

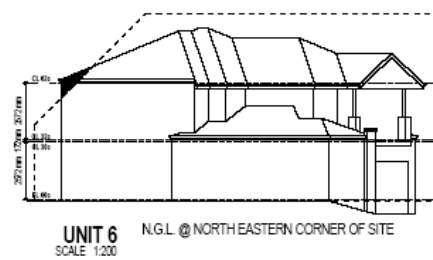
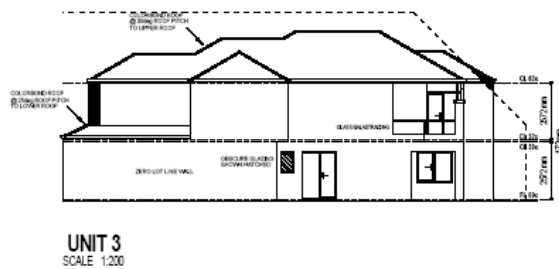
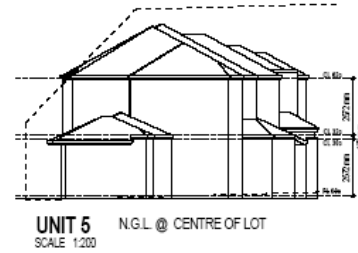
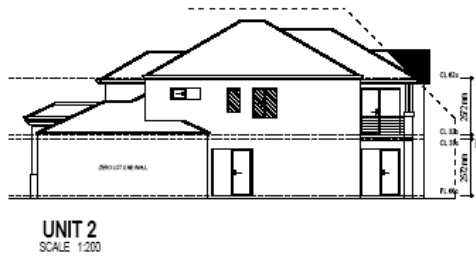
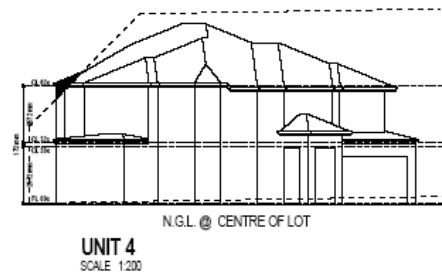
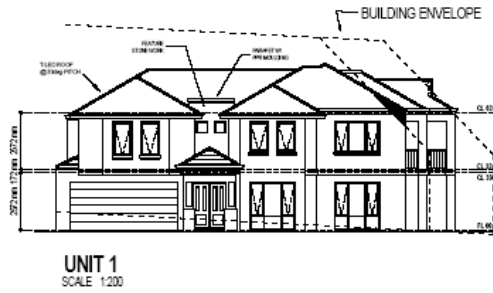
JOB NO: 6111

PROPOSED DEVELOPMENT ON
No. 4 BURNS PLACE,
BURNS BEACH
CLIENT: MOONVALE ENTERPRISES

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ORIGINAL PLANS – REFUSED
OCTOBER 2007



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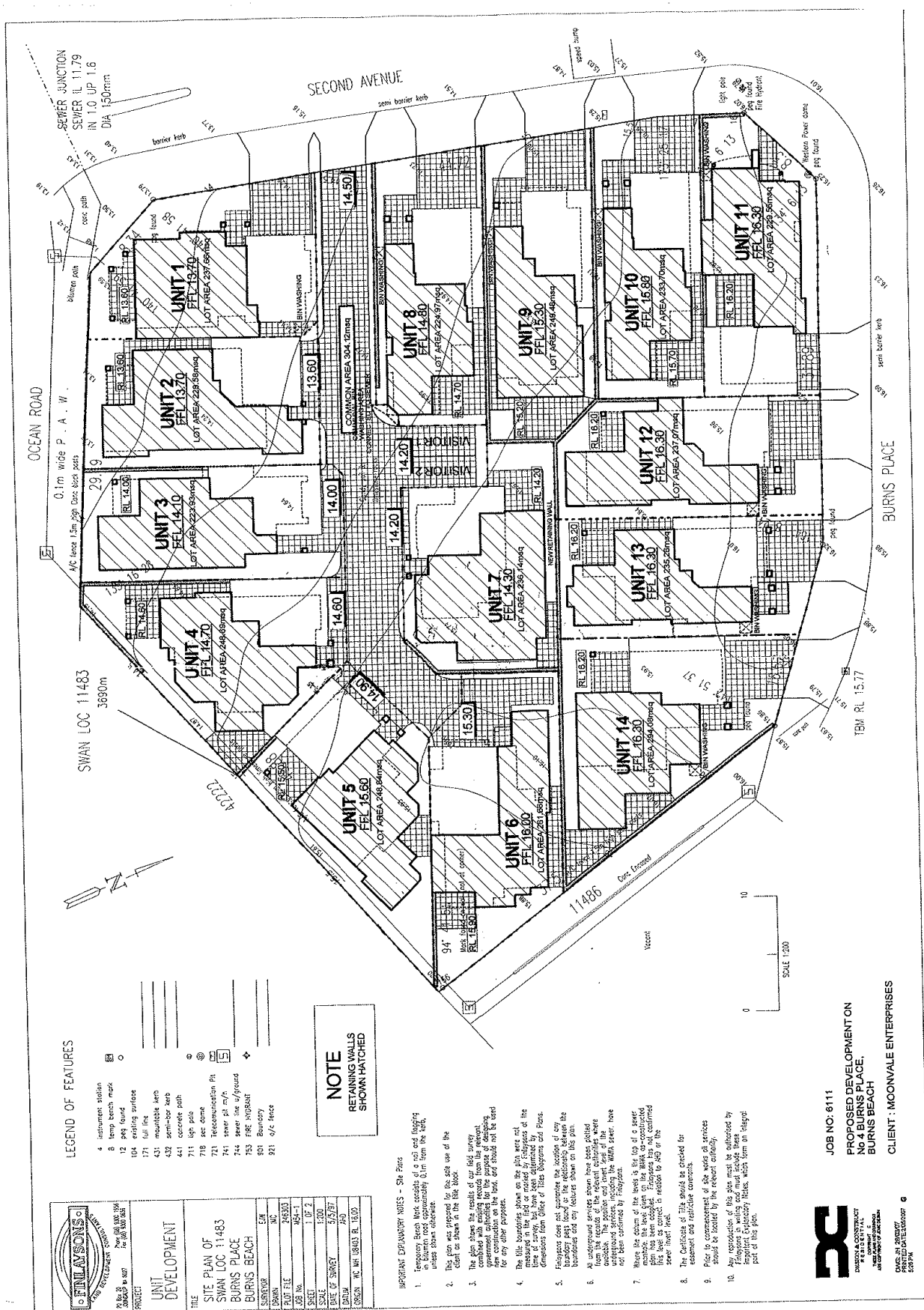
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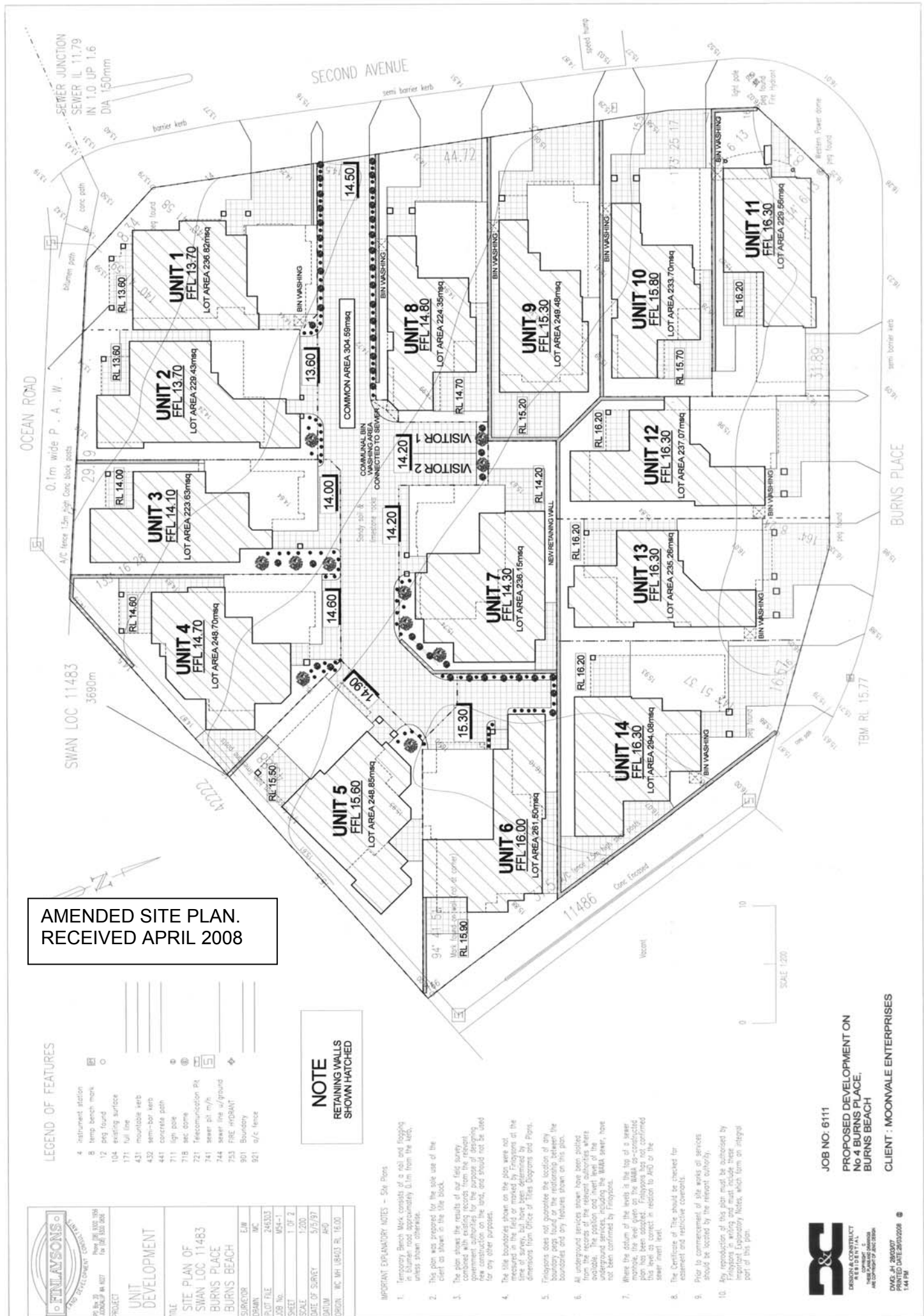
JOB NO: 6111

PROPOSED DEVELOPMENT ON
No 4 BURNS PLACE,
BURNS BEACH

CLIENT : MOONVALE ENTERPRISES

ORIGINAL PLANS – REFUSED
OCTOBER 2007





R- CODES VARIATIONS

EXTERNAL VARIATIONS		
Garage Door Width	Acceptable Development	Proposed
Units 8, 10 & 10	50% of Frontage	54.6%
Cone of Vision	Acceptable Development	Proposed
Unit 14 – Family Room to north-eastern boundary	6m	3.5m
Unit 14 – Retaining wall setback to the north-eastern boundary	1.5m	nil
INTERNAL VARIATIONS		
Cone of Vision Variations	Acceptable Development	Proposed
Unit 1 – balcony to unit 2 boundary	7.5m	4.7m 3.0m
Unit 2 – bedroom 2 to unit 3 boundary	4.5m	1.5m
Unit 2 – balcony to unit 1 boundary	7.5m	2.3m
Unit 3 – balcony to unit 2 boundary	7.5m	1.0m 2.0m
Unit 4 – balcony to unit 3 boundary	7.5m	1.5m 2.7m
Unit 4 – upper floor activity to unit 3 boundary	6.0m	1.5m
Unit 4 – bedroom 2 window to unit 5 boundary	4.5m	1.5m
Unit 5 – upper floor family room to unit 6 boundary	6.0m	1.7m
Unit 5 – upper floor family room to unit 6 boundary	6.0m	1.5m
Unit 5 – upper floor family room to unit 6 boundary	6.0m	2.3m
Unit 5 – upper floor family room to unit 6 boundary	6.0m	3.1m
Unit 5 – balcony to unit 4 boundary	7.5m	1.58m
Unit 6 – rear balcony to unit 5 boundary	7.5m	1.2m
Unit 6 – front balcony to unit 5 boundary	7.5m	1.2m
Unit 6 – front balcony to unit 14 boundary	7.5m	6.2m
Unit 7 – bedroom 4 window to unit 9 boundary	4.5m	3.8m
Unit 8 – balcony to unit 9 boundary	7.5m	1.0m
Unit 9 – balcony to unit 8 boundary	7.5m	1.0m
Unit 9 – balcony to unit 10 boundary	7.5m	2.2m
Unit 9 – bedroom 2 window to unit 10 boundary	4.5m	1.5m
Unit 9 – bedroom 3 window to unit 12 boundary	4.5m	3.0m
Unit 9 – bedroom 3 window to unit 8 boundary	4.5m	2.4m
Unit 10 – bedroom 1 window to unit 9 boundary	4.5m	1.514m
Unit 10 – balcony to unit 9 boundary	7.5m	3.4m
Unit 10 – balcony to unit 11 boundary	7.5m	1.0m 2.1m
Unit 10 – upper floor family room to unit 11 boundary	6.0m	1.0m
Unit 11 – bedroom 4 to unit 10 boundary	4.5m	2.4m
Unit 11 – balcony to unit 10 boundary	7.5m	1.0m
Unit 12 – balcony to unit 10 boundary	7.5m	1.15m
Unit 12 – balcony to unit 7 boundary	7.5m	4.264m
Unit 12 – balcony to unit 9 boundary	7.5m	1.5m
Unit 12 – bedroom 3 to unit 13 boundary	4.5m	1.5m
Unit 12 – bedroom 4 to unit 13 boundary	4.5m	1.5m
Unit 13 – balcony to unit 12 boundary	7.5m	1.0m
Unit 13 – balcony to unit 7 boundary	7.5m	2.35m
Unit 14 – kitchen to unit 6 boundary	6.0m	1.5m

Unit 14 meals area to unit 6 boundary	6.0m	1.5m
Unit 14 balcony to unit 6 boundary	7.5m	2.0m
Unit 14 balcony to unit 7 boundary	7.5m	2.0m
Unit 14 balcony to unit 13 boundary	7.5m	1.23m

Open Space Variations	Acceptable Development	Proposed
Unit 2	45%	40.57%
Unit 7	45%	38.42%
Unit 11	45%	44.61%
Unit 1	45%	43.97%
Unit 8	45%	44.8%
Unit 12	45%	44.83%

Overshadowing	Acceptable Development	Proposed
Unit 6 overshadowing unit 5	35%	41.4%
Unit 9 overshadowing unit 8	35%	37.7%
Unit 10 overshadowing unit 9	35%	45.8%
Unit 11 overshadowing unit 10	35%	39.9%

Wall Setback Variations	Acceptable Development	Proposed
Unit 1 eastern wall (upper floor)	2m 1.5m	1m
Unit 1 northern wall (upper floor)	1.1m	0.5m
Unit 1 southern wall (upper floor)	1.8m	1.0m
Unit 2 eastern wall (upper floor)	2.3m 1.7m	1.5m
Unit 2 western wall (upper floor)	1.5m	1.0m
Unit 3 eastern wall (ground floor)	1.5m	1.05m
Unit 3 southern wall (ground floor)	1.5m	1.387m
Unit 3 eastern wall (upper floor)	1.5m	1.05m
Unit 3 western wall (upper floor)	1.2m 1.9m	1.0m
Unit 3 southern wall (upper floor)	2.5m	1.385m
Unit 4 western wall (upper floor)	3.5m 1.9m	1.5m
Unit 4 north-eastern wall (upper floor)	1.1m	1.0m
Unit 5 north-eastern wall (upper floor)	1.2m	1.0m
Unit 5 south-eastern wall (upper floor)	2.5m	1.658m
Unit 6 northern wall (ground floor)	1.5m	1.0m
Unit 6 eastern wall (ground floor)	1.5m	1.215m
Unit 7 northern wall (ground floor)	1.5m	1.0m
Unit 8 southern wall (ground floor)	1.5m	1.0m
Unit 8 northern wall (upper floor)	1.5m	1.0m
Unit 8 southern wall (upper floor)	2.5m	1.5m
Unit 8 southern wall (upper floor)	1.8m	1m
Unit 8 eastern wall (upper floor)	1.2m	1.0m
Unit 9 southern wall (ground floor)	1.5m	1.0m
Unit 9 eastern wall (ground floor)	1.5m	0.863m 1.004m
Unit 9 northern wall (upper floor)	2.5m	1.5m
Unit 9 northern wall (upper floor)	1.8m	1.0m
Unit 9 southern wall (upper floor)	1.7m	1.0m
Unit 10 southern wall (ground floor)	1.5m	1.0m

Unit 10 northern wall (upper floor)	2.7m 1.5m	1.0m
Unit 10 southern wall (upper floor)	2.8m	1.514m
Unit 10 southern wall (upper floor)	1.9m	1.014m
Unit 11 southern wall (upper floor)	1.2m	1.0m
Unit 11 eastern wall (upper floor)	1.2m	1.1m
Unit 12 eastern wall (ground floor)	1.5m	1.1m
Unit 12 eastern wall (upper floor)	2.8m	1.5m
Unit 12 eastern wall (upper floor)	1.9m	1.1m
Unit 12 western wall (upper floor)	1.6m	1.15m
Unit 13 eastern wall (ground floor)	1.5m	1.0m
Unit 13 southern wall (ground floor)	1.5m	0.9m
Unit 13 eastern wall (upper floor)	1.5m	1.2m
Unit 13 western wall (upper floor)	1.8m 2.0m	1.0m
Unit 14 southern wall (upper floor)	2.8m	1.5m

Front Setback Variations	Acceptable Development	Proposed
Unit 2 – Portico to common drive	1.5m	1.2m
Unit 2 – Building to common drive	2.5m	1.5m
Unit 3 – Building to common drive	2.5m	1.935m
Unit 4 – Building to common drive	2.5m	1.6m
Unit 5 – Portico to common drive	1.5m	1.1m
Unit 5 – Building to common drive	2.5m	1.362m
Unit 7 – Portico to common drive	1.5m	0.35m 0.45m
Unit 7 – Building to common drive	2.5m	0.671m 0.871m

Boundary Wall Variations	Acceptable Development: Length	Proposed
Unit 1	5.95m	7.6m
Unit 7	4.4m	7.665m
Unit 11	6.57m	7.986m

Boundary Wall Variations	Acceptable Development: Height	Proposed
Unit 3	Max - 3.5m Average – 3.0m	Max - 5.05m Average – 3.775m
Unit 5	Average – 3.0m	Average – 3.2m
Unit 6	Max – 3.5m Average – 3.0m	Max – 5.45m Average – 3.92m
Unit 7	Max – 3.5m	Max – 3.93m
Unit 8	Max – 3.5m Average – 3.0m	Max – 5.7m Average – 4.325m
Unit 11 eastern wall	Average – 3.0m	Average – 3.2m

Unit 11 southern walls	Average – 3.0m	Average – 3.45m
Unit 12	Average – 3.0m	Average – 3.275m
Unit 13	3.0m	3.275m
Unit 14	Average - 3.0m	Average 3.325m
Boundary Wall Variations	Acceptable Development: No of Boundary Walls	Proposed
Unit 1	1	2
Unit 8	1	2
Unit 11	1	2

Boundary Wall Variations	Acceptable Development – Front Setback	Proposed
Unit 2 – to common driveway	2.5m	1.5m
Unit 3 – to common driveway	2.5m	1.935m
Unit 4 – to common driveway	2.5m	1.6m
Unit 5 – to common driveway	2.5m	1.962m
Unit 7 – to common driveway	2.5m	0.671m 0.871m