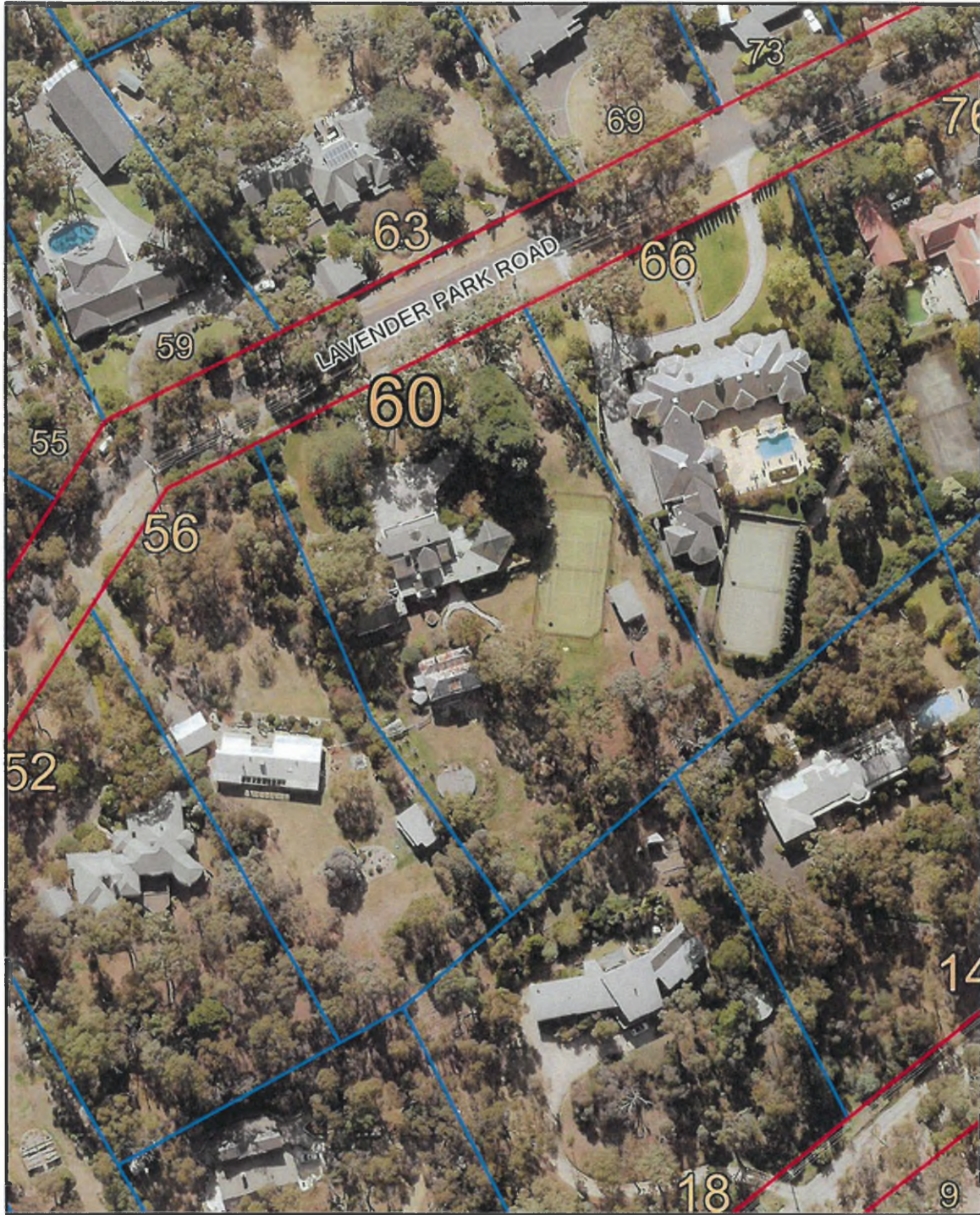




Nillumbik Shire Council
60 Lavender Park Road, Eltham



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Contains Vicmap information.
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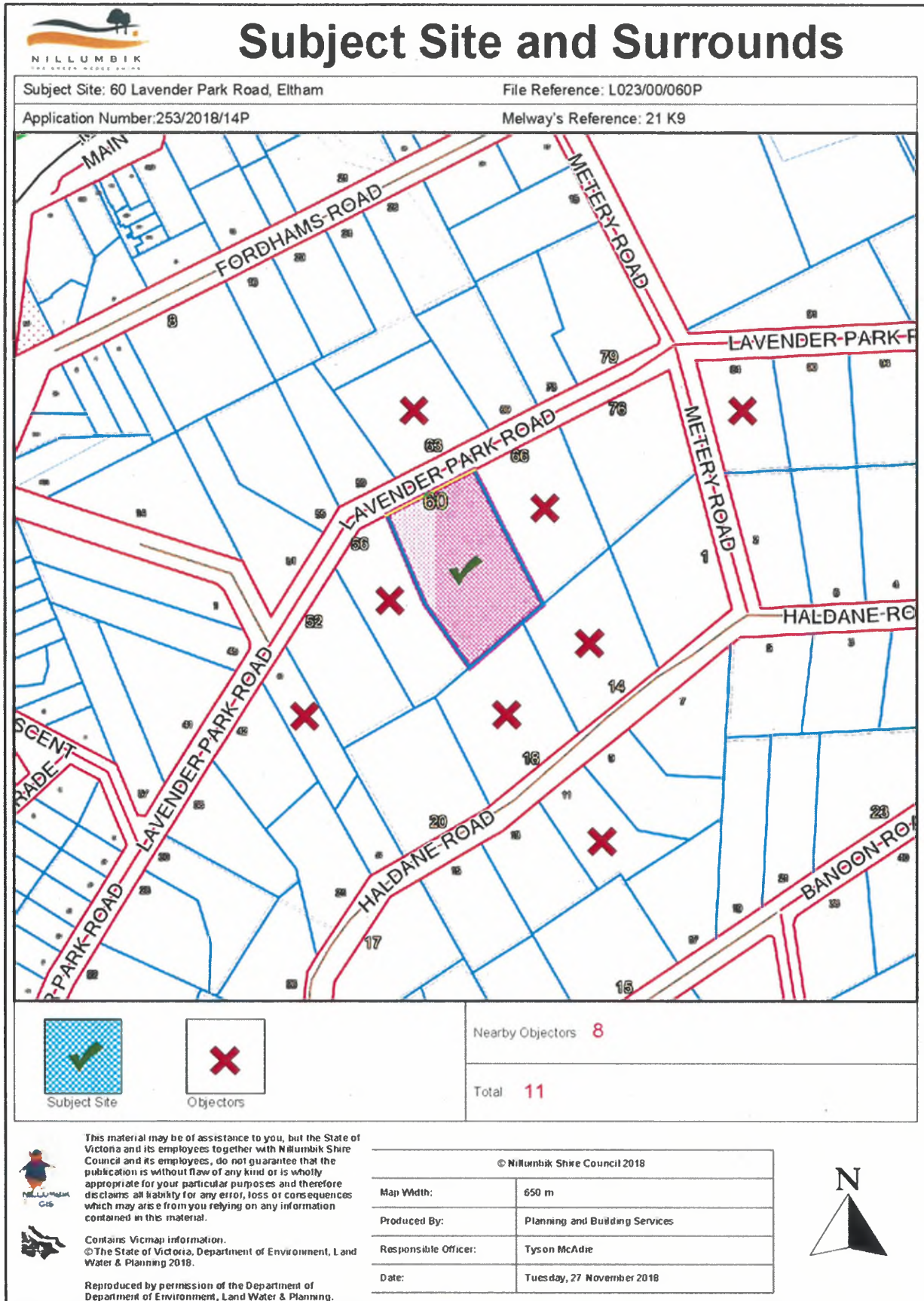
© Nillumbik Shire Council 2018.

Map Width: 227.8 m

Date: Thursday, 29 November 2018

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NILLUMBIK THE GREEN WEDGE SHIRE

ADVERTISED PLAN

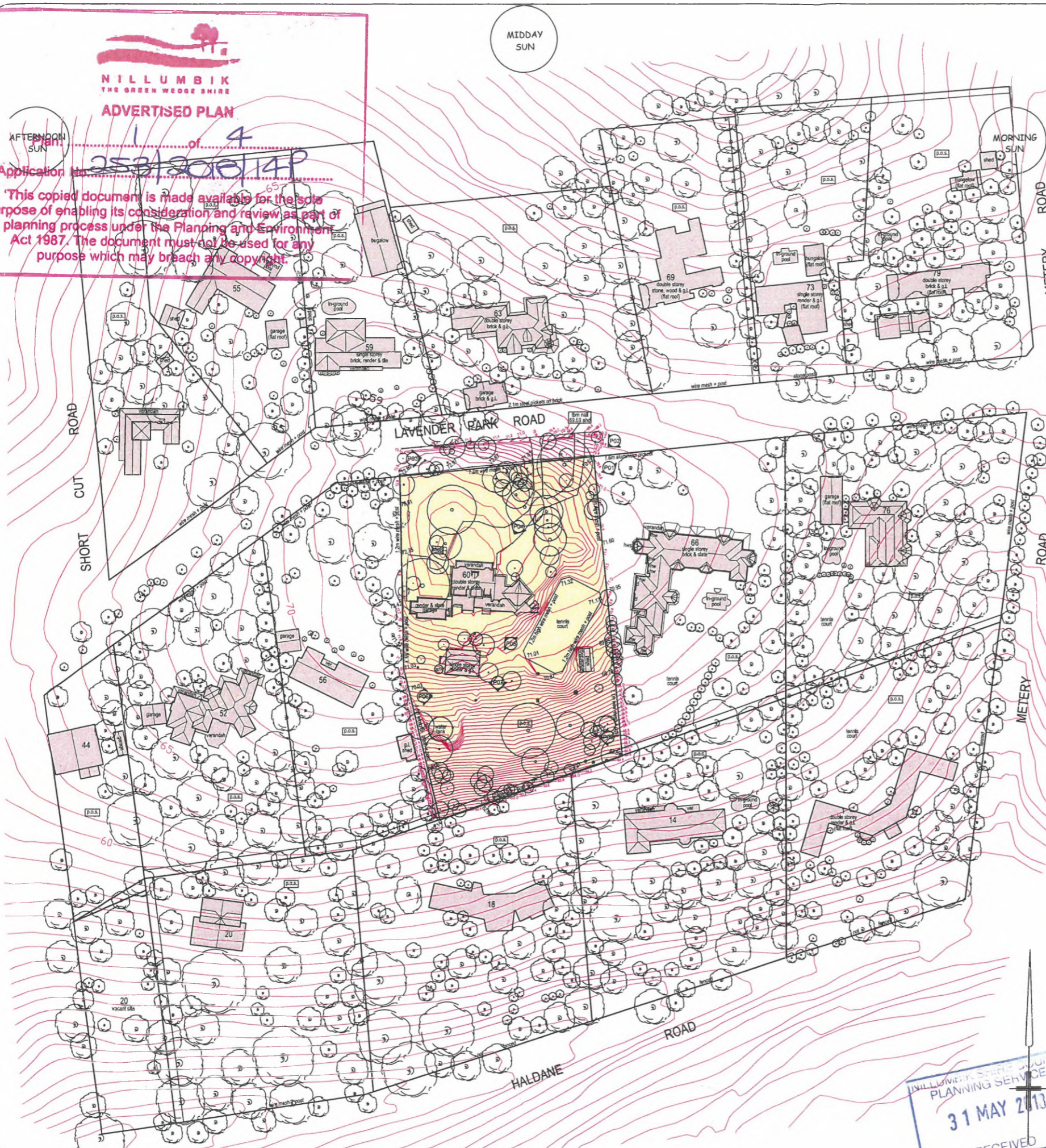
AFTERNOON SUN

MIDDAY SUN

MORNING SUN

Application No. **258/2017/4P**

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P01 View south east towards #66 Lavender Park Rd.



P02 View south west towards #60 Lavender Park Rd.



P03 View east along the frontage of #60 Lavender Park Road.



P04 View south west towards the front of subject site.



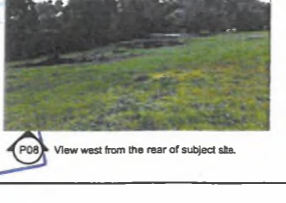
P05 View north west towards the rear of subject site.



P06 View east from the rear of subject property.



P07 View south towards the rear of #18 Halldane Road.



P08 View west from the rear of subject site.

NEIGHBOURHOOD AND SITE DESCRIPTION NOTES

The existing character is generally formed by large brick or rendered single storey dwellings, interspersed with the occasional double storey dwelling, with generally hip tiled roofs on large allotments around 5000m² to 8000m². Gardens generally consist of scattered trees and shrubs with a lawn area behind front fences.

- Site is occupied by a double storey render and slate dwelling.
- Site contains a number of mature trees.
- Natural ground level falls approximately 8.4 metres from the north east corner to the south west corner at an average gradient of 5.8%.
- ← • Main Road, Bus Routes #513, #902 (550m west)
- ↑ • Eltham Railway Station (2.4km north)
- ↑ • Eltham Village Shopping Centre (2.2km north)
- ↓ • Griffith Park (1.2km south)
- ↙ • Eltham Lower Park, Daimond Creek Trail & Bicycle Path (600m south west)
- ↖ • Wingrove Park, Wingrove Park Trail & Bicycle Path (800m north west)
- ↖ • Catholic Ladies' College (3.0km north west)
- ↖ • Eltham High School (1.4km north west)
- ↑ • Eltham South Preschool (450m north)

P.O.S. Private open space

LEGEND KEY

W	Habitable Room Window (Ground Floor)	W2	Habitable Room Window (Second Floor)
W1	Habitable Room Window (First Floor)	Window elevations: window sill levels shown thus: 84.9s : window head levels shown thus: 85.9h	
Existing Surface Contours : Subject site at 0.20m intervals based on survey levels. : Surrounding land at 1.00m intervals derived from digital data.			
Refer to our plan reference 17397D01s for legend detailing service pit and pole descriptions.			

○ Denotes existing tree located in field survey ● Denotes tree location derived from aerial photography

- Notes:
1. This plan has been prepared to assist with a town planning permit application for the subject property and is not to be used for any other purpose without the written consent of Terrain Consulting Group Pty Ltd.
 2. Refer to our plan reference 17397D01s for further feature and level details for the subject site and adjoining buildings.
 3. The boundaries for the subject property shown on this plan have been derived from a Title re-establishment survey. Refer to plan reference 17397D01s and our written report for detailed boundary conditions and Title encumbrances.
 4. Property boundaries shown on this plan, other than those of the subject site, are indicative only and are based on Vicmap Digital Property Cadastral Data.
 5. Terrain Consulting Group Pty Ltd accepts no responsibility for the location of property boundaries that are only graphically depicted on this plan.

SCALE:	1:750
ORIGINAL SHEET:	A1
DATE OF SURVEY:	20th & 21st July 2017
DRAWN:	A. Ishmurzina
LEVEL DATUM:	Australian Height Datum Voids Nillumbik PM 539 RL: 25.20



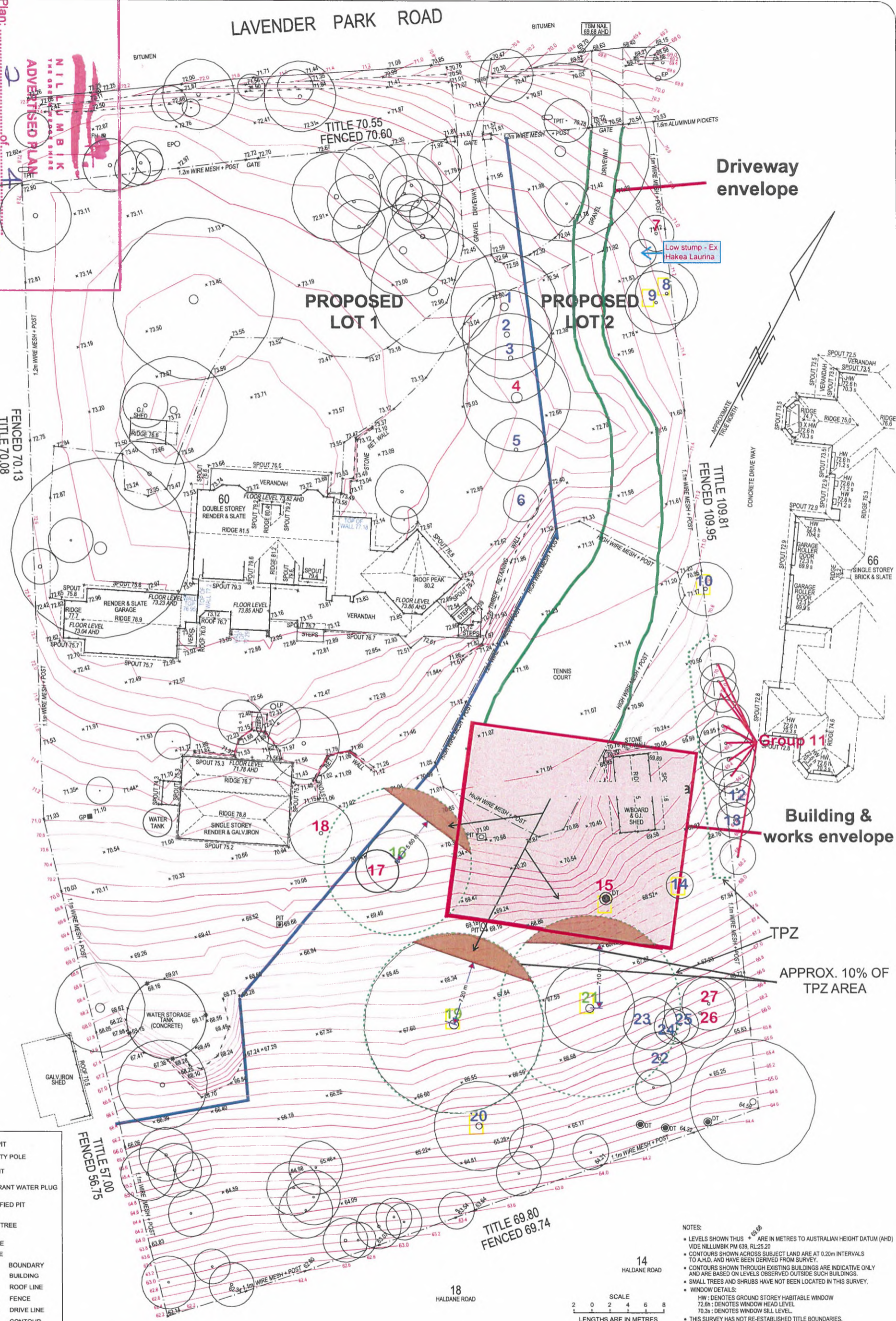
12 Paronell Road Kew 3101 Ph: 03 9853 3352 Fax: 03 9853 8907
P.O. Box 3018 Coltham VIC 3101 Email: admin@terrainconsulting.com.au

PLAN:	NEIGHBOURHOOD AND SITE DESCRIPTION PLAN	SHEET 1 OF 1
ADDRESS:	60 LAVENDER PARK ROAD, ELTHAM	DRAWING No.
MELWAYS REF:	21 K9	17397D02s
MUNICIPALITY:	CITY OF NILLUMBIK	VERSION No:
PROJECT:	PROPOSED RE-DEVELOPMENT	REVISION DATE:

NILLUMBIK SHIRE COUNCIL
PLANNING SERVICES
31 MAY 2017
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Trees protected by Clause 52.17
 High Retention Value Medium Retention Value Low Retention Value
 Tree 17 is additional to plan - location is indicative only.

Application No. 2531208/14P
 Plan: 2
 ADVERTISED PLAN
 NILLUMBIK
 THE ONE STOP SURVEYING & ENGINEERING SERVICE
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LEGEND

	TPIT TELSTRA PIT
	EP ELECTRICITY POLE
	GP GRATED PIT
	FH FIRE HYDRANT WATER PLUG
	PIT UNCLASSIFIED PIT
	EXISTING TREE
	LP LIGHT POLE
	DT DEAD TREE
	BOUNDARY
	BUILDING
	ROOF LINE
	FENCE
	DRIVE LINE
	CONTOUR

NOTES:

- LEVELS SHOWN THIS ARE IN METRES TO AUSTRALIAN HEIGHT DATUM (AHD) WIDE NILLUMBIK PM 639, RL25.20
- CONTOURS SHOWN ACROSS SUBJECT LAND ARE AT 0.20m INTERVALS TO A.H.D. AND HAVE BEEN DERIVED FROM SURVEY.
- CONTOURS SHOWN THROUGH EXISTING BUILDINGS ARE INDICATIVE ONLY AND ARE BASED ON LEVELS OBSERVED OUTSIDE SUCH BUILDINGS.
- SMALL TREES AND SHRUBS HAVE NOT BEEN LOCATED IN THIS SURVEY.
- WINDOW DETAILS:
 - HW: DENOTES GROUND STOREY HABITABLE WINDOW
 - 72.6h: DENOTES WINDOW HEAD LEVEL
 - 70.3s: DENOTES WINDOW SILL LEVEL.
- THIS SURVEY HAS NOT RE-ESTABLISHED TITLE BOUNDARIES.

RECEIVED
 31 MAY 2013
 INFLUENT SERVICES
 PLANNING SERVICES



CERTIFICATION BY SURVEYOR
 I, Peter Michael McCarthy of Terrain Consulting Group Pty. Ltd. a surveyor licensed under the Surveying Act 2004, certify that this plan correctly represents the information obtained by me from such sources as indicated hereon.
 Dated 27th July 2017

TITLE PARTICULARS:	SCALE: 1:200
C/T Volume 9712 Folio 710	ORIGINAL SHEET: A1
Lot 3 on PS210101D	DATE OF SURVEY: 20th & 21st July 2017
Area: 8603m ²	DRAWN: D.Gale / R.Dias
SOURCE OF INFORMATION: LAND REGISTRY	LEVEL DATUM: Aust Hgt Datum

PLAN:	FEATURE AND LEVEL SURVEY
ADDRESS:	60 LAVENDER PARK ROAD, ELTHAM
MUNICIPALITY:	CITY OF NILLUMBIK
PROJECT:	PROPOSED DEVELOPMENT
MELWAY REF:	21 K9

SHEET 1 OF 1
 DRAWING No.
17397D01s
 VERSION No: 1
 REVISION DATE: