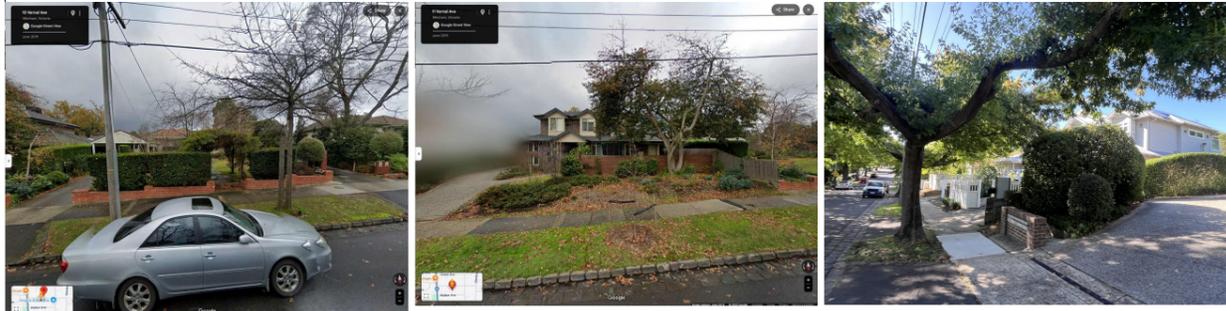


Adjacent - [Redacted] Adjacent - [Redacted] Adjacent - [Redacted] Subject Site - [Redacted] Adjacent - [Redacted] Adjacent - [Redacted] Adjacent - [Redacted]



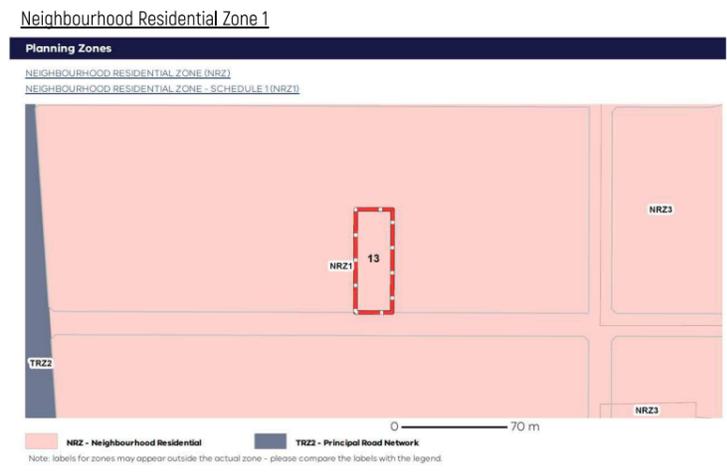
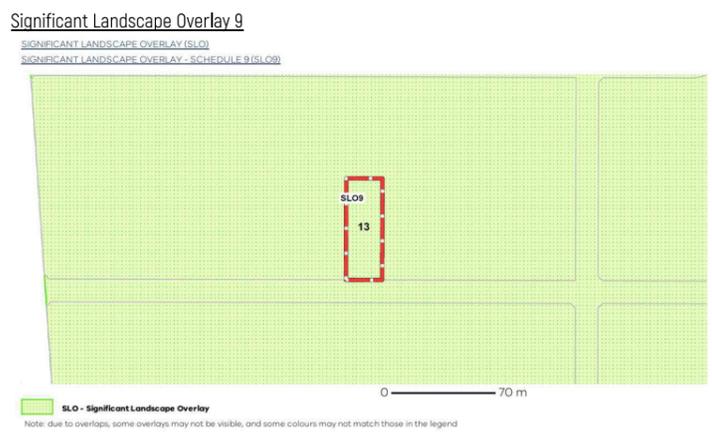
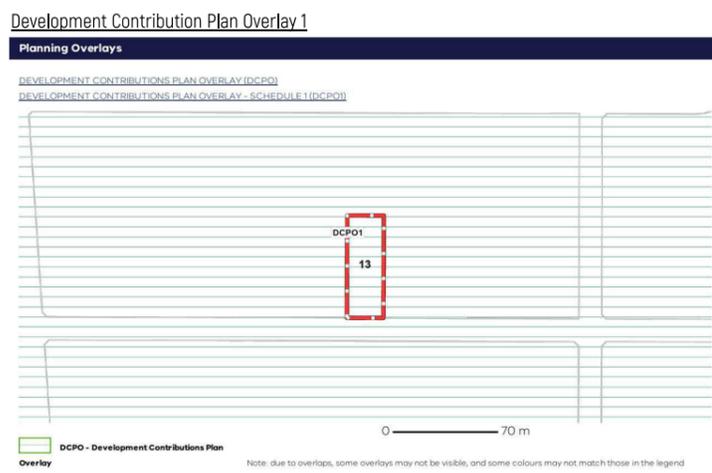
Opposite - [Redacted] Opposite - [Redacted] Opposite - [Redacted]



1 Scale: 1:100 **View**

Drawing List

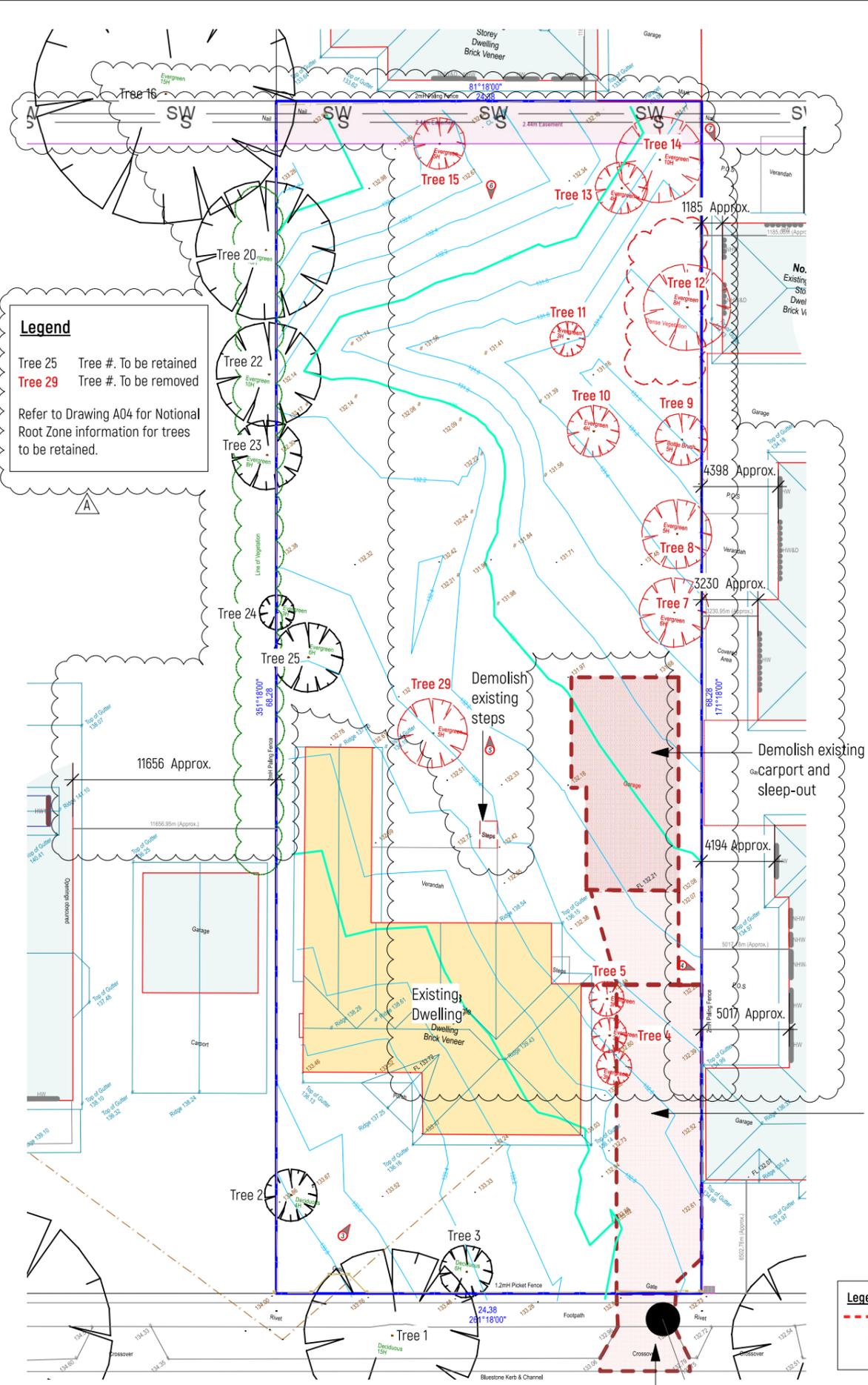
A01	Content Page	B
A02	Existing & Demolition Neighbourhood	A
A03	Neighbourhood - Propose	A
A04	Propose Site Information	A
A05	Propose Site Plan	A
A06	Overall GF Plan	None
A06.1	Overall 1F Plan	None
A06.2	Overall Roof Plan	None
A07	Propose 3D View	A
A08	Propose 3D View	A
A09	Propose 3D View	A
A10	Ext Dwelling - Demolition & Propose Floor Plan	A
A11	Ext Dwelling Existing & Demolition Elevations	None
A12	Ext Dwelling Propose Elevations	A
A15	Propose Dwelling 1 GF Plan	A
A16	Propose Dwelling 1 1F Plan	A
A17	Propose Dwelling 1 Roof Plan	None
A18	Propose Dwelling 2 GF Plan	A
A19	Propose Dwelling 2 1F Plan	A
A20	Propose Dwelling 2 Roof Plan	None
A21	Sections - Mechanical Screening	A
A22	Sections - Dwelling 1	A
A25	Long Elevation	B
A26	Dwelling 1 Elevations	A
A27	Dwelling 1 Elevations	A
A28	Dwelling 2 Elevations	A
A29	Dwelling 2 Elevations	A
A30	Existing & Propose Street View	A
A35	Overlooking Analysis - GF	A
A36	Overlooking Analysis - 1F	None
A40	Shadow Analysis - 9am	None
A41	Shadow Analysis - 10am	None
A42	Shadow Analysis - 11am	None
A43	Shadow Analysis - 12 noon	None
A44	Shadow Analysis - 1pm	None
A45	Shadow Analysis - 2pm	A
A46	Shadow Analysis - 3pm	A



26/11/2025 New page 6, 6.1 and 6.2. Update existing page 6 - 8 number.
 22/10/2025 Redesign existing dwelling carport and Dwelling 2 pergola. Add new pages.

ISSUE	DATE	REVISION	PROJECT #
PROJECT	Proposed Two New Dwellings		2503-P2
ADDRESS	DATE #	11/07/2025	DWG #
DWG	SCALE @ A3	1:100	A01 B
	DRAWN	TT	REVISION
	CHKD	TT	B

26a Osney Avenue, Ivanhoe VIC 3079
 W: www.refreshinghomes.com.au T: 613 8820 6540 E: information@refreshinghomes.com.au



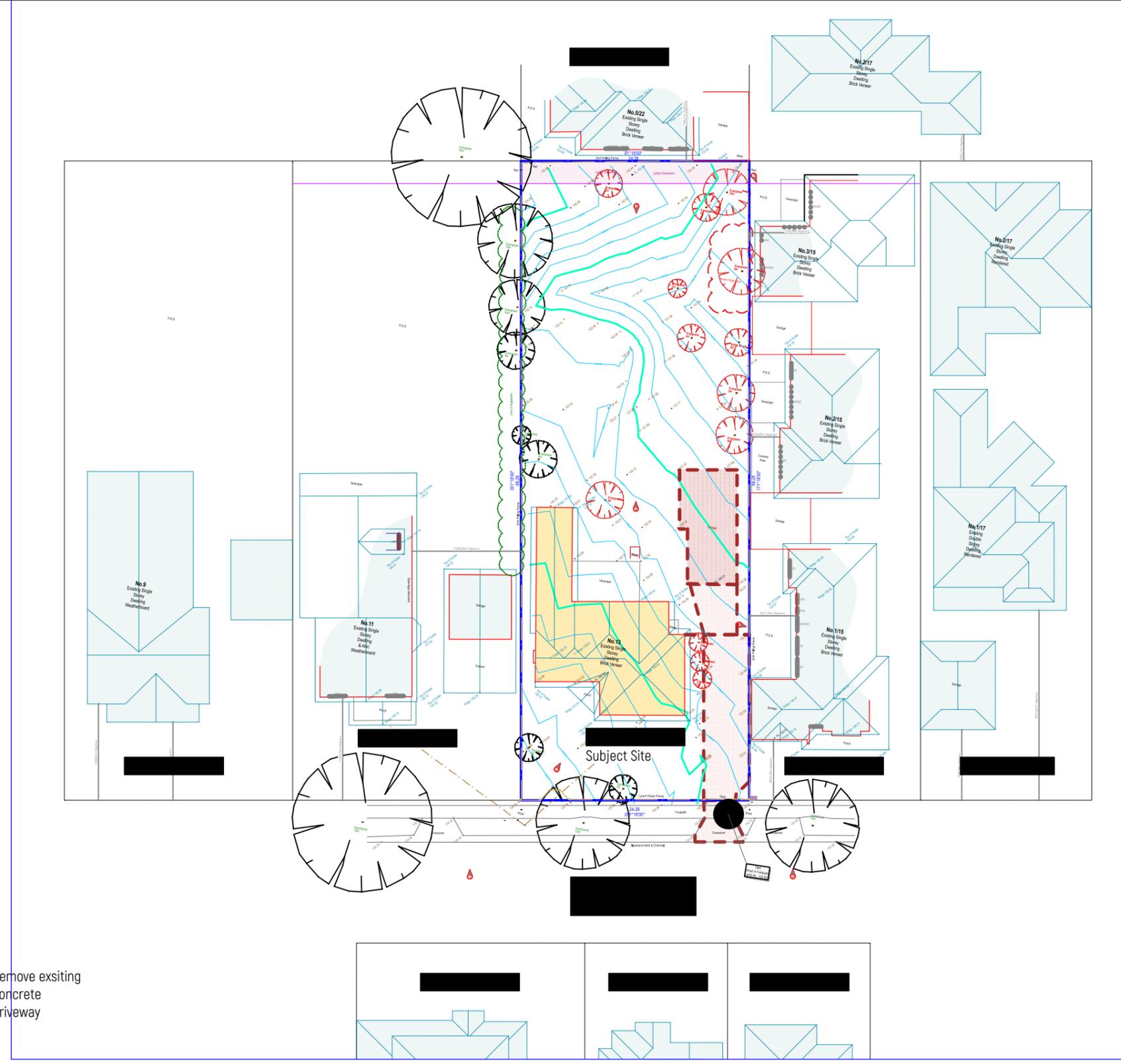
Legend

Tree 25 Tree #. To be retained
 Tree 29 Tree #. To be removed

Refer to Drawing A04 for Notional Root Zone information for trees to be retained.

2 Existing & Demolish Site Plan
 Scale: 1:300

Remove existing Vehicle Crossover



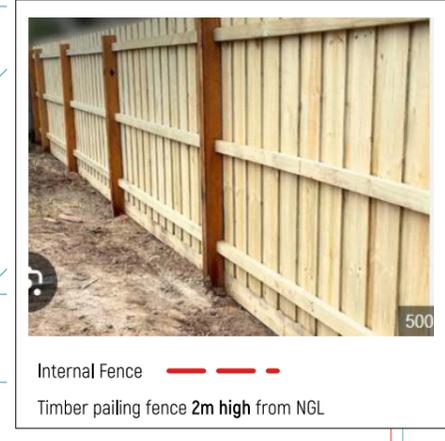
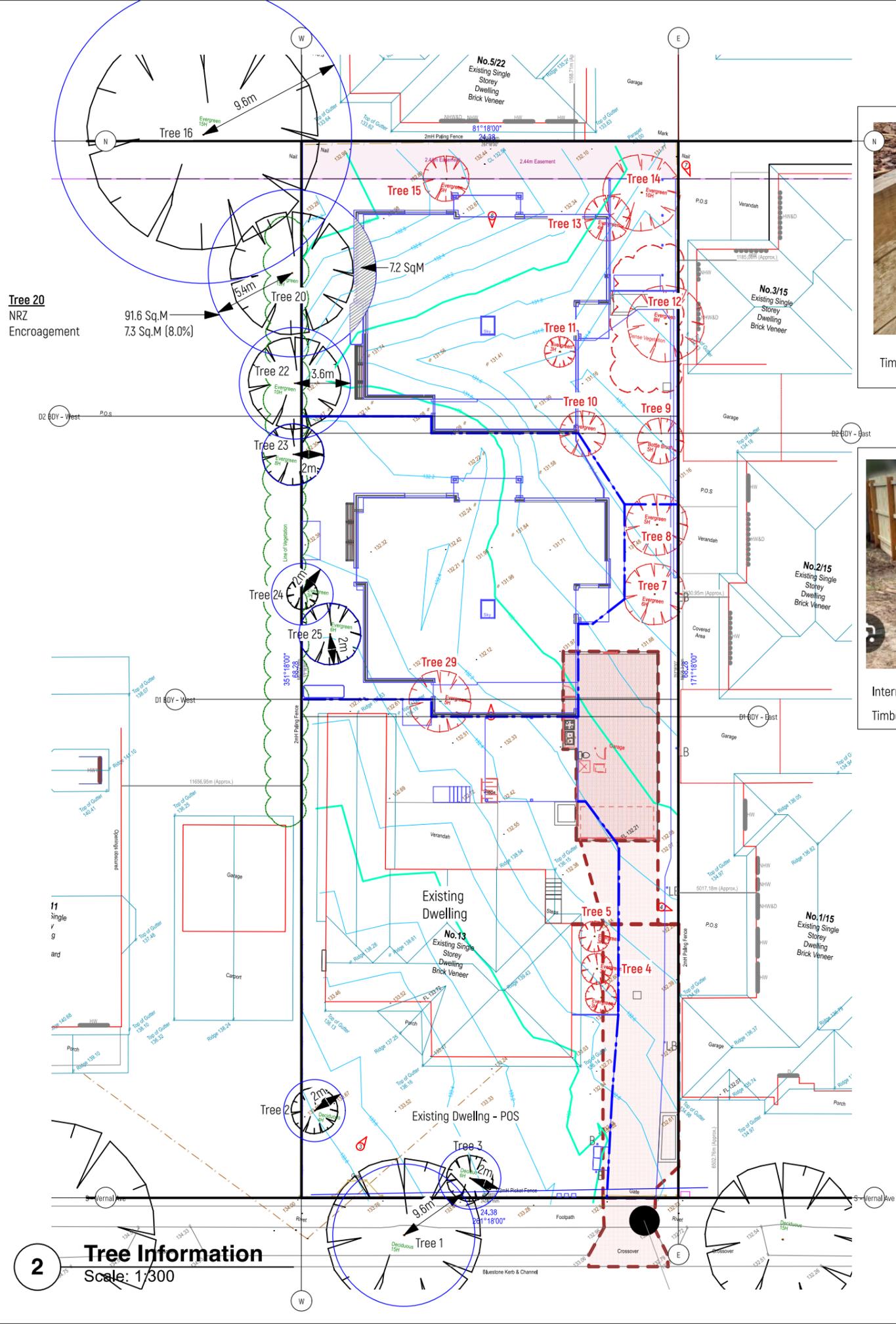
1 Existing Neighbourhood
 Scale: 1:500

Legend

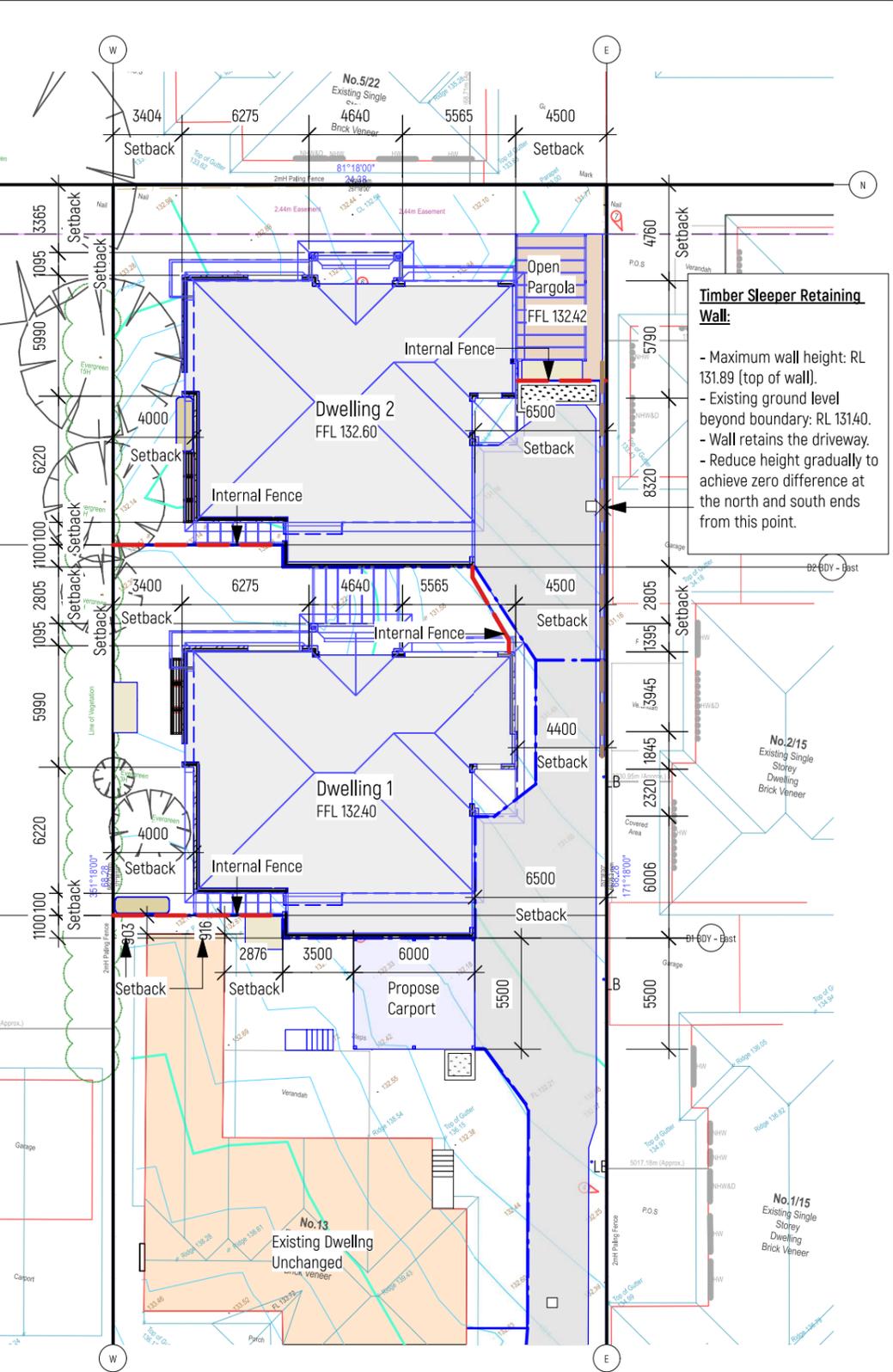
--- The red dash on the subject site indicates the existing site items designated for demolition.



22/10/2025		Tree numbers labelled and demolition plan updated. Neighbour information shown.	
ISSUE	DATE	REVISION	
PROJECT		Proposed Two New Dwellings	
ADDRESS		DATE #	11/07/2025
DWG		SCALE @ A3	1:400
		DRAWN	TT
		CHKD	TT
PROJECT #		2503-P2	
DWG #		A02 A	
REVISION		A	

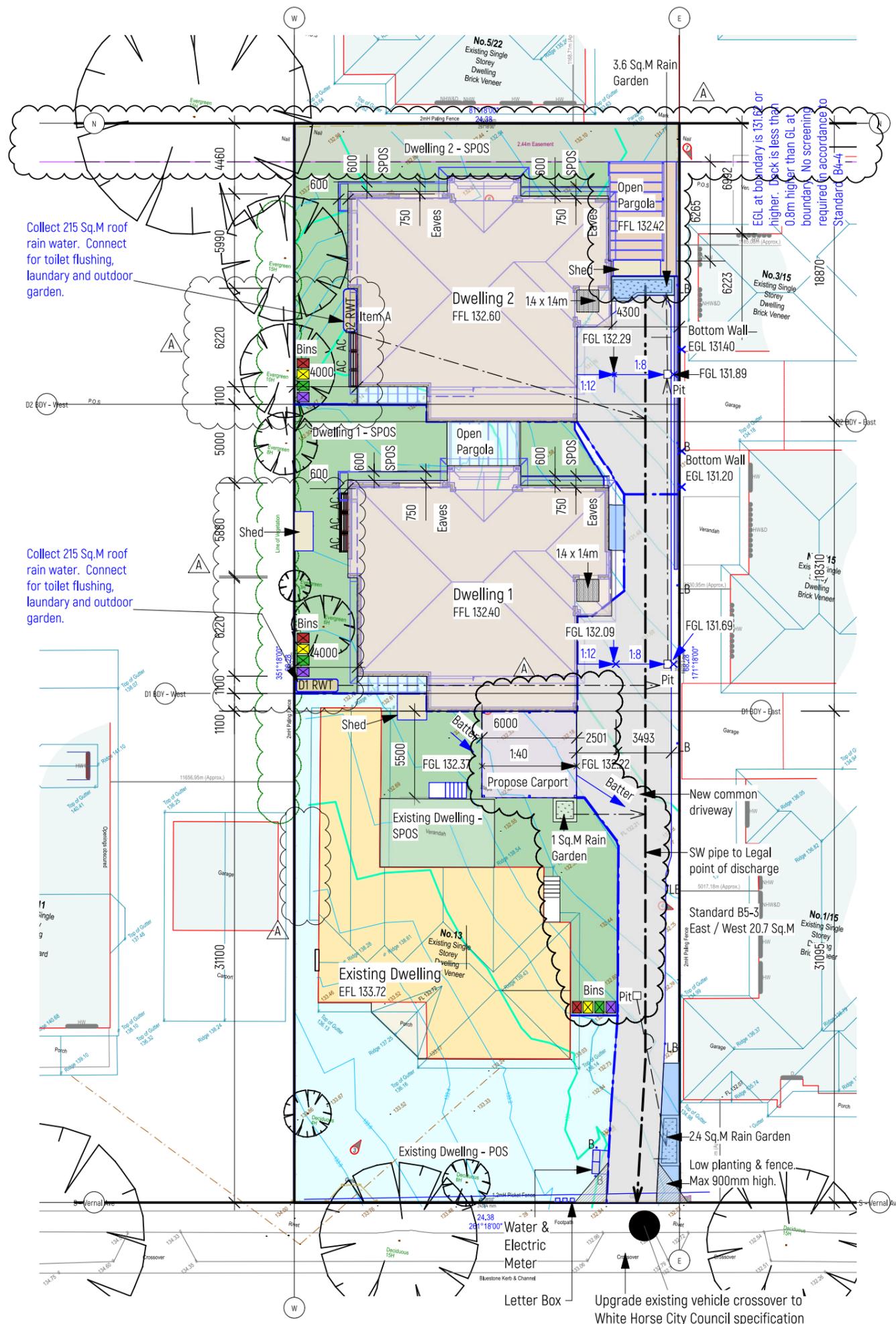


1 Boundary Setback & Fence
Scale: 1:300



22/10/2025		New page added. Provides TPZ, retaining wall, internal fence, and building setout details.	
ISSUE	DATE	REVISION	
PROJECT			PROJECT #
Proposed Two New Dwellings			2503-P2
ADDRESS		DATE #	DWG #
26a Osney Avenue, Ivanhoe VIC 3079		21/07/2025	A04 A
DWG		SCALE @ A3	1:200
Propose Site Information		DRAWN	TT
		CHKD	TT
		REVISION	A

W: www.refreshinghomes.com.au T: 613 8820 6540 E: information@refreshinghomes.com.au



4000 Litre Slimline Water Tank
 SKL2 SL4000
 If you are after a Victorian made tank with an incredibly quick lead time and easy hassle free installation, the 4000 Litre Slimline by Roflight may just be the perfect water tank for your home or Victorian shed problem - this great looking 4000 Litre Slimline is also available in certain areas of NSW - call us for a quote and further information today.
 Length: 2000mm
 Height: 200mm
 Width: 810mm
\$1,475.00
 Tank Colour *
 Domestic Pump Options
 Tank-2-Main Switch Pump Option
 Retention Fittings

Colour Name	Vanglobe Code	Colorbond® steel Premium range Ultra steel & Stainless steel	Colorbond® steel for fencing	Colorsteel® Roofing colours
Tank White 1 Litre	11TWT	Off White	Surfcoat®	
Tank Marine 1 Litre	11MER	Marine	Paperbark®	Terrace®
Tank Beige 1 Litre	11BE			
Tank Earthtone 1 Litre	11EAR	Earthland®	Teatone®	

RWT - 4000L Rain Water Tank - Beige Colour

Letter Box - Siena 2 Parcel Fence Letterbox (or similar)

Milkan Letterboxes House Numbers & Signs Fire Pits Clotheslines Pots Indoor & Outdoor Living Trade

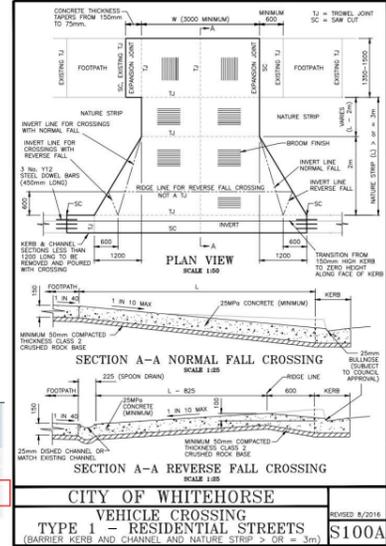
Home > Letterboxes > Fence > Parcel > Siena 2 Parcel Fence Letterbox

Siena 2 Parcel Fence Letterbox
 4.5 (4 reviews)
 \$169.00 - In stock
 Colour: White
 + ADD TO CART
 Order 6 July Ships 7 July Arrives 9 July - 14 July
 GET 20% OFF! Good Design Winner Come Home to Your Parcel. Support

Light Bollard - Terrabeam (or similar)

STATE OF STYLE SALE! UP TO 50% OFF | FREE SHIPPING

GROUND SOCKET FOR OUTDOOR LIGHTING - TERRABEAM
 \$109.00 AUD \$99.95 AUD Save \$9.05 AUD
 Free shipping
 See reviews
 Size of the Lamp: 30cm, 60cm, 80cm
 Colour of the Casing: Grey Housing
 Power Supply: 3000K DC12V, 4000K DC12V, 4000K AC85-265V, 3000K AC85-265V



Area Calculation:
 Total site area : 1665 Sq.m

Site Coverage:

Existing Home Coverage:	209.1 Sq.M
New Carport:	331 Sq.M
Dwelling 1 Coverage:	2171 Sq.M
Dwelling 2 Coverage:	2171 Sq.M

Total: 6764 Sq.M - 40.6%
 Maximum Coverage: 40% (Seek Variation)

Private Open Space (POS):

Existing Dwelling Secluded POS	132.1 Sq.M (Min 25 Sq.M)
Existing Dwelling POS	249.6 Sq.M
Dwelling 1 Secluded POS	113.2 Sq.M (Min 25 Sq.M)
Dwelling 1 POS	17.6 Sq.M
Dwelling 2 Secluded POS	176.5 Sq.M (Min 25 Sq.M)
Dwelling 2 POS	4.8 Sq.M
Common Garden Space	19.0 Sq.M
Total Garden Space:	708.3 Sq.M - 42.5%
Minimum Garden Area:	35% (Comply)
Concrete Driveway:	242.1 Sq.M - 14.5%

Legend

FFL Finish Floor Level
 EFL Existing Floor Level
 --- Propose Boundary

*B Hot-dip galvanised or powder-coated safety yellow
 Diameter: 90-1000 mm (nominal pipe diameter)
 Wall thickness: Minimum 5 mm
 Height above ground: 900 mm
 Depth below ground: 600 mm minimum embedment
 Concrete footing diameter: 300 mm

*LB Light bollards at 600mm above ground
 Max 10m spacing

WSUD

Driveway - The driveway will be connected to 6m2 raingarden.

Unit 1 & 2 - Roof Area will require 4000 litre water tanks connected to 215m2 of roof space.
 - Water tank to be connected to toilet flushing, laundry use.
 - 2950L of the tank volume will be used for detention purposes.

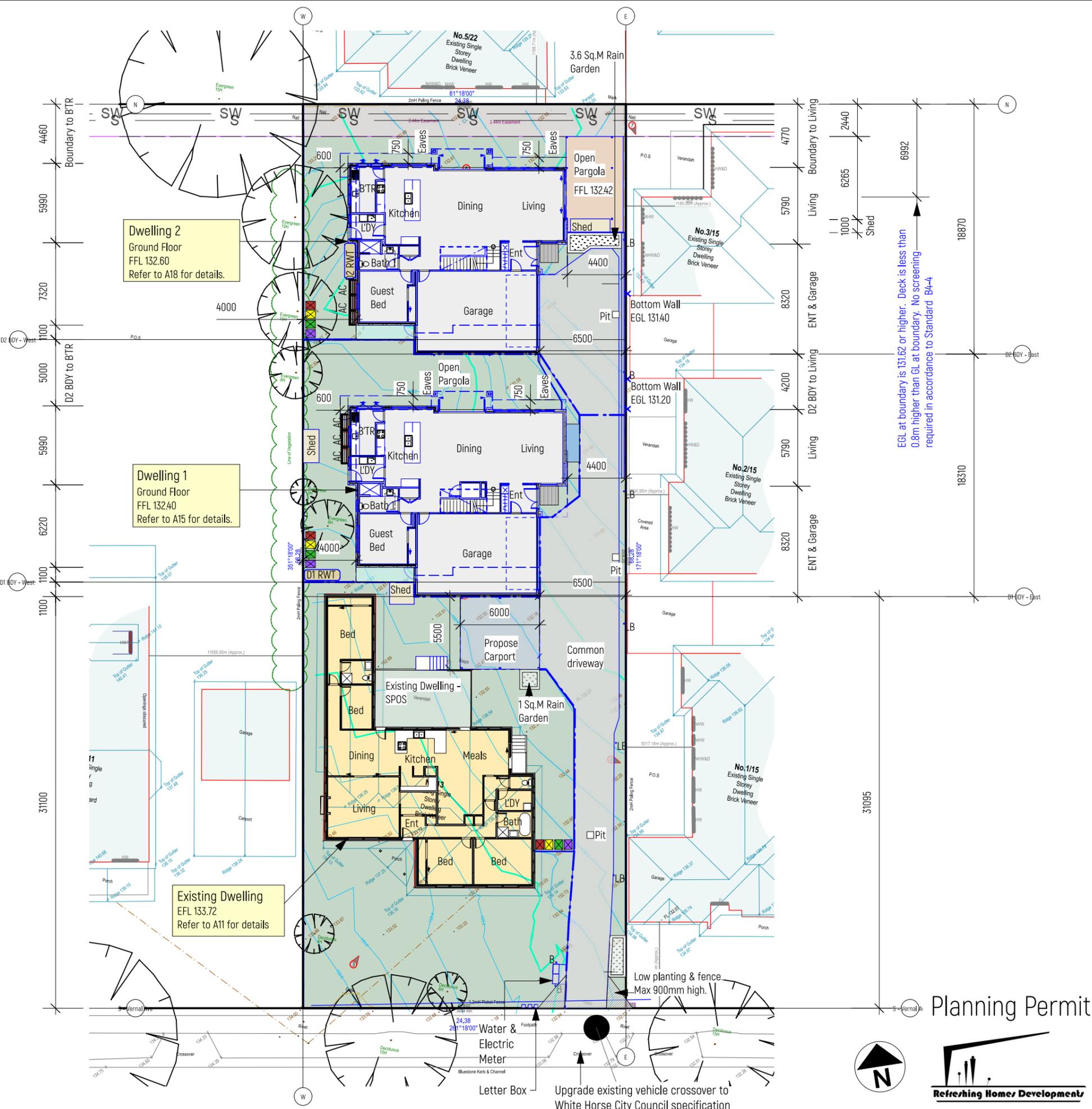
Existing Home - Existing & Unchanged.

Proposed Carport - Roof area will be connected to 1m2 of raingarden.

Planning Permit



21/10/2025		Existing dwelling: relocate carport and update deck stairs. For all dwellings, show bins and shed, and update water tanks. Indicate services within easement and update site area calculations.	
ISSUE	DATE	REVISION	
PROJECT		PROJECT #	
Proposed Two New Dwellings		2503-P2	
ADDRESS		DATE #	DWG #
		21/07/2025	A05 A
DWG		SCALE @ A3	1:200
Propose Site Plan		DRAWN	TT
		CHKD	TT
		REVISION	A
26a Osney Avenue, Ivanhoe VIC 3079			
W: www.refreshinghomes.com.au T: 613 8820 6540 E: information@refreshinghomes.com.au			



Dwelling 2
Ground Floor
FFL 132.60
Refer to A18 for details.

Dwelling 1
Ground Floor
FFL 132.40
Refer to A15 for details.

Existing Dwelling
EFL 133.72
Refer to A11 for details

EGL at boundary is 131.62 or higher. Deck is less than 0.8m higher than GL at boundary. No screening required in accordance to Standard B4-4

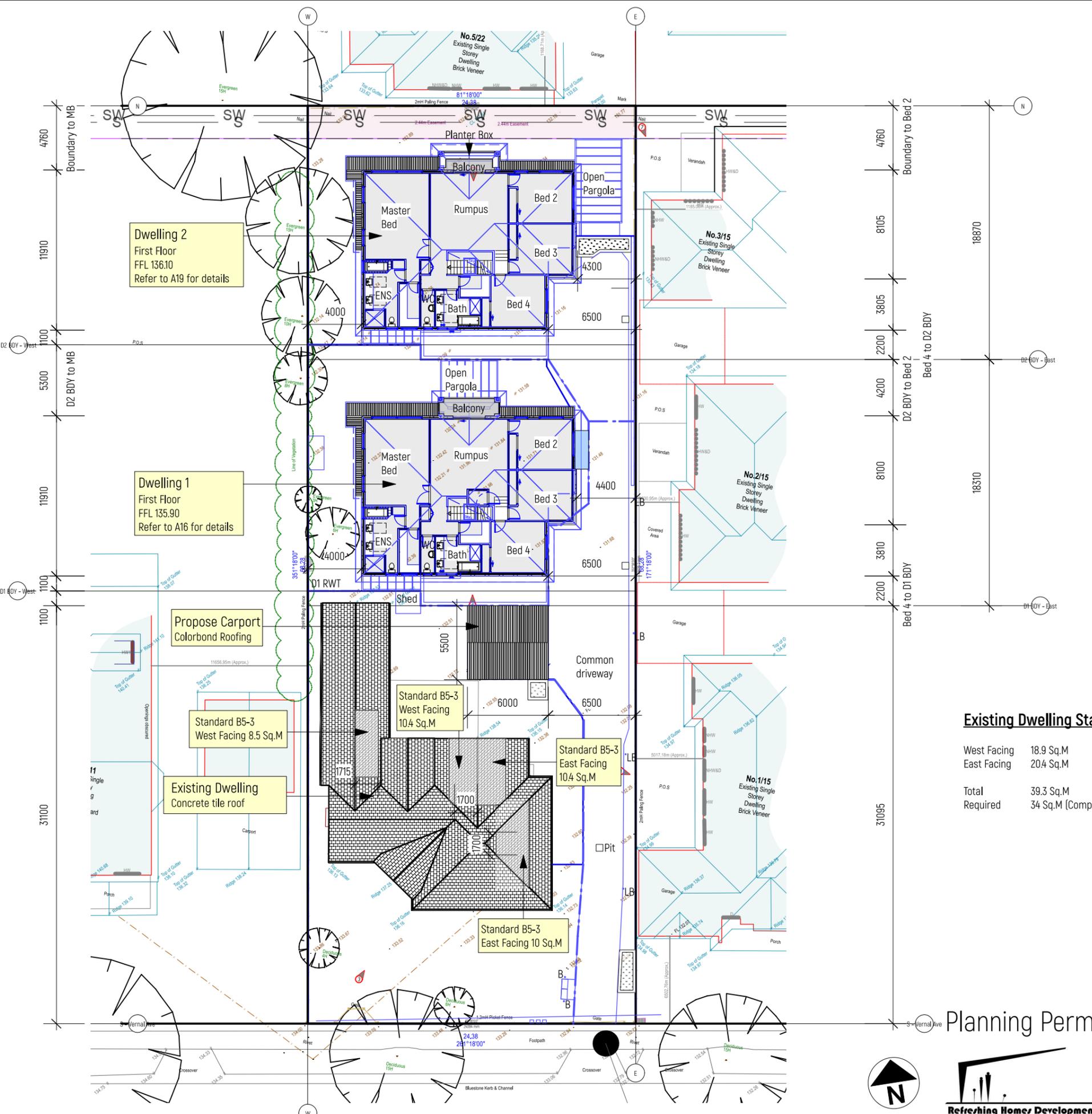
Planning Permit



ISSUE	DATE	REVISION	PROJECT #
PROJECT	Proposed Two New Dwellings		2503-P2
ADDRESS	DATE #	DWG #	A06
DWG	21/07/2025	1:200	
CHKD	TT	TT	

26a Osney Avenue, Ivanhoe VIC 3079
 W: www.refreshinghomes.com.au T: 613 8820 6540 E: information@refreshinghomes.com.au

Upgrade existing vehicle crossover to White Horse City Council specification



Dwelling 2
First Floor
FFL 136.10
Refer to A19 for details

Dwelling 1
First Floor
FFL 135.90
Refer to A16 for details

Propose Carport
Colorbond Roofing

Standard B5-3
West Facing 8.5 Sq.M

Existing Dwelling
Concrete tile roof

Standard B5-3
West Facing 10.4 Sq.M

Standard B5-3
East Facing 10.4 Sq.M

Standard B5-3
East Facing 10 Sq.M

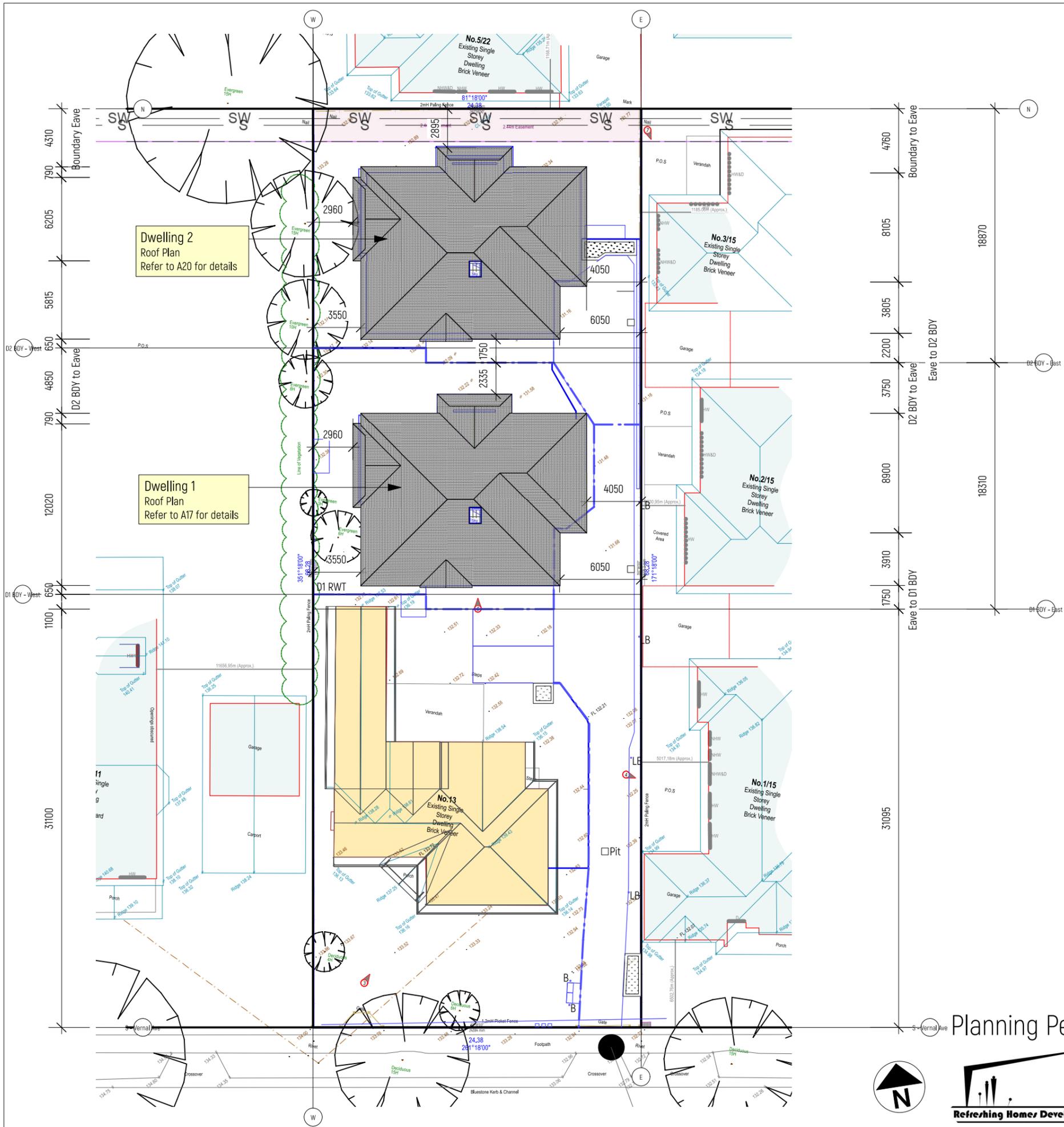
Existing Dwelling Standard B5-3 Rooftop Solar

West Facing	18.9 Sq.M
East Facing	20.4 Sq.M
Total	39.3 Sq.M
Required	34 Sq.M (Comply)

Planning Permit



ISSUE	DATE	REVISION	PROJECT #
PROJECT	Proposed Two New Dwellings		2503-P2
ADDRESS	DATE #	21/07/2025	DWG #
DWG	SCALE @ A3	1:200	A06.1
	DRAWN	TT	
	CHKD	TT	REVISION



Planning Permit

ISSUE	DATE	REVISION	PROJECT #
PROJECT	Proposed Two New Dwellings		2503-P2
ADDRESS	DATE #	21/07/2025	DWG #
DWG	SCALE @ A3	1:200	A06.2
	DRAWN	TT	
	CHKD	TT	REVISION

26a Osney Avenue, Ivanhoe VIC 3079
 W: www.refreshinghomes.com.au T: 613 8820 6540 E: information@refreshinghomes.com.au



1 View from [REDACTED]
Scale: 1:100



2 Overall East View
Scale: 1:100



3 View from Rear
Scale: 1:100

Planning Permit



22/10/2025		Redesign existing dwelling carport and Dwelling 2 pergola.	
ISSUE	DATE	REVISION	
PROJECT	Proposed Two New Dwellings		PROJECT # 2503-P2
ADDRESS	DATE # 11/07/2025	DWG # A07 A	
DWG	SCALE @ A3 1:100	DRAWN TT	
		CHKD TT	REVISION A
26a Osney Avenue, Ivanhoe VIC 3079			
W: www.refreshinghomes.com.au		T: 613 8820 6540	E: information@refreshinghomes.com.au



1 Unit 1 View from Southeast
Scale: 1:100



2 Unit 1 View from Northeast
Scale: 1:100



3 Unit 1 View from North
Scale: 1:100



4 Unit 1 View from Southwest
Scale: 1:100

Planning Permit



ISSUE	22/10/2025	AC Compressor screen	PROJECT #	2503-P2
PROJECT	Proposed Two New Dwellings		DWG #	A08 A
ADDRESS	26a Osney Avenue, Ivanhoe VIC 3079	DATE #	11/07/2025	SCALE @ A3
DWG	Propose 3D View	DRAWN	TT	CHKD
		TT	REVISION	A

W: www.refreshinghomes.com.au T: 613 8820 6540 E: information@refreshinghomes.com.au



1 Unit 2 View from Southeast
Scale: 1:100



2 Unit 2 View from Northeast
Scale: 1:100



3 Unit 2 View from North
Scale: 1:100

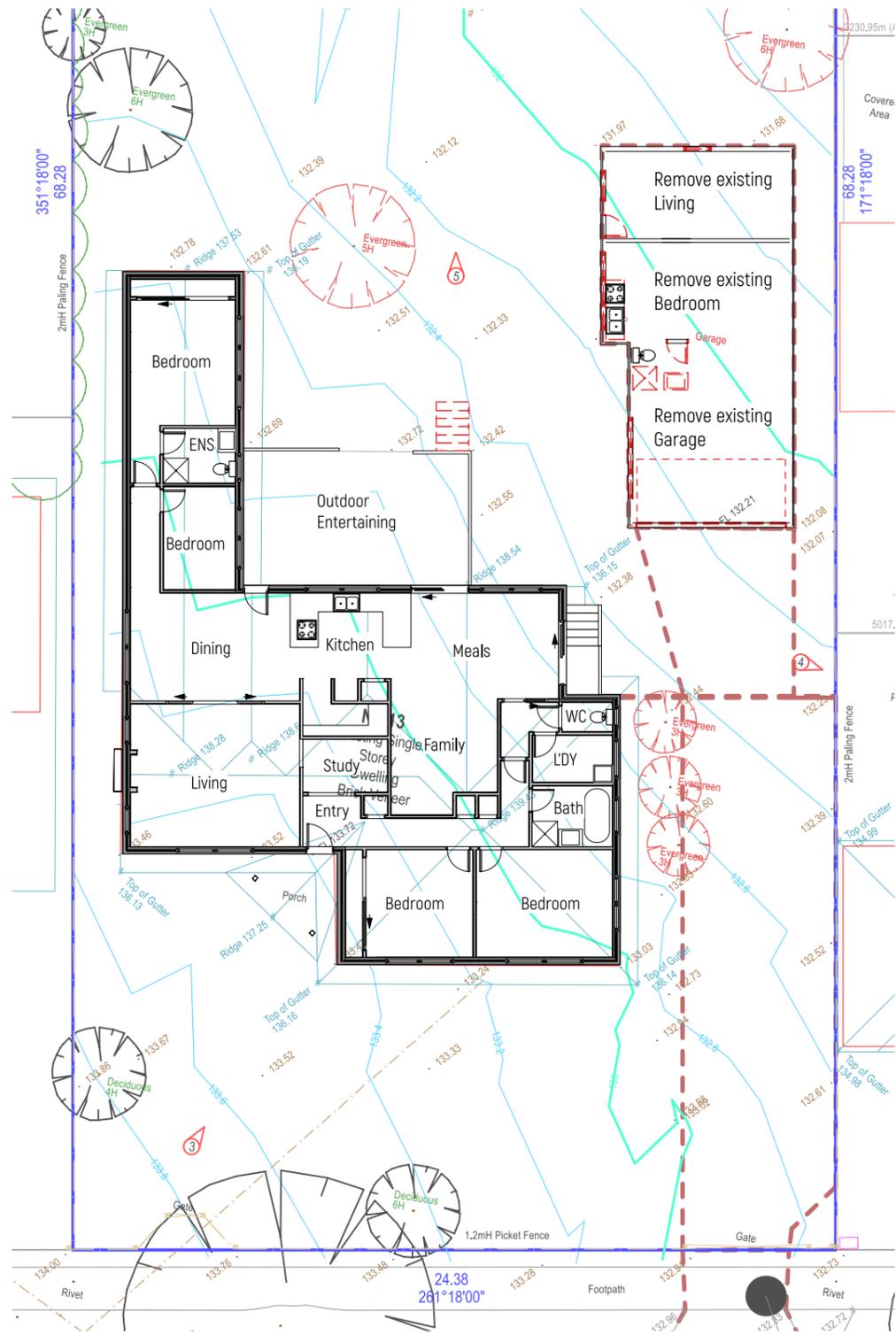


5 Unit 2 View from West
Scale: 1:100

Planning Permit



22/10/2025		ChatGPT said:Relocate water tank and AC compressor. Reduce pergola.	
ISSUE	DATE	REVISION	
PROJECT		Proposed Two New Dwellings	
ADDRESS		DATE #	11/07/2025
DWG		SCALE @ A3	1:100
26a Osney Avenue, Ivanhoe VIC 3079		DRAWN	TT
W: www.refreshinghomes.com.au		CHKD	TT
T: 613 8820 6540		REVISION	A
E: information@refreshinghomes.com.au		PROJECT #	2503-P2
		DWG #	A09 A



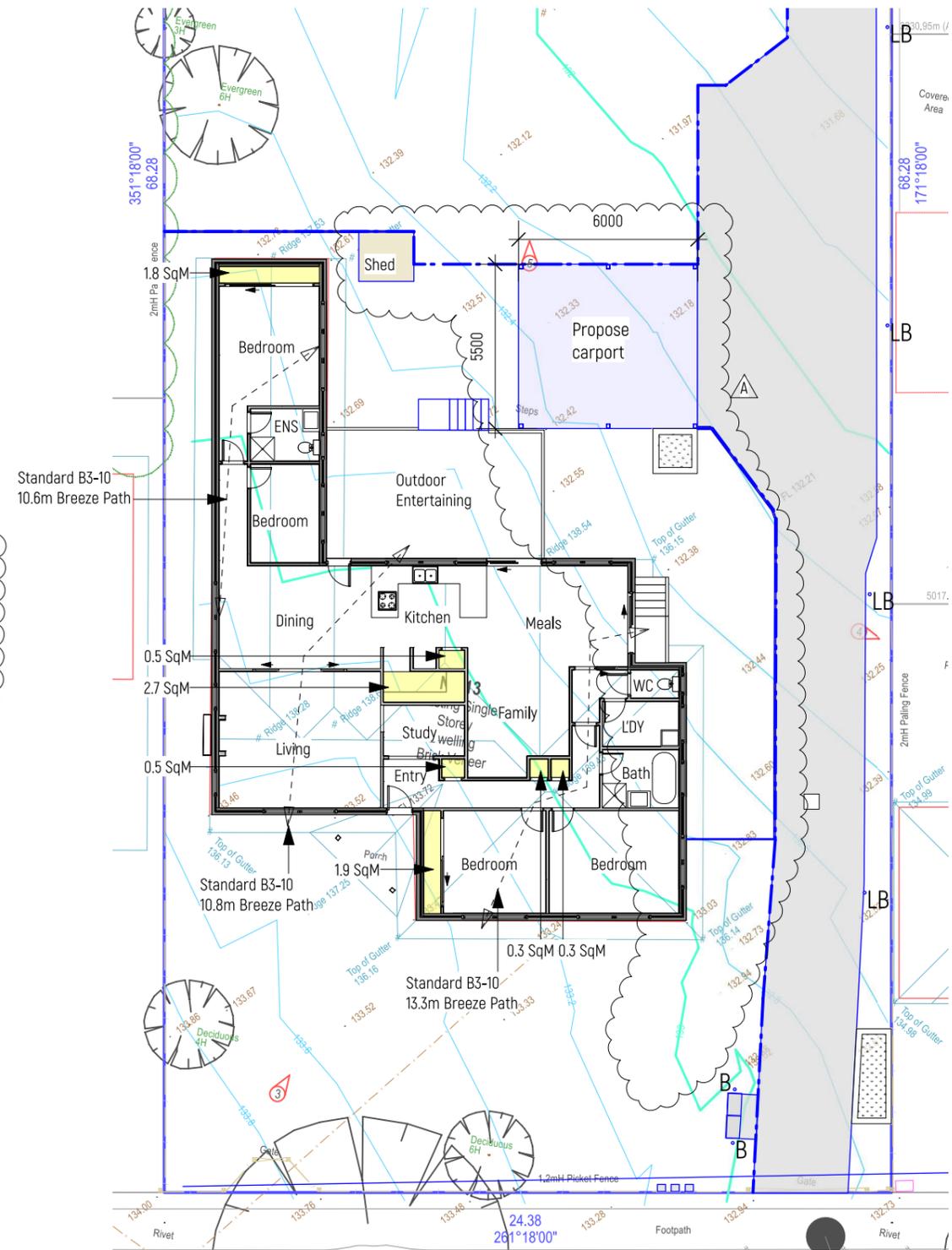
1

Existing & Demolish Floor Plan - Existing Dwelling
Scale: 1:200

- Legend**
- EFL Existing Floor Level
 - FFL Finish Floor Level
 - AC Air Condition Mechanical Unit
 - FR Window Frost to 1.7m from FFL
 - (Material) Flooring material
 - FCL Finish Ceiling Level
 - TR Transparent Glaze
 - OG Obscure Glaze
 - OG 1.7 Obscure Glaze to 1.7m above FFL
 - BM Bedroom Non Habitable Window (under B4-4 Definition)
 - WC Toilet
 - WIR Walk in Robe
 - ENS Ensuite
 - HW Habitable Room Window
- B3-12 Compliance 1.2x1.2m
 The red dash on the subject site indicates the existing site items designated for demolition.

B3-11 Storage

- Internal Storage Area 8 SqM
- At 2.4m High Ceiling 19.2 CuM
- External Shed 6 CuM



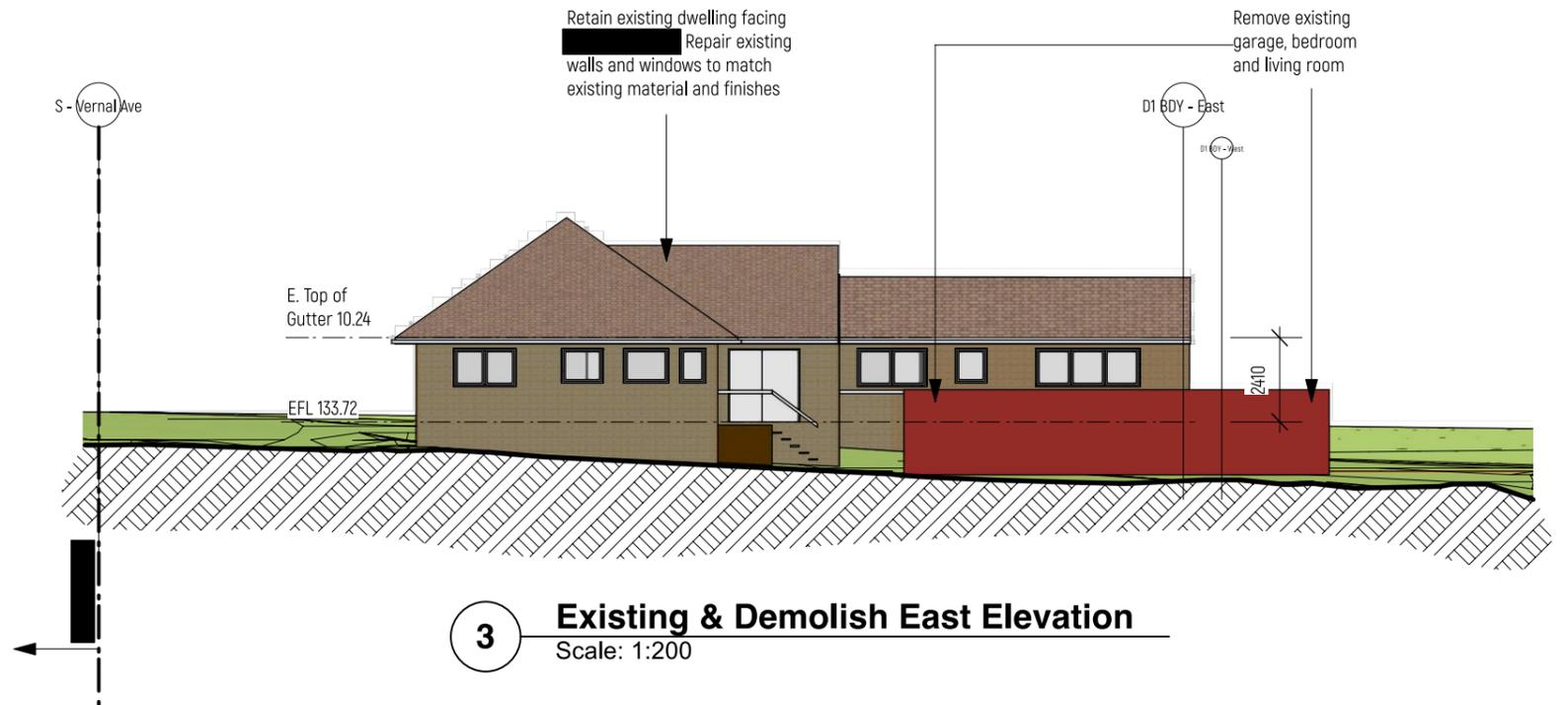
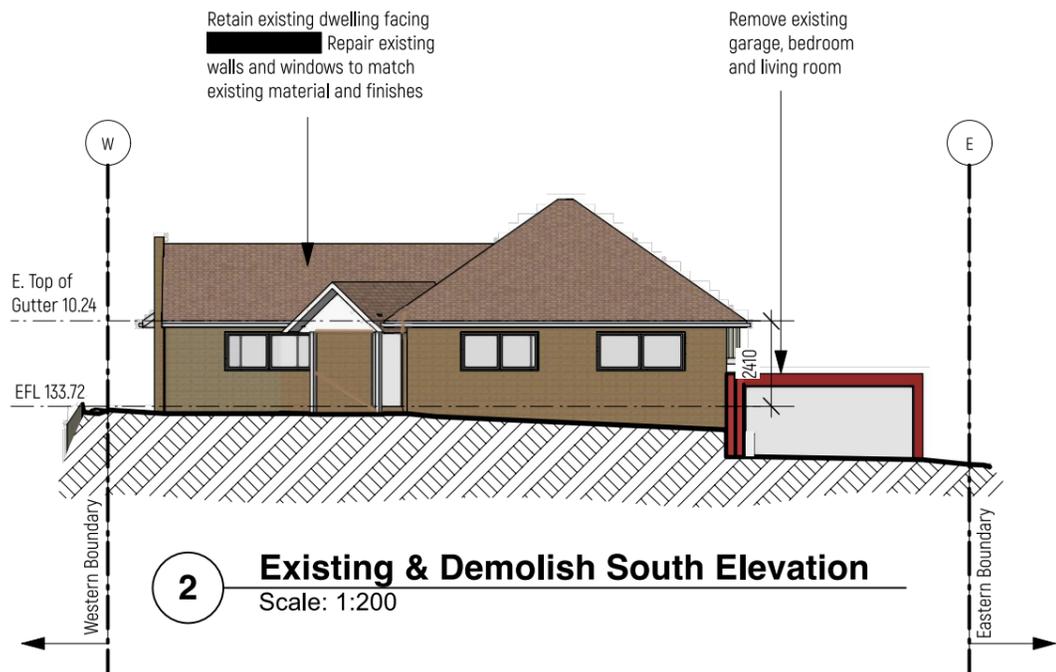
2

Proposed Floor Plan - Existing Dwelling
Scale: 1:200

Planning Permit



22/10/2025		Relocate carport. Calculate storage in response to Clause B3-11.	
ISSUE	DATE	REVISION	
PROJECT		Proposed Two New Dwellings	
ADDRESS		DATE #	11/07/2025
DWG		SCALE @ A3	1:200
PROJECT #		DWG #	A10 A
PROJECT #		2503-P2	
DWG		EXT DWELLING - DEMOLITION & PROPOSE FLOOR PLAN	
DRAWN		TT	
CHKD		TT	
REVISION		A	
26a Osney Avenue, Ivanhoe VIC 3079			
W: www.refreshinghomes.com.au		T: 613 8820 6540	E: information@refreshinghomes.com.au



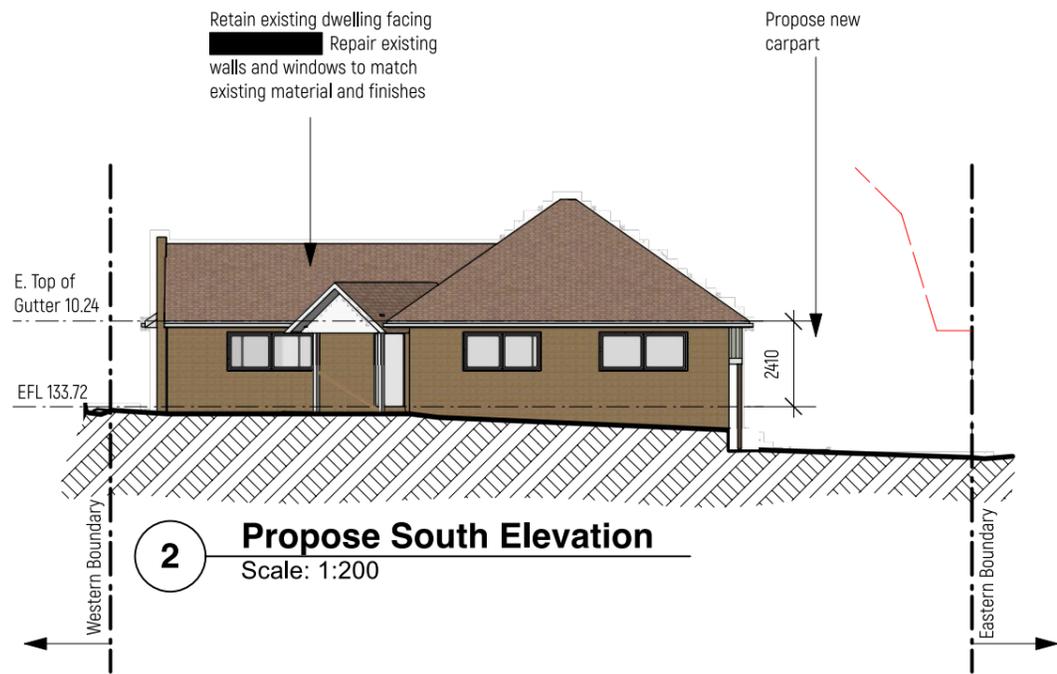
Legend

EFL	Existing Floor Level		The red dash on the subject site indicates the existing site items designated for demolition.
FFL	Finish Floor Level		
AC	Air Condition Mechanical Unit		
FR	Window Frost to 1.7m from FFL		
(Material)	Flooring material		
FCL	Finish Ceiling Level		
TR	Transparent Glaze		
OG	Obscure Glaze		
OG 1.7	Obscure Glaze to 1.7m above FFL		
BM	Bedroom Non Habitable Window (under B4-4 Definition)		
WC	Toilet		
WIR	Walk in Robe		
ENS	Ensuite		
HW	Habitable Room Window		
	B3-12 Compliance 1.2x1.2m		

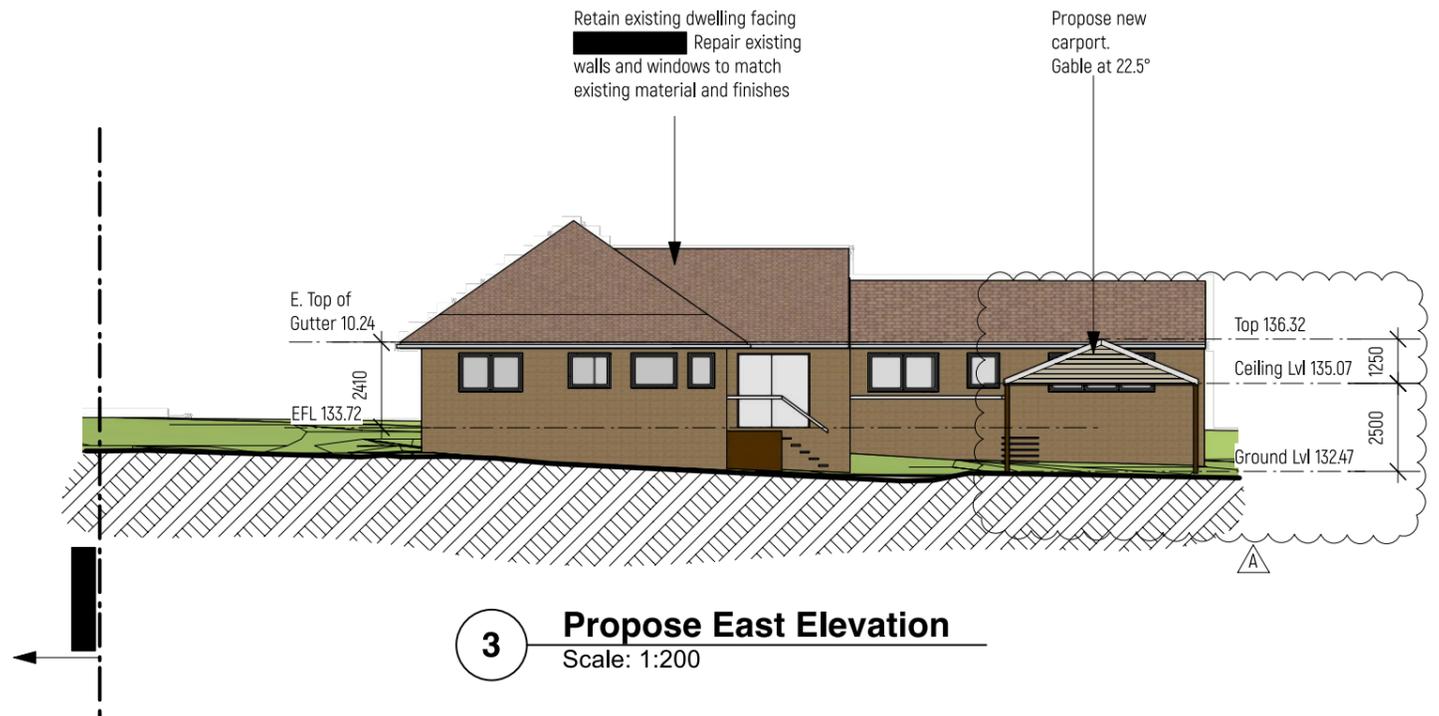
Planning Permit



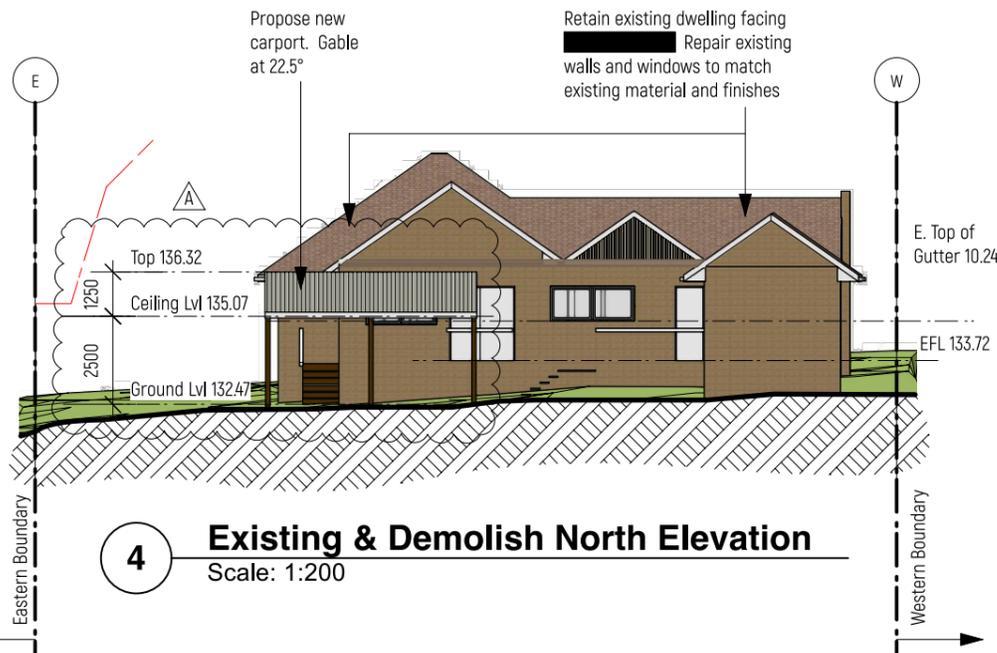
ISSUE	DATE	REVISION	PROJECT #
PROJECT	Proposed Two New Dwellings		2503-P2
ADDRESS	DATE #	11/07/2025	DWG #
	SCALE @ A3	1:200	A11
DWG	Ext Dwelling Existing & Demolition Elevations		TT
	CHKD	TT	REVISION



2 Propose South Elevation
Scale: 1:200



3 Propose East Elevation
Scale: 1:200



4 Existing & Demolish North Elevation
Scale: 1:200



5 Existing & Demolish West Elevation
Scale: 1:200

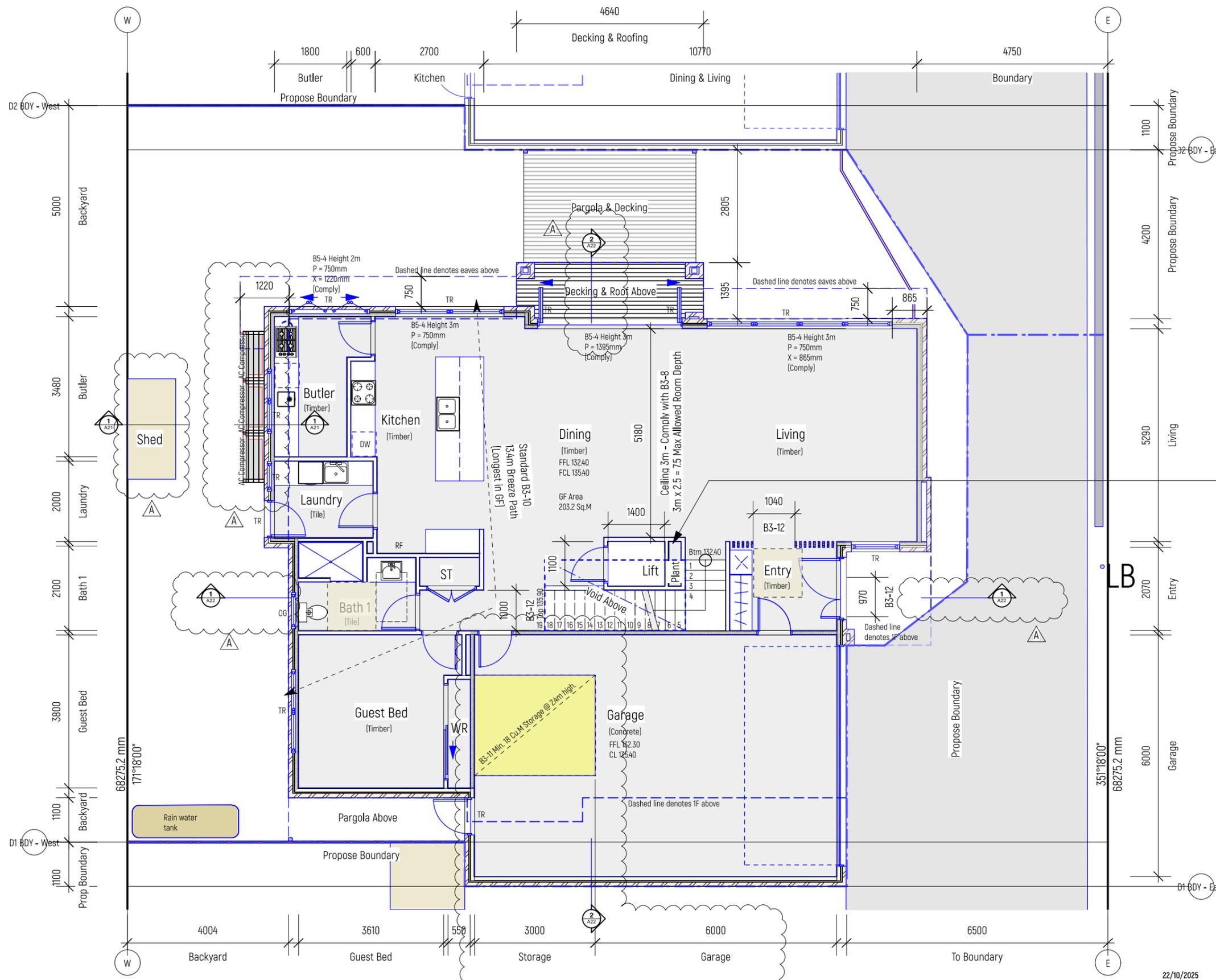
Building materials, finishes and colours			
	Material	Colour	
Carport Roof	Colorbond Custom Orb	Surfmist	
Carport Gable	Hardie Plank or similar	White on white	

22/10/2025 Relocate carport. Provide material information.

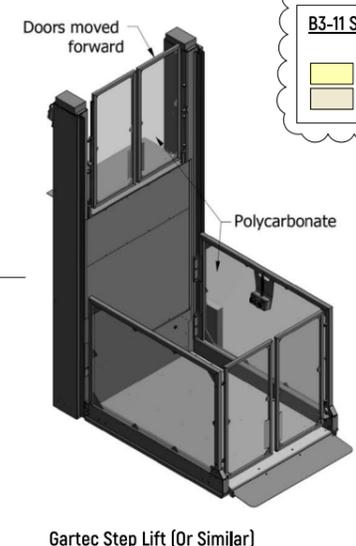
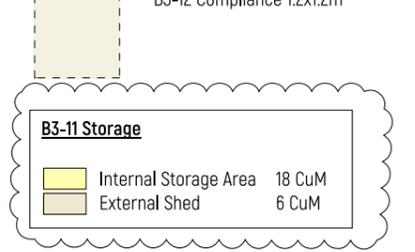


ISSUE	DATE	REVISION	PROJECT #
PROJECT	Proposed Two New Dwellings		2503-P2
ADDRESS	DATE #	11/07/2025	DWG #
DWG	SCALE @ A3	1:200	A12 A
Ext Dwelling Propose Elevations			DRAWN TT
			CHKD TT REVISION A

26a Osney Avenue, Ivanhoe VIC 3079
 W: www.refreshinghomes.com.au T: 613 8820 6540 E: information@refreshinghomes.com.au



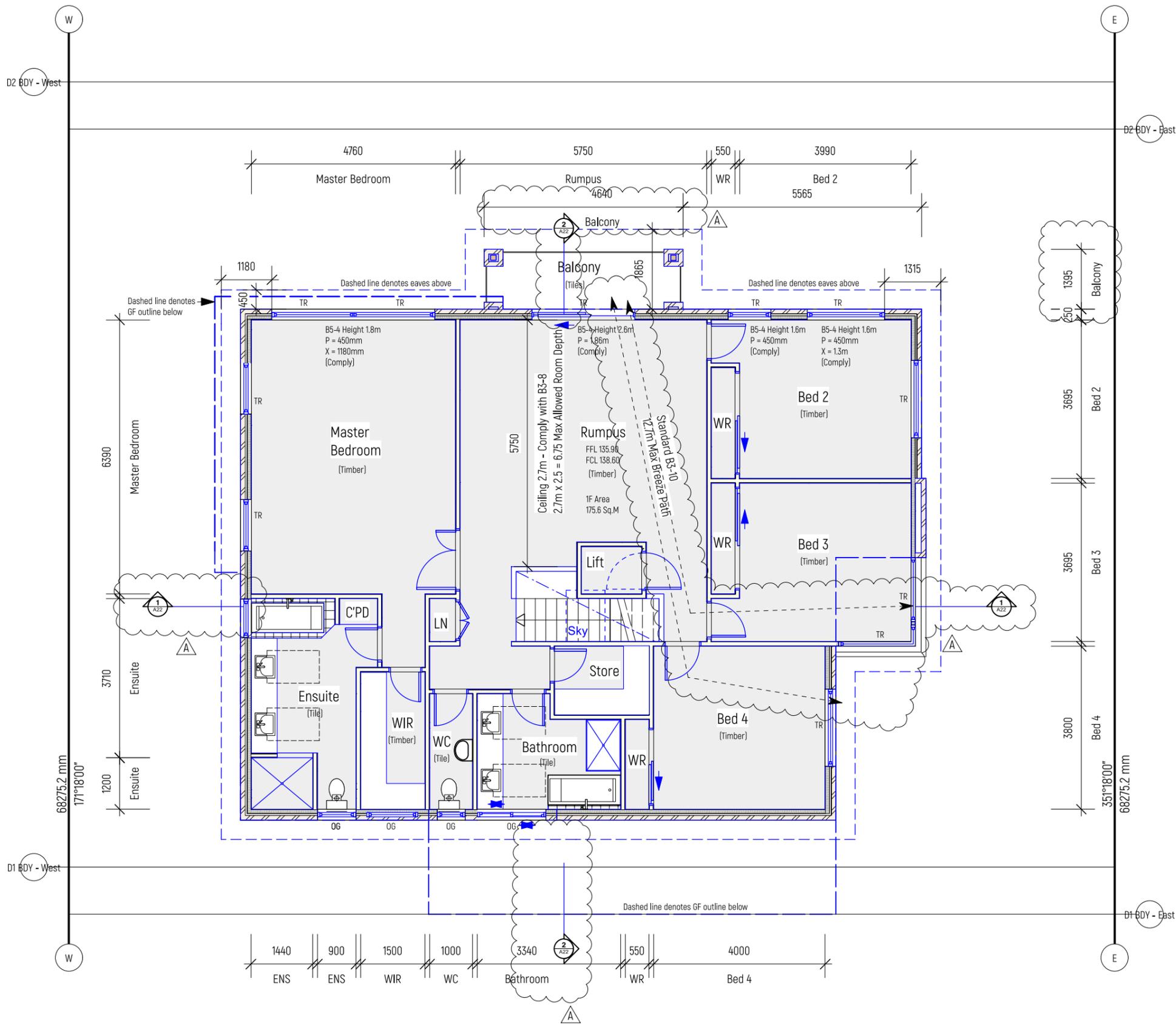
- Legend**
- EFL Existing Floor Level
 - FFL Finish Floor Level
 - AC Air Condition Mechanical Unit
 - FR Window Frost to 1.7m from FFL
 - (Material) Flooring material
 - FCL Finish Ceiling Level
 - TR Transparent Glaze
 - OG Obscure Glaze
 - OG 1.7 Obscure Glaze to 1.7m above FFL
 - BM Bedroom Non Habitable Window (under B4-4 Definition)
 - WC Toilet
 - WIR Walk in Robe
 - ENS Ensuite
 - HW Habitable Room Window



22/10/2025 Update compressor and shed. Add section marks. Notate garage and storage, and calculate B3-11 storage.

Planning Permit

ISSUE	DATE	REVISION	PROJECT #
PROJECT	Proposed Two New Dwellings		2503-P2
ADDRESS	DATE #	DWG #	A15 A
DWG	11/07/2025	1:200	
Propose Dwelling 1 GF Plan			REVISION
CHKD			TT



- Legend**
- EFL Existing Floor Level
 - FFL Finish Floor Level
 - AC Air Condition Mechanical Unit
 - FR Window Frost to 1.7m from FFL
 - (Material) Flooring material
 - FCL Finish Ceiling Level
 - TR Transparent Glaze
 - OG Obscure Glaze
 - OG 1.7 Obscure Glaze to 1.7m above FFL
 - BM Bedroom Non Habitable Window (under B4-4 Definition)
 - WC Toilet
 - WIR Walk in Robe
 - ENS Ensuite
 - HW Habitable Room Window
- B3-12 Compliance 1.2x1.2m

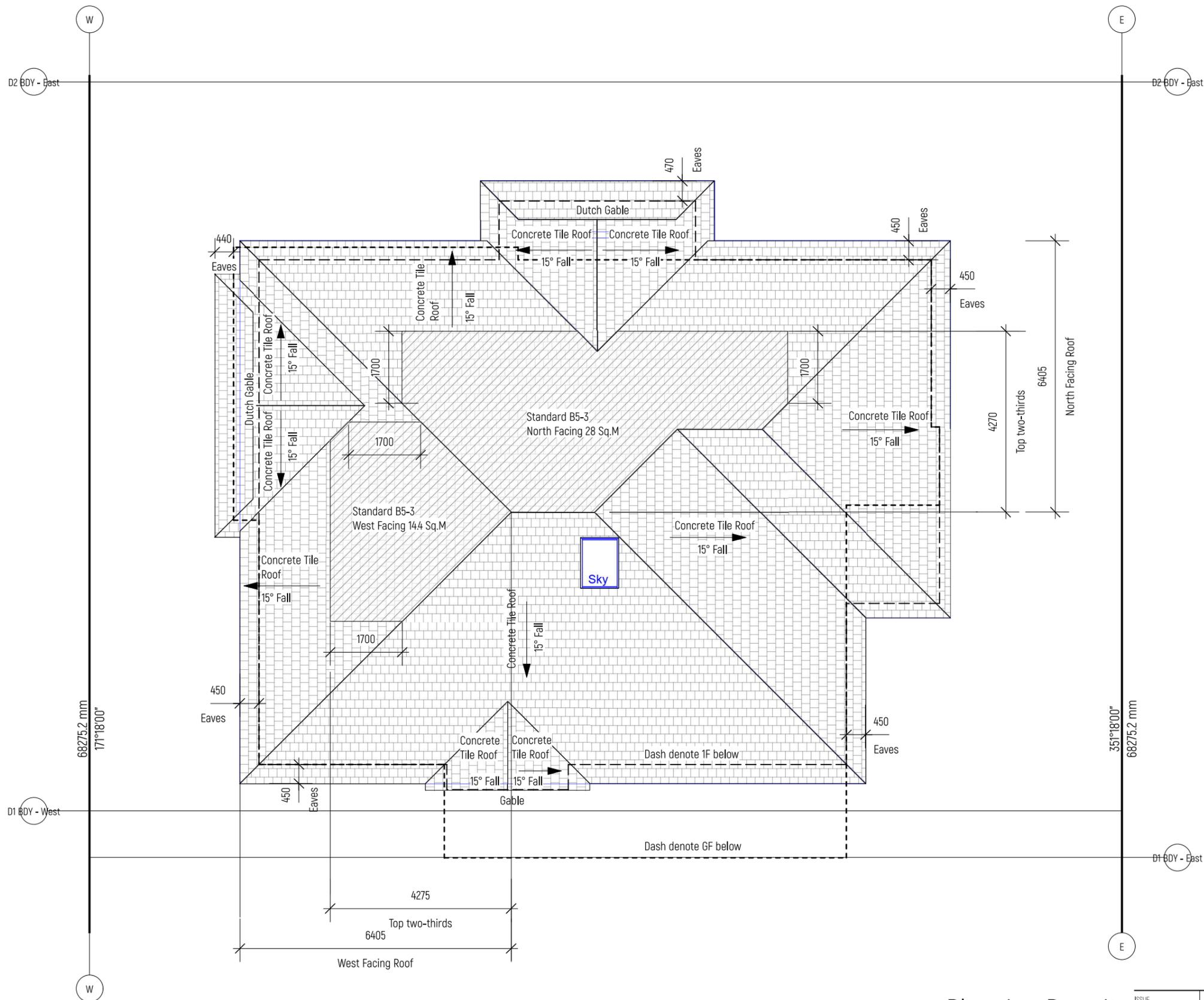
Planning Permit



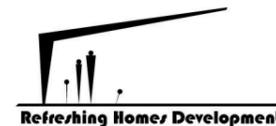
22/10/2025		Provide balcony dimensions. Calculate B3-10 breeze path. Add section marks.	
ISSUE	DATE	REVISION	
PROJECT		Proposed Two New Dwellings	
ADDRESS		DATE #	21/07/2025
DWG		SCALE @ A3	1:100
DRAWN		TT	
CHKD		TT	
PROJECT #	2503-P2		DWG #
A16 A		REVISION	A
26a Osney Avenue, Ivanhoe VIC 3079			
W: www.refreshinghomes.com.au T: 613 8820 6540 E: information@refreshinghomes.com.au			

Standard B5-3 Rooftop Solar

West Facing	14.4 Sq.M
North Facing	28 Sq.M
Total Required	42.4 Sq.M (Comply)



Planning Permit



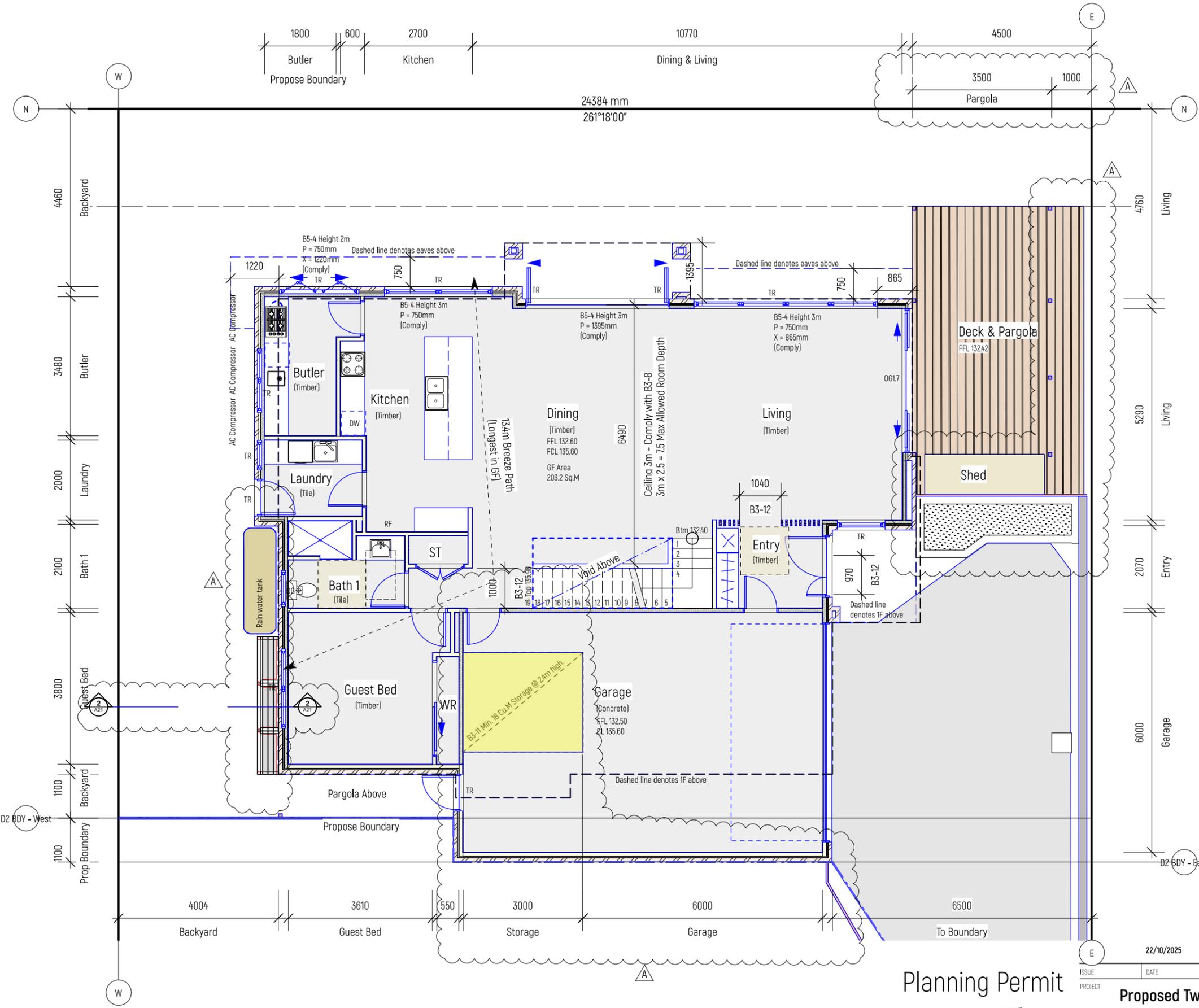
ISSUE	DATE	REVISION	PROJECT #
PROJECT	Proposed Two New Dwellings		2503-P2
ADDRESS	DATE #	11/07/2025	DWG #
DWG	SCALE @ A3	1:100	A17
	DRAWN	TT	
	CHKD	TT	REVISION

26a Osney Avenue, Ivanhoe VIC 3079

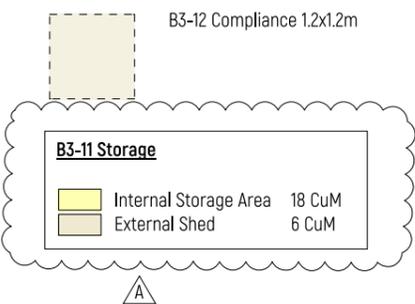
W: www.refreshinghomes.com.au

T: 613 8820 6540

E: information@refreshinghomes.com.au



- Legend**
- EFL Existing Floor Level
 - FFL Finish Floor Level
 - AC Air Condition Mechanical Unit
 - FR Window Frost to 1.7m from FFL
 - (Material) Flooring material
 - FCL Finish Ceiling Level
 - TR Transparent Glaze
 - OG Obscure Glaze
 - OG 1.7 Obscure Glaze to 1.7m above FFL
 - BM Bedroom Non Habitable Window (under B4-4 Definition)
 - WC Toilet
 - WIR Walk in Robe
 - ENS Ensuite
 - HW Habitable Room Window



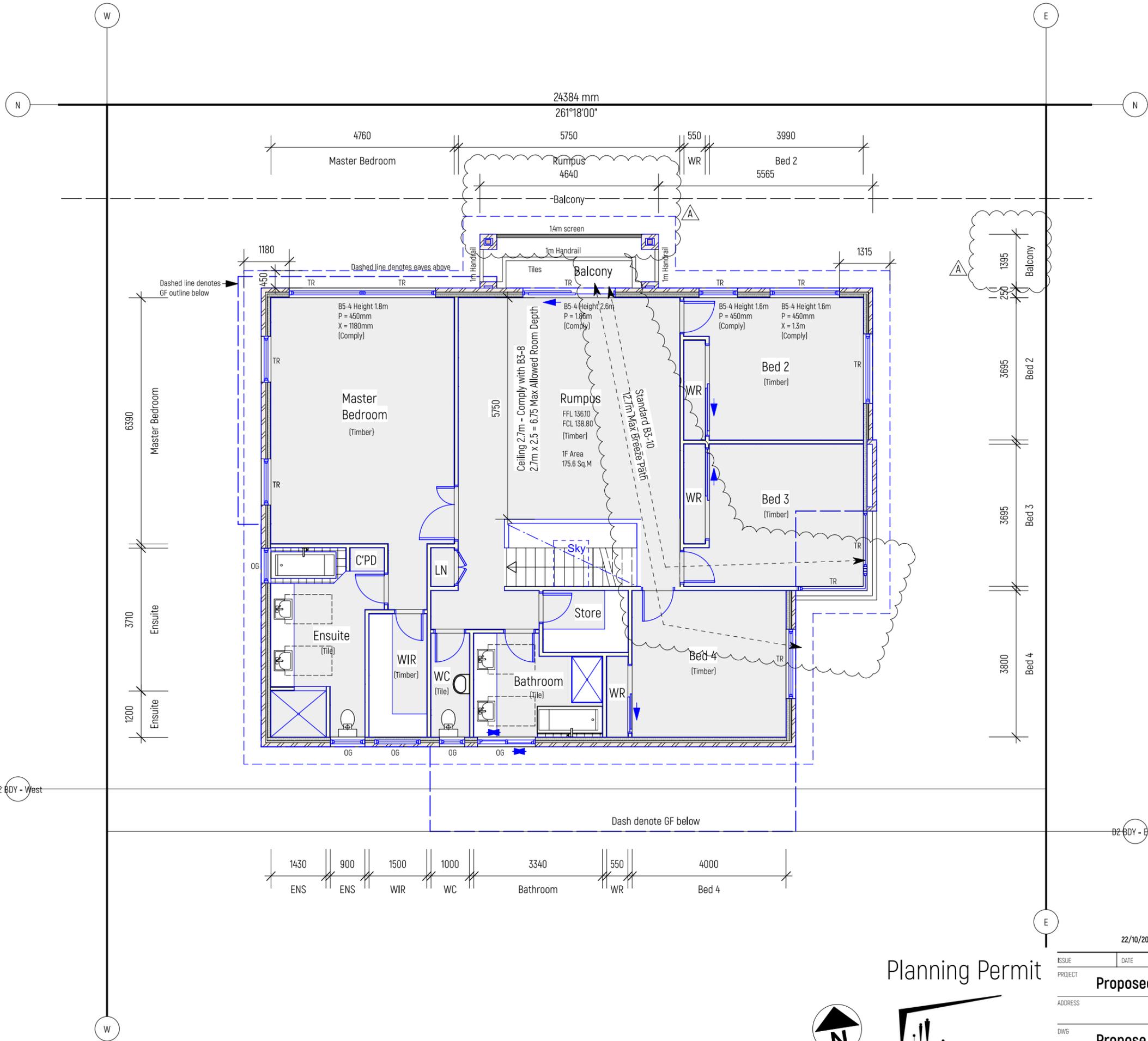
22/10/2025 Update pergola, extend deck, place shed, and adjust rain garden. Notate garage, show storage, and calculate B3-11 storage. Relocate rainwater tank and AC compressor, and provide screening.

Planning Permit



ISSUE	DATE	REVISION	PROJECT #
PROJECT	Proposed Two New Dwellings		2503-P2
ADDRESS	DATE #	DWG #	A18 A
DWG	11/07/2025	1:200	
SCALE @ A3	TT	TT	
CHKD	TT	REVISION	A

26a Osney Avenue, Ivanhoe VIC 3079
 W: www.refreshinghomes.com.au T: 613 8820 6540 E: information@refreshinghomes.com.au



Legend

EFL	Existing Floor Level
FFL	Finish Floor Level
AC	Air Condition Mechanical Unit
FR	Window Frost to 1.7m from FFL
(Material)	Flooring material
FCL	Finish Ceiling Level
TR	Transparent Glaze
OG	Obscure Glaze
OG 1.7	Obscure Glaze to 1.7m above FFL
BM	Bedroom Non Habitable Window (under B4-4 Definition)
WC	Toilet
WIR	Walk in Robe
ENS	Ensuite
HW	Habitable Room Window
	B3-12 Compliance 1.2x1.2m

D2 BDY - West D2 BDY - East



22/10/2025 Provide balcony dimensions. Calculate B3-10 breeze path.

Planning Permit

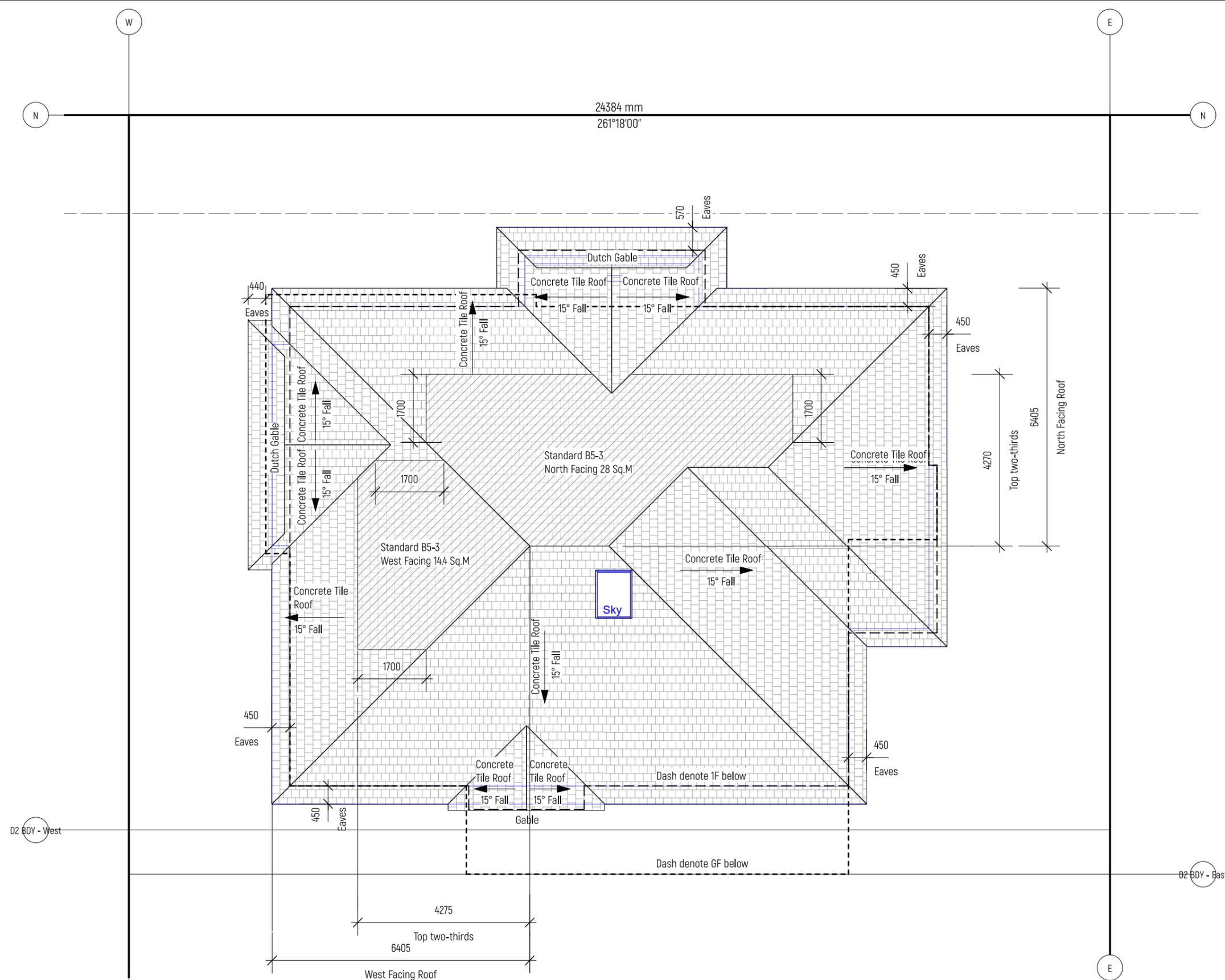


ISSUE	DATE	REVISION	PROJECT #
PROJECT	Proposed Two New Dwellings		2503-P2
ADDRESS	DATE #	DWG #	A19 A
DWG	21/07/2025	1:200	
Propose Dwelling 2 1F Plan			REVISION
			A

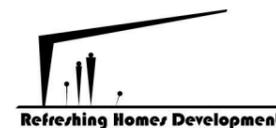
26a Osney Avenue, Ivanhoe VIC 3079
 W: www.refreshinghomes.com.au T: 613 8820 6540 E: information@refreshinghomes.com.au

Standard B5-3 Rooftop Solar

West Facing	14.4 Sq.M
North Facing	28 Sq.M
Total Required	42.4 Sq.M (Comply)



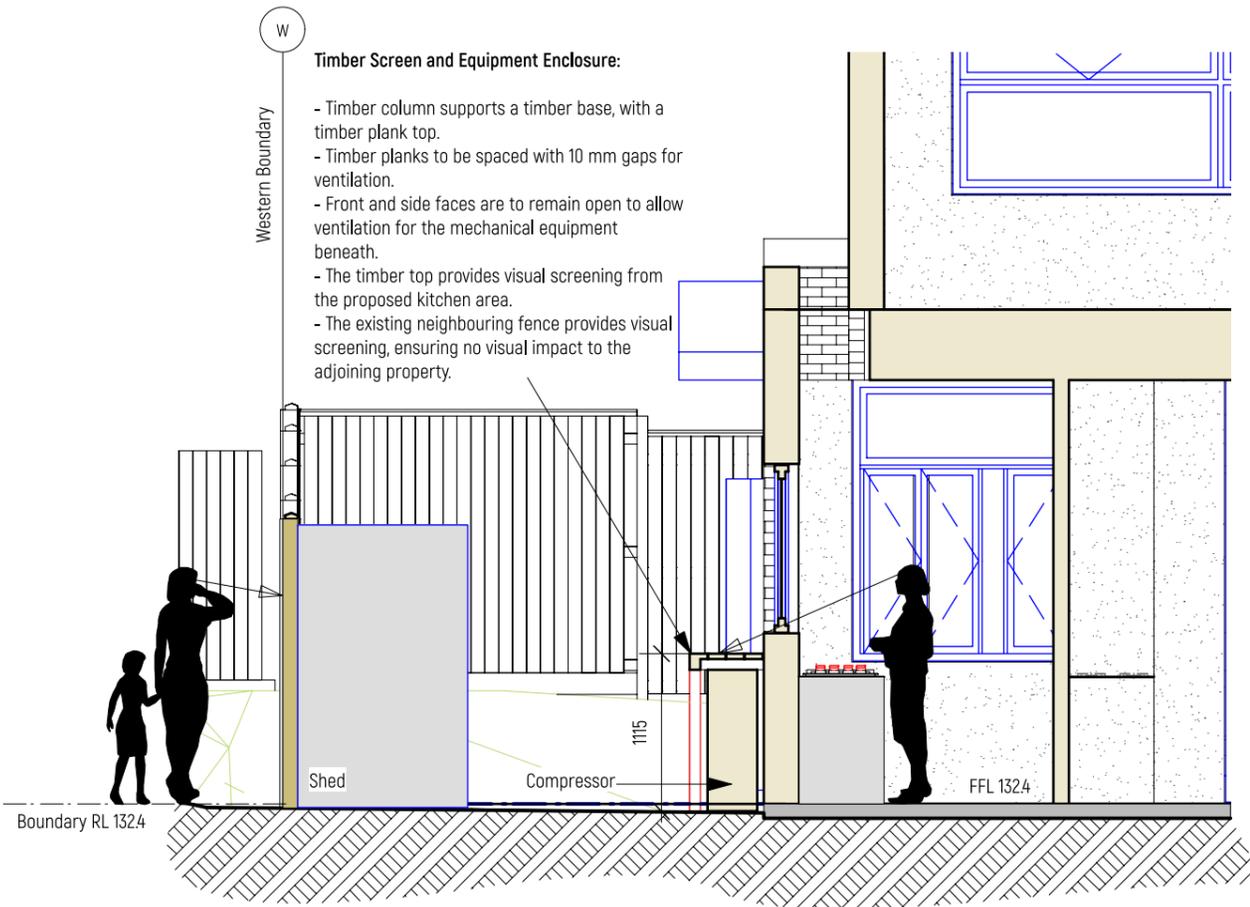
Planning Permit



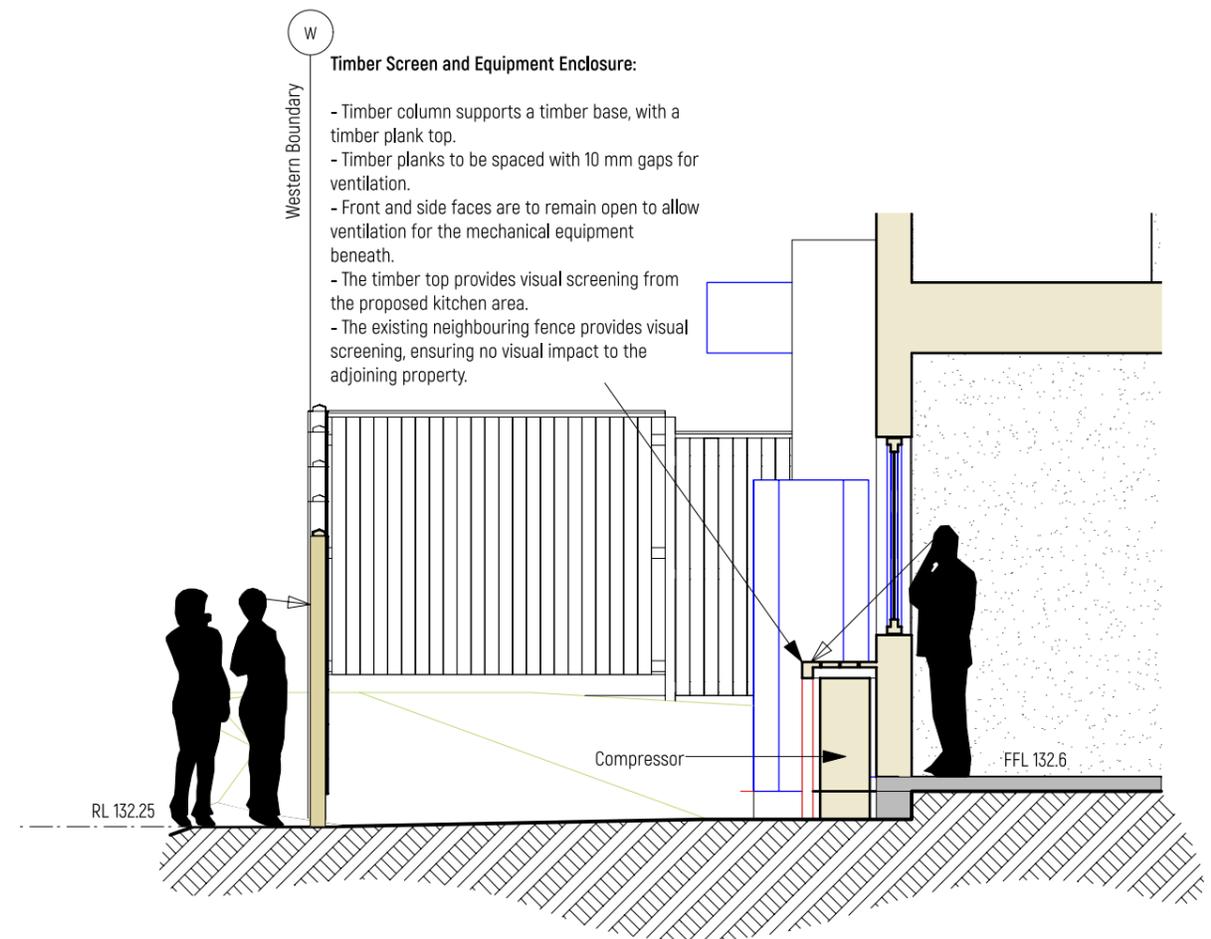
ISSUE	DATE	REVISION	PROJECT #
PROJECT	Proposed Two New Dwellings		2503-P2
ADDRESS	DATE #	11/07/2025	DWG #
	SCALE @ A3	1:100	A20
DWG	Propose Dwelling 2 Roof Plan		REVISION
	CHKD	TT	

26a Osney Avenue, Ivanhoe VIC 3079

W: www.refreshinghomes.com.au T: 613 8820 6540 E: information@refreshinghomes.com.au

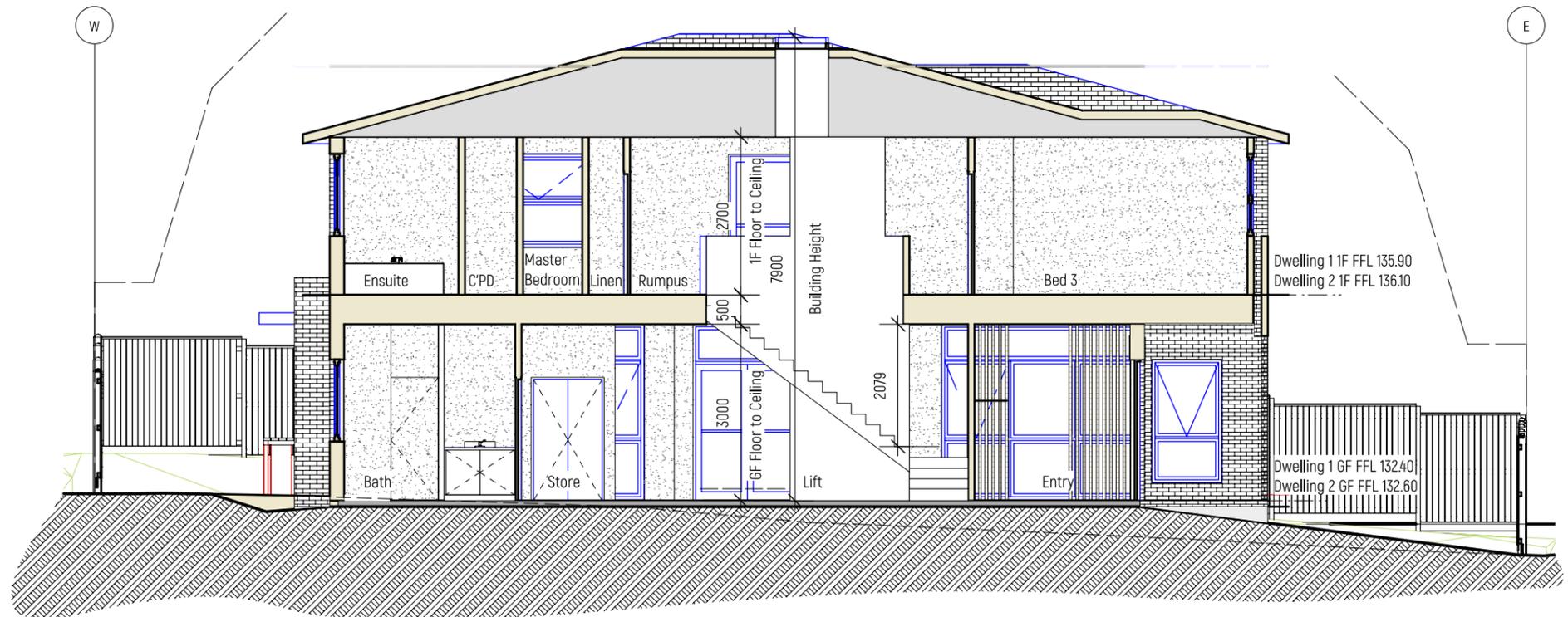


1 Dwelling 1 Compressor
Scale: 1:50

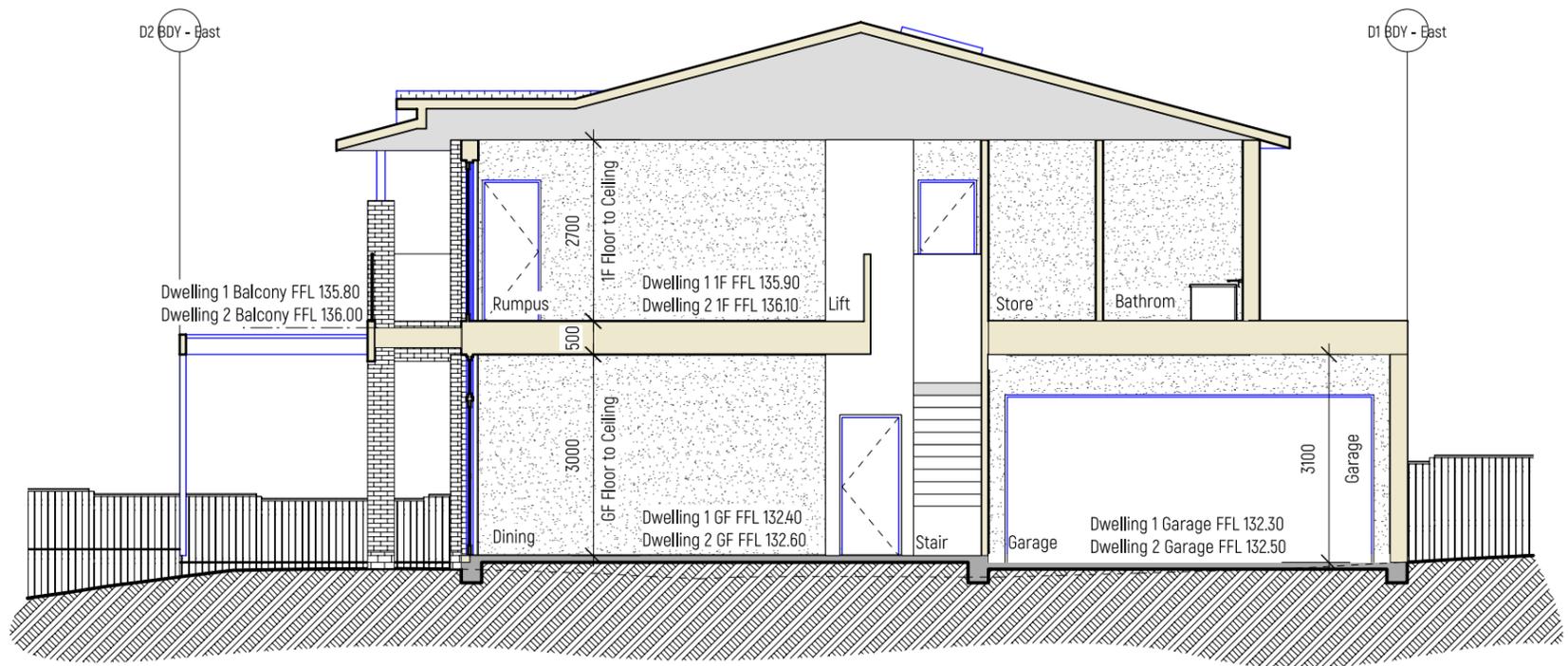


2 Dwelling 2 Compressor
Scale: 1:50





1 Dwelling 1 - Long Section
 Scale: 1:100
 Typical for Dwelling 2



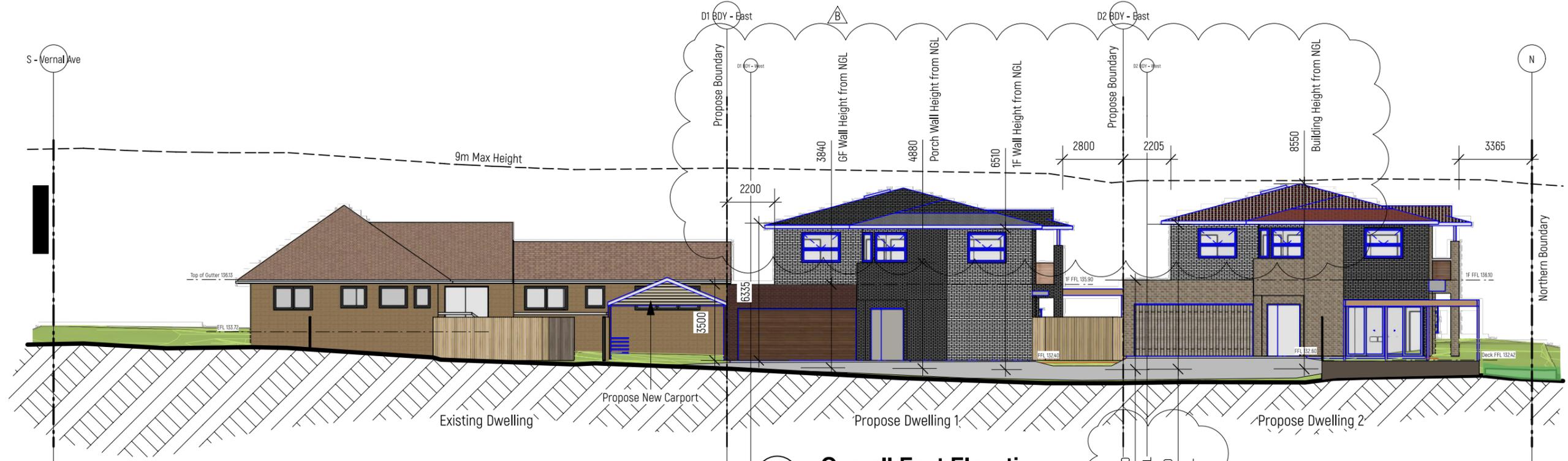
2 Dwelling 1 - Cross Section
 Scale: 1:100
 Typical for Dwelling 2

Planning Permit



22/10/2025 New page. Add section detailing of building internal heights.

ISSUE	DATE	REVISION	PROJECT #
PROJECT	Proposed Two New Dwellings		2503-P2
ADDRESS	DATE #	11/07/2025	DWG #
	SCALE @ A3	1:100	A22 A
DWG	DRAWN	TT	
	CHKD	TT	REVISION
			A



Legend

- EFL Existing Floor Level
- FFL Finish Floor Level
- AC Air Condition Mechanical Unit
- FR Window Frost to 1.7m from FFL
- (Material) Flooring material
- FCL Finish Ceiling Level
- TR Transparent Glaze
- OG Obscure Glaze
- OG 1.7 Obscure Glaze to 1.7m above FFL
- BM Bedroom Non Habitable Window (under B4-4 Definition)
- WC Toilet
- WIR Walk in Robe
- ENS Ensuite
- HW Habitable Room Window
- B3-12 Compliance 1.2x1.2m

Planning Permit



ISSUE	DATE	REVISION	PROJECT #
PROJECT			2503-P2
ADDRESS	DATE #	SCALE @ A3	DWG #
	11/07/2025	1:200	A25 B
DWG	DRAWN	CHKD	REVISION
Long Elevation	TT	TT	B

26a Osney Avenue, Ivanhoe VIC 3079

W: www.refreshinghomes.com.au

T: 613 8820 6540

E: information@refreshinghomes.com.au

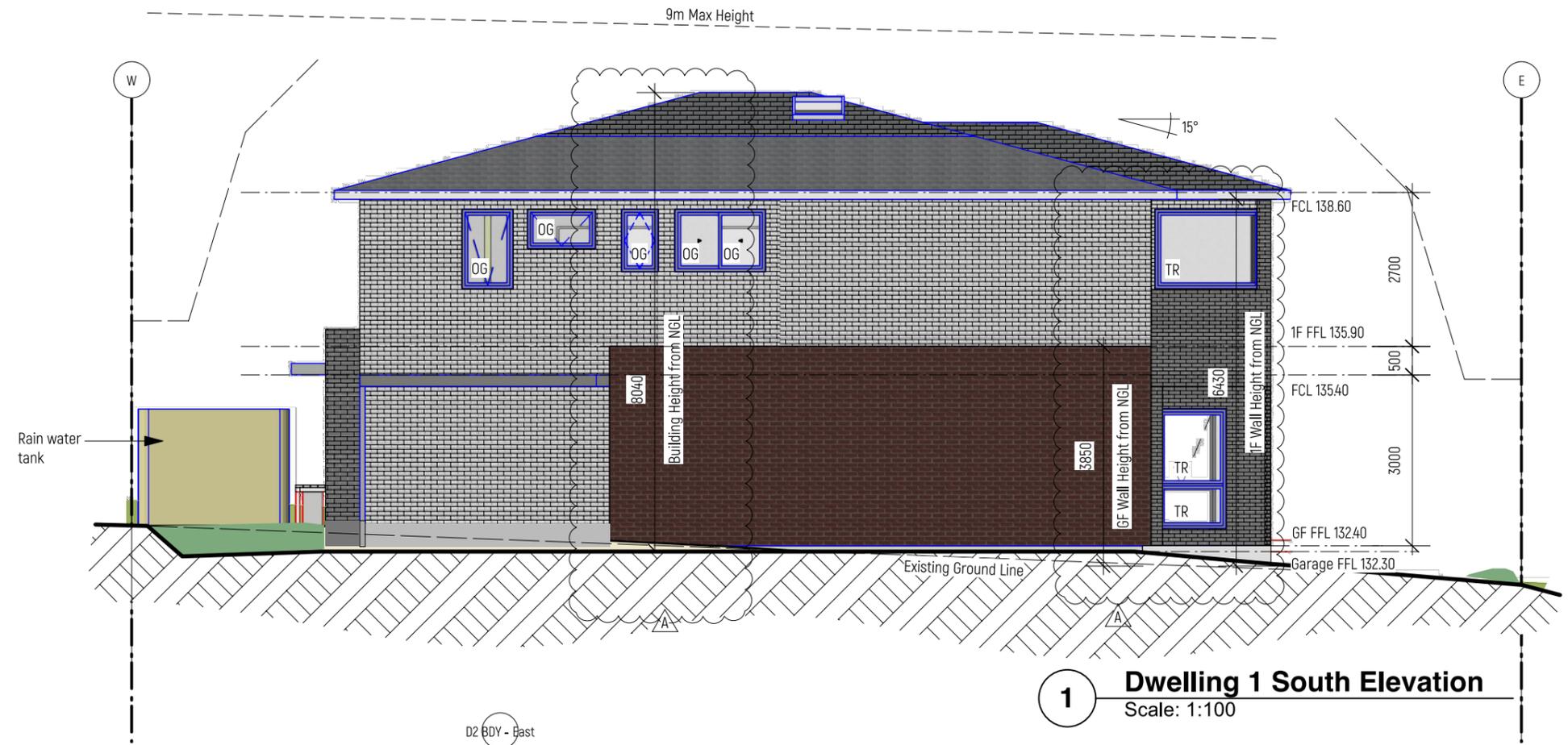
26/11/2025 Update Building & Wall Height
22/10/2025 Update water tank, AC compressor, and screening. Relocate carport. Update Dwelling 2 pergola & deck.

Legend

- EFL Existing Floor Level
- FFL Finish Floor Level
- AC Air Condition Mechanical Unit
- FR Window Frost to 1.7m from FFL
- (Material) Flooring material
- FCL Finish Ceiling Level
- TR Transparent Glaze
- OG Obscure Glaze
- OG 1.7 Obscure Glaze to 1.7m above FFL
- BM Bedroom Non Habitable Window (under B4-4 Definition)
- WC Toilet
- WIR Walk in Robe
- ENS Ensuite
- HW Habitable Room Window

B3-12 Compliance 1.2x1.2m

Building materials, finishes and colours			
	Material	Colour	
Dwelling 1 Brick Wall	Clay Brick	Dark Earthy Red	
Dwelling 1 Brick Wall	Clay Brick	Warm Grey	
Dwelling 1 Brick Wall	Clay Brick	Dark Grey	
Screen	Timber	Light Varnish	
Gutter & Downpipe	Colorbond	Shale Grey	
Aluminium Windows	Powder coated Aluminium	Basalt	
Aluminium Door	Powder coated Aluminium	Basalt	
Garage Door	Solid Timber Plank	Dark Varnish	
Front Door	Solid Timber	Black Varnish	
Fence	Timber	Light Varnish	
Roof	Concrete Roof Tile	Oceanic	



1 Dwelling 1 South Elevation
Scale: 1:100



2 Dwelling 1 East Elevation
Scale: 1:100

Planning Permit



22/10/2025		Provide wall height and building height relative to NGL	
ISSUE	DATE	REVISION	
PROJECT			PROJECT #
Proposed Two New Dwellings			2503-P2
ADDRESS		DATE #	DWG #
		11/07/2025	A26 A
DWG		SCALE @ A3	1:200
Dwelling 1 Elevations		DRAWN	TT
		CHKD	TT
		REVISION	A

Legend

- EFL Existing Floor Level
- FFL Finish Floor Level
- AC Air Condition Mechanical Unit
- FR Window Frost to 1.7m from FFL
- (Material) Flooring material
- FCL Finish Ceiling Level
- TR Transparent Glaze
- OG Obscure Glaze
- OG 1.7 Obscure Glaze to 1.7m above FFL
- BM Bedroom Non Habitable Window (under B4-4 Definition)
- WC Toilet
- WIR Walk in Robe
- ENS Ensuite
- HW Habitable Room Window

B3-12 Compliance 1.2x1.2m

Building materials, finishes and colours			
	Material	Colour	
Dwelling 1 Brick Wall	Clay Brick	Dark Earthy Red	
Dwelling 1 Brick Wall	Clay Brick	Warm Grey	
Dwelling 1 Brick Wall	Clay Brick	Dark Grey	
Screen	Timber	Light Varnish	
Gutter & Downpipe	Colorbond	Shale Grey	
Aluminium Windows	Powder coated Aluminium	Basalt	
Aluminium Door	Powder coated Aluminium	Basalt	
Garage Door	Solid Timber Plank	Dark Varnish	
Front Door	Solid Timber	Black Varnish	
Fence	Timber	Light Varnish	
Roof	Concrete Roof Tile	Oceanic	



2 Dwelling 1 North Elevation
Scale: 1:100



1 Dwelling 1 West Elevation
Scale: 1:100



22/10/2025		Provide wall height and building height relative to NGL. Update water tank, AC compressor, and screening.	
ISSUE	DATE	REVISION	
PROJECT			PROJECT #
Proposed Two New Dwellings			2503-P2
ADDRESS		DATE #	DWG #
		21/07/2025	A27 A
DWG		SCALE @ A3	1:200
Dwelling 1 Elevations		DRAWN	TT
		CHKD	TT
		REVISION	A
26a Osney Avenue, Ivanhoe VIC 3079			
W: www.refreshinghomes.com.au T: 613 8820 6540 E: information@refreshinghomes.com.au			

Legend

- EFL Existing Floor Level
- FFL Finish Floor Level
- AC Air Condition Mechanical Unit
- FR Window Frost to 1.7m from FFL
- (Material) Flooring material
- FCL Finish Ceiling Level
- TR Transparent Glaze
- OG Obscure Glaze
- OG 1.7 Obscure Glaze to 1.7m above FFL
- BM Bedroom Non Habitable Window (under B4-4 Definition)
- WC Toilet
- WIR Walk in Robe
- ENS Ensuite
- HW Habitable Room Window

B3-12 Compliance 1.2x1.2m



Building materials, finishes and colours			
	Material	Colour	
Dwelling 1 Brick Wall	Clay Brick	Earthy Natural	
Dwelling 1 Brick Wall	Clay Brick	Warm Grey	
Dwelling 1 Brick Wall	Clay Brick	Dark Grey	
Screen	Timber	Medium Varnish	
Gutter & Downpipe	Colorbond	Shale Grey	
Aluminium Windows	Powder coated Aluminium	Basalt	
Aluminium Door	Powder coated Aluminium	Basalt	
Garage Door	Solid Timber Plank	Medium Varnish	
Front Door	Solid Timber	Earthy Varnish	
Fence	Timber	Light Varnish	
Roof	Concrete Roof Tile	Red	



1 U2 South Elevation
Scale: 1:100

2 U2 East Elevation
Scale: 1:100

Planning Permit



22/10/2025		Provide wall and building heights relative to NGL. Update deck, balcony, and pergola. Transparent sliding door as referenced in GF Overlooking study.	
ISSUE	DATE	REVISION	
PROJECT			PROJECT #
Proposed Two New Dwellings			2503-P2
ADDRESS		DATE #	DWG #
		11/07/2025	A28 A
DWG		SCALE @ A3	1:200
Dwelling 2 Elevations		DRAWN	TT
		CHKD	TT
		REVISION	A

Legend

- EFL Existing Floor Level
- FFL Finish Floor Level
- AC Air Condition Mechanical Unit
- FR Window Frost to 1.7m from FFL
- (Material) Flooring material
- FCL Finish Ceiling Level
- TR Transparent Glaze
- OG Obscure Glaze
- OG 1.7 Obscure Glaze to 1.7m above FFL
- BM Bedroom Non Habitable Window (under B4-4 Definition)
- WC Toilet
- WIR Walk in Robe
- ENS Ensuite
- HW Habitable Room Window

B3-12 Compliance 1.2x1.2m



Building materials, finishes and colours			
	Material	Colour	
Dwelling 1 Brick Wall	Clay Brick	Earthy Natural	
Dwelling 1 Brick Wall	Clay Brick	Warm Grey	
Dwelling 1 Brick Wall	Clay Brick	Dark Grey	
Screen	Timber	Medium Varnish	
Gutter & Downpipe	Colorbond	Shale Grey	
Aluminium Windows	Powder coated Aluminium	Basalt	
Aluminium Door	Powder coated Aluminium	Basalt	
Garage Door	Solid Timber Plank	Medium Varnish	
Front Door	Solid Timber	Earthy Varnish	
Fence	Timber	Light Varnish	
Roof	Concrete Roof Tile	Red	



2 U2 West Elevation
Scale: 1:100



3 U2 North Elevation
Scale: 1:100

22/10/2025 Provide wall and building heights relative to NGL. Update deck, balcony, pergola, water tank and AC compressor.

Planning Permit



ISSUE	DATE	REVISION	PROJECT #
PROJECT			2503-P2
ADDRESS		DATE # 21/07/2025	DWG # A29 A
DWG	Dwelling 2 Elevations	SCALE @ A3 1:200	DRAWN TT
		CHKD TT	REVISION A

26a Osney Avenue, Ivanhoe VIC 3079
 W: www.refreshinghomes.com.au T: 613 8820 6540 E: information@refreshinghomes.com.au

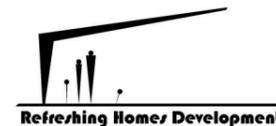


1 Existing Street View
Scale: 1:100



2 Propose Street View
Scale: 1:100

Planning Permit

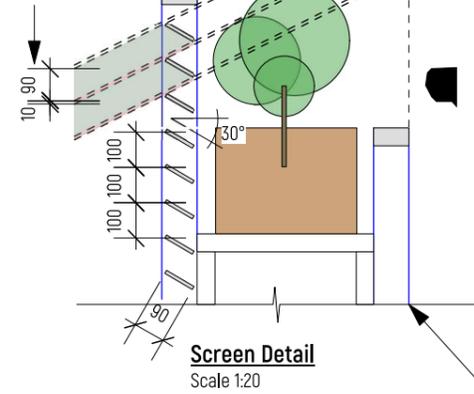


ISSUE	22/10/2025	Update carport	PROJECT #	2503-P2
PROJECT	Proposed Two New Dwellings		DWG #	A30 A
CLIENT	DATE #	11/07/2025	DRAWN	TT
DWG	SCALE @ A3	1:200	CHKD	TT
Existing & Propose Street View			REVISION	A

Suite 201 – OfficeOurs, 175b Stephen Street, Yarraville, VIC 3013.

W: www.refreshinghomes.com.au T: 613 9013 3933 E: information@refreshinghomes.com.au

Maximum opening 10/100 = 10% (Comply)

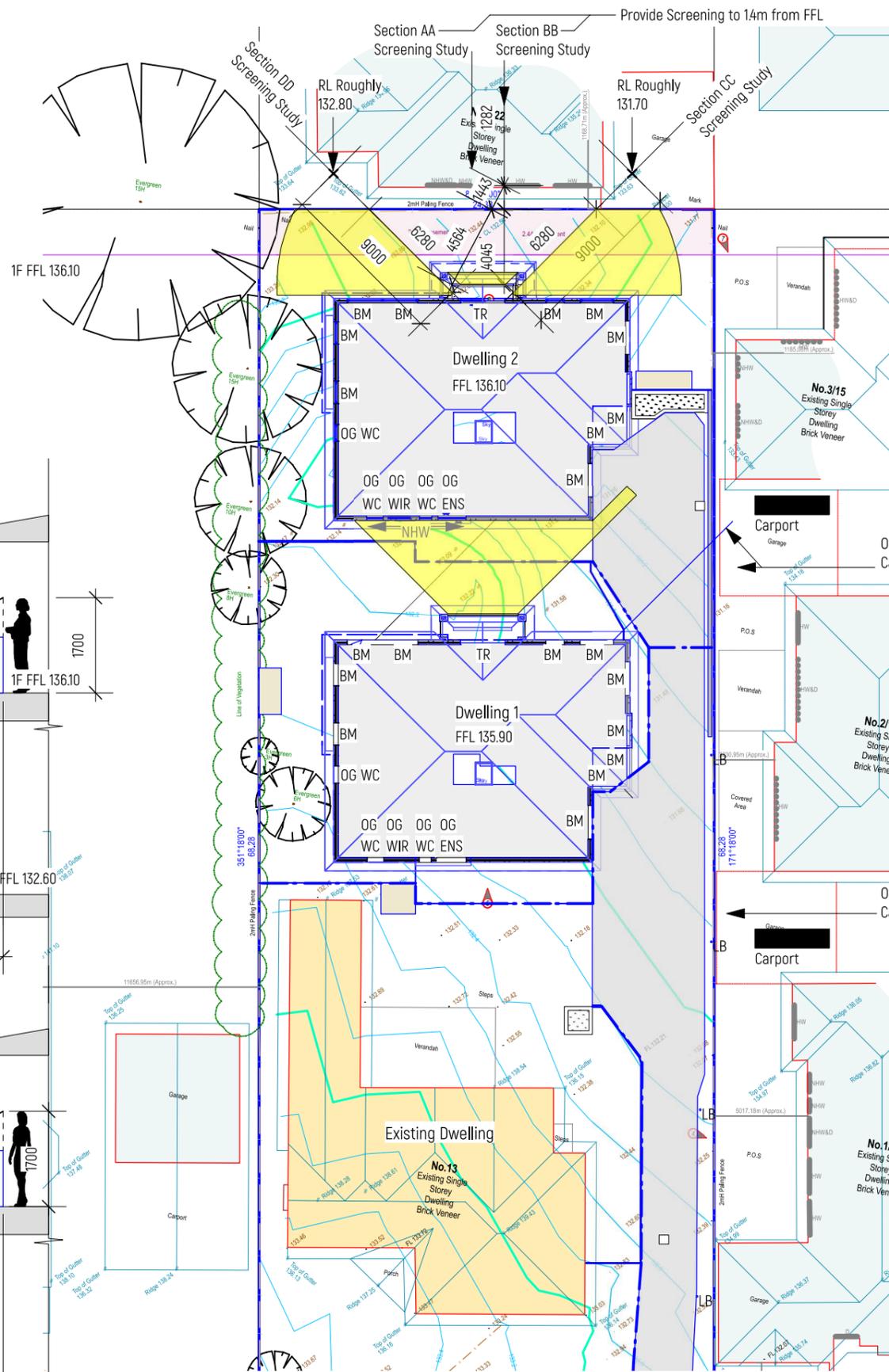


Note: The ground level is projected at 132.30 based on the land survey. The neighbouring property is a recent development, and it is assumed to have a concrete slab foundation. Accordingly, the finished floor level (FFL) is estimated to be 400mm above ground level, which is more than typical allowance for a slab-on-ground construction. The window head height is assumed to be 2.1m above the neighbour's finished floor level.

Section AA Overlooking Study
Scale 1:100

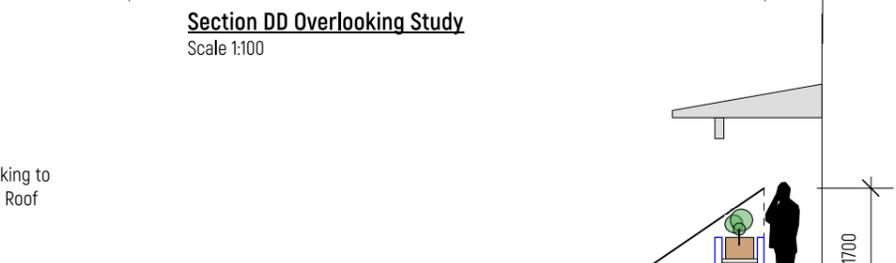
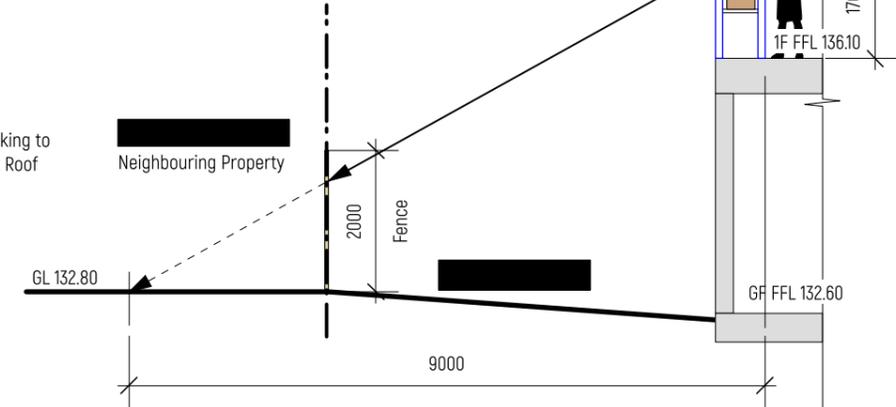
Note: The ground level is projected at 132.30 based on the land survey. The neighbouring property is a recent development, and it is assumed to have a concrete slab foundation. Accordingly, the finished floor level (FFL) is estimated to be 400mm above ground level, which is more than typical allowance for a slab-on-ground construction. The window head height is assumed to be 2.1m above the neighbour's finished floor level.

Section BB Overlooking Study
Scale 1:100

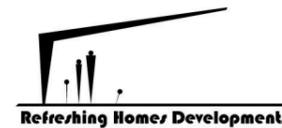


Legend

- EFL Existing Floor Level
 - FFL Finish Floor Level
 - AC Air Condition Mechanical Unit
 - FR Window Frost to 1.7m from FFL
 - (Material) Flooring material
 - FCL Finish Ceiling Level
 - TR Transparent Glaze
 - OG Obscure Glaze
 - OG 1.7 Obscure Glaze to 1.7m above FFL
 - BM Bedroom Non Habitable Window (under B4-4 Definition)
 - WC Toilet
 - WIR Walk in Robe
 - ENS Ensuite
 - HW Habitable Room Window
- B3-12 Compliance 1.2x1.2m



Planning Permit



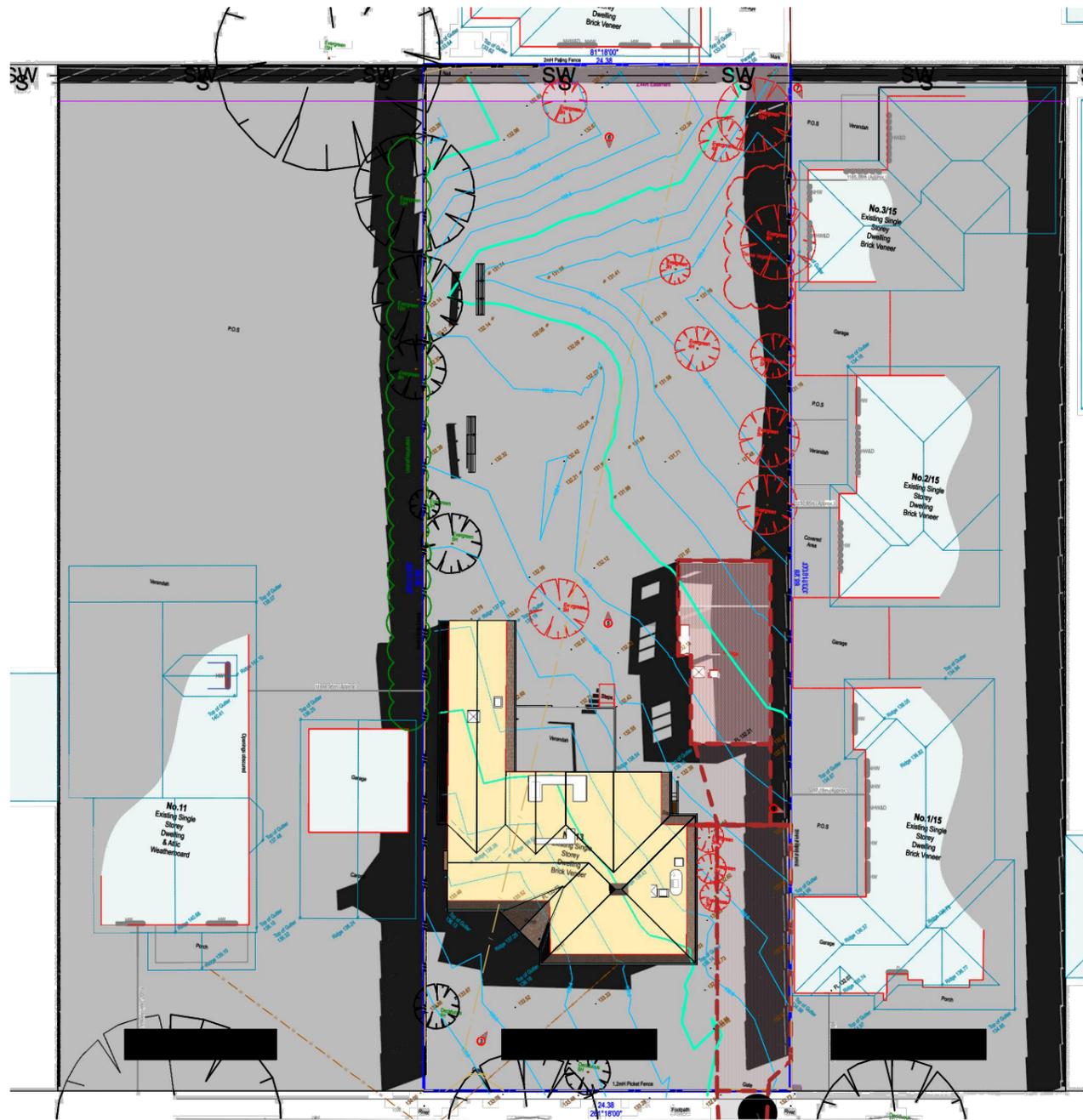
ISSUE	DATE	REVISION	PROJECT #
PROJECT	Proposed Two New Dwellings		2503-P2
ADDRESS	DATE #	11/07/2025	DWG #
DWG	SCALE @ A3	1:200	A36
	DRAWN	TT	
	CHKD	TT	REVISION

26a Osney Avenue, Ivanhoe VIC 3079

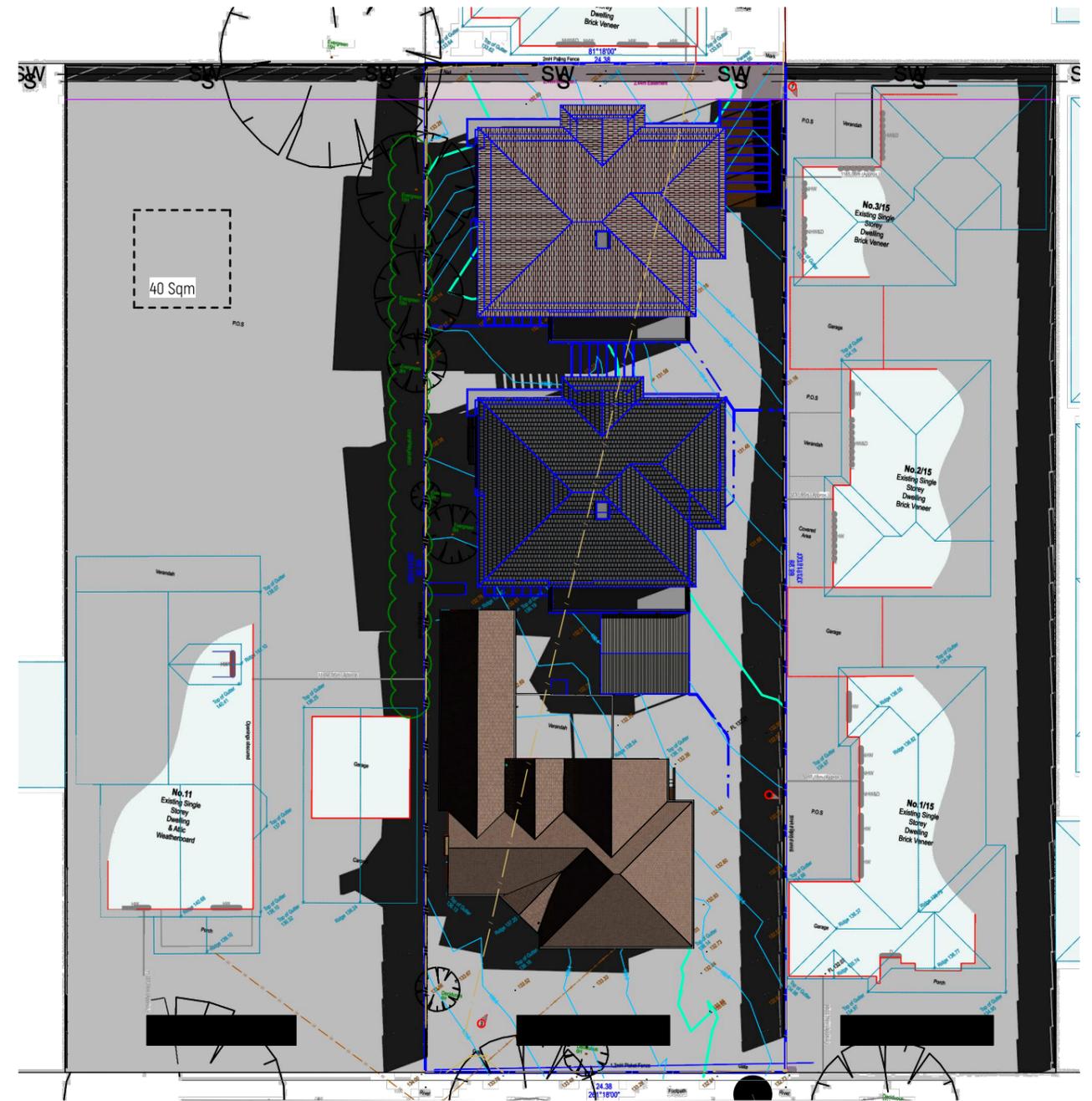
W: www.refreshinghomes.com.au

T: 613 8820 6540

E: information@refreshinghomes.com.au



1 Existing Shadow 9am
Scale: 1:400



2 Propose Shadow 9am
Scale: 1:400

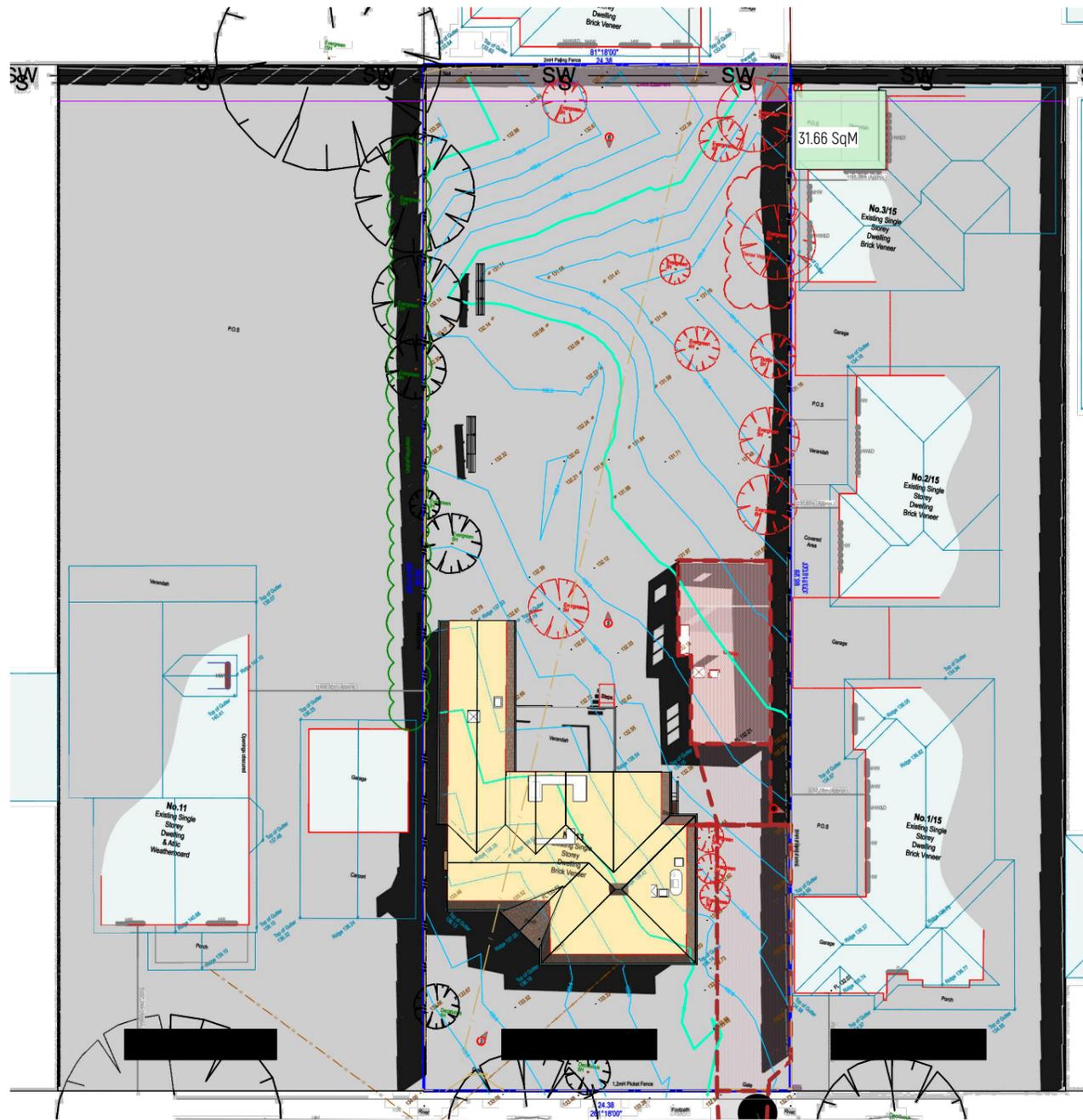
██████████ has a large backyard, with more than 40 square metres receiving sunlight throughout the day. The proposed development will have no impact on the amenity of the neighbouring property at ██████████

Planning Permit

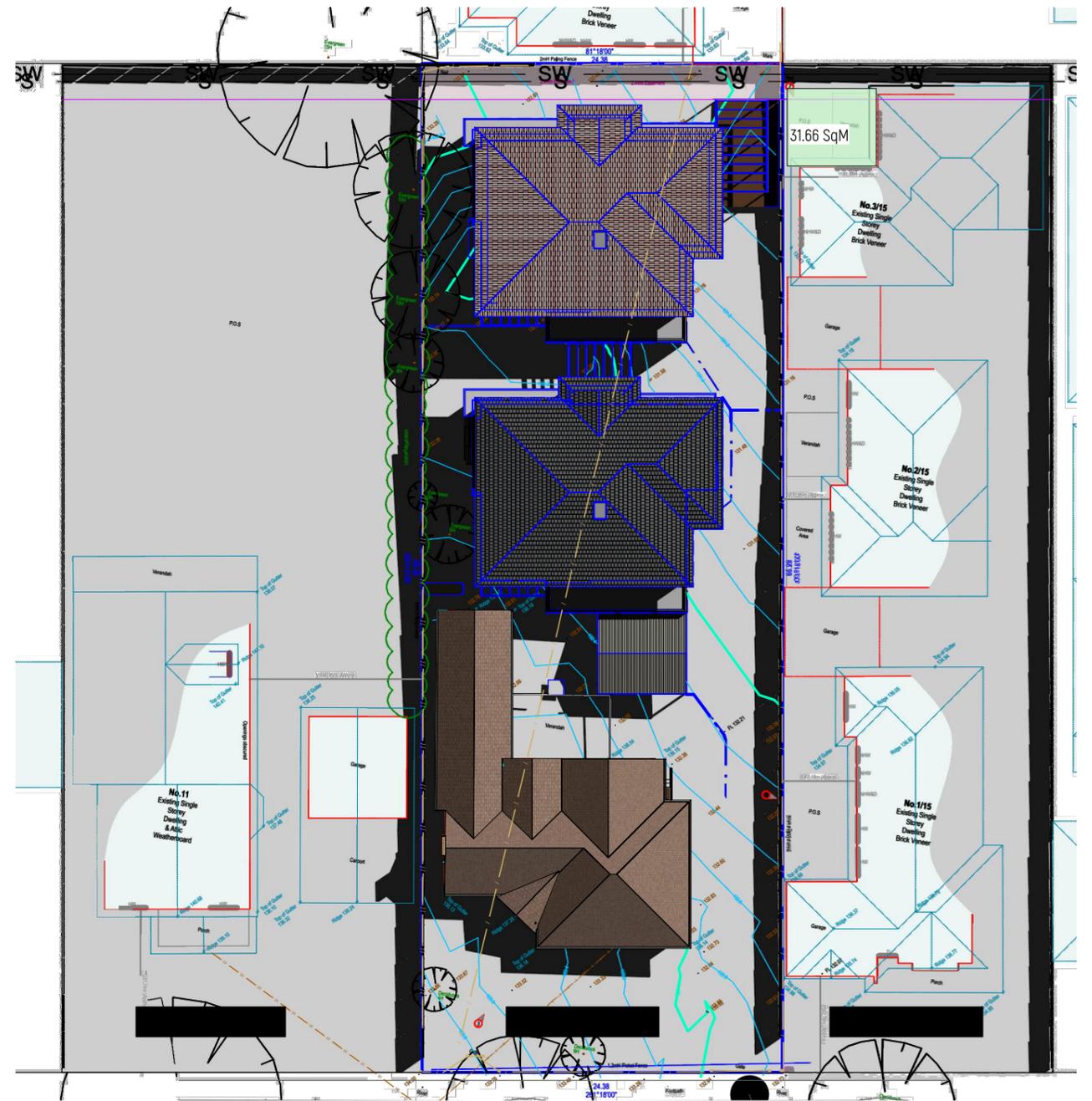


ISSUE	DATE	REVISION	PROJECT #
PROJECT	Proposed Two New Dwellings		2503-P2
ADDRESS	DATE #	11/07/2025	DWG #
DWG	SCALE @ A3	1:200	A40
	DRAWN	TT	
	CHKD	TT	REVISION

26a Osney Avenue, Ivanhoe VIC 3079
 W: www.refreshinghomes.com.au T: 613 8820 6540 E: information@refreshinghomes.com.au



1 Existing Shadow 10am
Scale: 1:400



2 Propose Shadow 10am
Scale: 1:400

At 1:00 pm, the neighbouring property at [redacted] maintains unchanged sunlight exposure, with 31.66 square metres of secluded private open space receiving sunlight.

Planning Permit



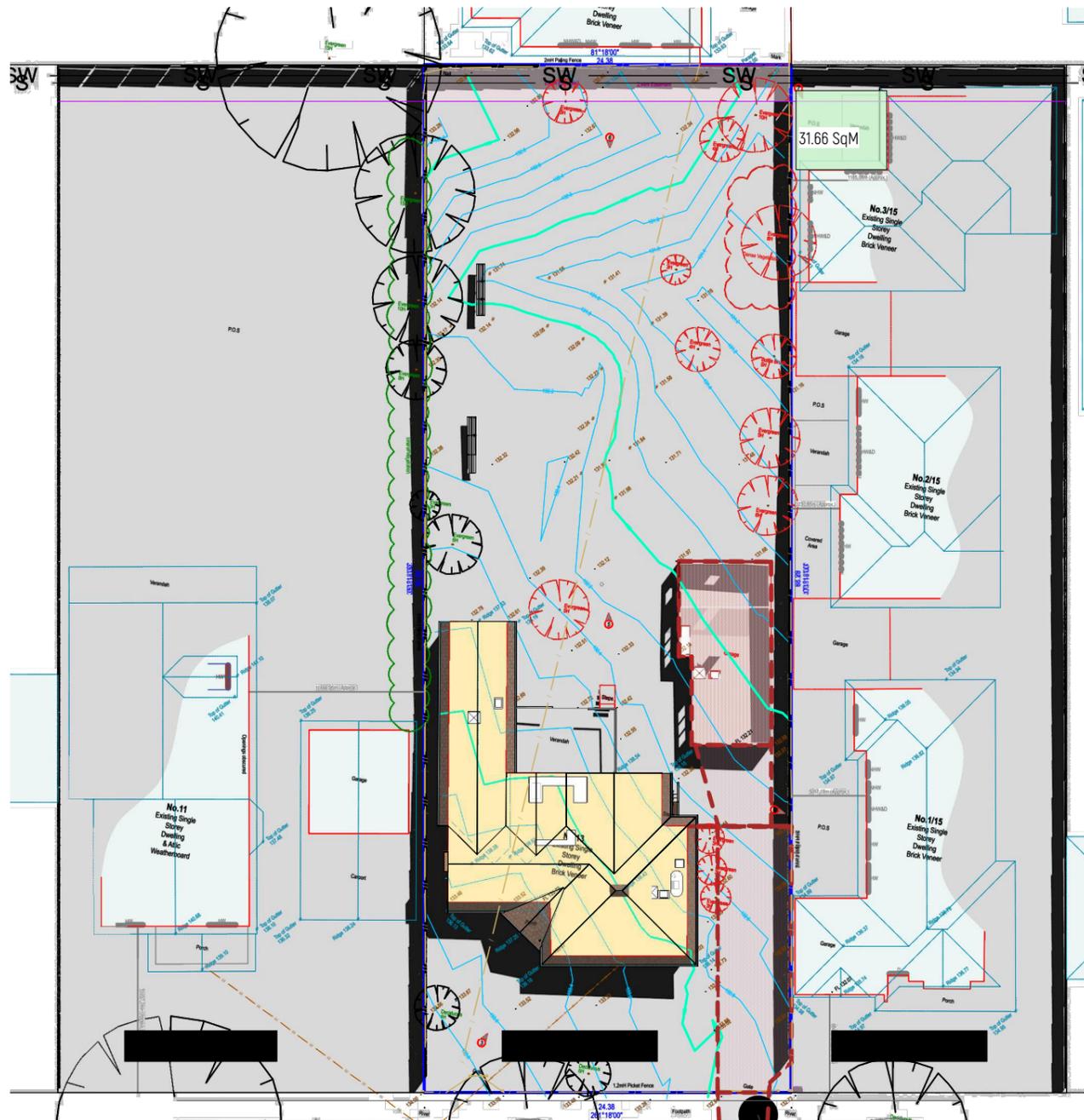
ISSUE	DATE	REVISION	PROJECT #
PROJECT	Proposed Two New Dwellings		2503-P2
ADDRESS	DATE #	11/07/2025	DWG #
DWG	SCALE @ A3	1:200	A41
	DRAWN	TT	
	CHKD	TT	REVISION

26a Osney Avenue, Ivanhoe VIC 3079

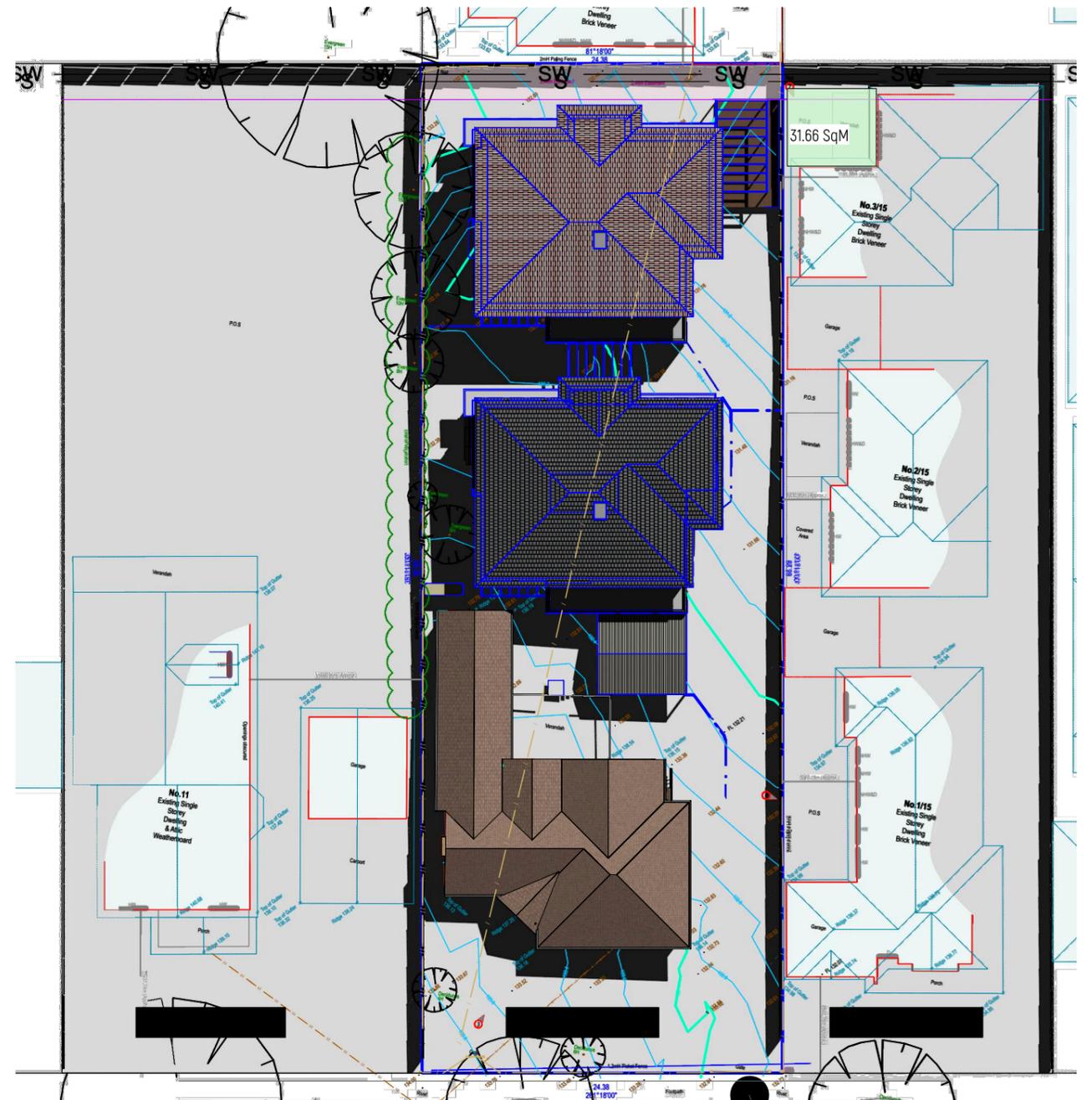
W: www.refreshinghomes.com.au

T: 613 8820 6540

E: information@refreshinghomes.com.au



1 Existing Shadow 11am
Scale: 1:400



2 Propose Shadow 11am
Scale: 1:400

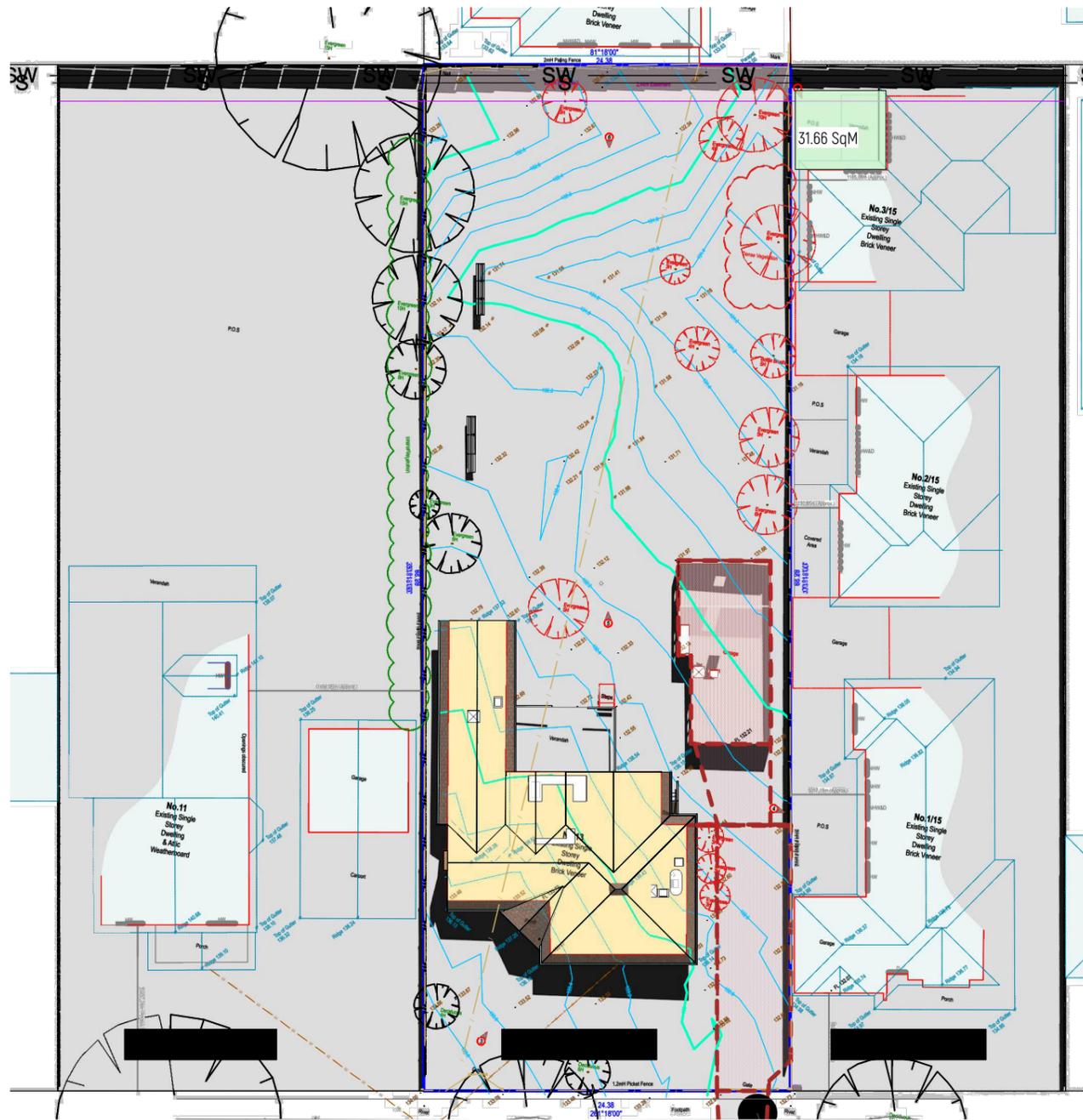
At 1:00 pm, the neighbouring property at [redacted] maintains unchanged sunlight exposure, with 31.66 square metres of secluded private open space receiving sunlight.

Planning Permit

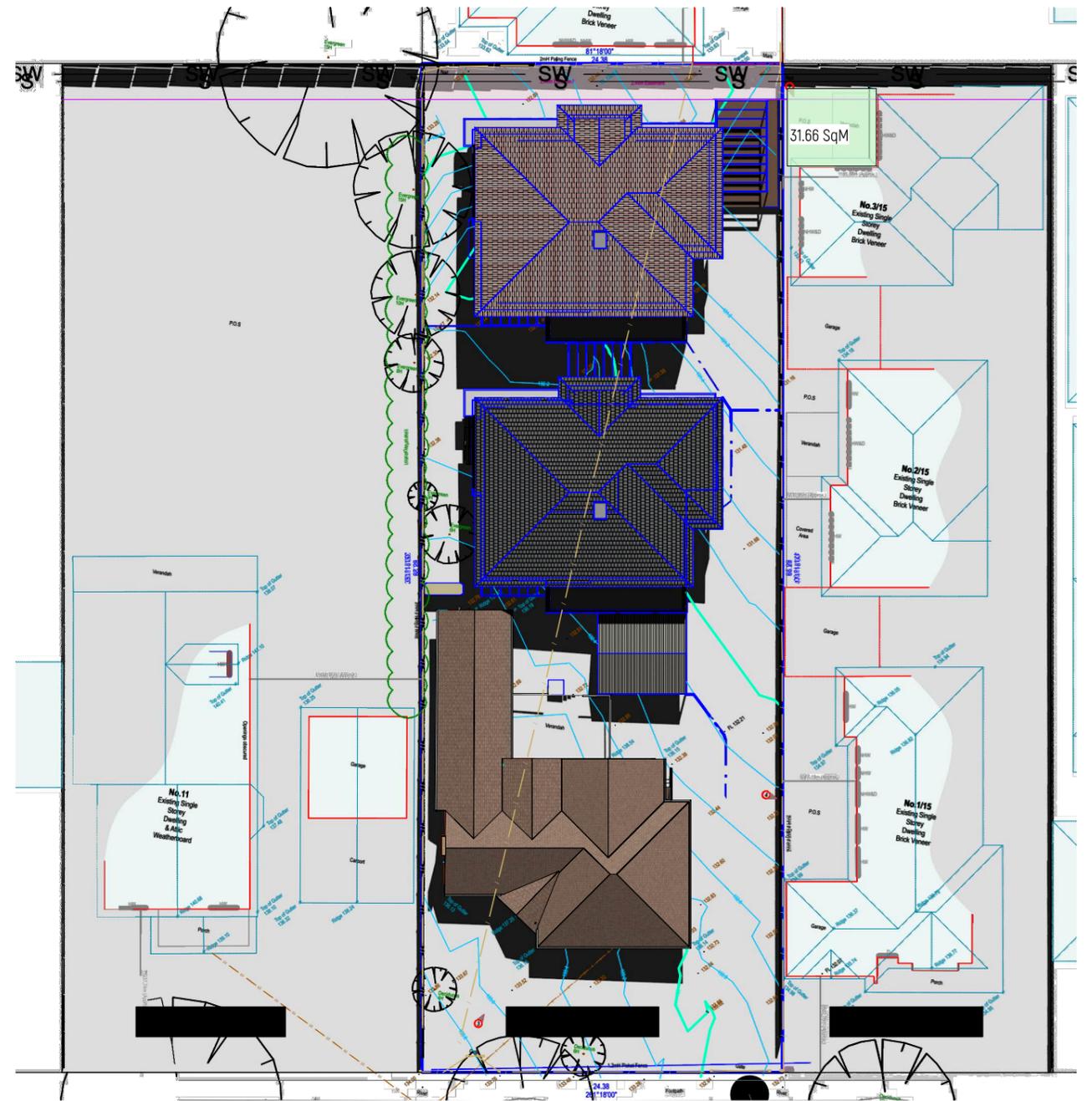


ISSUE	DATE	REVISION	PROJECT #
PROJECT	Proposed Two New Dwellings		2503-P2
ADDRESS	DATE #	11/07/2025	DWG #
DWG	SCALE @ A3	1:200	A42
	DRAWN	TT	
	CHKD	TT	REVISION

26a Osney Avenue, Ivanhoe VIC 3079
 W: www.refreshinghomes.com.au T: 613 8820 6540 E: information@refreshinghomes.com.au



1 Existing Shadow 12 noon
Scale: 1:400



2 Propose Shadow 12 noon
Scale: 1:400

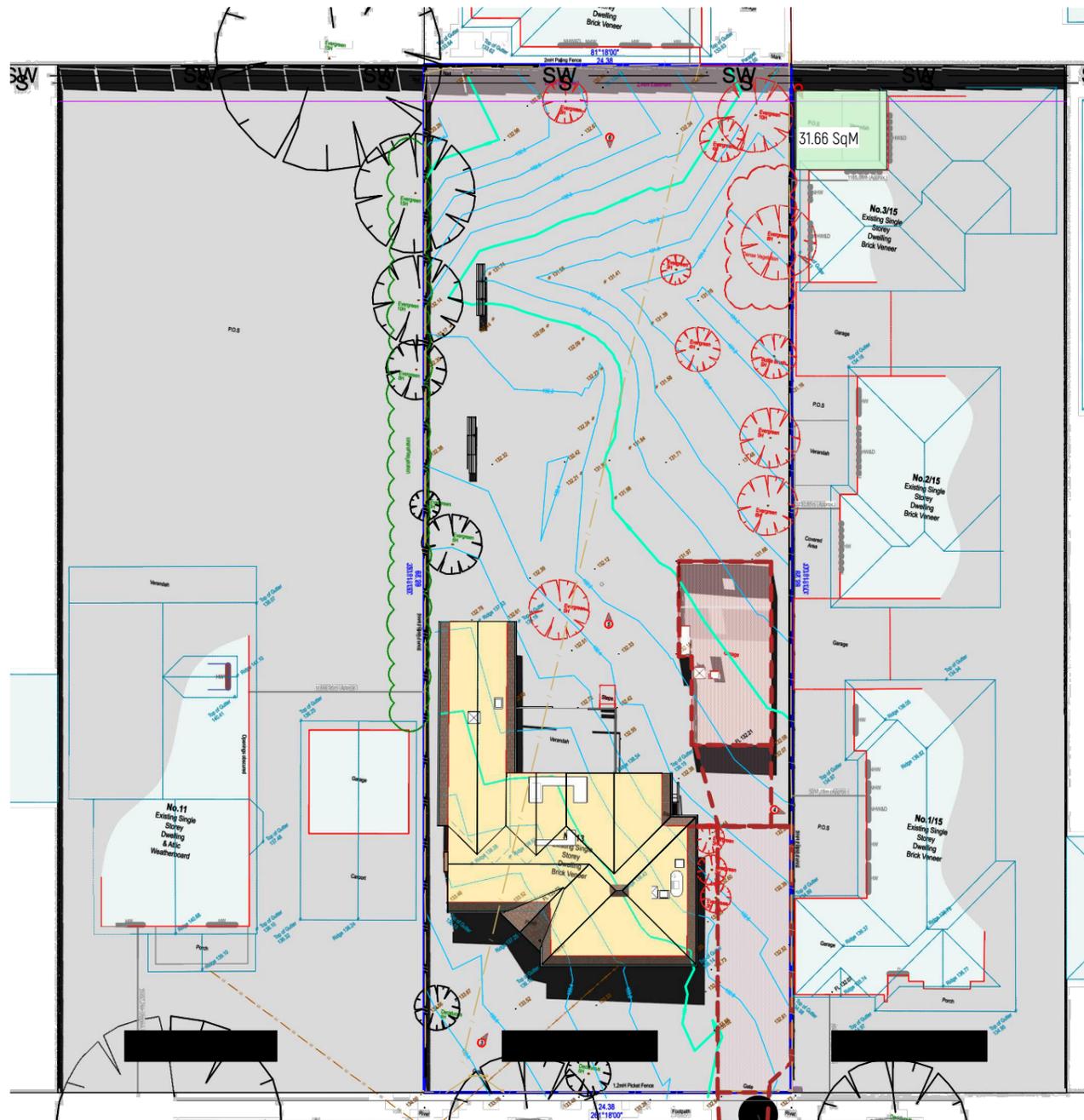
At 1:00 pm, the neighbouring property at [redacted] maintains unchanged sunlight exposure, with 31.66 square metres of secluded private open space receiving sunlight.

Planning Permit

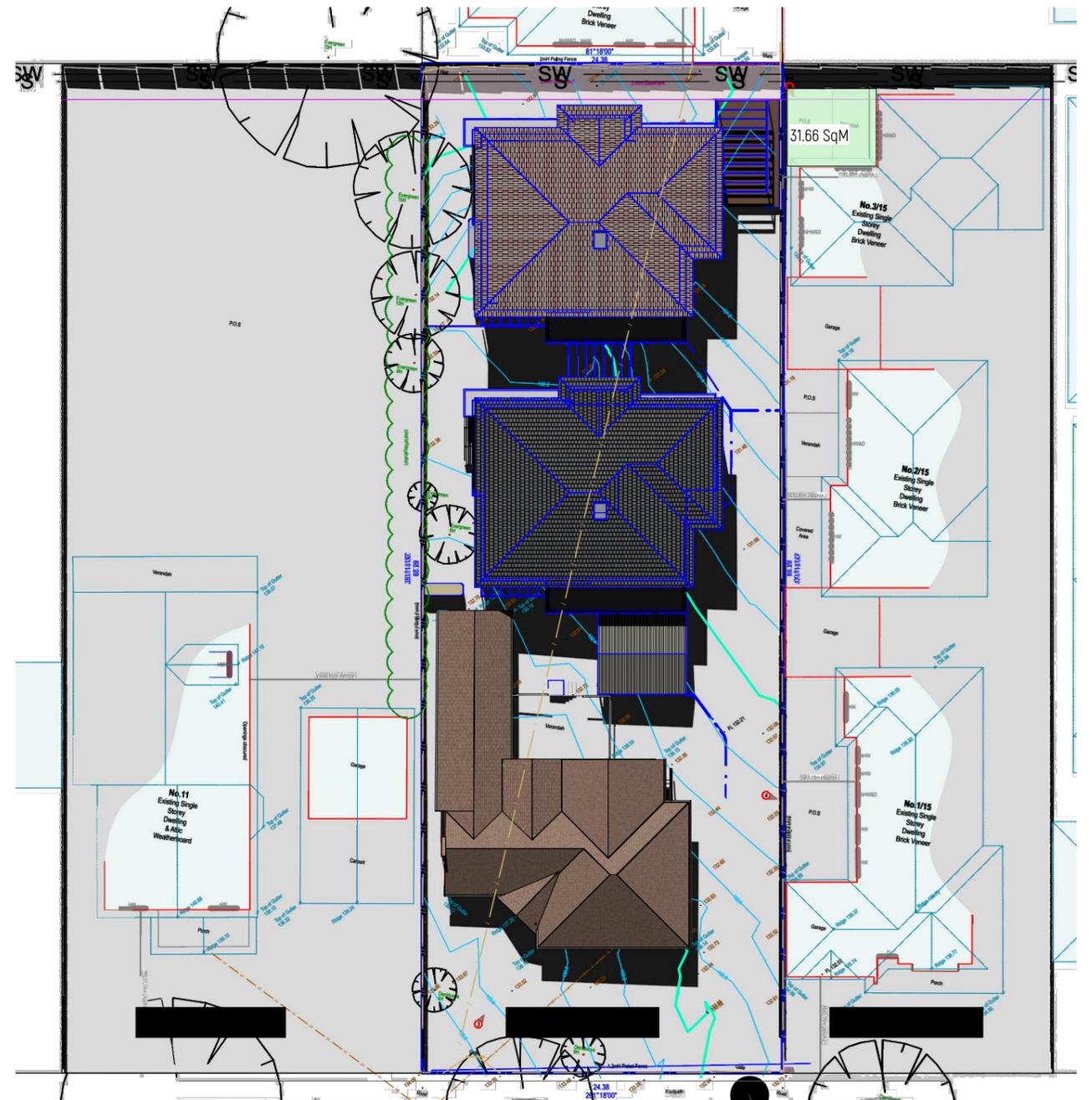


ISSUE	DATE	REVISION	PROJECT #
PROJECT	Proposed Two New Dwellings		2503-P2
ADDRESS	DATE #	11/07/2025	DWG #
DWG	SCALE @ A3	1:200	A43
	DRAWN	TT	
	CHKD	TT	REVISION

26a Osney Avenue, Ivanhoe VIC 3079
 W: www.refreshinghomes.com.au T: 613 8820 6540 E: information@refreshinghomes.com.au



1 Existing Shadow - 1pm
Scale: 1:400



2 Propose Shadow - 1pm
Scale: 1:400

At 1:00 pm, the neighbouring property at [redacted] maintains unchanged sunlight exposure, with 31.66 square metres of secluded private open space receiving sunlight.

Planning Permit



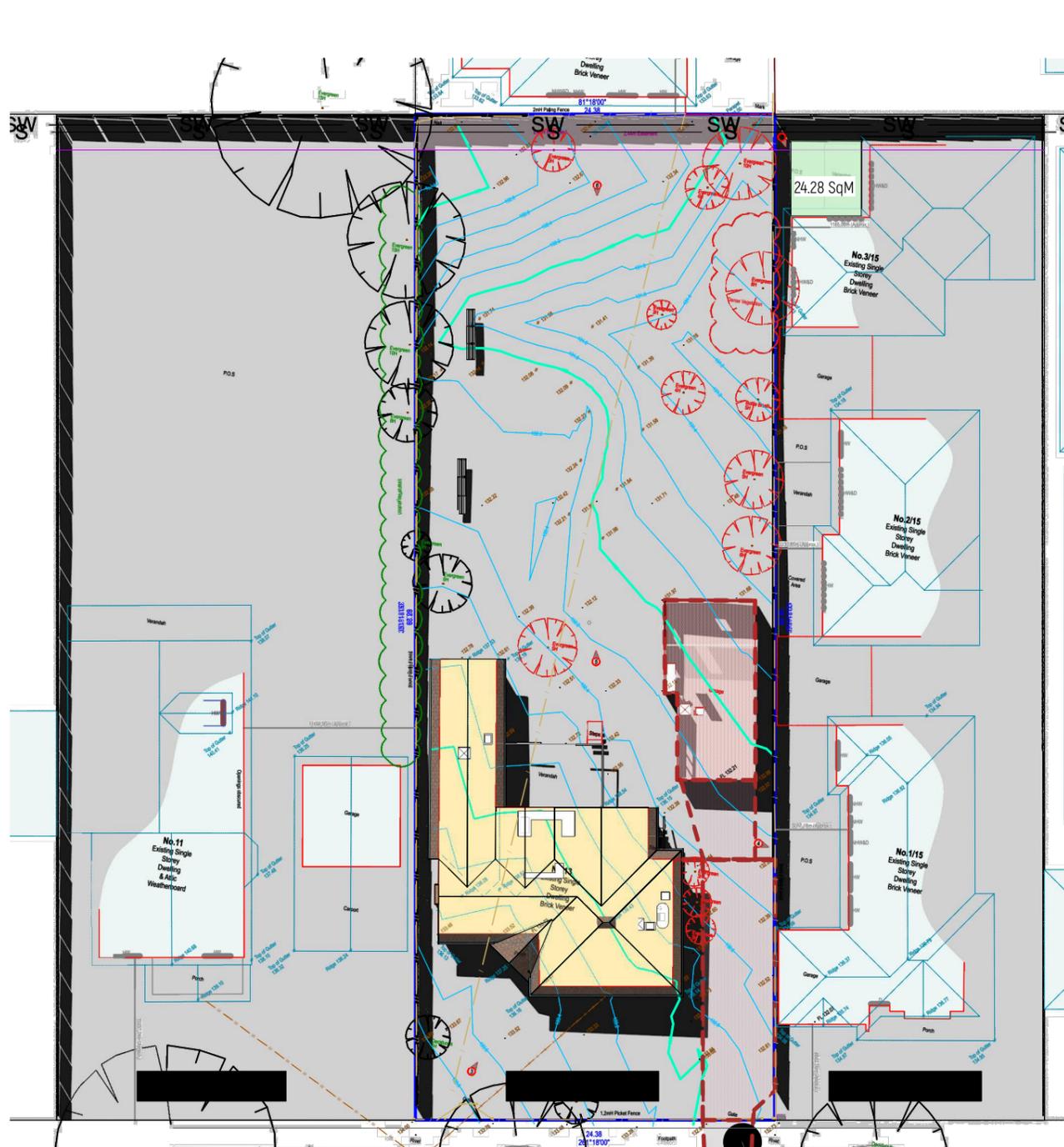
ISSUE	DATE	REVISION	PROJECT #
PROJECT	Proposed Two New Dwellings		2503-P2
ADDRESS	DATE #	11/07/2025	DWG #
DWG	SCALE @ A3	1:200	A44
	DRAWN	TT	
	CHKD	TT	REVISION

26a Osney Avenue, Ivanhoe VIC 3079

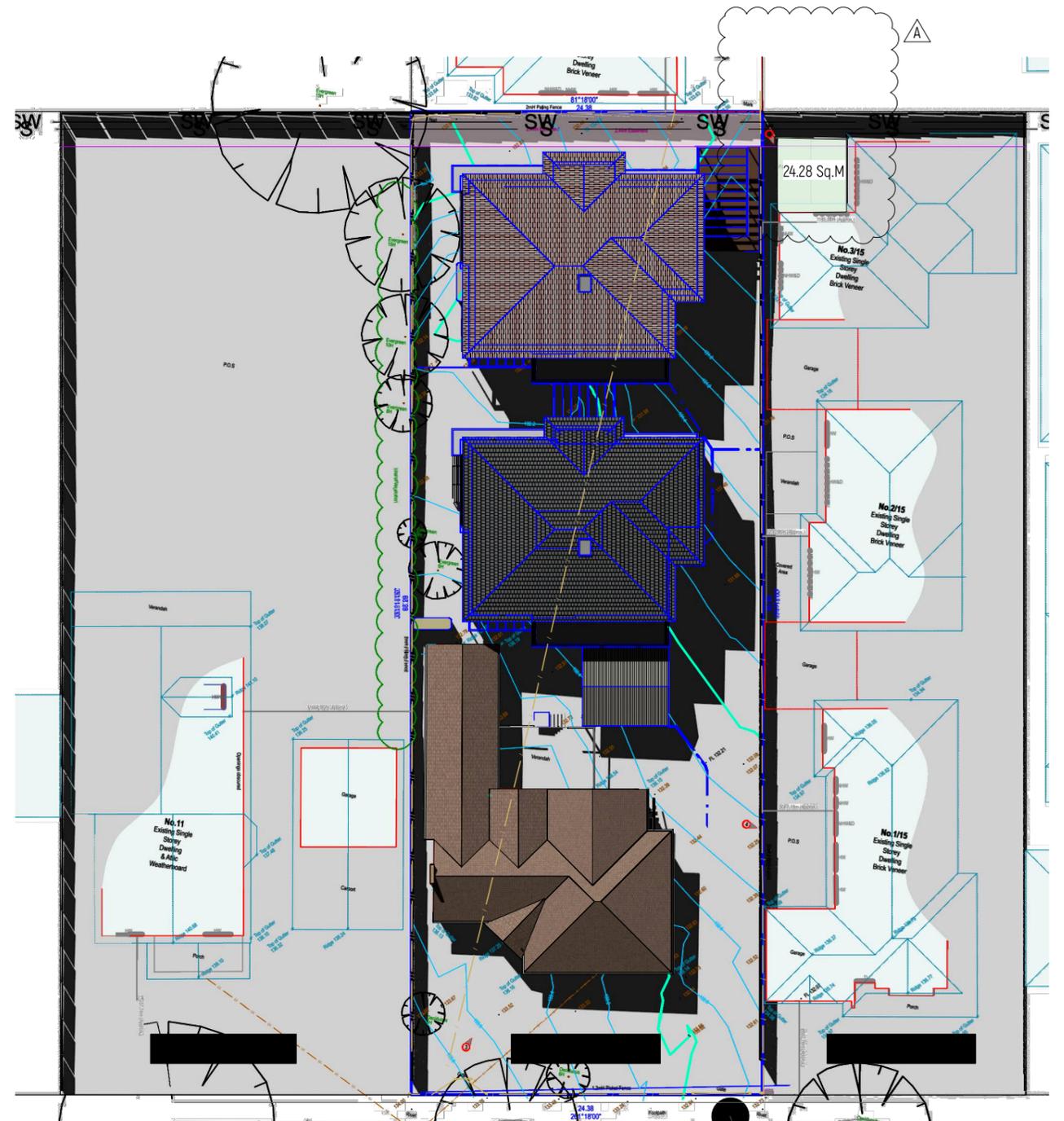
W: www.refreshinghomes.com.au

T: 613 8820 6540

E: information@refreshinghomes.com.au



1 Existing Shadow - 2pm
Scale: 1:400



2 Propose Shadow - 2pm
Scale: 1:400

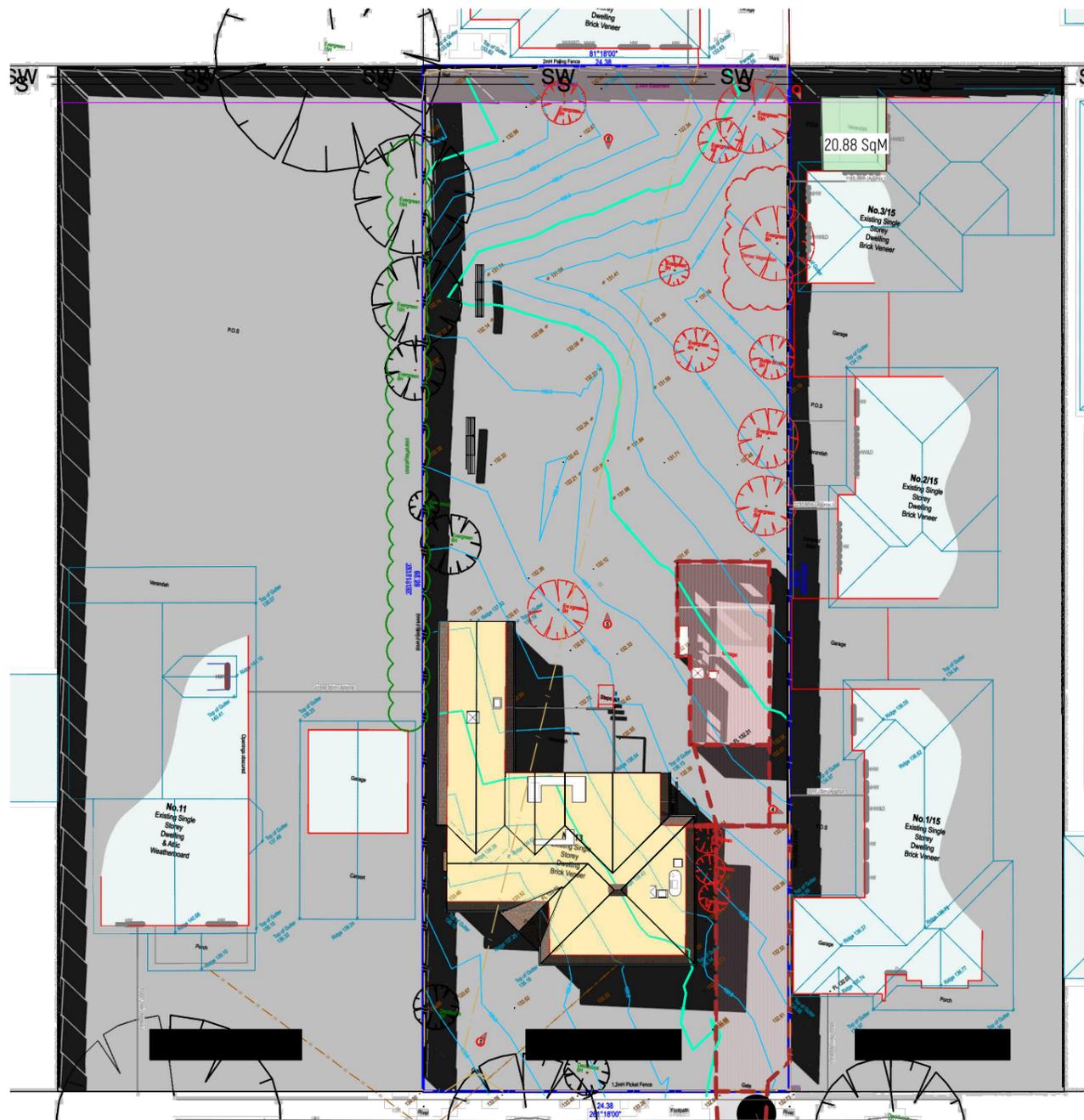
22/10/2025 Reduce pergola and update shadow study.

Planning Permit

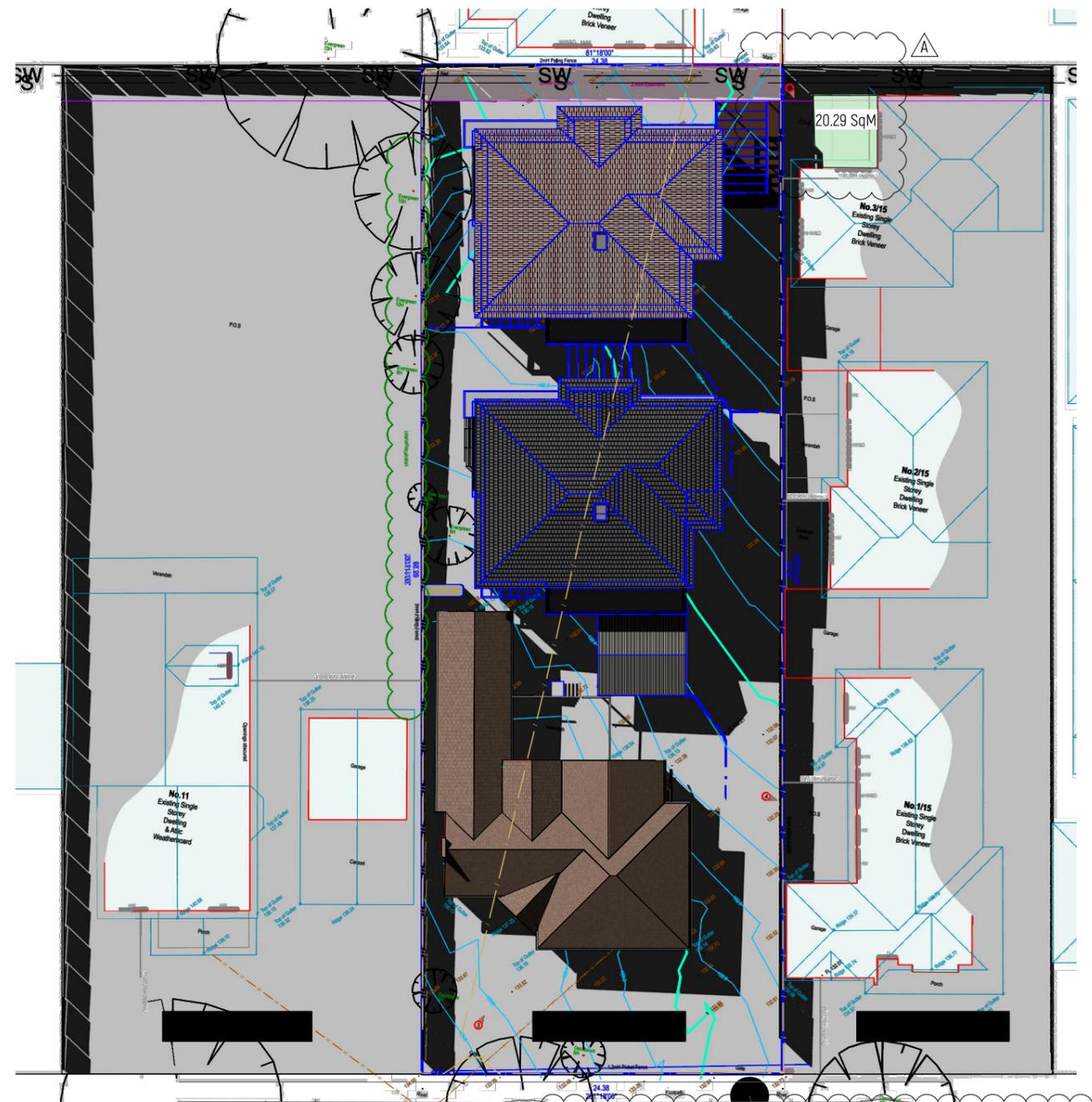


ISSUE	DATE	REVISION	PROJECT #
PROJECT	Proposed Two New Dwellings		2503-P2
ADDRESS	DATE #	DWG #	A45 A
DWG	11/07/2025	TT	
	SCALE @ A3	1:200	
	DRAWN	TT	REVISION
	CHKD	TT	A

26a Osney Avenue, Ivanhoe VIC 3079
 W: www.refreshinghomes.com.au T: 613 8820 6540 E: information@refreshinghomes.com.au



1 Existing Shadow - 3pm
Scale: 1:400



2 Propose Shadow - 3pm
Scale: 1:400

At 3:00 pm, the proposed development would reduce the neighbour's sunlit area at [redacted] from 20.88 m² to 20.29 m².

For the remaining five out of six reference hours (9:00 am–2:00 pm), there is no additional overshadowing. Accordingly, the proposal complies with the planning scheme requirements.



22/10/2025		Reduce pergola and update shadow study.	
ISSUE	DATE	REVISION	
PROJECT			PROJECT #
Proposed Two New Dwellings			2503-P2
ADDRESS		DATE #	DWG #
		11/07/2025	A46 A
DWG		SCALE @ A3	1:200
Shadow Analysis - 3pm		DRAWN	TT
		CHKD	TT
		REVISION	A
26a Osney Avenue, Ivanhoe VIC 3079			
W: www.refreshinghomes.com.au T: 613 8820 6540 E: information@refreshinghomes.com.au			