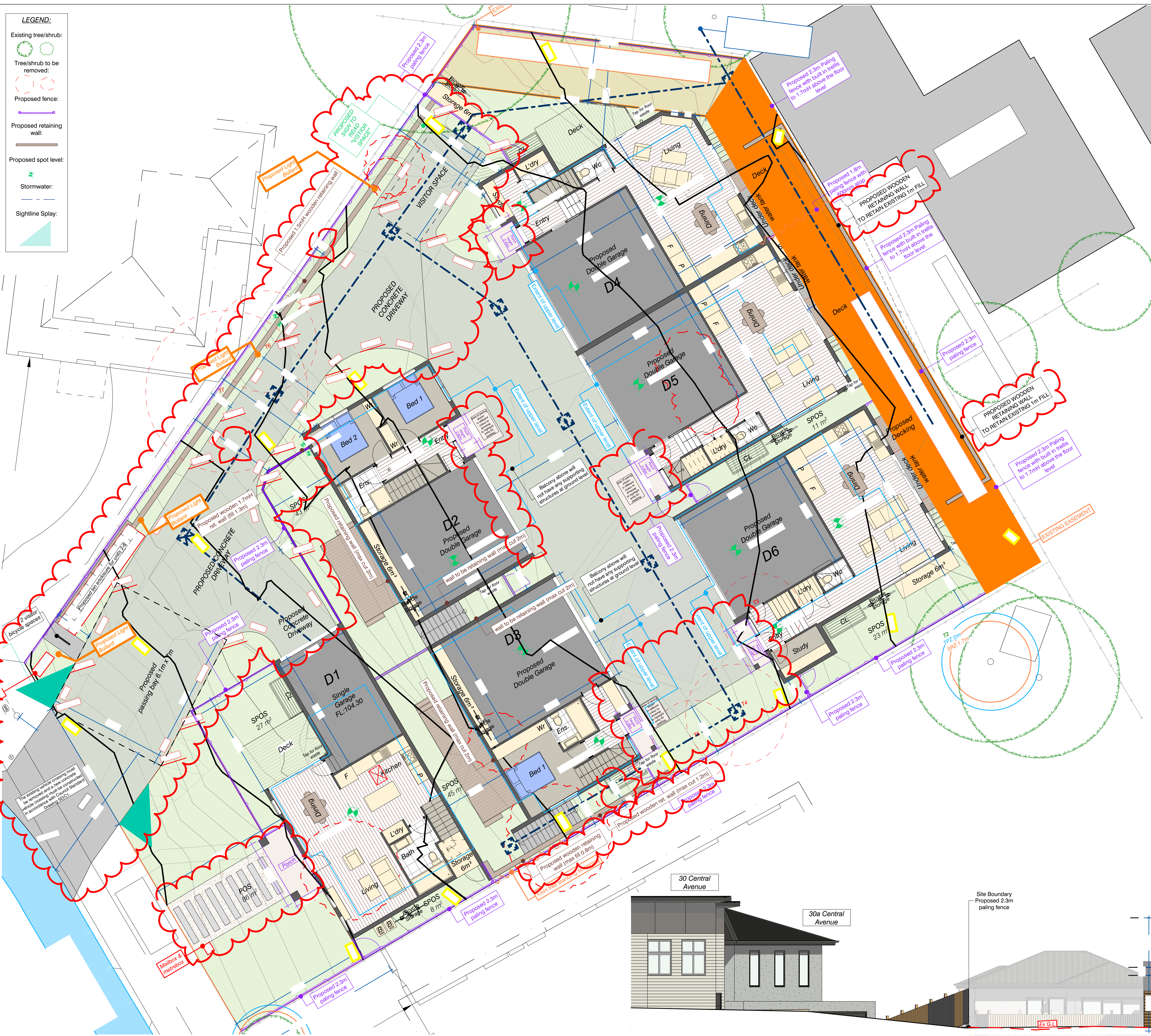


LEGEND:

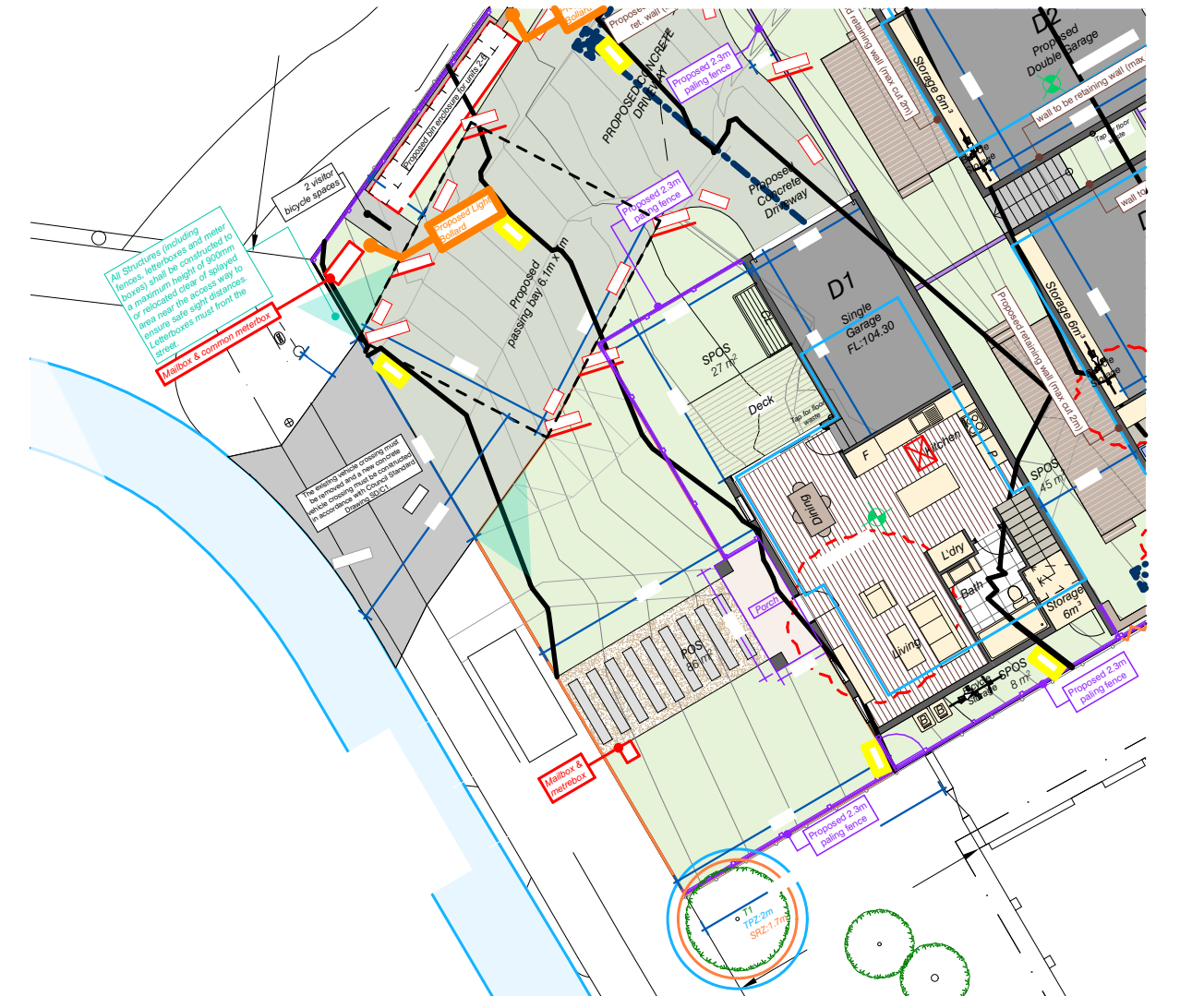
- Existing tree/shrub:
- Tree/shrub to be removed:
- Proposed fence:
- Proposed retaining wall:
- Proposed spot level:
- Stormwater:
- Sightline Splay:



DEVELOPMENT SUMMARY:

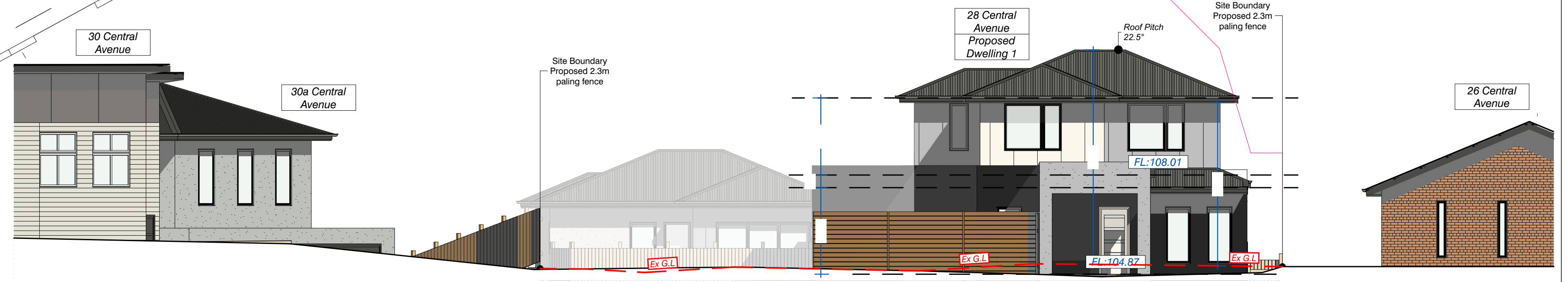
Site Area:	1368m ²
Proposed density:	1 per 195.4m ²
Dwelling 1	Ground floor area (inc. garage & porch) 89m ² Upper floor area 55m ² Private open space 86m ² Secluded private open space 35m ²
Dwelling 2	Ground floor area (inc. garage & porch) 78m ² Upper floor area 75m ² Secluded private open space (inc. balcony) 51m ²
Dwelling 3	Ground floor area (inc. garage & porch) 73m ² Upper floor area 79m ² Secluded private open space (inc. balcony) 54m ²
Dwelling 4	Ground floor area (inc. garage & porch) 96m ² Upper floor area 71m ² Secluded private open space (inc. balcony) 91m ²
Dwelling 5	Ground floor area (inc. garage & porch) 95m ² Upper floor area 64m ² Secluded private open space 44m ²
Dwelling 6	Ground floor area (inc. garage & porch) 97m ² Upper floor area 65m ² Secluded private open space 62m ²
Dwellings overhanging driveway	25m ²
Site Coverage (buildings):	553m ² 40.4
Impervious Surfaces:	Buildings 553m ² Driveways & paving 314m ² Total impervious 867m ² 63.4
Permeable area:	501m ² 36.6

- NOTES:**
- This plan is to be read in conjunction with the Plan of Survey (23694F1), the Upper level Layout & building elevations (23694P3), the Roof level & Building Elevations (23694P4), The Shadow Diagrams (23694P5), the Garden Area Plan (23694P6), Car turning diagrams (23694P7) and the Landscape Plan (23694L01). It has been prepared as part of a town planning submission.
 - Car Parking & Access -
_nit1 - he ro o sedwostoreydwellingas two bedroo sand an attachedsinglegarage
_nit2 - he ro o sedwostoreydwellingas three bedroo sand an attacheddo blegarage
_nit3 - he ro o sedwostoreydwellingas three bedroo sand an attacheddo blegarage
_nit4 - he ro o sedwostoreydwellingas three bedroo sand an attacheddo blegarage
_nit5 - he ro o sedwostoreydwellingas three bedroo sand an attacheddo blegarage
_nit6 - he ro o sedwostoreydwellingas three bedroo sand an attacheddo blegarage
 - Access - A ro o sedco ondrivewaywill rovideaccessto nits 1-6 via the e istingconcretetrosovere CentralAven e
 - Overlooking - he ro o sedwostoreydwellingshave been designedto overlooktheirown internal ens ace drivewayor streets relis& obsc regla ingis ro o sedco reventoverlookings re ired Screeningvegetation willbe sedto so ten encellensand rther reventoverlooking whereconsiderednecessary See ansda ePlan .
 - Shadows - e er to the ShadowDiagra s 23694P5) for solar access to all lots.
 - Daylight to habitable windows - he ro o sedwostoreydwellingshave been designedto overlooktheirown internal ens ace drivewayor streets relis& obsc regla ingis ro o sedco reventoverlookings re ired Screeningvegetation willbe sedto so ten encellensand rther reventoverlooking whereconsiderednecessary See ansda ePlan .
 - Shadows - e er to the ShadowDiagra s 23694P5) for solar access to all lots.
 - Daylight to habitable windows - he ro o sedwostoreydwellingshave been designedto overlooktheirown internal ens ace drivewayor streets relis& obsc regla ingis ro o sedco reventoverlookings re ired Screeningvegetation willbe sedto so ten encellensand rther reventoverlooking whereconsiderednecessary See ansda ePlan .
 - S of tlevelsand conto rshowmare to the A stralian eight Dat .
 - Sightlines lay - 2.5 s lay to be 50 clearo vis al obstr ctionabove900 in height
 - indicativestor watedrainageall ent ayvarys arto or aldrainagedesign
 - Privacyscreenings to be a liedon thebalconiesto 1.7 as to reventoverlooking
 - All obsc regla ingis to be i edobs c redgla ing not il
 - All storage nitsare to be a ini 6c bics are etres or all dwellings



CENTRAL AVENUE FRONTAGE
SCALE 1:200

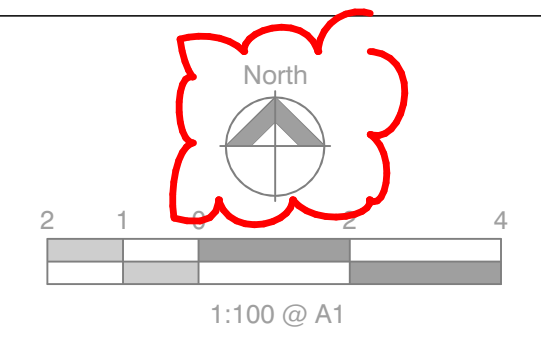
CENTRAL AVENUE - STREETSCAPE ELEVATION



06	Amendments made as requested by council	TF	MB	31/08/2022
05	Section 57A Amendment	TF	SM	22/04/2022
04	Engineering levels added to driveway	TF	CD	13/07/2021
03	Amendments per councils RFI	TF	SC	10/04/2020
02	Amendments per councils RFI	TF	MJB	02/12/2019
01	Prepared for planning purposes	TF	MJB	23/05/2019
Version	Description	Drafted	Checked	Issue Date

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UPPER LEVEL NATURAL LIGHT CALCULATIONS - UNIT 1				
ROOM	AREA	LIGHT 10%		KID/L
		REQUIRED	AVAILABLE	
BEDROOM 1	10.51m	1.05m	2.60m	
BEDROOM 2	11.10m	1.11m	2.83m	
UPSTAIRS LIVING	14.85m	1.48m	2.09m	
KID/L				

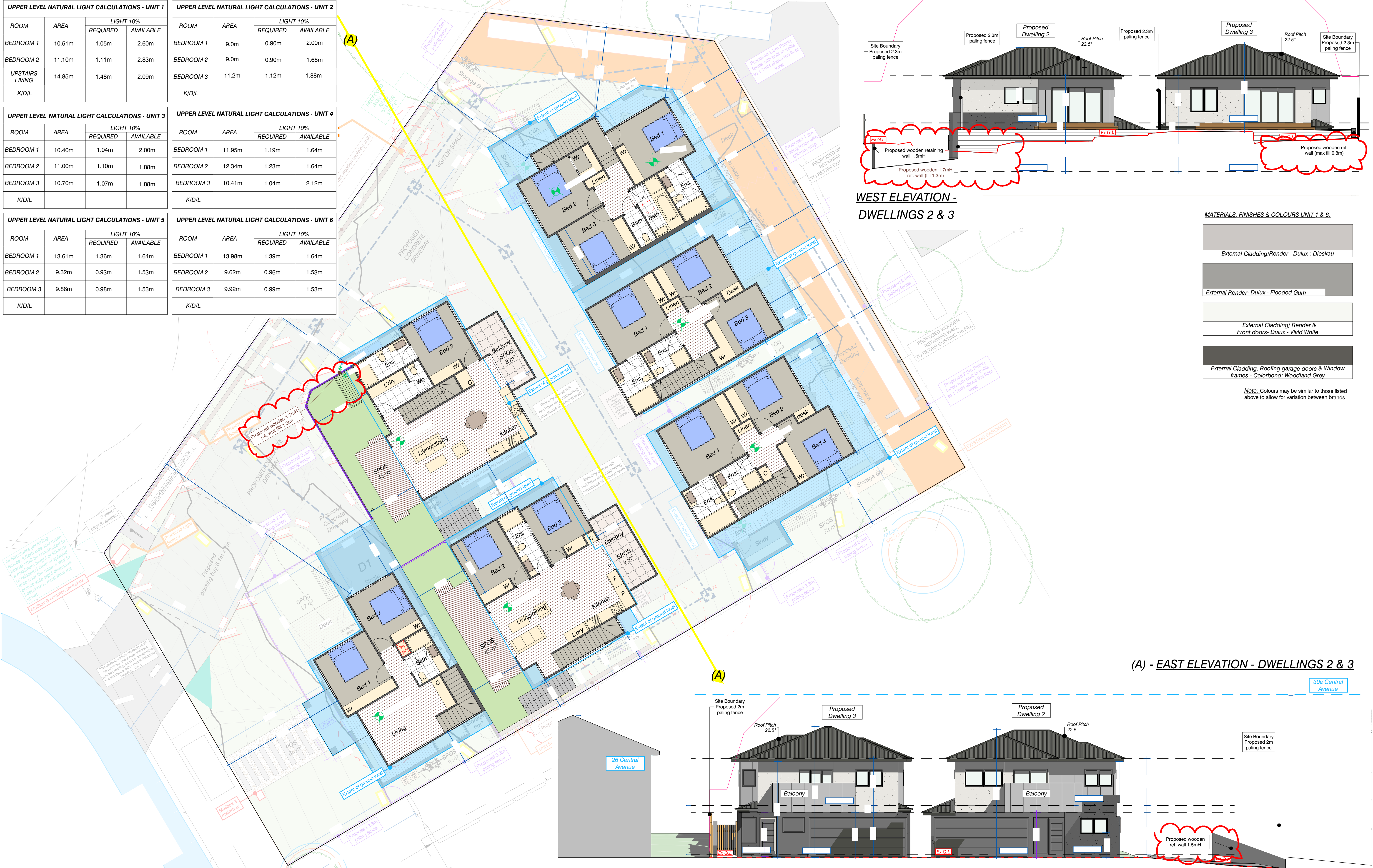
UPPER LEVEL NATURAL LIGHT CALCULATIONS - UNIT 3				
ROOM	AREA	LIGHT 10%		KID/L
		REQUIRED	AVAILABLE	
BEDROOM 1	10.40m	1.04m	2.00m	
BEDROOM 2	11.00m	1.10m	1.88m	
BEDROOM 3	10.70m	1.07m	1.88m	
KID/L				

UPPER LEVEL NATURAL LIGHT CALCULATIONS - UNIT 5				
ROOM	AREA	LIGHT 10%		KID/L
		REQUIRED	AVAILABLE	
BEDROOM 1	13.61m	1.36m	1.64m	
BEDROOM 2	9.32m	0.93m	1.53m	
BEDROOM 3	9.86m	0.98m	1.53m	
KID/L				

UPPER LEVEL NATURAL LIGHT CALCULATIONS - UNIT 2				
ROOM	AREA	LIGHT 10%		KID/L
		REQUIRED	AVAILABLE	
BEDROOM 1	9.0m	0.90m	2.00m	
BEDROOM 2	9.0m	0.90m	1.68m	
BEDROOM 3	11.2m	1.12m	1.88m	
KID/L				

UPPER LEVEL NATURAL LIGHT CALCULATIONS - UNIT 4				
ROOM	AREA	LIGHT 10%		KID/L
		REQUIRED	AVAILABLE	
BEDROOM 1	11.95m	1.19m	1.64m	
BEDROOM 2	12.34m	1.23m	1.64m	
BEDROOM 3	10.41m	1.04m	2.12m	
KID/L				

UPPER LEVEL NATURAL LIGHT CALCULATIONS - UNIT 6				
ROOM	AREA	LIGHT 10%		KID/L
		REQUIRED	AVAILABLE	
BEDROOM 1	13.98m	1.39m	1.64m	
BEDROOM 2	9.62m	0.96m	1.53m	
BEDROOM 3	9.92m	0.99m	1.53m	
KID/L				



WEST ELEVATION - DWELLINGS 2 & 3

(A) - EAST ELEVATION - DWELLINGS 2 & 3

MATERIALS, FINISHES & COLOURS UNIT 1 & 6:

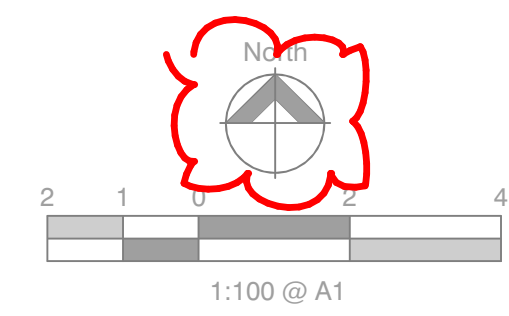
External Cladding/Render - Dulux - DIESKAU
External Render- Dulux - FLOODED GUM
External Cladding/ Render & Front doors- Dulux - VIVID WHITE
External Cladding, Roofing garage doors & Window frames - Colorbond- Woodland Grey

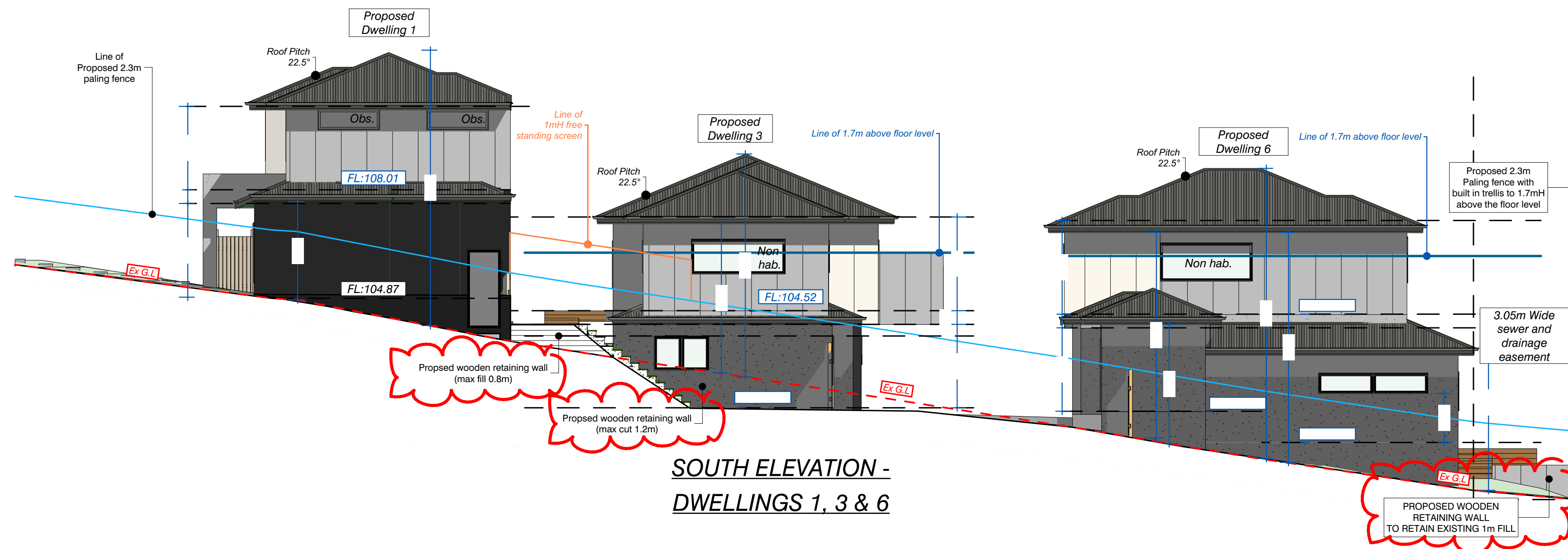
Note: Colours may be similar to those listed above to allow for variation between brands

Version	Description	Drafted	Checked	Issue Date
06	Amendments made as requested by council	TF	MB	31/08/2022
05	Section 57A Amendment	TF	SM	22/04/2022
03	Amendments per councils RFI	TF	SC	10/04/2020
02	Amendments per councils RFI	TF	MJB	02/12/2019
01	Prepared for planning purposes	TF	MJB	23/05/2019

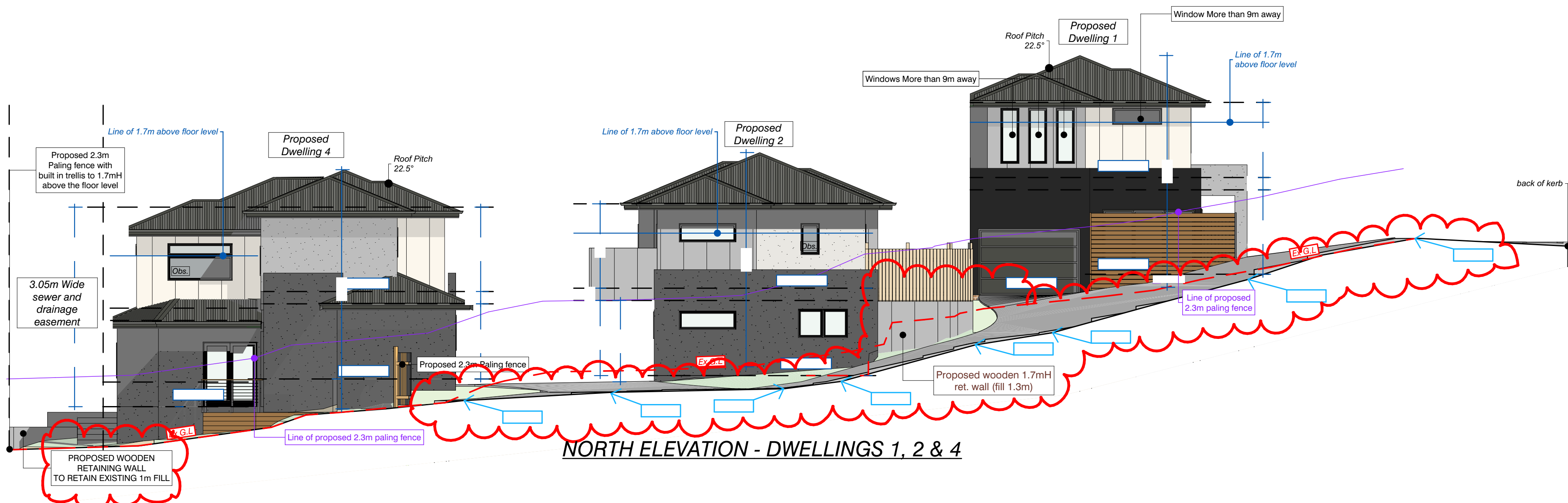
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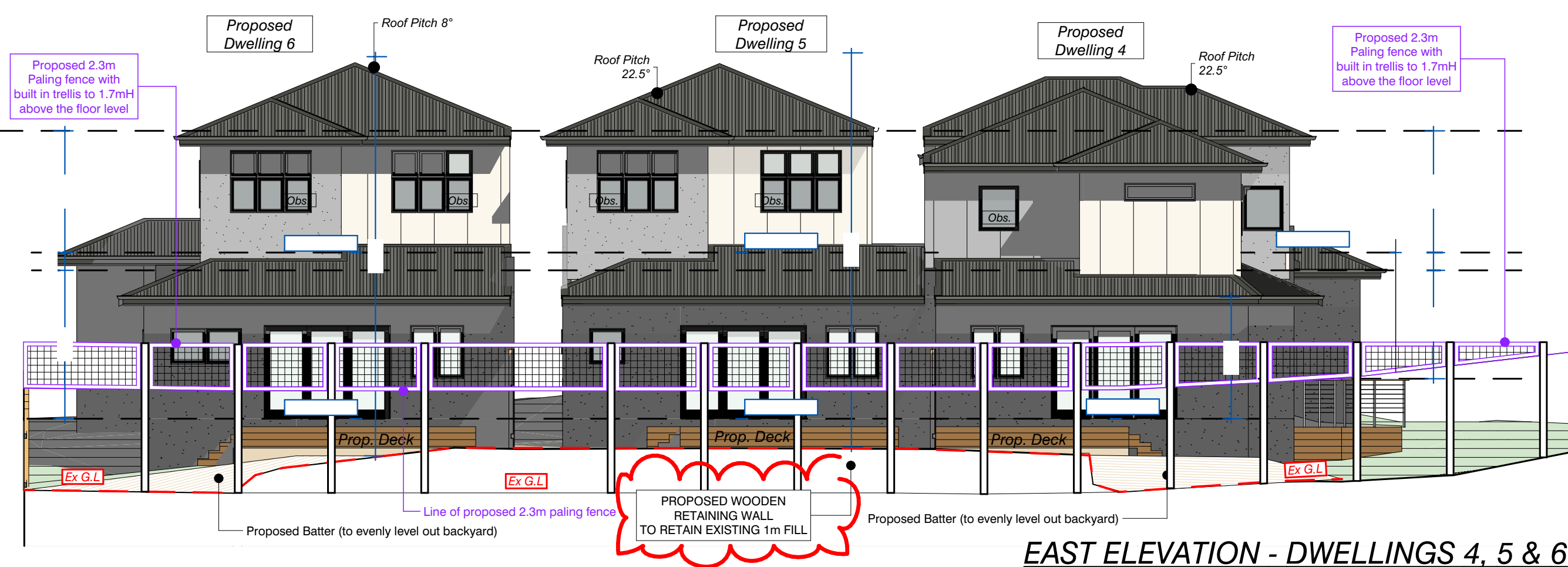




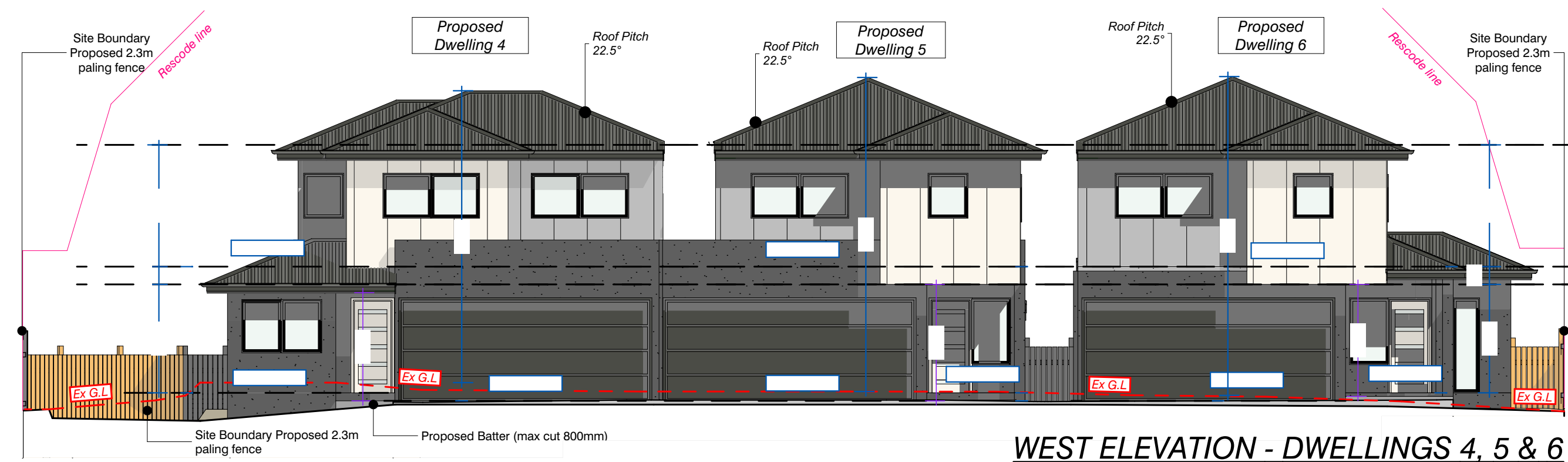
SOUTH ELEVATION - DWELLINGS 1, 3 & 6



NORTH ELEVATION - DWELLINGS 1, 2 & 4



EAST ELEVATION - DWELLINGS 4, 5 & 6

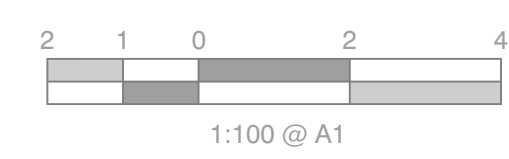


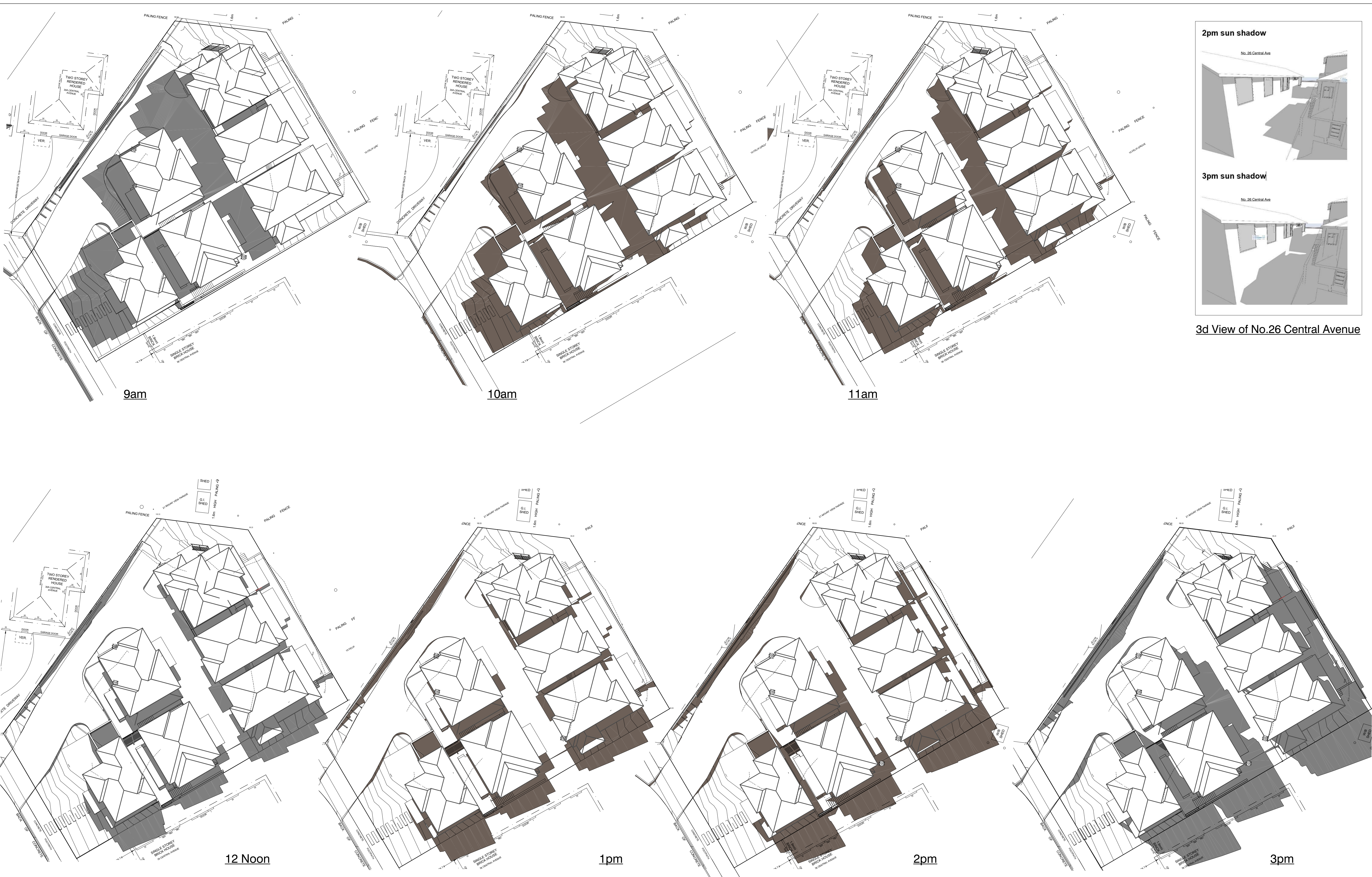
WEST ELEVATION - DWELLINGS 4, 5 & 6

06	Amendments made as requested by council	TF	MB	31/08/2022
05	Section 57A Amendment	TF	SM	22/04/2022
03	Amendments per councils RFI	TF	SC	10/04/2020
02	Amendments per councils RFI	TF	MJB	02/12/2019
01	Prepared for planning purposes	TF	MJB	23/05/2019
Version	Description	Drafted	Checked	Issue Date

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3d View of No.26 Central Avenue

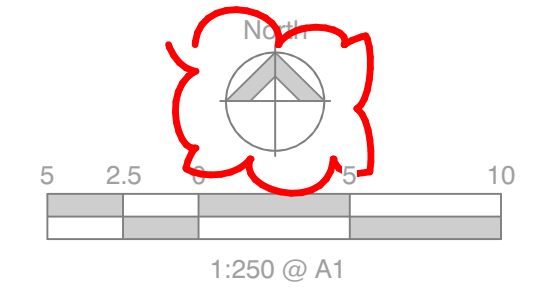
06	Amendments made as requested by council	TF	MB	31/08/2022
05	Section 57A Amendment	TF	SM	22/04/2022
03	Amendments per councils RFI	TF	SC	10/04/2020
02	Amendments per councils RFI	TF	MJB	02/12/2019
01	Prepared for planning purposes	TF	MJB	23/05/2019
Version	Description	Drafted	Checked	Issue Date

SUBJECT TO APPROVAL

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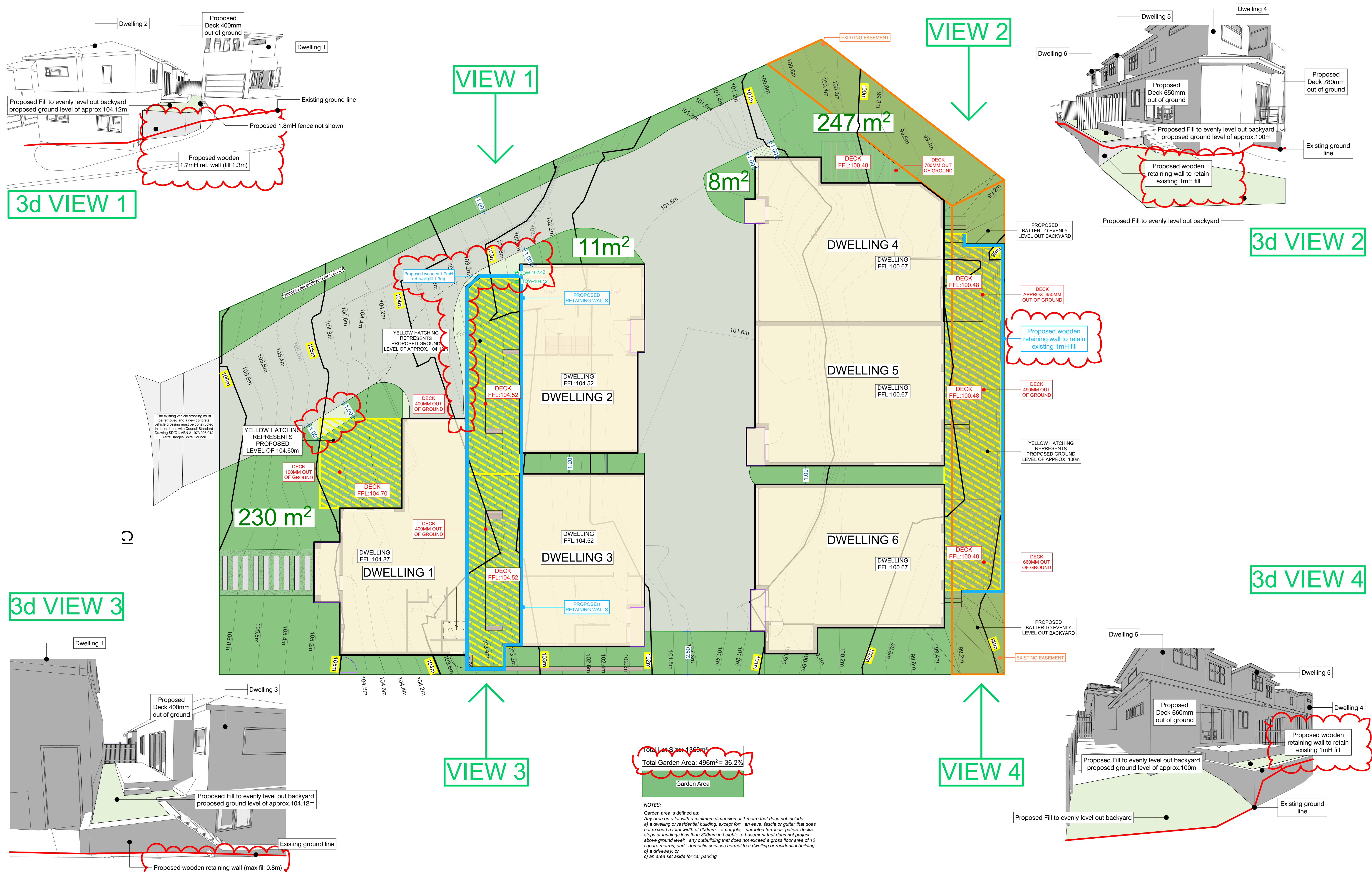
Civil Engineering
Land Surveying
Landscape Architecture
Project Management
Town Planning
Urban Design
SAI GLOBAL Quality ISO 9001

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SHADOW DIAGRAMS
PROPOSED DEVELOPMENT
28 Central Avenue, Mooroolbark
YARRA RANGES COUNCIL

23694 P5
Version 06



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Version	Description	Drafted	Checked	Issue Date
06	Amendments made as requested by council	TF	MB	31/08/2022
05	Section 57A Amendment	TF	SM	22/04/2022

SUBJECT TO APPROVAL

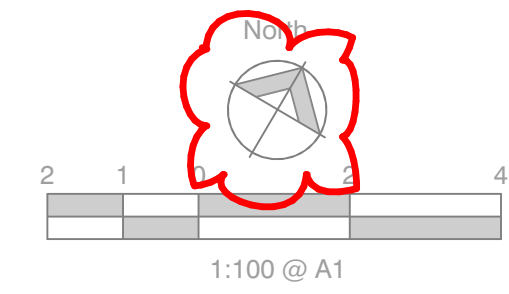
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Civil Engineering
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 Landscape Architecture
 Project Management
 Town Planning
 Urban Design

SAI GLOBAL Quality ISO 9001

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**GARDEN AREA PLAN
 PROPOSED DEVELOPMENT**

28 Central Avenue, Mooroolbark
 YARRA RANGES COUNCIL

23694 P6
 Version 06