

FORM 9

Section 96J

**PLANNING PERMIT GRANTED UNDER SECTION 96I OF
THE PLANNING AND ENVIRONMENT ACT 1987**

Permit No.: 2022/17

Planning Scheme: Latrobe Planning Scheme

Responsible Authority: Latrobe City Council

ADDRESS OF THE LAND: 5 Parer Avenue, MOE
DESCRIPTION: L 1 PS 823972

THE PERMIT ALLOWS: Development of land for nine (9) dwellings, in accordance with the endorsed plan(s)

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Endorsed Plans Not Altered:

1. The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.

Works Conditions:

2. Once building works have commenced they must be completed to the satisfaction of the Responsible Authority.
3. All buildings and works must be maintained in good order and appearance to the satisfaction of the Responsible Authority.

Construction Management Plan Condition:

4. Before the development starts, a construction management plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. All construction activities must comply with the construction management plan to the satisfaction of the Responsible Authority. The plan must include:
 - a) The location and procedure for the storage of materials;
 - b) hours of construction including the number of workers expected on the land at any one time;

Date Issued: 12 September 2022



Signature for the Responsible Authority

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- c) dust and litter management;
- d) car parking, access and traffic management for staff and working vehicles;
- e) measures to ensure the safe movement of vehicles and pedestrians on adjacent roads and pedestrian walkways during construction; and
- f) provision for temporary fencing

Landscaping Conditions:

- 5. Before the use starts or the occupancy of the development or by such later date as is approved by the Responsible Authority in writing, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the Responsible Authority.
- 6. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the Responsible Authority, including that any dead, diseased or damaged plants are to be replaced.

Fencing Conditions:

- 7. Before any dwelling is occupied new fencing must be erected along the side and rear boundaries as shown on the endorsed plans and must be erected at the full cost of the operator of this permit and maintained to the satisfaction of the Responsible Authority.
- 8. All fencing (other than the front boundary fence) must be constructed in treated pine exposed post and capping box paling fence.

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L. Dukes

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Engineering Conditions:

9. Before the commencement of any works hereby permitted, a site drainage plan, including levels or contours of the land and all hydraulic computations, must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and an electronic copy in PDF format must be provided. The drainage plan must be prepared in accordance with the requirements of Latrobe City Council's design guidelines and must provide for the following:
 - a. How the land including all buildings, open space and paved areas will be drained for a 20% AEP storm event.
 - b. An underground pipe drainage system conveying stormwater discharge from the legal point of discharge and connecting into Latrobe City Council's stormwater drainage system.
 - c. The provision of stormwater detention within the site and prior to the point of discharge into Latrobe City Council's drainage system. The stormwater detention system must be designed to ensure that stormwater discharges arising from the proposed development of the land are restricted to pre-development flow rates. The rate of pre-development stormwater discharge shall be calculated using a co-efficient of run-off of 0.4.
 - d. No part of any above ground stormwater detention system is to be located within a stormwater drainage easement or a sewerage easement unless with the Responsible Authority's written approval.
10. Appropriate measures must be implemented throughout the construction stage of the development to rectify and/or minimise mud, crushed rock or other debris being carried onto public roads or footpaths from the subject land, to the satisfaction of the Responsible Authority.

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11. Before an Occupancy Permit is issued for the dwellings hereby permitted, or by such later date as is approved by the Responsible Authority in writing, the following works must be completed in accordance with the endorsed plans and to the satisfaction of the Responsible Authority including all necessary permits being obtained and inspections undertaken:
- a. All drainage works and on-site stormwater detention works must be completed to the satisfaction of the Responsible Authority, in accordance with the site drainage plan approved by Latrobe City Council.
 - b. The extension of vehicle crossing must be constructed in accordance with the endorsed plans and must comply with the vehicle crossing standards set out in Latrobe City Council's Standard Drawing LCC 307.
 - c. Areas for vehicle access within the land must be constructed in accordance with plans endorsed by the Responsible Authority and be surfaced in accordance with the endorsed plans and drained in accordance with the approved site drainage plan.

Gippsland Water Conditions:

12. Install water services to the satisfaction of Gippsland Water. As Constructed details showing the location of the installed services are required to be submitted to Gippsland Water.
13. Install sewer services to the satisfaction of Gippsland Water. As Constructed details showing the location of the installed services are required to be submitted to Gippsland Water.
14. A Property Services quote request form must be completed and forwarded to our Property Connections Team to arrange a quote for the provision of water and/or sewer services to the development. Endorsed plans together with the issued planning permit must be supplied with this application. Please refer to our website:

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<https://www.gippswater.com.au/developers/property-connections/connections>

15. An As Laid sanitary drainage plan showing the location of the sanitary drain(s) is required to be submitted by the plumber to CIS Services either by email to: plans@cis1.com.au or by fax (03) 9835 5515 and a copy to Gippsland Water by email to: statplanning@gippswater.com.au.
16. Prior to the commencement of any building works associated with the development, the owner/applicant must lodge an Application to Build Over Gippsland Water's Assets and/or Easements and have written approval by Gippsland Water. Please refer to our Website: <https://www.gippswater.com.au/developers/property-connections/build-over-easements>

Expiry of Permit:

17. This permit will expire if one of the following circumstances applies:
 - a) the development is not started within two (2) years of the date of this permit; or
 - b) the development is not completed within four (4) years of the date of this permit.

In accordance with section 69 of the *Planning and Environment Act 1987*, an application may be submitted to the Responsible Authority for an extension of the periods referred to in this condition.

- Note 1.** This permit does not authorize the commencement of any building construction or demolition works. Before any such development may commence, the applicant must apply for and obtain the appropriate building permits.

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Note 2. Unless exempted by Latrobe City Council, an Asset Protection Permit must be obtained prior to the commencement of any proposed building works, as defined by Latrobe City Council's Local Law No. 3. Latrobe City Council's Asset Protection Officer must be notified in writing at least 7 days prior to the building works commencing or prior to the delivery of materials/equipment to the site.

Note 3. The location of the Legal Point of Discharge for any property and the connection point into Latrobe City Council's stormwater drainage system can be obtained by completing a Legal Point of Discharge form, found at http://www.latrobe.vic.gov.au/Building_and_Planning/Building/Work_Permits_and_Property_Information

Note 4. A Latrobe City Stormwater Connection Permit must be obtained prior to the connection of all new stormwater drainage into Latrobe City Council's stormwater drainage system. All new stormwater drainage connections must be inspected by Latrobe City Council's Asset Protection Officer before any backfilling of the connection is undertaken. Latrobe City Council's Local Law Number 2 provides that a penalty of up to 10 penalty units may be applied where stormwater drainage connection works have been undertaken without a Stormwater Connection Permit.

Note 5. A Latrobe City Vehicle Crossing Permit must be obtained prior to the commencement of the construction of all new vehicle crossings and for the upgrading, alteration or removal of existing vehicle crossings. The relevant fees, charges and conditions of the Vehicle Crossing Permit will apply to all vehicle crossing works. It is a requirement that all vehicle crossing works be inspected by Latrobe City Council's Asset Protection Officer.

END CONDITIONS

Date Issued: 12 September 2022

L. Dukes

Signature for the Responsible Authority

IMPORTANT INFORMATION ABOUT THIS NOTICE

WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit.

(Note: This is not a permit granted under Division 5 or 6 of Part 4 of the *Planning and Environment Act 1987*.)

CAN THE RESPONSIBLE AUTHORITY AMEND THIS PERMIT?

The responsible authority may amend this permit under Division 1A of Part 4 of the *Planning and Environment Act 1987*.

WHEN DOES A PERMIT BEGIN?

A permit operates:

- ❖ from the date specified in the permit, or
- ❖ if no date is specified, from:
 - i. the date of the decision of the Victorian Civil and Administrative Tribunal, if the permit was issued at the direction of the Tribunal, or
 - ii. the date on which it was issued, in any other case.

WHEN DOES A PERMIT EXPIRE?

1. A permit for the development of land expires if:
 - ❖ the development or any stage of it does not start within the time specified in the permit, or
 - ❖ the development requires the certification of a plan of subdivision or consolidation under the *Subdivision Act 1988* and the plan is not certified within two years of the issue of the permit, unless the permit contains a different provision; or
 - ❖ the development or any stage is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation within 5 years of the certification of the plan of subdivision or consolidation under the *Subdivision Act 1988*.
2. A permit for the use of land expires if:
 - ❖ the use does not start within the time specified in the permit, or if no time is specified, within two years after the issue of the permit, or
 - ❖ the use is discontinued for a period of two years.
3. A permit for the development and use of land expires if:
 - ❖ the development or any stage of it does not start within the time specified in the permit; or
 - ❖ the development or any stage of it is not completed within the time specified in the permit, or if no time is specified, within two years after the issue of the permit; or
 - ❖ the use does not start within the time specified in the permit, or, if no time is specified, within two years after the completion of the development, or
 - ❖ the use is discontinued for a period of two years
4. If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in section 6A(2) of the *Planning and Environment Act 1987*, or to any combination of use, development or any of those circumstances requires the certification of a plan under the *Subdivision Act 1988*, unless the permit contains a different provision:
 - ❖ the use or development of any stage is to be taken to have started when the plan is certified; and
 - ❖ the permit expires if the plan is not certified within two years of the issue of the permit.
5. The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

WHAT ABOUT REVIEWS?

- ❖ The person who applied for the permit may apply for a review of any condition in the permit unless it was granted at the direction of the Victorian Civil and Administrative Tribunal where, in which case no right of review exists.
- ❖ An application for review must be lodged within 60 days after the permit was issued, unless a Notice of Decision to Grant a Permit has been issued previously, in which case the application for review must be lodged within 60 days after the giving of that notice.
- ❖ An application for review is lodged with the Victorian Civil and Administrative Tribunal.
- ❖ An application for review must be made on an Application for Review form which can be obtained from the Victorian Civil and Administrative Tribunal, and be accompanied by the applicable fee.
- ❖ An application for review must state the grounds upon which it is based.
- ❖ A copy of an application for review must also be served on the Responsible Authority.
- ❖ Details about applications for review and the fees payable can be obtained from VCAT.

PLANNING & ENVIRONMENT ACT 1987
LATROBE CITY COUNCIL

Plan Approved
Under Planning Permit No.2022/17
Sheet 1 of 17 sheet(s)

Date:12/09/2022

Lorrae Dukes
Council Delegate

NOTES - BEVERIDGE WILLIAMS

TITLE RE-ESTABLISHMENT SURVEY
FEATURE & LEVEL SURVEY
OF PLAN OF LOT 1 PS823972
No. 5 PARER AVENUE, MOE VIC 3825
JOB NUMBER: 2000657
NOTES:
-LEVELS ARE TO AHD VIA GPS HEIGHTING OF YARRAGON
PM87 (RL70.374), SMES 17/08/2020> CONTOUR INTERVAL IS
0.10m>
-DETAILS OF NEIGHBOURING PROPERTIES ARE SHOWN
FOR PLANNING & DISCUSSION PURPOSES> THEY BEEN
MEASURED FROM WITHIN SUBJECT SITE & THEREFORE
THE POSITION OF THESE ARE APPROXIMATE>
-SOME SYMBOLS, SPOT HEIGHTS & 3D TRIANGLES HAVE
BEEN FROZEN (TURNED OFF) FOR CLARITY PURPOSES>
-E-2 & E-3 DENOTES EXISTING DRAINAGE EASEMENTS (SEE
TITLE FOR DETAILS)>
-DATE OF SURVEY 18TH AUGUST 2020

LEGEND - BEVERIDGE WILLIAMS

- RIVET. IN CONC.
- ⊕ STEEL STAR PICKET
- + GENERAL SPOT HEIGHT
- 🌳 TREE
- SEP - SIDE ENTRY PIT
- GP - GRATED PIT
- JP - JUNCTION PIT
- ⊕ INVP - INVERT PIPE
- 👁 SIGN
- ⓔ EPT - ELECTRICITY PIT
- 👉 SPIT - SEWER PIT
- ⊕ WV - WATER VALVE
- WINDOW
- FENCE
- UNDERGROUND DRAINAGE
- 97°18'20" TITLE BOUNDARY
- 100.00
- EASEMENT
- 29— MAJOR CONTOUR
- MINOR CONTOUR
- 74.03R DENOTES ROOF HEIGHT
- 74.03S DENOTES WINDOW SILL HEIGHT
- 76.33H DENOTES WINDOW HEAD HEIGHT
- HW- DENOTES HABITABLE WINDOW

LEGEND - OTHER

-  VEGETATION TO BE REMOVED
-  ELEMENTS TO BE REMOVED
-  SEWER MAIN (150 VC AS PER GIPPSLAND WATER INFO)
-  NBN U/G CABLE
-  GAS MAIN
-  WATER MAIN
-  ELECTRICITY OVERHEAD LINE

NOTE: UNDERGROUND SERVICES MAY NOT BE SHOWN OR BE ACCURATE. ALWAYS CONSULT 'DIAL BEFORE YOU DIG' PRIOR TO ANY EXCAVATION WORKS



MGA94 ZONE 55

 SEP

 WhatsApp

CARPORT

BRICK
BUILDING

No. 1-3

75.25R
SHED

LOT 1 No. 5
3479 m²

G

No. 34

CHURCH

No. 36

WARNING

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TBM (BW10)
STAR PICKET
R>L> 71.84

BRICK BUILDING

FOR PLANNING



DRAWN:	E.K
DATE:	21/07/2021
CHECKED:	S.ABBOTT
SHEET No:	1 OF 17

DO NOT SCALE
A3 SIZE SHEET

EXISTING SITE PLAN

PROJECT: UNIT DEVELOPMENT
ADDRESS: 5 PARER AVENUE, MOE VIC
CLIENT: HILLVIEW PROPERTY GROUP P/L

SCALE	1:500
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DRG.NO.
Lv4379-003A

REV.
P2

Latrobe Valley DRAFTING

SHOP 6, 1F MOORE STREET
MOE VIC 3825
P.O BOX 585, MOE VIC 3825
PH: (03) 5126 2431
EMAIL: admin@lvdrafting.com.au
WEB: www.lvdrafting.com.au
D.P.-A.D 20258



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P2	FOR ENDORSMENT	E.K	28/04/202
P1	FOR PLANNING	E.K	27/10/202
REV #	DESCRIPTION	DRAWN BY	DATE

Plan Approved
Under Planning Permit No.2022/17
Sheet 2 of 17 sheet(s)

Date:12/09/2022

Lorrae Dukes
Council Delegate

AREA ANALYSIS			
RESIDENCE	POS	SPOS	BUILDING
R01	107m ²	26m ²	128m ²
R02	99m ²	28m ²	133m ²
R03	168m ²	110m ²	199m ²
R04	168m ²	137m ²	198m ²
R05	95m ²	57m ²	176m ²
R06	174m ²	122m ²	201m ²
R07	177m ²	122m ²	201m ²
R08	88m ²	57m ²	176m ²
R09	94m ²	57m ²	176m ²

DEVELOPMENT SUMMARY	
STREET SETBACK: 6 METRES SITE AREA = 3479m ² TOTAL SITE COVERAGE: 1588m ² 45.7%	PERMEABILITY TOTAL PERMEABILITY: 1293m ² 37%
CONCRETE COVERAGE: TOTAL SITE CONCRETE: 598m ²	GARDEN AREA ABOVE 650m ² REQUIRES 35% 3479 x 35 / 100 = 1217.7m ² REQUIRED TOTAL SITE GARDEN AREA = 1250.9m ² 35.9% COMPLIES

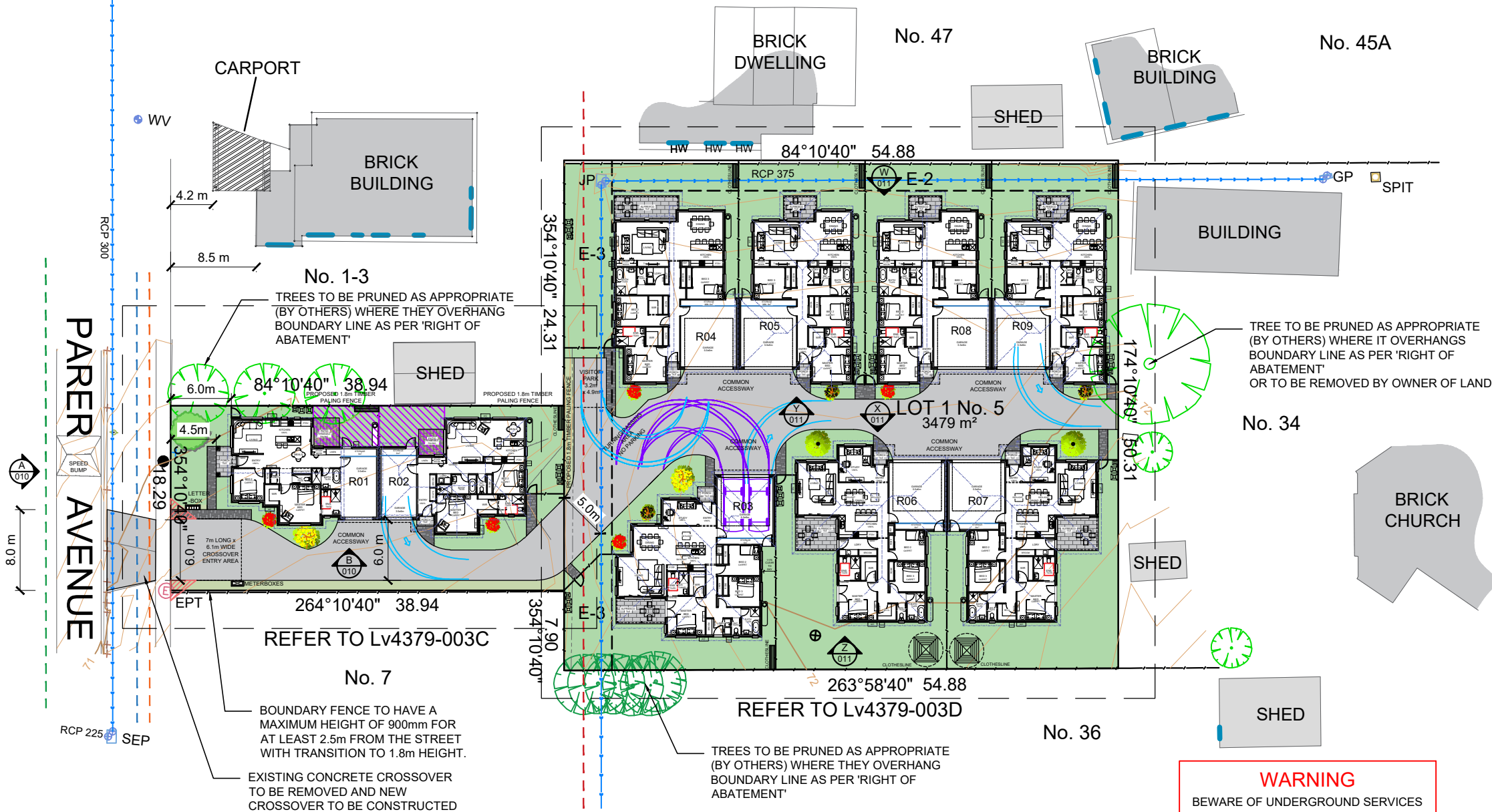
NOTES - BEVERIDGE WILLIAMS

TITLE RE-ESTABLISHMENT SURVEY
FEATURE & LEVEL SURVEY
OF PLAN OF LOT 1 PS823972
No. 5 PARER AVENUE, MOE VIC 3825
JOB NUMBER: 2000657

NOTES:
-LEVELS ARE TO AHD VIA GPS HEIGHTING OF YARRAGON PM87 (RL70.374), SMES 17/08/2020> CONTOUR INTERVAL IS 0.10m>
-DETAILS OF NEIGHBOURING PROPERTIES ARE SHOWN FOR PLANNING & DISCUSSION PURPOSES> THEY BEEN MEASURED FROM WITHIN SUBJECT SITE & THEREFORE THE POSITION OF THESE ARE APPROXIMATE>
-SOME SYMBOLS, SPOT HEIGHTS & 3D TRIANGLES HAVE BEEN FROZEN (TURNED OFF) FOR CLARITY PURPOSES>
-E-2 & E-3 DENOTES EXISTING DRAINAGE EASEMENTS (SEE TITLE FOR DETAILS)>
-DATE OF SURVEY 18TH AUGUST 2020

LEGEND - BEVERIDGE WILLIAMS	
● RIVET IN CONC.	
⊕ STEEL STAR PICKET	
+ GENERAL SPOT HEIGHT	
🌳 TREE	
SEP - SIDE ENTRY PIT	
GP - GRATED PIT	
JP - JUNCTION PIT	
⊕ INV P - INVERT PIPE	
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⊕ SPIT - SEWER PIT	
⊕ WV - WATER VALVE	
— WINDOW	
— FENCE	
— UNDERGROUND DRAINAGE	
97°18'20" / 100.00 TITLE BOUNDARY	
— EASEMENT	
—29— MAJOR CONTOUR	
— MINOR CONTOUR	
HW- DENOTES HABITABLE WINDOW	

LEGEND - OTHER	
🌳	- VEGETATION TO BE REMOVED
—	- ELEMENTS TO BE REMOVED
---	- SEWER MAIN (150 VC AS PER GIPPSLAND WATER)
---	- NBN U/G CABLE
---	- GAS MAIN
---	- WATER MAIN
---	- ELECTRICITY OVERHEAD LINE
⊕	- 2000L WATER TANK (2.01m H x 0.565m W x 2.4m L)
🌳	- MIN. 25m ² SECLUDED PRIVATE OPEN SPACE (S.P.O.S)
🌳	- PERMEABLE PAVING ON SAND BASE
🌳	- PRIVATE OPEN SPACE (P.O.S)
🌳	- COMMON GARDEN AREA
🌳	- CONCRETE DRIVEWAY
🌳	- PATH PAVING
🌳	- 6m ² STORAGE
🌳	- CLOTHES LINE
🌳	- BIN LOCATION
🌳	- CAR FORWARD TURNING PATH AS PER AUSTRROADS 5.2m PASSENGER VEHICLE 4.0m INNER RADIUS, 6.3m OUTER RADIUS
🌳	- CAR REVERSING PATH AS PER AUSTRROADS 5.2m PASSENGER VEHICLE 4.0m INNER RADIUS, 6.3m OUTER RADIUS
🌳	- VEHICLE ACCESSWAY CORNER SPALL, 50% CLEAR OF VISUAL OBSTRUCTIONS, VEGETATION MAX. HEIGHT: 900mm
🌳	- PROPOSED VEGETATION - REFER TO LANDSCAPING PLAN



WARNING

BEWARE OF UNDERGROUND SERVICES

THE LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN

NOTE: UNDERGROUND SERVICES MAY NOT BE SHOWN OR BE ACCURATE. ALWAYS CONSULT 'DIAL BEFORE YOU DIG' PRIOR TO ANY EXCAVATION WORKS

REV #	DESCRIPTION	DRAWN BY	DATE
P2	FOR ENDORSMENT	E.K	28/04/2022
P1	FOR PLANNING	E.K	27/10/2021

FOR PLANNING	
DRAWN:	E.K
DATE:	21/07/2021
CHECKED:	S.ABBOTT
SHEET No:	2 OF 17
DO NOT SCALE	A3 SIZE SHEET

PROPOSED SITE PLAN			
PROJECT: UNIT DEVELOPMENT			
ADDRESS: 5 PARER AVENUE, MOE VIC			
CLIENT: HILLVIEW PROPERTY GROUP P/L			
SCALE	1:500	DRG.NO.	Lv4379-003B
REV.	P2		

WV

RCP 300

PARER

AVENUE

BRICK BUILDING

No. 1-3

SHED

PROPOSED 1.8m TIMBER PALING FENCE

S.P.O.S 28m² (MIN. 25m²)

S.P.O.S 28m² (MIN. 25m²)

R01

R02

7m LONG x 6.1m WIDE CROSSOVER ENTRY AREA

METERBOXES

EPT 6m

EXISTING FENCE TO BE UPGRADED TO 1.8m TIMBER PALING FENCE

BOUNDARY FENCE TO HAVE A MAXIMUM HEIGHT OF 900mm FOR AT LEAST 2.5m FROM THE STREET WITH TRANSITION TO 1.8m HEIGHT.

EXISTING CONCRETE CROSSOVER TO BE REMOVED AND NEW CROSSOVER TO BE CONSTRUCTED AS PER LCC STANDARD

No. 7

PROPOSED 1.8m TIMBER PALING FENCE

354°10'40" 24.31

354°10'40" 7.90

JP

E-3

E-3

E-3

E-3

E-3

E-3

E-3

NOTES - BEVERIDGE WILLIAMS

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FEATURE & LEVEL SURVEY
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-DATE OF SURVEY 18TH AUGUST 2020

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- ⊕ STEEL STAR PICKET
- + GENERAL SPOT HEIGHT
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- 2000L WATER TANK (2.01m H x 0.565m W x 2.4m L)
- MIN. 25m² SECLUDED PRIVATE OPEN SPACE (S.P.O.S)
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- PRIVATE OPEN SPACE (P.O.S)
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- VEHICLE ACCESSWAY CORNER SPAY, 50% CLEAR OF VISUAL OBSTRUCTIONS, VEGETATION MAX. HEIGHT: 900mm
- PROPOSED VEGETATION - REFER TO LANDSCAPING PLAN

REFER TO Lv4379-003D FOR REMAINDER OF SITE

PLANNING & ENVIRONMENT ACT 1987
LATROBE CITY COUNCIL

Plan Approved
Under Planning Permit No.2022/17
Sheet 3 of 17 sheet(s)

Date:12/09/2022

Lorrae Dukes
Council Delegate

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RCP 225

SEP
MOE VIC 3825
P.O BOX 585, MOE VIC 3825
PH: (03) 5126 2431
EMAIL: admin@lvdrafting.com.au
WEB: www.lvdrafting.com.au
D.P.A.D 20258

LVD
Latrobe Valley
DRAFTING

Design Matters
The peak body for the
building design profession
Member

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2 0 2 4 6 8 10 12 14 16 18 20
SCALE 1:250

REV #	DESCRIPTION	DRAWN BY	DATE
P2	FOR ENDORSMENT	E.K	28/04/2022
P1	FOR PLANNING	E.K	27/10/2021

FOR PLANNING



DRAWN: E.K
DATE: 21/07/2021
CHECKED: S.ABBOTT
SHEET No: 3 OF 17

DO NOT SCALE
A3 SIZE SHEET

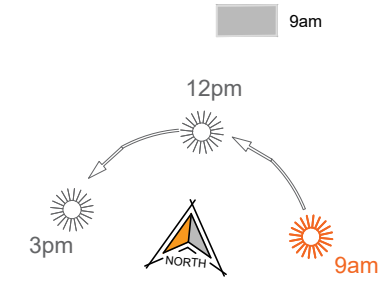
PROPOSED SITE PLAN

PROJECT: UNIT DEVELOPMENT
ADDRESS: 5 PARER AVENUE, MOE VIC
CLIENT: HILLVIEW PROPERTY GROUP P/L

SCALE 1:250
DRG.NO. Lv4379-003C
REV. P2

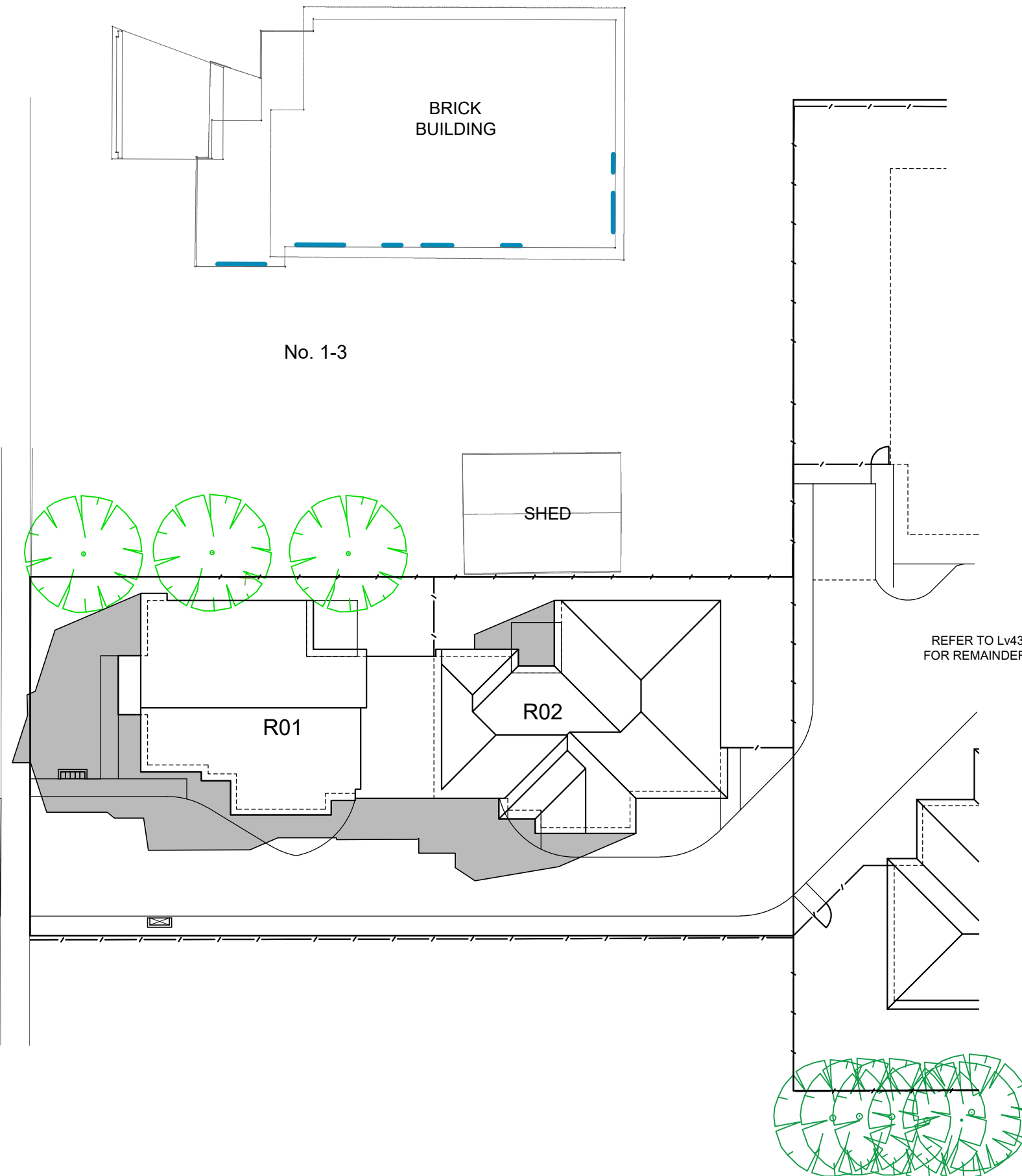
CLAUSE 55 COMPLIANCE
OVERSHADOWING OPEN SPACE - B21 (55.04-5)

THE DWELLING OVERSHADOWS NEIGHBOURING
PROPERTIES AT 3pm ON 22nd OF SEP.



PARER

AVENUE



PLANNING & ENVIRONMENT ACT 1987
LATROBE CITY COUNCIL

Plan Approved
Under Planning Permit No.2022/17
Sheet 5 of 17 sheet(s)

Date:12/09/2022

Lorrae Dukes
Council Delegate

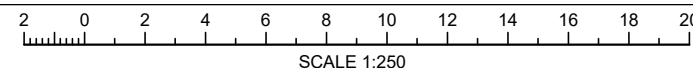


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REV #	DESCRIPTION	DRAWN BY	DATE

FOR PLANNING



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SHEET No: 5 OF 17

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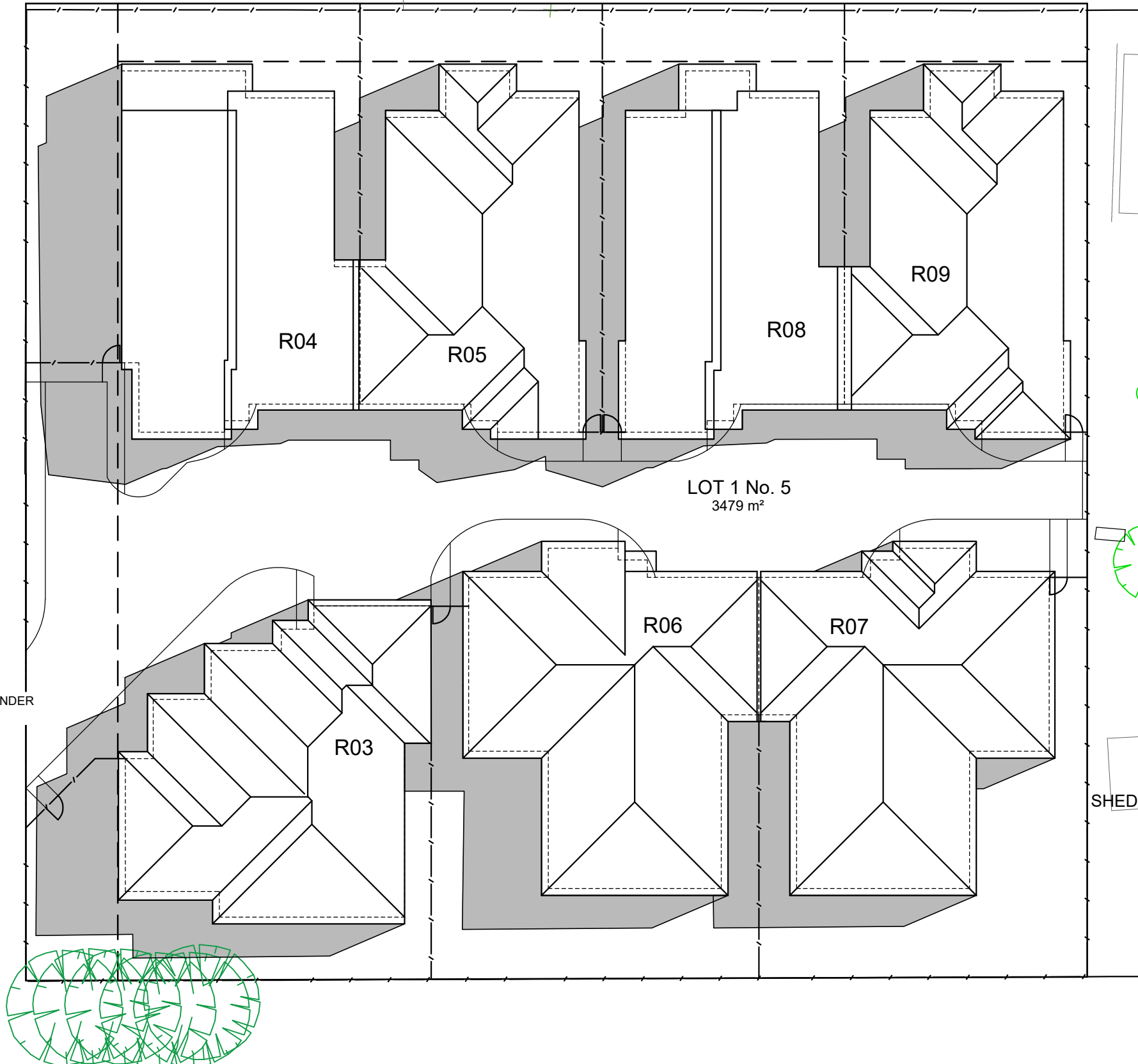
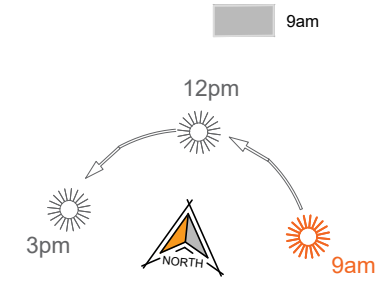
SHADOW PLAN 9am (1)

PROJECT: UNIT DEVELOPMENT
ADDRESS: 5 PARER AVENUE, MOE VIC
CLIENT: HILLVIEW PROPERTY GROUP P/L

SCALE 1:250
DRG.NO. Lv4379-003E
REV. P1



CLAUSE 55 COMPLIANCE
OVERSHADOWING OPEN SPACE - B21 (55.04-5)
THE DWELLING OVERSHADOWS NEIGHBOURING
PROPERTIES AT 3pm ON 22nd OF SEP.



REFER TO Lv4379-003G FOR REMAINDER
OF SITE

LOT 1 No. 5
3479 m²

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Sheet 6 of 17 sheet(s)

Date:12/09/2022

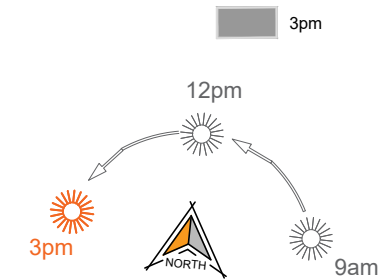
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REV #	DESCRIPTION	DRAWN BY	DATE



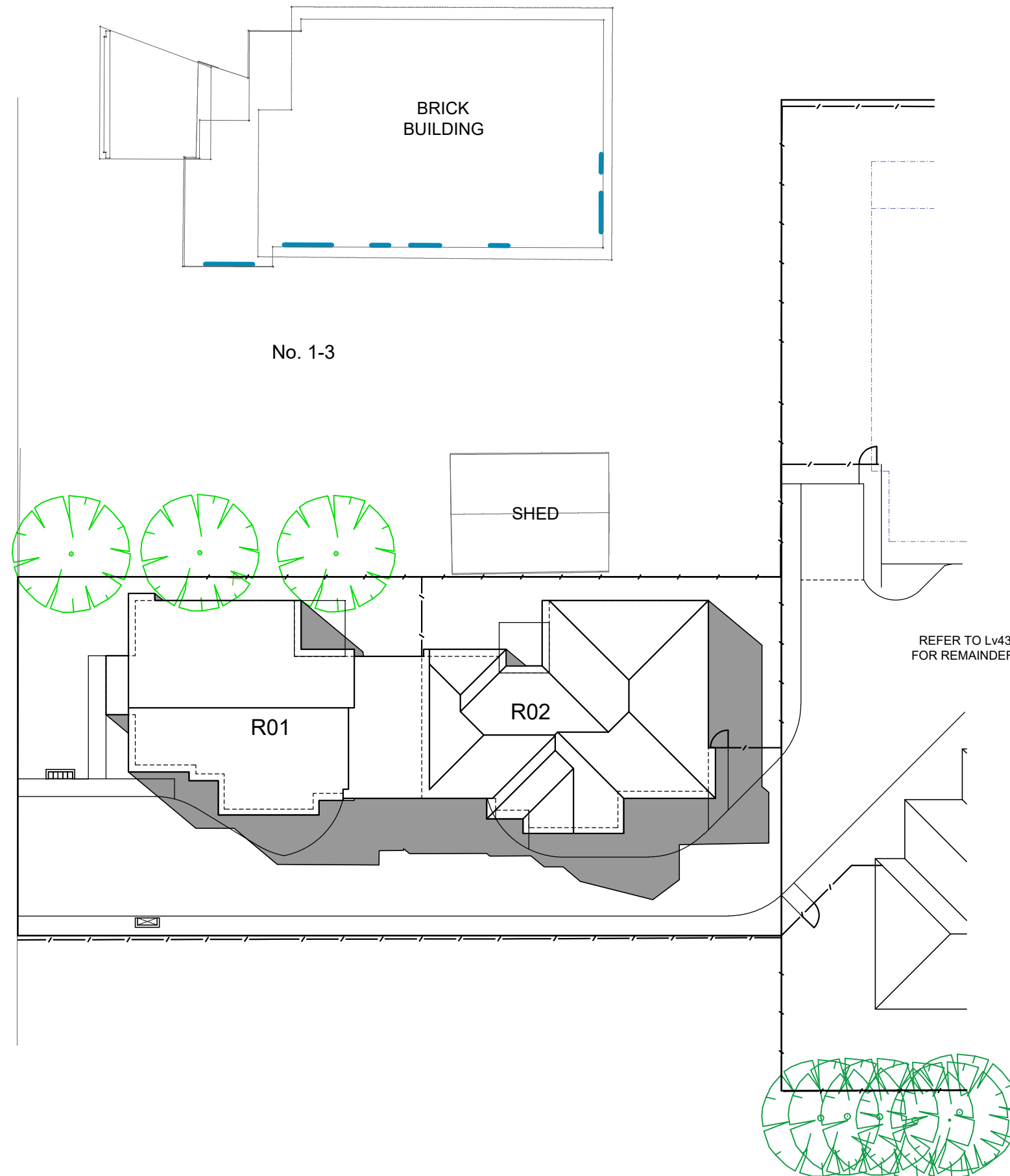
CLAUSE 55 COMPLIANCE
OVERSHADOWING OPEN SPACE - B21 (55.04-5)

THE DWELLING OVERSHADOWS NEIGHBOURING
PROPERTIES AT 3pm ON 22nd OF SEP.



PARER

AVENUE



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Under Planning Permit No.2022/17
Sheet 7 of 17 sheet(s)

Date:12/09/2022

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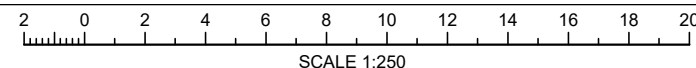


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DATE:	21/07/2021
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SHEET No:	7 OF 17

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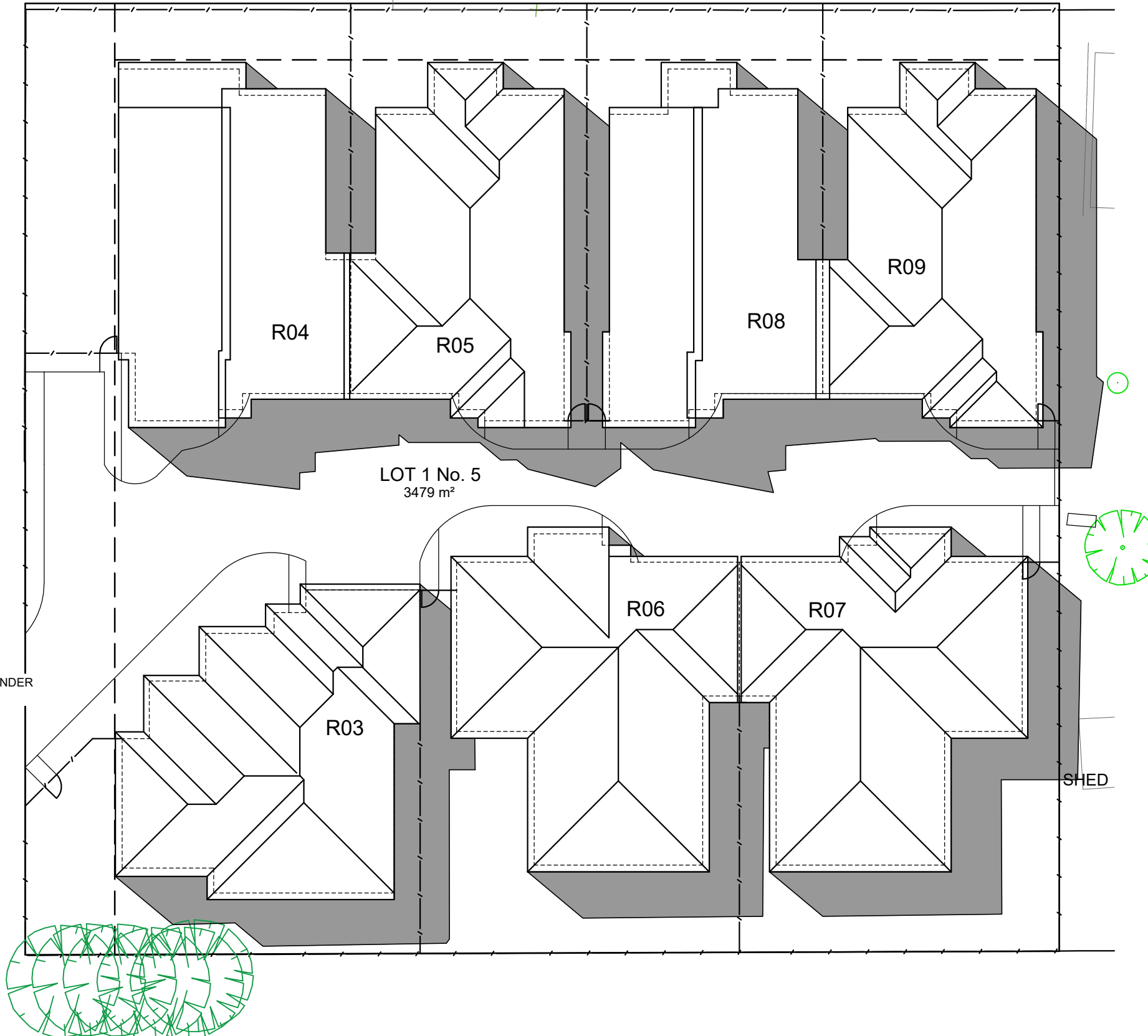
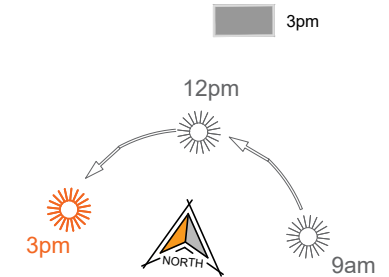
SHADOW PLAN 3pm (1)

PROJECT: UNIT DEVELOPMENT
ADDRESS: 5 PARER AVENUE, MOE VIC
CLIENT: HILLVIEW PROPERTY GROUP P/L

SCALE	1:250	DRG.NO.	Lv4379-003G	REV.	P1
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CLAUSE 55 COMPLIANCE
OVERSHADOWING OPEN SPACE - B21 (55.04-5)
THE DWELLING OVERSHADOWS NEIGHBOURING
PROPERTIES AT 3pm ON 22nd OF SEP.



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REV #	DESCRIPTION	DRAWN BY	DATE

FOR PLANNING



DRAWN: E.K	SHADOW PLAN 3pm (2)	
DATE: 21/07/2021	PROJECT: UNIT DEVELOPMENT	
CHECKED: S.ABBOTT	ADDRESS: 5 PARER AVENUE, MOE VIC	
SHEET No: 8 OF 17	CLIENT: HILLVIEW PROPERTY GROUP P/L	
DO NOT SCALE A3 SIZE SHEET	SCALE 1:250	DRG.NO. Lv4379-003H
		REV. P1

PLANT SCHEDULE PART 1						
BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	MATURE SIZE	QUANTITY		
INGIGENOUS CANOPY TREE <i>Acacia implexa</i> *	Lightwood	33cm	5m(H) x 7m(W)	1		
INGIGENOUS TALL SHRUB <i>Acacia genistifolia</i> *	Spreading Wattle	30cm	1-3m(H) x 1-3m(W)	1		
INDIGENOUS SHRUB <i>Callistemon Viminalis</i> *	Callistemon Macarthur	7" pot	1.8m(H) x 1.5m(W)	2		
INDIGENOUS SHRUB <i>Grevillea Superb</i> *	Grevillea Superb	50mm	1-1.5m(H) x 1-1.5m(W)	2		
INDIGENOUS GRASS <i>Lomandra longifolia</i> *	Spiny-leaf Mat-rush	50mm pot	1.2m(W) x 0.8m(H)	9		
INDIGENOUS GRASS <i>Lomandra filiformis</i> *	Wattle Mat Rush	6" pot	0.4m(H) x 0.4m(W)	23		
INDIGENOUS SHRUB <i>Acmena smithii</i> *	'Alyyn Magic' Lilly Pilly	140mm OR 200mm	0.5m-1m(W) x 0.5m-1m(H)	37		
INDIGENOUS SHRUB <i>Anigozanthos</i> *	Kangaroo Paw	6" pot	0.6m(H) x 0.5m(W)	10		
INDIGENOUS SHRUB <i>Banksia Spinulosa</i> *	Birthday Candles Banksia	7" pot	0.5m(H)	5		
INDIGENOUS GROUND COVER <i>Grevillea Bronze Rambler</i> *	Bronze Rambler	42mm pot	0.3m-0.5(H) x 3-5m(W)	6		

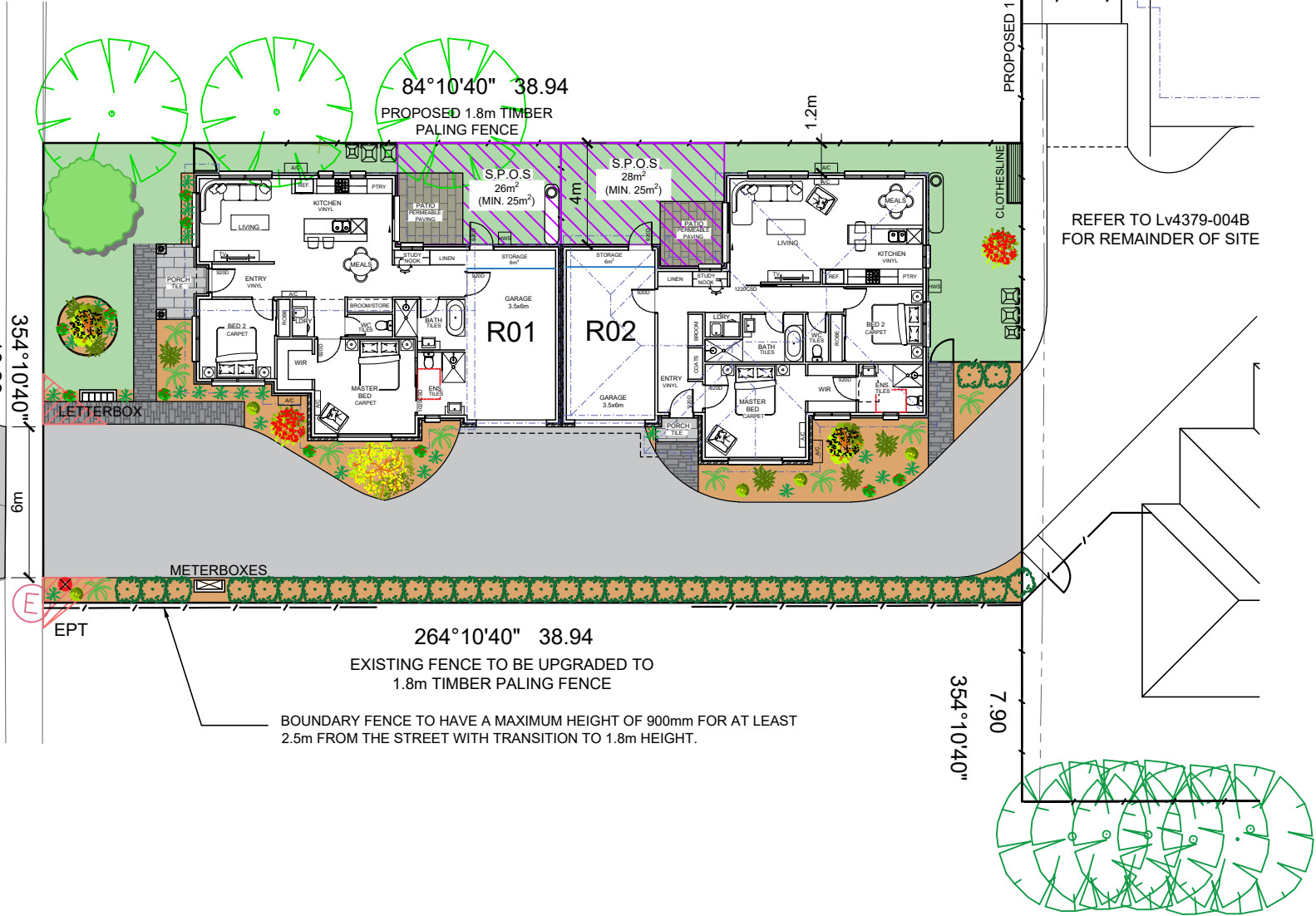
LETTERBOX & METERBOX UNITS

MAX. 900mm HIGH MULTIBANK RENDERED BRICK LETTERBOX UNIT AT FRONT OF PROPERTY

EXAMPLE:

PARER AVENUE

SPEED BUMP



NOTE: UNDERGROUND SERVICES MAY NOT BE SHOWN OR BE ACCURATE. ALWAYS CONSULT 'DIAL BEFORE YOU DIG' PRIOR TO ANY EXCAVATION WORKS

LEGEND

- VEGETATION TO BE RETAINED
 - 2000L WATER TANK (2.01m H x 0.565m W x 2.4m L)
 - PERMEABLE PAVING ON SAND BASE
 - GRASSED PRIVATE OPEN SPACE (P.O.S)
 - GRASSED COMMON GARDEN AREA
 - MULCHED GARDEN BED
 - CONCRETE DRIVEWAY
 - PATH PAVING
 - 6m² STORAGE
 - CLOTHES LINE
 - BIN LOCATION
 - VEHICLE ACCESSWAY CORNER
 - SPLAY, 50% CLEAR OF VISUAL OBSTRUCTIONS, VEGETATION MAX. HEIGHT: 900mm

WATER TANKS

SOLAR HOT WATER SYSTEM TO BE INSTALLED, OR A MIN. 2000LT RAINWATER TANK TO BE INSTALLED IN SUCH A WAY TO RECEIVE A MIN. 50m² OF ROOF AREA. TANKS TO BE PROVIDED WITH AN AUTOMATIC OR MANUAL INTERCHANGE DEVICE TO PROVIDE A CONTINUAL SUPPLY OF WATER FOR SANITARY FLUSHING OR UPGRADED AS PER ENGINEER'S DRAINAGE DESIGN.

EXAMPLE TANK: OZ TANKS 2000L SUPER SLIM

LENGTH: 2400mm

WIDTH: 565mm

HEIGHT: 2010mm

LIGHTING

OUTDOOR BOLLARD STYLE LIGHTING & FLOODLIGHT

STYLE LIGHTING TO COMMON AREAS

FENCING

ALL PROPOSED FENCES ARE TO BE 1800mm HIGH TIMBER PALING FENCING - SIMILAR TO SHOWN

FENCE EXTENSIONS WHERE REQUIRED OR INDICATED - SIMILAR TO SHOWN

PERMEABLE PATHS & PATIOS

PERMEABLE PAVERS TO PATIOS ON SAND BASE AS PER MANUFACTURER'S SPECIFICATIONS, SIMILAR TO SHOWN

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2 0 2 4 6 8 10 12 14 16 18 20 SCALE 1:250			
P1	FOR PLANNING	E.K	27/10/2021
REV #	DESCRIPTION	DRAWN BY	DATE

FOR PLANNING

DRAWN: E.K

DATE: 21/07/2021

CHECKED: S.ABBOTT

SHEET No: 9 OF 17

DO NOT SCALE A3 SIZE SHEET

LANDSCAPE PLAN 1

PROJECT: UNIT DEVELOPMENT

ADDRESS: 5 PARER AVENUE, MOE VIC

CLIENT: HILLVIEW PROPERTY GROUP P/L

SCALE 1:250

DRG.NO. Lv4379-004A

REV. P1

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Sheet 10 of 17 sheet(s)

Date:12/09/2022

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Council Delegate

PERMEABLE PATHS & PATIOS

PERMEABLE PAVERS TO
PATIOS ON SAND BASE
AS PER
MANUFACTURER'S
SPECIFICATIONS,
SIMILAR TO SHOWN



LIGHTING

OUTDOOR BOLLARD STYLE
LIGHTING & FLOODLIGHT
STYLE LIGHTING TO
COMMON AREAS



PLANT SCHEDULE PART 2

BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	MATURE SIZE	QUANTITY		
INGIGENOUS CANOPY TREE <i>Acacia implexa</i> *	Lightwood	33cm	5m(H) x 7m(W)	4		
INGIGENOUS TALL SHRUB <i>Acacia genistifolia</i> *	Spreading Wattle	30cm	1-3m(H) x 1-3m(W)	2		
INDIGENOUS SHRUB <i>Callistemon Viminalis</i> *	Callistemon Macarthur	7" pot	1.8m(H) x 1.5m(W)	7		
INDIGENOUS SHRUB <i>Grevillea Superb</i> *	Grevillea Superb	50mm	1-1.5m(H) x 1-1.5m(W)	3		
INDIGENOUS GRASS <i>Lomandra longifolia</i> *	Spiny-leaf Mat-rush	50mm pot	1.2m(W) x 0.8m(H)	14		
INDIGENOUS GRASS <i>Lomandra filiformis</i> *	Wattle Mat Rush	6" pot	0.4m(H) x 0.4m(W)	55		
INDIGENOUS SHRUB <i>Acmena smithii</i> *	'Alyyn Magic' Lilly Pilly	140mm OR 200mm	0.5m-1m(W) x 0.5m-1m(H)	0		
INDIGENOUS SHRUB <i>Anigozanthos</i> *	Kangaroo Paw	6" pot	0.6m(H) x 0.5m(W)	19		
INDIGENOUS SHRUB <i>Banksia Spinulosa</i> *	Birthday Candles Banksia	7" pot	0.5m(H)	14		
INDIGENOUS GROUND COVER <i>Grevillea Bronze Rambler</i> *	Bronze Rambler	42mm pot	0.3m-0.5(H) x 3-5m(W)	10		

84°10'40" 54.88

354°10'40" 24.31

PROPOSED 1.8m TIMBER PALING FENCE

354°10'40" 24.31

REFER TO L4379-004A FOR REMAINDER OF SITE

SPECIES CANNOT BE PLANTED/LOCATED IN SEWER
ER GIPPSLAND WATER BUILD OVER EASEMENT

EXISTING FENCE TO BE UPGRADED TO
1.8m TIMBER PALING FENCE

EASEMENT

NEW 1.8m TIMBER PALING FENCE

NEW 1.8m TIMBER PALING FENCE

NEW 1.8m TIMBER PALING FENCE

NEW 1.8m TIMBER PALING FENCE

LOT 1 No. 5
3479 m²

EXISTING FENCE TO BE UPGRADED TO 1.8m TIMBER PALING FENCE

263°58'40" 54.88

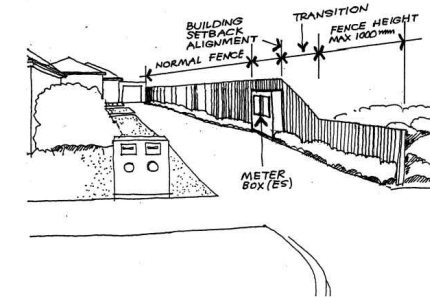
WATER TANKS

SOLAR HOT WATER SYSTEM TO BE INSTALLED, OR A
MIN. 2000LT RAINWATER TANK TO BE INSTALLED IN
SUCH A WAY TO RECEIVE A MIN. 50m² OF ROOF AREA.
TANKS TO BE PROVIDED WITH AN AUTOMATIC OR
MANUAL INTERCHANGE DEVICE TO PROVIDE A
CONTINUAL SUPPLY OF WATER FOR SANITARY
FLUSHING OR UPGRADED AS PER ENGINEER'S
DRAINAGE DESIGN.
EXAMPLE TANK: OZ TANKS 2000L SUPER SLIM
LENGTH: 2400mm
WIDTH: 565mm
HEIGHT: 2010mm



LETTERBOX & METERBOX UNITS

MAX. 900mm HIGH
MULTIBANK RENDERED
BRICK LETTERBOX UNIT AT
FRONT OF PROPERTY
EXAMPLE:



LEGEND

- VEGETATION TO BE RETAINED
- 2000L WATER TANK (2.01m H x 0.565m W x 2.4m L)
- PERMEABLE PAVING ON SAND BASE
- GRASSED PRIVATE OPEN SPACE (P.O.S)
- GRASSED COMMON GARDEN AREA
- MULCHED GARDEN BED
- CONCRETE DRIVEWAY
- PATH PAVING
- 6m² STORAGE
- CLOTHES LINE
- BIN LOCATION
- VEHICLE ACCESSWAY CORNER
SPLAY, 50% CLEAR OF VISUAL
OBSTRUCTIONS, VEGETATION MAX.
HEIGHT: 900mm

FENCING

ALL PROPOSED FENCES
ARE TO BE 1800mm HIGH
TIMBER PALING FENCING -
SIMILAR TO SHOWN



FENCE EXTENSIONS
WHERE REQUIRED OR
INDICATED - SIMILAR TO
SHOWN



2 0 2 4 6 8 10 12 14 16 18 20
SCALE 1:250

FOR PLANNING



DRAWN: E.K.
DATE: 21/07/2021
CHECKED: S.ABBOTT
SHEET No: 10 OF 17

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A3 SIZE SHEET

LANDSCAPE PLAN 2

PROJECT: UNIT DEVELOPMENT
ADDRESS: 5 PARER AVENUE, MOE VIC
CLIENT: HILLVIEW PROPERTY GROUP P/L

SCALE 1:250
DRG.NO. L4379-004B
REV. P1



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Date:12/09/2022

Lorrae Dukes
Council Delegate

The floor plan illustrates two residential units, R01 and R02, separated by a central corridor and garage area. Unit R01 (left) features a living area with a TV, a kitchen with a refrigerator (REF.), oven, and sink, a dining area (MEALS), a study nook, a linen closet (LINEN), a storage room (6m³), a garage (3.5x6m), a master bedroom with a carpet, a bathroom with tiles, a laundry room (LDRY), and a broom closet (BROOM/STORE). Unit R02 (right) includes a living area with a TV, a kitchen with a refrigerator (REF.), oven, and sink, a dining area (MEALS), a study nook, a linen closet (LINEN), a storage room (6m³), a garage (3.5x6m), a master bedroom with a carpet, a bathroom with tiles, a laundry room (LDRY), and a broom closet (BROOM/STORE). Both units have a porch with tile flooring and a patio with permeable paving. The plan also shows various fixtures such as air conditioning (A/C), heating/cooling systems (HWS), and doors (920D, 1020CSD, 1220CSD). Dimensions are provided for the overall building and individual rooms.

Overall Dimensions:

- Total Width: 16100
- Total Depth: 11580

Room Dimensions and Features:

- Living:** 7670 x 3305 (R01), 7690 x 4205 (R02)
- Kitchen:** 215 x 2595 (R01), 2550 x 7690 (R02)
- Bedrooms:** Master Bed Carpet (R01), Bed 2 Carpet (R01), Master Bed Carpet (R02), Bed 2 Carpet (R02)
- Bathrooms:** Bath Tiles (R01), WC Tiles (R01), Bath Tiles (R02), WC Tiles (R02)
- Garages:** 3.5x6m (R01), 3.5x6m (R02)
- Storage:** 6m³ (R01), 6m³ (R02)
- Porch:** 3000 x 1400 (R01), 1790 x 4000 (R02)
- Patio:** Permeable Paving (R01), Permeable Paving (R02)



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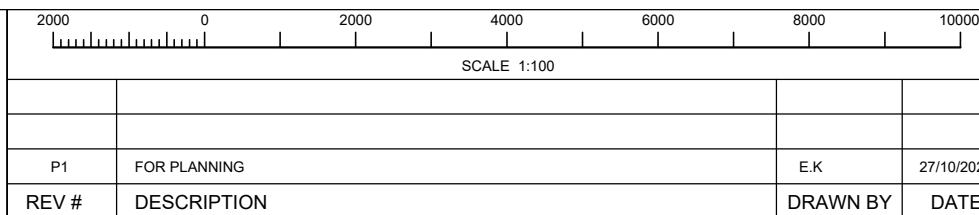
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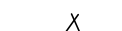
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FOR PLANNING		FLOOR PLAN R01 & R02		
	DRAWN:	E.K		PROJECT: UNIT DEVELOPMENT
	DATE:	21/07/2021		ADDRESS: 5 PARER AVENUE, MOE VIC
	CHECKED:	S.ABBOTT		CLIENT: HILLVIEW PROPERTY GROUP P/L
	SHEET No:	11 OF 17		
	DO NOT SCALE A3 SIZE SHEET		SCALE 1:100	DRG.NO. Lv4379-005

R03 AREA ANALYSIS	
TOTAL LIVING AREA	143.7m ²
TOTAL AREA	199m ²
TOTAL SQ	21.4sq
TYPICAL CONSTRUCTION	
FRAME:	EXTERNAL WALLS: 120mm THICKNESS INTERNAL WALLS: 90mm THICKNESS
CLADDING:	HEBEL POWER PANEL 75mm, SELECT BRICK VENEER WHERE INDICATED
EAVES:	450mm U.N.O FROM FRAME
DOORS:	2040x920 WHERE INDICATED, 2040x820 OTHER BEDROOMS, 2040x720 BATHROOMS/WCS, U.N.O

TOTAL LIVING AREA	143.7m ²
TOTAL AREA	199m ²
TOTAL SQ	21.4sq

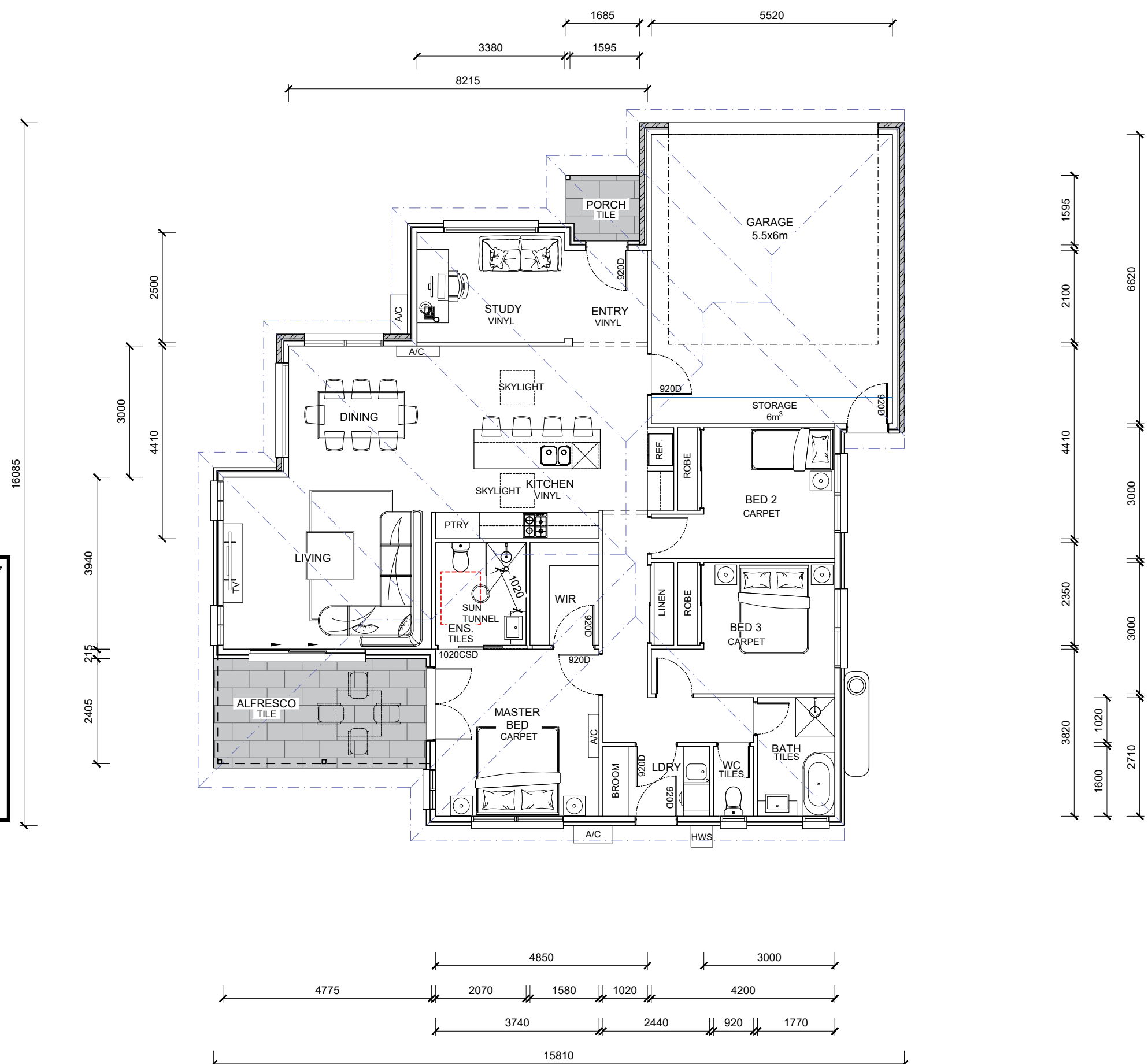
FRAME:	EXTERNAL WALLS: 120mm THICKNESS INTERNAL WALLS: 90mm THICKNESS
CLADDING:	HEBEL POWER PANEL 75mm, SELECT BRICK VENEER WHERE INDICATED
EAVES:	450mm U.N.O FROM FRAME
DOORS:	2040x920 WHERE INDICATED, 2040x820 OTHER BEDROOMS, 2040x720 BATHROOMS/WCS, U.N.O

FRAME:	EXTERNAL WALLS: 120mm THICKNESS INTERNAL WALLS: 90mm THICKNESS
CLADDING:	HEBEL POWER PANEL 75mm, SELECT BRICK VENEER WHERE INDICATED 
EAVES:	450mm U.N.O FROM FRAME
DOORS:	2040x920 WHERE INDICATED, 2040x820 OTHER BEDROOMS, 2040x720 BATHROOMS/WCS, U.N.O

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Date:12/09/2022

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R03



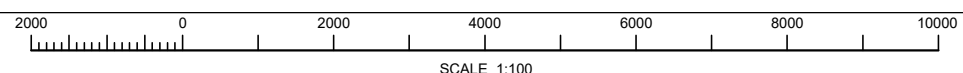
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P1	FOR PLANNING	E.K	27/10/2021
REV #	DESCRIPTION	DRAWN BY	DATE



DRAWN:	E.K
DATE:	21/07/2021
CHECKED:	S.ABBOTT
SHEET No:	12 OF 17

DRAWN:	E.K
DATE:	21/07/2021
CHECKED:	S.ABBOTT
SHEET No:	12 OF 17

PROJECT: UNIT DEVELOPMENT
ADDRESS: 5 PARER AVENUE, MOE VIC
CLIENT: HILLVIEW PROPERTY GROUP P/L

DO NOT SCALE
A3 SIZE SHEET

SCALE 1:100

DRG.NO.
Lv4379-006

REV.
P1

R04 AREA ANALYSIS

TOTAL LIVING AREA	141.4m ²
TOTAL AREA	198m ²
TOTAL SQ	21.3sq

TYPICAL CONSTRUCTION

FRAME:	EXTERNAL WALLS: 120mm THICKNESS INTERNAL WALLS: 90mm THICKNESS
CLADDING:	HEBEL POWER PANEL 75mm, SELECT BRICK VENEER WHERE INDICATED,  SELECT WEATHERBOARD CLADDING WHERE INDICATED ON ELEVATION
EAVES:	450mm U.N.O FROM FRAME
DOORS:	2040x920 WHERE INDICATED, 2040x820 OTHER BEDROOMS, 2040x720 BATHROOMS/WCS, U.N.O

R05 AREA ANALYSIS

TOTAL LIVING AREA	127.1m ²
TOTAL AREA	176m ²
TOTAL SQ	18.9sq

TYPICAL CONSTRUCTION

FRAME:	EXTERNAL WALLS: 120mm THICKNESS INTERNAL WALLS: 90mm THICKNESS
CLADDING:	HEBEL POWER PANEL 75mm, SELECT BRICK VENEER WHERE INDICATED,  SELECT WEATHERBOARD CLADDING WHERE INDICATED ON ELEVATION
EAVES:	450mm U.N.O FROM FRAME
DOORS:	2040x920 WHERE INDICATED, 2040x820 OTHER BEDROOMS, 2040x720 BATHROOMS/WCS, U.N.O

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Lorrae Dukes
Council Delegate

R04 & R05



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2000 0 2000 4000 6000 8000 10000

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FOR PLANNING

DRAWN:	E.K
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A3 SIZE SHEET

FLOOR PLAN R04 & R05

PROJECT: UNIT DEVELOPMENT
ADDRESS: 5 PARER AVENUE, MOE VIC
CLIENT: HILLVIEW PROPERTY GROUP P/L

SCALE	1:100	DRG.NO.	Lv4379-007	REV.	P1
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R06 AREA ANALYSIS	
TOTAL LIVING AREA	146.1m ²
TOTAL AREA	201m ²
TOTAL SQ	21.6sq
TYPICAL CONSTRUCTION	
FRAME:	EXTERNAL WALLS: 120mm THICKNESS INTERNAL WALLS: 90mm THICKNESS
CLADDING:	HEBEL POWER PANEL 75mm, SELECT BRICK VENEER WHERE INDICATED,  , SELECT WEATHERBOARD CLADDING WHERE INDICATED ON ELEVATION
EAVES:	450mm U.N.O FROM FRAME
DOORS:	2040x920 WHERE INDICATED, 2040x820 OTHER BEDROOMS, 2040x720 BATHROOMS/WCS, U.N.O

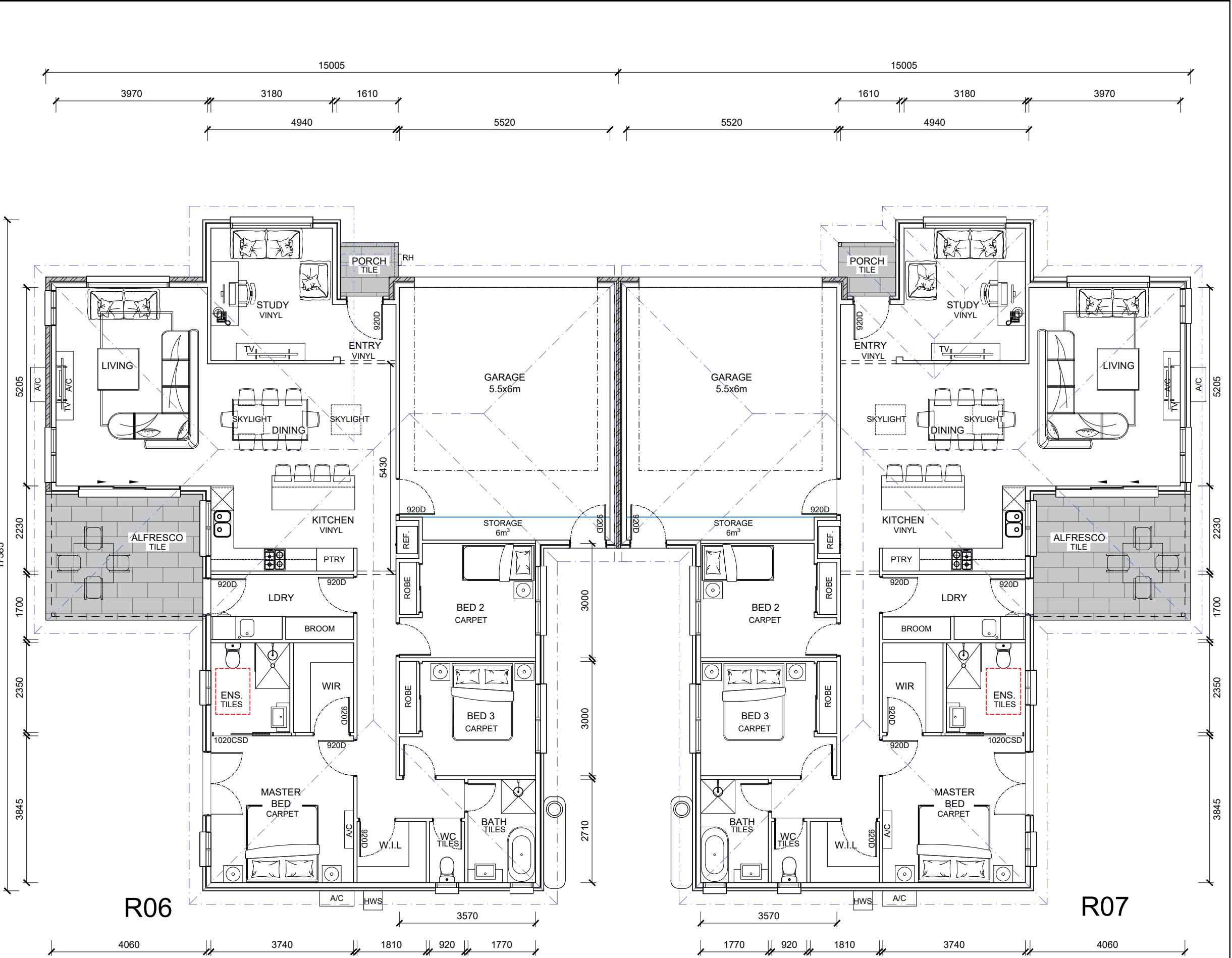
R07 AREA ANALYSIS	
TOTAL LIVING AREA	146.1m ²
TOTAL AREA	201m ²
TOTAL SQ	21.6sq
TYPICAL CONSTRUCTION	
FRAME:	EXTERNAL WALLS: 120mm THICKNESS INTERNAL WALLS: 90mm THICKNESS
CLADDING:	HEBEL POWER PANEL 75mm, SELECT BRICK VENEER WHERE INDICATED,  , SELECT WEATHERBOARD CLADDING WHERE INDICATED ON ELEVATION
EAVES:	450mm U.N.O FROM FRAME
DOORS:	2040x920 WHERE INDICATED, 2040x820 OTHER BEDROOMS, 2040x720 BATHROOMS/WCS, U.N.O

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R06 & R07



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SCALE 1:100			
P1	FOR PLANNING	E.K	27/10/2021
REV #	DESCRIPTION	DRAWN BY	DATE

FOR PLANNING		FLOOR PLAN R06 & R07		
DRAWN:	E.K	PROJECT: UNIT DEVELOPMENT		
DATE:	21/07/2021	ADDRESS: 5 PARER AVENUE, MOE VIC		
CHECKED:	S.ABBOTT	CLIENT: HILLVIEW PROPERTY GROUP P/L		
SHEET No:	14 OF 17			
DO NOT SCALE A3 SIZE SHEET		SCALE 1:100	DRG.NO. Lv4379-008	REV. P1

R08 AREA ANALYSIS	
TOTAL LIVING AREA	127.1m ²
TOTAL AREA	176m ²
TOTAL SQ	18.9sq
TYPICAL CONSTRUCTION	
FRAME:	EXTERNAL WALLS: 120mm THICKNESS INTERNAL WALLS: 90mm THICKNESS
CLADDING:	HEBEL POWER PANEL 75mm, SELECT BRICK VENEER WHERE INDICATED,  , SELECT WEATHERBOARD CLADDING WHERE INDICATED ON ELEVATION
EAVES:	450mm U.N.O FROM FRAME
DOORS:	2040x920 WHERE INDICATED, 2040x820 OTHER BEDROOMS, 2040x720 BATHROOMS/WCS, U.N.O

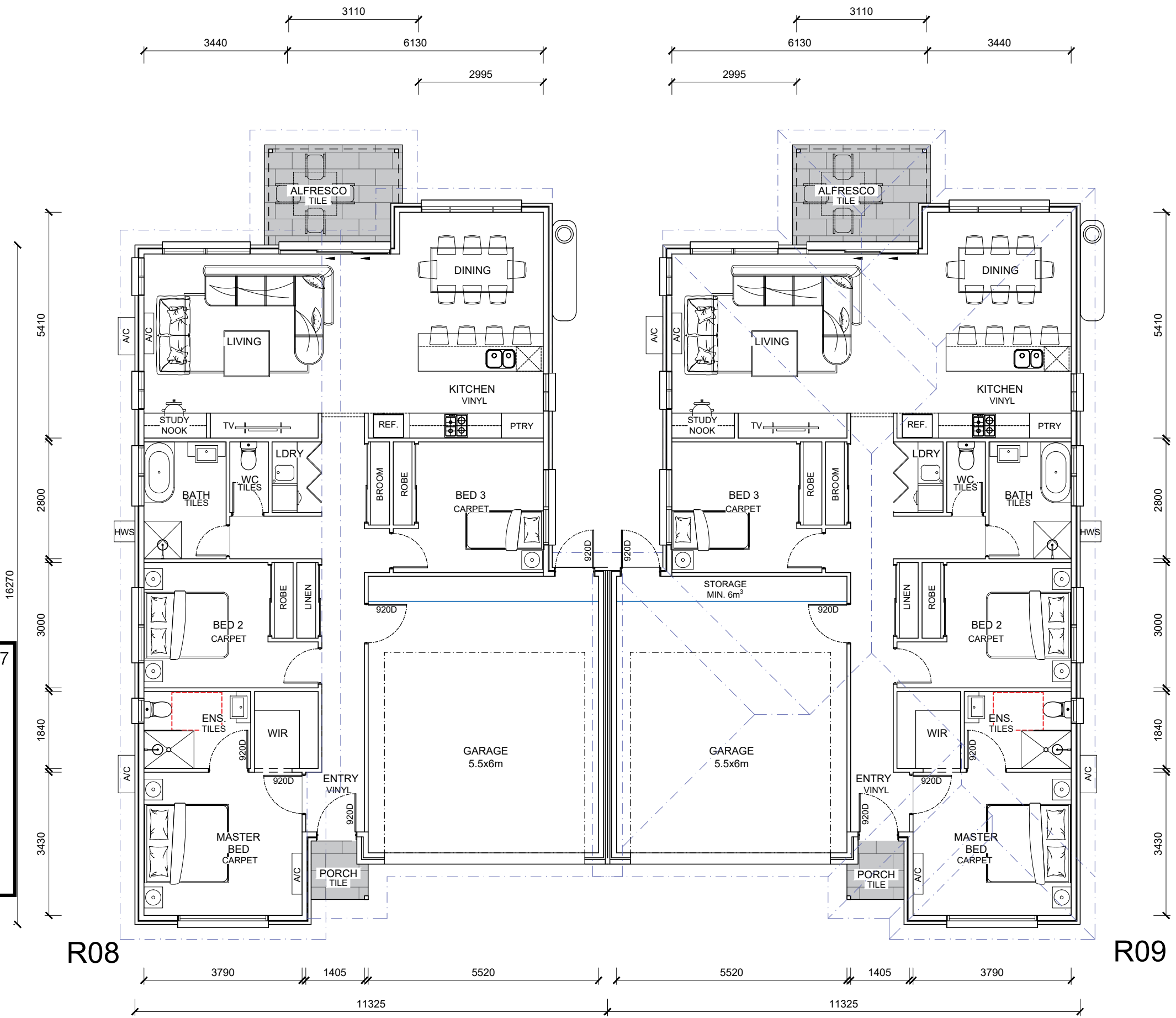
R09 AREA ANALYSIS	
TOTAL LIVING AREA	127.1m ²
TOTAL AREA	176m ²
TOTAL SQ	18.9sq
TYPICAL CONSTRUCTION	
FRAME:	EXTERNAL WALLS: 120mm THICKNESS INTERNAL WALLS: 90mm THICKNESS
CLADDING:	HEBEL POWER PANEL 75mm, SELECT BRICK VENEER WHERE INDICATED,  , SELECT WEATHERBOARD CLADDING WHERE INDICATED ON ELEVATION
EAVES:	450mm U.N.O FROM FRAME
DOORS:	2040x920 WHERE INDICATED, 2040x820 OTHER BEDROOMS, 2040x720 BATHROOMS/WCS, U.N.O

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Council Delegate



R08 & R09



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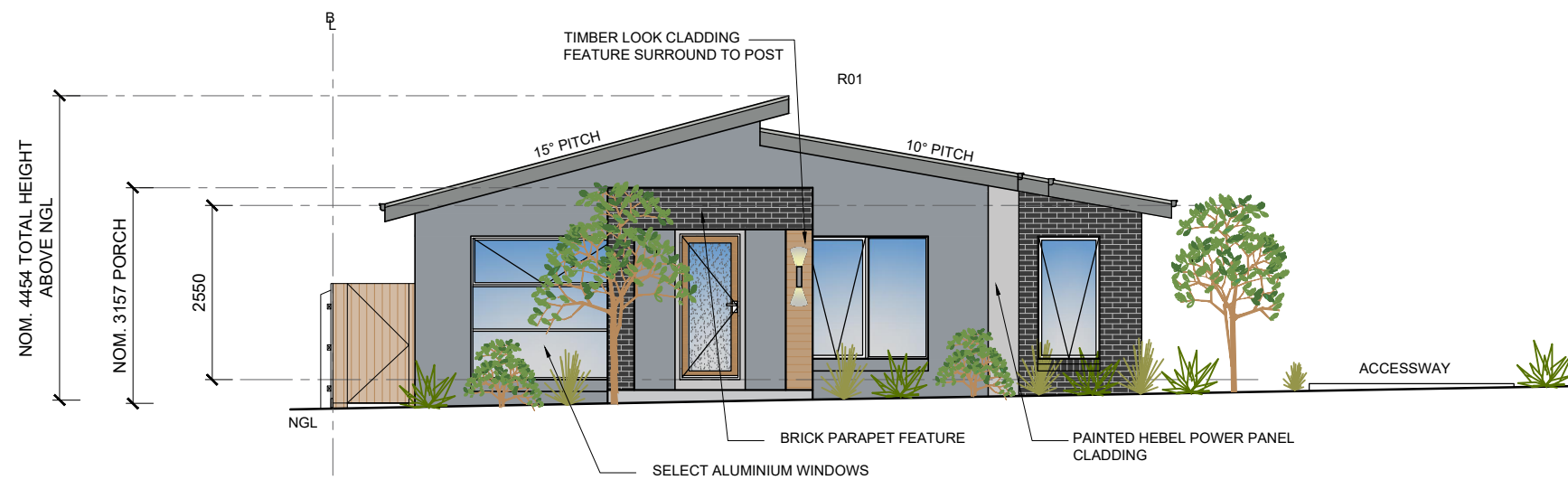
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SCALE 1:100			
P1	FOR PLANNING	E.K	27/10/2021
REV #	DESCRIPTION	DRAWN BY	DATE

FOR PLANNING		FLOOR PLAN R08 & R09		
DRAWN:	E.K	PROJECT: UNIT DEVELOPMENT		
DATE:	21/07/2021	ADDRESS: 5 PARER AVENUE, MOE VIC		
CHECKED:	S.ABBOTT	CLIENT: HILLVIEW PROPERTY GROUP P/L		
SHEET No:	15 OF 17			
DO NOT SCALE A3 SIZE SHEET		SCALE 1:100	DRG.NO. Lv4379-009	REV. P1



R01 FRONT ELEVATION

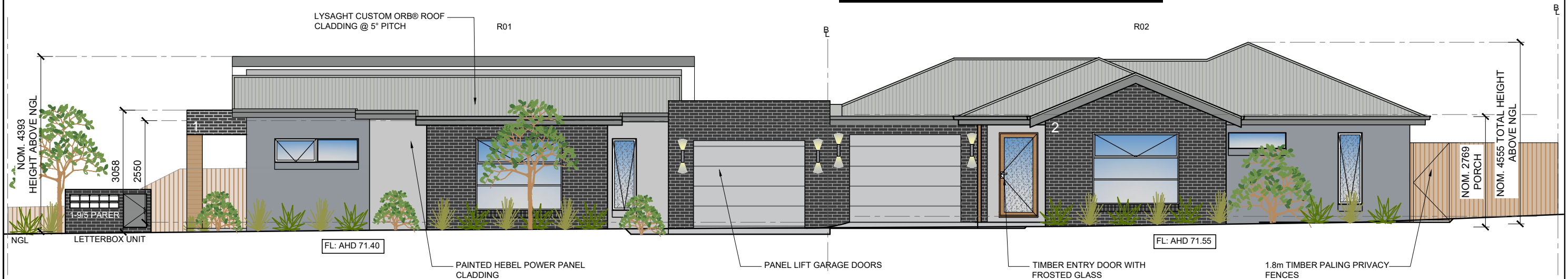
A
003B

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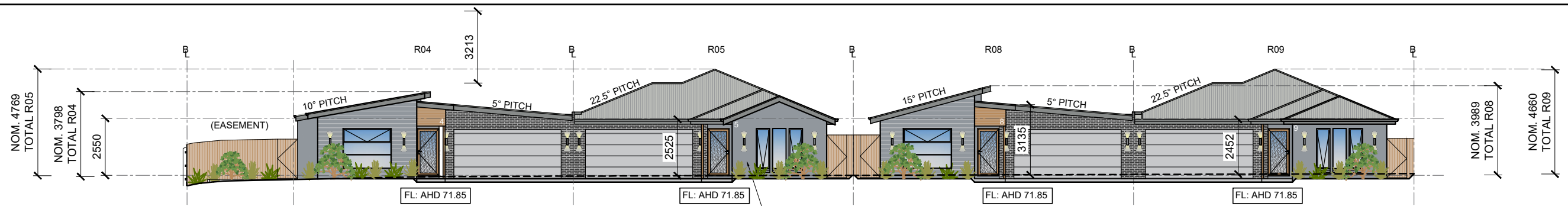


R01 & R02 SIDE ELEVATION

B
003B

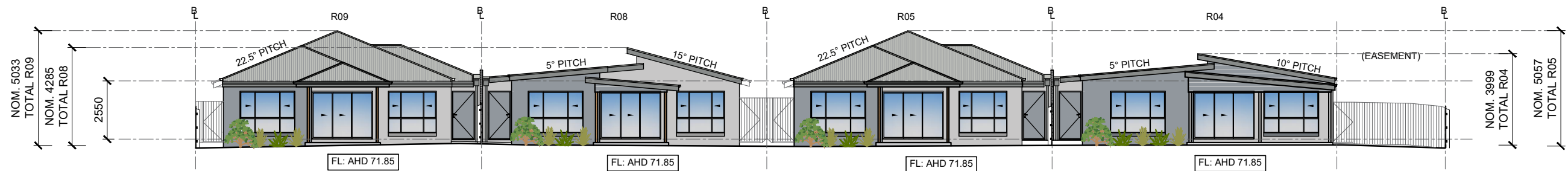
SITE OPTION 2

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							DRAWN: E.K		PROJECT: UNIT DEVELOPMENT		
							DATE: 21/07/2021		ADDRESS: 5 PARER AVENUE, MOE VIC		
							CHECKED: S.ABBOTT		CLIENT: HILLVIEW PROPERTY GROUP P/L		
							SHEET No: 16 OF 17				
							DO NOT SCALE A3 SIZE SHEET		SCALE 1:100	DRG.NO. Lv4379-010	REV. P1



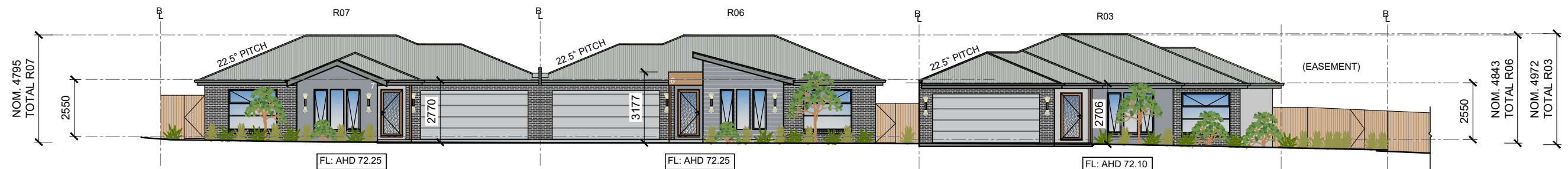
SOUTH FACADE SITE ELEVATION

Y
003B



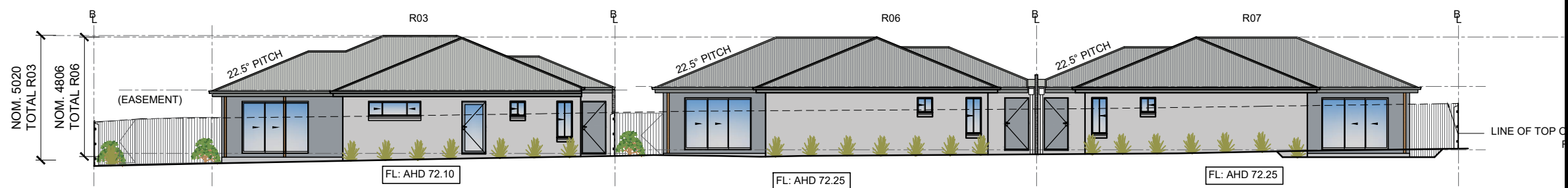
NORTH (REAR) SITE ELEVATION

W
003B



NORTH FACADE SITE ELEVATION

X
003B



SOUTH (REAR) SITE ELEVATION

Z
003B

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2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030			
SCALE 1:200			
P1	FOR PLANNING	E.K	27/10/2021
REV #	DESCRIPTION	DRAWN BY	DATE

FOR PLANNING		SITE ELEVATIONS R03-R09	
DRAWN:	E.K	PROJECT: UNIT DEVELOPMENT	
DATE:	21/07/2021	ADDRESS: 5 PARER AVENUE, MOE VIC	
CHECKED:	S.ABBOTT	CLIENT: HILLVIEW PROPERTY GROUP P/L	
SHEET No:	17 OF 17		
DO NOT SCALE	A3 SIZE SHEET	SCALE	1:200
		DRG.NO.	Lv4379-011
		REV.	P1