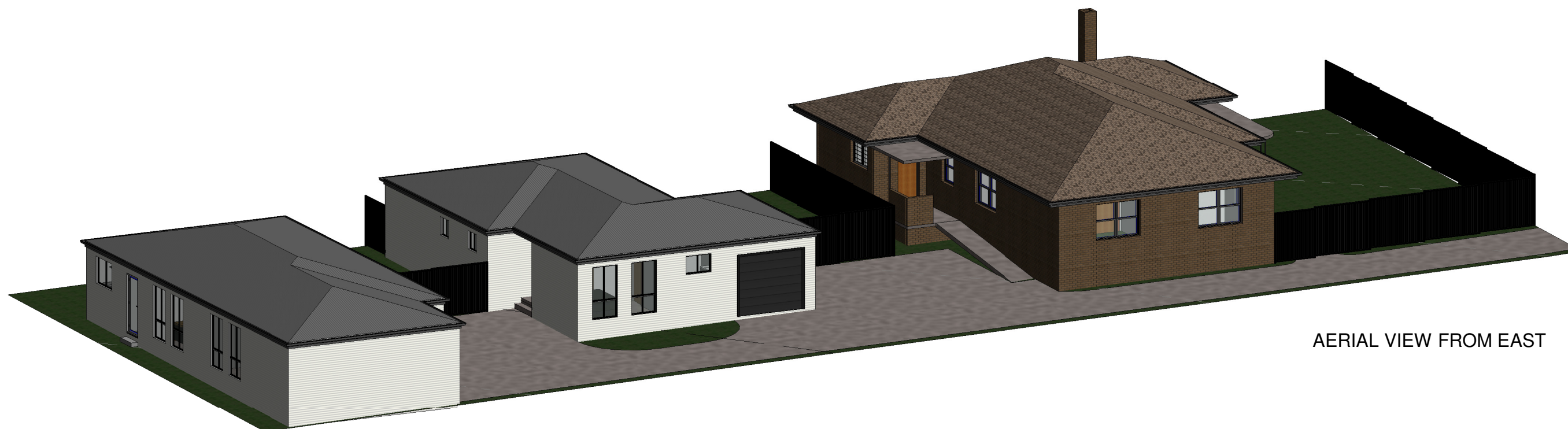


AERIAL VIEW FROM NORTH



AERIAL VIEW FROM EAST

CLIENT: MACKAY-DALKEITH
 PROJECT: PROPOSED 3 DWELLINGS ON A LOT AT
 234 GLADSTONE ST
 MARYBOROUGH VIC 3465

DRAWN: NBD
 PROJECT NO: M991
 DATE: 14/02/2022 11:36:39 AM

B.F. & R. DOUGLAS
 BUILDING CONSULTANTS
 REGISTERED BUILDING PRACTITIONER
 98 HIGH ST MARYBOROUGH VIC 3465
 Tel:0354611220 Fax:0354611208
 Email:douglas1@netconnect.com.au

RESCODE REQUIREMENTS

NEIGHBOURHOOD CHARACTER

A1. NEIGHBOURHOOD CHARACTER.
THE EXISTING NEIGHBORHOOD CONSISTS OF DWELLINGS OF SIMILAR AGE AND CHARACTER, WHICH WILL BE PRESERVED AND UPHELD BY THIS RENOVATION.

A2. INTEGRATION WITH STREET
THE DEVELOPMENT IS ORIENTED TO THE GLADSTONE ST SIDE

SITE LAYOUT AND BUILDING MASSING

A3. STREET SETBACK.
THE PROPOSED ALTERATIONS AND ADDITIONS ARE ALL SETBACK FURTHER THAN THE FRONT OF THE EXISTING DWELLING , WHICH IS TO BE RETAINED

A4. BUILDING HEIGHTS
MAXIMUM BUILDING HEIGHT WILL BE 3965 FOR UNIT 2, 4032 FOR UNIT 3, WITH EXISITNG DWELLING 1 AT 5500 (AT FRONT OF THE SITE)

A5. SITE COVERAGE	
ROOF AREA OF EXISTING DWELLING 1 TO BE RETAINED:	189.7M²
ROOF AREA OF PROPOSED UNIT 2:	116.2M²
ROOF AREA OF PROPOSED UNIT 3:	123.6M²
TOTAL	429.5M²

TOTAL SITE AREA: 1,011M²
% OF SITE BUILT UP: 42.5% (MAX. ALLOWANBLE 60%)

A6. PERMEABILITY	
AT LEAST 20% OF SITE IS NOT TO BE COVERED BY IMPERVIOUS SURFACES	
TOTAL SITE AREA:	1,011M²
TOTAL IMPERVIOUS AREAS:	630M²
REMAINING NON IMPERVIOUS SPACE:	381M² (37.69%)

A7. ENERGY EFFICIENCY PROTECTION
- ALL LIVING AREAS AND PRIVATE OPEN SPACES ARE ORIENTED TO NORTH WEST
- MINIMAL (IF ANY) IMPACT ON ENERGY EFFICIENCY OF ADJOINING BUILDINGS

A8. SIGNIFICANT TREES
NO SIGNIFICANT TREES ARE PRESENT ON SITE OR ALONG THE GLADSTONE ST NATURE STRIP

A9. PARKING
TWO CAR PARKING SPACES HAVE BEEN PROVIDED FOR EACH DWELLING

AMENITY IMPACTS

A10. SIDE & REAR SETBACKS
PROPOSED DWELLING IS SETBACK MORE THAN 1M FROM SOUTH WESTERN SIDE AND REAR BOUNDARIES.
PROPOSED UNIT 3 GARAGE SHED IS LOCATED 156MM FROM THE SIDE BOUNDARY

A11. WALLS ON BOUNDARIES
UNIT 3 GARGE IS LOCATED ON THE BOUNDARY, MAX. HEIGHT IS 2775, WHICH IS LOWER THAN THE AVERAGE ALLOWABLE HEIGHT OF 3200

A12. DAYLIGHT TO EXISTING WINDOWS
THERE ARE NO INSTANCES WHERE THE PROPOSED BUILDINGS IMPINGE ON WINDOWS OF HABITABLE ROOMS IN NEIGHBOURING DWELLINGS IN TERMS OF ALLOWANCE OF ADEQUATE DAYLIGHT

A13. NORTH FACING WINDOWS
NO NORTH FACING WINDOWS ARE PRESENT IN NEIGHBOURING DWELLINGS WITHIN 3.0M OF THE ABUTTING LOT BOUNDARY

A14. OVERSHADOWING OPEN SPACE
NO SUNLIGHT TO PRIVATE OPEN SPACE OF AN EXISTING DWELLING WILL BE REDUCED BY THE PROPOSED DWELLING.

A15. OVERLOOKING.
NO DIRECT VIEWS INTO PRIVATE OPEN SPACE OR HABITABLE ROOM WINDOWS OF AN EXISTING DWELLING ARE RESULTANT FROM THE PROPOSED DESIGN

ON SITE AMENITY & FACILITIES

A16. DAYLIGHT TO NEW WINDOWS.
ALL HABITABLE ROOM WINDOWS ARE LOCATED TO FACE EITHER:
-AN OUTDOOR SPACE WITH A MIN. AREA OF 3M² AND MINIMUM DIMENSION OF 1 M CLEAR TO THE SKY
-A VERANDAH WITH AT LEAST 1 THIRD OF ITS PERIMETER OPEN
-A CARPORT WITH 2 OR MORE OPEN SIDES AND IS OPEN FOR AT LEAST 1 THIRD OF ITS PERIMETER

A17. PRIVATE OPEN SPACE
-A MINIMUM OF 84M² OF PRIVATE OPEN SPACE HAS BEEN PROVIDED FOR EACH DWELLING WHICH IS AT LEAST 80M² OR 20% OF THE AREA OF THE LOT, WHICHEVER IS LESS, BUT NOT LESS THAN 40M².
- ONE PART OF THE EACH PIECE OF OPEN SPACE IS AT LEAST 25M² WITH A MIN. 3M WITH CONVENIENT ACCESS FROM A LIVING ROOM, AS PREFERRED

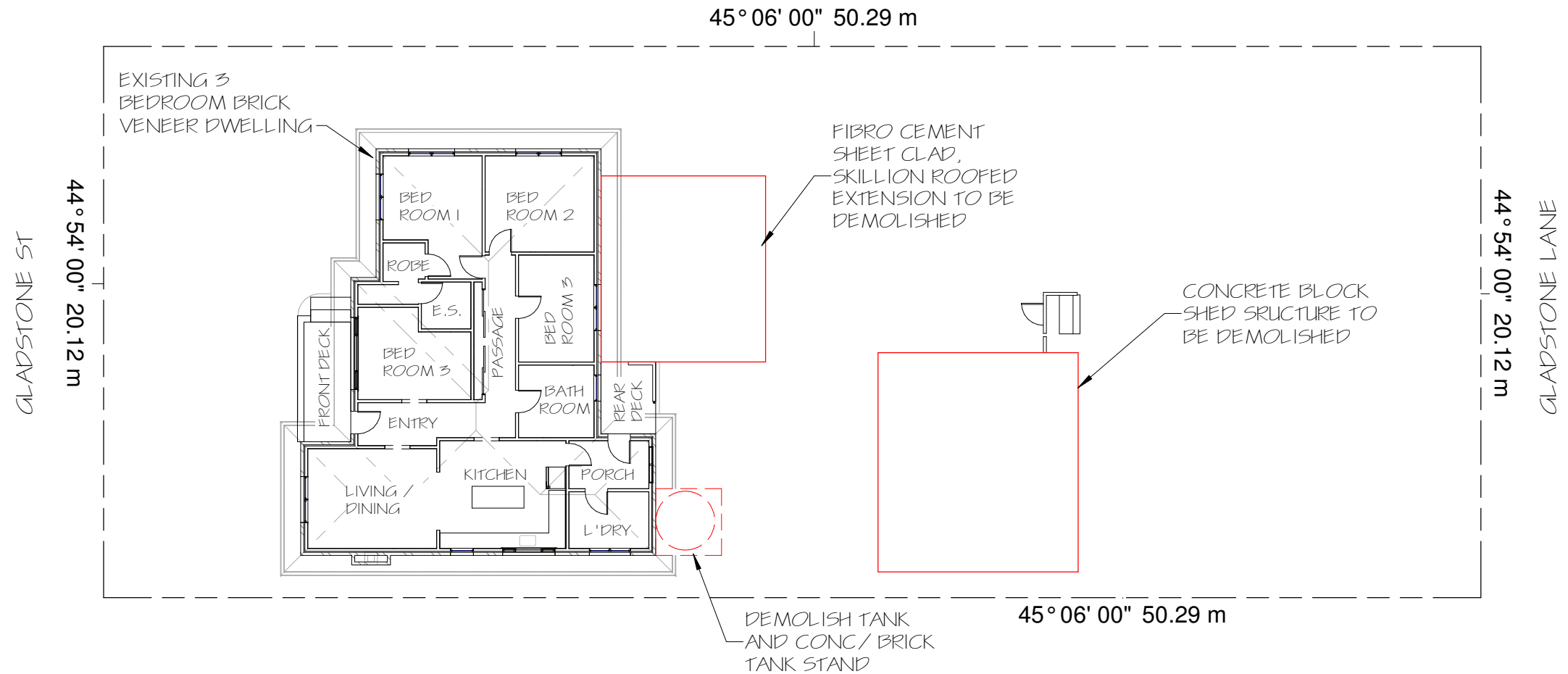
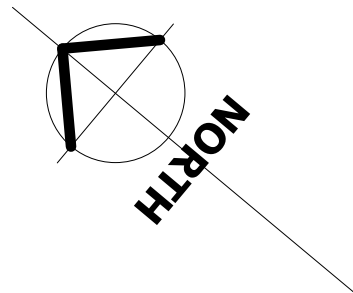
A18. SOLAR ACCESS TO OPEN SPACE
ALL PRIVATE OPEN SPACE IS LOCATED ON THE NORTH WESTERN SIDE OF EACH RESPECTIVE DWELLING, WHICH IS CLOSE TO OPTIMAL.

DETAILED DESIGN

A19. DESIGN DETAIL
PREFERRED NEIGHBOURHOOD CHARACTER
THE PROPOSED BUILDINGS ARE DESIGNED TO APPEAR IN SYMPATHY WITH THE STYLE OF THE EXISTING ON SITE DWELLING,
AS THE EXISTING ON SITE DWELLING,
1800 COLORBOND FRONT FENC WILL BE PROVIDED AS PART OF THE DEVELOPMENT.

GARDEN AREA
GARDEN AREA OF 354M2 HAD BEEN PROVIDED, WHICH IS 35% OF TOTAL SITE AREA, AS REQUIRED

MACKAY – DALKEITH			SHEET NO: 102	SCALE: N/ A	PROJECT NO: M991
			DESIGNED: B. DOUGLAS DP-AD1401	DRAWN: NBD	DATE: 14/ 02/ 2022 11:36:40 AM
PROPOSED 3 DWELLINGS ON A LOT AT 234 GLADSTONE ST MARYBOURUGH VIC 3465	RESCODE SUMMARY	REVISIONS:			B.F. & R. DOUGLAS BUILDING CONSULTANTS REGISTERED BUILDING PRACTITIONER 98 HIGH ST MARYBOROUGH VIC 3465 Tel:0354611220 Fax:0354611208 Email:douglas1@netconnect.com.au
		Date	Description	Issue	



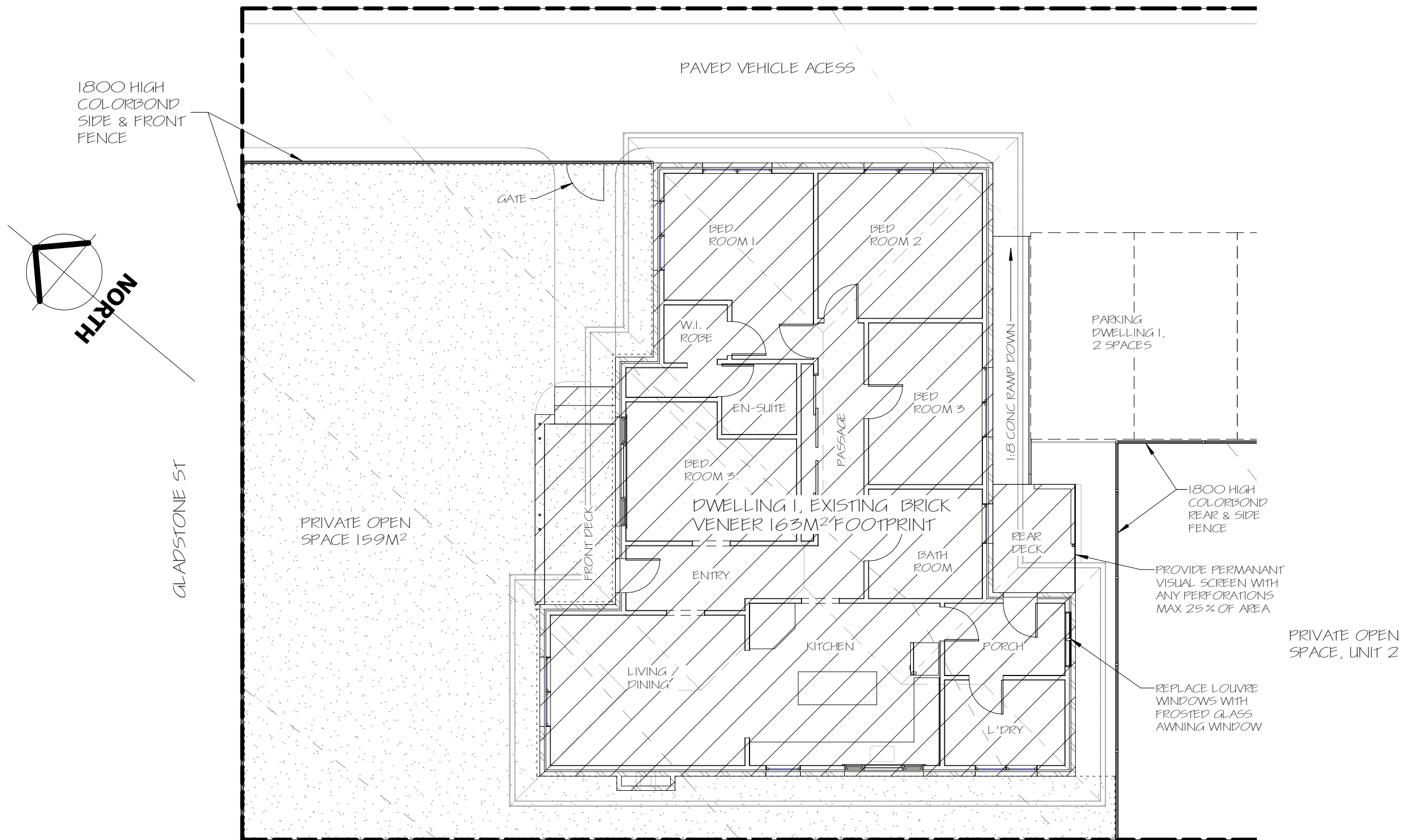
DEMOLITION PLAN

MACKAY – DALKEITH

PROPOSED 3 DWELLINGS ON A
LOT AT 234 GLADSTONE ST
MARYBOROUGH VIC 3465

DEMOLITION
PLAN

SHEET NO: AOI	SCALE: 1 : 200	PROJECT NO: M991
DESIGNED: B. DOUGLAS DP-AD1401	DRAWN: NBD	DATE: 14 / 02 / 2022 11:36:40 AM
REVISIONS:	B.F. & R. DOUGLAS BUILDING CONSULTANTS REGISTERED BUILDING PRACTITIONER 98 HIGH ST MARYBOROUGH VIC 3465 Tel: 0354611220 Fax: 0354611208 Email: douglas1@netconnect.com.au	
Date	Description	Issue



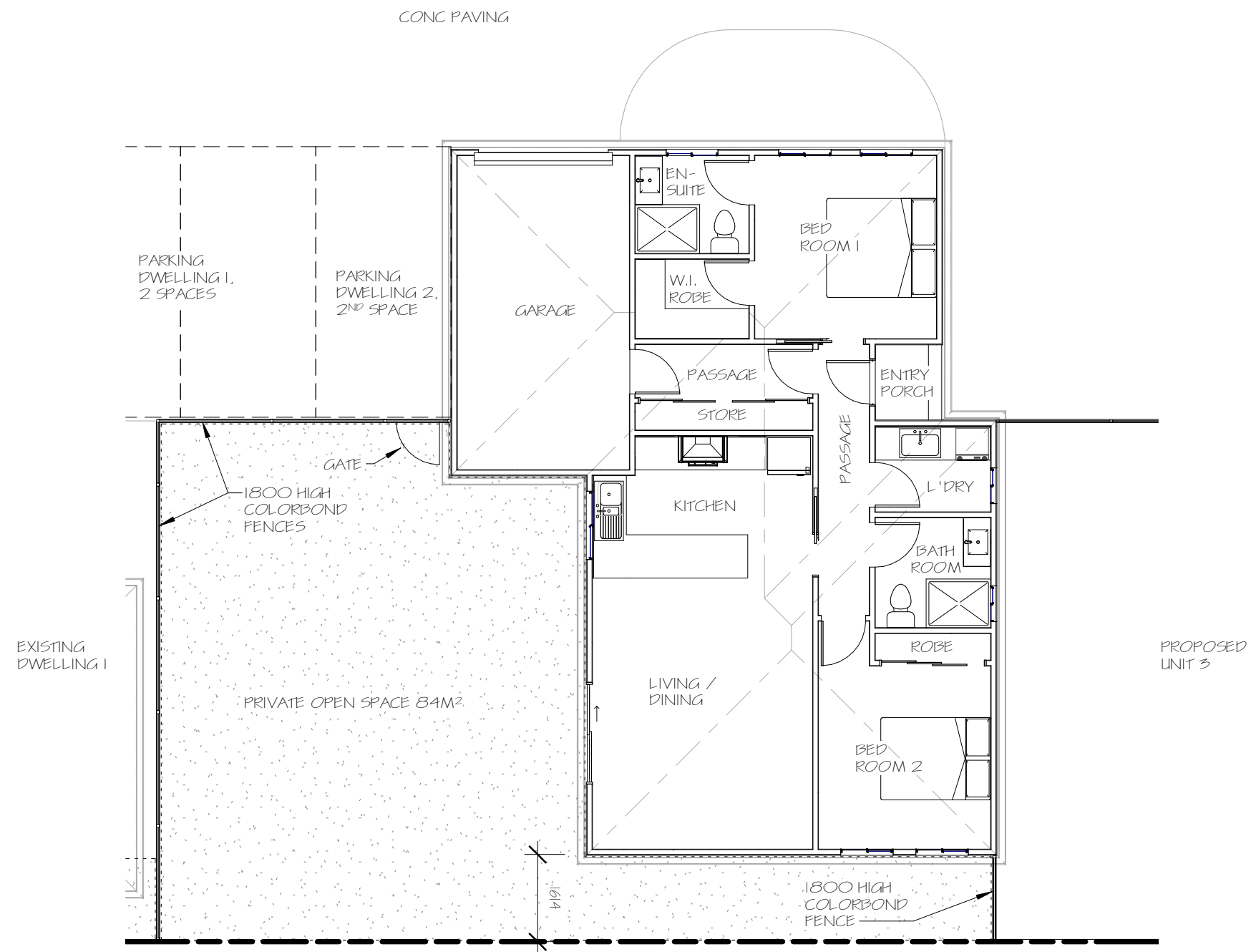
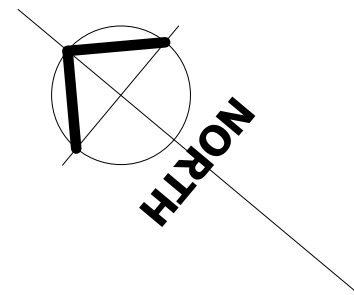
FLOOR PLAN EXISTING DWELLING 1

MACKAY – DALKEITH

PROPOSED 3 DWELLINGS ON A LOT AT 234 GLADSTONE ST MARYBOURGH VIC 3465

FLOOR PLAN EXISTING DWELLING 1

SHEET NO: AO2	SCALE: 1:100	PROJECT NO: M991
DESIGNED: B. DOUGLAS DP-AD1401	DRAWN: NBD	DATE: 14/02/2022 11:36:41 AM
REVISIONS:	B.F. & R. DOUGLAS BUILDING CONSULTANTS REGISTERED BUILDING PRACTITIONER 98 HIGH ST MARYBOROUGH VIC 3465 Tel: 0354611220 Fax: 0354611208 Email: douglas1@netconnect.com.au	
Date	Description	Issue



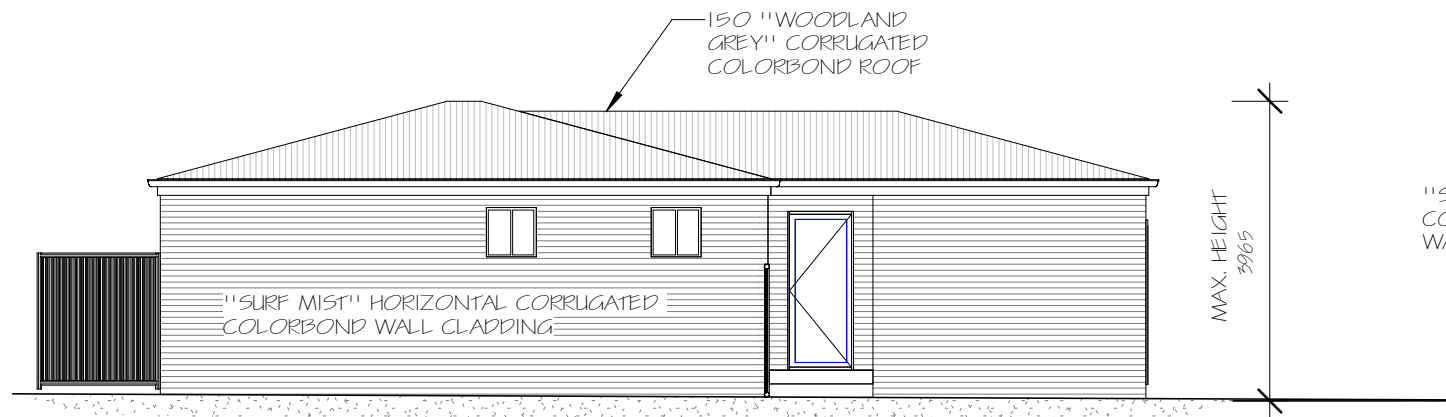
FLOOR PLAN UNIT 2, 108M² FOOTPRINT

MACKAY – DALKEITH

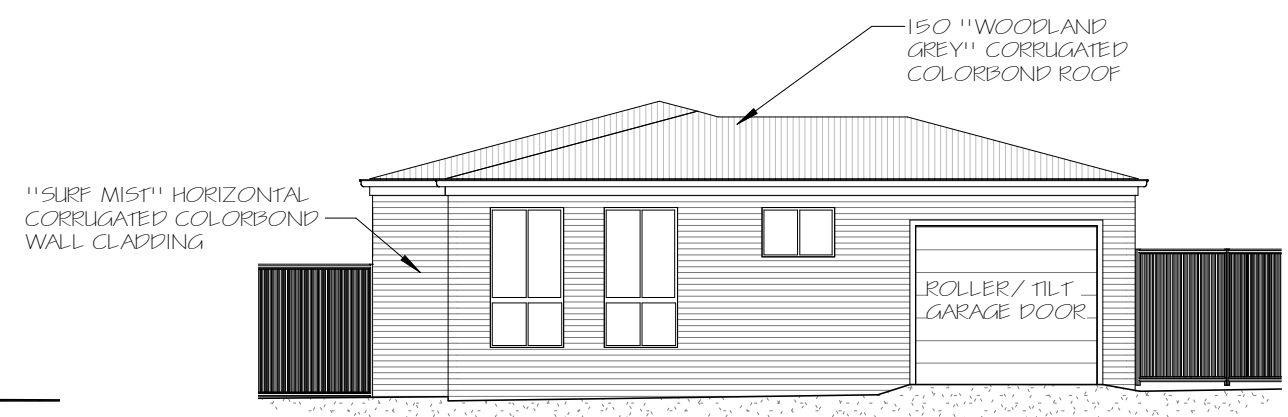
PROPOSED 3 DWELLINGS ON A
LOT AT 234 GLADSTONE ST
MARYBOURGH VIC 3465

FLOOR PLAN
UNIT 2

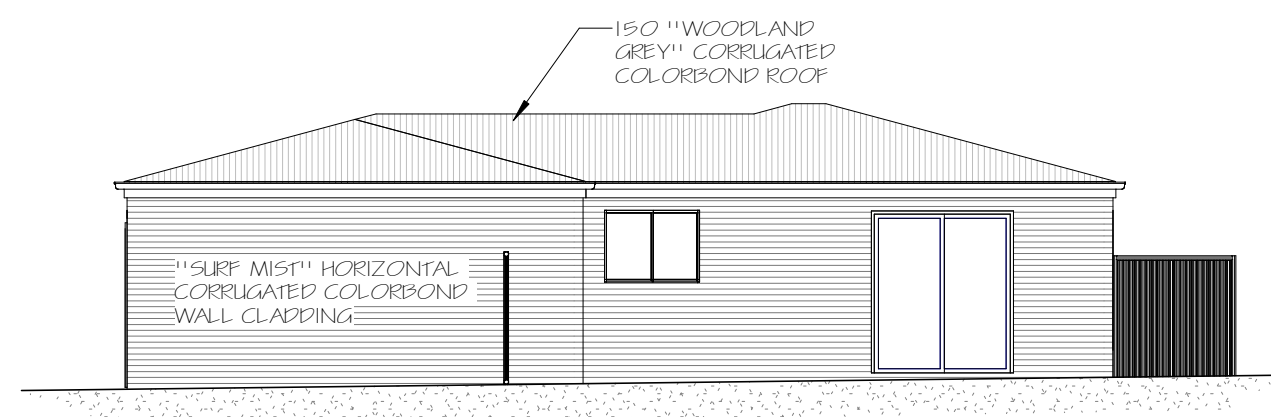
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REVISIONS:	B.F. & R. DOUGLAS BUILDING CONSULTANTS REGISTERED BUILDING PRACTITIONER 98 HIGH ST MARYBOROUGH VIC 3465 Tel: 0354611220 Fax: 0354611208 Email: douglas1@netconnect.com.au	
Date	Description	Issue



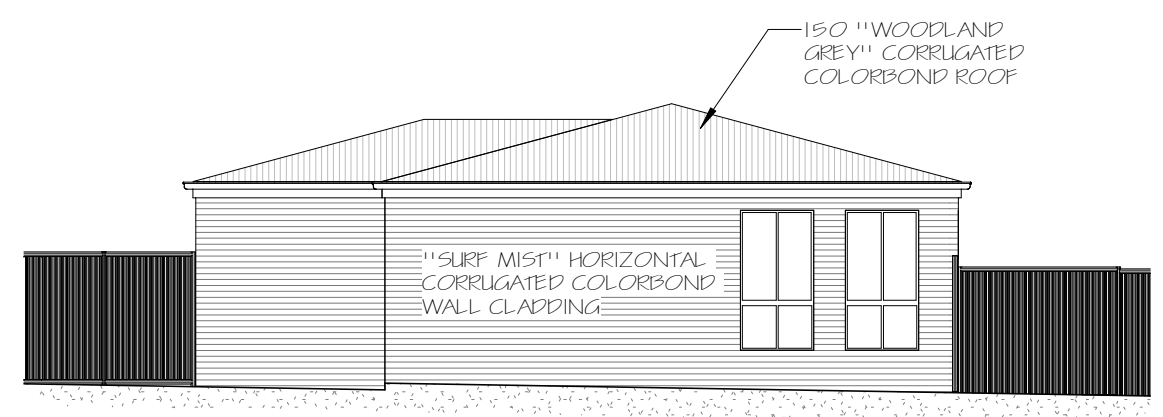
SOUTH EAST ELEVATION



NORTH EAST ELEVATION



NORTH WEST ELEVATION



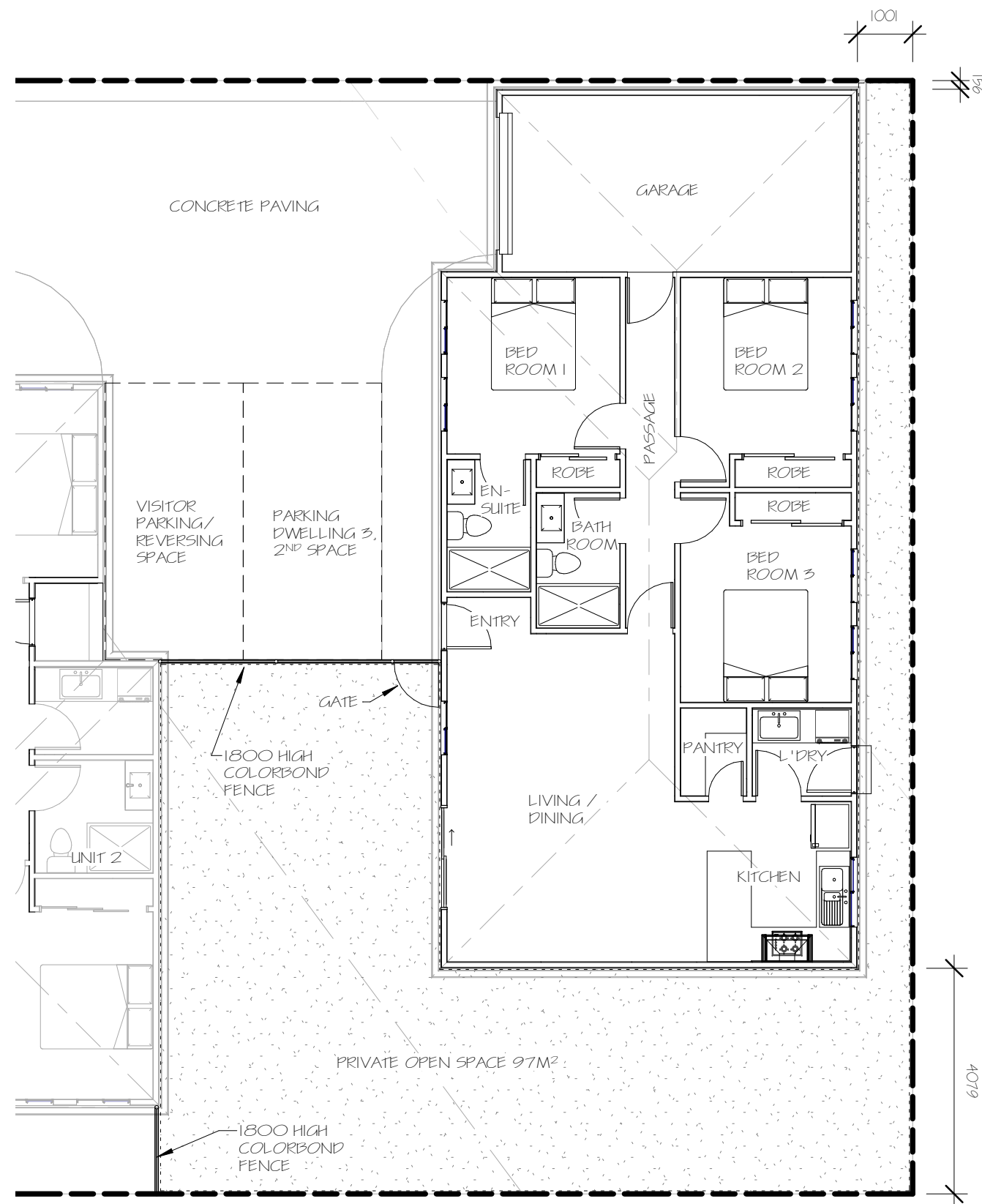
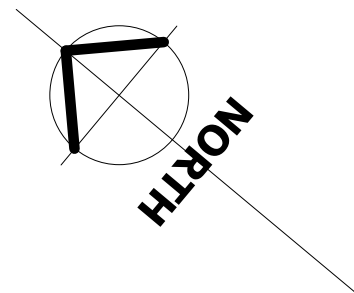
SOUTH WEST ELEVATION

MACKAY – DALKEITH

PROPOSED 3 DWELLINGS ON A
LOT AT 234 GLADSTONE ST
MARYBOURGH VIC 3465

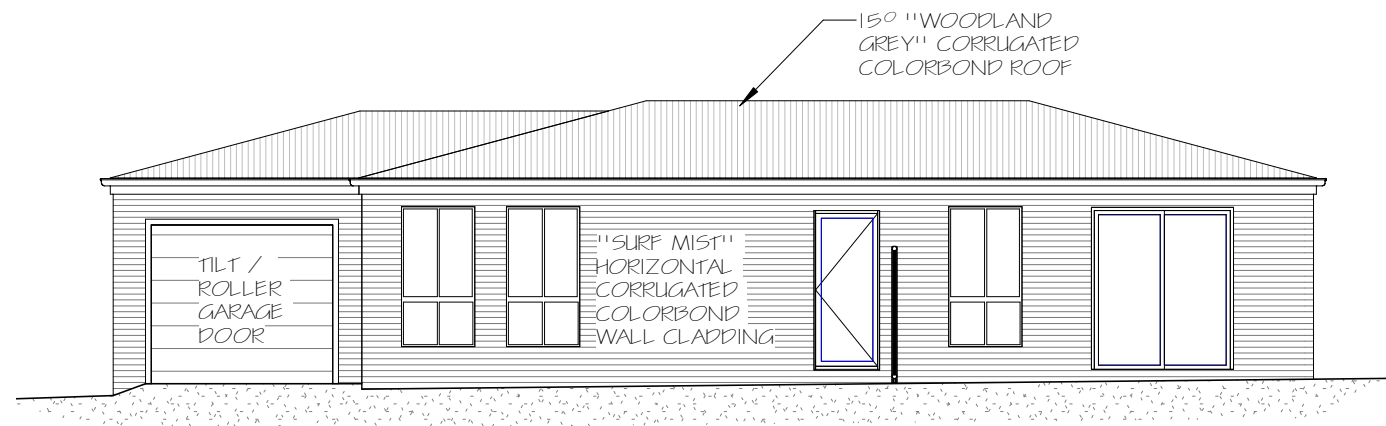
ELEVATIONS
UNIT 2

SHEET NO: A04	SCALE: 1:100	PROJECT NO: M991
DESIGNED: B. DOUGLAS DP-AD1401	DRAWN: NBD	DATE: 14/02/2022 11:36:43 AM
REVISIONS:	B.F. & R. DOUGLAS BUILDING CONSULTANTS REGISTERED BUILDING PRACTITIONER 98 HIGH ST MARYBOROUGH VIC 3465 Tel: 0354611220 Fax: 0354611208 Email: douglas1@netconnect.com.au	
Date	Description	Issue

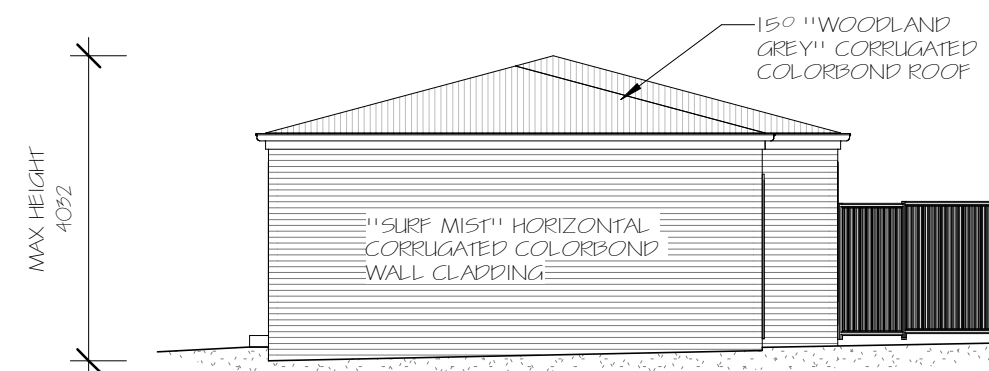


FLOOR PLAN UNIT 3, 116M² FOOTPRINT

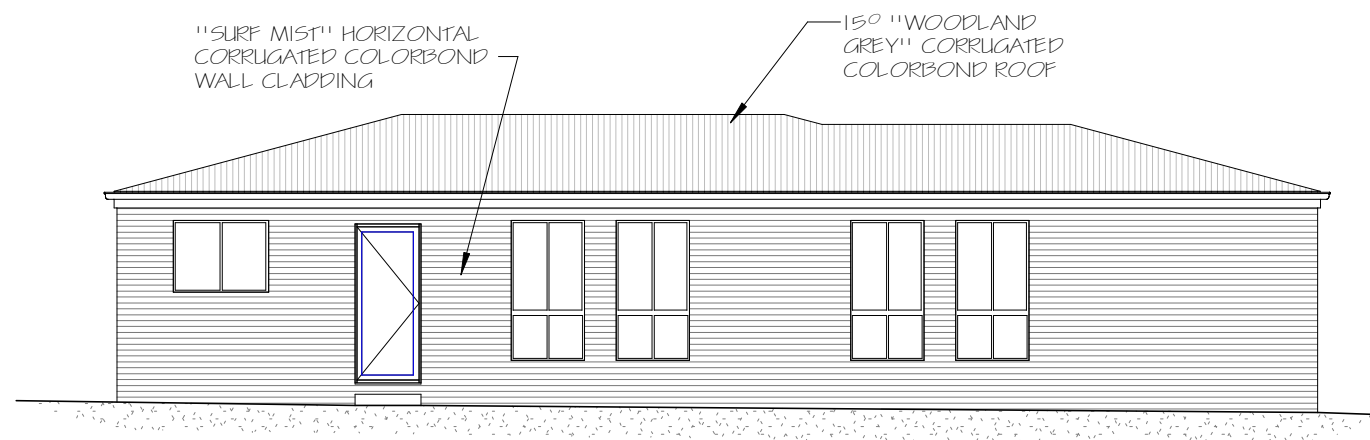
MACKAY – DALKEITH		SHEET NO: A05		SCALE: 1:100		PROJECT NO: M991		
		DESIGNED: B. DOUGLAS DP-AD1401		DRAWN: NBD		DATE: 14/ 02/ 2022 11:36:44 AM		
PROPOSED 3 DWELLINGS ON A LOT AT 234 GLADSTONE ST MARYBOURGH VIC 3465		FLOOR PLAN UNIT 3		REVISIONS:		B.F. & R. DOUGLAS BUILDING CONSULTANTS REGISTERED BUILDING PRACTITIONER 98 HIGH ST MARYBOROUGH VIC 3465 Tel:0354611220 Fax:0354611208 Email:douglas1@netconnect.com.au		
				Date Description Issue				



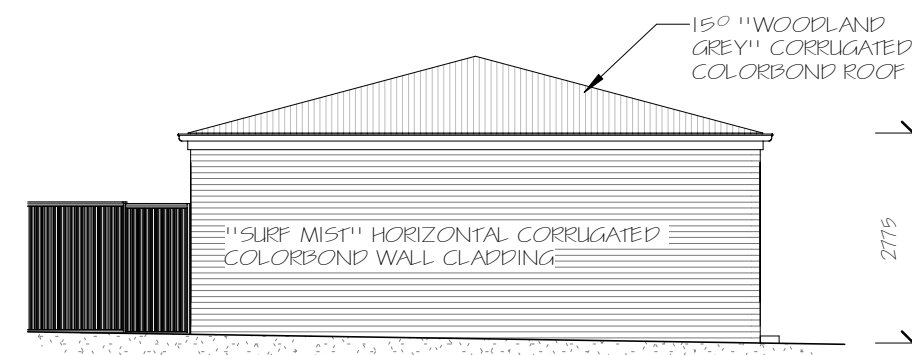
NORTH WEST ELEVATION



NORTH EAST ELEVATION



SOUTH EAST ELEVATION



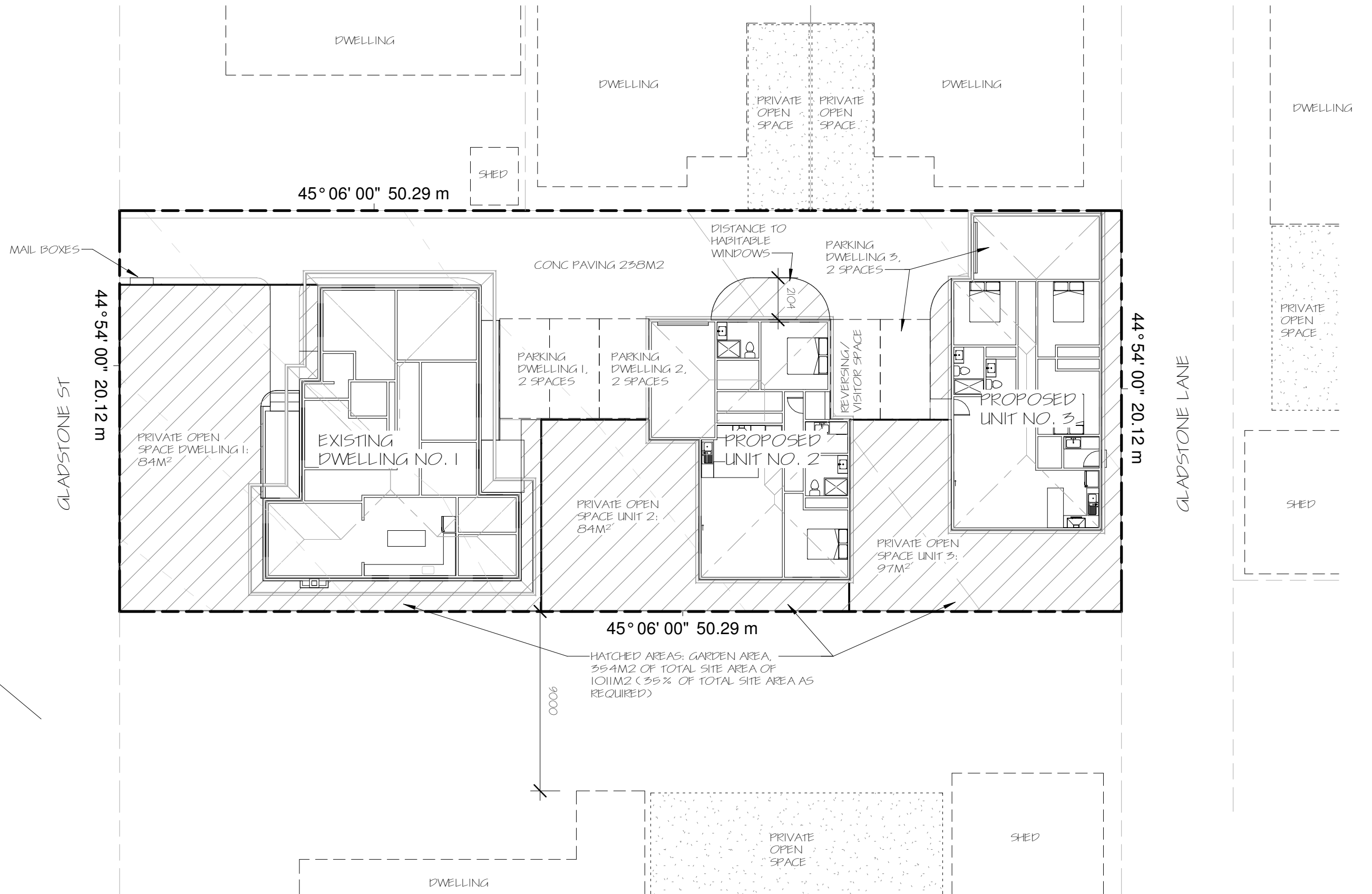
SOUTH WEST ELEVATION

MACKAY – DALKEITH

PROPOSED 3 DWELLINGS ON A
LOT AT 234 GLADSTONE ST
MARYBOURGH VIC 3465

ELEVATIONS
UNIT 3

SHEET NO: A06	SCALE: 1:100	PROJECT NO: M991
DESIGNED: B. DOUGLAS DP-AD1401	DRAWN: NBD	DATE: 14/02/2022 11:36:45 AM
REVISIONS:	B.F. & R. DOUGLAS BUILDING CONSULTANTS REGISTERED BUILDING PRACTITIONER 98 HIGH ST MARYBOROUGH VIC 3465 Tel: 0354611220 Fax: 0354611208 Email: douglas1@netconnect.com.au	
Date	Description	Issue



SITE PLAN

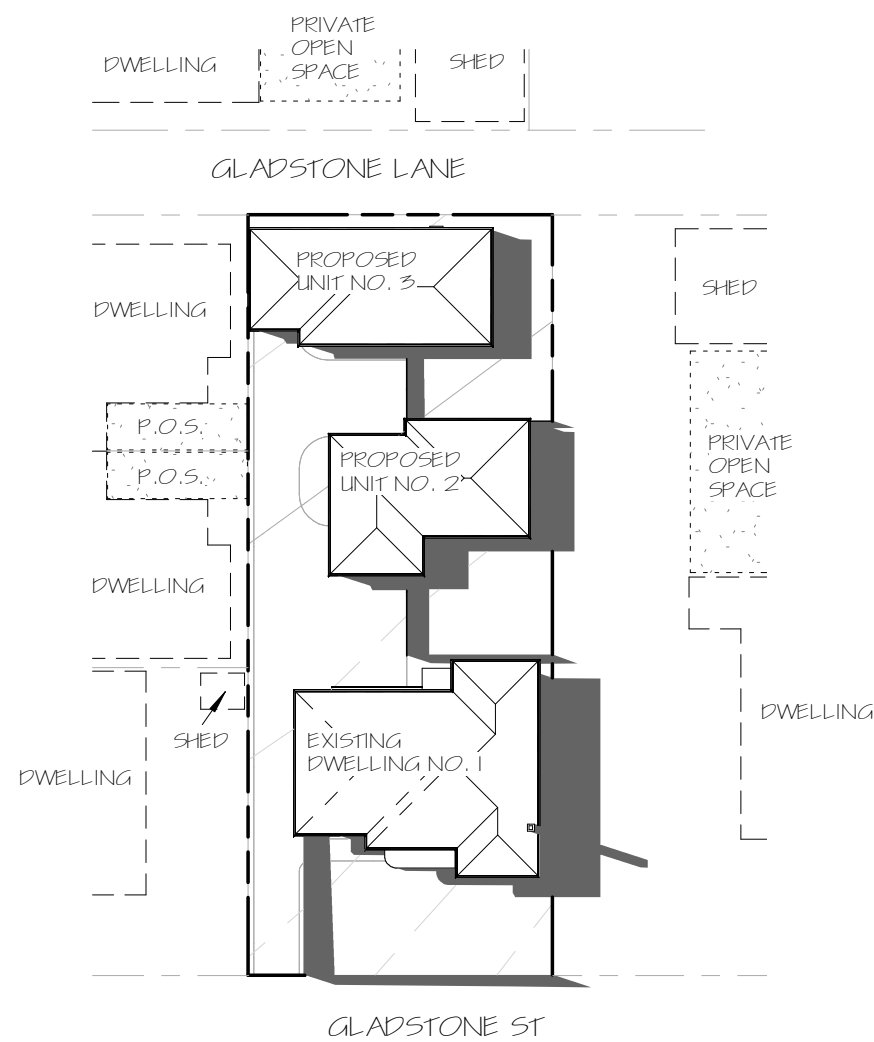
PARISH OF MARYBOROUGH
TOWNSHIP OF MARYBOROUGH
SECTION 314C
CROWN ALLOTMENT 9
VOL. 2604 FOL. 712
1P7710085
1,011M²

MACKAY – DALKEITH

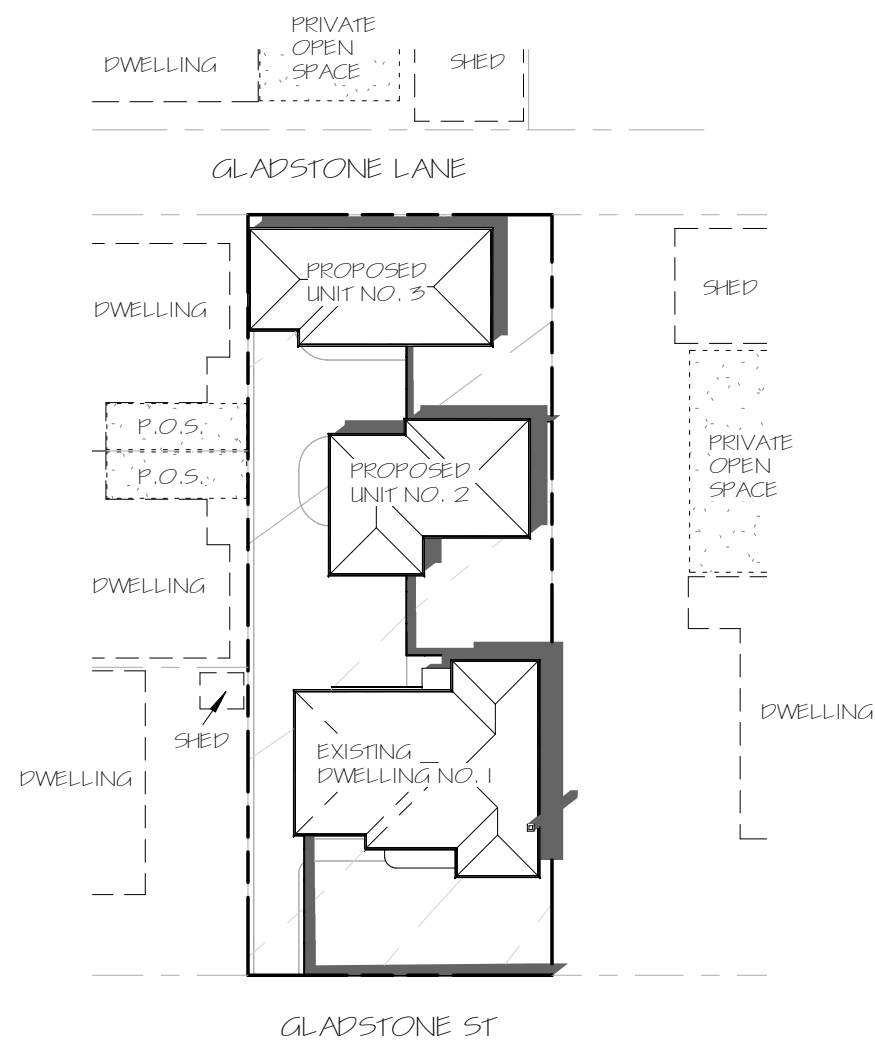
PROPOSED 3 DWELLINGS ON A
LOT AT 234 GLADSTONE ST
MARYBOROUGH VIC 3465

SITE

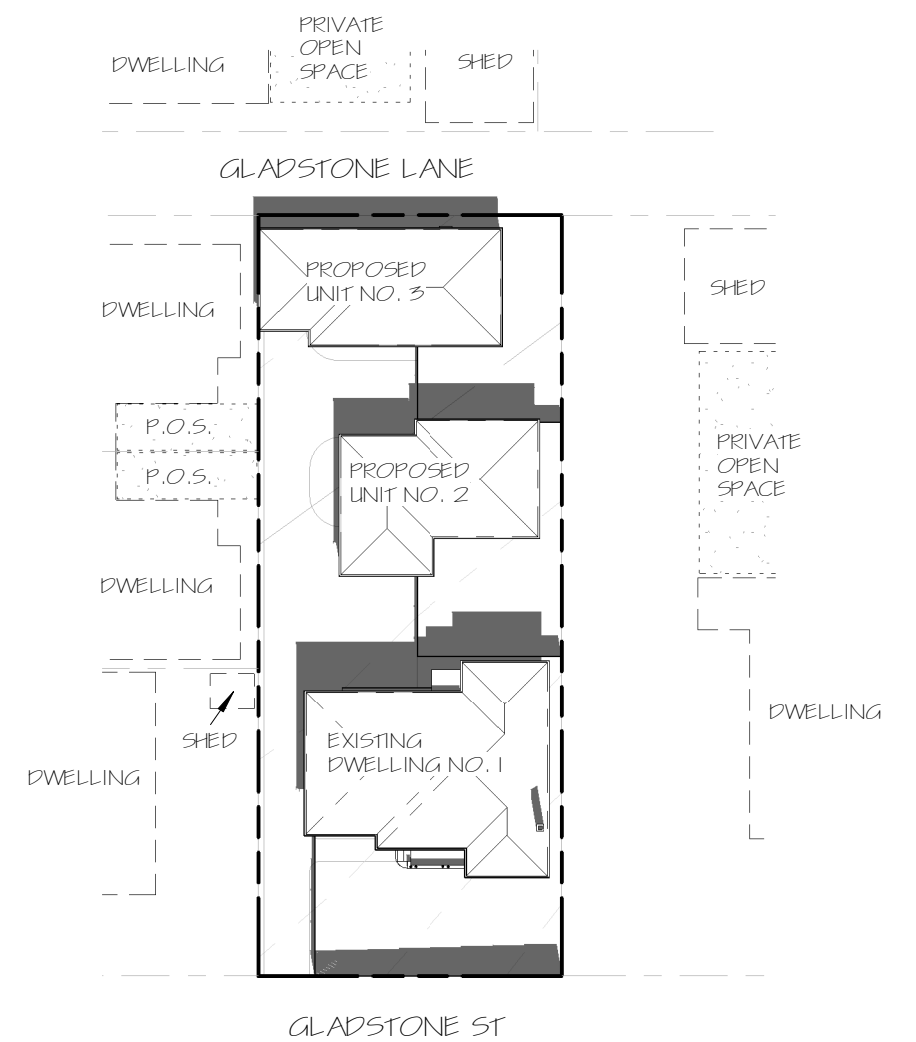
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DESIGNED: B. DOUGLAS DP-AD1401	DRAWN: NBD	DATE: 14/02/2022 11:36:46 AM
REVISIONS:	B.F. & R. DOUGLAS BUILDING CONSULTANTS REGISTERED BUILDING PRACTITIONER 98 HIGH ST MARYBOROUGH VIC 3465 Tel: 0354611220 Fax: 0354611208 Email: douglas1@netconnect.com.au	
Date	Description	Issue



9AM SEPTEMBER 22ND

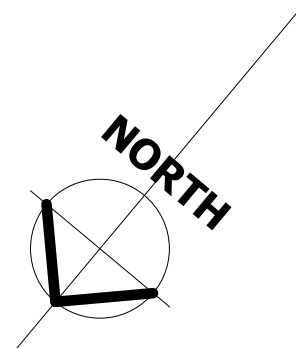


12 MIDDAY SEPTEMBER 22ND



3PM SEPTEMBER 22ND

SHADING DIAGRAMS

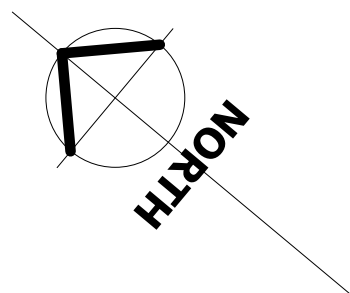
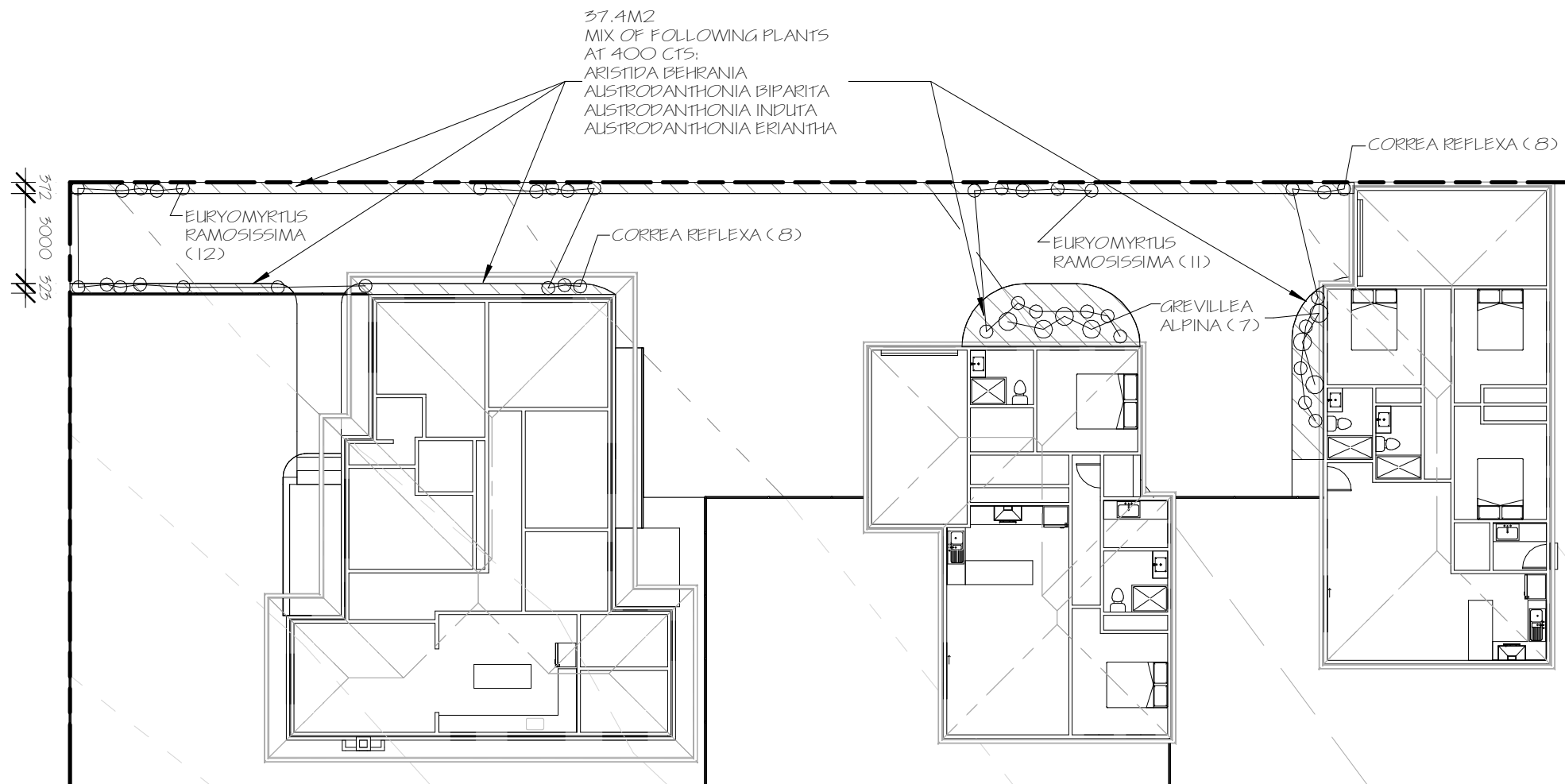


MACKAY – DALKEITH

PROPOSED 3 DWELLINGS ON A
LOT AT 234 GLADSTONE ST
MARYBOURGH VIC 3465

SHADING
DIAGRAMS

SHEET NO: A08	SCALE: 1:500	PROJECT NO: M991
DESIGNED: B. DOUGLAS DP-AD1401	DRAWN: NBD	DATE: 14/02/2022 11:36:48 AM
REVISIONS:	B.F. & R. DOUGLAS BUILDING CONSULTANTS REGISTERED BUILDING PRACTITIONER 98 HIGH ST MARYBOURGH VIC 3465 Tel: 0354611220 Fax: 0354611208 Email: douglas1@netconnect.com.au	
Date	Description	Issue



- NOTE:
- 1) ALL SHRUB AREAS TO BE COVERED WITH WOODCHIPS
 - 2) EDGES OF ALL SHRUB BEDS TO BE HARD (IE TREATED TIMBER OR CONCRETE) WHERE PAVED SURFACES DO NOT FORM THE EDGE OF THE BED
 - 3) SOIL FOR LANDSCAPING TO BE IMPORTED OR CONDITIONED AS PER PLANT SUPPLIER'S DIRECTIVE
 - 4) PLANT SPECIES TO RANDOMLY MIXED WITHIN EACH BED WHERE SPECIFIC LOCATIONS ARE NOT SHOWN

LANDSCAPE PLAN

MACKAY – DALKEITH PROPOSED 3 DWELLINGS ON A LOT AT 234 GLADSTONE ST MARYBOURGH VIC 3465		SHEET NO: A09 DESIGNED: B. DOUGLAS DP-AD1401		SCALE: 1 : 200	PROJECT NO: M991
		REVISIONS: Date Description Issue		DRAWN: NBD DATE: 14/ 02/ 2022 11:36:49 AM	B.F. & R. DOUGLAS BUILDING CONSULTANTS REGISTERED BUILDING PRACTITIONER 98 HIGH ST MARYBOROUGH VIC 3465 Tel:0354611220 Fax:0354611208 Email:douglas1@netconnect.com.au
LANDSCAPE					