



MATERIALS AND COLOUR SCHEDULE

COMPONENT	-
ROOFING	COLORBOND WOODLAND GREY
GUTTERS	COLORBOND WOODLAND GREY
WINDOWS	ALUMINIUM TO MATCH WOODLAND GREY
EXTERNAL WALLS	WEATHERBOARD TYPE CLADDING IN PALE GREY

SITE STATISTICS	
PROPOSED ADDITION	
EXISTING GROUND FLOOR	105.34 m²
EXISTING GARAGE TO BE DEMOLISHED	55.33 m²
PROPOSED CARPORT TO EXISTING	19.84m²
PROPOSED DWELLING	143.31m²
PROPOSED CARPORT TO NEW DWELLING	35.40m²
TOTAL	303.89 m²
SITE COVER	
SITE AREA	907.35 m²
TOTAL COVERAGE BY BUILDING ONLY	303.89 m²
SITE COVERAGE	33.49 %
HARD STANDING SURFACES INCL. EXISTING	155.67 m²
TOTAL HARD STAND & BUILDING	457.89 m²
TOTAL SITE COVERAGE %	50.65 %

ENDORSED PLAN

MORNINGTON PENINSULA PLANNING SCHEME
PLANNING PERMIT NO: P16/1903.01
SHEET: 1 OF 12
DATE: 04/09/2018

Signed: 

STATUTORY PLANNER



EXISTING DWELLING 2 WILLIAM ST



NEIGHBOURING DWELLING 2A WILLIAM ST



STREET VIEW TO GERARD STREET FROM 2 WILLIAM ST



NEIGHBOURING DWELLING 4 WILLIAM ST



VIEW TO NORTH FROM 2 WILLIAM ST

NO:

AMENDMENTS:

DATE:

A	FIRST ISSUE	29/11/17
B	CHANGES AS REQUESTED (COUNCIL)	21/08/18



DJ Evac Drafting

DP-AD 25389

PH / FAX: (03) 59839989 MOB: 0407043865

EMAIL: david@djevacadrafting.com.au

NORTH ARROW

FOR: BRETT WHITEHEAD

AT: 2 WILLIAM STREET

TYABB

SITE

Job number	DJ1620	A101
Date	22/06/16	
Drawn by	BP	PROPOSED
Checked by	DJ	Scale 1 : 1

NOTE:
ALL BRACING, TIE DOWNS AND TIMBER
FRAMING TO BE IN ACCORDANCE WITH
CURRENT AS 1684.4

NOTE:
ALL COLOURS USED ARE TO BE NONE
REFLECTIVE AND OF MUTED TONES AS
PER LOCAL COUNCIL SPECS

NOTE:
WRITTEN DIMENSIONS SHALL TAKE
PRECEDENCE OVER ANY SCALE

NOTE:
ALL WORKS TO COMPLY WITH HEALTH,
SAFETY AND AMENITY AS PER NCC
2015

NOTE:
CHECK ALL DIMENSIONS, LEVELS, SITE
CONDITIONS ETC PRIOR TO THE
COMMENCEMENT OF ANY WORKS OR
FABRICATION OF MATERIALS

ENDORSED PLAN
MORNINGTON PENINSULA PLANNING SCHEME
PLANNING PERMIT NO: P16/1903.01
SHEET: 2 OF 12
DATE: 04/09/2018

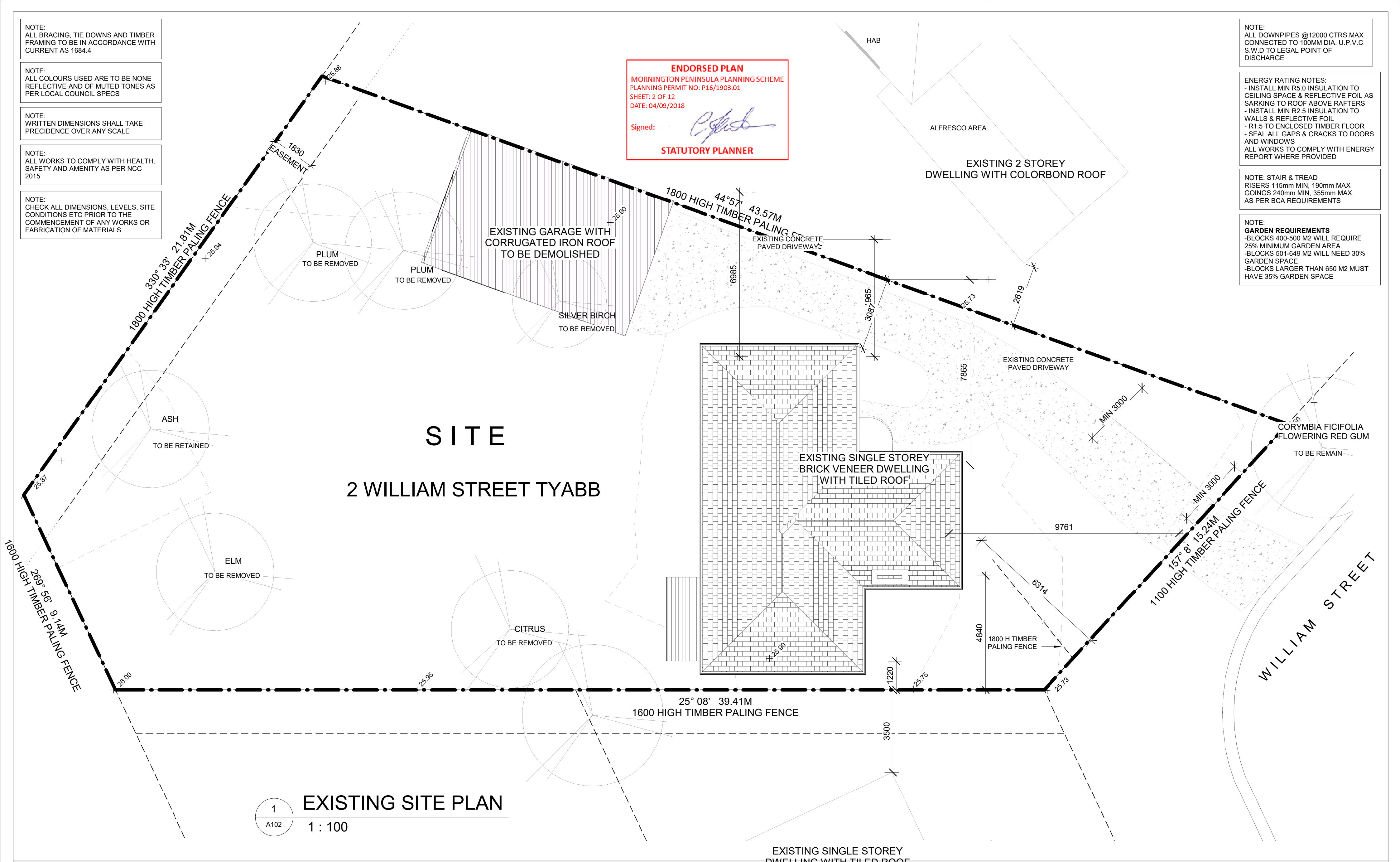
Signed: 
STATUTORY PLANNER

NOTE:
ALL DOWNPIPES @12000 CTRS MAX
CONNECTED TO 100MM DIA. U.P.V.C
S.W.D TO LEGAL POINT OF
DISCHARGE

ENERGY RATING NOTES:
- INSTALL MIN R5.0 INSULATION TO
CEILING SPACE & REFLECTIVE FOIL AS
SARKING TO ROOF ABOVE RAFTERS
- INSTALL MIN R2.5 INSULATION TO
WALLS & REFLECTIVE FOIL
- R1.5 TO ENCLOSED TIMBER FLOOR
- SEAL ALL GAPS & CRACKS TO DOORS
AND WINDOWS
ALL WORKS TO COMPLY WITH ENERGY
REPORT WHERE PROVIDED

NOTE: STAIR & TREAD
RISERS 115mm MIN, 190mm MAX
GOINGS 240mm MIN, 355mm MAX
AS PER BCA REQUIREMENTS

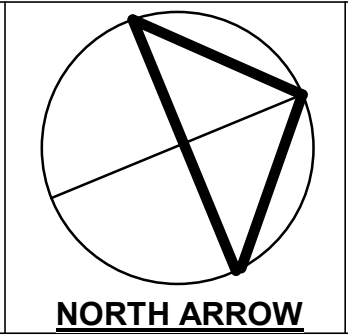
NOTE:
GARDEN REQUIREMENTS
-BLOCKS 400-500 M2 WILL REQUIRE
25% MINIMUM GARDEN AREA
-BLOCKS 501-649 M2 WILL NEED 30%
GARDEN SPACE
-BLOCKS LARGER THAN 650 M2 MUST
HAVE 35% GARDEN SPACE



NO:	AMENDMENTS:	DATE:
A	FIRST ISSUE	29/11/17
B	CHANGES AS REQUESTED (COUNCIL)	21/08/18



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EMAIL: david@djevacadrafting.com.au



FOR: BRETT WHITEHEAD
AT: 2 WILLIAM STREET
TYABB

SITE PLAN			
Job number	DJ1620	A102	
Date	22/06/16		
Drawn by	BP	PROPOSED	
Checked by	DJ	Scale	1 : 100

NOTE:
ALL BRACING, TIE DOWNS AND TIMBER FRAMING TO BE IN ACCORDANCE WITH CURRENT AS 1684.4

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MORNINGTON PENINSULA PLANNING SCHEME
PLANNING PERMIT NO: P16/1903.01
SHEET: 3 OF 12
DATE: 04/09/2018

Signed: 

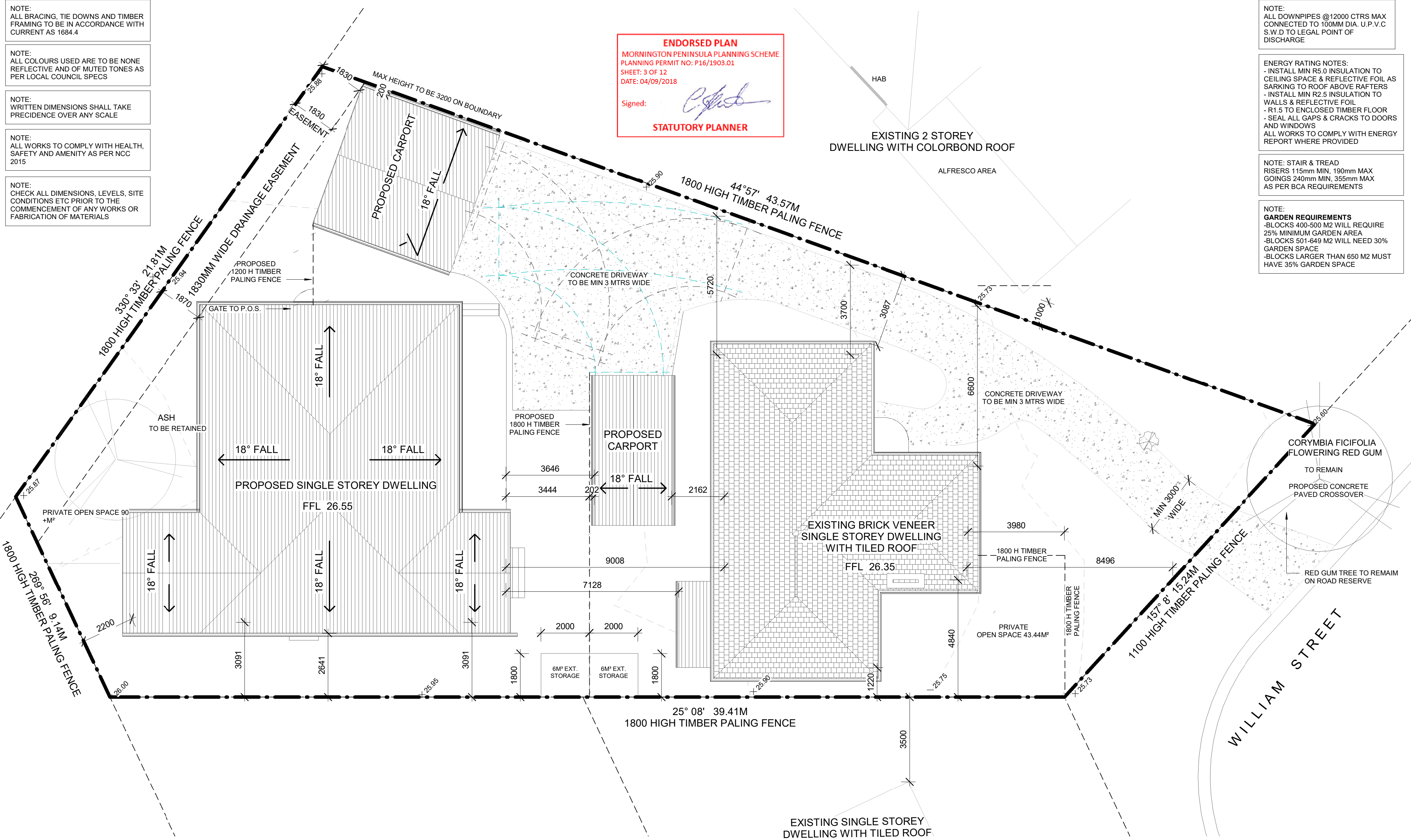
STATUTORY PLANNER

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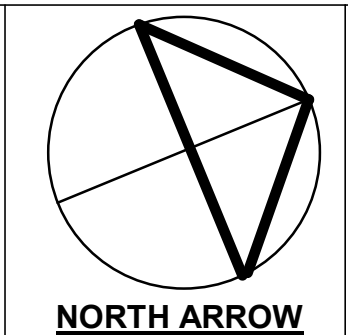
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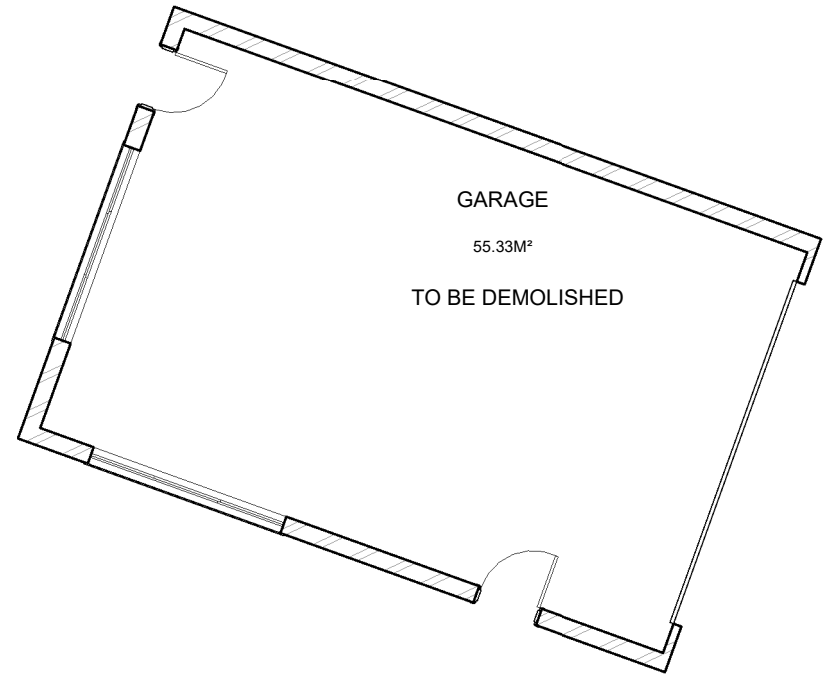


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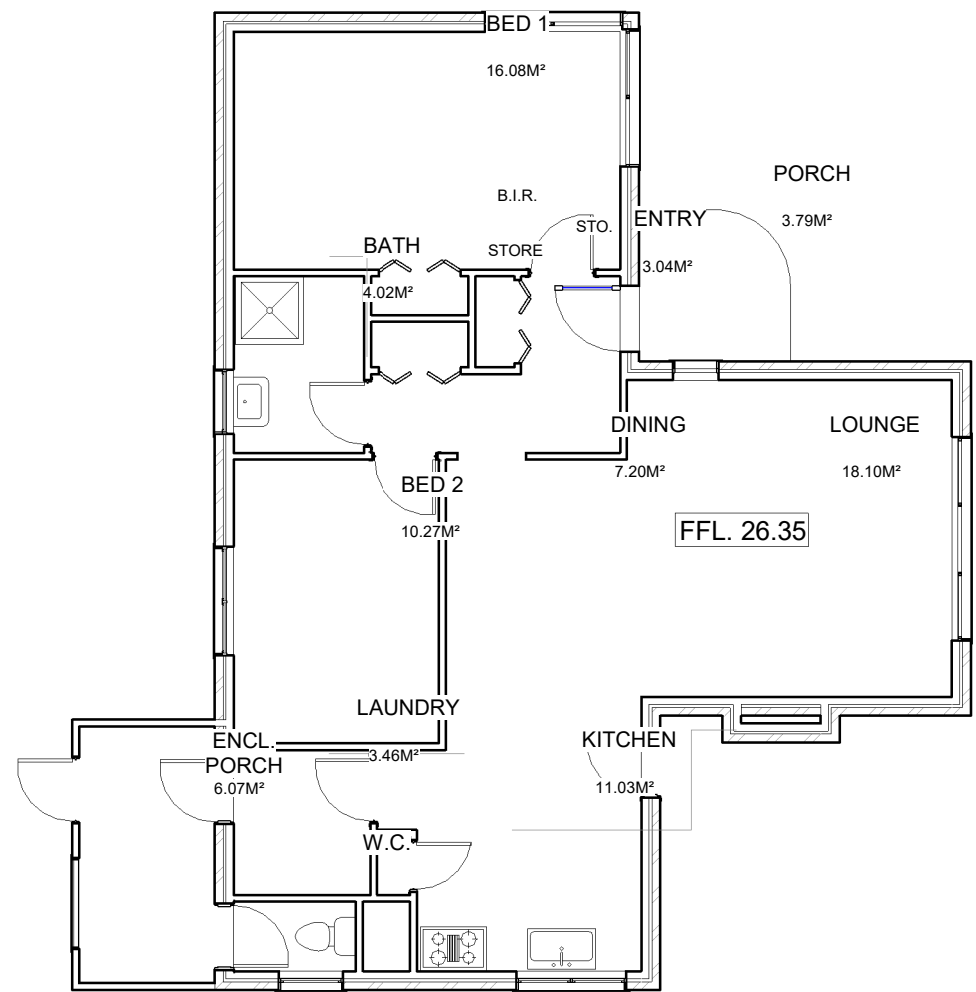
FOR: BRETT WHITEHEAD
AT: 2 WILLIAM STREET
TYABB

PROPOSED SITE			
Job number	DJ1620	A103	
Date	22/06/16	PROPOSED	
Drawn by	BP	PROPOSED	
Checked by	DJ	Scale	1 : 100



ENDORSED PLAN
MORNINGTON PENINSULA PLANNING SCHEME
PLANNING PERMIT NO: P16/1903.01
SHEET: 4 OF 12
DATE: 04/09/2018

Signed: 
STATUTORY PLANNER



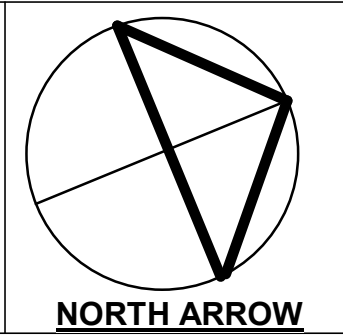
1
A104

EXISTING FLOOR PLAN
1 : 100

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FOR: BRETT WHITEHEAD
AT: 2 WILLIAM STREET
TYABB

EXISTING FLOOR PLAN			
Job number	DJ1620	A104	
Date	22/06/16		
Drawn by	BP	PROPOSED	
Checked by	DJ	Scale	1 : 100

NOTE:
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FRAMING TO BE IN ACCORDANCE WITH
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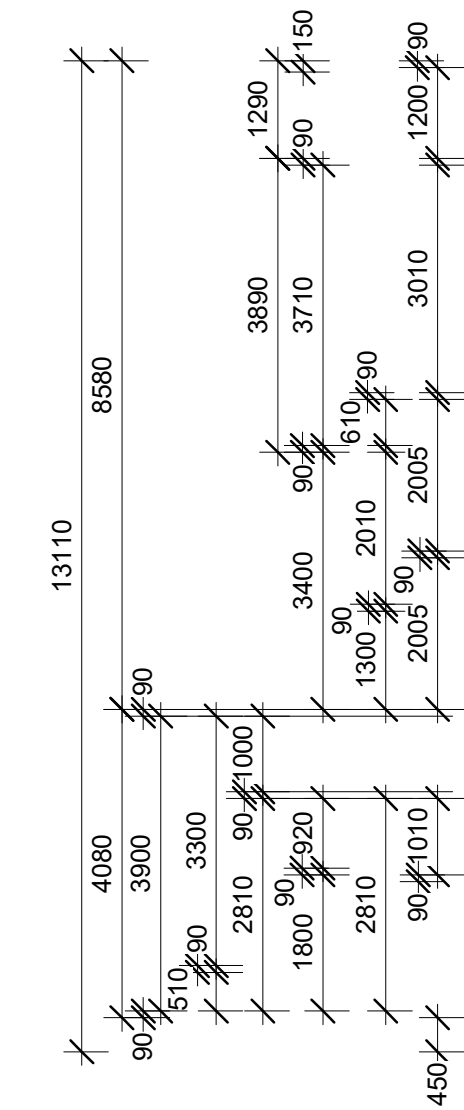
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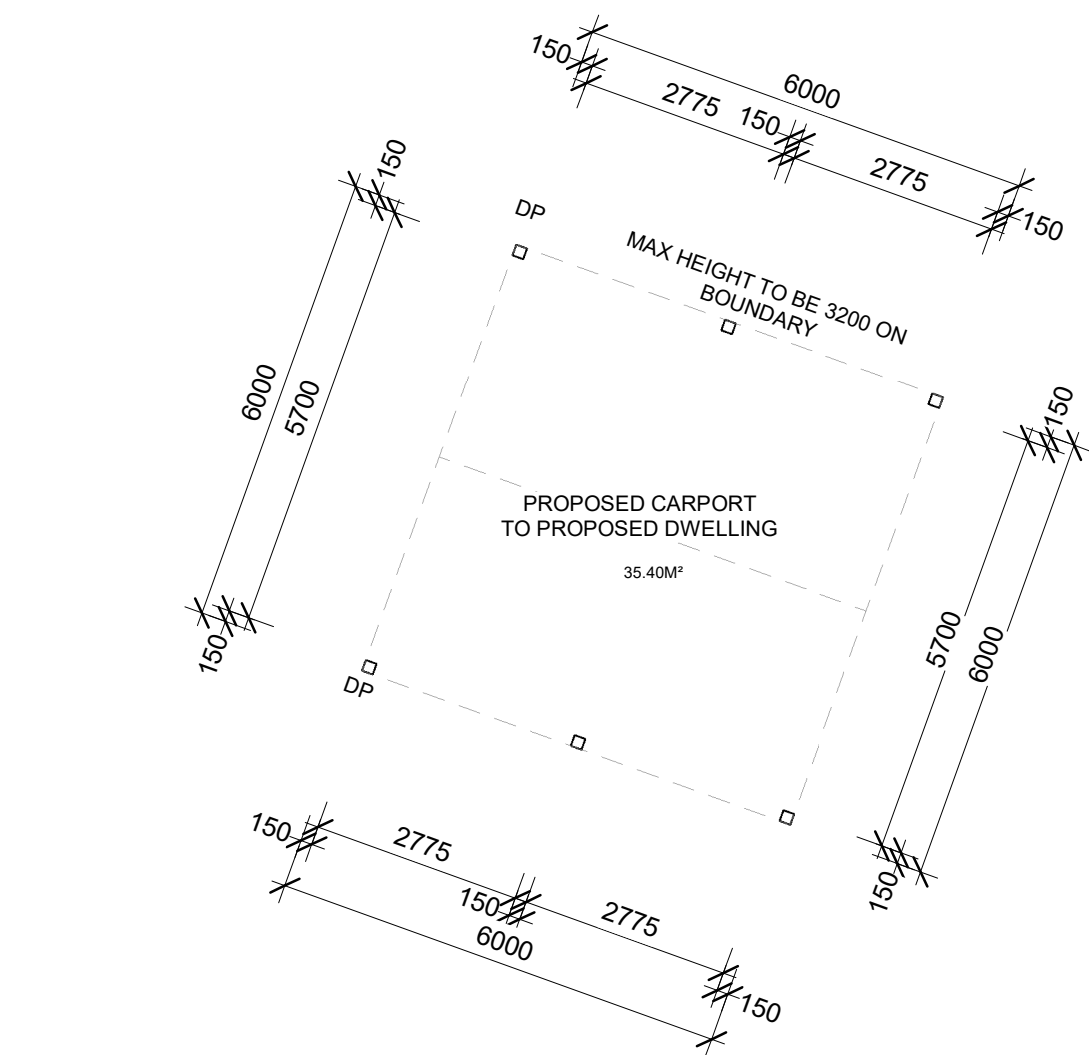
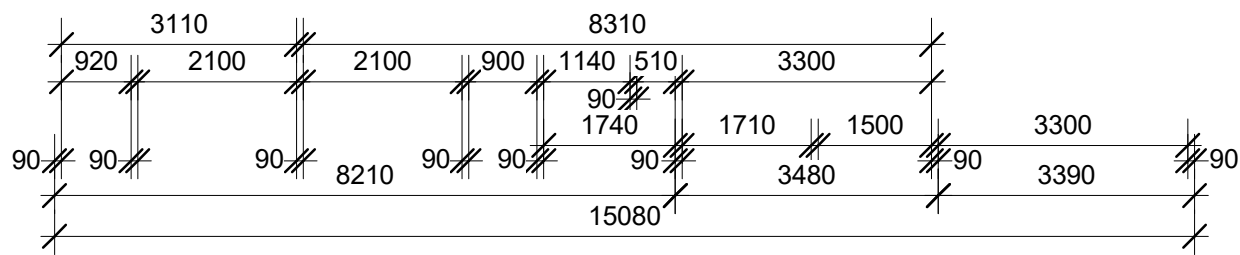
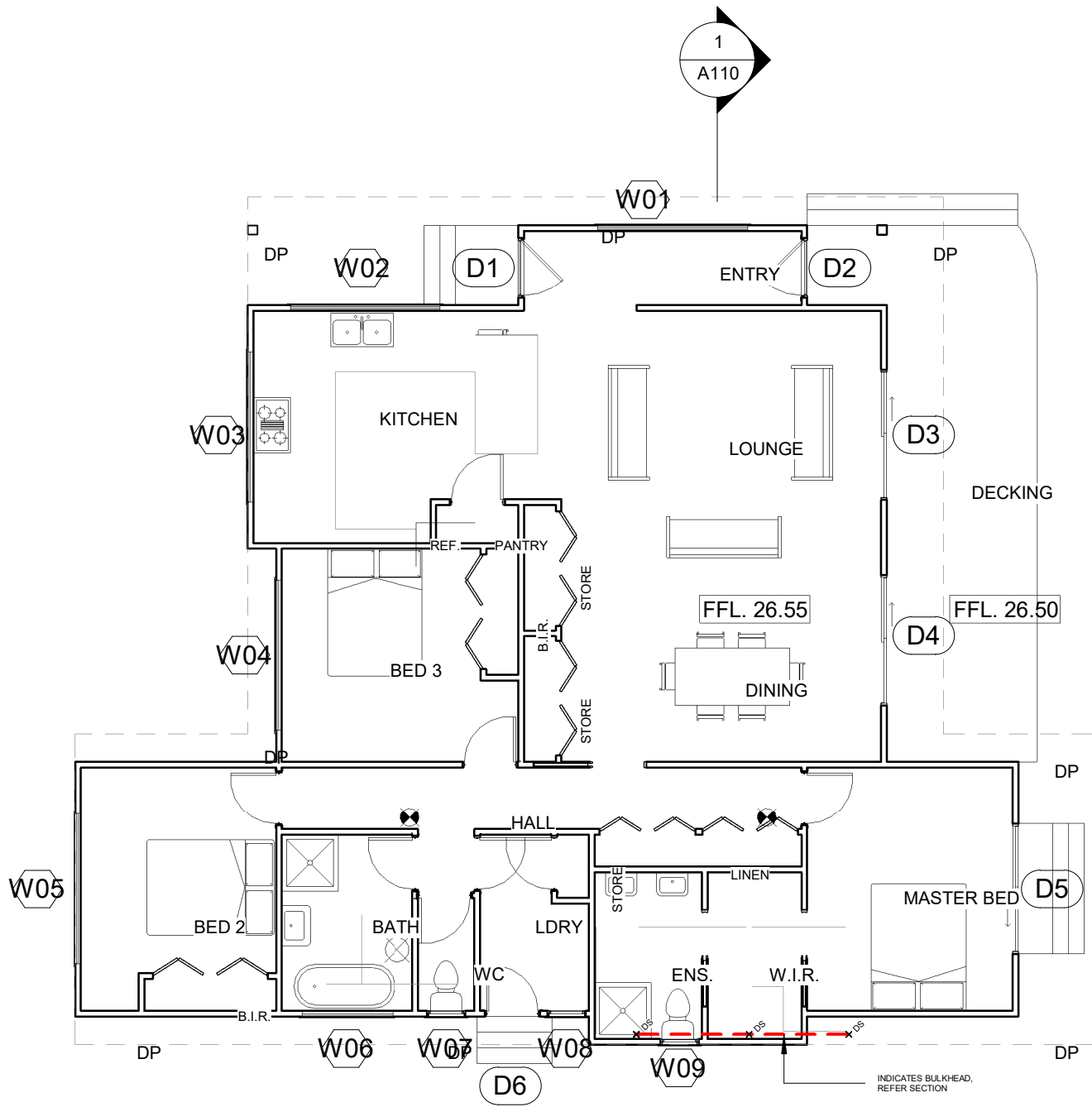
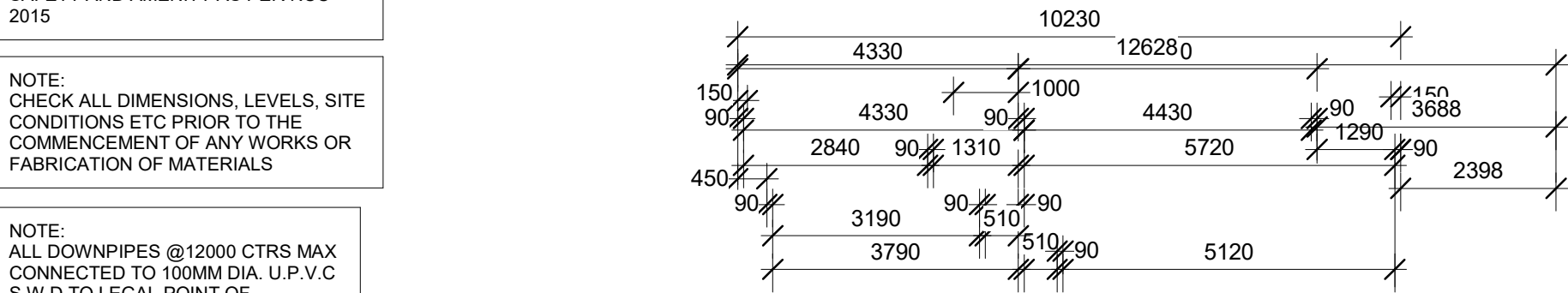
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PROPOSED GROUND LEVEL

1 : 100



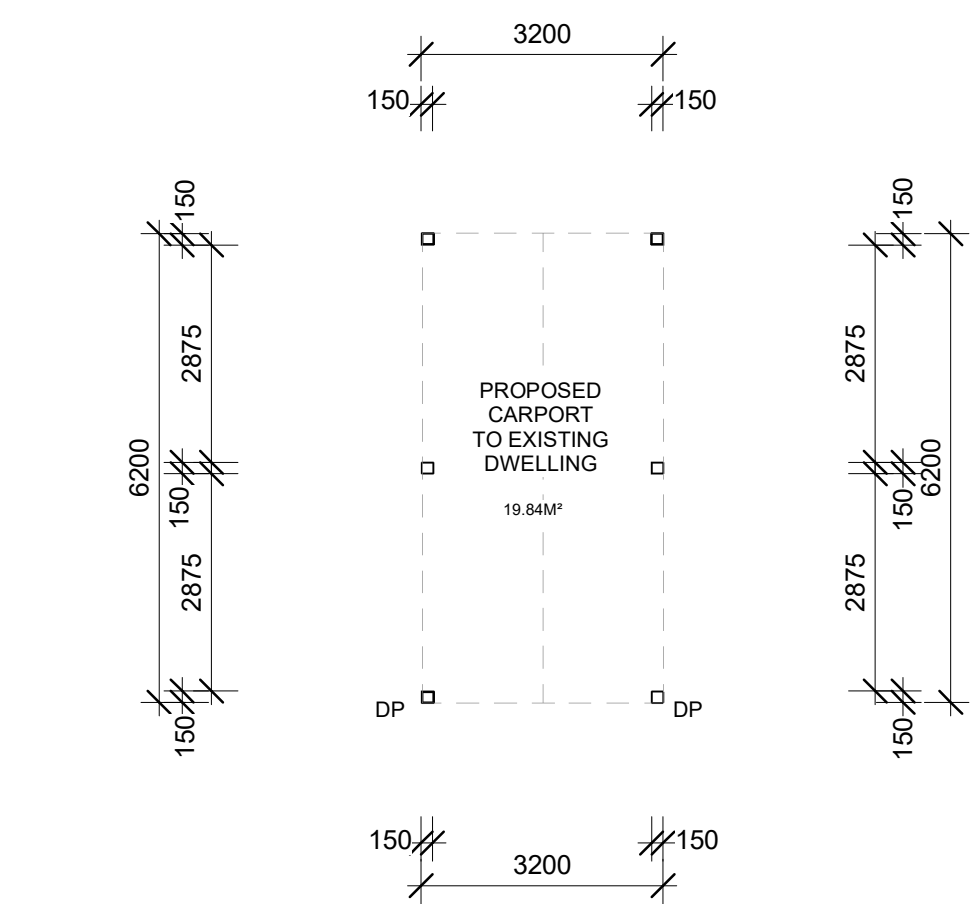
ENDORSED PLAN
MORNINGTON PENINSULA PLANNING SCHEME
PLANNING PERMIT NO: P16/1903.01
SHEET: 5 OF 12
DATE: 04/09/2018
Signed: [Signature]
STATUTORY PLANNER

LEGEND

- DP MIN 150DIA. DOWNPIPES WITH RAINHEADS AND OVERFLOW
- INDICATES SMOKE ALARM LOCATION TO BE INTERCONNECTED AND HARD WIRED WITH BATTERY BACK UP
- INDICATES EXHAUST FAN HARD WIRED TO LIGHT SWITCH AND VENTED TO OUTSIDE AIR

PROPOSED CARPORT

1 : 100



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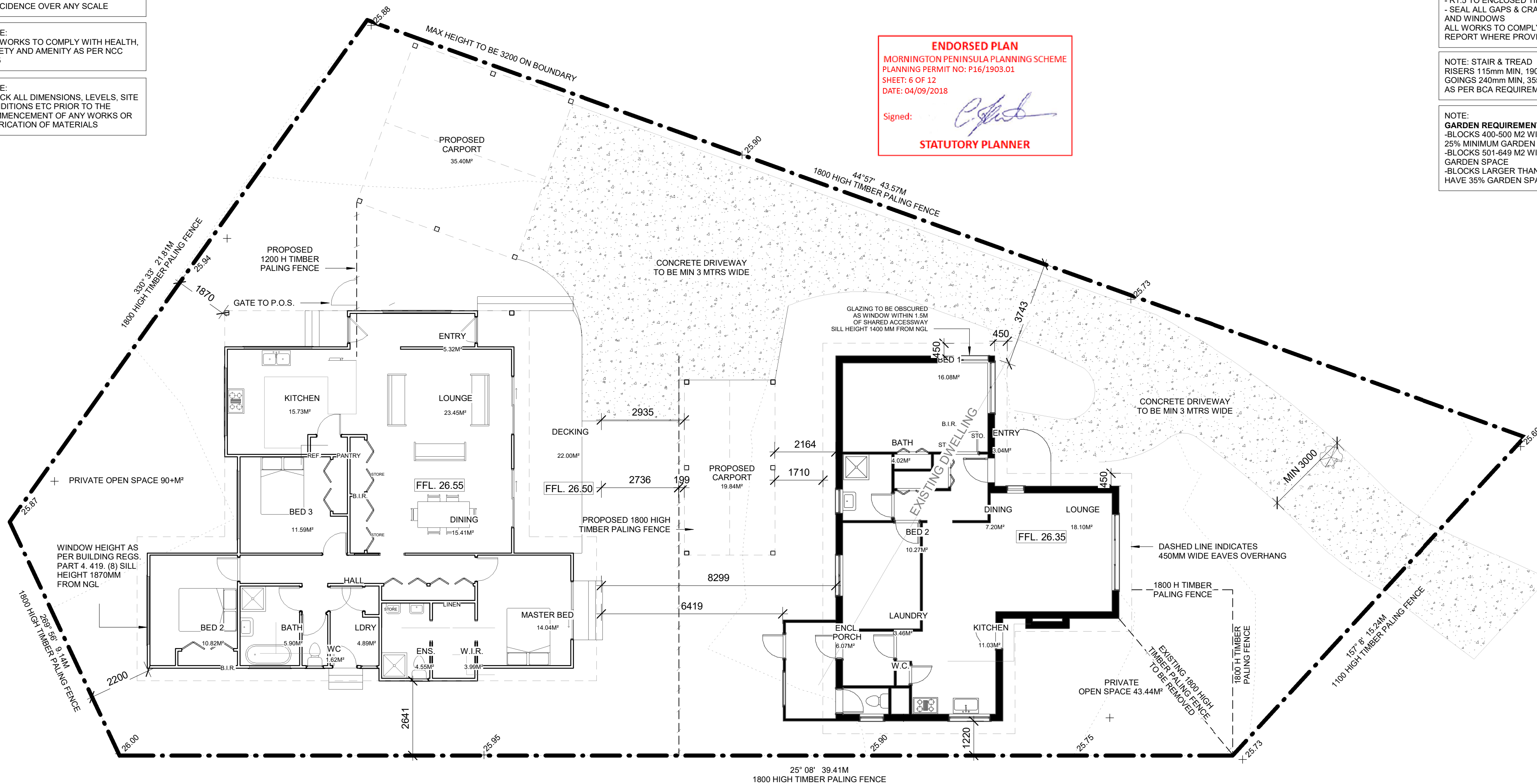
NO:	AMENDMENTS:	DATE:	 DJ Evac Drafting DP-AD 25389 PH / FAX: (03) 59839989 MOB: 0407043865 EMAIL: david@djevacadrafting.com.au	 NORTH ARROW	FOR: BRETT WHITEHEAD	PROPOSED GROUND FLOOR			
A	FIRST ISSUE	29/11/17			AT: 2 WILLIAM STREET	Job number	DJ1620	A105	
B	CHANGES AS REQUESTED (COUNCIL)	21/08/18				Date	22/06/16		
					TYABB	Drawn by	BS	PROPOSED	
						Checked by	DJ		Scale

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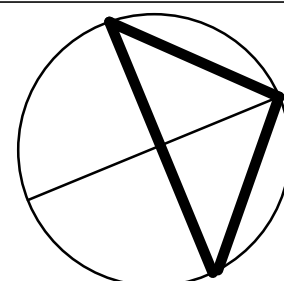
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EMAIL: david@djevacdrafting.com.au



NORTH ARROW

FOR: BRETT WHITEHEAD
AT: 2 WILLIAM STREET
TYABB

PLAN ON SITE			
Job number	DJ1620	A106	
Date	22/06/16		
Drawn by	BP	PROPOSED	
Checked by	DJ	Scale	1 : 100

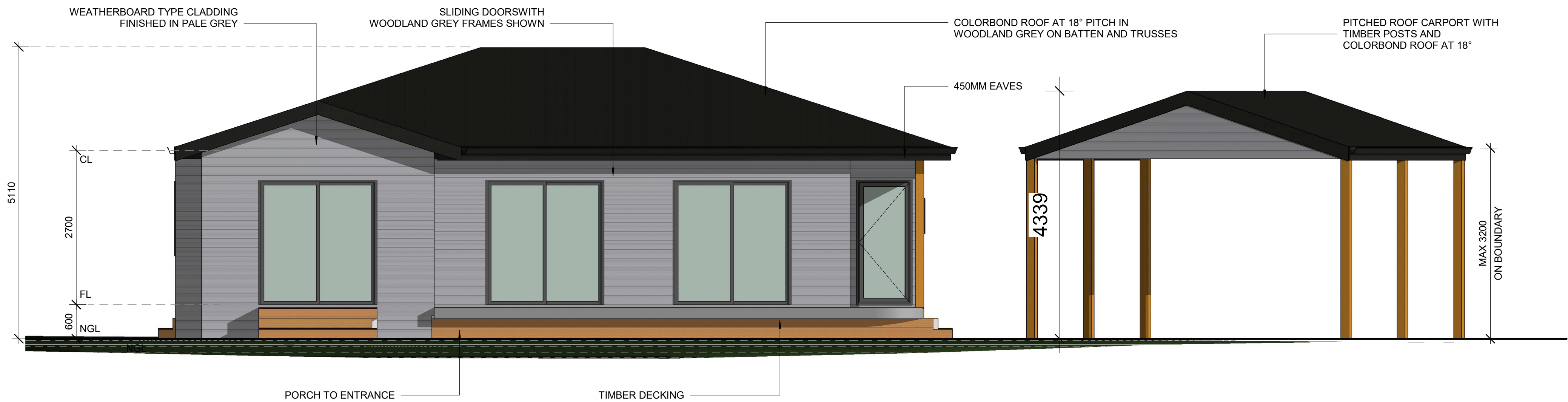
ENDORSED PLAN
MORNINGTON PENINSULA PLANNING SCHEME
PLANNING PERMIT NO: P16/1903.01
SHEET: 7 OF 12
DATE: 04/09/2018

Signed: 
STATUTORY PLANNER



1
A107

WEST ELEVATION
1 : 50



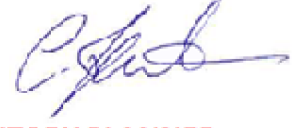
2
A107

NORTH ELEVATION
1 : 50

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A	FIRST ISSUE	29/11/17				Job number	DJ1620	A107
B	CHANGES AS REQUESTED (COUNCIL)	21/08/18				Date	22/06/16	
						Drawn by	BP	PROPOSED
						Checked by	DJ	Scale



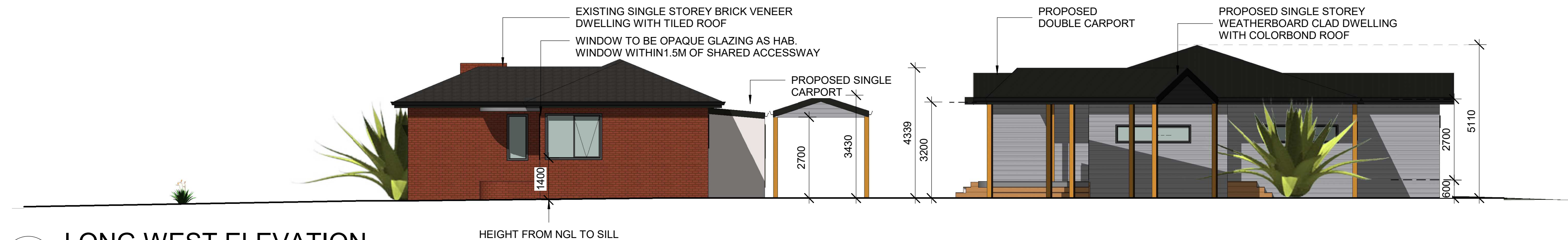
1 SOUTH ELEVATION
A108 1 : 50

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MORNINGTON PENINSULA PLANNING SCHEME
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DATE: 04/09/2018
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2 EAST ELEVATION
A108 1 : 50

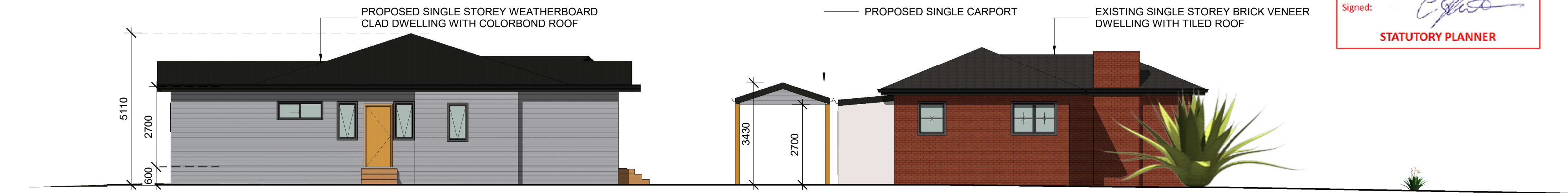
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A	FIRST ISSUE		29/11/17					Job number	DJ1620	A108
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								Drawn by	BP	PROPOSED
								Checked by	DJ	Scale 1 : 50



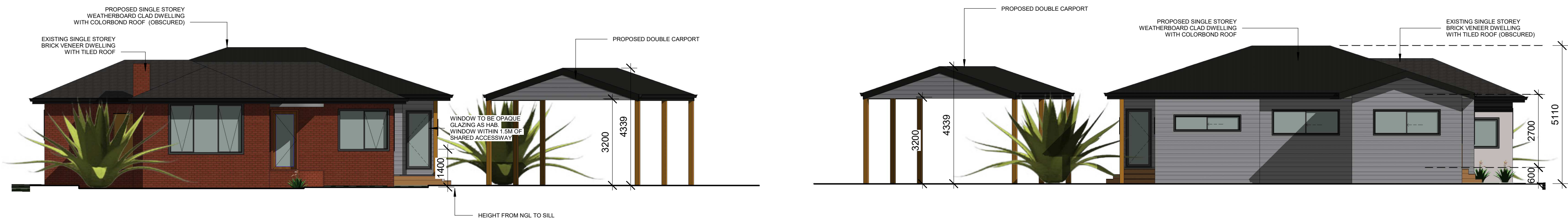
2 LONG WEST ELEVATION
1 : 100

ENDORSED PLAN
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DATE: 04/09/2018

Signed: *[Signature]*
STATUTORY PLANNER



1 LONG EAST ELEVATION
1 : 100



3 LONG NORTH ELEVATION
1 : 100

4 LONG SOUTH ELEVATION
1 : 100

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A	FIRST ISSUE	29/11/17				Job number	DJ1620	A109
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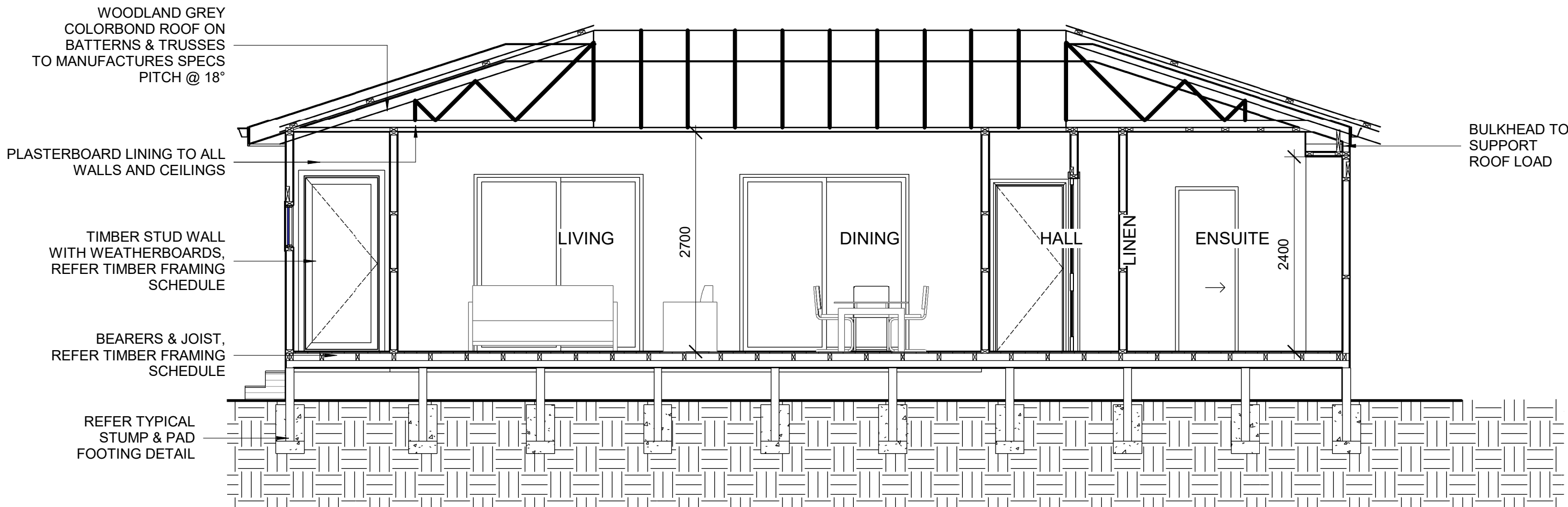
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1 Section 1
A110 1 : 50

TIMBER FRAMING SCHEDULE

MEMBER	SIZE	GRADE	CTRS/SPAN
ROOF BATTENS	45 X 90	F7 PINE	900 C/C
ROOF TRUSSES	TO MANUFACTURERS SPECS		
BULKHEAD LINTEL	140 x 45	F7 PINE	MAX SPAN 1800 CONT.
TOP/BOTTOM PLATE	2/90 x 45	F7 PINE	
STUDS	90 X 45	F7 PINE	450 C/C
JAMB STUDS	2/90 X 35	F7 PINE	+ 900 OPENINGS
JAMB STUDS	2/90 X 45	F7 PINE	+1200 OPENINGS
NOGGINGS	70 X 35	F7 PINE	1350 HIGH
LOWER FLOOR JOISTS	90 X 45	F7 TREATED PINE	450 C/C MAX SPAN 1700 CONTINUOUS
BEARERS	2/90 X 45	F7 TREATED PINE	MAX SPAN 1700 CONTINUOUS
BEARERS UNDER LOADBearing WALLS	2/90 X 45	F7 TREATED PINE	MAX SPAN 1500 CONT. 1200 SINGLE
STUMPS	100 X 100	CONCRETE	
VERANDAH/CARPORT POSTS	150 X 150	CYPRESS PINE	
DECK BEARERS	2/90 X 45	F7 TREATED PINE	MAX SPAN 1700 CONTINUOUS
DECK JOISTS	90 X 45	F7 TREATED PINE	450 C/C MAX SPAN 1700 CONTINUOUS
FLOORING	19mm	YELLOW TOUNGE	PARTICLE BOARD
DECKING	19mm	MERBAU	

ENDORSED PLAN
MORNINGTON PENINSULA PLANNING SCHEME
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SHEET: 10 OF 12
DATE: 04/09/2018

Signed: 
STATUTORY PLANNER

NOTE
ALL LVL's TO BE USED AS AN EXTERNAL COMPONENT ARE TO BE H3 TREATED AND PAINTED PRIOR TO INSTALLATION, ONCE INSTALLED THESE ARE TO COVERED WITH A WEATHER RESISTANT MATERIAL EG CEMENT SHEET OR THE LIKE

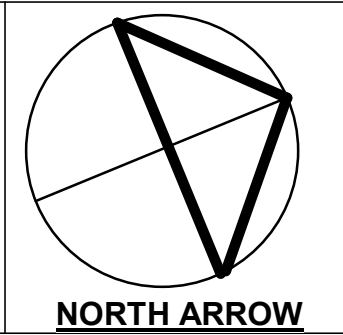
ENERGY REPORT NOTES

- E1- RAINWATER TANK MINIMUM 2000LTRS PLUMBED INTO THE SANITARY FIXTURES OR SOLAR HOT WATER HEATER SYSTEM TO BE INSTALLED AS PART OF 6 STAR ENERGY RATING
- E2 - WHERE TANK INSTALLED, THE TANK IS TO BE A MINIMUM OF 500mm FROM THE BOUNDARY
- E3 - EXTERNAL WALL = WEATHERBOARD WITH R2.5 INSULATION AND ANTIGLARE SISALATION
- E4 - CEILING SPACE = INSULATION R5.0 INSULATION BATTS + R2.5 INSULATION BATTS TO PERIMETER
- E5 - ROOF SPACE = ANTIGLARA SISALATION TO UNDERSIDE OF THE ROOF CLADDING
- E6 - ALL WINDOWS IMPROVED ALUMINIUM FRAMED WEATHER SEALS ALL AROUND AND DOUBLE GLAZED AS REQUIRED IN WINDOW SCHEDULE / GLAZING CALCULATOR
- E7 - DRAUGHT PROOFING = GAPS AND CRACKS TO BE SEALED
- GAPS BETWEEN THE FRAMES OF DOORS AND WINDOWS AND THE BUILDING STRUCTURE
 - CRACKS AROUND PENETRATIONS, LIKE PLUMBING FITTINGS THROUGH THE STRUCTURE
 - AIR PENETRATIONS THROUGH GAPS IN THE WALL STRUCTURE THROUGH LIGHT SWITCHES, POWER POINTS AND OTHER GAPS IN INTERNAL LINING
 - AIR LEAKAGE THROUGH THE FLOOR BETWEEN FLOOR BOARDS OR AROUND SKIRTINGS, IN TIMBER FLOORED AREAS
 - DECORATIVE CEILING FEATURES SUCH AS CEILING ROSES, AROUND CORNICES, AND AROUND ACCESS HOLES
- E8 - INSTALL WEATHER SEALS TO ALL EXTERNAL DOORS
- E9 - INSTALL DRAUGHT SEALS TO ALL UTILITY DOORS (BATHROOMS, LAUNDRY, W.C)
- E10 - INSTALL EXHAUST FANS WITH CLOSABLE DAMPERS TO UTILITY ROOMS AND OVER STOVE

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A	FIRST ISSUE	29/11/17
B	CHANGES AS REQUESTED (COUNCIL)	21/08/18

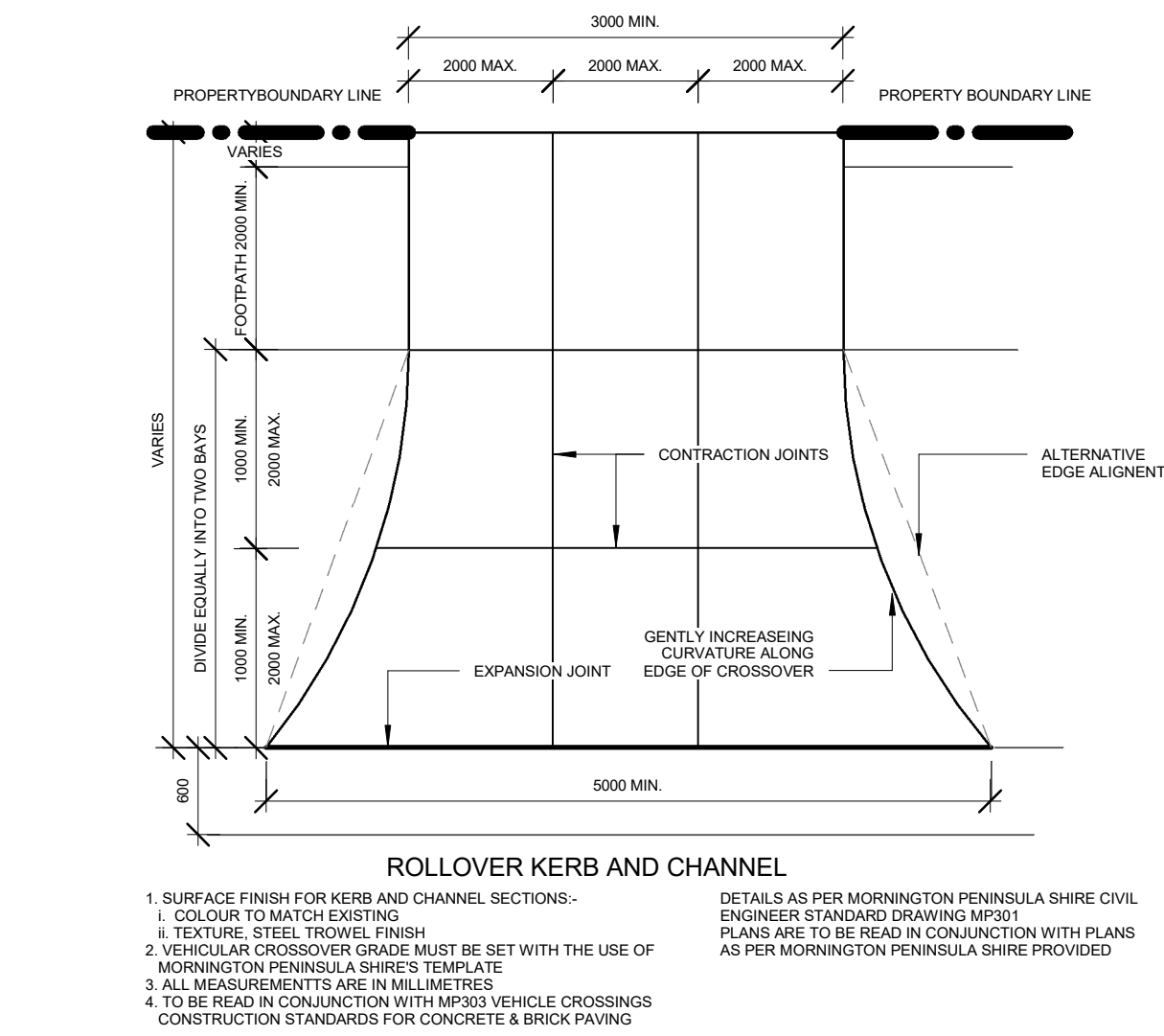
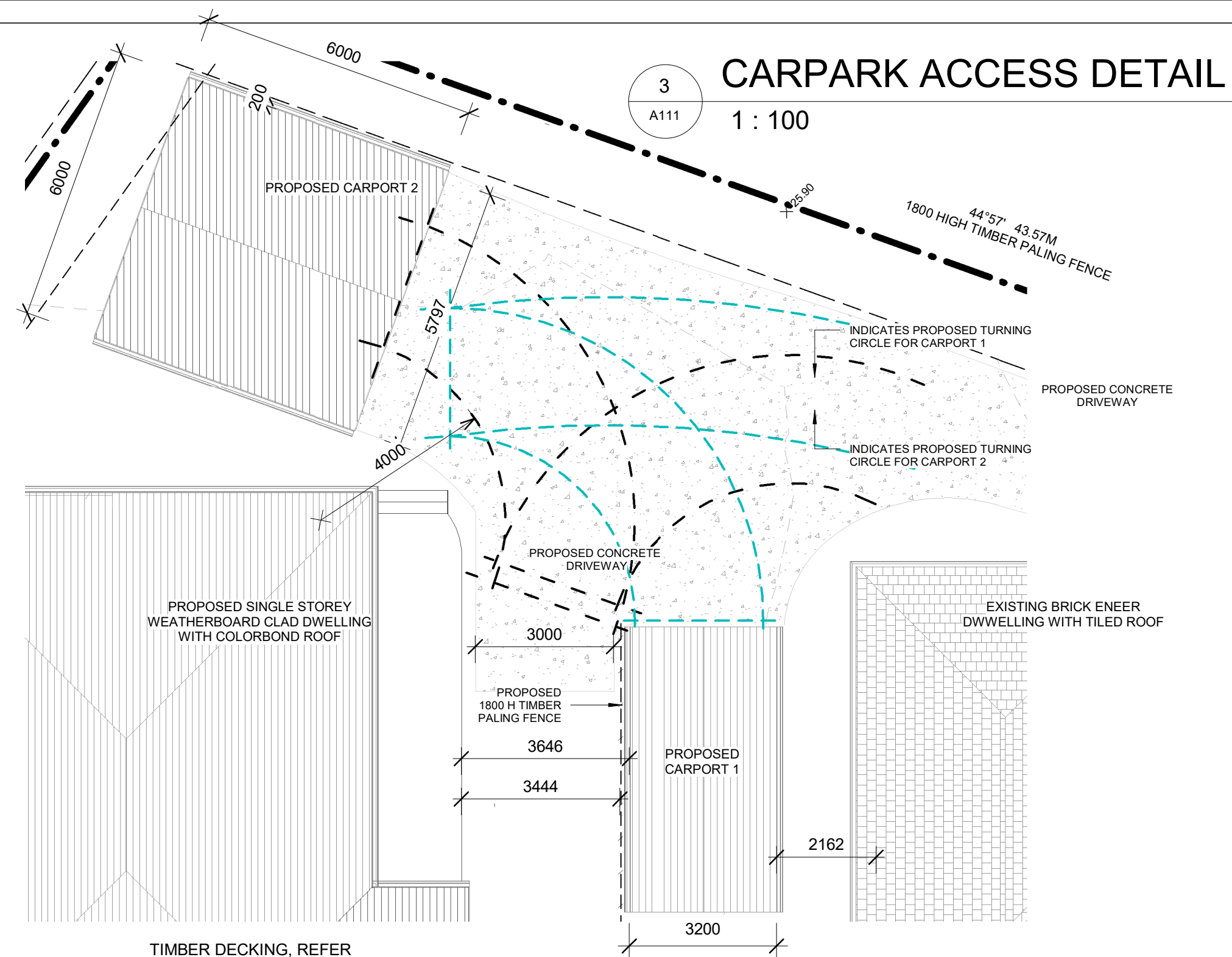


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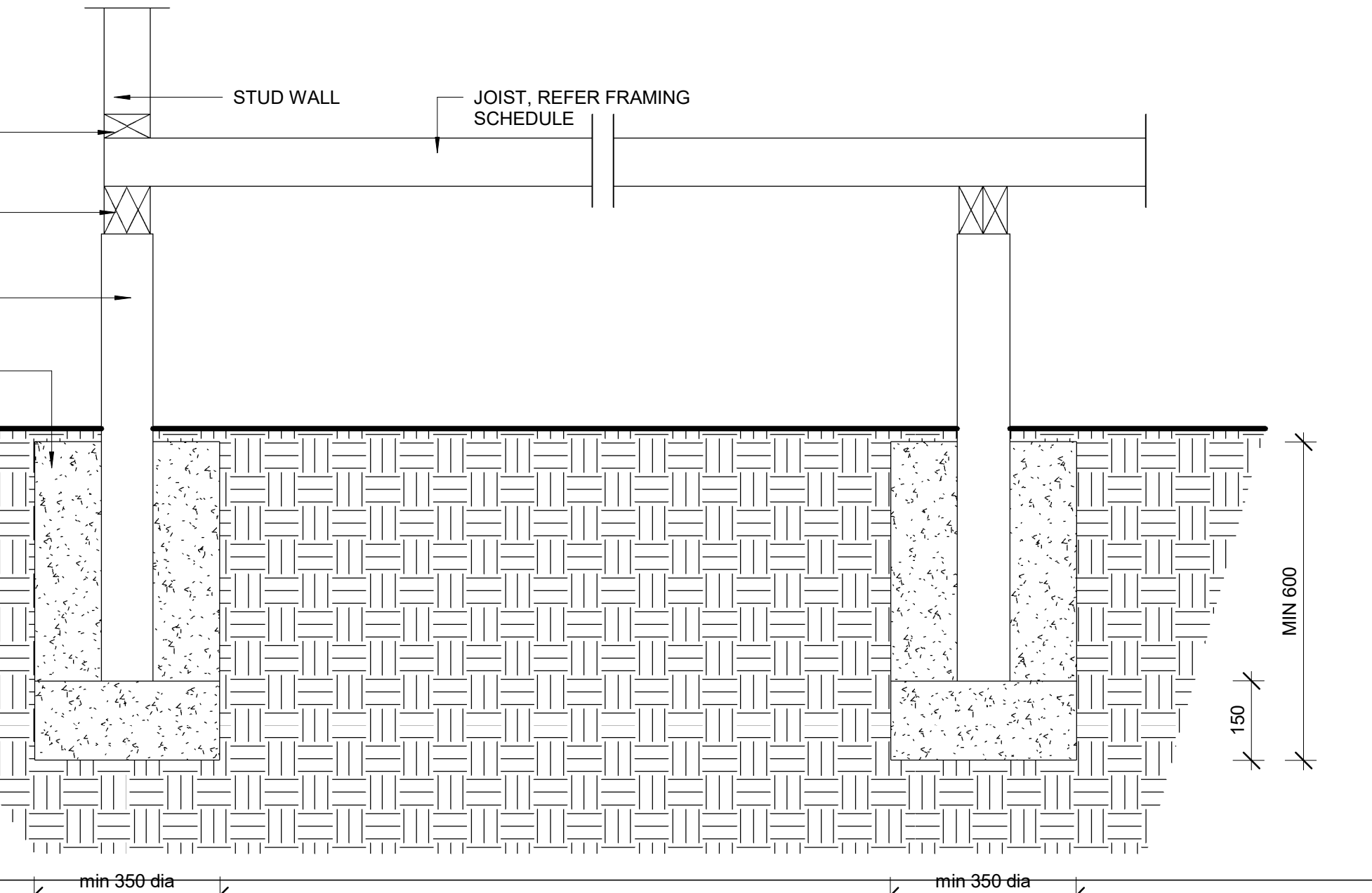
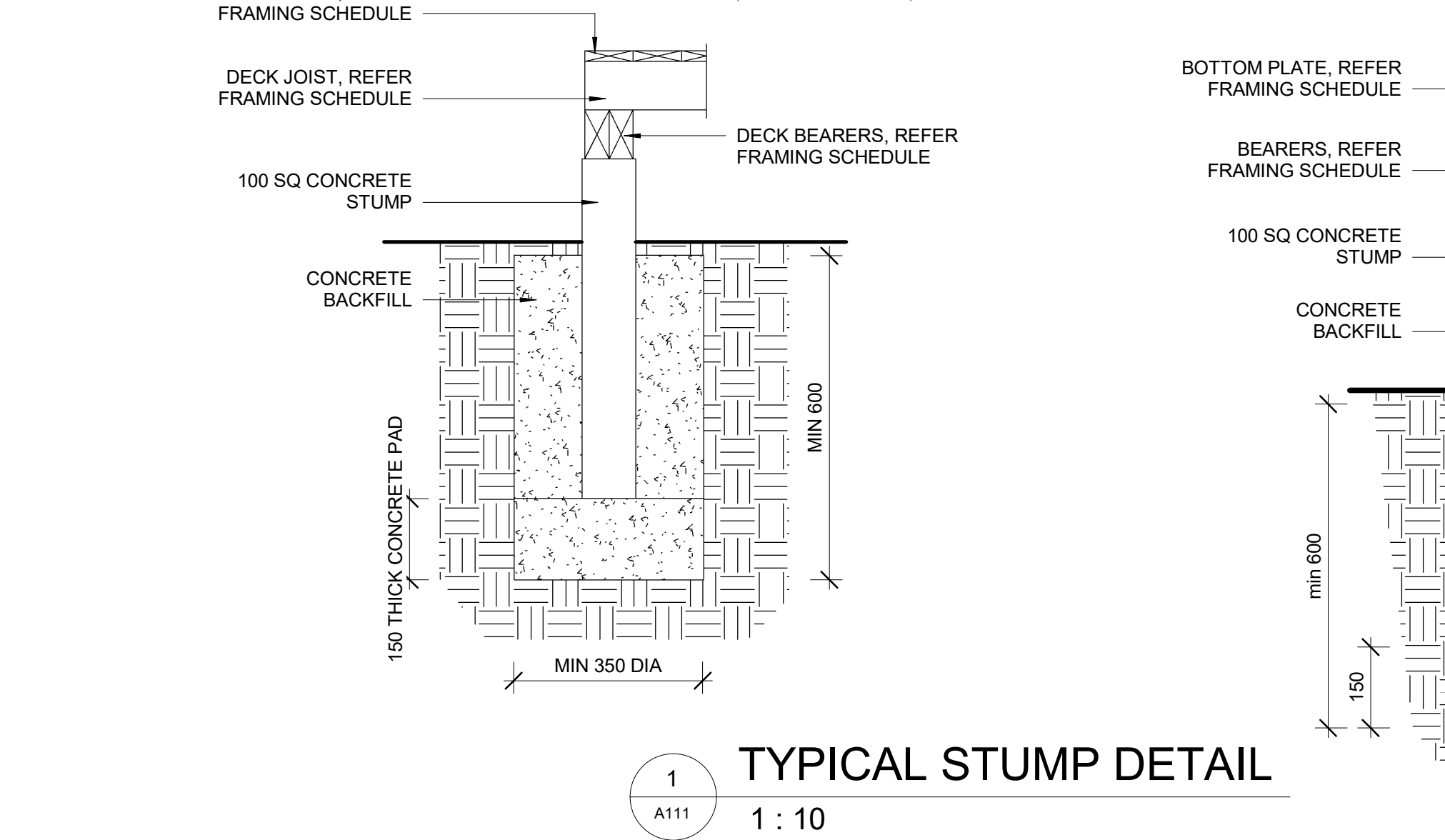


FOR: BRETT WHITEHEAD
AT: 2 WILLIAM STREET
TYABB

SECTION			
Job number	DJ1620	A110	
Date	22/06/16	PROPOSED	
Drawn by	BS		
Checked by	DJ	Scale	As indicated



ENDORSED PLAN
MORNINGTON PENINSULA PLANNING SCHEME
PLANNING PERMIT NO: P16/1903.01
SHEET: 11 OF 12
DATE: 04/09/2018
Signed:
STATUTORY PLANNER

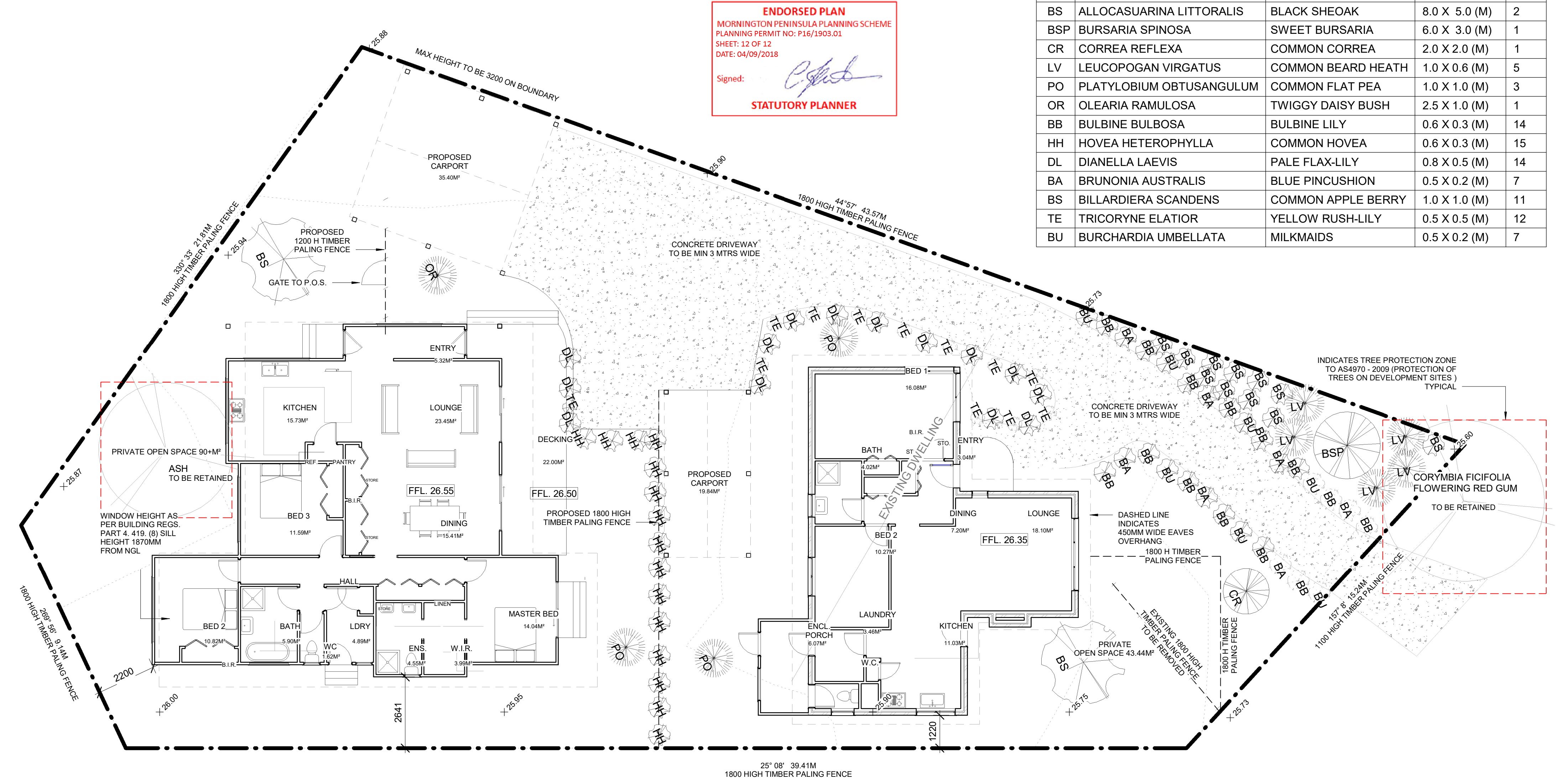


NO: AMENDMENTS:			DATE:			FOR: BRETT WHITEHEAD			DETAILS		
A	FIRST ISSUE		29/11/17			AT: 2 WILLIAM STREET			Job number	DJ1620	A111
B	CHANGES AS REQUESTED (COUNCIL)		21/08/18			TYABB			Date	22/06/16	
									Drawn by	BS	PROPOSED
									Checked by	DJ	Scale As indicated

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NORTH ARROW

KEY	SCIENTIFIC DESCRIPTION	COMMON DESCRIPTION	SIZE AT MATURITY	QTY
BS	ALLOCASUARINA LITTORALIS	BLACK SHEOAK	8.0 X 5.0 (M)	2
BSP	BURSARIA SPINOSA	SWEET BURSARIA	6.0 X 3.0 (M)	1
CR	CORREA REFLEXA	COMMON CORREA	2.0 X 2.0 (M)	1
LV	LEUCOPOGAN VIRGATUS	COMMON BEARD HEATH	1.0 X 0.6 (M)	5
PO	PLATYLOBIUM OBTUSANGULUM	COMMON FLAT PEA	1.0 X 1.0 (M)	3
OR	OLEARIA RAMULOSA	TWIGGY DAISY BUSH	2.5 X 1.0 (M)	1
BB	BULBINE BULBOSA	BULBINE LILY	0.6 X 0.3 (M)	14
HH	HOVEA HETEROPHYLLA	COMMON HOVEA	0.6 X 0.3 (M)	15
DL	DIANELLA LAEVIS	PALE FLAX-LILY	0.8 X 0.5 (M)	14
BA	BRUNONIA AUSTRALIS	BLUE PINCUSHION	0.5 X 0.2 (M)	7
BS	BILLARDIERA SCANDENS	COMMON APPLE BERRY	1.0 X 1.0 (M)	11
TE	TRICORYNE ELATIOR	YELLOW RUSH-LILY	0.5 X 0.5 (M)	12
BU	BURCHARDIA UMBELLATA	MILKMAIDS	0.5 X 0.2 (M)	7



1 LANDSCAPE PLAN
A113 1 : 100

NO: A

AMENDMENTS: FIRST ISSUE

DATE: 29/11/17

NO: B

AMENDMENTS: CHANGES AS REQUESTED (COUNCIL)

DATE: 21/08/18

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NORTH ARROW

FOR: BRETT WHITEHEAD

AT: 2 WILLIAM STREET

TYABB

LANDSCAPE PLAN

Job number DJ1620

Date 22/06/16

Drawn by Author

Checked by Checker

A113

PROPOSED

Scale As indicated

21-Aug-18 10:40:04 AM