



**ERF 9883, 27 SEVENTH AVENUE, VOËLKLIP, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: MESSRS WRAP PROJECT OFFICE ON BEHALF OF CA KILIAN**

Notice is hereby given in terms of Section 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law), that an application has been received for a **departure** in terms of Section 16(2)(b) of the By-Law, to relax the western lateral building line from 2m to 0m, to accommodate a proposed garage.

Full details regarding the proposal are available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning, Paterson Street, Hermanus. Any written comments must be submitted in accordance with the provisions of Sections 51 and 52 of the said By-Law and reach the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (e) [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) on or before **Friday, 28 February 2025**, quoting your name, address and contact details, interest in the application and reasons for comment. Telephonic enquiries can be made to **Town Planner, Mr. P Roux** at 028-313 8900. The Municipality may refuse to accept comments received after the closing date. Any person who cannot read or write may visit the Town Planning Department where a municipal official will assist them in order to formalize their comment.

**ERF 9883, SEWENDELAAN 27, VOËLKLIP, HERMANUS, OVERSTRAND MUNISIPALE AREA: AANSOEK OM AFWYKING: MNRE WRAP PROJECT OFFICE NAMENS CA KILIAN**

Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening), dat 'n aansoek ontvang is vir 'n **afwyking** ingevolge Artikel 16(2)(b) van die Verordening, om die westelike lateraleboulyn vanaf 2m na 0m te verslap, om 'n voorgestelde motorhuis te akkommodeer.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weekdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus. Enige skriftelike kommentaar moet ingevolge die bepalings van Artikels 51 en 52 van die Verordening ingedien word en die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) bereik voor of op **Vrydag, 28 Februarie 2025**, met u naam, adres en kontakbesonderhede, belang in die aansoek, sowel as die redes vir kommentaar. Telefoniese navrae kan gerig word aan **Stadsbeplanner, Mnr. P Roux** 028-313 8900. Die Munisipaliteit mag weier om die kommentaar te aanvaar na die sluitingsdatum. Enige persoon wat nie kan lees of skryf nie kan die Departement Stadsbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formaliseer.

**ISIZA 9883, 27 SEVENTH AVENUE, VOËLKLIP, HERMANUS, KUMASIPALA WASE-OVERSTRAND: ISICELO SOKUTENXA: MESSRS WRAP PROJECT OFFICE EGAMENI LIKA CA KILIAN**

Isaziso ke ngoko sinikwe ngokweCandelo lama-48 loMthetho kaMasipala oLungisiweyo we-Overstrand kuCwangciso lokuSetyenziswa koMhlaba kaMasipala, wowama-2020 (uMthetho kaMasipala), sokuba isicelo sifunyenwe sokuhamba ngokweCandelo le-16 (2)(b) loMthetho kaMasipala, **ukutenxa** umgca wesakhiwo osecaleni osentshona ukusuka kwi-2m ukuya kwi-0m, ukulungiselela igaraji ecetywayo.

Inkcukacha mayela nesindululo siyafumaneka ukuze sihlolwe phakathi evekini ngamaxesha omsebenzi ukusuka kwintsimbi ye08:00 ukuya kweye16:30 kwiSebe: Izicwangciso Zedolophu kwanombolo 16 Paterson Street, eHermanus. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zamaCandelo 51 nelama-52 aloMthetho uYilwayo yaye mazithunyelwe kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) ngomhla okanye ngaphambi wama-**NgoLwesihlanu, 28 EyoMdumba 2025** unike igama lakho, idilesi neenkukacha zonxibelelwano nawe, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Xa ufuna ukubuza into malunga nesi saziso ungatsalela umnxeba Umcwangcisi **Wedolophu uMnu. P Roux** kule nombolo 028-313 8900. Umasipala angala ukuzamkela izimvo ezifike emva komhla wokuvalwa. Nabani na ongakwaziyo ukufunda okanye ukubhala makaye kwiSebe loYilo lweDolophu apho igosa likamasipala liya kumncedisa azibhalelizimvo zakhe.

#overstrand4all



We belong



We care



We serve

# 1. Locality Plan Erf 9883 - Hermanus

Plan prepared by: Thian Jansen

Tel: 028 313 1411

Email: admin@wrapgroup.co.za

Unit B, Standard House,  
Corner of Royal and Dirkie Uys  
Street Hermanus, 7200



**Project Office**  
Town Planning & Project Management





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### 1. ABBREVIATIONS

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|               |   |
|---------------|---|
| <b>OM</b>     | Overstrand Municipality   |
| <b>OMLUS</b>  | Overstrand Municipality Land Use Scheme, 2020                                 |
| <b>BY-LAW</b> | Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 |
| <b>SR1</b>    | Residential Zone 1: Single Residential  |

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### 2. PROPERTY DETAILS

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|                   |  |
|-------------------|--|
| <b>Consultant</b> | WRAP Project Office                    |
| <b>Erf Number</b> | Erf 9883 Hermanus                      |
| <b>Extent</b>     | 496m <sup>2</sup>                      |
| <b>Zoning</b>     | Residential Zone 1: Single Residential |

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### 3. BACKGROUND AND INTENT

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The subject property, Erf 9883, Hermanus, on the corner of Sixth Street and Seventh Avenue, is illustrated in **Plan 1 – Locality Plan**. The property owner has engaged WRAP Project Office to attend to a land use application, with the necessary authorisation detailed in **Annexure A – Power of Attorney**.

The owner is currently constructing a residence in Hermanus, designed to meet their specific lifestyle needs. A key aspect of the development involves providing sufficient parking for the household. To achieve this, a garage is planned along the shared boundary between Erf 12272 Hermanus and the subject property. Since the garage will encroach on the 2m side building line, a departure from the applicable development parameters is being sought.

Approval of the following application is required:

- Permanent Departure from the side building line.

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### 4. PROCEDURE TO ACHIEVE THE PROPERTY OWNER'S INTENT

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WRAP compiled this report to ensure that the property owner's requirements are met.

The following is proposed:

**4.1 Permanent departure** from the 2m western side building line to 0m to allow the proposed garage.

The property owner, as mentioned in Section 3 above, intends to construct a double garage on the boundary line. This decision is driven by the desire to maximise space for the dwelling and to realise the vision of creating their desired home.

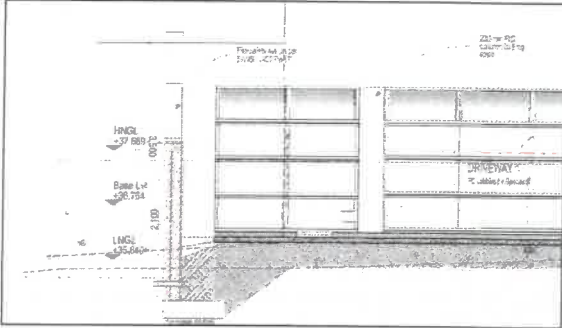
Additionally, there is no alternative boundary for the garage placement due to the property being a corner plot. Encroachments on street building lines are generally not supported, as may impact on viewscales when driving down the streets.



## MOTIVATION

The property owner intends to construct a double garage with a single garage longer than a standard garage for additional cars or trailers on the boundary line between the subject property and Erf 12272 Hermanus. Refer to **Plan 3 – Site Plan**.

Generally, a garage is a structure primarily designated for housing vehicles and is typically permitted within the building line according to OMLUS, Section 16.1.1. This section outlines specific conditions that must be adhered to, as indicated below:

|   |  |
|---|--|
| (i) written consent from the immediate neighbours is obtained;  | Consent could not be obtained.   |
| (ii) no building that encroaches the building line may be higher than 3,5 m above the existing ground level on the common boundary, provided that the height may increase at a 40-degree angle away from such boundary; | <p><b>Comply</b>, the garage will have a flat roof. The garage will comply with the allowable 3,5m restriction, refer to <b>Annexure C - Architect Building Plans</b>.</p>  |
| (iii) the length and width of the structure does not exceed one third of the lateral and rear boundary concerned or 9,0 m, whichever is the most restrictive (except in cases as prescribed in point (iv) below);       | <b>Comply</b> , the garage encroaching the boundary line will have a length of <b>8,995m</b> .   |
| (iv) where the lateral/rear boundary of the property is less than 19,5 m in width, the structure will have a maximum width of 6,5 m on the rear boundary;   | This is <b>not applicable</b> as the garage is proposed on the side boundary.  |
| (v) no doors and windows shall be permitted in any wall closer than 1,0 m to the rear or side boundary;   | <b>Comply</b> , there are no doors or windows proposed closer than 1,0m from the boundary.   |
| (vi) a 1,0 m wide access may be required to the satisfaction of the Fire Department;  | <b>Comply</b> , there is a 3,0m wide access to the rear of the property on the other side of the property.   |
| (vii) no runoff of rainwater from a roof shall be discharged directly onto adjoining properties;  | <b>Comply</b> , no runoff of rainwater will be able to discharge onto the adjoining property.  |
| (viii) the garage/carport shall be included in the calculation of coverage on the land unit; and  | <b>Comply</b> .  |



## MOTIVATION

|   |  |
|---|--|
| (ix) the Municipality is satisfied that the structure does not pose a fire hazard and is constructed of appropriate material to its satisfaction. | The application will be circulated to the municipal fire department for comment. |
|---|--|

As consent from the adjacent neighbour could not be secured and it has become necessary to submit this application. The proposed garage is not expected to create any nuisance or negatively impact the neighbouring property. Notably, the adjacent property is currently vacant, and the proposed garage is unlikely to interfere with any future development that may occur on the site.

Taking wall thickness into account, the external measurement of the garage extends to 8.995 metres, which remains within the maximum allowable length for a structure encroaching on the boundary line. Care has been taken to ensure compliance with all conditions set out in Section 16.1.1 of the OMLUS. This approach was chosen specifically to minimise any potential encroachment or impact on the neighbouring property. The decision aims to strike a balance between providing sufficient space for vehicles and reducing any negative impacts on the visual or spatial characteristics of the surrounding area.

Departing from building lines to accommodate a garage can stem from various motivations. Firstly, it often involves optimising space utilisation. Voëlklip properties, where the size is typically less than 500m<sup>2</sup>, frequently feature a garage on the boundary line between two properties. Strict adherence to building lines might limit the property's effective use, particularly when the property is a corner plot with more restrictive street building lines. By allowing the garage on the boundary within permissible limits, the property owner can better manage space without compromising functionality.

Moreover, practical necessity often dictates the requirement for a departure. Ample parking and storage space is required on the property, and the proposal is for a triple garage. Additionally, security remains a top priority, as the security offered by a garage is unparalleled and has become a necessity for properties in South Africa.

Considerations extend beyond function to aesthetics. Departing from building lines could facilitate better architectural integration, enabling a more harmonious incorporation of the garage into the property's overall design and enhancing its visual appeal.

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## 5. LAND USE ENVIRONMENT

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The subject property is located in Hermanus, an established residential area in the Overstrand. The property is surrounded by other Residential Zone 1: Single Residential properties and a Public Open Space. The surrounding area's zonings are illustrated in the attached **Plan 2 - Zoning Plan**.

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## 6. TITLE DEED

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The title deed of the subject property (T19719/2022) attached as **Annexure B**, does not contain any restrictive conditions which may prohibit the approval of the permanent departures.



**7. ZONING**

The following zoning parameters were assessed in conjunction with the SR1 OMLUS zoning as this is a relevant consideration in terms of Section 66(1)(a) of the OM By-Law:

| <b>RESIDENTIAL ZONE 1: SINGLE RESIDENTIAL</b> |   |   |  |
|---|---|---|--|
|   | <b>Parameters</b>   | <b>Proposal</b>   | <b>Comply/ deviate</b>                     |
| <b>Primary use</b>                            | Crèche, <b>Dwelling House</b> , Guest Rooms, Home Occupation, Second Dwelling Unit and Self-Catering.   | Dwelling House  | Comply                                     |
| <b>Consent use</b>                            | Day Care Centre, Green House, Guest House, House Shop, Institution, Place of Instruction, Place of Worship, Residential Building, and Intensive Horticulture.   | N/A   | N/A  |
| <b>Development parameters</b>                 |   |   |  |
| <b>Coverage</b>                               | The maximum coverage for all buildings on the land unit is determined in accordance with the net erf area: 400m <sup>2</sup> and greater = 50%  | Proposed coverage = 49,85%  | Comply                                     |
| <b>Building lines</b>                         | (i) The street building line is determined in accordance with the net erf area: <ul style="list-style-type: none"> <li>• 400 m<sup>2</sup> and greater = 4m</li> </ul> (ii) The side and rear building lines are determined in accordance with the net erf area: <ul style="list-style-type: none"> <li>• 400 m<sup>2</sup> and greater = 2m</li> </ul> | (i) Comply<br>(ii) Permanent departure from the 2m western side building line to 0m to allow the proposed garage. | <b>Deviate, motivated and applied for.</b> |
| <b>Height</b>                                 | The maximum height of a building, measured from the base level to the top of the structure, is 8,0 m.   | The existing dwelling adheres to the 8,0m height restriction.   | Comply                                     |
| <b>Garages and carports</b>                   | Garages and carports may be constructed within building lines in accordance with Chapter 16.1.2.  | There is an existing garage proposed to be extended by 2m.  | <b>Motivated and applied for.</b>          |



**8. SERVICES**

The availability of services is a relevant consideration in terms of Section 42(1)(c)(v) of SPLUMA and is herewith illustrated.

**Electricity, Water, Sewage and Solid Waste**

The subject property is connected to the existing networks in the area, which include electricity, water and sewage. The proposal of this application is not anticipated to impact on existing services. Solid waste is collected every week by the OM.

**Access and Egress**

Access and egress to the property is gained from Sixth Street.

**9. NEED AND DESIRABILITY**

The need and desirability of the approval and implementation of this proposal in accordance with Section 66(1)(c) of the OM By-Law can be illustrated as follow:

**Need and desirability.**

The need for the land use application is to ensure the property meets all the needs of the owner. The owner requires a departure to allow the construction of a garage on the side building line. The structures will not benefit any other users or person other than the property owner, but it will however increase the property value and in the future, may yield income for the OM in additional rates.

|   |   |
|---|---|
| Socio-economic impact   | The permanent departures are not predicted to have a socio-economic impact.   |
| Compatibility with surrounding uses   | The proposal is to ensure the property complies with the OMLUS. It is not predicted that the proposal is out of line with the surrounding area. |
| Impact on the external engineering services                                 | Refer to Section 8.   |
| Impact on safety, health and wellbeing of the surrounding community         | It is not predicted that the proposal will have an impact on safety, health, and wellbeing of the surrounding community.                        |
| Impact on heritage  | The subject property is not listed in the OM Heritage Register.   |
| Impact on the biophysical environment                                       | It is not predicted that the proposal will have an impact on the biophysical environment.   |
| Traffic impacts, parking, access and other transport related considerations | The proposal will not have an impact on traffic, parking or access.   |

**Impact on views, sunlight and character of the area**

The subject property is located in a residential setting and the structures being proposed are not out of the ordinary which will not have an impact on the character of the area. As mentioned previously, the neighbouring property is not yet developed and an encroaching garage is not uncommon in the existing urban area as there is ample space for sunlight to reach the entire adjacent area.



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**Economic impact**

There is little to no impact on the economy. The building of the proposed structures will require the temporary employment of a contractor that will use workers to assist in the construction phase.

**Opportunity cost**

An opportunity cost in the context of land use planning refers to a development proposal that leads to the devaluation or foregoing of valued land use rights of interested and affected parties when an application is approved. The development will not have an impact on the property values of surrounding properties.

**Environmental impact**

The subject property is not located within an environmentally important area.

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**10. POLICIES AND REGULATIONS**

**10.1 Overstrand Municipality Environmental Protection Overlay Zone (EMOZ)**

The property is not located within the EMOZ.

**10.2 Overstrand Municipality Heritage Protection Overlay Zone (HPOZ)**

The property is not located within the HPOZ.

**10.3 Spatial Planning Policies**

This proposal is not in conflict with any provisions of the Western Cape Provincial Spatial Development Framework, 2014 or the Overstrand Spatial Development Framework, 2020.

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**11. PLANNING PRINCIPLES**

Chapter 2 of SPLUMA contains 5 uncompromisable planning principles by which each development application must be guided by. Policy proposals in SPLUMA which are pertinent to this proposal are recorded below:

**Spatial justice**

Spatial justice refers to planning proposals that do not contribute towards the perpetuation of apartheid spatial development imbalances. This proposal to increase the functionality and aesthetic appeal of the property, it is not predicted to influence past spatial injustices.

**Spatial sustainability**

Spatial sustainability refers to planning proposals which result in communities that are viable. The proposed departure intends to ensure the subject property is utilised to its maximum capabilities.

**Efficiency**

This proposal is intended to maximise the usage of the subject property.



## MOTIVATION

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### **Spatial resilience**

This proposal is not in conflict with any spatial planning policies or other OM regulations which is a hallmark of resilience.

### **Good administration**

The OM has a credible track record of good administration regarding the method of public participation. Public participation forms an integral part of the land use planning process.

The public participation process provides people who may be affected by the proposal with an opportunity to provide comment and to raise issues of concern about the proposal or make possible suggestions that may result in an enhanced outcome of which both parties benefit. Comments will be reviewed and considered after which it will be addressed accordingly.



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### 12. EVALUATION

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Since the adjacent neighbour's consent could not be obtained, it is necessary to submit this application. It is anticipated that the proposed garage will not cause any nuisance or negatively impact on the neighbouring property. It is important to note that the neighbouring property is vacant, and the proposal is not expected to impact any future development on that property.

The purpose of the application is to allow the owner to build their ideal home, with the proposed garage on the boundary line, in line with practical space optimisation considerations. This application seeks to balance the functional necessity of providing adequate parking with the consideration of the garage's dimensions, ensuring minimal impact on neighbouring properties. It emphasises the intention to create a harmonious addition to the existing neighbourhood. Additionally, the proposed garage complies with the required conditions set out in the OMLUS, including the specified length, height, and other relevant parameters.

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### 13. RECOMMENDATION

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Based on the abovementioned motivation, it is recommended that the following be approved:

- 13.1 Permanent Departure** from the 2m western side building line to 0m to allow the proposed garage in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.



2. Zoning Plan  
Erf 9883 - Hermanus



Transport Zone 2: Road and Parking



Residential Zone 1: Single Residential

Plan prepared by: Thian Jansen

All distances are approximate  
and subject to a survey

Tel: 028 313 1411

Email: [admin@wrapgroup.co.za](mailto:admin@wrapgroup.co.za)

Unit B, Standard House,  
Corner of Royal and Dirkie Uys  
Street Hermanus, 7200



**Project Office**  
Town Planning & Project Management



Scale 1 : 125

3,15m  
Title Deed  
Building Line

Proposed  
Garage Extension

2,0m Side Building Line

3,0m Street Building Line

4,0m Street Building Line

3. Site Plan  
Erf 9883 - Hermanus

**Proposed Areas**

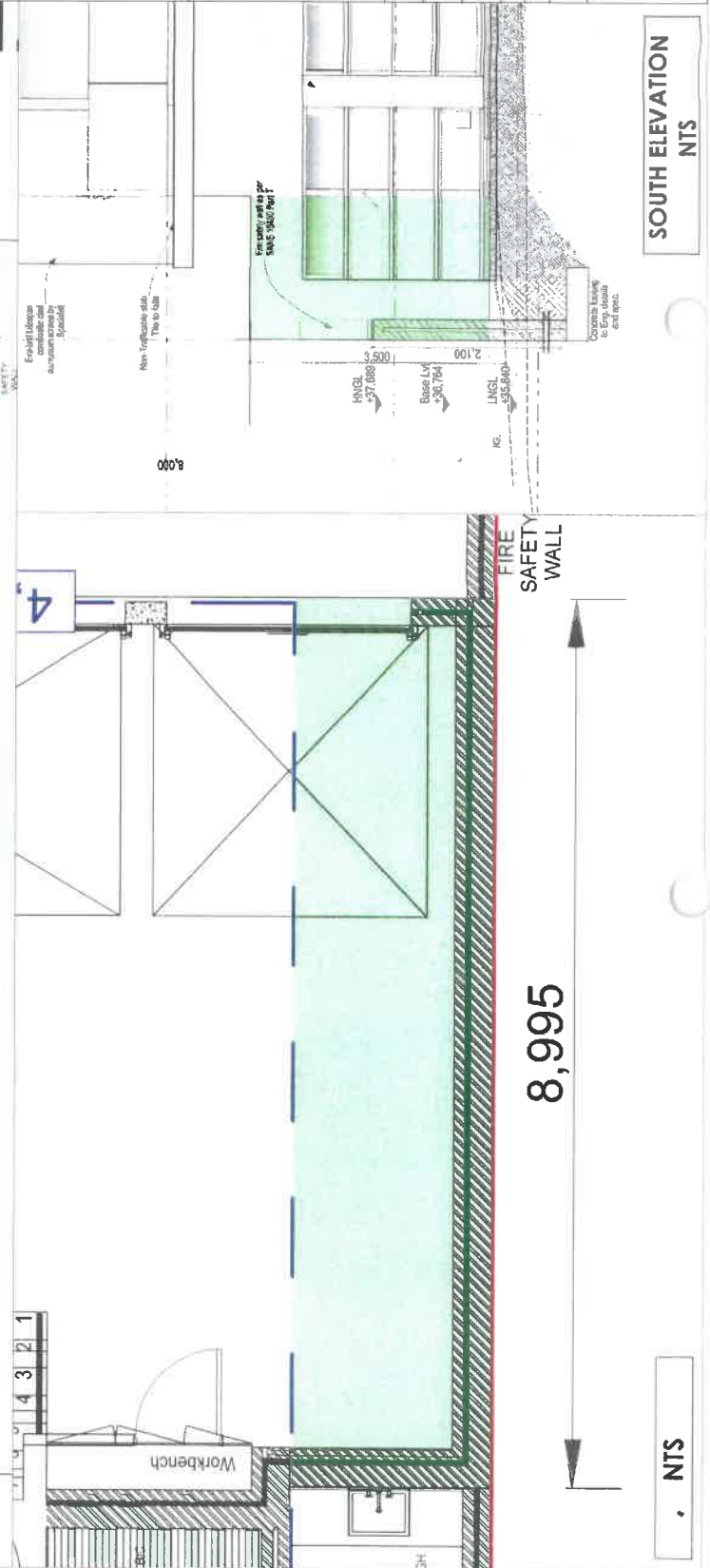
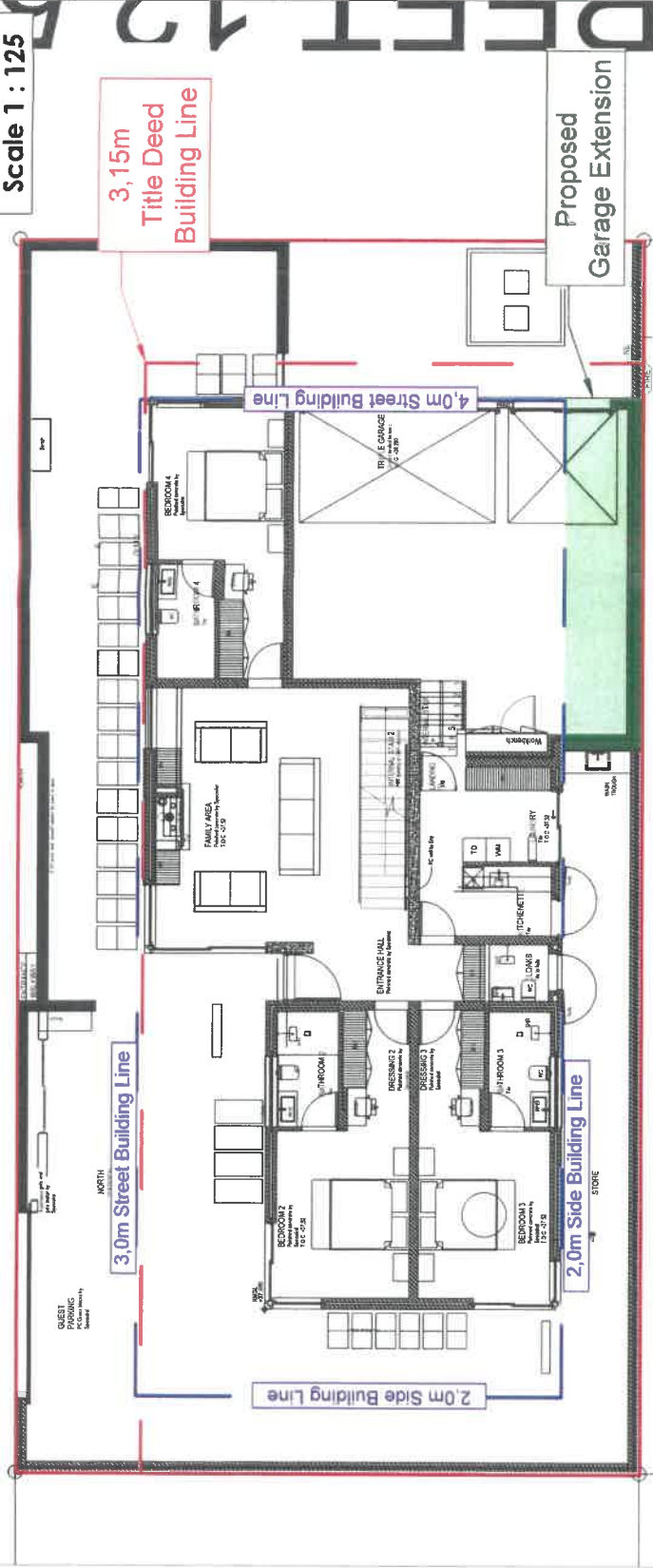
Total Floor Area = 479m<sup>2</sup>  
Total Footprint = 232.2m<sup>2</sup>  
Total Coverage 49,85%

Plan date: 03/12/2024  
Plan Number: 24.184(001)

Plan prepared by: Inan Jansen  
Based on plans from Andrew Greeff Architects  
All distances are approximate  
and subject to a survey

Tel: 028 313 1411  
Email: admin@wrapgroup.co.za  
Unit B, Standard House, Corner of Royal and Dikie Uys  
Street Hermanus, 7200

**Project Office**  
Town Planning & Project Management



SOUTH ELEVATION  
NTS

8,995

NTS

**NOTE**  
 1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS 2011 AND THE NATIONAL PLUMBING REGULATIONS 2011.  
 2. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL REGULATIONS 2011 AND THE NATIONAL GAS REGULATIONS 2011.  
 3. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL WATER SUPPLY REGULATIONS 2011 AND THE NATIONAL SEWERAGE REGULATIONS 2011.  
 4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL FIRE REGULATIONS 2011 AND THE NATIONAL SAFETY REGULATIONS 2011.  
 5. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL ENVIRONMENTAL REGULATIONS 2011 AND THE NATIONAL HEALTH REGULATIONS 2011.  
 6. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION REGULATIONS 2011 AND THE NATIONAL OCCUPATIONAL SAFETY AND HEALTH REGULATIONS 2011.  
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 8. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL CUSTOMER SERVICE REGULATIONS 2011 AND THE NATIONAL COMPLAINTS REGULATIONS 2011.  
 9. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL EMPLOYMENT REGULATIONS 2011 AND THE NATIONAL INDUSTRIAL RELATIONS REGULATIONS 2011.  
 10. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL TAX REGULATIONS 2011 AND THE NATIONAL FINANCIAL REGULATIONS 2011.

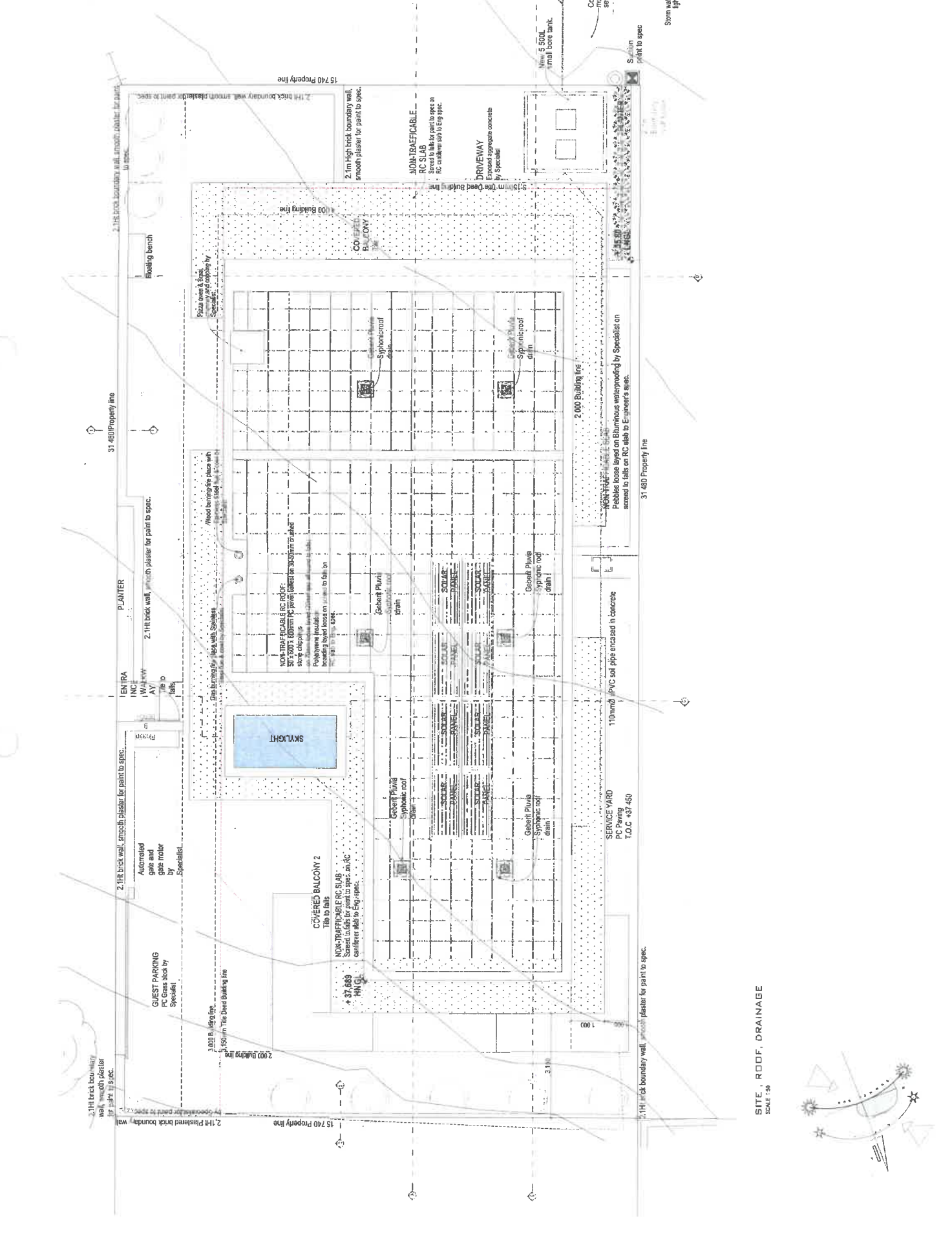
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**HOUSE KILIAN**  
**ERF 9883**  
 2. SECTION: ROOF  
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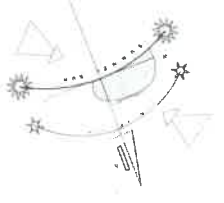
**NEW DWELLING**  
**FOR CONSTRUCTION**

**PLAN : SITE, ROOF DRAINAGE**

**DRG. NO. 1.1**



**SITE, ROOF, DRAINAGE**  
 SCALE 1:50





**NOTE**  
 1. ALL WORK TO BE ACCORDANCE WITH THE BUILDING REGULATIONS 2011.  
 2. ALL WORK TO BE ACCORDANCE WITH THE NATIONAL BUILDING CODE OF AUSTRALIA.  
 3. ALL WORK TO BE ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE OF AUSTRALIA.  
 4. ALL WORK TO BE ACCORDANCE WITH THE NATIONAL PLUMBING AND MECHANICAL CODE OF AUSTRALIA.  
 5. ALL WORK TO BE ACCORDANCE WITH THE NATIONAL GAS CODE OF AUSTRALIA.  
 6. ALL WORK TO BE ACCORDANCE WITH THE NATIONAL FIRE BRANCH CODE OF AUSTRALIA.  
 7. ALL WORK TO BE ACCORDANCE WITH THE NATIONAL ENVIRONMENTAL HEALTH AND SAFETY CODE OF AUSTRALIA.  
 8. ALL WORK TO BE ACCORDANCE WITH THE NATIONAL OCCUPATIONAL SAFETY AND HEALTH CODE OF AUSTRALIA.  
 9. ALL WORK TO BE ACCORDANCE WITH THE NATIONAL CONSUMER PROTECTION CODE OF AUSTRALIA.  
 10. ALL WORK TO BE ACCORDANCE WITH THE NATIONAL TRADE PRACTICES CODE OF AUSTRALIA.  
 11. ALL WORK TO BE ACCORDANCE WITH THE NATIONAL COMPETITION AND CONSUMER PROTECTION CODE OF AUSTRALIA.  
 12. ALL WORK TO BE ACCORDANCE WITH THE NATIONAL EDUCATION SCHEMES AUTHORITY CODE OF AUSTRALIA.  
 13. ALL WORK TO BE ACCORDANCE WITH THE NATIONAL TRAINING QUALIFICATIONS AUTHORITY CODE OF AUSTRALIA.  
 14. ALL WORK TO BE ACCORDANCE WITH THE NATIONAL QUALITY MANAGEMENT SYSTEMS CODE OF AUSTRALIA.  
 15. ALL WORK TO BE ACCORDANCE WITH THE NATIONAL STANDARDS AUTHORITY CODE OF AUSTRALIA.

|     |             |
|-----|-------------|
| NO. | DESCRIPTION |
| 1   | FOUNDATION  |
| 2   | WALLS       |
| 3   | FLOORS      |
| 4   | ROOF        |
| 5   | MECHANICAL  |
| 6   | ELECTRICAL  |
| 7   | PLUMBING    |
| 8   | PAINTING    |
| 9   | LANDSCAPING |
| 10  | CONCRETE    |
| 11  | GLASS       |
| 12  | IRONWORK    |
| 13  | STEELWORK   |
| 14  | WOODWORK    |
| 15  | CEILING     |
| 16  | DOORS       |
| 17  | WINDOWS     |
| 18  | SCREENS     |
| 19  | BLINDS      |
| 20  | SHUTTERS    |
| 21  | VALVES      |
| 22  | COCKS       |
| 23  | PLUGS       |
| 24  | SOCKETS     |
| 25  | SWITCHES    |
| 26  | RECEPTACLES |
| 27  | TELEPHONE   |
| 28  | TELEVISION  |
| 29  | RADIO       |
| 30  | ANTENNA     |
| 31  | CABLE       |
| 32  | COAXIAL     |
| 33  | FIBRE OPTIC |
| 34  | CONDUIT     |
| 35  | TRAY        |
| 36  | TRUNKING    |
| 37  | DUCT        |
| 38  | PIPE        |
| 39  | VALVE       |
| 40  | COCK        |
| 41  | PLUG        |
| 42  | SOCKET      |
| 43  | SWITCH      |
| 44  | RECEPTACLE  |
| 45  | TELEPHONE   |
| 46  | TELEVISION  |
| 47  | RADIO       |
| 48  | ANTENNA     |
| 49  | CABLE       |
| 50  | CONDUIT     |
| 51  | TRAY        |
| 52  | TRUNKING    |
| 53  | DUCT        |
| 54  | PIPE        |
| 55  | VALVE       |
| 56  | COCK        |
| 57  | PLUG        |
| 58  | SOCKET      |
| 59  | SWITCH      |
| 60  | RECEPTACLE  |
| 61  | TELEPHONE   |
| 62  | TELEVISION  |
| 63  | RADIO       |
| 64  | ANTENNA     |
| 65  | CABLE       |
| 66  | CONDUIT     |
| 67  | TRAY        |
| 68  | TRUNKING    |
| 69  | DUCT        |
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| 71  | VALVE       |
| 72  | COCK        |
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| 76  | RECEPTACLE  |
| 77  | TELEPHONE   |
| 78  | TELEVISION  |
| 79  | RADIO       |
| 80  | ANTENNA     |
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| 83  | TRAY        |
| 84  | TRUNKING    |
| 85  | DUCT        |
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| 235 | SWITCH      |
| 236 | RECEPTACLE  |
| 237 | TELEPHONE   |
| 238 | TELEVISION  |
| 239 | RADIO       |
| 240 | ANTENNA     |
| 241 | CABLE       |
| 242 | CONDUIT     |
| 243 | TRAY        |
| 244 | TRUNKING    |
| 245 | DUCT        |
| 246 | PIPE        |
| 247 | VALVE       |
| 248 | COCK        |
| 249 | PLUG        |
| 250 | SOCKET      |

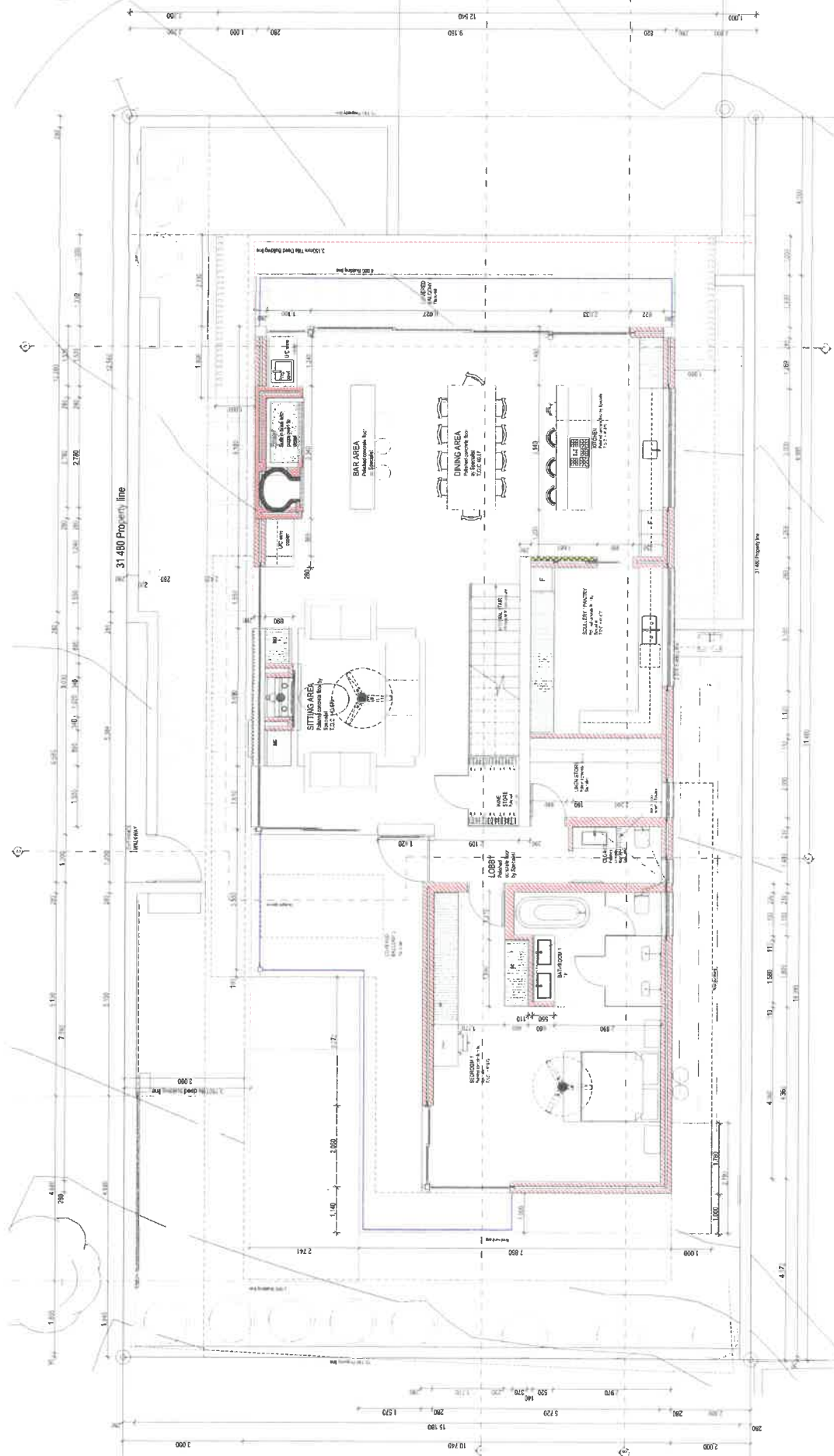
**ANDREW BERTY**  
 ARCHITECTURE & INTERIOR DESIGN  
 1/100 RIVERVIEW DRIVE  
 MELBOURNE VIC 3000  
 TEL: 03 9437 1111  
 WWW.ANDREWBERTY.COM.AU

**HOUSE KILIAN**  
 REF: 9883  
 1/100 RIVERVIEW DRIVE  
 MELBOURNE VIC 3000  
 INT: 1/100 RIVERVIEW DRIVE

NEW DWELLING  
 TOP CONSTRUCTION

PLAN: FIRST FLOOR

DRG. NO. 1.3



PLAN: FIRST FLOOR  
 SCALE: 1:50







**NOTE:**

1. All work to be done in accordance with the latest editions of the relevant standards and specifications.

2. The contractor is to ensure that all work is completed in accordance with the approved drawings and specifications.

3. The contractor is to ensure that all work is completed in accordance with the approved drawings and specifications.

4. The contractor is to ensure that all work is completed in accordance with the approved drawings and specifications.

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10. The contractor is to ensure that all work is completed in accordance with the approved drawings and specifications.

| NO. | REVISION                | DATE       | BY | CHKD. |
|-----|-------------------------|------------|----|-------|
| 1   | ISSUED FOR PERMIT       | 15/01/2024 | AK | AK    |
| 2   | ISSUED FOR TENDER       | 20/01/2024 | AK | AK    |
| 3   | ISSUED FOR CONSTRUCTION | 25/01/2024 | AK | AK    |
| 4   | ISSUED FOR CONSTRUCTION | 30/01/2024 | AK | AK    |
| 5   | ISSUED FOR CONSTRUCTION | 05/02/2024 | AK | AK    |
| 6   | ISSUED FOR CONSTRUCTION | 10/02/2024 | AK | AK    |
| 7   | ISSUED FOR CONSTRUCTION | 15/02/2024 | AK | AK    |
| 8   | ISSUED FOR CONSTRUCTION | 20/02/2024 | AK | AK    |
| 9   | ISSUED FOR CONSTRUCTION | 25/02/2024 | AK | AK    |
| 10  | ISSUED FOR CONSTRUCTION | 30/02/2024 | AK | AK    |

**ARCHITECTURE**

HOUSE KILIAN

ERF 9883

2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

SCALE: 1:50

**HOUSE KILIAN**

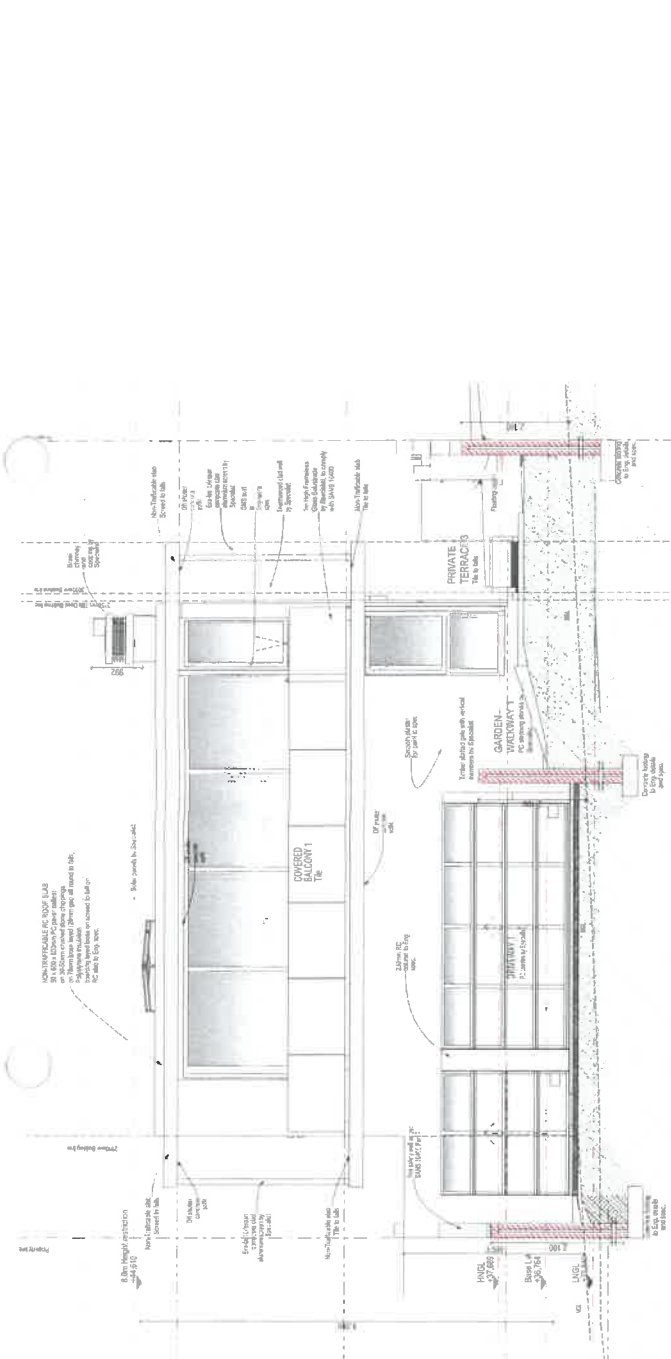
ERF 9883

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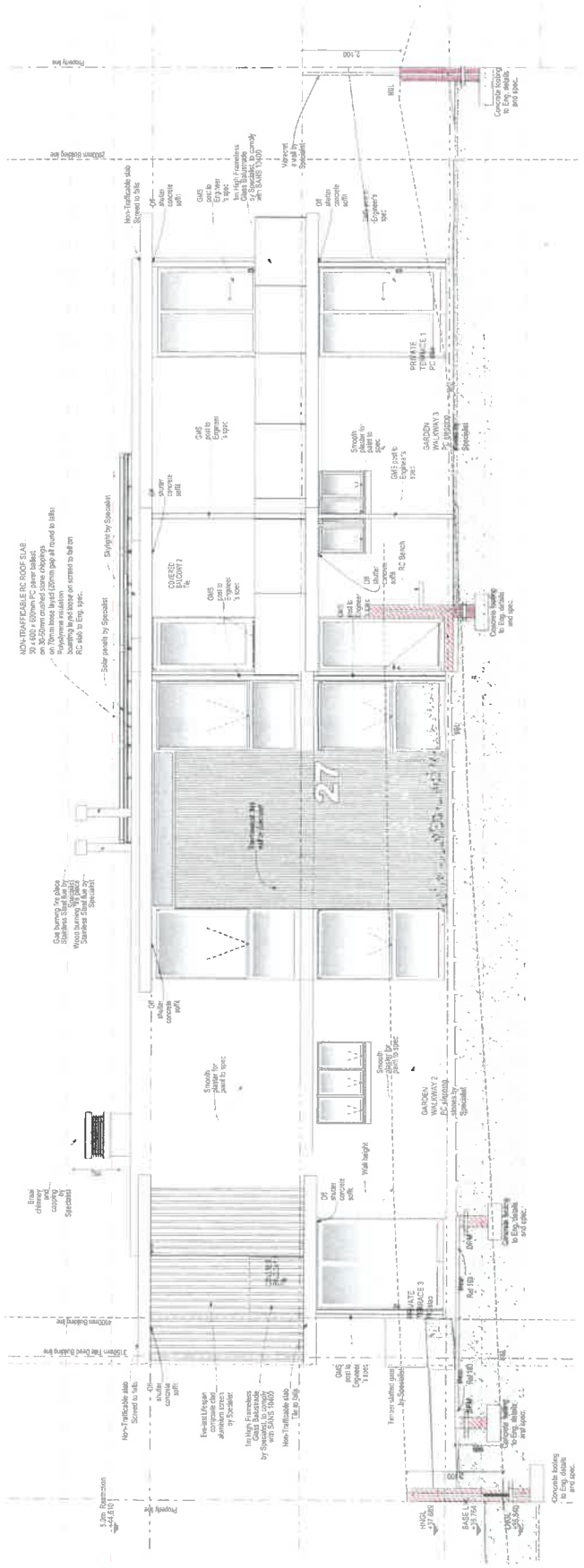
**ELEVATION : NORTH, EAST**

SCALE: 1:50



**ELEVATION : SOUTH**

SCALE: 1:50



**ELEVATION : EAST**

SCALE: 1:50