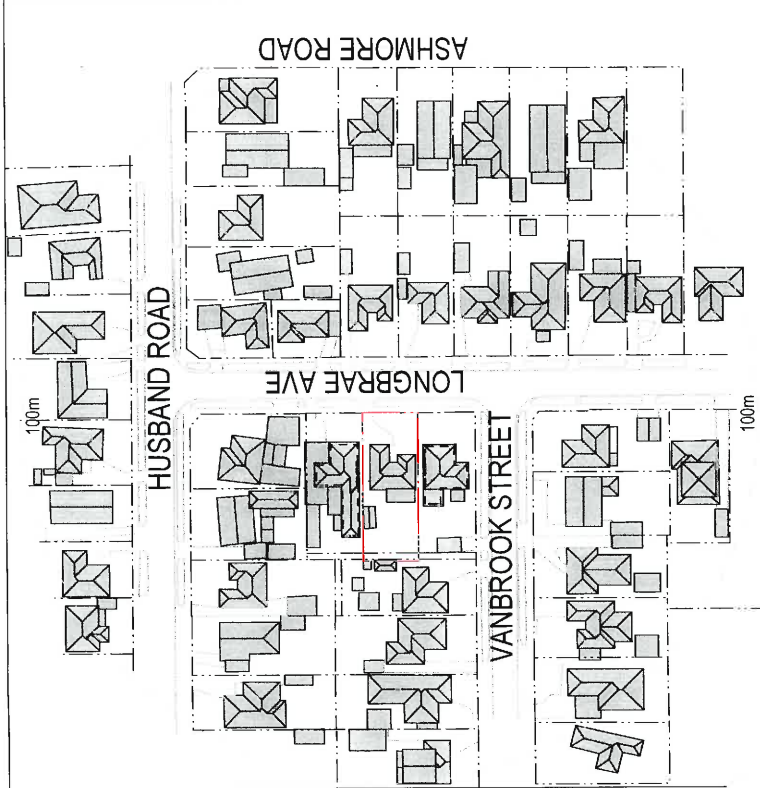
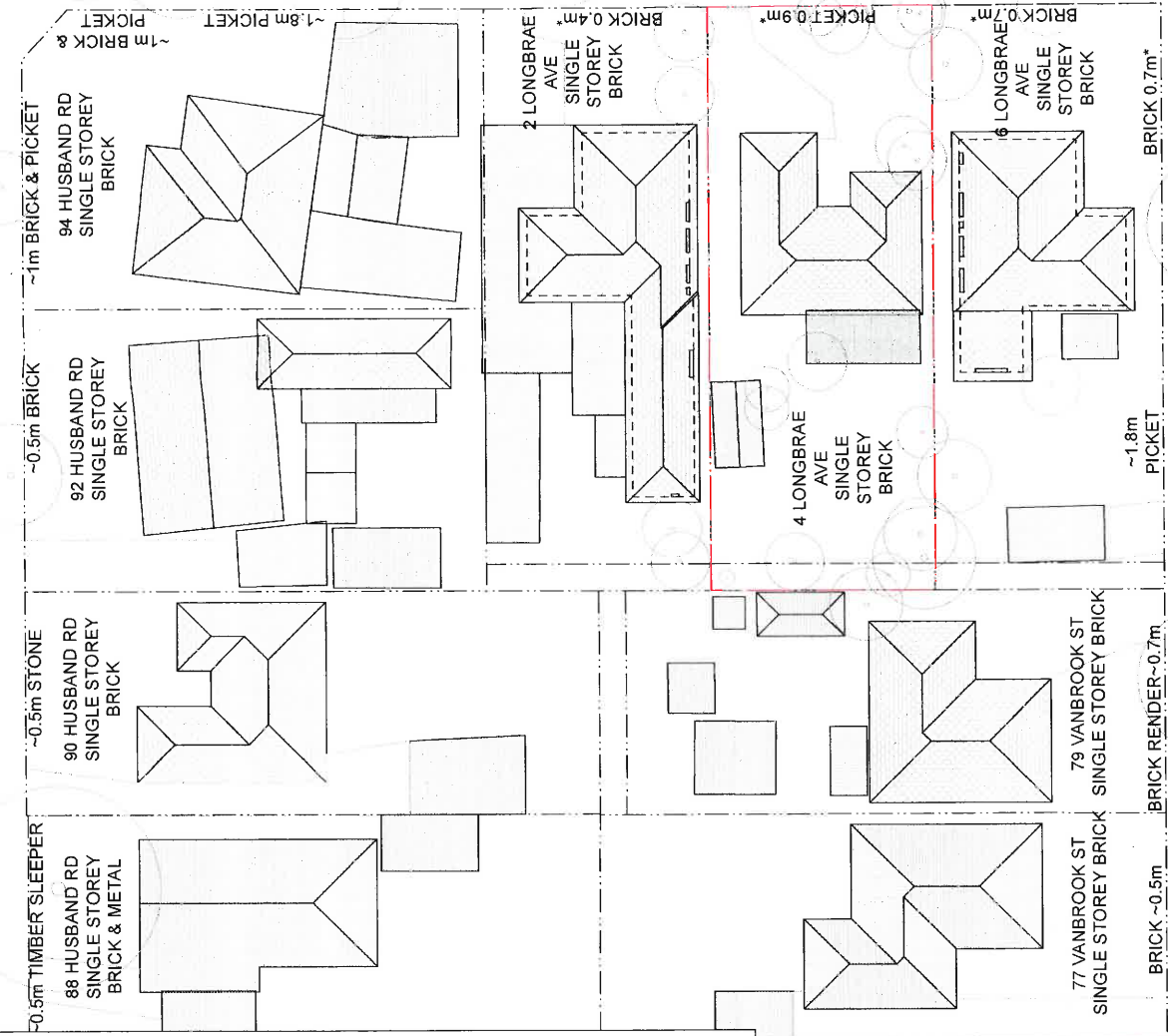




Neighbourhood 2000
1:2000

2

HUSBAND ROAD



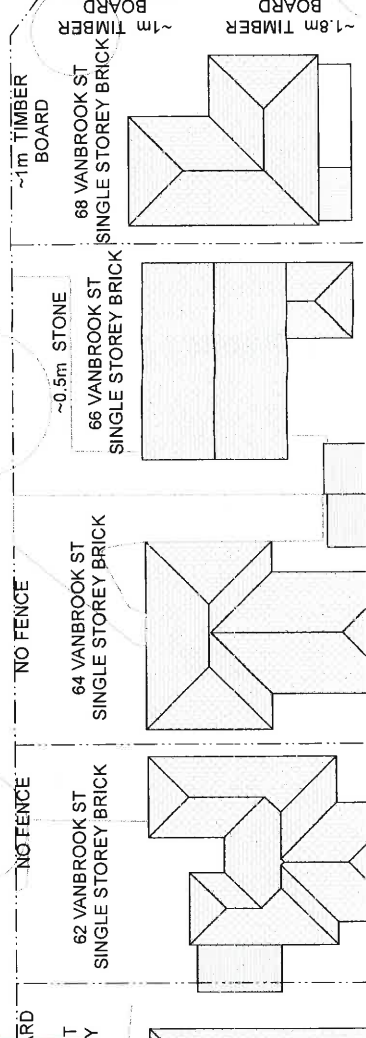
LONGBRAE AVE

VANBROOK STREET

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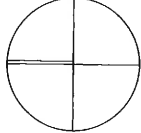
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ENVIRONMENT ACT 1987
WHITEHOUSE PLANNING SCHEME



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Builder Registration No. DBU26421

N



PROJECT : 4 Longbrae Avenue, Forest Hill
Owner : Wilson & Meiko Chuei
DWG : Neighbourhood Plan

SCALE 1:500
DATE : 18/05/2017
REVISION

DWG
Town Planning
:01

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Longbrae Ave Streetscape West



Longbrae Ave Streetscape East



6 Longbrae Ave



4 Longbrae Ave



2 Longbrae Ave

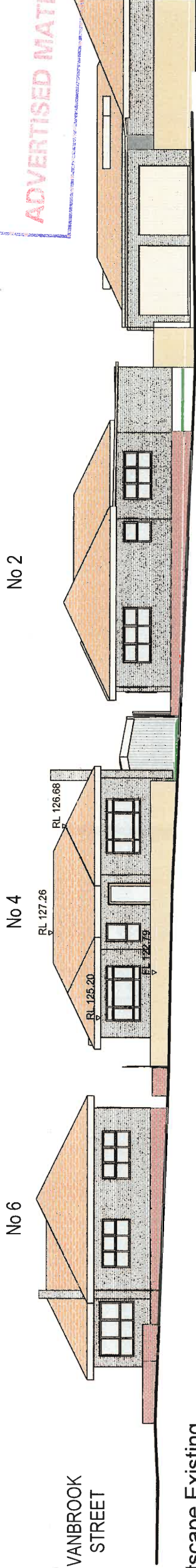
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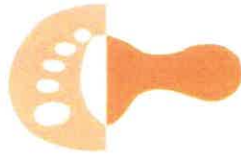
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Streetscape Existing
1:200

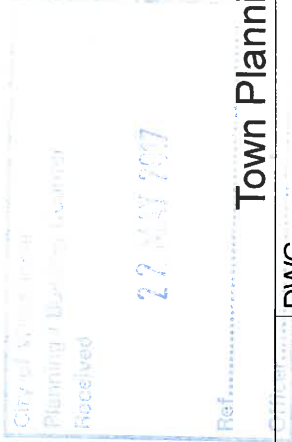


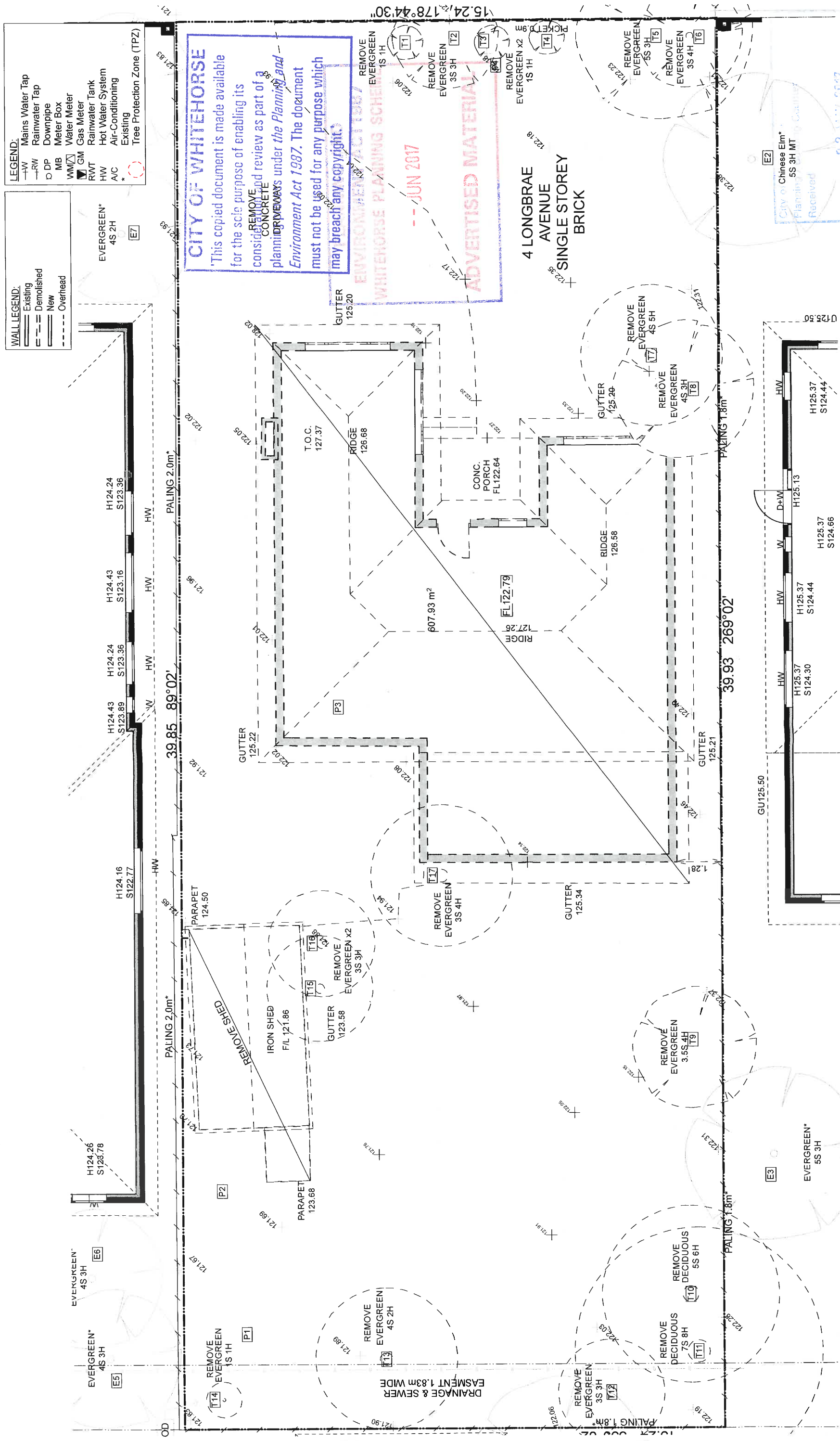
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PROJECT	:4 Longbrae Avenue, Forest Hill		DWG	Town Planning
Owner	:Wilson & Meiko Chuei		SCALE	:02
DWG	:Site Context		DATE	REVISION
			:18/05/2017	

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LEGEND:

→W	Mains Water Tap
→RW	Rainwater Tap
○ DP	Downpipe
MB	Meter Box
WM	Water Meter
 GM	Gas Meter
RWT	Rainwater Tank
HW	Hot Water System
A/C	Air-Conditioning
*	Existing
	Tree Protection Zone (TPZ)

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ENVIRONMENTAL PLANNING SCHEMES
WHITEHORSE PLANNING SCHEMES
ADVERTISED MATERIAL

1. Introduction
 2. Background
 3. Methodology
 4. Results
 5. Conclusion
 6. References

ADVERTISED VIA TERIAL

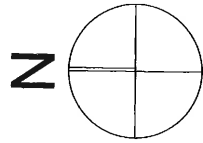
4 LONGBRAE
AVENUE
SINGLE STOREY
BRICK

City of Chinese Elm*
5S 3H MT
Planning
Received

22033

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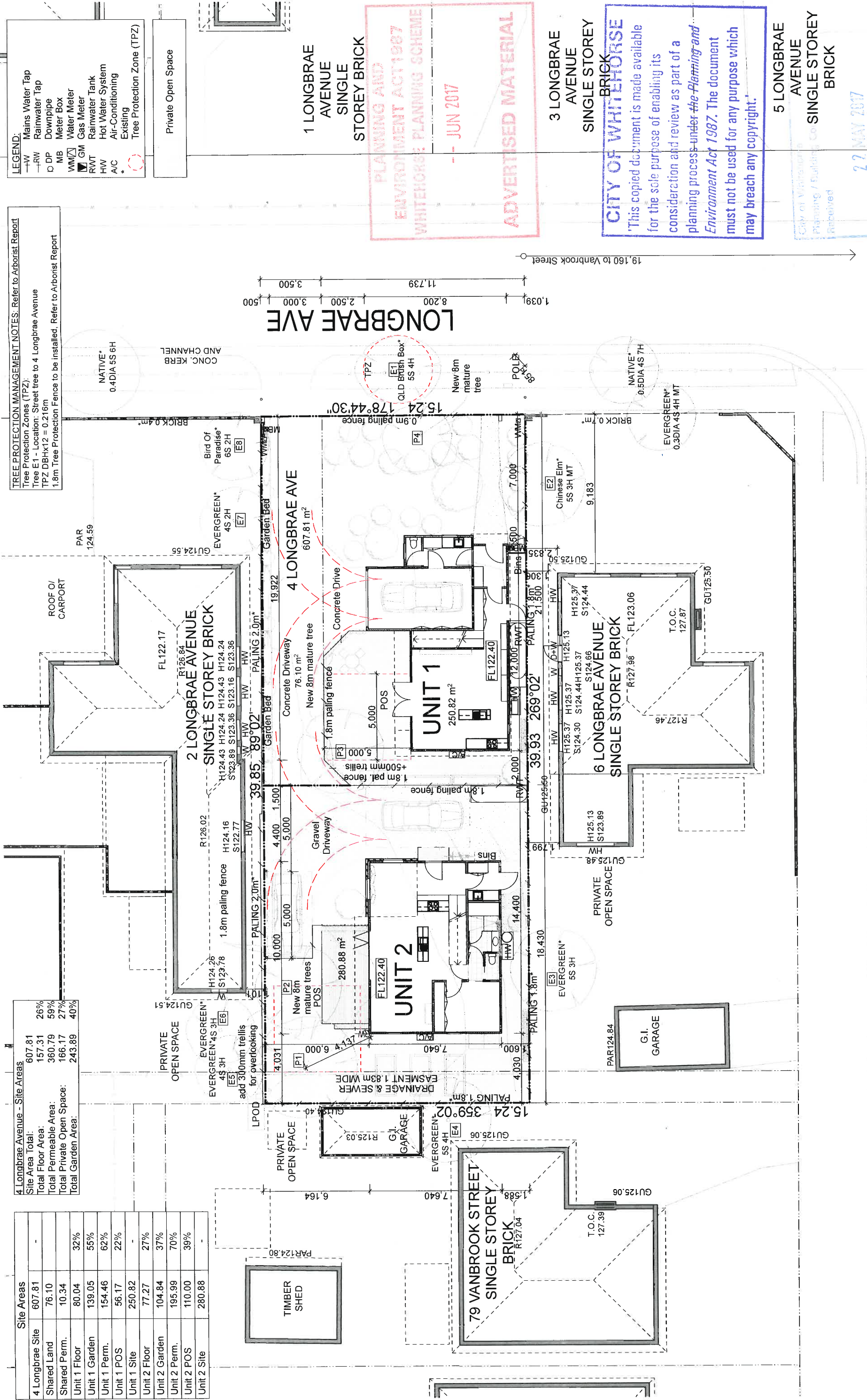


PROJECT	:4 Longbrae Avenue, Forest Hill		DWG	:03
Owner	:Wilson & Meiko Chuei	SCALE	1:100	
DWG	:Demolition Plan	DATE	:18/05/2017	REVISION

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Site Areas		
4 Longbrae Site	607.81	-
Shared Land	76.10	
Shared Perm.	10.34	
Unit 1 Floor	80.04	32%
Unit 1 Garden	139.05	55%
Unit 1 Perm.	154.46	62%
Unit 1 POS	56.17	22%
Unit 1 Site	250.82	-
Unit 2 Floor	77.27	27%
Unit 2 Garden	104.84	37%
Unit 2 Perm.	195.99	70%
Unit 2 POS	110.00	39%
Unit 2 Site	280.88	-

4 Longbrae Avenue - Site Areas		
Site Area Total:	607.81	26%
Total Floor Area:	157.31	59%
Total Permeable Area:	360.79	27%
Total Private Open Space:	166.17	40%
Total Garden Area:	243.89	



TREE PROTECTION MANAGEMENT NOTES: Refer to Arborist Report
Tree Protection Zones (TPZ):
Tree E1 - Location: Street tree to 4 Longbrae Avenue
TPZ DBHx12 = 0.216m
1.8m Tree Protection Fence to be installed, Refer to Arborist Report

- LEGEND:
- W Mains Water Tap
 - RW Rainwater Tap
 - DP Downpipe
 - MB Meter Box
 - WM Water Meter
 - GM Gas Meter
 - RWT Rainwater Tank
 - HW Hot Water System
 - A/C Air-Conditioning
 - * Existing
 - Tree Protection Zone (TPZ)

Private Open Space

1 LONGBRAE AVENUE
SINGLE
STOREY BRICK

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3 LONGBRAE AVENUE
SINGLE STOREY
BRICK

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5 LONGBRAE AVENUE
SINGLE STOREY
BRICK

22 MAY 2017

Town Planning

PROJECT	:4 Longbrae Avenue, Forest Hill	DWG	Ref.....
Owner	:Wilson & Meiko Chuei	SCALE	1:200
DWG	:Site Plan	DATE	:18/05/2017
REVISION			

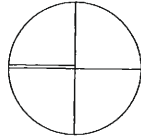
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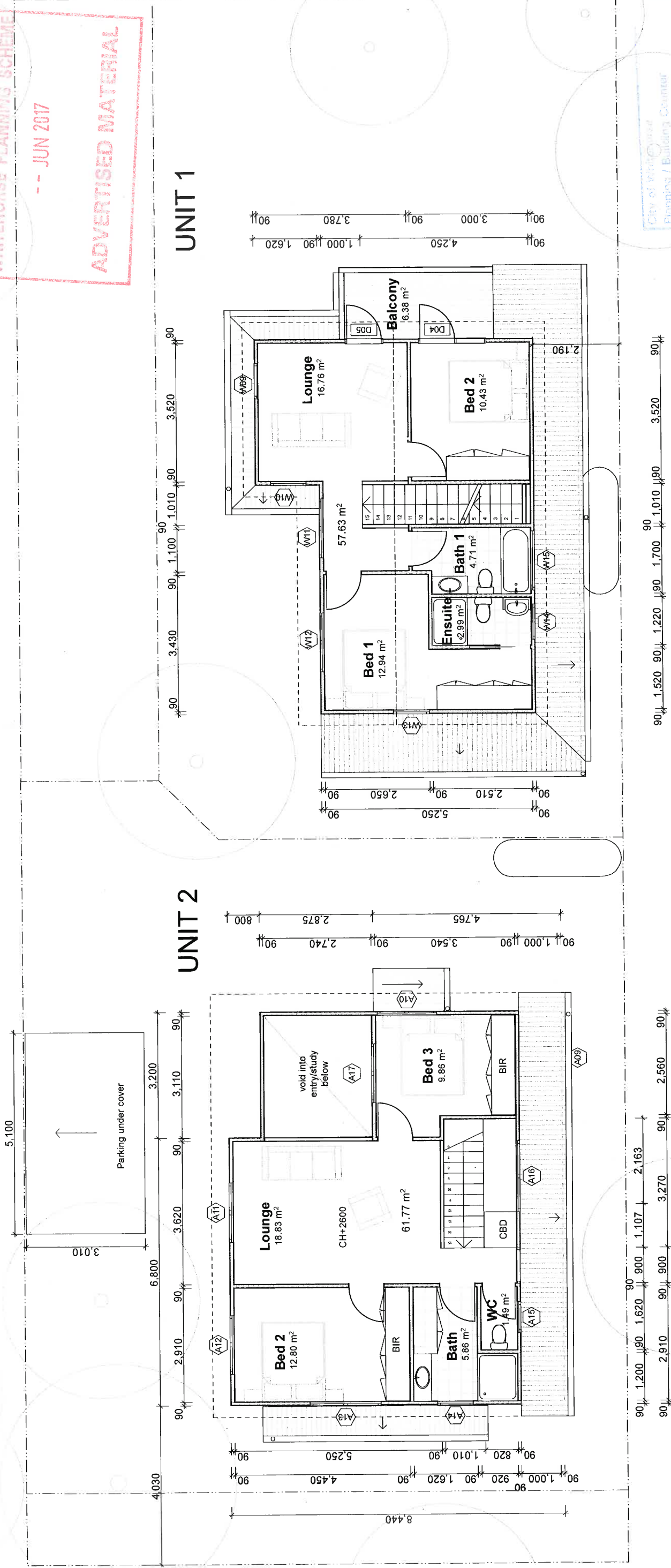
LEGEND:

—W	Mains Water Tap
—RW	Rainwater Tap
○ DP	Downpipe
MB	Meter Box
WM□	Water Meter
GM	Gas Meter
RWT	Rainwater Tank
HW	Hot Water System
A/C	Air-Conditioning
*	Existing
	Tree Protection Zone (TPZ)

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22 MAY 2011

Town Planning

PROJECT	:4 Longbrae Avenue, Forest Hill			DWG	:06
Owner	:Wilson & Meiko Chuei			SCALE	1:100
DWG	:First Floor Plan			DATE	:18/05/2017
				REVISION	

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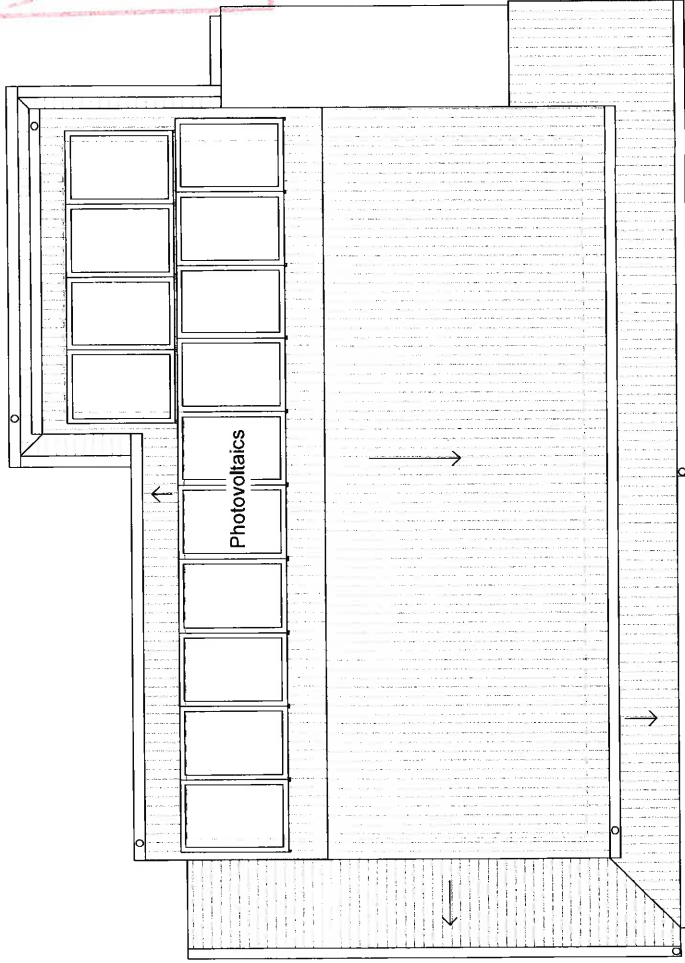
LEGEND:	
—HW	Mains Water Tap
—RW	Rainwater Tap
○ DP	Downpipe
MB	Water Meter
WM	Gas Meter
GM	Rainwater Tank
RWT	Hot Water System
HW	Air-Conditioning
AC	Existing
*	Tree Protection Zone (TPZ)

CITY OF WHITEHORSE

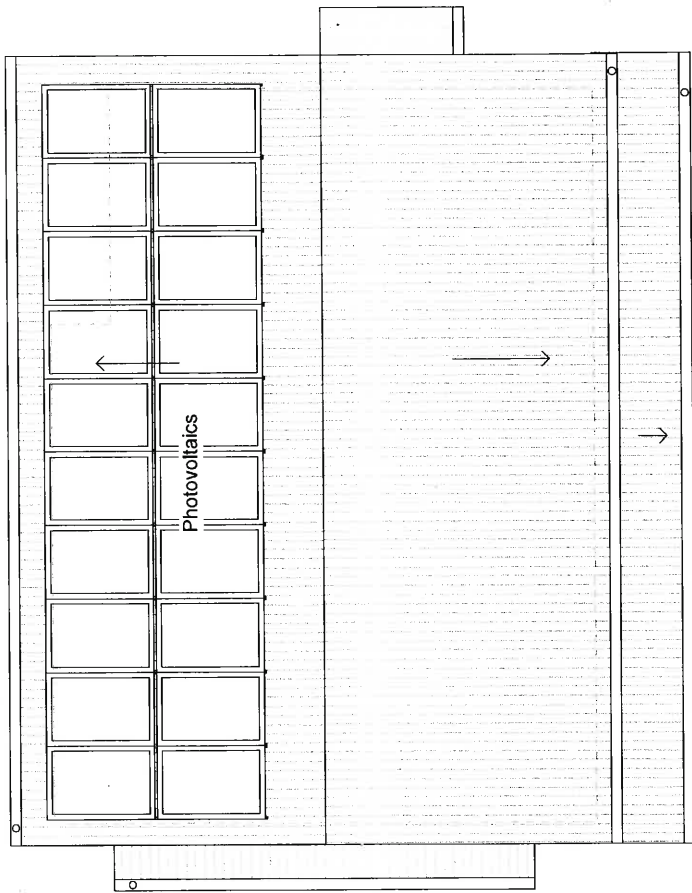
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UNIT 1



UNIT 2



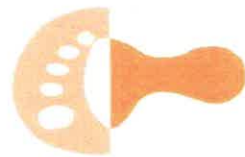
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Received

22 MAY 2017

Ref: Town Planning

PROJECT	:4 Longbrae Avenue, Forest Hill	DWG	:07
Owner	:Wilson & Meiko Chuei	SCALE	1:100
DWG	:Roof Plan	DATE	:18/05/2017
		REVISION	

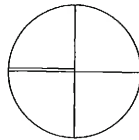
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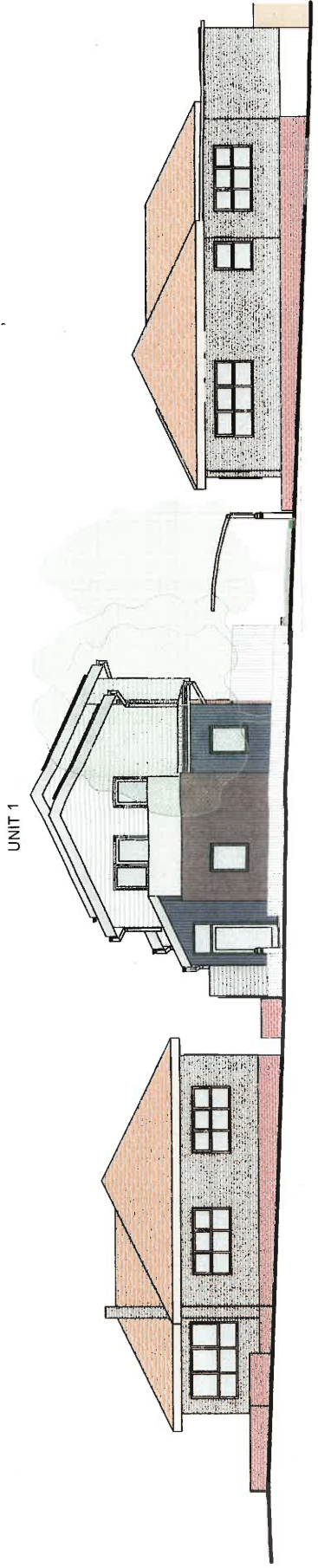


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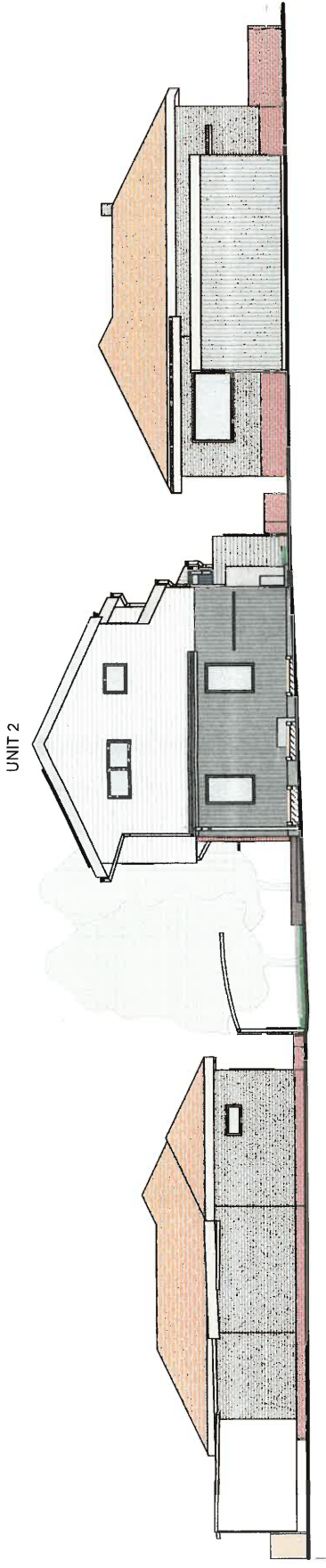
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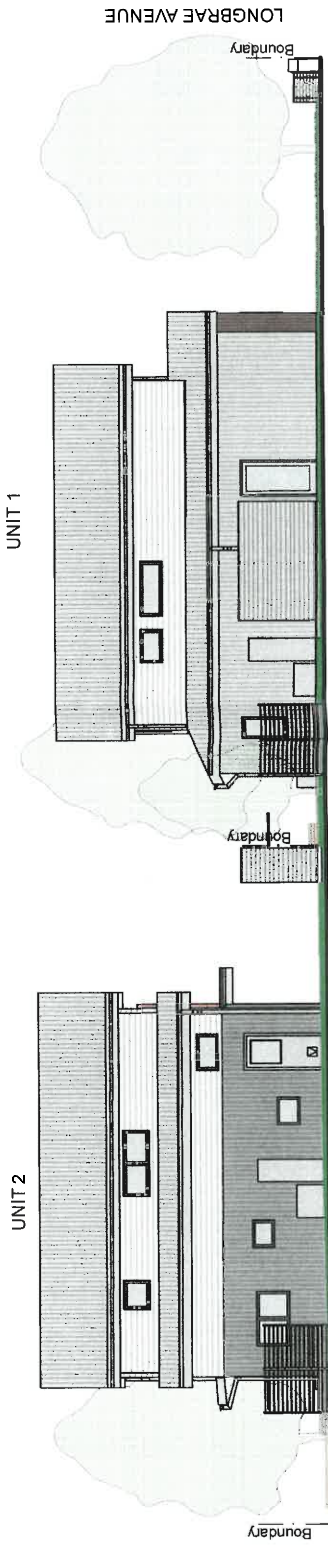
East Street Scape
1:200



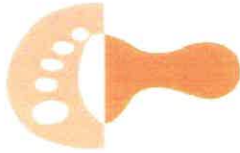
West Elevation Rear
1:200



North
1:200



South
1:200



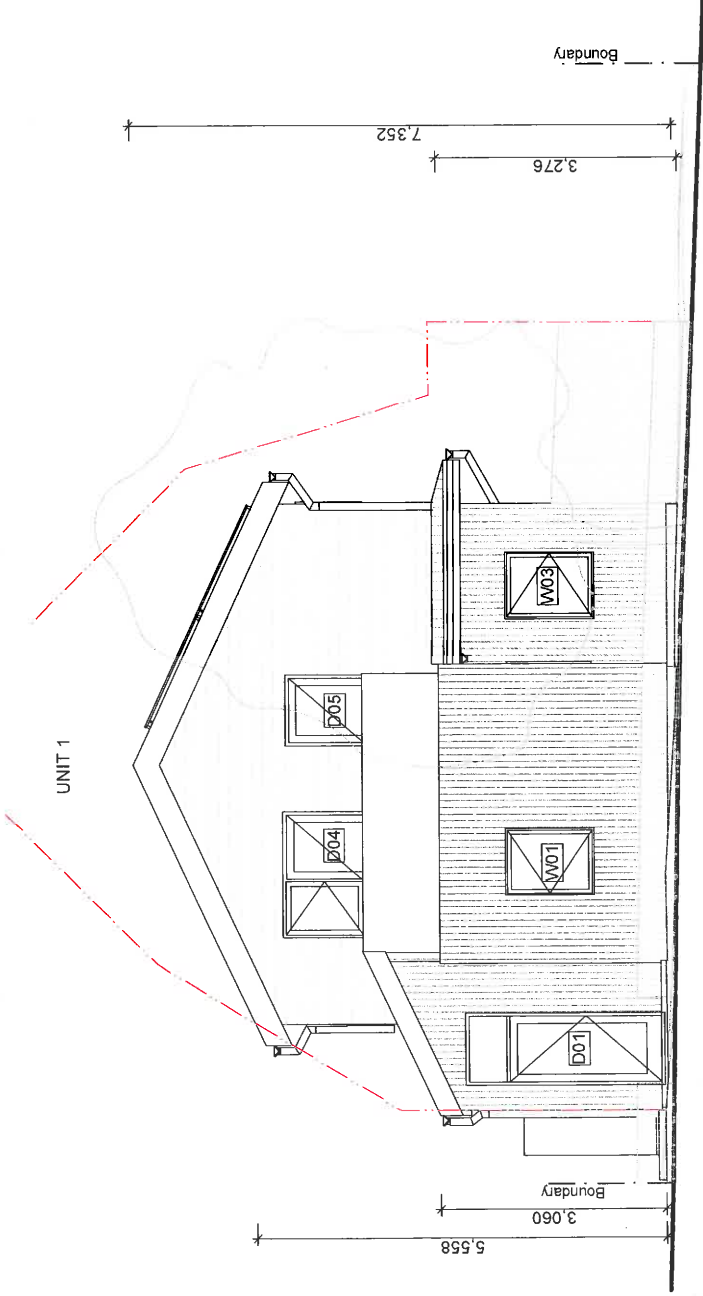
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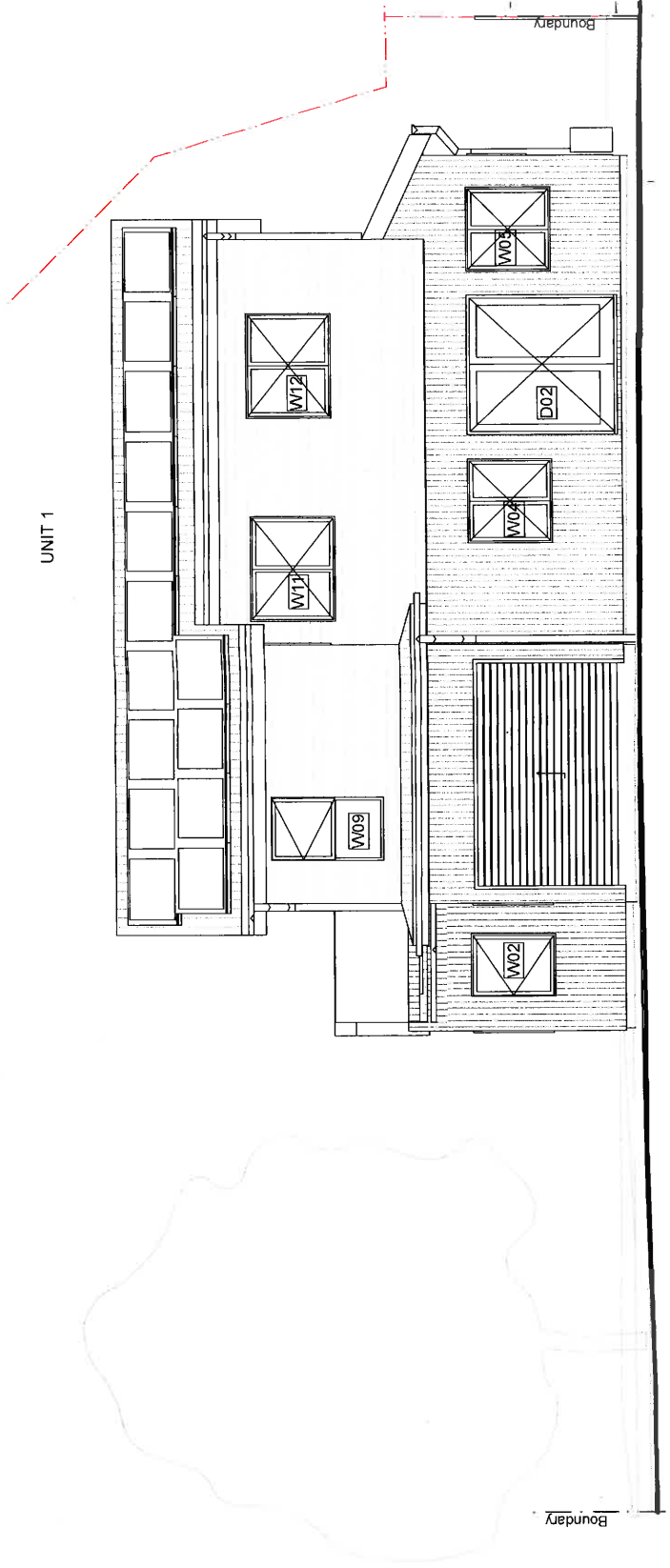
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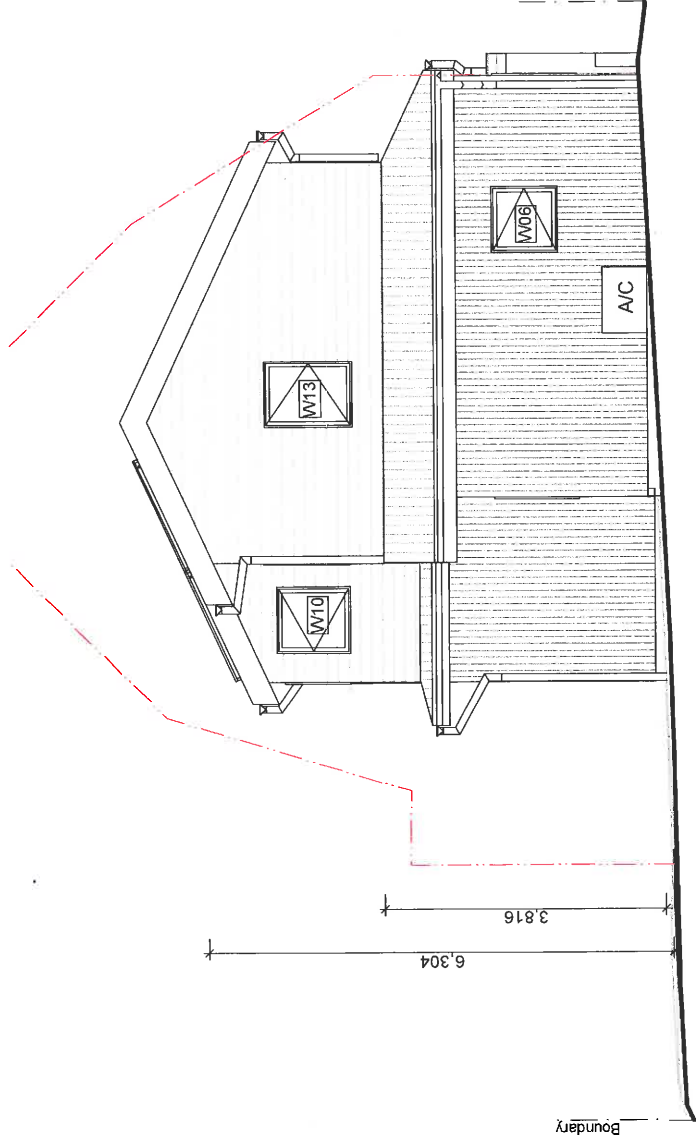
PROJECT : 4 Longbrae Avenue, Forest Hill		DWG	Town Planning
Owner : Wilson & Meiko Chuei	SCALE 1:200	22 MAY 2017	:08
DWG : Elevations	DATE : 18/05/2017	REVISION	
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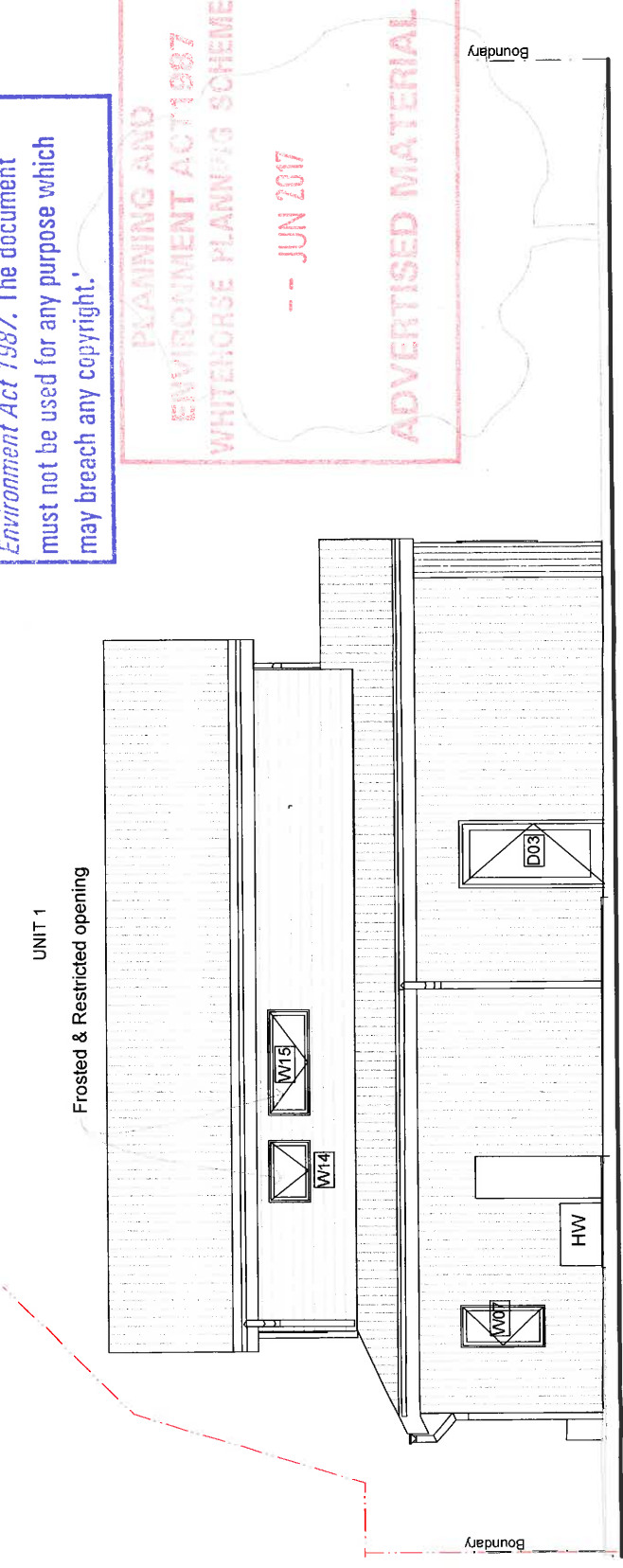
1 Unit 1 East
1:100



2 Unit 1 North
1:100



3 Unit 1 West
1:100



4 Unit 1 South
1:100

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NOTE: Refer to page 12 for overlooking analysis

PROJECT	:4 Longbrae Avenue, Forest Hill			DWG	
Owner	:Wilson & Meiko Chuei			SCALE	1:100
DWG	:Unit 1 Elevations			DATE	:18/05/2017
			REVISION		

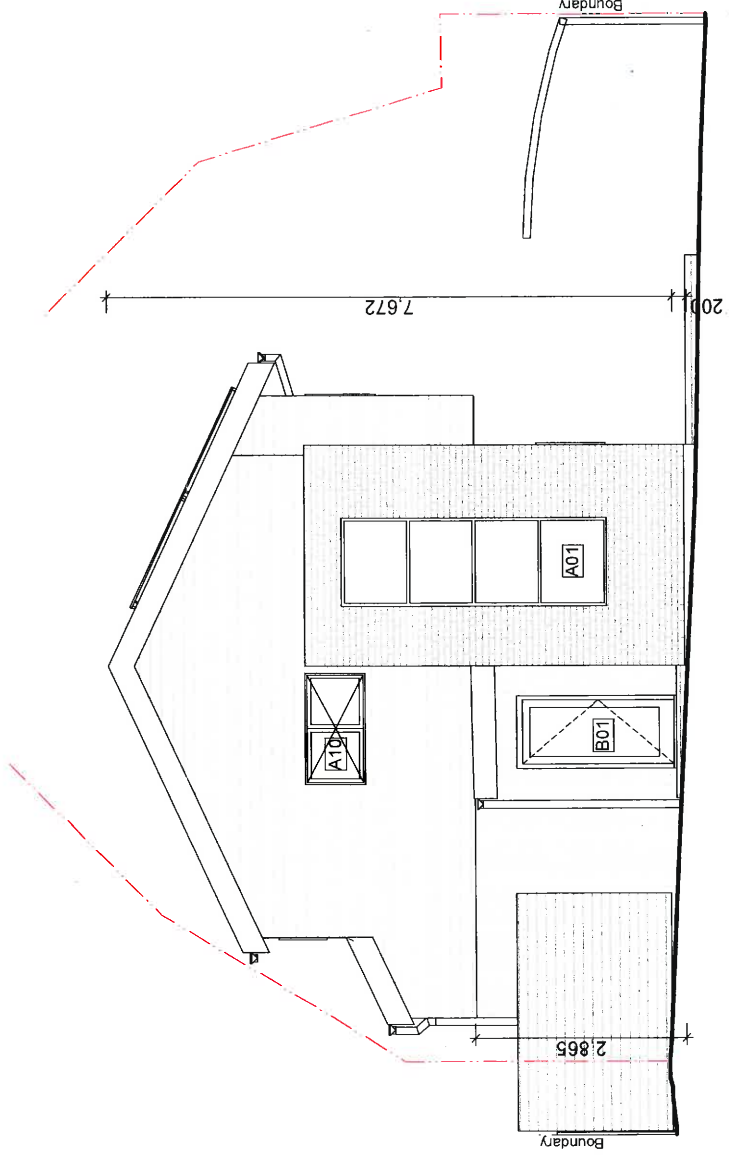
Town Planning
22 MAY 2017
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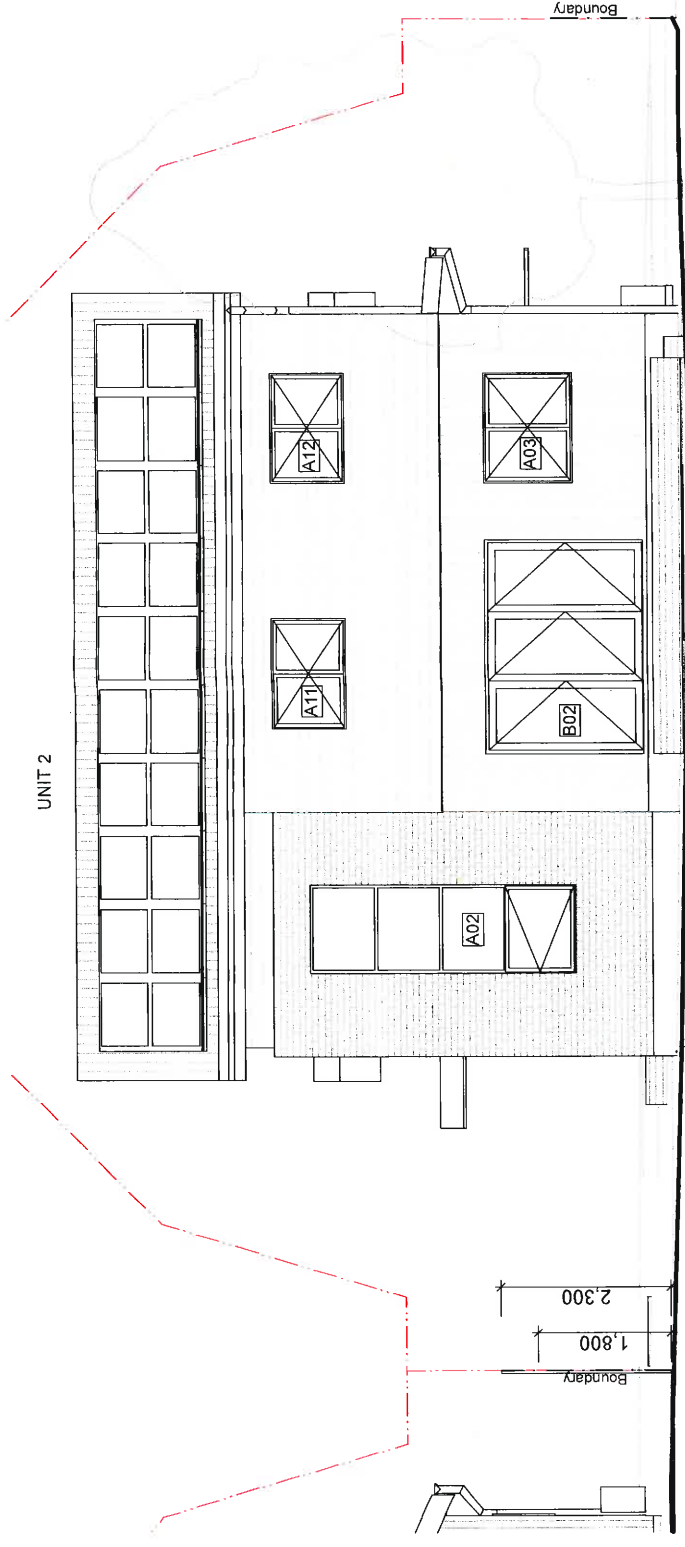
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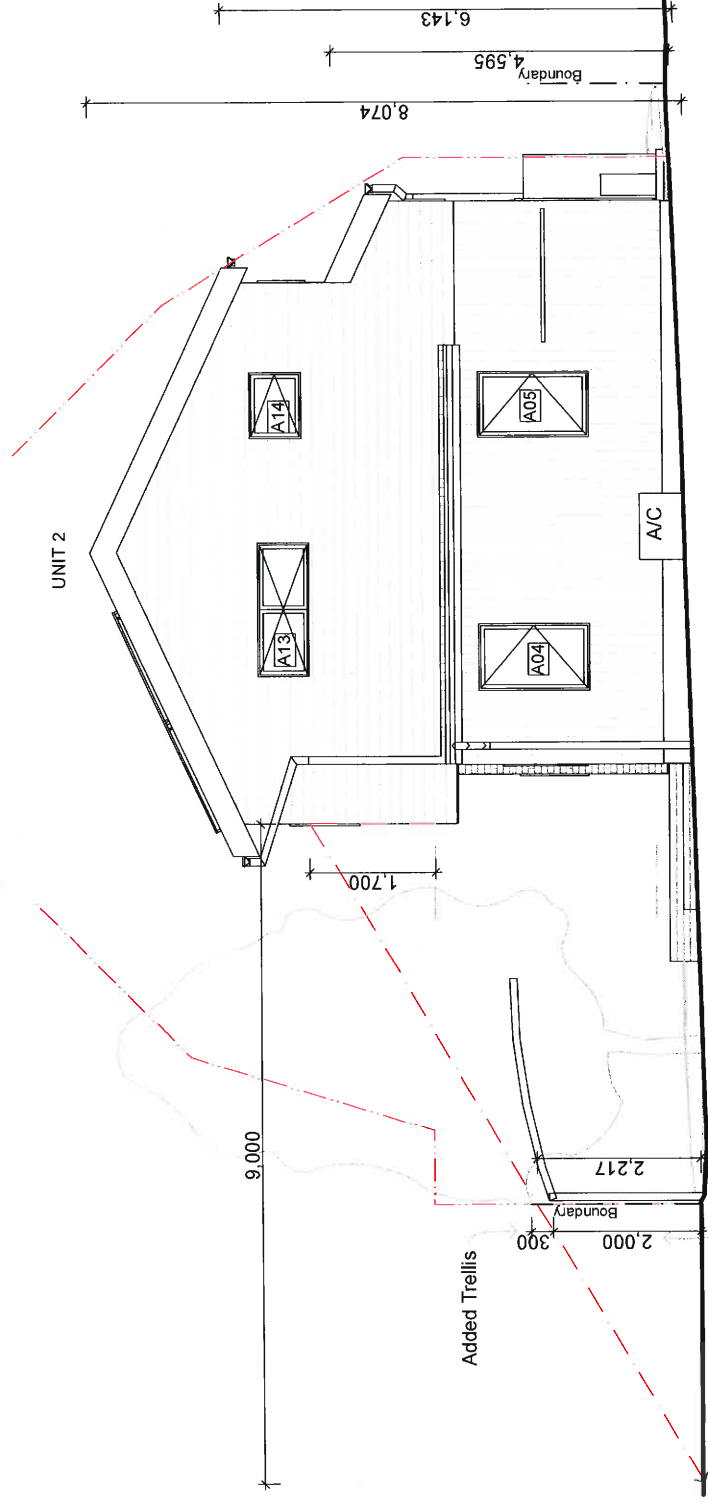
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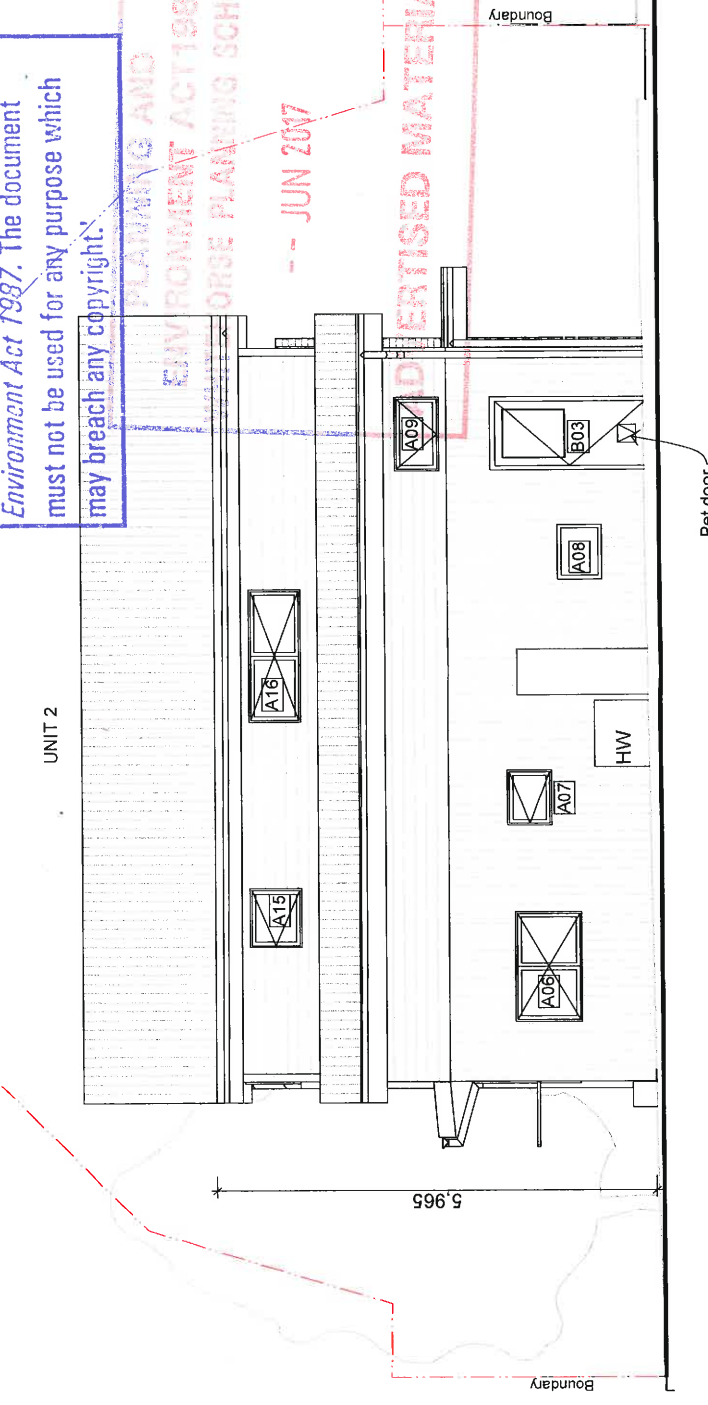
1 Unit 2 East
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2 Unit 2 North
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3 Unit 2 West
1:100



4 Unit 2 South
1:100

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PROJECT : 4 Longbrae Avenue, Forest Hill

Owner : Wilson & Meiko Chuei

DWG : Unit 2 Elevations

DWG

SCALE

1:100

DATE

: 18/05/2017

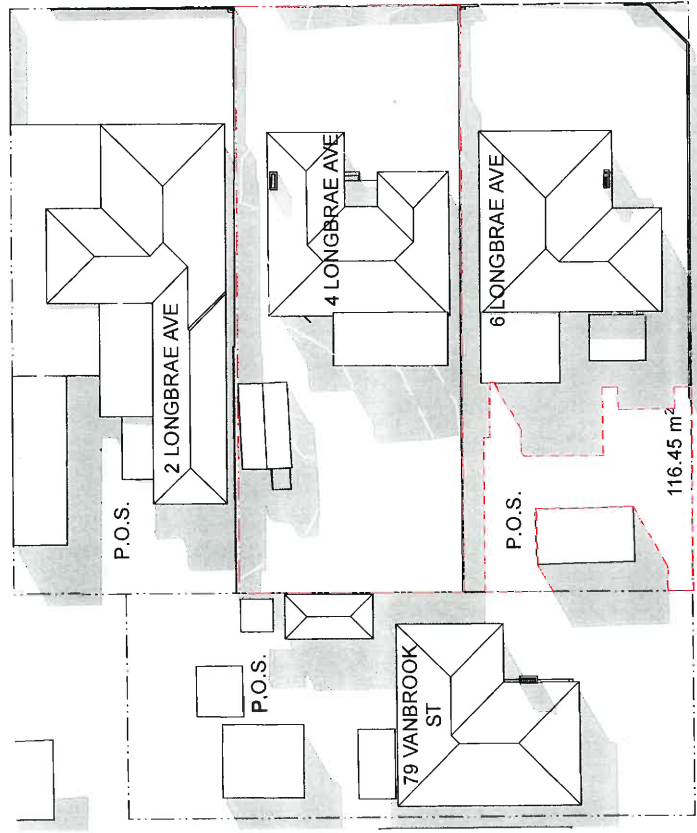
REVISION

22 JUN 2017

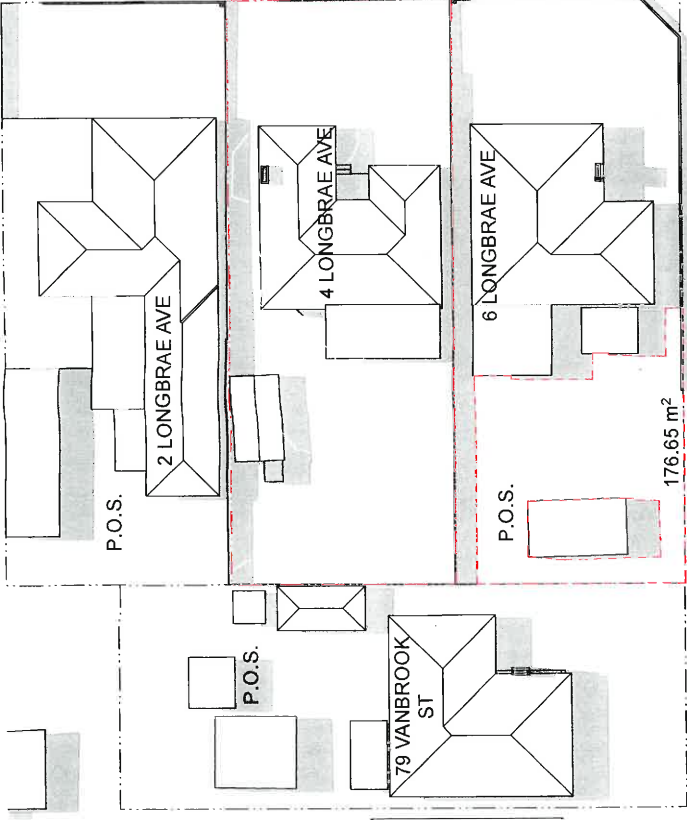
Town Planning

: 10

NOTE: Refer to page 12 for overlooking analysis

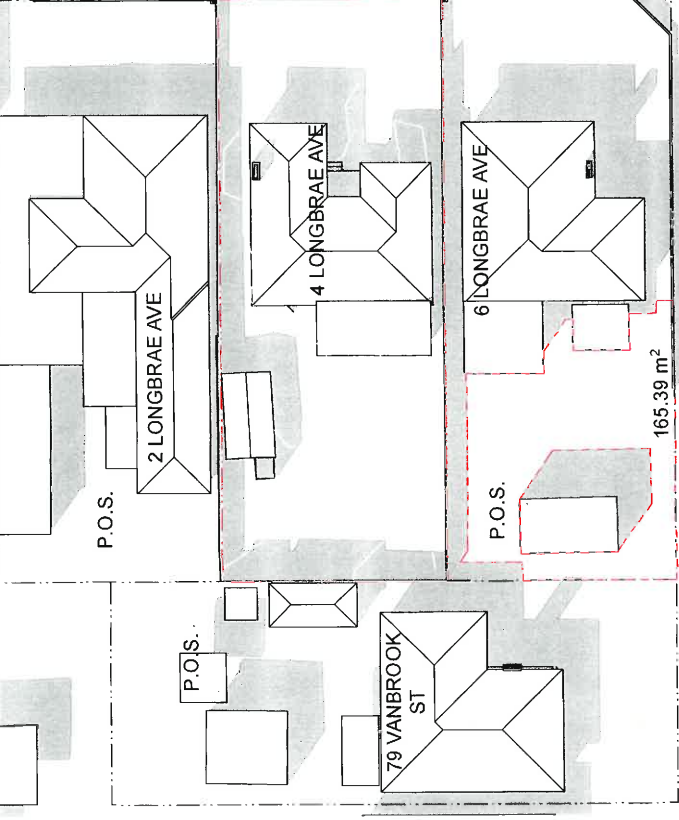


Existing Equinox 9am



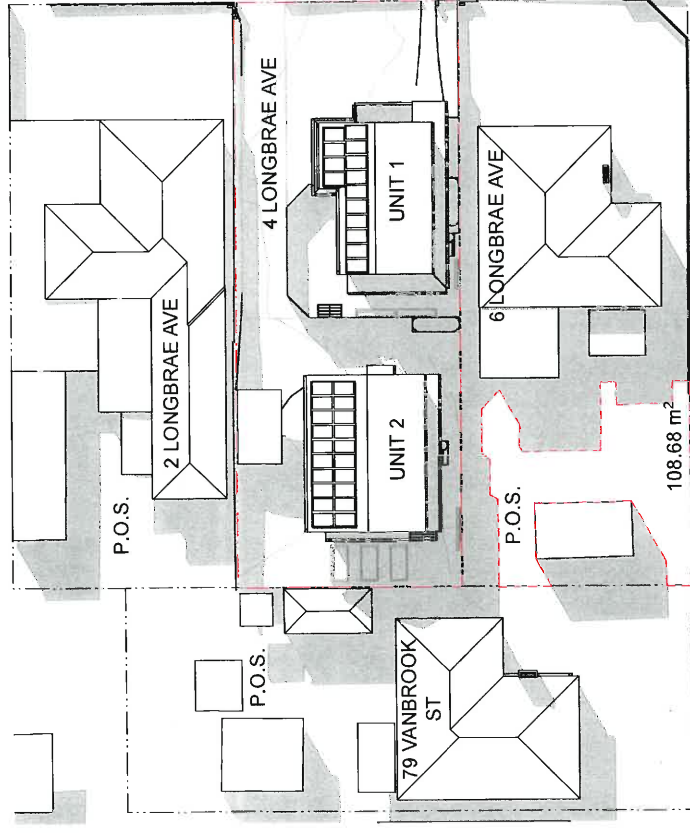
Existing Equinox 12pm

LONGBRAE AVE

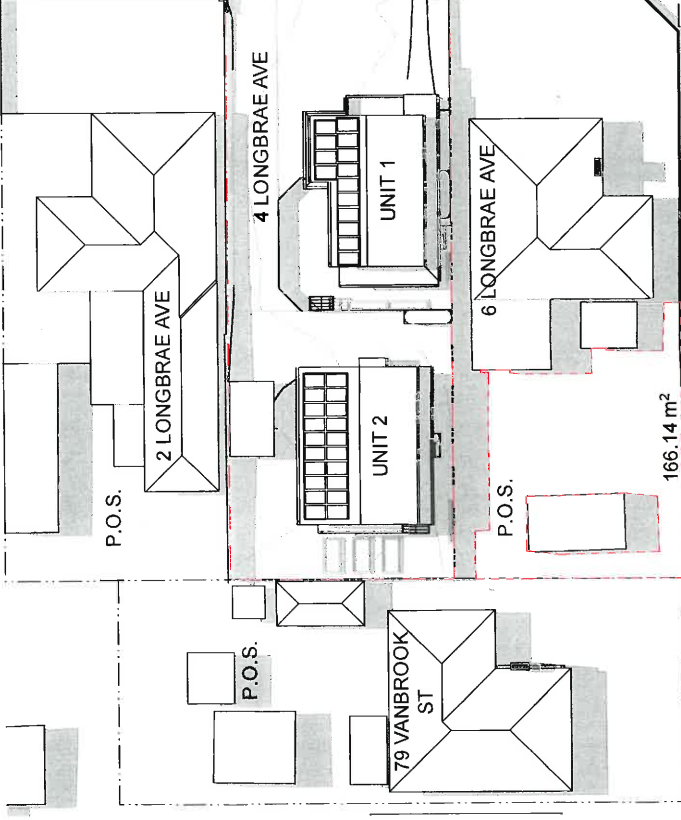


Existing Equinox 3pm

LONGBRAE AVE

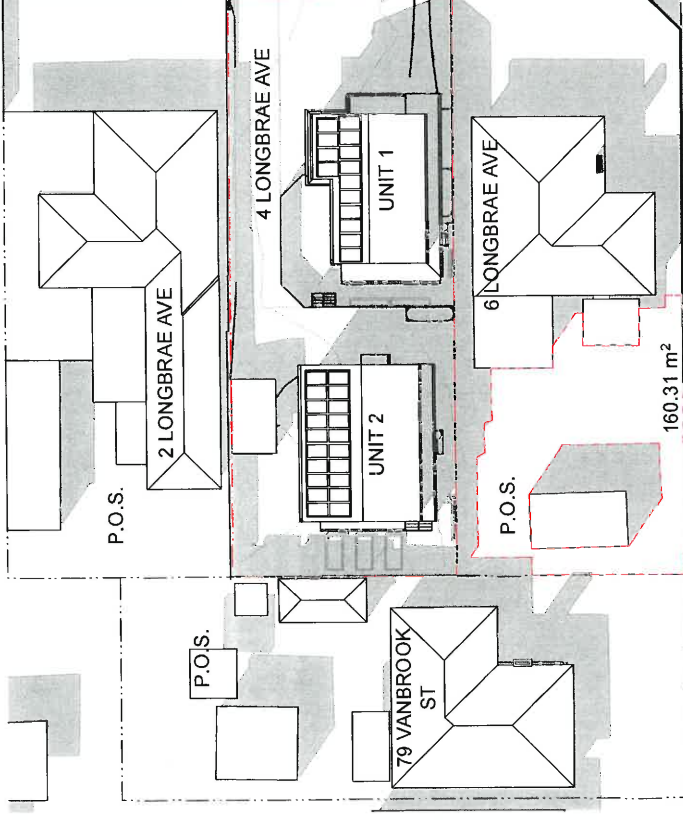


Proposed Equinox 9am



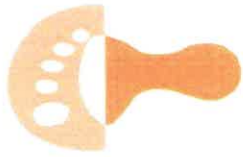
Proposed Equinox 12pm

LONGBRAE AVE



Proposed Equinox 3pm

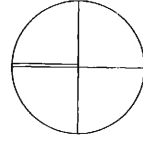
LONGBRAE AVE



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PROJECT : 4 Longbrae Avenue, Forest Hill

Owner : Wilson & Meiko Chuei

DWG : Shadow Diagrams

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Proposed Equinox 3pm

ENVIRONMENT ACT 1987
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JUN 2017
Town Planning

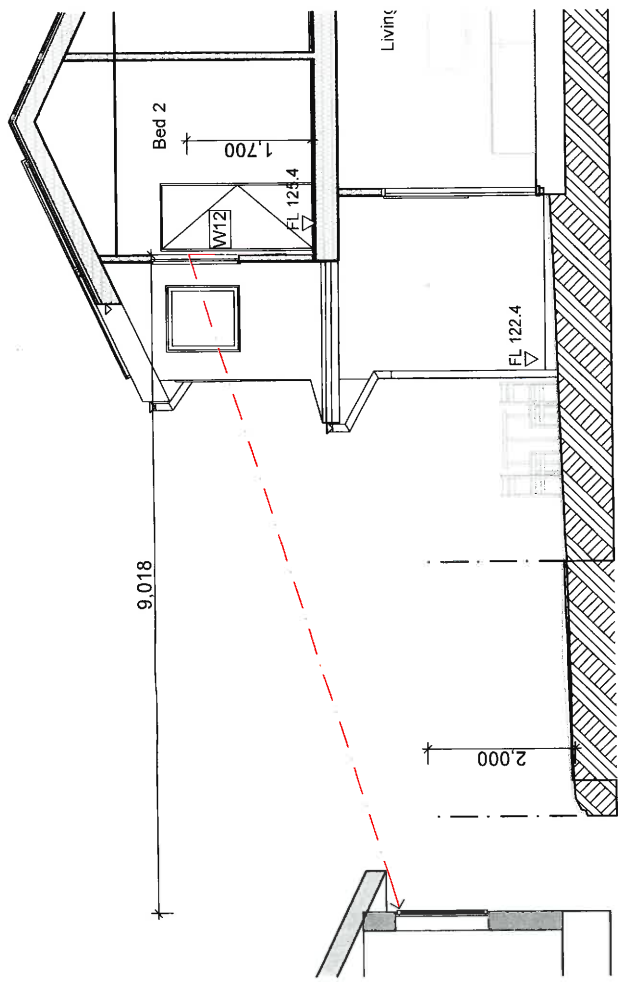
DWG

1:500

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: 18/05/2017

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Unit 1 Section A2-A2
1:100

Overlooking Analysis

Unit 1:

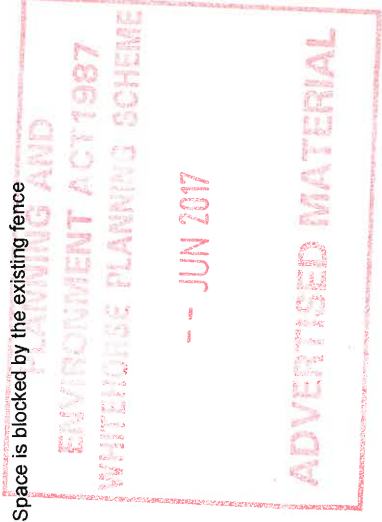
- W09 - is offset >1.5m from the Habitable Room Windows to 2 Longbrae Ave within 9m distance.
- W10 - Windows to 2 Longbrae Avenue are greater than 9m distance within a 45° view
- W11 & W12 - Habitable Room Windows to 2 Longbrae Ave are greater than 9m away
- W13 - Private open space to Unit 2 & 6 Longbrae Ave are more than 9m away
- W14 & W15 - Windows are frosted and restricted openings

Unit 2:

- A10 - Habitable Room Windows to 6 Longbrae Ave are greater than 9m away.
- Internal views to Private Open Space of Unit 1 is limited to 5.43m2 (less than 50% of POS) by the 1.8m fence and by adding 500mm trellis to part of the shared fence to screen views to the north-facing Private open space
- A11 - is offset >1.5m from the Habitable Room Windows to 2 Longbrae Ave within 9m distance.
- A11 & A12 - Overlooking to 2 Longbrae Ave Private Open Space is screened with trellis added to the boundary fence
- A12 - Overlooking to 79 Vanbrook St Private Open Space is blocked by the existing fence
- A13 & A14 - Sill height is 1.7m
- A15 & A16 - Sill height is 1.7m

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Town Planning

DWG

22 MAY 2017

:12

1:200

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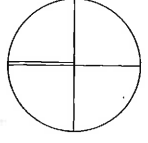
:18/05/2017

PROJECT :4 Longbrae Avenue, Forest Hill

Owner :Wilson & Meiko Chuei

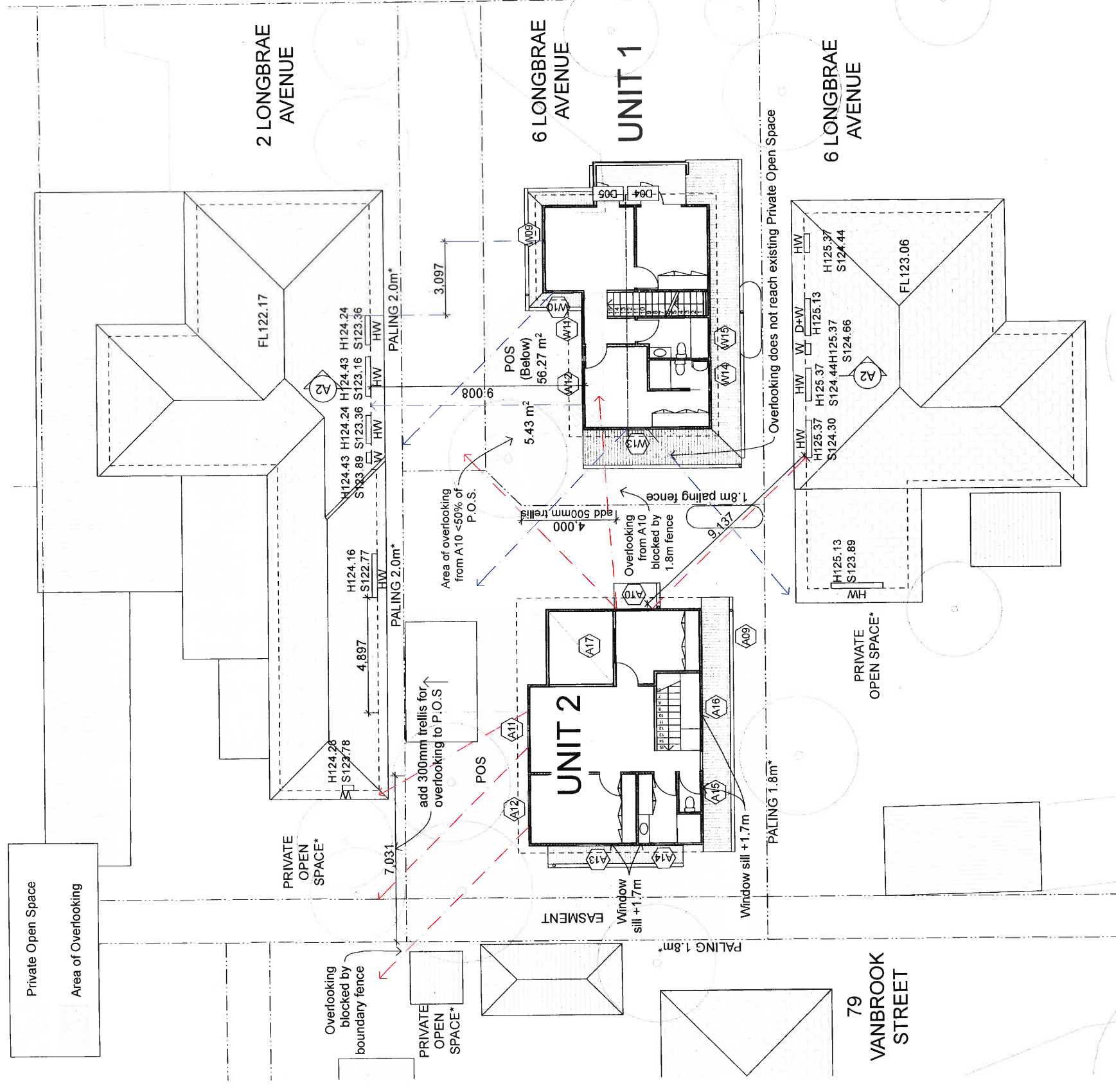
DWG :Overlooking Analysis

N



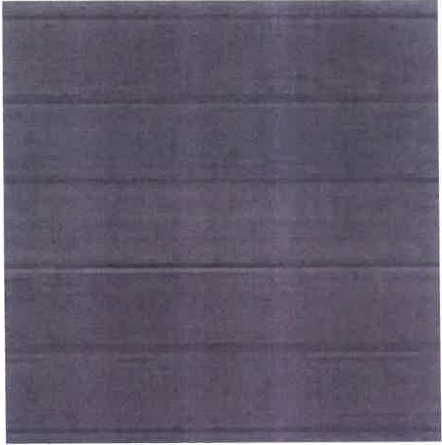
Positive Footprints Pty Ltd

15 High Street Seaholme VIC 3018
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Builder Registration No. DBU26421

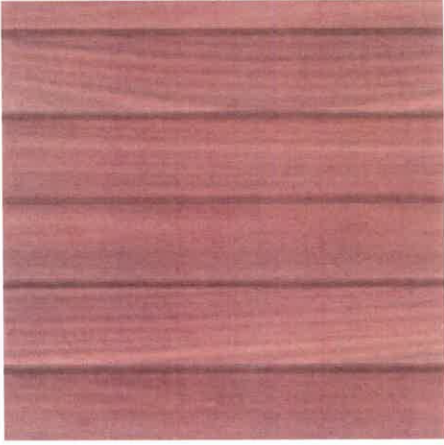


UNIT 1:

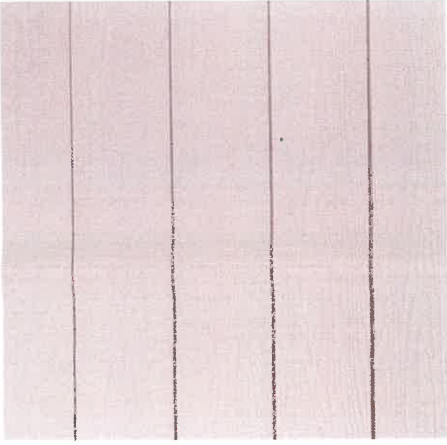
External Cladding: Vertical Grooved Board
Colour: Deep Ocean Blue
(Downpipes to match wall colour)



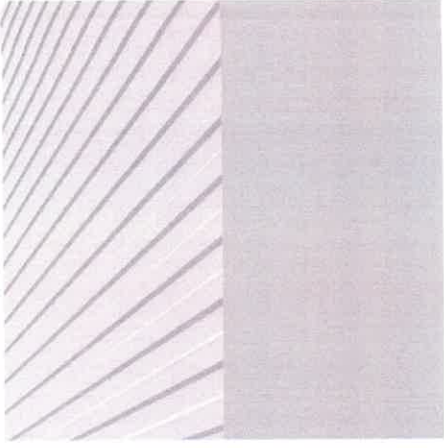
External Cladding: Vertical Timber
(Downpipes to match wall colour)



External Cladding: Horizontal board
Colour: Shale Grey
(Downpipes to match wall colour)



External Cladding (Rear wall only): Stratco Maxrib Profile
Colour: Colorbond Shale Grey
(Downpipes to match wall colour)



Window Frames:
Colour: Colorbond Surfmist & Ironstone

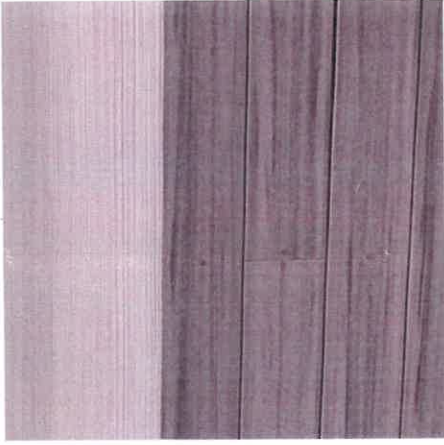


UNIT 1 & 2:

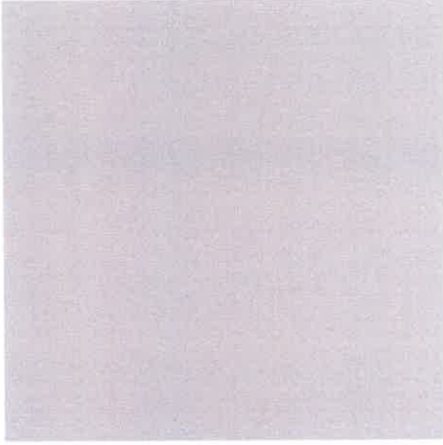
Roof Sheeting: Custom Orb Profile
Colour: Colorbond Shale Grey



Decking: Composite Ekodeck
Colour: Greystone



Fascias & Gutters:
Colour: Colorbond Shale Grey

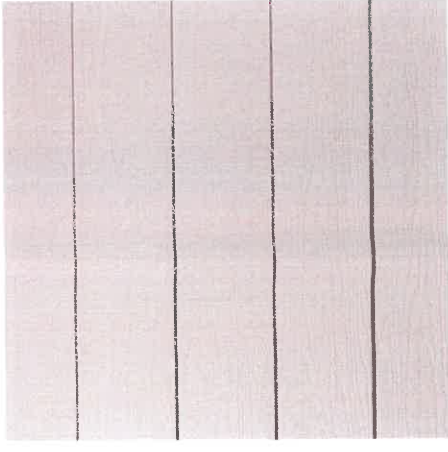


UNIT 2:

External Cladding: Recycled Brick



External Cladding: Horizontal board
Colour: Shale Grey
(Downpipes to match wall colour)



Window Frames:
Colour: Colorbond Surfmist



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PLANNING AND
ENVIRONMENT ACT 1987
WHITEHORSE PLANNING SCHEME
-- JUN 2017
ADVERTISED MATERIAL



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PROJECT	:4 Longbrae Avenue, Forest Hill			DWG	Town Planning	
Owner	:Wilson & Meiko Chuei			SCALE		:13
DWG	:Materials Schedule			DATE	:18/05/2017	REVISION

NOTE: ALL LEVELS INCLUDING FLOOR LEVEL (FL) AND ROOF LEVEL (RL) ARE TO AUSTRALIAN HEIGHT DATUM (AHD). FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. IF DISCREPANCIES OCCUR, CONTACT OFFICE FOR CLARIFICATION.



Site Birds Eye

1



Street

2



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3

Street with trees

PLANNING AND ENVIRONMENT ACT 1987
WHITEHORSE PLANNING SCHEME

-- JUN 2017

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Unit 1

4



Unit 2

5



Unit 2 Rear

6



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Builder Registration No. DBU26421

PROJECT :4 Longbrae Avenue, Forest Hill

Owner :Wilson & Meiko Chuei

DWG :3D Images

DWG

Town Planning

SCALE

DATE

REVISION

22 JUN 2017 :14

:18/05/2017

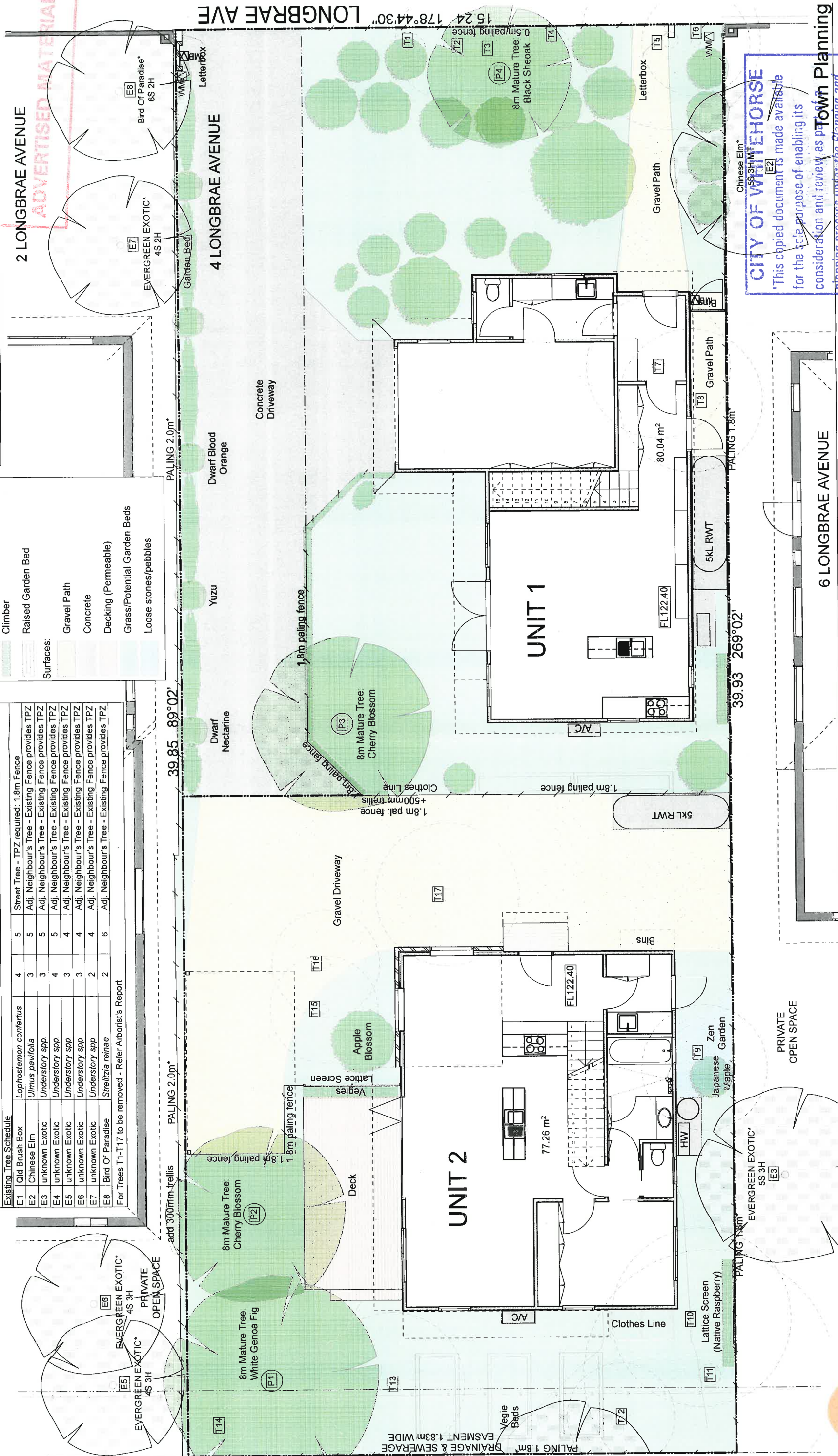
NOTE: ALL LEVELS INCLUDING FLOOR LEVEL (FL) AND ROOF LEVEL (RL) ARE TO AUSTRALIAN HEIGHT DATUM (AHD). FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. IF DISCREPANCIES OCCUR, CONTACT OFFICE FOR CLARIFICATION.

Proposed Tree Schedule:			
ID	Common name	Botanical Name	Mature Height Spread Notes
1	White Genoa Fig	Ficus Carica	9 6
2	Cherry Blossom	Prunus Tai Haku	8 6
3	Cherry Blossom	Prunus Tai Haku	8 6
4	Black Sheoak	Allocasuarina Littoralis	8 4
Existing Tree Schedule			
E1	Old Brush Box	Lophosetman confertus	4 5 Street Tree - TPZ required: 1.8m Fence
E2	Chinese Elm	Ulmus paviaolia	3 5 Adj. Neighbour's Tree - Existing Fence provides TPZ
E3	unknown Exotic	Understory spp.	3 5 Adj. Neighbour's Tree - Existing Fence provides TPZ
E4	unknown Exotic	Understory spp.	4 5 Adj. Neighbour's Tree - Existing Fence provides TPZ
E5	unknown Exotic	Understory spp.	3 4 Adj. Neighbour's Tree - Existing Fence provides TPZ
E6	unknown Exotic	Understory spp.	3 4 Adj. Neighbour's Tree - Existing Fence provides TPZ
E7	unknown Exotic	Understory spp.	2 4 Adj. Neighbour's Tree - Existing Fence provides TPZ
E8	Bird Of Paradise	Strelitzia reginae	2 6 Adj. Neighbour's Tree - Existing Fence provides TPZ

For Trees T1-T17 to be removed - Refer Arborist's Report

Landscape Legend	
	Existing Tree
	8m Canopy Tree
	Bush/Small tree
	Climber
	Raised Garden Bed
Surfaces:	
	Gravel Path
	Concrete
	Decking (Permeable)
	Grass/Potential Garden Beds
	Loose stones/pebbles

TREE PROTECTION MANAGEMENT NOTES: Refer to Arborist Report
Trees to be removed (Tn) refer to Arborist report for type, condition and removal requirements.
Tree Protection Zones (TPZ):
Tree E1 - Location: Street tree to 4 Longbrae Avenue
TPZ DBHx12 = 0.216m
1.8m Tree Protection Fence to be installed. Refer to Arborist Report



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18/05/2017 REVISION

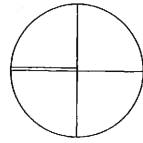
PROJECT	: 4 Longbrae Avenue, Forest Hill	Precinct: Garden Suburban 6 (GS6)	: 15
Owner	: Wilson & Meiko Chuei	SCALE	
DWG	: Landscape Plan	DATE	



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