

PLANNING AND ENVIRONMENT ACT 1987  
WHITEHORSE PLANNING SCHEME  
24/02/2021  
ADVERTISED MATERIAL  
CITY OF WHITEHORSE  
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LEGEND	
	EXISTING BUILDINGS
	EXISTING BUILDINGS/ TREES - DEMOLISHED
	PROPERTY BOUNDARY LINE
	PERMEABLE LANDSCAPE AREA
	2m(L) X 2.5m(D) CORNER SPLAY WITH LANDSCAPE & FENCE NOT MORE THAN 900mm
CL	CLOTHES LINE
ELE	ELECTRIC METER
GM	GAS METER
HL	HIGH LEVEL WINDOWS (1700mm ABOVE FFL)
HW	HABITABLE WINDOW
HWT	HOT WATER TANK
NGL	NATURAL GROUND LEVEL TO AHD
NH	NON HABITABLE WINDOW
OB	OBSCURE GLAZING
PL	PLANTER BOX
PS	PRIVACY SCREENING (1700mm HIGH WITH MAX. 25% TRANSPARENCY)
SFL	STRUCTURAL FLOOR LEVEL TO AHD
SRZ	STRUCTURAL ROOT ZONE
TPZ	TREE PROTECTION ZONE
WM	WATER METER

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REVISIONS			
No	Date	Description	By
-	19/11/2020	TP SUBMISSION	-
A	18/02/2021	F1	-

TOWN PLANNING

PROJECT TITLE 7 GLENGARRY AVENUE, BURWOOD		SCALE: @ A1 1 : 100	PROJECT NO. 2008WEI
DRAWING TITLE EXISTING CONDITIONS & DEMOLITION PLAN		Date: 18/02/2021	Drawn By: WL
		Drawing Number: A1.01	Revision: A

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DEVELOPMENT SUMMARY	
SITE AREA	711.6 sqm
SITE COVERAGE	332.1 sqm (46.7 %)
DRIVEWAY & PAVED AREA	116.1 sqm
TOTAL IMPERVIOUS AREA	448.2 sqm (63 %)
PERMEABLE SURFACES	263.4 sqm (37 %)
GARDEN AREA	312.5 sqm (43.9 %)

UNIT	LEVEL	AREA	POS
UNIT 1	GARAGE	23.8 m <sup>2</sup>	0.0 m <sup>2</sup>
UNIT 1	U1 GROUND	125.8 m <sup>2</sup>	165.2 m <sup>2</sup>
UNIT 1	U1 LEVEL 1	107.8 m <sup>2</sup>	0.0 m <sup>2</sup>
		257.3 m <sup>2</sup>	165.2 m <sup>2</sup>
UNIT 2	GARAGE	23.8 m <sup>2</sup>	0.0 m <sup>2</sup>
UNIT 2	U1 GROUND	149.3 m <sup>2</sup>	146.9 m <sup>2</sup>
UNIT 2	U1 LEVEL 1	117.6 m <sup>2</sup>	0.0 m <sup>2</sup>
		290.6 m <sup>2</sup>	146.9 m <sup>2</sup>
Grand total		547.9 m <sup>2</sup>	312.1 m <sup>2</sup>

#### RESIDENTIAL ACCOMMODATION REQUIREMENTS

- BEDROOMS**
  - ALL DOORS FITTED WITH LOCKING DEVICE THAT IS OPERATED BY A KEY FROM THE OUTSIDE, AND CAN BE UNLOCKED FROM THE INSIDE WITHOUT A KEY. EACH BEDROOM MUST HAVE AT LEAST 2 ELECTRICAL POWER OUTLETS IN WORKING ORDER.
  - ALL WINDOWS FITTED WITH WINDOW COVERINGS THAT CAN BE OPENED OR CLOSED BY THE RESIDENT, AND AFFORDS PRIVACY TO THE RESIDENT.
  - ALL BATHROOMS FITTED WITH A PRIVACY LATCH WHICH CAN BE SECURELY LATCHED FROM THE INSIDE WITHOUT THE USE OF A KEY.
  - EACH BEDROOM FITTED WITH AT LEAST TWO DOWNLIGHTS.
  - MAXIMUM 12 RESIDENTS TO EACH ROOMING HOUSE.

- KITCHEN & DINING**
  - CONTAINS FOOD PREPARATION AREA, OVEN, COOK TOP WITH FOUR BURNERS, REFRIGERATOR WITH MIN. GROSS CAPACITY OF 400L, AND LOOKABLE STORAGE CABINETS.
  - EACH ROOMING HOUSE ACCOMMODATES 12 RESIDENTS AND DINING TABLE EQUIPPED WITH 12 CHAIRS IS PROVIDED.

- LAUNDRY**
  - CONTAINS LAUNDRY WASH TROUGH OR BASIN PLUMBED TO A CONTINUOUS AND ADEQUATE SUPPLY OF HOT AND COLD WATER.
  - IMMEDIATELY NEXT TO THE WASH TROUGH OR BASIN, A DESIGNATED SPACE WITH HOT AND COLD WATER SUPPLY, OUTLETS SUITABLE FOR WASHING MACHINE.
  - CLOTHES LINES LOCATED WITHIN SECLUDED PRIVATE OPEN SPACE OF EACH ROOMING HOUSE.

- EMERGENCY PLAN**
  - EVAUATION DIAGRAM IN ACCORDANCE WITH SECTION 3.5 AND APPENDIX E OF AS3745 PLANNING FOR EMERGENCIES IN FACILITIES. IS PROMINENTLY DISPLAYED IN EACH RESIDENTS ROOM AND IN ALL COMMON AREAS.

- ELECTRICAL REQUIREMENTS**
  - ALL POWER OUTLETS AND LIGHTING CIRCUITS OF OR IN A ROOMING HOUSE ARE CONNECTED TO A SWITCHBOARD TYPE CIRCUIT BREAKER THAT COMPLIES WITH AS/NZS 3000 ELECTRICAL INSTALLATIONS, AS PUBLISHED FROM TIME TO TIME, AND A SWITCHBOARD TYPE RESIDUAL CURRENT DEVICE THAT COMPLIES WITH 1. AS/NZS 3180 APPROVAL AND TEST SPECIFICATION-RESIDUAL CURRENT DEVICES (CURRENT-OPERATED EARTH-LEAKAGE DEVICES), AS PUBLISHED FROM TIME TO TIME; OR 2. AS/NZS 6100.1 RESIDUAL CURRENT OPERATED CIRCUIT-BREAKERS WITHOUT INTEGRAL OVERCURRENT PROTECTION FOR HOUSEHOLD AND SIMILAR USES (RCBOS) PART 1: GENERAL RULES, AS PUBLISHED FROM TIME TO TIME; OR 3. AS/NZS 6100.1 RESIDUAL CURRENT OPERATED CIRCUIT-BREAKERS WITH INTEGRAL OVERCURRENT PROTECTION FOR HOUSEHOLD AND SIMILAR USES (RCBOS) PART 1: GENERAL RULES, AS PUBLISHED FROM TIME TO TIME.

- VENTILATION & LIGHTING**
  - EACH HABITABLE ROOM, BATHROOM, SHOWER ROOM, TOILET AND LAUNDRY TO BE PROVIDED WITH EXHAUST FAN, SATISFYING PERFORMANCE REQUIREMENT P2.4.5 OF THE BCA VOL 2 OR THE ACCEPTABLE CONSTRUCTION PRACTICE SET OUT IN PART 3.8.5 OF THE BCA VOL TWO
  - THE INTERNAL ROOMS, CORRIDORS AND HALLWAYS OF A ROOMING HOUSE HAVE ACCESS TO LIGHT, EITHER NATURAL OR ARTIFICIAL.
  - A HABITABLE ROOM HAS ACCESS TO NATURAL LIGHT VIA WINDOWS DURING DAYLIGHT HOURS AND ARTIFICIAL ARTIFICIAL LIGHT DURING NON-DAYLIGHT HOURS.

- GAS & ELECTRICAL SAFETY CHECKS**
  - GAS SAFETY CHECK CONDUCTED AT LEAST EVERY 2 YEARS BY A LICENSED GASFITTER.
  - ELECTRICAL SAFETY CHECK CONDUCTED EVERY 5 YEARS BY A LICENSED ELECTRICIAN.

- EXTERNAL WINDOWS**
  - EACH EXTERNAL OPENABLE WINDOW TO BE ABLE TO BE SECURELY FIXED IN A CLOSED OR OPEN POSITION WITHOUT A KEY.

- ENTRY**
  - ENTRY DOOR TO BE FITTED WITH A LOCKING DEVICE THAT IS OPERATED BY A KEY FROM THE OUTSIDE AND THAT CAN BE UNLOCKED FROM THE INSIDE WITHOUT A KEY.
  - EACH ENTRY DOOR FITTED WITH A PEEP HOLE.
  - SENSORED LIGHTING PROVIDED TO FRONT PORCH.

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MATERIAL LEGEND	
AF01	RENDERED FINISH - WHITE
AF02	RENDERED FINISH - DARK
BW01	BRICK WALL
CF01	CONCRETE FINISH
GT01	GLAZING - CLEAR FINISH
GT02	GLAZING - FIXED OBSCURED GLASS

MATERIAL LEGEND	
MF01	METAL FINISH - MONUMENT OR SIMILAR
RF01	ROOF - CONCRETE TILE
RF02	ROOF - METAL DECKING
TL01	EXTERNAL FLOOR TILE
TM03	TIMBER FINISH GARAGE DOOR

ABBREVIATION	
OV	- OVEN
DW	- DISHWASHER
WM	- WASHING MACHINE
RH	- RANGEHOOD
FR	- FRIDGE
SN	- SINK
LT	- LAUNDRY TUB
BT	- BATHTUB
FW	- FLOOR WASTE
G	- GAS METER
W	- WATER METER
R	- RECYCLED WATER METER
MX	- MIXER
BT	- BATHTUB
PH	- PAPER HOLDER
WC	- WATER CLOSET
SH	- SHOWER HEAD
HTR	- HAND TOWEL RACK
WHB	- WASH HAND BASIN
HR	- HANGING ROD
AS	- ADJUSTABLE SHELF

- SDA REQUIREMENTS**
  - 3,000 LITRE RAINWATER TANKS FOR EACH UNIT, TO BE CONNECTED TO ALL TOILETS.
  - ROOF CATCHMENT AREAS (ENTIRE ROOF AREA), 179M2 FOR UNIT 1, 209M2 FOR UNIT 2
  - EXTERNAL LIGHTING SENSORS
  - WATER EFFICIENT LANDSCAPING
  - DOUBLE GLAZING TO ALL LIVING AREAS AND BEDROOMS
  - BIKE RACK FOR EACH UNIT
  - OUTSIDE COMPOST BIN FOR EACH UNIT

REVISIONS			
No	Date	Description	By
-	19/11/2020	TP SUBMISSION	-
A	18/02/2021	F1	-

TOWN PLANNING

PROJECT TITLE	SCALE: @ A1 1 : 100	PROJECT NO. 2008WEI
7 GLENGARRY AVENUE, BURWOOD	Date: 18/02/2021	Drawn By: WNL
DRAWING TITLE	Drawing Number	Revision:
GROUND FLOOR SITE PLAN	A1.11	A



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ABBREVIATION

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SDA REQUIREMENTS

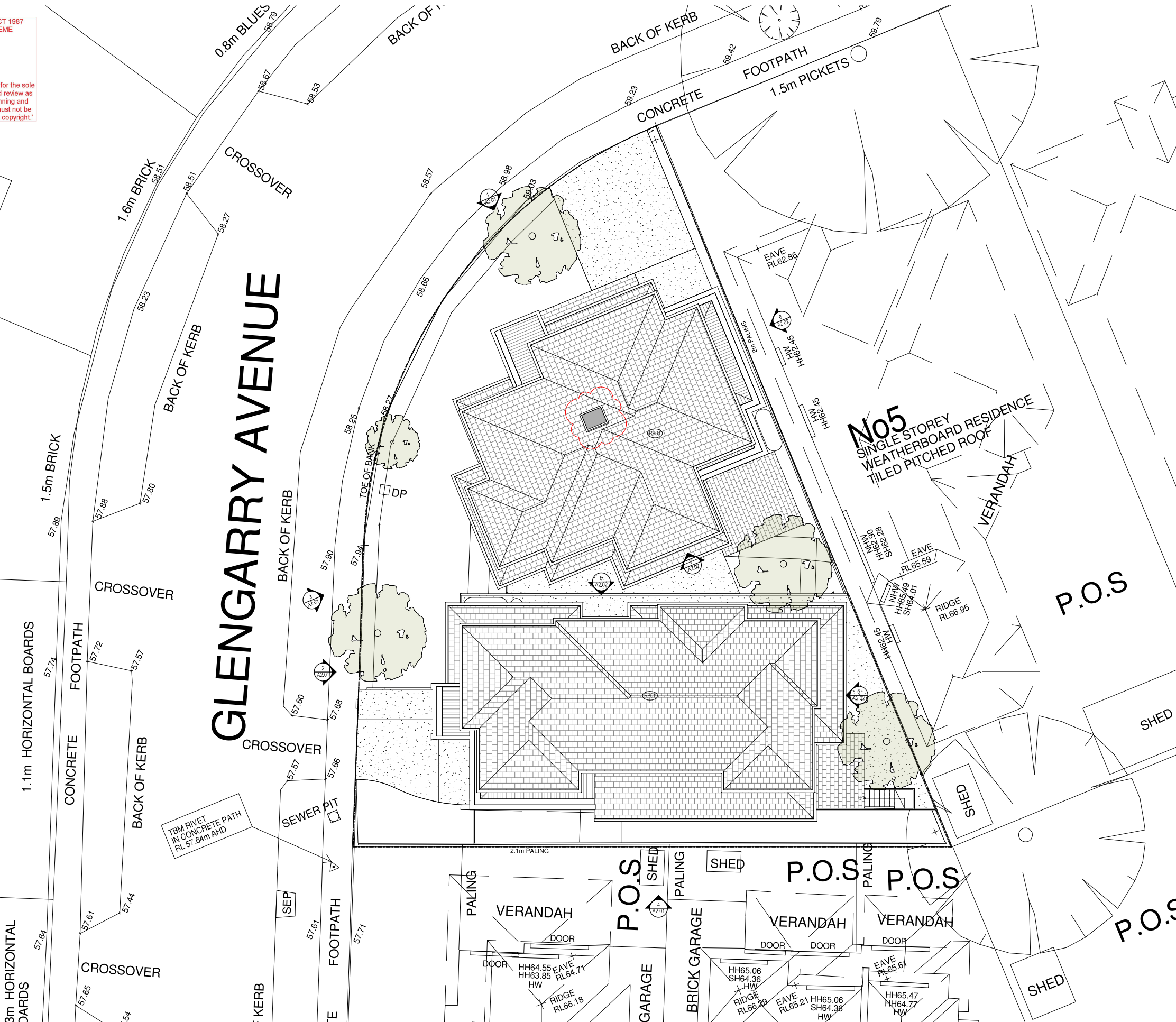
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TOWN PLANNING

PROJECT TITLE	SCALE: @ A1	PROJECT NO.
7 GLENGARRY AVENUE, BURWOOD	1 : 100	2008WEI
DRAWING TITLE	Date: 18/02/2021	Drawn By: WL
LEVEL 1 SITE PLAN	Drawing Number: A1.12	Revision: A

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•	EXTERNAL LIGHTING SENSORS
•	WATER EFFICIENT LANDSCAPING
•	DOUBLE GLAZING TO ALL LIVING AREAS AND BEDROOMS
•	BIKE RACK FOR EACH UNIT
•	OUTSIDE COMPOST BIN FOR EACH UNIT

REVISIONS

No	Date	Description	By
-	19/11/2020	TP SUBMISSION	-

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PROJECT TITLE  
7 GLENGARRY AVENUE, BURWOOD

DRAWING TITLE  
ROOF SITE PLAN

SCALE: @ A1  
1 : 100

Date:  
19/11/2020

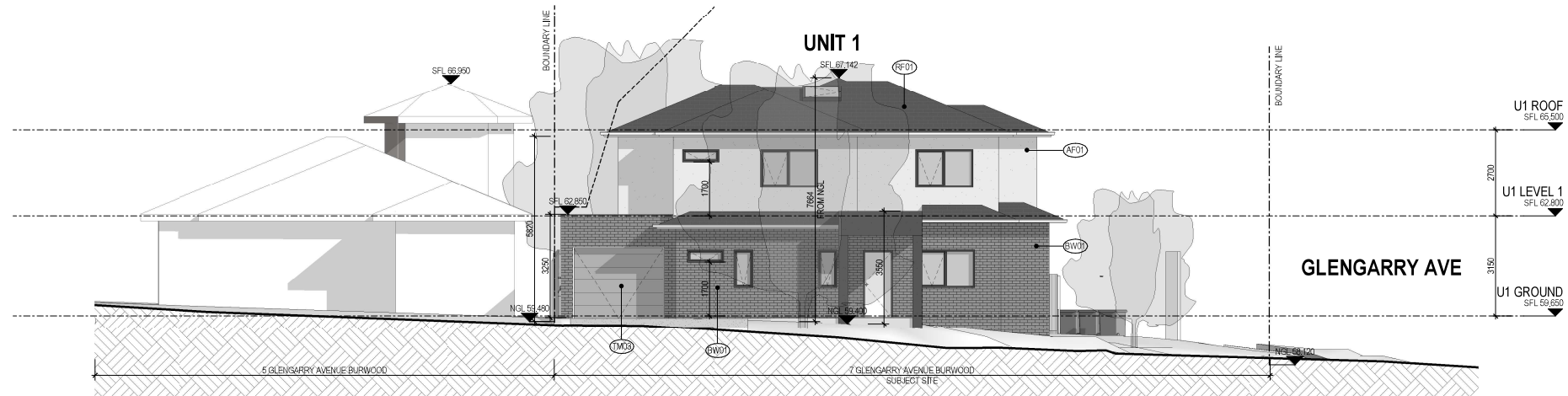
Drawing Number:  
A1.13

PROJECT NO:  
2008WEI

Drawn By:  
WL

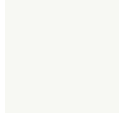
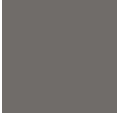

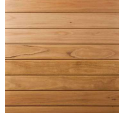

Revision:  
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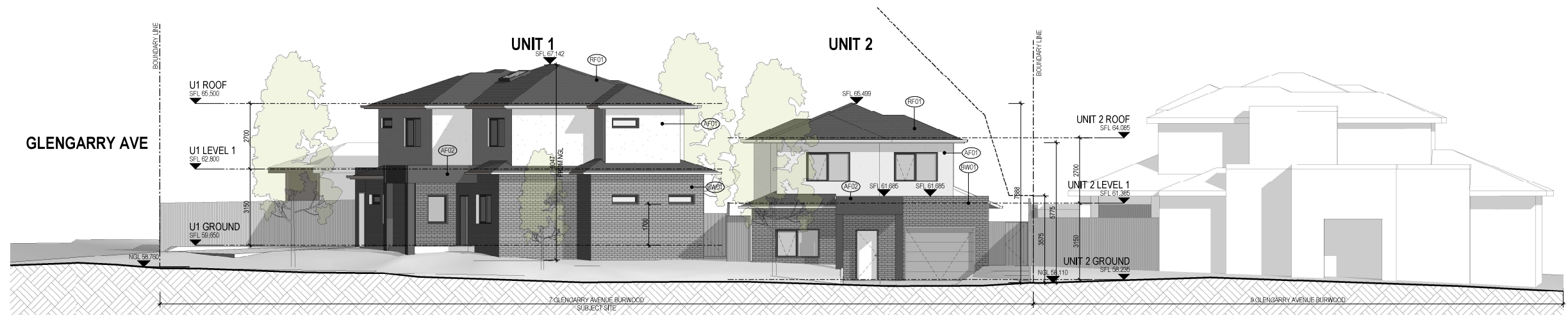




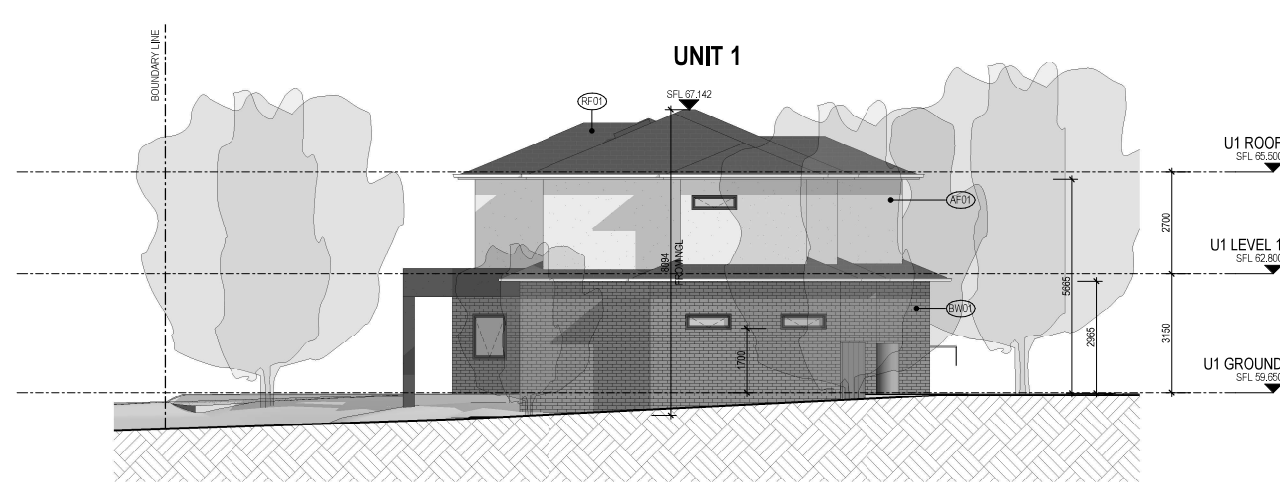
1 NORTH ELEVATION - UNIT 1 FRONT  
A1.11 SCALE 1 : 100

**COLOUR & MATERIAL SCHEDULE**

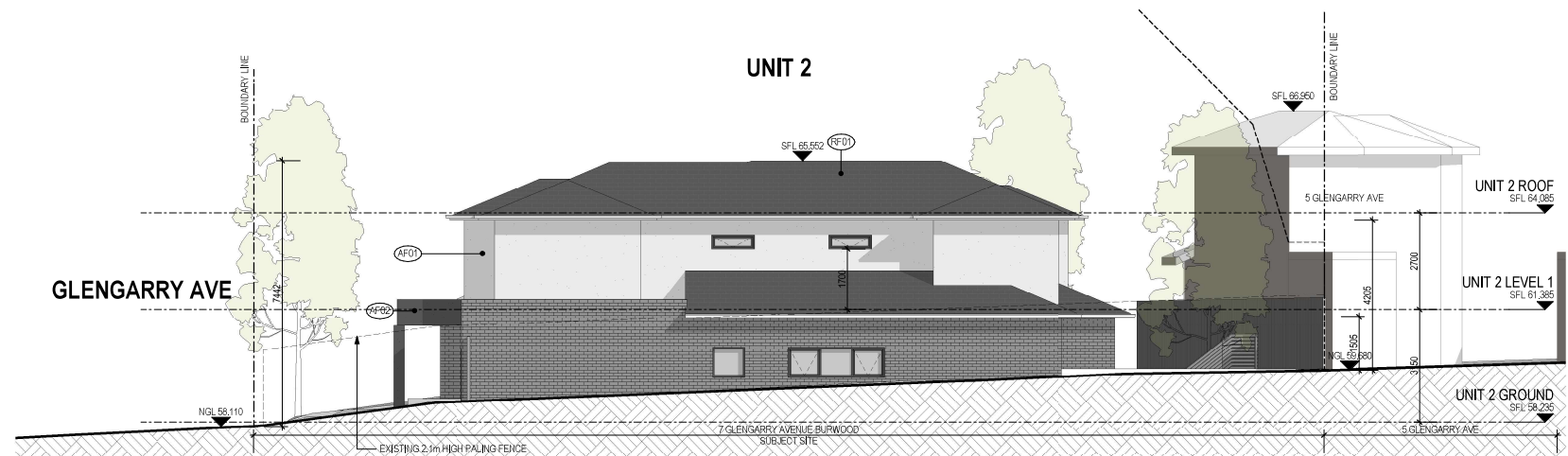
 AF01 RENDER FINISH DULUX VIVID WHITE OR SIMILAR COLOUR TEXTURED RENDER	 AF02 RENDER FINISH DULUX MALAY-GREY OR SIMILAR COLOUR TEXTURED RENDER	 BW01 BRICK FINISH BRICK IN CHARCOAL OR SIMILAR COLOUR
 TM03 TIMBER FINISH TIMBER FINISH GARAGE DOOR	 RF01 ROOF CONCRETE ROOF TILE IN CHARCOAL GREY OR SIMILAR COLOUR	



2 NORTHWEST ELEVATION - FRONT  
A1.11 SCALE 1 : 100



3 WEST ELEVATION - UNIT 1  
A1.11 SCALE 1 : 100



4 SOUTHWEST ELEVATION  
A1.11 SCALE 1 : 100

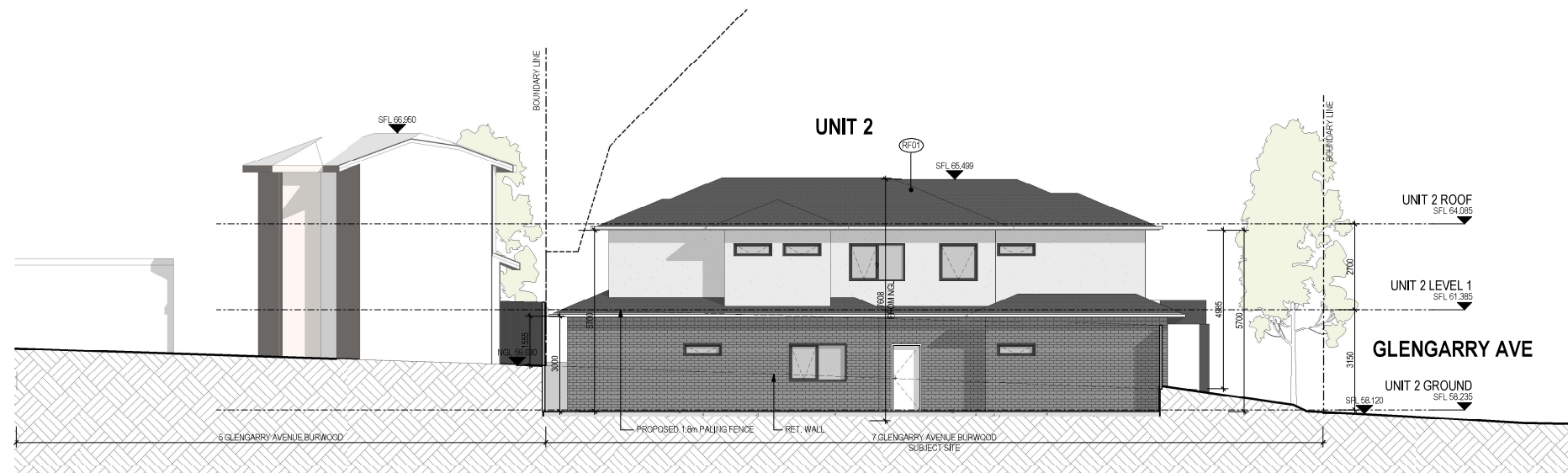
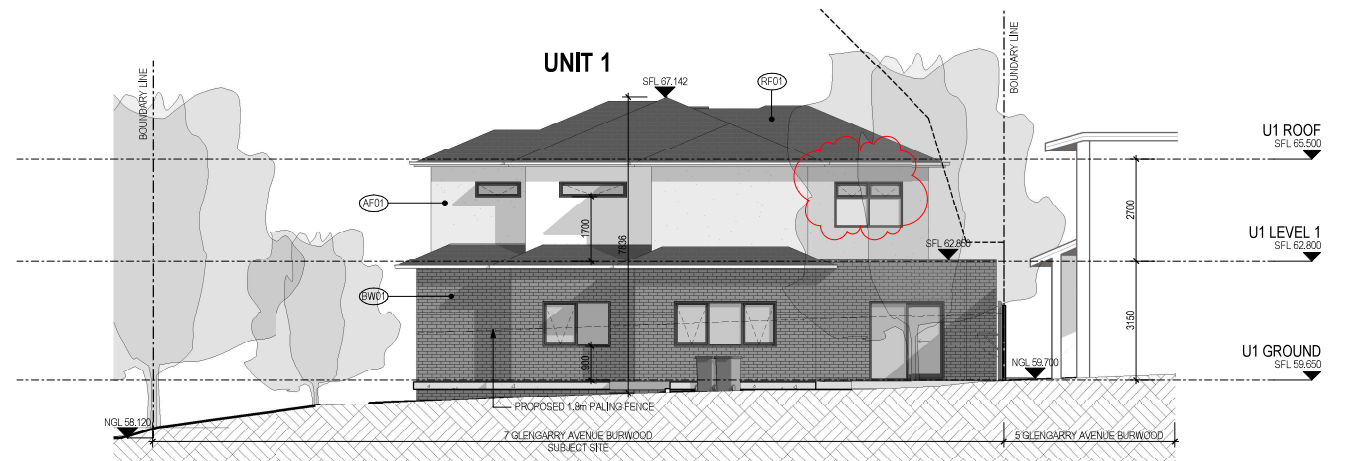
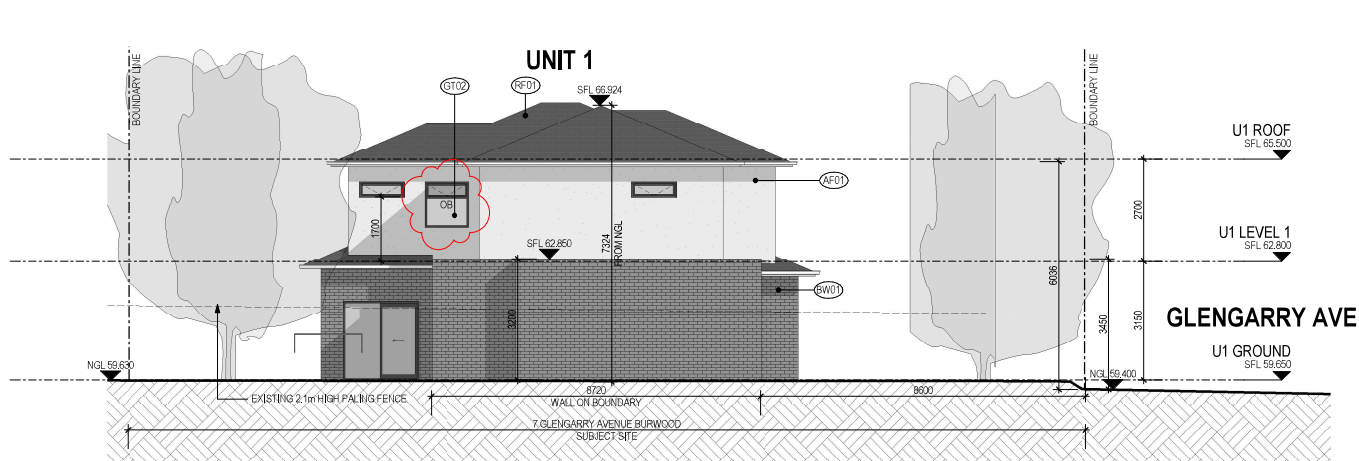
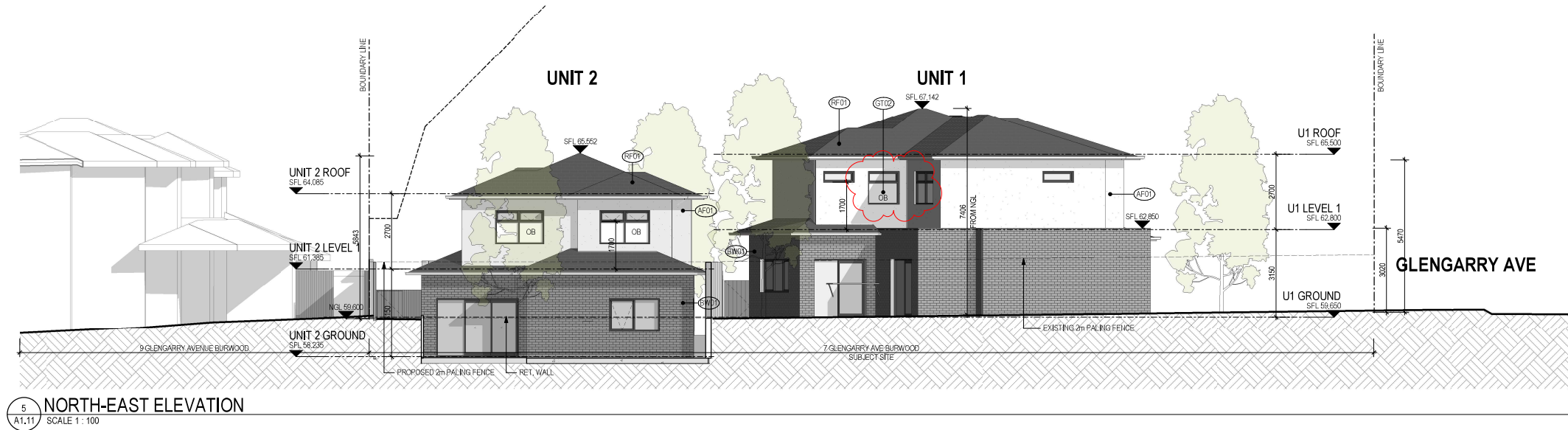
MATERIAL LEGEND	
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MATERIAL LEGEND	
MF01	METAL FINISH - MONUMENT OR SIMILAR
RF01	ROOF - CONCRETE TILE
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TL01	EXTERNAL FLOOR TILE
TM03	TIMBER FINISH GARAGE DOOR

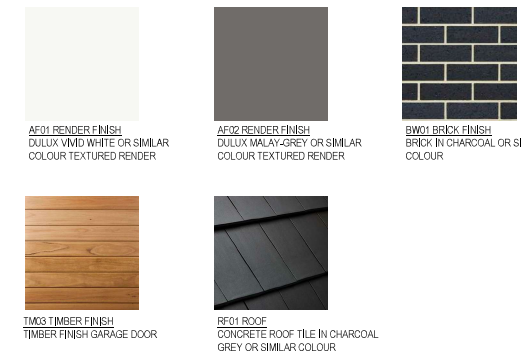
REVISIONS			
No	Date	Description	By
-	19/11/2020	TP SUBMISSION	-
A	18/02/2021	F1	-

**TOWN PLANNING**

PROJECT TITLE 7 GLENGARRY AVENUE, BURWOOD	SCALE: @ A1 As indicated	PROJECT NO. 2008WEI
DRAWING TITLE ELEVATIONS 01	Date: 18/02/2021	Drawn By: YC
	Drawing Number: A2.01	Revision: A



#### COLOUR & MATERIAL SCHEDULE



MATERIAL LEGEND	
AF01	RENDERED FINISH - WHITE
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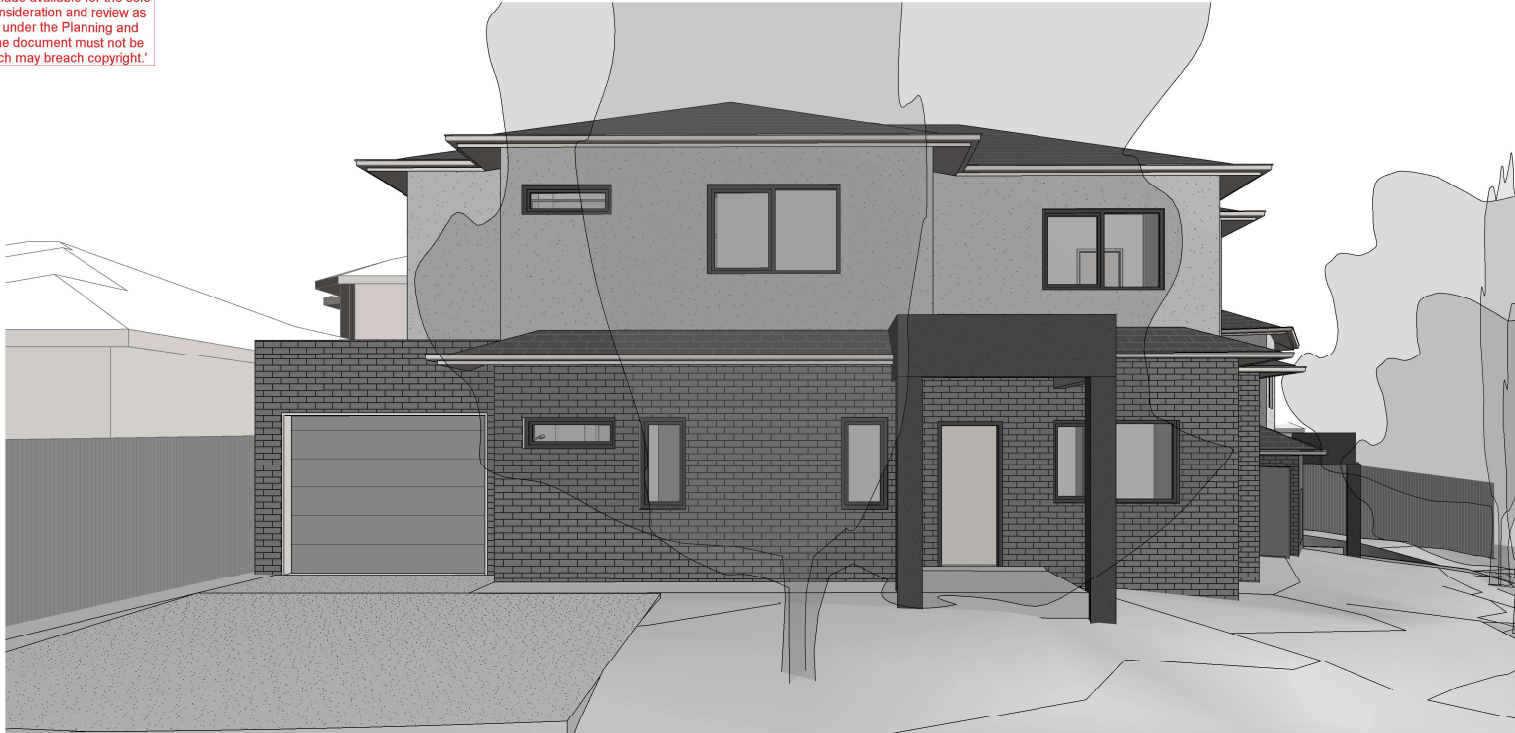
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-	19/11/2020	TP SUBMISSION	-
A	18/02/2021	F1	-

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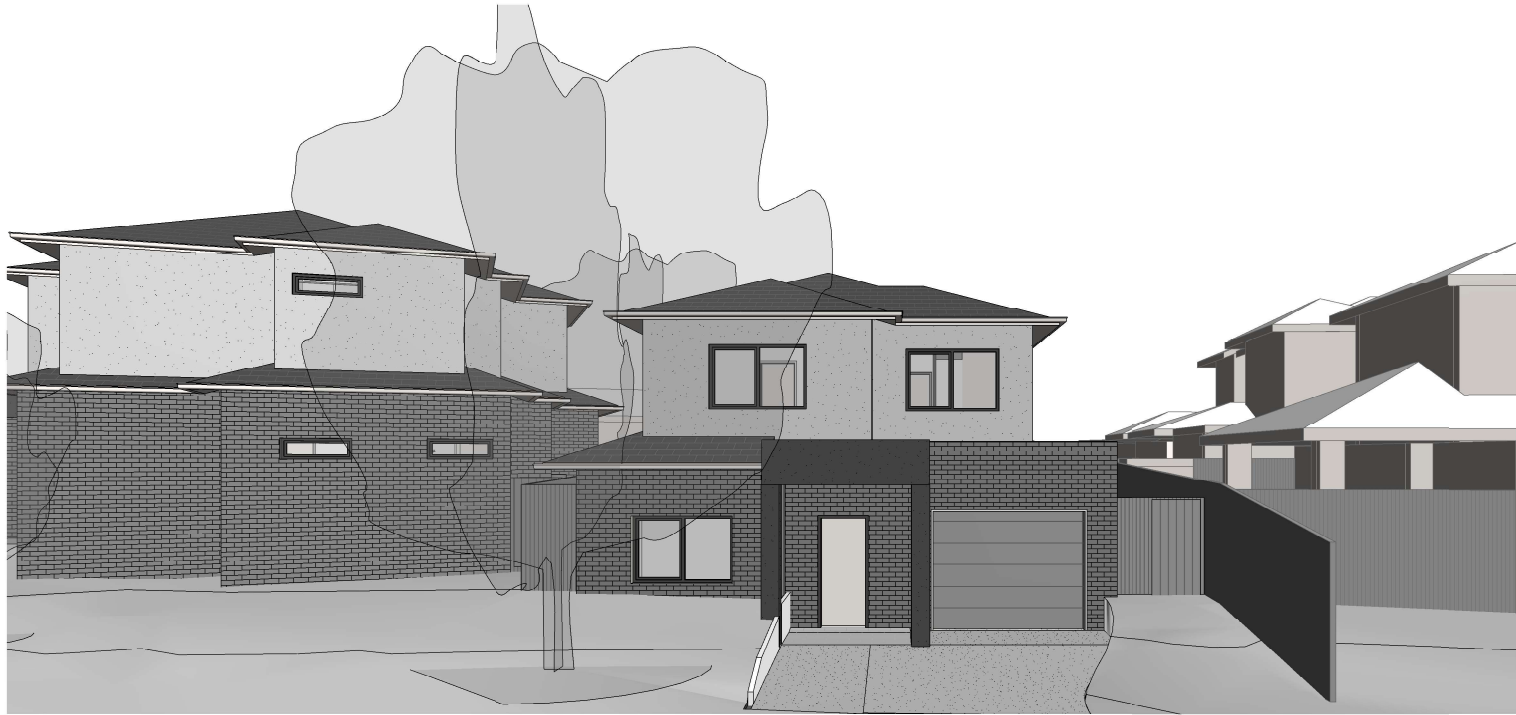
PROJECT TITLE <b>7 GLENGARRY AVENUE, BURWOOD</b>
DRAWING TITLE <b>ELEVATIONS 02</b>

SCALE: @ A1 <b>As indicated</b>	PROJECT NO: <b>2008WEI</b>
Date: 18/02/2021	Drawn By: YC
Drawing Number: <b>A2.02</b>	Revision: <b>A</b>





2 UNIT 1  
SCALE



1 UNIT 2  
SCALE

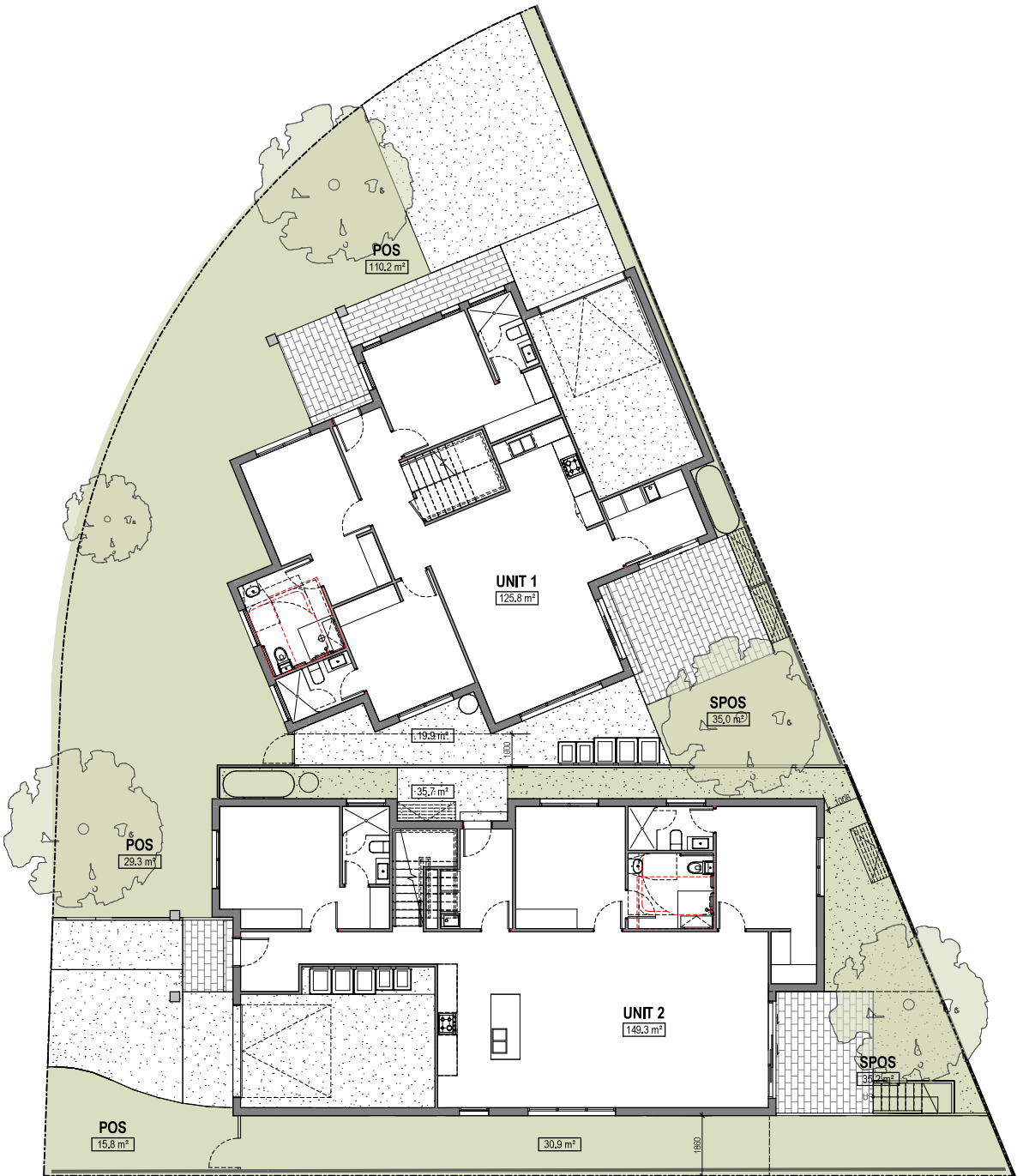
REVISIONS			
No	Date	Description	By
-	19/11/2020	TP SUBMISSION	-
A	18/02/2021	F1	-

TOWN PLANNING

PROJECT TITLE 7 GLENGARRY AVENUE, BURWOOD		SCALE: @ A1	PROJECT NO. 2008WEI
DRAWING TITLE PERSPECTIVE VIEWS		Date: 18/02/2021	Drawn By: WL
		Drawing Number: A0.18	Revision: A

SITE AREA: 711.6m<sup>2</sup>  
GARDEN AREA: 312.5m<sup>2</sup>  
GARDEN AREA PERCENTAGE: 43.9%

AREA	POS
UNIT 1	
SPOS	19.9 m <sup>2</sup>
SPOS	35.0 m <sup>2</sup>
POS	110.2 m <sup>2</sup>
165.2 m <sup>2</sup>	
UNIT 2	
POS	15.8 m <sup>2</sup>
POS	29.3 m <sup>2</sup>
SPOS	30.9 m <sup>2</sup>
SPOS	35.2 m <sup>2</sup>
SPOS	35.7 m <sup>2</sup>
146.9 m <sup>2</sup>	
Grand total	312.1 m <sup>2</sup>



= KERB

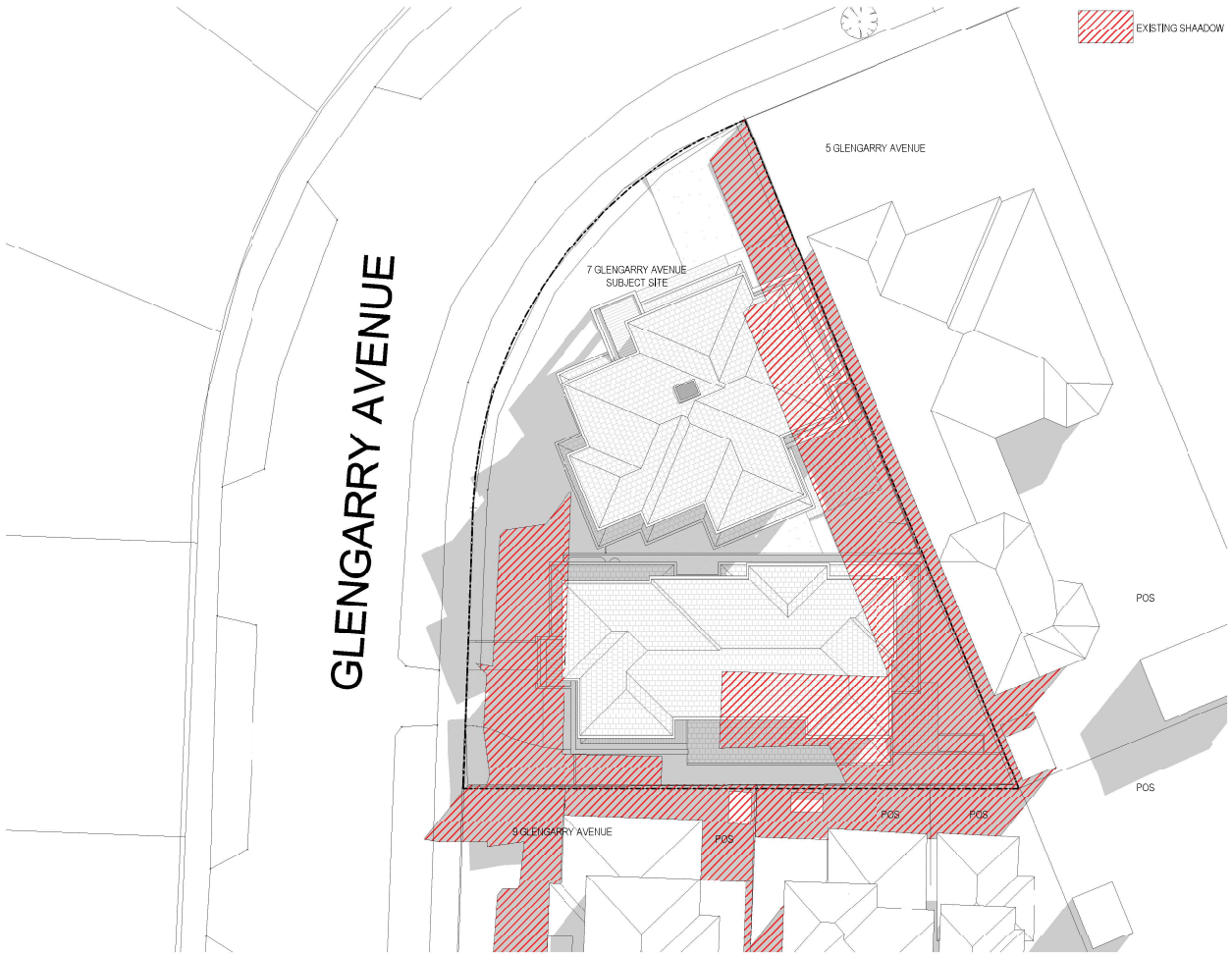
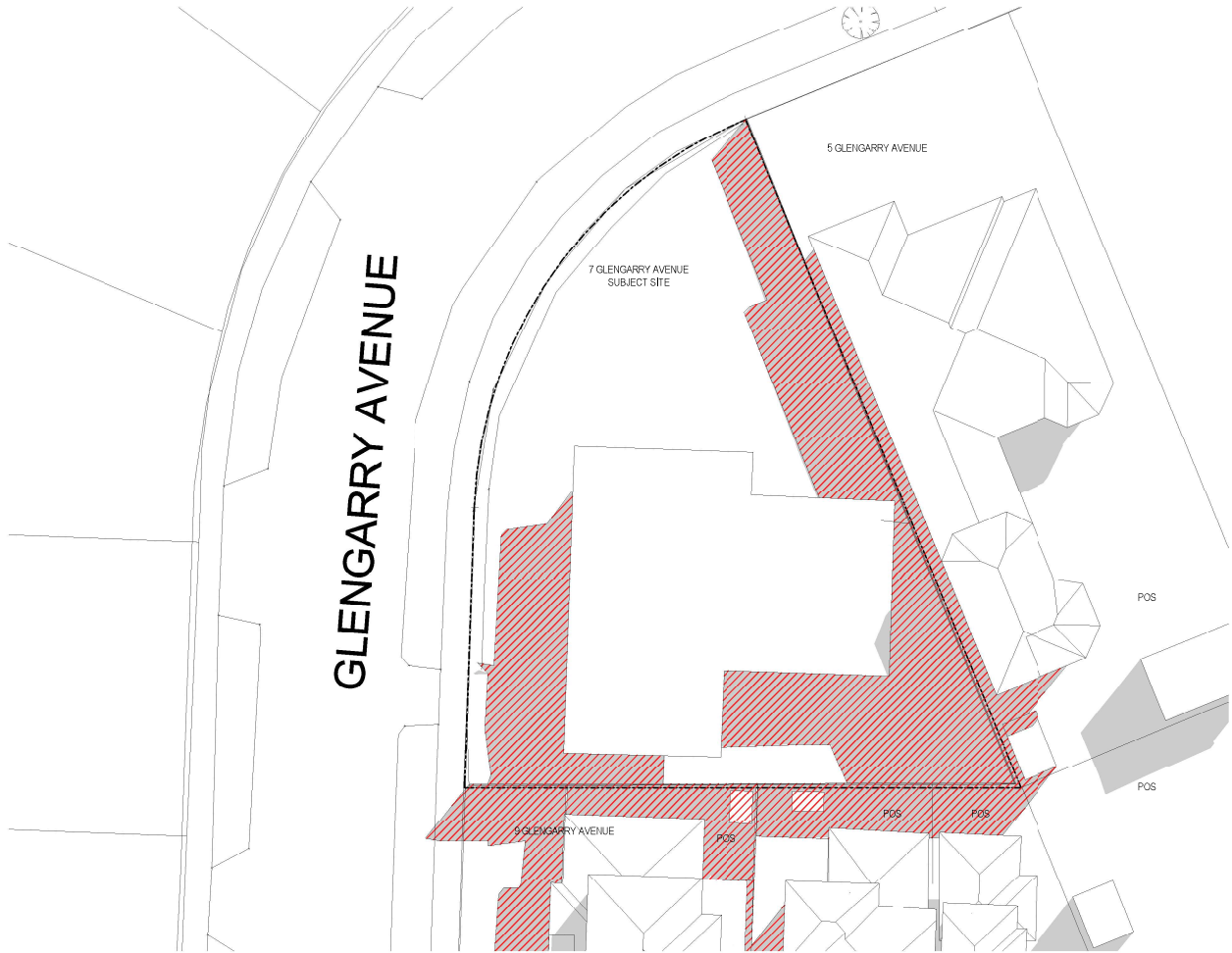
REVISIONS			
No	Date	Description	By
-	19/11/2020	TP SUBMISSION	-
A	18/02/2021	F1	-

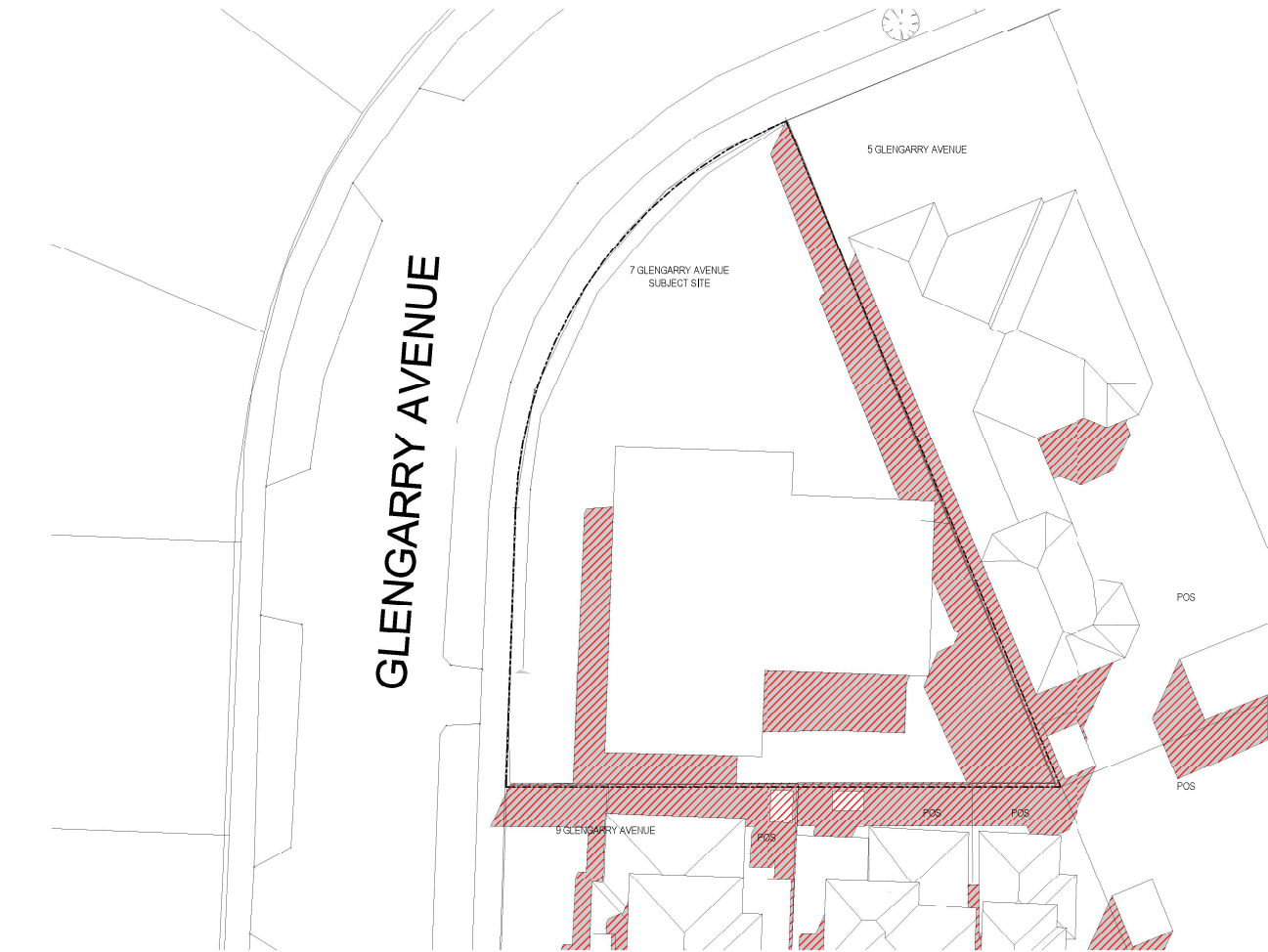
TOWN PLANNING

PROJECT TITLE	7 GLENGARRY AVENUE, BURWOOD
DRAWING TITLE	GARDEN AREA PLAN

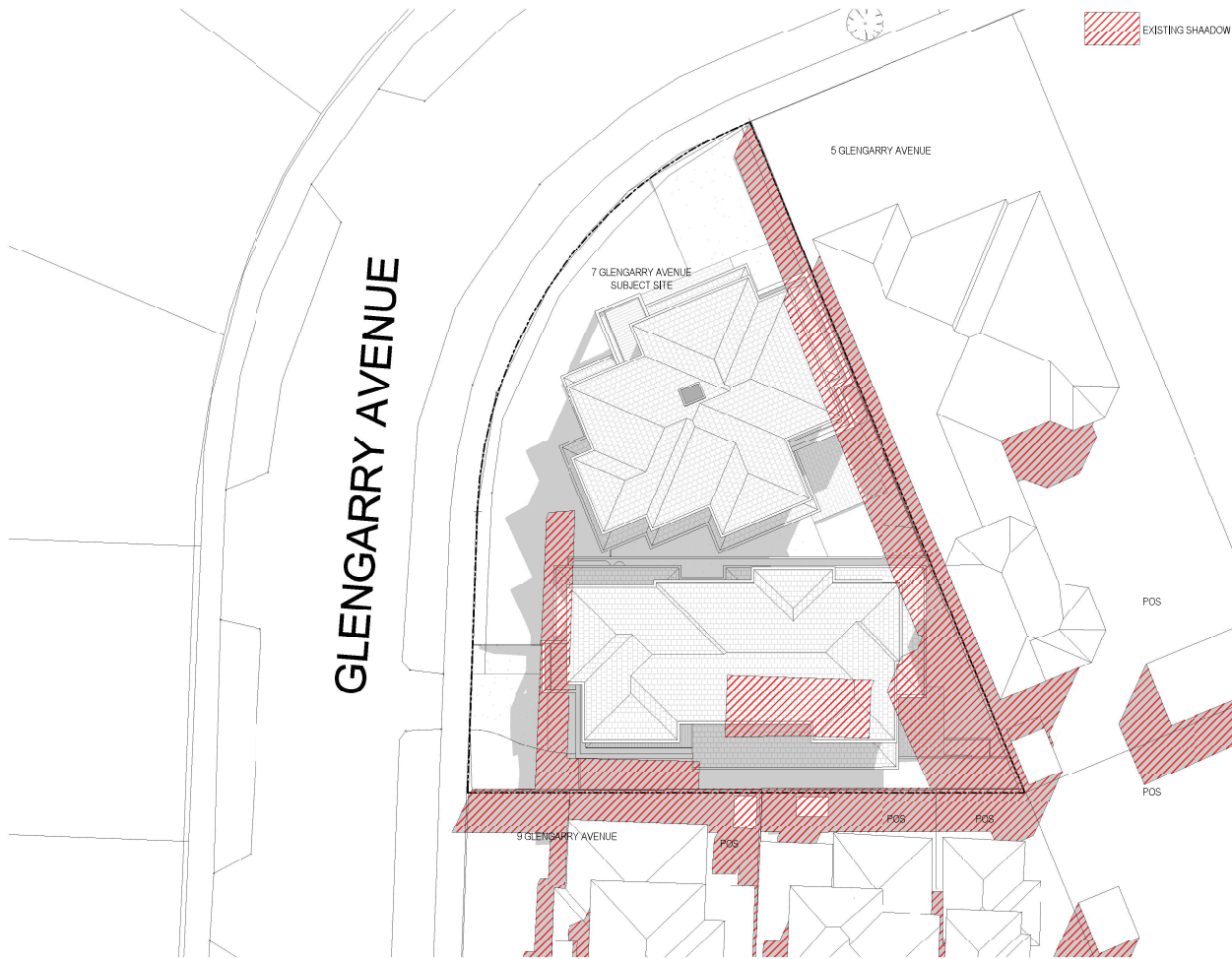
SCALE: @ A1	1 : 100	PROJECT NO.	2008WEI
Date:	18/02/2021	Drawn By:	YC
Drawing Number:	A0.03	Revision:	A







1 SHADOW SEPT 22 - 10AM EXISTING  
A2,01 SCALE 1 : 200



2 SHADOW SEPT 22 - 10AM  
A2,01 SCALE 1 : 200



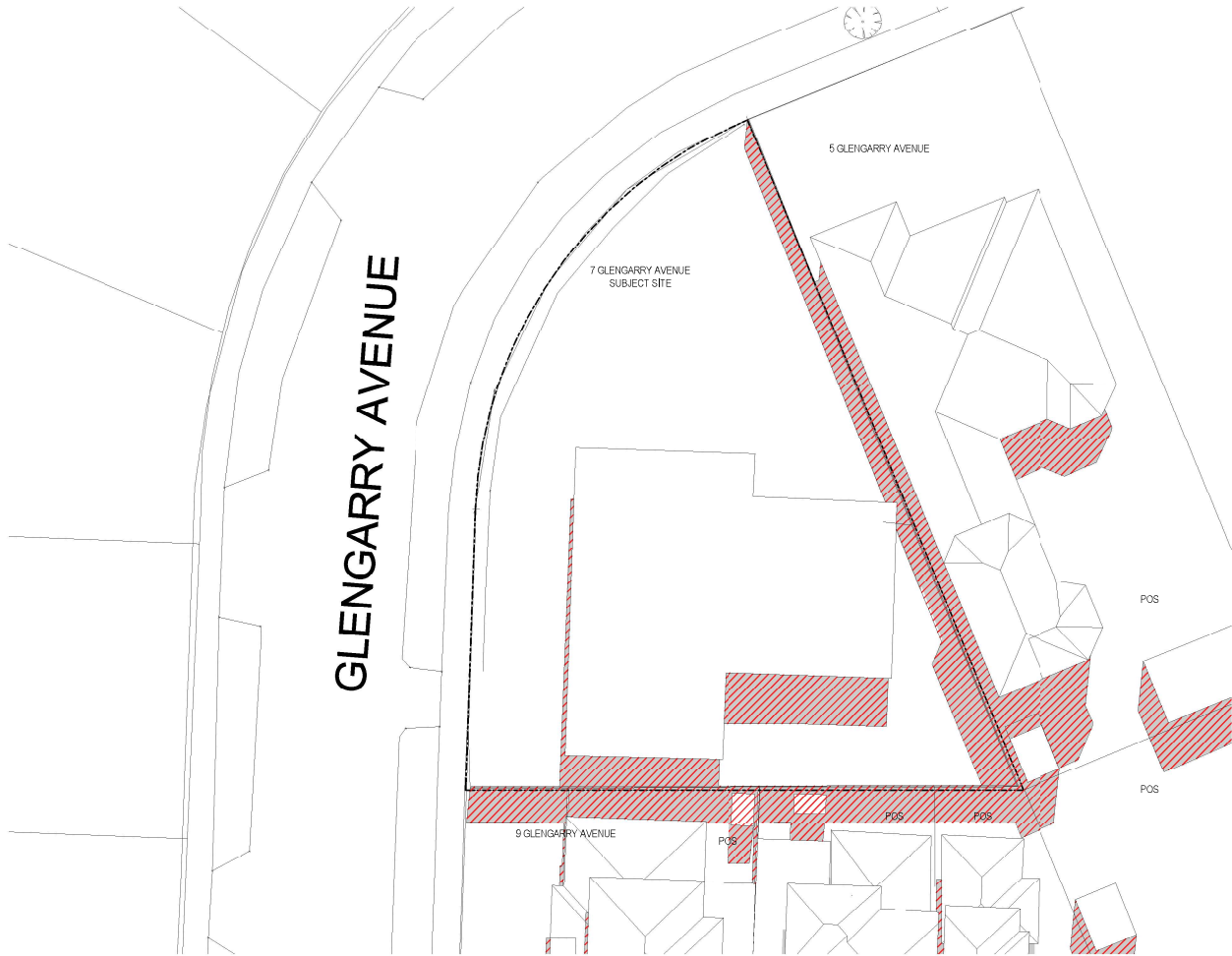
REVISIONS			
No	Date	Description	By
-	19/11/2020	TP SUBMISSION	-
A	18/02/2021	F1	

TOWN PLANNING

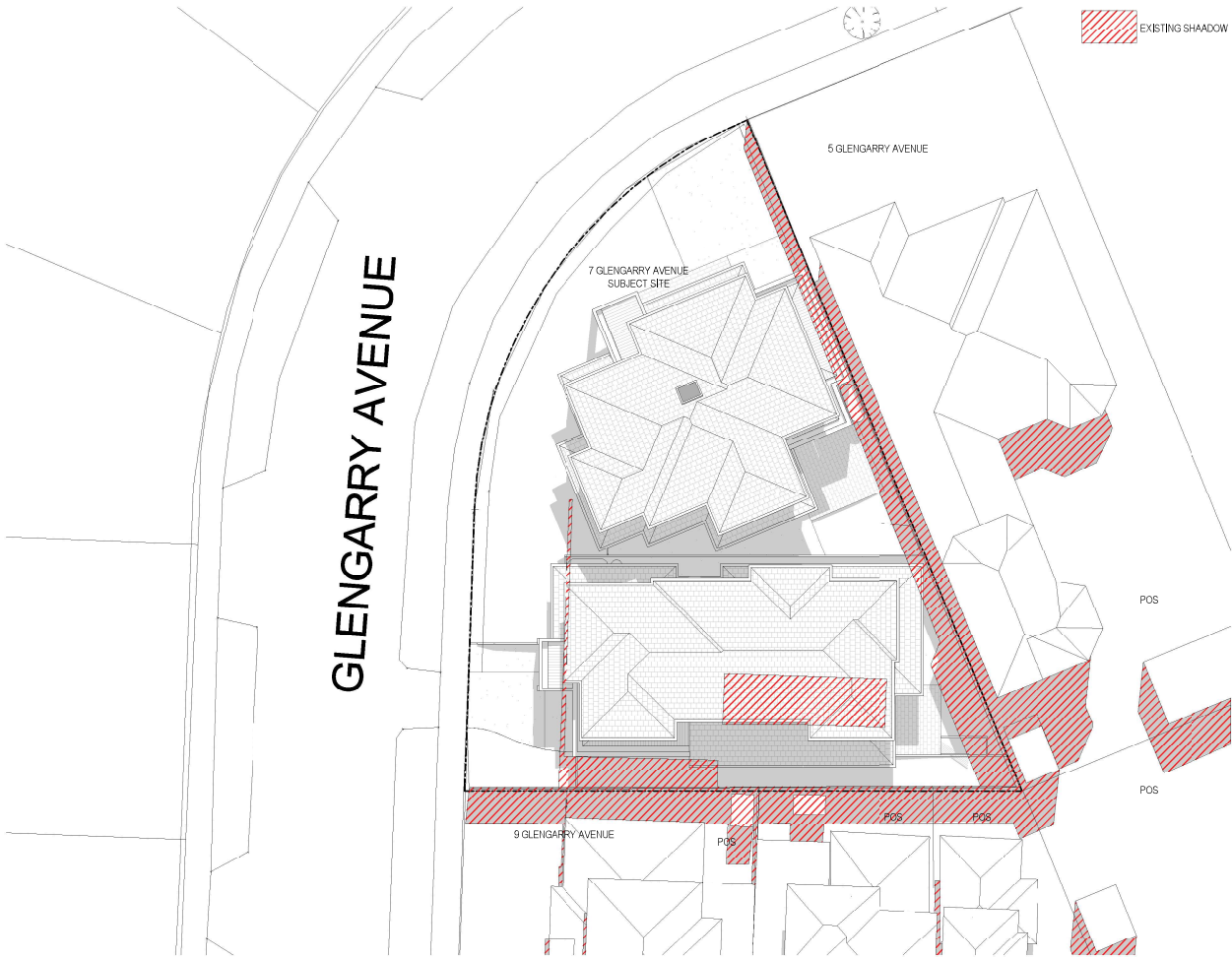
PROJECT TITLE	7 GLENGARRY AVENUE, BURWOOD
DRAWING TITLE	SHADOWS DIAGRAMS 10AM

SCALE: @ A1	1 : 200	PROJECT NO.	2008WEI
Date:	18/02/2021	Drawn By	Author
Drawing Number:	A0.12	Revision:	A





1 SHADOW SEPT 22 - 11AM EXISTING  
A2.01 SCALE 1 : 200



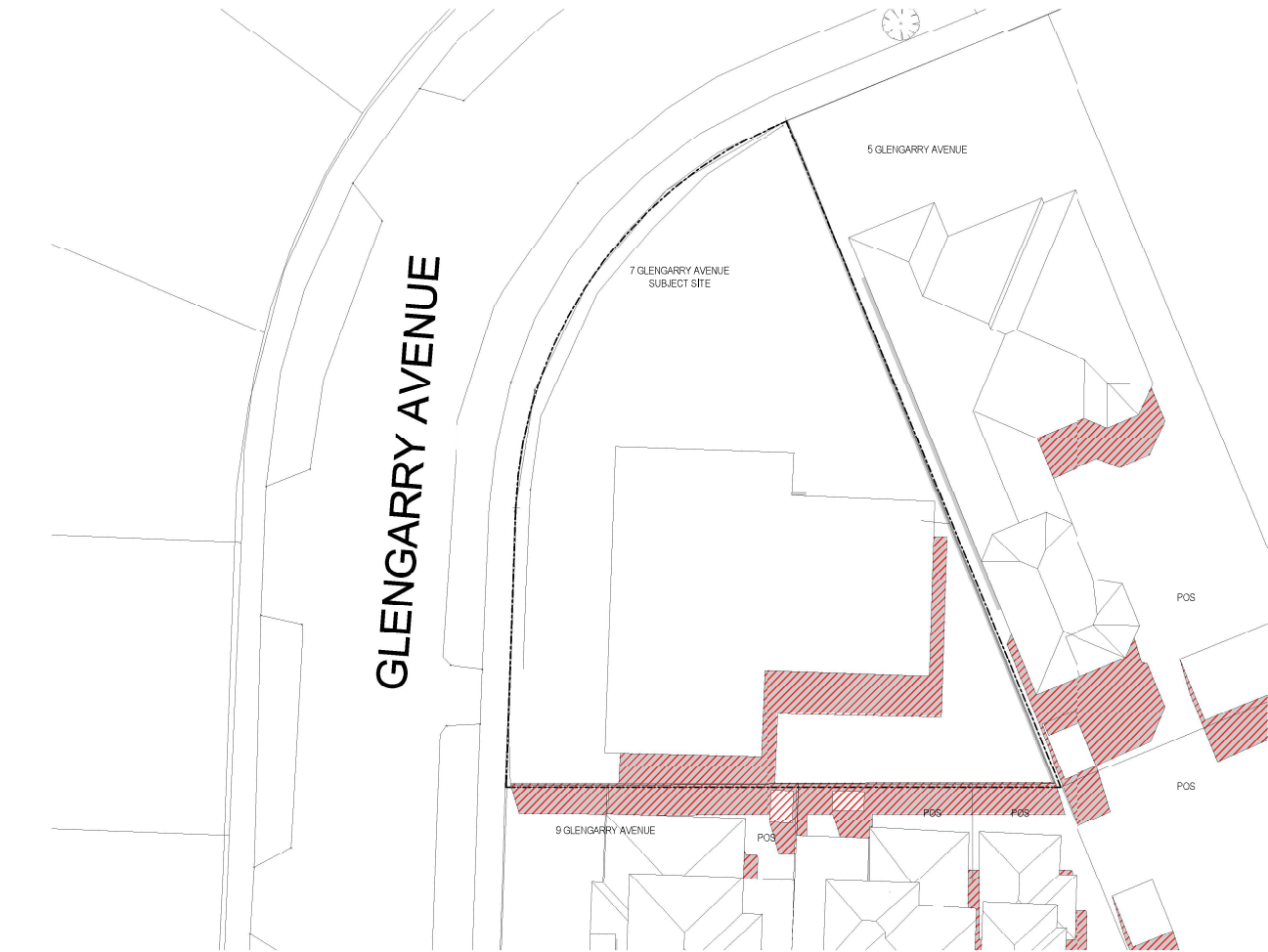
2 SHADOW SEPT 22 - 11AM  
A2.01 SCALE 1 : 200



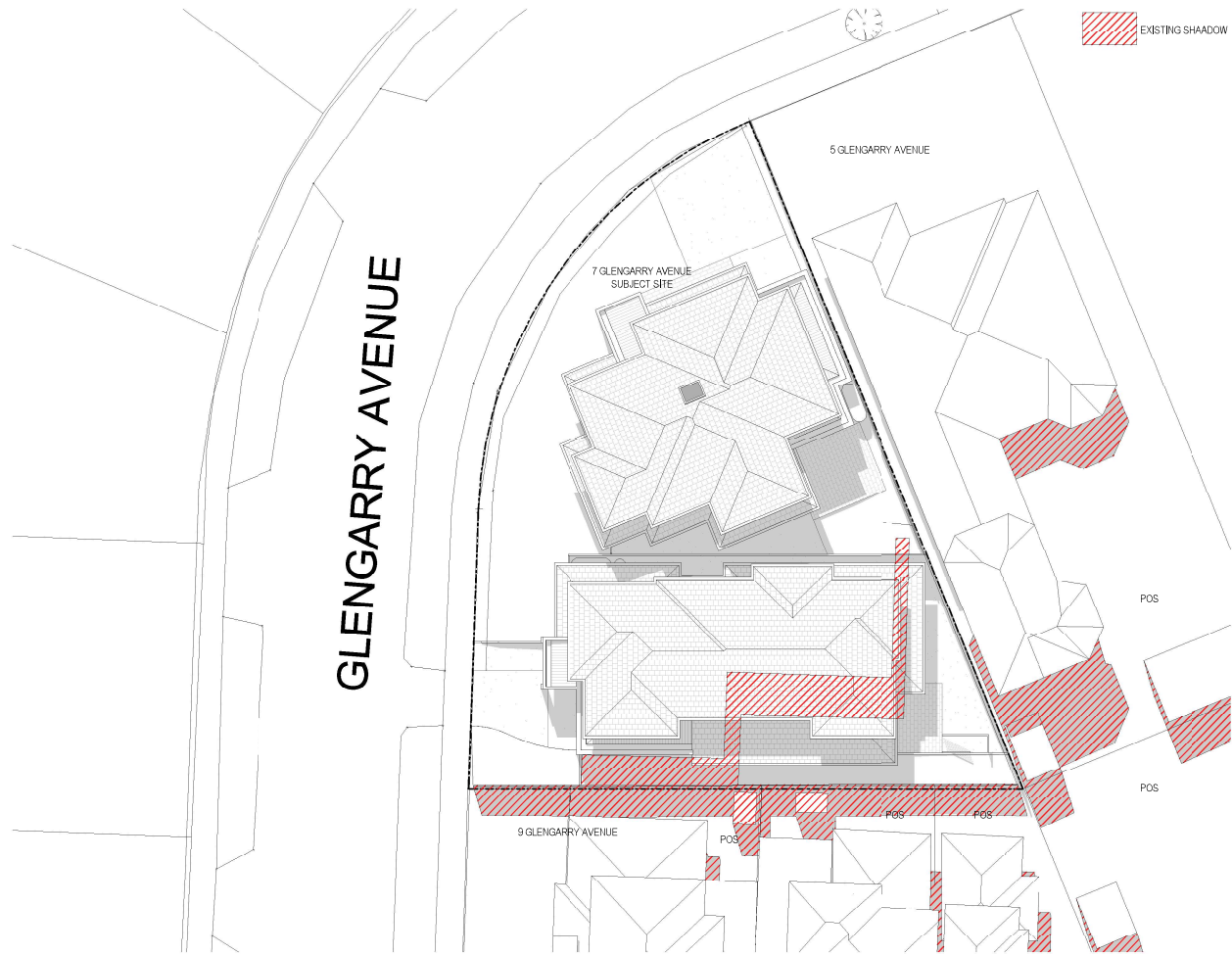
REVISIONS			
No	Date	Description	By
-	19/11/2020	TP SUBMISSION	-
A	18/02/2021	F1	-

**TOWN PLANNING**

PROJECT TITLE <b>7 GLENGARRY AVENUE, BURWOOD</b>		SCALE: @ A1 <b>1 : 200</b>	PROJECT NO. <b>2008WEI</b>
DRAWING TITLE <b>SHADOWS DIAGRAMS 11AM</b>		Date: 18/02/2021	Drawn By: Author
		Drawing Number: <b>A0.13</b>	Revision: <b>A</b>



1 SHADOW SEPT 22 - 12PM EXISTING  
A2.01 SCALE 1 : 200



2 SHADOW SEPT 22 - 12PM  
A2.01 SCALE 1 : 200



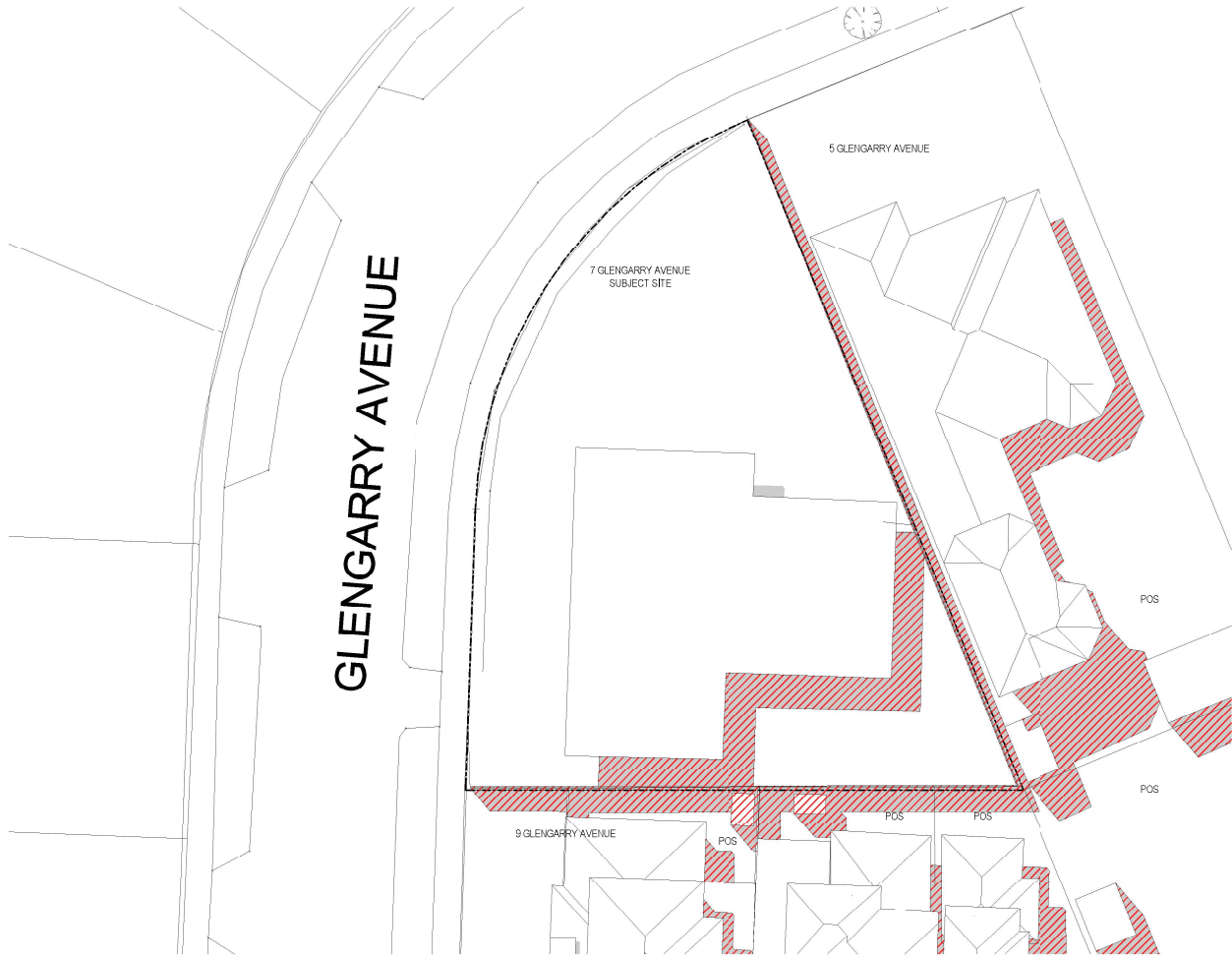
REVISIONS			
No	Date	Description	By
-	19/11/2020	TP SUBMISSION	-
A	18/02/2021	F1	

TOWN PLANNING

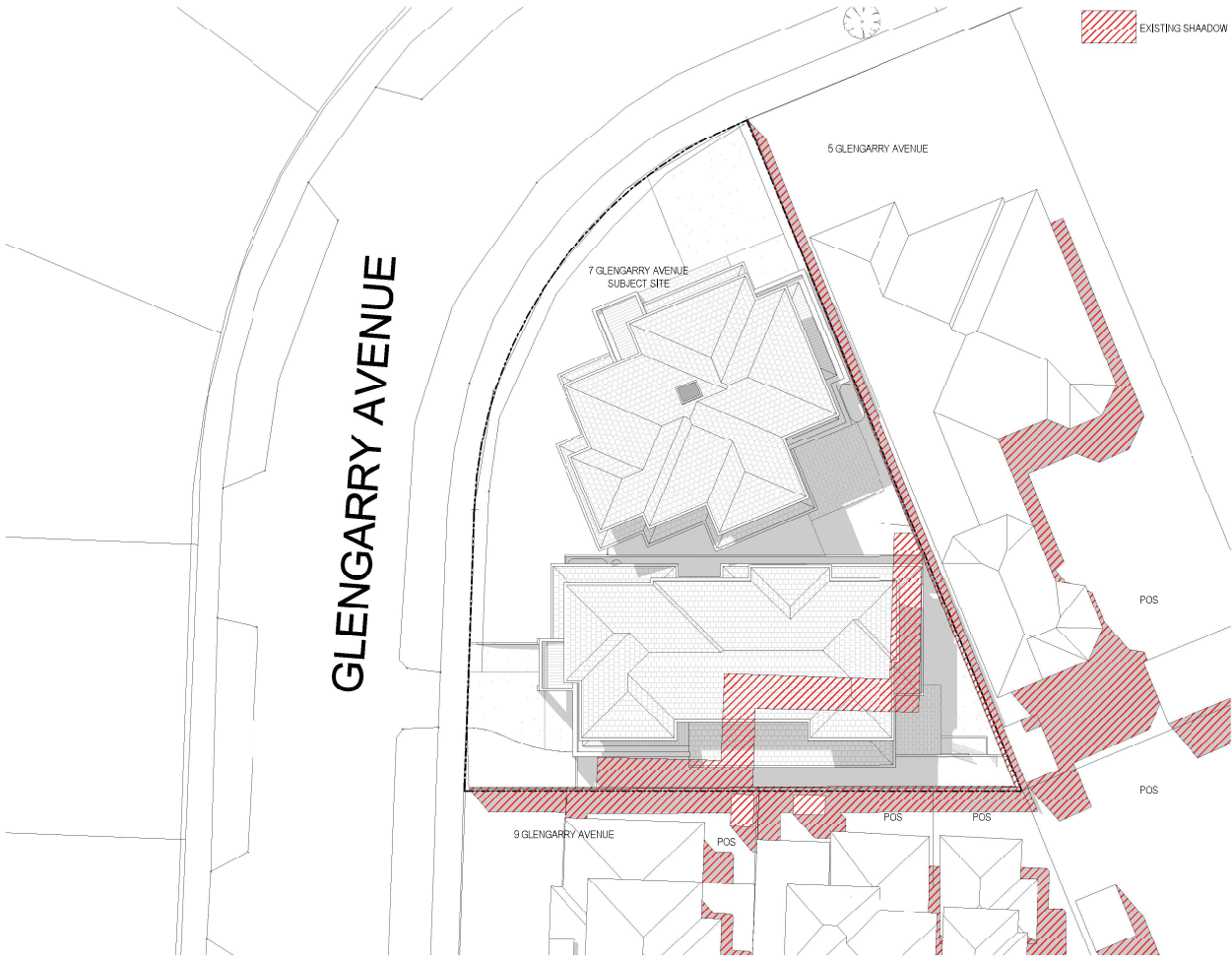
PROJECT TITLE	7 GLENGARRY AVENUE, BURWOOD
DRAWING TITLE	SHADOW DIAGRAM 12PM

SCALE: @ A1	1 : 200	PROJECT NO.	2008WEI
Date:	18/02/2021	Drawn By	Author
Drawing Number:	A0.14	Revision:	A





1  
A2.01  
SHADOW SEPT 22 - 1PM EXISTING  
SCALE 1 : 200



2  
A2.01  
SHADOW SEPT 22 - 1PM  
SCALE 1 : 200

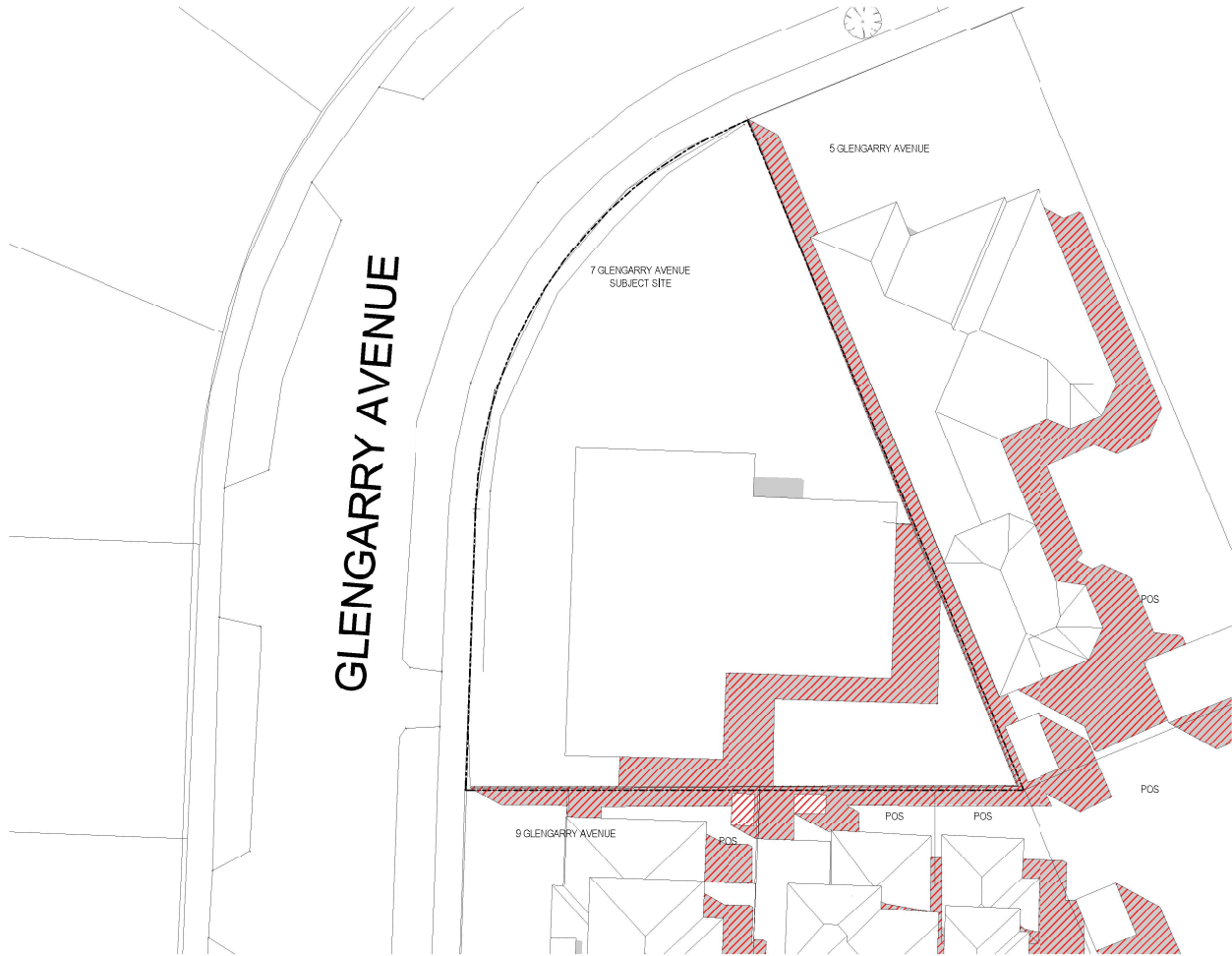


REVISIONS			
No	Date	Description	By
-	19/11/2020	TP SUBMISSION	-
A	18/02/2021	F1	-

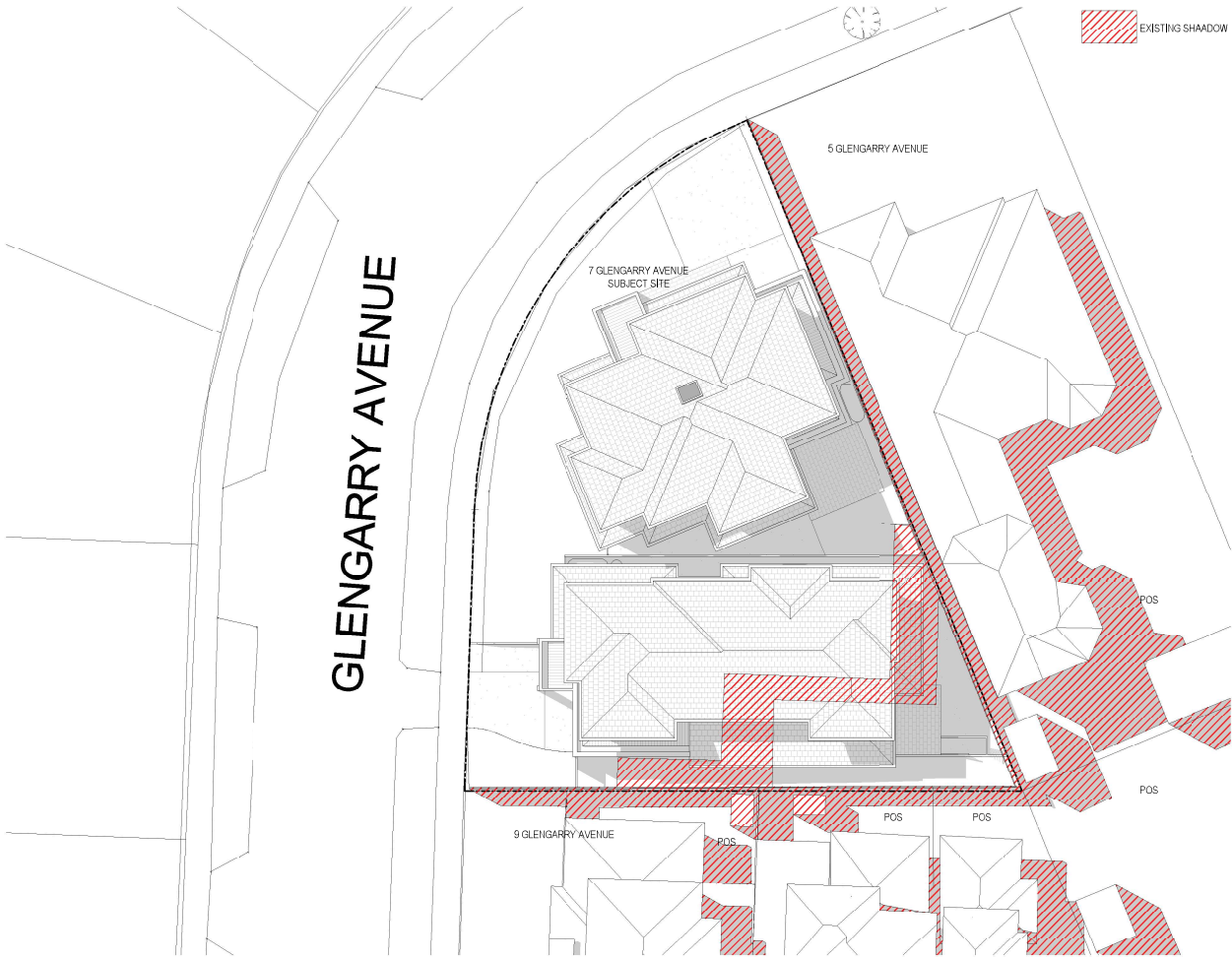
**TOWN PLANNING**

PROJECT TITLE	7 GLENGARRY AVENUE, BURWOOD
DRAWING TITLE	SHADOWS DIAGRAMS 1PM

SCALE: @ A1	1 : 200	PROJECT NO.	2008WEI
Date:	18/02/2021	Drawn By	Author
Drawing Number:	A0.15	Revision:	A



1 SHADOW SEPT 22 - 2PM EXISTING  
A2.01 SCALE 1 : 200



2 SHADOW SEPT 22 - 2PM  
A2.01 SCALE 1 : 200



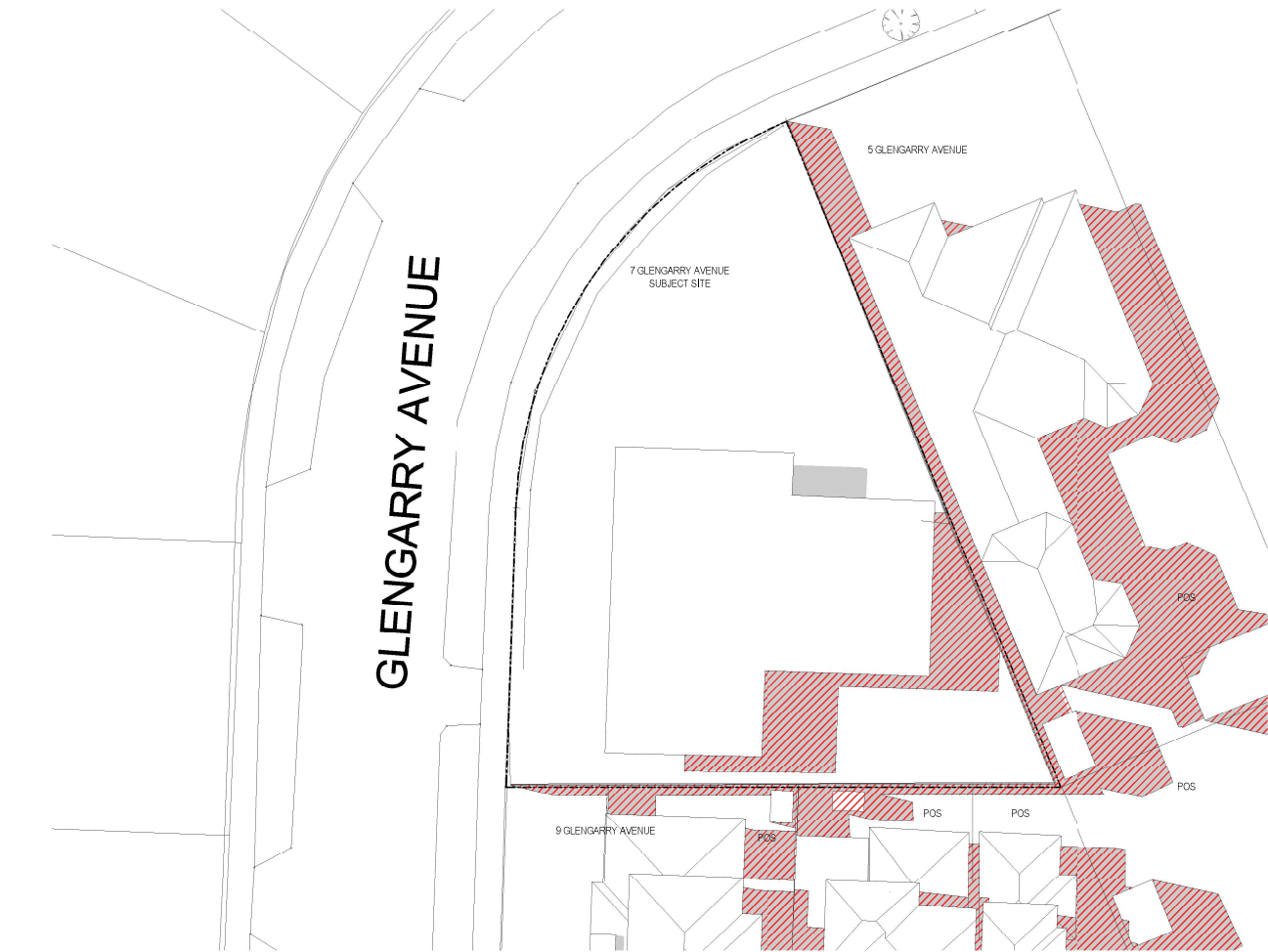
REVISIONS			
No	Date	Description	By
-	19/11/2020	TP SUBMISSION	-
A	18/02/2021	F1	-

**TOWN PLANNING**

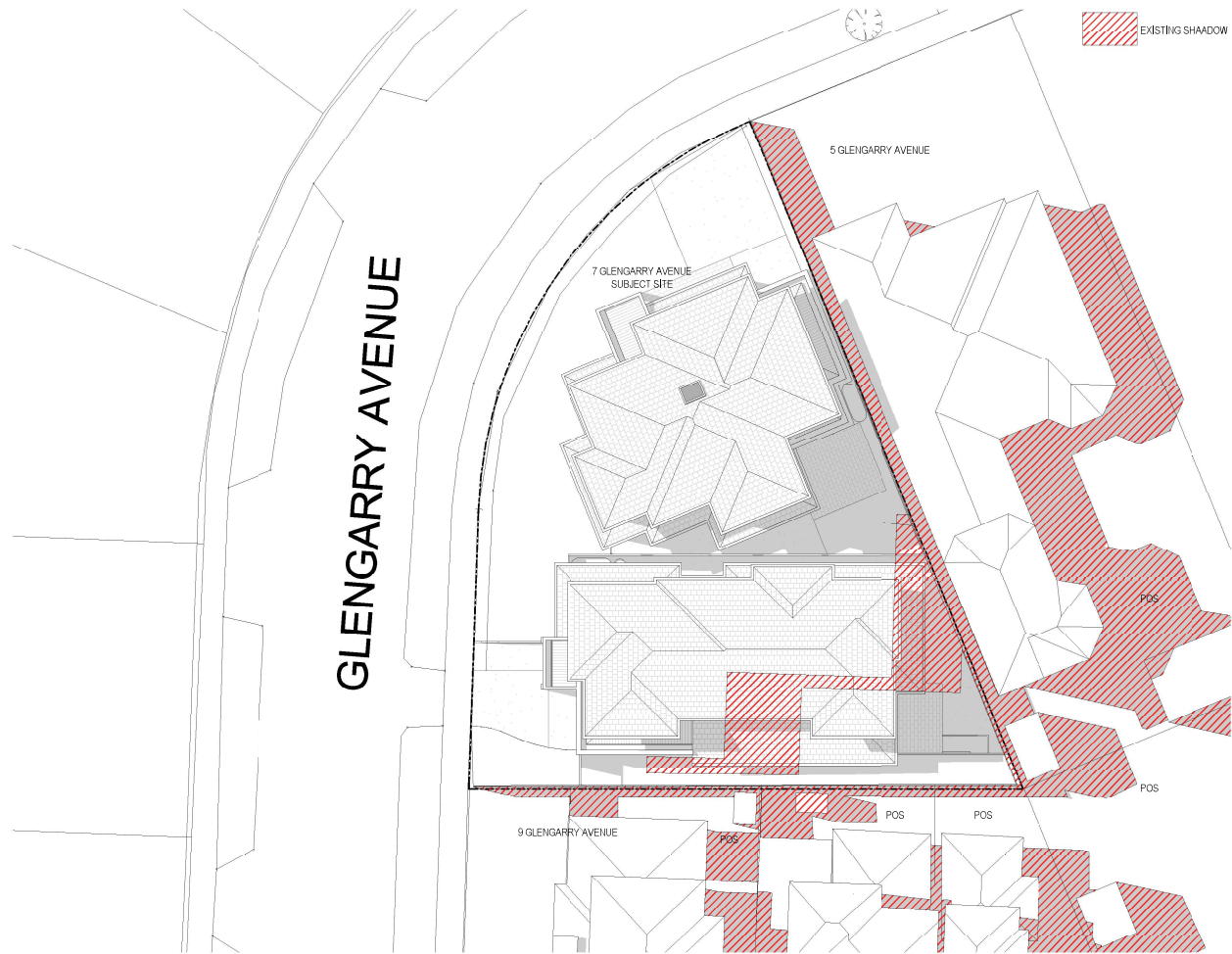
PROJECT TITLE	7 GLENGARRY AVENUE, BURWOOD
DRAWING TITLE	SHADOWS DIAGRAMS 2PM

SCALE: @ A1	1 : 200	PROJECT NO.	2008WEI
Date:	18/02/2021	Drawn By	Author
Drawing Number:	A0.16	Revision:	A





1 SHADOW SEPT 22 - 3PM EXISTING  
A2.01 SCALE 1 : 200



2 SHADOW SEPT 22 - 3PM  
A2.01 SCALE 1 : 200



REVISIONS			
No	Date	Description	By
-	19/11/2020	TP SUBMISSION	-
A	18/02/2021	F1	-

**TOWN PLANNING**

PROJECT TITLE	7 GLENGARRY AVENUE, BURWOOD
DRAWING TITLE	SHADOW DIAGRAM 3PM

SCALE: @ A1	1 : 200	PROJECT NO.	2008WEI
Date:	18/02/2021	Drawn By	Author
Drawing Number:	A0.17	Revision:	A