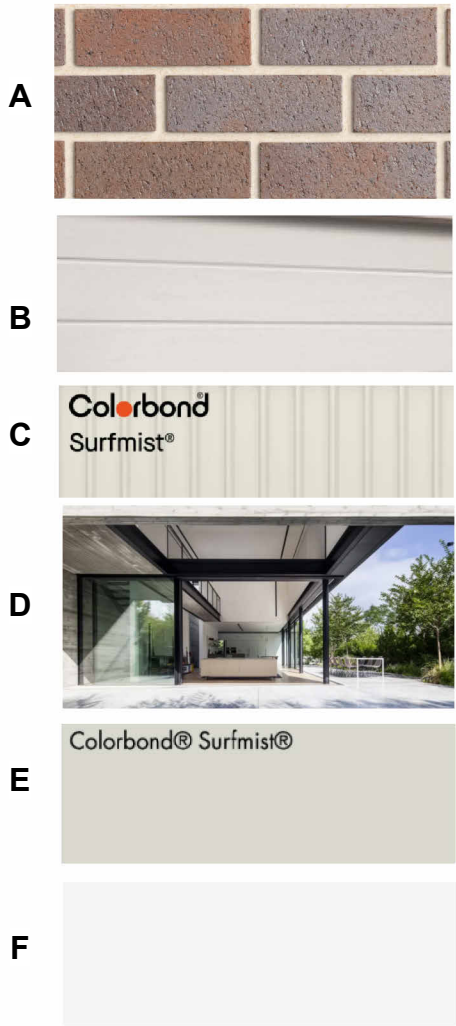
B



1
A10 1 : 100
LOT A - NORTH ELEVATION



2
A10 1 : 100
LOT A - WEST SIDE ELEVATION

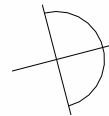


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1 : 100

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NORLANE VIC 3214
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DRAWING ISSUE

RFI
RFI

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A
B

DATE ISSUED

22-06-2026
10-07-2026

DRAWING

LOT A ELEVATION

PROJECT

PROPOSED 3-LOT SUBDIVISION AND
CONSTRUCTION OF ADDITIONAL
TWO DETACHED DWELLINGS

PROJECT STATUS

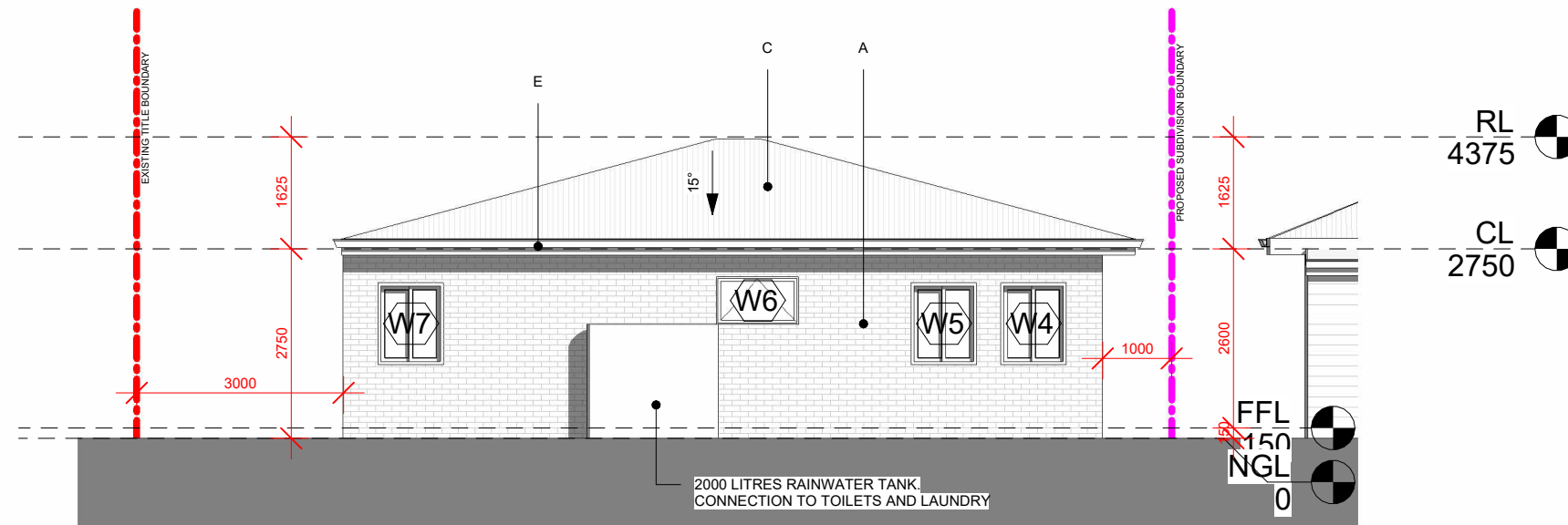
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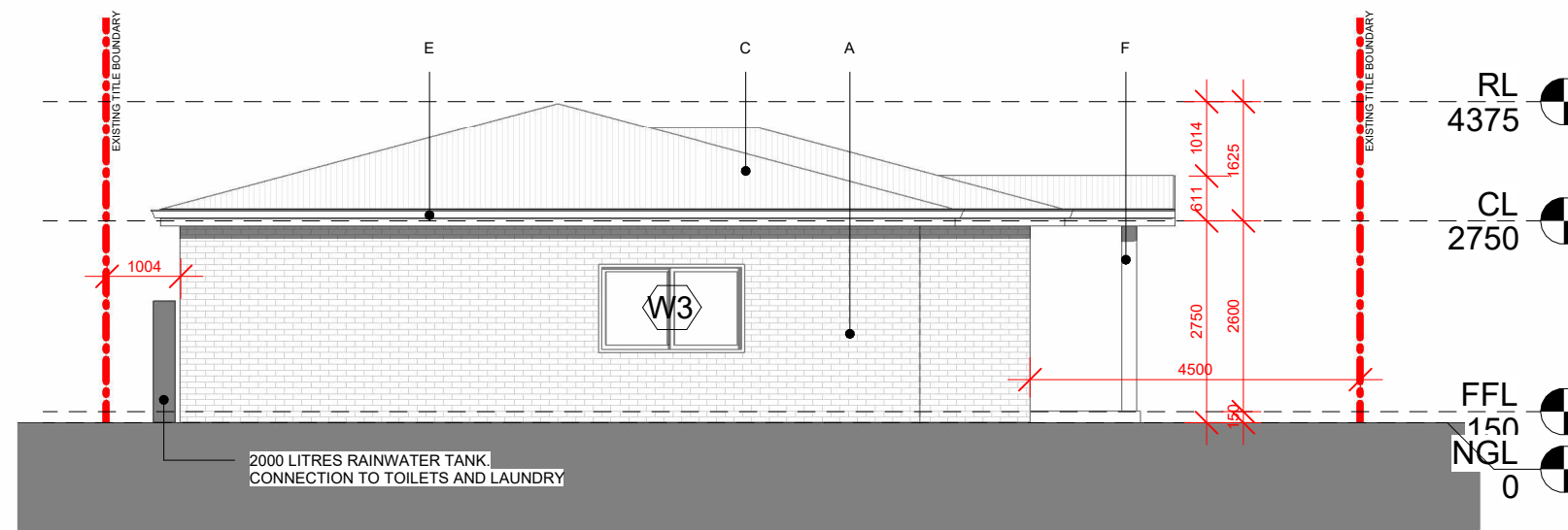
A10

REVISION

B



1 LOT A - SOUTH ELEVATION
A11 1 : 100



2 LOT A - EAST SIDE ELEVATION
A11 1 : 100



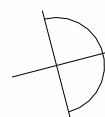
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NORLANE VIC 3214
Lot 358 LP11342

DRAWING ISSUE

RFI
RFI

REVISION

A
B

DATE ISSUED

22-06-2026
10-07-2026

DRAWING

LOT A ELEVATION

PROJECT

PROPOSED 3-LOT SUBDIVISION AND
CONSTRUCTION OF ADDITIONAL
TWO DETACHED DWELLINGS

PROJECT STATUS

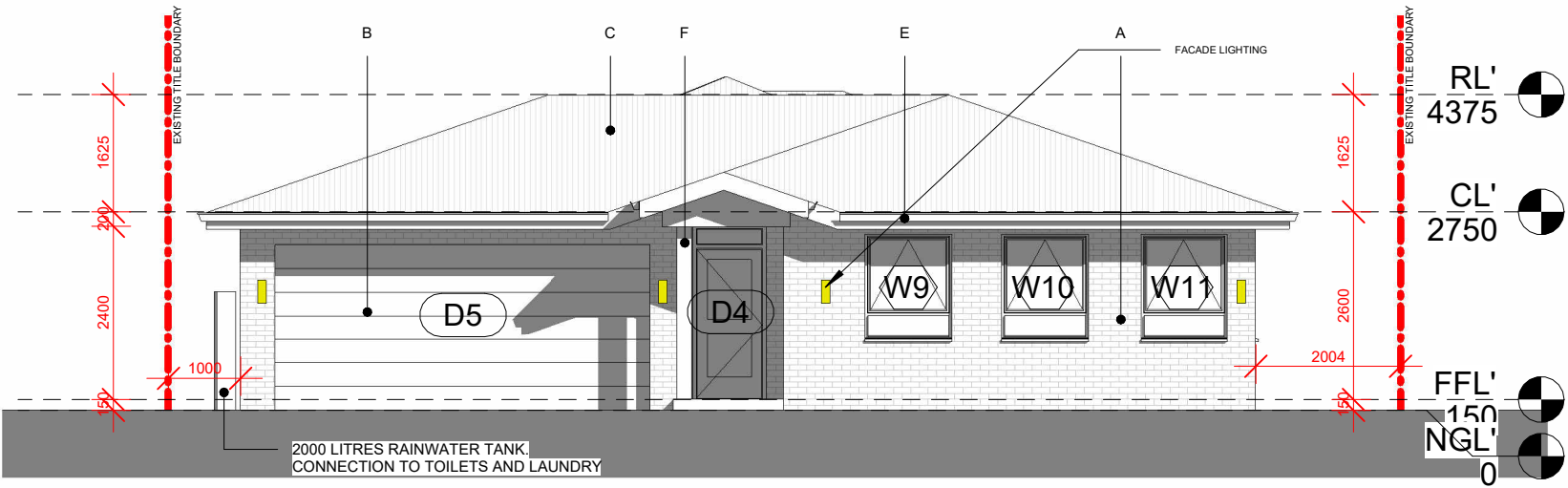
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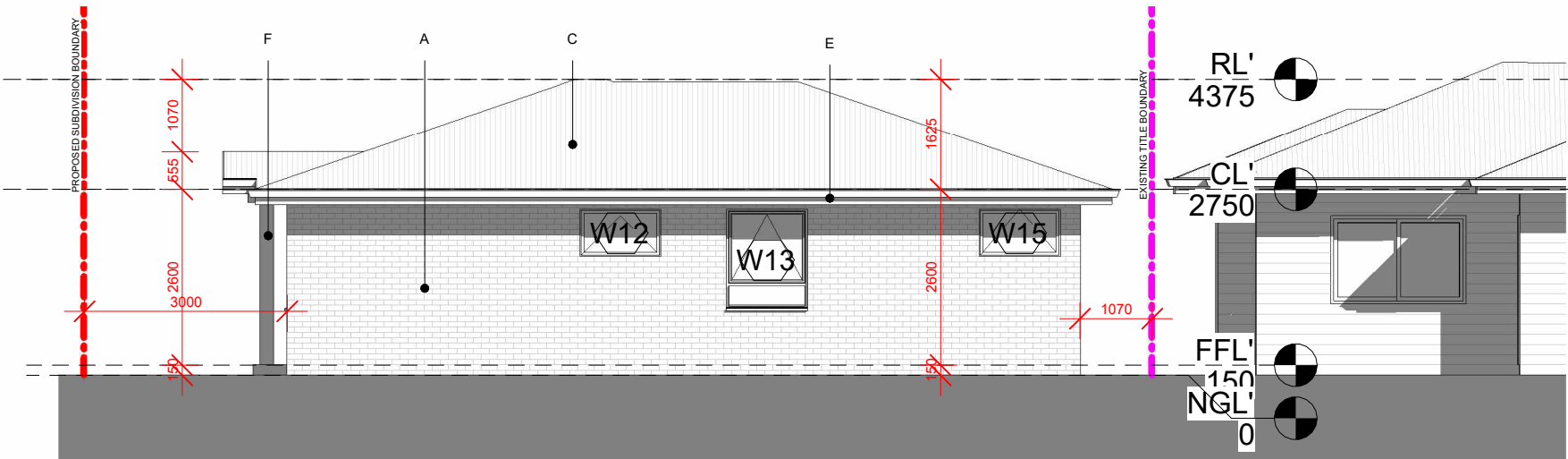
A11

REVISION

B



1
A12
LOT C - EAST ELEVATION
1 : 100



2
A12
LOT C - NORTH ELEVATION
1 : 100

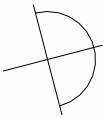


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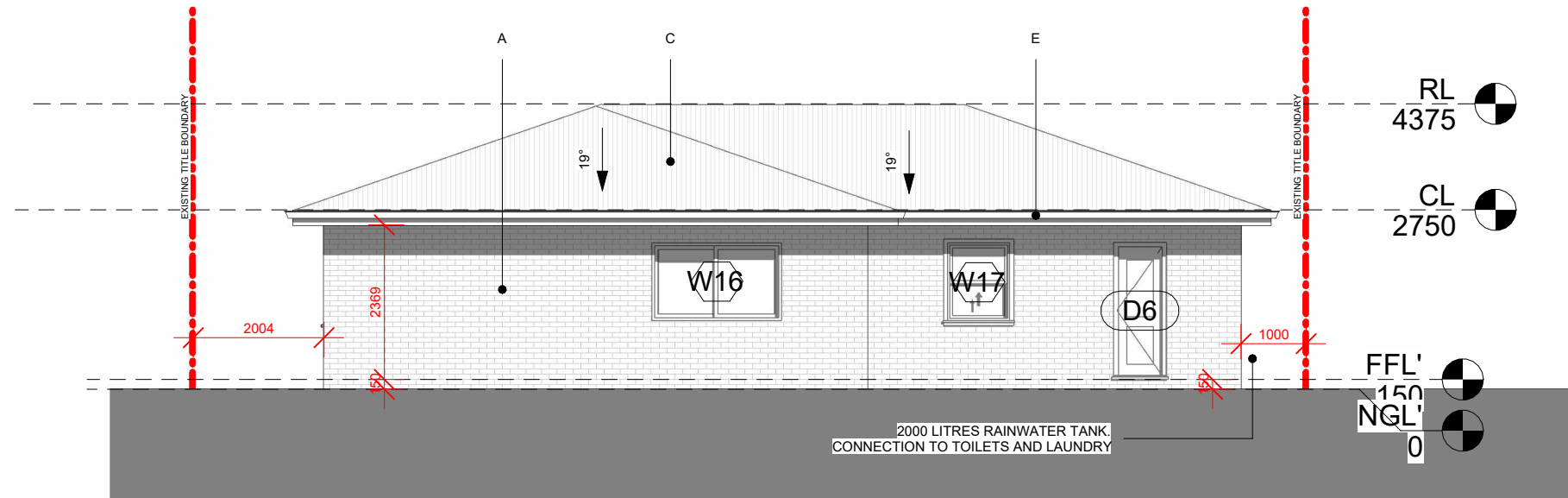
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PROJECT NUMBER
AA675
SCALE
1 : 100

CLIENT
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PROJECT ADDRESS
**14A DONNELLY AVENUE
NORLANE VIC 3214
Lot 358 LP11342**

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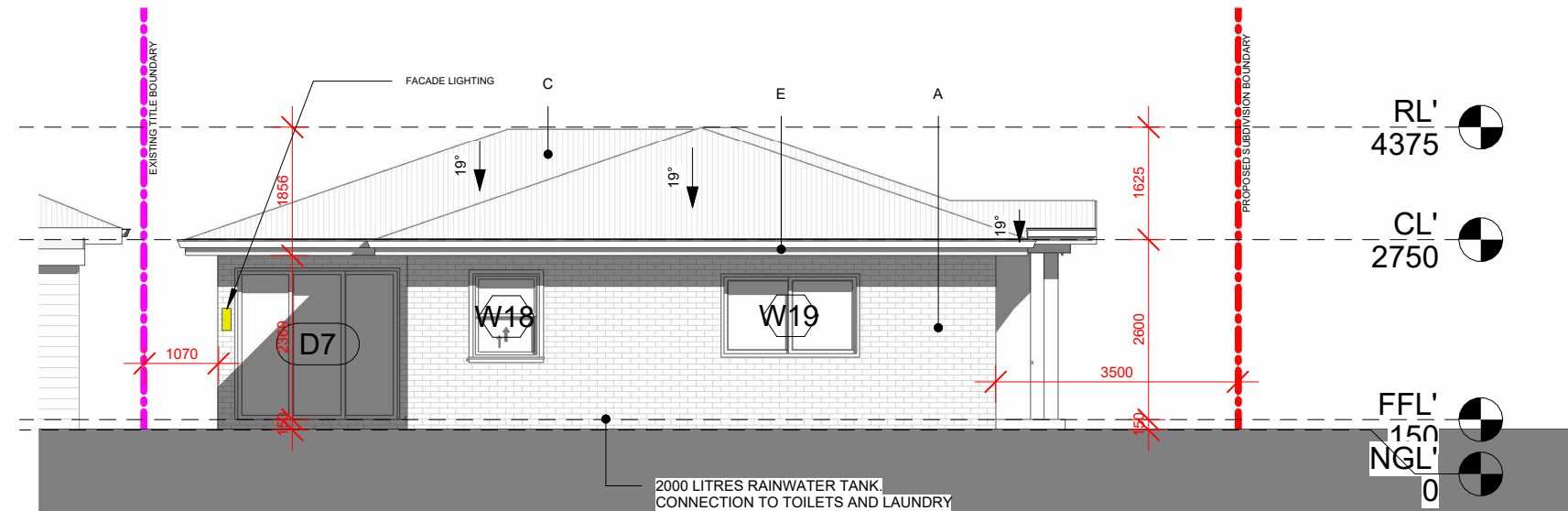
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LOT C ELEVATION
PROJECT
**PROPOSED 3-LOT SUBDIVISION AND
CONSTRUCTION OF ADDITIONAL
TWO DETACHED DWELLINGS**

PROJECT STATUS
ISSUE FOR PLANNING PERMIT
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A12
REVISION
B



1 LOT C- WEST SIDE ELEVATION

A13 1 : 100



2 LOT C - SOUTH ELEVATION

A13 1 : 100



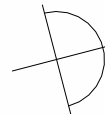
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RFI

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B

DATE ISSUED

22-06-2026
10-07-2026

DRAWING

LOT C ELEVATION

PROJECT

PROPOSED 3-LOT SUBDIVISION AND
CONSTRUCTION OF ADDITIONAL
TWO DETACHED DWELLINGS

PROJECT STATUS

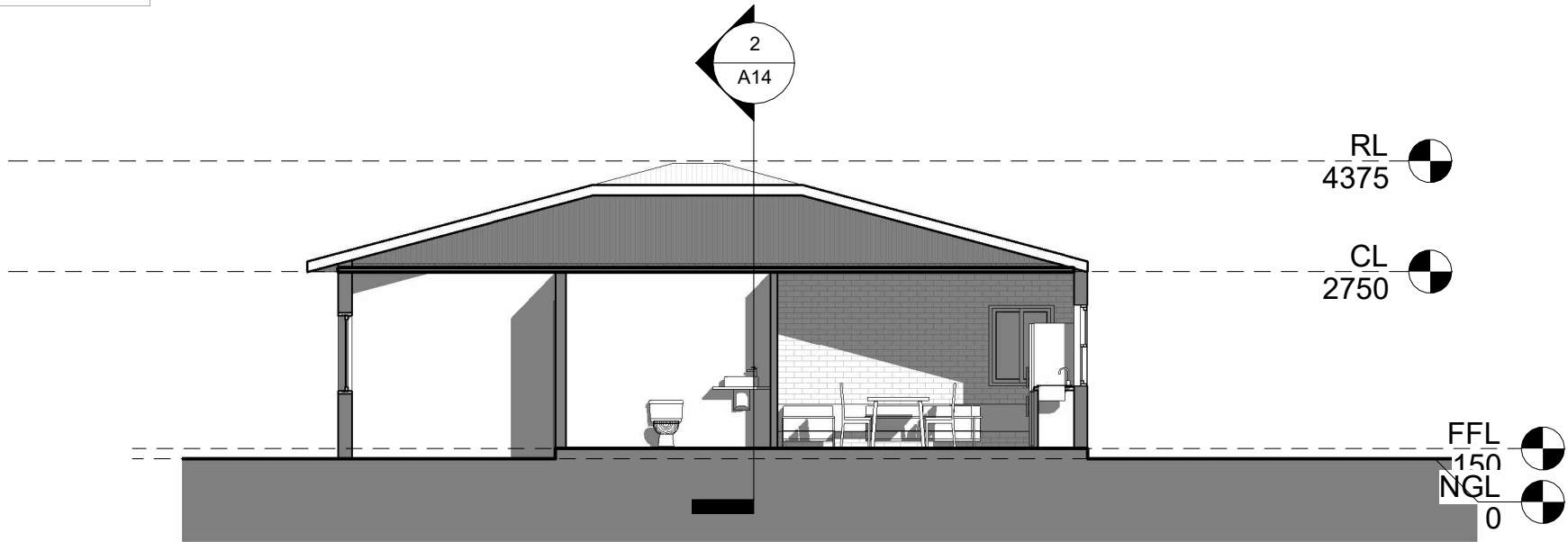
ISSUE FOR PLANNING PERMIT

DRAWING ID

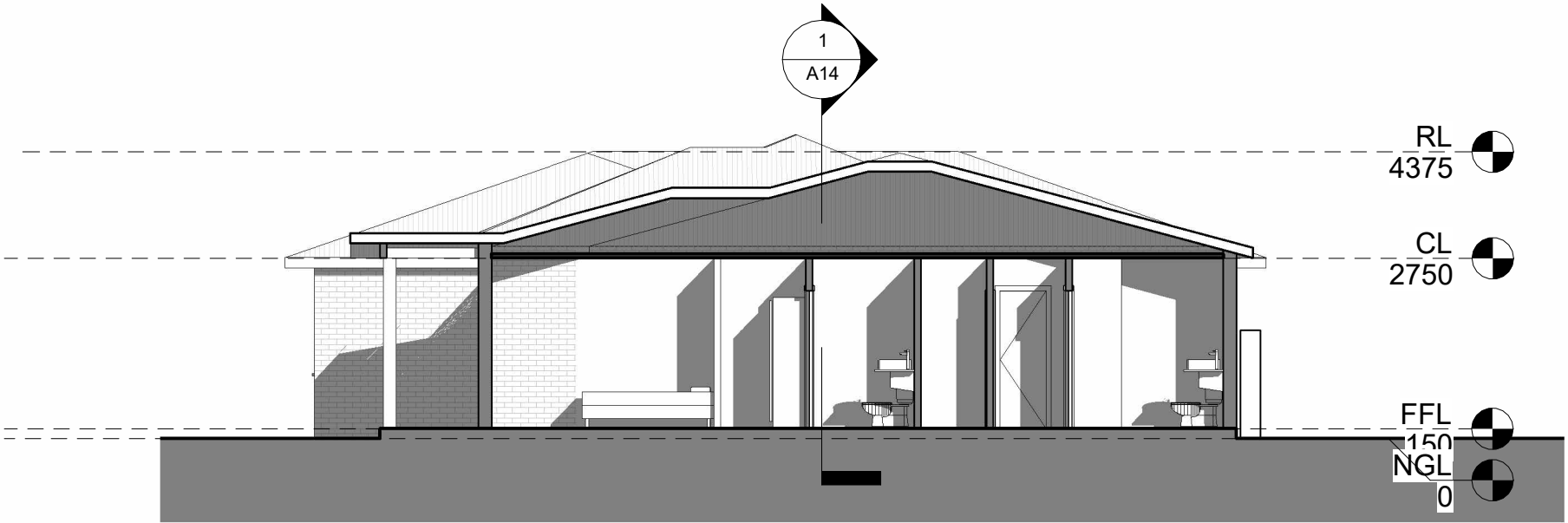
A13

REVISION

B



1
A14
LOT A SECTION A
1 : 100



2
A14
LOT A SECTION B
1 : 100

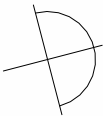
A: LEVEL 1, 1-5 LINK ROAD, 136 EPSOM ROAD
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DATE

10-07-2026

PROJECT NUMBER

AA675

SCALE

1 : 100

CLIENT

PROJECT ADDRESS

**14A DONNELLY AVENUE
NORLANE VIC 3214
Lot 358 LP11342**

DRAWING ISSUE

RFI
RFI

REVISION

A
B

DATE ISSUED

22-06-2026
10-07-2026

DRAWING

SECTION - LOT A

PROJECT

**PROPOSED 3-LOT SUBDIVISION AND
CONSTRUCTION OF ADDITIONAL
TWO DETACHED DWELLINGS**

PROJECT STATUS

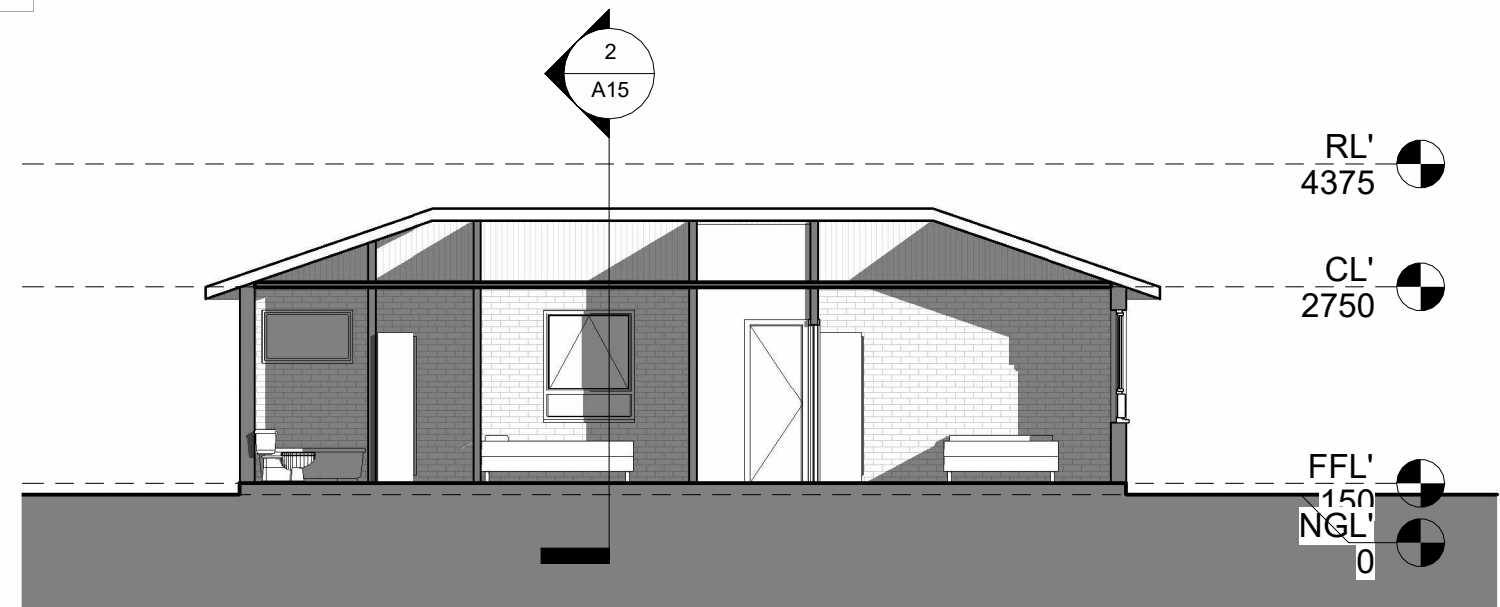
ISSUE FOR PLANNING PERMIT

DRAWING ID

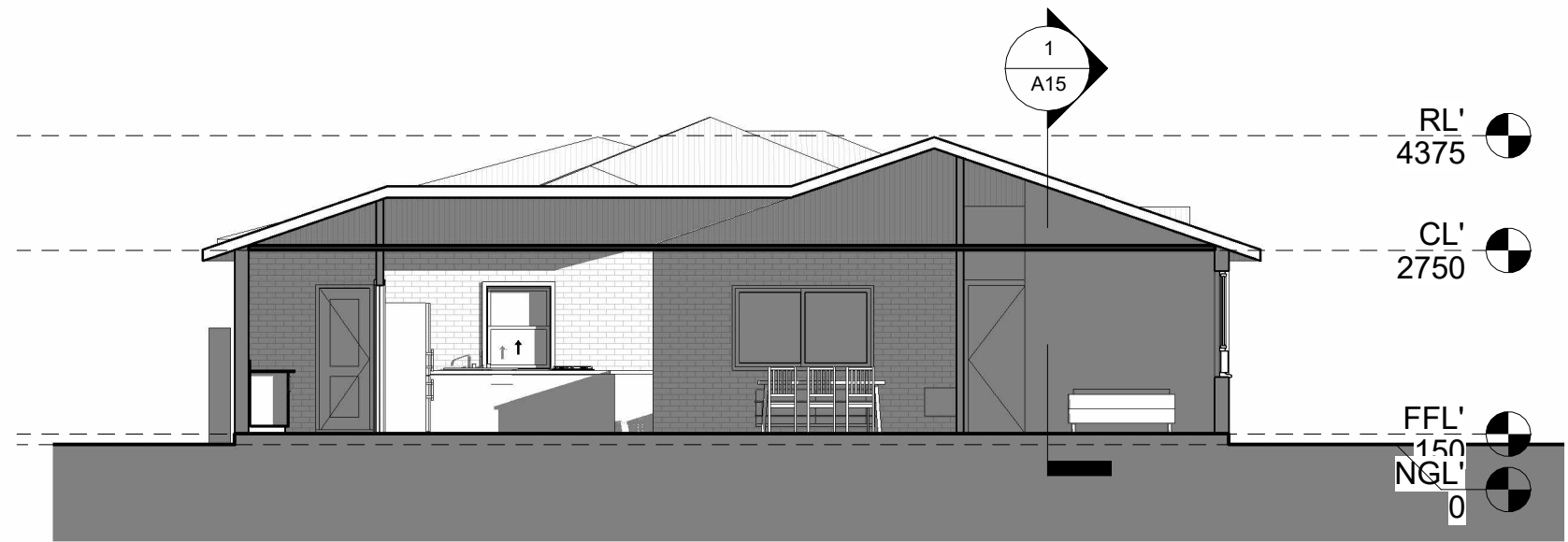
A14

REVISION

B



1
A15
LOT C SECTION A
1 : 100



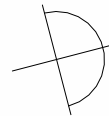
2
A15
LOT C SECTION B
1 : 100

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DATE
10-07-2026
PROJECT NUMBER
AA675
SCALE
1 : 100

CLIENT
[REDACTED]
PROJECT ADDRESS
**14A DONNELLY AVENUE
NORLANE VIC 3214
Lot 358 LP11342**

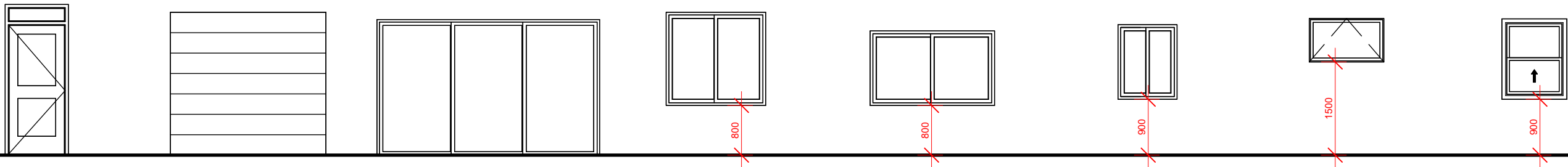
DRAWING ISSUE	REVISION	DATE ISSUED
RFI RFI	A B	22-06-2026 10-07-2026

DRAWING
SECTION - LOT C

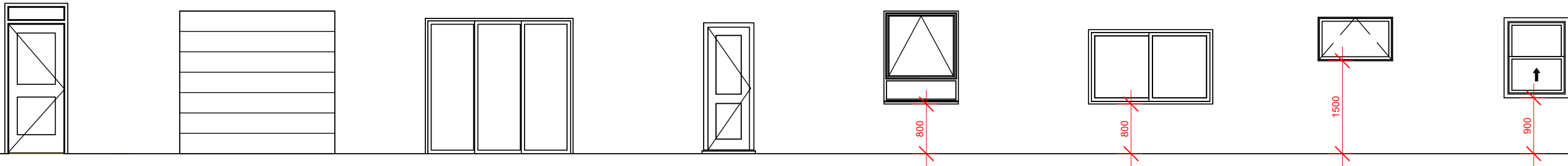
PROJECT
**PROPOSED 3-LOT SUBDIVISION AND
CONSTRUCTION OF ADDITIONAL
TWO DETACHED DWELLINGS**

PROJECT STATUS
ISSUE FOR PLANNING PERMIT

DRAWING ID
A15
REVISION
B

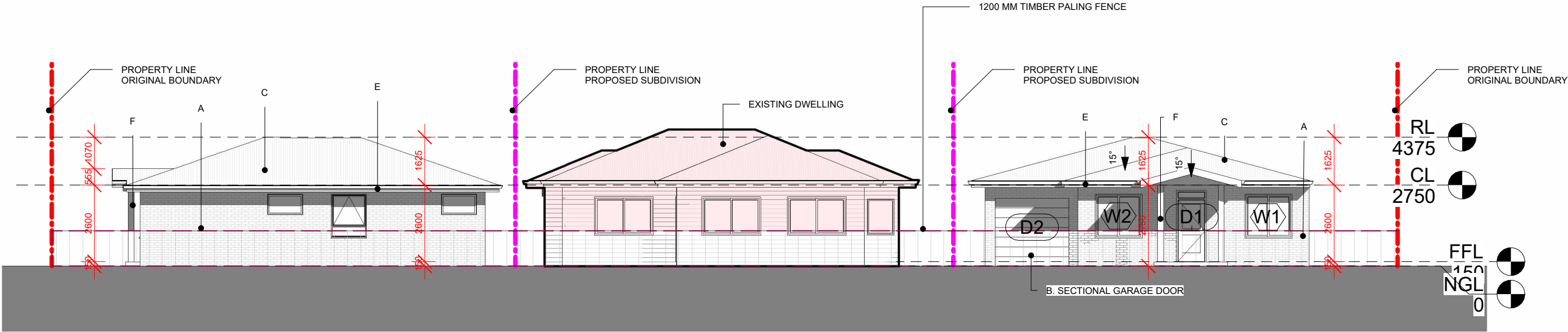


SCHEDULE OF DOORS & WINDOWS (LOT A)								
	D1	D2	D3	W1, W2	W3	W4, W5, W7	W6	W8
	Panel Door with Transom	Sectional Garage Door	3-Panel Sliding Door	Sliding Window Aluminum Double Glazed	Sliding Window Aluminum Double Glazed	Sliding Highlight Window Aluminum Double Glazed	Awning Highlight Window	Single Hung Window
HEIGHT	2100	2300	2100	1500	1200	1200	700	1200
WIDTH	900	2500	3500	1600	2000	950	1200	950
AREA	1.89 SQM	5.75 SQM	7.35 SQM	2.4 SQM	2.4 SQM	1.14 SQM	0.84 SQM	1.14 SQM
QUANTITY	1	1	1	2	1	3	1	1



SCHEDULE OF DOORS & WINDOWS (LOT B)								
	D1	D2	D3	D4	W9, W10, W11, W13	W16, W19	W12, W15	W17, W18
	Panel Door with Transom	Sectional Garage Door	3-Panel Sliding Door	Exterior Panel Door	Composite Window Double Glazed	Sliding Window Aluminum Double Glazed	Awning Highlight Window	Single Hung Window
HEIGHT	2100	2300	2100	810	1500	1200	700	1200
WIDTH	900	2500	2300	2100	1200	2000	1200	950
AREA	1.89 SQM	5.75 SQM	4.83 SQM	1.70 SQM	1.8 SQM	2.4 SQM	0.84 SQM	1.14 SQM
QUANTITY	1	1	1	1	4	2	2	2

NOTE: All habitable windows are intended to be double-glazed.



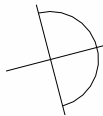
1
A17
STREET ELEVATION
1 : 150

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DATE
10-07-2026
PROJECT NUMBER
AA675
SCALE
1 : 150

CLIENT
[REDACTED]
PROJECT ADDRESS
**14A DONNELLY AVENUE
NORLANE VIC 3214
Lot 358 LP11342**

DRAWING ISSUE	REVISION	DATE ISSUED
RFI	A	22-06-2026
RFI	B	10-07-2026

DRAWING
STREET ELEVATION

PROJECT
**PROPOSED 3-LOT SUBDIVISION AND
CONSTRUCTION OF ADDITIONAL
TWO DETACHED DWELLINGS**

PROJECT STATUS
ISSUE FOR PLANNING PERMIT
DRAWING ID
A17
REVISION
B



PLANT SCHEDULE							
SYM	BOTANICAL NAME	COMMON NAME	TYPE	HEIGHT × WIDTH AT MATURITY	MIN SUPPLY SIZE	QTY	LOCATION
CANOPY TREES							
BV	Bauhinia variegata	White Orchid Tree	Canopy Tree	6–8m × 6m	min. 1.8m high	3	as shown (rear setback)
PyC	Pyrus calleryana ‘Chanticleer’	Ornamental Pear	Canopy Tree	9m × 5.2m	min. 1.8m high	3	as shown (front setback)
SHRUB PLANTING							
AcH	Acmena smithii ‘Hedgemaster’	Lilly Pilly	Shrub	0.6m × 0.6m	150mm pot	20	as shown
PiT	Pittosporum tenuifolium	Silver Sheen	Shrub	5m × 1m	min. 1.5m high	8	as shown
GROUND COVERS							
PoL	Poa labillardieri	Tussock Grass	Groundcover	0.5m × 1.2m	200mm pot	9	as shown
ArCv	Arctotis cvs.	African Daisy	Groundcover	0.3m × 0.75m	150mm pot	16	as shown
LAWN AREAS							
-	Bouteloua dactyloides	Buffalo Grass	Lawn	-	Turf	as required	as shown

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DATE
10-07-2026

PROJECT NUMBER
AA675

SCALE
1 : 200

CLIENT
[REDACTED]

PROJECT ADDRESS
**14A DONNELLY AVENUE
NORLANE VIC 3214
Lot 358 LP11342**

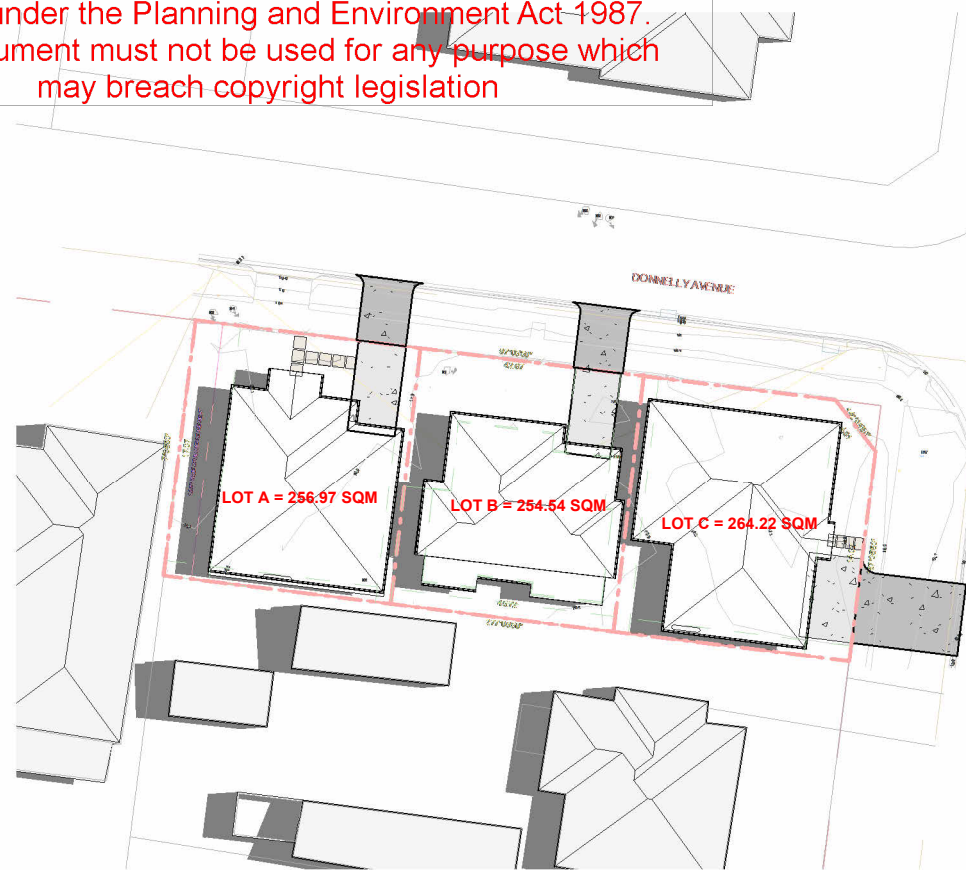
DRAWING ISSUE	REVISION	DATE ISSUED
RFI	A	22-06-2026
RFI	B	10-07-2026

DRAWING
LANDSCAPE PLAN

PROJECT
**PROPOSED 3-LOT SUBDIVISION AND
CONSTRUCTION OF ADDITIONAL
TWO DETACHED DWELLINGS**

PROJECT STATUS
ISSUE FOR PLANNING PERMIT

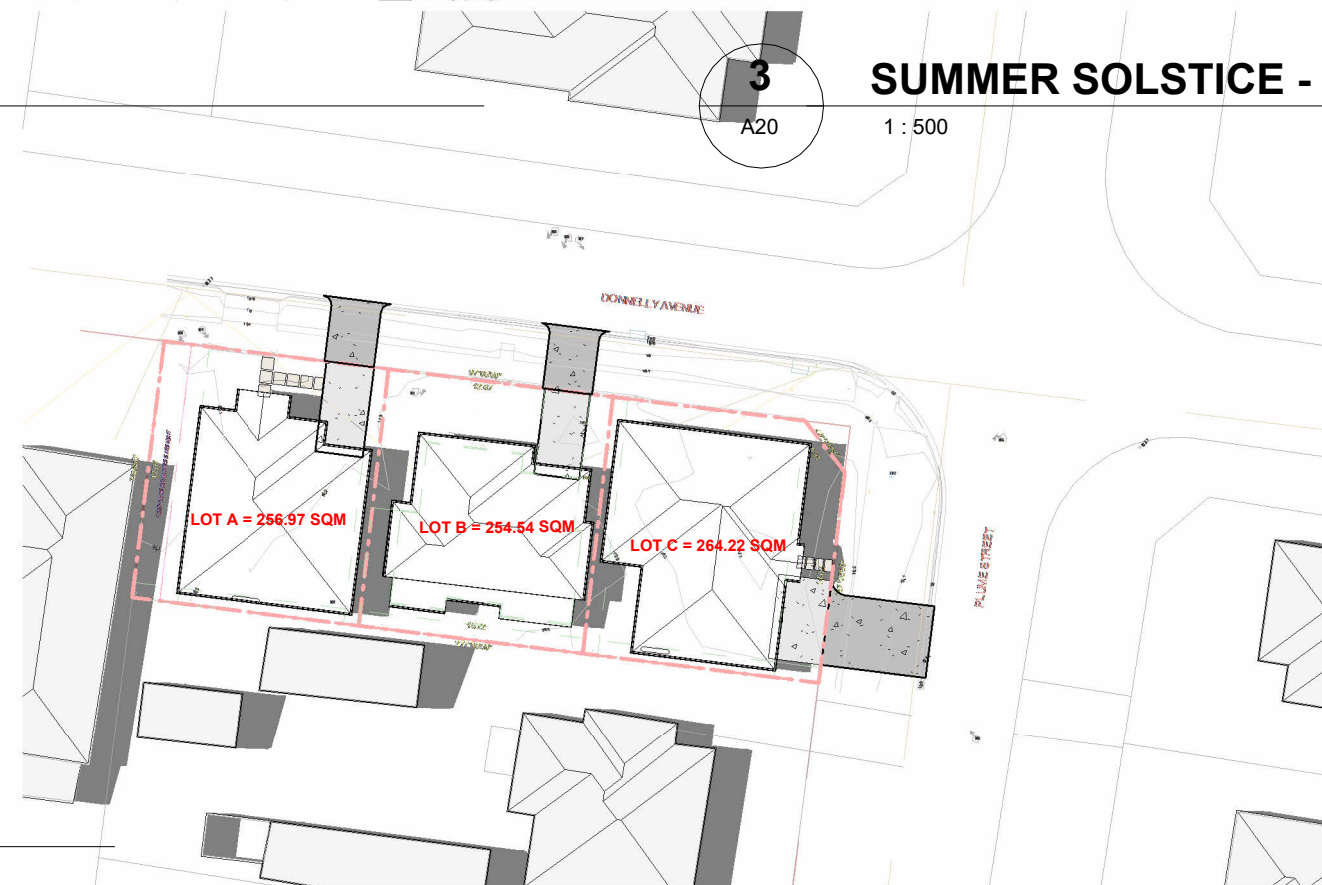
DRAWING ID	REVISION
A18	B



2
A20
SUMMER SOLSTICE - 9 AM
1 : 500



3
A20
SUMMER SOLSTICE - 12 NN
1 : 500



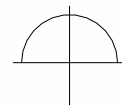
1
A20
SUMMER SOLSTICE - 3 PM
1 : 500

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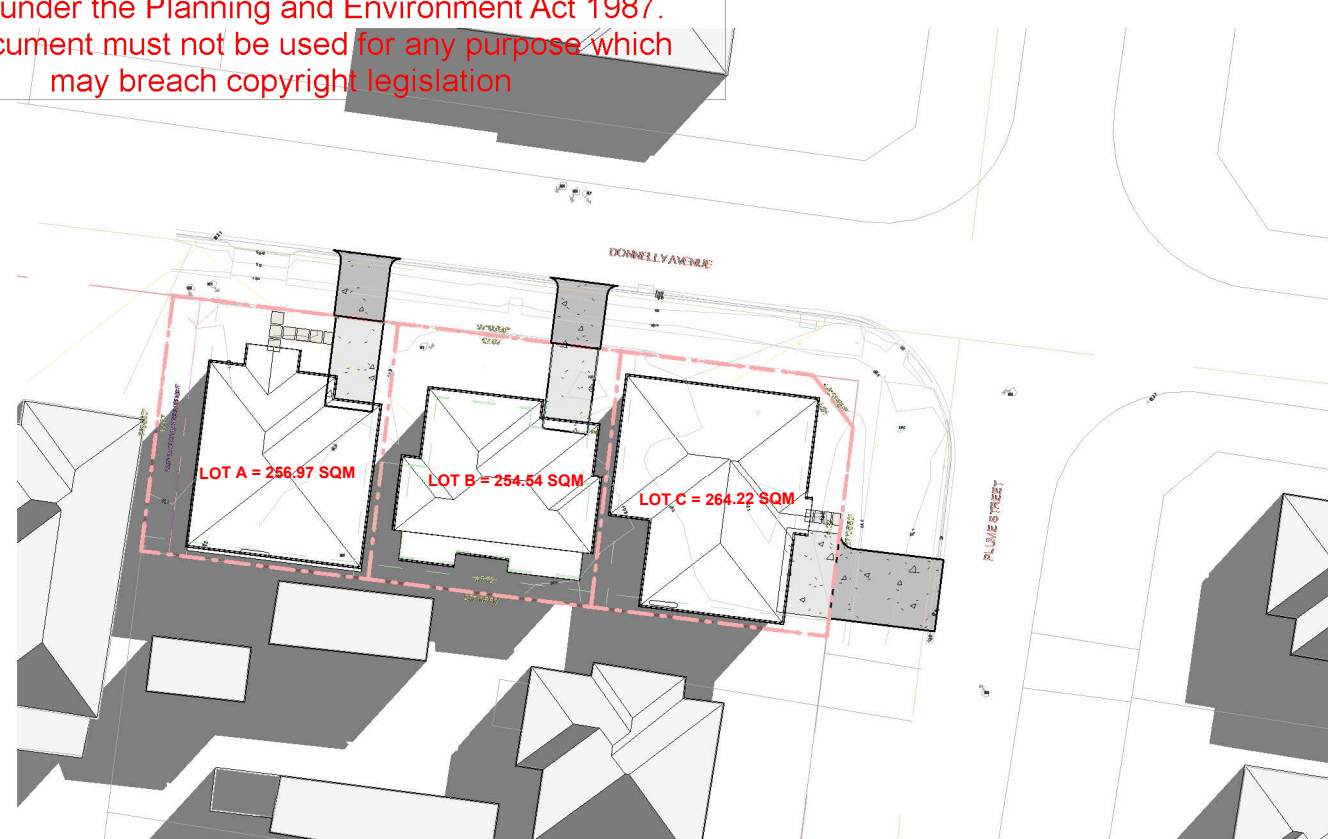
DATE
10-07-2026
PROJECT NUMBER
AA675
SCALE
1 : 500

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[REDACTED]
PROJECT ADDRESS
**14A DONNELLY AVENUE
NORLANE VIC 3214
Lot 358 LP11342**

DRAWING ISSUE	REVISION	DATE ISSUED
RFI	A	22-06-2026
RFI	B	10-07-2026

DRAWING
**SHADOW DIAGRAM - SUMMER SOLSTICE
- 12-21-2026**
PROJECT
**PROPOSED 3-LOT SUBDIVISION AND
CONSTRUCTION OF ADDITIONAL
TWO DETACHED DWELLINGS**

PROJECT STATUS
ISSUE FOR PLANNING PERMIT
DRAWING ID
A20
REVISION
B



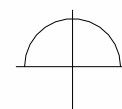
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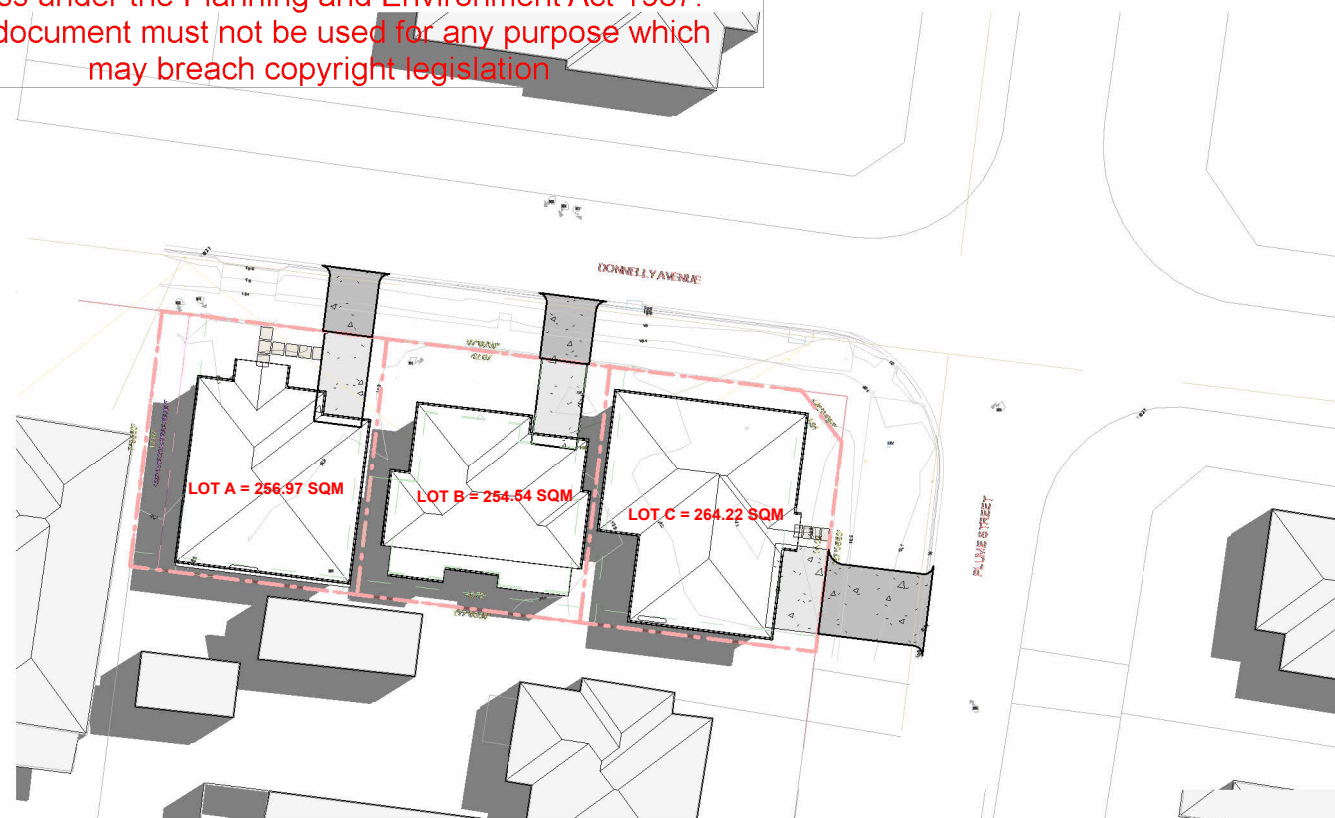
DATE
10-07-2026
PROJECT NUMBER
AA675
SCALE
1 : 500

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[REDACTED]
PROJECT ADDRESS
**14A DONNELLY AVENUE
NORLANE VIC 3214
Lot 358 LP11342**

DRAWING ISSUE	REVISION	DATE ISSUED
RFI	A	22-06-2026
RFI	B	10-07-2026

DRAWING
**SHADOW DIAGRAM - WINTER SOLSTICE
- 06-21-2026**
PROJECT
**PROPOSED 3-LOT SUBDIVISION AND
CONSTRUCTION OF ADDITIONAL
TWO DETACHED DWELLINGS**

PROJECT STATUS
ISSUE FOR PLANNING PERMIT
DRAWING ID
A21
REVISION
B



1

SEPTEMBER 22 EQUINOX - 9AM

A22

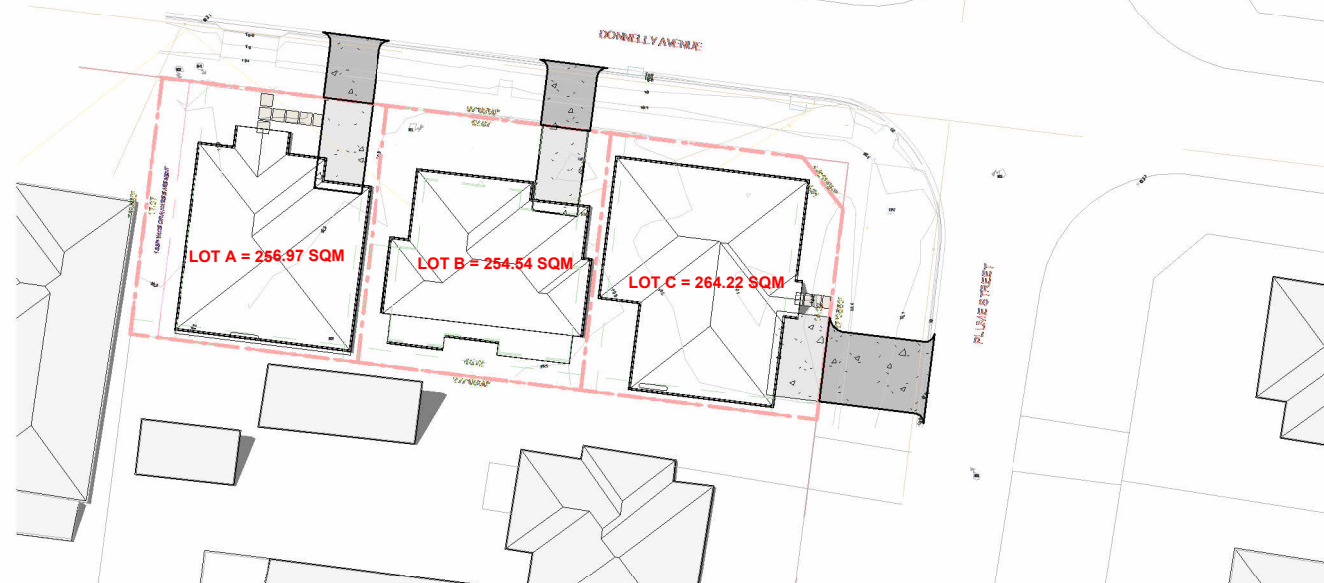
1 : 500

2

SEPTEMBER 22 EQUINOX - 12NN

A22

1 : 500



3

SEPTEMBER 22 EQUINOX - 3PM

A22

1 : 500

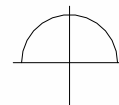
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DATE

10-07-2026

PROJECT NUMBER

AA675

SCALE

1 : 500

CLIENT

[REDACTED]

PROJECT ADDRESS

14A DONNELLY AVENUE
NORLANE VIC 3214
Lot 358 LP11342

DRAWING ISSUE

RFI
RFI

REVISION

A
B

DATE ISSUED

22-06-2026
10-07-2026

DRAWING

SHADOW DIAGRAM - FALL EQUINOX -
09-22-2026

PROJECT

PROPOSED 3-LOT SUBDIVISION AND
CONSTRUCTION OF ADDITIONAL
TWO DETACHED DWELLINGS

PROJECT STATUS

ISSUE FOR PLANNING PERMIT

DRAWING ID REVISION

A22 B

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1 VISIBILITY SPLAY PLAN
A23 1 : 150

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DRAWING ISSUE	REVISION	DATE ISSUED
RFI	A	22-06-2026
RFI	B	10-07-2026

DRAWING
VISIBILITY SPLAY

PROJECT
**PROPOSED 3-LOT SUBDIVISION AND
CONSTRUCTION OF ADDITIONAL
TWO DETACHED DWELLINGS**

PROJECT STATUS
ISSUE FOR PLANNING PERMIT

DRAWING ID	REVISION
A23	B

SITE AREA / COVERAGE/ DWELLING AREA COMPUTATION									
SITE AREA SQ.METERS	DRIVEWAY / CARPORT / HARDSTAND SQ.METERS	BUILDING SITE COVERAGE SQ.METERS	% OF BUILDING SITE COVERAGE	IMPERVIOUS SITE COVERAGE SQ.METERS	% OF IMPERVIOUS SITE COVERAGE	PERMEABLE AREA SQ.METERS	% OF PERMEABLE AREA	GARDEN AREA SQ.METERS	% OF GARDEN AREA
LOT A = 256.97	18.97	122.63	47.72%	141.6	55.10%	115.37	44.90%	115.37	44.90%
LOT B = 254.54	17.12	114.42	44.95%	131.54	51.68%	123	48.32%	123	48.32%
LOT C = 264.22	20.3	143.88	54.45%	164.18	62.14%	100.04	37.86%	100.04	37.86%
TOTAL = 775.73	56.39	380.93	49.11%	437.32	56.38%	338.41	43.62%	338.41	43.62%
UNIT	PORCH SQ.METERS	GARAGE SQ.METERS	GROUND FLOOR SQ.METERS (EXCL. GARAGE)	TOTAL GROUND FLOOR SQ.METERS	TOTAL BUILDING SQ.METERS	TOTAL BUILDING SQUARES	SPOS SQ.METERS		
LOT A	3.75	18	100.88	122.63	122.63	13.2	33.3		
LOT B	-	-	114.42	114.42	114.42	12.32	28.6		
LOT C	3.23	32	111.88	143.88	143.88	15.49	25		
TOTAL	6.98	50	327.18	380.93	380.93	41.01	86.9		