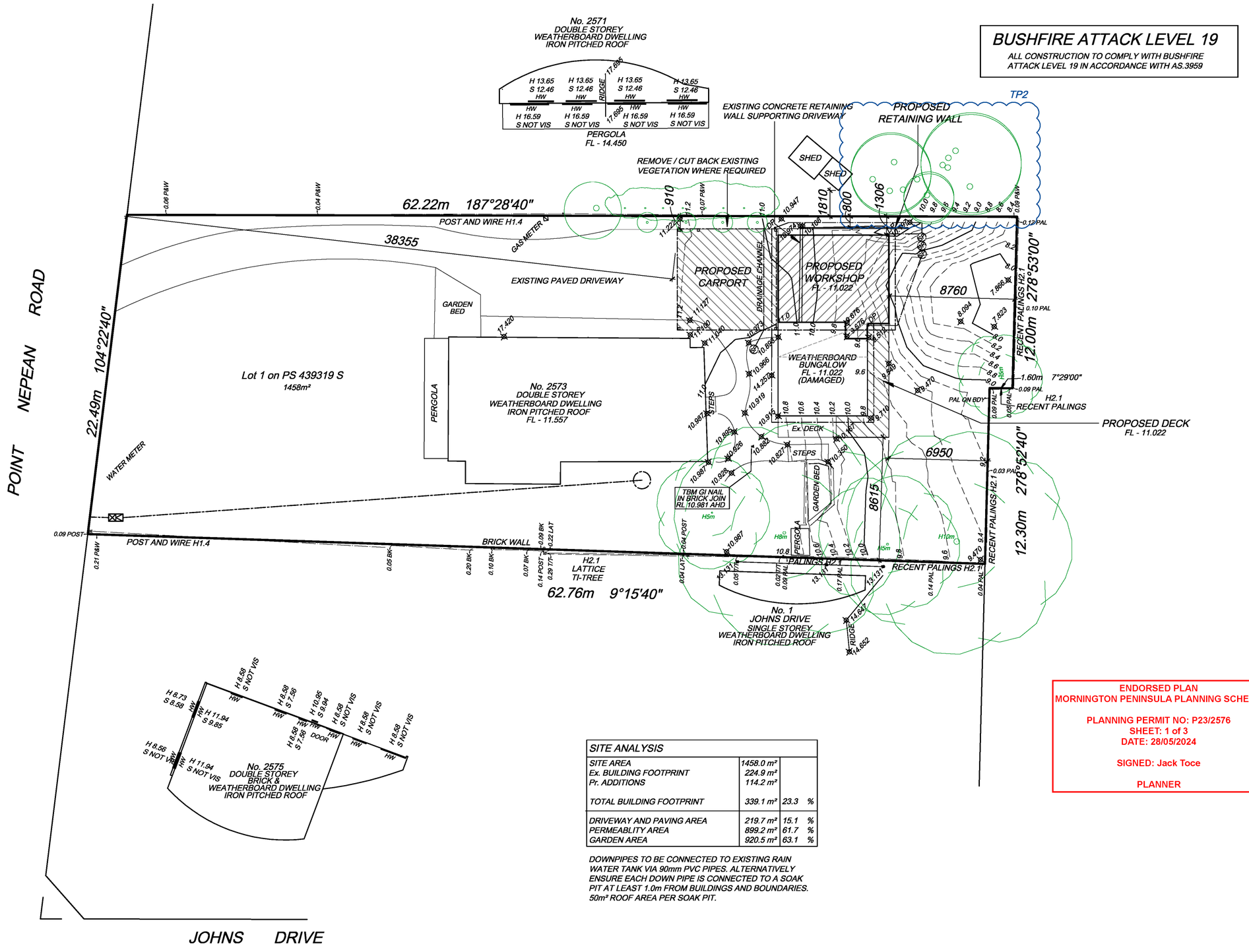


BUSHFIRE ATTACK LEVEL 19

ALL CONSTRUCTION TO COMPLY WITH BUSHFIRE ATTACK LEVEL 19 IN ACCORDANCE WITH AS.3959

SITE PLAN

SCALE 1:200

SITE ANALYSIS			
SITE AREA	1458.0 m²		
Ex. BUILDING FOOTPRINT	224.9 m²		
Pr. ADDITIONS	114.2 m²		
TOTAL BUILDING FOOTPRINT	339.1 m²	23.3	%
DRIVEWAY AND PAVING AREA	219.7 m²	15.1	%
PERMEABLITY AREA	899.2 m²	61.7	%
GARDEN AREA	920.5 m²	63.1	%

DOWNPIPES TO BE CONNECTED TO EXISTING RAIN WATER TANK VIA 90mm PVC PIPES. ALTERNATIVELY ENSURE EACH DOWN PIPE IS CONNECTED TO A SOAK PIT AT LEAST 1.0m FROM BUILDINGS AND BOUNDARIES. 50m² ROOF AREA PER SOAK PIT.

ENDORSED PLAN
MORNINGTON PENINSULA PLANNING SCHEME

PLANNING PERMIT NO: P23/2576
SHEET: 1 of 3
DATE: 28/05/2024

SIGNED: Jack Toce

PLANNER

No works to be undertaken without the mandatory consents and permit approvals

jen designs
individual home design & drafting
(03) 59811707
post office box 4133
rosebud victoria 3939
jendes@bigpond.net.au
www.jendesigns.com.au

This drawing is protected by copyright law.
Copying without authorisation of JEN DESIGNS P/L is prohibited.

Proposed:
ADDITIONS AND ALTERATIONS
At:
2573 PT NEPEAN ROAD,
RYE 3941
Client:
DEXTER

Rev.	Revision Description	Saved File: 2573 pt nepean rd - 09 tp2 bp1	Date
TP1	CHECKLIST REF: P23 / 2576 DATED 10.01.2024		24.01.24
BP1	NBP CHECKLIST REF: 202358616 DATED 23.01.2024		24.01.24
TP2	EMAIL REQUEST DATED 23.02.2024		07.03.24

Design: CLIENT	Scale: 1:200
Drawn: KM	Ref no.: JD - 097-23
Plot date: 07.03.2024	Sheet No.: 3

A2

ENDORSED PLAN
MORNINGTON PENINSULA PLANNING SCHEME

PLANNING PERMIT NO: P23/2576
SHEET: 2 of 3
DATE: 28/05/2024

SIGNED: Jack Toce

PLANNER

INSITU SHOWERS:

GLASS PANELS WITH DOOR:
- 1 IN 60 TO 1 IN 80 FALL TO FLOOR WASTE.
- MIN 25MM STEP DOWN INTO SHOWER ENCLOSURE. OR
- PROVIDE HUB TO EXTERNAL SIDE OF SCREEN TO STOP WATER SEEPAGE
- WATERSTOP AT EXTREMITY OF ENCLOSED FRAMELESS SHOWER SCREEN
- ENTIRE SHOWER ENCLOSURE TILED TO 1800 HIGH
- ACCREDITED WATERPROOF MEMBRANE TO ENTIRE SHOWER ENCLOSURE

GLASS PANELS WITHOUT DOOR:
- ENTIRE WET AREA FLOOR FOR TIMBER FLOORS TO BE INSTALLED WITH AN ACCREDITED WATERPROOF MEMBRANE,
- WATERSTOP TO PERIMETRE OPENINGS AND JOINERY
- PROVIDE HUB TO EXTERNAL SIDE OF SCREEN TO STOP WATER SEEPAGE OR
- FLOOR TO DRAIN TO ADDITIONAL FLOOR WASTE WHERE SHOWN IN ROOM.
- PROVIDE WATERSTOP AT 1500 RADIUS FOR CONCRETE FLOORS
- WALLS TILED TO 1800 HIGH FOR AT LEAST 1500 FLOOR RADIUS FROM SHOWER ROSE.
- 1 IN 60 TO 1 IN 80 FALL TO FLOOR WASTE WITHIN 1500 FLOOR RADIUS.

WET AREA NOTE:

BATHROOMS AND ENSUITES MUST BE FITTED WITH A WATER RESISTANT SURFACE AND WATERPROOFED IN ACCORDANCE WITH AS 3740.
LAUNDRIES AND WATER CLOSETS REQUIRE ONLY A WATER RESISTANT SURFACE TO COMPLY WITH AS 3740.

SMOKE ALARM NOTE:

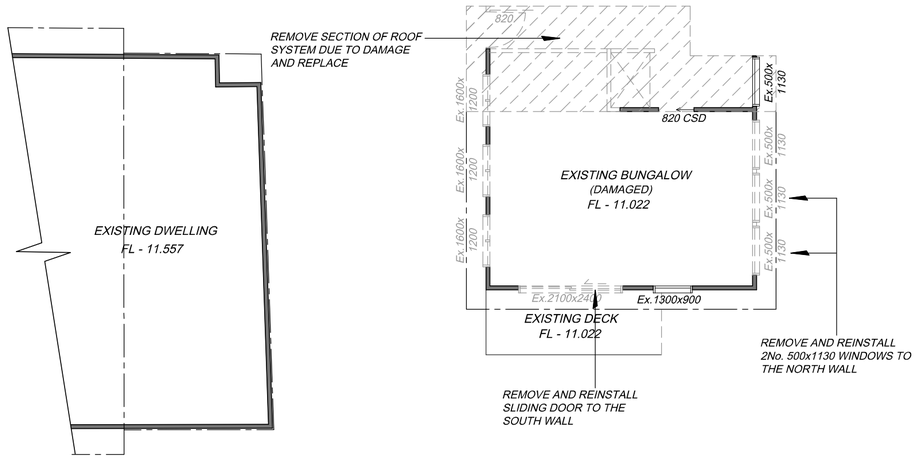
SA

PROVIDE SMOKE ALARMS WITHIN 1.5m OF BEDROOM DOORS AND ON EVERY LEVEL / STOREY.
REQUIRED TO BE HARD WIRED AND INTERCONNECTED IN NEW WORKS AND BATTERY OPERATED
IN EXISTING AREAS COMPLYING WITH AS 3786

EXHAUST VENT NOTE:

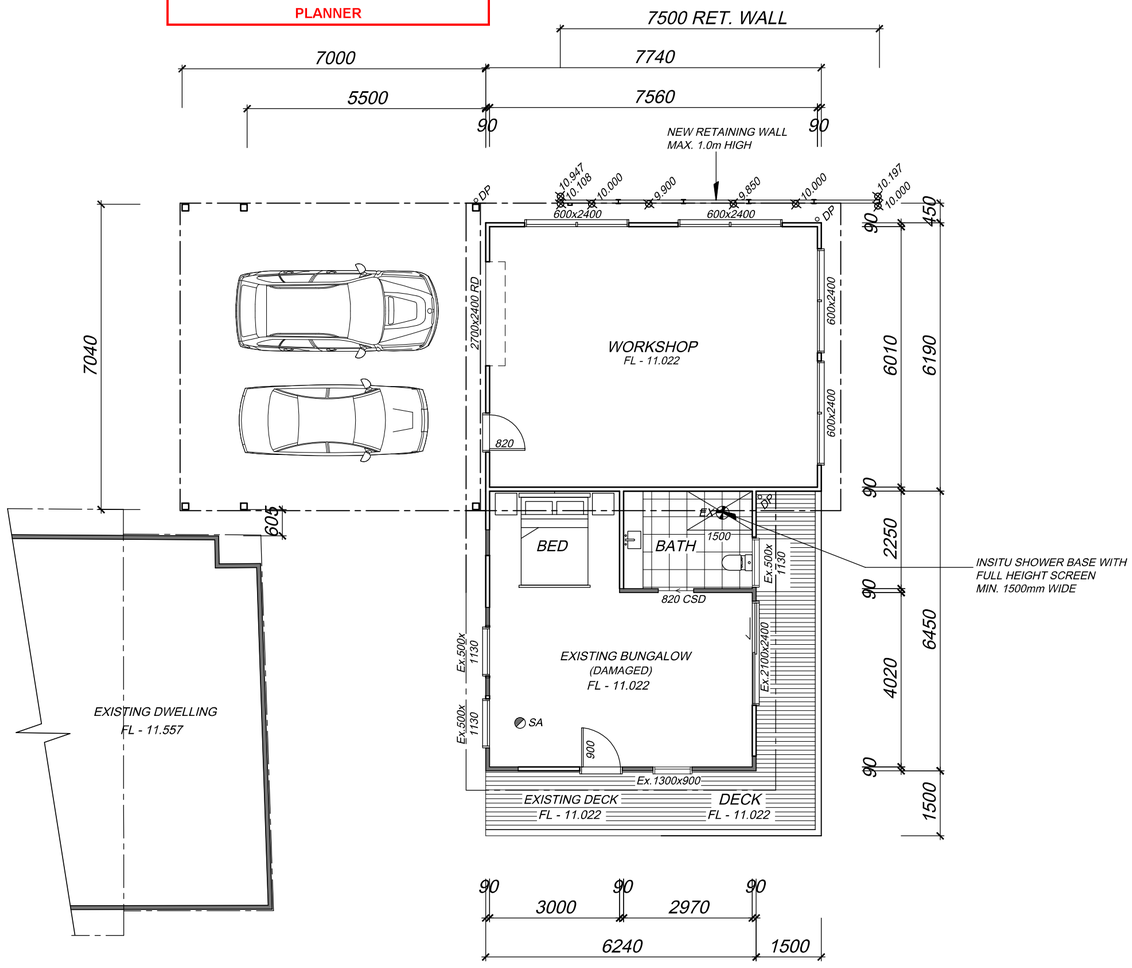
EX

EXHAUST SYSTEMS TO DISCHARGE DIRECTLY TO OUTSIDE AIR.
25 LITRES PER SECOND FOR BATHROOMS AND TOILETS.
40 L/s KITCHENS AND LAUNDRY



DEMOLITION PLAN

SCALE 1:100



FLOOR PLAN

SCALE 1:100

FLOOR AREAS	
EXISTING BUNGALOW	39.06 m²
PROPOSED WORKSHOP ADDITION	49.09 m²
TOTAL	88.15 m²
PROPOSED CARPORT	49.95 m²
EXISTING DECK	6.08 m²
PROPOSED DECK	15.21 m²

No works to be undertaken without the mandatory consents and permit approvals

jen designs
individual home design & drafting
(03) 59811707
post office box 4133
rosebud victoria 3939
jendes@bigpond.net.au
www.jendesigns.com.au

This drawing is protected by copyright law.
Copying without authorisation of JEN DESIGNS P/L is prohibited.

Proposed:
ADDITIONS AND ALTERATIONS
At:
2573 PT NEPEAN ROAD,
RYE 3941
Client:
DEXTER

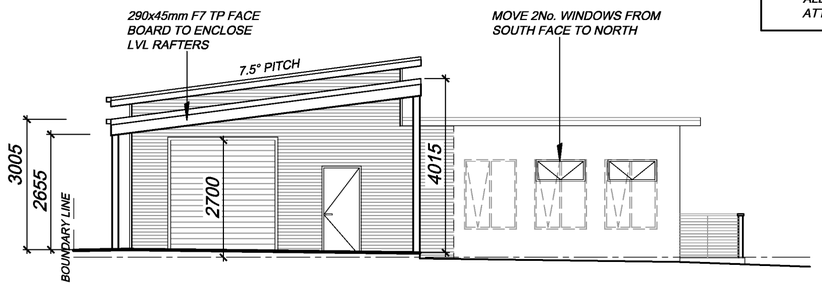
Rev.	Revision Description	Saved File: 2573 pt nepean rd - 07 tp1 bp0	Date

Design: CLIENT	Scale: 1:100
Drawn: KM	Ref no.: JD - 097-23
Plot date: 24.01.2024	Sheet No.: 4

A2

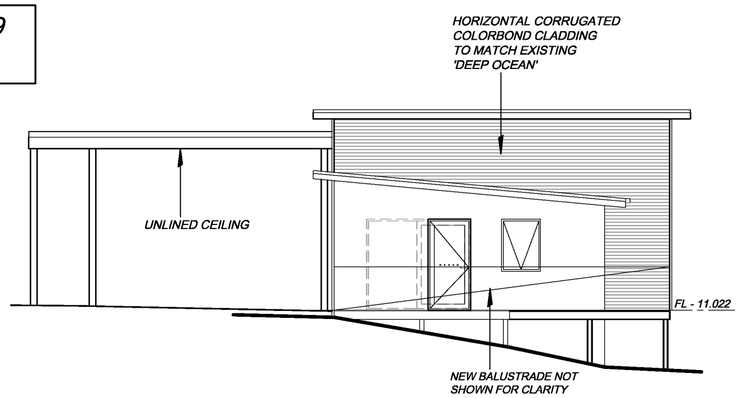
BUSHFIRE ATTACK LEVEL 19

ALL CONSTRUCTION TO COMPLY WITH BUSHFIRE ATTACK LEVEL 19 IN ACCORDANCE WITH AS.3959



NORTH ELEVATION

SCALE 1:100

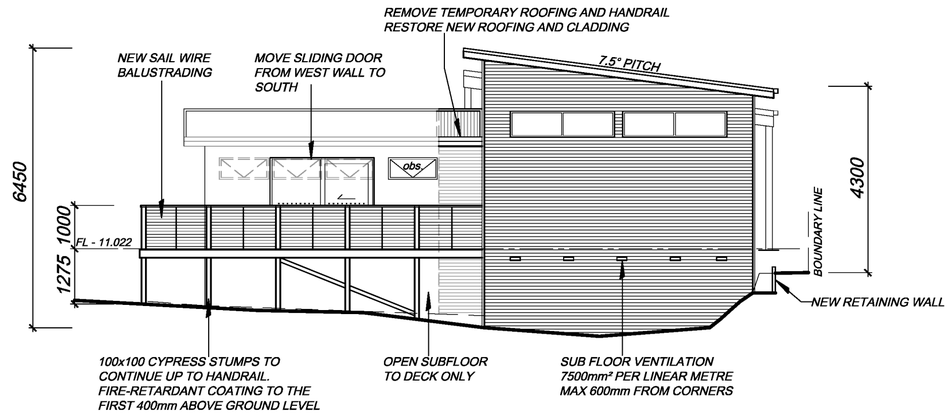


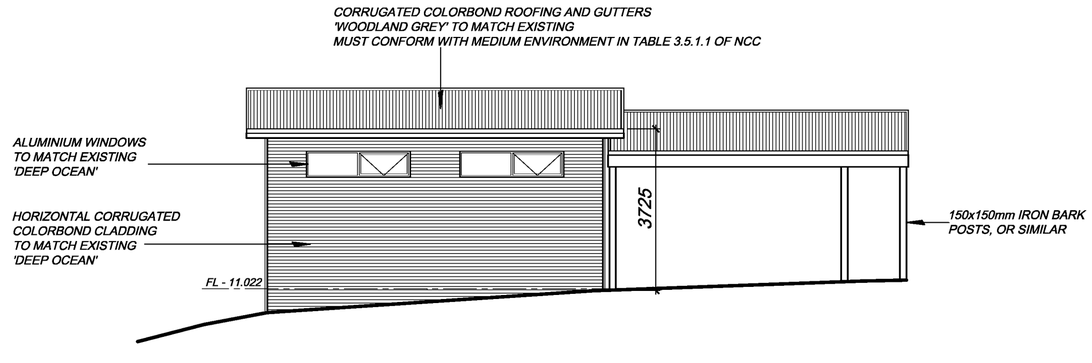
WEST ELEVATION

SCALE 1:100

TP3

ALL EXTERNAL COLORS TO BE MUTED TO COMPLY TO THE MORNINGON PENINSULA PLANNING SCHEME.



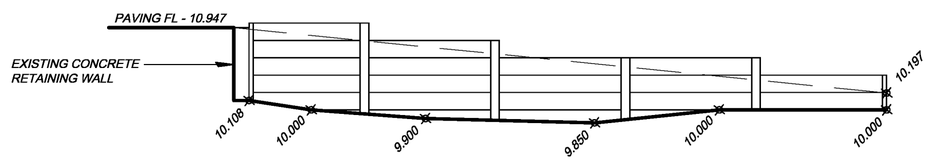


SOUTH ELEVATION

SCALE 1:100

EAST ELEVATION

SCALE 1:100



EAST RETAINING WALL ELEVATION

SCALE 1:50

ENDORSED PLAN
MORNINGTON PENINSULA PLANNING SCHEME

PLANNING PERMIT NO: P23/2576
SHEET: 3 of 3
DATE: 28/05/2024

SIGNED: Jack Toce

PLANNER

No works to be undertaken without the mandatory consents and permit approvals

jen designs
individual home design & drafting
(03) 59811707
post office box 4133
rosebud victoria 3939
jendes@bigpond.net.au
www.jendesigns.com.au

This drawing is protected by copyright law.
Copying without authorisation of JEN DESIGNS P/L is prohibited.

Proposed:
ADDITIONS AND ALTERATIONS
At:
2573 PT NEPEAN ROAD,
RYE 3941
Client:
DEXTER

Rev.	Revision Description	Saved File: 2573 pt nepean rd - 10 tp3 bp1	Date
TP3	PLANNING CONDITIONS DATED 14.5.2024		14.05.24

Design: CLIENT	Scale: 1:100, 1:50
Drawn: KM	Ref no.: JD - 097-23
Plot date: 14.05.2024	Sheet No.: 5

A2