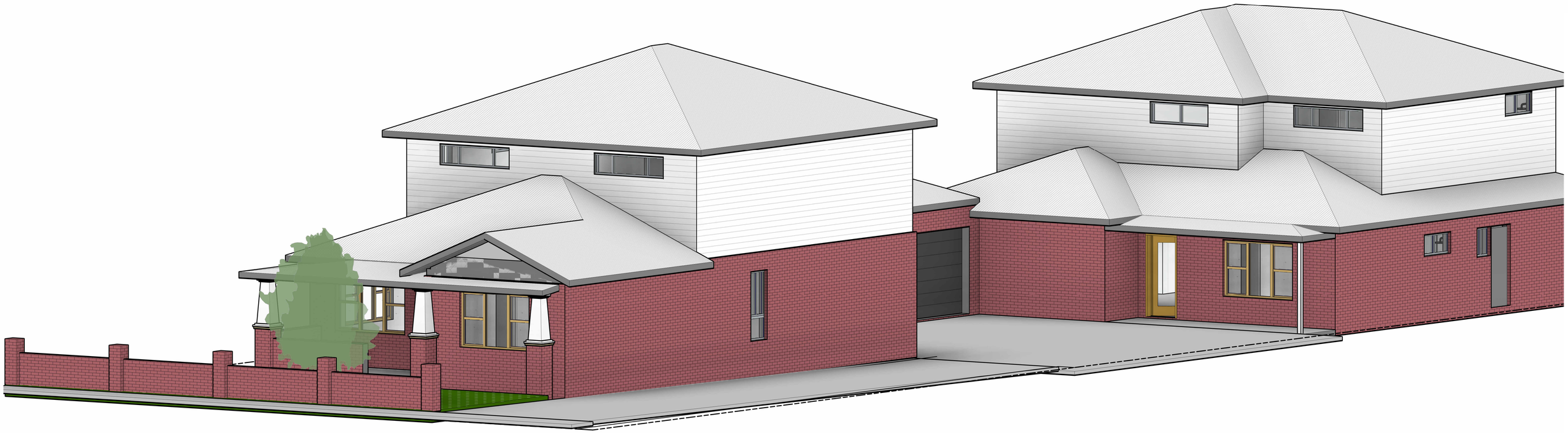


PLANNING APPLICAITON ONLY

PROPOSED TOWNHOUSE DEVELOPMENT AT 121 TEMPLETON STREET, WANGARATTA 3677

DRAWING INDEX	
SHEET No.	**SHEET NAME**
PP0	Drawing Index
PP1	Existing and Proposed Site Conditions
PP2	Proposed Townhouse 1 Floor Plans
PP3	Proposed Townhouse 2 Floor Plans
PP4	Townhouse 1 Elevations
PP5	Townhouse 2 Elevations
PP6	Site Overshadowing

DESIGN by JONES
BUILDING DESIGN + INTERIOR DESIGN
Wade Jones | Building Designer | 0447 251 254 | DP - AD71719

Mr Alan and Mrs Kim STURZAKER
CLIENT

121 Templeton Street, Wangaratta, VIC 3677
PROJECT ADDRESS

SITE BAL RATING **N/A**

Proposed Demolition of existing residence and development of 2 Townhouses
PROJECT NAME

Planning Approval
ISSUE

REV	AMENDMENT	DATE
C	Adjust front verandah columns, change upper level cladding colour as per planning objectives	21/6/23
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DRAWN BY Wade Jones

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DATE
MARCH 2022

SCALE A1 PAPER

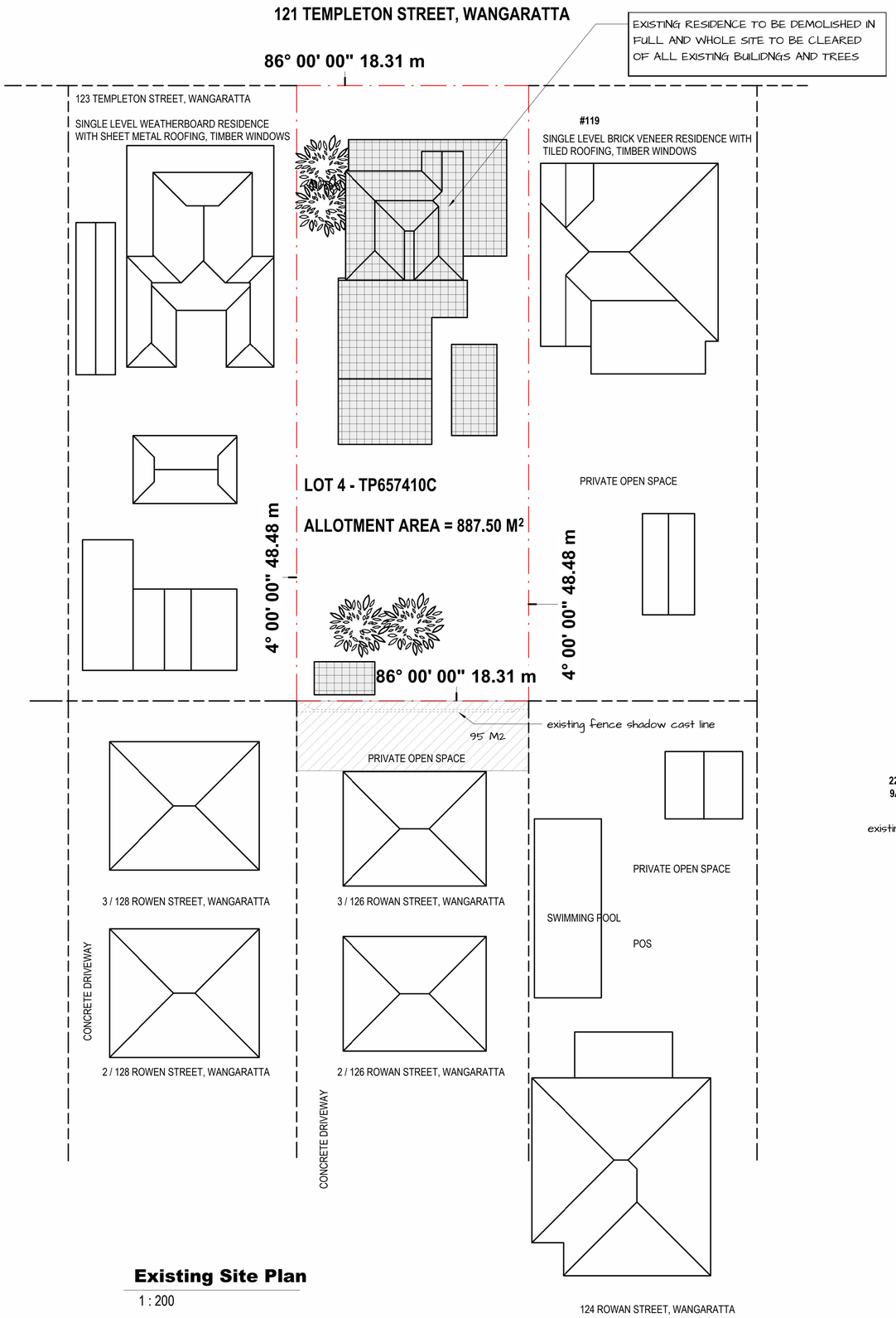
Drawing Index
PP0

REVISION **D**

Demolition Notes

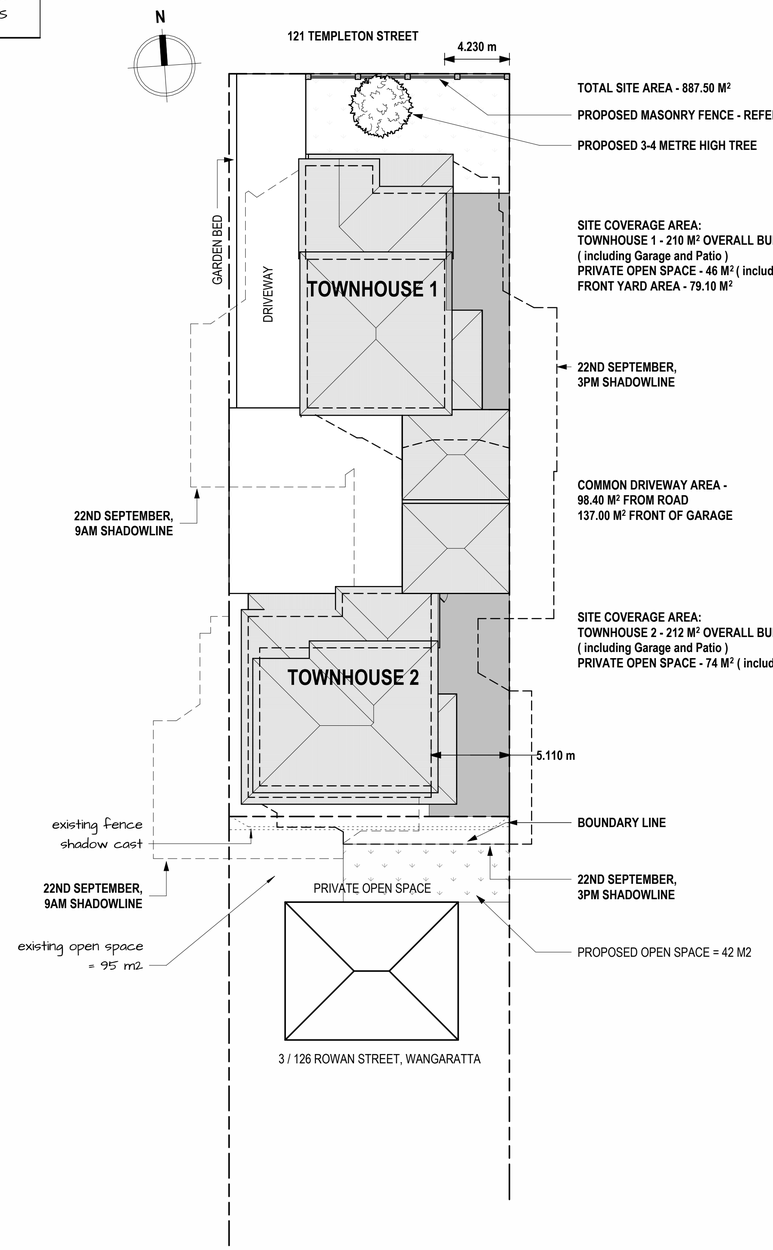
1 : 50

- All materials and work practices shall comply with, but not limited to, the Building Regulations 2018, the National Construction Code Series 2019 Building Code of Australia Vol 2 and all relevant current Australian Standards (as amended) referred to therein. These specifications specify only the minimum standard of work for the demolition works on residential projects, and all workmanship and precautions shall be to best trade practice.
- Precautions must be taken before and during demolition in accordance with AS2601-2001: The Demolition of Structures.
- During the progress of the demolition the works shall be under the continuous supervision of the Demolisher or of an experienced foreman, and demolition shall be executed storey by storey commencing at the roof and working downwards.
- The demolition must not be commenced until the precautionary measures have been inspected and approved by the Relevant Building Surveyor.
- The Demolisher shall construct a temporary crossing placed over the footpath, as required by the Council.
- No part of any external wall on or within 3.00m of a street alignment may be pulled down, except during the hours that the Relevant Building Surveyor directs.
- Protective outriggers, fences, awnings, hoarding barricades and the like must be installed where necessary to guard against danger to life or property or when required by the Relevant Building Surveyor.
- Dust creating material, unless thoroughly dampened down, shall not be thrown or dropped from the building but shall be lowered by hoisting apparatus or removed by material chutes. All chutes shall be completely enclosed and a danger sign shall be at the discharge end of every chute.
- All practicable precautions shall be taken to avoid danger from collapse of a building when any part of a framed or partly framed building is removed.
- Demolished material shall not be allowed to remain on any floor structure if the weight of the material exceeds the safe carrying capacity of the floor or structure, and such material shall not be so piled or stacked that it will endanger workmen or other persons, and shall be removed as soon as practicable for the site.
- No wall, chimney or other structure or part of a structure shall be left unattended or unsupported in such a condition that it may collapse due to wind or vibration or other-wise become dangerous.
- Before demolition is commenced, and also during the progress of such works, all electrical cable or apparatus which are liable to be a source of danger - other than cable or apparatus used for the demolition works - shall be disconnected.
- Arrangements shall be made with the Relevant Electrical Supply Authority for the disconnection of electrical mains supply except that, where partial demolition is proposed, the licensed Electrical Contractor shall satisfy the Relevant Electrical Supply Authority that the portion of the building to be demolished has been isolated.
- The Demolisher shall be responsible for the disconnection of all telecommunication supplies.
- The Demolisher shall be responsible to cut and seal any stormwater, sewer pipes, water services, gas services and the like.
- The position of capped sewer and storm water drains, sealed-off water supply lines, gas supply lines and the like are the be clearly marked on the site.
- Any septic tank(s) on the demolition site shall be emptied and filled with clean sand, or removed entirely, and any soak wells, leach drains or similar apparatus shall be removed or filled with clean sand.
- Any swimming pools, ponds or the like either on the demolition site or on the neighbouring allotments where affected by the demolition works shall be adequately fenced and made safe, so as to comply with 'AS1926 Swimming Pool Safety' Parts 1 and 2 prior to commencement of any demolition works.
- Materials removed or displaced from the building shall not be placed in any street, road or right of way and, before commencing, where required, shall be kept sprayed with water so as to prevent any nuisance from dust.
- Materials removed or displaced from the building being demolished or materials left standing shall not be burned on the demolition site.
- Removal of building by road must be approved by Relevant Council Traffic Engineer.
- A site management plan is to be implemented during demolition works to control sediment run-off in accordance with EPA Victoria publication #275: Construction Techniques for Sediment Pollution Control. Provide 'propex' or equivalent silt fences to the low side of the allotment and around all soil stockpiles and storm water inlet pits/sumps and install 'silt stop' filter bags over all storm water entry pots during demolition works. 'Supergro' or equivalent erosion control fabric to be placed over garden beds to prevent surface erosion during revegetation period.
- It is the builder's responsibility to carry out an audit prior to the commencement of any works to determine if asbestos is present in the existing works. Where any asbestos product is found in the proposed works area during the initial inspection or during the course of the demolition works the builder shall engage an authorised and registered contractor for safe removal and lawful disposal.
- A building permit is required prior to the commencement of these works. The release of these documents is conditional to the Owner obtaining the required Building Permit.



Existing Site Plan

1 : 200



Proposed Site Plan

1 : 200

PLANNING APPLICAITON ONLY

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BUILDING DESIGN + INTERIOR DESIGN

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Mr Alan and Mrs Kim STURZAKER
CLIENT

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PROJECT ADDRESS

SITE BAL RATING **N/A**

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DRAWN BY Wade Jones

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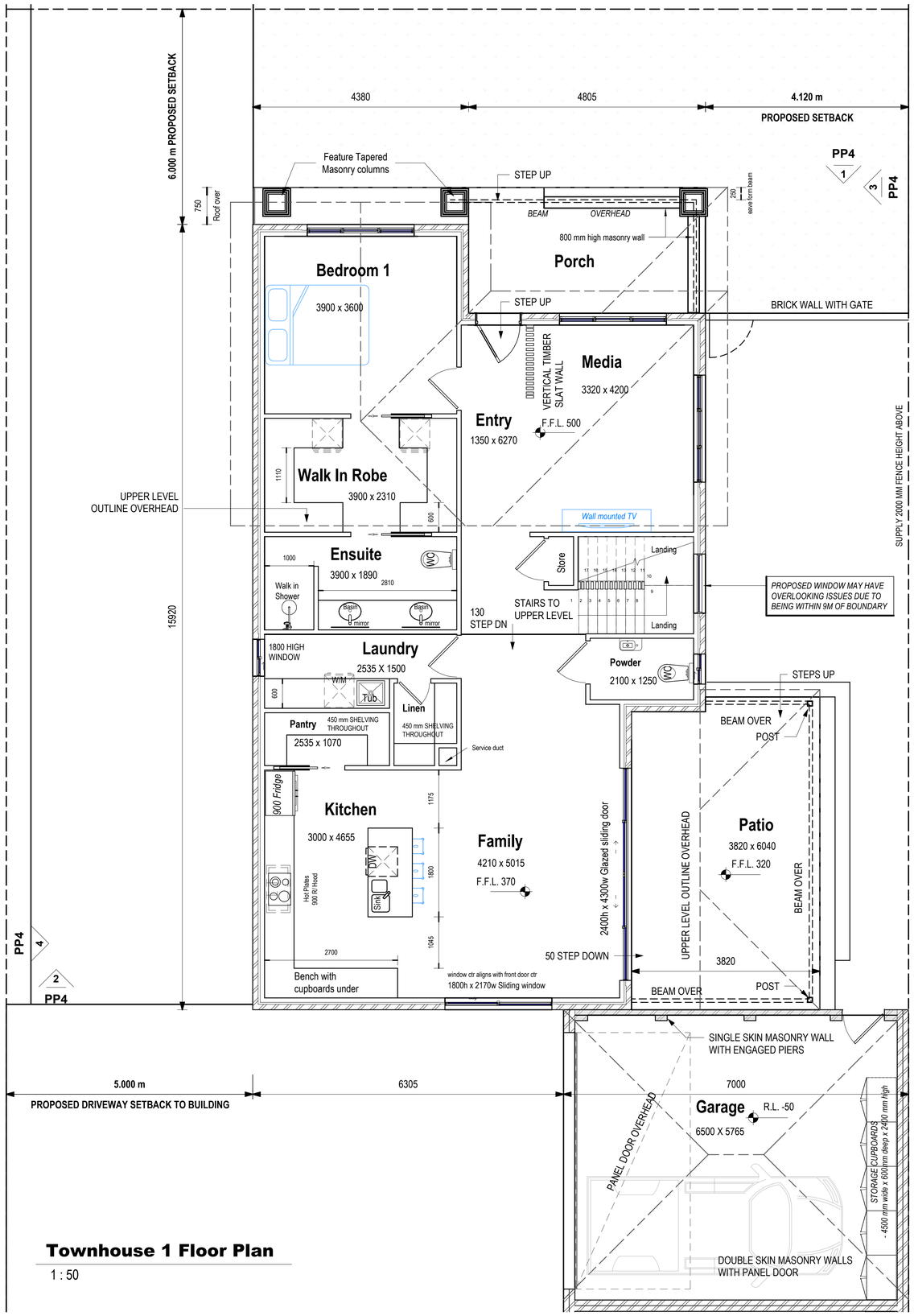
DATE
MARCH 2022

SCALE A1 PAPER
As indicated

Existing and Proposed Site Conditions

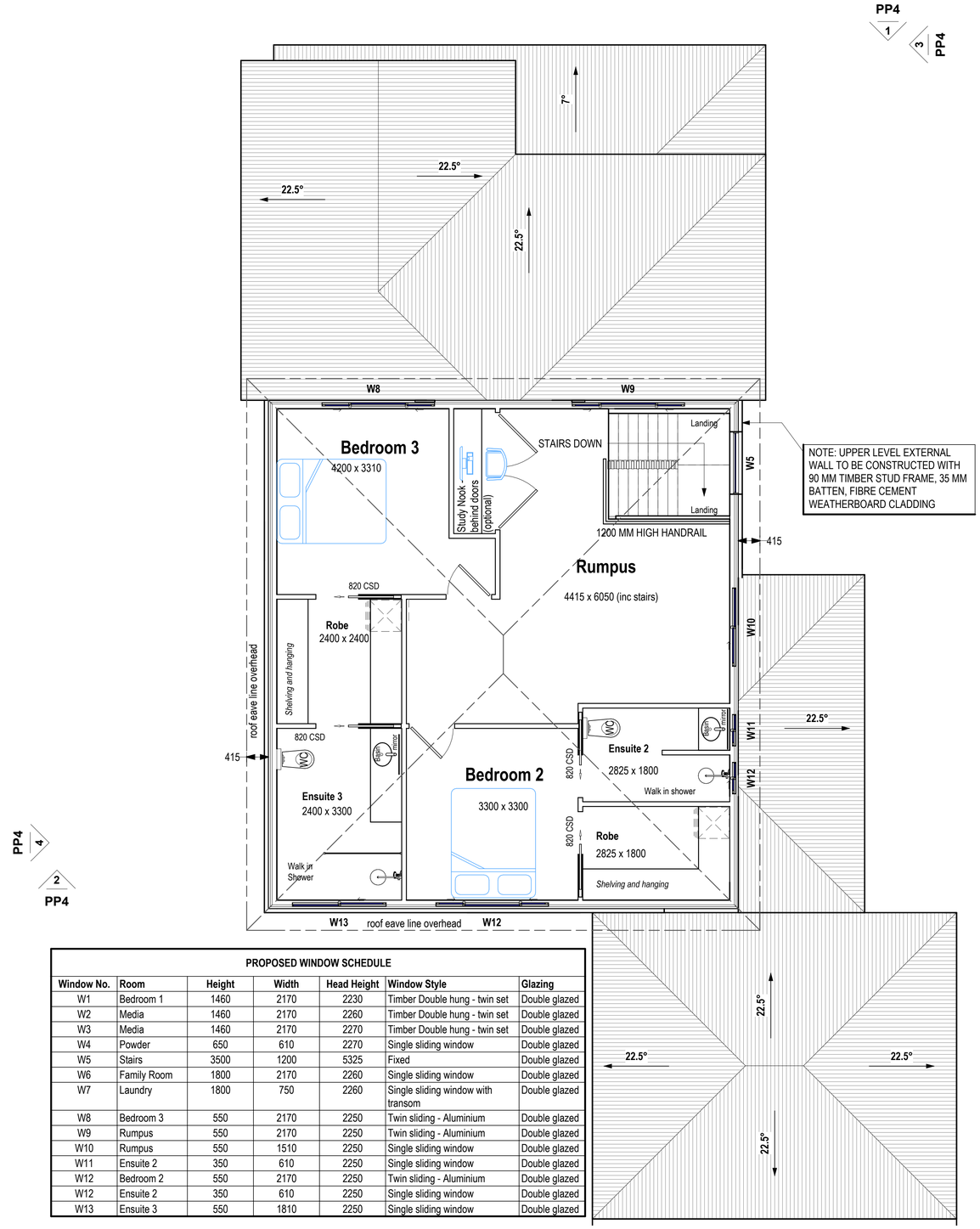
PP1

REVISION **D**



Townhouse 1 Floor Plan

1 : 50



Townhouse 1 Upper Floor Plan

1 : 50

PROPOSED WINDOW SCHEDULE

Window No.	Room	Height	Width	Head Height	Window Style	Glazing
W1	Bedroom 1	1460	2170	2230	Timber Double hung - twin set	Double glazed
W2	Media	1460	2170	2260	Timber Double hung - twin set	Double glazed
W3	Media	1460	2170	2270	Timber Double hung - twin set	Double glazed
W4	Powder	650	610	2270	Single sliding window	Double glazed
W5	Stairs	3500	1200	5325	Fixed	Double glazed
W6	Family Room	1800	2170	2260	Single sliding window	Double glazed
W7	Laundry	1800	750	2260	Single sliding window with transom	Double glazed
W8	Bedroom 3	550	2170	2250	Twin sliding - Aluminium	Double glazed
W9	Rumpus	550	2170	2250	Twin sliding - Aluminium	Double glazed
W10	Rumpus	550	1510	2250	Single sliding window	Double glazed
W11	Ensuite 2	350	610	2250	Single sliding window	Double glazed
W12	Bedroom 2	550	2170	2250	Twin sliding - Aluminium	Double glazed
W12	Ensuite 2	350	610	2250	Single sliding window	Double glazed
W13	Ensuite 3	550	1810	2250	Single sliding window	Double glazed

PLANNING APPLICAITON ONLY

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BUILDING DESIGN + INTERIOR DESIGN

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CLIENT: Mr Alan and Mrs Kim STURZAKER

PROJECT ADDRESS: 121 Templeton Street, Wangaratta, VIC 3677

SITE BAL RATING: N/A

PROJECT NAME: Proposed Demolition of existing residence and development of 2 Townhouses

ISSUE: Planning Approval

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DATE MARCH 2022

SCALE A1 PAPER 1 : 50

Proposed Townhouse 1 Floor Plans

PP2

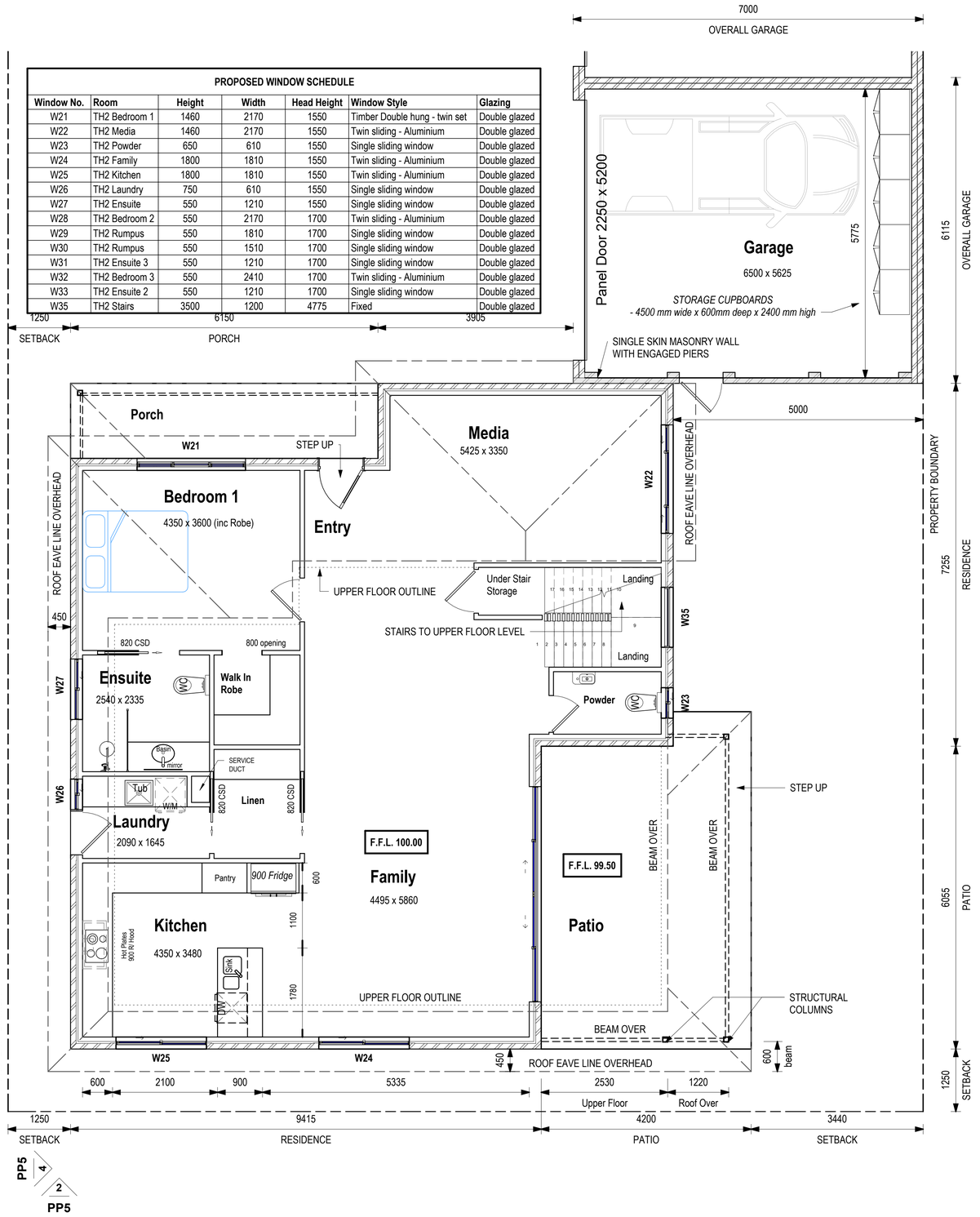
REVISION **D**

Townhouse 2 Floor Plan

1 : 50

PP5 / 1 / 3 / PP5

PROPOSED WINDOW SCHEDULE						
Window No.	**Room**	**Height**	**Width**	**Head Height**	**Window Style**	**Glazing**
W21	TH2 Bedroom 1	1460	2170	1550	Timber Double hung - twin set	Double glazed
W22	TH2 Media	1460	2170	1550	Twin sliding - Aluminium	Double glazed
W23	TH2 Powder	650	610	1550	Single sliding window	Double glazed
W24	TH2 Family	1800	1810	1550	Twin sliding - Aluminium	Double glazed
W25	TH2 Kitchen	1800	1810	1550	Twin sliding - Aluminium	Double glazed
W26	TH2 Laundry	750	610	1550	Single sliding window	Double glazed
W27	TH2 Ensuite	550	1210	1550	Single sliding window	Double glazed
W28	TH2 Bedroom 2	550	2170	1700	Twin sliding - Aluminium	Double glazed
W29	TH2 Rumpus	550	1810	1700	Single sliding window	Double glazed
W30	TH2 Rumpus	550	1510	1700	Single sliding window	Double glazed
W31	TH2 Ensuite 3	550	1210	1700	Single sliding window	Double glazed
W32	TH2 Bedroom 3	550	2410	1700	Twin sliding - Aluminium	Double glazed
W33	TH2 Ensuite 2	550	1210	1700	Single sliding window	Double glazed
W35	TH2 Stairs	3500	1200	4775	Fixed	Double glazed

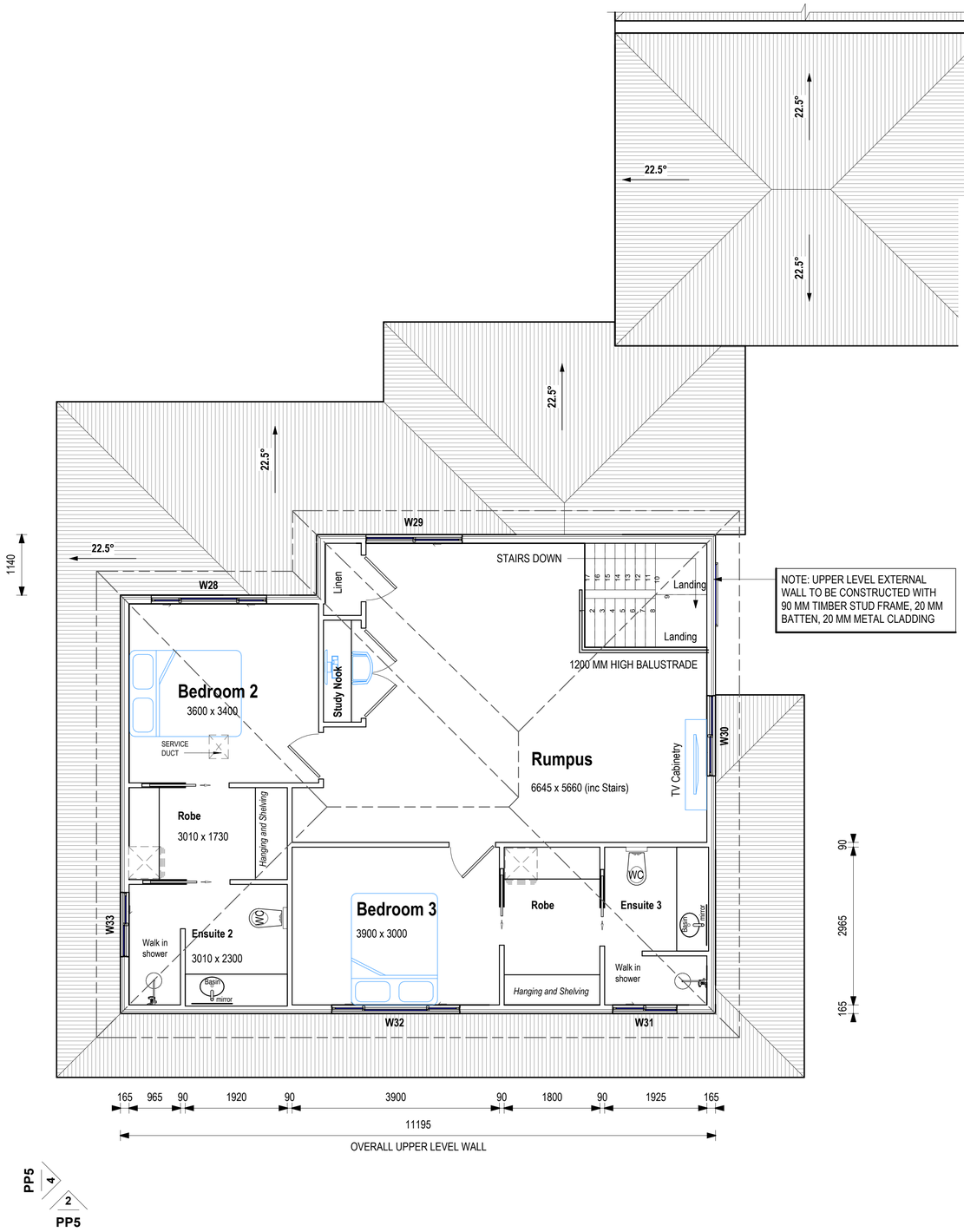


PP5 / 4 / 2 / PP5

Townhouse 2 Upper Floor Plan

1 : 50

PP5 / 1 / 3 / PP5



NOTE: UPPER LEVEL EXTERNAL WALL TO BE CONSTRUCTED WITH 90 MM TIMBER STUD FRAME, 20 MM BATTEN, 20 MM METAL CLADDING

PP5 / 4 / 2 / PP5

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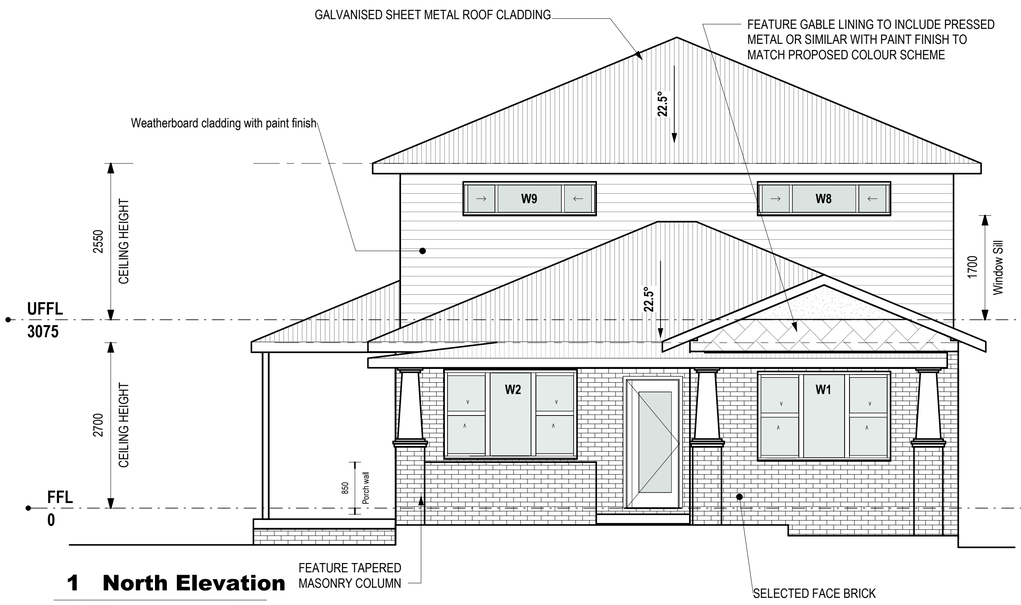
DATE
MARCH 2022

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1 : 50

Proposed Townhouse 2 Floor Plans

PP3

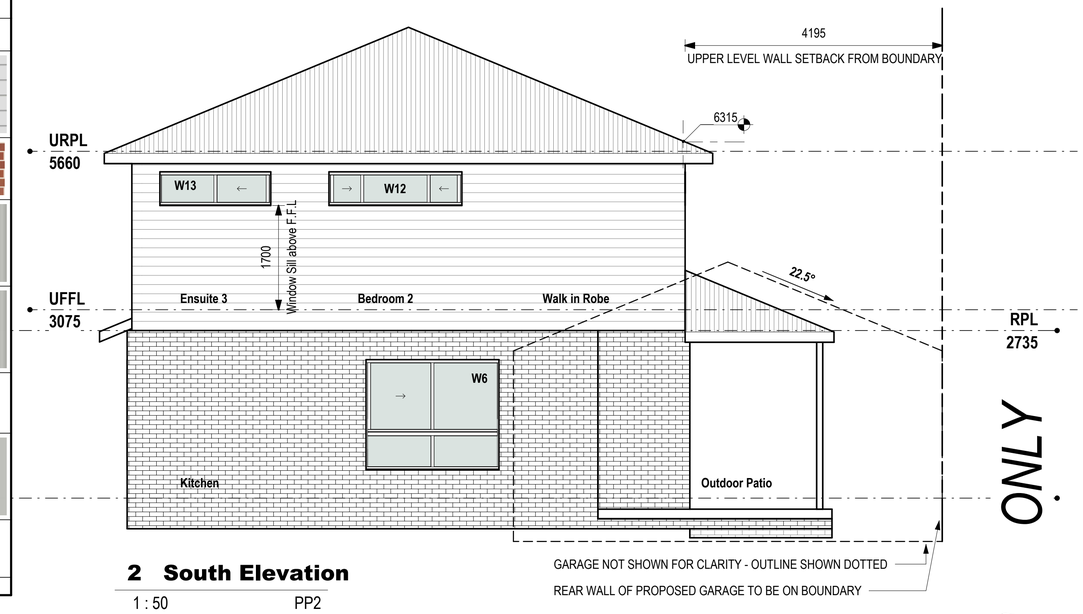
REVISION **D**



1 North Elevation

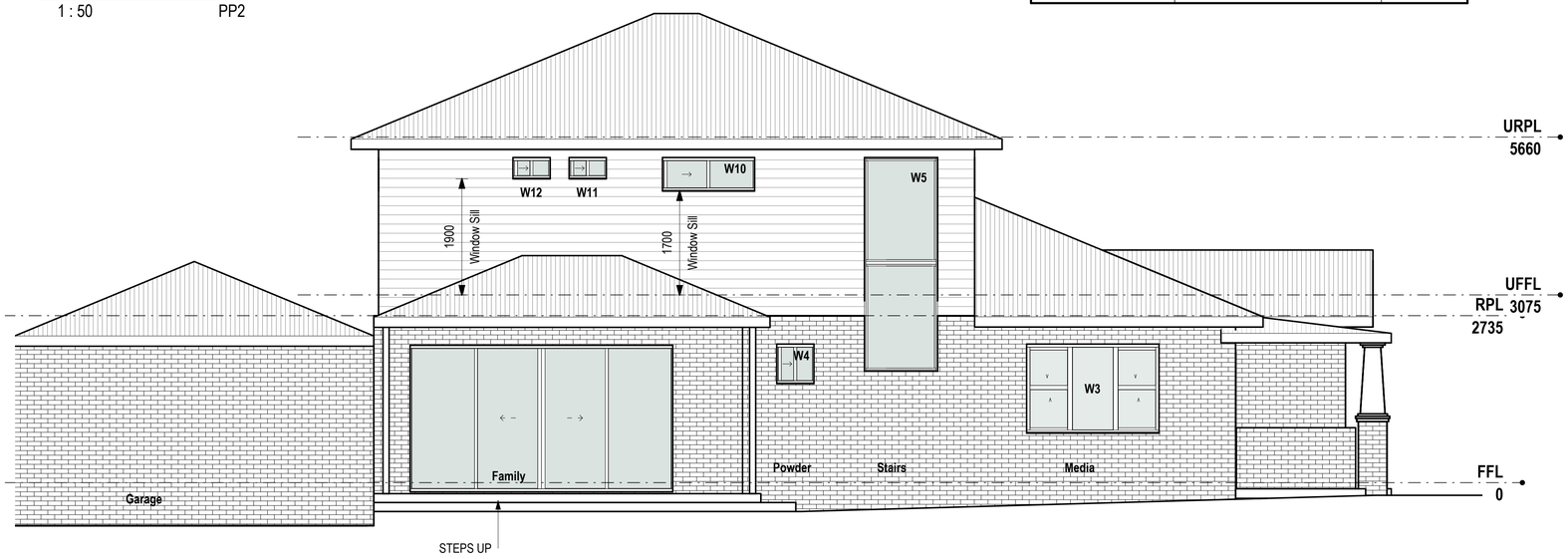
1 : 50 PP2

MATERIALS AND FINISHES SCHEDULE		
ITEM	**MATERIAL / FINISH / COLOUR**	**MATERIAL IMAGE**
EXTERNAL CLADDING	JAMES HARDIE 'LINEA' WEATHERBOARD CLADDING - COLOUR 'SHALE GREY'	
SELECTED FACE BRICK	RED BRICK - RECYCLED APPEARANCE	
ROOF CLADDING	CORRUGATED ROOF - COLORBOND 'SHALE GREY'	
METAL GUTTER AND FASCIA	CORRUGATED ROOF - COLORBOND 'SHALE GREY'	
VERANDAH POSTS	PAINT FINISH - WHITE	
ALUMINIUM WINDOWS	COLORBOND 'SHALE GREY'	
TIMBER WINDOWS - LOWER LEVEL FRONT ELEVATIONS ONLY	NATURAL FINISH	



2 South Elevation

1 : 50 PP2

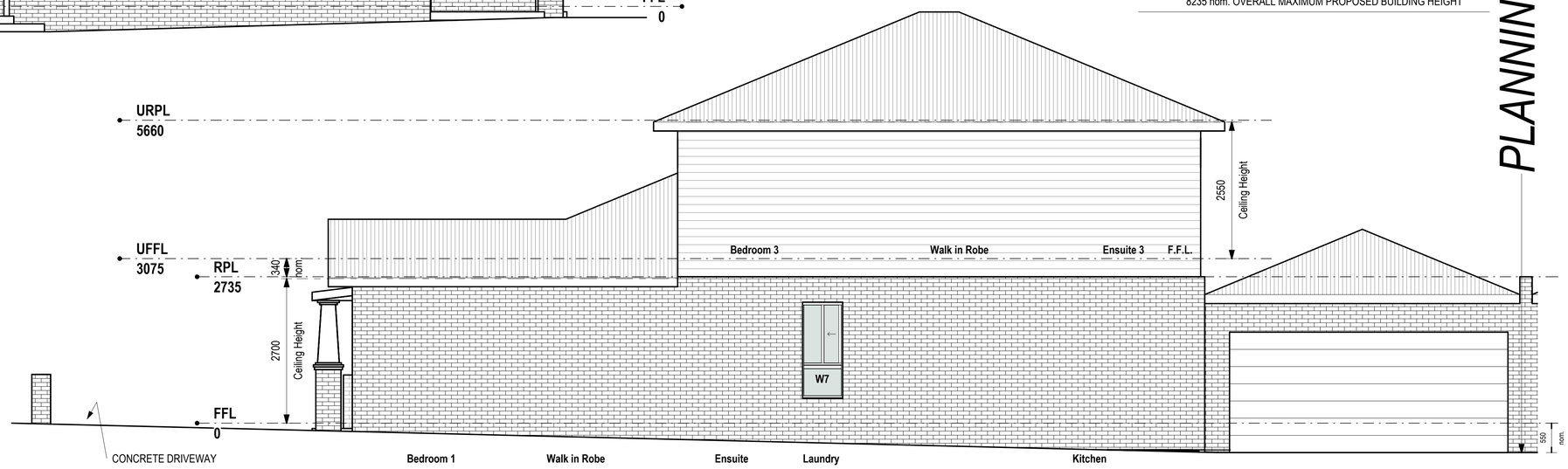


3 East Elevation

1 : 50 PP2

PROPOSED WINDOW SCHEDULE						
Window No.	**Room**	**Height**	**Width**	**Head Height**	**Window Style**	**Glazing**
W1	Bedroom 1	1460	2170	2230	Timber Double hung - twin set	Double glazed
W2	Media	1460	2170	2260	Timber Double hung - twin set	Double glazed
W3	Media	1460	2170	2270	Timber Double hung - twin set	Double glazed
W4	Powder	650	610	2270	Single sliding window	Double glazed
W5	Stairs	3500	1200	5325	Fixed	Double glazed
W6	Family Room	1800	2170	2260	Single sliding window	Double glazed
W7	Laundry	1800	750	2260	Single sliding window with transom	Double glazed
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W13	Ensuite 3	550	1810	2250	Single sliding window	Double glazed

8235 nom. OVERALL MAXIMUM PROPOSED BUILDING HEIGHT



4 West Elevation

1 : 50 PP2

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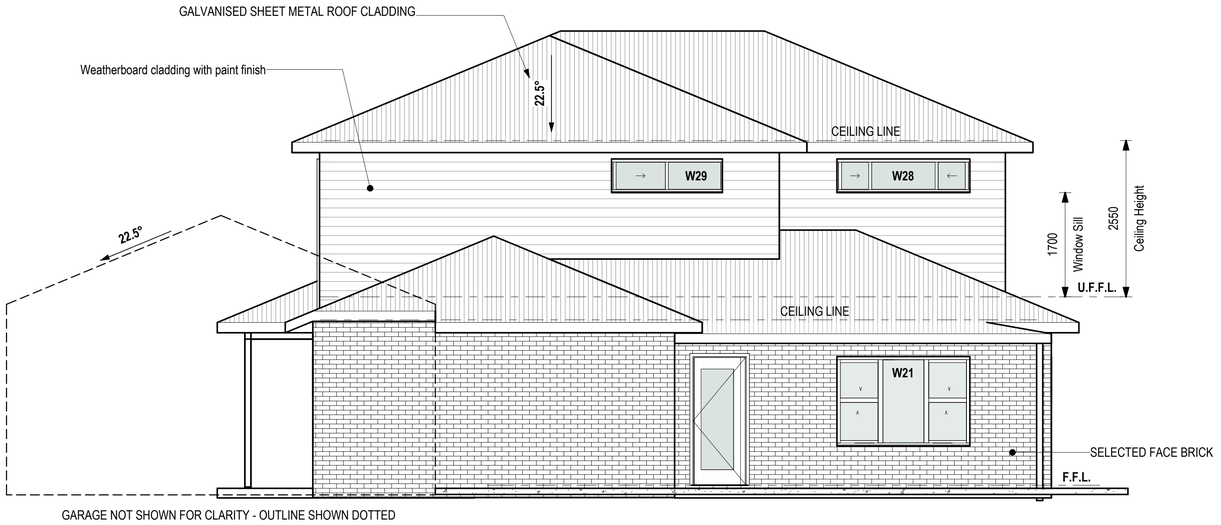
DATE
MARCH 2022

SCALE A1 PAPER
1 : 50

Townhouse 1 Elevations

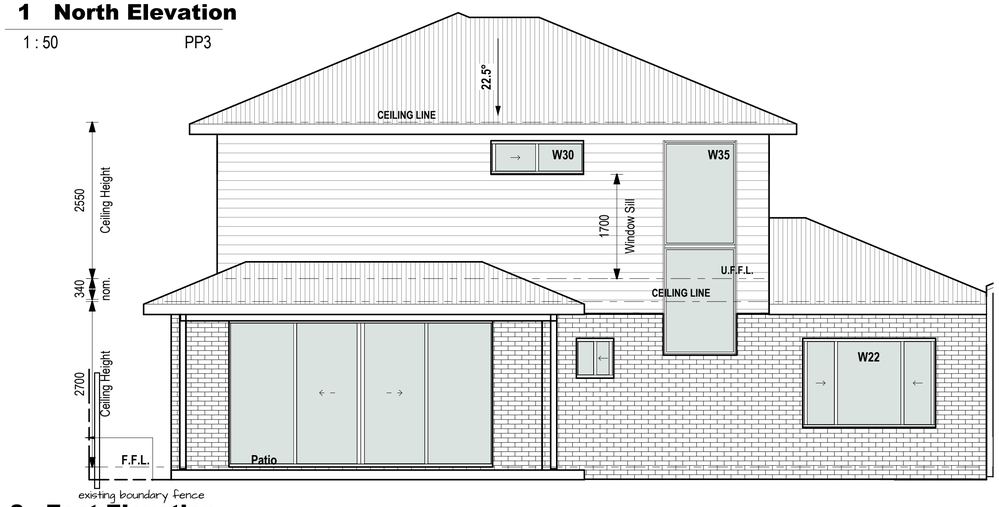
PP4

REVISION **D**



1 North Elevation

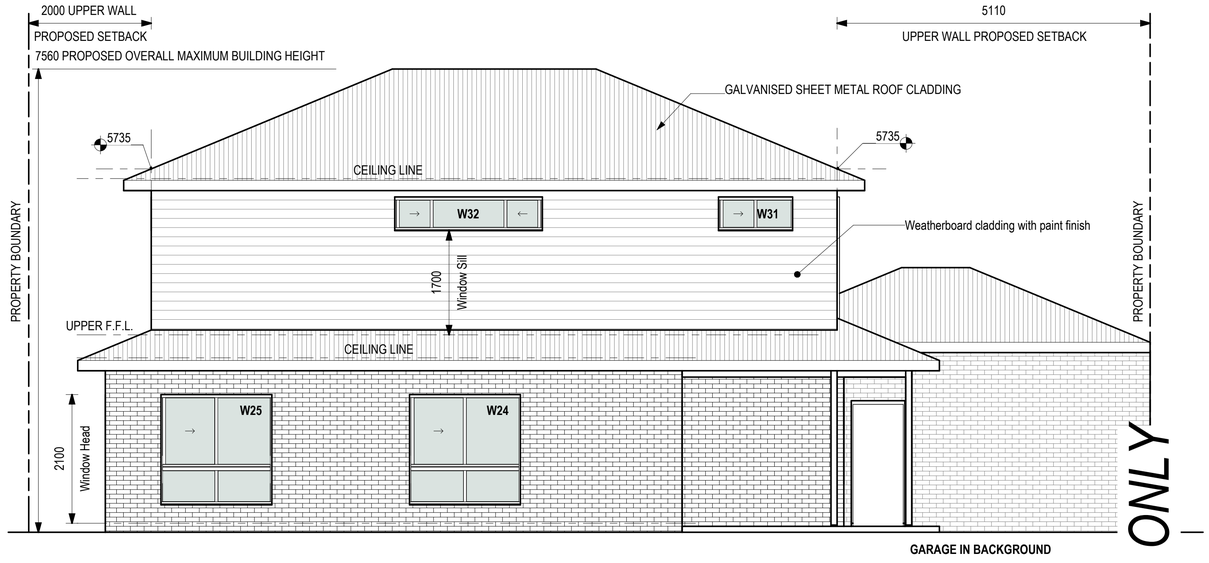
1 : 50 PP3



3 East Elevation

1 : 50 PP3

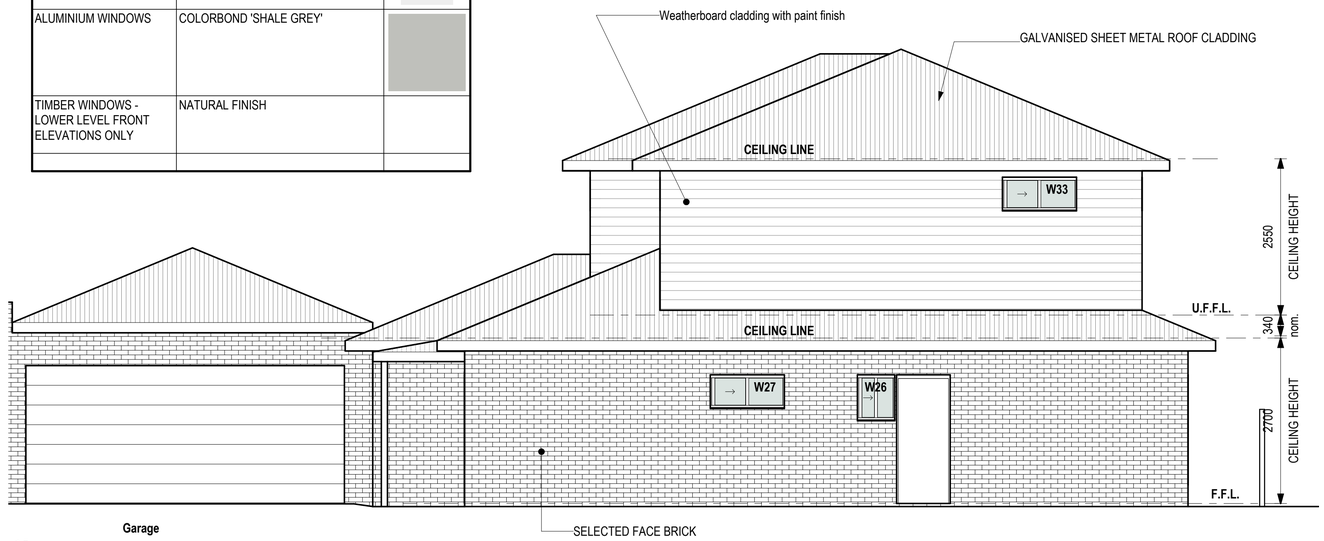
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VERANDAH POSTS	PAINT FINISH - WHITE	
ALUMINIUM WINDOWS	COLORBOND 'SHALE GREY'	
TIMBER WINDOWS - LOWER LEVEL FRONT ELEVATIONS ONLY	NATURAL FINISH	



2 South Elevation

1 : 50 PP3

PROPOSED WINDOW SCHEDULE						
Window No.	Room	Height	Width	Head Height	Window Style	Glazing
W21	TH2 Bedroom 1	1460	2170	1550	Timber Double hung - twin set	Double glazed
W22	TH2 Media	1460	2170	1550	Twin sliding - Aluminium	Double glazed
W23	TH2 Powder	650	610	1550	Single sliding window	Double glazed
W24	TH2 Family	1800	1810	1550	Twin sliding - Aluminium	Double glazed
W25	TH2 Kitchen	1800	1810	1550	Twin sliding - Aluminium	Double glazed
W26	TH2 Laundry	750	610	1550	Single sliding window	Double glazed
W27	TH2 Ensuite	550	1210	1550	Single sliding window	Double glazed
W28	TH2 Bedroom 2	550	2170	1700	Twin sliding - Aluminium	Double glazed
W29	TH2 Rumpus	550	1810	1700	Single sliding window	Double glazed
W30	TH2 Rumpus	550	1510	1700	Single sliding window	Double glazed
W31	TH2 Ensuite 3	550	1210	1700	Single sliding window	Double glazed
W32	TH2 Bedroom 3	550	2410	1700	Twin sliding - Aluminium	Double glazed
W33	TH2 Ensuite 2	550	1210	1700	Single sliding window	Double glazed
W35	TH2 Stairs	3500	1200	4775	Fixed	Double glazed



4 West Elevation

1 : 50 PP2

PLANNING APPLICAITON ONLY

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Mr Alan and Mrs Kim STURZAKER
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DATE MARCH 2022

SCALE A1 PAPER 1 : 50

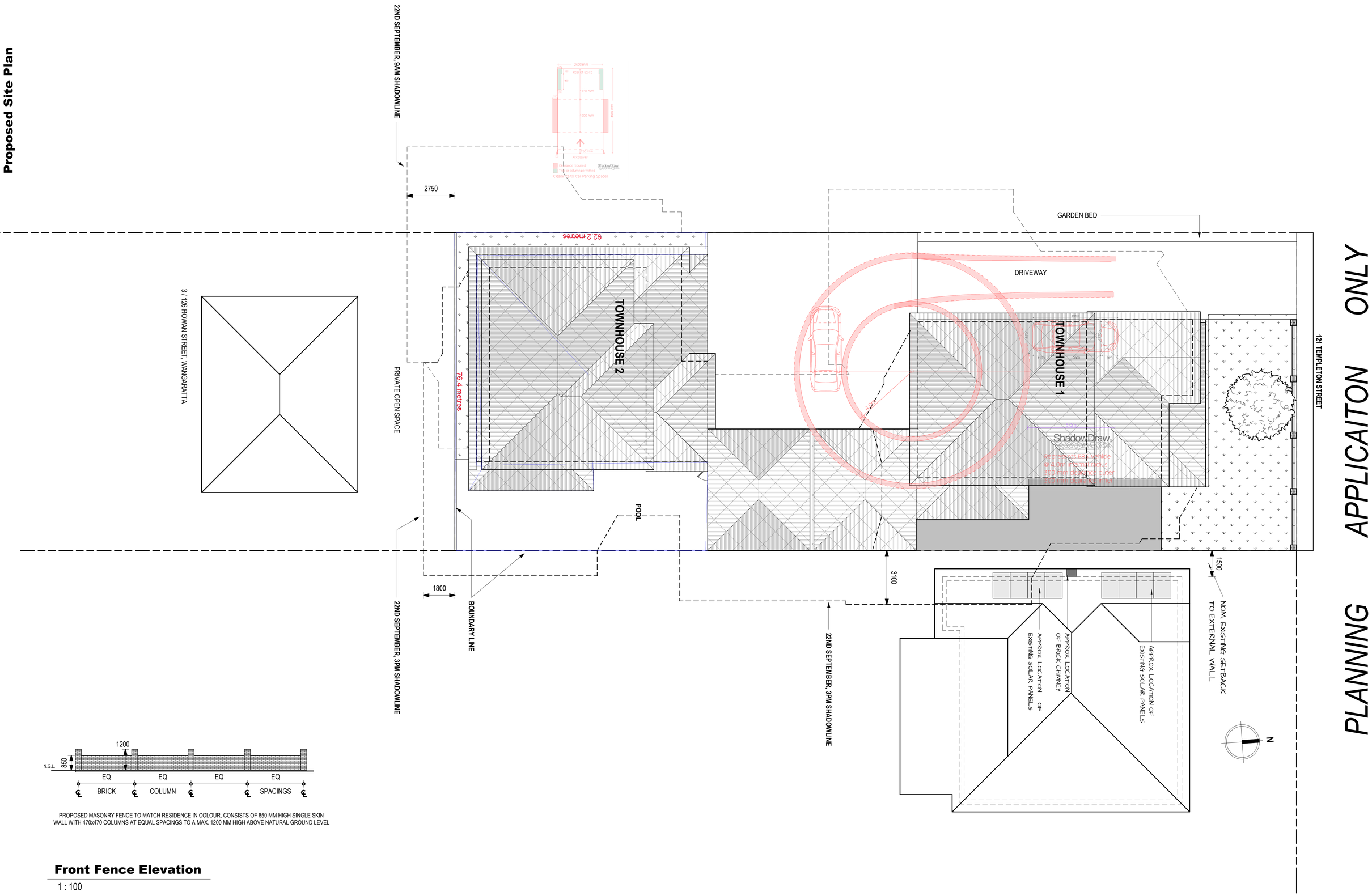
Townhouse 2 Elevations

PP5

REVISION **D**

1 : 100

Proposed Site Plan



PROPOSED MASONRY FENCE TO MATCH RESIDENCE IN COLOUR, CONSISTS OF 850 MM HIGH SINGLE SKIN WALL WITH 470x470 COLUMNS AT EQUAL SPACINGS TO A MAX. 1200 MM HIGH ABOVE NATURAL GROUND LEVEL

Front Fence Elevation

1 : 100

PLANNING APPLICAITON ONLY

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Mr Alan and Mrs Kim STURZAKER	121 Templeton Street, Wangaratta, VIC 3677	Proposed Demolition of existing residence and development of 2 Townhouses
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DATE MARCH 2022

SCALE A1 PAPER 1 : 100

REVISION **D**

Site Overshadowing

PP6

PLAN OF SUBDIVISION

EDITION 1 | **PS 905544N**

LOCATION OF LAND

PARISH: WANGARATTA NORTH

TOWNSHIP: WANGARATTA

SECTION: 64A

CROWN ALLOTMENT: 1 (PT)

TITLE REFERENCE: Vol.4788 Fol.433

LAST PLAN REFERENCE: TP 657410C

POSTAL ADDRESS: 121 TEMPLETON STREET
(at time of subdivision) WANGARATTA 3677

MGA CO-ORDINATES: E: 438 240 ZONE: 55
(of approx centre of land in plan) N: 5 977 040 MGA 2020

COUNCIL NAME: RURAL CITY OF WANGARATTA

PLAN OF PROPOSED SUBDIVISION
LOT 4 LP4153
121 TEMPLETON STREET
WANGARATTA

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
NIL	NIL

NOTATIONS

DEPTH LIMITATION DOES NOT APPLY

SURVEY:
This plan is based on survey.

STAGING:
This is not a staged subdivision.
Planning Permit No.

This survey has been connected to permanent marks No(s).35, 81, 84 & 90

In Proclaimed Survey Area No.28

NOTATIONS

LOCATION OF BOUNDARIES DEFINED BY BUILDINGS SHOWN BY THICK CONTINUOUS HATCHED LINES:

MEDIAN: BOUNDARIES MARKED "M"

EXTERIOR FACE: BOUNDARIES MARKED "F"

EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easements and rights implied by section 12(2) of the Subdivision Act 1988 apply to the whole of the land on this plan.

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of

ESLERS LAND CONSULTING
SURVEYORS, ENGINEERS & DEVELOPMENT CONSULTANTS
598 MACAULEY STREET ALBURY 2640, (02)60580100
3/15 FORD STREET WANGARATTA 3677, (03)57215688

SURVEYORS FILE REF: 12628

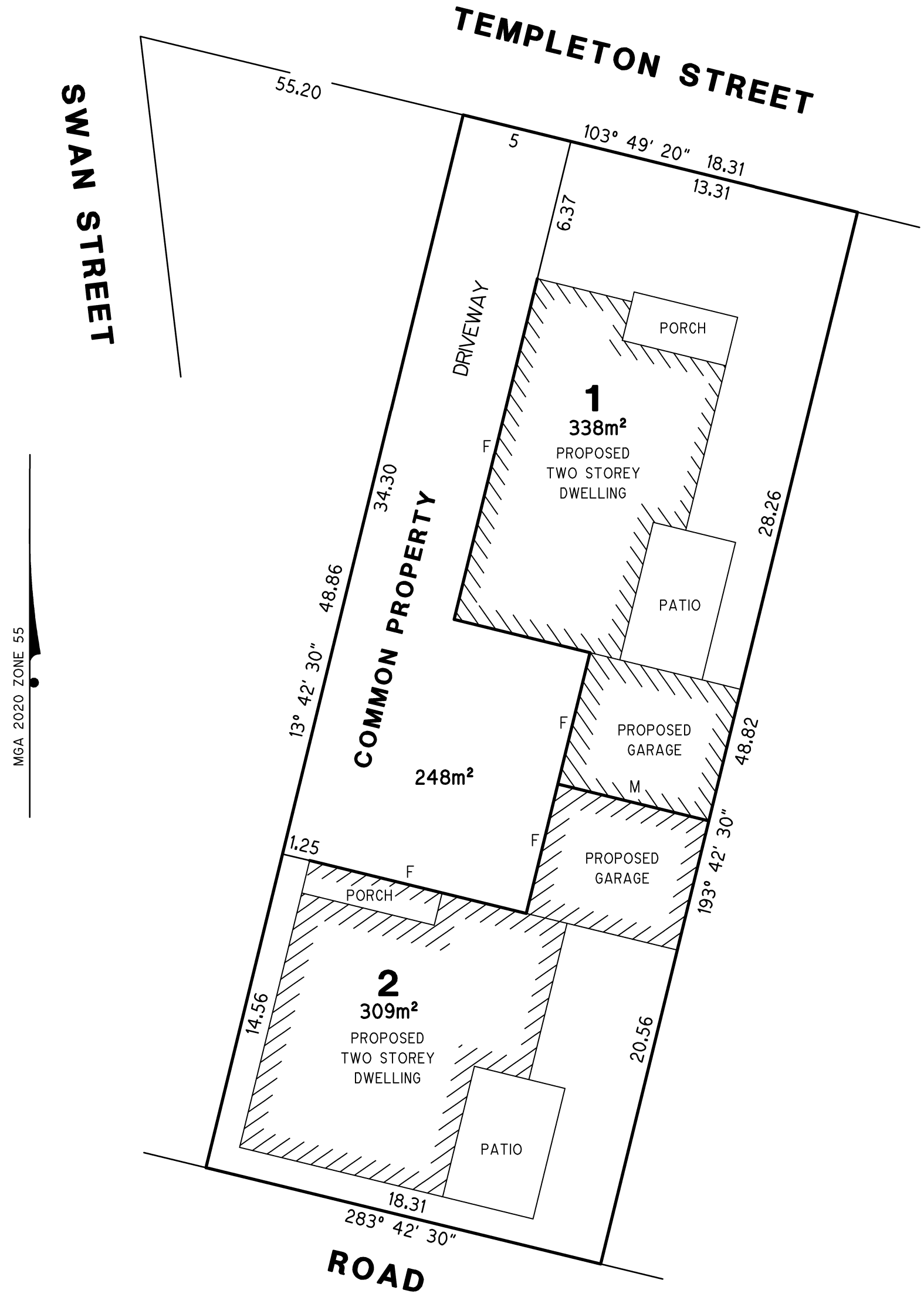
ORIGINAL SHEET SIZE: A3

ANDREW ALFRED ROTHERHAM

VERSION 1

PLAN OF PROPOSED SUBDIVISION
LOT 4 LP4153
121 TEMPLETON STREET
WANGARATTA

PLAN NUMBER
PS 905544N



LOCATION OF PROPOSED BOUNDARIES DEFINED BY BUILDINGS:

MEDIAN: BOUNDARIES MARKED "M"

EXTERIOR FACE: BOUNDARIES MARKED "F"

SURVEYORS FILE REF: 12628

ESLERS LAND CONSULTING SURVEYORS, ENGINEERS & DEVELOPMENT CONSULTANTS 598 MACAULEY STREET ALBURY 2640, (02)60580100 3/15 FORD STREET WANGARATTA 3677, (03)57215688	SCALE 1 : 200	2 0 4 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3 / SHEET 2
	ANDREW ALFRED ROTHERHAM VERSION 1		