

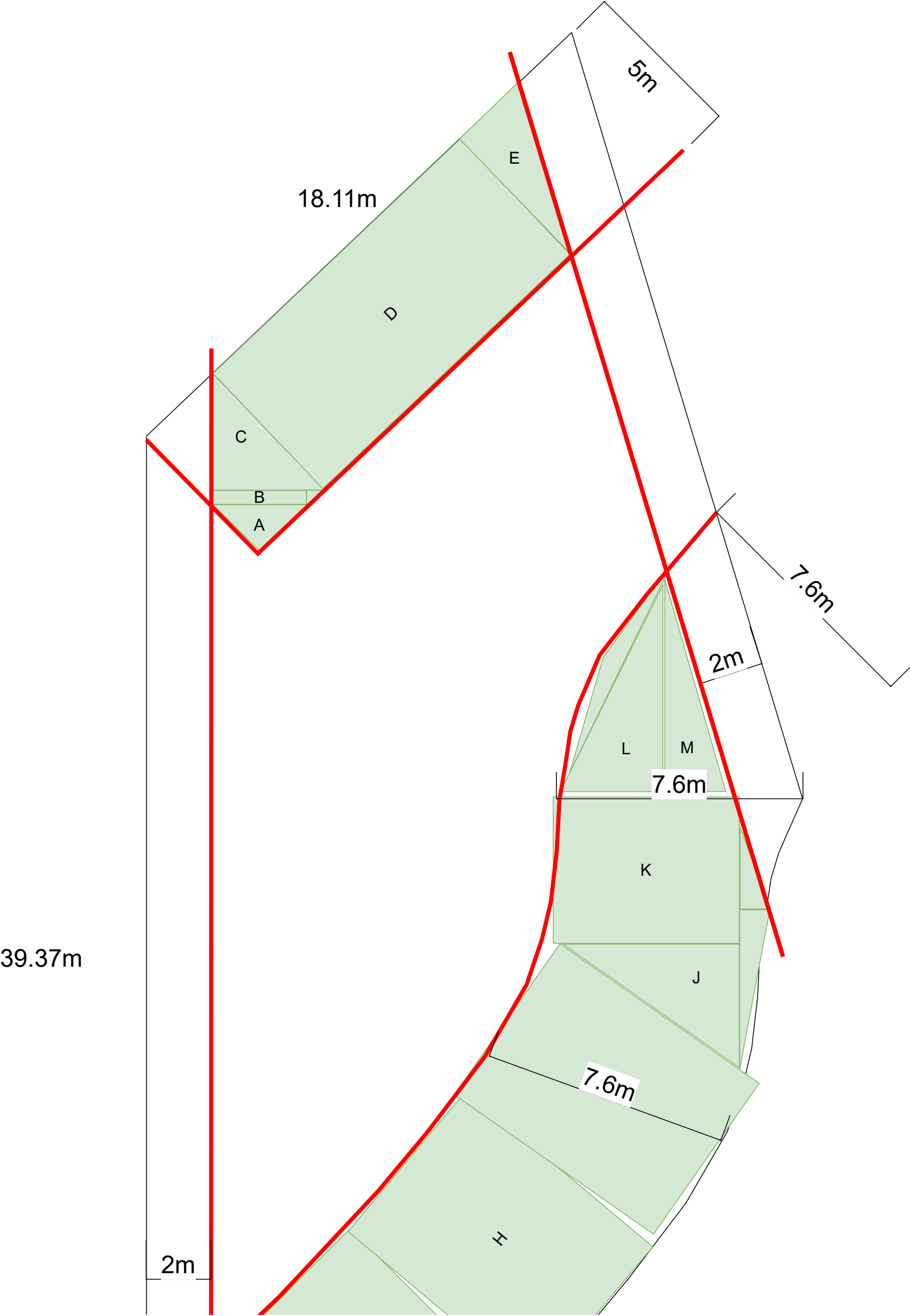
Miller on Camellia Ct

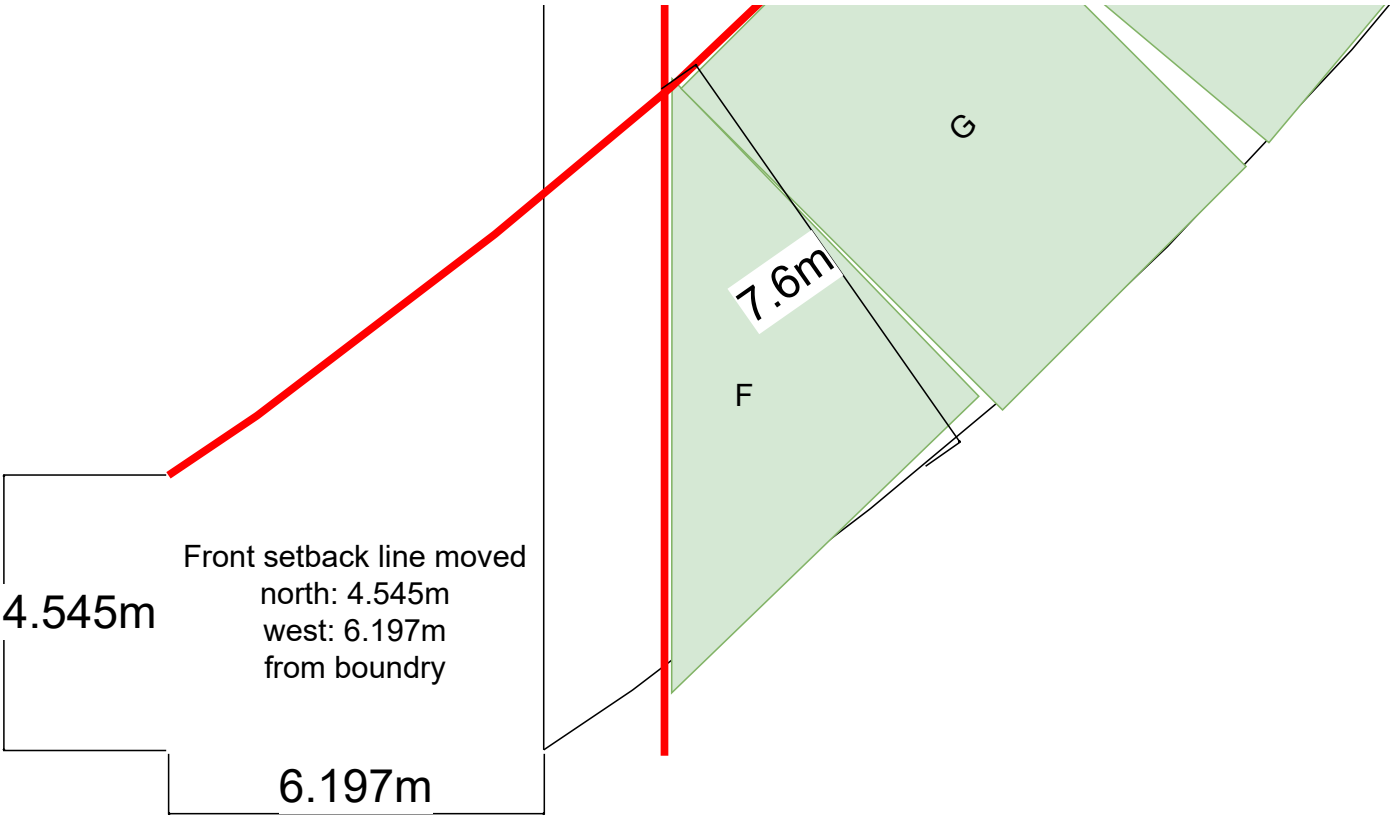
Hi Lorraine,

In this repository you will find my notes with regards to getting the Miller design on our property as per our requirements. Even a knock-down rebuild of my current home which was built in the 70's would require report and consent to be approved via council due to nature of the odd shaped block.

Build envelope

The build envelope represents the acceptable build region by the Monash council. This region is illustrated as the central area in the figure below.





Build envelope with front, read & side setbacks

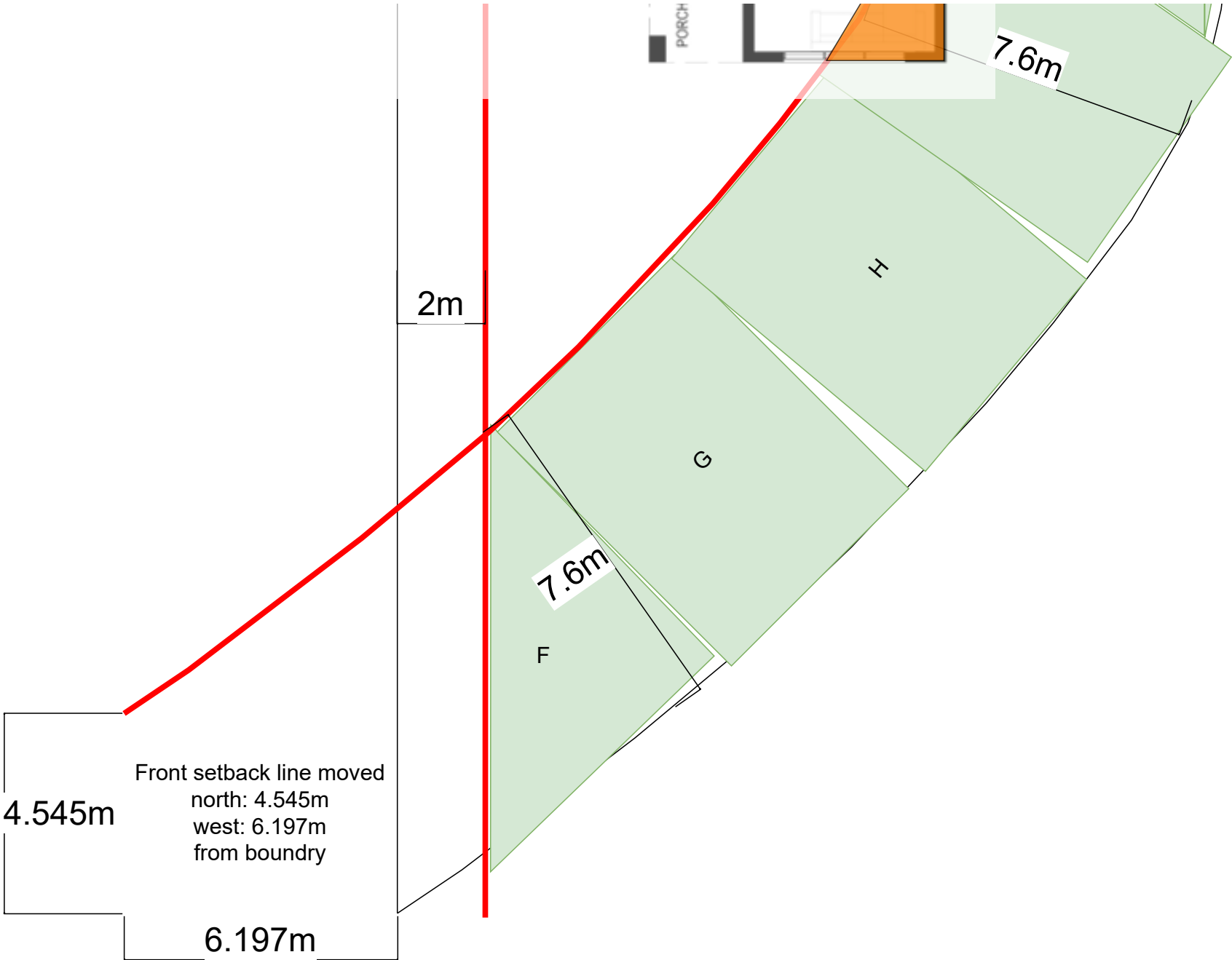
Figure 1:

Miller Ground Floor Sitting

To be more consistent in line with other houses in the court a slight preference has been given to reducing the front setback violation over the rear setback violation.

This sitting of the Miller design on this property tries to achieve the most likely approvable positioning with regards to rear & front setbacks.





Miller stting Figure 2:

The regions marked in orange are the violations (ie. the areas of concern that encrouch the setbacks). These violations should however be considered in context of the setback areas.

Setback		Total Surface Area	Violation Area
Front (ie. south)		214m2	8m2
Rear (ie. north)		69m2	9m2

In the context of things, these are the smallest violations that I could achieve which I feel will result in approval by council. Please have your draftsperson verify my sitting position as perhaps they may find a better sitting.

Miller Ground Floor Changes

The following are the preferred changes to the ground level:

- Move MUD closet to beside the staircase
- Add shower to powder room. Independent toilet & small basin is preferred
- Move garage entry/exit to east wall
- Change Sitting room into BED 6 by adding ROBE & Door. Keep same window!
- Add external double power points

Note, BED 6 may get transformed back into Sitting room if we ever decide to sell.

Original	Changes
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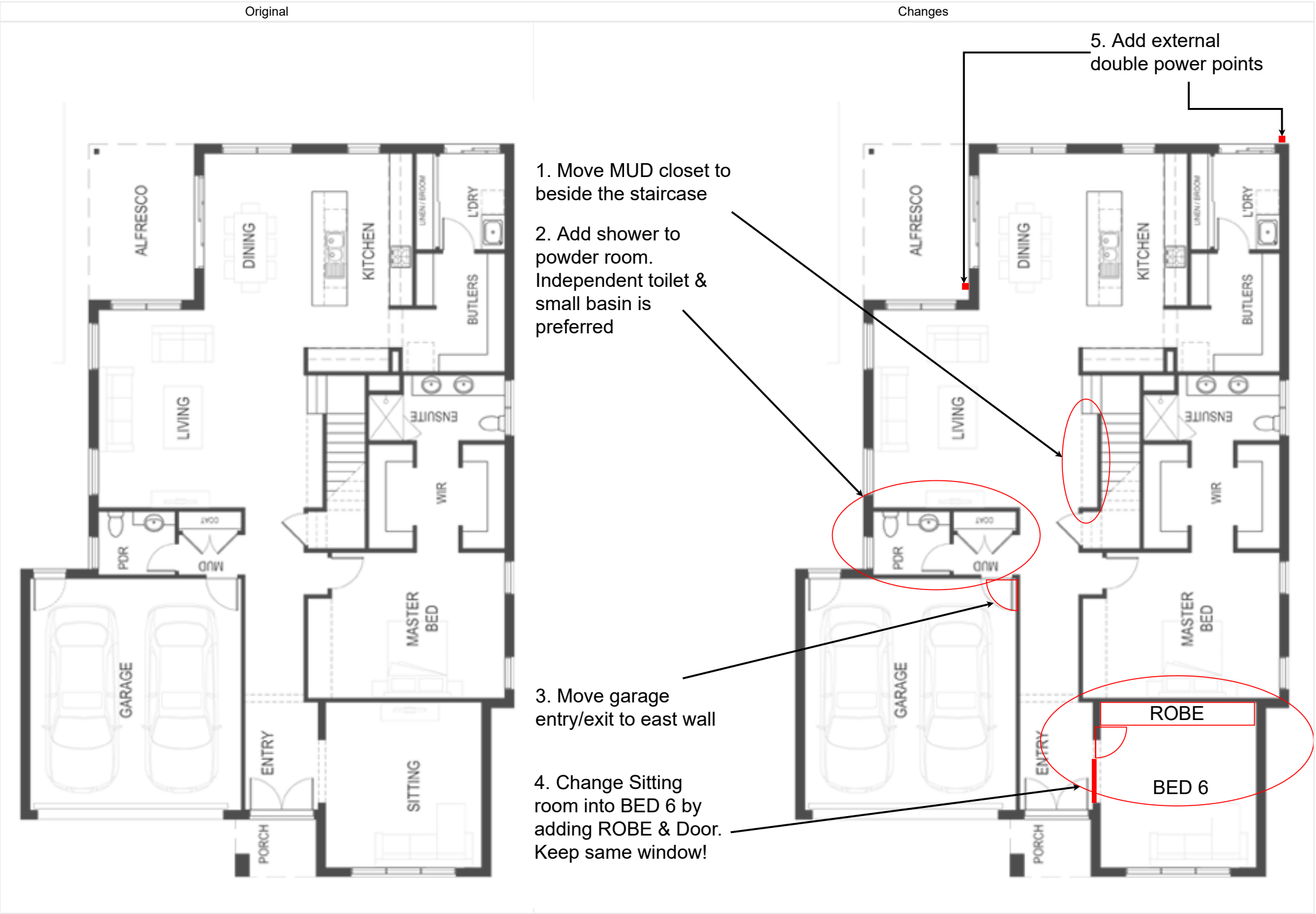


Figure 3: Ground level changes

Miller Upper Floor Changes

The following are the preferred changes to the upper level:

- Add east window to BED 5
- Move 1st east hall window to study
- Move BED 5's south wall with window to be Study south wall w/ window & add standard wall to Bed 5
- Create study with ceiling light and double powerpoint

Original	Changes
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Figure 4: Upper level changes

Move BED 5's south wall with window to be Study south wall w/ window & add standard wall to Bed 5 as south wall.

Additions that are still no accounted for

- Day/night blinds or curtains
- Exposed concrete of driveway and other areas
- Council Crossover 5K?
- Solar panels and solar battery
- UHF antenna connection points in rooms

Preferences

Facade roof design (eg. gable two sides over four sided) that allows greater number of solar panels installed

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