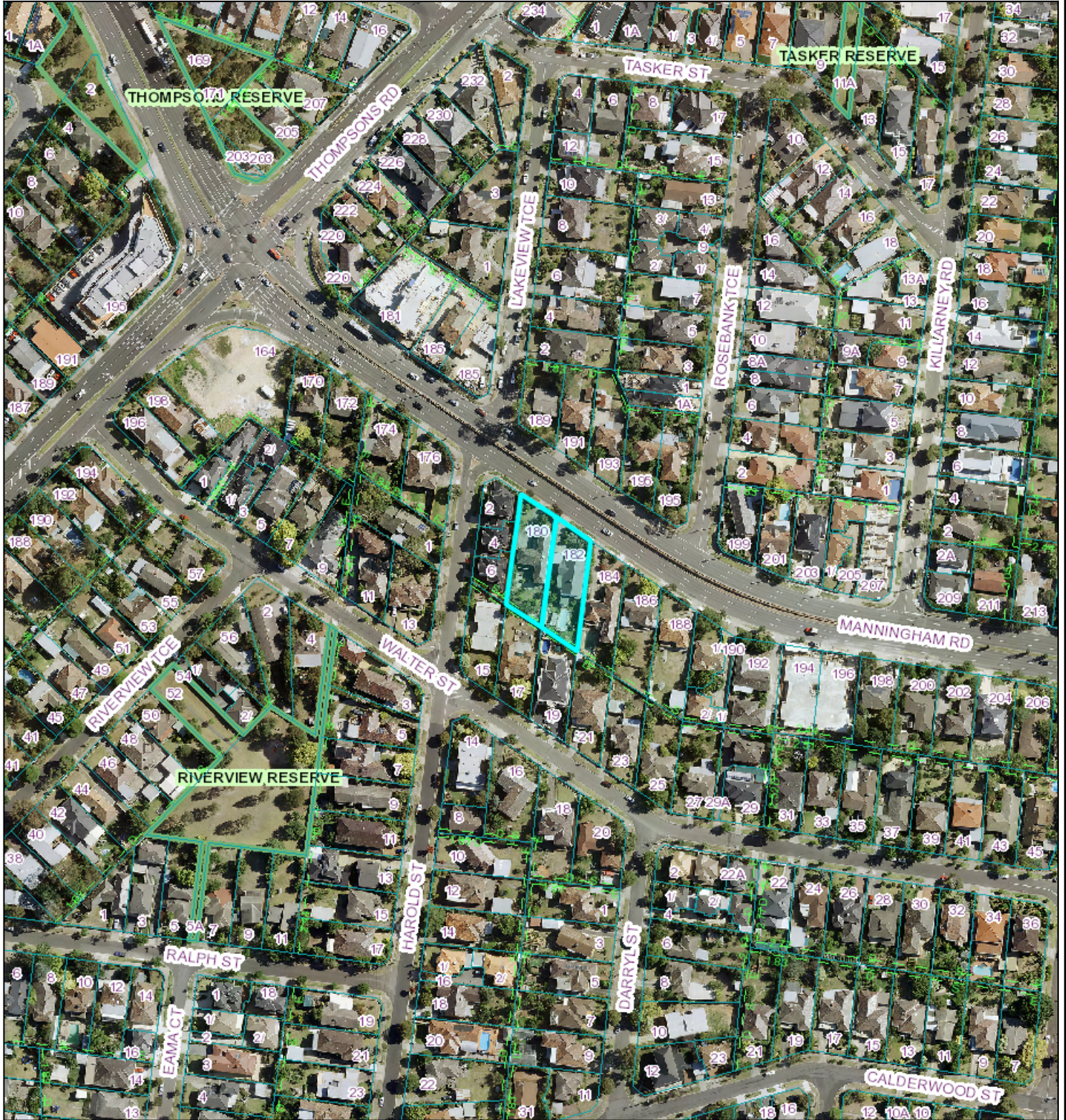
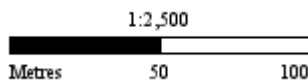


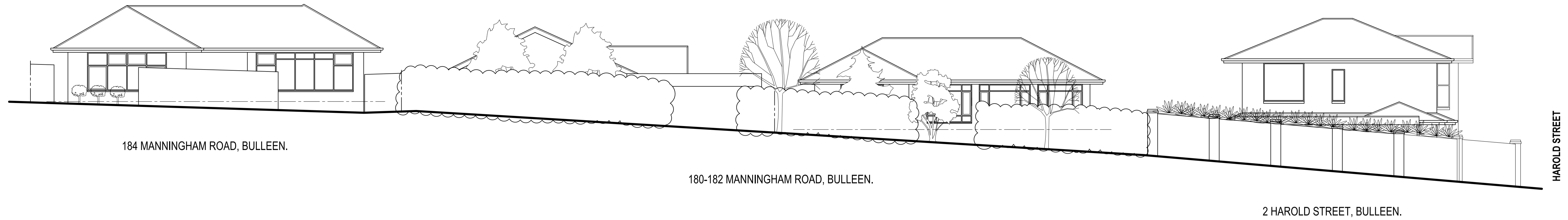
Map Report



Whilst all care has been taken in the preparation of this cadastral base map, Manningham and the State of Victoria accepts no responsibility for the accuracy of any information shown. Users should rely on their own enquiries in order to validate information shown on this map. This information is for Demonstration only.



11/03/2016 10:49 AM



EXISTING STREETSCAPE - MANNINGHAM ROAD, BULLEEN

SCALE APPROX. 1:100



NEIGHBOURHOOD AND SITE DESCRIPTION PLAN.

SCALE 1:600

SOILS NOTE:

FROM A VISUAL INSPECTION OF THE PROPOSED SITE, THERE SEEMS TO BE NO AREAS OF CONTAMINATED SOILS OR FILL.

LEVELS NOTE:

THE PROPOSED SITE AND SURROUNDING AREA CONSISTS OF MODERATE UNDULATIONS THRU-OUT.
THE PROPOSED SITE HAS APPROXIMATELY 4330MM FALL ON IT FROM NORTH-EAST TO SOUTH-WEST
THERE ARE MULTIPLE CHANGES IN LEVEL BETWEEN THE PROPOSED SITE AND ADJOINING PROPERTIES. REFER TO TP02 FOR FULL EXTENT.

TREES NOTE:

NO TREES HAVE BEEN REMOVED FROM THE SITE WITHIN THE PAST 12 MONTHS.
ALL SIGNIFICANT TREES HAVE BEEN SHOWN ON AND AROUND THE PROPOSED SITE.

PLANNING NOTES:

THE PROPOSED SITES ARE LOCATED AT NO. 180-182 MANNINGHAM ROAD, BULLEEN AND IS COVERED BY THE 'MANNINGHAM CITY COUNCIL PLANNING SCHEME'.
THE LAND IS INCLUDED IN A 'RESIDENTIAL GROWTH ZONE - SCHEDULE 2' AND HAS A DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 8 ASSOCIATED WITH IT.
MANNINGHAM CITY COUNCIL DOES CONTAIN A SCHEDULE TO THE RGZZ.

DESCRIPTION PLAN LEGEND:

	DIRECTION OF SUNSHINE.
S.O.S	LOCATION OF ADJOINING SECLUDED OPEN SPACE AREAS.
R/W	RETAINING WALL.
SS	SINGLE STOREY DWELLING.
SPL	SPLIT LEVEL DWELLING.
DS	DOUBLE STOREY DWELLING.
TS	TRIPLE STOREY DWELLING.
B/V	BRICK VENEER CLADDING.
W/B	WEATHERBOARD CLADDING.
REND.	RENDERED FINISH.
TILED	TILED ROOFS.
SHEET	SHEET ROOFS.
SHING	SHINGLE ROOFS.
SLATE	SLATE ROOFS.

NOTE: WHERE NO FENCING STYLES HAVE BEEN SHOWN THIS INDICATES THE PROPERTY DOES NOT CONTAIN A FRONT FENCE.

NEIGHBOURHOOD CHARACTER:

THE PROPOSED SITE IS IN THE MANNINGHAM CITY COUNCIL AND FALLS WITHIN THE NEIGHBOURHOOD CHARACTER AREA 'RESIDENTIAL AREAS SURROUNDING ACTIVITY CENTRES AND ALONG MAIN ROADS SUB PRECINCT A'.
THE CHARACTER STUDY PROVIDES THE FOLLOWING DESCRIPTION OF THE AREA.
EXISTING CHARACTERISTICS
THESE AREAS ARE WITHIN CLOSE PROXIMITY TO ACTIVITY CENTRES (LOCAL SHOPPING CENTRES) AND COMMUNITY FACILITIES. THE EXTENT TO WHICH THE PRECINCT APPLIES AROUND ACTIVITY CENTRES VARIES FOR EACH CENTRE. THE LOCATION OF THE PRECINCT BOUNDARIES IS INFLUENCED BY FACTORS INCLUDING: PROXIMITY TO FACILITIES AND SERVICES; THE ROLE OF THE CENTRE FOR EXAMPLE, IF IT SERVES THE LOCAL NEIGHBOURHOOD, OR HAS A BROADER CATCHMENT; STREET PATTERN; PUBLIC TRANSPORT; SCHOOLS; TOPOGRAPHY, PARTICULARLY IF IT IS WITHIN WALKING DISTANCE. THIS PRECINCT GENERALLY IS GENERALLY LOCATED BETWEEN 150M - 400M OF AN ACTIVITY CENTRE.
THE MAIN ROADS IDENTIFIED IN THIS PRECINCT ARE DONCASTER, TRAM AND ELGAR ROADS, MANNINGHAM AND PART OF THOMPSONS, BLACKBURN AND MITCHAM ROADS. THESE AREAS ARE DEVELOPED WITH A RANGE OF COMMERCIAL AND RESIDENTIAL AREAS. WHILST LANDSCAPING EXISTS ALONG THE MAIN ROADS, THERE ARE OPPORTUNITIES TO INTRODUCE BETTER LANDSCAPING STANDARDS TO IMPROVE THE APPEARANCE OF THE MAIN ROADS IN THE MUNICIPALITY.
MANY OF THESE AREAS WERE DEVELOPED BETWEEN THE 1950'S AND 1960'S, WITH SOME DEVELOPMENT OCCURRING AROUND THE 1970'S. WHILST AREAS WITHIN THE PRECINCT REMAIN INTACT, WITH VERY LITTLE REDEVELOPMENT OCCURRING, OTHER AREAS HAVE EXPERIENCED A SIGNIFICANT LEVEL OF CHANGE, WHERE THE ORIGINAL HOUSE HAS BEEN DEMOLISHED AND REPLACED WITH A UNIT DEVELOPMENT.
THE DONCASTER HILL ACTIVITY CENTRE IS REGARDED AS THE PRIME LOCATION FOR REDEVELOPMENT FOR RESIDENTIAL, COMMERCIAL AND COMMUNITY USES AND IS IDENTIFIED AS THE ONLY PRINCIPAL ACTIVITY CENTRE IN THE MUNICIPALITY.
A SUBSTANTIAL LEVEL OF CHANGE IS ANTICIPATED IN PRECINCT 2. THIS AREA WILL BE THE FOCUS FOR HIGHER DENSITY DEVELOPMENTS. THREE STOREY BUILDINGS, INCLUDING 'APARTMENT-STYLE' DEVELOPMENTS WILL BE ENCOURAGED ON LARGER LOTS.
THE PROPOSED SITE IS ALSO WITHIN WALKING DISTANCE TO THE FOLLOWING PUBLIC FACILITIES:

- MANNINGHAM PARK PRIMARY SCHOOL
- TED AJANI RESERVE
- TIMBER RIDGE RESERVE
- MULTIPLE BUSINESSES ALONG THOMPSONS ROAD
- BUS ROUTES 150, 153 & 301 ALONG THOMPSONS ROAD AND 154, 200, 203, 205, 291, 305 & 308 ALONG MANNINGHAM ROAD.

DATE:	PRINTS:	FOR:	DATE:	PRINTS:	FOR:
02.07.15	1 X P	ESD DISCUSSION			
14.07.15	1 X P	TASK FORCE SUBMISSION			
28.08.15	2 X P	CLIENT SIGN-OFF			
02.09.15	3 X A	COUNCIL SUBMISSION			

NO.	DATE:	REVISIONS:
P	02.07.15	PRELIMINARY ISSUE 'P' - B.S.M.
P	28.08.15	PRELIMINARY ISSUE 'P' - M.A.D
A	02.09.15	ORIGINAL ISSUE 'A' - M.A.D

SCALE:	SHEET NUMBER:	
AS SHOWN @ A1	TP01 OF 14	
DATE: 02 AUGUST 2015	JOB NUMBER:	ISSUE:
DESIGNED: M.V.	15-006	A
DRAWN: G.S.		
CHECKED: M.V.		

PROPOSED APARTMENT DEVELOPMENT AT:
180 - 182 MANNINGHAM ROAD, BULLEEN.
FOR: EMAC TRUST & THE MacDONALD PROPERTY DEVELOPMENT TRUST

DRAWING TITLE
NEIGHBOURHOOD AND SITE DESCRIPTION PLAN.

BUILDING DESIGNERS:

SUITE 6,
1016 DONCASTER ROAD,
DONCASTER EAST,
VICTORIA 3109.
PH: 9842-6650.
FAX: 9841-5322.
EMAIL: info@archestraldesigns.com.au

MEMBER OF THE BUILDING DESIGNERS ASSOCIATION OF VICTORIA

RBP NO: DP AD 15443 (STEPHEN J. QUON)

EXISTING STORMWATER NOTE:

THE MANNINGHAM CITY COUNCIL DRAINAGE DEPARTMENT HAS INDICATED THERE IS A STORMWATER LINE WITHIN THE EASEMENT TO THE REAR OF THE PROPOSED SITE.

THIS ASSET IS A 150MM DIAMETER PIPE WITH AN APPROXIMATE OFFSET OF 1000MM NORTH OF THE SOUTHERN (REAR) BOUNDARY. COUNCIL HAVE INDICATED THERE IS A 450 X 450MM PIT IN THE SOUTH-WESTERN CORNER OF No. 180. THE DEPTH OF THIS PIT IS 850MM.

THE MANNINGHAM CITY COUNCIL DRAINAGE DEPARTMENT HAS PROVIDED THE FOLLOWING INFORMATION REGARDING THE LEGAL POINT OF DISCHARGE FOR THE PROPOSED DEVELOPMENT:

THE POINT OF DRAINAGE DISCHARGE IS LOCATED IN THE SOUTH WESTERN CORNER OF THE PROPERTY WITHIN THE DRAINAGE EASEMENT.

COUNCIL RECORDS INDICATE THAT A 450 X 450MM COUNCIL STORMWATER PIT EXISTS AT THIS LOCATION. UNFORTUNATELY COUNCIL RECORDS DO NOT INDICATE THE DEPTH OF THE PIT. IT IS ADVISED THAT THE DEPTH OF THE PIT AND THE EXACT LOCATION BE CONFIRMED ON-SITE PRIOR TO ANY DESIGN WORKS.

THE CONNECTION IS TO BE ESTABLISHED IN ACCORDANCE WITH COUNCIL STANDARDS TO THE SATISFACTION OF COUNCIL'S SUPERVISION ENGINEER.

BUILDER IS TO CONFIRM EXACT SIZE, LOCATION AND DEPTH OF ANY EXISTING STORMWATER PIPES PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION.

EXISTING SEWER NOTE:

YARRA VALLEY WATER HAS INDICATED THAT THERE IS A SEWER PIPE IN THE EASEMENT TO THE REAR OF THE PROPOSED SITE.

THIS ASSET IS A 150MM DIAMETER PIPE WITH AN OFFSET OF 1520MM NORTH OF THE SOUTHERN (REAR) BOUNDARIES OF THE PROPOSED SITE. THIS PIPE HAS AN AVERAGE DEPTH OF 2630MM.

BUILDER IS TO CONFIRM EXACT SIZE, LOCATION AND DEPTH OF ANY EXISTING SEWER PIPE PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION.

LICENSED SURVEYORS:

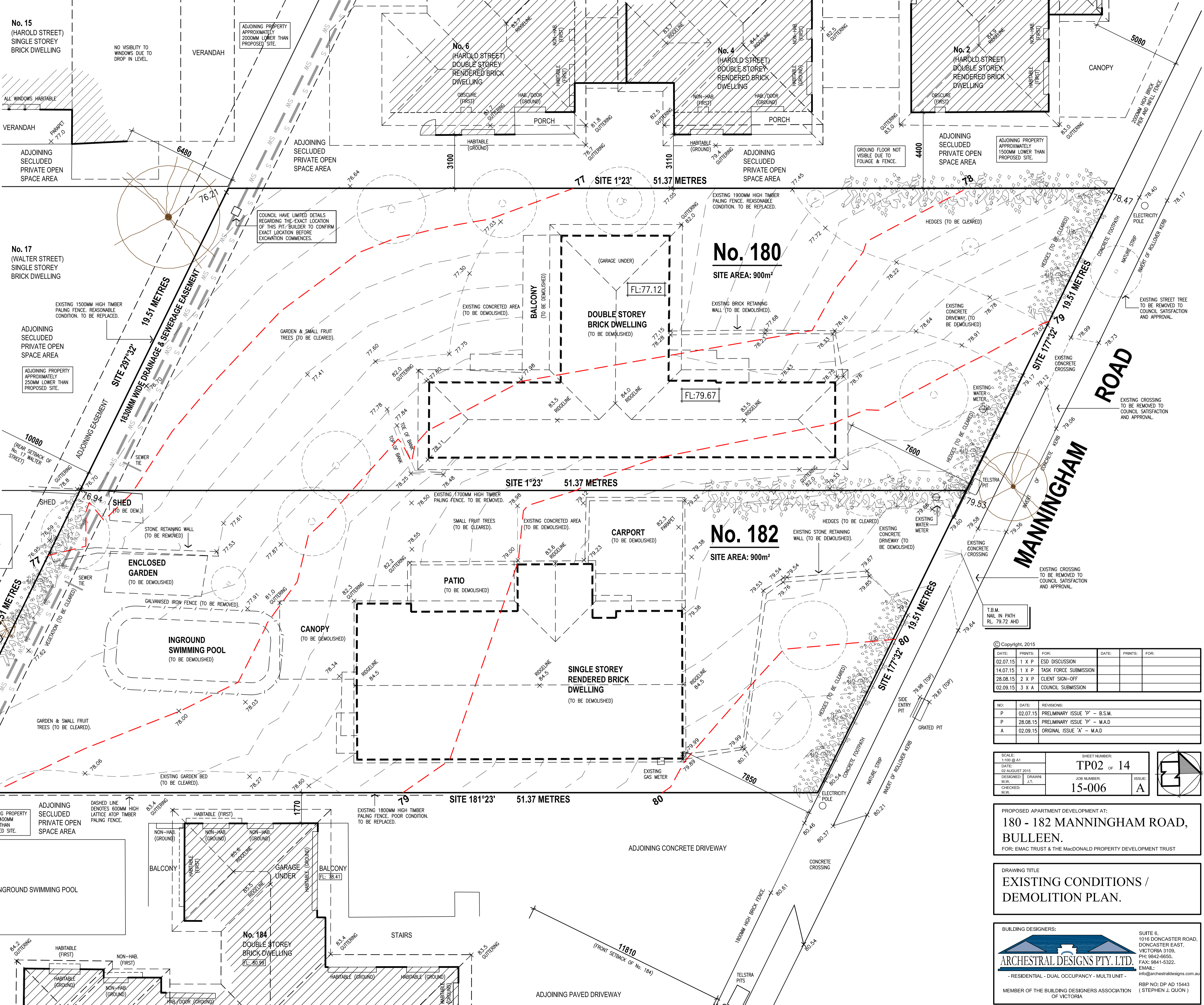
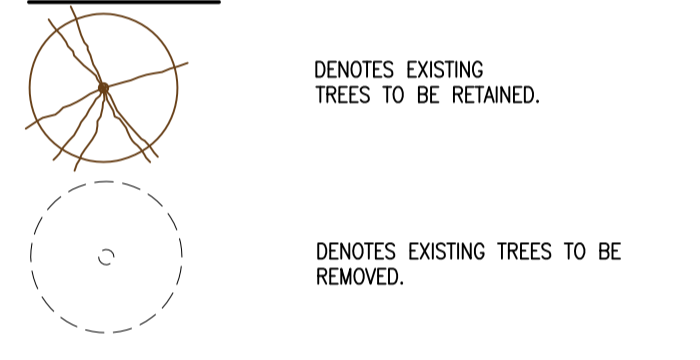
THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE TITLE RE-ESTABLISHMENT AND FEATURE & LEVEL SURVEYS PREPARED BY:

JCA LAND CONSULTANTS

SURVEYOR'S REFERENCES : 1927011F1D & 1927011G1D

REFER TO SURVEY FOR BOUNDARY/FENCE OCCUPATIONS.

LEGEND:



EXISTING CONDITIONS / DEMOLITION PLAN.

SCALE 1:100

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DATE:	PRINTS:	FOR:	DATE:	PRINTS:	FOR:
02.07.15	1 X P	ESD DISCUSSION			
14.07.15	1 X P	TASK FORCE SUBMISSION			
28.08.15	2 X P	CLIENT SIGN-OFF			
02.09.15	3 X A	COUNCIL SUBMISSION			

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P	28.08.15	PRELIMINARY ISSUE 'P' - M.A.D
A	02.09.15	ORIGINAL ISSUE 'A' - M.A.D

SCALE: 1:100 @ A1	SHEET NUMBER: TP02 OF 14	
DATE: 02 AUGUST 2015	JOB NUMBER: 15-006	
DESIGNED: M.W.	DRAWN: J.T.	
CHECKED: M.W.	ISSUE: A	

PROPOSED APARTMENT DEVELOPMENT AT:
180 - 182 MANNINGHAM ROAD, BULLEEN.
 FOR: EMAC TRUST & THE MacDONALD PROPERTY DEVELOPMENT TRUST

DRAWING TITLE
EXISTING CONDITIONS / DEMOLITION PLAN.

BUILDING DESIGNERS:

ARCHSTRAL DESIGNS PTY. LTD.
 - RESIDENTIAL - DUAL OCCUPANCY - MULTI UNIT -

SUITE 6,
 1016 DONCASTER ROAD,
 DONCASTER EAST,
 VICTORIA 3109.
 PH: 9842-6650,
 FAX: 9841-5322.
 EMAIL: info@archstraldesigns.com.au

RBP NO: DP AD 15443
 (STEPHEN J. QUON)

MEMBER OF THE BUILDING DESIGNERS ASSOCIATION OF VICTORIA

EXISTING STORMWATER NOTE:

THE MANNINGHAM CITY COUNCIL DRAINAGE DEPARTMENT HAS INDICATED THERE IS A STORMWATER LINE WITHIN THE EASEMENT TO THE REAR OF THE PROPOSED SITE.

THIS ASSET IS A 150MM DIAMETER PIPE WITH AN APPROXIMATE OFFSET OF 1000MM NORTH OF THE SOUTHERN (REAR) BOUNDARY. COUNCIL HAVE INDICATED THERE IS A 450 X 450MM PIT IN THE SOUTH-WESTERN CORNER OF No. 180. THE DEPTH OF THIS PIT IS 650MM.

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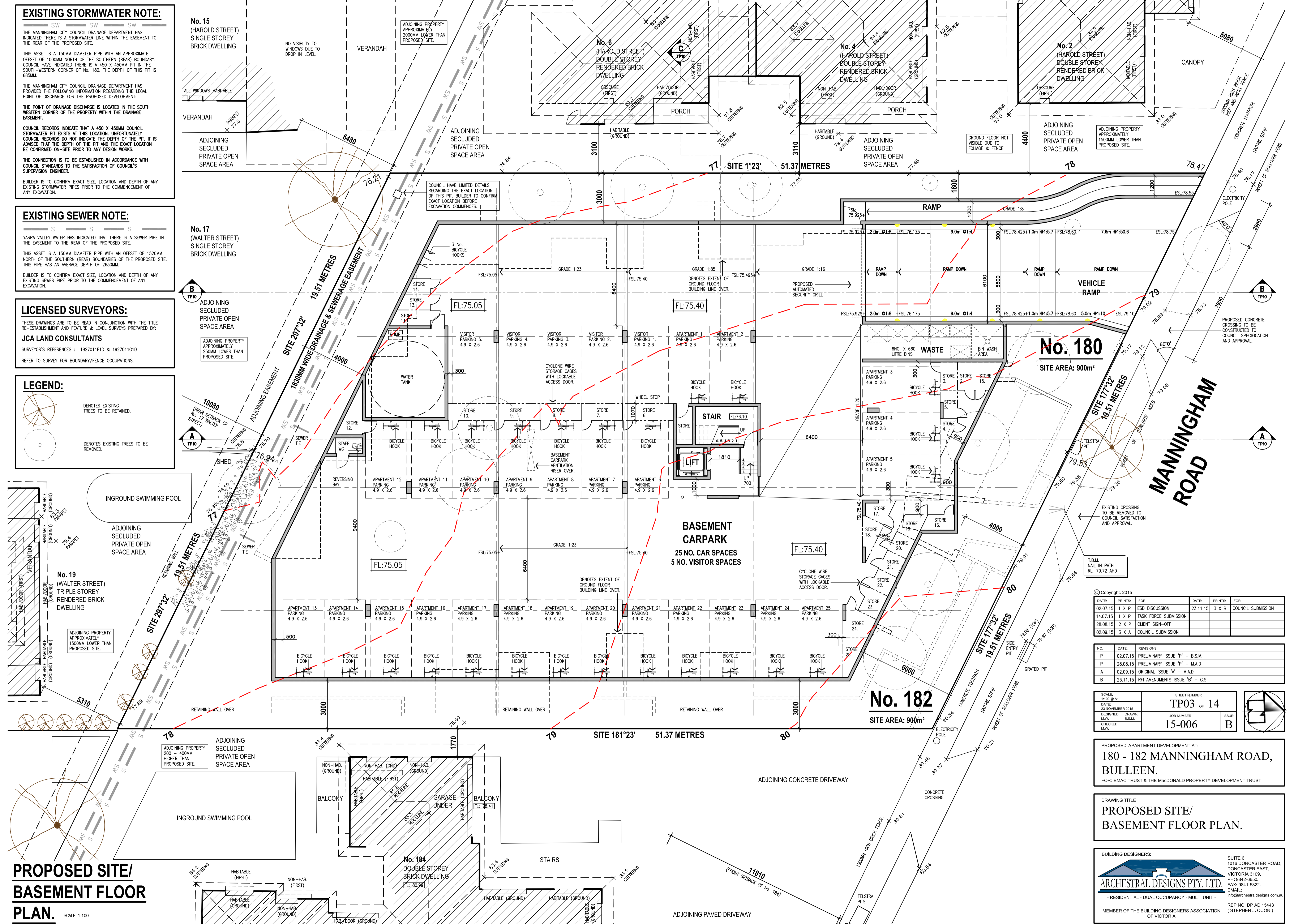
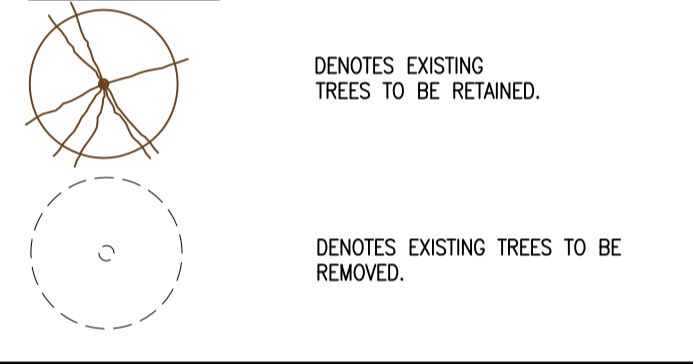
THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE TITLE RE-ESTABLISHMENT AND FEATURE & LEVEL SURVEYS PREPARED BY:

JCA LAND CONSULTANTS

SURVEYOR'S REFERENCES : 1927011F1D & 1927011G1D

REFER TO SURVEY FOR BOUNDARY/FENCE OCCUPATIONS.

LEGEND:



**PROPOSED SITE/
BASEMENT FLOOR
PLAN.**

SCALE 1:100

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DATE:	PRINTS:	FOR:	DATE:	PRINTS:	FOR:
02.07.15	1 X P	ESD DISCUSSION	23.11.15	3 X B	COUNCIL SUBMISSION
14.07.15	1 X P	TASK FORCE SUBMISSION			
28.08.15	2 X P	CLIENT SIGN-OFF			
02.09.15	3 X A	COUNCIL SUBMISSION			

NO:	DATE:	REVISIONS:
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P	28.08.15	PRELIMINARY ISSUE 'P' - M.A.D
A	02.09.15	ORIGINAL ISSUE 'A' - M.A.D
B	23.11.15	R1 AMENDMENTS ISSUE 'B' - G.S

SCALE: 1:100 @ A1	SHEET NUMBER: TP03 OF 14	
DATE: 23 NOVEMBER 2015	JOB NUMBER: 15-006	
DESIGNED: M.V.	DRAWN: B.S.M.	
CHECKED: M.V.	ISSUE: B	

PROPOSED APARTMENT DEVELOPMENT AT:
**180 - 182 MANNINGHAM ROAD,
BULLEEN.**

FOR: EMAC TRUST & THE MacDONALD PROPERTY DEVELOPMENT TRUST

DRAWING TITLE
**PROPOSED SITE/
BASEMENT FLOOR PLAN.**

BUILDING DESIGNERS:

ARCHESTRAL DESIGNS PTY. LTD.

RESIDENTIAL - DUAL OCCUPANCY - MULTI UNIT

MEMBER OF THE BUILDING DESIGNERS ASSOCIATION OF VICTORIA

SUITE 6,
1016 DONCASTER ROAD,
DONCASTER EAST,
VICTORIA 3109.
PH: 9842-6650,
FAX: 9841-5322.
EMAIL:
info@archestraldesigns.com.au

RBP NO: DP AD 15443
(STEPHEN J. QUON)

EXISTING STORMWATER NOTE:

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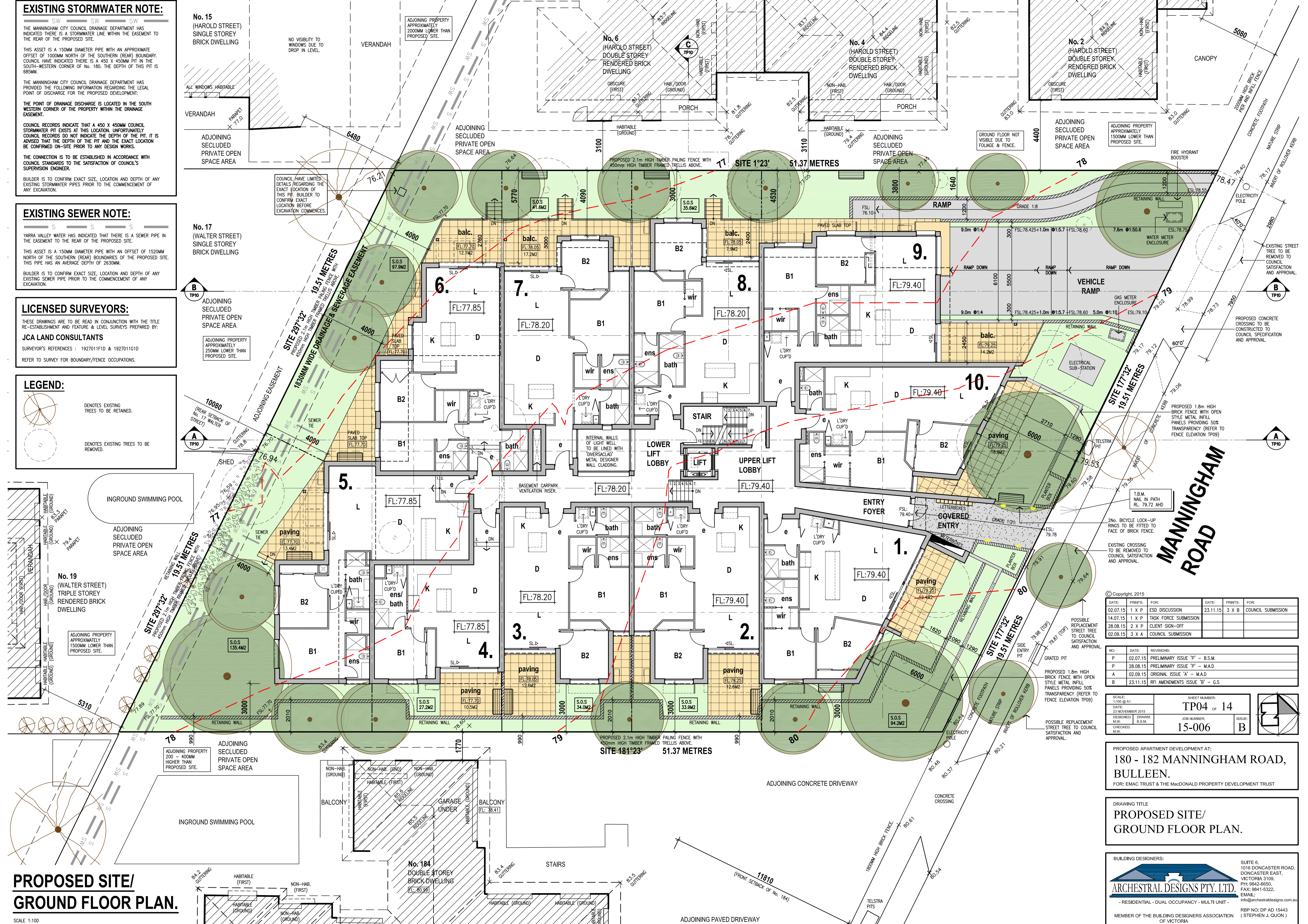
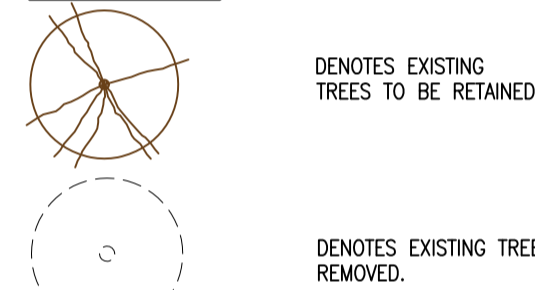
THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE TITLE RE-ESTABLISHMENT AND FEATURE & LEVEL SURVEYS PREPARED BY:

JCA LAND CONSULTANTS

SURVEYOR'S REFERENCES : 1927011F10 & 1927011G1D

REFER TO SURVEY FOR BOUNDARY/FENCE OCCUPATIONS.

LEGEND:



**PROPOSED SITE/
GROUND FLOOR PLAN.**

SCALE 1:100

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DATE	PRINTS	FOR:	DATE	PRINTS	FOR:
02.07.15	1 X P	ESD DISCUSSION	23.11.15	3 X B	COUNCIL SUBMISSION
14.07.15	1 X P	TASK FORCE SUBMISSION			
28.08.15	2 X P	CLIENT SIGN-OFF			
02.09.15	3 X A	COUNCIL SUBMISSION			

NO.	DATE	REVISIONS
P	02.07.15	PRELIMINARY ISSUE 'P' - B.S.M.
P	28.08.15	PRELIMINARY ISSUE 'P' - M.A.D
A	02.09.15	ORIGINAL ISSUE 'A' - M.A.D
B	23.11.15	RFI AMENDMENTS ISSUE 'B' - G.S

SCALE:	SHEET NUMBER:
1:100 @ A1	TP04 OF 14
DATE: 23 NOVEMBER 2015	JOB NUMBER: 15-006
DESIGNED: M.V.	DRAWN: B.S.M.
CHECKED: M.V.	ISSUE: B

PROPOSED APARTMENT DEVELOPMENT AT:
**180 - 182 MANNINGHAM ROAD,
 BULLEEN.**
 FOR: EMAC TRUST & THE MacDONALD PROPERTY DEVELOPMENT TRUST

DRAWING TITLE
**PROPOSED SITE/
 GROUND FLOOR PLAN.**

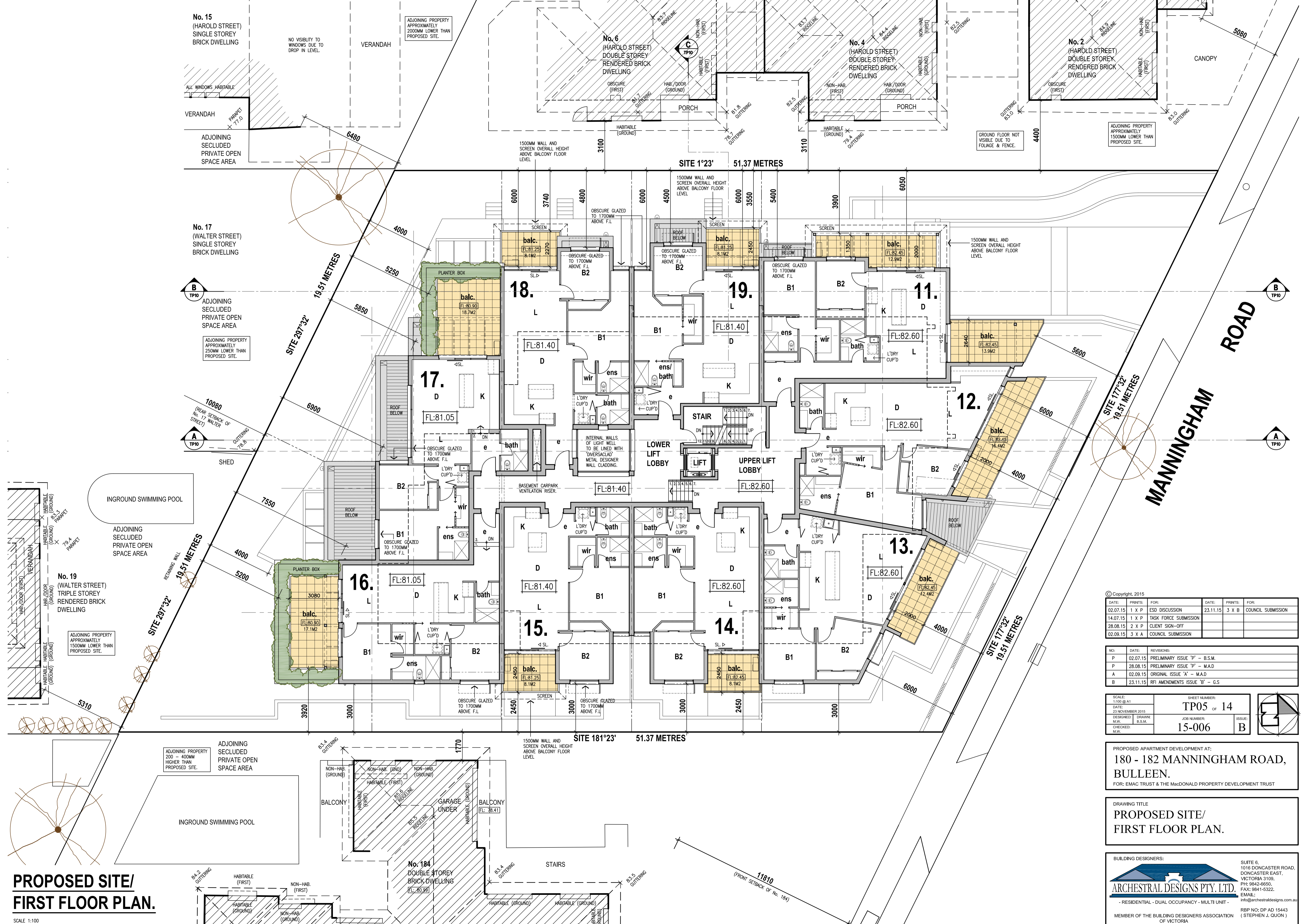
BUILDING DESIGNERS:

ARCHESTRAL DESIGNS PTY. LTD.
 - RESIDENTIAL - DUAL OCCUPANCY - MULTI UNIT -

SUITE 6,
 1016 DONCASTER ROAD,
 DONCASTER EAST,
 VICTORIA 3109.
 PH: 9842-6650,
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 EMAIL: info@archestralsdesigns.com.au

RBP NO: DP AD 15443
 (STEPHEN J. QUON)

MEMBER OF THE BUILDING DESIGNERS ASSOCIATION OF VICTORIA



**PROPOSED SITE/
FIRST FLOOR PLAN.**

SCALE 1:100

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DATE	PRINTS	FOR:	DATE	PRINTS	FOR:
02.07.15	1 X P	ESD DISCUSSION	23.11.15	3 X B	COUNCIL SUBMISSION
14.07.15	1 X P	TASK FORCE SUBMISSION			
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B	23.11.15	RFI AMENDMENTS ISSUE 'B' - G.S

SCALE: 1:100 @ A1	SHEET NUMBER: TP05 OF 14	
DATE: 23 NOVEMBER 2015	JOB NUMBER: 15-006	
DESIGNED BY: M.W.	DRAWN BY: B.S.M.	
CHECKED BY: M.W.	ISSUE: B	

PROPOSED APARTMENT DEVELOPMENT AT:
**180 - 182 MANNINGHAM ROAD,
BULLEEN.**
FOR: EMAC TRUST & THE MacDONALD PROPERTY DEVELOPMENT TRUST

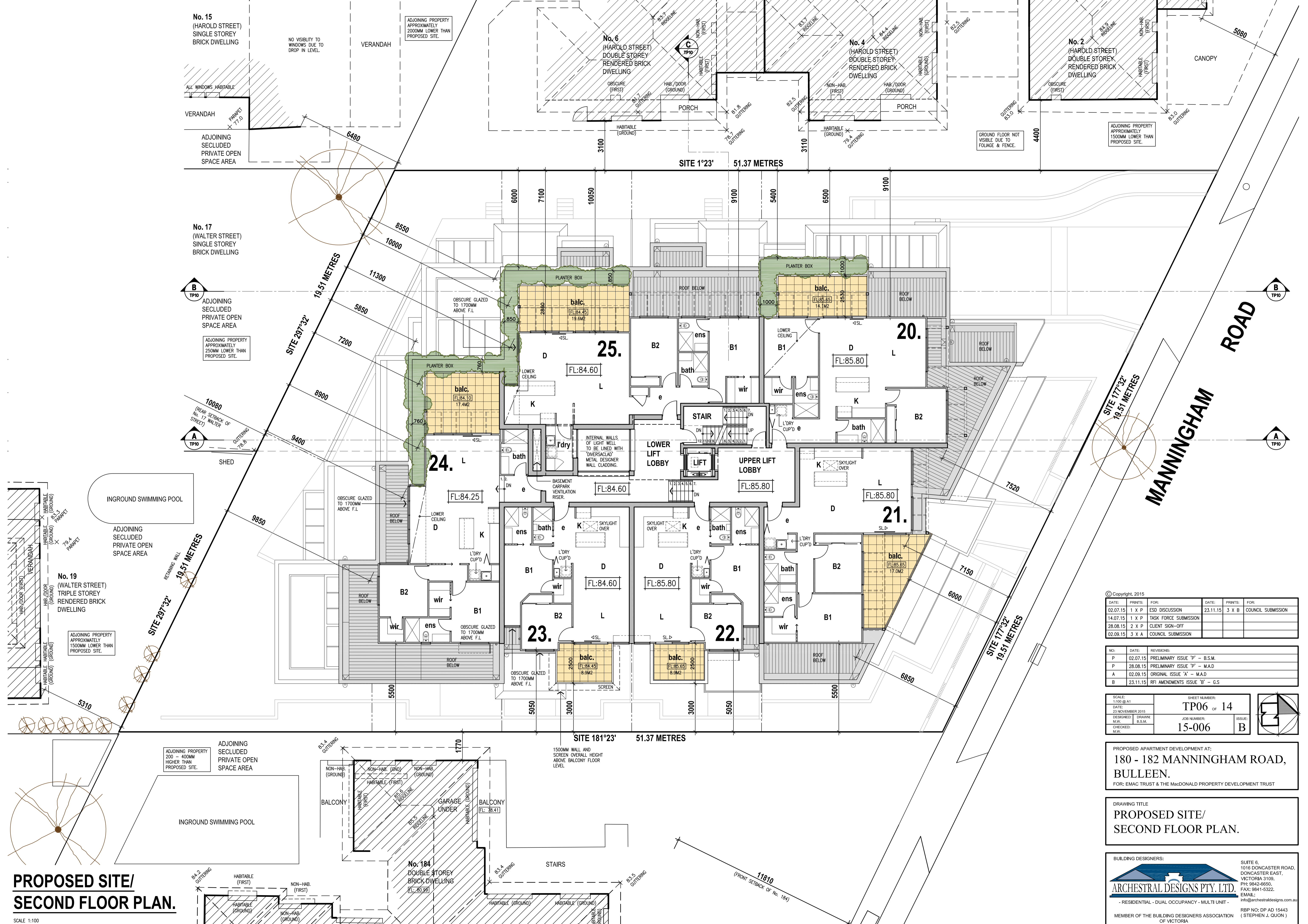
DRAWING TITLE
**PROPOSED SITE/
FIRST FLOOR PLAN.**

BUILDING DESIGNERS:

ARCHESTRAL DESIGNS PTY. LTD.
- RESIDENTIAL - DUAL OCCUPANCY - MULTI UNIT -
MEMBER OF THE BUILDING DESIGNERS ASSOCIATION OF VICTORIA

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VICTORIA 3109.
PH: 9842-6650,
FAX: 9841-5322.
EMAIL:
info@archestraldesigns.com.au

RBP NO: DP AD 15443
(STEPHEN J. QUON)



**PROPOSED SITE/
SECOND FLOOR PLAN.**

SCALE 1:100

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DATE:	PRINTS:	FOR:	DATE:	PRINTS:	FOR:
02.07.15	1 X P	ESD DISCUSSION	23.11.15	3 X B	COUNCIL SUBMISSION
14.07.15	1 X P	TASK FORCE SUBMISSION			
28.08.15	2 X P	CLIENT SIGN-OFF			
02.09.15	3 X A	COUNCIL SUBMISSION			

NO:	DATE:	REVISIONS:
P	02.07.15	PRELIMINARY ISSUE 'P' - B.S.M.
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A	02.09.15	ORIGINAL ISSUE 'A' - M.A.D
B	23.11.15	R1 AMENDMENTS ISSUE 'B' - G.S

SCALE:	SHEET NUMBER:
1:100 @ A1	TP06 OF 14
DATE:	JOB NUMBER:
23 NOVEMBER 2015	15-006
DESIGNED:	DRAWN:
M.W.	B.S.M.
CHECKED:	ISSUE:
M.W.	B

PROPOSED APARTMENT DEVELOPMENT AT:
**180 - 182 MANNINGHAM ROAD,
 BULLEEN.**
 FOR: EMAC TRUST & THE MACDONALD PROPERTY DEVELOPMENT TRUST

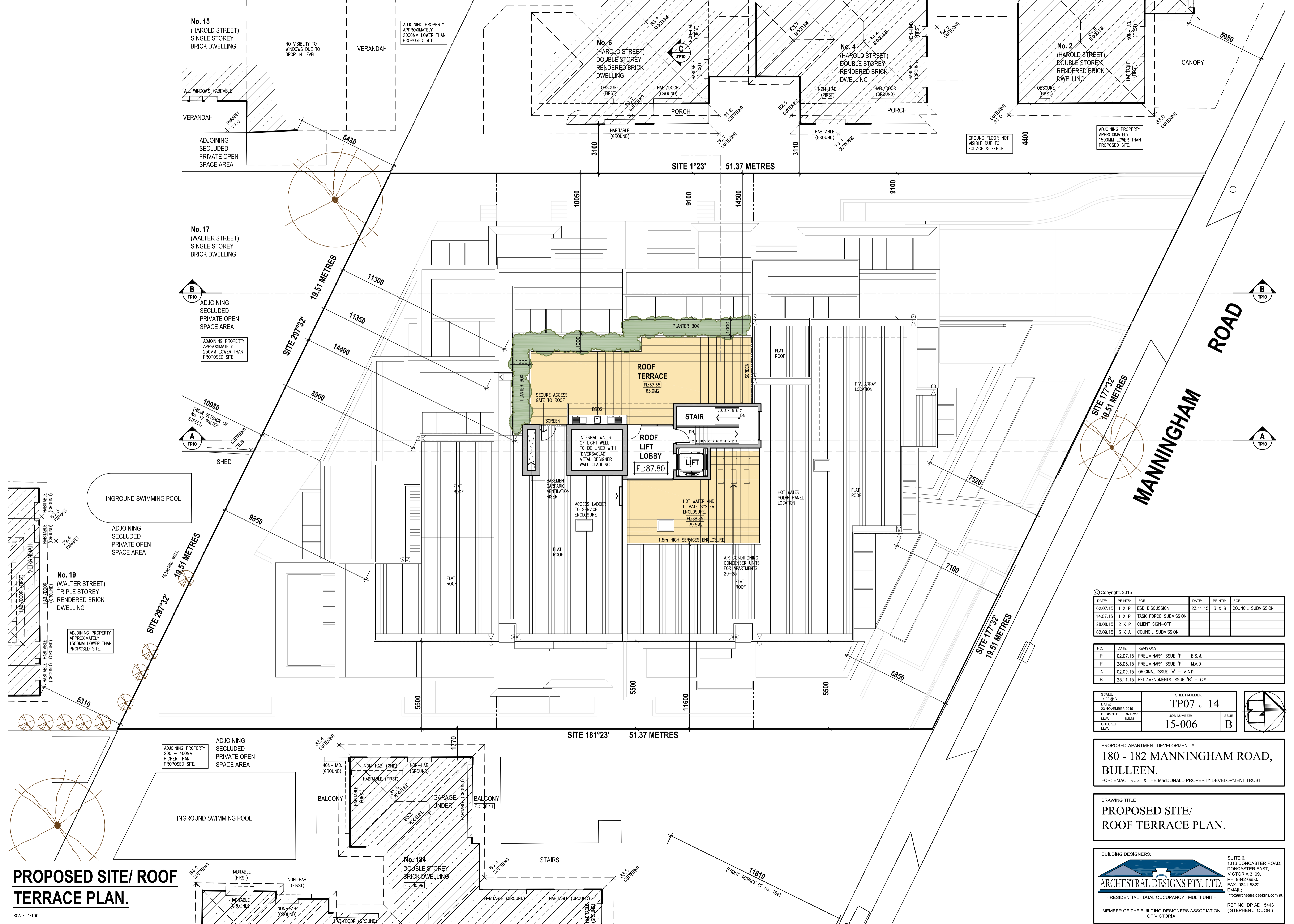
DRAWING TITLE
**PROPOSED SITE/
 SECOND FLOOR PLAN.**

BUILDING DESIGNERS:

ARCHSTRAL DESIGNS PTY. LTD.
 - RESIDENTIAL - DUAL OCCUPANCY - MULTI UNIT -
 MEMBER OF THE BUILDING DESIGNERS ASSOCIATION OF VICTORIA

SUITE 6,
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 FAX: 9841-5322.
 EMAIL:
 info@archstraldesigns.com.au

RBP NO: DP AD 15443
 (STEPHEN J. QUON)



PROPOSED SITE/ ROOF TERRACE PLAN.

SCALE 1:100

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DATE:	PRINTS:	FOR:	DATE:	PRINTS:	FOR:
02.07.15	1 X P	ESD DISCUSSION	23.11.15	3 X B	COUNCIL SUBMISSION
14.07.15	1 X P	TASK FORCE SUBMISSION			
28.08.15	2 X P	CLIENT SIGN-OFF			
02.09.15	3 X A	COUNCIL SUBMISSION			

NO:	DATE:	REVISIONS:
P	02.07.15	PRELIMINARY ISSUE 'P' - B.S.M.
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SCALE:	SHEET NUMBER:
1:100 @ A1	TP07 OF 14
DATE:	JOB NUMBER:
23 NOVEMBER 2015	15-006
DESIGNED:	DRAWN:
M.W.	B.S.M.
CHECKED:	ISSUE:
M.W.	B

PROPOSED APARTMENT DEVELOPMENT AT:
**180 - 182 MANNINGHAM ROAD,
 BULLEEN.**
 FOR: EMAC TRUST & THE MACDONALD PROPERTY DEVELOPMENT TRUST

DRAWING TITLE
**PROPOSED SITE/
 ROOF TERRACE PLAN.**

BUILDING DESIGNERS:

ARCHESTRAL DESIGNS PTY. LTD.
 - RESIDENTIAL - DUAL OCCUPANCY - MULTI UNIT -
 MEMBER OF THE BUILDING DESIGNERS ASSOCIATION OF VICTORIA

SUITE 6,
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 PH: 9842-6650,
 FAX: 9841-5322.
 EMAIL:
 info@archestraldesigns.com.au
 RBP NO: DP AD 15443
 (STEPHEN J. QUON)

PROPOSED DWELLING 1:		PROPOSED DWELLING 2:		PROPOSED DWELLING 3:		PROPOSED DWELLING 4:	
FLOOR AREA	78.6 SQ.METRES (8.5 SQUARES)	FLOOR AREA	72.1 SQ.METRES (7.8 SQUARES)	FLOOR AREA	72.1 SQ.METRES (7.8 SQUARES)	FLOOR AREA	57.7 SQ.METRES (6.2 SQUARES)
BALCONY AREA	12.4 SQ.METRES (1.3 SQUARES)	BALCONY AREA	12.6 SQ.METRES (1.4 SQUARES)	BALCONY AREA	12.6 SQ.METRES (1.4 SQUARES)	BALCONY AREA	10.5 SQ.METRES (1.1 SQUARES)
SECLUDED OPEN SPACE	94.2 SQ.METRES	SECLUDED OPEN SPACE	33.9 SQ.METRES	SECLUDED OPEN SPACE	33.9 SQ.METRES	SECLUDED OPEN SPACE	27.2 SQ.METRES
PROPOSED DWELLING 5:		PROPOSED DWELLING 6:		PROPOSED DWELLING 7:		PROPOSED DWELLING 8:	
FLOOR AREA	88.4 SQ.METRES (9.5 SQUARES)	FLOOR AREA	84.1 SQ.METRES (9.1 SQUARES)	FLOOR AREA	84.1 SQ.METRES (9.1 SQUARES)	FLOOR AREA	77.6 SQ.METRES (8.4 SQUARES)
BALCONY AREA	13.4 SQ.METRES (1.4 SQUARES)	BALCONY AREA	12.1 SQ.METRES (1.3 SQUARES)	BALCONY AREA	17.2 SQ.METRES (1.9 SQUARES)	BALCONY AREA	7.9 SQ.METRES (0.9 SQUARES)
SECLUDED OPEN SPACE	135.4 SQ.METRES	SECLUDED OPEN SPACE	97.9 SQ.METRES	SECLUDED OPEN SPACE	41.6 SQ.METRES	SECLUDED OPEN SPACE	35.6 SQ.METRES
PROPOSED DWELLING 9:		PROPOSED DWELLING 10:		AREA NOTE: DWELLING FLOOR AREAS EXCLUDE EXTERNAL AND PARTY WALL AREAS.			
FLOOR AREA	86.4 SQ.METRES (9.3 SQUARES)	FLOOR AREA	80.8 SQ.METRES (8.7 SQUARES)				
BALCONY AREA	14.2 SQ.METRES (1.5 SQUARES)	BALCONY AREA	18.8 SQ.METRES (2.0 SQUARES)				

GROUND FLOOR PLAN AREAS.

SITE ANALYSIS:	
SITE AREA	1800m2.
SITE COVERAGE (BASEMENT FOOTPRINT)	1081.5 SQ.METRES 60.0%
HARD PAVED AREA (VEHICLE RAMP, BIN RAMP, ENTRY PAVING AND PARTIAL DWELLING 5 PAVING)	152.1 SQ.METRES 8.5%
IMPERVIOUS COVERAGE (BUILDING FOOTPRINT + HARD PAVED AREA)	1233.6 SQ.METRES 68.5%

BUILDING RATIO:		
FIRST FLOOR AREA	SECOND FLOOR AREA	FF / SF %
870.7 SQ.METRES	586.1 SQ.METRES	67.3%

AREA SCHEDULE:	
BASEMENT OVERALL FLOOR AREA	1081.5 SQ.METRES (116.4 SQUARES)
GROUND OVERALL FLOOR AREA	984.3 SQ.METRES (105.9 SQUARES)
FIRST OVERALL FLOOR AREA	870.7 SQ.METRES (93.7 SQUARES)
SECOND OVERALL FLOOR AREA	586.1 SQ.METRES (63.0 SQUARES)
ROOF OVERALL FLOOR AREA	42.3 SQ.METRES (4.6 SQUARES)
TOTAL BUILDING OVERALL FLOOR AREA	3564.9 SQ.METRES (383.7 SQUARES)
GROUND FLOOR COVERED ENTRY, PAVING, BALCONIES, ROOF TERRACE, & SERVICES ENCLOSURE	456.5 SQ.METRES (49.1 SQUARES)

PROPOSED DWELLING 11:		PROPOSED DWELLING 12:		PROPOSED DWELLING 13:		PROPOSED DWELLING 14:	
FLOOR AREA	82.6 SQ.METRES (8.9 SQUARES)	FLOOR AREA	90.5 SQ.METRES (9.7 SQUARES)	FLOOR AREA	79.6 SQ.METRES (8.6 SQUARES)	FLOOR AREA	72.9 SQ.METRES (7.9 SQUARES)
BALCONY AREAS	26.8 SQ.METRES (2.9 SQUARES)	BALCONY AREA	16.4 SQ.METRES (1.8 SQUARES)	BALCONY AREA	12.4 SQ.METRES (1.3 SQUARES)	BALCONY AREA	8.1 SQ.METRES (0.9 SQUARES)
PROPOSED DWELLING 15:		PROPOSED DWELLING 16:		PROPOSED DWELLING 17:		PROPOSED DWELLING 18:	
FLOOR AREA	72.9 SQ.METRES (7.9 SQUARES)	FLOOR AREA	75.3 SQ.METRES (8.1 SQUARES)	FLOOR AREA	74.2 SQ.METRES (8.0 SQUARES)	FLOOR AREA	82.7 SQ.METRES (8.9 SQUARES)
BALCONY AREA	8.1 SQ.METRES (0.9 SQUARES)	BALCONY AREA	17.1 SQ.METRES (1.8 SQUARES)	BALCONY AREA	18.7 SQ.METRES (2.0 SQUARES)	BALCONY AREA	8.1 SQ.METRES (0.9 SQUARES)
PROPOSED DWELLING 19:		AREA NOTE: DWELLING FLOOR AREAS EXCLUDE EXTERNAL AND PARTY WALL AREAS.					
FLOOR AREA	71.1 SQ.METRES (7.7 SQUARES)						
BALCONY AREA	8.1 SQ.METRES (0.9 SQUARES)						

FIRST FLOOR PLAN AREAS.

LEGEND:	
	DENOTES EXISTING TREES TO BE RETAINED.
	DENOTES PROPOSED TREES
	DENOTES EXISTING TREES TO BE REMOVED.
	DENOTES LAWN, GARDEN BED AND EXTERNAL PERVIOUS SOFTSCAPED AREAS.
	SELECTED PAVING
	DENOTES SELECTED DARK COLOURED CONCRETE DRIVEWAY
	DENOTES NEW 1950MM HIGH TIMBER PALING FENCE. (UNLESS NOTED OTHERWISE)
	DENOTES LOCATION OF PROPOSED MASONRY RETAINING WALLS.
	DENOTES LOCATION OF CLOTHESLINES TO GROUND FLOOR APARTMENTS.
	DENOTES LOCATION OF AIR CONDITIONER CONDENSER UNITS.
	DENOTES LOCATION OF COMMUNAL WALL MOUNTED LIGHTS.

PROPOSED DWELLING 20:		PROPOSED DWELLING 21:		PROPOSED DWELLING 22:		PROPOSED DWELLING 23:	
FLOOR AREA	82.1 SQ.METRES (8.8 SQUARES)	FLOOR AREA	81.9 SQ.METRES (8.8 SQUARES)	FLOOR AREA	65.6 SQ.METRES (7.1 SQUARES)	FLOOR AREA	65.6 SQ.METRES (7.1 SQUARES)
BALCONY AREA	14.1 SQ.METRES (1.5 SQUARES)	BALCONY AREA	17.0 SQ.METRES (1.8 SQUARES)	BALCONY AREA	8.9 SQ.METRES (1.0 SQUARES)	BALCONY AREA	8.9 SQ.METRES (1.0 SQUARES)
PROPOSED DWELLING 24:		PROPOSED DWELLING 25:		AREA NOTE: DWELLING FLOOR AREAS EXCLUDE EXTERNAL AND PARTY WALL AREAS.			
FLOOR AREA	87.5 SQ.METRES (9.4 SQUARES)	FLOOR AREA	91.5 SQ.METRES (9.9 SQUARES)				
BALCONY AREA	17.4 SQ.METRES (1.9 SQUARES)	BALCONY AREA	19.6 SQ.METRES (2.1 SQUARES)				

SECOND FLOOR PLAN AREAS.

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23 NOVEMBER 2015	M.W.	B.S.M
CHECKED:	M.W.	
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PROPOSED APARTMENT DEVELOPMENT AT:
**180 - 182 MANNINGHAM ROAD,
 BULLEEN.**
 FOR: EMAC TRUST & THE MacDONALD PROPERTY DEVELOPMENT TRUST

DRAWING TITLE
**PROPOSED FLOOR AREAS
 AND SITE ANALYSIS.**

BUILDING DESIGNERS:

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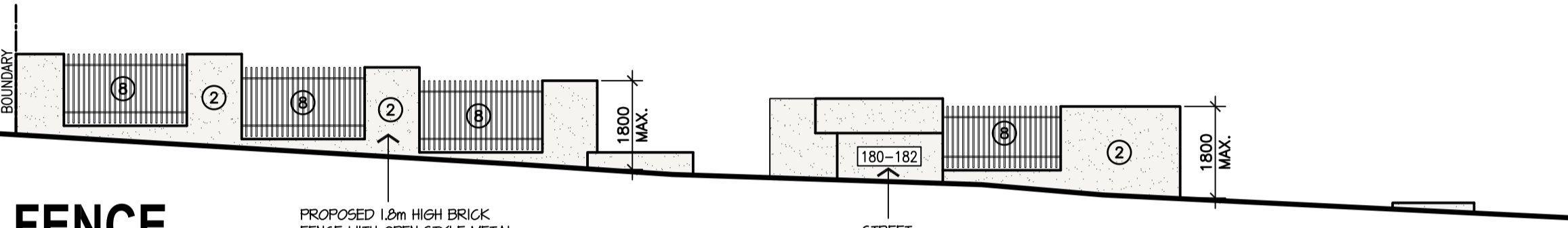
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RBP NO: DP AD 15443
 (STEPHEN J. QUON)



NORTH ELEVATION

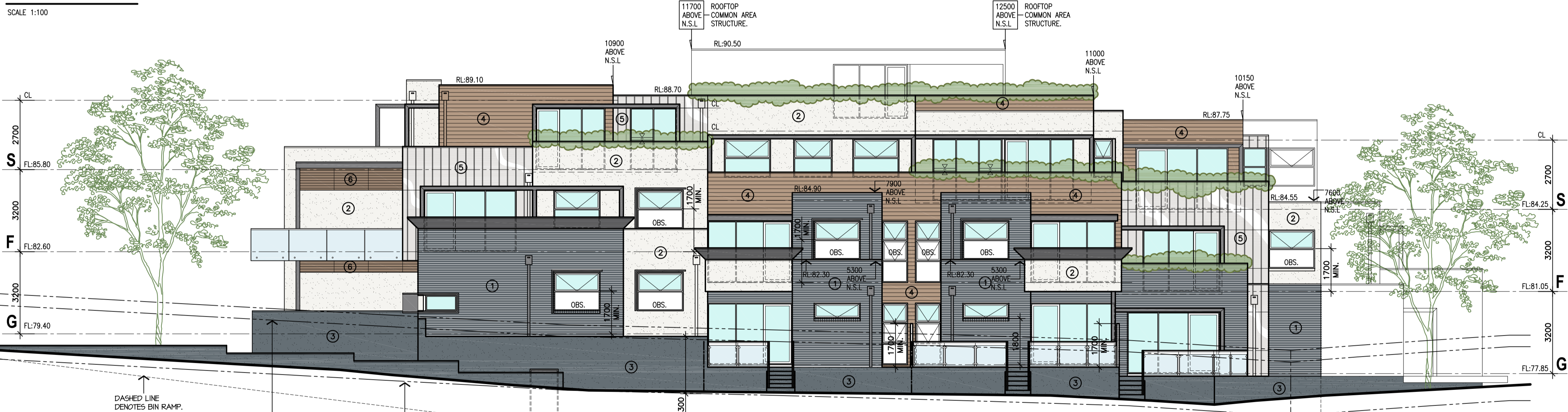
SCALE 1:100



FENCE ELEVATION

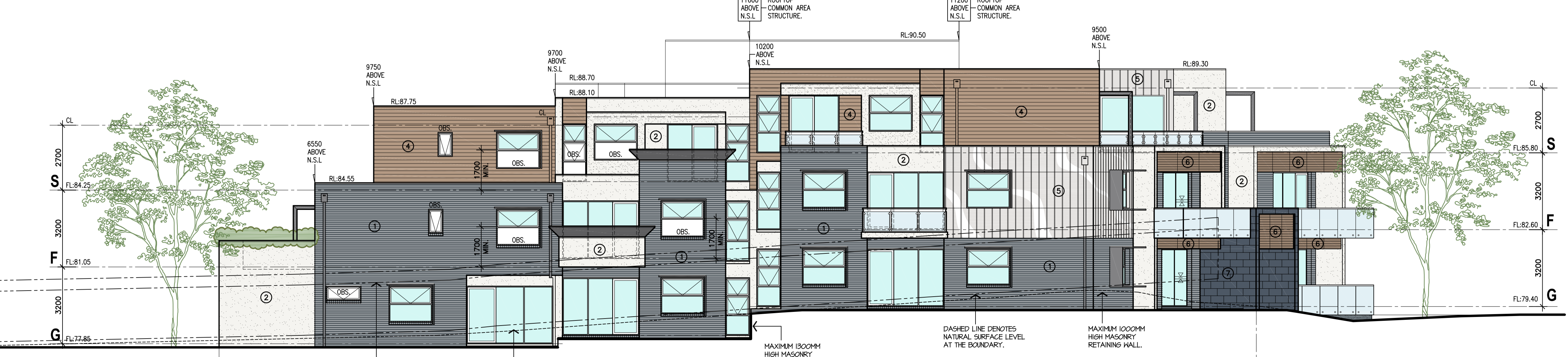
MANNINGHAM ROAD

SCALE 1:100



WEST ELEVATION

SCALE 1:100



EAST ELEVATION

SCALE 1:100



SOUTH ELEVATION

SCALE 1:100

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	ISSUE:
	B

PROPOSED APARTMENT DEVELOPMENT AT:
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 FOR: EMAC TRUST & THE MacDONALD PROPERTY DEVELOPMENT TRUST

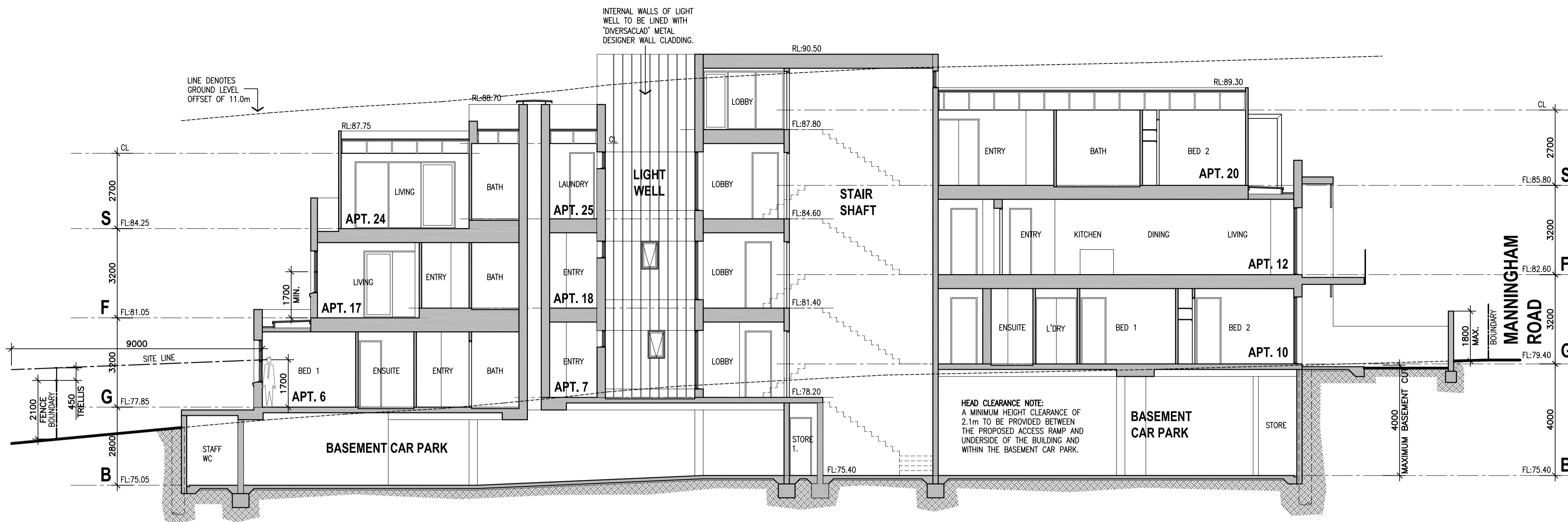
DRAWING TITLE
**PROPOSED ELEVATIONS AND
 COLOUR SCHEDULE.**

BUILDING DESIGNERS:

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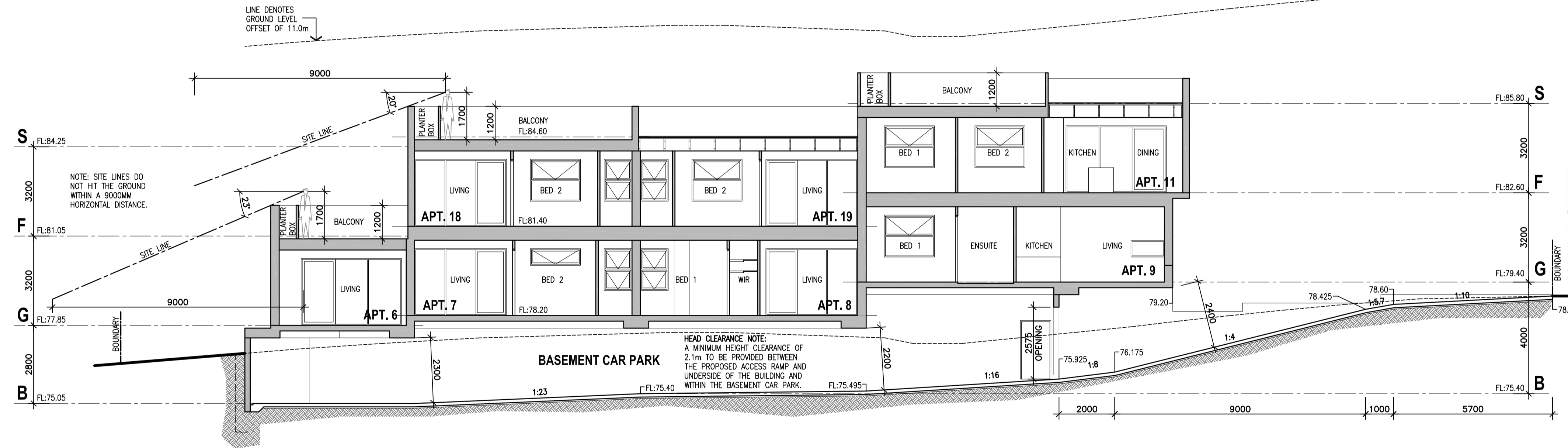
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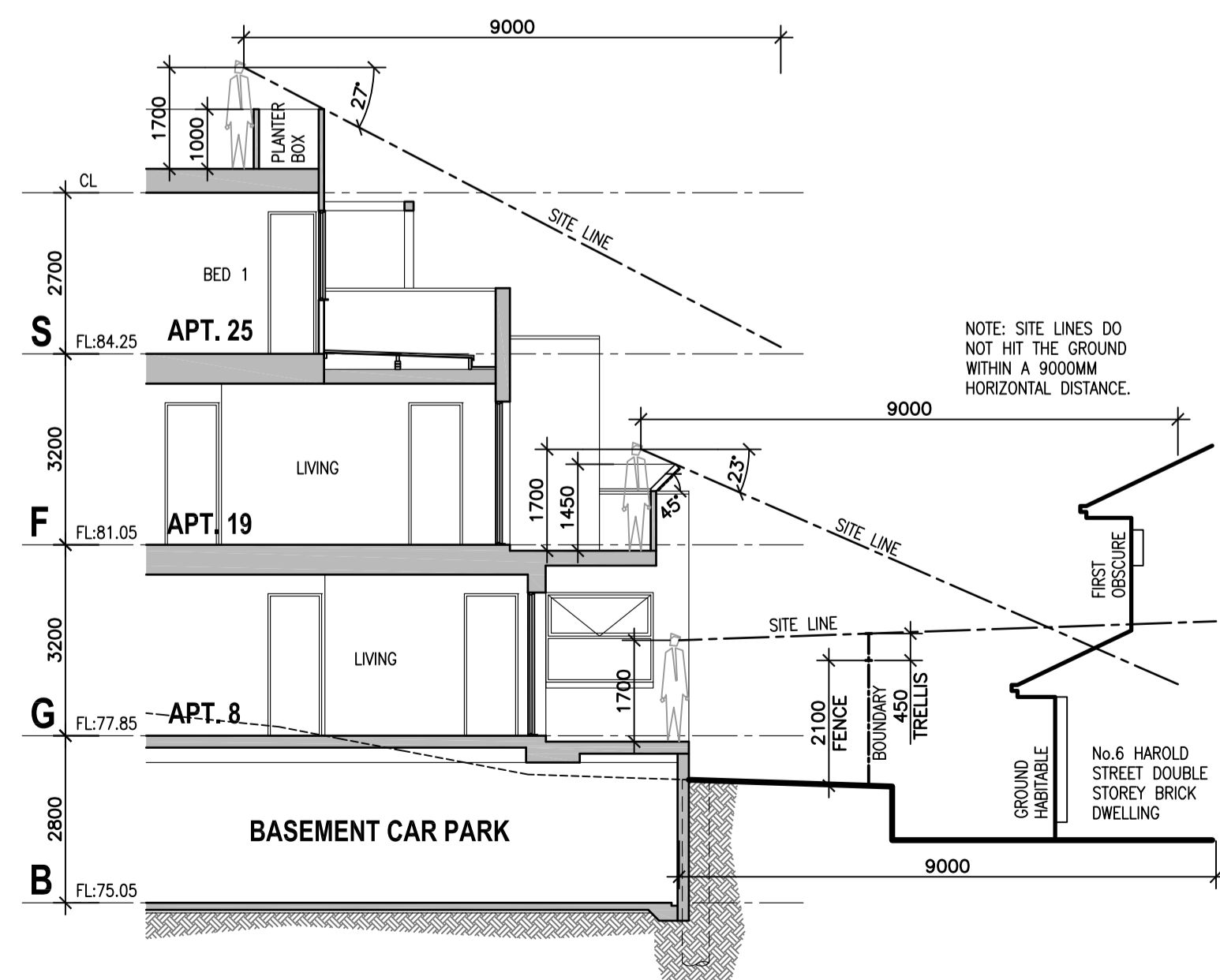
SECTION AA.

SCALE 1:100



SECTION BB.

SCALE 1:100



SECTION C.

SCALE 1:100

COLOUR & MATERIALS SCHEDULE:
* ALL COLOURS SPECIFIED ARE TO BE USED OR SIMILAR.

EXTERNAL CLADDING	
FACE BRICKWORK (NORMAL 76MM HIGH)	① AUSTRAL BRICKS - LA PALOMA RANGE 'GAUDI' OR SIMILAR - WITH COLOUR MATCHED MORTAR FLUSH FINISH.
RENDER FINISH	② DULUX 'WHISPER WHITE' PN1F2
RENDER FINISH	③ DULUX 'MINER' PC2H7
'TIMBA' METAL DESIGNER WALL CLADDING	④ WALNUT COLOUR
'DIVERSACLAD' 300mm METAL DESIGNER WALL CLADDING	⑤ COLORBOND 'COSMIC'
'SUPABATTEN' METAL ART SCREENS	⑥ CHESTNUT COLOUR LUMIGRAIN PATTERN
NATIONAL WALL TILES 300mm x 600mm	⑦ METALLIC DECK COLOUR
PERGOLAS, SHADING DEVICES, SCREENS AND CARPARK ROLLER GRILLE	⑧ MATT BLACK COLOUR
BALCONY BALUSTRADES	GLASS
ROOF TOP COMMON AREA STRUCTURE	DULUX 'WHISPER WHITE' PN1F2
PRIVACY SCREEN FOR BALCONIES	POWDER COATED ALUMINIUM SLATS - WOODLAND GREY
WINDOWS & DOORS	
ALUMINIUM FRAMED WINDOW AND DOOR UNITS	COLORBOND 'NIGHT SKY'
ROOF & TRIMS	
SHEET ROOFING (LOWER FLOOR)	KLIP LOK SHEET ROOFING COLORBOND 'MONUMENT'
SHEET ROOFING (UPPER FLOOR)	KLIP LOK SHEET ROOFING ZINCALUME
PARAPET CAPPINGS DOWNPIPES / RAINHEADS	MATCH BACKGROUND COLOUR
FENCES	
PROPOSED BOUNDARY AND INTERNAL PALING FENCES	NATURAL TREATED PINE

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	JOB NUMBER:	ISSUE:	
	15-006	B	

PROPOSED APARTMENT DEVELOPMENT AT:
180 - 182 MANNINGHAM ROAD, BULLEEN.
FOR: EMAC TRUST & THE MacDONALD PROPERTY DEVELOPMENT TRUST

DRAWING TITLE
PROPOSED SECTIONS.

BUILDING DESIGNERS:
ARCHESTRAL DESIGNS PTY. LTD.
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(STEPHEN J. QUON)



NORTH-EASTERN PERSPECTIVE
(VIEW FROM MANNINGHAM ROAD)



SOUTH-WESTERN PERSPECTIVE



SOUTHERN PERSPECTIVE



NORTHERN PERSPECTIVE
(VIEW FROM MANNINGHAM ROAD)

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CHECKED: M.W.		

PROPOSED APARTMENT DEVELOPMENT AT:
**180 - 182 MANNINGHAM ROAD,
BULLEEN.**
FOR: EMAC TRUST & THE MACDONALD PROPERTY DEVELOPMENT TRUST

DRAWING TITLE
3D IMAGES.

BUILDING DESIGNERS:

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NORTH-WESTERN PERSPECTIVE
(VIEW FROM MANNINGHAM ROAD)



SOUTH-EASTERN PERSPECTIVE



EASTERN PERSPECTIVE

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PROPOSED APARTMENT DEVELOPMENT AT:
**180 - 182 MANNINGHAM ROAD,
 BULLEEN.**
 FOR: EMAC TRUST & THE MACDONALD PROPERTY DEVELOPMENT TRUST

DRAWING TITLE
3D IMAGES 2.

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