

Existing Garage

Built in 1953, constructed from limestone and has a flat metal clad roof. The garage is used for storage as the main family car does not fit, this would not meet todays internal parking space standards found in AS/NZS 2890.1 :2004. This is to be removed pursuant to Clause 62.05.

Existing Outbuilding

Likely built around a similar time to the garage, has been used previously for storage, habitation and is now used as a laundry.

Existing Dwelling

The dwelling was built shortly after WWII in a style known as 'Austerity'. This came about due to building restrictions being in place between 1941 and 1950. During this time house areas were limited to approximately 110m2. As building materials were also limited, this promoted the use of simpler building designs. These homes usually contained only two bedrooms, a sitting room, dining room and kitchen. This style continued on up until about 1955. This dwelling was likely built at a similar time to the garage.

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1:200_{at A3}



Document Name:

Site Plan A
Existing Layout

Permit Number

Address:
18 Beverley Street PORTLAND

Sheet No: A1
Version No: 1

Date: 13/1/2025
Author:



Proposed Dwelling

Located at the rear of the property, the dwelling seeks to compliment the existing built form and provide additional living space in order to manage near to long term family planning. The main features of the dwelling include:

- Double Storey
- 3 Bedrooms
- Dining and Living Rooms
- Basement
- Double Garage

This built form has been chosen in response to the site conditions, in particular established garden areas and vegetation, e.g Lemon Tree which is estimated to be planted in the 1950's.

Another is the existing outbuilding which is a similar age and is ideal to be used for a studio/office at the completion of the new dwelling.

Consideration of neighbours to the north has also been considered, as the new building has been setback from the boundary. Skylights have been applied instead of upper floor northern windows. Vegetation buffers will also be planted in some areas.

The building will be built to a 6star rating, stormwater will be captured and there is potential for 12kW solar system given the amount of roofspace available.

Scale:
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Document Name:
Site Plan B
Proposed Development

Permit Number

Address:
18 Beverley Street PORTLAND

Sheet No: A2
Version No: 1

Date: 13/1/2025
Author:



- Open Space - Front Yard**
1. Bougainvillea/*Bougainvillea glabra*
 2. Crab Apple/*Malus transitoria* or Illawarra Flame Tree.
 3. Cherry Blossom/*Prunus speciosa* or *Magnolia soulangeana*
 4. Pencil Pines/*Cupressus sempervirens*
 5. Red Hydrangea/ *Hydrangea macrophylla*

- Back Yard**
6. Blue Jacaranda/*Jacaranda mimosifolia*
 7. Meyer Lemon/*Citrus meyeri*
 8. Dwarf Lapins Cherry/*Prunus avium*
 9. Dwarf Pink Lady/ *Malus domestica*
 10. Fruit and veggie patch

- Rearside Gardens**
11. Lemonlime Spire/ *Ginkgo biloba*

- Fence**
- 1.8m internal picket fence and gate.

- Other Features**
- Lime stone from existing garage will be used in bordering pathways.
 - New side boundary fences will be timber pailing.
 - Lawns are a combination of couch grass and ryegrass.
 - New water tank will be used for gardens.
 - Permeable paths will use gravel sand.

Scale:
1:200_{at A3}



Document Name:

Landscape Plan

Proposed Development

Permit Number

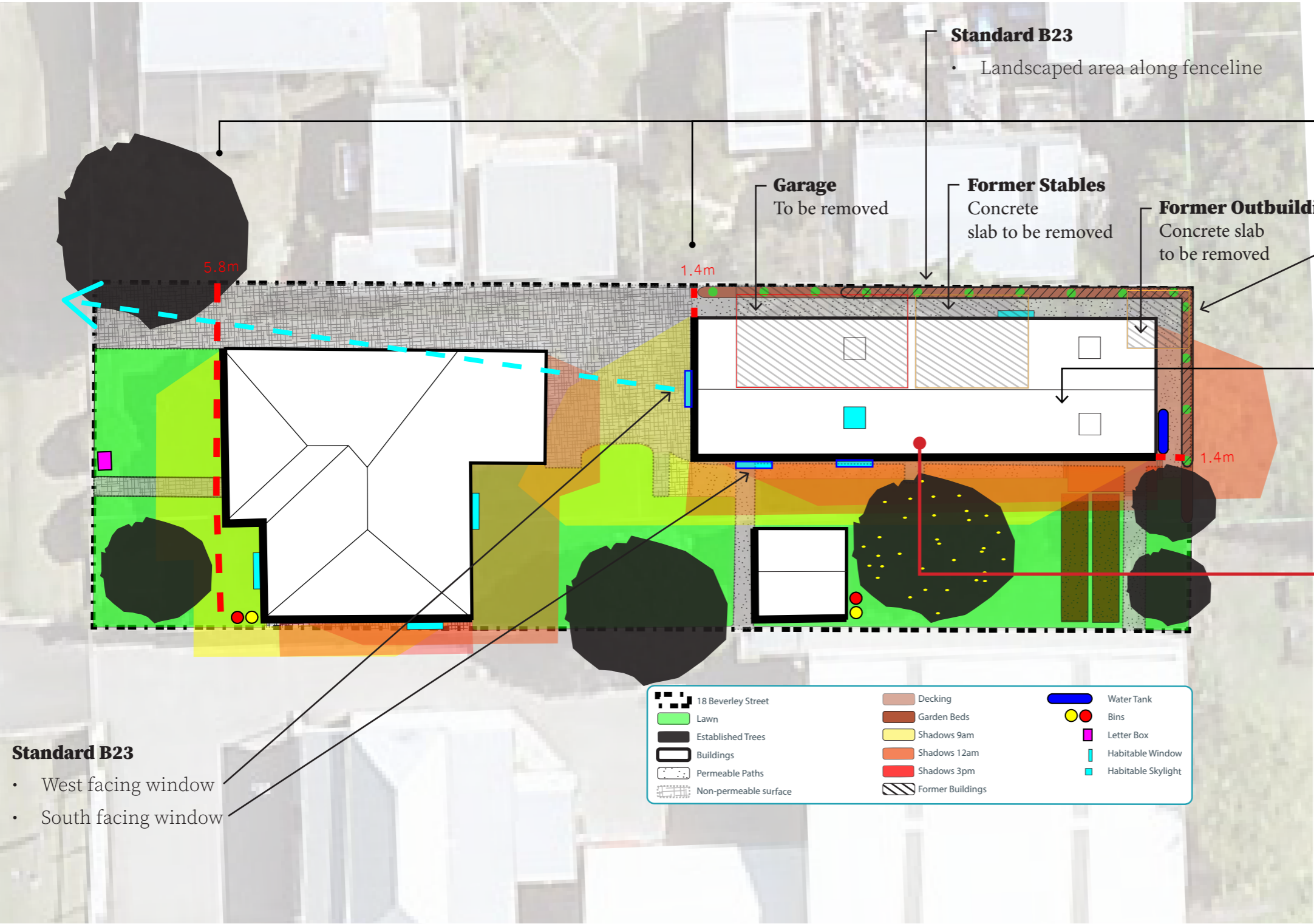
Address:

18 Beverley Street PORTLAND

Sheet No: A3
Version No: 1

Date:
13/1/2025

Author:



Standard B23

- West facing window
- South facing window

Standard B23

- Landscaped area along fenceline

Garage

To be removed

Former Stables

Concrete slab to be removed

Former Outbuilding

Concrete slab to be removed

Standard B6

- Existing Dwelling is 5.82m (no change)
- New building setback 25m from Beverley Street.

Standard B17

- Setback proposed is 1.4m - Nth/Wst
- 2500 slimline water tank proposed for stormwater retention.

Standard B10

- Living area on the ground floor faces south.
- Living area on upper floor extends north/south. Light via skylight and south windows.

Standard B12 & B26

- Dwelling entrance on south facade.

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Document Name:

Clause 55 Part 1

Alternative solutions to standards B6 & B17.

Permit Number

Address:

18 Beverley Street PORTLAND
LOT 1,2 & 3 PS715538

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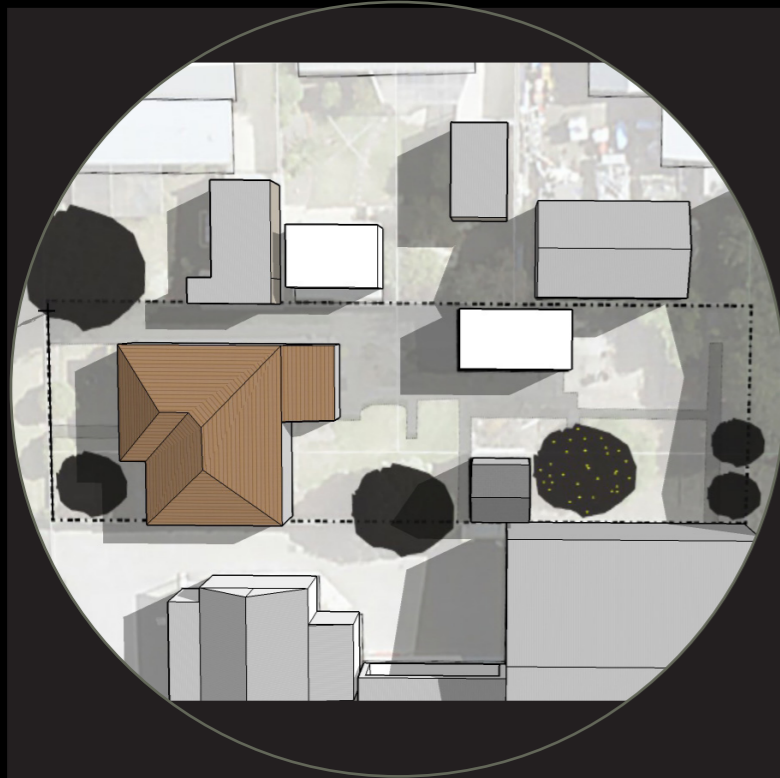
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Date:

15/8/2024

Author:

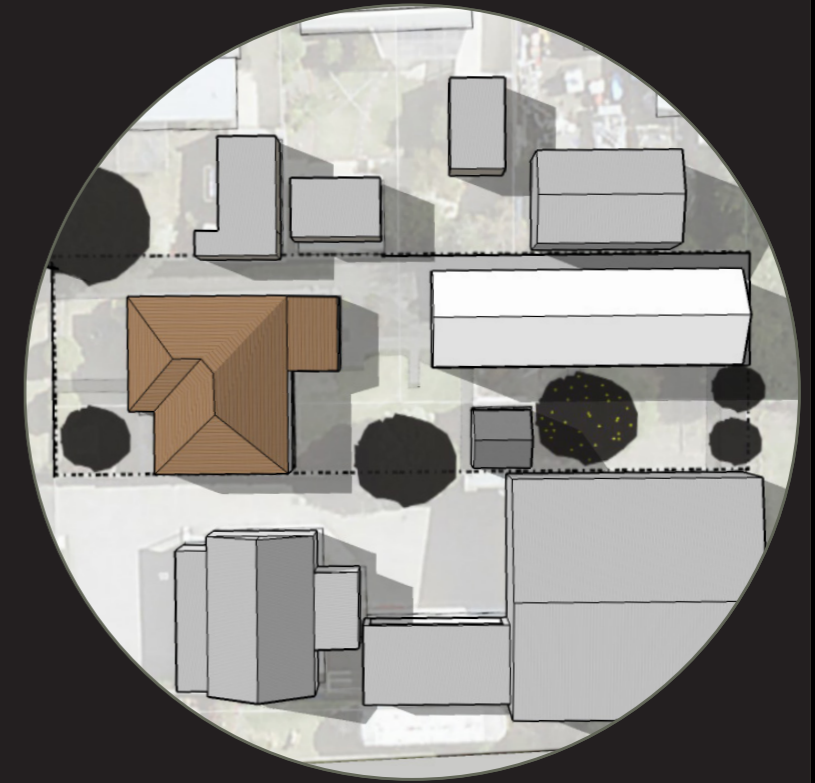
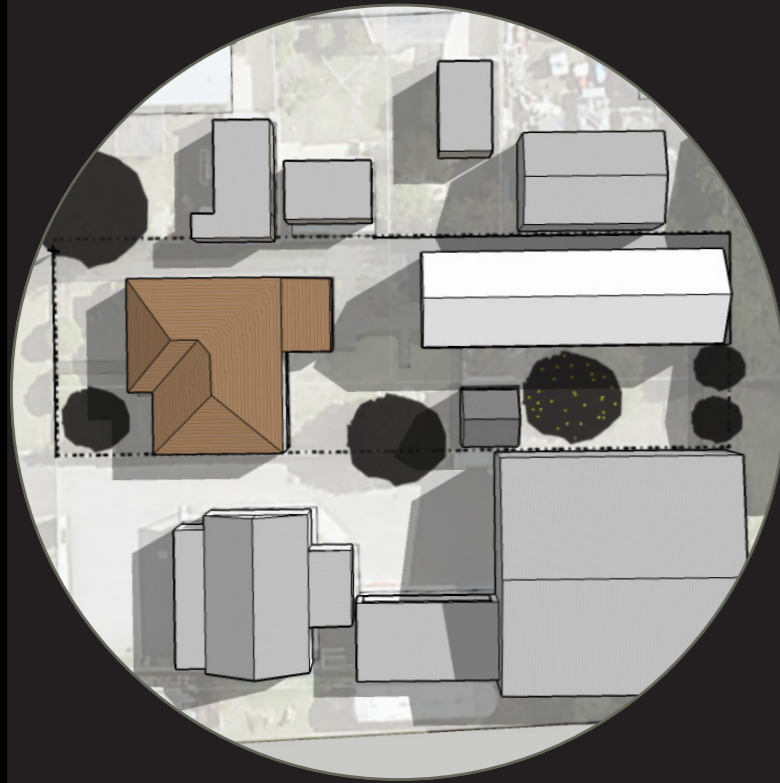
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12:00



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Document Name:

Shadow Diagram

Permit Number

Address:

18 Beverley Street PORTLAND
LOT 1,2 & 3 PS715538

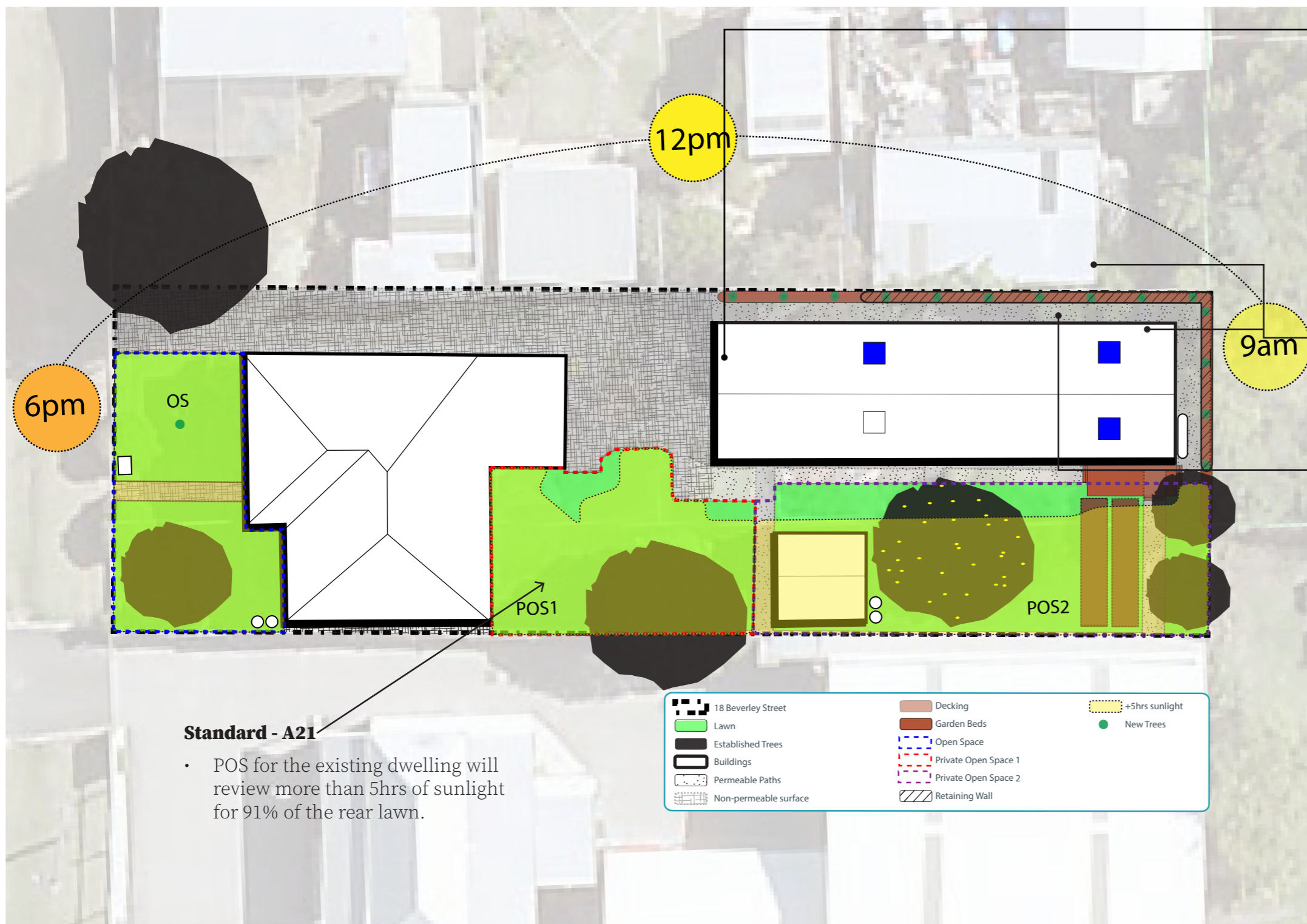
Sheet No: Version No:

A4

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Date:
15/8/2024

Author:



- Standards - A5 & A6**
- Building is 5.6m x 18.06m (101.136m²) or 45.9% (<60%) with non previous surfaces covering 25%.
- Standard - A10**
- a. 1m
 - b.1.4m
 - c. 3.7m
 - 2.2m
- Standard - A12**
- Nearest building is metal clad shed with no windows or habitable use.
 - North wall is 3m in height.
- Standard - A13 & A16**
- North facing windows are located of the bedroom 1, 1m off the boundary.
 - Building height 3m, window setback 1m setback from northern boundary.
- Standard - A14**
- Due to the lot configuration and solar orientation only Lot 2 will experience a modest increase of shadowing, over the existing car parking area. No change to lots to the north.
- Standard - A15**
- No windows to face the north from the loft. Only the window in the loft is orientated to the west facing the street and the rear of the existing house on Lot 2.

Standard - A21

- POS for the existing dwelling will review more than 5hrs of sunlight for 91% of the rear lawn.

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Document Name:

Clause 55 Part 2

Compliant Standards B13 & B28

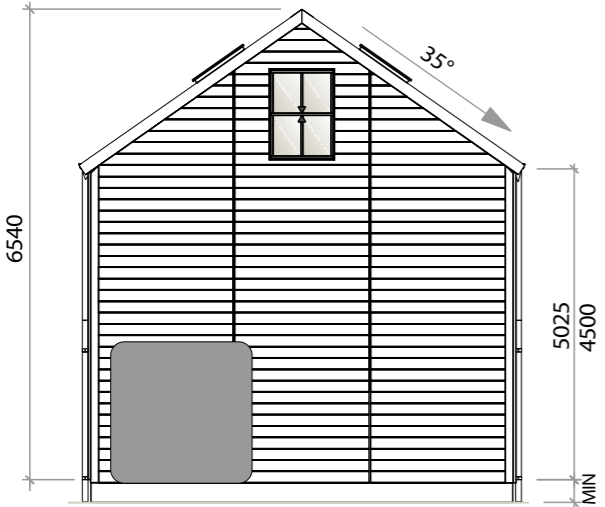
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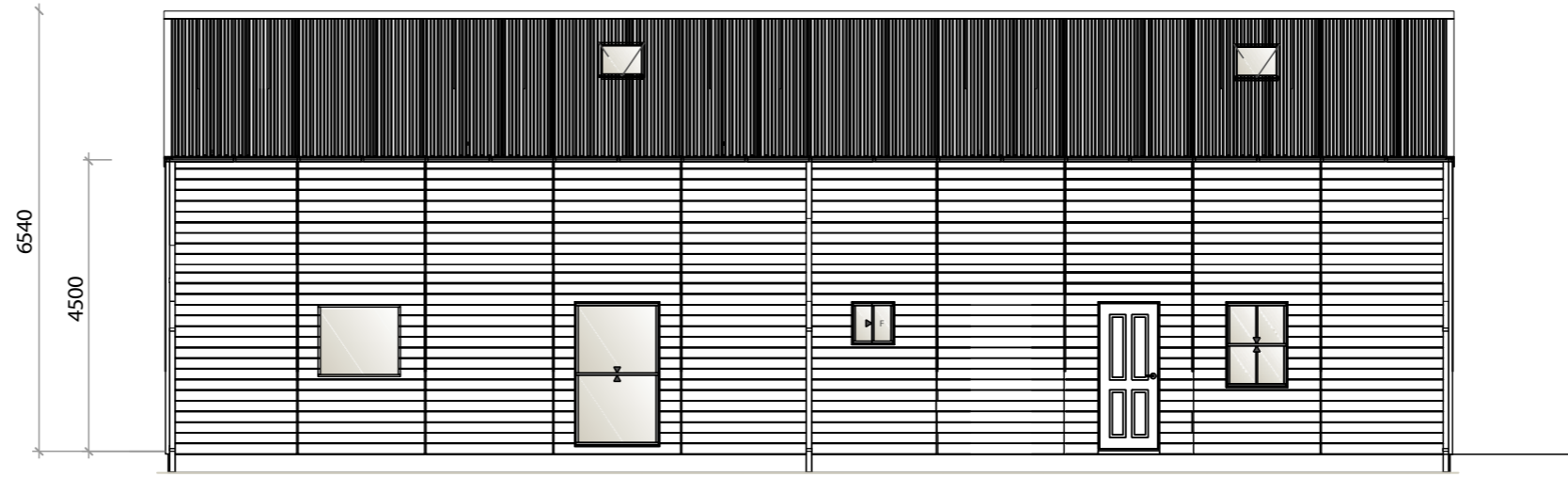
18 Beverley Street PORTLAND
LOT 1,2 & 3 PS715538

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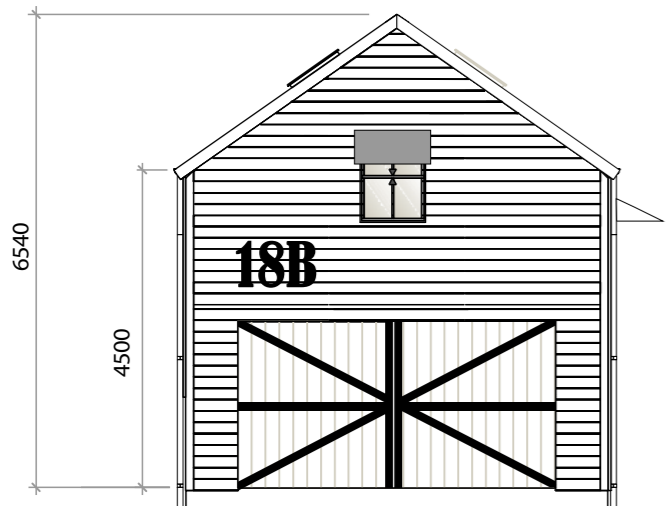
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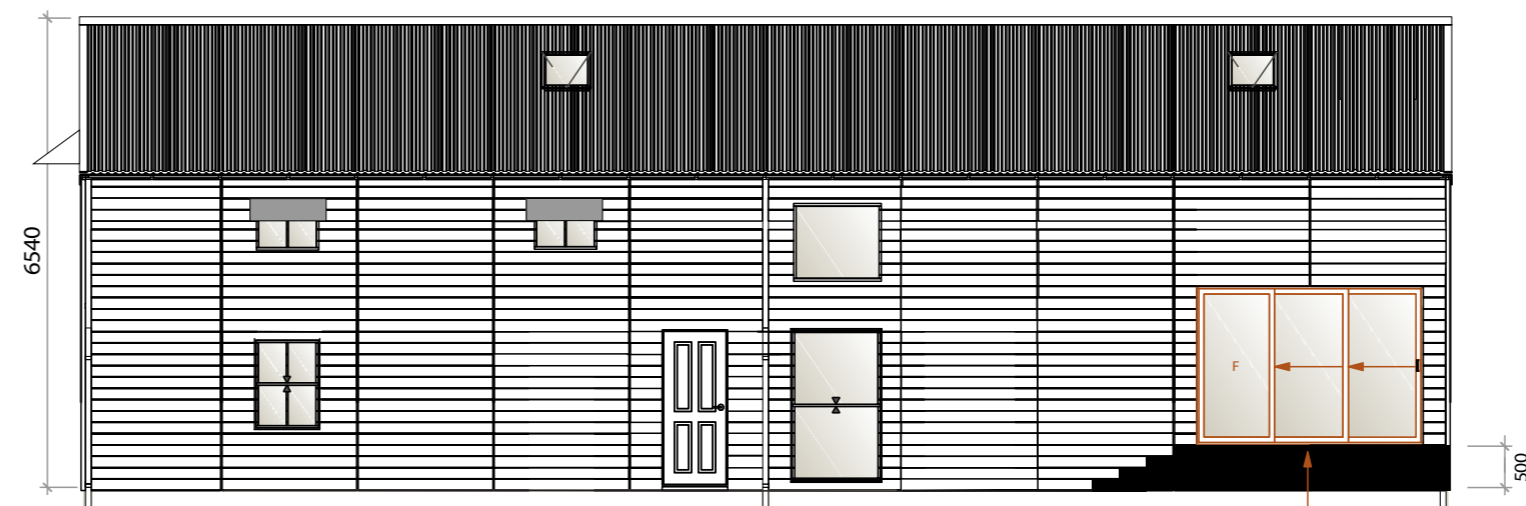
EASTERN ELEVATION
1:100



NORTHERN ELEVATION
1:100



WESTERN ELEVATION
1:100



SOUTHERN ELEVATION
1:100

MODEL
30CHL100
BUILDING DIMENSIONS (WxLxH) - NOMINAL
5.6m x 18m x 5m
DECK DIMENSIONS (WxL) - NOMINAL
N/A
WALL HEIGHT - NOMINAL
LOFT SERIES (3m)

PRIMARY CLADDING
PRE-PRIMED WEATHERBOARD
Door (Main) - Others White
High Blue - Dulux

ALU DOOR / WINDOW COLOUR
WHITE
(SKYWINDOWS IN SURFMIST®)
GLAZING
AS INDICATED

ROOF COLOUR
SURFMIST®
RIDGE OR FLASHING COLOUR
SURFMIST®
GUTTERING COLOUR
SURFMIST®
DOWNPIPE COLOUR
SURFMIST®

ISS	DATE	DESCRIPTION
A	11-07-24	ORIGINAL
B	22-08-24	UPDATES AS PER NEW PROPOSAL
C	23-08-24	CHANGE SKY WINDOW LOCATIONS

PROJECT

CLIENT/S

DELIVERY ADDRESS
18 Beverley St
Portland VIC 3305

SHEET No.	TITLE
S-03	ELEVATIONS
DRAWN	DATE
MG	23-08-2024
CHECKED	SCALE @ A3
JC	1:100

Scale:
1:100at A3

Document Name:
Elevations
North, South, East and West with
Materials Schedule.

Permit Number

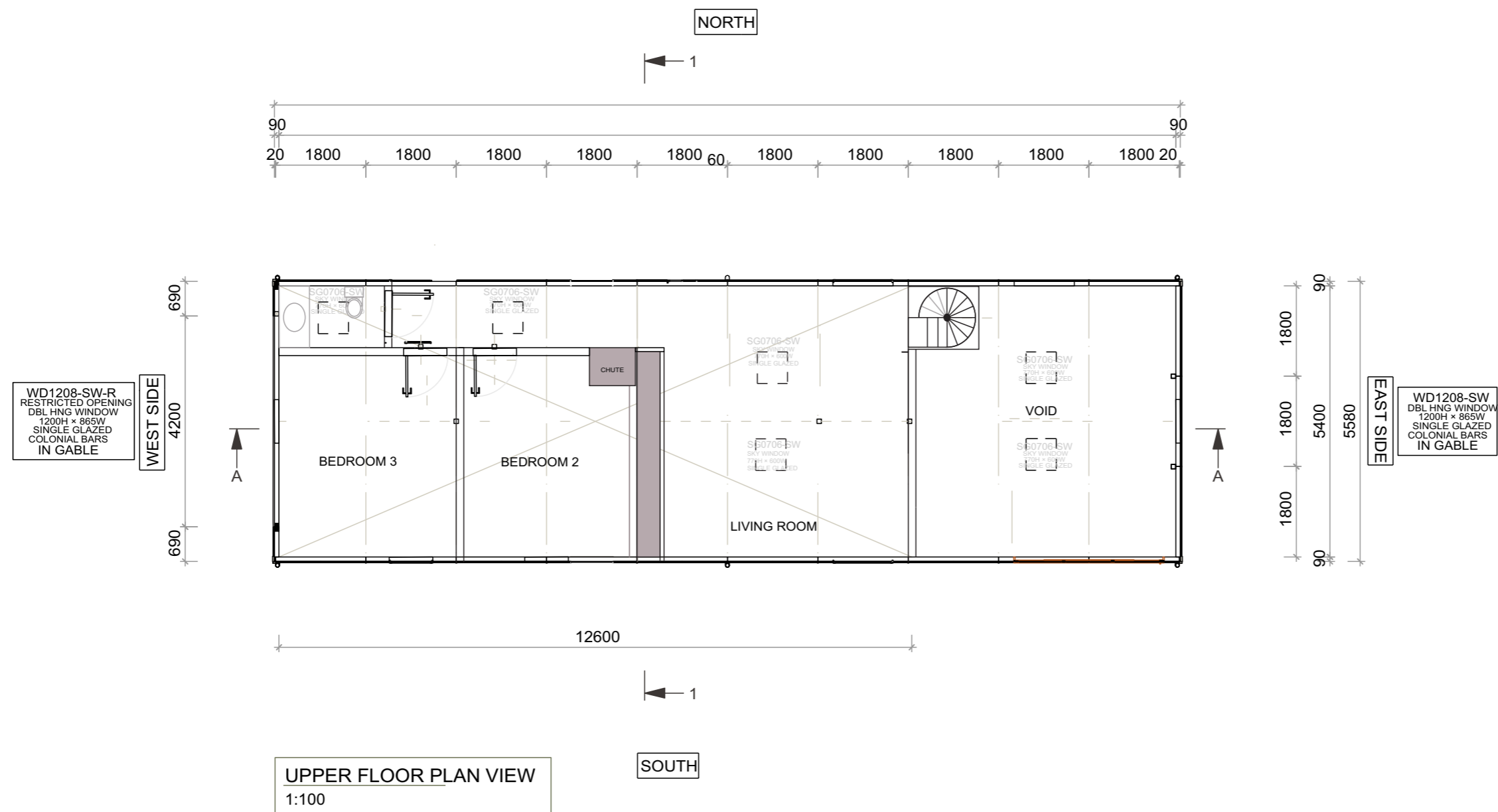
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LOT 1,2 & 3 PS715538

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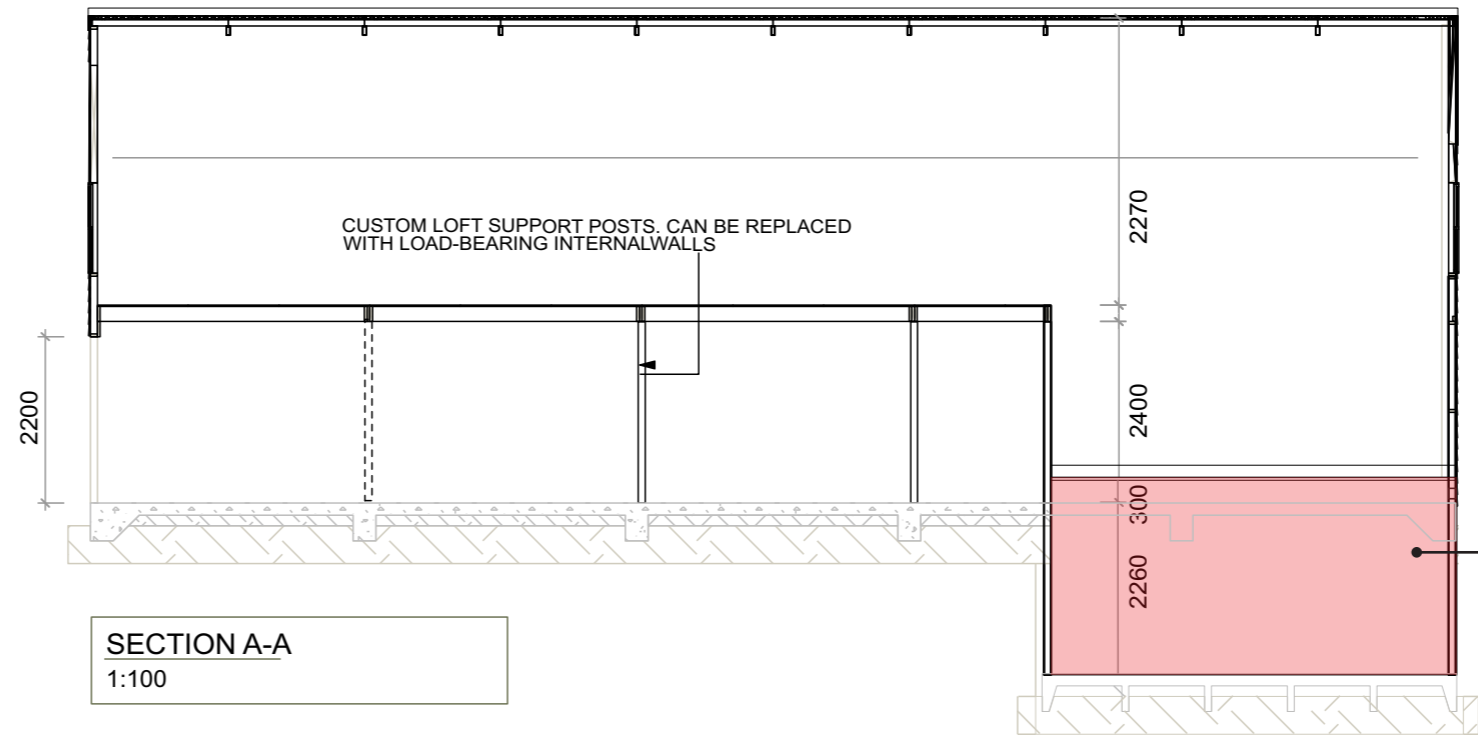
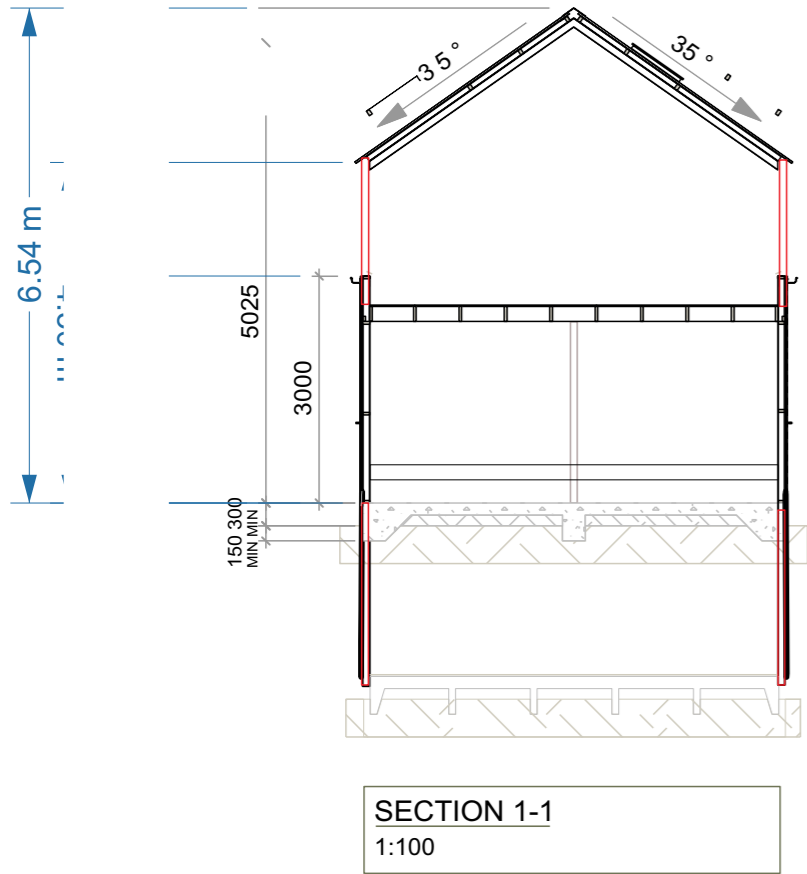
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		<p>Address:</p> <p>18 Beverley Street PORTLAND</p> <p>LOT 1,2 & 3 PS715538</p>	<p>Date: 15/8/2024</p>	<p>Author:</p>

CODE (NCC), STATE & TERRITORY SUPPLEMENTS & AUSTRALIAN STANDARDS.

BUILDER TO VERIFY ALL DIMENSIONS ON SITE AND SEEK INSTRUCTION PRIOR TO PROCEEDING IF ANY DISCREPANCIES ARE FOUND.

REFER TO THE 1:100 SCALE FOR ALL DIMENSIONS. POINTS TO BE CONNECTED TO STORMWATER LINES OR RAINWATER TANKS - BY TENDER TO BUYER.DIAL BEFORE YOU DIG.

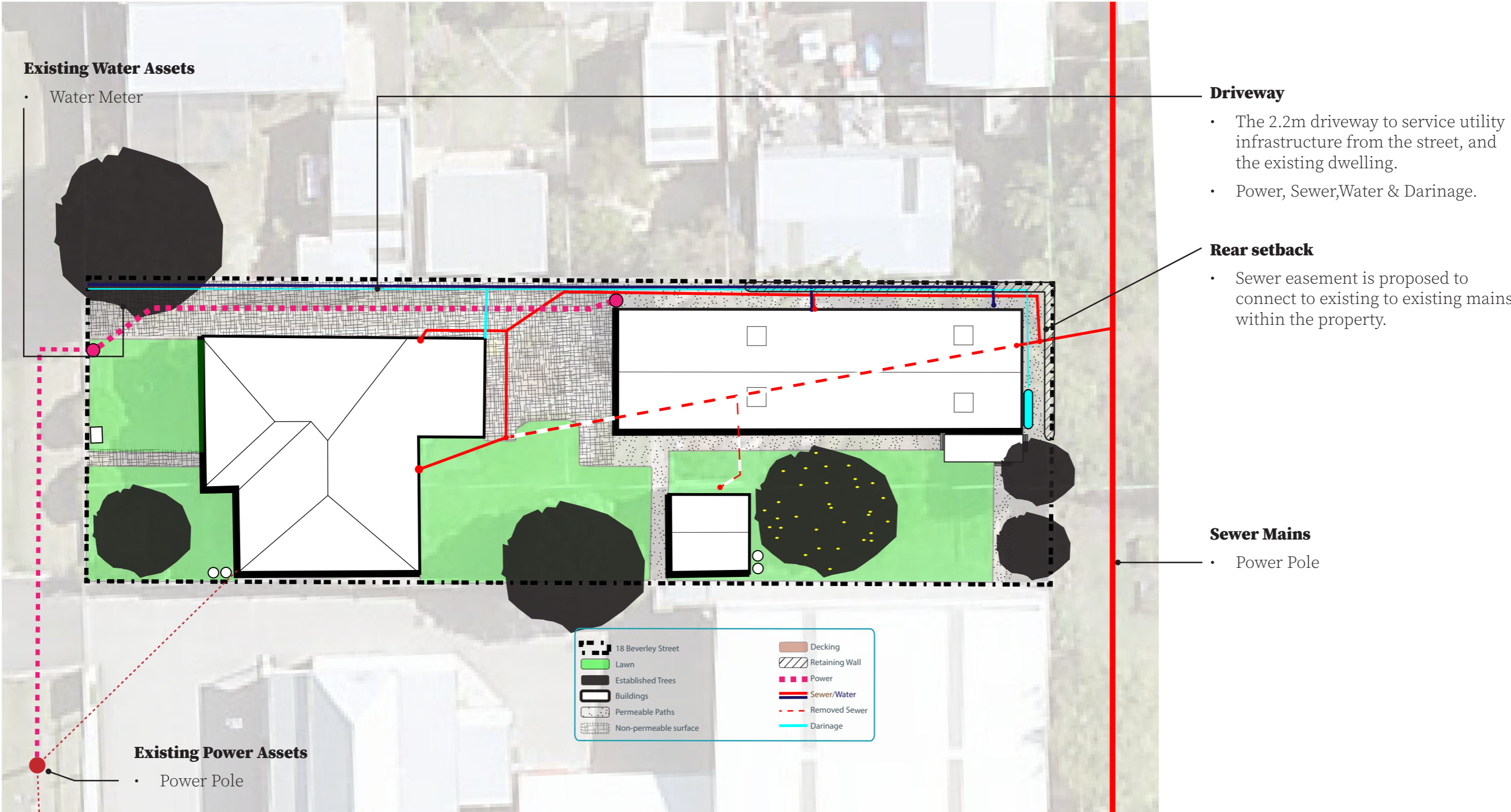
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Basement

- Recreational room and storage

Document Ref: 9GQTJ-MHWGM-D2VJU-TZDMY	Scale:	N	Document Name:	Permit Number	Sheet No:	Version No:
	1:100	↑	Section Planes	Address: 18 Beverley Street PORTLAND LOT 1,2 & 3 PS715538	A9	1
	at A3					
			Western and Southern Perspective		Date:	Author:
					15/8/2024	



Scale: 1:200 at A3

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Document Name:

Servicing Plan

Power, Gas, Water & Sewer

Permit Number

Address:

18 Beverley Street PORTLAND
LOT 1,2 & 3 PS715538

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Date: 15/8/2024

Author: