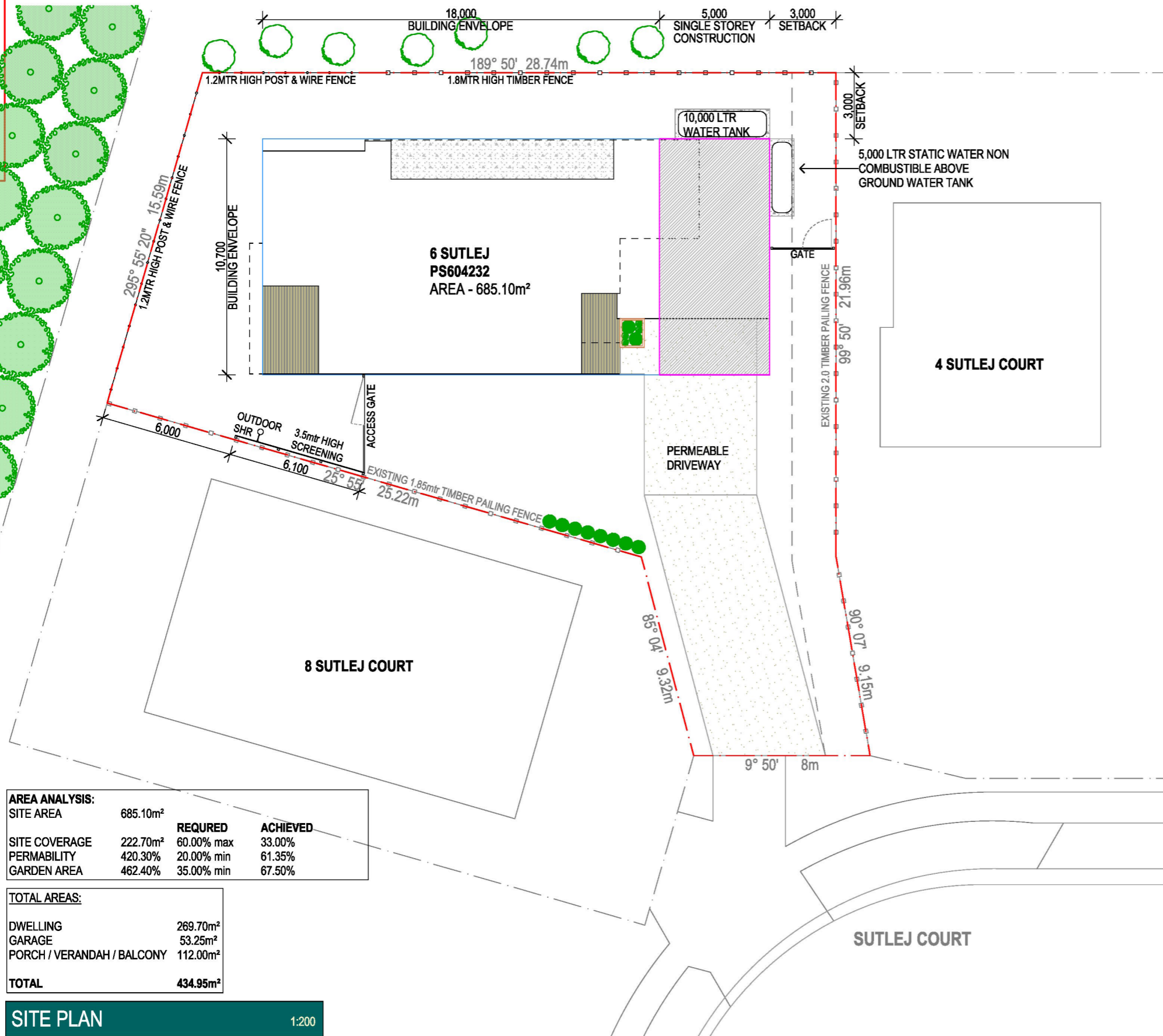


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AREA ANALYSIS:			
SITE AREA	685.10m <sup>2</sup>		
SITE COVERAGE	222.70m <sup>2</sup>	REQUIRED 60.00% max	ACHIEVED 33.00%
PERMABILITY	420.30%	20.00% min	61.35%
GARDEN AREA	462.40%	35.00% min	67.50%

TOTAL AREAS:	
DWELLING	269.70m <sup>2</sup>
GARAGE	53.25m <sup>2</sup>
PORCH / VERANDAH / BALCONY	112.00m <sup>2</sup>
<b>TOTAL</b>	<b>434.95m<sup>2</sup></b>

**SITE PLAN** 1:200

## DRAWING SCHEDULE

Sht. No. Layout Name

1	SITE PLAN
2	OVERLAYS & NEIGHBOURHOOD PLAN
3	STREETSCAPE
4	BMO REPORT
5	GROUND FLOOR PLAN
6	FIRST FLOOR PLAN
7	ELEVATIONS
8	ELEVATIONS
9	BUILDING HEIGHT ELEVATIONS
10	BUILDING HEIGHT ELEVATIONS
11	OVERLOOKING PLAN
12	OVERLOOKING SECTIONS
13	OVERLOOKING 3D VIEWS
14	OVERSHADOWING
15	3D VIEW
16	3D VIEW
17	3D VIEW
18	3D VIEW

## RESTRICTIONS

Reg 15 Subdivision (Procedures) Regulations 2000  
 The following restrictions are to be created upon registration of this plan by direction in Planning Permit No PL 06/362  
 Land to benefit: Lots 1 to 38 (both inclusive) on this plan  
 Land to be burdened: Lots 1 to 38 (both inclusive) on this plan  
 Description of restrictions:  
 The registered proprietor or proprietors for the time being of the lots on this plan, shall not, without the prior approval of the Moyne Shire Council, construct a dwelling of more than 8 metres above the surface, outside the building envelopes shown hatched on this sheet of the plan.  
 The registered proprietor or proprietors for the time being of the lots on this plan shall not, without the prior approval of the Moyne Shire Council, construct any part of a dwelling other than single storey within the areas shown hatched on this sheet of the plan.

PLANS HAVE BEEN PREPARED AND AUTHORED AT THE TIME DOCUMENTED FOR THE THEN PROPERTY OWNERS FOR CONSTRUCTION OF PROPOSED WORKS SHOWN ON PLANS, AND REMAINS THE INTERLECTUAL PROPERTY OF CHRIS STEEL DESIGNS.

THE PASSING ON OF PLANS AND DOCUMENTATION TO NEW AND OR OTHER PROPERTY OWNERS TO USE FOR THEIR OWN PURPOSES IS NOT PERMITTED OR LAWFULL WITHOUT PRIOR CONSENT AND OR AGREEMENT.

THE PROVISION OF DOCUMENTATION BY CHRIS STEEL DESIGNS TO THIRD PARTIES FOR REVIEW AND VIEWING PURPOSES IS FOR THAT PURPOSE ONLY, AND IS NOT TO BE MISTRUDE AS AGREEMENT FOR ANY OTHER USE.



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PROJECT DESCRIPTION

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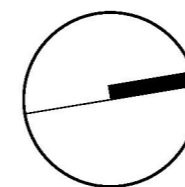
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PAGE TITLE

**SITE PLAN**

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<b>1 of 18</b>	<b>A3</b>

PROJECT

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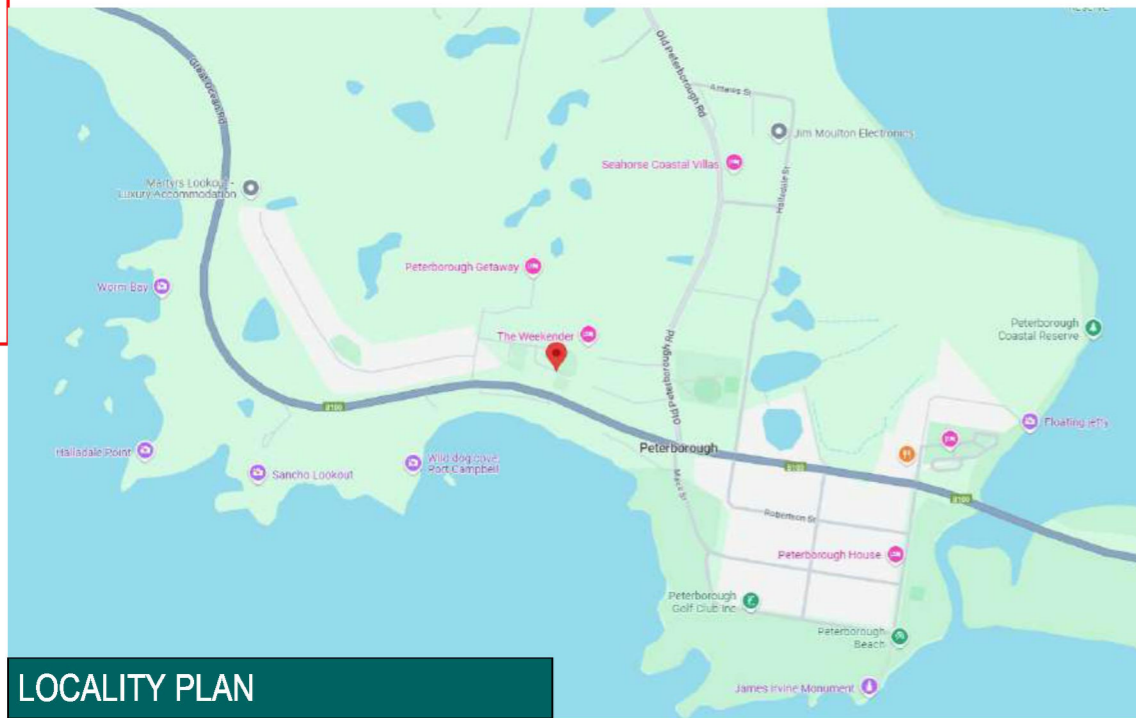
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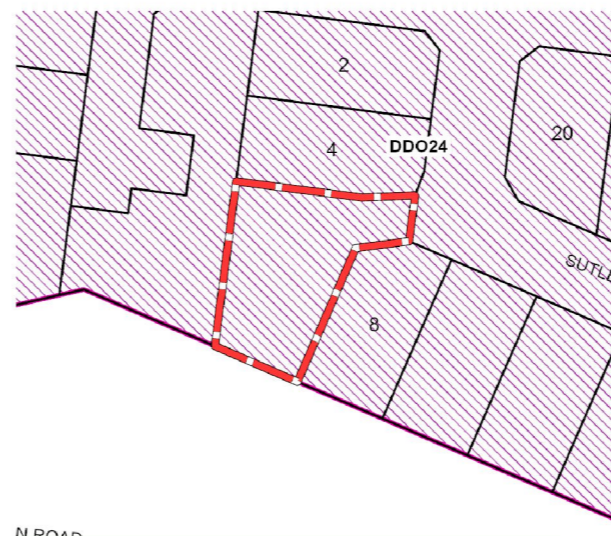
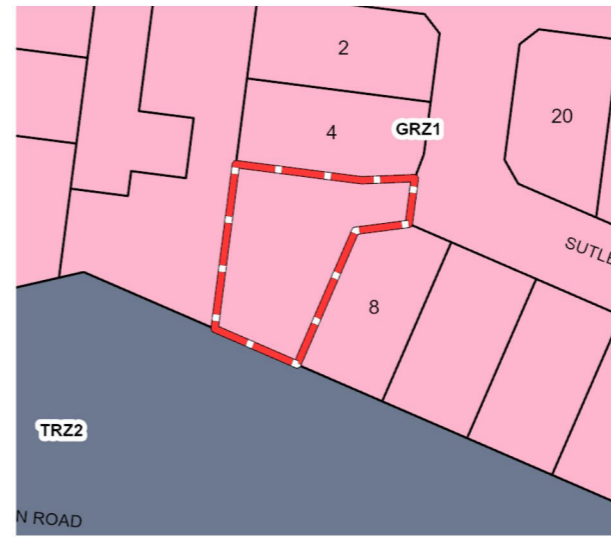


LOCALITY PLAN



NEIGHBOURHOOD PLAN

BUILDING SITE



OVERLAYS



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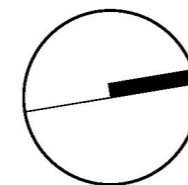
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LOOKING EAST DOWN SUTLEJ COURT



LOT 31 SUTLEJ



PUBLIC OPEN SPACE



8 SUTLEJ COURT



4 SUTLEJ COURT



6 SUTLEJ COURT



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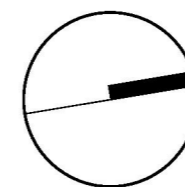
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**STREETSCAPE**

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**Table 3 – BAL determination**

Orientation	Highest threat vegetation	Slope under classifiable vegetation	Distance to classifiable vegetation	Defendable Space	Bushfire Attack Level (BAL)	Construction Standard
North	Grassland	Flat	>100m	Property Boundary	BAL 12.5	BAL 29
East	Low-threat vegetation	Flat	-	Property Boundary	BAL 12.5	BAL 29
South	Shrubland	Flat	45m	Property Boundary	BAL 12.5	BAL 29
West	Low-threat vegetation	Flat	-	Property Boundary	BAL 12.5	BAL 29

## 7. BUSHFIRE MANAGEMENT PLAN AND STANDARD PERMIT CONDITIONS

### Bushfire Management Plan – 6 Suttlej Court, Peterborough

Prepared By SCBC – 6<sup>th</sup> December 2024, Version 1



Note – Tank location is indicative.

#### Construction Standards

All construction works need to comply with a **BAL 29**. All construction will be compliant with AS 3959-2018.

**Defendable space will be managed to the property boundary to all aspects.**

**Vegetation Management within the defendable space area is required to be managed in accordance with the following conditions:**

- Grass must be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
- Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
- Plants greater than 10 centimetres in height must not be placed within 3 metres of a window or glass feature of the building.
- Shrubs must not be located under the canopy of trees.
- Individual and clumps of shrubs must not exceed 5 square metres in area and must be separated by at least 5 metres.
- Trees must not overhang or touch any elements of the building.
- The canopy of trees must be separated by at least 5 metres.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

#### Water Supply

The site is required to have **5,000 Litres** of water supply for fire fighting purposes which meets the following requirements:

- Is stored in an above ground water tank constructed of concrete or metal.
- All fixed above-ground water pipes and fittings required for fire fighting purposes must be made of corrosive resistant metal.
- Include a separate outlet for occupant use.

#### Access

The access is less than 30 metres and access is not required to be provided to access the static water supply.



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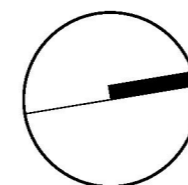
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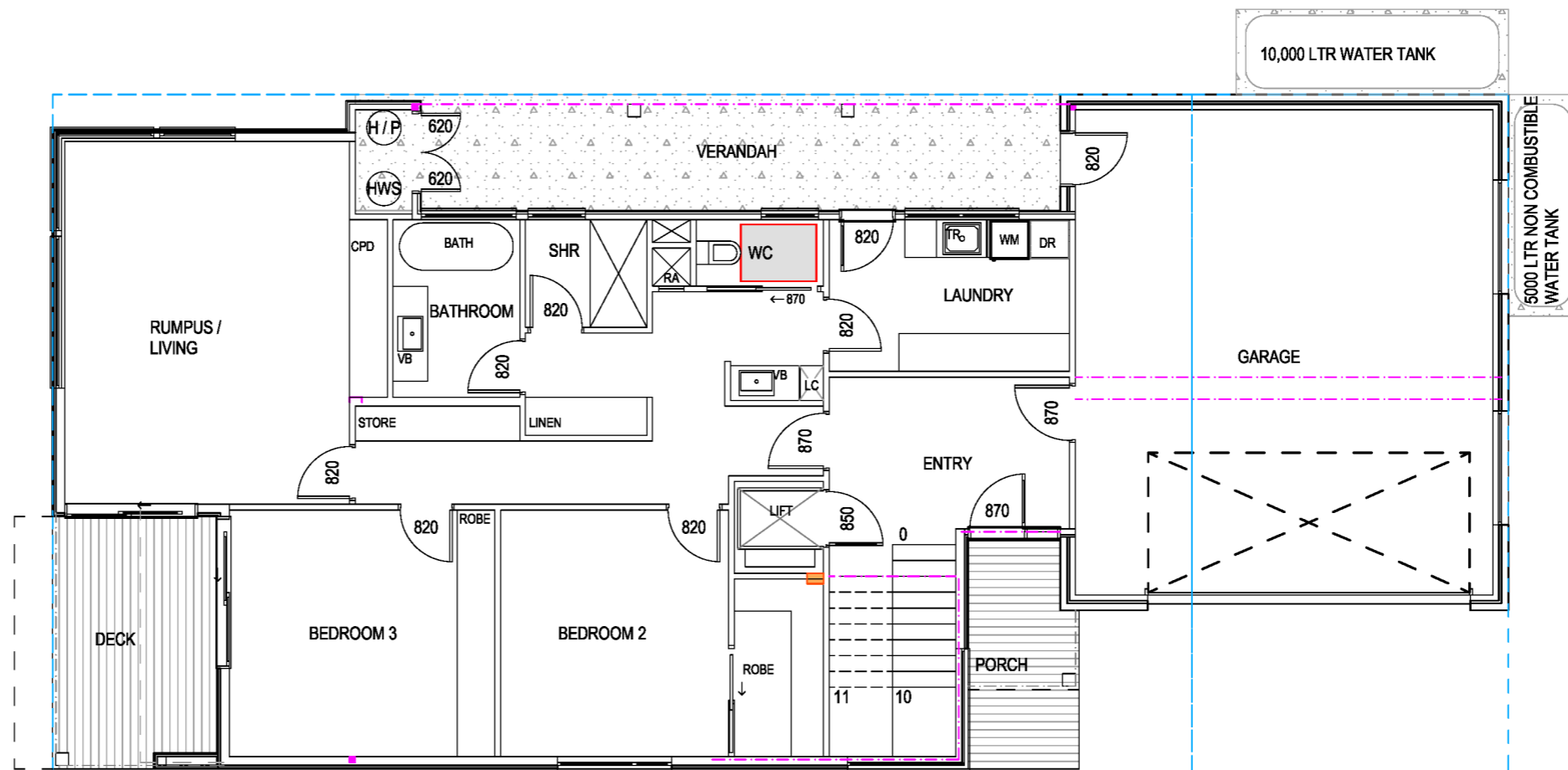
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**GROUND FLOOR PLAN** 1:100

GROUND FLOOR AREAS	
DWELLING	128.40m <sup>2</sup>
GARAGE	56.50m <sup>2</sup>
PORCH / VERANDAH	37.80m <sup>2</sup>
<b>TOTAL</b>	<b>222.70m<sup>2</sup></b>
TOTAL AREAS:	
DWELLING	265.40m <sup>2</sup>
GARAGE	56.50m <sup>2</sup>
PORCH / VERANDAH / BALCONY	115.75m <sup>2</sup>
<b>TOTAL</b>	<b>437.65m<sup>2</sup></b>



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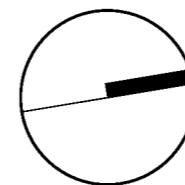
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**GROUND FLOOR PLAN**

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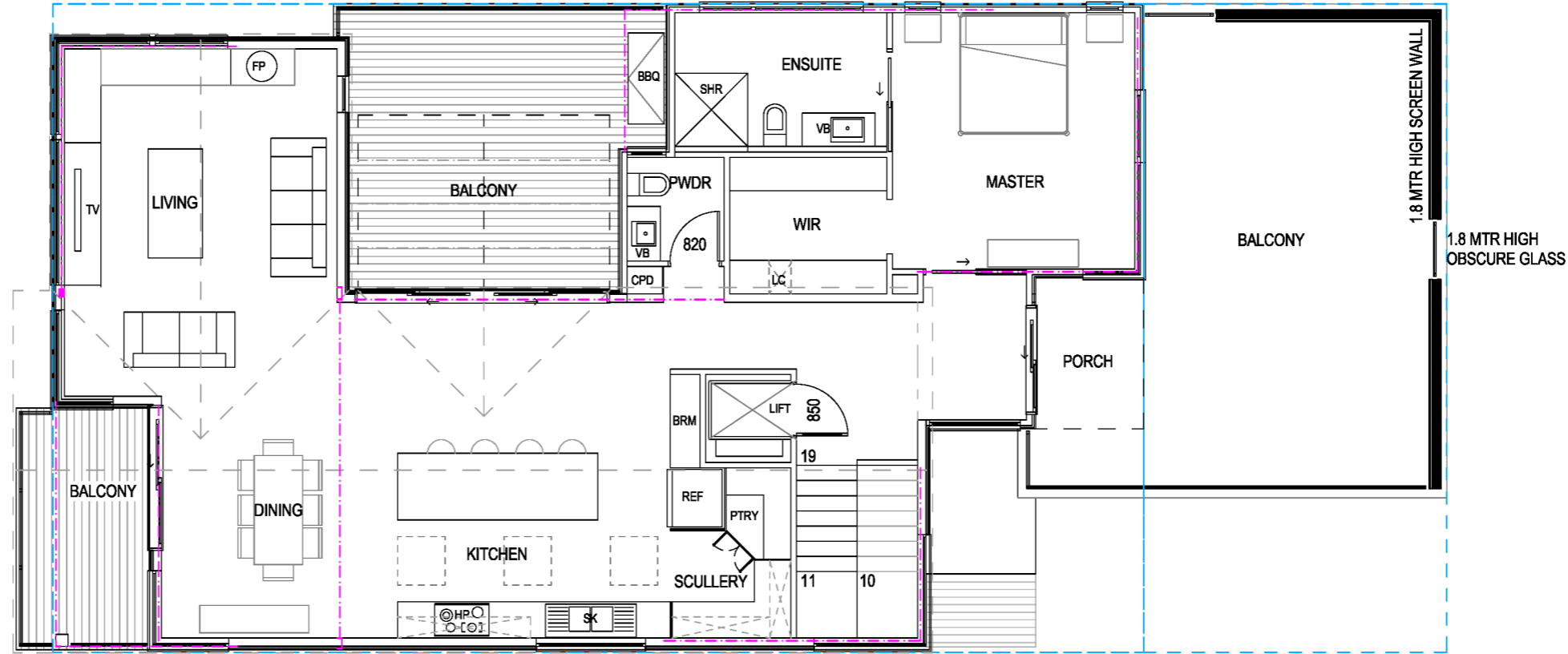
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FIRST FLOOR PLAN 1:100

<b>FIRST FLOOR AREAS:</b>	
DWELLING	137.00m <sup>2</sup>
GARAGE	-
BALCONY	77.95m <sup>2</sup>
<b>TOTAL</b>	<b>214.95m<sup>2</sup></b>
<b>TOTAL AREAS:</b>	
DWELLING	265.40m <sup>2</sup>
GARAGE	56.50m <sup>2</sup>
PORCH / VERANDAH / BALCONY	115.75m <sup>2</sup>
<b>TOTAL</b>	<b>437.65m<sup>2</sup></b>



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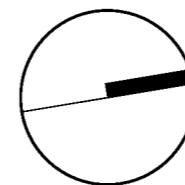
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### FIRST FLOOR PLAN

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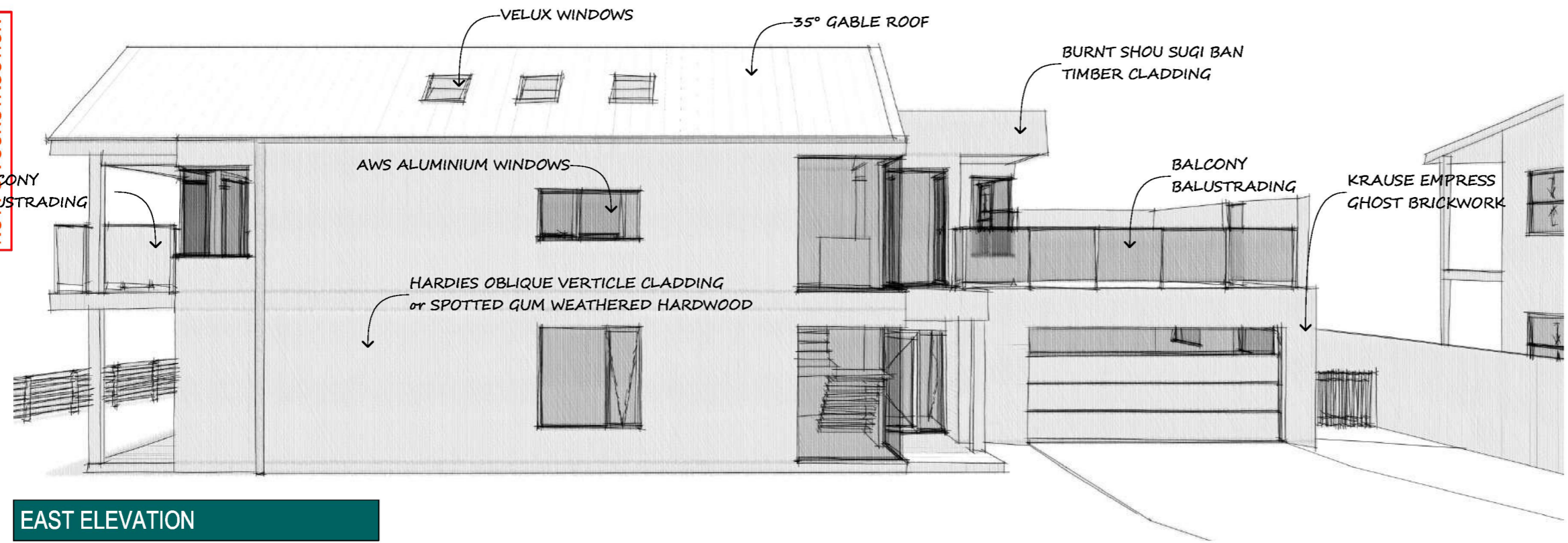
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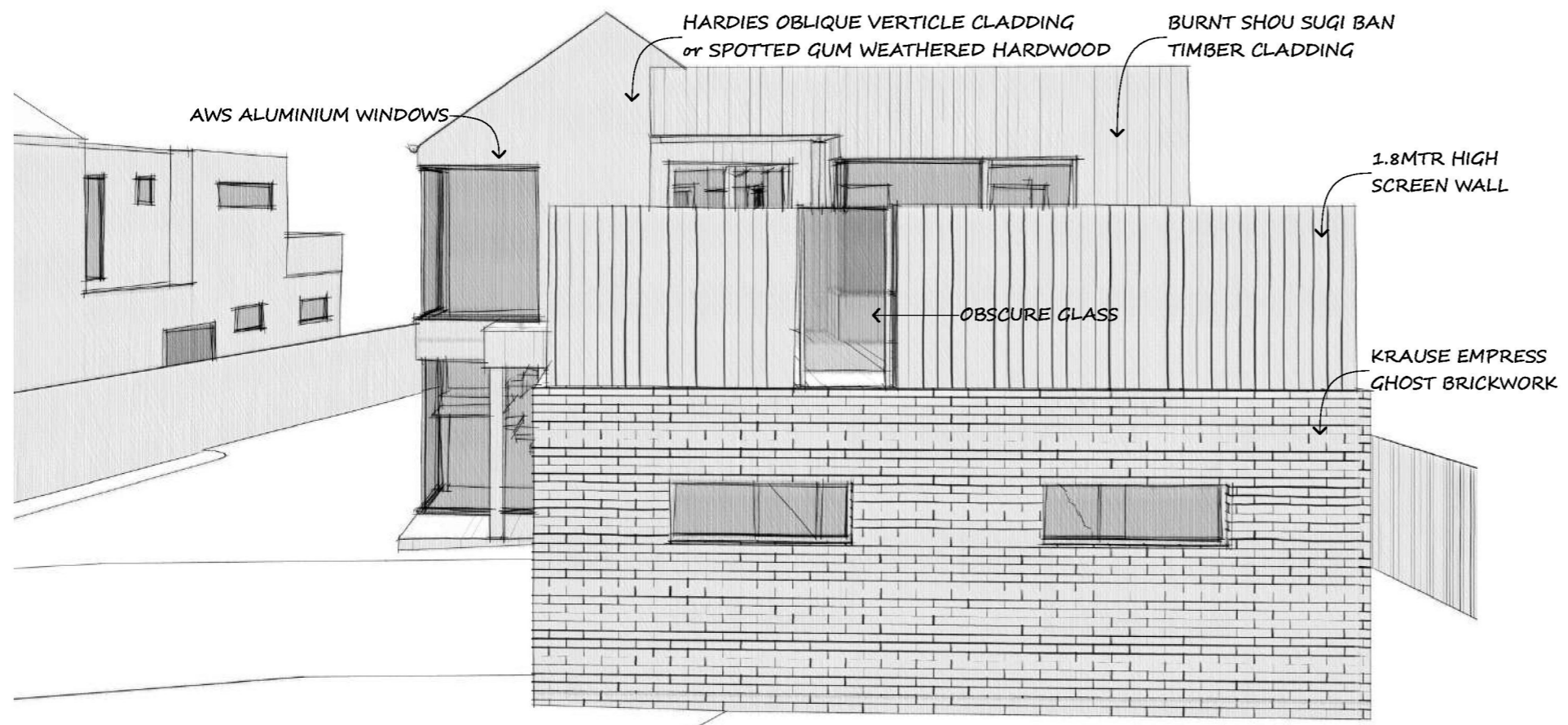
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**EAST ELEVATION**



**NORTH ELEVATION**

**MATERIALS SCHEDULE**

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	BURNT SHO SUGI BAN TIMBER
	KRAUSE BRICKWORK
	ALUMINIUM WINDOW & DOOR FRAME



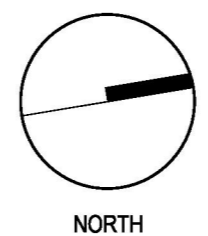
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PROJECT  
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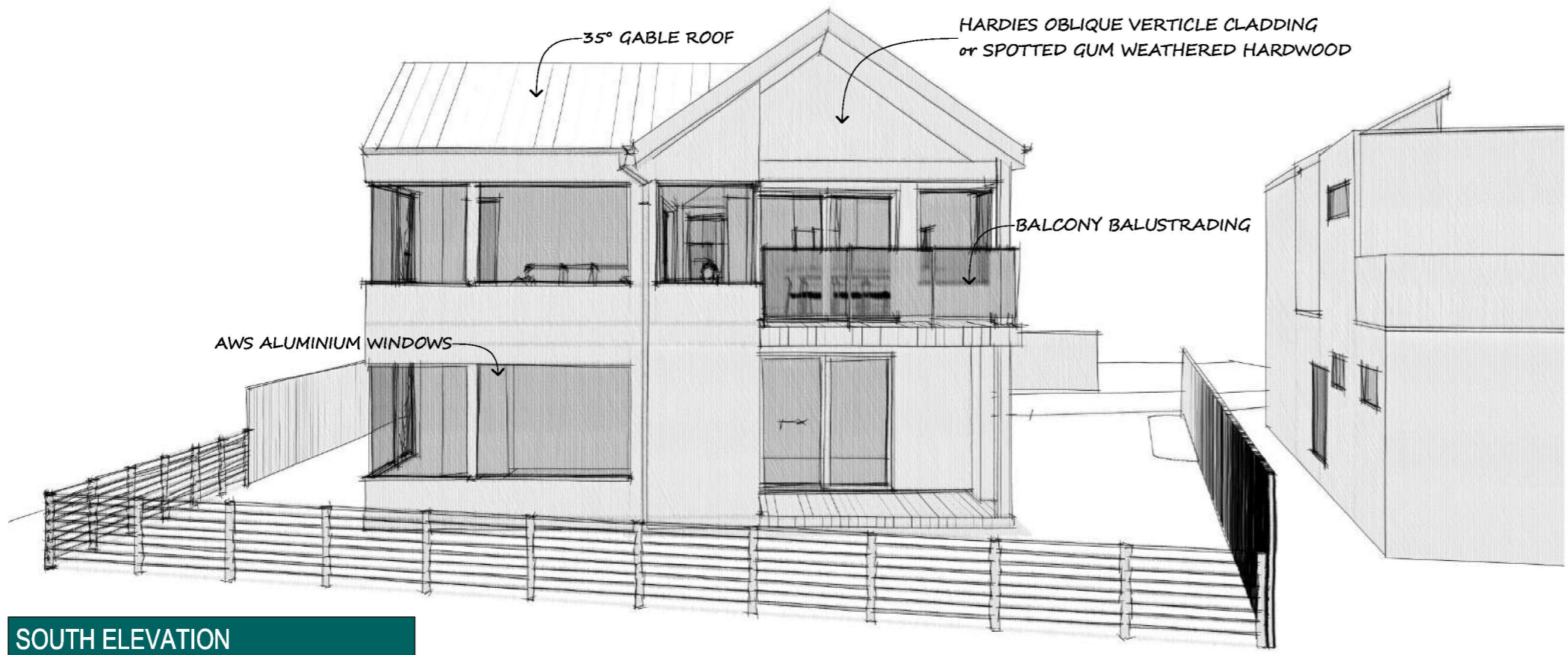
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WEST ELEVATION



SOUTH ELEVATION

MATERIALS SCHEDULE

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	BURNT SHO SUGI BAN TIMBER
	KRAUSE BRICKWORK
	ALUMINIUM WINDOW & DOOR FRAME

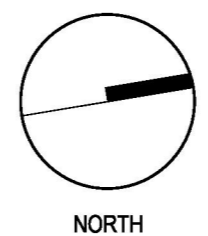


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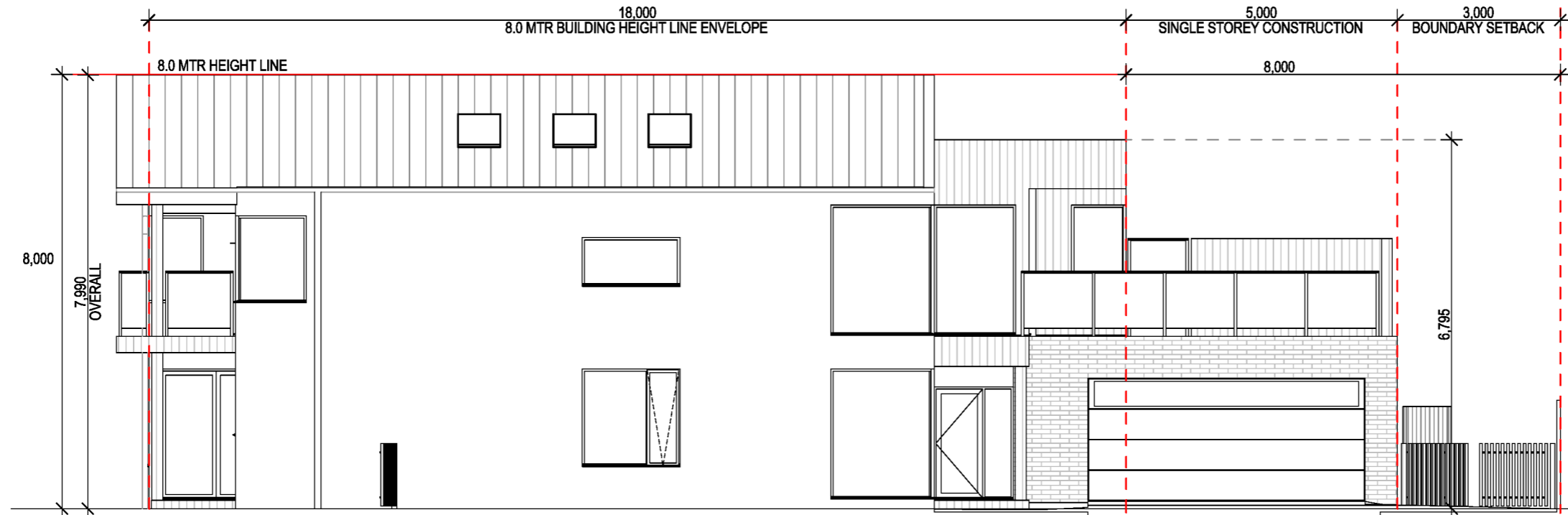
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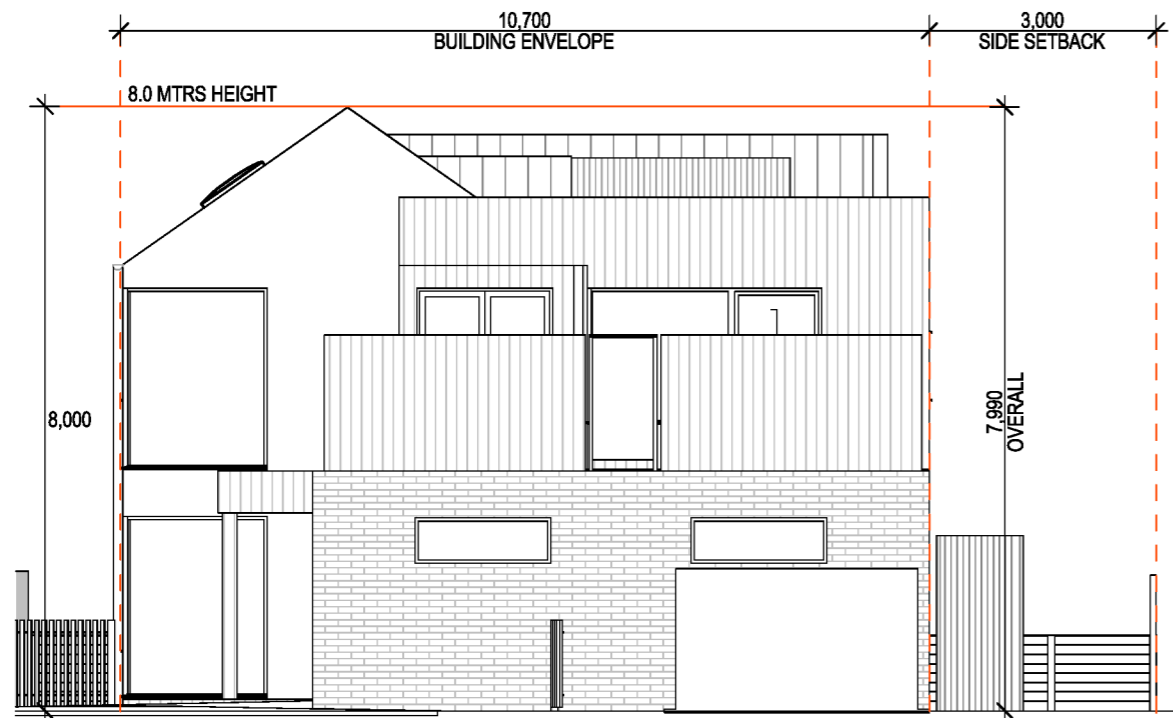
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EAST ELEVATION 1:100



NORTH ELEVATION 1:100



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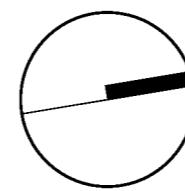
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**BUILDING HEIGHT**

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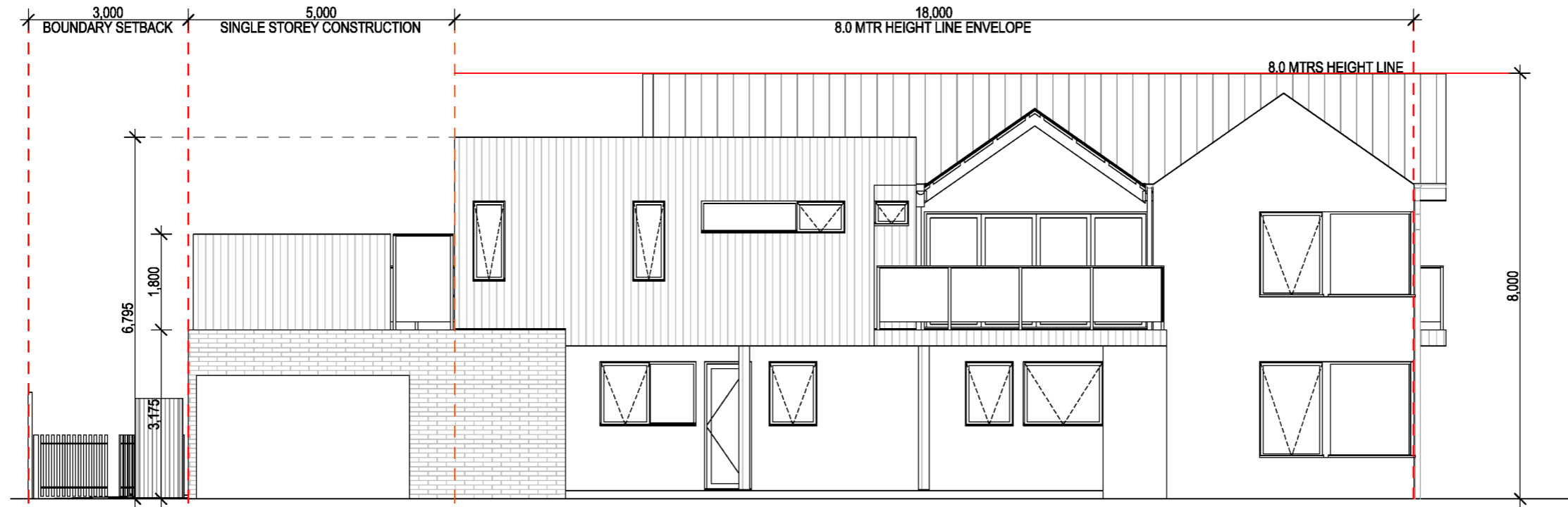
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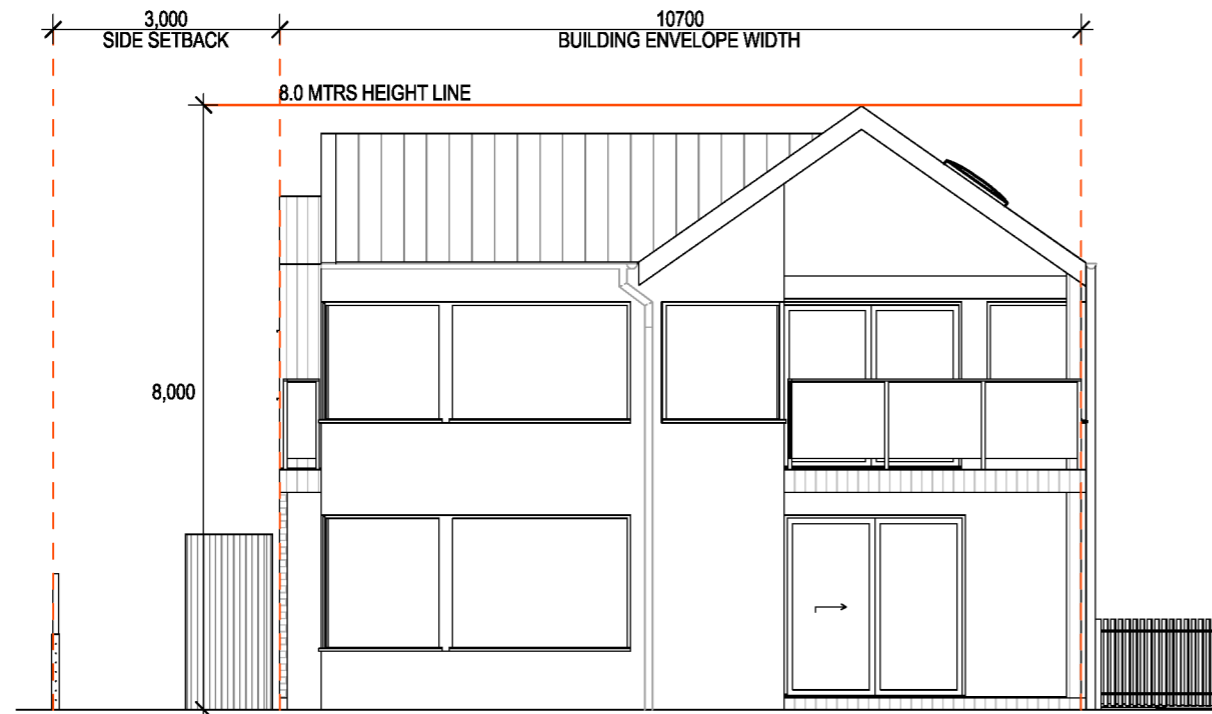
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WEST ELEVATION 1:100



SOUTH ELEVATION 1:100



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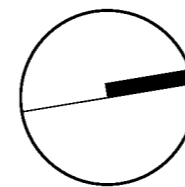
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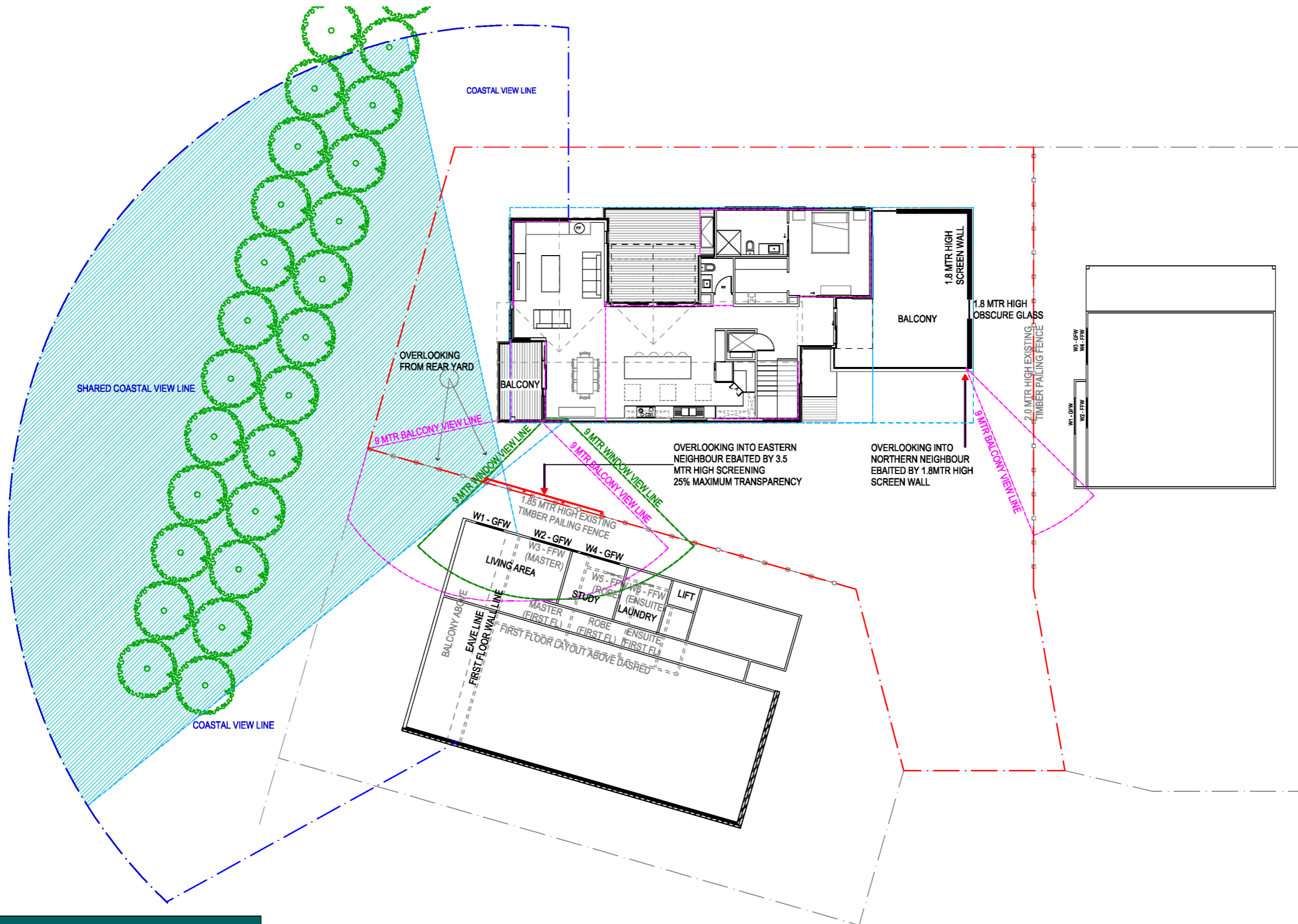
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OVERLOOKING 1:200



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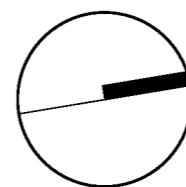
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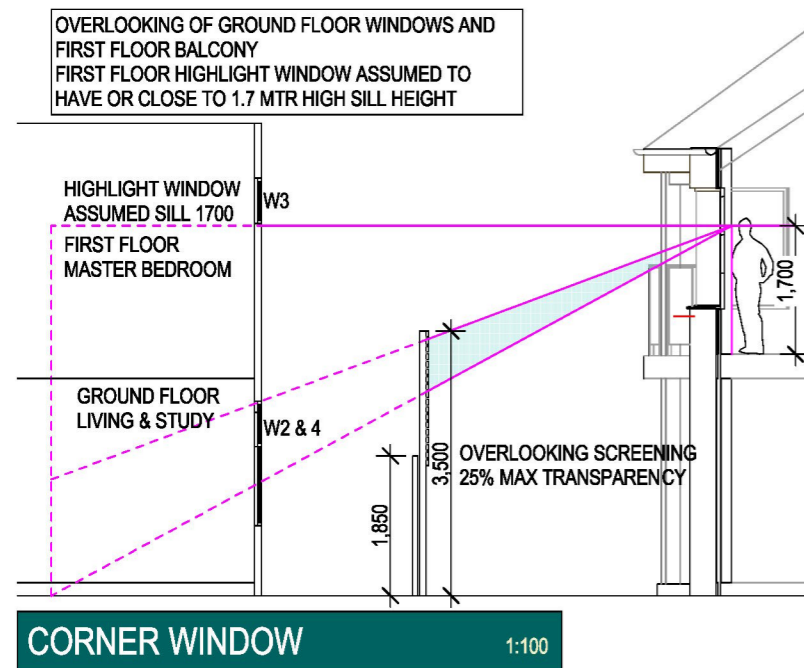
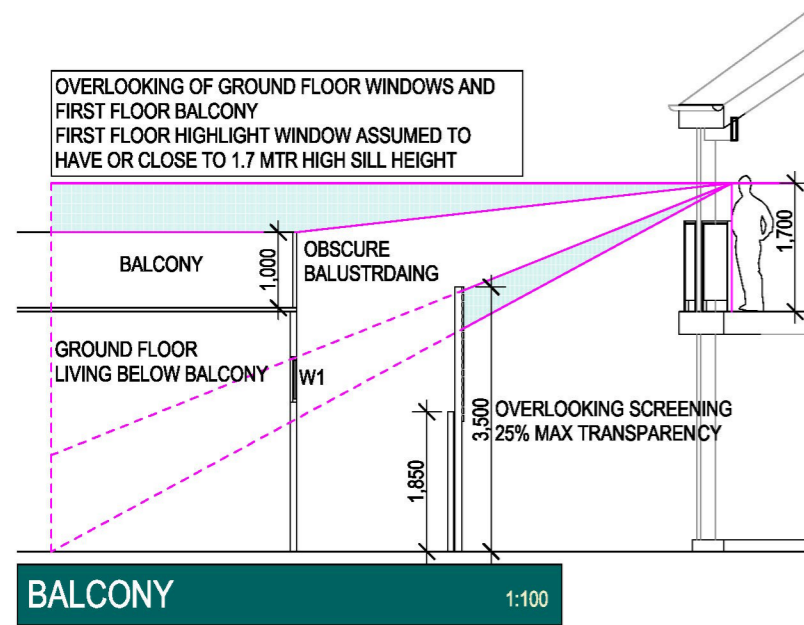
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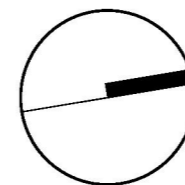
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DRAWN	ANNIE
CHECKED	CHRIS
SCALE	AS SHOWN

SHEET	SIZE
<b>12 of 18</b>	<b>A3</b>

PROJECT

**NEW RESIDENCE**

ADDRESS  
**6 SUTLEJ COURT  
PETERBOROUGH**



NOT FOR CONSTRUCTION



BALCONY VIEW



SHARED COASTAL VIEWS



DINING ROOM WINDOW VIEW



**Chris Steel Designs**

REG. NO: DP-AD1467 ABN: 92 164 984 294

47 Dobson Way, WARRNAMBOOL VIC 3280

E:  
M:  
P:  
W:



CONTRACTORS TO CHECK ALL  
SITE DIMENSIONS & LEVELS  
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WORK. WRITTEN DIMENSIONS  
TAKE PRECEDENCE OVER SCALE.

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DESIGNS

PROJECT DESCRIPTION

## PROPOSED RESIDENCE

PROJECT DESIGN STAGE

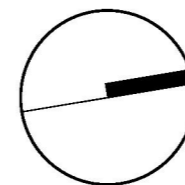
### TOWN PLANNING

PAGE TITLE

### OVERLOOKING 3D

REV ISSUE DATE

A 12.12.2024



NORTH

DATE	12.12.2024
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SHEET	SIZE
13 of 18	A3

PROJECT

## NEW RESIDENCE

ADDRESS

6 SUTLEJ COURT  
PETERBOROUGH

**23407**  
Town Planning November v2.pln

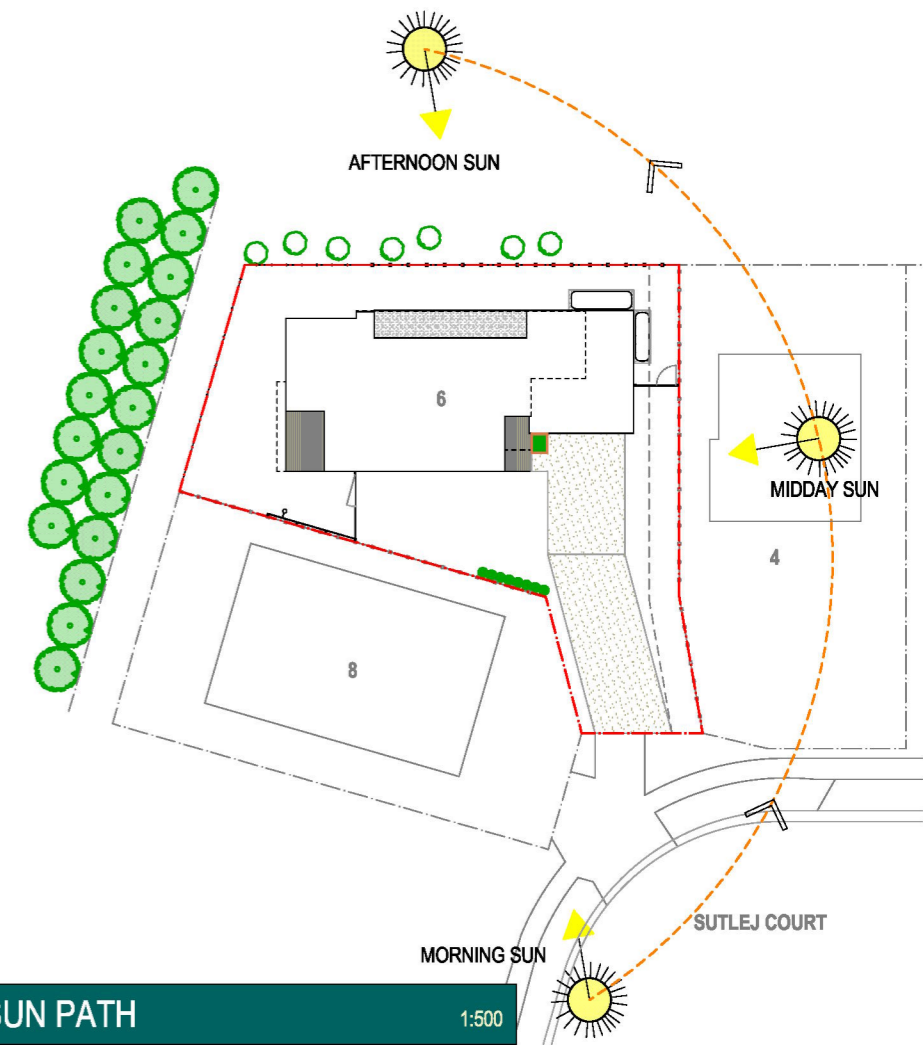


NOT FOR CONSTRUCTION



3PM SHADOW ON WALL

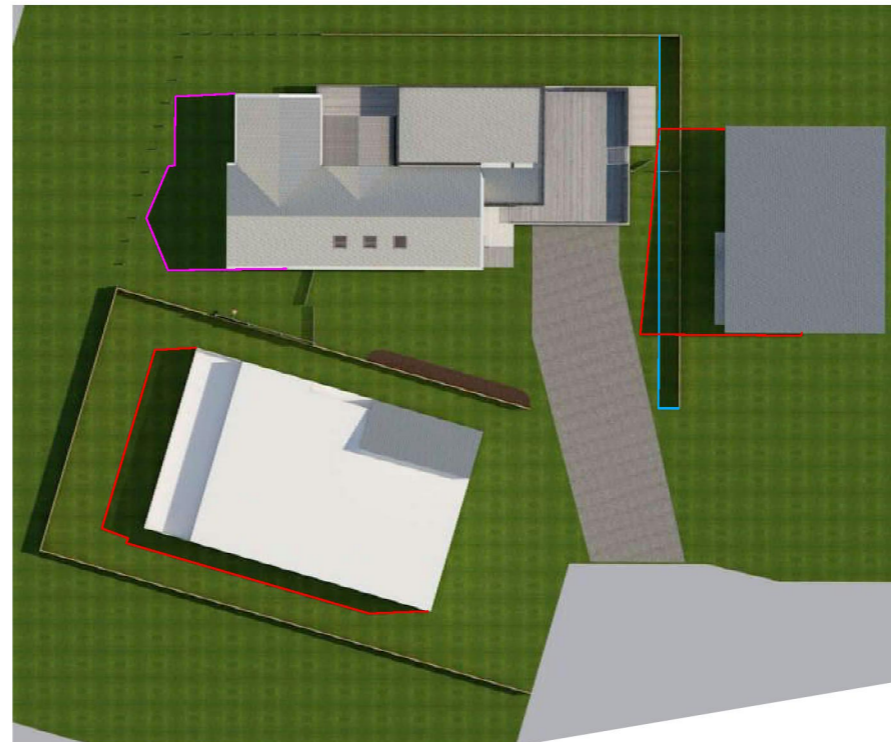
SHADOW DIAGRAM LEGEND	
	6 SUTLEJ COURT SHADOW LINE
	NEIGHBOURING PROPERTY SHADOW LINE
	FENCE SHADOW LINE



SUN PATH



9AM SHADOW DIAGRAM



12PM SHADOW DIAGRAM



3PM SHADOW DIAGRAM



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PROJECT DESCRIPTION

**PROPOSED RESIDENCE**

PROJECT DESIGN STAGE

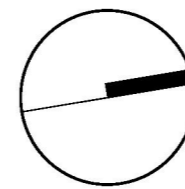
**TOWN PLANNING**

PAGE TITLE

**OVERSHADOWING**

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DATE	12.12.2024
DESIGNED	CHRIS
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SHEET	SIZE
<b>14 of 18</b>	<b>A3</b>

PROJECT

**NEW RESIDENCE**

ADDRESS

**6 SUTLEJ COURT  
PETERBOROUGH**

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Town Planning November v2.pln





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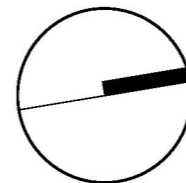
#### PROJECT DESCRIPTION

### PROPOSED RESIDENCE

#### PROJECT DESIGN STAGE TOWN PLANNING

PAGE TITLE  
3D VIEW

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#### PROJECT

### NEW RESIDENCE

ADDRESS  
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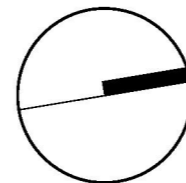
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PROJECT DESIGN STAGE

**TOWN PLANNING**

PAGE TITLE  
**3D VIEW**

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16 OF 18	A3

PROJECT

**NEW RESIDENCE**

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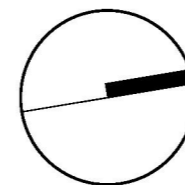
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<b>17 OF 18</b>	<b>A3</b>

PROJECT  
**NEW RESIDENCE**

ADDRESS  
**6 SUTLEJ COURT  
PETERBOROUGH**



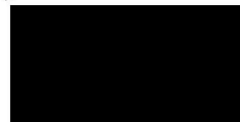


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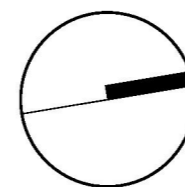
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<b>18 OF 18</b>	<b>A3</b>

PROJECT

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ADDRESS  
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