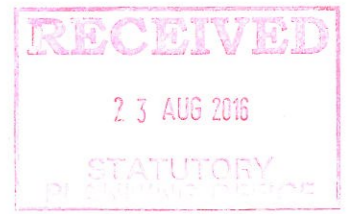


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C	19/06/2016	ISSUE FOR TOWNPLANNING - RESPONSE TO COUNCIL COMMENTS



WILLIAMSONS ROAD

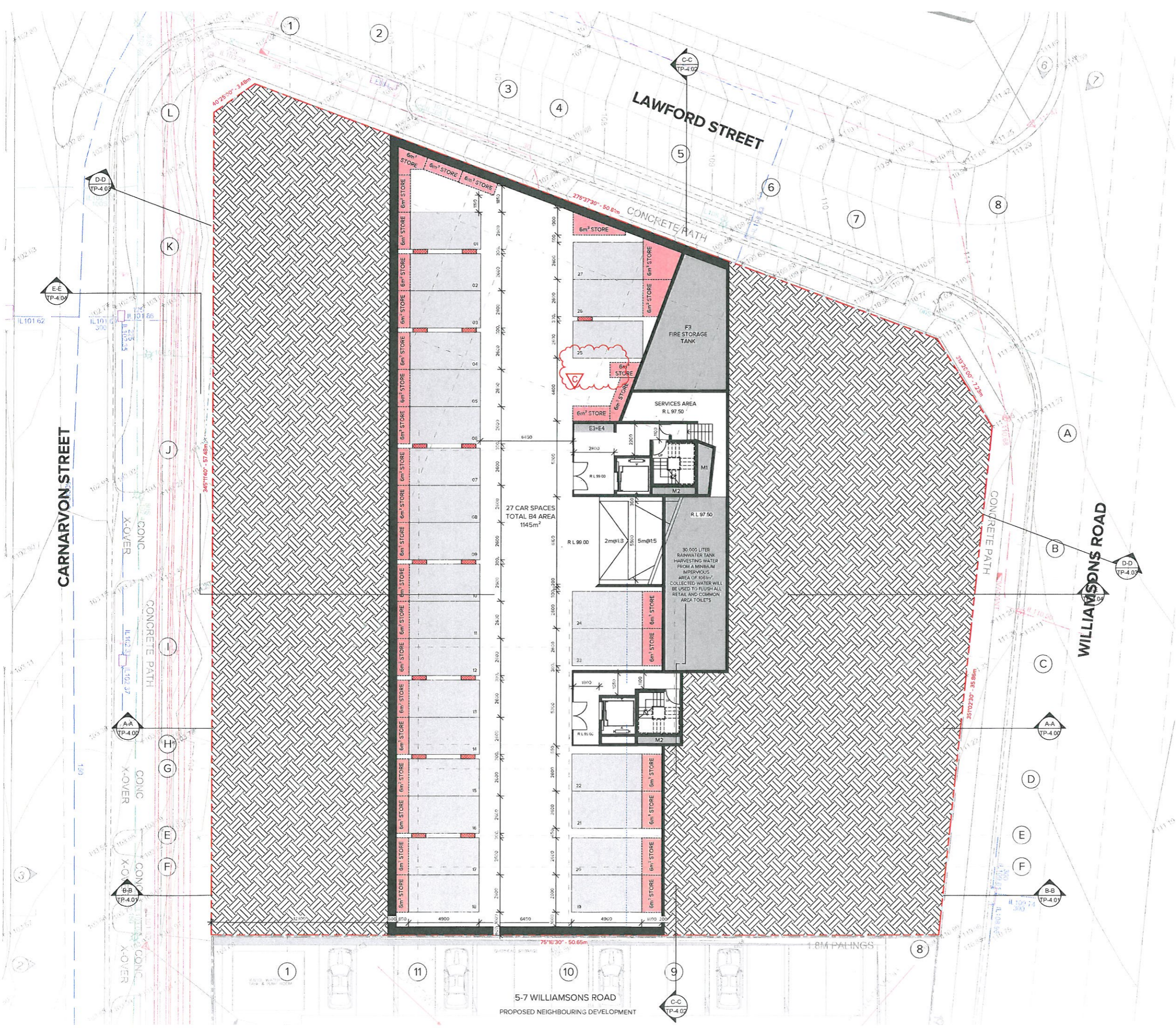
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Proposed development	
9-11 Williamson's road, Doncaster	
DRAWING TITLE:	
Site survey	
DATE: MARCH 2016	JOB N°: 36023
SCALE: 1:200 @ A1 - 1:400 @ A3	REVISION N°: C
DRAWN BY: SA	
CHECKED BY: GM	
DRAWING STATUS: TOWNPLANNING	
DRAWING N°: TP-1.01	



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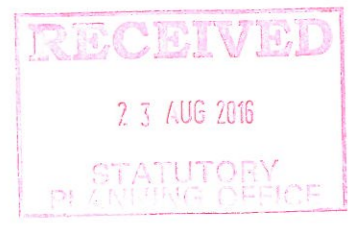
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APARTMENT TYPE LEGEND	SERVICES LEGEND
<ul style="list-style-type: none"> BEDROOMS BATHROOMS AREA 	<ul style="list-style-type: none"> E1 SUBSTATION E2 MAIN SWITCHROOM E3 ELECTRICAL RISER CUPBOARD E4 COMMS CUPBOARD F1 MFB HYDRANT AND SPRINKLER BOOSTER ASSEMBLY F2 FIRE PUMP ROOM F3 FIRE STORAGE TANK F4 FIRE INDICATOR PANEL H1 AUTHORITY WATER METER H2 COLD WATER METER H3 DOMESTIC HOT WATER PLANT H4 DOMESTIC COLD WATER BOOST SYSTEM AND TANK M1 CARPARK EXHAUST RISER M2 STAIR PRESSURISATION RISER M3 STAIR PRESSURISATION RELIEF RISER M4 GAS RISER M5 CORRIDOR SUPPLY AIR



PROJECT:

Proposed development
 9-11 Williams road, Doncaster

DRAWING TITLE:
 Level B4

DATE: MARCH 2016 JOB N°: 36023

SCALE: 1:125 @ A1 - 1:250 @ A3 REVISION N°: C

DRAWN BY: SA

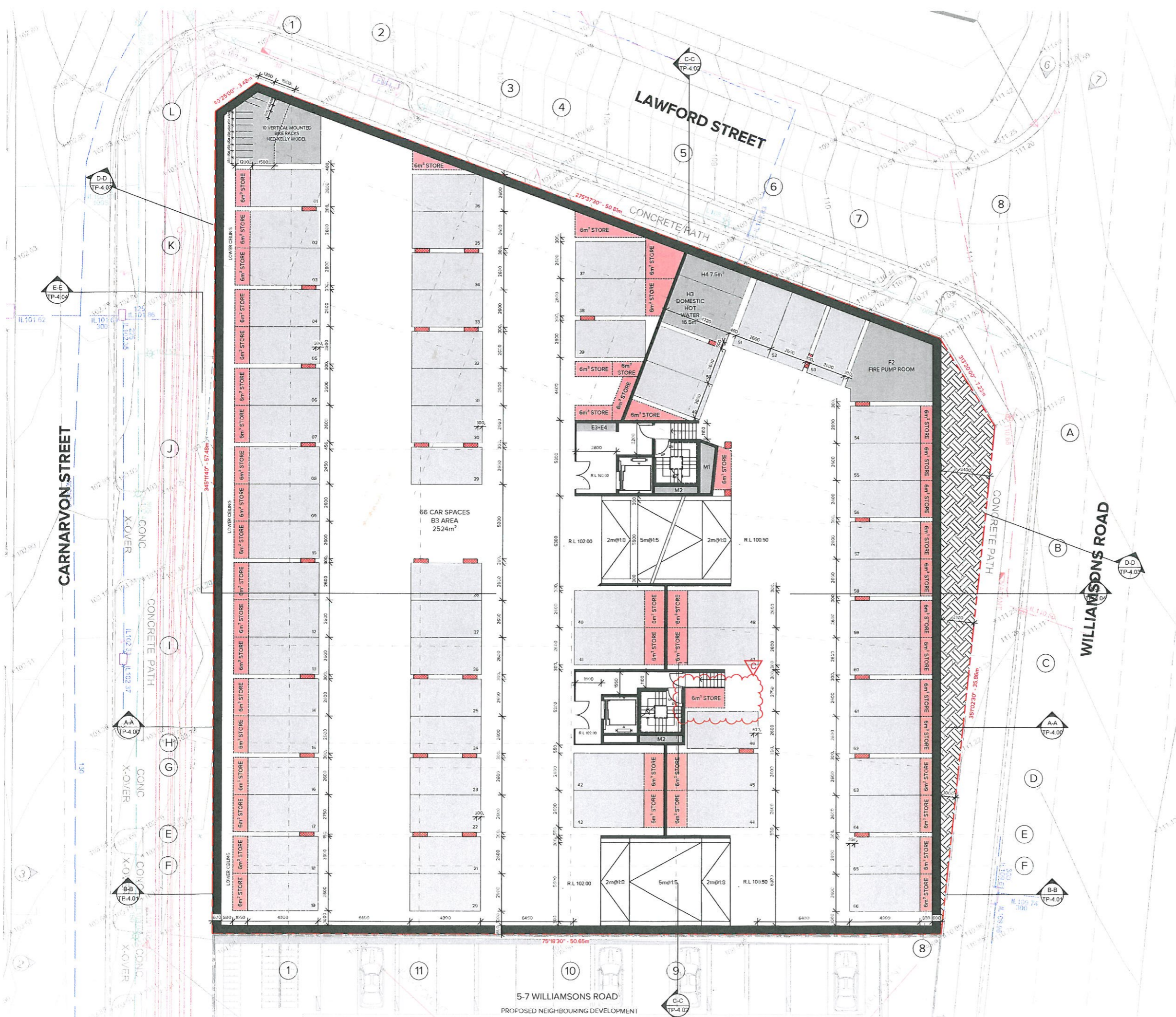
CHECKED BY: GM

DRAWING STATUS: DRAWING N°:
 Townplanning TP-2.00

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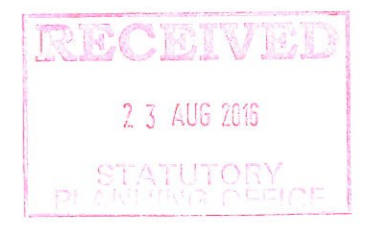
162 TOORAK ROAD
 SOUTH YARRA VICTORIA 3141
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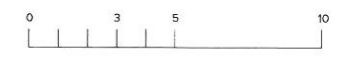
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C	19/08/2016	ISSUE FOR TOWNPLANNING - RESPONSE TO COUNCIL COMMENTS



APARTMENT TYPE LEGEND	SERVICES LEGEND
<ul style="list-style-type: none"> 1B-1B 2B-1B 2B-2B 2B-2B 3B-2B PENTHOUSE 2B TOWNHOUSE 3B TOWNHOUSE BALCONY CIRCULATION / SERVICES 	<ul style="list-style-type: none"> E1 SUBSTATION E2 MAIN SWITCHROOM E3 ELECTRICAL RISER CUPBOARD E4 COMMS CUPBOARD F1 MFB HYDRANT AND SPRINKLER BOOSTER ASSEMBLY F2 FIRE PUMP ROOM F3 FIRE STORAGE TANK F4 FIRE INDICATOR PANEL H1 AUTHORITY WATER METER H2 COLD WATER METER H3 DOMESTIC HOT WATER PLANT H4 DOMESTIC COLD WATER BOOST SYSTEM AND TANK M1 CARPARK EXHAUST RISER M2 STAIR PRESSURISATION RISER M3 STAIR PRESSURISATION RELIEF RISER M4 GAS RISER M5 CORRIDOR SUPPLY AIR



PROJECT:

Proposed development
 9-11 Williamsons road, Doncaster

DRAWING TITLE:
 Level B3

DATE: MARCH 2016 JOB N°: 36023

SCALE: 1:125 @ A1 - 1:250 @ A3 REVISION N°: C

DRAWN BY: SA

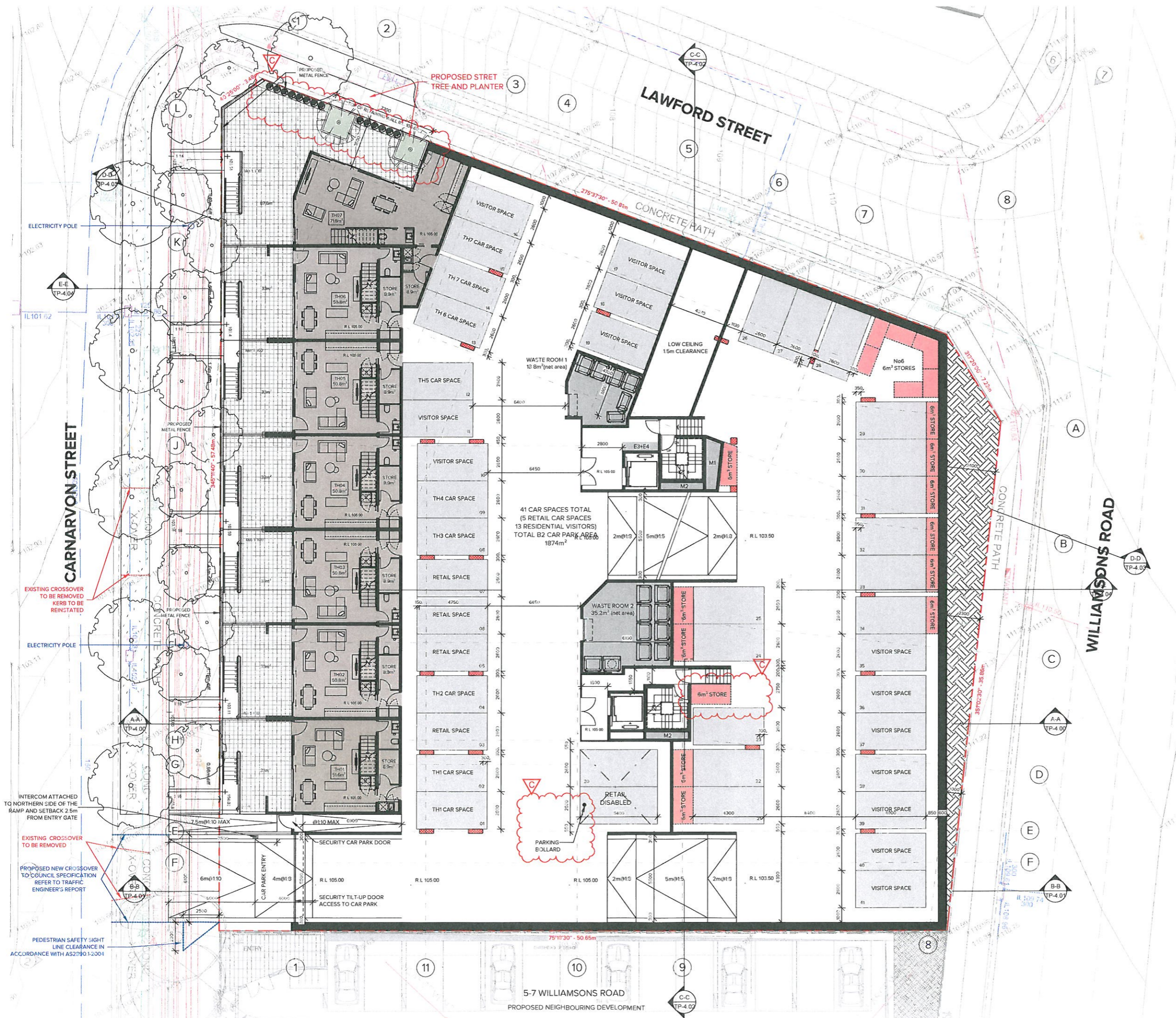
CHECKED BY: GM

DRAWING STATUS: Townplanning DRAWING N°: TP-2.01

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A	06/05/2016	29/04/2016 RFI RESPONSE
	03/08/2016	AMENDED LANDSCAPE
C	19/08/2016	ISSUE FOR TOWNPLANNING - RESPONSE TO COUNCIL COMMENTS



APARTMENT TYPE LEGEND	SERVICES LEGEND
BEDROOMS	E1 SUBSTATION
BATHROOMS	E2 MAIN SWITCHROOM
AREA	E3 ELECTRICAL RISER CUPBOARD
1B-1B	E4 COMMS CUPBOARD
2B-1B	F1 MFB HYDRANT AND SPRINKLER BOOSTER ASSEMBLY
2B-2B	F2 FIRE PUMP ROOM
3B-2B	F3 FIRE STORAGE TANK
PENTHOUSE	F4 FIRE INDICATOR PANEL
2B TOWNHOUSE	H1 AUTHORITY WATER METER
3B TOWNHOUSE	H2 COLD WATER METER
BALCONY	H3 DOMESTIC HOT WATER PLANT
CIRCULATION / SERVICES	H4 DOMESTIC COLD WATER BOOST SYSTEM AND TANK
	M1 CARPARK EXHAUST RISER
	M2 STAIR PRESSURISATION RISER
	M3 STAIR PRESSURISATION RELIEF RISER
	M4 GAS RISER
	M5 CORRIDOR SUPPLY AIR



PROJECT:
 Proposed development
 9-11 Williamsons road, Doncaster

DRAWING TITLE:
 Level B2

DATE: MARCH 2016 JOB N°: 36023

SCALE: 1:125 @ A1 - 1:250 @ A3 REVISION N°: C

DRAWN BY: SA

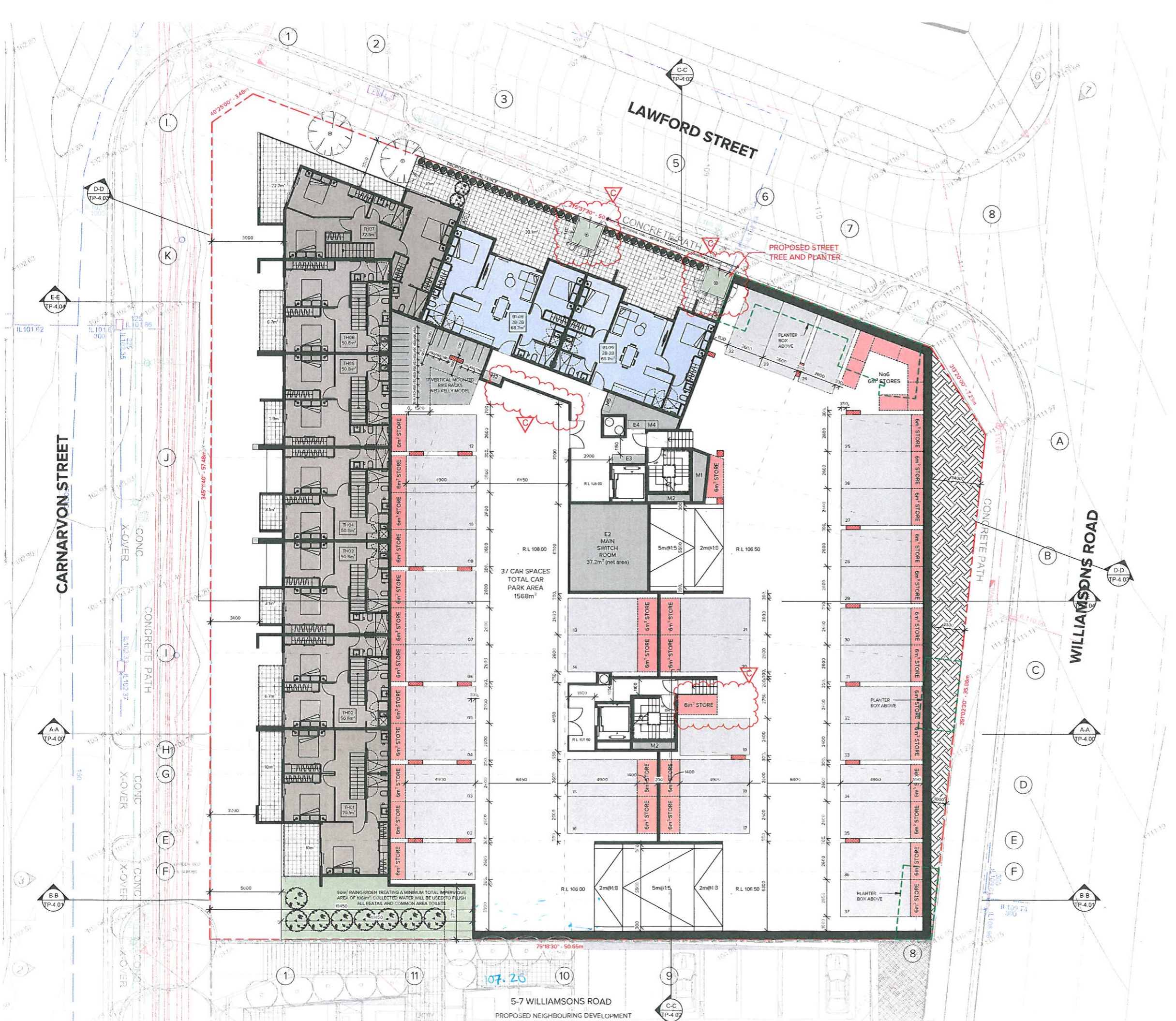
CHECKED BY: GM

DRAWING STATUS: DRAWING N°:
 Townplanning TP-2.02

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C	19/08/2016	ISSUE FOR TOWNPLANNING - RESPONSE TO COUNCIL COMMENTS



APARTMENT TYPE LEGEND	SERVICES LEGEND
BEDROOMS	E1 SUBSTATION
BATHROOMS AREA	E2 MAIN SWITCHROOM
1B-1B	E3 ELECTRICAL RISER CUPBOARD
2B-1B	E4 COMMIS CUPBOARD
2B-2B	F1 MFB HYDRANT AND SPRINKLER BOOSTER ASSEMBLY
3B-2B	F2 FIRE PUMP ROOM
PENTHOUSE	F3 FIRE STORAGE TANK
2B TOWNHOUSE	F4 FIRE INDICATOR PANEL
3B TOWNHOUSE	H1 AUTHORITY WATER METER
BALCONY	H2 COLD WATER METER
CIRCULATION / SERVICES	H3 DOMESTIC HOT WATER PLANT
	H4 CARPARK EXHAUST RISER BOOST SYSTEM AND TANK
	M1 STAIR PRESSURISATION RISER
	M2 STAIR PRESSURISATION RELIEF RISER
	M3 STAIR PRESSURISATION RELIEF RISER
	M4 GAS RISER
	M5 CORRIDOR SUPPLY AIR



Proposed development 9-11 Williamsons road, Doncaster	
DRAWING TITLE: Level B1	
DATE: MARCH 2016	JOB N°: 36023
SCALE: 1:125 @ A1 - 1:250 @ A3	REVISION N°: C
DRAWN BY: SA	
CHECKED BY: GM	
DRAWING STATUS: Townplanning	DRAWING N°: TP-2.03



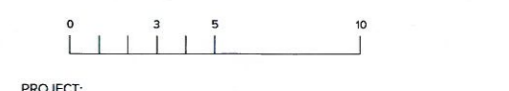
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	03/08/2016	AMENDED LANDSCAPE
C	19/08/2016	ISSUE FOR TOWNPLANNING - RESPONSE TO COUNCIL COMMENTS



APARTMENT TYPE LEGEND	SERVICES LEGEND
<ul style="list-style-type: none"> 1B-1B 2B-1B 2B-2B 3B-2B PENTHOUSE 2B TOWNHOUSE 3B TOWNHOUSE BALCONY CIRCULATION / SERVICES 	<ul style="list-style-type: none"> E1 SUBSTATION E2 MAIN SWITCHROOM E3 ELECTRICAL RISER CUPBOARD E4 COMMS CUPBOARD F1 MFB HYDRANT AND SPRINKLER BOOSTER ASSEMBLY F2 FIRE PUMP ROOM F3 FIRE STORAGE TANK F4 FIRE INDICATOR PANEL H1 AUTHORITY WATER METER H2 COLD WATER METER H3 DOMESTIC HOT WATER PLANT H4 DOMESTIC COLD WATER BOOST SYSTEM AND TANK M1 CARPARK EXHAUST RISER M2 STAIR PRESSURISATION RISER M3 STAIR PRESSURISATION RELIEF RISER M4 GAS RISER M5 CORRIDOR SUPPLY AIR



PROJECT:
Proposed development
 9-11 Williamsons road, Doncaster

DRAWING TITLE:
Level ground

DATE: MARCH 2016 JOB N°: 36023

SCALE: 1:125 @ A1 - 1:250 @ A3 REVISION N°: C

DRAWN BY: SA

CHECKED BY: GM

DRAWING STATUS: DRAWING N°:
Townplanning **TP-2.04**

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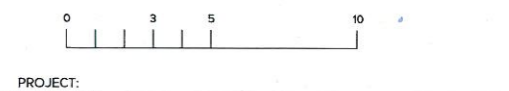
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C	19/08/2016	ISSUE FOR TOWNPLANNING - RESPONSE TO COUNCIL COMMENTS



APARTMENT TYPE LEGEND	SERVICES LEGEND
<ul style="list-style-type: none"> 1B-1B 2B-1B 2B-2B 3B-2B PENTHOUSE 2B TOWNHOUSE 3B TOWNHOUSE BALCONY CIRCULATION / SERVICES 	<ul style="list-style-type: none"> E1 SUBSTATION E2 MAIN SWITCHROOM E3 ELECTRICAL RISER CUPBOARD E4 COMMS CUPBOARD F1 MFB HYDRANT AND SPRINKLER BOOSTER ASSEMBLY F2 FIRE PUMP ROOM F3 FIRE STORAGE TANK F4 FIRE INDICATOR PANEL H1 AUTHORITY WATER METER H2 COLD WATER METER H3 DOMESTIC HOT WATER PLANT H4 DOMESTIC COLD WATER BOOST SYSTEM AND TANK M1 CARPARK EXHAUST RISER M2 STAIR PRESSURISATION RISER M3 STAIR PRESSURISATION RELIEF RISER M4 GAS RISER M5 CORRIDOR SUPPLY AIR



PROJECT:
 Proposed development
 9-11 Williamsons road, Doncaster

DRAWING TITLE:
 Level 01

DATE: MARCH 2016 JOB N°: 36023
 SCALE: 1:125 @ A1 - 1:250 @ A3 REVISION N°: C

DRAWN BY: SA
 CHECKED BY: GM

DRAWING STATUS: DRAWING N°:
 Townplanning TP-2.05

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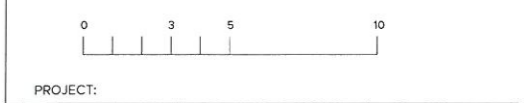
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C	19/08/2016	ISSUE FOR TOWNPLANNING - RESPONSE TO COUNCIL COMMENTS



APARTMENT TYPE LEGEND	SERVICES LEGEND
<ul style="list-style-type: none"> BEDROOMS BATHROOMS AREA 	<ul style="list-style-type: none"> E1 SUBSTATION E2 MAIN SWITCHROOM E3 ELECTRICAL RISER CUPBOARD E4 COMMS CUPBOARD F1 MFB HYDRANT AND SPRINKLER BOOSTER ASSEMBLY F2 FIRE PUMP ROOM F3 FIRE STORAGE TANK F4 FIRE INDICATOR PANEL H1 AUTHORITY WATER METER H2 COLD WATER METER H3 DOMESTIC HOT WATER PLANT H4 DOMESTIC COLD WATER BOOST SYSTEM AND TANK M1 CARPARK EXHAUST RISER M2 STAIR PRESSURISATION RISER M3 STAIR PRESSURISATION RELIEF RISER M4 GAS RISER M5 CORRIDOR SUPPLY AIR



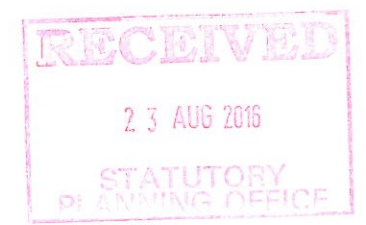
Proposed development		
9-11 Williamsons road, Doncaster		
DRAWING TITLE:		
Level 02		
DATE: MARCH 2016	JOB N°: 36023	
SCALE: 1:125 @ A1 - 1:250 @ A3	REVISION N°: C	
DRAWN BY: SA		
CHECKED BY: GM		
DRAWING STATUS:	DRAWING N°:	
Townplanning	TP-2.06	



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C	19/08/2016	ISSUE FOR TOWNPLANNING - RESPONSE TO COUNCIL COMMENTS



APARTMENT TYPE LEGEND	SERVICES LEGEND
BEDROOMS	E1 SUBSTATION
BATHROOMS	E2 MAIN SWITCHROOM
AREA	E3 ELECTRICAL RISER CUPBOARD
1B-1B	E4 COMMS CUPBOARD
2B-1B	F1 MFB HYDRANT AND SPRINKLER BOOSTER ASSEMBLY
2B-2B	F2 FIRE PUMP ROOM
3B-2B	F3 FIRE STORAGE TANK
PENTHOUSE	F4 FIRE INDICATOR PANEL
2B TOWNHOUSE	H1 AUTHORITY WATER METER
3B TOWNHOUSE	H2 COLD WATER METER
BALCONY	H3 DOMESTIC HOT WATER PLANT
CIRCULATION / SERVICES	H4 DOMESTIC COLD WATER BOOST SYSTEM AND TANK
	M1 CARPARK EXHAUST RISER
	M2 STAIR PRESSURISATION RISER
	M3 STAIR PRESSURISATION RELIEF RISER
	M4 GAS RISER
	M5 CORRIDOR SUPPLY AIR



PROJECT:
 Proposed development
 9-11 Williamson's road, Doncaster

DRAWING TITLE:
 Level 03

DATE: MARCH 2016 JOB N°: 36023

SCALE: 1:125 @ A1 - 1:250 @ A3 REVISION N°: C

DRAWN BY: SA

CHECKED BY: GM

DRAWING STATUS: DRAWING N°:
 Townplanning TP-2.07

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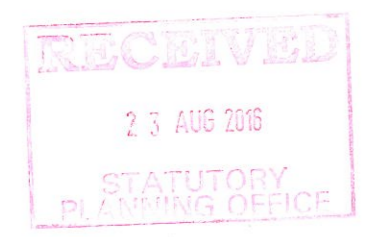
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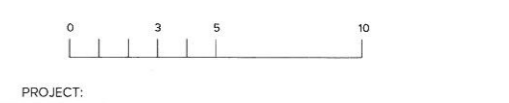
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C	19/08/2016	ISSUE FOR TOWNPLANNING - RESPONSE TO COUNCIL COMMENTS



APARTMENT TYPE LEGEND	SERVICES LEGEND
BEDROOMS	E1 SUBSTATION
BATHROOMS	E2 MAIN SWITCHROOM
AVEA	E3 ELECTRICAL RISER CUPBOARD
1B-1B	E4 COMMS CUPBOARD
2B-1B	F1 MFB HYDRANT AND SPRINKLER BOOSTER ASSEMBLY
2B-2B	F2 FIRE PUMP ROOM
3B-2B	F3 FIRE STORAGE TANK
PENTHOUSE	F4 FIRE INDICATOR PANEL
2B TOWNHOUSE	H1 AUTHORITY WATER METER
3B TOWNHOUSE	H2 COLD WATER METER
BALCONY	H3 DOMESTIC HOT WATER PLANT
CIRCULATION / SERVICES	H4 DOMESTIC COLD WATER PLANT BOOST SYSTEM AND TANK
	M1 CARPARK EXHAUST RISER
	M2 STAIR PRESSURISATION RISER
	M3 STAIR PRESSURISATION RELIEF RISER
	M4 GAS RISER
	M5 CORRIDOR SUPPLY AIR



PROJECT: Proposed development 9-11 Williamsons road, Doncaster	
DRAWING TITLE: Level 04	
DATE: MARCH 2016	JOB N°: 36023
SCALE: 1:125 @ A1 - 1:250 @ A3	REVISION N°: C
DRAWN BY: SA	
CHECKED BY: GM	
DRAWING STATUS: Townplanning	DRAWING N°: TP-2.08

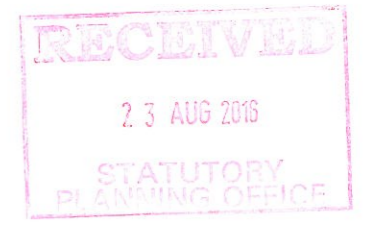
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APARTMENT TYPE LEGEND	SERVICES LEGEND
BEDROOMS	E1 SUBSTATION
BATHROOMS	E2 MAIN SWITCHROOM
AREA	E3 ELECTRICAL RISER CUPBOARD
1B-1B	E4 COMMS CUPBOARD
2B-1B	F1 MFB HYDRANT AND SPRINKLER BOOSTER ASSEMBLY
2B-2B	F2 FIRE PUMP ROOM
2B-2B	F3 FIRE STORAGE TANK
3B-2B	F4 FIRE INDICATOR PANEL
PENTHOUSE	H1 AUTHORITY WATER METER
2B TOWNHOUSE	H2 COLD WATER METER
3B TOWNHOUSE	H3 DOMESTIC HOT WATER PLANT
BALCONY	H4 DOMESTIC COLD WATER BOOST SYSTEM AND TANK
CIRCULATION / SERVICES	M1 CARPARK EXHAUST RISER
	M2 STAIR PRESSURISATION RELIEF RISER
	M3 STAIR PRESSURISATION RELIEF RISER
	M4 GAS RISER
	M5 CORRIDOR SUPPLY AIR



PROJECT:

Proposed development
 9-11 Williams road, Doncaster

DRAWING TITLE:
 Level 05

DATE: MARCH 2016 JOB N°: 36023

SCALE: 1:125 @ A1 - 1:250 @ A3 REVISION N°: C

DRAWN BY: SA

CHECKED BY: GM

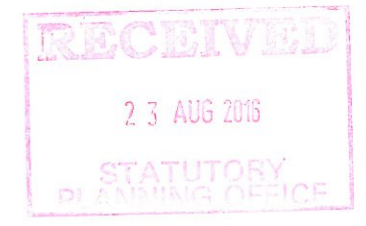
DRAWING STATUS: DRAWING N°:
 Townplanning TP-2.09

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REV	DATE	DESCRIPTION
A	11/04/2016	ISSUE FOR TOWNPLANNING
B	06/05/2016	29/04/2016 RFI RESPONSE
C	19/08/2016	ISSUE FOR TOWNPLANNING - RESPONSE TO COUNCIL COMMENTS



APARTMENT TYPE LEGEND	SERVICES LEGEND
<ul style="list-style-type: none"> 1B-1B 2B-1B 2B-2B 2B-2B 3B-2B PENTHOUSE 2B TOWNHOUSE 3B TOWNHOUSE BALCONY CIRCULATION / SERVICES 	<ul style="list-style-type: none"> E1 SUBSTATION E2 MAIN SWITCHROOM E3 ELECTRICAL RISER CUPBOARD E4 COMMS CUPBOARD F1 MFB HYDRANT AND SPRINKLER BOOSTER ASSEMBLY F2 FIRE PUMP ROOM F3 FIRE STORAGE TANK F4 FIRE INDICATOR PANEL H1 AUTHORITY WATER METER H2 COLD WATER METER H3 DOMESTIC HOT WATER PLANT H4 DOMESTIC COLD WATER BOOST SYSTEM AND TANK M1 CARPARK EXHAUST RISER M2 STAIR PRESSURISATION RELIEF RISER M3 STAIR PRESSURISATION RELIEF RISER M4 GAS RISER M5 CORRIDOR SUPPLY AIR



PROJECT:

Proposed development
 9-11 Williamsons road, Doncaster

DRAWING TITLE:

Level 06

DATE: MARCH 2016 JOB N°: 36023

SCALE: 1:125 @ A1 - 1:250 @ A3 REVISION N°: C

DRAWN BY: SA

CHECKED BY: GM

DRAWING STATUS: DRAWING N°:

Townplanning TP-2.10

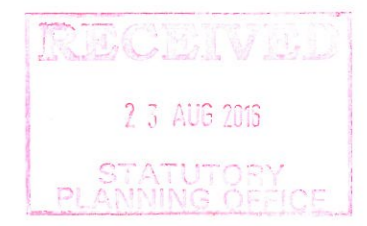
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REV	DATE	DESCRIPTION
A	11/04/2016	ISSUE FOR TOWNPLANNING
B	06/05/2016	29/04/2016 RFI RESPONSE
C	19/08/2016	ISSUE FOR TOWNPLANNING - RESPONSE TO COUNCIL COMMENTS



APARTMENT TYPE LEGEND	SERVICES LEGEND
BERYCIUMS	E1 SUBSTATION
BATHROOMS	E2 MAIN SWITCHROOM
AREA	E3 ELECTRICAL RISER CUPBOARD
1B-1B	E4 COMMS CUPBOARD
2B-1B	F1 MFB HYDRANT AND SPRINKLER BOOSTER ASSEMBLY
2B-2B	F2 FIRE PUMP ROOM
3B-2B	F3 FIRE STORAGE TANK
PENTHOUSE	F4 FIRE INDICATOR PANEL
2B TOWNHOUSE	H1 AUTHORITY WATER METER
3B TOWNHOUSE	H2 COLD WATER METER
BALCONY	H3 DOMESTIC HOT WATER PLANT
CIRCULATION / SERVICES	H4 DOMESTIC COLD WATER BOOST SYSTEM AND TANK
	M1 CARPARK EXHAUST RISER
	M2 STAIR PRESSURISATION RISER
	M3 STAIR PRESSURISATION RELIEF RISER
	M4 GAS RISER
	M5 CORRIDOR SUPPLY AIR



PROJECT:
 Proposed development
 9-11 Williamsons road, Doncaster

DRAWING TITLE:
 Level 07

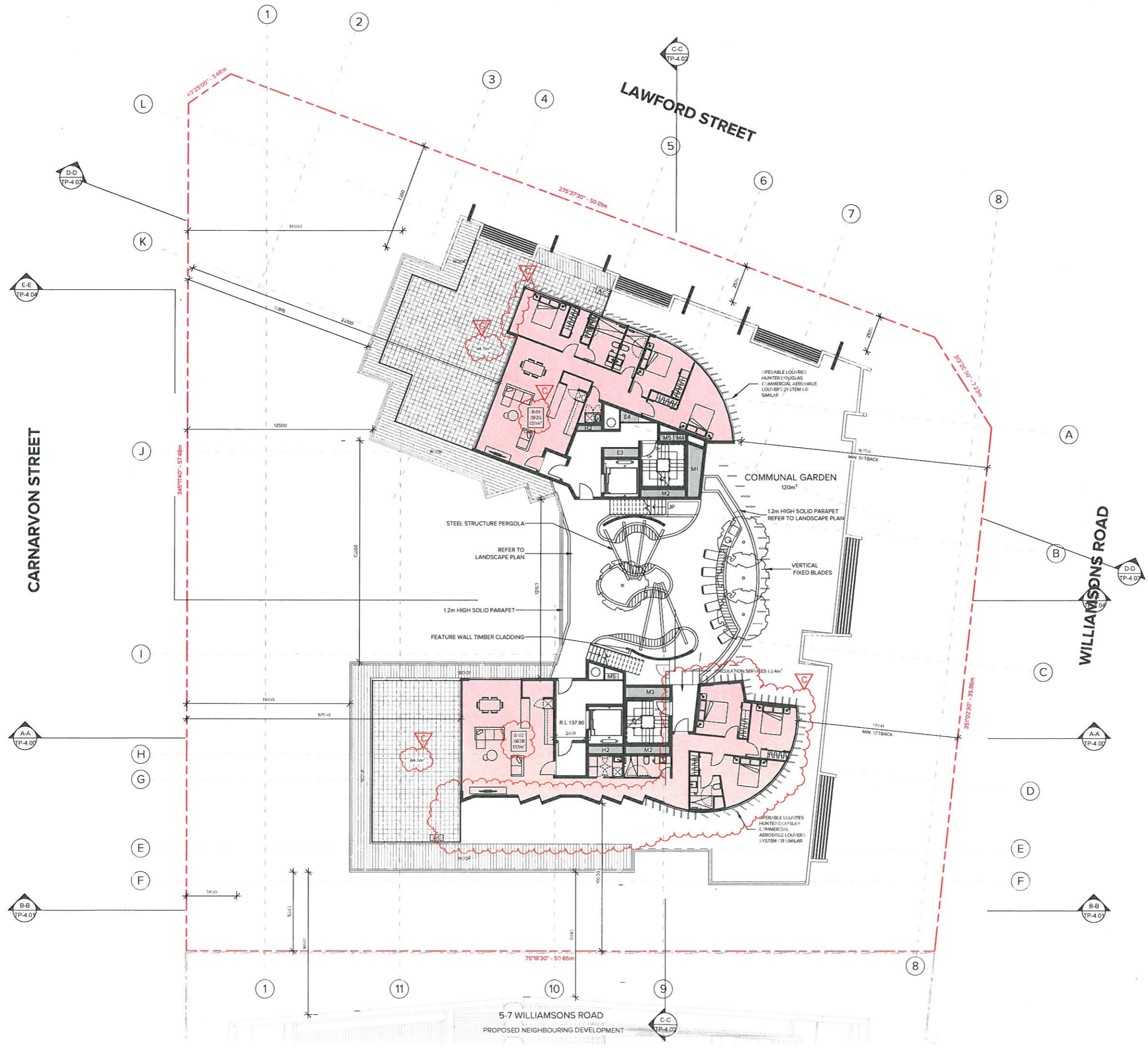
DATE: MARCH 2016 **JOB N°:** 36023

SCALE: 1:125 @ A1 - 1:250 @ A3 **REVISION N°:** C

DRAWN BY: SA

CHECKED BY: GM

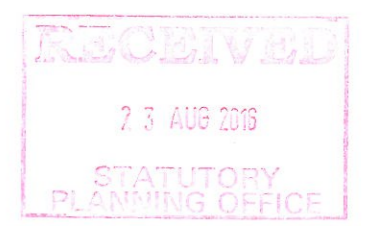
DRAWING STATUS: Townplanning **DRAWING N°:** TP-2.11



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REV	DATE	DESCRIPTION
A	11/04/2016	ISSUE FOR TOWNPLANNING
B	06/05/2016	29/04/2016 RFI RESPONSE
C	19/08/2016	ISSUE FOR TOWNPLANNING - RESPONSE TO COUNCIL COMMENTS



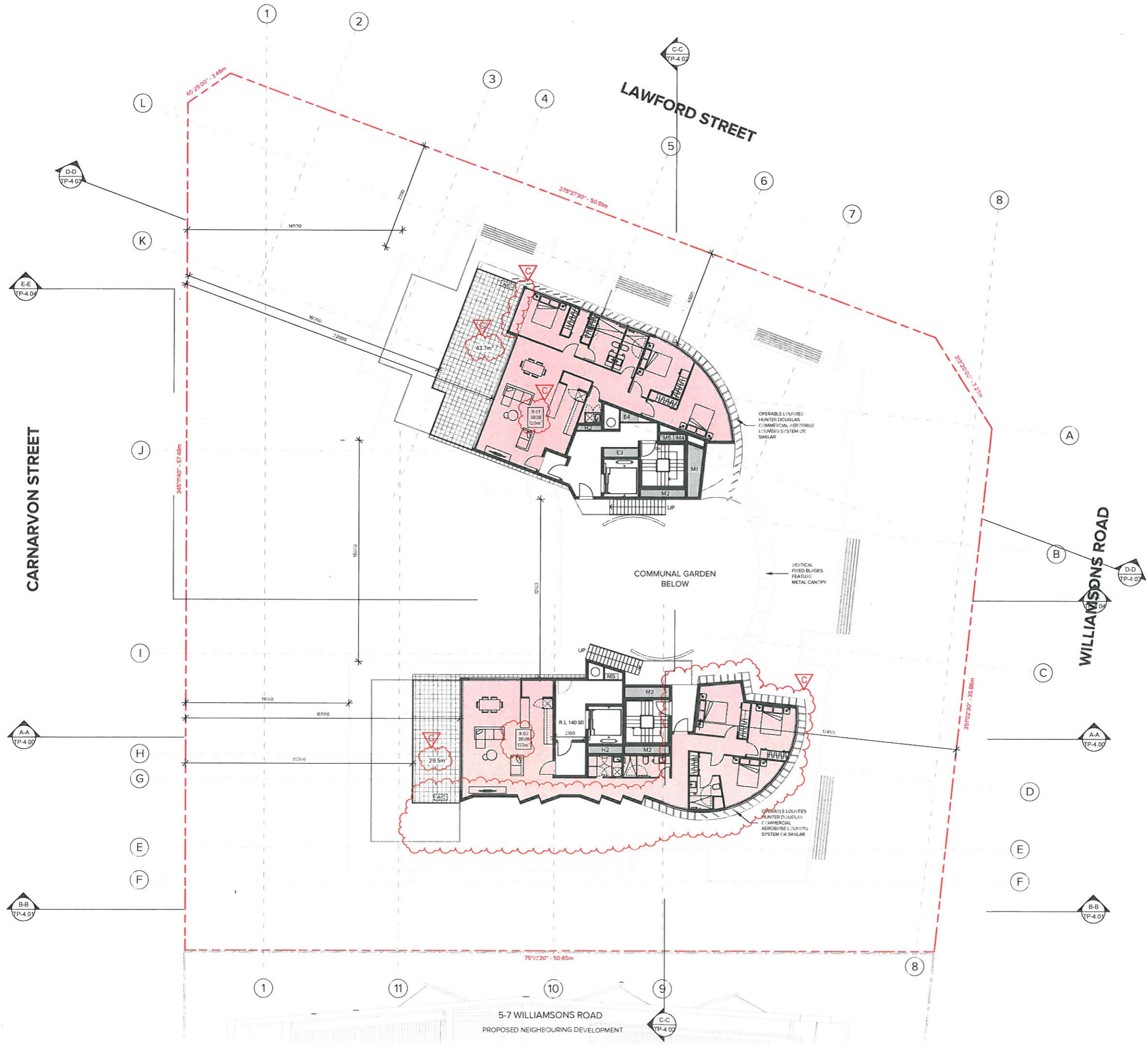
OVERALL ROOF AREA 2310.1 m²
 DESIGN ELEMENT FOOTPRINT AREA 345.9 m²
 DESIGN ELEMENT 14.9% OF DEVELOPMENT ROOF AREA

APARTMENT TYPE LEGEND	SERVICES LEGEND
<ul style="list-style-type: none"> BEDROOMS BATHROOMS AREA 	<ul style="list-style-type: none"> E1 SUBSTATION E2 MAIN SWITCHROOM E3 ELECTRICAL RISER CUPBOARD E4 COMMS CUPBOARD F1 MFB HYDRANT AND SPRINKLER BOOSTER ASSEMBLY F2 FIRE PUMP ROOM F3 FIRE STORAGE TANK F4 FIRE INDICATOR PANEL H1 AUTHORITY WATER METER H2 COLD WATER METER H3 DOMESTIC HOT WATER PLANT H4 DOMESTIC COLD WATER BOOST SYSTEM AND TANK M1 CARPARK EXHAUST RISER M2 STAIR PRESSURISATION RISER M3 STAIR PRESSURISATION RELIEF RISER M4 GAS RISER M5 CORRIDOR SUPPLY AIR



PROJECT:
 Proposed development
 9-11 Williamsons road, Doncaster

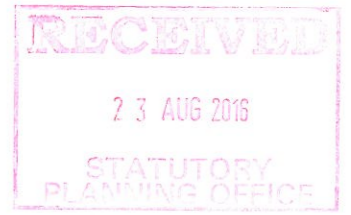
DRAWING TITLE:
 Level 08
 DATE: MARCH 2016 JOB N°: 36023
 SCALE: 1:125 @ A1 - 1:250 @ A3 REVISION N°: C
 DRAWN BY: SA
 CHECKED BY: GM
 DRAWING STATUS: Townplanning DRAWING N°: TP-2.12



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REV	DATE	DESCRIPTION
A	11/04/2016	ISSUE FOR TOWNPLANNING
B	06/05/2016	29/04/2016 RFI RESPONSE
C	19/08/2016	ISSUE FOR TOWNPLANNING - RESPONSE TO COUNCIL COMMENTS



APARTMENT TYPE LEGEND	SERVICES LEGEND
<ul style="list-style-type: none"> BEDROOMS BATHROOMS KITCHEN LIVING AREA 	<ul style="list-style-type: none"> E1 SUBSTATION E2 MAIN SWITCHROOM E3 ELECTRICAL RISER CUPBOARD E4 COMMS CUPBOARD F1 MFB HYDRANT AND SPRINKLER BOOSTER ASSEMBLY F2 FIRE PUMP ROOM F3 FIRE STORAGE TANK F4 FIRE INDICATOR PANEL H1 AUTHORITY WATER METER H2 COLD WATER METER H3 DOMESTIC HOT WATER PLANT H4 DOMESTIC COLD WATER BOOST SYSTEM AND TANK M1 CARPARK EXHAUST RISER M2 STAIR PRESSURISATION RISER M3 STAIR PRESSURISATION RELIEF RISER M4 GAS RISER M5 CORRIDOR SUPPLY AIR



PROJECT:

Proposed development
 9-11 Williamsons road, Doncaster

DRAWING TITLE:

Level 09

DATE: MARCH 2016 JOB N°: 36023

SCALE: 1:125 @ A1 - 1:250 @ A3 REVISION N°: C

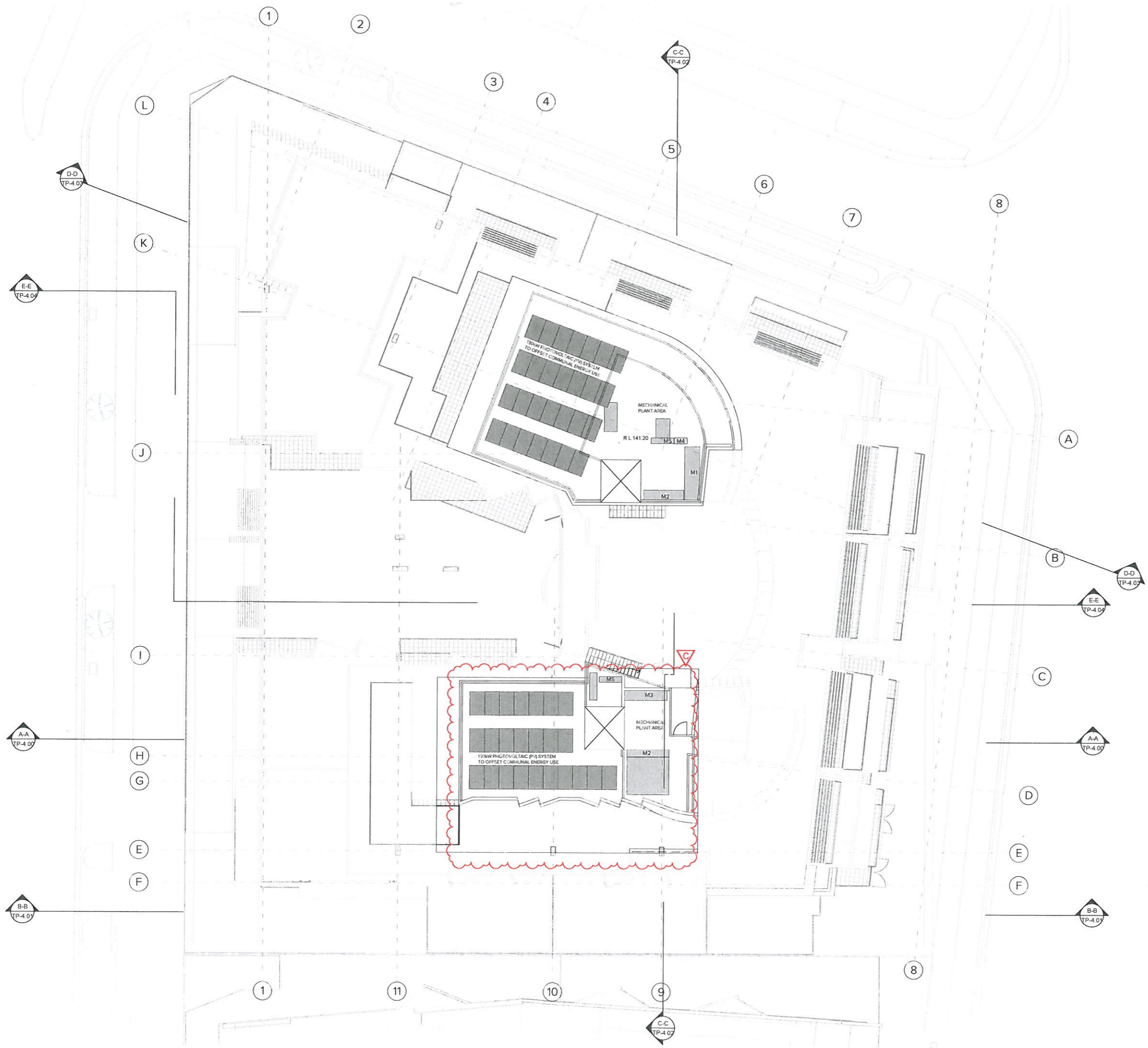
DRAWN BY: SA

CHECKED BY: GM

DRAWING STATUS: TOWNPLANNING DRAWING N°:

Townplanning TP-2.13

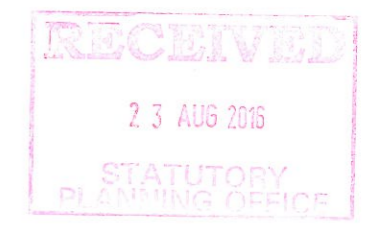
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A	06/05/2016	29/04/2016 RFI RESPONSE
C	19/08/2016	ISSUE FOR TOWNPLANNING - RESPONSE TO COUNCIL COMMENTS



L8 ROOF AREA 700 m²
 ROOF SPACE OCCUPIED BY SERVICES 300m²
 SERVICES AREA 42.8% OF L8 ROOF AREA

APARTMENT TYPE LEGEND	SERVICES LEGEND
<ul style="list-style-type: none"> 1B-1B 2B-1B 2B-2B 3B-2B PENTHOUSE 2B TOWNHOUSE 3B TOWNHOUSE BALCONY CIRCULATION / SERVICES 	<ul style="list-style-type: none"> E1 SUBSTATION E2 MAIN SWITCHROOM E3 ELECTRICAL RISER CUPBOARD E4 COMMIS CUPBOARD F1 MFB HYDRANT AND SPRINKLER BOOSTER ASSEMBLY F2 FIRE PUMP ROOM F3 FIRE STORAGE TANK F4 FIRE INDICATOR PANEL H1 AUTHORITY WATER METER H2 COLD WATER METER H3 DOMESTIC HOT WATER PLANT H4 DOMESTIC COLD WATER BOOST SYSTEM AND TANK M1 CARPARK EXHAUST RISER M2 STAIR PRESSURISATION RELIEF RISER M3 STAIR PRESSURISATION RELIEF RISER M4 GAS RISER M5 CORRIDOR SUPPLY AIR



PROJECT:
 Proposed development
 9-11 Williamsons road, Doncaster

DRAWING TITLE:
 Level roof

DATE: MARCH 2016 JOB N°: 36023

SCALE: 1:125 @ A1 - 1:250 @ A3 REVISION N°: C

DRAWN BY: SA

CHECKED BY: GM

DRAWING STATUS: DRAWING N°:
 Townplanning TP-2.14

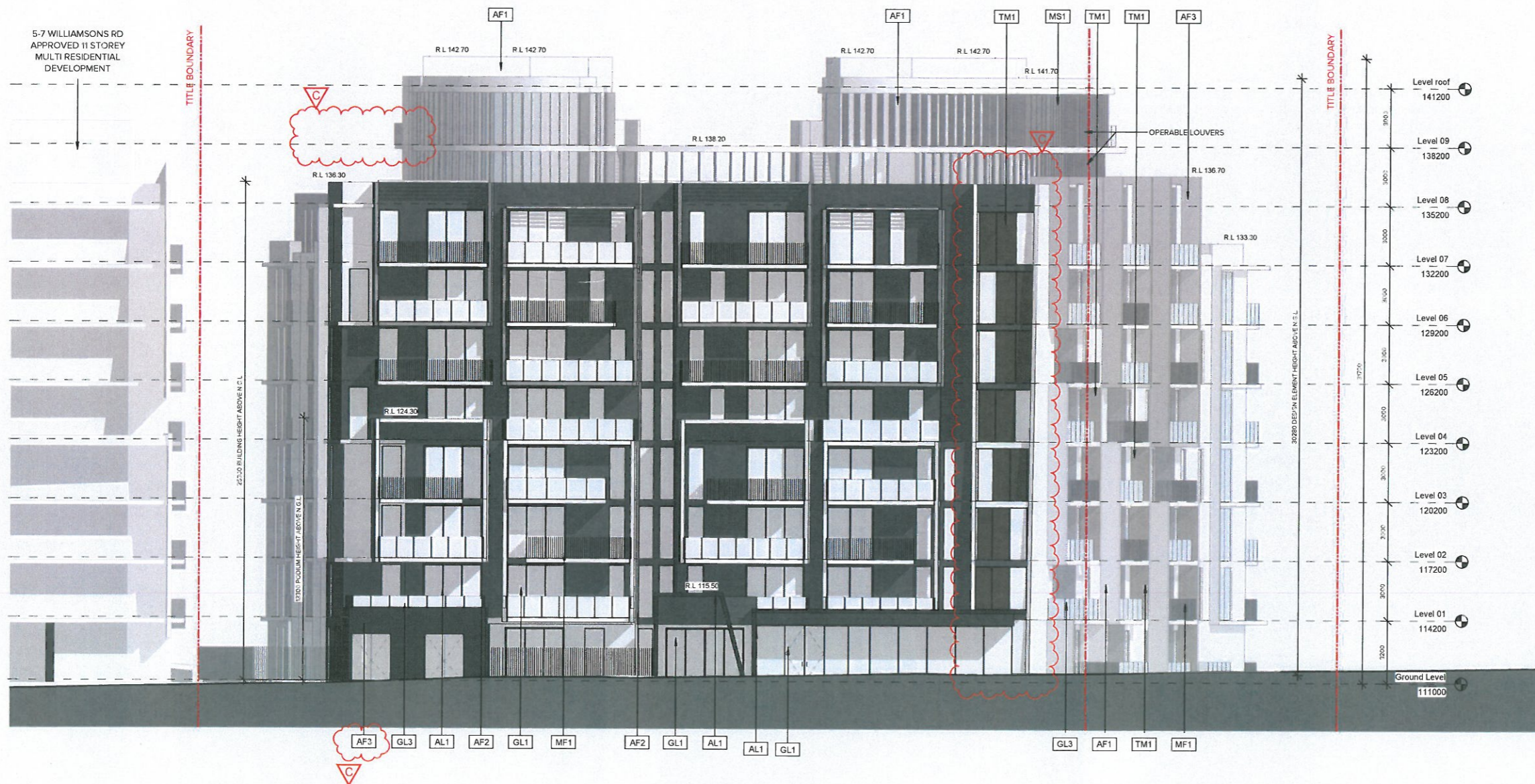
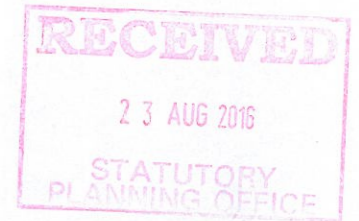
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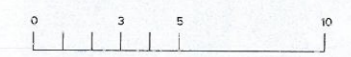
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REV	DATE	DESCRIPTION
	11/04/2016	ISSUE FOR TOWNPLANNING
A	06/05/2016	29/04/2016 RFI RESPONSE
B	19/05/2016	FURTHER INFORMATION & LIFT OVERRUN REDUCED
C	19/08/2016	ISSUE FOR TOWNPLANNING - RESPONSE TO COUNCIL COMMENTS



- AF1 RENDEROC FC CONCRETE FINISH, COLOUR WHITE
- AF2 RENDEROC FC CONCRETE FINISH, COLOUR CHARCOAL
- AF3 PROPOSED METAL FRAMES, FEATURE FINIS, LOUVRES AND CANOPIES, COLOUR CHARCOAL
- AL1 FACE BRICKWORK, CERAMIC GLAZED, COLOUR BLUE/GREY
- BRI PRECAST CONCRETE, COLOUR LIGHT GREY
- CF1 PRECAST CONCRETE, COLOUR DARK GREY
- CF2 PROPOSED GLAZING SYSTEM, ALUMINIUM FRAMING SECTIONS, CHARCOAL POWDERCOAT FINISH WITH CLEAR GLAZED INFIL PANELS, COLOUR LIGHT GREY
- GL1 OPAQUE PRIVACY GLASS SCREEN
- GL2 PROPOSED GLASS BALUSTRADE
- GL3 SELECTED METAL FINIS TO BALUSTRADES, COLOUR CHARCOAL
- MF1 PERFORATED METAL SCREEN, COLOUR LIGHT GREY
- TM1 TIMBER LOOK CLADDING, INWOOD OR SIMILAR



PROJECT:

Proposed development
9-11 Williamsons road, Doncaster

DRAWING TITLE:

East elevation

DATE: MARCH 2016 JOB N°: 36023

SCALE: 1:125 @ A1 - 1:250 @ A3 REVISION N°: C

DRAWN BY: SA

CHECKED BY: GM

DRAWING STATUS: DRAWING N°:

Townplanning TP-3.00

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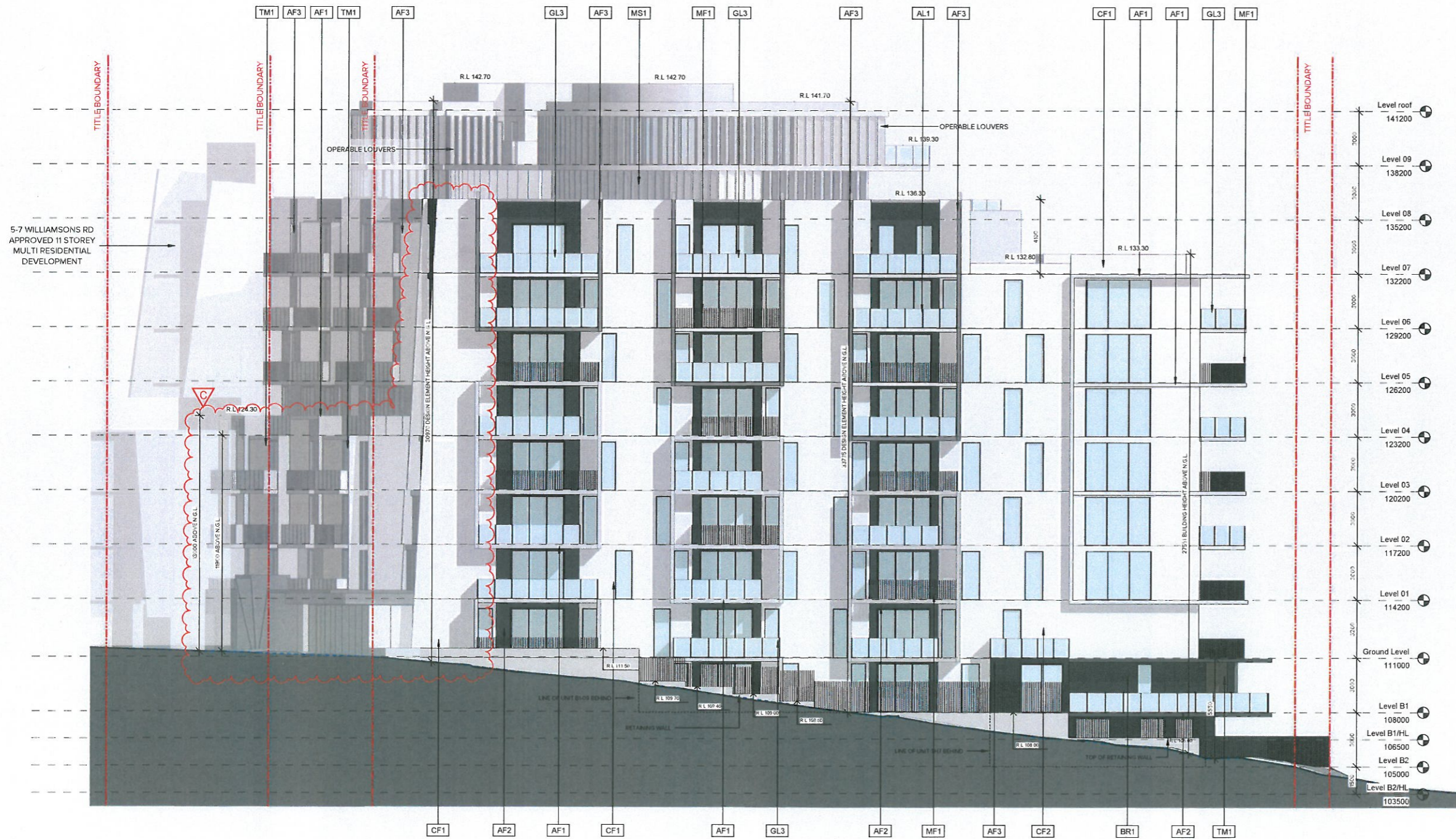
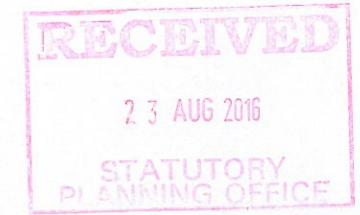
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B	19/05/2016	FURTHER INFORMATION & LIFT OVERRUN REDUCED
C	19/08/2016	ISSUE FOR TOWNPLANNING - RESPONSE TO COUNCIL COMMENTS



FINISHES LEGEND

- AF1 RENDEROC FC CONCRETE FINISH COLOUR WHITE
- AF2 RENDEROC FC CONCRETE FINISH COLOUR CHARCOAL
- AF3
- AL1 PROPOSED METAL FRAMES, FEATURE FINIS, LOUVRES AND CANOPIES COLOUR CHARCOAL
- BR1 FACE BRICKWORK, CERAMIC GLAZED, COLOUR BLUE/GREY
- CF1 PRECAST CONCRETE COLOUR LIGHT GREY
- CF2 PRECAST CONCRETE COLOUR DARK GREY
- GL1 PROPOSED GLAZING SYSTEM ALUMINIUM FRAMING SECTIONS CHARCOAL POWDERCOAT FINISH WITH CLEAR GLAZED INFIL PANELS COLOUR LIGHT GREY
- GL2 OPAQUE PRIVACY GLASS SCREEN
- GL3 PROPOSED GLASS BALUSTRADE
- MF1 SELECTED METAL FINIS TO BALUSTRADES COLOUR CHARCOAL
- MS1 PERFORATED METAL SCREEN COLOUR LIGHT GREY
- TM1 TIMBER LOOK CLADDING, INWOOD OR SIMILAR



PROJECT:

Proposed development
9-11 Williamsons road, Doncaster

DRAWING TITLE:

North elevation

DATE: MARCH 2016 JOB N°: 36023

SCALE: 1:125 @ A1 - 1:250 @ A3 REVISION N°: C

DRAWN BY: SA

CHECKED BY: GM

DRAWING STATUS: DRAWING N°:

Townplanning TP-3.01

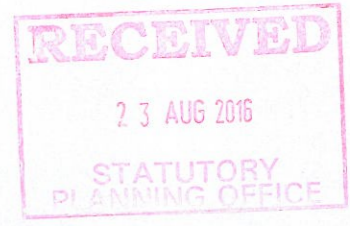


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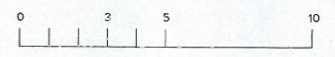
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REV	DATE	DESCRIPTION
A	11/04/2016	ISSUE FOR TOWNPLANNING
B	09/05/2016	29/04/2016 RFI RESPONSE
C	19/05/2016	FURTHER INFORMATION & LIFT OVERRUN REDUCED
D	18/08/2016	ISSUE FOR TOWNPLANNING - RESPONSE TO COUNCIL COMMENTS



FINISHES LEGEND

- AF1 RENDEROC FC CONCRETE FINISH, COLOUR WHITE
- AF2 RENDEROC FC CONCRETE FINISH, COLOUR CHARCOAL
- AF3
- AL1 PROPOSED METAL FRAMES, FEATURE FINIS, LOUVRES AND CANOPIES, COLOUR CHARCOAL
- BR1 FACE BRICKWORK, CERAMIC GLAZED, COLOUR BLUE/GREY
- CF1 PRECAST CONCRETE, COLOUR LIGHT GREY
- CF2 PRECAST CONCRETE, COLOUR DARK GREY
- GL1 PROPOSED GLAZING SYSTEM, ALUMINIUM FRAMING SECTIONS, CHARCOAL POWDERCOAT FINISH WITH CLEAR GLAZED INFIL PANELS, COLOUR LIGHT GREY
- GL2 OPAQUE PRIVACY GLASS SCREEN
- GL3 PROPOSED GLASS BALUSTRADE
- MF1 SELECTED METAL FINIS TO BALUSTRADES, COLOUR CHARCOAL
- MS1 PERFORATED METAL SCREEN, COLOUR LIGHT GREY
- TM1 TIMBER LOOK CLADDING, INWOOD OR SIMILAR



PROJECT:

Proposed development
 9-11 Williamsons road, Doncaster

DRAWING TITLE:

West elevation

DATE: MARCH 2016 JOB N°: 36023

SCALE: 1:125 @ A1 - 1:250 @ A3 REVISION N°: C

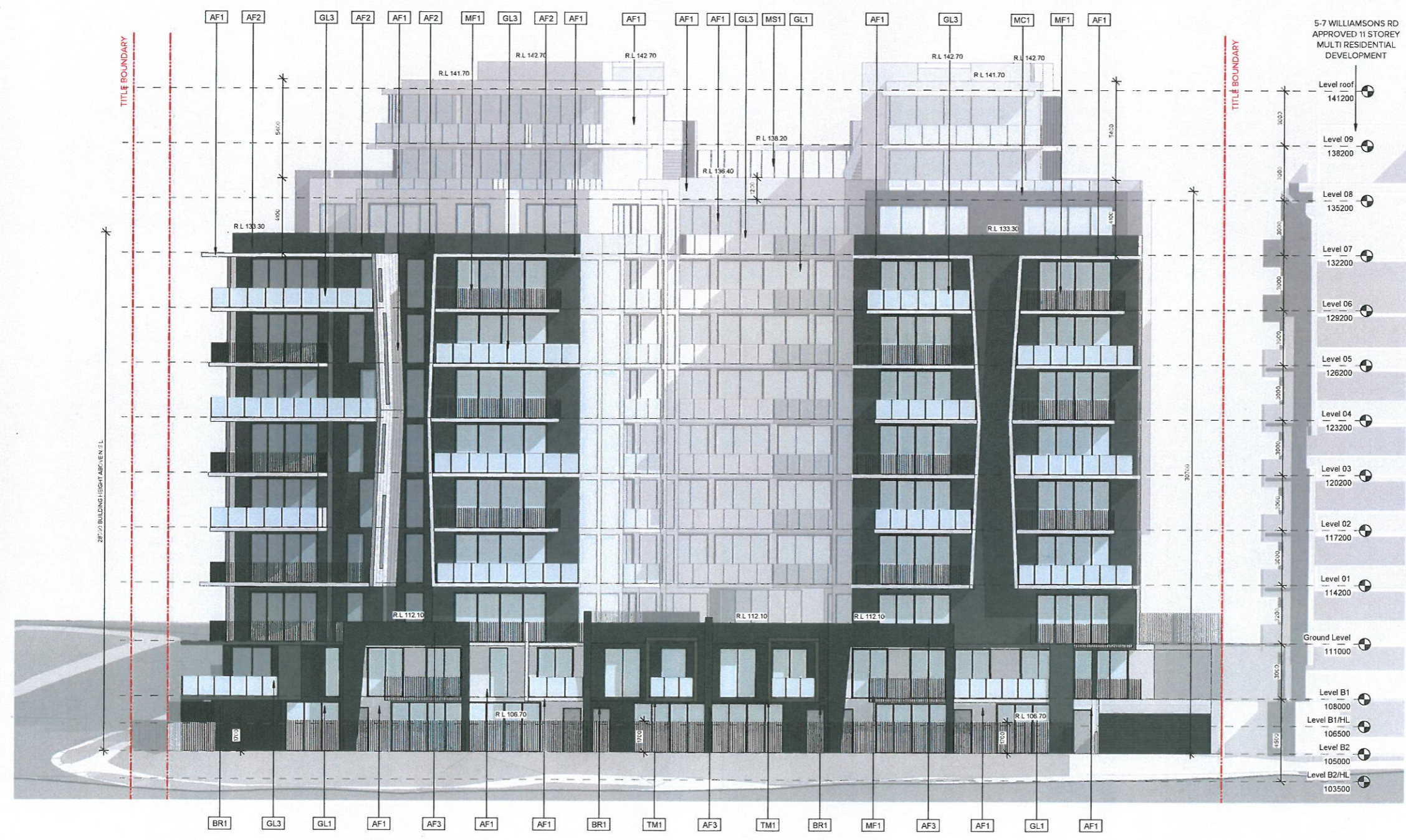
DRAWN BY: SA

CHECKED BY: GM

DRAWING STATUS: DRAWING N°:

Townplanning TP-3.02

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REV	DATE	DESCRIPTION
	11/04/2016	ISSUE FOR TOWNPLANNING
C	19/08/2016	ISSUE FOR TOWNPLANNING - RESPONSE TO COUNCIL COMMENTS
D	23/08/2016	UPDATED ARTIST'S VIEW



PROJECT:

Proposed development
9-11 Williamsons road, Doncaster

DRAWING TITLE:

Artist's view

DATE: MARCH 2016 JOB N°: 36023

SCALE: REVISION N°: D

DRAWN BY: TH

CHECKED BY: GM

DRAWING STATUS: DRAWING N°:

Townplanning TP-5.00



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REV	DATE	DESCRIPTION
	11/04/2016	ISSUE FOR TOWNPLANNING
C	19/08/2016	ISSUE FOR TOWNPLANNING - RESPONSE TO COUNCIL COMMENTS
D	23/08/2016	UPDATED ARTIST'S VIEW



PROJECT:

Proposed development
9-11 Williamsons road, Doncaster

DRAWING TITLE:

Artist's view

DATE: MARCH 2016 JOB N°: 36023

SCALE: REVISION N°: D

DRAWN BY: TH

CHECKED BY: GM

DRAWING STATUS: DRAWING N°:

Townplanning TP-5.01



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REV	DATE	DESCRIPTION
	11/04/2016	ISSUE FOR TOWNPLANNING
C	19/09/2016	ISSUE FOR TOWNPLANNING - RESPONSE TO COUNCIL COMMENTS
D	23/08/2016	UPDATED ARTIST'S VIEW



PROJECT:

Proposed development
 9-11 Williamsons road, Doncaster

DRAWING TITLE:

Artist's view

DATE: MARCH 2016 JOB N°: 36023

SCALE: REVISION N°: D

DRAWN BY: TH

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DRAWING STATUS: DRAWING N°:
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REV	DATE	DESCRIPTION
C	19/08/2016	ISSUE FOR TOWNPLANNING - RESPONSE TO COUNCIL COMMENTS
D	23/08/2016	UPDATED ARTIST'S VIEW



PROJECT:

Proposed development
9-11 Williamsons road, Doncaster

DRAWING TITLE:

Artit's view

DATE: MARCH 2016 JOB N°: 36023

SCALE: REVISION N°: D

DRAWN BY: TH

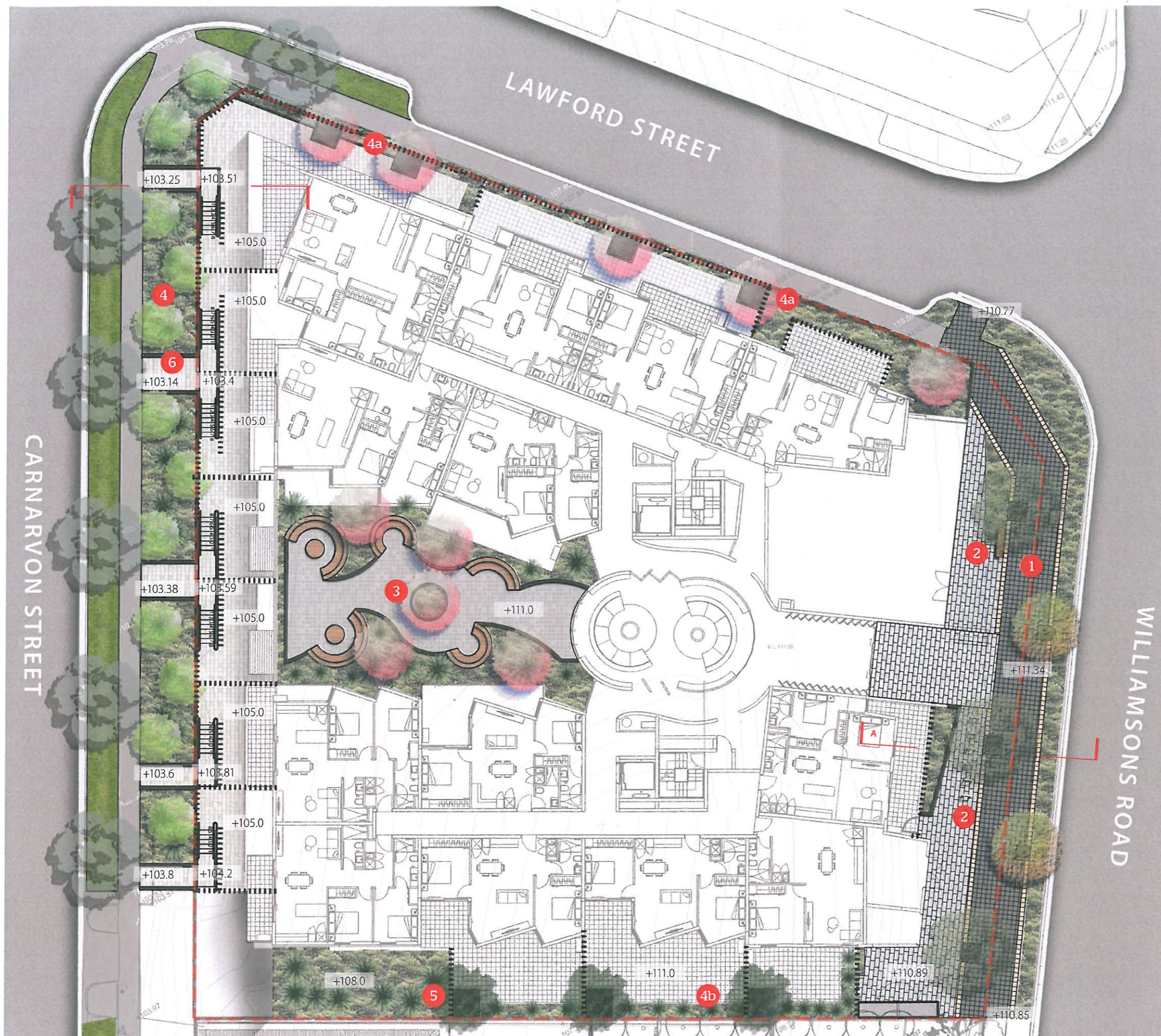
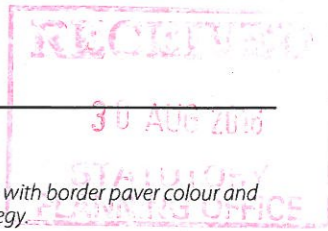
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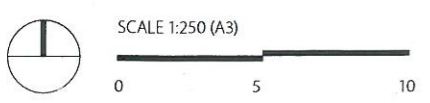
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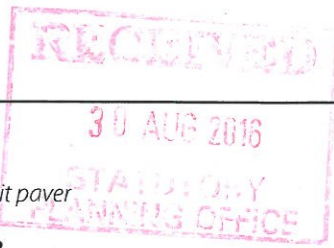
Legend

- 1 PEDESTRIAN PATH**
300 X 300mm unit paving with border paver colour and size to Doncaster Hill strategy.
- 2 ENTRY PLAZA**
7 no. visitors bicycle hoops & bench seat. Small planters to soften entrance.
- 3 CITY VIEW TERRACE**
Light coloured, unit paving, feature trees to provide shade, organic shaped planter to provide visual interest from above & circular timber seating for small groups of 2-6 people.
- 4 BUFFER PLANTING WEST**
Small - medium trees, native shrubs and grasses refer plant schedule (trees subject to power line clearance).
- 4a BUFFER PLANTING NORTH**
Trees and upright grasses eg. *Dietes grandiflora* & climbing plants eg. *Ficus pumila* to soften retaining walls.
- 4b BUFFER PLANTING SOUTH**
Small-medium shade tolerant trees in planters and strappy-leaf planting. eg. *Liriope muscari*, *Clivia miniata* and *Dinaella caerulea*
- 5 RAIN GARDEN**
60M² raingarden to ESD requirements, native shrubs and grasses refer plant schedule for details.
- 6 TOWNHOUSE ENTRIES**
Graded path from Carnarvon street to gate, Max gradient 1:14. Landing & steps up to private balcony within title boundary. Refer typical section A.

- DONCASTER HILL TREE TYPE 1**
Platanus 'Autumn Glory' at 15m spacings with tree grates to Doncaster Hill strategy
- DONCASTER HILL TREE TYPE 2**
Pyrus calleryana 'Chanticleer' at 15m spacings with tree grates to Doncaster Hill strategy
- FEATURE TREES**
Small, shade tree with seasonal variation eg. *Lagerstroemia indica* x *L. fauriei* 'Lipan'
- BUFFER TREES**
Existing trees in poor form to be replaced with new trees to council's satisfaction eg. *Pyrus calleryana* 'Capital'
- LOCAL STREET TREES**
Existing trees in poor form to be replaced with new trees to council's satisfaction eg. *Corymbia maculata* 'Little Mac'
- BUFFER TREES (SOUTH SIDE)**
Small tree to tolerate shade eg. *Elaeocarpus eumundii* 'Eumundi Quondong' or *Syzygium australe* 'Pinnacle'







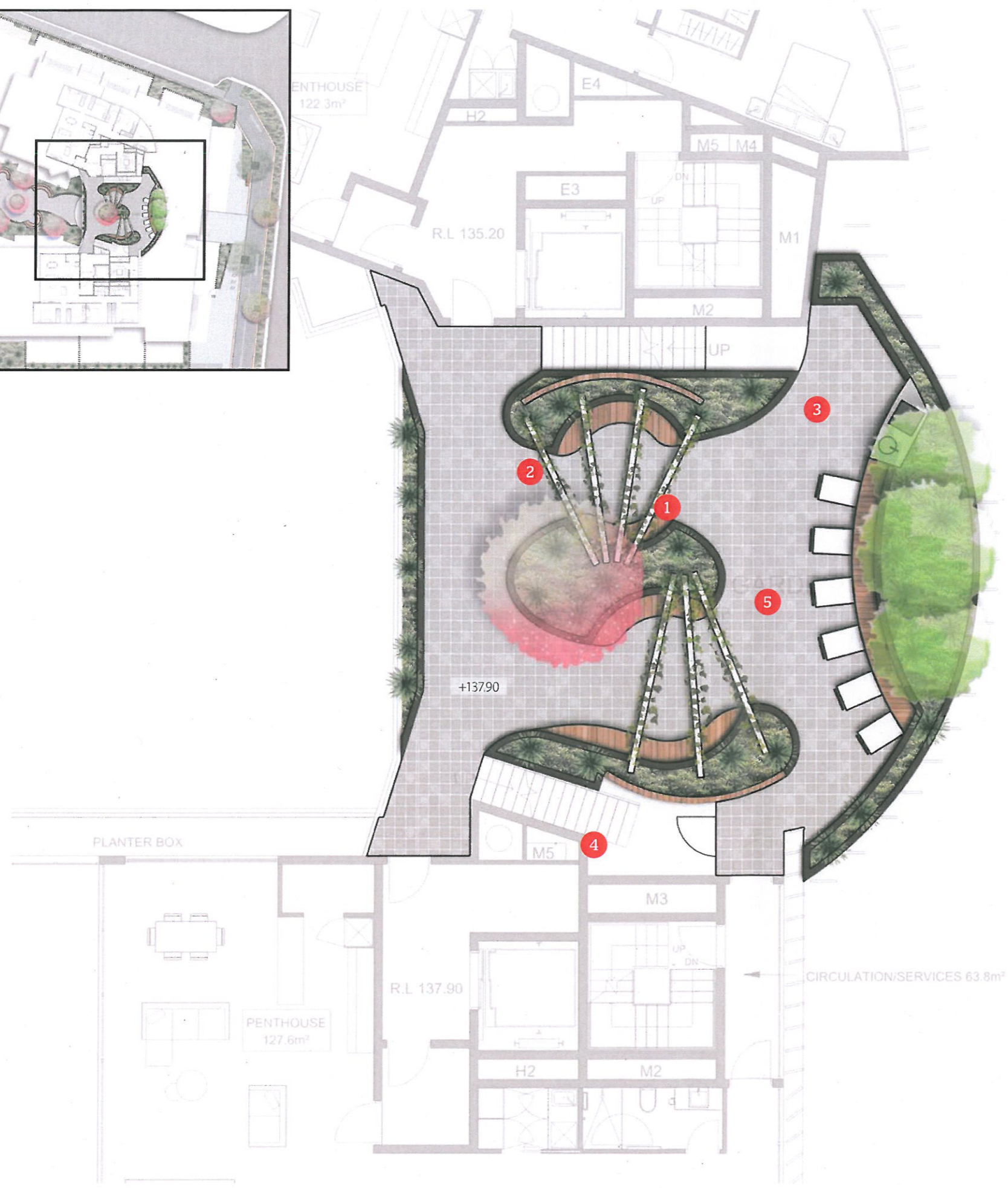
Streetscape Landscape Plan
9 - 11 Williamsons Road, Doncaster



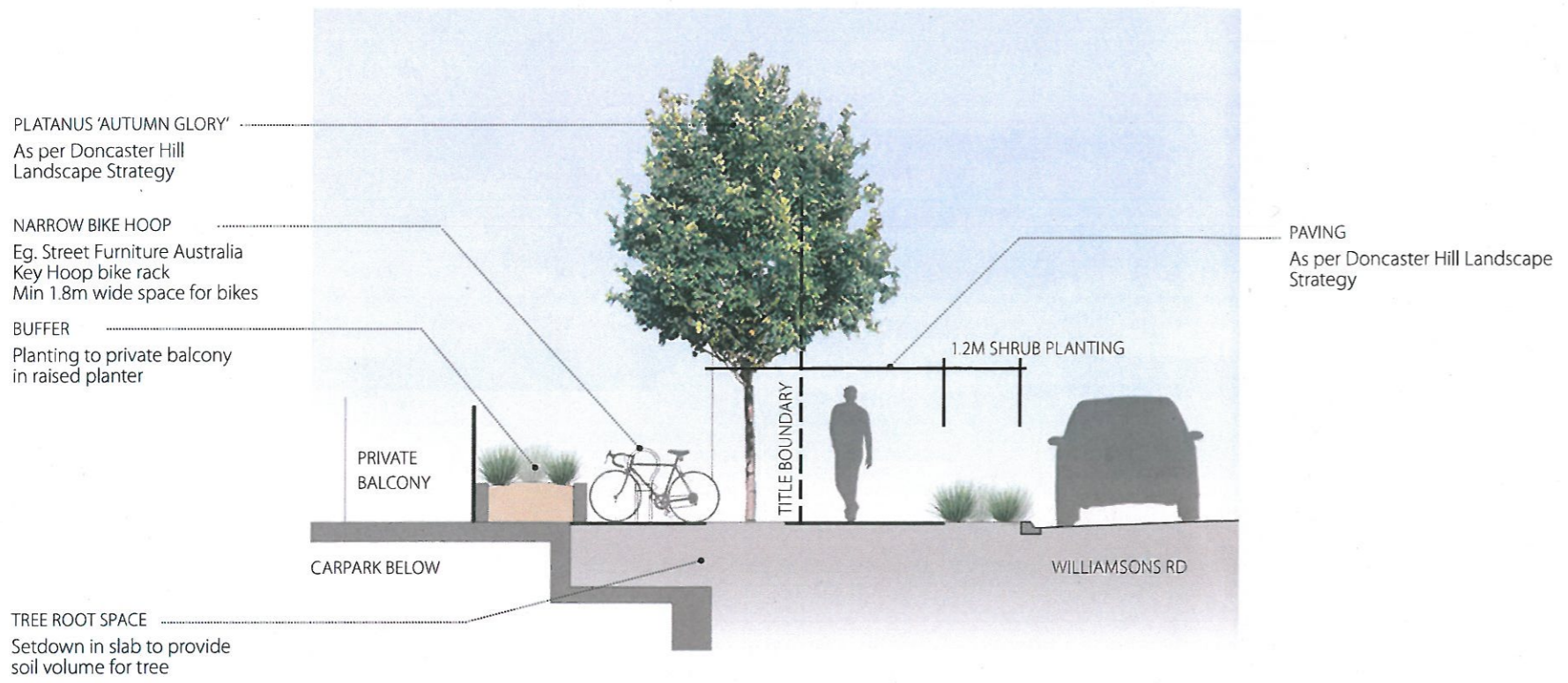
Legend

- 1 **UNIT PAVING**
Light coloured unit paver
- 2 **STEEL ARBOUR**
White steel arbour with creepers to provide shade & frame city views to west
- 3 **BBQ & SINK**
- 4 **STORAGE**
- 5 **OUTDOOR DINING AREA**
Inbuilt bench seat combined with loose furniture provides flexible seating for small groups

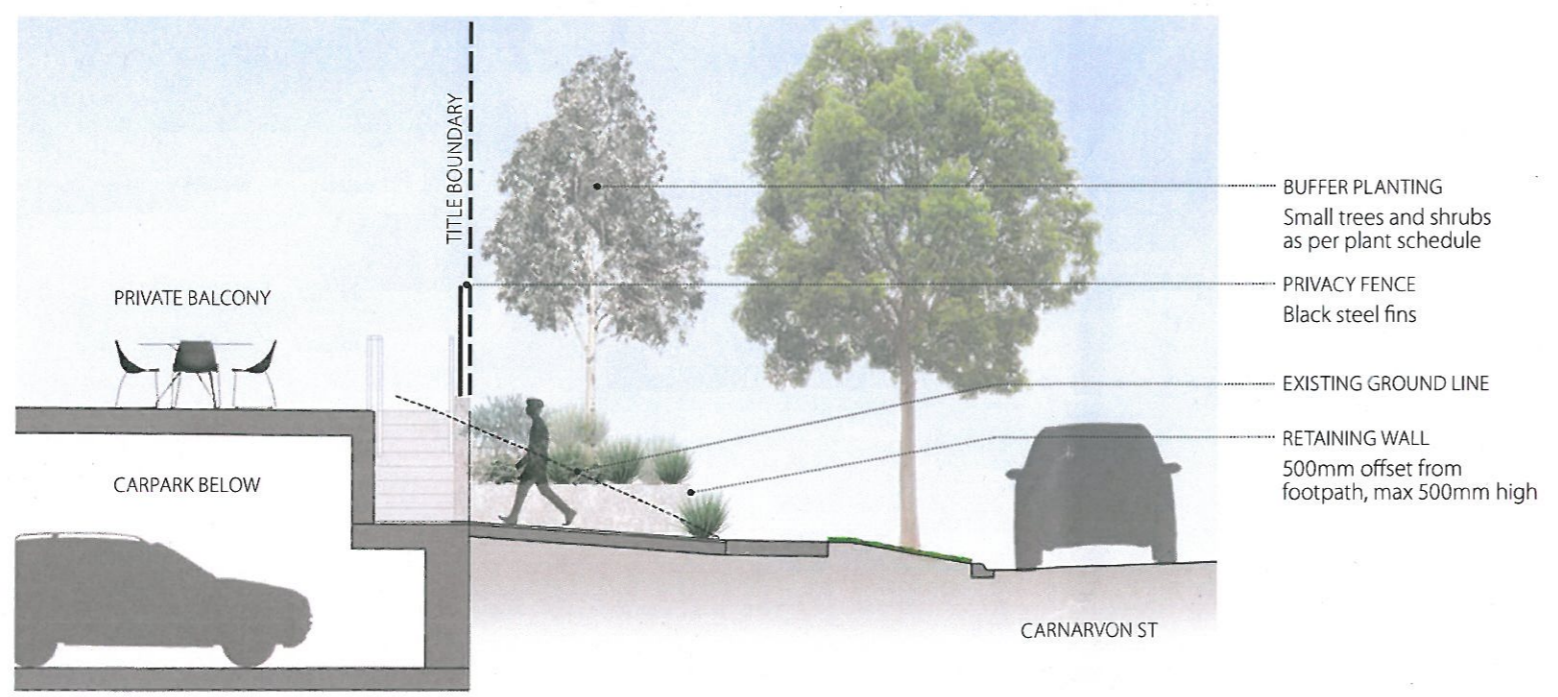
-  **RAISED PLANTER**
In situ concrete planters 700mm high with mounded soil to provide depth for trees.
-  **TIMBER BENCH SEATS**
Inbuilt, curved timber seats
-  **TERRACE TREES TYPE 2**
Lagerstroemia indica x L. fauriei 'Lipan'
-  **TERRACE TREES TYPE 1**
Magnolia 'Little Gem'



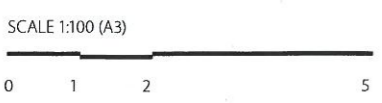
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SECTION A



SECTION B



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The proposed plant and materials palette was chosen with reference with the Doncaster Hill Strategy to ensure the public space blends in with the existing surrounds. Internally, a durable, light coloured paving on the terrace will withstand exposure to the elements, so it can be a versatile community space. Plants have been selected to be drought and wind tolerant whilst providing a high level of amenity and shade. In addition, suitable plants have been chosen to provide a screening buffer where appropriate. Along the Williamsons Road street frontage green, strappy grasses will be complimented by silver-grey foliage of Correas and Westringias. Whilst on the terrace Crepe Myrtles & a Hybrid Maple will provide shade in summer, solar access in winter and highlight the seasonal changes with foliage and flower colour. Plants to be selected from the indicative list below.

Plant Schedule

	Botanical Name	Common Name	Height	Spread	
Street Trees	<i>Corymbia maculata</i> 'Little Mac'	Dwarf Spotted Gum	18m	9m	
	<i>Platanus orientalis</i> var. <i>insularis</i>	Autumn Glory Plane	15m	10	
	<i>Pyrus calleryana</i> 'Chanticleer'	Chanticleer Pyrus	11m	6	
Podium Trees	<i>Lagerstroemia indica</i> x <i>L. fauriei</i> 'Lipan'	Crepe Myrtle Cultivar	4m	3m	
	<i>Magnolia grandiflora</i> 'Little Gem'	Dwarf Magnolia	6m	3m	
Buffer Trees	<i>Pyrus calleryana</i> 'Capital'	Capital Ornamental Pear	11m	3m	
	<i>Magnolia grandiflora</i> 'Exmouth'	Bull Bay Magnolia	10m	5m	
	<i>Syzygium australe</i> 'Pinnacle'	Pinnacle Lilly Pilly	8m	6m	
	<i>Corymbia citriodora</i> 'Scentuous'	Dwarf Lemon Scented Gum	7m	5m	
Shrubs & Grasses	<i>Angiozanthos hybrid</i> 'Amber Velvet'	Kangaroo Paw Hybrid	0.5m	0.4m	
	<i>Brachyscome multifida</i>	Cut Leaved Daisy	0.5m	0.5m	
	<i>Correa alba</i> var. <i>alba</i>	White Correa	1.5m	1.0m	
	<i>Clivea miniata</i>	Kaffir Lily	0.8m	0.8m	
	<i>Correa reflexa</i>	Native Fuschia	1.0m	1.0m	
	<i>Dianella revoluta</i> 'Prestige'	Dianella 'Prestige'	0.5m	0.7m	
	<i>Grevillea</i> 'Superb'	Grevillea 'Superb'	1.5m	2.0m	
	<i>Hibbertia obtusifolia</i>	Hoary Guinea-flower	1.0m	1.0m	
	<i>Kennedia prostrata</i>	Running Postman	0.2m	1.5m	
	<i>Lomandra longifolia</i> 'Tanika'	Lomandra 'Tanika'	0.6m	0.6m	
	<i>Myoporum parvifolium</i>	Creeping Boobialla	0.2m	1.5m	
	<i>Scaevola aemula</i>	Fairy Fan-Flower	0.4m	0.5m	
	<i>Westringia fruticosa</i> 'Aussie Box'	Aussie Box	0.4m	0.4m	
	Shrubs & Grasses	<i>Ficus pumila</i>	Climbing Fig	-	-
		<i>Parthenocissus tricuspidata</i>	Boston Ivy	-	-

Material Palette



City Terrace Paving



SFA - Key Hoop Bike Rack



SFA - Classic Plaza Bench



Smooth finish planter walls

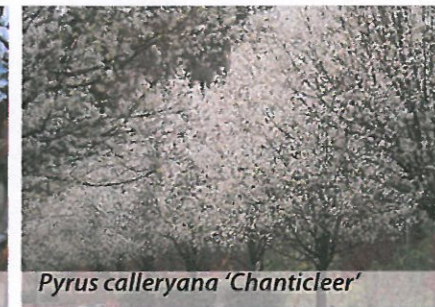
Trees



Magnolia grandiflora 'Little Gem'



Platanus orientalis var. *insularis*



Pyrus calleryana 'Chanticleer'



Lagerstroemia indica x *L. fauriei* 'Lipan'

Shrubs and Grasses



Akebia quinata



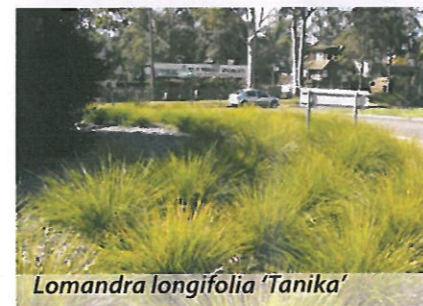
Correa alba var. *alba*



Grevillea 'Superb'



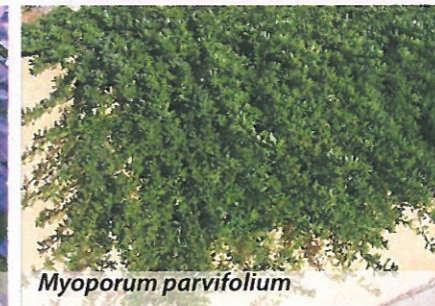
Hibbertia obtusifolia



Lomandra longifolia 'Tanika'



Scaevola aemula



Myoporum parvifolium




Dianella revoluta 'Prestige'

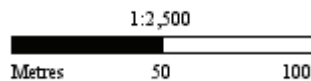
Planting Palette

9-11 Williamsons Road, Doncaster



 **Subject Land** **Address:** 9-11 Williamsons Road DONCASTER VIC, 3108

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