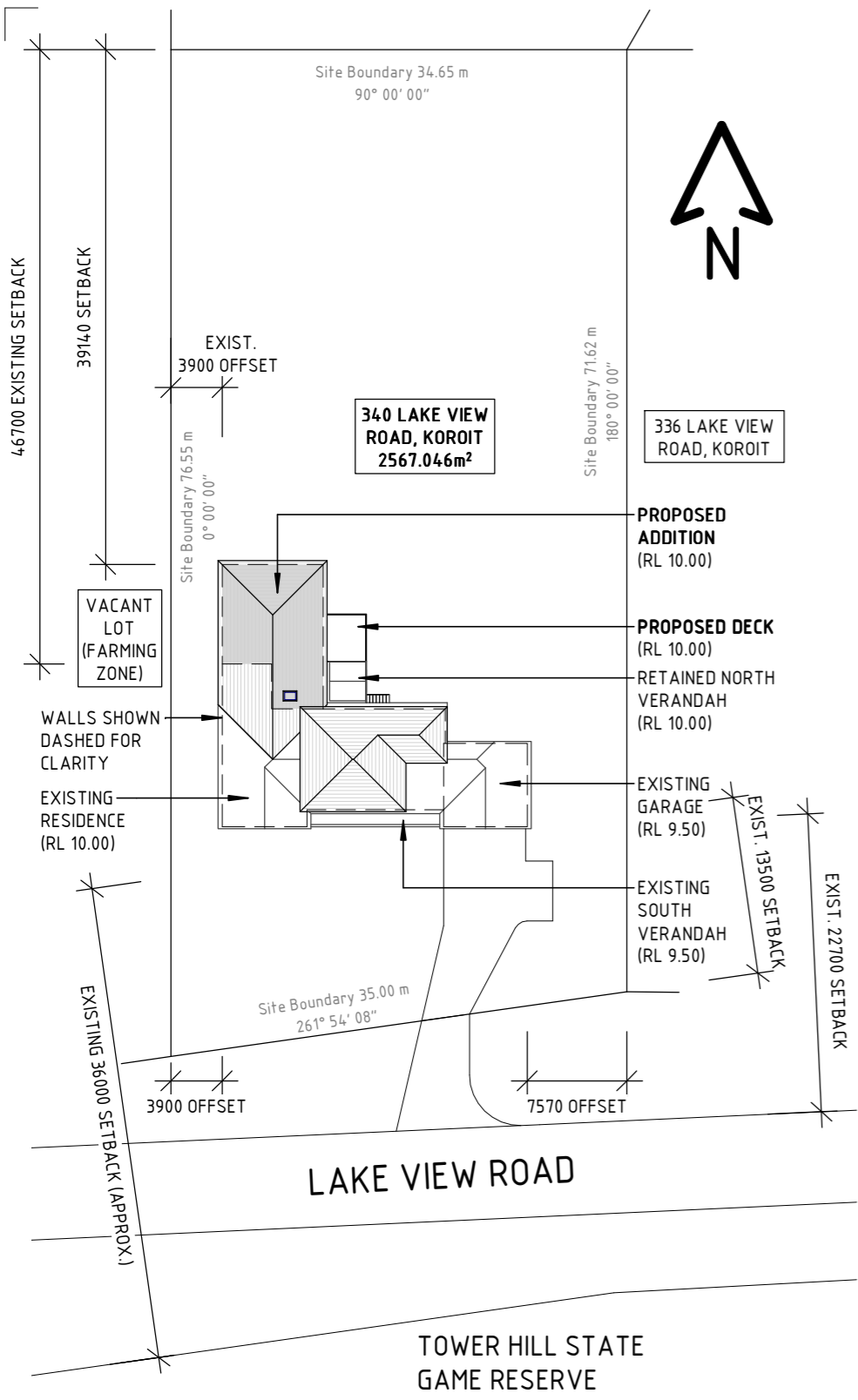


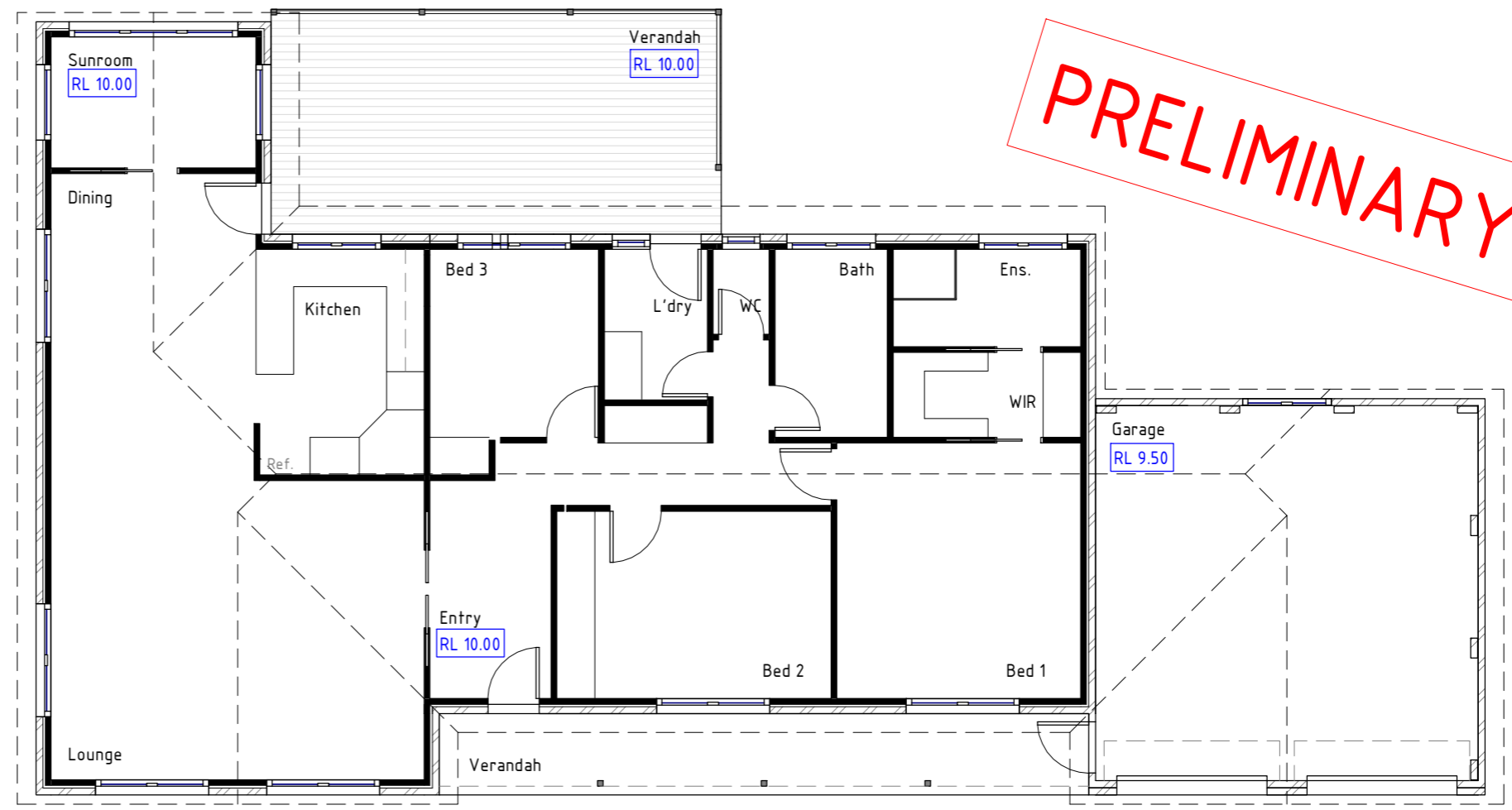
PRELIMINARY



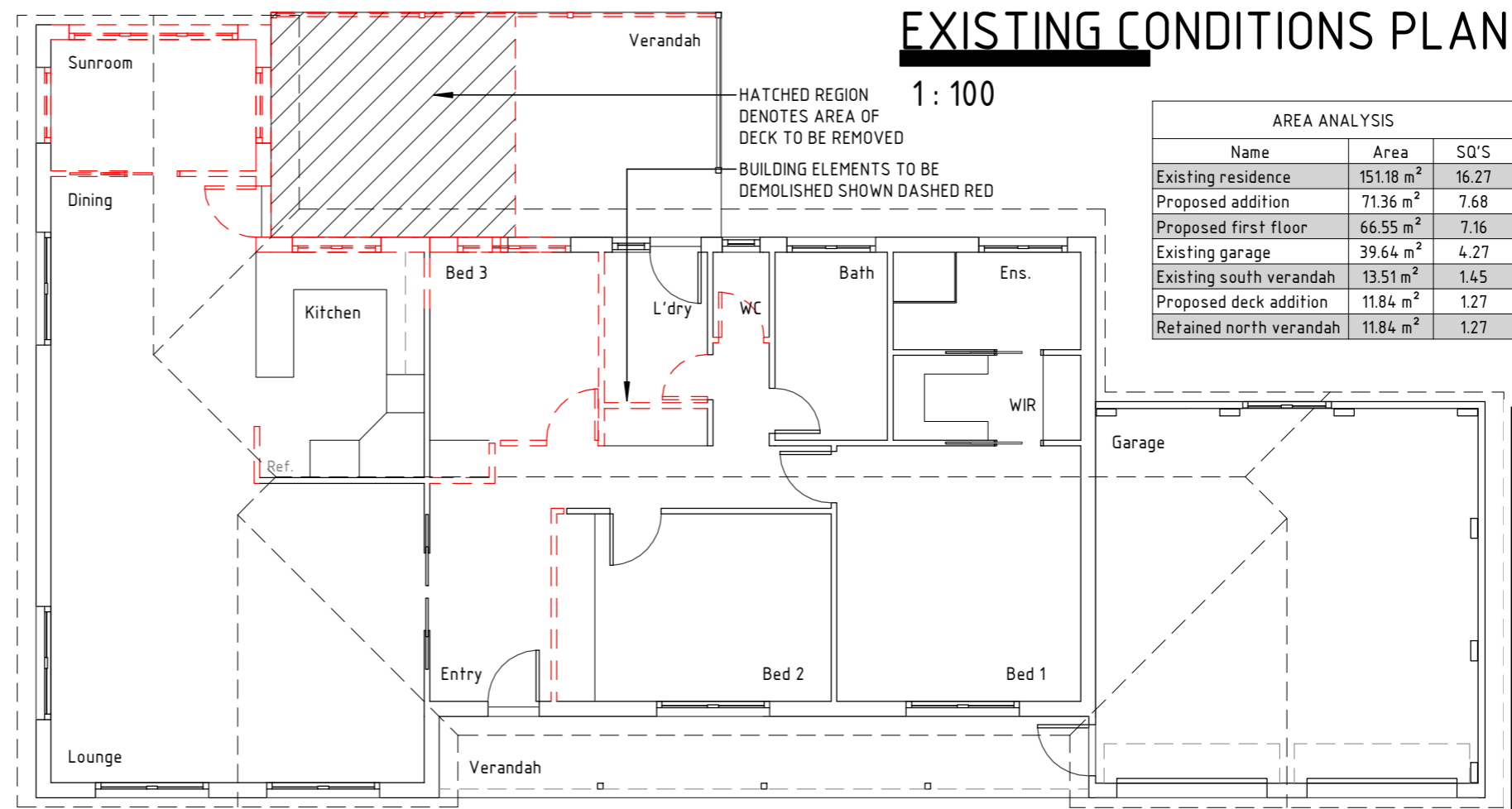
SITE PLAN
1: 500

340 LAKE VIEW ROAD, KOROIT

TOTAL SITE AREA	- 2567.046m ²
SITE COVERAGE	- EXISTING BUILDING FOOTPRINT = 190.82m ² - PROPOSED BUILDING FOOTPRINT = 262.18m ² = 37.39% INCREASE = 10.21% SITE COVERAGE
HEIGHT (MAX)	- 8.20m
SETBACKS	- NORTH = 39.14m - SOUTH = 13.50m - EAST = 7.57m - WEST = 3.90m
S.P.O.S. LANDSCAPING FENCING FRONTAGE	- MIN. 300m ² - NO ADDITIONAL LANDSCAPING PROPOSED - EXISTING FENCING TO BE RETAINED - REFER TO SOUTH ELEVATION



EXISTING CONDITIONS PLAN

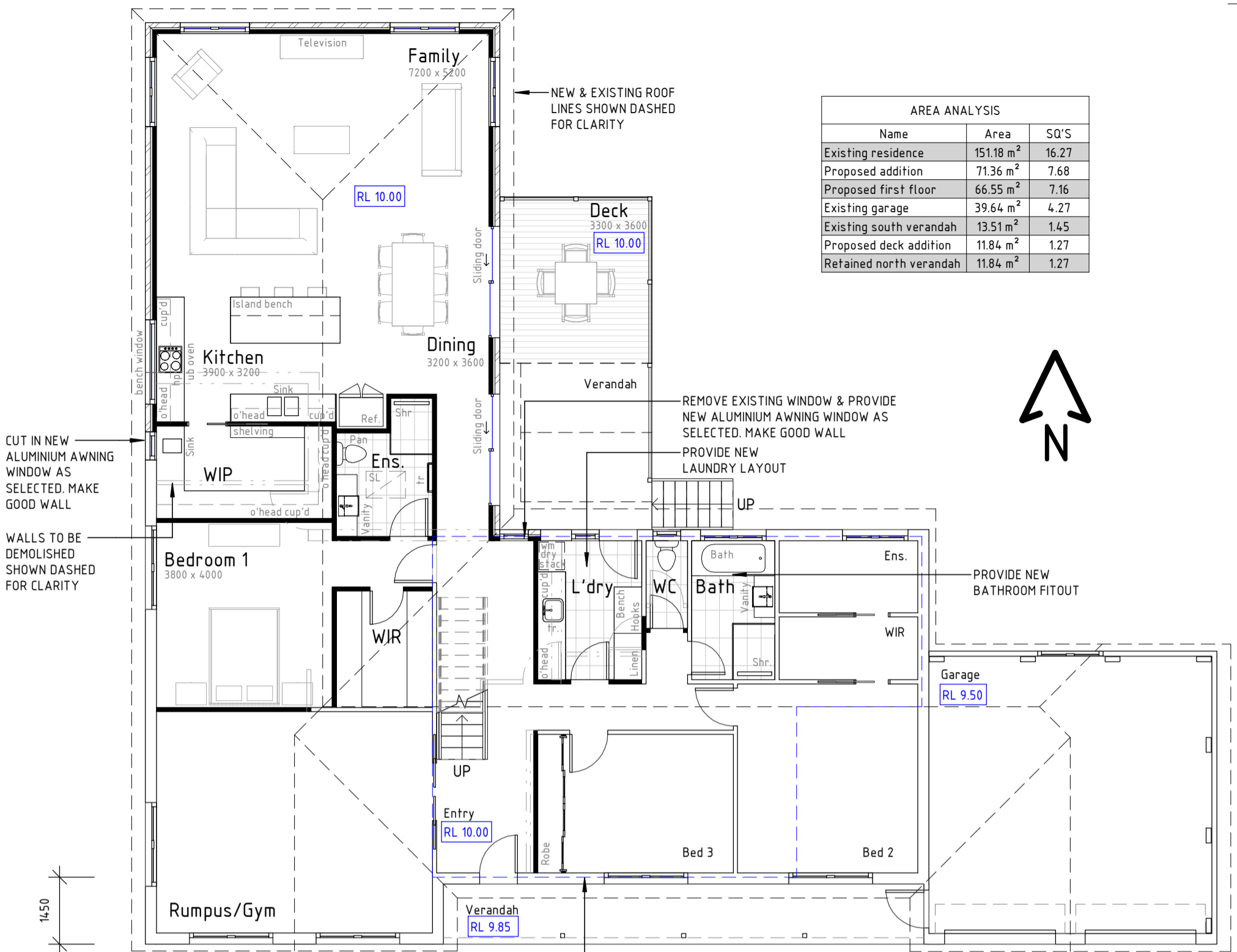


DEMOLITION PLAN
1: 100

AREA ANALYSIS

Name	Area	SQ'S
Existing residence	151.18 m ²	16.27
Proposed addition	71.36 m ²	7.68
Proposed first floor	66.55 m ²	7.16
Existing garage	39.64 m ²	4.27
Existing south verandah	13.51 m ²	1.45
Proposed deck addition	11.84 m ²	1.27
Retained north verandah	11.84 m ²	1.27

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GROUND FLOOR

1 : 100

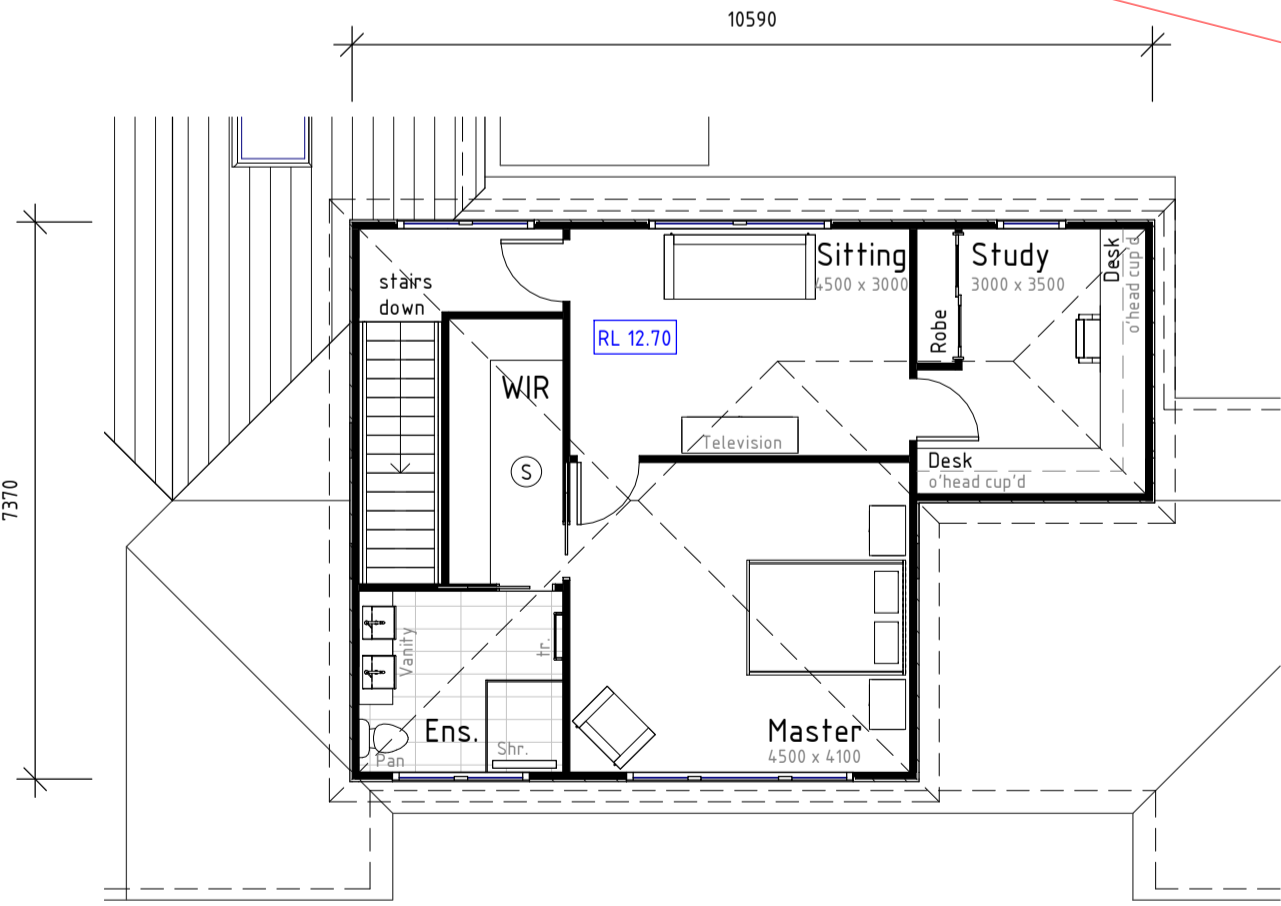
PRELIMINARY



EXISTING SOUTH VIEW



EXISTING NORTH VIEW



FIRST FLOOR

1 : 100

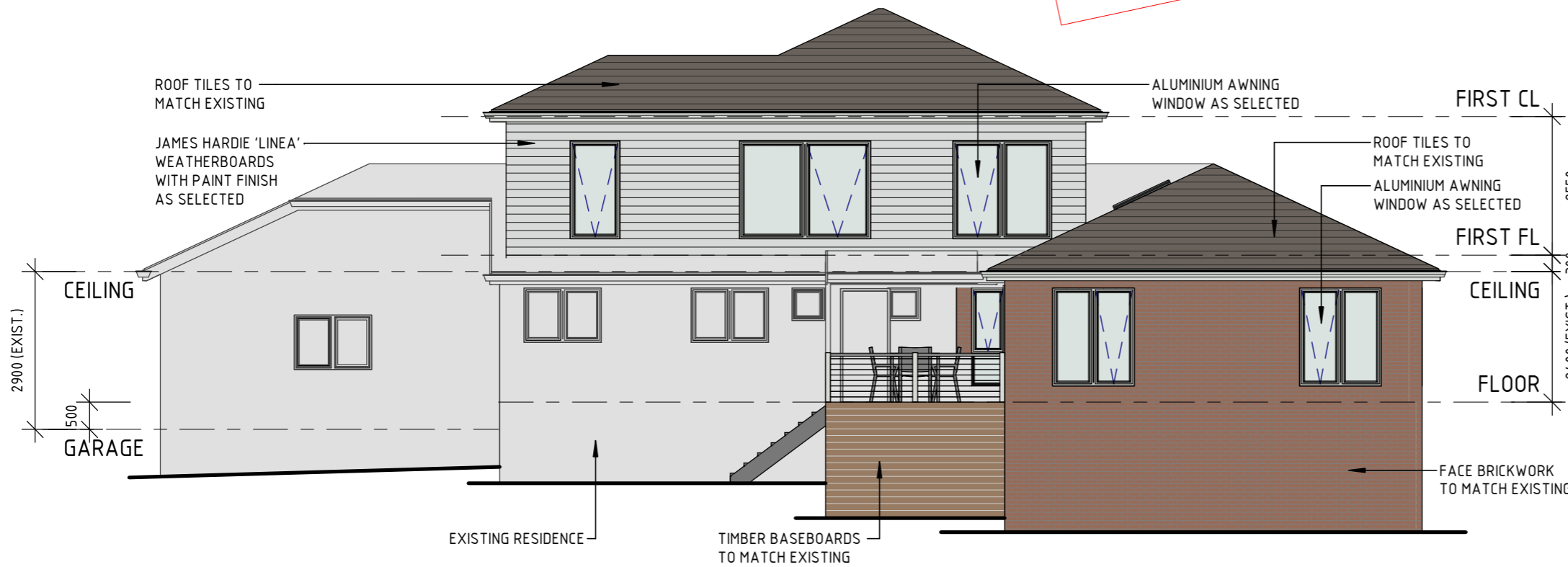
- LEGEND**
- 240MM BRICK VENEER WALLS
 - EXTERNAL CLADDING ON 90MM STUD WALLS
 - 90MM STUD WALLS
 - 110/230MM WIDE BRICK WALLS
 - EXISTING WALLS TO BE RETAINED
 - EXISTING WALLS TO BE REMOVED
 - SOLAR TUBE
 - SKYLIGHT



SOUTH ELEVATION

1 : 100

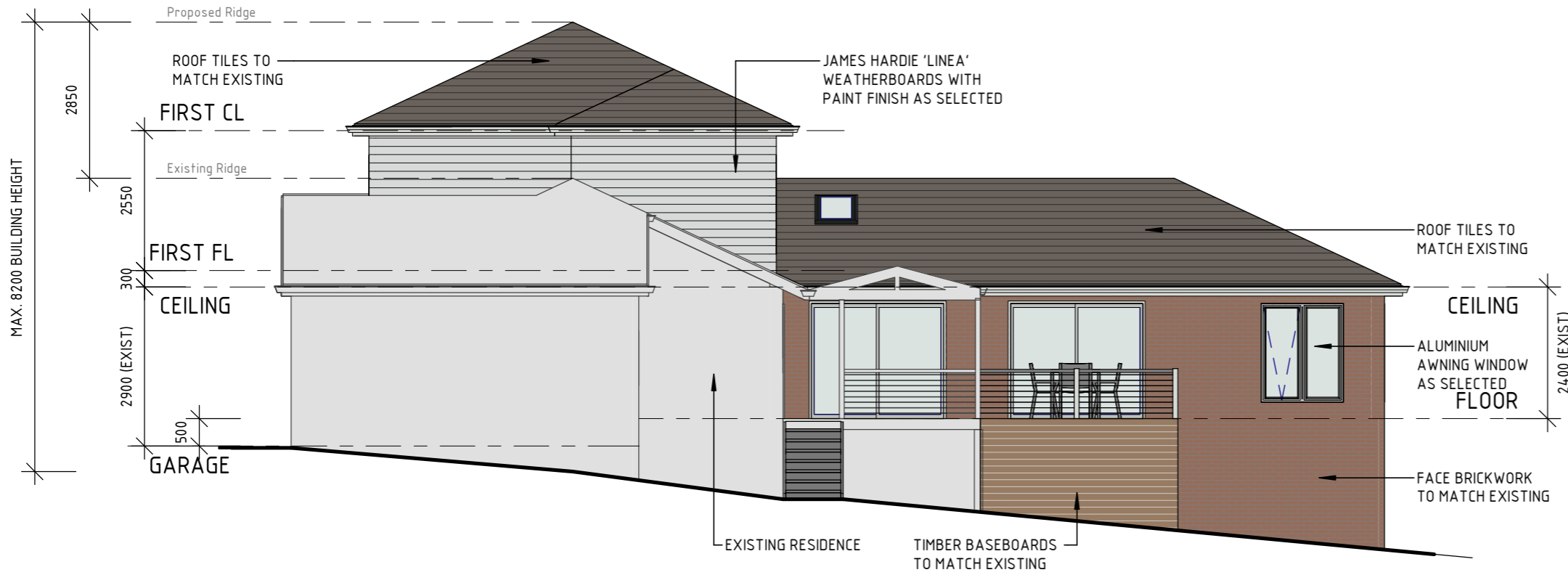
PRELIMINARY



NORTH ELEVATION

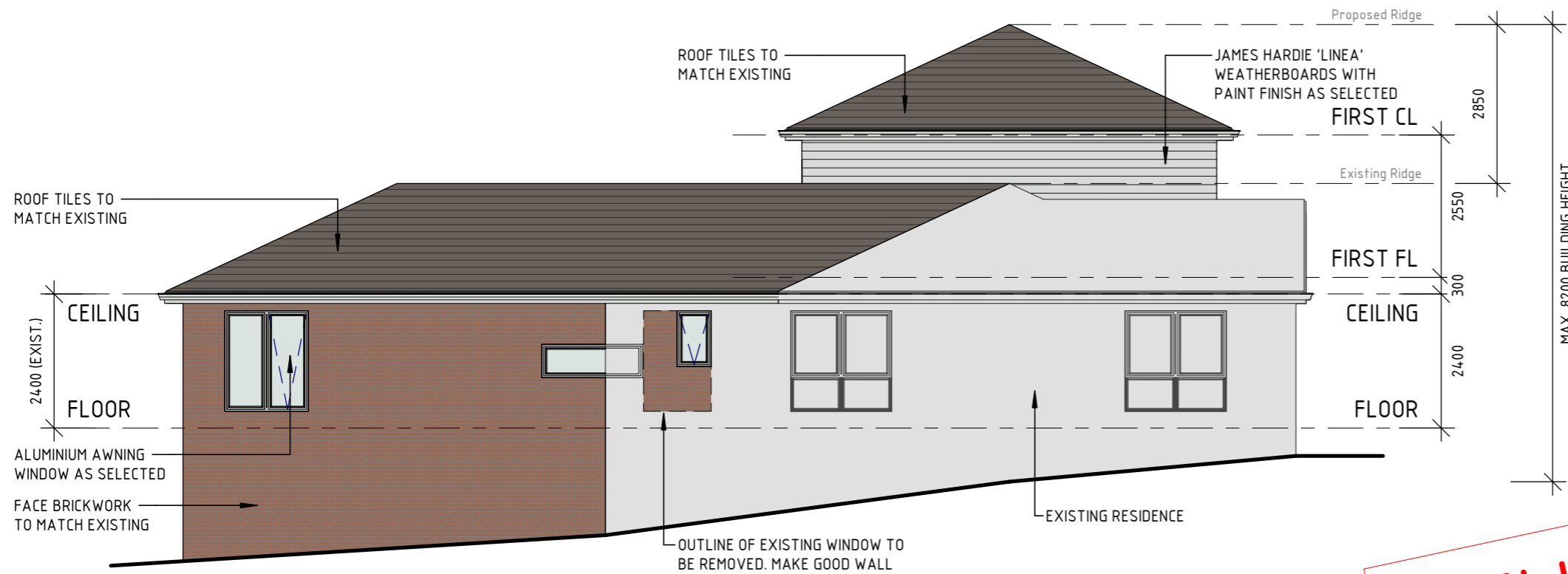
1 : 100

MATERIAL SCHEDULE	
	LINEA WEATHERBOARDS - James Hardie Linea weatherboard - Colour: light / medium grey
	BRICKWORK - All proposed to match existing red / brown brickwork
	WINDOW/DOOR FRAMES - All proposed aluminium frames to match existing cream coloured window/door frames
	ROOF CLADDING - All proposed roof claddings to match existing red / brown concrete tiles
<p>NOTE: Colours shown are based on RGB reference (where applicable), however are shown as indicative colour pallets due to varying light conditions and limitations of the printing process that may affect colour tones.</p> <p>Refer to manufacturers specifications/ samples for exact colour match.</p>	



EAST ELEVATION

1 : 100



WEST ELEVATION

1 : 100

MATERIAL SCHEDULE	
	LINEA WEATHERBOARDS - James Hardie Linea weatherboard - Colour: light / medium grey
	BRICKWORK - All proposed to match existing red / brown brickwork
	WINDOW/DOOR FRAMES - All proposed aluminium frames to match existing cream coloured window/door frames
	ROOF CLADDING - All proposed roof claddings to match existing red / brown concrete tiles
NOTE: Colours shown are based on RGB reference (where applicable), however are shown as indicative colour pallets due to varying light conditions and limitations of the printing process that may affect colour tones. Refer to manufacturers specifications/ samples for exact colour match.	

PRELIMINARY



SOUTH PERSPECTIVE



SOUTHWEST PERSPECTIVE

PRELIMINARY



EAST PERSPECTIVE



NORTH PERSPECTIVE