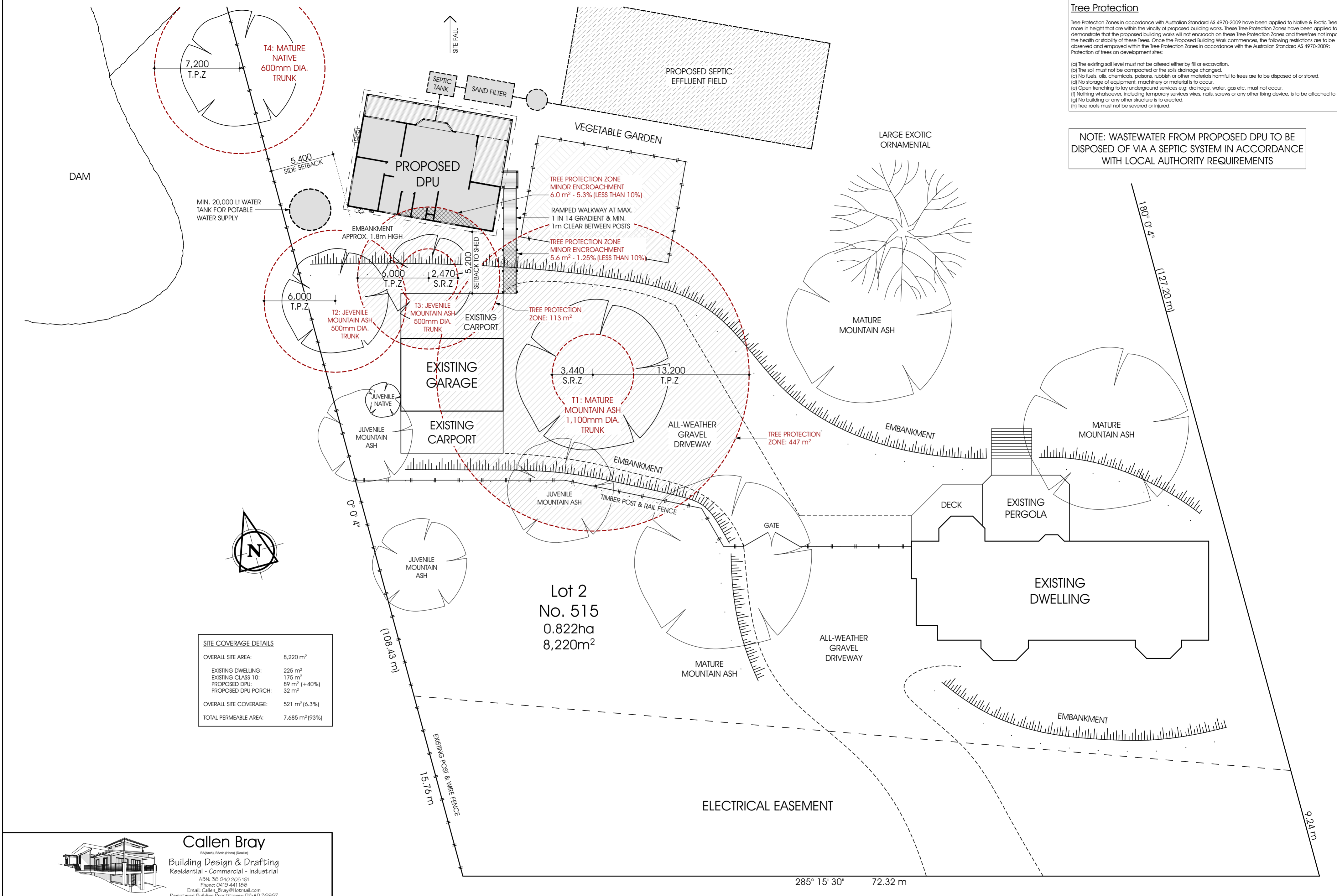


Tree Protection

Tree Protection Zones in accordance with Australian Standard AS 4970:2009 have been applied to Native & Exotic Trees 5m or more in height that are within the vicinity of proposed building works. These Tree Protection Zones have been applied to demonstrate that the proposed building works will not encroach on these Tree Protection Zones and therefore not impact on the health or stability of these Trees. Once the Proposed Building Work commences, the following restrictions are to be observed and employed within the Tree Protection Zones in accordance with the Australian Standard AS 4970:2009: Protection of trees on development sites:

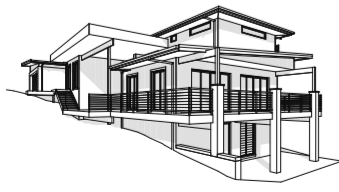
- (a) The existing soil level must not be altered either by fill or excavation.
- (b) The soil must not be compacted or the soils drainage changed.
- (c) No fuels, oils, chemicals, poisons, rubbish or other materials harmful to trees are to be disposed of or stored.
- (d) No storage of equipment, machinery or material is to occur.
- (e) Open trenching to lay underground services e.g. drainage, water, gas etc. must not occur.
- (f) Nothing whatsoever, including temporary services wires, nails, screws or any other fixing device, is to be attached to any tree.
- (g) No building or any other structure is to be erected.
- (h) Tree roots must not be severed or injured.

NOTE: WASTEWATER FROM PROPOSED DPU TO BE DISPOSED OF VIA A SEPTIC SYSTEM IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS



SITE COVERAGE DETAILS

OVERALL SITE AREA:	8,220 m ²
EXISTING DWELLING:	225 m ²
EXISTING CLASS 10:	175 m ²
PROPOSED DPU:	89 m ² (+40%)
PROPOSED DPU PORCH:	32 m ²
OVERALL SITE COVERAGE:	521 m ² (6.3%)
TOTAL PERMEABLE AREA:	7,685 m ² (93%)



Callen Bray
(Bachelors, Masters (Hons) (2009))
 Building Design & Drafting
 Residential - Commercial - Industrial
 ABN: 38 040 205 161
 Phone: 0419 441 186
 Email: Callen_Bray@Hotmail.com
 Registered Building Practitioner: DP-AD 36967

Proposed DPU,
 At: No. 515 Beenak Road,
 Seville, VIC, 3139
 For: Margaretha Derksen

7.8m x 12.5m
 2 Bedroom

Sheet No: 1
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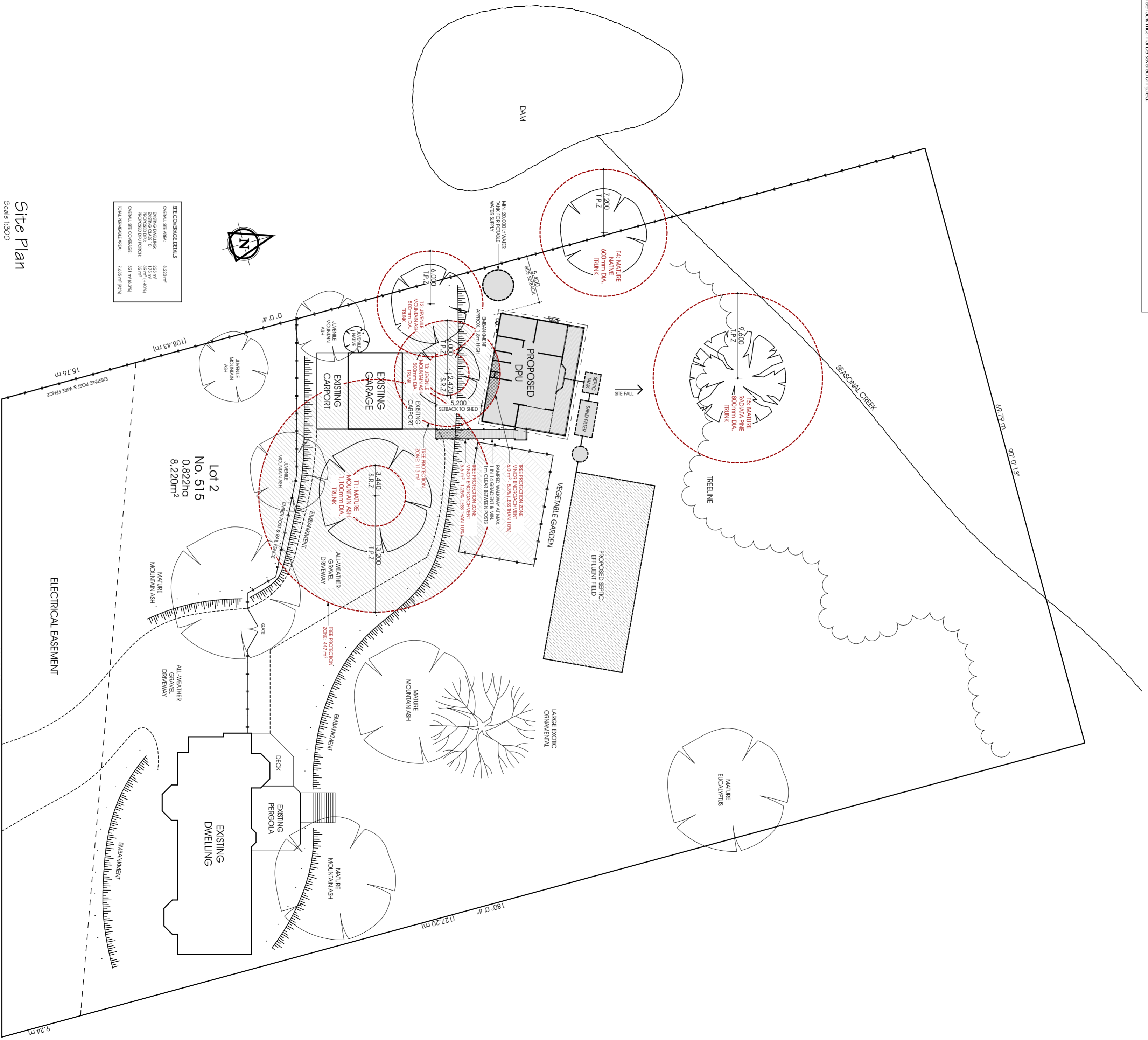
Site Plan
 Scale 1:200

BEENAK ROAD

Tree Protection

The Protection Zones in accordance with Australian Standard AS 4370:2007 have been applied to Native & Exotic trees 5m or more in height and one within the vicinity of proposed building works. These Tree Protection Zones have been applied to demonstrate how the proposed building works will not encroach on these Tree Protection Zones and therefore not impact on the health or stability of these trees. Once the Proposed Building Work commences, the following restrictions are to be imposed on Protection Zones in accordance with the Australian Standard AS 4370:2007:

- The existing soil level must not be altered either by fill or excavation.
- The soil must not be compacted or the soil drainage changed.
- No storage of materials or equipment shall be permitted within or adjacent to these zones to be disposed of or stored.
- No storage of equipment, machinery or material is to occur.
- Open trenching to lay underground services e.g. drainage, water, gas etc. must not occur.
- Working workovers, including temporary services wires, rods, screws or any other fixing device, is to be attached to any tree.
- No building or any other structure is to be attached to any tree.
- Tree roots must not be severed or lopped.



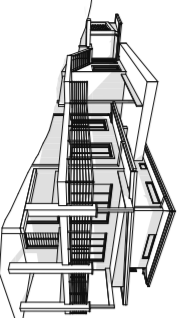
SITE COVERAGE DETAILS

OVERALL SITE AREA	8,220m ²
EXISTING DWELLING	228m ²
EXISTING GARAGE	89m ² (+48m ²)
PROPOSED DPU	327m ²
OVERALL SITE COVERAGE	521m ² (6.3%)
TOTAL PERMEABLE AREA	7,885m ² (95%)

Site Plan
Scale: 1:300

BEENAK ROAD

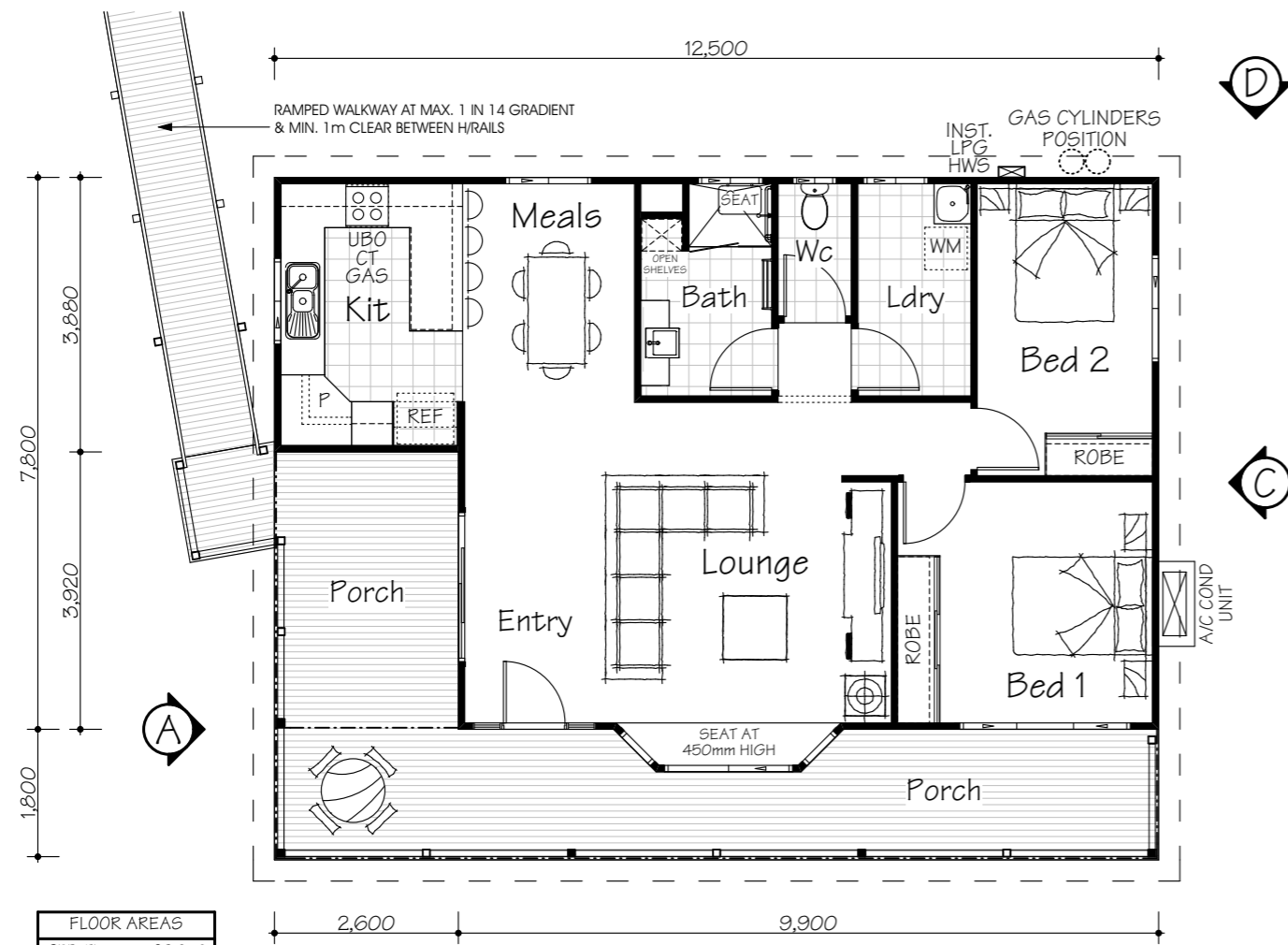
NOTE: WASTEWATER FROM PROPOSED DPU TO BE DISPOSED OF VIA A SEPTIC SYSTEM IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS



Collen Brov
Architects & Drafting

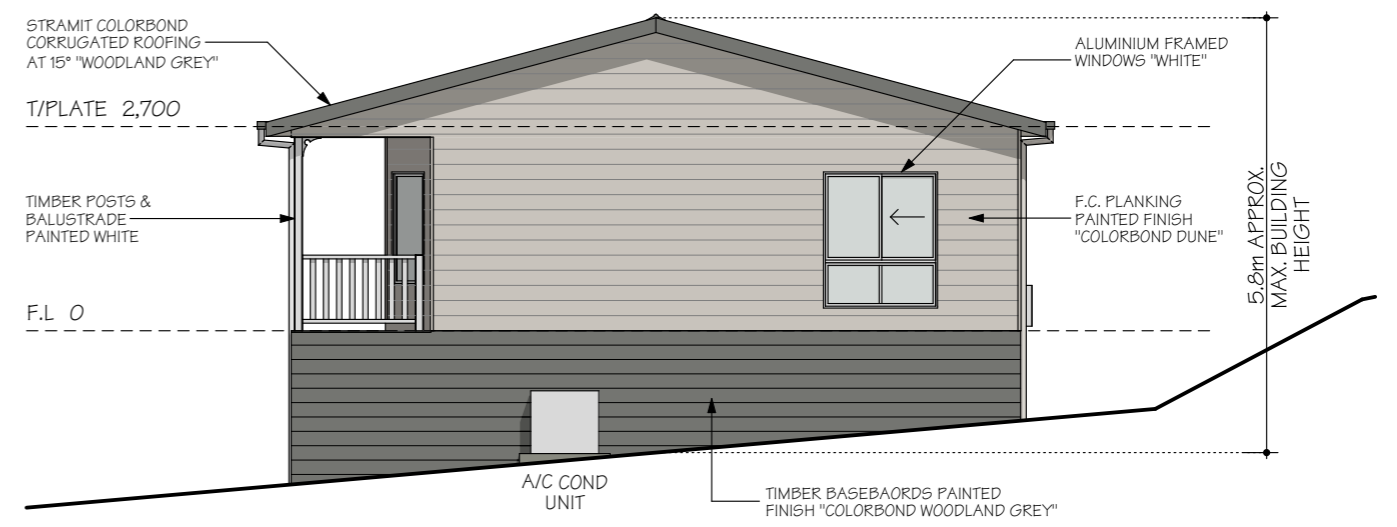
Building Design & Drafting
Residential - Commercial - Industrial
ABN: 39 040 225 161
Email: info@collenbrov.com
Phone: 08 949 441 185
Registered Building Practitioner: Pr-AD 36987

Proposed DPU, At: No. 515 Beenaak Road, Seville, VIC, 3139 For: Margaretha Derksen	7.8m x 12.5m 2 Bedroom	Sheet No: 2 Issue: 2/11/16 Rev: 2
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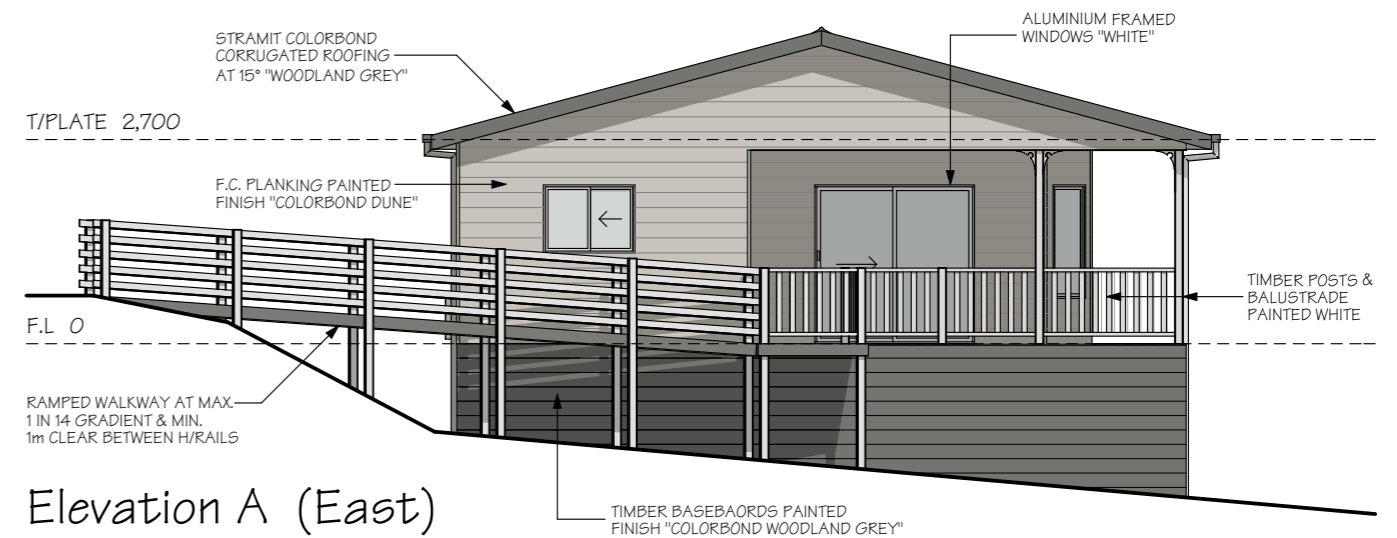


FLOOR AREAS	
GRD. FL.	89.0m ²
SUB TOTAL	89.0m ²
VER./POR.	32.0m ²
TOTAL	121.0m ²

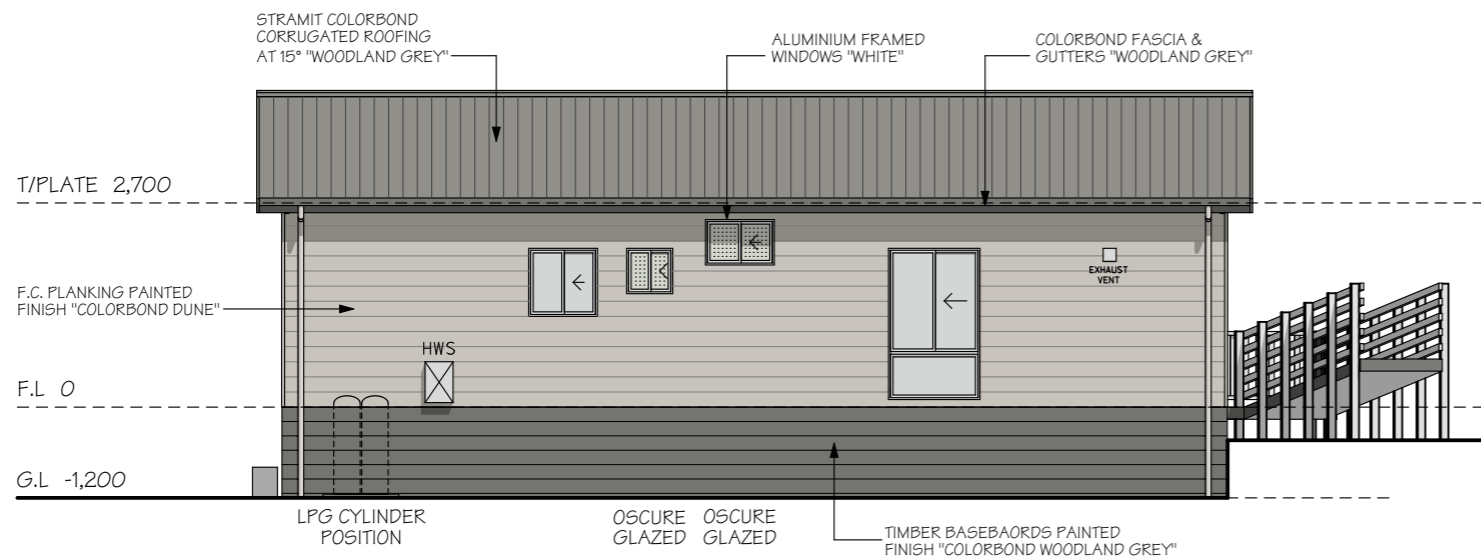
Floor Plan
Scale 1:100



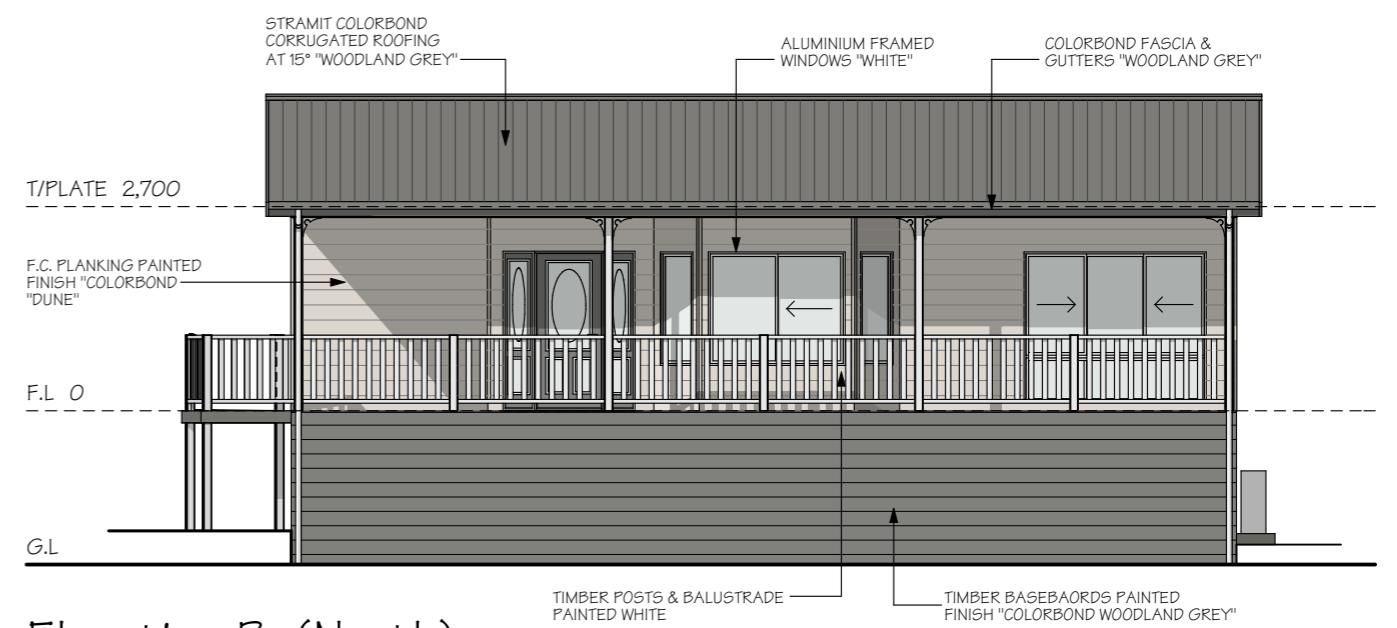
Elevation C (West)



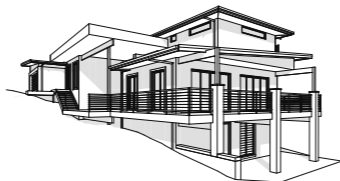
Elevation A (East)



Elevation D (South)



Elevation B (North)



Callen Bray
BA(Arch), BArch.(Hons) (Deakin)
Building Design & Drafting
Residential - Commercial - Industrial
ABN: 38 040 205 161
Phone: 0419 441 186
Email: Callen_Bray@hotmail.com
Registered Building Practitioner: DP-AD 36967

Proposed DPU,
At: No. 515 Beenak Road,
Seville, VIC, 3139
For: Margaretha Derksen

7.8m x 12.5m
2 Bedroom

Sheet No: 3
Issue: 2/11/16
Rev: 2