KEYNOTES

1. DEVELOPMENT DENSITY: MAINTAIN CONSIDERATE SETBACK AND ALTERNATE BUILDING MATERIALS TO LEVEL 1 TO REDUCE READING OF BUILDING MASS
2. LANDSCAPE: ENABLE VIEWS OF HOVELLS CREEK
3. VEGETATION: INCORPORATE GENEROUS VEGETATION ON GROUND + ALLOW FOR CONSIDERATE SETBACK AND LANDSCAPE OUTLOOK TO THE NORTH.
4. ENTRIES: USE BUILDING ELEMENTS TO PROVIDE WEATHER PROTECTION FOR VISITORS AND OCCUPANTS
5. ROOF FORMS: ADOPT MODERN PLAY ON TYPICAL PITCHED METAL ROOF FORMS TO MEET CONTEMPORARY BUILDING EXPECTATIONS
6. ACTIVE FRONTAGES: ENCOURAGE SOCIAL INTERACTION THROUGH BUILDING + INTERACTIVE SITE DESIGN
7. ALL BUILT FABRIC OF EXISTING DWELLING ON SITE TO BE RETAINED.
8. EXISTING CROSSOVER TO BE RETAINED AND WIDENED IN ACCORDANCE WITH THE RESPONSIBLE AUTHORITIES REQUIREMENTS.
9. EXISTING BOUNDARY FENCING TO BE RETAINED OR REPAIRED TO MATCH EXISTING.
10. EXISTING BOUNDARY FENCE TO BE LOWERED TO 1000MM ABOVE NGL.
11. NEW BOUNDARY FENCE TO (EXTENSION OF EXISTING) TO MATCH EXISTING
12. NEW SOLID TIMBER PICKET STYLE BOUNDARY FENCE TO BE 1800MM ABOVE NGL IN - PAINT FINISH.
13. NEW SEMI TRANSPARENT 50 X 50 MM HORIZONTAL TIMBER BATTEN HIT + MISS STYLE FENCE TO 1000MM ABOVE NGL - PAINT FINISH.
14. ADJOINING NEIGHBOURING PRIVATE OPEN SPACE TO BE PROTECTED FROM UNREASONABLE OVERLOOKING AND OVERSHADOWING.
15. EXISTING STREET + NEIGHBOURING TREES TO BE RETAINED AND PROTECTED IN ACCORDANCE WITH RESPONSIBLE AUTHORITIES REQUIREMENTS.

NOTE: ALL ROOF LINES + TREES ARE APPROXIMATE ONLY.

REFER SURVEYORS DOCUMENTATION FOR ALL FEATURE SURVEY INFORMATION.

PLAN LEGEND

AC	AIR CONDITIONER
B	BASIN
BH	BULKHEAD
CL	CLOAK CUPBOARD
CT	COOKING TOP
DP	DOWN PIPE
DR	DRYER
DW	DISHWASHER
OV	OVEN
P	TOILET PAN
PA	PANTRY
PLD	PANEL LIFT DOOR
R	ROBE
RE	REFRIGERATOR
RG	ROOF GLAZING
S	SINK
SH	SHOWER
SL	SLIDING WINDOW/DOOR
T	TROUGH
WM	WASHING MACHINE

ZONING LEGEND

- SOFT LANDSCAPING
- COMMON AREA - CARPARKING + DRIVEWAY
- NEW TOWNHOUSE FECA
- NEW TOWNHOUSE EXTERNAL COVERED AREA
- JOINERY
- NEW TREES

PLAN OF SURVEY + PLAN OF TITLE RE-ESTABLISHMENT BOTH PREPARED BY SMITH LAND SURVEYORS PTY. LTD. REFERENCE NO. 0359-01F, DRAWN 17-02-2016.

TITLE REF: VOL. X / FOL. X
LOT PLAN REF: LOT 2 ON PLAN PS 431989M.

THE LEVELS AND FEATURES SHOWN ON THIS SURVEY PLAN HAVE BEEN LOCATED BY THIS SURVEY. ANY OTHER SERVICES AND FEATURES WHICH MAY BE IN THE AREA HAVE NOT BEEN SHOWN AND NO ATTEMPT TO ASCERTAIN THEIR EXISTANCE HAS BEEN MADE.

LEVELS ARE IN METRES AND TO AN ARBITRARY DATUM.

PLANNING - NOT FOR CONSTRUCTION

REV.	DATE	REVISION	INITIAL
-	23.05.16	ISSUE TO PLANNING CONSULTANT	RC
A	27.05.16	REVISED ISSUE TO PLANNING CONSULTANT	RC
B	02.06.16	PRELIMINARY TOWN PLANNING APPLICATION	RC
C	29.07.16	AMENDED TOWN PLANNING APPLICATION	RC
D	02.12.16	COUNCIL REQUESTED AMENDMENTS	RC

Friday, 2 December 2016 4:18 PM G:\1602G - Ponds Drive Development\02 CAD\2.3 TP\TP Model\1602G TP Model.pln

SCALE
1:100@A1
1:200@A3

0 m 1 m 2 m 3 m 4 m 5 m

MARTUCCI DEVELOPMENT
42-44 PONDS DRIVE
LARA
VIC 3212

LEVEL 1 FLOOR PLAN

TOWN PLANNING

DRAWN RC
CHECKED DP
PROJECT NUMBER 1602G
DATE MAR '16
TP1.03
REVISION D

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