



ADVERTISED

Approx Location of Approved Dwelling Under YR-2022/536 (Under This Permit The Existing Dwelling Is To Be Converted Into An Outbuilding)

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Version	Description	Drafted	Checked	Issue Date
00	Amended as per council RFI dated 07/05/2024	CB	ME	23/09/2024
02	Amended as per council RFI dated 19/01/2024 and client request	CB	ME	30/04/2024
01	Prepared for planning purposes	CB	MB	20/12/2023

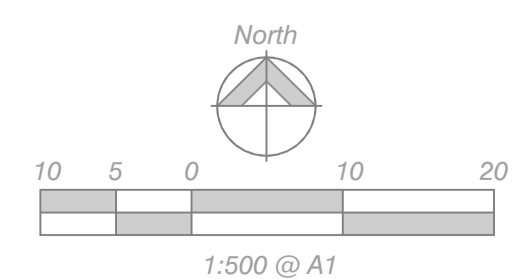
SUBJECT TO APPROVAL

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SAI GLOBAL Quality ISO 9001

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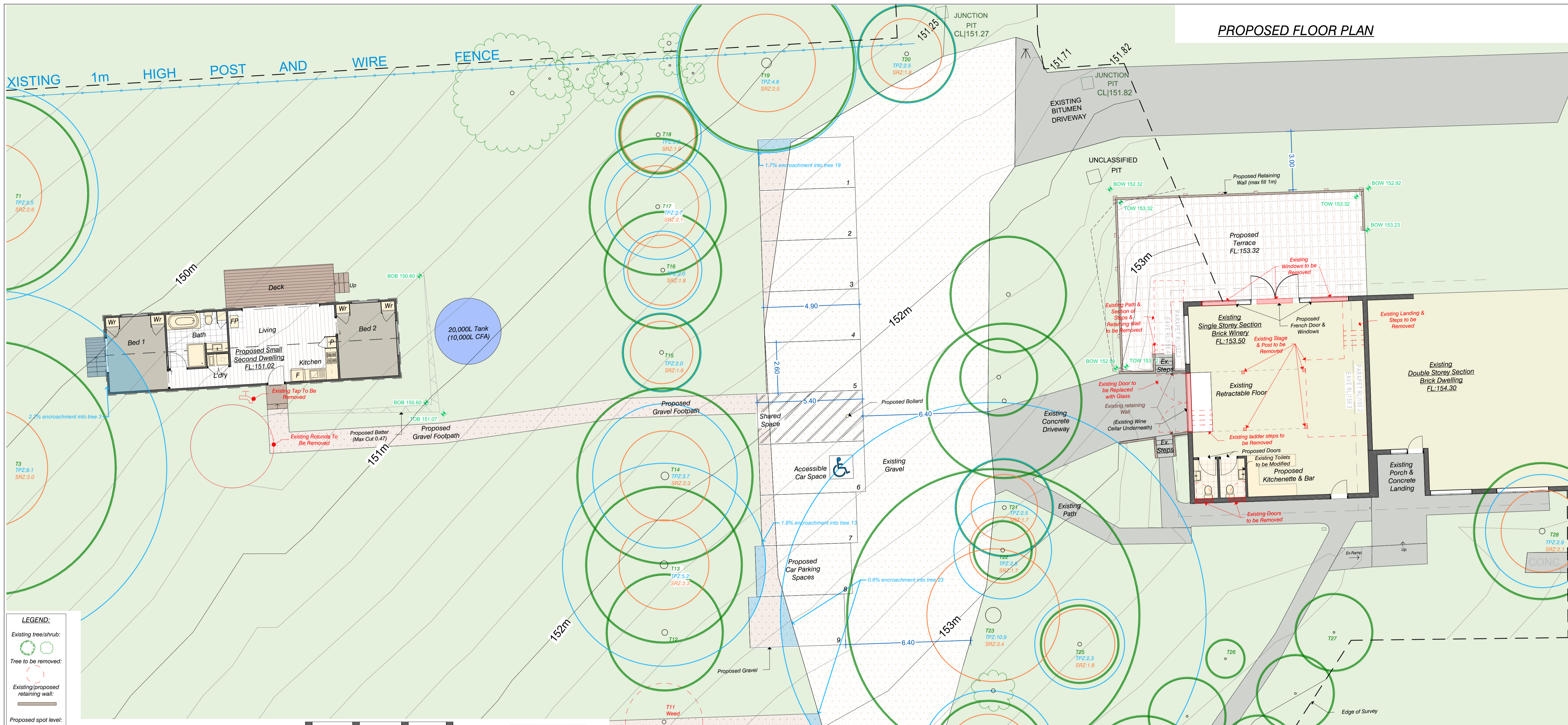


OVERALL SITE LAYOUT PLAN
PROPOSED DEVELOPMENT

23 Maddens Lane, Gruyere
Yarra Ranges Council

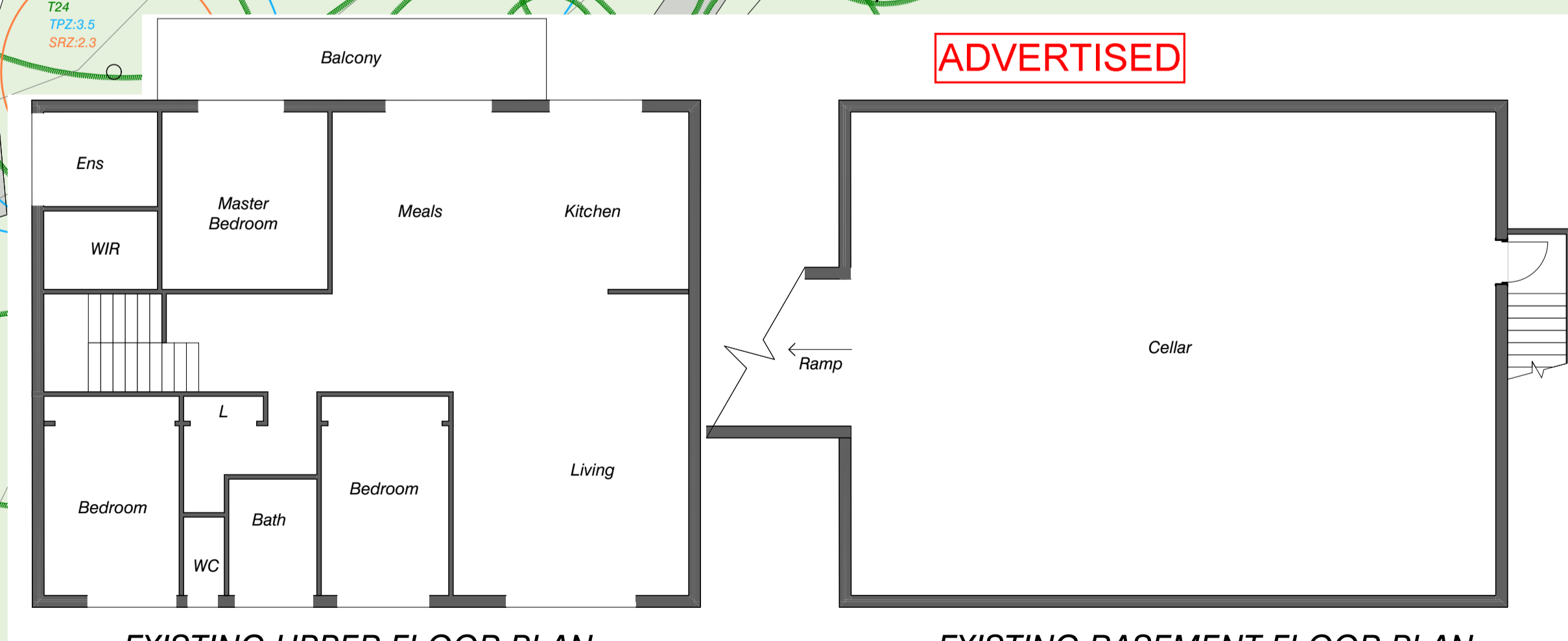
30138 P1
Version 03

PROPOSED FLOOR PLAN



LEGEND:

- Existing tree/shrub: [Green circle with crosshairs]
- Tree to be removed: [Red dashed circle]
- Existing/proposed retaining wall: [Red dashed line]
- Proposed spot level: [Green number]
- Existing walls/features to be removed: [Red solid line]



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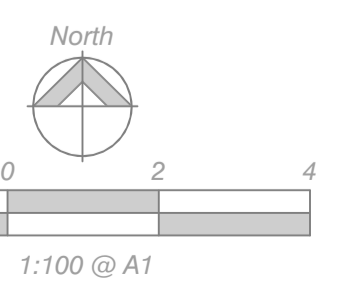
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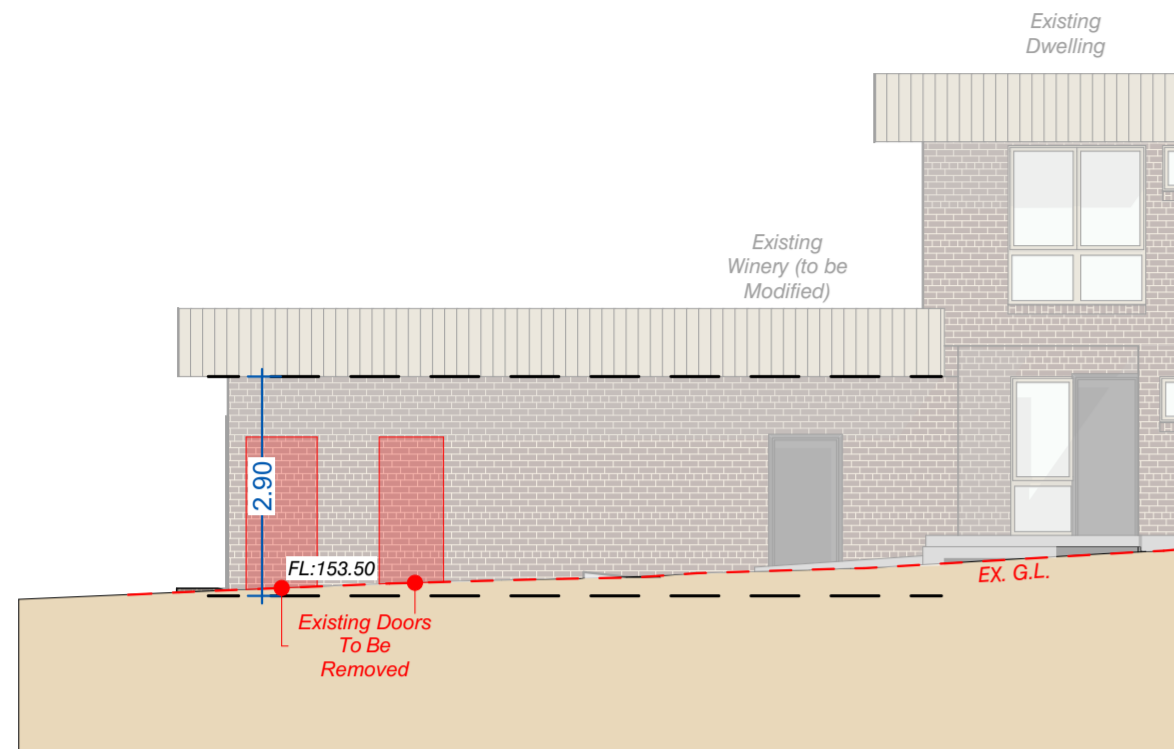
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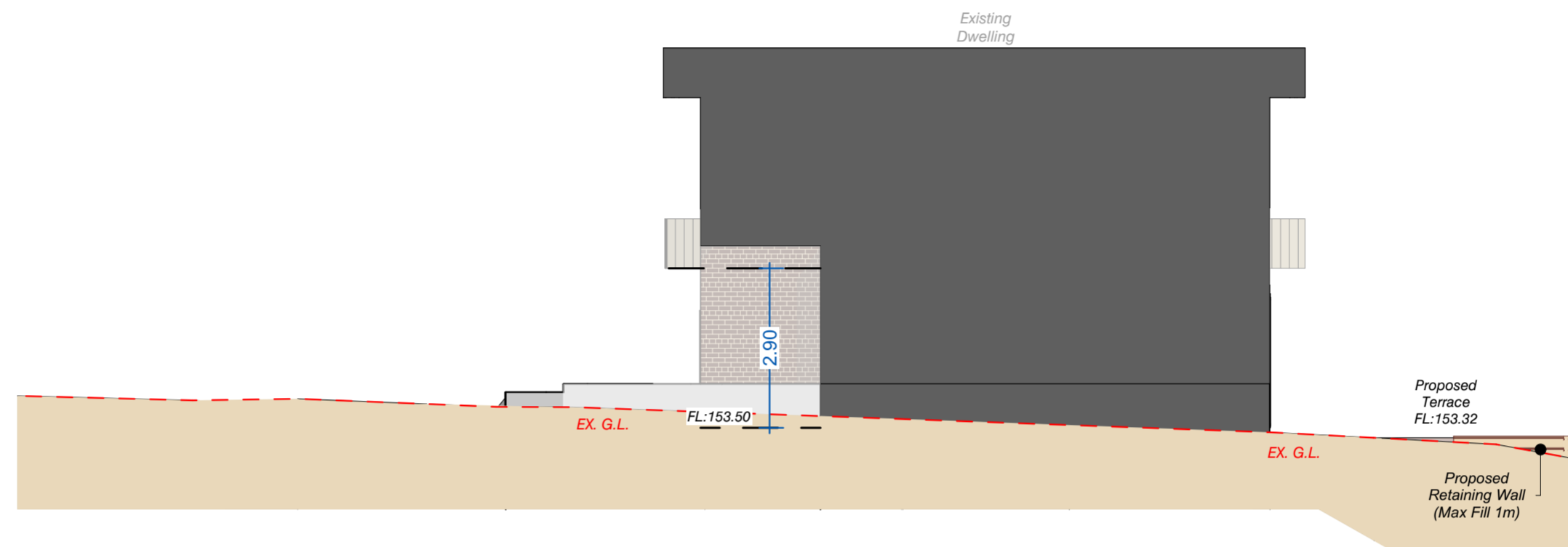
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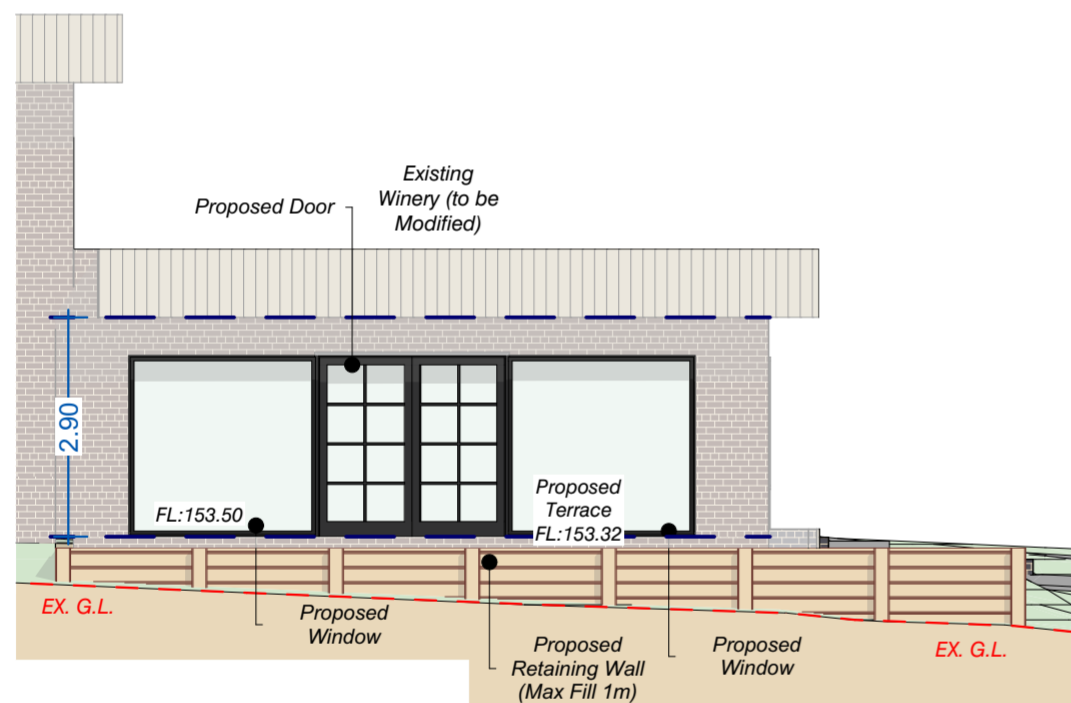
GROUND FLOOR PLAN
PROPOSED DEVELOPMENT
 23 Maddens Lane, Gruyere
 Yarra Ranges Council
30138 P2
 Version 03



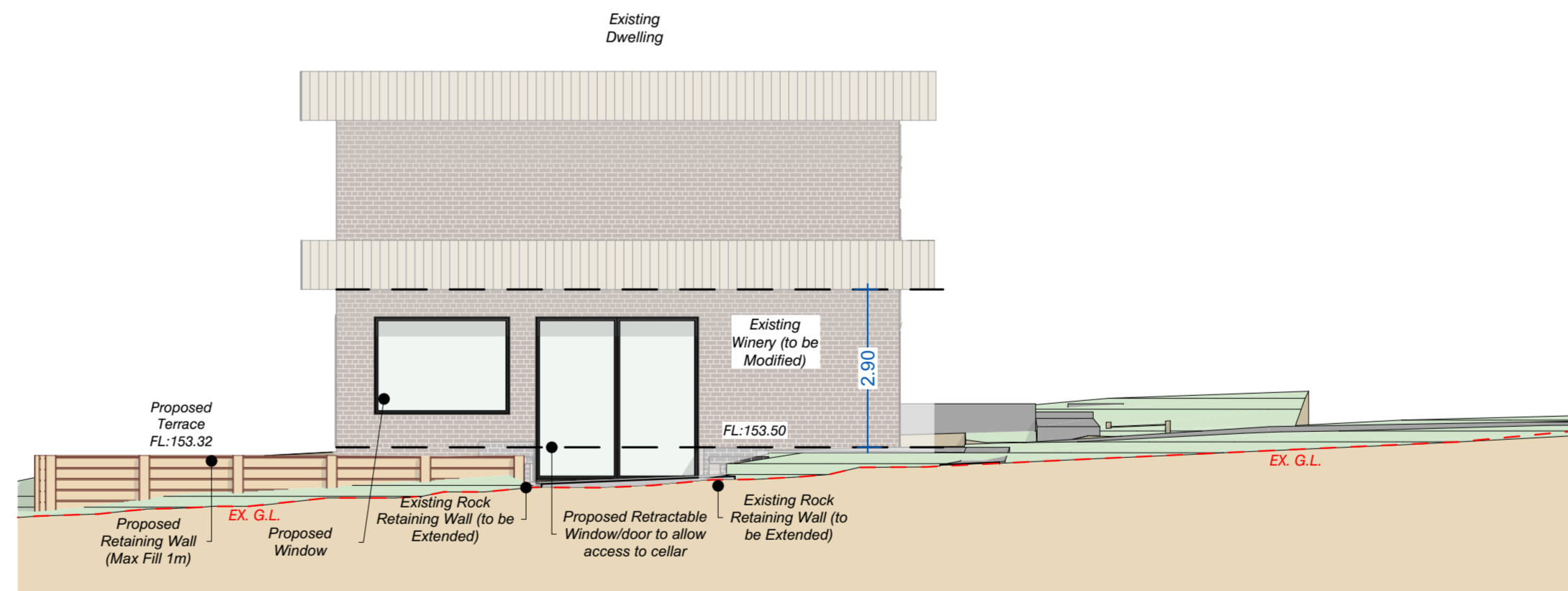
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

MATERIALS, FINISHES & COLOURS:

External Walls: Brick face Boral 'Eureka'
 Window & Door Frames: Aluminium Colorbond 'Monument'

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

Bark Monument

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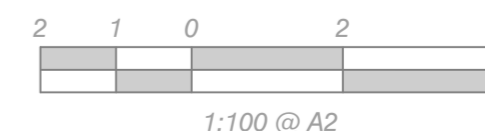
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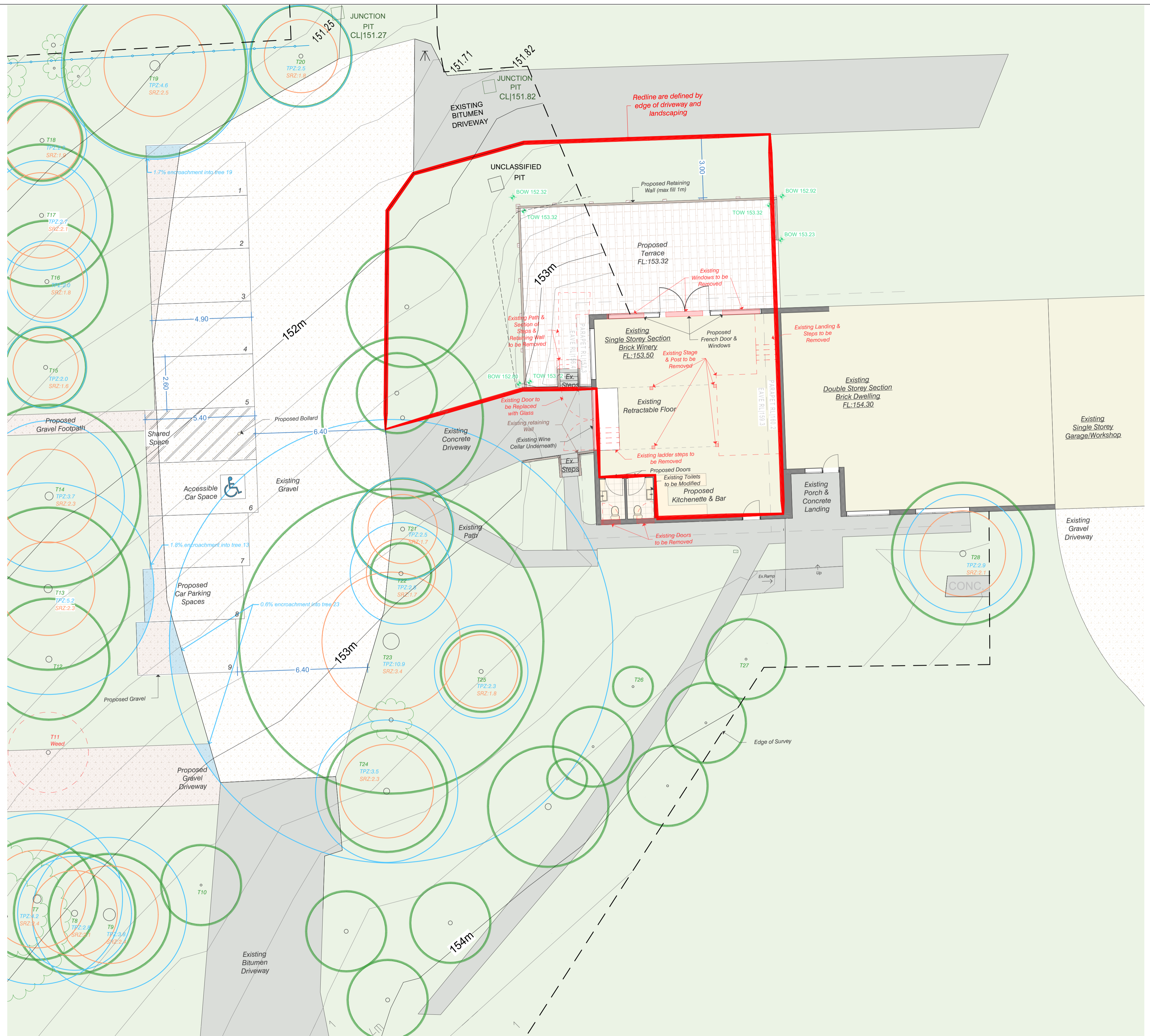
BUILDING ELEVATIONS (WINERY)

PROPOSED DEVELOPMENT

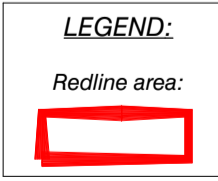
23 Maddens Lane, Gruyere
 Yarra Ranges Council

30138 P4
 Version 03





ADVERTISED



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01	Prepared for planning purposes	CB	MB	20/12/2023

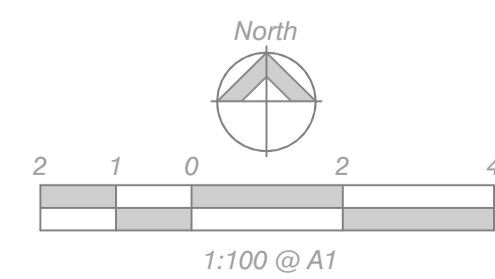
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REDLINE PLAN
PROPOSED DEVELOPMENT

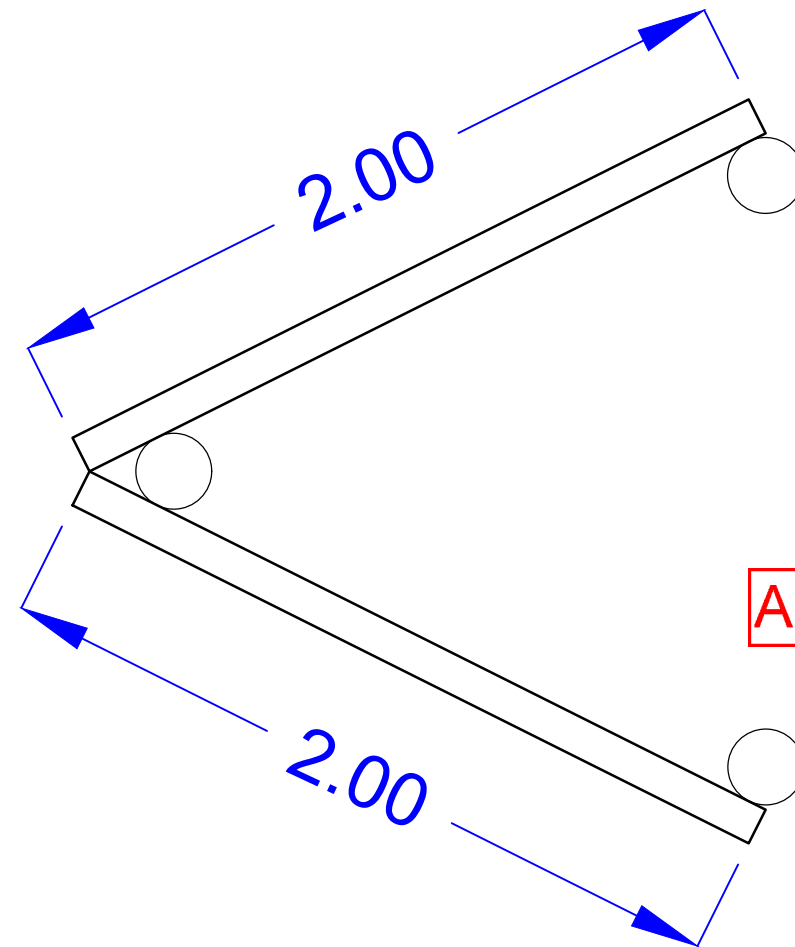
23 Maddens Lane, Gruyere
Yarra Ranges Council

30138 P5
Version 03

Front view
(Both sides are the same)



Top view



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No.	Revision Description	Drawn	Checked	Date
2	Amended per RFI	JSLY	ME	February 2024
1	Prepared for town planning purposes	JSLY	ME	December 2023

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PROPOSED SIGNAGE PLAN

23 Maddens Lane, Gruyere
Yarra Ranges Council

30138P6

Version 2
Sheet 1 of 1

TO BE APPROVED

ENERGY RATING REQUIREMENTS

- R3.0 INSULATION TO CEILING WITH R13 REFLECTIVE BLANKET TO ROOF
- R2.7 INSULATION TO EXTERNAL WALLS
- R2.7 INSULATION TO INTERNAL BATH WALLS
- R2.0 INSULATION UNDER FLOOR
- REFER WINDOW SCHEDULE FOR WINDOW SPECIFICATIONS

BRACING NOTE:

BRACING & TIE DOWNS AS PER AS1684.2-2010
 ALL EXTERNAL WALLS EXCLUDING OPENING TO HAVE PLYWOOD BRACING.
 ALL INTERNAL WALLS MIN. 1800mm MAX. 2700mm MIN. LENGTH TO HAVE ANGLE BRACING.

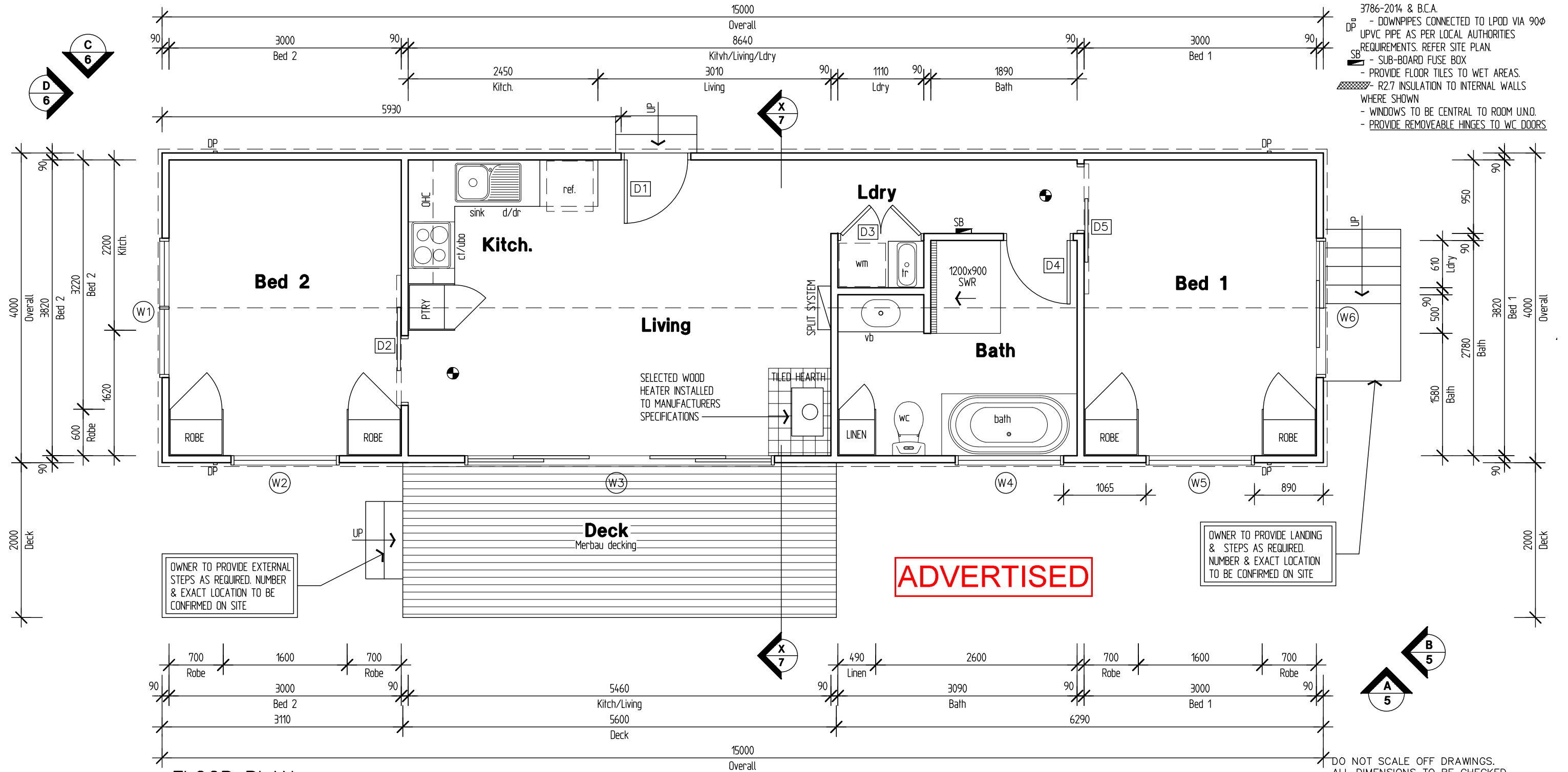
FLOOR AREAS:

DWELLING: 60.0 m sqr 6.46 sqr
 DECK: 11.2 m sqr 1.21 sqr

OWNER TO PROVIDE EXTERNAL STEPS AS REQUIRED DEPENDENT ON FINISHED GROUND LEVELS. NUMBER & EXACT LOCATION TO BE CONFIRMED ON SITE & BE CONSTRUCTED IN ACCORDANCE WITH NCC SERIES 2022. DECK, LANDING & STEPS STRUCTURES BY OTHERS. SOUL SPACE STUDIOS TAKES NO RESPONSIBILITY FOR THE CONSTRUCTION OR SPECIFICATIONS OF THE DECK, LANDING AND STEPS.

NOTES:

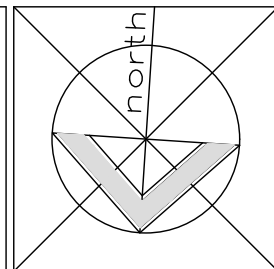
- WINDOW SIZES SHOWN ARE INDICATIVE ONLY AND MAY VARY. REFER TO WINDOW MANUFACTURERS SPECIFICATIONS FOR ACTUAL WINDOW SIZES, DETAILS AND STUD OPENINGS.
- THESE DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERS SPECIFICATIONS AND DRAWINGS. ENGINEERED MEMBER SIZES TO TAKE PRECEDENCE.
- DIMENSIONS SHOWN ARE TO FRAME ONLY.
- HARD WIRED SMOKE DETECTORS WITH BATTERY BACKUP IN ACCORDANCE WITH A.S. 3786-2014 & B.C.A.
- DOWNPIPES CONNECTED TO LPOD VIA 90° UPVC PIPE AS PER LOCAL AUTHORITIES REQUIREMENTS. REFER SITE PLAN.
- SUB-BOARD FUSE BOX
- PROVIDE FLOOR TILES TO WET AREAS.
- R2.7 INSULATION TO INTERNAL WALLS WHERE SHOWN
- WINDOWS TO BE CENTRAL TO ROOM UNO.
- PROVIDE REMOVEABLE HINGES TO WC DOORS



FLOOR PLAN

DO NOT SCALE OFF DRAWINGS.
 ALL DIMENSIONS TO BE CHECKED
 PRIOR TO COMMENCEMENT OF WORKS.

Proposed : Small Second Dwelling
 At : No. 23 Maddens Lane,
 Gruyere VIC 3770
 Client : Andrew Vogt & Jennifer Wheeler
 For :- Soul Space Studios



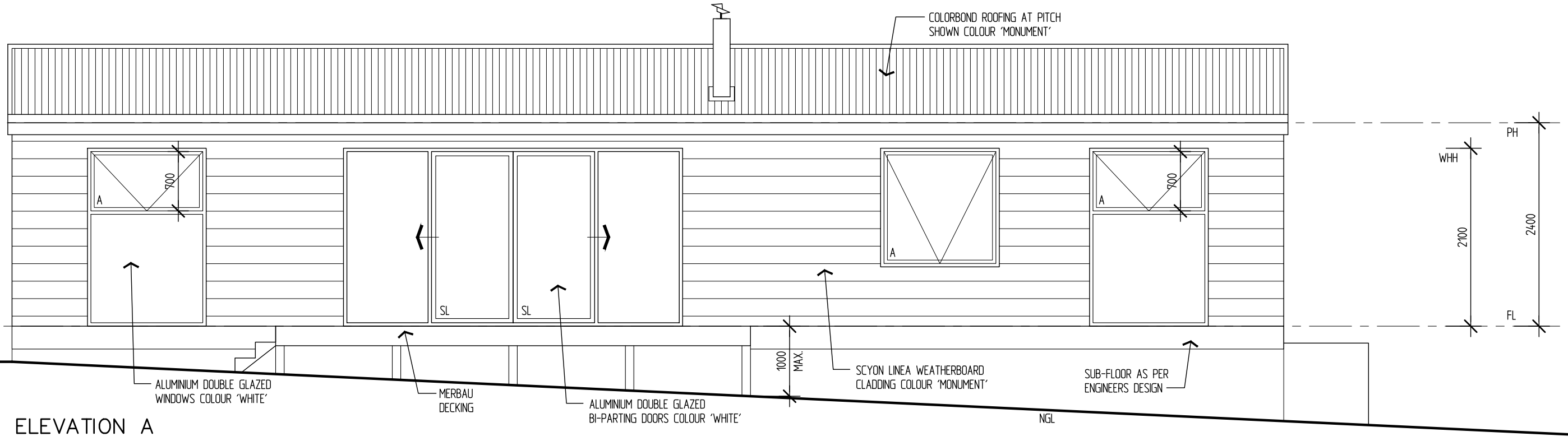
REV	AMENDMENT	DATE
A	WORKING DRAWINGS	15/4/2024



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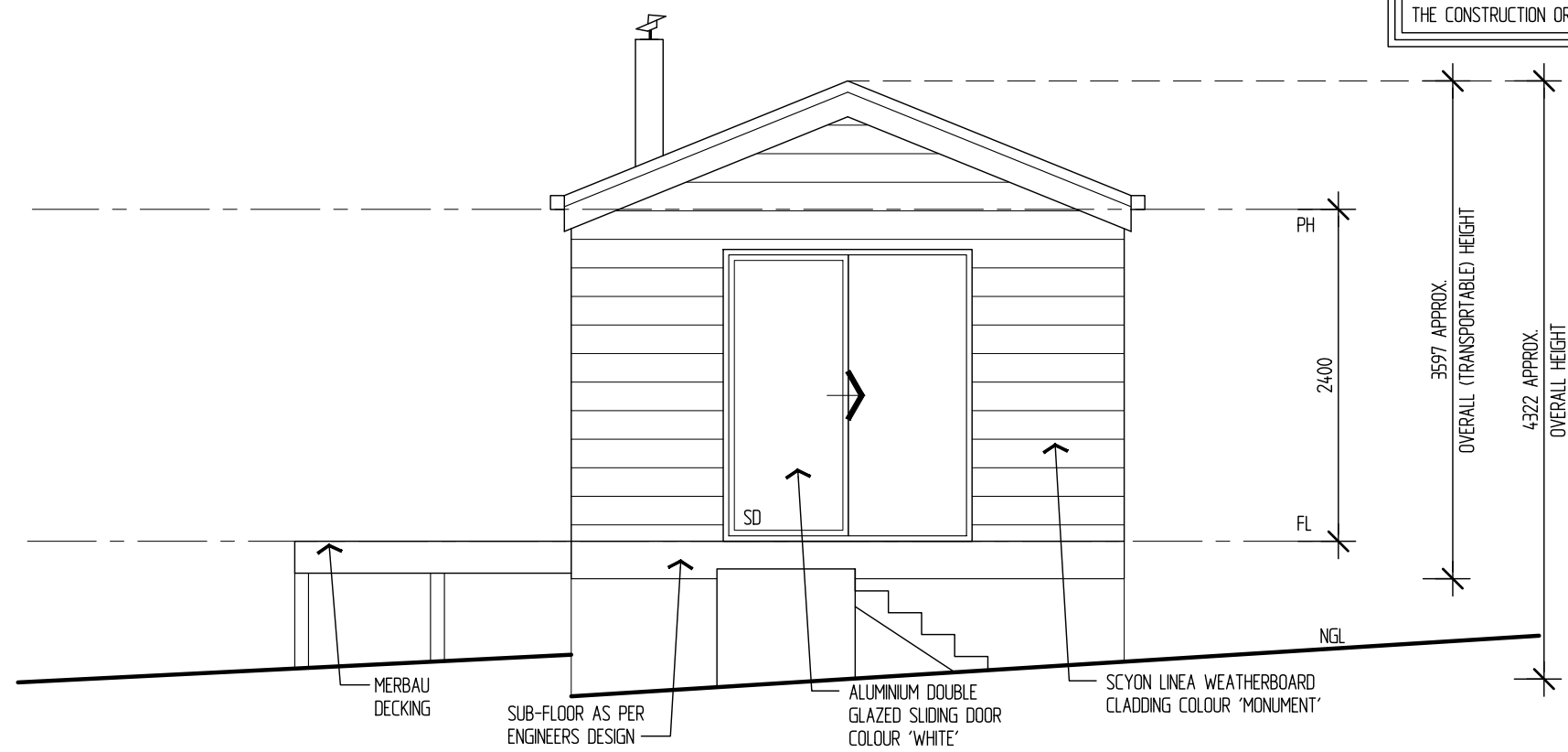
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TITLE Working Drawings :- Floor Plan	
Scale 1:50	Date 15/4/2024
Drawn MG	Job No. 1
Issue A	Sheet 4 of 9



ELEVATION A

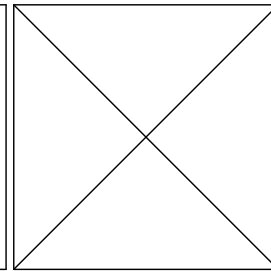
OWNER TO PROVIDE EXTERNAL STEPS AS REQUIRED DEPENDENT ON FINISHED GROUND LEVELS. NUMBER & EXACT LOCATION TO BE CONFIRMED ON SITE & BE CONSTRUCTED IN ACCORDANCE WITH NCC SERIES 2022. DECK, LANDINGS & STEPS STRUCTURES BY OTHERS. SOUL SPACE STUDIOS TAKES NO RESPONSIBILITY FOR THE CONSTRUCTION OR SPECIFICATIONS OF THE DECK, LANDING AND STEPS.



ELEVATION B

DO NOT SCALE OFF DRAWINGS.
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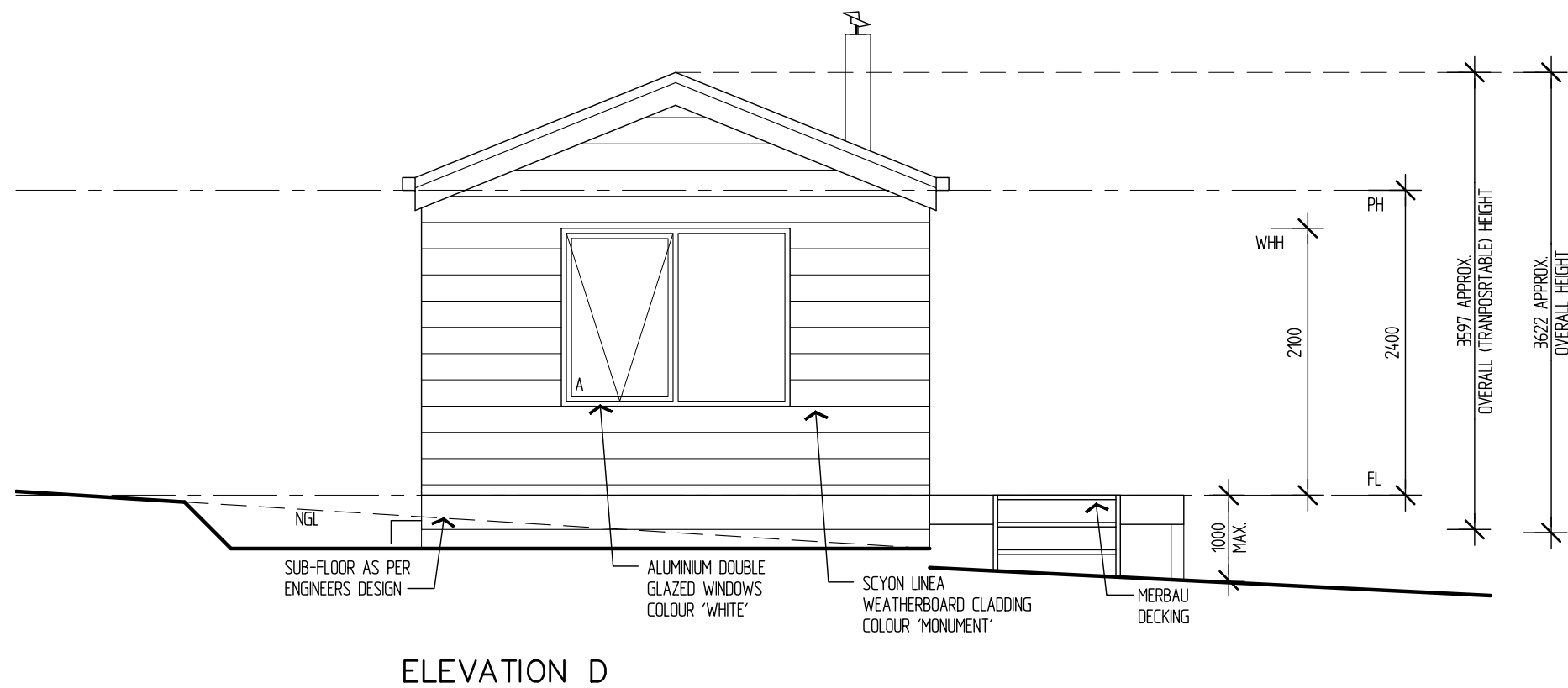
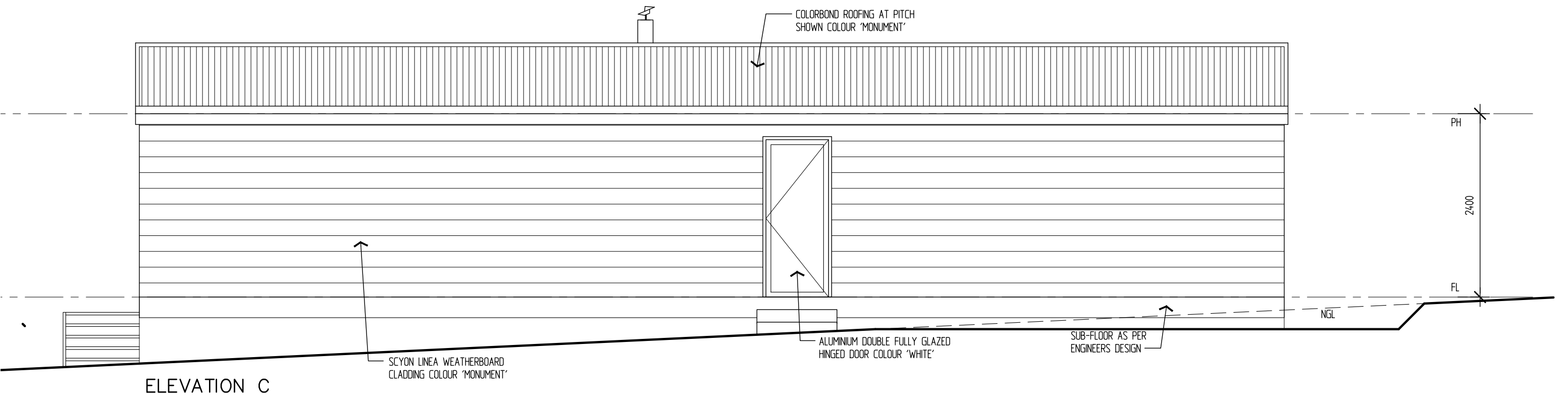


A	WORKING DRAWINGS	15/4/2024
REV	AMENDMENT	DATE



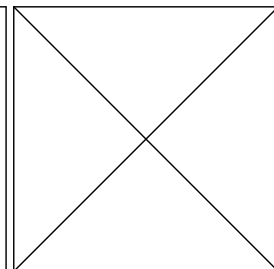
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TITLE	Working Drawings :- Elevations	
Scale	1: 50	Date 15/4/2024
Drawn	MG	Job No. 1
Issue	A	Sheet 5 of 9



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Proposed : Small Second Dwelling
At : No. 23 Maddens Lane,
Gruyere VIC 3770
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A	WORKING DRAWINGS	15/4/2024
REV	AMENDMENT	DATE

Soul Space Studios

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Issue A	Sheet 6 of 9